

# PZ-HIST-23-000239

Menu Reports Help

File Date: [09/12/2023](#)

Application Status: [Pending](#)

Assigned To: [Alexander Castro](#)

**Description of Work:** [All existing brick and cast stone masonry will be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation. Areas of mortar mix consistent with the original. Where masonry is too damaged for repair or brick units are cracked or missing, new cast stone or brick will match the original as close as possible will be undertaken in areas of repair and repointing. The concrete foundation walls and front concrete stair and wrought metal railings will be retained and Interior's Standards for Rehabilitation and Preservation. In limited areas where masonry is too damaged for repair, new concrete will match the existing as closely as possible; stairs, gently cleaned, and repainted black to match the existing. The painted brick on the rear and side elevations will be scraped, repaired, and repainted. Analysis of the significantly compromised and unsafe. The existing balconies will be removed, and new balconies will be constructed within the footprint of the existing. A copy of the structural footings and piers will be installed, and the existing concrete foundations will be retained and topped by a new reinforced concrete cap. The new balconies will be framed matching the existing. Vents will be installed on the side elevations to exhaust new boilers to be installed within the basement and new bathroom exhaust fans to be installed color of the surrounding brick and will be minimally visible from the public right-of-way. The windows at the front elevations will be removed and replaced with historically-appropriate sash with interior screens, exterior applied muntins, and non-reflective internal spacer bars. The windows at the side and rear elevations will be removed and replaced with interior screens. The proposed windows will have a one-over-one configuration, which has been approved by the National Park Service on similar residential rehabilitation basement windows. The metal storefront system at the main entrances will be removed and replaced with new historically-appropriate, lightly-colored aluminum storefront secondary entrance on the south elevation of 124-126 Bedford Street will be removed and replaced. The new storefront systems will consist of a rectangular half-light, on surmounted by a three-part transom. The flush metal doors in the balcony entrances on the rear elevations will be removed and replaced with new half-light aluminum doors to be removed. New fully-adhered EPDM roofing system will be installed. The existing clay tile coping on the parapet walls will be retained, repaired as needed, and reinstalled.](#)

Application Detail: [Detail](#)

Application Type: [Historic Preservation](#)

Documents:	File Name	Document Group	Category	Description	Type	Docun
	<a href="#">120-134 Bedford Street...</a>	PLNG_COA	Photos	Photo Keys 120-122...	application/pdf	Uploac
	<a href="#">120-134 Bedford Street...</a>	PLNG_COA	Photos	Photo Sheets 120-12...	application/pdf	Uploac
	<a href="#">2023-08-11 Bedford Gar...</a>	PLNG_COA	Plans	Existing and Propos...	application/pdf	Uploac
	<a href="#">2023-08-11 Bedford Gar...</a>	PLNG_COA	Plans	Existing and Propos...	application/pdf	Uploac
	<a href="#">Bedford Gardens - Base...</a>	PLNG_COA	Product Specs	Basement-Level Boil...	application/pdf	Uploac
	<a href="#">Bedford Gardens - Bath...</a>	PLNG_COA	Product Specs	Bathroom Fan Exhaus...	application/pdf	Uploac
	<a href="#">Masonry Specifications...</a>	PLNG_COA	Other	Masonry Repair Spec...	application/pdf	Uploac
	<a href="#">NPS Part 1 Approvals.pdf</a>	PLNG_COA	Other	NPS HPCA Part 1 App...	application/pdf	Uploac
	<a href="#">NPS Part 2 Conditional...</a>	PLNG_COA	Other	NPS HPCA Part 2 App...	application/pdf	Uploac
	<a href="#">Odeh Balcony Memo 08.1...</a>	PLNG_COA	Other	Structural Report -...	application/pdf	Uploac
	<a href="#">Owner Authorization Le...</a>	PLNG_COA	Owners Authoriz...	Owner Authorization...	application/pdf	Uploac
	<a href="#">SHPO Part 1 Determinat...</a>	PLNG_COA	Other	CTSHPO CTHRTC Part ...	application/pdf	Uploac
	<a href="#">SHPO Part 2 Conditiona...</a>	PLNG_COA	Other	CTSHPO CTHRTC Part ...	application/pdf	Uploac

[Show all](#)

Address: [120 BEDFORD ST, HARTFORD, CT 06120](#)

Owner Name: [BEDFORD GARDENS 88 LLC](#)

Owner Address: [338 ASYLUM ST, HARTFORD, CT 06103](#)

Application Name:

Parcel No: [220228104](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Matthew Robayna</a>	<a href="#">WinnDevelopment</a>	Developer	<a href="#">Mailing, One Washingto...</a>	Active
	<a href="#">Michael Fontaine</a>	<a href="#">The Architectur...</a>	Architect	<a href="#">Mailing, 50 Commandant...</a>	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
	Yes	<a href="#">MCO.0900943</a>	MAJOR CONTRACTOR	KEITH CONSTRUCT...	KEITH CONSTRUCT...	

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$200.00](#)

Total Fee Invoiced: [\\$200.00](#)

Balance: [\\$0.00](#)

Custom Fields: [PLNG\\_COA\\_CF](#)

GIS Information

Zoning District	Zoning Overlay	FEMA Flood Zone	Land Use Per Assessor
<a href="#">NX-1</a>	-	-	-

NRZ	Neighborhood	Local Historic District
<a href="#">CLAY ARSENAL NRZ</a>	<a href="#">CLAY-ARSENAL</a>	-

Historic District	Historic Landmark/Site	State Historic District
-	-	-

Dispersion met?	Identify Dispersion	National Historic District
<a href="#">No</a>	-	-

General Project Information

Is this application a result of a violation notice? **Zoning Enforcement Case ID #**  
No -

Is this a contributing building or structure?  
Yes

Is this proposed work visible from the street?  
Yes

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Historic Review Types

New Construction/Addition **Exterior Alteration**  
No Yes

Demolition **Signage**  
No No

Solar Panel  
No

Other  
-

Does this project include a demolition?  
No

If a demolition request, what alternatives have you sought?  
-

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Exterior Alterations

Windows **Doors**  
√ √

Porches/Walkways **Siding**  
√

Roofs **Mechanical Appurtenances**  
√

Other  
-

**Describe the existing conditions and materials**

Masonry - The three-bay, Classical Revival-style apartment buildings extend three stories above raised basements and terminate at flat roofs. The façade walls are clad in yellow, running-bond brick above a cast-stone water table with inlaid brick ornamentation.

The main entrances are centered on the facades and framed by brick surrounds. They are accessed by wide concrete steps with late 20th century wrought metal railings.

Fenestration consists of regularly spaced window openings arranged in groups of two and three. Inlaid soldier brick surrounds enclose the openings.

The side and rear elevations feature minimal ornamentation. Walls are clad in red running-bond brick, though some of the windows have been painted. Window openings have segmentally arched lintels and cast stone sills. A three-story steel porch structure with wood landings is mounted to the brick at the rear elevation, providing a second means of egress from the interior.

Overall, the exterior masonry is in fair condition, with localized areas of mortar and brick deterioration, evidence of past repointing, and spalling or cracked stone. The porches are in poor condition.

Windows - The existing windows are replacement double-hung, one-over-one vinyl sash on the first through third floor and two-light sliding vinyl sash on the basement. The basement and rear elevation windows have metal security grilles.

Exterior Entrances - The main entrances consist of modern single-light flush metal door flanked by metal sidelights and surmounted by a metal transom.

Modern single-light flush metal doors provide access to the rear balconies, secondary entrance, stair hall and basement.

Roof - The buildings are topped by flat BUR rolled asphalt roofing systems with aluminum flashing, Clay camel back tile coping cap the parapets.

**Describe the proposed materials**

All existing brick and cast stone masonry will be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation. Areas of masonry and mortar deterioration will be repointed with a mortar mix consistent with the original. Where masonry is too damaged for repair or brick units are cracked or missing, new cast stone or brick will match the original as closely as possible. Masonry cleaning using the gentlest means possible will be undertaken in areas of repair and repointing. The concrete foundation walls and front concrete stair and wrought metal railings will be retained and repaired in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation. In limited areas where masonry is too damaged for repair, new concrete will match the existing as closely as possible. The wrought metal railings will be resecured to the stairs, gently cleaned, and repainted black to match the existing. The painted brick on the rear and side elevations will be scraped, repaired, and repainted. Analysis of the rear balconies determined that the structure is significantly compromised and unsafe. The existing balconies will be removed, and new balconies will be constructed within the footprint of the existing. A copy of the structural report is enclosed. New reinforced concrete footings and piers will be installed, and the existing concrete foundations will be retained and topped by a new reinforced concrete cap. The new balconies will be framed with pressure treated lumber and have steel railings matching the existing. Vents will be installed on the side elevations to exhaust new boilers to be installed within the basement and new bathroom exhaust fans to be installed within the units. Vents will be painted to match the color of the surrounding brick and will be minimally visible from the public right-of-way. The windows at the front elevations will be removed and replaced with historically-appropriate, lightly-colored, double-pane hung aluminum sash with interior screens, exterior applied muntins, and non-reflective internal spacer bars. The windows at the side and rear elevations will be removed and replaced with lightly-colored, double-pane hung aluminum sash with interior screens. The proposed windows will have a one-over-one configuration, which has been approved by the National Park Service on similar residential rehabilitation projects. New security grilles will be installed at the basement windows. The metal storefront system at the main entrances will be removed and replaced with new historically-appropriate, lightly-colored aluminum storefront systems. The existing metal storefront system at the secondary entrance on the south elevation of 124-126 Bedford Street will be removed and replaced. The new storefront systems will consist of a rectangular half-light, one-panel door flanked by half-light paneled sidelights and surmounted by a three-part transom. The flush metal doors in the balcony entrances on the rear elevations will be removed and replaced with new half-light aluminum doors. The existing BUR rolled asphalt roofing systems will be removed. New fully-adhered EPDM roofing system will be installed. The existing clay tile coping on the parapet walls will be retained, repaired as needed, and reinstalled.

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**Hardships and Reason for Hardships**

**Is this an owner-occupied principal residence?**

No

**Is this a non-owner occupied residential building containing six (6) or fewer dwelling units?**

Yes

Is this a commercial and industrial building?

[No](#)

Is this a request for demolition where there is no feasible and prudent alternative to demolition?

[No](#)

Other Payment Required

Green Infrastructure Fund    Amount

-

City Tree Fund                    Amount

-

Complete Street Fund        Amount

-

Describe Reason for Payments

-

Reason for Request

Reason for Request

-

Recommendation

Recommendation

-

Adverse Impacts on Neighboring Lands    Suitability as Presently Zoned

-

-

Consistency with POCD

-

This is a dynamic label.

PLNG\_COA\_DIGEPLAN

Enhanced Doc List

-

Reason for Hardship

Cost of historic preservation recommendations:

Economic circumstances of the applicant:Lack of availa

Impact of the historic preservation recommendations on the district as a whole and on property value

Dates and Notices

Application Received

-

Decision Deadline

-

Notice sent to NRZ/CRCOG

-

Sign Affidavit Received

-

Recordation Date

-

Sign Deposit Date Received

-

Public Hearing Time

-

Open Hearing Deadline

-

Extensions Requested?

-

Legal Ad #1

-

Certificate of Mailings Returned

-

Approval Expiration Date

-

Sign Deposit Check Amount

-

Meeting Link or Location

-

Close Hearing Deadline

-

If yes, describe how the dates abc

-

Legal Ad #2

-

Notice of Decision Published

-

Sign Deposit Check #

-

Public Hearing Date

-

Document Link

-

Certificate of Compliance

As-Built Drawing Date

-

Bonding Company Name

-

Bonding Email

-

Type of Bond

-

Bonding Contact Name

-

Drawings Number of Sheets

-

Escrow Account #

-

Bonding Primary Phone #

-

Drawings Last Revised

-

Prior Approvals

Type of Permit/Authorization	Issued By	Issued Date	Expiration Date
<a href="#">Other State Permit</a>	CTSHPO - CTHRTC Part 1 Approvals	10/11/2022	
<a href="#">Other State Permit</a>	CTSHPO - CTHRTC Part 2 Conditional Approvals	11/22/2022	
<a href="#">Other State Permit</a>	NPS - HPCA Part 1 Approvals	04/22/2022	
<a href="#">Other State Permit</a>	NPS - HPCA Part 2 Conditional Approvals	12/30/2022	

**Resolution Clauses**

**Type Comment**

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Intake</a>	Alexander Castro			
	Planning and Zoning Re...				
	Public Notice				
	Historic Commission				
	Notice of Decision				
	Appeal Period				
	Permit Issuance				
	Permit Status				
	Certificate of Plannin...				
	Case Complete				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Application Comments:	View ID	Comment	Date
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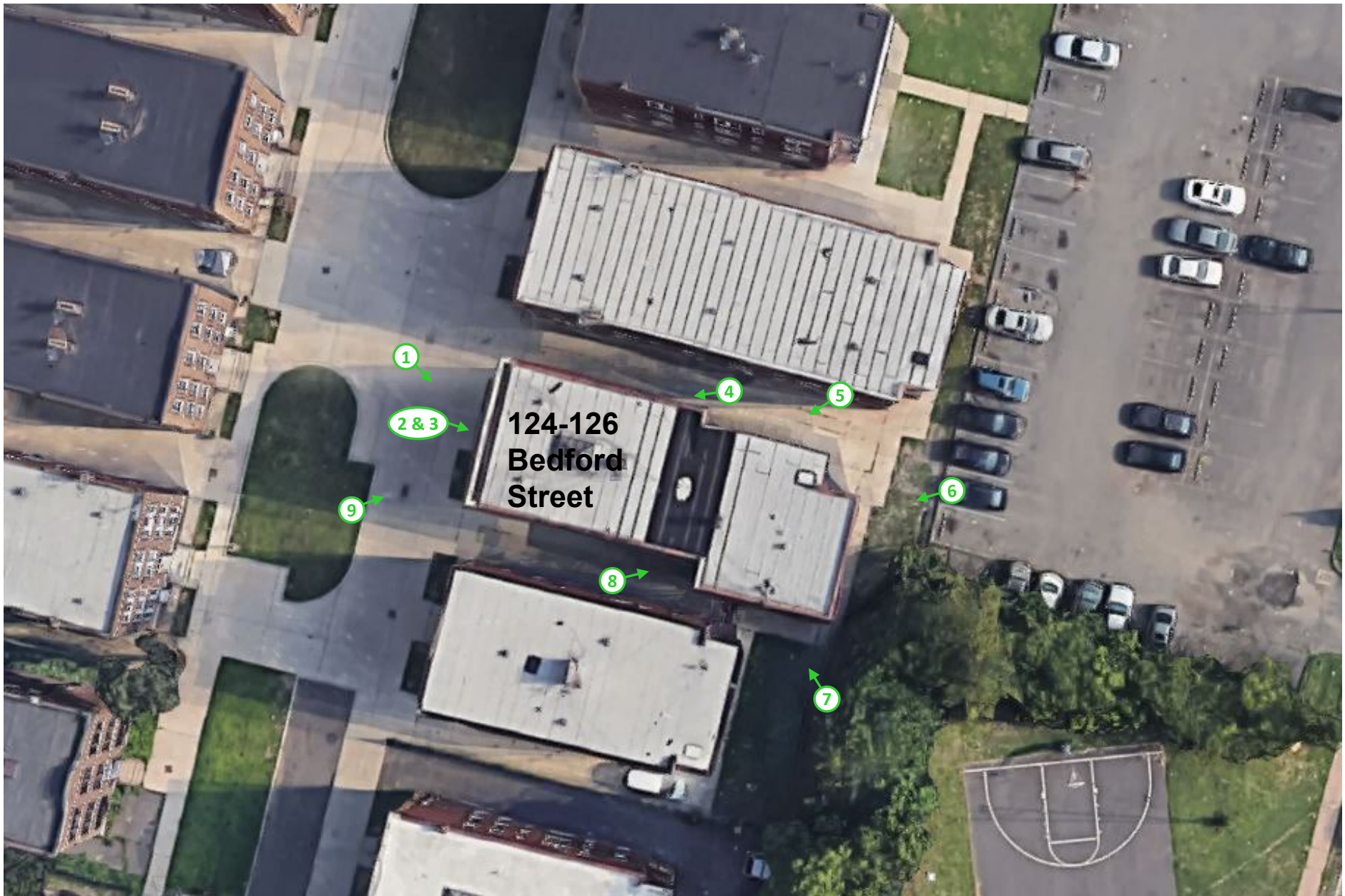
**Initiated by Product:** ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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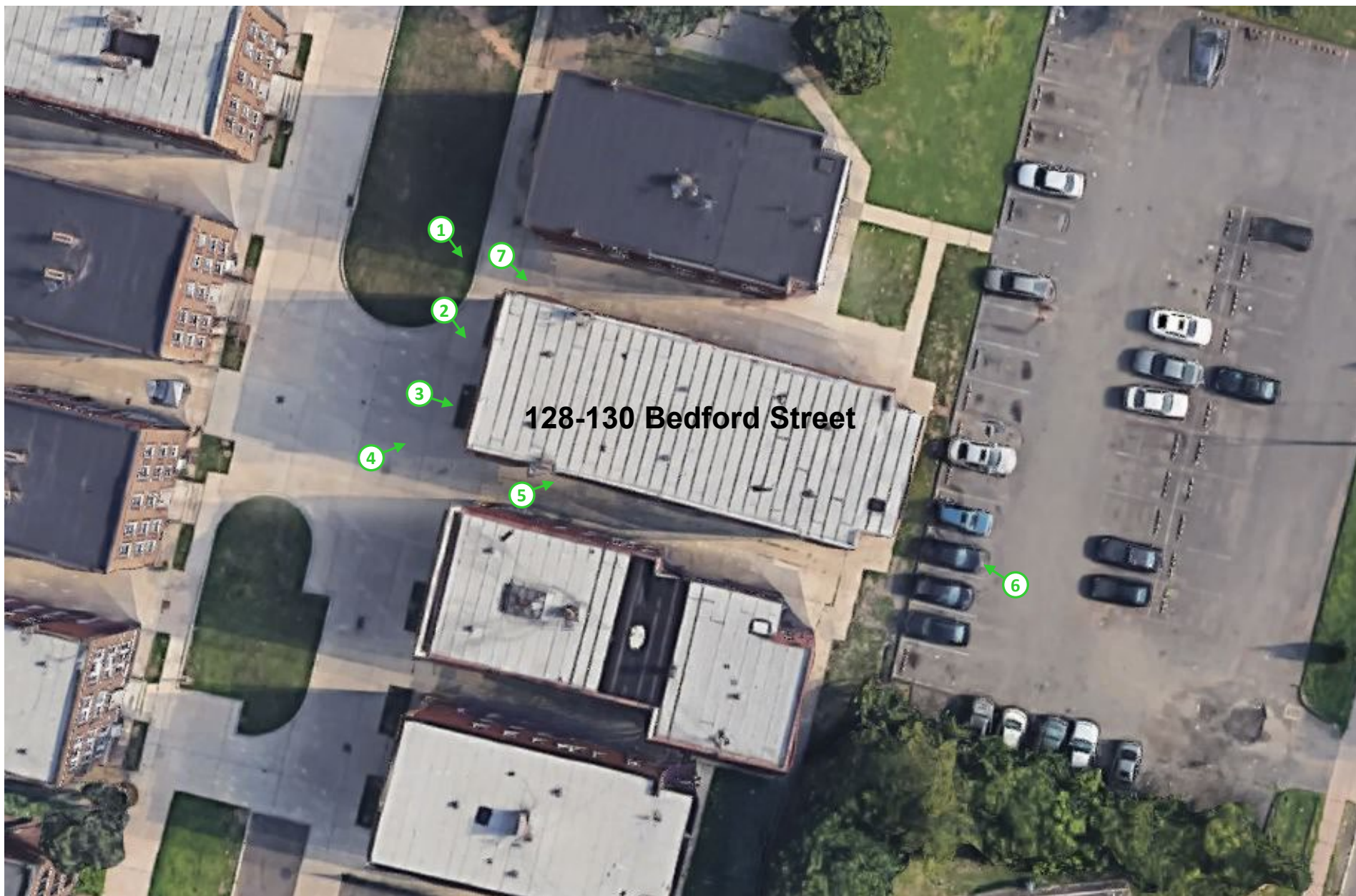
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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120-122 Bedford Street, Hartford, CT 06120



124-126 Bedford Street, Hartford, CT 06120



128-130 Bedford Street, Hartford, CT 06120





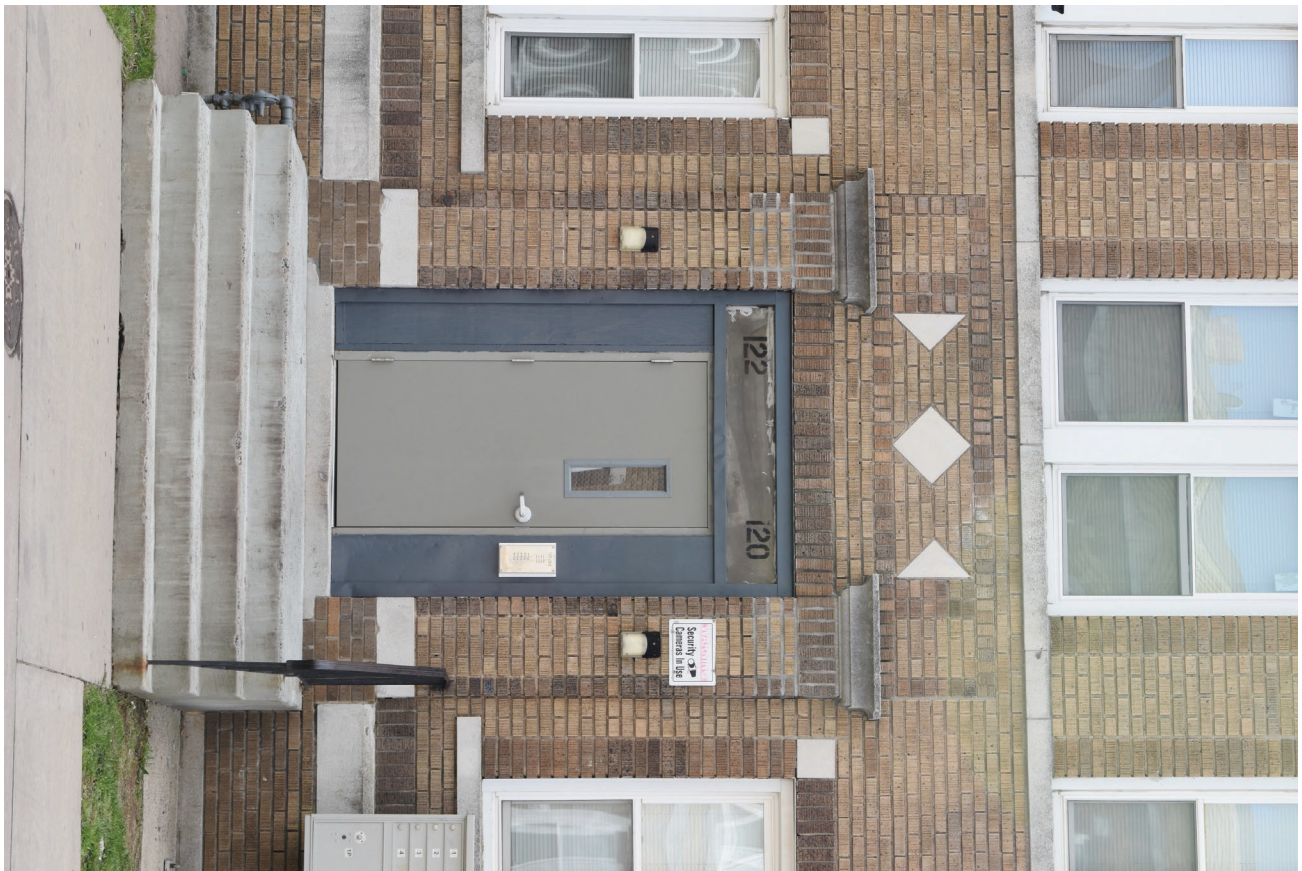
131-133 Brook Street, Hartford, CT 06120



132-134 Bedford Street, Hartford, CT 06120



1. Façade (west) elevation



2. Main entrance



3. Façade (west) and side (south) elevations



4. Rear (east) elevation



5. Side (north) elevation



1. Façade (west) elevation



2. Main entrance



3. Façade (west) elevation



4. Side (north) elevation



5. Side (north) elevation, deck detail



6. Rear (east) and side (north) elevations





7. Side (south) and rear (east) elevations



8. Secondary entrance at side (south) elevation



9. Side (south) and façade (west) elevations



1. Façade (west) elevation



2. Main entrance



3. Façade (west) elevation, window detail



4. Façade (west) and side (south) elevations



5. Side (south) elevation



6. Rear (east) elevation



7. Side (north) elevation



1. Façade (east) elevation



2. Main entrance



3. Side (south) elevation



4. Side (south) and rear (west) elevations





5. Rear (west) elevation



6. Side (north) and façade (east) elevations



1. Façade (west) elevation



2. Main entrance



3. Façade (west) and side (south) elevations



4. Side (south) and rear (east) elevations



5. Rear (east) and side (north) elevations



6. Side (north) elevation



7. Façade (west) and side (north) elevations



Consultant:



Revision:

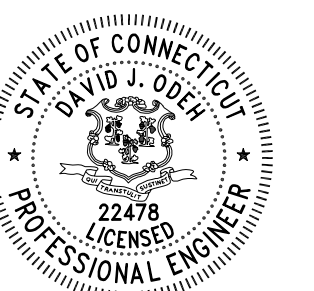
Architect of Record:

Drawn: KLM, JDZ

Checked: DJO

Scale: As indicated

Key Plan:



Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**RAMP PLANS & DETAILS**

NOT FOR CONSTRUCTION  
 FOR PERMIT ONLY

Project Number:

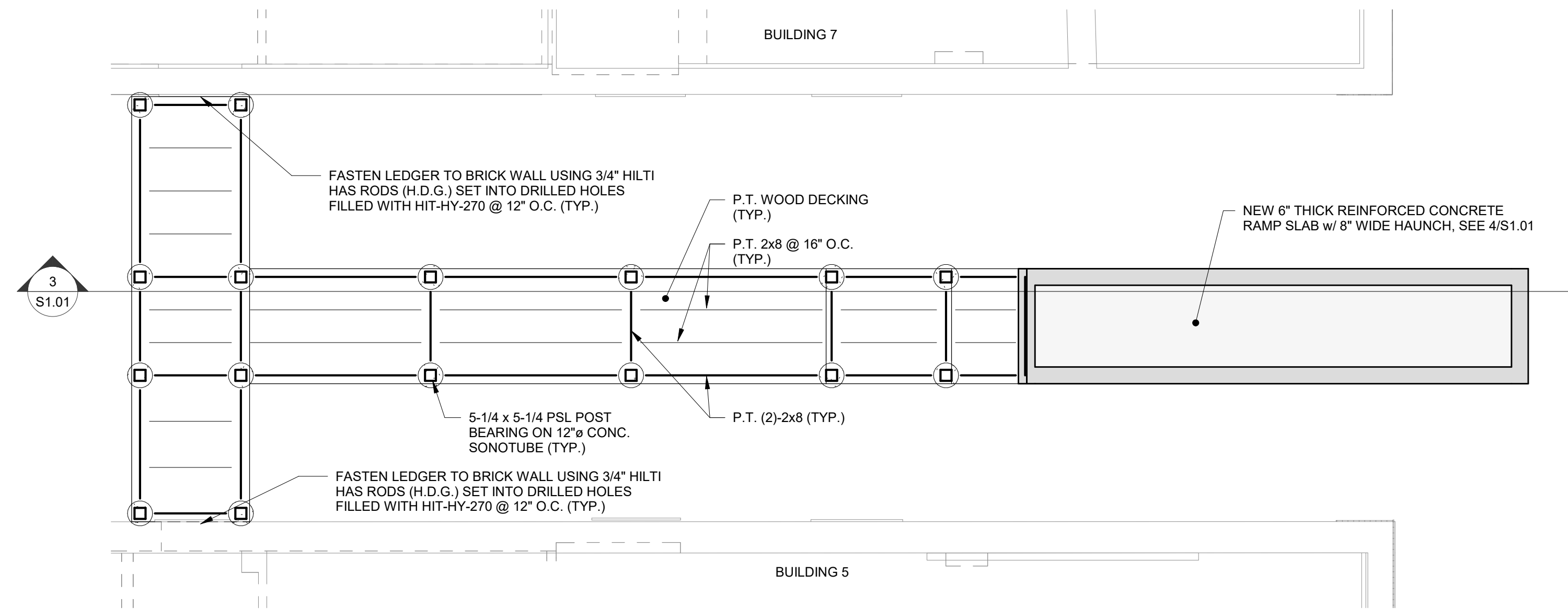
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Issue Date:

08/11/2023

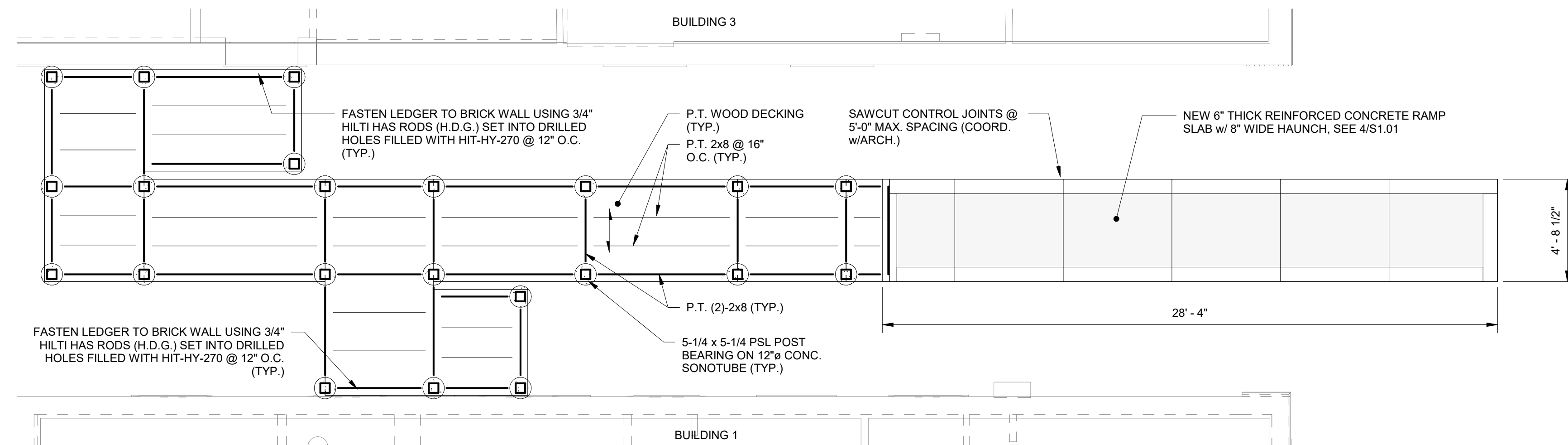
Sheet Number:

**S1.01**



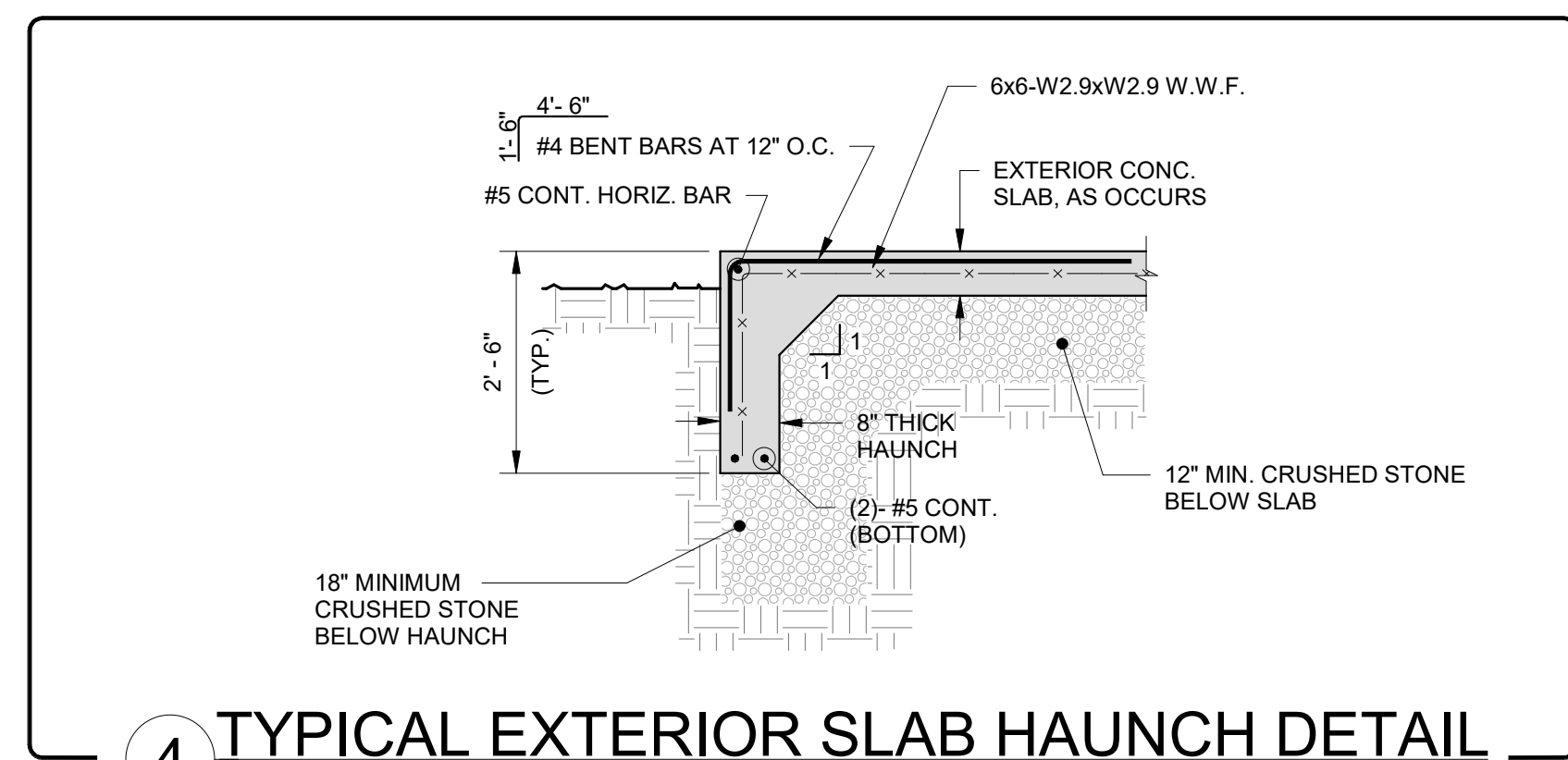
**1 PROPOSED EXTERIOR RAMP BETWEEN BUILDINGS 5 & 7**

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



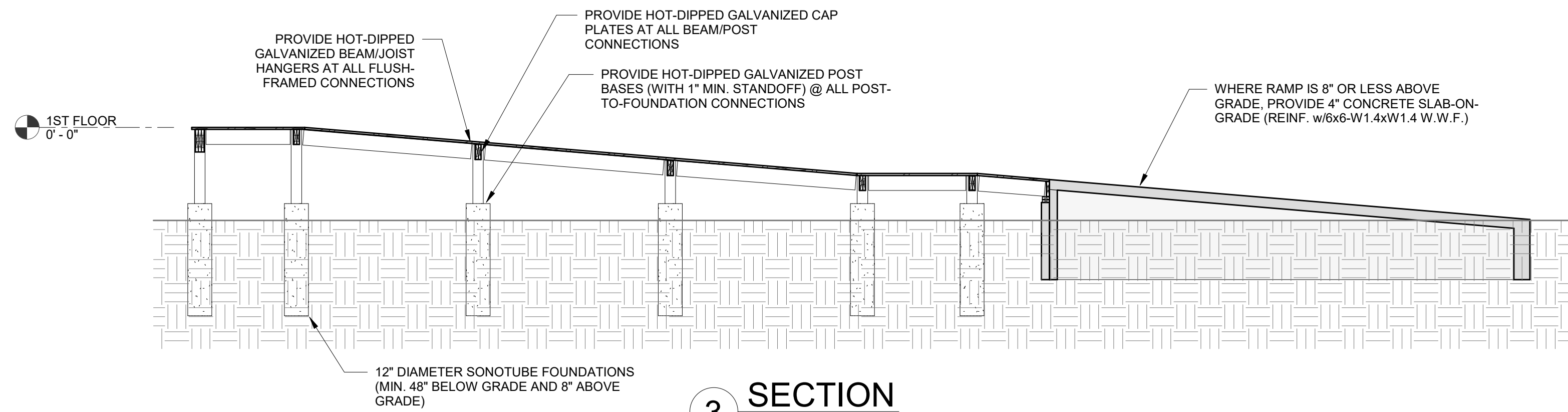
**2 PROPOSED EXTERIOR RAMP BETWEEN BUILDINGS 1 & 3**

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



**4 TYPICAL EXTERIOR SLAB HAUNCH DETAIL**

NO SCALE



**3 SECTION**

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

COORDINATE ALL RAILING DETAILS & REQUIREMENTS WITH THE ARCHITECT

Consultant:

**odeh engineers**  
structural engineers  
1223 Mineral Spring Avenue  
North Providence, RI 02904  
Phone: 401.724.1771  
Fax: 401.724.1981  
www.odehengineers.com

Revision:

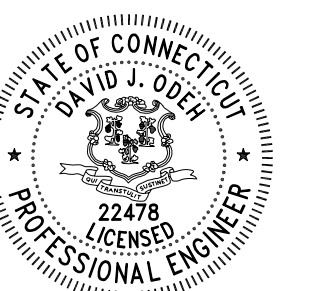
Architect of Record:

Drawn: KLM, AS

Checked: DJO

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

Key Plan:



Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**TYPICAL BALCONY STRUCTURAL FRAMING PLANS**

NOT FOR CONSTRUCTION  
FOR PERMIT ONLY

Project Number:

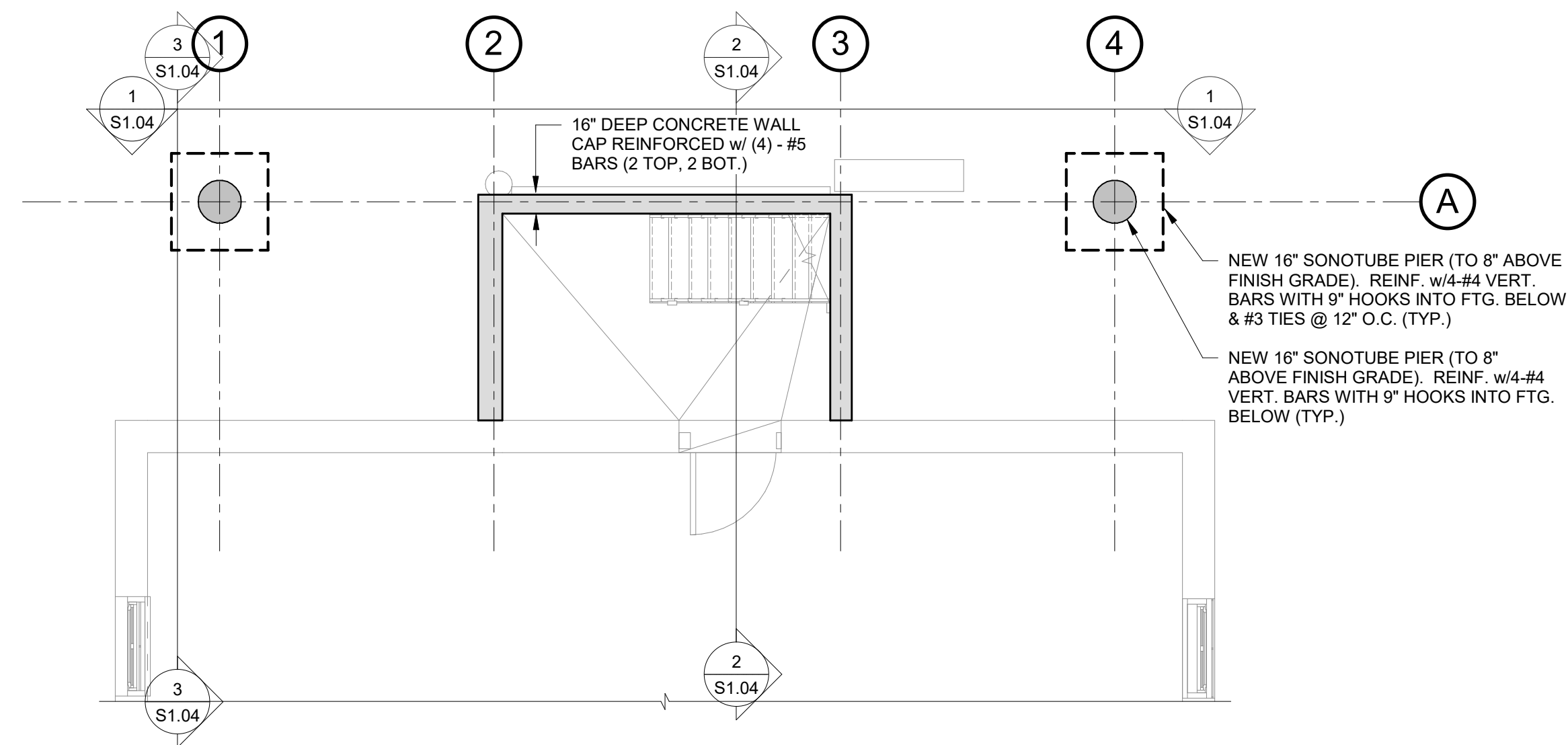
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Issue Date:

MM/DD/YY

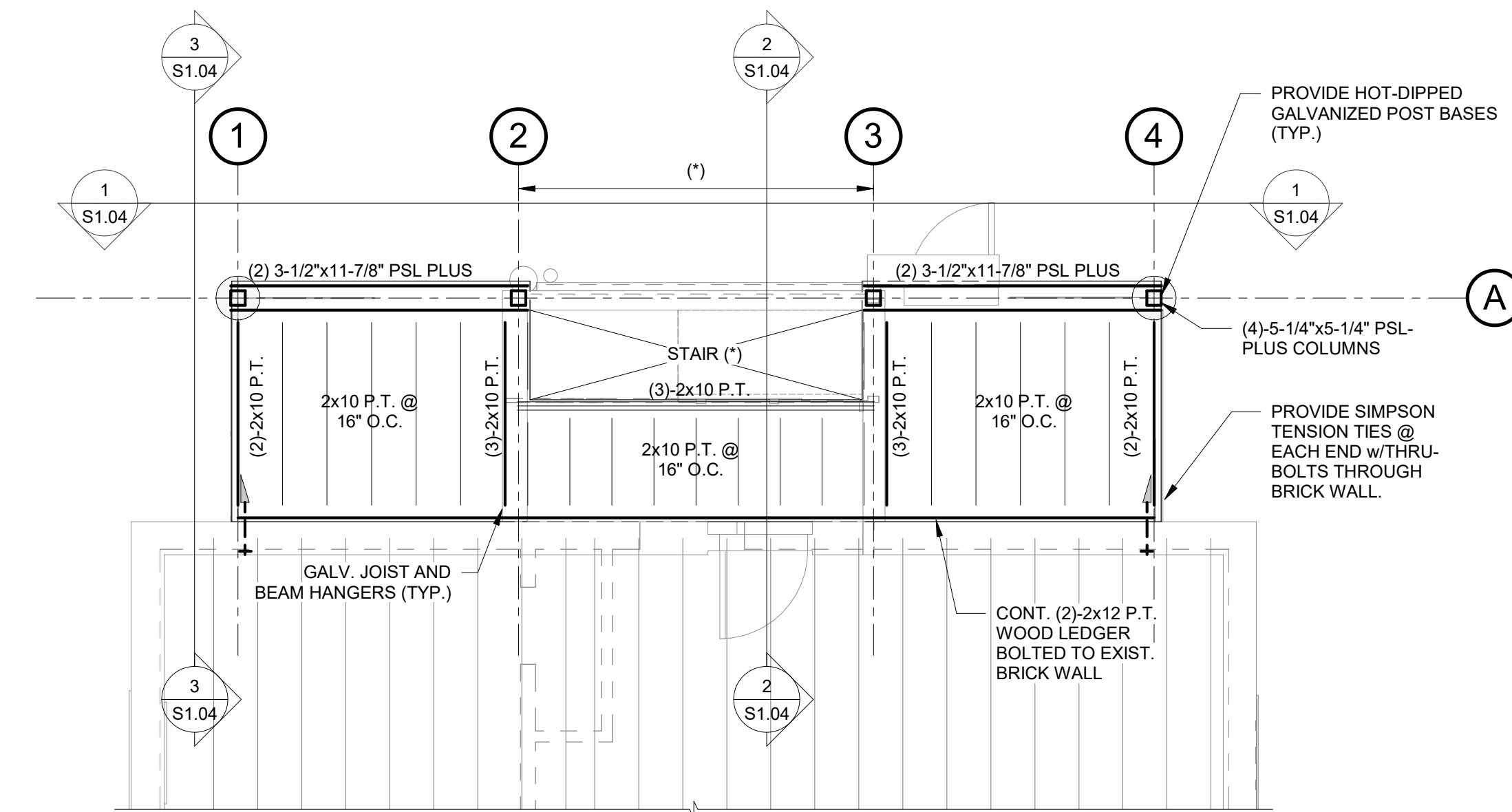
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**S1.02**



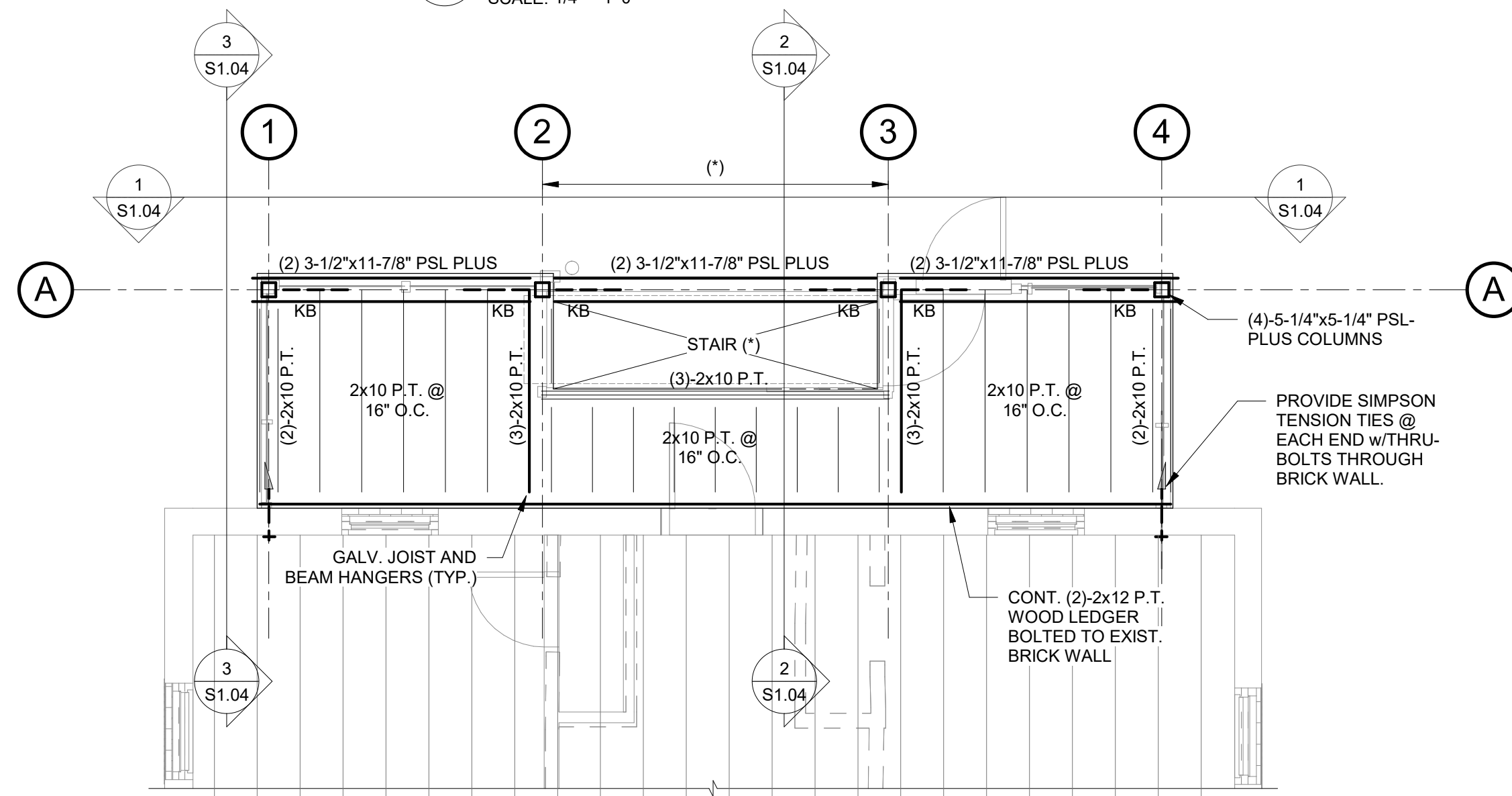
**1 BASEMENT PLAN**

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



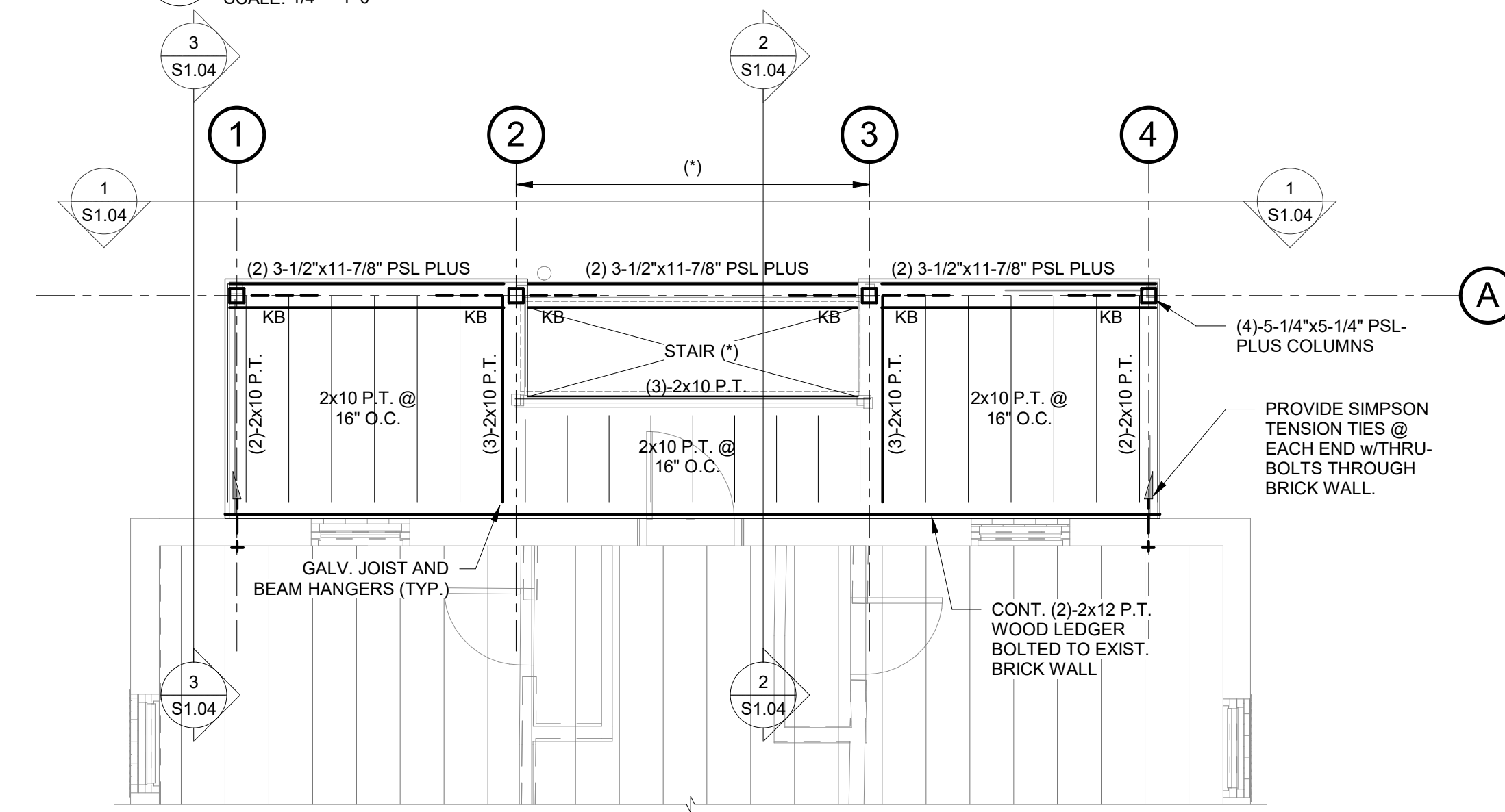
**2 BALCONY GROUND FLOOR FRAMING PLAN**

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



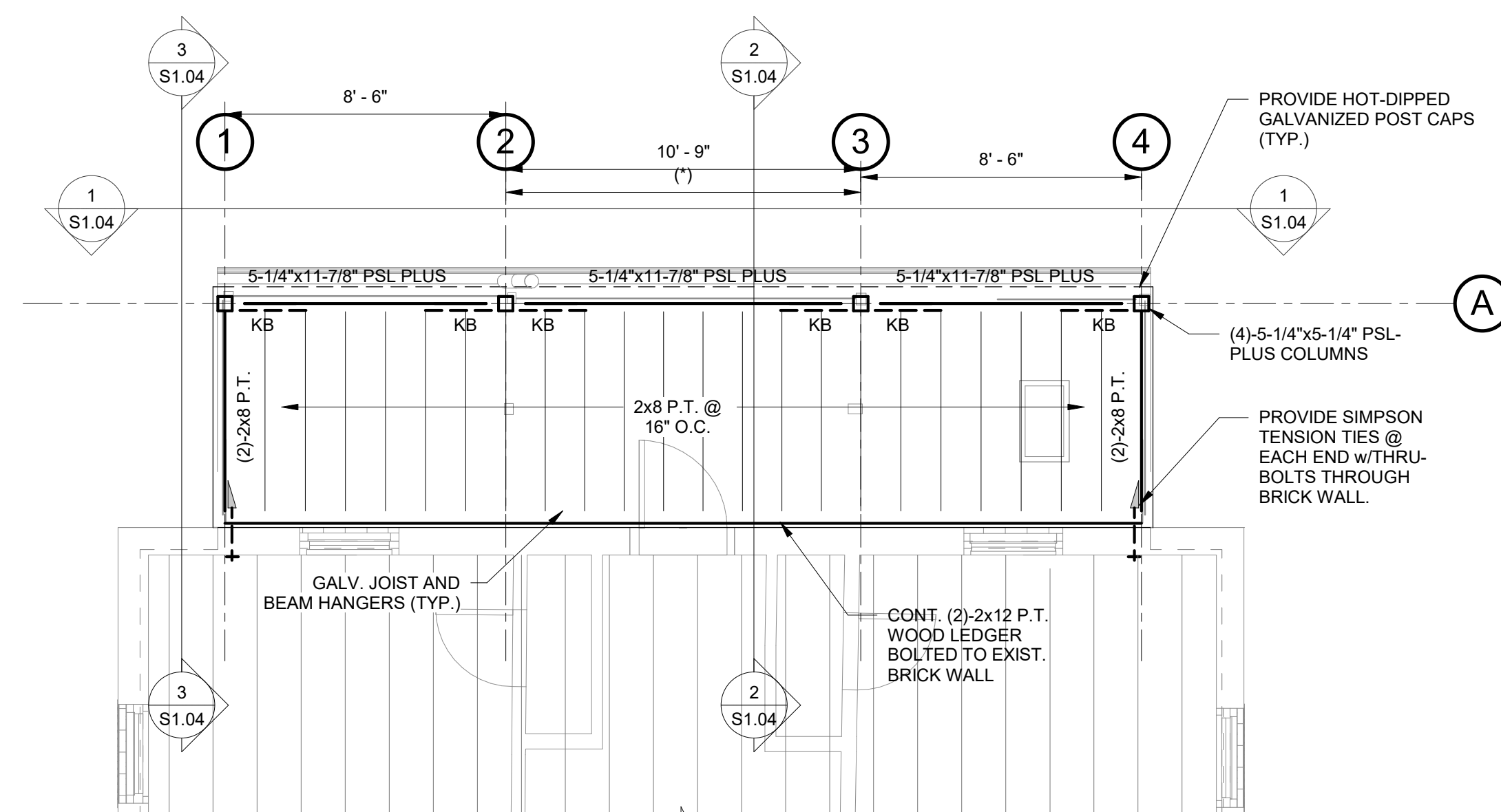
**3 BALCONY SECOND FLOOR FRAMING PLAN**

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



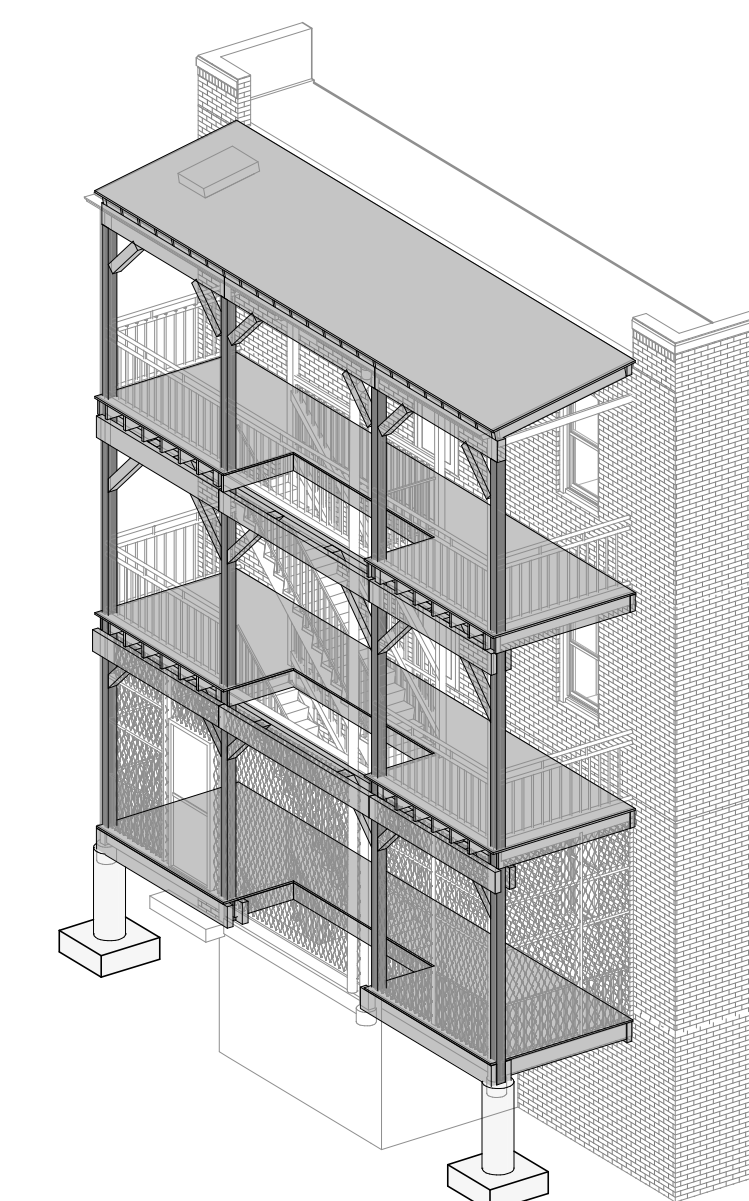
**4 BALCONY THIRD FLOOR FRAMING PLAN**

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



**5 BALCONY ROOF FRAMING PLAN**

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



**6 3D VIEW**

N.T.S.

**NOTES:**

- (\*) - STAIR CLEAR OPENING BY ARCH. SPACING BETWEEN GRIDS 2 AND 3 IS DEPENDENT ON STAIR WIDTH
- - - INDICATES 5 1/4" x 5 1/4" PSL PLUS KICKER BRACE



Consultant:

**odeh**  
**engineers**  
structural engineers | www.odehengineers.com

1223 Mineral Spring Avenue  
North Providence, RI 02904  
Phone: 401.724.1771  
Fax: 401.724.1981

Revision:

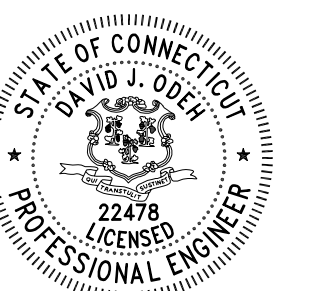
Architect of Record:

Drawn: KLM, AS

Checked: DJO

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

Key Plan:



Project Name:  
**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BALCONY FRAMING PLANS - BLDG 4**

NOT FOR CONSTRUCTION  
FOR PERMIT ONLY

Project Number:

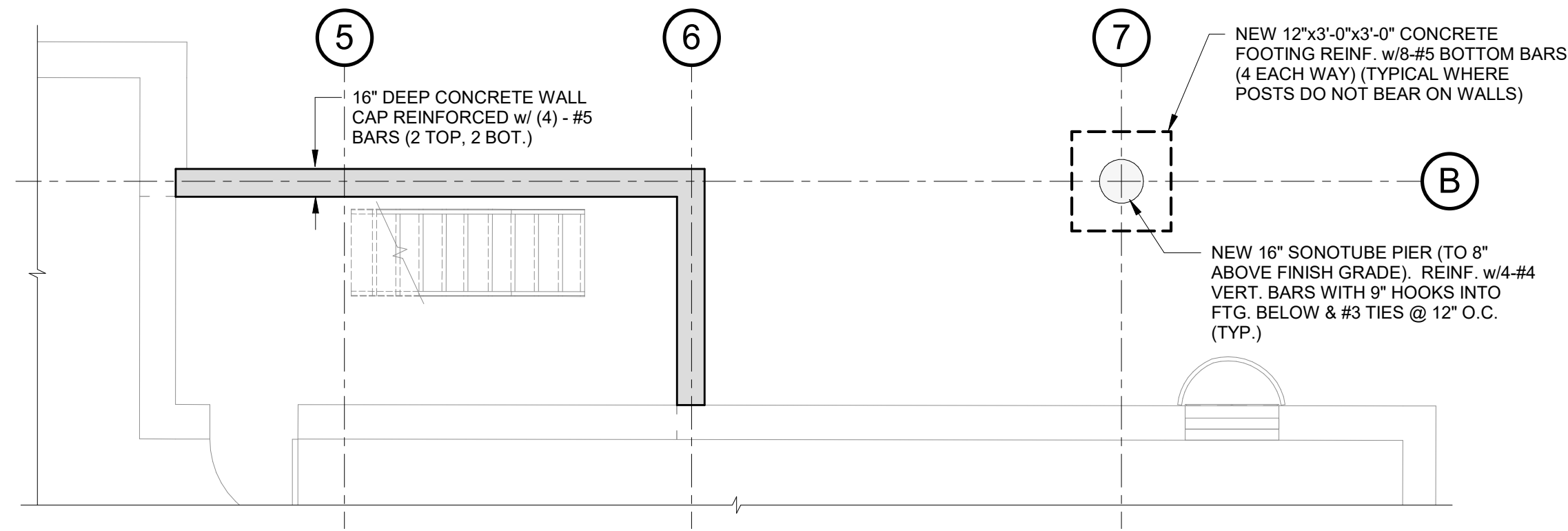
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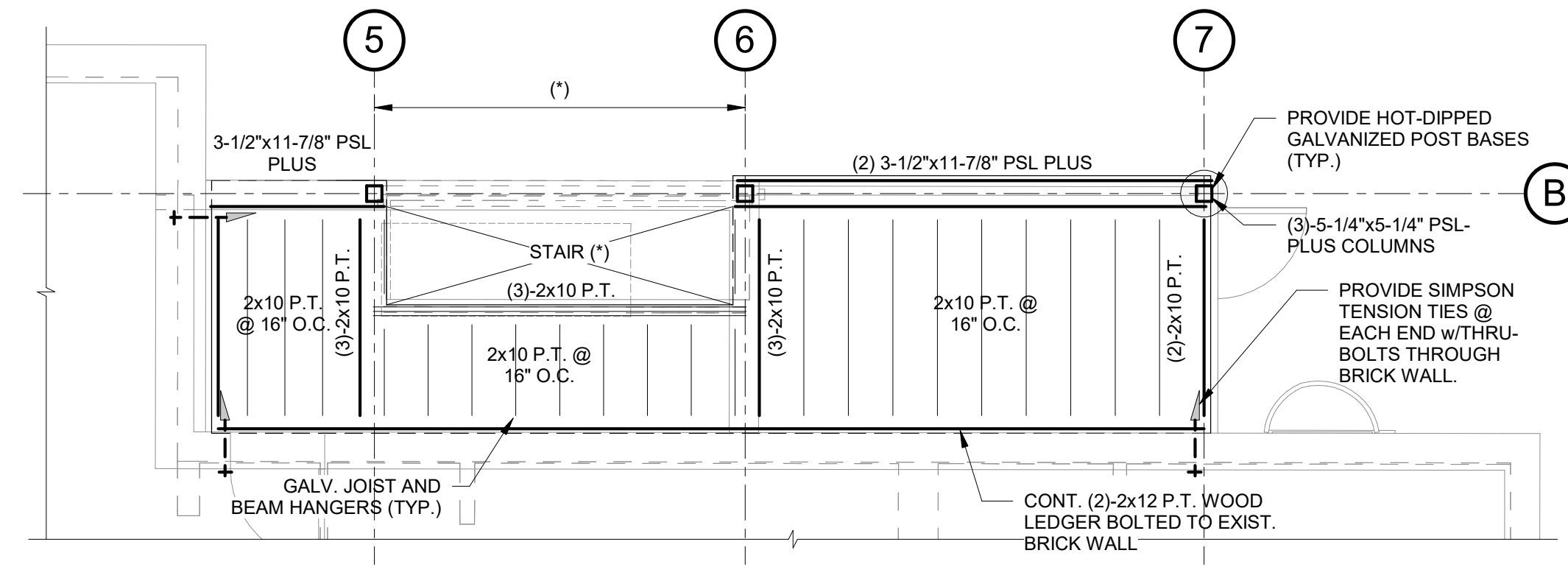
08/09/23

Sheet Number:

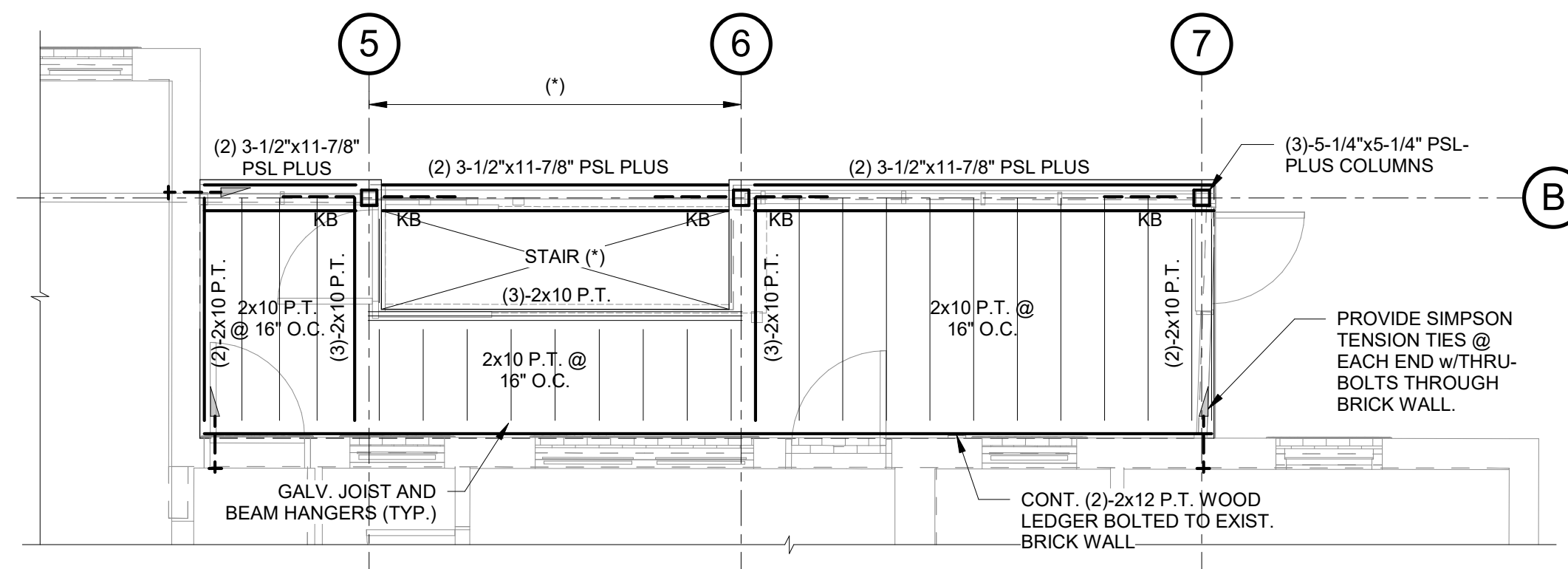
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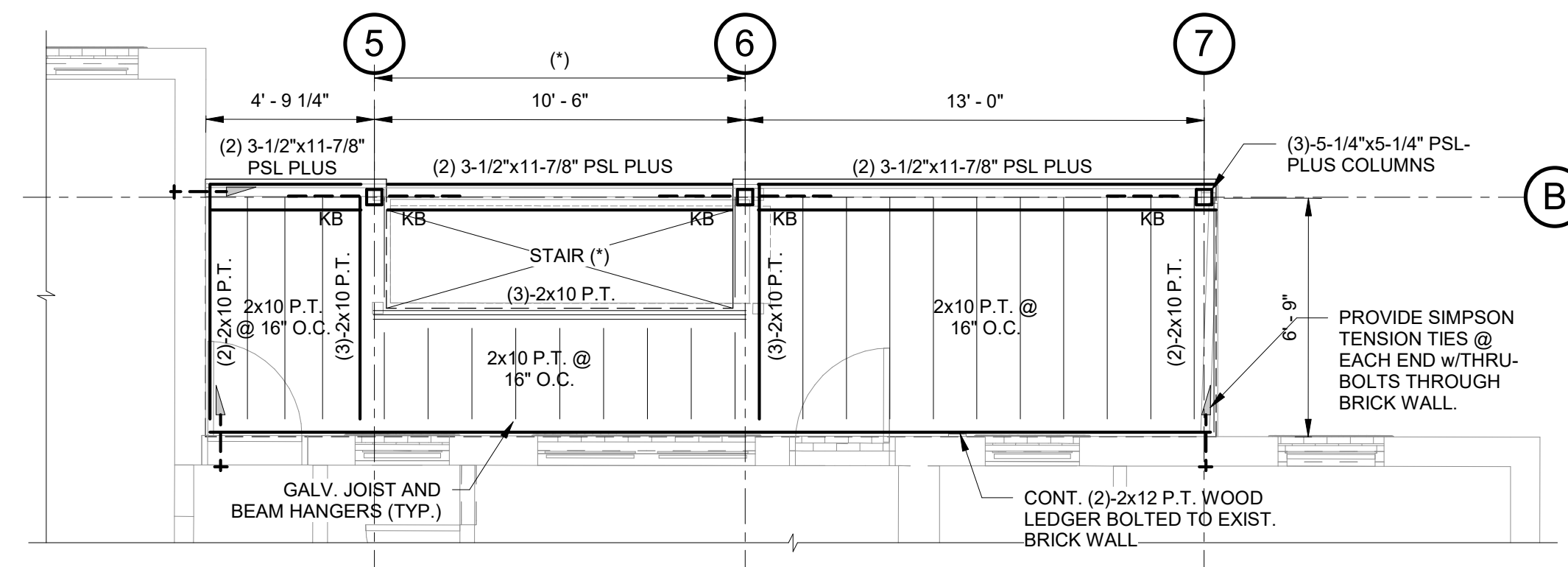
**5 BASEMENT PLAN**  
SCALE: 1/4" = 1'-0"



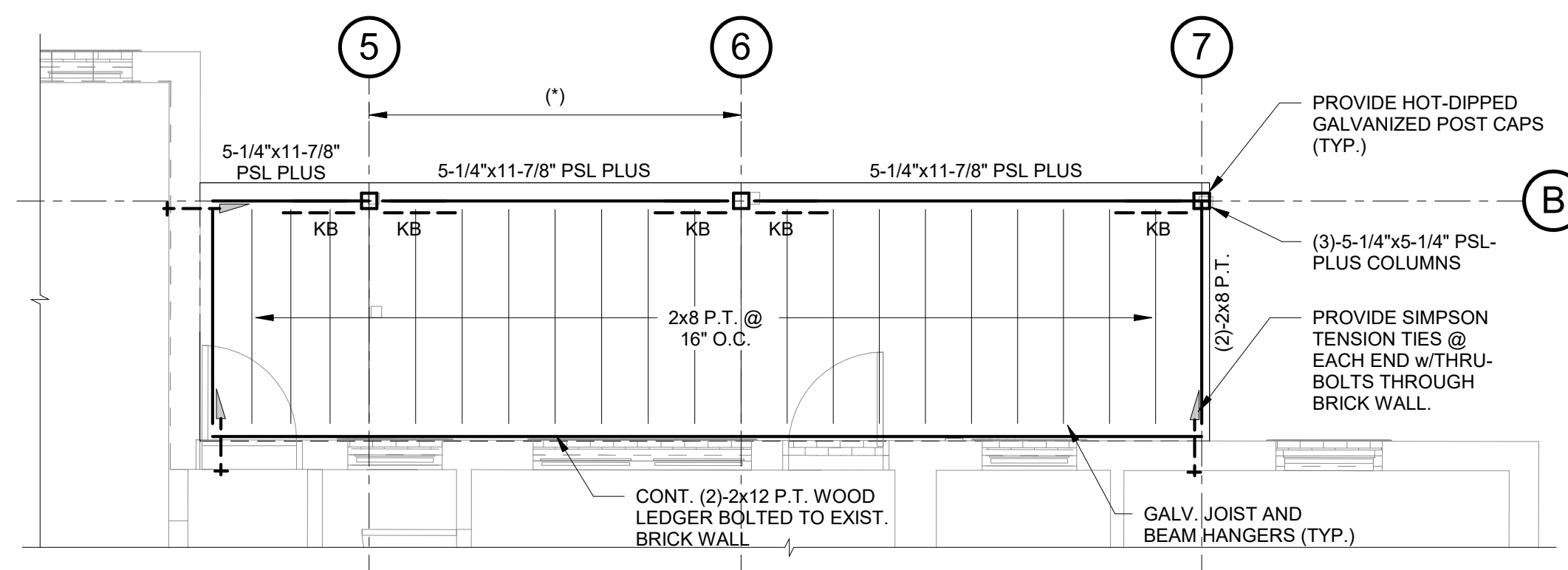
**4 BALCONY GROUND FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



**1 BALCONY SECOND FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



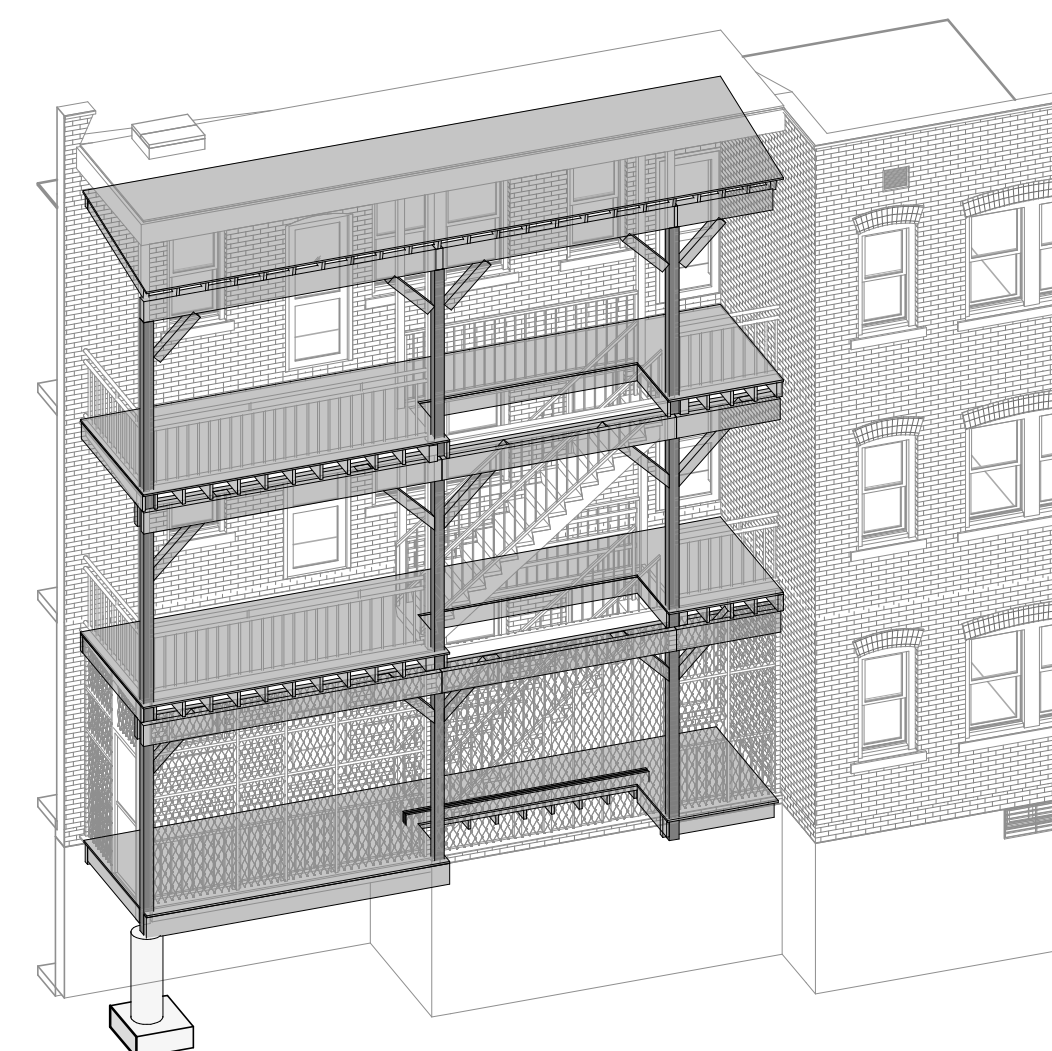
**2 BALCONY THIRD FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



**3 BALCONY ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

**NOTES:**

- (\*) - STAIR CLEAR OPENING BY ARCH., SPACING BETWEEN GRIDS 5 AND 6 IS DEPENDENT ON STAIR WIDTH
- - - INDICATES 5 1/4 x 5 1/4 PSL PLUS KICKER BRACE



Consultant:



Revision:

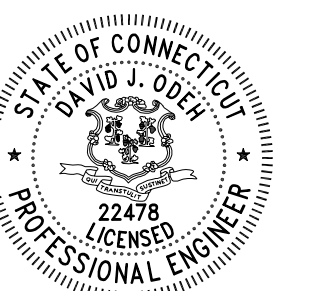
Architect of Record:

Drawn: KLM, AS

Checked: DJO

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

Key Plan:



Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**TYPICAL BALCONY FRAMING ELEVATIONS**

NOT FOR CONSTRUCTION  
 FOR PERMIT ONLY

Project Number:

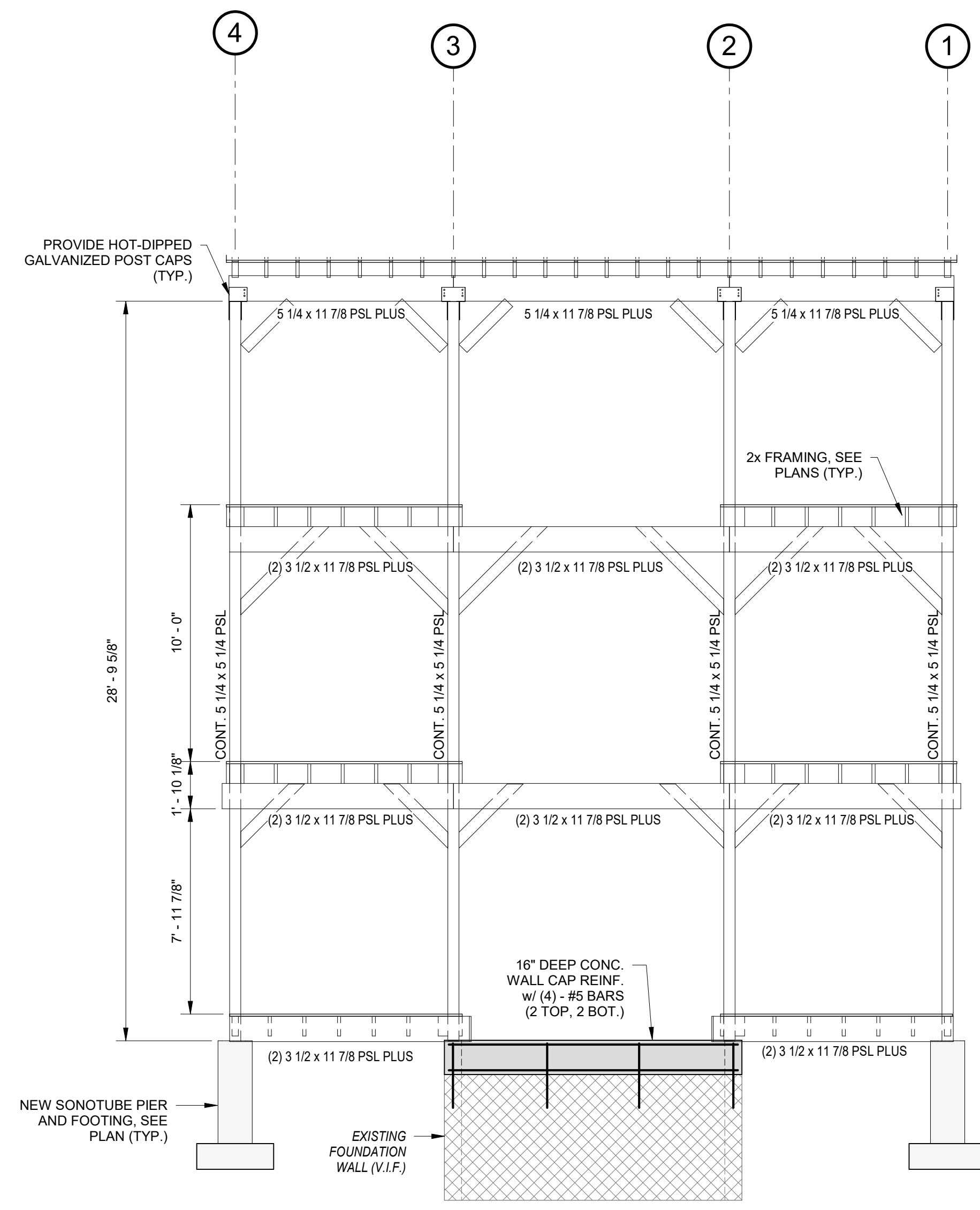
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Issue Date:

08/05/23

Sheet Number:

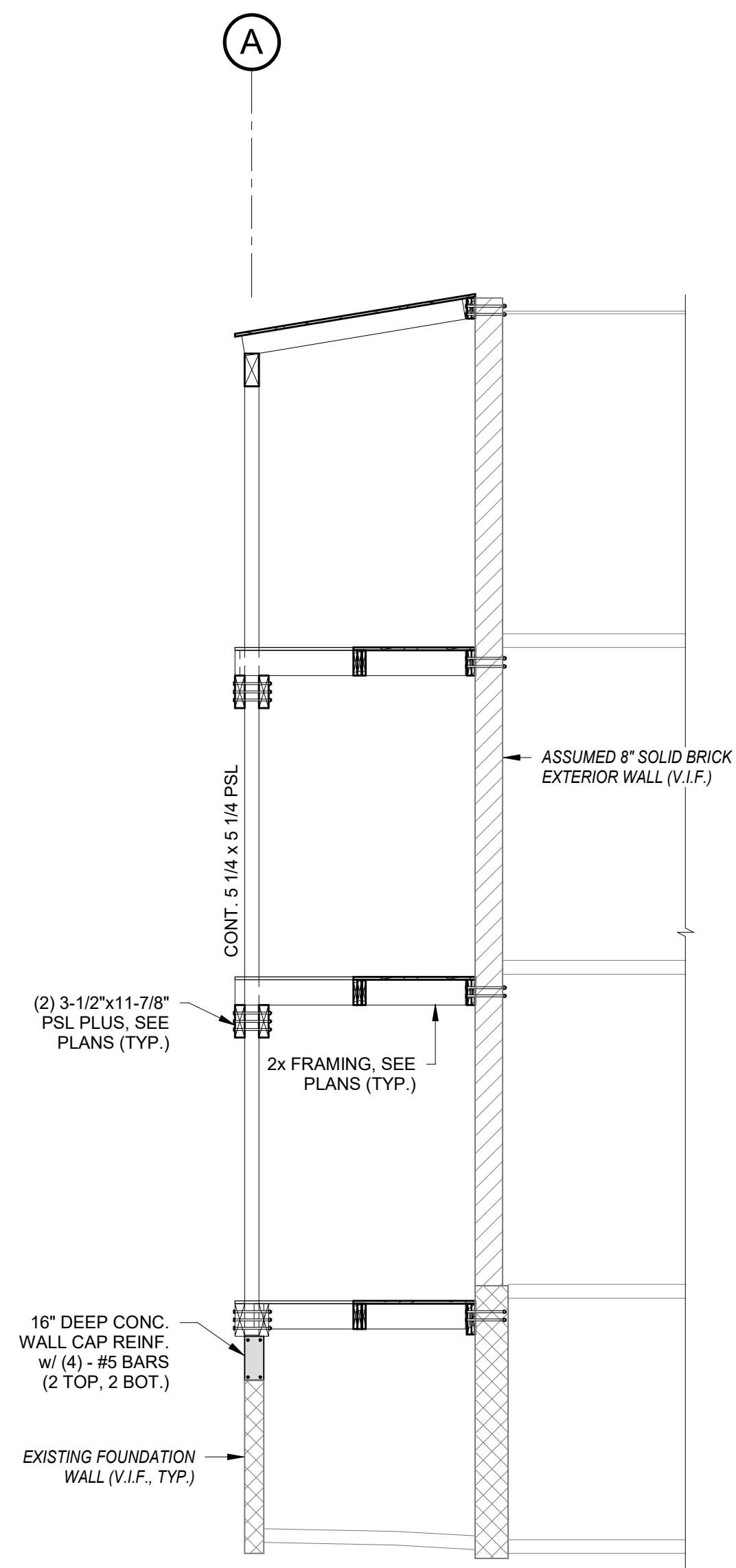
**S1.04**



TYPICAL PORCH FRAMING ELEVATION

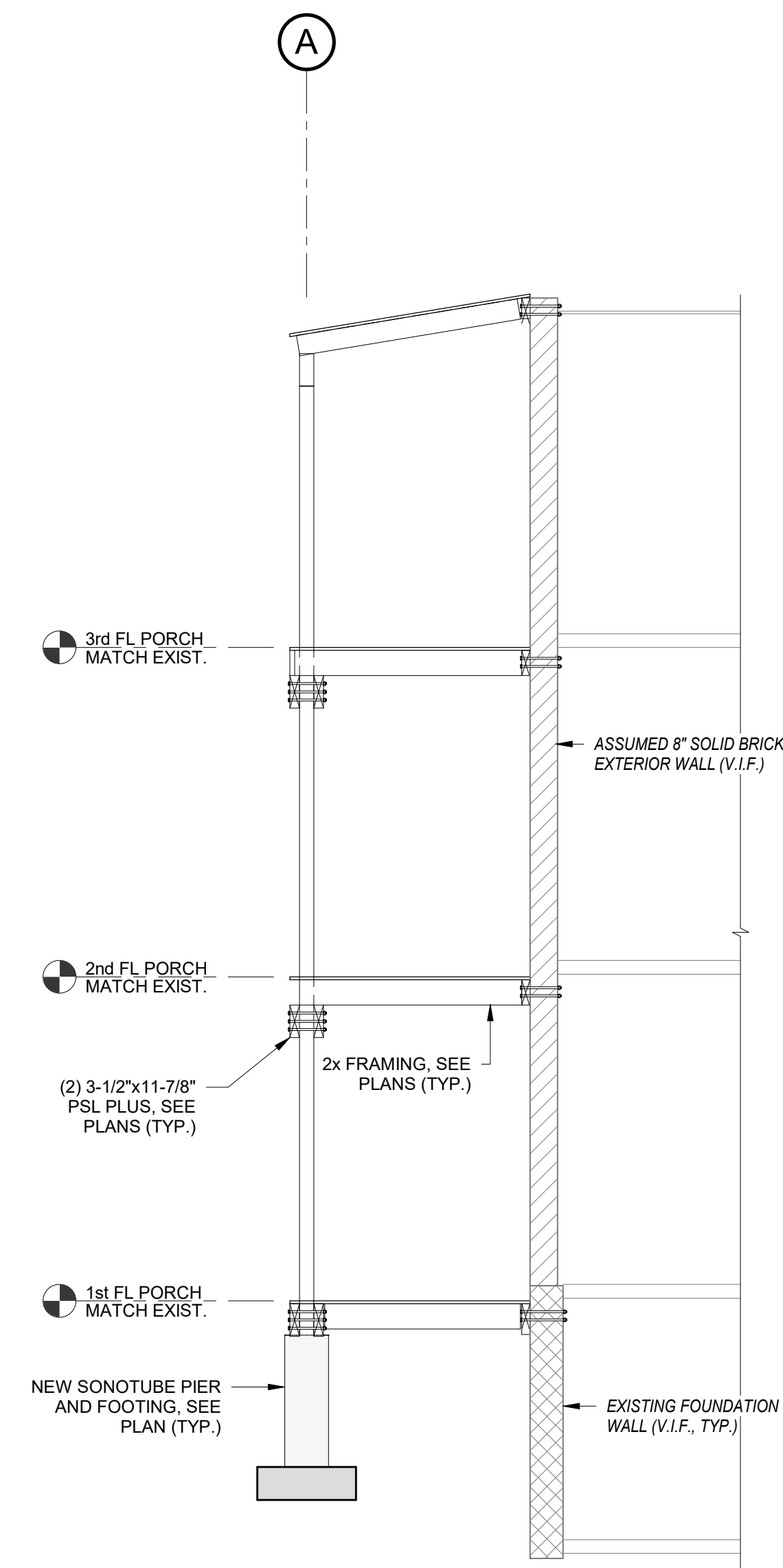
**1 SECTION**  
 SCALE: 1/4" = 1'-0"

- NOTES:
1. ALL LUMBER SHALL BE PRESSURE TREATED
  2. ALL FOOTINGS SHALL BE SET A MINIMUM OF 48" BELOW GRADE.
  3. ALL FASTENERS AND CONNECTORS SHALL BE HOT-DIPPED GALVANIZED.
  4. ALL DIMENSIONS MUST BE COORDINATED WITH THE ARCHITECT AND EXISTING CONDITIONS.
  5. MINIMUM BEAM-TO-COLUMN CONNECTION SHALL BE (3)-3/4" THRU-BOLTS.
  6. MINIMUM KNEE BRACE TO COLUMN & KNEE BRACE TO BEAM CONNECTION SHALL BE (2)-3/4" THRU-BOLTS.
  7. ALL WORK INDICATED ON THIS DRAWING IS TYPICAL. ADJUSTMENTS SHALL BE MADE TO SUIT EACH BUILDING. COORDINATE WITH THE ARCHITECT.
  8. SEE ARCHITECTURAL DRAWINGS FOR ALL HANDRAIL, STAIR, AND ENCLOSURE REQUIREMENTS AND/OR DETAILS.



TYPICAL PORCH FRAMING SECTION

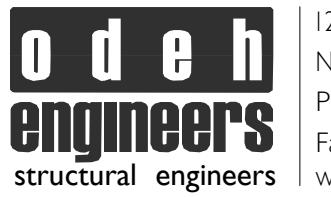
**2 SECTION**  
 SCALE: 1/4" = 1'-0"



TYPICAL PORCH FRAMING END ELEVATION

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

Consultant:



1223 Mineral Spring Avenue  
North Providence, RI 02904  
Phone: 401.724.1771  
Fax: 401.724.1981  
www.odehengineers.com

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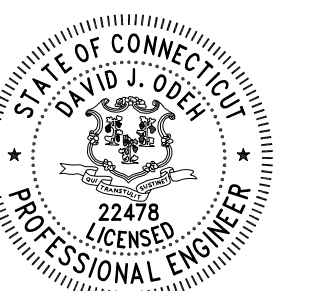
Architect of Record:

Drawn: Author

Checked: Checker

Scale:

Key Plan:



Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**TYPICAL STRUCTURAL DETAILS**

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Project Number:

22020

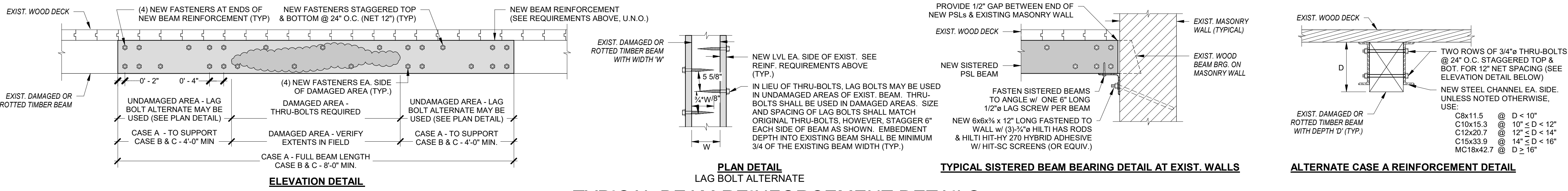
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08/11/23

Sheet Number:

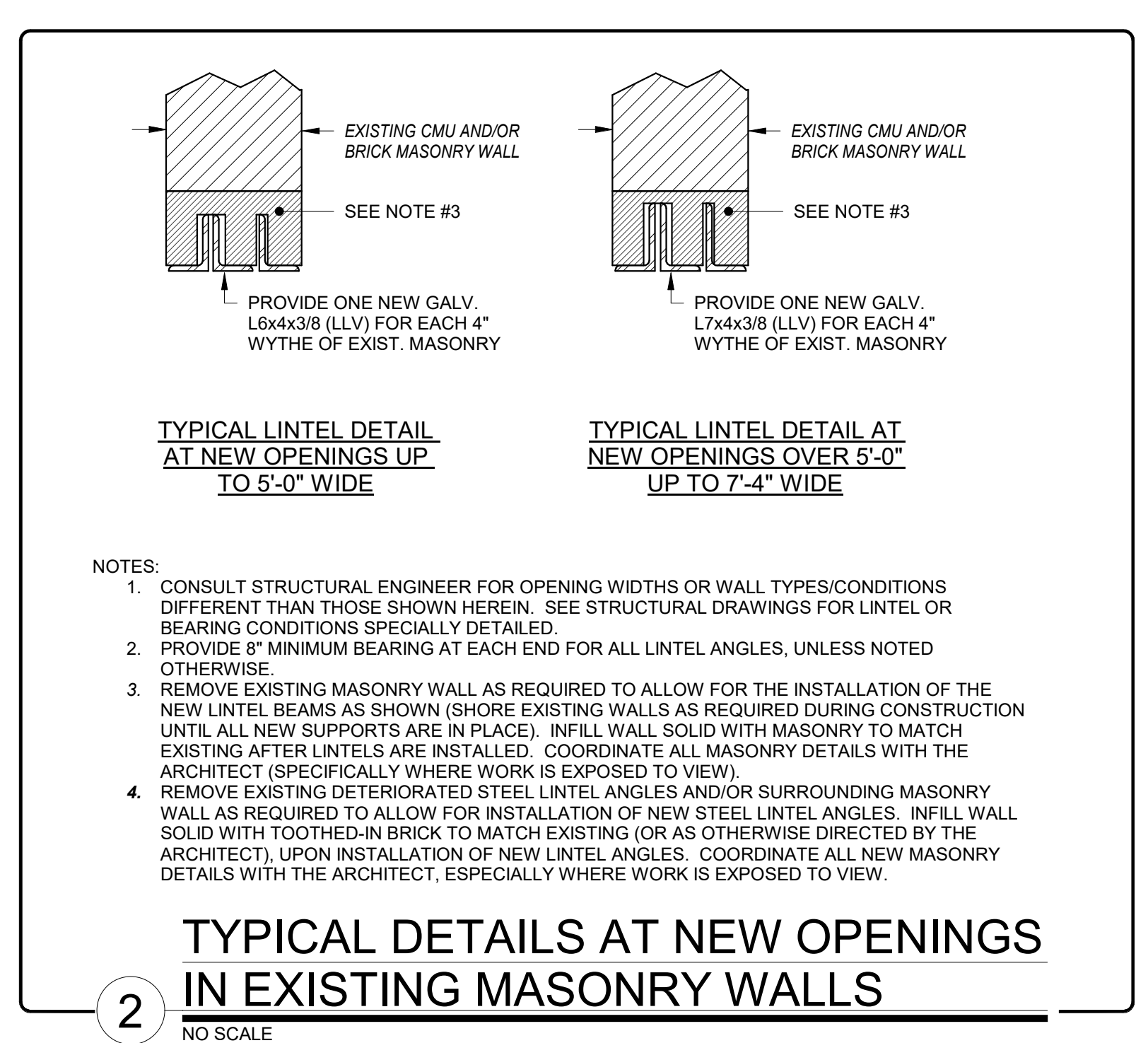
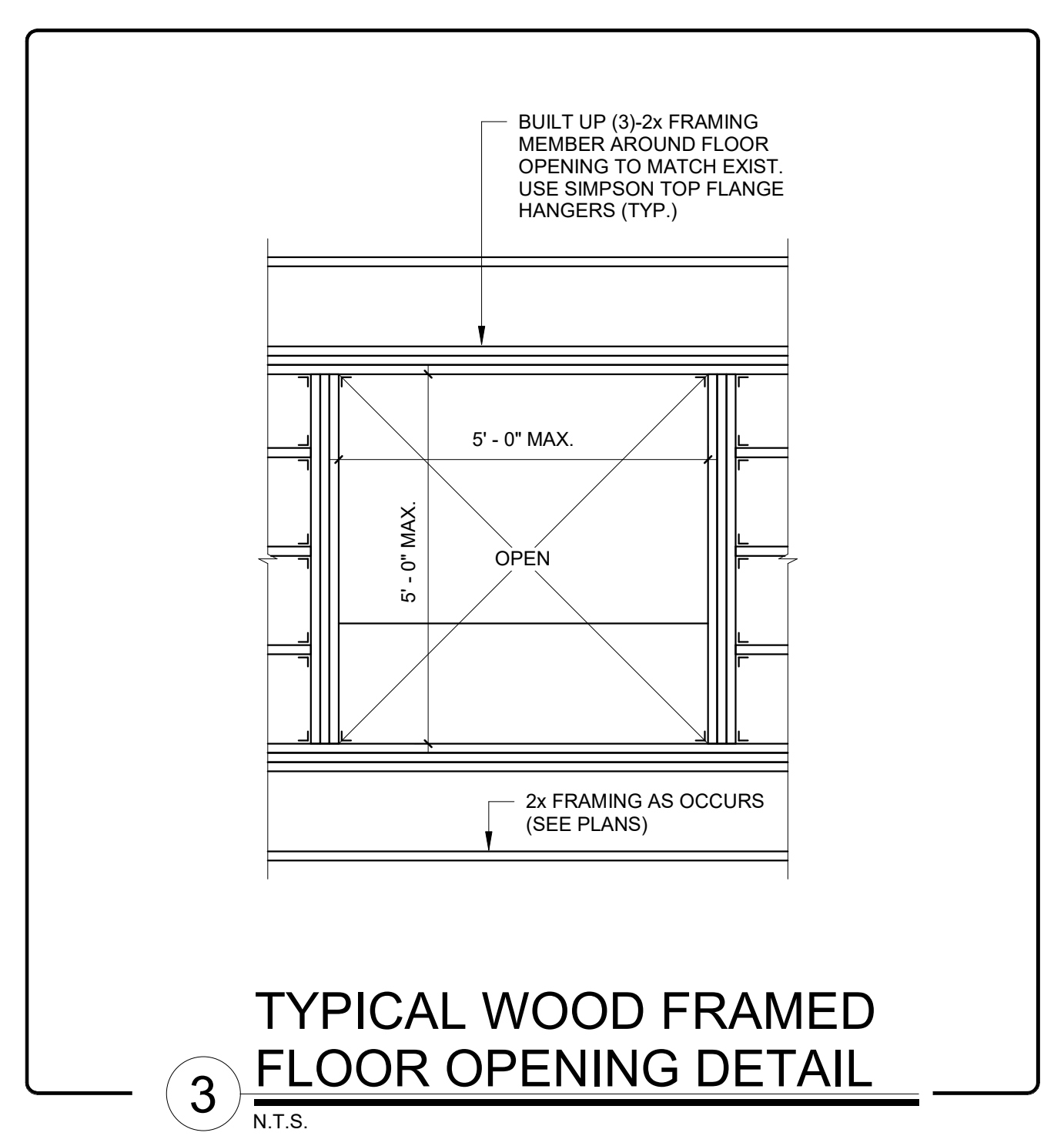
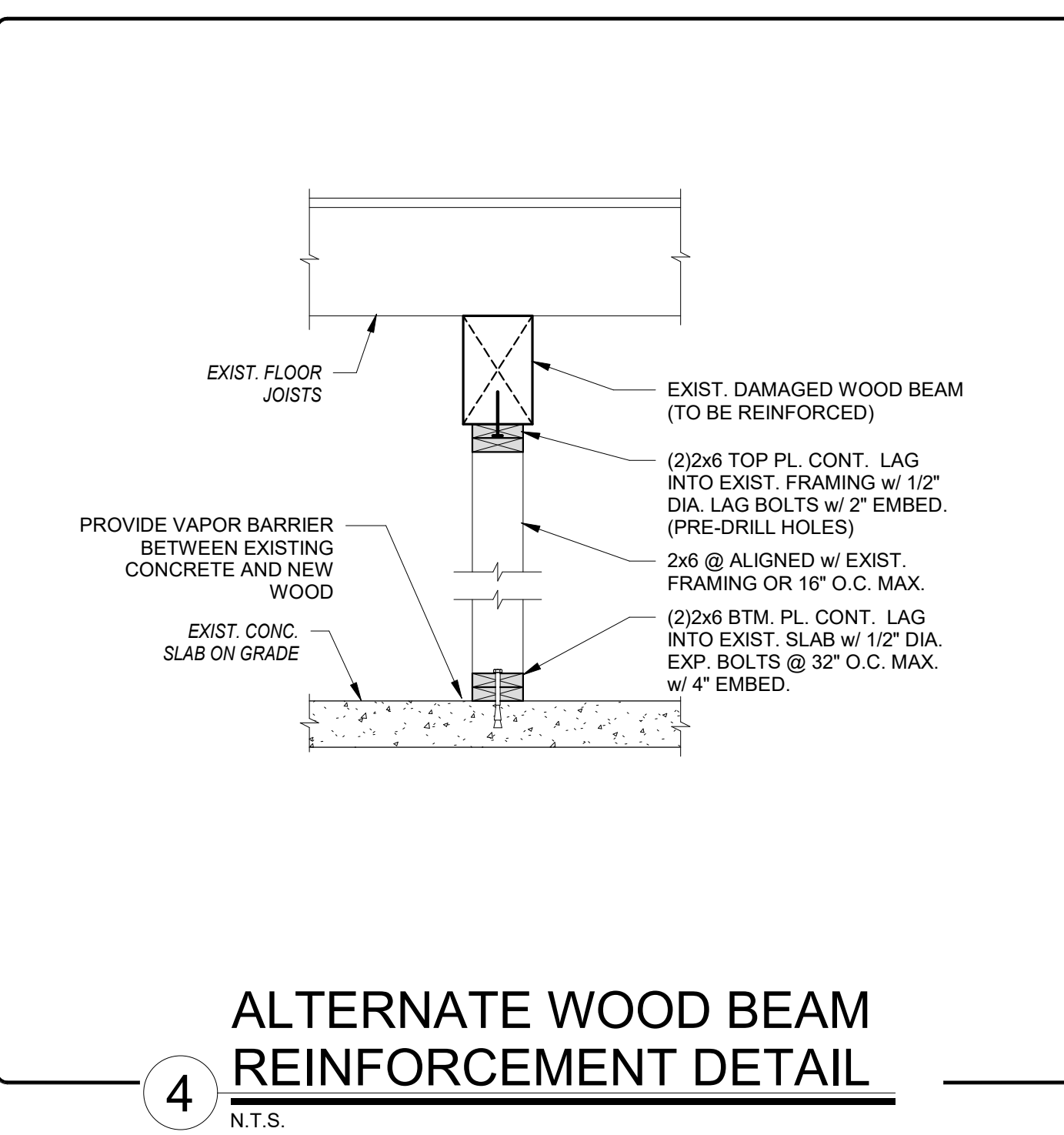
**S3.01**

CASE	EXTENT OF DAMAGE	EXISTING BEAM TYPE I SINGLE JOIST LESS THAN 2 1/2" WIDE	EXISTING BEAM TYPE II JOIST OR BEAM 2 1/2" TO LESS THAN 6" WIDE	EXISTING BEAM TYPE III BEAM 6" TO LESS THAN 8" WIDE	EXISTING BEAM TYPE IV BEAM 8" TO LESS THAN 10" WIDE	EXISTING BEAM TYPE V BEAM 10" TO 14" WIDE
A (USE FOR MAJOR DAMAGE OR FAILED BEAM)	TYPICAL @ BEAM W/ GREATER THAN 50% LOSS IN STRUCTURAL CAPACITY					
	or					
	or FAILED END OF BEAM					
B (USE FOR MODERATE DAMAGE)	TYPICAL @ BEAM W/ 25% TO 50% LOSS IN STRUCTURAL CAPACITY					
	or					
	or					
C (USE FOR MINOR DAMAGE)	TYPICAL @ BEAM W/ 10% TO 25% LOSS IN STRUCTURAL CAPACITY					
	or					
	or					

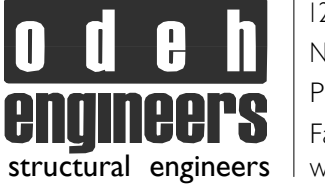


## 1 TYPICAL BEAM REINFORCEMENT DETAILS

- NOTES:
- REMOVE OR SANDBLAST ALL ROTTED WOOD MATERIAL AND SUBSTITUTE W/ LVL FILLER PIECES AS REQUIRED. BEAMS NOTED AS CASE 'A' MAY BE REMOVED AND REPLACED IN THEIR ENTIRETY WITH THE REINFORCEMENT SHOWN BASED ON THE EXISTING BEAM WIDTH.
  - FOR BEAMS GREATER THAN 14" IN WIDTH, CONSULT THE STRUCTURAL ENGINEER FOR REINFORCEMENT DETAILS.



Consultant:



1223 Mineral Spring Avenue  
North Providence, RI 02904  
Phone: 401.724.1771  
Fax: 401.724.1981  
www.odehengineers.com

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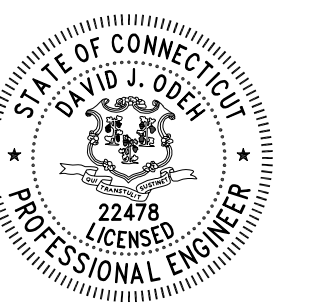
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Drawn: Author

Checked: Checker

Scale:

Key Plan:



Project Name:  
**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**TYPICAL BRICK MASONRY REPAIR DETAILS**  
FOR PERMIT ONLY

Project Number:  
22020

Issue Date:  
08/11/23

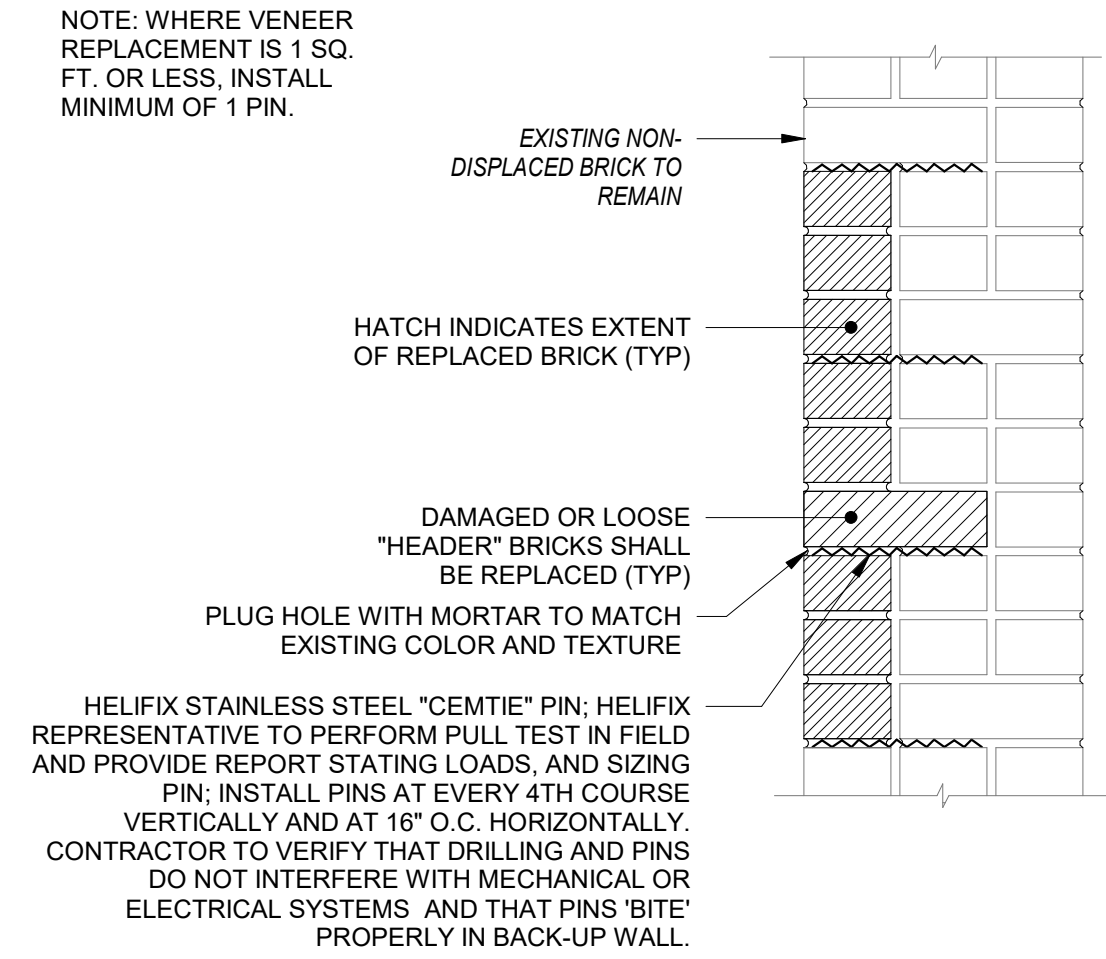
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## S4.01

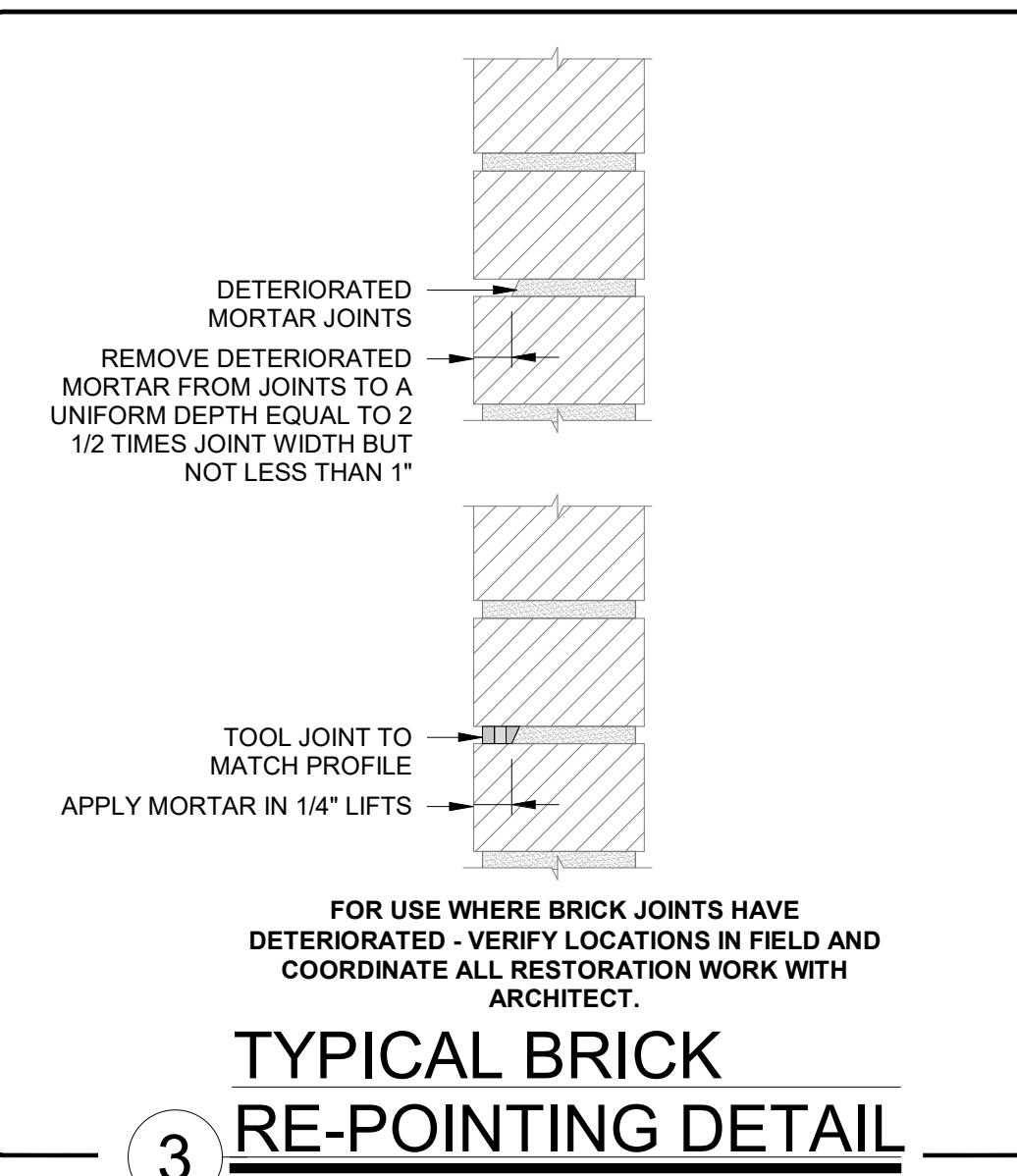
1. ALL REPAIR MORTAR LIME CONTENT SHALL MATCH EXISTING. PERFORM LIME CONTENT TEST PRIOR TO CONSTRUCTION.
2. BRICK REMOVAL AND REPLACEMENT
- A. REMOVE BRICKS THAT ARE DAMAGED, SPALLED, OR DETERIORATED. CAREFULLY DEMOLISH OR REMOVE ENTIRE UNITS FROM JOINT TO JOINT, WITHOUT DAMAGING SURROUNDING MASONRY, IN A MANNER THAT PERMITS REPLACEMENT WITH FULL-SIZE UNITS.
1. WHEN REMOVING SINGLE BRICKS, REMOVE MATERIAL FROM CENTER OF BRICK AND WORK TOWARD OUTSIDE EDGES.
- B. SUPPORT AND PROTECT REMAINING MASONRY THAT SURROUNDS REMOVAL AREA. MAINTAIN FLASHING, REINFORCEMENT, LINTELS, AND ADJOINING CONSTRUCTION IN AN UNDAMAGED CONDITION.
- C. NOTIFY ENGINEER OF UNFORESEEN DETRIMENTAL CONDITIONS INCLUDING VOIDS, CRACKS, BULGES, AND LOOSE MASONRY UNITS IN EXISTING MASONRY BACKUP, ROTTED WOOD, RUSTED METAL, AND OTHER DETERIORATED ITEMS.
- D. REMOVE IN AN UNDAMAGED CONDITION AS MANY WHOLE BRICKS AS POSSIBLE\*
1. REMOVE MORTAR, LOOSE PARTICLES, AND SOIL FROM BRICK BY CLEANING WITH HAND CHISELS, BRUSHES, AND WATER.
2. STORE BRICK FOR REUSE, AS INDICATED.
3. DELIVER CLEANED BRICK NOT REQUIRED FOR REUSE TO OWNER, UNLESS OTHERWISE DIRECTED.
- E. CLEAN BRICKS SURROUNDING REMOVAL AREAS BY REMOVING MORTAR, DUST, AND LOOSE PARTICLES IN PREPARATION FOR REPLACEMENT.
- F. INSTALL REPLACEMENT BRICK INTO BONDING AND COURSEING PATTERN OF EXISTING BRICK. IF CUTTING IS REQUIRED, USE A MOTOR-DRIVEN SAW DESIGNED TO CUT MASONRY WITH CLEAN, SHARP, UNCHIPPED EDGES.
- G. LAY REPLACEMENT BRICK WITH COMPLETELY FILLED BED, HEAD, AND COLLAR JOINTS. BUTTER ENDS WITH SUFFICIENT MORTAR TO FILL HEAD JOINTS AND SHOVE INTO PLACE. WET BOTH REPLACEMENT AND SURROUNDING BRICKS THAT HAVE ASTM C 67 INITIAL RATES OF ABSORPTION (SUCTION) OF MORE THAN 30 G/30 SQ. IN. PER MIN. (30 G/194 SQ. CM PER MIN.). USE WETTING METHODS THAT ENSURE THAT UNITS ARE NEARLY SATURATED BUT SURFACE IS DRY WHEN LAID. MAINTAIN JOINT WIDTH FOR REPLACEMENT UNITS TO MATCH EXISTING JOINTS.
1. TOOL EXPOSED MORTAR JOINTS IN REPAIRED AREAS TO MATCH JOINTS OF SURROUNDING EXISTING BRICKWORK.
2. RAKE OUT MORTAR USED FOR LAYING BRICK BEFORE MORTAR SETS AND POINT NEW MORTAR JOINTS IN REPAIRED AREA TO COMPLY WITH REQUIREMENTS FOR RE-POINTING EXISTING MASONRY, AND AT SAME TIME AS RE-POINTING OF SURROUNDING AREA.
3. MASONRY UNIT PATCHING
- A. PATCH THE FOLLOWING MASONRY UNITS:
1. UNITS WITH HOLES.
2. UNITS WITH CHIPPED EDGES OR CORNERS.
3. UNITS WITH SMALL AREAS OF DEEP DETERIORATION.
- B. REMOVE AND REPLACE EXISTING PATCHES, UNLESS OTHERWISE INDICATED OR APPROVED BY ARCHITECT.
- C. PATCHING BRICKS:
1. REMOVE LOOSE MATERIAL FROM BRICK SURFACE. REMOVE ADDITIONAL MATERIAL SO PATCH WILL NOT HAVE FEATHERED EDGES AND WILL BE AT LEAST 1/4 INCH (6 MM) THICK, BUT NOT LESS THAN RECOMMENDED BY PATCHING COMPOUND MANUFACTURER.
2. MASK OR REMOVE SURROUNDING MORTAR JOINTS IF PATCH WILL EXTEND TO EDGE OF BRICK.
3. MIX PATCHING COMPOUND IN INDIVIDUAL BATCHES TO MATCH EACH UNIT BEING PATCHED. COMBINE ONE OR MORE COLORS OF PATCHING COMPOUND, AS NEEDED, TO PRODUCE EXACT MATCH.
4. RINSE SURFACE TO BE PATCHED AND LEAVE DAMP, BUT WITHOUT STANDING WATER.
5. BRUSH-COAT SURFACES WITH SLURRY COAT OF PATCHING COMPOUND ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
6. PLACE PATCHING COMPOUND IN LAYERS AS RECOMMENDED BY PATCHING COMPOUND MANUFACTURER, BUT NOT LESS THAN 1/4 INCH (6 MM) OR MORE THAN 2 INCHES (50 MM) THICK. ROUGHEN SURFACE OF EACH LAYER TO PROVIDE A KEY FOR NEXT LAYER.
7. TROWEL, SCRAPE, OR CARVE SURFACE OF PATCH TO MATCH TEXTURE AND SURFACE PLANE OF SURROUNDING BRICK. SHAPE AND FINISH SURFACE BEFORE OR AFTER CURING, AS DETERMINED BY TESTING, TO BEST MATCH EXISTING BRICK.
8. KEEP EACH LAYER DAMP FOR 72 HOURS OR UNTIL PATCHING COMPOUND HAS SET.
4. REPOINTING MASONRY - VERIFY AND COORDINATE WITH ARCH. DWGS.
- A. RAKE OUT AND RE-POINT MORTAR JOINTS TO THE FOLLOWING EXTENT:
1. ALL JOINTS IN AREAS INDICATED.
2. JOINTS WHERE MORTAR IS MISSING OR WHERE THEY CONTAIN HOLES.
3. CRACKED JOINTS WHERE CRACKS CAN BE PENETRATED AT LEAST 1/4 INCH (6 MM) BY A KNIFE BLADE 0.027 INCH (0.7 MM) THICK.
4. CRACKED JOINTS WHERE CRACKS ARE 1/8 INCH (3 MM) OR MORE IN WIDTH AND OF ANY DEPTH.
5. JOINTS WHERE THEY SOUND HOLLOW WHEN TAPPED BY METAL OBJECT.
6. JOINTS WHERE THEY ARE WORN BACK 1/4 INCH (6 MM) OR MORE FROM SURFACE.
7. JOINTS WHERE THEY ARE DETERIORATED TO POINT THAT MORTAR CAN BE EASILY REMOVED BY HAND.
8. JOINTS, OTHER THAN THOSE INDICATED AS SEALANT-FILLED JOINTS, WHERE THEY HAVE BEEN FILLED WITH SUBSTANCES OTHER THAN MORTAR.
- B. DO NOT RAKE OUT AND RE-POINT JOINTS WHERE NOT REQUIRED.
- C. RAKE OUT JOINTS AS FOLLOWS:
1. REMOVE MORTAR FROM JOINTS TO DEPTH OF 2 TIMES JOINT WIDTH, BUT NOT LESS THAN 1/2 INCH (13 MM) OR NOT LESS THAN THAT REQUIRED TO EXPOSE SOUND, UN-WEATHERED MORTAR.
2. REMOVE MORTAR FROM MASONRY SURFACES WITHIN RAKED-OUT JOINTS TO PROVIDE REVEALS WITH SQUARE BACKS AND TO EXPOSE MASONRY FOR CONTACT WITH POINTING MORTAR. BRUSH, VACUUM, OR FLUSH JOINTS TO REMOVE DIRT AND LOOSE DEBRIS.
3. DO NOT SPALL EDGES OF MASONRY UNITS OR WIDEN JOINTS. REPLACE OR PATCH DAMAGED MASONRY UNITS AS DIRECTED BY ARCHITECT.
- a. CUT OUT CENTER OF MORTAR BED JOINTS USING ANGLE GRINDERS WITH DIAMOND-IMPREGNATED METAL BLADES. REMOVE REMAINING MORTAR BY HAND WITH CHISEL AND MALLET. STRICTLY ADHERE TO WRITTEN QUALITY-CONTROL PROGRAM. QUALITY-CONTROL PROGRAM SHALL INCLUDE PROVISIONS FOR DEMONSTRATING ABILITY OF OPERATORS TO USE TOOLS WITHOUT DAMAGING MASONRY, SUPERVISING PERFORMANCE, AND PREVENTING DAMAGE DUE TO WORKER FATIGUE.
- D. NOTIFY ENGINEER OF UNFORESEEN DETRIMENTAL CONDITIONS INCLUDING VOIDS IN MORTAR JOINTS, CRACKS, LOOSE MASONRY UNITS, ROTTED WOOD, RUSTED METAL, AND OTHER DETERIORATED ITEMS.
- E. POINT JOINTS AS FOLLOWS:
1. RINSE MASONRY-JOINT SURFACES WITH WATER TO REMOVE DUST AND MORTAR PARTICLES. TIME RINSING APPLICATION SO, AT TIME OF POINTING, JOINT SURFACES ARE DAMP BUT FREE OF STANDING WATER. IF RINSE WATER DRIES, DAMPEN MASONRY-JOINT SURFACES BEFORE POINTING.
2. APPLY POINTING MORTAR FIRST TO AREAS WHERE EXISTING MORTAR WAS REMOVED TO DEPTHS GREATER THAN SURROUNDING AREAS. APPLY IN LAYERS NOT GREATER THAN 3/8 INCH (9 MM) UNTIL A UNIFORM DEPTH IS FORMED. FULLY COMPACT EACH LAYER THOROUGHLY AND ALLOW IT TO BECOME THUMBPRINT HARD BEFORE APPLYING NEXT LAYER.
3. AFTER LOW AREAS HAVE BEEN FILLED TO SAME DEPTH AS REMAINING JOINTS, POINT ALL JOINTS BY PLACING MORTAR IN LAYERS NOT GREATER THAN 1/4 INCH (6 MM), FULLY COMPACT EACH LAYER AND ALLOW TO BECOME THUMBPRINT HARD BEFORE APPLYING NEXT LAYER. WHERE EXISTING BRICKS HAVE WORN OR ROUNDED EDGES, SLIGHTLY RECESS FINISHED MORTAR SURFACE BELOW FACE OF MASONRY TO AVOID WIDENED JOINT FACES. TAKE CARE NOT TO SPREAD MORTAR OVER EDGES ONTO EXPOSED MASONRY SURFACES OR TO FEATHEREDGE MORTAR.
4. WHEN MORTAR IS THUMBPRINT HARD, TOOL JOINTS TO MATCH ORIGINAL APPEARANCE OF JOINTS. REMOVE EXCESS MORTAR FROM EDGE OF JOINT BY BRUSHING.
- F. CURE MORTAR BY MAINTAINING IN THOROUGHLY DAMP CONDITION FOR AT LEAST 72 HOURS INCLUDING WEEKENDS AND HOLIDAYS.
1. ACCEPTABLE CURING METHODS INCLUDE COVERING WITH WET BURLAP AND PLASTIC SHEETING, PERIODIC HAND MISTING, AND PERIODIC MIST SPRAYING USING SYSTEM OF PIPES, MIST HEADS, AND TIMERS.
2. ADJUST CURING METHODS TO ENSURE THAT POINTING MORTAR IS DAMP THROUGHOUT ITS DEPTH WITHOUT ERODING SURFACE MORTAR.
- G. WHERE RE-POINTING WORK PRECEDES CLEANING OF EXISTING MASONRY, ALLOW MORTAR TO HARDEN AT LEAST 30 DAYS BEFORE BEGINNING CLEANING WORK.

### 1 TYPICAL BRICK MASONRY REPAIR NOTES

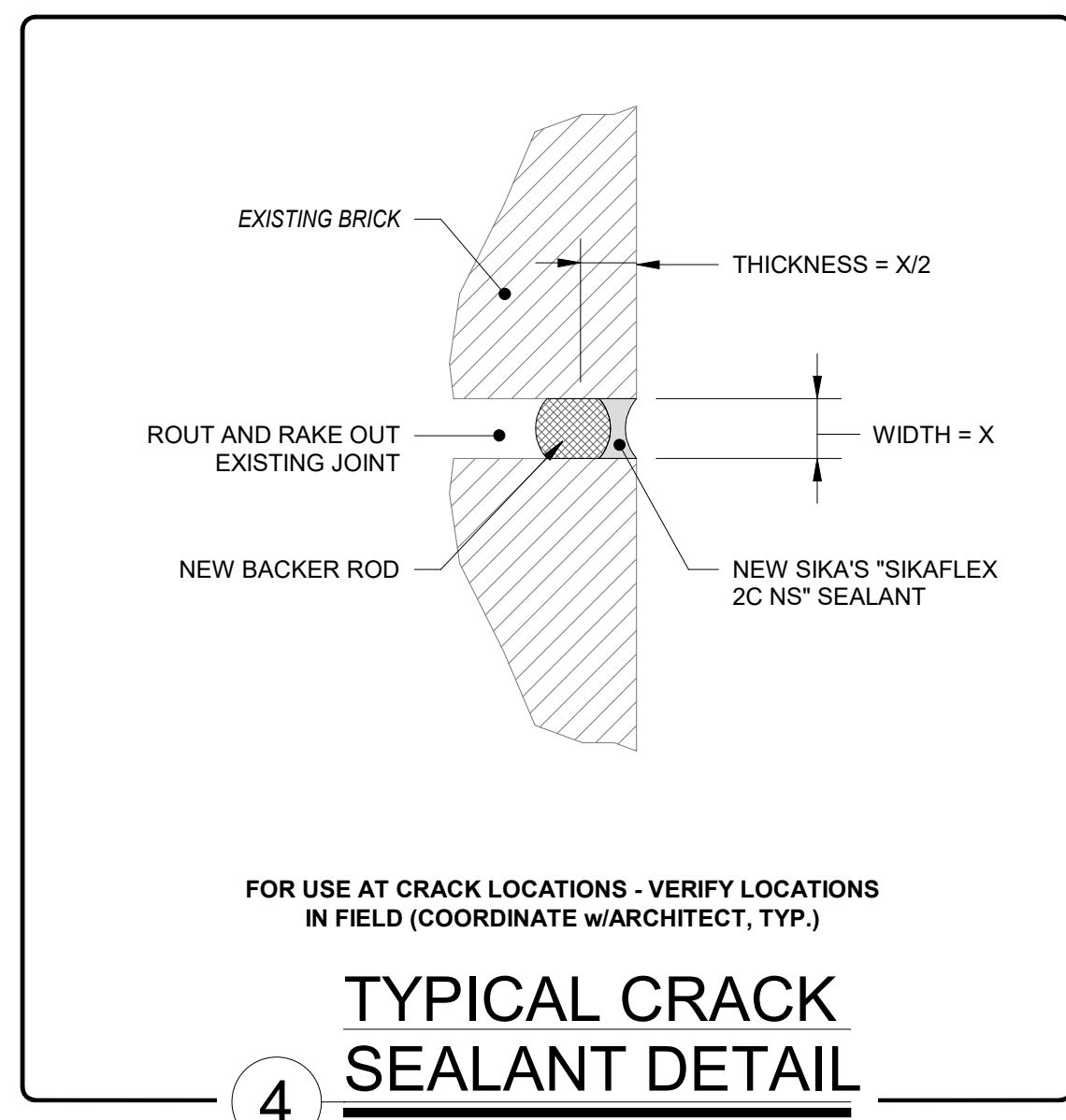
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\* - CONTRACTOR MAY PROVIDE NEW BRICKS TO MATCH EXISTING WITH WRITTEN APPROVAL FROM THE OWNER AND ARCHITECT.



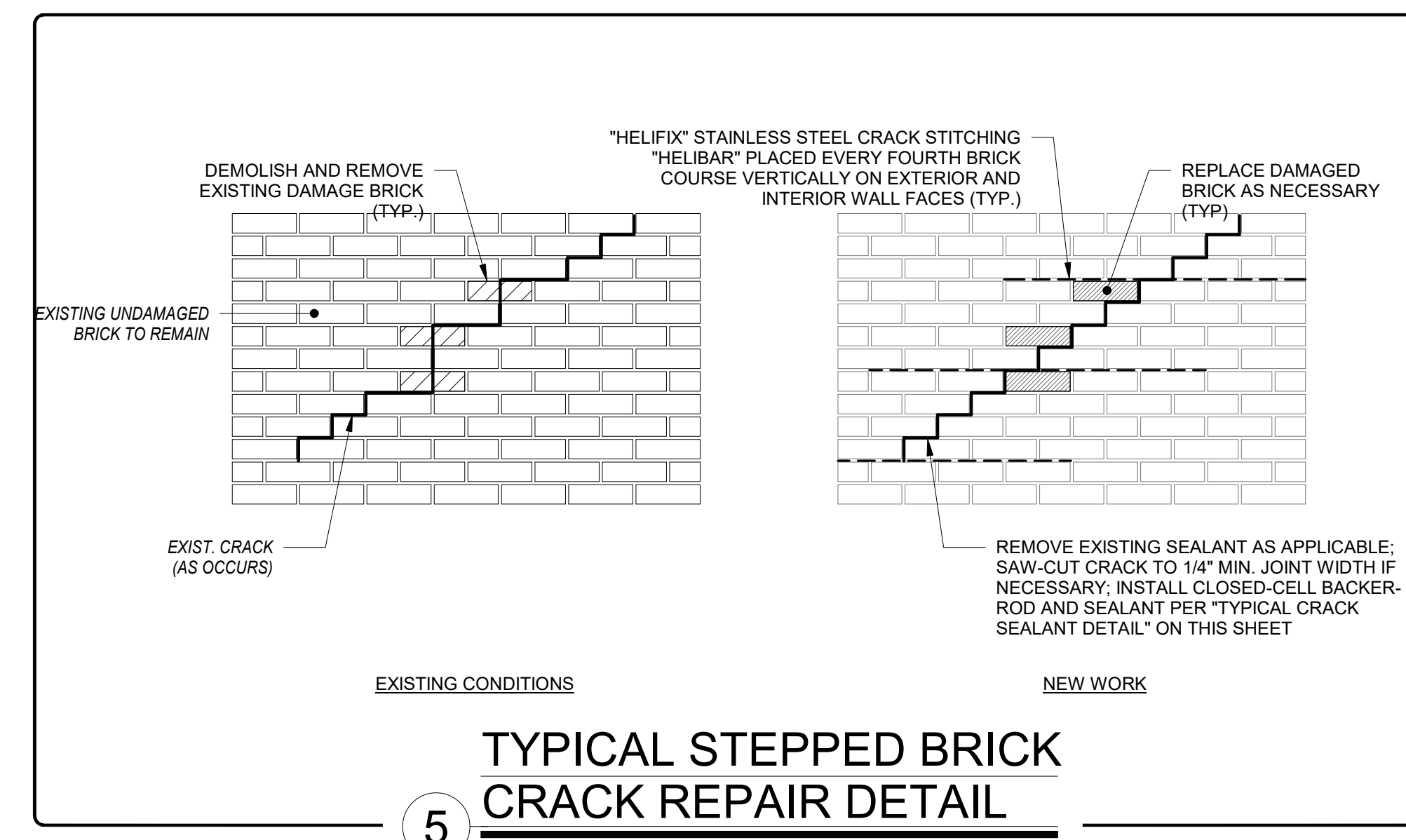
### 2 TYPICAL BRICK REPLACEMENT DETAIL



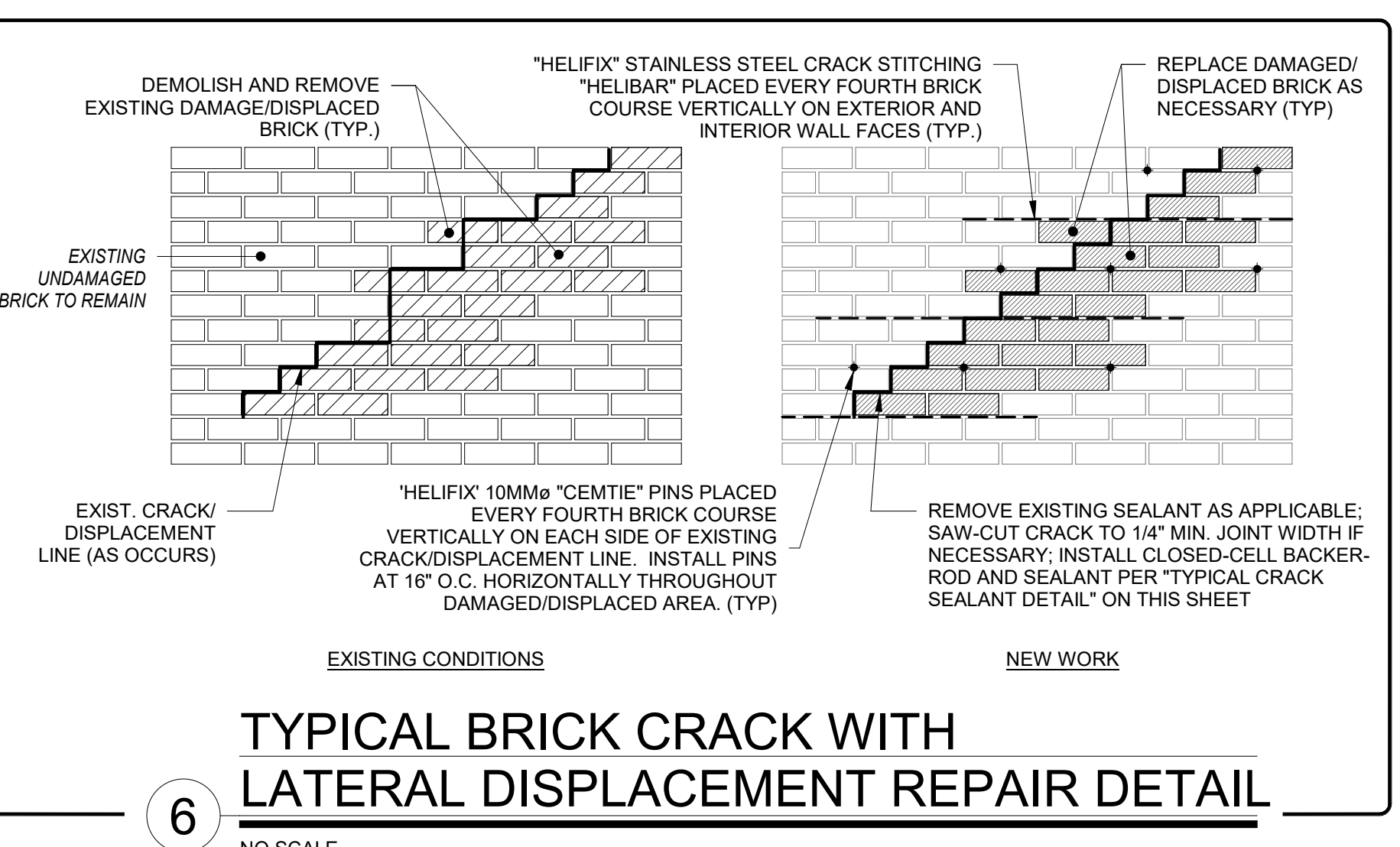
### 3 TYPICAL BRICK RE-POINTING DETAIL



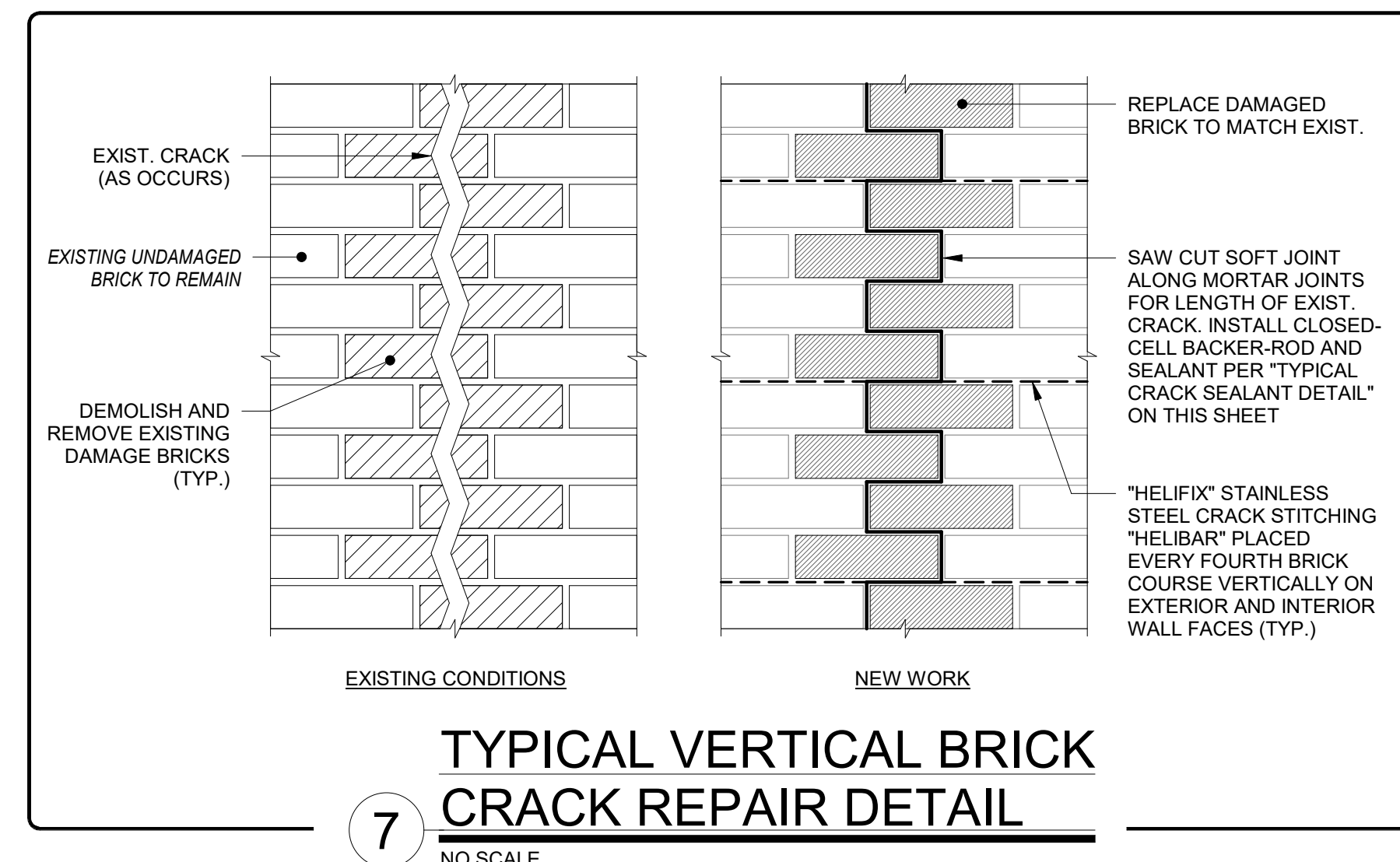
### 4 TYPICAL CRACK SEALANT DETAIL



### 5 TYPICAL STEPPED BRICK CRACK REPAIR DETAIL



### 6 TYPICAL BRICK CRACK WITH LATERAL DISPLACEMENT REPAIR DETAIL



### 7 TYPICAL VERTICAL BRICK CRACK REPAIR DETAIL

- PRODUCT SPECIFICATION NOTE
- SUBMIT PRODUCT SPECS TO BE USED FOR APPROVAL PRIOR TO START OF CONSTRUCTION.
  - ALL WORK AND PREPARATION SHALL BE TO STRICT ADHERENCE OF PRODUCT SPECIFICATIONS.
  - ALL MATERIALS NOTED AS "SIKA" SHALL BE AS MANUFACTURED BY "SIKA CORPORATION" OF LYNDHURST, NJ, OR AN APPROVED EQUAL. ALL NEW REPAIR MATERIALS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS BY QUALIFIED INSTALLERS. THE CONTRACTOR SHALL PROVIDE UNIT PRICES FOR ALL WORK. A QUALIFIED REPRESENTATIVE OF REPAIR MATERIAL MANUFACTURER SHALL BE ENGAGED AT THE CONTRACTOR'S EXPENSE TO SUPERVISE PROCEDURES AND PLACEMENT OF ALL RESTORATION PRODUCTS.
  - ALL MATERIALS NOTED AS "HELIFIX" SHALL BE AS MANUFACTURED BY "HELIFIX INC." OF STREETSBORO, OH, OR AN APPROVED EQUAL. "HELIFIX" PINS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS BY QUALIFIED INSTALLERS. "HELIFIX" PINS SHALL BE STAINLESS STEEL AND SHALL BE INSTALLED TO RESIST 50 PSF WIND LOAD SUCTION. "HELIFIX" REPRESENTATIVE TO PERFORM FIELD PULL TEST AND SUBMIT REPORT STATING SIZE OF TIES TO BE USED AND ANTICIPATED PULL OUT LOADS.
- NOTE: CONTRACTOR TO VERIFY THAT INSTALLATION OF "HELIFIX" BARS DOES NOT INTERFERE WITH MECHANICAL SYSTEMS (PIPES, ELECTRIC ETC.)

NOTES REGARDING BRICK MASONRY REPAIR DETAILS - ALL BRICK MASONRY REPAIR DETAILS SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS AND DETAILS.

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Consultant:



1223 Mineral Spring Avenue  
North Providence, RI 02904  
Phone: 401.724.1771  
Fax: 401.724.1981  
www.odebengineers.com

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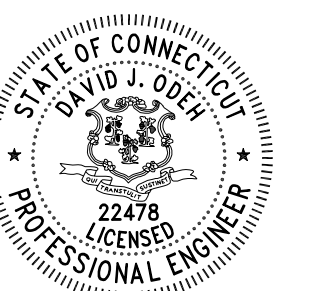
Architect of Record:

Drawn: BJL, KLM

Checked: DJO

Scale: As indicated

Key Plan:



Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

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**BUILDING 1 EXISTING STRUCTURAL PLANS**

NOT FOR CONSTRUCTION  
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Project Number:

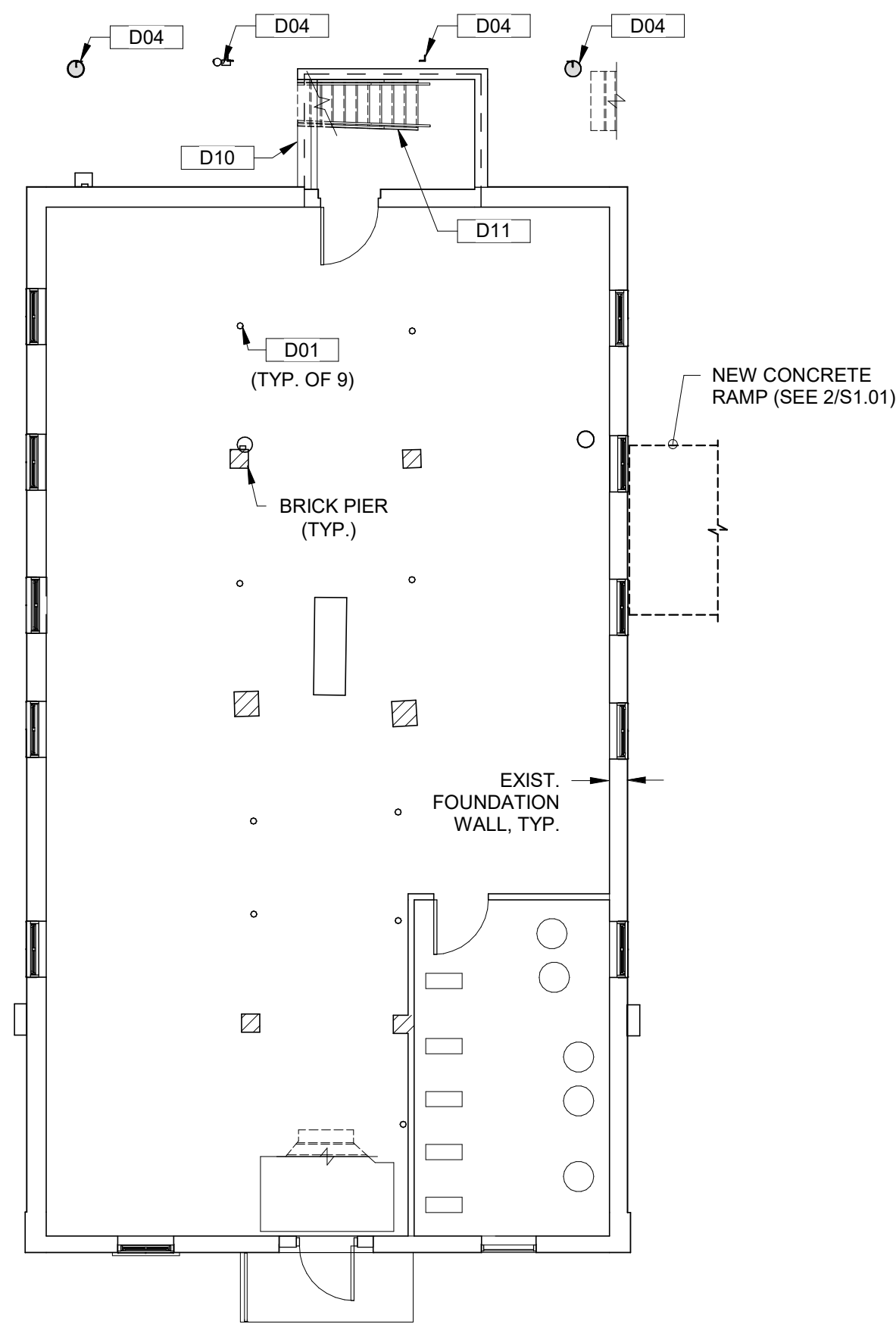
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Issue Date:

FEBRUARY 24, 2023

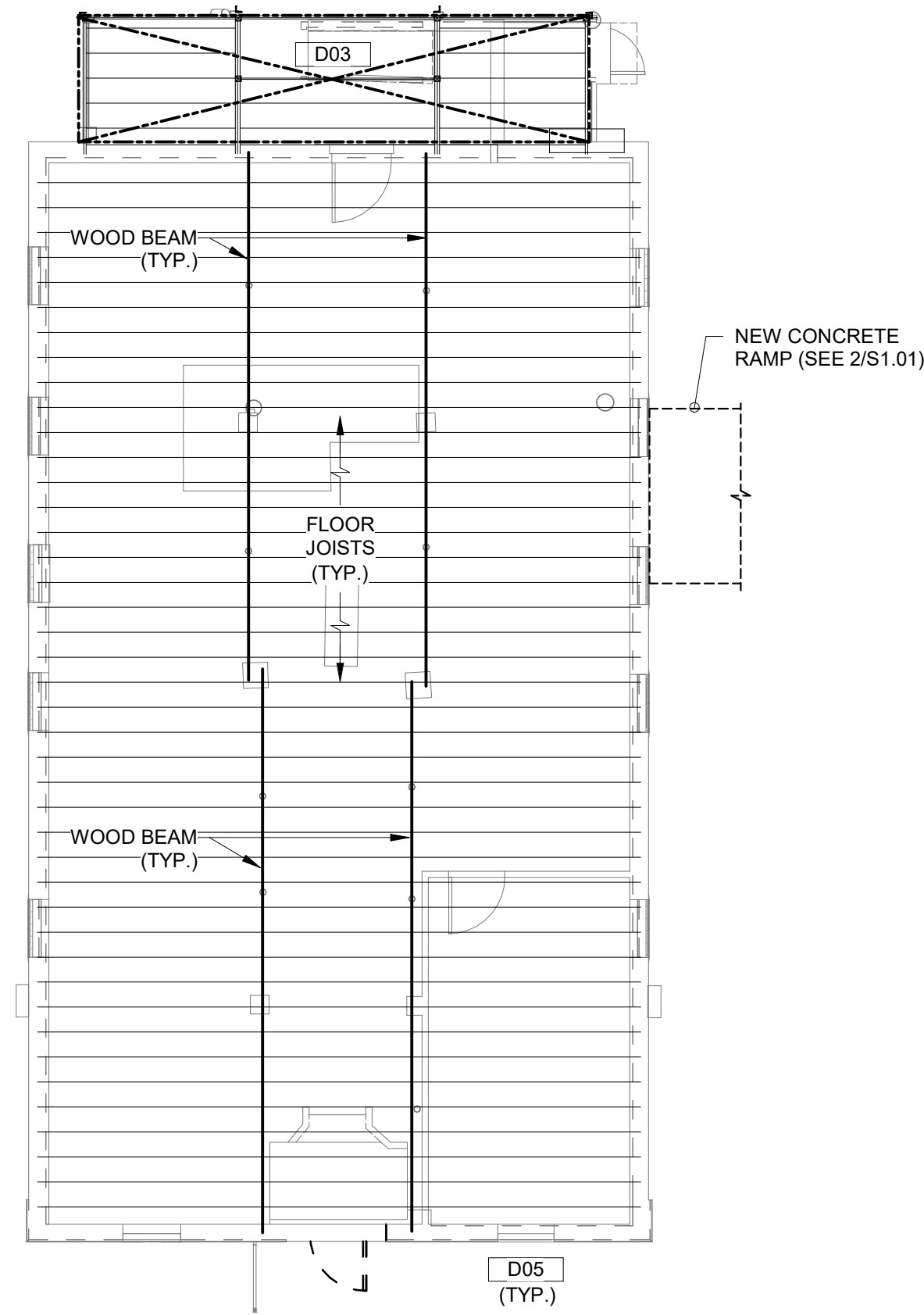
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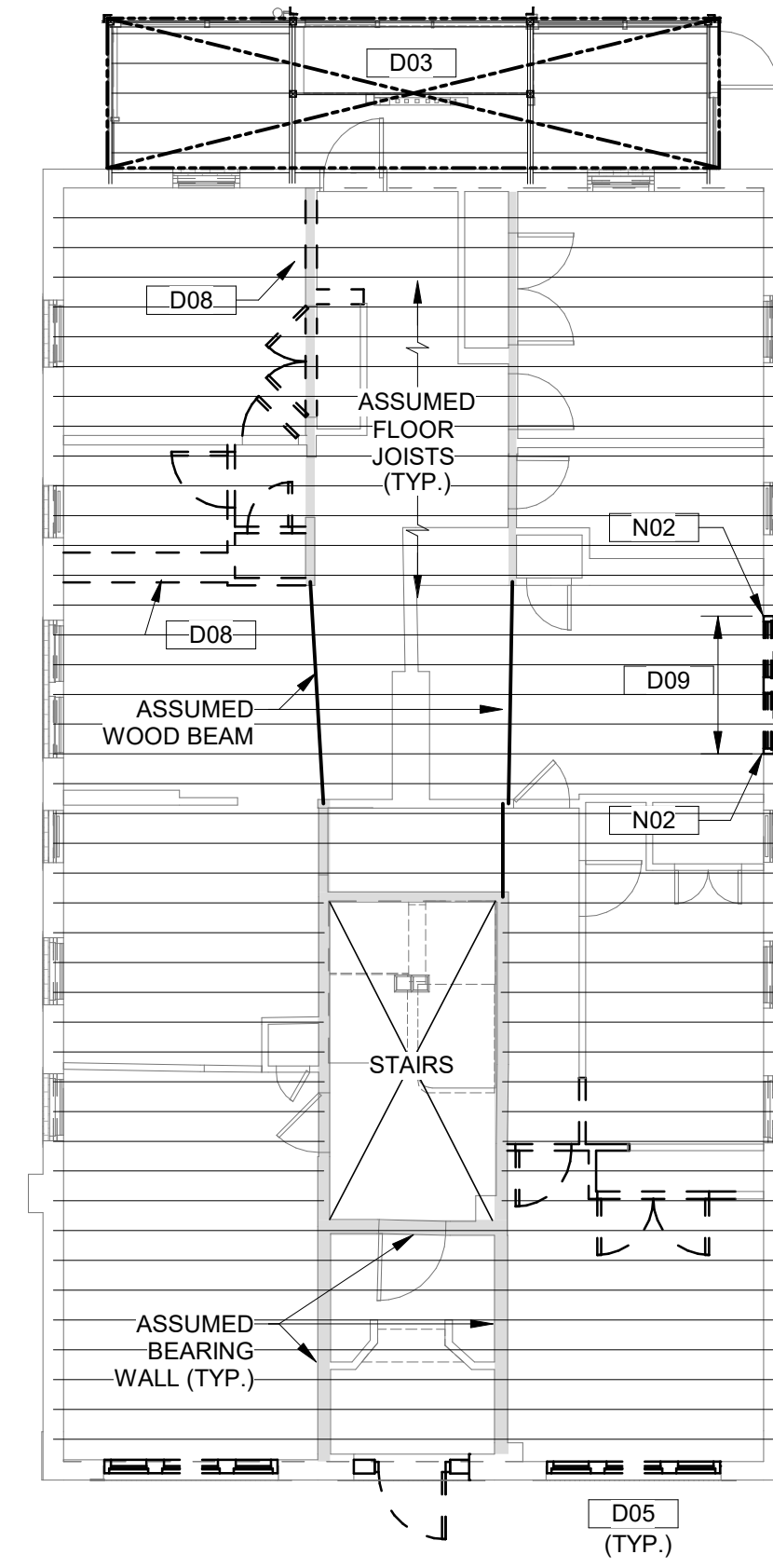
**1 EXISTING BASEMENT PLAN**

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



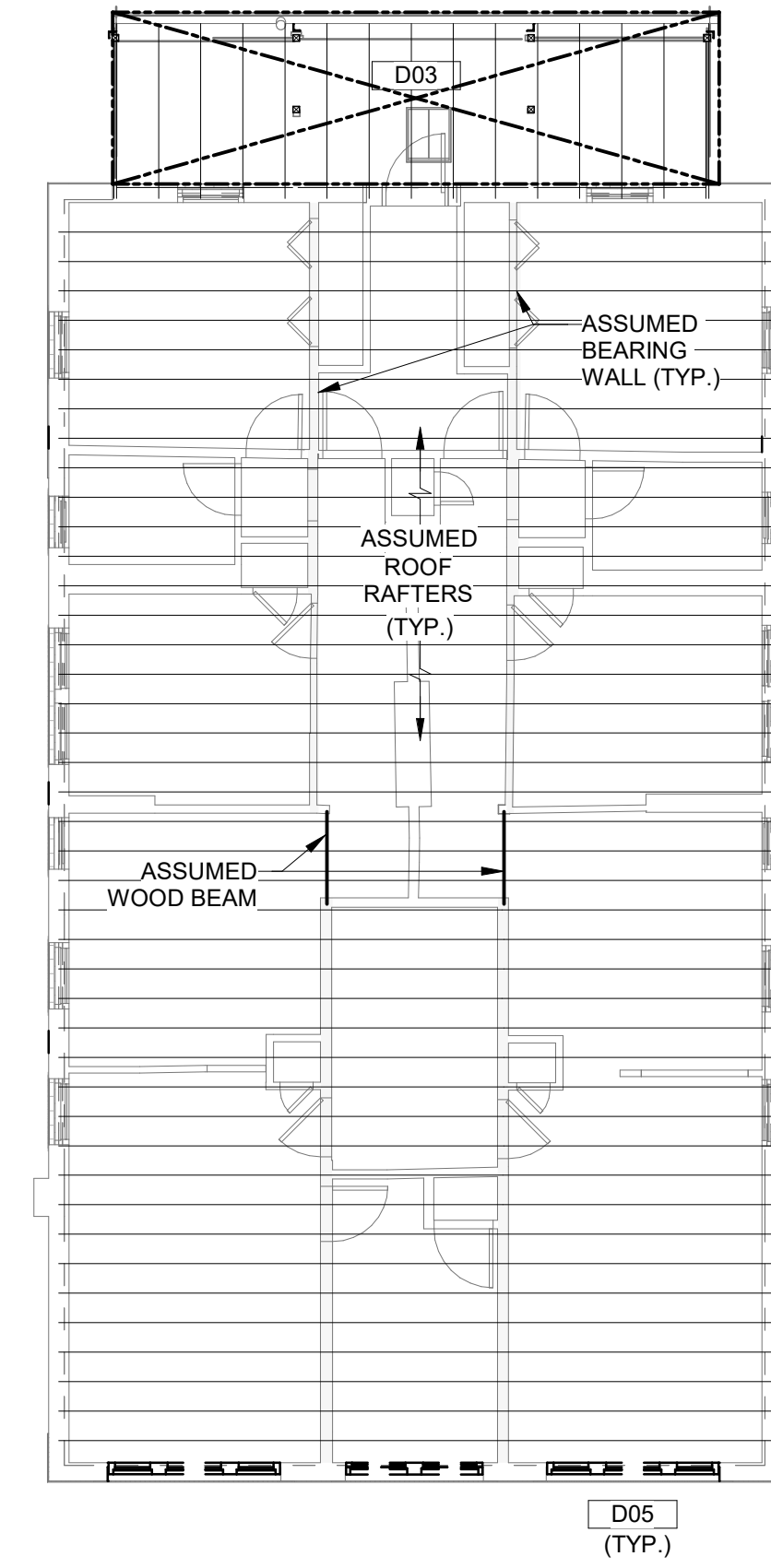
**2 EXISTING 1st FLOOR FRAMING PLAN**

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



**3 EXISTING 2nd & 3rd FLOOR FRAMING PLAN**

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



**4 EXISTING ROOF FRAMING PLAN**

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

**STRUCTURAL DEMO NOTES**

Key Value	Keynote Text
D01	EXISTING STEEL LALLY COLUMN. REMOVE & REPLACE IN KIND. NEW COLUMNS SHALL BE HOT-DIPPED GALVANIZED TO ADDRESS FUTURE CORROSION CONCERNS. NOTE: LALLY COLUMNS NEED NOT BE REMOVED WHERE EXISTING WOOD BEAMS ARE RESUPPORTED ON EACH SIDE OF THE COLUMN PER DETAIL 4/S3.01 "ALTERNATE WOOD BEAM REINFORCEMENT DETAIL".
D02	EXISTING BRICK LALLY COLUMN PEDESTAL. REMOVE AND DISPOSE OF.
D03	EXISTING STEEL AND WOOD PORCH FRAMING TO BE REMOVED IN ITS ENTIRETY. REPAIR ALL MASONRY WALLS & INFILL ALL BEAM POCKETS & BOLT HOLES AFTER DEMOLITION TO ACHIEVE A SOUND STRUCTURAL CONDITION FOR THE NEW WORK. SEE DRAWINGS S1.02 THROUGH S1.04 FOR NEW PORCH FRAMING REQUIREMENTS.
D04	REMOVE ALL EXISTING FOUNDATIONS BELOW PORCH FRAMING. SEE DRAWINGS 1.02 THROUGH S1.04 FOR NEW PORCH FRAMING REQUIREMENTS.
D05	EXISTING STEEL LINTEL ANGLES TO BE CLEANED OF RUST AND REPAINTED WITH CORROSION-RESISTANT PAINT. TYPICAL ALONG FRONT EXTERIOR WALLS.
D06	PARTIALLY REMOVE EXISTING WOOD STUD BEARING WALL TO ALLOW FOR RELOCATED DOORWAY. PROVIDE NEW HEADERS AND JAMB STUDS.
D07	PARTIALLY REMOVE EXISTING WOOD STUD BEARING WALL TO ALLOW FOR NEW HALLWAY. PROVIDE NEW WOOD HEADERS AND JAMB STUDS.
D08	EXISTING WOOD STUD WALL TO BE REMOVED. IT IS NOT CLEAR IF THIS WALL IS BEARING. ADDITIONAL INVESTIGATION ABOVE THE CEILING IN THE UNIT IS REQUIRED TO CONFIRM FRAMING REQUIREMENTS. IF WALL IS FOUND TO BE BEARING, ADDITIONAL FRAMING (INCLUDING WOOD BEAMS, COLUMNS, AND FOOTINGS) WILL BE REQUIRED.
D09	PARTIALLY REMOVE AND REBUILD EXISTING EXTERIOR BRICK MASONRY WALL TO ALLOW FOR NEW ENTRY DOOR.
D10	EXISTING FOUNDATION WALLS TO BASEMENT REQUIRE REPAIR.
D11	EXISTING ACCESS STAIR TO BASEMENT TO BE REMOVED AND REPLACED. COORDINATE ALL DETAILS WITH THE ARCHITECT.

**NEW CONDITIONS NOTES**

Key Value	Keynote Text
N02	PROVIDE NEW STEEL ANGLE LINTELS FOR NEW BRICK MASONRY OPENING, WITH 8" BEARING ON SOLID BRICK MASONRY PER SIDE. ONE L4x4x5/16 HOT-DIPPED GALVANIZED ANGLE FOR EACH 4' WYTHE OF MASONRY. MAXIMUM FINISHED MASONRY OPENING WIDTH = 4'-0".
N03	PROVIDE NEW WOOD HEADER BEAM WITH JAMB STUDS FOR NEW OPENING. FOR PLANNING PURPOSES, ASSUME ONE NEW DOUBLE 2x12 HEADER WITH DOUBLE JAMB STUDS ON EACH SIDE.

**TYPICAL BRICK MASONRY PIER NOTE**

IN MANY CASES, THE BRICK MASONRY PIERS IN THE BASEMENT AREA WERE FOUND TO BE IN NEED OF REPAINTING, ESPECIALLY AT THE BASES, POSSIBLY DUE TO WATER INFILTRATION. ALLOW FOR REPAINTING OF ALL BRICK PIERS. ALSO, SOME BRICK PIERS WERE FOUND TO BE CRACKED AT THE TOP, BELOW THE WOOD BEAM BEARING LOCATIONS. ALLOW FOR REMOVAL AND REPLACEMENT OF CRACKED BRICK MASONRY AS NECESSARY. ASSUME FOUR CRACKED PIERS PER BUILDING FOR PLANNING PURPOSES.

**TYPICAL WOOD PORCH STAIR NOTE**

THE EXISTING WOOD STRINGERS IN THE PORCH AREAS WERE NOT FOUND TO BE POSITIVELY CONNECTED TO THE SUPPORTING WOOD HEADERS. THE STRINGERS MUST BE CONNECTED USING HOT-DIPPED GALVANIZED CONNECTION HARDWARE TO ENSURE PROPER SUPPORT. TYPICAL OF ALL BUILDINGS.

**TYPICAL INTERIOR FOOTING NOTE**

DUE TO THE BASEMENT SLAB ON GRADE, THE EXISTING SIZES & CONDITIONS OF THE EXISTING CONCRETE FOUNDATIONS BELOW THE EXISTING STEEL LALLY COLUMNS AND BRICK PIERS WERE NOT VISIBLE. EXISTING FOOTING SIZES MUST BE VERIFIED PRIOR TO INSTALLING NEW COLUMNS. IF NO FOOTING IS FOUND (I.E., IF COLUMNS ARE BEARING DIRECTLY UPON THE EXISTING SLAB ON GRADE), NEW CONCRETE FOOTINGS SHALL BE PROVIDED. MINIMUM COLUMN SIZES SHALL BE 3 FT x 3 FT x 12", REINFORCED WITH 8-#5 BOTTOM BARS (4 BARS, EACH WAY). FOOTINGS MAY BE SET ATOP BASEMENT SLABS IF SOILS BELOW ARE SUITABLE FOR BEARING.

**GENERAL FRAMING NOTE**

MOST UNITS WERE OCCUPIED DURING THE INVESTIGATION PHASE AND NO ACCESS TO VIEW THE FRAMING WAS POSSIBLE. MOST OF THE FLOOR FRAMING IN THE BASEMENT AREAS WAS COVERED WITH A GYPSUM CEILING, PREVENTING DIRECT OBSERVATION OF THE FRAMING, WITH THE EXCEPTION OF THE FLOOR BEAMS, COLUMNS, AND CONCRETE PIERS, IN MOST CASES. FOR THIS REASON, THE FRAMING PLANS INCLUDED IN THIS SET OF DRAWINGS ARE SCHEMATIC AND ARE BASED UPON THESE LIMITED VISUAL OBSERVATIONS. ALL FRAMING AREAS MUST BE FIELD-VERIFIED WHERE NEW WORK WILL BE PERFORMED TO EITHER CONFIRM OR TO CORRECT THE ASSUMPTIONS SHOWN HEREIN.

**EXISTING LALLY COLUMN NOTE**

DUE TO THE EXTENT OF DETERIORATION OBSERVED AROUND THE BASES OF MOST LALLY COLUMNS IN THE VARIOUS BUILDINGS, THIS OFFICE RECOMMENDS THE REMOVAL AND REPLACEMENT OF ALL EXISTING STEEL LALLY COLUMNS IN-KIND.

**EXISTING WOOD BEAM REINFORCEMENT NOTE**

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Consultant:



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Phone: 401.724.1771  
Fax: 401.724.1981  
www.odebengineers.com

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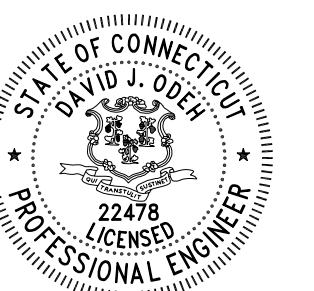
Architect of Record:

Drawn: BJL, KLM

Checked: DJO

Scale: As indicated

Key Plan:



Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 2 EXISTING STRUCTURAL PLANS**

NOT FOR CONSTRUCTION  
FOR PERMIT ONLY

Project Number:

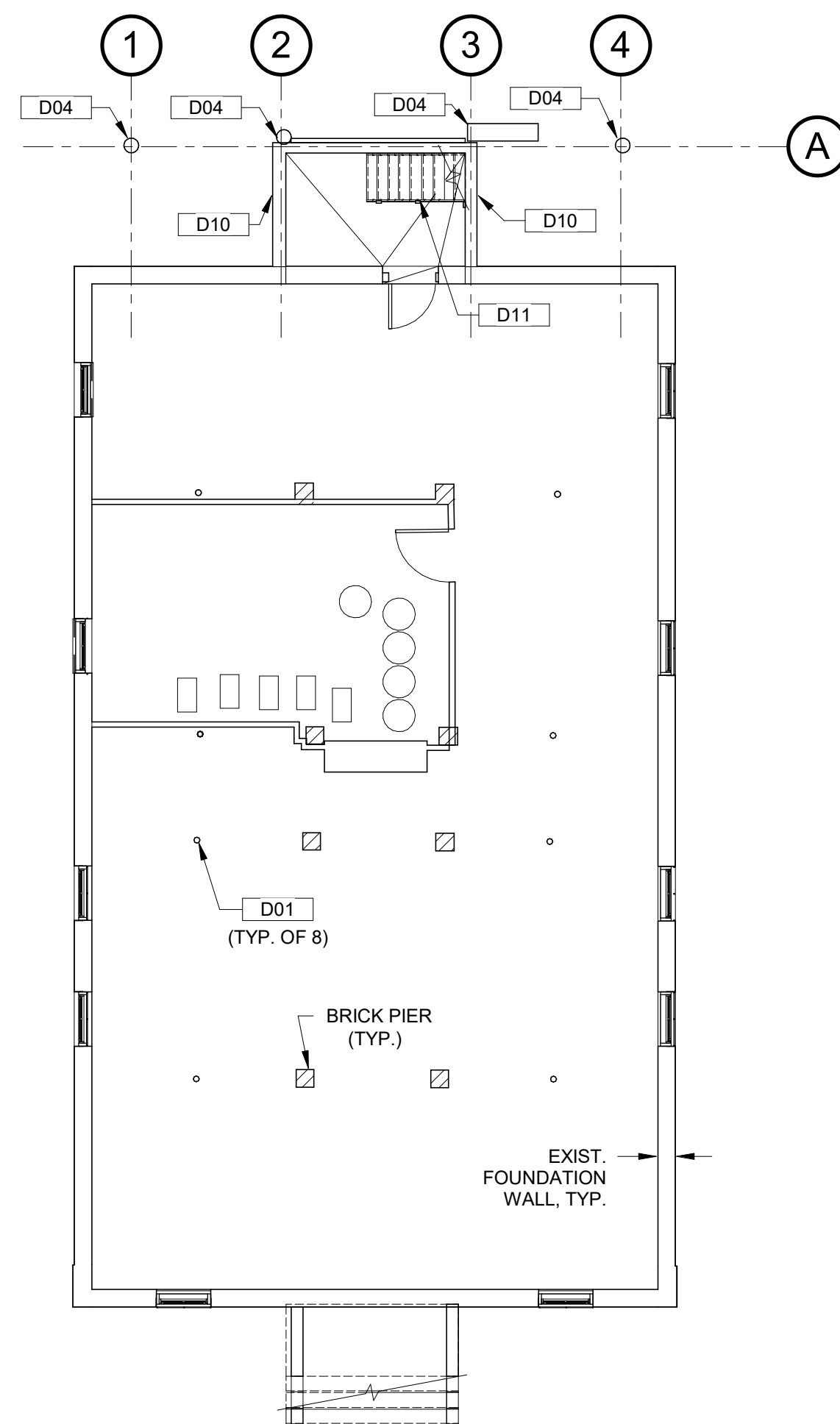
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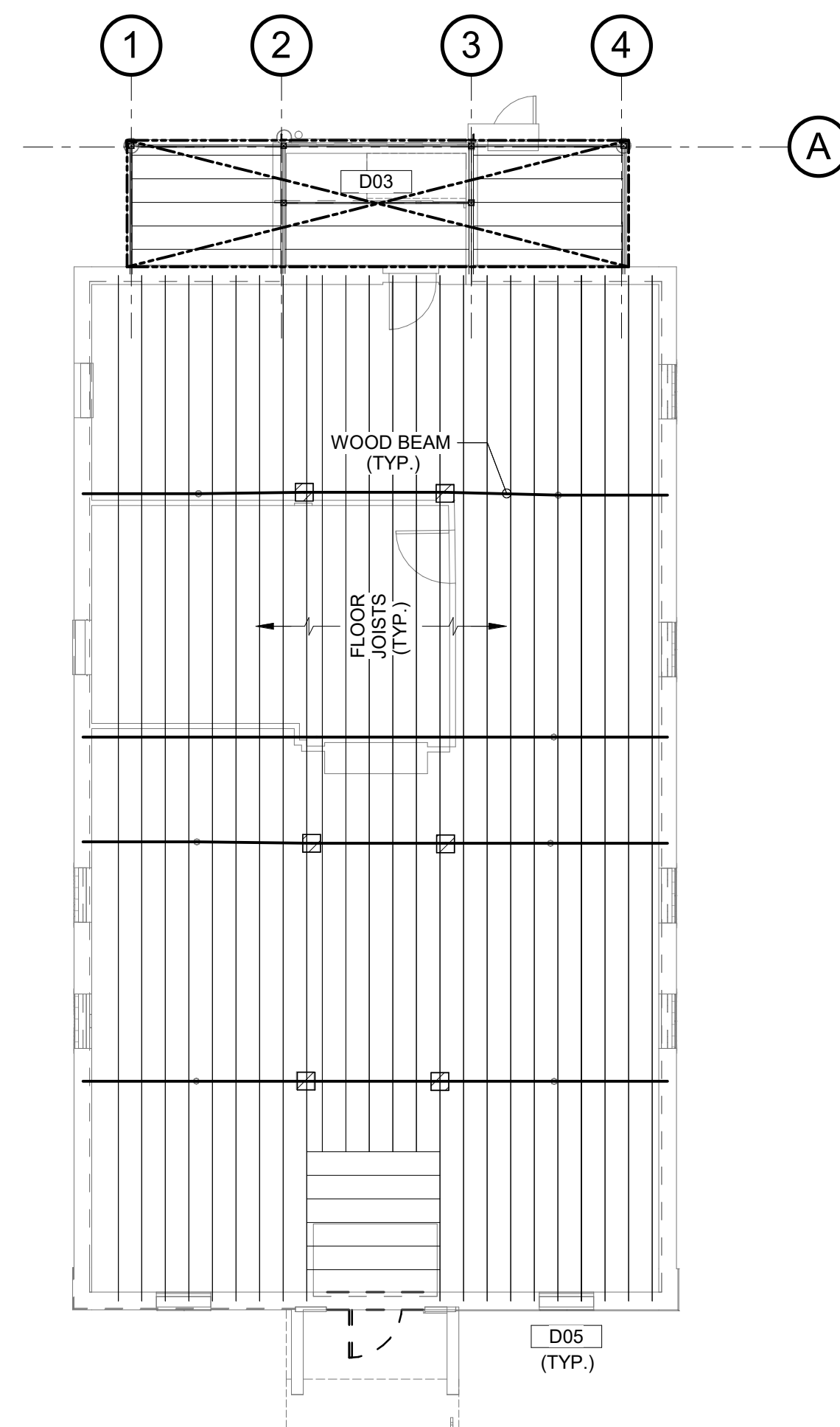
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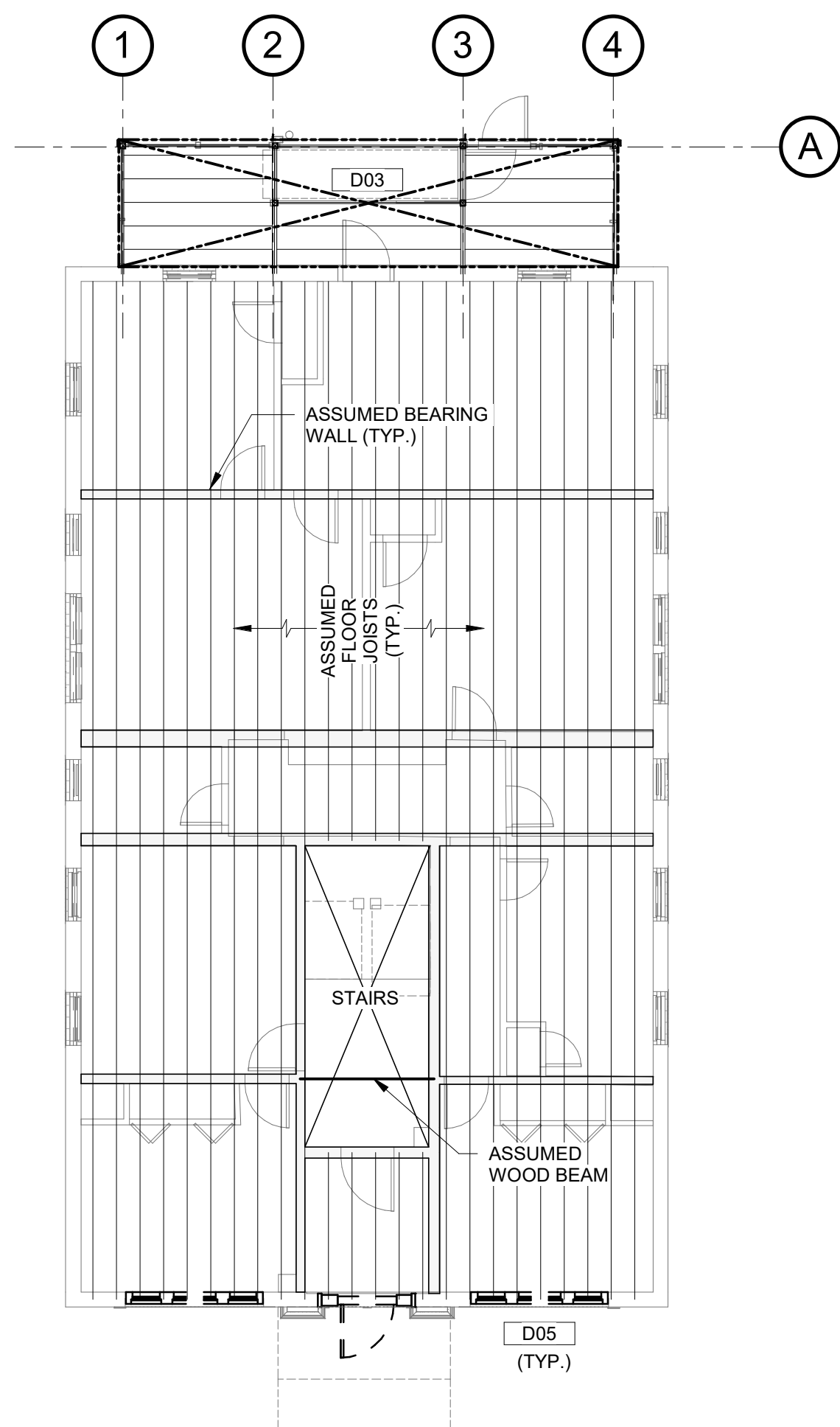
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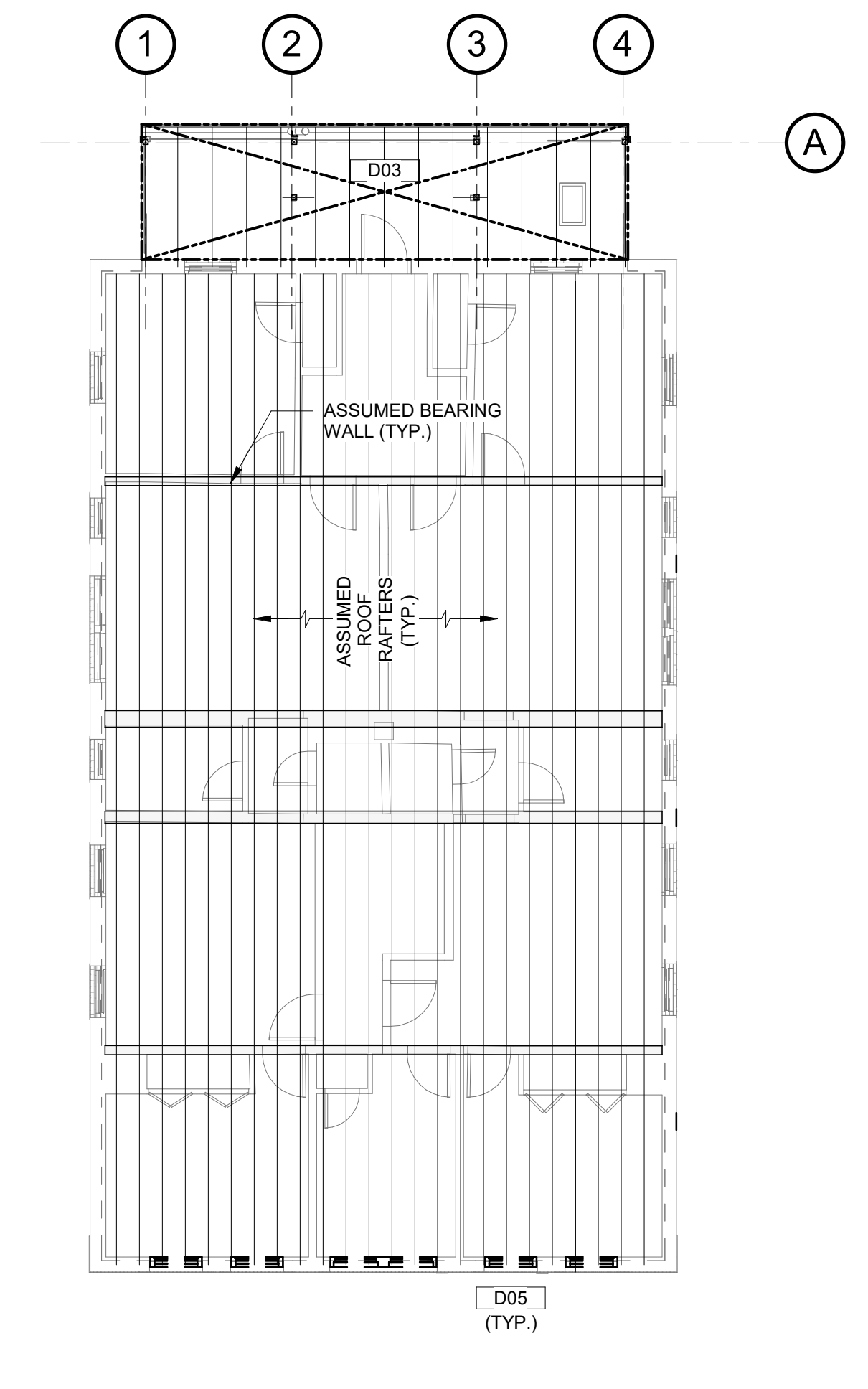
**1 EXISTING BASEMENT PLAN**  
SCALE: 1/8" = 1'-0"



**2 EXISTING 1st FLOOR FRAMING PLAN**  
SCALE: 1/8" = 1'-0"



**3 EXISTING 2nd & 3rd FLOOR FRAMING PLAN**  
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**4 EXISTING ROOF FRAMING PLAN**  
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D02	EXISTING BRICK LALLY COLUMN PEDESTAL. REMOVE AND DISPOSE OF.
D03	EXISTING STEEL AND WOOD PORCH FRAMING TO BE REMOVED IN ITS ENTIRETY. REPAIR ALL MASONRY WALLS & INFILL ALL BEAM POCKETS & BOLT HOLES AFTER DEMOLITION TO ACHIEVE A SOUND STRUCTURAL CONDITION FOR THE NEW WORK. SEE DRAWINGS S1.02 THROUGH S1.04 FOR NEW PORCH FRAMING REQUIREMENTS.
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D05	EXISTING STEEL LINTEL ANGLES TO BE CLEANED OF RUST AND REPAINTED WITH CORROSION-RESISTANT PAINT. TYPICAL ALONG FRONT EXTERIOR WALLS.
D06	PARTIALLY REMOVE EXISTING WOOD STUD BEARING WALL TO ALLOW FOR RELOCATED DOORWAY. PROVIDE NEW HEADERS AND JAMB STUDS.
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D11	EXISTING ACCESS STAIR TO BASEMENT TO BE REMOVED AND REPLACED. COORDINATE ALL DETAILS WITH THE ARCHITECT.

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Consultant:



Revision:

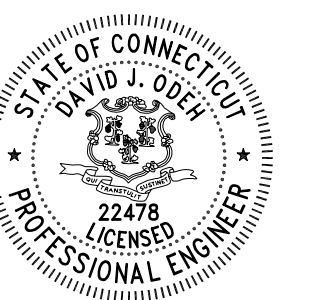
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Drawn: BJL, KLM

Checked: DJO

Scale: As indicated

Key Plan:



Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 3 EXISTING STRUCTURAL PLANS**

NOT FOR CONSTRUCTION  
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Project Number:

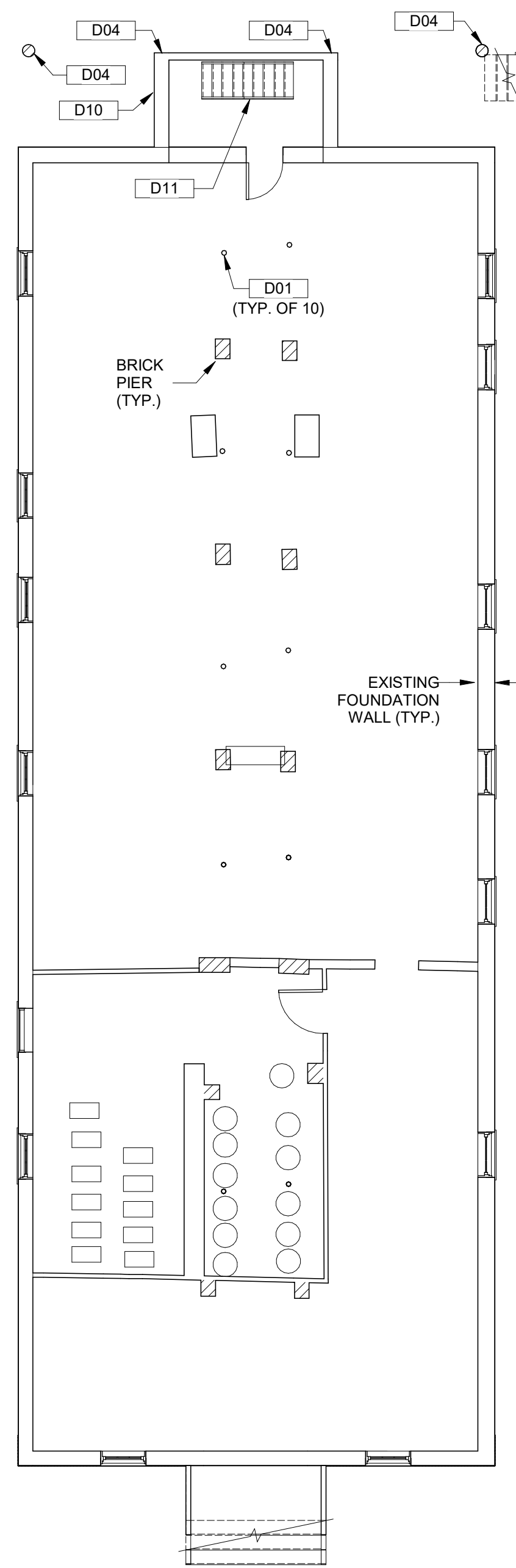
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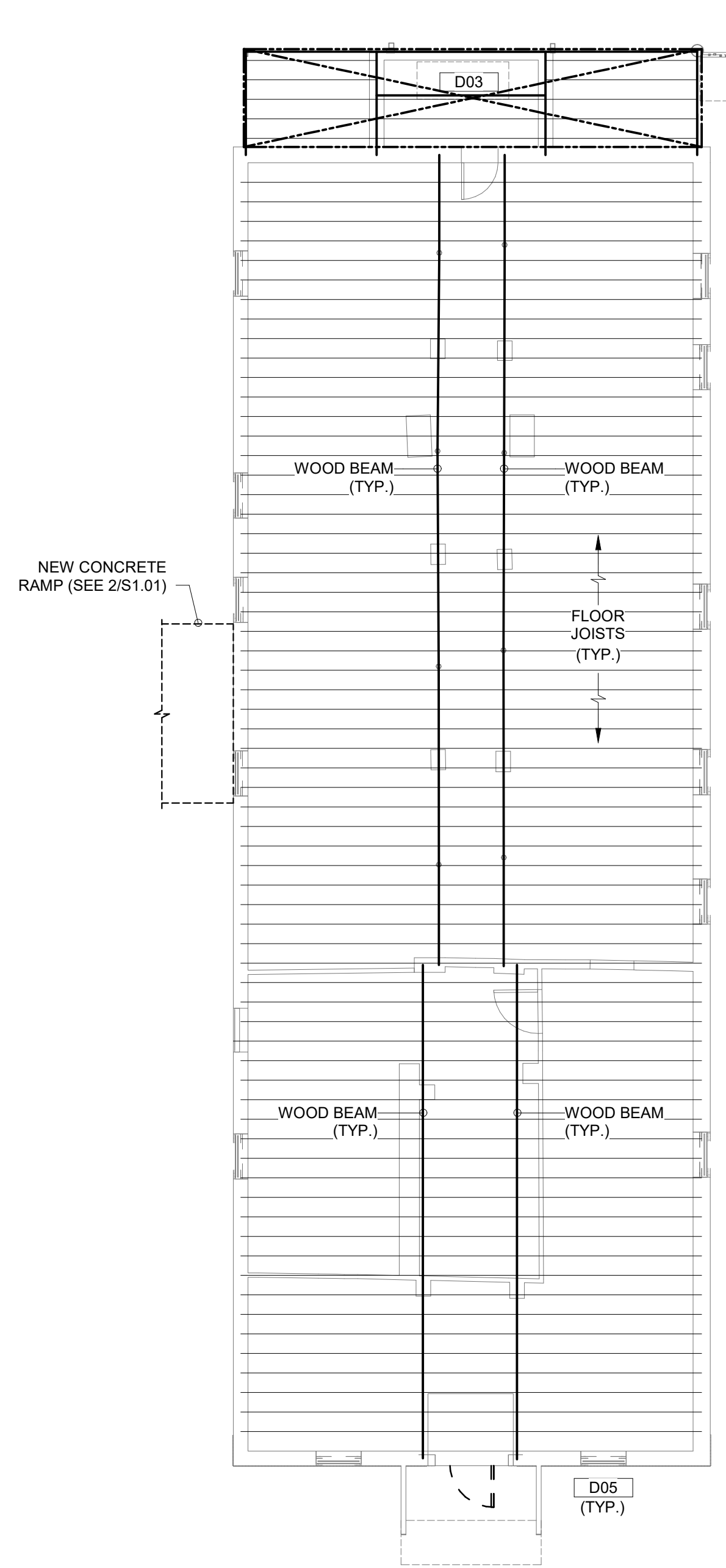
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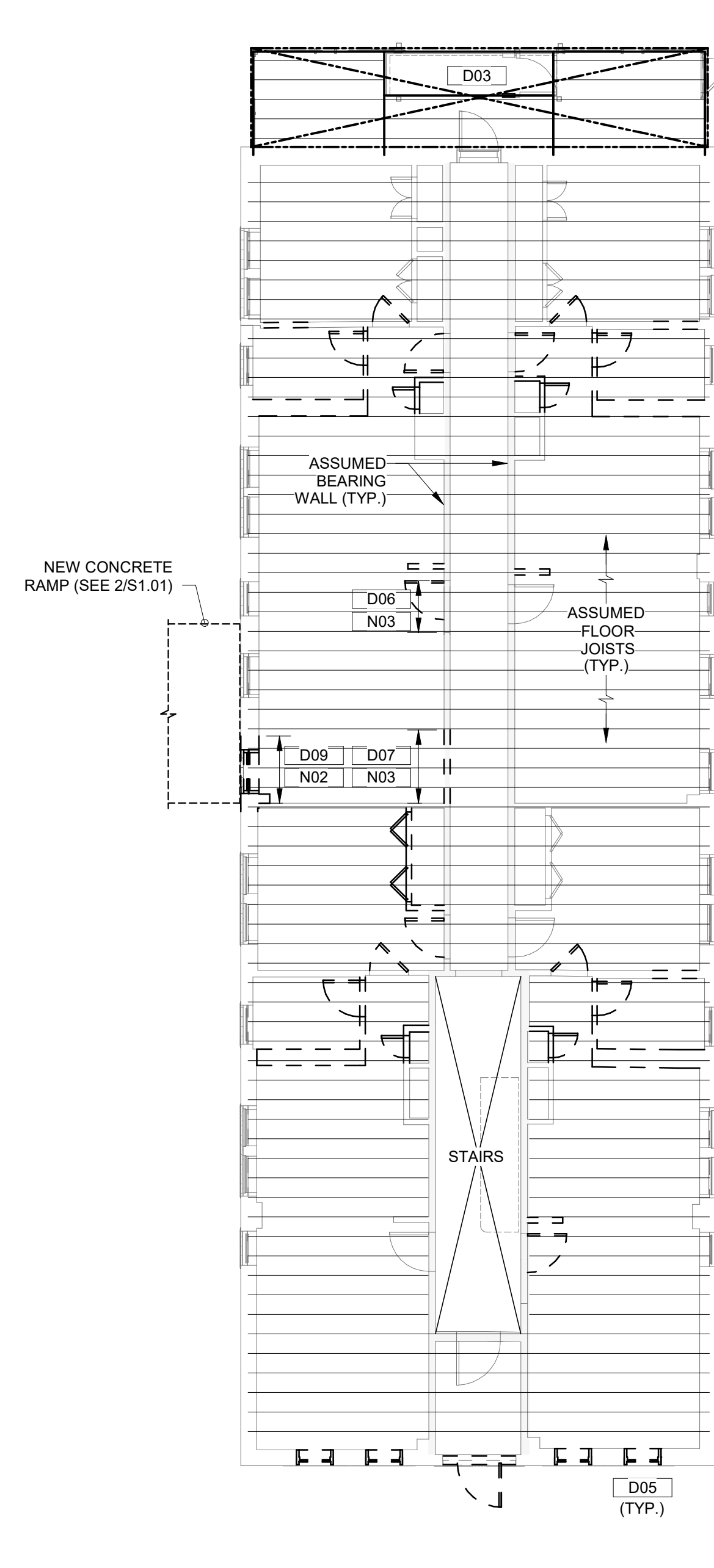
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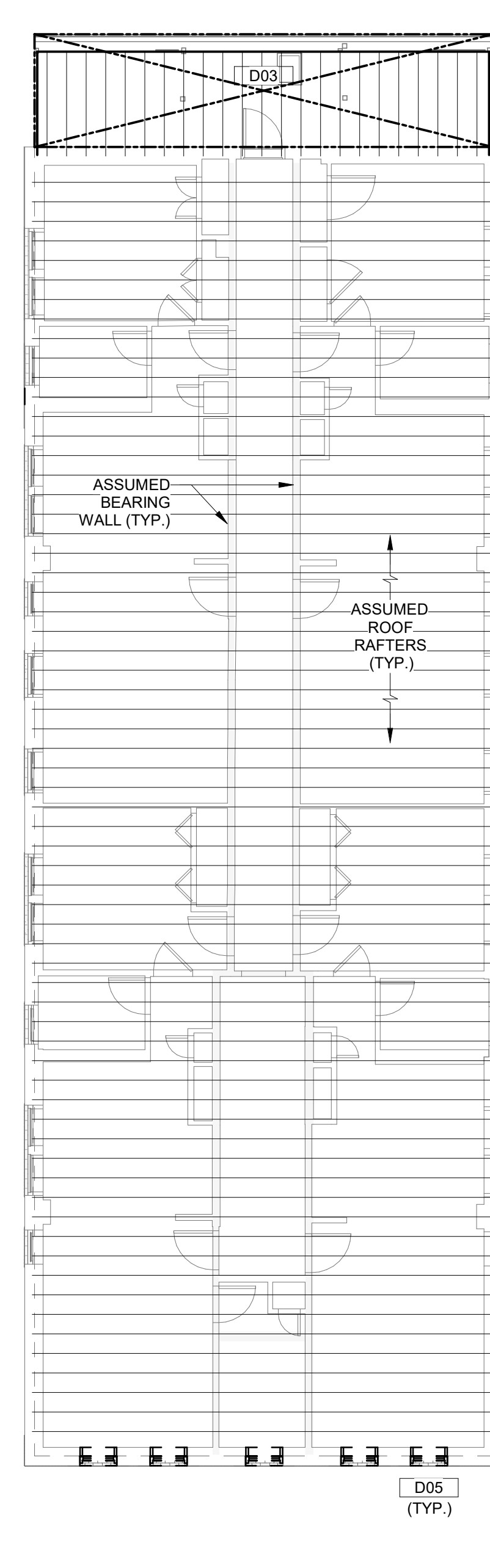
**1 EXISTING BASEMENT PLAN**  
SCALE: 1/8" = 1'-0"



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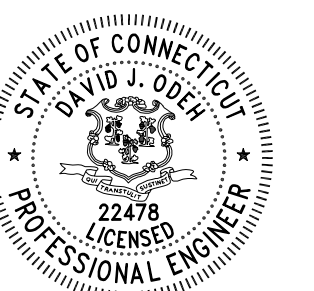
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Drawn: BJL, KLM

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Scale: As indicated

Key Plan:



Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 4 EXISTING STRUCTURAL PLANS**

NOT FOR CONSTRUCTION  
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Project Number:

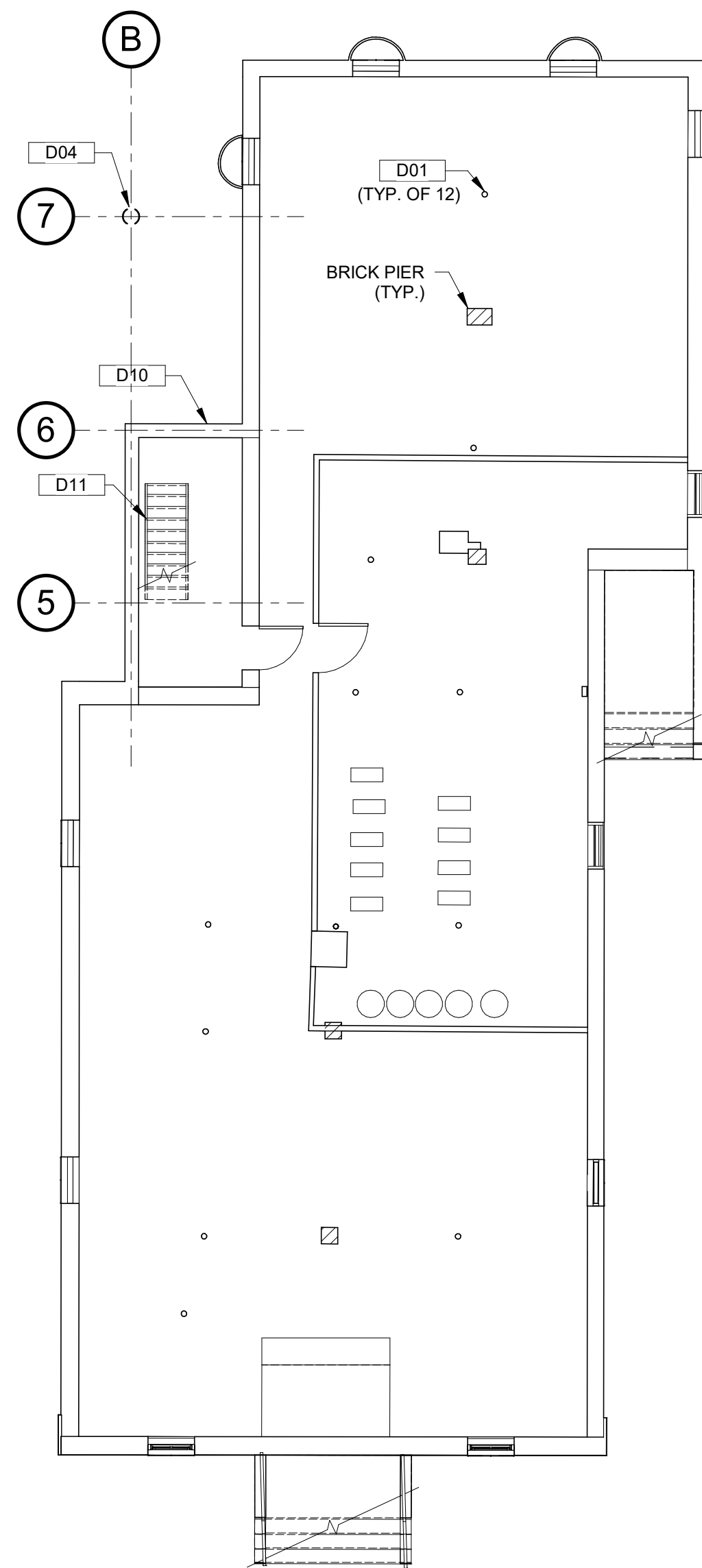
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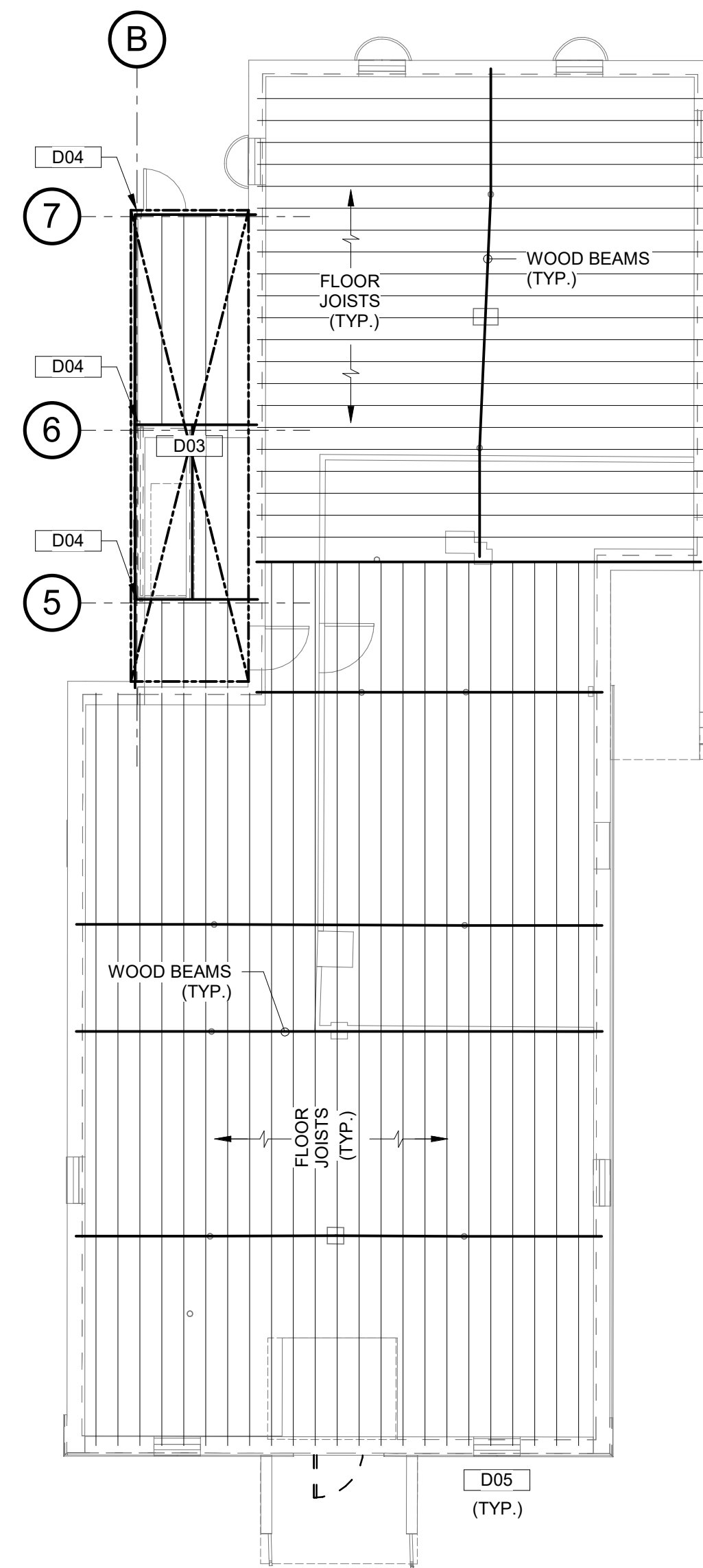
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**SE1.04**



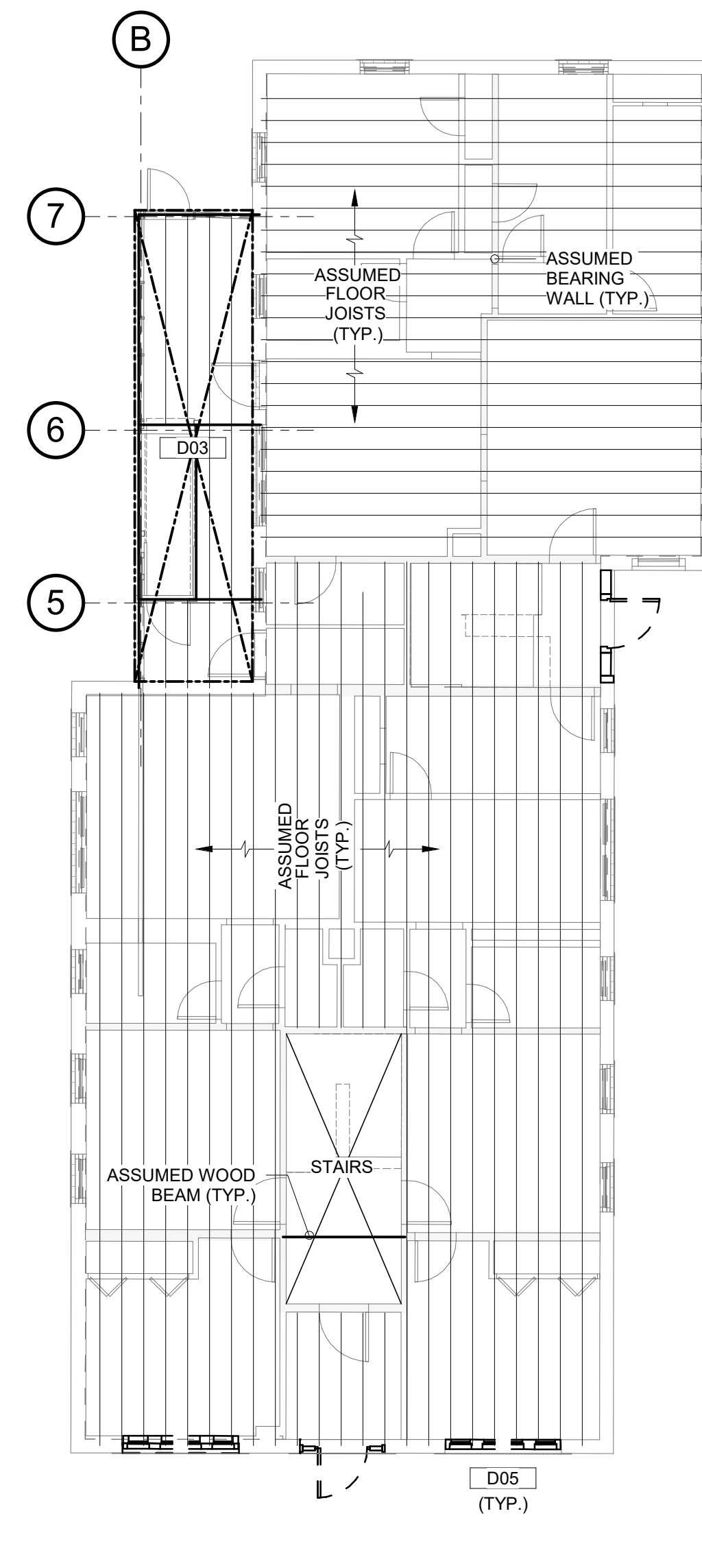
**1 EXISTING BASEMENT PLAN**

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



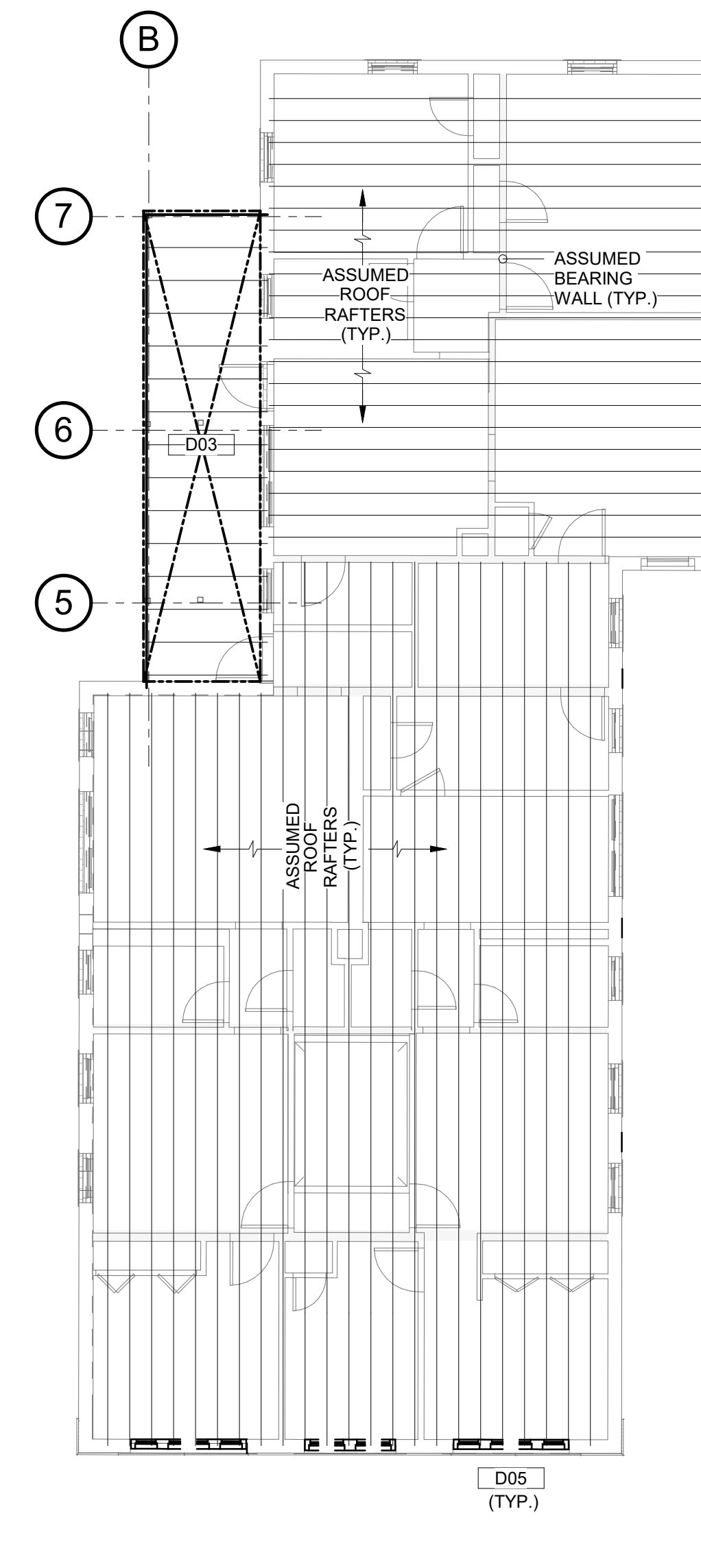
**2 EXISTING 1st FLOOR FRAMING PLAN**

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**3 EXISTING 2nd & 3rd FLOOR FRAMING PLAN**

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Consultant:



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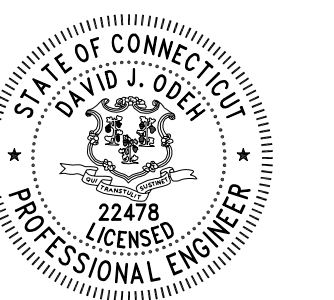
Architect of Record:

Drawn: BJL, KLM

Checked: DJO

Scale: As indicated

Key Plan:



Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 5 EXISTING STRUCTURAL PLANS**

NOT FOR CONSTRUCTION FOR PERMIT ONLY

Project Number:

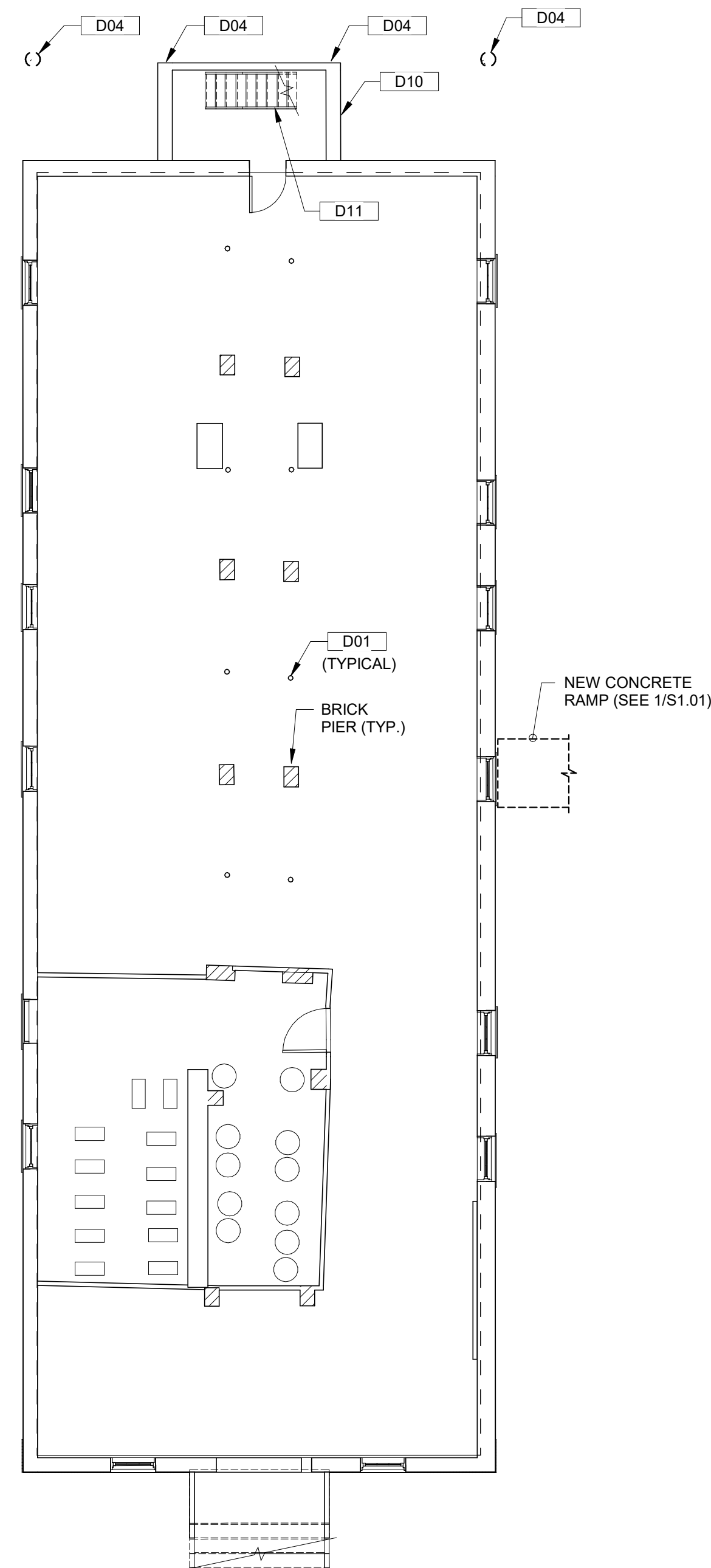
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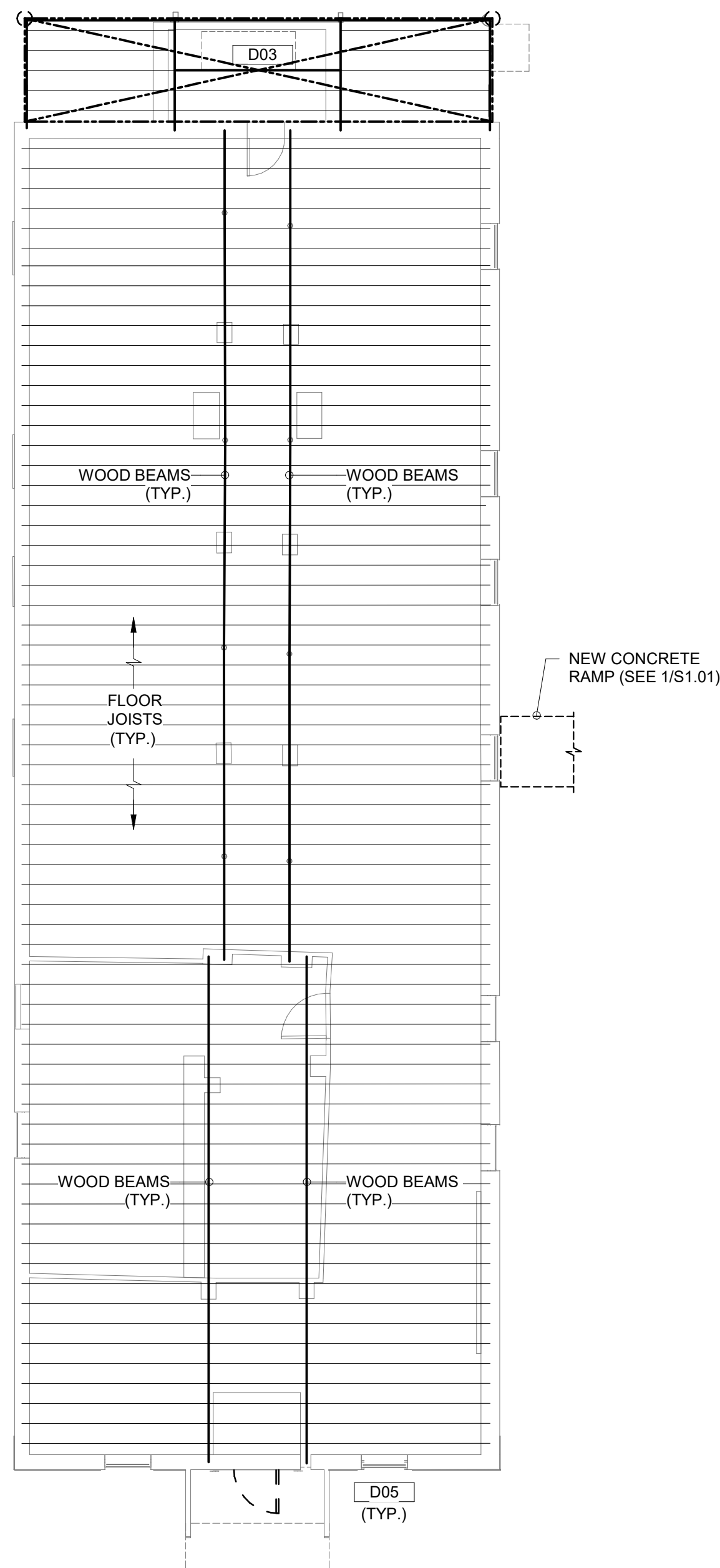
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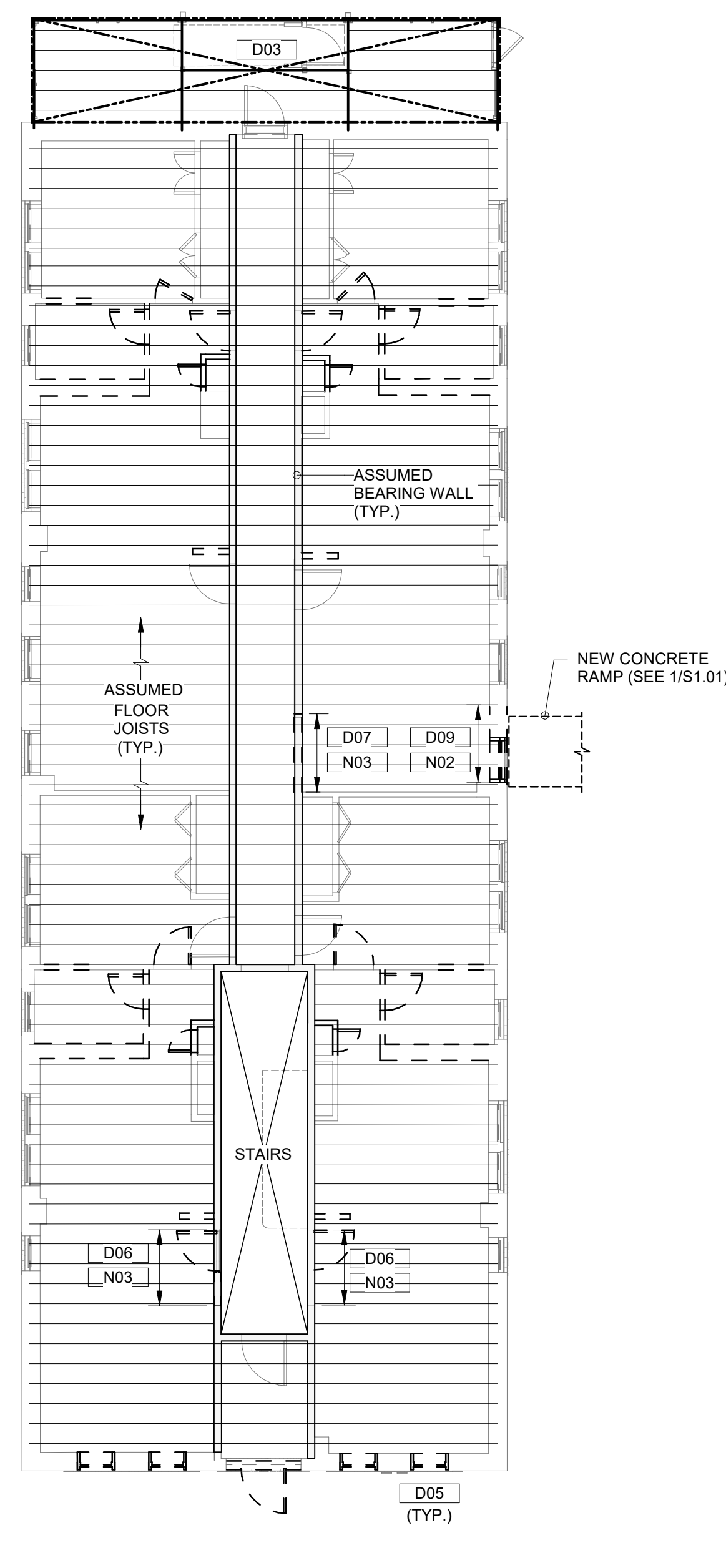
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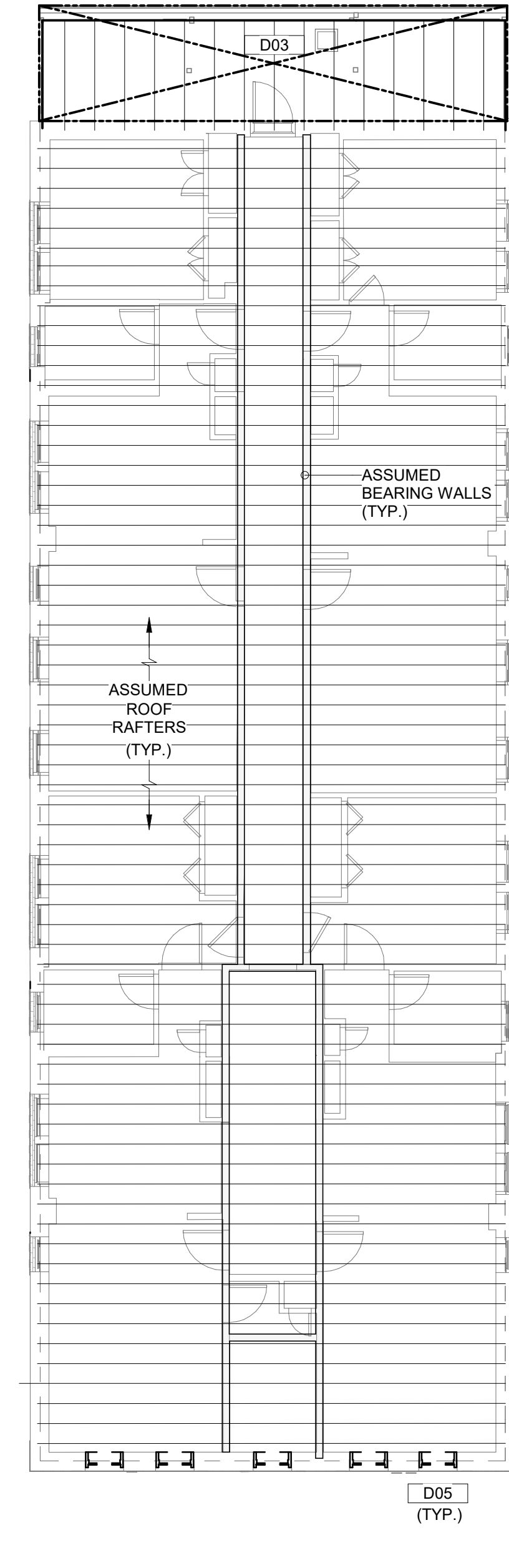
**1** EXISTING BASEMENT PLAN  
SCALE: 1/8" = 1'-0"



**2** EXISTING 1st FLOOR FRAMING PLAN  
SCALE: 1/8" = 1'-0"



**3** EXISTING 2nd & 3rd FLOOR FRAMING PLAN  
SCALE: 1/8" = 1'-0"



**4** EXISTING ROOF FRAMING PLAN  
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Key Value	Keynote Text
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D02	EXISTING BRICK LALLY COLUMN PEDESTAL. REMOVE AND DISPOSE OF.
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D05	EXISTING STEEL LINTEL ANGLES TO BE CLEANED OF RUST AND REPAINTED WITH CORROSION-RESISTANT PAINT. TYPICAL ALONG FRONT EXTERIOR WALLS.
D06	PARTIALLY REMOVE EXISTING WOOD STUD BEARING WALL TO ALLOW FOR RELOCATED DOORWAY. PROVIDE NEW HEADERS AND JAMB STUDS.
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D09	PARTIALLY REMOVE AND REBUILD EXISTING EXTERIOR BRICK MASONRY WALL TO ALLOW FOR NEW ENTRY DOOR.
D10	EXISTING FOUNDATION WALLS TO BASEMENT REQUIRE REPAIR.
D11	EXISTING ACCESS STAIR TO BASEMENT TO BE REMOVED AND REPLACED. COORDINATE ALL DETAILS WITH THE ARCHITECT.

### NEW CONDITIONS NOTES

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Consultant:



Revision:

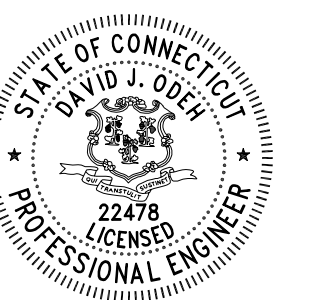
Architect of Record:

Drawn: BJL, KLM

Checked: DJO

Scale: As indicated

Key Plan:



Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 6 EXISTING STRUCTURAL PLANS**

NOT FOR CONSTRUCTION FOR PERMIT ONLY

Project Number:

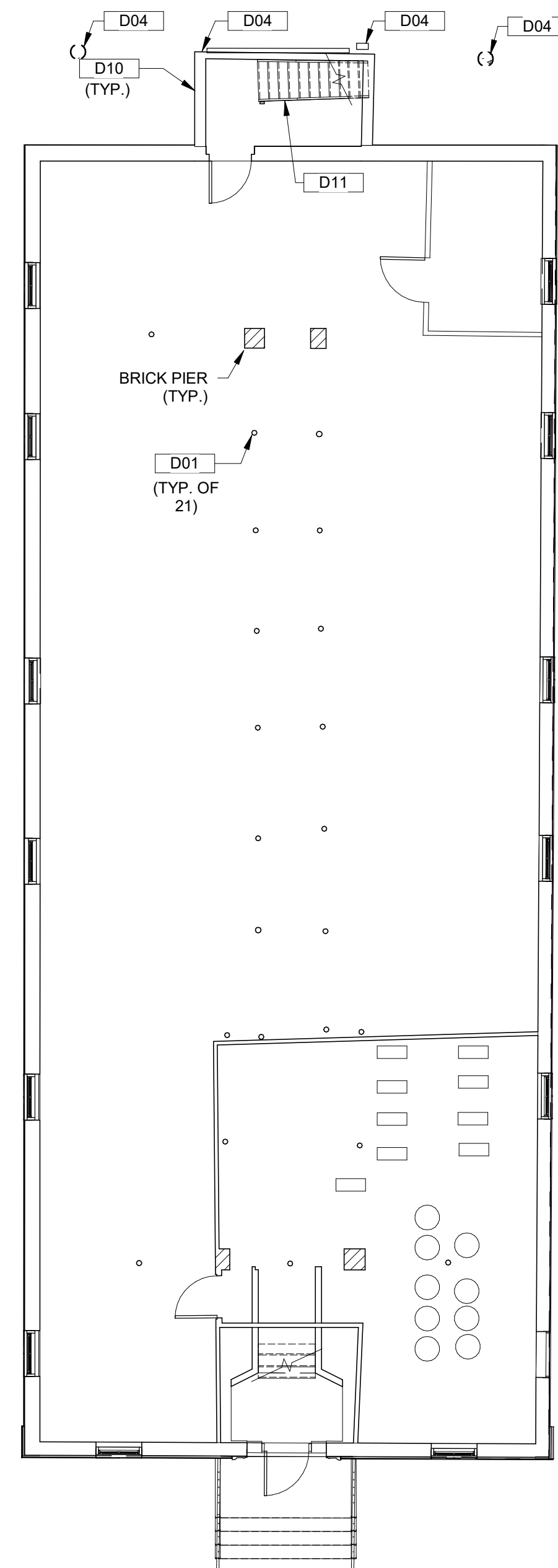
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Issue Date:

FEBRUARY 24, 2023

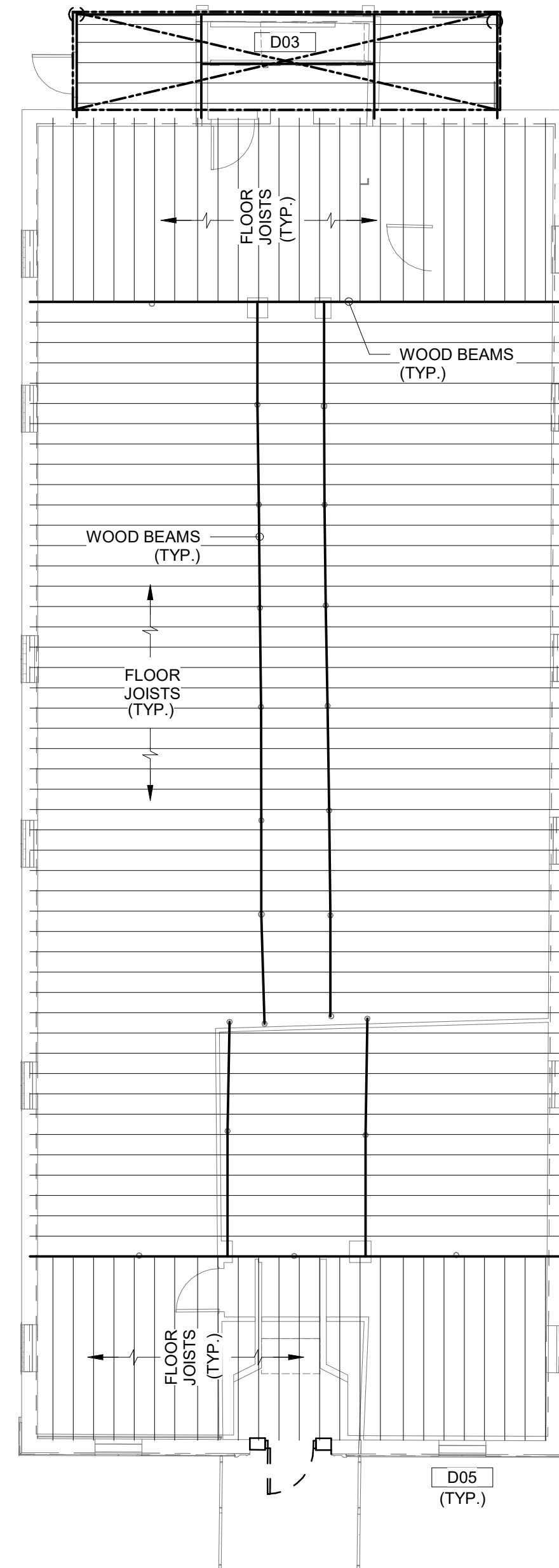
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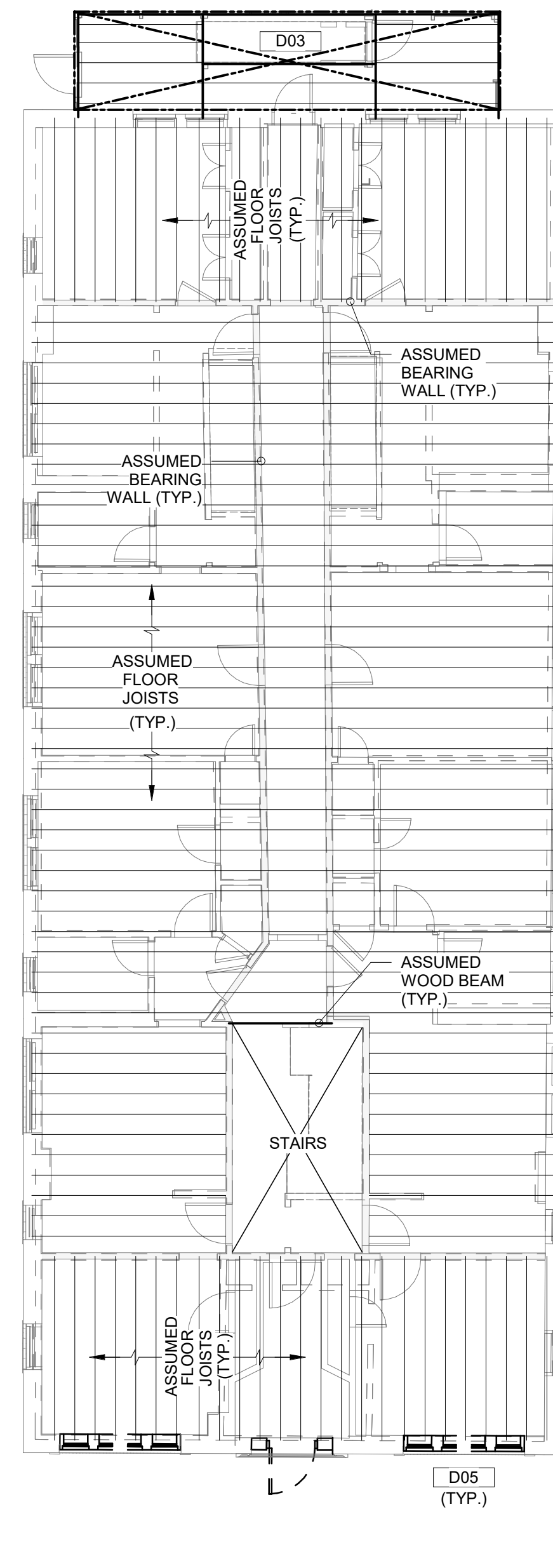
**1 EXISTING BASEMENT PLAN**

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



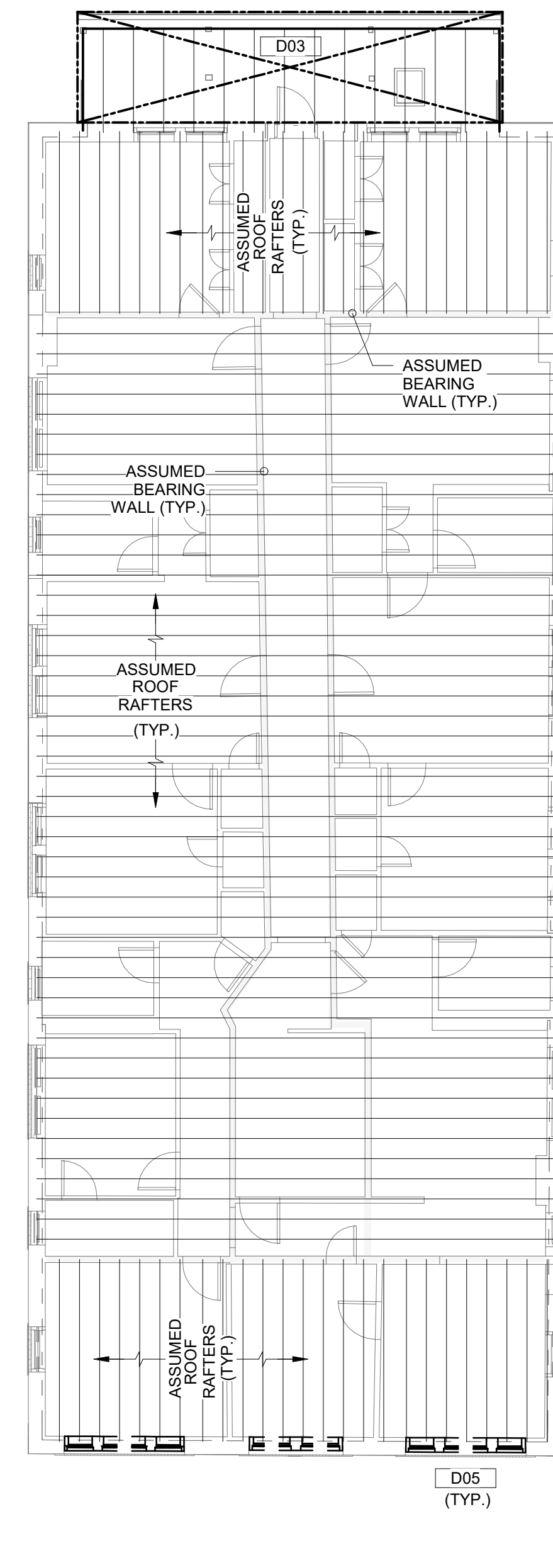
**2 EXISTING 1st FLOOR FRAMING PLAN**

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



**3 EXISTING 2nd & 3rd FLOOR FRAMING PLAN**

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



**4 EXISTING ROOF FRAMING PLAN**

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Consultant:



Revision:

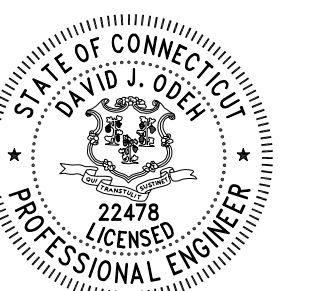
Architect of Record:

Drawn: BJL, KLM

Checked: DJO

Scale: As indicated

Key Plan:



Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 7 EXISTING STRUCTURAL PLANS**

NOT FOR CONSTRUCTION  
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Project Number:

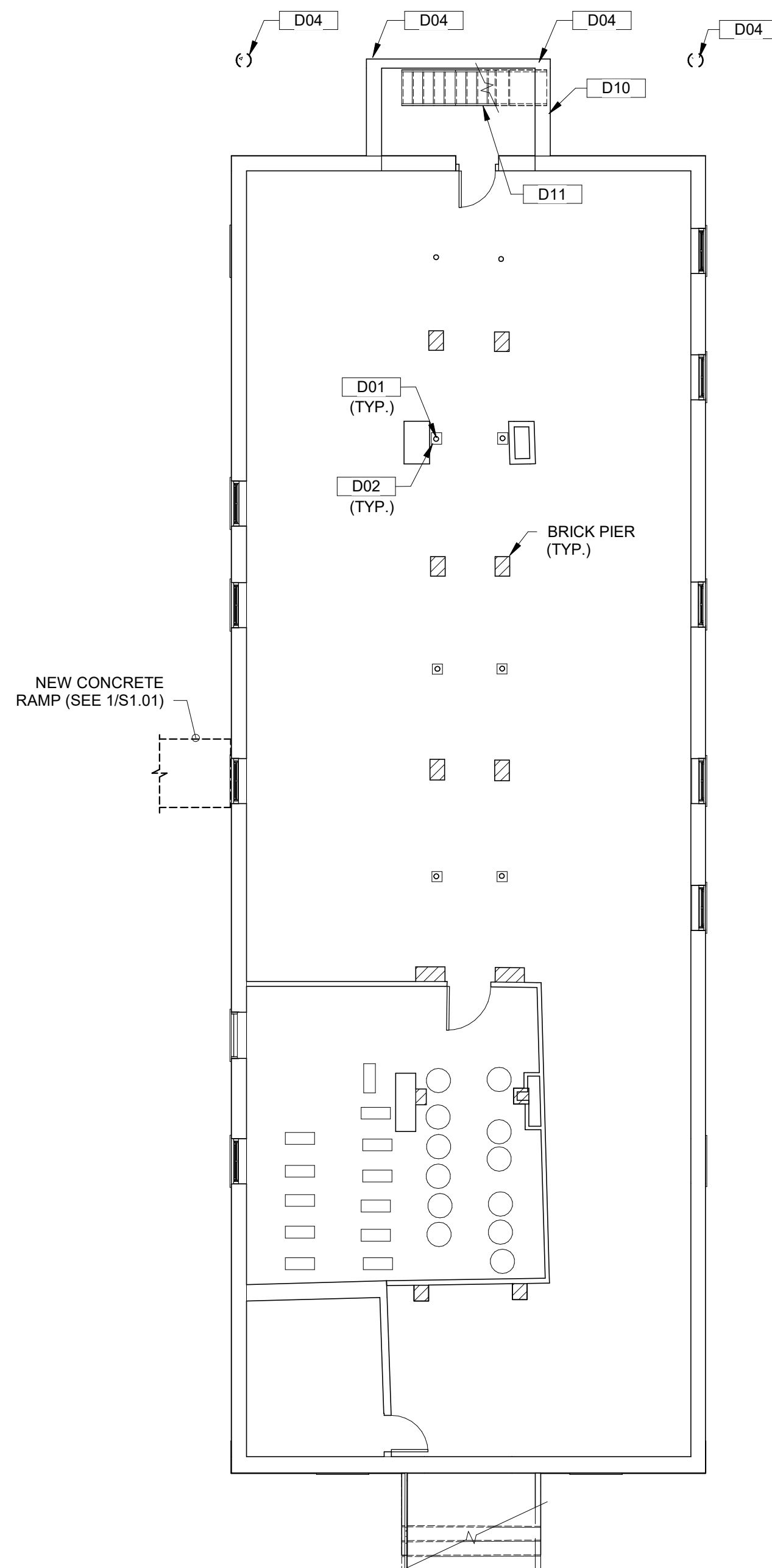
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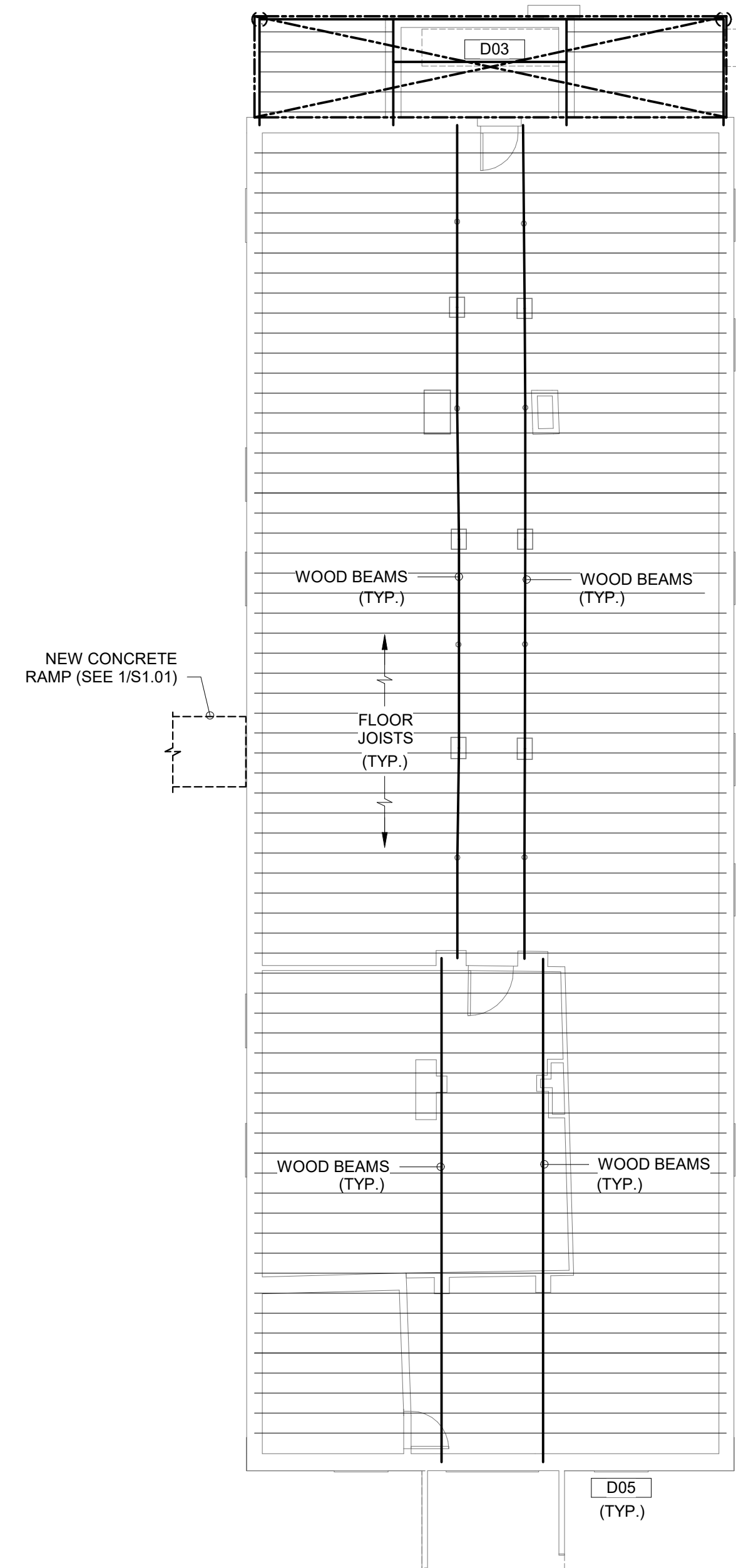
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**SE1.07**



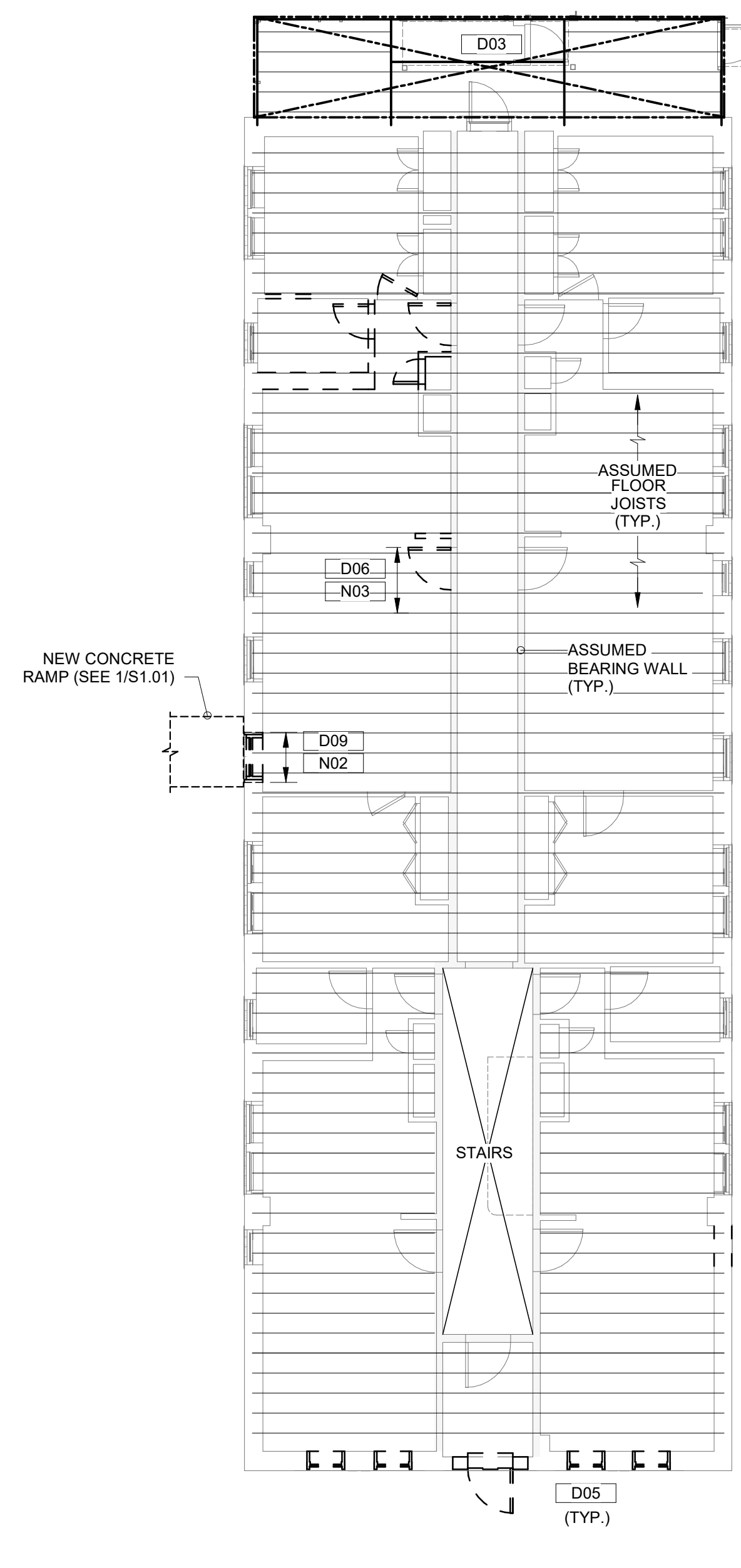
**1** EXISTING BASEMENT PLAN

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



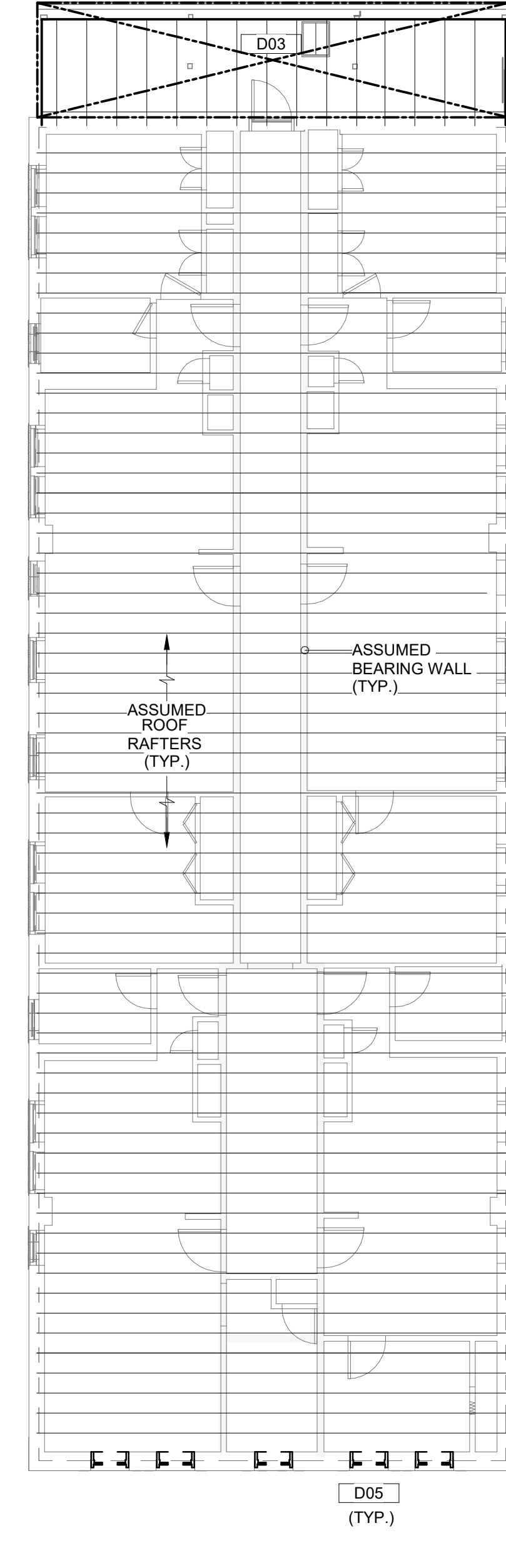
**2** EXISTING 1st FLOOR FRAMING PLAN

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



**3** EXISTING 2nd & 3rd FLOOR FRAMING PLAN

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Consultant:



Revision:

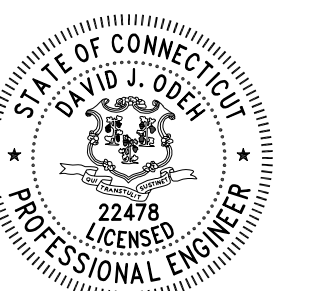
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Drawn: BJL, KLM

Checked: DJO

Scale: As indicated

Key Plan:



Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 8 EXISTING STRUCTURAL PLANS**

NOT FOR CONSTRUCTION  
FOR PERMIT ONLY

Project Number:

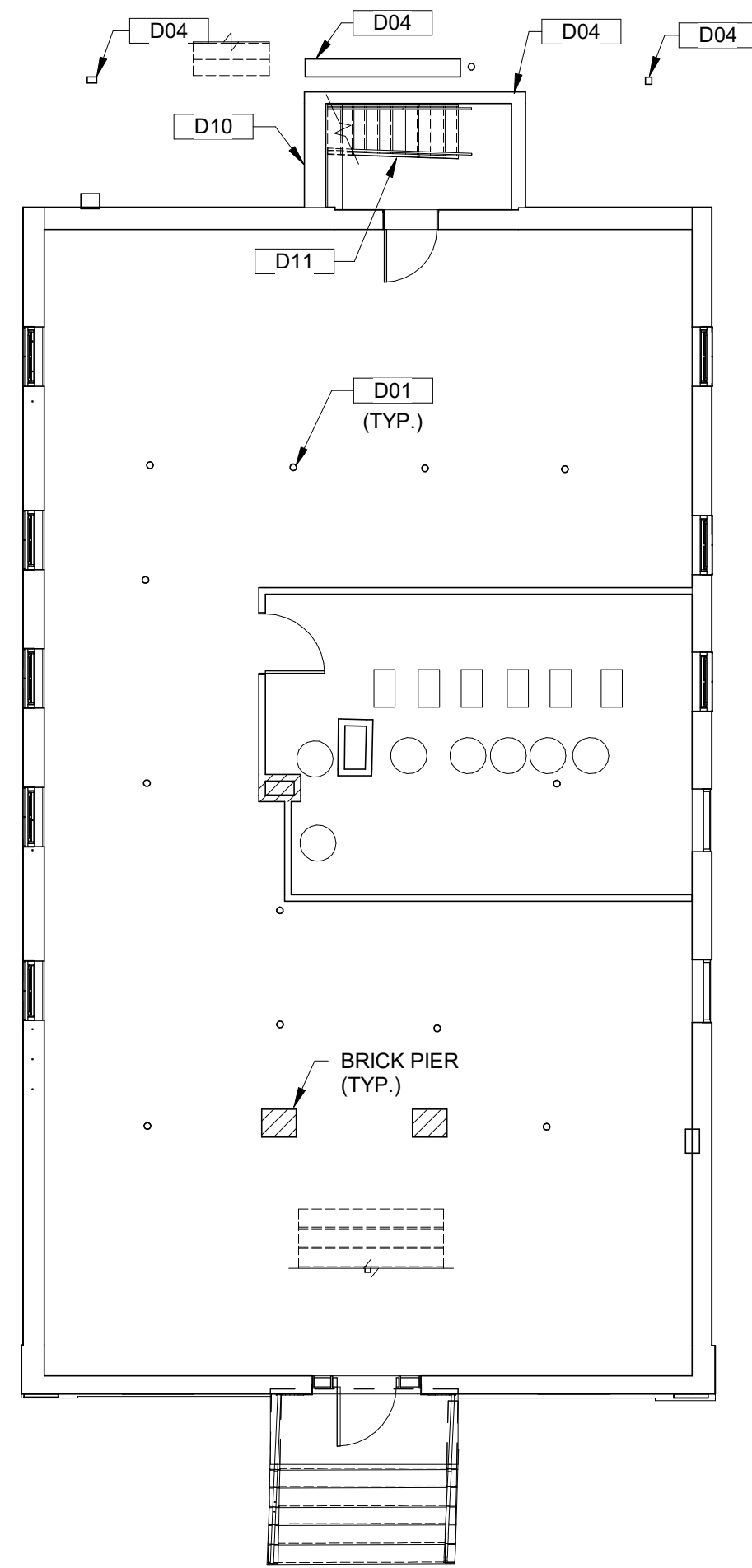
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Issue Date:

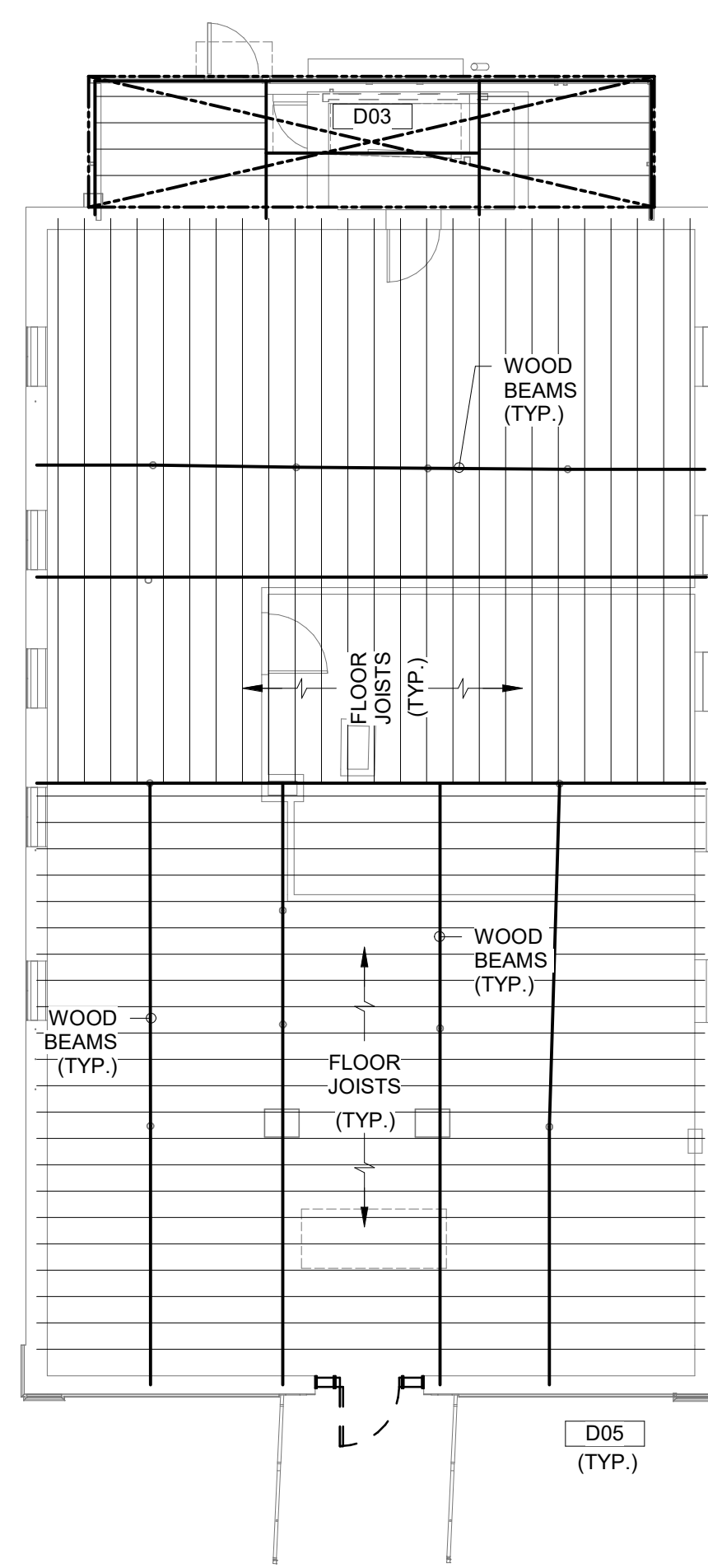
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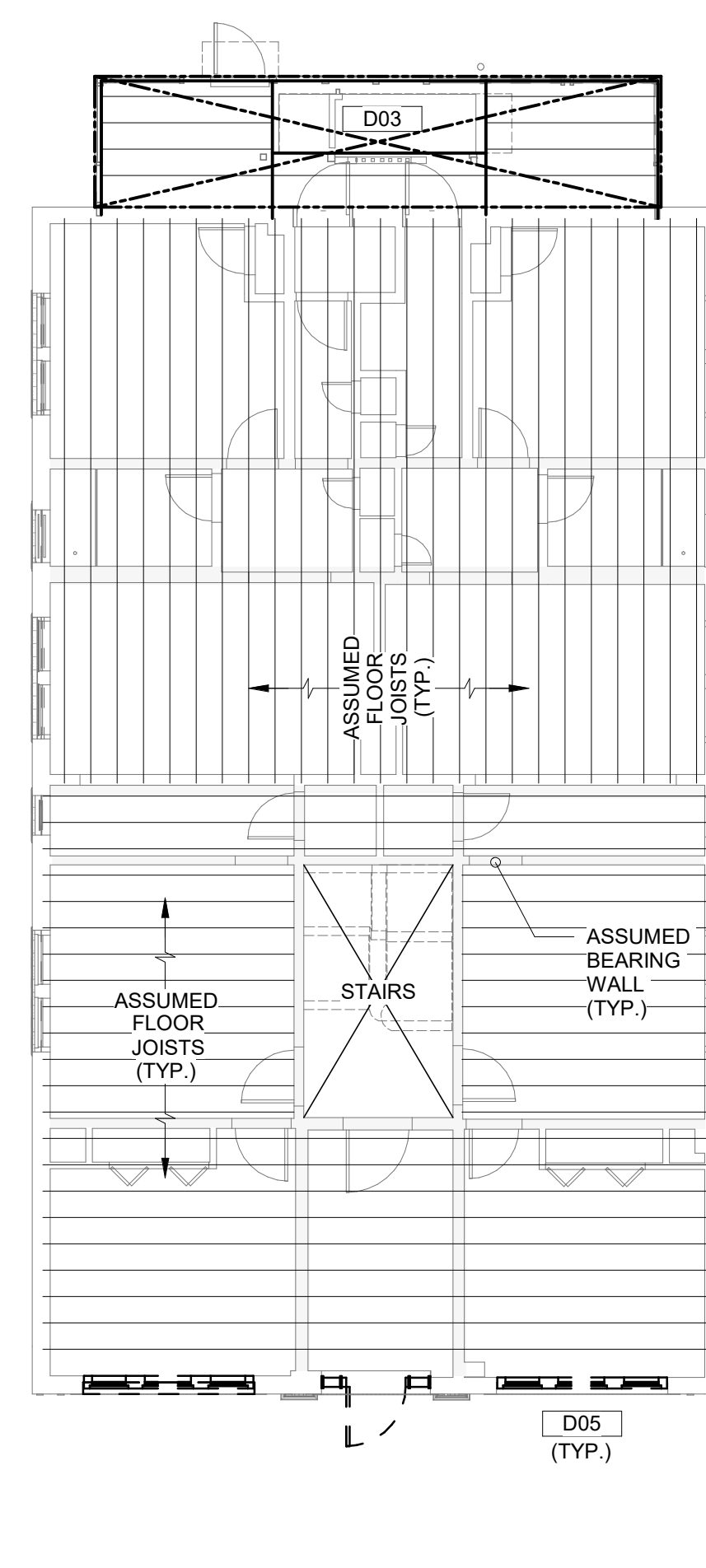
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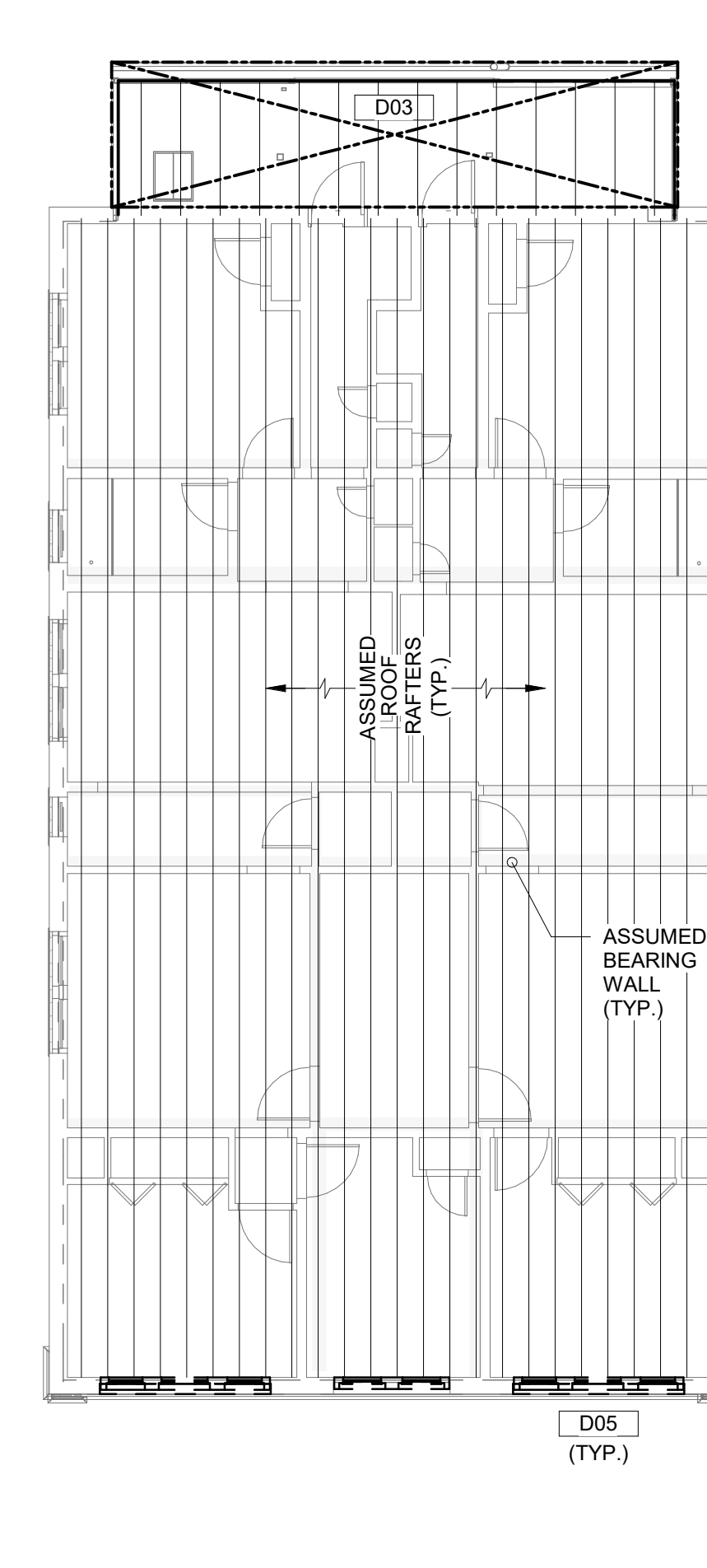
**1 EXISTING BASEMENT PLAN**  
SCALE: 1/8" = 1'-0"



**2 EXISTING 1st FLOOR FRAMING PLAN**  
SCALE: 1/8" = 1'-0"



**3 EXISTING 2nd & 3rd FLOOR FRAMING PLAN**  
SCALE: 1/8" = 1'-0"



**4 EXISTING ROOF FRAMING PLAN**  
SCALE: 1/8" = 1'-0"

### STRUCTURAL DEMO NOTES

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D06	PARTIALLY REMOVE EXISTING WOOD STUD BEARING WALL TO ALLOW FOR RELOCATED DOORWAY. PROVIDE NEW HEADERS AND JAMB STUDS.
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D11	EXISTING ACCESS STAIR TO BASEMENT TO BE REMOVED AND REPLACED. COORDINATE ALL DETAILS WITH THE ARCHITECT.

### NEW CONDITIONS NOTES

Key Value	Keynote Text
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Consultant:



1223 Mineral Spring Avenue  
North Providence, RI 02904  
Phone: 401.724.1771  
Fax: 401.724.1981  
www.odebengineers.com

Revision:

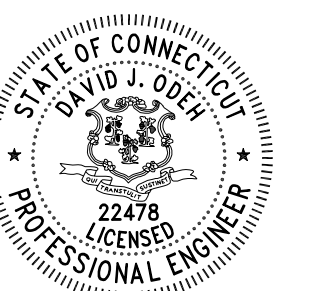
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Drawn: BJL, KLM

Checked: DJO

Scale: As indicated

Key Plan:



Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 9 EXISTING STRUCTURAL PLANS**

NOT FOR CONSTRUCTION  
FOR PERMIT ONLY

Project Number:

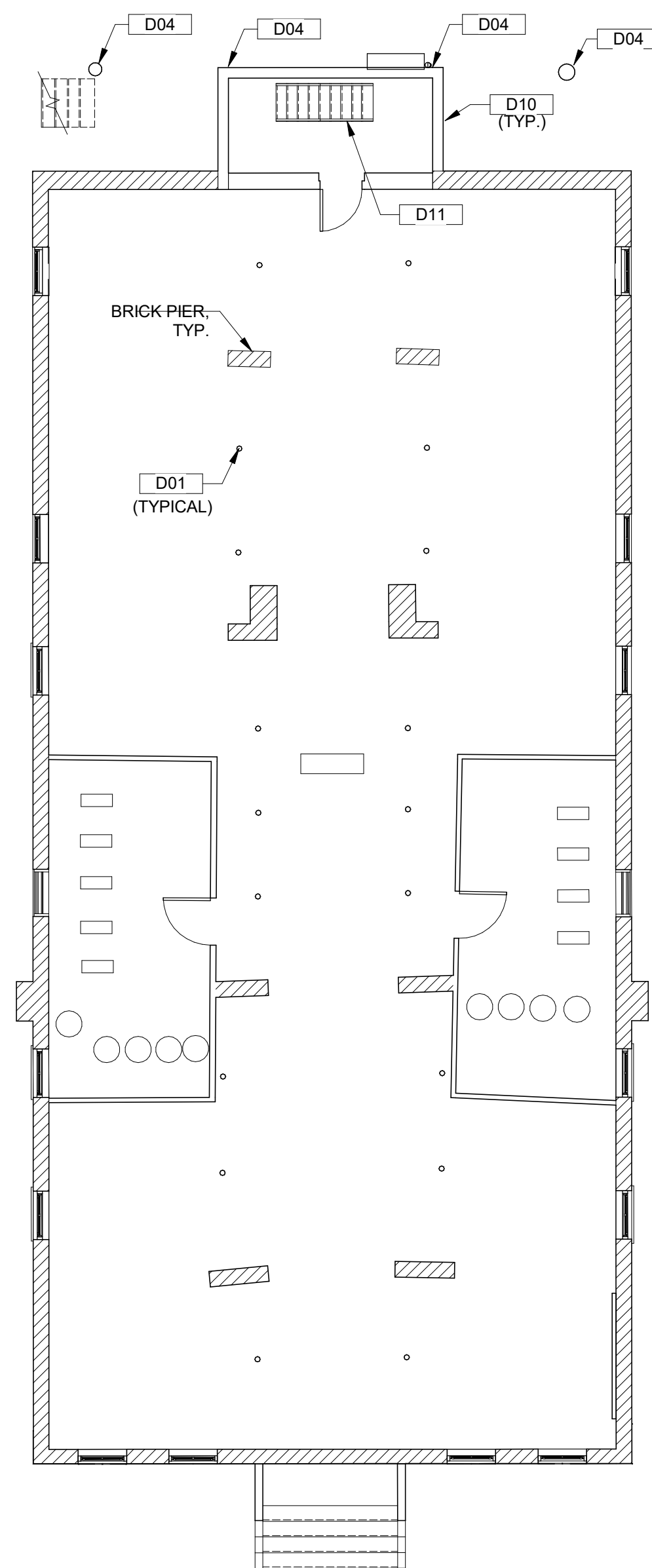
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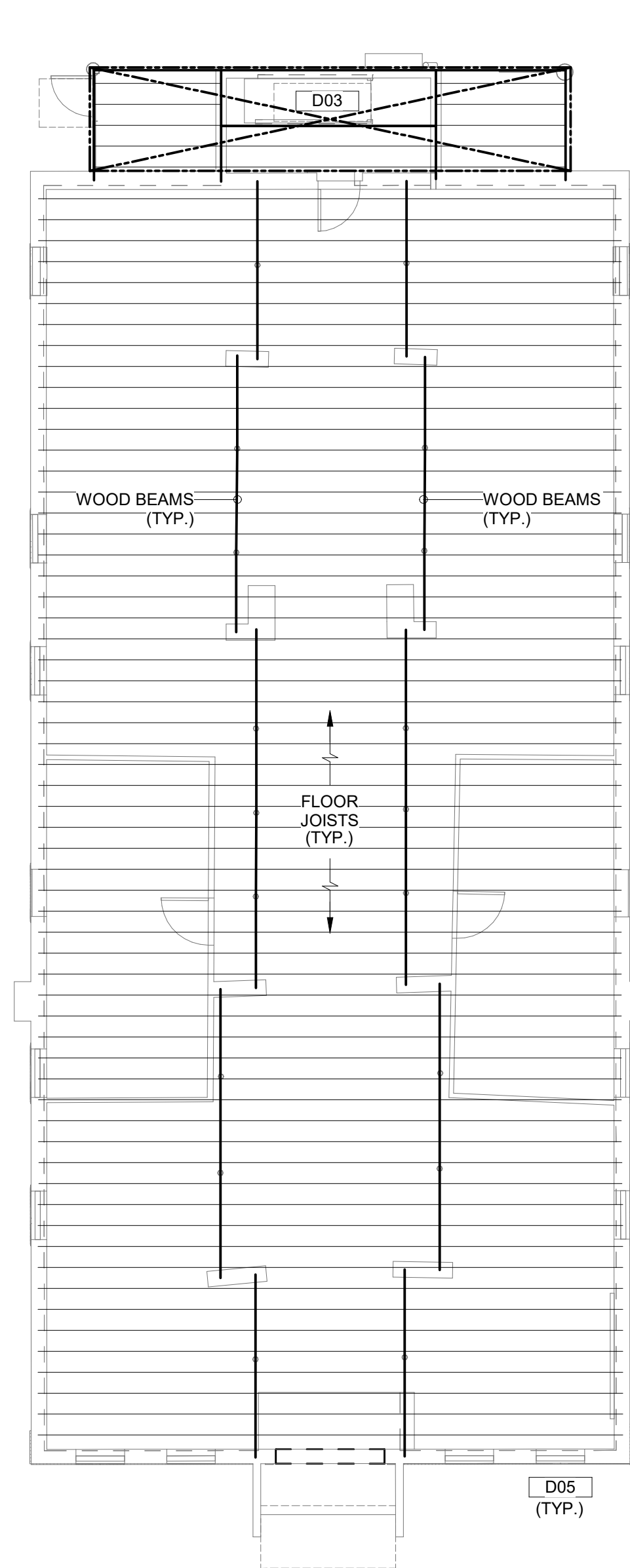
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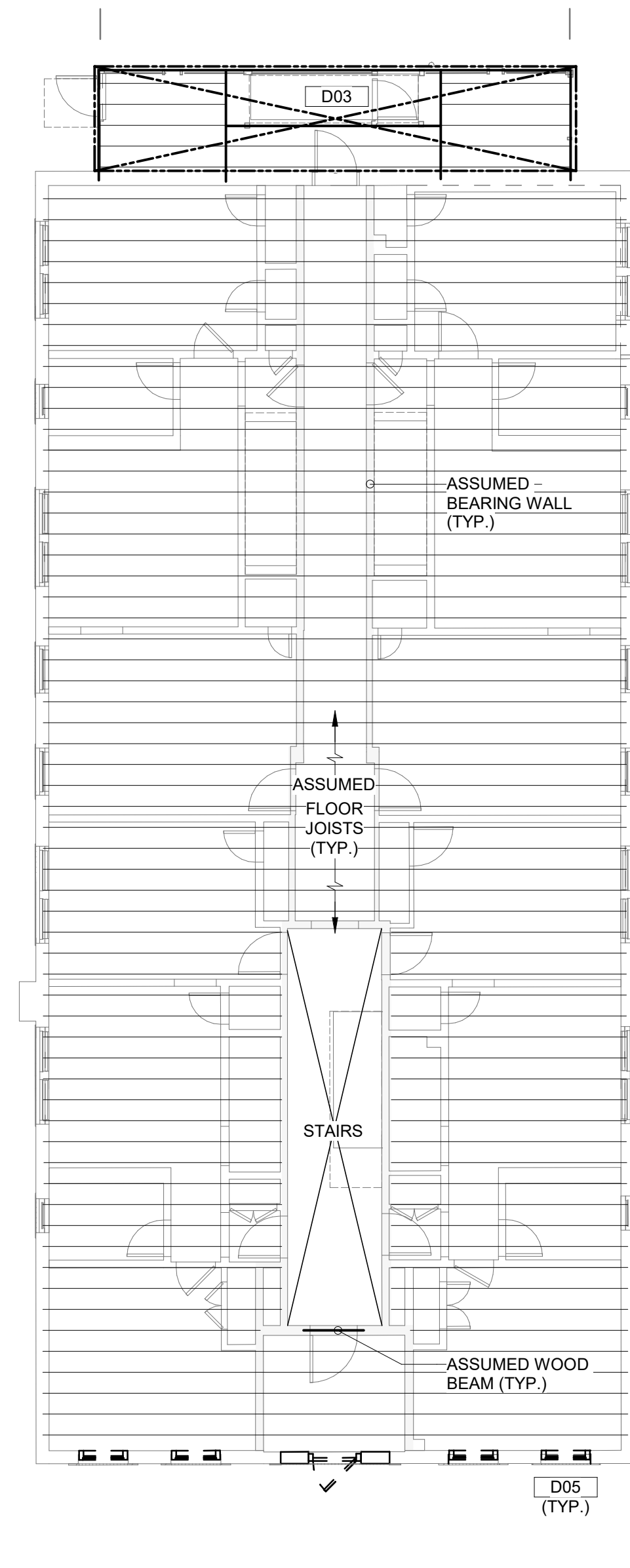
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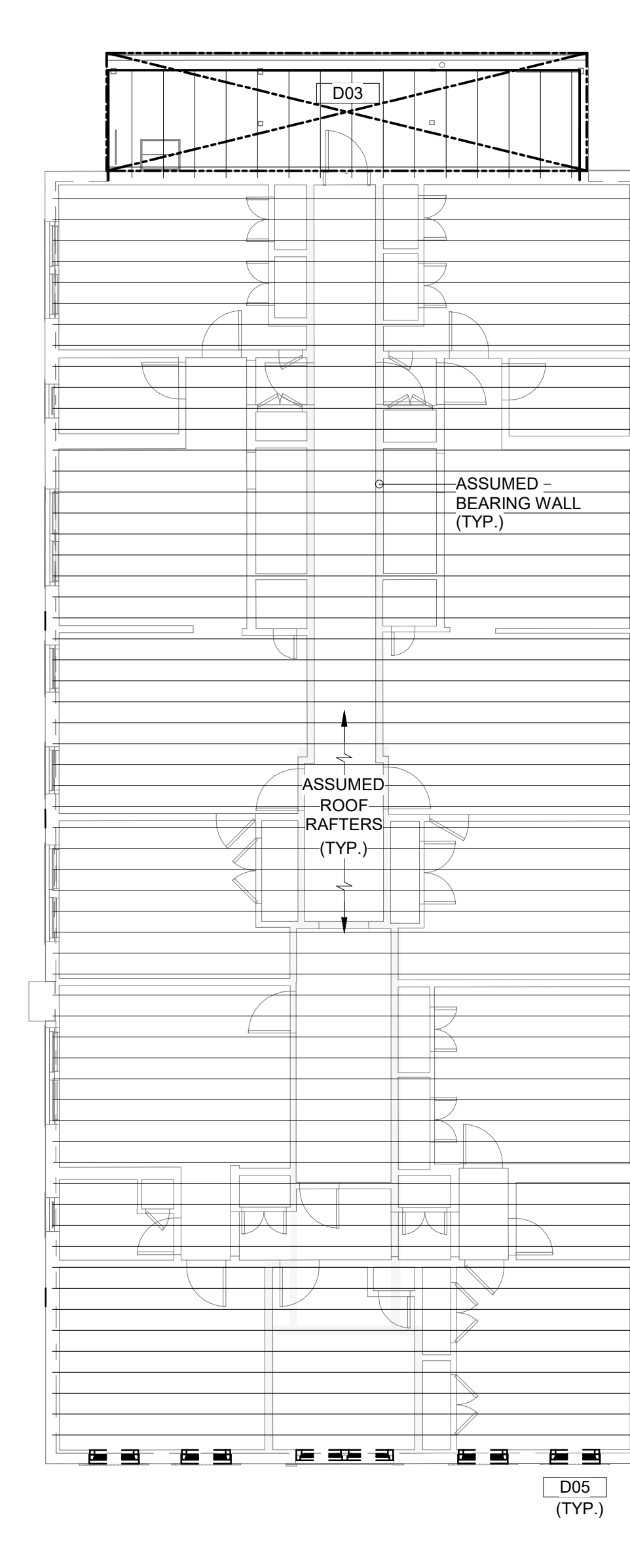
**1 EXISTING BASEMENT PLAN**  
SCALE: 1/8" = 1'-0"



**2 EXISTING 1st FLOOR FRAMING PLAN**  
SCALE: 1/8" = 1'-0"



**3 EXISTING 2nd & 3rd FLOOR FRAMING PLAN**  
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Consultant:



Revision:

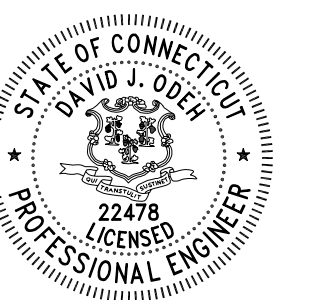
Architect of Record:

Drawn: BJL, KLM

Checked: DJO

Scale: As indicated

Key Plan:



Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 10 EXISTING STRUCTURAL PLANS**

NOT FOR CONSTRUCTION  
FOR PERMIT ONLY

Project Number:

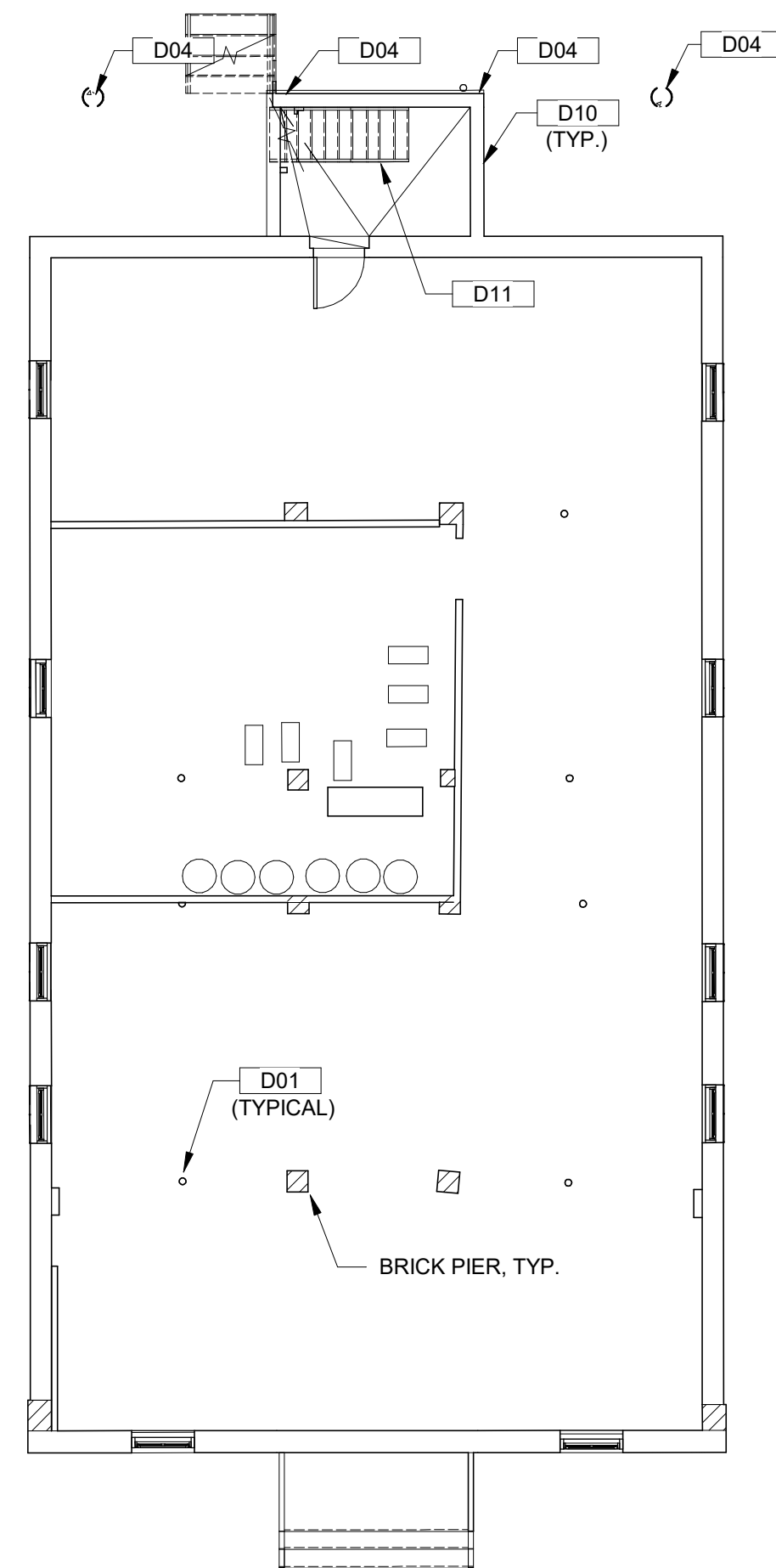
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Issue Date:

FEBRUARY 24, 2023

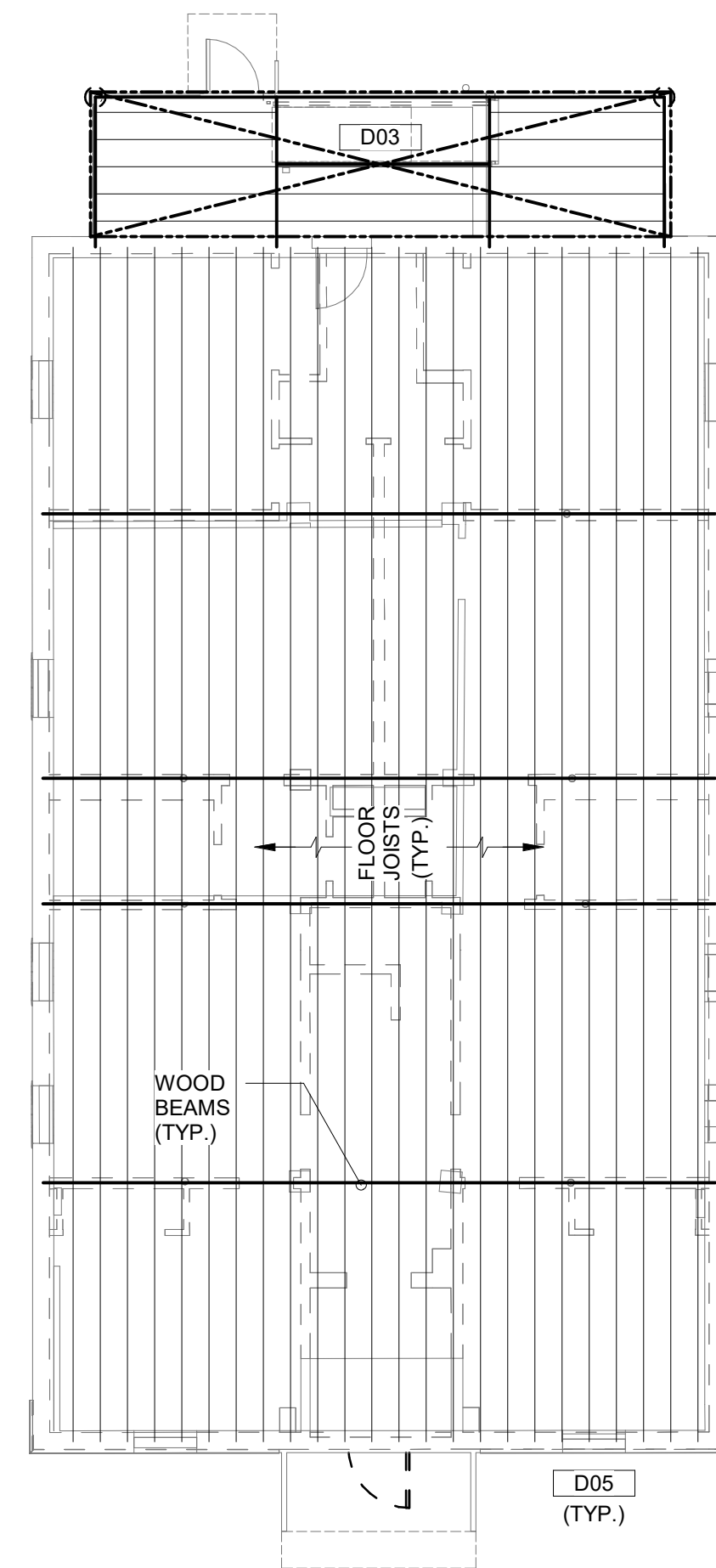
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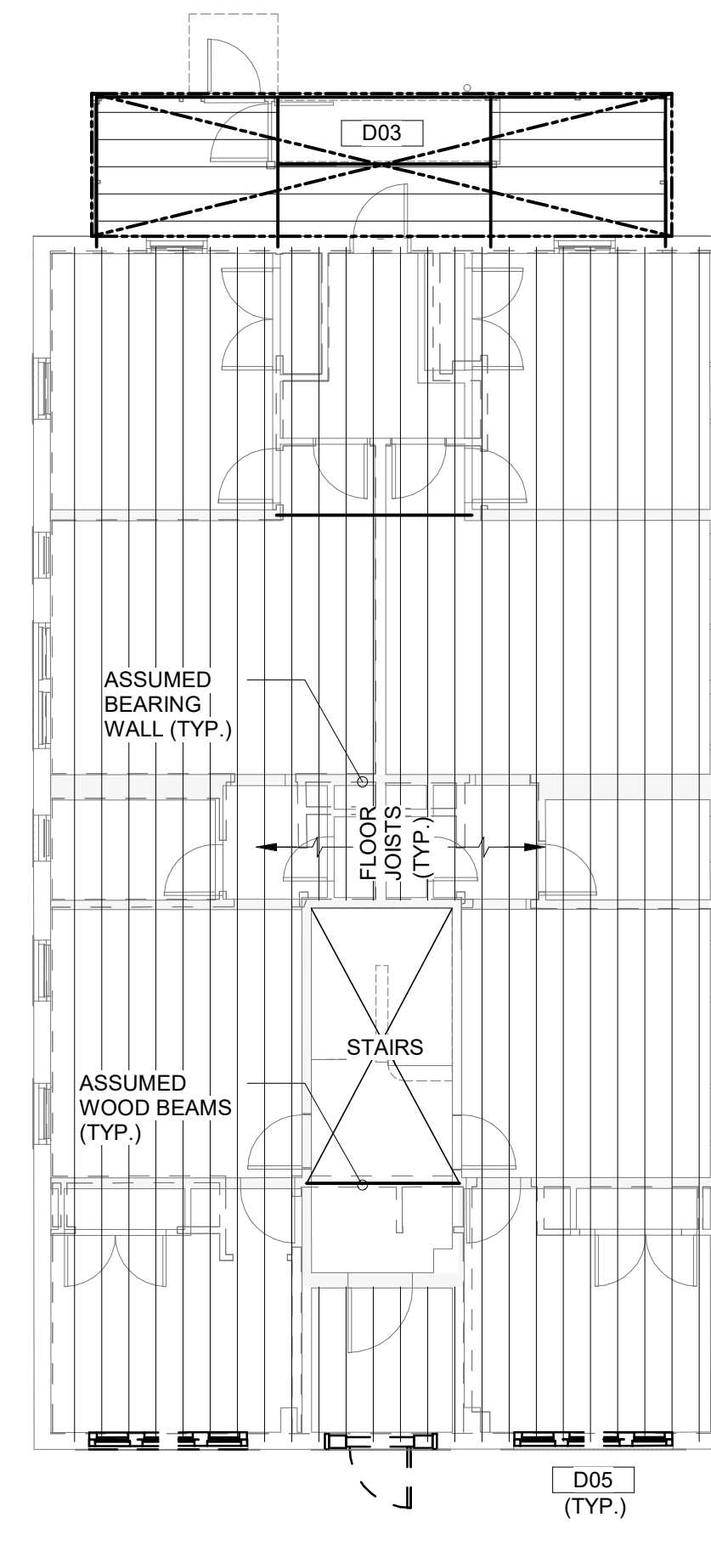
**1 EXISTING BASEMENT PLAN**

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



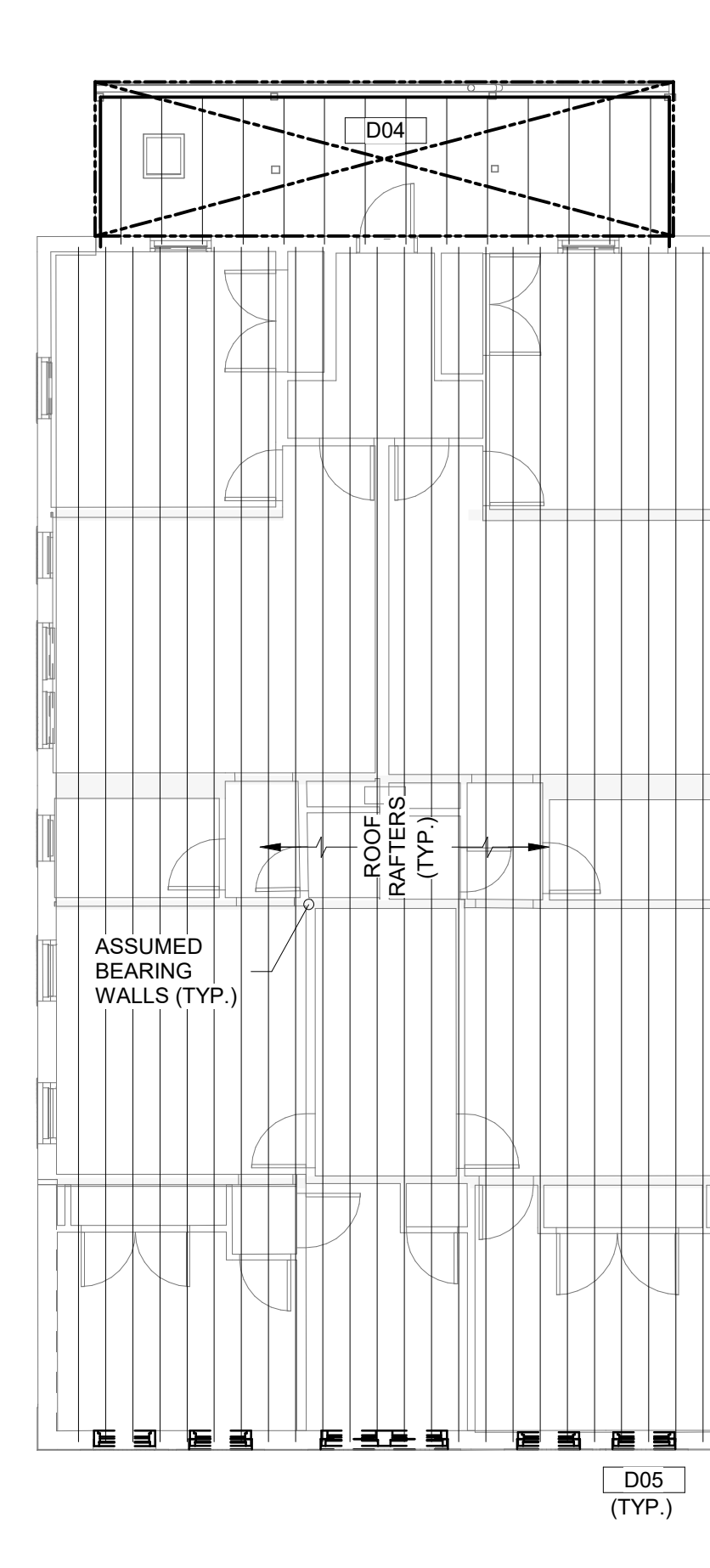
**2 EXISTING 1st FLOOR FRAMING PLAN**

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



**3 EXISTING 2nd & 3rd FLOOR FRAMING PLAN**

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



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DUE TO THE EXTENT OF DETERIORATION OBSERVED AROUND THE BASES OF MOST LALLY COLUMNS IN THE VARIOUS BUILDINGS, THIS OFFICE RECOMMENDS THE REMOVAL AND REPLACEMENT OF ALL EXISTING STEEL LALLY COLUMNS IN-KIND.

#### EXISTING WOOD BEAM REINFORCEMENT NOTE

VARIOUS WOOD BEAMS WERE FOUND TO BE SPLIT ALONG THEIR LENGTHS. FOR PLANNING PURPOSES, ASSUME THAT FOUR WOOD BEAMS IN EACH BUILDING WILL REQUIRE REINFORCEMENT. BEAM REINFORCEMENT WILL REQUIRE THE REMOVAL AND REATTACHMENT OF ANY ELECTRICAL WIRING THAT IS CURRENTLY FASTENED TO EACH SIDE OF THE BEAM. REPAIR FROM ONE SIDE ONLY MAY BE POSSIBLE IF AN ADDITIONAL COLUMN AND FOOTING IS PROVIDED ALONG THE SPAN OF THE BEAM OR IF A NEW BEAM IS INSTALLED DIRECTLY BELOW THE CRACKED BEAM. DETAILS AND SUPPORT CONDITIONS TO BE DETERMINED BASED UPON THE CHOSEN REINFORCEMENT METHOD.

#### EXTERIOR BRICK MASONRY REPAIR NOTE

EXISTING BUILDINGS SHALL BE INSPECTED TO QUANTIFY THE EXTENT OF MASONRY REPAIR REQUIRED. FOR PLANNING PURPOSES, ASSUME FOUR EXISTING BRICK ARCH WINDOW HEADERS WILL REQUIRE STRUCTURAL REPAIR. REPAIR DETAILS SHALL BE PROVIDED BY A MASONRY RESTORATION SPECIALIST.

# BEDFORD GARDENS

Bedford & Brook Streets  
Hartford, CT

- BUILDING 9  
135-137 BEDFORD ST.
- BUILDING 7  
131-133 BEDFORD ST.
- BUILDING 5  
127-129 BEDFORD ST.
- BUILDING 3  
123-125 BEDFORD ST.
- BUILDING 1  
119-121 BEDFORD ST.



- BUILDING 10  
131-133 BROOK ST.
- BUILDING 8  
132-134 BEDFORD ST.
- BUILDING 6  
128-130 BEDFORD ST.
- BUILDING 4  
124-126 BEDFORD ST.
- BUILDING 2  
120-122 BEDFORD ST.

SUBMISSIONS :	
SEPTEMBER 12, 2022	HISTORIC SUBMISSION
JANUARY 27, 2023	PRICING SET
APRIL 20, 2023	CHFA SET
AUGUST 11, 2023	PERMIT SET

# tat

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50 Commandant's Way at Admirals Hill  
Chelsea MA 02150  
O 617.889.4402  
F 617.884.4329  
architecturalteam.com

PROJECT CONTACT INFORMATION :	
<b>OWNER</b>	<b>BEDFORD GARDENS REDEVELOPMENT</b> ONE WASHINGTON MALL, SUITE 500 BOSTON, MA 02108 PHONE #: 617.532.2185 FAX #:
<b>GENERAL CONTRACTOR</b>	<b>KEITH CONSTRUCTION</b> 3000 DAVENPORT AVENUE, SUITE 300 CANTON, MA 02021 PHONE #: 781.828.8474 FAX #:
<b>ARCHITECT</b>	<b>THE ARCHITECTURAL TEAM</b> 50 COMMANDANTS WAY AT ADMIRALS HILL CHELSEA, MA 02150 PHONE #: 617.889.4402 FAX #: 617.884.4329
<b>CIVIL ENGINEER</b>	PHONE #: FAX #:
<b>LANDSCAPE ARCHITECT</b>	PHONE #: FAX #:
<b>STRUCTURAL ENGINEER</b>	<b>ODEH ENGINEERS</b> 1223 MINERAL SPRING AVENUE NORTH PROVIDENCE, RI 02904 PHONE #: 401.724.1771 FAX #: 401.724.1981
<b>FIRE PROTECTION, PLUMBING, MECHANICAL, ELECTRICAL ENGINEER</b>	<b>PETERSEN ENGINEERING</b> PORTSMOUTH, NH PHONE #: 603.436.4233 FAX #:

Consultant:

Revision:

Architect of Record:

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Checked: MF  
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Key Plan:

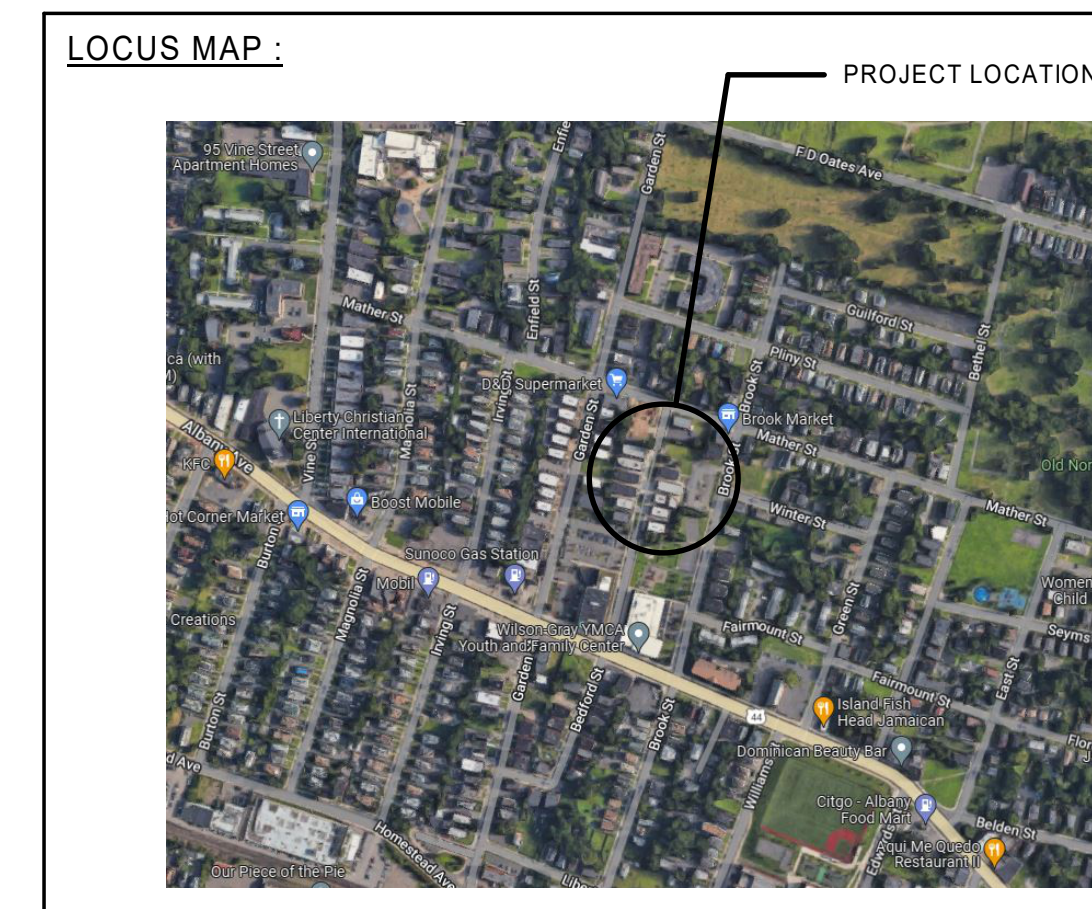
Project Name:  
**BEDFORD GARDENS**  
Bedford & Brook Streets  
Hartford, CT

Sheet Name:  
**PROJECT COVER**

Project Number:  
**22020**

Issue Date:  
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Sheet Number:  
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Chelsea MA 02150  
O 617.889.4402  
F 617.884.4329  
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Key Plan:

Project Name:  
**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:  
**PROJECT INFORMATION**

Project Number:  
**22020**

Issue Date:  
**AUGUST 11, 2023**

Sheet Number:  
**T0.03**

**BUILDING INFORMATION:**

UNIT MIX / SF				
UNIT #	UNIT TYPE	NEW HP UNIT	H.I. UNIT	UNIT SF
1-119-1A	4-BED/2-BATH	X		1562 SF
1-119-2A	3-BED/1-BATH			835 SF
1-119-3A	3-BED/1-BATH			835 SF
1-121-2B	2-BED/1-BATH			740 SF
1-121-3B	2-BED/1-BATH			740 SF
2-120-1A	4-BED/2-BATH			1632 SF
2-120-2B	3-BED/1-BATH			849 SF
2-120-3B	3-BED/1-BATH			871 SF
2-122-2A	2-BED/1-BATH			754 SF
2-122-3A	2-BED/1-BATH			754 SF
3-123-1A	MANAGEMENT OFFICE			373 SF
3-123-1C	1-BED/1-BATH	X		475 SF
3-123-2A	2-BED/1-BATH			583 SF
3-123-2C	1-BED/1-BATH			540 SF
3-123-3A	2-BED/1-BATH			583 SF
3-123-3C	1-BED/1-BATH			540 SF
3-125-1B	1-BED/1-BATH	X		515 SF
3-125-1D	1-BED/1-BATH	X		544 SF
3-125-2B	1-BED/1-BATH			515 SF
3-125-2D	1-BED/1-BATH			544 SF
3-125-3B	1-BED/1-BATH			515 SF
3-125-3D	1-BED/1-BATH			544 SF
4-124-1B	2-BED/1-BATH			592 SF
4-124-2B	2-BED/1-BATH			690 SF
4-124-3B	3-BED/1-BATH			690 SF
4-124-3C	2-BED/1-BATH			806 SF
4-126-1A	1-BED/1-BATH			627 SF
4-126-1C	3-BED/1-BATH			806 SF
4-126-2A	1-BED/1-BATH			622 SF
4-126-2C	2-BED/1-BATH			806 SF
4-126-3A	1-BED/1-BATH			622 SF
5-127-1A	1-BED/1-BATH	X		520 SF
5-127-1C	1-BED/1-BATH	X		540 SF
5-127-2A	2-BED/1-BATH			585 SF
5-127-2C	1-BED/1-BATH			535 SF
5-127-3A	2-BED/1-BATH			585 SF
5-127-3C	1-BED/1-BATH			535 SF
5-129-1B	1-BED/1-BATH	X		515 SF
5-129-1D	1-BED/1-BATH	X		473 SF
5-129-2B	1-BED/1-BATH		X	510 SF
5-129-2D	1-BED/1-BATH			539 SF
5-129-3B	1-BED/1-BATH			510 SF
5-129-3D	1-BED/1-BATH			539 SF
6-128-1B	1-BED/1-BATH			570 SF
6-128-1D	4-BED/2-BATH			1220 SF
6-128-2B	2-BED/1-BATH			674 SF
6-128-3C	2-BED/1-BATH			740 SF
6-130-1A	1-BED/1-BATH			570 SF
6-130-1C	4-BED/2-BATH			1190 SF
6-130-2A	1-BED/1-BATH			550 SF
6-130-3A	3-BED/2-BATH			969 SF
6-130-3B	2-BED/1-BATH			740 SF
7-131-1A	STUDIO/1-BATH			365 SF
7-131-1C	2-BED/1-BATH	X		685 SF
7-131-2A	STUDIO/1-BATH			442 SF
7-131-2C	2-BED/1-BATH			685 SF
7-131-3A	STUDIO/1-BATH			442 SF
7-131-3C	2-BED/1-BATH		X	685 SF
7-133-1B	STUDIO/1-BATH			365 SF
7-133-1D	2-BED/1-BATH			685 SF
7-133-2B	STUDIO/1-BATH			365 SF
7-133-2D	2-BED/1-BATH			685 SF
7-133-3B	2-BED/1-BATH			365 SF
7-133-3D	2-BED/1-BATH			685 SF
8-132-1B	2-BED/1-BATH			745 SF
8-132-2B	2-BED/1-BATH			745 SF
8-132-3B	2-BED/1-BATH			745 SF
8-134-1A	2-BED/1-BATH			745 SF
8-134-2A	3-BED/1-BATH			900 SF
8-134-3A	3-BED/1-BATH			900 SF
9-135-1A	1-BED/1-BATH			574 SF
9-135-1C	4-BED/2-BATH			1250 SF
9-135-2A	2-BED/1-BATH			685 SF
9-135-3A	3-BED/2-BATH			985 SF
9-135-3B	2-BED/1-BATH			785 SF
9-137-1B	1-BED/1-BATH			574 SF
9-137-1D	4-BED/2-BATH			1235 SF
9-137-2B	2-BED/1-BATH			574 SF
9-137-3C	2-BED/1-BATH			785 SF
10-BR-1A	2-BED/1-BATH			790 SF
10-BR-1B	2-BED/1-BATH			790 SF
10-BR-2A	3-BED/1-BATH			880 SF
10-BR-2B	2-BED/1-BATH			777 SF
10-BR-3A	3-BED/1-BATH			880 SF
10-BR-3B	2-BED/1-BATH			777 SF

Grand total: 85

**BUILDING CODE SUMMARY:**

**APPLICABLE CODES AND STANDARDS**

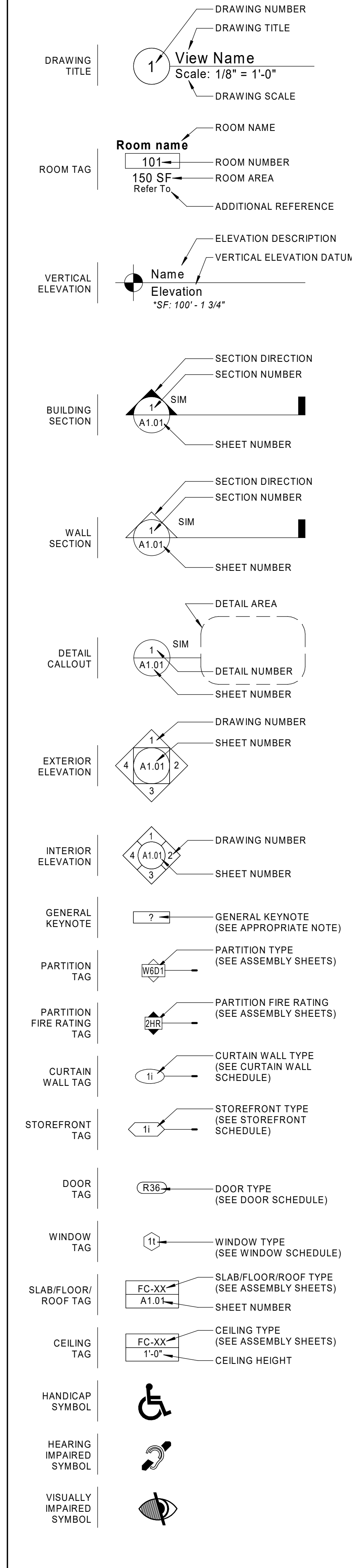
2022 CONNECTICUT STATE BUILDING CODE  
2021 INTERNATIONAL BUILDING CODE  
2021 INTERNATIONAL EXISTING BUILDING CODE  
2021 INTERNATIONAL MECHANICAL CODE  
2021 INTERNATIONAL PLUMBING CODE  
2020 NATIONAL ELECTRICAL CODE (NFPA 70-2014)  
ICC/ANSI A117.1-2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

CONNECTICUT HOUSING FINANCE AUTHORITY  
DESIGN AND CONSTRUCTION STANDARDS - 2023

**BUILDING INFORMATION:**

UNIT BREAKDOWN		
BUILDING	ADDRESS	# OF UNITS
1	119-121 BEDFORD ST.	5
2	120-122 BEDFORD ST.	5
3	123-125 BEDFORD ST.	11
4	124-126 BEDFORD ST.	9
5	127-129 BEDFORD ST.	12
6	128-130 BEDFORD ST.	9
7	131-133 BEDFORD ST.	12
8	132-134 BEDFORD ST.	6
9	135-137 BEDFORD ST.	9
10	131-133 BROOK ST.	6

**TYPICAL ANNOTATIONS:**



**TYPICAL ABBREVIATIONS:**

AFF	ABOVE FINISH FLOOR	MFR	MANUFACTURER
ASL	ACOUSTIC SEALANT	MAT	MATERIAL
ACT	ACOUSTICAL CEILING TILE	MO	MASONRY OPENING
ALUM	ALUMINUM	MAX	MAXIMUM
ALT	ALTERNATE	MECH	MECHANICAL
ANSI	AMERICAN NATIONAL STANDARD INSTITUTE	MED	MEDIUM
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MTL	METAL
APPROX	APPROXIMATE	MISDG	METAL SIDING
AV	AUDIO VISUAL FIRE ALARM	MIL	MILLIMETER
AUTO	AUTOMATIC DOOR	MIN	MINIMUM
		MISC	MISCELLANEOUS
		MUL	MULLION
BR	BACKER ROD	NEC	NATIONAL ELECTRIC CODE
BD	BOARD	NOM	NOMINAL
BLDG	BUILDING	N	NORTH
BYOT	BY OTHERS	NIC	NOT IN CONTRACT NUMBER
		NO	NUMBER
CR	CARD READER	OC	ON CENTER
CPT	CARPET	OPNG	OPENING
C	CAULKING	OP	OPERABLE
CLG	CEILING	OPP	OPPOSITE
C OR CL	CENTER LINE		
CT	CERAMIC TILE		
CLR	CLEAR		
COL	COLUMN	PTD	PAINTED
CONC	CONCRETE	PH	PHONE
CMU	CONCRETE MASONRY UNIT	PL	PLATE / PROPERTY LINE
CONT	CONTINUOUS	PLUMB	PLUMBING
CB	CORNER BEAD	PLYWD	PLYWOOD
CSK	COUNTERSINK	PSF	POUNDS PER SQUARE FOOT
		PF	PRE FACTORY FINISH
		PT	PRESSURE TREATED
		R	RADIUS OR RISER
DTL	DETAIL	RECP	RECEPTACLE
DIA	DIAMETER	RCP	REFLECTED CEILING PLAN
DIM	DIMENSION	REFR	REFRIGERATOR
DW	DISH WASHER	REQD	REQUIRED
DIV	DIVIDED (DIVISION)	RD	ROAD
DN	DOWN	RUFD	ROLL-UP FIRE DOOR
DS	DOWNSPOUT	RO	ROUGH OPENING
DSL	DOWNSPOUT LEADER		
DWG	DRAWING		
D	DRYER		
EA	EACH	SCH	SCHEDULE
E	EAST	SL	SEALANT
EOD	EDGE OR DECK	SECT	SECTIONAL
EOS	EDGE OF SLAB	SHT	SHEET
ELEC	ELECTRICAL	SIM	SIMILAR
EL	ELEVATION	SGL	SINGLE SHELF
ELEV	ELEVATOR	SLDS	SOLID SURFACE
ENCL	ENCLOSURE	S	SOUTH
ENT	ENTRANCE	SPEC	SPECIFICATION
EP	EPOXY PAINT (SEE SPECS)	SF	SQUARE FEET
EQ	EQUAL	SS	STAINLESS STEEL
EQUIP	EQUIPMENT	STD	STANDARD
EX	EXISTING	STL	STEEL
ETW	EXPOSED TO THE WEATHER	ST	STREET
EXT	EXTERIOR	STRUCT	STRUCTURAL
FOF	FACE OF FINISH	TEL	TELEPHONE
FOS	FACE OF STUD	TEMP	TEMPERATURE
FRP	FIBERGLASS REINFORCED PLASTIC	TST	THERMOSTAT
FIN	FINISH	T&G	TONGUE AND GROOVE
FAPS	FIRE ALARM PULL SYSTEM	TS	TRANSITION STRIP
FP	FIRE PROTECTION	T	TREAD OR TAPE
FRT	FIRE RETARDANT	TYP	TYPICAL
FLR	FLOOR		
FD	FLOOR DRAIN		
FLUOR	FLUORESCENT	UON	UNLESS OTHERWISE NOTED
FT	FOOT		
FTG	FOOTING		
		VB	VAPOR BARRIER
		VENT	VENTILATION
		VERT	VERTICAL
GALV	GALVANIZED		
GA	GAUGE	W	WASHER
GL	GLASS	WD	WASHER/DRYER
GFRC	GLASS FIBER REINFORCED CONCRETE	WP	WATERPROOFING
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	WRB	WEATHER RESISTANT BARRIER
GYP	GYPSUM	W	WEST
GWB	GYPSUM WALL BOARD	WD	WOOD
HGT	HEIGHT		
HP	HIGH POINT OR HANDICAP		
HB	HOSE BIB		
HR	HOUR		
IN	INCH		
ID	INSIDE DIAMETER		
IC	INTERCOM		
INT	INTERIOR		
INTP	INTERMEDIATE POINT		
JB	J-BEAD		
JT	JOINT		
LAM	LAMINATED SAFETY GLASS		
LDC	LANDING		
LA	LANDSCAPE		
L	LENGTH		
LGM	LIGHT GAUGE METAL		
LS	LINEN SHELVES		
LP	LOW POINT		
LB	POUND		



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 50 Commandant's Way at Admiral's Hill  
 Chelsea MA 02150  
 O 617.889.4402  
 F 617.884.4329  
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Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 1 - EXISTING BASEMENT & 1st FLOOR PLANS**  
 120-122 BEDFORD ST.

Project Number:

22020

Issue Date:

**AUGUST 11, 2023**

Sheet Number:

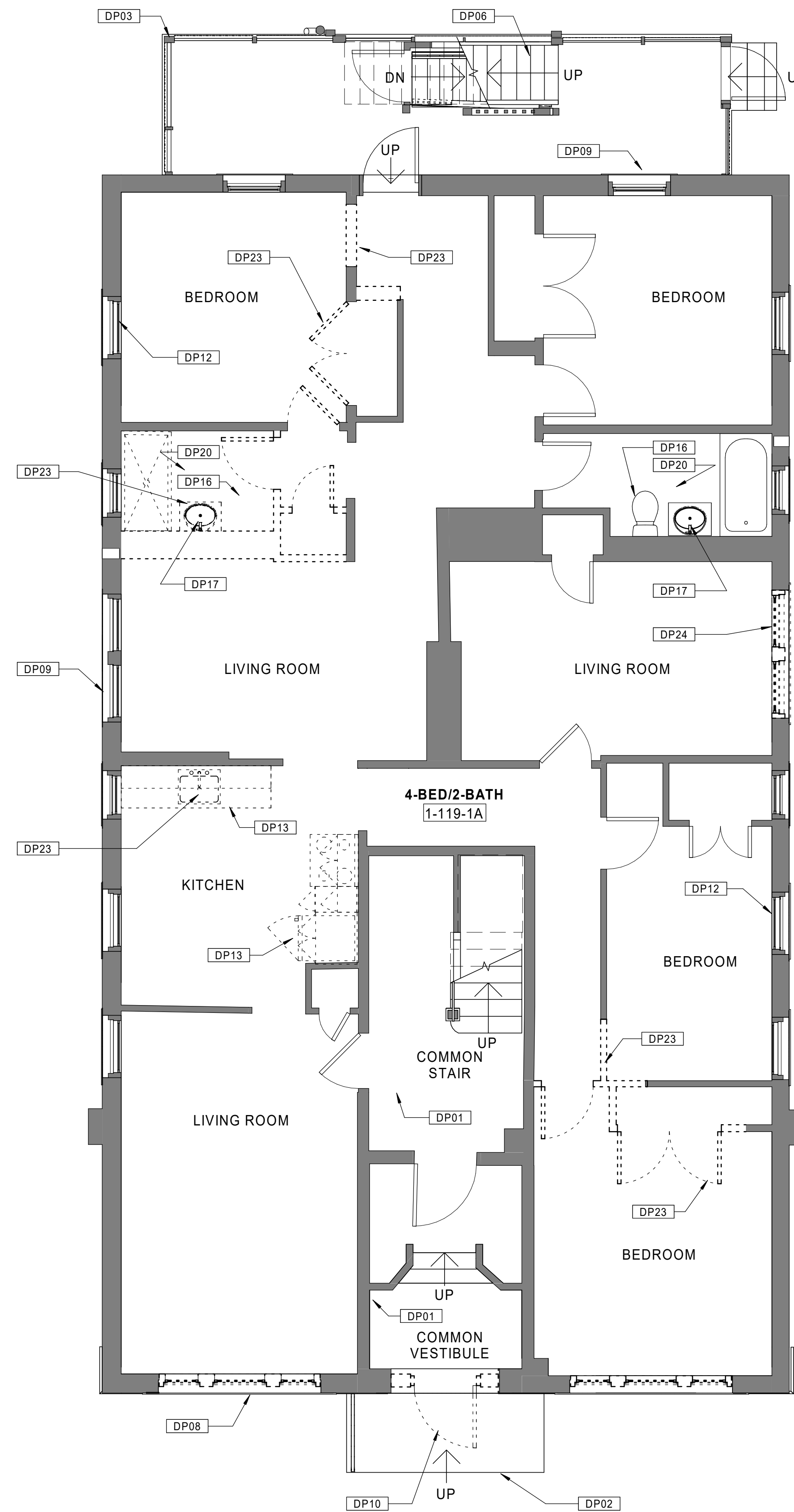
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**GENERAL NOTES - OVERALL PLANS**

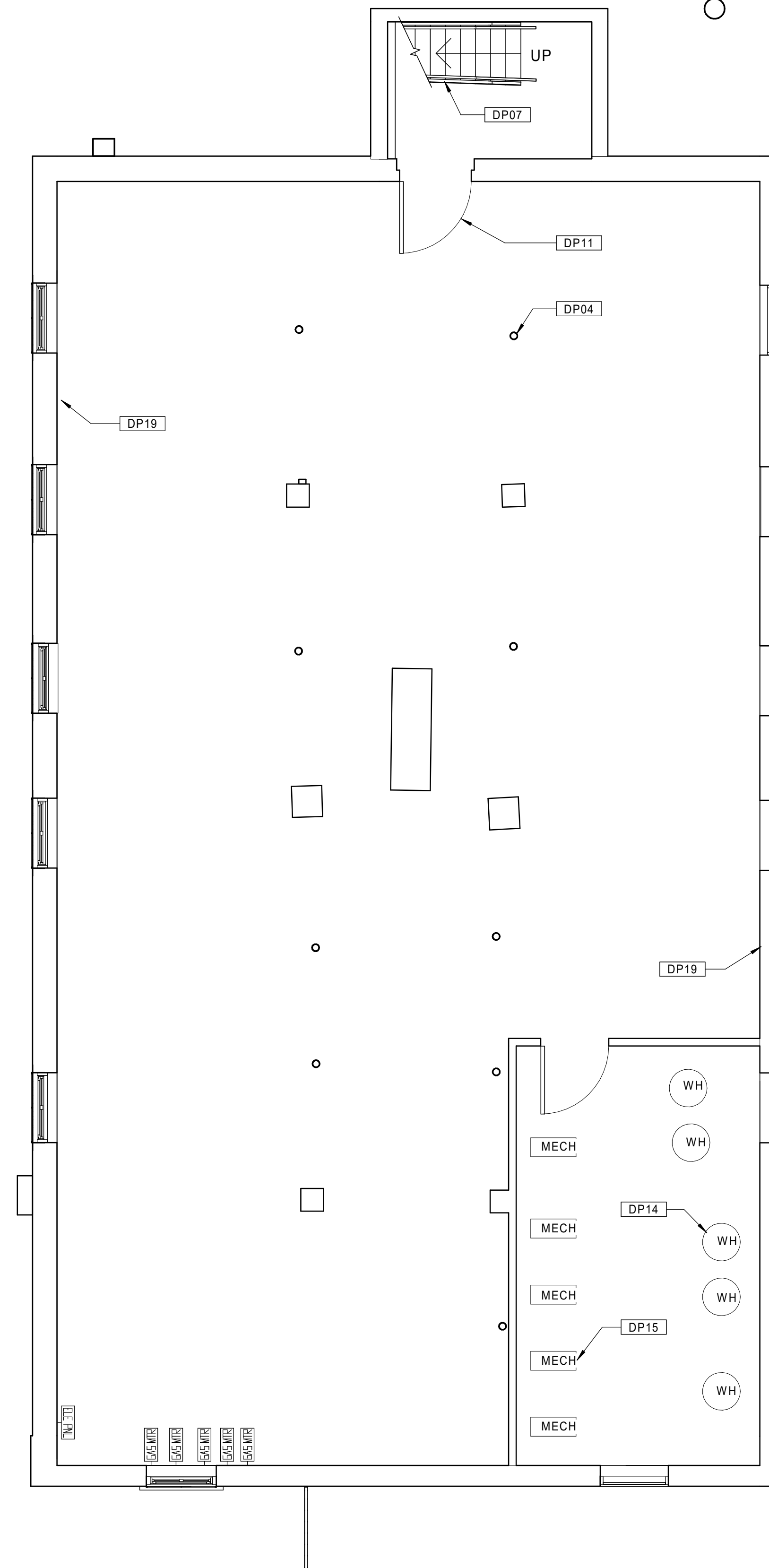
- A. DRAWINGS HAVE BEEN PROVIDED FOR CONVENIENCE ONLY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL ITEMS AND QUANTITIES.
- B. REPAIR / REPLACE CRACKED CONCRETE FOUNDATIONS AT SELECT AREAS ALONG BASEMENT STAIRS.
- C. REPAIR MISSING BRICK MORTAR AT SEVERAL LOCATIONS IN BASEMENTS.
- D. EXISTING MASONRY TO BE CLEANED, TYP. ALL FACADES.
- E. CLEAN, PRIME, AND FINISH WITH AN APPROPRIATE FINISHING SYSTEM STEEL LINTELS AT WINDOWS IN BASEMENTS THAT HAVE RUSTED AND END SUPPORTS ARE DISPLACED. PROVIDE PROPER END SUPPORT.
- F. REINFORCE CRACKED TIMBER GIRDERS WHERE NECESSARY. REFER TO STRUCTURAL DRAWINGS.
- G. INSTALL NON-SHRINK, NON-METALLIC GROUT AT ENTIRE ENDS OF TIMBER GIRDERS WHERE THERE IS INSUFFICIENT BEARING ON BRICK PIERS.
- H. PROVIDE NEW FULLY-ADHERED EPDM ROOFING SYSTEM WHERE NOTED. REMOVE EXISTING ROOFING MATERIALS AS NECESSARY TO PROVIDE A SUITABLE SUBSTRATE.
- I. PROVIDE NEW GUTTERS AND ONE DOWNSPOUT PER ROOF AT BUILDINGS REQUIRING EPDM ROOFING SYSTEM REPLACEMENT.
- J. PROVIDE ONE NEW ROOF HATCH AT BUILDINGS REQUIRING EPDM ROOFING SYSTEM REPLACEMENT.
- K. PROVIDE NEW LOW VOC SEALANTS AND BACKER ROD AT INTERIOR OF EXTERIOR WINDOWS AND DOORS, AND BETWEEN DISSIMILAR MATERIALS.
- L. AIR SEAL USING SPRAY FOAM PENETRATIONS IN FLOORS, WALLS (RECEPTACLES, OUTLETS, AND SWITCHES), CEILINGS, MECHANICAL SPACES, CLOTHES WASHING MACHINE BOXES, AND CLOTHES DRYER VENTS.
- M. SEAL ALL VENTS INTO ATTIC SPACE. ADD ALTERNATE TO SPRAY A MINIMUM OF 12" OF OPEN CELL SPRAY FOAM (R=38) INTO ATTIC SPACES.
- N. PROPERLY PREPARE ALL DAMAGED DRYWALL AREAS THROUGH UNITS AND COMMON AREAS AS NECESSARY TO RECEIVE NEW PAINT FINISHES.
- O. RETAIN ALL EXISTING WOOD FLOORING EXCEPT WHERE NOTED. INFILL WITH RECLAIMED WOOD FLOORING WHERE NECESSARY.
- P. PROVIDE NEW LED LIGHTING FIXTURES IN ALL UNIT KITCHENS AND BATHROOMS.
- Q. PROVIDE NEW LED LIGHTING FIXTURES AT ALL EXISTING EXTERIOR LOCATIONS.
- R. REPLACE ALL EXISTING SMOKE AND HEAT/SMOKE DETECTORS IN ALL APARTMENTS.
- S. INSTALL NEW FOB ACCESS SYSTEM AT ALL BUILDING ENTRY DOORS.
- T. REFER TO ELECTRICAL DRAWINGS FOR HEARING IMPAIRED UNIT SCOPE.

**KEYNOTE LEGEND - DEMO PLANS**

- DP01 PREPARE CORRIDOR WALLS AND CEILINGS FOR NEW PAINT.
- DP02 DAMAGED EXISTING CONCRETE STEPS TO BE REPAIRED.
- DP03 REPAIR/REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS WHERE NOTED IN STRUCTURAL DRAWINGS.
- DP04 REPLACE DAMAGED/RUSTED STEEL COLUMNS AT BASEMENT AREAS AS NECESSARY.
- DP05 EXISTING METAL HANDRAILS TO BE RESECURED.
- DP06 REPLACE STRUCTURAL STEEL COMPONENTS AT EXTERIOR BALCONIES AND STAIR SYSTEMS (FRAMING, STRINGERS, DECKING, HANDRAILS, ETC.). REFER TO STRUCTURAL DRAWINGS.
- DP07 EXISTING BASEMENT STAIR TO BE REMOVED AND REPLACED.
- DP08 REMOVE EXISTING FRONT ELEVATION WINDOWS AND PREPARE FOR NEW HISTORIC WINDOW INSTALLATION. TYPICAL FOR ALL.
- DP09 REMOVE EXISTING REAR AND SIDE ELEVATION WINDOWS AND PREPARE FOR NEW HISTORIC WINDOW INSTALLATION. TYPICAL FOR ALL.
- DP10 REMOVE EXISTING FRONT ENTRY STOREFRONT SYSTEMS AND PREPARE FOR NEW INSTALLATION.
- DP11 REMOVE EXISTING DOORS AND HARDWARE AND PREPARE FOR NEW INSTALLATION.
- DP12 REMOVE EXISTING HORIZONTAL MINI-BLINDS AT ALL EXTERIOR WINDOWS.
- DP13 REMOVE EXISTING KITCHEN CABINETRY, COUNTERTOPS, RANGE HOOD AND SINK. PREPARE FOR NEW INSTALLATION. EXISTING RANGE AND REFRIGERATOR TO REMAIN.
- DP14 REMOVE ALL INDIVIDUAL APARTMENT GAS-FIRED DOMESTIC HOT WATER HEATERS, AND PREPARE FOR NEW WORK.
- DP15 REMOVE ALL INDIVIDUAL APARTMENT HIGH-EFFICIENCY GAS-FIRED COMBINED BOILERS, VALVES, AND CONTROLS, AND PREPARE FOR NEW WORK.
- DP16 REMOVE WATER CLOSETS THROUGHOUT ALL DWELLING UNITS AND PREPARE FOR NEW INSTALLATION.
- DP17 REMOVE FAUCETS THROUGHOUT ALL DWELLING UNIT BATHROOMS AND PREPARE FOR NEW INSTALLATION.
- DP18 REMOVE FAUCETS THROUGHOUT ALL DWELLING UNIT KITCHENS AND PREPARE FOR NEW INSTALLATION.
- DP19 PREPARE DAMAGED OR SPALLED CONCRETE FOUNDATION WALLS FOR REPAIR.
- DP20 EXISTING LIGHT FIXTURES TO BE REPLACED, TYP.
- DP21 REMOVE EXISTING ROOFING SYSTEM WHERE NOTED AND PREPARE FOR NEW INSTALLATION.
- DP22 REBUILD/REPOINT EXISTING CHIMNEYS AS NECESSARY.
- DP23 EXISTING PARTITIONS, FLOORING, CASEWORK, FIXTURES TO BE DEMOLISHED.
- DP24 REMOVE EXISTING WINDOW AND SURROUNDING MASONRY AS NECESSARY TO PREPARE FOR INSTALLATION OF NEW ACCESSIBLE EXTERIOR DOOR.
- DP25 EXISTING SKYLIGHT TO REMAIN. REFURBISH AS NECESSARY.

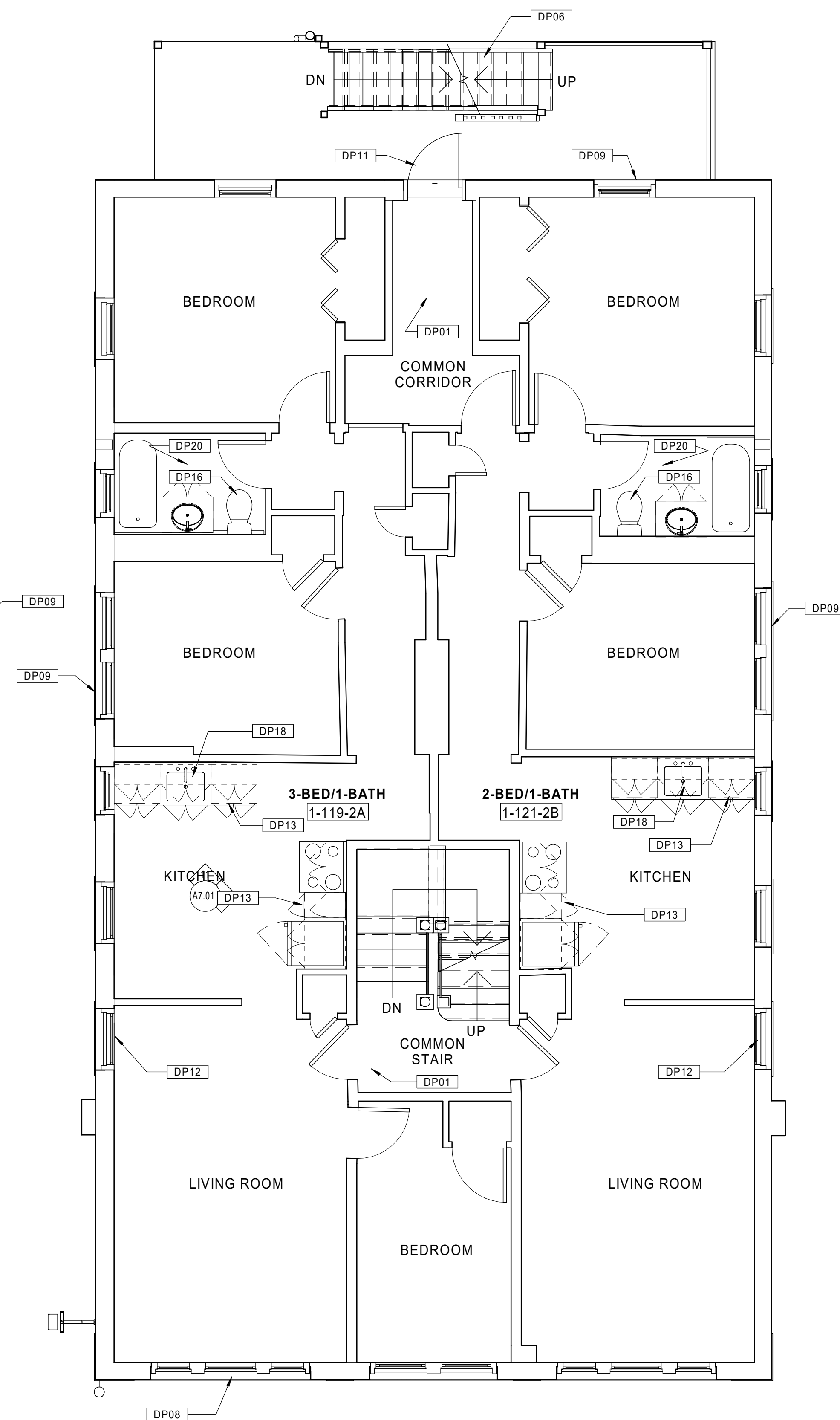
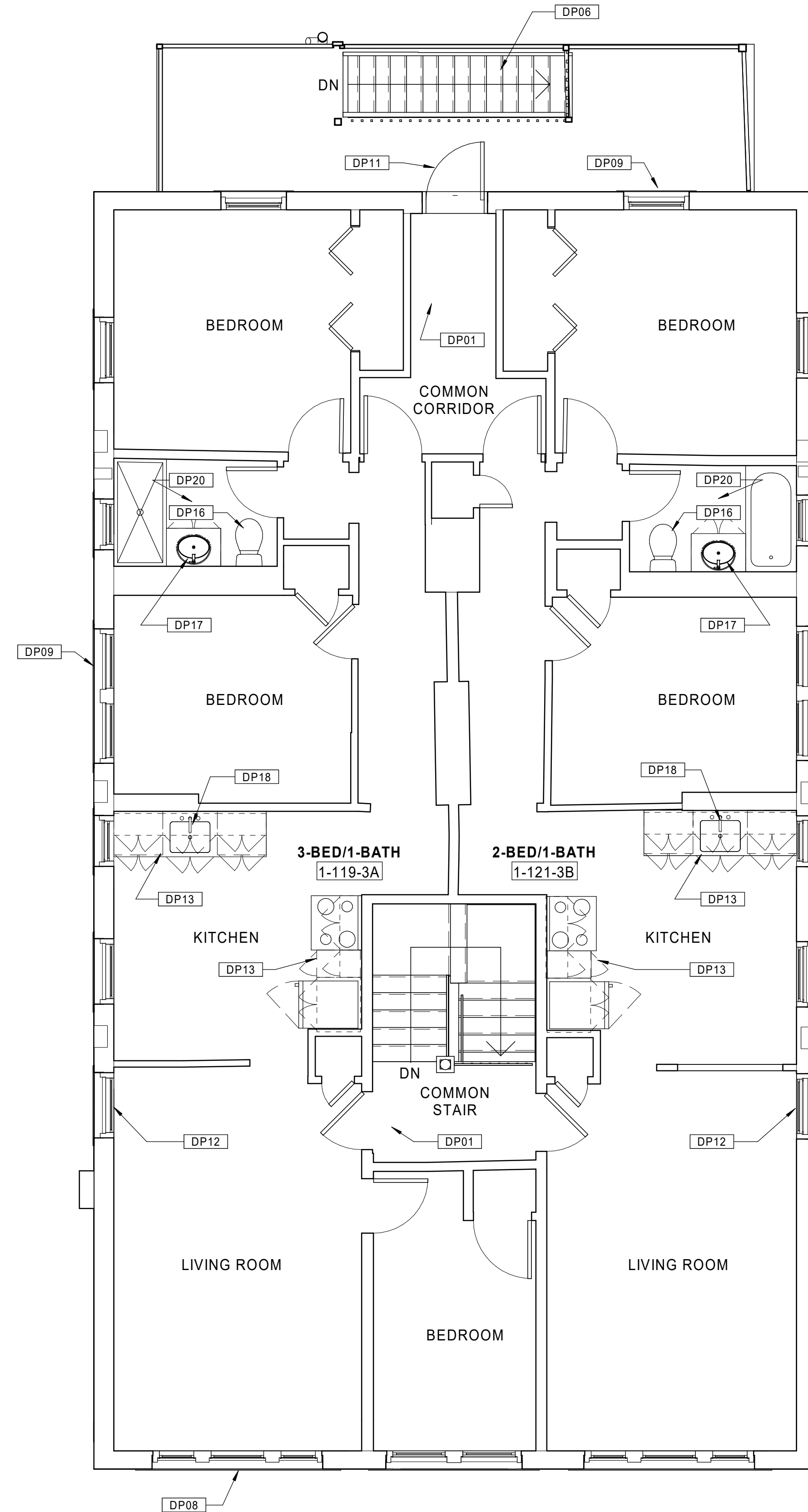
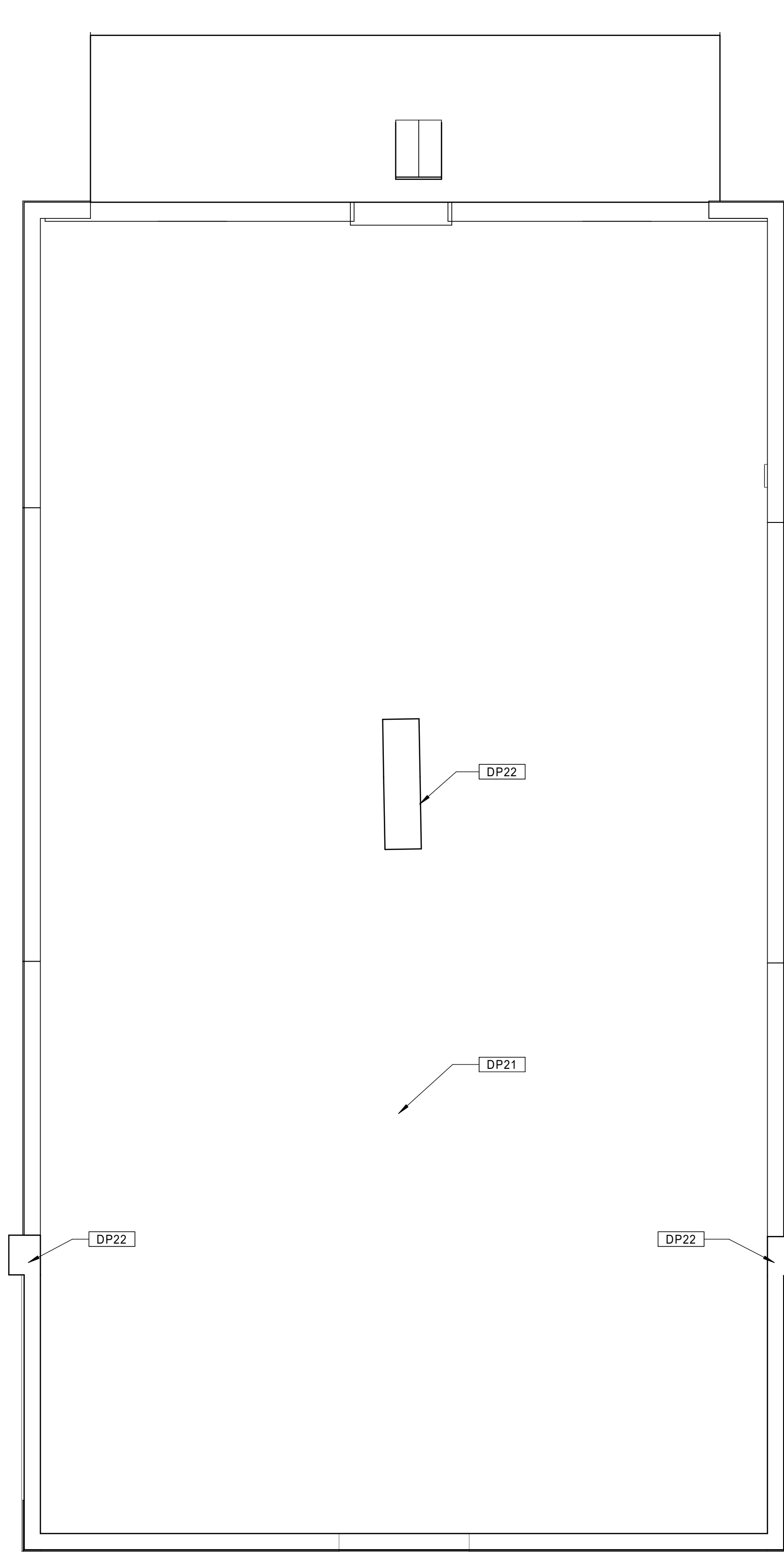


20 **BUILDING 1 - 119-121 BEDFORD ST. - EXISTING FIRST FLOOR PLAN**  
 Scale: 1/4" = 1'-0"



10 **BUILDING 1 - 119-121 BEDFORD ST. - EXISTING BASEMENT PLAN**  
 Scale: 1/4" = 1'-0"

SEE BASEMENT/1ST FLOOR PLAN SHEET FOR  
 GENERAL NOTES AND KEYNOTES LEGENDS



30 BUILDING 1 - 119-121 BEDFORD ST. - EXISTING ROOF PLAN  
 Scale: 1/4" = 1'-0"

20 BUILDING 1 - 119-121 BEDFORD ST. - EXISTING THIRD FLOOR PLAN  
 Scale: 1/4" = 1'-0"

10 BUILDING 1 - 119-121 BEDFORD ST. - EXISTING SECOND FLOOR PLAN  
 Scale: 1/4" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

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

Key Plan:

Project Name:

**BEDFORD  
 GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 1 - EXISTING  
 2nd, 3rd FLOOR & ROOF  
 PLANS  
 119-121 BEDFORD ST.**

Project Number:

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Issue Date:

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Sheet Number:

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Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 2 - EXISTING BASEMENT & 1st FLOOR PLANS**  
 120-122 BEDFORD ST.

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

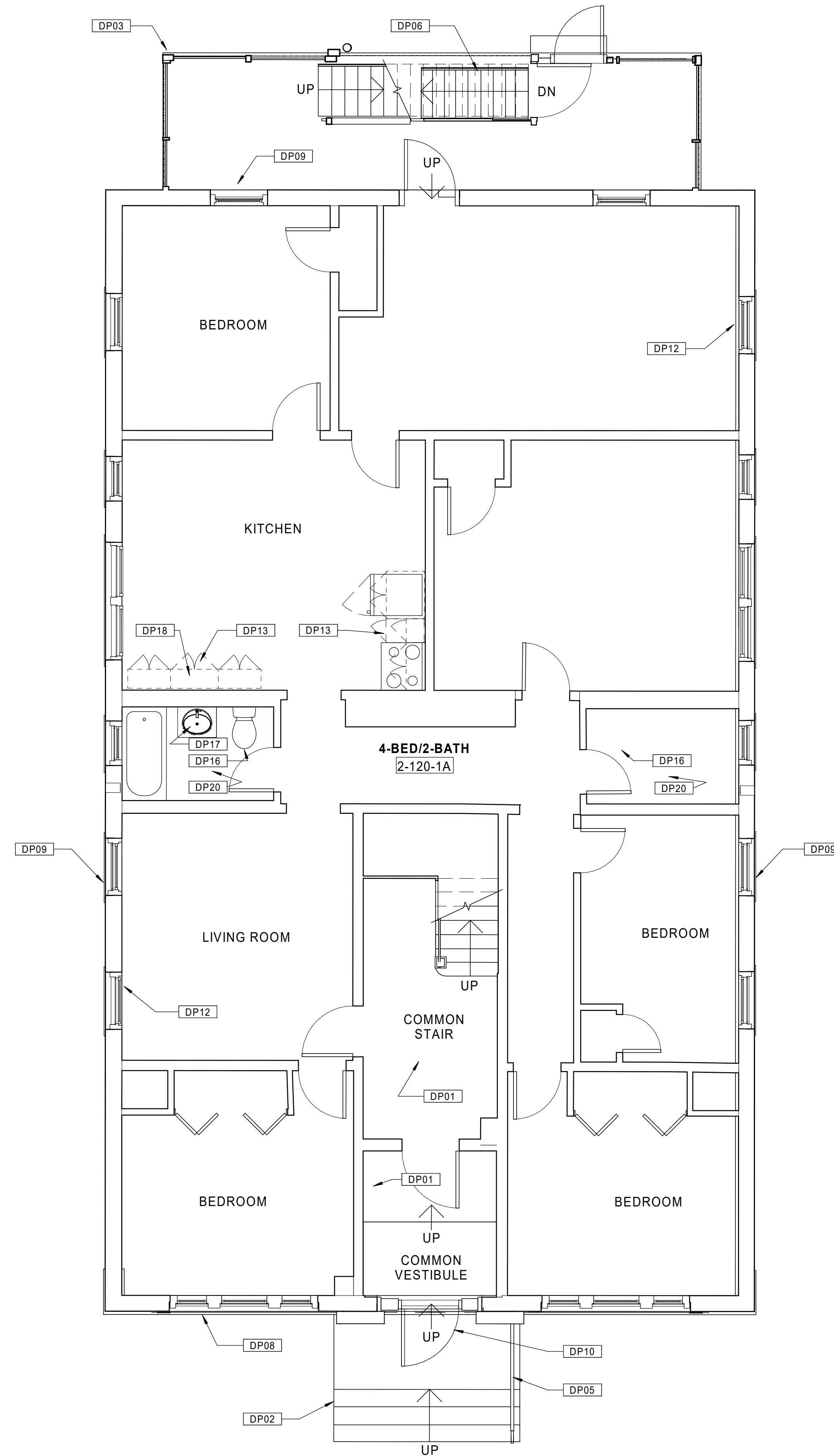
**D1.02a**

**GENERAL NOTES - OVERALL PLANS**

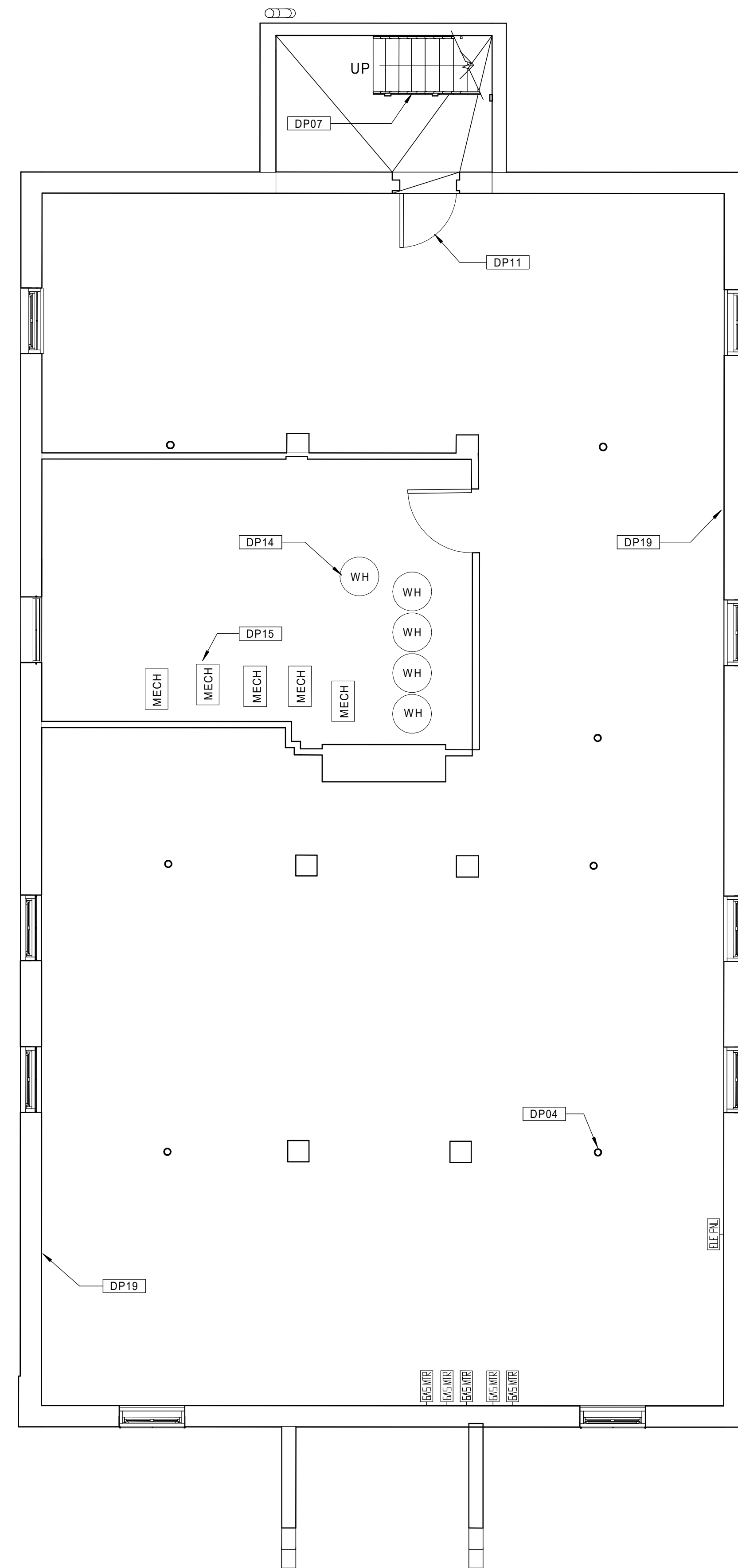
- A. DRAWINGS HAVE BEEN PROVIDED FOR CONVENIENCE ONLY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL ITEMS AND QUANTITIES.
- B. REPAIR / REPLACE CRACKED CONCRETE FOUNDATIONS AT SELECT AREAS ALONG BASEMENT STAIRS.
- C. REPAIR MISSING BRICK MORTAR AT SEVERAL LOCATIONS IN BASEMENTS.
- D. EXISTING MASONRY TO BE CLEANED, TYP. ALL FACADES, CLEAN, PRIME, AND FINISH WITH AN APPROPRIATE FINISHING SYSTEM STEEL LINTELS AT WINDOWS IN BASEMENTS THAT HAVE RUSTED AND END SUPPORTS ARE DISPLACED, PROVIDE PROPER END SUPPORT.
- F. REINFORCE CRACKED TIMBER GIRDERS WHERE NECESSARY. REFER TO STRUCTURAL DRAWINGS.
- G. INSTALL NON-SHRINK, NON-METALLIC GROUT AT ENTIRE ENDS OF TIMBER GIRDERS WHERE THERE IS INSUFFICIENT BEARING ON BRICK PIERS.
- H. PROVIDE NEW FULLY-ADHERED EPDM ROOFING SYSTEM WHERE NOTED. REMOVE EXISTING ROOFING MATERIALS AS NECESSARY TO PROVIDE A SUITABLE SUBSTRATE.
- I. PROVIDE NEW GUTTERS AND ONE DOWNSPOUT PER ROOF AT BUILDINGS REQUIRING EPDM ROOFING SYSTEM REPLACEMENT.
- J. PROVIDE ONE NEW ROOF HATCH AT BUILDINGS REQUIRING EPDM ROOFING SYSTEM REPLACEMENT.
- K. PROVIDE NEW LOW VOC SEALANTS AND BACKER ROD AT INTERIOR OF EXTERIOR WINDOWS AND DOORS, AND BETWEEN DISSIMILAR MATERIALS.
- L. AIR SEAL USING SPRAY FOAM PENETRATIONS IN FLOORS, WALLS (RECEPTACLES, OUTLETS, AND SWITCHES), CEILINGS, MECHANICAL SPACES, CLOTHES WASHING MACHINE BOXES, AND CLOTHES DRYER VENTS.
- M. SEAL ALL VENTS INTO ATTIC SPACE. ADD ALTERNATE TO SPRAY A MINIMUM OF 12" OF OPEN CELL SPRAY FOAM (R=38) INTO ATTIC SPACES.
- N. PROPERLY PREPARE ALL DAMAGED DRYWALL AREAS THROUGH UNITS AND COMMON AREAS AS NECESSARY TO RECEIVE NEW PAINT FINISHES.
- O. RETAIN ALL EXISTING WOOD FLOORING EXCEPT WHERE NOTED. INFILL WITH RECLAIMED WOOD FLOORING WHERE NECESSARY.
- P. PROVIDE NEW LED LIGHTING FIXTURES IN ALL UNIT KITCHENS AND BATHROOMS.
- Q. PROVIDE NEW LED LIGHTING FIXTURES AT ALL EXISTING EXTERIOR LOCATIONS.
- R. REPLACE ALL EXISTING SMOKE AND HEAT/SMOKE DETECTORS IN ALL APARTMENTS.
- S. INSTALL NEW FOB ACCESS SYSTEM AT ALL BUILDING ENTRY DOORS.
- T. REFER TO ELECTRICAL DRAWINGS FOR HEARING IMPAIRED UNIT SCOPE.

**KEYNOTE LEGEND - DEMO PLANS**

- DP01 PREPARE CORRIDOR WALLS AND CEILINGS FOR NEW PAINT.
- DP02 DAMAGED EXISTING CONCRETE STEPS TO BE REPAIRED.
- DP03 REPAIR/REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS WHERE NOTED IN STRUCTURAL DRAWINGS.
- DP04 REPLACE DAMAGED/RUSTED STEEL COLUMNS AT BASEMENT AREAS AS NECESSARY.
- DP05 EXISTING METAL HANDRAILS TO BE RESECURED.
- DP06 REPLACE STRUCTURAL STEEL COMPONENTS AT EXTERIOR BALCONIES AND STAIR SYSTEMS (FRAMING, STRINGERS, DECKING, HANDRAIL/GUARDRAIL, ETC.) REFER TO STRUCTURAL DRAWINGS.
- DP07 EXISTING BASEMENT STAIR TO BE REMOVED AND REPLACED.
- DP08 REMOVE EXISTING FRONT ELEVATION WINDOWS AND PREPARE FOR NEW HISTORIC WINDOW INSTALLATION. TYPICAL FOR ALL.
- DP09 REMOVE EXISTING REAR AND SIDE ELEVATION WINDOWS AND PREPARE FOR NEW HISTORIC WINDOW INSTALLATION. TYPICAL FOR ALL.
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- DP11 REMOVE EXISTING DOORS AND HARDWARE AND PREPARE FOR NEW INSTALLATION.
- DP12 REMOVE EXISTING HORIZONTAL MINI-BLINDS AT ALL EXTERIOR WINDOWS.
- DP13 REMOVE EXISTING KITCHEN CABINETRY, COUNTERTOPS, RANGE HOOD AND SINK. PREPARE FOR NEW INSTALLATION. EXISTING RANGE AND REFRIGERATOR TO REMAIN.
- DP14 REMOVE ALL INDIVIDUAL APARTMENT GAS-FIRED DOMESTIC HOT WATER HEATERS, AND PREPARE FOR NEW WORK.
- DP15 REMOVE ALL INDIVIDUAL APARTMENT HIGH-EFFICIENCY GAS-FIRED COMBINED BOILERS, VALVES, AND CONTROLS, AND PREPARE FOR NEW WORK.
- DP16 REMOVE WATER CLOSETS THROUGHOUT ALL DWELLING UNITS AND PREPARE FOR NEW INSTALLATION.
- DP17 REMOVE FAUCETS THROUGHOUT ALL DWELLING UNIT BATHROOMS AND PREPARE FOR NEW INSTALLATION.
- DP18 REMOVE FAUCETS THROUGHOUT ALL DWELLING UNIT KITCHENS AND PREPARE FOR NEW INSTALLATION.
- DP19 PREPARE DAMAGED OR SPALLED CONCRETE FOUNDATION WALLS FOR REPAIR.
- DP20 EXISTING LIGHT FIXTURES TO BE REPLACED, TYP.
- DP21 REMOVE EXISTING ROOFING SYSTEM WHERE NOTED AND PREPARE FOR NEW INSTALLATION.
- DP22 REBUILD/REPOINT EXISTING CHIMNEYS AS NECESSARY.
- DP23 EXISTING PARTITIONS, FLOORING, CASEWORK, FIXTURES TO BE DEMOLISHED.
- DP24 REMOVE EXISTING WINDOW AND SURROUNDING MASONRY AS NECESSARY TO PREPARE FOR INSTALLATION OF NEW ACCESSIBLE EXTERIOR DOOR.
- DP25 EXISTING SKYLIGHT TO REMAIN. REFURBISH AS NECESSARY.

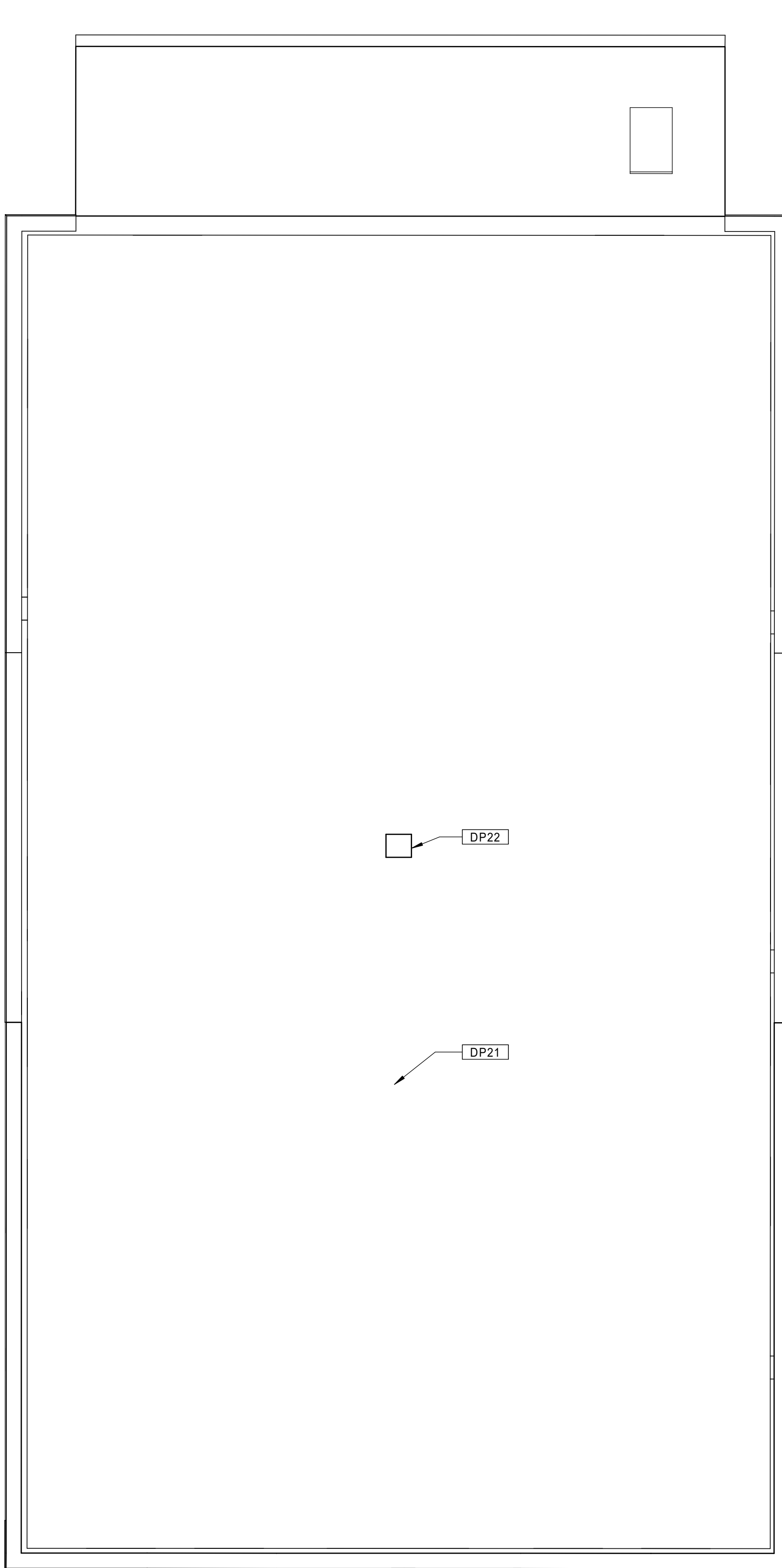


20 BUILDING 2 - 120-122 BEDFORD ST. - EXISTING FIRST FLOOR PLAN  
 Scale: 1/4" = 1'-0"

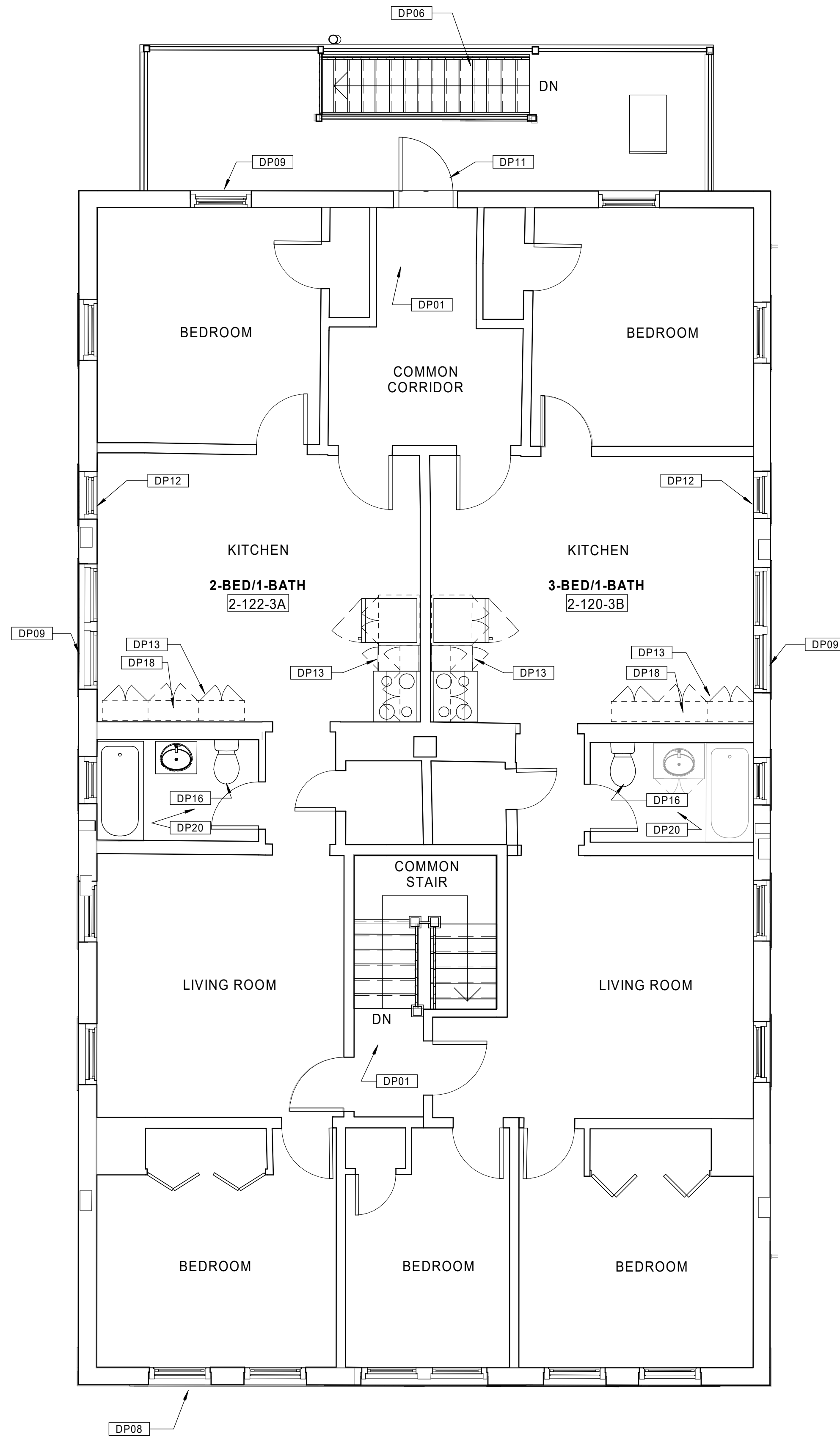


10 BUILDING 2 - 120-122 BEDFORD ST. - EXISTING BASEMENT PLAN  
 Scale: 1/4" = 1'-0"

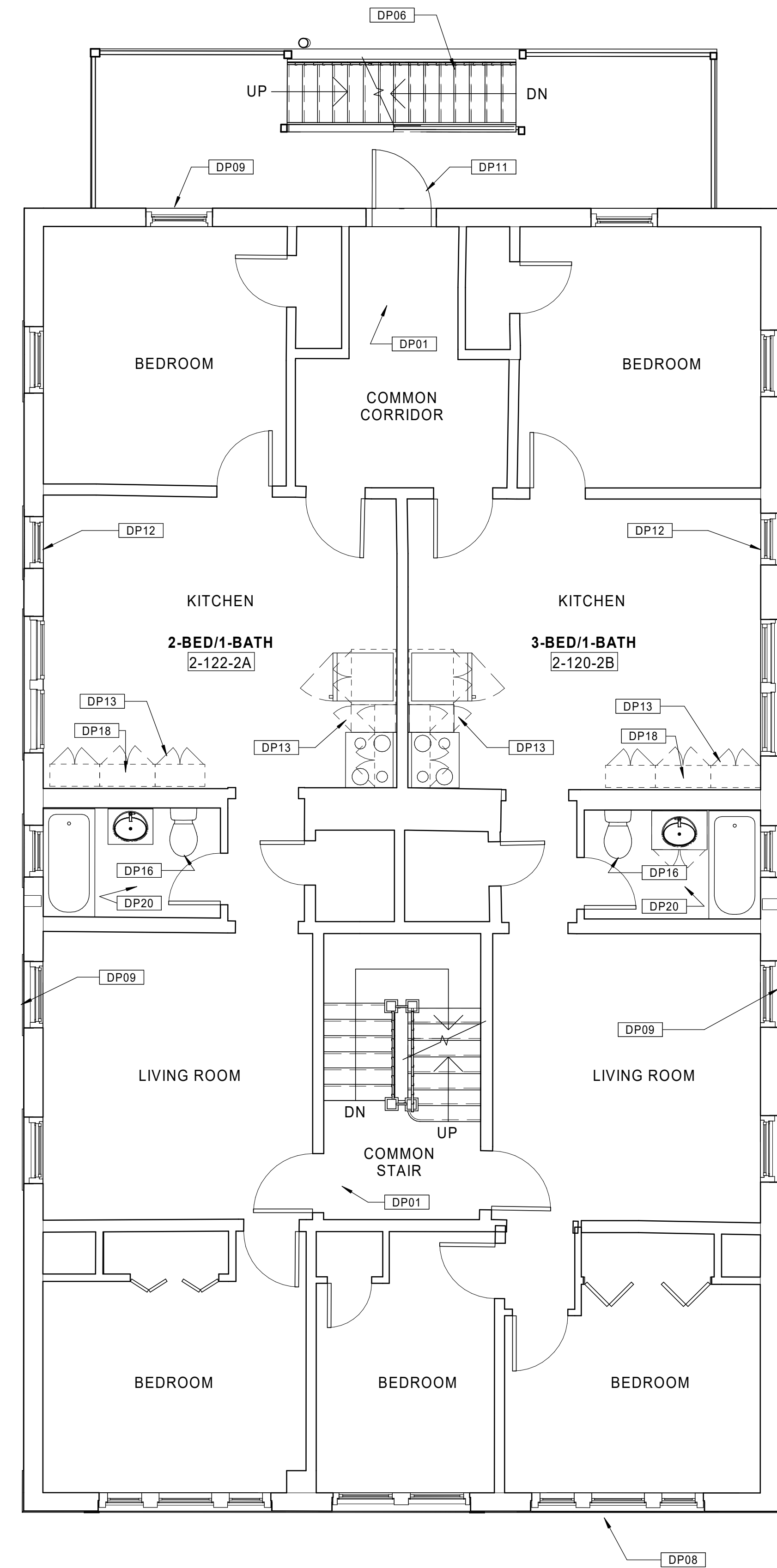
SEE BASEMENT/1ST FLOOR PLAN SHEET FOR  
 GENERAL NOTES AND KEYNOTES LEGENDS



30 BUILDING 2 - 120-122 BEDFORD ST. - EXISTING ROOF PLAN  
 Scale: 1/4" = 1'-0"



20 BUILDING 2 - 120-122 BEDFORD ST. - EXISTING THIRD FLOOR PLAN  
 Scale: 1/4" = 1'-0"



10 BUILDING 2 - 120-122 BEDFORD ST. - EXISTING SECOND FLOOR PLAN  
 Scale: 1/4" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

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

Key Plan:

Project Name:  
**BEDFORD  
 GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:  
**BUILDING 2 - EXISTING  
 2ND, 3RD FLOOR &  
 ROOF PLANS  
 120-122 BEDFORD ST.**

Project Number:  
 22020

Issue Date:  
 AUGUST 11, 2023

Sheet Number:  
**D1.02b**

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 3 - EXISTING BASEMENT & 1st FLOOR PLANS**  
 123-125 BEDFORD ST.

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

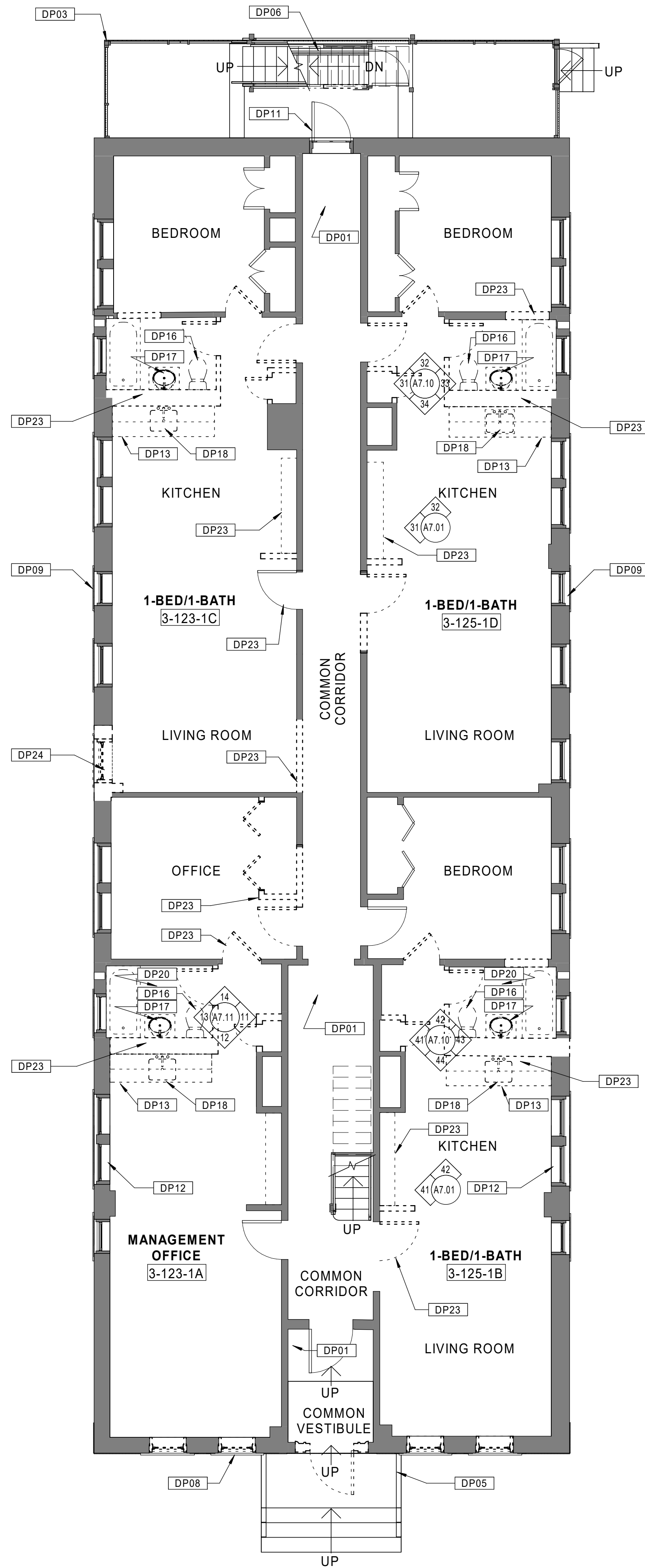
**D1.03a**

### GENERAL NOTES - OVERALL PLANS

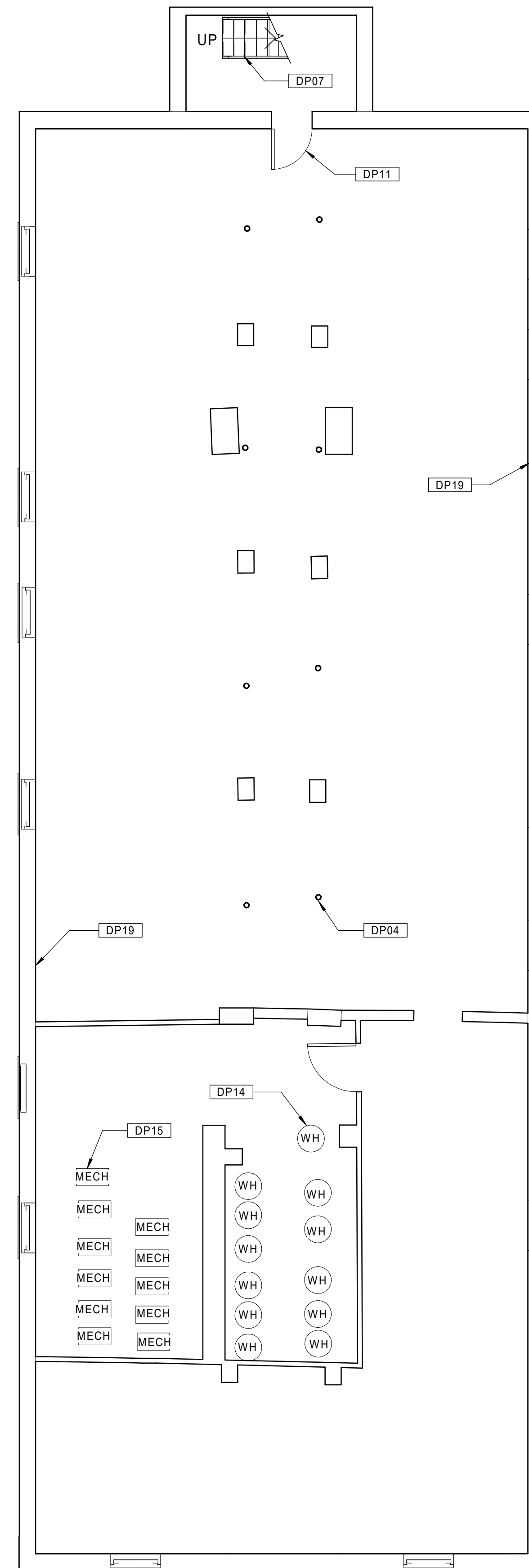
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20 BUILDING 3 - 123-125 BEDFORD ST. - EXISTING FIRST FLOOR PLAN  
 Scale: 3/16" = 1'-0"



10 BUILDING 3 - 123-125 BEDFORD ST. - EXISTING BASEMENT PLAN  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: 3/16" = 1'-0"

Key Plan:

Project Name:

## BEDFORD GARDENS

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 3 - EXISTING  
 2nd, 3rd FLOOR & ROOF  
 PLANS  
 123-125 BEDFORD ST.**

Project Number:

22020

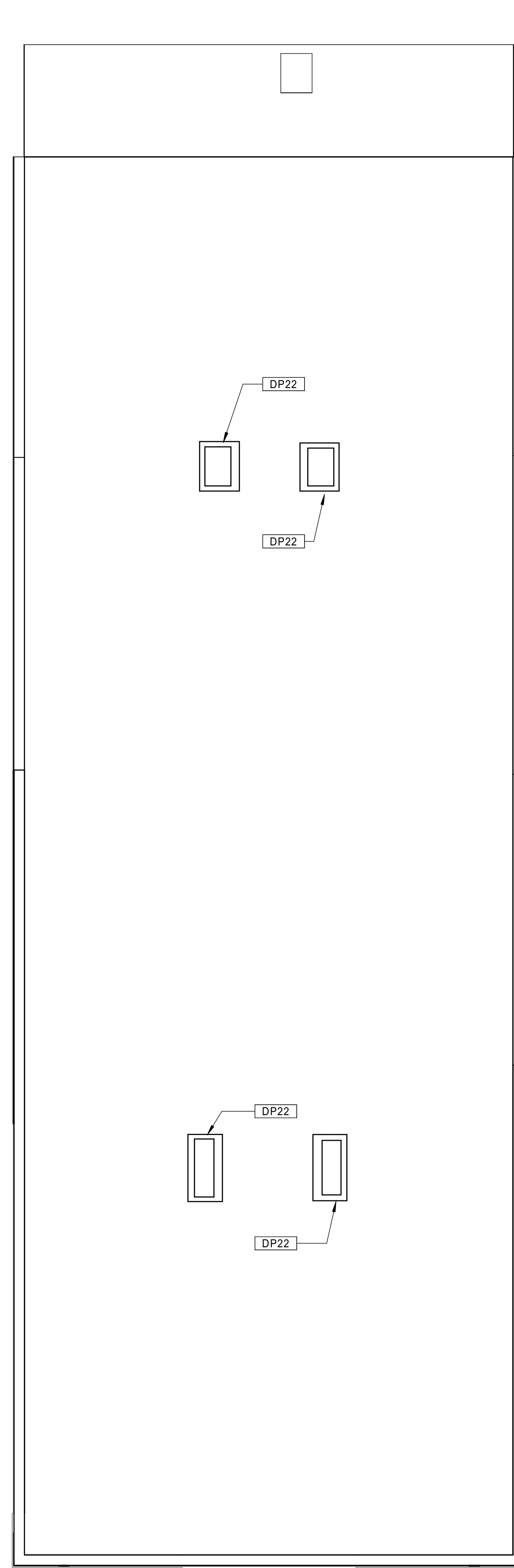
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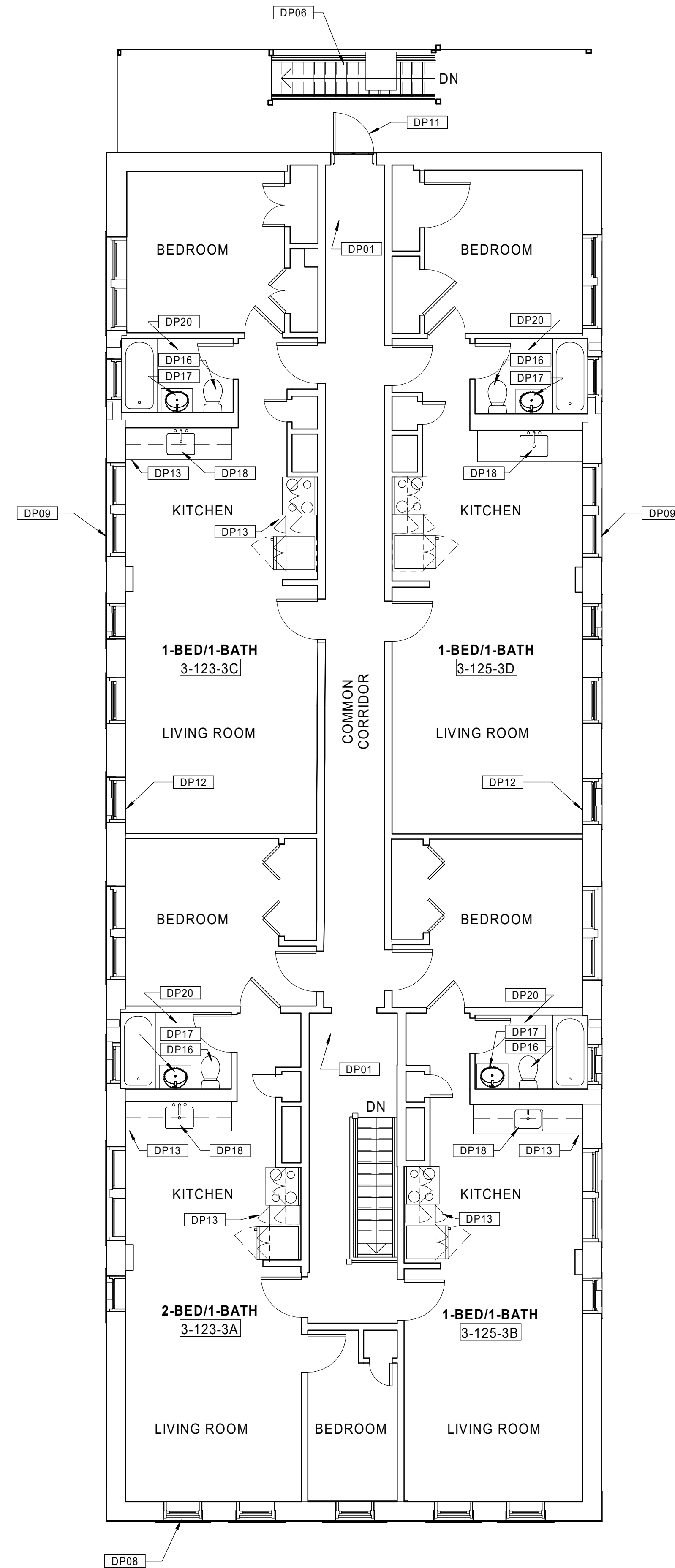
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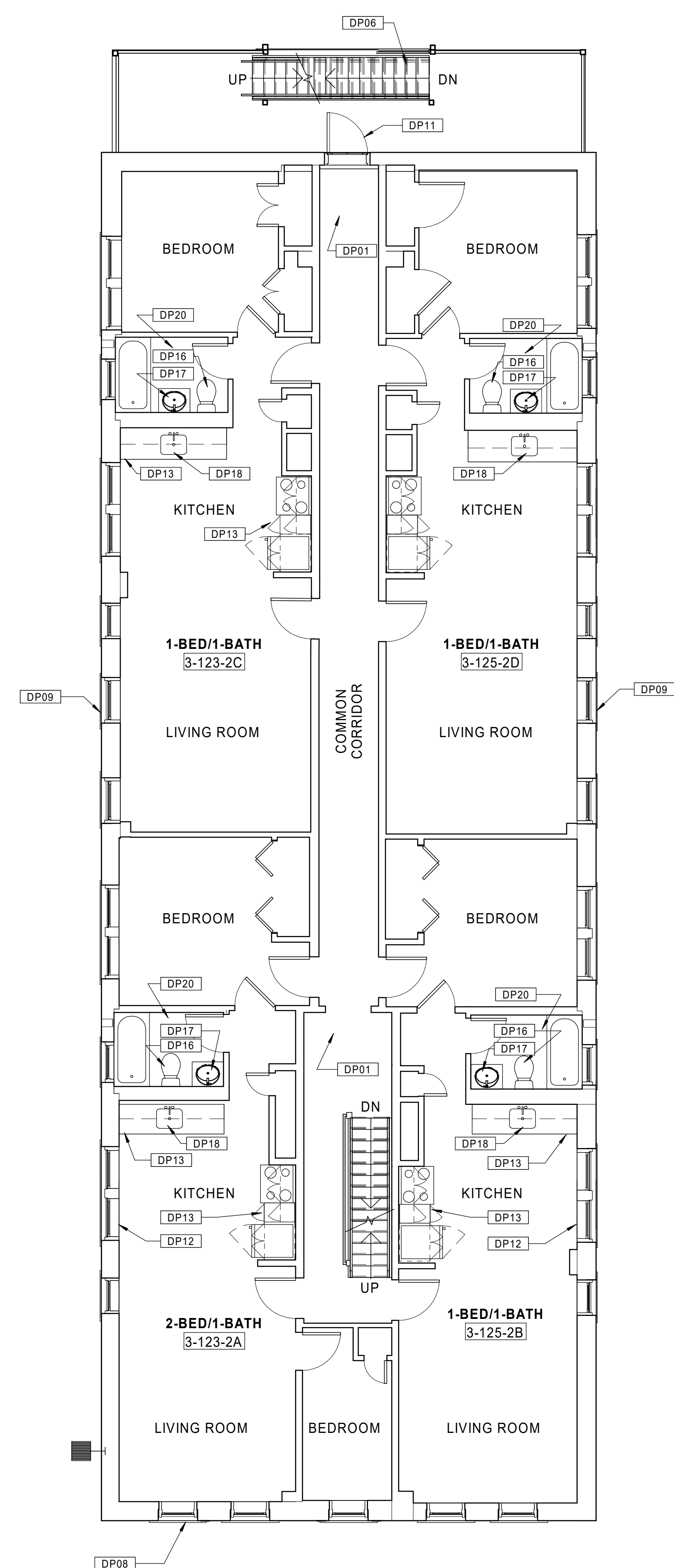
SEE BASEMENT/1ST FLOOR PLAN SHEET FOR  
 GENERAL NOTES AND KEYNOTES LEGENDS



30 BUILDING 3 - 123-125 BEDFORD ST. - EXISTING ROOF PLAN  
 Scale: 3/16" = 1'-0"



20 BUILDING 3 - 123-125 BEDFORD ST. - EXISTING THIRD FLOOR PLAN  
 Scale: 3/16" = 1'-0"



10 BUILDING 3 - 123-125 BEDFORD ST. - EXISTING SECOND FLOOR PLAN  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 4 - EXISTING BASEMENT & 1st FLOOR PLANS**  
 124-126 BEDFORD ST.

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

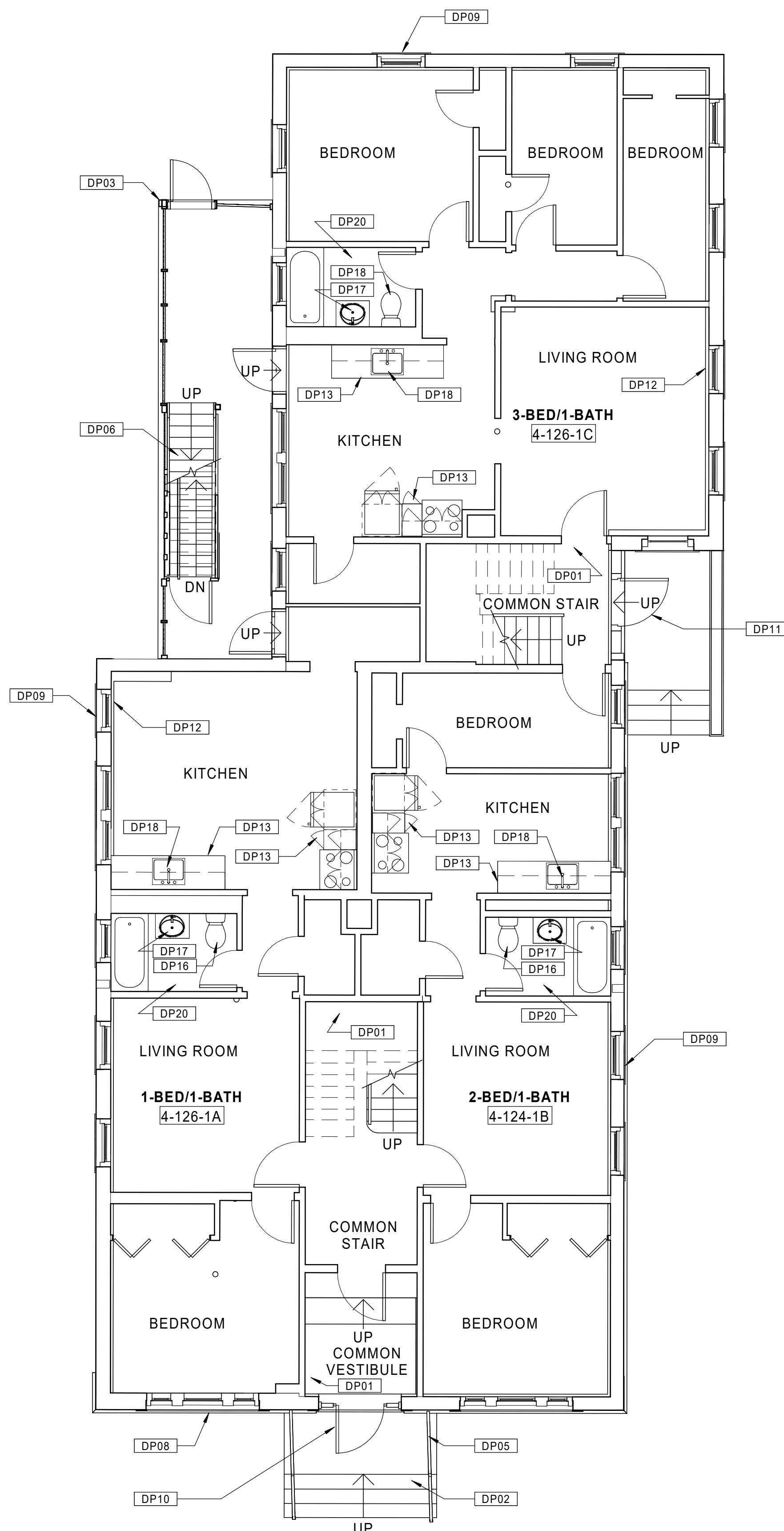
**D1.04a**

**GENERAL NOTES - OVERALL PLANS**

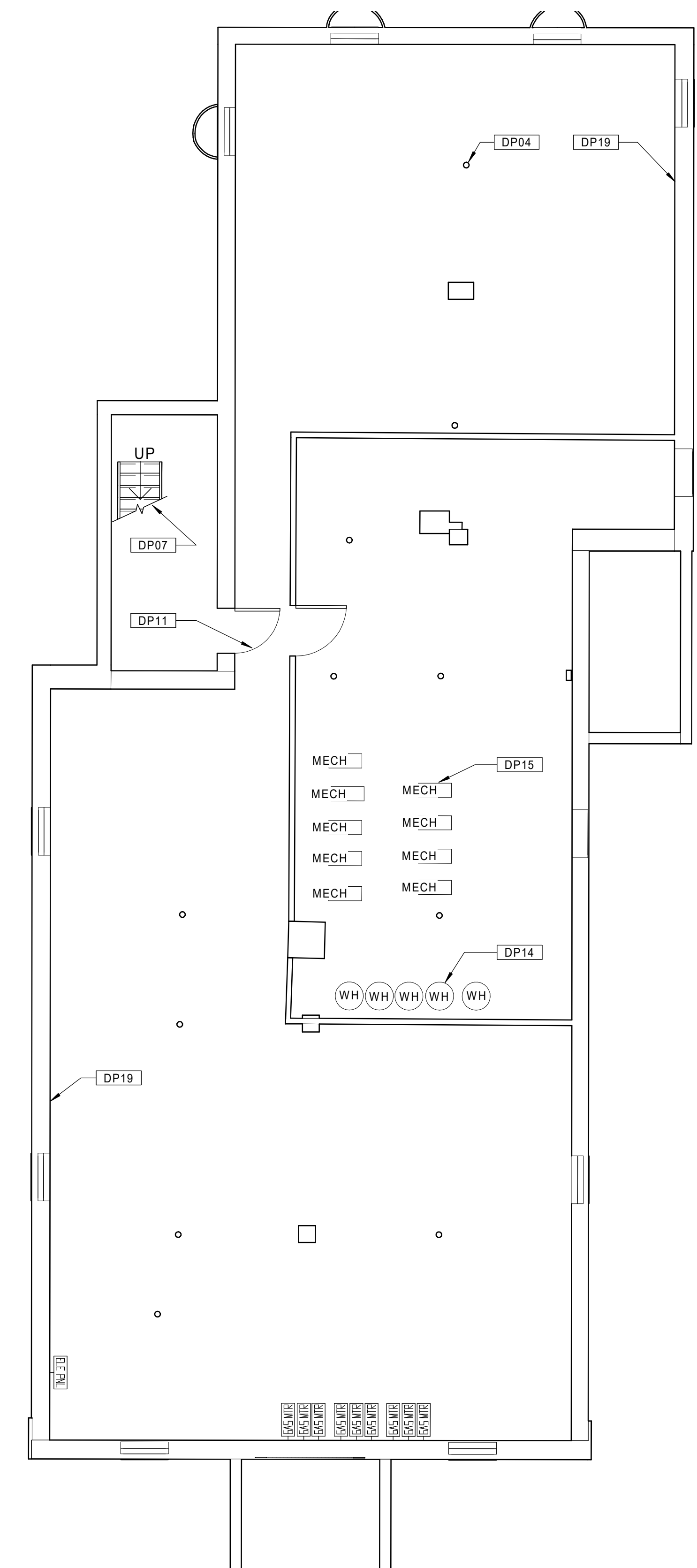
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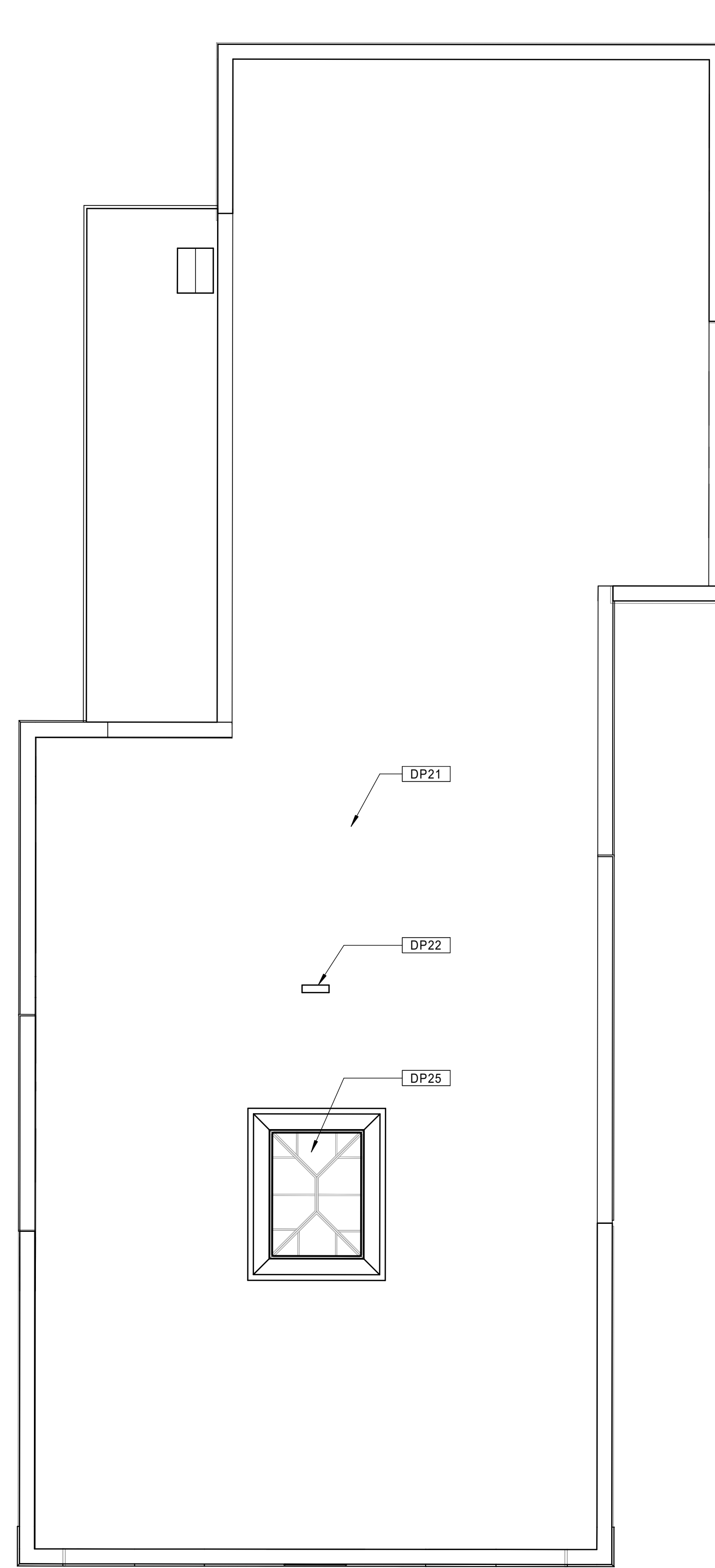
**20 BUILDING 4 - 124-126 BEDFORD ST. - EXISTING FIRST FLOOR PLAN**  
 Scale: 3/16" = 1'-0"



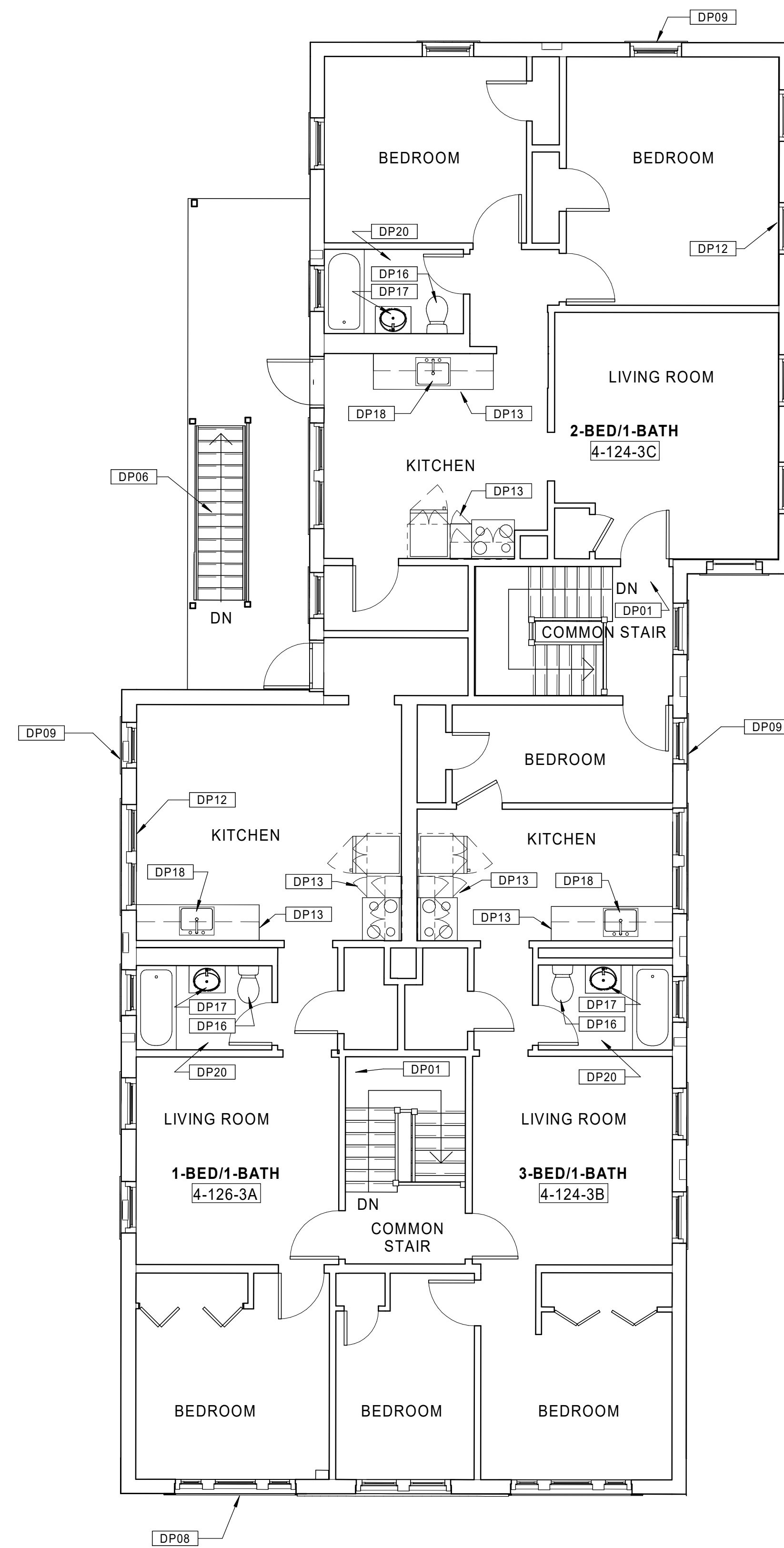
**10 BUILDING 4 - 124-126 BEDFORD ST. - EXISTING BASEMENT PLAN**  
 Scale: 3/16" = 1'-0"



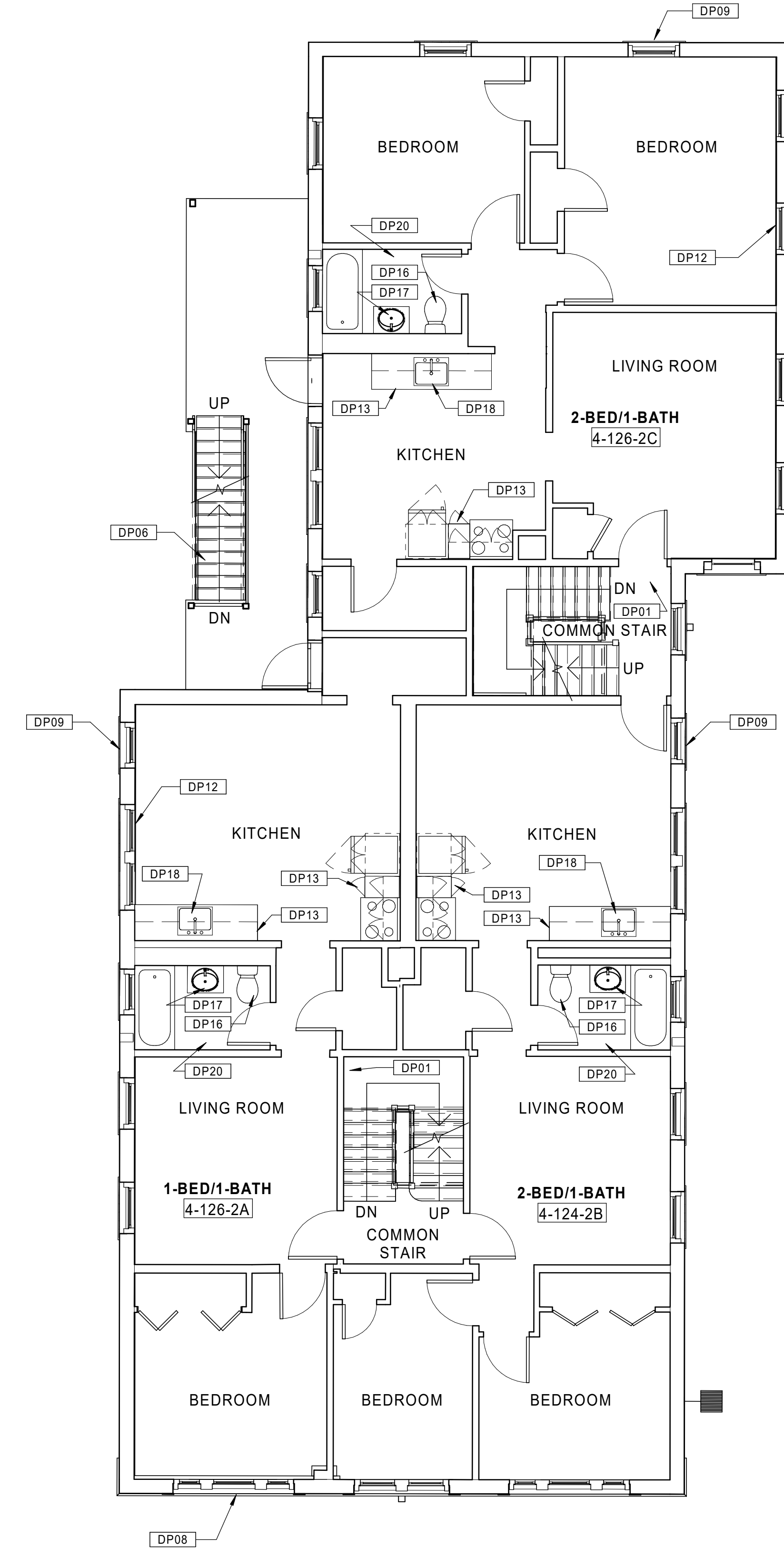
SEE BASEMENT/1ST FLOOR PLAN SHEET FOR  
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 Scale: 3/16" = 1'-0"



10 BUILDING 4 - 124-126 BEDFORD ST. - EXISTING SECOND FLOOR PLAN  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: 3/16" = 1'-0"

Key Plan:

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**BEDFORD  
 GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 4 - EXISTING  
 2nd, 3rd FLOOR & ROOF  
 PLANS  
 124-126 BEDFORD ST.**

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

**D1.04b**

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD  
GARDENS**

Bedford & Brook Streets  
Hartford, CT

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**BUILDING 5 - EXISTING  
BASEMENT & 1st FLOOR  
PLANS  
127-129 BEDFORD ST.**

Project Number:

**22020**

Issue Date:

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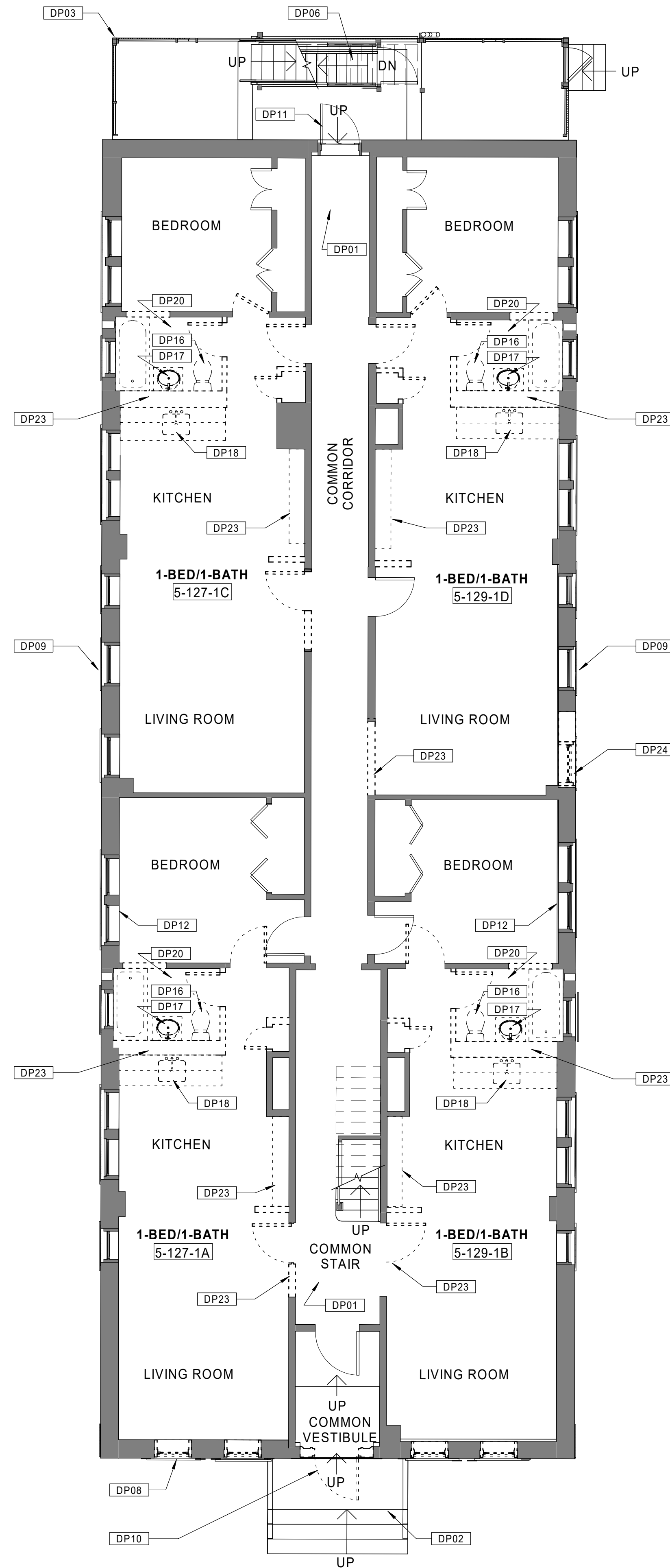
**D1.05a**

GENERAL NOTES - OVERALL PLANS

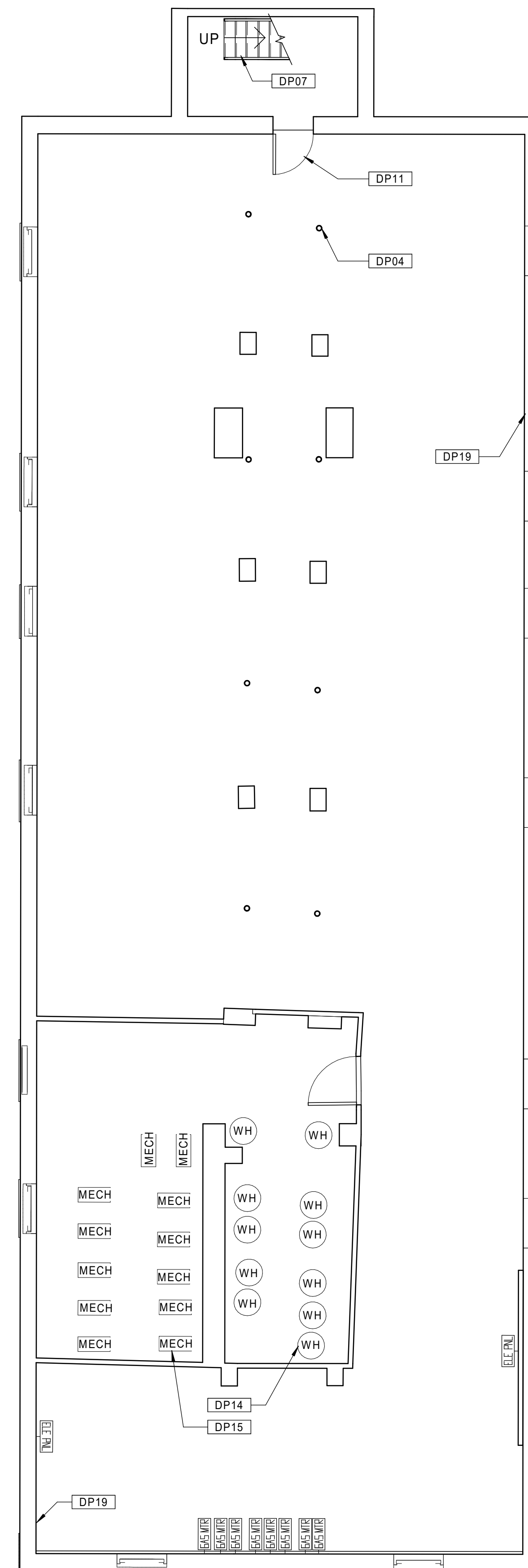
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- B. REPAIR / REPLACE CRACKED CONCRETE FOUNDATIONS AT SELECT AREAS ALONG BASEMENT STAIRS.
- C. REPAIR MISSING BRICK MORTAR AT SEVERAL LOCATIONS IN BASEMENTS.
- D. EXISTING MASONRY TO BE CLEANED. TYP. ALL FACADES.
- E. CLEAN, PRIME, AND FINISH WITH AN APPROPRIATE FINISHING SYSTEM STEEL LINTELS AT WINDOWS IN BASEMENTS THAT HAVE RUSTED AND END SUPPORTS ARE DISPLACED. PROVIDE PROPER END SUPPORT.
- F. REINFORCE CRACKED TIMBER GIRDERS WHERE NECESSARY. REFER TO STRUCTURAL DRAWINGS.
- G. INSTALL NON-SHRINK, NON-METALLIC GROUT AT ENTIRE ENDS OF TIMBER GIRDERS WHERE THERE IS INSUFFICIENT BEARING ON BRICK PIERS.
- H. PROVIDE NEW FULLY-ADHERED EPDM ROOFING SYSTEM WHERE NOTED. REMOVE EXISTING ROOFING MATERIALS AS NECESSARY TO PROVIDE A SUITABLE SUBSTRATE.
- I. PROVIDE NEW GUTTERS AND ONE DOWNSPOUT PER ROOF AT BUILDINGS REQUIRING EPDM ROOFING SYSTEM REPLACEMENT.
- J. PROVIDE ONE NEW ROOF HATCH AT BUILDINGS REQUIRING EPDM ROOFING SYSTEM REPLACEMENT.
- K. PROVIDE NEW LOW VOC SEALANTS AND BACKER ROD AT INTERIOR OF EXTERIOR WINDOWS AND DOORS, AND BETWEEN DISSIMILAR MATERIALS.
- L. AIR SEAL USING SPRAY FOAM PENETRATIONS IN FLOORS, WALLS (RECEPTACLES, OUTLETS, AND SWITCHES), CEILINGS, MECHANICAL SPACES, CLOTHES WASHING MACHINE BOXES, AND CLOTHES DRYERS.
- M. SEAL ALL VENTS INTO ATTIC SPACE. ADD ALTERNATE TO SPRAY A MINIMUM OF 12" OF OPEN CELL SPRAY FOAM (R-38) INTO ATTIC SPACES.
- N. PROPERLY PREPARE ALL DAMAGED DRYWALL AREAS THROUGH UNITS AND COMMON AREAS AS NECESSARY TO RECEIVE NEW PAINT FINISHES.
- O. RETAIN ALL EXISTING WOOD FLOORING EXCEPT WHERE NOTED. INFILL WITH RECLAIMED WOOD FLOORING WHERE NECESSARY.
- P. PROVIDE NEW LED LIGHTING FIXTURES IN ALL UNIT KITCHENS AND BATHROOMS.
- Q. PROVIDE NEW LED LIGHTING FIXTURES AT ALL EXISTING EXTERIOR LOCATIONS.
- R. REPLACE ALL EXISTING SMOKE AND HEAT/SMOKE DETECTORS IN ALL APARTMENTS.
- S. INSTALL NEW FOB ACCESS SYSTEM AT ALL BUILDING ENTRY DOORS.
- T. REFER TO ELECTRICAL DRAWINGS FOR HEARING IMPAIRED UNIT SCOPE.

KEYNOTE LEGEND - DEMO PLANS

- DP01 PREPARE CORRIDOR WALLS AND CEILINGS FOR NEW PAINT.
- DP02 DAMAGED EXISTING CONCRETE STEPS TO BE REPAIRED.
- DP03 REPAIR/REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS WHERE NOTED IN STRUCTURAL DRAWINGS.
- DP04 REPLACE DAMAGED/RUSTED STEEL COLUMNS AT BASEMENT AREAS AS NECESSARY.
- DP05 EXISTING METAL HANDRAILS TO BE RESECURED.
- DP06 REPLACE STRUCTURAL STEEL COMPONENTS AT EXTERIOR BALCONIES AND STAIR SYSTEMS (FRAMING, STRINGERS, DECKING, HANDRAIL/GUARDRAILS, ETC.). REFER TO STRUCTURAL DRAWINGS.
- DP07 EXISTING BASEMENT STAIR TO BE REMOVED AND REPLACED.
- DP08 REMOVE EXISTING FRONT ELEVATION WINDOWS AND PREPARE FOR NEW HISTORIC WINDOW INSTALLATION. TYPICAL FOR ALL.
- DP09 REMOVE EXISTING REAR AND SIDE ELEVATION WINDOWS AND PREPARE FOR NEW HISTORIC WINDOW INSTALLATION. TYPICAL FOR ALL.
- DP10 REMOVE EXISTING FRONT ENTRY STOREFRONT SYSTEMS AND PREPARE FOR NEW INSTALLATION.
- DP11 REMOVE EXISTING DOORS AND HARDWARE AND PREPARE FOR NEW INSTALLATION.
- DP12 REMOVE EXISTING HORIZONTAL MINI-BLINDS AT ALL EXTERIOR WINDOWS.
- DP13 REMOVE EXISTING KITCHEN CABINETRY, COUNTERTOPS, RANGE HOOD AND SINK. PREPARE FOR NEW INSTALLATION. EXISTING RANGE AND REFRIGERATOR TO REMAIN.
- DP14 REMOVE ALL INDIVIDUAL APARTMENT GAS-FIRED DOMESTIC HOT WATER HEATERS, AND PREPARE FOR NEW WORK.
- DP15 REMOVE ALL INDIVIDUAL APARTMENT HIGH-EFFICIENCY GAS-FIRED COMBINED BOILERS, VALVES, AND CONTROLS, AND PREPARE FOR NEW WORK.
- DP16 REMOVE WATER CLOSETS THROUGHOUT ALL DWELLING UNITS AND PREPARE FOR NEW INSTALLATION.
- DP17 REMOVE FAUCETS THROUGHOUT ALL DWELLING UNIT BATHROOMS AND PREPARE FOR NEW INSTALLATION.
- DP18 REMOVE FAUCETS THROUGHOUT ALL DWELLING UNIT KITCHENS AND PREPARE FOR NEW INSTALLATION.
- DP19 PREPARE DAMAGED OR SPALLED CONCRETE FOUNDATION WALLS FOR REPAIR.
- DP20 EXISTING LIGHT FIXTURES TO BE REPLACED. TYP.
- DP21 REMOVE EXISTING ROOFING SYSTEM WHERE NOTED AND PREPARE FOR NEW INSTALLATION.
- DP22 REBUILD/REPOINT EXISTING CHIMNEYS AS NECESSARY.
- DP23 EXISTING PARTITIONS, FLOORING, CASEWORK, FIXTURES TO BE DEMOLISHED.
- DP24 REMOVE EXISTING WINDOW AND SURROUNDING MASONRY AS NECESSARY TO PREPARE FOR INSTALLATION OF NEW ACCESSIBLE EXTERIOR DOOR.
- DP25 EXISTING SKYLIGHT TO REMAIN. REFURBISH AS NECESSARY.



20 BUILDING 5 - 127-129 BEDFORD ST. - EXISTING FIRST FLOOR PLAN  
Scale: 3/16" = 1'-0"



10 BUILDING 5 - 127-129 BEDFORD ST. - EXISTING BASEMENT PLAN  
Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: 3/16" = 1'-0"

Key Plan:

Project Name:

**BEDFORD  
GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 5 - EXISTING  
2nd, 3rd FLOOR & ROOF  
PLANS  
127-129 BEDFORD ST.**

Project Number:

22020

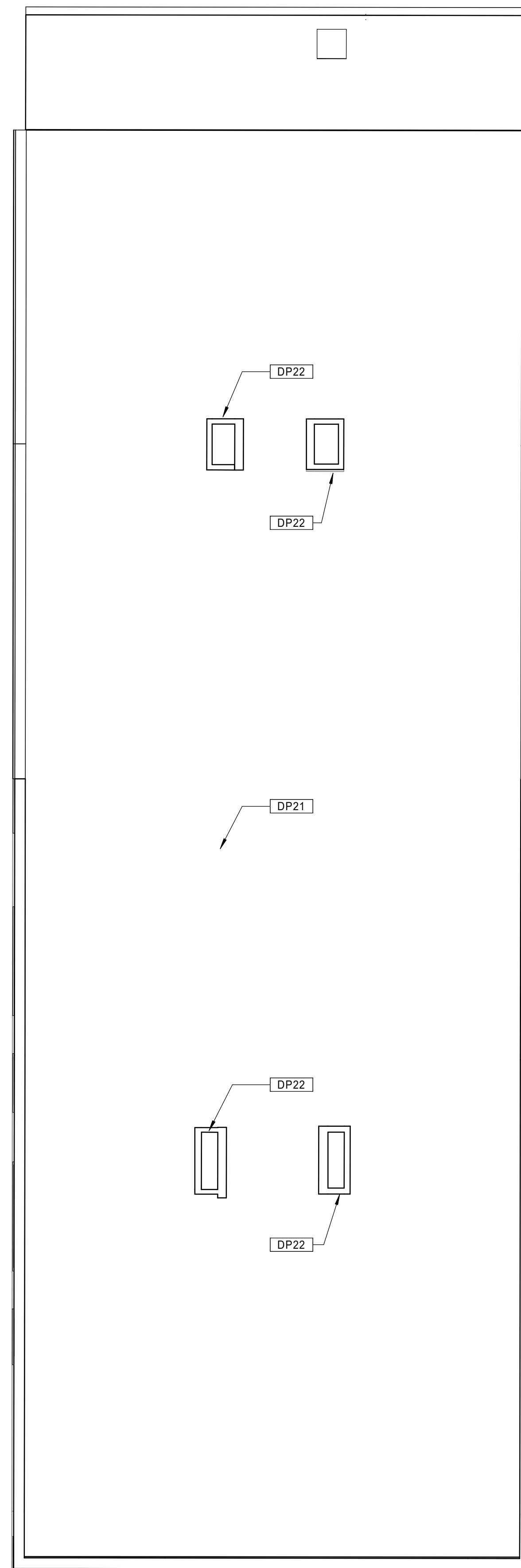
Issue Date:

AUGUST 11, 2023

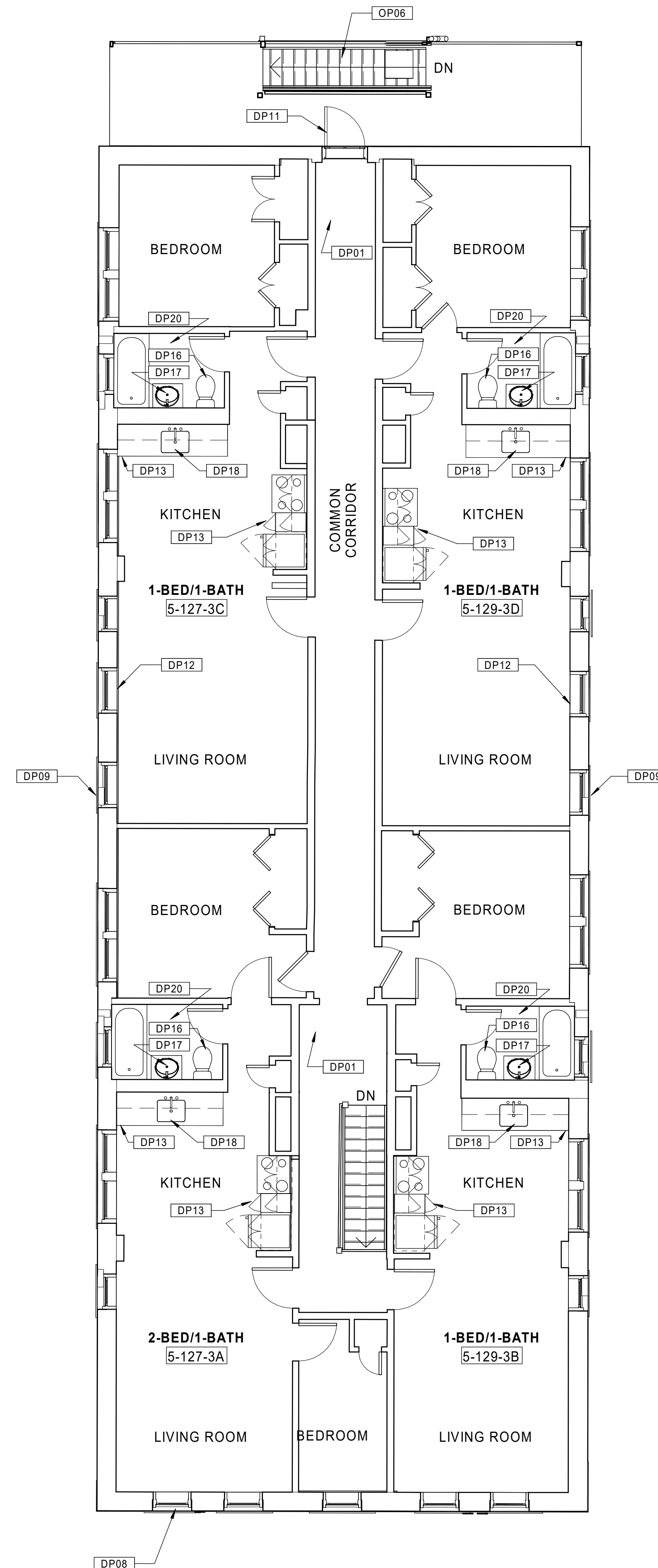
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**D1.05b**

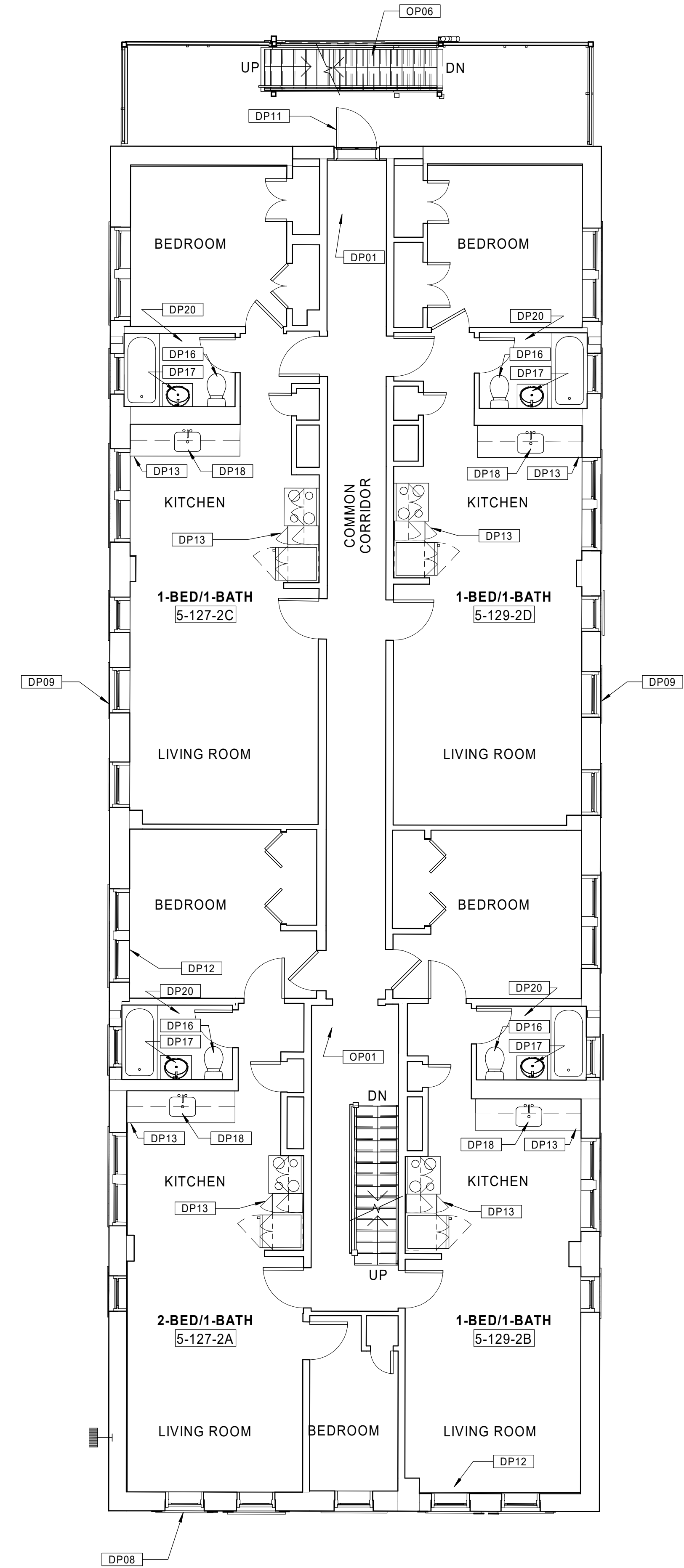
SEE BASEMENT/1ST FLOOR PLAN SHEET FOR  
GENERAL NOTES AND KEYNOTES LEGENDS



30 BUILDING 5 - 127-129 BEDFORD ST. - EXISTING ROOF PLAN  
Scale: 3/16" = 1'-0"



20 BUILDING 5 - 127-129 BEDFORD ST. - EXISTING THIRD FLOOR PLAN  
Scale: 3/16" = 1'-0"



10 BUILDING 5 - 127-129 BEDFORD ST. - EXISTING SECOND FLOOR PLAN  
Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:  
**BEDFORD  
 GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 6 - EXISTING  
 BASEMENT & 1st FLOOR  
 PLANS**  
 128-130 BEDFORD ST.

Project Number:

**22020**

Issue Date:

**AUGUST 11, 2023**

Sheet Number:

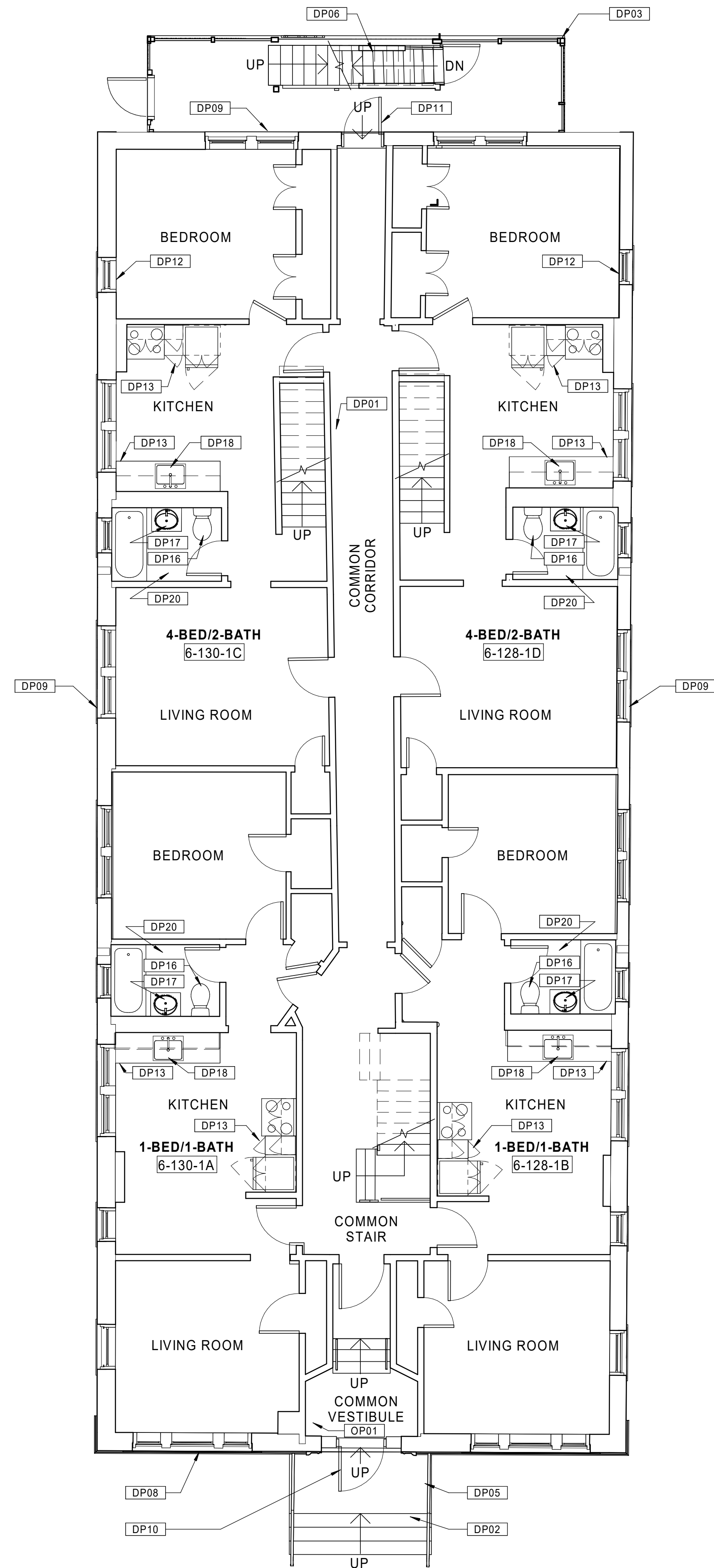
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### GENERAL NOTES - OVERALL PLANS

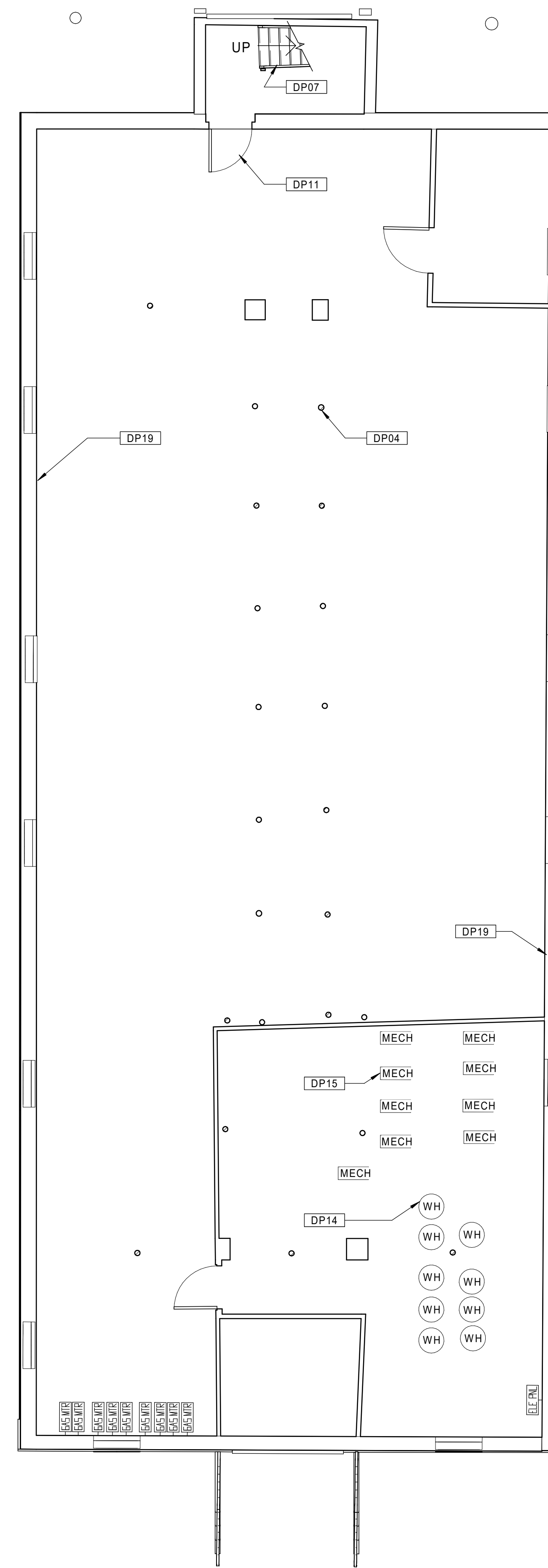
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### KEYNOTE LEGEND - DEMO PLANS

- |      |   |
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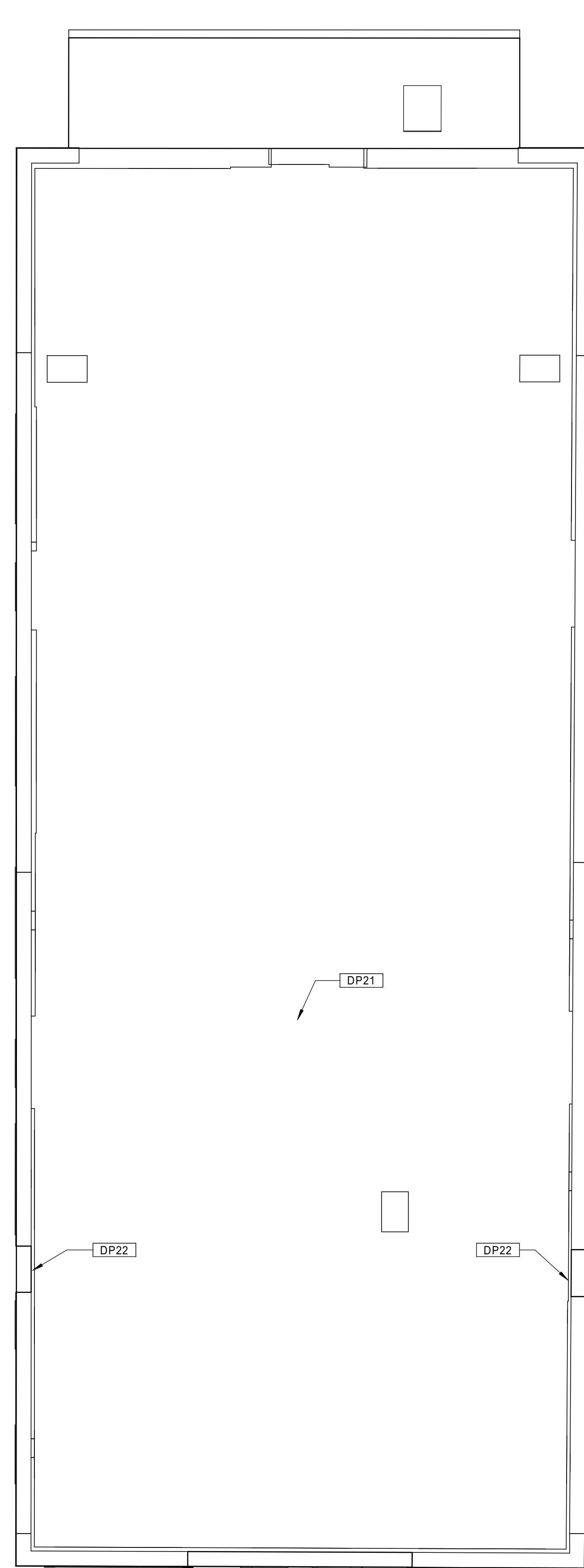


20 BUILDING 6 - 128-130 BEDFORD ST. - EXISTING FIRST FLOOR PLAN  
 Scale: 3/16" = 1'-0"

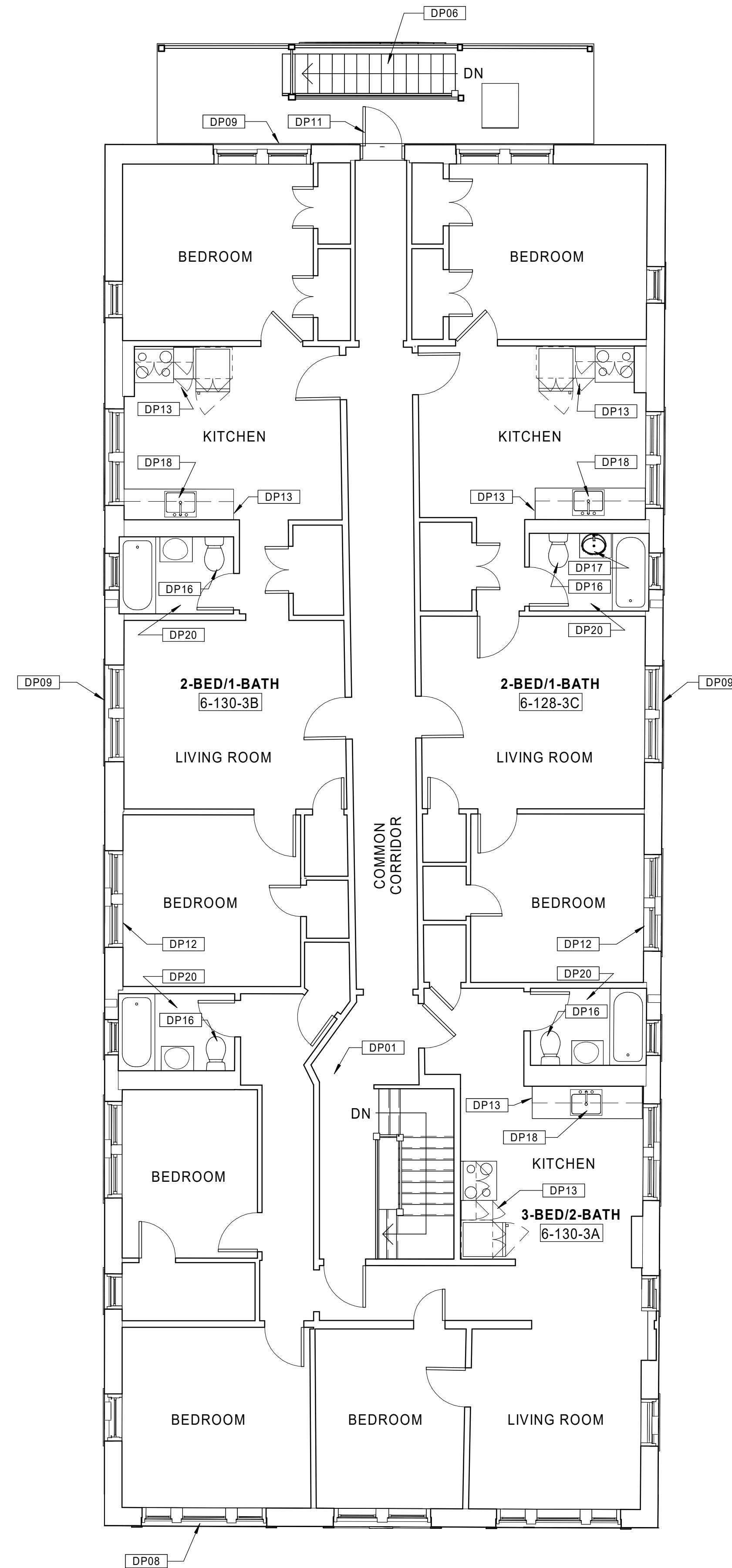


10 BUILDING 6 - 128-130 BEDFORD ST. - EXISTING BASEMENT PLAN  
 Scale: 3/16" = 1'-0"

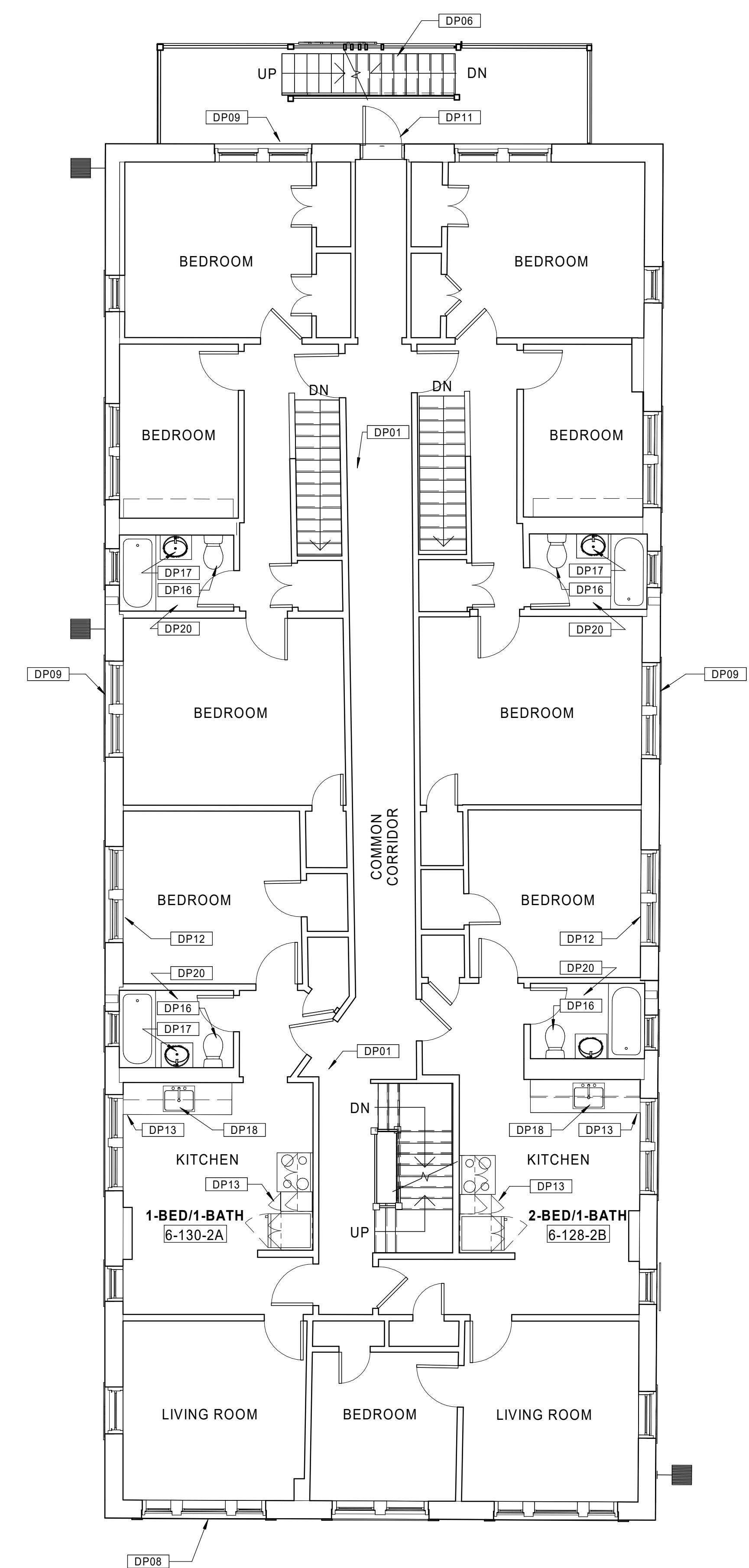
SEE BASEMENT/1ST FLOOR PLAN SHEET FOR  
 GENERAL NOTES AND KEYNOTES LEGENDS



30 BUILDING 6 - 128-130 BEDFORD ST. - EXISTING ROOF PLAN  
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20 BUILDING 6 - 128-130 BEDFORD ST. - EXISTING THIRD FLOOR PLAN  
 Scale: 3/16" = 1'-0"



10 BUILDING 6 - 128-130 BEDFORD ST. - EXISTING SECOND FLOOR PLAN  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: 3/16" = 1'-0"

Key Plan:

Project Name:

**BEDFORD  
 GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 6 - EXISTING  
 2nd, 3rd FLOOR & ROOF  
 PLANS  
 128-130 BEDFORD ST.**

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

**D1.06b**

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 7 - EXISTING BASEMENT & 1st FLOOR PLANS**  
 131-133 BEDFORD ST.

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

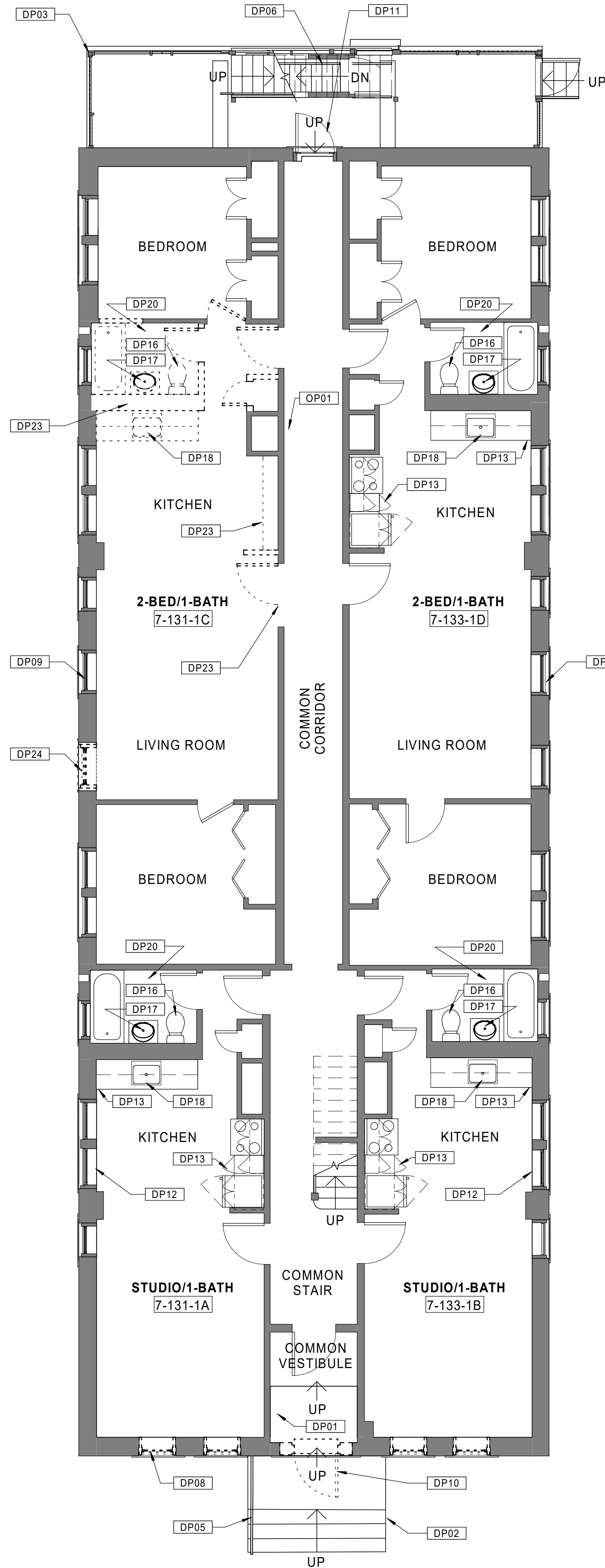
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**GENERAL NOTES - OVERALL PLANS**

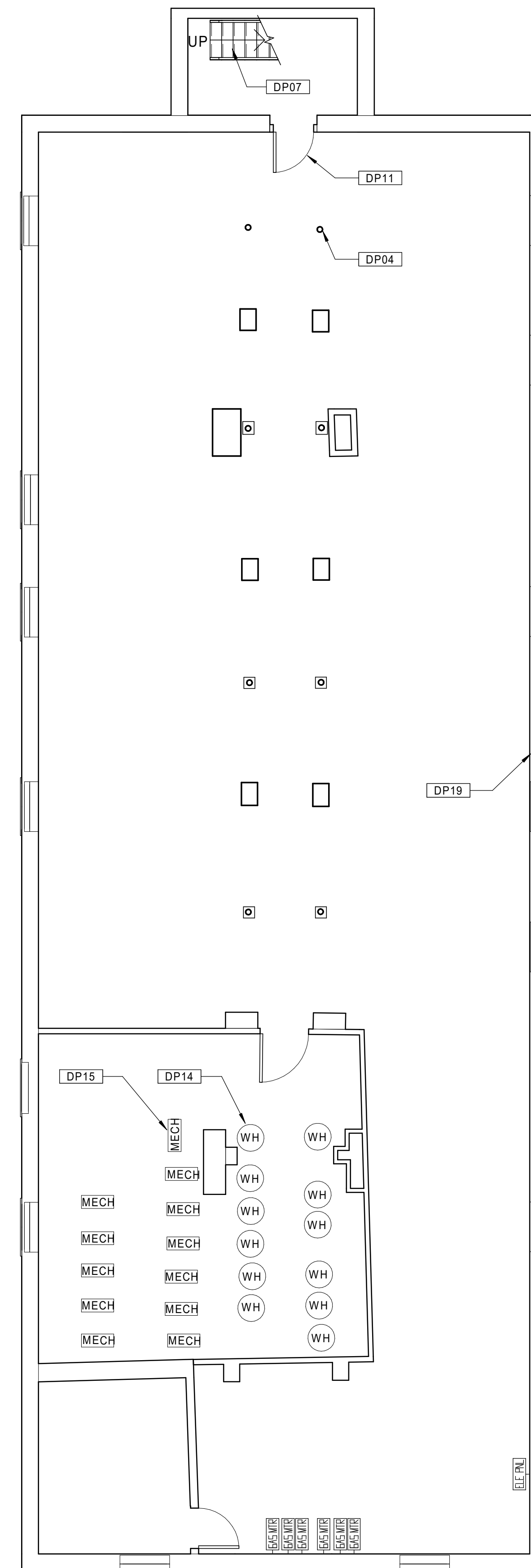
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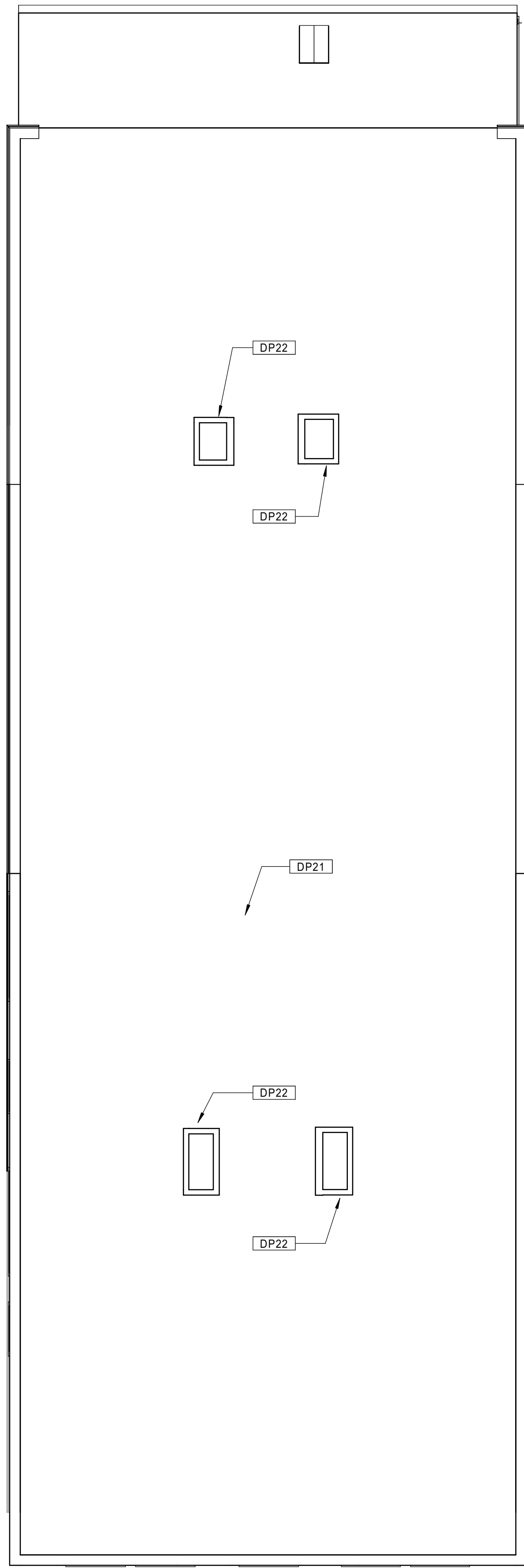


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 Scale: 3/16" = 1'-0"

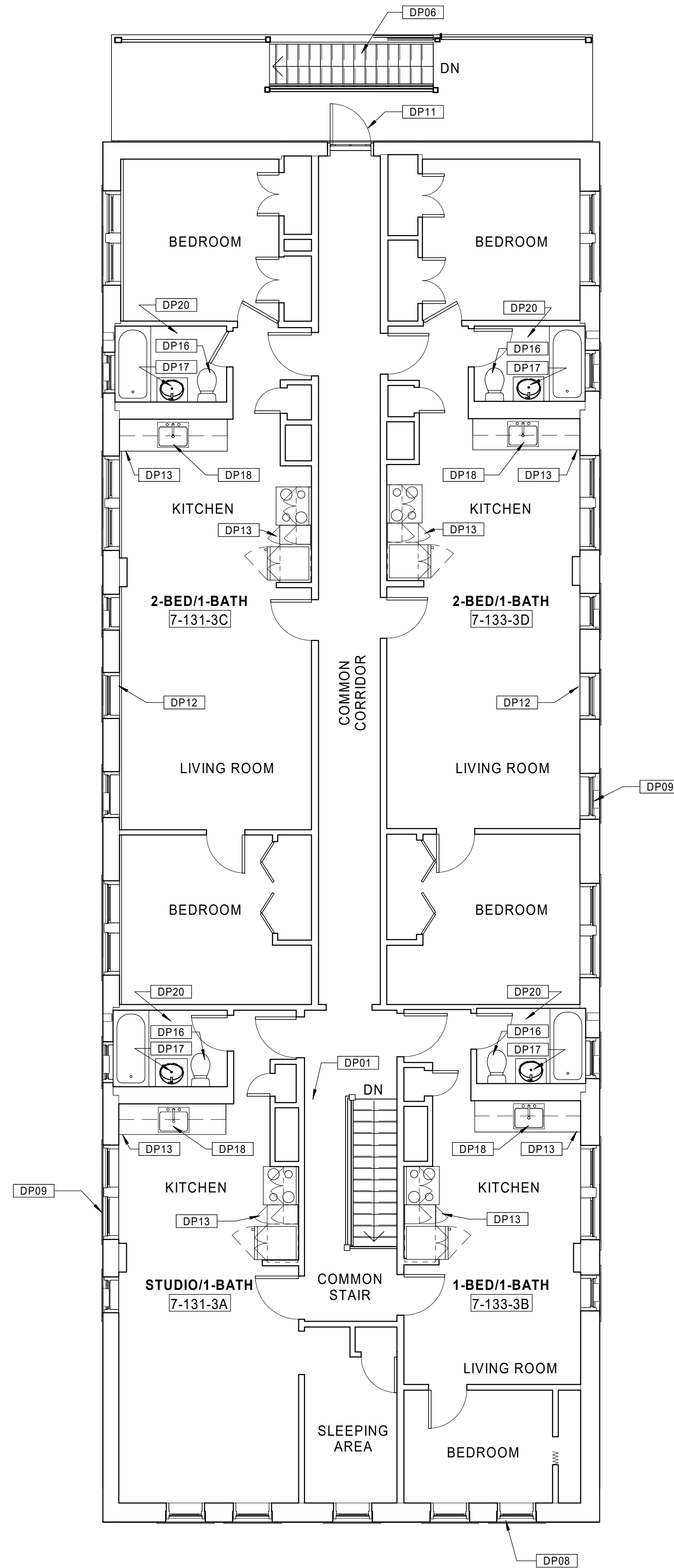


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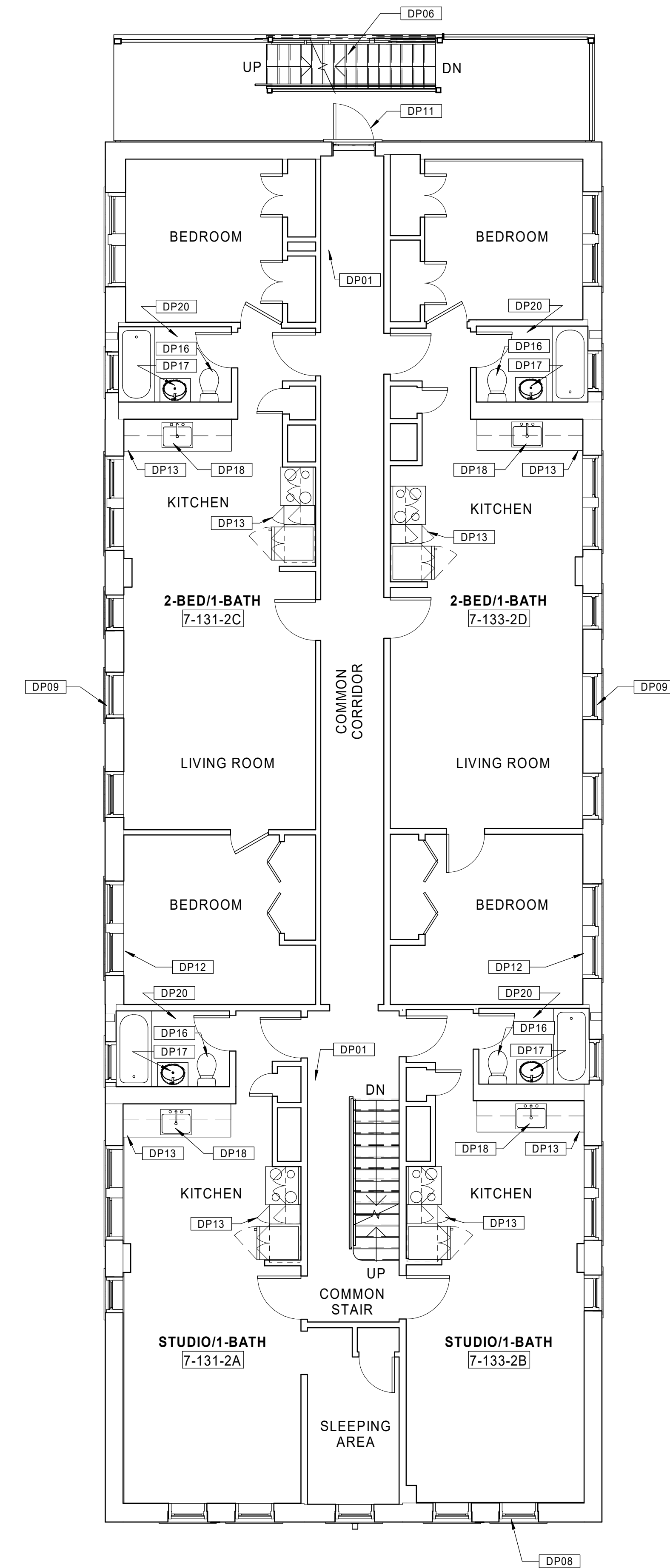
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Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

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**BEDFORD  
 GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 7 - EXISTING  
 2nd, 3rd FLOOR & ROOF  
 PLANS  
 131-133 BEDFORD ST.**

Project Number:

22020

Issue Date:

**AUGUST 11, 2023**

Sheet Number:

**D1.07b**

Consultant:

Revision:

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Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD  
GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 8 - EXISTING  
BASEMENT & 1st FLOOR  
PLANS**  
132-134 BEDFORD ST.

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

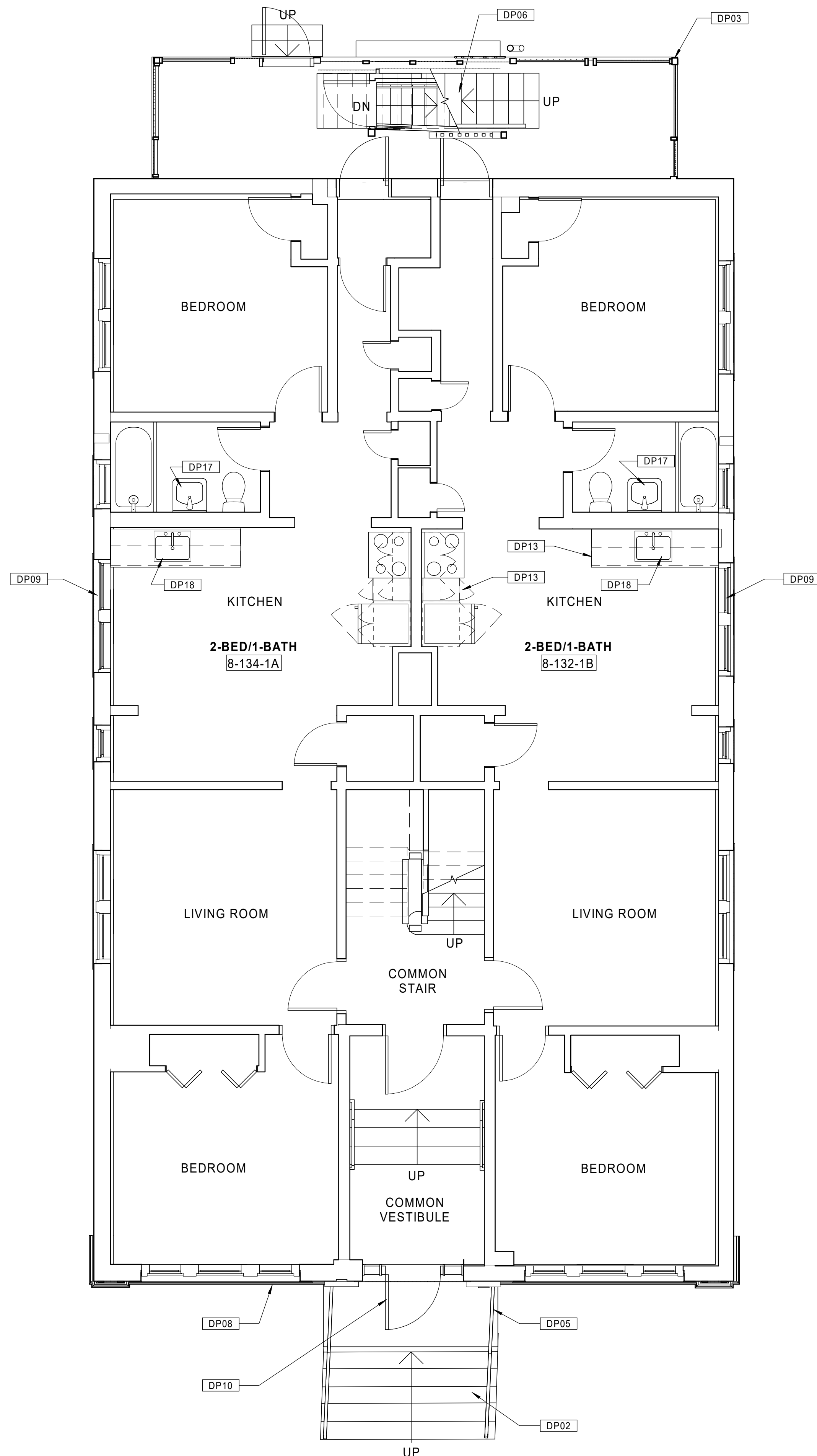
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### GENERAL NOTES - OVERALL PLANS

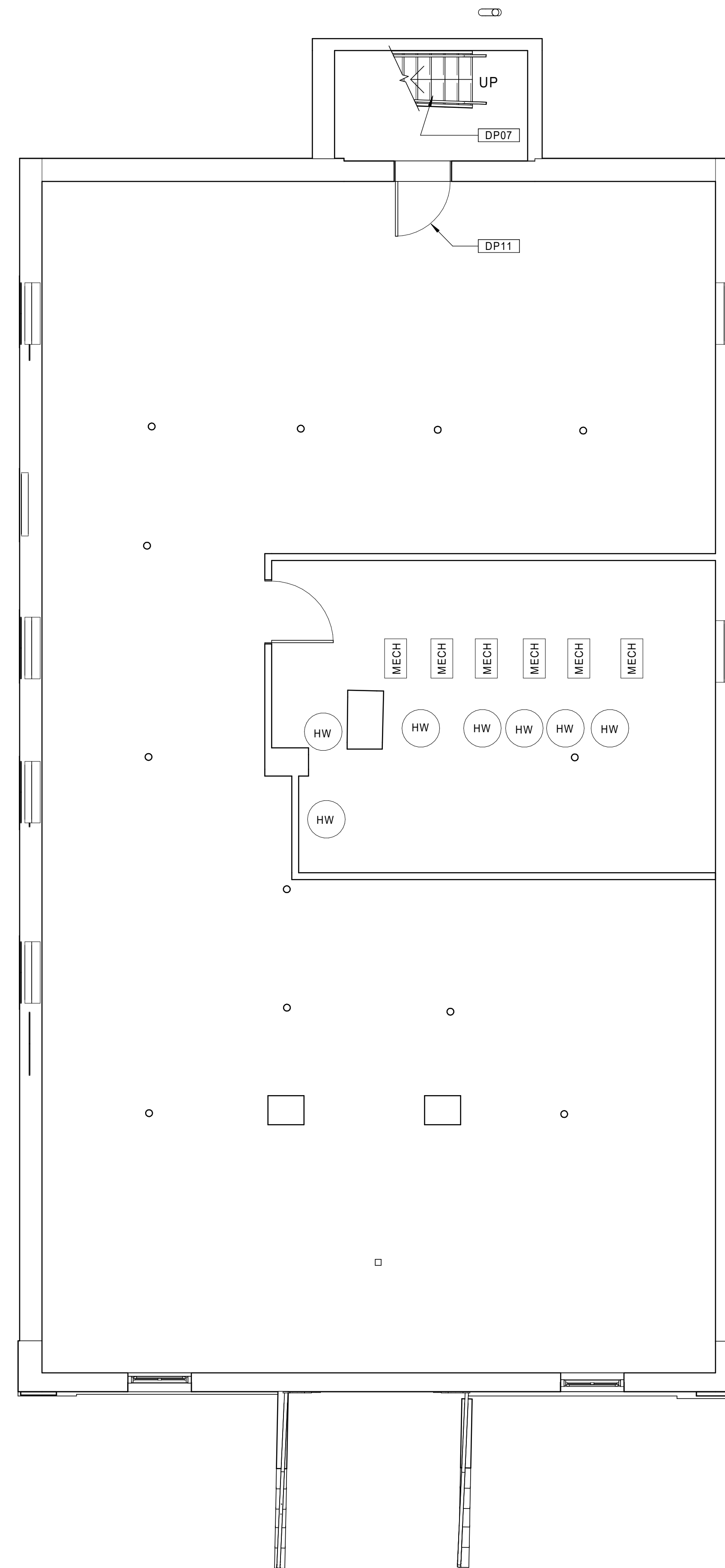
- A. DRAWINGS HAVE BEEN PROVIDED FOR CONVENIENCE ONLY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL ITEMS AND QUANTITIES.
- B. REPAIR / REPLACE CRACKED CONCRETE FOUNDATIONS AT SELECT AREAS ALONG BASEMENT STAIRS.
- C. REPAIR MISSING BRICK MORTAR AT SEVERAL LOCATIONS IN BASEMENTS.
- D. EXISTING MASONRY TO BE CLEANED. TYP. ALL FACADES.
- E. CLEAN, PRIME, AND FINISH WITH AN APPROPRIATE FINISHING SYSTEM STEEL LINTELS AT WINDOWS IN BASEMENTS THAT HAVE RUSTED AND END SUPPORTS ARE DISPLACED. PROVIDE PROPER END SUPPORT.
- F. REINFORCE CRACKED TIMBER GIRDERS WHERE NECESSARY. REFER TO STRUCTURAL DRAWINGS.
- G. INSTALL NON-SHRINK, NON-METALLIC GROUT AT ENTIRE ENDS OF TIMBER GIRDERS WHERE THERE IS INSUFFICIENT BEARING ON BRICK PIERS.
- H. PROVIDE NEW FULLY ADHERED EPDM ROOFING SYSTEM WHERE NOTED. REMOVE EXISTING ROOFING MATERIALS AS NECESSARY TO PROVIDE A SUITABLE SUBSTRATE.
- I. PROVIDE NEW GUTTERS AND ONE DOWNSPOUT PER ROOF AT BUILDINGS REQUIRING EPDM ROOFING SYSTEM REPLACEMENT.
- J. PROVIDE ONE NEW ROOF HATCH AT BUILDINGS REQUIRING EPDM ROOFING SYSTEM REPLACEMENT.
- K. PROVIDE NEW LOW VOC SEALANTS AND BACKER ROD AT INTERIOR OF EXTERIOR WINDOWS AND DOORS, AND BETWEEN DISSIMILAR MATERIALS.
- L. AIR SEAL USING SPRAY FOAM PENETRATIONS IN FLOORS, WALLS (RECEPTACLES, OUTLETS, AND SWITCHES), CEILINGS, MECHANICAL SPACES, CLOTHES WASHING MACHINE BOXES, AND CLOTHES DRYER VENTS.
- M. SEAL ALL VENTS INTO ATTIC SPACE. ADD ALTERNATE TO SPRAY A MINIMUM OF 12" OF OPEN CELL SPRAY FOAM (R=38) INTO ATTIC SPACES.
- N. PROPERLY PREPARE ALL DAMAGED DRYWALL AREAS THROUGH UNITS AND COMMON AREAS AS NECESSARY TO RECEIVE NEW PAINT FINISHES.
- O. RETAIN ALL EXISTING WOOD FLOORING EXCEPT WHERE NOTED. INFILL WITH RECLAIMED WOOD FLOORING WHERE NECESSARY.
- P. PROVIDE NEW LED LIGHTING FIXTURES IN ALL UNIT KITCHENS AND BATHROOMS.
- Q. PROVIDE NEW LED LIGHTING FIXTURES AT ALL EXISTING EXTERIOR LOCATIONS.
- R. REPLACE ALL EXISTING SMOKE AND HEAT/SMOKE DETECTORS IN ALL APARTMENTS.
- S. INSTALL NEW FOB ACCESS SYSTEM AT ALL BUILDING ENTRY DOORS.
- T. REFER TO ELECTRICAL DRAWINGS FOR HEARING IMPAIRED UNIT SCOPE.

### KEYNOTE LEGEND - DEMO PLANS

- DP01 PREPARE CORRIDOR WALLS AND CEILINGS FOR NEW PAINT.
- DP02 DAMAGED EXISTING CONCRETE STEPS TO BE REPAIRED.
- DP03 REPAIR/REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS WHERE NOTED IN STRUCTURAL DRAWINGS.
- DP04 REPLACE DAMAGED/RUSTED STEEL COLUMNS AT BASEMENT AREAS AS NECESSARY.
- DP05 EXISTING METAL HANDRAILS TO BE RESECURED.
- DP06 REPLACE STRUCTURAL STEEL COMPONENTS AT EXTERIOR BALCONIES AND STAIR SYSTEMS (FRAMING, STRINGERS, DECKING, HANDRAIL/GUARDRAILS, ETC.). REFER TO STRUCTURAL DRAWINGS.
- DP07 EXISTING BASEMENT STAIR TO BE REMOVED AND REPLACED.
- DP08 REMOVE EXISTING FRONT ELEVATION WINDOWS AND PREPARE FOR NEW HISTORIC WINDOW INSTALLATION. TYPICAL FOR ALL.
- DP09 REMOVE EXISTING REAR AND SIDE ELEVATION WINDOWS AND PREPARE FOR NEW HISTORIC WINDOW INSTALLATION. TYPICAL FOR ALL.
- DP10 REMOVE EXISTING FRONT ENTRY STOREFRONT SYSTEMS AND PREPARE FOR NEW INSTALLATION.
- DP11 REMOVE EXISTING DOORS AND HARDWARE AND PREPARE FOR NEW INSTALLATION.
- DP12 REMOVE EXISTING HORIZONTAL MINI-BLINDS AT ALL EXTERIOR WINDOWS.
- DP13 REMOVE EXISTING KITCHEN CABINETRY, COUNTERTOPS, RANGE HOOD AND SINK. PREPARE FOR NEW INSTALLATION. EXISTING RANGE AND REFRIGERATOR TO REMAIN.
- DP14 REMOVE ALL INDIVIDUAL APARTMENT GAS-FIRED DOMESTIC HOT WATER HEATERS, AND PREPARE FOR NEW WORK.
- DP15 REMOVE ALL INDIVIDUAL APARTMENT HIGH-EFFICIENCY GAS-FIRED COMBINED BOILERS, VALVES, AND CONTROLS, AND PREPARE FOR NEW WORK.
- DP16 REMOVE WATER CLOSETS THROUGHOUT ALL DWELLING UNITS AND PREPARE FOR NEW INSTALLATION.
- DP17 REMOVE FAUCETS THROUGHOUT ALL DWELLING UNIT BATHROOMS AND PREPARE FOR NEW INSTALLATION.
- DP18 REMOVE FAUCETS THROUGHOUT ALL DWELLING UNIT KITCHENS AND PREPARE FOR NEW INSTALLATION.
- DP19 PREPARE DAMAGED OR SPALLED CONCRETE FOUNDATION WALLS FOR REPAIR.
- DP20 EXISTING LIGHT FIXTURES TO BE REPLACED. TYP.
- DP21 REMOVE EXISTING ROOFING SYSTEM WHERE NOTED AND PREPARE FOR NEW INSTALLATION.
- DP22 REBUILD/REPOINT EXISTING CHIMNEYS AS NECESSARY.
- DP23 EXISTING PARTITIONS, FLOORING, CASEWORK, FIXTURES TO BE DEMOLISHED.
- DP24 REMOVE EXISTING WINDOW AND SURROUNDING MASONRY AS NECESSARY TO PREPARE FOR INSTALLATION OF NEW ACCESSIBLE EXTERIOR DOOR.
- DP25 EXISTING SKYLIGHT TO REMAIN. REFURBISH AS NECESSARY.



20 BUILDING 8 - 132-134 BEDFORD ST. - EXISTING FIRST FLOOR PLAN  
 Scale: 1/4" = 1'-0"



10 BUILDING 8 - 132-134 BEDFORD ST. - EXISTING BASEMENT PLAN  
 Scale: 1/4" = 1'-0"



Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 8 - EXISTING  
 2nd, 3rd FLOOR & ROOF  
 PLANS  
 132-134 BEDFORD ST.**

Project Number:

22020

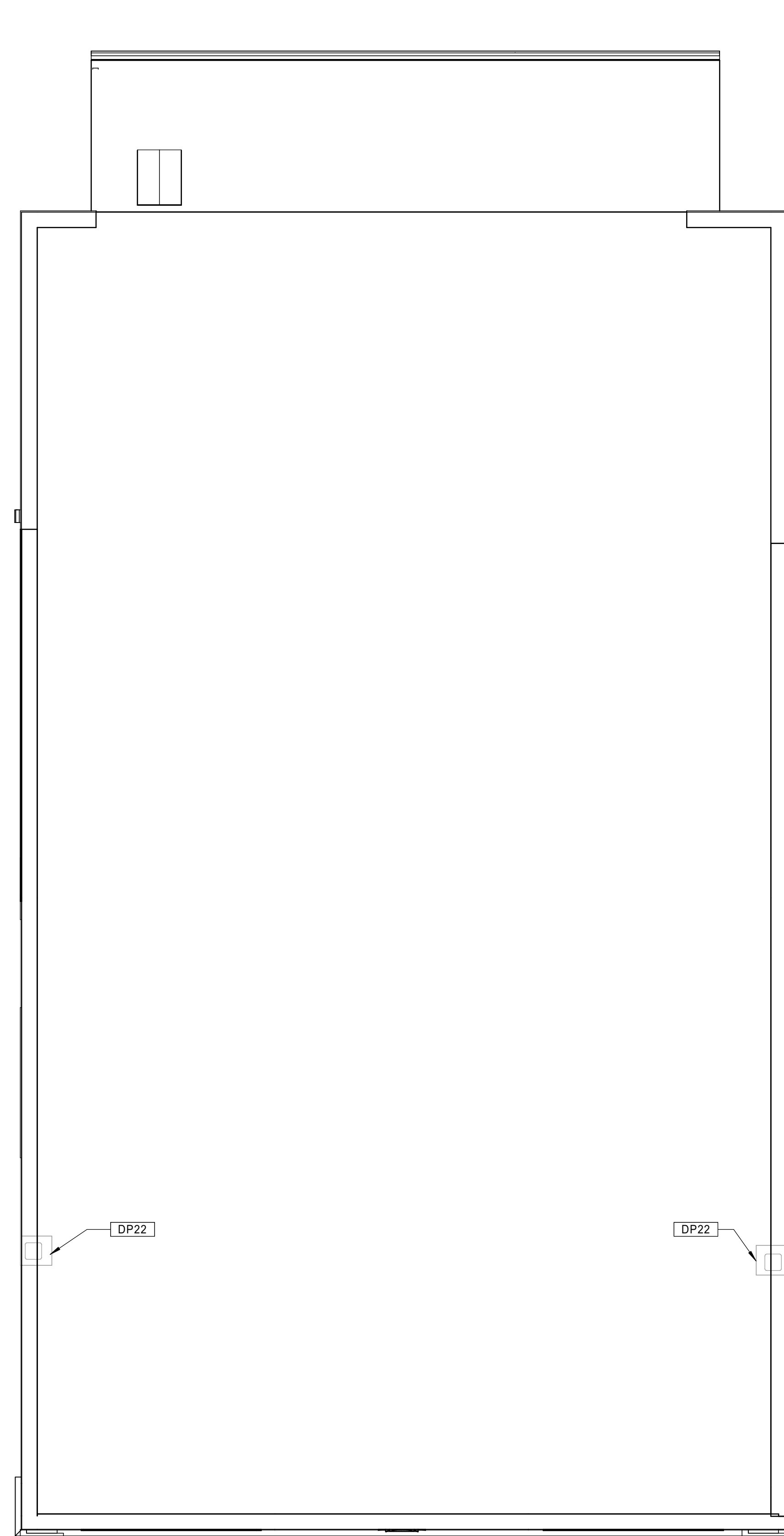
Issue Date:

AUGUST 11, 2023

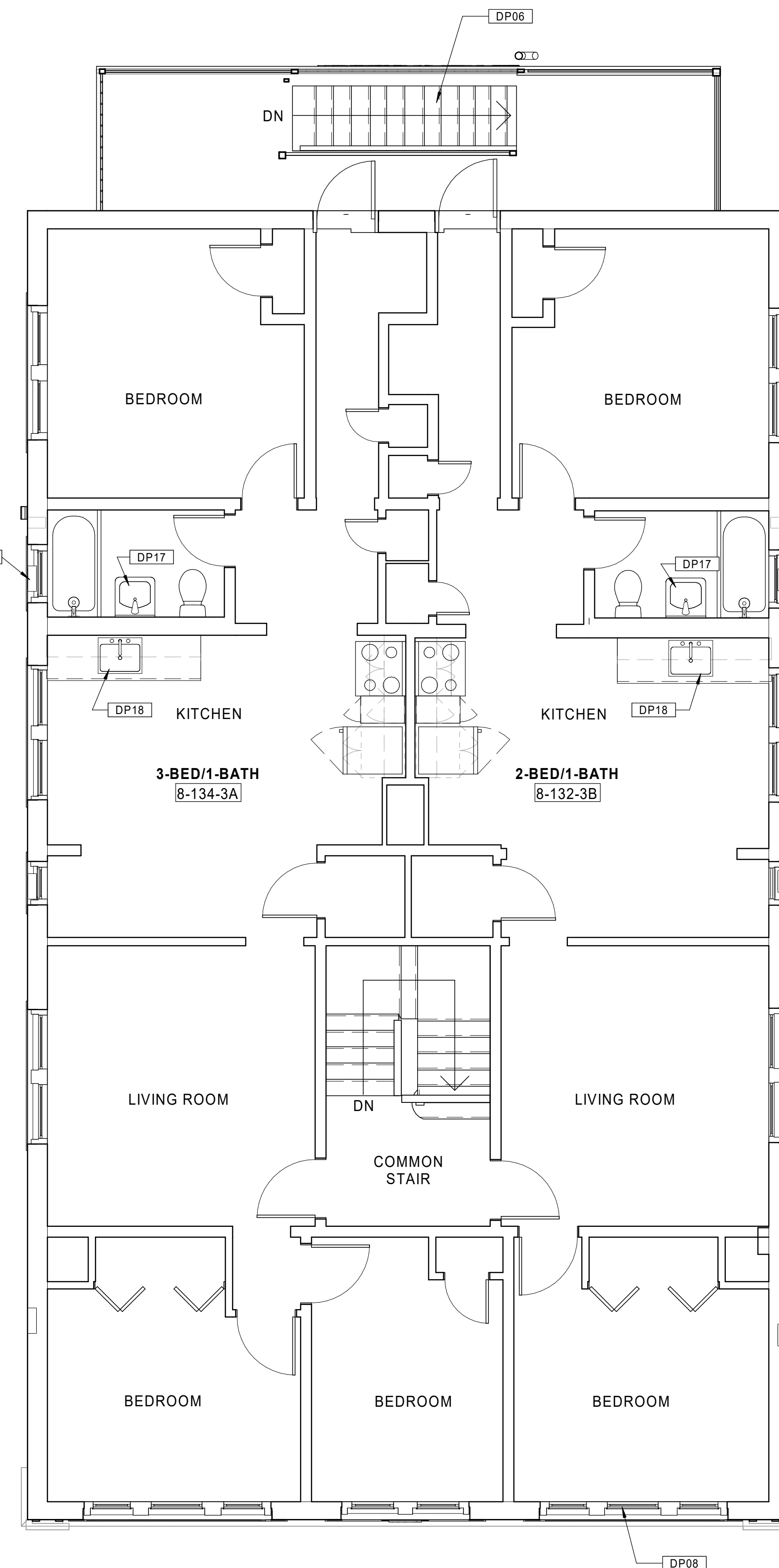
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**D1.08b**

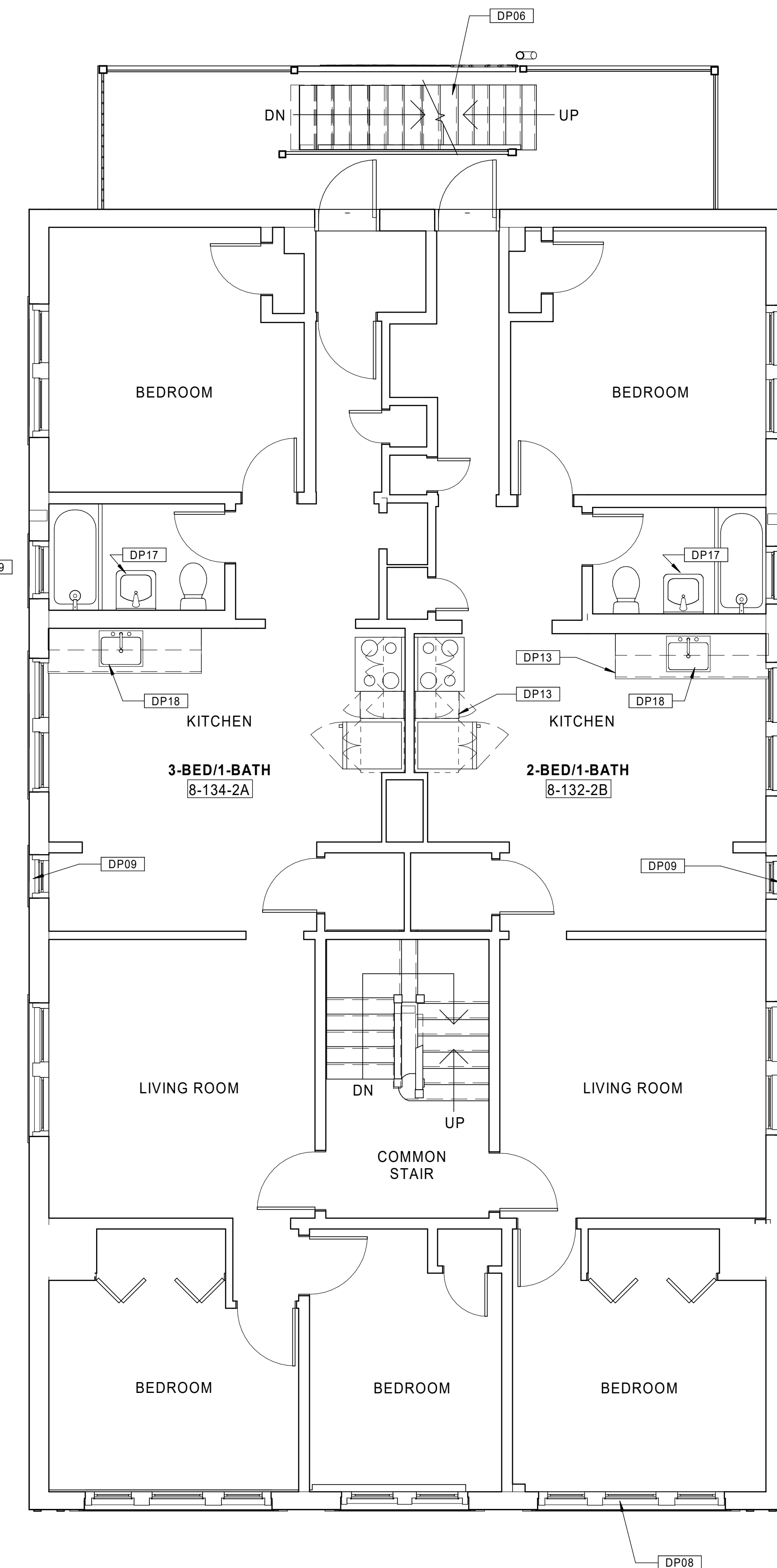
SEE BASEMENT/1ST FLOOR PLAN SHEET FOR  
 GENERAL NOTES AND KEYNOTES LEGENDS



30 BUILDING 8 - 132-134 BEDFORD ST. - EXISTING ROOF PLAN  
 Scale: 1/4" = 1'-0"



20 BUILDING 8 - 132-134 BEDFORD ST. - EXISTING THIRD FLOOR PLAN  
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10 BUILDING 8 - 132-134 BEDFORD ST. - EXISTING SECOND FLOOR PLAN  
 Scale: 1/4" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 9 - EXISTING BASEMENT & 1st FLOOR PLANS**  
 135-137 BEDFORD ST.

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

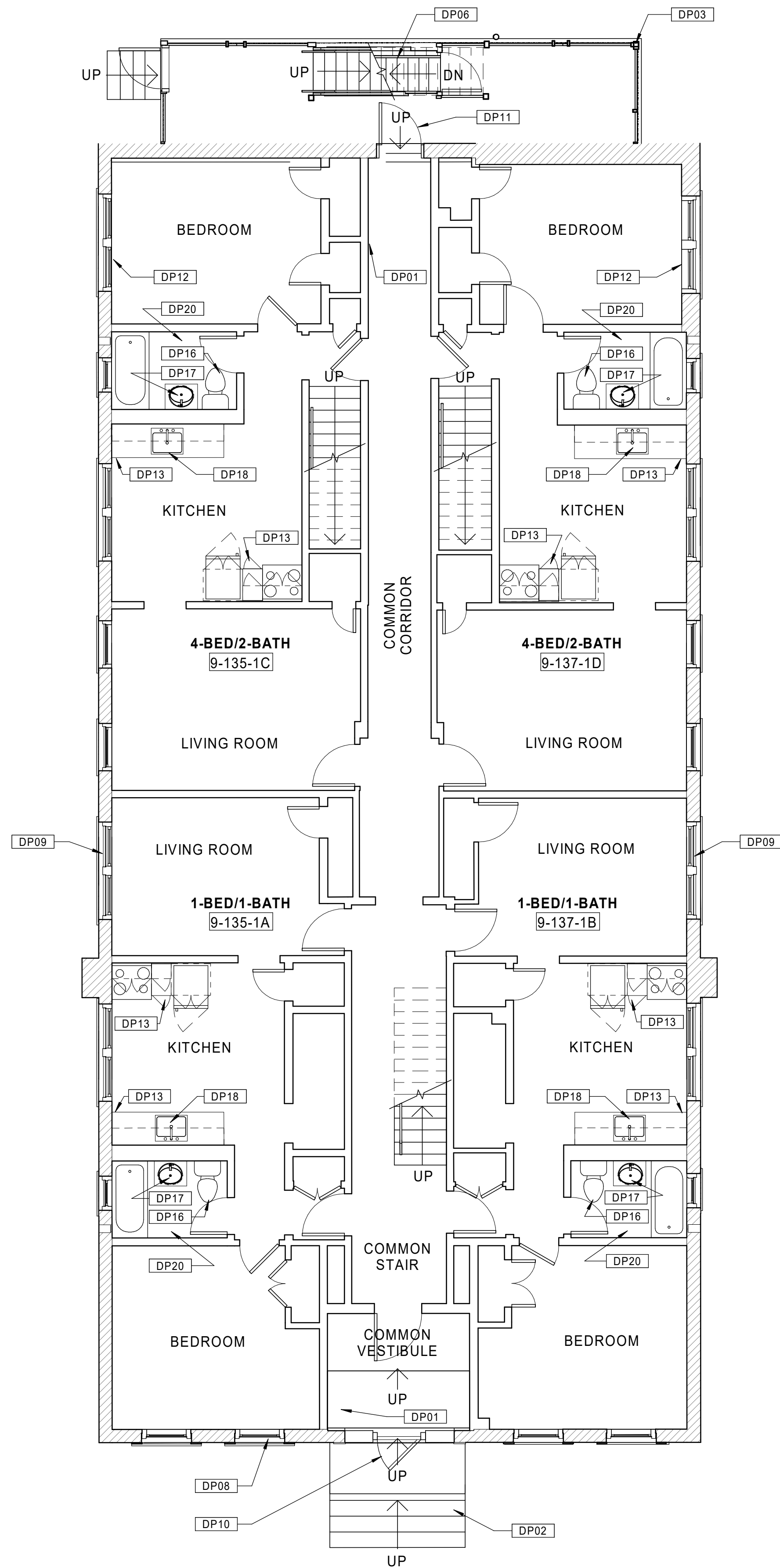
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**GENERAL NOTES - OVERALL PLANS**

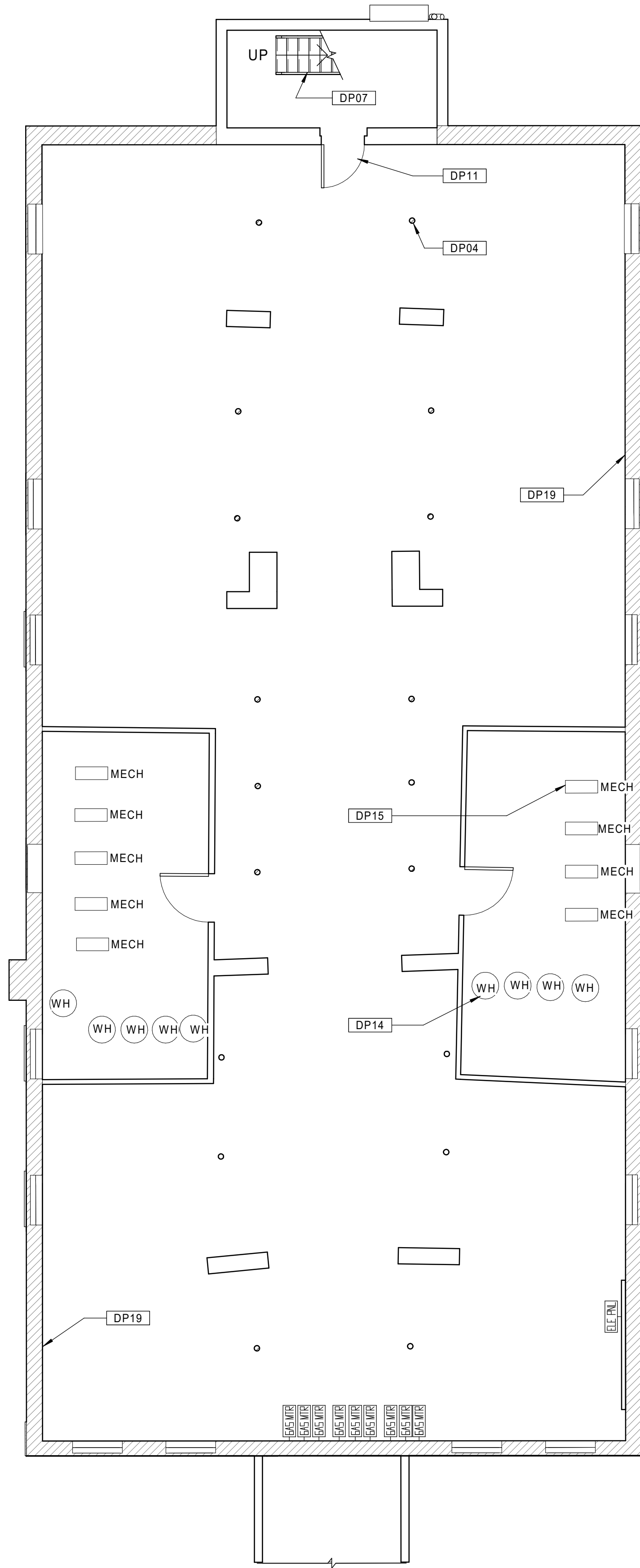
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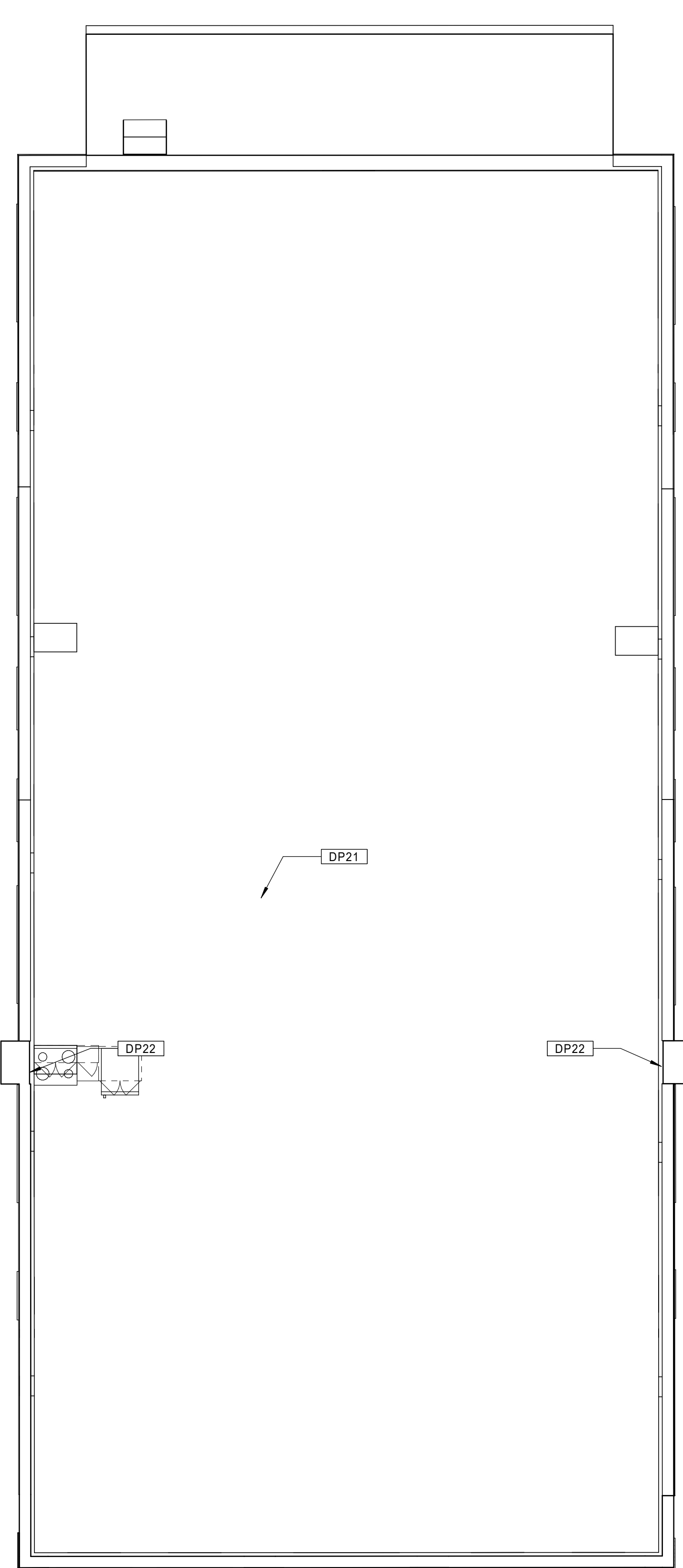


20 BUILDING 9 - 135-137 BEDFORD ST. - EXISTING FIRST FLOOR PLAN  
 Scale: 3/16" = 1'-0"

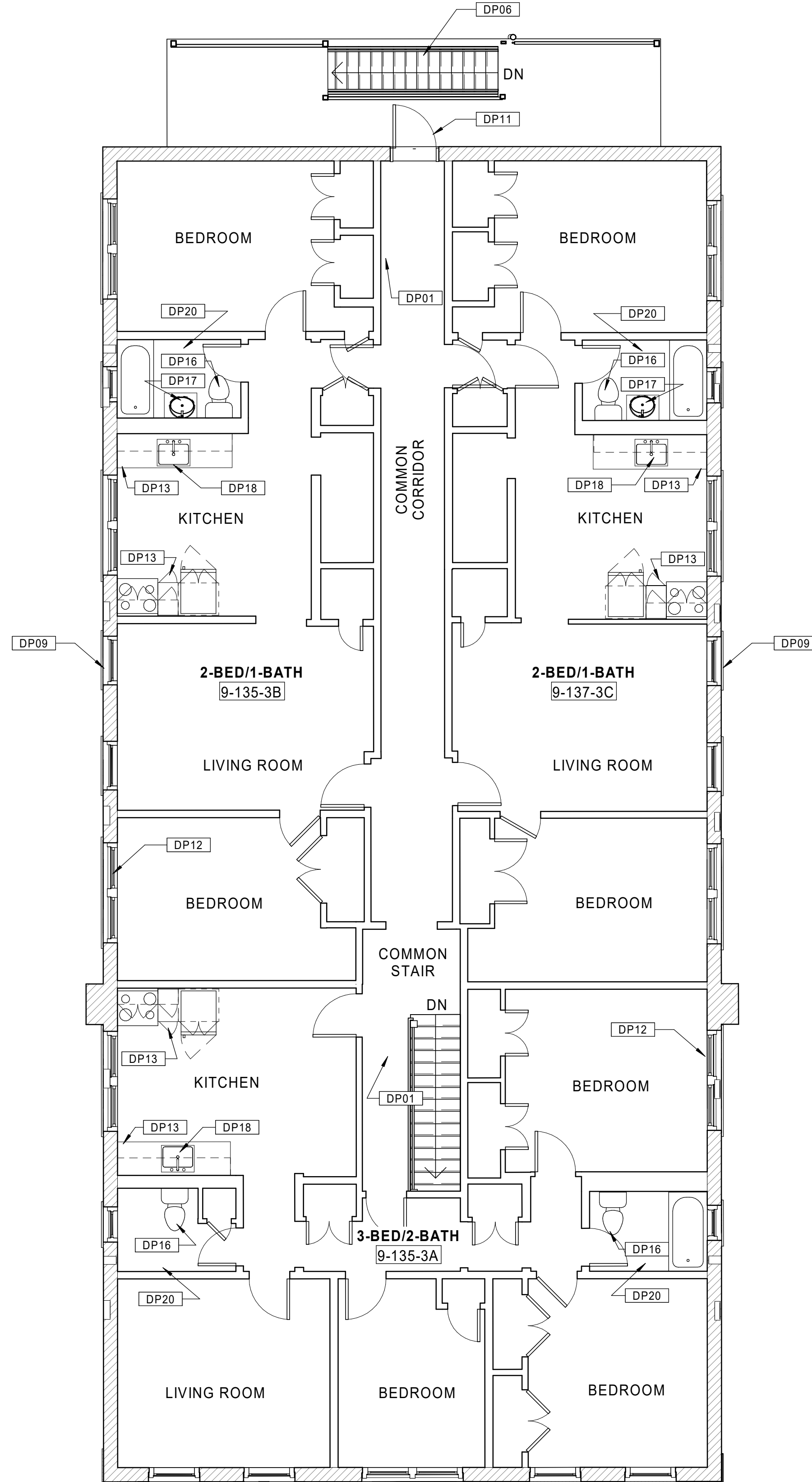


10 BUILDING 9 - 135-137 BEDFORD ST. - EXISTING BASEMENT PLAN  
 Scale: 3/16" = 1'-0"

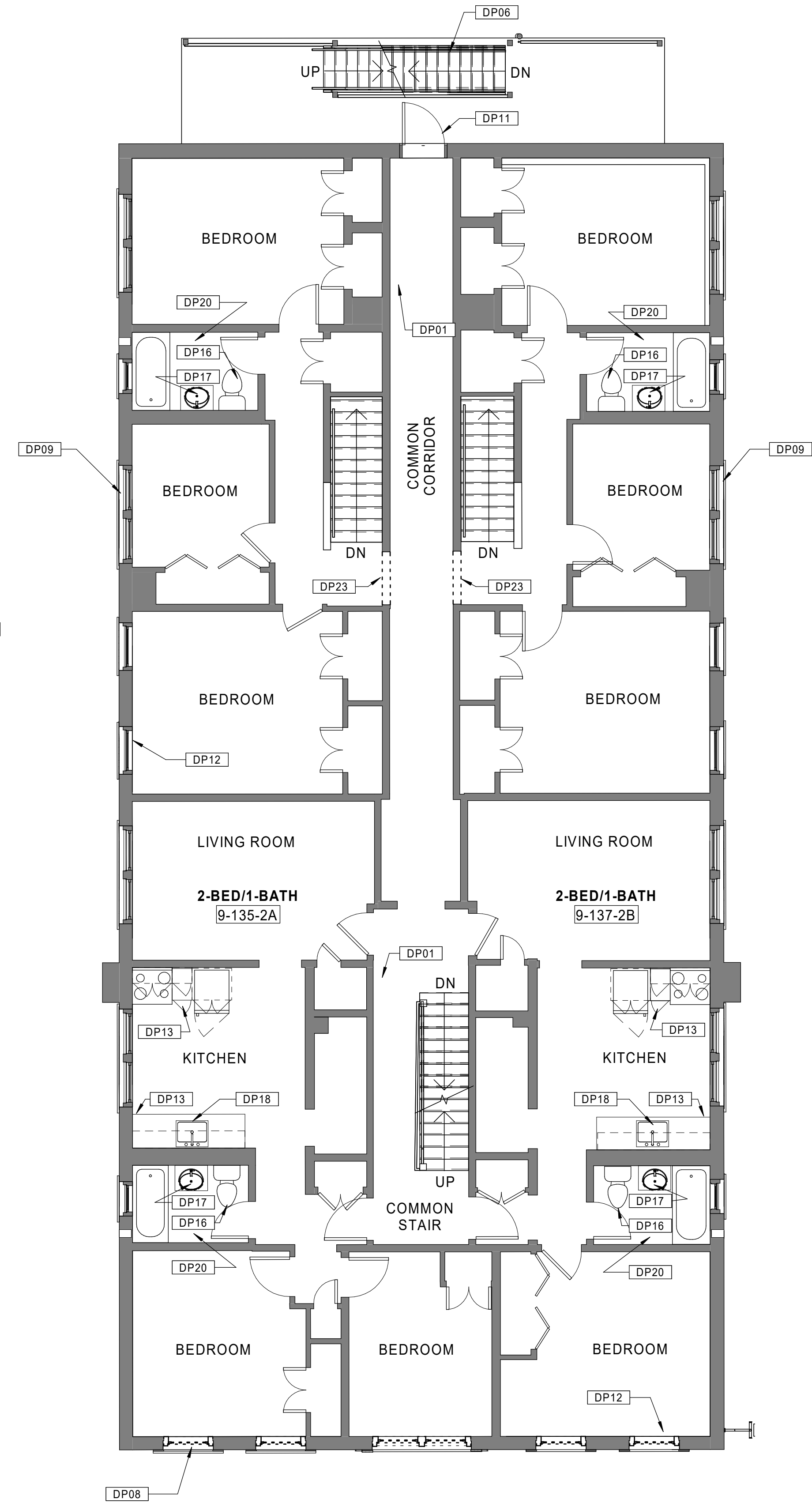
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30 BUILDING 9 - 135-137 BEDFORD ST. - EXISTING ROOF PLAN  
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 Scale: 3/16" = 1'-0"



10 BUILDING 9 - 135-137 BEDFORD ST. - EXISTING SECOND FLOOR PLAN  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: 3/16" = 1'-0"

Key Plan:

Project Name:

**BEDFORD  
 GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 9 - EXISTING  
 2nd, 3rd FLOOR & ROOF  
 PLANS  
 135-137 BEDFORD ST.**

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

**D1.09b**

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

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**BEDFORD  
GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 10 - EXISTING  
BASEMENT & 1st FLOOR  
PLANS**  
131-133 BROOK ST.

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

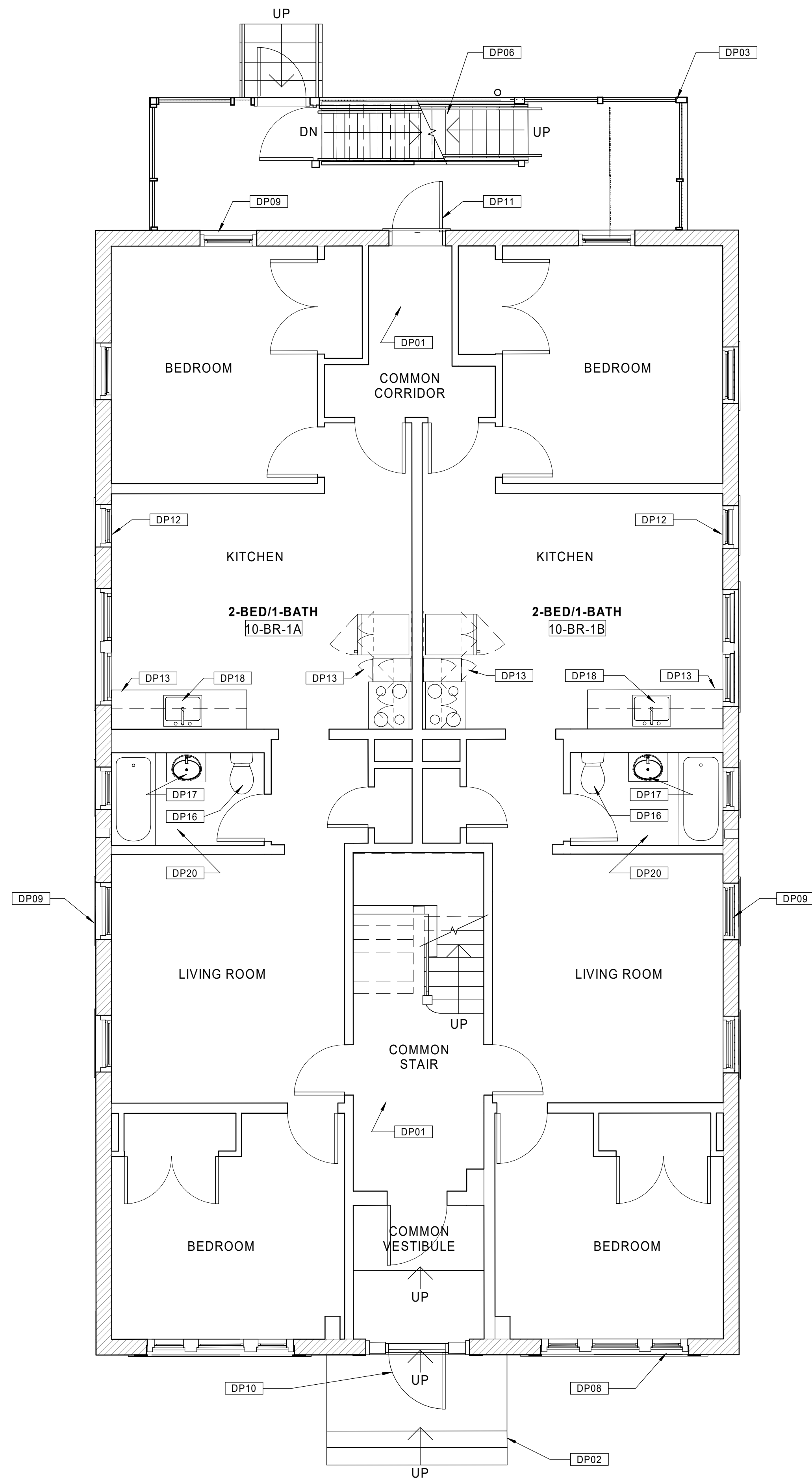
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**GENERAL NOTES - OVERALL PLANS**

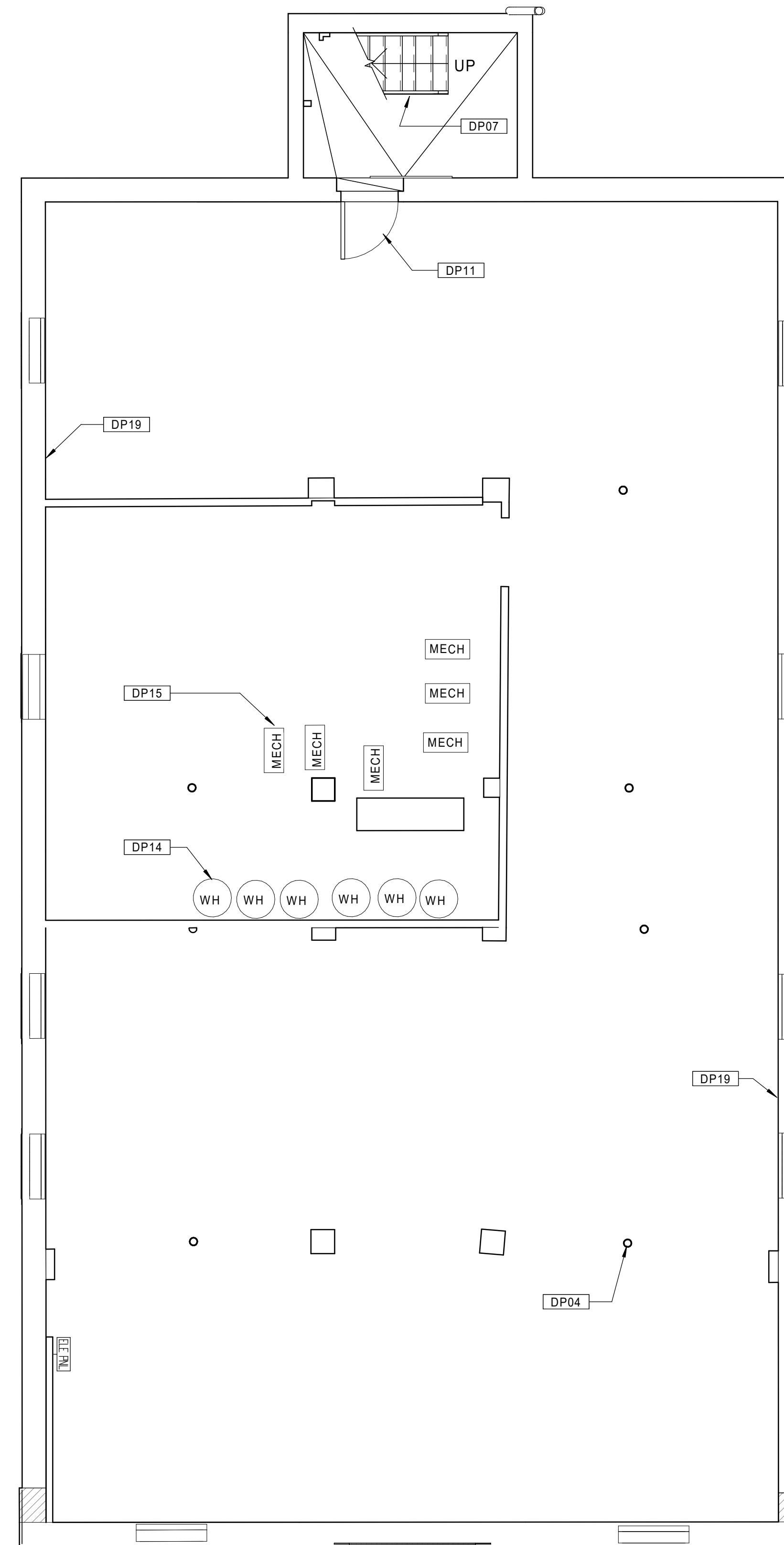
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20 **BUILDING 10 - 131-133 BROOK ST. - EXISTING FIRST FLOOR PLAN**  
Scale: 1/4" = 1'-0"



10 **BUILDING 10 - 131-133 BROOK ST. - EXISTING BASEMENT PLAN**  
Scale: 1/4" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

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**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 10 - EXISTING  
 2nd, 3rd FLOOR & ROOF  
 PLANS  
 131-133 BROOK ST.**

Project Number:

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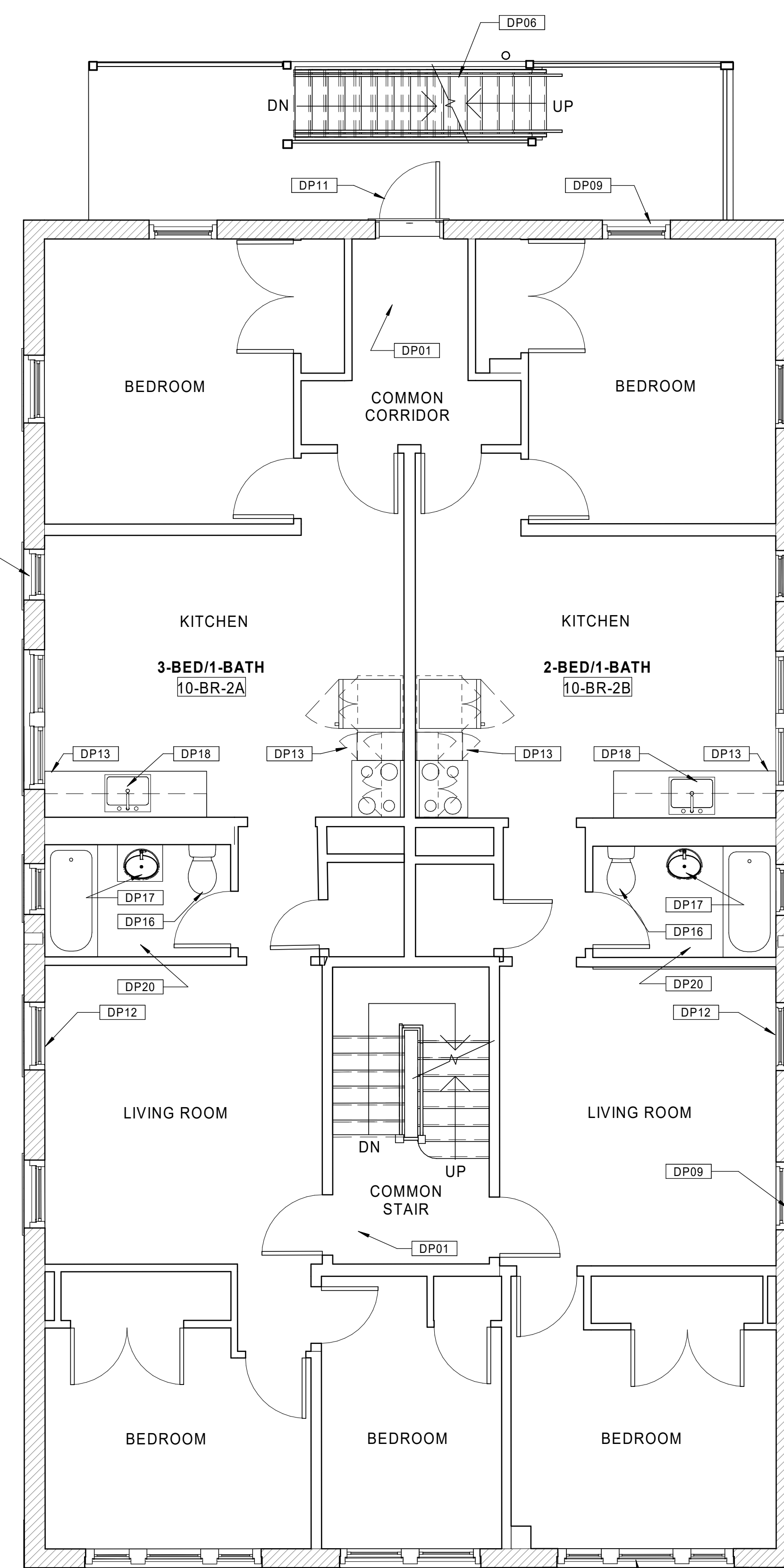
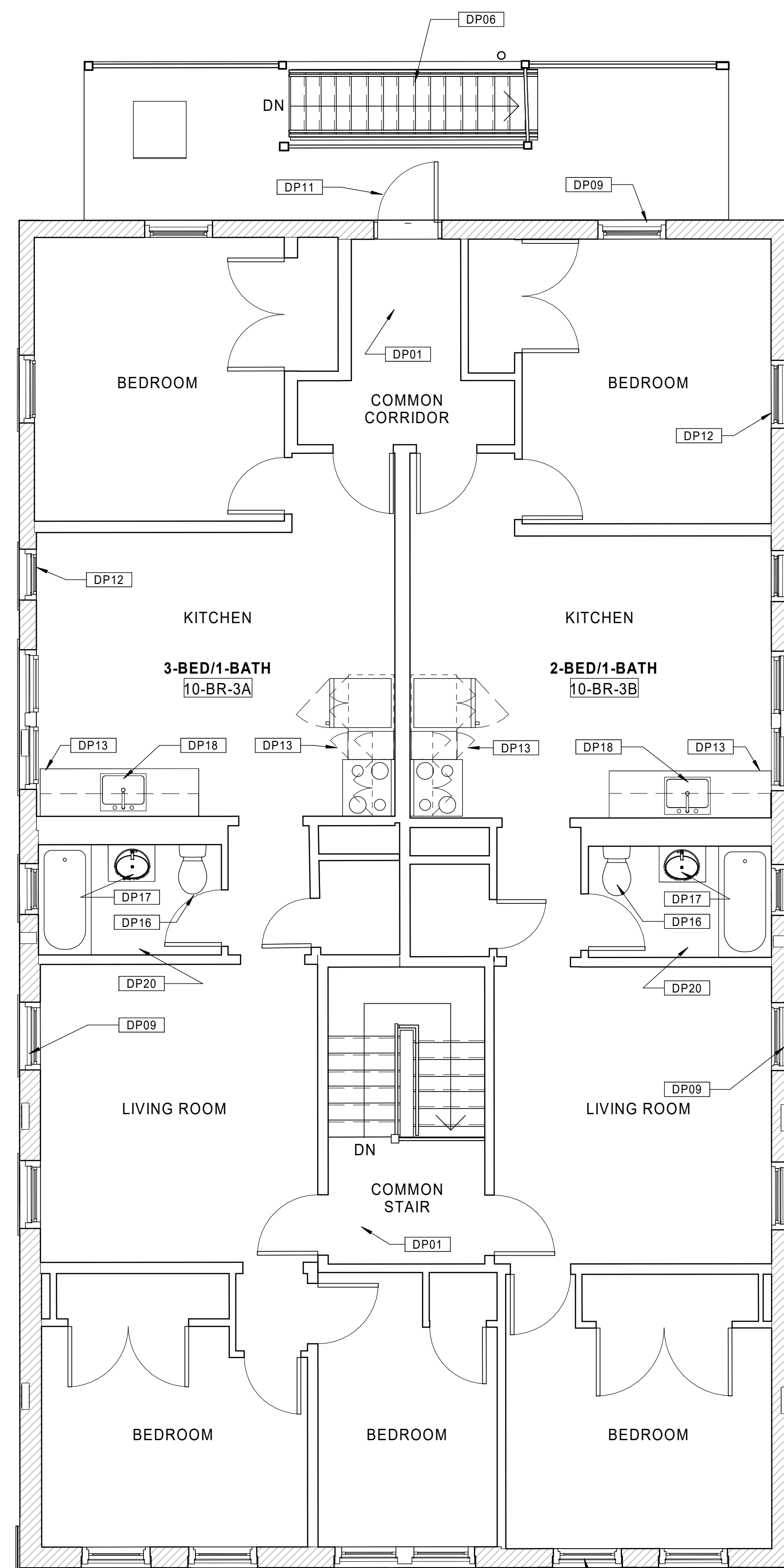
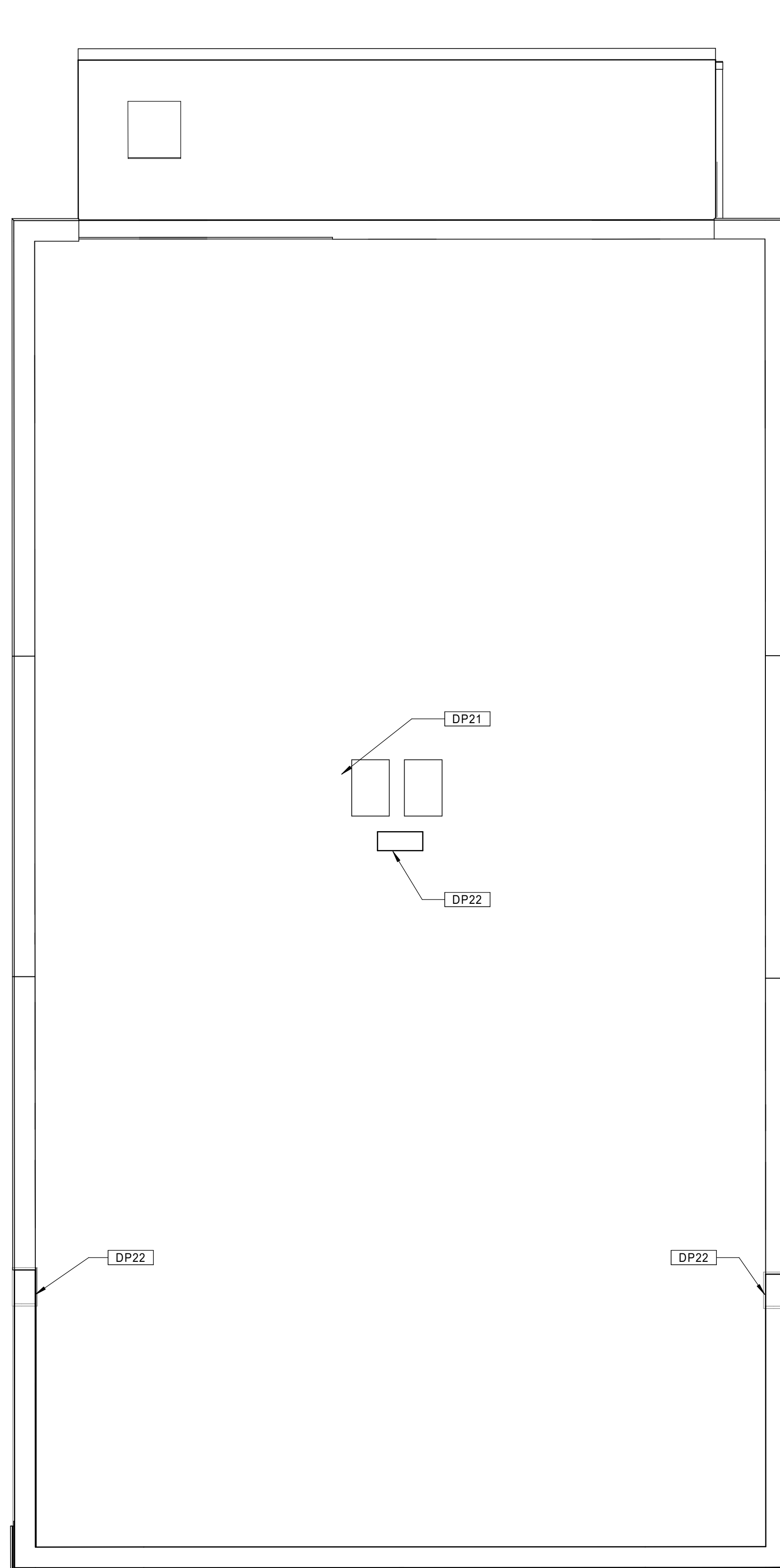
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**D1.10b**

SEE BASEMENT/1ST FLOOR PLAN SHEET FOR  
 GENERAL NOTES AND KEYNOTES LEGENDS



KEYNOTE LEGEND - EXTERIOR ELEVATIONS

- EL01 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 6/1 CONFIGURATION, FRONT ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL02 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 1/1 CONFIGURATION, REAR AND SIDE ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL03 NEW HISTORICALLY-APPROVED ALUMINUM STOREFRONT ENTRY SYSTEMS (DOORS, FRAMES, SIDELIGHTS, HARDWARE, ETC.), REMOVE EXISTING STOREFRONT SYSTEM, INFILL PANELS, ETC.
- EL04 NEW DOORS AND HARDWARE AT EXISTING BASEMENT AND COMMON AREA EXTERIOR DOOR LOCATIONS. REMOVE EXISTING DOORS AND HARDWARE.
- EL05 REPOINT DAMAGED BRICK FACADE AREAS THROUGHOUT. ASSUME 15% OF BRICK AREA FOR EACH FACADE. REPLACE DETERIORATED PORTIONS OF BRICK FACADE. ASSUME 5% OF BRICK AREA FOR EACH FACADE.
- EL06 REBUILD/REPOINT EXISTING CHIMNEYS AS NECESSARY.

KEYNOTE LEGEND - EXTERIOR ELEVATIONS

- EL07 RESECURE ALL EXISTING METAL HANDRAILS. REPLACE WHERE MISSING.
- EL08 REPLACE STRUCTURAL STEEL COMPONENTS AT EXTERIOR BALCONIES AND STAIR SYSTEMS (FRAMING, STRINGERS, DECKING, HANDRAIL/GUARDRAILS, ETC.). REFINISH ALL WOOD MATERIALS WHEN COMPLETE. REFER TO STRUCTURAL DRAWINGS.
- EL09 NEW FULLY-ADHERED EPDM ROOFING SYSTEM ON ENTIRETY OF ROOFS WHERE SHOWN.
- EL10 REPAIR DAMAGED EXISTING CONCRETE STEPS.
- EL11 NEW EXTERIOR DOOR FOR NEW ACCESSIBLE BUILDING ENTRANCE. INSTALL NEW INTERCOM PANEL ADJACENT TO ENTRY AND CONNECT TO EXISTING BUILDING INTERCOM SYSTEM. REMOVE EXISTING WINDOWS AND SURROUNDING MASONRY AND PREPARE FOR NEW INSTALLATION.
- EL12 REMOVE EXISTING METAL ATTIC VENTS, AND PREPARE FOR BRICK INFILL.
- EL13 NEW EXHAUST VENT. PREPARE NEW MASONRY OPENING FOR INSTALLATION.
- EL14 NEW WOOD EXTERIOR RAMP. REMOVE EXISTING BASEMENT WINDOWS AND INFILL WITH MATCHING BRICK.

GENERAL NOTES - EXTERIOR ELEVATIONS

- A. REPAIR / REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS AS DIRECTED BY STRUCTURAL DRAWINGS.
- B. RE-FRAME REAR BALCONIES AS NECESSARY AS DIRECTED BY STRUCTURAL DRAWINGS.
- C. SCRAPE, CLEAN, AND PAINT ALL STEEL ANGLE LINTELS.
- D. PROVIDE NEW FULLY-ADHERED EPDM ROOFING SYSTEM WHERE NOTED. REMOVE EXISTING ROOFING MATERIALS AS NECESSARY TO PROVIDE A SUITABLE SUBSTRATE.
- E. PROVIDE NEW CAULKING AT EXTERIOR PERIMETER OF ALL WINDOWS, DOORS, AND LOUVERS.
- F. PROVIDE NEW CAULKING AT ALL EXTERIOR CONTROL JOINTS AND JOINTS BETWEEN DISSIMILAR MATERIALS AND DIFFERENT MASONRY TYPES.
- G. AIR SEAL WITH SPRAY FOAM ALL NEW EXTERIOR WINDOWS AND DOORS.
- H. PROVIDE NEW LED LIGHTING FIXTURES AT ALL EXISTING EXTERIOR LOCATIONS.



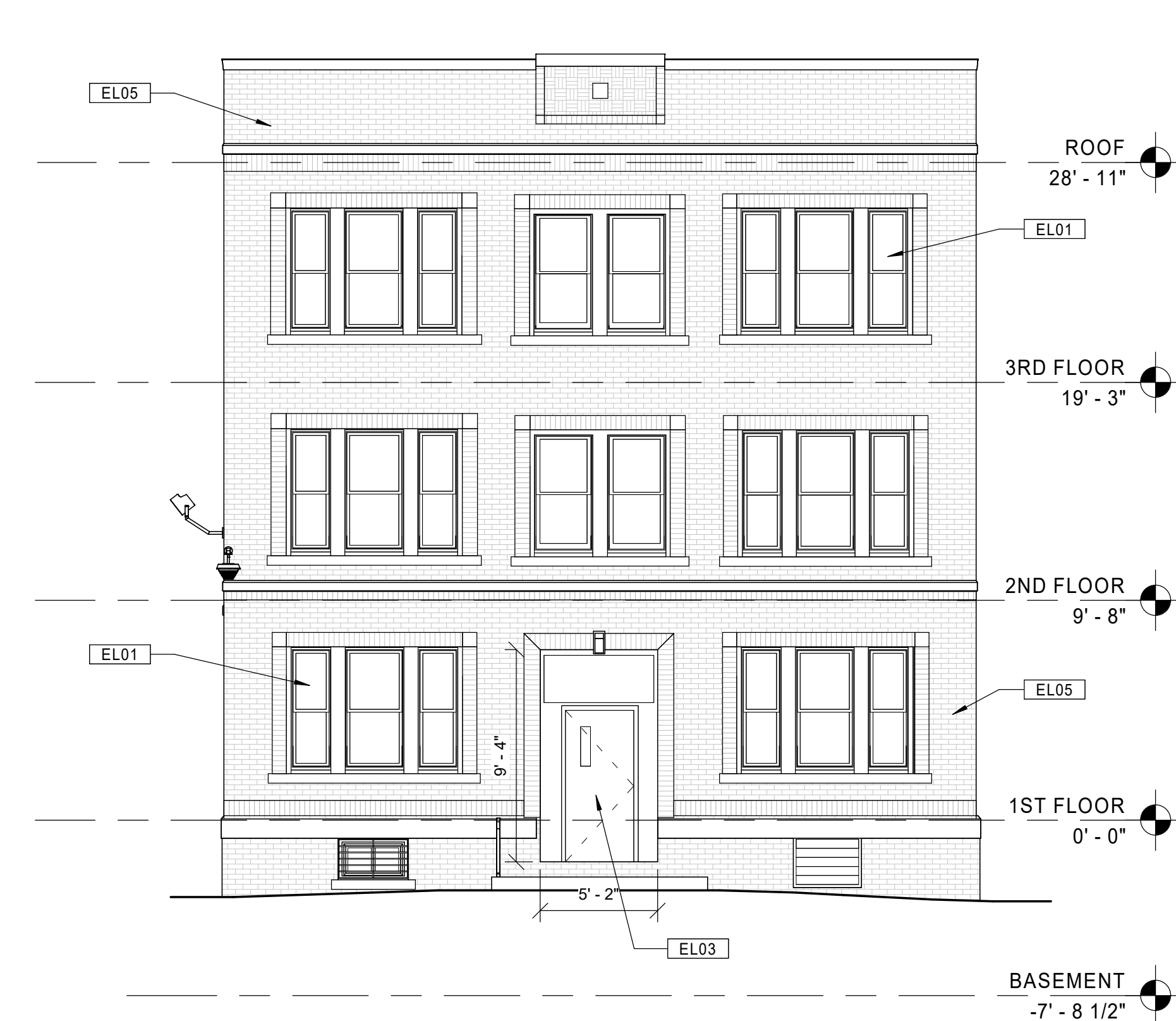
21 BUILDING 1 - 119-121 BEDFORD ST. - EXISTING RIGHT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



11 BUILDING 1 - 119-121 BEDFORD ST. - EXISTING REAR ELEVATION  
 Scale: 3/16" = 1'-0"



20 BUILDING 1 - 119-121 BEDFORD ST. - EXISTING LEFT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



10 BUILDING 1 - 119-121 BEDFORD ST. - EXISTING FRONT ELEVATION  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 1 - EXISTING EXTERIOR ELEVATIONS  
 119-121 BEDFORD ST.**

Project Number:

22020

Issue Date:

**AUGUST 11, 2023**

Sheet Number:

**D4.01**

KEYNOTE LEGEND - EXTERIOR ELEVATIONS

- EL01 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 6/1 CONFIGURATION, FRONT ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL02 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 1/1 CONFIGURATION, REAR AND SIDE ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL03 NEW HISTORICALLY-APPROVED ALUMINUM STOREFRONT ENTRY SYSTEMS (DOORS, FRAMES, SIDELIGHTS, HARDWARE, ETC.). REMOVE EXISTING STOREFRONT SYSTEM, INFILL PANELS, ETC.
- EL04 NEW DOORS AND HARDWARE AT EXISTING BASEMENT AND COMMON AREA EXTERIOR DOOR LOCATIONS. REMOVE EXISTING DOORS AND HARDWARE.
- EL05 REPOINT DAMAGED BRICK FACADE AREAS THROUGHOUT. ASSUME 15% OF BRICK AREA FOR EACH FACADE. REPLACE DETERIORATED PORTIONS OF BRICK FACADE. ASSUME 5% OF BRICK AREA FOR EACH FACADE.
- EL06 REBUILD/REPOINT EXISTING CHIMNEYS AS NECESSARY.

KEYNOTE LEGEND - EXTERIOR ELEVATIONS

- EL07 RESEAL ALL EXISTING METAL HANDRAILS. REPLACE WHERE MISSING.
- EL08 REPLACE STRUCTURAL STEEL COMPONENTS AT EXTERIOR BALCONIES AND STAIR SYSTEMS (FRAMING, STRINGERS, DECKING, HANDRAIL/GUARDRAILS, ETC.). REFINISH ALL WOOD MATERIALS WHEN COMPLETE. REFER TO STRUCTURAL DRAWINGS.
- EL09 NEW FULLY-ADHERED EPDM ROOFING SYSTEM ON ENTIRETY OF ROOFS WHERE SHOWN.
- EL10 REPAIR DAMAGED EXISTING CONCRETE STEPS.
- EL11 NEW EXTERIOR DOOR FOR NEW ACCESSIBLE BUILDING ENTRANCE. INSTALL NEW INTERCOM PANEL ADJACENT TO ENTRY AND CONNECT TO EXISTING BUILDING INTERCOM SYSTEM. REMOVE EXISTING WINDOWS AND SURROUNDING MASONRY AND PREPARE FOR NEW INSTALLATION.
- EL12 REMOVE EXISTING METAL ATTIC VENTS, AND PREPARE FOR BRICK INFILL.
- EL13 NEW EXHAUST VENT. PREPARE NEW MASONRY OPENING FOR INSTALLATION.
- EL14 NEW WOOD EXTERIOR RAMP. REMOVE EXISTING BASEMENT WINDOWS AND INFILL WITH MATCHING BRICK.

GENERAL NOTES - EXTERIOR ELEVATIONS

- A. REPAIR / REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS AS DIRECTED BY STRUCTURAL DRAWINGS.
- B. RE-FRAME REAR BALCONIES AS NECESSARY AS DIRECTED BY STRUCTURAL DRAWINGS.
- C. SCRAPE, CLEAN, AND PAINT ALL STEEL ANGLE LINTELS.
- D. PROVIDE NEW FULLY-ADHERED EPDM ROOFING SYSTEM WHERE NOTED. REMOVE EXISTING ROOFING MATERIALS AS NECESSARY TO PROVIDE A SUITABLE SUBSTRATE.
- E. PROVIDE NEW CAULKING AT EXTERIOR PERIMETER OF ALL WINDOWS, DOORS, AND LOUVERS.
- F. PROVIDE NEW CAULKING AT ALL EXTERIOR CONTROL JOINTS AND JOINTS BETWEEN DISSIMILAR MATERIALS AND DIFFERENT MASONRY TYPES.
- G. AIR SEAL WITH SPRAY FOAM ALL NEW EXTERIOR WINDOWS AND DOORS.
- H. PROVIDE NEW LED LIGHTING FIXTURES AT ALL EXISTING EXTERIOR LOCATIONS.



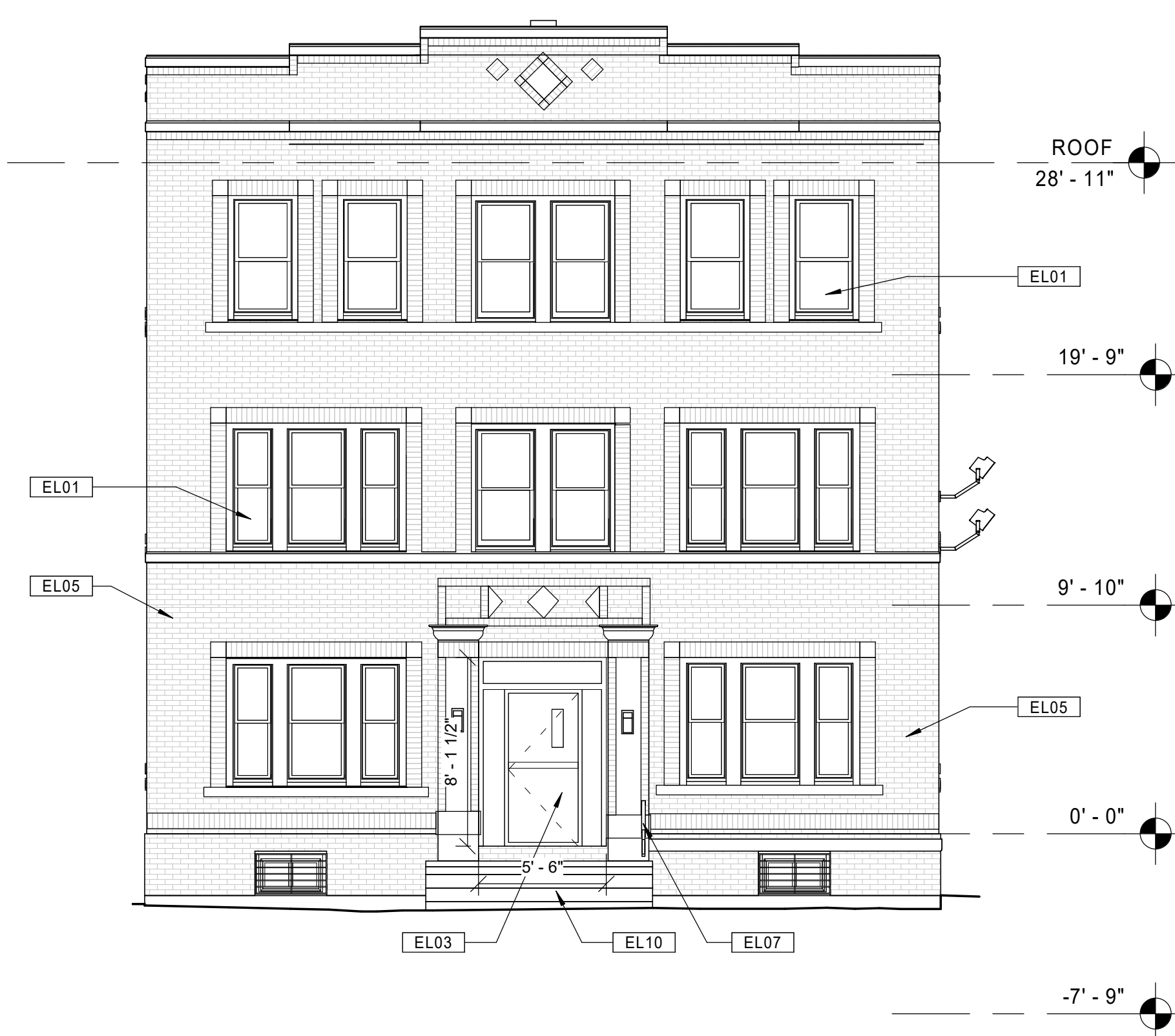
21 BUILDING 2 - 120-122 BEDFORD ST. - EXISTING RIGHT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



11 BUILDING 2 - 120-122 BEDFORD ST. - EXISTING REAR ELEVATION  
 Scale: 3/16" = 1'-0"



20 BUILDING 2 - 120-122 BEDFORD ST. - EXISTING LEFT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



10 BUILDING 2 - 120-122 BEDFORD ST. - EXISTING FRONT ELEVATION  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 2 - EXISTING EXTERIOR ELEVATIONS  
 120-122 BEDFORD ST.**

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

**D4.02**

KEYNOTE LEGEND - EXTERIOR ELEVATIONS

- EL01 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 6/1 CONFIGURATION, FRONT ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL02 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 1/1 CONFIGURATION, REAR AND SIDE ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL03 NEW HISTORICALLY-APPROVED ALUMINUM STOREFRONT ENTRY SYSTEMS (DOORS, FRAMES, SIDELIGHTS, HARDWARE, ETC.). REMOVE EXISTING STOREFRONT SYSTEM, INFILL PANELS, ETC.
- EL04 NEW DOORS AND HARDWARE AT EXISTING BASEMENT AND COMMON AREA EXTERIOR DOOR LOCATIONS. REMOVE EXISTING DOORS AND HARDWARE.
- EL05 REPOINT DAMAGED BRICK FACADE AREAS THROUGHOUT. ASSUME 15% OF BRICK AREA FOR EACH FACADE. REPLACE DETERIORATED PORTIONS OF BRICK FACADE. ASSUME 5% OF BRICK AREA FOR EACH FACADE.
- EL06 REBUILD/REPOINT EXISTING CHIMNEYS AS NECESSARY.

KEYNOTE LEGEND - EXTERIOR ELEVATIONS

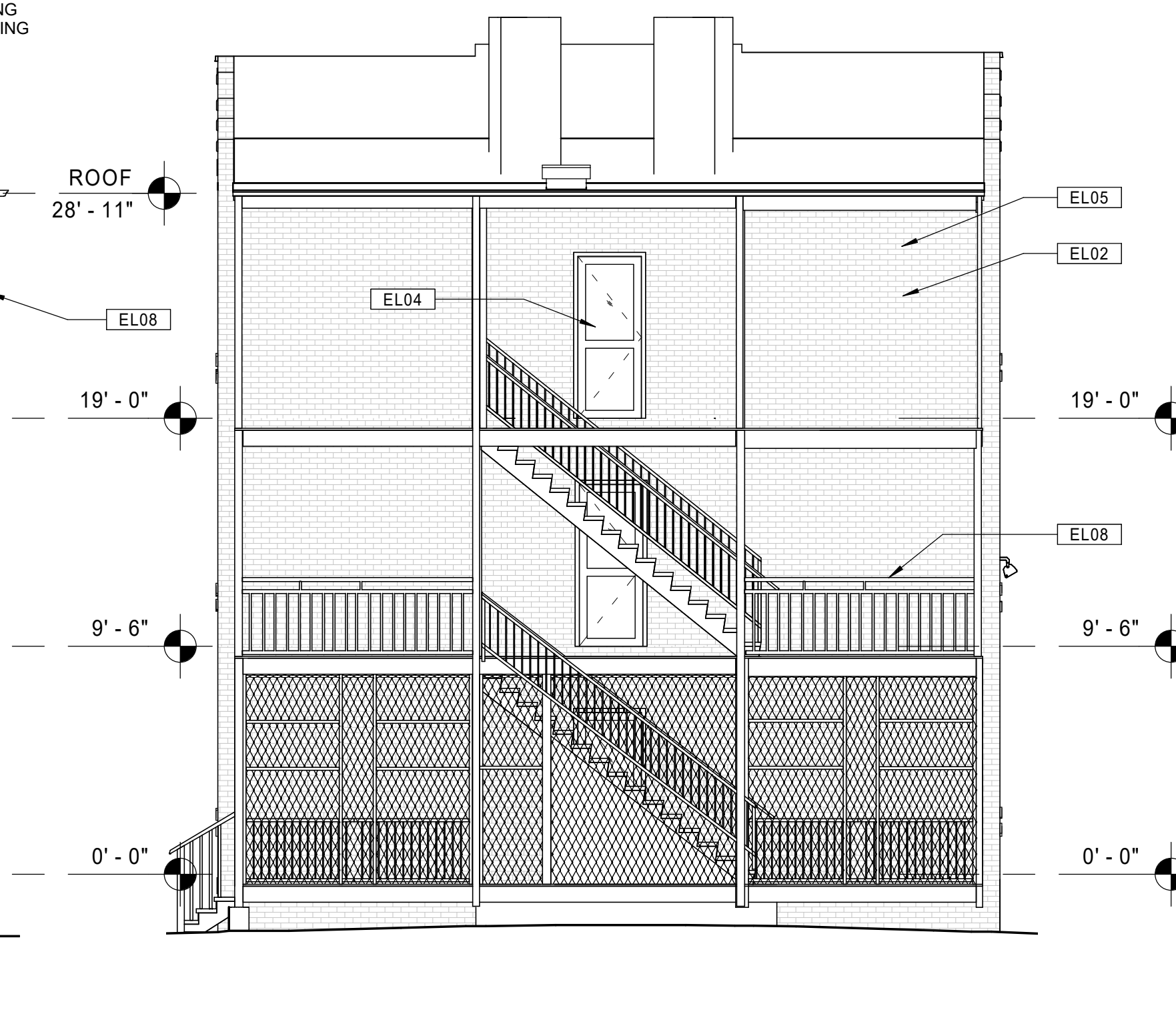
- EL07 RESECURE ALL EXISTING METAL HANDRAILS. REPLACE WHERE MISSING.
- EL08 REPLACE STRUCTURAL STEEL COMPONENTS AT EXTERIOR BALCONIES AND STAIR SYSTEMS (FRAMING, STRINGERS, DECKING, HANDRAIL/GUARDRAILS, ETC.). REFINISH ALL WOOD MATERIALS WHEN COMPLETE. REFER TO STRUCTURAL DRAWINGS.
- EL09 NEW FULLY-ADHERED EPDM ROOFING SYSTEM ON ENTIRETY OF ROOFS WHERE SHOWN.
- EL10 REPAIR DAMAGED EXISTING CONCRETE STEPS.
- EL11 NEW EXTERIOR DOOR FOR NEW ACCESSIBLE BUILDING ENTRANCE. INSTALL NEW INTERCOM PANEL ADJACENT TO ENTRY AND CONNECT TO EXISTING BUILDING INTERCOM SYSTEM. REMOVE EXISTING WINDOWS AND SURROUNDING MASONRY AND PREPARE FOR NEW INSTALLATION.
- EL12 REMOVE EXISTING METAL ATTIC VENTS, AND PREPARE FOR BRICK INFILL.
- EL13 NEW EXHAUST VENT. PREPARE NEW MASONRY OPENING FOR INSTALLATION.
- EL14 NEW WOOD EXTERIOR RAMP. REMOVE EXISTING BASEMENT WINDOWS AND INFILL WITH MATCHING BRICK.

GENERAL NOTES - EXTERIOR ELEVATIONS

- A. REPAIR / REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS AS DIRECTED BY STRUCTURAL DRAWINGS.
- B. RE-FRAME REAR BALCONIES AS NECESSARY AS DIRECTED BY STRUCTURAL DRAWINGS.
- C. SCRAPE, CLEAN, AND PAINT ALL STEEL ANGLE LINTELS.
- D. PROVIDE NEW FULLY-ADHERED EPDM ROOFING SYSTEM WHERE NOTED. REMOVE EXISTING ROOFING MATERIALS AS NECESSARY TO PROVIDE A SUITABLE SUBSTRATE.
- E. PROVIDE NEW CAULKING AT EXTERIOR PERIMETER OF ALL WINDOWS, DOORS, AND LOUVERS.
- F. PROVIDE NEW CAULKING AT ALL EXTERIOR CONTROL JOINTS AND JOINTS BETWEEN DISSIMILAR MATERIALS AND DIFFERENT MASONRY TYPES.
- G. AIR SEAL WITH SPRAY FOAM ALL NEW EXTERIOR WINDOWS AND DOORS.
- H. PROVIDE NEW LED LIGHTING FIXTURES AT ALL EXISTING EXTERIOR LOCATIONS.



21 BUILDING 3 - 123-125 BEDFORD ST. - EXISTING RIGHT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



11 BUILDING 3 - 123-125 BEDFORD ST. - EXISTING REAR ELEVATION  
 Scale: 3/16" = 1'-0"



20 BUILDING 3 - 123-125 BEDFORD ST. - EXISTING LEFT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



10 BUILDING 3 - 123-125 BEDFORD ST. - EXISTING FRONT ELEVATION  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:  
**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:  
**BUILDING 3 - EXISTING EXTERIOR ELEVATIONS 123-125 BEDFORD ST.**

Project Number:  
 22020

Issue Date:  
 AUGUST 11, 2023

Sheet Number:  
**D4.03**



KEYNOTE LEGEND - EXTERIOR ELEVATIONS

- EL01 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 6/1 CONFIGURATION, FRONT ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL02 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 1/1 CONFIGURATION, REAR AND SIDE ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL03 NEW HISTORICALLY-APPROVED ALUMINUM STOREFRONT ENTRY SYSTEMS (DOORS, FRAMES, SIDELIGHTS, HARDWARE, ETC.). REMOVE EXISTING STOREFRONT SYSTEM, INFILL PANELS, ETC.
- EL04 NEW DOORS AND HARDWARE AT EXISTING BASEMENT AND COMMON AREA EXTERIOR DOOR LOCATIONS. REMOVE EXISTING DOORS AND HARDWARE.
- EL05 REPOINT DAMAGED BRICK FACADE AREAS THROUGHOUT. ASSUME 15% OF BRICK AREA FOR EACH FACADE. REPLACE DETERIORATED PORTIONS OF BRICK FACADE. ASSUME 5% OF BRICK AREA FOR EACH FACADE.
- EL06 REBUILD/REPOINT EXISTING CHIMNEYS AS NECESSARY.

KEYNOTE LEGEND - EXTERIOR ELEVATIONS

- EL07 RESECURE ALL EXISTING METAL HANDRAILS. REPLACE WHERE MISSING.
- EL08 REPLACE STRUCTURAL STEEL COMPONENTS AT EXTERIOR BALCONIES AND STAIR SYSTEMS (FRAMING, STRINGERS, DECKING, HANDRAIL/GUARDRAILS, ETC.). REFINISH ALL WOOD MATERIALS WHEN COMPLETE. REFER TO STRUCTURAL DRAWINGS.
- EL09 NEW FULLY-ADHERED EPDM ROOFING SYSTEM ON ENTIRETY OF ROOFS WHERE SHOWN.
- EL10 REPAIR DAMAGED EXISTING CONCRETE STEPS.
- EL11 NEW EXTERIOR DOOR FOR NEW ACCESSIBLE BUILDING ENTRANCE. INSTALL NEW INTERCOM PANEL ADJACENT TO ENTRY AND CONNECT TO EXISTING BUILDING INTERCOM SYSTEM. REMOVE EXISTING WINDOWS AND SURROUNDING MASONRY AND PREPARE FOR NEW INSTALLATION.
- EL12 REMOVE EXISTING METAL ATTIC VENTS, AND PREPARE FOR BRICK INFILL.
- EL13 NEW EXHAUST VENT. PREPARE NEW MASONRY OPENING FOR INSTALLATION.
- EL14 NEW WOOD EXTERIOR RAMP. REMOVE EXISTING BASEMENT WINDOWS AND INFILL WITH MATCHING BRICK.

GENERAL NOTES - EXTERIOR ELEVATIONS

- A. REPAIR / REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS AS DIRECTED BY STRUCTURAL DRAWINGS.
- B. RE-FRAME REAR BALCONIES AS NECESSARY AS DIRECTED BY STRUCTURAL DRAWINGS.
- C. SCRAPE, CLEAN, AND PAINT ALL STEEL ANGLE LINTELS.
- D. PROVIDE NEW FULLY-ADHERED EPDM ROOFING SYSTEM WHERE NOTED. REMOVE EXISTING ROOFING MATERIALS AS NECESSARY TO PROVIDE A SUITABLE SUBSTRATE.
- E. PROVIDE NEW CAULKING AT EXTERIOR PERIMETER OF ALL WINDOWS, DOORS, AND LOUVERS.
- F. PROVIDE NEW CAULKING AT ALL EXTERIOR CONTROL JOINTS AND JOINTS BETWEEN DISSIMILAR MATERIALS AND DIFFERENT MASONRY TYPES.
- G. AIR SEAL WITH SPRAY FOAM ALL NEW EXTERIOR WINDOWS AND DOORS.
- H. PROVIDE NEW LED LIGHTING FIXTURES AT ALL EXISTING EXTERIOR LOCATIONS.



21 BUILDING 4 - 124-126 BEDFORD ST. - EXISTING RIGHT SIDE ELEVATION  
Scale: 3/16" = 1'-0"



11 BUILDING 4 - 124-126 BEDFORD ST. - EXISTING REAR ELEVATION  
Scale: 3/16" = 1'-0"



20 BUILDING 4 - 124-126 BEDFORD ST. - EXISTING LEFT SIDE ELEVATION  
Scale: 3/16" = 1'-0"



10 BUILDING 4 - 124-126 BEDFORD ST. - EXISTING FRONT ELEVATION  
Scale: 3/16" = 1'-0"



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50 Commandant's Way at Admiral's Hill  
Chelsea MA 02150  
O 617.889.4402  
F 617.884.4329  
architecturalteam.com

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 4 - EXISTING EXTERIOR ELEVATIONS  
124-126 BEDFORD ST.**

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

**D4.04**

KEYNOTE LEGEND - EXTERIOR ELEVATIONS

- EL01 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 6/1 CONFIGURATION, FRONT ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL02 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 1/1 CONFIGURATION, REAR AND SIDE ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL03 NEW HISTORICALLY-APPROVED ALUMINUM STOREFRONT ENTRY SYSTEMS (DOORS, FRAMES, SIDELIGHTS, HARDWARE, ETC.). REMOVE EXISTING STOREFRONT SYSTEM, INFILL PANELS, ETC.
- EL04 NEW DOORS AND HARDWARE AT EXISTING BASEMENT AND COMMON AREA EXTERIOR DOOR LOCATIONS. REMOVE EXISTING DOORS AND HARDWARE.
- EL05 REPOINT DAMAGED BRICK FACADE AREAS THROUGHOUT. ASSUME 15% OF BRICK AREA FOR EACH FACADE. REPLACE DETERIORATED PORTIONS OF BRICK FACADE. ASSUME 5% OF BRICK AREA FOR EACH FACADE.
- EL06 REBUILD/REPOINT EXISTING CHIMNEYS AS NECESSARY.

KEYNOTE LEGEND - EXTERIOR ELEVATIONS

- EL07 RESECURE ALL EXISTING METAL HANDRAILS, REPLACE WHERE MISSING.
- EL08 REPLACE STRUCTURAL STEEL COMPONENTS AT EXTERIOR BALCONIES AND STAIR SYSTEMS (FRAMING, STRINGERS, DECKING, HANDRAIL/GUARDRAILS, ETC.). REFINISH ALL WOOD MATERIALS WHEN COMPLETE. REFER TO STRUCTURAL DRAWINGS.
- EL09 NEW FULLY-ADHERED EPDM ROOFING SYSTEM ON ENTIRETY OF ROOFS WHERE SHOWN.
- EL10 REPAIR DAMAGED EXISTING CONCRETE STEPS.
- EL11 NEW EXTERIOR DOOR FOR NEW ACCESSIBLE BUILDING ENTRANCE. INSTALL NEW INTERCOM PANEL ADJACENT TO ENTRY AND CONNECT TO EXISTING BUILDING INTERCOM SYSTEM. REMOVE EXISTING WINDOWS AND SURROUNDING MASONRY AND PREPARE FOR NEW INSTALLATION.
- EL12 REMOVE EXISTING METAL ATTIC VENTS, AND PREPARE FOR BRICK INFILL.
- EL13 NEW EXHAUST VENT. PREPARE NEW MASONRY OPENING FOR INSTALLATION.
- EL14 NEW WOOD EXTERIOR RAMP. REMOVE EXISTING BASEMENT WINDOWS AND INFILL WITH MATCHING BRICK.

GENERAL NOTES - EXTERIOR ELEVATIONS

- A. REPAIR / REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS AS DIRECTED BY STRUCTURAL DRAWINGS.
- B. RE-FRAME REAR BALCONIES AS NECESSARY AS DIRECTED BY STRUCTURAL DRAWINGS.
- C. SCRAPE, CLEAN, AND PAINT ALL STEEL ANGLE LINTELS.
- D. PROVIDE NEW FULLY-ADHERED EPDM ROOFING SYSTEM WHERE NOTED. REMOVE EXISTING ROOFING MATERIALS AS NECESSARY TO PROVIDE A SUITABLE SUBSTRATE.
- E. PROVIDE NEW CAULKING AT EXTERIOR PERIMETER OF ALL WINDOWS, DOORS, AND LOUVERS.
- F. PROVIDE NEW CAULKING AT ALL EXTERIOR CONTROL JOINTS AND JOINTS BETWEEN DISSIMILAR MATERIALS AND DIFFERENT MASONRY TYPES.
- G. AIR SEAL WITH SPRAY FOAM ALL NEW EXTERIOR WINDOWS AND DOORS.
- H. PROVIDE NEW LED LIGHTING FIXTURES AT ALL EXISTING EXTERIOR LOCATIONS.



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 50 Commandant's Way at Admiral's Hill  
 Chelsea MA 02150  
 O 617.889.4402  
 F 617.884.4329  
 architecturalteam.com

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 5 - EXISTING EXTERIOR ELEVATIONS 127-129 BEDFORD ST.**

Project Number:

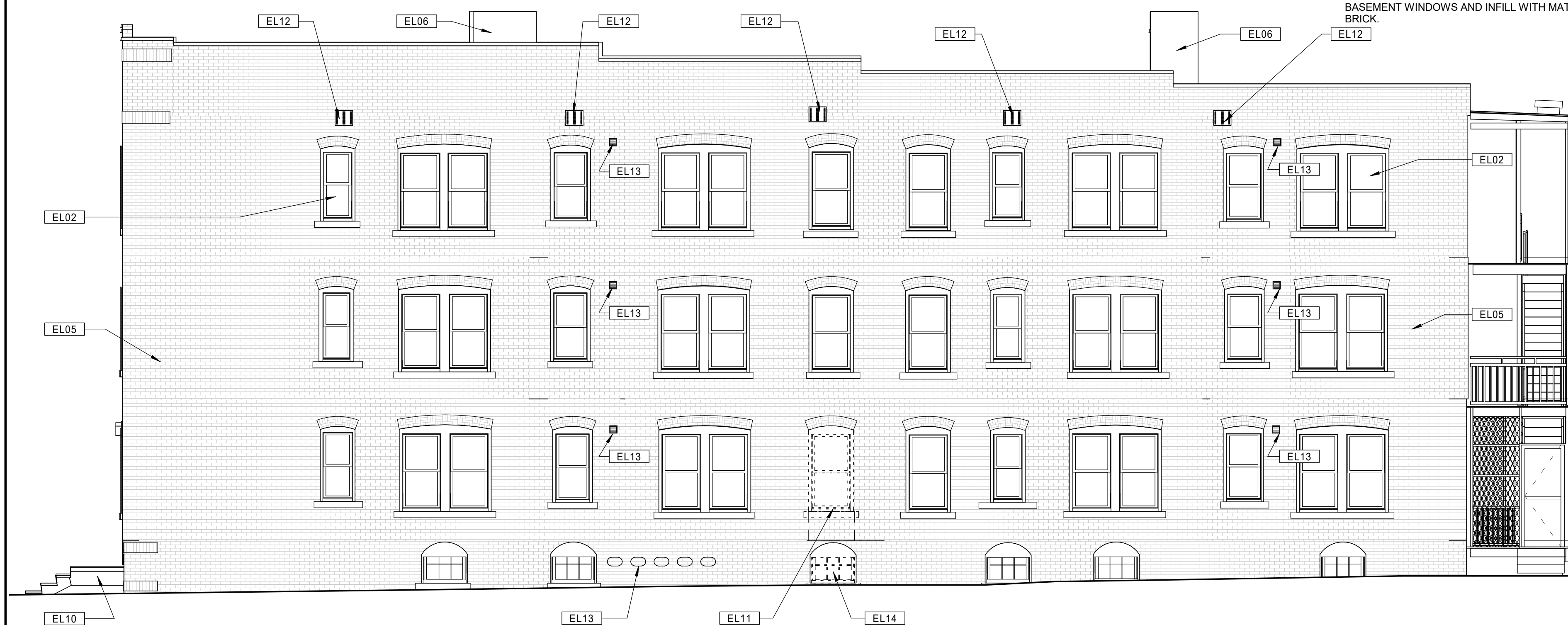
22020

Issue Date:

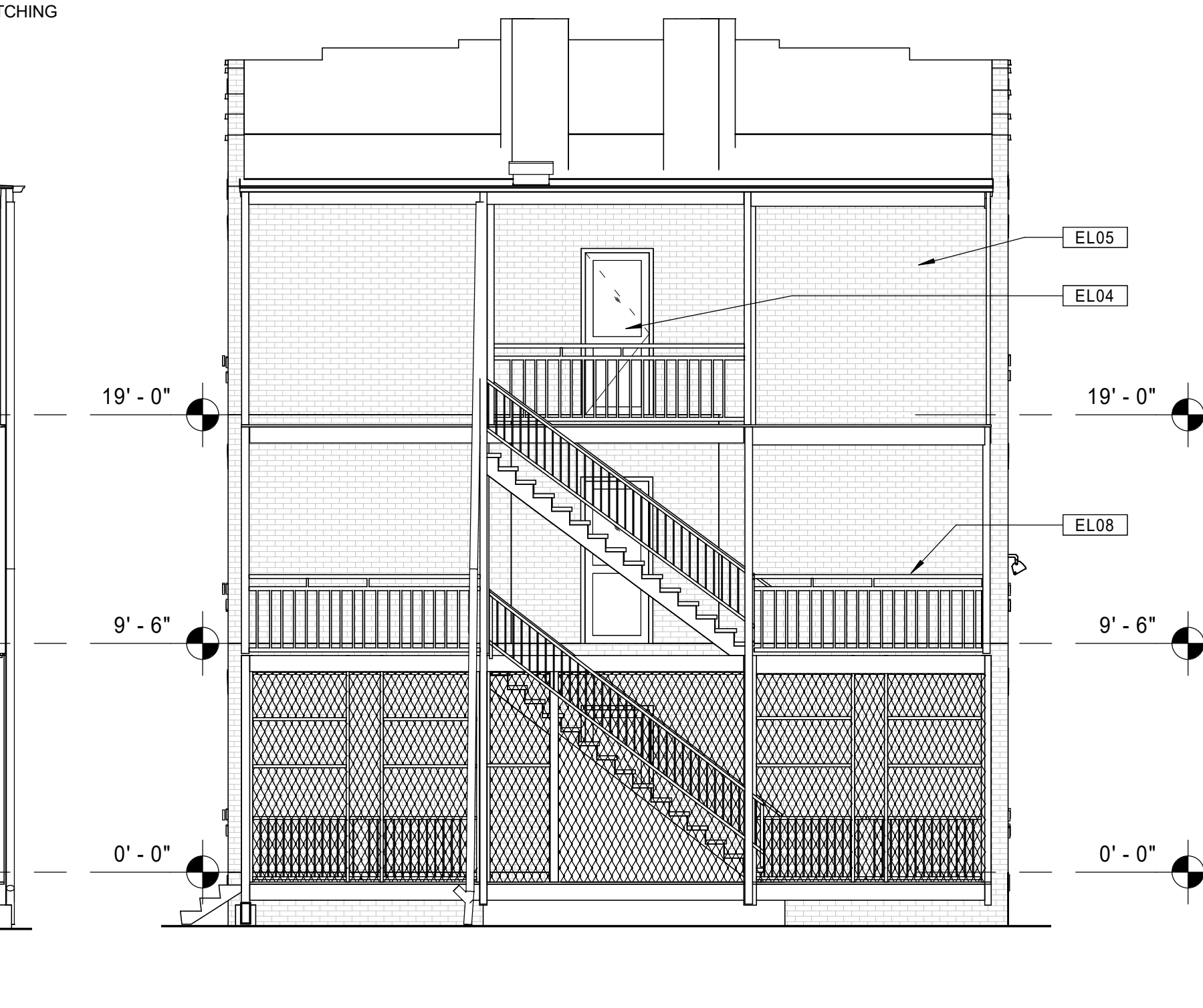
AUGUST 11, 2023

Sheet Number:

**D4.05**



21 BUILDING 5 - 127-129 BEDFORD ST. - EXISTING RIGHT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



11 BUILDING 5 - 127-129 BEDFORD ST. - EXISTING REAR ELEVATION  
 Scale: 3/16" = 1'-0"



20 BUILDING 5 - 127-129 BEDFORD ST. - EXISTING LEFT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



10 BUILDING 5 - 127-129 BEDFORD ST. - EXISTING FRONT ELEVATION  
 Scale: 3/16" = 1'-0"

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KEYNOTE LEGEND - EXTERIOR ELEVATIONS

- EL01 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW 6/11 CONFIGURATION. FRONT ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL02 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW 1/1 CONFIGURATION. REAR AND SIDE ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL03 NEW HISTORICALLY-APPROVED ALUMINUM STOREFRONT ENTRY SYSTEMS (DOORS, FRAMES, SIDELIGHTS, HARDWARE, ETC.). REMOVE EXISTING STOREFRONT SYSTEM, INFILL PANELS, ETC.
- EL04 NEW DOORS AND HARDWARE AT EXISTING BASEMENT AND COMMON AREA EXTERIOR DOOR LOCATIONS. REMOVE EXISTING DOORS AND HARDWARE.
- EL05 REPOINT DAMAGED BRICK FACADE AREAS THROUGHOUT. ASSUME 15% OF BRICK AREA FOR EACH FACADE. REPLACE DETERIORATED PORTIONS OF BRICK FACADE. ASSUME 5% OF BRICK AREA FOR EACH FACADE.
- EL06 REBUILD/REPOINT EXISTING CHIMNEYS AS NECESSARY.

KEYNOTE LEGEND - EXTERIOR ELEVATIONS

- EL07 RESECURE ALL EXISTING METAL HANDRAILS. REPLACE WHERE MISSING.
- EL08 REPLACE STRUCTURAL STEEL COMPONENTS AT EXTERIOR BALCONIES AND STAIR SYSTEMS (FRAMING, STRINGERS, DECKING, HANDRAIL/GUARDRAILS, ETC.). REFINISH ALL WOOD MATERIALS WHEN COMPLETE. REFER TO STRUCTURAL DRAWINGS.
- EL09 NEW FULLY-ADHERED EPDM ROOFING SYSTEM ON ENTIRETY OF ROOFS WHERE SHOWN.
- EL10 REPAIR DAMAGED EXISTING CONCRETE STEPS.
- EL11 NEW EXTERIOR DOOR FOR NEW ACCESSIBLE BUILDING ENTRANCE. INSTALL NEW INTERCOM PANEL ADJACENT TO ENTRY AND CONNECT TO EXISTING BUILDING INTERCOM SYSTEM. REMOVE EXISTING WINDOWS AND SURROUNDING MASONRY AND PREPARE FOR NEW INSTALLATION.
- EL12 REMOVE EXISTING METAL ATTIC VENTS, AND PREPARE FOR BRICK INFILL.
- EL13 NEW EXHAUST VENT. PREPARE NEW MASONRY OPENING FOR INSTALLATION.
- EL14 NEW WOOD EXTERIOR RAMP. REMOVE EXISTING BASEMENT WINDOWS AND INFILL WITH MATCHING BRICK.

GENERAL NOTES - EXTERIOR ELEVATIONS

- A. REPAIR / REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS AS DIRECTED BY STRUCTURAL DRAWINGS.
- B. RE-FRAME REAR BALCONIES AS NECESSARY AS DIRECTED BY STRUCTURAL DRAWINGS.
- C. SCRAPE, CLEAN, AND PAINT ALL STEEL ANGLE LINTELS.
- D. PROVIDE NEW FULLY-ADHERED EPDM ROOFING SYSTEM WHERE NOTED. REMOVE EXISTING ROOFING MATERIALS AS NECESSARY TO PROVIDE A SUITABLE SUBSTRATE.
- E. PROVIDE NEW CAULKING AT EXTERIOR PERIMETER OF ALL WINDOWS, DOORS, AND LOUVERS.
- F. PROVIDE NEW CAULKING AT ALL EXTERIOR CONTROL JOINTS AND JOINTS BETWEEN DISSIMILAR MATERIALS AND DIFFERENT MASONRY TYPES.
- G. AIR SEAL WITH SPRAY FOAM ALL NEW EXTERIOR WINDOWS AND DOORS.
- H. PROVIDE NEW LED LIGHTING FIXTURES AT ALL EXISTING EXTERIOR LOCATIONS.



21 BUILDING 6 - 128-130 BEDFORD ST. - EXISTING RIGHT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



11 BUILDING 6 - 128-130 BEDFORD ST. - EXISTING REAR ELEVATION  
 Scale: 3/16" = 1'-0"



20 BUILDING 6 - 128-130 BEDFORD ST. - EXISTING LEFT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



10 BUILDING 6 - 128-130 BEDFORD ST. - EXISTING FRONT ELEVATION  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:  
**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:  
**BUILDING 6 - EXISTING EXTERIOR ELEVATIONS 128-130 BEDFORD ST.**

Project Number:  
 22020

Issue Date:  
 AUGUST 11, 2023

Sheet Number:  
**D4.06**

KEYNOTE LEGEND - EXTERIOR ELEVATIONS

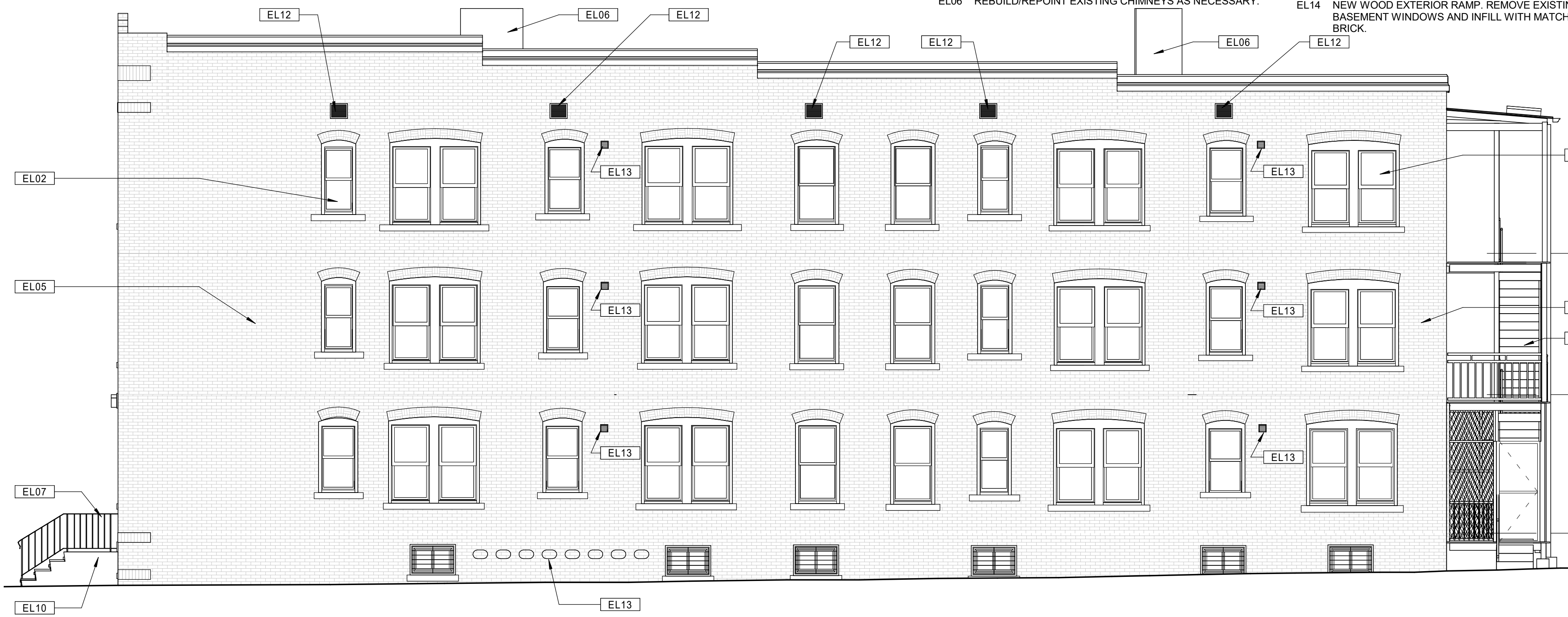
- EL01 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 8/1 CONFIGURATION, FRONT ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL02 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 1/1 CONFIGURATION, REAR AND SIDE ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL03 NEW HISTORICALLY-APPROVED ALUMINUM STOREFRONT ENTRY SYSTEMS (DOORS, FRAMES, SIDELIGHTS, HARDWARE, ETC.). REMOVE EXISTING STOREFRONT SYSTEM, INFILL PANELS, ETC.
- EL04 NEW DOORS AND HARDWARE AT EXISTING BASEMENT AND COMMON AREA EXTERIOR DOOR LOCATIONS. REMOVE EXISTING DOORS AND HARDWARE.
- EL05 REPOINT DAMAGED BRICK FACADE AREAS THROUGHOUT. ASSUME 15% OF BRICK AREA FOR EACH FACADE. REPLACE DETERIORATED PORTIONS OF BRICK FACADE. ASSUME 5% OF BRICK AREA FOR EACH FACADE.
- EL06 REBUILD/REPOINT EXISTING CHIMNEYS AS NECESSARY.

KEYNOTE LEGEND - EXTERIOR ELEVATIONS

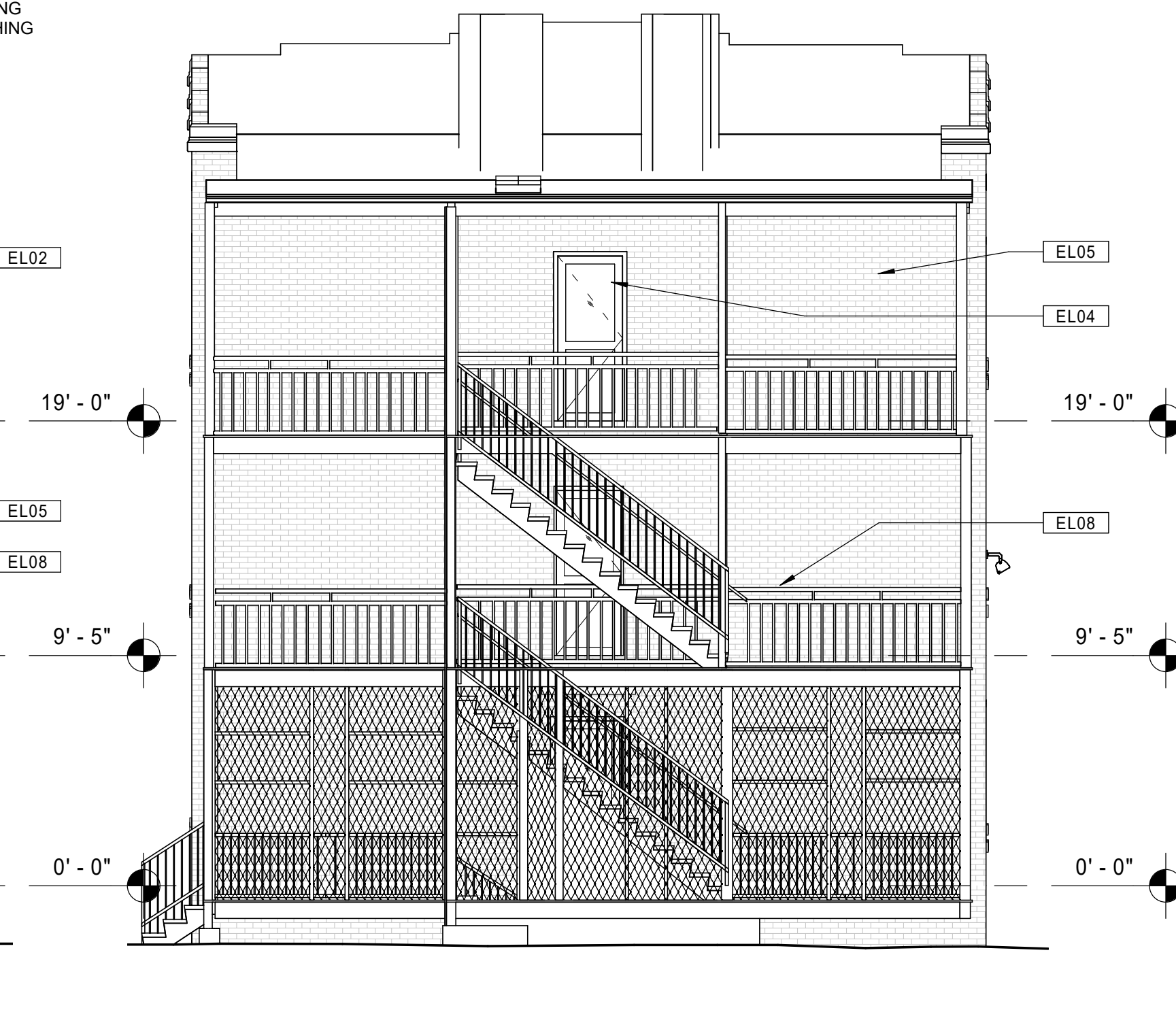
- EL07 RESECURE ALL EXISTING METAL HANDRAILS. REPLACE WHERE MISSING.
- EL08 REPLACE STRUCTURAL STEEL COMPONENTS AT EXTERIOR BALCONIES AND STAIR SYSTEMS (FRAMING, STRINGERS, DECKING, HANDRAIL/GUARDRAILS, ETC.). REFINISH ALL WOOD MATERIALS WHEN COMPLETE. REFER TO STRUCTURAL DRAWINGS.
- EL09 NEW FULLY-ADHERED EPDM ROOFING SYSTEM ON ENTIRETY OF ROOFS WHERE SHOWN.
- EL10 REPAIR DAMAGED EXISTING CONCRETE STEPS.
- EL11 NEW EXTERIOR DOOR FOR NEW ACCESSIBLE BUILDING ENTRANCE. INSTALL NEW INTERCOM PANEL ADJACENT TO ENTRY AND CONNECT TO EXISTING BUILDING INTERCOM SYSTEM. REMOVE EXISTING WINDOWS AND SURROUNDING MASONRY AND PREPARE FOR NEW INSTALLATION.
- EL12 REMOVE EXISTING METAL ATTIC VENTS, AND PREPARE FOR BRICK INFILL.
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- EL14 NEW WOOD EXTERIOR RAMP. REMOVE EXISTING BASEMENT WINDOWS AND INFILL WITH MATCHING BRICK.

GENERAL NOTES - EXTERIOR ELEVATIONS

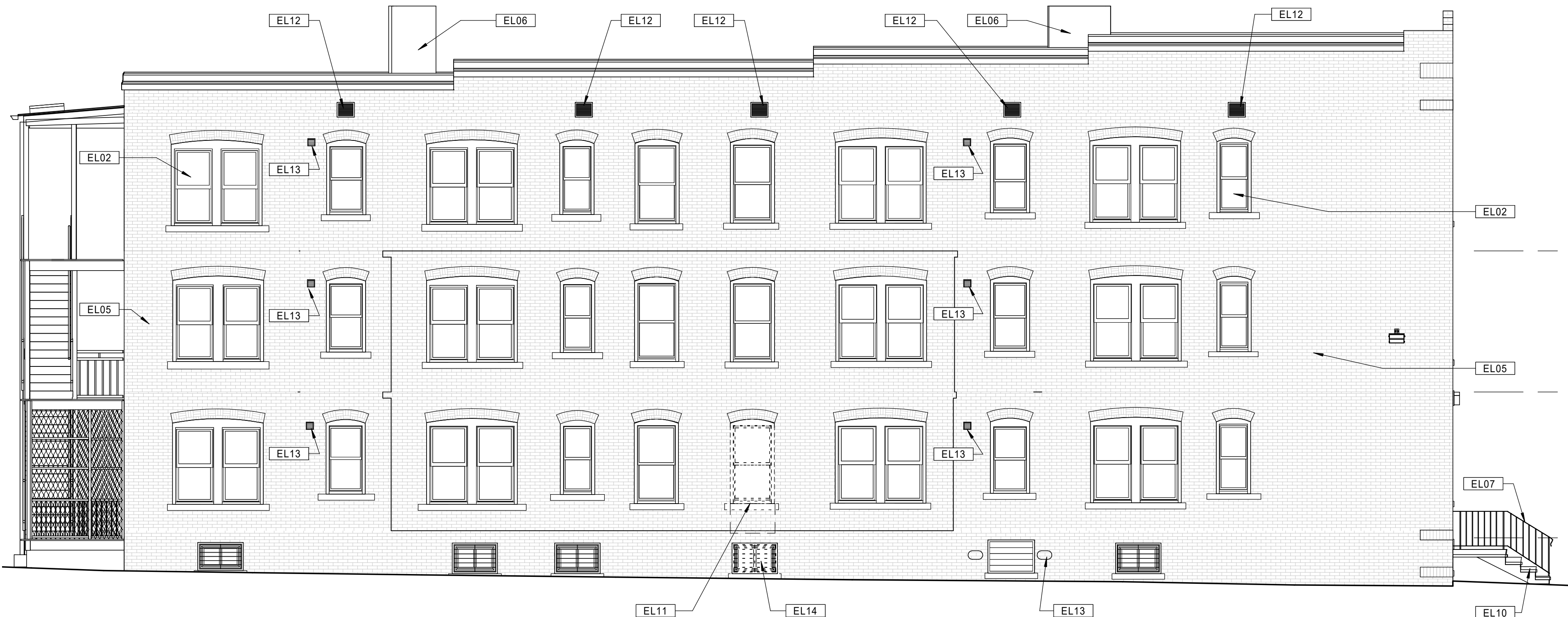
- A. REPAIR / REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS AS DIRECTED BY STRUCTURAL DRAWINGS.
- B. RE-FRAME REAR BALCONIES AS NECESSARY AS DIRECTED BY STRUCTURAL DRAWINGS.
- C. SORAPE, CLEAN, AND PAINT ALL STEEL ANGLE LINTELS.
- D. PROVIDE NEW FULLY-ADHERED EPDM ROOFING SYSTEM WHERE NOTED. REMOVE EXISTING ROOFING MATERIALS AS NECESSARY TO PROVIDE A SUITABLE SUBSTRATE.
- E. PROVIDE NEW CAULKING AT EXTERIOR PERIMETER OF ALL WINDOWS, DOORS, AND LOUVERS.
- F. PROVIDE NEW CAULKING AT ALL EXTERIOR CONTROL JOINTS AND JOINTS BETWEEN DISSIMILAR MATERIALS AND DIFFERENT MASONRY TYPES.
- G. AIR SEAL WITH SPRAY FOAM ALL NEW EXTERIOR WINDOWS AND DOORS.
- H. PROVIDE NEW LED LIGHTING FIXTURES AT ALL EXISTING EXTERIOR LOCATIONS.



21 BUILDING 7 - 131-133 BEDFORD ST. - EXISTING RIGHT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



11 BUILDING 7 - 131-133 BEDFORD ST. - EXISTING REAR ELEVATION  
 Scale: 3/16" = 1'-0"



20 BUILDING 7 - 131-133 BEDFORD ST. - EXISTING LEFT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



10 BUILDING 7 - 131-133 BEDFORD ST. - EXISTING FRONT ELEVATION  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:  
**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:  
**BUILDING 7 - EXISTING EXTERIOR ELEVATIONS 131-133 BEDFORD ST.**

Project Number:  
 22020

Issue Date:  
 AUGUST 11, 2023

Sheet Number:  
**D4.07**

KEYNOTE LEGEND - EXTERIOR ELEVATIONS

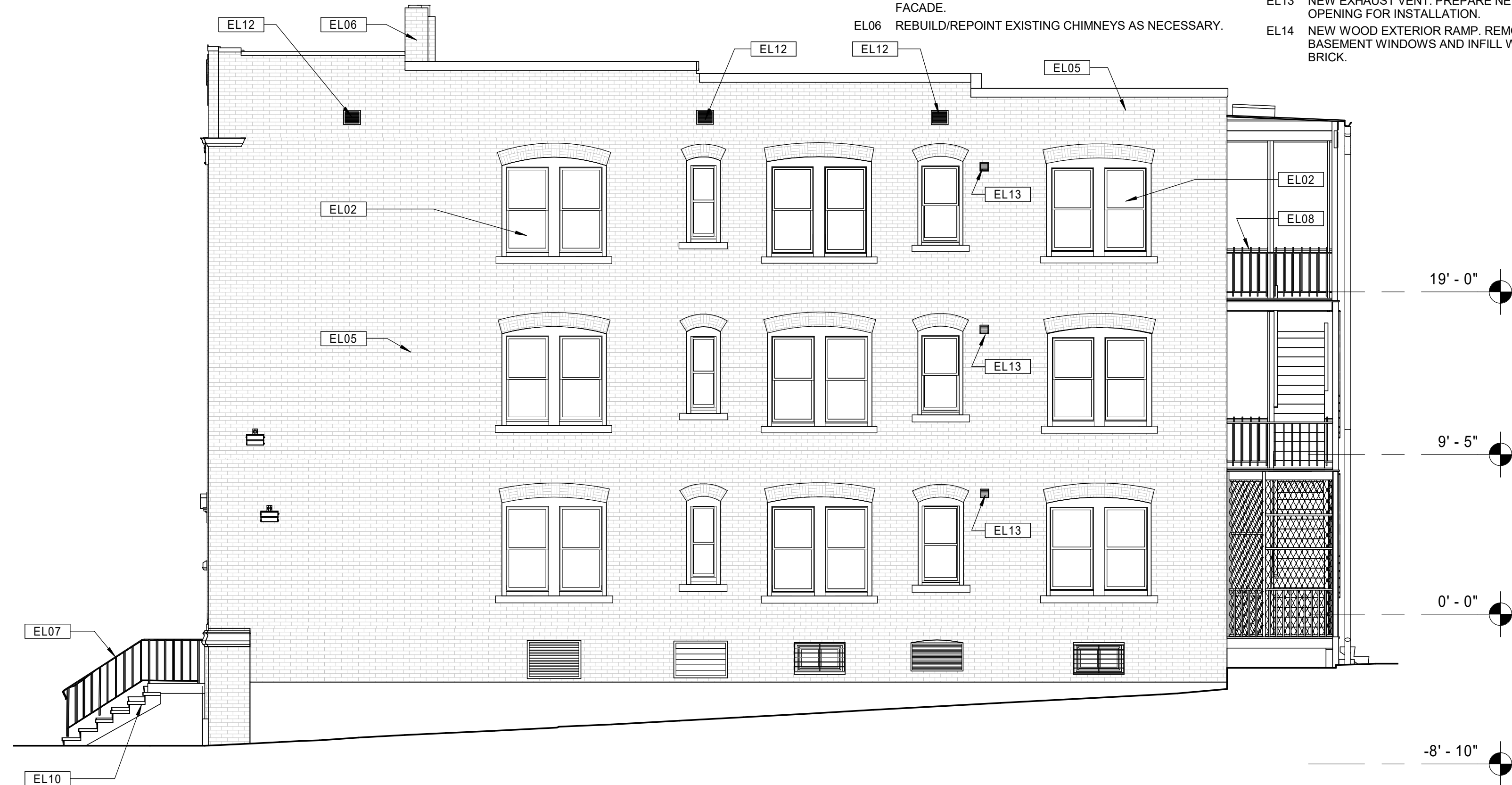
- EL01 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 6/1 CONFIGURATION, FRONT ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
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KEYNOTE LEGEND - EXTERIOR ELEVATIONS

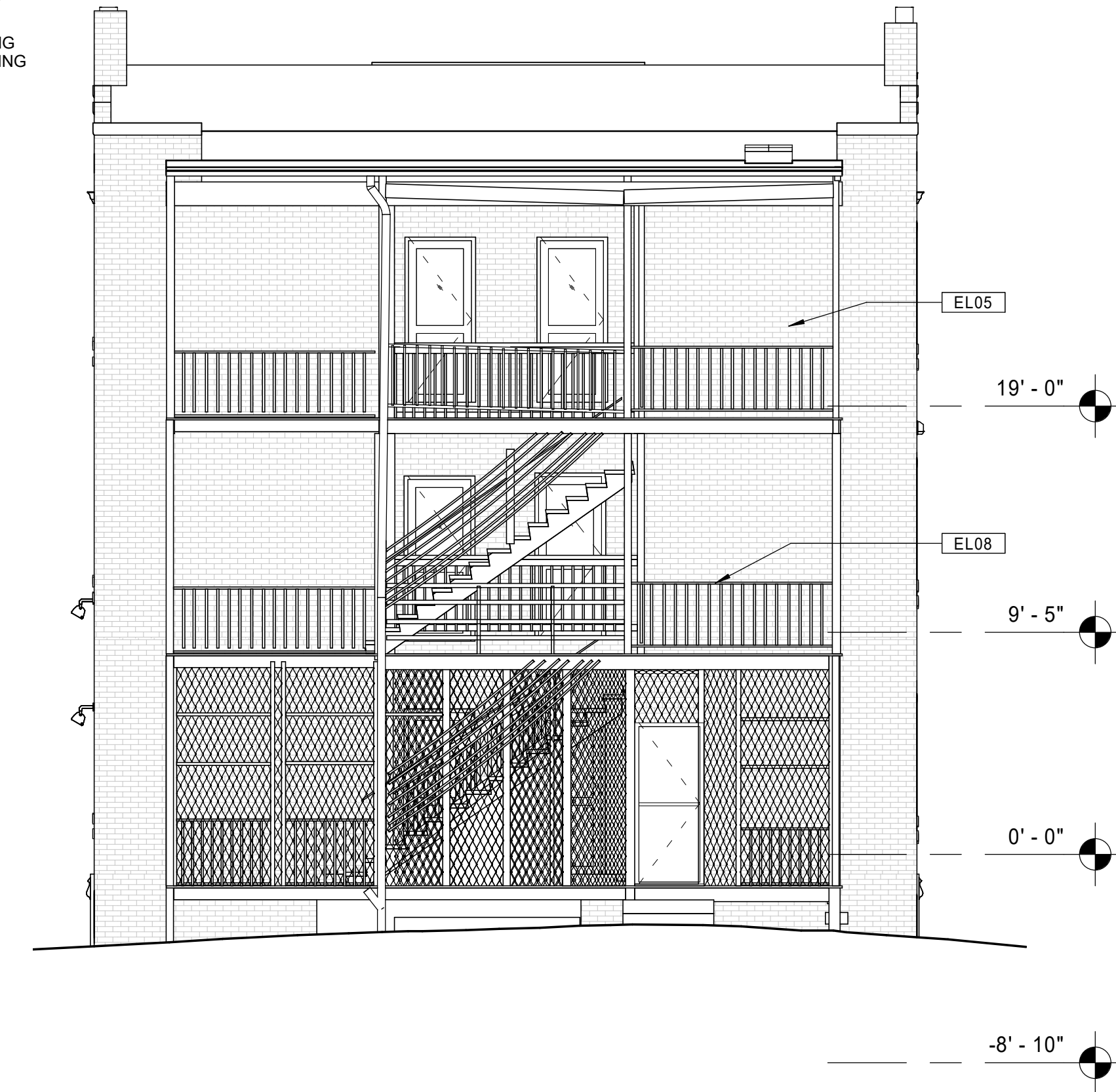
- EL07 RESECURE ALL EXISTING METAL HANDRAILS. REPLACE WHERE MISSING.
- EL08 REPLACE STRUCTURAL STEEL COMPONENTS AT EXTERIOR BALCONIES AND STAIR SYSTEMS (FRAMING, STRINGERS, DECKING, HANDRAIL/GUARDRAILS, ETC.). REFINISH ALL WOOD MATERIALS WHEN COMPLETE. REFER TO STRUCTURAL DRAWINGS.
- EL09 NEW FULLY-ADHERED EPDM ROOFING SYSTEM ON ENTIRETY OF ROOFS WHERE SHOWN.
- EL10 REPAIR DAMAGED EXISTING CONCRETE STEPS.
- EL11 NEW EXTERIOR DOOR FOR NEW ACCESSIBLE BUILDING ENTRANCE. INSTALL NEW INTERCOM PANEL ADJACENT TO ENTRY AND CONNECT TO EXISTING BUILDING INTERCOM SYSTEM. REMOVE EXISTING WINDOWS AND SURROUNDING MASONRY AND PREPARE FOR NEW INSTALLATION.
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GENERAL NOTES - EXTERIOR ELEVATIONS

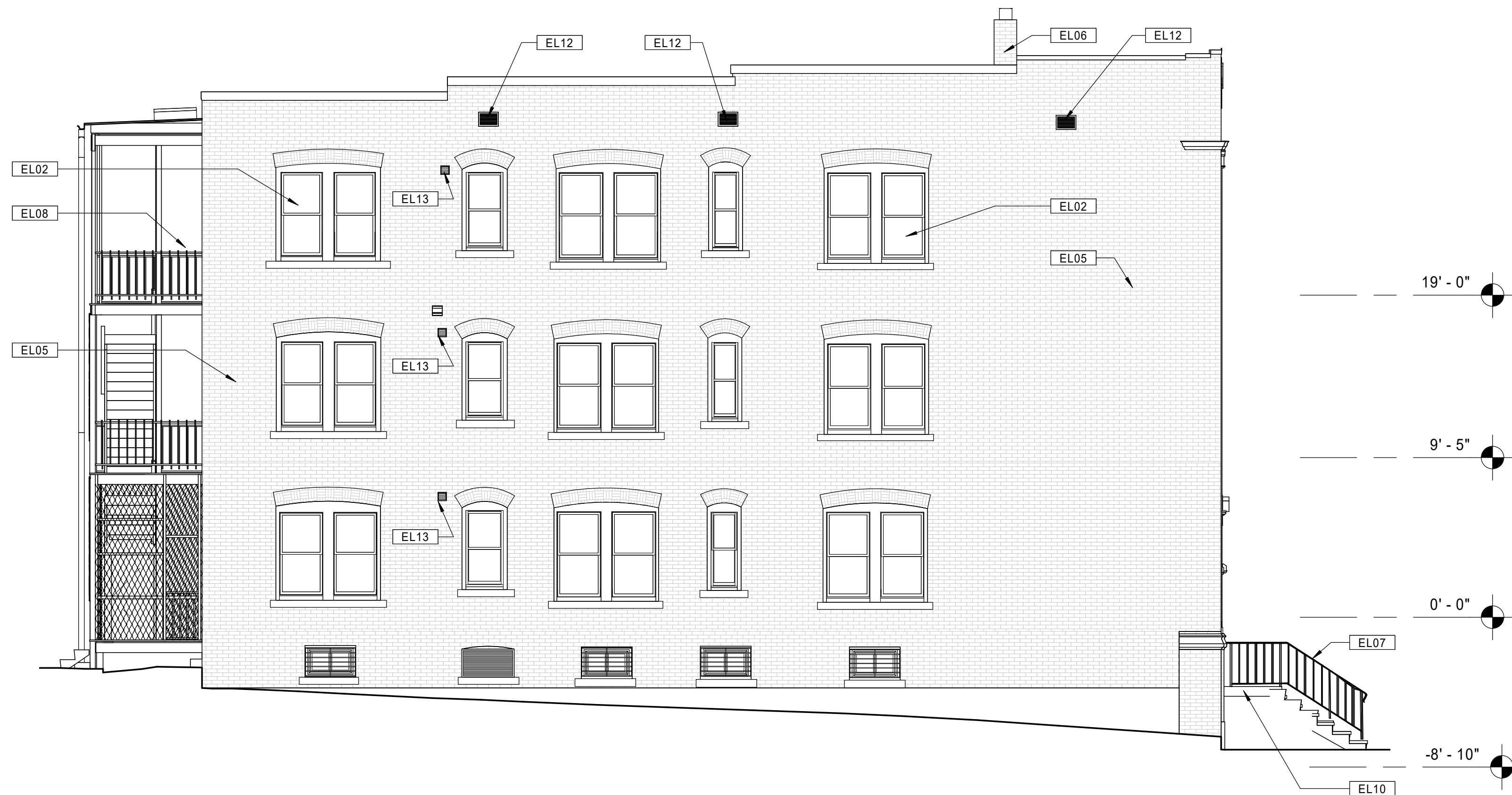
- A. REPAIR / REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS AS DIRECTED BY STRUCTURAL DRAWINGS.
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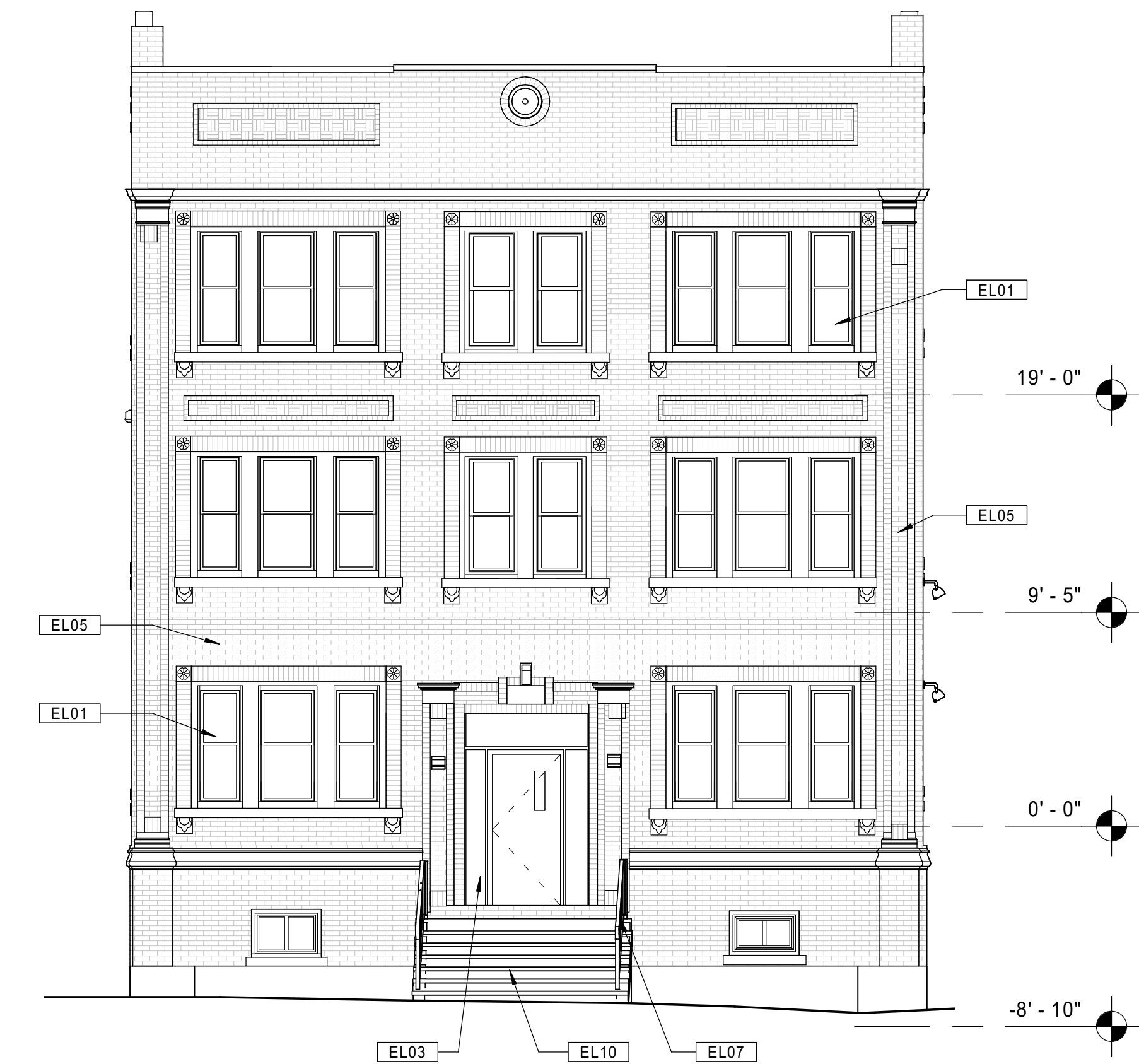
21 BUILDING 8 - 132-134 BEDFORD ST. - EXISTING RIGHT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



11 BUILDING 8 - 132-134 BEDFORD ST. - EXISTING REAR ELEVATION  
 Scale: 3/16" = 1'-0"



20 BUILDING 8 - 132-134 BEDFORD ST. - EXISTING LEFT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



10 BUILDING 8 - 132-134 BEDFORD ST. - EXISTING FRONT ELEVATION  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 8 - EXISTING EXTERIOR ELEVATIONS  
 132-134 BEDFORD ST.**

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

**D4.08**



© The Architectural Team, Inc.  
 50 Commandant's Way at Admiral's Hill  
 Chelsea MA 02150  
 O 617.889.4402  
 F 617.884.4329  
 architecturalteam.com

KEYNOTE LEGEND - EXTERIOR ELEVATIONS

- EL01 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 6/1 CONFIGURATION, FRONT ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
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KEYNOTE LEGEND - EXTERIOR ELEVATIONS

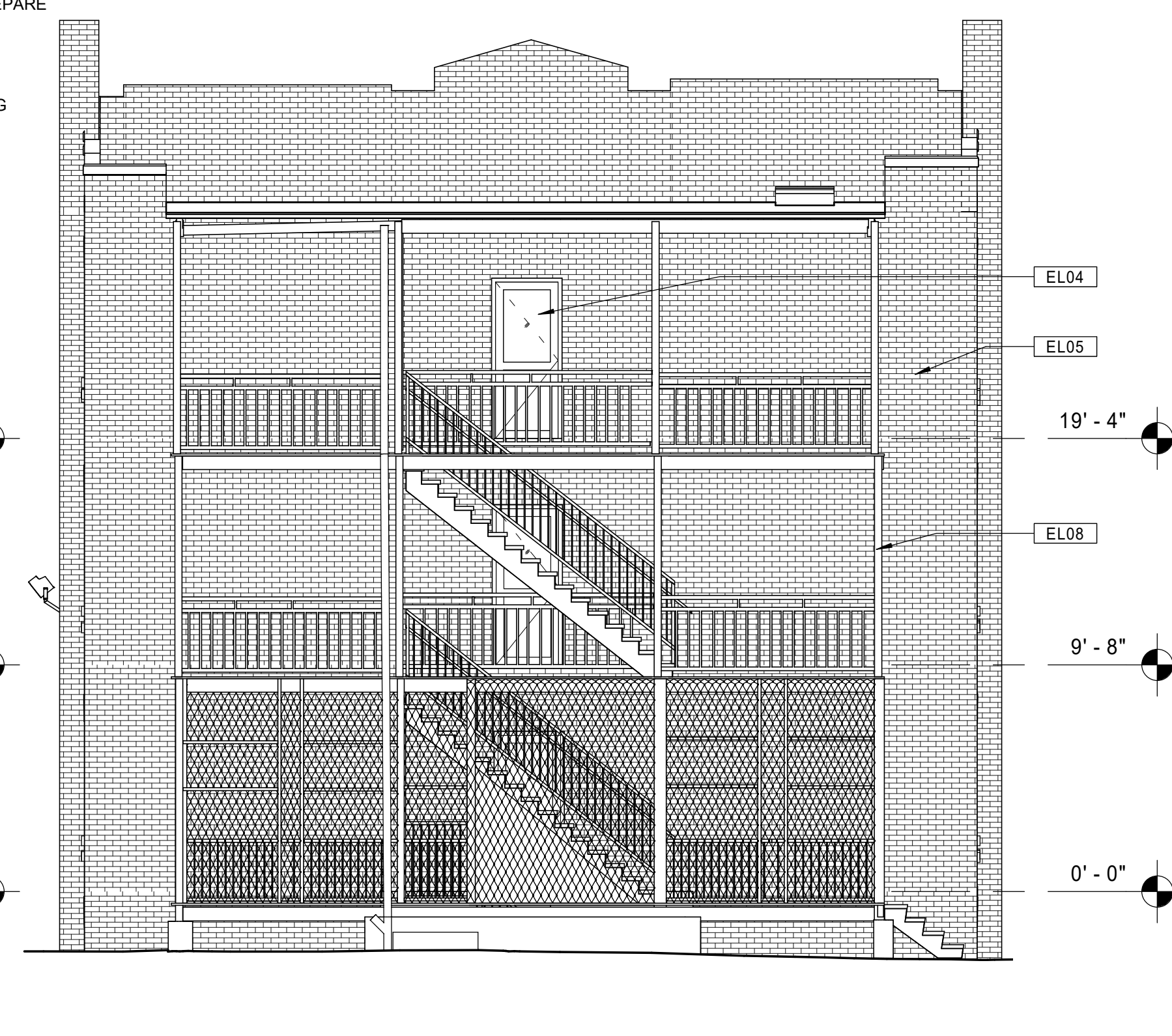
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GENERAL NOTES - EXTERIOR ELEVATIONS

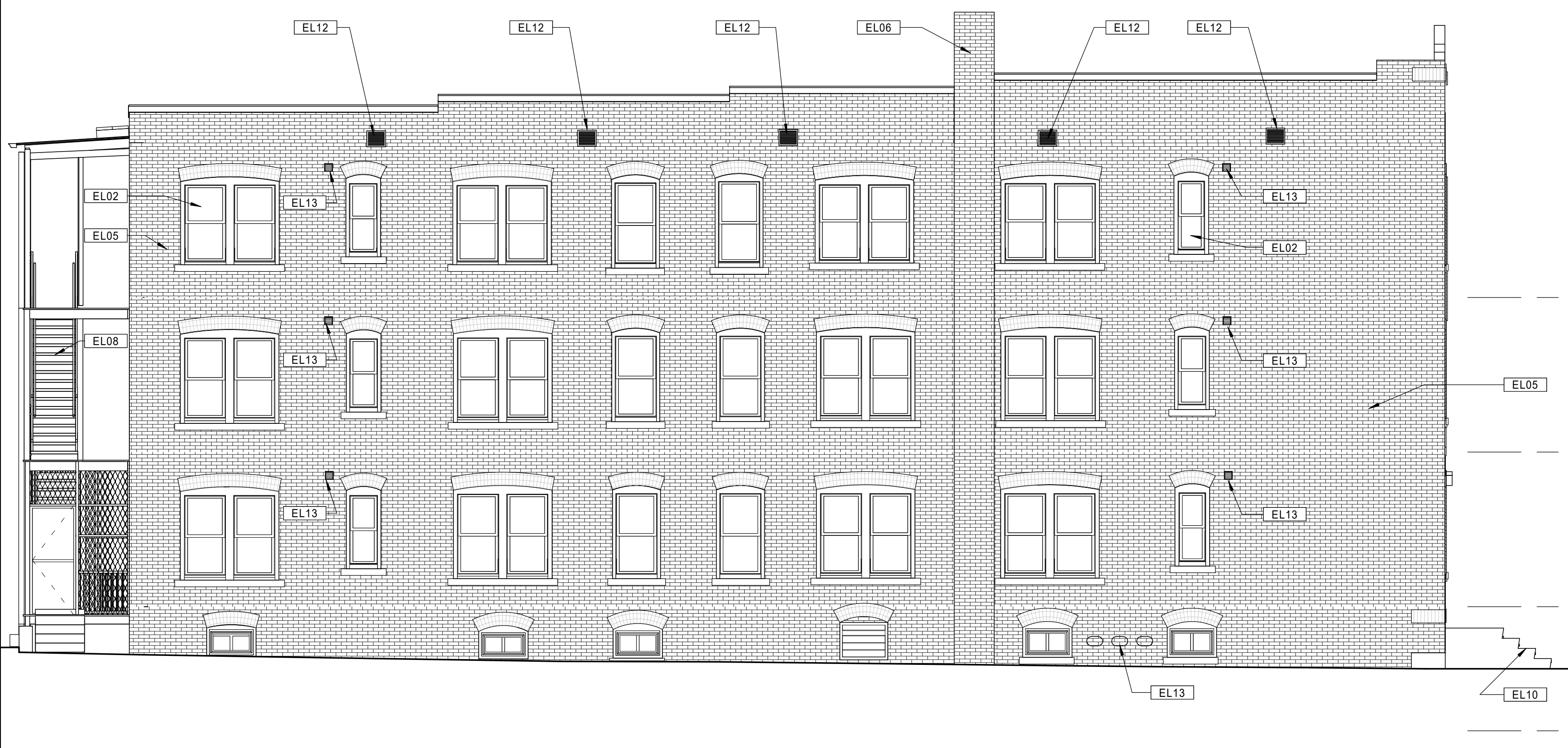
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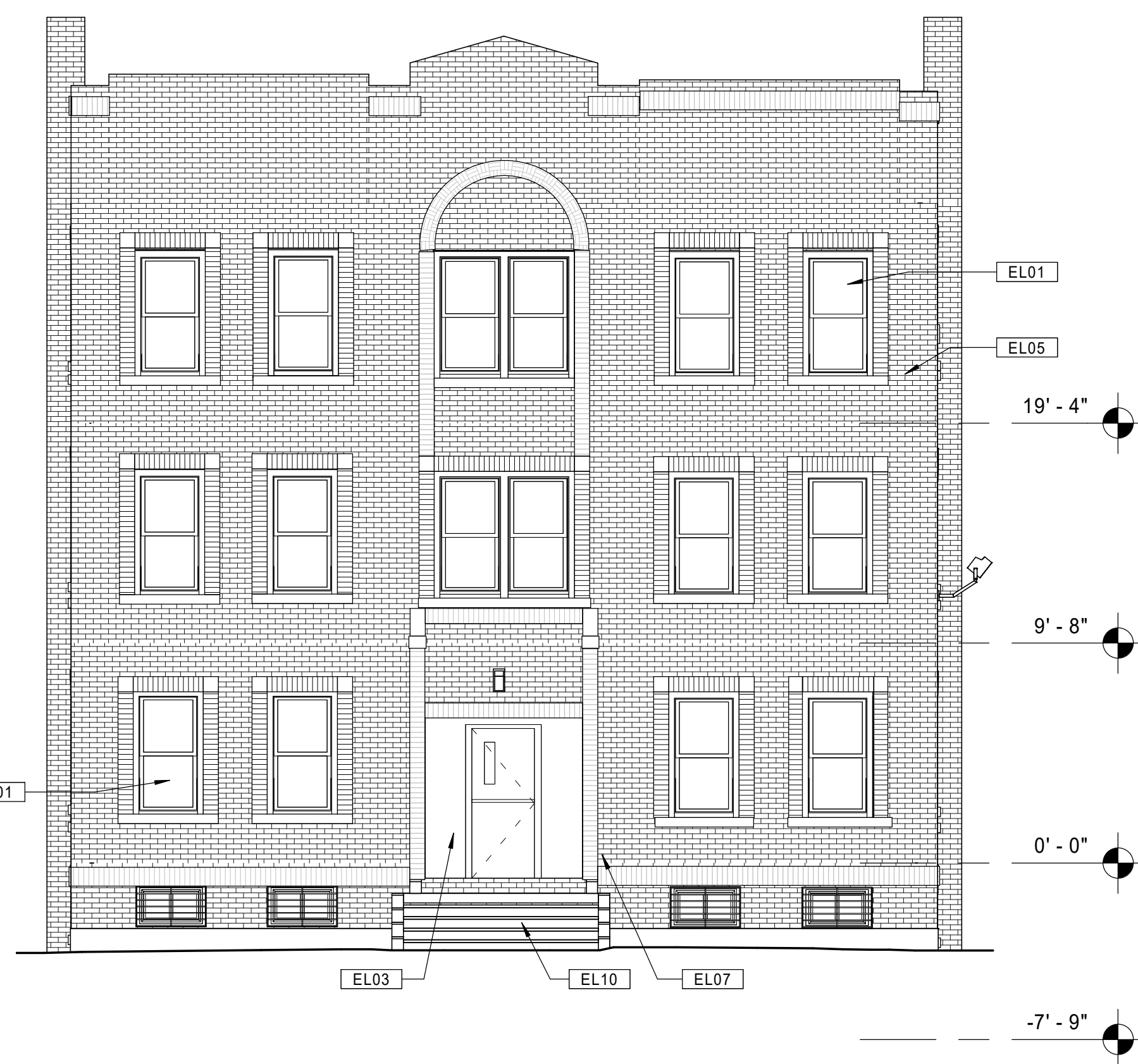
21 BUILDING 9 - 135-137 BEDFORD ST. - EXISTING RIGHT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



11 BUILDING 9 - 135-137 BEDFORD ST. - EXISTING REAR ELEVATION  
 Scale: 3/16" = 1'-0"



20 BUILDING 9 - 135-137 BEDFORD ST. - EXISTING LEFT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



10 BUILDING 9 - 135-137 BEDFORD ST. - EXISTING FRONT ELEVATION  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:  
**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:  
**BUILDING 9 - EXISTING EXTERIOR ELEVATIONS 135-137 BEDFORD ST.**

Project Number:  
 22020

Issue Date:  
 AUGUST 11, 2023

Sheet Number:  
**D4.09**

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### KEYNOTE LEGEND - EXTERIOR ELEVATIONS

- EL01 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW. 6/1 CONFIGURATION. FRONT ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
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### KEYNOTE LEGEND - EXTERIOR ELEVATIONS

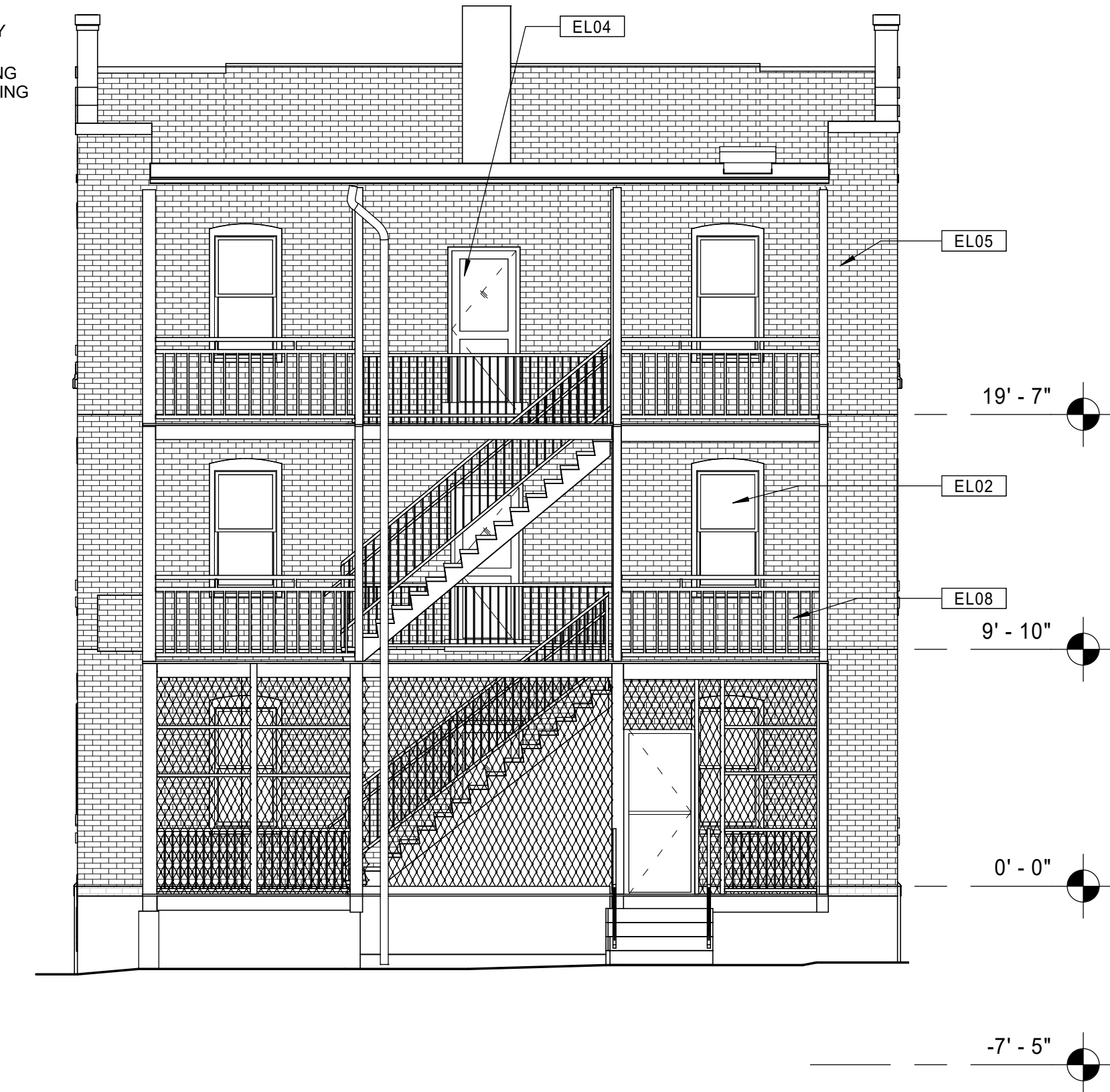
- EL07 RESECURE ALL EXISTING METAL HANDRAILS. REPLACE WHERE MISSING.
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### GENERAL NOTES - EXTERIOR ELEVATIONS

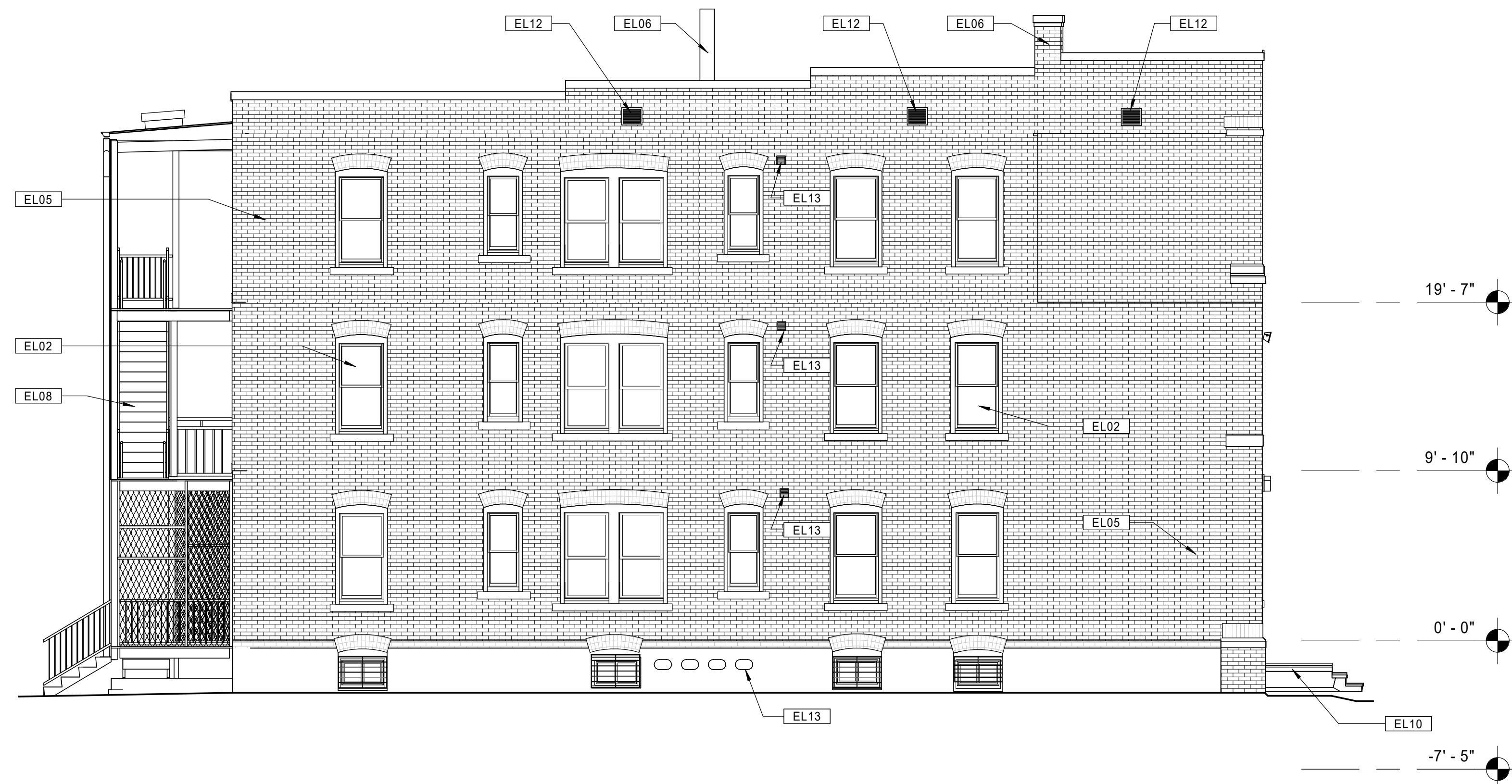
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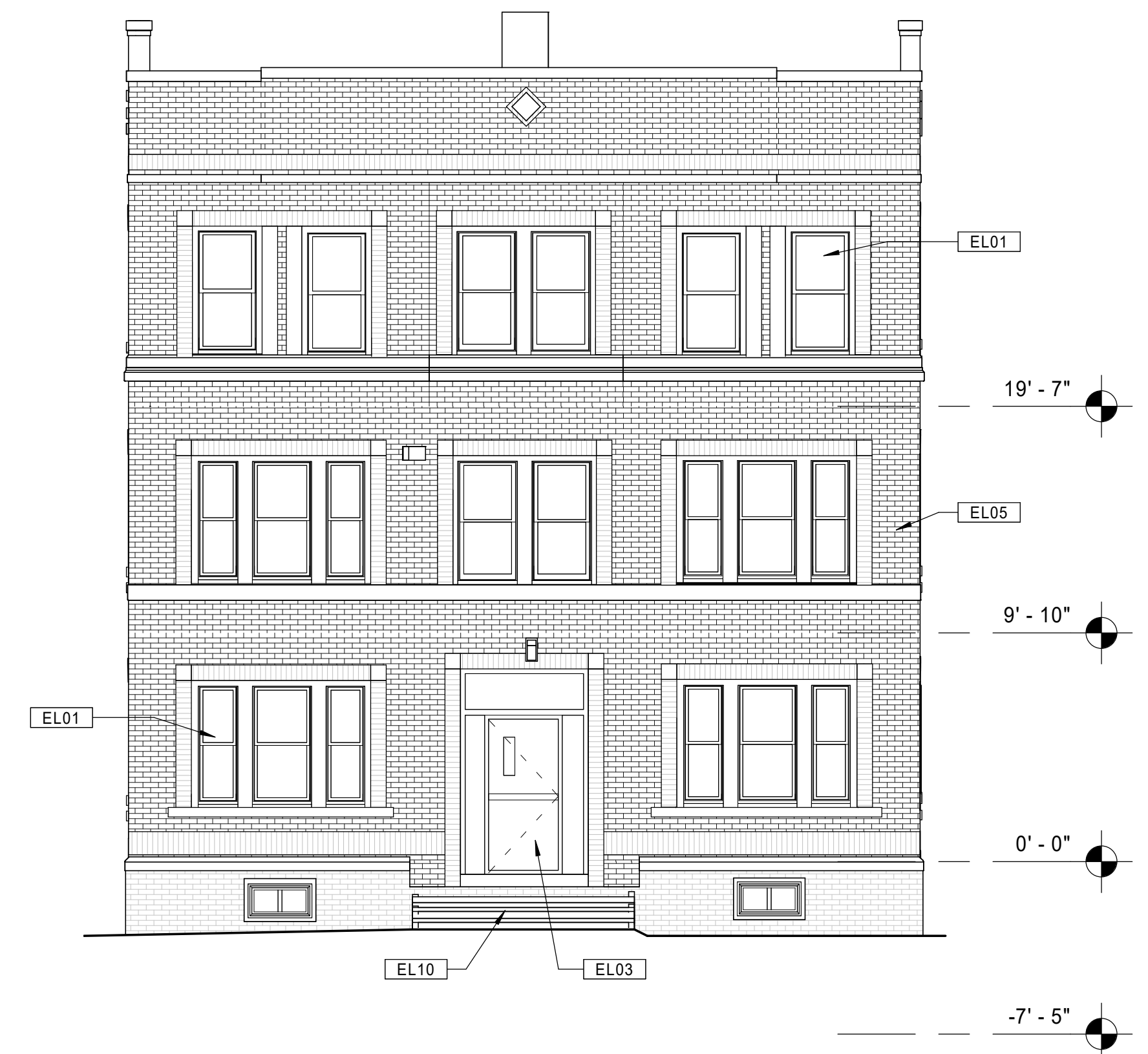
21 BUILDING 10 - 131-133 BROOK ST. - EXISTING RIGHT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



11 BUILDING 10 - 131-133 BROOK ST. - EXISTING REAR ELEVATION  
 Scale: 3/16" = 1'-0"



20 BUILDING 10 - 131-133 BROOK ST. - EXISTING LEFT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



10 BUILDING 10 - 131-133 BROOK ST. - EXISTING FRONT ELEVATION  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 10 - EXISTING EXTERIOR ELEVATIONS  
 131-133 BROOK ST.**

Project Number:

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Issue Date:

**AUGUST 11, 2023**

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Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**ARCHITECTURAL SITE PLAN**

Project Number:

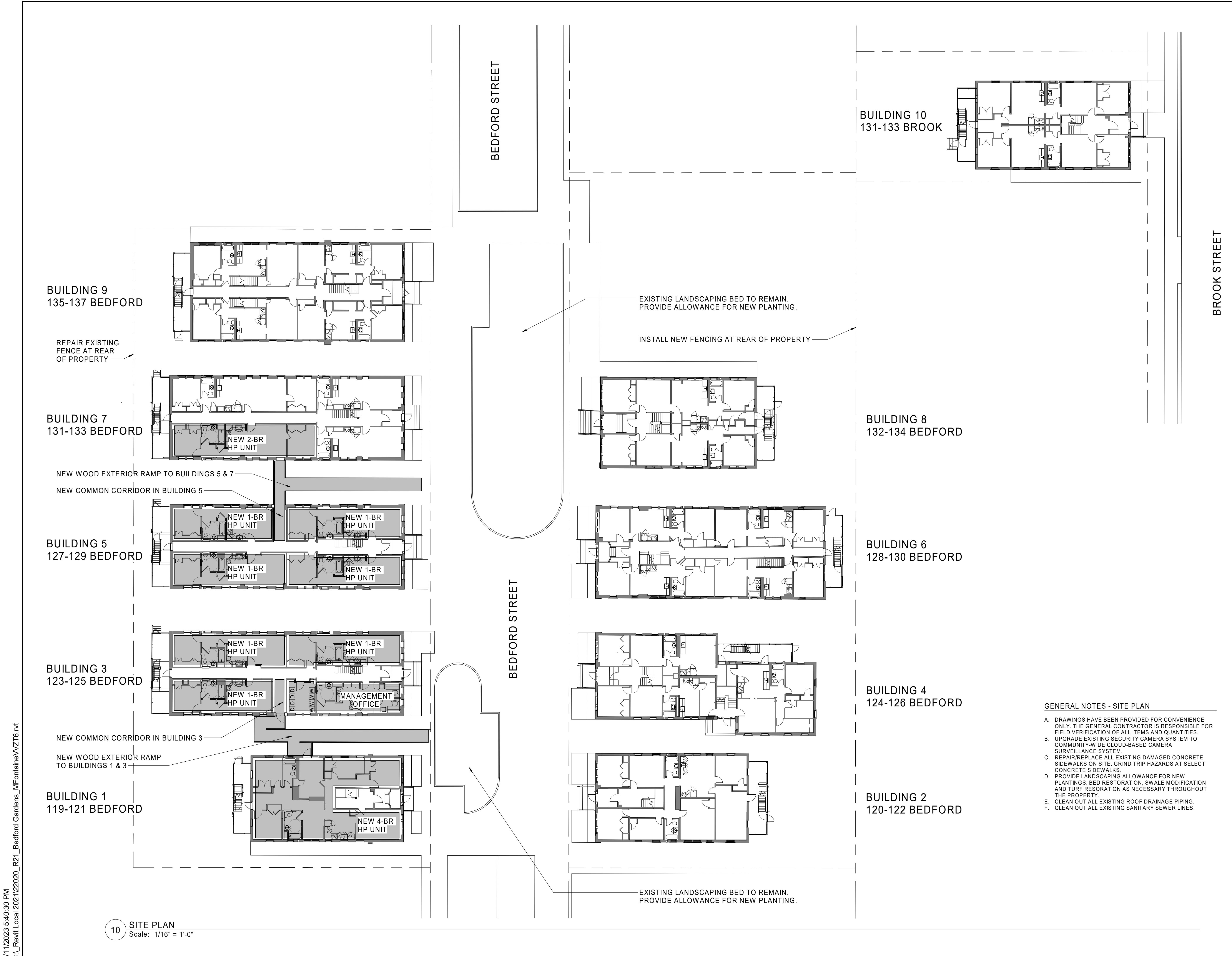
22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

**A0.01**



**GENERAL NOTES - SITE PLAN**

- A. DRAWINGS HAVE BEEN PROVIDED FOR CONVENIENCE ONLY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL ITEMS AND QUANTITIES.
- B. UPGRADE EXISTING SECURITY CAMERA SYSTEM TO COMMUNITY-WIDE CLOUD-BASED CAMERA SURVEILLANCE SYSTEM.
- C. REPAIR/REPLACE ALL EXISTING DAMAGED CONCRETE SIDEWALKS ON SITE. GRIND TRIP HAZARDS AT SELECT CONCRETE SIDEWALKS.
- D. PROVIDE LANDSCAPING ALLOWANCE FOR NEW PLANTINGS, BED RESTORATION, SWALE MODIFICATION AND TURF RESORATION AS NECESSARY THROUGHOUT THE PROPERTY.
- E. CLEAN OUT ALL EXISTING ROOF DRAINAGE PIPING.
- F. CLEAN OUT ALL EXISTING SANITARY SEWER LINES.

10 SITE PLAN  
 Scale: 1/16" = 1'-0"



Consultant:

Revision:

Architect of Record:



Drawn: MF

Checked: MF

Scale: As indicated

Key Plan:

Project Name:  
**BEDFORD GARDENS**

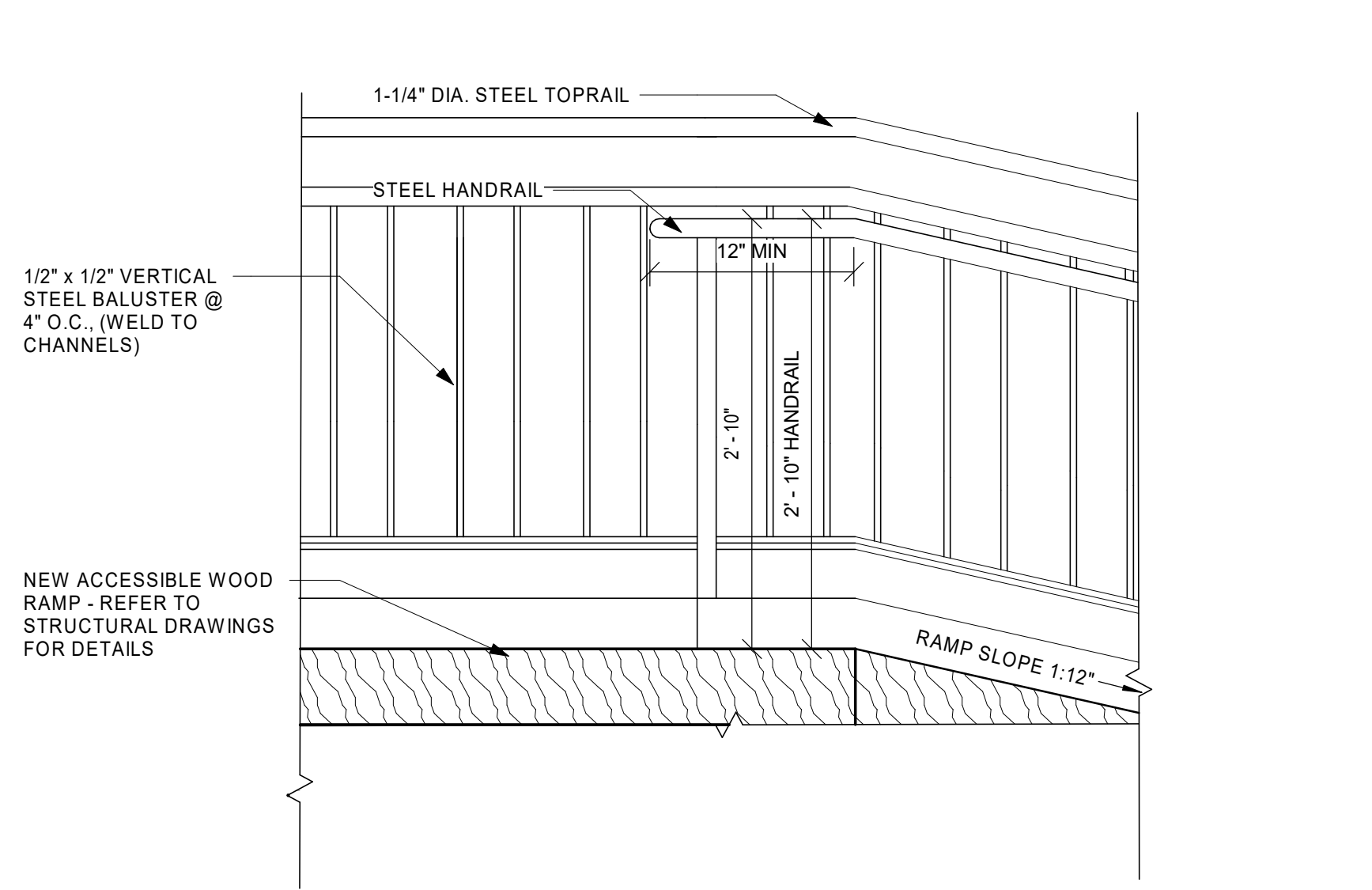
Bedford & Brook Streets  
 Hartford, CT

Sheet Name:  
**RAMP DETAILS**

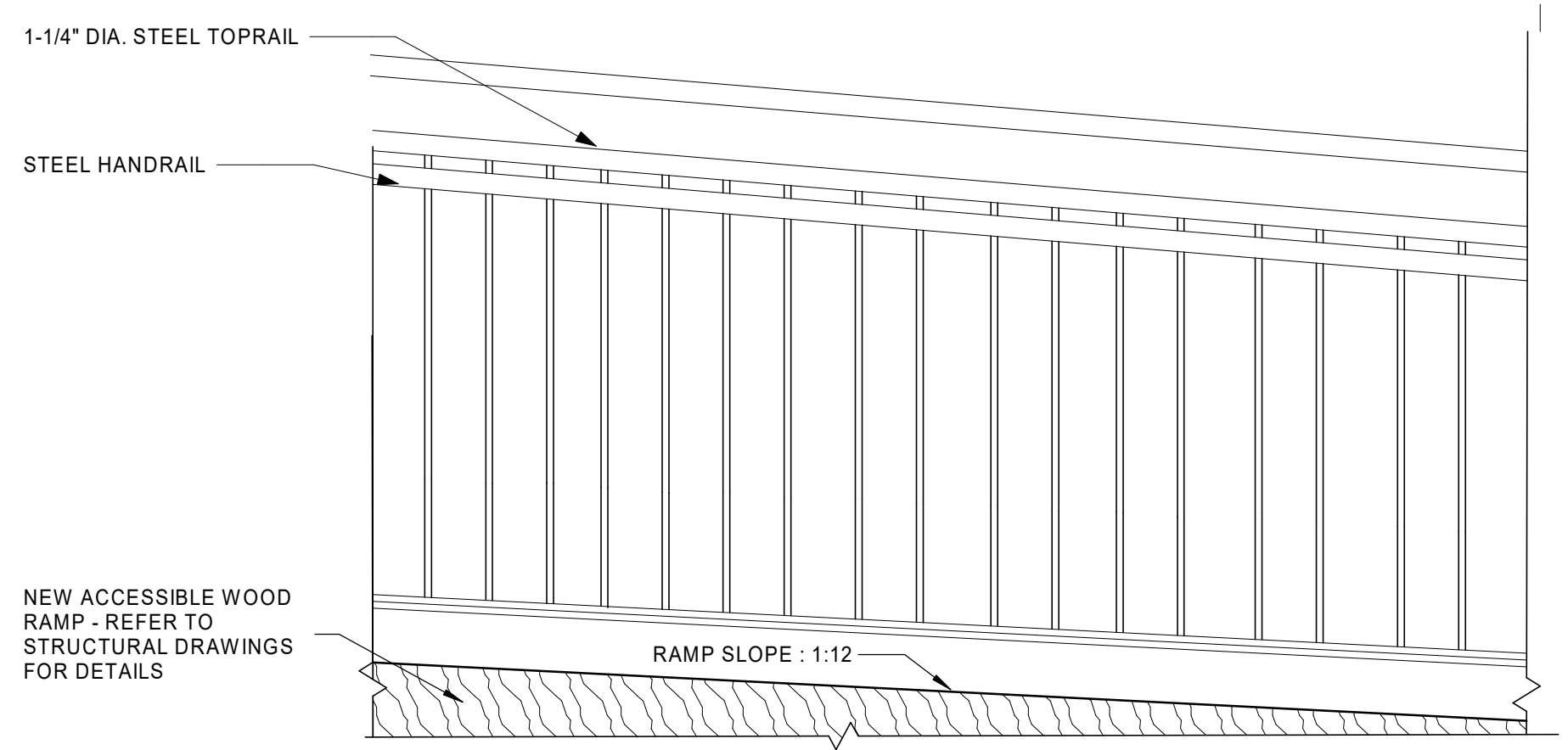
Project Number:  
 22020

Issue Date:  
 AUGUST 11, 2023

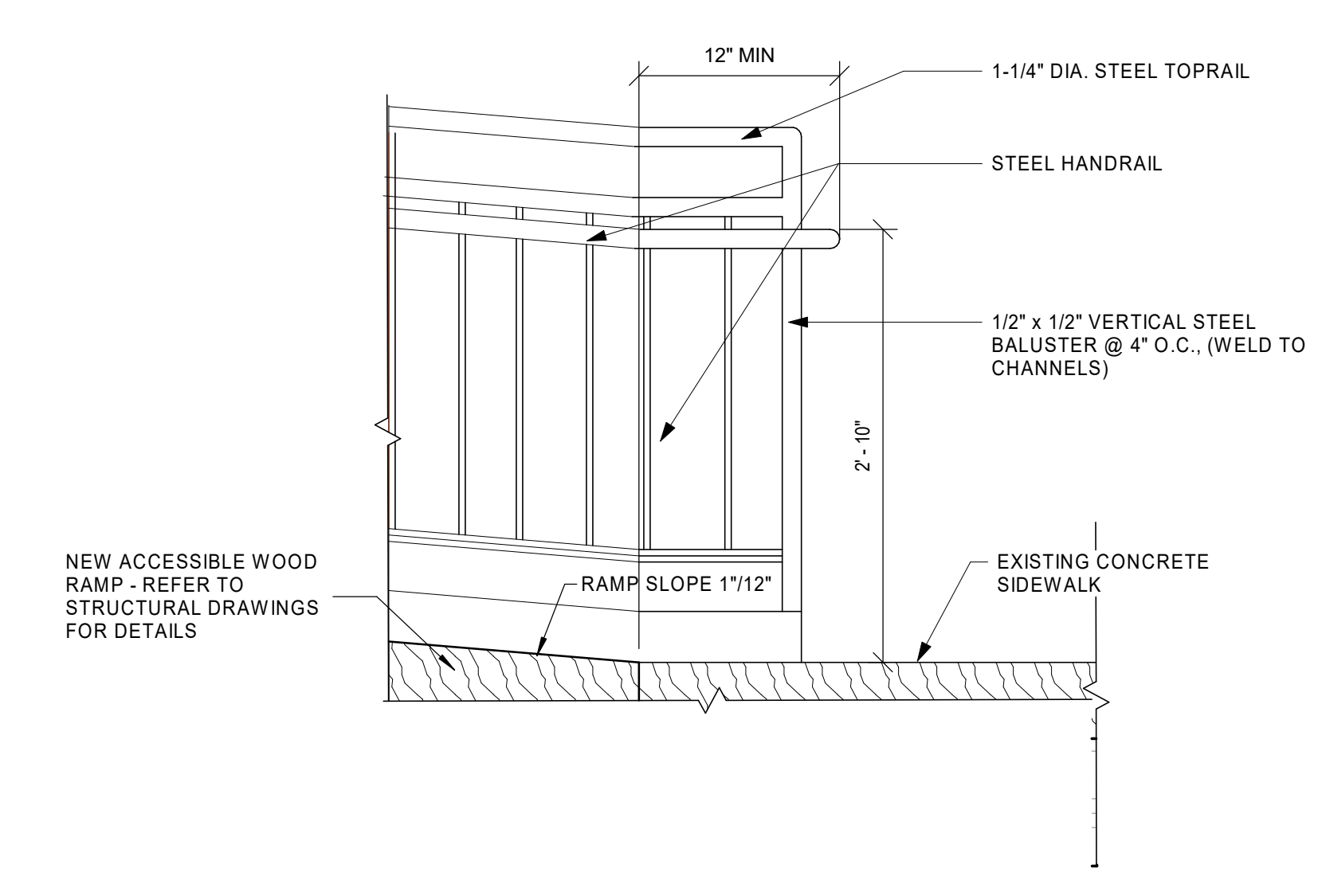
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**A0.02**



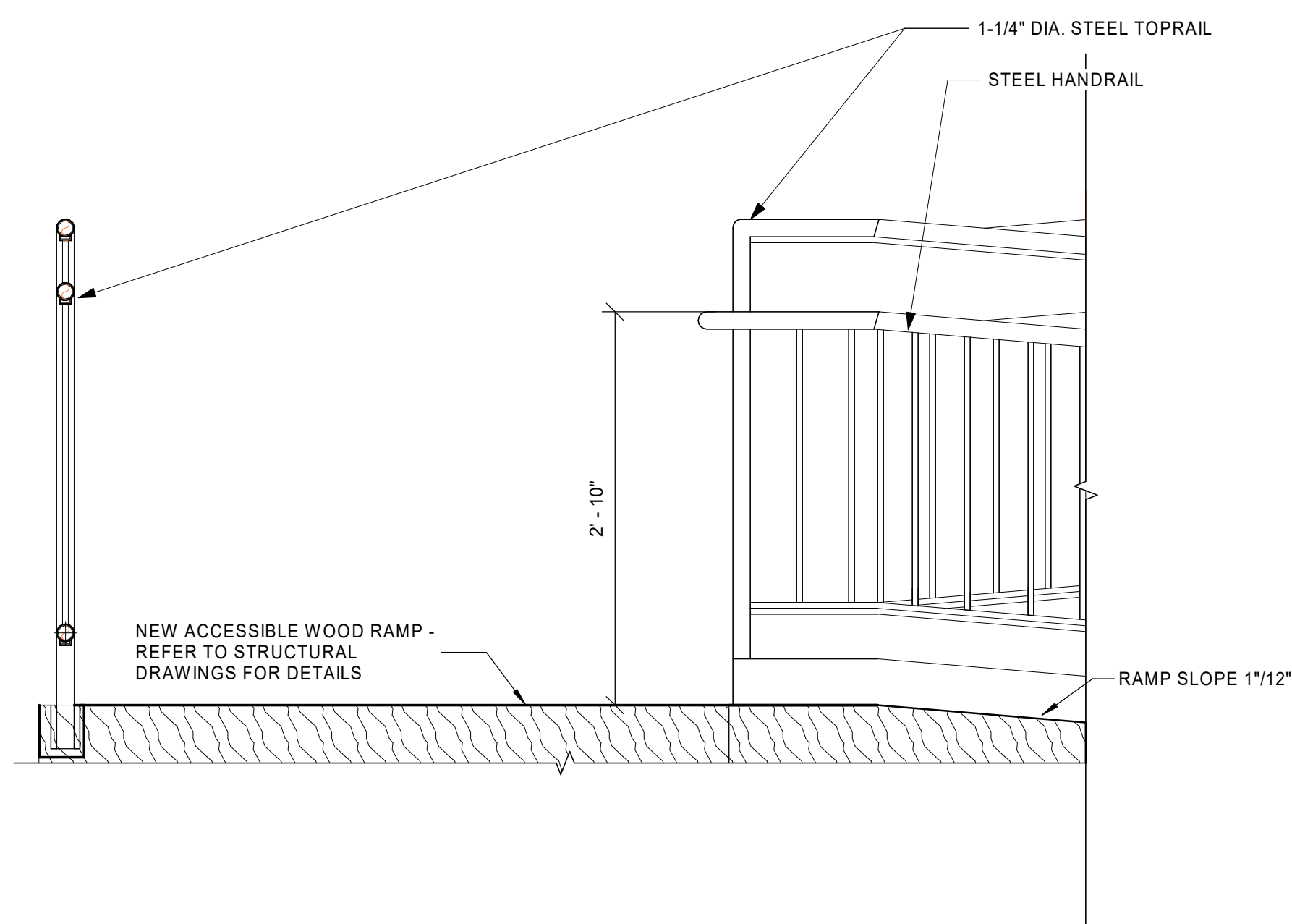
32 RAMP - SECTION - TOP  
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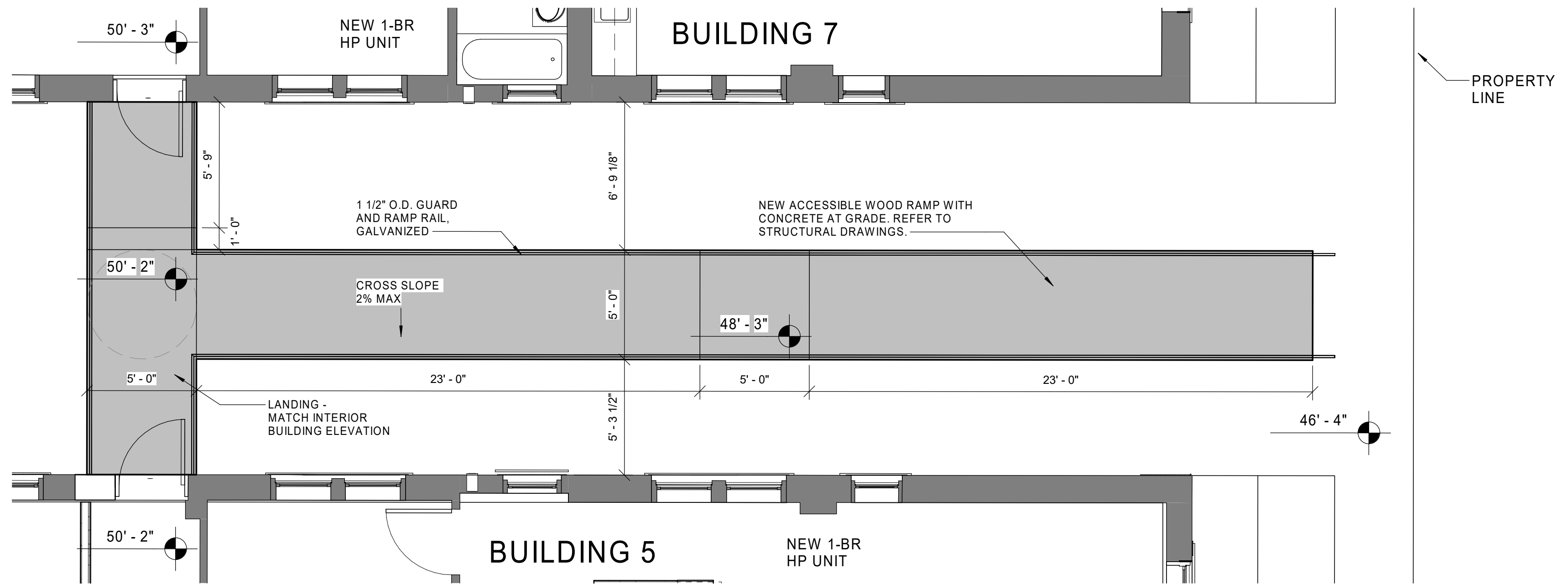
22 RAMP - SECTION - RAMP  
 Scale: 1" = 1'-0"



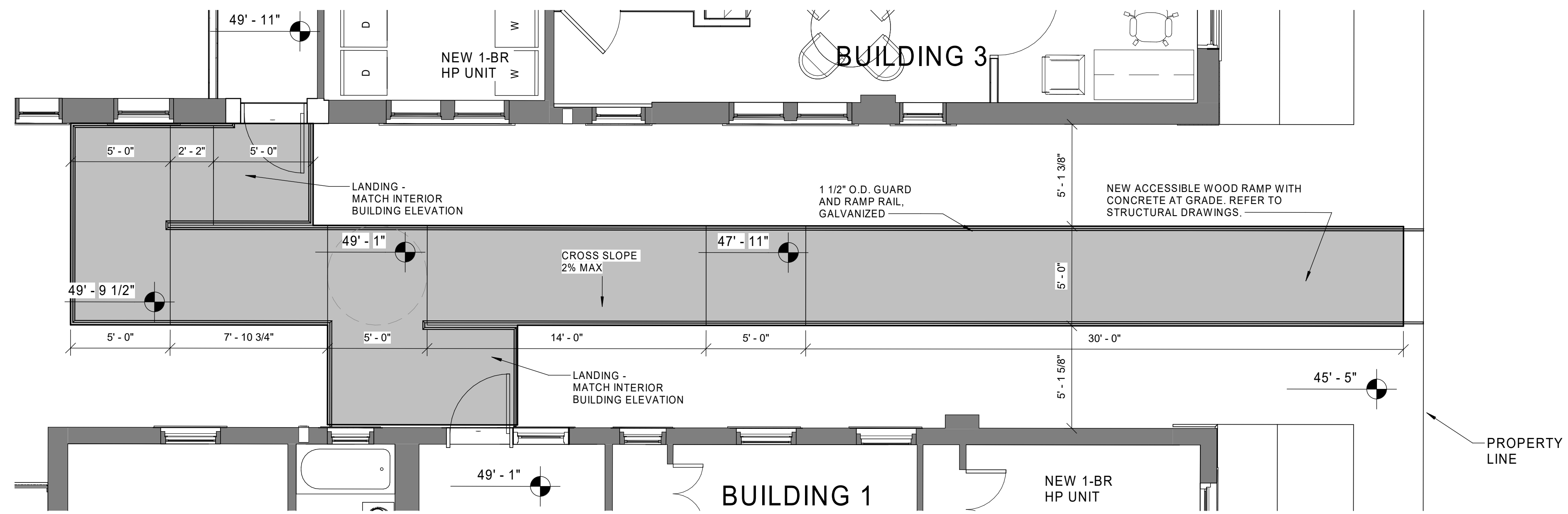
12 RAMP - SECTION - BOTTOM  
 Scale: 1" = 1'-0"



21 RAMP - SECTION - LANDING  
 Scale: 1" = 1'-0"



11 PROPOSED EXTERIOR RAMP BETWEEN BUILDINGS 5 & 7  
 Scale: 1/4" = 1'-0"



10 PROPOSED EXTERIOR RAMP BETWEEN BUILDINGS 1 & 3  
 Scale: 1/4" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD  
GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 1 - PROPOSED  
BASEMENT & 1st FLOOR  
PLANS  
119-121 BEDFORD ST.**

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

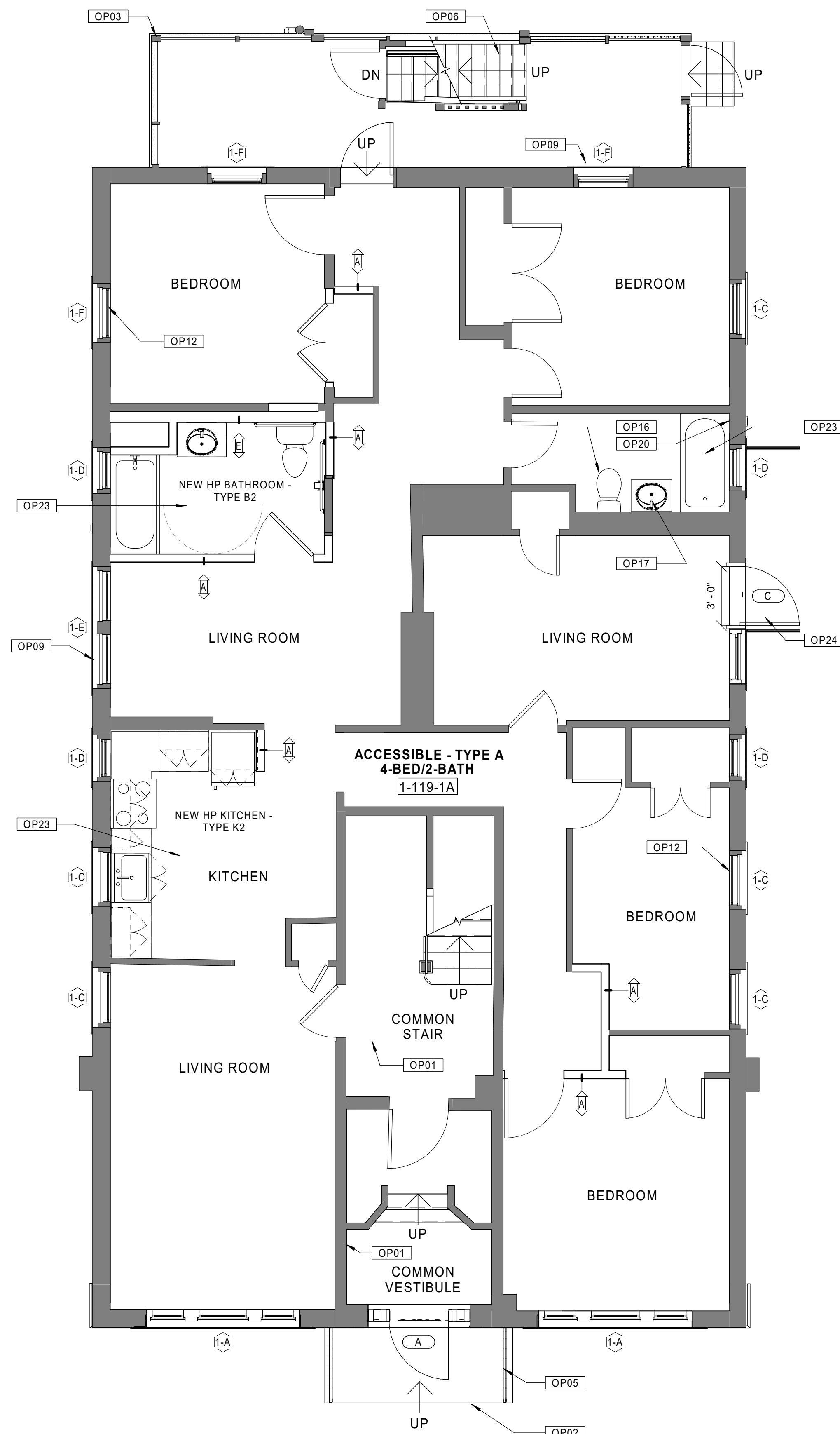
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### GENERAL NOTES - OVERALL PLANS

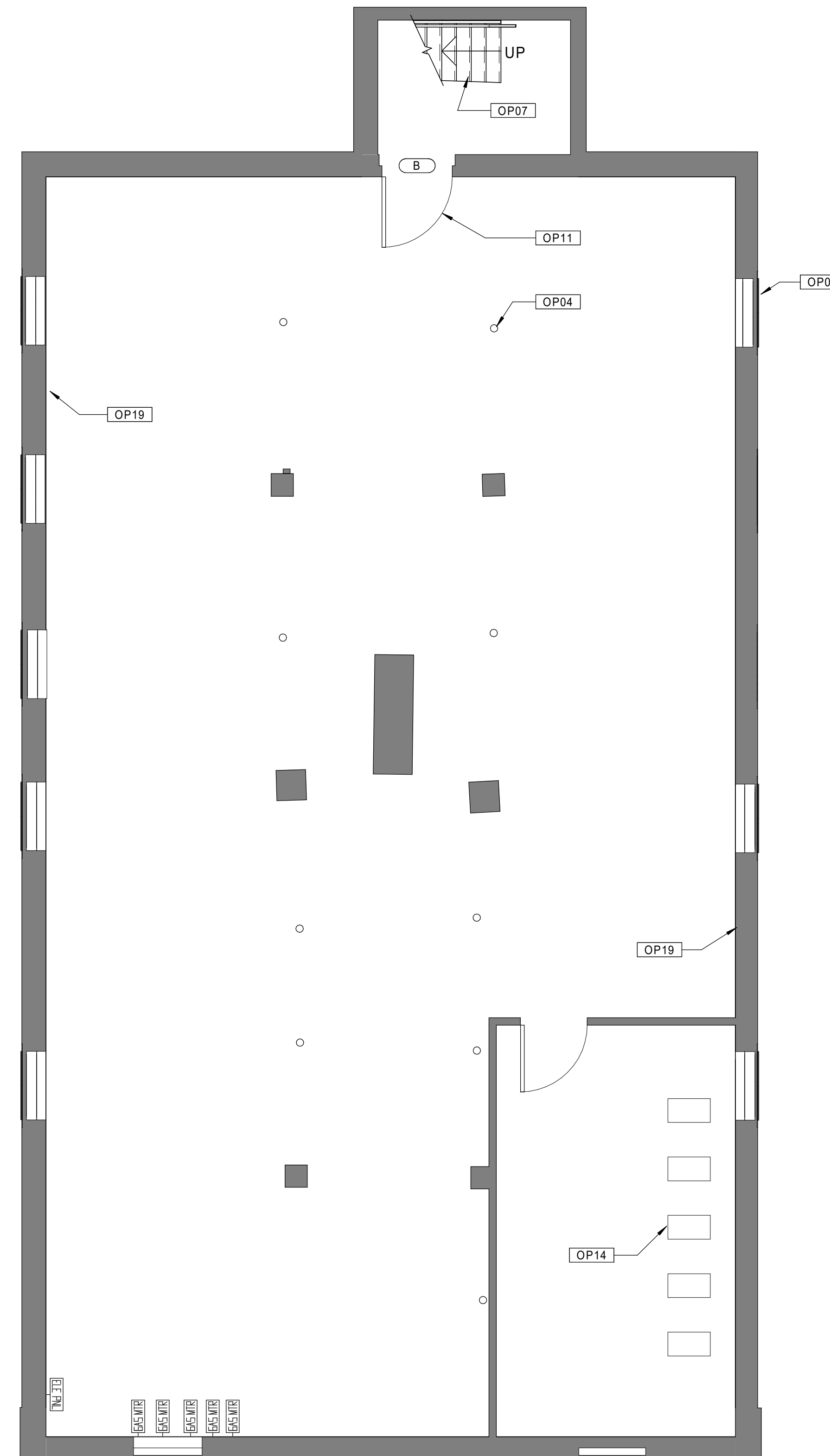
- DRAWINGS HAVE BEEN PROVIDED FOR CONVENIENCE ONLY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL ITEMS AND QUANTITIES.
- REPAIR / REPLACE CRACKED CONCRETE FOUNDATIONS AT SELECT AREAS ALONG BASEMENT STAIRS.
- REPAIR MISSING BRICK MORTAR AT SEVERAL LOCATIONS IN BASEMENTS.
- EXISTING MASONRY TO BE CLEANED. TYP. ALL FACADES.
- CLEAN, PRIME, AND FINISH WITH AN APPROPRIATE FINISHING SYSTEM STEEL LINTELS AT WINDOWS IN BASEMENTS THAT HAVE RUSTED AND END SUPPORTS ARE DISPLACED. PROVIDE PROPER END SUPPORT.
- REINFORCE CRACKED TIMBER GIRDERS WHERE NECESSARY. REFER TO STRUCTURAL DRAWINGS.
- INSTALL NON-SHRINK, NON-METALLIC GROUT AT ENTIRE ENDS OF TIMBER GIRDERS WHERE THERE IS INSUFFICIENT BEARING ON BRICK PIERS.
- PROVIDE NEW FULLY-ADHERED EPDM ROOFING SYSTEM WHERE NOTED. REMOVE EXISTING ROOFING MATERIALS AS NECESSARY TO PROVIDE A SUITABLE SUBSTRATE.
- PROVIDE NEW GUTTERS AND ONE DOWNSPOUT PER ROOF AT BUILDINGS REQUIRING EPDM ROOFING SYSTEM REPLACEMENT.
- PROVIDE ONE NEW ROOF HATCH AT BUILDINGS REQUIRING EPDM ROOFING SYSTEM REPLACEMENT.
- PROVIDE NEW LOW VOC SEALANTS AND BACKER ROD AT INTERIOR OF EXTERIOR WINDOWS AND DOORS, AND BETWEEN DISSIMILAR MATERIALS.
- AIR SEAL USING SPRAY FOAM PENETRATIONS IN FLOORS, WALLS (RECEPTACLES, OUTLETS, AND SWITCHES), CEILINGS, MECHANICAL SPACES, CLOTHES WASHING MACHINE BOXES, AND CLOTHES DRYER VENTS.
- SEAL ALL VENTS INTO ATTIC SPACE. ADD ALTERNATE TO SPRAY A MINIMUM OF 12" OF OPEN CELL SPRAY FOAM (R=38) INTO ATTIC SPACES.
- PROPERLY PREPARE ALL DAMAGED DRYWALL AREAS THROUGHOUT UNITS AND COMMON AREAS AS NECESSARY TO RECEIVE NEW PAINT FINISHES.
- RETAIN ALL EXISTING WOOD FLOORING EXCEPT WHERE NOTED. INFILL WITH RECLAIMED WOOD FLOORING WHERE NECESSARY.
- PROVIDE NEW LED LIGHTING FIXTURES IN ALL UNIT KITCHENS AND BATHROOMS.
- PROVIDE NEW LED LIGHTING FIXTURES AT ALL EXISTING EXTERIOR LOCATIONS.
- REPLACE ALL EXISTING SMOKE AND HEAT/SMOKE DETECTORS IN ALL APARTMENTS.
- INSTALL NEW FOB ACCESS SYSTEM AT ALL BUILDING ENTRY DOORS.
- REFER TO ELECTRICAL DRAWINGS FOR HEARING IMPAIRED UNIT SCOPE.

### KEYNOTE LEGEND - OVERALL PLANS

- |      |  |
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| OP02 | REPAIR DAMAGED EXISTING CONCRETE STEPS.  |
| OP03 | REPAIR/REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS WHERE NOTED IN STRUCTURAL DRAWINGS.   |
| OP04 | REPLACE DAMAGED/RUSTED STEEL COLUMNS AT BASEMENT AREAS AS NECESSARY.   |
| OP05 | RESECURE ALL EXISTING METAL HANDRAILS.   |
| OP06 | REPLACE STRUCTURAL STEEL COMPONENTS AT EXTERIOR BALCONIES AND STAIR SYSTEMS (FRAMING, STRINGERS, DECKING, HANDRAIL/GUARDRAILS, ETC.). REFINISH ALL WOOD MATERIALS WHEN COMPLETE. REFER TO STRUCTURAL DRAWINGS. |
| OP07 | REMOVE AND COMPLETELY REPLACE BASEMENT STAIR.  |
| OP08 | NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW AT FRONT ELEVATIONS. 6/1 CONFIGURATION. TYPICAL FOR ALL.  |
| OP09 | NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW AT REAR AND SIDE ELEVATIONS. 1/1 CONFIGURATION. TYPICAL FOR ALL.  |
| OP10 | NEW ALUMINUM STOREFRONT ENTRY SYSTEMS (DOORS, FRAMES, SIDELIGHTS, HARDWARE, ETC.).   |
| OP11 | NEW EXTERIOR DOORS AND HARDWARE AT EXISTING EXTERIOR DOOR LOCATIONS WHERE SHOWN.   |
| OP12 | NEW VINYL HORIZONTAL MINI-BLINDS AT ALL EXTERIOR WINDOWS.  |
| OP13 | NEW KITCHEN CABINETRY, COUNTERTOPS, RANGE HOOD AND SINK.   |
| OP14 | NEW CONDENSING COMBI-BOILER, AND ASSOCIATED VALVE AND CONTROLS. ONE PER ALL DWELLING UNITS. REFER TO MECHANICAL DRAWINGS.  |
| OP15 | CLEAN AND REPAIR ALL ELEMENTS OF EXISTING SKYLIGHT.  |
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20 BUILDING 1 - 119-121 BEDFORD ST. - FIRST FLOOR PLAN  
 Scale: 1/4" = 1'-0"



10 BUILDING 1 - 119-121 BEDFORD ST. - BASEMENT PLAN  
 Scale: 1/4" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 1 - PROPOSED  
 2nd, 3rd FLOOR & ROOF  
 PLANS  
 119-121 BEDFORD ST.**

Project Number:

22020

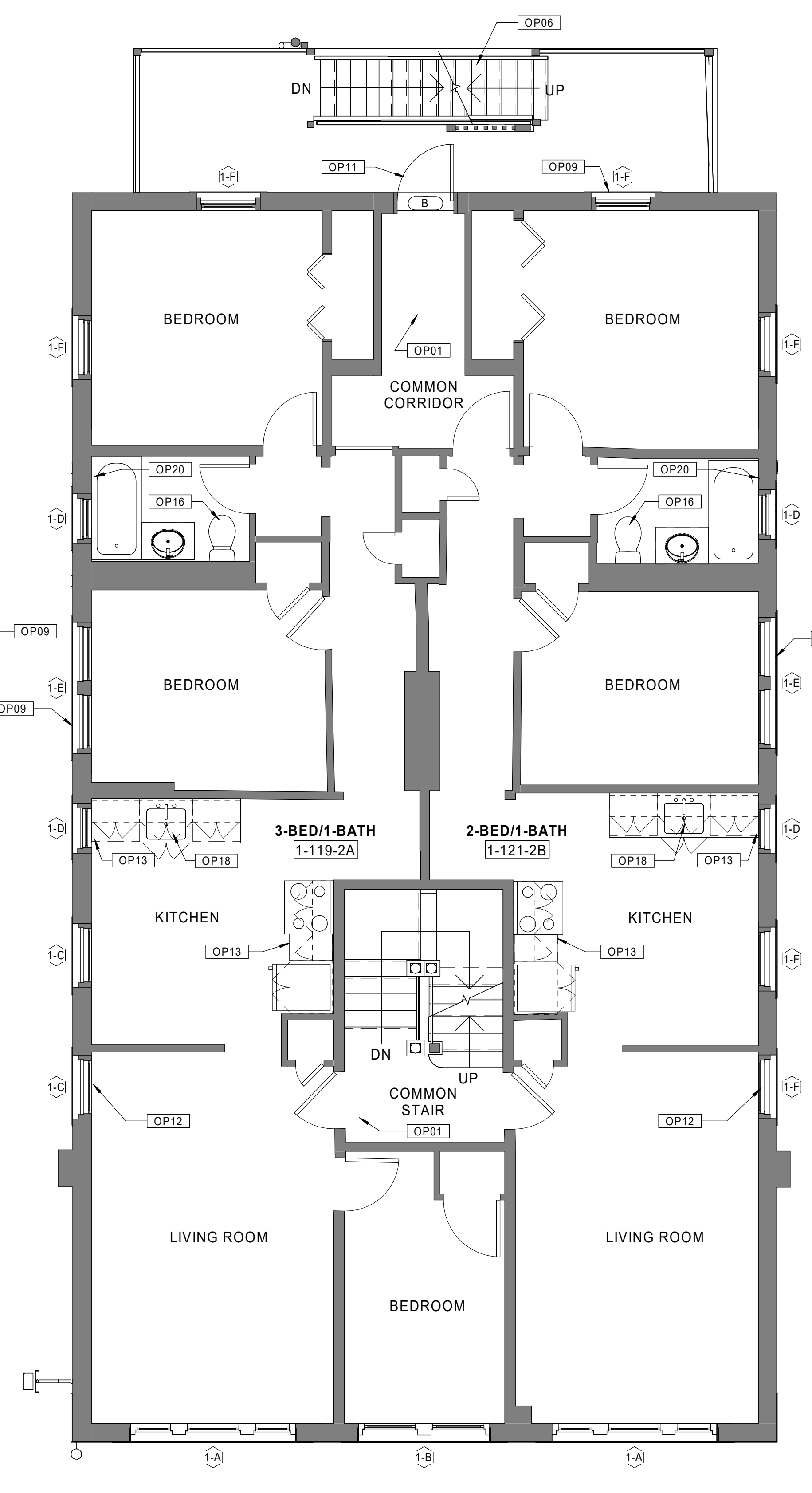
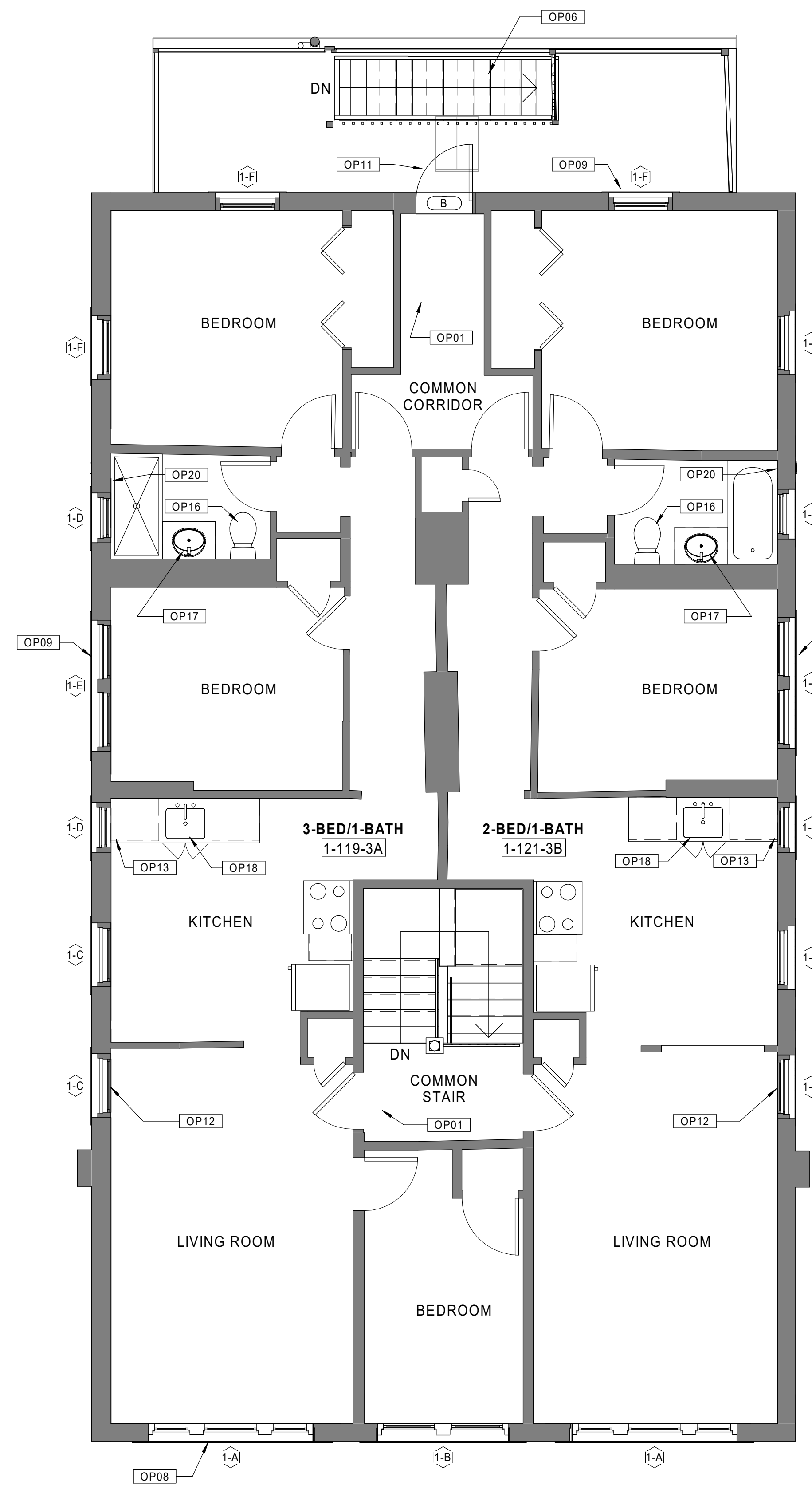
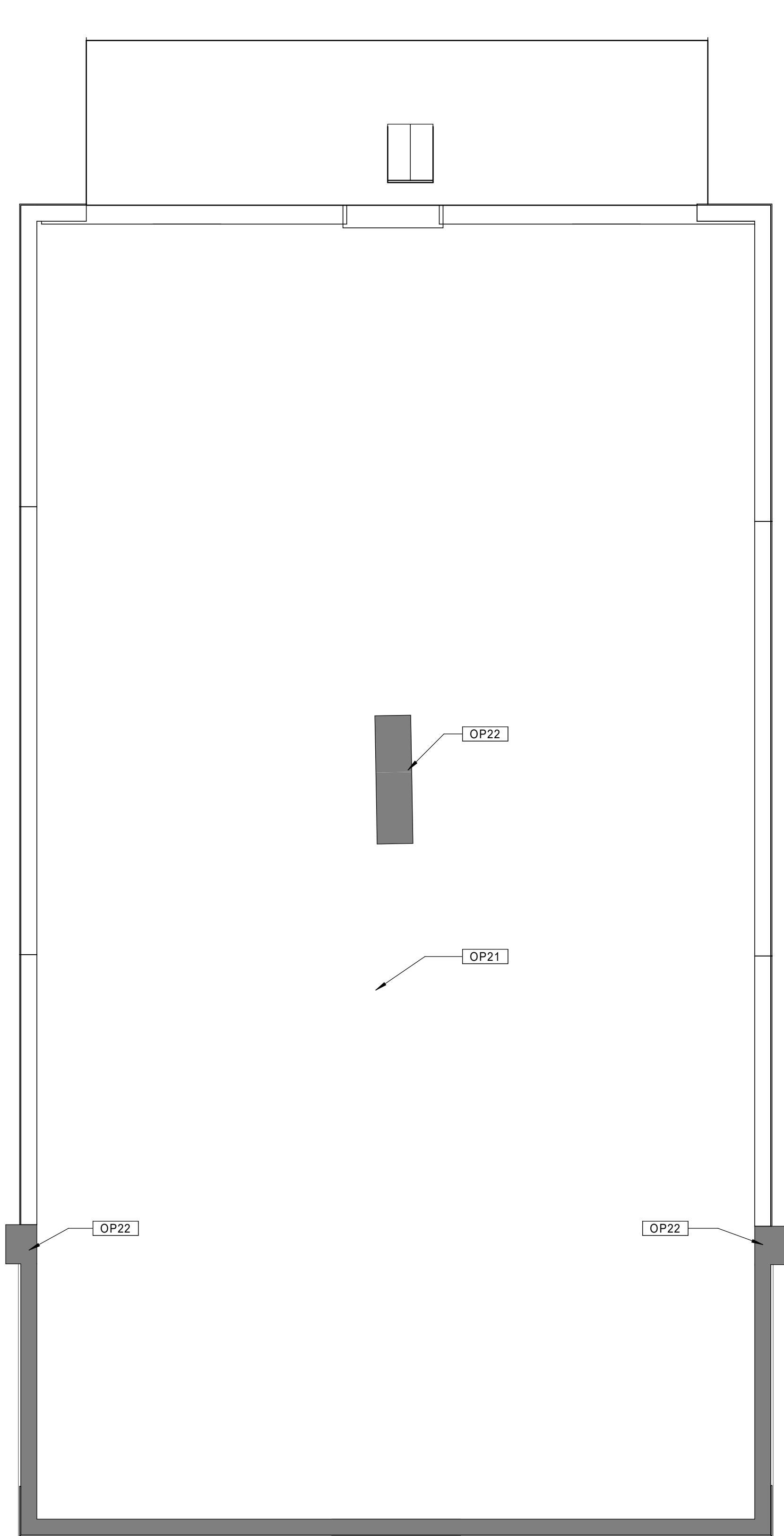
Issue Date:

AUGUST 11, 2023

Sheet Number:

**A1.01b**

SEE BASEMENT/1ST FLOOR PLAN SHEET FOR  
 GENERAL NOTES AND KEYNOTES LEGENDS



30 BUILDING 1 ROOF PLAN  
 Scale: 1/4" = 1'-0"

20 BUILDING 1 - 119-121 BEDFORD ST. - THIRD FLOOR PLAN  
 Scale: 1/4" = 1'-0"

10 BUILDING 1 - 119-121 BEDFORD ST. - SECOND FLOOR PLAN  
 Scale: 1/4" = 1'-0"

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Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:

## BEDFORD GARDENS

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

### BUILDING 2 - PROPOSED BASEMENT & 1st FLOOR PLANS 120-122 BEDFORD ST.

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

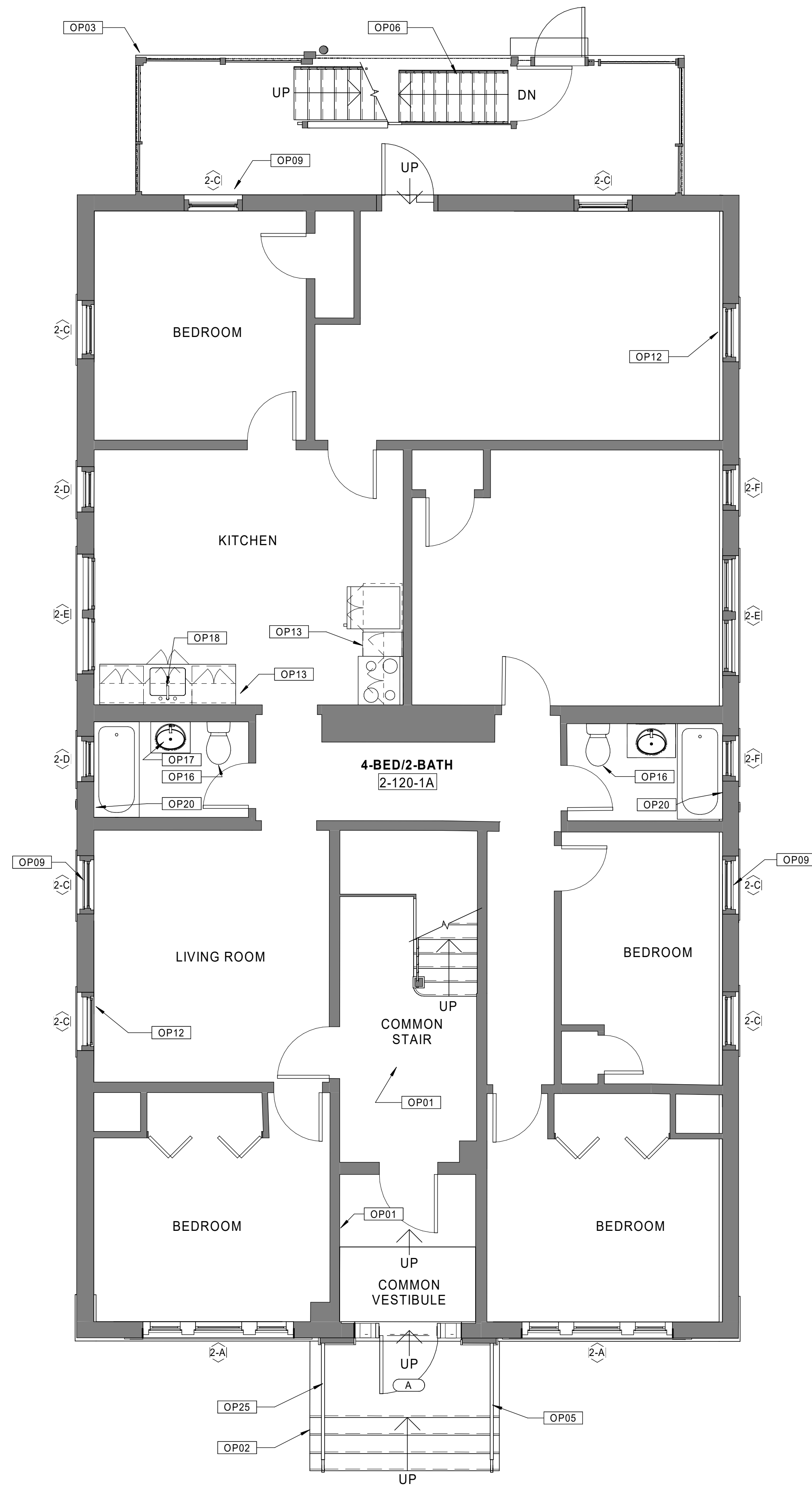
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### GENERAL NOTES - OVERALL PLANS

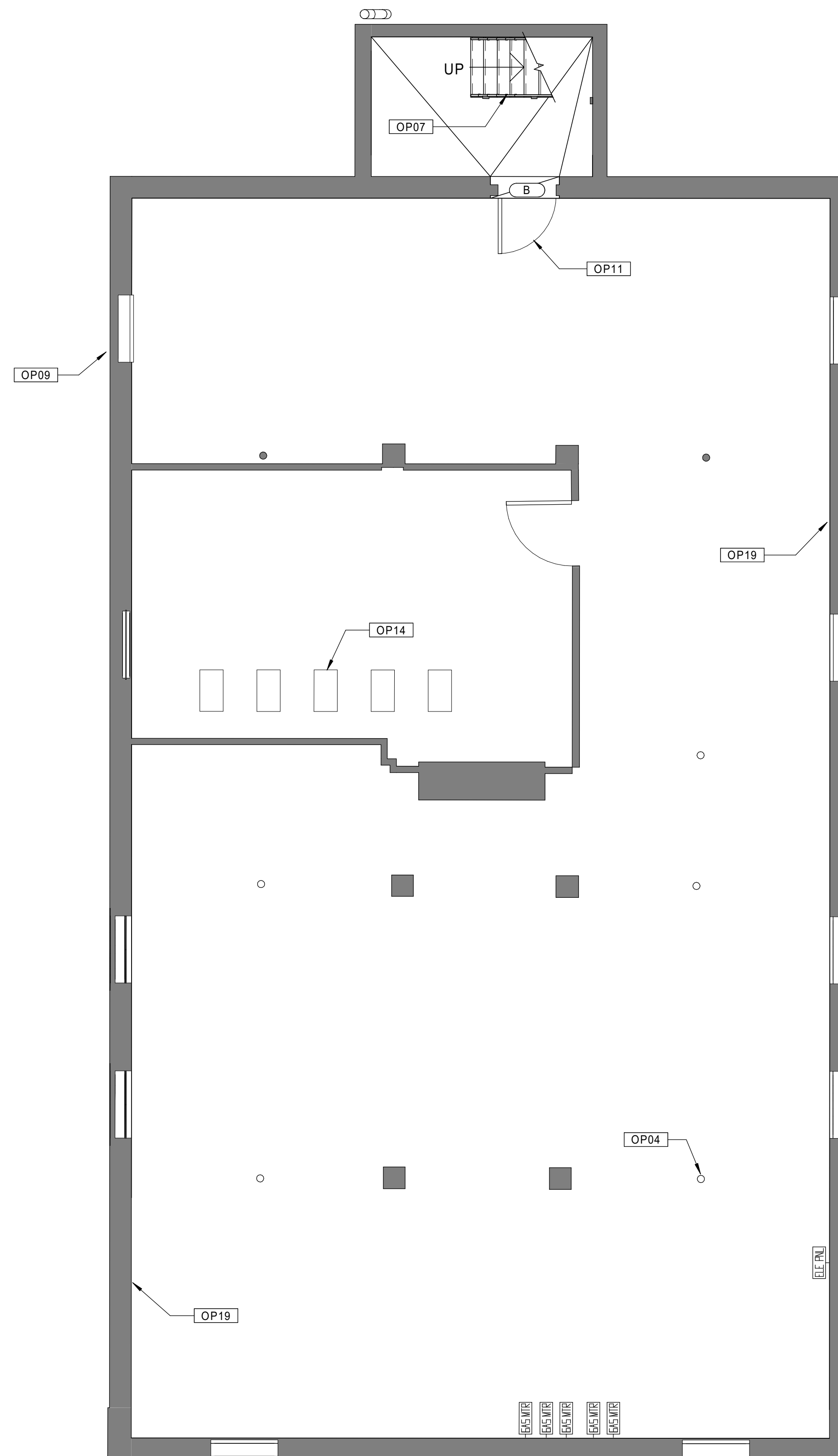
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- REINFORCE CRACKED TIMBER GIRDERS WHERE NECESSARY. REFER TO STRUCTURAL DRAWINGS.
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20 BUILDING 2 - 120-122 BEDFORD ST. - FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"



10 BUILDING 2 - 120-122 BEDFORD ST. - BASEMENT PLAN  
Scale: 1/4" = 1'-0"

SEE BASEMENT/1ST FLOOR PLAN SHEET FOR  
 GENERAL NOTES AND KEYNOTES LEGENDS



Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

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

Key Plan:

Project Name:

**BEDFORD  
 GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 2 - PROPOSED  
 2nd, 3rd FLOOR & ROOF  
 PLANS  
 120-122 BEDFORD ST.**

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

**A1.02b**

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD  
GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 3 - PROPOSED  
BASEMENT & 1st FLOOR  
PLANS  
123-125 BEDFORD ST.**

Project Number:

**22020**

Issue Date:

**AUGUST 11, 2023**

Sheet Number:

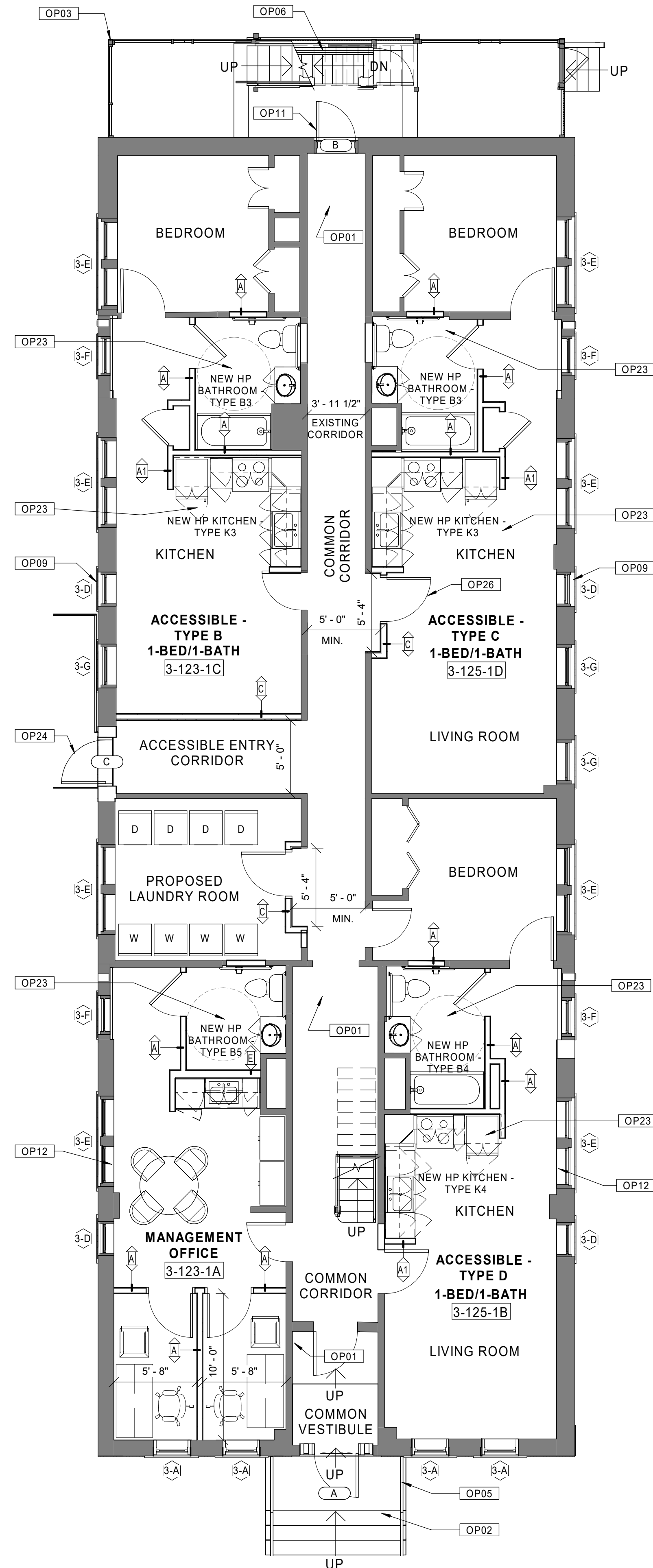
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### GENERAL NOTES - OVERALL PLANS

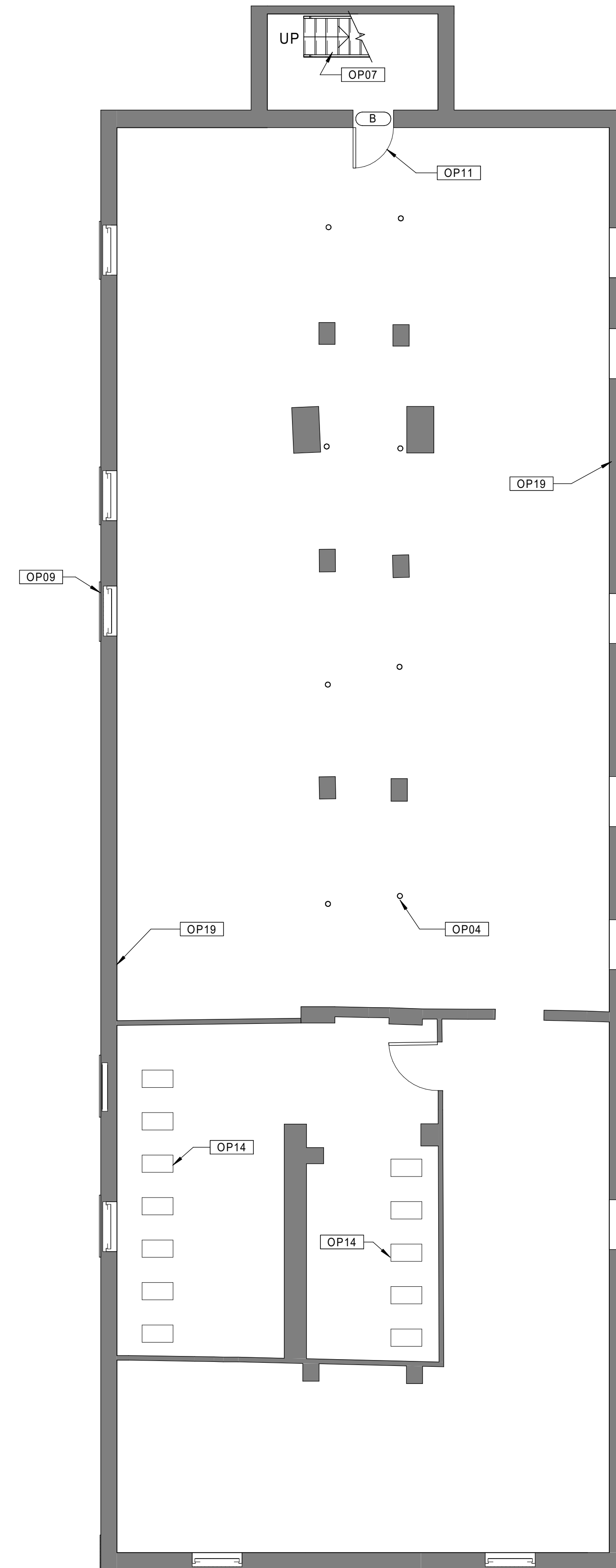
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**20** BUILDING 3 - 123-125 BEDFORD ST. - FIRST FLOOR PLAN  
 Scale: 3/16" = 1'-0"



**10** BUILDING 3 - 123-125 BEDFORD ST. - BASEMENT PLAN  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: 3/16" = 1'-0"

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 3 - PROPOSED  
 2nd, 3rd FLOOR & ROOF  
 PLANS  
 123-125 BEDFORD ST.**

Project Number:

22020

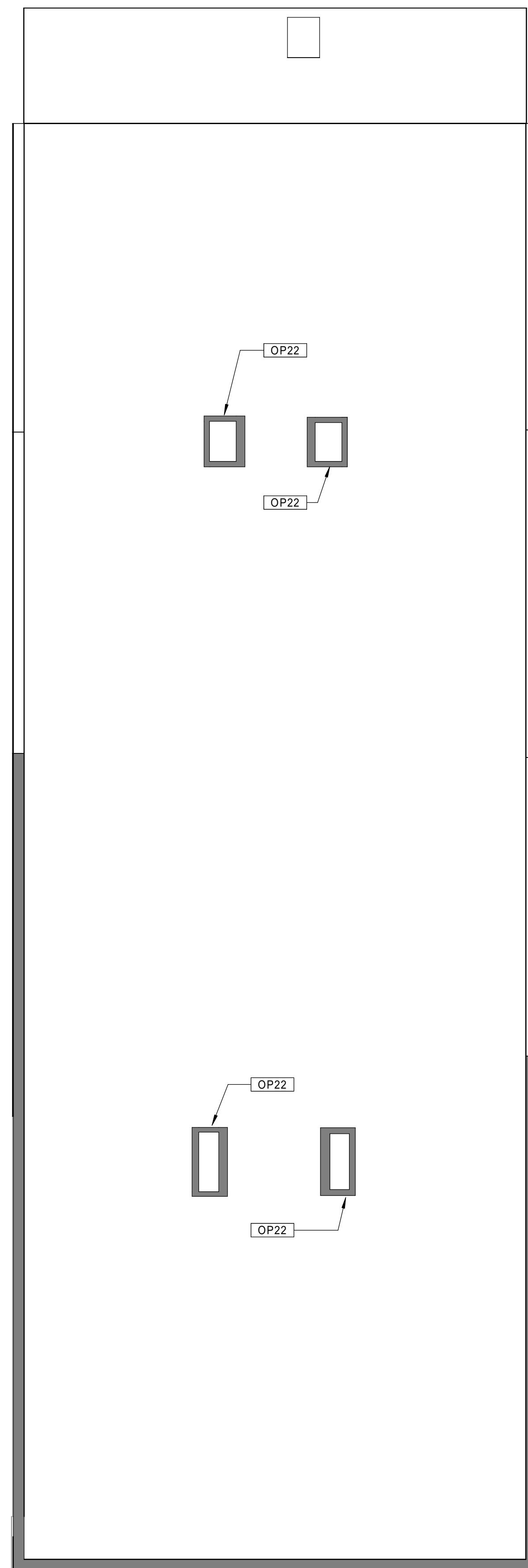
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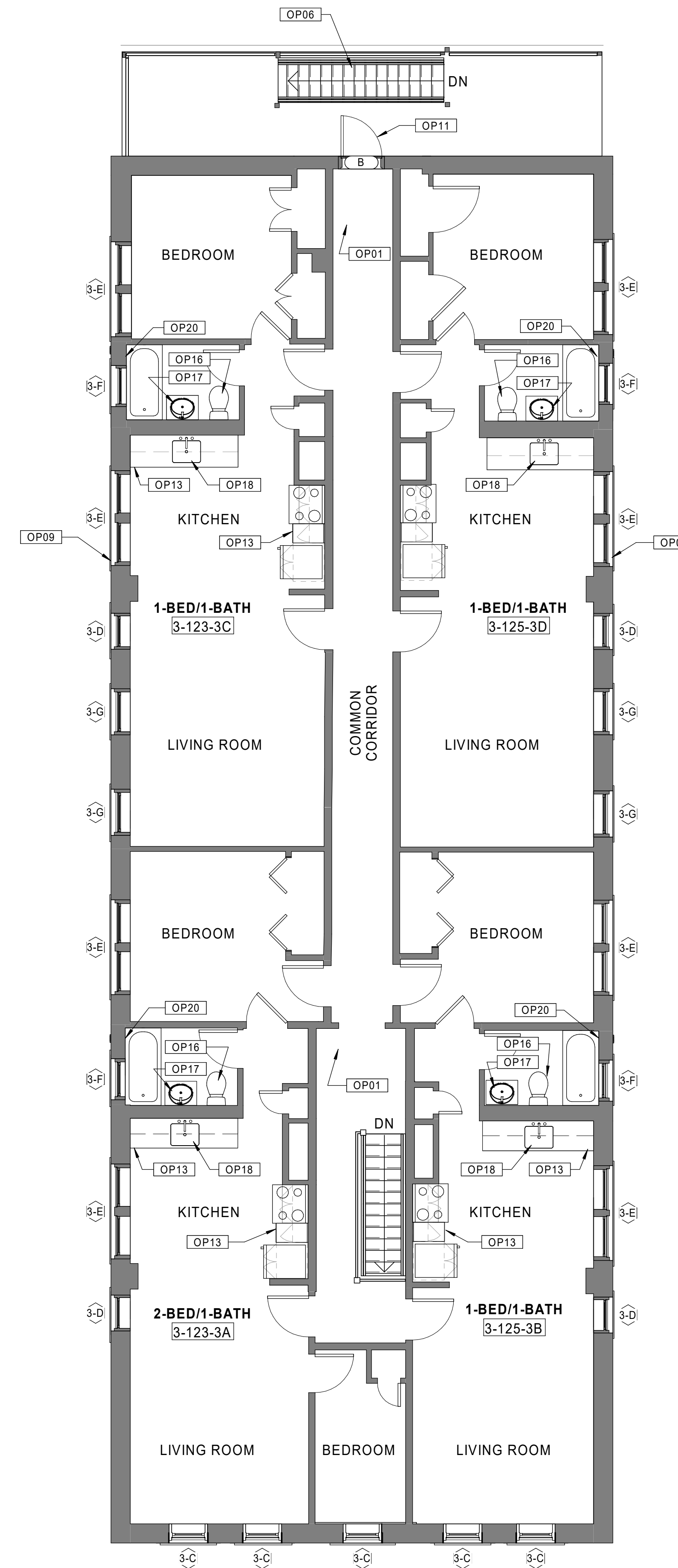
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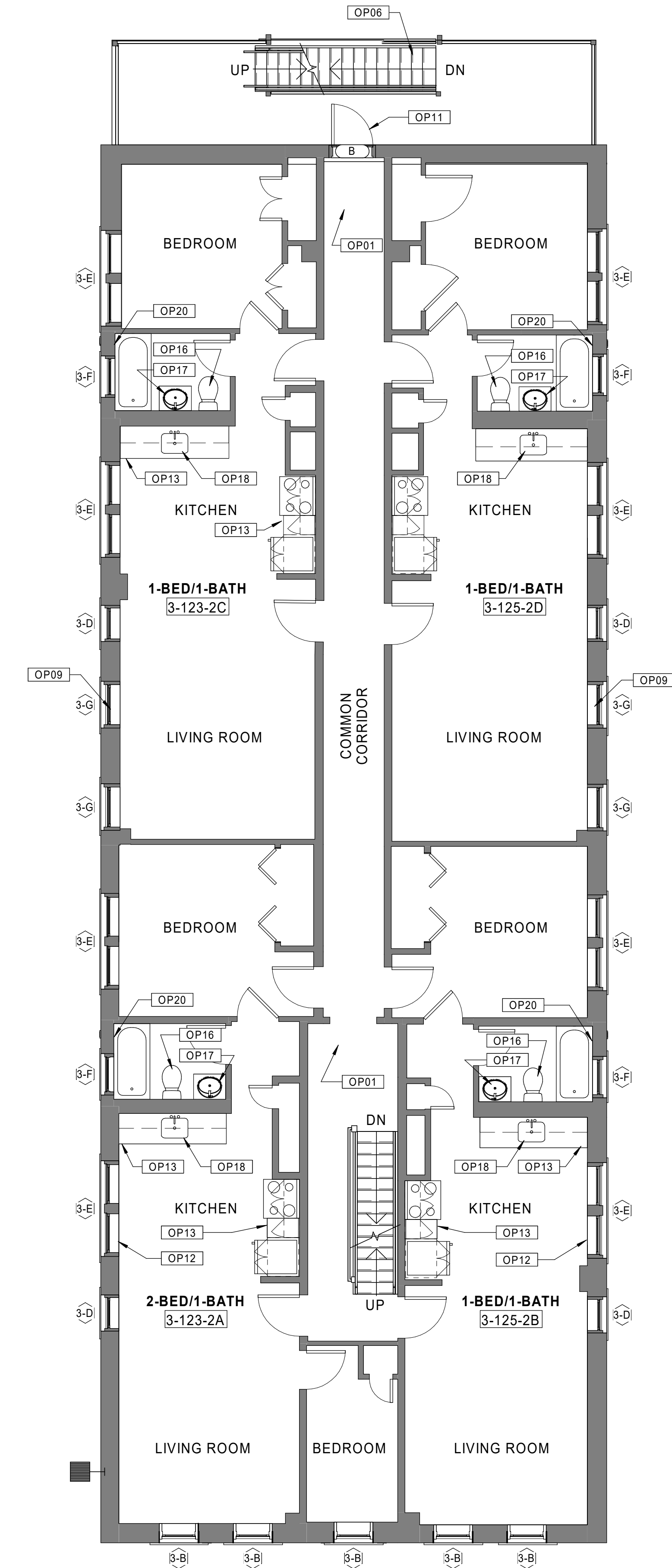
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10 BUILDING 3 - 123-125 BEDFORD ST. - SECOND FLOOR PLAN  
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50 Commandant's Way at Admiral's Hill  
Chelsea MA 02150  
O 617.889.4402  
F 617.884.4329  
architecturalteam.com

GENERAL NOTES - OVERALL PLANS

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- OP09 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW AT REAR AND SIDE ELEVATIONS. 1/1 CONFIGURATION. TYPICAL FOR ALL.
- OP10 NEW ALUMINUM STOREFRONT ENTRY SYSTEMS (DOORS, FRAMES, SIDELIGHTS, HARDWARE, ETC.).
- OP11 NEW EXTERIOR DOORS AND HARDWARE AT EXISTING EXTERIOR DOOR LOCATIONS WHERE SHOWN.
- OP12 NEW VINYL HORIZONTAL MINI-BLINDS AT ALL EXTERIOR WINDOWS.
- OP13 NEW KITCHEN CABINETRY, COUNTERTOPS, RANGE HOOD AND SINK.
- OP14 NEW CONDENSING COMBI-BOILER, AND ASSOCIATED VALVE AND CONTROLS. ONE PER ALL DWELLING UNITS. REFER TO MECHANICAL DRAWINGS.
- OP15 CLEAN AND REPAIR ALL ELEMENTS OF EXISTING SKYLIGHT.
- OP16 NEW WATER CLOSETS THROUGHOUT ALL DWELLING UNITS. NIAGARA #N7717.
- OP17 NEW FAUCETS THROUGHOUT ALL DWELLING UNIT BATHROOMS. MOEN #56510.
- OP18 NEW FAUCETS THROUGHOUT ALL DWELLING UNIT KITCHENS. AMERICAN STANDARD #4275.500.15.
- OP19 REPAIR DAMAGED OR SPALLED CONCRETE FOUNDATION WALLS.
- OP20 NEW ENERGY-STAR-RATED BATH FANS AT ALL APARTMENT BATHROOMS.
- OP21 NEW FULLY-ADHERED EPDM ROOFING SYSTEM ON ENTIRETY OF ROOFS WHERE SHOWN.
- OP22 REBUILD/REPOINT EXISTING CHIMNEYS AS NECESSARY.
- OP23 NEW ACCESSIBLE BATHROOM/KITCHEN.
- OP24 NEW EXTERIOR DOOR FROM NEW ACCESSIBLE RAMP.
- OP25 NEW EXTERIOR METAL RAILING TO MATCH EXISTING ADJACENT.
- OP26 NEW UNIT ENTRY DOOR.

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

**Bedford & Brook Streets  
Hartford, CT**

Sheet Name:

**BUILDING 4 - PROPOSED  
BASEMENT & 1st FLOOR  
PLANS  
124-126 BEDFORD ST.**

Project Number:

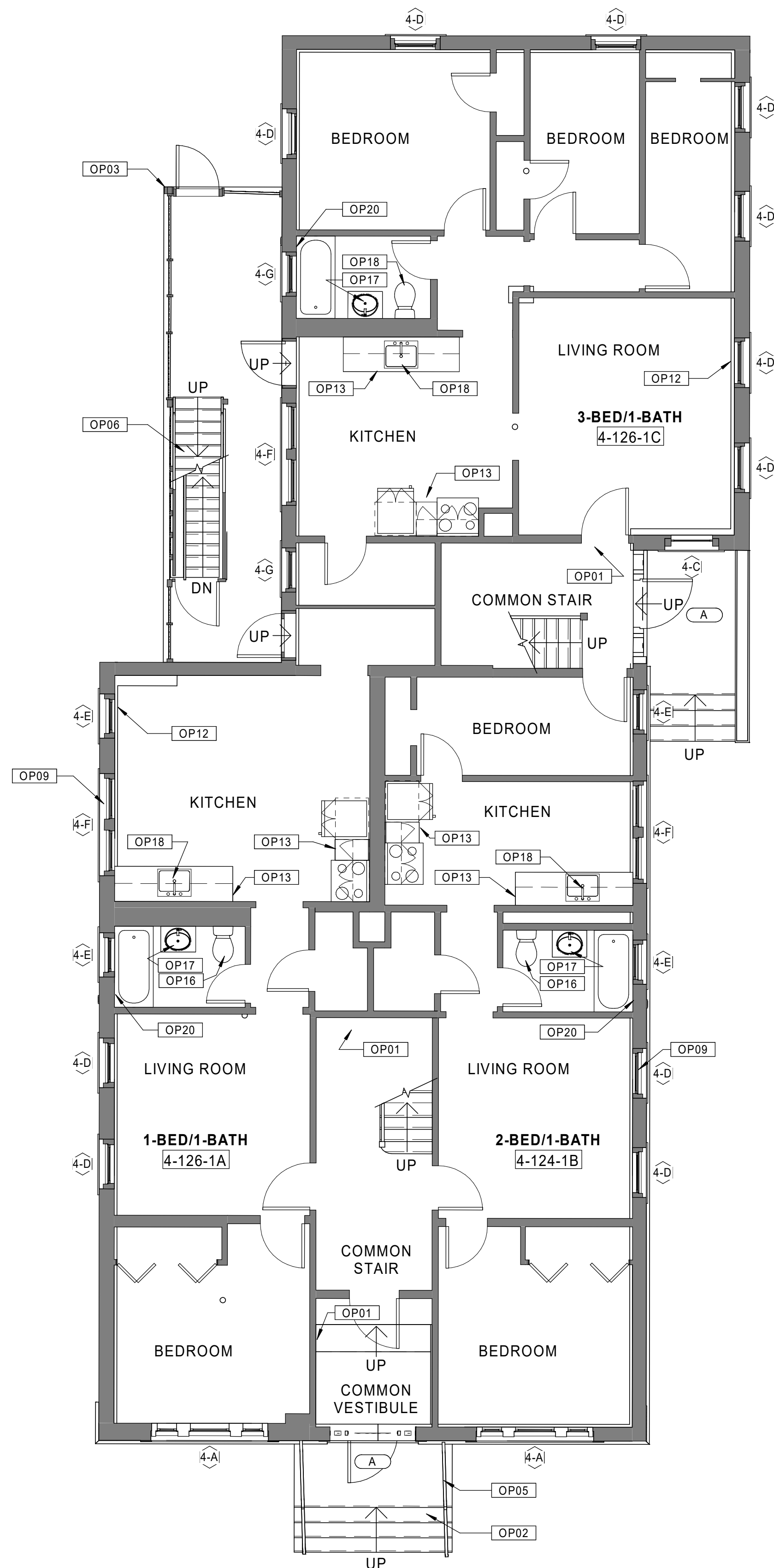
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Issue Date:

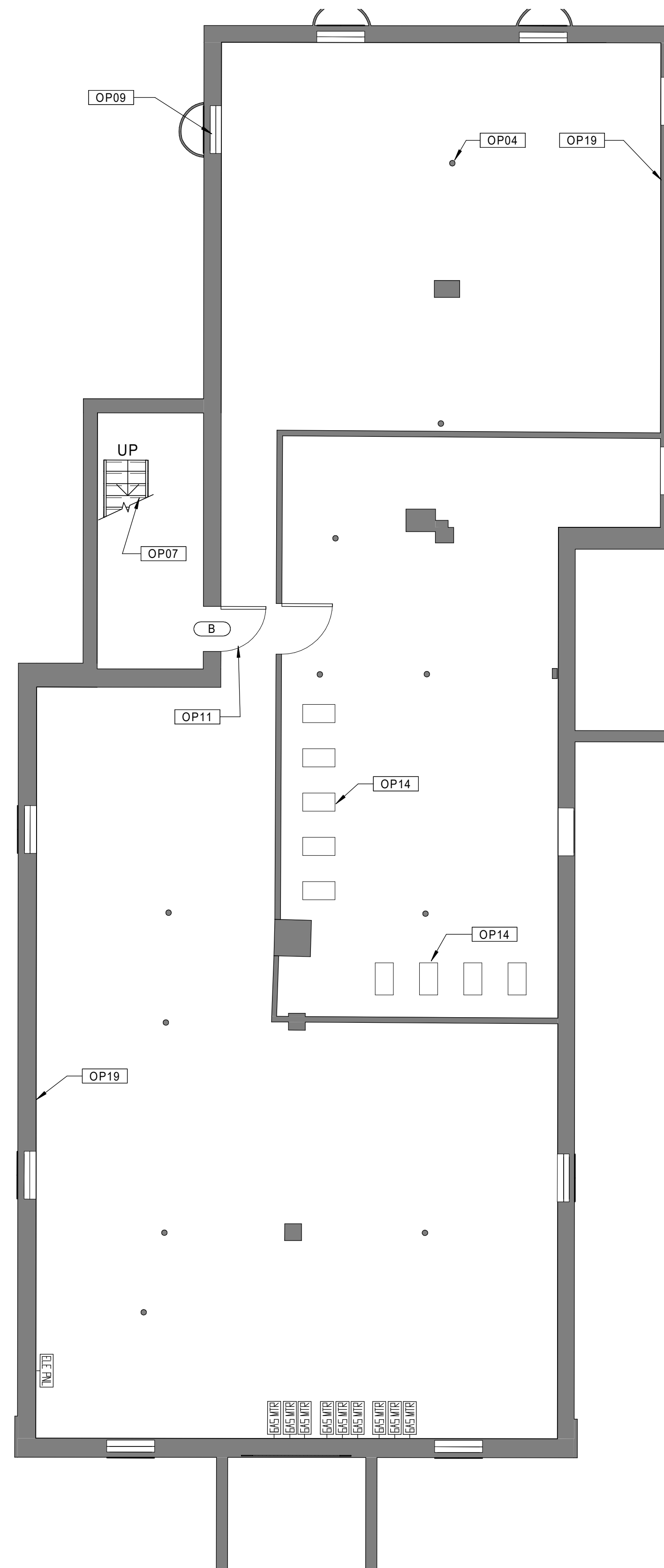
**AUGUST 11, 2023**

Sheet Number:

**A1.04a**



20 BUILDING 4 - 124-126 BEDFORD ST. - FIRST FLOOR PLAN  
Scale: 3/16" = 1'-0"



10 BUILDING 4 - 124-126 BEDFORD ST. - BASEMENT PLAN  
Scale: 3/16" = 1'-0"

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SEE BASEMENT/1ST FLOOR PLAN SHEET FOR  
 GENERAL NOTES AND KEYNOTES LEGENDS

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: 3/16" = 1'-0"

Key Plan:

Project Name:

**BEDFORD  
 GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 4 - PROPOSED  
 2nd, 3rd FLOOR & ROOF  
 PLANS  
 124-126 BEDFORD ST.**

Project Number:

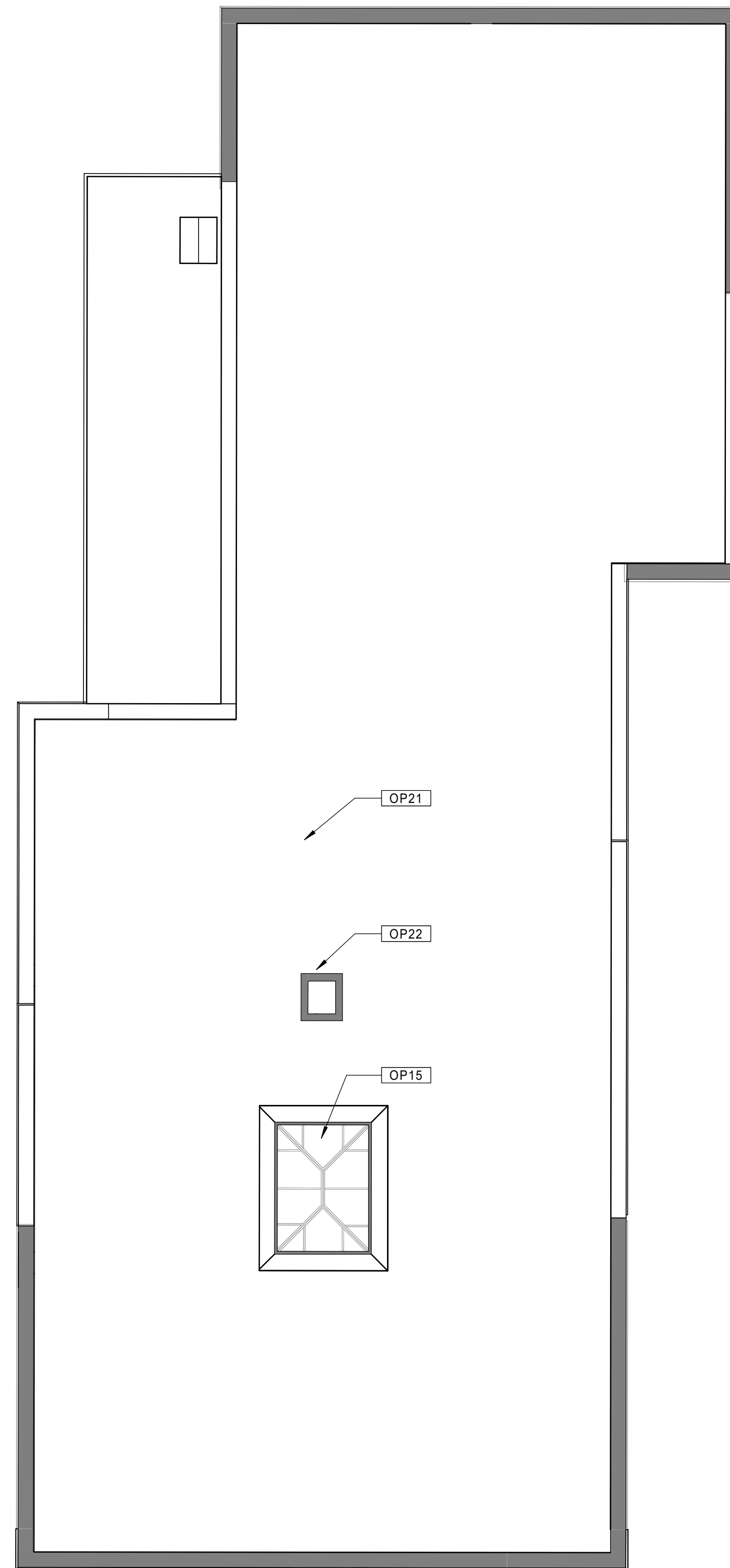
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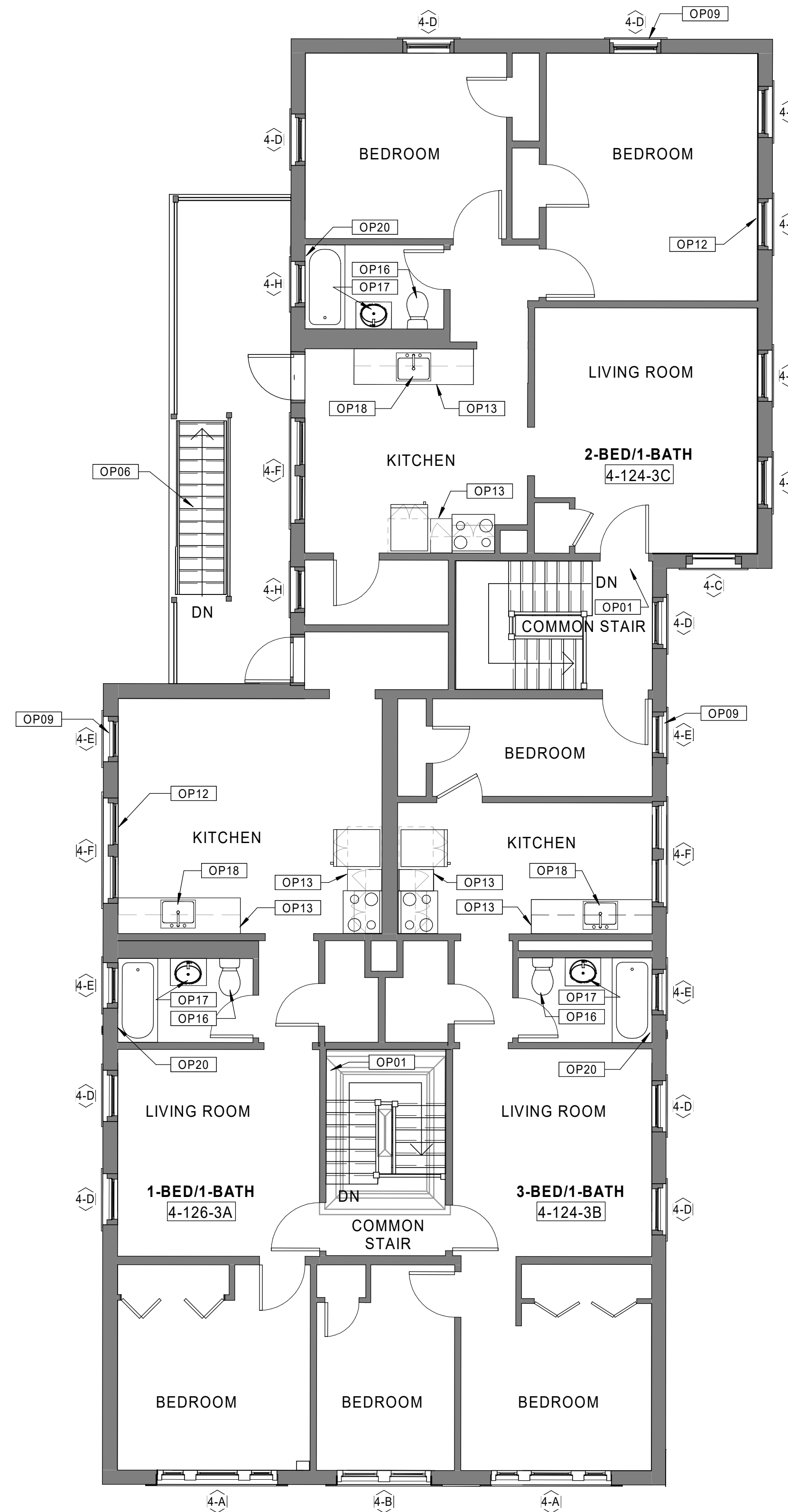
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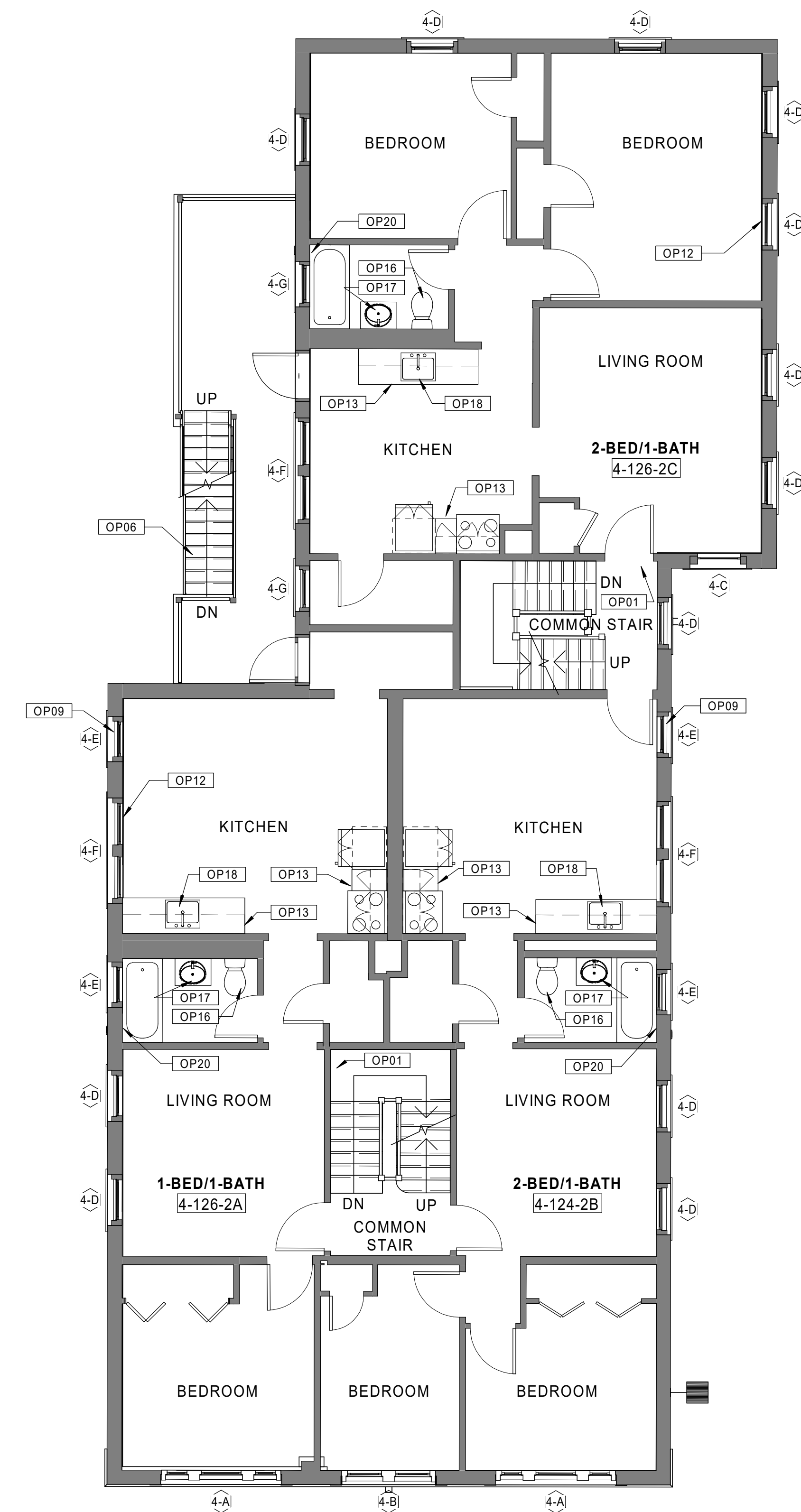
**A1.04b**



30 BUILDING 4 - 124-126 BEDFORD ST. - ROOF PLAN  
 Scale: 3/16" = 1'-0"



20 BUILDING 4 - 124-126 BEDFORD ST. - THIRD FLOOR PLAN  
 Scale: 3/16" = 1'-0"



10 BUILDING 4 - 124-126 BEDFORD ST. - SECOND FLOOR PLAN  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 5 - PROPOSED BASEMENT & 1st FLOOR PLANS**  
127-129 BEDFORD ST.

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

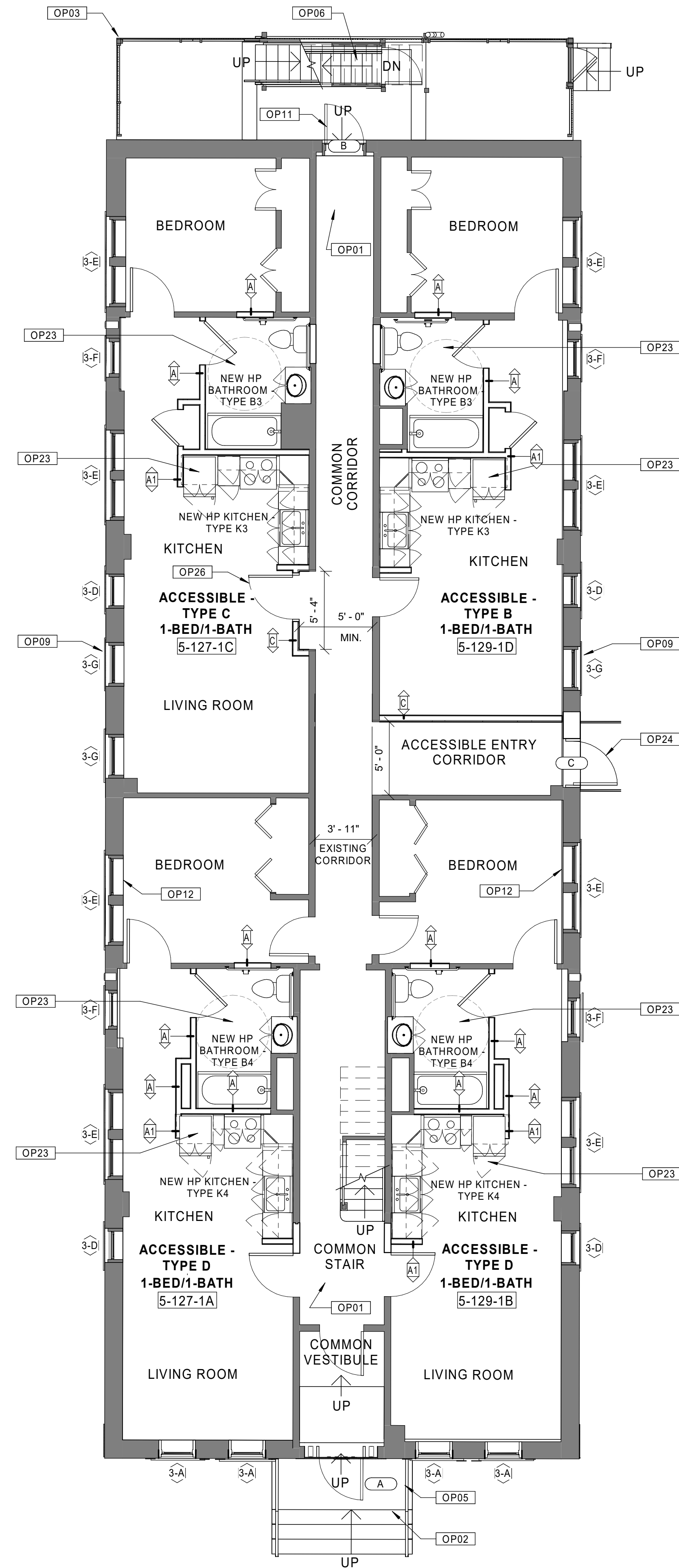
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### GENERAL NOTES - OVERALL PLANS

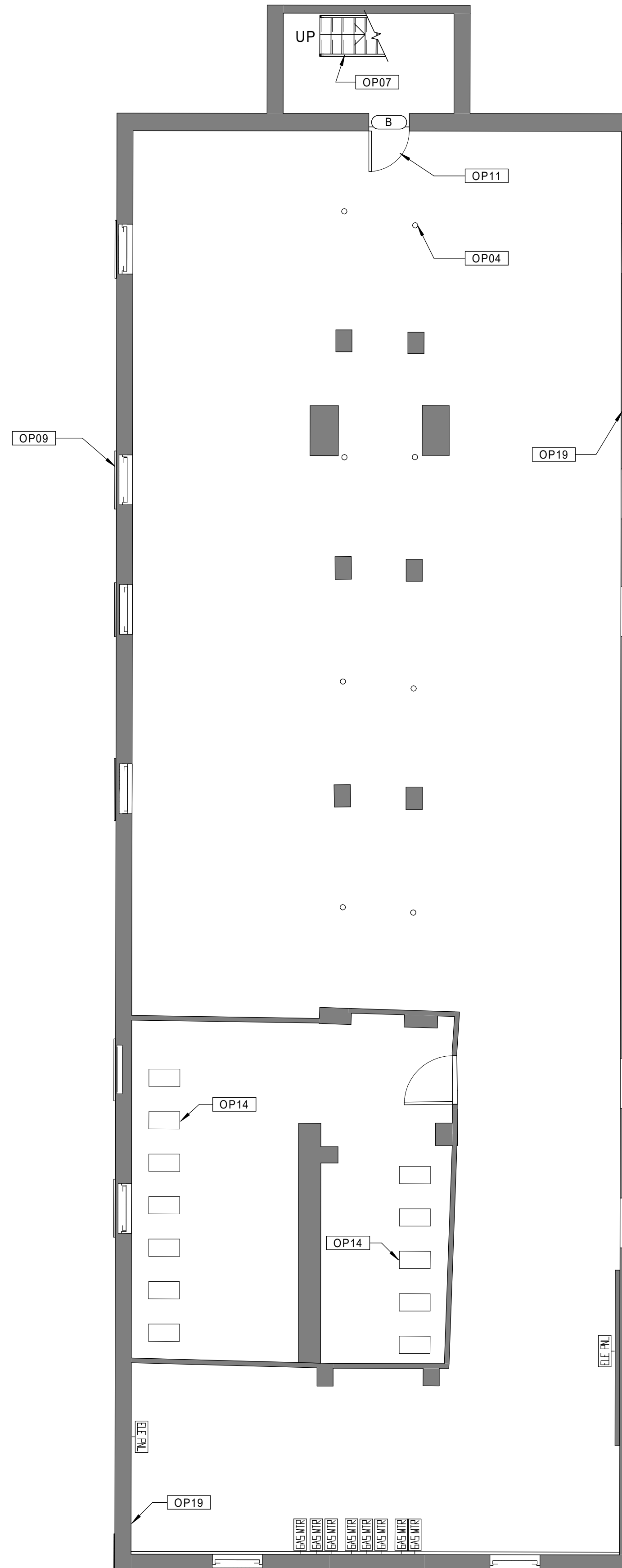
- A. DRAWINGS HAVE BEEN PROVIDED FOR CONVENIENCE ONLY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL ITEMS AND QUANTITIES.
- B. REPAIR / REPLACE CRACKED CONCRETE FOUNDATIONS AT SELECT AREAS ALONG BASEMENT STAIRS.
- C. REPAIR MISSING BRICK MORTAR AT SEVERAL LOCATIONS IN BASEMENTS.
- D. EXISTING MASONRY TO BE CLEANED, TYP. ALL FACADES.
- E. CLEAN, PRIME, AND FINISH WITH AN APPROPRIATE FINISHING SYSTEM STEEL LINTELS AT WINDOWS IN BASEMENTS THAT HAVE RUSTED AND END SUPPORTS ARE DISPLACED. PROVIDE PROPER END SUPPORT.
- F. REINFORCE CRACKED TIMBER GIRDERS WHERE NECESSARY. REFER TO STRUCTURAL DRAWINGS.
- G. INSTALL NON-SHRINK, NON-METALLIC GROUT AT ENTIRE ENDS OF TIMBER GIRDERS WHERE THERE IS INSUFFICIENT BEARING ON BRICK PIERS.
- H. PROVIDE NEW FULLY-ADHERED EPDM ROOFING SYSTEM WHERE NOTED. REMOVE EXISTING ROOFING MATERIALS AS NECESSARY TO PROVIDE A SUITABLE SUBSTRATE.
- I. PROVIDE NEW GUTTERS AND ONE DOWNSPOUT PER ROOF AT BUILDINGS REQUIRING EPDM ROOFING SYSTEM REPLACEMENT.
- J. PROVIDE ONE NEW ROOF HATCH AT BUILDINGS REQUIRING EPDM ROOFING SYSTEM REPLACEMENT.
- K. PROVIDE NEW LOW VOC SEALANTS AND BACKER ROD AT INTERIOR OF EXTERIOR WINDOWS AND DOORS, AND BETWEEN DISSIMILAR MATERIALS.
- L. AIR SEAL USING SPRAY FOAM PENETRATIONS IN FLOORS, WALLS (RECEPTACLES, OUTLETS, AND SWITCHES), CEILINGS, MECHANICAL SPACES, CLOTHES WASHING MACHINE BOXES, AND CLOTHES DRYER VENTS.
- M. SEAL ALL VENTS INTO ATTIC SPACE. ADD ALTERNATE TO SPRAY A MINIMUM OF 12" OF OPEN CELL SPRAY FOAM (R= 38) INTO ATTIC SPACES.
- N. PROPERLY PREPARE ALL DAMAGED DRYWALL AREAS THROUGH UNITS AND COMMON AREAS AS NECESSARY TO RECEIVE NEW PAINT FINISHES.
- O. RETAIN ALL EXISTING WOOD FLOORING EXCEPT WHERE NOTED. INFILL WITH RECLAIMED WOOD FLOORING WHERE NECESSARY.
- P. PROVIDE NEW LED LIGHTING FIXTURES IN ALL UNIT KITCHENS AND BATHROOMS.
- Q. PROVIDE NEW LED LIGHTING FIXTURES AT ALL EXISTING EXTERIOR LOCATIONS.
- R. REPLACE ALL EXISTING SMOKE AND HEAT/SMOKE DETECTORS IN ALL APARTMENTS.
- S. INSTALL NEW FOB ACCESS SYSTEM AT ALL BUILDING ENTRY DOORS.
- T. REFER TO ELECTRICAL DRAWINGS FOR HEARING IMPAIRED UNIT SCOPE.

### KEYNOTE LEGEND - OVERALL PLANS

- |      |  |
|------|--|
| OP01 | NEW PAINT AT CORRIDOR WALLS AND CEILINGS.  |
| OP02 | REPAIR DAMAGED EXISTING CONCRETE STEPS.  |
| OP03 | REPAIR/REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS WHERE NOTED IN STRUCTURAL DRAWINGS.   |
| OP04 | REPLACE DAMAGED/RUSTED STEEL COLUMNS AT BASEMENT AREAS AS NECESSARY.   |
| OP05 | RESECURE ALL EXISTING METAL HANDRAILS.   |
| OP06 | REPLACE STRUCTURAL STEEL COMPONENTS AT EXTERIOR BALCONIES AND STAIR SYSTEMS (FRAMING, STRINGERS, DECKING, HANDRAIL/GUARDRAILS, ETC.). REFINISH ALL WOOD MATERIALS WHEN COMPLETE. REFER TO STRUCTURAL DRAWINGS. |
| OP07 | REMOVE AND COMPLETELY REPLACE BASEMENT STAIR.  |
| OP08 | NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW AT FRONT ELEVATIONS. 5/1 CONFIGURATION. TYPICAL FOR ALL.  |
| OP09 | NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW AT REAR AND SIDE ELEVATIONS. 1/1 CONFIGURATION. TYPICAL FOR ALL.  |
| OP10 | NEW ALUMINUM STOREFRONT ENTRY SYSTEMS (DOORS, FRAMES, SIDELIGHTS, HARDWARE, ETC.).   |
| OP11 | NEW EXTERIOR DOORS AND HARDWARE AT EXISTING EXTERIOR DOOR LOCATIONS WHERE SHOWN.   |
| OP12 | NEW VINYL HORIZONTAL MINI-BLINDS AT ALL EXTERIOR WINDOWS.  |
| OP13 | NEW KITCHEN CABINETRY, COUNTERTOPS, RANGE HOOD AND SINK.   |
| OP14 | NEW CONDENSING COMBI-BOILER, AND ASSOCIATED VALVE AND CONTROLS. ONE PER ALL DWELLING UNITS. REFER TO MECHANICAL DRAWINGS.  |
| OP15 | CLEAN AND REPAIR ALL ELEMENTS OF EXISTING SKYLIGHT.  |
| OP16 | NEW WATER CLOSETS THROUGHOUT ALL DWELLING UNITS, NIAGARA #N7717.   |
| OP17 | NEW FAUCETS THROUGHOUT ALL DWELLING UNIT BATHROOMS, MOEN #S6510.   |
| OP18 | NEW FAUCETS THROUGHOUT ALL DWELLING UNIT KITCHENS, AMERICAN STANDARD #275-500.F.15.  |
| OP19 | REPAIR DAMAGED OR SPALLED CONCRETE FOUNDATION WALLS. NEW ENERGY-STAR-RATED BATH FANS AT ALL APARTMENT BATHROOMS. NEW FULLY-ADHERED EPDM ROOFING SYSTEM ON ENTIRETY OF ROOFS WHERE SHOWN.                       |
| OP20 | REBUILD/REPOINT EXISTING CHIMNEYS AS NECESSARY.  |
| OP23 | NEW ACCESSIBLE BATHROOM/KITCHEN. NEW EXTERIOR DOOR FROM NEW ACCESSIBLE RAMP.   |
| OP25 | NEW EXTERIOR METAL RAILING TO MATCH EXISTING ADJACENT.   |
| OP26 | NEW UNIT ENTRY DOOR  |



20 BUILDING 5 - 127-129 BEDFORD ST. - FIRST FLOOR PLAN  
Scale: 3/16" = 1'-0"



10 BUILDING 5 - 127-129 BEDFORD ST. - BASEMENT PLAN  
Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: 3/16" = 1'-0"

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 5 - PROPOSED  
 2nd, 3rd FLOOR & ROOF  
 PLANS  
 127-129 BEDFORD ST.**

Project Number:

**22020**

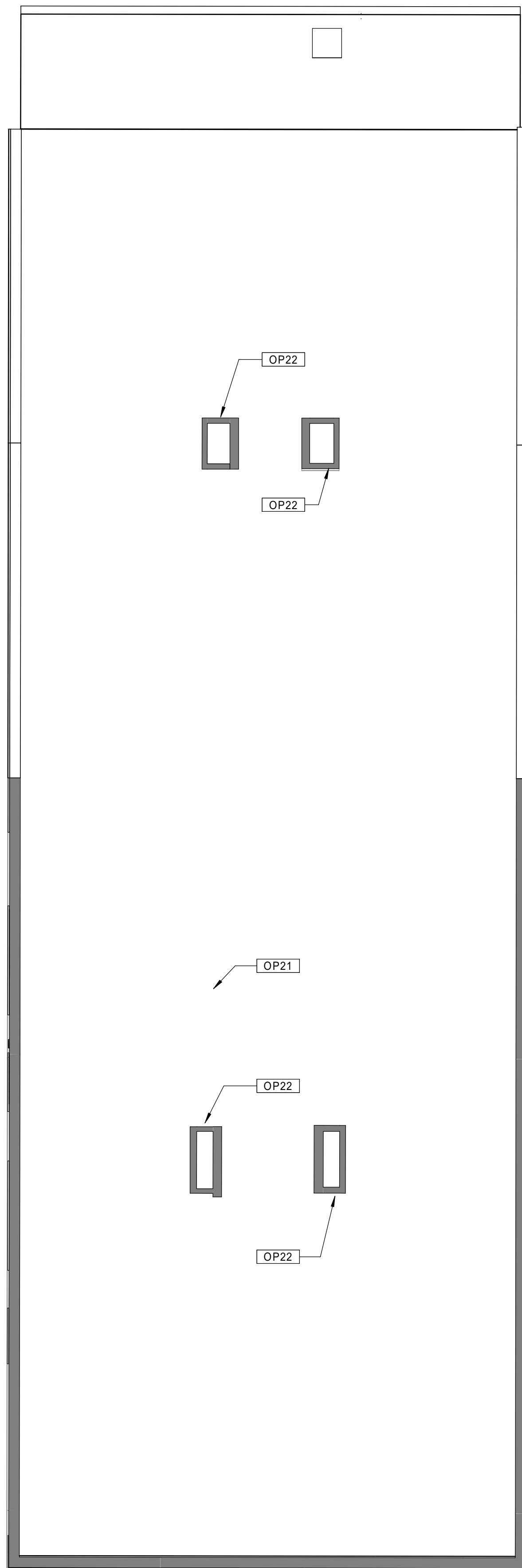
Issue Date:

**AUGUST 11, 2023**

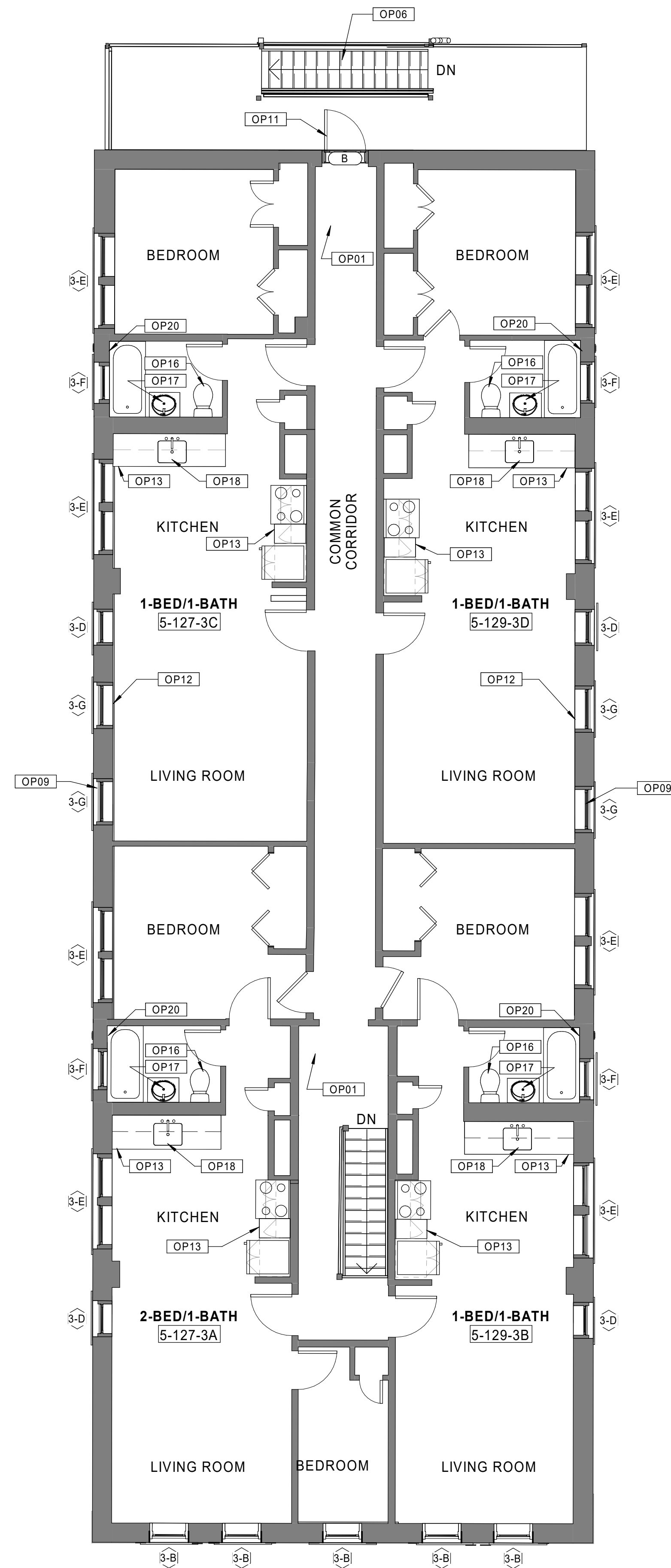
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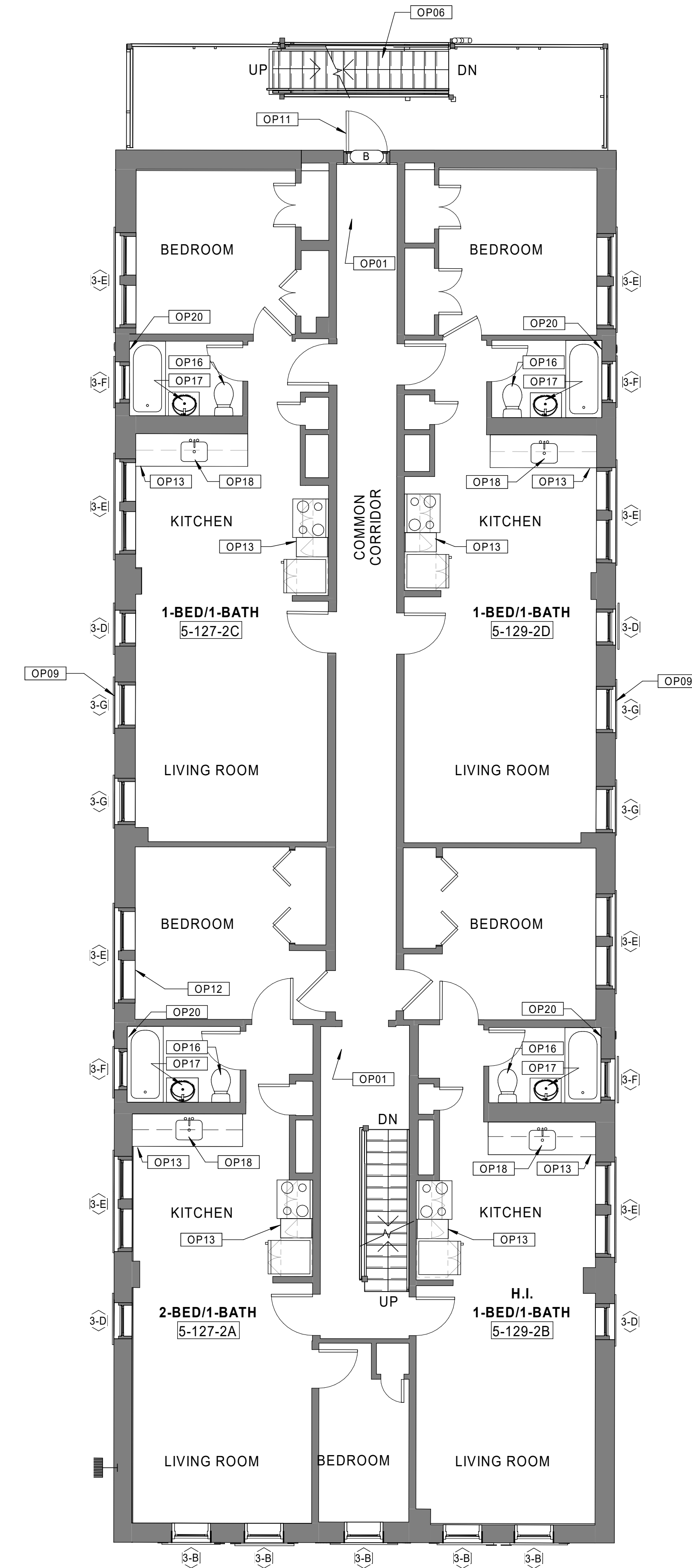
SEE BASEMENT/1ST FLOOR PLAN SHEET FOR  
 GENERAL NOTES AND KEYNOTES LEGENDS



30 BUILDING 5 - 127-129 BEDFORD ST. - ROOF PLAN  
 Scale: 3/16" = 1'-0"



20 BUILDING 5 - 127-129 BEDFORD ST. - THIRD FLOOR PLAN  
 Scale: 3/16" = 1'-0"



10 BUILDING 5 - 127-129 BEDFORD ST. - SECOND FLOOR PLAN  
 Scale: 3/16" = 1'-0"

### GENERAL NOTES - OVERALL PLANS

- A. DRAWINGS HAVE BEEN PROVIDED FOR CONVENIENCE ONLY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL ITEMS AND QUANTITIES.
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### KEYNOTE LEGEND - OVERALL PLANS

- OP01 NEW PAINT AT CORRIDOR WALLS AND CEILING.
- OP02 REPAIR DAMAGED EXISTING CONCRETE STEPS.
- OP03 REPAIR/REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS WHERE NOTED IN STRUCTURAL DRAWINGS.
- OP04 REPLACE DAMAGED/RUSTED STEEL COLUMNS AT BASEMENT AREAS AS NECESSARY.
- OP05 RESECURE ALL EXISTING METAL HANDRAILS.
- OP06 REPLACE STRUCTURAL STEEL COMPONENTS AT EXTERIOR BALCONIES AND STAIR SYSTEMS (FRAMING, STRINGERS, DECKING, HANDRAIL/GUARDRAILS, ETC.). REFINISH ALL WOOD MATERIALS WHEN COMPLETE. REFER TO STRUCTURAL DRAWINGS.
- OP07 REMOVE AND COMPLETELY REPLACE BASEMENT STAIR.
- OP08 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW AT FRONT ELEVATIONS. 6/1 CONFIGURATION. TYPICAL FOR ALL.
- OP09 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW AT REAR AND SIDE ELEVATIONS. 1/1 CONFIGURATION. TYPICAL FOR ALL.
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- OP21 NEW FULLY-ADHERED EPDM ROOFING SYSTEM ON ENTIRETY OF ROOFS WHERE SHOWN.
- OP22 REBUILD/REPOINT EXISTING CHIMNEYS AS NECESSARY.
- OP23 NEW ACCESSIBLE BATHROOM/KITCHEN.
- OP24 NEW EXTERIOR DOOR FROM NEW ACCESSIBLE RAMP.
- OP25 NEW EXTERIOR METAL RAILING TO MATCH EXISTING ADJACENT.
- OP26 NEW UNIT ENTRY DOOR.

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 6 - PROPOSED BASEMENT & 1st FLOOR PLANS**  
 128-130 BEDFORD ST.

Project Number:

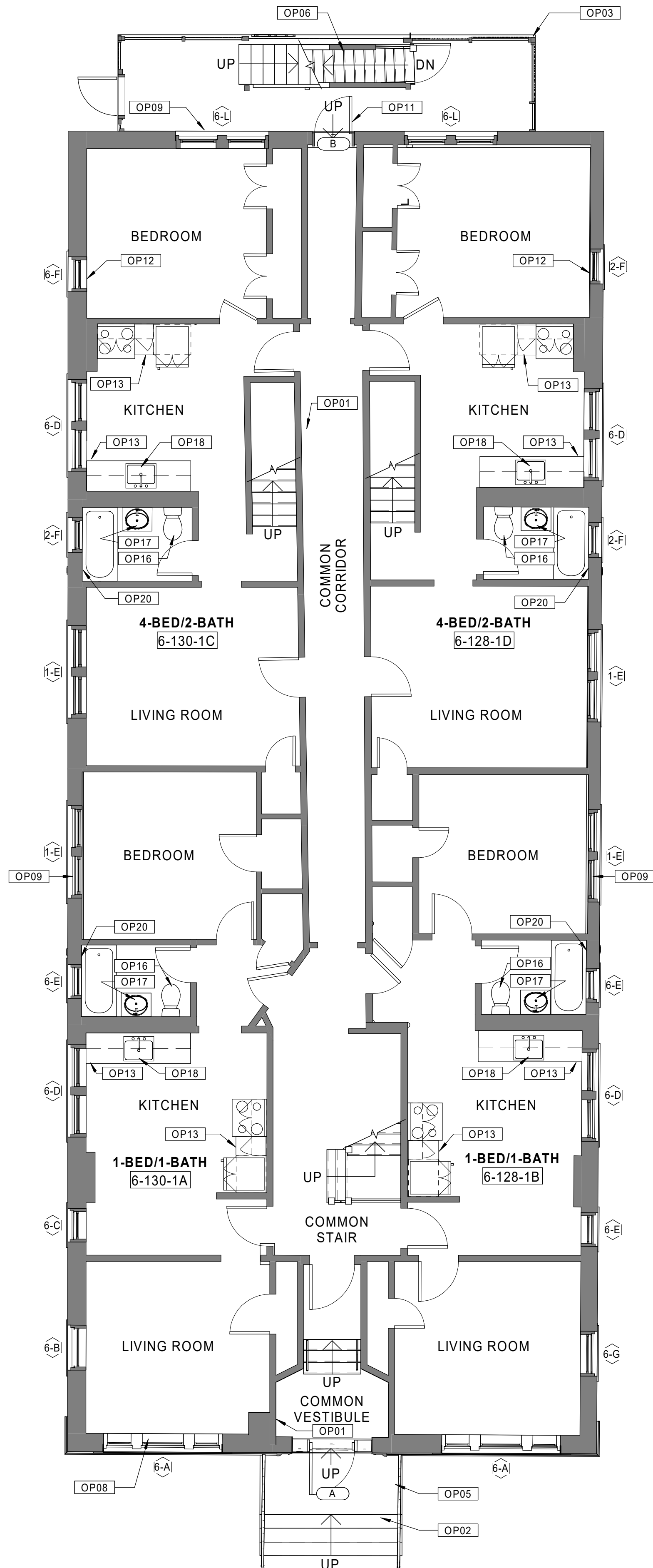
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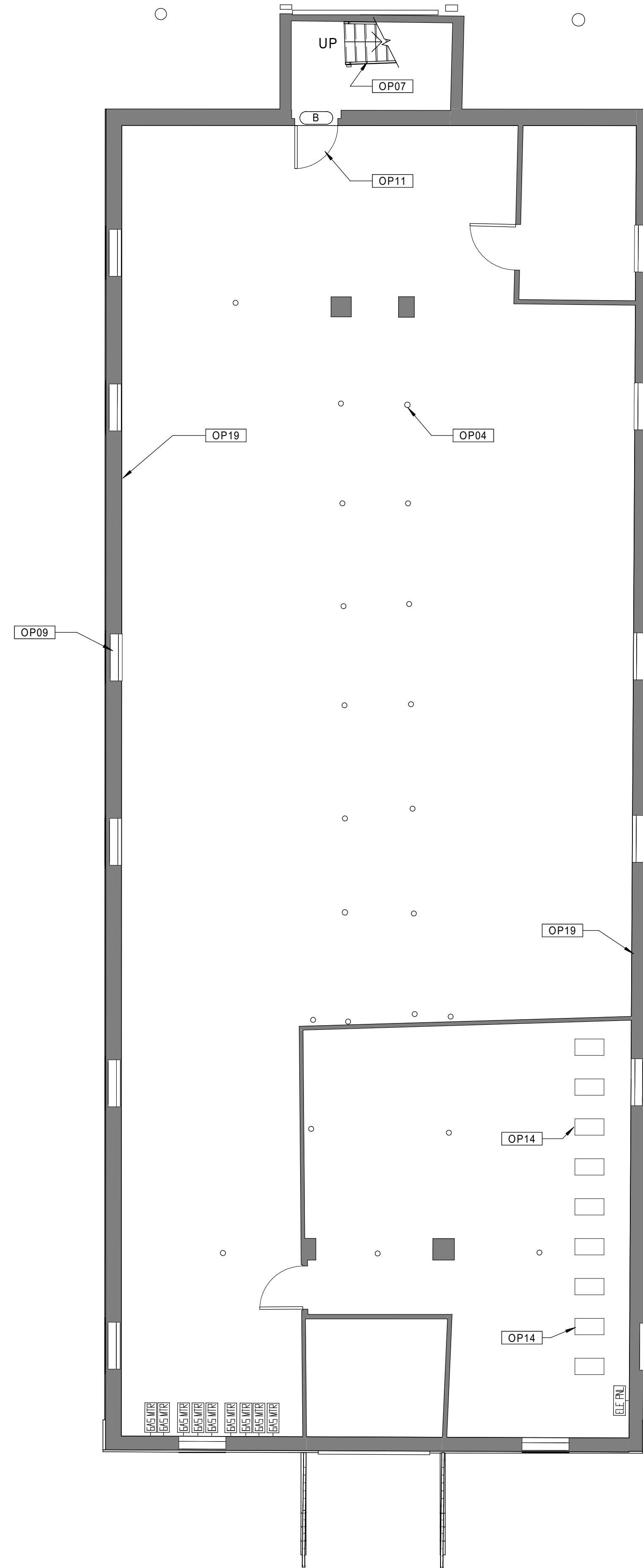
AUGUST 11, 2023

Sheet Number:

**A1.06a**



20 BUILDING 6 - 128-130 BEDFORD ST. - FIRST FLOOR PLAN  
 Scale: 3/16" = 1'-0"



10 BUILDING 6 - 128-130 BEDFORD ST. - BASEMENT PLAN  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: 3/16" = 1'-0"

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 6 - PROPOSED  
 2nd, 3rd FLOOR & ROOF  
 PLANS  
 128-130 BEDFORD ST.**

Project Number:

22020

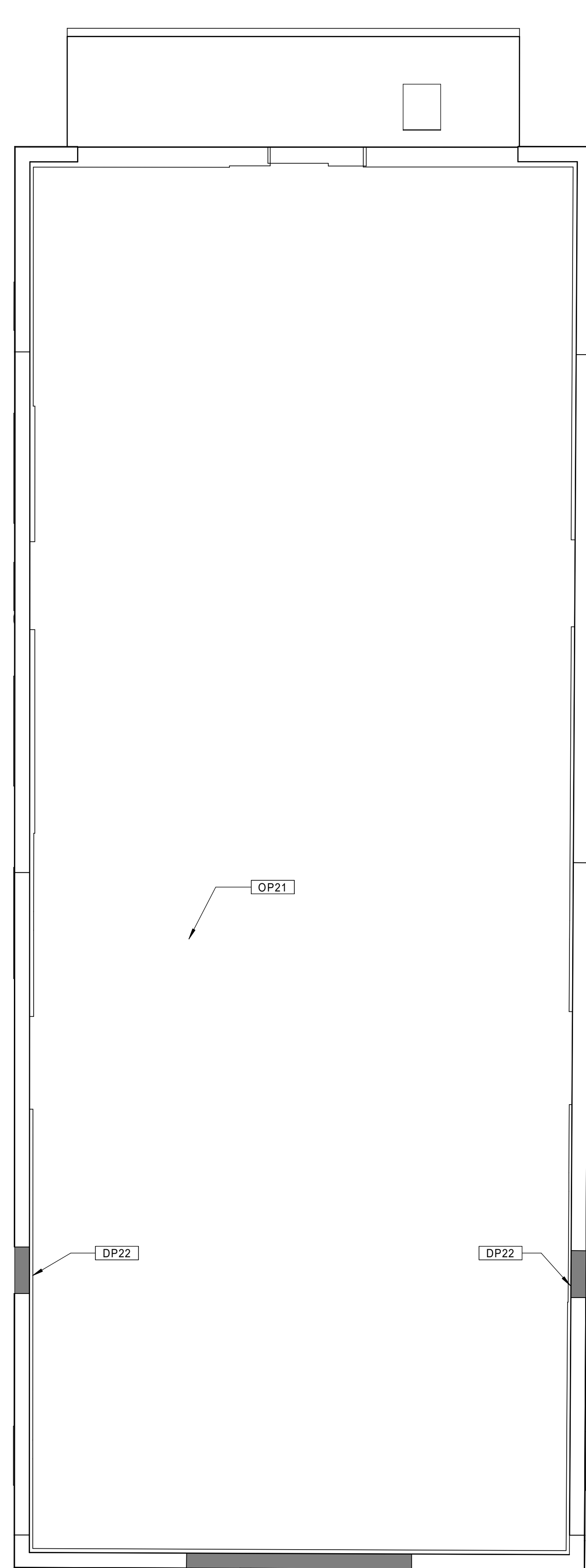
Issue Date:

AUGUST 11, 2023

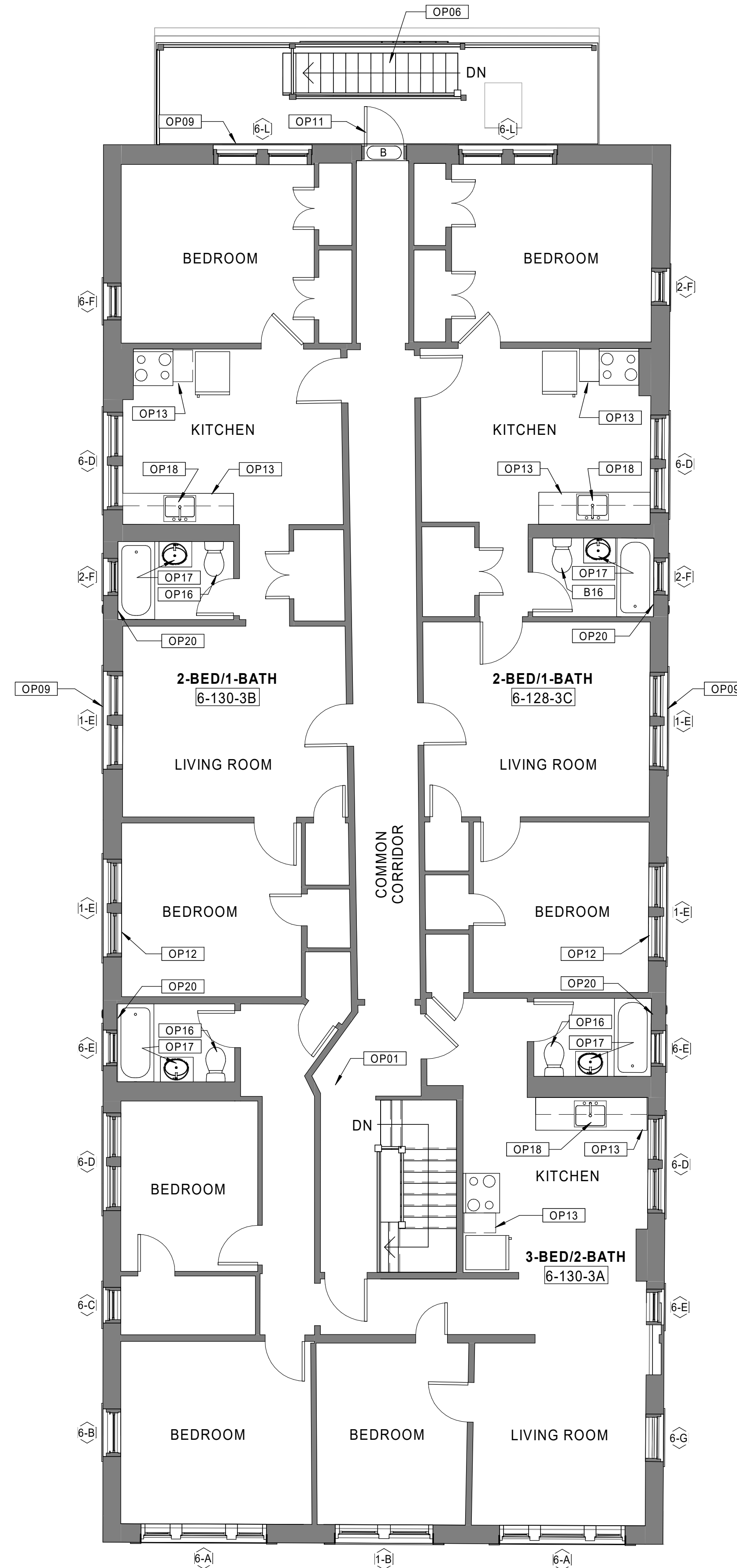
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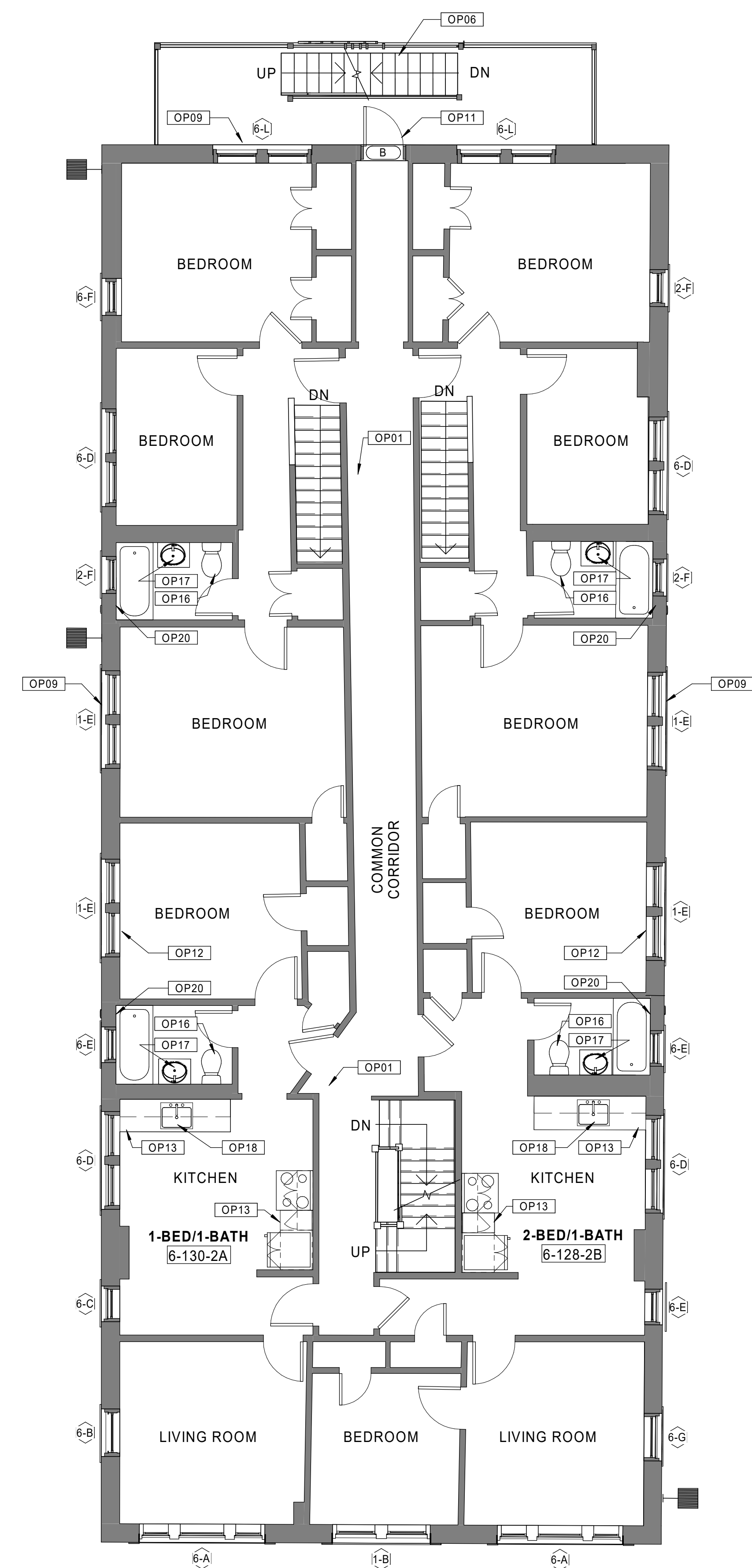
SEE BASEMENT/1ST FLOOR PLAN SHEET FOR  
 GENERAL NOTES AND KEYNOTES LEGENDS



30 BUILDING 6 - 128-130 BEDFORD ST. - ROOF PLAN  
 Scale: 3/16" = 1'-0"



20 BUILDING 6 - 128-130 BEDFORD ST. - THIRD FLOOR PLAN  
 Scale: 3/16" = 1'-0"



10 BUILDING 6 - 128-130 BEDFORD ST. - SECOND FLOOR PLAN  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD  
GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 7 - PROPOSED  
BASEMENT & 1st FLOOR  
PLANS  
131-133 BEDFORD ST.**

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

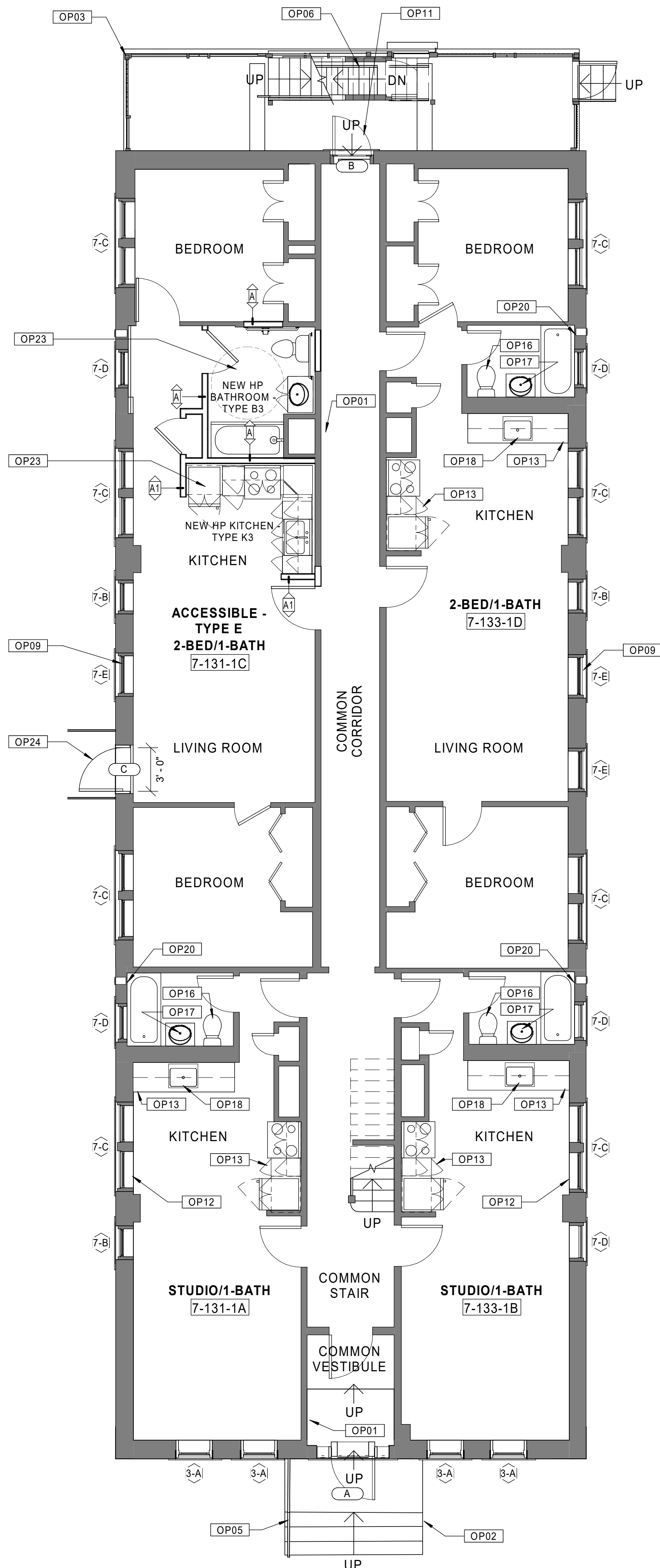
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**GENERAL NOTES - OVERALL PLANS**

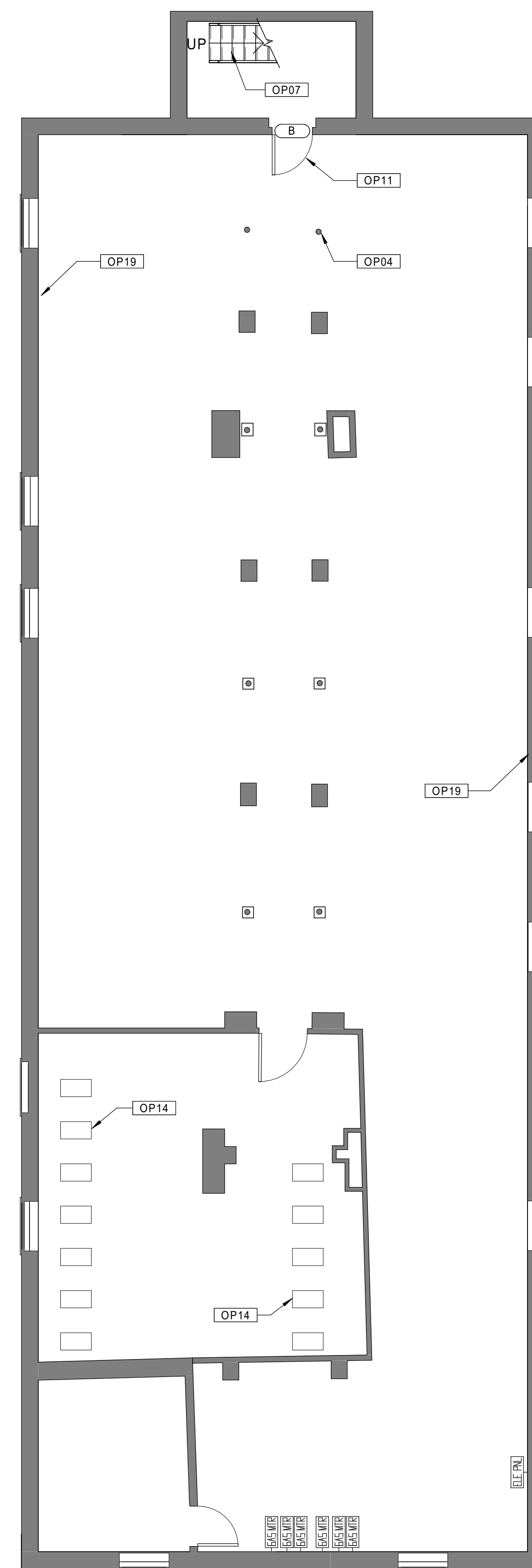
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- EXISTING MASONRY TO BE CLEANED. TYP. ALL FACADES.
- CLEAN PRIME, AND FINISH WITH AN APPROPRIATE FINISHING SYSTEM STEEL LINTELS AT WINDOWS IN BASEMENTS THAT HAVE RUSTED AND END SUPPORTS ARE DISPLACED. PROVIDE PROPER END SUPPORT.
- REINFORCE CRACKED TIMBER GIRDERS WHERE NECESSARY. REFER TO STRUCTURAL DRAWINGS.
- INSTALL NON-SHRINK, NON-METALLIC GROUT AT ENTIRE ENDS OF TIMBER GIRDERS WHERE THERE IS INSUFFICIENT BEARING ON BRICK PIERS.
- PROVIDE NEW FULLY-ADHERED EPDM ROOFING SYSTEM WHERE NOTED. REMOVE EXISTING ROOFING MATERIALS AS NECESSARY TO PROVIDE A SUITABLE SUBSTRATE.
- PROVIDE NEW GUTTERS AND ONE DOWNSPOUT PER ROOF AT BUILDINGS REQUIRING EPDM ROOFING SYSTEM REPLACEMENT.
- PROVIDE ONE NEW ROOF HATCH AT BUILDINGS REQUIRING EPDM ROOFING SYSTEM REPLACEMENT.
- PROVIDE NEW LOW VOC SEALANTS AND BACKER ROD AT INTERIOR OF EXTERIOR WINDOWS AND DOORS, AND BETWEEN DISSIMILAR MATERIALS.
- AIR SEAL USING SPRAY FOAM PENETRATIONS IN FLOORS, WALLS (RECEPTACLES, OUTLETS, AND SWITCHES), CEILINGS, MECHANICAL SPACES, CLOTHES WASHING MACHINE BOXES, AND CLOTHES DRYER VENTS.
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- PROVIDE NEW LED LIGHTING FIXTURES IN ALL UNIT KITCHENS AND BATHROOMS.
- PROVIDE NEW LED LIGHTING FIXTURES AT ALL EXISTING EXTERIOR LOCATIONS.
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- REFER TO ELECTRICAL DRAWINGS FOR HEARING IMPAIRED UNIT SCOPE.

**KEYNOTE LEGEND - OVERALL PLANS**

- OP01 NEW PAINT AT CORRIDOR WALLS AND CEILINGS.
- OP02 REPAIR DAMAGED EXISTING CONCRETE STEPS.
- OP03 REPAIR/REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS WHERE NOTED IN STRUCTURAL DRAWINGS.
- OP04 REPLACE DAMAGED/RUSTED STEEL COLUMNS AT BASEMENT AREAS AS NECESSARY.
- OP05 RESECURE ALL EXISTING METAL HANDRAILS.
- OP06 REPLACE STRUCTURAL STEEL COMPONENTS AT EXTERIOR BALCONIES AND STAIR SYSTEMS (FRAMING, STRINGERS, DECKING, HANDRAIL/GUARDRAILS, ETC.). REFINISH ALL WOOD MATERIALS WHEN COMPLETE. REFER TO STRUCTURAL DRAWINGS.
- OP07 REMOVE AND COMPLETELY REPLACE BASEMENT STAIR.
- OP08 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW AT FRONT ELEVATIONS. 6/1 CONFIGURATION. TYPICAL FOR ALL.
- OP09 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW AT REAR AND SIDE ELEVATIONS. 1/1 CONFIGURATION. TYPICAL FOR ALL.
- OP10 NEW ALUMINUM STOREFRONT ENTRY SYSTEMS (DOORS, FRAMES, SIDELIGHTS, HARDWARE, ETC.).
- OP11 NEW EXTERIOR DOORS AND HARDWARE AT EXISTING EXTERIOR DOOR LOCATIONS WHERE SHOWN.
- OP12 NEW VINYL HORIZONTAL MINI-BLINDS AT ALL EXTERIOR WINDOWS.
- OP13 NEW KITCHEN CABINETS, COUNTERTOPS, RANGE HOOD AND SINK.
- OP14 NEW CONDENSING COMBI-BOILER, AND ASSOCIATED VALVE AND CONTROLS. ONE PER ALL DWELLING UNITS. REFER TO MECHANICAL DRAWINGS.
- OP15 CLEAN AND REPAIR ALL ELEMENTS OF EXISTING SKYLIGHT.
- OP16 NEW WATER CLOSETS THROUGHOUT ALL DWELLING UNITS. NIAGARA #N7717.
- OP17 NEW FAUCETS THROUGHOUT ALL DWELLING UNIT BATHROOMS. MOEN #S6510.
- OP18 NEW FAUCETS THROUGHOUT ALL DWELLING UNIT KITCHENS, AMERICAN STANDARD #4275-500-F15.
- OP19 REPAIR DAMAGED OR SPALLED CONCRETE FOUNDATION WALLS. NEW ENERGY-STAR-RATED BATH FANS AT ALL APARTMENT BATHROOMS.
- OP20 NEW FULLY-ADHERED EPDM ROOFING SYSTEM ON ENTIRETY OF ROOFS WHERE SHOWN.
- OP22 REBUILD/REPOINT EXISTING CHIMNEYS AS NECESSARY.
- OP23 NEW ACCESSIBLE BATHROOM/KITCHEN.
- OP24 NEW EXTERIOR DOOR FROM NEW ACCESSIBLE RAMP.
- OP25 NEW EXTERIOR METAL RAILING TO MATCH EXISTING ADJACENT.
- OP26 NEW UNIT ENTRY DOOR



20 BUILDING 7 - 131-133 BEDFORD ST. - FIRST FLOOR PLAN  
 Scale: 3/16" = 1'-0"



10 BUILDING 7 - 131-133 BEDFORD ST. - BASEMENT PLAN  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: 3/16" = 1'-0"

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 7 - PROPOSED  
 2nd, 3rd FLOOR & ROOF  
 PLANS  
 131-133 BEDFORD ST.**

Project Number:

22020

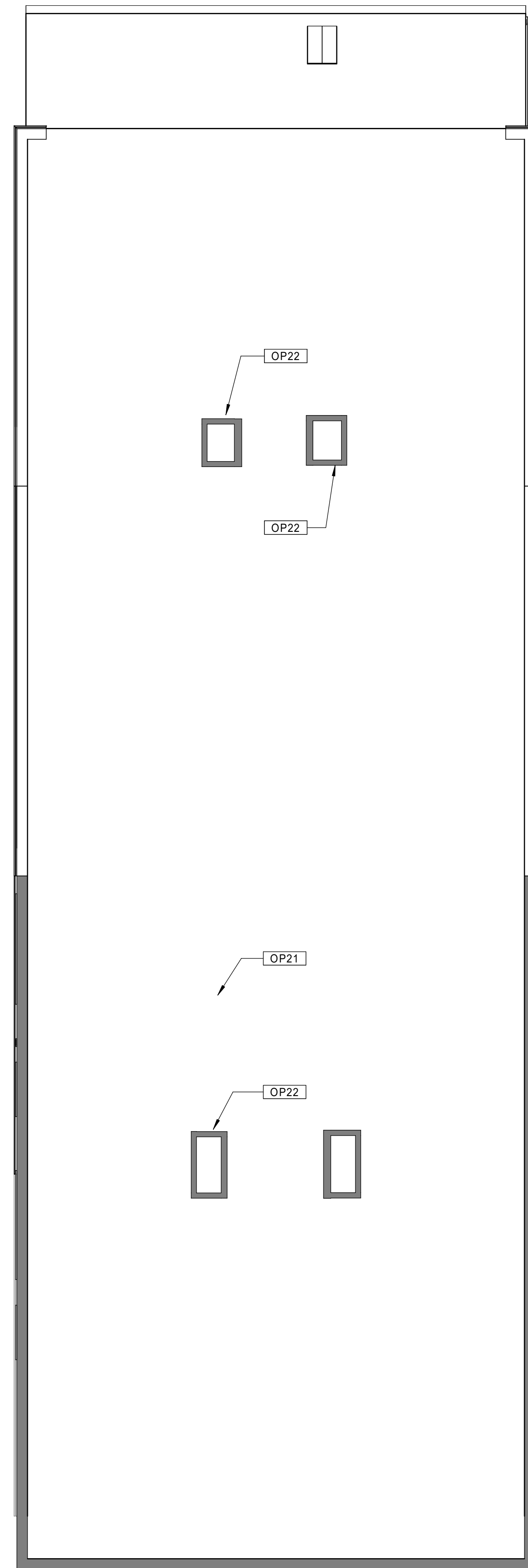
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AUGUST 11, 2023

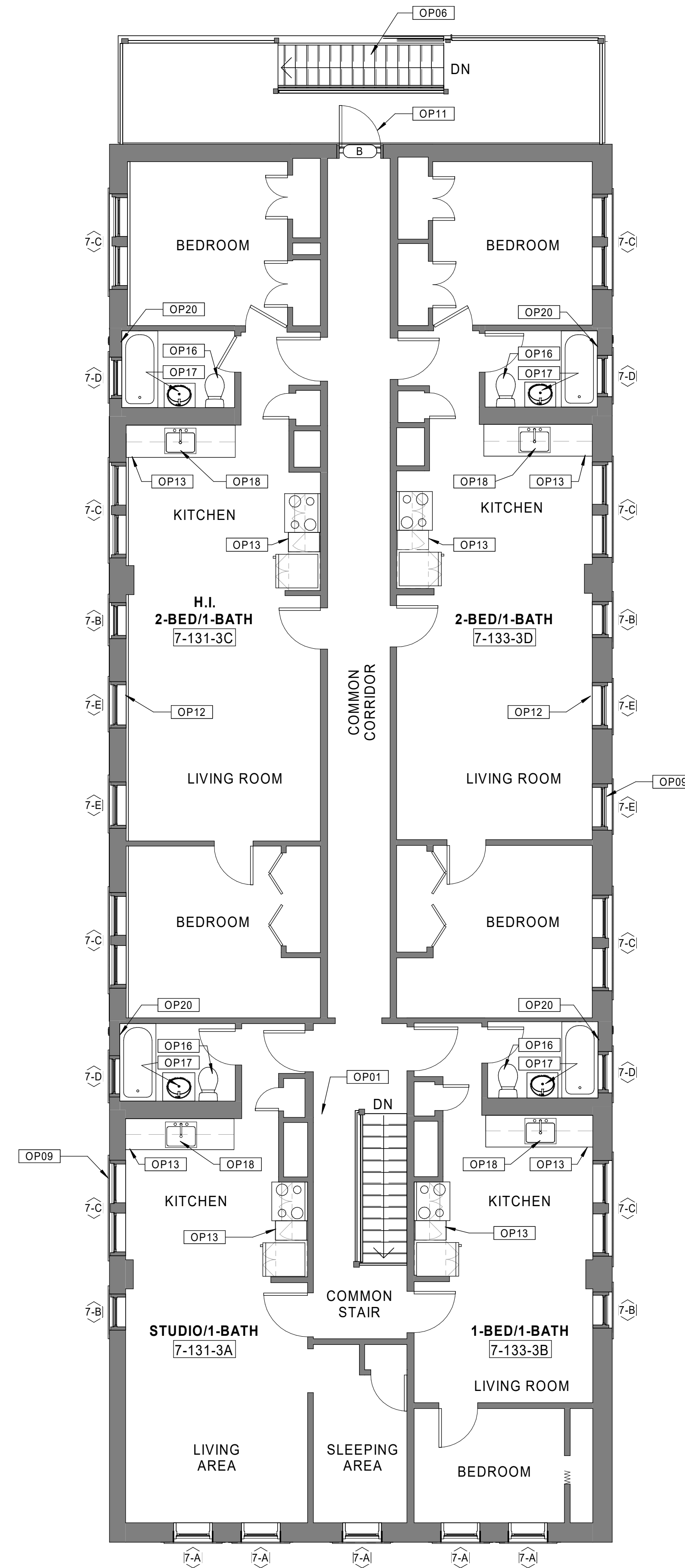
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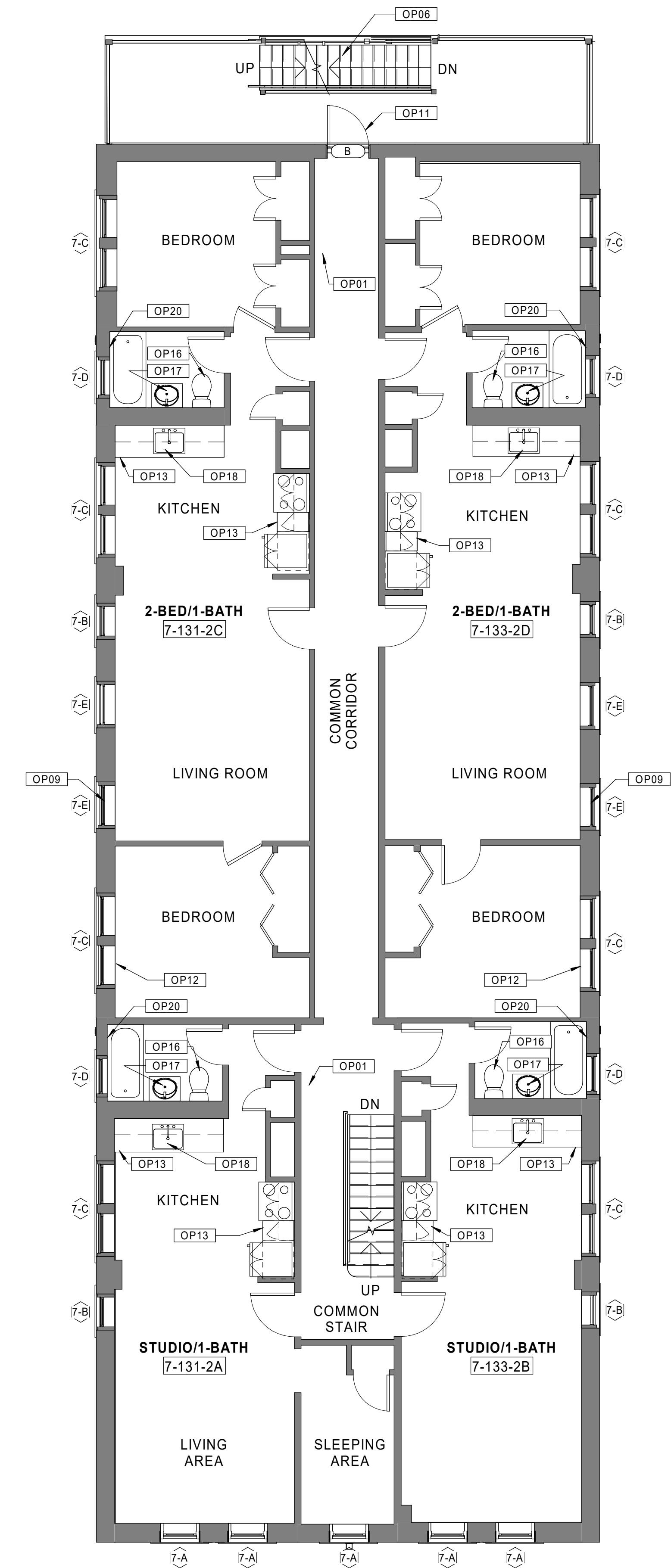
SEE BASEMENT/1ST FLOOR PLAN SHEET FOR  
 GENERAL NOTES AND KEYNOTES LEGENDS



30 BUILDING 7 - 131-133 BEDFORD ST. - ROOF PLAN  
 Scale: 3/16" = 1'-0"



20 BUILDING 7 - 131-133 BEDFORD ST. - THIRD FLOOR PLAN  
 Scale: 3/16" = 1'-0"



10 BUILDING 7 - 131-133 BEDFORD ST. - SECOND FLOOR PLAN  
 Scale: 3/16" = 1'-0"

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- B. REPAIR / REPLACE CRACKED CONCRETE FOUNDATIONS AT SELECT AREAS ALONG BASEMENT STAIRS.
- C. REPAIR MISSING BRICK MORTAR AT SEVERAL LOCATIONS IN BASEMENTS.
- D. EXISTING MASONRY TO BE CLEANED, TYP. ALL FACADES.
- E. CLEAN, PRIME, AND FINISH WITH AN APPROPRIATE FINISHING SYSTEM STEEL LINTELS AT WINDOWS IN BASEMENTS THAT HAVE RUSTED AND END SUPPORTS ARE DISPLACED. PROVIDE PROPER END SUPPORT.
- F. REINFORCE CRACKED TIMBER GIRDERS WHERE NECESSARY. REFER TO STRUCTURAL DRAWINGS.
- G. INSTALL NON-SHRINK, NON-METALLIC GROUT AT ENTIRE ENDS OF TIMBER GIRDERS WHERE THERE IS INSUFFICIENT BEARING ON BRICK PIERS.
- H. PROVIDE NEW FULLY-ADHERED EPDM ROOFING SYSTEM WHERE NOTED. REMOVE EXISTING ROOFING MATERIALS AS NECESSARY TO PROVIDE A SUITABLE SUBSTRATE.
- I. PROVIDE NEW GUTTERS AND ONE DOWNSPOUT PER ROOF AT BUILDINGS REQUIRING EPDM ROOFING SYSTEM REPLACEMENT.
- J. PROVIDE ONE NEW ROOF HATCH AT BUILDINGS REQUIRING EPDM ROOFING SYSTEM REPLACEMENT.
- K. PROVIDE NEW LOW VOC SEALANTS AND BACKER ROD AT INTERIOR OF EXTERIOR WINDOWS AND DOORS, AND BETWEEN DISSIMILAR MATERIALS.
- L. AIR SEAL USING SPRAY FOAM PENETRATIONS IN FLOORS, WALLS (RECEPTACLES, OUTLETS, AND SWITCHES), CEILINGS, MECHANICAL SPACES, CLOTHES WASHING MACHINE BOXES, AND CLOTHES DRYER VENTS.
- M. SEAL ALL VENTS INTO ATTIC SPACE. ADD ALTERNATE TO SPRAY A MINIMUM OF 12" OF OPEN CELL SPRAY FOAM (R=38) INTO ATTIC SPACES.
- N. PROPERLY PREPARE ALL DAMAGED DRYWALL AREAS THROUGH UNITS AND COMMON AREAS AS NECESSARY TO RECEIVE NEW PAINT FINISHES.
- O. RETAIN ALL EXISTING WOOD FLOORING EXCEPT WHERE NOTED. INFILL WITH RECLAIMED WOOD FLOORING WHERE NECESSARY.
- P. PROVIDE NEW LED LIGHTING FIXTURES IN ALL UNIT KITCHENS AND BATHROOMS.
- Q. PROVIDE NEW LED LIGHTING FIXTURES AT ALL EXISTING EXTERIOR LOCATIONS.
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- S. INSTALL NEW FOB ACCESS SYSTEM AT ALL BUILDING ENTRY DOORS.
- T. REFER TO ELECTRICAL DRAWINGS FOR HEARING IMPAIRED UNIT SCOPE.

KEYNOTE LEGEND - OVERALL PLANS

- OP01 NEW PAINT AT CORRIDOR WALLS AND CEILINGS.
- OP02 REPAIR DAMAGED EXISTING CONCRETE STEPS.
- OP03 REPAIR/REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS WHERE NOTED IN STRUCTURAL DRAWINGS.
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Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 8 - PROPOSED BASEMENT & 1st FLOOR PLANS**  
132-134 BEDFORD ST.

Project Number:

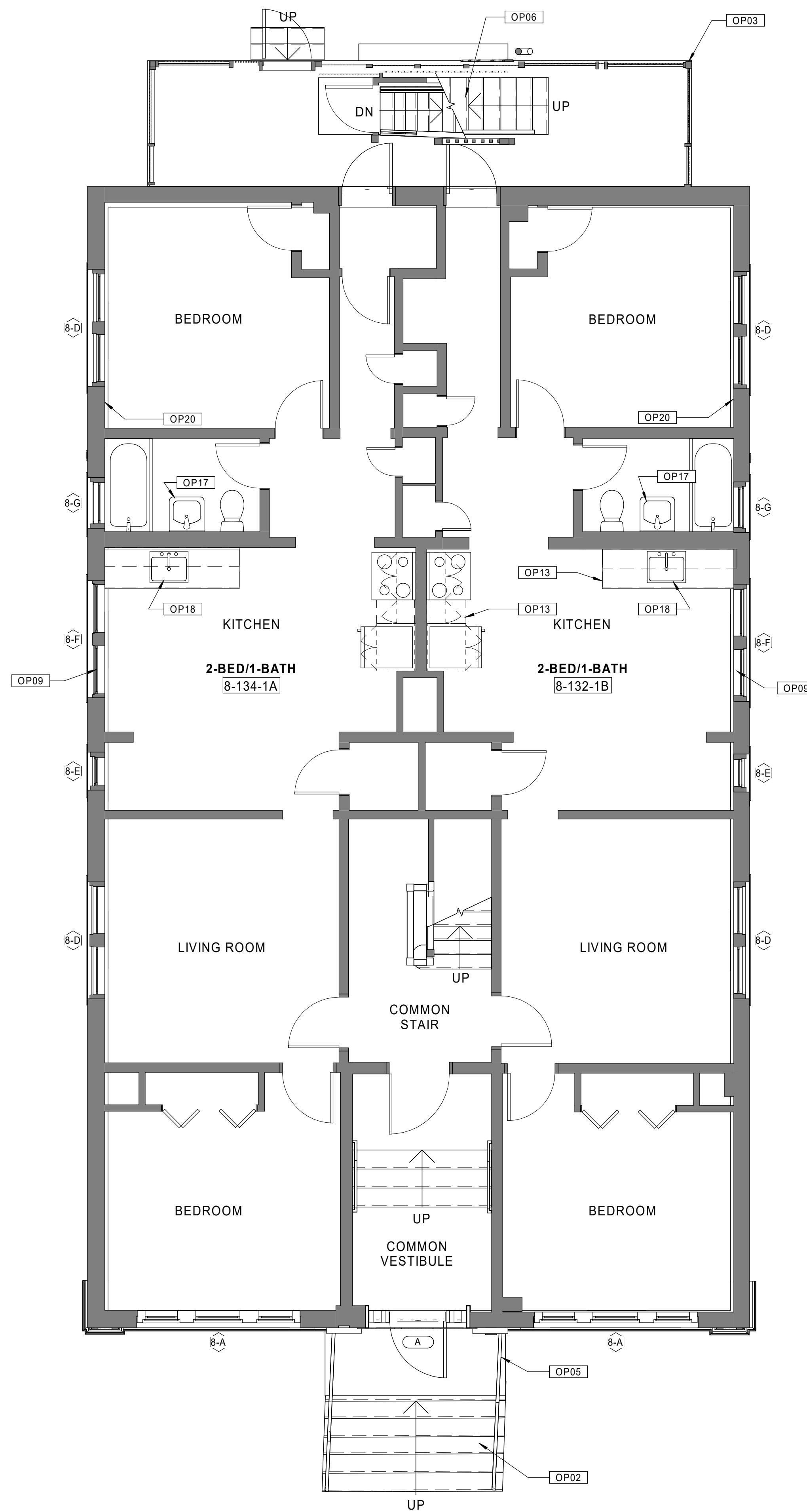
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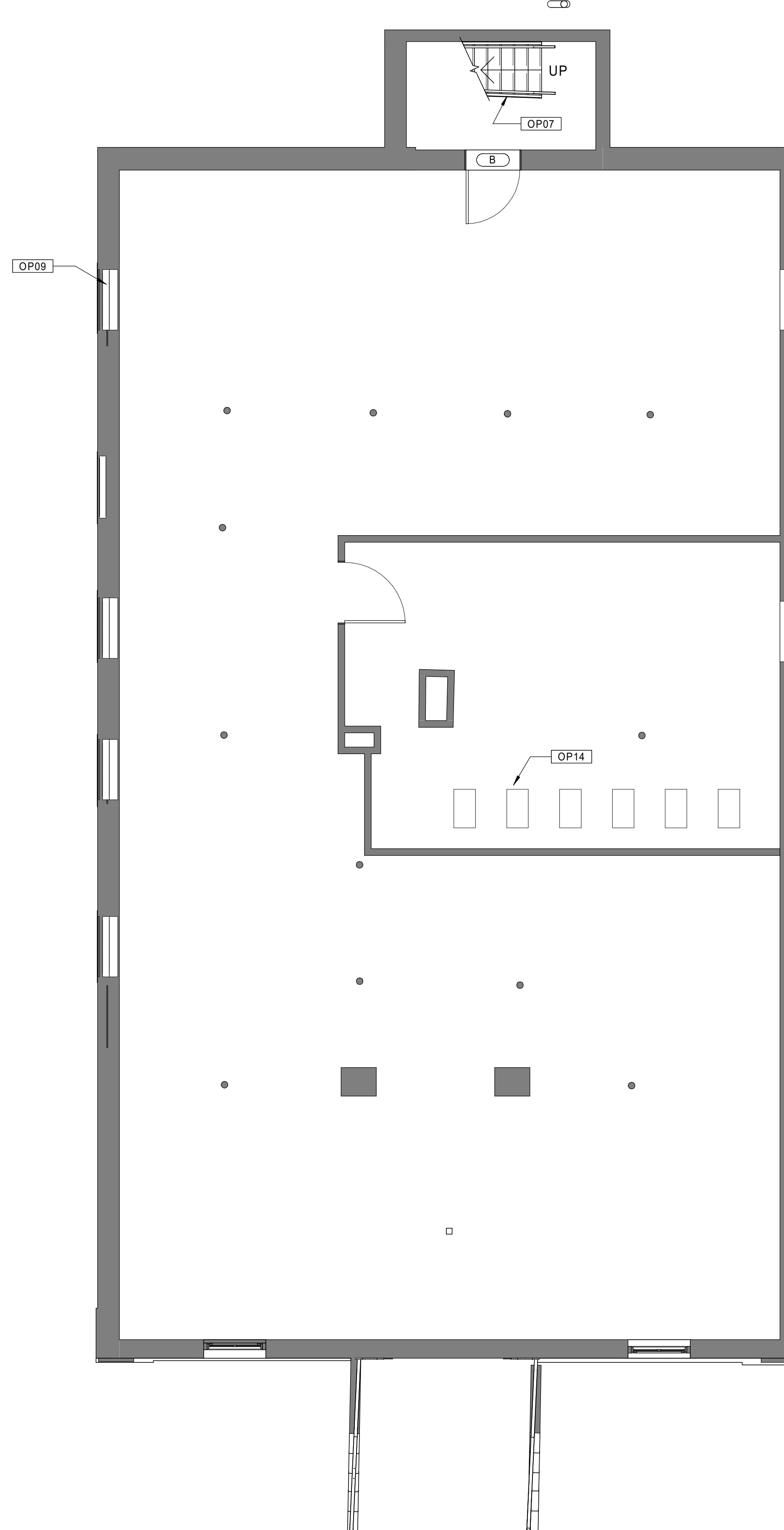
AUGUST 11, 2023

Sheet Number:

**A1.08a**



20 BUILDING 8 - 132-134 BEDFORD ST. - FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"



10 BUILDING 8 - 132-134 BEDFORD ST. - BASEMENT PLAN  
Scale: 1/4" = 1'-0"



Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

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

Key Plan:

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**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 8 - PROPOSED  
 2nd, 3rd FLOOR & ROOF  
 PLANS  
 132-134 BEDFORD ST.**

Project Number:

22020

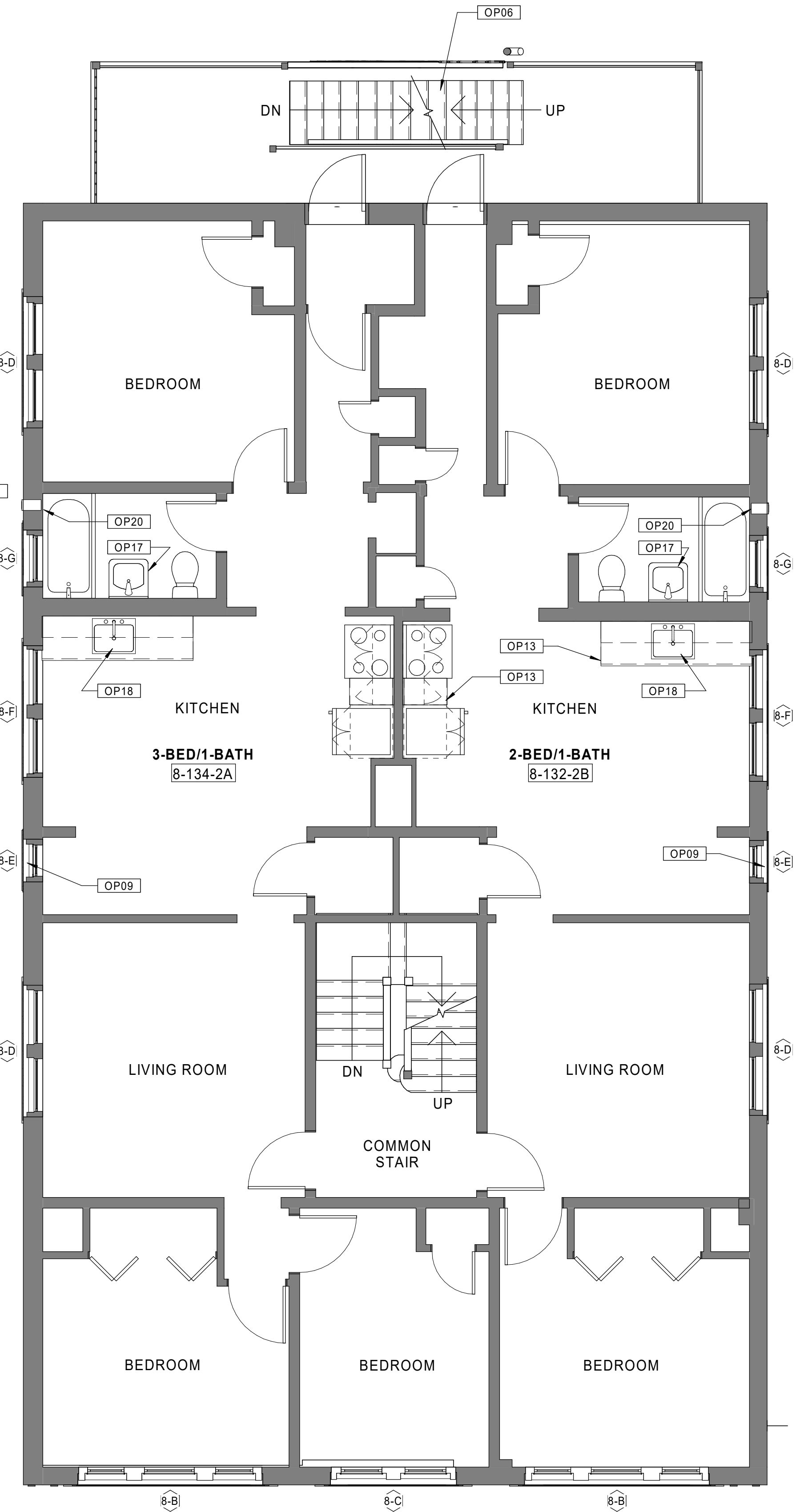
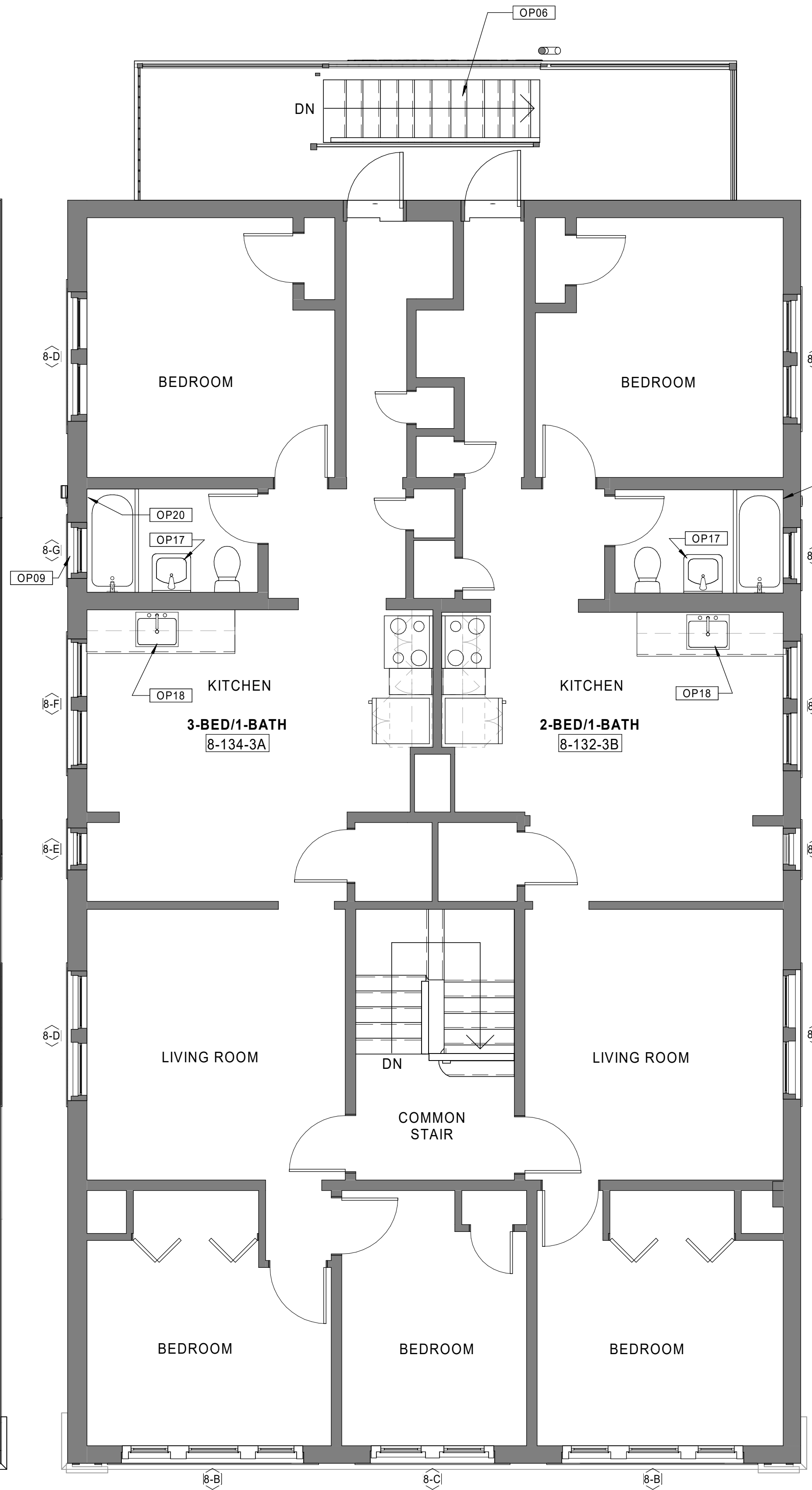
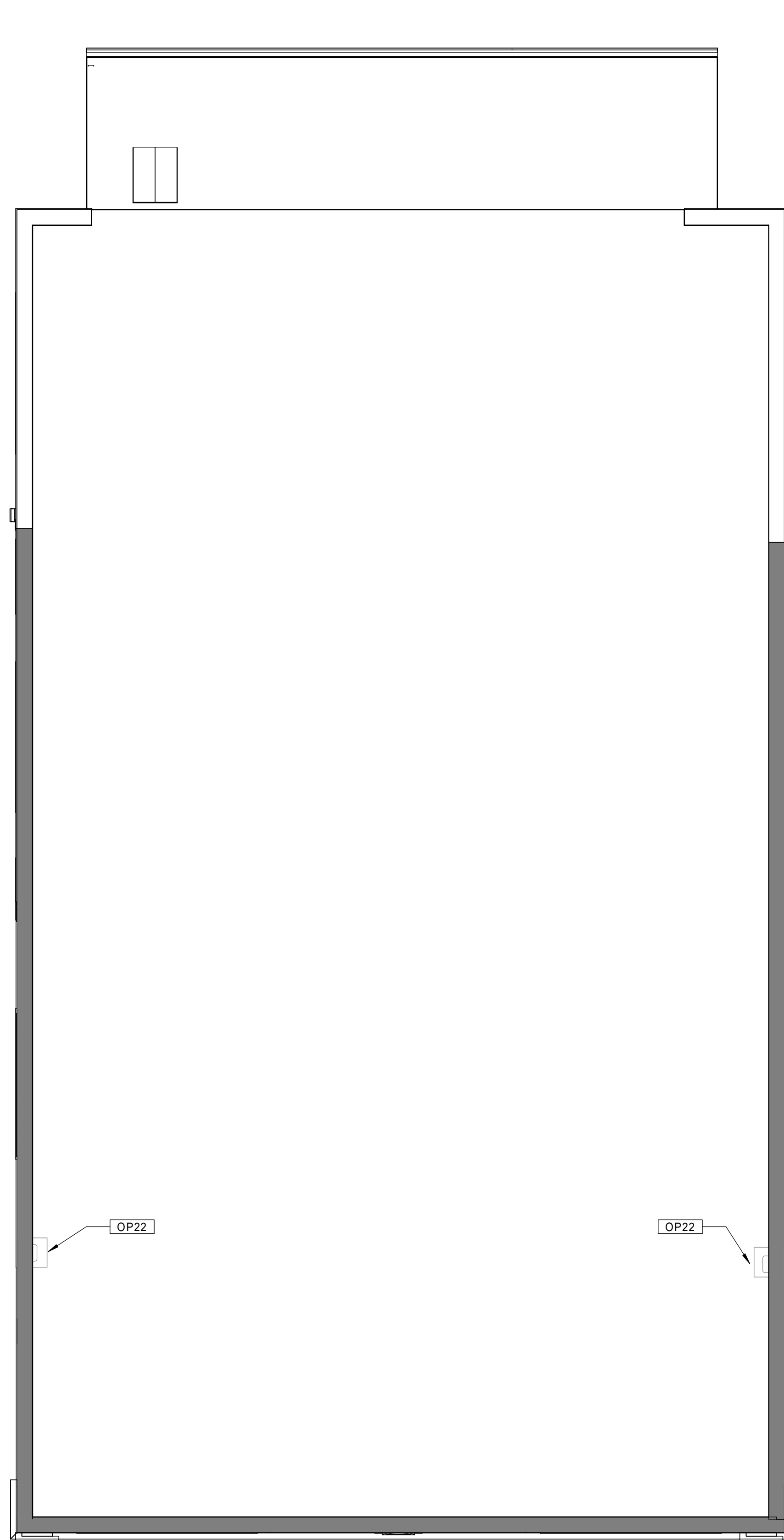
Issue Date:

AUGUST 11, 2023

Sheet Number:

**A1.08b**

SEE BASEMENT/1ST FLOOR PLAN SHEET FOR  
 GENERAL NOTES AND KEYNOTES LEGENDS

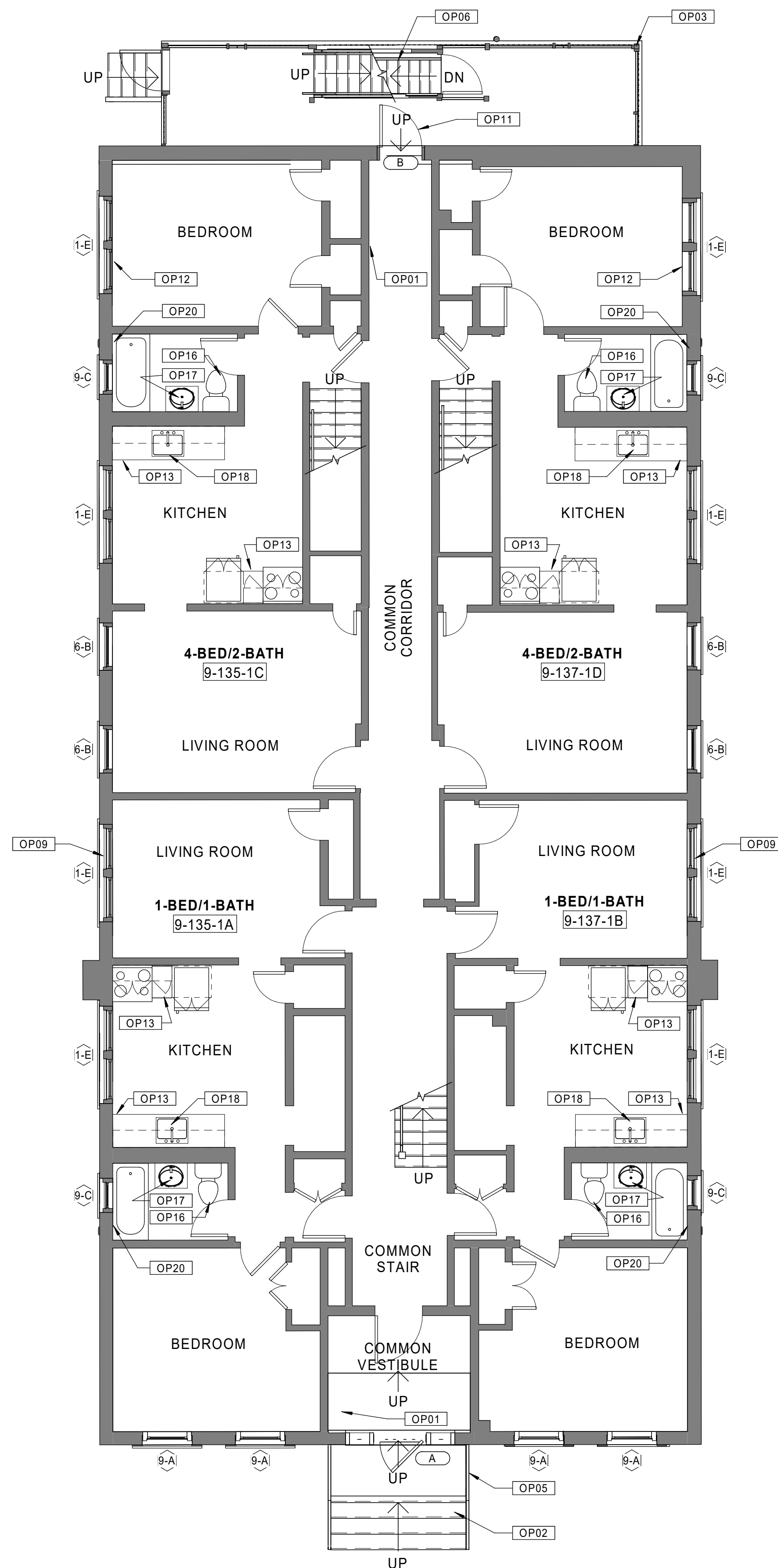


30 BUILDING 8 - 132-134 BEDFORD ST. - ROOF PLAN  
 Scale: 1/4" = 1'-0"

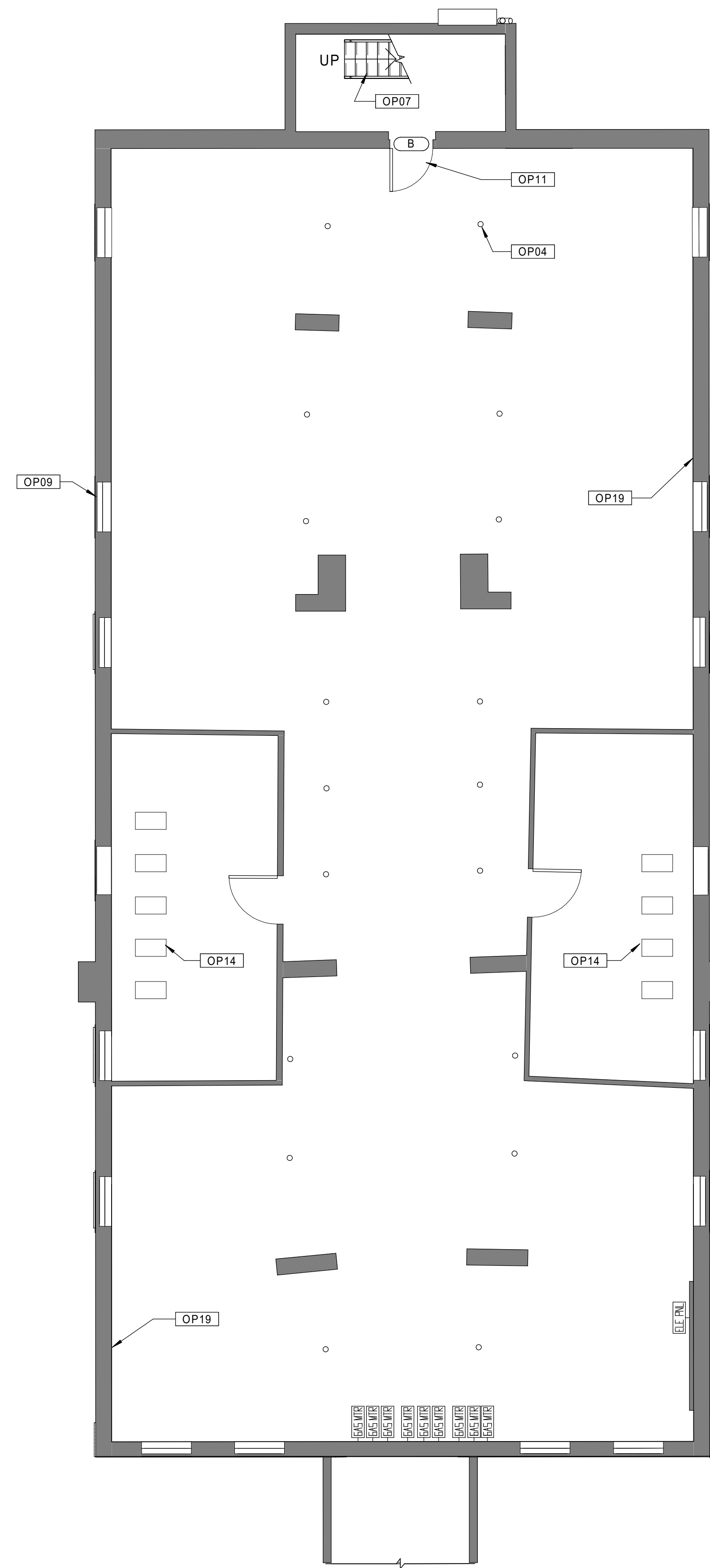
20 BUILDING 8 - 132-134 BEDFORD ST. - THIRD FLOOR PLAN  
 Scale: 1/4" = 1'-0"

10 BUILDING 8 - 132-134 BEDFORD ST. - SECOND FLOOR PLAN  
 Scale: 1/4" = 1'-0"

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20 BUILDING 9 - 135-137 BEDFORD ST. - FIRST FLOOR PLAN  
Scale: 3/16" = 1'-0"



10 BUILDING 9 - 135-137 BEDFORD ST. - BASEMENT PLAN  
Scale: 3/16" = 1'-0"

**GENERAL NOTES - OVERALL PLANS**

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**KEYNOTE LEGEND - OVERALL PLANS**

- |      |  |
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| OP01 | NEW PAINT AT CORRIDOR WALLS AND CEILINGS.  |
| OP02 | REPAIR DAMAGED EXISTING CONCRETE STEPS.  |
| OP03 | REPAIR/REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS WHERE NOTED IN STRUCTURAL DRAWINGS.   |
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| OP06 | REPLACE STRUCTURAL STEEL COMPONENTS AT EXTERIOR BALCONIES AND STAIR SYSTEMS (FRAMING, STRINGERS, DECKING, HANDRAIL/GUARDRAILS, ETC.). REFINISH ALL WOOD MATERIALS WHEN COMPLETE. REFER TO STRUCTURAL DRAWINGS. |
| OP07 | REMOVE AND COMPLETELY REPLACE BASEMENT STAIR.  |
| OP08 | NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW AT FRONT ELEVATIONS. 6/1 CONFIGURATION. TYPICAL FOR ALL.  |
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50 Commandant's Way at Admiral's Hill  
Chelsea MA 02150  
O 617.889.4402  
F 617.884.4329  
architecturalteam.com

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:  
**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 9 - PROPOSED BASEMENT & 1st FLOOR PLANS**  
135-137 BEDFORD ST.

Project Number:

22020

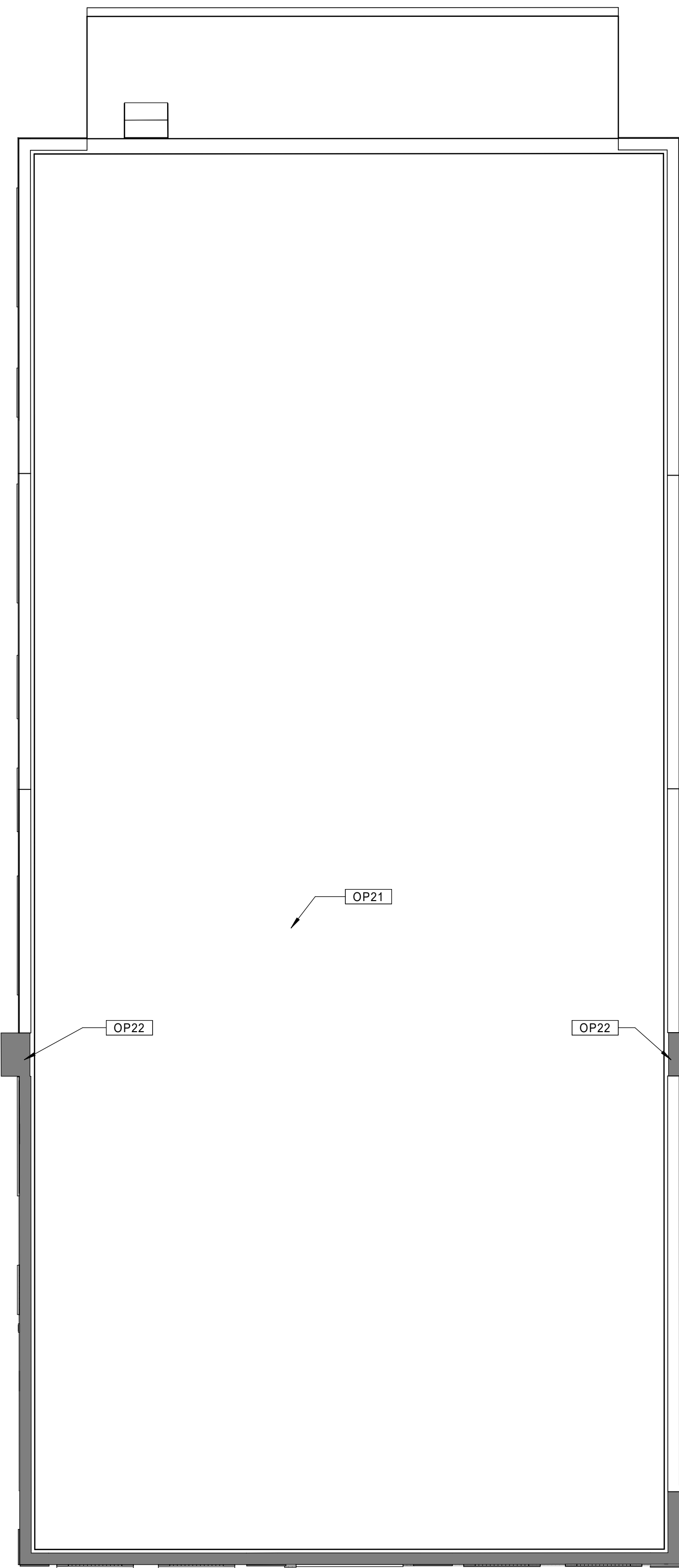
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AUGUST 11, 2023

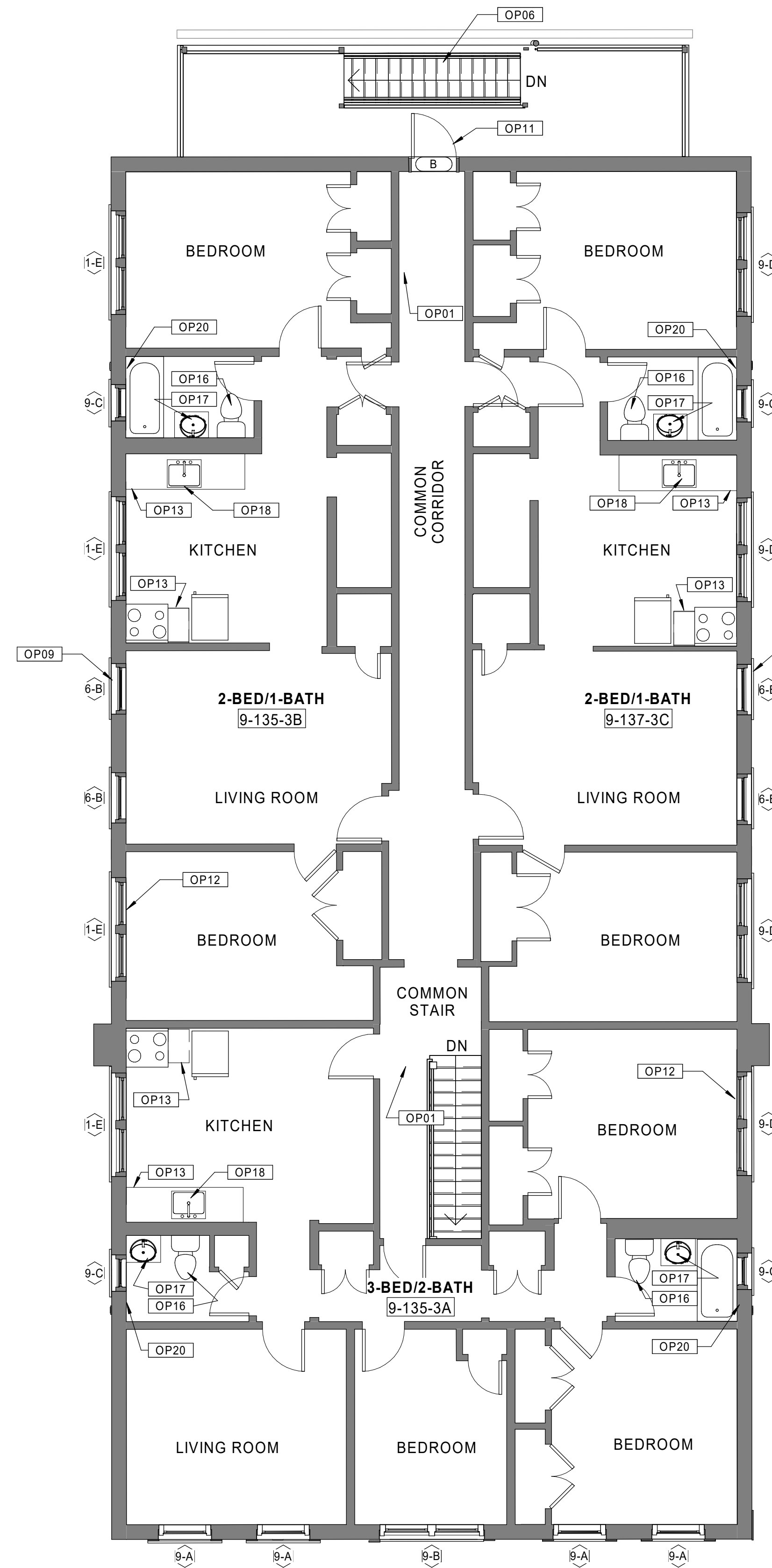
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**A1.09a**

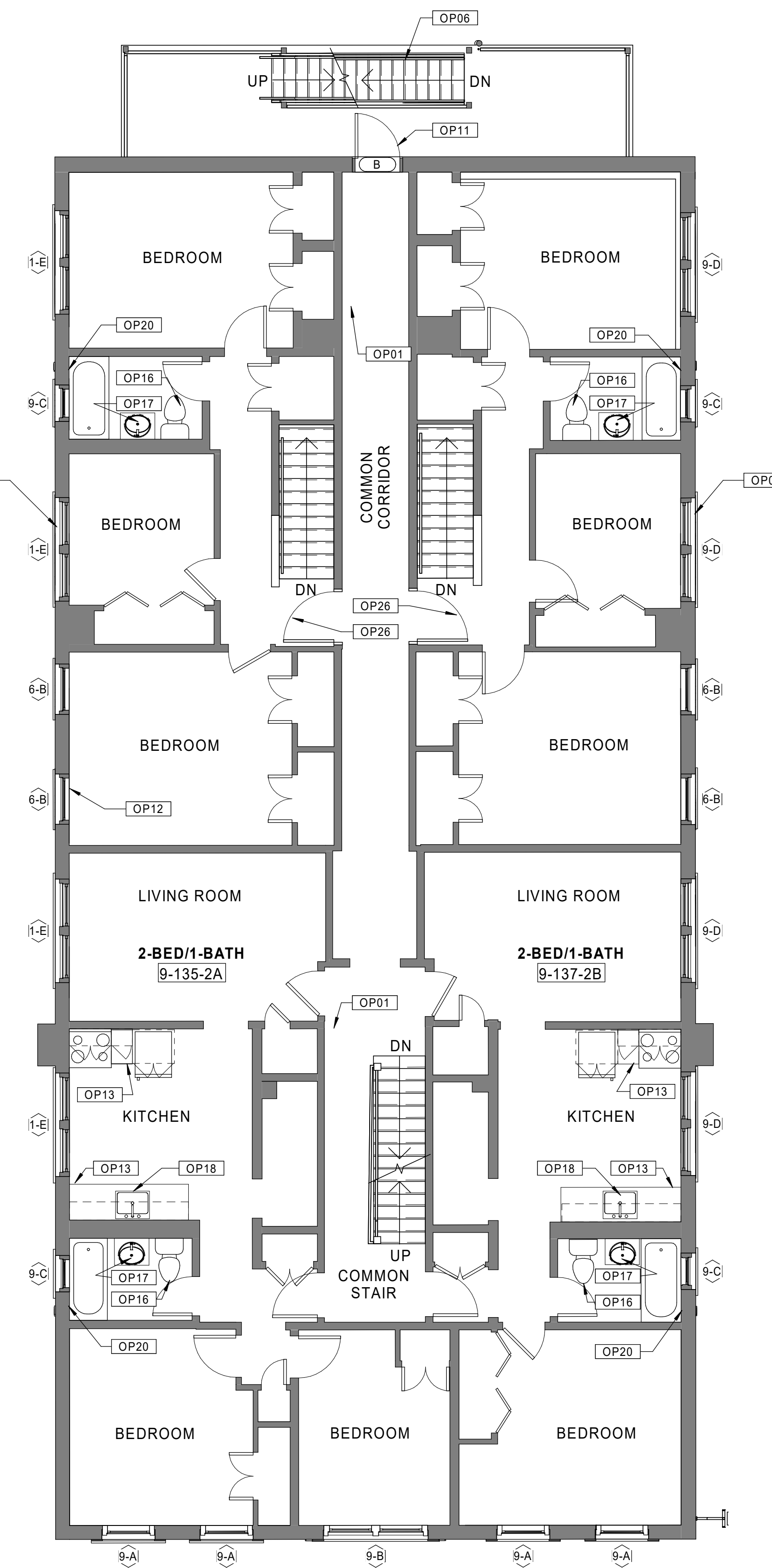
SEE BASEMENT/1ST FLOOR PLAN SHEET FOR  
 GENERAL NOTES AND KEYNOTES LEGENDS



30 BUILDING 9 - 135-137 BEDFORD ST. - ROOF PLAN  
 Scale: 3/16" = 1'-0"



20 BUILDING 9 - 135-137 BEDFORD ST. - THIRD FLOOR PLAN  
 Scale: 3/16" = 1'-0"



10 BUILDING 9 - 135-137 BEDFORD ST. - SECOND FLOOR PLAN  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: 3/16" = 1'-0"

Key Plan:

Project Name:

**BEDFORD  
 GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 9 - PROPOSED  
 2nd, 3rd FLOOR & ROOF  
 PLANS  
 135-137 BEDFORD ST.**

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

**A1.09b**

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 10 -  
 PROPOSED BASEMENT  
 & 1st FLOOR PLANS  
 131-133 BROOK ST.**

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

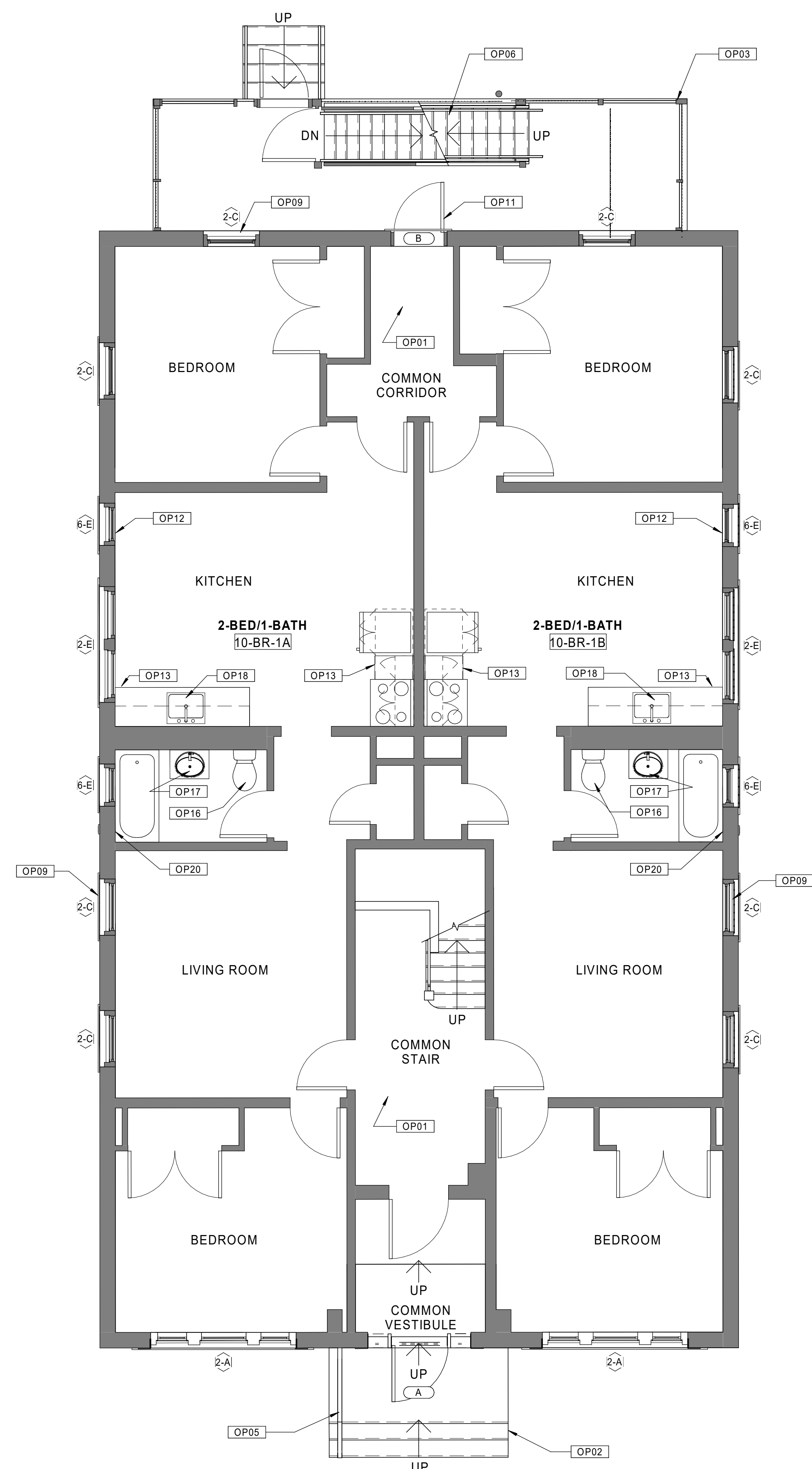
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### GENERAL NOTES - OVERALL PLANS

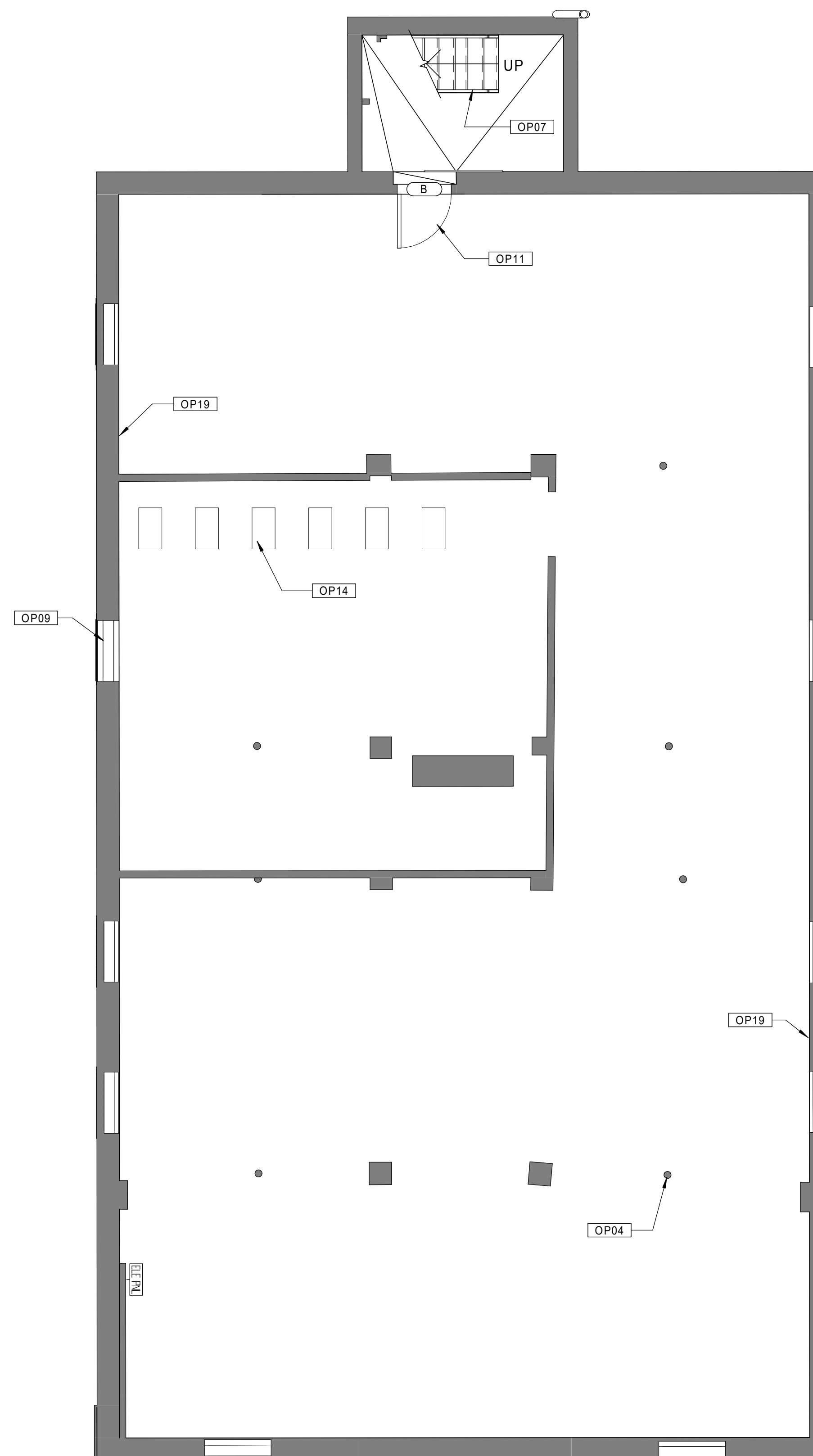
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| OP07 | REMOVE AND COMPLETELY REPLACE BASEMENT STAIR.  |
| OP08 | NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW AT FRONT ELEVATIONS. 6/1 CONFIGURATION. TYPICAL FOR ALL.  |
| OP09 | NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW AT REAR AND SIDE ELEVATIONS. 1/1 CONFIGURATION. TYPICAL FOR ALL.  |
| OP10 | NEW ALUMINUM STOREFRONT ENTRY SYSTEMS (DOORS, FRAMES, SIDELIGHTS, HARDWARE, ETC.).   |
| OP11 | NEW EXTERIOR DOORS AND HARDWARE AT EXISTING EXTERIOR DOOR LOCATIONS WHERE SHOWN.   |
| OP12 | NEW VINYL HORIZONTAL MINI-BLINDS AT ALL EXTERIOR WINDOWS.  |
| OP13 | NEW KITCHEN CABINETRY, COUNTERTOPS, RANGE HOOD AND SINK.   |
| OP14 | NEW CONDENSING COMBI-BOILER, AND ASSOCIATED VALVE AND CONTROLS, ONE PER ALL DWELLING UNITS. REFER TO MECHANICAL DRAWINGS.  |
| OP15 | CLEAN AND REPAIR ALL ELEMENTS OF EXISTING SKYLIGHT.  |
| OP16 | NEW WATER CLOSETS THROUGHOUT ALL DWELLING UNITS, NIAGARA #N7717.   |
| OP17 | NEW FAUCETS THROUGHOUT ALL DWELLING UNIT BATHROOMS, MOEN #SS510.   |
| OP18 | NEW FAUCETS THROUGHOUT ALL DWELLING UNIT KITCHENS, AMERICAN STANDARD #4275.500.F15.  |
| OP19 | REPAIR DAMAGED OR SPALLED CONCRETE FOUNDATION WALLS.   |
| OP20 | NEW ENERGY-STAR-RATED BATH FANS AT ALL APARTMENT BATHROOMS.  |
| OP21 | NEW FULLY-ADHERED EPDM ROOFING SYSTEM ON ENTIRETY OF ROOFS WHERE SHOWN.  |
| OP22 | REBUILD/REPOINT EXISTING CHIMNEYS AS NECESSARY.  |
| OP23 | NEW ACCESSIBLE BATHROOM/KITCHEN.   |
| OP24 | NEW EXTERIOR DOOR FROM NEW ACCESSIBLE RAMP.  |
| OP25 | NEW EXTERIOR METAL RAILING TO MATCH EXISTING ADJACENT.   |
| OP26 | NEW UNIT ENTRY DOOR  |

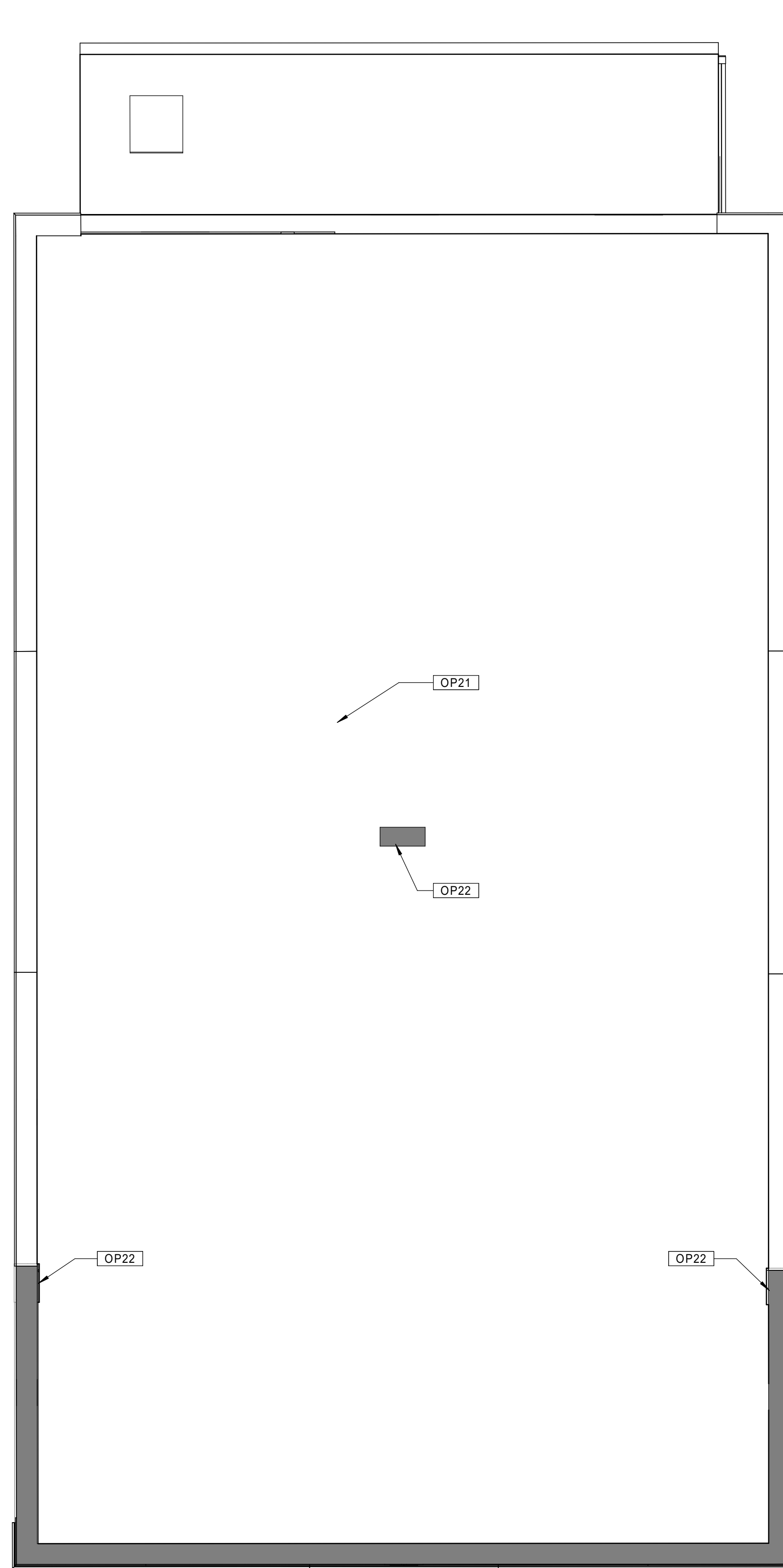


20 BUILDING 10 - 131-133 BROOK ST. - FIRST FLOOR PLAN  
 Scale: 1/4" = 1'-0"

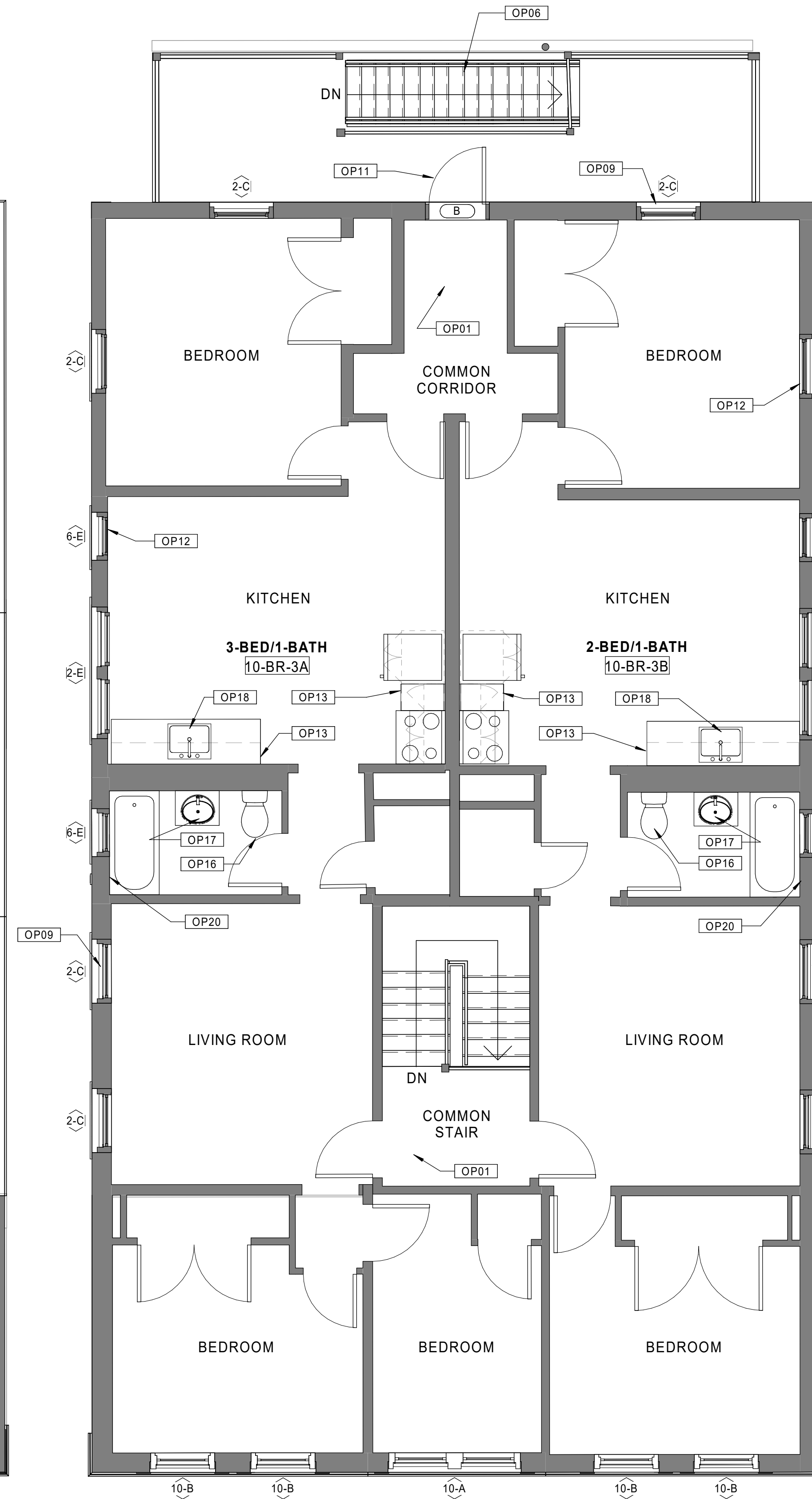


10 BUILDING 10 - 131-133 BROOK ST. - BASEMENT PLAN  
 Scale: 1/4" = 1'-0"

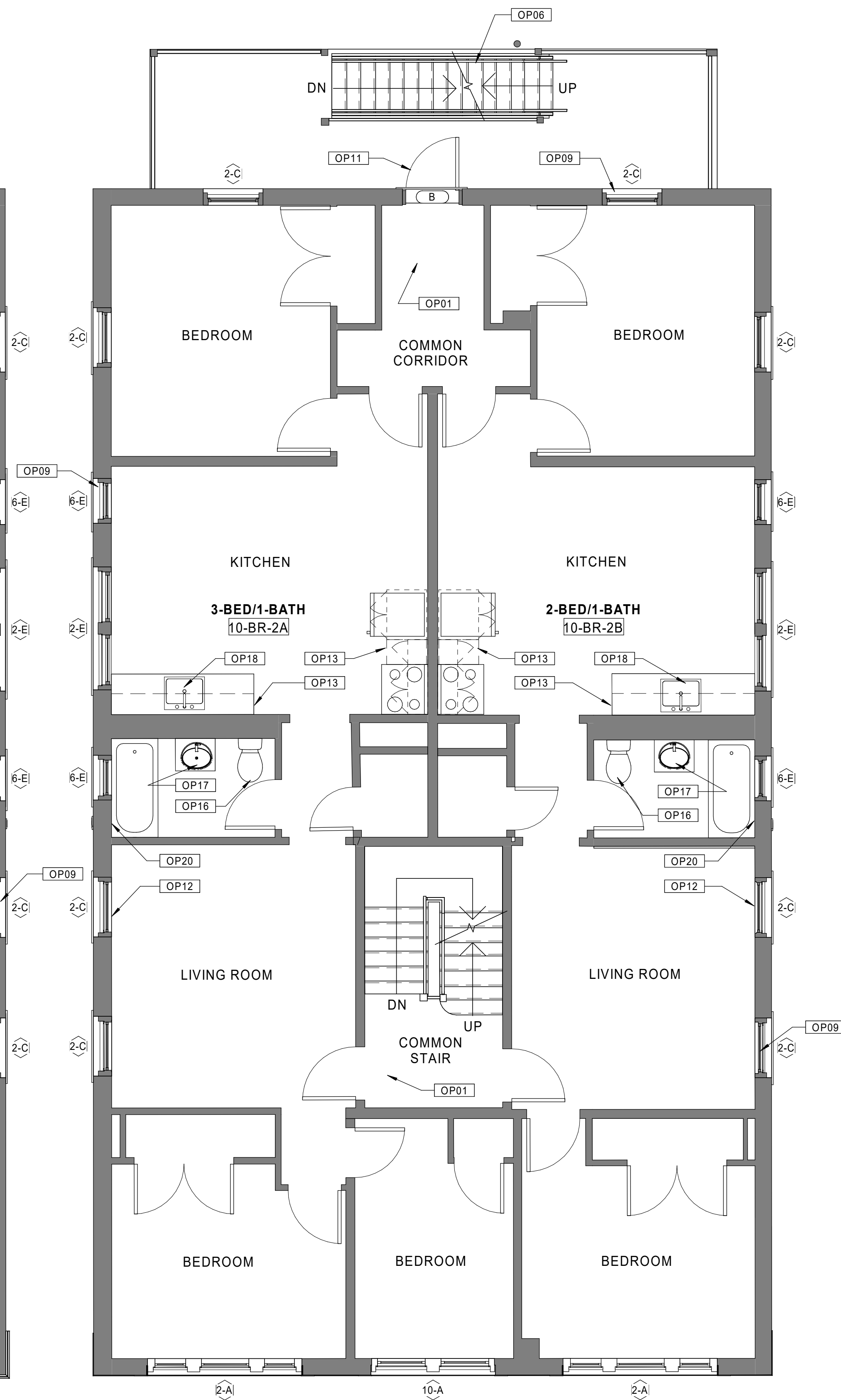
SEE BASEMENT/1ST FLOOR PLAN SHEET FOR  
 GENERAL NOTES AND KEYNOTES LEGENDS



30 BUILDING 10 - 131-133 BROOK ST. - ROOF PLAN  
 Scale: 1/4" = 1'-0"



20 BUILDING 10 - 131-133 BROOK ST. - THIRD FLOOR PLAN  
 Scale: 1/4" = 1'-0"



10 BUILDING 10 - 131-133 BROOK ST. - SECOND FLOOR PLAN  
 Scale: 1/4" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

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

Key Plan:

Project Name:

**BEDFORD  
 GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 10 -  
 PROPOSED 2nd, 3rd  
 FLOOR & ROOF PLANS  
 131-133 BROOK ST.**

Project Number:

22020

Issue Date:

**AUGUST 11, 2023**

Sheet Number:

**A1.10b**

Consultant:

Revision:

Architect of Record:



Drawn: MF

Checked: MF

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Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**ACCESSIBLE UNIT  
 CONVERSION PLANS**

Project Number:

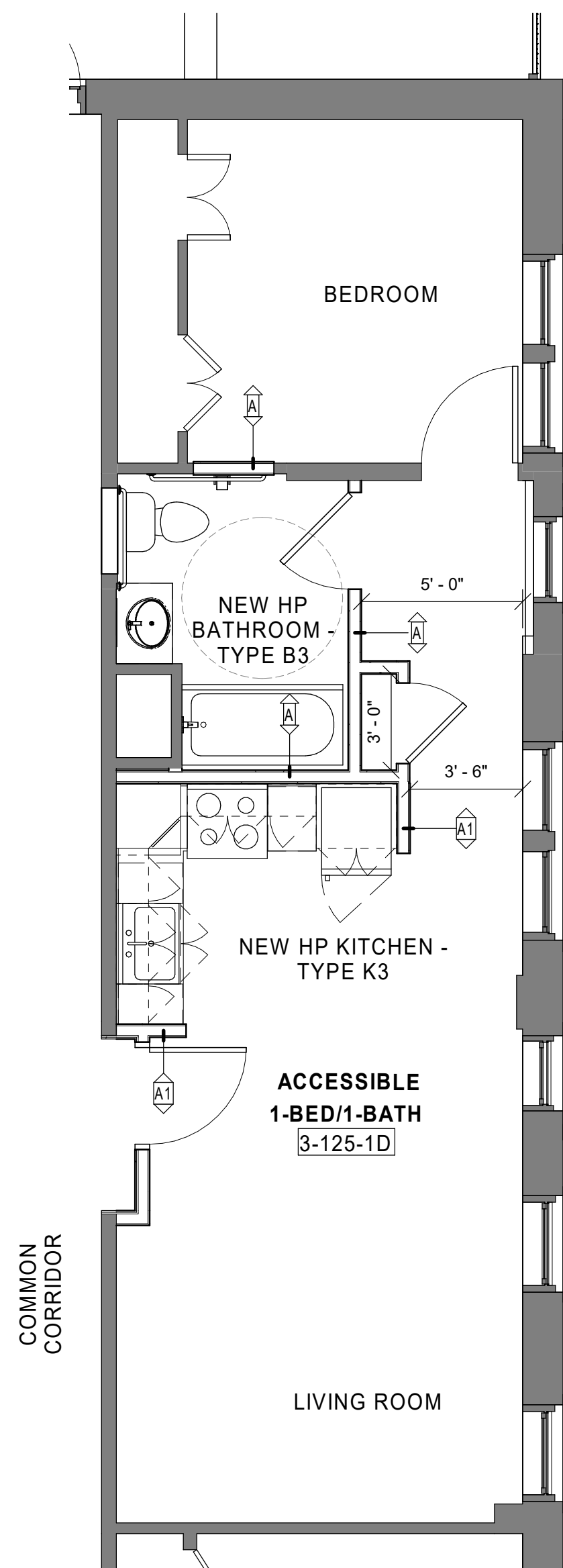
22020

Issue Date:

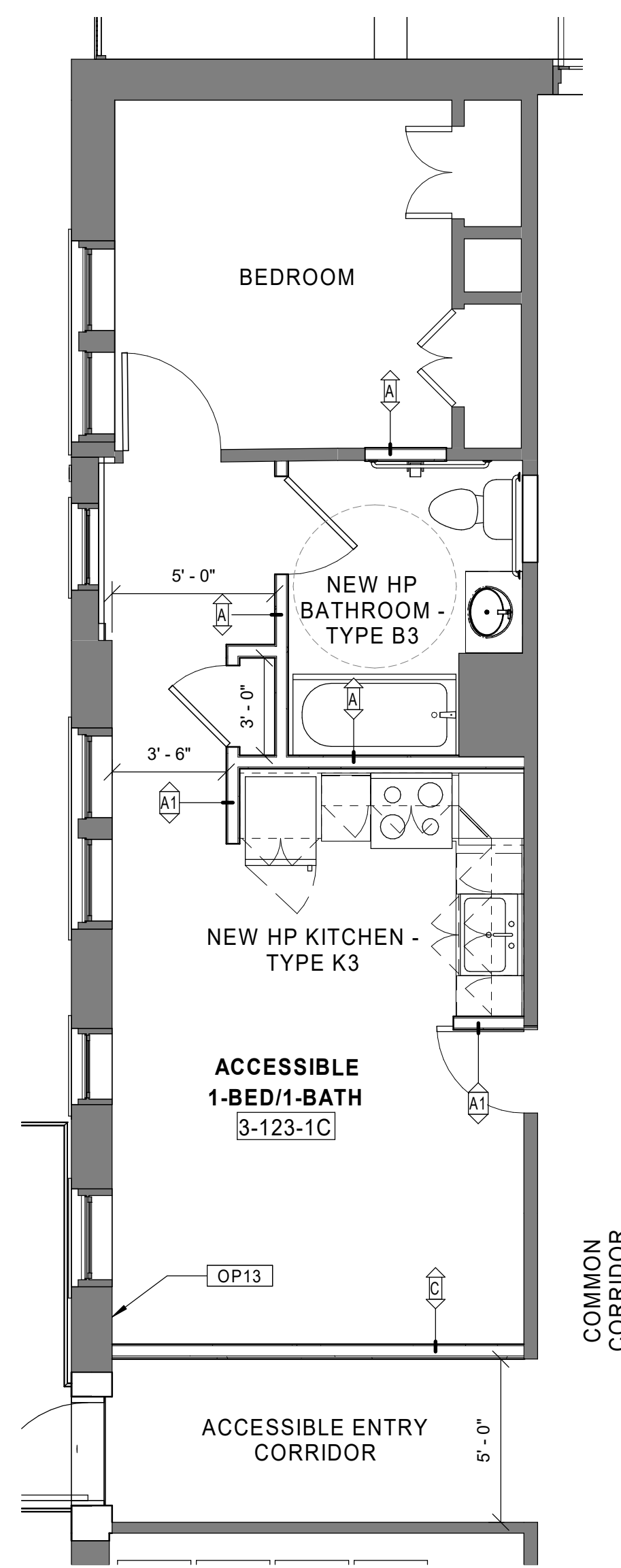
AUGUST 11, 2023

Sheet Number:

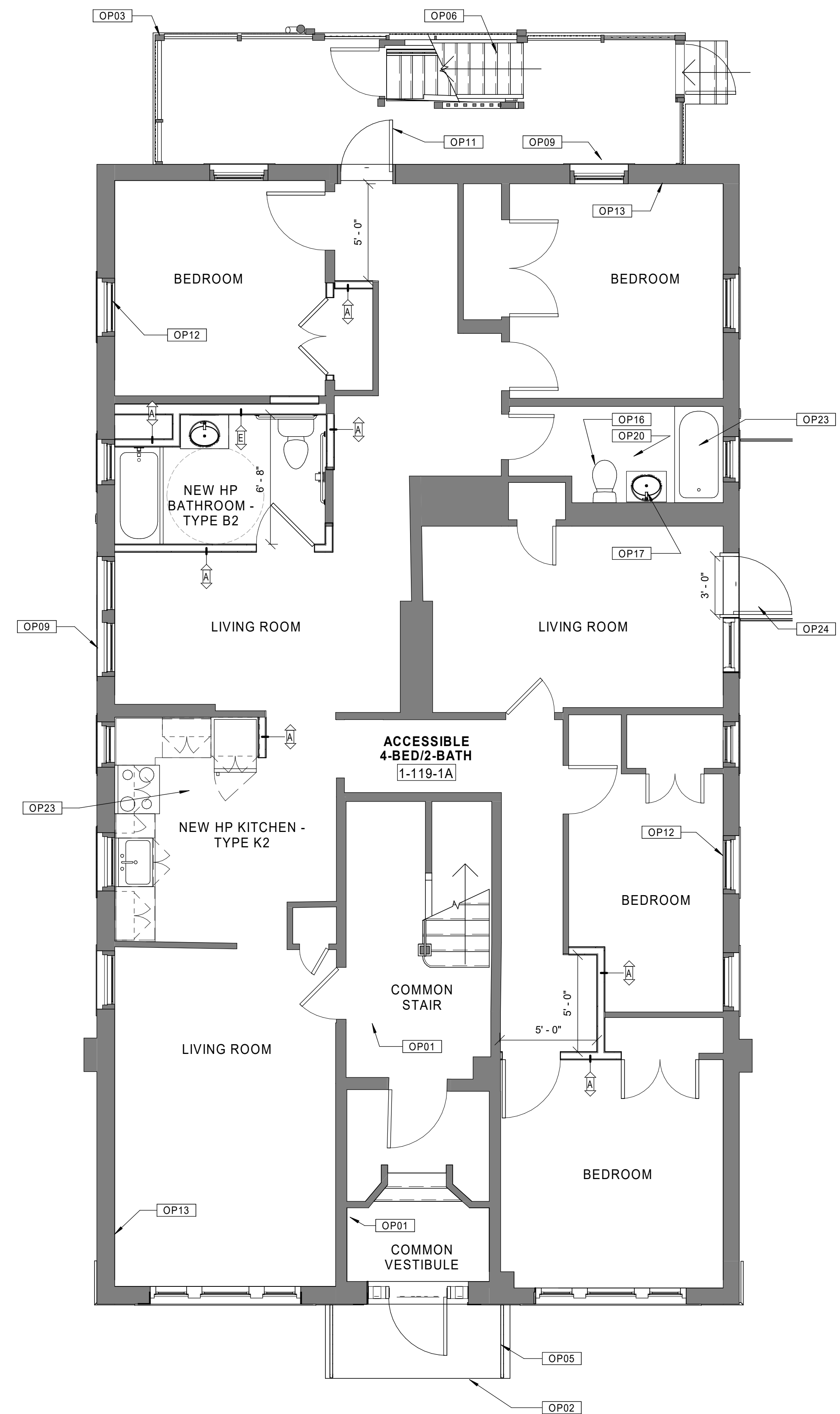
**A2.01**



30 ACCESSIBLE UNIT TYPE C  
 Scale: 1/4" = 1'-0"  
 UNITS 3-125-1D,  
 5-127-1C (OPP. HAND)



20 ACCESSIBLE UNIT TYPE B  
 Scale: 1/4" = 1'-0"  
 UNITS 3-123-1C,  
 5-129-1D (OPP. HAND)



10 ACCESSIBLE UNIT TYPE A  
 Scale: 1/4" = 1'-0"  
 UNIT 1-119-1A

Consultant:

Revision:

Architect of Record:



Drawn: MF

Checked: MF

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**ACCESSIBLE UNIT  
 CONVERSION PLANS**

Project Number:

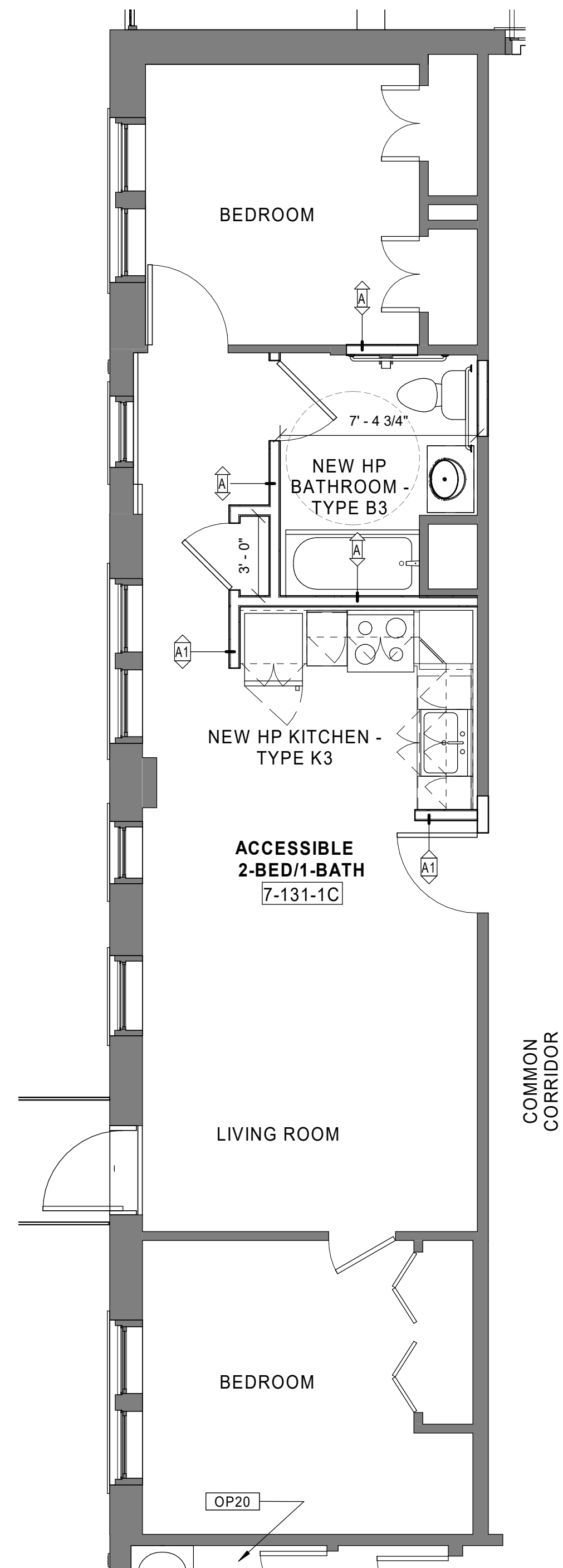
**22020**

Issue Date:

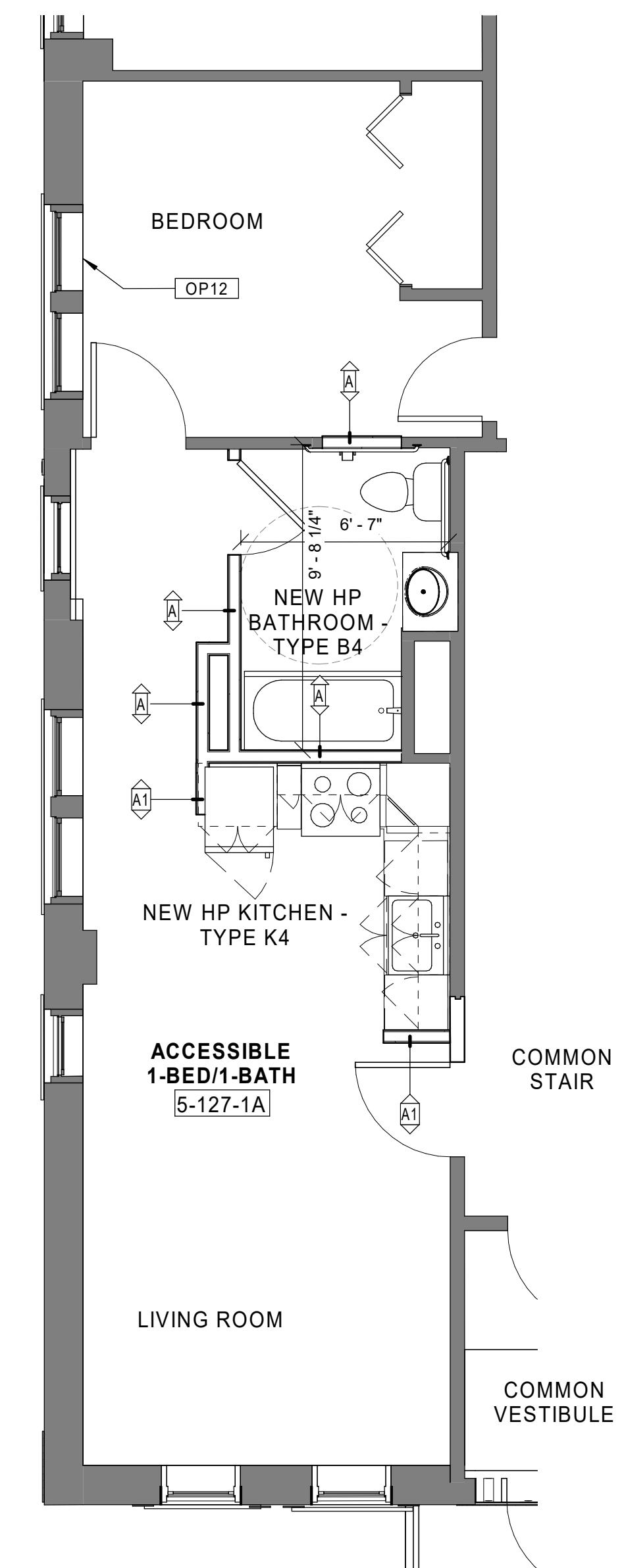
**AUGUST 11, 2023**

Sheet Number:

**A2.02**



**20 ACCESSIBLE UNIT TYPE E**  
 Scale: 1/4" = 1'-0" UNIT 7-131-1C



**10 ACCESSIBLE UNIT TYPE D**  
 Scale: 1/4" = 1'-0" UNITS 5-127-1A, 3-125-1B (OPP. HAND), 5-129-1B (OPP. HAND)

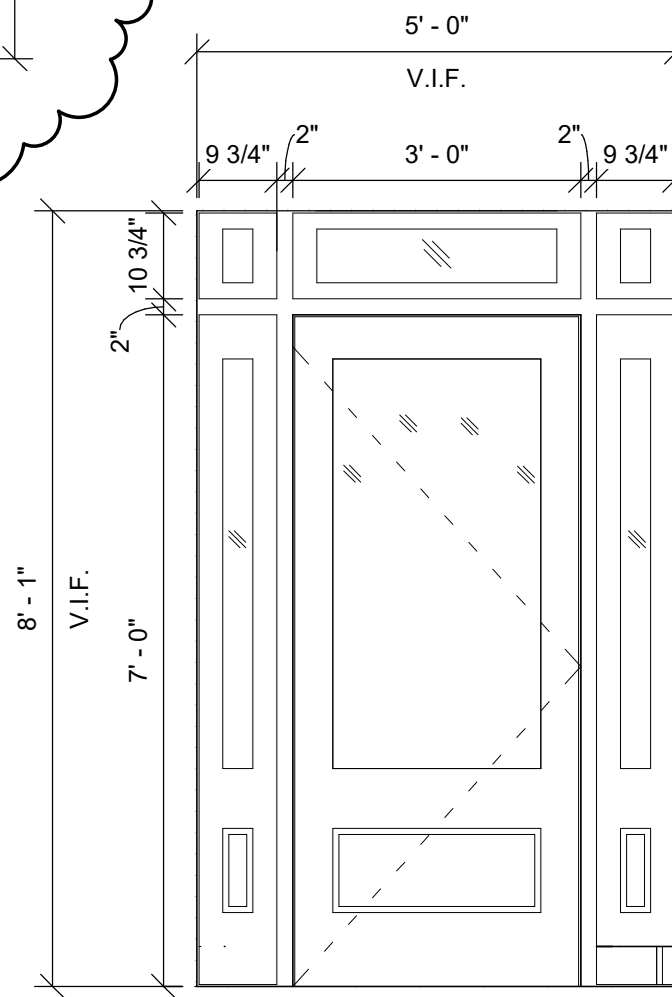
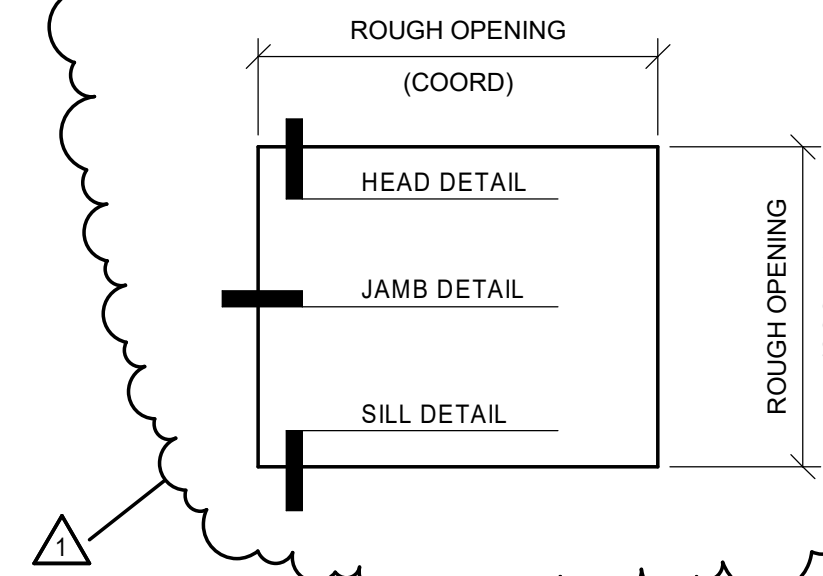




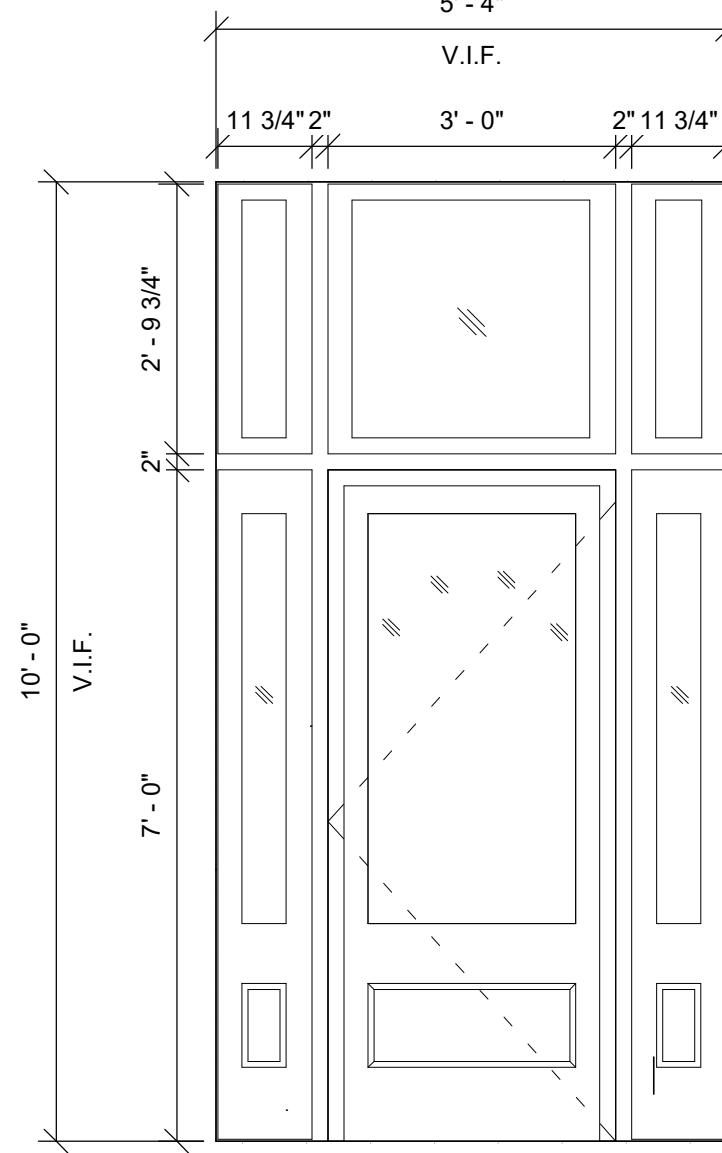
**GENERAL NOTES - EXTERIOR WINDOWS**

- A. DIMENSIONS NOTED ARE ROUGH OPENING SIZES. GC TO VERIFY ACTUAL WINDOW SIZE.
- B. PROVIDE SCREENS ON OPERABLE WINDOWS.
- C. PROVIDE NON-REMOVABLE WINDOW OPENING LIMITERS (4" MAX OPENING) AT OPERABLE WINDOWS.
- D. PROVIDE TEMPERED/SAFETY GLAZING AT LOCATIONS BELOW 18" AFF AS REQUIRED BY CODE.
- E. REFER TO DETAILS FOR TRIM SIZES AND MATERIALS.
- F. GC TO INSTALL EXTERIOR WINDOW UNITS PLUMB, LEVEL, AND TRUE TO LINE. PROVIDE SUPPORT AND ANCHOR IN PLACE PER MANUFACTURERS RECOMMENDATIONS.
- G. GC TO INSTALL EXTERIOR WINDOW UNITS IN A FULL BED OF SEALANT, WITH JOINT FILLER, OR WITH GASKETS TO PROVIDE WEATHER TIGHT CONSTRUCTION (REFER TO DETAILS).
- H. GC TO PROVIDE SPRAY FOAM TO COMPLETELY SEAL VOIDS BETWEEN EXTERIOR WINDOW UNIT AND ROUGH OPENING.
- I. GC TO COORDINATE INSTALLATION OF WINDOW UNITS WITH WALL FLASHING AND OTHER COMPONENTS OF CONSTRUCTION.
- J. GC RESPONSIBLE FOR UNIT QUANTITIES.
- K. GC RESPONSIBLE FOR PROVIDING TREATED BLOCKING AT ALL ROUGH OPENINGS.
- L. GC SHALL PROVIDE DETAILS OF FRAME HEADS, JAMB, & SILLS FOR EACH WALL TYPE WITH SUBMITTAL OF WINDOWS.
- M. NEW WINDOW BLINDS TO BE INSTALLED AT EVERY WINDOW.
- N. ALL WINDOWS AND STOREFRONT TO BE HISTORICALLY-APPROVED

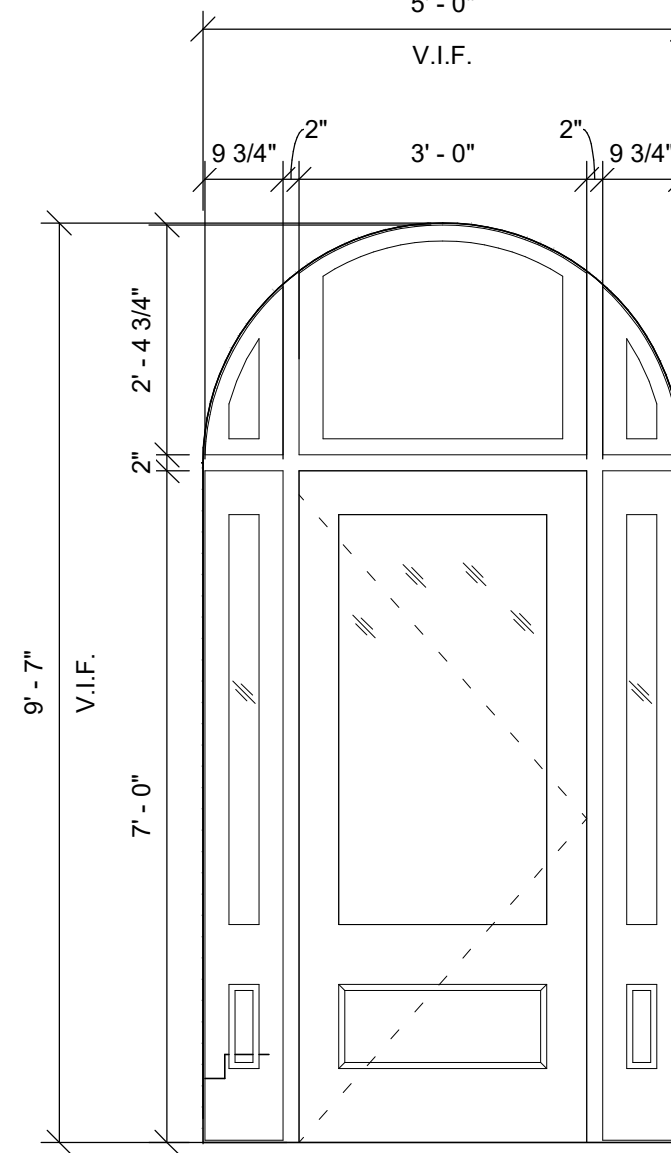
WALL TYPE	FINISH MATERIAL	HEAD DETAIL	JAMB DETAIL	SILL DETAIL
Exxx	MATERIAL 1	xx / A3.xx	xx / A3.xx	xx / A3.xx
Exxx	MATERIAL 2	xx / A3.xx	xx / A3.xx	xx / A3.xx



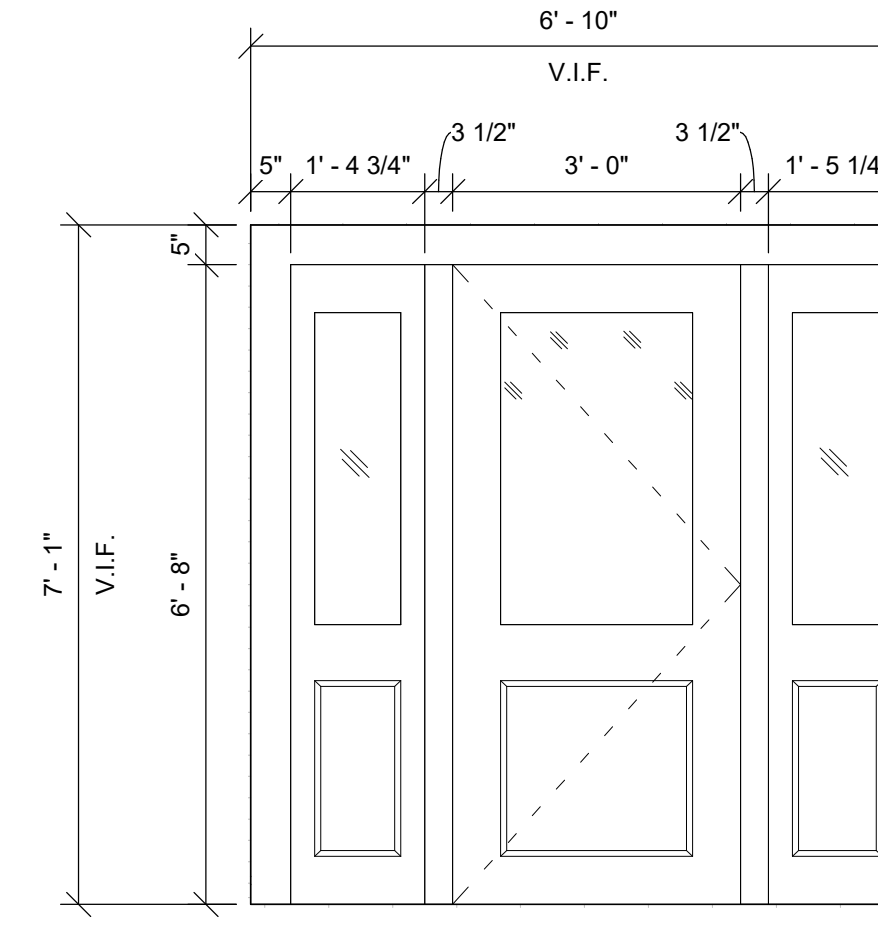
**41 BUILDING 7 - FRONT ELEVATION STOREFRONT**  
Scale: 1/2" = 1'-0"



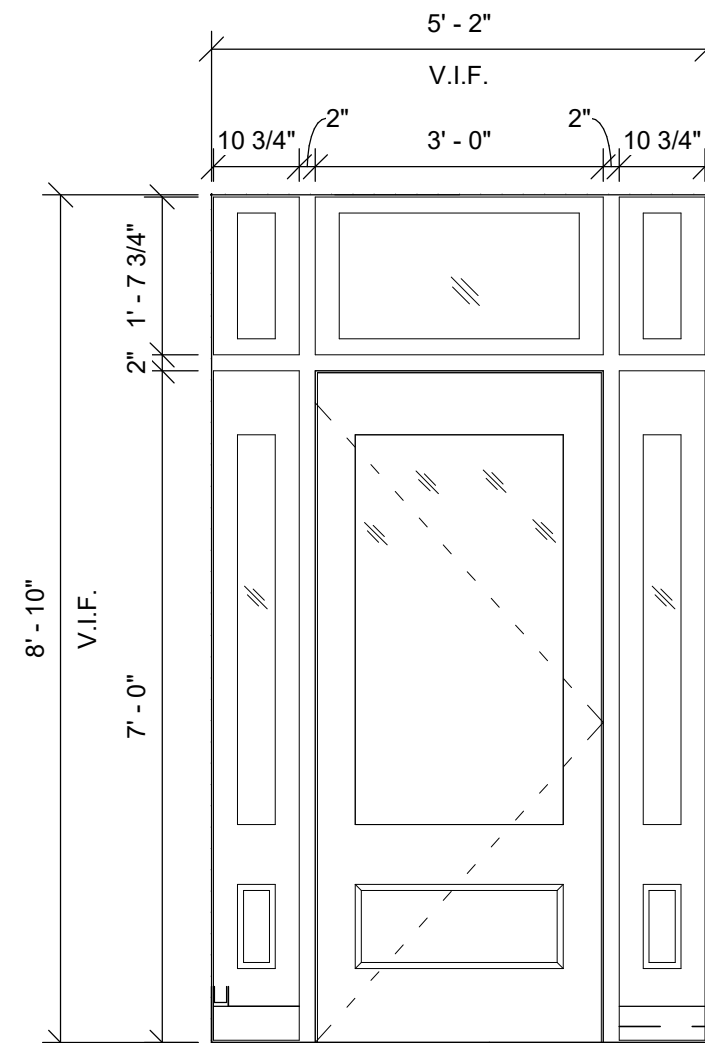
**31 BUILDING 6 - FRONT ELEVATION STOREFRONT**  
Scale: 1/2" = 1'-0"



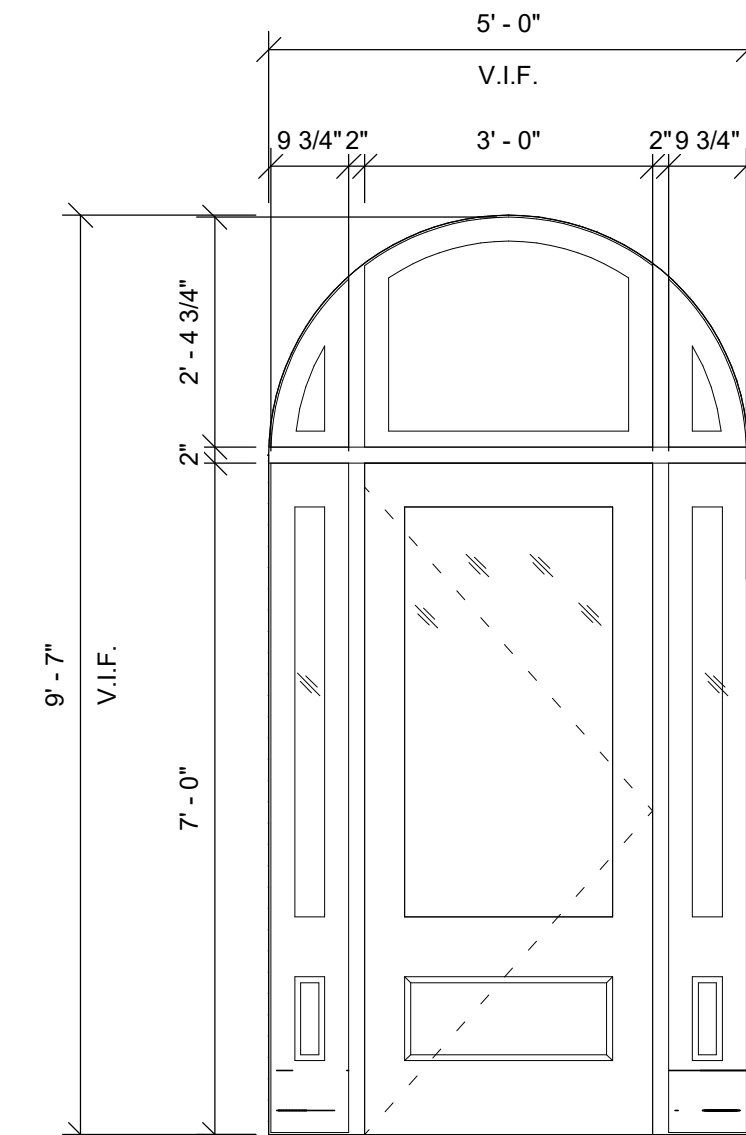
**21 BUILDING 5 - FRONT ELEVATION STOREFRONT**  
Scale: 1/2" = 1'-0"



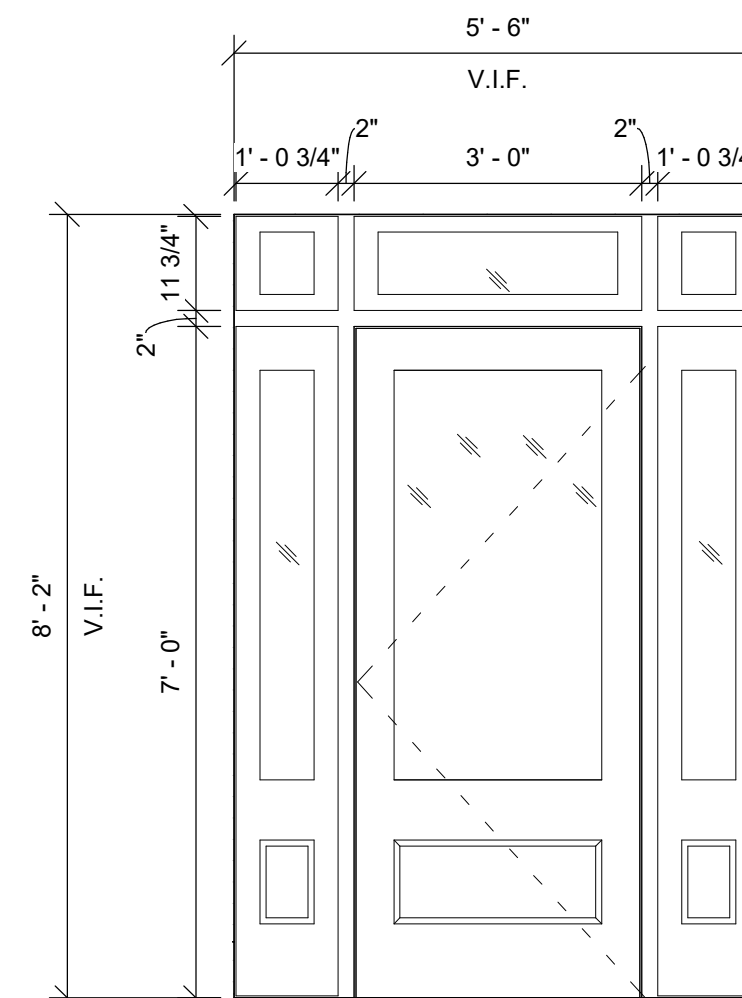
**11 BUILDING 4 - SIDE ELEVATION STOREFRONT**  
Scale: 1/2" = 1'-0"



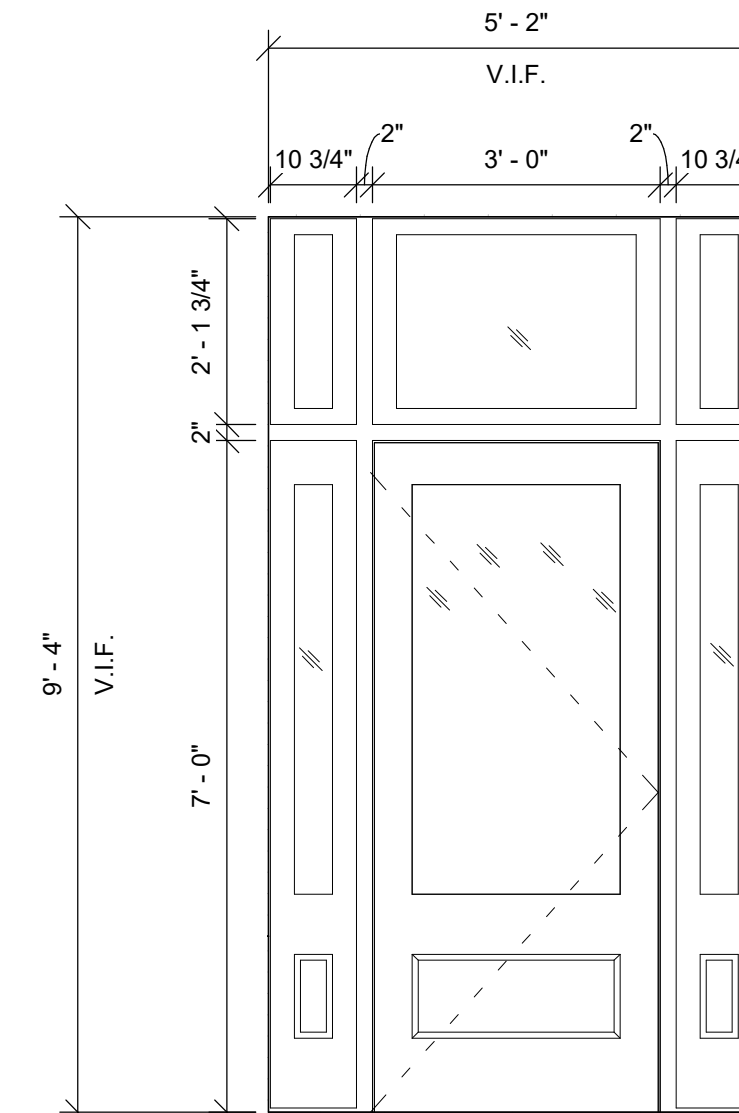
**40 BUILDING 4 - FRONT ELEVATION STOREFRONT**  
Scale: 1/2" = 1'-0"



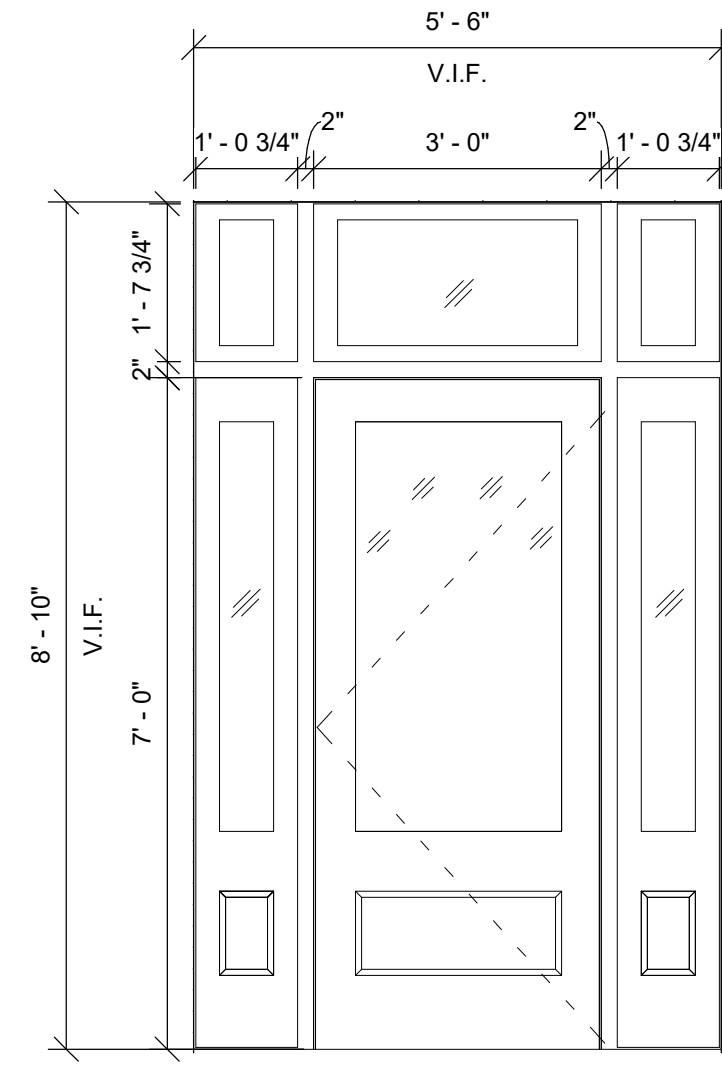
**30 BUILDING 3 - FRONT ELEVATION STOREFRONT**  
Scale: 1/2" = 1'-0"



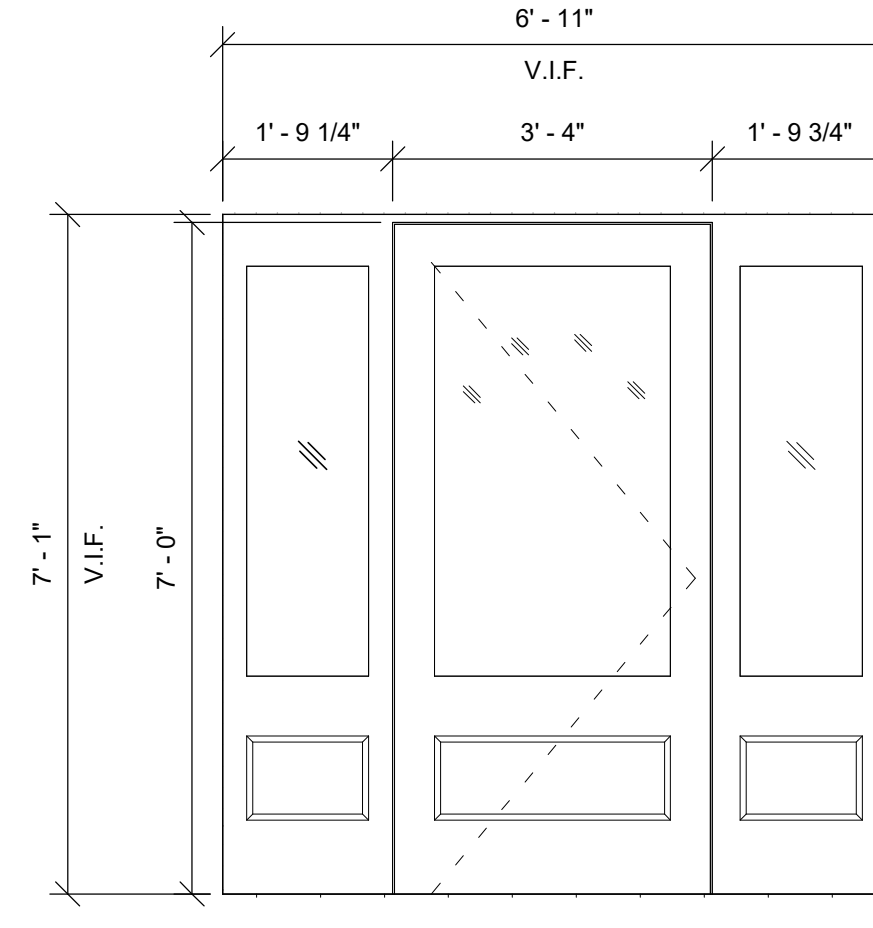
**20 BUILDING 2 - FRONT ELEVATION STOREFRONT**  
Scale: 1/2" = 1'-0"



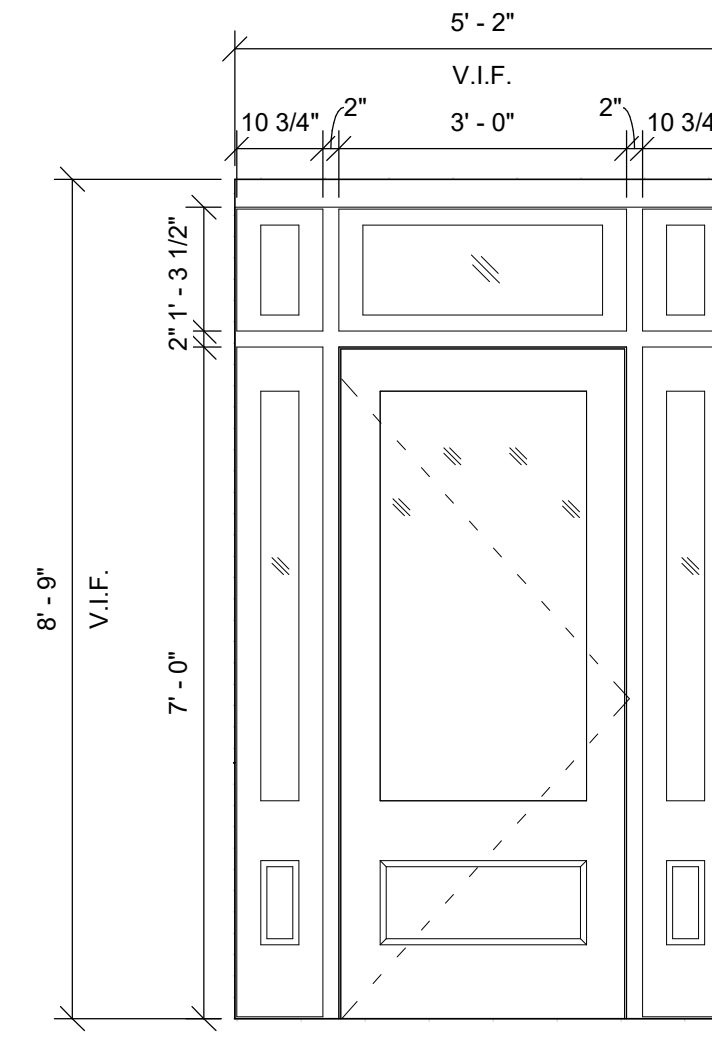
**10 BUILDING 1 - FRONT ELEVATION STOREFRONT**  
Scale: 1/2" = 1'-0"



**32 BUILDING 10 - FRONT ELEVATION STOREFRONT**  
Scale: 1/2" = 1'-0"



**22 BUILDING 9 - FRONT ELEVATION STOREFRONT**  
Scale: 1/2" = 1'-0"



**12 BUILDING 8 - FRONT ELEVATION STOREFRONT**  
Scale: 1/2" = 1'-0"

**tat**

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50 Commandant's Way at Admiral's Hill  
Chelsea MA 02150  
O 617.889.4402  
F 617.884.4329  
architecturalteam.com

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1 6/30/23 CHFA Revisions

Architect of Record:



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Checked: MF

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

Key Plan:

Project Name:  
**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**EXTERIOR STOREFRONT ELEVATIONS**

Project Number:

22020

Issue Date:

AUGUST 11, 2023

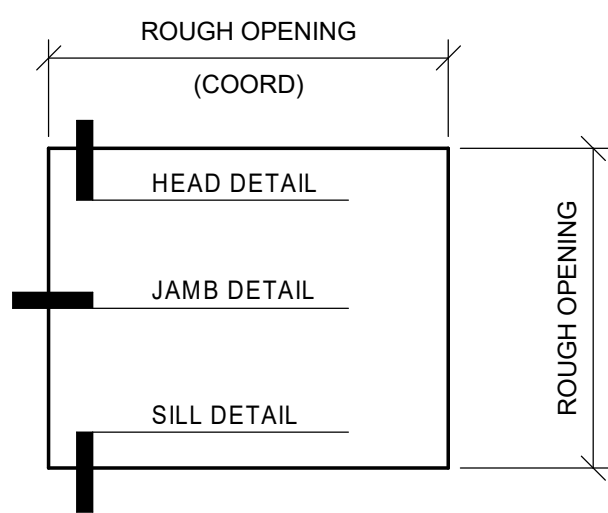
Sheet Number:

**A3.31**

**GENERAL NOTES - EXTERIOR WINDOWS**

- A. DIMENSIONS NOTED ARE ROUGH OPENING SIZES. GC TO VERIFY ACTUAL WINDOW SIZE.
- B. PROVIDE SCREENS ON OPERABLE WINDOWS.
- C. PROVIDE NON-REMOVABLE WINDOW OPENING LIMITERS (4" MAX OPENINGS) AT OPERABLE WINDOWS.
- D. PROVIDE TEMPERED/SAFETY GLAZING AT LOCATIONS BELOW 18" AFF AS REQUIRED BY CODE.
- E. REFER TO DETAILS FOR TRIM SIZES AND MATERIALS.
- F. GC TO INSTALL EXTERIOR WINDOW UNITS PLUMB, LEVEL, AND TRUE TO LINE. PROVIDE SUPPORT AND ANCHOR IN PLACE PER MANUFACTURER'S RECOMMENDATIONS.
- G. GC TO INSTALL EXTERIOR WINDOW UNITS IN A FULL BED OF SEALANT, WITH JOINT FILLER, OR WITH GASKETS TO PROVIDE WEATHER TIGHT CONSTRUCTION (REFER TO DETAILS).
- H. GC TO PROVIDE SPRAY FOAM TO COMPLETELY SEAL VOIDS BETWEEN EXTERIOR WINDOW UNIT AND ROUGH OPENING.
- I. GC TO COORDINATE INSTALLATION OF WINDOW UNITS WITH WALL FLASHING AND OTHER COMPONENTS OF CONSTRUCTION.
- J. GC RESPONSIBLE FOR UNIT QUANTITIES.
- K. GC RESPONSIBLE FOR PROVIDING TREATED BLOCKING AT ALL ROUGH OPENINGS.
- L. GC SHALL PROVIDE DETAILS OF FRAME HEADS, JAMB, & SILLS FOR EACH WALL TYPE WITH SUBMITTAL OF WINDOWS.
- M. NEW WINDOW BLINDS TO BE INSTALLED AT EVERY WINDOW.
- N. ALL WINDOWS AND STOREFRONT TO BE HISTORICALLY-APPROVED

WALL TYPE	FINISH MATERIAL	HEAD DETAIL	JAMB DETAIL	SILL DETAIL
Exxx	MATERIAL 1	xx / A3.xx	xx / A3.xx	xx / A3.xx
Exxx	MATERIAL 2	xx / A3.xx	xx / A3.xx	xx / A3.xx



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 Chelsea MA 02150  
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Architect of Record:



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Checked: MF

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**WINDOW ELEVATIONS**

Project Number:

**22020**

Issue Date:

**AUGUST 11, 2023**

Sheet Number:

**A3.40**

SEE SHEET A3.40 FOR WINDOW GENERAL NOTES



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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**WINDOW ELEVATIONS**

Project Number:

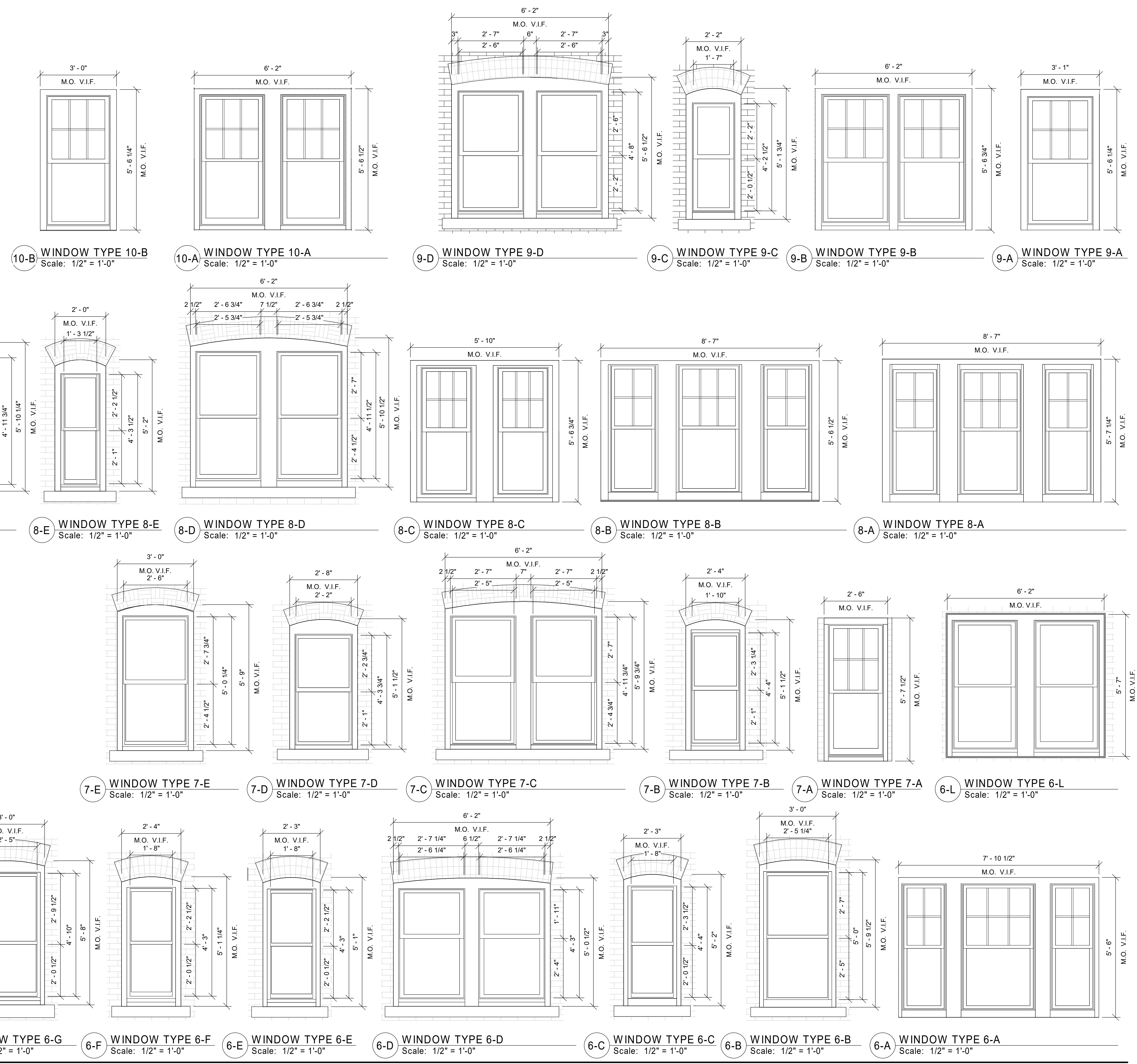
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Issue Date:

AUGUST 11, 2023

Sheet Number:

**A3.41**



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Consultant:

Revision:

Architect of Record:



Drawn: MF

Checked: MF

Scale:

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**HISTORIC WINDOW TYPICAL DETAILS**

Project Number:

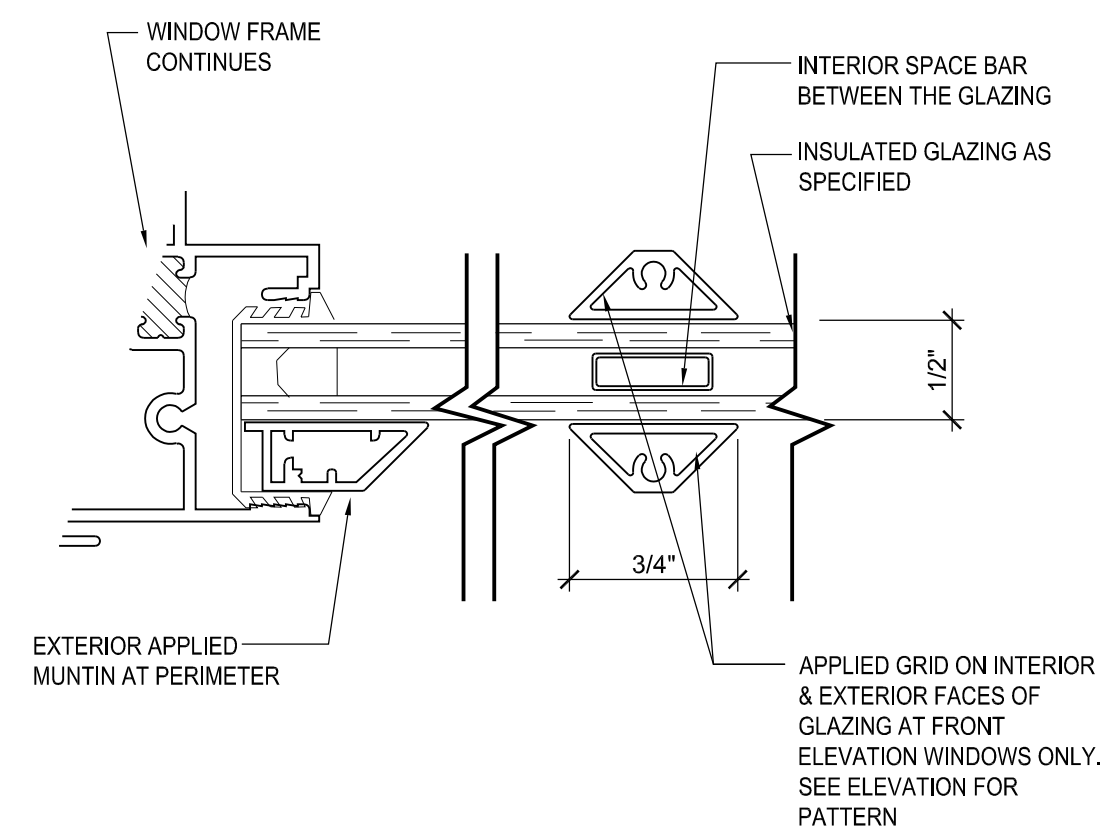
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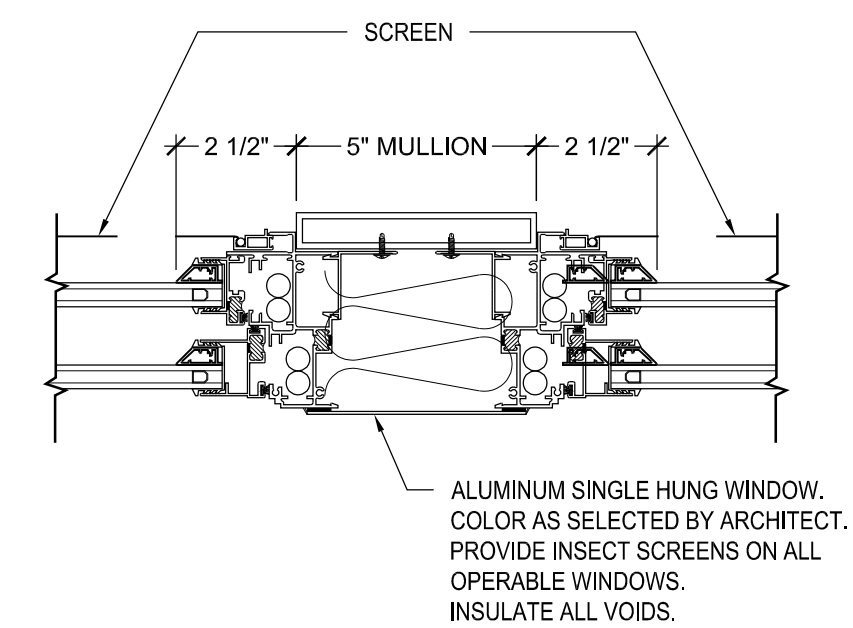
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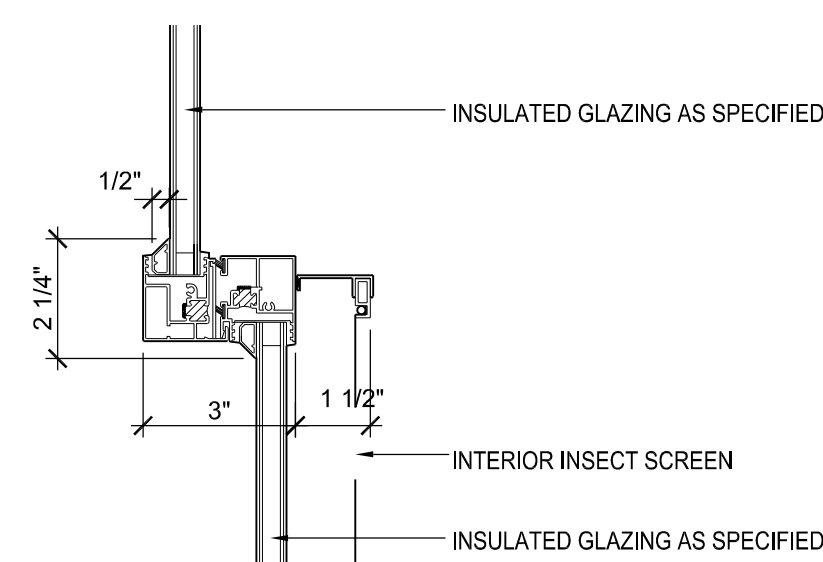
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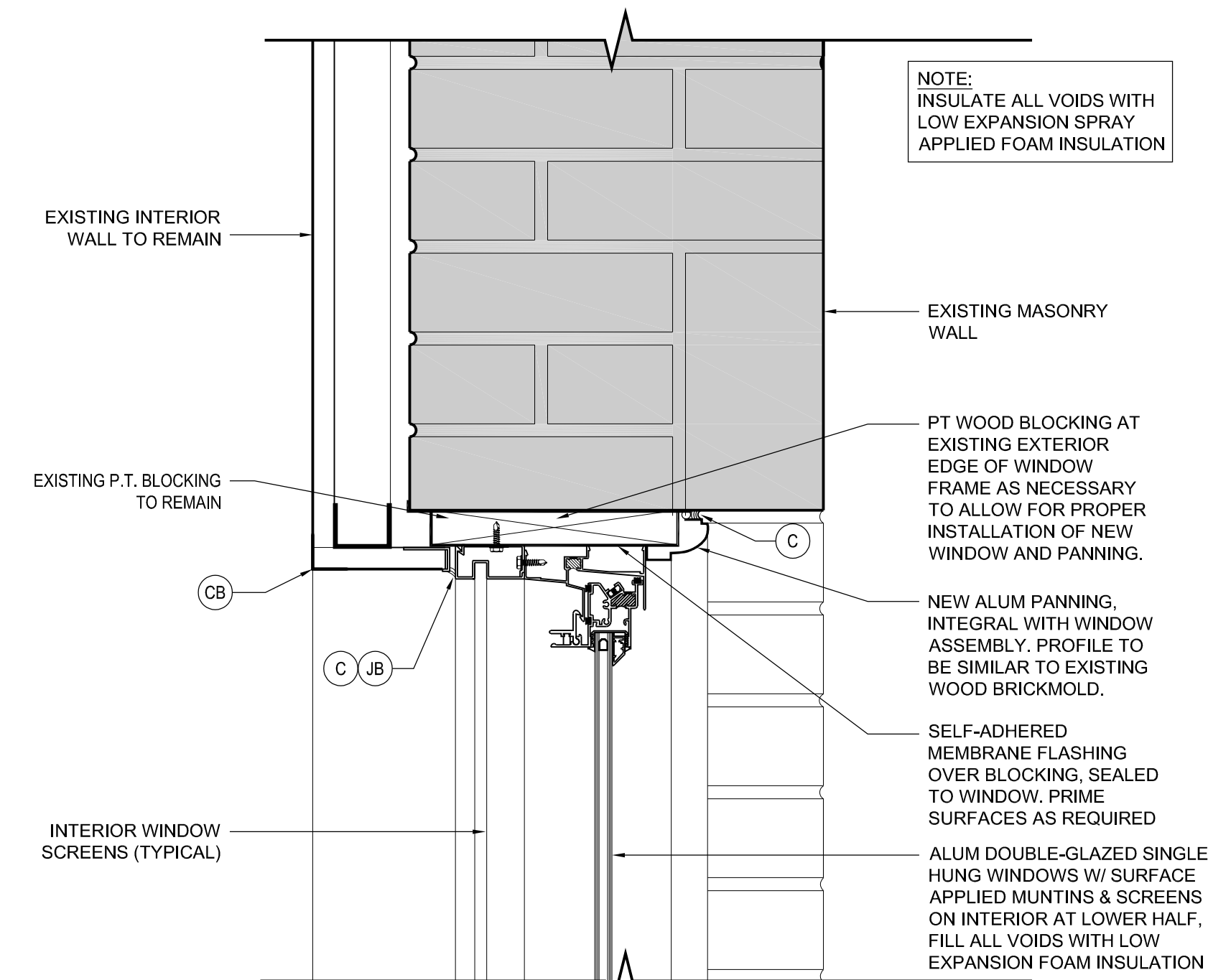
22 MUNTIN DETAIL  
 SCALE: 6" = 1'-0"



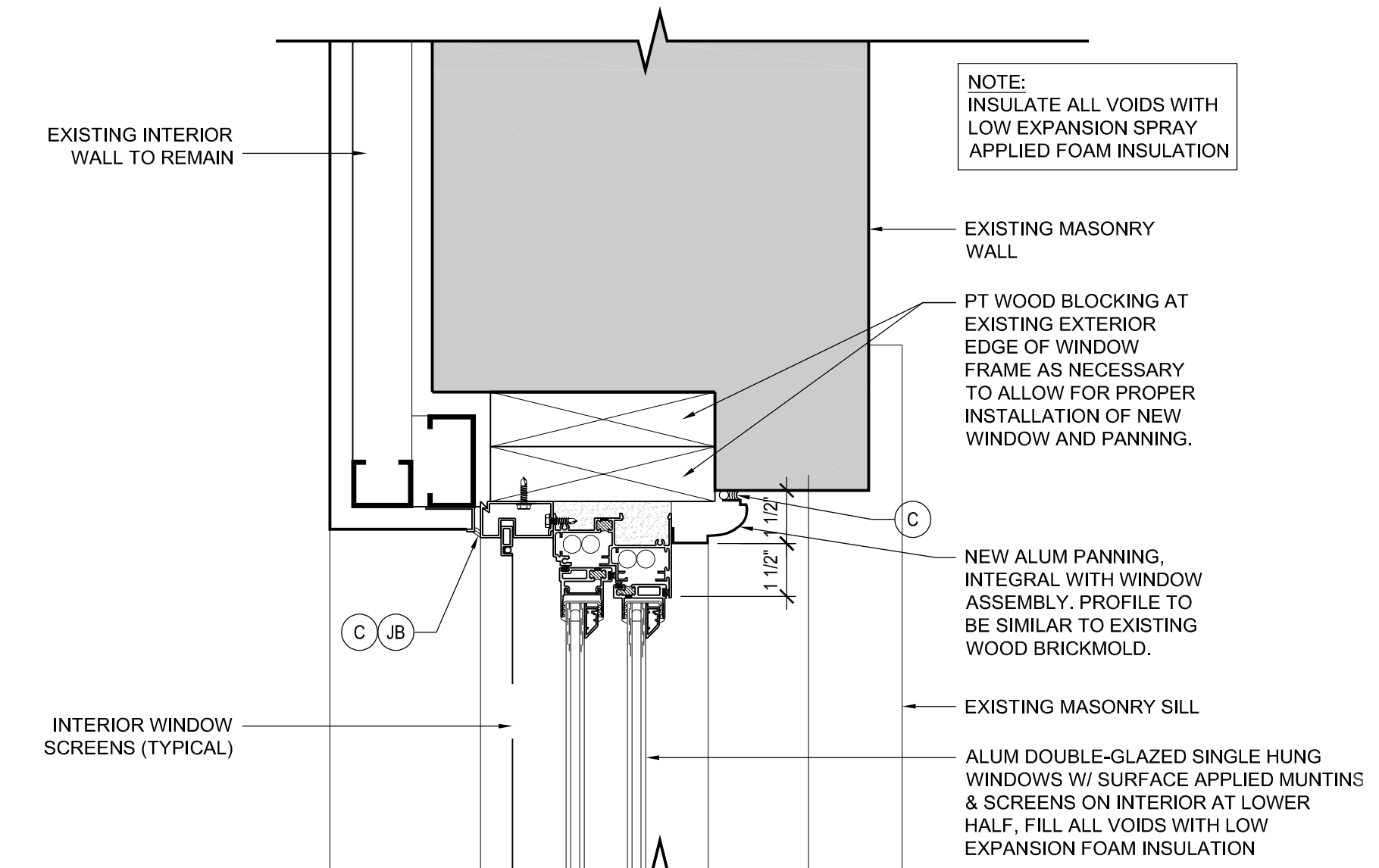
21 DOUBLE HUNG WINDOW MULLION DETAIL  
 SCALE: 3" = 1'-0"



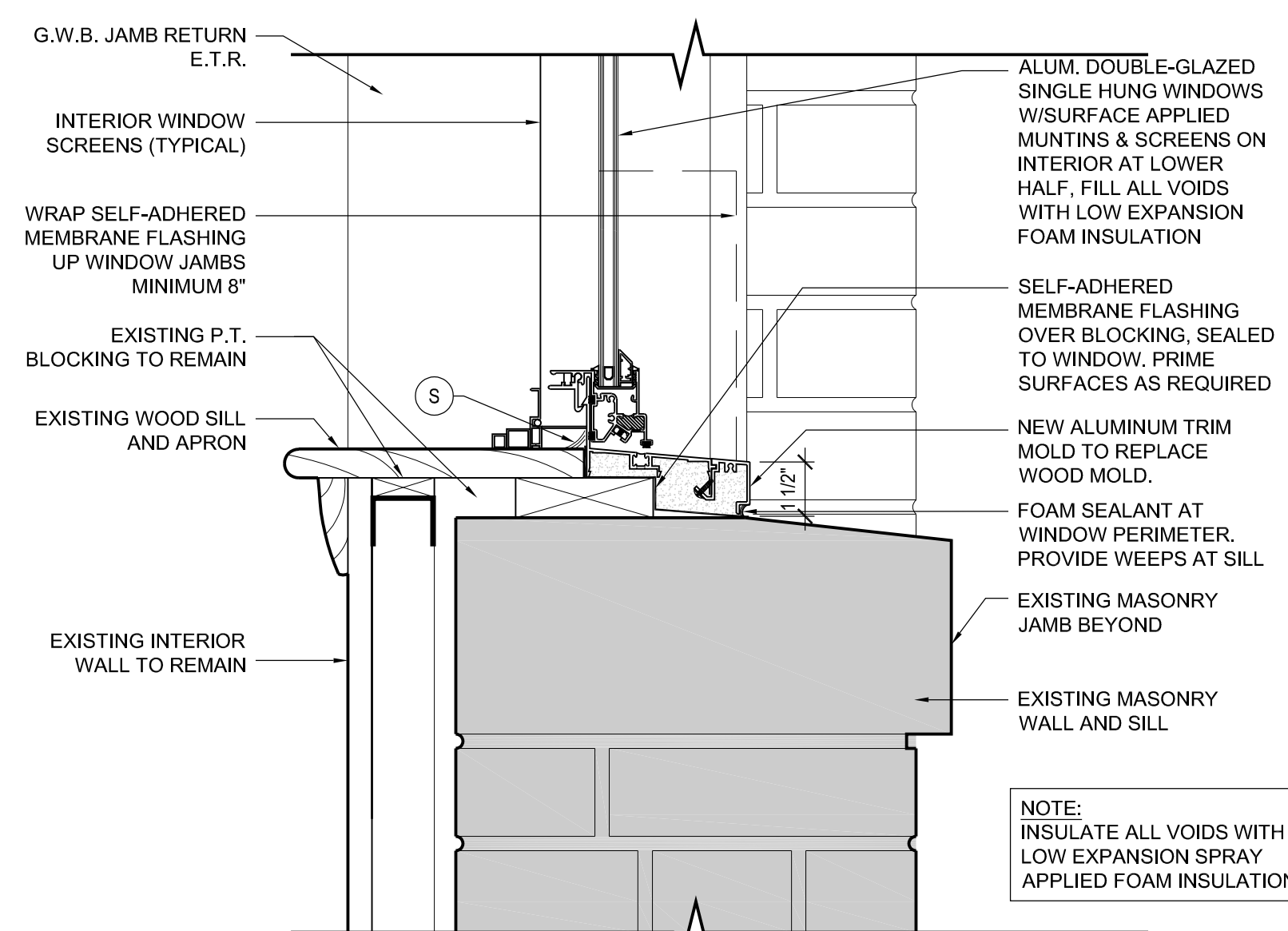
20 MEETING RAIL DETAIL  
 SCALE: 6" = 1'-0"



12 NEW TYP. WINDOW HEAD @ MASONRY  
 SCALE: 3" = 1'-0"



11 NEW TYP. WINDOW JAMB @ MASONRY  
 SCALE: 3" = 1'-0"



10 NEW TYP. WINDOW SILL @ MASONRY WALL  
 SCALE: 3" = 1'-0"

### KEYNOTE LEGEND - EXTERIOR ELEVATIONS

- EL01 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 6/1 CONFIGURATION, FRONT ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL02 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 1/1 CONFIGURATION, REAR AND SIDE ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL03 NEW HISTORICALLY-APPROVED ALUMINUM STOREFRONT ENTRY SYSTEMS (DOORS, FRAMES, SIDELIGHTS, HARDWARE, ETC.), REMOVE EXISTING STOREFRONT SYSTEM, INFILL PANELS, ETC.
- EL04 NEW DOORS AND HARDWARE AT EXISTING BASEMENT AND COMMON AREA EXTERIOR DOOR LOCATIONS. REMOVE EXISTING DOORS AND HARDWARE.
- EL05 REPOINT DAMAGED BRICK FACADE AREAS THROUGHOUT. ASSUME 15% OF BRICK AREA FOR EACH FACADE. REPLACE DETERIORATED PORTIONS OF BRICK FACADE. ASSUME 5% OF BRICK AREA FOR EACH FACADE.
- EL06 REBUILD/REPOINT EXISTING CHIMNEYS AS NECESSARY.

### KEYNOTE LEGEND - EXTERIOR ELEVATIONS

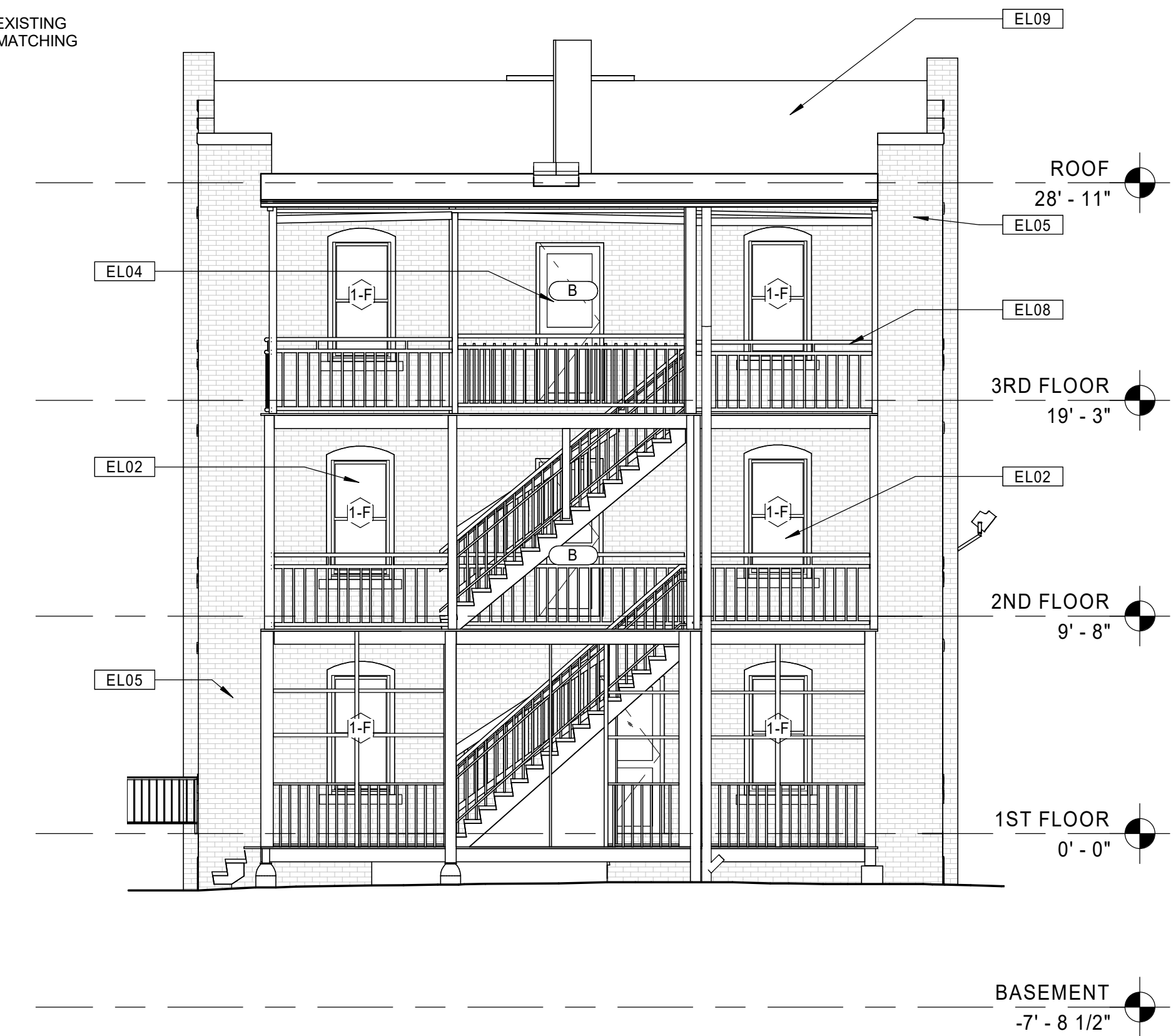
- EL07 RESECURE ALL EXISTING METAL HANDRAILS. REPLACE WHERE MISSING.
- EL08 REPLACE STRUCTURAL STEEL COMPONENTS AT EXTERIOR BALCONIES AND STAIR SYSTEMS (FRAMING, STRINGERS, DECKING, HANDRAIL/GUARDRAILS, ETC.). REFINISH ALL WOOD MATERIALS WHEN COMPLETE. REFER TO STRUCTURAL DRAWINGS.
- EL09 NEW FULLY-ADHERED EPDM ROOFING SYSTEM ON ENTIRETY OF ROOFS WHERE SHOWN.
- EL10 REPAIR DAMAGED EXISTING CONCRETE STEPS.
- EL11 NEW EXTERIOR DOOR FOR NEW ACCESSIBLE BUILDING ENTRANCE. INSTALL NEW INTERCOM PANEL ADJACENT TO ENTRY AND CONNECT TO EXISTING BUILDING INTERCOM SYSTEM. REMOVE EXISTING WINDOWS AND SURROUNDING MASONRY AND PREPARE FOR NEW INSTALLATION.
- EL12 REMOVE EXISTING METAL ATTIC VENTS, AND PREPARE FOR BRICK INFILL.
- EL13 NEW EXHAUST VENT. PREPARE NEW MASONRY OPENING FOR INSTALLATION.
- EL14 NEW WOOD EXTERIOR RAMP. REMOVE EXISTING BASEMENT WINDOWS AND INFILL WITH MATCHING BRICK.

### GENERAL NOTES - EXTERIOR ELEVATIONS

- A. REPAIR / REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS AS DIRECTED BY STRUCTURAL DRAWINGS.
- B. RE-FRAME REAR BALCONIES AS NECESSARY AS DIRECTED BY STRUCTURAL DRAWINGS.
- C. SCRAPE, CLEAN, AND PAINT ALL STEEL ANGLE LINTELS.
- D. PROVIDE NEW FULLY-ADHERED EPDM ROOFING SYSTEM WHERE NOTED. REMOVE EXISTING ROOFING MATERIALS AS NECESSARY TO PROVIDE A SUITABLE SUBSTRATE.
- E. PROVIDE NEW CAULKING AT EXTERIOR PERIMETER OF ALL WINDOWS, DOORS, AND LOUVERS.
- F. PROVIDE NEW CAULKING AT ALL EXTERIOR CONTROL JOINTS AND JOINTS BETWEEN DISSIMILAR MATERIALS AND DIFFERENT MASONRY TYPES.
- G. AIR SEAL WITH SPRAY FOAM ALL NEW EXTERIOR WINDOWS AND DOORS.
- H. PROVIDE NEW LED LIGHTING FIXTURES AT ALL EXISTING EXTERIOR LOCATIONS.



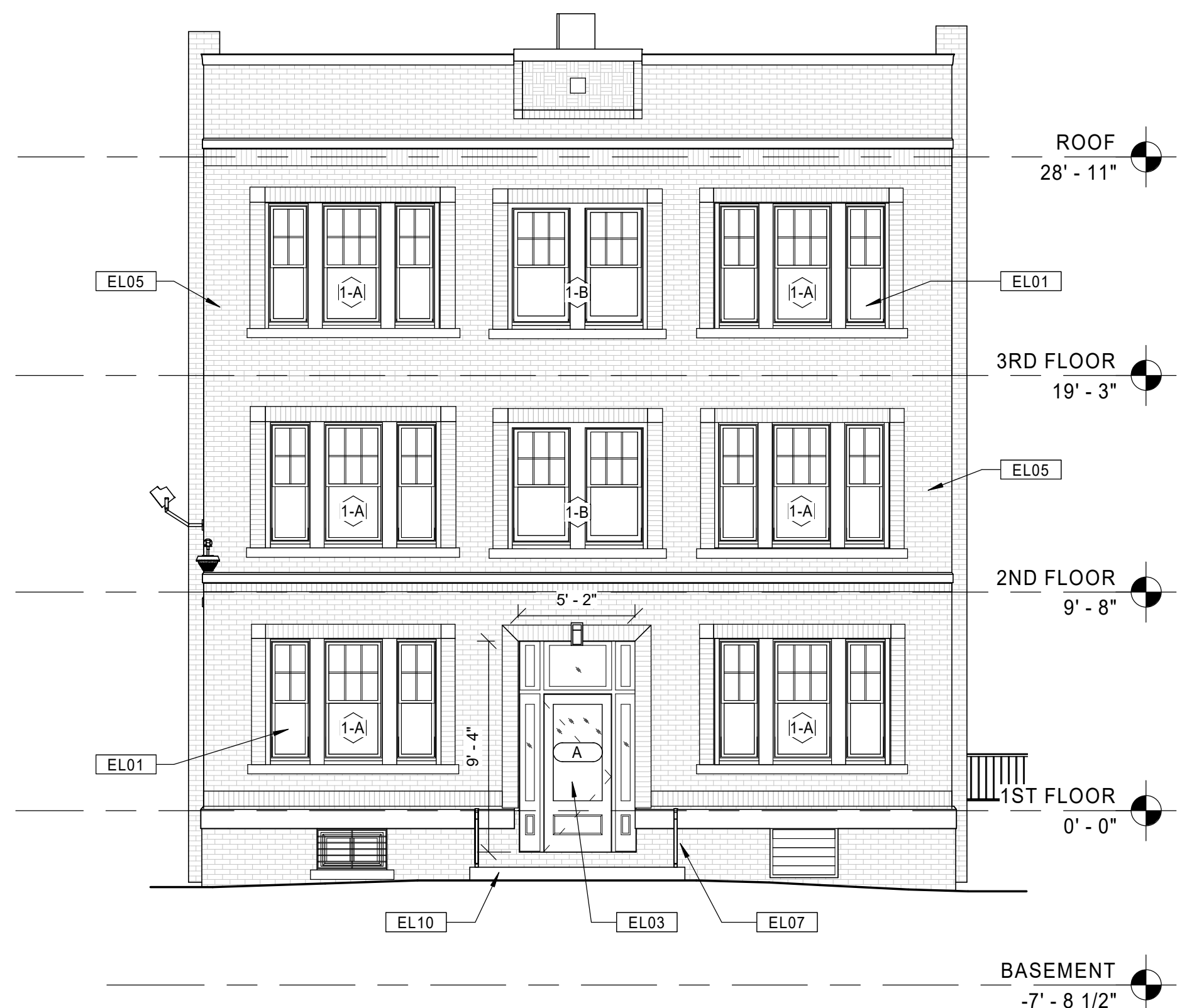
21 BUILDING 1 - 119-121 BEDFORD ST. - PROPOSED RIGHT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



11 BUILDING 1 - 119-121 BEDFORD ST. - PROPOSED REAR ELEVATION  
 Scale: 3/16" = 1'-0"



20 BUILDING 1 - 119-121 BEDFORD ST. - PROPOSED LEFT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



10 BUILDING 1 - 119-121 BEDFORD ST. - FRONT ELEVATION  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:  
**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 1 - PROPOSED EXTERIOR ELEVATIONS  
 119-121 BEDFORD ST.**

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

**A4.01**

### KEYNOTE LEGEND - EXTERIOR ELEVATIONS

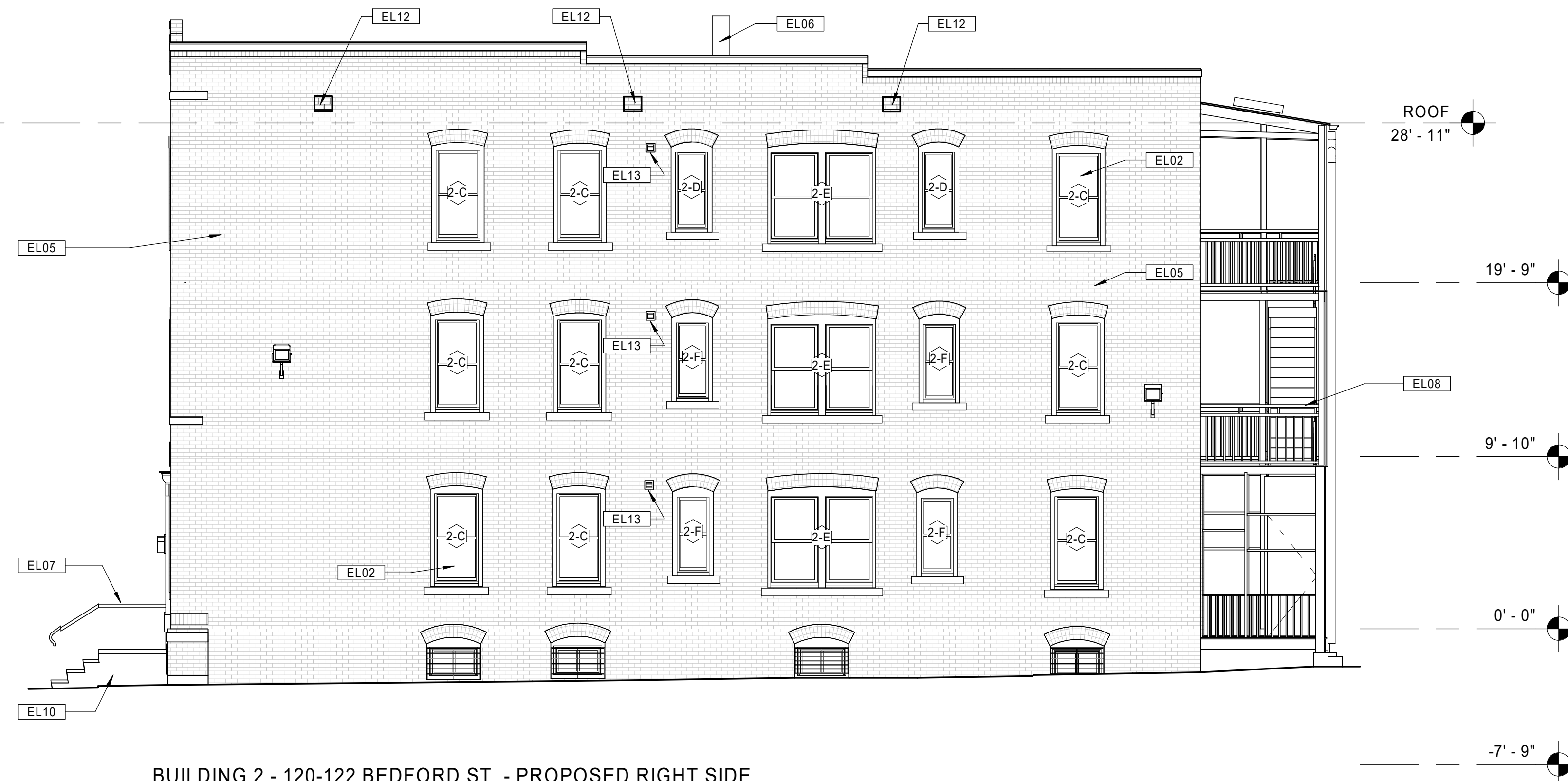
- EL01 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 6/1 CONFIGURATION, FRONT ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL02 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 1/1 CONFIGURATION, REAR AND SIDE ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL03 NEW HISTORICALLY-APPROVED ALUMINUM STOREFRONT ENTRY SYSTEMS (DOORS, FRAMES, SIDELIGHTS, HARDWARE, ETC.). REMOVE EXISTING STOREFRONT SYSTEM, INFILL PANELS, ETC.
- EL04 NEW DOORS AND HARDWARE AT EXISTING BASEMENT AND COMMON AREA EXTERIOR DOOR LOCATIONS. REMOVE EXISTING DOORS AND HARDWARE.
- EL05 REPOINT DAMAGED BRICK FACADE AREAS THROUGHOUT. ASSUME 15% OF BRICK AREA FOR EACH FACADE. REPLACE DETERIORATED PORTIONS OF BRICK FACADE. ASSUME 5% OF BRICK AREA FOR EACH FACADE.
- EL06 REBUILD/REPOINT EXISTING CHIMNEYS AS NECESSARY.

### KEYNOTE LEGEND - EXTERIOR ELEVATIONS

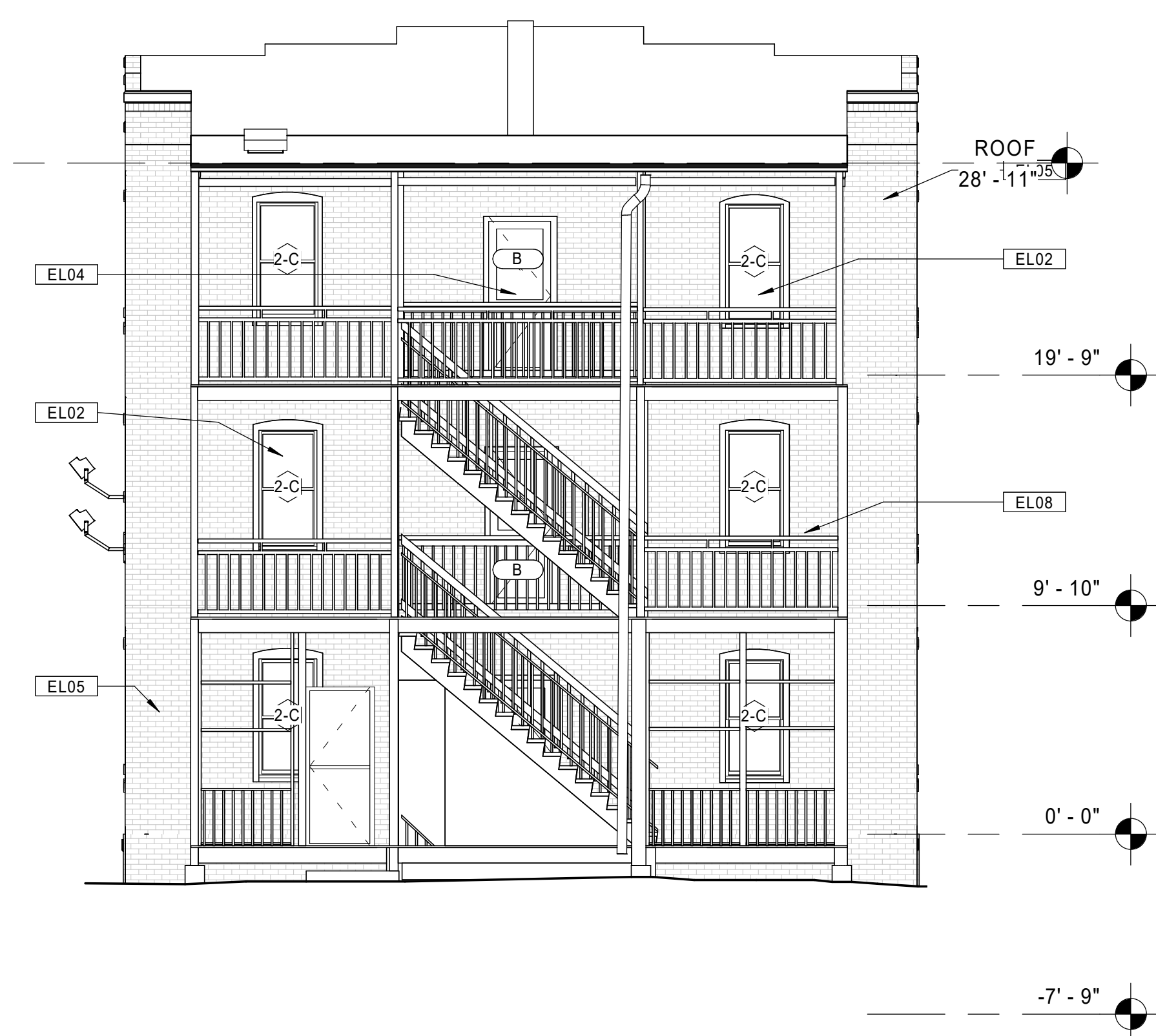
- EL07 RESECURE ALL EXISTING METAL HANDRAILS. REPLACE WHERE MISSING.
- EL08 REPLACE STRUCTURAL STEEL COMPONENTS AT EXTERIOR BALCONIES AND STAIR SYSTEMS (FRAMING, STRINGERS, DECKING, HANDRAIL/GUARDRAILS, ETC.). REFINISH ALL WOOD MATERIALS WHEN COMPLETE. REFER TO STRUCTURAL DRAWINGS.
- EL09 NEW FULLY-ADHERED EPDM ROOFING SYSTEM ON ENTIRETY OF ROOFS WHERE SHOWN.
- EL10 REPAIR DAMAGED EXISTING CONCRETE STEPS.
- EL11 NEW EXTERIOR DOOR FOR NEW ACCESSIBLE BUILDING ENTRANCE. INSTALL NEW INTERCOM PANEL ADJACENT TO ENTRY AND CONNECT TO EXISTING BUILDING INTERCOM SYSTEM. REMOVE EXISTING WINDOWS AND SURROUNDING MASONRY AND PREPARE FOR NEW INSTALLATION.
- EL12 REMOVE EXISTING METAL ATTIC VENTS, AND PREPARE FOR BRICK INFILL.
- EL13 NEW EXHAUST VENT. PREPARE NEW MASONRY OPENING FOR INSTALLATION.
- EL14 NEW WOOD EXTERIOR RAMP. REMOVE EXISTING BASEMENT WINDOWS AND INFILL WITH MATCHING BRICK.

### GENERAL NOTES - EXTERIOR ELEVATIONS

- A. REPAIR / REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS AS DIRECTED BY STRUCTURAL DRAWINGS.
- B. RE-FRAME REAR BALCONIES AS NECESSARY AS DIRECTED BY STRUCTURAL DRAWINGS.
- C. SCRAPE, CLEAN, AND PAINT ALL STEEL ANGLE LINTELS.
- D. PROVIDE NEW FULLY-ADHERED EPDM ROOFING SYSTEM WHERE NOTED. REMOVE EXISTING ROOFING MATERIALS AS NECESSARY TO PROVIDE A SUITABLE SUBSTRATE.
- E. PROVIDE NEW CAULKING AT EXTERIOR PERIMETER OF ALL WINDOWS, DOORS, AND LOUVERS.
- F. PROVIDE NEW CAULKING AT ALL EXTERIOR CONTROL JOINTS AND JOINTS BETWEEN DISSIMILAR MATERIALS AND DIFFERENT MASONRY TYPES.
- G. AIR SEAL WITH SPRAY FOAM ALL NEW EXTERIOR WINDOWS AND DOORS.
- H. PROVIDE NEW LED LIGHTING FIXTURES AT ALL EXISTING EXTERIOR LOCATIONS.



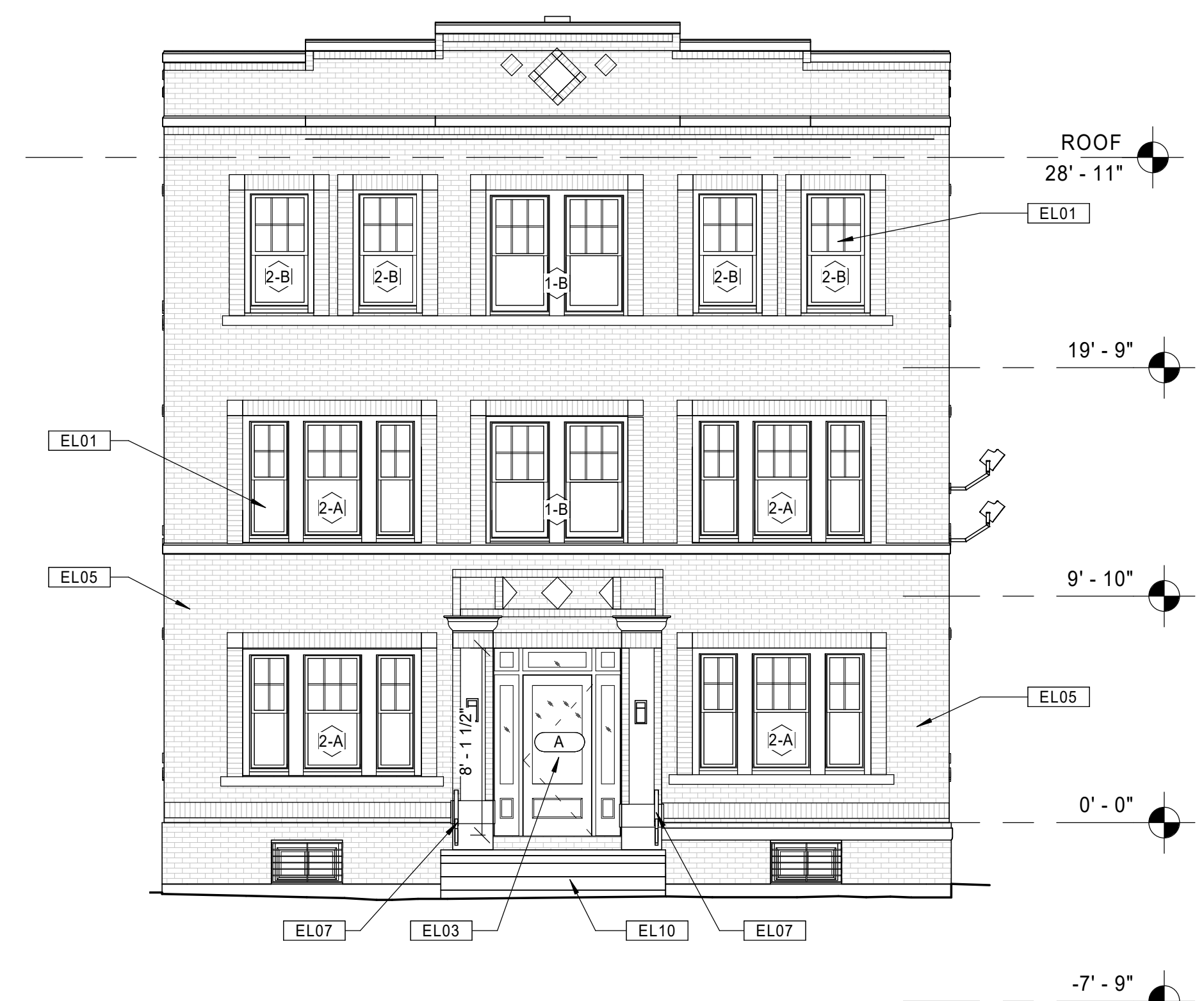
**20** BUILDING 2 - 120-122 BEDFORD ST. - PROPOSED RIGHT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



**11** BUILDING 2 - 120-122 BEDFORD ST. - PROPOSED REAR ELEVATION  
 Scale: 3/16" = 1'-0"



**21** BUILDING 2 - 120-122 BEDFORD ST. - PROPOSED LEFT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



**10** BUILDING 2 - 120-122 BEDFORD ST. - PROPOSED FRONT ELEVATION  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:  
**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:  
**BUILDING 2 - PROPOSED EXTERIOR ELEVATIONS 120-122 BEDFORD ST.**

Project Number:  
 22020

Issue Date:  
 AUGUST 11, 2023

Sheet Number:  
**A4.02**

KEYNOTE LEGEND - EXTERIOR ELEVATIONS

- EL01 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 6/1 CONFIGURATION, FRONT ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL02 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 1/1 CONFIGURATION, REAR AND SIDE ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL03 NEW HISTORICALLY-APPROVED ALUMINUM STOREFRONT ENTRY SYSTEMS (DOORS, FRAMES, SIDELIGHTS, HARDWARE, ETC.). REMOVE EXISTING STOREFRONT SYSTEM, INFILL PANELS, ETC.
- EL04 NEW DOORS AND HARDWARE AT EXISTING BASEMENT AND COMMON AREA EXTERIOR DOOR LOCATIONS. REMOVE EXISTING DOORS AND HARDWARE.
- EL05 REPOINT DAMAGED BRICK FACADE AREAS THROUGHOUT. ASSUME 15% OF BRICK AREA FOR EACH FACADE. REPLACE DETERIORATED PORTIONS OF BRICK FACADE. ASSUME 5% OF BRICK AREA FOR EACH FACADE.
- EL06 REBUILD/REPOINT EXISTING CHIMNEYS AS NECESSARY.

KEYNOTE LEGEND - EXTERIOR ELEVATIONS

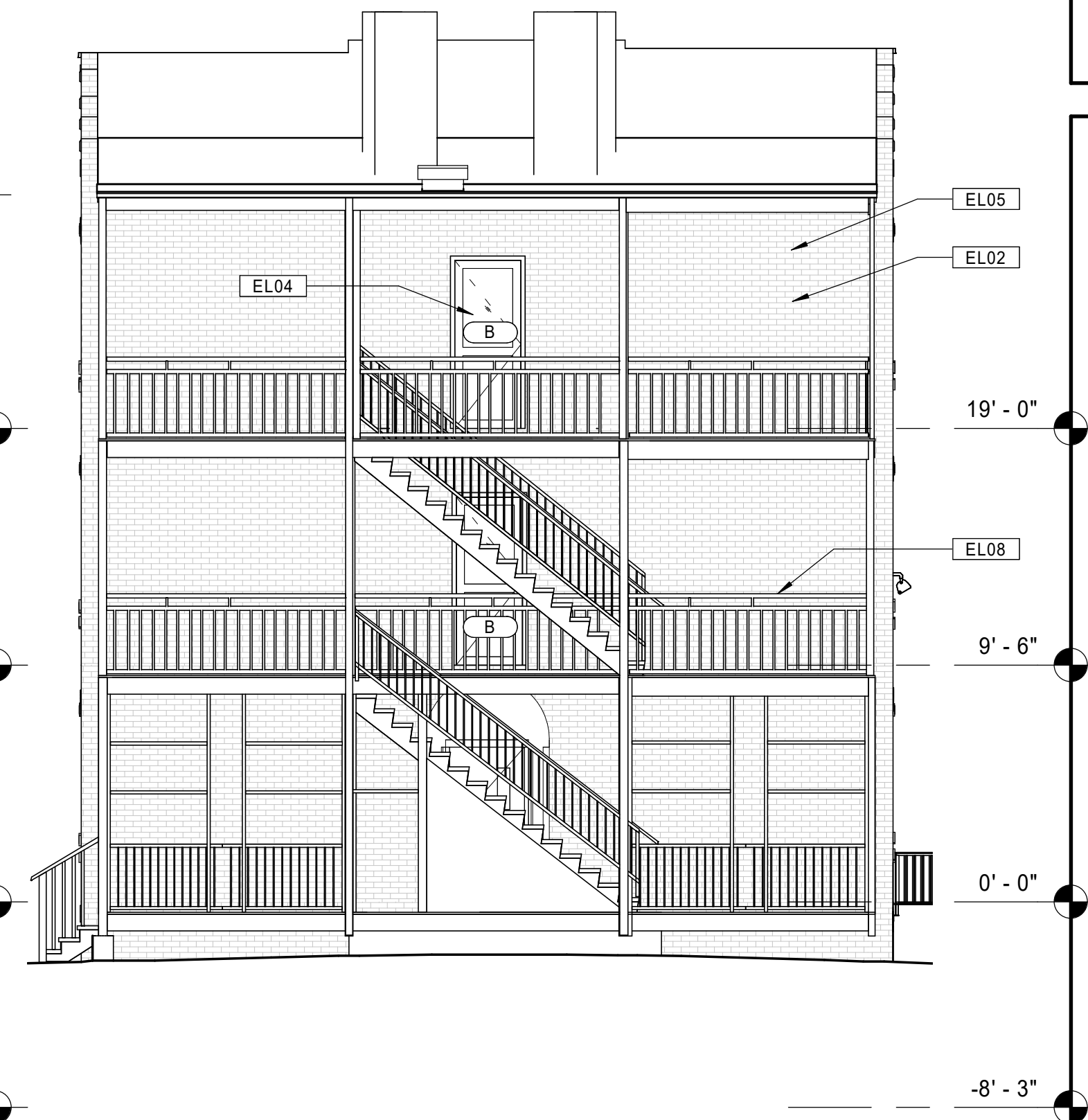
- EL07 RESECURE ALL EXISTING METAL HANDRAILS. REPLACE WHERE MISSING.
- EL08 REPLACE STRUCTURAL STEEL COMPONENTS AT EXTERIOR BALCONIES AND STAIR SYSTEMS (FRAMING, STRINGERS, DECKING, HANDRAIL/GUARDRAILS, ETC.). REFINISH ALL WOOD MATERIALS WHEN COMPLETE. REFER TO STRUCTURAL DRAWINGS.
- EL09 NEW FULLY-ADHERED EPDM ROOFING SYSTEM ON ENTIRETY OF ROOFS WHERE SHOWN.
- EL10 REPAIR DAMAGED EXISTING CONCRETE STEPS.
- EL11 NEW EXTERIOR DOOR FOR NEW ACCESSIBLE BUILDING ENTRANCE. INSTALL NEW INTERCOM PANEL ADJACENT TO ENTRY AND CONNECT TO EXISTING BUILDING INTERCOM SYSTEM. REMOVE EXISTING WINDOWS AND SURROUNDING MASONRY AND PREPARE FOR NEW INSTALLATION.
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- EL13 NEW EXHAUST VENT. PREPARE NEW MASONRY OPENING FOR INSTALLATION.
- EL14 NEW WOOD EXTERIOR RAMP. REMOVE EXISTING BASEMENT WINDOWS AND INFILL WITH MATCHING BRICK.

GENERAL NOTES - EXTERIOR ELEVATIONS

- A. REPAIR / REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS AS DIRECTED BY STRUCTURAL DRAWINGS.
- B. RE-FRAME REAR BALCONIES AS NECESSARY AS DIRECTED BY STRUCTURAL DRAWINGS.
- C. SCRAPE, CLEAN, AND PAINT ALL STEEL ANGLE LITELS.
- D. PROVIDE NEW FULLY-ADHERED EPDM ROOFING SYSTEM WHERE NOTED. REMOVE EXISTING ROOFING MATERIALS AS NECESSARY TO PROVIDE A SUITABLE SUBSTRATE.
- E. PROVIDE NEW CAULKING AT EXTERIOR PERIMETER OF ALL WINDOWS, DOORS, AND LOUVERS.
- F. PROVIDE NEW CAULKING AT ALL EXTERIOR CONTROL JOINTS AND JOINTS BETWEEN DISSIMILAR MATERIALS AND DIFFERENT MASONRY TYPES.
- G. AIR SEAL WITH SPRAY FOAM ALL NEW EXTERIOR WINDOWS AND DOORS.
- H. PROVIDE NEW LED LIGHTING FIXTURES AT ALL EXISTING EXTERIOR LOCATIONS.



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 50 Commandant's Way at Admiral's Hill  
 Chelsea MA 02150  
 O 617.889.4402  
 F 617.884.4329  
 architecturalteam.com



Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:  
**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:  
**BUILDING 3 - PROPOSED EXTERIOR ELEVATIONS 123-125 BEDFORD ST.**

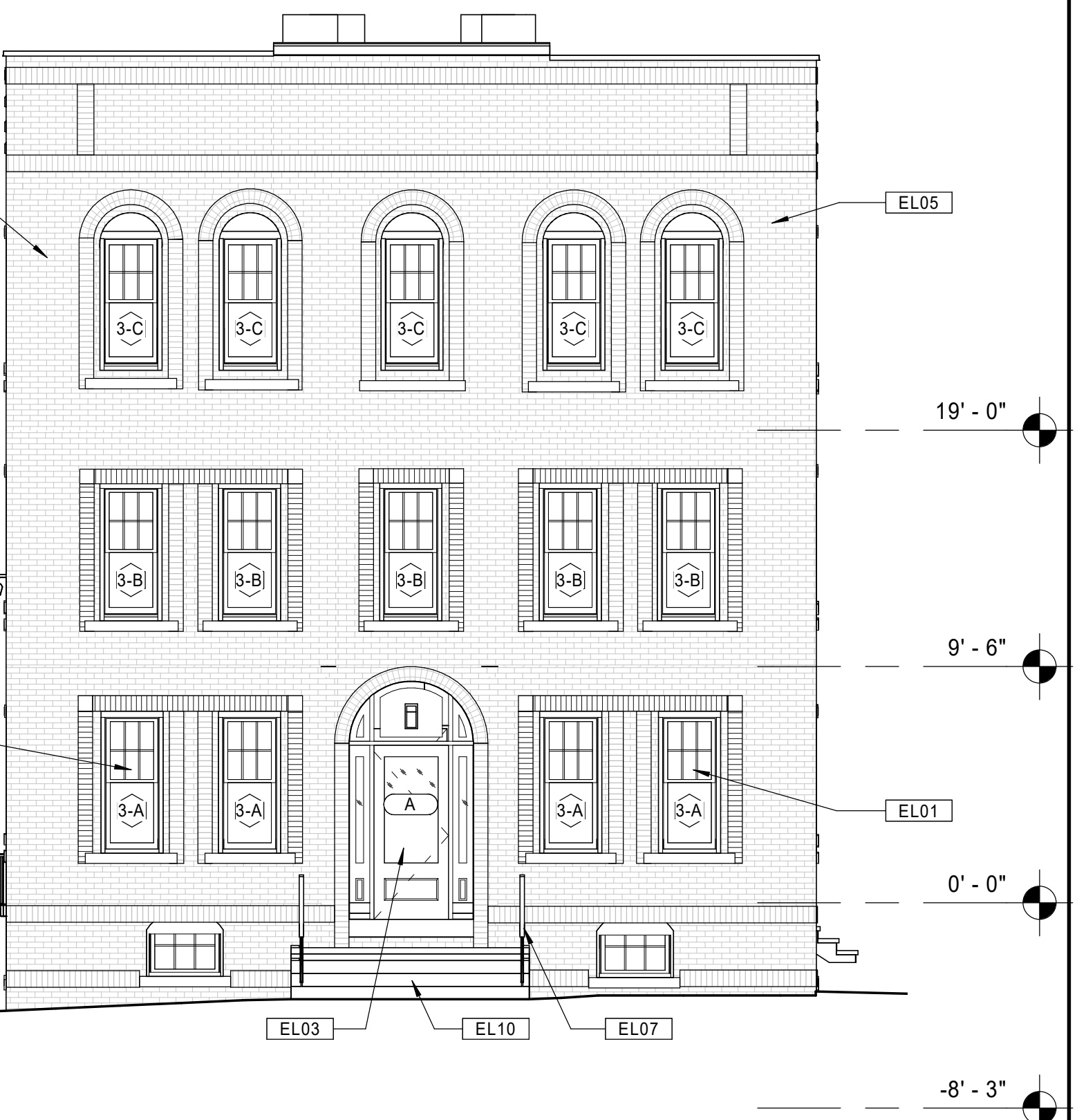
Project Number:  
 22020

Issue Date:  
 AUGUST 11, 2023

Sheet Number:  
**A4.03**

**21** BUILDING 3 - 123-125 BEDFORD ST. - PROPOSED RIGHT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"

**11** BUILDING 3 - 123-125 BEDFORD ST. - PROPOSED REAR ELEVATION  
 Scale: 3/16" = 1'-0"



**20** BUILDING 3 - 123-125 BEDFORD ST. - PROPOSED LEFT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"

**10** BUILDING 3 - 123-125 BEDFORD ST. - PROPOSED FRONT ELEVATION  
 Scale: 3/16" = 1'-0"

### KEYNOTE LEGEND - EXTERIOR ELEVATIONS

- EL01 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW. 6/1 CONFIGURATION, FRONT ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL02 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW. 1/1 CONFIGURATION, REAR AND SIDE ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
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- EL06 REBUILD/REPOINT EXISTING CHIMNEYS AS NECESSARY.

### KEYNOTE LEGEND - EXTERIOR ELEVATIONS

- EL07 RESECURE ALL EXISTING METAL HANDRAILS. REPLACE WHERE MISSING.
- EL08 REPLACE STRUCTURAL STEEL COMPONENTS AT EXTERIOR BALCONIES AND STAIR SYSTEMS (FRAMING, STRINGERS, DECKING, HANDRAIL/GUARDRAILS, ETC.). REFINISH ALL WOOD MATERIALS WHEN COMPLETE. REFER TO STRUCTURAL DRAWINGS.
- EL09 NEW FULLY-ADHERED EPDM ROOFING SYSTEM ON ENTIRETY OF ROOFS WHERE SHOWN.
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- EL11 NEW EXTERIOR DOOR FOR NEW ACCESSIBLE BUILDING ENTRANCE. INSTALL NEW INTERCOM PANEL ADJACENT TO ENTRY AND CONNECT TO EXISTING BUILDING INTERCOM SYSTEM. REMOVE EXISTING WINDOWS AND SURROUNDING MASONRY AND PREPARE FOR NEW INSTALLATION.
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### GENERAL NOTES - EXTERIOR ELEVATIONS

- A. REPAIR / REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS AS DIRECTED BY STRUCTURAL DRAWINGS.
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- C. SCRAPE, CLEAN, AND PAINT ALL STEEL ANGLE LINTELS.
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- G. AIR SEAL WITH SPRAY FOAM ALL NEW EXTERIOR WINDOWS AND DOORS.
- H. PROVIDE NEW LED LIGHTING FIXTURES AT ALL EXISTING EXTERIOR LOCATIONS.



21 BUILDING 4 - 124-126 BEDFORD ST. - PROPOSED RIGHT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



11 BUILDING 4 - 124-126 BEDFORD ST. - PROPOSED REAR ELEVATION  
 Scale: 3/16" = 1'-0"



20 BUILDING 4 - 124-126 BEDFORD ST. - PROPOSED LEFT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



10 BUILDING 4 - 124-126 BEDFORD ST. - PROPOSED FRONT ELEVATION  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:  
**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 4 - PROPOSED EXTERIOR ELEVATIONS 124-126 BEDFORD ST.**

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

**A4.04**



KEYNOTE LEGEND - EXTERIOR ELEVATIONS

- EL01 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 6/1 CONFIGURATION, FRONT ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
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- EL06 REBUILD/REPOINT EXISTING CHIMNEYS AS NECESSARY.

KEYNOTE LEGEND - EXTERIOR ELEVATIONS

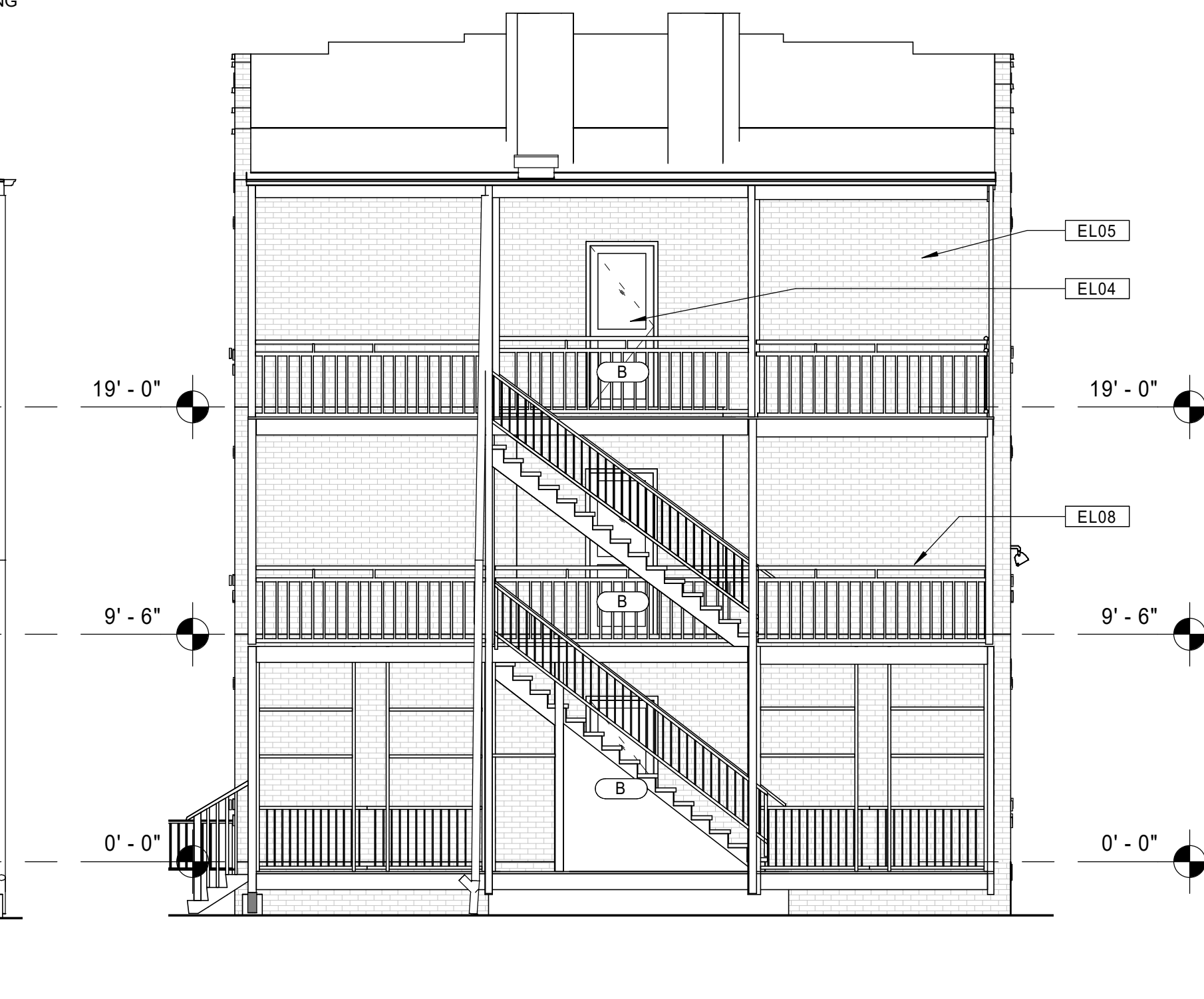
- EL07 RESECURE ALL EXISTING METAL HANDRAILS. REPLACE WHERE MISSING.
- EL08 REPLACE STRUCTURAL STEEL COMPONENTS AT EXTERIOR BALCONIES AND STAIR SYSTEMS (FRAMING, STRINGERS, DECKING, HANDRAIL/GUARDRAILS, ETC.). REFINISH ALL WOOD MATERIALS WHEN COMPLETE. REFER TO STRUCTURAL DRAWINGS.
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- EL10 REPAIR DAMAGED EXISTING CONCRETE STEPS.
- EL11 NEW EXTERIOR DOOR FOR NEW ACCESSIBLE BUILDING ENTRANCE. INSTALL NEW INTERCOM PANEL ADJACENT TO ENTRY AND CONNECT TO EXISTING BUILDING INTERCOM SYSTEM. REMOVE EXISTING WINDOWS AND SURROUNDING MASONRY AND PREPARE FOR NEW INSTALLATION.
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GENERAL NOTES - EXTERIOR ELEVATIONS

- A. REPAIR / REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS AS DIRECTED BY STRUCTURAL DRAWINGS.
- B. RE-FRAME REAR BALCONIES AS NECESSARY AS DIRECTED BY STRUCTURAL DRAWINGS.
- C. SCRAPE, CLEAN, AND PAINT ALL STEEL ANGLE LINTELS.
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- F. PROVIDE NEW CAULKING AT ALL EXTERIOR CONTROL JOINTS AND JOINTS BETWEEN DISSIMILAR MATERIALS AND DIFFERENT MASONRY TYPES.
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- H. PROVIDE NEW LED LIGHTING FIXTURES AT ALL EXISTING EXTERIOR LOCATIONS.



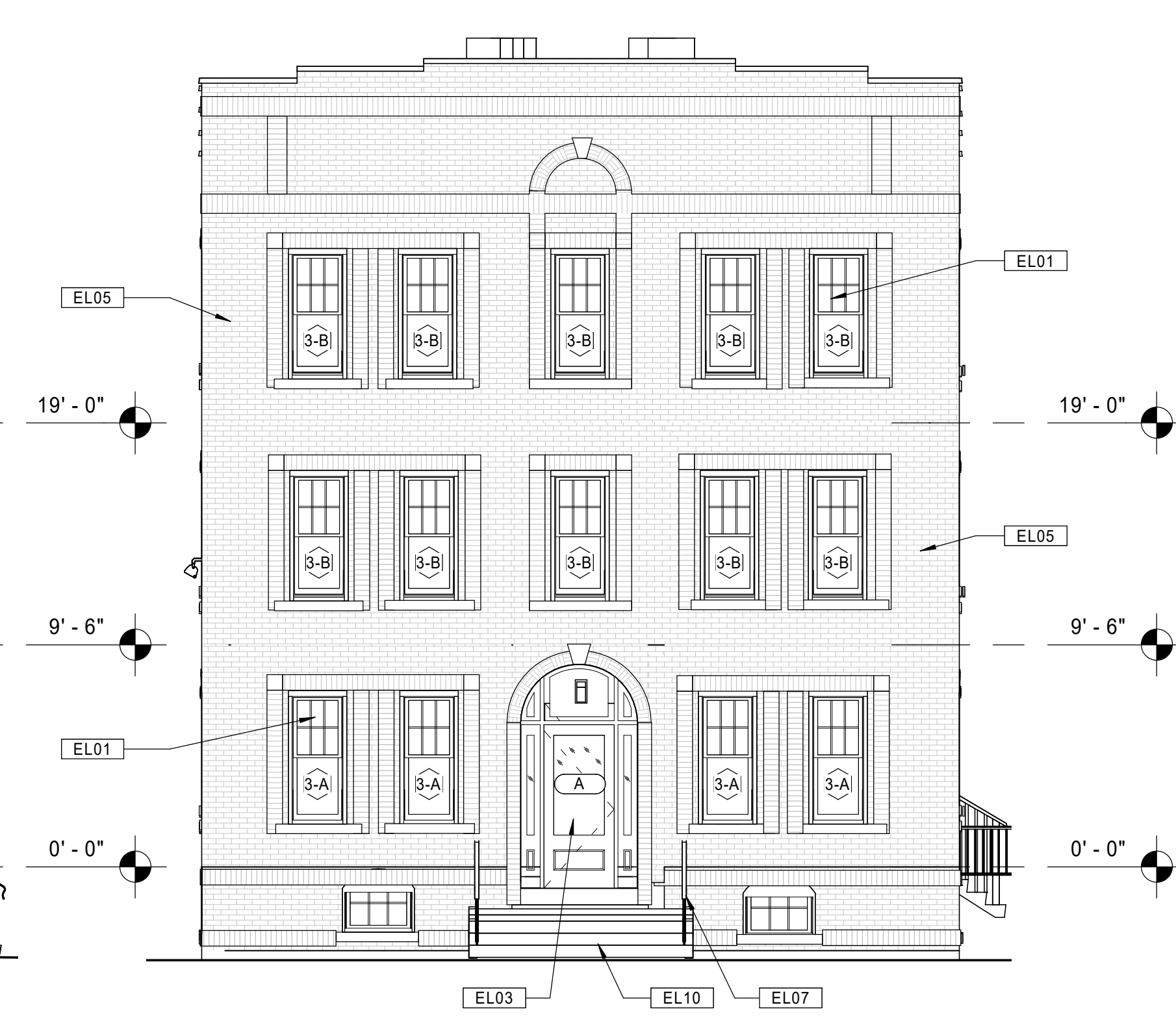
21 BUILDING 5 - 127-129 BEDFORD ST. - PROPOSED RIGHT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



11 BUILDING 5 - 127-129 BEDFORD ST. - PROPOSED REAR ELEVATION  
 Scale: 3/16" = 1'-0"



20 BUILDING 5 - 127-129 BEDFORD ST. - PROPOSED LEFT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



10 BUILDING 5 - 127-129 BEDFORD ST. - PROPOSED FRONT ELEVATION  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:  
**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:  
**BUILDING 5 - PROPOSED EXTERIOR ELEVATIONS 127-129 BEDFORD ST.**

Project Number:  
 22020

Issue Date:  
 AUGUST 11, 2023

Sheet Number:  
**A4.05**

### KEYNOTE LEGEND - EXTERIOR ELEVATIONS

- EL01 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 6/1 CONFIGURATION, FRONT ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
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### KEYNOTE LEGEND - EXTERIOR ELEVATIONS

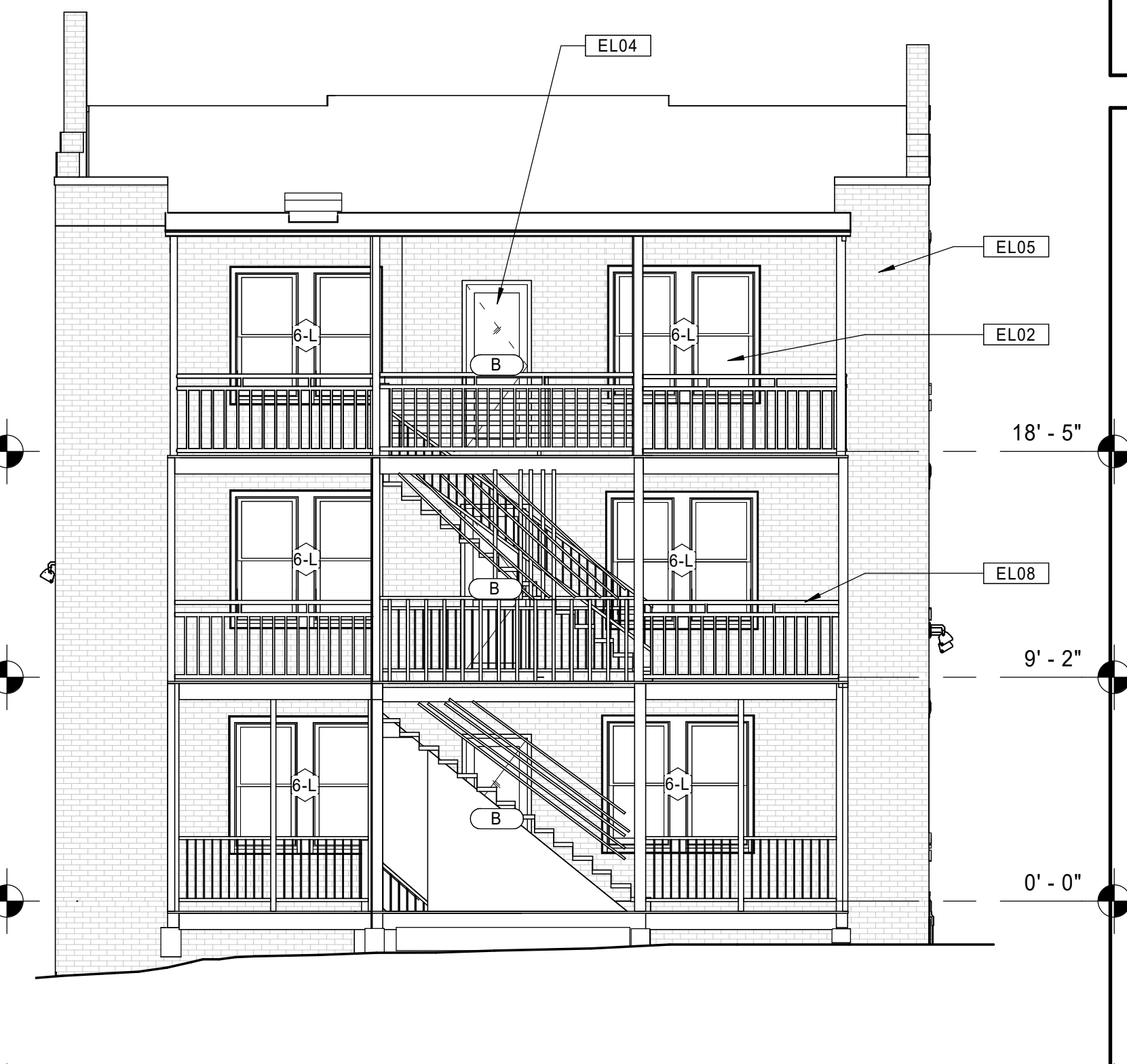
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### GENERAL NOTES - EXTERIOR ELEVATIONS

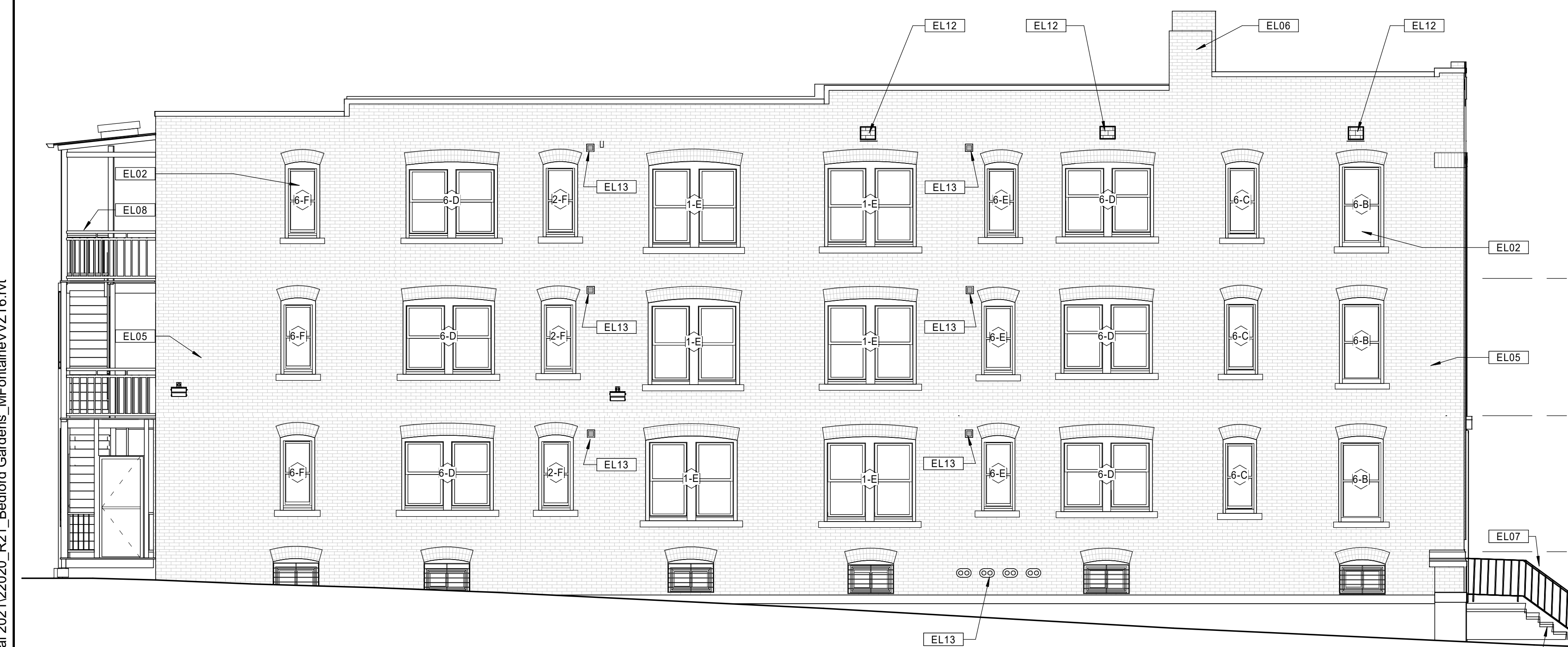
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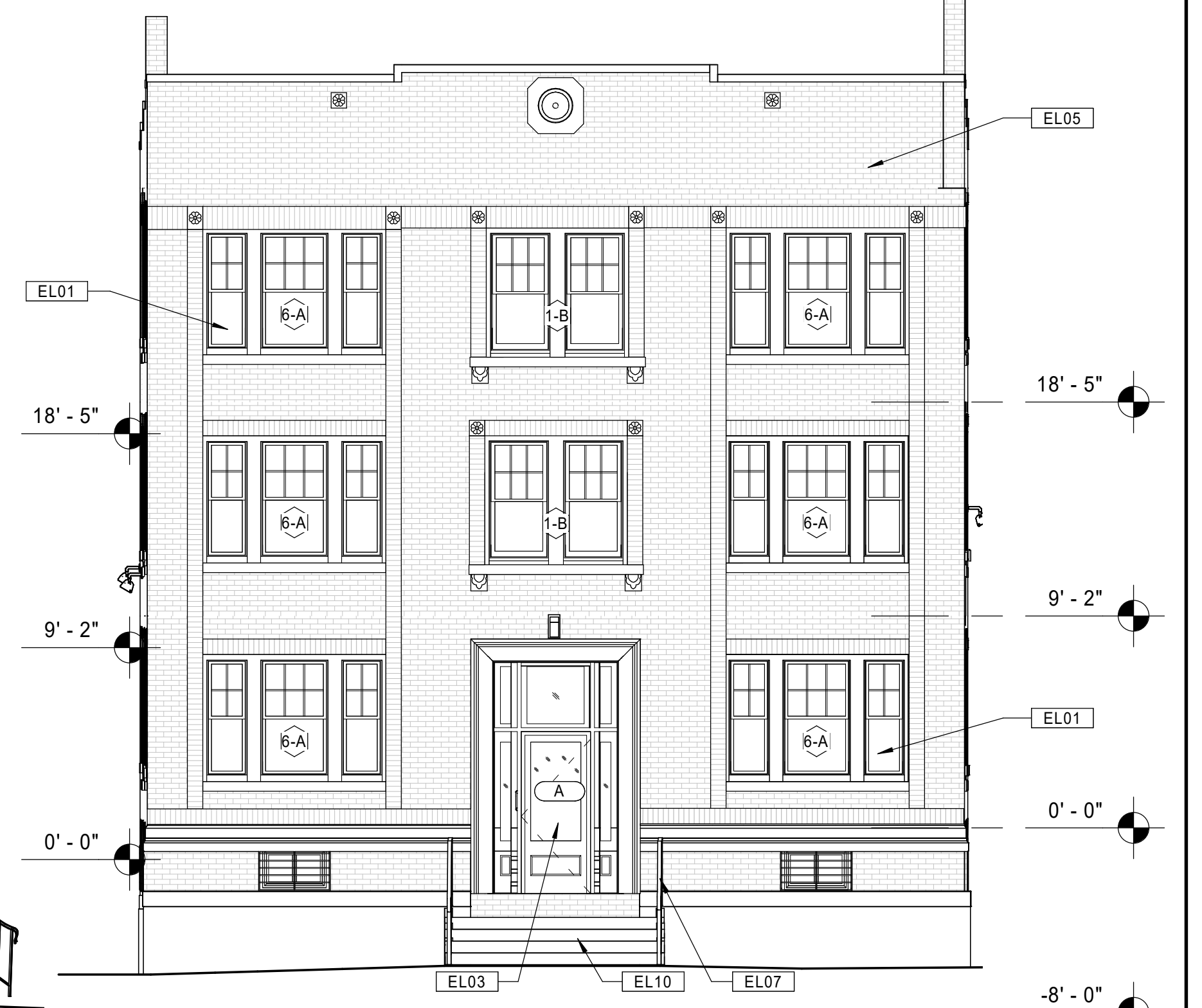
21 BUILDING 6 - 128-130 BEDFORD ST. - PROPOSED RIGHT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



11 BUILDING 6 - 128-130 BEDFORD ST. - PROPOSED REAR ELEVATION  
 Scale: 3/16" = 1'-0"



20 BUILDING 6 - 128-130 BEDFORD ST. - PROPOSED LEFT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



10 BUILDING 6 - 128-130 BEDFORD ST. - PROPOSED FRONT ELEVATION  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 6 - PROPOSED EXTERIOR ELEVATIONS  
 128-130 BEDFORD ST.**

Project Number:

22020

Issue Date:

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Sheet Number:

**A4.06**

KEYNOTE LEGEND - EXTERIOR ELEVATIONS

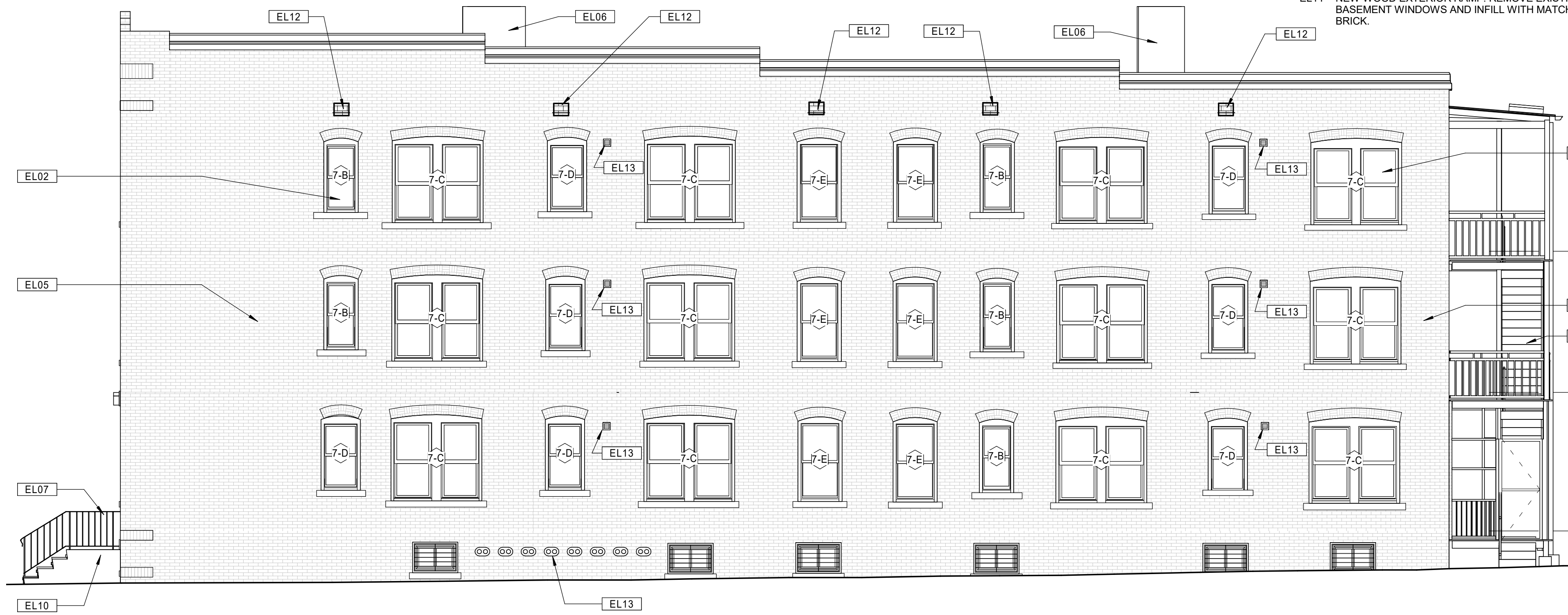
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KEYNOTE LEGEND - EXTERIOR ELEVATIONS

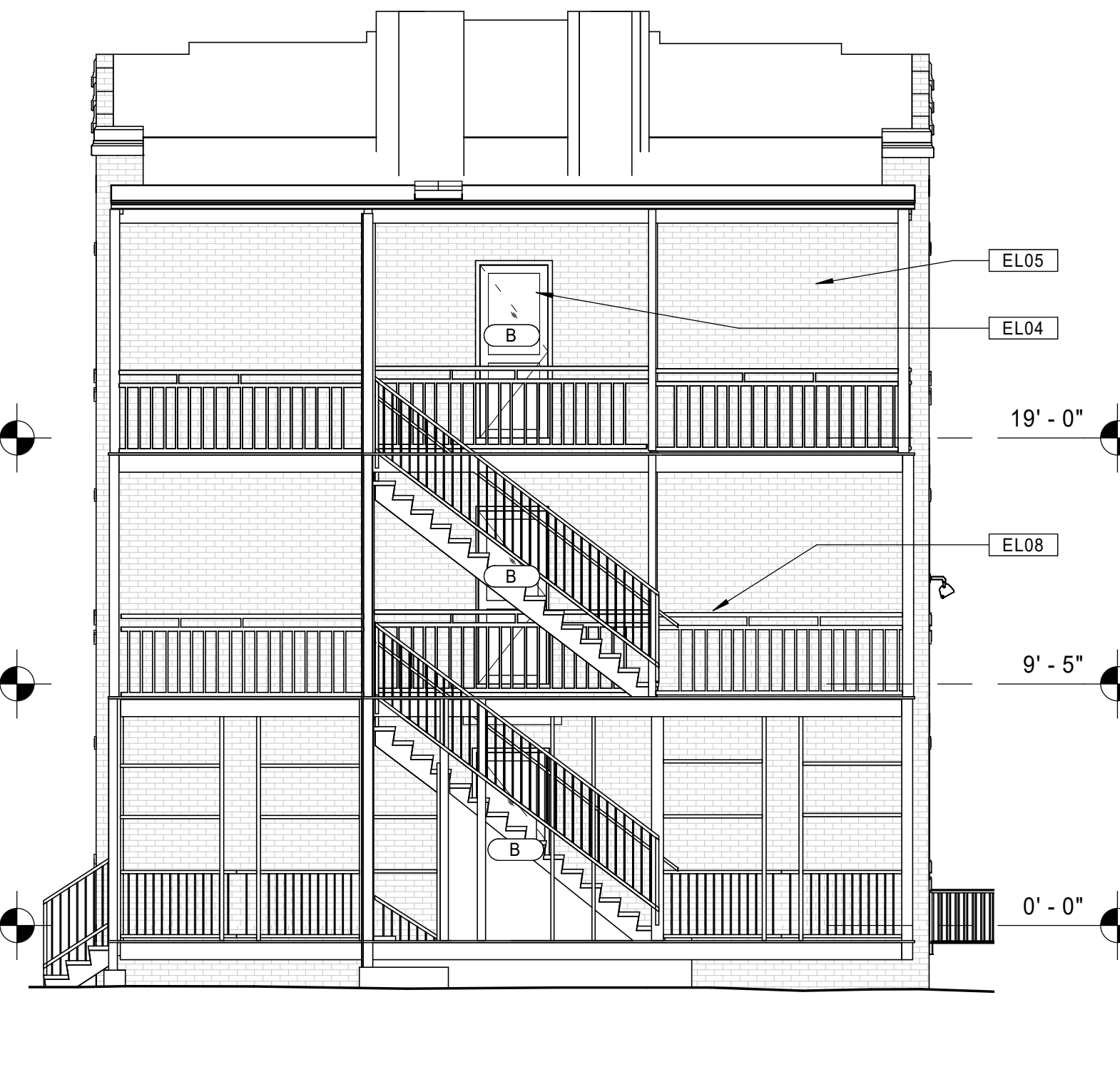
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GENERAL NOTES - EXTERIOR ELEVATIONS

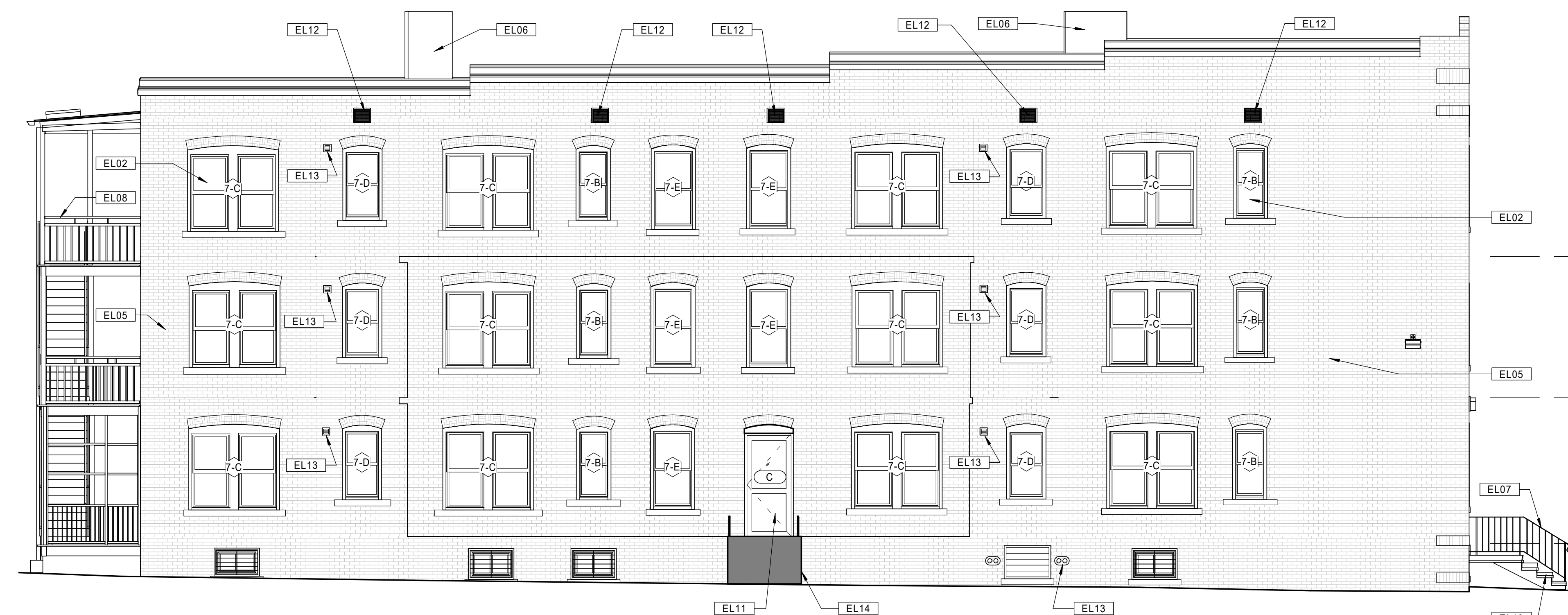
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- B. RE-FRAME REAR BALCONIES AS NECESSARY AS DIRECTED BY STRUCTURAL DRAWINGS.
- C. SCRAPE, CLEAN, AND PAINT ALL STEEL ANGLE LINTELS.
- D. PROVIDE NEW FULLY-ADHERED EPDM ROOFING SYSTEM WHERE NOTED. REMOVE EXISTING ROOFING MATERIALS AS NECESSARY TO PROVIDE A SUITABLE SUBSTRATE.
- E. PROVIDE NEW CAULKING AT EXTERIOR PERIMETER OF ALL WINDOWS, DOORS, AND LOUVERS.
- F. PROVIDE NEW CAULKING AT ALL EXTERIOR CONTROL JOINTS AND JOINTS BETWEEN DISSIMILAR MATERIALS AND DIFFERENT MASONRY TYPES.
- G. AIR SEAL WITH SPRAY FOAM ALL NEW EXTERIOR WINDOWS AND DOORS.
- H. PROVIDE NEW LED LIGHTING FIXTURES AT ALL EXISTING EXTERIOR LOCATIONS.



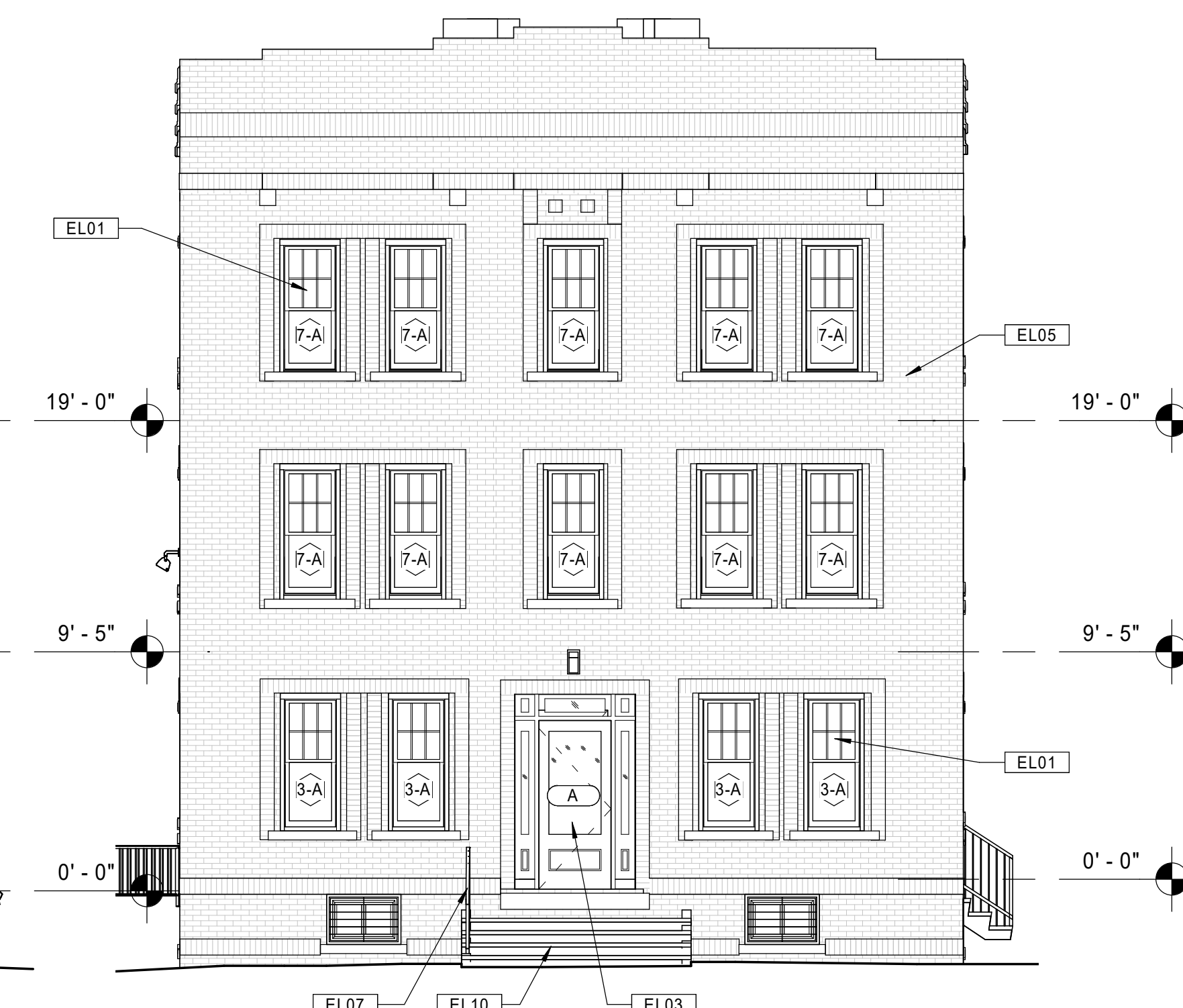
21 BUILDING 7 - 131-133 BEDFORD ST. - PROPOSED RIGHT SIDE ELEVATION  
Scale: 3/16" = 1'-0"



11 BUILDING 7 - 131-133 BEDFORD ST. - PROPOSED REAR ELEVATION  
Scale: 3/16" = 1'-0"



20 BUILDING 7 - 131-133 BEDFORD ST. - PROPOSED LEFT SIDE ELEVATION  
Scale: 3/16" = 1'-0"



10 BUILDING 7 - 131-133 BEDFORD ST. - PROPOSED FRONT ELEVATION  
Scale: 3/16" = 1'-0"



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Chelsea MA 02150  
O 617.889.4402  
F 617.884.4329  
architecturalteam.com

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Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 7 - PROPOSED EXTERIOR ELEVATIONS  
131-133 BEDFORD ST.**

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

**A4.07**

### KEYNOTE LEGEND - EXTERIOR ELEVATIONS

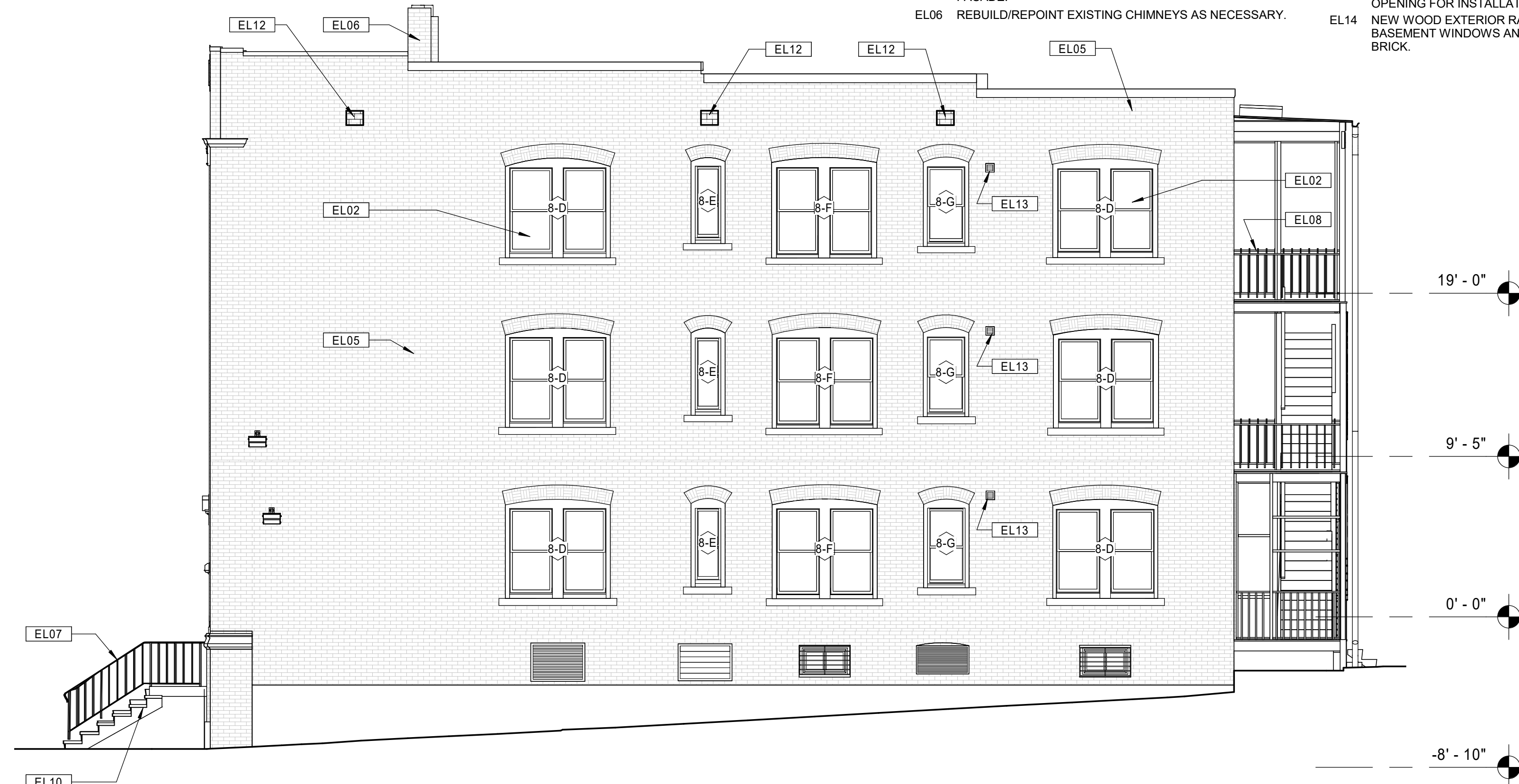
- EL01 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 6/1 CONFIGURATION, FRONT ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL02 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 1/1 CONFIGURATION, REAR AND SIDE ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL03 NEW HISTORICALLY-APPROVED ALUMINUM STOREFRONT ENTRY SYSTEMS (DOORS, FRAMES, SIDELIGHTS, HARDWARE, ETC.). REMOVE EXISTING STOREFRONT SYSTEM, INFILL PANELS, ETC.
- EL04 NEW DOORS AND HARDWARE AT EXISTING BASEMENT AND COMMON AREA EXTERIOR DOOR LOCATIONS. REMOVE EXISTING DOORS AND HARDWARE.
- EL05 REPOINT DAMAGED BRICK FACADE AREAS THROUGHOUT. ASSUME 15% OF BRICK AREA FOR EACH FACADE. REPLACE DETERIORATED PORTIONS OF BRICK FACADE. ASSUME 5% OF BRICK AREA FOR EACH FACADE.
- EL06 REBUILD/REPOINT EXISTING CHIMNEYS AS NECESSARY.

### KEYNOTE LEGEND - EXTERIOR ELEVATIONS

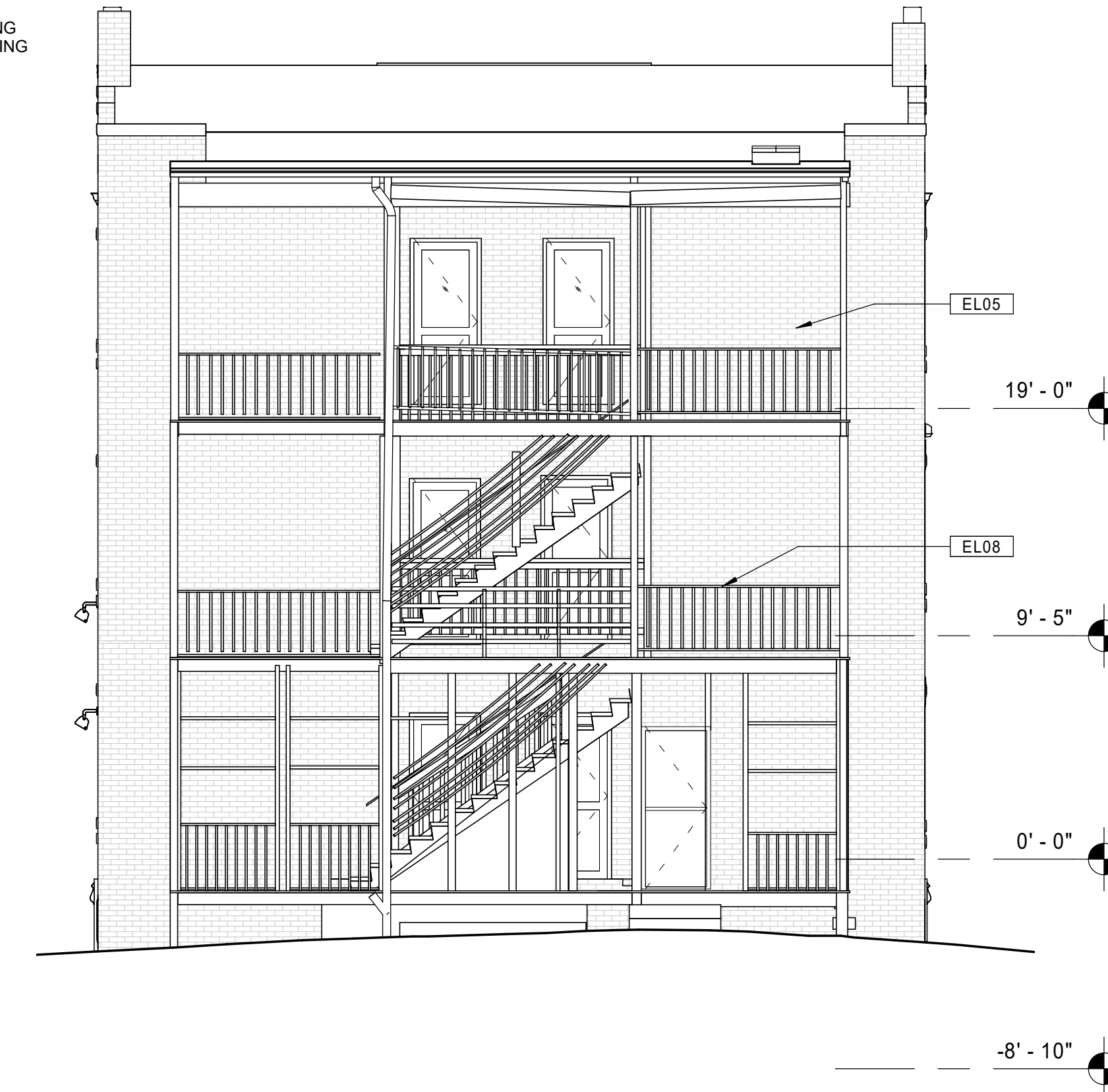
- EL07 RESECURE ALL EXISTING METAL HANDRAILS, REPLACE WHERE MISSING.
- EL08 REPLACE STRUCTURAL STEEL COMPONENTS AT EXTERIOR BALCONIES AND STAIR SYSTEMS (FRAMING, STRINGERS, DECKING, HANDRAIL/GUARDRAILS, ETC.). FINISH ALL WOOD MATERIALS WHEN COMPLETE. REFER TO STRUCTURAL DRAWINGS.
- EL09 NEW FULLY-ADHERED EPDM ROOFING SYSTEM ON ENTIRETY OF ROOFS WHERE SHOWN.
- EL10 REPAIR DAMAGED EXISTING CONCRETE STEPS.
- EL11 NEW EXTERIOR DOOR FOR NEW ACCESSIBLE BUILDING ENTRANCE. INSTALL NEW INTERCOM PANEL ADJACENT TO ENTRY AND CONNECT TO EXISTING BUILDING INTERCOM SYSTEM. REMOVE EXISTING WINDOWS AND SURROUNDING MASONRY AND PREPARE FOR NEW INSTALLATION.
- EL12 REMOVE EXISTING METAL ATTIC VENTS, AND PREPARE FOR BRICK INFILL.
- EL13 NEW EXHAUST VENT. PREPARE NEW MASONRY OPENING FOR INSTALLATION.
- EL14 NEW WOOD EXTERIOR RAMP. REMOVE EXISTING BASEMENT WINDOWS AND INFILL WITH MATCHING BRICK.

### GENERAL NOTES - EXTERIOR ELEVATIONS

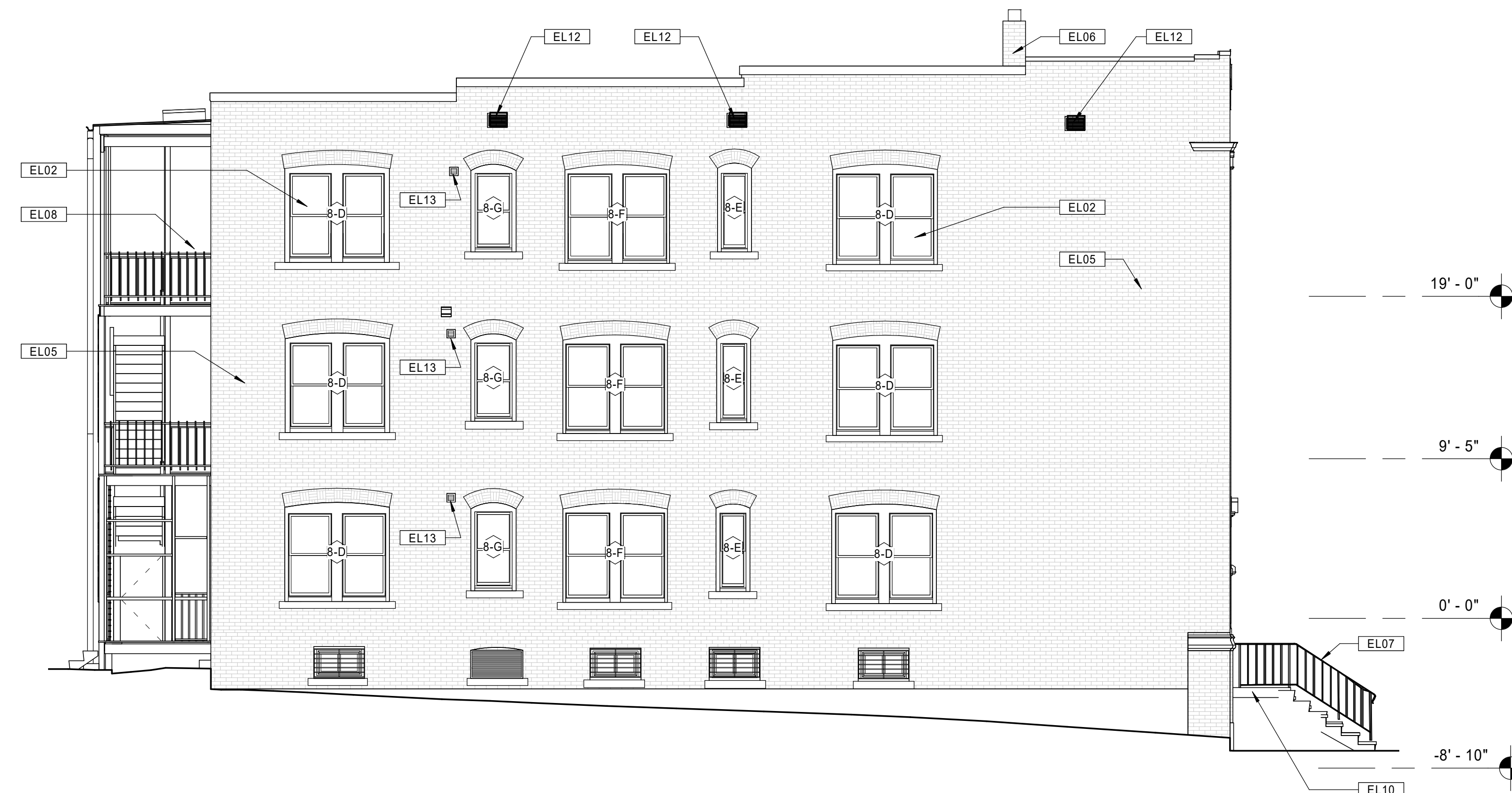
- A. REPAIR / REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS AS DIRECTED BY STRUCTURAL DRAWINGS.
- B. RE-FRAME REAR BALCONIES AS NECESSARY AS DIRECTED BY STRUCTURAL DRAWINGS.
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- G. AIR SEAL WITH SPRAY FOAM ALL NEW EXTERIOR WINDOWS AND DOORS.
- H. PROVIDE NEW LED LIGHTING FIXTURES AT ALL EXISTING EXTERIOR LOCATIONS.



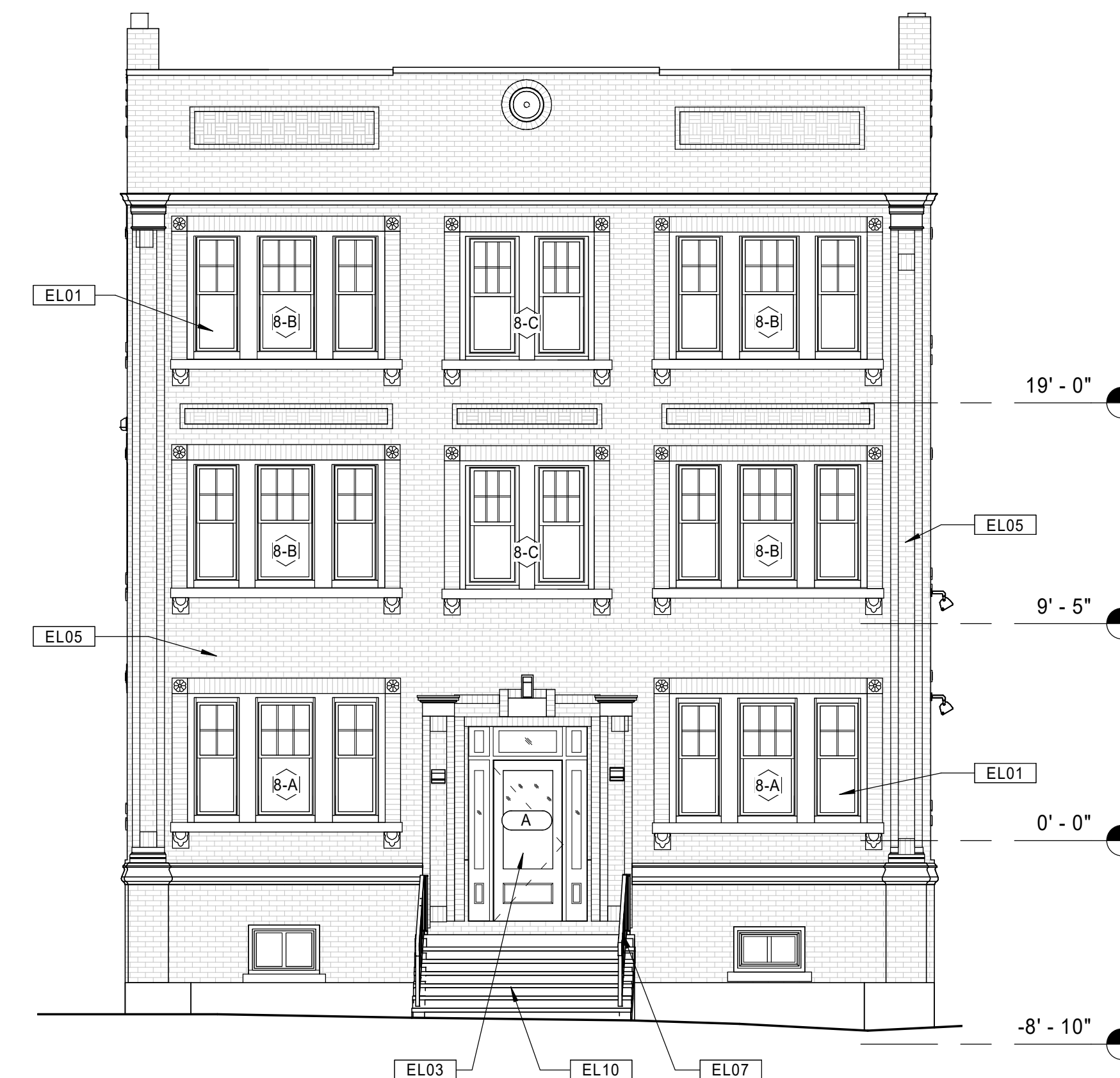
21 BUILDING 8 - 132-134 BEDFORD ST. - PROPOSED RIGHT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



11 BUILDING 8 - 132-134 BEDFORD ST. - PROPOSED REAR ELEVATION  
 Scale: 3/16" = 1'-0"



20 BUILDING 8 - 132-134 BEDFORD ST. - PROPOSED LEFT SIDE ELEVATION  
 Scale: 3/16" = 1'-0"



10 BUILDING 8 - 132-134 BEDFORD ST. - PROPOSED FRONT ELEVATION  
 Scale: 3/16" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 8 - PROPOSED EXTERIOR ELEVATIONS  
 132-134 BEDFORD ST.**

Project Number:

22020

Issue Date:

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Sheet Number:

**A4.08**



KEYNOTE LEGEND - EXTERIOR ELEVATIONS

- EL01 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 6/1 CONFIGURATION, FRONT ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL02 NEW REPLICA HISTORIC ALUMINUM SINGLE HUNG WINDOW, 1/1 CONFIGURATION, REAR AND SIDE ELEVATIONS ONLY. REMOVE EXISTING WINDOWS AND PREPARE FOR NEW INSTALLATION.
- EL03 NEW HISTORICALLY-APPROVED ALUMINUM STOREFRONT ENTRY SYSTEMS (DOORS, FRAMES, SIDELIGHTS, HARDWARE, ETC.). REMOVE EXISTING STOREFRONT SYSTEM, INFILL PANELS, ETC.
- EL04 NEW DOORS AND HARDWARE AT EXISTING BASEMENT AND COMMON AREA EXTERIOR DOOR LOCATIONS. REMOVE EXISTING DOORS AND HARDWARE.
- EL05 REPOINT DAMAGED BRICK FACADE AREAS THROUGHOUT. ASSUME 15% OF BRICK AREA FOR EACH FACADE. REPLACE DETERIORATED PORTIONS OF BRICK FACADE. ASSUME 5% OF BRICK AREA FOR EACH FACADE.
- EL06 REBUILD/REPOINT EXISTING CHIMNEYS AS NECESSARY.

KEYNOTE LEGEND - EXTERIOR ELEVATIONS

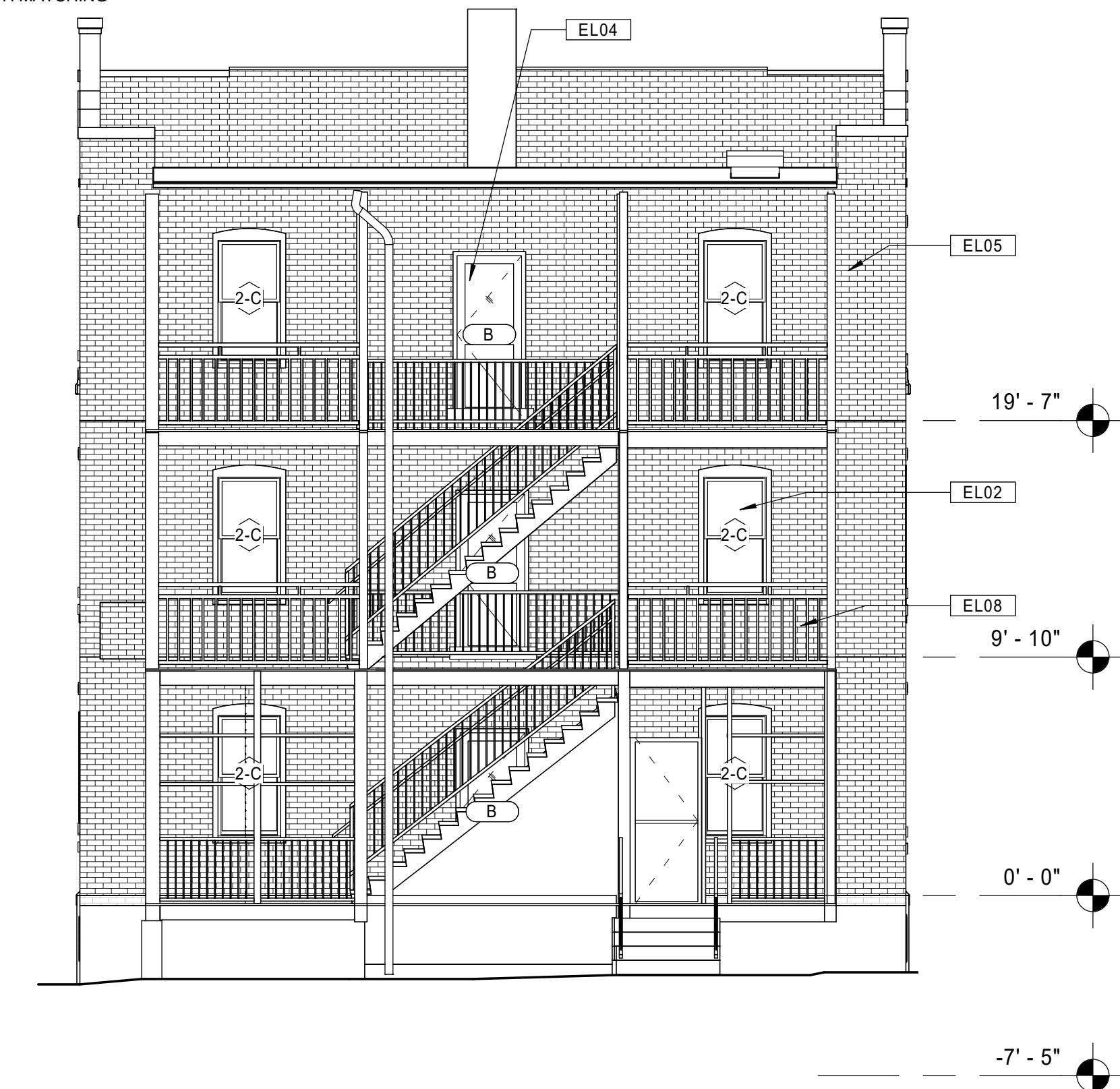
- EL07 RESECURE ALL EXISTING METAL HANDRAILS. REPLACE WHERE MISSING.
- EL08 REPLACE STRUCTURAL STEEL COMPONENTS AT EXTERIOR BALCONIES AND STAIR SYSTEMS (FRAMING, STRINGERS, DECKING, HANDRAIL/GUARDRAILS, ETC.). REFINISH ALL WOOD MATERIALS WHEN COMPLETE. REFER TO STRUCTURAL DRAWINGS.
- EL09 NEW FULLY-ADHERED EPDM ROOFING SYSTEM ON ENTIRETY OF ROOFS WHERE SHOWN.
- EL10 REPAIR DAMAGED EXISTING CONCRETE STEPS.
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- EL12 REMOVE EXISTING METAL ATTIC VENTS, AND PREPARE FOR BRICK INFILL.
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- EL14 NEW WOOD EXTERIOR RAMP. REMOVE EXISTING BASEMENT WINDOWS AND INFILL WITH MATCHING BRICK.

GENERAL NOTES - EXTERIOR ELEVATIONS

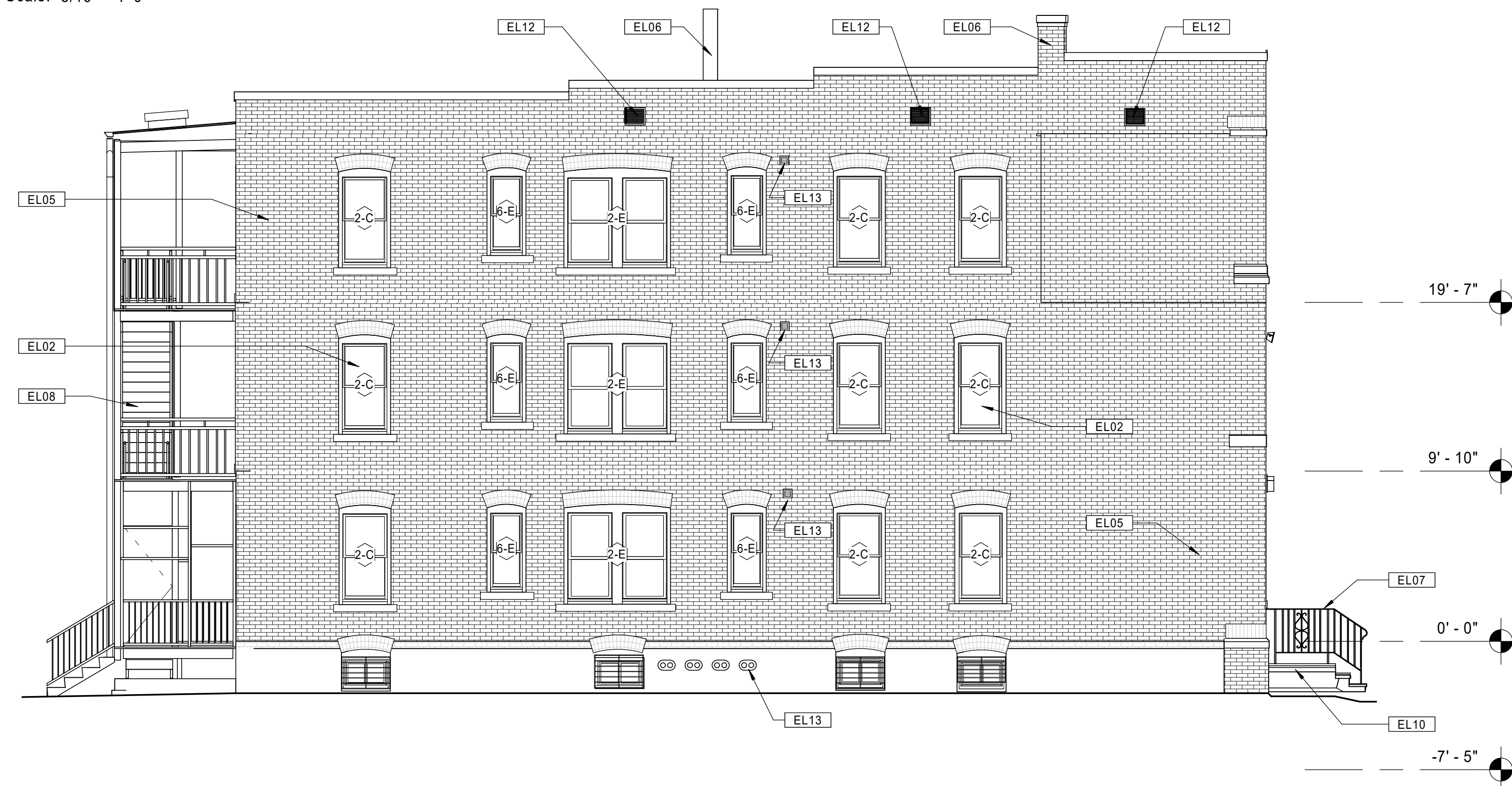
- A. REPAIR / REPLACE DAMAGED CONCRETE FOUNDATIONS AT BALCONY COLUMNS AS DIRECTED BY STRUCTURAL DRAWINGS.
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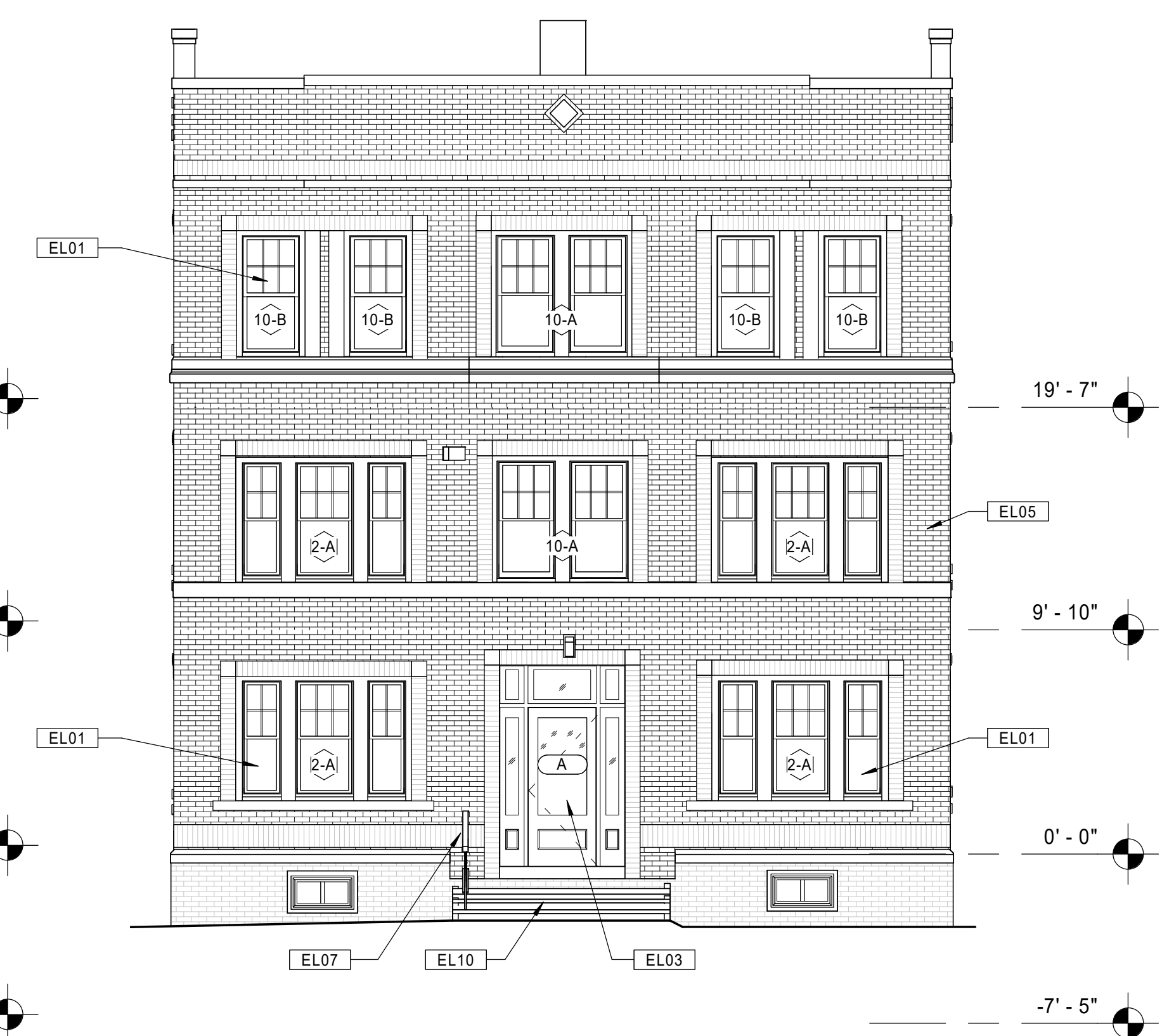
20 BUILDING 10 - 131-133 BROOK ST. - PROPOSED RIGHT SIDE ELEVATION  
Scale: 3/16" = 1'-0"



11 BUILDING 10 - 131-133 BROOK ST. - PROPOSED REAR ELEVATION  
Scale: 3/16" = 1'-0"



21 BUILDING 10 - 131-133 BROOK ST. - PROPOSED LEFT SIDE ELEVATION  
Scale: 3/16" = 1'-0"



10 BUILDING 10 - 131-133 BROOK ST. - PROPOSED FRONT ELEVATION  
Scale: 3/16" = 1'-0"



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Chelsea MA 02150  
O 617.889.4402  
F 617.884.4329  
architecturalteam.com

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Checked: MF

Scale: As indicated

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**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 10 - PROPOSED EXTERIOR ELEVATIONS 131-133 BROOK ST.**

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

**A4.10**







**GENERAL NOTES - BATHROOMS**

- A. DIMENSIONS GIVEN ARE TO FACE OF FINISH SURFACE UNLESS OTHERWISE NOTED.
- B. TYPICAL WATER CLOSETS CENTERLINES TO BE 18" FROM NEAREST ADJACENT FINISHED SURFACE, UNLESS OTHERWISE NOTED.
- C. COORDINATE PLUMBING FIXTURES WITH PLUMBING DRAWINGS.
- D. COORDINATE ELECTRICAL FIXTURES AND EQUIPMENT WITH ELECTRICAL DRAWINGS.
- E. COORDINATE INTERIOR FINISHES, PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND HARDWARE WITH INTERIOR PACKAGE.
- F. FIXTURES, EQUIPMENT, FINISHES, & ACCESSORIES TO BE COORDINATED/VERIFIED WITH WRITTEN SPECIFICATIONS (NOTIFY ARCHITECT WHERE UNCLEAR).
- G. SEE SPECIFICATIONS FOR TOILET AND BATH ACCESSORIES.
- H. BATHROOM DOOR LOCATIONS VARY. VERIFY DOOR LOCATIONS WITH ENLARGED FLOOR PLANS.
- I. FIELD VERIFY DIMENSIONS PRIOR TO SHOP DRAWING SUBMISSION.
- J. PROVIDE PAPERLESS GYPSUM WALL BOARD AT TUB AND SHOWER SURROUNDS UNLESS OTHERWISE NOTED.
- K. PROVIDE MOISTURE RESISTANT GWB AT BATHROOMS.
- L. PROVIDE CEMENTITIOUS BACKER BOARD AT ALL BATHROOM TILE INSTALLATIONS.
- M. TOILET FLUSH LEVER SHALL BE ON THE OPEN SIDE AT HP UNIT AND COMMON AREA TOILETS.
- N. PROVIDE FILLER STRIPS AS REQUIRED AT CABINET/WALL (2" WIDE MAX).
- O. PROVIDE CONTINUOUS FLOORING, PAINT, & WALL BASES UNDERNEATH VANITY AREAS.
- P. REFER TO A2.00'S FOR WALL TYPES AT BATHROOMS.
- Q. PROVIDE STRUCTURAL BLOCKING (PLYWOOD BACKING OR OTHER) AT REQUIRED LOCATIONS. (SHADED AREAS OF WALLS INDICATE LOCATIONS, BUT NOT THE EXTENT. OF CONTINUOUS WOOD BLOCKING TO BE PROVIDED TO MEET MOUNTING REQUIREMENT OF EQUIPMENT SPECIFIED. PROVIDE ADDITIONAL BLOCKING AS REQUIRED TO PROPERLY SECURE EQUIPMENT AND FIXTURES SPECIFIED, INCLUDING BUT NOT LIMITED TO COUNTERTOPS, TOILET ACCESSORIES, TOWEL BARS, AND MIRRORS / MIRROR CABINETS.)

**KEYNOTE LEGEND - BATHROOMS**

- B00 PAINTED GYPSUM BOARD PER UNIT FINISH PACKAGE / FINISH SCHEDULE
- B01 UNDERMOUNT SINK BOWL AND FAUCET PER PLUMBING SCHEDULE
- B02 TOILET, TOP OF SEAT @ 17'-10" A.F.F., REFER TO PLUMBING DWGS. SEAT COLOR TO BE SELECTED BY ARCHITECT. NIAGARA #N7717.
- B03 EXISTING FIXTURE TO REMAIN.
- B05 VANITY CABINET. CABINET TO BE REMOVABLE. FLOOR FINISH TO CONTINUE UNDER VANITY.
- B06 COUNTERTOP PER UNIT FINISH PACKAGE / FINISH SCHEDULE. PROVIDE 4" BACKSPLASH AND SIDESPLASH WHERE COUNTERTOP MEETS WALL.
- B08 TOILET PAPER DISPENSER MOUNTED @ 1'-8" A.F.F. - REFER TO SPECIFICATIONS.
- B10 TUB/SHOWER FAUCET PER PLUMBING SCHEDULE
- B15 SHOWER CURTAIN ROD, REFER TO SPECIFICATIONS.
- B16 TOILET PARTITION, REFER TO SPECIFICATIONS.
- B21 SHOWER ENCLOSURE. REFER TO PLUMBING SCHEDULE AND SPECIFICATIONS. PROVIDE INTEGRAL BLOCKING CONTINUOUS AT ALL SIDES FROM FLOOR TO 5'-0" A.F.F. SHOWER: AQUATIC #1623BFSTD. SHOWERHEAD: NIAGARA EARTH #N2915CH.
- B26 GRAB BAR, REFER TO SPECIFICATIONS.

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: 3/8" = 1'-0"

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**ENLARGED BATHROOM PLANS & ELEVATIONS**

Project Number:

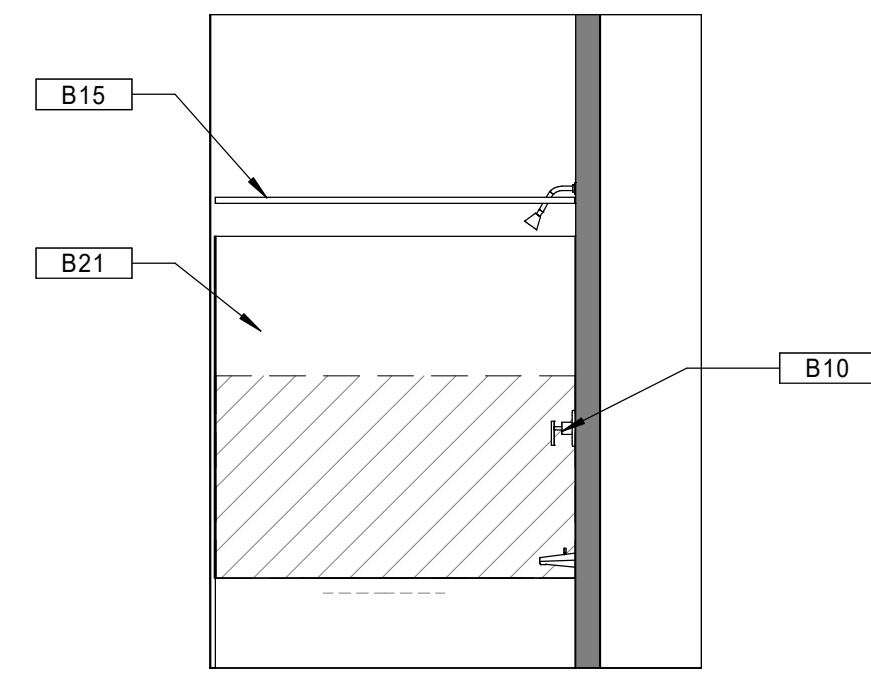
22020

Issue Date:

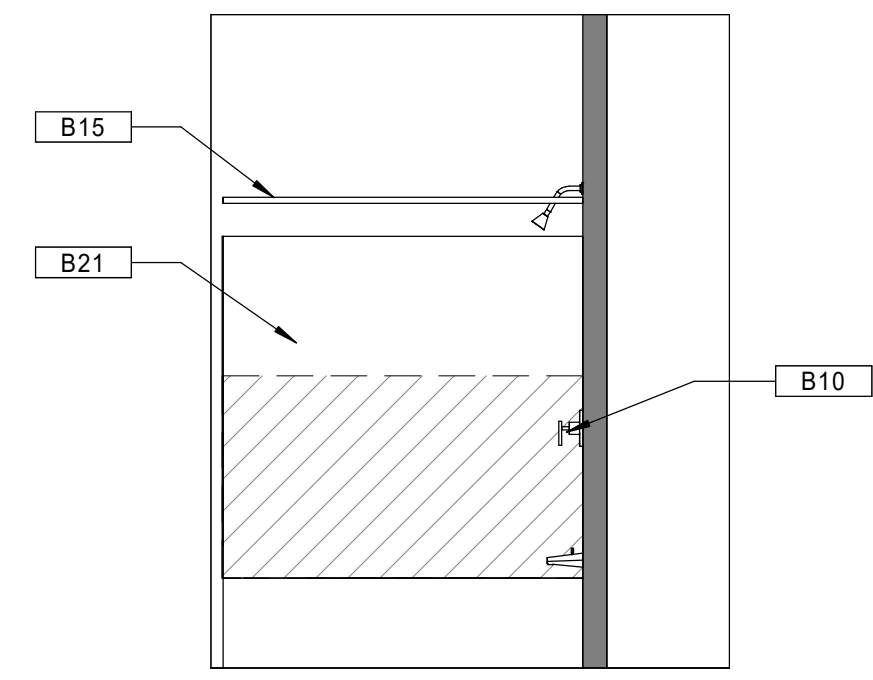
AUGUST 11, 2023

Sheet Number:

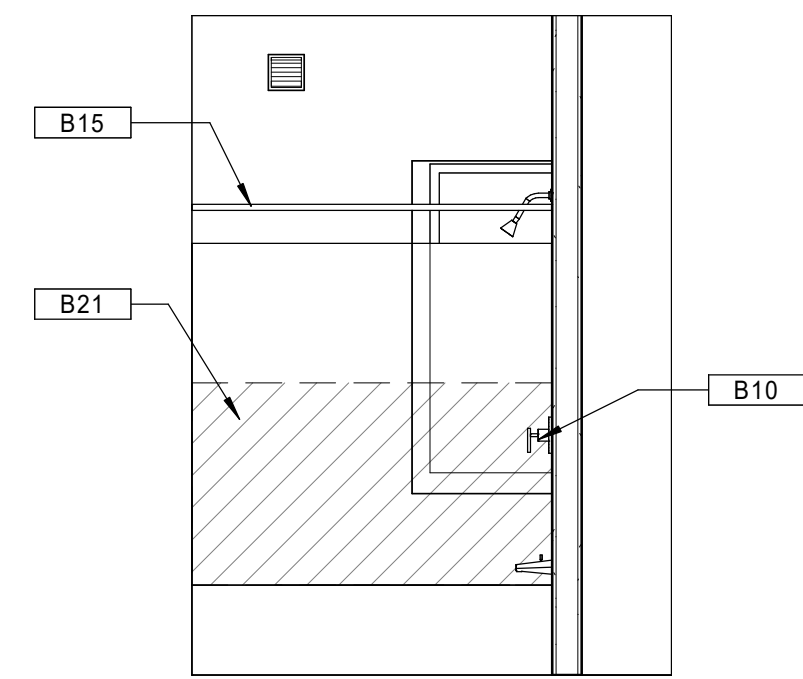
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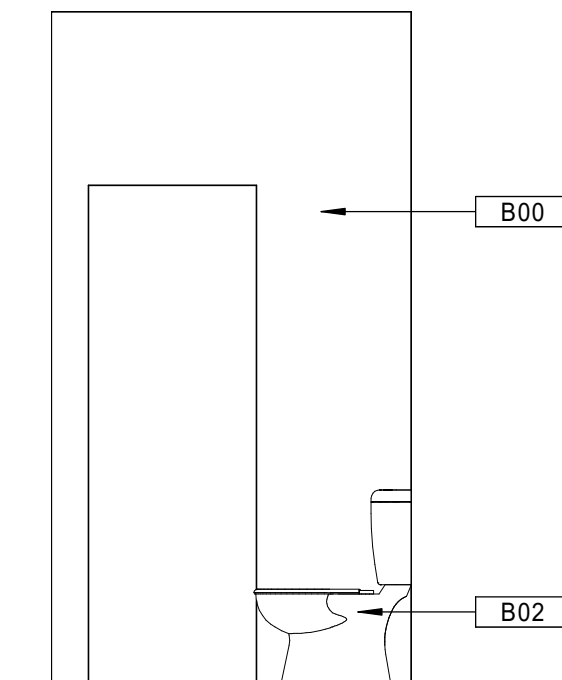
44 BATHROOM TYPE B4 - ELEVATION 4  
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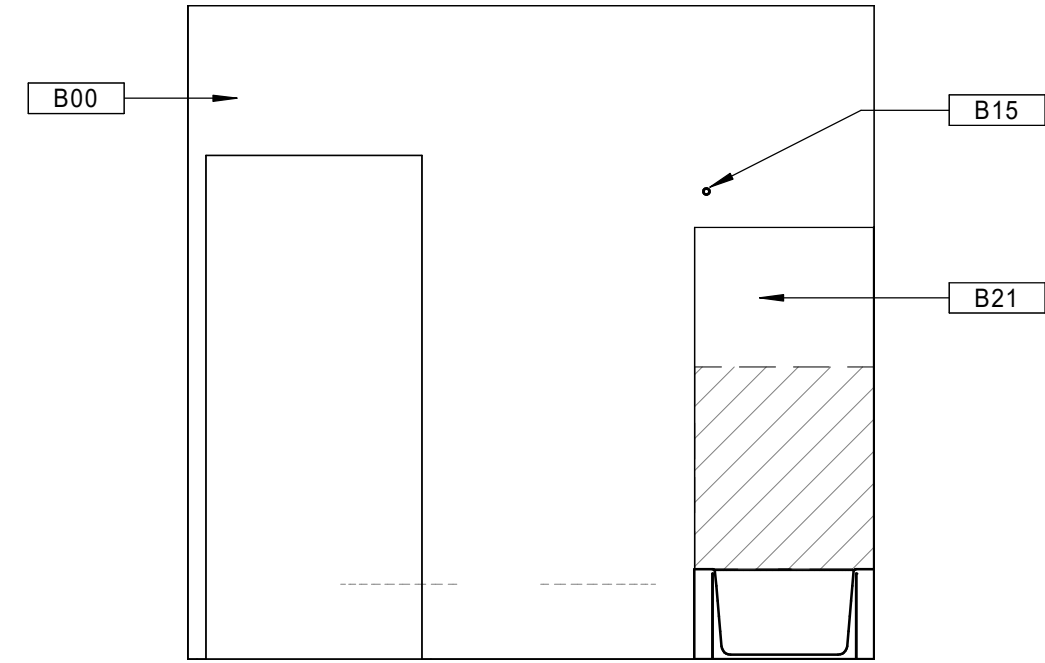
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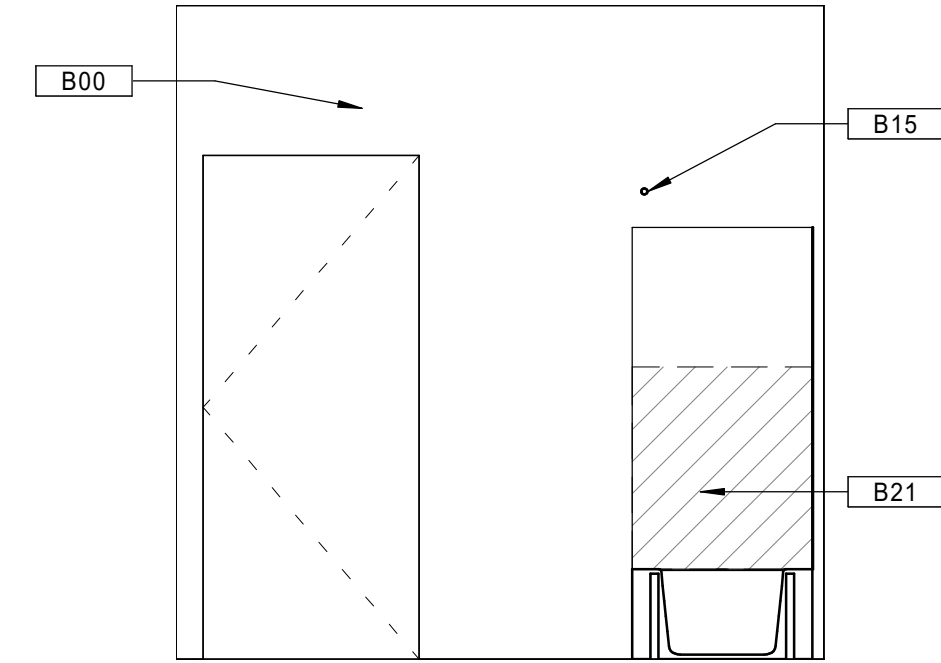
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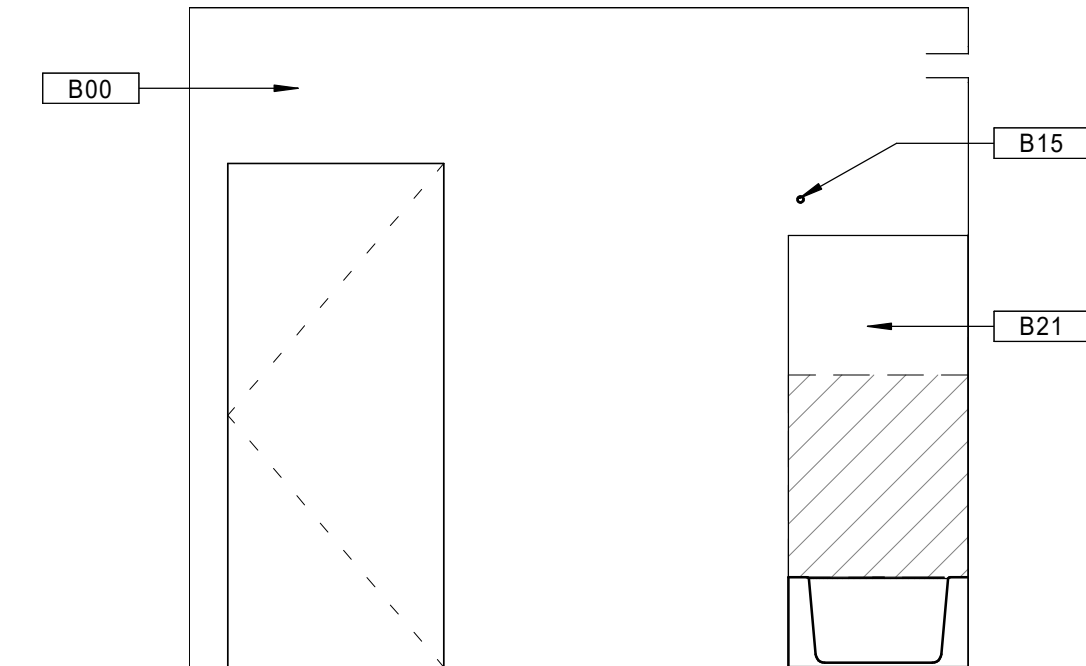
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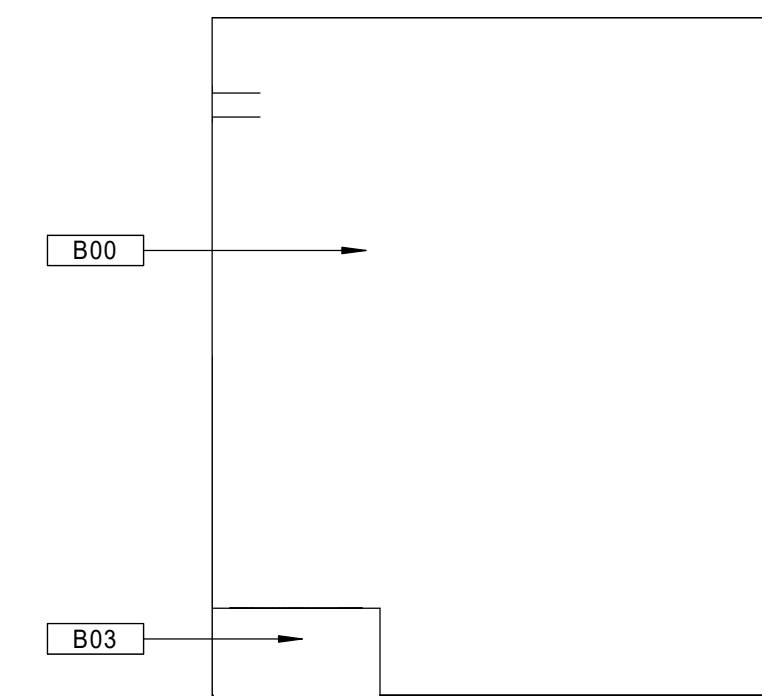
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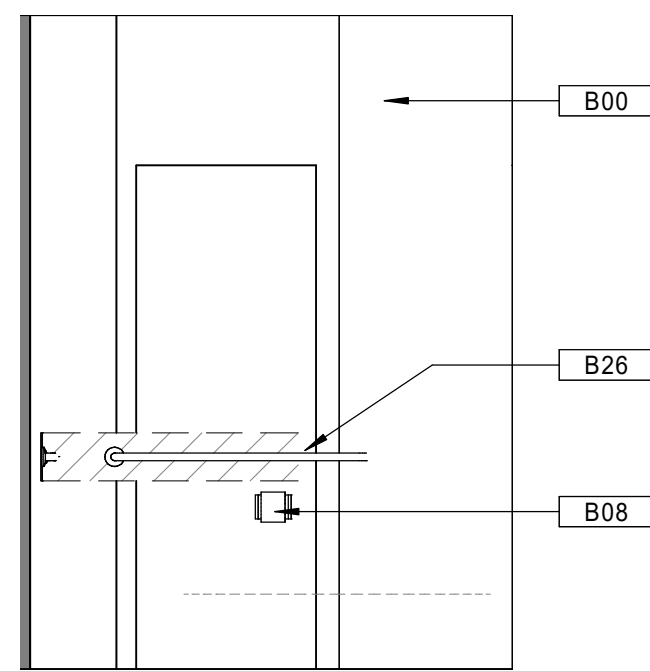
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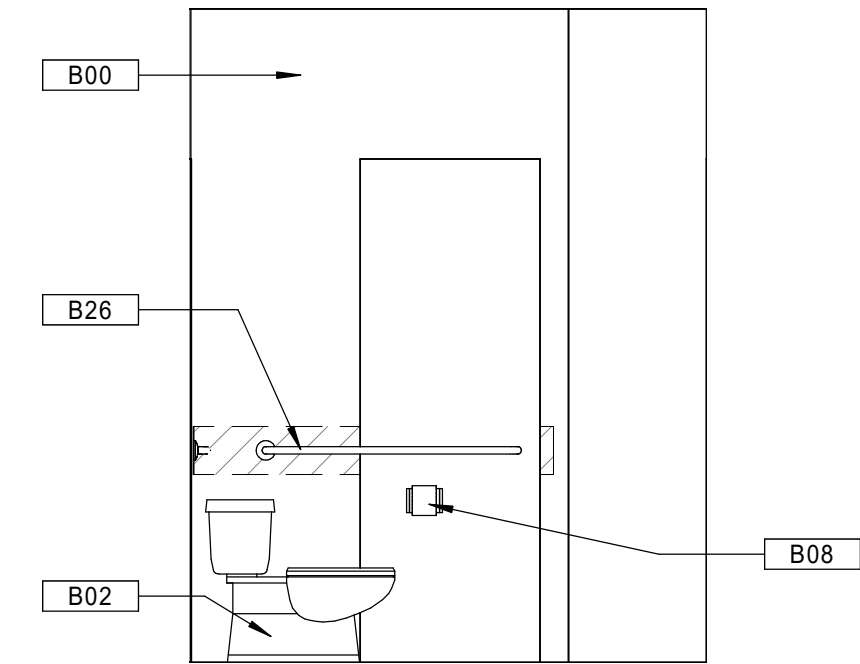
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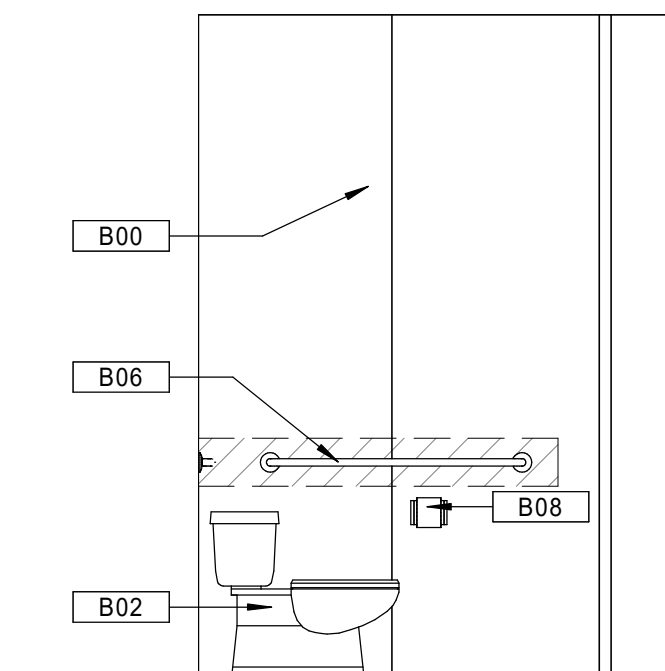
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 Scale: 3/8" = 1'-0"



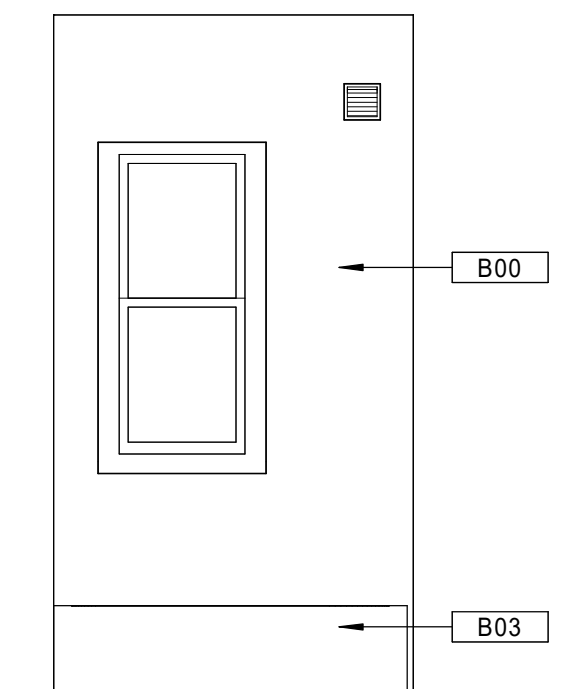
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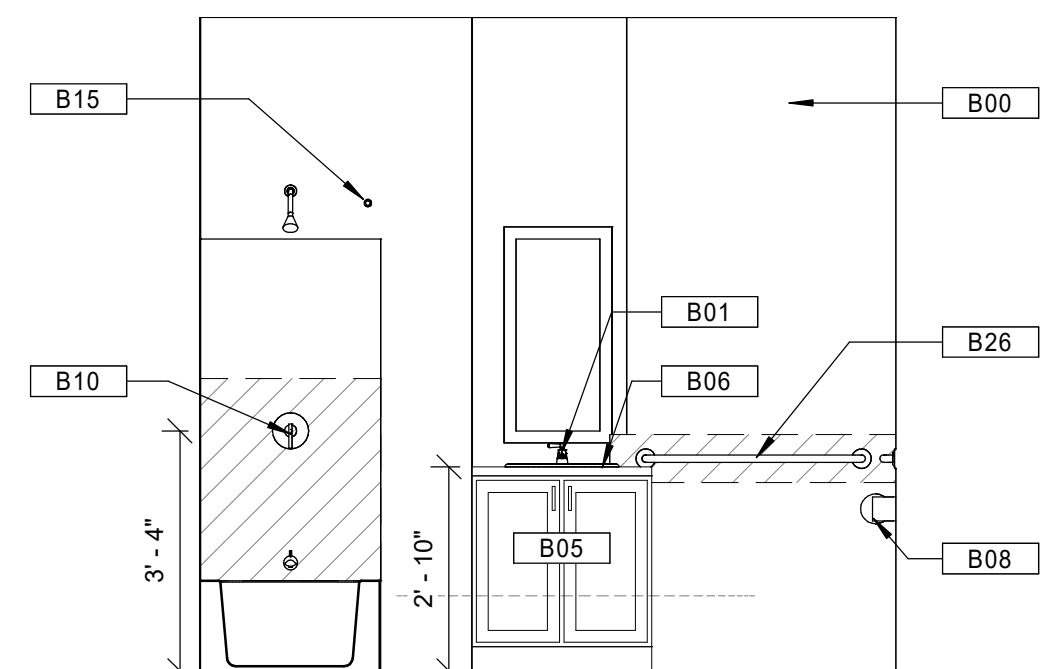
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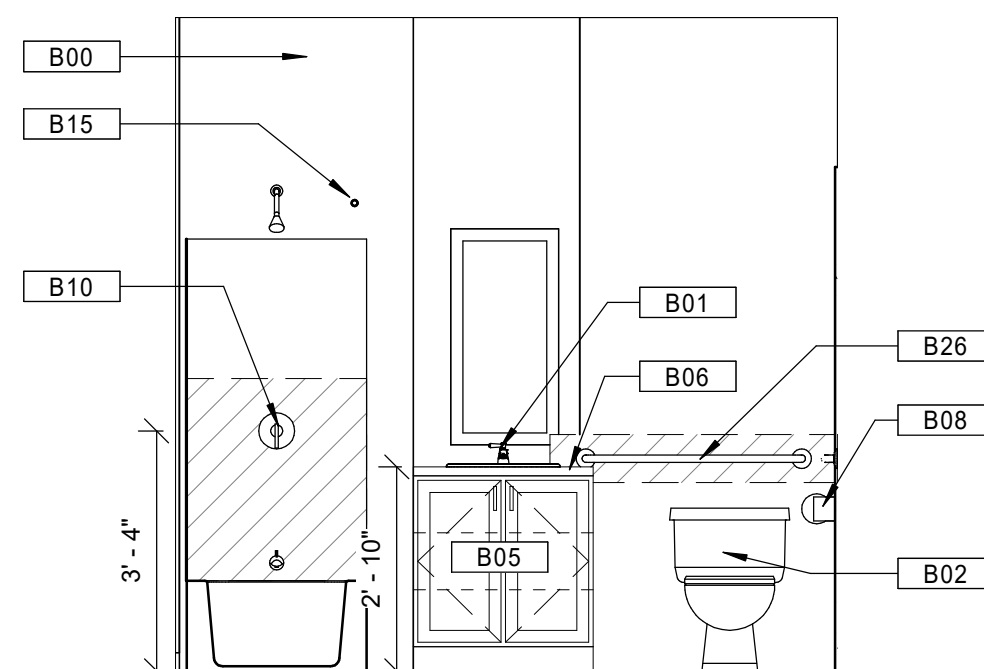
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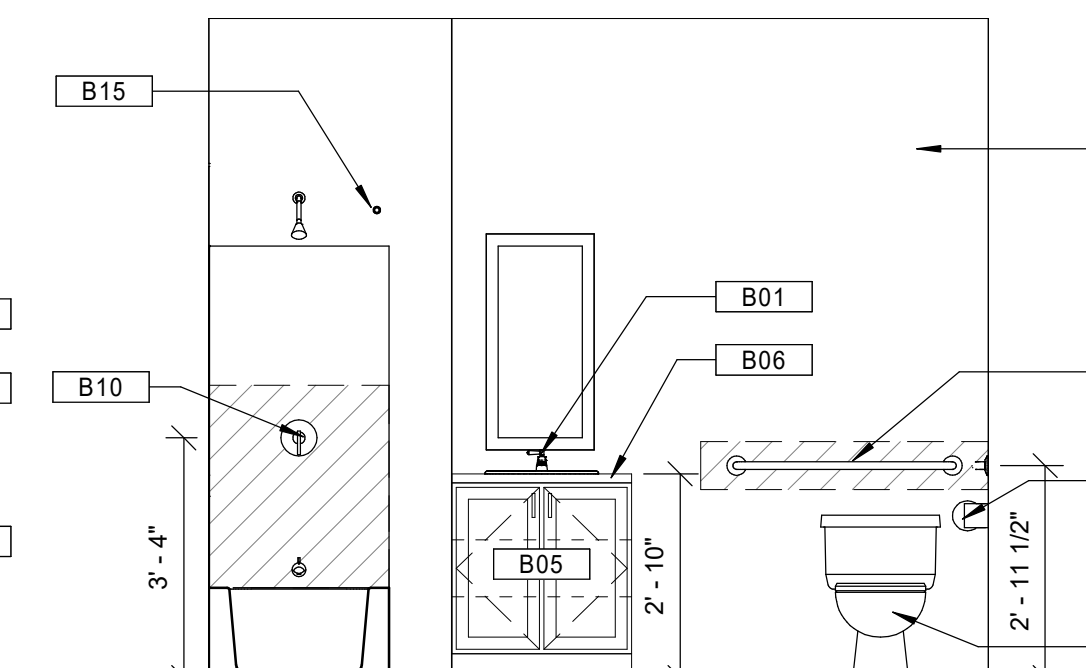
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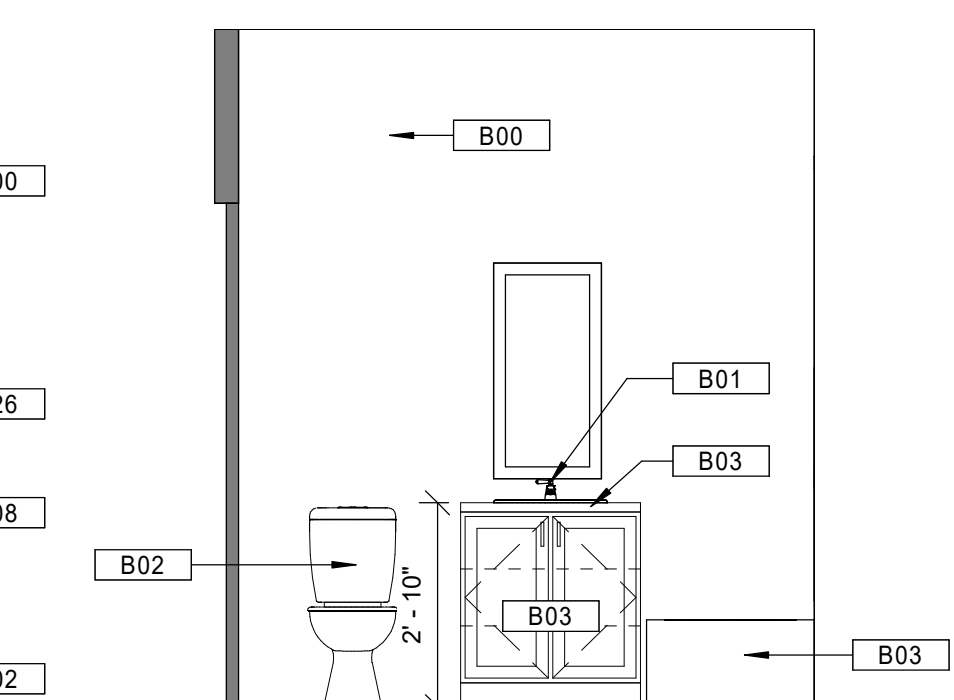
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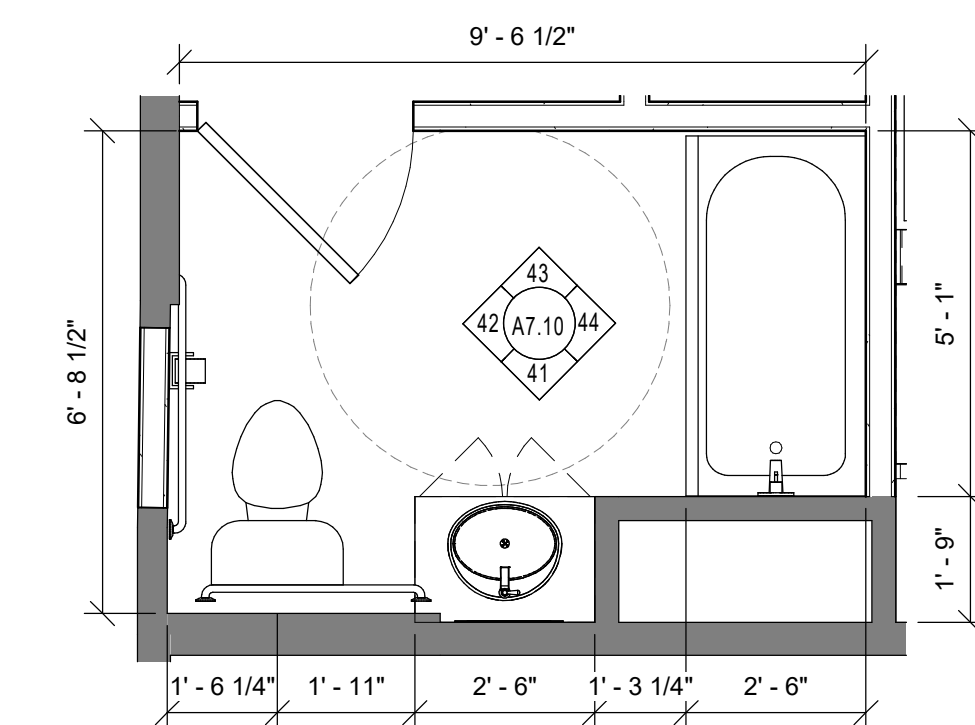
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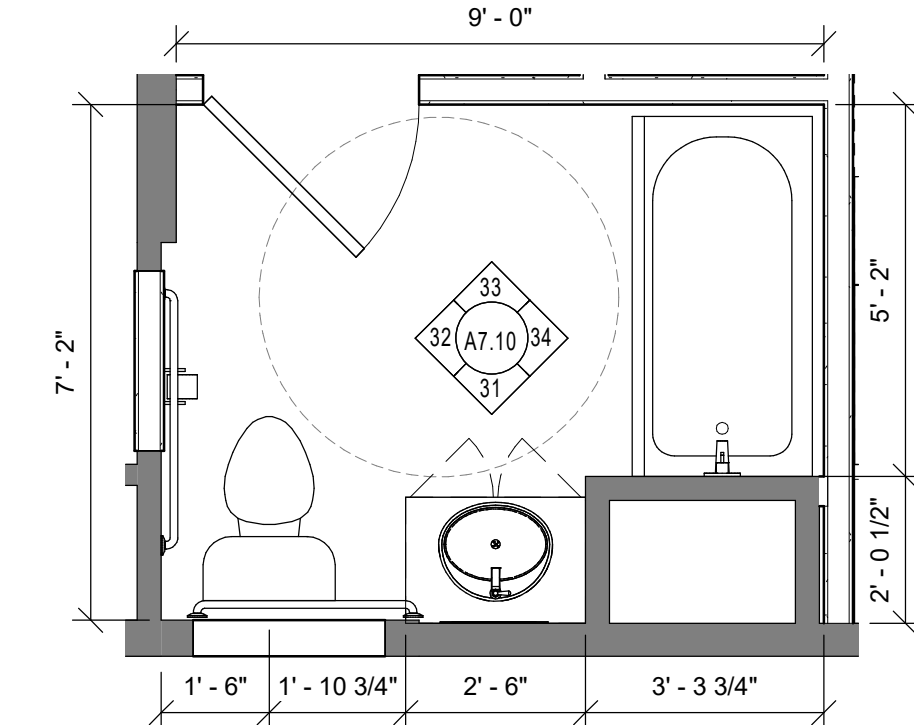
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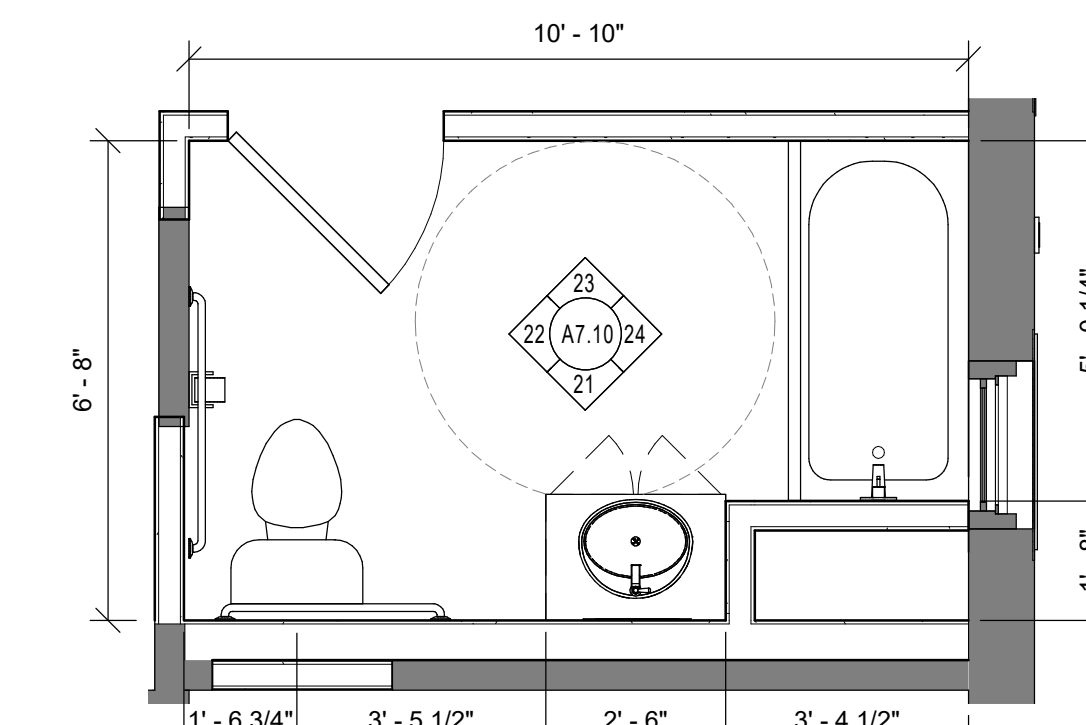
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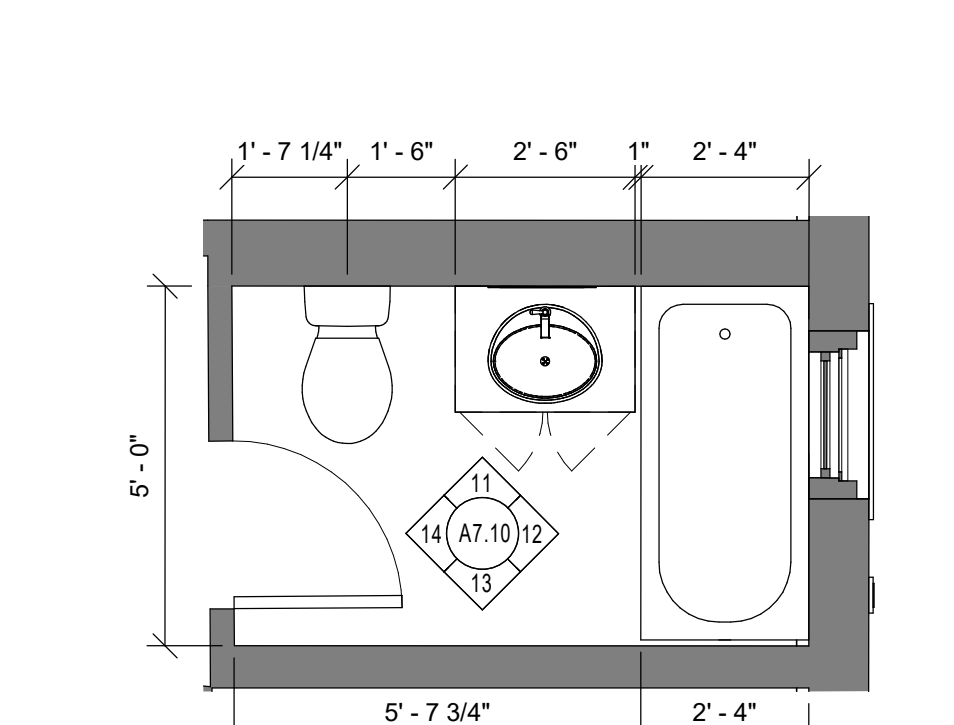
40 BATHROOM TYPE B4 - PLAN  
 Scale: 3/8" = 1'-0"  
 NEW ACCESSIBLE UNIT



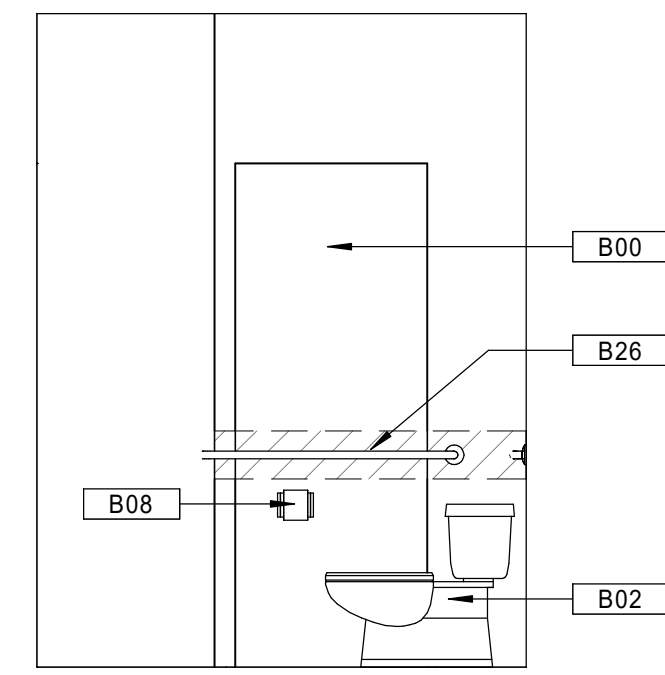
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 NEW ACCESSIBLE UNIT



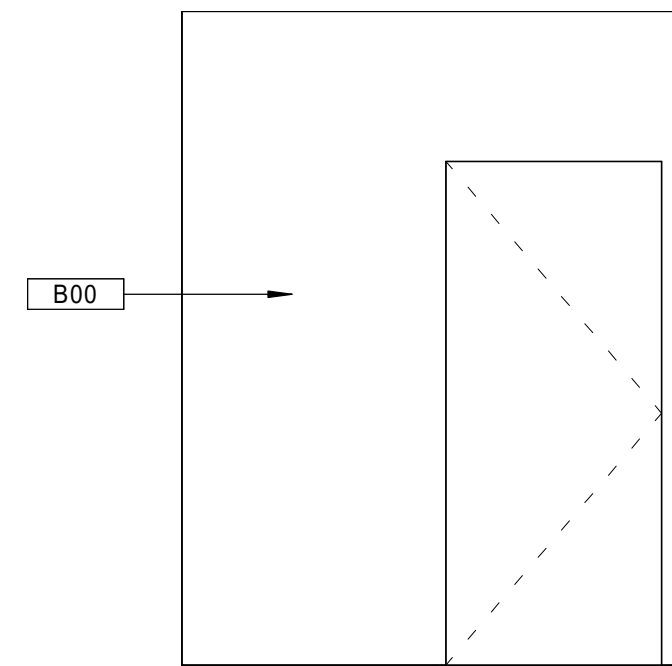
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 NEW ACCESSIBLE UNIT



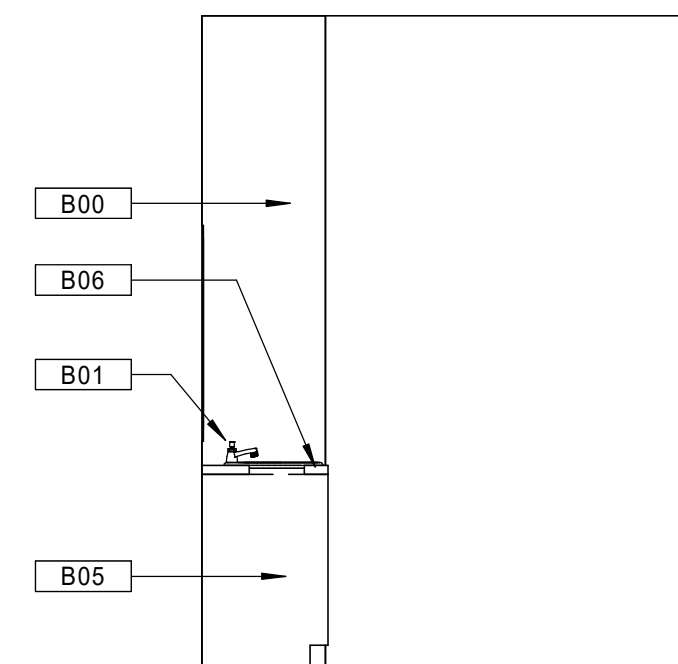
10 BATHROOM TYPE B1 - PLAN  
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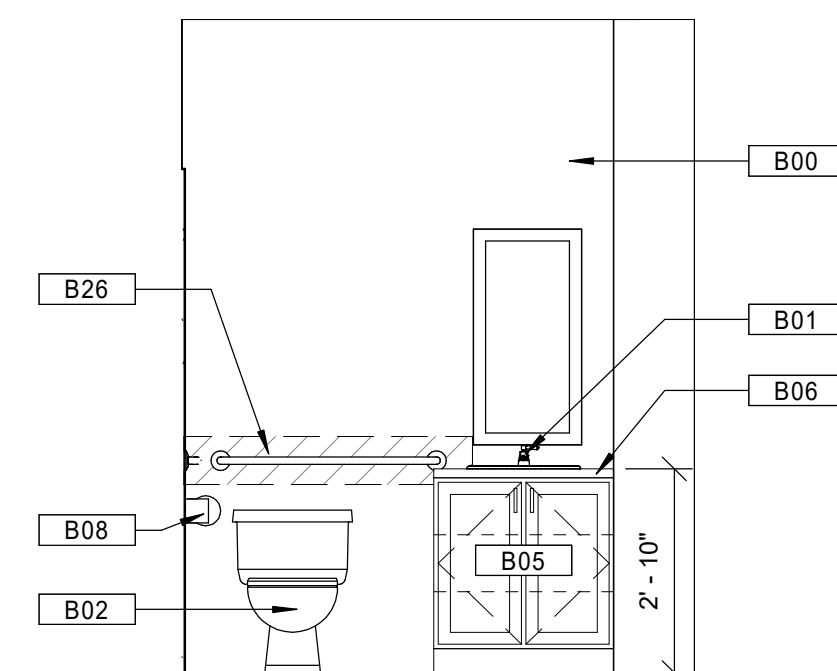
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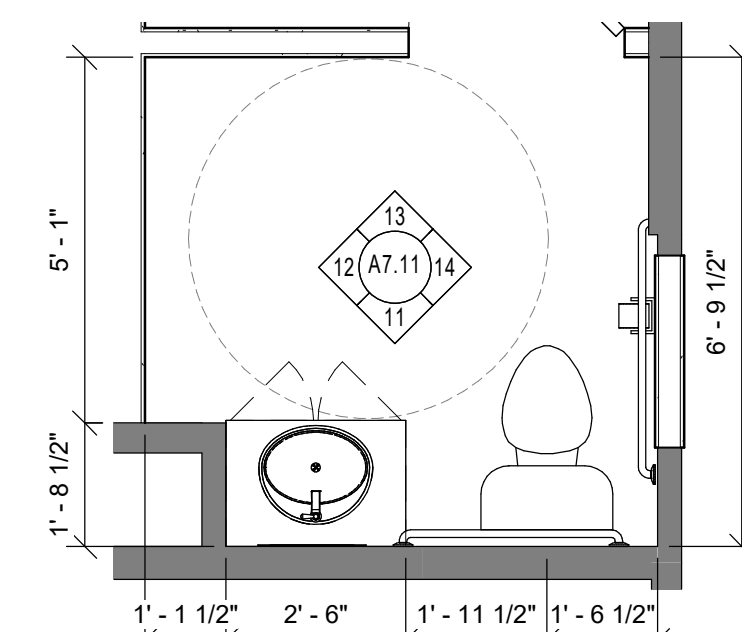
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 Scale: 3/8" = 1'-0"



12 BATHROOM TYPE B5 - ELEVATION 2  
 Scale: 3/8" = 1'-0"



11 BATHROOM TYPE B5 - ELEVATION 1  
 Scale: 3/8" = 1'-0"



10 BATHROOM TYPE B5 - PLAN  
 Scale: 3/8" = 1'-0" MANAGEMENT OFFICE

GENERAL NOTES - BATHROOMS

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- B. TYPICAL WATER CLOSETS CENTERLINES TO BE 18" FROM NEAREST ADJACENT FINISHED SURFACE, UNLESS OTHERWISE NOTED.
- C. COORDINATE PLUMBING FIXTURES WITH PLUMBING DRAWINGS.
- D. COORDINATE ELECTRICAL FIXTURES AND EQUIPMENT WITH ELECTRICAL DRAWINGS.
- E. COORDINATE INTERIOR FINISHES, PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND HARDWARE WITH INTERIOR PACKAGE.
- F. FIXTURES, EQUIPMENT, FINISHES, & ACCESSORIES TO BE COORDINATED/VERIFIED WITH WRITTEN SPECIFICATIONS (NOTIFY ARCHITECT WHERE UNCLEAR).
- G. SEE SPECIFICATIONS FOR TOILET AND BATH ACCESSORIES.
- H. BATHROOM DOOR LOCATIONS VARY. VERIFY DOOR LOCATIONS WITH ENLARGED FLOOR PLANS.
- I. FIELD VERIFY DIMENSIONS PRIOR TO SHOP DRAWING SUBMISSION.
- J. PROVIDE PAPERLESS GYPSUM WALL BOARD AT TUB AND SHOWER SURROUNDS UNLESS OTHERWISE NOTED.
- K. PROVIDE MOISTURE RESISTANT GWB AT BATHROOMS.
- L. PROVIDE CEMENTITIOUS BACKER BOARD AT ALL BATHROOM TILE INSTALLATIONS.
- M. TOILET FLUSH LEVER SHALL BE ON THE OPEN SIDE AT HP UNIT AND COMMON AREA TOILETS.
- N. PROVIDE FILLER STRIPS AS REQUIRED AT CABINET/WALL (2" WIDE MAX).
- O. PROVIDE CONTINUOUS FLOORING, PAINT, & WALL BASES UNDERNEATH VANITY AREAS.
- P. REFER TO A2.00's FOR WALL TYPES AT BATHROOMS.
- Q. PROVIDE STRUCTURAL BLOCKING (PLYWOOD BACKING OR OTHER) AT REQUIRED LOCATIONS. (SHADED AREAS OF WALLS INDICATE LOCATIONS, BUT NOT THE EXTENT. OF CONTINUOUS WOOD BLOCKING TO BE PROVIDED TO MEET MOUNTING REQUIREMENT OF EQUIPMENT SPECIFIED. PROVIDE ADDITIONAL BLOCKING AS REQUIRED TO PROPERLY SECURE EQUIPMENT AND FIXTURES SPECIFIED; INCLUDING BUT NOT LIMITED TO COUNTERTOPS, TOILET ACCESSORIES, TOWEL BARS, AND MIRRORS / MEDICINE CABINETS.)

KEYNOTE LEGEND - BATHROOMS

B00	PAINTED GYPSUM BOARD PER UNIT FINISH PACKAGE / FINISH SCHEDULE
B01	UNDERMOUNT SINK BOWL AND FAUCET PER PLUMBING SCHEDULE
B02	TOILET, TOP OF SEAT @ 17"-19" A.F.F., REFER TO PLUMBING DWGS. SEAT COLOR TO BE SELECTED BY ARCHITECT. NIAGARA #N7717.
B03	EXISTING FIXTURE TO REMAIN.
B05	VANITY CABINET. CABINET TO BE REMOVABLE. FLOOR FINISH TO CONTINUE UNDER VANITY.
B06	COUNTERTOP PER UNIT FINISH PACKAGE / FINISH SCHEDULE. PROVIDE 4" BACKSPLASH AND SIDESPLASH WHERE COUNTERTOP MEETS WALL.
B08	TOILET PAPER DISPENSER MOUNTED @ 1'-8" A.F.F. - REFER TO SPECIFICATIONS.
B10	TUB/SHOWER FAUCET PER PLUMBING SCHEDULE
B15	SHOWER CURTAIN ROD, REFER TO SPECIFICATIONS.
B16	TOILET PARTITION, REFER TO SPECIFICATIONS.
B21	SHOWER ENCLOSURE. REFER TO PLUMBING SCHEDULE AND SPECIFICATIONS. PROVIDE INTEGRAL BLOCKING CONTINUOUS AT ALL SIDES FROM FLOOR TO 5'-0" A.F.F. SHOWER: AQUATIC #1623BFSTD. SHOWERHEAD: NIAGARA EARTH #N2915CH.
B26	GRAB BAR, REFER TO SPECIFICATIONS.



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 50 Commandant's Way at Admiral's Hill  
 Chelsea MA 02150  
 O 617.889.4402  
 F 617.884.4329  
 architecturalteam.com

Consultant:

Revision:

Architect of Record:



Drawn: JBG

Checked: MF

Scale: 3/8" = 1'-0"

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**ENLARGED BATHROOM PLANS & ELEVATIONS**

Project Number:

22020

Issue Date:

AUGUST 11, 2023

Sheet Number:

**A7.11**

Consultant:

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Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**ACCESSIBLE UNIT  
 CONVERSION FLOOR  
 FINISH PLANS**

Project Number:

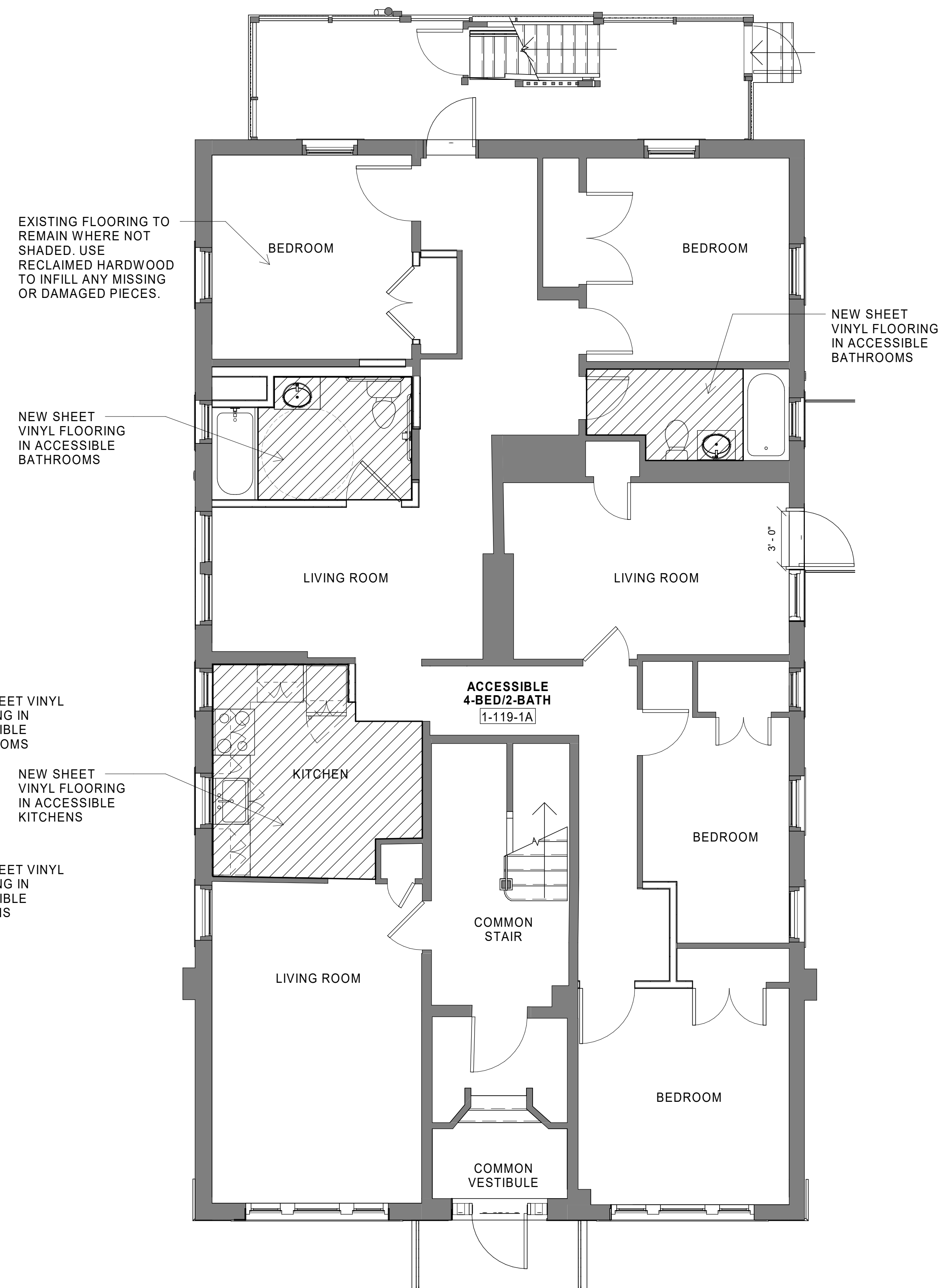
**22020**

Issue Date:

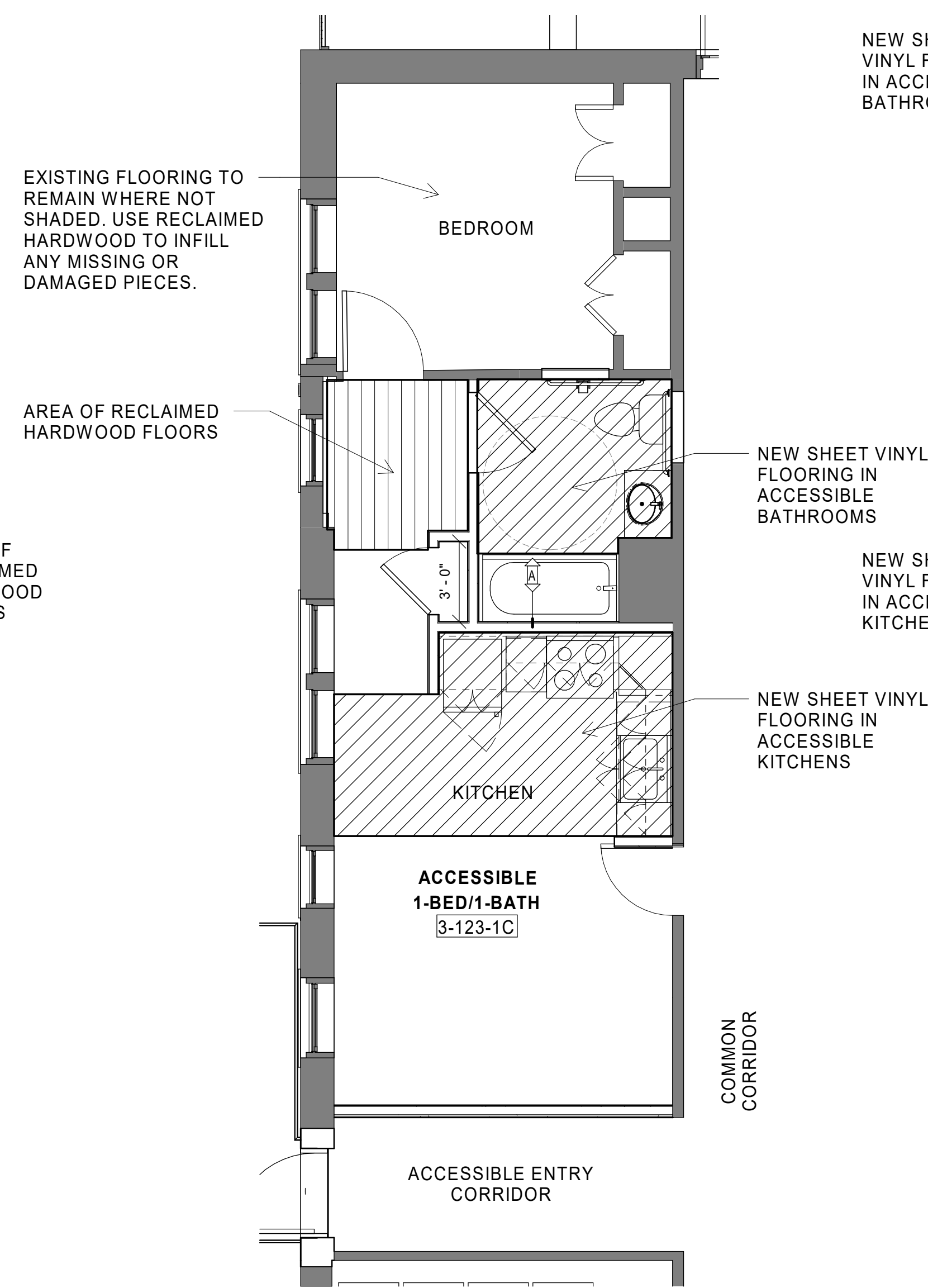
**AUGUST 11, 2023**

Sheet Number:

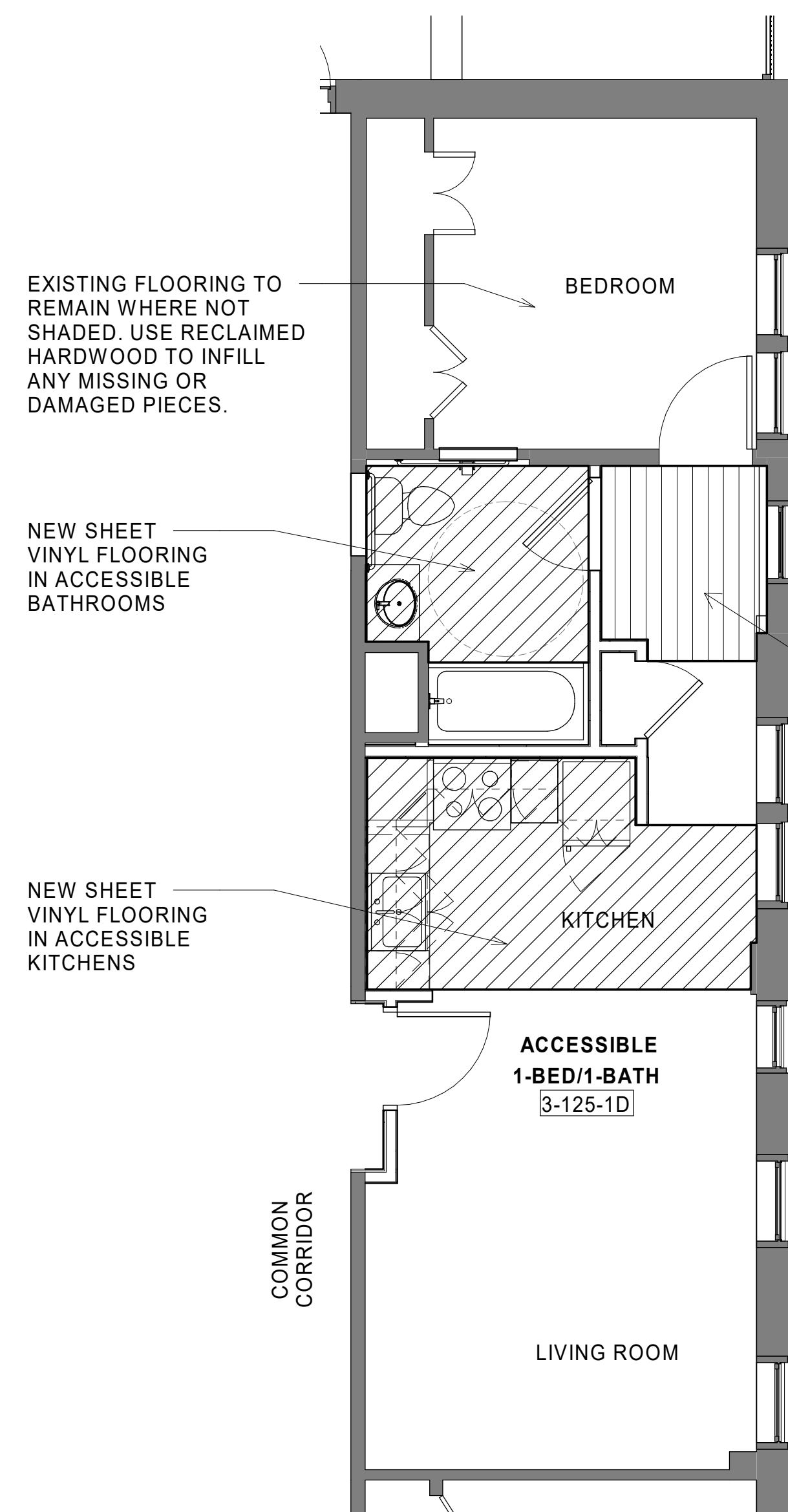
**A9.01**



10 ACCESSIBLE UNIT TYPE A - FLOOR FINISHES  
 Scale: 1/4" = 1'-0"



20 ACCESSIBLE UNIT TYPE B - FLOOR FINISHES  
 Scale: 1/4" = 1'-0"



30 ACCESSIBLE UNIT TYPE C - FLOOR FINISHES  
 Scale: 1/4" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: MF

Checked: MF

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**ACCESSIBLE UNIT  
 CONVERSION FLOOR  
 FINISH PLANS**

Project Number:

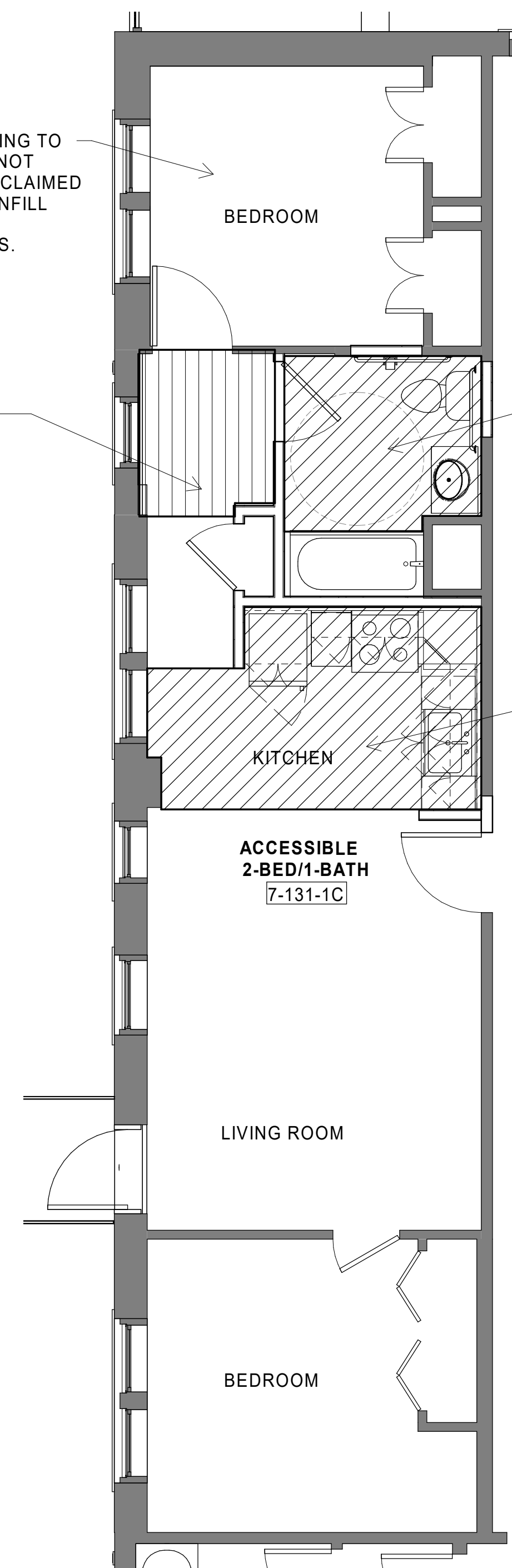
22020

Issue Date:

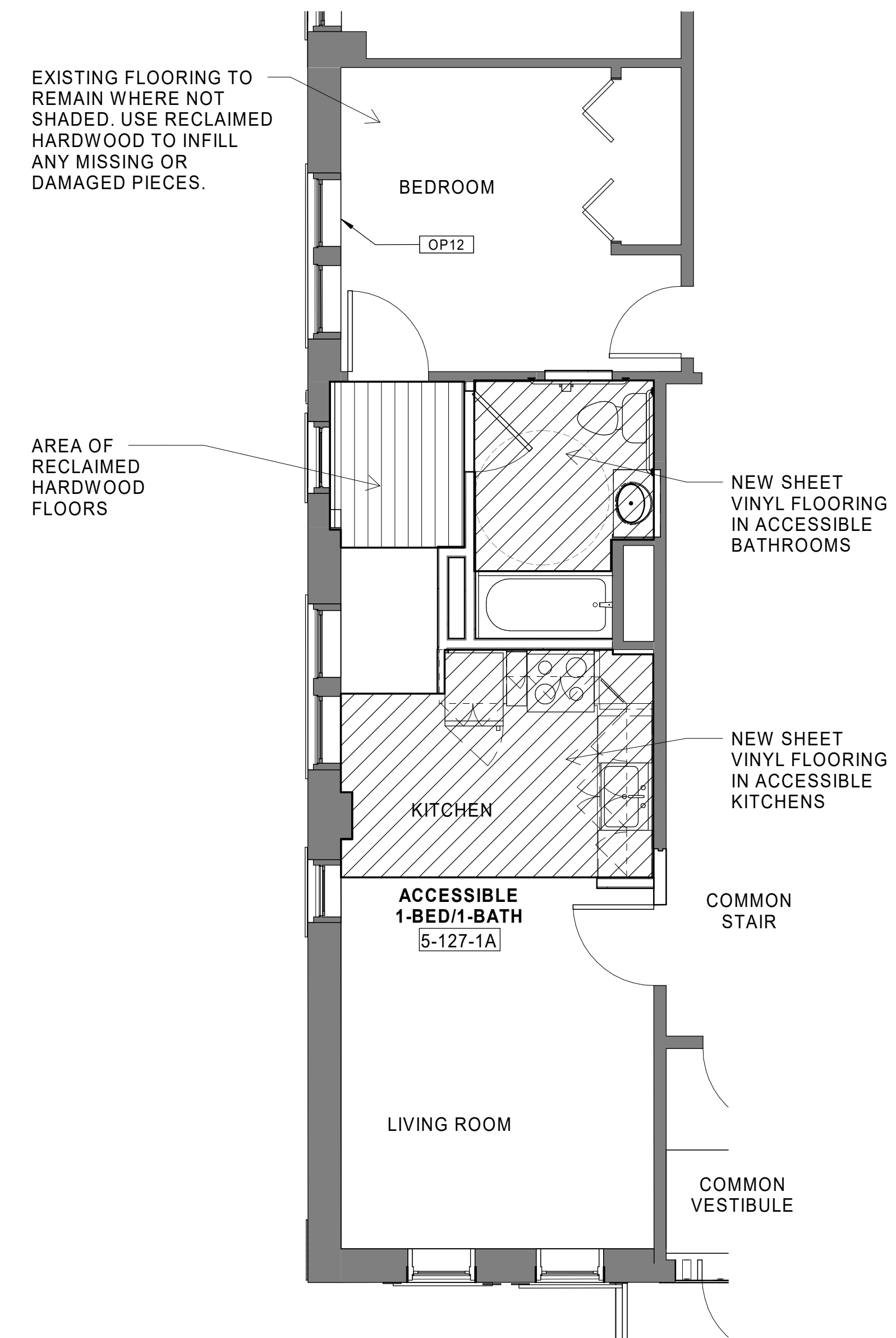
AUGUST 11, 2023

Sheet Number:

**A9.02**



20 ACCESSIBLE UNIT TYPE E - FLOOR FINISHES  
 Scale: 1/4" = 1'-0"



10 ACCESSIBLE UNIT TYPE D - FLOOR FINISHES  
 Scale: 1/4" = 1'-0"

tat

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50 Commandant's Way at Admiral's Hill  
Chelsea MA 02150  
O 617.889.4402  
F 617.884.4329  
architecturalteam.com

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Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

Scale: N.T.S.

Key Plan:

Project Name:

**BEDFORD GARDENS**

**Bedford & Brook Streets  
Hartford, CT**

Sheet Name:

**PLUMBING BASIS OF DESIGN**

Project Number:

**22020 (PEI: 23002)**

Issue Date:

**AUGUST 11, 2023**

Sheet Number:

**P0.01**

**PLUMBING LEGEND**

---	S---	UNDERSLAB SANITARY DRAIN PIPING		THERMOMETER
---	S	ABOVE GROUND SANITARY DRAIN PIPING		METER
---	V---	SANITARY VENT PIPING		CIRCULATOR/PUMP
---	SD/RD/OD	UNDERSLAB STORM DRAIN PIPING		HOSE BIB
---	SD/RD/OD	ABOVE GROUND STORM DRAIN PIPING		ROOF DRAIN
---	RV	RADON VENT PIPING		FLOOR DRAIN
---	DCW	DOMESTIC COLD WATER SUPPLY PIPING		PRESSURE GAUGE
---	DHW	DOMESTIC HOT WATER SUPPLY PIPING		TEMPERATURE SENSOR/AQUASTAT
---	DHWR	DOMESTIC HOT WATER RECIRCULATION PIPING		WALL SWITCH
---	G	NATURAL GAS PIPING		CONNECT TO EXISTING
---	(E)DCW	EXISTING DOMESTIC COLD WATER SUPPLY PIPING		POINT OF DEMOLITION
---	(E)G	EXISTING GAS PIPING		CONDENSATE DRAIN
		DIRECTION OF FLOW	DCW	DOMESTIC COLD WATER
		DIRECTION OF PITCH	DHW	DOMESTIC HOT WATER
		PIPE DROP	DHWR	DOMESTIC HOT WATER RECIRCULATION
		PIPE RISE	S	SANITARY DRAIN
		PIPE TEE DOWN	V	SANITARY VENT
		PIPE TEE UP	SD/RD/OD	STORM DRAIN/ROOF DRAIN/OVERFLOW ROOF DRAIN
		PIPE CONTINUATION	RV	RADON VENT
		WALL/END CLEANOUT	VTR	VENT THROUGH ROOF
		FLOOR CLEANOUT	RVTR	RADON VENT THROUGH ROOF
		CHECK VALVE	HP	HORSE POWER
		BALL VALVE/ISOLATION VALVE	BHP	BRAKE HORSE POWER
		TEMPERATURE & PRESSURE RELIEF VALVE	MCA	MINIMUM CIRCUIT AMPACITY
		BACKFLOW PREVENTER	FLA	FULL LOAD AMPS
		PIPE UNION	MCCP	MAXIMUM OVERCURRENT PROTECTION
		BUTTERFLY VALVE	ECM	ELECTRONICALLY COMMUTATED MOTOR
		BALANCE VALVE	GPM	GALLONS PER MINUTE
		PRESSURE REDUCING VALVE	INV.	INVERT ELEVATION
		STRAINER	A.F.F	ABOVE FINISHED FLOOR
		MIXING VALVE	F.F.E.	FINISHED FLOOR ELEVATION
		PIPE REDUCER	A.H.J.	AUTHORITY HAVING JURISDICTION
		PIPE CAPPED FOR FUTURE	G.C.	GENERAL CONTRACTOR
		PIPE CONNECTION TO FIXTURE	P.C.	PLUMBING CONTRACTOR
		MECHANICAL EQUIPMENT	M.C.	MECHANICAL CONTRACTOR
		EQUIPMENT TAG	E.C.	ELECTRICAL CONTRACTOR
		WATER SUPPLY RISER TAG	(E)	EXISTING
		WASTE & VENT RISER TAG		

**PLUMBING GENERAL NOTES**

1. PIPING MATERIALS AND MEANS AND METHODS: REFER TO DIVISION 220000 BOOK SPECIFICATIONS
2. SEISMIC PROTECTION: THE PLUMBING SYSTEMS SHALL BE SEISMICALLY PROTECTED AS IDENTIFIED IN SECTION 220000
3. DRAWINGS ARE DIAGRAMATIC; CONTRACTOR TO FIELD VERIFY LOCATION OF SYSTEMS AND COMPONENTS IN FIELD PRIOR TO SHOP DRAWINGS/ INSTALLATION.
4. ALL PIPING SHALL BE RUN AS TIGHT AS POSSIBLE TO THE DECK AND INSTALLED IN A PROFESSIONAL MANNER. COORDINATE WORK WITH ALL TRADES AND OFFSET AS REQUIRED WHILE MAINTAINING CEILING HEIGHTS INDICATED ON THE ARCHITECTURAL PLANS.
5. DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES IN FIELD, WHETHER OR NOT SHOWN ON DRAWINGS EXERCISE CAUTION AND IDENTIFY LOCATIONS OF UNMARKED UTILITY LINES AS NECESSARY TO PERFORM WORK OF THIS SECTION.
6. PROVIDE PERMANENTLY INSTALLED THERMOMETERS WITH THERMOWELLS IN THE PIPING AT COLD, HOT AND HOT WATER RETURN OF THE MASTER THERMOSTATIC MIXING VALVE. IN ADDITION PROVIDE THERMOMETER IN PIPING AT DISCHARGE OF ALL WATER HEATERS. ALL THERMOMETERS TO BE SHALL BE LIQUID FILLED SEE SPECIFICATION FOR ADDITIONAL INFORMATION.
7. PROVIDE A PERMANENTLY INSTALLED LIQUID FILLED PRESSURE GAUGE AT THE INCOMING WATER SERVICE, BEFORE AND AFTER THE DOMESTIC WATER BOOSTER PUMP, AND IN THE PIPING AT THE MOST REMOTE FIXTURE.
8. PROVIDE A PERMANENTLY INSTALLED DOMESTIC WATER SUB-METER AT THE INCOMING WATER SERVICE PRIOR TO ANY BRANCHES. INSTALL AN ADDITIONAL WATER SUB-METER AT THE INLET TO THE WATER HEATER PRIOR TO THE CHECK VALVE. ALL SUB-METERS SHALL BE DIGITAL WITH THE ABILITY TO MONITOR AND LOG WATER FLOW RATES AT ONE MINUTE INCREMENTS.
9. PROVIDE COORDINATION SHOP DRAWING VERIFYING THE SIZES, LOCATIONS, INVERTS AND ELEVATIONS OF ALL PIPING AND EQUIPMENT PRIOR TO FABRICATION, ORDERING AND INSTALLATION.
10. REFER TO ARCHITECTURAL DRAWINGS FOR SCHEDULE AND LOCATIONS OF ALL PLUMBING FIXTURES. COORDINATE INSTALLATION WITH ARCHITECTURAL ELEVATIONS.
11. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE LATEST PLUMBING CODE AND ALL APPLICABLE LOCAL CODES
12. IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO COORDINATE THE WORK WITH THAT OF ALL OTHER TRADES, INCLUDING BUT NOT LIMITED TO, ELECTRICAL, HVAC, SPRINKLER, STRUCTURAL AND GENERAL ARCHITECTURE.
13. ANY ISSUES ARISING DURING THE COORDINATION/SHOP DRAWING PROCESS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OR ARCHITECT, AND SHALL BE RESOLVED PRIOR TO THE INSTALLATION OF THE WORK.
14. NO WORK SHALL BE INSTALLED IN VIOLATION OF ANY GOVERNING CODES. ANY WORK SHOWN ON THE DRAWINGS WHICH IS IN VIOLATION OF SUCH CODES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO THE INSTALLATION OF THE WORK.
15. ALL PIPING PENETRATING FINISHED CEILINGS AND WALLS SHALL BE INSTALLED WITH ESCUTCHEONS. ALL PIPING PENETRATING EXTERIOR WALLS AND ROOFS SHALL BE FLASHED IN AN APPROVED MANNER IN COORDINATION WITH THE ARCHITECTURAL DETAIL. PENETRATIONS SHALL BE SEALED WEATHER-TIGHT AND FIRE RATED PARTITIONS SHALL BE PROVIDED WITH FIRE RATED SEALS AS REQUIRED BY LOCAL CODE AUTHORITY AND IN ACCORDANCE WITH ARCHITECTURAL DRAWINGS.
16. INSTALLATION OF ALL PRODUCTS AND EQUIPMENT SHALL ADHERE TO MANUFACTURERS' RECOMMENDATIONS.
17. PROVIDE ACCESS PANELS TO SYSTEM COMPONENTS THAT ARE CONCEALED AND REQUIRE PERIODIC SERVICE.
18. TOPS OF ALL FLOOR DRAINS SHALL BE SET FLUSH WITH FINISHED FLOOR. ALL COLORS AND FINISHES SHALL BE BY THE ARCHITECT.
19. ALL PIPING ABOVE GRADE SHALL BE PROPERLY SUPPORTED BY THE BUILDING STRUCTURE AND SHALL NOT REST ON CEILING STRUCTURE OR COMPONENTS. PIPING SHALL NOT BE SUPPORTED BY OTHER PIPING.
20. ALL PLUMBING EQUIPMENT, PIPING, INSULATION, ETC., INSTALLED IN HVAC PLENUM SPACES SHALL MEET CODE REQUIREMENTS FOR SMOKE AND COMBUSTIBILITY.
21. PROVIDE SHUTOFF VALVES ON ALL BRANCH PIPING AND ON ALL SUPPLIES TO INDIVIDUAL FIXTURES AND EQUIPMENT. PROVIDE BALL VALVES ON ALL WATER MAIN BRANCHES IN CORRIDORS AND WHERE INDICATED ON DRAWINGS. PROVIDE DEDICATED CONTROL VALVES AT THE BASE OF EACH RISER. PROVIDE DEDICATED SHUT-OFF VALVE AT THE SUPPLY TO EACH BATHROOM OR WET AREA. BACK-TO-BACK BATHROOMS WILL HAVE INDIVIDUAL SHUTOFF VALVES TO ISOLATE EACH AREA.
22. PROVIDE CLAMPS, OFFSETS, EXPANSION JOINTS, ANCHORS AND GUIDES AS NECESSARY TO PREVENT STRESS ON PIPING.
23. INSTALLATION OF VENTING SHALL ADHERE TO ALL APPLICABLE LOCAL CODES.
24. FOR EXACT LOCATION OF ALL DRAINS I.E. ROOF, FLOOR ETC. REFER TO ARCH DRAWINGS.
25. FOR SCHEDULE OF PLUMBING FIXTURES, HW HEATERS, VALVES, PIPE MATERIALS AND DRAINS REFER TO THE PLUMBING SCHEDULE DRAWING.
26. FOR SIZE OF VERTICAL STACKS, LEADERS, AND WATER RISERS REFER TO CORRESPONDING RISER DIAGRAMS.
27. FOR BRANCH PIPING AND SIZES TO FIXTURES NOT SHOWN REFER TO RISER DIAGRAM.
28. PROVIDE HEAT TRACING FOR ALL PIPING AND TRAPS SUSCEPTIBLE TO FREEZING. TRAPS WITHIN PARKING AREAS SHALL BE HEAT TRACED AND INSULATED 5' DOWNSTREAM FROM TRAP.
29. PROVIDE ELECTRONIC TRAP PRIMERS FOR ALL FLOOR DRAINS SUSCEPTIBLE TO EVAPORATION. COORDINATE WITH ELECTRICAL CONTRACTOR FOR JUNCTION BOX LOCATIONS.

**PLUMBING INSTALLATION CRITERIA**

EACH BIDDER SHALL VISIT THE SITE AND BECOME INFORMED AS TO THE CONDITION OF THE PREMISES AND THE EXTENT AND CHARACTER OF WORK REQUIRED. NO ADDITIONAL COMPENSATION WILL BE APPROVED DUE TO FIELD CONDITIONS.

1. PROVIDE ROUGH-IN AND FINAL CONNECTIONS FOR ALL PLUMBING FIXTURES AND APPLIANCES INCLUDING WASTE, VENTS, HOT AND COLD WATER AND GAS, AND PROVIDE ALL PLUMBING WORK NECESSARY TO MAKE THE PLUMBING SYSTEM ENTIRELY OPERABLE AND ACCEPTABLE TO LOCAL HEALTH AND BUILDING OFFICIALS.
2. PLUMBING CONTRACTOR SHALL LOCATE ALL PIPING AND PLUMBING ROUGH-IN FOR PLUMBING FIXTURES IN ACCORDANCE WITH ROUGH-IN DRAWINGS PROVIDED BY EQUIPMENT MANUFACTURERS.
3. ALL VISIBLY EXPOSED PIPE TO EQUIPMENT SHALL BE CHROME PLATED BRASS.
4. PROVIDE SHUT-OFF VALVES FOR EACH PLUMBING FIXTURE, APPLIANCE AND PIECE OF EQUIPMENT.
5. PROVIDE TRAPS ON ALL WASTE PIPING FROM PLUMBING FIXTURES AND PIECE OF EQUIPMENT.
6. COORDINATE POSITION OF SLEEVES AND OPENINGS THROUGH FLOOR WITH THE GENERAL CONTRACTOR.
7. PROVIDE VACUUM BREAKERS AND CHECK VALVES FOR THE PLUMBING FIXTURES WHERE AND WHEN REQUIRED BY CODE.
8. ALL PIPING AND EQUIPMENT SHALL BE SUBSTANTIALLY SUPPORTED FROM THE BUILDING STRUCTURE. HANGER AND SUPPORTS SHALL BE SPECIFICALLY APPROVED FOR USE IN PLUMBING SYSTEMS.
  - A. WHERE OVERHEAD CONSTRUCTION DOES NOT PERMIT FASTENING OF HANGER RODS IN REQUIRED LOCATIONS, PROVIDE ADDITIONAL FRAMING AS REQUIRED AND APPROVED.
  - B. NO PLUMBING PIPING SHALL BE HUNG FROM THE PIPING OF OTHER TRADES OR DUCTWORK. HANGERS SHALL BE OF HEAVY CONSTRUCTION, SUITABLE FOR THE SIZE OF PIPE TO BE SUPPORTED.
9. PLUMBING FIXTURES TO BE APPROVED BY THE ARCHITECT AND INSTALLED BY THE PLUMBING CONTRACTOR.
10. ALL PLUMBING FIXTURES SPECIFIED BY THE ARCHITECT. SEE ARCHITECTURAL DRAWINGS, SPECIFICATIONS, DETAILS AND ELEVATIONS OF THE PANTRY, BATH, ETC. FOR REQUIRED PLUMBING CONNECTIONS.

**OVERALL GOALS & OBJECTIVES**

THE OVERALL GOAL OF THIS PLUMBING DESIGN IS TO PROVIDE WATER TO THE BUILDING AND REMOVE WASTE WATER SAFELY FROM THE BUILDING. SPECIAL ATTENTION HAS BEEN PAID TO CONSERVING POTABLE WATER AND MINIMIZING THE ENERGY NEEDED TO SUPPLY HOT WATER WHILE AT THE SAME TIME ASSURING HOT WATER AT FIXTURES WITHOUT INCONVENIENT WAIT TIMES.

**CODES & STANDARDS**

THIS PLUMBING SYSTEM IS DESIGNED TO COMPLY WITH INTERNATIONAL PLUMBING CODE 2015 WITH XX AMENDMENT.

Consultant:

Revision:

Engineer of Record:



Drawn: TF

Checked: RM

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**PLUMBING BUILDING 1 -  
 BASEMENT & FIRST  
 FLOOR PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

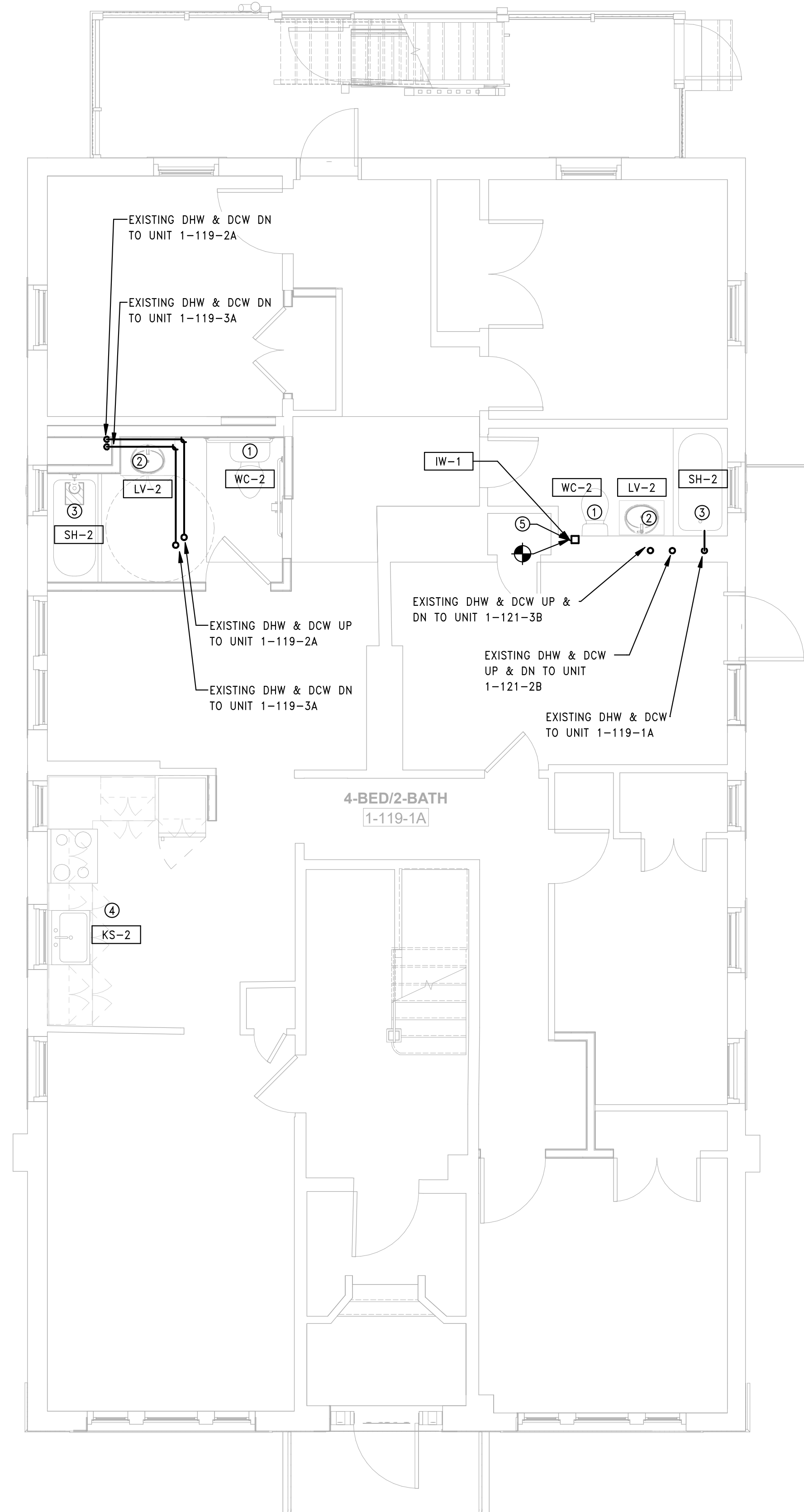
**P1.01a**

GENERAL NOTES

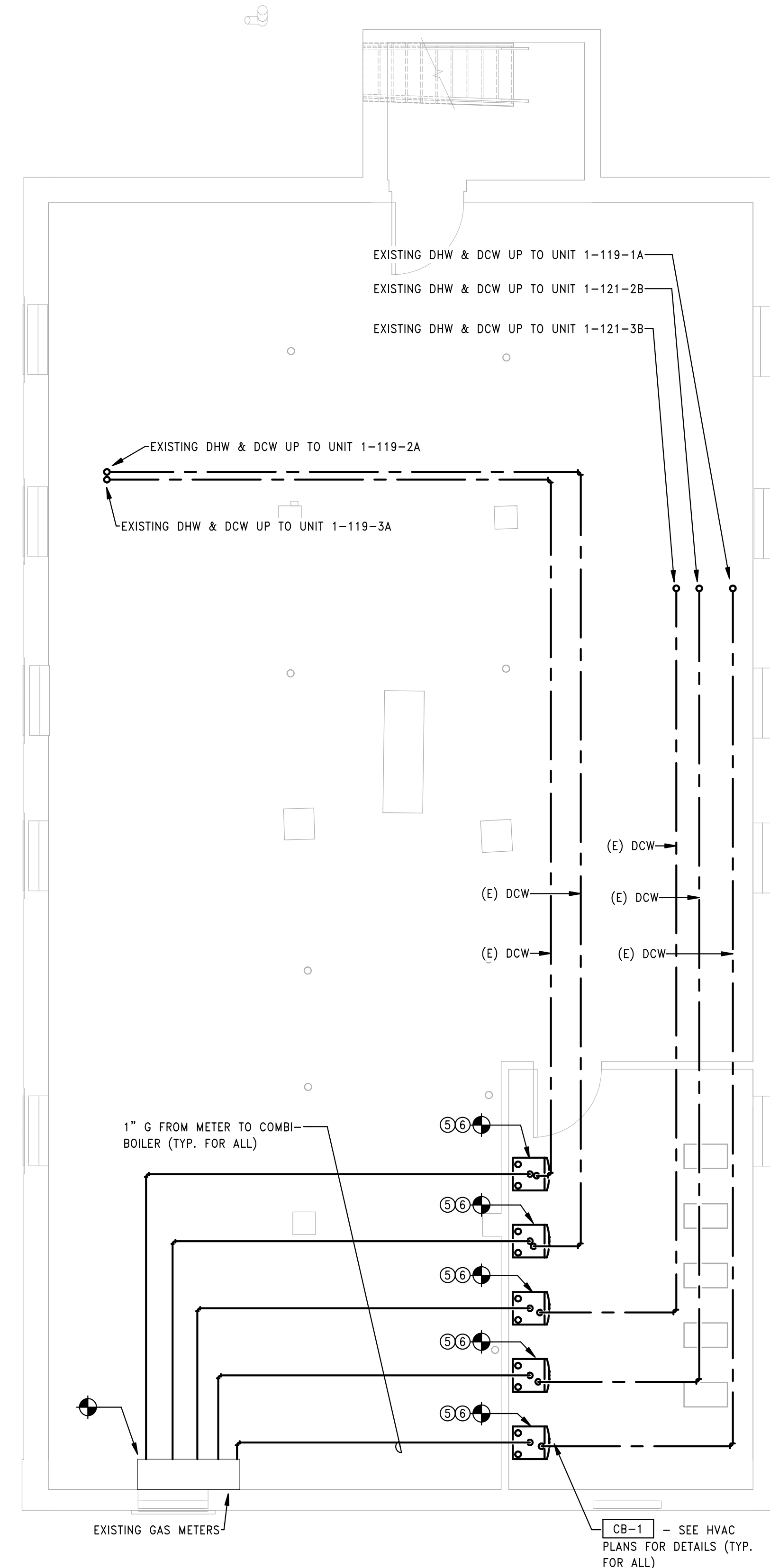
- ALL PLUMBING WATER SUPPLY PIPES, PIPE FITTINGS, PLUMBING FIXTURES SHALL COMPLY WITH THE REDUCTION OF LEAD IN DRINKING WATER ACT OF 2011 (AMENDMENTS TO SAFE WATER DRINKING ACT).
- EXISTING PLUMBING EQUIPMENT & PIPING ARE SHOWN FOR REFERENCE ONLY. FIELD VERIFY EXACT SIZES, LOCATIONS & ROUTING.
- PROVIDE PIPING INSULATION PER SPECIFICATIONS SECTION 220719 FOR ANY EXISTING UNINSULATED PLUMBING PIPING EXPOSED DURING DEMOLITION AND CONSTRUCTION.
- REFER TO ARCHITECT'S UNIT MATRIX FOR REPLACEMENT OF EXISTING FIXTURES - COORDINATE WITH GENERAL CONTRACTOR FOR DEMOLITION OF EXISTING TO-BE-REPLACED FIXTURES. REFER TO PLUMBING FIXTURE SCHEDULE ON SHEET P2.01 FOR REPLACEMENT FIXTURE MODELS AND ACCESSORIES - REPLACEMENT FIXTURES TO CONNECT TO EXISTING PIPING, UNLESS NOTED OTHERWISE.
- CONSULT WITH STRUCTURAL ENGINEER FOR ANY NEW FLOOR/CEILING PENETRATIONS
- COORDINATE WITH GENERAL CONTRACTOR TO PAINT, PATCH AND REPAIR AS NECESSARY FOR THE DRYWALL AROUND EQUIPMENT/APPLIANCES NOTED TO BE REPLACED.

TAGGED NOTES

- REMOVE EXISTING WC AND ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF WC. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
- REMOVE EXISTING FAUCET AND ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF FAUCET. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
- REMOVE EXISTING SHOWER/TUB VALVE AND FAUCET AND ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF VALVE AND FAUCET. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
- REMOVE EXISTING KITCHEN SINK AND FAUCET. ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF A NEW SINK. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
- ALL CONDENSATE DISCHARGE TO ENCASED INDIRECT WASTE RECEPTOR - SEE HVAC PLANS FOR CONTINUATION. INDIRECT WASTE RECEPTOR TO DISCHARGE TO EXISTING BATHROOM WASTE AND VENT BRANCH PIPING WITHIN WALL - FIELD VERIFY EXACT LOCATIONS.  
 ADD-ALTERNATE: ROUTE PUMPED CONDENSATE DISCHARGE AT EXTERIOR WHEREIN IT CAN DISCHARGE AT GRADE. COORDINATE A LOCATION THAT IS BOTH AESTHETICALLY ACCEPTABLE AND LIMITS FREEZING RISK ON THE GROUND IN THE WINTER.
- CONTRACTOR TO EXTEND EXISTING GAS PIPING FROM PREVIOUS BOILER TO NEW COMBI-BOILER LOCATION, WITH MATCHING GAS PIPE SIZE. PROVIDE ALL NEW CONNECTIONS AND VALVE. ADJUST EXISTING DOMESTIC HOT AND COLD WATER ROUGHING TO MAKE WAY FOR NEW COMBI-BOILER INSTALLATION, ALL PIPING AND VALVES TO BE NEW.  
 DEDUCT ALT: EXISTING GAS PIPING FROM METER TO EXISTING BOILER MAY BE REUSED. CONTRACTOR TO VERIFY EACH LINE SIZE IS 1" PRIOR TO INSTALLATION.



**2** PLUMBING BUILDING 1 - 119-121 BEDFORD ST - FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



**1** PLUMBING BUILDING 1 - 119-121 BEDFORD ST - BASEMENT PLAN  
 SCALE: 1/4" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: TF

Checked: RM

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**PLUMBING BUILDING 1 -  
 SECOND, THIRD FLOOR  
 AND ROOF PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

**P1.01b**

GENERAL NOTES

- ALL PLUMBING WATER SUPPLY PIPES, PIPE FITTINGS, PLUMBING FIXTURES SHALL COMPLY WITH THE REDUCTION OF LEAD IN DRINKING WATER ACT OF 2011 (AMENDMENTS TO SAFE WATER DRINKING ACT).
- EXISTING PLUMBING EQUIPMENT & PIPING ARE SHOWN FOR REFERENCE ONLY. FIELD VERIFY EXACT SIZES, LOCATIONS & ROUTING.
- PROVIDE PIPING INSULATION PER SPECIFICATIONS SECTION 220719 FOR ANY EXISTING UNINSULATED PLUMBING PIPING EXPOSED DURING DEMOLITION AND CONSTRUCTION.

GENERAL NOTES CONT'D

- REFER TO ARCHITECT'S UNIT MATRIX FOR REPLACEMENT OF EXISTING FIXTURES - COORDINATE WITH GENERAL CONTRACTOR FOR DEMOLITION OF EXISTING TO-BE-REPLACED FIXTURES. REFER TO PLUMBING FIXTURE SCHEDULE ON SHEET P2.01 FOR REPLACEMENT FIXTURE MODELS AND ACCESSORIES - REPLACEMENT FIXTURES TO CONNECT TO EXISTING PIPING, UNLESS NOTED OTHERWISE.

GENERAL NOTES CONT'D

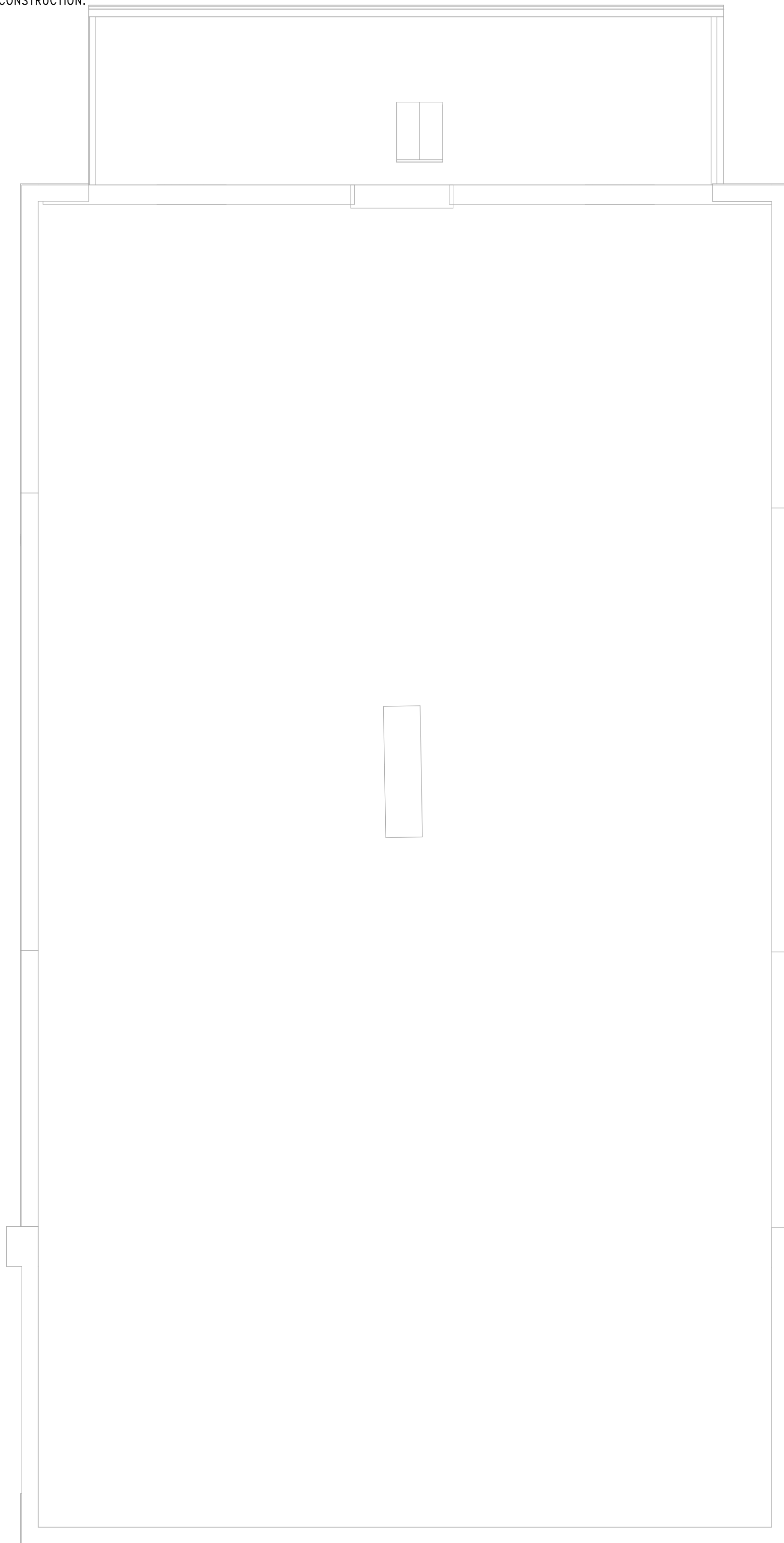
- CONSULT WITH STRUCTURAL ENGINEER FOR ANY NEW FLOOR/CEILING PENETRATIONS
- COORDINATE WITH GENERAL CONTRACTOR TO PAINT, PATCH AND REPAIR AS NECESSARY FOR THE DRYWALL AROUND EQUIPMENT/APPLIANCES NOTED TO BE REPLACED.

TAGGED NOTES

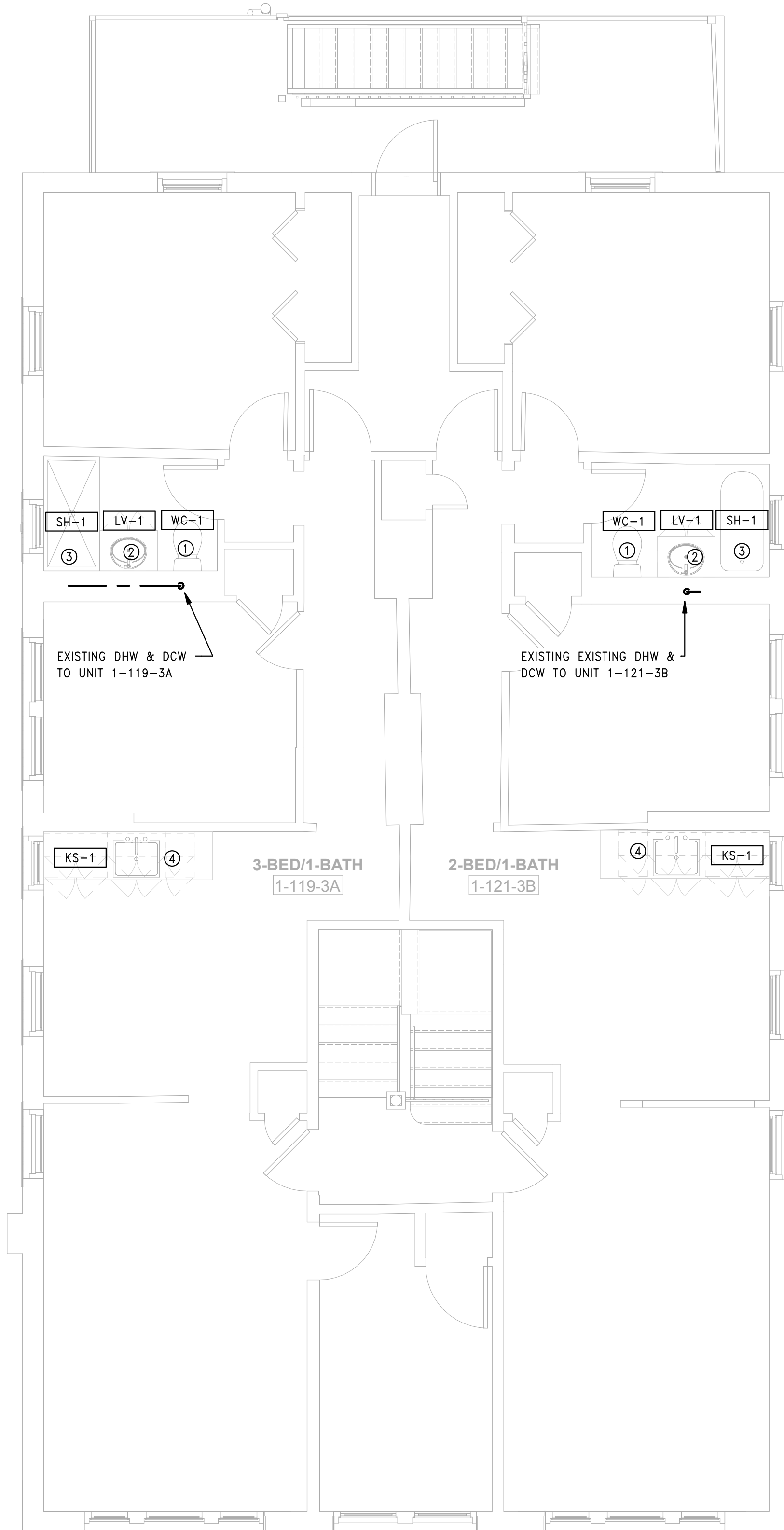
- REMOVE EXISTING WC AND ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF WC. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
- REMOVE EXISTING FAUCET AND ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF FAUCET. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.

TAGGED NOTES

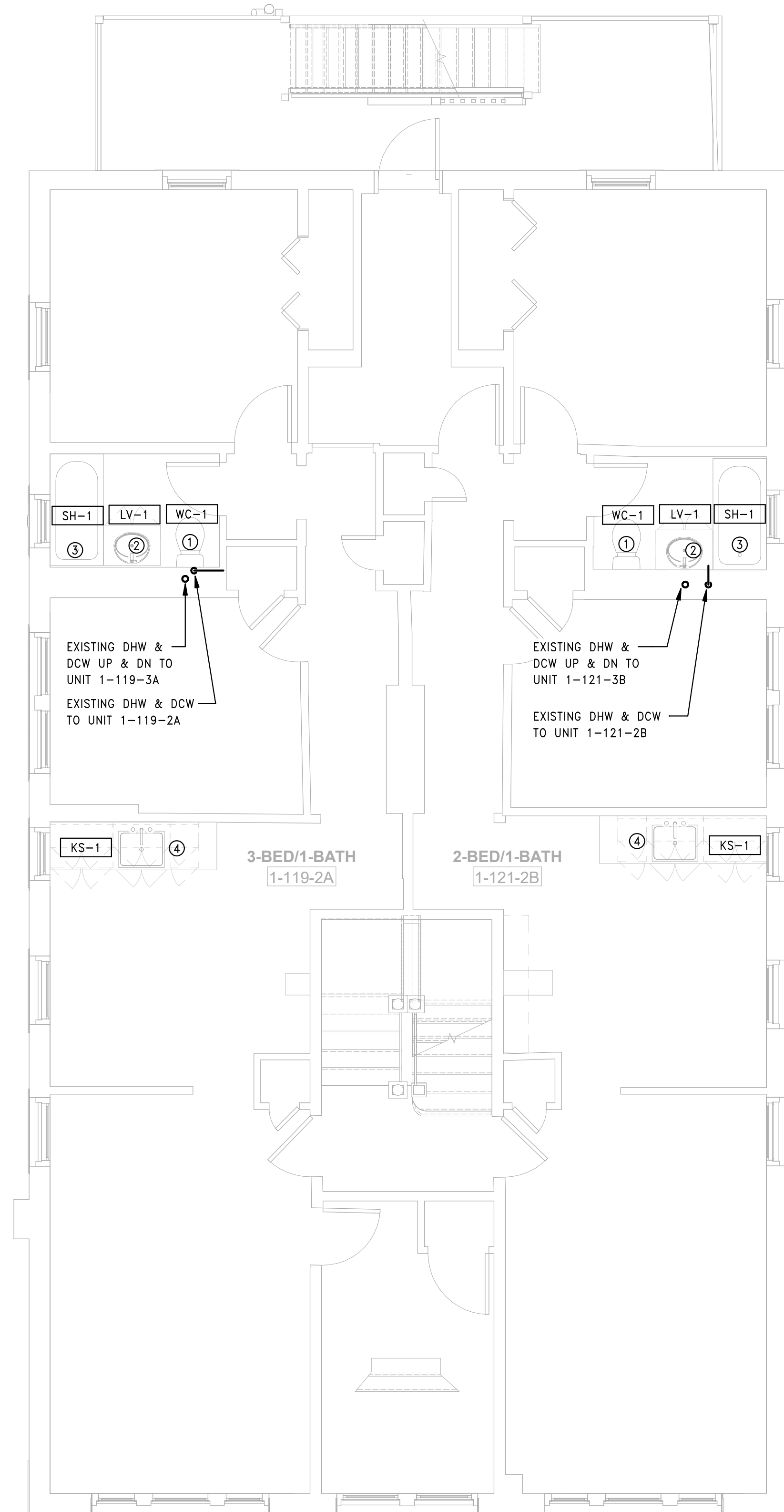
- REMOVE EXISTING SHOWER/TUB VALVE AND FAUCET AND ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF VALVE AND FAUCET. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
- REMOVE EXISTING KITCHEN SINK AND FAUCET. ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF A NEW SINK. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.



3 PLUMBING BUILDING 1 - 119-121 BEDFORD ST - ROOF PLAN  
 SCALE: 1/4" = 1'-0"



2 PLUMBING BUILDING 1 - 119-121 BEDFORD ST - THIRD FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



1 PLUMBING BUILDING 1 - 119-121 BEDFORD ST - SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: TF

Checked: RM

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**PLUMBING BUILDING 2 -  
 BASEMENT & FIRST FLOOR PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

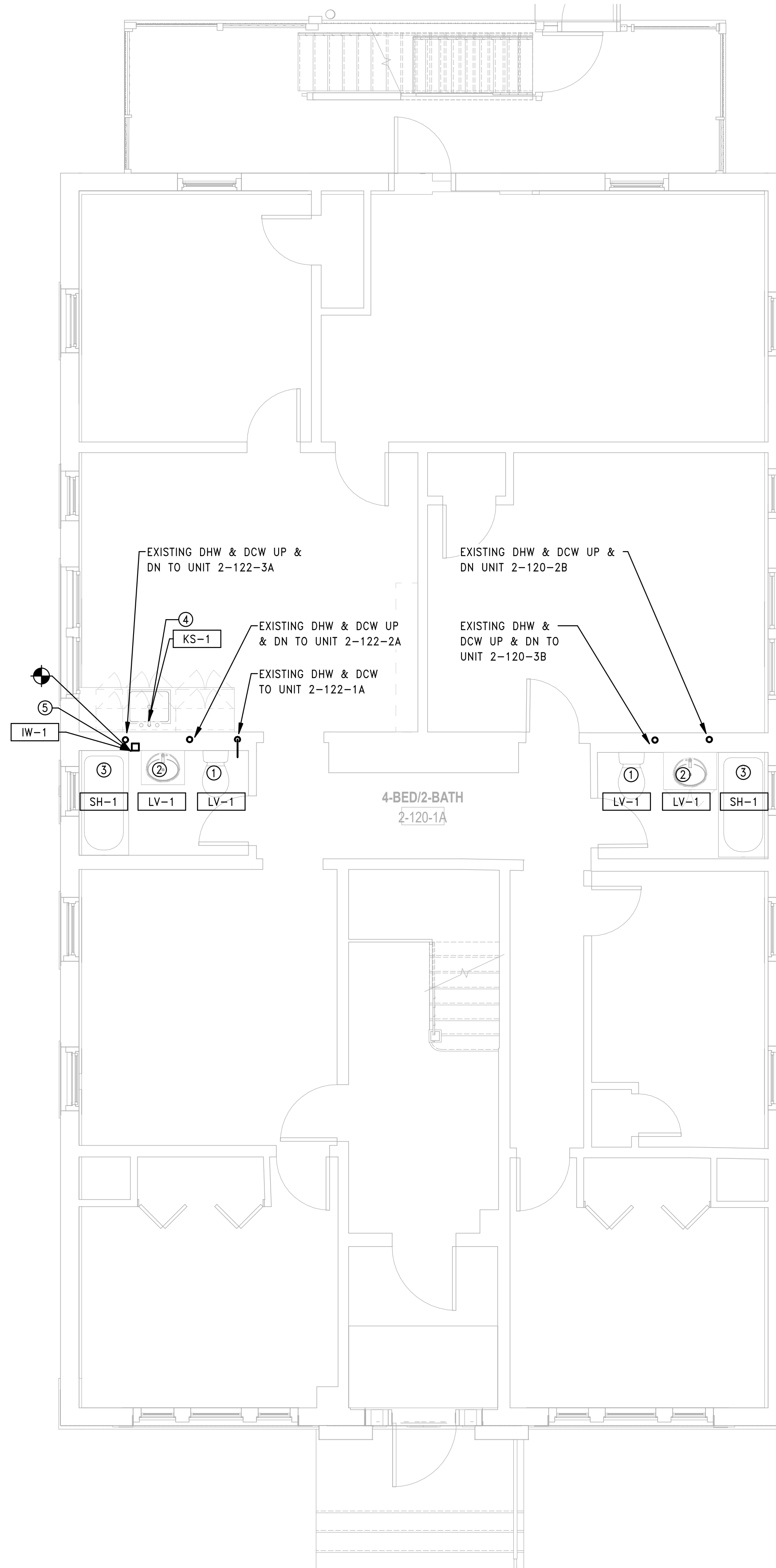
**P1.02a**

GENERAL NOTES

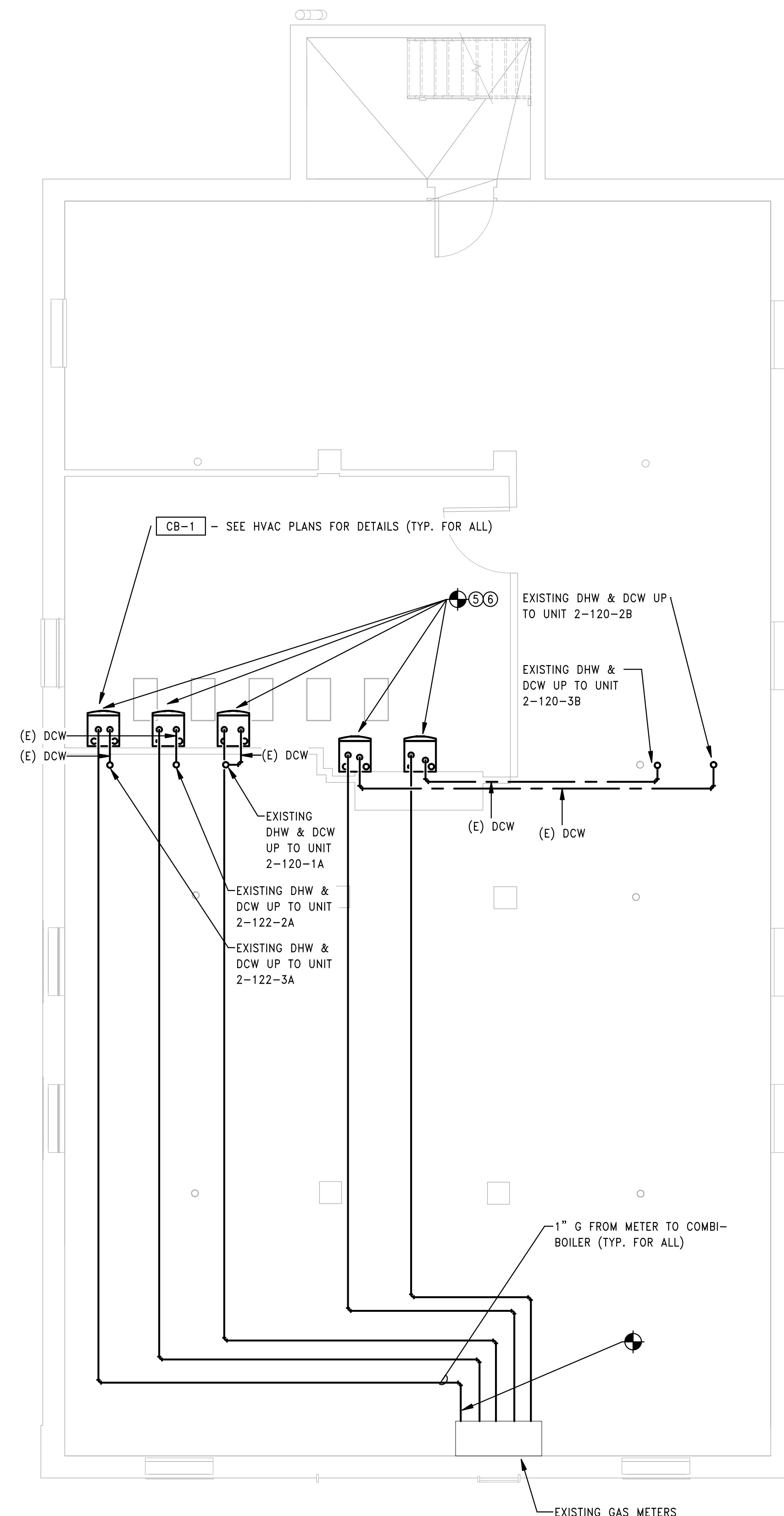
1. ALL PLUMBING WATER SUPPLY PIPES, PIPE FITTINGS, PLUMBING FIXTURES SHALL COMPLY WITH THE REDUCTION OF LEAD IN DRINKING WATER ACT OF 2011 (AMENDMENTS TO SAFE WATER DRINKING ACT).
2. EXISTING PLUMBING EQUIPMENT & PIPING ARE SHOWN FOR REFERENCE ONLY. FIELD VERIFY EXACT SIZES, LOCATIONS & ROUTING.
3. PROVIDE PIPING INSULATION PER SPECIFICATIONS SECTION 220719 FOR ANY EXISTING UNINSULATED PLUMBING PIPING EXPOSED DURING DEMOLITION AND CONSTRUCTION.
4. REFER TO ARCHITECT'S UNIT MATRIX FOR REPLACEMENT OF EXISTING FIXTURES - COORDINATE WITH GENERAL CONTRACTOR FOR DEMOLITION OF EXISTING TO-BE-REPLACED FIXTURES. REFER TO PLUMBING FIXTURE SCHEDULE ON SHEET P2.01 FOR REPLACEMENT FIXTURE MODELS AND ACCESSORIES - REPLACEMENT FIXTURES TO CONNECT TO EXISTING PIPING, UNLESS NOTED OTHERWISE.
5. CONSULT WITH STRUCTURAL ENGINEER FOR ANY NEW FLOOR/CEILING PENETRATIONS
6. COORDINATE WITH GENERAL CONTRACTOR TO PAINT, PATCH AND REPAIR AS NECESSARY FOR THE DRYWALL AROUND EQUIPMENT/APPLIANCES NOTED TO BE REPLACED.

TAGGED NOTES

- 1 REMOVE EXISTING WC AND ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF WC. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
- 2 REMOVE EXISTING FAUCET AND ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF FAUCET. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
- 3 REMOVE EXISTING SHOWER/TUB VALVE AND FAUCET AND ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF VALVE AND FAUCET. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
- 4 REMOVE EXISTING KITCHEN SINK AND FAUCET. ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF A NEW SINK. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
- 5 ALL CONDENSATE DISCHARGE TO ENCASED INDIRECT WASTE RECEPTOR - SEE HVAC PLANS FOR CONTINUATION. INDIRECT WASTE RECEPTOR TO DISCHARGE TO EXISTING BATHROOM WASTE AND VENT BRANCH PIPING WITHIN WALL - FIELD VERIFY EXACT LOCATIONS.  
 ADD-ALTERNATE: ROUTE PUMPED CONDENSATE DISCHARGE AT EXTERIOR WHEREIN IT CAN DISCHARGE AT GRADE. COORDINATE A LOCATION THAT IS BOTH AESTHETICALLY ACCEPTABLE AND LIMITS FREEZING RISK ON THE GROUND IN THE WINTER.
- 6 CONTRACTOR TO EXTEND EXISTING GAS PIPING FROM PREVIOUS BOILER TO NEW COMBI-BOILER LOCATION, WITH MATCHING GAS PIPE SIZE. PROVIDE ALL NEW CONNECTIONS AND VALVE. ADJUST EXISTING DOMESTIC HOT AND COLD WATER ROUGHING TO MAKE WAY FOR NEW COMBI-BOILER INSTALLATION, ALL PIPING AND VALVES TO BE NEW.  
 DEDUCT ALT: EXISTING GAS PIPING FROM METER TO EXISTING BOILER MAY BE REUSED. CONTRACTOR TO VERIFY EACH LINE SIZE IS 1" PRIOR TO INSTALLATION.



2 PLUMBING BUILDING 2 - 120-122 BEDFORD ST - FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



1 PLUMBING BUILDING 2 - 120-122 BEDFORD ST - BASEMENT PLAN  
 SCALE: 1/4" = 1'-0"



Consultant:

Revision:

Engineer of Record:



Drawn: TF

Checked: RM

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**PLUMBING BUILDING 2 -  
 SECOND, THIRD FLOOR  
 AND ROOF PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

**P1.02b**

GENERAL NOTES

1. ALL PLUMBING WATER SUPPLY PIPES, PIPE FITTINGS, PLUMBING FIXTURES SHALL COMPLY WITH THE REDUCTION OF LEAD IN DRINKING WATER ACT OF 2011 (AMENDMENTS TO SAFE WATER DRINKING ACT).
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3. PROVIDE PIPING INSULATION PER SPECIFICATIONS SECTION 220719 FOR ANY EXISTING UNINSULATED PLUMBING PIPING EXPOSED DURING DEMOLITION AND CONSTRUCTION.

GENERAL NOTES CONT'D

4. REFER TO ARCHITECT'S UNIT MATRIX FOR REPLACEMENT OF EXISTING FIXTURES - COORDINATE WITH GENERAL CONTRACTOR FOR DEMOLITION OF EXISTING TO-BE-REPLACED FIXTURES. REFER TO PLUMBING FIXTURE SCHEDULE ON SHEET P2.01 FOR REPLACEMENT FIXTURE MODELS AND ACCESSORIES - REPLACEMENT FIXTURES TO CONNECT TO EXISTING PIPING, UNLESS NOTED OTHERWISE.

GENERAL NOTES CONT'D

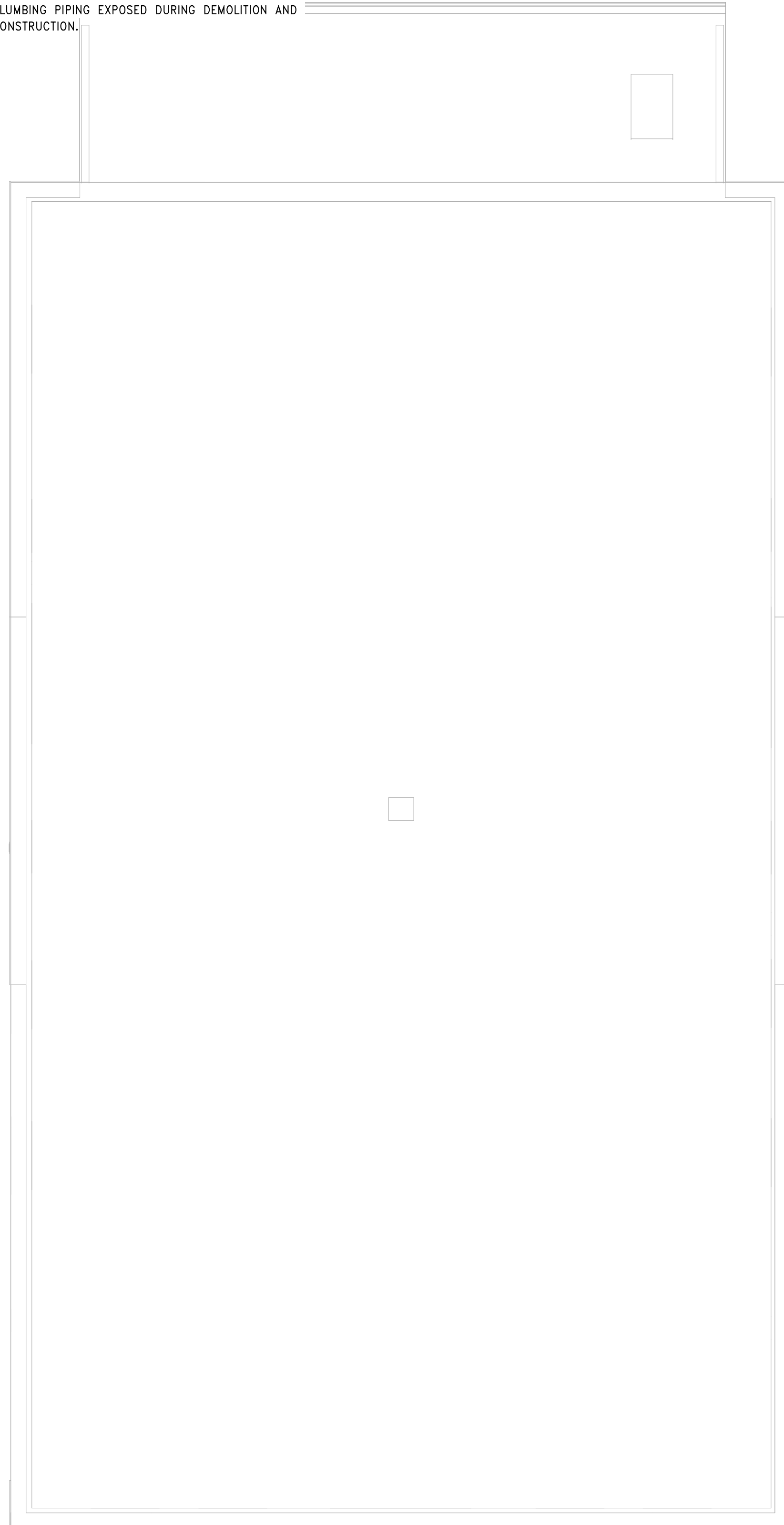
5. CONSULT WITH STRUCTURAL ENGINEER FOR ANY NEW FLOOR/CEILING PENETRATIONS
6. COORDINATE WITH GENERAL CONTRACTOR TO PAINT, PATCH AND REPAIR AS NECESSARY FOR THE DRYWALL AROUND EQUIPMENT/APPLIANCES NOTED TO BE REPLACED.

TAGGED NOTES

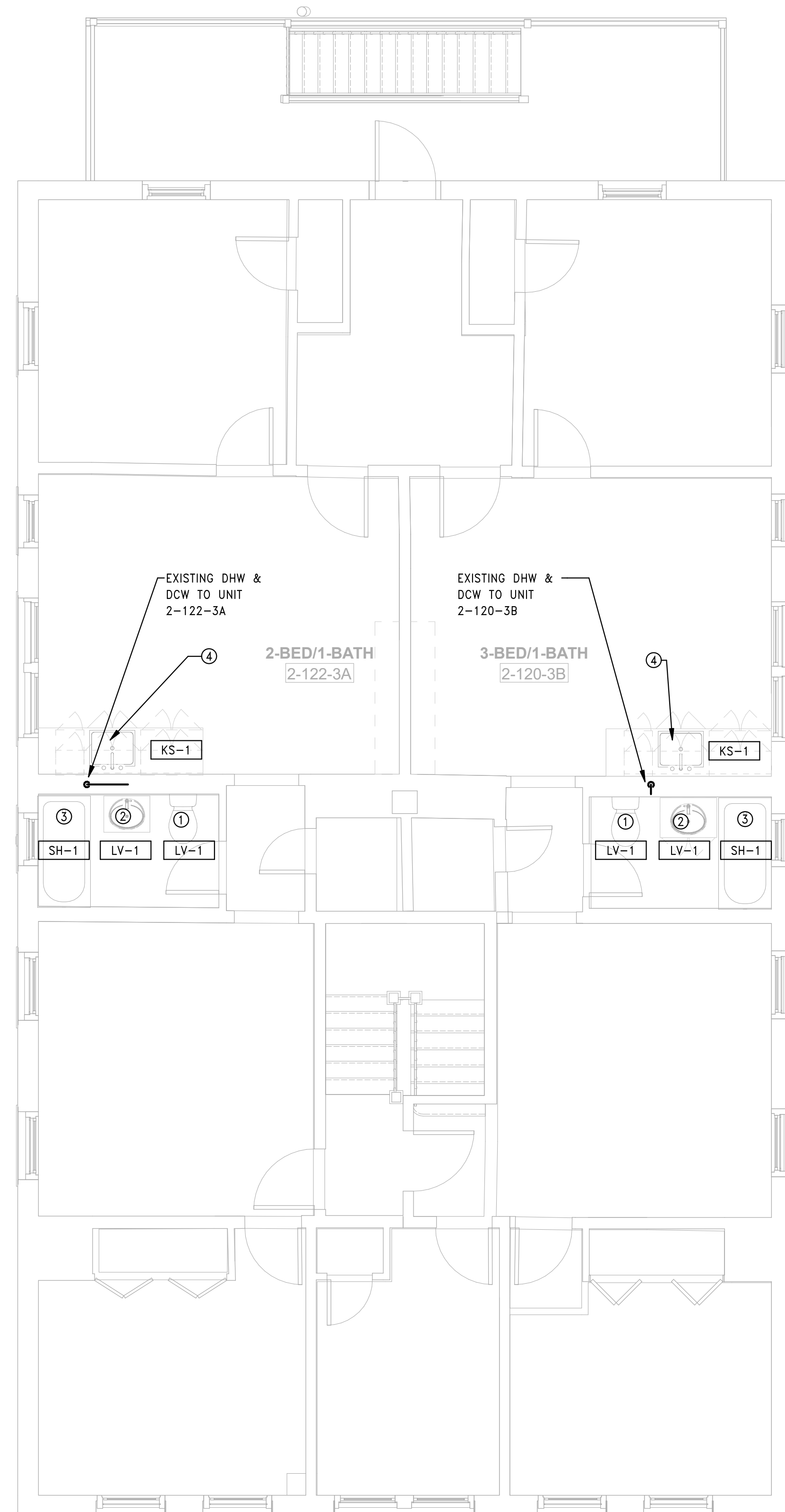
- ① REMOVE EXISTING WC AND ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF WC. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
- ② REMOVE EXISTING FAUCET AND ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF FAUCET. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.

TAGGED NOTES

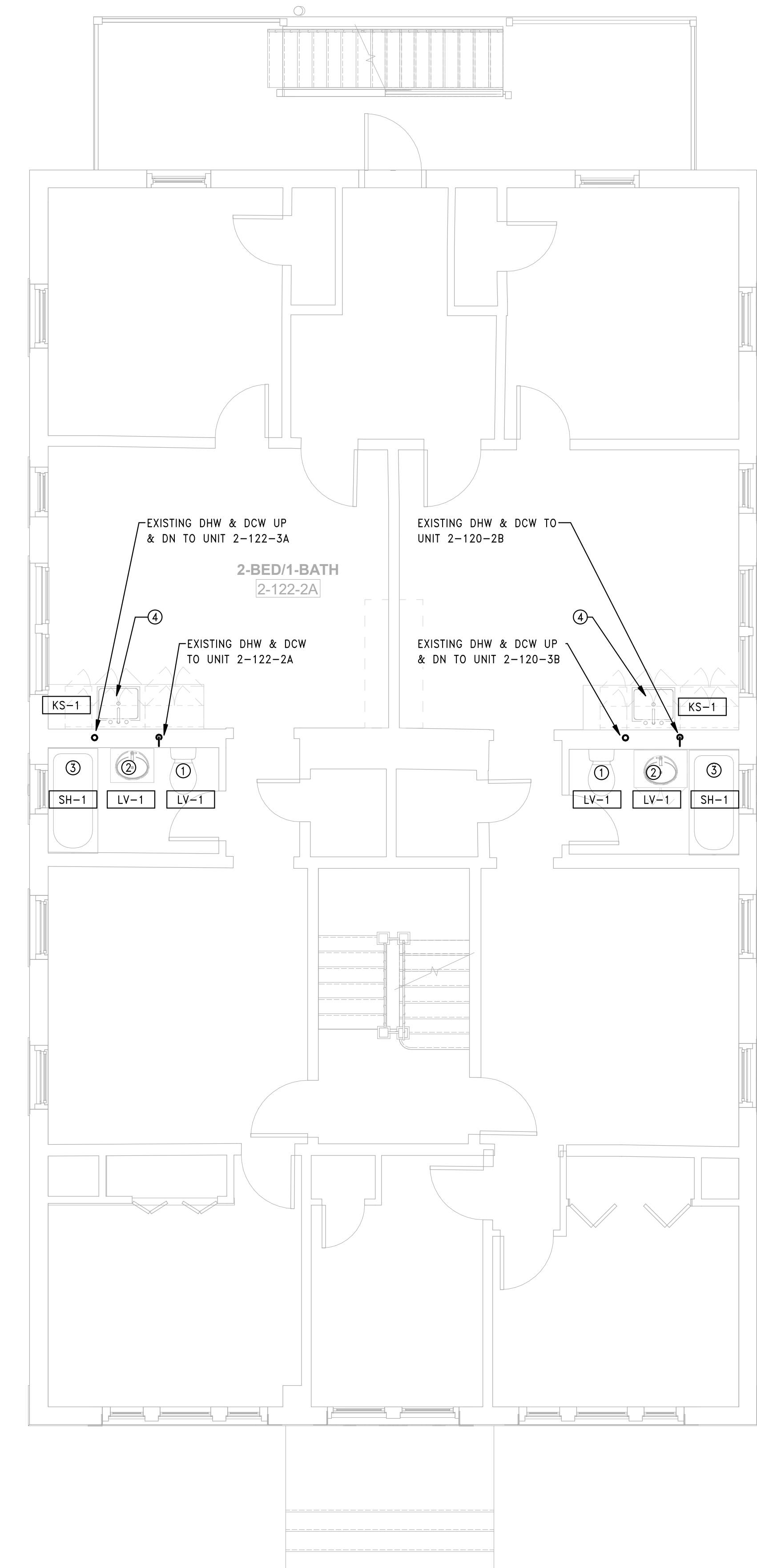
- ③ REMOVE EXISTING SHOWER/TUB VALVE AND FAUCET AND ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF VALVE AND FAUCET. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
- ④ REMOVE EXISTING KITCHEN SINK AND FAUCET. ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF A NEW SINK. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.



3 PLUMBING BUILDING 2 - 120-122 BEDFORD ST - ROOF PLAN  
 SCALE: 1/4" = 1'-0"



2 PLUMBING BUILDING 2 - 120-122 BEDFORD ST - THIRD FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



1 PLUMBING BUILDING 2 - 120-122 BEDFORD ST - SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: TF

Checked: RM

Scale: 3/16" = 1'-0"

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**PLUMBING BUILDING 3 -  
 BASEMENT & FIRST FLOOR PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

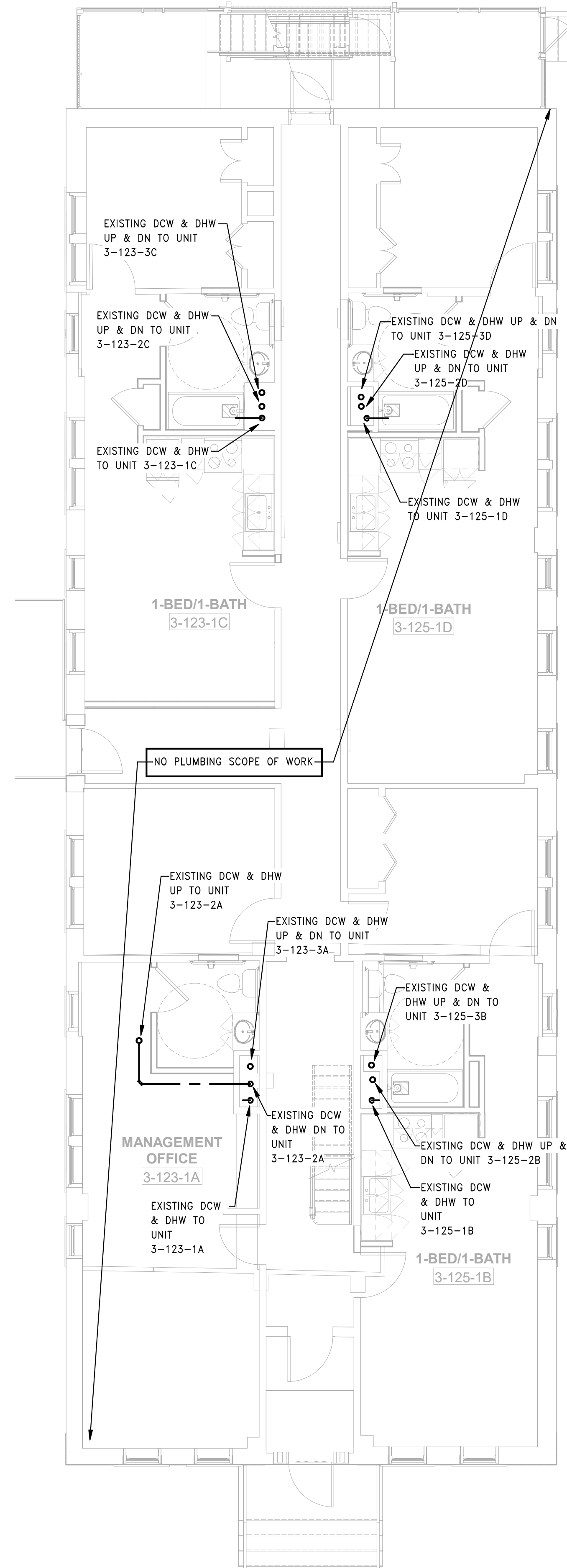
**P1.03a**

GENERAL NOTES

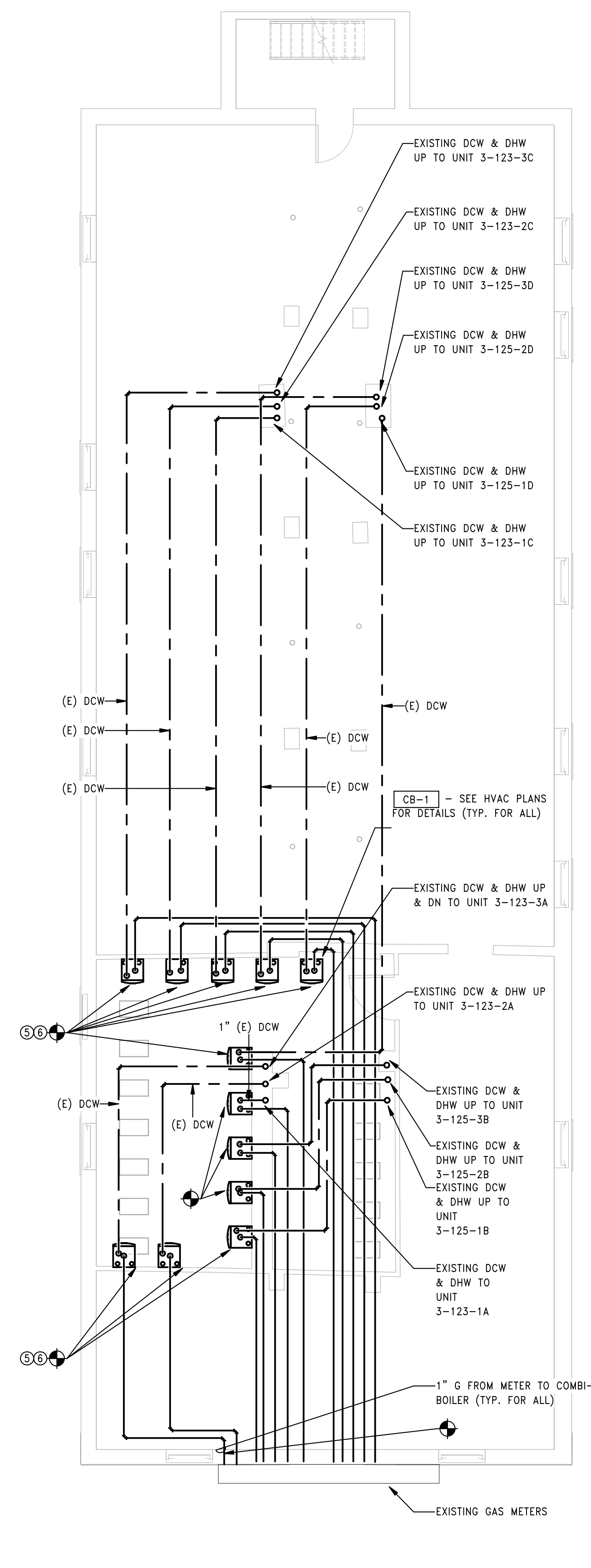
- ALL PLUMBING WATER SUPPLY PIPES, PIPE FITTINGS, PLUMBING FIXTURES SHALL COMPLY WITH THE REDUCTION OF LEAD IN DRINKING WATER ACT OF 2011 (AMENDMENTS TO SAFE WATER DRINKING ACT).
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- PROVIDE PIPING INSULATION PER SPECIFICATIONS SECTION 220719 FOR ANY EXISTING UNINSULATED PLUMBING PIPING EXPOSED DURING DEMOLITION AND CONSTRUCTION.
- REFER TO ARCHITECT'S UNIT MATRIX FOR REPLACEMENT OF EXISTING FIXTURES - COORDINATE WITH GENERAL CONTRACTOR FOR DEMOLITION OF EXISTING TO-BE-REPLACED FIXTURES. REFER TO PLUMBING FIXTURE SCHEDULE ON SHEET P2.01 FOR REPLACEMENT FIXTURE MODELS AND ACCESSORIES - REPLACEMENT FIXTURES TO CONNECT TO EXISTING PIPING, UNLESS NOTED OTHERWISE.
- CONSULT WITH STRUCTURAL ENGINEER FOR ANY NEW FLOOR/CEILING PENETRATIONS
- COORDINATE WITH GENERAL CONTRACTOR TO PAINT, PATCH AND REPAIR AS NECESSARY FOR THE DRYWALL AROUND EQUIPMENT/APPLIANCES NOTED TO BE REPLACED.

TAGGED NOTES

- REMOVE EXISTING WC AND ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF WC. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
- REMOVE EXISTING FAUCET AND ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF FAUCET. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
- REMOVE EXISTING SHOWER/TUB VALVE AND FAUCET AND ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF VALVE AND FAUCET. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
- REMOVE EXISTING KITCHEN SINK AND FAUCET. ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF A NEW SINK. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
- ALL CONDENSATE DISCHARGE TO ENCASED INDIRECT WASTE RECEPTOR - SEE HVAC PLANS FOR CONTINUATION. INDIRECT WASTE RECEPTOR TO DISCHARGE TO EXISTING BATHROOM WASTE AND VENT BRANCH PIPING WITHIN WALL - FIELD VERIFY EXACT LOCATIONS.  
 ADD-ALTERNATE: ROUTE PUMPED CONDENSATE DISCHARGE AT EXTERIOR WHEREIN IT CAN DISCHARGE AT GRADE. COORDINATE A LOCATION THAT IS BOTH AESTHETICALLY ACCEPTABLE AND LIMITS FREEZING RISK ON THE GROUND IN THE WINTER.
- CONTRACTOR TO EXTEND EXISTING GAS PIPING FROM PREVIOUS BOILER TO NEW COMBI-BOILER LOCATION, WITH MATCHING GAS PIPE SIZE. PROVIDE ALL NEW CONNECTIONS AND VALVE. ADJUST EXISTING DOMESTIC HOT AND COLD WATER ROUGHING TO MAKE WAY FOR NEW COMBI-BOILER INSTALLATION, ALL PIPING AND VALVES TO BE NEW. DEDUCT ALT: EXISTING GAS PIPING FROM METER TO EXISTING BOILER MAY BE REUSED. CONTRACTOR TO VERIFY EACH LINE SIZE IS 1" PRIOR TO INSTALLATION.



2 PLUMBING BUILDING 3 - 123-125 BEDFORD ST - FIRST FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



1 PLUMBING BUILDING 3 - 123-125 BEDFORD ST - BASEMENT PLAN  
 SCALE: 3/16" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: TF

Checked: RM

Scale: 3/16" = 1'-0"

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**PLUMBING BUILDING 3 -  
 SECOND, THIRD FLOOR  
 AND ROOF PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

**P1.03b**

GENERAL NOTES

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GENERAL NOTES CONT'D

4. REFER TO ARCHITECT'S UNIT MATRIX FOR REPLACEMENT OF EXISTING FIXTURES - COORDINATE WITH GENERAL CONTRACTOR FOR DEMOLITION OF EXISTING TO-BE-REPLACED FIXTURES. REFER TO PLUMBING FIXTURE SCHEDULE ON SHEET P2.01 FOR REPLACEMENT FIXTURE MODELS AND ACCESSORIES - REPLACEMENT FIXTURES TO CONNECT TO EXISTING PIPING, UNLESS NOTED OTHERWISE.

GENERAL NOTES CONT'D

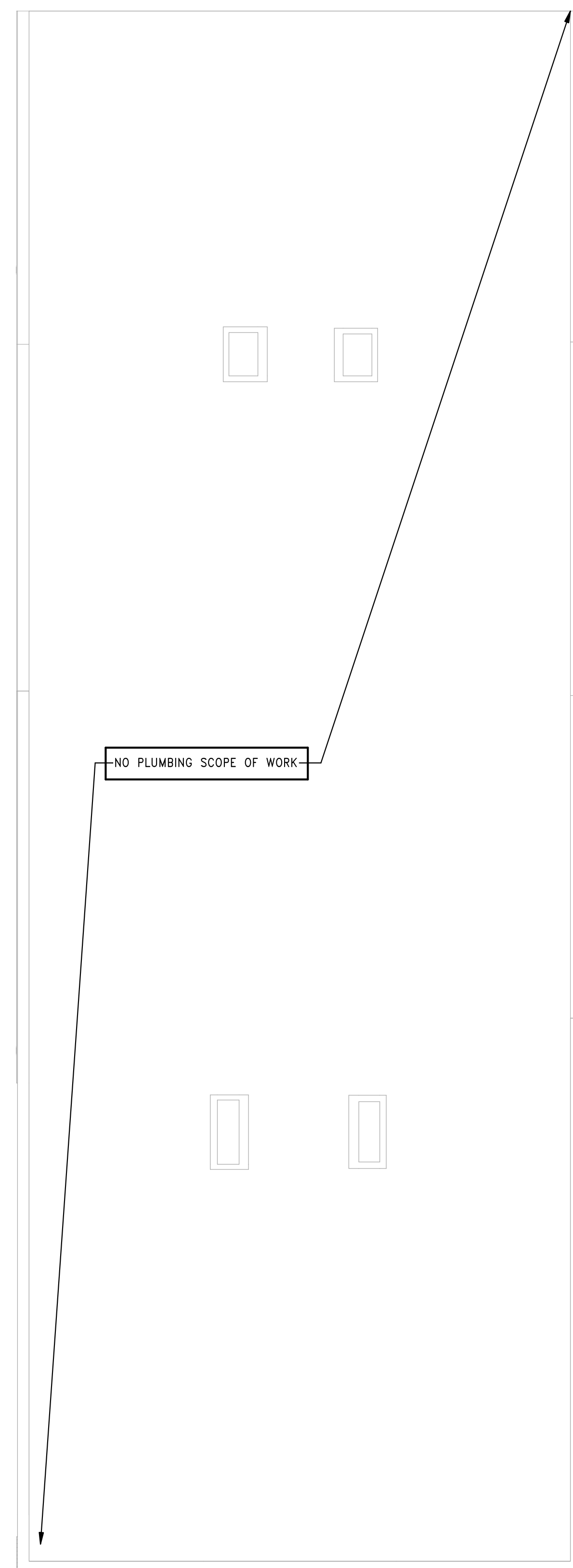
5. CONSULT WITH STRUCTURAL ENGINEER FOR ANY NEW FLOOR/CEILING PENETRATIONS
6. COORDINATE WITH GENERAL CONTRACTOR TO PAINT, PATCH AND REPAIR AS NECESSARY FOR THE DRYWALL AROUND EQUIPMENT/APPLIANCES NOTED TO BE REPLACED.

TAGGED NOTES

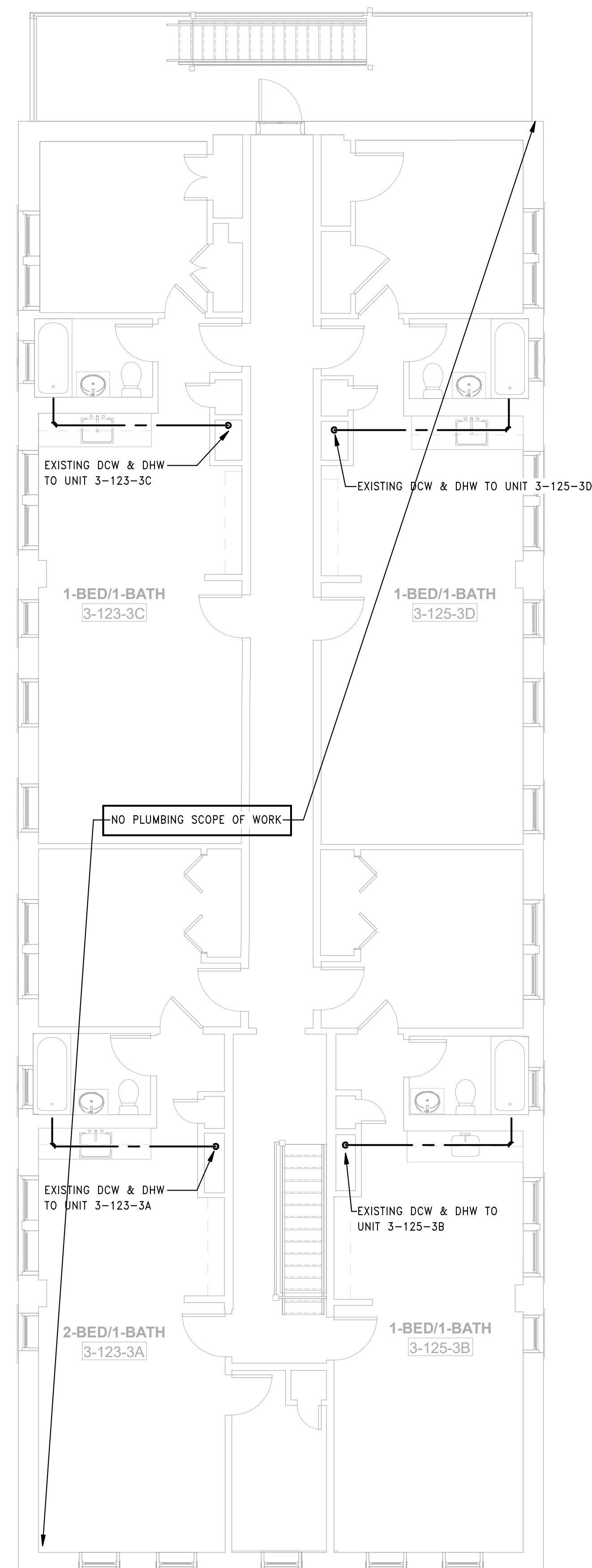
- ① REMOVE EXISTING WC AND ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF WC. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
- ② REMOVE EXISTING FAUCET AND ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF FAUCET. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.

TAGGED NOTES

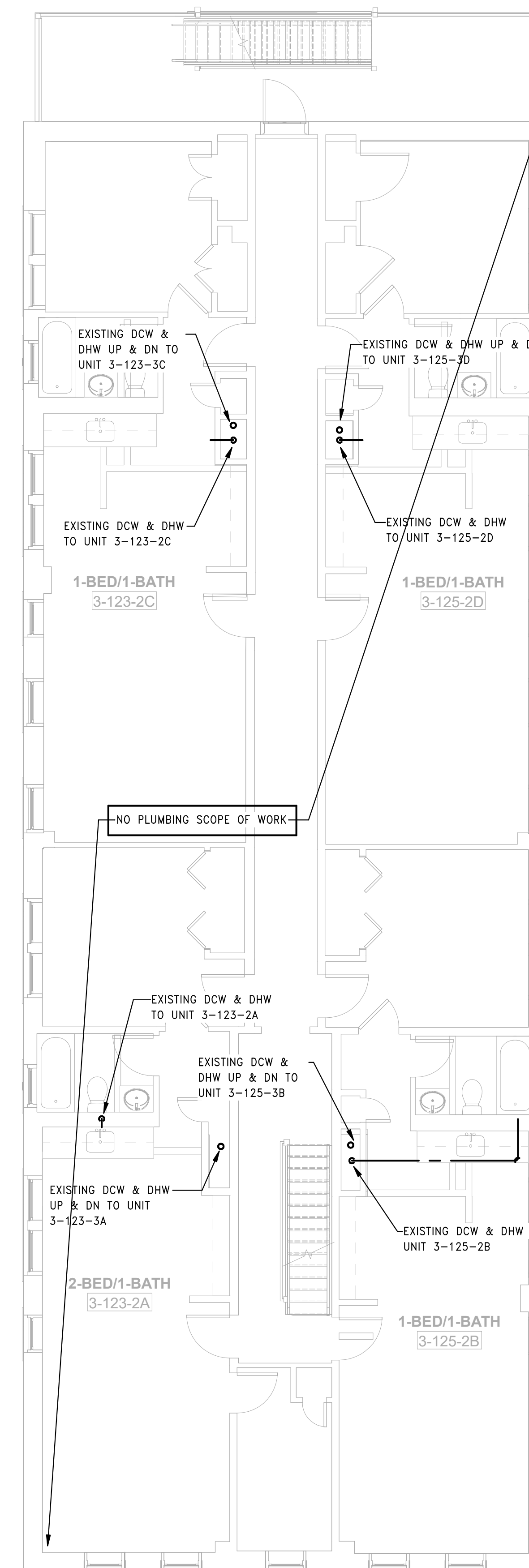
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- ④ REMOVE EXISTING KITCHEN SINK AND FAUCET. ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF A NEW SINK. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.



3 PLUMBING BUILDING 3 - 123-125 BEDFORD ST - ROOF PLAN  
 SCALE: 3/16" = 1'-0"



2 PLUMBING BUILDING 3 - 123-125 BEDFORD ST - THIRD FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



1 PLUMBING BUILDING 3 - 123-125 BEDFORD ST - SECOND FLOOR PLAN  
 SCALE: 3/16" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: TF

Checked: RM

Scale: 3/16" = 1'-0"

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**PLUMBING BUILDING 4 -  
 BASEMENT & FIRST FLOOR PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

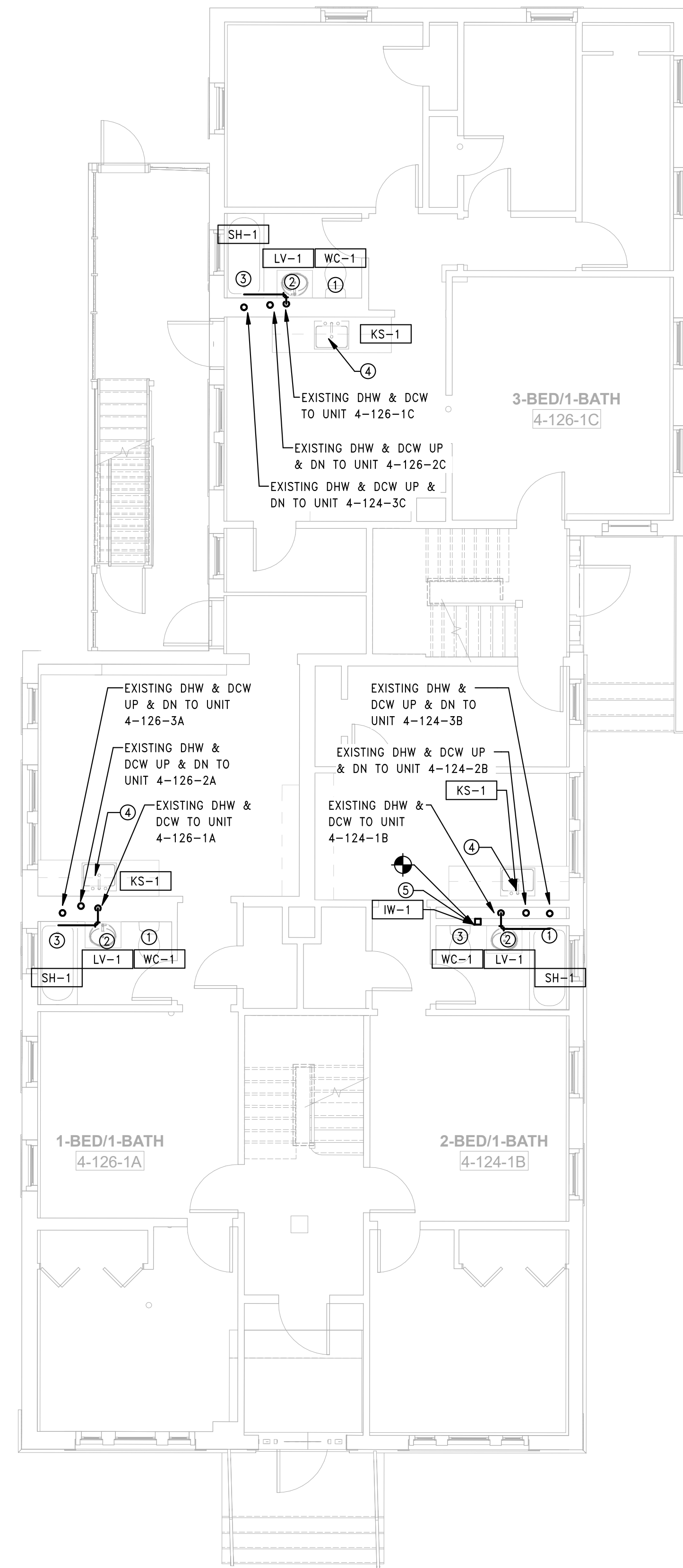
**P1.04a**

GENERAL NOTES

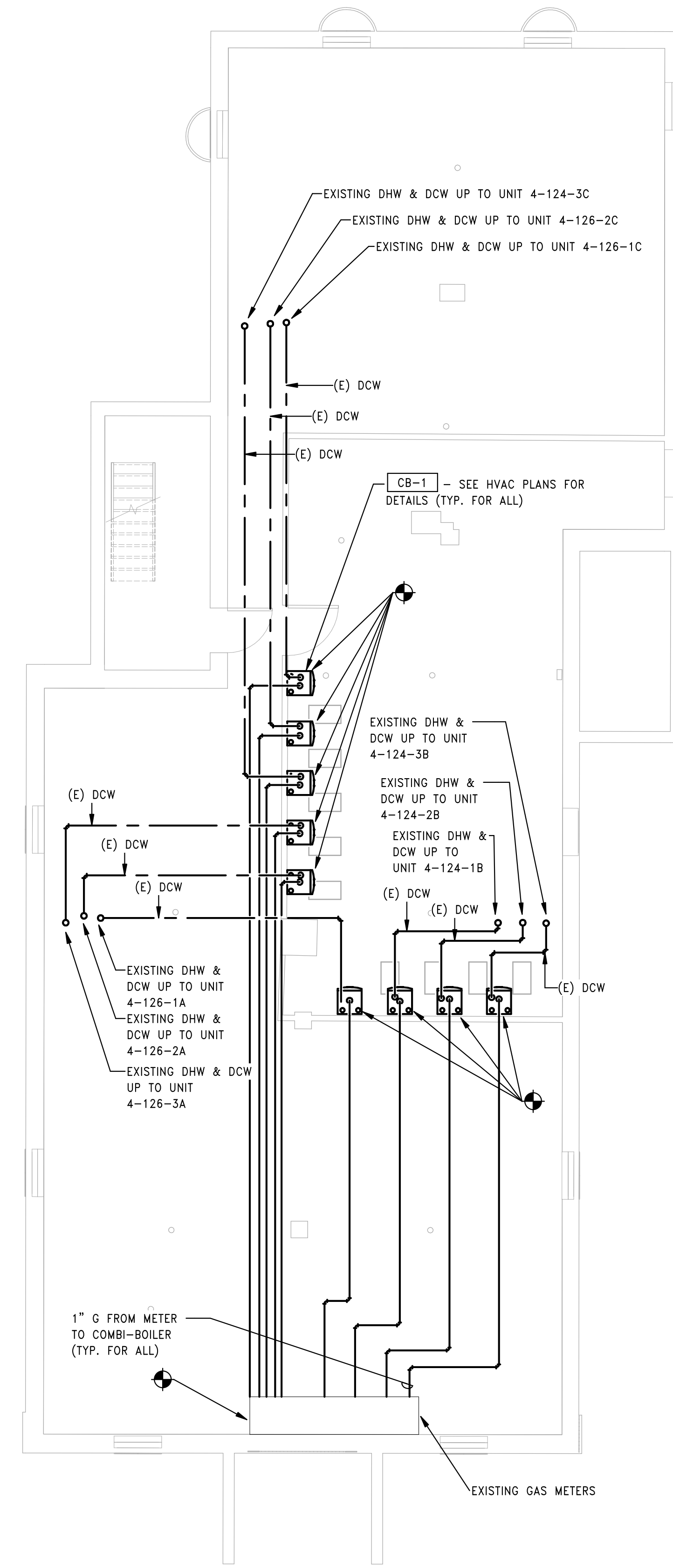
- ALL PLUMBING WATER SUPPLY PIPES, PIPE FITTINGS, PLUMBING FIXTURES SHALL COMPLY WITH THE REDUCTION OF LEAD IN DRINKING WATER ACT OF 2011 (AMENDMENTS TO SAFE WATER DRINKING ACT).
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- REFER TO ARCHITECT'S UNIT MATRIX FOR REPLACEMENT OF EXISTING FIXTURES - COORDINATE WITH GENERAL CONTRACTOR FOR DEMOLITION OF EXISTING TO-BE-REPLACED FIXTURES. REFER TO PLUMBING FIXTURE SCHEDULE ON SHEET P2.01 FOR REPLACEMENT FIXTURE MODELS AND ACCESSORIES - REPLACEMENT FIXTURES TO CONNECT TO EXISTING PIPING, UNLESS NOTED OTHERWISE.
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- COORDINATE WITH GENERAL CONTRACTOR TO PAINT, PATCH AND REPAIR AS NECESSARY FOR THE DRYWALL AROUND EQUIPMENT/APPLIANCES NOTED TO BE REPLACED.

TAGGED NOTES

- REMOVE EXISTING WC AND ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF WC. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
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- REMOVE EXISTING SHOWER/TUB VALVE AND FAUCET AND ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF VALVE AND FAUCET. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
- REMOVE EXISTING KITCHEN SINK AND FAUCET. ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF A NEW SINK. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
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2 PLUMBING BUILDING 4 - 124-126 BEDFORD ST - FIRST FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



1 PLUMBING BUILDING 4 - 124-126 BEDFORD ST - BASEMENT PLAN  
 SCALE: 3/16" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: TF

Checked: RM

Scale: 3/16" = 1'-0"

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**PLUMBING BUILDING 4 -  
 SECOND, THIRD FLOOR  
 AND ROOF PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

**P1.04b**

GENERAL NOTES

- ALL PLUMBING WATER SUPPLY PIPES, PIPE FITTINGS, PLUMBING FIXTURES SHALL COMPLY WITH THE REDUCTION OF LEAD IN DRINKING WATER ACT OF 2011 (AMENDMENTS TO SAFE WATER DRINKING ACT).
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GENERAL NOTES CONT'D

- REFER TO ARCHITECT'S UNIT MATRIX FOR REPLACEMENT OF EXISTING FIXTURES - COORDINATE WITH GENERAL CONTRACTOR FOR DEMOLITION OF EXISTING TO-BE-REPLACED FIXTURES. REFER TO PLUMBING FIXTURE SCHEDULE ON SHEET P2.01 FOR REPLACEMENT FIXTURE MODELS AND ACCESSORIES - REPLACEMENT FIXTURES TO CONNECT TO EXISTING PIPING, UNLESS NOTED OTHERWISE.

GENERAL NOTES CONT'D

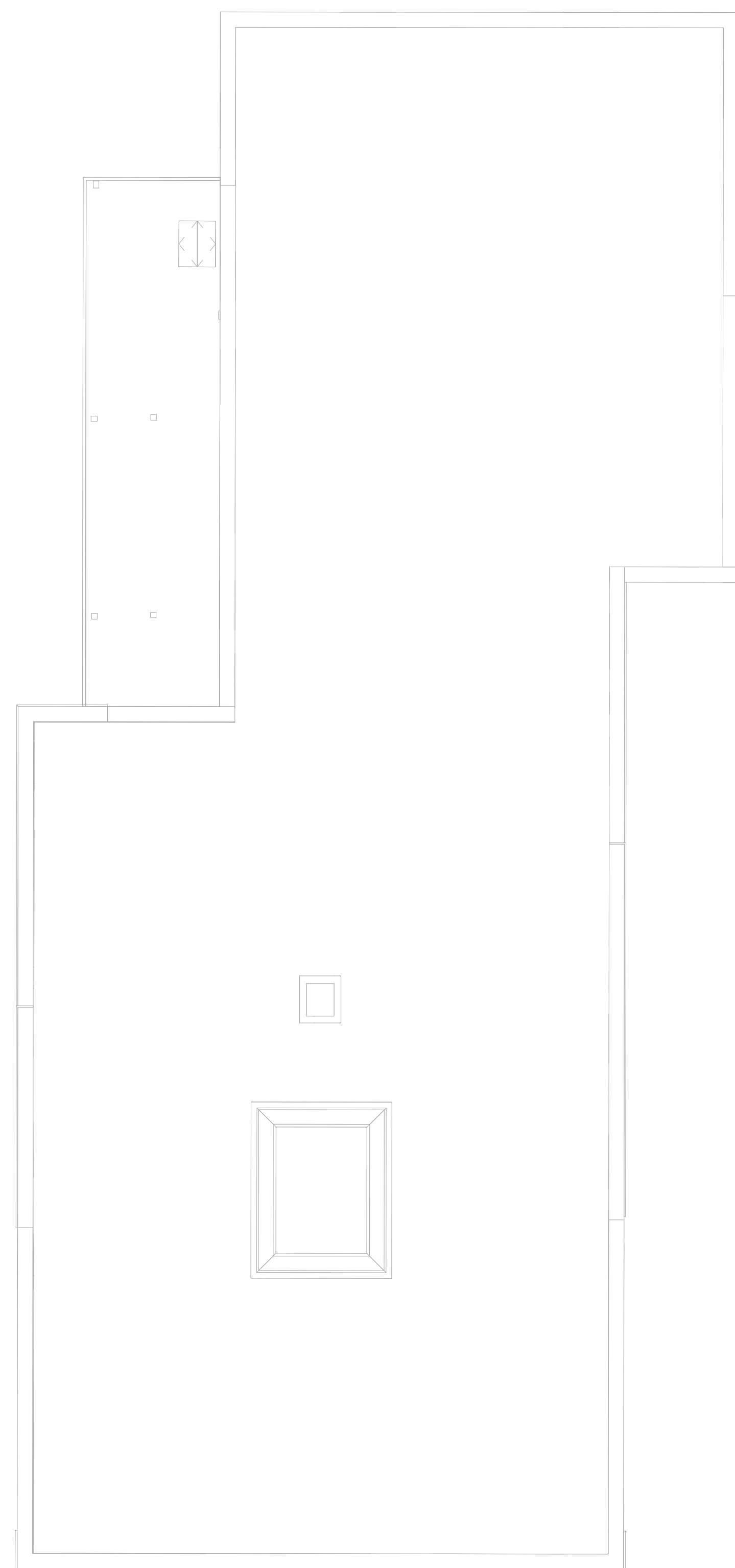
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TAGGED NOTES

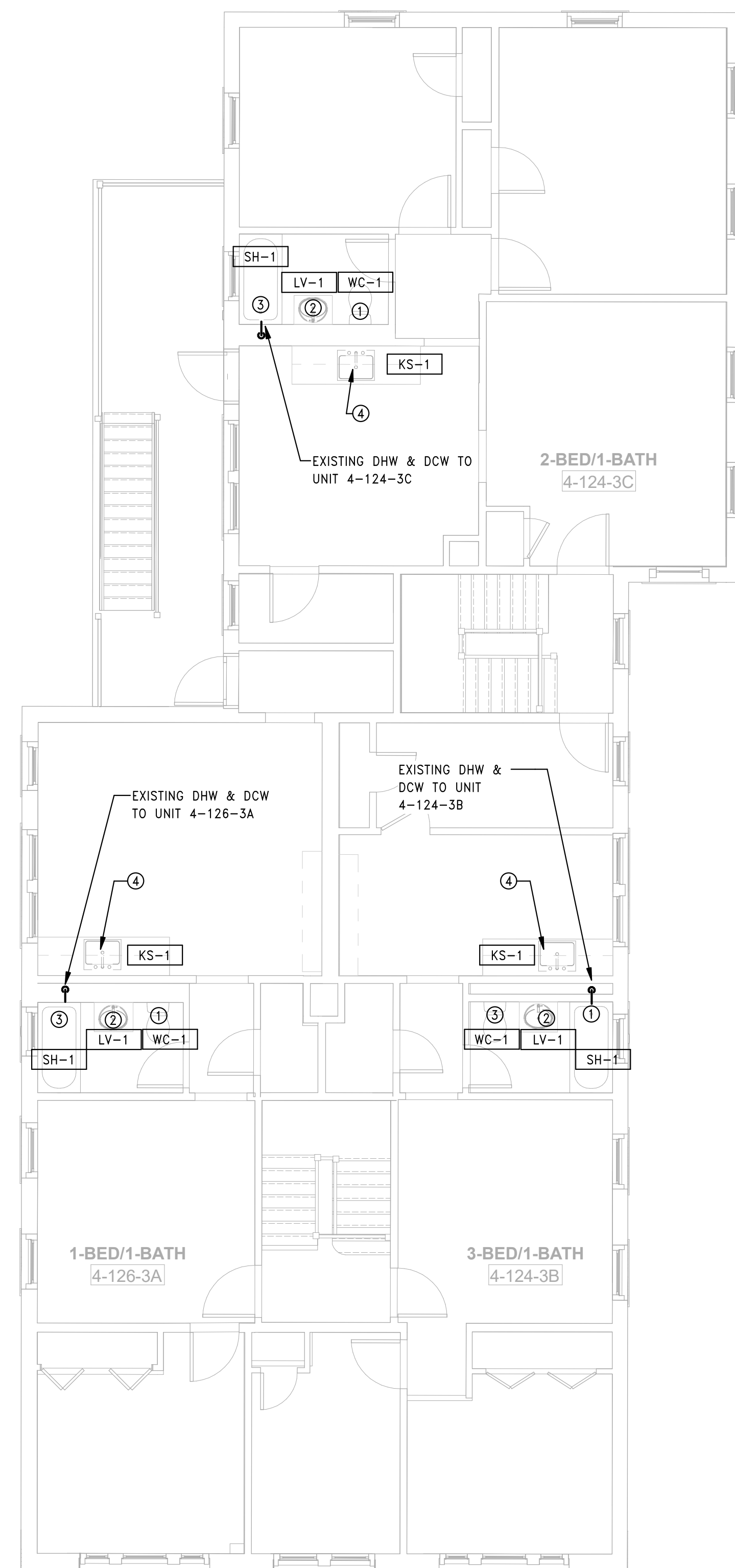
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TAGGED NOTES

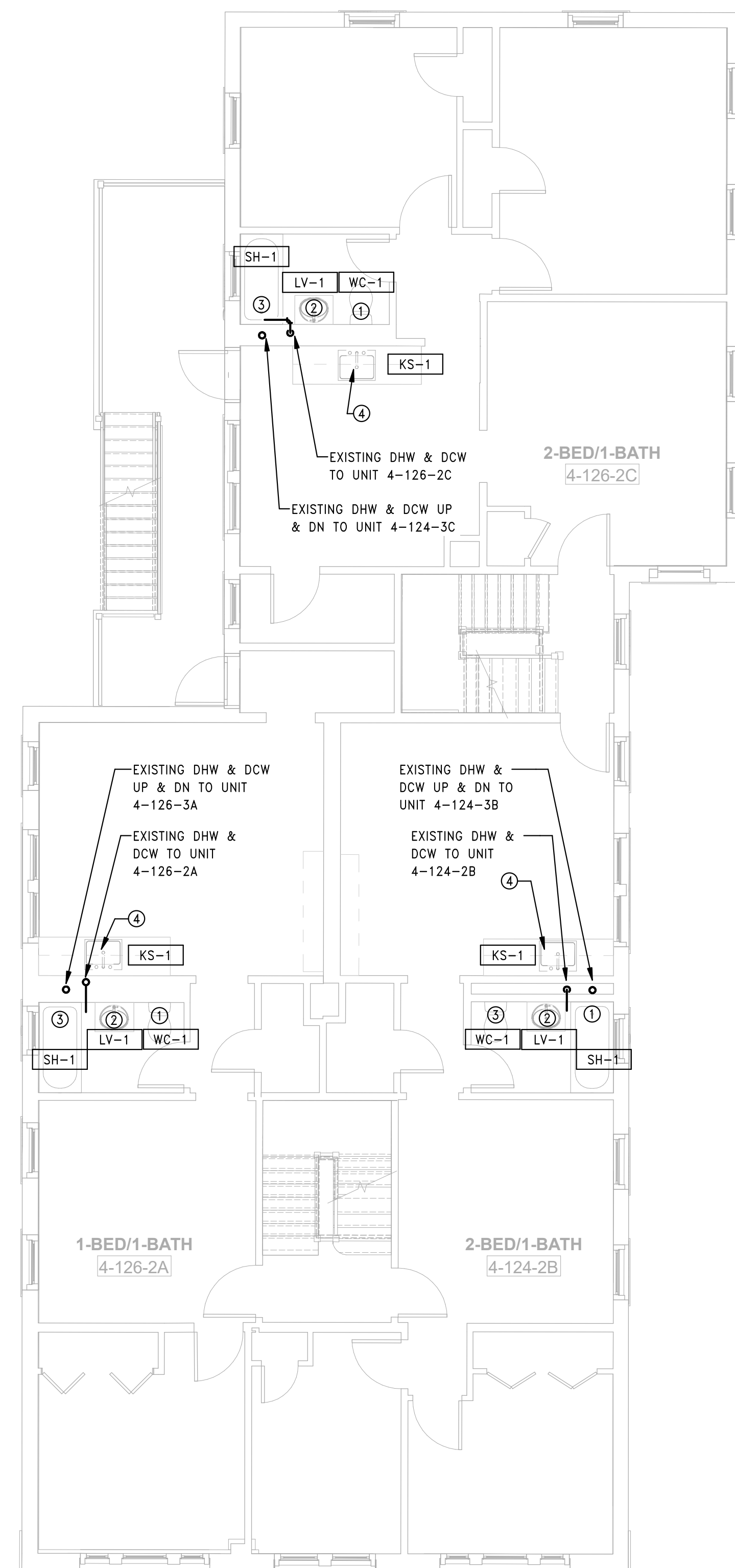
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3 PLUMBING BUILDING 4 - 124-126 BEDFORD ST - ROOF PLAN  
 SCALE: 3/16" = 1'-0"



2 PLUMBING BUILDING 4 - 124-126 BEDFORD ST - THIRD FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



1 PLUMBING BUILDING 4 - 124-126 BEDFORD ST - SECOND FLOOR PLAN  
 SCALE: 3/16" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: TF

Checked: RM

Scale: 3/16" = 1'-0"

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**PLUMBING BUILDING 5 -  
BASEMENT & FIRST FLOOR PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

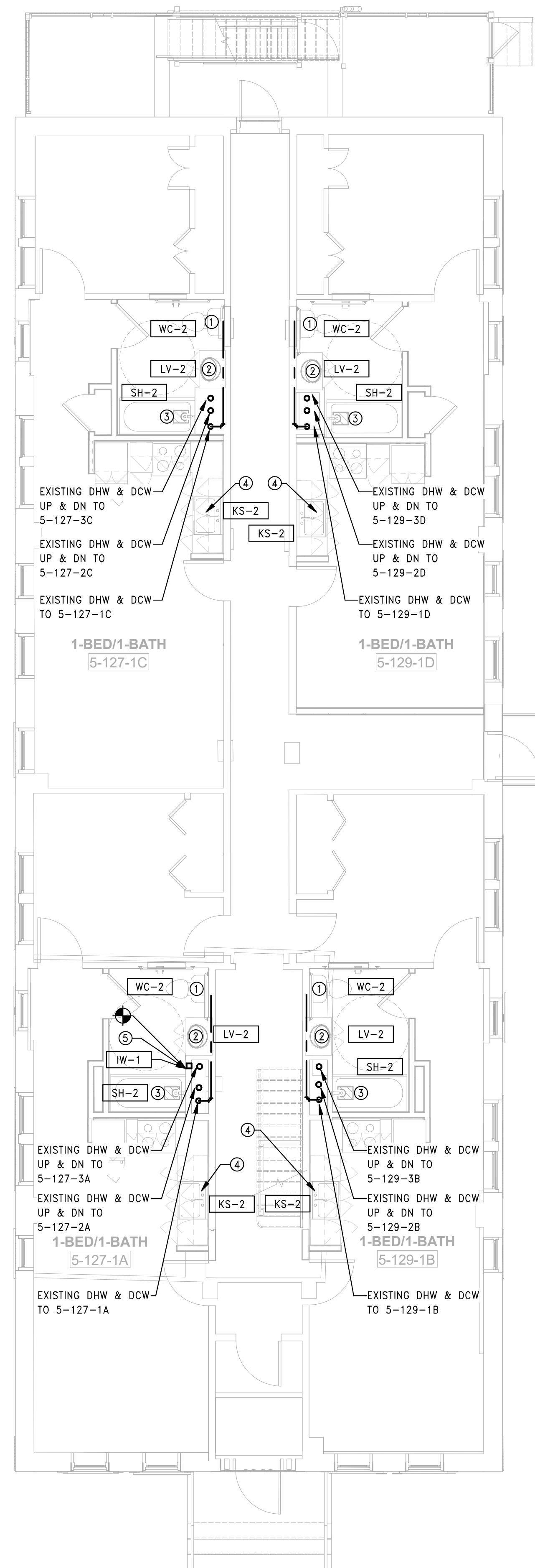
**P1.05a**

GENERAL NOTES

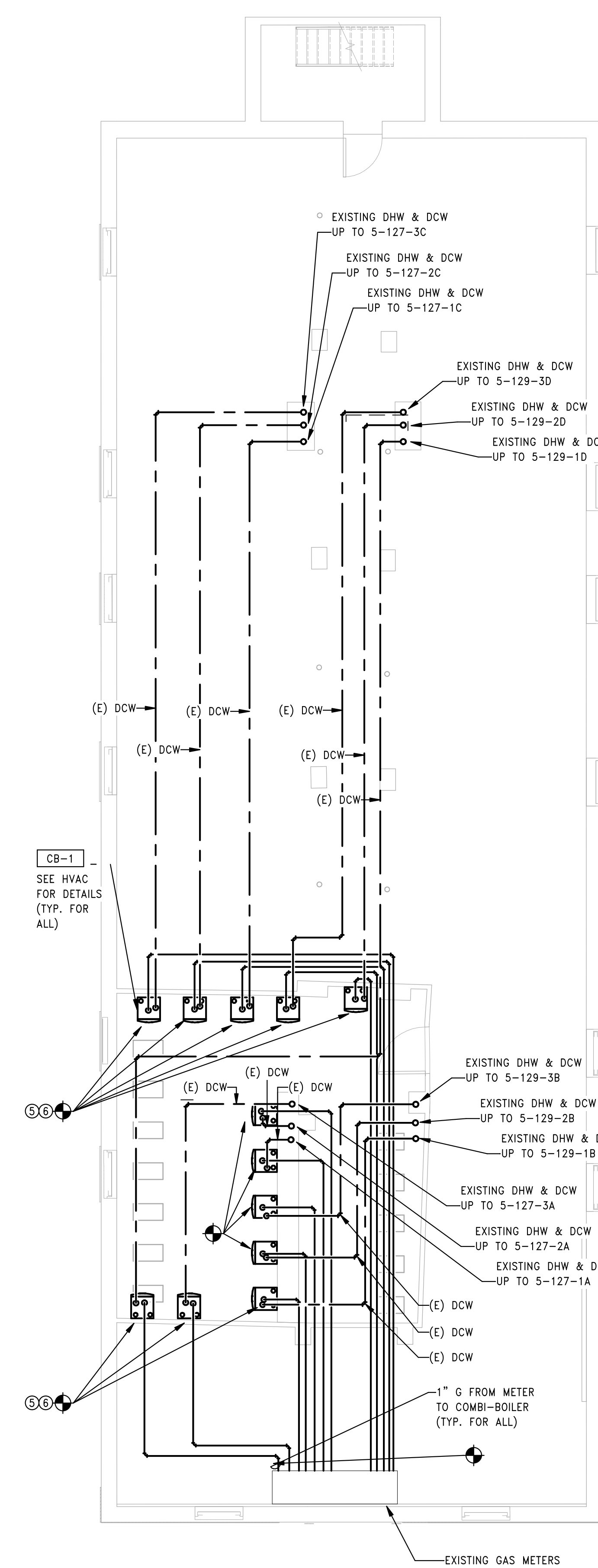
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- COORDINATE WITH GENERAL CONTRACTOR TO PAINT, PATCH AND REPAIR AS NECESSARY FOR THE DRYWALL AROUND EQUIPMENT/APPLIANCES NOTED TO BE REPLACED.

TAGGED NOTES

- REMOVE EXISTING WC AND ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF WC. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
- REMOVE EXISTING FAUCET AND ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF FAUCET. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
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ADD-ALTERNATE: ROUTE PUMPED CONDENSATE DISCHARGE AT EXTERIOR WHEREIN IT CAN DISCHARGE AT GRADE. COORDINATE A LOCATION THAT IS BOTH AESTHETICALLY ACCEPTABLE AND LIMITS FREEZING RISK ON THE GROUND IN THE WINTER.
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DEDUCT ALT: EXISTING GAS PIPING FROM METER TO EXISTING BOILER MAY BE REUSED. CONTRACTOR TO VERIFY EACH LINE SIZE IS 1" PRIOR TO INSTALLATION.



2 PLUMBING BUILDING 5 - 127-129 BEDFORD ST - FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



1 PLUMBING BUILDING 5 - 127-129 BEDFORD ST - BASEMENT PLAN  
SCALE: 3/16" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: TF

Checked: RM

Scale: 3/16" = 1'-0"

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**PLUMBING BUILDING 5 -  
SECOND, THIRD FLOOR  
AND ROOF PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

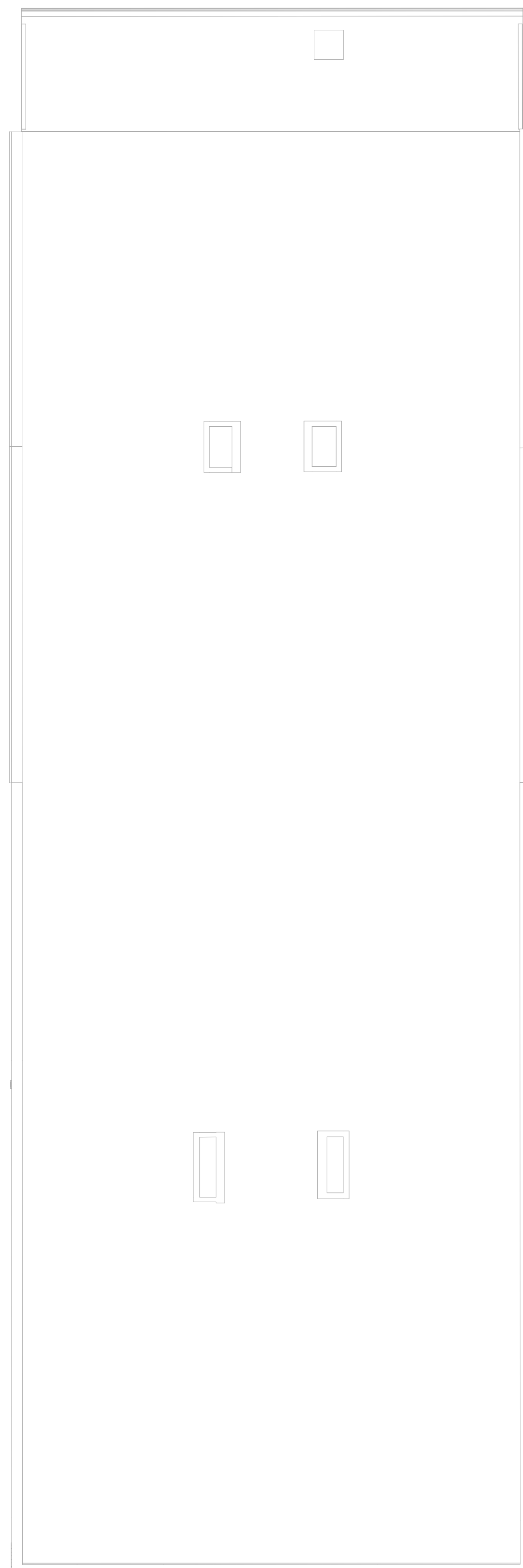
**P1.05b**

GENERAL NOTES

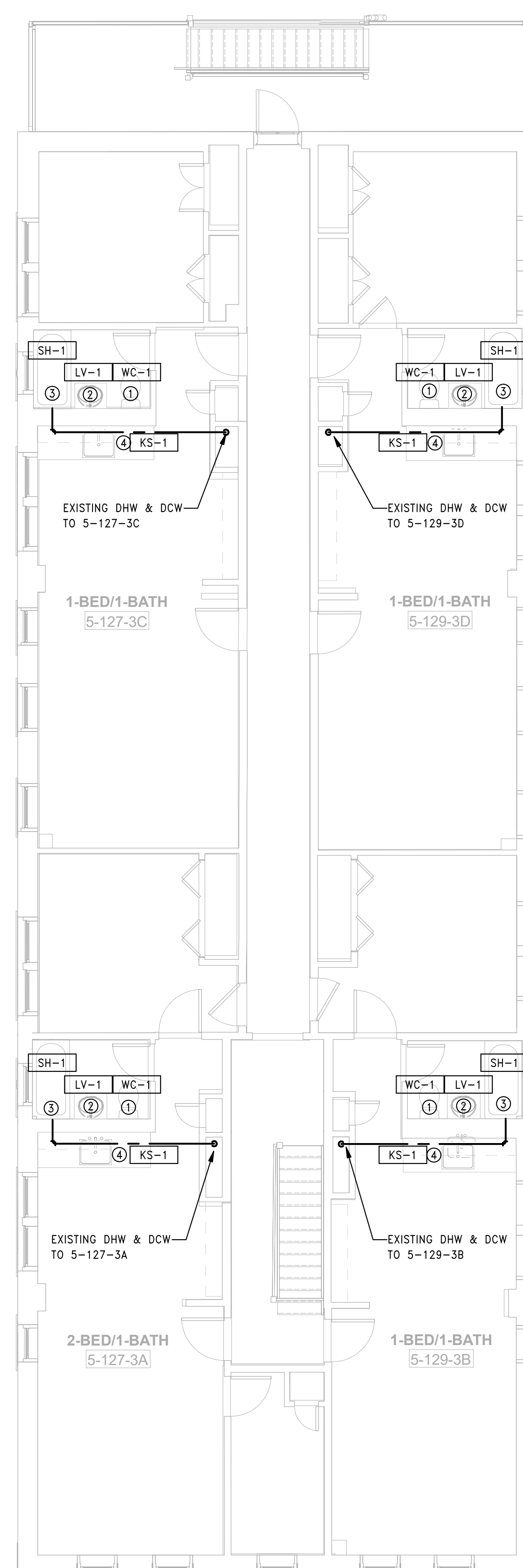
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TAGGED NOTES

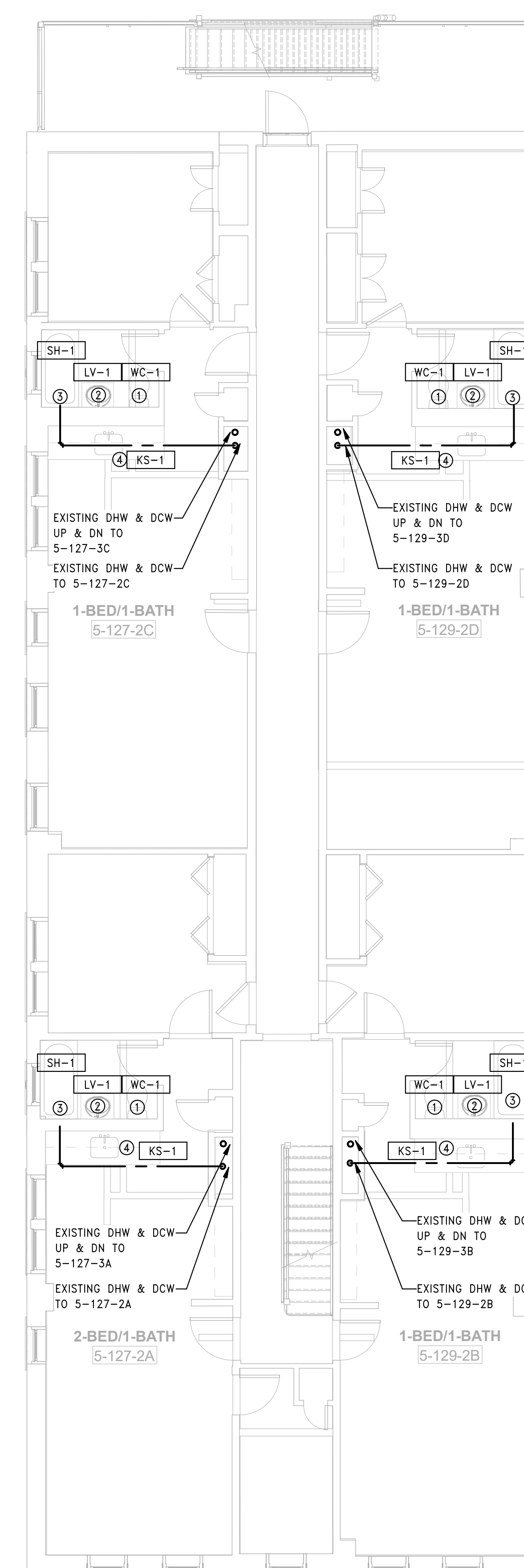
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3 PLUMBING BUILDING 5 - 127-129 BEDFORD ST -ROOF PLAN  
SCALE: 3/16" = 1'-0"



2 PLUMBING BUILDING 5 - 127-129 BEDFORD ST - THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"



1 PLUMBING BUILDING 5 - 127-129 BEDFORD ST - SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: TF

Checked: RM

Scale: 3/16" = 1'-0"

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**PLUMBING BUILDING 6 -  
 BASEMENT & FIRST FLOOR PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

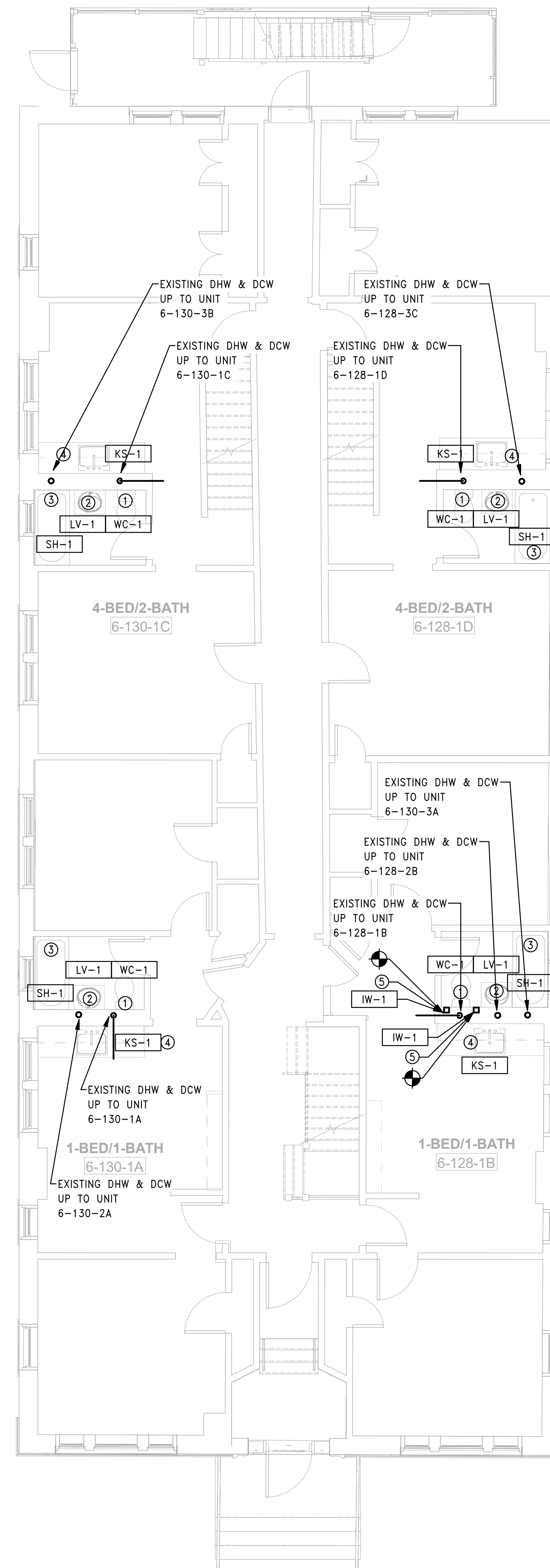
**P1.06a**

GENERAL NOTES

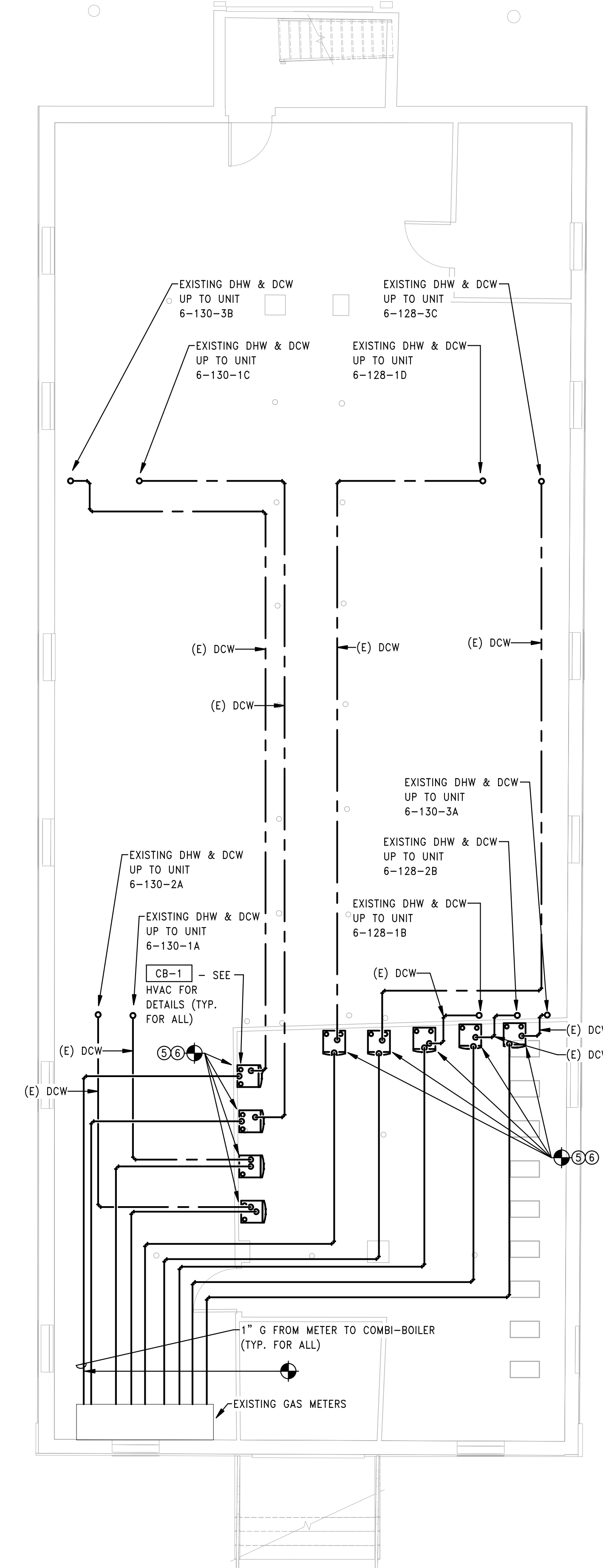
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2 PLUMBING BUILDING 6 - 128-130 BEDFORD ST - FIRST FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



1 PLUMBING BUILDING 6 - 128-130 BEDFORD ST - BASEMENT PLAN  
 SCALE: 3/16" = 1'-0"



Consultant:

Revision:

Engineer of Record:



Drawn: TF

Checked: RM

Scale: 3/16" = 1'-0"

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**PLUMBING BUILDING 6 -  
 SECOND, THIRD FLOOR  
 AND ROOF PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

**P1.06b**

GENERAL NOTES

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GENERAL NOTES CONT'D

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GENERAL NOTES CONT'D

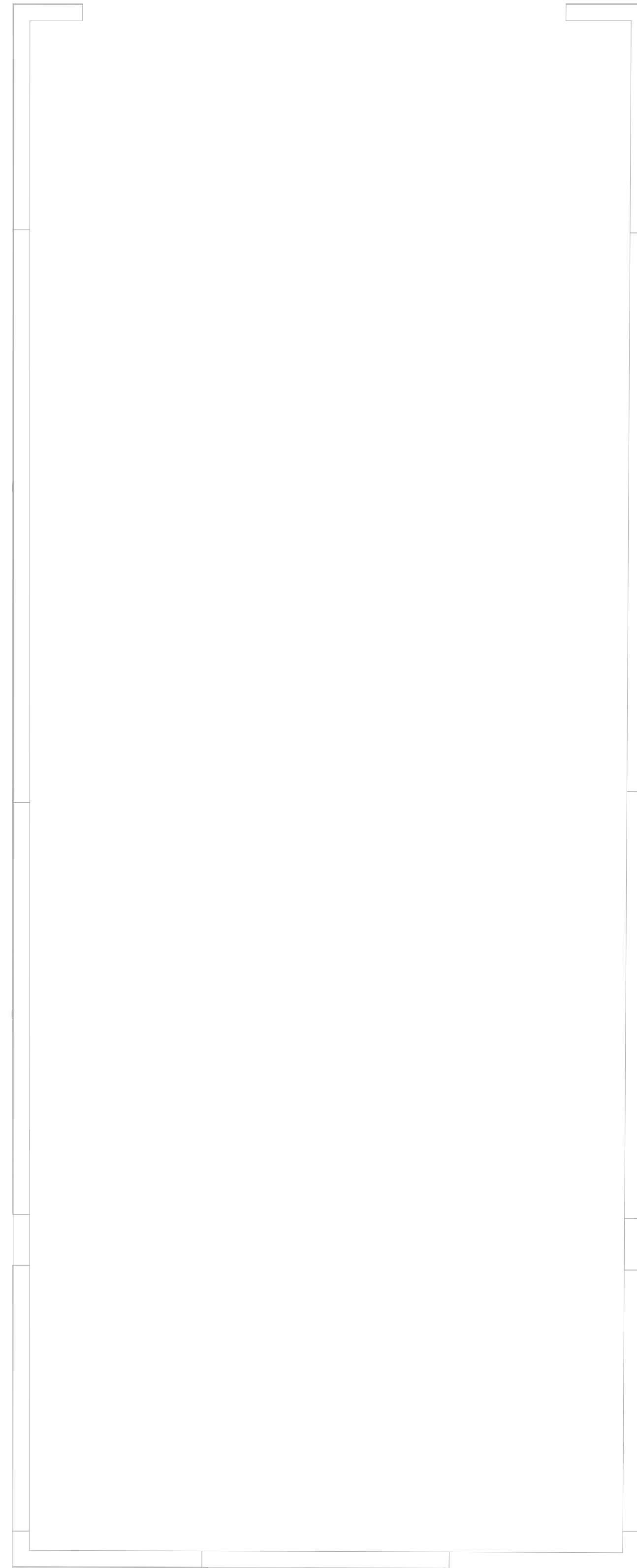
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TAGGED NOTES

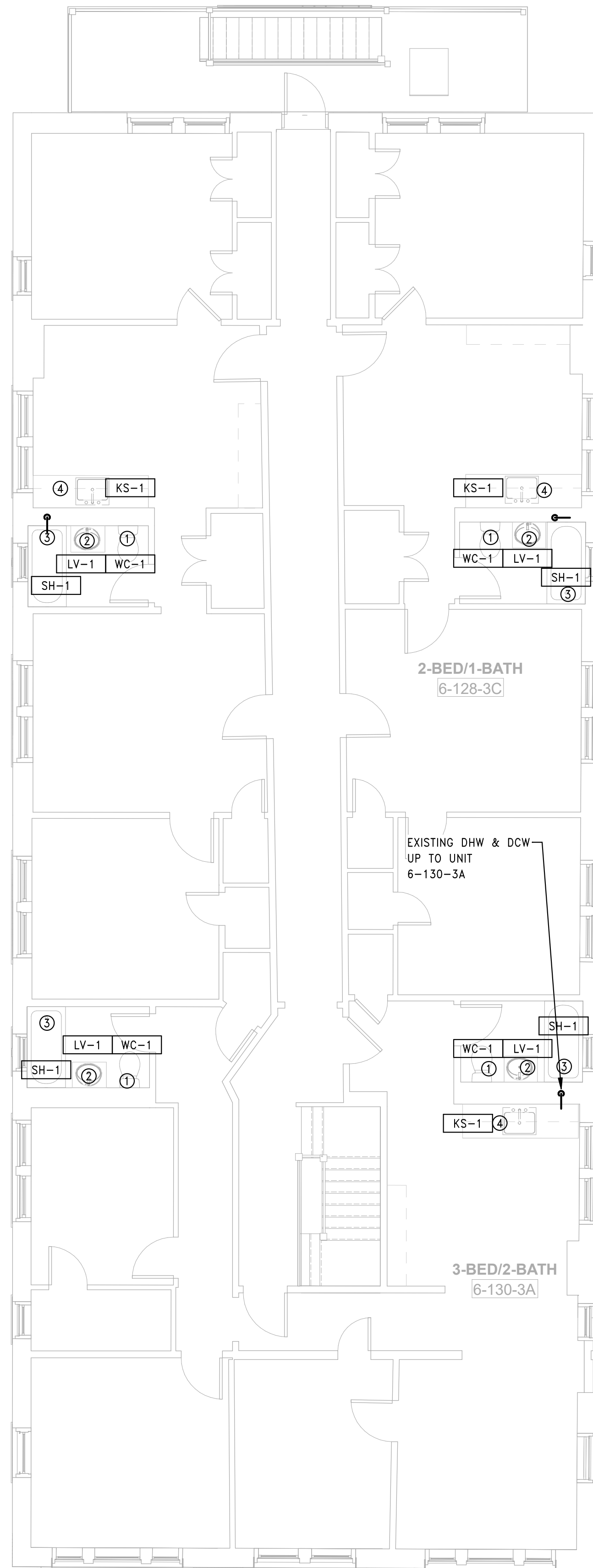
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TAGGED NOTES

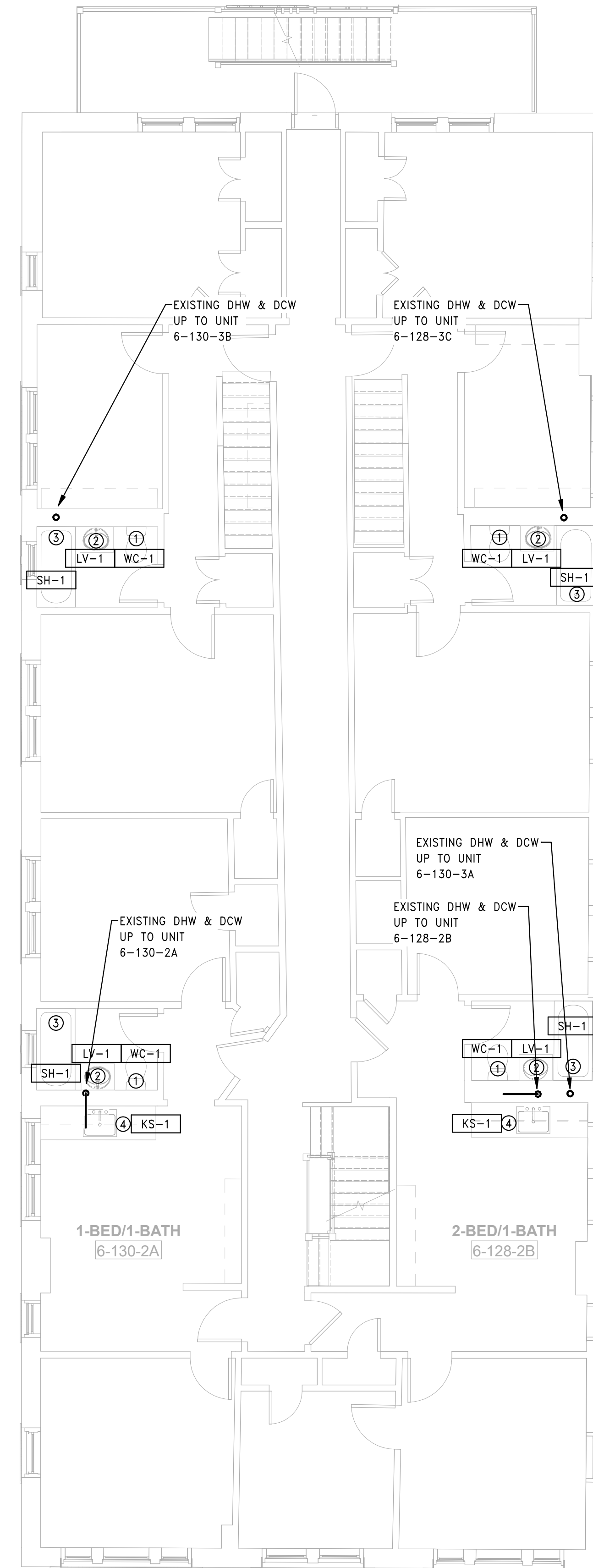
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3 PLUMBING BUILDING 6 - 128-130 BEDFORD ST - ROOF PLAN  
 SCALE: 3/16" = 1'-0"



2 PLUMBING BUILDING 6 - 128-130 BEDFORD ST - THIRD FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



1 PLUMBING BUILDING 6 - 128-130 BEDFORD ST - SECOND FLOOR PLAN  
 SCALE: 3/16" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: TF

Checked: RM

Scale: 3/16" = 1'-0"

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**PLUMBING BUILDING 7 -  
BASEMENT & FIRST FLOOR PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

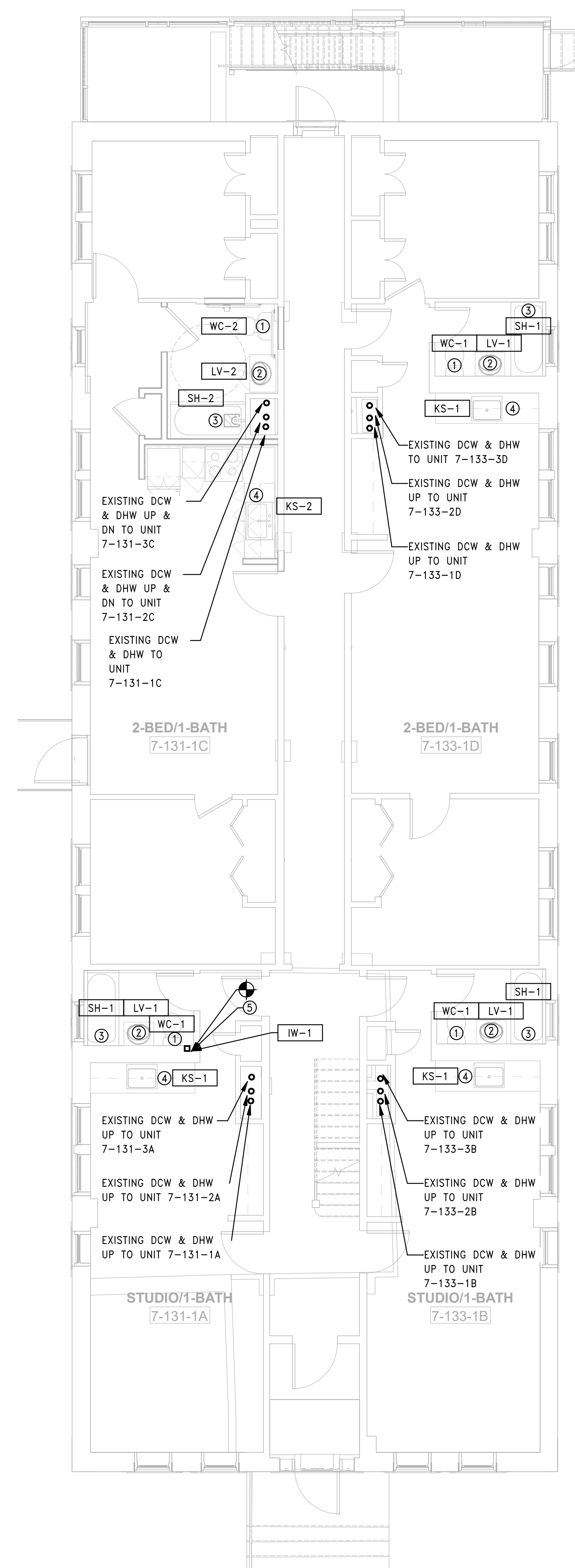
**P1.07a**

GENERAL NOTES

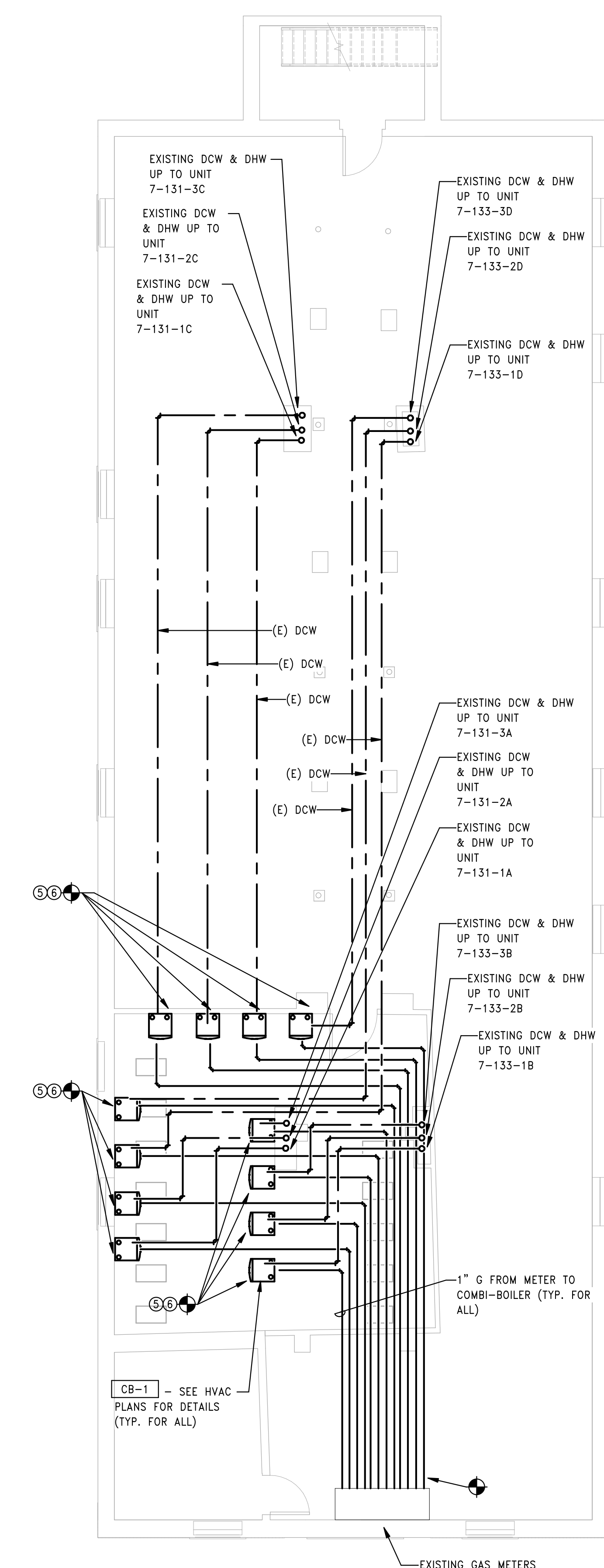
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2 PLUMBING BUILDING 7 - 131-133 BEDFORD ST - FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



1 PLUMBING BUILDING 7 - 131-133 BEDFORD ST - BASEMENT PLAN  
SCALE: 3/16" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: TF

Checked: RM

Scale: 3/16" = 1'-0"

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**PLUMBING BUILDING 7 -  
 SECOND, THIRD FLOOR  
 AND ROOF PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

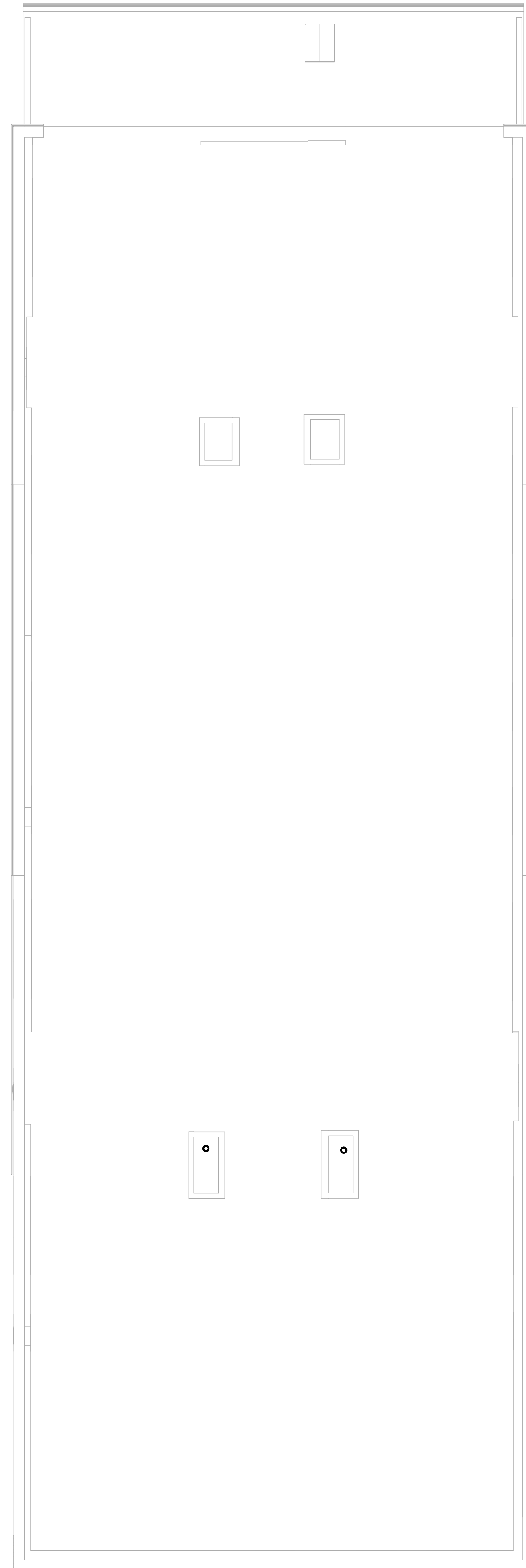
**P1.07b**

GENERAL NOTES

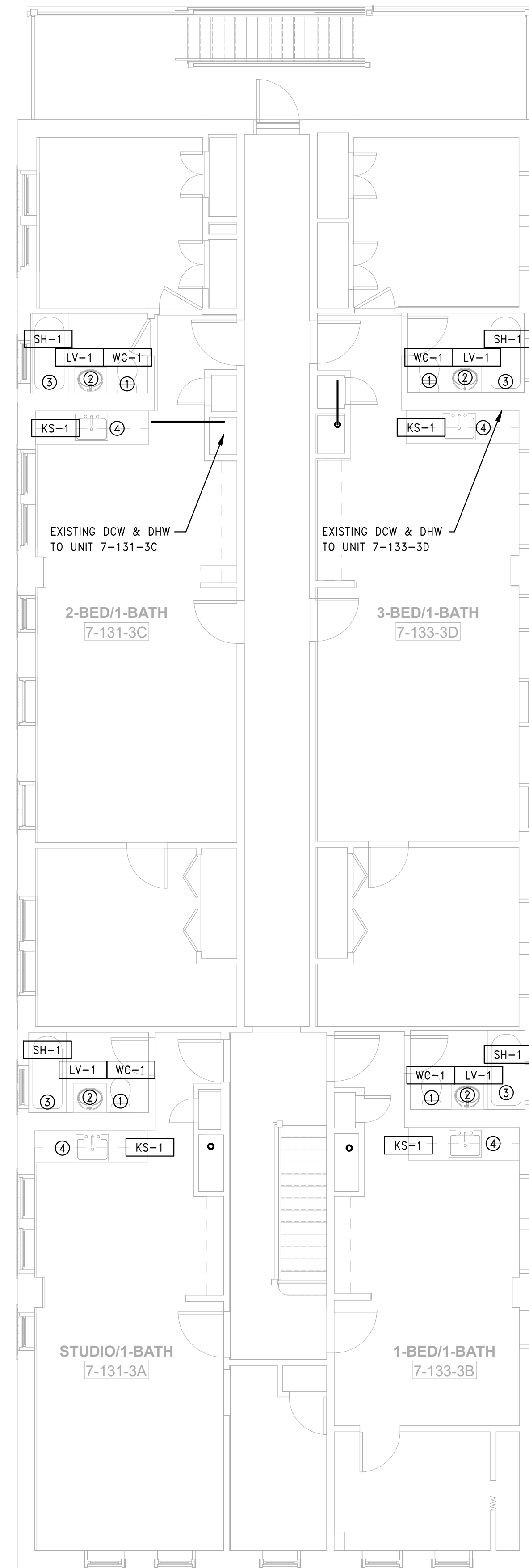
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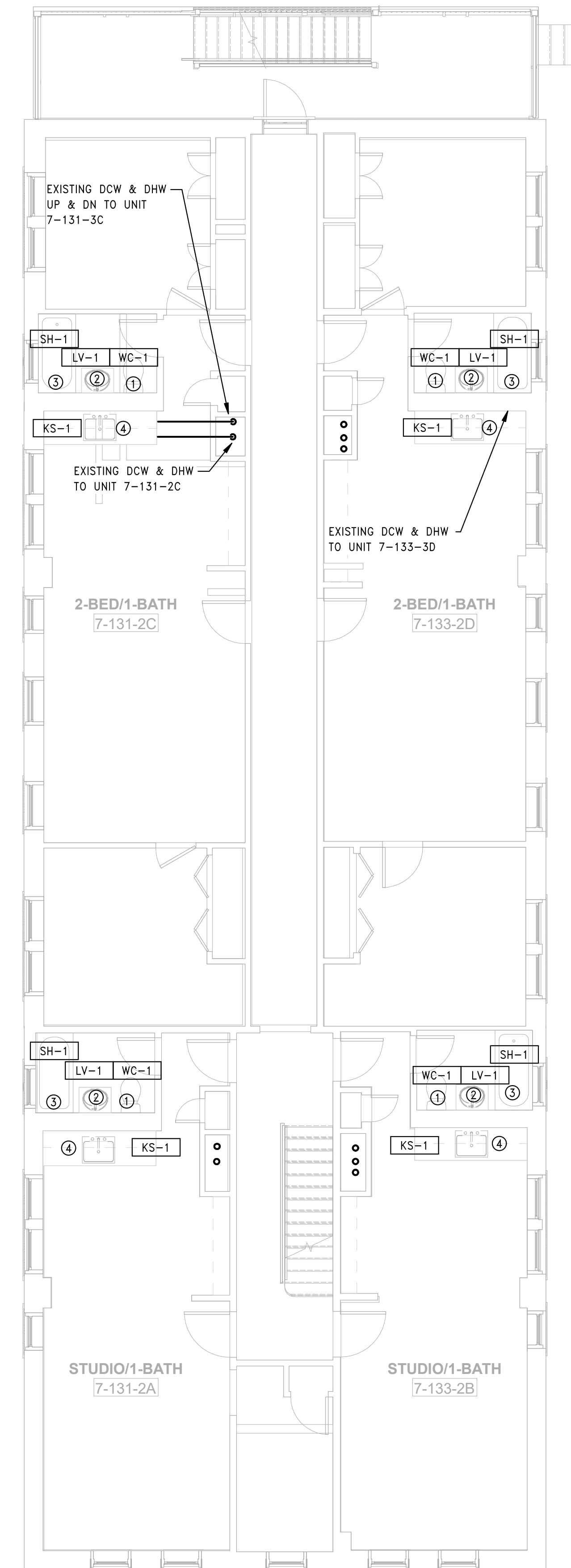
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 SCALE: 3/16" = 1'-0"



2 PLUMBING BUILDING 7 - 131-133 BEDFORD ST - THIRD FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



1 PLUMBING BUILDING 7 - 131-133 BEDFORD ST - SECOND FLOOR PLAN  
 SCALE: 3/16" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: TF

Checked: RM

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**PLUMBING BUILDING 8 -  
 BASEMENT & FIRST  
 FLOOR PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

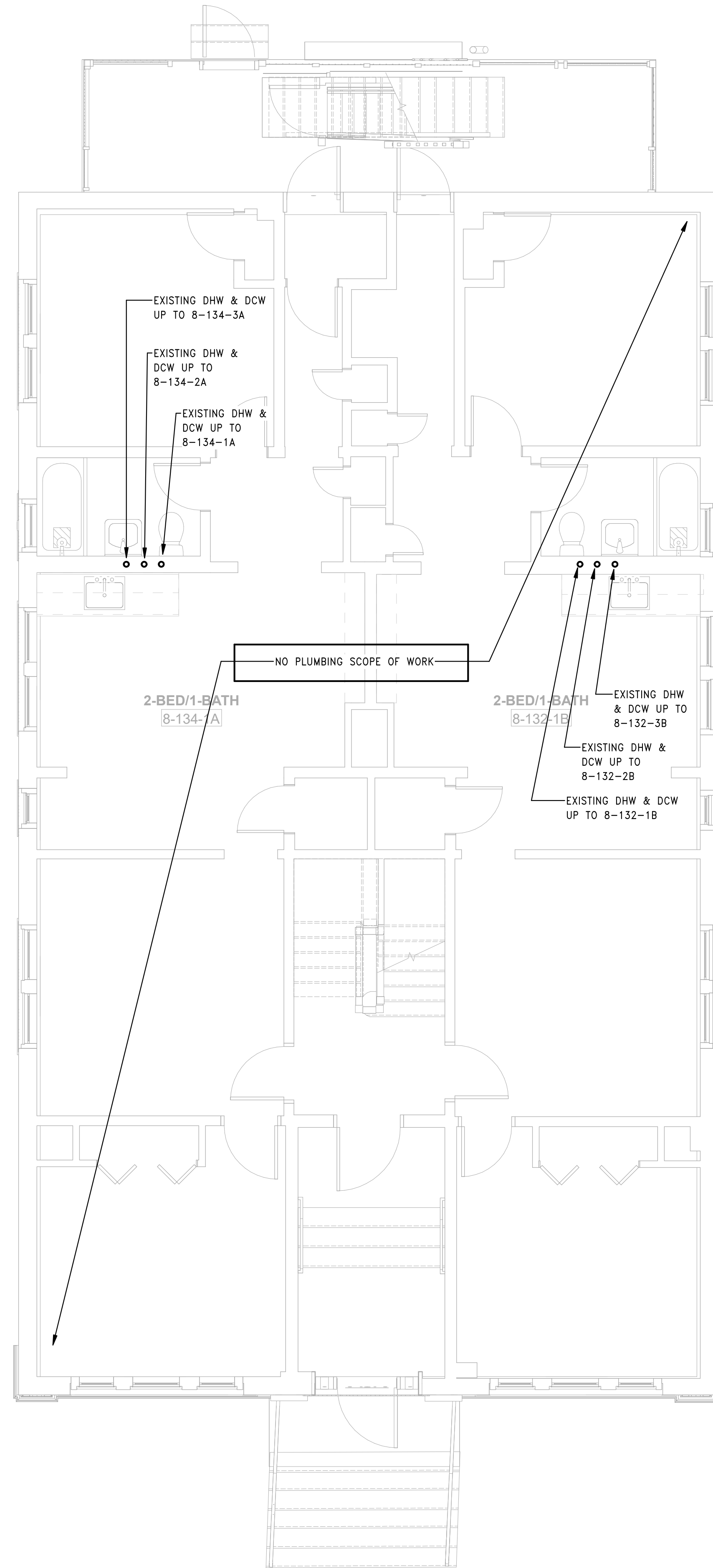
**P1.08a**

GENERAL NOTES

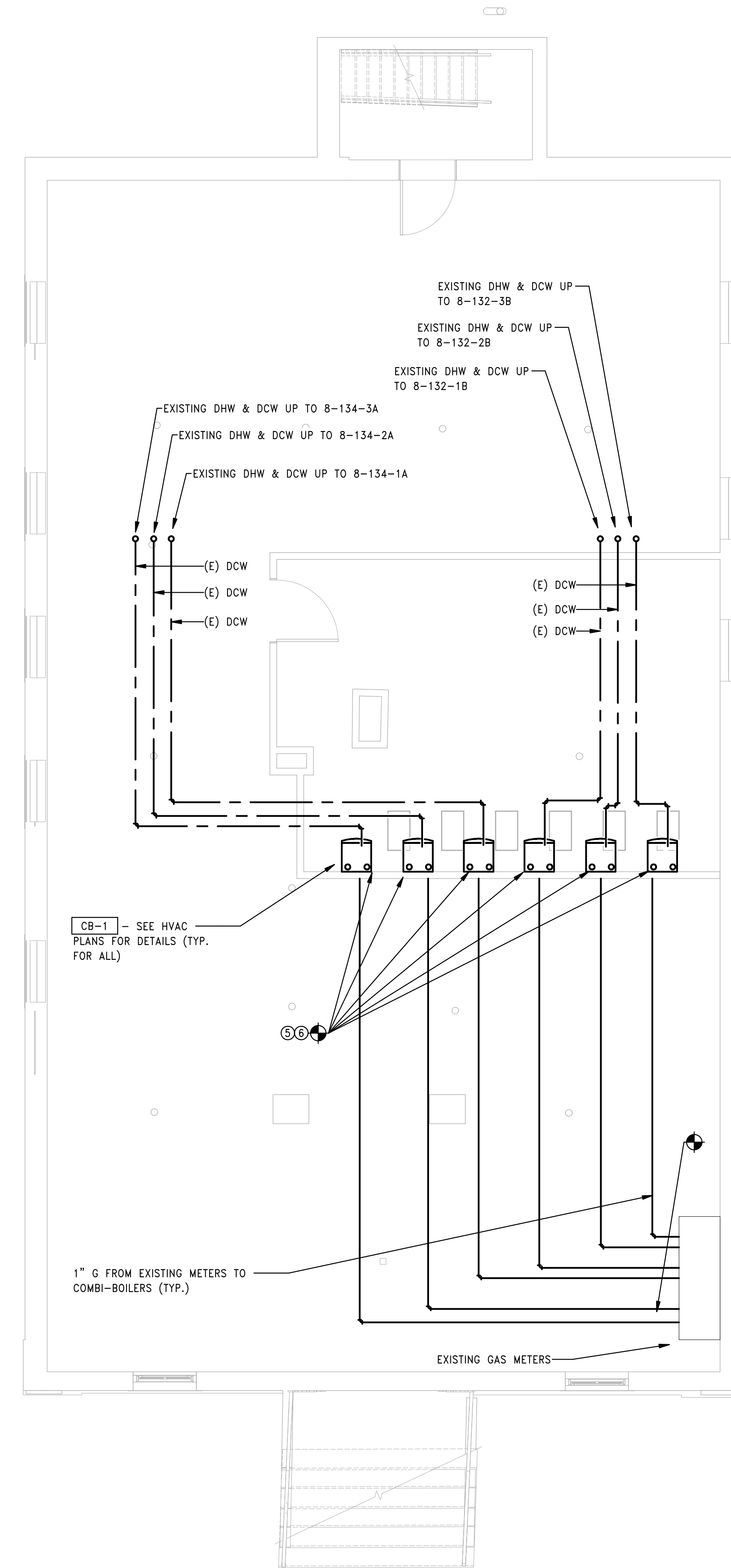
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TAGGED NOTES

- REMOVE EXISTING WC AND ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF WC. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
- REMOVE EXISTING FAUCET AND ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF FAUCET. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
- REMOVE EXISTING SHOWER/TUB VALVE AND FAUCET AND ADJUST EXISTING ROUGHING FOR THE INSTALLATION OF VALVE AND FAUCET. SEE ARCHITECTURAL SCHEDULE FOR NEW PLUMBING FIXTURES.
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2 PLUMBING BUILDING 8 - 132-134 BEDFORD ST - FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



1 PLUMBING BUILDING 8 - 132-134 BEDFORD ST - BASEMENT PLAN  
 SCALE: 1/4" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: TF

Checked: RM

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**PLUMBING BUILDING 8 -  
 SECOND, THIRD FLOOR  
 AND ROOF PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

**P1.08b**

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GENERAL NOTES CONT'D

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GENERAL NOTES CONT'D

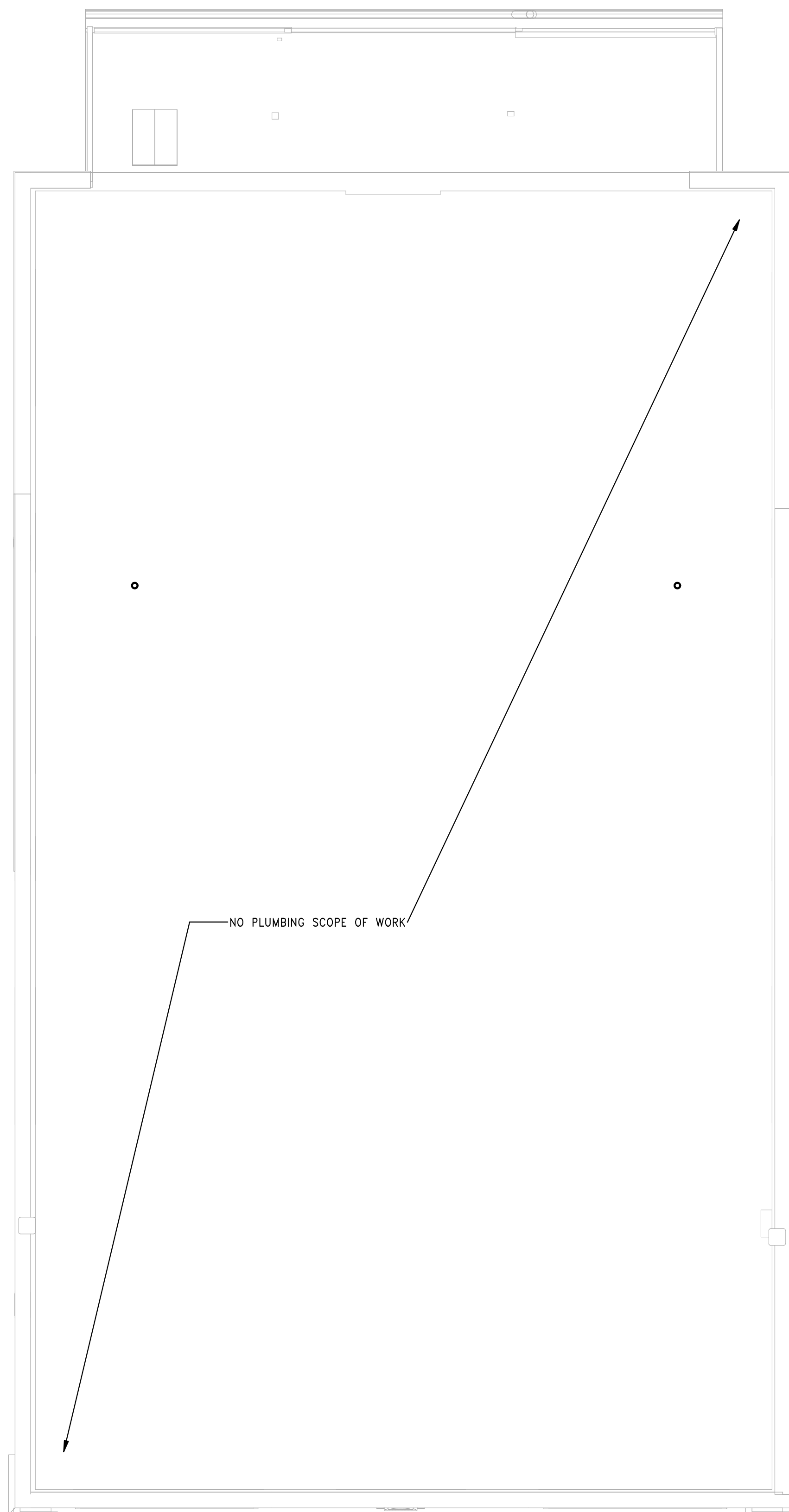
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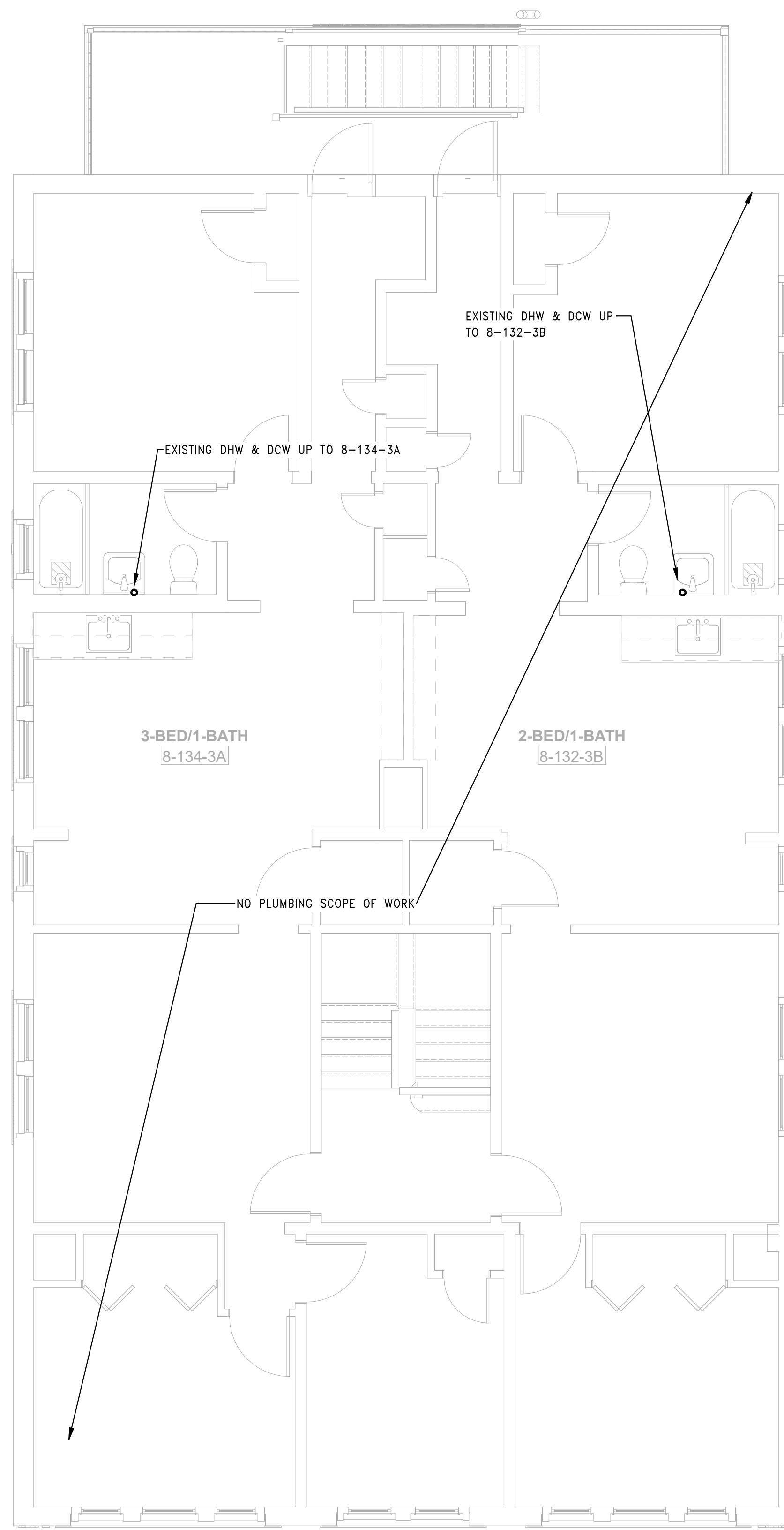
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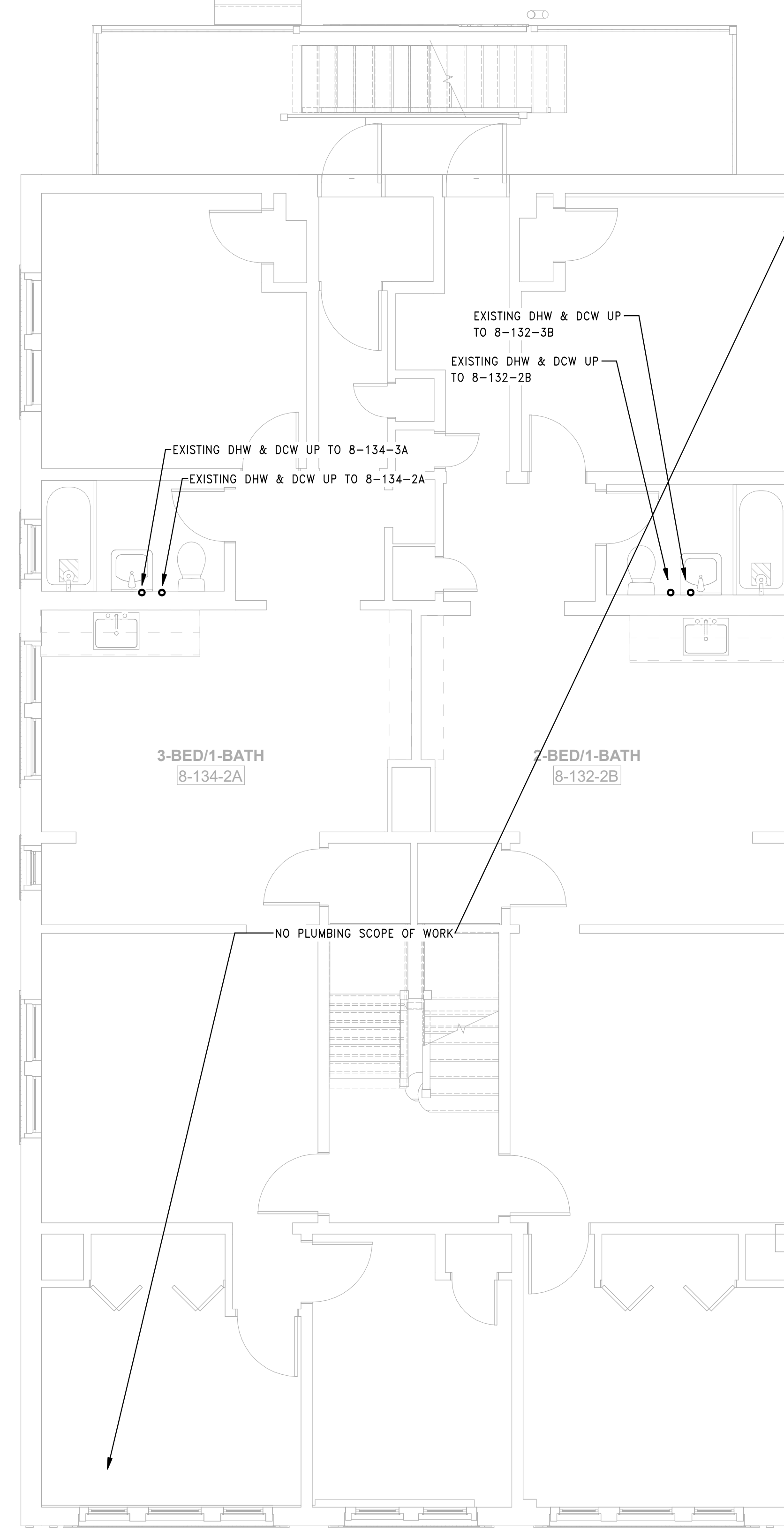
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3 PLUMBING BUILDING 8 - 132-134 BEDFORD ST - ROOF PLAN  
 SCALE: 1/4" = 1'-0"



2 PLUMBING BUILDING 8 - 132-134 BEDFORD ST - THIRD FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



1 PLUMBING BUILDING 8 - 132-134 BEDFORD ST - SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: TF

Checked: RM

Scale: 3/16" = 1'-0"

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**PLUMBING BUILDING 9 -  
BASEMENT & FIRST  
FLOOR PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

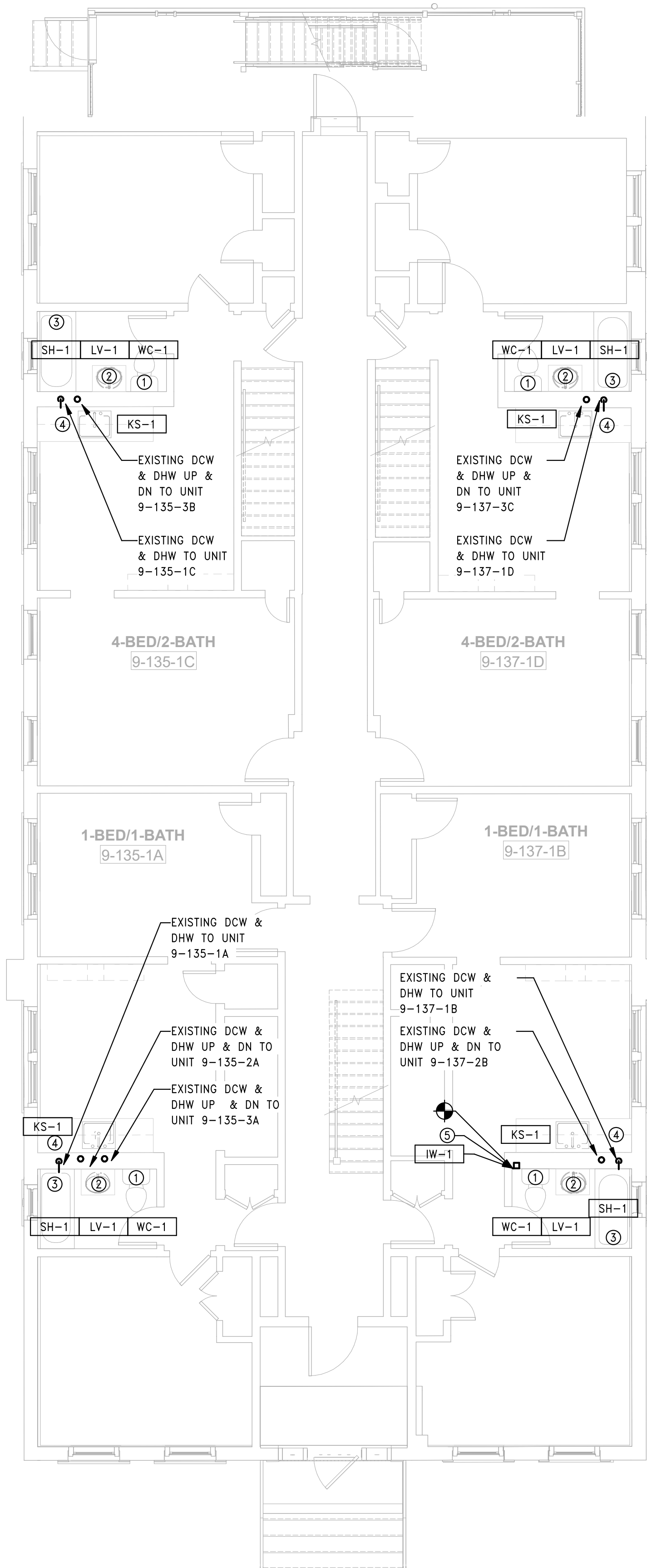
**P1.09a**

GENERAL NOTES

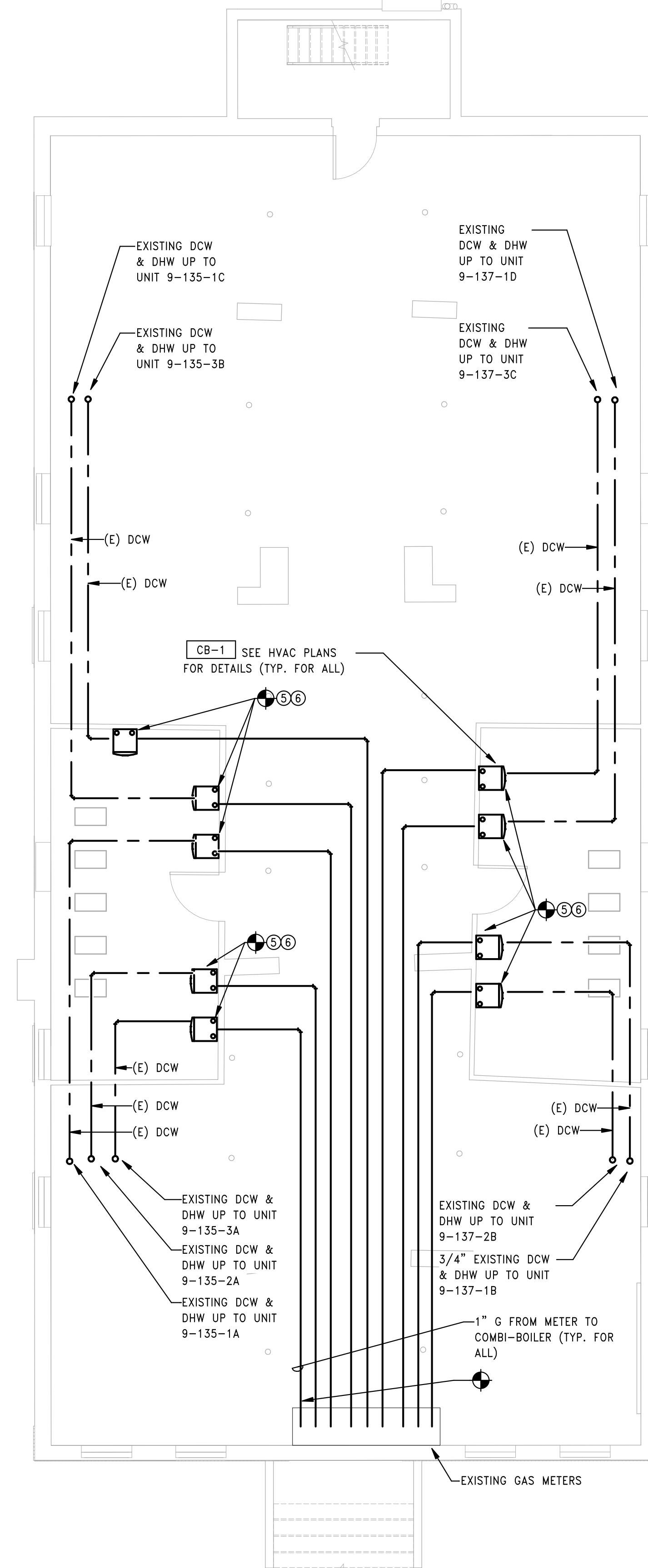
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2 PLUMBING BUILDING 9 - 135-137 BEDFORD ST - FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



1 PLUMBING BUILDING 9 - 135-137 BEDFORD ST - BASEMENT PLAN  
SCALE: 3/16" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: TF

Checked: RM

Scale: 3/16" = 1'-0"

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**PLUMBING BUILDING 9 -  
 SECOND, THIRD FLOOR  
 AND ROOF PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

**P1.09b**

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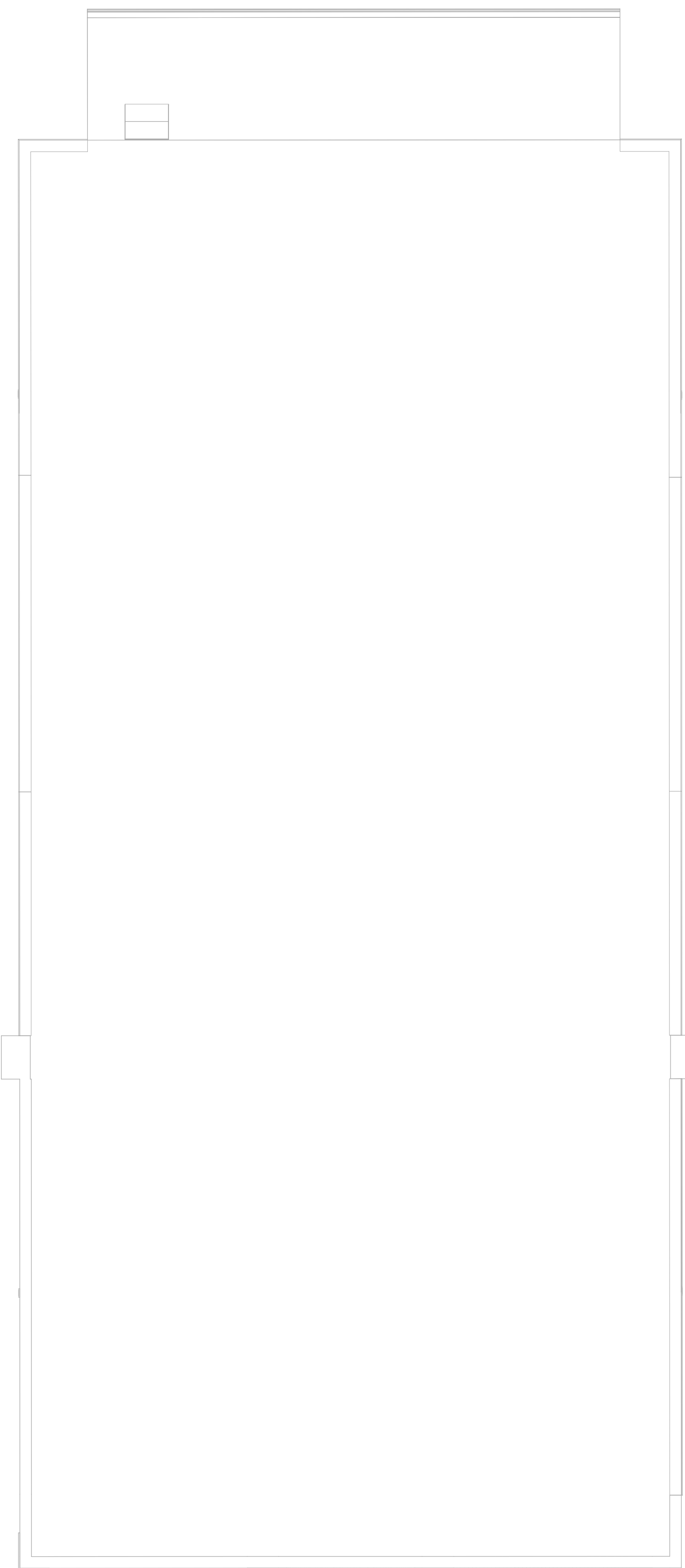
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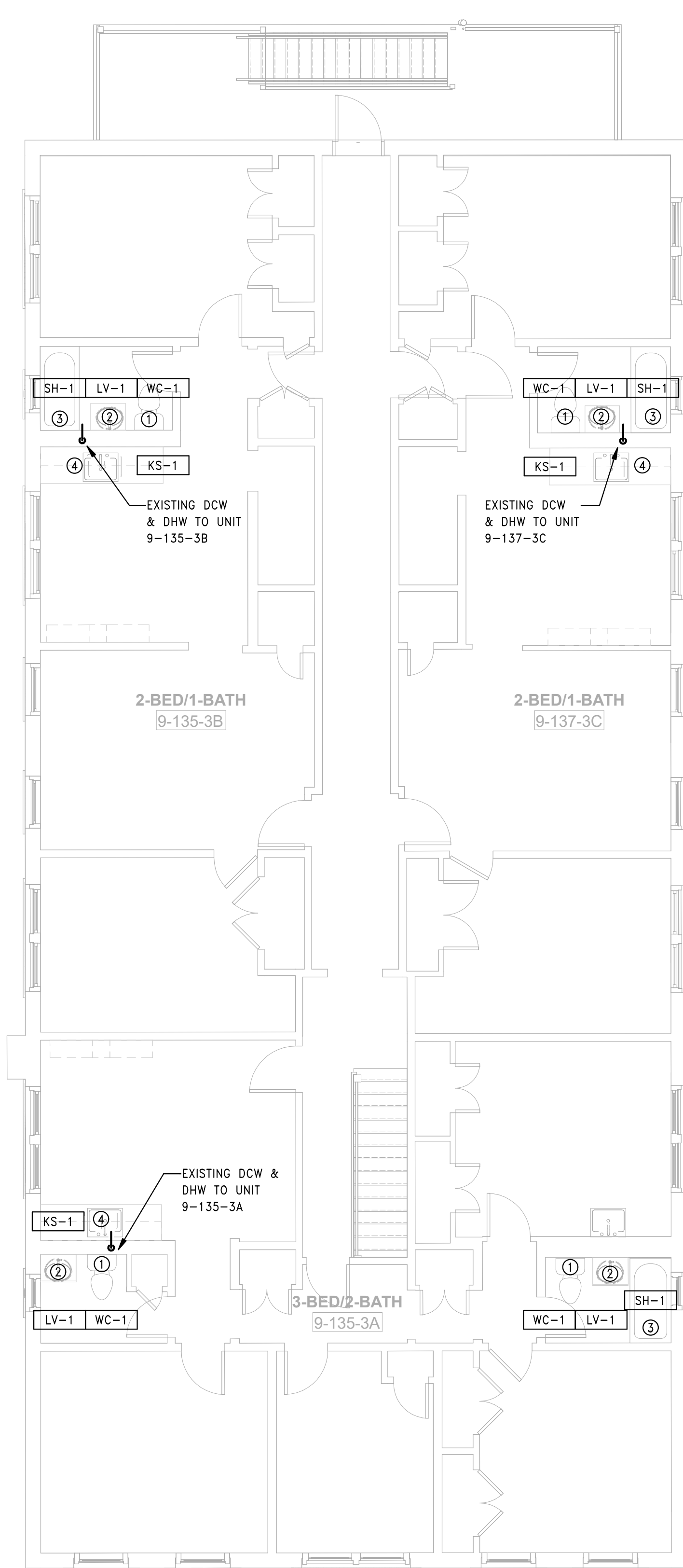
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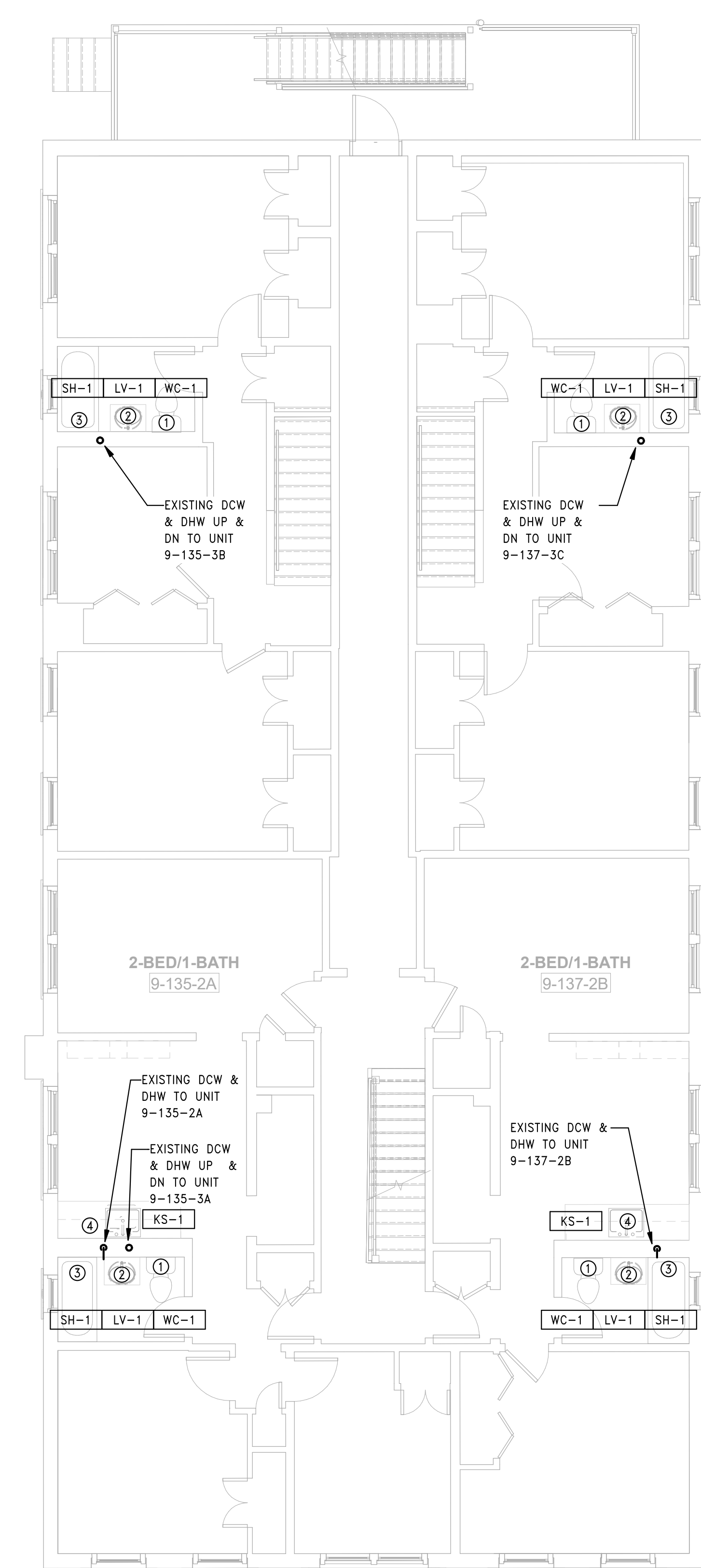
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3 PLUMBING BUILDING 9 - 135-137 BEDFORD ST - ROOF PLAN  
 SCALE: 3/16" = 1'-0"



2 PLUMBING BUILDING 9 - 135-137 BEDFORD ST - THIRD FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



1 PLUMBING BUILDING 9 - 135-137 BEDFORD ST - SECOND FLOOR PLAN  
 SCALE: 3/16" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: TF

Checked: RM

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**PLUMBING BUILDING 10 -  
BASEMENT & FIRST FLOOR PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

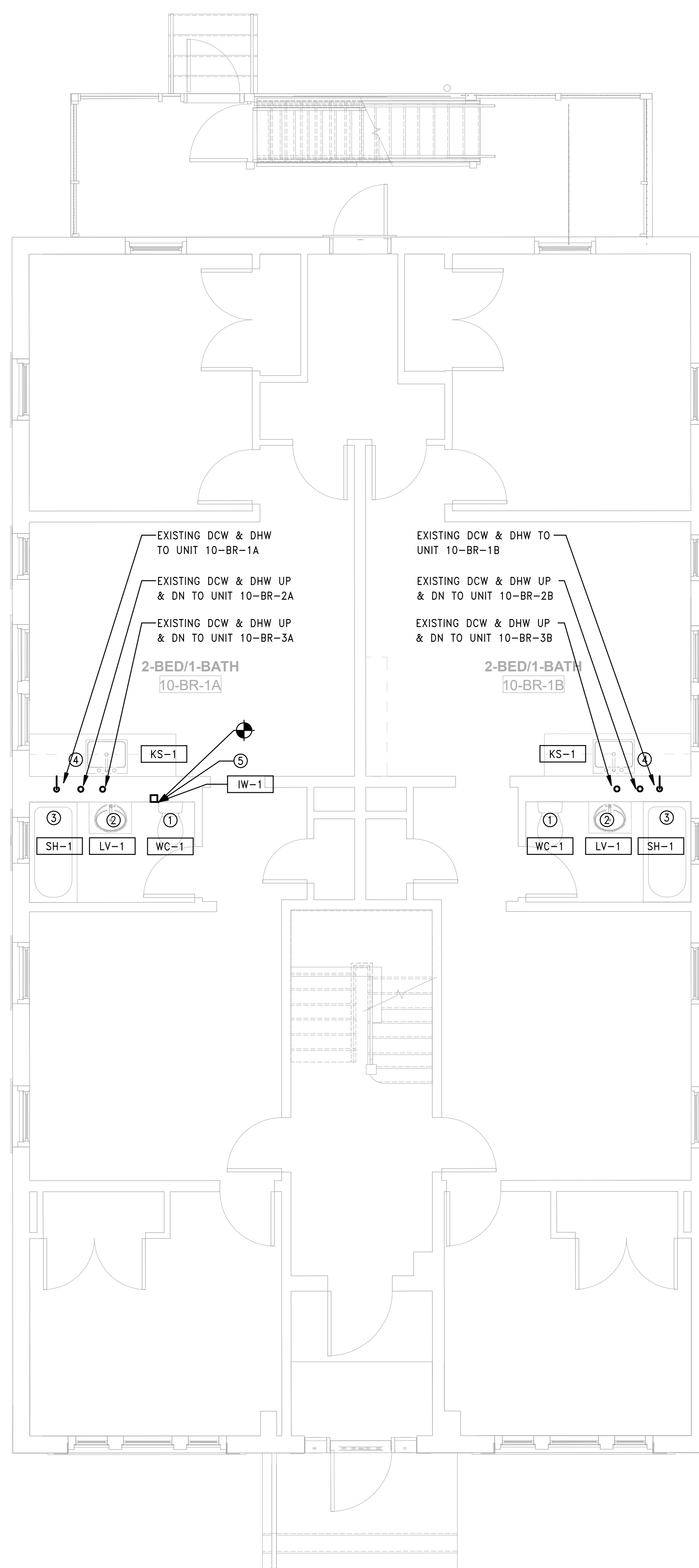
**P1.10a**

GENERAL NOTES

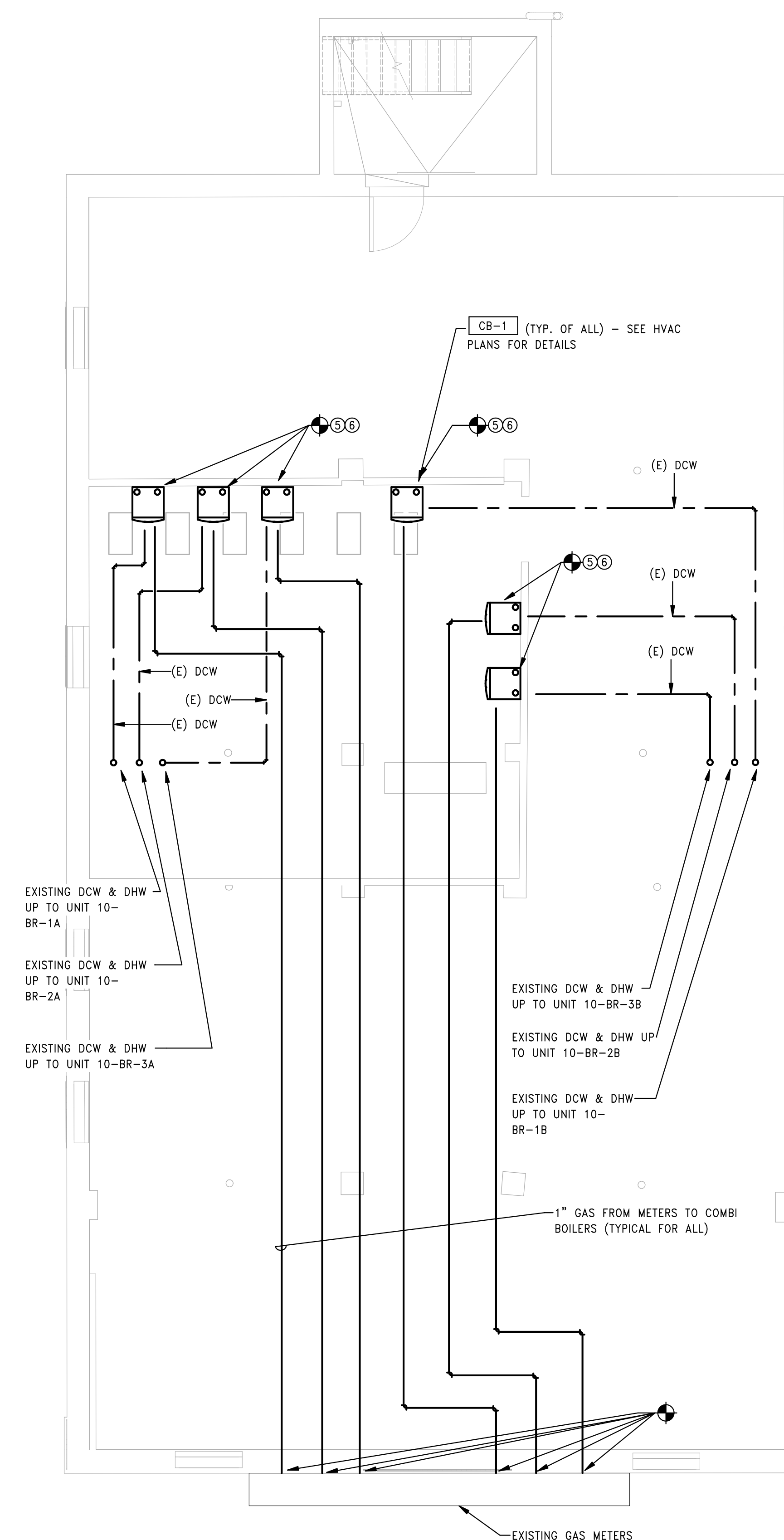
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2 PLUMBING BUILDING 10 - 131-133 BROOK ST - FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 PLUMBING BUILDING 10 - 131-133 BROOK ST - BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



GENERAL NOTES

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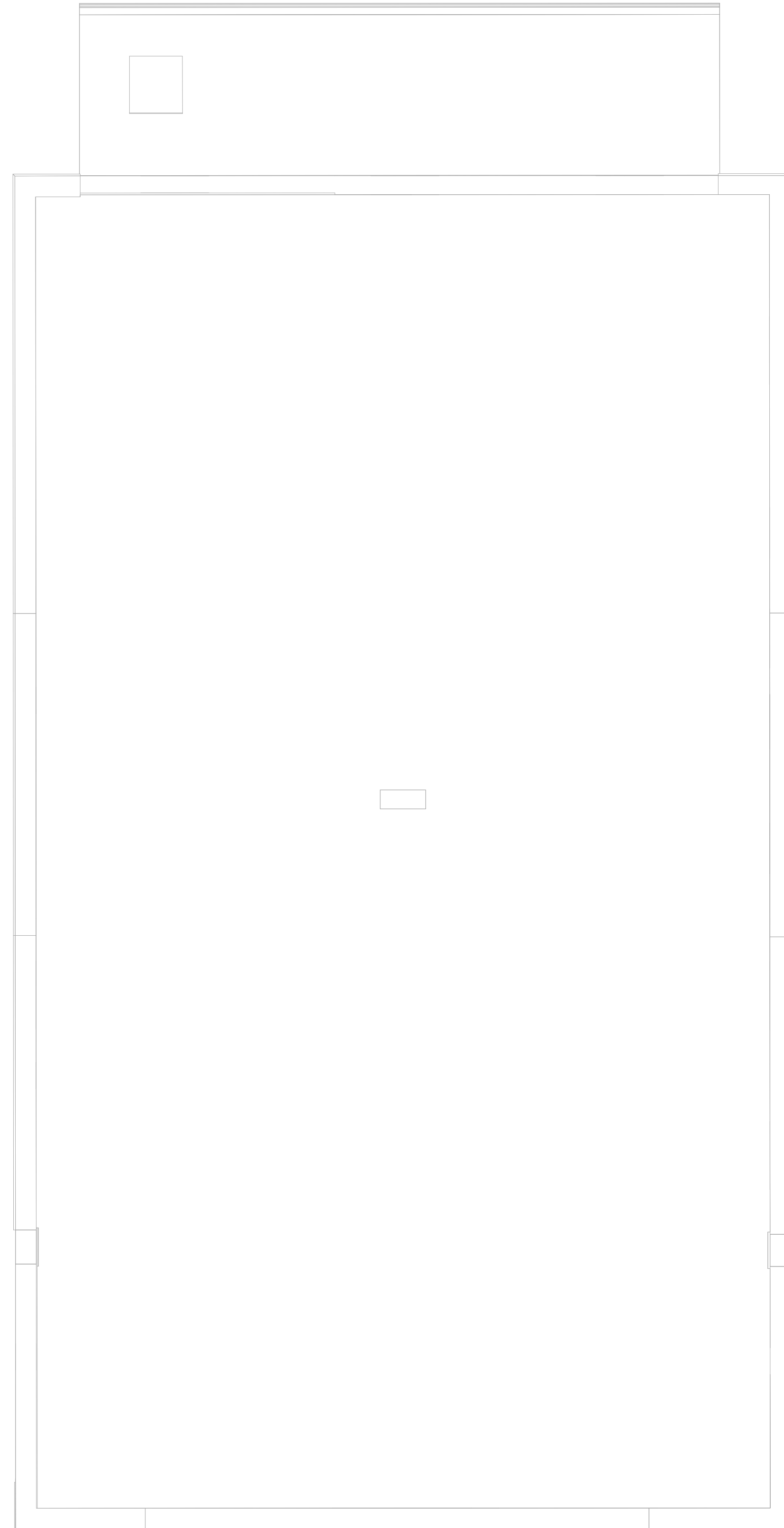
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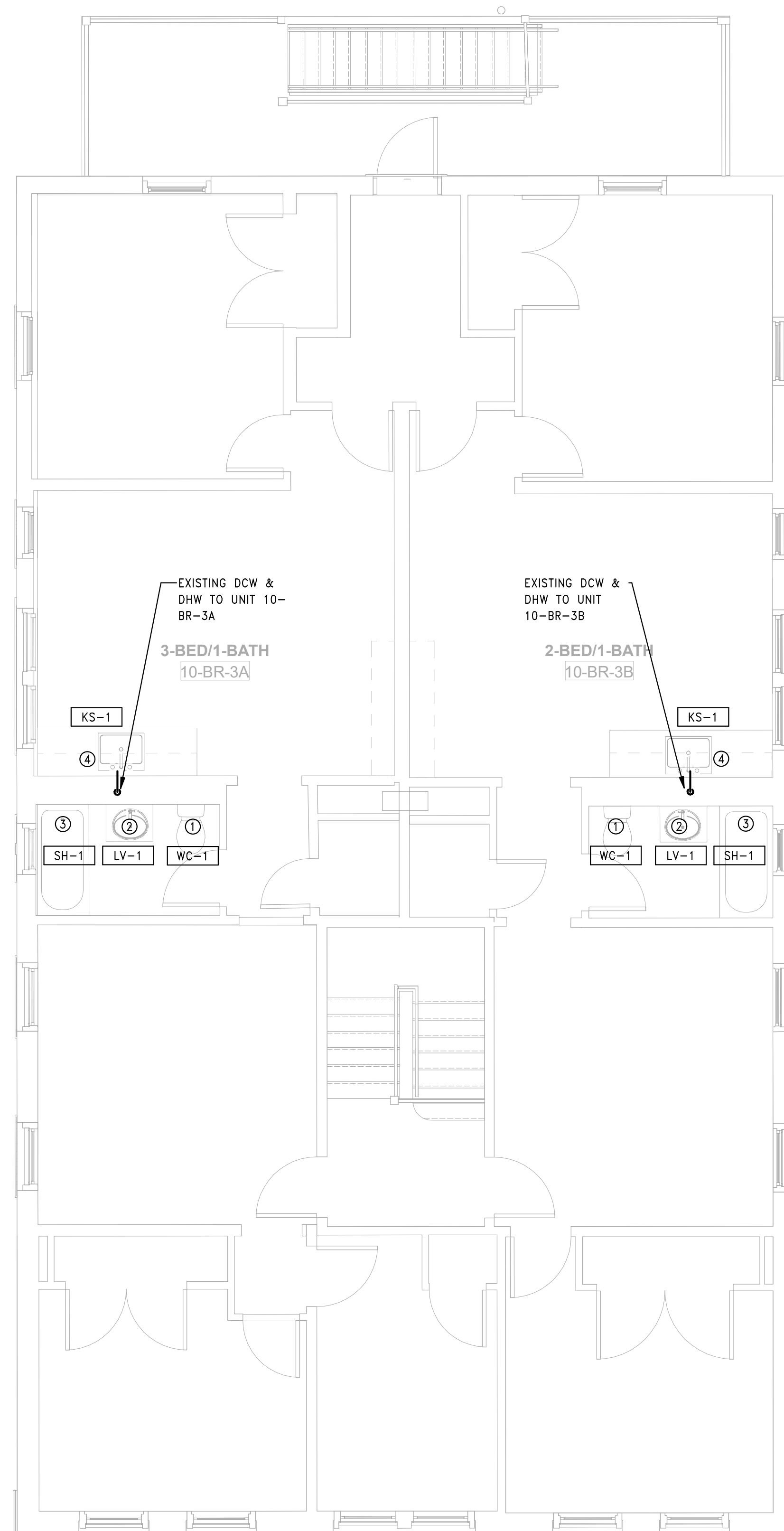
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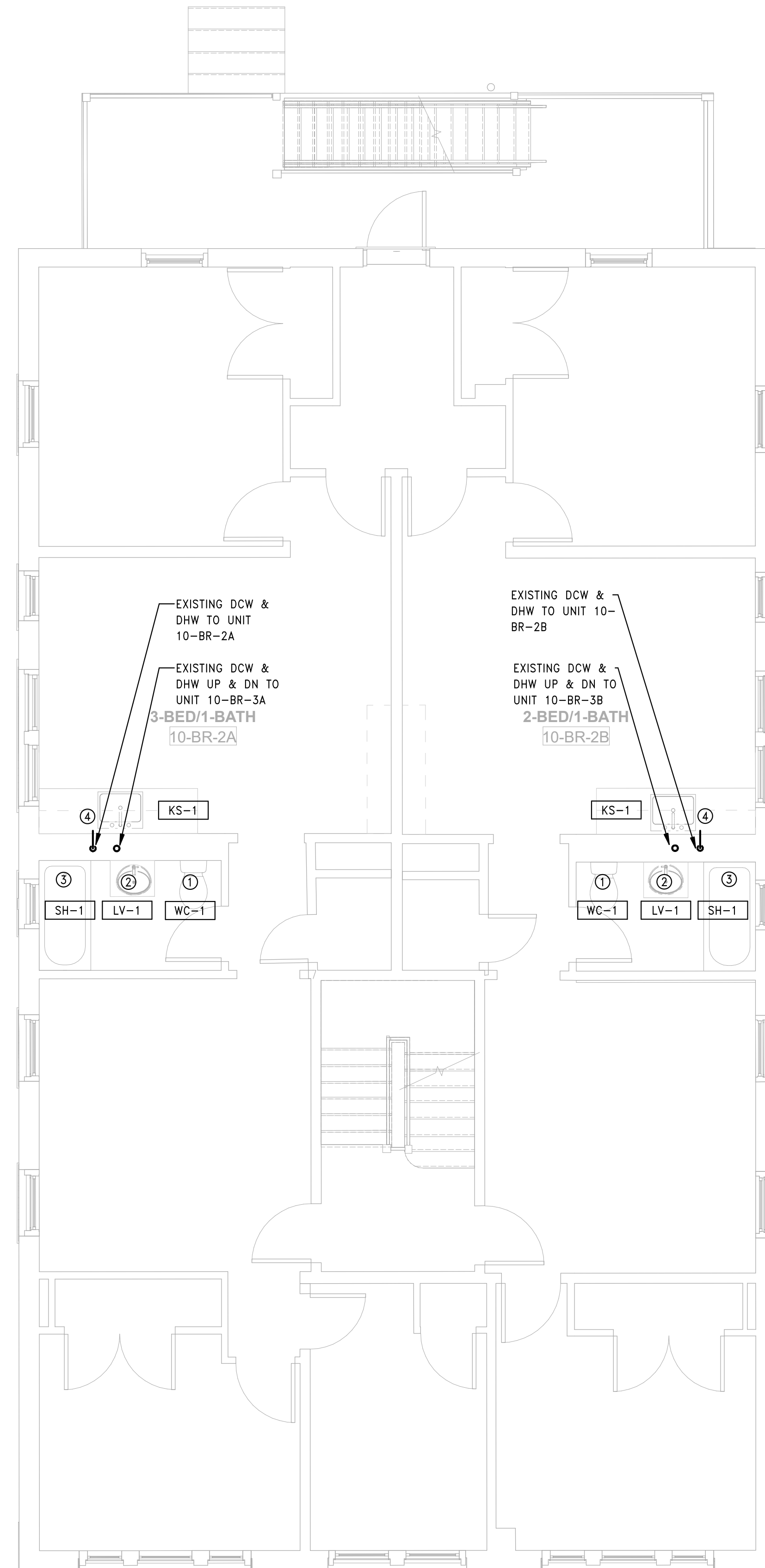
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3 PLUMBING BUILDING 10 - 131-133 BROOK ST - ROOF PLAN  
SCALE: 1/4" = 1'-0"



2 PLUMBING BUILDING 10 - 131-133 BROOK ST - THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 PLUMBING BUILDING 10 - 131-133 BROOK ST - SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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50 Commandant's Way at Admiral's Hill  
Chelsea MA 02150  
O 617.889.4402  
F 617.884.4329  
architecturalteam.com

Consultant:

Revision:

Engineer of Record:



Drawn: TF

Checked: RM

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

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**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**PLUMBING BUILDING 10 -  
SECOND, THIRD FLOOR  
AND ROOF PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

**P1.10b**



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PLUMBING FIXTURE CONNECTION SCHEDULE

TAG	FIXTURE TYPE	MAKE	MODEL	PIPE CONNECTION SIZES					NOTES
				SOIL	VENT	CW	HW	TRAP	
LV-1	LAVATORY	SEE ARCH.	SEE ARCH.	1 1/4"	1"	3/8"	3/8"	1 1/4"	FAUCET: SEE ARCH. PROVIDE WITH 0.5 GPM FLOW CONTROL, POP-UP DRAIN, AND ANGLE STOPS.
LV-2	LAVATORY (ADA)	SEE ARCH.	SEE ARCH.	1 1/4"	1"	3/8"	3/8"	1 1/4"	FAUCET: SEE ARCH. PROVIDE WITH 0.5 GPM FLOW CONTROL, POP-UP DRAIN, AND ANGLE STOPS.
WC-1	WATER CLOSET	SEE ARCH.	SEE ARCH.	4"	3"	1/2"	-	-	ELONGATED BOWL WITH TRIP LEVER. PROVIDE CLOSED-FRONT SEAT LID (COMFORT SEAT EZ-CLOSE), ANGLE STOP, AND WAX RING.
WC-2	WATER CLOSET (ADA)	SEE ARCH.	SEE ARCH.	4"	3"	1/2"	-	-	ELONGATED BOWL WITH TRIP LEVER. PROVIDE CLOSED-FRONT SEAT LID (COMFORT SEAT EZ-CLOSE), ANGLE STOP, AND WAX RING. LOCATE TRIP LEVER ON OPPOSITE SIDE OF SIDE WALL; CONTRACTOR SHALL VERIFY ORIENTATION WITH FLOOR PLANS.
SH-1	TUB/SHOWER	SEE ARCH.	SEE ARCH.	1 1/2"	1'	1/2"	1/2"	1 1/4"	PROVIDE WITH MAKE/MODEL SOLID SURFACE (OR TILE) SURROUND AND FULL WOOD BLOCKING FOR FUTURE PROVISIONS (REFER TO ARCHITECT). PROVIDE MAKE/MODEL FIXED SHOWERHEAD, TEMPTROL PRESSURE BALANCE VALVE & SYMMONS TUB/SHOWER TRIM S-3502-CYL-B-1.5, AND DIVERTING SPOUT. COORDINATE SOAP DISH, CURTAIN ROD, AND SHOWER CURTAIN WITH ARCHITECT.
SH-2	TUB/SHOWER	SEE ARCH.	SEE ARCH.	1 1/2"	1'	1/2"	1/2"	1 1/4"	PROVIDE WITH MAKE/MODEL SOLID SURFACE (OR TILE) SURROUND AND FULL WOOD BLOCKING (REFER TO ARCHITECT). PROVIDE MAKE/MODEL XX HANDHELD SHOWERHEAD WITH 60" METAL HOSE & SLIDE BAR, MAKE/MODEL XX FIXED SHOWERHEAD, NON-DIVERTING TUB SPOUT MAKE/MODEL XX, TRANSFER VALVE MAKE/MODEL XX, AND TEMPTROL PRESSURE BALANCE VALVE & SYMMONS TUB/SHOWER TRIM S-3502-CYL-B-1.5. COORDINATE SOAP DISH, CURTAIN ROD, SHOWER CURTAIN, GRAB BARS, AND SEAT WITH ARCHITECT.
KS-1	KITCHEN SINK	SEE ARCH.	SEE ARCH.	1 1/2"	1'	-	-	1 1/2"	XX-GAUGE SINK WITH X-HOLE PATTERN TO MATCH FAUCET TYPE. X" BOWL DEPTH WITH DRAIN & BASKET STRAINER. FAUCET: SEE ARCH. PROVIDE WITH 1.5 GPM AERATOR AND ANGLE-STOPS.
KS-2	KITCHEN SINK (ADA)	SEE ARCH.	SEE ARCH.	1 1/2"	1'	-	-	1 1/2"	XX-GAUGE SINK WITH X-HOLE PATTERN TO MATCH FAUCET TYPE AND REAR-CENTER DRAIN. X" BOWL DEPTH WITH DRAIN & BASKET STRAINER. FAUCET: SEE ARCH. PROVIDE WITH 1.5 GPM AERATOR, ANGLE-STOPS, AND INSULATION/PROTECTION FOR EXPOSED PIPES.
KS-3	KITCHEN SINK (DROP-IN, PUBLIC, ADA)	SEE ARCH.	SEE ARCH.	1 1/2"	1'	-	-	1 1/2"	XX-GAUGE SINK WITH X-HOLE PATTERN TO MATCH FAUCET TYPE AND REAR-CENTER DRAIN. X" BOWL DEPTH WITH DRAIN & BASKET STRAINER. FAUCET: SEE ARCH. PROVIDE WITH 1.5 GPM AERATOR, ANGLE-STOPS, AND INSULATION/PROTECTION FOR EXPOSED PIPES.
SS-1	SERVICE SINK	SEE ARCH.	SEE ARCH.	3"	2"	1/2"	1/2"	3"	FAUCET: FIAT 830AA INCLUDE 889CC MOP HANGER, E-77-AA STAINLESS STEEL BUMPER GUARDS, E-88-AA STAINLESS STEEL WALL GUARDS.
WM-1	WASHING MACHINE	SEE ARCH.	SEE ARCH.	2"	1'	1/2"	1/2"	2"	ENCASED WASHING MACHINE VALVE WITH INTEGRAL STANDPIPE CONNECTION. PROVIDE WATER HAMMER ARRESTOR AT BOTH DHW & DCW CONNECTIONS. PROVIDE ELECTRONIC LEAK DETECTION SYSTEM.

PLUMBING DRAIN SCHEDULE

TAG	FIXTURE TYPE	MAKE	MODEL	PIPE CONNECTION SIZES					NOTES
				SOIL	VENT	CW	HW	TRAP	
IW-1	INDIRECT WASTE	SIoux CHIEF	696-3-CF-SC	2"	-	-	-	-	ENCASED INDIRECT WASTE RECEPTOR. PROVIDE 696-SC COVER PLATE. PROVIDE SECONDARY DRAIN FUNNEL 696-CF.

PLUMBING EQUIPMENT SCHEDULE

TAG	FIXTURE TYPE	MAKE	MODEL	PIPE CONNECTION SIZES					NOTES
				SOIL	VENT	CW	HW	TRAP	
MV-1	THERMOSTATIC MIXING VALVE	ZURN	ZW1017XL	-	-	3/4"	3/4"	-	3/4" CONNECTIONS, LEAD-FREE MODEL. PROVIDE SHUT-OFF VALVES AND THERMOMETER. CONTRACTOR TO FIELD VERIFY LINE SIZE AND MATCH VALVE SIZE ACCORDINGLY.
PET-1	THERMAL EXPANSION TANK	AMTROL	ST-5C-DD	-	-	-	3/4"	-	TANK VOLUME: 2.0 GALLONS; TANK ACCEPTANCE VOLUME: 0.9 GALLONS

COMBI BOILER SCHEDULE

TAG	MAKE	MODEL	TYPE	FLUID	FUEL	HYDRONIC LOOP			DHW LOOP			COMBUSTION EFFICIENCY	FLUE GAS VENT (IN.)	AIR INLET VENT (IN.)	MIN. FLOW RATE (GPM)	VOLTAGE/φ	NOTES		
						INPUT (MBH)	OUTPUT (MBH)	FLOW (CPM)	EWT (F)	LWT (F)	MAX. FLOW (GPM)							EWT (F)	LWT (F)
CB-1	LOCHINVAR	NKC199N	INSTANTANEOUS	POTABLE WATER	NAT. GAS	199	185	3.5	120	150	4.8	45	150	AFUE=0.95	3	3	0.5	120/1	1, 2

1. DHW TEMP NOT TO EXCEED 140F.  
2. PROVIDE NECESSARY COMPONENTS (VALVES, SENSORS, GAUGES, ETC) TO MONITOR ALL UNITS, PUMPS, VALVES, STORAGE TANKS.  
3. PROVIDE DRAIN PAN AND CONDENSATE NEUTRALIZATION KIT. PROVIDE 3/4" DRAIN FROM DRAIN PAN TO CONDENSATE PUMPS - SEE HVAC SCHEDULES ON H2.01.  
4. PROVIDE MASTER THERMOSTATIC MIXING VALVE ON HOT WATER DISTRIBUTION NOT TO EXCEED 110F.  
5. PROVIDE THERMAL EXPANSION TANK.  
6. COORDINATE WITH MECHANICAL CONTRACTOR FOR FLUE VENTING

Consultant:



Revision:

Engineer of Record:



Drawn: CR/TF

Checked: AS/RM

Scale: AS NOTED

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**PLUMBING SCHEDULES**

Project Number:

**22020 (PEI: 23002)**

Issue Date:

**AUGUST 11, 2023**

Sheet Number:

**P2.01**

Consultant:



Revision:

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Scale: AS NOTED

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**BEDFORD  
 GARDENS**

Bedford & Brook Streets  
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**PLUMBING  
 DETAILS**

Project Number:

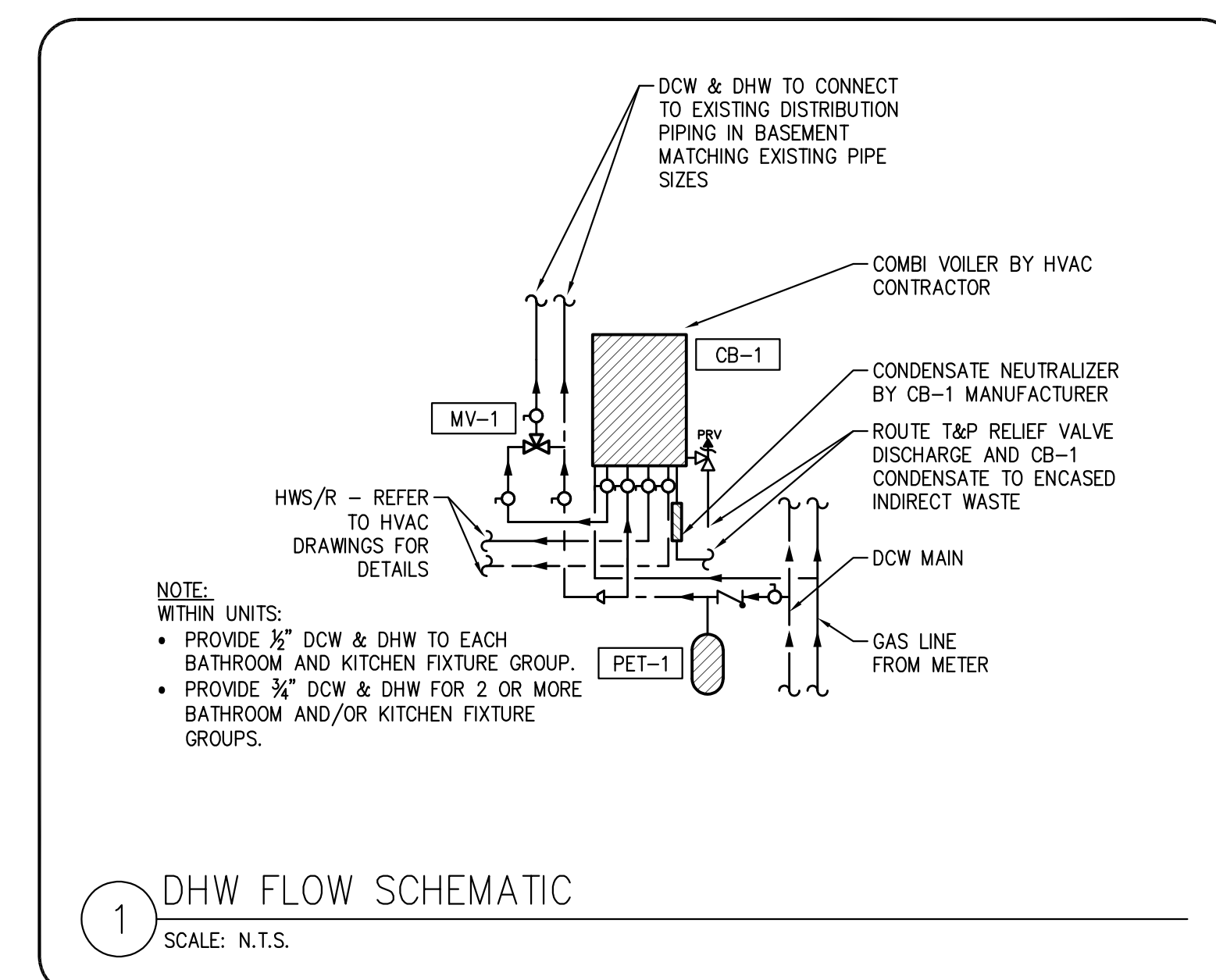
**22020 (PEI: 23002)**

Issue Date:

**AUGUST 11, 2023**

Sheet Number:

**P3.01**



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Scale: N.T.S.

Key Plan:

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**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**HVAC BASIS OF DESIGN**

Project Number:

**22020 (PEI: 23002)**

Issue Date:

**AUGUST 11, 2023**

Sheet Number:

**H0.01**

## HVAC LEGEND

	THERMOMETER		SUPPLY AIR		SUPPLY AIR DIFFUSER, UNSHADED REGIONS	GPM	GALLONS PER MINUTE
	CIRCULATOR/PUMP		RETURN AIR		INDICATE DIRECTION OF AIR FLOW	CFM	CUBIC FEET PER MINUTE
	PRESSURE GAUGE		EXHAUST AIR		RETURN AIR GRILLE	RGD	REGISTER, GRILLE, DIFFUSER
	THERMOSTAT		SUPPLY AIR TURN DOWN		EXHAUST AIR GRILLE	FTR	FINNED-TUBE RADIATION
	TEMPERATURE SENSOR/AQUASTAT		RETURN AIR TURN DOWN		REGISTER, GRILLE, DIFFUSER TAG,	COP	COEFFICIENT OF PERFORMANCE
	OCCUPANCY SENSOR		EXHAUST AIR TURN DOWN		NECK SIZE, AIRFLOW RATE IN CFM	EER	ENERGY EFFICIENCY RATIO
	SMOKE DETECTOR		PIPE OR DUCT DROP		FINNED-TUBE RADIATION TAG,	SEER	SEASONAL ENERGY EFFICIENCY RATIO
	CARBON MONOXIDE SENSOR		PIPE OR DUCT RISE		ELEMENT LENGTH, FLOW RATE IN GPM	IEER	INTEGRATED ENERGY EFFICIENCY RATIO
	NITROGEN DIOXIDE SENSOR		PIPE OR DUCT TEE DOWN		SUPPLY AIR FLOW	ESP	EXTERNAL STATIC PRESSURE
	CARBON DIOXIDE SENSOR		PIPE OR DUCT TEE UP		RETURN OR EXHAUST AIR FLOW	TSP	TOTAL STATIC PRESSURE
	RELATIVE HUMIDITY SENSOR		PIPE OR DUCT CONTINUATION		LAT	LF	LINEAR FOOT
	FLOW SWITCH		DIRECTION OF FLOW		EAT	INV.	INVERT ELEVATION
	WALL SWITCH		DIRECTION OF PITCH		LWT	A.F.F.	ABOVE FINISHED FLOOR
	FLOW SENSOR		2-WAY CONTROL VALVE		EWV	F.F.E.	FINISHED FLOOR ELEVATION
	DIFFERENTIAL PRESSURE SENSOR		2-WAY MODULATING CONTROL VALVE		AWT	CD	CONDENSATE DRAIN
	METER		3-WAY CONTROL VALVE		SA	RS	REFRIGERANT SUCTION
	FIRE DAMPER		3-WAY MODULATING CONTROL VALVE		RA	RL	REFRIGERANT LIQUID
	MOTORIZED DAMPER		CHECK VALVE		OA	HRS	HIGH-PRESSURE REFRIGERANT SUCTION
	SMOKE DAMPER		BALL VALVE/ISOLATION VALVE		EA	LRS	LOW-PRESSURE REFRIGERANT SUCTION
	COMBINATION FIRE/SMOKE DAMPER		PRESSURE RELIEF VALVE		SC	HWS	HOT WATER SUPPLY
	BACK DRAFT DAMPER		BACKFLOW PREVENTER		LC	HWR	HOT WATER RETURN
	MANUAL BALANCING DAMPER		PIPE UNION		TC	A.H.J.	AUTHORITY HAVING JURISDICTION
	CONSTANT AIRFLOW REGULATOR		BUTTERFLY VALVE		WPD	G.C.	GENERAL CONTRACTOR
	CONNECT TO EXISTING		BALANCE VALVE		APD	(E)	EXISTING
	POINT OF DEMOLITION		PRESSURE REDUCING VALVE		HP	E.C.	ELECTRICAL CONTRACTOR
	MECHANICAL EQUIPMENT		STRAINER		BHP		
	EQUIPMENT TAG		PIPE OR DUCT REDUCER		MCA		
	HYDRONIC RISER TAG		PIPE OR DUCT CAPPED FOR FUTURE		FLA		
	FLAT OVAL DUCT ANNOTATION, WIDTH (MAJOR AXIS), HEIGHT (MINOR AXIS)		ELECTRONICALLY COMMUTATED MOTOR		MOCP		
			P.L.C.		VFD		
			M.C.				

## CODES AND STANDARDS

THE FOLLOWING CODES & GUIDELINES APPLY TO THE DESIGN OF THE MECHANICAL SYSTEMS:

BUILDING CODE: INTERNATIONAL BUILDING CODE (IBC) 2021 WITH CT AMENDMENTS  
MECHANICAL CODE: INTERNATIONAL MECHANICAL CODE (IMC) 2021 WITH CT AMENDMENTS  
PLUMBING CODE: INTERNATIONAL PLUMBING CODE (IPC) 2021 WITH CT AMENDMENTS  
ENERGY CODE: INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2021 WITH CT AMENDMENTS  
VENTILATION: IMC 2021, ASHRAE 62.2-2010

## CLIMATE

WINTER DESIGN CONDITIONS:  
INDOOR AIR DB: 70°F, NO HUMIDIFICATION CONTROL

HEATING LOADS HAVE BEEN PERFORMED USING THE FOLLOWING CURRENT CLIMATE DATA FROM 2009 ASHRAE HANDBOOK FUNDAMENTAL FOR HARTFORD, CT:

WINTER DESIGN CONDITIONS (99.6%):  
OUTDOOR AIR DB: 6.4°F

## DEMOLITION SCOPE

EXISTING BOILERS AND ASSOCIATED PUMPS, PIPING, HANGERS, CONTROLS AND ACCESSORIES IN BASEMENT MECHANICAL ROOM TO BE REMOVED. EXISTING HOT WATER PIPING FROM BASEMENT TO APARTMENTS TO REMAIN.

EXISTING BOILER FLUES TO BE REMOVED. COORDINATE EXTERIOR WALL PATCHING WITH GENERAL CONTRACTOR.

EXISTING WALL MOUNTED THERMOSTATS IN ALL APARTMENTS TO BE REMOVED.

EXISTING FIN TUBE RADIATION AND PIPING WITHIN RENOVATED PORTIONS OF ACCESSIBLE UNITS TO BE REMOVED.

## HVAC GOALS AND OBJECTIVE

TO PROVIDE A COMFORTABLE AND HEALTHY INDOOR ENVIRONMENT WHILE MINIMIZING THE ENERGY NEEDED TO DO SO.

## SYSTEM DESCRIPTION

HEATING AND DOMESTIC HOT WATER:

A NEW HIGH EFFICIENCY NATURAL GAS-FIRED COMBI-BOILER GENERATES HEATING AND DOMESTIC HOT WATER (ONE PER APARTMENT).

ALL APARTMENTS TO BE PROVIDED WITH NEW WALL MOUNTED PROGRAMMABLE THERMOSTATS.

NEWLY RENOVATED ACCESSIBLE UNITS WILL BE PROVIDED WITH NEW FIN TUBE RADIATORS AS NEEDED TO MEET ARCHITECTURAL CHANGES.

EXISTING FIN TUBE RADIATORS WITHIN NON-ACCESSIBLE UNITS TO REMAIN.

VENTILATION:

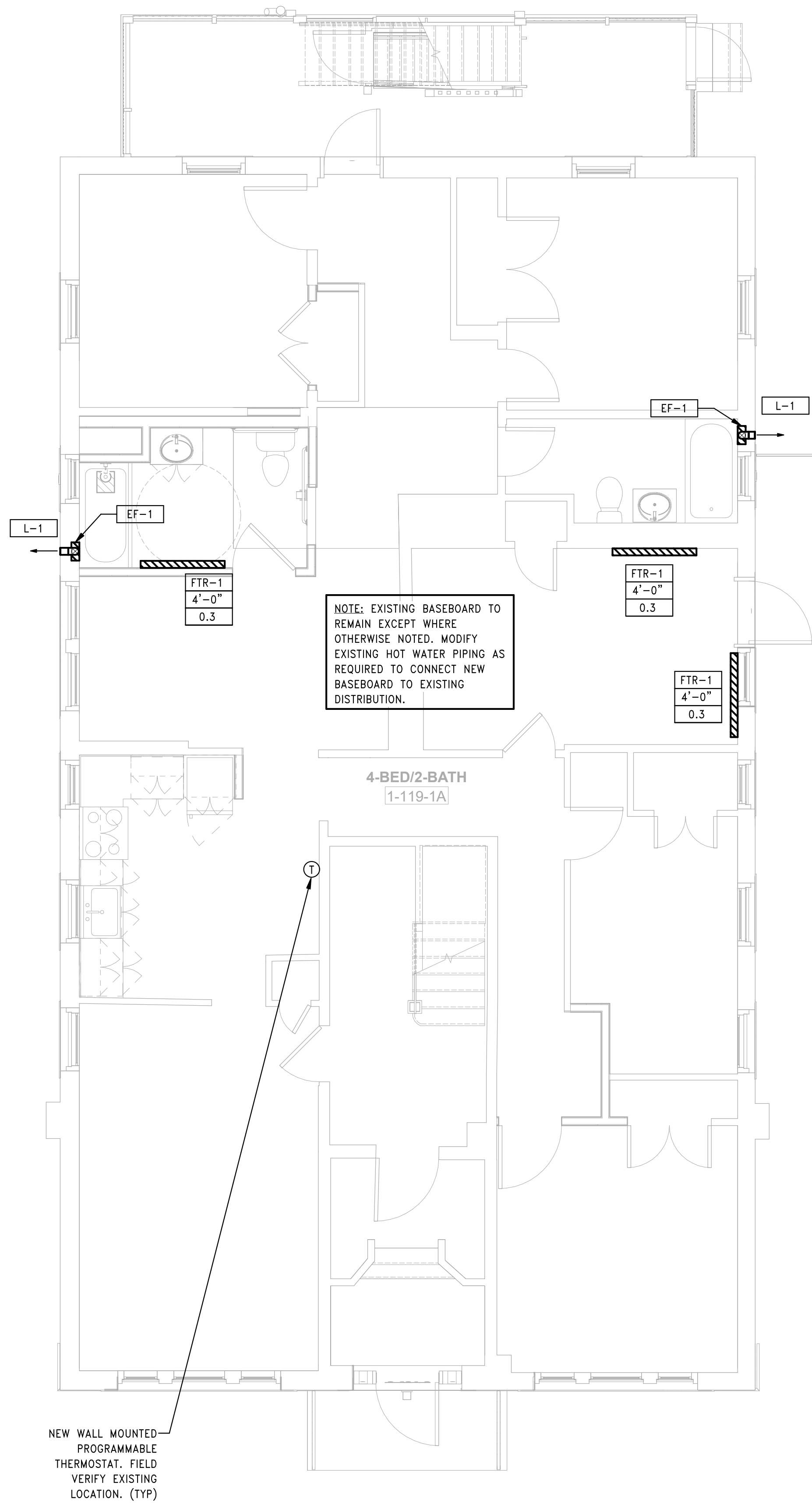
NEW WALL MOUNTED BATHROOM EXHAUST FANS CONTROLLED BY LOCAL WALL SWITCH PROVIDE BATHROOM EXHAUST.

EXISTING RANGE HOODS IN KITCHEN ARE RECIRCULATING TYPE

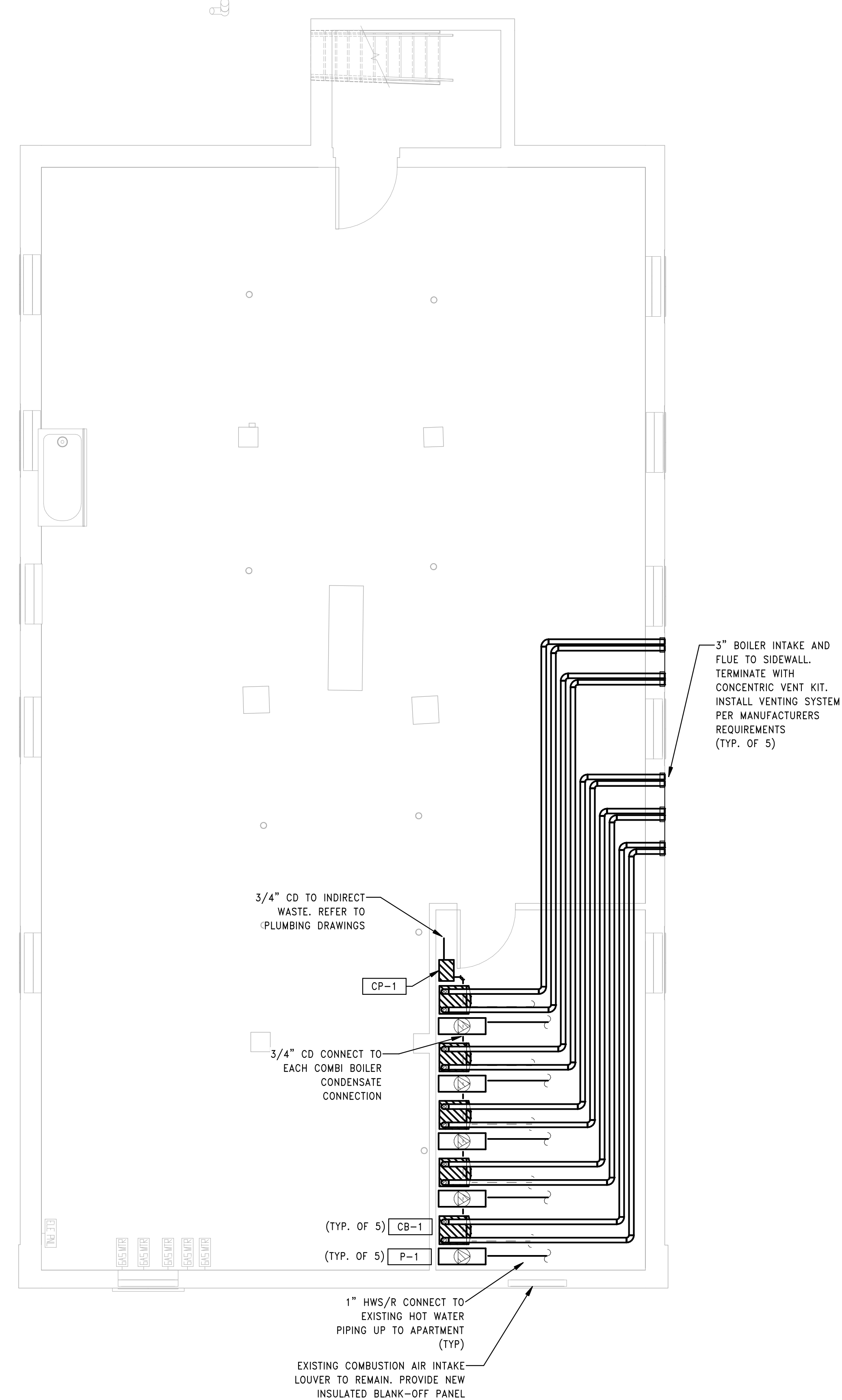
NEW COMMON LAUNDRY IN BUILDING 3 PROVIDED WITH VENTING AND MAKEUP AIR AT EXTERIOR WALL.

GENERAL NOTES

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- HVAC CONTRACTOR SHALL COORDINATE ALL ELECTRICAL AND PLUMBING REQUIREMENTS WITH THE ELECTRICAL AND PLUMBING CONTRACTORS.
- HVAC CONTRACTOR SHALL FURNISH AND INSTALL ALL INCIDENTAL ACCESSORIES NECESSARY TO MAKE THE HVAC WORK COMPLETE AND READY FOR OPERATION.
- THE HVAC CONTRACTOR SHALL FIELD MEASURE EXACT SIZES AND VERIFY ALL OPENINGS FOR LOUVERS AND CONCENTRIC VENTS PRIOR TO SUBMISSION OF SHOP DRAWINGS AND INSTALLATION.
- PENETRATION, CRACKS, JOINTS AND EDGES IN THE EXTERIOR ENVELOPE SHALL BE SEALED AGAINST PEST INTRUSION BY CAULK OR EQUIVALENT ELASTOMERIC SEALANT. PROVIDE RODENT AND CORROSION-PROOF SCREENS ON ALL OPENINGS GREATER THAN 1/4".
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2 HVAC BUILDING 1 - 119-121 BEDFORD ST - FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 HVAC BUILDING 1 - 119-121 BEDFORD ST - BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

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Drawn: CR

Checked: AS

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**HVAC BUILDING 1 - BASEMENT & FIRST FLOOR PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

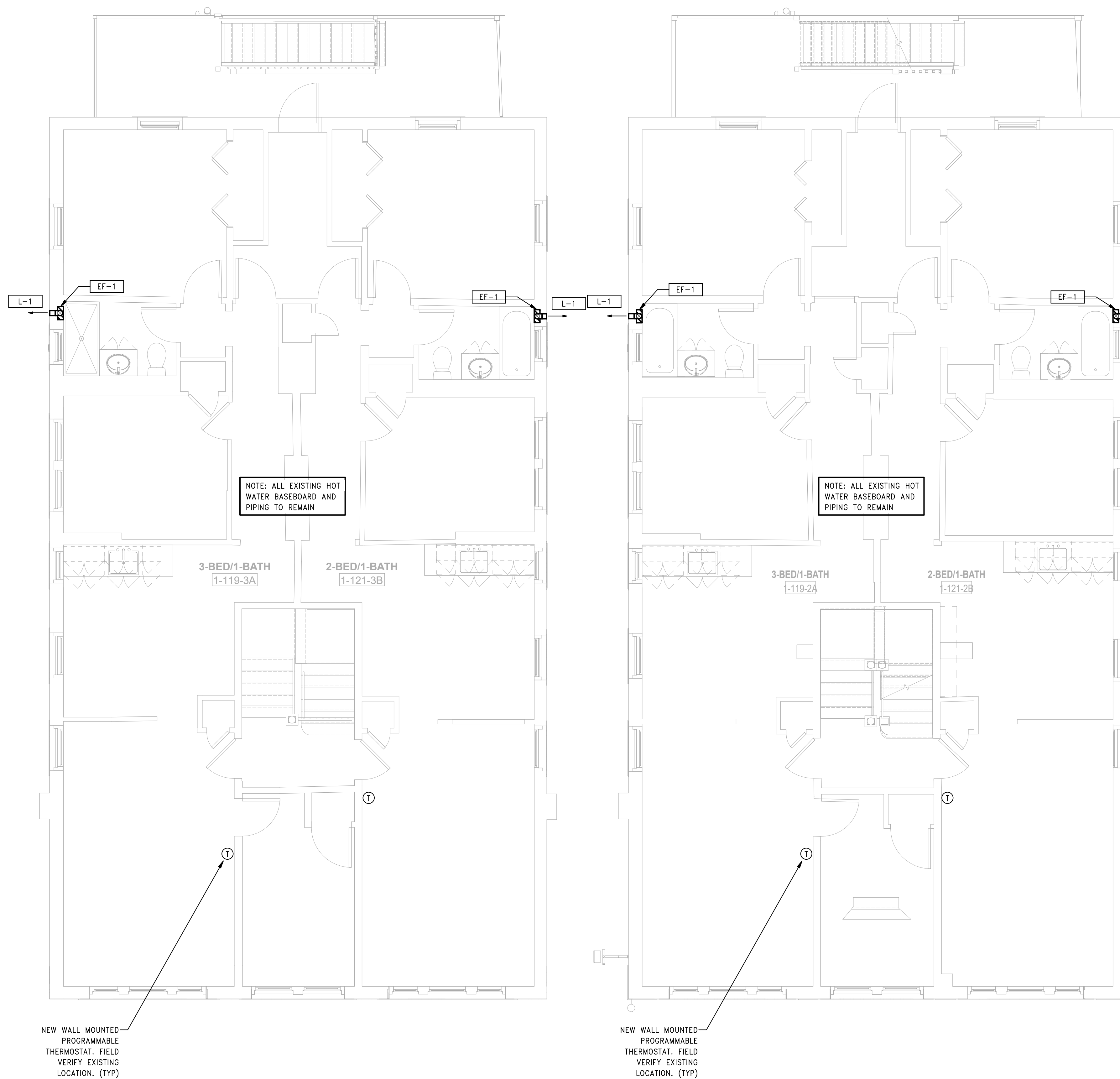
AUGUST 11, 2023

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**H1.01a**

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14. FIELD VERIFY ALL NEW CONCENTRIC VENT TERMINATIONS. MAINTAIN 3'-0" MIN FROM ALL BUILDING OPENINGS.



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**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:  
**HVAC BUILDING 1 - SECOND, THIRD FLOOR AND ROOF PLANS**

Project Number:  
 22020 (PEI: 23002)

Issue Date:  
 AUGUST 11, 2023

Sheet Number:  
**H1.01b**

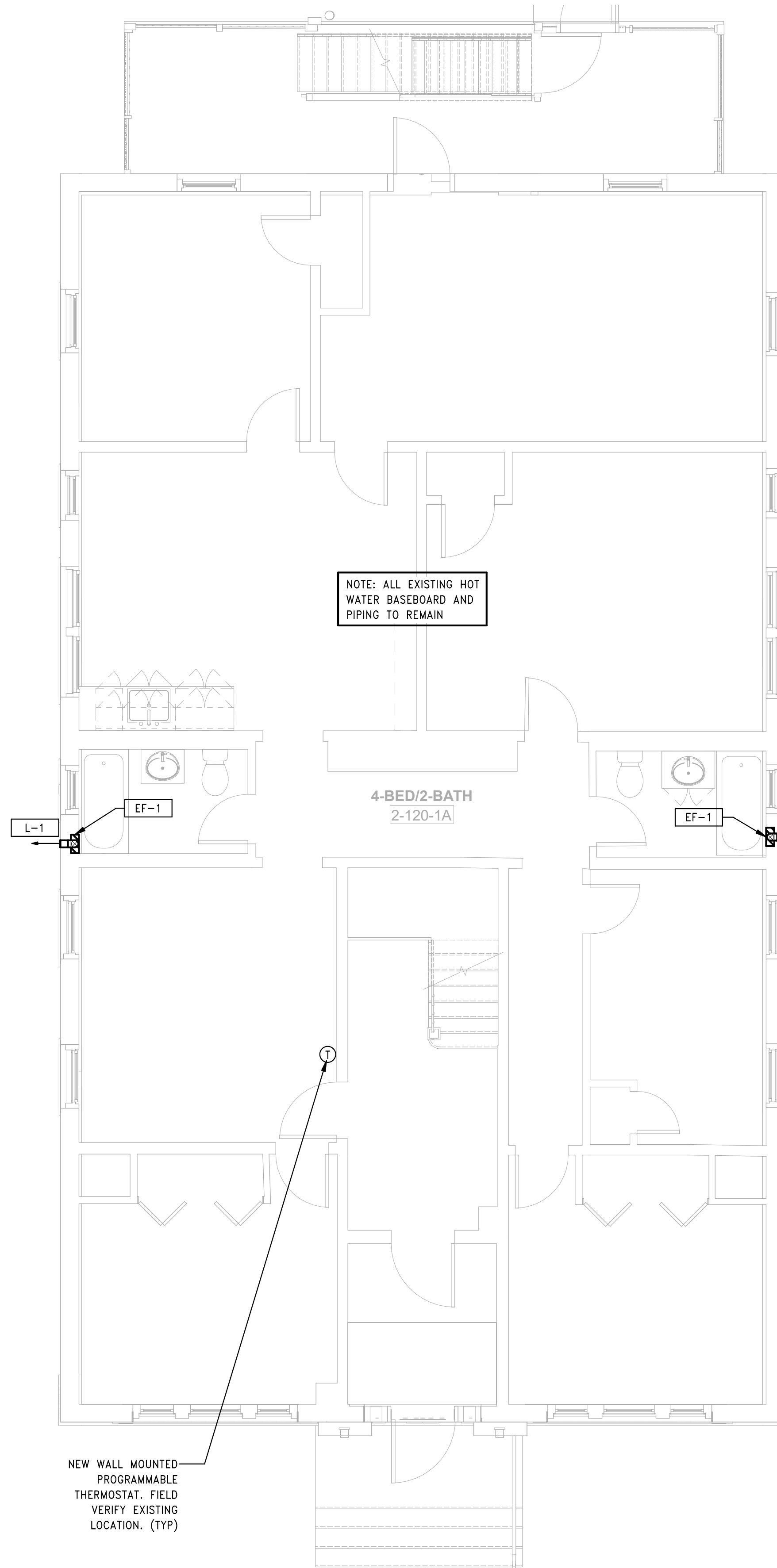
3 HVAC BUILDING 1 - 119-121 BEDFORD ST - ROOF PLAN  
 SCALE: 1/4" = 1'-0"

2 HVAC BUILDING 1 - 119-121 BEDFORD ST - THIRD FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

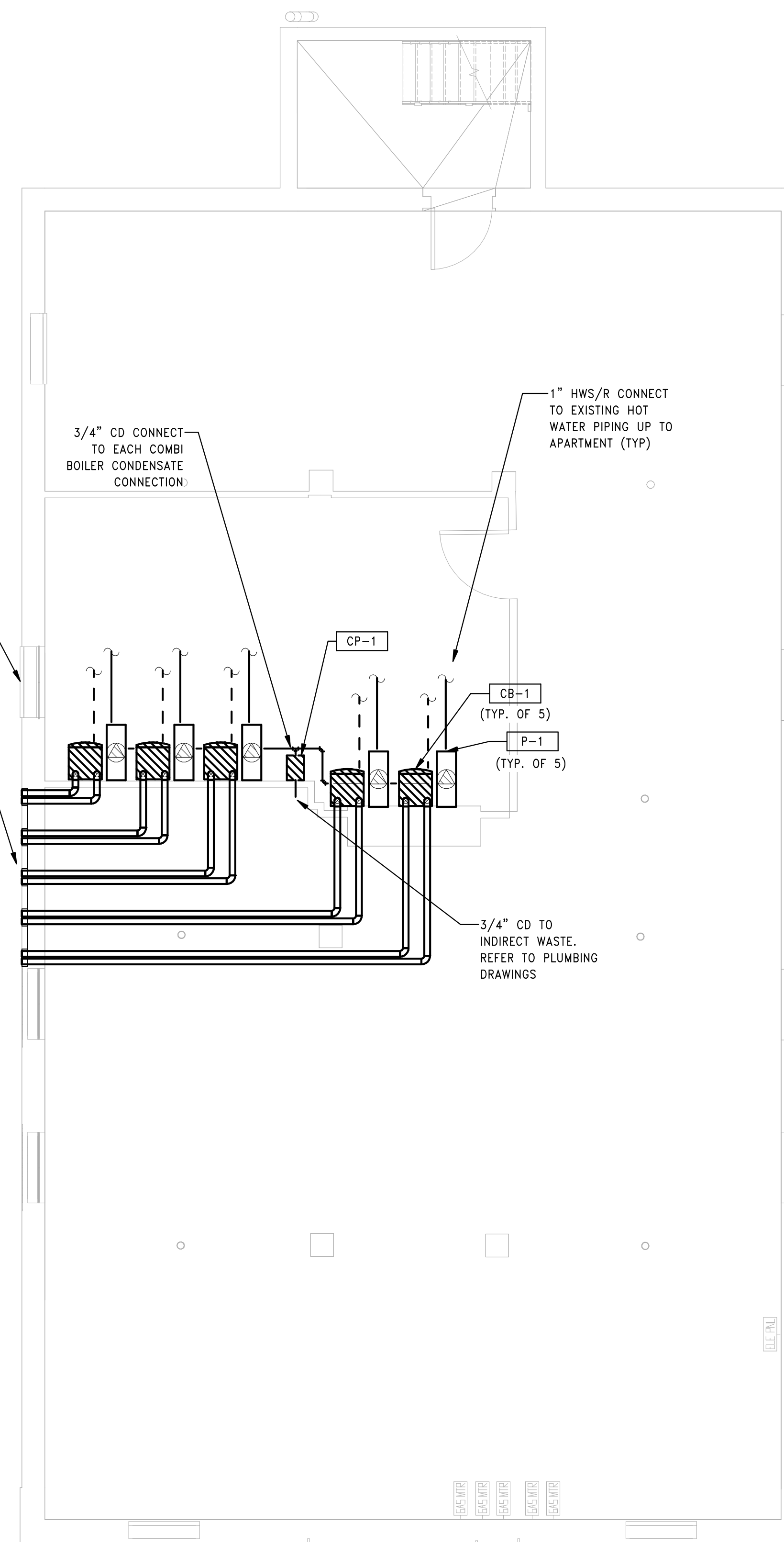
1 HVAC BUILDING 1 - 119-121 BEDFORD ST - SECOND FLOOR PLAN  
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2 HVAC BUILDING 2 - 120-122 BEDFORD ST - FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 HVAC BUILDING 2 - 120-122 BEDFORD ST - BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

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**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**HVAC BUILDING 2 -  
BASEMENT & FIRST  
FLOOR PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

**H1.02a**

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**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

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**HVAC BUILDING 2 -  
 SECOND, THIRD FLOOR  
 AND ROOF PLANS**

Project Number:

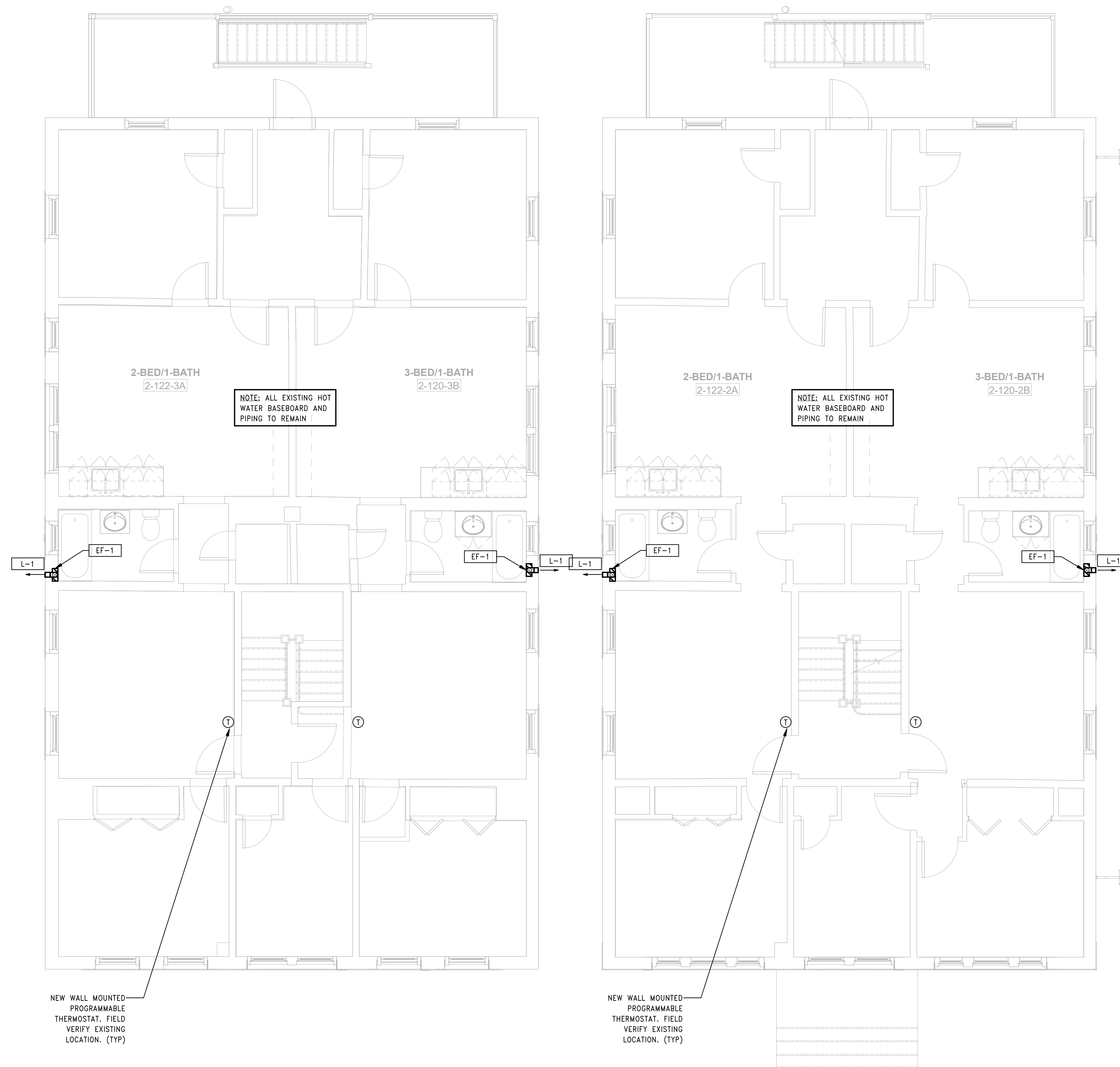
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**H1.02b**



3 HVAC BUILDING 2 - 120-122 BEDFORD ST - ROOF PLAN  
 SCALE: 1/4" = 1'-0"

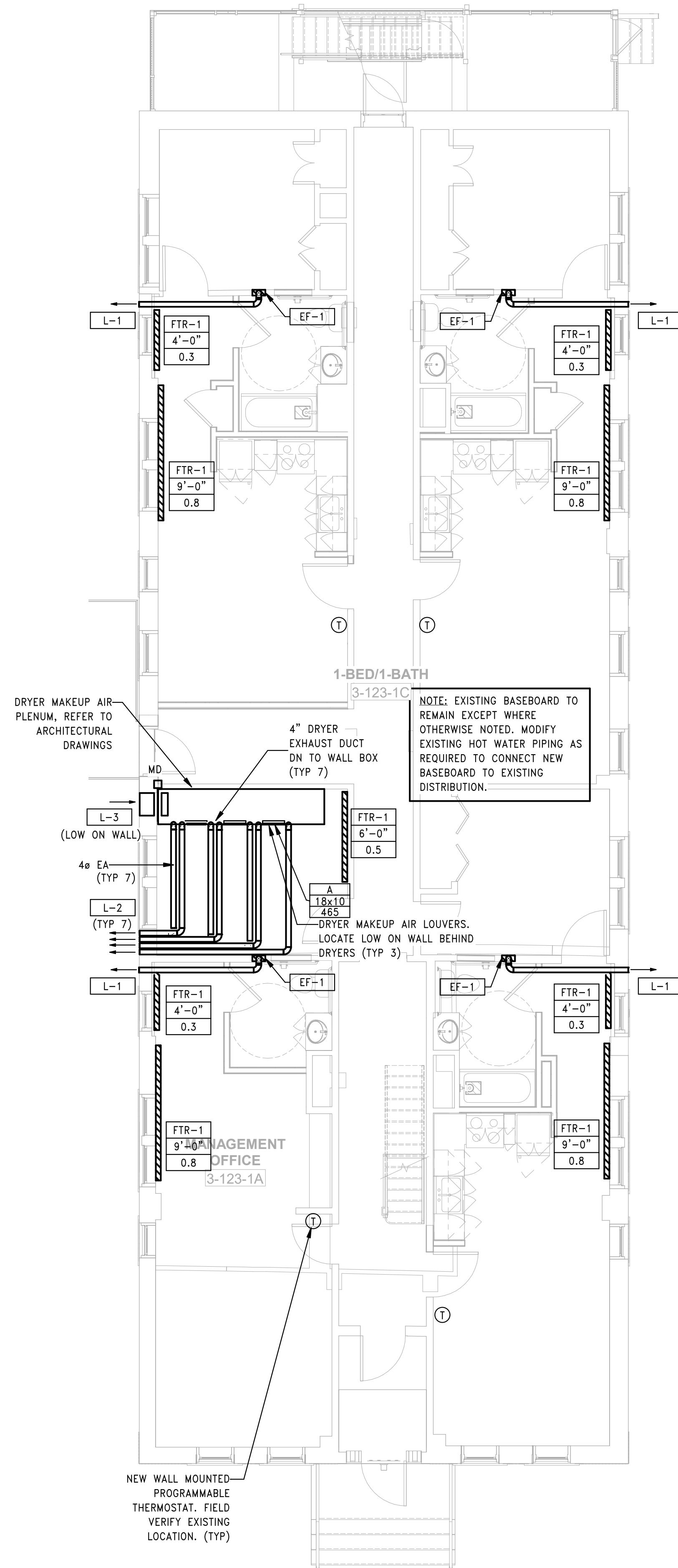
2 HVAC BUILDING 2 - 120-122 BEDFORD ST - THIRD FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

1 HVAC BUILDING 2 - 120-122 BEDFORD ST - SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

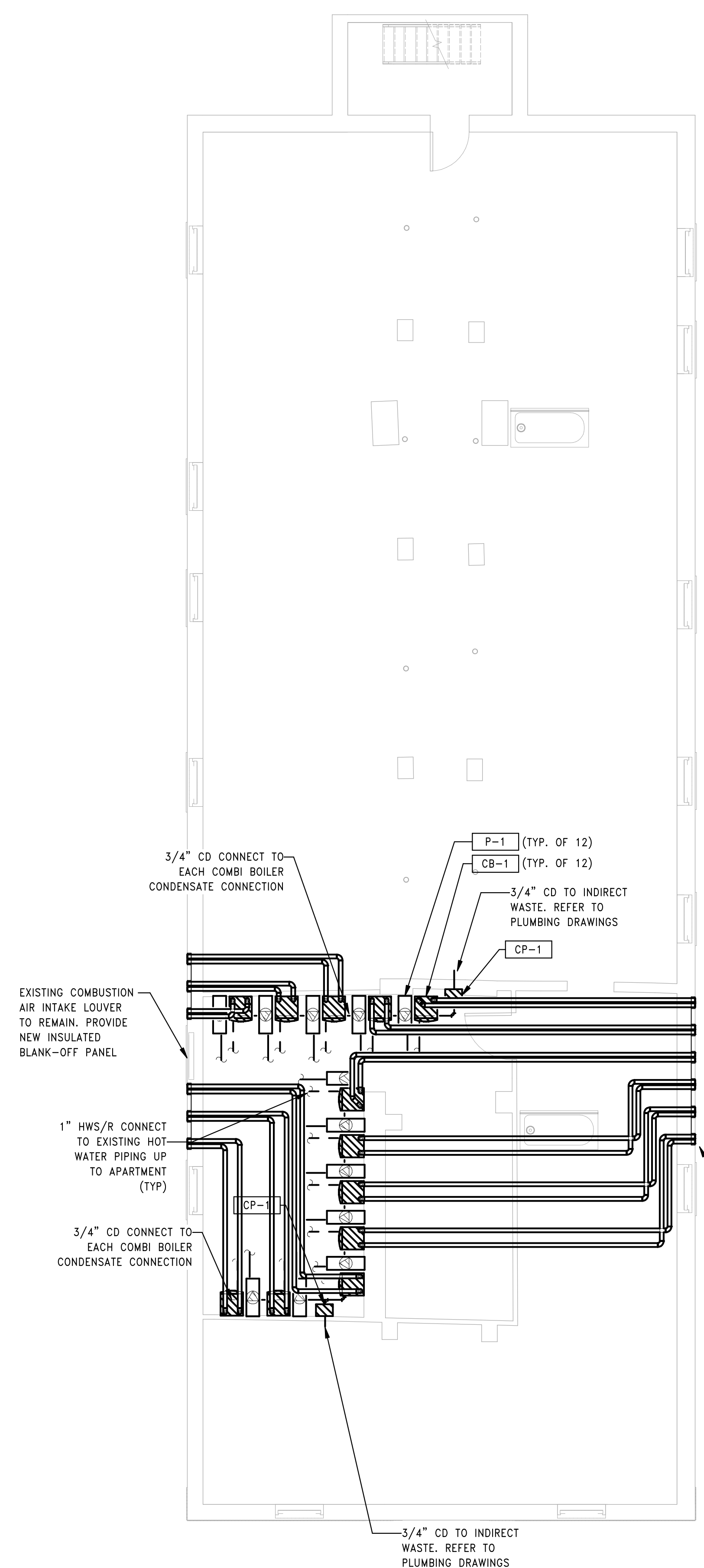


GENERAL NOTES

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- FIELD VERIFY ALL NEW CONCENTRIC VENT TERMINATIONS. MAINTAIN 3'-0" MIN FROM ALL BUILDING OPENINGS.



2 HVAC BUILDING 3 - 123-125 BEDFORD ST - FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



1 HVAC BUILDING 3 - 123-125 BEDFORD ST - BASEMENT PLAN  
SCALE: 3/16" = 1'-0"



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Drawn: CR  
Checked: AS  
Scale: 3/16" = 1'-0"  
Key Plan:

Project Name:  
**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:  
**HVAC BUILDING 3 - BASEMENT & FIRST FLOOR PLANS**

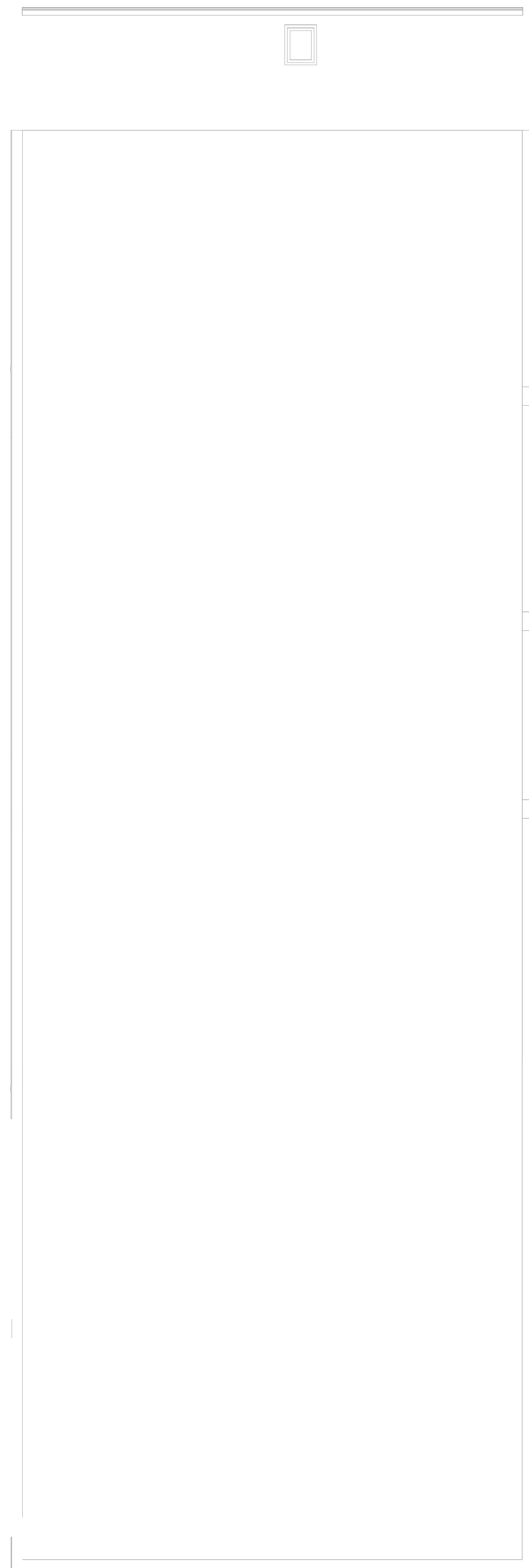
Project Number:  
22020 (PEI: 23002)

Issue Date:  
AUGUST 11, 2023

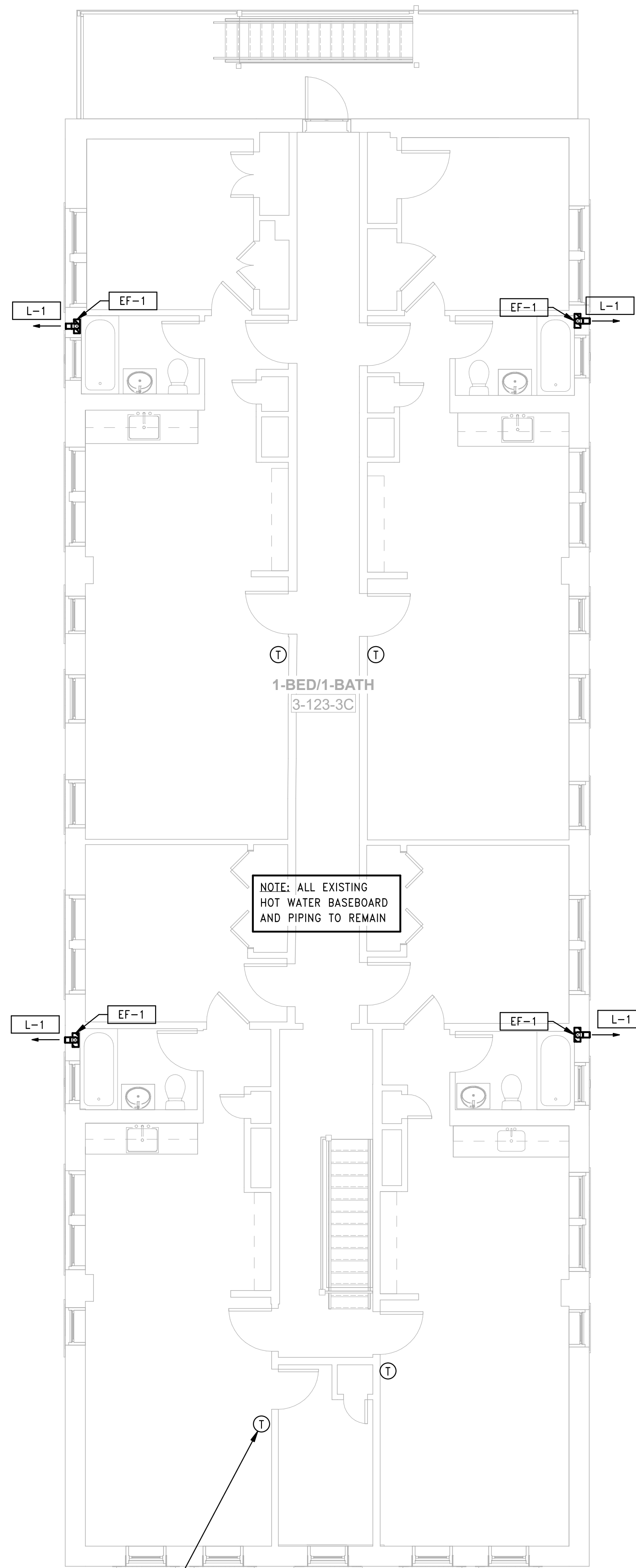
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GENERAL NOTES

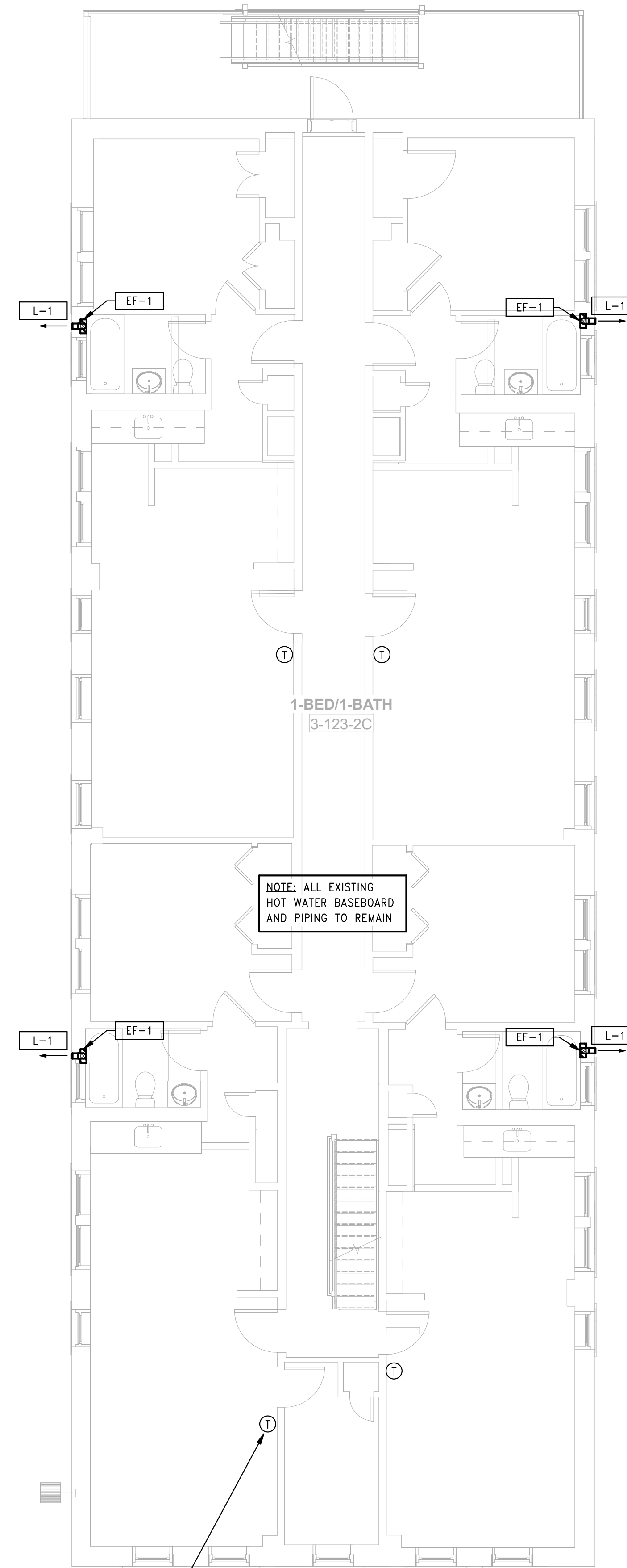
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3 HVAC BUILDING 3 - 123-125 BEDFORD ST - ROOF PLAN  
SCALE: 3/16" = 1'-0"



2 HVAC BUILDING 3 - 123-125 BEDFORD ST - THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"



1 HVAC BUILDING 3 - 123-125 BEDFORD ST - SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

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**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**HVAC BUILDING 3 -  
SECOND, THIRD FLOOR  
AND ROOF PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

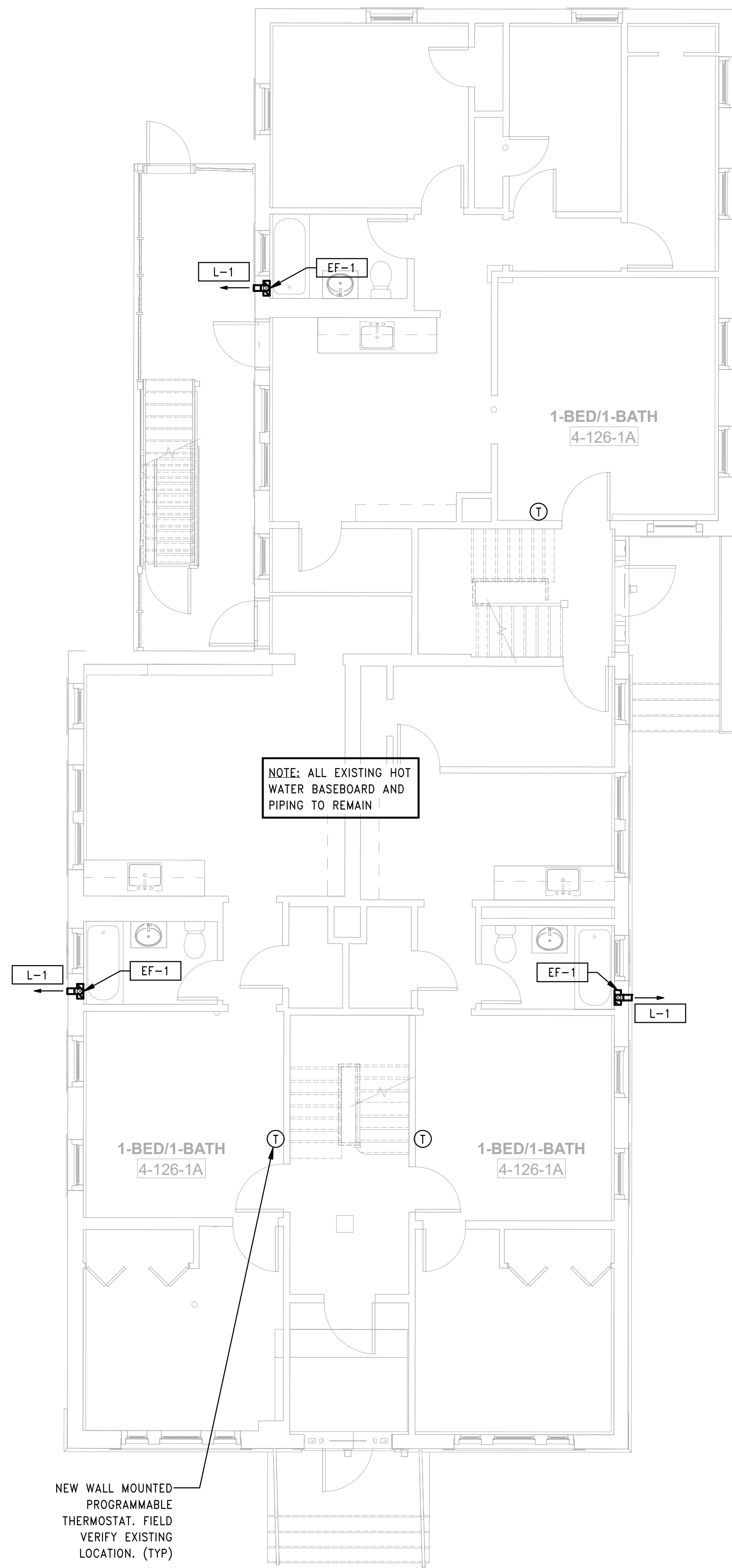
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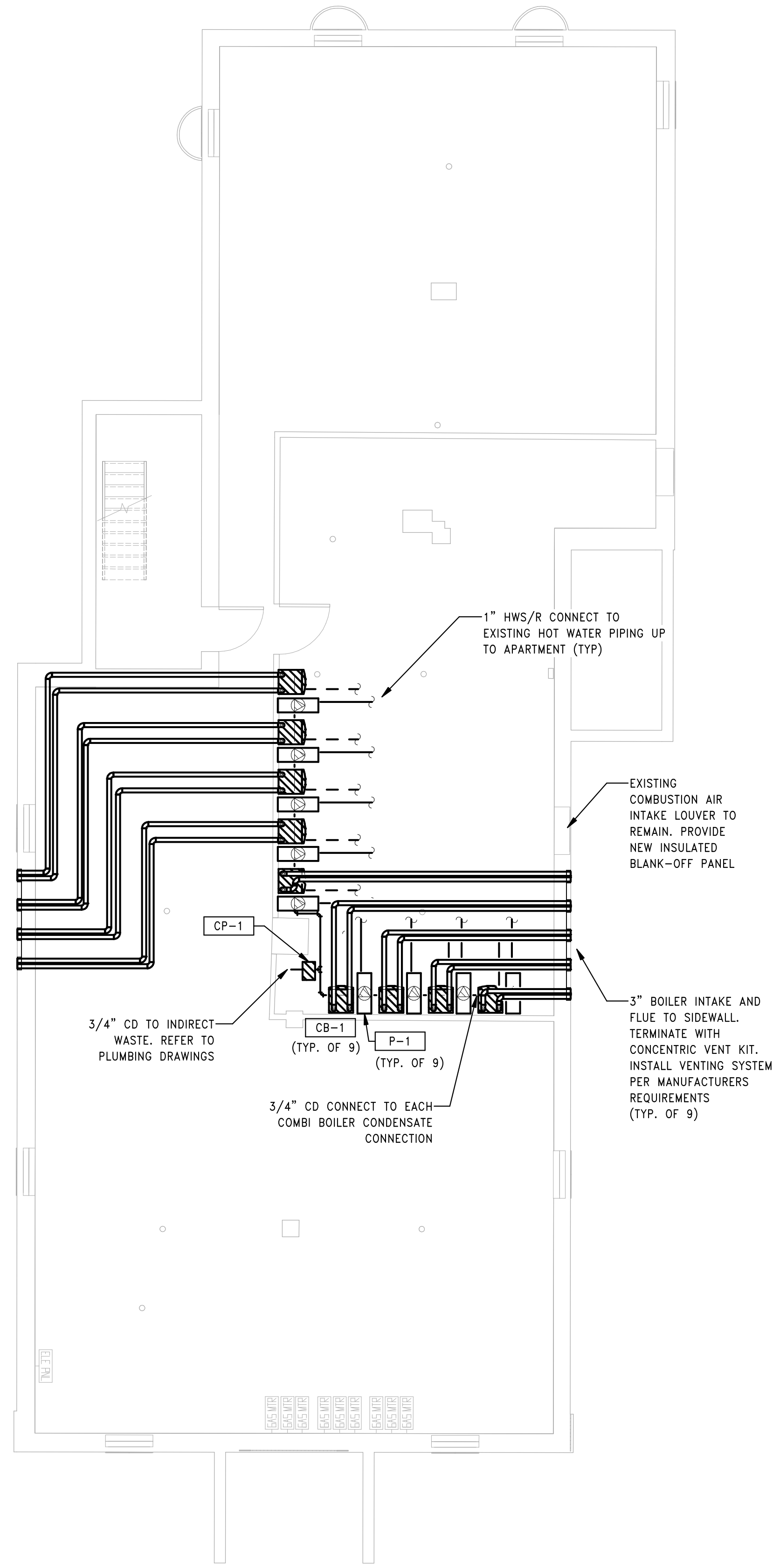
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2 HVAC BUILDING 4 - 124-126 BEDFORD ST - FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



1 HVAC BUILDING 4 - 124-126 BEDFORD ST - BASEMENT PLAN  
SCALE: 3/16" = 1'-0"

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Scale: 3/16" = 1'-0"

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**HVAC BUILDING 4 -  
BASEMENT & FIRST  
FLOOR PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

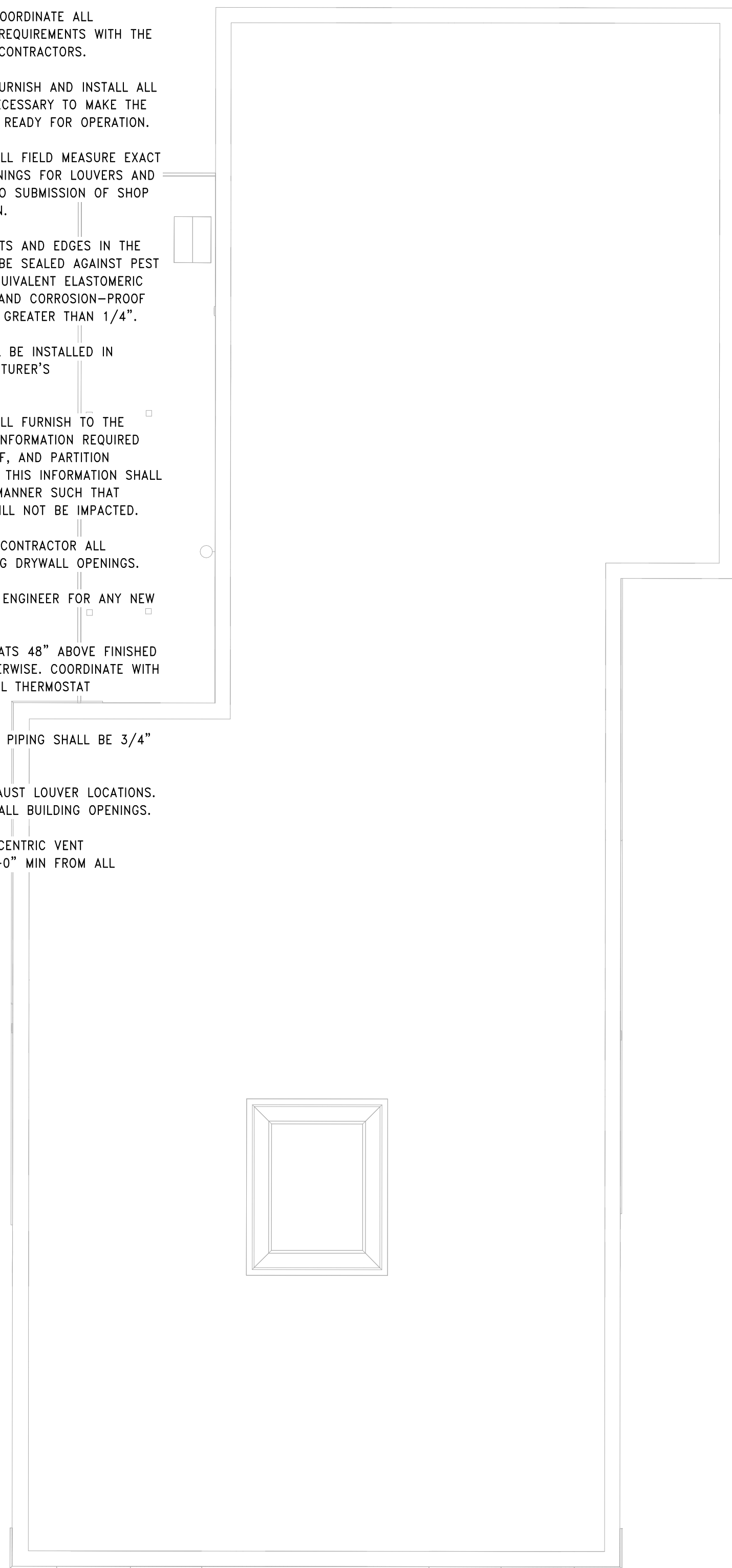
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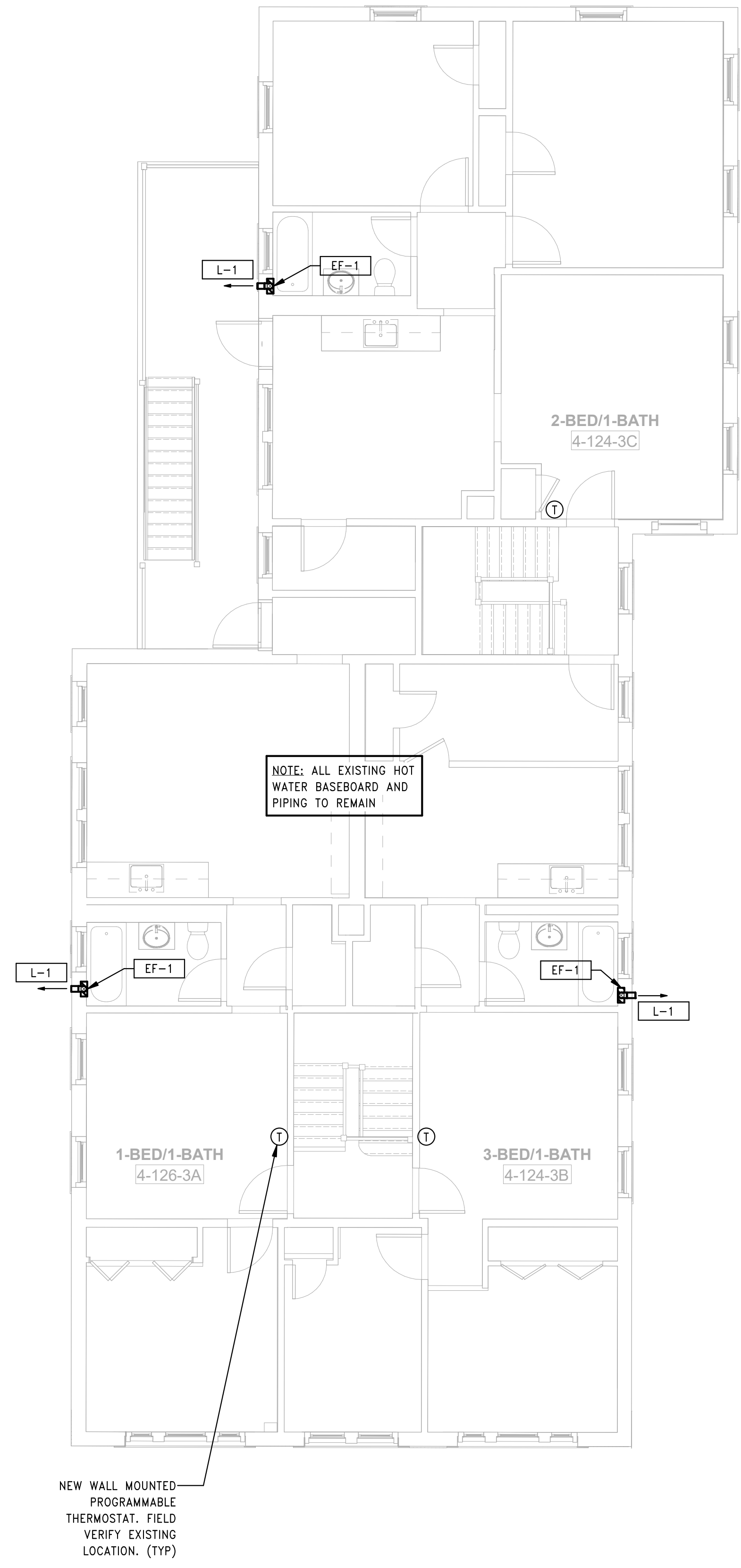
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GENERAL NOTES

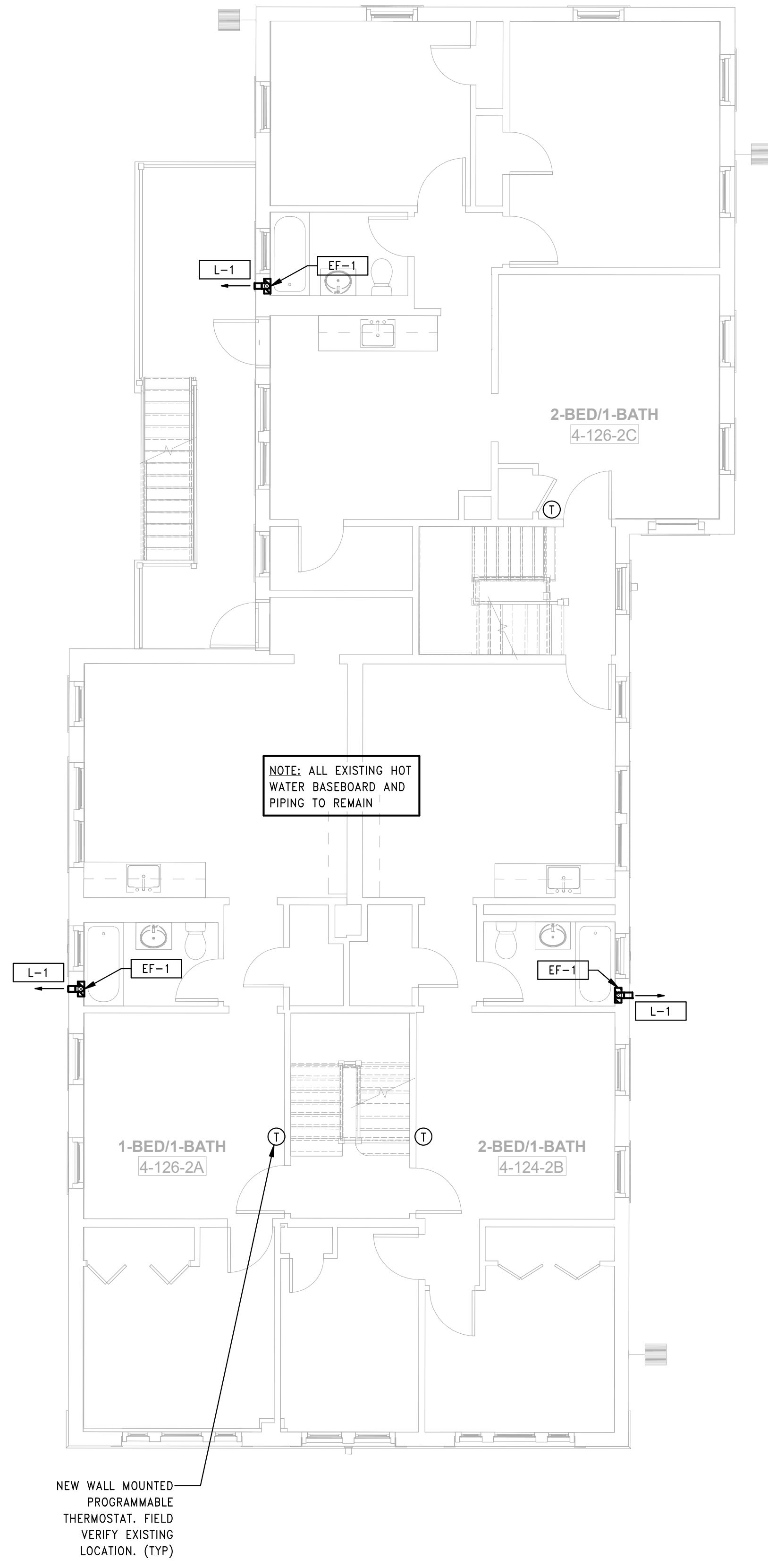
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3 HVAC BUILDING 4 - 124-126 BEDFORD ST - ROOF PLAN  
SCALE: 3/16" = 1'-0"



2 HVAC BUILDING 4 - 124-126 BEDFORD ST - THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"



1 HVAC BUILDING 4 - 124-126 BEDFORD ST - SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"



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Scale: 3/16" = 1'-0"

Key Plan:

Project Name:  
**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:  
**HVAC BUILDING 4 - SECOND, THIRD FLOOR AND ROOF PLANS**

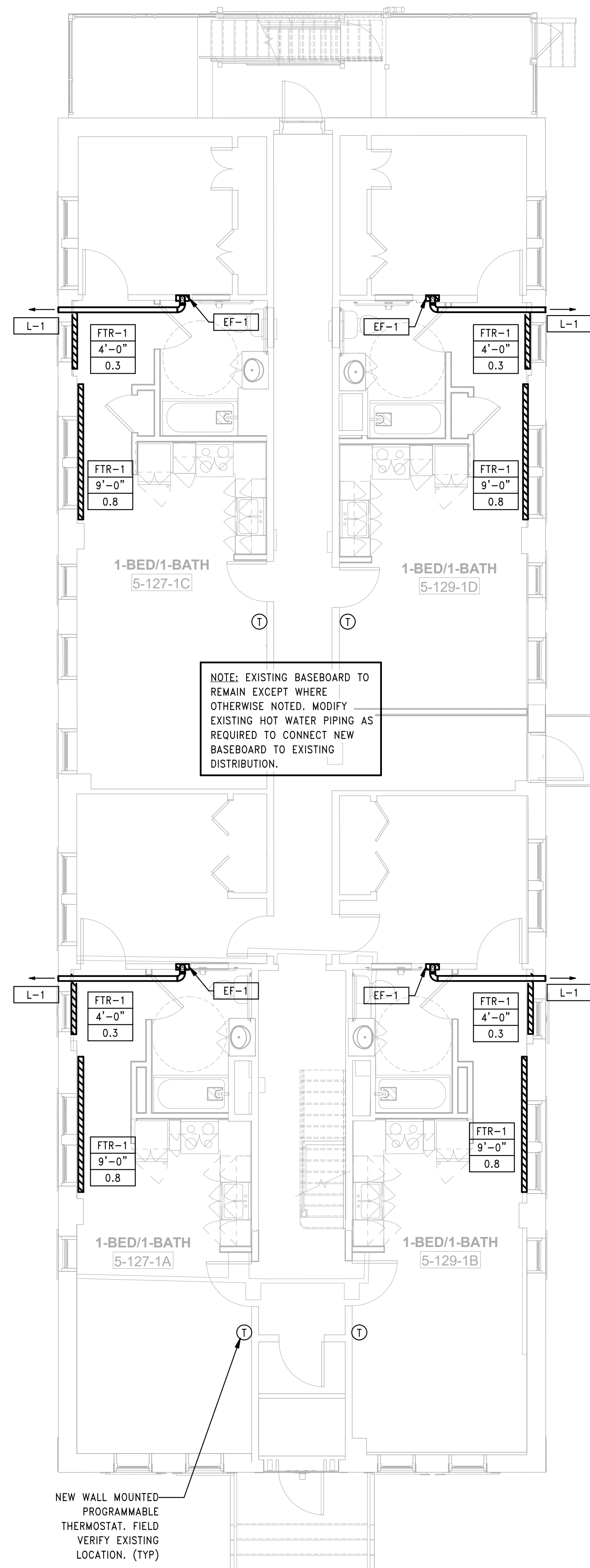
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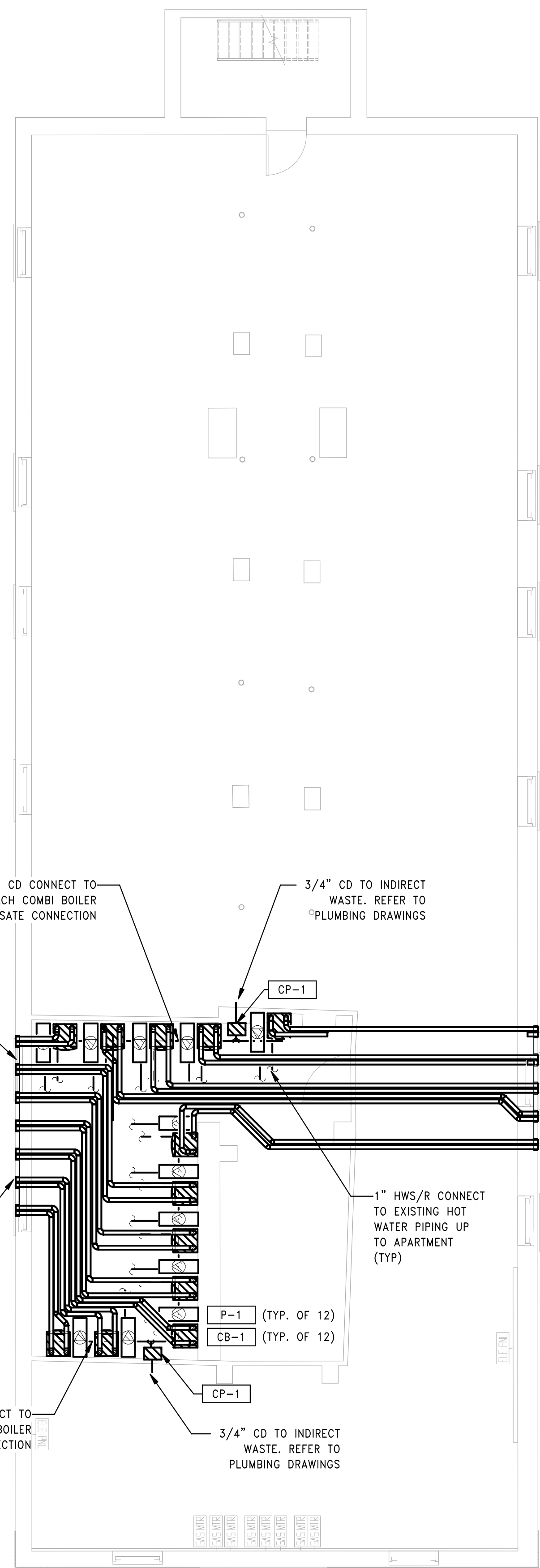
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2 HVAC BUILDING 5 - 127-129 BEDFORD ST - FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



1 HVAC BUILDING 5 - 127-129 BEDFORD ST - BASEMENT PLAN  
SCALE: 3/16" = 1'-0"



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**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:  
**HVAC BUILDING 5 - BASEMENT & FIRST FLOOR PLANS**

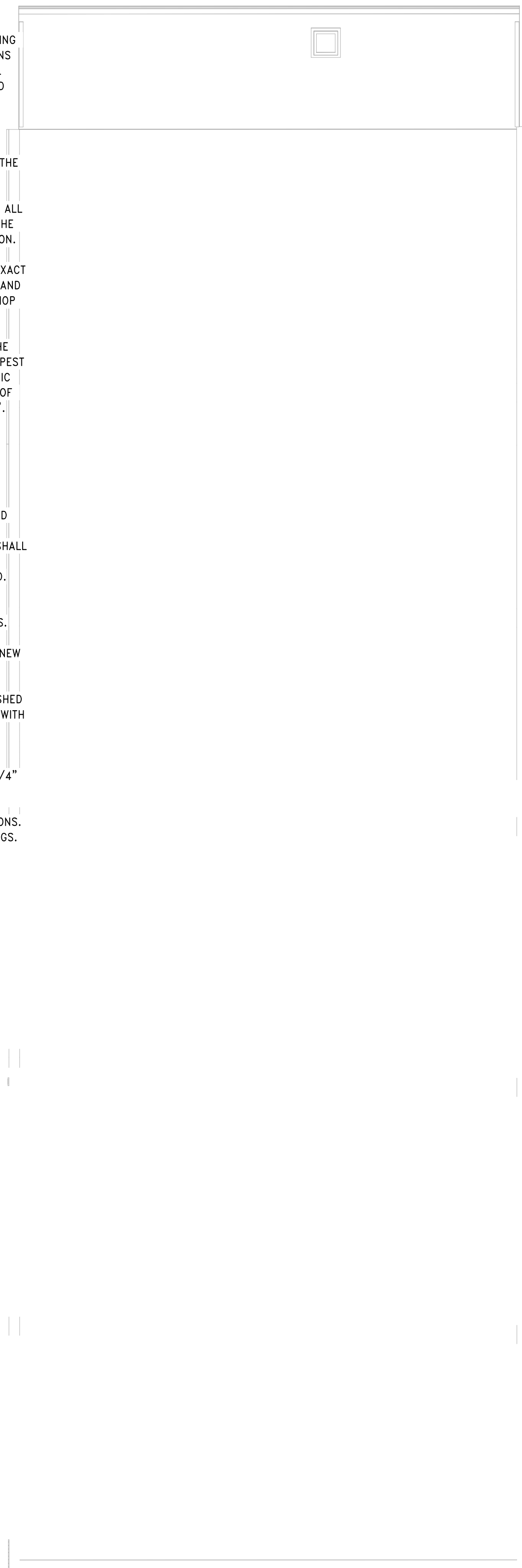
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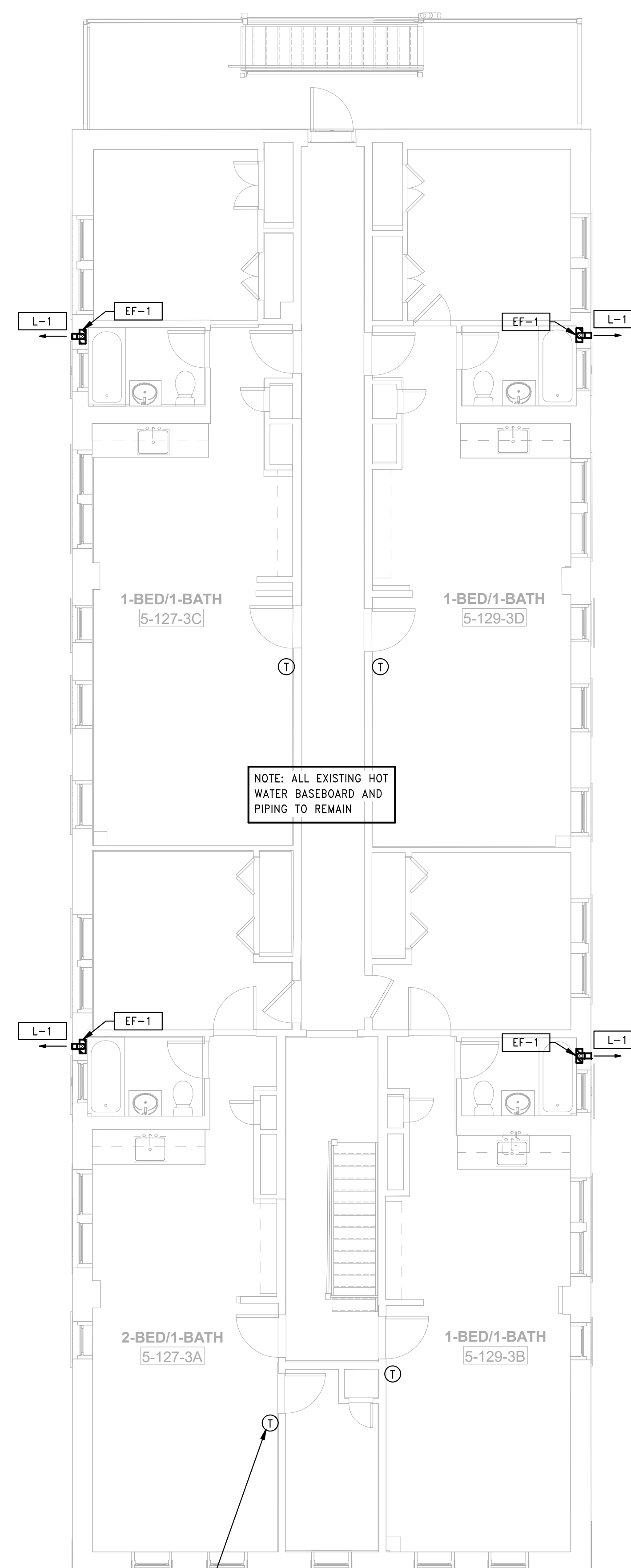
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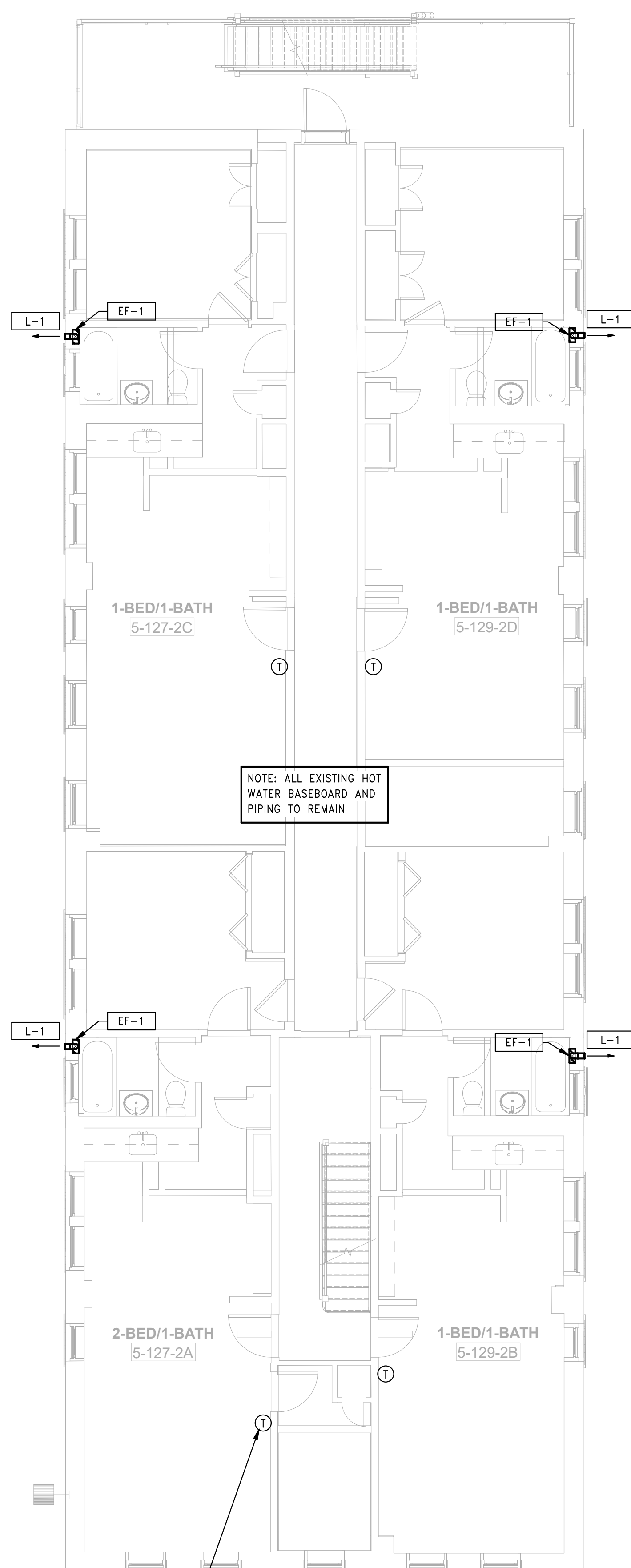
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3 HVAC BUILDING 5 - 127-129 BEDFORD ST - ROOF PLAN  
SCALE: 3/16" = 1'-0"



2 HVAC BUILDING 5 - 127-129 BEDFORD ST - THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"



1 HVAC BUILDING 5 - 127-129 BEDFORD ST - SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"



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Bedford & Brook Streets  
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Sheet Name:  
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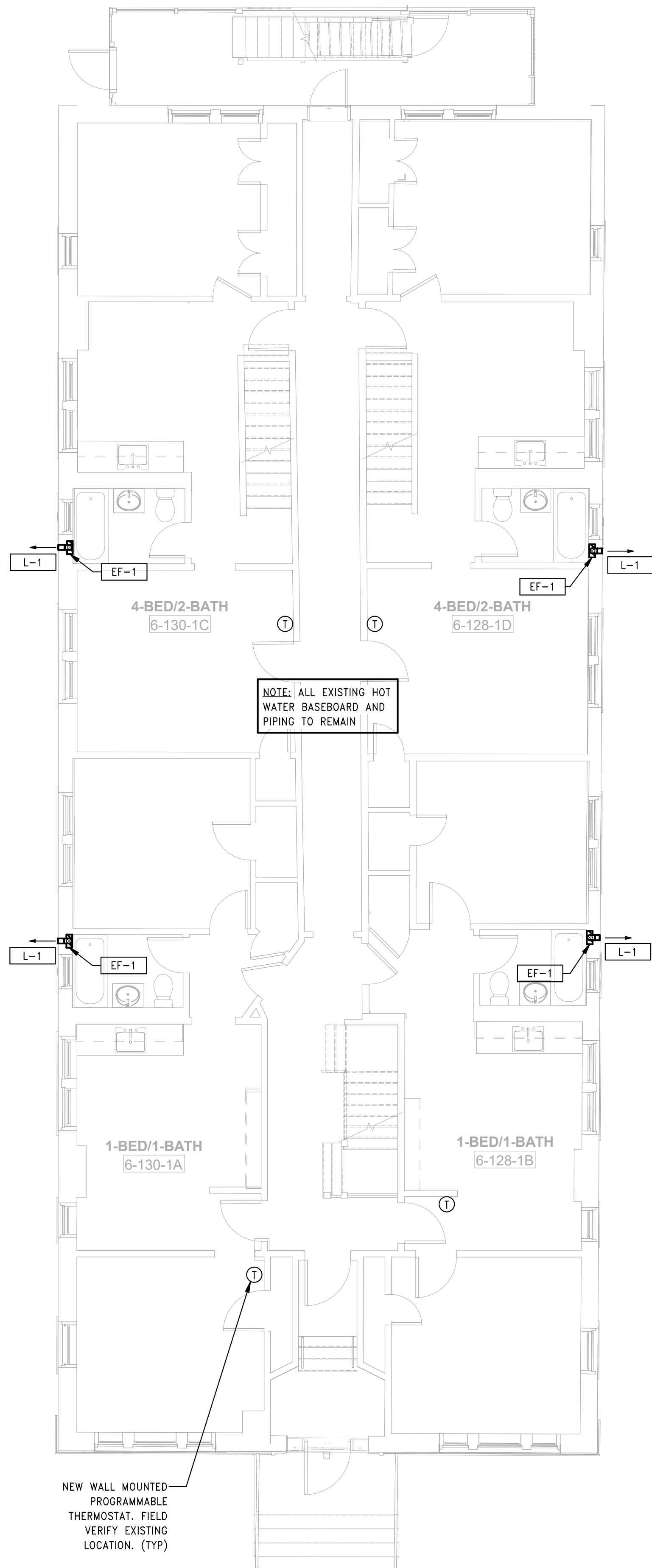
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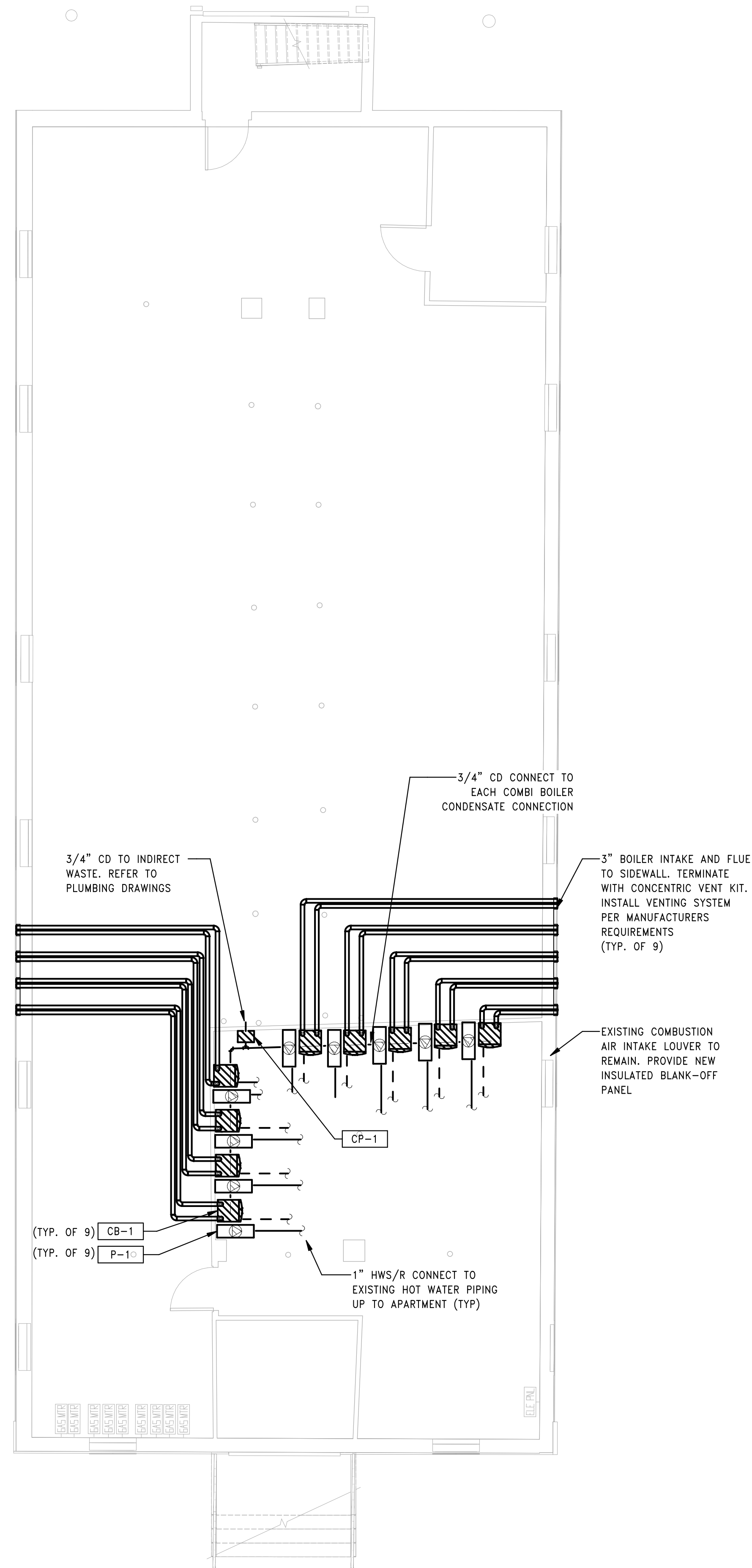
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2 HVAC BUILDING 6 - 128-130 BEDFORD ST - FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



1 HVAC BUILDING 6 - 128-130 BEDFORD ST - BASEMENT PLAN  
SCALE: 3/16" = 1'-0"



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Bedford & Brook Streets  
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**HVAC BUILDING 6 -  
BASEMENT & FIRST  
FLOOR PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

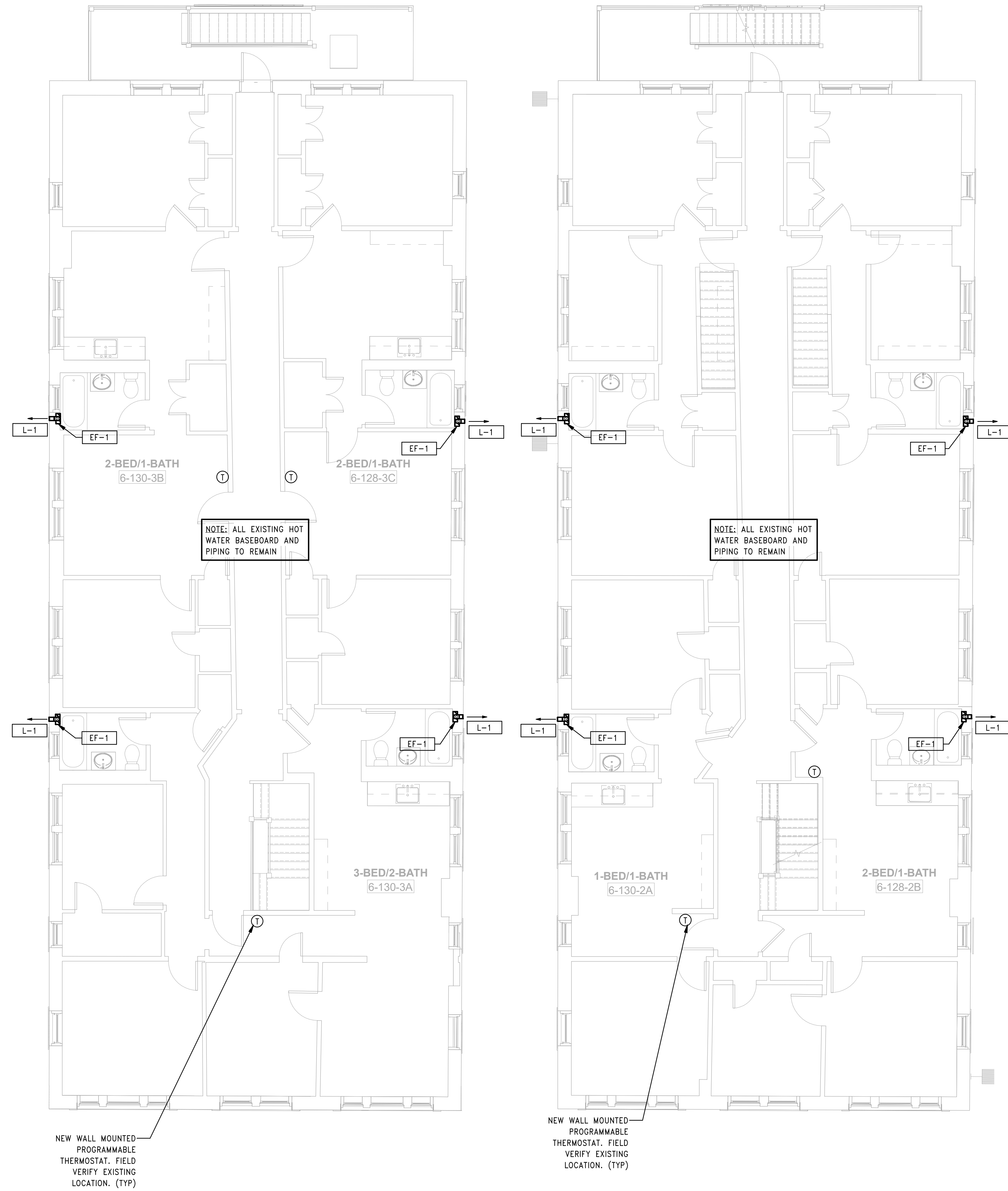
AUGUST 11, 2023

Sheet Number:

**H1.06a**

GENERAL NOTES

- ALL HVAC WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
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- CONSULT WITH STRUCTURAL ENGINEER FOR ANY NEW WALL PENETRATIONS.
- LOCATE ALL NEW THERMOSTATS 48" ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE. COORDINATE WITH ARCHITECT/OWNER FOR FINAL THERMOSTAT LOCATIONS.
- MINIMUM SIZE OF ALL HVAC PIPING SHALL BE 3/4" UNLESS OTHERWISE NOTED.
- FIELD VERIFY ALL NEW EXHAUST LOUVER LOCATIONS. MAINTAIN 3'-0" MIN FROM ALL BUILDING OPENINGS.
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3 HVAC BUILDING 6 - 128-130 BEDFORD ST - ROOF PLAN  
SCALE: 3/16" = 1'-0"

2 HVAC BUILDING 6 - 128-130 BEDFORD ST - THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"

1 HVAC BUILDING 6 - 128-130 BEDFORD ST - SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"



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Drawn: CR  
Checked: AS  
Scale: 3/16" = 1'-0"  
Key Plan:

Project Name:  
**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:  
**HVAC BUILDING 6 - SECOND, THIRD FLOOR AND ROOF PLANS**

Project Number:  
22020 (PEI: 23002)

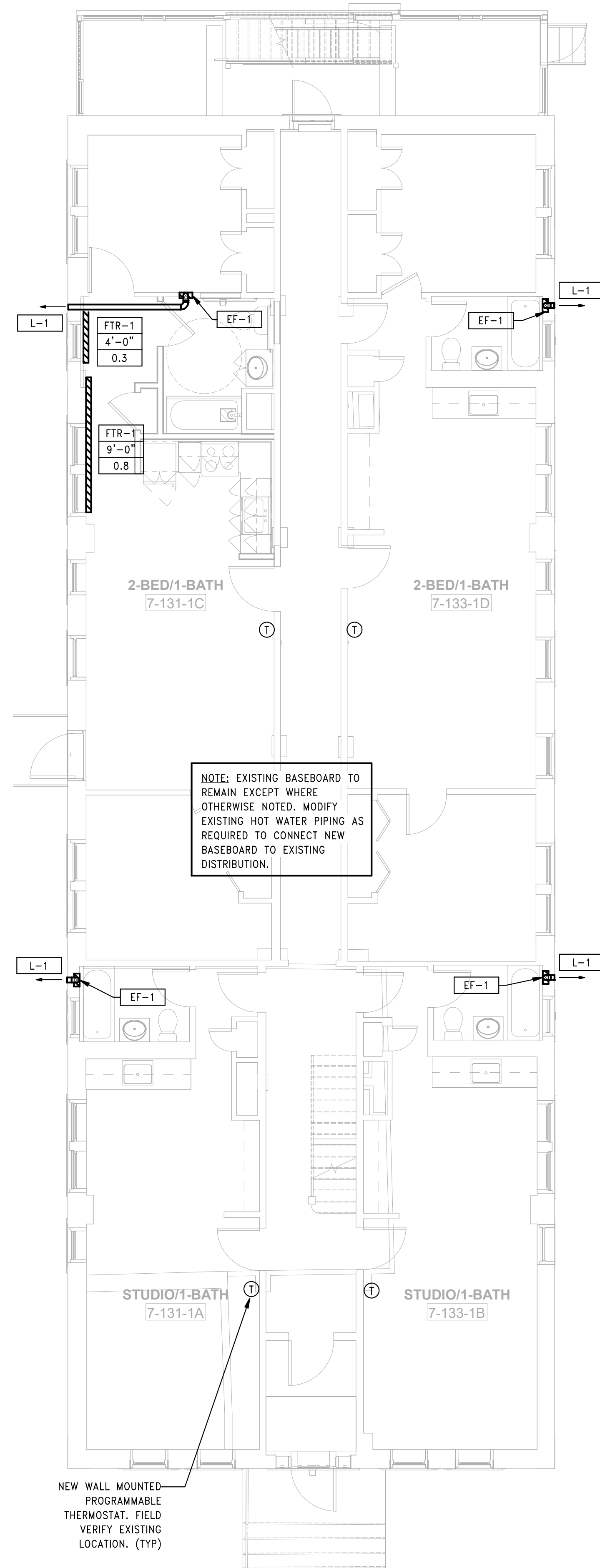
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Sheet Number:  
**H1.06b**

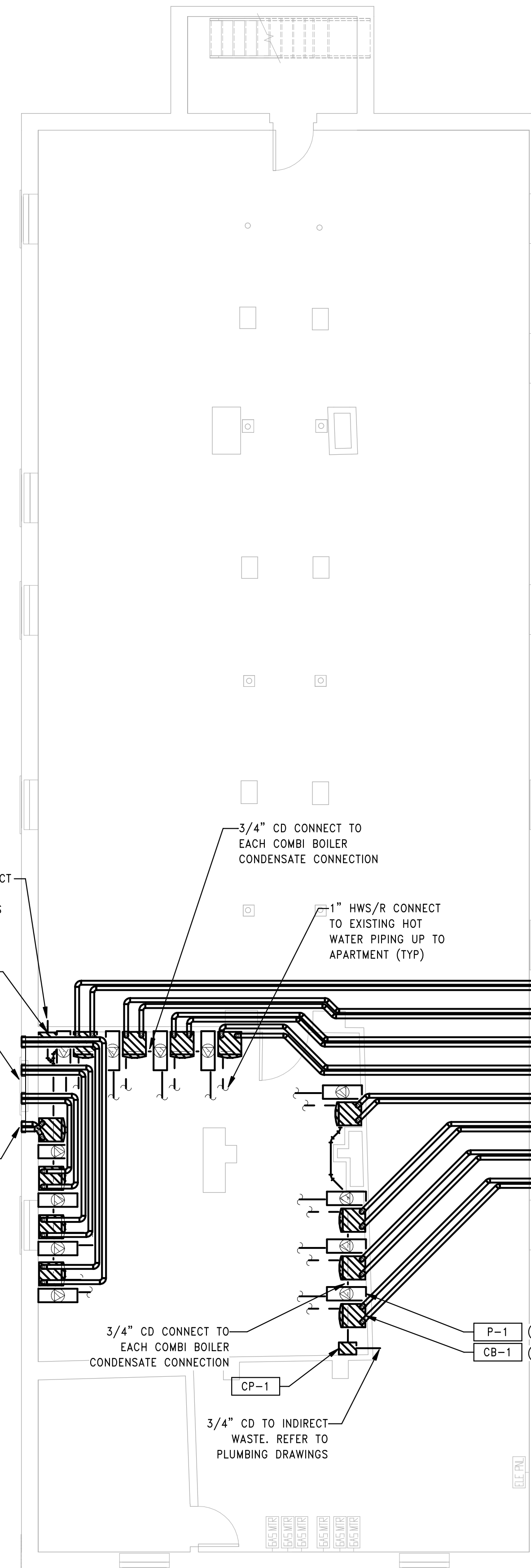


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2 HVAC BUILDING 7 - 131-133 BEDFORD ST - FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



1 HVAC BUILDING 7 - 131-133 BEDFORD ST - BASEMENT PLAN  
SCALE: 3/16" = 1'-0"

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**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**HVAC BUILDING 7 -  
BASEMENT & FIRST  
FLOOR PLANS**

Project Number:

22020 (PEI: 23002)

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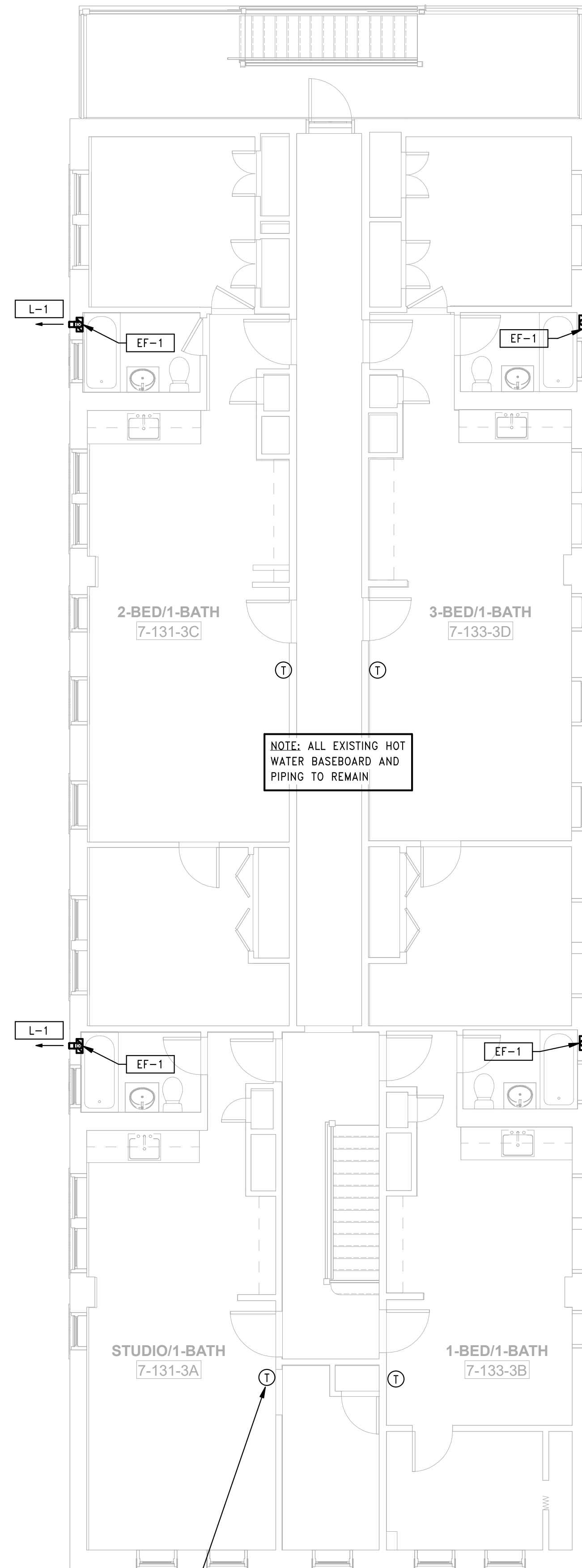
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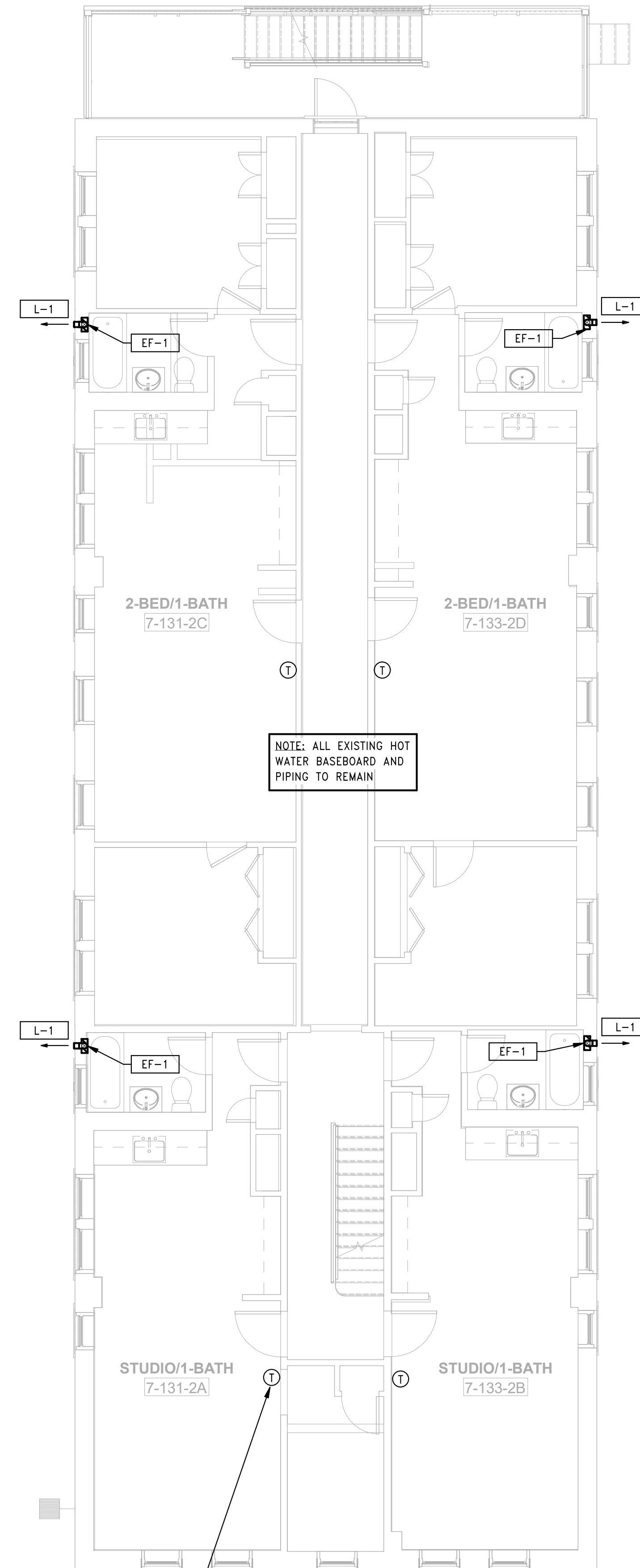


3 HVAC BUILDING 7 - 131-133 BEDFORD ST - ROOF PLAN  
SCALE: 3/16" = 1'-0"



NEW WALL MOUNTED PROGRAMMABLE THERMOSTAT. FIELD VERIFY EXISTING LOCATION. (TYP)

2 HVAC BUILDING 7 - 131-133 BEDFORD ST - THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"



NEW WALL MOUNTED PROGRAMMABLE THERMOSTAT. FIELD VERIFY EXISTING LOCATION. (TYP)

1 HVAC BUILDING 7 - 131-133 BEDFORD ST - SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

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**BEDFORD GARDENS**

Bedford & Brook Streets  
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**HVAC BUILDING 7 - SECOND, THIRD FLOOR AND ROOF PLANS**

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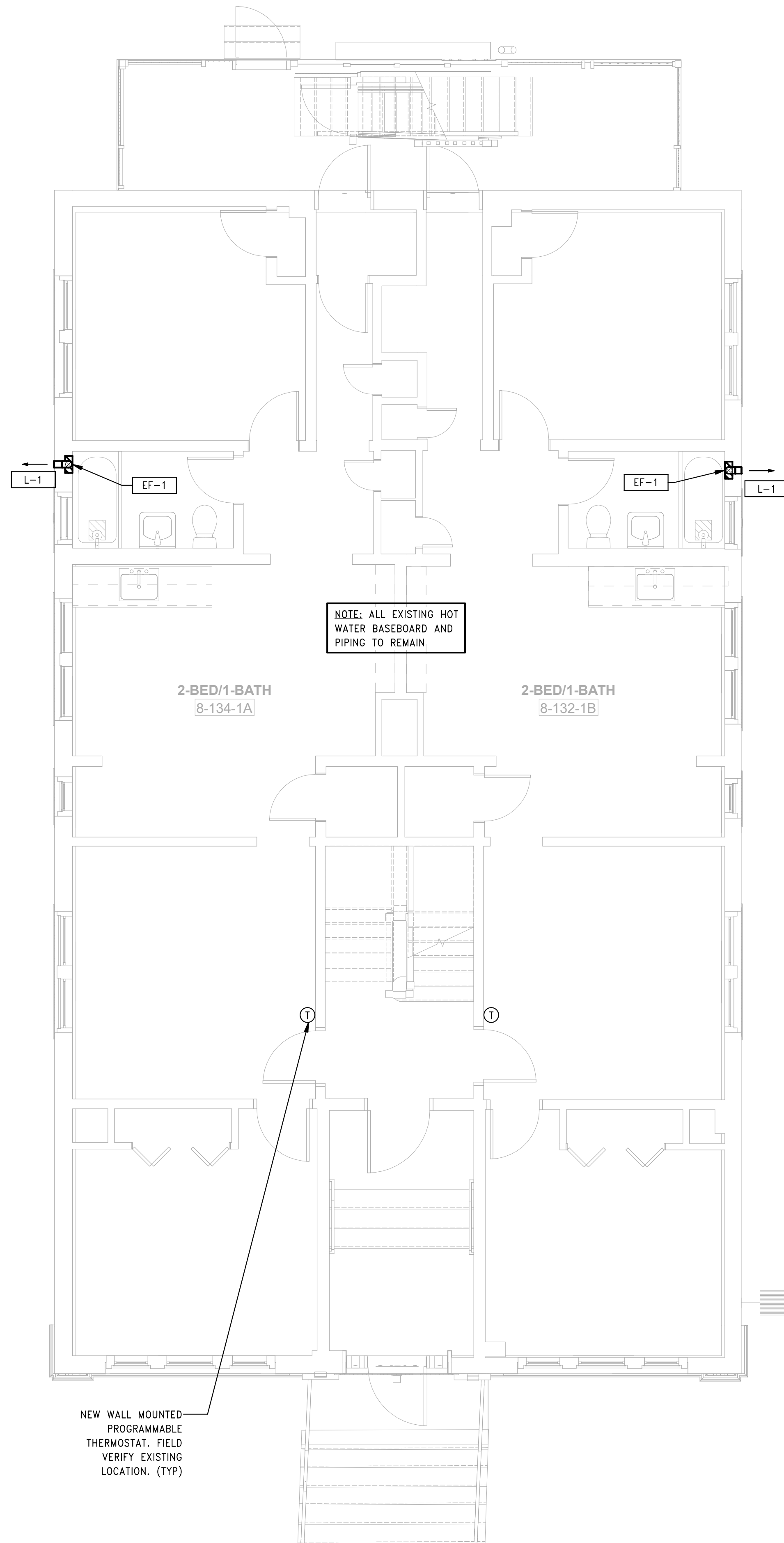
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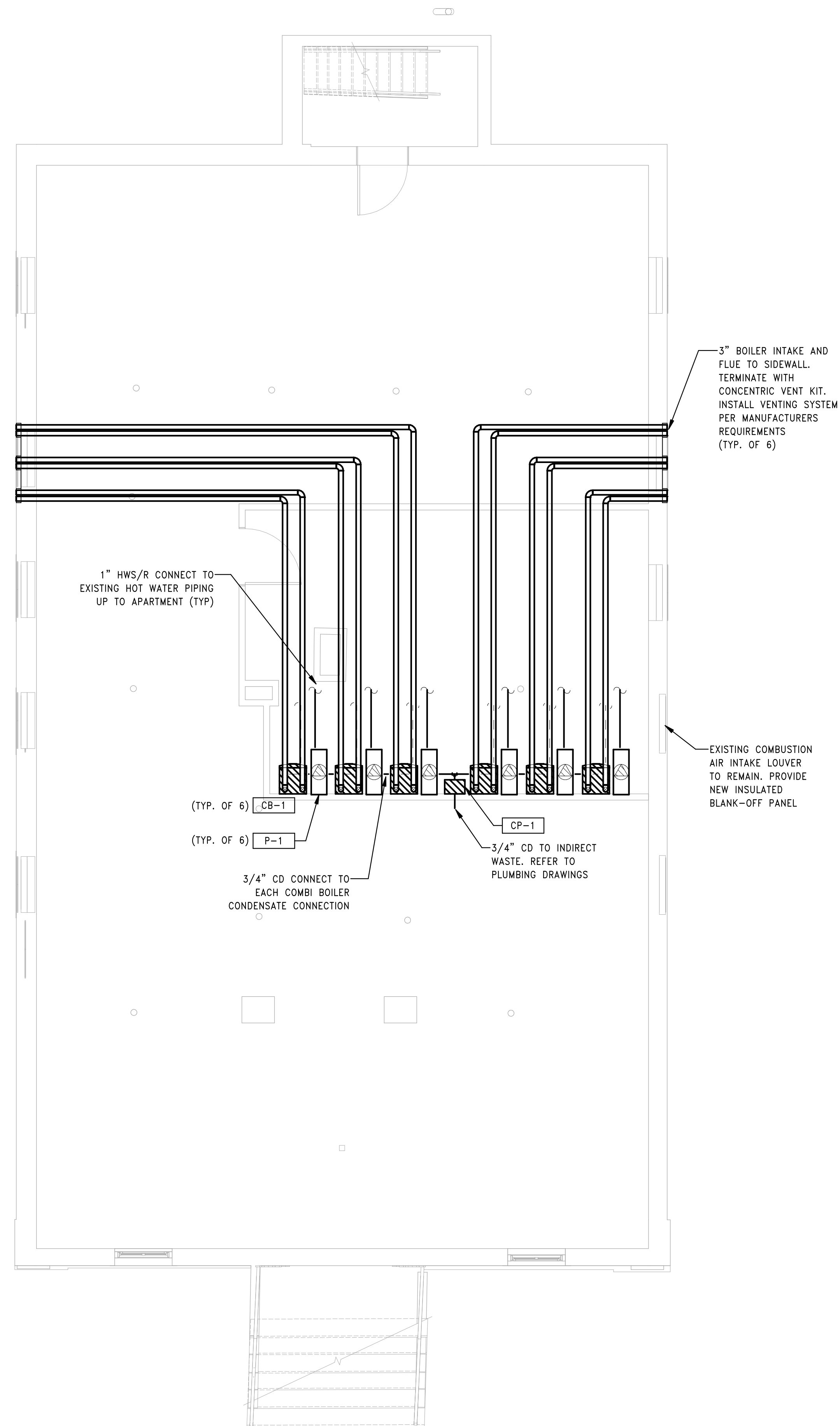
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2 HVAC BUILDING 8 - 132-134 BEDFORD ST - FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 HVAC BUILDING 8 - 132-134 BEDFORD ST - BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

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**BEDFORD GARDENS**

Bedford & Brook Streets  
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BASEMENT & FIRST  
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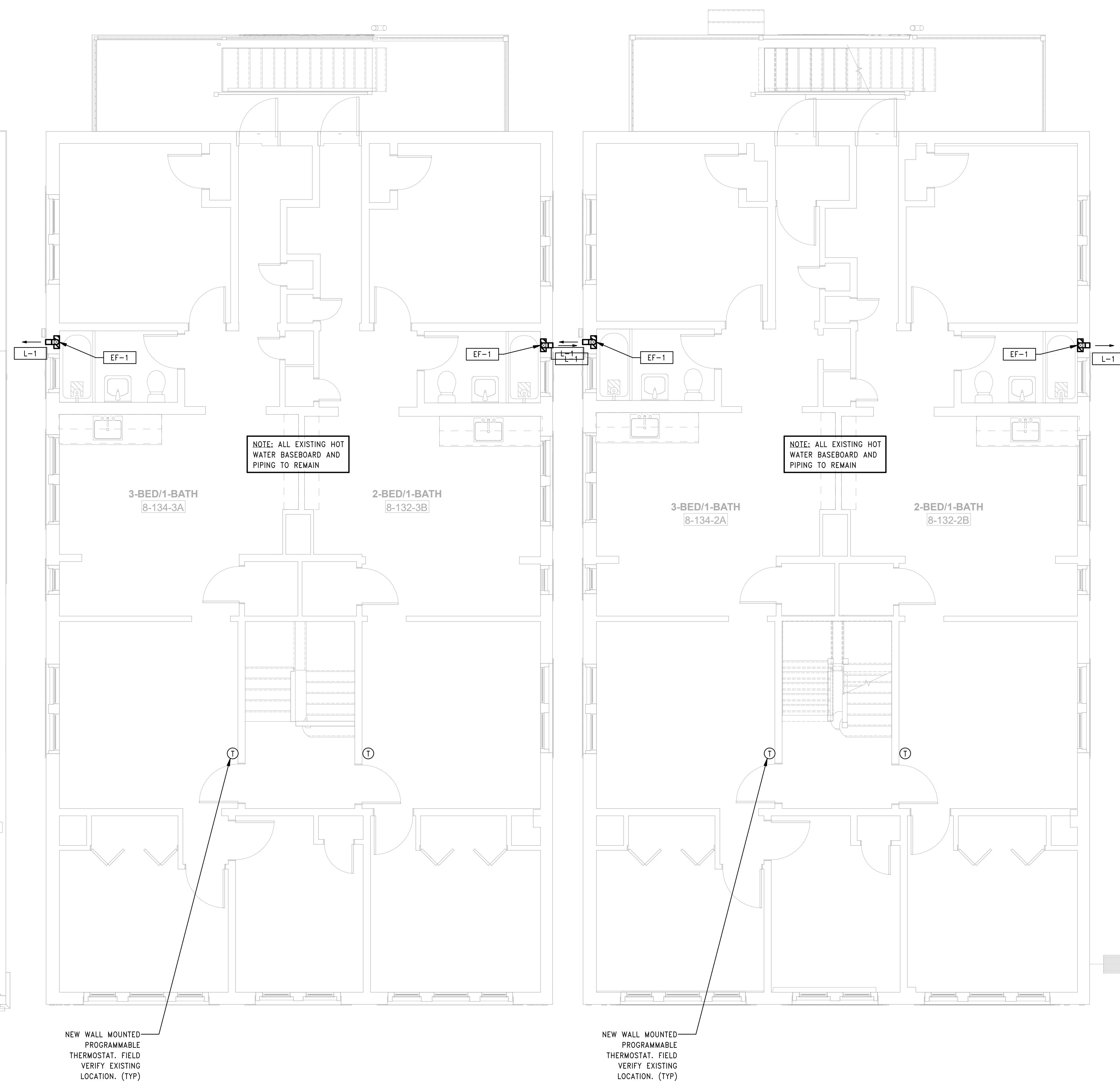
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Sheet Number:

**H1.08a**

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3 HVAC BUILDING 8 - 132-134 BEDFORD ST - ROOF PLAN  
SCALE: 1/4" = 1'-0"

2 HVAC BUILDING 8 - 132-134 BEDFORD ST - THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"

1 HVAC BUILDING 8 - 132-134 BEDFORD ST - SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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Drawn: CR  
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Scale: 1/4" = 1'-0"  
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**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

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**HVAC BUILDING 8 - SECOND, THIRD FLOOR AND ROOF PLANS**

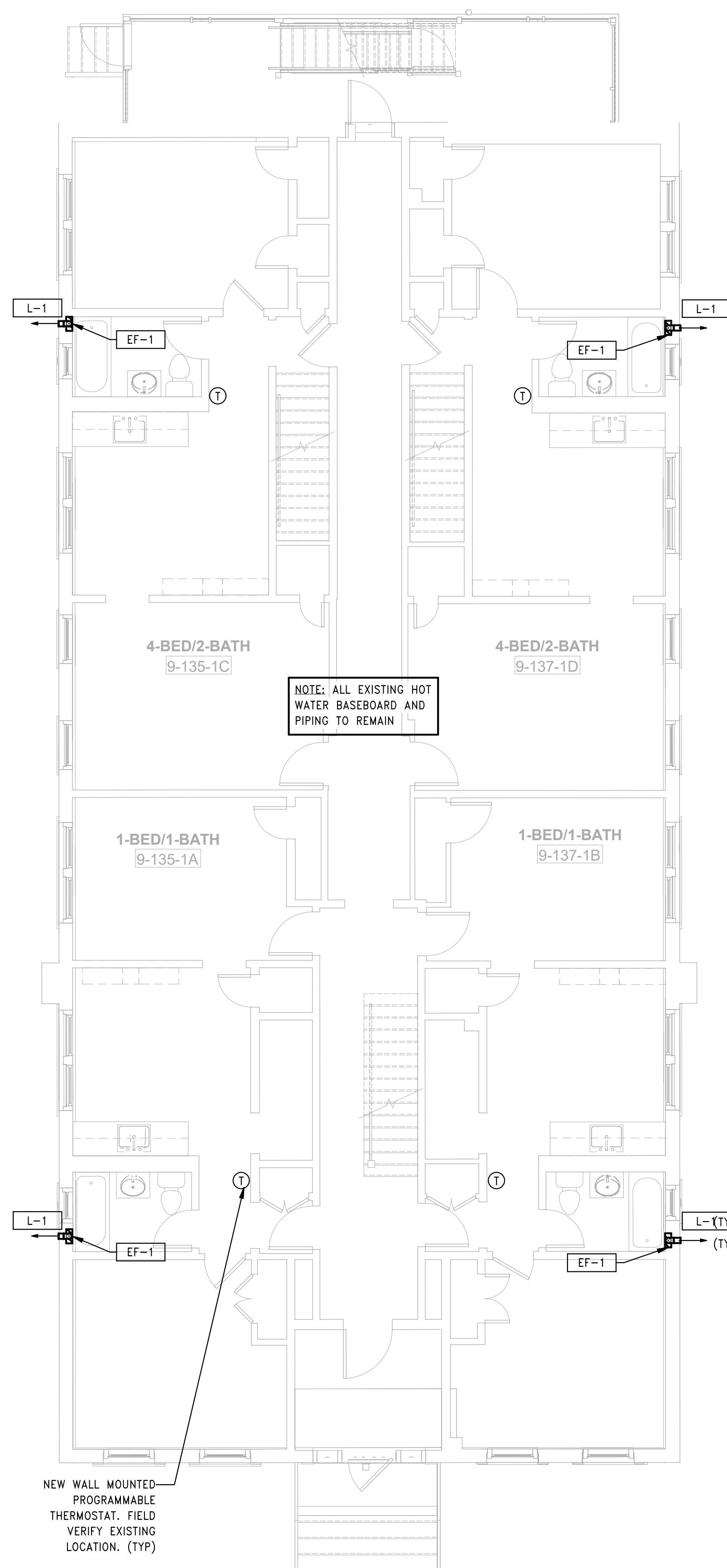
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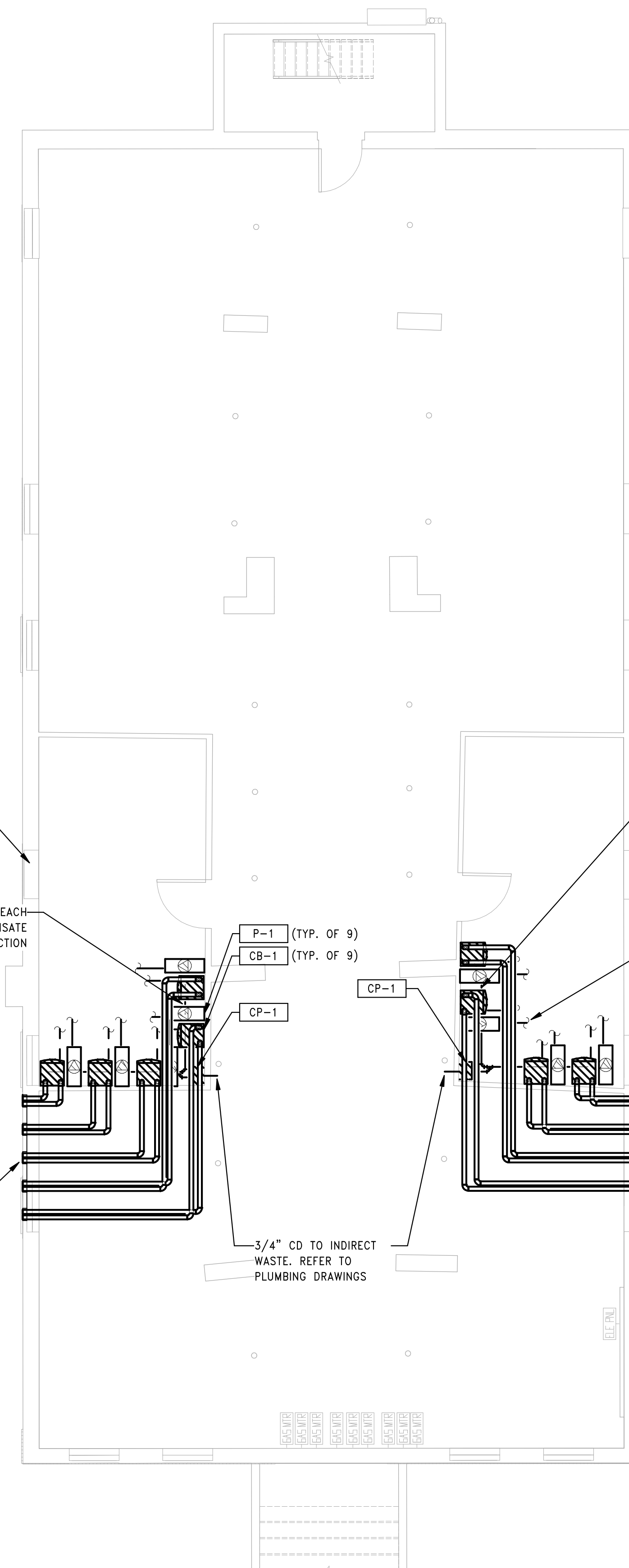
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2 HVAC BUILDING 9 - 135-137 BEDFORD ST - FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



1 HVAC BUILDING 9 - 135-137 BEDFORD ST - BASEMENT PLAN  
SCALE: 3/16" = 1'-0"

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**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

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**HVAC BUILDING 9 -  
BASEMENT & FIRST  
FLOOR PLANS**

Project Number:

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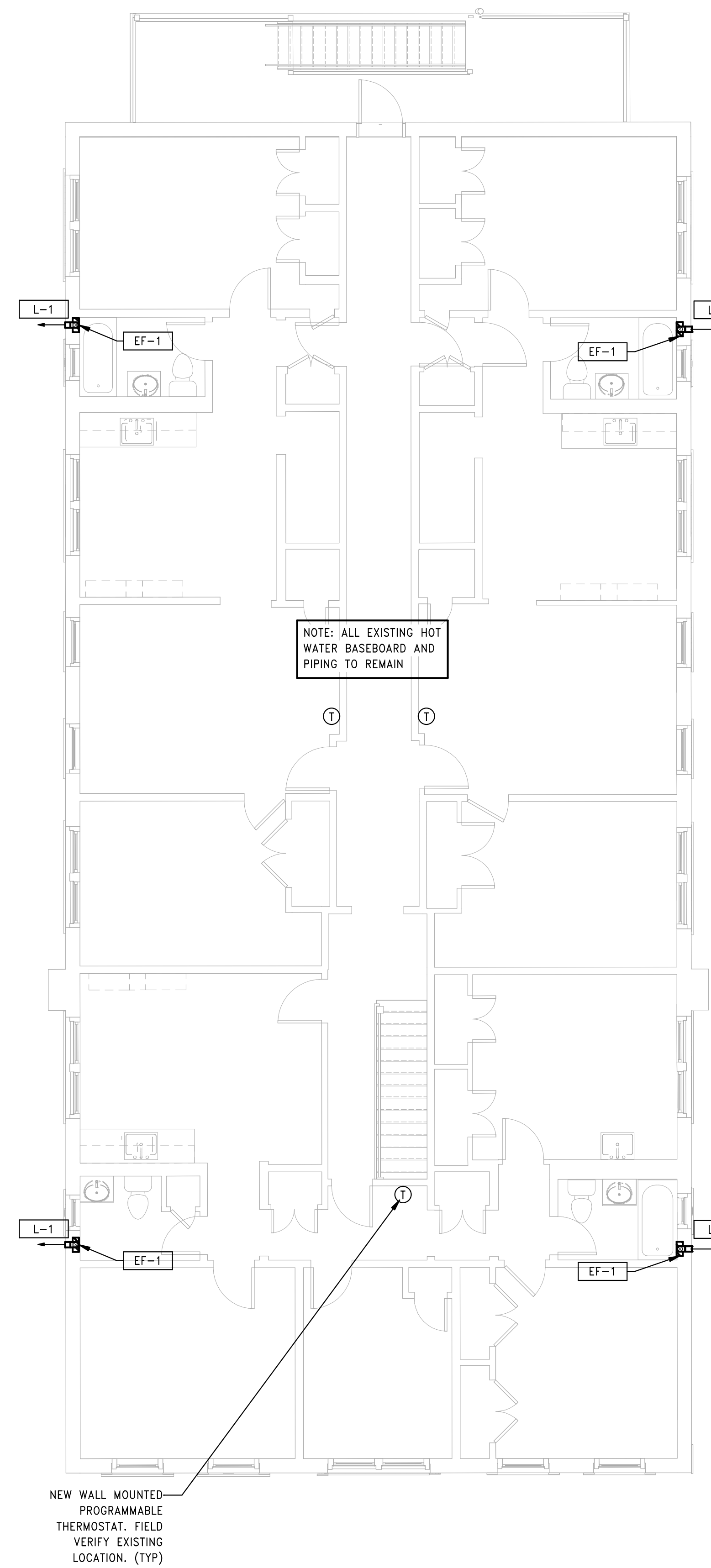
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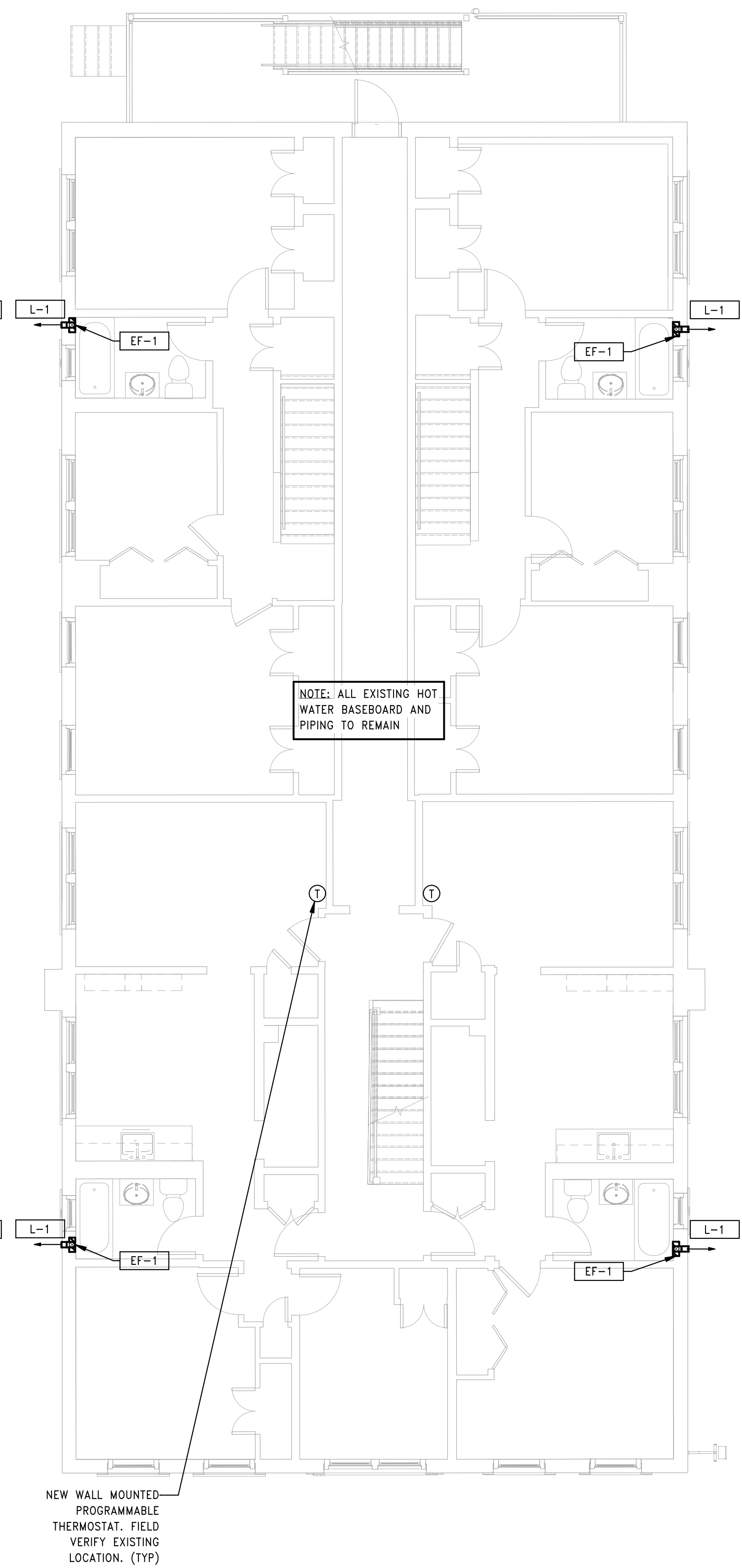
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2 HVAC BUILDING 9 - 135-137 BEDFORD ST - THIRD FLOOR PLAN  
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1 HVAC BUILDING 9 - 135-137 BEDFORD ST - SECOND FLOOR PLAN  
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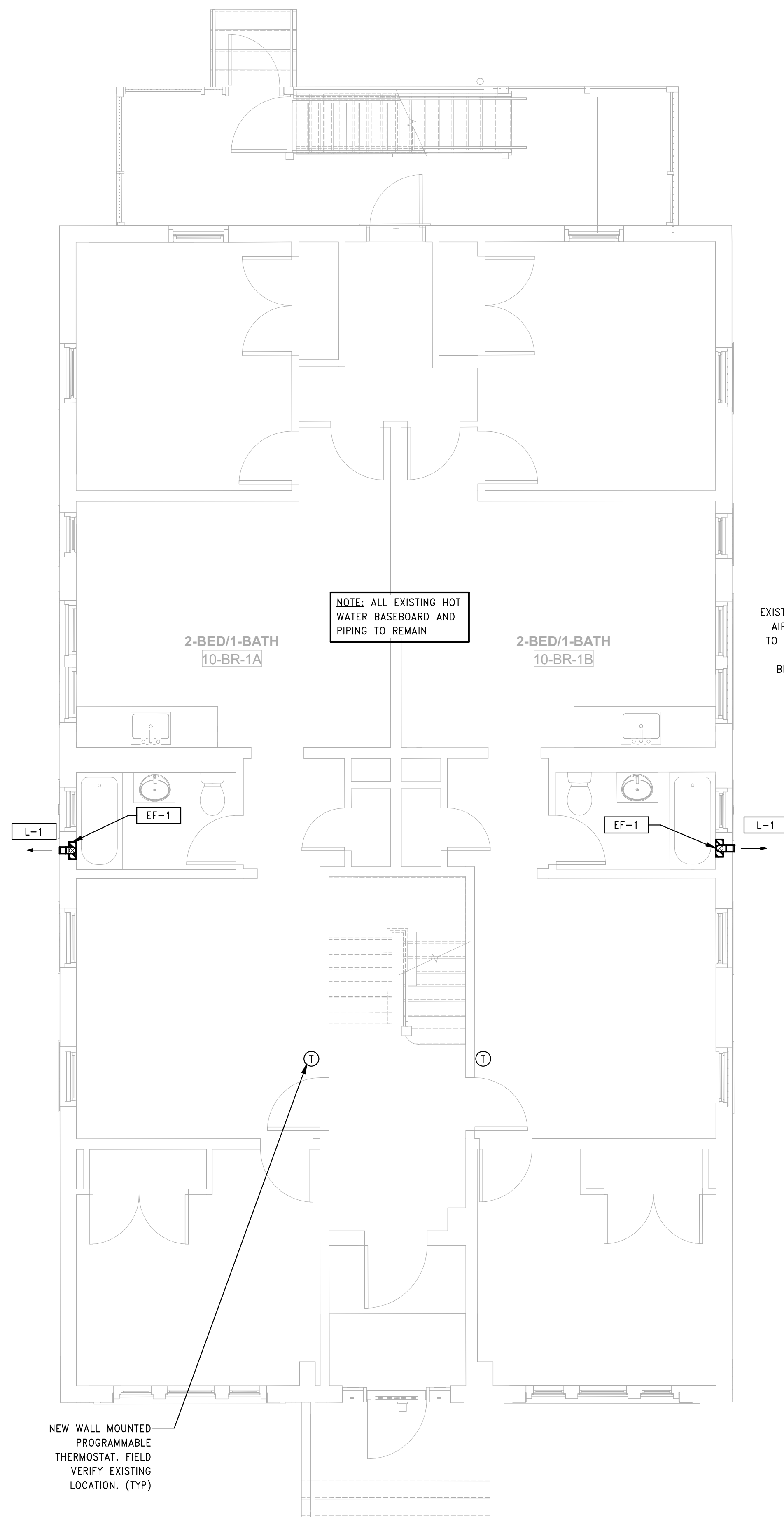
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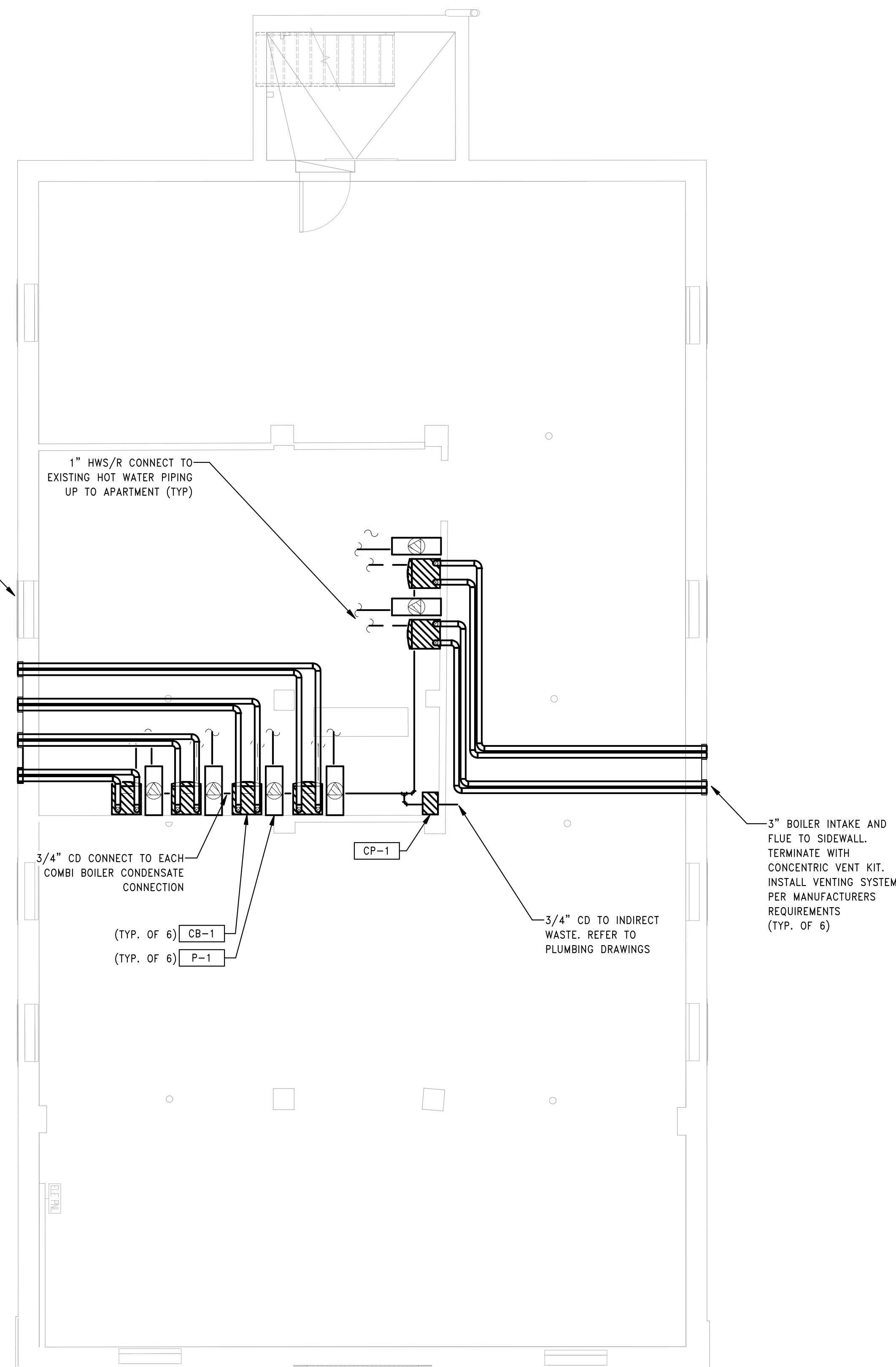
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GENERAL NOTES

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- DRAWINGS ARE DIAGRAMMATIC ONLY. FINAL ROUTING OF DUCTWORK, PIPING, AND EQUIPMENT LOCATIONS SHALL BE DETERMINED IN THE FIELD. ADDITIONAL OFFSETS, ELBOWS, ETC. SHALL BE PROVIDED AND INSTALLED WITHOUT ADDITIONAL COST TO THE OWNER.
- HVAC CONTRACTOR SHALL COORDINATE ALL ELECTRICAL AND PLUMBING REQUIREMENTS WITH THE ELECTRICAL AND PLUMBING CONTRACTORS.
- HVAC CONTRACTOR SHALL FURNISH AND INSTALL ALL INCIDENTAL ACCESSORIES NECESSARY TO MAKE THE HVAC WORK COMPLETE AND READY FOR OPERATION.
- THE HVAC CONTRACTOR SHALL FIELD MEASURE EXACT SIZES AND VERIFY ALL OPENINGS FOR LOUVERS AND CONCENTRIC VENTS PRIOR TO SUBMISSION OF SHOP DRAWINGS AND INSTALLATION.
- PENETRATION, CRACKS, JOINTS AND EDGES IN THE EXTERIOR ENVELOPE SHALL BE SEALED AGAINST PEST INTRUSION BY CAULK OR EQUIVALENT ELASTOMERIC SEALANT. PROVIDE RODENT AND CORROSION-PROOF SCREENS ON ALL OPENINGS GREATER THAN 1/4".
- ALL HVAC EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- THE HVAC CONTRACTOR SHALL FURNISH TO THE GENERAL CONTRACTOR ALL INFORMATION REQUIRED FOR SETTING OF WALL, ROOF, AND PARTITION OPENINGS FOR HVAC WORK. THIS INFORMATION SHALL BE PROVIDED IN A TIMELY MANNER SUCH THAT CONSTRUCTION SCHEDULE WILL NOT BE IMPACTED.
- COORDINATE WITH GENERAL CONTRACTOR ALL REQUIREMENTS FOR PATCHING DRYWALL OPENINGS.
- CONSULT WITH STRUCTURAL ENGINEER FOR ANY NEW WALL PENETRATIONS.
- LOCATE ALL NEW THERMOSTATS 48" ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE. COORDINATE WITH ARCHITECT/OWNER FOR FINAL THERMOSTAT LOCATIONS.
- MINIMUM SIZE OF ALL HVAC PIPING SHALL BE 3/4" UNLESS OTHERWISE NOTED.
- FIELD VERIFY ALL NEW EXHAUST LOUVER LOCATIONS. MAINTAIN 3'-0" MIN FROM ALL BUILDING OPENINGS.
- FIELD VERIFY ALL NEW CONCENTRIC VENT TERMINATIONS. MAINTAIN 3'-0" MIN FROM ALL BUILDING OPENINGS.



2 HVAC BUILDING 10 - 131-133 BROOK ST - FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 HVAC BUILDING 10 - 131-133 BROOK ST - BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

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F 617.884.4329  
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Checked: AS

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**HVAC BUILDING 10 -  
BASEMENT & FIRST  
FLOOR PLANS**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

**H1.10a**


GENERAL NOTES

- ALL HVAC WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
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- HVAC CONTRACTOR SHALL COORDINATE ALL ELECTRICAL AND PLUMBING REQUIREMENTS WITH THE ELECTRICAL AND PLUMBING CONTRACTORS.
- HVAC CONTRACTOR SHALL FURNISH AND INSTALL ALL INCIDENTAL ACCESSORIES NECESSARY TO MAKE THE HVAC WORK COMPLETE AND READY FOR OPERATION.
- THE HVAC CONTRACTOR SHALL FIELD MEASURE EXACT SIZES AND VERIFY ALL OPENINGS FOR LOUVERS AND CONCENTRIC VENTS PRIOR TO SUBMISSION OF SHOP DRAWINGS AND INSTALLATION.
- PENETRATION, CRACKS, JOINTS AND EDGES IN THE EXTERIOR ENVELOPE SHALL BE SEALED AGAINST PEST INTRUSION BY CAULK OR EQUIVALENT ELASTOMERIC SEALANT. PROVIDE RODENT AND CORROSION-PROOF SCREENS ON ALL OPENINGS GREATER THAN 1/4".
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- MINIMUM SIZE OF ALL HVAC PIPING SHALL BE 3/4" UNLESS OTHERWISE NOTED.
- FIELD VERIFY ALL NEW EXHAUST LOUVER LOCATIONS. MAINTAIN 3'-0" MIN FROM ALL BUILDING OPENINGS.
- FIELD VERIFY ALL NEW CONCENTRIC VENT TERMINATIONS. MAINTAIN 3'-0" MIN FROM ALL BUILDING OPENINGS.



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 Scale: 1/4" = 1'-0"  
 Key Plan:

Project Name:  
**BEDFORD GARDENS**

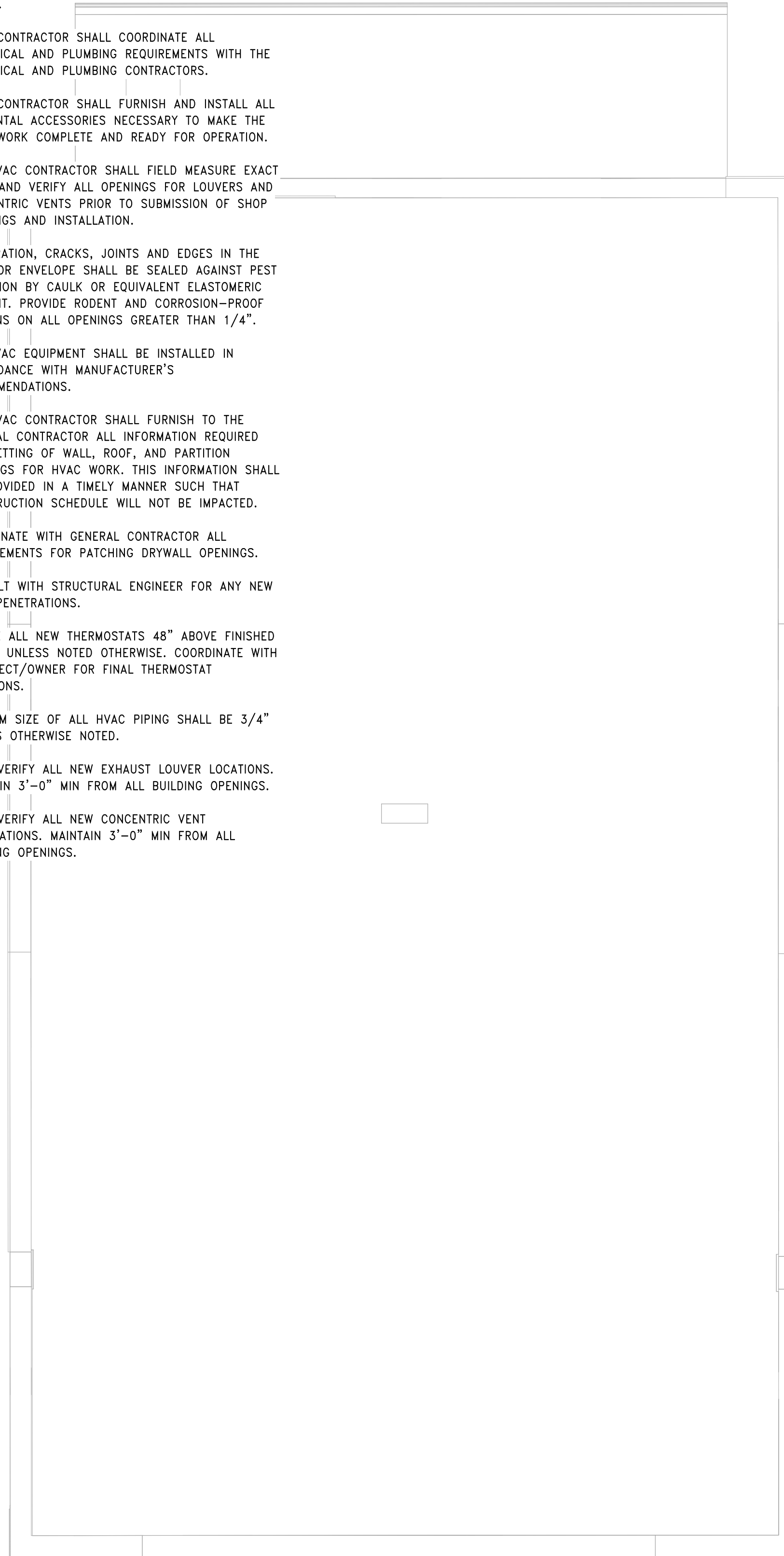
Bedford & Brook Streets  
 Hartford, CT

Sheet Name:  
**HVAC BUILDING 10 - SECOND, THIRD FLOOR AND ROOF PLANS**

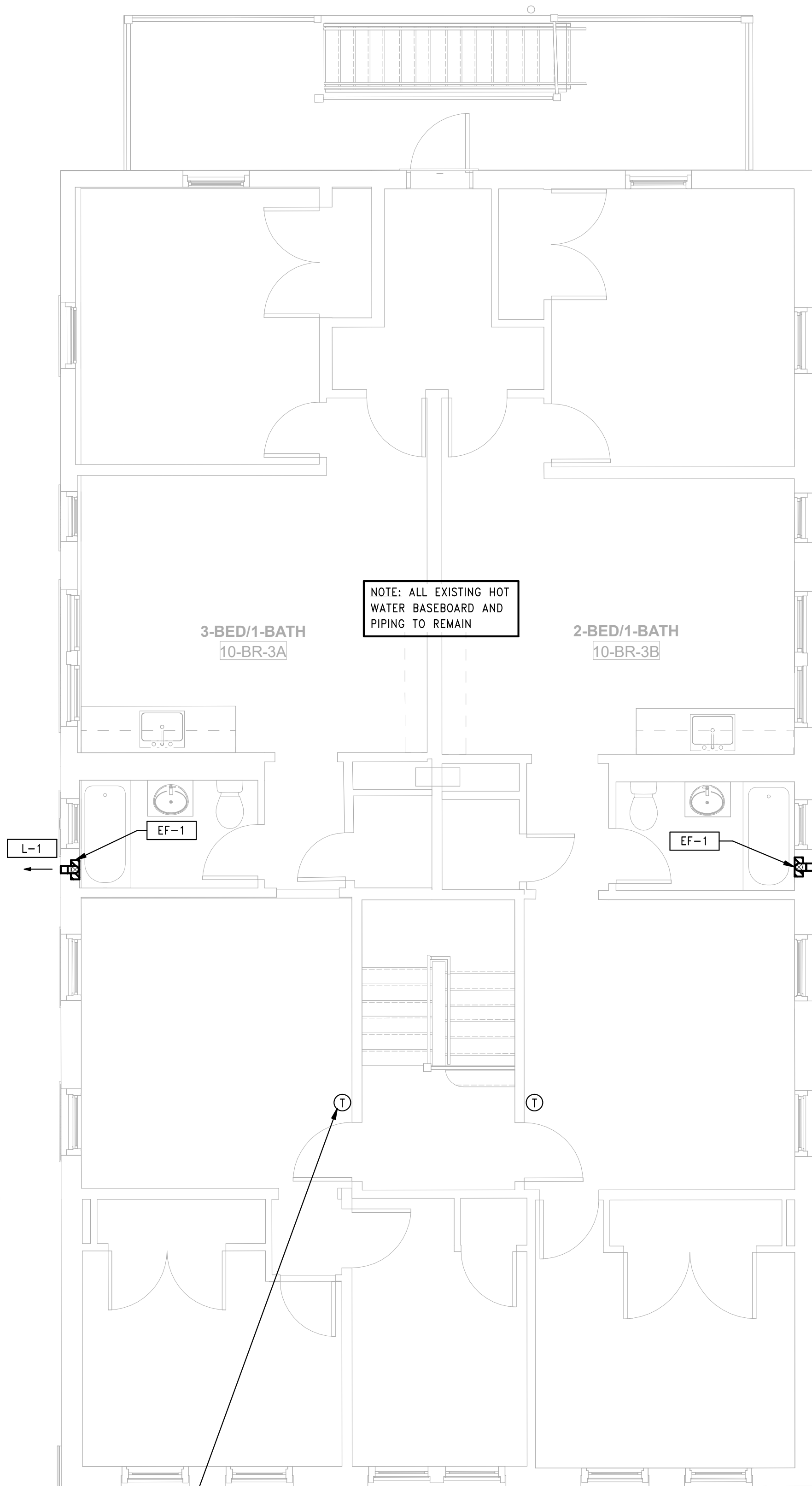
Project Number:  
 22020 (PEI: 23002)

Issue Date:  
 AUGUST 11, 2023

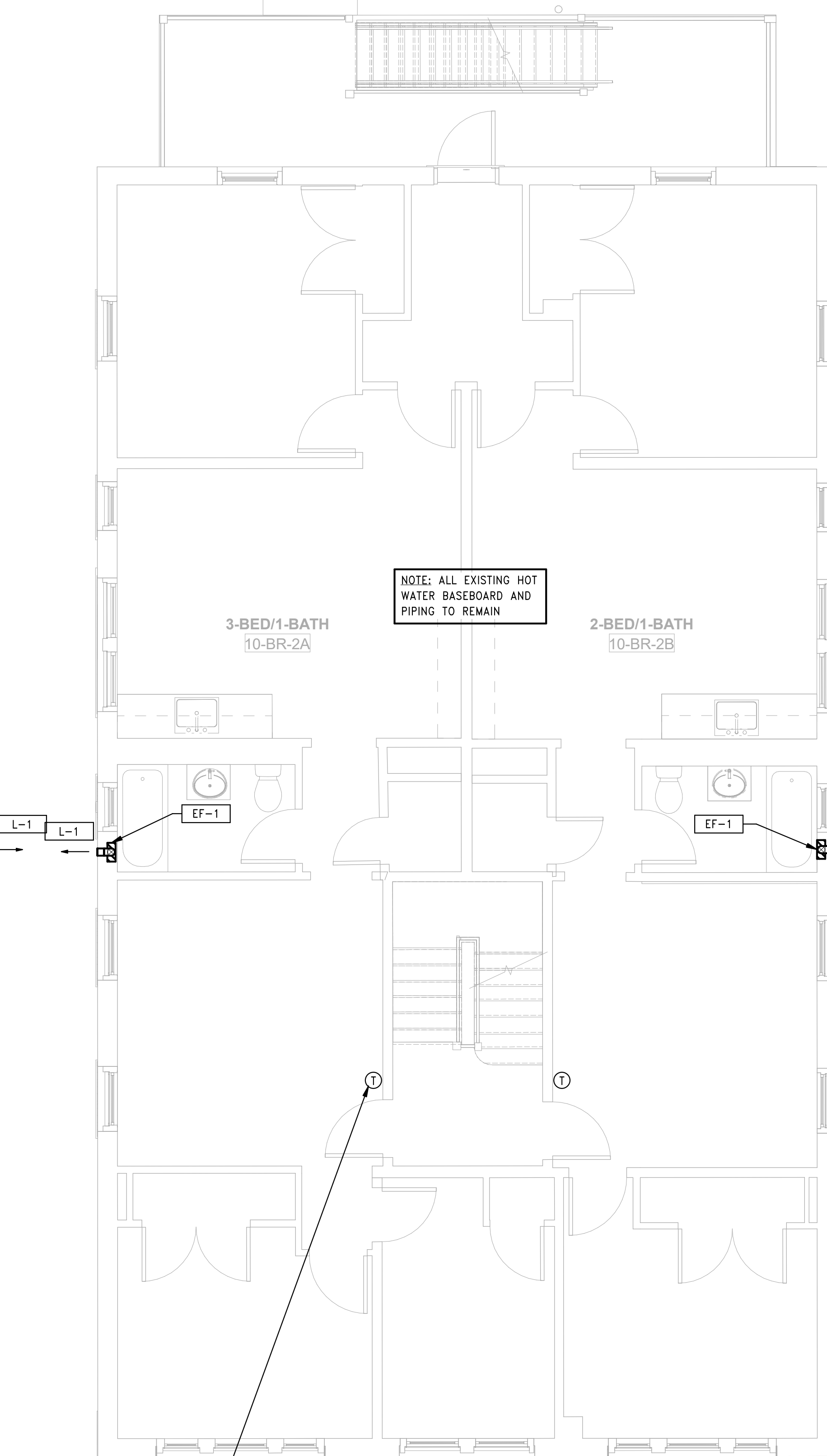
Sheet Number:  
**H1.10b**



3 HVAC BUILDING 10 - 131-133 BROOK ST - ROOF PLAN  
 SCALE: 1/4" = 1'-0"



2 HVAC BUILDING 10 - 131-133 BROOK ST - THIRD FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



1 HVAC BUILDING 10 - 131-133 BROOK ST - SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

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**BEDFORD  
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**HVAC  
SCHEDULES**

Project Number:

**22020 (PEI: 23002)**

Issue Date:

**AUGUST 11, 2023**

Sheet Number:

**H2.01**

COMBI BOILER SCHEDULE																				
TAG	MAKE	MODEL	TYPE	FLUID	FUEL	HYDRONIC LOOP						DHW LOOP			COMBUSTION EFFICIENCY	FLUE GAS VENT (IN.)	AIR INLET VENT (IN.)	MIN. FLOW RATE (GPM)	VOLTAGE/ϕ	NOTES
						INPUT (MBH)	OUTPUT (MBH)	FLOW (GPM)	EWT (F)	LWT (F)	MAX. FLOW (GPM)	EWT (F)	LWT (F)							
CB-1	LOCHINVAR	NKC199N	INSTANTANEOUS	POTABLE WATER	NAT. GAS	199	185	3.5	120	150	4.8	45	150	AFUE=0.95	3	3	0.5	120/1	1, 2, 3	
1. PROVIDE WITH CONDENSATE NEUTRALIZATION KIT. 2. DHW TEMP NOT TO EXCEED 140F. 3. PROVIDE WITH '100157610' CONCENTRIC VENT KIT																				

EXPANSION TANK SCHEDULE								
TAG	MAKE	MODEL	SYSTEM	TANK VOL. (GAL.)	ACCEPTANCE VOL. (GAL.)	PRECHARGE (PSIG)	RELIEF VALVE SETTING (PSIG)	NOTES
ET-1	TACO	CBX15	HW	4	2.5	12	30	-

HYDRAULIC SEPARATOR SCHEDULE							
TAG	MAKE	MODEL	SYSTEM	FLOW (GPM)	SIZE (IN.)	WPD (FT.)	NOTES
HS-1	CALEFFI	548	HW	3.5	1"	<2	1
1. PRE-FORMED INSULATION, AUTO AIR VENT, DRAIN VALVE							

EXHAUST FAN SCHEDULE																
TAG	MAKE	MODEL	CFM	ESP	BHP	MOTOR HP	MOTOR RPM	FAN RPM	VOLTAGE/ϕ	FLA	FAN TYPE	WEIGHT	ZONE SERVED	FUNCTION	LOCATION	NOTES
EF-1	PANASONIC	FV-0810VSS1	80	0.25	13.2 WATTS	-	1,114	1,114	115/1	0.2	WALL MOUNTED	15	APARTMENT BATHROOMS	BATHROOM EXHAUST	APARTMENT BATHROOMS	1, 2, 3
1. PROVIDE WITH INTEGRAL BACKDRAFT DAMPER, EC MOTOR, AND SPEED DIAL. 2. FAN TO BE ENERGYSTAR RATED. 3. FAN TO BE POWERED BY BATHROOM WALL SWITCH.																

LOUVER/WALL CAP SCHEDULE										
TAG	MAKE	MODEL	SIZE (WxH)	CFM	FREE AREA (SQ. FT.)	CONSTRUCTION	LOCATION	FINISH	FUNCTION	NOTES
L-1	GREENHECK	BVE	8-1/8 x 4-3/4	80	0.13	ALUMINUM	EXTERIOR	SEE NOTE 1	BATHROOM EXHAUST	1, 2, 4
L-2	SEIHO	SFZC	4ϕ	200	0.04	ALUMINUM	EXTERIOR	SEE NOTE 1	DRYER EXHAUST	1, 2, 3
L-3	GREENHECK	ESD-403	18x48	1,400	2.7	ALUMINUM	EXTERIOR	SEE NOTE 1	DRYER INTAKE	1, 2, 4, 5
1. COLOR TO BE SPECIFIED BY ARCHITECT. 2. PROVIDE WITH DUCT TRANSITION TO CONNECTION TO LOUVER. 3. PROVIDE WITH BACKDRAFT DAMPER. 4. PROVIDE WITH CORROSION-PROOF BIRDSCREEN. 5. PROVIDE GREENHECK ICD-45 THERMALLY BROKEN INSULATED DAMPER AND ACTUATOR WITH FACTORY JACKSHAFTING. DAMPER SIZE TO MATCH NOMINAL LOUVER SIZE.										

FINNED TUBE RADIATION SCHEDULE												
TAG	MAKE	STYLE	MODEL	TUBE SIZE	FIN SIZE	FIN PER FT	FIN THICKNESS	NO. TIERS	ENCL HEIGHT	AWT (F)	CAPACITY (BTU/LF)	NOTES
FTR-1	STERLING	BASEBOARD	JVA-S	1"	3/4"x3/4"	50	0.020"	1	11	170	840	1, 2, 3
1. PROVIDE BACKPLATE AND ALL END CAPS, BRACKETS, CORNERS, AND ACCESSORIES REQUIRED TO FORM A CONTINUOUS ENCLOSURE. 2. COPPER ELEMENTS. 3. EQUIPMENT CAPACITY INCLUDE A 0.61 CORRECTION FACTOR FROM STANDARD CAPACITY.												

PUMP SCHEDULE																
TAG	MAKE	MODEL	TYPE	SYSTEM	FLUID	FLOW (GPM)	HEAD (FT.)	EFF. (%)	IMPELLER DIA.	SUCTION (IN.)	DISCHARGE (IN.)	BHP	MOTOR HP	RPM	VOLTAGE/ϕ	NOTES
P-1	TACO	007e	INLINE	HW	WATER	8	9	-	-	-	-	44 watts	44 watts	4,830	120/1	1
1. PROVIDE WITH ECM MOTOR AND INTERNAL FLOW CHECK.																

REGISTERS, GRILLES, AND DIFFUSERS SCHEDULE									
TAG	MAKE	MODEL	TYPE	FUNCTION	MATERIAL	NECK SIZE	GRILLE SIZE	NOTES	
A	PRICE	630	SURFACE MOUNT GRILLE	DRYER MAKEUP	ALUMINUM	SEE NOTE 2	SEE NOTE 2	1, 2, 3	
1. COORDINATE COLOR WITH ARCHITECT. 2. SEE PLAN VIEWS FOR NECK SIZES AND LOCATIONS. 3. PROVIDE WITH OPPOSED BLADE DAMPER (FACE-OPERATED DAMPER LEVER NOT ACCEPTABLE).									

CONDENSATE PUMP SCHEDULE											
TAG	MAKE	MODEL	MAX FLOW RATE (GPM)	MAX PSIG	SHUT-OFF (FT)	VOLTAGE	FLA (AMPS)	DIMENSIONS (HxWxD)	WEIGHT (LBS)	NOTES	
CP-1	LITTLE GIANT	VLC-24ULS	4.5	10.4	24	115/1/60	2.5	11"x13"x6"	10	1, 2	
1. POWERED BY A FACTORY INSTALLED 6'-0" POWER CORD AND GROUNDED 3-PRONG PLUG. 2. PROVIDE WITH WITH OVERFLOW DETECTION SWITCH.											

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Scale: AS NOTED

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**HVAC DETAILS**

Project Number:

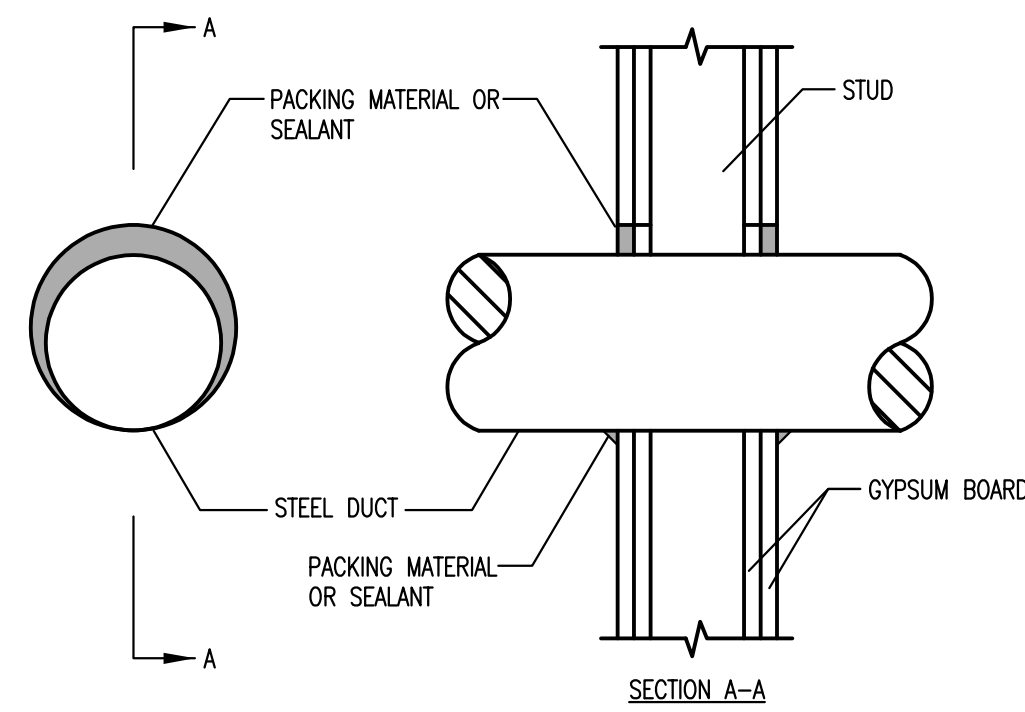
22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

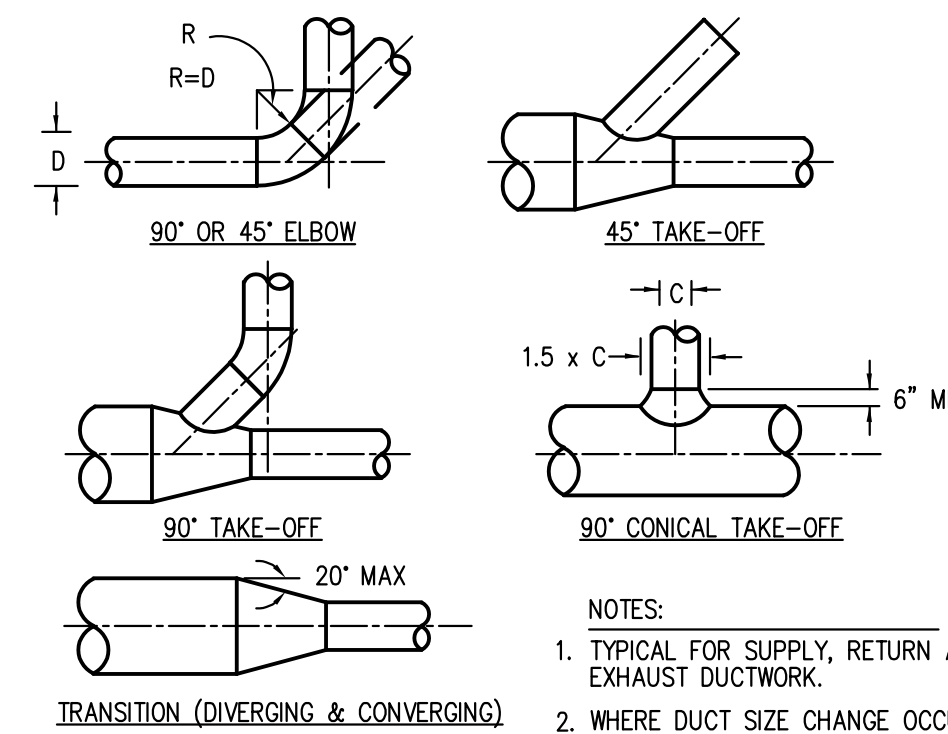
**H3.01**



NOTE: PROVIDE AT DUCT PENETRATIONS THROUGH A 1-HR FIRE PARTITION (I.E. CORRIDOR WALLS INTO DWELLING UNITS)

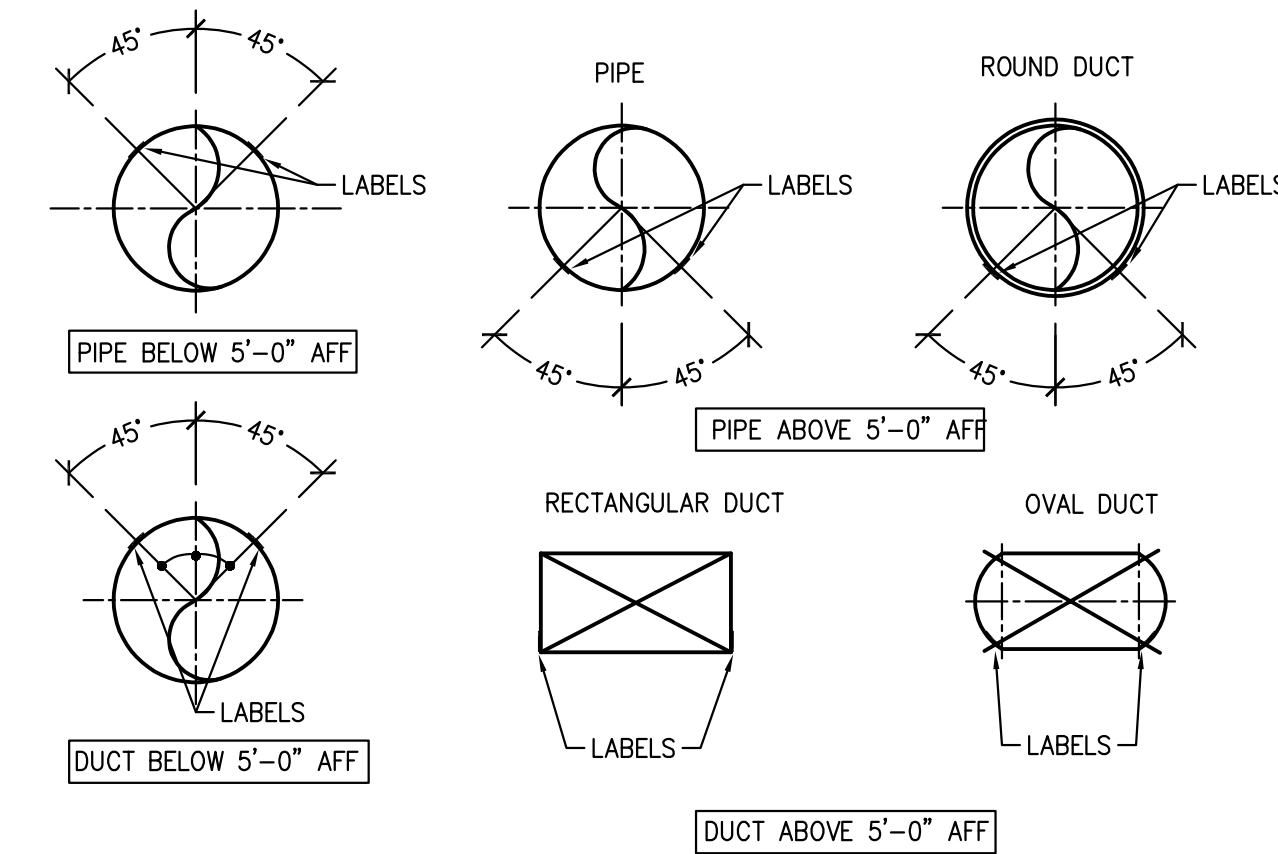
PROVIDE UL RATED THROUGH-PENETRATION FIRESTOP SYSTEM NO. W-L-7026

8 THROUGH-PENETRATION FIRESTOP SYSTEM  
SCALE: N.T.S.



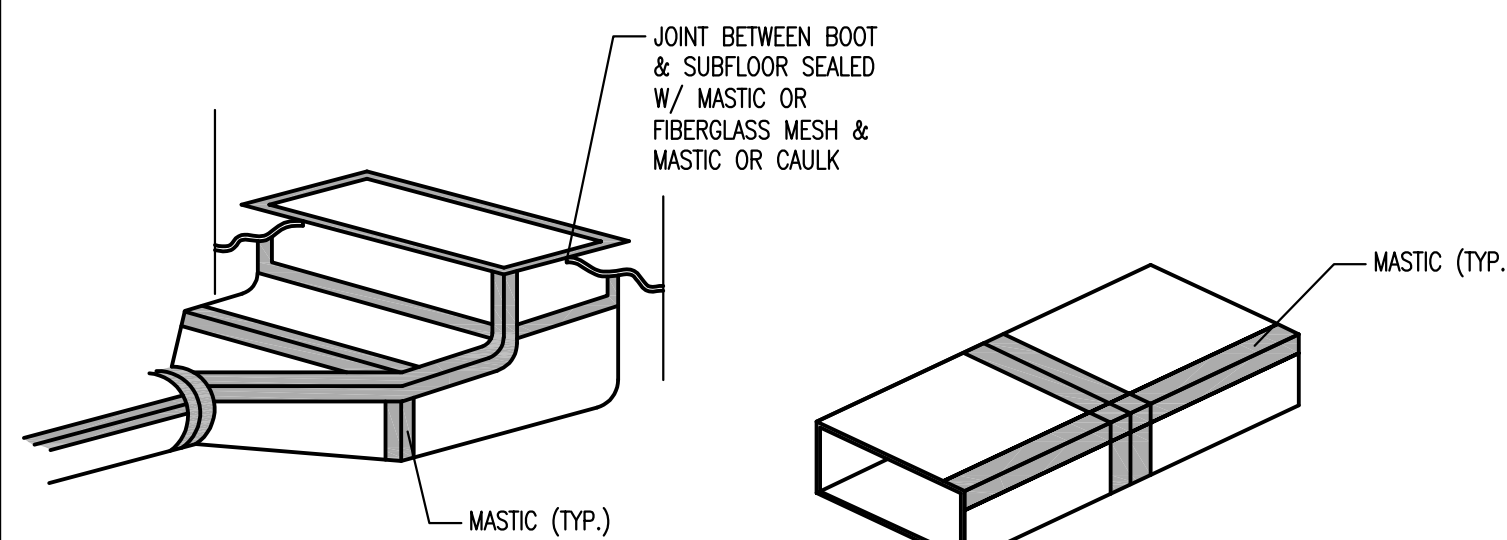
NOTES:  
1. TYPICAL FOR SUPPLY, RETURN AND EXHAUST DUCTWORK.  
2. WHERE DUCT SIZE CHANGE OCCURS, TRANSITION MAY NOT BE SHOWN ON PLANS.

6 ROUND DUCT FITTING DETAIL  
SCALE: N.T.S.



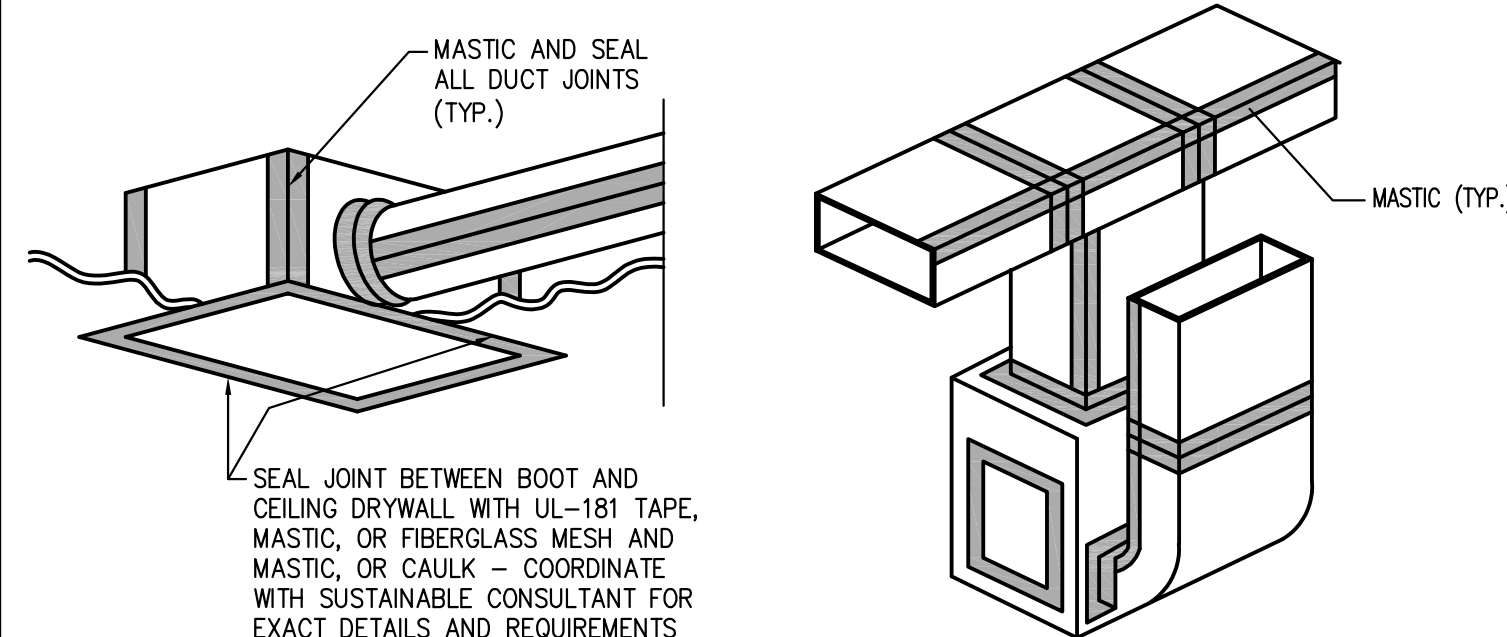
NOTES:  
IDENTIFICATION LABELING APPLIES TO ALL HYDRONIC PIPING AND ALL DUCTWORK SYSTEMS. REFER TO SPEC SECTION 230553.

3 DUCT AND PIPE IDENTIFICATION LABELING DETAIL  
SCALE: N.T.S.



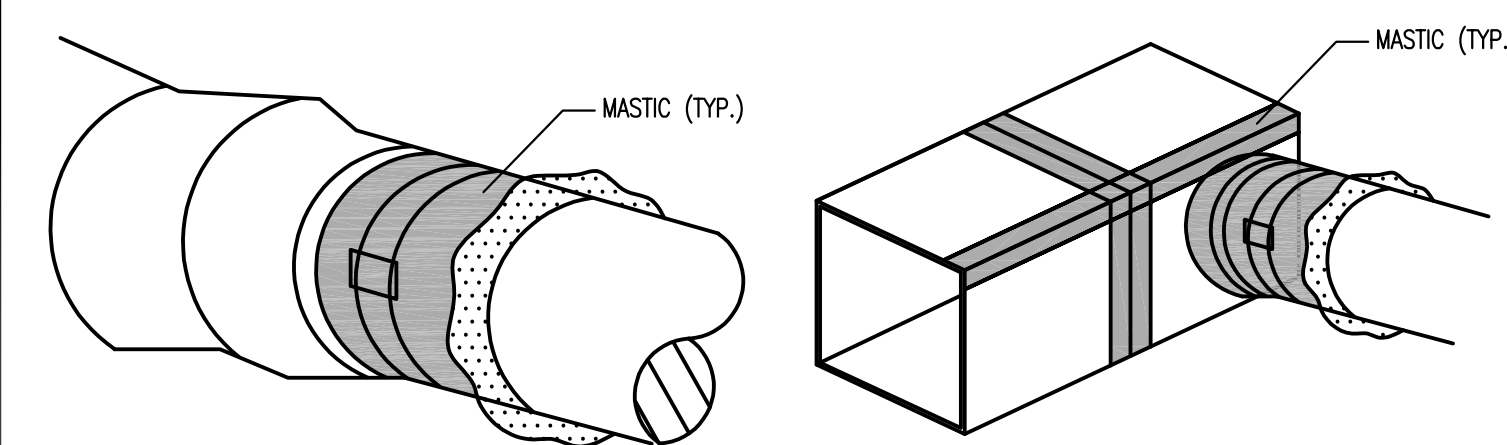
FLOOR BOOT AIR SEALING

RIGID DUCT AIR SEALING



CEILING BOOT AIR SEALING

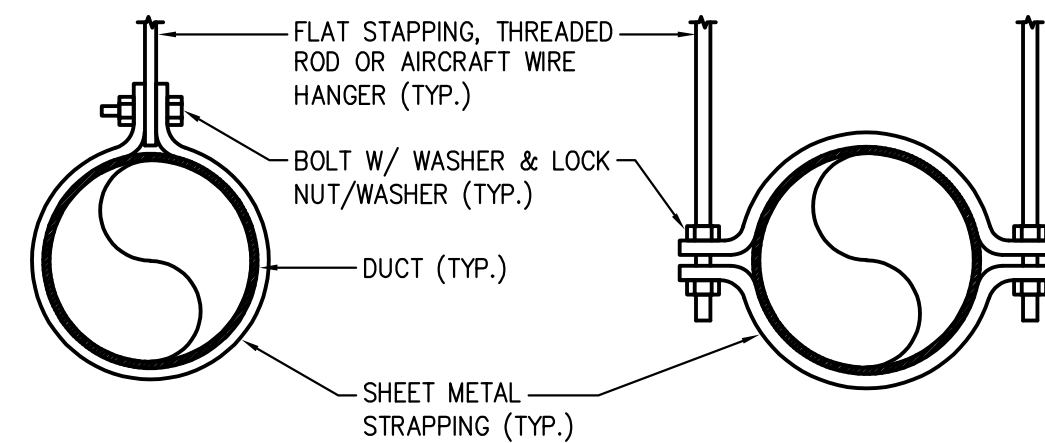
AIR HANDLER AIR SEALING



RIGID TO FLEX AIR SEALING

FLEX TAKE-OFF FROM RIGID AIR SEALING

7 DUCT SEALING DETAIL  
SCALE: N.T.S.



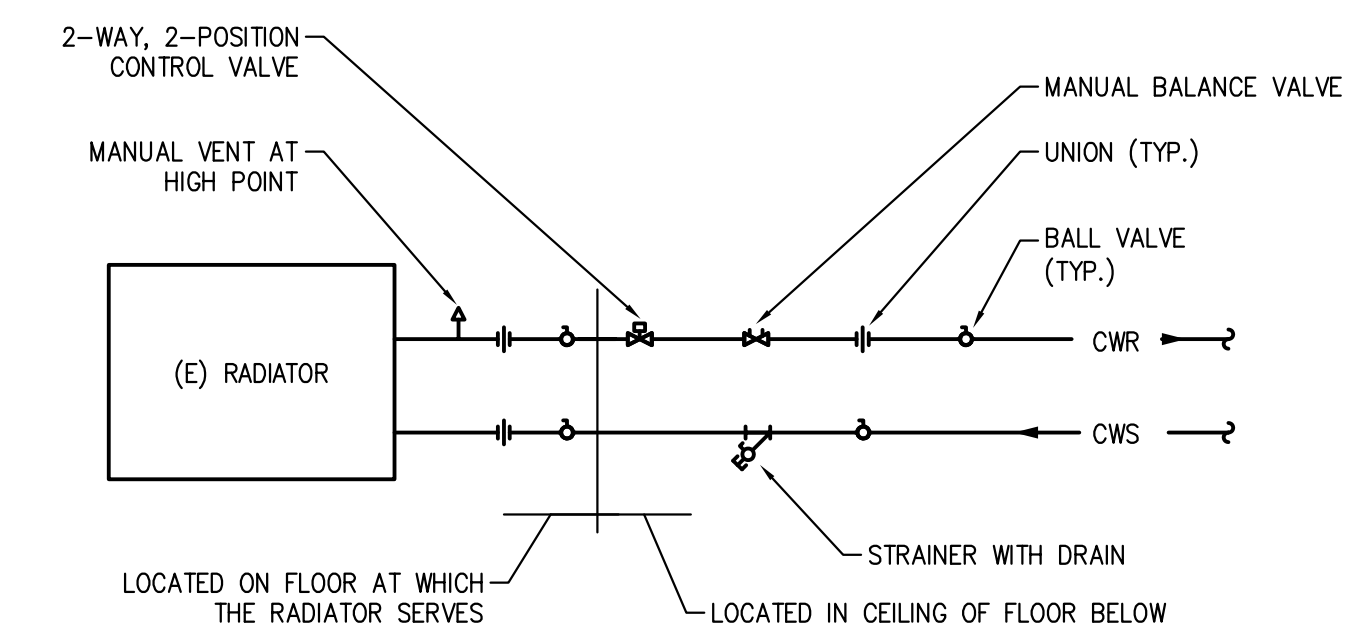
SUPPORT FOR DUCTS 6" TO 12"

SUPPORT FOR DUCTS 14" & LARGER

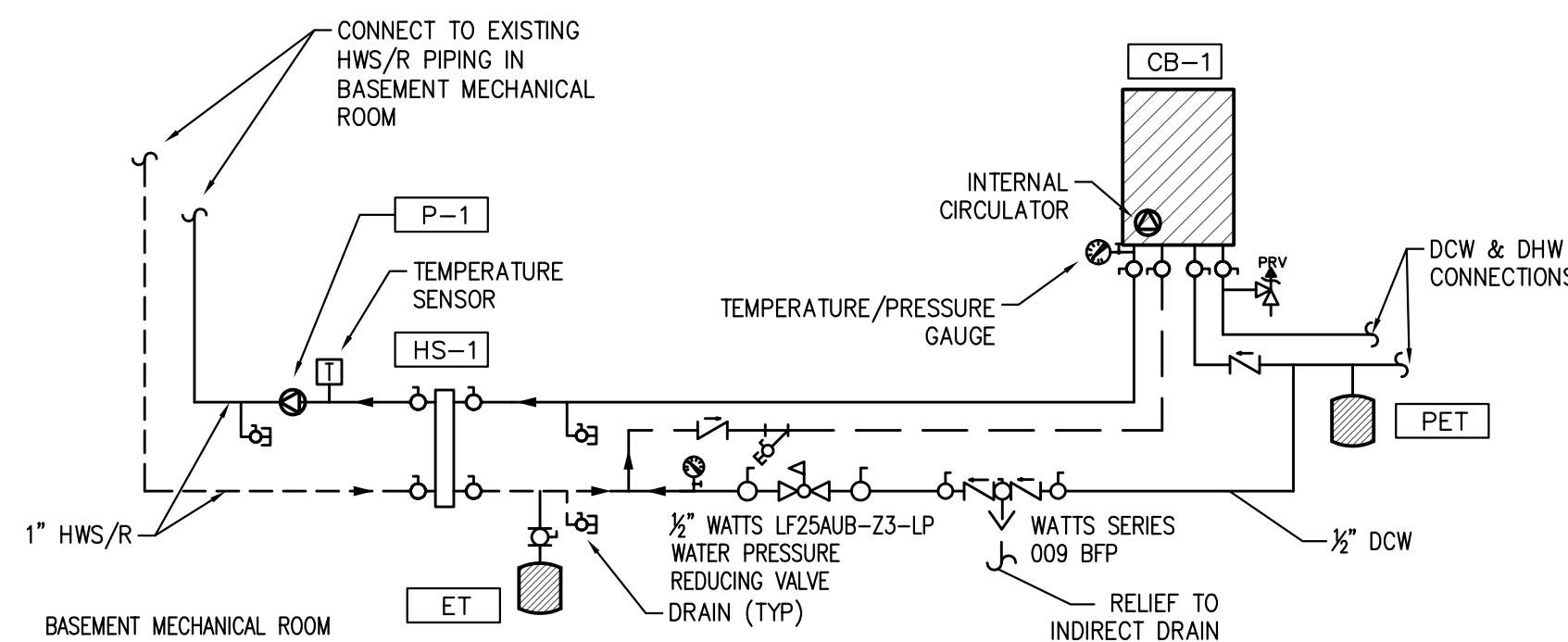
NOTES:

- SELECT AND INSTALL HANGERS AND SUPPORTS AS PER SMACNA DUCT CONSTRUCTION STANDARDS IN ACCORDANCE WITH THE PRESSURE CLASSIFICATION OF EACH DUCT SYSTEM. HANGERS SHALL BE THREADED ROD OR AIRCRAFT WIRE WHERE DUCTWORK IS EXPOSED TO VIEW (COORDINATE WITH ARCHITECT). PROVIDE LATERAL OR SEISMIC BRACING AS APPROPRIATE TO THE INSTALLATION (REFER TO SPECIFICATION 233113).
- ATTACH HANGERS TO BUILDING STRUCTURE VIA BEAM CLAMPS, EXPANSION ANCHORS, AND/OR CONCRETE INSERTS, AS APPROPRIATE TO THE APPLICATIONS. SUPPORT DUCTS AT 8 FT. O.C. MIN.
- DUCT REINFORCEMENT MAY BE USED FOR ATTACHMENT AND SUPPORT PROVIDED IT QUALIFIES FOR BOTH DUTIES, AND DUCT STRENGTH IS NOT COMPROMISED BY USING REINFORCEMENT FOR SUPPORT.

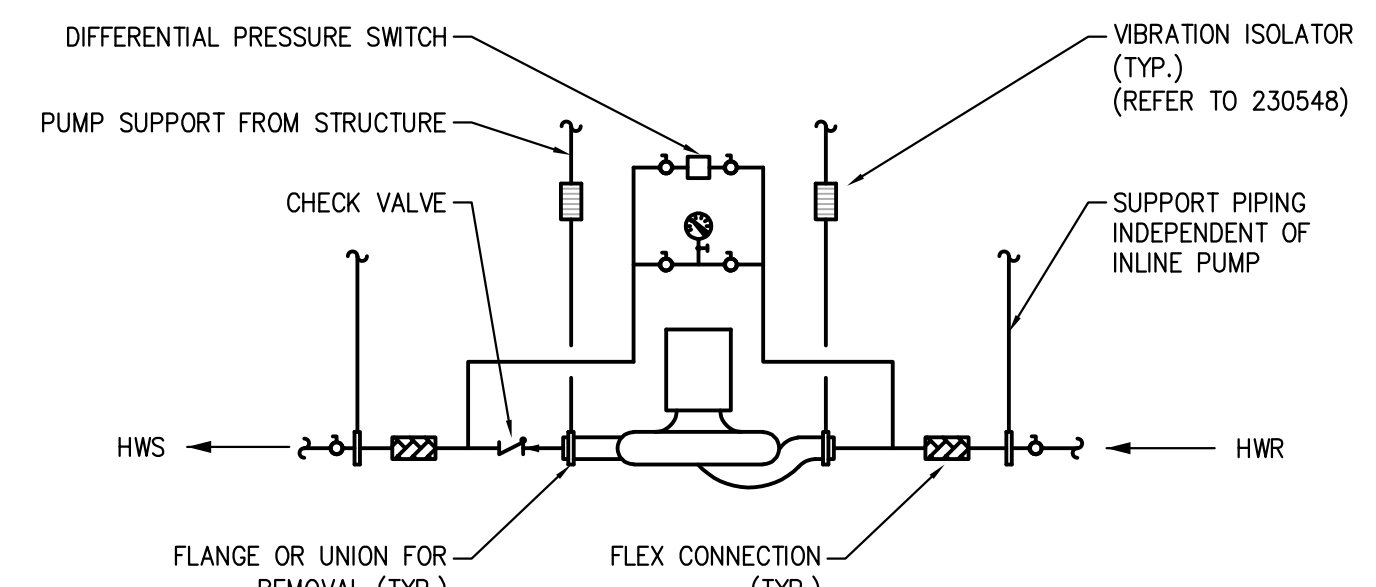
5 ROUND DUCTWORK SUPPORT DETAIL  
SCALE: N.T.S.



2 TYPICAL EXISTING RADIATOR PIPING DIAGRAM  
SCALE: N.T.S.



4 APARTMENT HEATING FLOW DIAGRAM  
SCALE: N.T.S.



1 INLINE CIRCULATING PUMP DETAIL  
SCALE: N.T.S.

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Checked: AS/RM

Scale: AS NOTED

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**HVAC DETAILS**

Project Number:

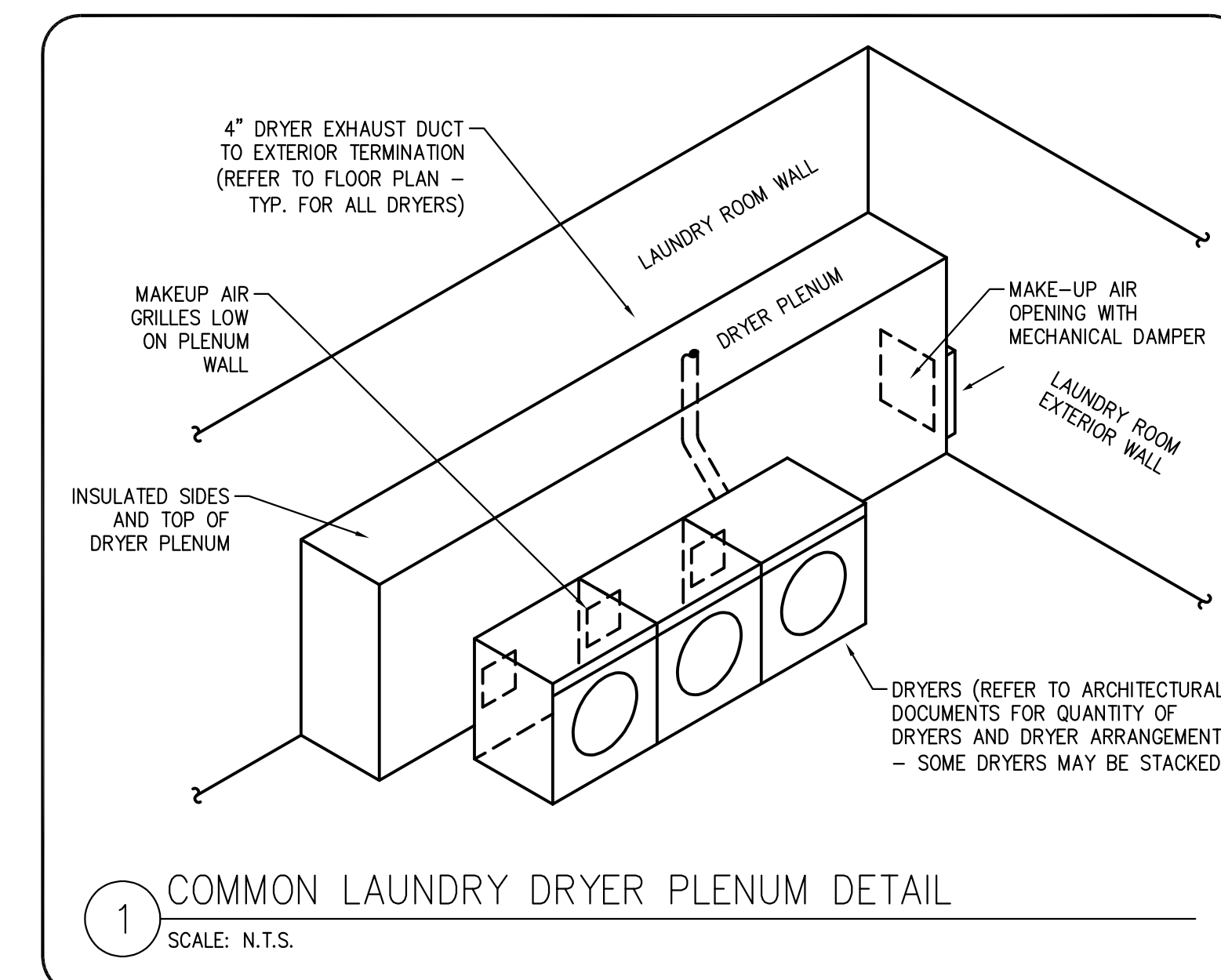
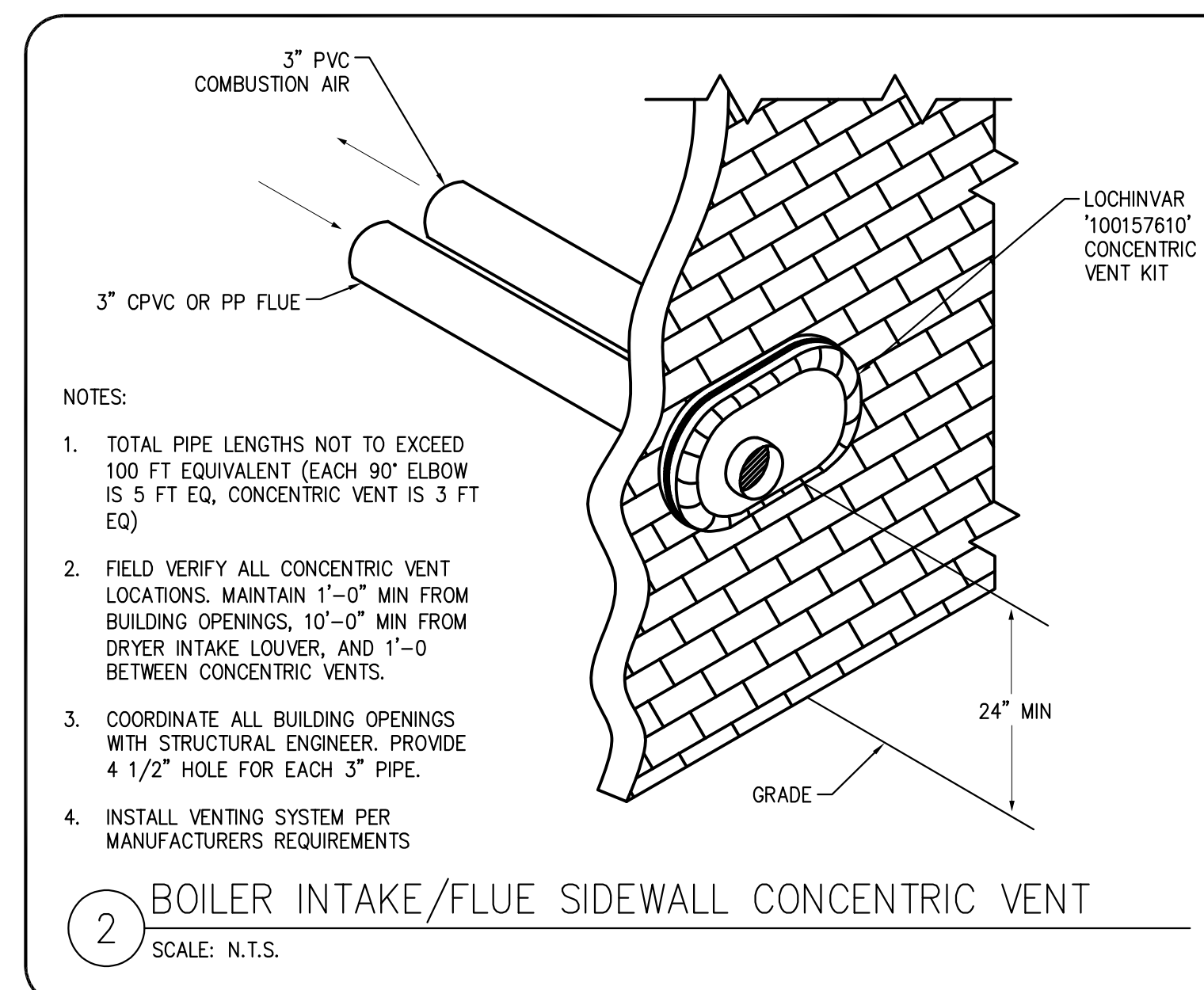
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**AUGUST 11, 2023**

Sheet Number:

**H3.02**

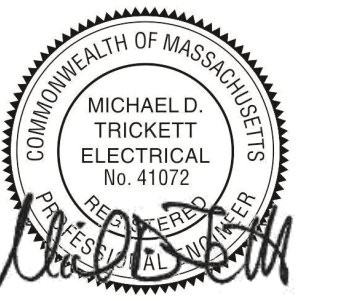




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Checked: Checker

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 1 ELECTRICAL LIGHTING AND POWER - BASEMENT & FIRST FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

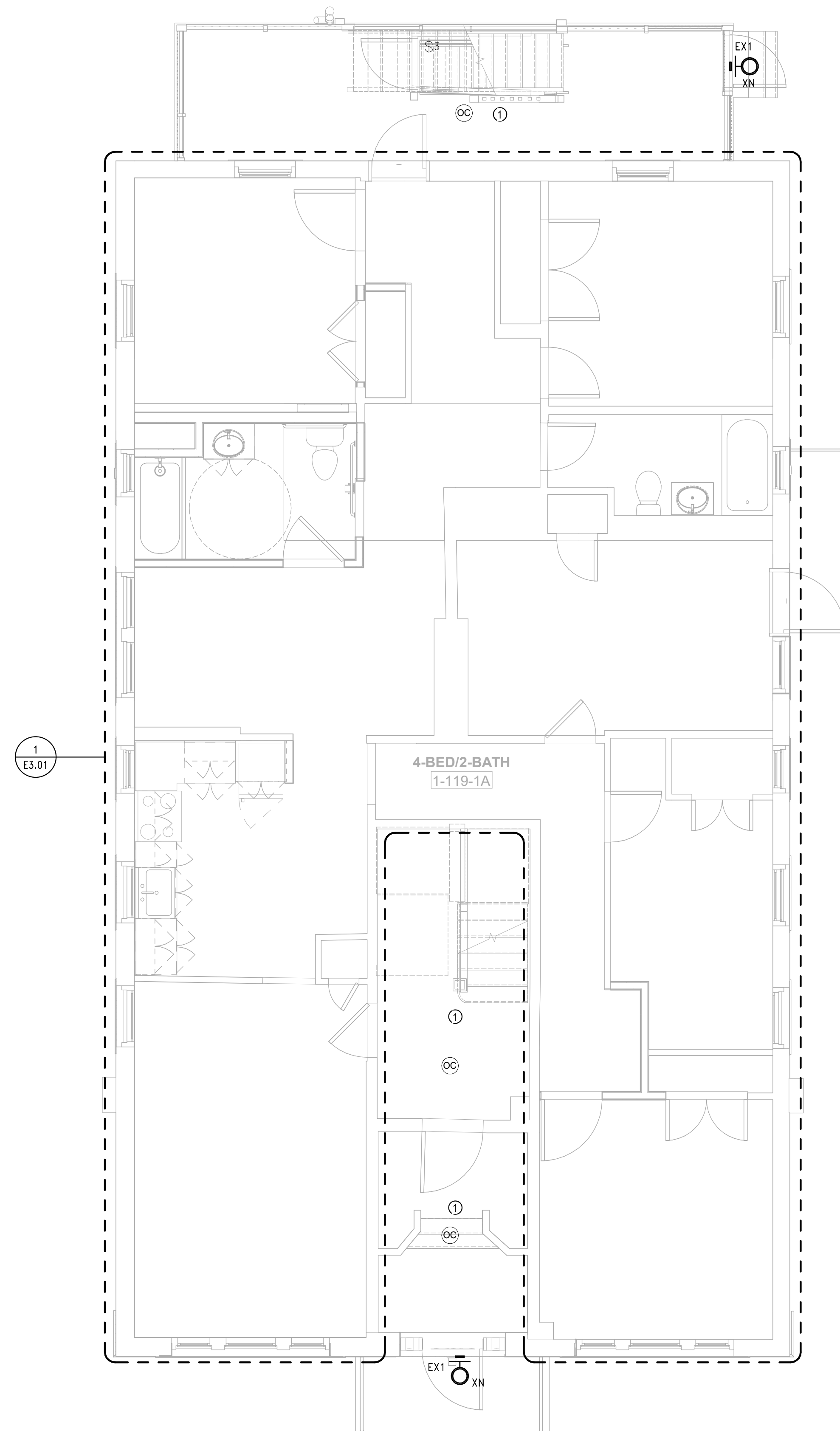
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## PLAN GENERAL NOTES

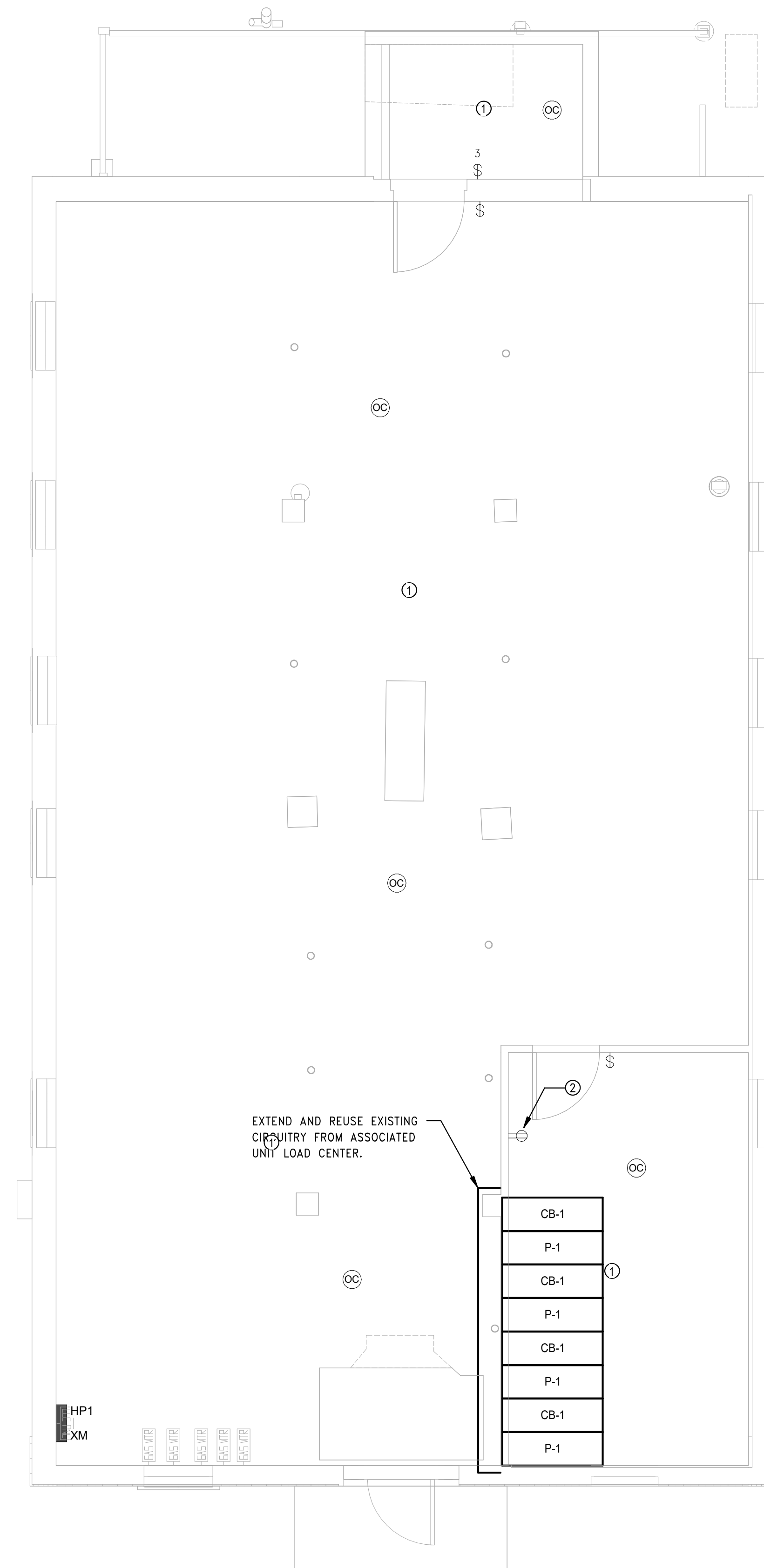
- REFER TO GENERAL DEMOLITION NOTES ON DRAWING E0.00 FOR ADDITIONAL REQUIREMENTS.
- REFER TO DRAWING E0.00 FOR LEGEND AND GENERAL NOTES
- LIGHT FIXTURES, RECEPTACLES, SWITCHES, AND ALL DEVICES SHALL BE INSTALLED AT MOUNTING HEIGHTS AND LOCATIONS AS INDICATED ON THE ARCHITECTURAL REFLECTED CEILING PLANS, ELEVATIONS, PART PLANS AND DETAILS. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR INFORMATION.
- WHERE EDGE-LIT TYPE EXIT SIGNS ARE TO BE PROVIDED, THE EXIT SIGNS SHALL BE PROVIDED WITH MIRROR-BACKING AS REQUIRED TO SUIT FIELD CONDITIONS AND SPECIFIC INSTALLED LOCATIONS.
- CIRCUIT NUMBERS ARE SHOWN FOR DESCRIPTIVE PURPOSES ONLY. EXACT NUMBERS SHALL BE DETERMINED IN THE FIELD AND SHALL BE NOTED ON THE CONTRACTORS' FIELD AS-BUILT DRAWINGS.
- EXIT SIGNS, FIXTURES DESIGNATED AS NIGHT-LIGHTS AND EMERGENCY BATTERY UNITS SHALL BE CONNECTED TO AN UNSWITCHED, CONSTANT "ON" SOURCE. THE ASSOCIATED CIRCUIT BREAKER SHALL BE PROVIDED WITH A HANDLE LOCK.
- BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED AND INSTALLED FOR A MAXIMUM VOLTAGE DROP OF 3%. CONTRACTOR SHALL PROVIDE #10AWG CONDUCTORS FOR ALL 120V CIRCUITS GREATER THAN 60 FEET IN LENGTH AND #10AWG CONDUCTORS FOR ALL 277V CIRCUITS GREATER THAN 140 FEET IN LENGTH. CONTRACTOR SHALL PROVIDE #8AWG CONDUCTORS FOR ALL 120V CIRCUITS GREATER THAN 100 FEET IN LENGTH, BUT LESS THAN 160 FEET IN LENGTH AND #8AWG CONDUCTORS FOR ALL 277V CIRCUITS GREATER THAN 225 FEET, BUT LESS THAN 350 FEET IN LENGTH. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND OPTIONS.
- COORDINATE EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH HVAC, PLUMBING AND FIRE PROTECTION DRAWINGS.
- REMOVE ALL UNUSED EXTERIOR JUNCTION BOXES.

## PLAN TAGGED NOTES

- REMOVE EXISTING SWITCHES AND LIGHTING CONTROLS IN THIS AREA, MAINTAIN EXISTING BACK BOX AND WIRING. PROVIDE NEW SWITCHES, LIGHTING CONTROLS, AND ASSOCIATED WIRING AS REQUIRED FOR A COMPLETE SYSTEM.
- POWER FOR CONDENSATE PUMP, PROVIDE FEED FROM LOCAL HOUSE RECEPTACLE CIRCUIT.



**2** ELECTRICAL POWER Level 1 - Building 1 - 119-121  
 SCALE: 1/4" = 1'-0"

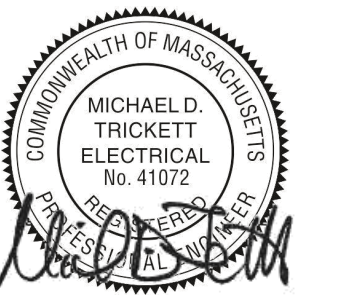


**1** ELECTRICAL POWER Basement- Building 1 - 119-121  
 SCALE: 1/4" = 1'-0"

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Checked: Checker

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 1 ELECTRICAL LIGHTING AND POWER- SECOND, THIRD FLOOR AND ROOF FLOOR PLAN**

Project Number:

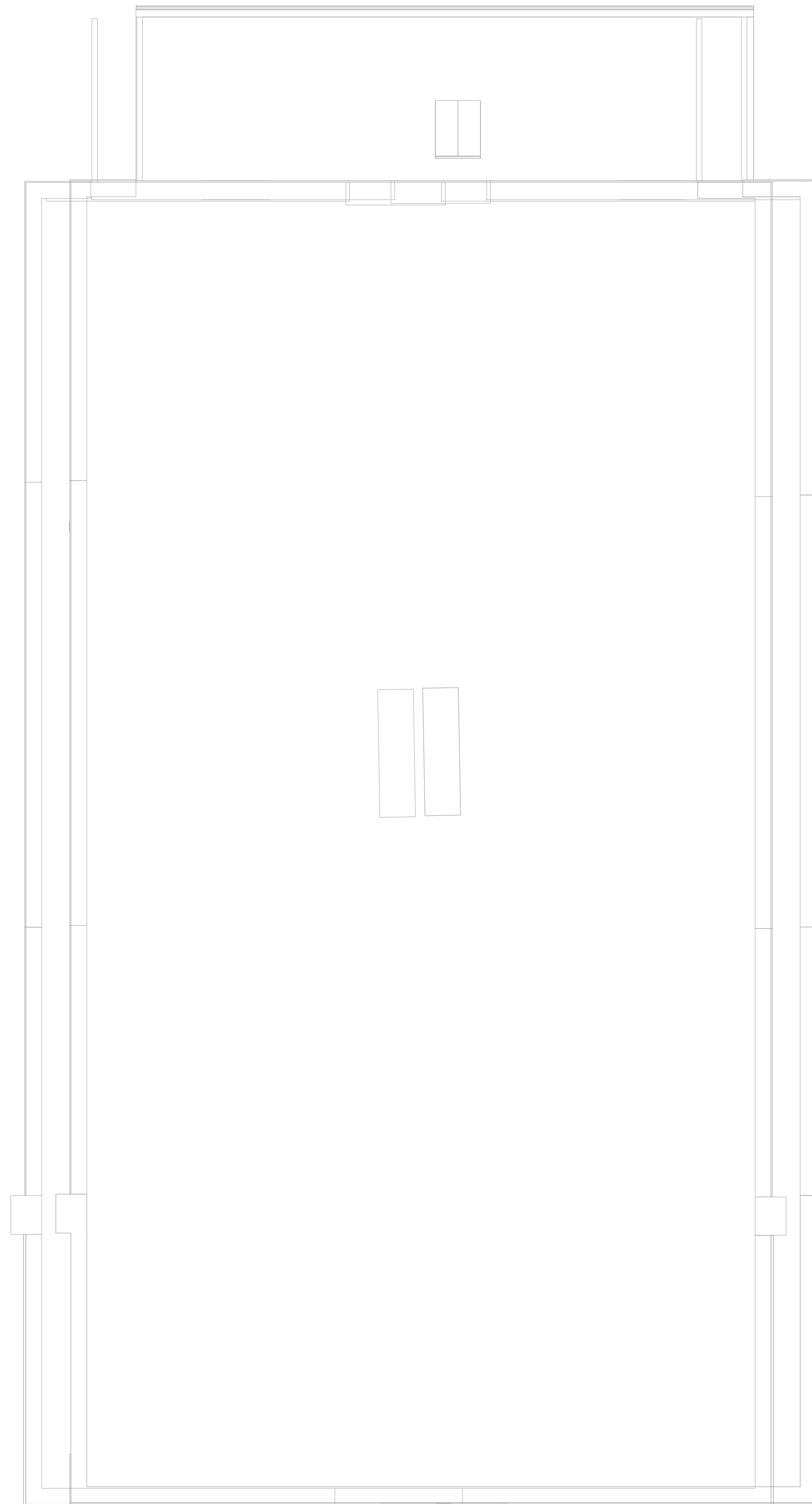
22020 (PEI: 23002)

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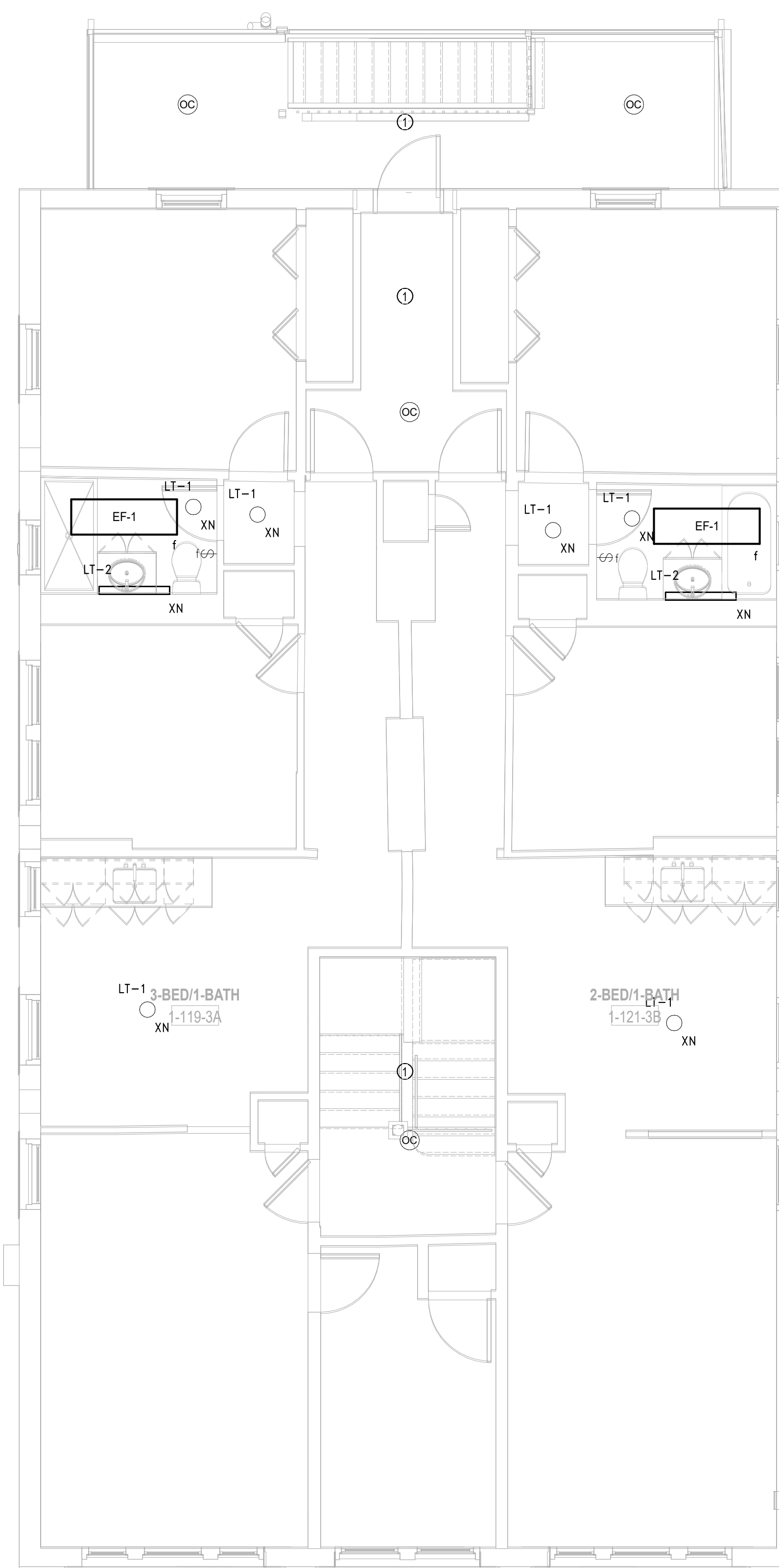
**E1.01b**



**6** ELECTRICAL POWER Roof - Building 1 - 119-121  
 SCALE: 1/4" = 1'-0"

**PLAN GENERAL NOTES**

- REFER TO GENERAL DEMOLITION NOTES ON DRAWING E0.00 FOR ADDITIONAL REQUIREMENTS.
- REFER TO DRAWING E0.00 FOR LEGEND AND GENERAL NOTES.
- LIGHT FIXTURES, RECEPTACLES, SWITCHES, AND ALL DEVICES SHALL BE INSTALLED AT MOUNTING HEIGHTS AND LOCATIONS AS INDICATED ON THE ARCHITECTURAL REFLECTED CEILING PLANS, ELEVATIONS, PART PLANS AND DETAILS. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR INFORMATION.
- WHERE EDGE-LIT TYPE EXIT SIGNS ARE TO BE PROVIDED, THE EXIT SIGNS SHALL BE PROVIDED WITH MIRROR-BACKING AS REQUIRED TO SUIT FIELD CONDITIONS AND SPECIFIC INSTALLED LOCATIONS.
- CIRCUIT NUMBERS ARE SHOWN FOR DESCRIPTIVE PURPOSES ONLY. EXACT NUMBERS SHALL BE DETERMINED IN THE FIELD AND SHALL BE NOTED ON THE CONTRACTORS' FIELD AS-BUILT DRAWINGS.

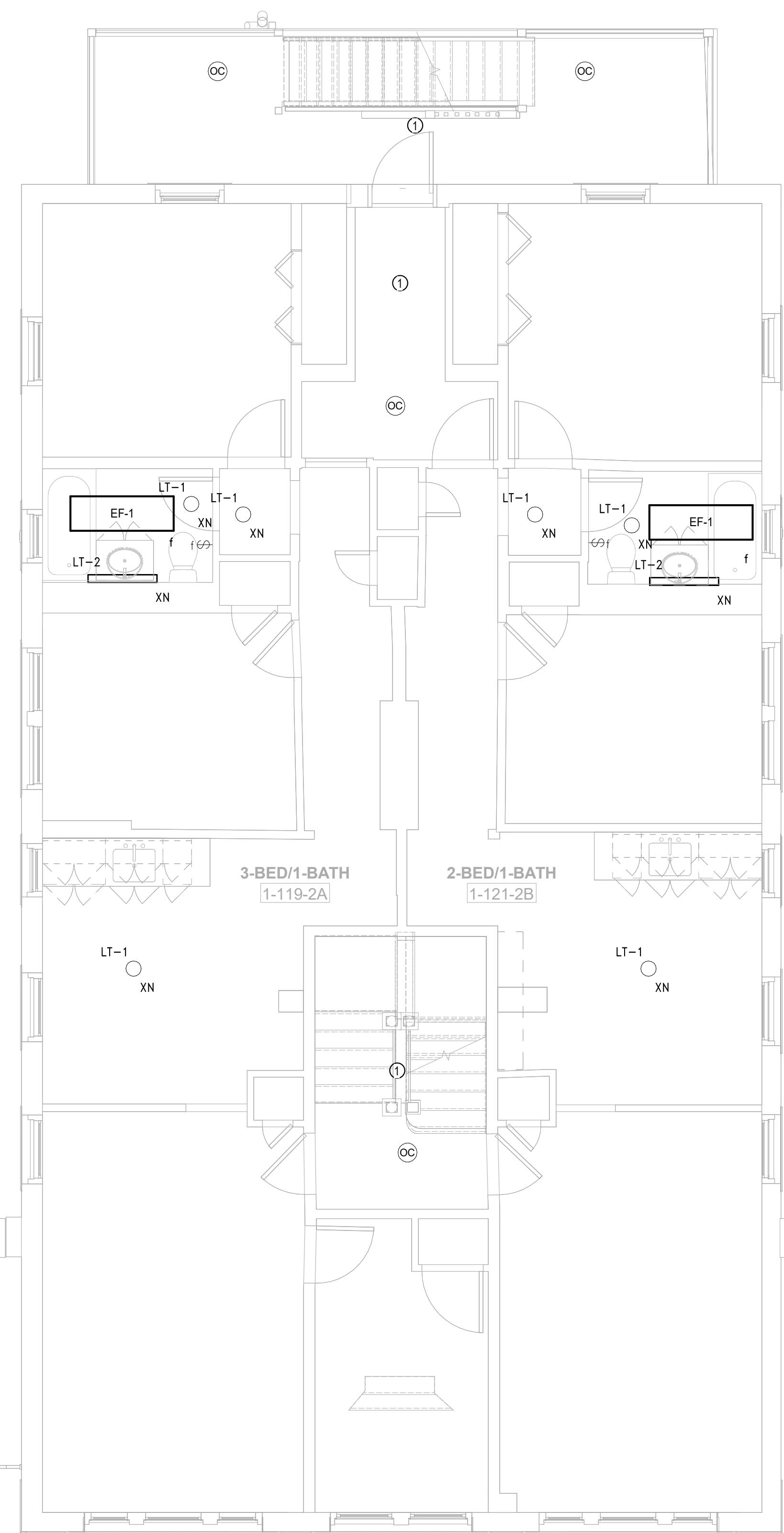


**5** ELECTRICAL POWER Level 3 - Building 1 - 119-121  
 SCALE: 1/4" = 1'-0"

**PLAN TAGGED NOTES**

- REMOVE EXISTING SWITCHES AND LIGHTING CONTROLS IN THIS AREA, MAINTAIN EXISTING BACK BOX AND WIRING, PROVIDE NEW SWITCHES, LIGHTING CONTROLS, AND ASSOCIATED WIRING AS REQUIRED FOR A COMPLETE SYSTEM.

- EXIT SIGNS, FIXTURES DESIGNATED AS NIGHT-LIGHTS AND EMERGENCY BATTERY UNITS SHALL BE CONNECTED TO AN UNSWITCHED, CONSTANT "ON" SOURCE. THE ASSOCIATED CIRCUIT BREAKER SHALL BE PROVIDED WITH A HANDLE LOCK.
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- COORDINATE EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH HVAC, PLUMBING AND FIRE PROTECTION DRAWINGS.
- REMOVE ALL UNUSED EXTERIOR JUNCTION BOXES.



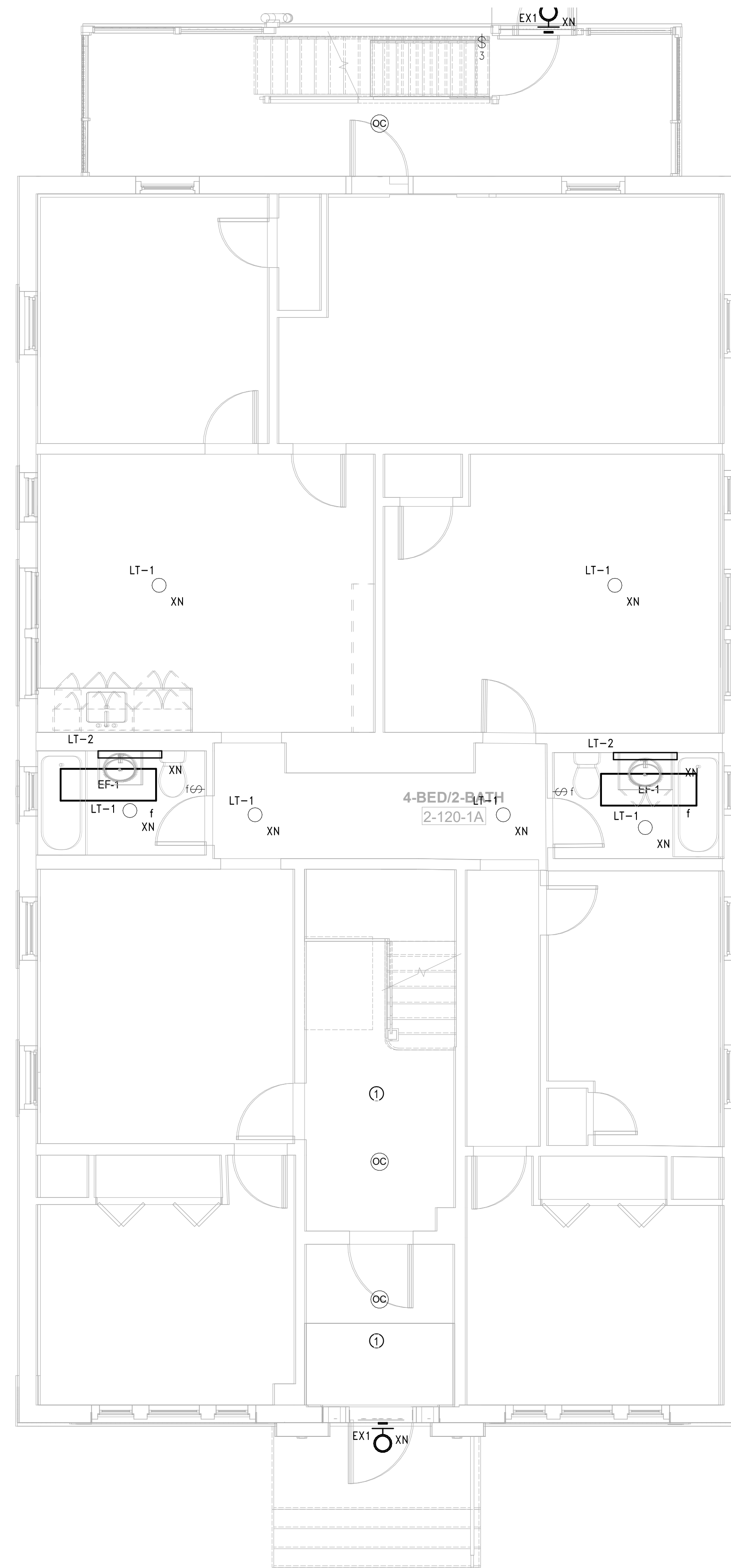
**4** ELECTRICAL POWER Level 2 - Building 1 - 119-121  
 SCALE: 1/4" = 1'-0"

**PLAN GENERAL NOTES**

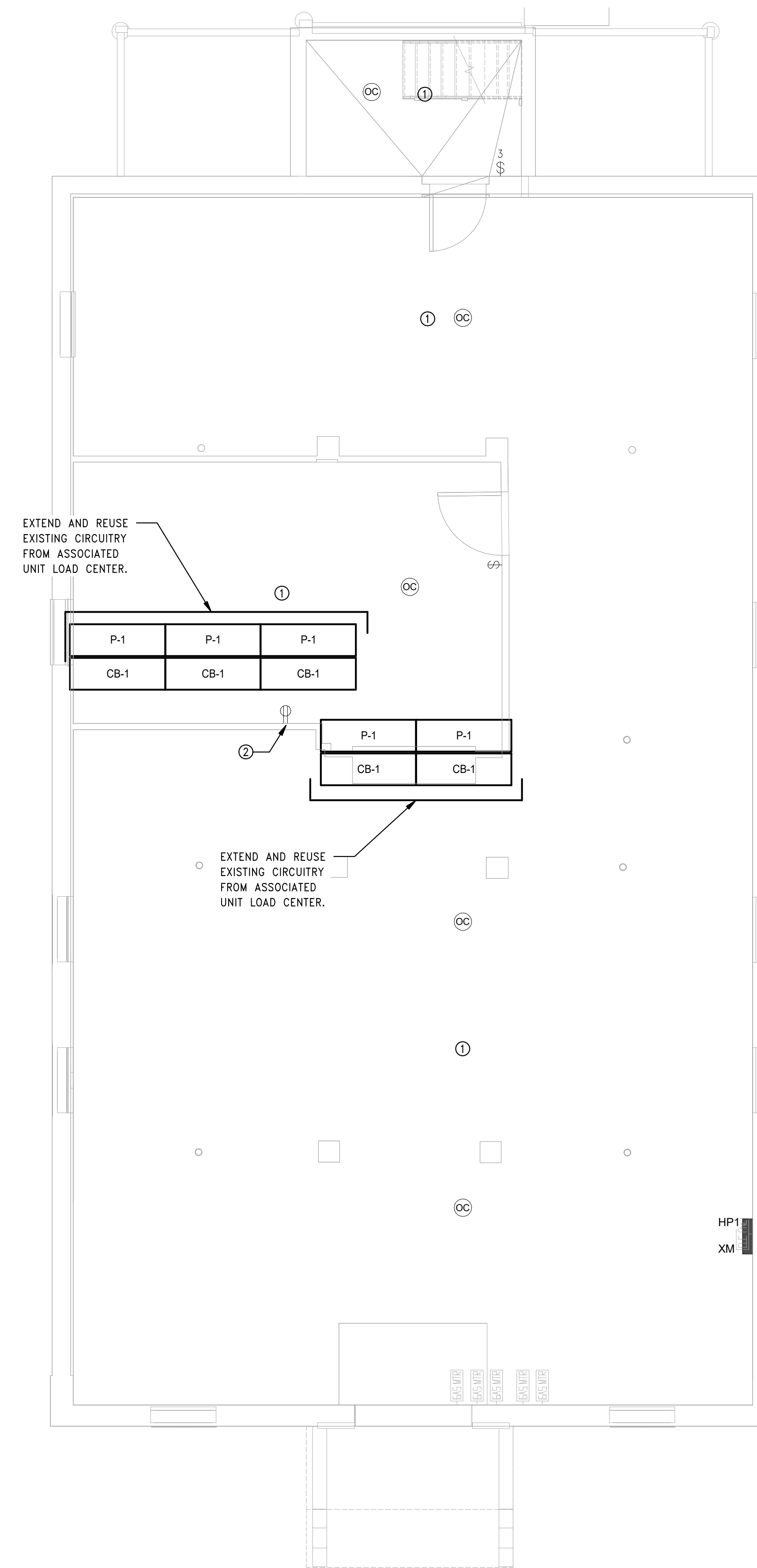
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8. COORDINATE EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH HVAC, PLUMBING AND FIRE PROTECTION DRAWINGS.
9. REMOVE ALL UNUSED EXTERIOR JUNCTION BOXES.

**PLAN TAGGED NOTES**

- ① REMOVE EXISTING SWITCHES AND LIGHTING CONTROLS IN THIS AREA. MAINTAIN EXISTING BACK BOX AND WIRING. PROVIDE NEW SWITCHES, LIGHTING CONTROLS, AND ASSOCIATED WIRING AS REQUIRED FOR A COMPLETE SYSTEM.
- ② POWER FOR CONDENSATE PUMP. PROVIDE FEED FROM LOCAL HOUSE RECEPTACLE CIRCUIT.



② ELECTRICAL POWER Level 1 - Building 2 - 120-122  
SCALE: 1/4" = 1'-0"



① ELECTRICAL POWER Basement - Building 2 - 120-122  
SCALE: 1/4" = 1'-0"



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Chelsea MA 02150  
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F 617.884.4329  
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Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 2 ELECTRICAL LIGHTING AND POWER-BASEMENT & FIRST FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

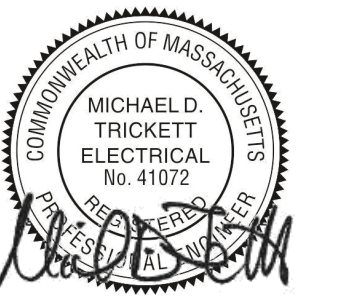
Sheet Number:

**E1.02a**

Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 2 ELECTRICAL LIGHTING AND POWER-SECOND, THIRD FLOOR AND ROOF FLOOR PLAN**

Project Number:

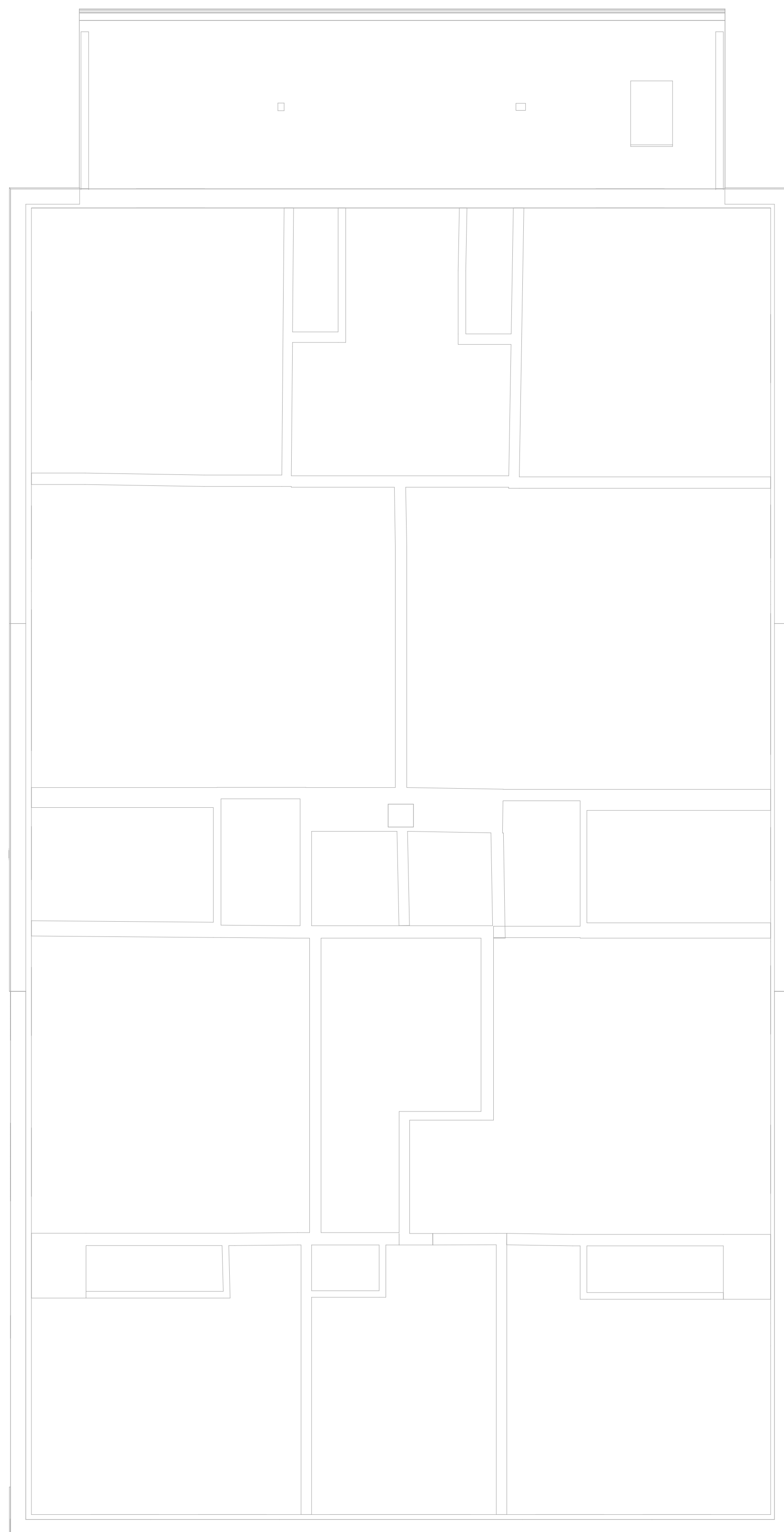
22020 (PEI: 23002)

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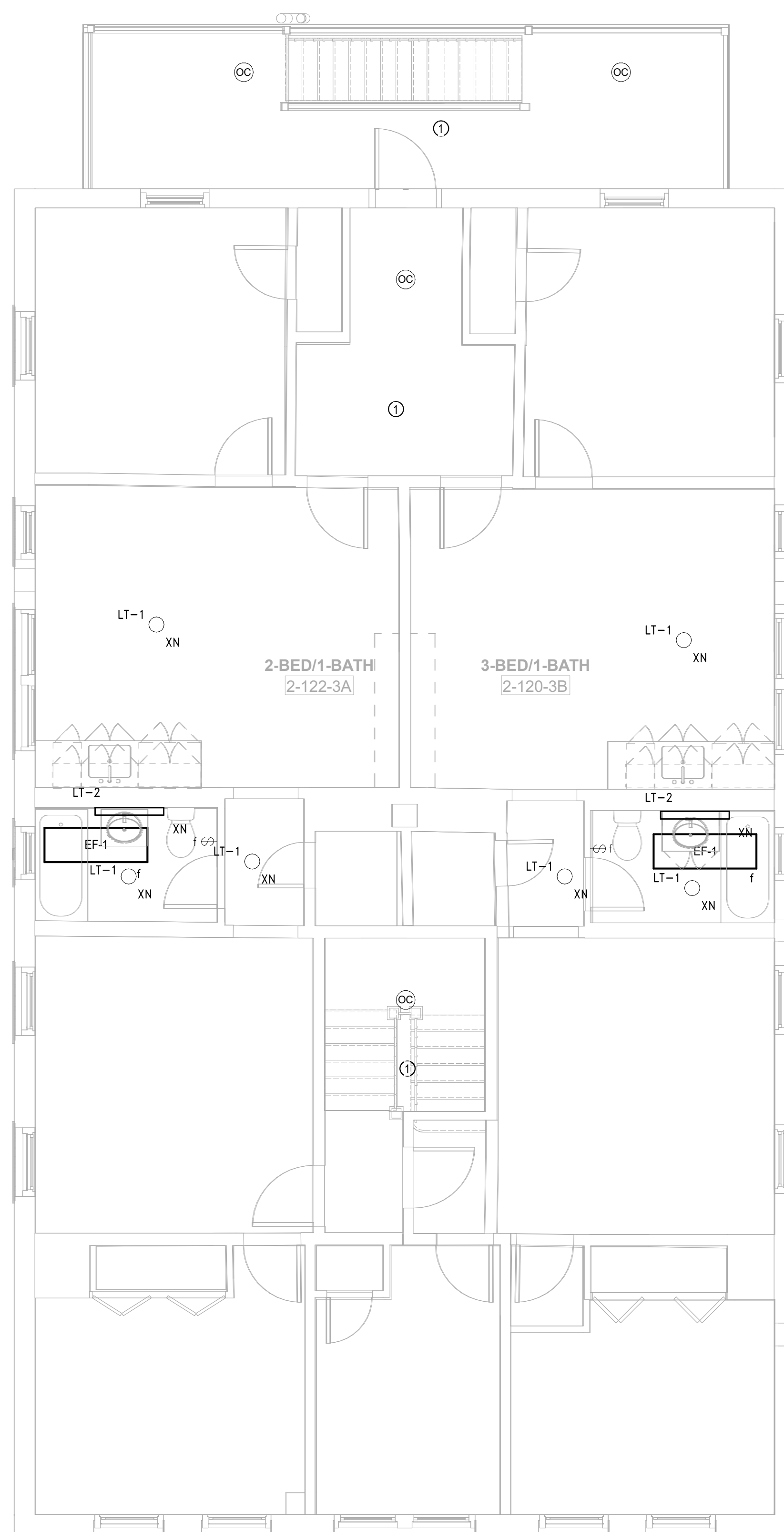
**E1.02b**



**3** ELECTRICAL POWER Roof - Building 2 - 120-122  
 SCALE: 1/4" = 1'-0"

PLAN GENERAL NOTES

- REFER TO GENERAL DEMOLITION NOTES ON DRAWING E0.00 FOR ADDITIONAL REQUIREMENTS.
- REFER TO DRAWING E0.00 FOR LEGEND AND GENERAL NOTES.
- LIGHT FIXTURES, RECEPTACLES, SWITCHES, AND ALL DEVICES SHALL BE INSTALLED AT MOUNTING HEIGHTS AND LOCATIONS AS INDICATED ON THE ARCHITECTURAL REFLECTED CEILING PLANS, ELEVATIONS, PART PLANS AND DETAILS. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR INFORMATION.
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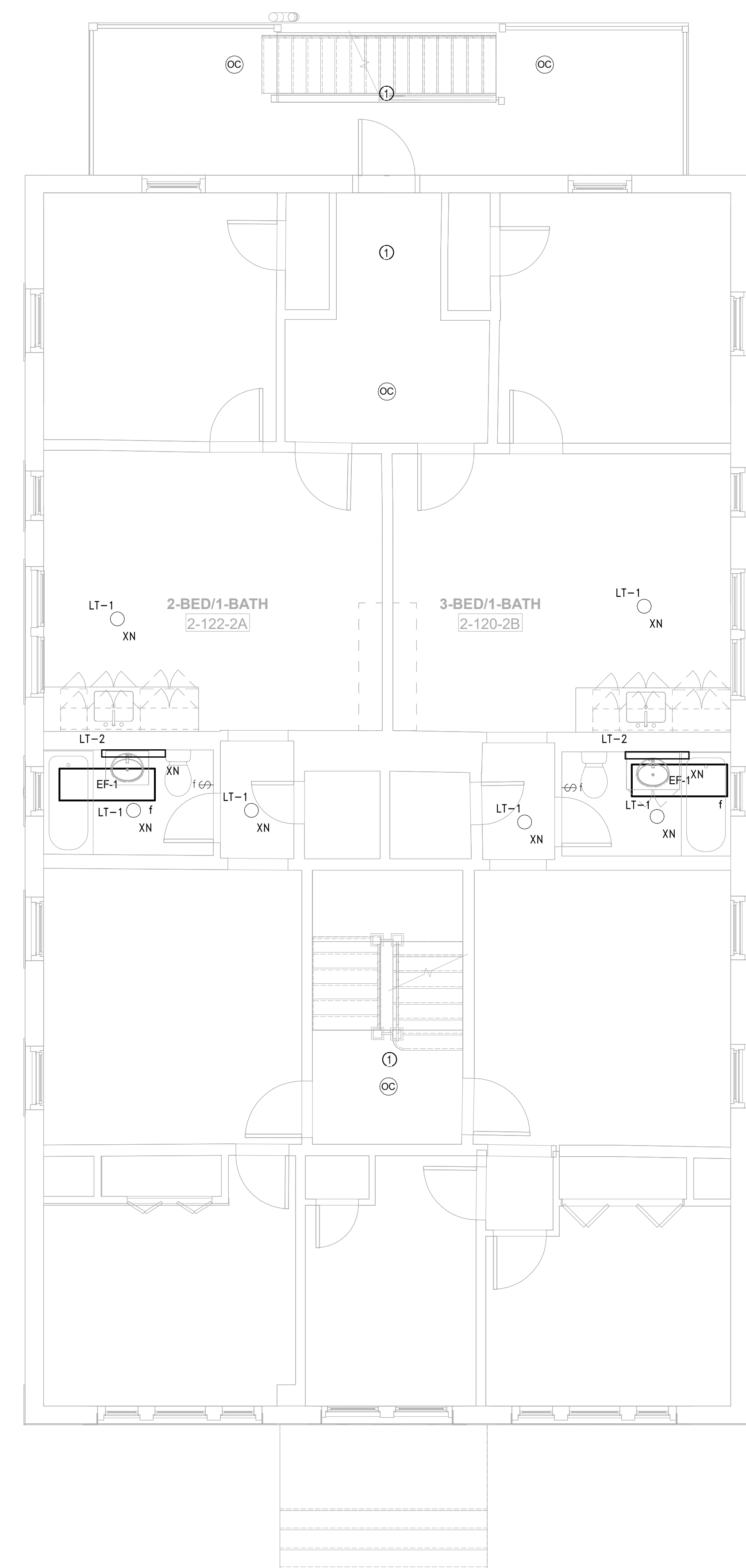


**2** ELECTRICAL POWER Level 3 - Building 2 - 120-122  
 SCALE: 1/4" = 1'-0"

PLAN TAGGED NOTES

- REMOVE EXISTING SWITCHES AND LIGHTING CONTROLS IN THIS AREA. MAINTAIN EXISTING BACK BOX AND WIRING. PROVIDE NEW SWITCHES, LIGHTING CONTROLS, AND ASSOCIATED WIRING AS REQUIRED FOR A COMPLETE SYSTEM.

- EXIT SIGNS, FIXTURES DESIGNATED AS NIGHT-LIGHTS AND EMERGENCY BATTERY UNITS SHALL BE CONNECTED TO AN UNSWITCHED, CONSTANT "ON" SOURCE. THE ASSOCIATED CIRCUIT BREAKER SHALL BE PROVIDED WITH A HANDLE LOCK.
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- COORDINATE EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH HVAC, PLUMBING AND FIRE PROTECTION DRAWINGS.
- REMOVE ALL UNUSED EXTERIOR JUNCTION BOXES.



**1** ELECTRICAL POWER Level 2 - Building 2 - 120-122  
 SCALE: 1/4" = 1'-0"

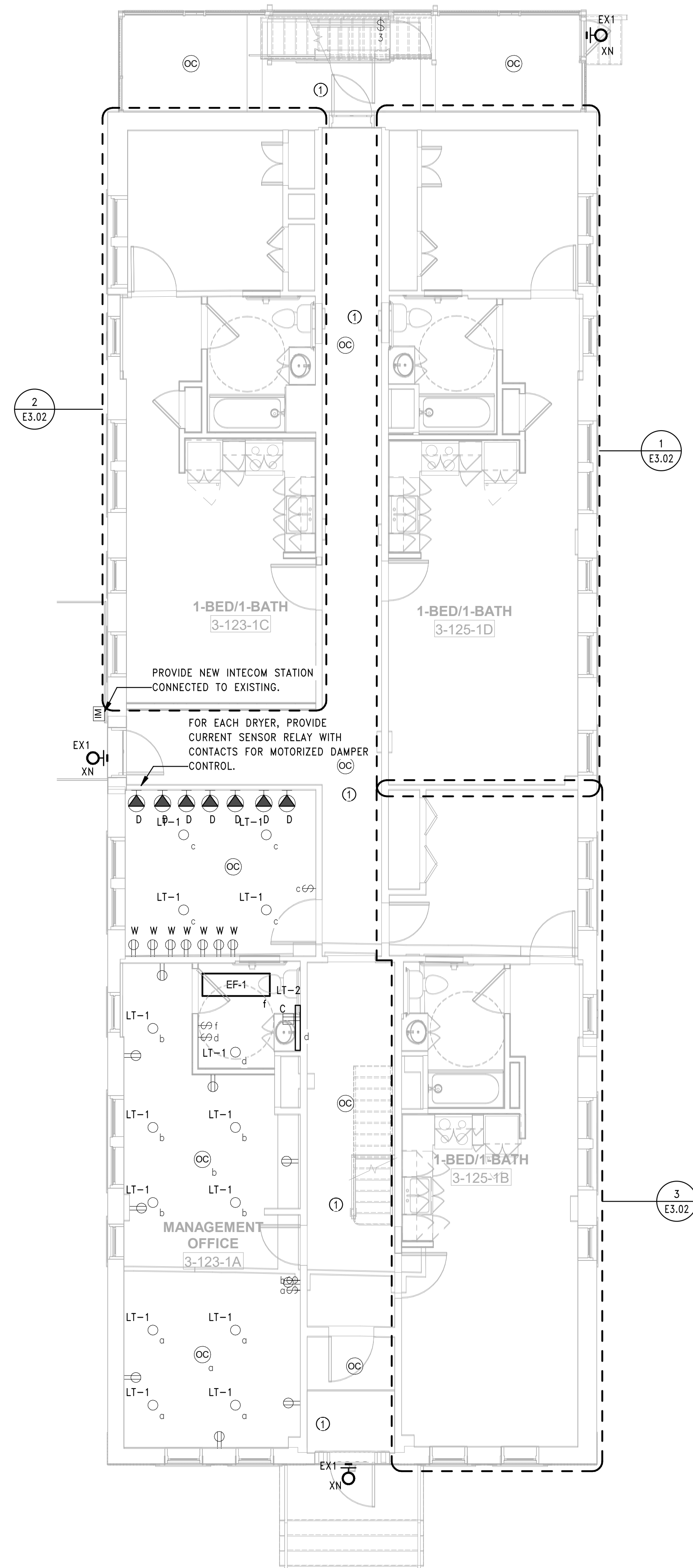


**PLAN GENERAL NOTES**

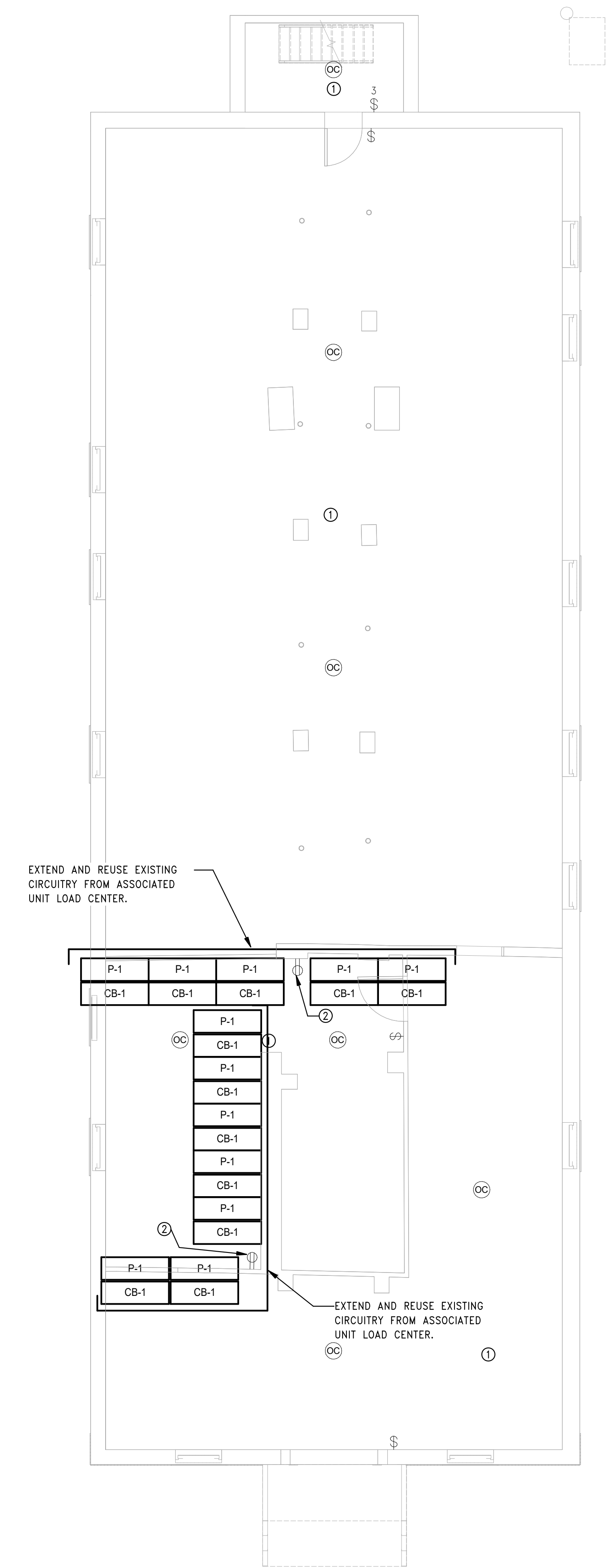
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- ② POWER FOR CONDENSATE PUMP, PROVIDE FEED FROM LOCAL HOUSE RECEPTACLE CIRCUIT.



② ELECTRICAL POWER Level 1 - Building 3 - 123-125  
SCALE: 3/16" = 1'-0"



① ELECTRICAL POWER Basement - Building 3 - 123-125  
SCALE: 3/16" = 1'-0"

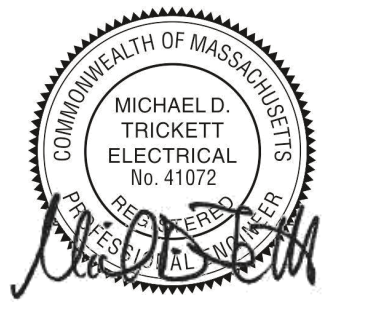


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Chelsea MA 02150  
O 617.889.4402  
F 617.884.4329  
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Revision:

Engineer of Record:



Drawn: Author  
Checked: Checker  
Scale: As indicated  
Key Plan:

Project Name:  
**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:  
**BUILDING 3 ELECTRICAL LIGHTING AND POWER-BASEMENT & FIRST FLOOR PLAN**

Project Number:  
22020 (PEI: 23002)

Issue Date:  
AUGUST 11, 2023

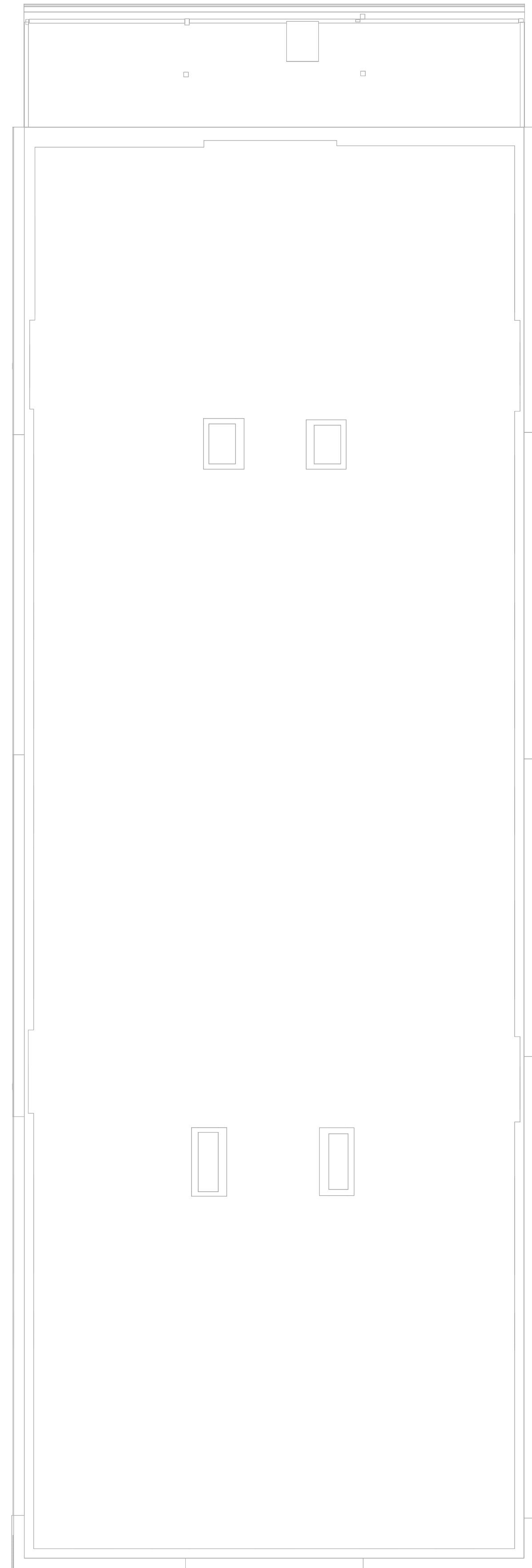
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**E1.03a**

**PLAN GENERAL NOTES**

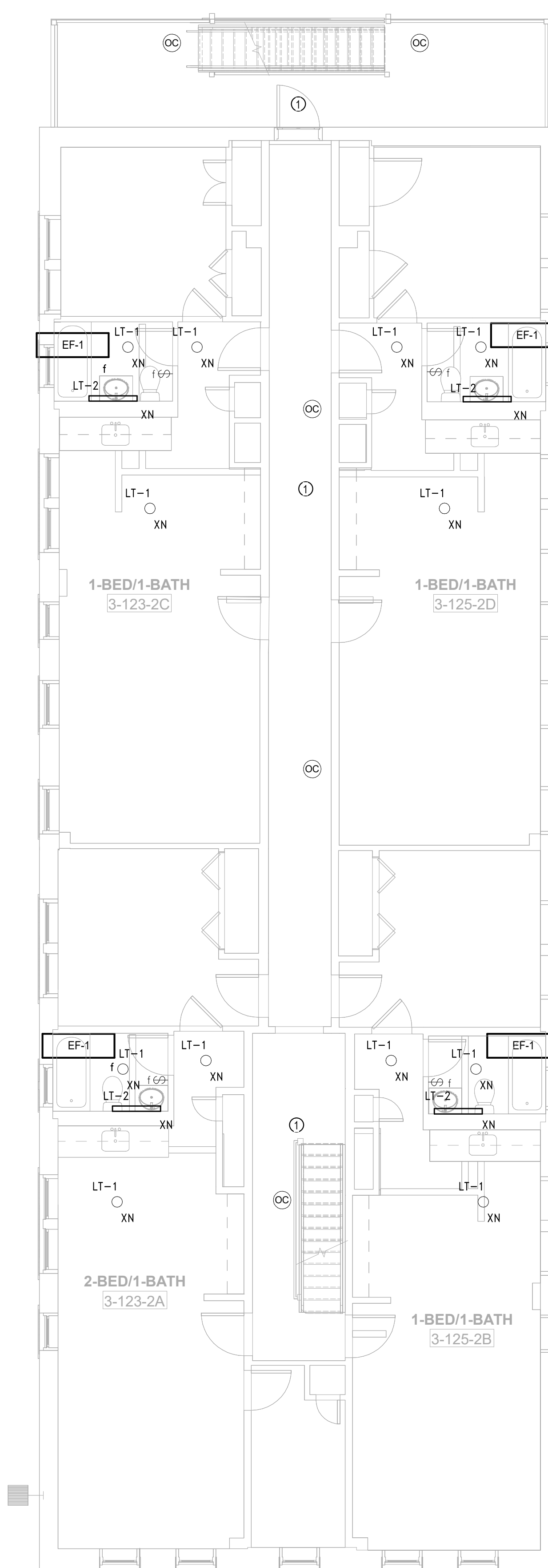
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**PLAN TAGGED NOTES**

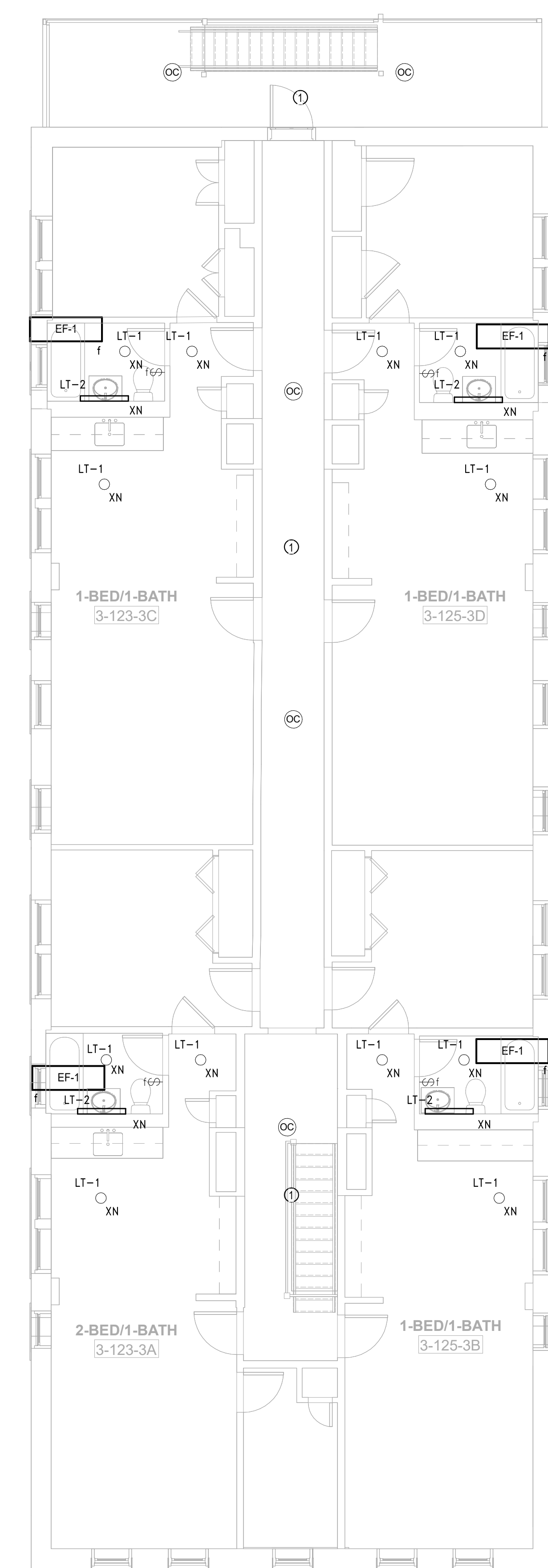
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3 ELECTRICAL POWER Roof - Building 3 - 123-125  
SCALE: 3/16" = 1'-0"



2 ELECTRICAL POWER Level 3 - Building 3 - 123-125  
SCALE: 3/16" = 1'-0"



1 ELECTRICAL POWER Level 2 - Building 3 - 123-125  
SCALE: 3/16" = 1'-0"

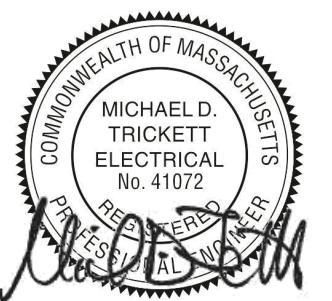


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Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 3 ELECTRICAL LIGHTING AND POWER- SECOND, THIRD FLOOR AND ROOF FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

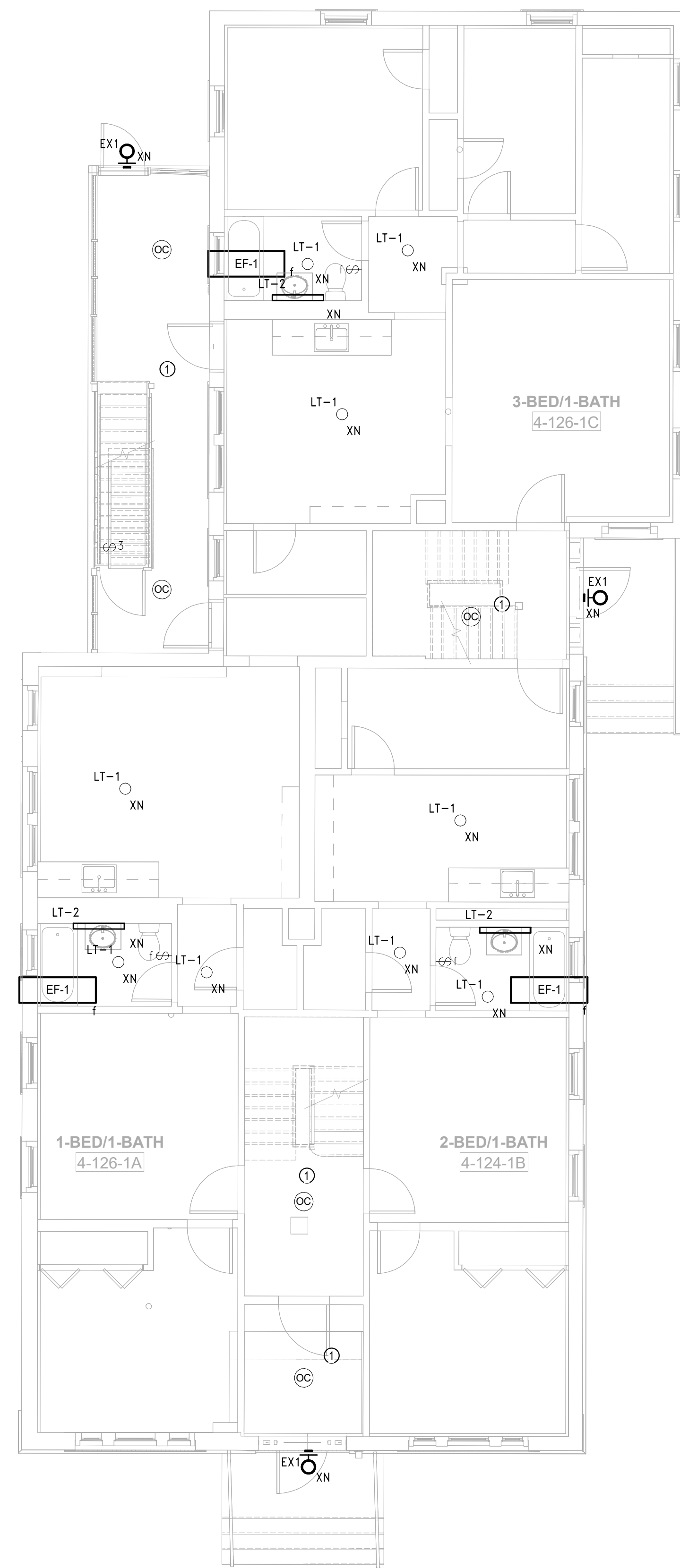
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**PLAN GENERAL NOTES**

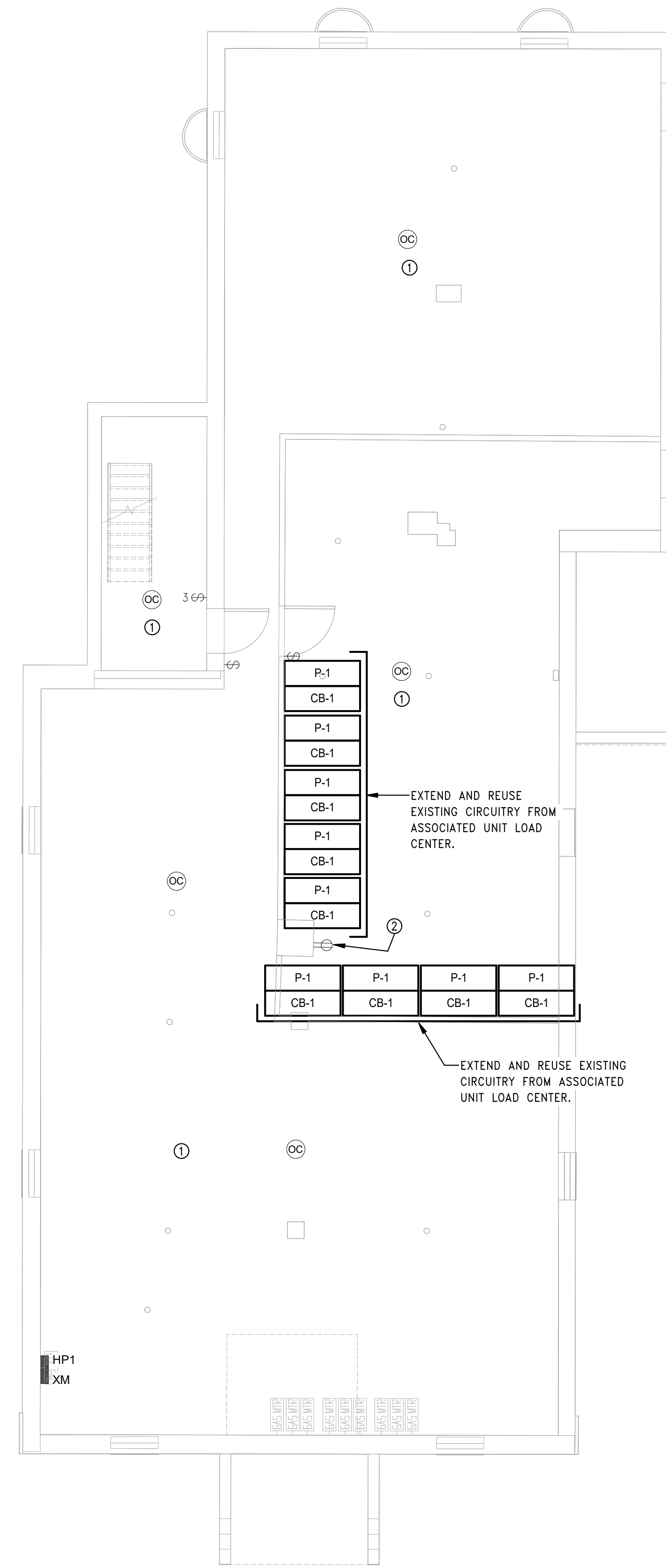
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- ② POWER FOR CONDENSATE PUMP, PROVIDE FEED FROM LOCAL HOUSE RECEPTACLE CIRCUIT.



2 ELECTRICAL POWER Level 1 - Building 4 - 124-126  
SCALE: 3/16" = 1'-0"



1 ELECTRICAL POWER Basement - Building 4 - 124-126  
SCALE: 3/16" = 1'-0"



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Drawn: Author

Checked: Checker

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Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 4 ELECTRICAL LIGHTING AND POWER-BASEMENT & FIRST FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

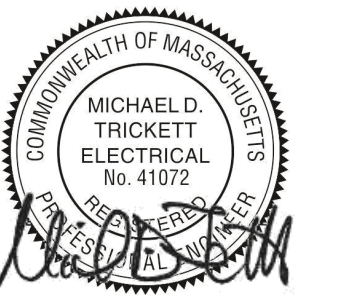
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**E1.04a**

Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 4 ELECTRICAL LIGHTING AND POWER- SECOND, THIRD FLOOR AND ROOF FLOOR PLAN**

Project Number:

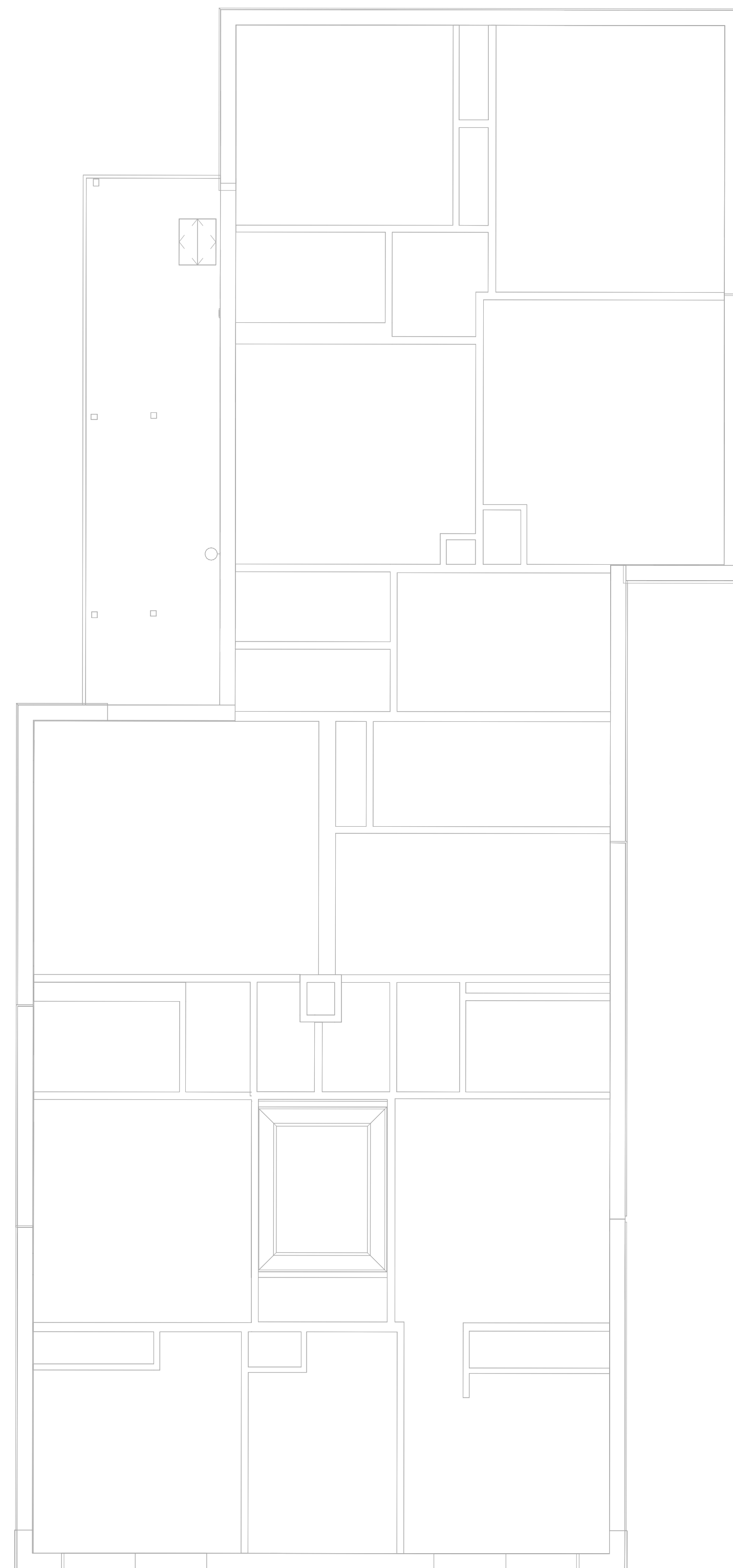
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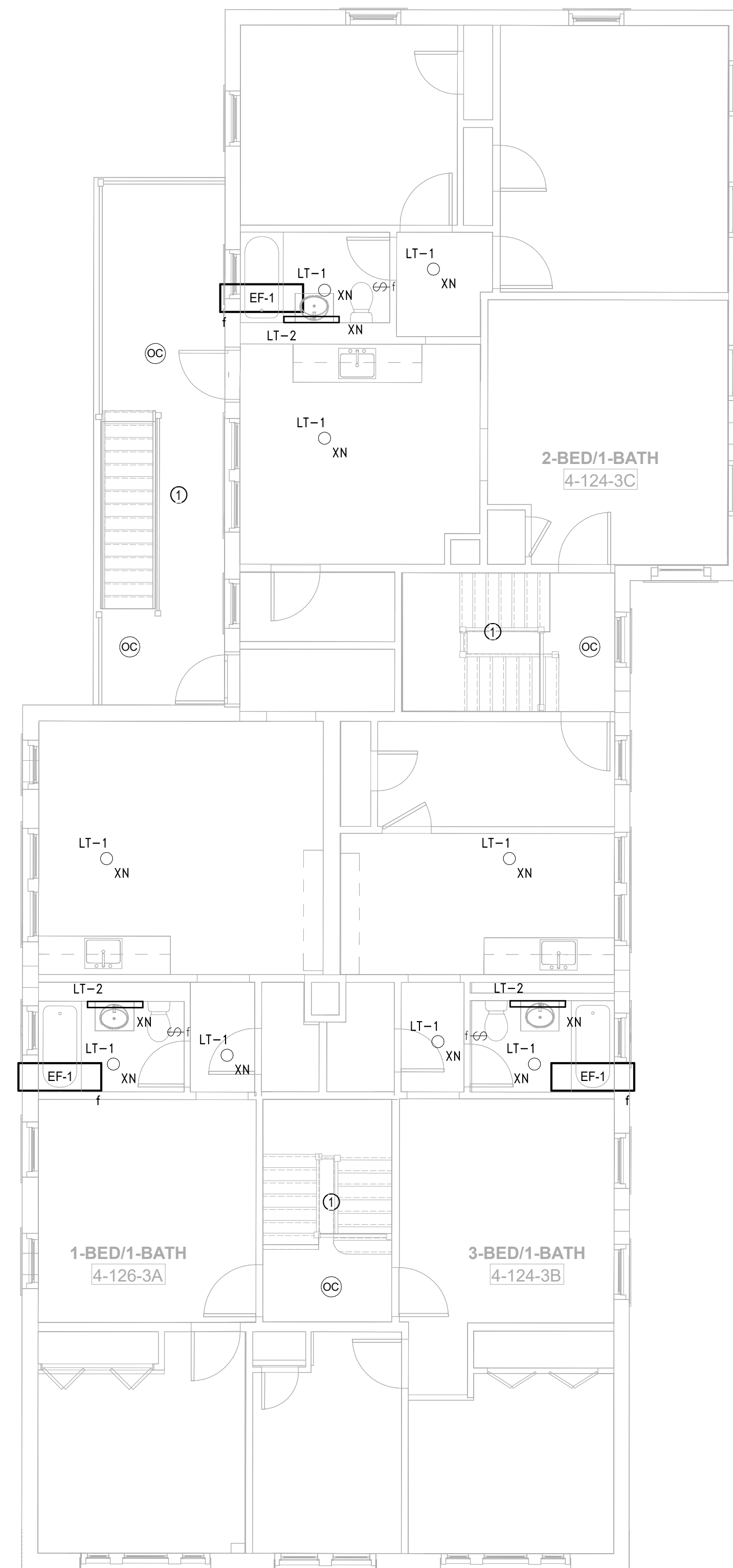
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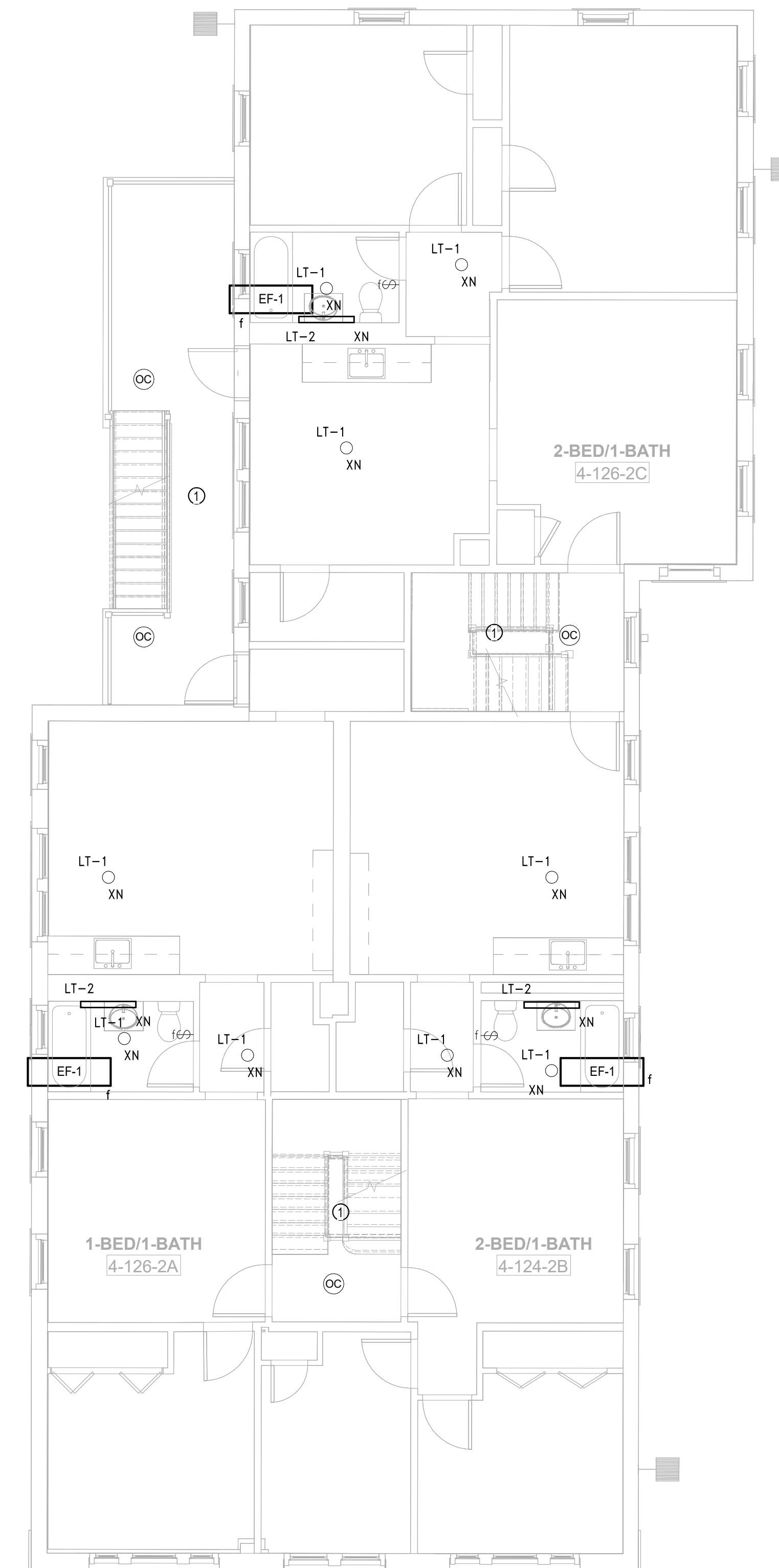
**E1.04b**



**3** ELECTRICAL POWER Roof – Building 4 – 124-126  
 SCALE: 3/16" = 1'-0"



**2** ELECTRICAL POWER Level 3 – Building 4 – 124-126  
 SCALE: 3/16" = 1'-0"



**1** ELECTRICAL POWER Level 2 – Building 4 – 124-126  
 SCALE: 3/16" = 1'-0"

**PLAN GENERAL NOTES**

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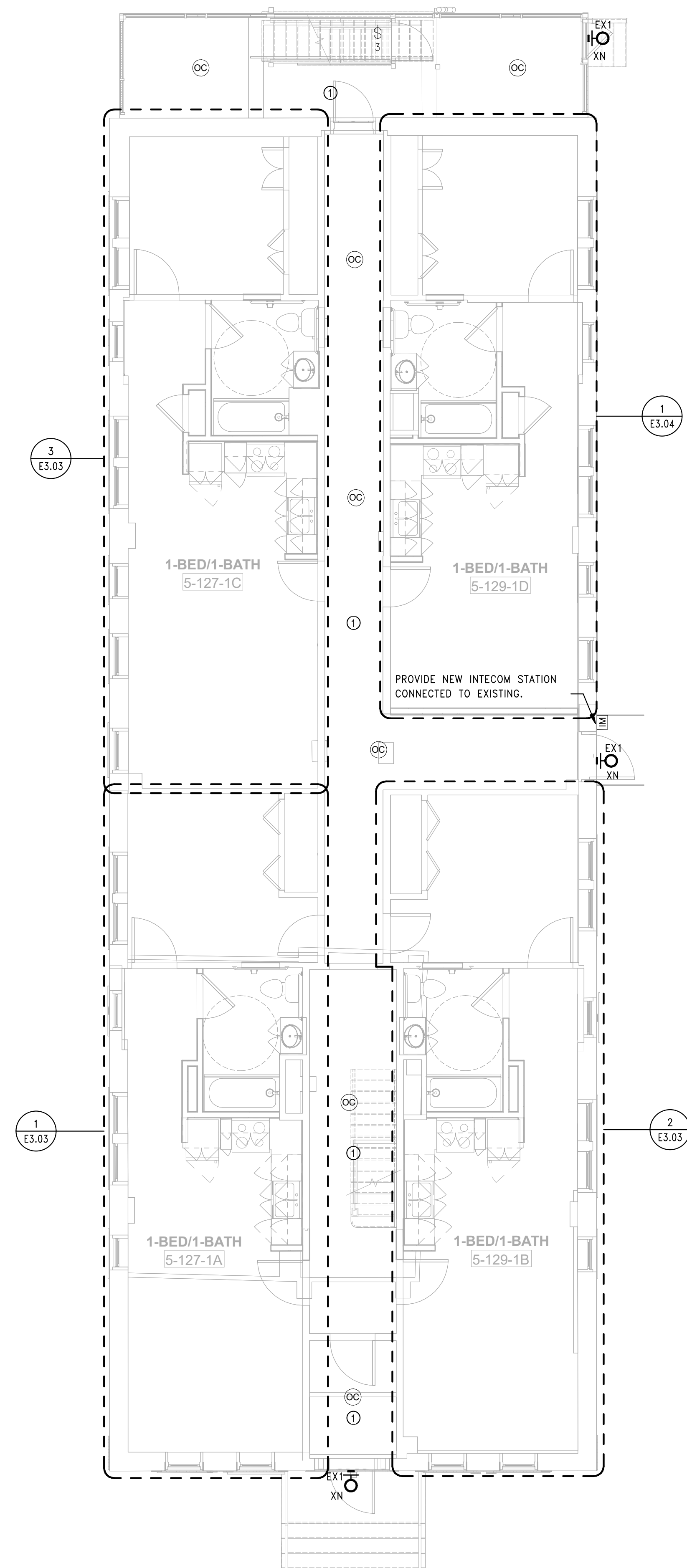
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- REMOVE ALL UNUSED EXTERIOR JUNCTION BOXES.

PLAN GENERAL NOTES

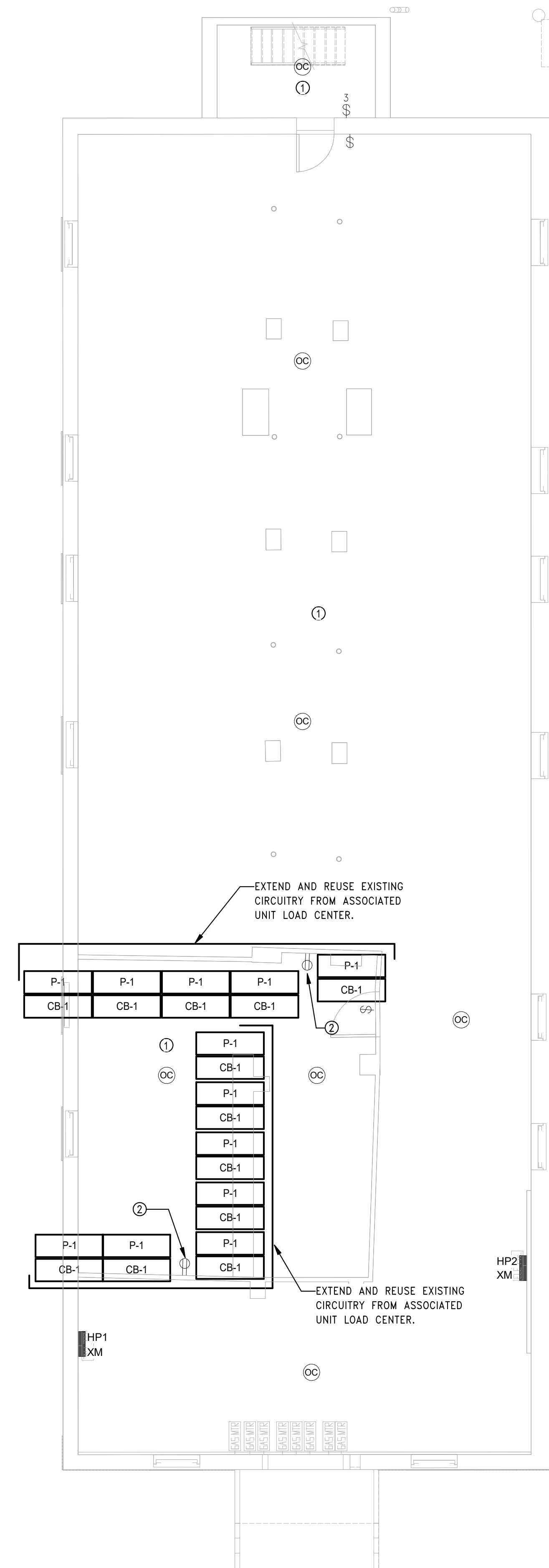
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PLAN TAGGED NOTES

- REMOVE EXISTING SWITCHES AND LIGHTING CONTROLS IN THIS AREA. MAINTAIN EXISTING BACK BOX AND WIRING. PROVIDE NEW SWITCHES, LIGHTING CONTROLS, AND ASSOCIATED WIRING AS REQUIRED FOR A COMPLETE SYSTEM.
- POWER FOR CONDENSATE PUMP. PROVIDE FEED FROM LOCAL HOUSE RECEPTACLE CIRCUIT.



2 ELECTRICAL POWER Level 1 - Building 5 - 127-129  
SCALE: 3/16" = 1'-0"



1 ELECTRICAL POWER Basement - Building 5 - 127-129  
SCALE: 3/16" = 1'-0"

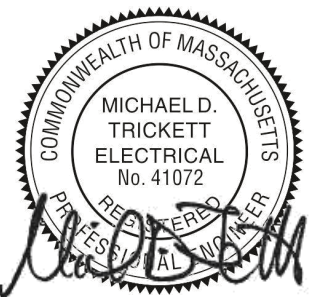


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Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 5 ELECTRICAL LIGHTING AND POWER-BASEMENT & FIRST FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

**E1.05a**

**PLAN GENERAL NOTES**

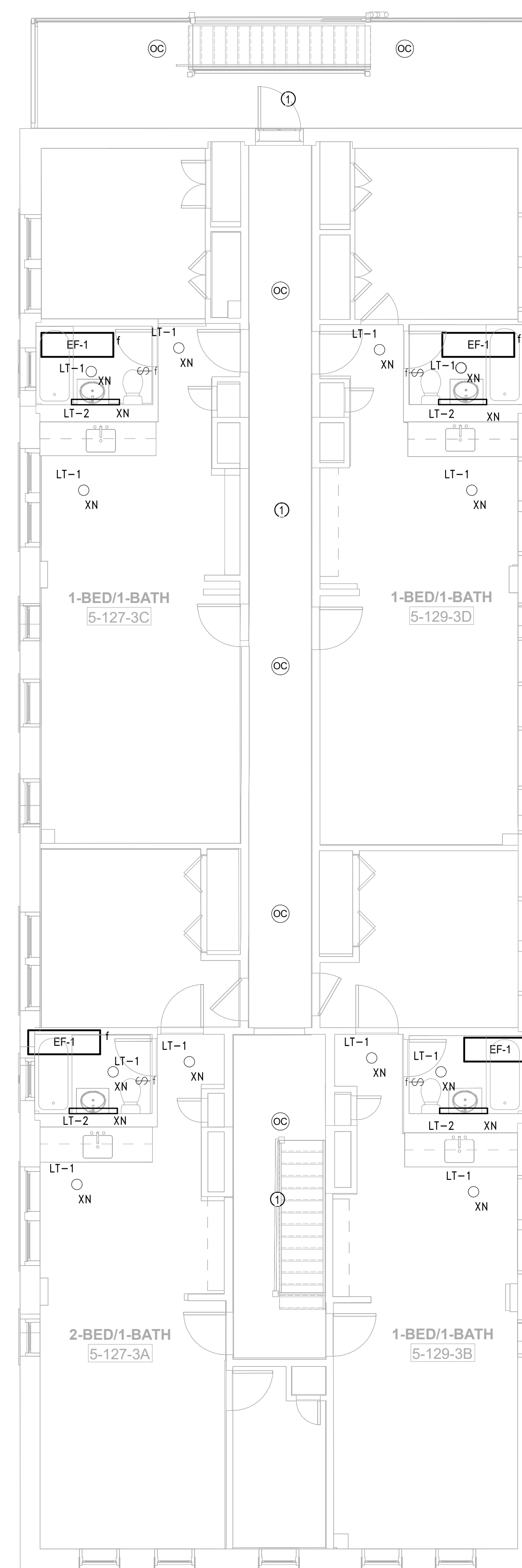
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**PLAN TAGGED NOTES**

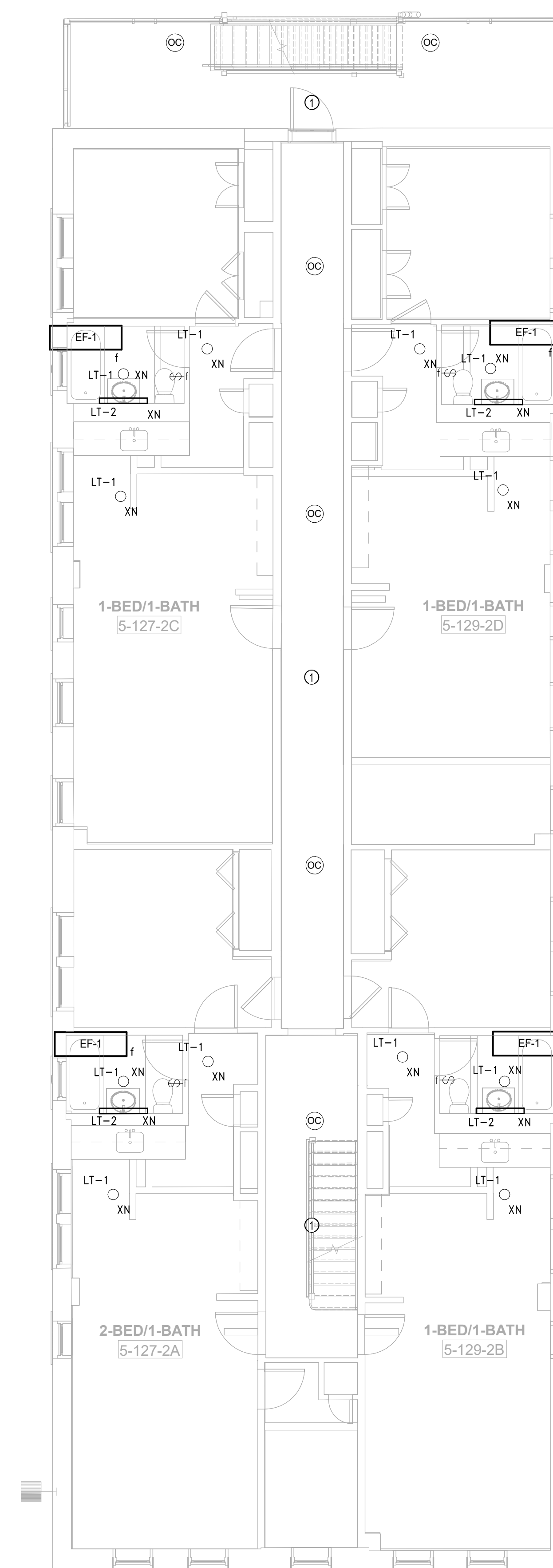
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3 ELECTRICAL POWER Roof – Building 5 – 127-129  
SCALE: 3/16" = 1'-0"



2 ELECTRICAL POWER Level 3 – Building 5 – 127-129  
SCALE: 3/16" = 1'-0"



1 ELECTRICAL POWER Level 2 – Building 5 – 127-129  
SCALE: 3/16" = 1'-0"

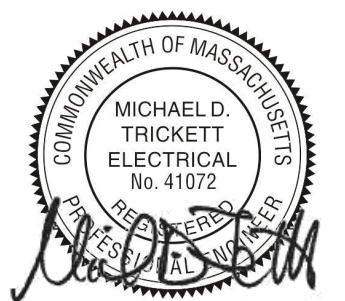


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Drawn: Author

Checked: Checker

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Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 5 ELECTRICAL LIGHTING AND POWER- SECOND, THIRD FLOOR AND ROOF FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

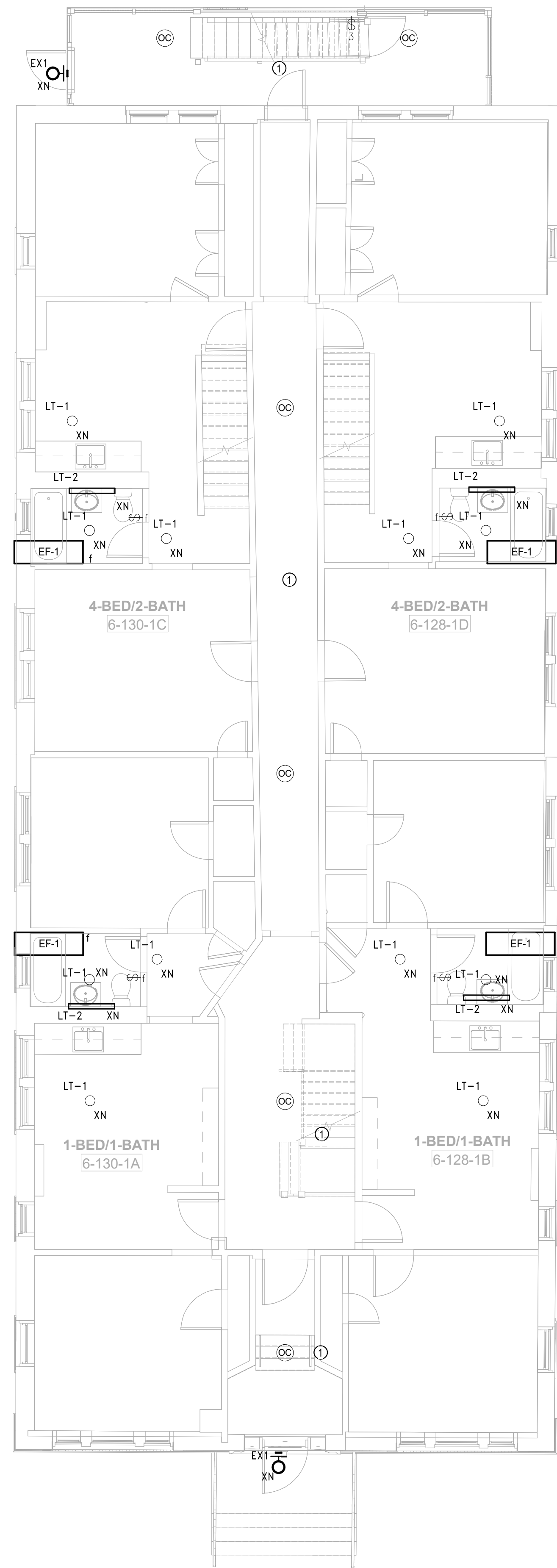
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**PLAN GENERAL NOTES**

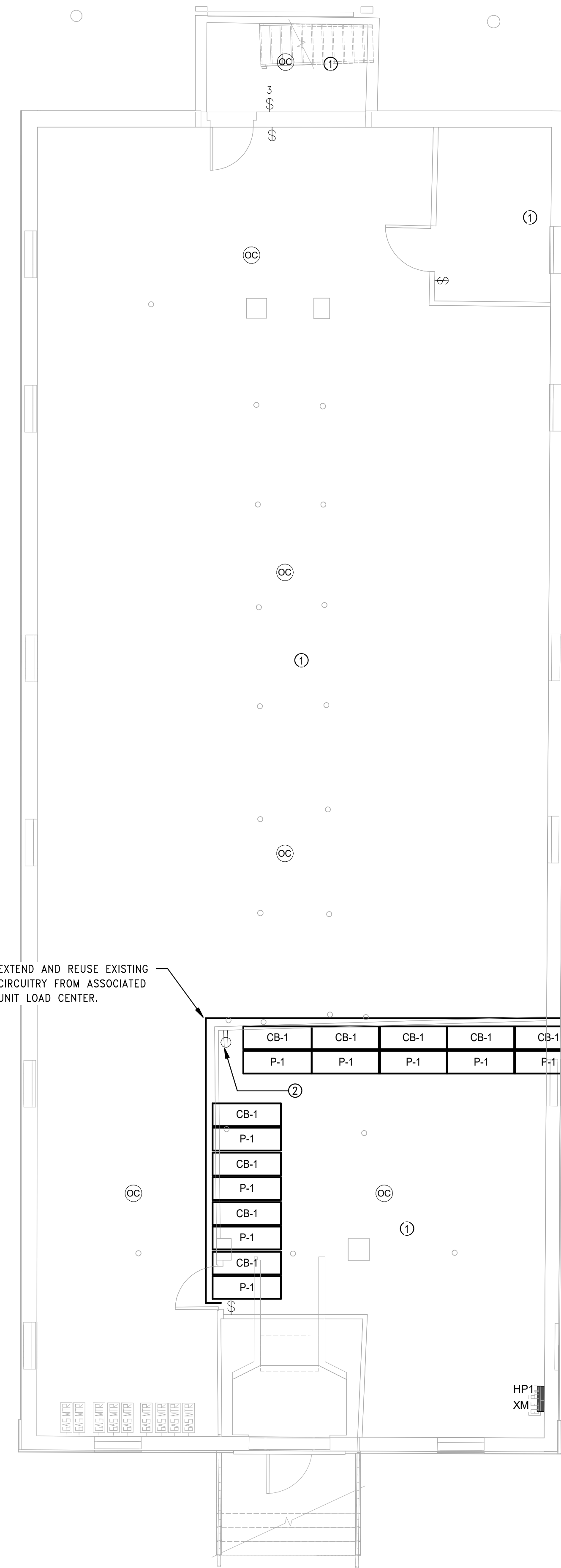
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**PLAN TAGGED NOTES**

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2 ELECTRICAL POWER Level 1 - Building 6 - 128-130  
SCALE: 3/16" = 1'-0"



1 ELECTRICAL POWER Basement - Building 6 - 128-130  
SCALE: 3/16" = 1'-0"

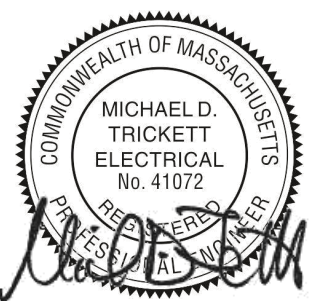


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Drawn: Author

Checked: Checker

Scale: As indicated

Key Plan:

Project Name:  
**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 6 ELECTRICAL LIGHTING AND POWER-BASEMENT & FIRST FLOOR PLAN**

Project Number:  
22020 (PEI: 23002)

Issue Date:  
AUGUST 11, 2023

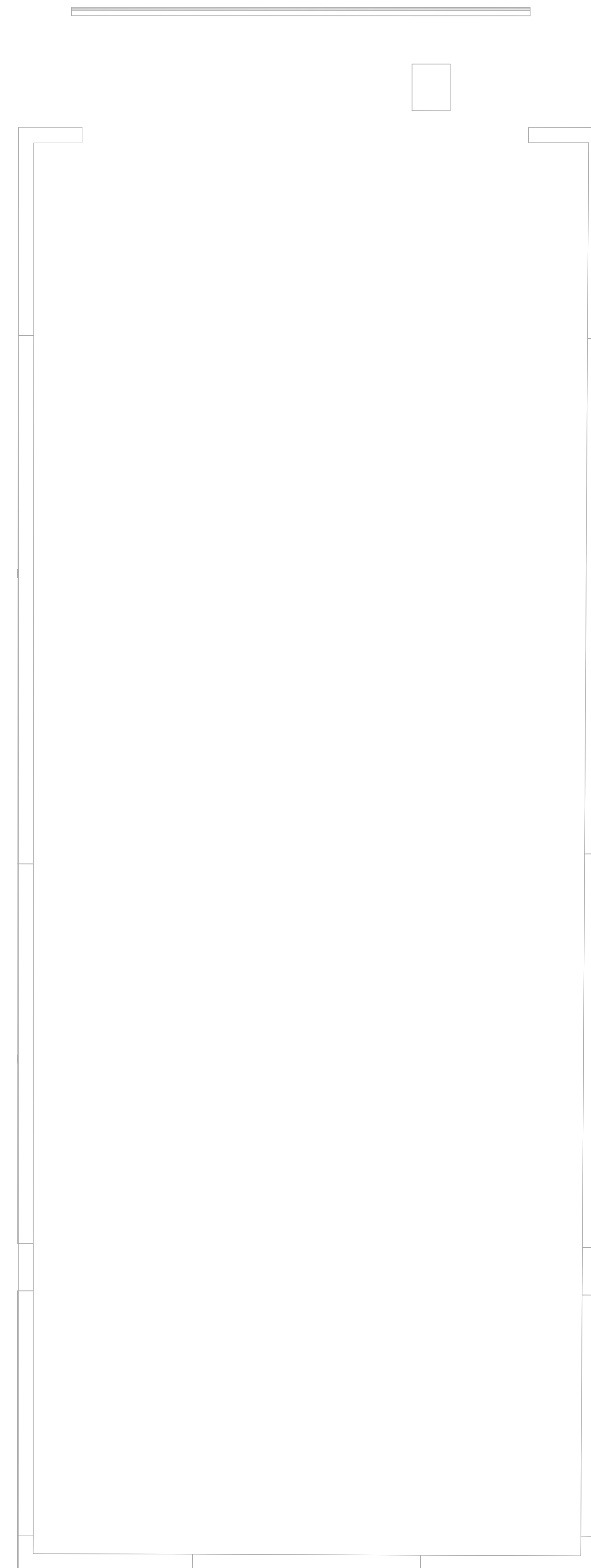
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**PLAN GENERAL NOTES**

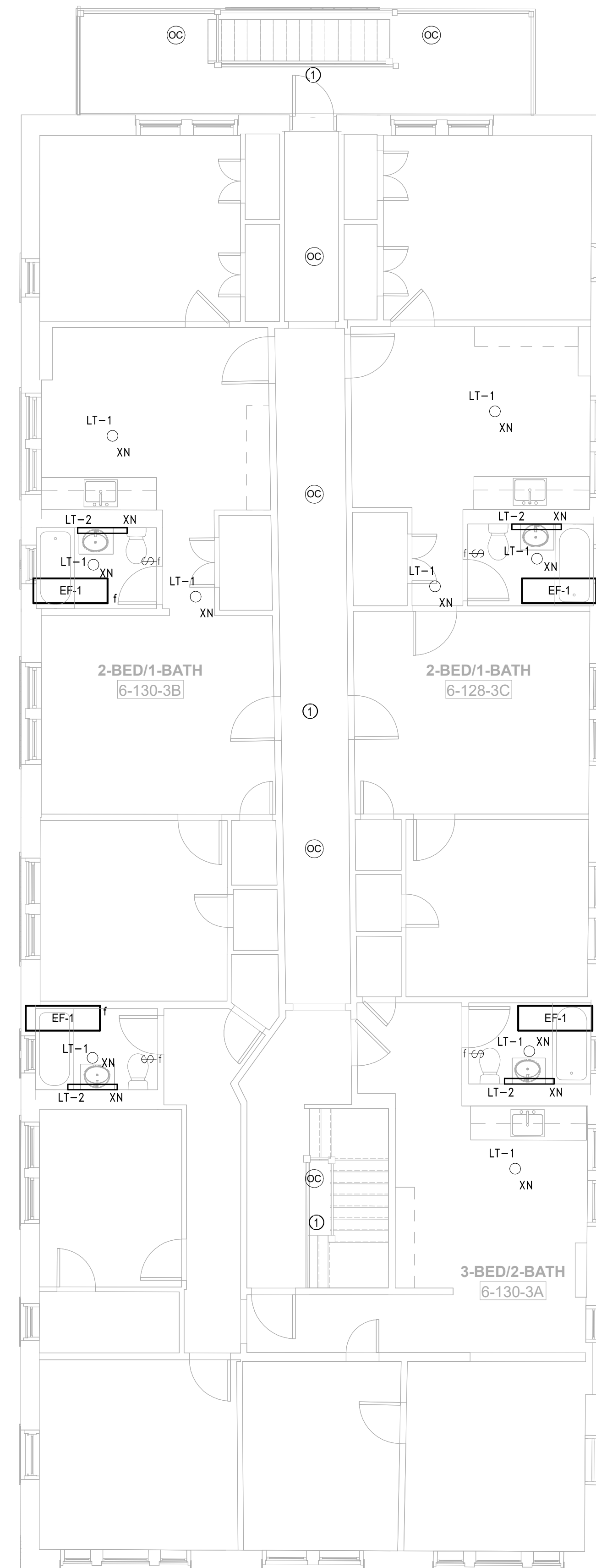
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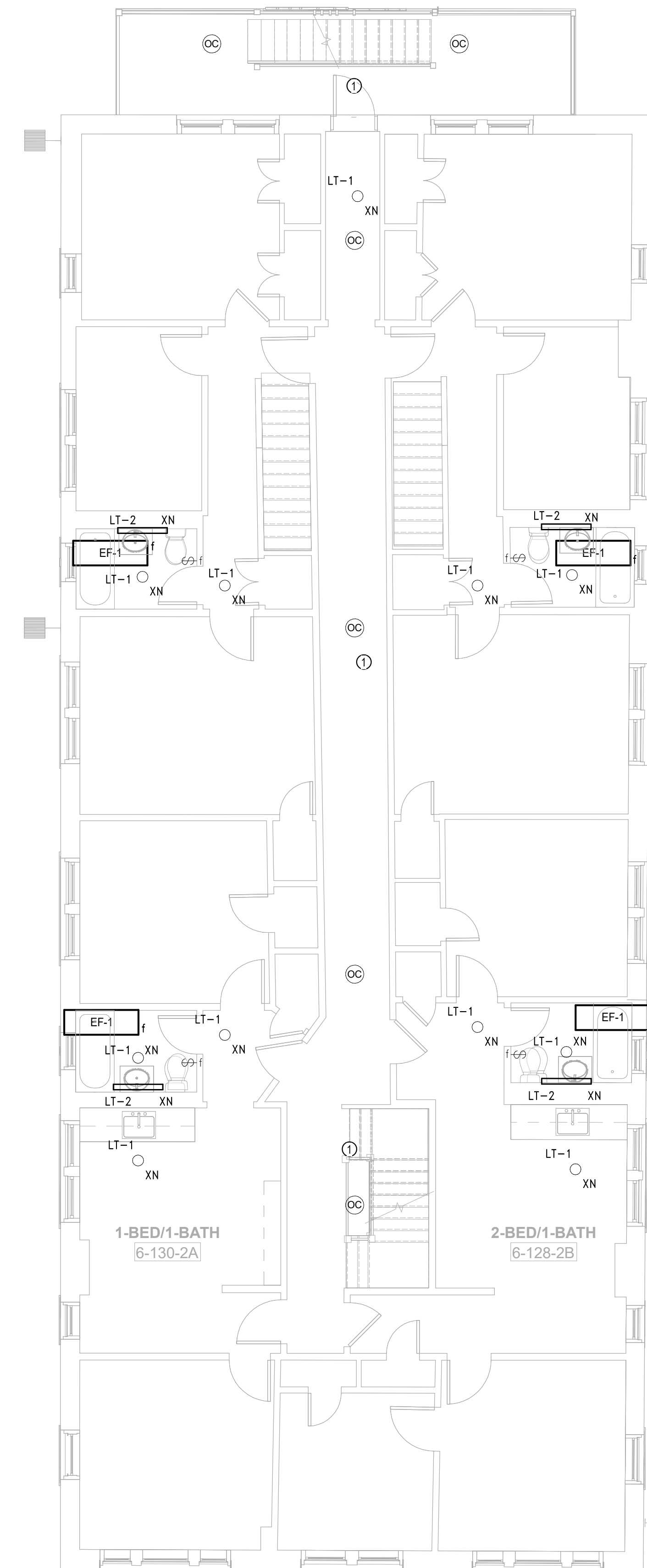
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SCALE: 3/16" = 1'-0"



2 ELECTRICAL POWER Level 3 - Building 6 - 128-130  
SCALE: 3/16" = 1'-0"



1 ELECTRICAL POWER Level 2 - Building 6 - 128-130  
SCALE: 3/16" = 1'-0"

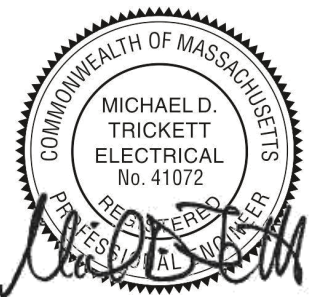


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Engineer of Record:



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Checked: Checker

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 6 ELECTRICAL LIGHTING AND POWER- SECOND, THIRD FLOOR AND ROOF FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

**E1.06b**

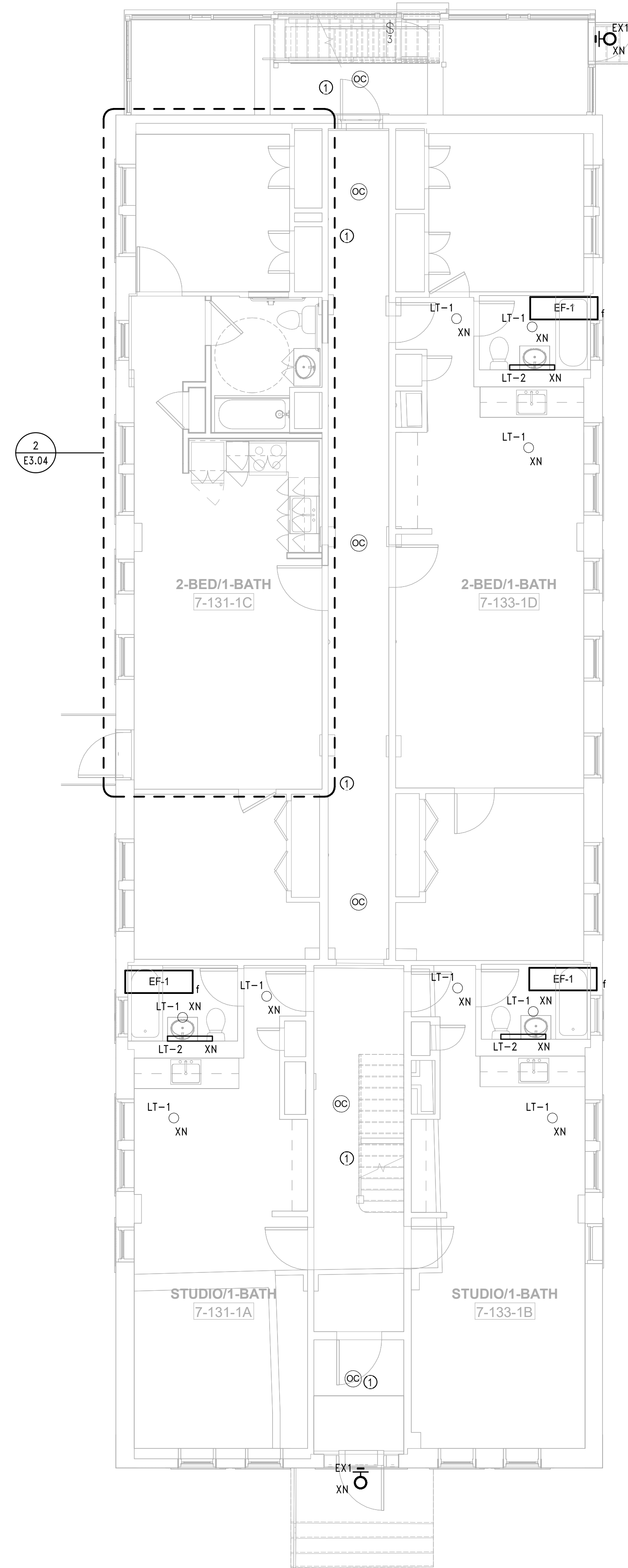


**PLAN GENERAL NOTES**

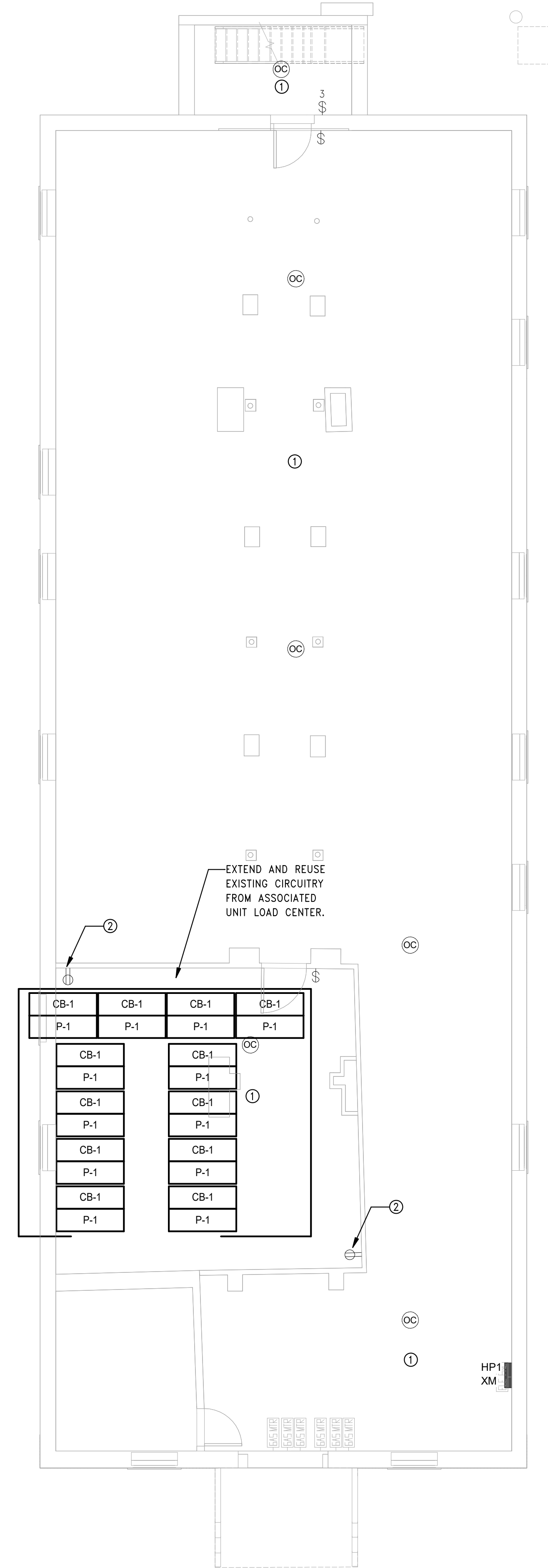
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② ELECTRICAL POWER Level 1 - Building 7 - 131-133  
SCALE: 3/16" = 1'-0"



① ELECTRICAL POWER Basement - Building 7 - 131-133  
SCALE: 3/16" = 1'-0"

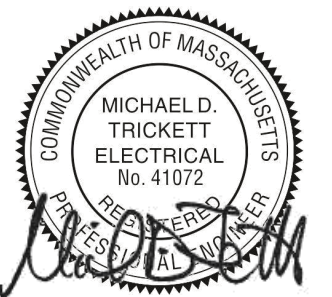


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**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 7 ELECTRICAL LIGHTING AND POWER-BASEMENT & FIRST FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

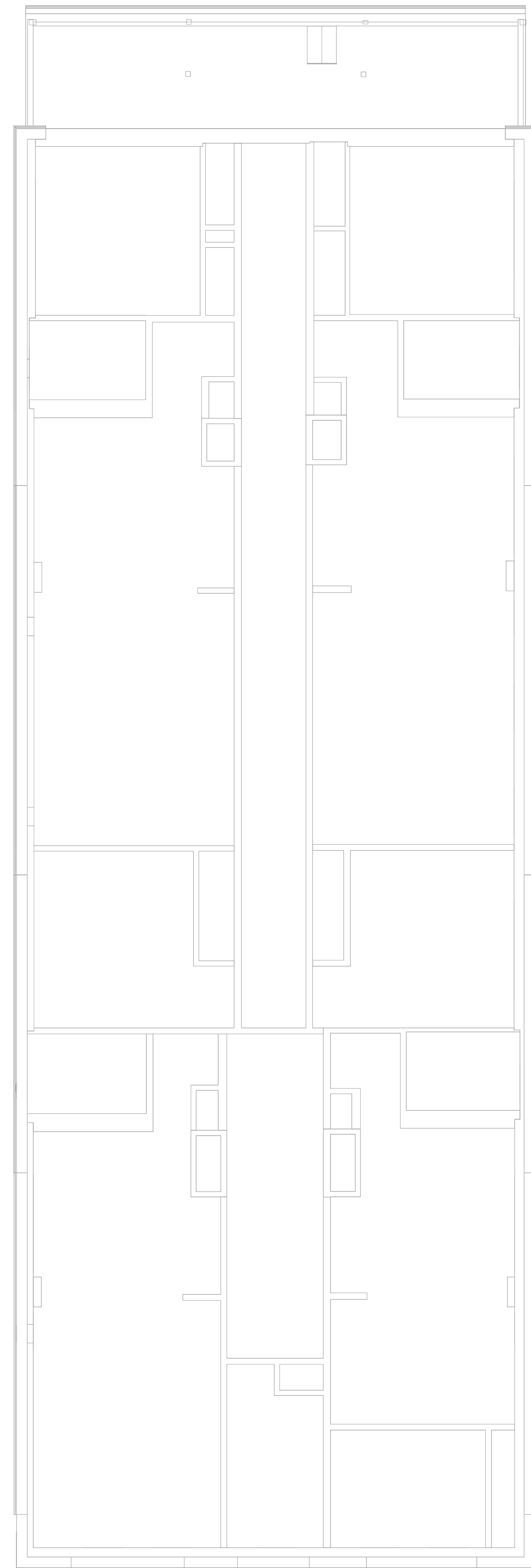
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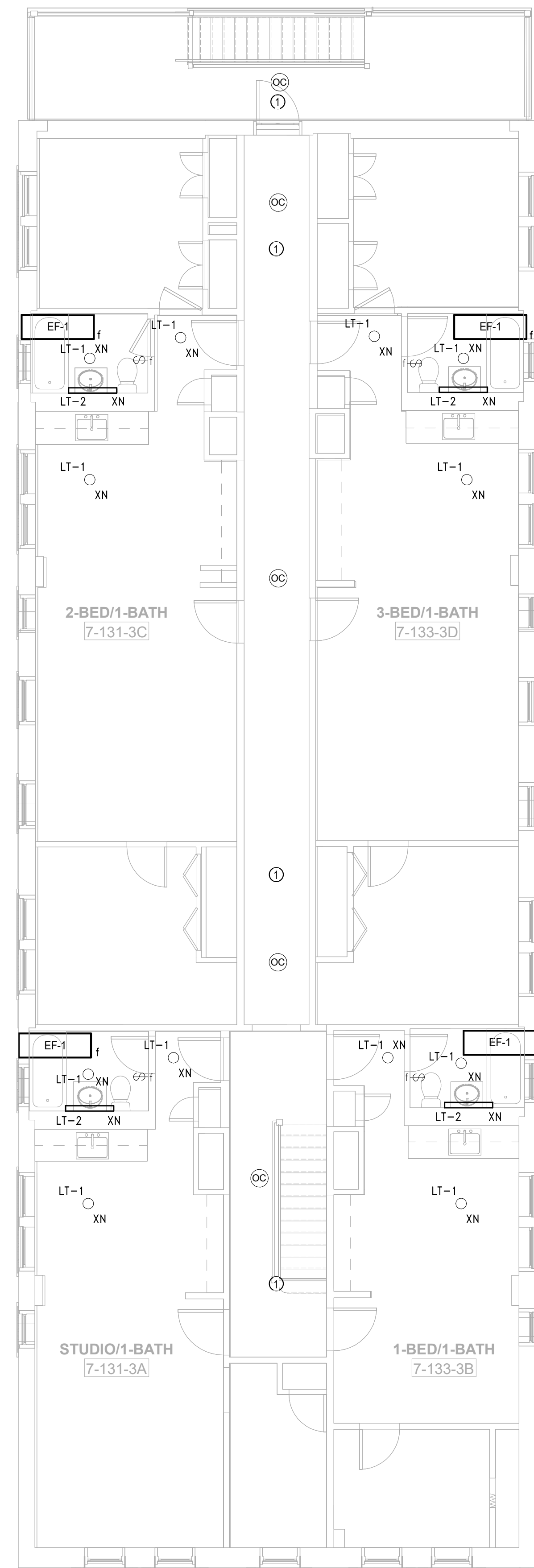
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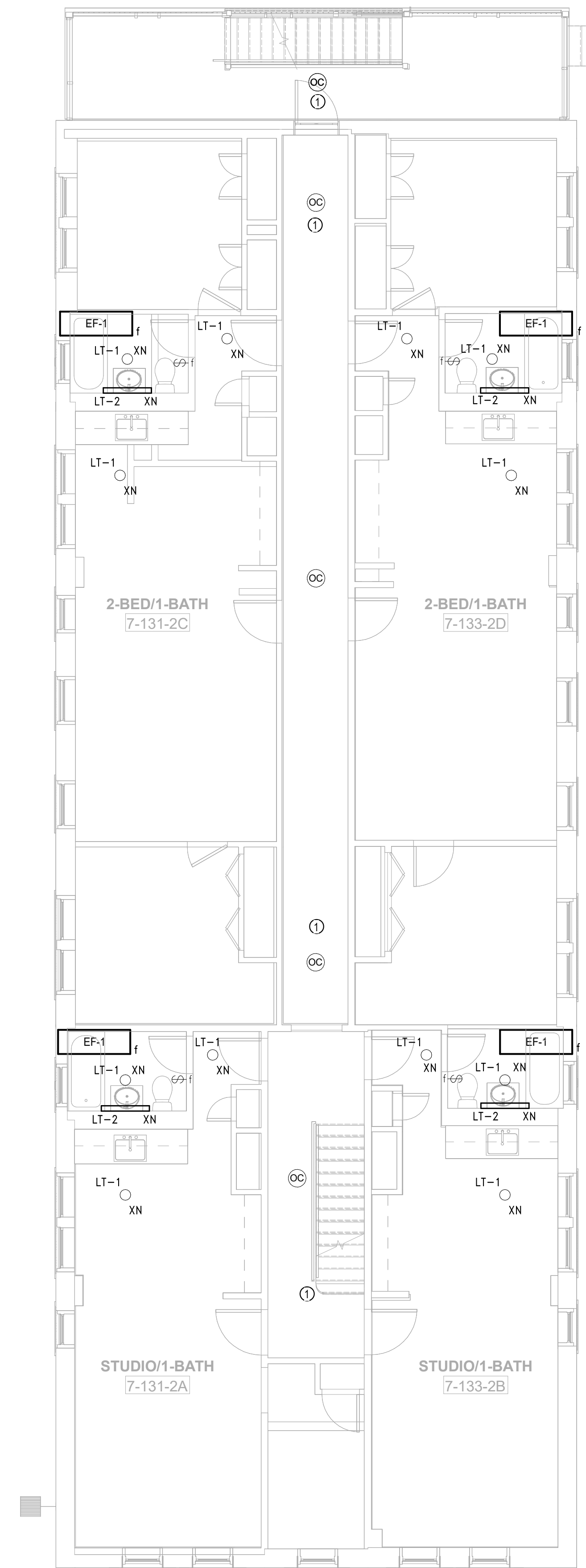
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SCALE: 3/16" = 1'-0"



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**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 7 ELECTRICAL LIGHTING AND POWER- SECOND, THIRD FLOOR AND ROOF FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

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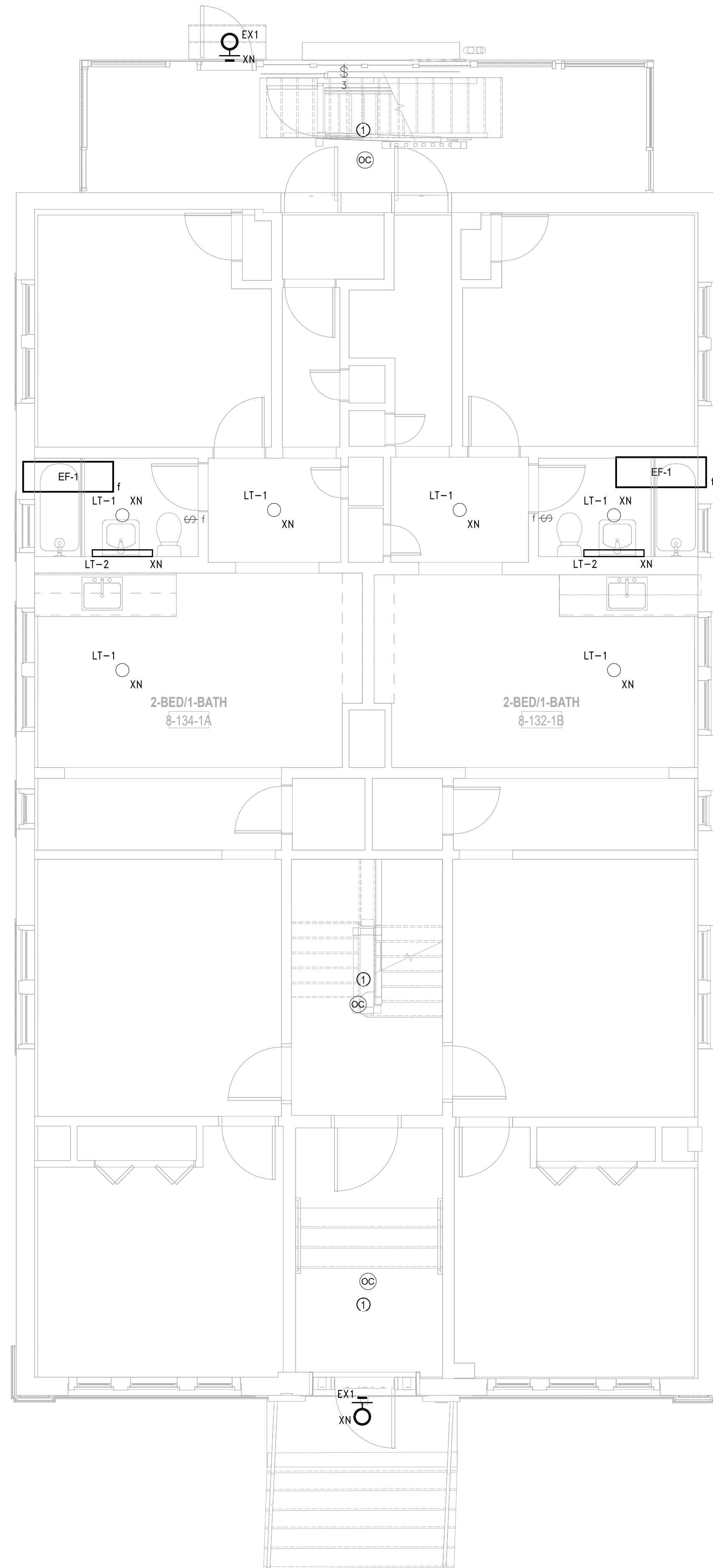
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**PLAN GENERAL NOTES**

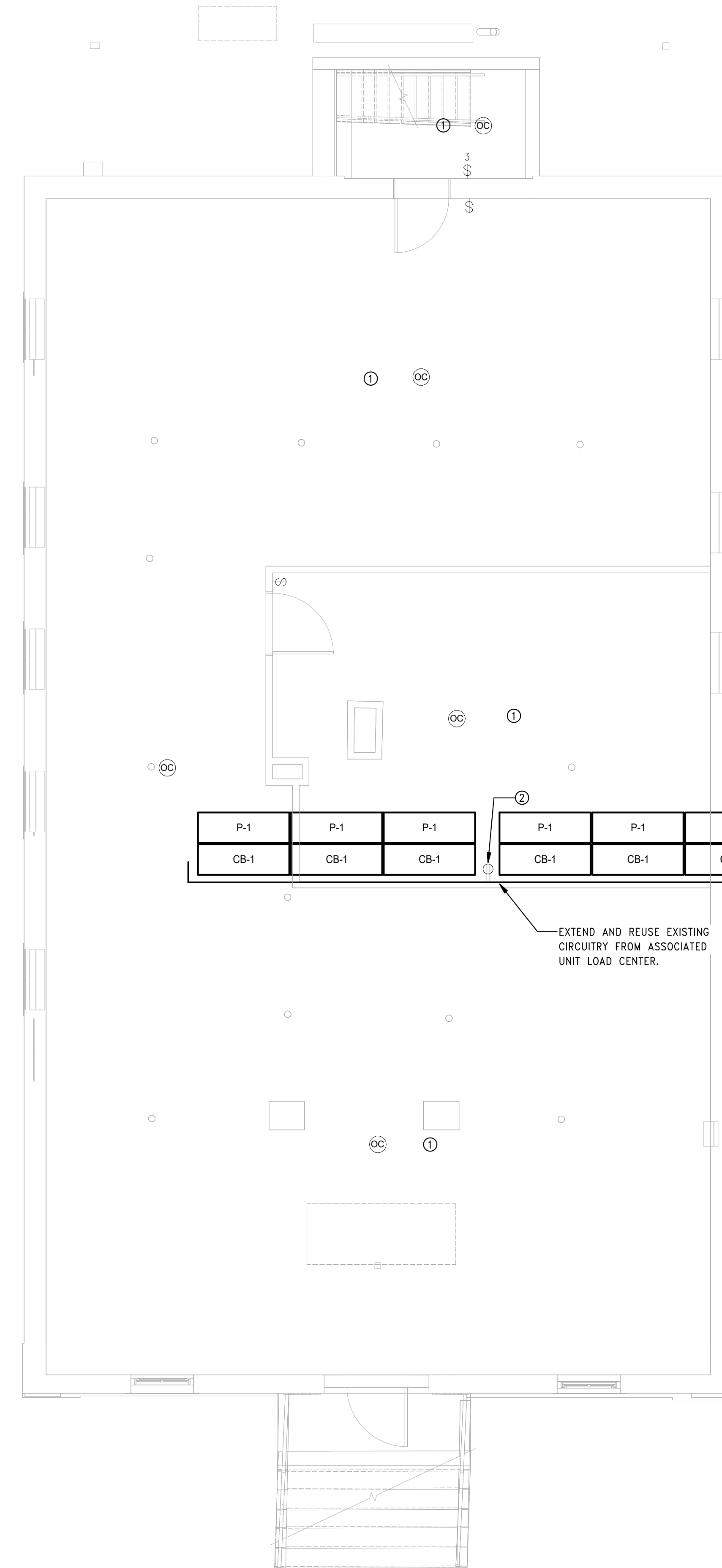
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8. COORDINATE EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH HVAC, PLUMBING AND FIRE PROTECTION DRAWINGS.
9. REMOVE ALL UNUSED EXTERIOR JUNCTION BOXES.

**PLAN TAGGED NOTES**

- ① REMOVE EXISTING SWITCHES AND LIGHTING CONTROLS IN THIS AREA. MAINTAIN EXISTING BACK BOX AND WIRING. PROVIDE NEW SWITCHES, LIGHTING CONTROLS, AND ASSOCIATED WIRING AS REQUIRED FOR A COMPLETE SYSTEM.
- ② POWER FOR CONDENSATE PUMP, PROVIDE FEED FROM LOCAL HOUSE RECEPTACLE CIRCUIT.



**2** ELECTRICAL POWER Level 1 - Building 8 - 132-134  
SCALE: 1/4" = 1'-0"



**1** ELECTRICAL POWER Basement - Building 8 - 132-134  
SCALE: 1/4" = 1'-0"

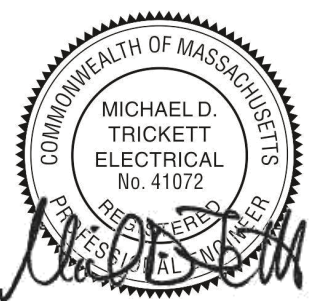


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F 617.884.4329  
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Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 8 ELECTRICAL LIGHTING AND POWER-BASEMENT & FIRST FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

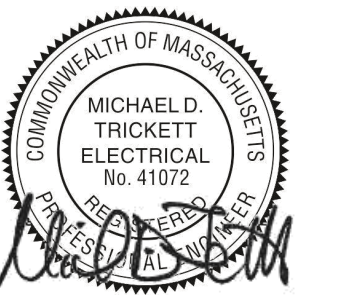
Sheet Number:

**E1.08a**

Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 8 ELECTRICAL LIGHTING AND POWER- SECOND, THIRD FLOOR AND ROOF FLOOR PLAN**

Project Number:

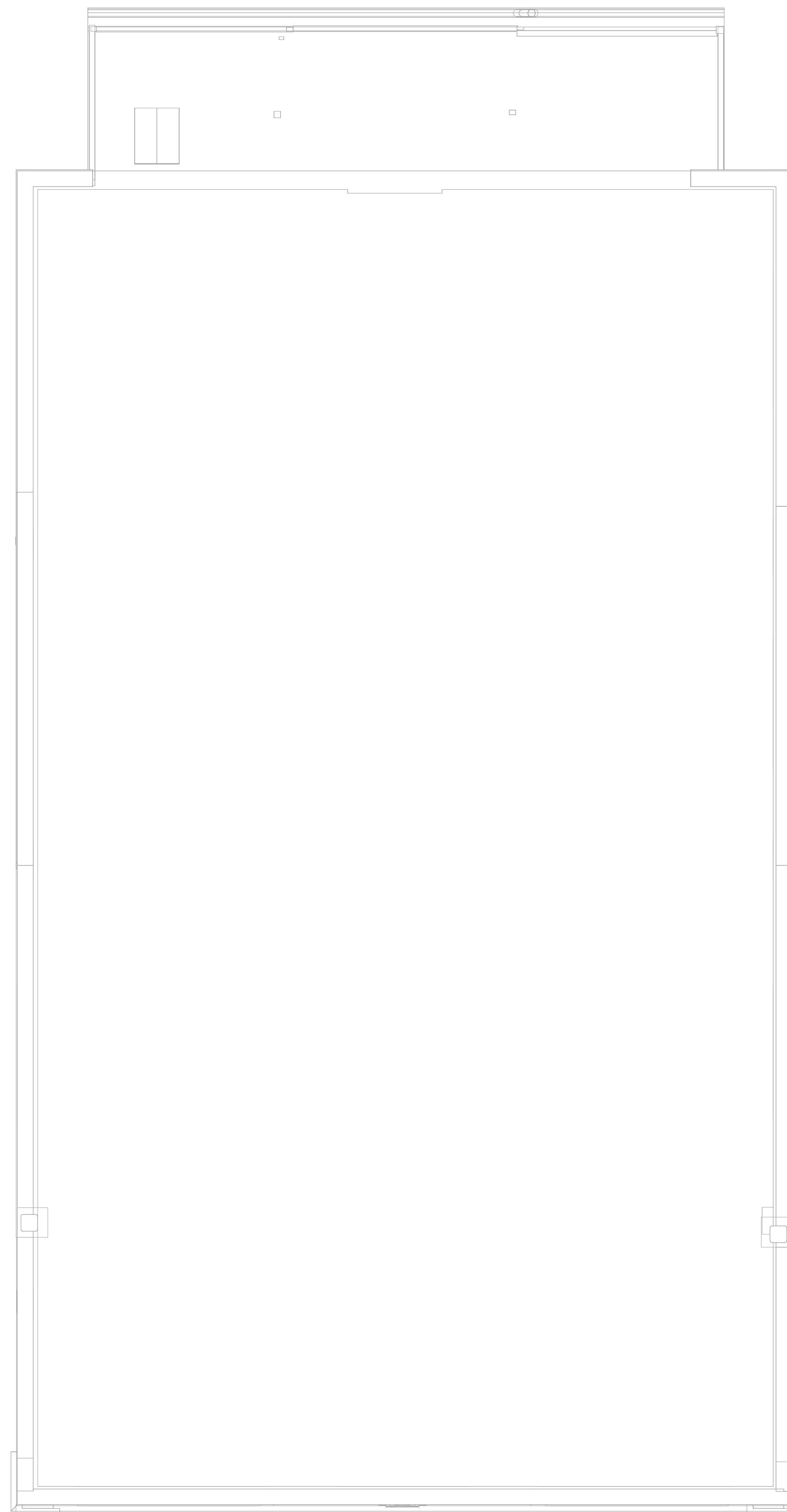
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Issue Date:

AUGUST 11, 2023

Sheet Number:

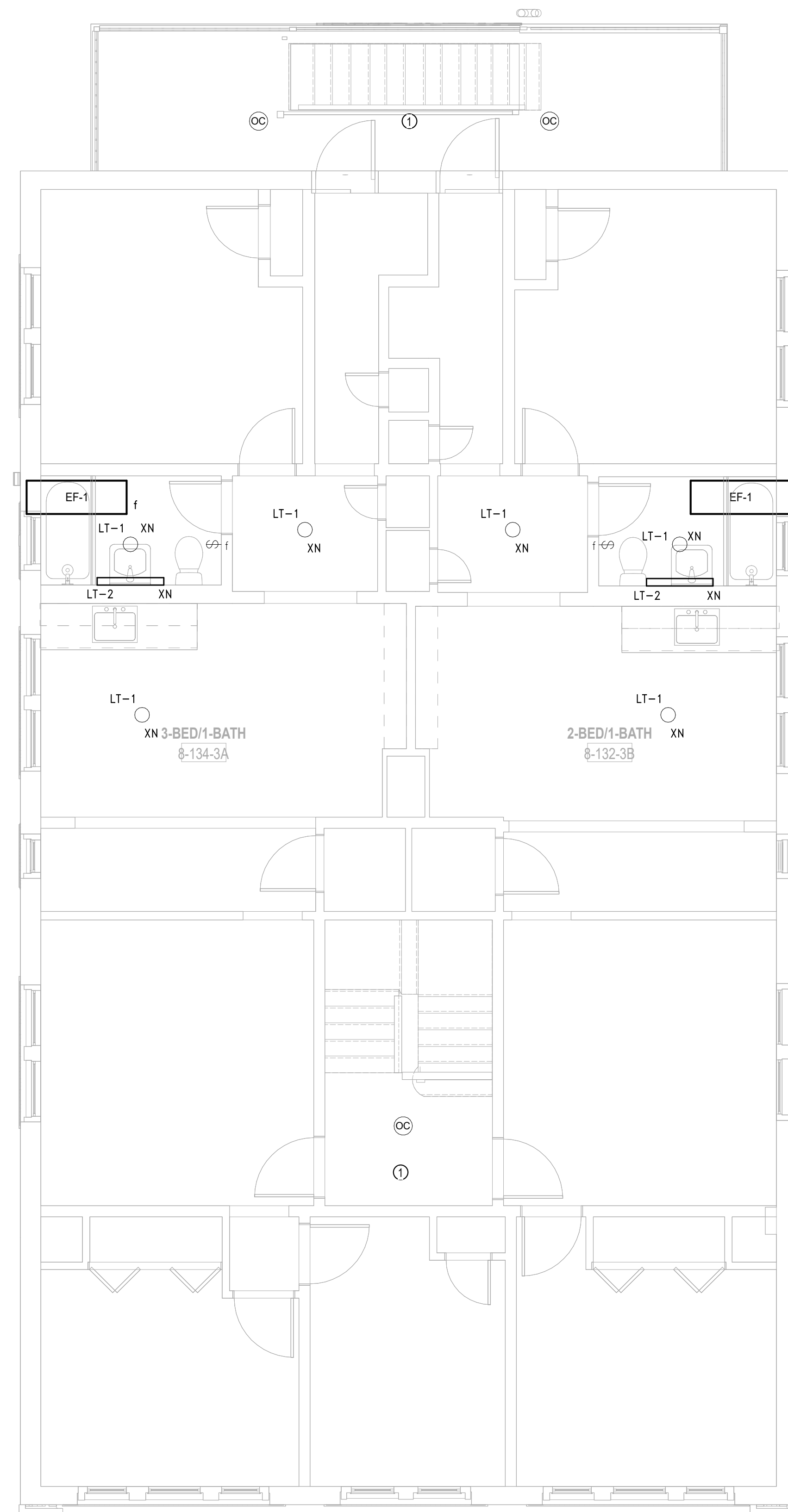
**E1.08b**



3 ELECTRICAL POWER Roof - Building 8 - 132-134  
 SCALE: 1/4" = 1'-0"

PLAN GENERAL NOTES

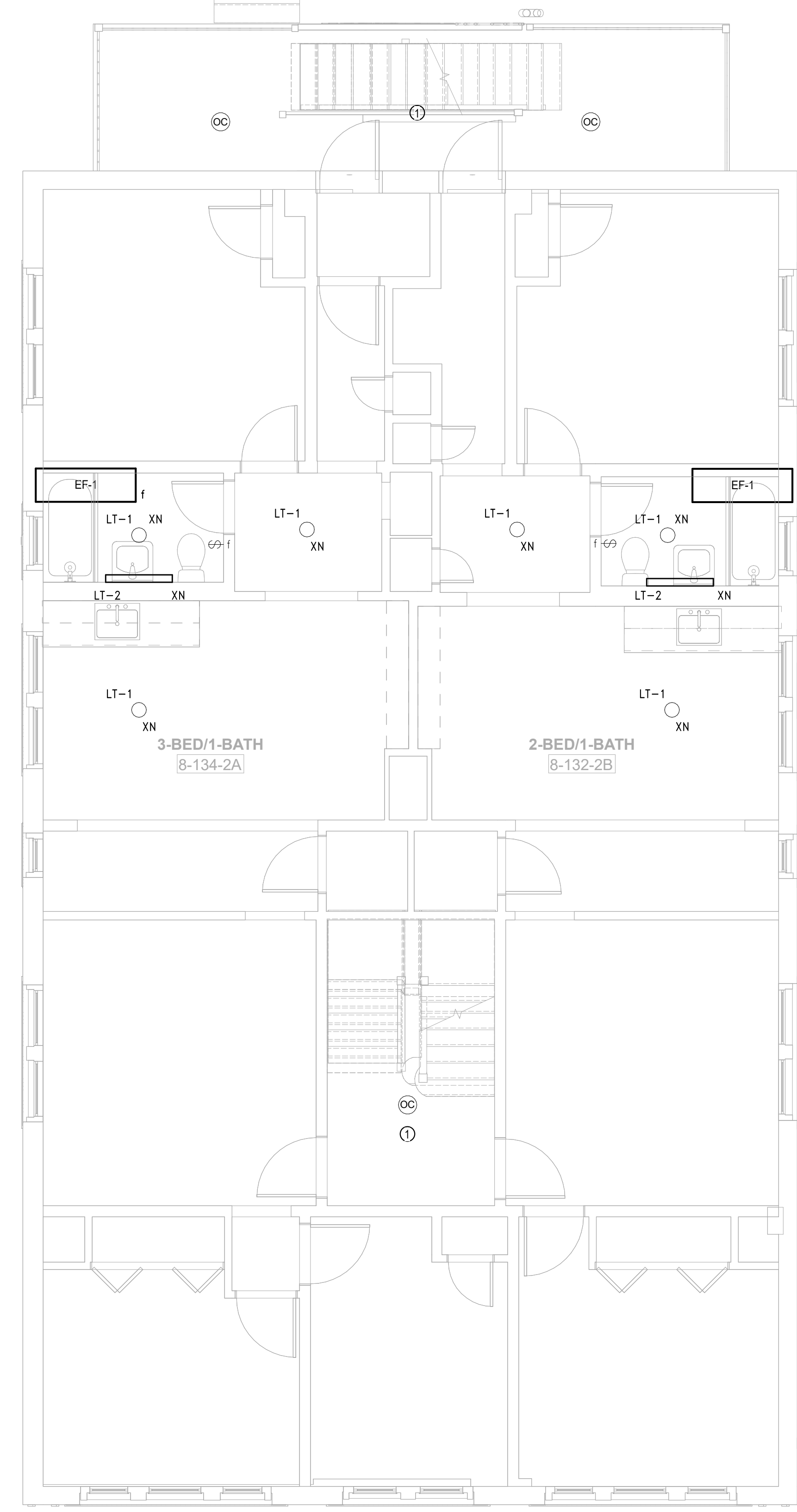
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2 ELECTRICAL POWER Level 3 - Building 8 - 132-134  
 SCALE: 1/4" = 1'-0"

PLAN TAGGED NOTES

- REMOVE EXISTING SWITCHES AND LIGHTING CONTROLS IN THIS AREA, MAINTAIN EXISTING BACK BOX AND WIRING. PROVIDE NEW SWITCHES, LIGHTING CONTROLS, AND ASSOCIATED WIRING AS REQUIRED FOR A COMPLETE SYSTEM.



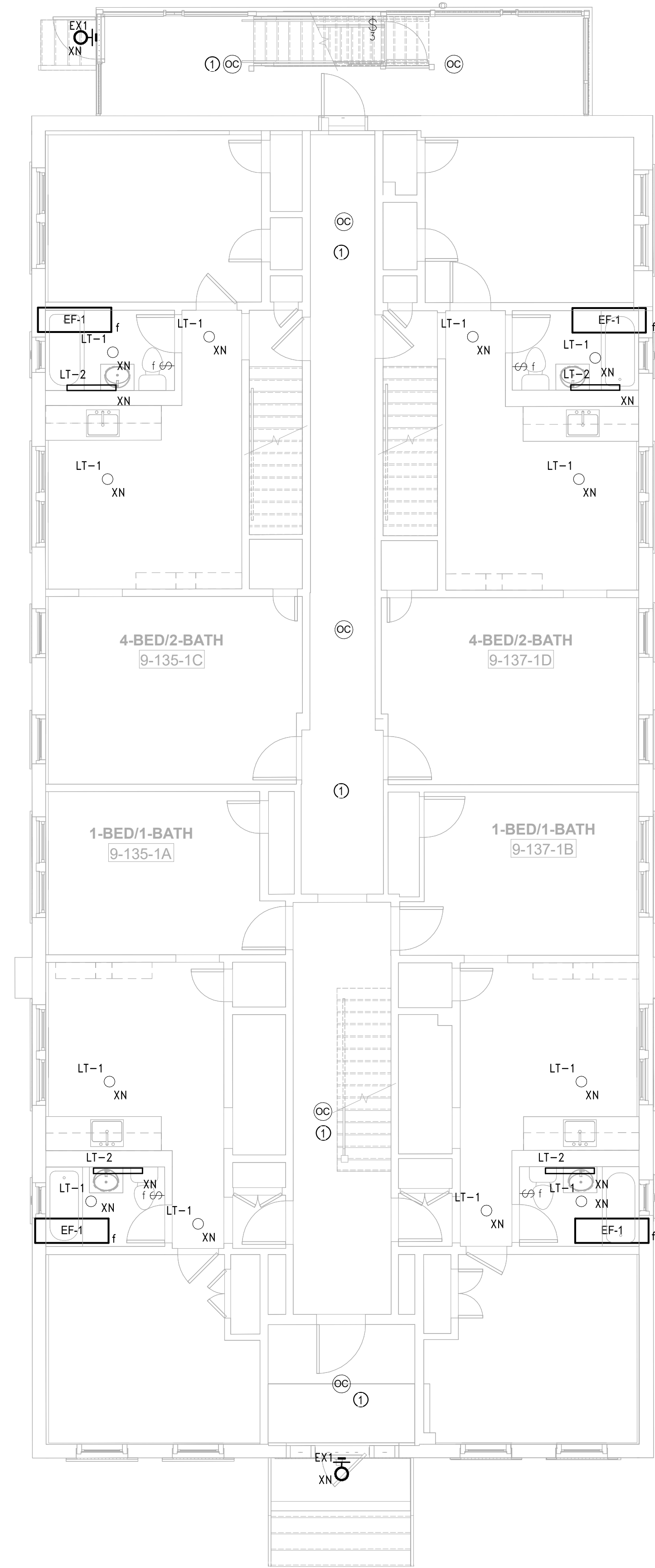
1 ELECTRICAL POWER Level 2 - Building 8 - 132-134  
 SCALE: 1/4" = 1'-0"

**PLAN GENERAL NOTES**

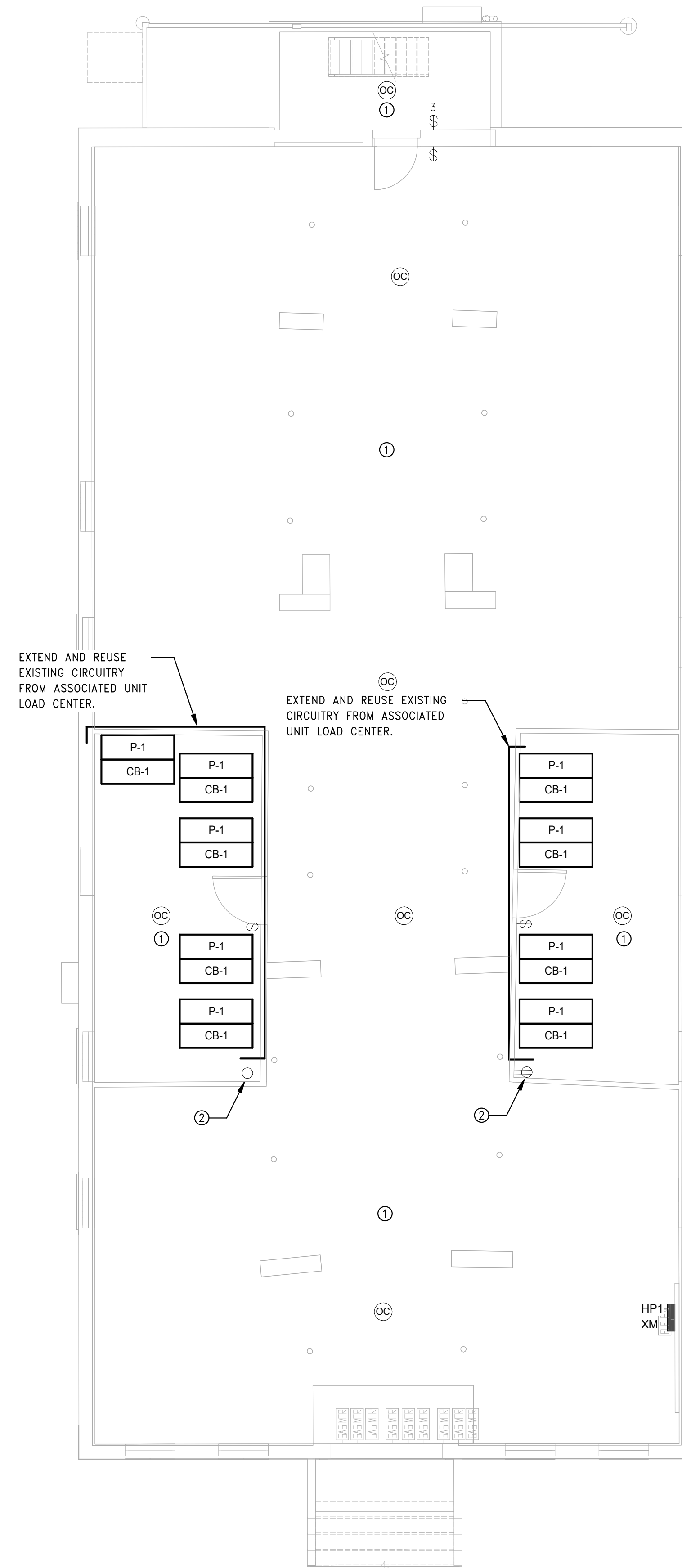
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- COORDINATE EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH HVAC, PLUMBING AND FIRE PROTECTION DRAWINGS.
- REMOVE ALL UNUSED EXTERIOR JUNCTION BOXES.

**PLAN TAGGED NOTES**

- REMOVE EXISTING SWITCHES AND LIGHTING CONTROLS IN THIS AREA, MAINTAIN EXISTING BACK BOX AND WIRING. PROVIDE NEW SWITCHES, LIGHTING CONTROLS, AND ASSOCIATED WIRING AS REQUIRED FOR A COMPLETE SYSTEM.
- POWER FOR CONDENSATE PUMP, PROVIDE FEED FROM LOCAL HOUSE RECEPTACLE CIRCUIT.



**2** ELECTRICAL POWER Level 1 - Building 9 - 135-137  
SCALE: 3/16" = 1'-0"



**1** ELECTRICAL POWER Basement - Building 9 - 135-137  
SCALE: 3/16" = 1'-0"



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Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 9 ELECTRICAL LIGHTING AND POWER-BASEMENT & FIRST FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

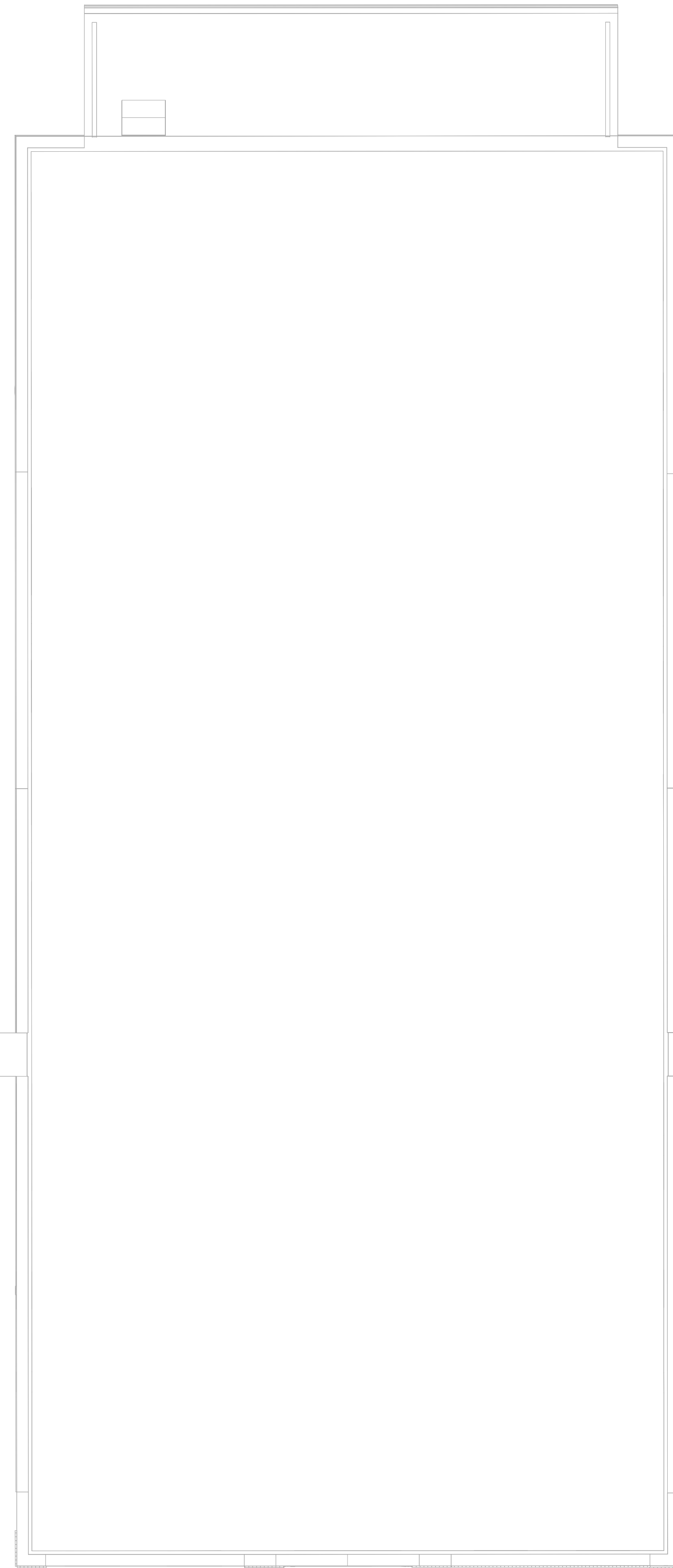
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**PLAN GENERAL NOTES**

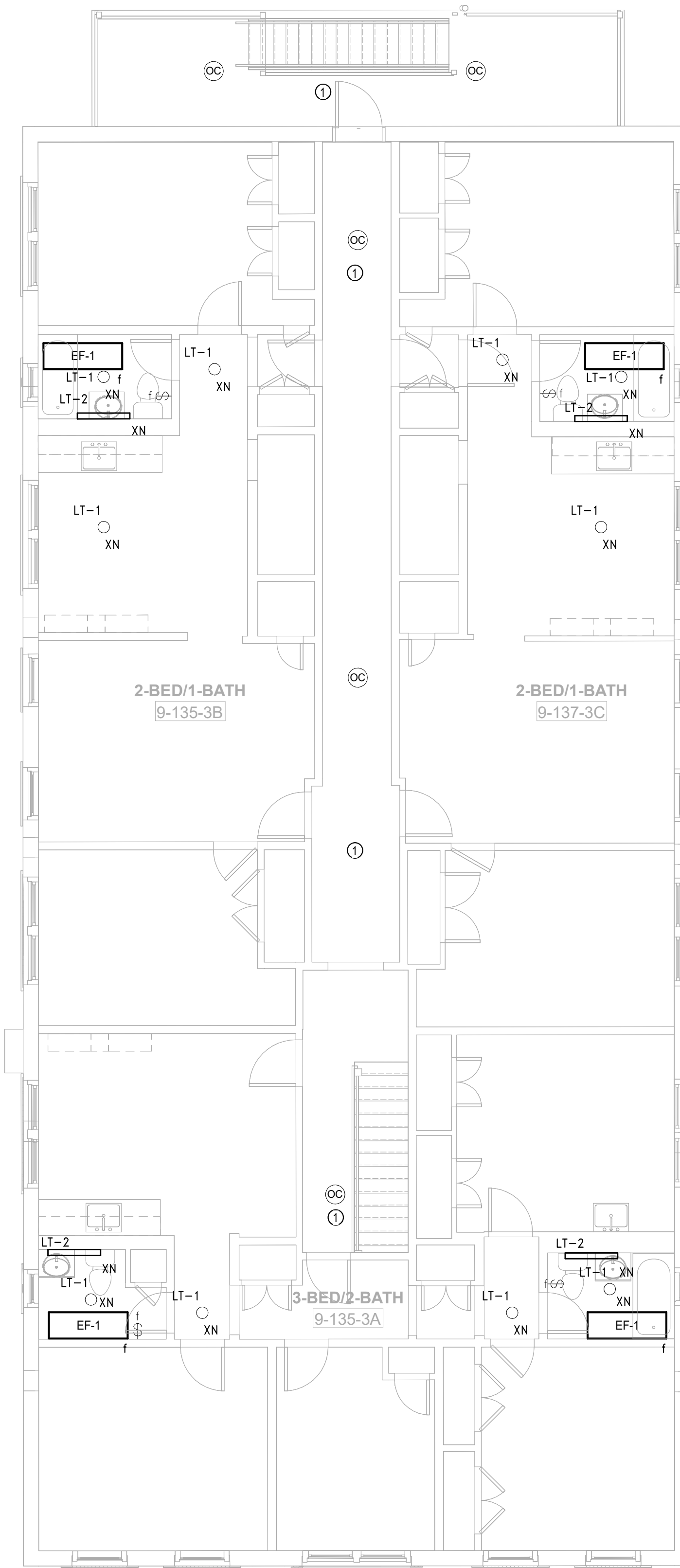
1. REFER TO GENERAL DEMOLITION NOTES ON DRAWING E0.00 FOR ADDITIONAL REQUIREMENTS.
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9. REMOVE ALL UNUSED EXTERIOR JUNCTION BOXES.

**PLAN TAGGED NOTES**

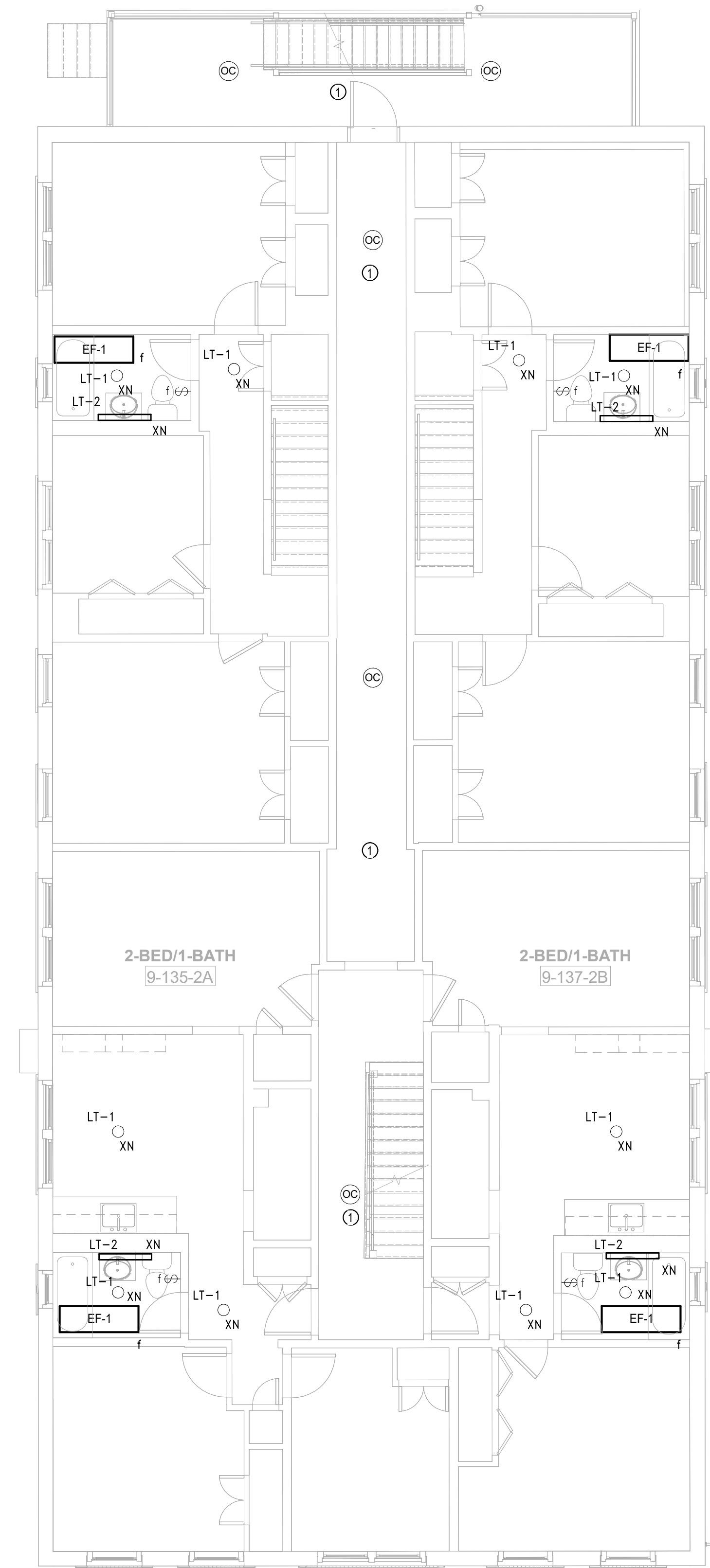
- Ⓞ REMOVE EXISTING SWITCHES AND LIGHTING CONTROLS IN THIS AREA, MAINTAIN EXISTING BACK BOX AND WIRING. PROVIDE NEW SWITCHES, LIGHTING CONTROLS, AND ASSOCIATED WIRING AS REQUIRED FOR A COMPLETE SYSTEM.
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3 ELECTRICAL POWER Roof – Building 9 – 135-137  
SCALE: 3/16" = 1'-0"



2 ELECTRICAL POWER Level 3 – Building 9 – 135-137  
SCALE: 3/16" = 1'-0"



1 ELECTRICAL POWER Level 2 – Building 9 – 135-137  
SCALE: 3/16" = 1'-0"



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Engineer of Record:



Drawn: Author

Checked: Checker

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 9 ELECTRICAL LIGHTING AND POWER- SECOND, THIRD FLOOR AND ROOF FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

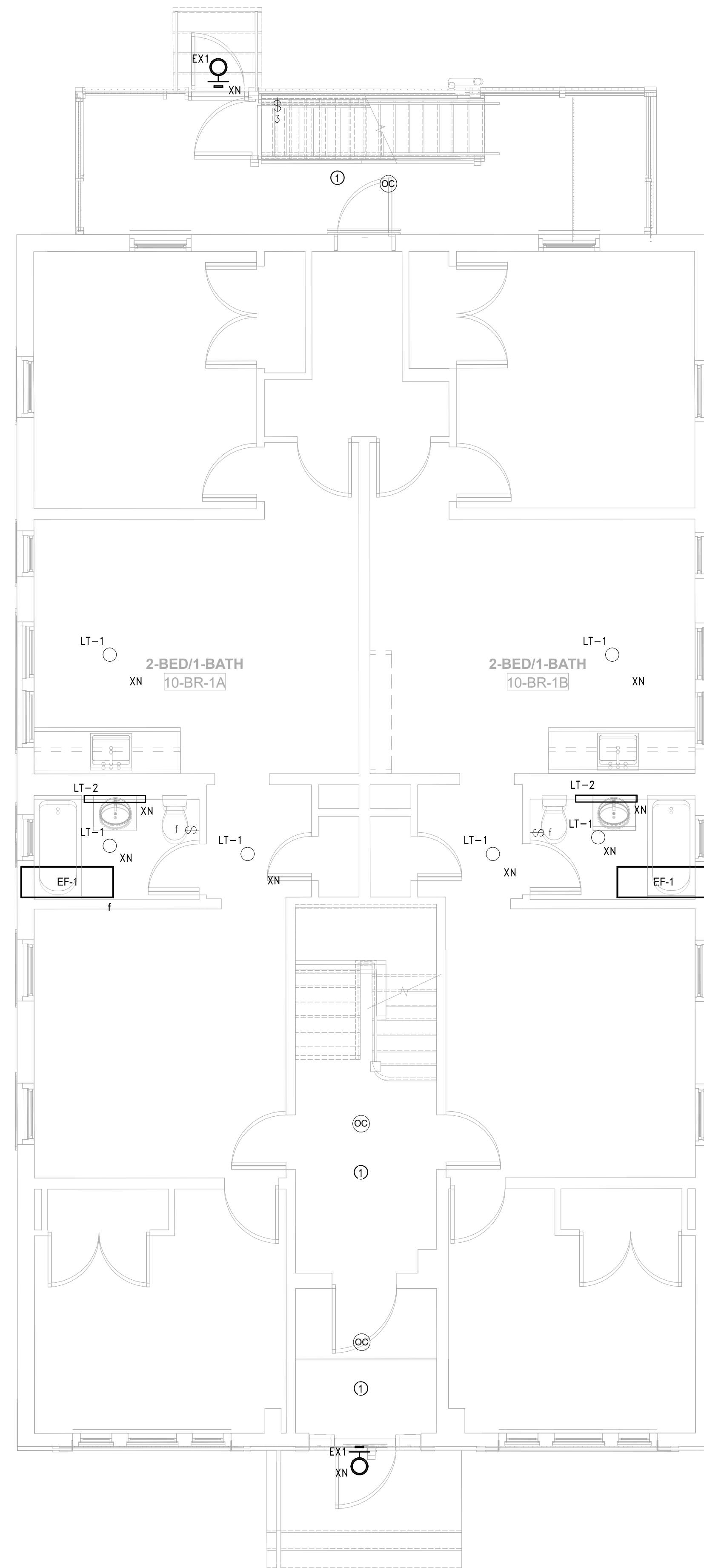
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**PLAN GENERAL NOTES**

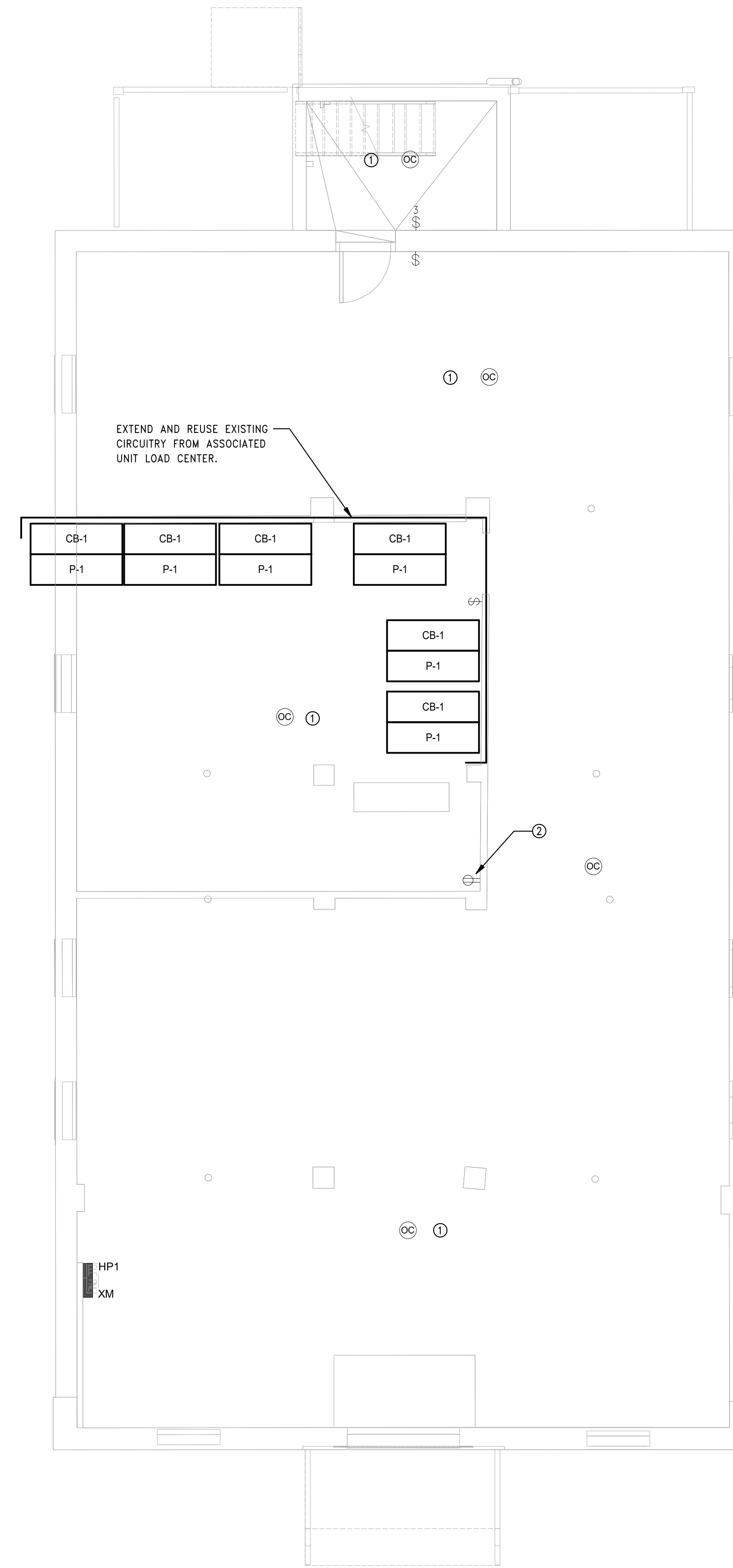
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- ② POWER FOR CONDENSATE PUMP, PROVIDE FEED FROM LOCAL HOUSE RECEPTACLE CIRCUIT.



**2** ELECTRICAL POWER Level 1 - Building 10 - 131 - 133 BROOK ST.  
SCALE: 1/4" = 1'-0"



**1** ELECTRICAL POWER Basement - Building 10 - 131 - 133 BROOK ST.  
SCALE: 1/4" = 1'-0"



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Drawn: Author

Checked: Checker

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

Key Plan:

Project Name:  
**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 10  
ELECTRICAL LIGHTING  
AND POWER-  
BASEMENT & FIRST  
FLOOR PLAN**

Project Number:  
**22020 (PEI: 23002)**

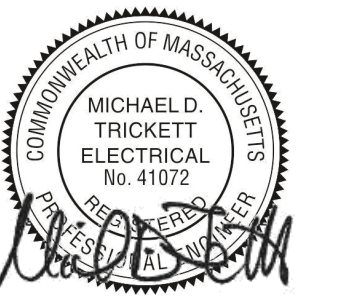
Issue Date:  
**AUGUST 11, 2023**

Sheet Number:  
**E1.10a**

Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 10  
 ELECTRICAL LIGHTING  
 AND POWER- SECOND,  
 THIRD FLOOR AND  
 ROOF FLOOR PLAN**

Project Number:

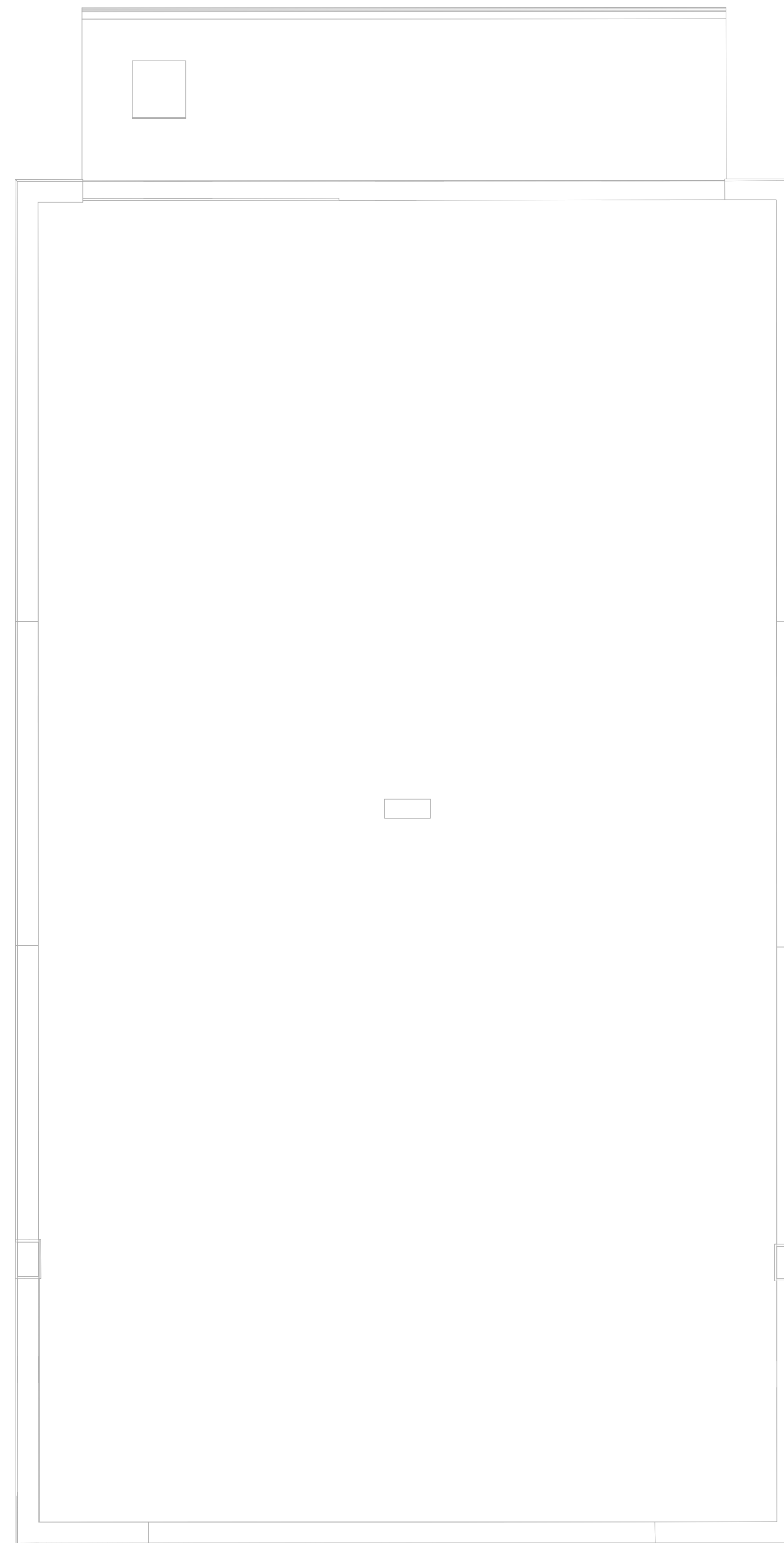
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Issue Date:

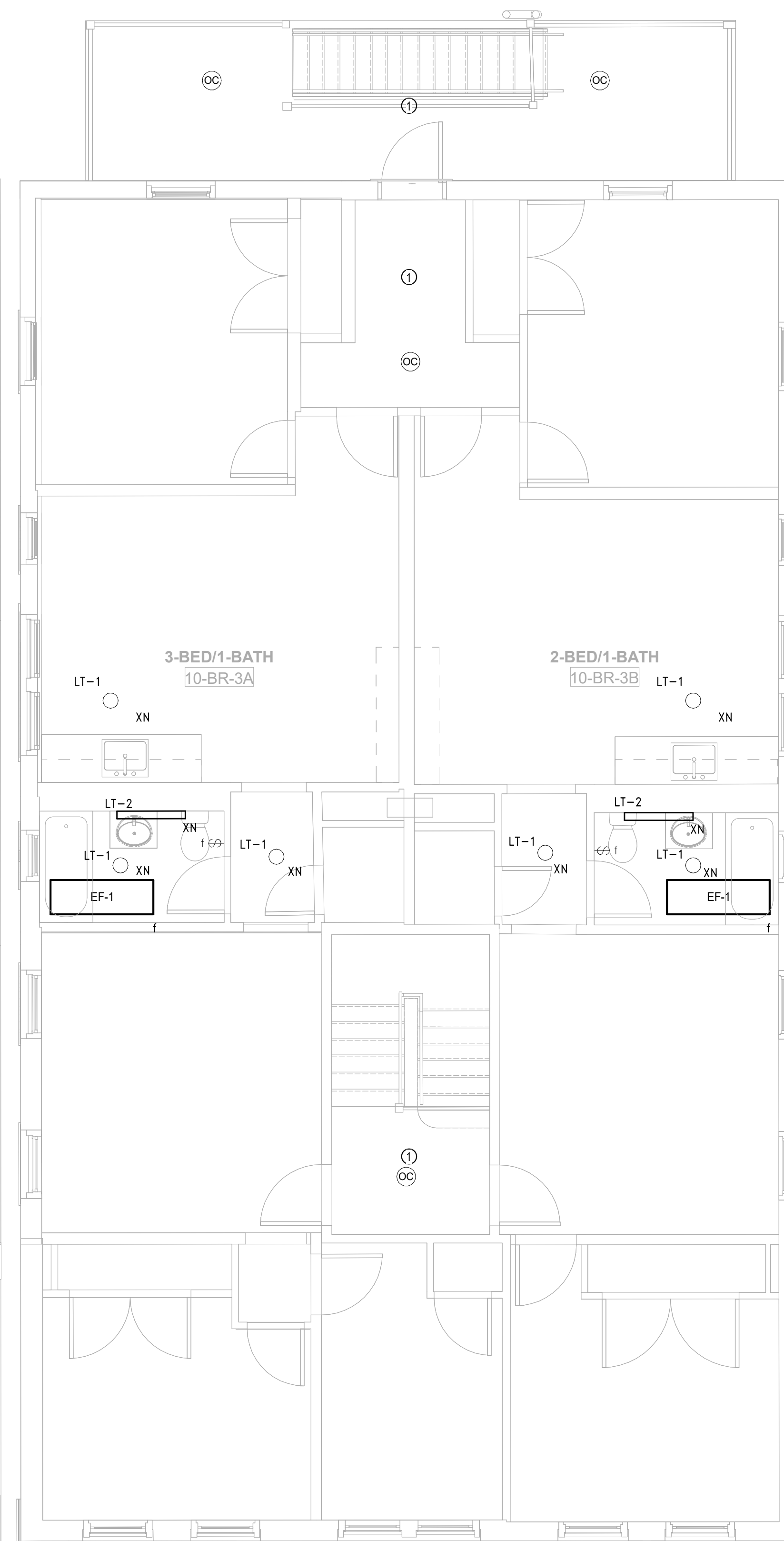
AUGUST 11, 2023

Sheet Number:

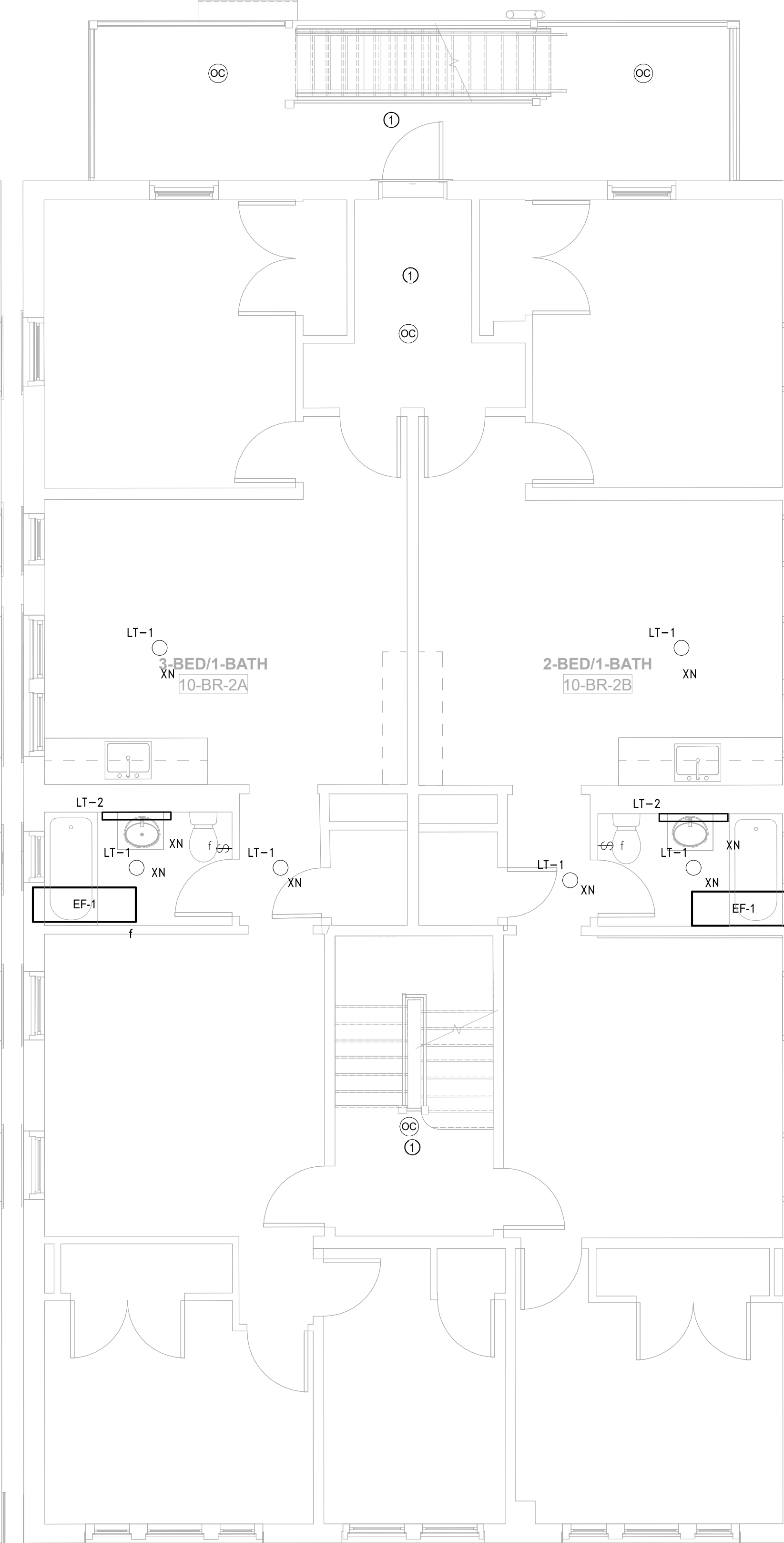
**E1.10b**



3 ELECTRICAL POWER Roof - Building 10 - 131 - 133 BROOK ST.  
 SCALE: 1/4" = 1'-0"



2 ELECTRICAL POWER Level 3 - Building 10 - 131 - 133 BROOK ST.  
 SCALE: 1/4" = 1'-0"



1 ELECTRICAL POWER Level 2 - Building 10 - 131 - 133 BROOK ST.  
 SCALE: 1/4" = 1'-0"

PLAN GENERAL NOTES

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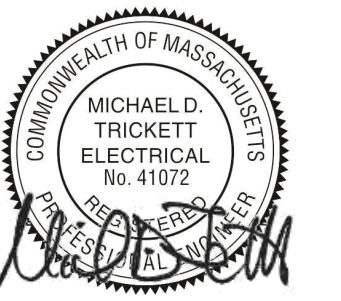
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Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

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

Key Plan:

Project Name:

**BEDFORD  
GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**ELECTRICAL TYPICAL  
ACCESSIBLE UNIT  
PLANS**

Project Number:

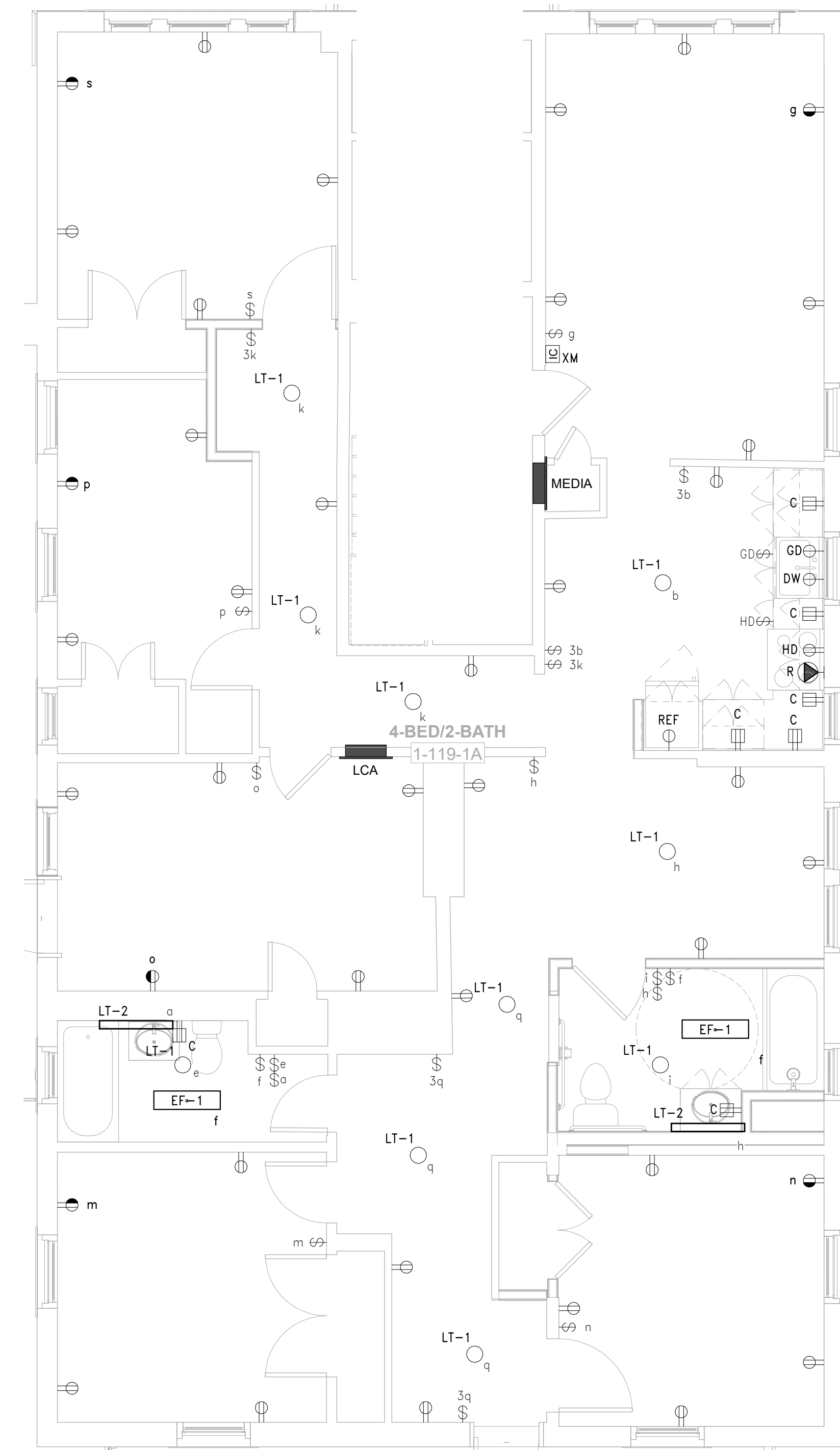
22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

**E3.01**

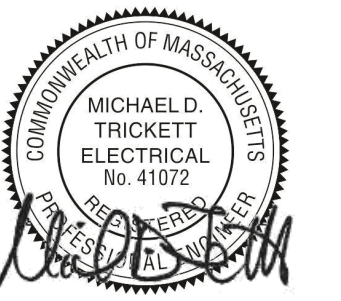


**1** ELECTRICAL POWER BUILDING 1 - 1A-HP UNIT PLAN  
SCALE: 1/4" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

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

Key Plan:

Project Name:

**BEDFORD  
GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**ELECTRICAL TYPICAL  
ACCESSIBLE UNIT  
PLANS**

Project Number:

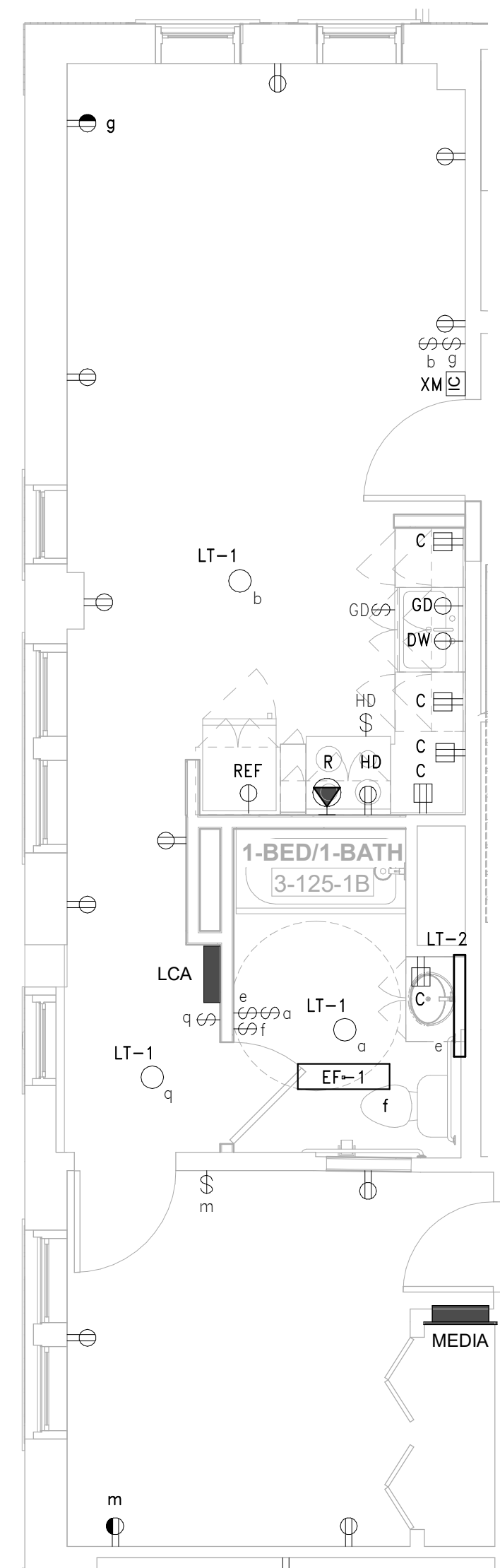
22020 (PEI: 23002)

Issue Date:

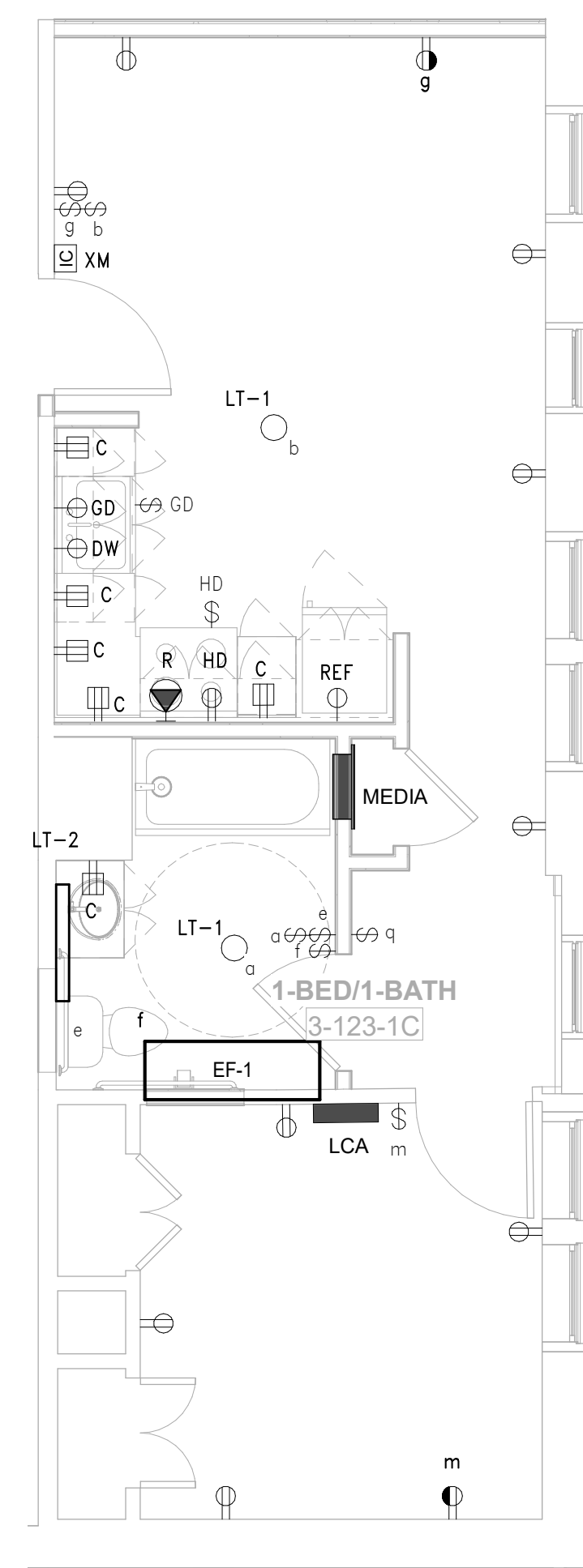
AUGUST 11, 2023

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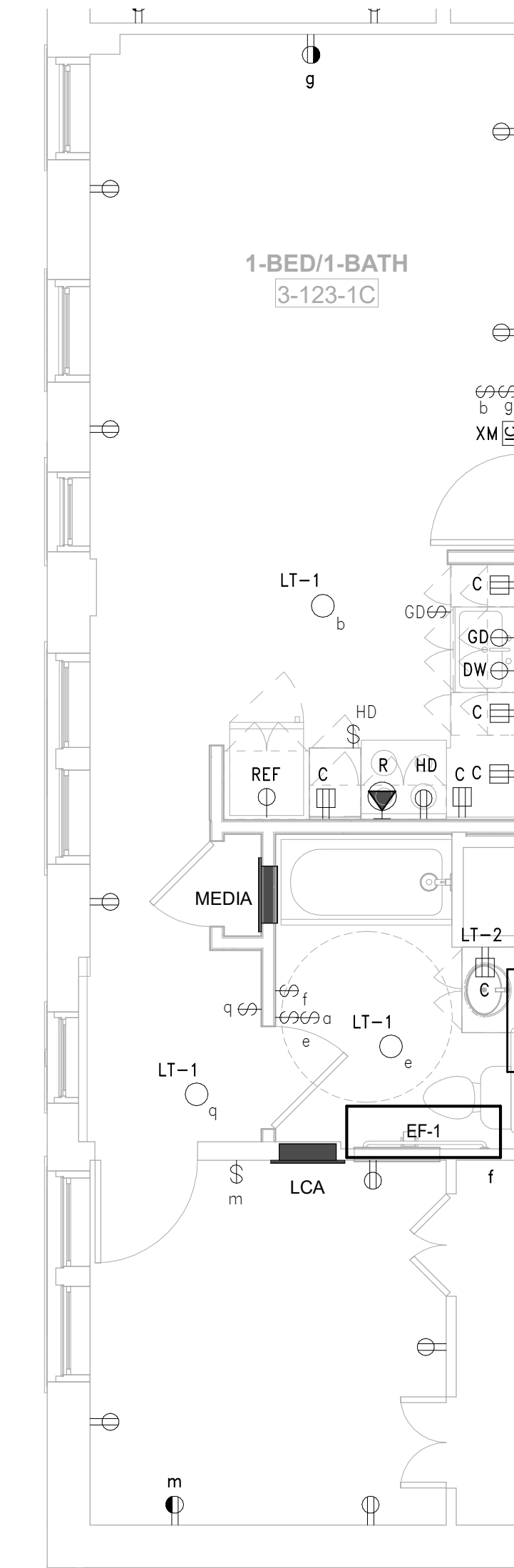
**E3.02**



**3** ELECTRICAL POWER BUILDING 3 - 1D-HP UNIT PLAN  
 SCALE: 1/4" = 1'-0"



**2** ELECTRICAL POWER BUILDING 3 - 1C-HP UNIT PLAN  
 SCALE: 1/4" = 1'-0"

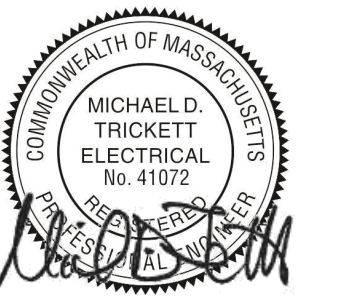


**1** ELECTRICAL POWER BUILDING 3 - 1B-HP UNIT PLAN  
 SCALE: 1/4" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

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

Key Plan:

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**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**ELECTRICAL TYPICAL ACCESSIBLE UNIT PLANS**

Project Number:

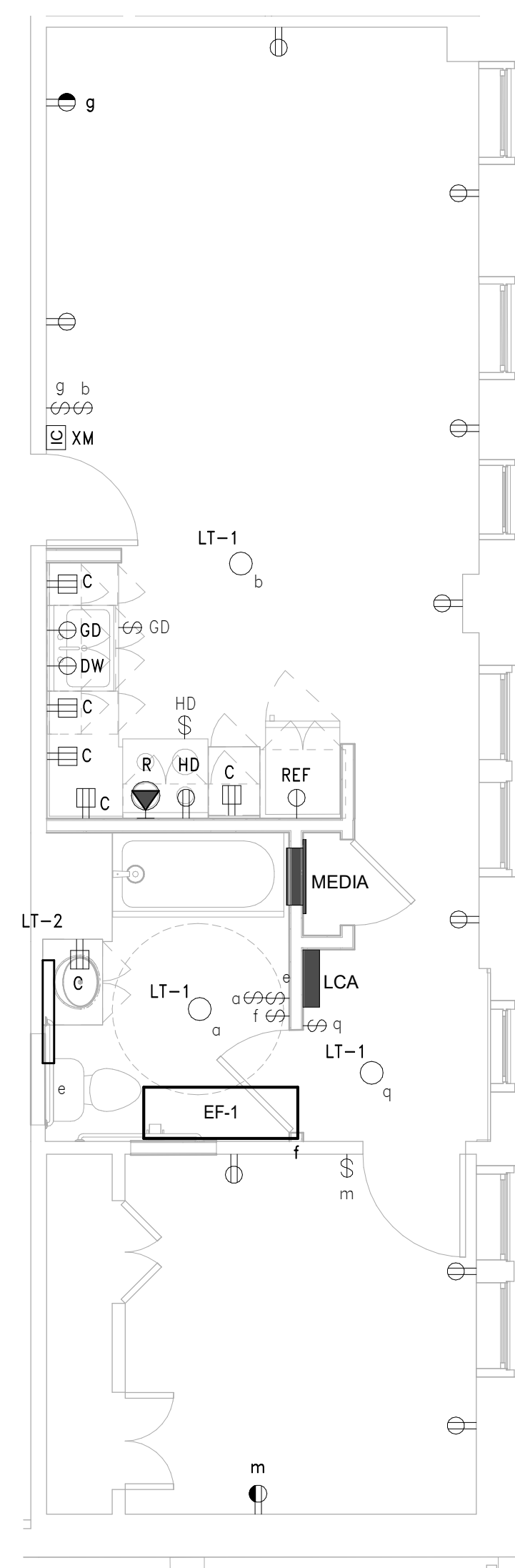
22020 (PEI: 23002)

Issue Date:

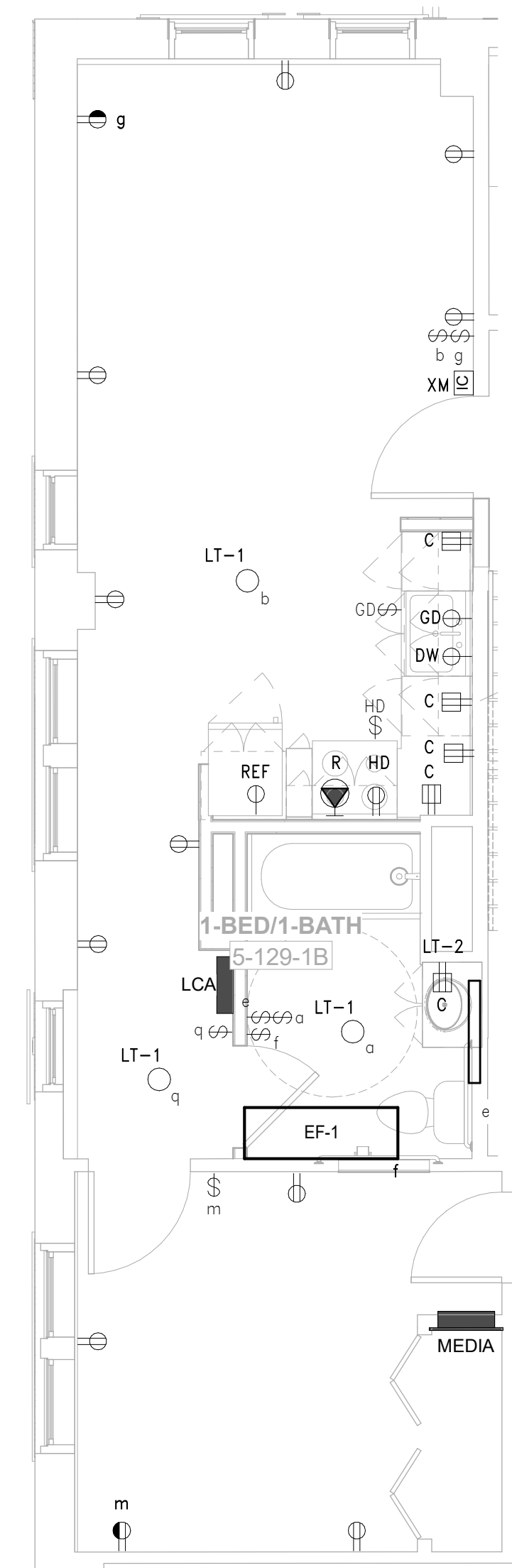
AUGUST 11, 2023

Sheet Number:

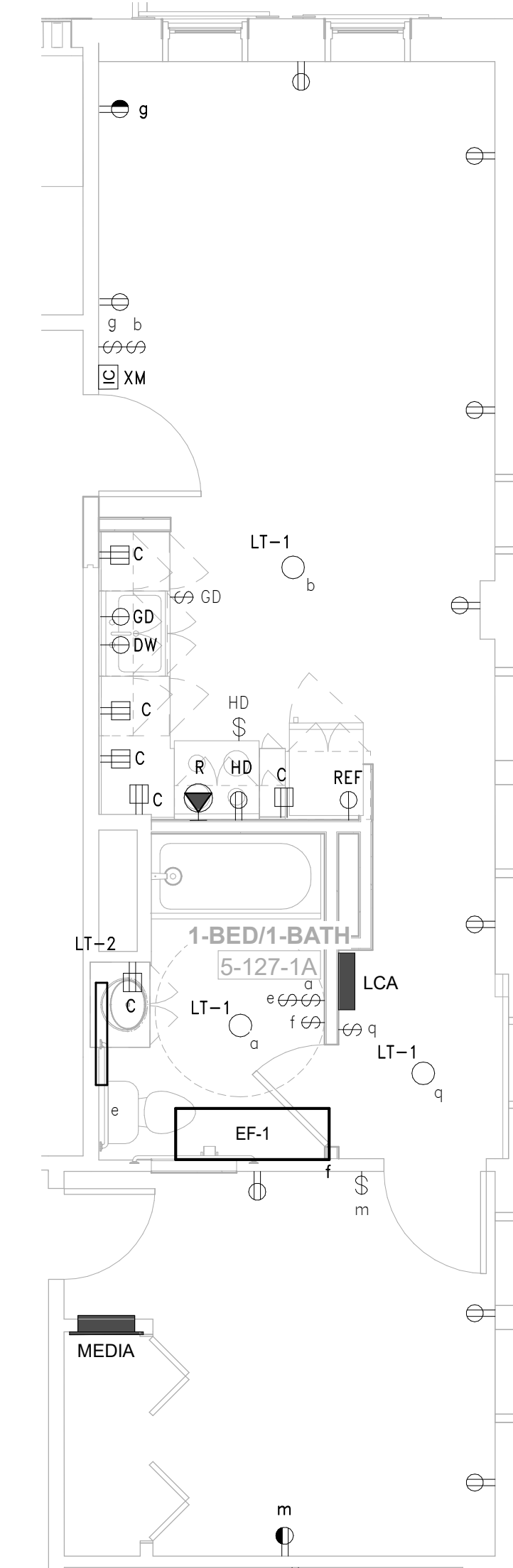
**E3.03**



3 ELECTRICAL POWER BUILDING 5 - 1C-HP UNIT PLAN  
 SCALE: 1/4" = 1'-0"



2 ELECTRICAL POWER BUILDING 5 - 1B-HP UNIT PLAN  
 SCALE: 1/4" = 1'-0"

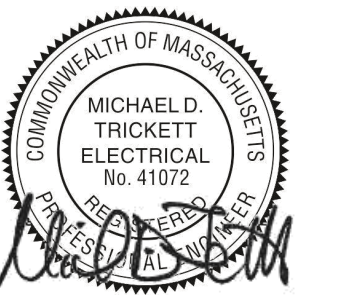


1 ELECTRICAL POWER BUILDING 5 - 1A-HP UNIT PLAN  
 SCALE: 1/4" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

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

Key Plan:

Project Name:

**BEDFORD  
GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**ELECTRICAL TYPICAL  
ACCESSIBLE UNIT  
PLANS**

Project Number:

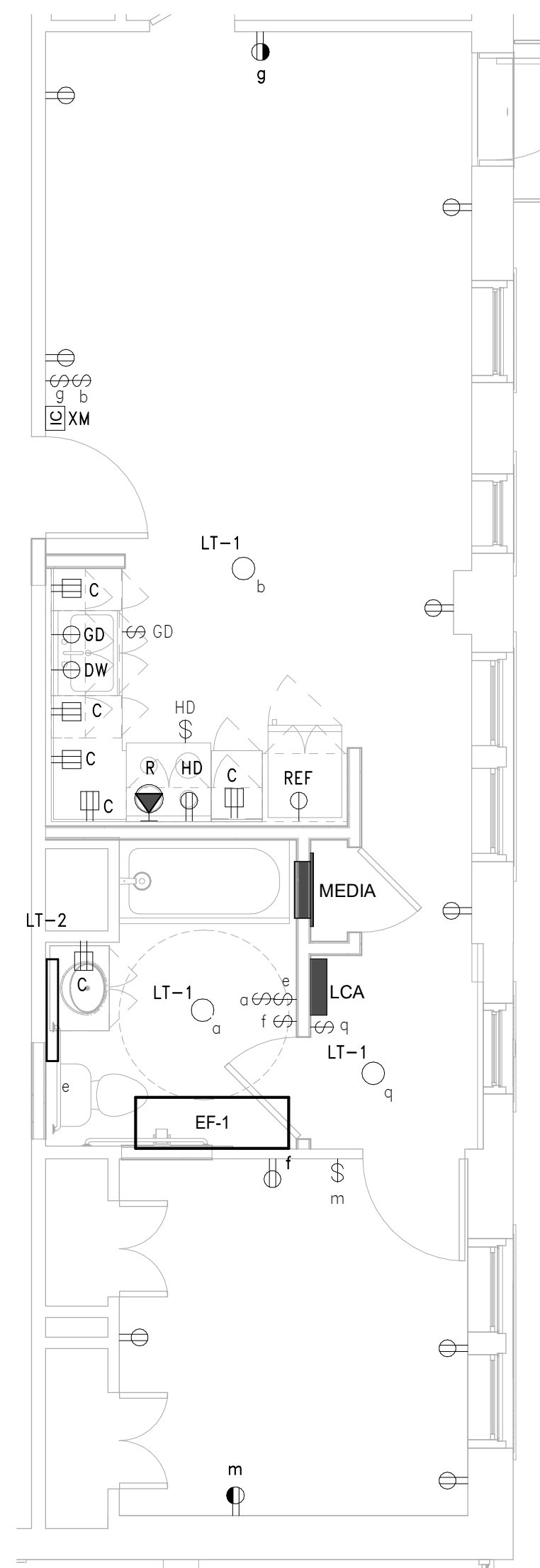
22020 (PEI: 23002)

Issue Date:

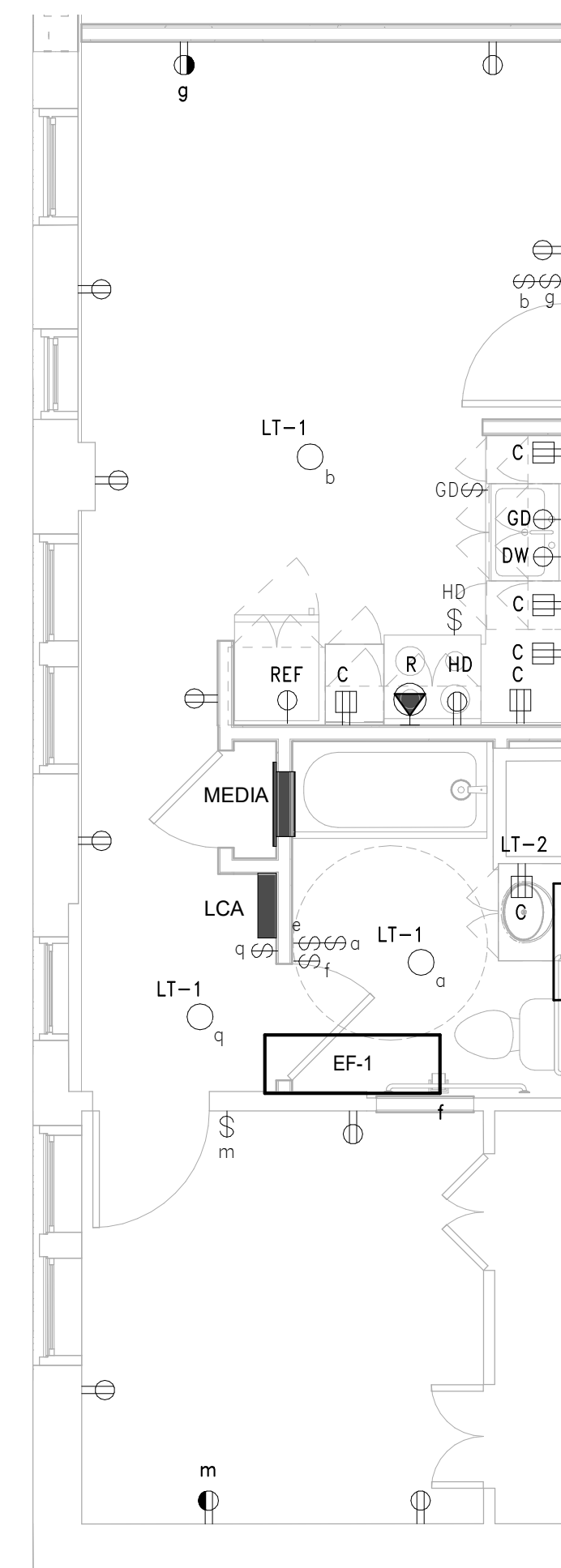
AUGUST 11, 2023

Sheet Number:

**E3.04**



**2** ELECTRICAL POWER BUILDING 7 - 1C-HP UNIT PLAN  
 SCALE: 1/4" = 1'-0"



**1** ELECTRICAL POWER BUILDING 5 - 1D-HP UNIT PLAN  
 SCALE: 1/4" = 1'-0"





Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

Scale: N.T.S.

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**ELECTRICAL DETAILS**

Project Number:

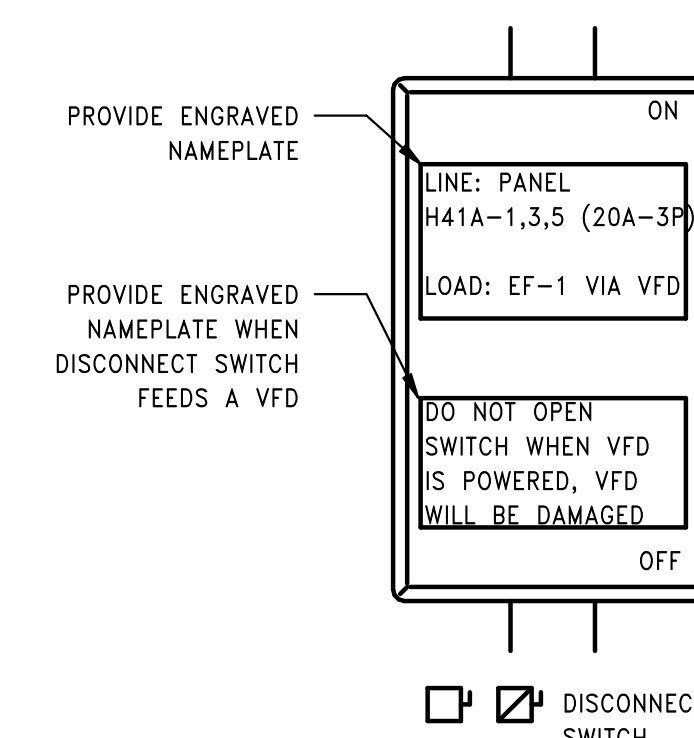
22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

**E6.00**



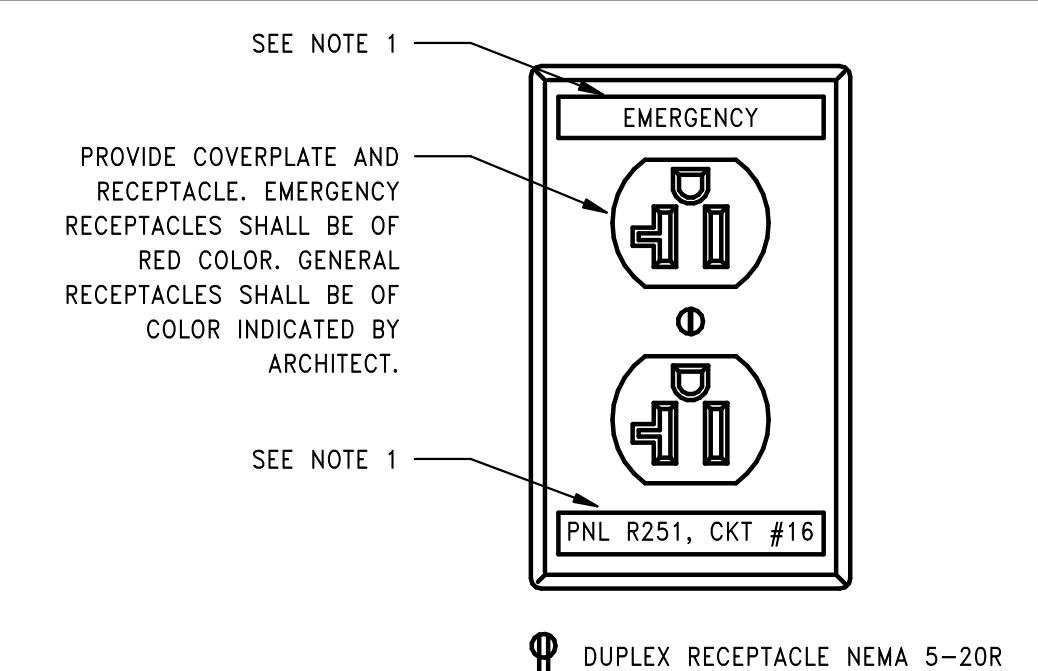
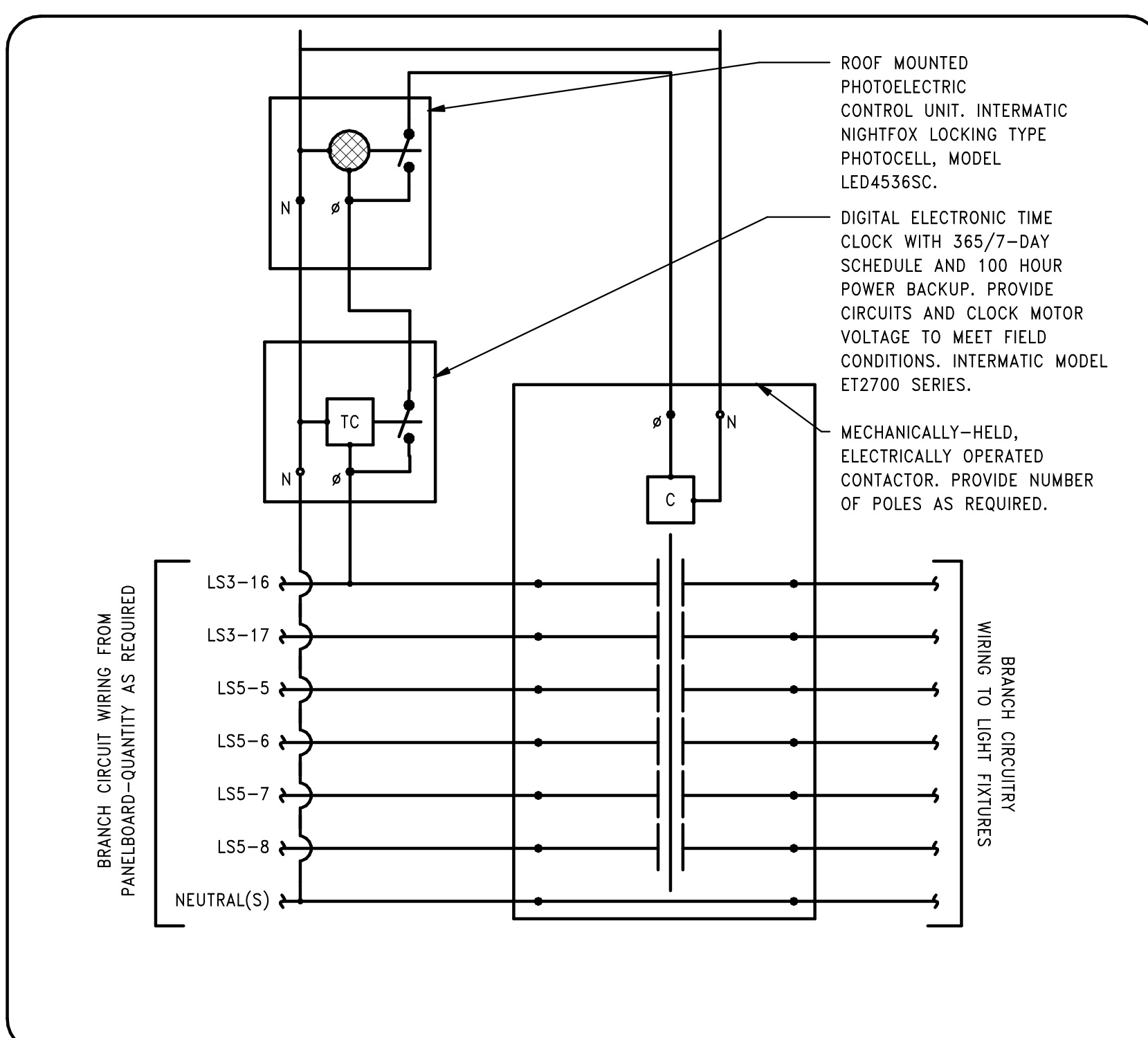
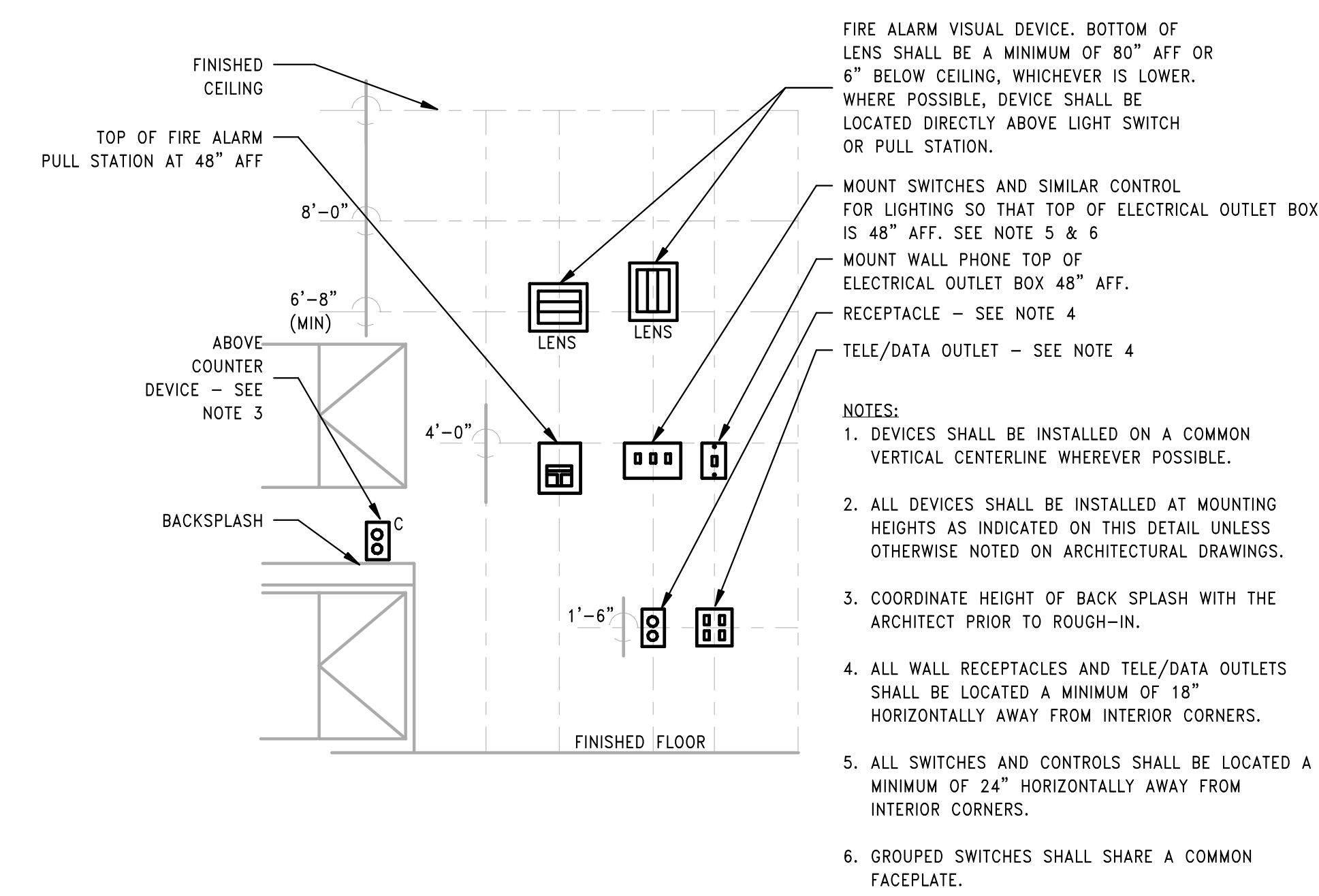
PROVIDE ENGRAVED NAMEPLATE

PROVIDE ENGRAVED NAMEPLATE WHEN DISCONNECT SWITCH FEEDS A VFD

NOTES:

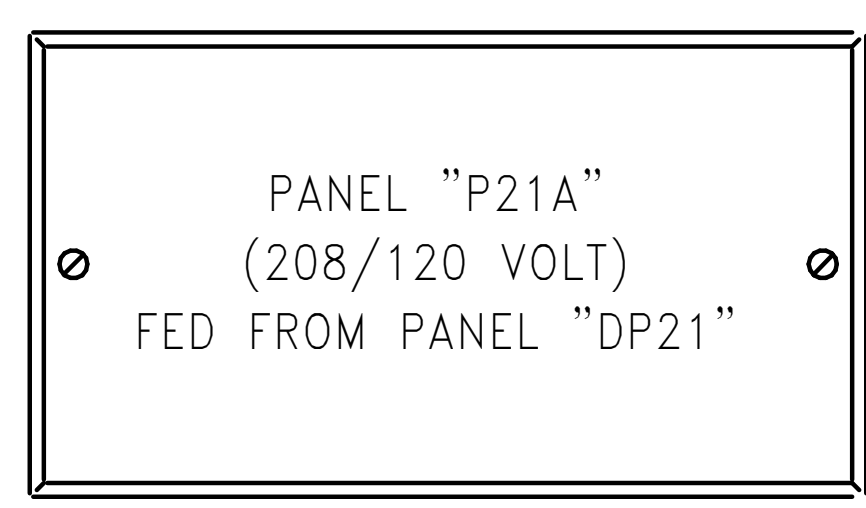
- SWITCHBOARDS, PANELBOARDS, INDUSTRIAL CONTROL PANELS, METER SOCKET ENCLOSURES, AND MOTOR CONTROL CENTERS IN OTHER THAN DWELLING OCCUPANCIES AND LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE WHILE ENERGIZED SHALL BE FIELD MARKED TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASH HAZARDS. PROVIDE LABEL ON ALL ELECTRICAL EQUIPMENT AS REQUIRED
- THE MARKING SHALL BE LOCATED SO AS TO BE CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE OF THE EQUIPMENT.
- THE INFORMATION ON THE LABEL IS AN EXAMPLE ONLY. PROVIDE SPECIFIC INFORMATION FOR EACH PIECE OF EQUIPMENT PER ARC FLASH STUDY AS INDICATED IN SPECIFICATIONS.

WARNING		
ARC FLASH AND SHOCK HAZARD APPROPRIATE PPE REQUIRED		
1.2 CAL/CM <sup>2</sup> INCIDENT ENERGY AT 18 INCHES	12 INCHES ARC FLASH BOUNDARY	
CATEGORY 1 HAZARD/RISK CATEGORY, PER NFPA 70E		
480 VAC SHOCK HAZARD WHEN COVER IS REMOVED		
00 GLOVE CLASS		
42 INCHES LIMITED APPROACH		
12 INCHES RESTRICTED APPROACH		
1 INCHES PROHIBITED APPROACH		
LOCATION: PANEL DP4A		
CHANGES IN EQUIPMENT SETTINGS OR SYSTEM CONFIGURATION MAY INVALIDATE THE CALCULATED VALUES AND PPE REQUIREMENTS SHOWN ON THIS LABEL. REFER TO LATEST ARC FLASH HAZARD ANALYSIS TO VERIFY SYSTEM DATA AND FOR ADDITIONAL INFORMATION.		
ARC FLASH STUDY COMPANY	STUDY FILE#	DATE OF STUDY



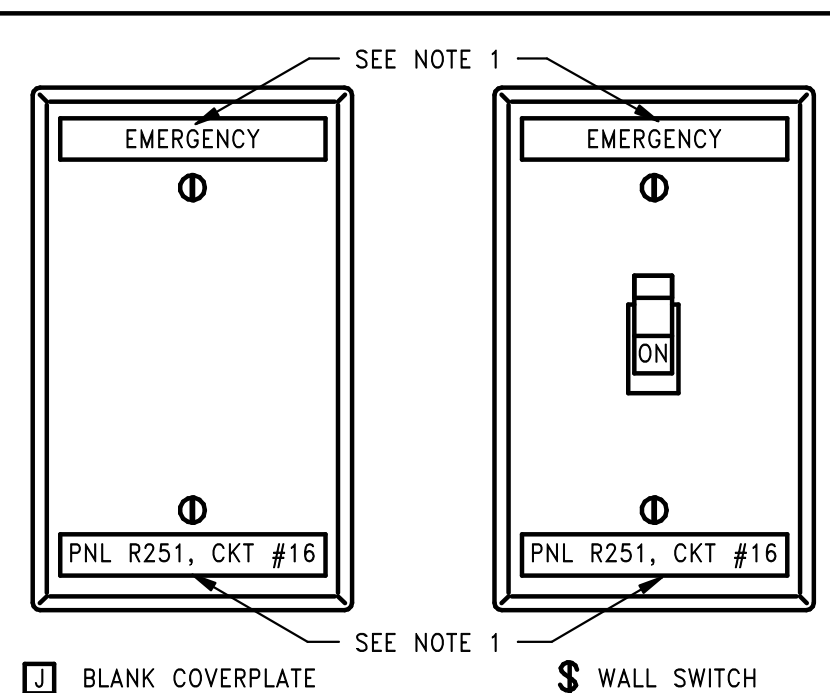
NOTES:

- ELECTRICAL CONTRACTOR SHALL PROVIDE TYPED STICKY LABELS TO INDICATE PANEL NAME AND CIRCUIT NUMBER FEEDING DEVICE. PROVIDE 'EMERGENCY' TYPED LABEL FOR CIRCUITS CONNECTED TO EMERGENCY PANELS. IF THE FACILITY STANDARD IS ENGRAVED COVERPLATES, THE ELECTRICAL CONTRACTOR SHALL PROVIDE ENGRAVED COVERPLATES TO MATCH FACILITY REQUIREMENTS. CONTRACTOR SHALL ALSO HAND WRITE THE PANEL AND CIRCUIT INFORMATION ON BACKSIDE OF COVERPLATE WITH PERMANENT MARKER.



NOTES:

- NAMEPLATES SHALL HAVE WHITE LETTERS ON BLACK BACKGROUND.
- NAMEPLATES SHALL BE FASTENED BY MACHINE SCREWS.
- NAMEPLATES SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT INCLUDING, BUT NOT LIMITED TO; PANELBOARDS, LOADCENTERS, SWITCHBOARDS, MOTOR CONTROL CENTERS, STARTERS, DISCONNECT SWITCHES, TRANSFORMERS, METERCENTERS, WIREWAYS WITH TAP CONDUCTORS, INDIVIDUAL CIRCUIT BREAKERS, ETC.



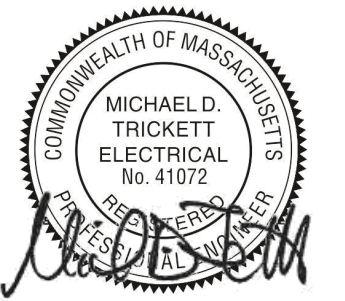
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Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

Scale: N.T.S.

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**FIRE ALARM LEGEND AND DETAILS**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

Sheet Number:

**FA0.01**

## PROJECT GENERAL NOTES

- THE CONTRACTOR SHALL FURNISH LABOR, MATERIALS, TOOLS AND OTHER EQUIPMENT REQUIRED TO INSTALL THE WORK SHOWN AND SPECIFIED. THE CONTRACTOR SHALL FURNISH AND INSTALL ITEMS NECESSARY FOR A COMPLETE ELECTRICAL SYSTEM. MATERIALS SHALL BE NEW AND SHALL BEAR THE REGISTERED UL MARK. WORK SHALL CONFORM WITH THE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 70 (NEC), THE NATIONAL ELECTRICAL CODE (NEC), AND APPLICABLE FEDERAL, STATE AND LOCAL CODES. CONTRACTOR SHALL SECURE PERMITS AND PAY THE FEES REQUIRED TO CARRY OUT HIS WORK. THE CONTRACTOR SHALL FURNISH COPIES OF CERTIFICATES AND PERMITS TO THE ARCHITECT.
- THE DRAWINGS AND SPECIFICATIONS INDICATE THE INTENT OF THE DESIGN AND SHALL BE CONSIDERED AS DIAGRAMATIC ONLY. EXACT LOCATIONS FOR OUTLETS AND EQUIPMENT SHALL BE DETERMINED AT THE SITE, AS WORK PROGRESSES DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE. FINAL WORK SHALL BE DOCUMENTED ON AS BUILT RECORD DRAWINGS
- PIPING, CONDUITS AND EQUIPMENT OF ALL TRADES SHALL BE PROPERLY COORDINATED AND SET TO MAINTAIN THE CLEARANCES REQUIRED BY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- CONDUIT RUNS CROSSING EXPANSION JOINTS SHALL HAVE EXPANSION OR EXPANSION DEFLECTION TYPE FITTINGS, AS REQUIRED VERIFY EXISTING JOINTS BY FIELD MEASUREMENTS.
- OUTDOOR ELECTRICAL EQUIPMENT SHALL BE NEMA 3R TYPE, UNLESS OTHERWISE NOTED.
- RACEWAYS AND CABLE SHALL BE RUN CONCEALED IN FINISHED SPACES UNLESS OTHERWISE NOTED.
- EQUIPMENT SHALL BE PROVIDED WITH DEDICATED WORK SPACE. THE HEIGHT OF THE WORK SPACE SHALL EXTEND FROM THE FLOOR TO A HEIGHT OF 6'-6" OR TO THE HEIGHT OF THE EQUIPMENT, WHICHEVER IS GREATER. THE WIDTH OF THE WORKING SPACE SHALL BE THE WIDTH OF THE ELECTRICAL EQUIPMENT OR 30", WHICHEVER IS GREATER. IN ALL CASES, WORK SPACE SHALL ALLOW AT LEAST A 90 DEGREE OPENING OF EQUIPMENT DOORS OR HINGED PANELS.
- ALL EQUIPMENT SHALL BE LOCATED IN DEDICATED SPACES AND PROTECTED FROM DAMAGE. THE DEDICATED ELECTRICAL SPACE SHALL BE EQUAL TO THE WIDTH AND DEPTH OF THE EQUIPMENT AND EXTENDING FROM THE FLOOR TO A HEIGHT OF 6'-0" ABOVE THE EQUIPMENT OR TO THE STRUCTURAL CEILING, WHICHEVER IS LOWER. NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO THE ELECTRICAL EQUIPMENT OR ARCHITECTURAL APPURTENANCES SHALL BE PERMITTED TO BE INSTALLED IN, ENTER OR PASS THROUGH SUCH SPACE.
- DEVICES SHALL BE MOUNTED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE ACCESSIBILITY CODE.
- EQUIPMENT SHALL BE MOUNTED SO THAT THE DISTANCE FROM THE TOP OPERATING HANDLE TO THE FLOOR SHALL NOT EXCEED 6'-6".
- ALL BRANCH CIRCUITS, (LIGHTING AND POWER) SHALL HAVE A DEDICATED NEUTRAL CONDUCTOR. COMMON OR SHARING OF NEUTRALS WILL NOT BE ALLOWED. NO MORE THAN (3) CIRCUITS (SIX CURRENT CARRYING CONDUCTORS) SHALL BE RUN IN A SINGLE CONDUIT.
- PULL STATIONS, HORN/STROBES, SMOKE DETECTORS, ETC INDICATE QUANTITY, EXACT LOCATIONS OF DEVICES SHALL BE DETERMINED IN THE FIELD AND COORDINATED WITH ARCHITECTURAL DRAWINGS.
- THIS IS A STANDARD SYMBOL LIST. ALL DEVICE SYMBOLS AND ABBREVIATIONS MAY NOT NECESSARILY APPEAR ON THE FLOOR PLANS OR DETAIL SHEET. ONLY THOSE SYMBOLS INDICATED ON THE FLOORS PLANS ARE USED AND OTHERS SHOULD BE DISREGARDED.
- MOUNTING HEIGHTS SHALL BE AS INDICATED ON ARCHITECTURAL DRAWINGS. THE MOUNTING HEIGHT DETAIL SHALL BE USED AS A GUIDE IN THE ABSENCE OF THE ARCHITECTURAL DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL DOORS SWINGS BEFORE INSTALLING BACK BOXES.
- FOR EXACT LOCATION OF MECHANICAL EQUIPMENT, (AC UNITS, FANS, PUMPS, ETC) REFER TO RESPECTIVE TRADES DRAWINGS.
- CURRENT CARRYING MATERIAL USED SHALL BE COPPER, INCLUDING PANELBOARD BUS MATERIALS AND TRANSFORMER WINDINGS.
- FURNISH GROUNDING/ BONDING BUSHINGS ONTO ALL CONDUIT ENTERING/ LEAVING BOXES.
- ALL GROUND CONDUCTORS SHALL BE GREEN, ISOLATED GROUND CONDUCTORS SHALL BE GREEN/ YELLOW STRIPED, AND NEUTRAL CONDUCTORS SHALL BE WHITE.
- WHEN AVAILABLE FROM THE MANUFACTURER, ALL FIRE ALARM STROBES SHALL BE FIELD ADJUSTABLE AND THE POWER SUPPLY SHALL BE SIZED BASED ON ALL THE STROBES' HIGHEST SETTING.
- WHERE DEVICES (HORN/SPEAKER/STROBES, PULL STATIONS, MODULES, ETC) ARE LOCATED ON AN EXTERIOR WALL, A RATED WALL, A DEMISING WALL BETWEEN DWELLING UNITS OR A CORRIDOR WALL IN A DWELLING UNIT; AN AIRTIGHT BACKBOX SHALL BE PROVIDED.
- MODIFICATIONS TO THE EXISTING FIRE ALARM SYSTEM SHALL BE COORDINATED WITH THE FIRM WHO HOLDS THE EXISTING SYSTEM MAINTENANCE CONTRACT. THE FIRM WHO HOLDS THE EXISTING SYSTEM MAINTENANCE CONTRACT SHALL MAKE ALL FINAL CONNECTIONS, AND PERFORM ALL PROGRAMMING AND TESTING. ALL COSTS ASSOCIATED WITH FINAL CONNECTIONS, PROGRAMMING AND TESTING SHALL BE INCLUDED UNDER THIS CONTRACT AND SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- THE ELECTRICAL CONTRACTOR SHALL CARRY ALL COSTS ASSOCIATED WITH DISABLING THE CONNECTIONS TO THE EXISTING MUNICIPAL LOOP DURING FINAL CONNECTIONS AND TESTING AND SHALL CARRY COSTS FOR RECONNECTION OF LOOP.

## GENERAL FIRE ALARM LEGEND

- X EXISTING DEVICE SHALL BE REMOVED INCLUDING ALL ASSOCIATED RACEWAYS AND CIRCUITRY BACK TO ITS SOURCE
- XM EXISTING DEVICE SHALL REMAIN AND SHALL BE MAINTAINED
- XN EXISTING DEVICE TO BE REMOVED AND REPLACED WITH NEW MAINTAIN EXISTING CIRCUITRY FOR CONNECTION OF NEW DEVICE

## FIRE ALARM WIRING METHODS

CONCEALED ELECTRICAL POWER CIRCUITS SHALL BE THHN/THWN CONDUCTORS IN MC OR EMT

FIRE ALARM SYSTEM RISER WIRING SHALL BE CIC TYPE NPLFR AND FPLR CONDUCTORS IN EMT

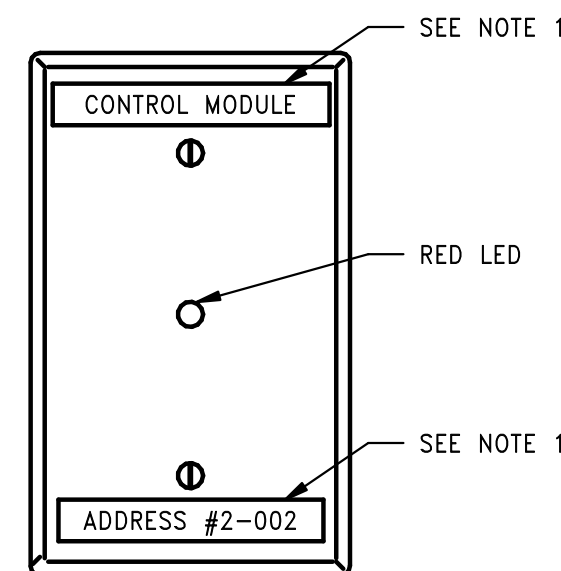
FIRE ALARM SYSTEM CIRCUIT WIRING IN CONCEALED SPACES SHALL BE TYPE NPLF AND FPL CONDUCTORS IN EMT OR MC CABLE

FIRE ALARM SYSTEM CIRCUIT WIRING IN EXPOSED SPACES VISIBLE TO PUBLIC SHALL BE TYPE NPLF AND FPL CONDUCTORS IN SURFACE MOUNTED RACEWAY - WIREMOLD V500 OR APPROVED EQUAL

FIRE ALARM SYSTEM CIRCUIT WIRING IN UTILITY ROOMS OR EXTERIOR SHALL BE TYPE NPLF AND FPL CONDUCTORS IN EMT

## FIRE ALARM SYSTEM LEGEND

- (S) SMOKE DETECTOR
- (CS) COMBINATION CARBON MONOXIDE and SMOKE DETECTOR
- (S) SMOKE DETECTOR NOTES:  
"L" - INDICATES LOCAL NOTIFICATION 120V RESIDENTIAL TYPE WITH 9V BATTERY BACKUP  
"CL" - INDICATES COMMON AREA LOCAL NOTIFICATION 120V RESIDENTIAL TYPE WITH 9V BATTERY BACKUP  
"SB" - INDICATES SYSTEM TYPE DETECTOR WITH LOW-FREQUENCY SOUNDER BASE FOR LOCAL NOTIFICATION
- (H) FIRE ALARM HORN/STROBE COMBINATION UNIT, RATED 90db OUTPUT AND 75cd UNLESS OTHERWISE NOTED
- (H) FIRE ALARM HORN ONLY DEVICE
- (M) FIRE ALARM LOW-FREQUENCY HORN ONLY DEVICE RATED 90db OUTPUT
- (A) FIRE ALARM STROBE ONLY DEVICE UNIT LABELED "ALERT", RATED OUTPUT 177cd UNLESS OTHERWISE NOTED

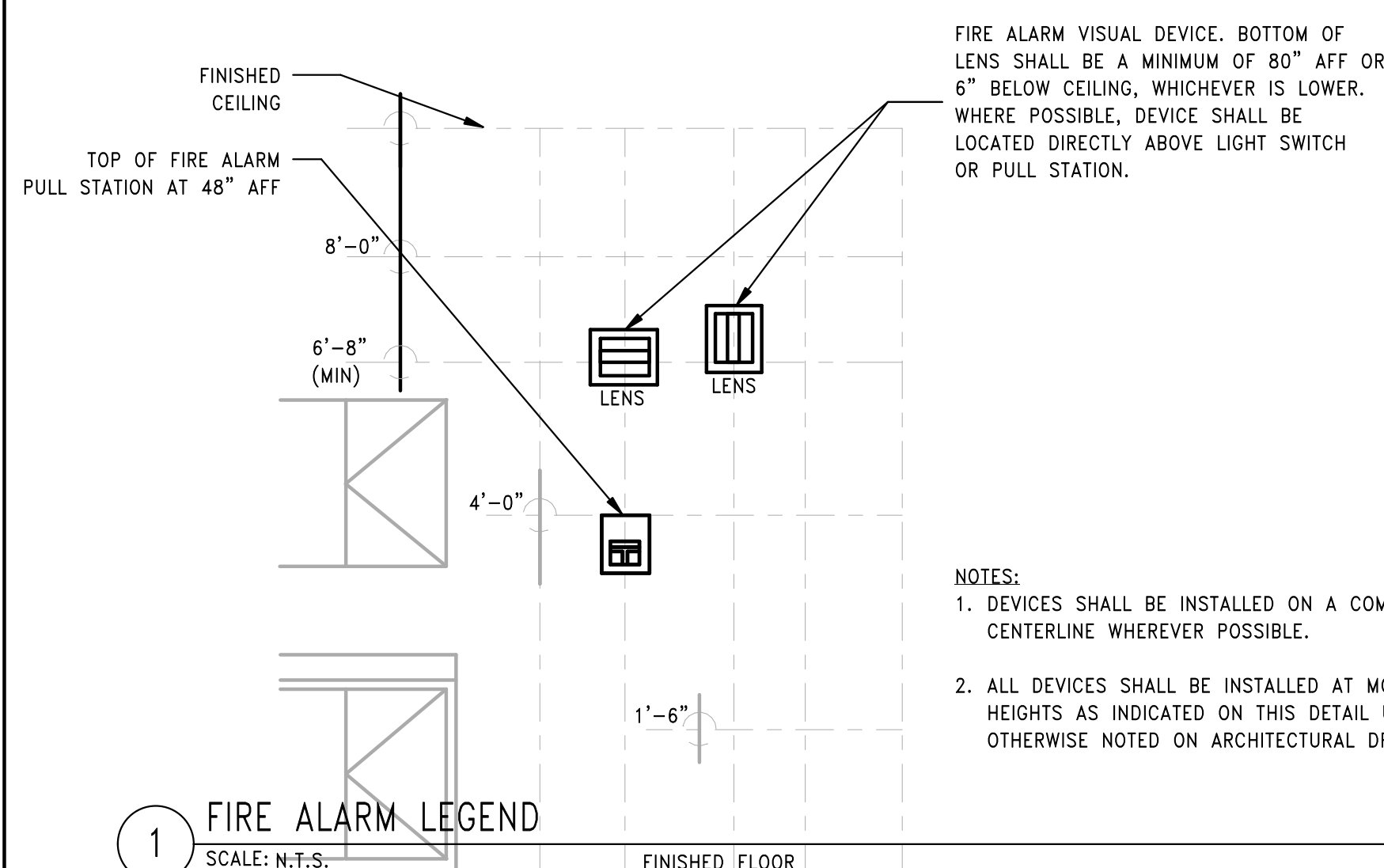


CONTROL MODULE, MONITOR MODULE, RELAY, ETC.

### NOTES:

- ELECTRICAL CONTRACTOR SHALL PROVIDE TYPED STICKY LABELS TO INDICATE FIRE ALARM DEVICE AND ADDRESS OR ZONE NUMBER. IF THE FACILITY STANDARD IS ENGRAVED COVERPLATES, THE ELECTRICAL CONTRACTOR SHALL PROVIDE ENGRAVED COVERPLATES TO MATCH FACILITY REQUIREMENTS. CONTRACTOR SHALL ALSO HAND WRITE THE PANEL AND CIRCUIT INFORMATION ON BACKSIDE OF COVERPLATE WITH PERMANENT MARKER.

2 TYPICAL FIRE ALARM DEVICE LABELING DETAIL  
SCALE: N.T.S.



FIRE ALARM VISUAL DEVICE. BOTTOM OF LENS SHALL BE A MINIMUM OF 80" AFF OR 6" BELOW CEILING, WHICHEVER IS LOWER. WHERE POSSIBLE, DEVICE SHALL BE LOCATED DIRECTLY ABOVE LIGHT SWITCH OR PULL STATION.

### NOTES:

- DEVICES SHALL BE INSTALLED ON A COMMON VERTICAL CENTERLINE WHEREVER POSSIBLE.
- ALL DEVICES SHALL BE INSTALLED AT MOUNTING HEIGHTS AS INDICATED ON THIS DETAIL UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.

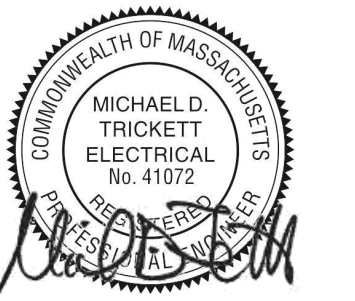
1 FIRE ALARM LEGEND  
SCALE: N.T.S.



Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 1 FIRE ALARM  
 - BASEMENT & FIRST  
 FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

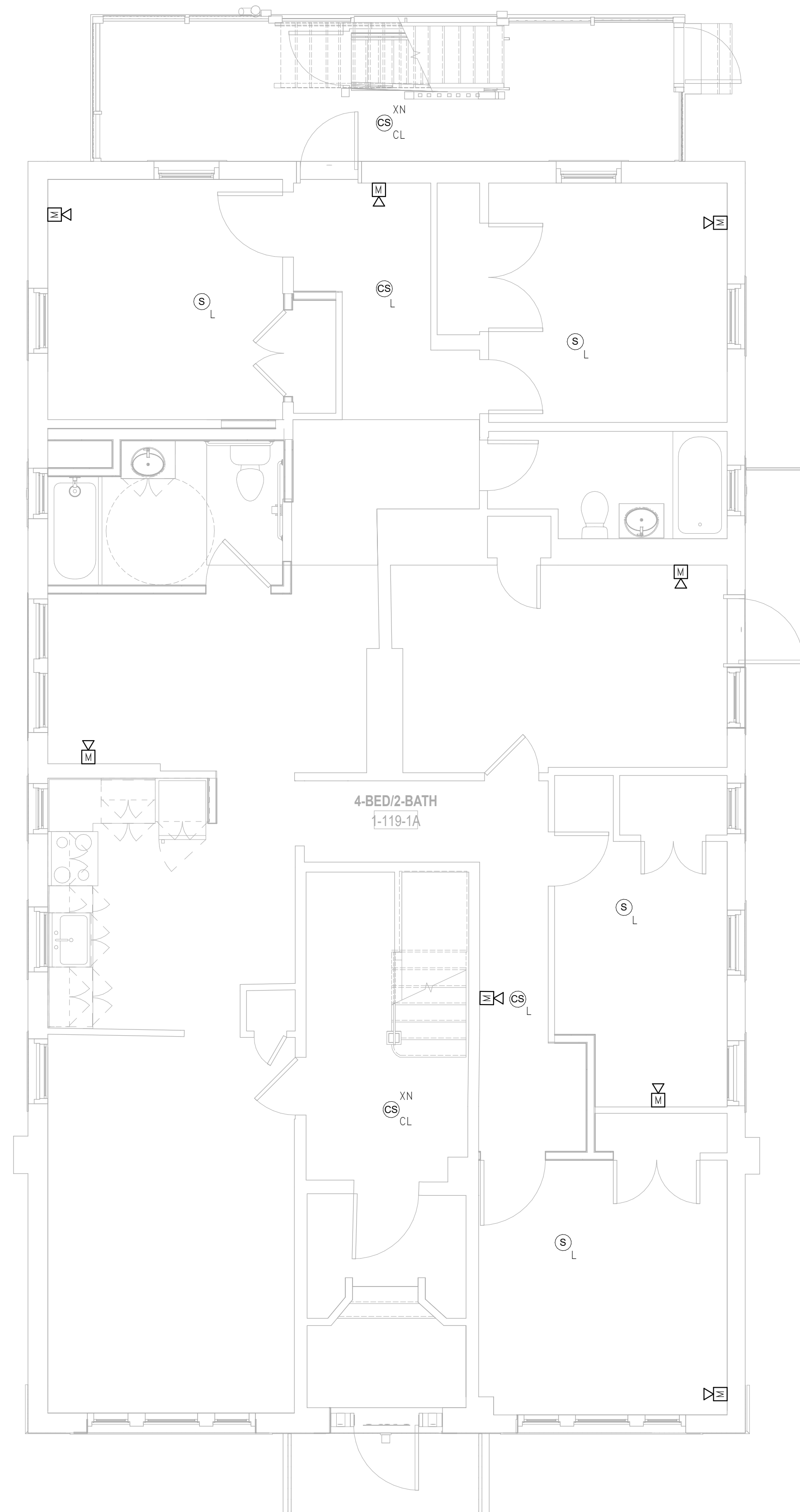
AUGUST 11, 2023

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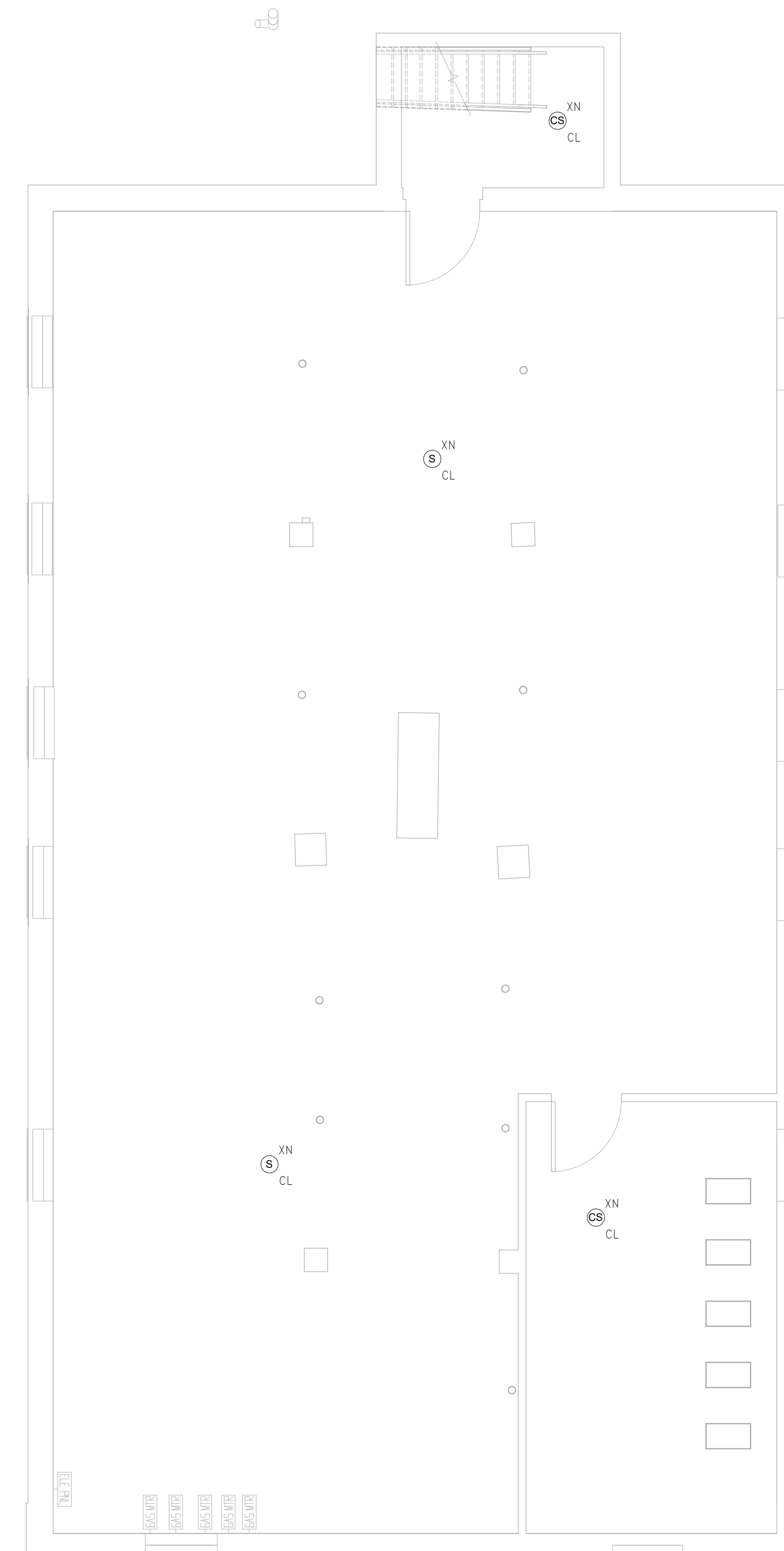
**FA1.01a**

### FIRE ALARM PLAN GENERAL NOTES

1. REFER TO GENERAL DEMOLITION NOTES ON DRAWING FA0.00 FOR ADDITIONAL REQUIREMENTS.
2. DEVICES SHALL BE INSTALLED AT MOUNTING HEIGHTS AND LOCATIONS AS INDICATED ON THE ARCHITECTURAL ELEVATIONS, PART PLANS AND DETAILS. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR INFORMATION.
3. NEW FIRE ALARM DEVICES SHALL BE CONNECTED TO THE EXISTING WIRING AND CIRCUITRY. CONTRACTOR SHALL FIELD VERIFY EXISTING DEVICE QUANTITIES AND LOCATIONS.



2 FIRE ALARM Level 1 - Building 1 - 119-121  
 SCALE: 1/4" = 1'-0"

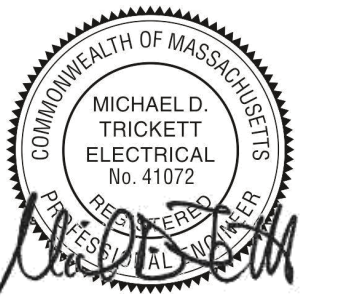


1 FIRE ALARM Basement - Building 1 - 119-121  
 SCALE: 1/4" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 1 FIRE ALARM-  
 SECOND, THIRD FLOOR  
 AND ROOF FLOOR PLAN**

Project Number:

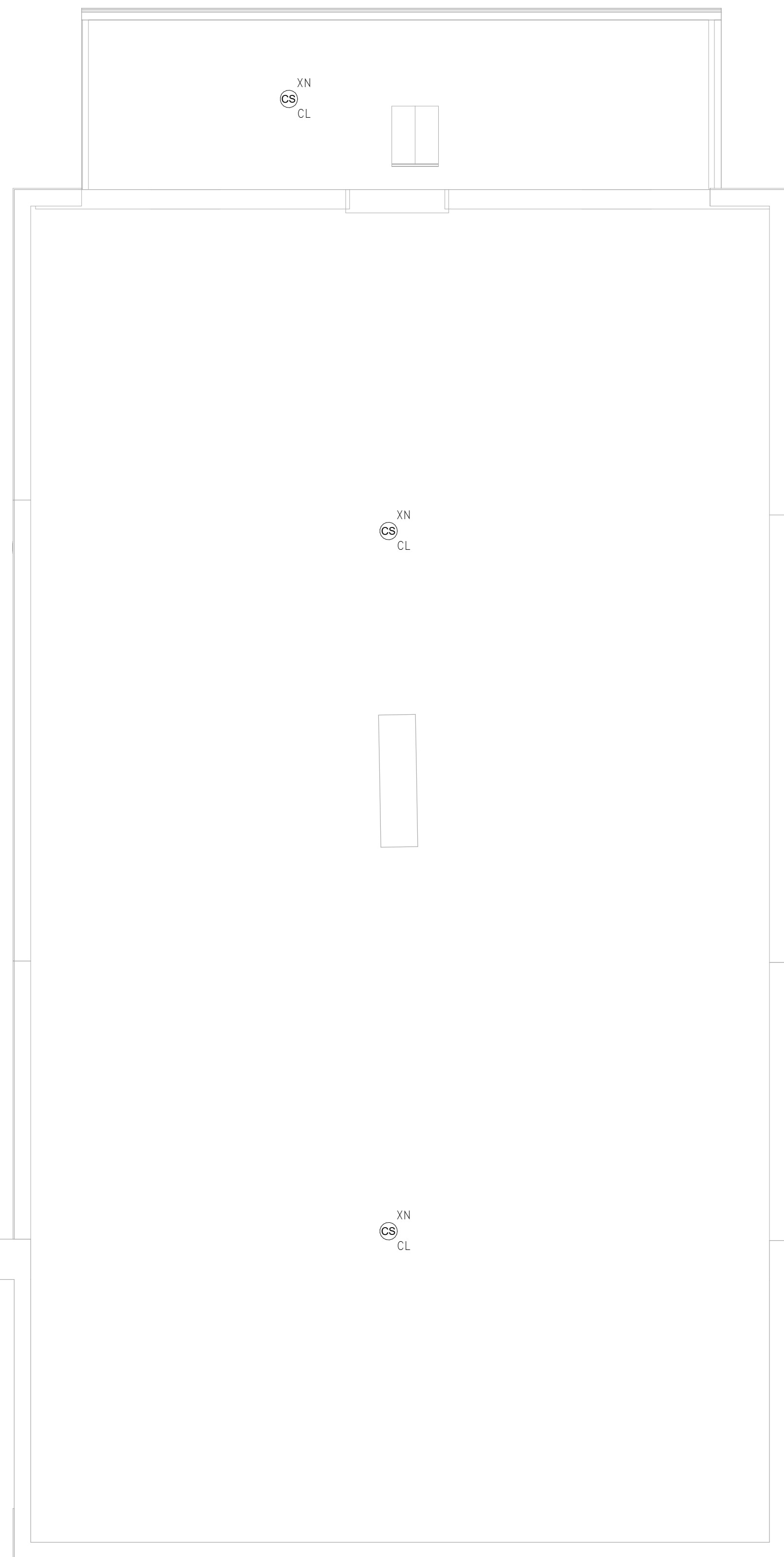
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Issue Date:

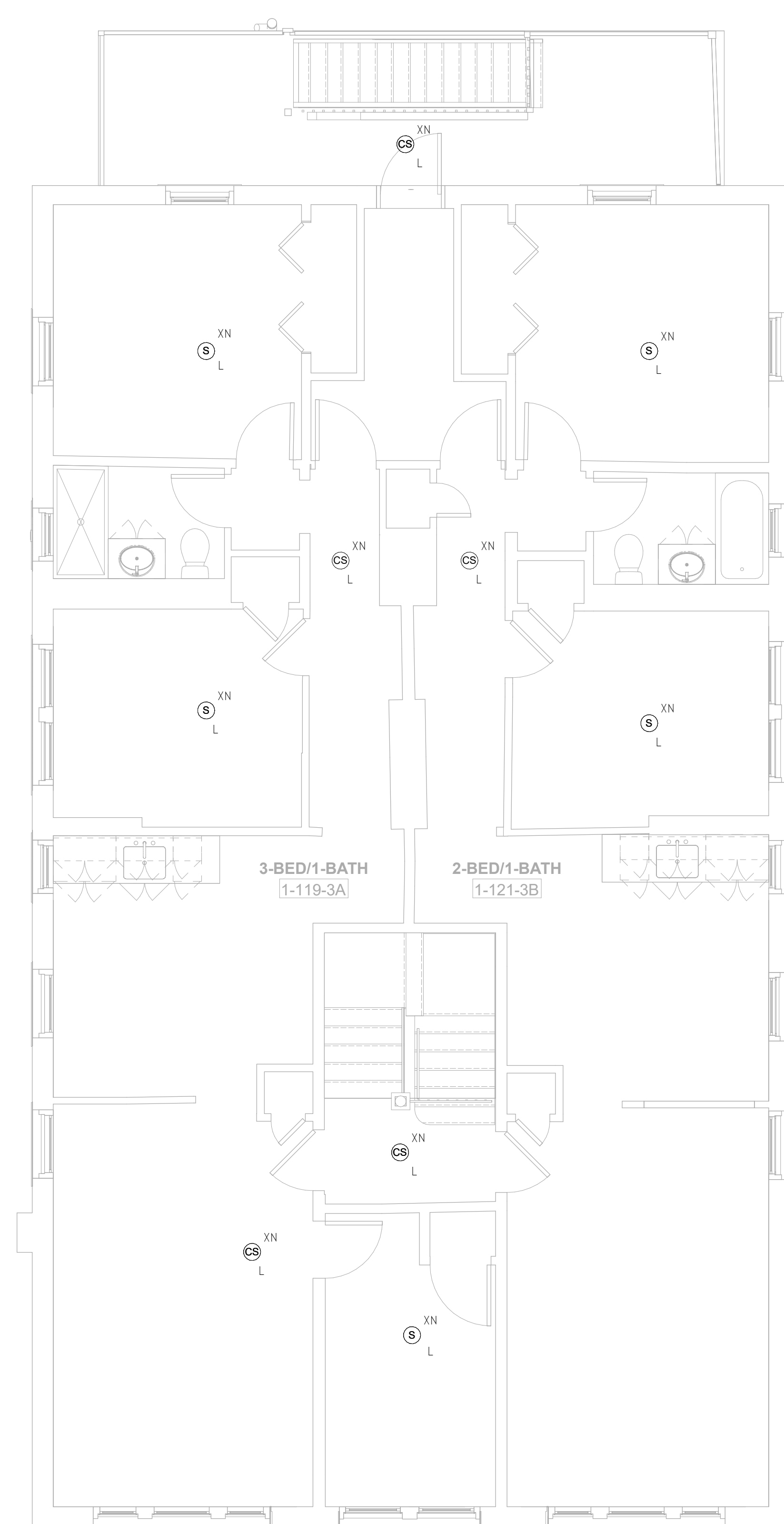
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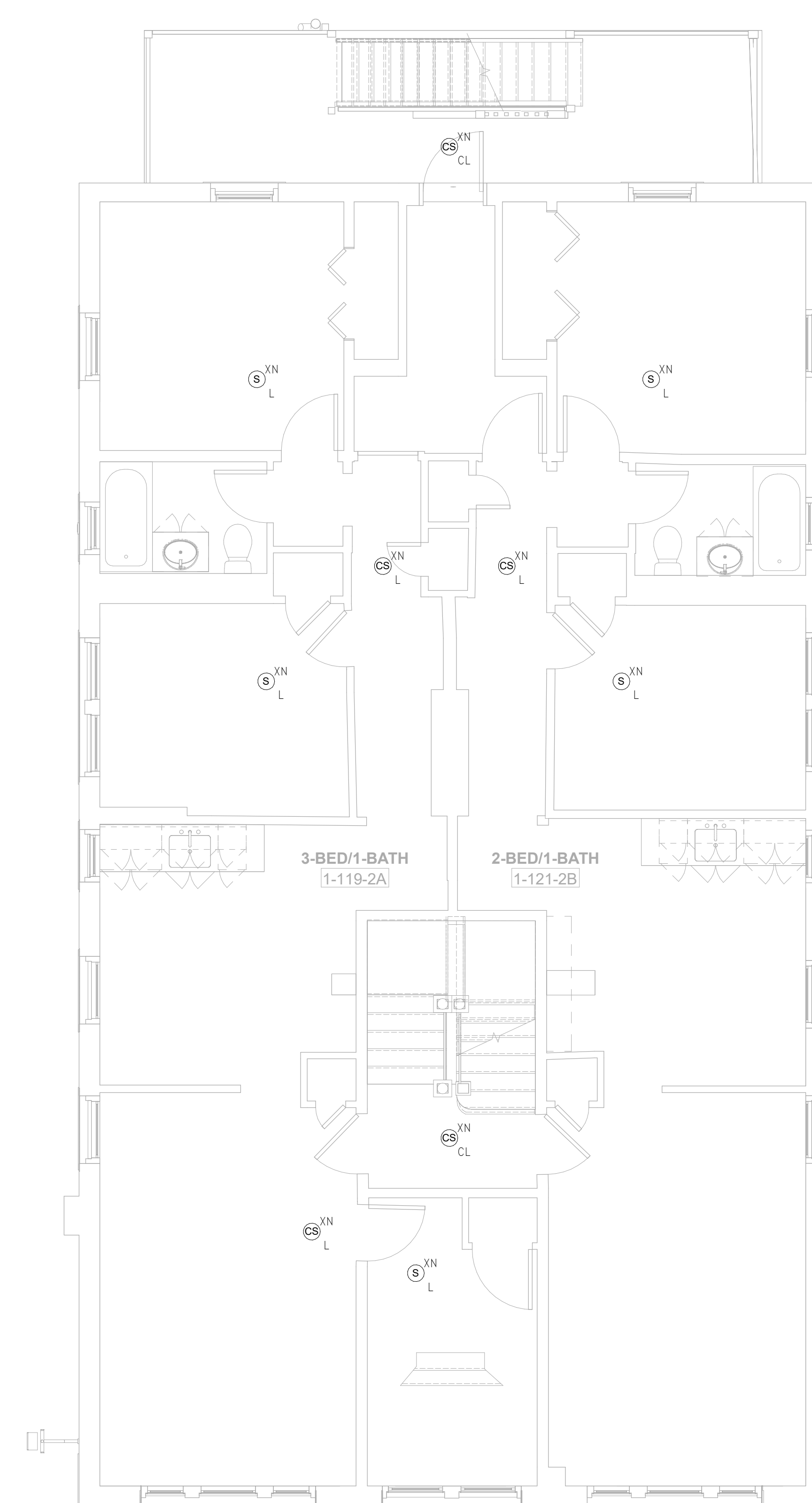
**FA1.01b**



3 FIRE ALARM Roof - Building 1 - 119-121  
 SCALE: 1/4" = 1'-0"



2 FIRE ALARM Level 3 - Building 1 - 119-121  
 SCALE: 1/4" = 1'-0"



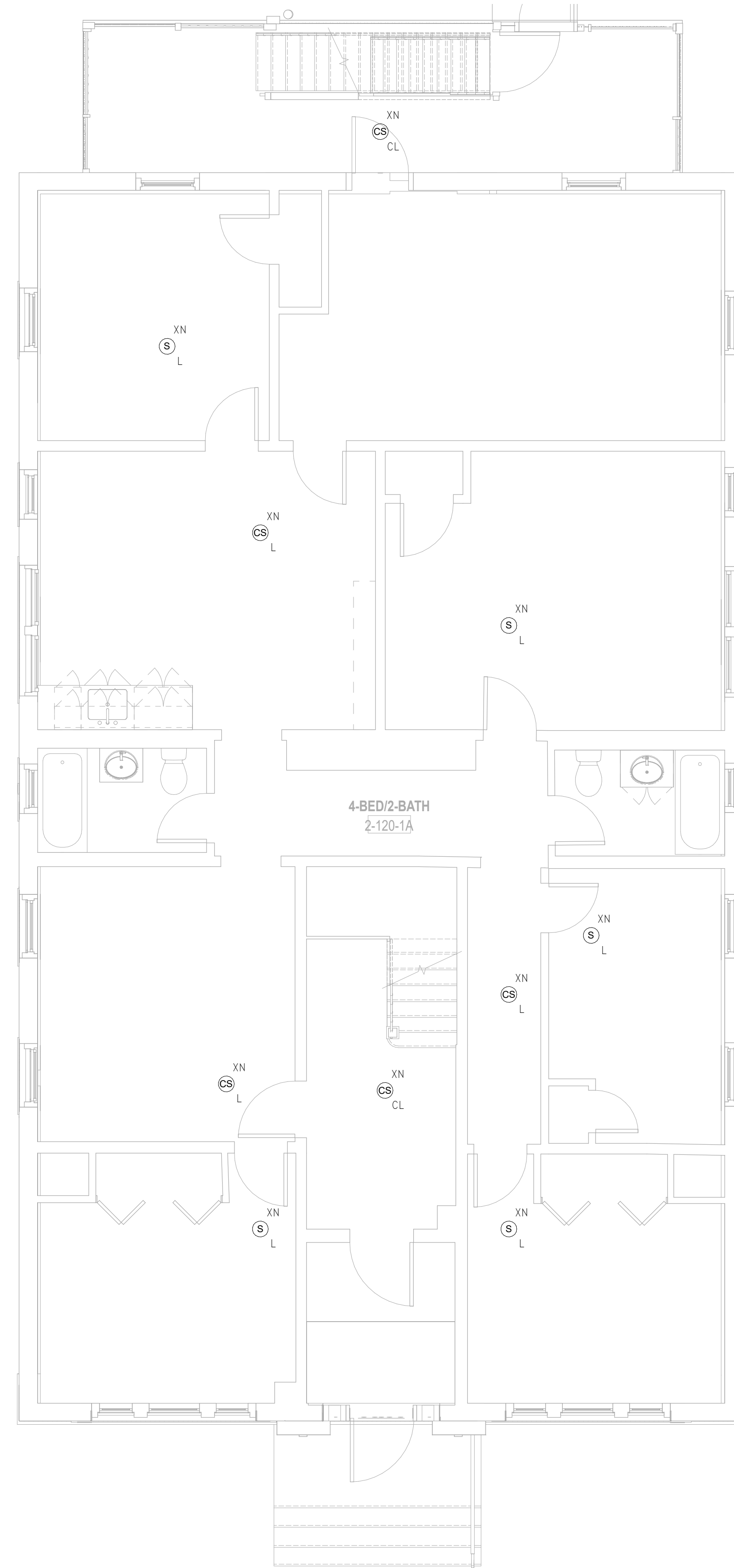
1 FIRE ALARM Level 2 - Building 1 - 119-121  
 SCALE: 1/4" = 1'-0"

FIRE ALARM PLAN GENERAL NOTES

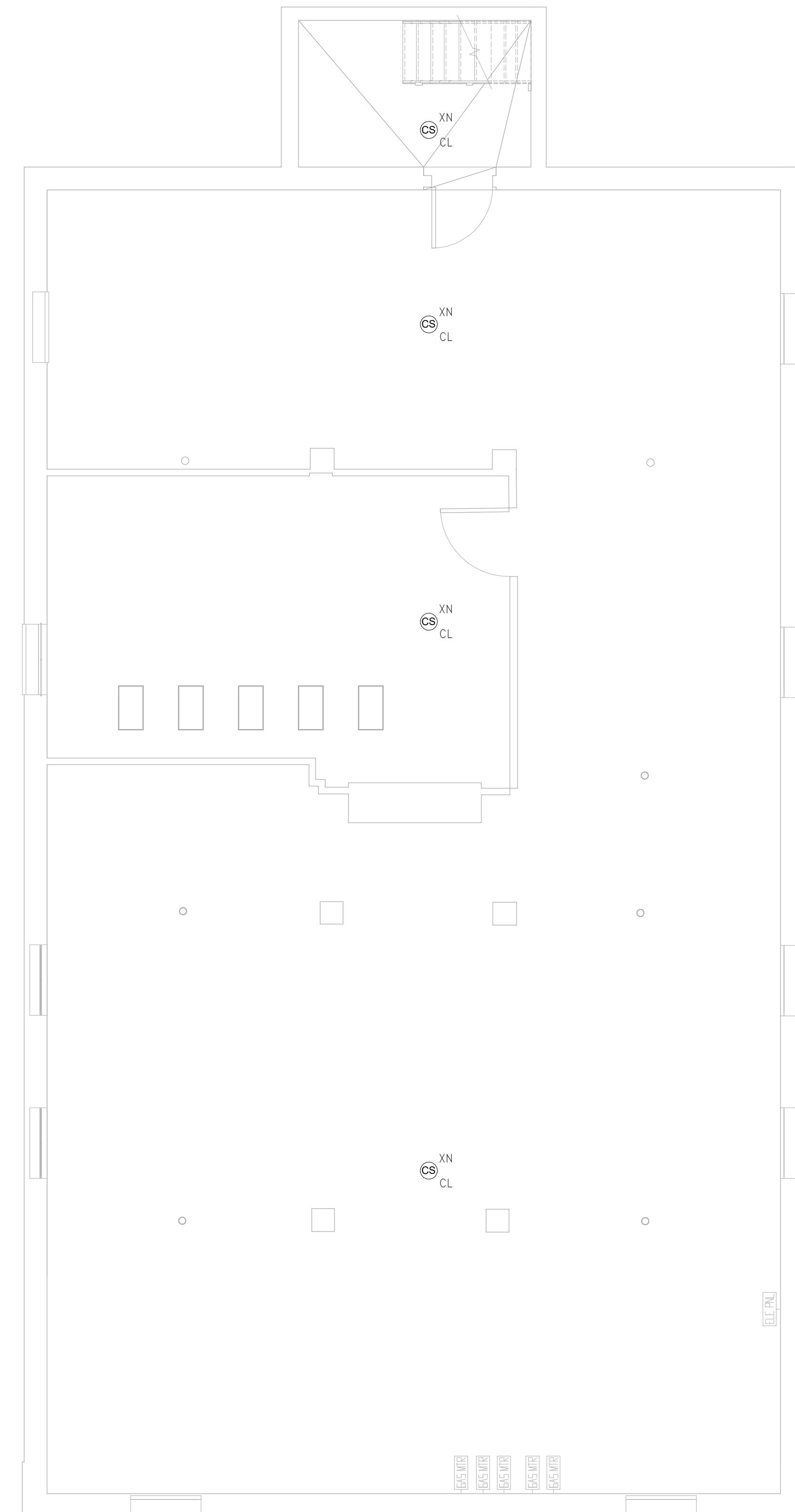
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3. NEW FIRE ALARM DEVICES SHALL BE CONNECTED TO THE EXISTING WIRING AND CIRCUITRY. CONTRACTOR SHALL FIELD VERIFY EXISTING DEVICE QUANTITIES AND LOCATIONS.

### FIRE ALARM PLAN GENERAL NOTES

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3. NEW FIRE ALARM DEVICES SHALL BE CONNECTED TO THE EXISTING WIRING AND CIRCUITRY. CONTRACTOR SHALL FIELD VERIFY EXISTING DEVICE QUANTITIES AND LOCATIONS.



2 FIRE ALARM Level 1 - Building 2 - 120-122  
 SCALE: 1/4" = 1'-0"

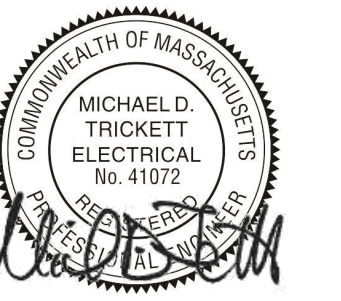


1 FIRE ALARM Basement - Building 2 - 120-122  
 SCALE: 1/4" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 2 FIRE ALARM-  
 BASEMENT & FIRST  
 FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

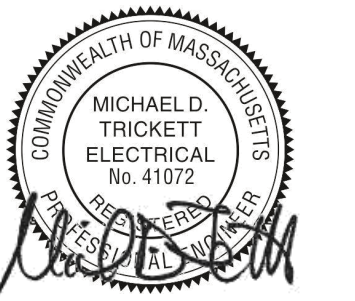
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**FA1.02a**

Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

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

Key Plan:

Project Name:

**BEDFORD  
GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 2 FIRE ALARM-  
SECOND, THIRD FLOOR  
AND ROOF FLOOR PLAN**

Project Number:

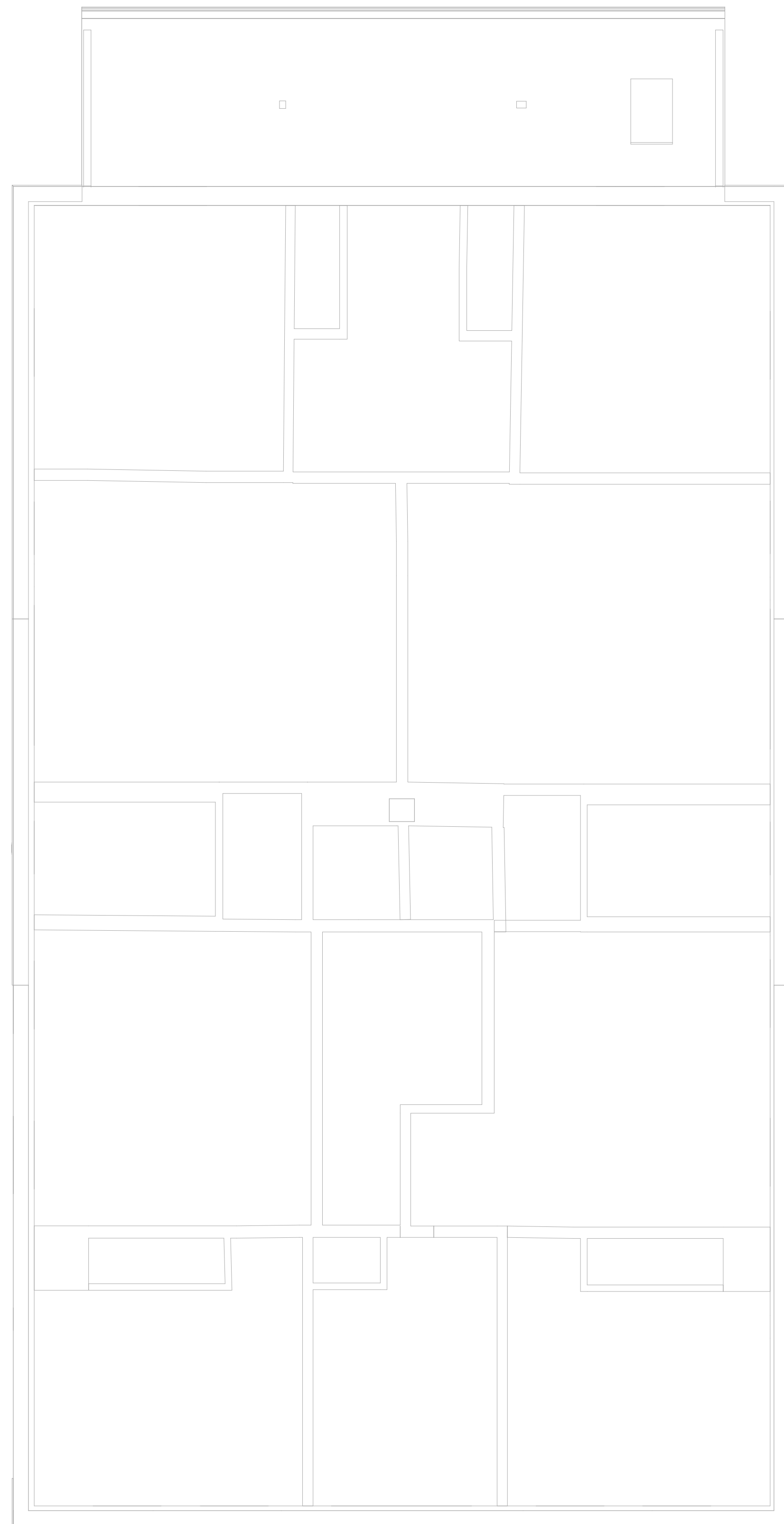
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Issue Date:

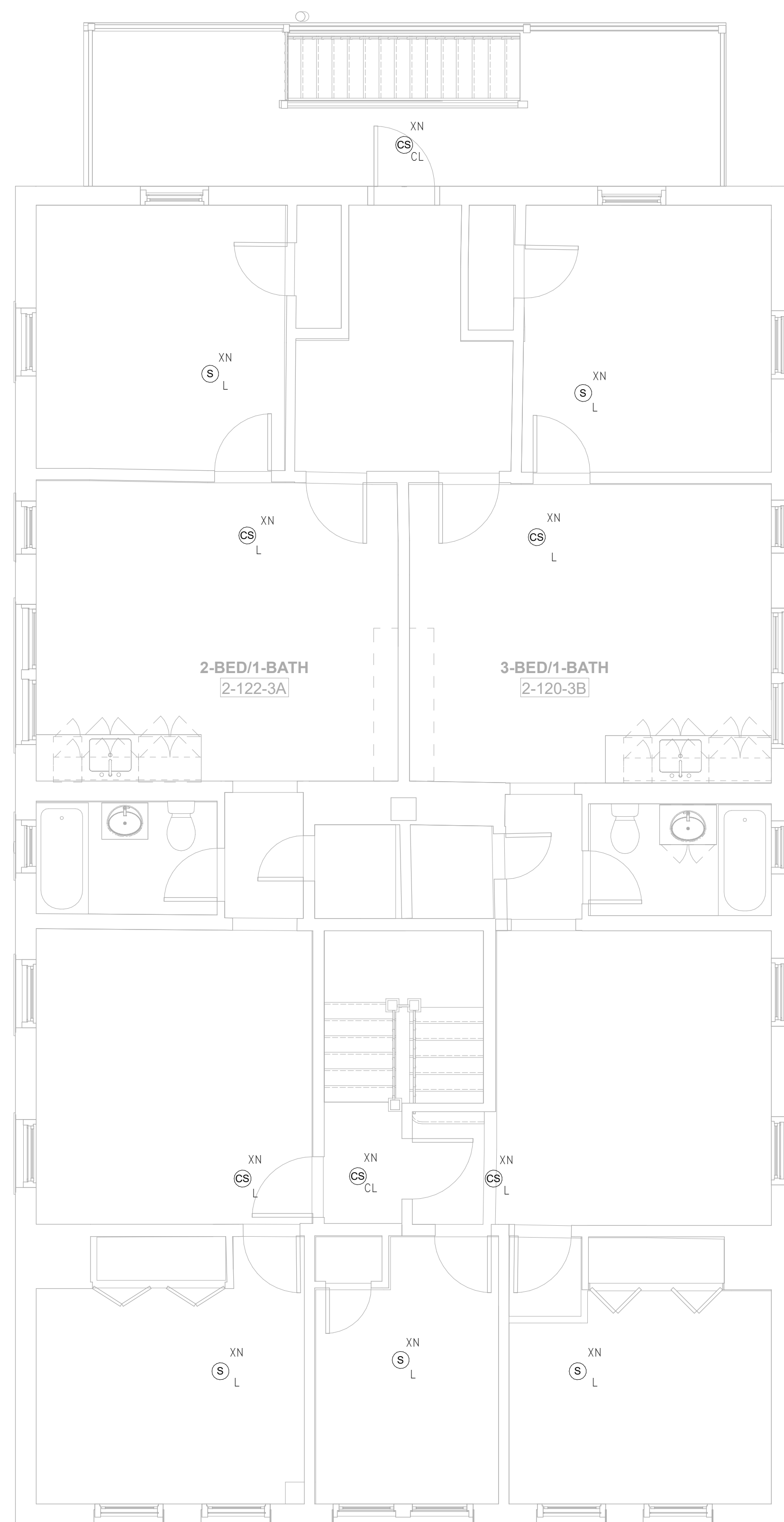
AUGUST 11, 2023

Sheet Number:

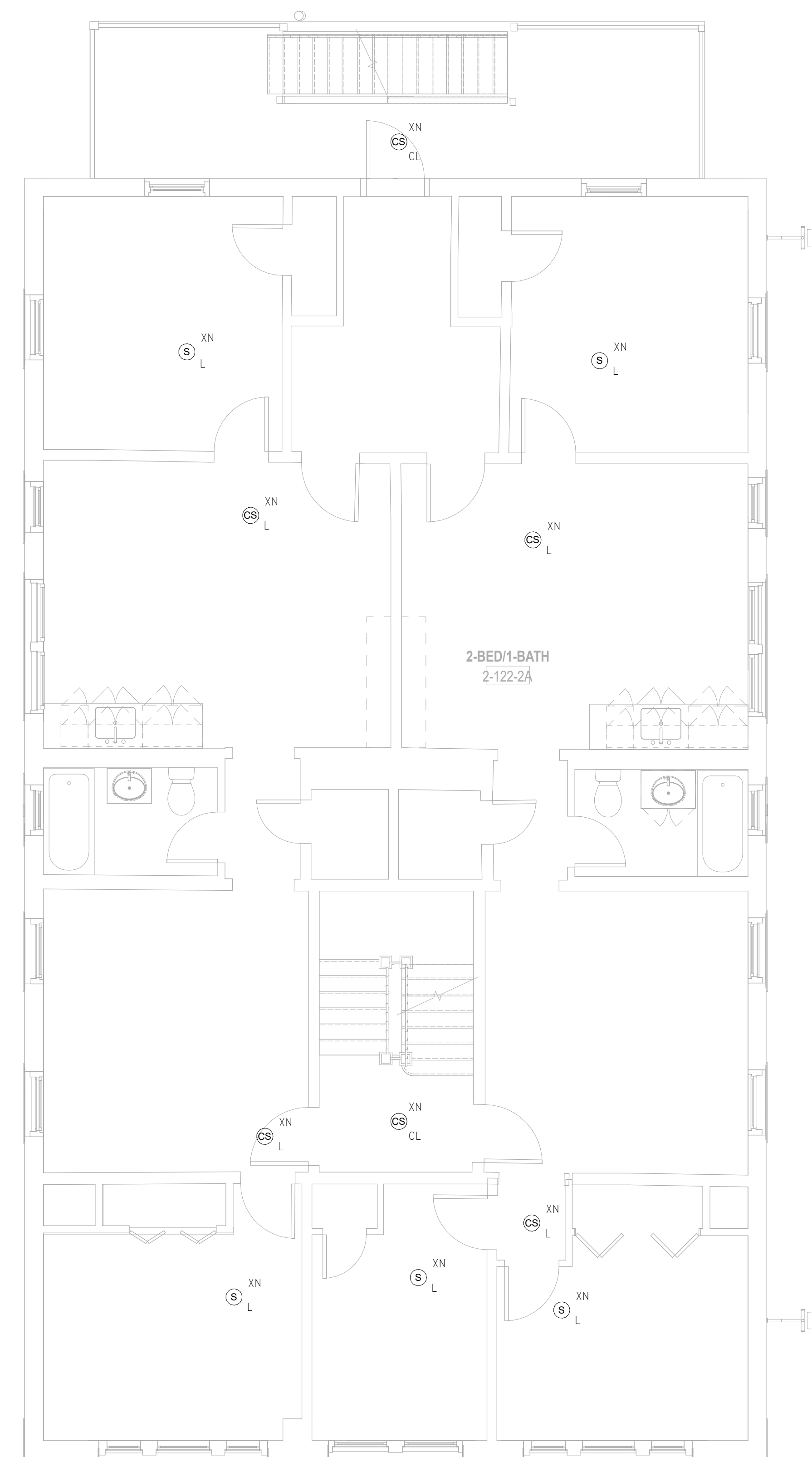
**FA1.02b**



**3** FIRE ALARM Roof - Building 2 - 120-122  
 SCALE: 1/4" = 1'-0"



**2** FIRE ALARM Level 3 - Building 2 - 120-122  
 SCALE: 1/4" = 1'-0"



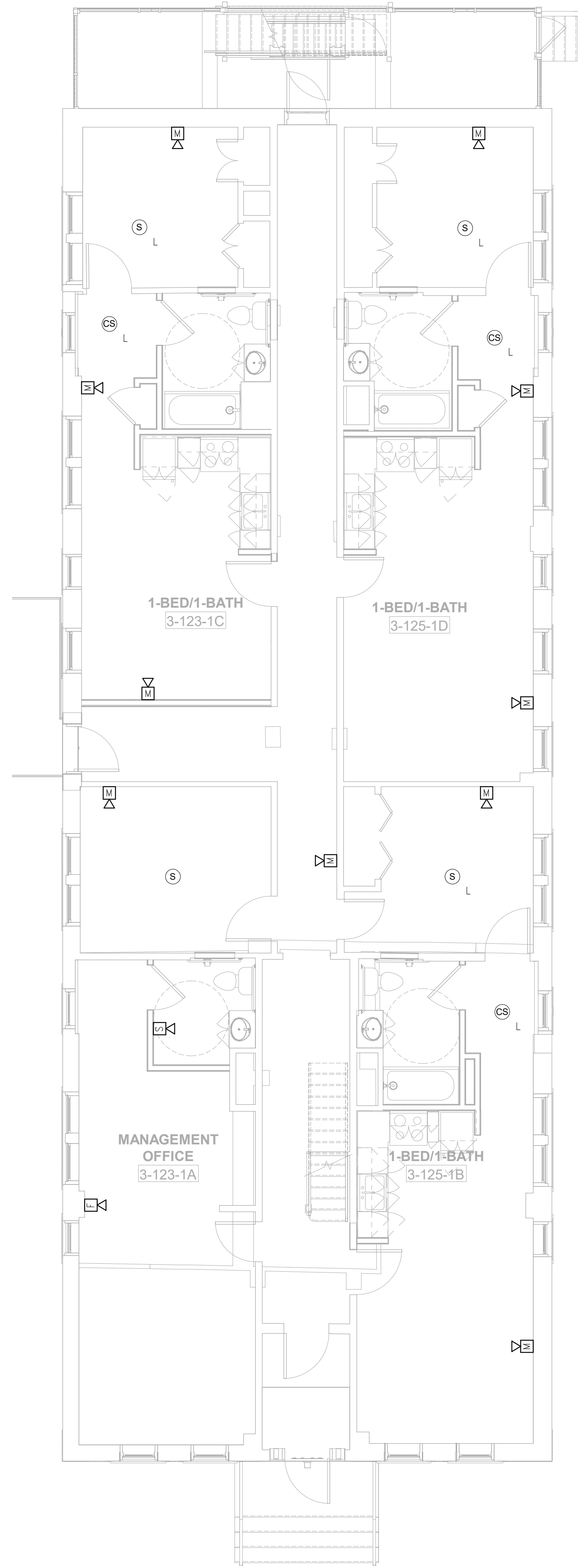
**1** FIRE ALARM Level 2 - Building 2 - 120-122  
 SCALE: 1/4" = 1'-0"

FIRE ALARM PLAN GENERAL NOTES

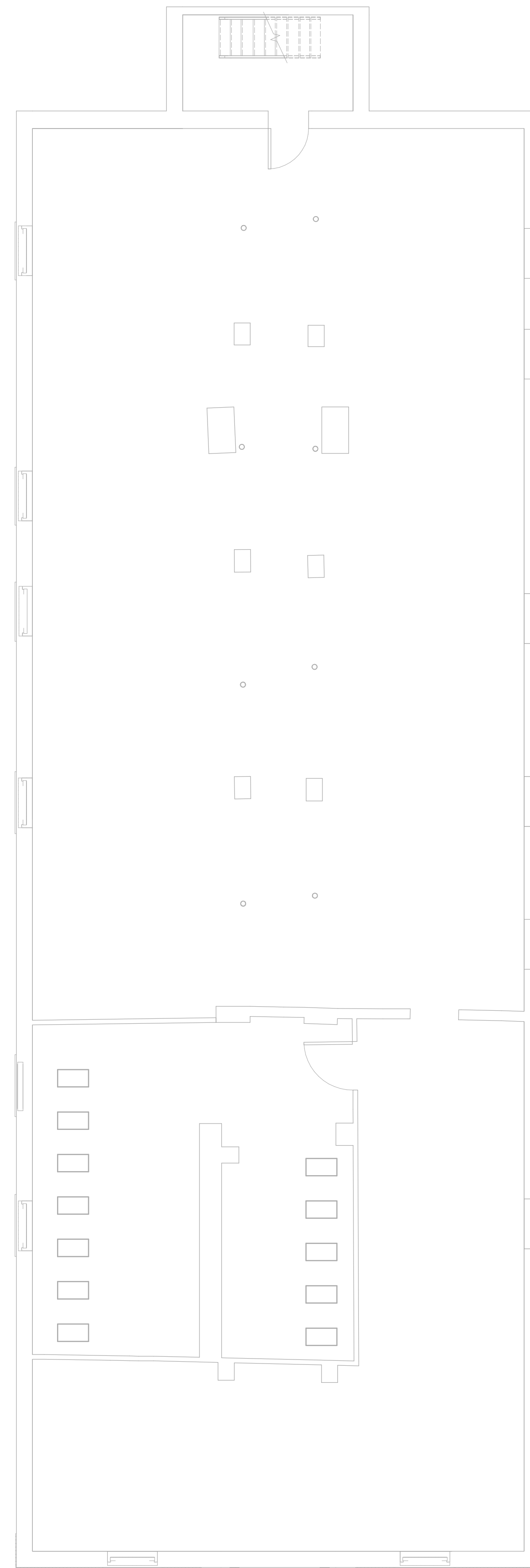
1. REFER TO GENERAL DEMOLITION NOTES ON DRAWING FA0.00 FOR ADDITIONAL REQUIREMENTS.
2. DEVICES SHALL BE INSTALLED AT MOUNTING HEIGHTS AND LOCATIONS AS INDICATED ON THE ARCHITECTURAL ELEVATIONS, PART PLANS AND DETAILS. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR INFORMATION.
3. NEW FIRE ALARM DEVICES SHALL BE CONNECTED TO THE EXISTING WIRING AND CIRCUITRY. CONTRACTOR SHALL FIELD VERIFY EXISTING DEVICE QUANTITIES AND LOCATIONS.

**FIRE ALARM PLAN GENERAL NOTES**

1. REFER TO GENERAL DEMOLITION NOTES ON DRAWING FA0.00 FOR ADDITIONAL REQUIREMENTS.
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2 FIRE ALARM Level 1 - Building 3 - 123-125  
SCALE: 3/16" = 1'-0"



1 FIRE ALARM Basement - Building 3 - 123-125  
SCALE: 3/16" = 1'-0"

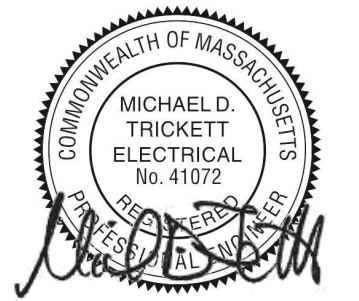
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Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 3 FIRE ALARM-  
BASEMENT & FIRST  
FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

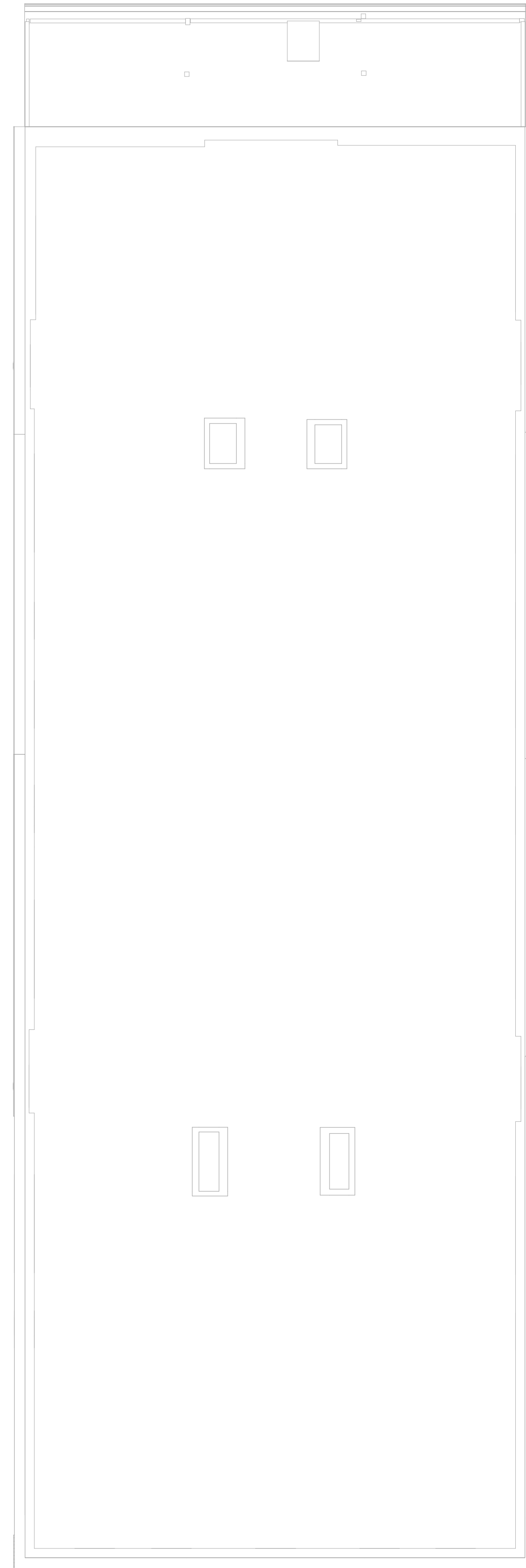
AUGUST 11, 2023

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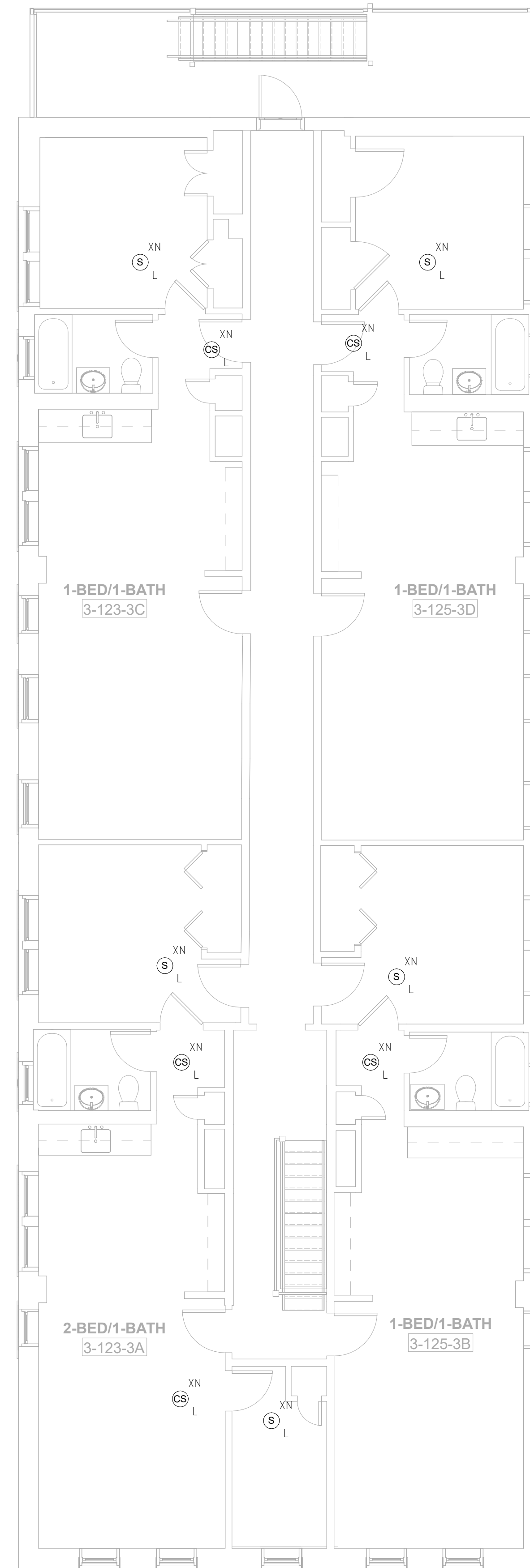
**FA1.03a**

**FIRE ALARM PLAN GENERAL NOTES**

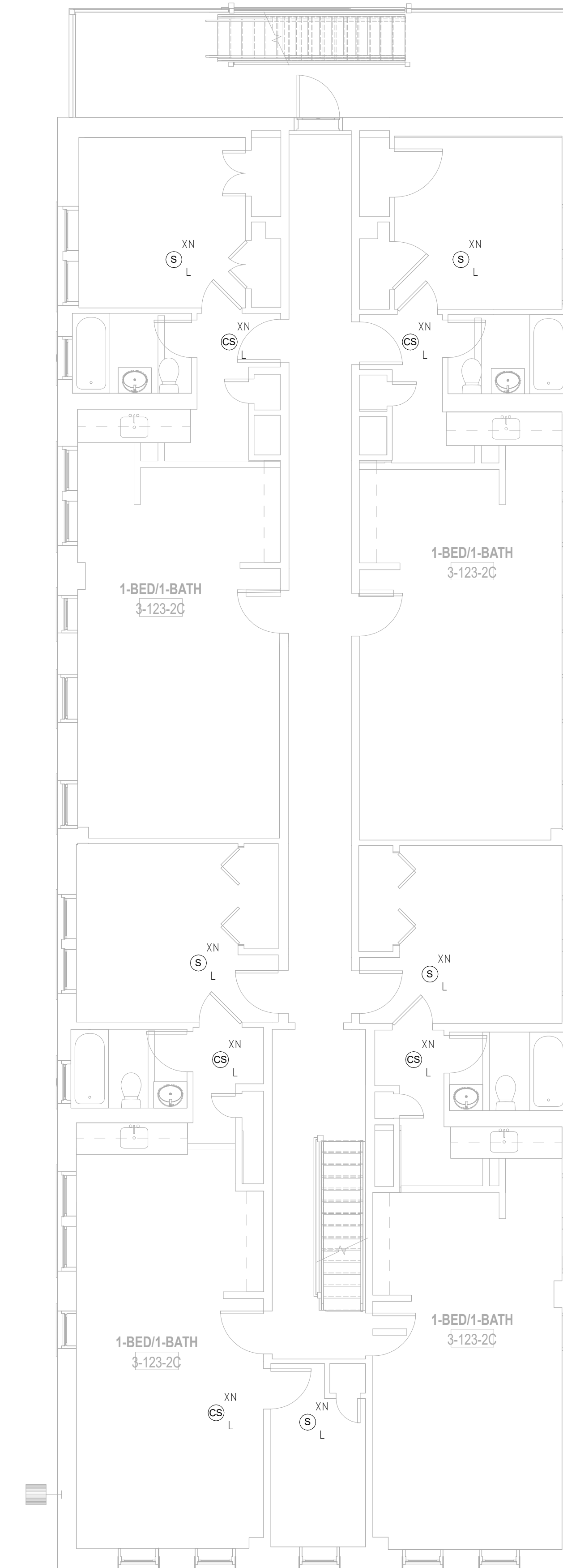
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**3** FIRE ALARM Roof – Building 3 – 123-125  
SCALE: 3/16" = 1'-0"



**2** FIRE ALARM Level 3 – Building 3 – 123-125  
SCALE: 3/16" = 1'-0"



**1** FIRE ALARM Level 2 – Building 3 – 123-125  
SCALE: 3/16" = 1'-0"

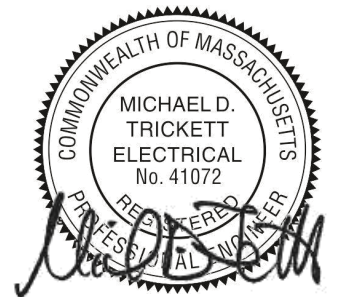


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Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 3 FIRE ALARM-  
SECOND, THIRD FLOOR  
AND ROOF FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

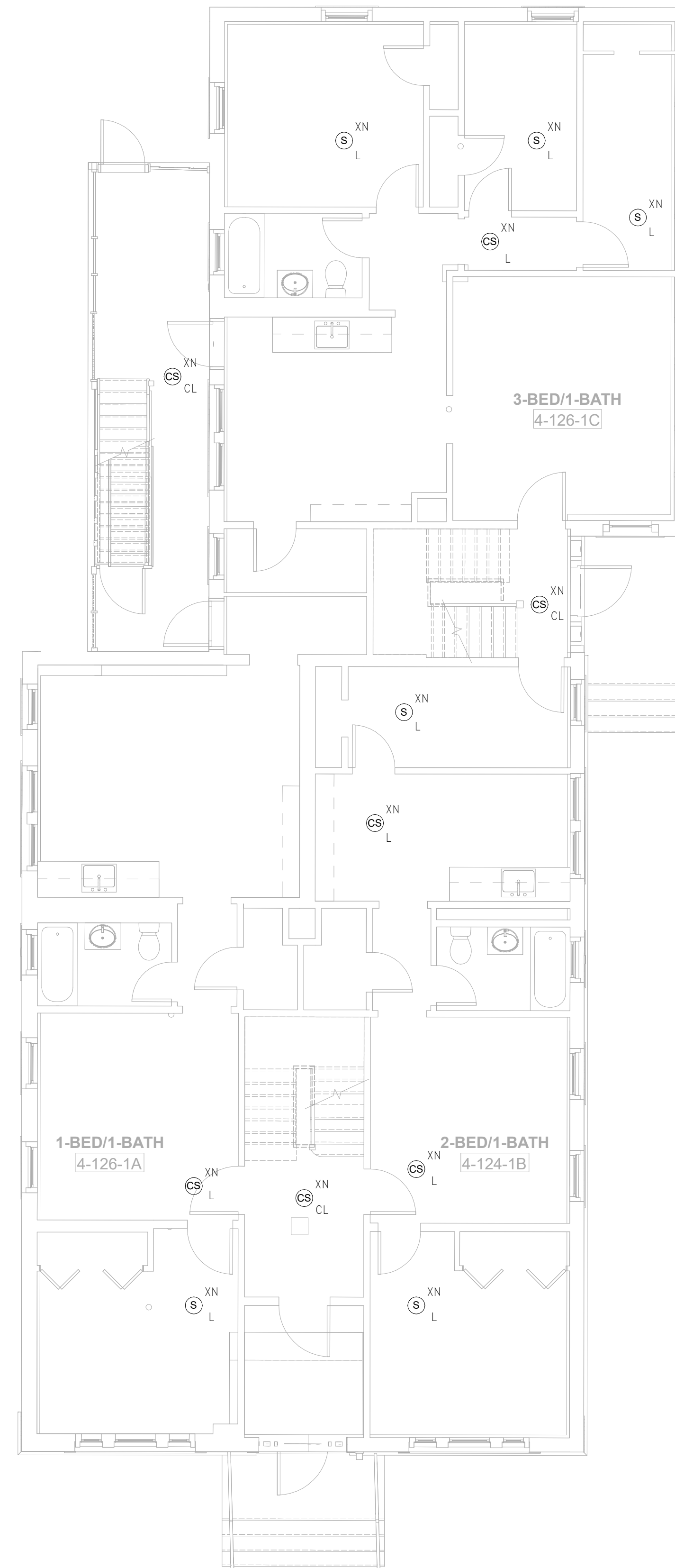
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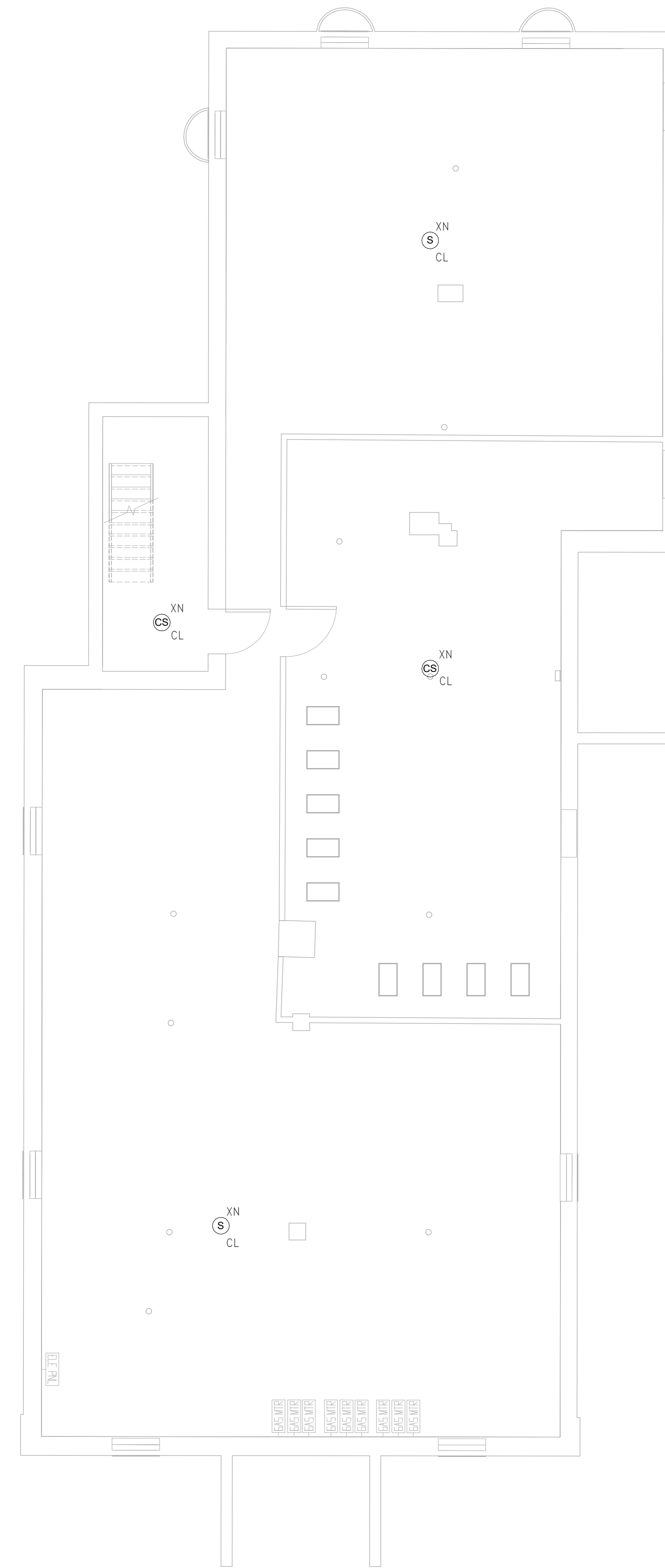
**FA1.03b**

### FIRE ALARM PLAN GENERAL NOTES

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2 FIRE ALARM Level 1 - Building 4 - 124-126  
 SCALE: 3/16" = 1'-0"

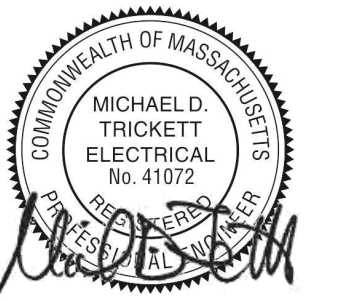


1 FIRE ALARM Basement - Building 4 - 124-126  
 SCALE: 3/16" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 4 FIRE ALARM-  
 BASEMENT & FIRST  
 FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

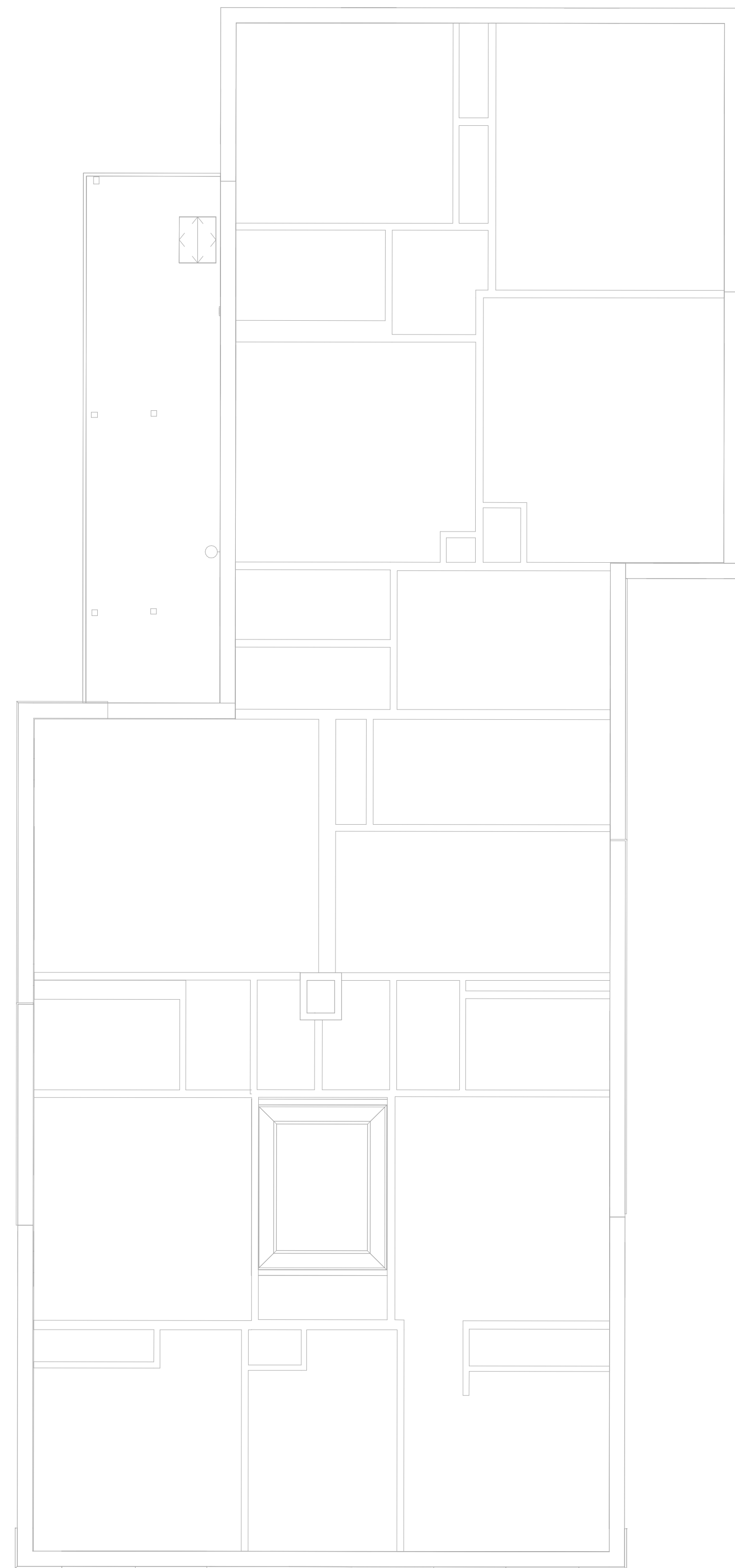
AUGUST 11, 2023

Sheet Number:

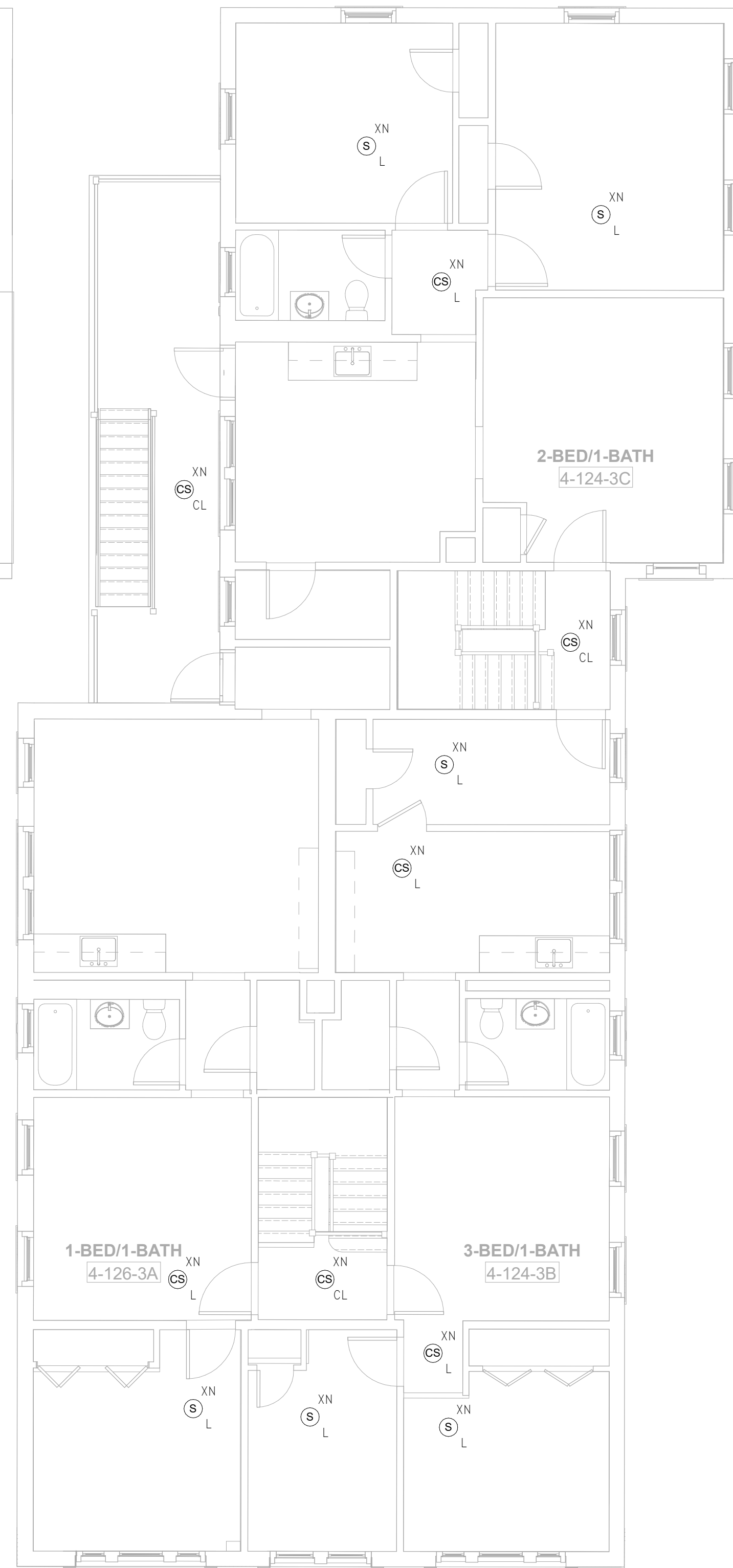
**FA1.04a**

**FIRE ALARM PLAN GENERAL NOTES**

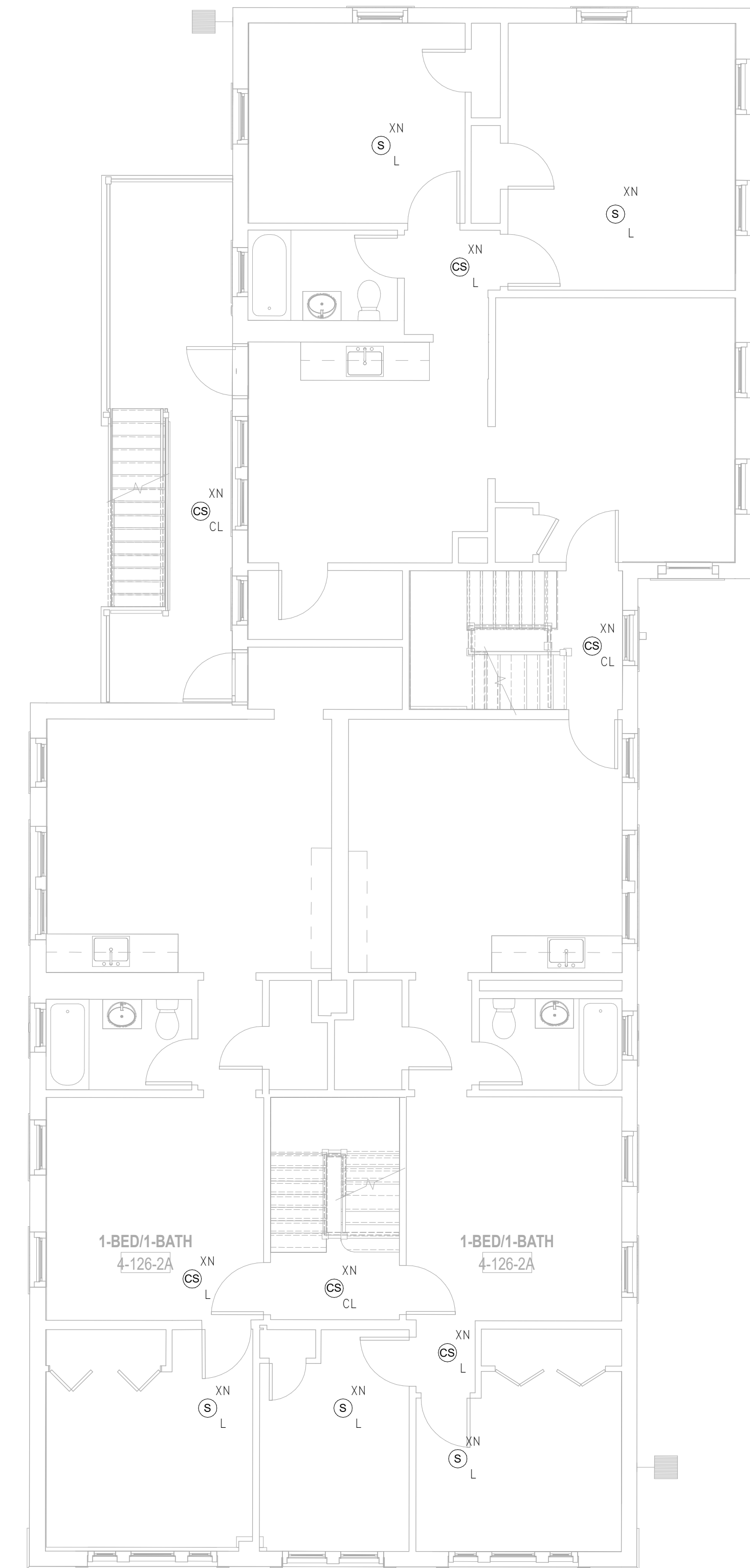
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3 FIRE ALARM Roof - Building 4 - 124-126  
SCALE: 3/16" = 1'-0"



2 FIRE ALARM Level 3 - Building 4 - 124-126  
SCALE: 3/16" = 1'-0"



1 FIRE ALARM Level 2 - Building 4 - 124-126  
SCALE: 3/16" = 1'-0"

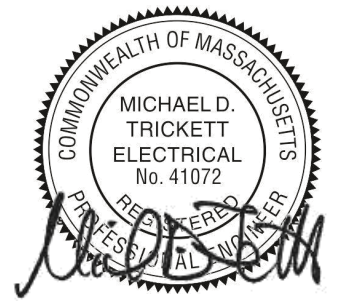
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Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 4 FIRE ALARM-  
SECOND, THIRD FLOOR  
AND ROOF FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

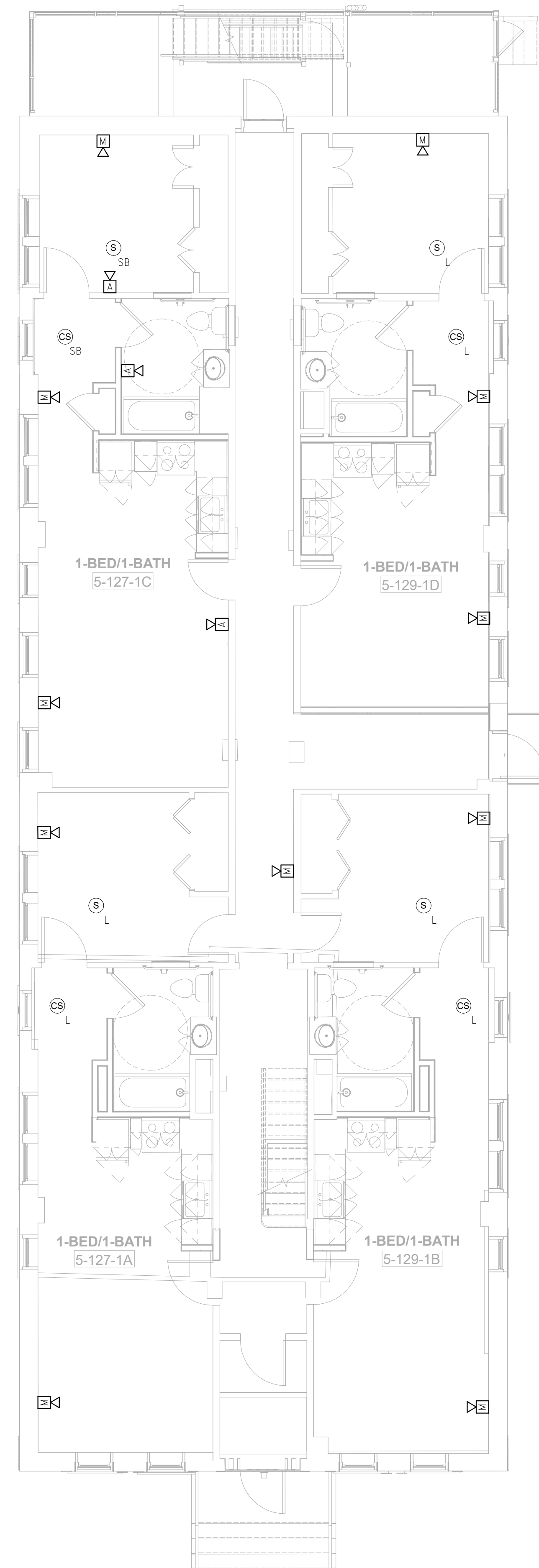
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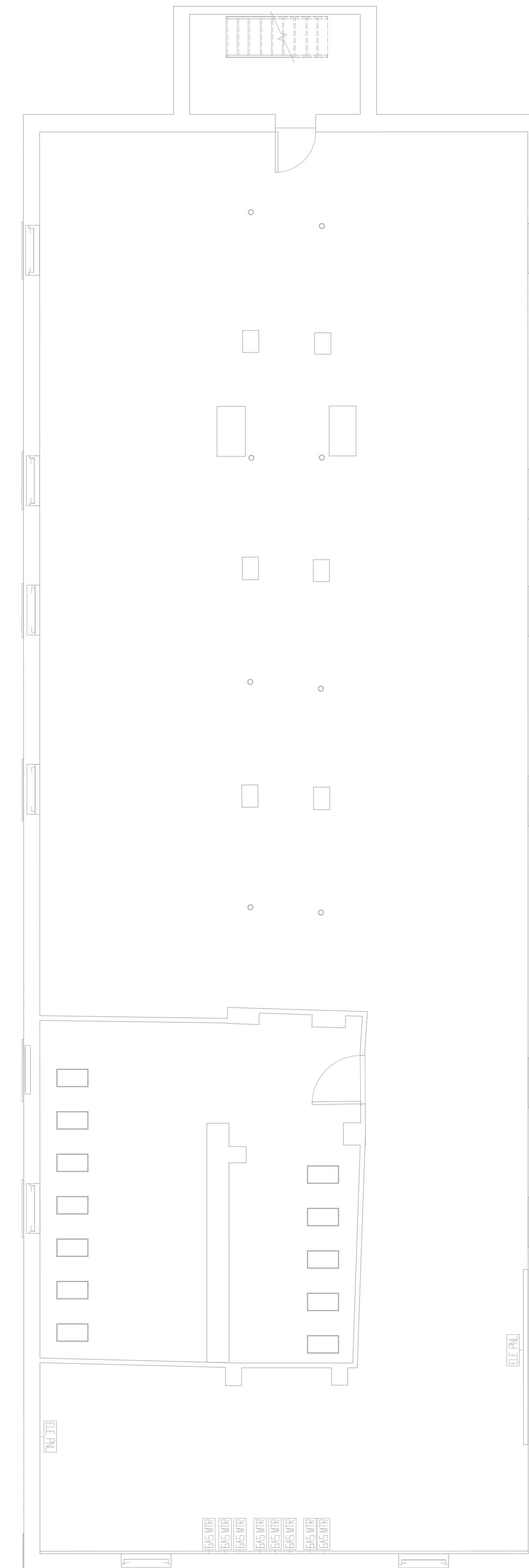


## FIRE ALARM PLAN GENERAL NOTES

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2 FIRE ALARM Level 1 - Building 5 - 127-129  
 SCALE: 3/16" = 1'-0"



1 FIRE ALARM Basement - Building 5 - 127-129  
 SCALE: 3/16" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 5 FIRE ALARM-  
 BASEMENT & FIRST  
 FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

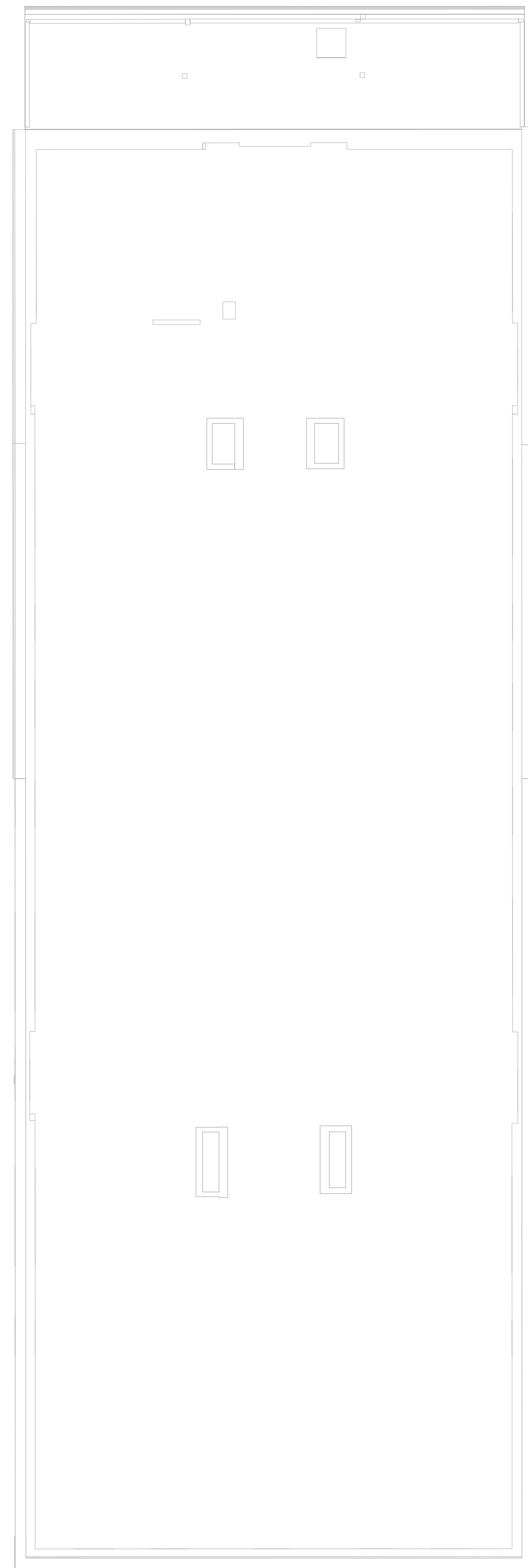
AUGUST 11, 2023

Sheet Number:

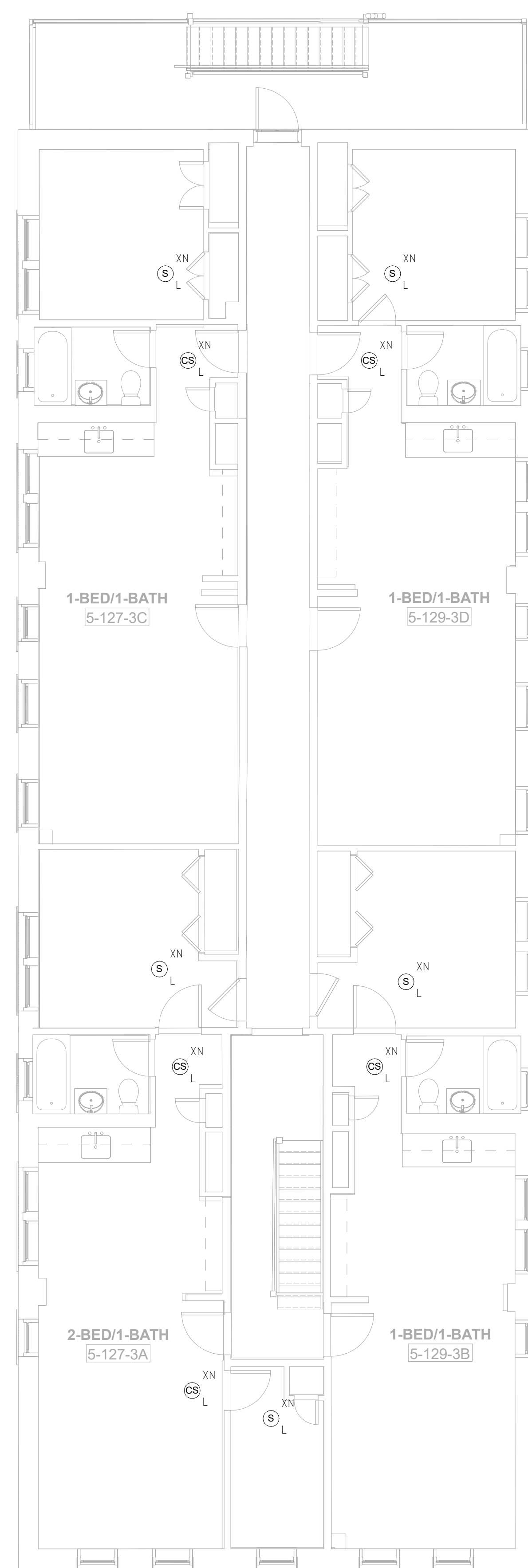
**FA1.05a**

**FIRE ALARM PLAN GENERAL NOTES**

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**3** FIRE ALARM Roof - Building 5 - 127-129  
SCALE: 3/16" = 1'-0"



**2** FIRE ALARM Level 3 - Building 5 - 127-129  
SCALE: 3/16" = 1'-0"



**1** FIRE ALARM Level 2 - Building 5 - 127-129  
SCALE: 3/16" = 1'-0"

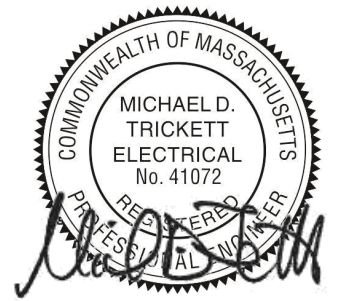


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Engineer of Record:



Drawn: Author

Checked: Checker

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 5 FIRE ALARM-  
SECOND, THIRD FLOOR  
AND ROOF FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

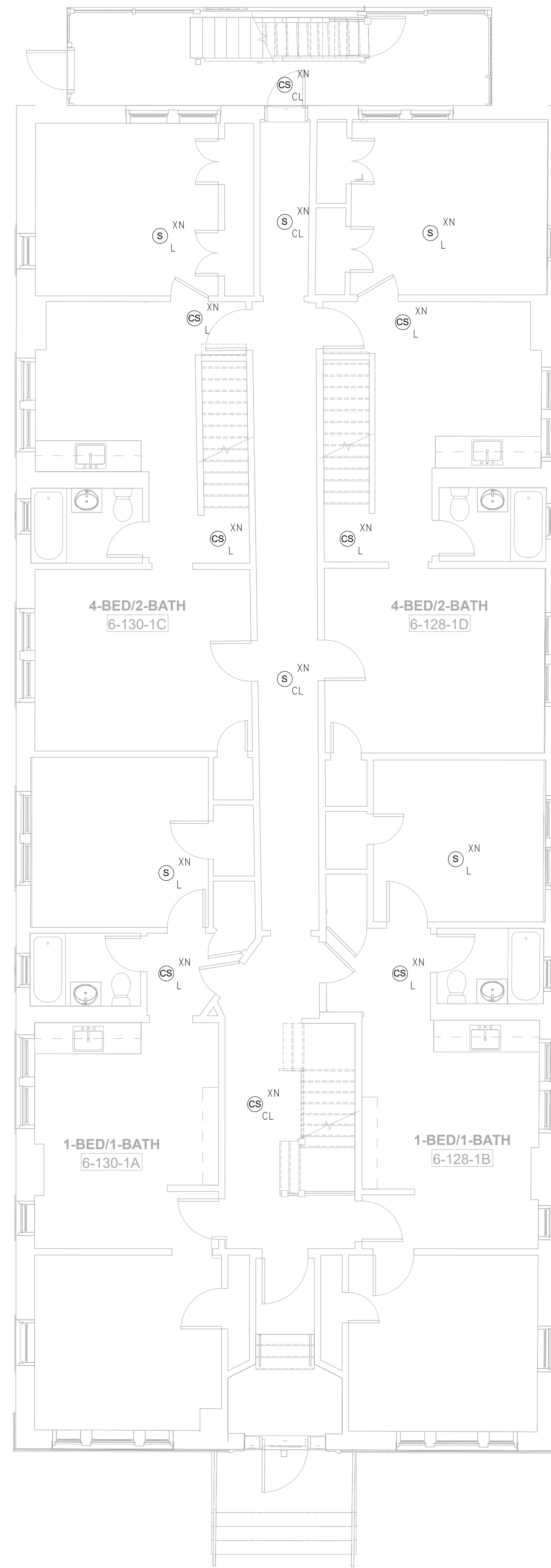
AUGUST 11, 2023

Sheet Number:

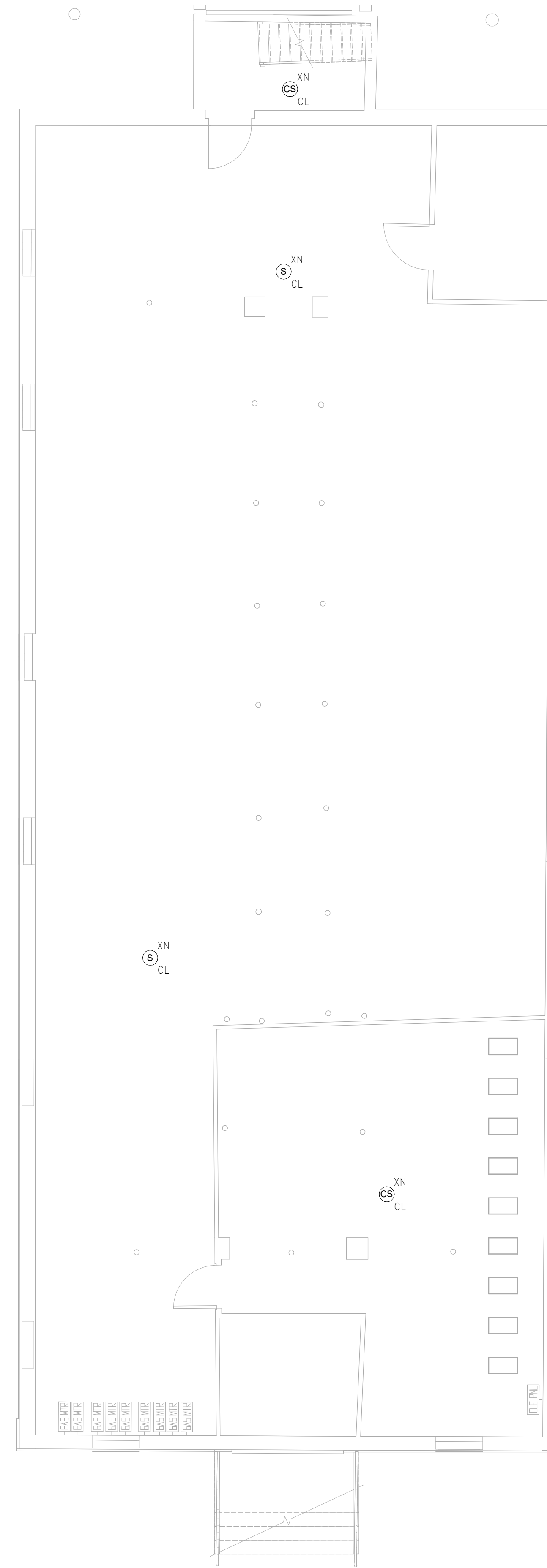
**FA1.05b**

### FIRE ALARM PLAN GENERAL NOTES

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2 FIRE ALARM Level 1 - Building 6 - 128-130  
 SCALE: 3/16" = 1'-0"

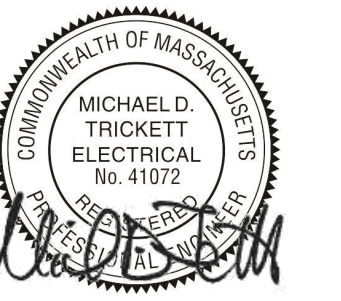


1 FIRE ALARM Basement - Building 6 - 128-130  
 SCALE: 3/16" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 6 FIRE ALARM-  
 BASEMENT & FIRST  
 FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

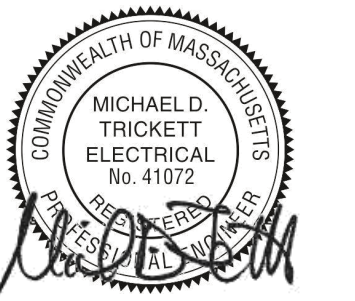
Sheet Number:

**FA1.06a**

Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 6 FIRE ALARM-  
 SECOND, THIRD FLOOR  
 AND ROOF FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

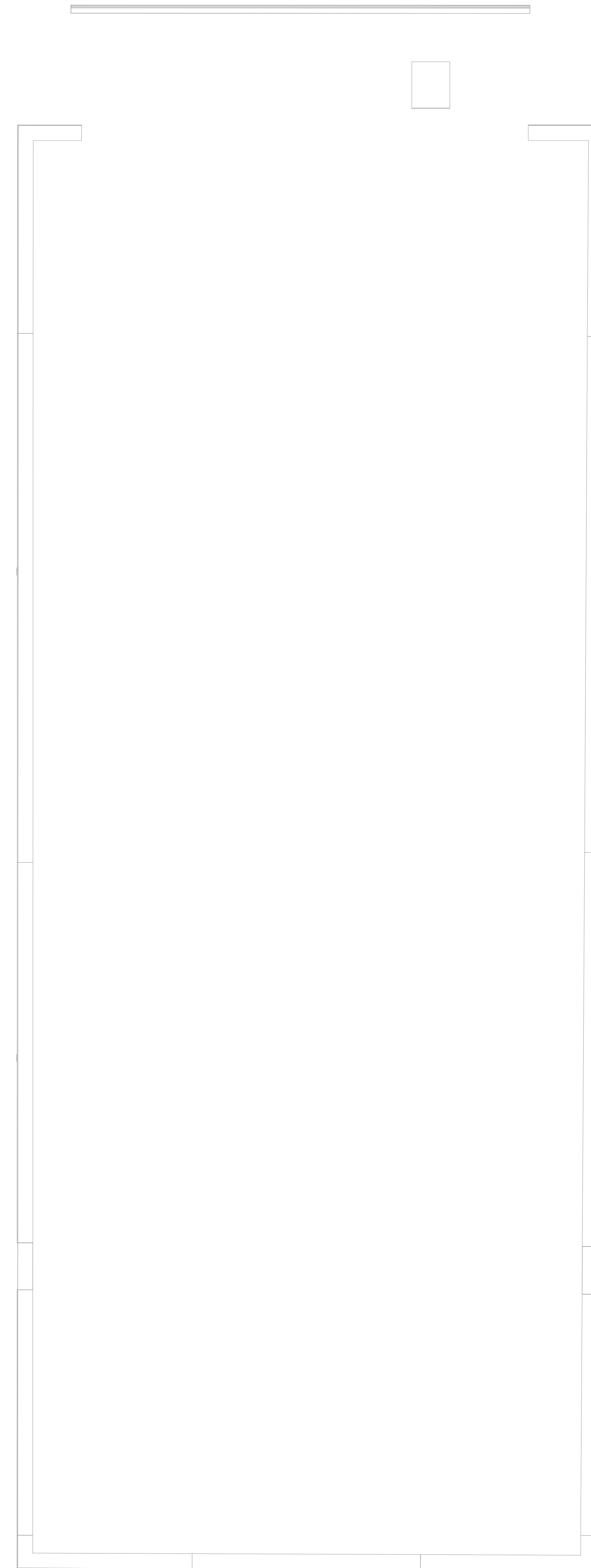
AUGUST 11, 2023

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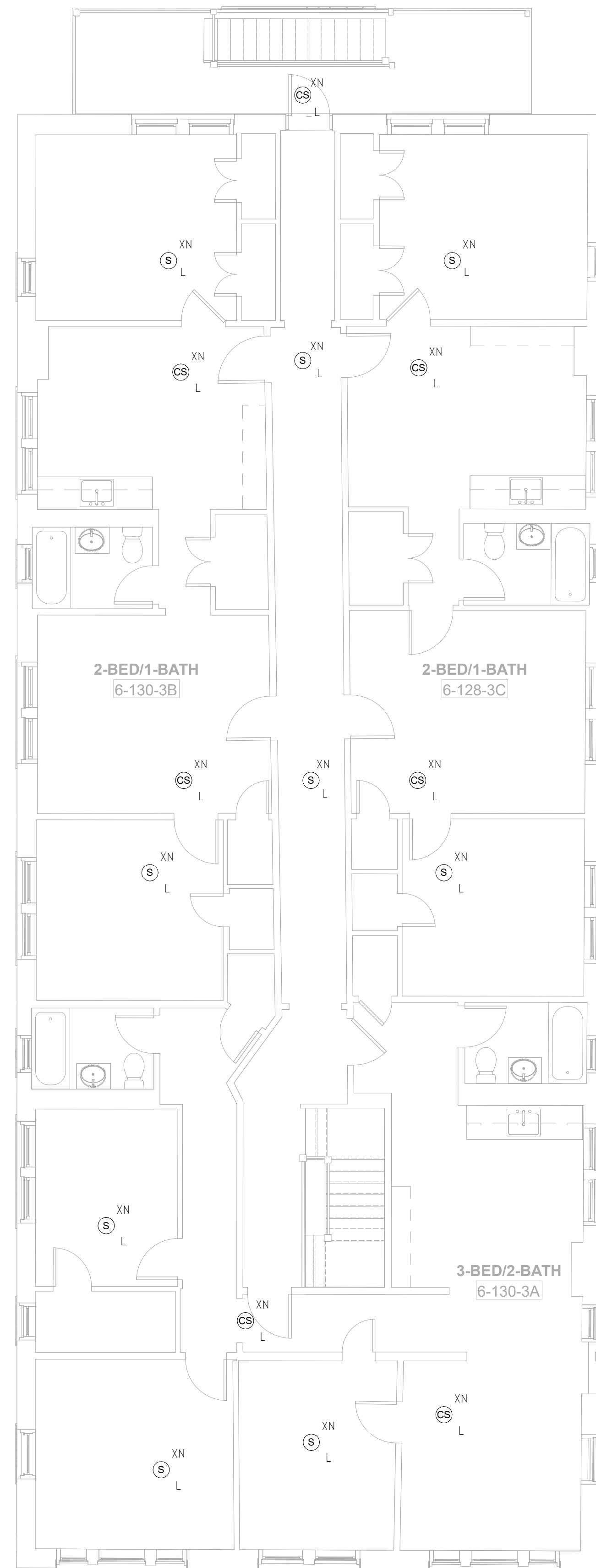
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**FIRE ALARM PLAN GENERAL NOTES**

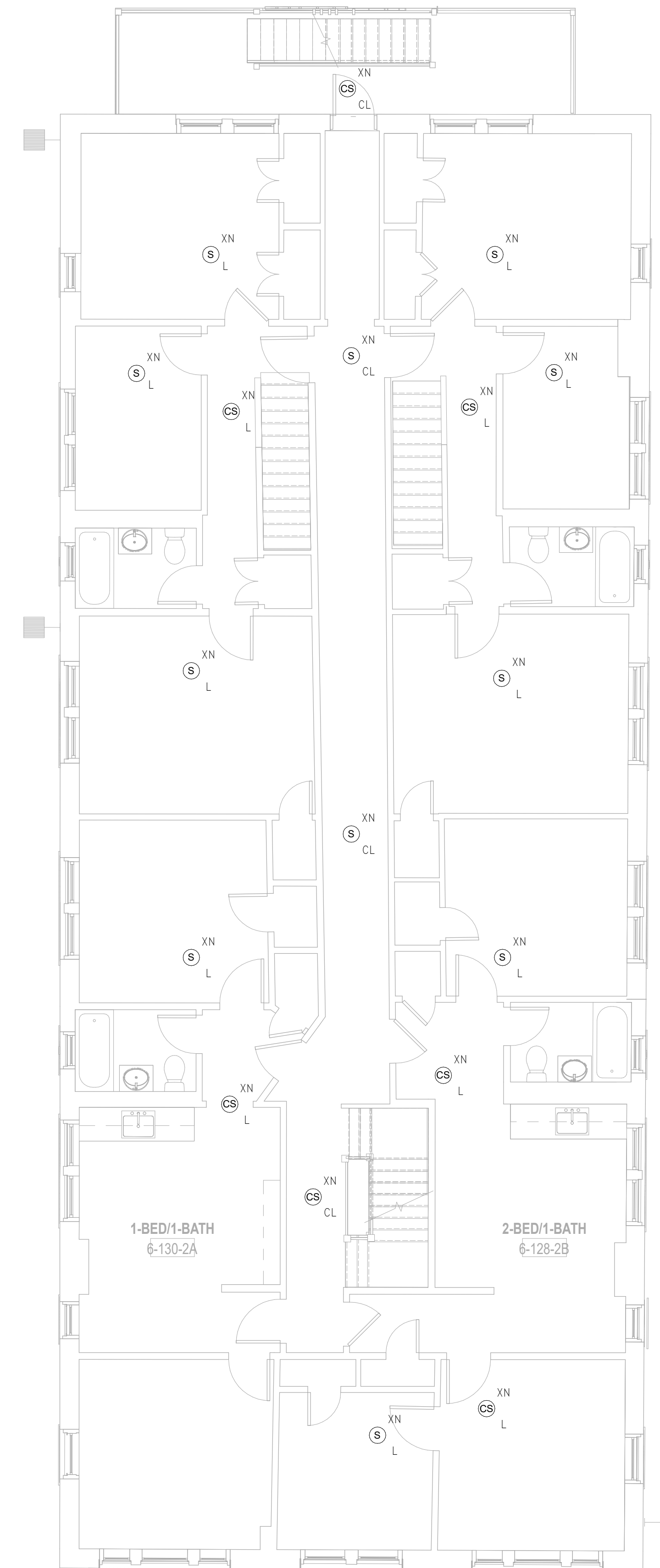
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3 FIRE ALARM Roof - Building 6 - 128-130  
 SCALE: 3/16" = 1'-0"



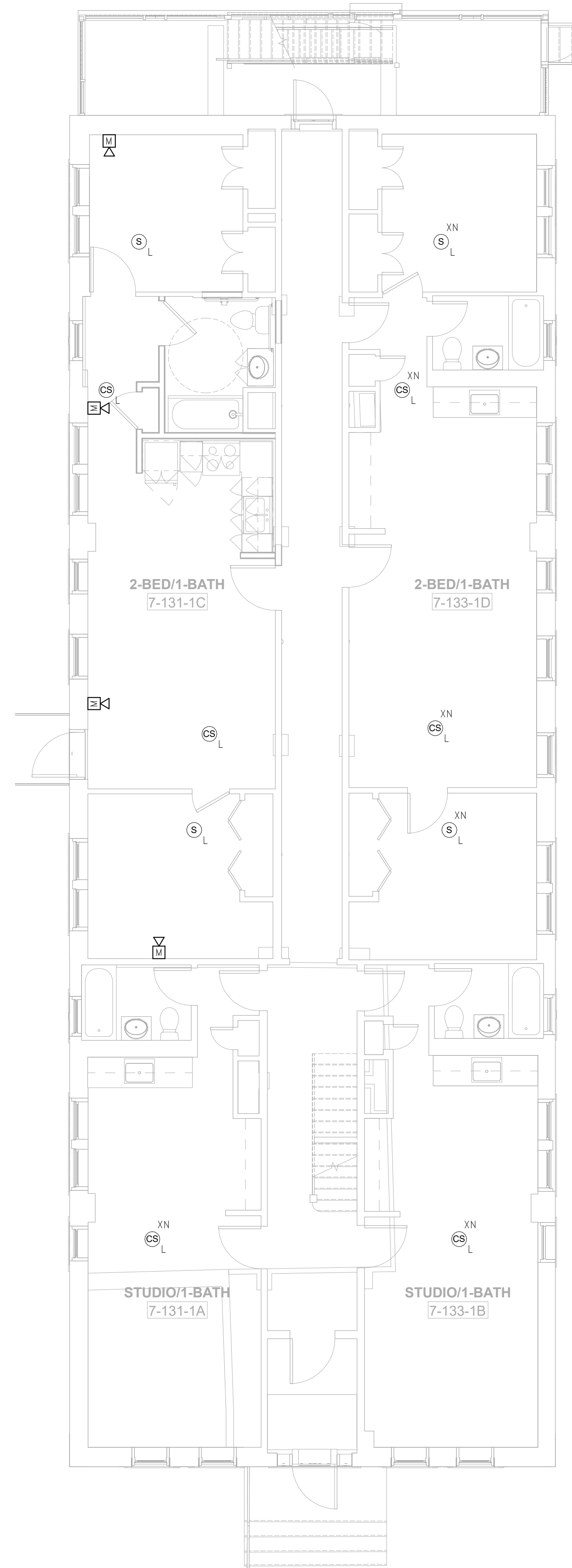
2 FIRE ALARM Level 3 - Building 6 - 128-130  
 SCALE: 3/16" = 1'-0"



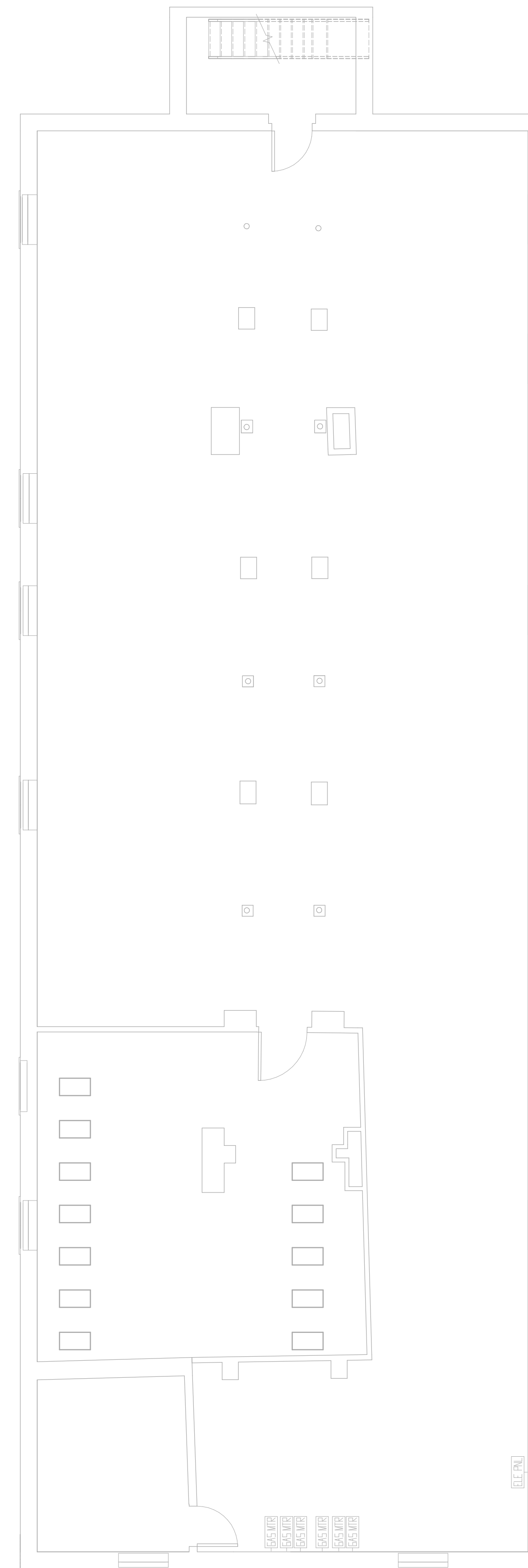
1 FIRE ALARM Level 2 - Building 6 - 128-130  
 SCALE: 3/16" = 1'-0"

## FIRE ALARM PLAN GENERAL NOTES

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2 FIRE ALARM Level 1 - Building 7 - 131-133  
 SCALE: 3/16" = 1'-0"

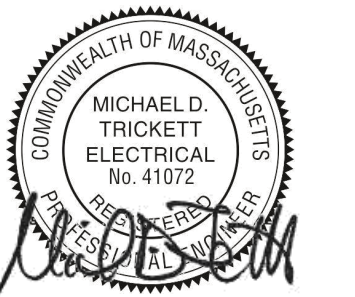


1 FIRE ALARM Basement - Building 7 - 131-133  
 SCALE: 3/16" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 7 FIRE ALARM-  
 BASEMENT & FIRST  
 FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

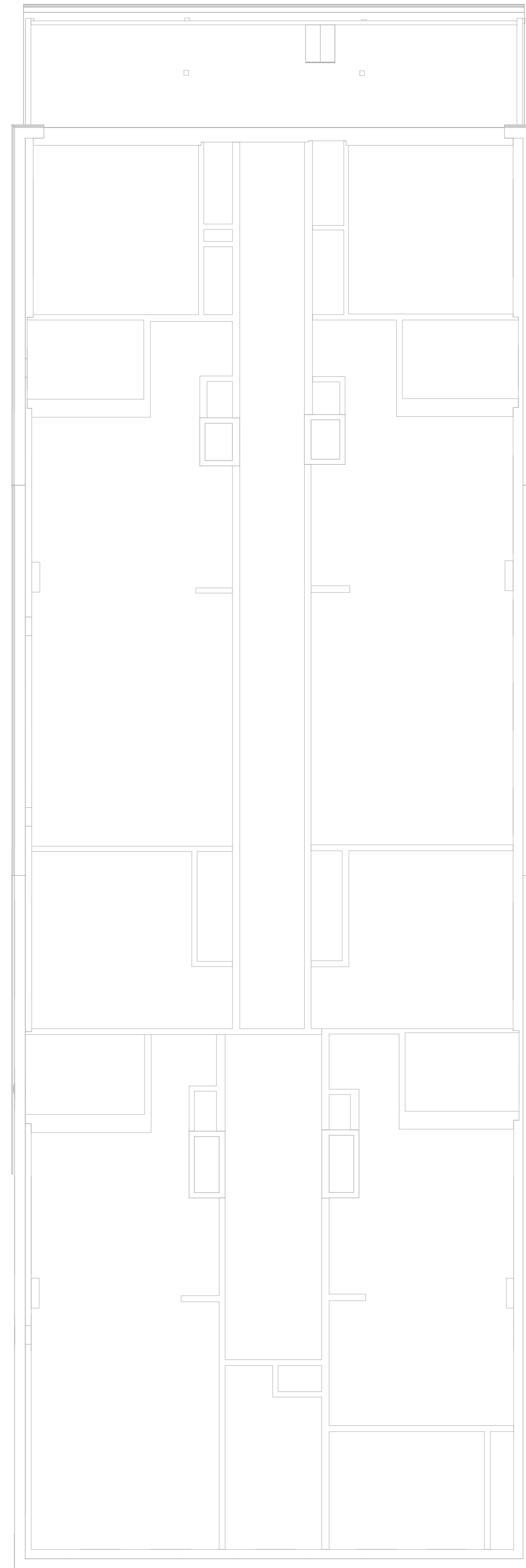
AUGUST 11, 2023

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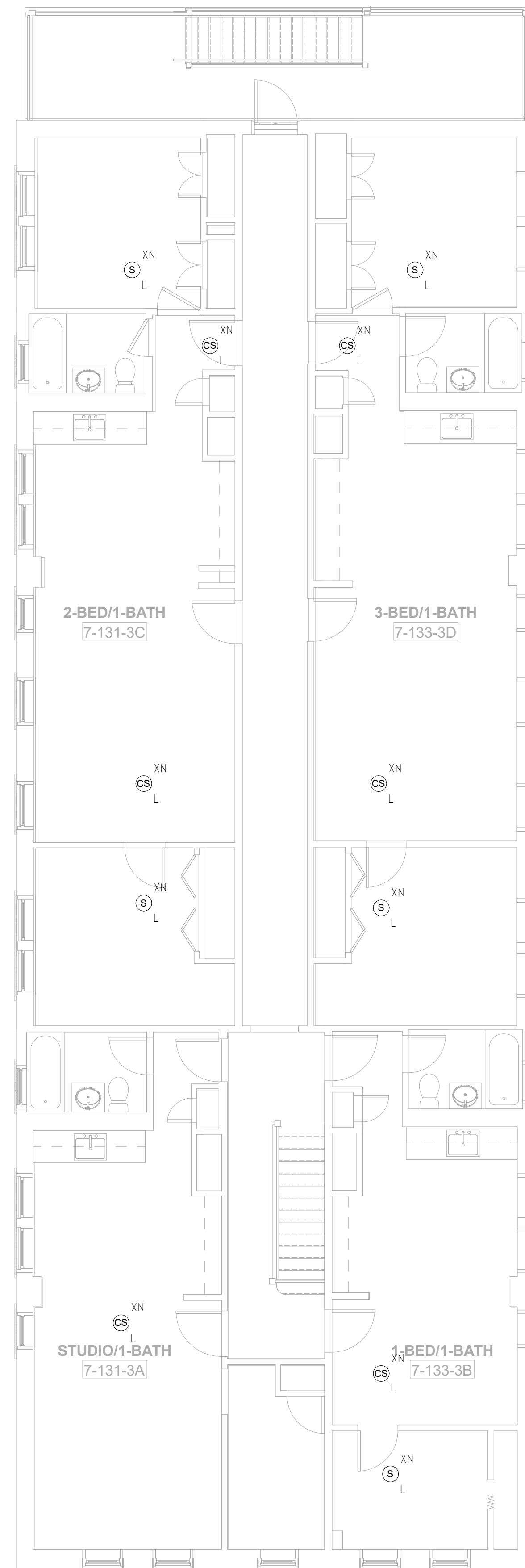
**FA1.07a**

**FIRE ALARM PLAN GENERAL NOTES**

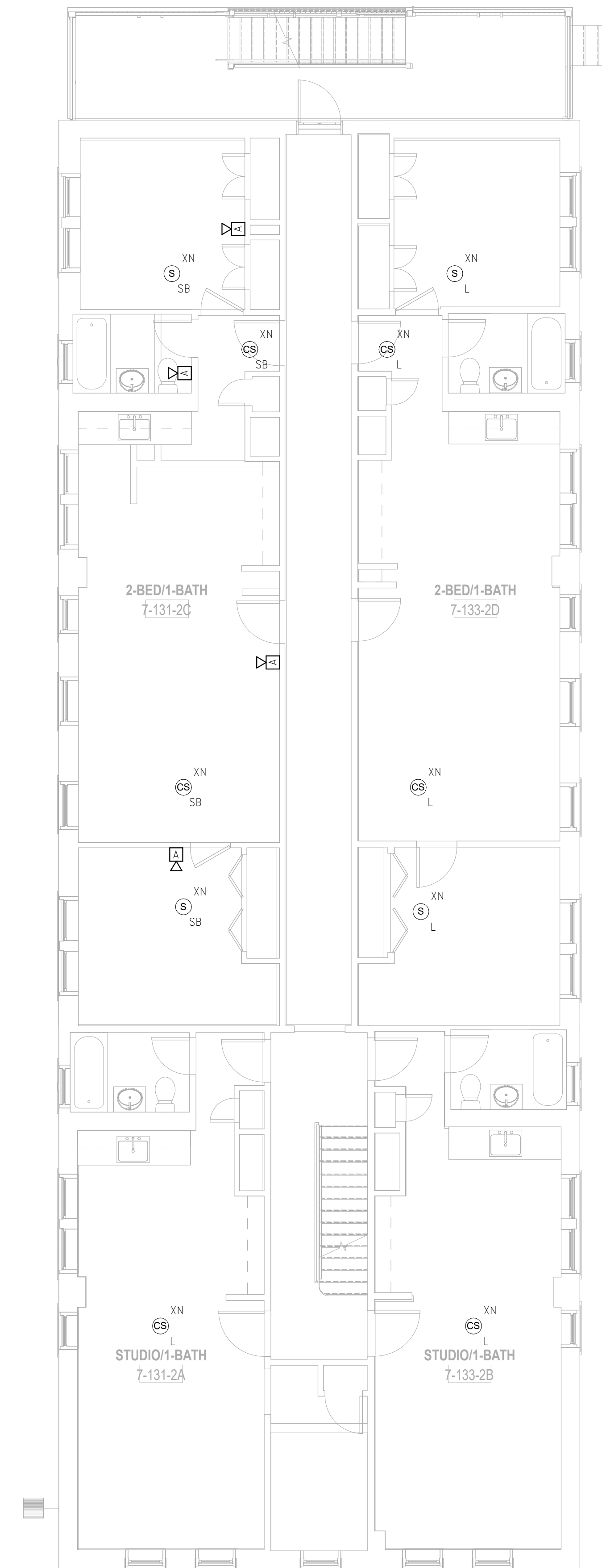
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**3** FIRE ALARM Roof - Building 7 - 131-133  
SCALE: 3/16" = 1'-0"



**2** FIRE ALARM Level 3 - Building 7 - 131-133  
SCALE: 3/16" = 1'-0"



**1** FIRE ALARM Level 2 - Building 7 - 131-133  
SCALE: 3/16" = 1'-0"

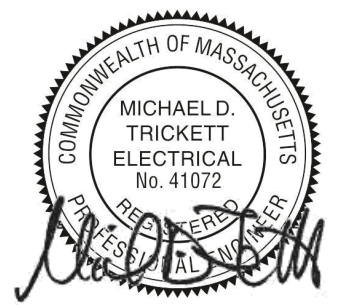


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50 Commandant's Way at Admiral's Hill  
Chelsea MA 02150  
O 617.889.4402  
F 617.884.4329  
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Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
Hartford, CT

Sheet Name:

**BUILDING 7 FIRE ALARM-  
SECOND, THIRD FLOOR  
AND ROOF FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

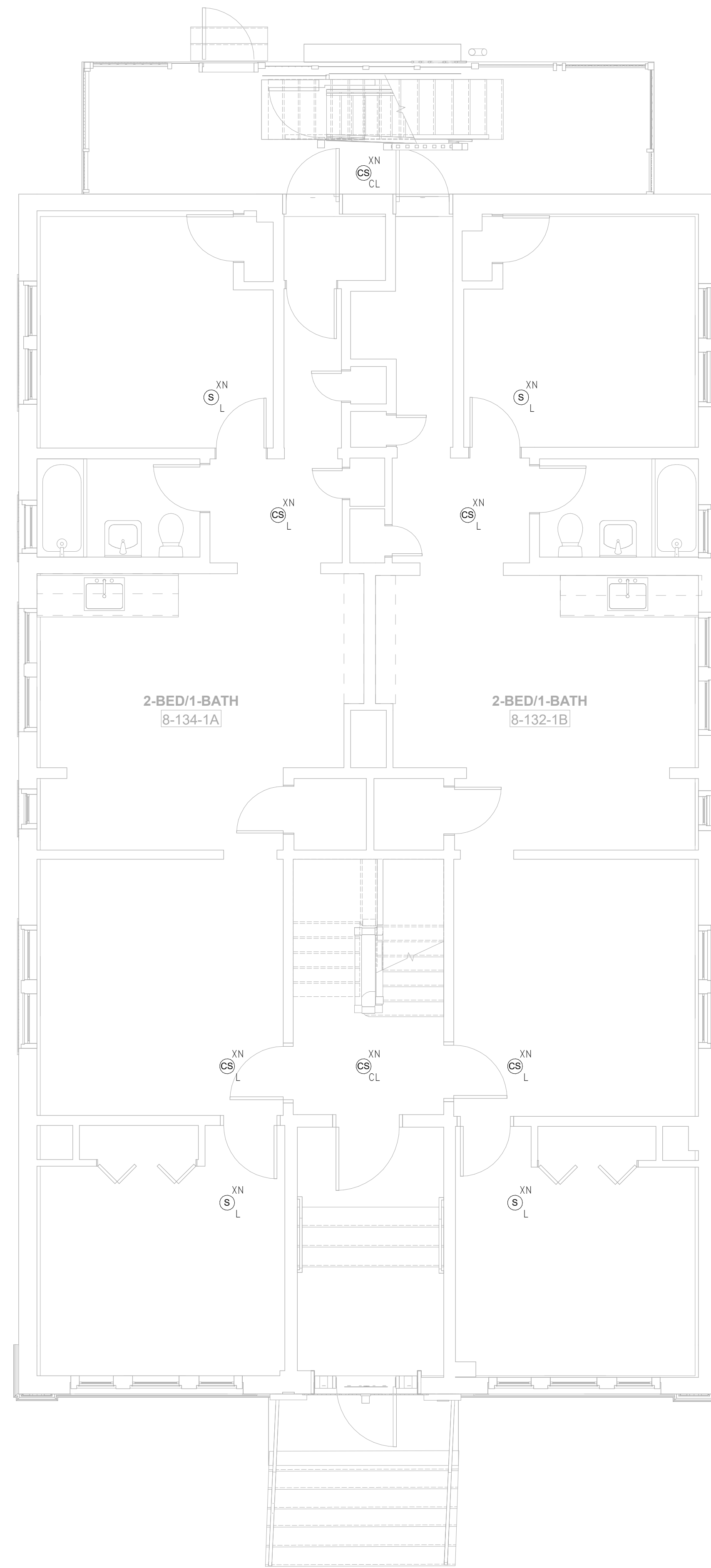
AUGUST 11, 2023

Sheet Number:

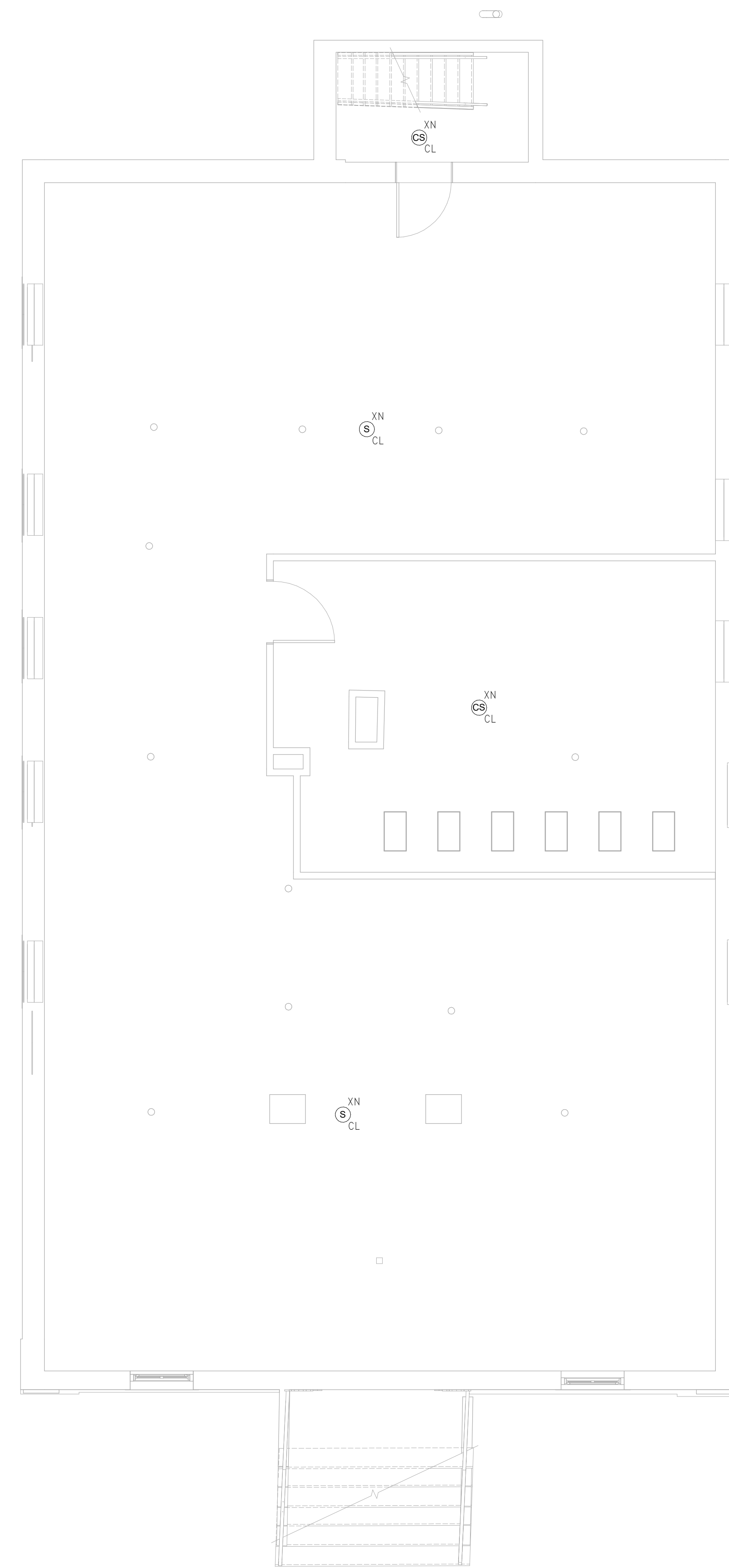
**FA1.07b**

### FIRE ALARM PLAN GENERAL NOTES

1. REFER TO GENERAL DEMOLITION NOTES ON DRAWING FA0.00 FOR ADDITIONAL REQUIREMENTS.
2. DEVICES SHALL BE INSTALLED AT MOUNTING HEIGHTS AND LOCATIONS AS INDICATED ON THE ARCHITECTURAL ELEVATIONS, PART PLANS AND DETAILS. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR INFORMATION.
3. NEW FIRE ALARM DEVICES SHALL BE CONNECTED TO THE EXISTING WIRING AND CIRCUITRY. CONTRACTOR SHALL FIELD VERIFY EXISTING DEVICE QUANTITIES AND LOCATIONS.



2 FIRE ALARM Level 1 - Building 8 - 132-134  
 SCALE: 1/4" = 1'-0"

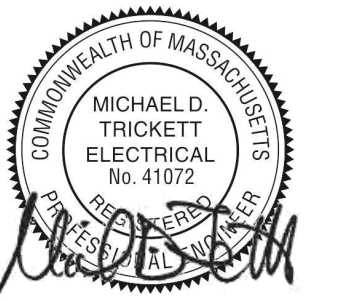


1 FIRE ALARM Basement - Building 8 - 132-134  
 SCALE: 1/4" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 8 FIRE ALARM-  
 BASEMENT & FIRST  
 FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

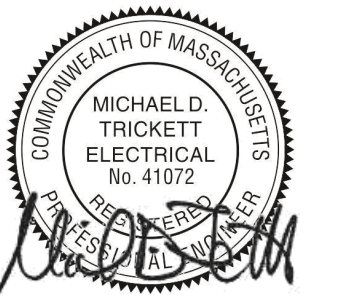
Sheet Number:

**FA1.08a**

Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 8 FIRE ALARM-  
 SECOND, THIRD FLOOR  
 AND ROOF FLOOR PLAN**

Project Number:

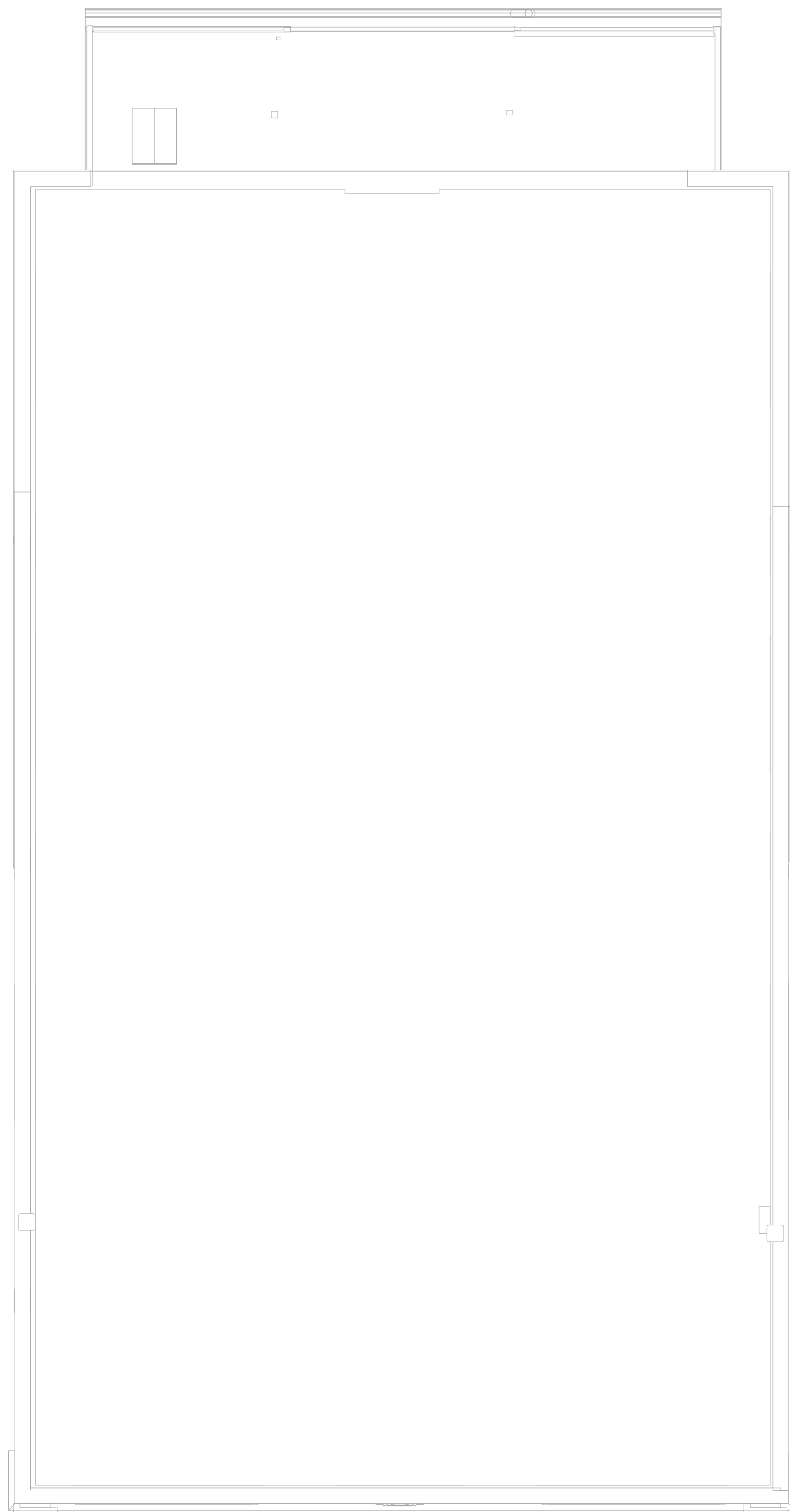
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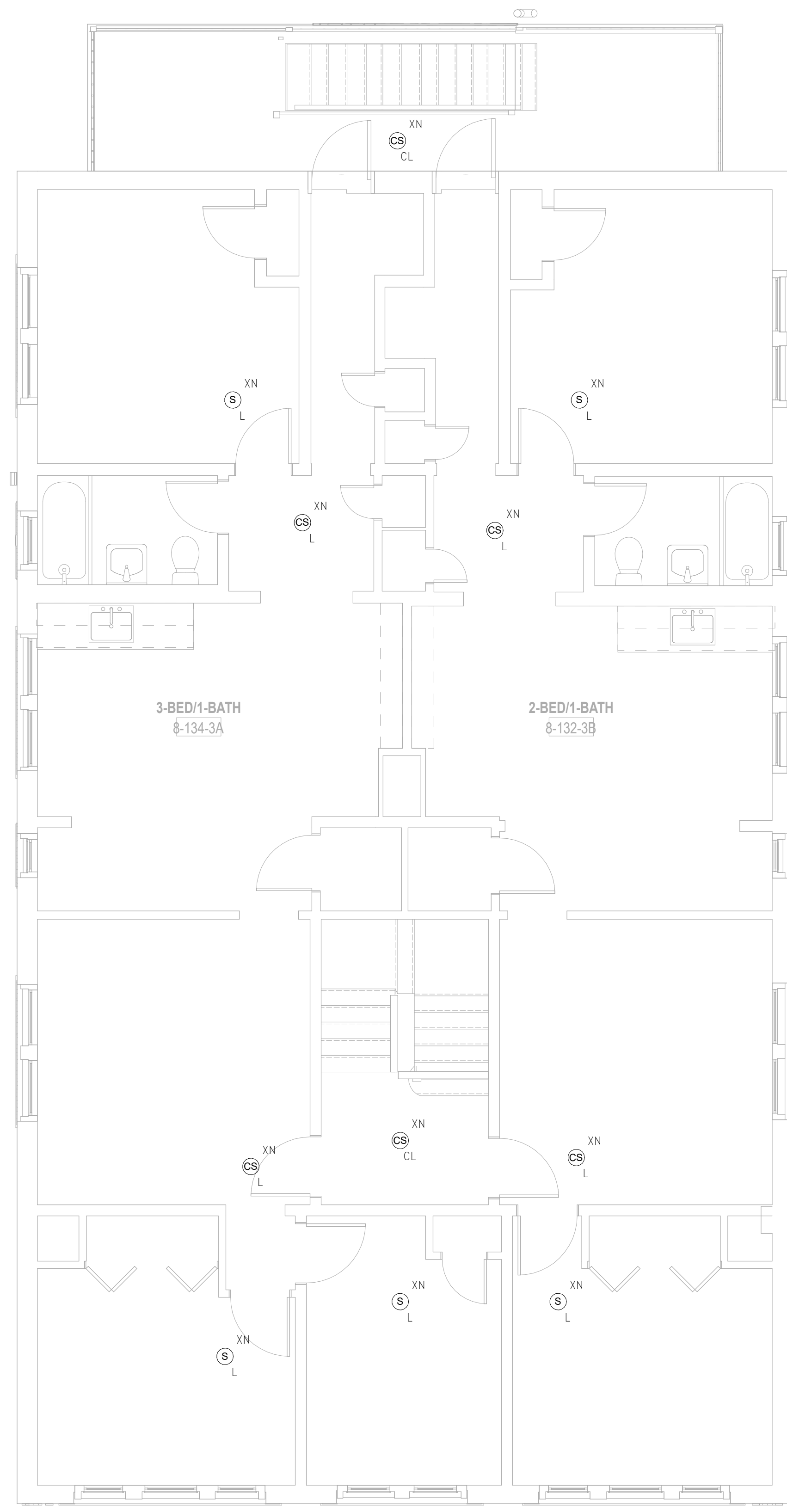
AUGUST 11, 2023

Sheet Number:

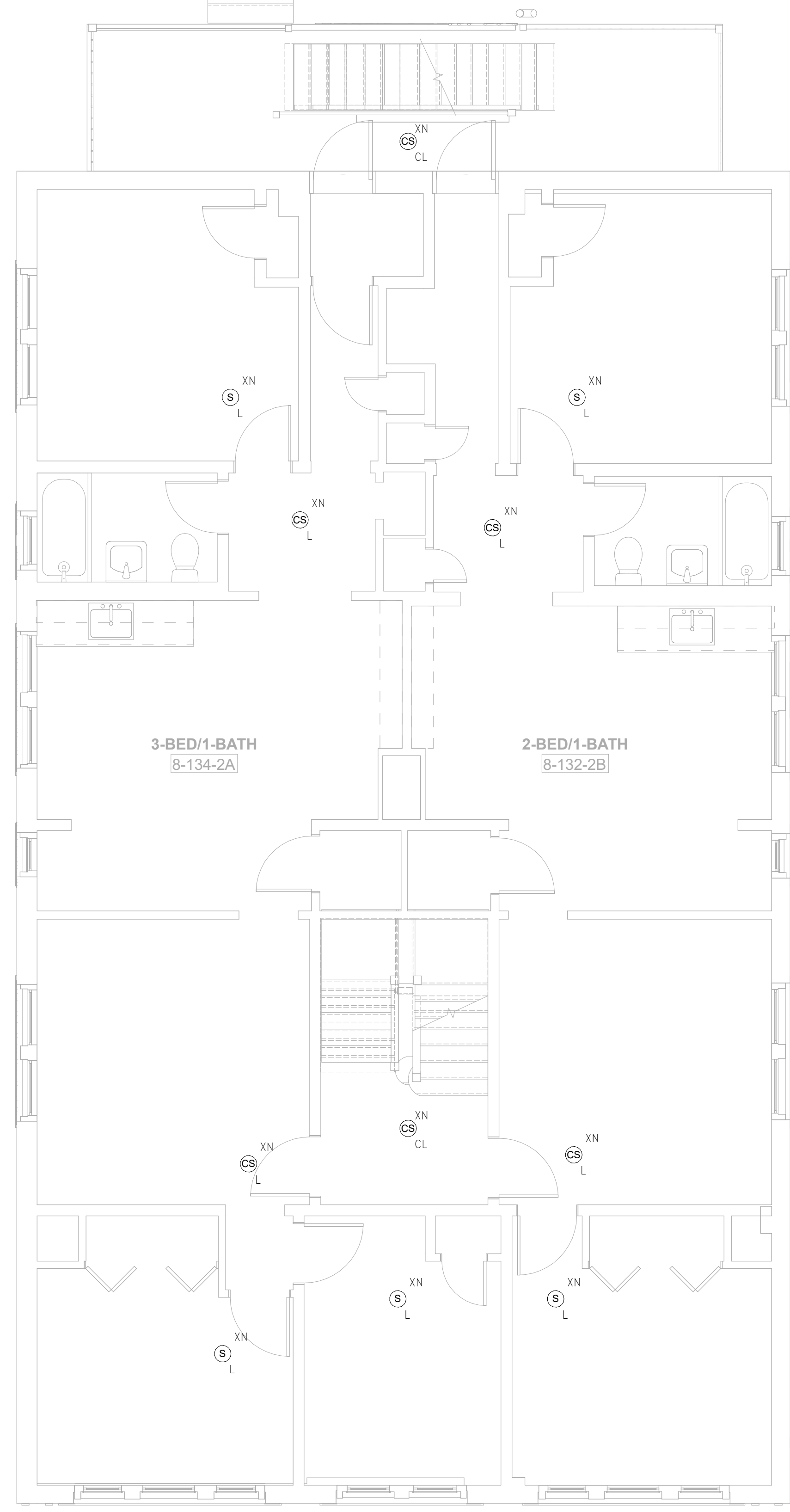
**FA1.08b**



**3** FIRE ALARM Roof - Building 8 - 132-134  
 SCALE: 1/4" = 1'-0"



**2** FIRE ALARM Level 3 - Building 8 - 132-134  
 SCALE: 1/4" = 1'-0"



**1** FIRE ALARM Level 2 - Building 8 - 132-134  
 SCALE: 1/4" = 1'-0"

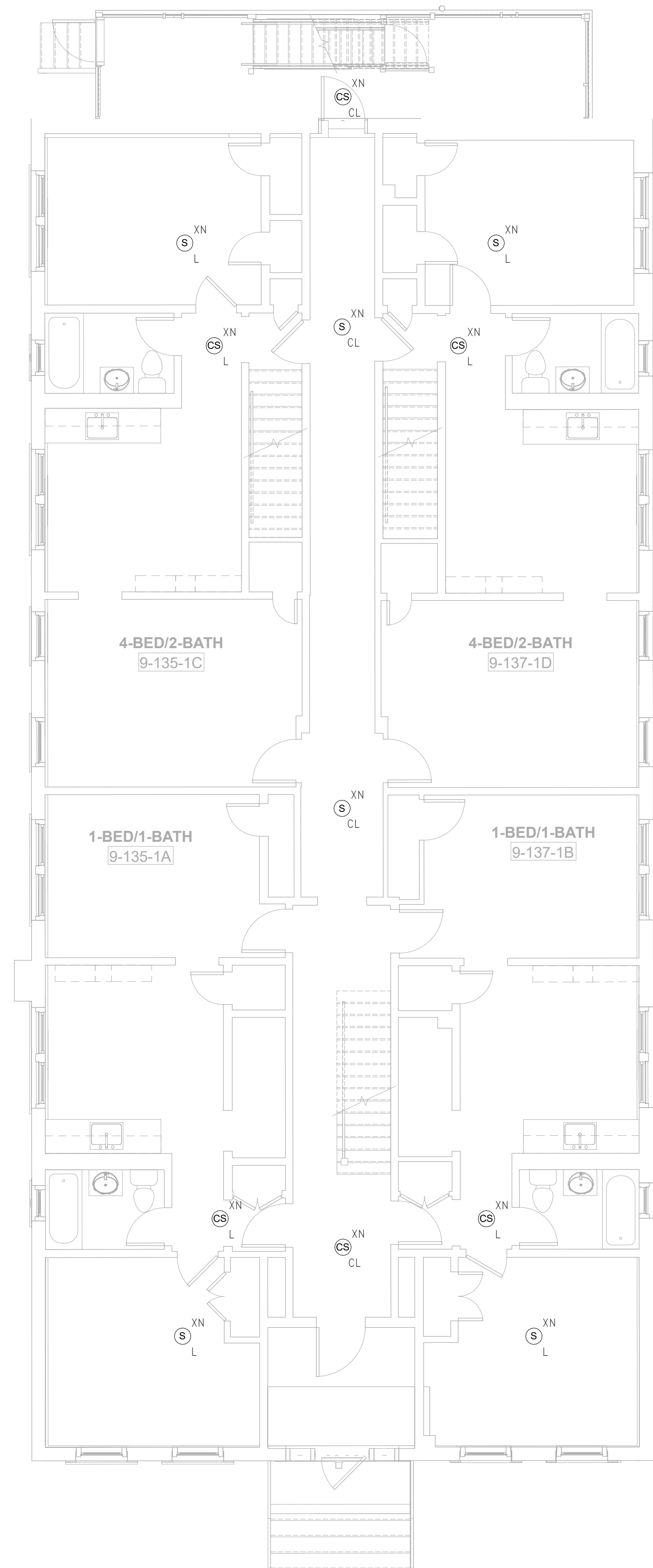
FIRE ALARM PLAN GENERAL NOTES

- REFER TO GENERAL DEMOLITION NOTES ON DRAWING FA0.00 FOR ADDITIONAL REQUIREMENTS.
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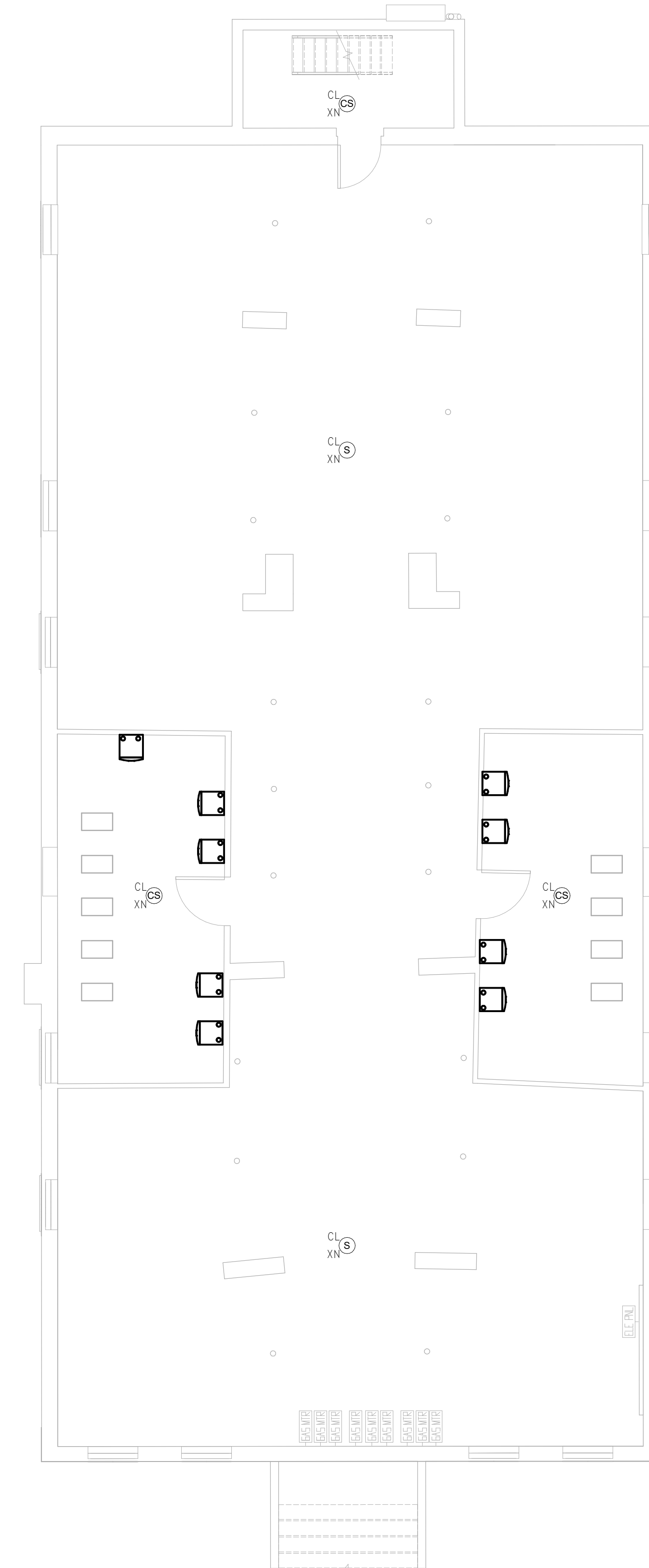


## FIRE ALARM PLAN GENERAL NOTES

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2 FIRE ALARM Level 1 - Building 9 - 135-137  
 SCALE: 3/16" = 1'-0"

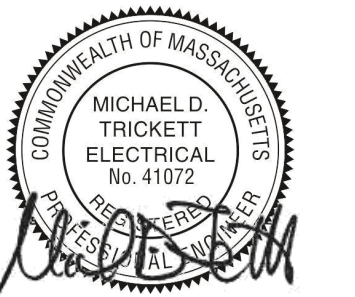


1 FIRE ALARM Basement - Building 9 - 135-137  
 SCALE: 3/16" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 9 FIRE ALARM-  
 BASEMENT & FIRST  
 FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

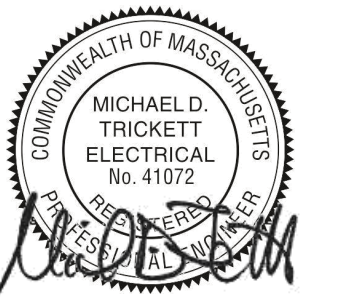
Sheet Number:

**FA1.09a**

Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

Scale: As indicated

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 9 FIRE ALARM-  
 SECOND, THIRD FLOOR  
 AND ROOF FLOOR PLAN**

Project Number:

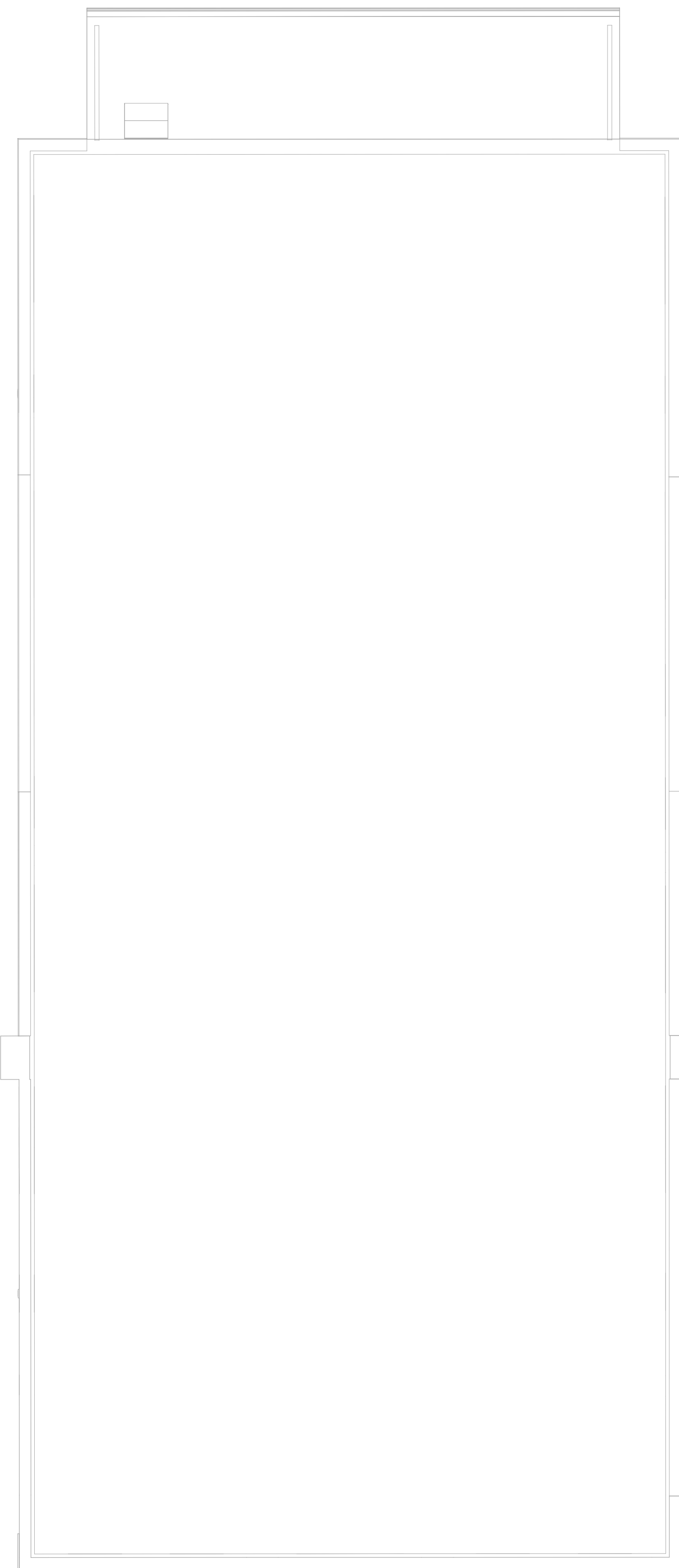
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Issue Date:

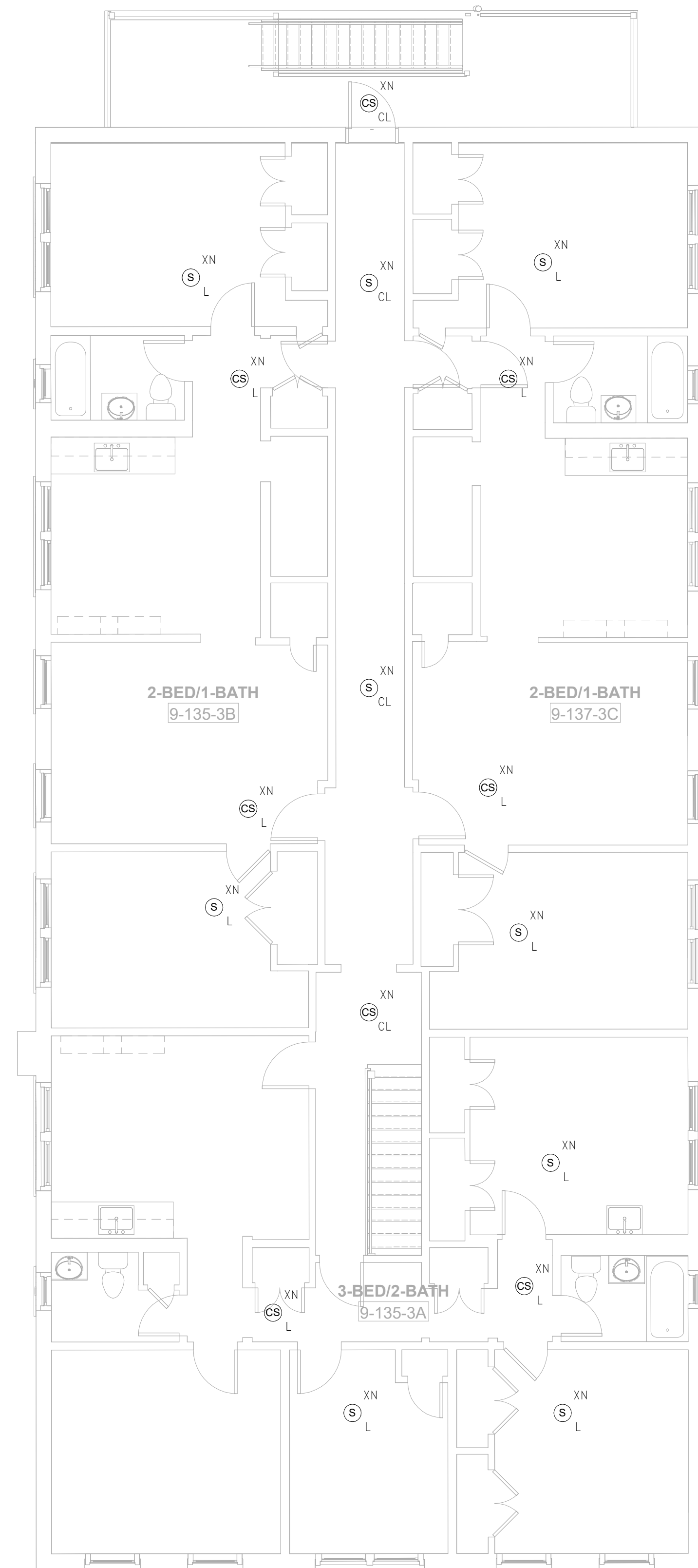
AUGUST 11, 2023

Sheet Number:

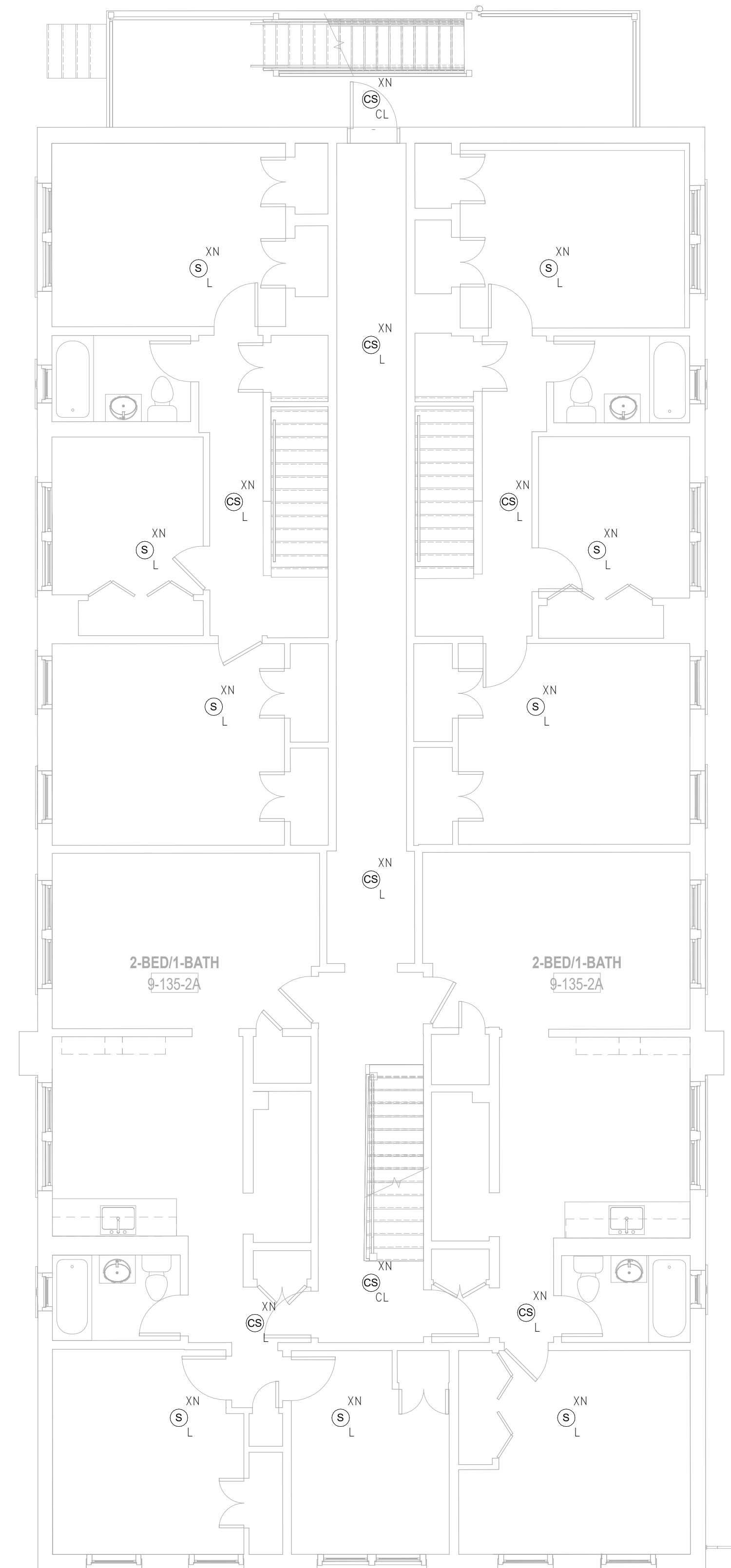
**FA1.09b**



**3** FIRE ALARM Roof - Building 9 - 135-137  
 SCALE: 3/16" = 1'-0"



**2** FIRE ALARM Level 3 - Building 9 - 135-137  
 SCALE: 3/16" = 1'-0"



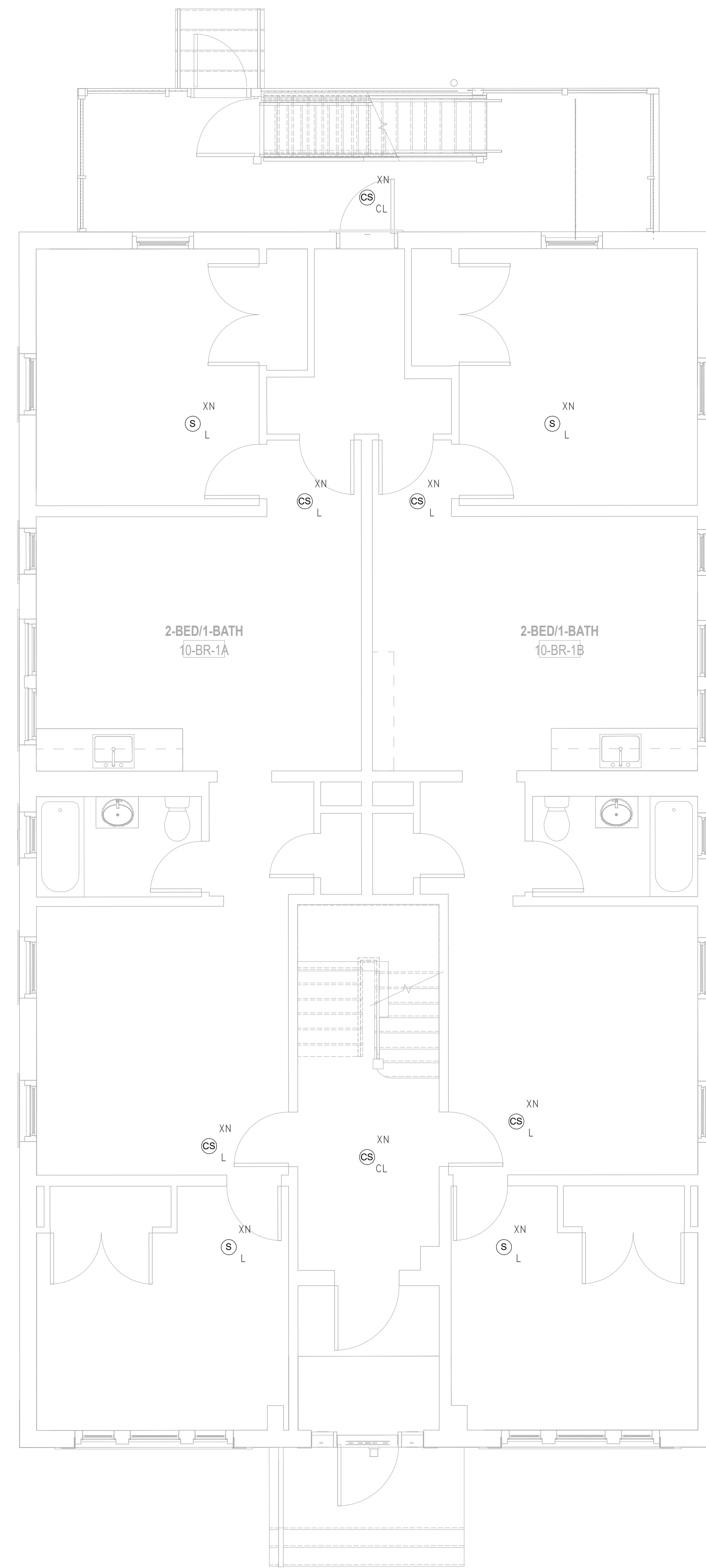
**1** FIRE ALARM Level 2 - Building 9 - 135-137  
 SCALE: 3/16" = 1'-0"

**FIRE ALARM PLAN GENERAL NOTES**

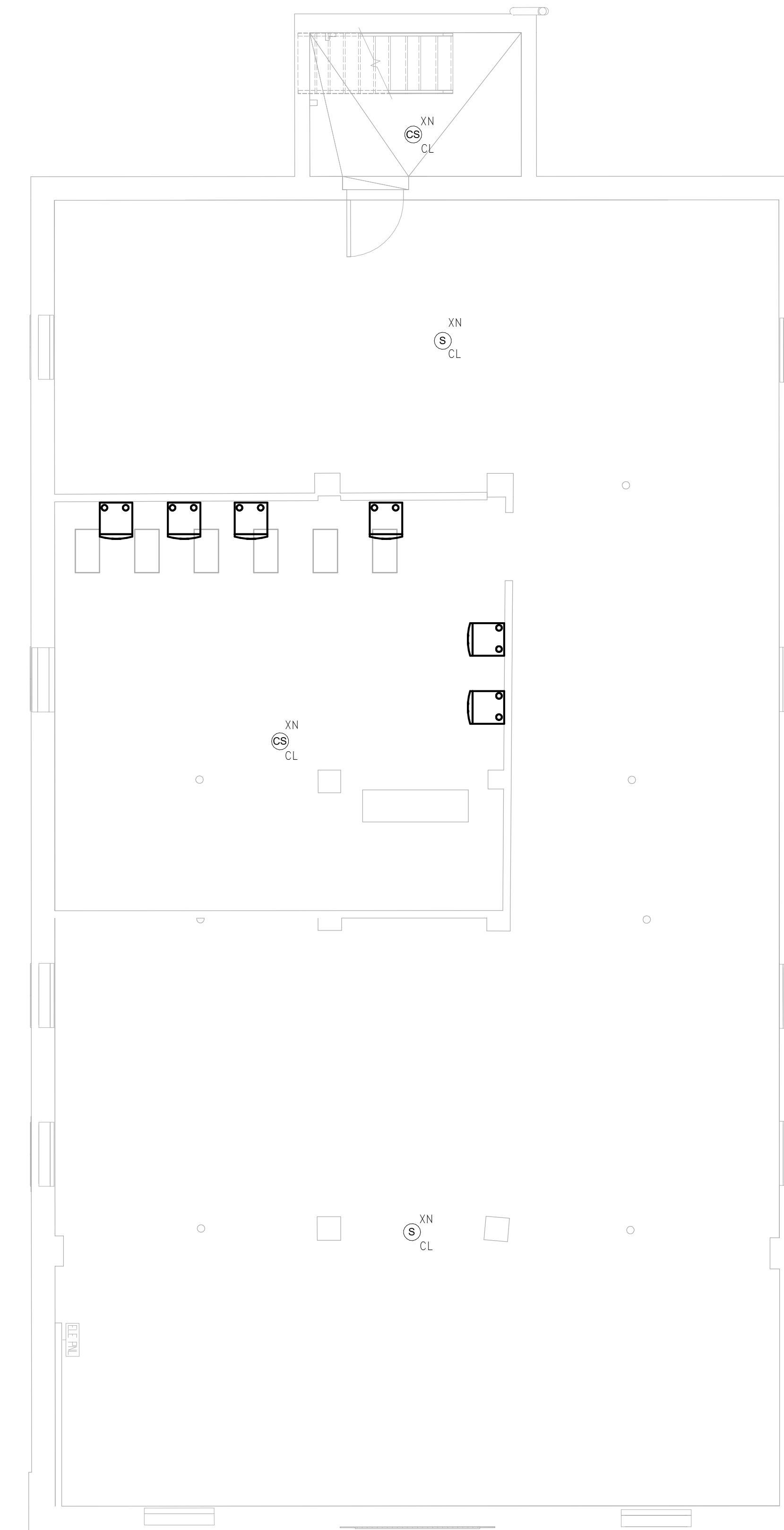
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**2** FIRE ALARM Level 1 - Building 10 - 131 - 133 BROOK ST.  
 SCALE: 1/4" = 1'-0"

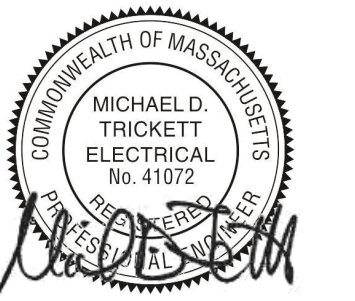


**1** FIRE ALARM Basement - Building 10 - 131 - 133 BROOK ST.  
 SCALE: 1/4" = 1'-0"

Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 10 FIRE ALARM- BASEMENT & FIRST FLOOR PLAN**

Project Number:

22020 (PEI: 23002)

Issue Date:

AUGUST 11, 2023

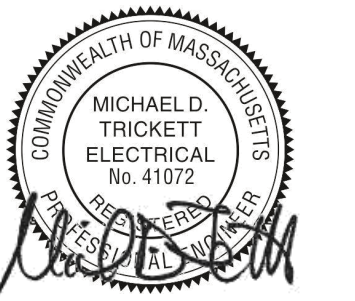
Sheet Number:

**FA1.10a**

Consultant:

Revision:

Engineer of Record:



Drawn: Author

Checked: Checker

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

Key Plan:

Project Name:

**BEDFORD GARDENS**

Bedford & Brook Streets  
 Hartford, CT

Sheet Name:

**BUILDING 10 FIRE ALARM- SECOND, THIRD FLOOR AND ROOF FLOOR PLAN**

Project Number:

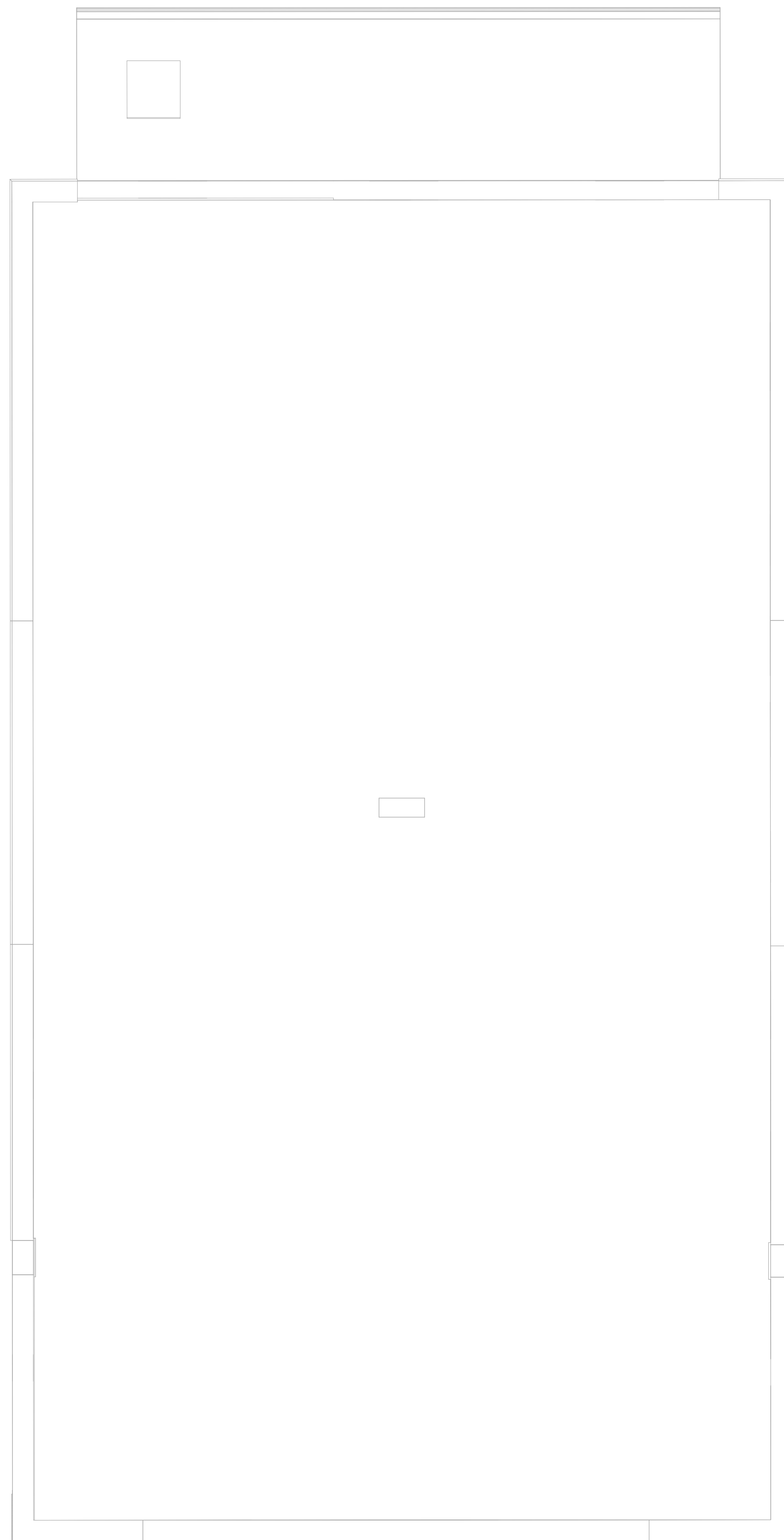
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Issue Date:

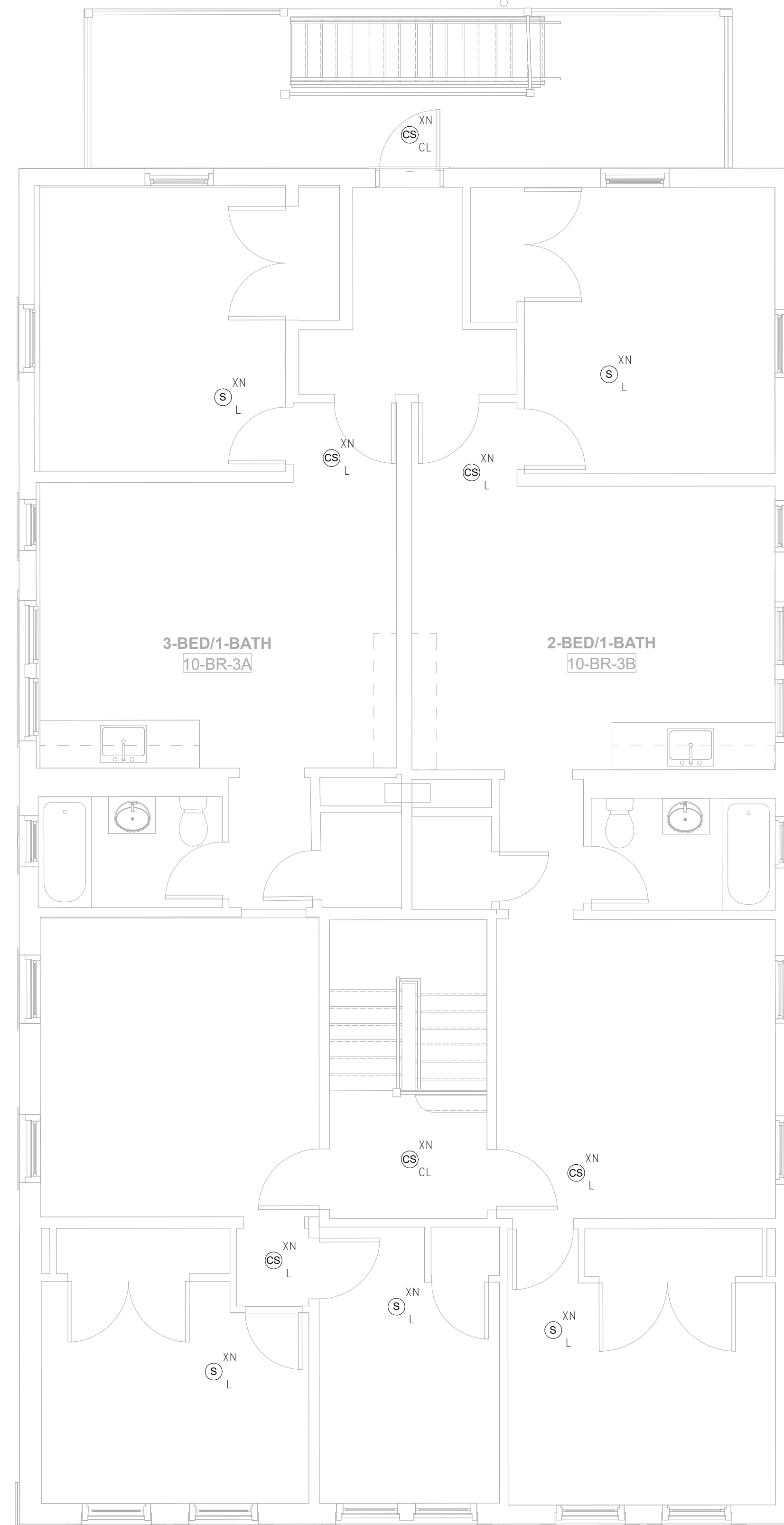
AUGUST 11, 2023

Sheet Number:

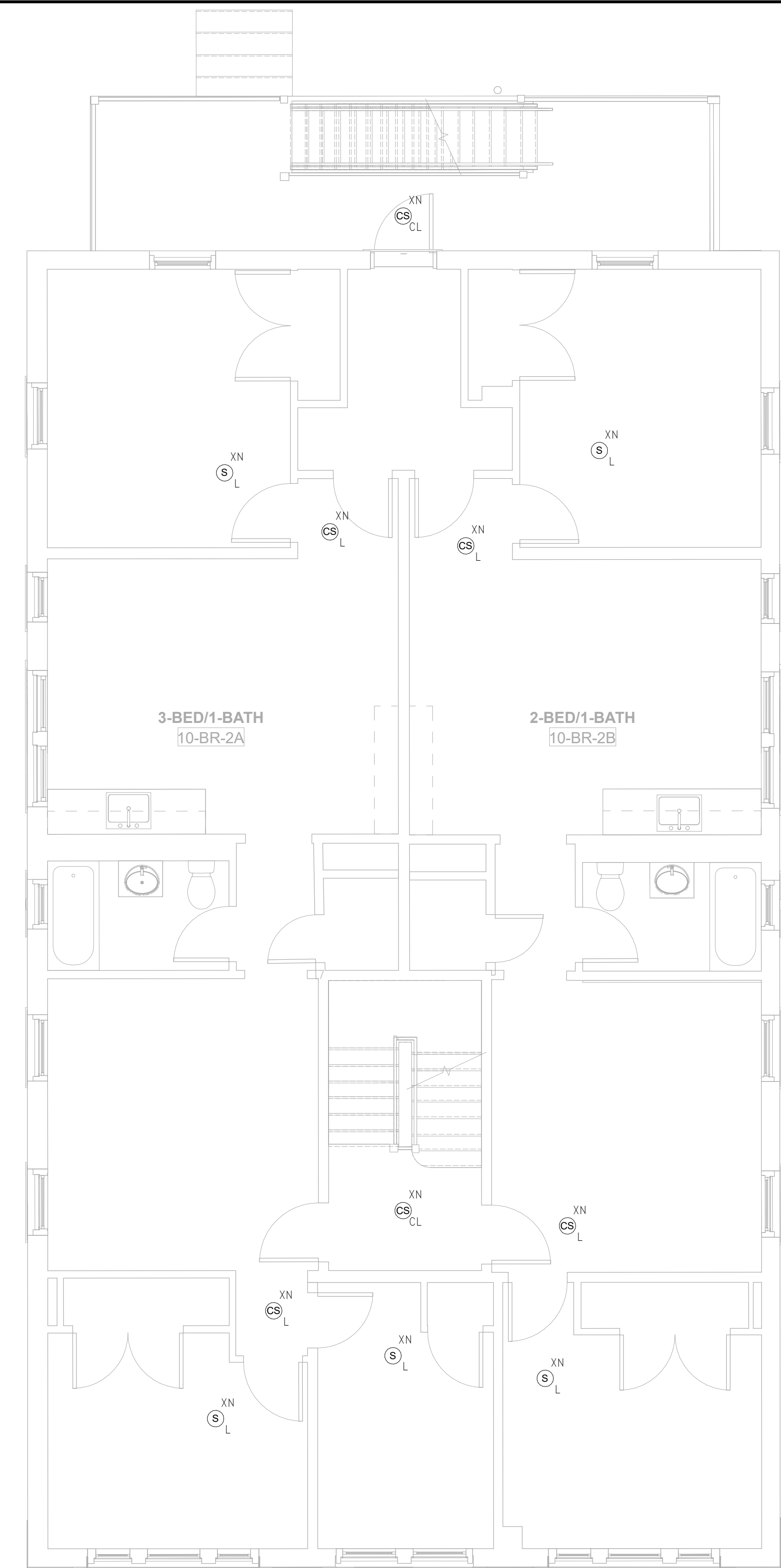
**FA1.10b**



3 FIRE ALARM Roof - Building 10 - 131 - 133 BROOK ST.  
 SCALE: 1/4" = 1'-0"



2 FIRE ALARM Level 3 - Building 10 - 131 - 133 BROOK ST.  
 SCALE: 1/4" = 1'-0"



1 FIRE ALARM Level 2 - Building 10 - 131 - 133 BROOK ST.  
 SCALE: 1/4" = 1'-0"

**FIRE ALARM PLAN GENERAL NOTES**

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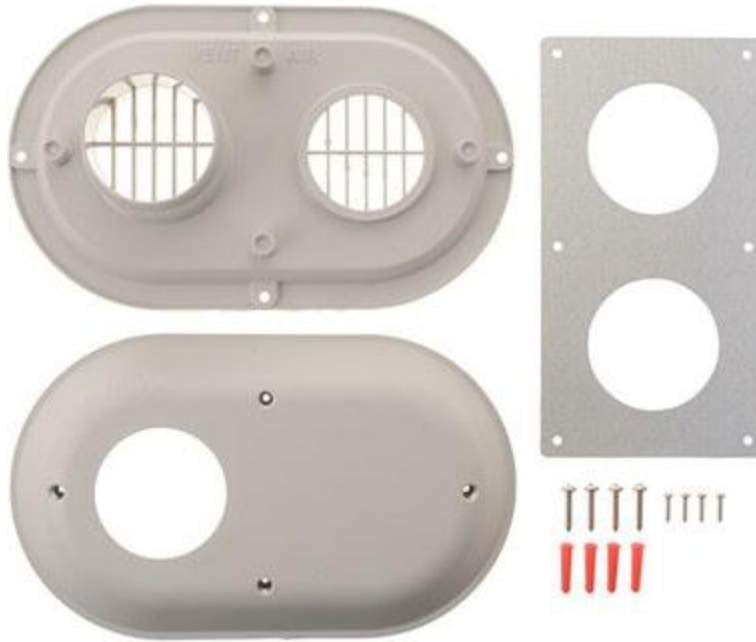


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Search by keyword, part #, etc.



/ OEM Boiler Parts - Lochinvar



Feedback

Lochinvar 100157610

# Termination Vent Sidewall 3 Inch

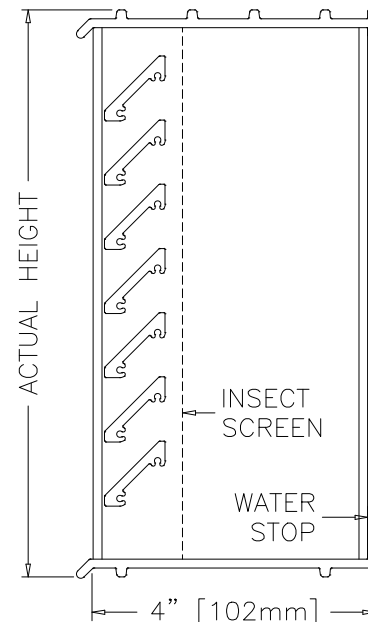
\$108.05 / ea

Add to Cart

Currently out of stock. Will ship once available.

## Standard Construction

<b>Frame</b>	Heavy gauge extruded 6063-T5 aluminum, 4 in. (102 mm) x 0.125 in. (3 mm) nominal wall thickness
<b>Blades</b>	Heavy gauge extruded 6063-T5 aluminum, 0.125 in. (3 mm) nominal wall thickness, positioned 45°
<b>Louver Depth</b>	4 in. (102 mm)
<b>Construction</b>	Mechanically fastened
<b>Finish</b>	204-R1 Clear Anodized
<b>Available Size</b>	8 1/8 in. W x 2 3/8 in. H (206 mm W x 60 mm H) 8 1/8 in. W x 4 3/4 in. H (206 mm W x 121 mm H) 8 1/8 in. W x 7 3/4 in. H (206 mm W x 197 mm H) 12 in. W x 2 3/8 in. H (305 mm W x 60 mm H) 12 in. W x 4 3/4 in. H (305 mm W x 121 mm H) 12 in. W x 7 3/4 in. H (305 mm W x 197 mm H) 12 in. W x 11 3/4 in. H (305 mm W x 298 mm H) 15 5/8 in. W x 7 3/4 in. H (397 mm W x 197 mm H) 15 5/8 in. W x 15 3/4 in. H (397 mm W x 400 mm H) 16 1/2 in. W x 2 3/8 in. H (419 mm W x 60 mm H) 16 1/2 in. W x 4 3/4 in. H (419 mm W x 121 mm H) 16 1/2 in. W x 7 3/4 in. H (419 mm W x 197 mm H) 16 1/2 in. W x 15 3/4 in. H (419 mm W x 400 mm H) 24 in. W x 2 3/8 in. H (610 mm W x 60 mm H) 24 in. W x 4 3/4 in. H (610 mm W x 121 mm H) 24 in. W x 7 3/4 in. H (610 mm W x 197 mm H) 32 in. W x 7 3/4 in. H (813 mm W x 197 mm H) 48 in. W x 7 3/4 in. H (1219 mm W x 197 mm H)



## Options and Accessories

- Opposed Blade Damper
- Straight Duct  
(0.063 in. (2 mm) aluminum for up to 18 in. (457 mm) wall thickness)
- [Variety of Architectural Finishes](#)

## Document Links

[Louver Finishes & Colors](#)

[Louver Product Selection Guide](#)

[Louver Products Catalog](#)

[Louver Warranty Statement](#)

## Free Area Chart

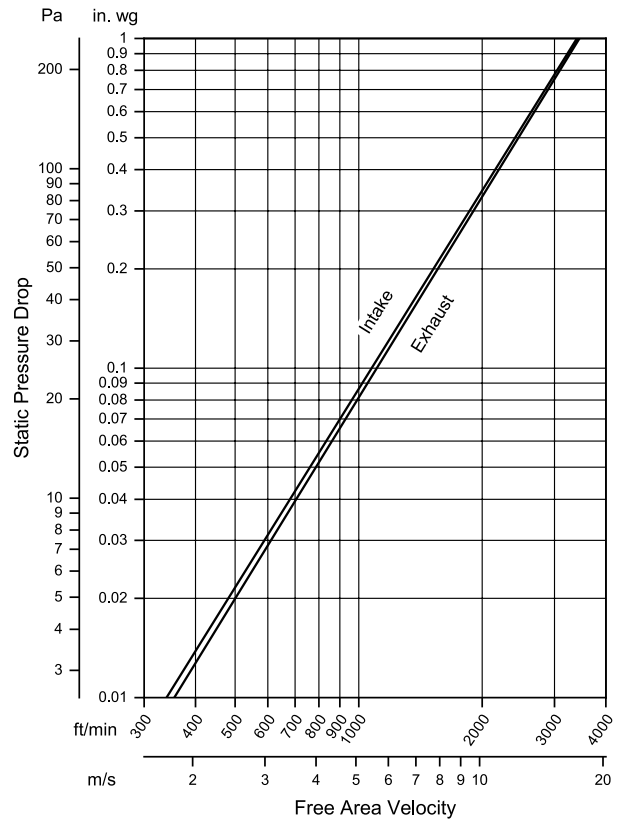
Free Area Chart shows free area in square feet and square meters.

Louver Height Inches (Meters)	Louver Width in Inches (Meters)						
	8	12	15.63	16.5	24	32	48
2.38 0.06	<b>0.029</b> 0.003	<b>0.044</b> 0.004	na na	<b>0.060</b> 0.006	<b>0.088</b> 0.008	na na	na na
4.75 0.12	<b>0.080</b> 0.007	<b>0.120</b> 0.011	na na	<b>0.196</b> 0.018	<b>0.271</b> 0.025	na na	na na
7.75 0.20	<b>0.136</b> 0.013	<b>0.204</b> 0.019	<b>0.263</b> 0.024	<b>0.280</b> 0.026	<b>0.408</b> 0.038	<b>0.543</b> 0.050	<b>0.678</b> 0.063
11.75 0.30	na na	<b>0.310</b> 0.029	na na	na na	na na	na na	na na
15.75 0.40	na na	na na	<b>0.540</b> 0.050	<b>0.575</b> 0.053	na na	na na	na na

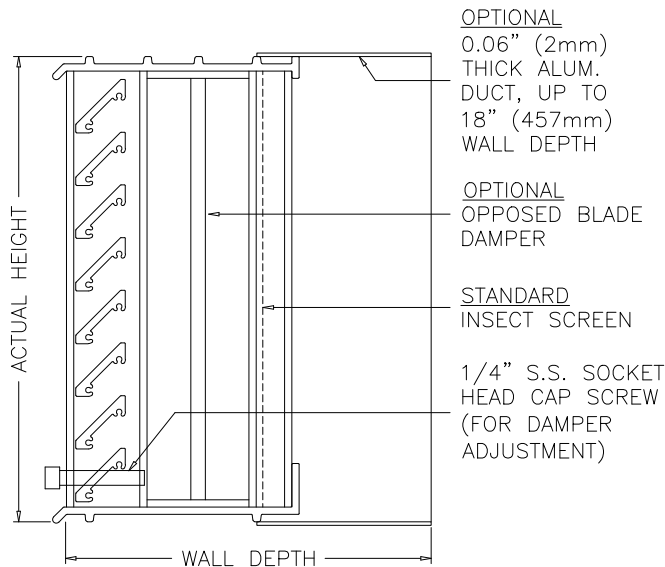
## Airflow Resistance

Standard Air - 0.075 lb/ft<sup>3</sup> (1.2 kg/m<sup>3</sup>)

Test size 48 in. x 48 in. (1219 mm x 1219 mm)



## Option Drawing



Model BVE resistance to airflow (pressure drop) varies depending on louver application (air intake or air exhaust). Free area velocities (shown) are higher than average velocity through the overall louver size. See louver selection information. (Test Figure 5.5-6.5)

## **SECTION 040120 - MAINTENANCE OF UNIT MASONRY**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

#### **1.2 SUMMARY**

- A. Section includes maintenance of unit masonry consisting of brick masonry restoration and cleaning as follows:
  - 1. Unused anchor removal.
  - 2. Repairing unit masonry, including replacing units.
  - 3. Reanchoring veneers.
  - 4. Repointing joints.
  - 5. Preliminary cleaning, including removing plant growth.
  - 6. Cleaning exposed unit masonry surfaces.
- B. Related Sections:
  - 1. Division 01 Section "Historic Treatment Procedures."
  - 2. Division 04 Section "Maintenance of Stone Assemblies."
  - 3. Division 07 Section "Sheet Metal Flashing and Trim" for metal flashing installed in or on restored clay masonry.
  - 4. Division 07 Section "Joint Sealants."
  - 5. Division 09 Section "Maintenance of Painting and Coating" for specific requirements for stripping and repainting of decorative paint finishes.

#### **1.3 DEFINITIONS**

- A. Very Low-Pressure Spray: Under 100 psi.
- B. Low-Pressure Spray: 100 to 400 psi; 4 to 6 gpm.
- C. Medium-Pressure Spray: 400 to 800 psi; 4 to 6 gpm.
- D. High-Pressure Spray: 800 to 1200 psi; 4 to 6 gpm.
- E. Saturation Coefficient: Ratio of the weight of water absorbed during immersion in cold water to weight absorbed during immersion in boiling water; used as an indication of resistance of masonry units to freezing and thawing.

#### **1.4 PRECONSTRUCTION TESTING**

- A. Preconstruction Testing Service: Owner will engage a qualified testing agency to perform preconstruction testing on masonry units as follows. All work must conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
  - 1. Provide test specimens as indicated and representative of proposed materials and construction.



2. Existing Brick and Stone: Test each type of existing masonry unit indicated for replacement, according to testing methods in ASTM C 67 for compressive strength, 24-hour cold-water absorption, 5-hour boil absorption, saturation coefficient, and initial rate of absorption (suction). Carefully remove five existing units from locations designated by Architect. Take testing samples from these units.
3. Existing Mortar: Test according to ASTM C 295, modified as agreed by testing service and Architect for Project requirements, to determine proportional composition of original ingredients, sizes and colors of aggregates, and approximate strength. Use X-ray diffraction, infrared spectroscopy, and differential thermal analysis as necessary to supplement microscopical methods. Carefully remove existing mortar from within joints at five locations designated by Architect or testing service with approval of Architect.
4. Temporary Patch: As directed by Architect, provide temporary materials at locations from which existing samples were taken.
5. Replacement Brick: Test each proposed type of replacement masonry unit, according to sampling and testing methods in ASTM C 67 for compressive strength, 24-hour cold-water absorption, 5-hour boil absorption, saturation coefficient, and initial rate of absorption (suction).

#### 1.5 SUBMITTALS

- A. Product Data: For each type of product indicated. Include recommendations for application and use. Include test data substantiating that products comply with requirements.
- B. Shop Drawings: For the following:
  1. Full-size patterns with complete dimensions for new brick shapes and brick arches and their jointing, showing relation of existing to new units.
  2. Provisions for expansion joints or other sealant joints.
  3. Provisions for flashing, lighting fixtures, conduits, and weep holes as required.
  4. Replacement and repair anchors. Include details of anchors within individual masonry units, with locations of anchors and dimensions of holes and recesses in units required for anchors.
- C. Samples for Initial Selection: For the following:
  1. Pointing Mortar: Submit sets of mortar for pointing in the form of sample mortar strips, 6 inches (150 mm) long by width of existing mortar joints, set in aluminum or plastic channels.
    - a. Have each set contain a close color range of at least six Samples of different mixes of colored sands and cements that produce a mortar matching the cleaned masonry when cured and dry.
    - b. Submit with precise measurements on ingredients, proportions, gradations, and sources of colored sands from which each Sample was made.
  2. Patching Compound: Submit sets of patching compound Samples in the form of plugs (patches in drilled holes) in sample units of masonry representative of the range of masonry colors on the building.
    - a. Have each set contain a close color range of at least six Samples of different mixes of patching compound that matches the variations in existing masonry when cured and dry.
  3. Sealant Materials: See Division 07 Section "Joint Sealants."
  4. Include similar Samples of accessories involving color selection.
- D. Samples for Verification: For the following:

1. Each type of masonry unit to be used for replacing existing units. Include sets of Samples as necessary to show the full range of shape, color, and texture to be expected.
    - a. For each brick type, provide straps or panels containing at least four bricks. Include multiple straps for brick with a wide range.
  2. Each type of sand used for pointing mortar; minimum 1 lb. of each in plastic screw-top jars.
    - a. For blended sands, provide Samples of each component and blend.
    - b. Identify sources, both supplier and quarry, of each type of sand.
  3. Each type, color, and texture of pointing mortar in the form of sample mortar strips, 6 inches long by width of existing mortar joints, set in aluminum or plastic channels.
    - a. Include with each Sample a list of ingredients with proportions of each. Identify sources, both supplier and quarry, of each type of sand and brand names of cementitious materials and pigments if any.
  4. Each type of masonry patching compound in the form of briquettes, at least 3 inches long by 1-1/2 inches wide. Document each Sample with manufacturer and stock number or other information necessary to order additional material.
  5. Sealant Materials: See Division 07 Section "Joint Sealants."
  6. Accessories: Each type of anchor, accessory, and miscellaneous support.
- E. Qualification Data: For restoration specialists including field supervisors and restoration workers, and testing service.
- F. Preconstruction Test Reports: For existing and replacement masonry units.
- G. Quality-Control Program.
- H. Restoration Program.
- I. Cleaning Program.

## 1.6 QUALITY ASSURANCE

- A. Restoration Specialist Qualifications: Engage an experienced, preapproved masonry restoration and cleaning firm to perform work of this Section. Firm shall have completed work similar in material, design, and extent to that indicated for this Project with a record of successful in-service performance. Experience installing standard unit masonry is not sufficient experience for masonry restoration work.
1. At Contractor's option, work may be divided between two specialist firms: one for cleaning work and one for repair work.
  2. Field Supervision: Restoration specialist firms shall maintain experienced full-time supervisors on Project site during times that clay masonry restoration and cleaning work is in progress. Supervisors shall not be changed during Project except for causes beyond the control of restoration specialist firm.
  3. Restoration Worker Qualifications: Persons who are experienced and specialize in restoration work of types they will be performing. When masonry units are being patched, assign at least one worker among those performing patching work who is trained and certified by manufacturer of patching compound to apply its products.

- B. Chemical-Cleaner Manufacturer Qualifications: A firm regularly engaged in producing masonry cleaners that have been used for similar applications with successful results, and with factory-trained representatives who are available for consultation and Project-site inspection and assistance at no additional cost.
- C. Source Limitations: Obtain each type of material for masonry restoration (face brick, cement, sand, etc.) from one source with resources to provide materials of consistent quality in appearance and physical properties.
- D. Quality-Control Program: Prepare a written quality-control program for this Project to systematically demonstrate the ability of personnel to properly follow methods and use materials and tools without damaging masonry. Include provisions for supervising performance and preventing damage due to worker fatigue.
- E. Restoration Program: Prepare a written, detailed description of materials, methods, equipment, and sequence of operations to be used for each phase of restoration work including protection of surrounding materials and Project site.
  - 1. Include methods for keeping pointing mortar damp during curing period.
  - 2. If materials and methods other than those indicated are proposed for any phase of restoration work, add to the Quality-Control Program a written description of such materials and methods, including evidence of successful use on comparable projects, and demonstrations to show their effectiveness for this Project and worker's ability to use such materials and methods properly.
- F. Cleaning Program: Prepare a written cleaning program that describes cleaning process in detail, including materials, methods, and equipment to be used, protection of surrounding materials, and control of runoff during operations.
  - 1. If materials and methods other than those indicated are proposed for any phase of restoration work, add to the Quality-Control Program a written description of such materials and methods, including evidence of successful use on comparable projects, and demonstrations to show their effectiveness for this Project and worker's ability to use such materials and methods properly.
- G. Cleaning and Repair Appearance Standard: Cleaned and repaired surfaces are to have a uniform appearance as viewed from 20 feet away by Architect. Perform additional paint and stain removal, general cleaning, and spot cleaning of small areas that are noticeably different, so that surface blends smoothly into surrounding areas.
- H. Mockups: Prepare mockups of restoration and cleaning to demonstrate aesthetic effects and set quality standards for materials and execution and for fabrication and installation.
  - 1. Masonry Repair: Prepare sample areas for each type of masonry material indicated to have repair work performed. If not otherwise indicated, size each mockup not smaller than 2 adjacent whole units or approximately 48 inches in least dimension. Erect sample areas in existing walls unless otherwise indicated, to demonstrate quality of materials, workmanship, and blending with existing work. Include the following as a minimum:
    - a. Replacement:
      - 1) Five brick units replaced.
    - b. Re-anchoring Veneers: Install three masonry repair anchors in mockup wall assembly of each anchor type required.
    - c. Patching: Three small holes as directed for each type of masonry material indicated to be patched, so as to leave no evidence of repair.

- d. Widening Joints: Widen a joint in 2 separate locations, each approximately 12 inches long.
- 2. Repointing: Rake out joints in 2 separate areas, each approximately 36 inches high by 48 inches wide for each type of repointing required and repoint one of the areas.
- 3. Cleaning: Clean an area approximately 25 sq. ft. for each type of masonry and surface condition.
  - a. Test cleaners and methods on samples of adjacent materials for possible adverse reactions. Do not use cleaners and methods known to have deleterious effect.
  - b. Allow a waiting period of not less than seven days after completion of sample cleaning to permit a study of sample panels for negative reactions.
- 4. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
- 5. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.
- I. Preinstallation Conference: Conduct conference at Project site.
  - 1. Review methods and procedures related to masonry restoration and cleaning including, but not limited to, the following:
    - a. Construction schedule. Verify availability of materials, Restoration Specialist's personnel, equipment, and facilities needed to make progress and avoid delays.
    - b. Materials, material application, sequencing, tolerances, and required clearances.
    - c. Protection of persons, motor vehicles, surrounding surfaces of building, building site, plants, shrubs and trees, and surrounding buildings from harm resulting from historic treatment procedures. Refer to Section 013591.

#### 1.7 DELIVERY, STORAGE, AND HANDLING

- A. Deliver masonry units to Project site strapped together in suitable packs or pallets or in heavy-duty cartons.
- B. Deliver other materials to Project site in manufacturer's original and unopened containers, labeled with manufacturer's name and type of products.
- C. Store cementitious materials on elevated platforms, under cover, and in a dry location. Do not use cementitious materials that have become damp.
- D. Store hydrated lime in manufacturer's original and unopened containers. Discard lime if containers have been damaged or have been opened for more than two days.
- E. Store lime putty covered with water in sealed containers.
- F. Store sand where grading and other required characteristics can be maintained and contamination avoided.

#### 1.8 PROJECT CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit masonry restoration and cleaning work to be performed according to manufacturers' written instructions and specified requirements.

- B. Repair masonry units and repoint mortar joints only when air temperature is between 40 and 90 deg F and is predicted to remain so for at least 7 days after completion of the Work unless otherwise indicated.
- C. Cold-Weather Requirements: Comply with the following procedures for masonry repair and mortar-joint pointing unless otherwise indicated:
  - 1. When air temperature is below 40 deg F, heat mortar ingredients, masonry repair materials, and existing masonry walls to produce temperatures between 40 and 120 deg F.
  - 2. When mean daily air temperature is below 40 deg F, provide enclosure and heat to maintain temperatures above 32 deg F within the enclosure for 7 days after repair and pointing.
- D. Hot-Weather Requirements: Protect masonry repair and mortar-joint pointing when temperature and humidity conditions produce excessive evaporation of water from mortar and repair materials. Provide artificial shade and wind breaks and use cooled materials as required to minimize evaporation. Do not apply mortar to substrates with temperatures of 90 deg F and above unless otherwise indicated.
- E. For manufactured repair materials, perform work within the environmental limits set by each manufacturer.
- F. Clean masonry surfaces only when air temperature is 40 deg F and above and is predicted to remain so for at least 7 days after completion of cleaning.

#### 1.9 COORDINATION

- A. Coordinate masonry restoration and cleaning with public circulation patterns at Project site. Some work is near public circulation patterns. Public circulation patterns cannot be closed off entirely, and in places can be only temporarily redirected around small areas of work. Plan and execute the Work accordingly. Refer to Section 013591 for specific requirements.

#### 1.10 SEQUENCING AND SCHEDULING

- A. Order replacement materials at earliest possible date to avoid delaying completion of the Work.
- B. Order sand and portland cement for pointing mortar immediately after approval of mockups. Take delivery of and store at Project site a sufficient quantity to complete Project.
- C. Perform masonry restoration work in the following sequence:
  - 1. Remove plant growth.
  - 2. Inspect for open mortar joints and repair before cleaning to prevent the intrusion of water and other cleaning materials into the wall.
  - 3. Remove paint.
  - 4. Clean masonry surfaces.
  - 5. Rake out mortar from joints surrounding masonry to be replaced and from joints adjacent to masonry repairs along joints.
  - 6. Repair masonry, including replacing existing masonry with new masonry materials.
  - 7. Rake out mortar from joints to be repointed.
  - 8. Point mortar and sealant joints.
  - 9. After repairs and repointing have been completed and cured, perform a final cleaning to remove residues from this work.
  - 10. Inspect for open mortar joints and repair before cleaning to prevent the intrusion of water and other cleaning materials into the wall.
  - 11. Remove paint.

12. Clean masonry surfaces.
- D. As scaffolding is removed, patch anchor holes used to attach scaffolding. Patch holes in masonry units to comply with "Masonry Unit Patching" Article. Patch holes in mortar joints to comply with "Repointing Masonry" Article.

## PART 2 - PRODUCTS

### 2.1 MASONRY MATERIALS

- A. Face Brick: Provide face brick, including specially molded, ground, cut, or sawed shapes where required to complete masonry restoration work.
1. Provide units with colors, color variation within units, surface texture, size, and shape to match existing brickwork and with physical properties within 10 percent of those determined from preconstruction testing of selected existing units.
    - a. For existing brickwork that exhibits a range of colors or color variation within units, provide brick that proportionally matches that range and variation rather than brick that matches an individual color within that range.
  2. Tolerances as Fabricated: Comply with tolerance requirements in ASTM C 216, Type FBS.
  3. Identification: Manufacturer may emboss name in the clay body on an interior surface of each unit in easily read 1/2-inch-high characters.
- B. Building Brick: Provide building brick complying with ASTM C 62, of same vertical dimension as face brick, for masonry work concealed from view.
1. Grade SW where in contact with earth.
  2. Grade SW, MW, or NW for concealed backup.
  3. Identification: Manufacturer may emboss name in the clay body on an interior surface of each unit in easily read 1/2-inch-high characters.

### 2.2 MORTAR MATERIALS

- A. Portland Cement: ASTM C 150, Type I or Type II, white or gray or both where required for color matching of exposed mortar.
1. Provide cement containing not more than 0.60 percent total alkali when tested per ASTM C 114.
- B. Hydrated Lime: ASTM C 207, Type S.
- C. Factory-Prepared Lime Putty: ASTM C 1489.
- D. Quicklime: ASTM C 5, pulverized lime.
- E. Mortar Sand: ASTM C 144 unless otherwise indicated.
1. Color: Provide natural sand or ground marble, granite, or other sound stone of color necessary to produce required mortar color.
  2. For pointing mortar, provide sand with rounded edges.
  3. Match size, texture, and gradation of existing mortar sand as closely as possible. Blend several sands if necessary to achieve suitable match.

- F. Mortar Pigments: Natural and synthetic iron oxides, compounded for mortar mixes. Use only pigments with a record of satisfactory performance in masonry mortars.
- G. Water: Potable.

## 2.3 MANUFACTURED REPAIR MATERIALS

- A. Masonry Patching Compound: Factory-mixed cementitious product that is custom manufactured for patching masonry.
  - 1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
    - a. Cathedral Stone Products, Inc.; Jahn M100 Brick Repair Mortar.
    - b. Edison Coatings, Inc.; Custom System 45.
    - c. Conproco Corporation.
      - 1.) Mimic for natural stone.
      - 2.) Matrix for natural stone.
  - 2. Use formulation that is vapor- and water permeable (equal to or more than the masonry unit), exhibits low shrinkage, has lower modulus of elasticity than the masonry units being repaired, and develops high bond strength to all types of masonry.
  - 3. Use formulation having working qualities and retardation control to permit forming and sculpturing where necessary.
  - 4. Formulate patching compound used for patching brick and stone in colors and textures to match each masonry unit being patched. Provide sufficient number of colors to enable matching the color, texture, and variation of each unit.

## 2.4 PAINT REMOVERS

- A. Low-Odor, Solvent-Type Paint Remover: Manufacturer's standard low-odor, water-rinsable solvent-type gel formulation, containing no methanol or methylene chloride, for removing paint coatings from masonry.
  - 1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
    - a. ABR Products, Inc.; Super Bio Strip Gel.
    - b. Cathedral Stone Products, Inc.; S-301, S-303, or S-305.
    - c. Dumond Chemicals, Inc.; Peel Away 6, Peel Away 7, or Peel Away 21.
    - d. PROSOCO; Enviro Klean Safety Peel 1 or Enviro Klean Safety Peel 3.

## 2.5 CLEANING MATERIALS

- A. Refer to and follow recommendations of National Park Service Preservation Brief 1 for masonry.
- B. Water: Potable.
- C. Hot Water: Water heated to a temperature of 140 to 160 deg F.
- D. Job-Mixed Detergent Solution: 1/2 cup of non-ionic detergents, and 20 quarts of hot water for every 5 gal. of solution required.

1. Products: Subject to compliance with requirements, available products that may be incorporated into the work include, but are not limited to, the following:
  - a. GAF; Igepal
  - b. Union Carbide; Tergitol
  - c. Rohm and Haas; Triton
- E. Mold, Mildew, and Algae Remover: Non-mutagenic biological solution that contains no carcinogenic compounds.
- F. Nonacidic Gel Cleaner (for marble flooring in Vestibule, Lobby, Offices, and East Corridor): Manufacturer's standard gel formulation, with pH between 6 and 9, that contains detergents with chelating agents and is specifically formulated for cleaning masonry surfaces.
  1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
    - a. Price Research, Ltd.; Price Marble Cleaner-Gel.
    - b. PROSOCO; Sure Klean 942 Limestone and Marble Cleaner.

## 2.6 ACCESSORY MATERIALS

- A. Liquid Strippable Masking Agent: Manufacturer's standard liquid, film-forming, strippable masking material for protecting glass, metal, and polished stone surfaces from damaging effects of acidic and alkaline masonry cleaners.
  1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
    - a. ABR Products, Inc.; Rubber Mask.
    - b. Price Research, Ltd.; Price Mask.
    - c. PROSOCO; Sure Klean Strippable Masking.
- B. Masonry Repair Anchors, Spiral Type: Type 304 stainless-steel spiral rods designed to anchor to backing and veneer. Anchors are flexible in plane of veneer but rigid perpendicular to it.
  1. Provide driven-in anchors designed to be installed in drilled holes and relying on screw effect rather than adhesive to secure them to backup and veneer.
  2. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
    - a. BLOK-LOK Limited; Spira-Lok.
    - b. Dur-O-Wal, a division of Dayton Superior; Dur-O-Flex Friction Pin Anchor.
    - c. Heckmann Building Products Inc.; #391 Remedial Tie.
    - d. Hohmann & Barnard, Inc.; Helix Spiro-Ties.
- C. Sealant Materials:
  1. Provide manufacturer's standard chemically curing, elastomeric sealant(s) of base polymer and characteristics that comply with applicable requirements in Division 07 Section "Joint Sealants."
  2. Colors: Provide colors of exposed sealants to match colors of masonry adjoining installed sealant unless otherwise indicated.
  3. Ground-Mortar Aggregate: Custom crushed and ground pointing mortar sand or existing mortar retrieved from joints. Grind to a particle size that matches the adjacent mortar aggregate and color. Remove all fines passing the 100 sieve.



- D. Joint-Sealant Backing:
  - 1. Cylindrical Sealant Backings: ASTM C 1330, Type C (closed-cell material with a surface skin), and of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance.
  - 2. Bond-Breaker Tape: Polyethylene tape or other plastic tape recommended by sealant manufacturer for preventing sealant from adhering to rigid, inflexible joint-filler materials or joint surfaces at back of joint where such adhesion would result in sealant failure. Provide self-adhesive tape where acceptable.
- E. Setting Buttons: Resilient plastic buttons, nonstaining to masonry, sized to suit joint thicknesses and bed depths of masonry units without intruding into required depths of pointing materials.
- F. Masking Tape: Nonstaining, nonabsorbent material, compatible with pointing mortar, joint primers, sealants, and surfaces adjacent to joints; that will easily come off entirely, including adhesive.
- G. Antirust Coating for Ornamental Balconies: Fast-curing, lead- and chromate-free, self-curing, universal modified-alkyd primer complying with SSPC-Paint 29 zinc-rich coating.
  - 1. Use coating requiring no better than SSPC-SP 3, "Power Tool Cleaning" surface preparation according to manufacturer's literature or certified statement.
  - 2. Use coating with a VOC content of 420 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
- H. Miscellaneous Products: Select materials and methods of use based on the following, subject to approval of a mockup:
  - 1. Previous effectiveness in performing the work involved.
  - 2. Little possibility of damaging exposed surfaces.
  - 3. Consistency of each application.
  - 4. Uniformity of the resulting overall appearance.
  - 5. Do not use products or tools that could do the following:
    - a. Remove, alter, or in any way harm the present condition or future preservation of existing surfaces, including surrounding surfaces not in contract.
    - b. Leave a residue on surfaces.

## 2.7 MORTAR MIXES

- A. Preparing Lime Putty: Slake quicklime and prepare lime putty according to appendix to ASTM C 5 and manufacturer's written instructions.
- B. Measurement and Mixing: Measure cementitious materials and sand in a dry condition by volume or equivalent weight. Do not measure by shovel; use known measure. Mix materials in a clean, mechanical batch mixer.
  - 1. Mixing Pointing Mortar: Thoroughly mix cementitious materials and sand together before adding any water. Then mix again adding only enough water to produce a damp, unworkable mix that will retain its form when pressed into a ball. Maintain mortar in this dampened condition for 15 to 30 minutes. Add remaining water in small portions until mortar reaches desired consistency. Use mortar within one hour of final mixing; do not retemper or use partially hardened material.
- C. Colored Mortar: Produce mortar of color required by using specified ingredients. Do not alter specified proportions without Architect's approval.

1. Mortar Pigments: Where mortar pigments are indicated, do not exceed a pigment-to-cement ratio of 1:10 by weight.
- D. Do not use admixtures in mortar unless otherwise indicated.
- E. Mortar Proportions: Mix mortar materials in the following proportions:
1. Pointing Mortar for Brick: Type S.
    - a. Add mortar pigments to produce mortar colors required.
  2. Rebuilding (Setting) Mortar: Comply with ASTM C 270, Proportion Specification, Type N unless otherwise indicated; with cementitious material limited to portland cement and lime.

## PART 3 - EXECUTION

### 3.1 PROTECTION

- A. Protect persons, motor vehicles, surrounding surfaces of building being restored, building site, plants, shrubs and trees, and surrounding buildings from harm resulting from masonry restoration work.
1. Erect temporary protective covers over walkways and at points of pedestrian and vehicular entrance and exit that must remain in service during course of restoration and cleaning work.
- B. Comply with chemical-cleaner manufacturer's written instructions for protecting building and other surfaces against damage from exposure to its products. Prevent chemical-cleaning solutions from coming into contact with people, motor vehicles, landscaping, buildings, and other surfaces that could be harmed by such contact.
1. Cover adjacent surfaces with materials that are proven to resist chemical cleaners used unless chemical cleaners being used will not damage adjacent surfaces. Use materials that contain only waterproof, UV-resistant adhesives. Apply masking agents to comply with manufacturer's written instructions. Do not apply liquid masking agent to painted or porous surfaces. When no longer needed, promptly remove masking to prevent adhesive staining.
  2. Keep wall wet below area being cleaned to prevent streaking from runoff.
  3. Do not clean masonry during winds of sufficient force to spread cleaning solutions to unprotected surfaces.
  4. Neutralize and collect alkaline and acid wastes for disposal off Owner's property.
  5. Dispose of runoff from cleaning operations by legal means and in a manner that prevents soil erosion, undermining of paving and foundations, damage to landscaping, and water penetration into building interiors.
- C. Prevent mortar from staining face of surrounding masonry and other surfaces.
1. Cover sills, ledges, and projections to protect from mortar droppings.
  2. Keep wall area wet below rebuilding and pointing work to discourage mortar from adhering.
  3. Immediately remove mortar in contact with exposed masonry and other surfaces.
  4. Clean mortar splatters from scaffolding at end of each day.

### 3.2 UNUSED ANCHOR REMOVAL

- A. Remove masonry anchors, brackets, wood nailers, and other extraneous items no longer in use unless identified as historically significant or indicated to remain.
  - 1. Remove items carefully to avoid spalling or cracking masonry.
  - 2. Where directed, if an item cannot be removed without damaging surrounding masonry, do the following:
    - a. Cut or grind off item approximately 3/4 inch beneath surface and core drill a recess of same depth in surrounding masonry as close around item as practical.
    - b. Immediately paint exposed end of item with two coats of antirust coating, following coating manufacturer's written instructions and without exceeding manufacturer's recommended dry film thickness per coat. Keep paint off sides of recess.
  - 3. Patch the hole where each item was removed unless directed to remove and replace the masonry unit.

### 3.3 BRICK REMOVAL AND REPLACEMENT

- A. At locations indicated, remove bricks that are damaged, spalled, or deteriorated or are to be reused. Carefully demolish or remove entire units from joint to joint, without damaging surrounding masonry, in a manner that permits replacement with full-size units.
  - 1. When removing single bricks, remove material from center of brick and work toward outside edges.
- B. Support and protect remaining masonry that surrounds removal area. Maintain flashing, reinforcement, lintels, and adjoining construction in an undamaged condition.
- C. Notify Architect of unforeseen detrimental conditions including voids, cracks, bulges, and loose units in existing masonry backup, rotted wood, rusted metal, and other deteriorated items.
- D. Remove in an undamaged condition as many whole bricks as possible.
  - 1. Remove mortar, loose particles, and soil from brick by cleaning with hand chisels, brushes, and water.
  - 2. Remove sealants by cutting close to brick with utility knife and cleaning with solvents.
  - 3. Store brick for reuse. Store off ground, on skids, and protected from weather.
  - 4. Deliver cleaned brick not required for reuse to Owner unless otherwise indicated.
- E. Clean bricks surrounding removal areas by removing mortar, dust, and loose particles in preparation for replacement.
- F. Replace removed damaged brick with other removed brick in good quality, where possible, or with new brick matching existing brick, including size. Do not use broken units unless they can be cut to usable size.
- G. Install replacement brick into bonding and coursing pattern of existing brick. If cutting is required, use a motor-driven saw designed to cut masonry with clean, sharp, unchipped edges.
  - 1. Maintain joint width for replacement units to match existing joints.
  - 2. Use setting buttons or shims to set units accurately spaced with uniform joints.
- H. Lay replacement brick with completely filled bed, head, and collar joints. Butter ends with sufficient mortar to fill head joints and shove into place. Wet both replacement and

surrounding bricks that have ASTM C 67 initial rates of absorption (suction) of more than 30 g/30 sq. in. per min. Use wetting methods that ensure that units are nearly saturated but surface is dry when laid.

1. Tool exposed mortar joints in repaired areas to match joints of surrounding existing brickwork.
2. Rake out mortar used for laying brick before mortar sets and point new mortar joints in repaired area to comply with requirements for repointing existing masonry, and at same time as repointing of surrounding area.
3. When mortar is sufficiently hard to support units, remove shims and other devices interfering with pointing of joints.

### 3.4 REANCHORING VENEERS

- A. Install masonry repair anchors in horizontal mortar joints and according to manufacturer's written instructions. Install at not more than 16 inches o.c. vertically and 32 inches o.c. horizontally unless otherwise indicated. Install at locations to avoid penetrating flashing.
- B. Recess anchors at least 5/8 inch from surface of mortar joint and fill recess with pointing mortar.

### 3.5 MASONRY UNIT PATCHING

- A. Patch the following masonry units unless another type of replacement or repair is indicated:
  1. Units indicated to be patched.
  2. Units with holes.
  3. Units with chipped edges or corners.
  4. Units with small areas of deep deterioration.
- B. Remove and replace existing patches unless otherwise indicated or approved by Architect.
- C. Patching Bricks:
  1. Remove loose material from masonry surface. Carefully remove additional material so patch will not have feathered edges but will have square or slightly undercut edges on area to be patched and will be at least 1/4 inch thick, but not less than recommended by patching compound manufacturer.
  2. Mask adjacent mortar joint or rake out for repointing if patch will extend to edge of masonry unit.
  3. Mix patching compound in individual batches to match each unit being patched. Combine one or more colors of patching compound, as needed, to produce exact match.
  4. Rinse surface to be patched and leave damp, but without standing water.
  5. Brush-coat surfaces with slurry coat of patching compound according to manufacturer's written instructions.
  6. Place patching compound in layers as recommended by patching compound manufacturer, but not less than 1/4 inch or more than 2 inches thick. Roughen surface of each layer to provide a key for next layer.
  7. Trowel, scrape, or carve surface of patch to match texture and surrounding surface plane or contour of the masonry unit. Shape and finish surface before or after curing, as determined by testing, to best match existing masonry unit.
  8. Keep each layer damp for 72 hours or until patching compound has set.

### 3.6 WIDENING JOINTS

- A. Do not widen a joint, except where indicated or approved by Architect.
- B. Location Guideline: Where an existing masonry unit abuts another or the joint is less than 1/8 inch (3 mm), widen the joint for length indicated and to depth required for repointing after obtaining Architect's approval.
- C. Carefully perform widening by cutting, grinding, routing, or filing procedures demonstrated in an approved mockup.
- D. Widen joint to width equal to or less than predominant width of other joints on building. Make sides of widened joint uniform and parallel. Ensure that edges of units along widened joint are in alignment with joint edges at unaltered joints.

### 3.7 CLEANING MASONRY, GENERAL

- A. Proceed with cleaning program in an orderly manner; work from bottom to top, as recommended by National Parks Service Preservation Brief 1, of each scaffold width and from one end of each elevation to the other. Ensure that dirty residues and rinse water will not wash over cleaned, dry surfaces.
- B. Use only those cleaning methods indicated for each masonry material and location.
  - 1. Do not use wire brushes or brushes that are not resistant to chemical cleaner being used. Do not use plastic-bristle brushes if natural-fiber brushes will resist chemical cleaner being used.
  - 2. Use spray equipment that provides controlled application at volume and pressure indicated, measured at spray tip. Adjust pressure and volume to ensure that cleaning methods do not damage masonry.
    - a. Equip units with pressure gages.
  - 3. For chemical-cleaner spray application, use low-pressure tank or chemical pump suitable for chemical cleaner indicated, equipped with cone-shaped spray tip.
  - 4. For water-spray application, use fan-shaped spray tip that disperses water at an angle of 25 to 50 degrees.
  - 5. For high-pressure water-spray application, use fan-shaped spray tip that disperses water at an angle of at least 40 degrees.
  - 6. For heated water-spray application, use equipment capable of maintaining temperature between 140 and 160 deg F at flow rates indicated.
  - 7. For steam application, use steam generator capable of delivering live steam at nozzle.
- C. Perform each cleaning method indicated in a manner that results in uniform coverage of all surfaces, including corners, moldings, and interstices, and that produces an even effect without streaking or damaging masonry surfaces.
- D. Water Application Methods:
  - 1. Water-Soak Application: Soak masonry surfaces by applying water continuously and uniformly to limited area for time indicated. Apply water at low pressures and low volumes in multiple fine sprays using perforated hoses or multiple spray nozzles. Erect a protective enclosure constructed of polyethylene sheeting to cover area being sprayed.
  - 2. Water-Spray Applications: Unless otherwise indicated, hold spray nozzle at least 6 inches from surface of masonry and apply water in horizontal back and forth sweeping motion, overlapping previous strokes to produce uniform coverage.

- E. Steam Cleaning: Apply steam to masonry surfaces at the very low pressures indicated for each type of masonry material. Hold nozzle at least 6 inches from surface of masonry and apply steam in horizontal back and forth sweeping motion, overlapping previous strokes to produce uniform coverage.
- F. Rinse off chemical residue and soil by working upward from bottom to top of each treated area at each stage or scaffold setting. Periodically during each rinse, test pH of rinse water running off of cleaned area to determine that chemical cleaner is completely removed.
  - 1. Apply neutralizing agent and repeat rinse if necessary to produce tested pH of between 6.7 and 7.5.
- G. After cleaning is complete, remove protection no longer required. Remove tape and adhesive marks.

### 3.8 PRELIMINARY CLEANING

- A. Removing Plant Growth: Completely remove visible plant, moss, and shrub growth from masonry surfaces. Carefully remove plants, creepers, and vegetation by cutting at roots and allowing to dry as long as possible before removal. Remove loose soil and debris from open masonry joints to whatever depth they occur.
- B. Preliminary Cleaning: Before beginning general cleaning, **protect surrounding materials**, remove extraneous substances that are resistant to cleaning methods being used. Extraneous substances include paint, calking, asphalt, and tar.
  - 1. Carefully remove heavy accumulations of material from surface of masonry with a sharp chisel. Do not scratch or chip masonry surface.
  - 2. Remove paint and calking with alkaline paint remover.
    - a. Comply with requirements in "Paint Removal" Article.
    - b. Repeat application up to two times if needed.
  - 3. Remove asphalt and tar with solvent-type paint remover.
    - a. Comply with requirements in "Paint Removal" Article.
    - b. Apply paint remover only to asphalt and tar by brush without prewetting.
    - c. Allow paint remover to remain on surface for 10 to 30 minutes.
    - d. Repeat application if needed.

### 3.9 PAINT REMOVAL

- A. Paint Removal with Solvent-Type Paint Remover:
  - 1. Remove loose and peeling paint using low-pressure spray, scrapers, stiff brushes, or a combination of these. Do not scratch or chip masonry surface. Let surface dry thoroughly.
  - 2. Apply thick coating of paint remover to painted masonry with natural-fiber cleaning brush, deep-nap roller, or large paint brush.
  - 3. Allow paint remover to remain on surface for period recommended by manufacturer. Agitate periodically with stiff-fiber brush, in accordance with paint remover manufacturer's recommendations.
  - 4. Rinse with cold or hot water, as recommended by paint remover manufacturer, applied by low-pressure spray to remove chemicals and paint residue.

### 3.10 CLEANING BRICKWORK

#### A. Detergent Cleaning:

1. **Protect surrounding materials.**
2. Wet masonry with hot water applied by low-pressure spray.
3. Scrub masonry with detergent solution using medium-soft brushes until soil is thoroughly dislodged and can be removed by rinsing. Use small brushes to remove soil from mortar joints and crevices. Dip brush in solution often to ensure that adequate fresh detergent is used and that masonry surface remains wet.
4. Rinse with hot water applied by low-pressure spray to remove detergent solution and soil.
5. Repeat cleaning procedure above where required to produce cleaning effect established by mockup.

#### B. Mold, Mildew, and Algae Removal:

1. **Protect surrounding materials.**
2. Wet marble flooring with hot water applied by low-pressure spray.
3. Apply mold, mildew, and algae remover by brush.
4. Scrub masonry with medium-soft brushes until mold, mildew, and algae are thoroughly dislodged and can be removed by rinsing. Use small brushes for mortar joints and crevices. Dip brush in mold, mildew, and algae remover often to ensure that adequate fresh cleaner is used and that masonry surface remains wet.
5. Rinse with hot water applied by low-pressure spray to remove mold, mildew, and algae remover and soil.
6. Repeat cleaning procedure above where required to produce cleaning effect established by mockup.

#### C. Nonacidic Gel Cleaning:

1. **Protect surrounding materials.**
2. Wet marble flooring with hot water applied by low-pressure spray.
3. Apply nonacidic gel cleaner in 1/8-inch (3-mm) thickness by brush, working into joints and crevices. Apply quickly and do not brush out excessively so area will be uniformly covered with fresh cleaner and dwell time will be uniform throughout area being cleaned.
4. Let cleaner remain on surface for period indicated below:
  - a. As established by mockup.
5. Remove bulk of nonacidic gel cleaner by squeegeeing into containers for disposal.
6. Rinse with hot water applied by low-pressure spray to remove chemicals and soil.
7. Repeat cleaning procedure above where required to produce cleaning effect established by mockup. Do not repeat more than once. If additional cleaning is required, use steam cleaning.

### 3.11 REPOINTING MASONRY

#### A. Rake out and repoint joints to the following extent:

1. All joints in areas indicated.
2. Joints where mortar is missing or where they contain holes.
3. Cracked joints where cracks can be penetrated at least 1/4 inch by a knife blade 0.027 inch thick.
4. Cracked joints where cracks are 1/16 inch or more in width and of any depth.
5. Joints where they sound hollow when tapped by metal object.

6. Joints where they are worn back 1/4 inch or more from surface.
  7. Joints where they are deteriorated to point that mortar can be easily removed by hand, without tools.
  8. Joints where they have been filled with substances other than mortar.
  9. Joints indicated as sealant-filled joints.
- B. Do not rake out and repoint joints where not required.
- C. Rake out joints as follows, according to procedures demonstrated in approved mockup:
1. Remove mortar from joints to depth of 2 times joint width, but not less than ¾ inch or not less than that required to expose sound, unweathered mortar.
  2. Remove mortar from masonry surfaces within raked-out joints to provide reveals with square backs and to expose masonry for contact with pointing mortar. Brush, vacuum, or flush joints to remove dirt and loose debris.
  3. Do not spall edges of masonry units or widen joints. Replace or patch damaged masonry units as directed by Architect.
    - a. Cut out mortar by hand with chisel and resilient mallet. Do not use power-operated grinders without Architect's written approval based on approved quality-control program.
    - b. Cut out center of mortar bed joints using angle grinders with diamond-impregnated metal blades. Remove remaining mortar by hand with chisel and resilient mallet. Strictly adhere to approved quality-control program.
- D. Notify Architect of unforeseen detrimental conditions including voids in mortar joints, cracks, loose masonry units, rotted wood, rusted metal, and other deteriorated items.
- E. Pointing with Mortar:
1. Rinse joint surfaces with water to remove dust and mortar particles. Time rinsing application so, at time of pointing, joint surfaces are damp but free of standing water. If rinse water dries, dampen joint surfaces before pointing.
  2. Apply pointing mortar first to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than ¼ inch lifts until a uniform depth is formed. Fully compact each layer thoroughly and allow it to become thumbprint hard before applying next layer.
  3. After low areas have been filled to same depth as remaining joints, point all joints by placing mortar in layers not greater than 3/8 inch. Fully compact each layer and allow to become thumbprint hard before applying next layer. Where existing masonry units have worn or rounded edges, slightly recess finished mortar surface below face of masonry to avoid widened joint faces. Take care not to spread mortar beyond joint edges onto exposed masonry surfaces or to featheredge the mortar.
  4. When mortar is thumbprint hard, tool joints to match original appearance of joints as demonstrated in approved mockup. Remove excess mortar from edge of joint by brushing.
  5. Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours including weekends and holidays.
    - a. Acceptable curing methods include covering with wet burlap and plastic sheeting, periodic hand misting, and periodic mist spraying using system of pipes, mist heads, and timers.
    - b. Adjust curing methods to ensure that pointing mortar is damp throughout its depth without eroding surface mortar.
  6. Hairline cracking within the mortar or mortar separation at edge of a joint is unacceptable. Completely remove such mortar and repoint.



F. Pointing with Sealant:

1. After raking out, keep joints dry and free of mortar and debris.
2. Clean and prepare joint surfaces according to Division 07 Section "Joint Sealants." Prime joint surfaces unless sealant manufacturer recommends against priming. Do not allow primer to spill or migrate onto adjoining surfaces.
3. Fill sealant joints with specified joint sealant according to Division 07 Section "Joint Sealants" and the following:
  - a. Install cylindrical sealant backing beneath the sealant, except where space is insufficient. There, install bond-breaker tape.
  - b. Install sealant using only proven installation techniques that will ensure that sealant will be deposited in a uniform, continuous ribbon, without gaps or air pockets, and with complete wetting of the joint bond surfaces equally on both sides. Fill joint flush with surrounding masonry and matching the contour of adjoining mortar joints.
  - c. Install sealant as recommended by sealant manufacturer but within the following general limitations, measured at the center (thin) section of the bead:
    - 1) Fill joints to a depth equal to joint width, but not more than  $\frac{3}{4}$  inch deep or less than  $\frac{1}{4}$  inch deep.
  - d. Immediately after first tooling, apply ground-mortar aggregate to sealant, gently pushing aggregate into the surface of sealant. Retool sealant to form smooth, uniform beads, slightly concave. Remove excess sealant and aggregate from surfaces adjacent to joint.
  - e. Do not allow sealant to overflow or spill onto adjoining surfaces, or to migrate into the voids of adjoining surfaces, particularly rough textures. Remove excess and spillage of sealant promptly as the work progresses. Clean adjoining surfaces by the means necessary to eliminate evidence of spillage, without damage to adjoining surfaces or finishes, as demonstrated in an approved mockup.
4. Cure sealant according to Division 07 Section "Joint Sealants."

- G. Where repointing work precedes cleaning of existing masonry, allow mortar to harden at least 30 days before beginning cleaning work.

3.12 FINAL CLEANING

- A. After mortar has fully hardened, **protect surrounding materials**, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or -fiber brushes, and clean water, spray applied at low pressure.
  1. Do not use metal scrapers or brushes.
  2. Do not use acidic or alkaline cleaners.
- B. Wash adjacent non-masonry surfaces. Use detergent and soft brushes or cloths.
- C. Clean mortar and debris from roof. Rinse off roof.
- D. Sweep and rake adjacent pavement and grounds to remove mortar and debris. Where necessary, pressure wash pavement surfaces to remove mortar, dust, dirt, and stains.

3.13 FIELD QUALITY CONTROL

- A. Inspectors: Owner will engage qualified independent inspectors to perform inspections and prepare test reports. Allow inspectors use of lift devices and scaffolding, as needed, to perform inspections.
- B. Notify inspectors and Architect in advance of times when lift devices and scaffolding will be relocated. Do not relocate lift devices and scaffolding until inspectors have had reasonable opportunity to make inspections of work areas at lift device or scaffold location.

**END OF SECTION 040120**

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 – EVALUATION OF SIGNIFICANCE



**Instructions:** This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number

45616

1. **Historic Property Name** 119-121 Bedford Street

Street 119-121 Bedford Street

City Hartford

County Hartford

State CT

Zip 06120-2579

Name of Historic District or National Register property \_\_\_\_\_

National Register district     certified state or local district     potential district     National Register property

2. **Nature of Request** (check only one box)

- certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
- certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- certification that the building does not contribute to the significance of the above-named district or National Register property.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project Contact** (if different from applicant)

Name Alisa M. Augenstein

Company The Public Archaeology Laboratory, Inc.

Street 26 Main Street

City Pawtucket

State RI

Zip 02860

Telephone (401) 288-6333

Email Address aaugenstein@palinc.com

4. **Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

- I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
- if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Adam Stein

Signature (Sign in ink)

Date 04/22/2022

Applicant Entity WinnDevelopment Company LP

SSN \_\_\_\_\_

or TIN

Street One Washington Mall, Suite 500

City Boston

State MA

Zip 02108

Telephone (617) 742-4500

Email Address mrobayna@WINNCO.com

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- does not contribute to the significance of the above-named district or National Register property.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

Date

11/2/22

National Park Service Authorized Signature (Sign in ink)

NPS Comments Attached

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 – EVALUATION OF SIGNIFICANCE



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NPS Project Number  
**45624**

1. **Historic Property Name** 120-122 Bedford Street  
Street 120-122 Bedford Street  
City Hartford County Hartford State CT Zip 06120-2579  
Name of Historic District or National Register property \_\_\_\_\_  
 National Register district  certified state or local district  potential district  National Register property

2. **Nature of Request** (check only one box)  
 certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.  
 certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.  
 certification that the building does not contribute to the significance of the above-named district or National Register property.  
 preliminary determination for individual listing in the National Register.  
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.  
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project Contact** (if different from applicant)  
Name Alisa M. Augenstein Company The Public Archaeology Laboratory, Inc.  
Street 26 Main Street City Pawtucket State RI  
Zip 02860 Telephone (401) 288-6333 Email Address aaugenstein@palinc.com

4. **Applicant**  
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:  
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or  
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).  
For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.  
Name Adam Stein Signature (Sign in ink) [Signature] Date 04/22/2022  
Applicant Entity WinnDevelopment Company LP SSN \_\_\_\_\_ or TIN \_\_\_\_\_  
Street One Washington Mall, Suite 500 City Boston State MA  
Zip 02108 Telephone (617) 742-4500 Email Address mrobayna@WINNCO.com

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- does not contribute to the significance of the above-named district or National Register property.

**Preliminary Determinations:**

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

Date 11/2/22 National Park Service Authorized Signature (Sign in ink) [Signature]

NPS Comments Attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 – EVALUATION OF SIGNIFICANCE**



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NPS Project Number  
**45615**

1. **Historic Property Name** 123-125 Bedford Street

Street 123-125 Bedford Street

City Hartford County Hartford State CT Zip 06120-2579

Name of Historic District or National Register property \_\_\_\_\_

National Register district  certified state or local district  potential district  National Register property

2. **Nature of Request** (check only one box)

- certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
- certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- certification that the building does not contribute to the significance of the above-named district or National Register property.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project Contact** (if different from applicant)

Name Alisa M. Augenstein Company The Public Archaeology Laboratory, Inc.

Street 26 Main Street City Pawtucket State RI

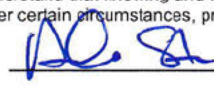
Zip 02860 Telephone (401) 288-6333 Email Address aaugenstein@palinc.com

4. **Applicant**

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Name Adam Stein Signature (Sign in ink)  Date 04/22/2022

Applicant Entity WinnDevelopment Company LP SSN \_\_\_\_\_ or TIN 

Street One Washington Mall, Suite 500 City Boston State MA

Zip 02108 Telephone (617) 742-4500 Email Address mrobayna@WINNCO.com

**NPS Official Use Only**

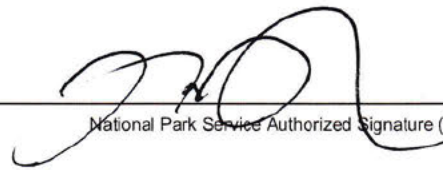
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- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- does not contribute to the significance of the above-named district or National Register property.

Preliminary Determinations:

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- does not appear to qualify as a certified historic structure.

Date 11/2/22

National Park Service Authorized Signature (Sign in ink) 

NPS Comments Attached



**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 – EVALUATION OF SIGNIFICANCE**

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**NPS Project Number**  
451017

**1. Historic Property Name** 124-126 Bedford Street

Street 124-126 Bedford Street

City Hartford County Hartford State CT Zip 06120-2579

Name of Historic District or National Register property \_\_\_\_\_

- National Register district     certified state or local district     potential district     National Register property

**2. Nature of Request** (check only one box)

- certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.  
 certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.  
 certification that the building does not contribute to the significance of the above-named district or National Register property.  
 preliminary determination for individual listing in the National Register.  
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.  
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

**3. Project Contact** (if different from applicant)

Name Alisa M. Augenstein Company The Public Archaeology Laboratory, Inc.

Street 26 Main Street City Pawtucket State RI

Zip 02860 Telephone (401) 288-6333 Email Address augenstein@palinc.com

**4. Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

- I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or  
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Name Adam Stein Signature (Sign in ink) [Signature] Date 04/22/2022

Applicant Entity WinnDevelopment Company LP SSN \_\_\_\_\_ or TIN [Redacted]

Street One Washington Mall, Suite 500 City Boston State MA

Zip 02108 Telephone (617) 742-4500 Email Address mrobayna@WINNCO.com

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.  
 contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.  
 does not contribute to the significance of the above-named district or National Register property.

**Preliminary Determinations:**

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.  
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 does not appear to qualify as a certified historic structure.

Date 11/2/22 National Park Service Authorized Signature (Sign in ink) [Signature]

- NPS Comments Attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION**  
**PART 1 – EVALUATION OF SIGNIFICANCE**



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**NPS Project Number**  
450620

**1. Historic Property Name** 127-129 Bedford Street

Street 127-129 Bedford Street

City Hartford County Hartford State CT Zip 06120-2579

Name of Historic District or National Register property \_\_\_\_\_

National Register district     certified state or local district     potential district     National Register property

**2. Nature of Request** (check only one box)

- certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
- certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- certification that the building does not contribute to the significance of the above-named district or National Register property.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

**3. Project Contact** (if different from applicant)

Name Alisa M. Augenstein Company The Public Archaeology Laboratory, Inc.

Street 26 Main Street City Pawtucket State RI

Zip 02860 Telephone (401) 288-6333 Email Address aaugenstein@palinc.com

**4. Applicant**

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- I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
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For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Adam Stein Signature (Sign in ink) [Signature] Date 04/22/2022

Applicant Entity WinnDevelopment Company LP SSN \_\_\_\_\_ or TIN [Redacted]

Street One Washington Mall, Suite 500 City Boston State MA

Zip 02108 Telephone (617) 742-4500 Email Address mrobayna@WINNCO.com

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

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- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

10/30/22

[Signature]

Date \_\_\_\_\_ National Park Service Authorized Signature (Sign in ink)

NPS Comments Attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 – EVALUATION OF SIGNIFICANCE**



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NPS Project Number  
**45621**

1. **Historic Property Name** 128-130 Bedford Street

Street 128-130 Bedford Street

City Hartford County Hartford State CT Zip 06120-2579

Name of Historic District or National Register property \_\_\_\_\_

National Register district  certified state or local district  potential district  National Register property

2. **Nature of Request** (check only one box)

certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.

certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.

certification that the building does not contribute to the significance of the above-named district or National Register property.

preliminary determination for individual listing in the National Register.

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Name Alisa M. Augenstein Company The Public Archaeology Laboratory, Inc.

Street 26 Main Street City Pawtucket State RI

Zip 02860 Telephone (401) 288-6333 Email Address augenstein@palinc.com

4. **Applicant**

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Applicant Entity WinnDevelopment Company LP SSN \_\_\_\_\_ or TIN [Redacted]

Street One Washington Mall, Suite 500 City Boston State MA

Zip 02108 Telephone (617) 742-4500 Email Address mrobayna@WINNCO.com

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.

contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.

does not contribute to the significance of the above-named district or National Register property.

Preliminary Determinations:

appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.

does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.

appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.

appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.

does not appear to qualify as a certified historic structure.

10/21/22

[Signature]

Date \_\_\_\_\_ National Park Service Authorized Signature (Sign in ink)

NPS Comments Attached



### HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE



**Instructions:** This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number  
**45618**

1. **Historic Property Name** 131-133 Bedford Street  
Street 131-133 Bedford Street  
City Hartford County Hartford State CT Zip 06120-2579  
Name of Historic District or National Register property \_\_\_\_\_  
 National Register district     certified state or local district     potential district     National Register property

2. **Nature of Request** (check only one box)  
 certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.  
 certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.  
 certification that the building does not contribute to the significance of the above-named district or National Register property.  
 preliminary determination for individual listing in the National Register.  
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.  
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project Contact** (if different from applicant)  
Name Alisa M. Augenstein Company The Public Archaeology Laboratory, Inc.  
Street 26 Main Street City Pawtucket State RI  
Zip 02860 Telephone (401) 288-6333 Email Address aaugenstein@palinc.com

4. **Applicant**  
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:  
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or  
 If I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).  
For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.  
Name Adam Stein Signature (Sign in ink) [Signature] Date 04/22/2022  
Applicant Entity WinnDevelopment Company LP SSN \_\_\_\_\_ or TIN \_\_\_\_\_  
Street One Washington Mall, Suite 500 City Boston State MA  
Zip 02108 Telephone (617) 742-4500 Email Address mrobayna@WINNCO.com

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:  
 contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.  
 contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.  
 does not contribute to the significance of the above-named district or National Register property.

Preliminary Determinations:  
 appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.  
 does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.  
 appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.  
 appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.  
 does not appear to qualify as a certified historic structure.

Date 11/2/22 National Park Service Authorized Signature (Sign in ink) [Signature]  
 NPS Comments Attached

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 – EVALUATION OF SIGNIFICANCE



Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number  
**45622**

1. **Historic Property Name** 131-133 Brook Street

Street 131-133 Brook Street

City Hartford County Hartford State CT Zip 06120-2579

Name of Historic District or National Register property \_\_\_\_\_

National Register district     certified state or local district     potential district     National Register property

2. **Nature of Request** (check only one box)

- certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
- certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- certification that the building does not contribute to the significance of the above-named district or National Register property.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project Contact** (if different from applicant)

Name Alisa M. Augenstein Company The Public Archaeology Laboratory, Inc.

Street 26 Main Street City Pawtucket State RI

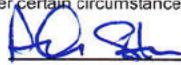
Zip 02860 Telephone (401) 288-6333 Email Address aaugenstein@palinc.com

4. **Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

- I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
- if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Adam Stein Signature (Sign in ink)  Date 04/22/2022

Applicant Entity WinnDevelopment Company LP SSN \_\_\_\_\_ or TIN 

Street One Washington Mall, Suite 500 City Boston State MA

Zip 02108 Telephone (617) 742-4500 Email Address mrobayna@WINNCO.com

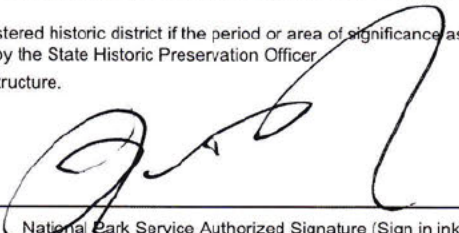
**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- does not contribute to the significance of the above-named district or National Register property.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

Date 11/2/22 National Park Service Authorized Signature (Sign in ink) 

NPS Comments Attached

### HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE



**Instructions:** This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number  
**45023**

1. **Historic Property Name** 132-134 Bedford Street  
Street 132-134 Bedford Street  
City Hartford County Hartford State CT Zip 06120-2579  
Name of Historic District or National Register property \_\_\_\_\_  
 National Register district     certified state or local district     potential district     National Register property

2. **Nature of Request** (check only one box)  
 certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.  
 certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.  
 certification that the building does not contribute to the significance of the above-named district or National Register property.  
 preliminary determination for individual listing in the National Register.  
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.  
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project Contact** (if different from applicant)  
Name Alisa M. Augenstein Company The Public Archaeology Laboratory, Inc.  
Street 26 Main Street City Pawtucket State RI  
Zip 02860 Telephone (401) 288-6333 Email Address aaugenstein@palinc.com

4. **Applicant**  
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:  
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or  
 If I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).  
For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.  
Name Adam Stein Signature (Sign in ink) AS Date 04/22/2022  
Applicant Entity WinnDevelopment Company LP SSN \_\_\_\_\_ or TIN \_\_\_\_\_  
Street One Washington Mall, Suite 500 City Boston State MA  
Zip 02108 Telephone (617) 742-4500 Email Address mrobayna@WINNCO.com

**NPS Official Use Only**  
The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:  
 contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.  
 contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.  
 does not contribute to the significance of the above-named district or National Register property.  
Preliminary Determinations:  
 appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.  
 does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.  
 appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.  
 appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.  
 does not appear to qualify as a certified historic structure.

11/2/22 \_\_\_\_\_  
Date National Park Service Authorized Signature (Sign in ink)  
 NPS Comments Attached

### HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 - EVALUATION OF SIGNIFICANCE

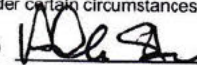
 <b>RECEIVED</b> OCT 17 2022 NATIONAL PARK SERVICE TAX INCENTIVE PROGRAM NPS Project Number <u>45619</u>
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**Instructions:** This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. **Historic Property Name** 135-137 Bedford Street  
 Street 135-137 Bedford Street  
 City Hartford County Hartford State CT Zip 06120-2579  
 Name of Historic District or National Register property \_\_\_\_\_  
 National Register district     certified state or local district     potential district     National Register property

2. **Nature of Request** (check only one box)  
 certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.  
 certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.  
 certification that the building does not contribute to the significance of the above-named district or National Register property.  
 preliminary determination for individual listing in the National Register.  
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.  
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project Contact** (if different from applicant)  
 Name Alisa M. Augenstein Company The Public Archaeology Laboratory, Inc.  
 Street 26 Main Street City Pawtucket State RI  
 Zip 02860 Telephone (401) 288-6333 Email Address aaugenstein@palinc.com

4. **Applicant**  
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:  
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or  
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).  
 For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.  
 Name Adam Stein Signature (Sign in ink)  Date 04/22/2022  
 Applicant Entity WinnDevelopment Company LP SSN \_\_\_\_\_ or TIN \_\_\_\_\_  
 Street One Washington Mall, Suite 500 City Boston State MA  
 Zip 02108 Telephone (617) 742-4500 Email Address mrobayna@WINNCO.com

**NPS Official Use Only**  
 The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:  
 contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.  
 contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.  
 does not contribute to the significance of the above-named district or National Register property.  
 Preliminary Determinations:  
 appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.  
 does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.  
 appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.  
 appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.  
 does not appear to qualify as a certified historic structure.

10/31/22   
 Date \_\_\_\_\_ National Park Service Authorized Signature (Sign in ink)  
 NPS Comments Attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION**  
**PART 2 – DESCRIPTION OF REHABILITATION**

DEC 01 2022



<p><b>Instructions:</b> This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.</p>	<p>NPS Project Number <b>45624</b></p>
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1. **Historic Property Name** 120-122 Bedford Street  
 Street 120-122 Bedford Street  
 City Hartford County Hartford State CT Zip 06120-2579  
 Name of Historic District or National Register property \_\_\_\_\_  
 Listed individually in the National Register of Historic Places; date of listing \_\_\_\_\_  
 Located in a Registered Historic District; name of district \_\_\_\_\_  
 Part 1 – Evaluation of Significance submitted? Date submitted 7/11/2022 Date of certification \_\_\_\_\_

2. **Project Data** (for phased projects, data entered in this section must be totals for entire project)  
 Date of building 1922 Estimated total rehabilitation costs (QRE) \$745,647  
 Number of buildings in project 1 Floor area before / after rehabilitation 7,377 / 7,377 sq ft  
 Start date (estimated) 04/01/2023 Use(s) before / after rehabilitation Resi. / Resi.  
 Completion date (estimated) 04/01/2024 Number of housing units before / after rehabilitation 5 / 5  
 Application includes phase(s) 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 5 / 5  
 Intend to elect IRS 60-month phased rehabilitation

3. **Project Contact** (if different from applicant)  
 Name Eryn Boyce Company The Public Archaeology Laboratory, Inc.  
 Street 26 Main Street City Pawtucket State RI  
 Zip 02860 Telephone (401) 288-6318 Email Address eboyce@palinc.com

4. **Applicant**  
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:  
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or  
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).  
 For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.  
 Name Adam Stein Signature (Sign in ink) [Signature] Date 09/13/2022  
 Applicant Entity Bedford Gardens Redevelopment LLC SSN \_\_\_\_\_ or TIN 88-3903626  
 Street One Washington Mall, Suite 500 City Boston State MA  
 Zip 02108 Telephone (617) 742-4500 Email Address mrobayna@WINNCO.com  
 Applicant, SSN, or TIN has changed since previously submitted application.

**NPS Official Use Only**  
 The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:  
 the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.  
 the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.  
 the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

12/30/2022 [Signature]  
 Date National Park Service Authorized Signature (Sign in ink)

NPS conditions or comments attached



**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
NATIONAL PARK SERVICE  
CONDITIONS**

Historic Property Name 120-122 Bedford Street Project Number 45624

Property Address, City, State 120-122 Bedford Street, Hartford, CT

**The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:**

1. Windows: More information about the proposed windows is required prior to approval. In order to ensure the proposed windows meet the Standards, detailed dimensioned drawings of both the existing and any proposed replacement windows, showing them in relation to the wall assembly, must be submitted to the SHPO for review and approval prior to installation.
2. Main Entrance: Prior review and approval by the SHPO of the main entrance design, including dimensions, materials, and profiles, is required.
3. Flooring: General Note M on the proposed drawings provides for new LVT flooring throughout dwelling units and individual kitchen and baths per the unit matrix. The SHPO does not approve any plan to replace the historic hardwood flooring with LVT. *IF THERE ARE AREAS WHERE NO HARDWOOD FLOORING IS PRESENT, ANY REPLACEMENT FLOORING MUST BE COMPATIBLE WITH THE HISTORIC CHARACTER OF THE BUILDING. SUBMIT FOR REVIEW PROPOSED FLOORING PRODUCT SPECIFICATIONS INCLUDING MATERIAL, COLOR, PATTERN, & UNIT DIMENSIONS.*

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

November 23, 2022  
Date

*[Signature]*  
State Historic Preservation Office Signature

**The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.**

*12/30/2022*  
Date

*[Signature]*  
National Park Service Signature



### HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

**Instructions:** This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number

**45616**

**1. Historic Property Name** 119-121 Bedford Street

Street 119-121 Bedford Street

City Hartford County Hartford State CT Zip 06120-2579

Name of Historic District or National Register property \_\_\_\_\_

Listed individually in the National Register of Historic Places; date of listing \_\_\_\_\_

Located in a Registered Historic District; name of district \_\_\_\_\_

Part 1 – Evaluation of Significance submitted? Date submitted 7/11/2022 Date of certification \_\_\_\_\_

**2. Project Data** (for phased projects, data entered in this section must be totals for entire project)

Date of building 1922 Estimated total rehabilitation costs (QRE) \$745,647

Number of buildings in project 1 Floor area before / after rehabilitation 7,106 / 7,106 sq ft

Start date (estimated) 04/01/2023 Use(s) before / after rehabilitation Resi. / Resi.

Completion date (estimated) 04/01/2024 Number of housing units before / after rehabilitation 5 / 5

Application includes phase(s) 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 5 / 5

Intend to elect IRS 60-month phased rehabilitation

**3. Project Contact** (if different from applicant)

Name Eryn Boyce Company The Public Archaeology Laboratory, Inc.

Street 26 Main Street City Pawtucket State RI

Zip 02860 Telephone (401) 288-6318 Email Address eboyce@palinc.com

**4. Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Adam Stein Signature (Sign in ink) [Signature] Date 09/13/2022

Applicant Entity Bedford Gardens Redevelopment LLC SSN \_\_\_\_\_ or TIN 88-3903626

Street One Washington Mall, Suite 500 City Boston State MA

Zip 02108 Telephone (617) 742-4500 Email Address mrobayna@WINNCO.com

Applicant, SSN, or TIN has changed since previously submitted application.

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

12/30/2022

[Signature]

Date

National Park Service Authorized Signature (Sign in ink)

NPS conditions or comments attached



**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
NATIONAL PARK SERVICE  
CONDITIONS**

Historic Property Name 119-121 Bedford Street Project Number 45616  
Property Address, City, State 119-121 Bedford Street, Hartford, CT

**The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:**

1. Windows: More information about the proposed windows is required prior to approval. In order to ensure the proposed windows meet the Standards, detailed dimensioned drawings of both the existing and any proposed replacement windows, showing them in relation to the wall assembly, must be submitted to the SHPO for review and approval prior to installation.
2. Main Entrance: Prior review and approval by the SHPO of the main entrance design, including dimensions, materials, and profiles, is required.
3. Flooring: General Note M on the proposed drawings provides for new LVT flooring throughout dwelling units and individual kitchen and baths per the unit matrix. The SHPO does not approve any plan to replace the historic hardwood flooring with LVT. *IF THERE ARE AREAS WHERE NO HARDWOOD FLOORING IS PRESENT, ANY REPLACEMENT FLOORING MUST BE COMPATIBLE WITH THE HISTORIC CHARACTER OF THE BUILDING. SUBMIT FOR REVIEW PROPOSED FLOORING PRODUCT SPECIFICATIONS INCLUDING MATERIAL, COLOR, PATTERN, & UNIT DIMENSIONS.*

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

November 23, 2022  
Date

*[Signature]*  
State Historic Preservation Office Signature

**The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.**

12/30/2022  
Date

*[Signature]*  
National Park Service Signature





### HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

**Instructions:** This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number  
**45615**

1. **Historic Property Name** 123-125 Bedford Street  
 Street 123-125 Bedford Street  
 City Hartford County Hartford State CT Zip 06120-2579  
 Name of Historic District or National Register property \_\_\_\_\_  
 Listed individually in the National Register of Historic Places; date of listing \_\_\_\_\_  
 Located in a Registered Historic District; name of district \_\_\_\_\_  
 Part 1 – Evaluation of Significance submitted? Date submitted 7/11/2022 Date of certification \_\_\_\_\_

2. **Project Data** (for phased projects, data entered in this section must be totals for entire project)  
 Date of building 1924 Estimated total rehabilitation costs (QRE) \$1,640,424  
 Number of buildings in project 1 Floor area before / after rehabilitation 10,567 / 10,567 sq ft  
 Start date (estimated) 04/01/2023 Use(s) before / after rehabilitation Resi. / Resi.  
 Completion date (estimated) 04/01/2024 Number of housing units before / after rehabilitation 11 / 11  
 Application includes phase(s) 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 11 / 11  
 Intend to elect IRS 60-month phased rehabilitation

3. **Project Contact** (if different from applicant)  
 Name Eryn Boyce Company The Public Archaeology Laboratory, Inc.  
 Street 26 Main Street City Pawtucket State RI  
 Zip 02860 Telephone (401) 288-6318 Email Address eboyce@palinc.com

4. **Applicant**  
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:  
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or  
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).  
 For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.  
 Name Adam Stein Signature (Sign in ink) [Signature] Date 09/13/2022  
 Applicant Entity Bedford Gardens Redevelopment LLC SSN \_\_\_\_\_ or TIN 88-3903626  
 Street One Washington Mall, Suite 500 City Boston State MA  
 Zip 02108 Telephone (617) 742-4500 Email Address mrobayna@WINNCO.com  
 Applicant, SSN, or TIN has changed since previously submitted application.

**NPS Official Use Only**  
 The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:  
 the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.  
 the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.  
 the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

12/30/2022  
Date National Park Service Authorized Signature (Sign in ink) [Signature]

NPS conditions or comments attached



**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
NATIONAL PARK SERVICE  
CONDITIONS**

Historic Property Name 123-125 Bedford Street Project Number 45615  
Property Address, City, State 123-125 Bedford Street, Hartford, CT

**The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:**

1. Windows: More information about the proposed windows is required prior to approval. In order to ensure the proposed windows meet the Standards, detailed dimensioned drawings of both the existing and any proposed replacement windows, showing them in relation to the wall assembly, must be submitted to the SHPO for review and approval prior to installation.
2. Main Entrance: Prior review and approval by the SHPO of the main entrance design, including dimensions, materials, and profiles, is required.
3. Flooring: General Note M on the proposed drawings provides for new LVT flooring throughout dwelling units and individual kitchen and baths per the unit matrix. The SHPO does not approve any plan to replace the historic hardwood flooring with LVT. *IF THERE ARE AREAS WHERE NO HARDWOOD FLOORING IS PRESENT, ANY REPLACEMENT FLOORING MUST BE COMPATIBLE WITH THE HISTORICAL CHARACTER OF THE BUILDING. SUBMIT FOR REVIEW PROPOSED FLOORING PRODUCT SPECIFICATIONS INCLUDING MATERIAL, COLOR, PATTERN, & UNIT DIMENSIONS.*

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

November 23, 2022  
Date

*[Signature]*  
State Historic Preservation Office Signature

**The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.**

12/30/2022  
Date

*[Signature]*  
National Park Service Signature



**HISTORIC PRESERVATION CERTIFICATION APPLICATION**  
**PART 2 – DESCRIPTION OF REHABILITATION**

**Instructions:** This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number  
**45617**

1. **Historic Property Name** 124-126 Bedford Street  
 Street 124-126 Bedford Street  
 City Hartford County Hartford State CT Zip 06120-2579  
 Name of Historic District or National Register property \_\_\_\_\_  
 Listed individually in the National Register of Historic Places; date of listing \_\_\_\_\_  
 Located in a Registered Historic District; name of district \_\_\_\_\_  
 Part 1 – Evaluation of Significance submitted? Date submitted 7/11/2022 Date of certification \_\_\_\_\_

2. **Project Data** (for phased projects, data entered in this section must be totals for entire project)  
 Date of building 1924 Estimated total rehabilitation costs (QRE) \$1,342,165  
 Number of buildings in project 1 Floor area before / after rehabilitation 9,386 / 9,386 sq ft  
 Start date (estimated) 04/01/2023 Use(s) before / after rehabilitation Resi. / Resi.  
 Completion date (estimated) 04/01/2024 Number of housing units before / after rehabilitation 9 / 9  
 Application includes phase(s) 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 9 / 9  
 Intend to elect IRS 60-month phased rehabilitation

3. **Project Contact** (if different from applicant)  
 Name Eryn Boyce Company The Public Archaeology Laboratory, Inc.  
 Street 26 Main Street City Pawtucket State RI  
 Zip 02860 Telephone (401) 288-6318 Email Address eboyce@palinc.com

4. **Applicant**  
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:  
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or  
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).  
 For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.  
 Name Adam Stein Signature (Sign in ink) [Signature] Date 09/13/2022  
 Applicant Entity Bedford Gardens Redevelopment LLC SSN \_\_\_\_\_ or TIN 88-3903626  
 Street One Washington Mall, Suite 500 City Boston State MA  
 Zip 02108 Telephone (617) 742-4500 Email Address mrobayna@WINNCO.com  
 Applicant, SSN, or TIN has changed since previously submitted application.

**NPS Official Use Only**

- The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:
- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
  - the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
  - the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

12/30/2022

[Signature]

Date National Park Service Authorized Signature (Sign in ink)

NPS conditions or comments attached



**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
NATIONAL PARK SERVICE  
CONDITIONS**

Historic Property Name 124-126 Bedford Street Project Number 45617  
Property Address, City, State 124-126 Bedford Street, Hartford, CT

**The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:**

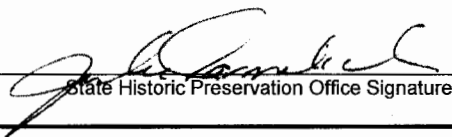
1. Windows: More information about the proposed windows is required prior to approval. In order to ensure the proposed windows meet the Standards, detailed dimensioned drawings of both the existing and any proposed replacement windows, showing them in relation to the wall assembly, must be submitted to the SHPO for review and approval prior to installation.
2. Main Entrance: Prior review and approval by the SHPO of the main entrance design, including dimensions, materials, and profiles, is required.
3. Flooring: General Note M on the proposed drawings provides for new LVT flooring throughout dwelling units and individual kitchen and baths per the unit matrix. The SHPO does not approve any plan to replace the historic hardwood flooring with LVT.
4. Skylight: The existing skylight must be preserved and not covered by new roofing. Photos of the preserved skylight must be submitted with the Part 4 Application – Request for Final Certification of Completed Rehabilitation.

IF THERE ARE AREAS WHERE NO HARDWOOD FLOORING IS PRESENT, ANY REPLACEMENT FLOORING MUST BE COMPATIBLE WITH THE HISTORIC CHARACTER OF THE BUILDING. SUBMIT FOR REVIEW PROPOSED FLOORING PRODUCT SPECIFICATIONS INCLUDING MATERIAL, COLOR, PATTERN, & UNIT DIMENSIONS.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

November 23, 2022  
Date

  
State Historic Preservation Office Signature

**The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.**

12/30/2022  
Date

  
National Park Service Signature



### HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

**Instructions:** This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number  
**45620**

**1. Historic Property Name** 127-129 Bedford Street

Street 127-129 Bedford Street

City Hartford County Hartford State CT Zip 06120-2579

Name of Historic District or National Register property \_\_\_\_\_

Listed individually in the National Register of Historic Places; date of listing \_\_\_\_\_

Located in a Registered Historic District; name of district \_\_\_\_\_

Part 1 – Evaluation of Significance submitted? Date submitted 7/11/2022 Date of certification \_\_\_\_\_

**2. Project Data** (for phased projects, data entered in this section must be totals for entire project)

Date of building 1924 Estimated total rehabilitation costs (QRE) \$1,789,553

Number of buildings in project 1 Floor area before / after rehabilitation 10,506 / 10,506 sq ft

Start date (estimated) 04/01/2023 Use(s) before / after rehabilitation Resi. / Resi.

Completion date (estimated) 04/01/2024 Number of housing units before / after rehabilitation 12 / 12

Application includes phase(s) 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 12 / 12

Intend to elect IRS 60-month phased rehabilitation

**3. Project Contact** (if different from applicant)

Name Eryn Boyce Company The Public Archaeology Laboratory, Inc.

Street 26 Main Street City Pawtucket State RI

Zip 02860 Telephone (401) 288-6318 Email Address eboyce@palinc.com

**4. Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Adam Stein Signature (Sign in ink) [Signature] Date 09/13/2022

Applicant Entity Bedford Gardens Redevelopment LLC SSN \_\_\_\_\_ or TIN 88-3903626

Street One Washington Mall, Suite 500 City Boston State MA

Zip 02108 Telephone (617) 742-4500 Email Address mrobayna@WINNCO.com

Applicant, SSN, or TIN has changed since previously submitted application.

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

12/30/2022

[Signature]

Date

National Park Service Authorized Signature (Sign in ink)

NPS conditions or comments attached



**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
NATIONAL PARK SERVICE  
CONDITIONS**

Historic Property Name 127-129 Bedford Street Project Number 45620

Property Address, City, State 127-129 Bedford Street, Hartford, CT

**The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:**

1. Windows: More information about the proposed windows is required prior to approval. In order to ensure the proposed windows meet the Standards, detailed dimensioned drawings of both the existing and any proposed replacement windows, showing them in relation to the wall assembly, must be submitted to the SHPO for review and approval prior to installation.
2. Main Entrance: Prior review and approval by the SHPO of the main entrance design, including dimensions, materials, and profiles, is required.
3. Flooring: General Note M on the proposed drawings provides for new LVT flooring throughout dwelling units and individual kitchen and baths per the unit matrix. The SHPO does not approve any plan to replace the historic hardwood flooring with LVT. *IF THERE ARE AREAS WHERE NO HARDWOOD FLOORING IS PRESENT, ANY REPLACEMENT FLOORING MUST BE COMPATIBLE WITH THE HISTORICAL CHARACTER OF THE BUILDING. SUBMIT FOR REVIEW PROPOSED FLOORING PRODUCT SPECIFICATIONS INCLUDING MATERIAL, COLOR, PATTERN, & UNIT DIMENSIONS.*

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

November 23, 2022  
Date

*[Handwritten Signature]*  
State Historic Preservation Office Signature

**The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.**

*12/30/2022*  
Date

*[Handwritten Signature]*  
National Park Service Signature



### HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

**Instructions:** This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number  
**45621**

1. **Historic Property Name** 128-130 Bedford Street  
 Street 128-130 Bedford Street  
 City Hartford County Hartford State CT Zip 06120-2579  
 Name of Historic District or National Register property \_\_\_\_\_  
 Listed individually in the National Register of Historic Places; date of listing \_\_\_\_\_  
 Located in a Registered Historic District; name of district \_\_\_\_\_  
 Part 1 – Evaluation of Significance submitted? Date submitted 7/11/2022 Date of certification \_\_\_\_\_

2. **Project Data** (for phased projects, data entered in this section must be totals for entire project)  
 Date of building 1923 Estimated total rehabilitation costs (QRE) \$1,342,165  
 Number of buildings in project 1 Floor area before / after rehabilitation 11,444 / 11,444 sq ft  
 Start date (estimated) 04/01/2023 Use(s) before / after rehabilitation Resi. / Resi.  
 Completion date (estimated) 04/01/2024 Number of housing units before / after rehabilitation 9 / 9  
 Application includes phase(s) 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 9 / 9  
 Intend to elect IRS 60-month phased rehabilitation

3. **Project Contact** (if different from applicant)  
 Name Eryn Boyce Company The Public Archaeology Laboratory, Inc.  
 Street 26 Main Street City Pawtucket State RI  
 Zip 02860 Telephone (401) 288-6318 Email Address eboyce@palinc.com

4. **Applicant**  
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:  
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or  
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).  
 For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.  
 Name Adam Stein Signature (Sign in ink) [Signature] Date 09/13/2022  
 Applicant Entity Bedford Gardens Redevelopment LLC SSN \_\_\_\_\_ or TIN 88-3903626  
 Street One Washington Mall, Suite 500 City Boston State MA  
 Zip 02108 Telephone (617) 742-4500 Email Address mrobayna@WINNCO.com  
 Applicant, SSN, or TIN has changed since previously submitted application.

**NPS Official Use Only**

- The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:
- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
  - the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
  - the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

12/30/2022 [Signature]  
 Date National Park Service Authorized Signature (Sign in ink)

NPS conditions or comments attached



**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
NATIONAL PARK SERVICE  
CONDITIONS**

Historic Property Name 128-130 Bedford Street Project Number 45621

Property Address, City, State 128-130 Bedford Street, Hartford, CT

**The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:**

1. Windows: More information about the proposed windows is required prior to approval. In order to ensure the proposed windows meet the Standards, detailed dimensioned drawings of both the existing and any proposed replacement windows, showing them in relation to the wall assembly, must be submitted to the SHPO for review and approval prior to installation.
2. Main Entrance: Prior review and approval by the SHPO of the main entrance design, including dimensions, materials, and profiles, is required.
3. Flooring: General Note M on the proposed drawings provides for new LVT flooring throughout dwelling units and individual kitchen and baths per the unit matrix. The SHPO does not approve any plan to replace the historic hardwood flooring with LVT. *IF THERE ARE AREAS WHERE NO HARDWOOD FLOORING IS PRESENT, ANY REPLACEMENT FLOORING MUST BE COMPATIBLE WITH THE HISTORIC CHARACTER OF THE BUILDING. SUBMIT FOR REVIEW PROPOSED FLOORING PRODUCT SPECIFICATIONS INCLUDING MATERIAL, COLOR, PATTERN, & UNIT DIMENSIONS. REPAIR OF THE TILE FLOOR IN THE VESTIBULE IS ACCEPTABLE AS PROPOSED.*

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

November 23, 2022

Date

  
State Historic Preservation Office Signature

**The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.**

12/30/2022

Date

  
National Park Service Signature





## HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

<b>Instructions:</b> This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.	NPS Project Number <b>45018</b>
--	------------------------------------

1. **Historic Property Name** 131-133 Bedford Street  
Street 131-133 Bedford Street  
City Hartford County Hartford State CT Zip 06120-2579  
Name of Historic District or National Register property \_\_\_\_\_  
 Listed individually in the National Register of Historic Places; date of listing \_\_\_\_\_  
 Located in a Registered Historic District; name of district \_\_\_\_\_  
 Part 1 – Evaluation of Significance submitted? Date submitted 7/11/2022 Date of certification \_\_\_\_\_

2. **Project Data** (for phased projects, data entered in this section must be totals for entire project)  
Date of building 1924 Estimated total rehabilitation costs (QRE) \$1,789,553  
Number of buildings in project 1 Floor area before / after rehabilitation 10,582 / 10,582 sq ft  
Start date (estimated) 04/01/2023 Use(s) before / after rehabilitation Resi. / Resi.  
Completion date (estimated) 04/01/2024 Number of housing units before / after rehabilitation 12 / 12  
Application includes phase(s) 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 12 / 12  
 Intend to elect IRS 60-month phased rehabilitation

3. **Project Contact** (if different from applicant)  
Name Eryn Boyce Company The Public Archaeology Laboratory, Inc.  
Street 26 Main Street City Pawtucket State RI  
Zip 02860 Telephone (401) 288-6318 Email Address eboyce@palinc.com

4. **Applicant**  
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:  
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or  
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).  
For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.  
Name Adam Stein Signature (Sign in ink) [Signature] Date 09/13/2022  
Applicant Entity Bedford Gardens Redevelopment LLC SSN \_\_\_\_\_ or TIN 88-3903626  
Street One Washington Mall, Suite 500 City Boston State MA  
Zip 02108 Telephone (617) 742-4500 Email Address mrobayna@WINNCO.com  
 Applicant, SSN, or TIN has changed since previously submitted application.

### NPS Official Use Only

- The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:
- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
  - the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
  - the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

12/30/2022 [Signature]  
Date National Park Service Authorized Signature (Sign in ink)

NPS conditions or comments attached



**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
NATIONAL PARK SERVICE  
CONDITIONS**

Historic Property Name 131-133 Bedford Street Project Number 45618  
Property Address, City, State 131-133 Bedford Street, Hartford, CT

**The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:**

1. Windows: More information about the proposed windows is required prior to approval. In order to ensure the proposed windows meet the Standards, detailed dimensioned drawings of both the existing and any proposed replacement windows, showing them in relation to the wall assembly, must be submitted to the SHPO for review and approval prior to installation.
2. Main Entrance: Prior review and approval by the SHPO of the main entrance design, including dimensions, materials, and profiles, is required.
3. Flooring: General Note M on the proposed drawings provides for new LVT flooring throughout dwelling units and individual kitchen and baths per the unit matrix. The SHPO does not approve any plan to replace the historic hardwood flooring with LVT. *IF THERE ARE AREAS WHERE NO HARDWOOD FLOORING IS PRESENT, ANY REPLACEMENT FLOORING MUST BE COMPATIBLE WITH THE HISTORIC CHARACTER OF THE BUILDING. SUBMIT FOR REVIEW PROPOSED FLOORING PRODUCT SPECIFICATIONS INCLUDING MATERIAL, COLOR, PATTERN, & UNIT DIMENSIONS*

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

November 23, 2022

Date

State Historic Preservation Office Signature

**The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.**

12/30/2022

Date

National Park Service Signature



### HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

<p><b>Instructions:</b> This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.</p>	<p>NPS Project Number <b>45623</b></p>
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1. **Historic Property Name** 132-134 Bedford Street  
 Street 132-134 Bedford Street  
 City Hartford County Hartford State CT Zip 06120-2579  
 Name of Historic District or National Register property \_\_\_\_\_  
 Listed individually in the National Register of Historic Places; date of listing \_\_\_\_\_  
 Located in a Registered Historic District; name of district \_\_\_\_\_  
 Part 1 – Evaluation of Significance submitted? Date submitted 7/11/2022 Date of certification \_\_\_\_\_

2. **Project Data** (for phased projects, data entered in this section must be totals for entire project)  
 Date of building 1924 Estimated total rehabilitation costs (QRE) \$894,777  
 Number of buildings in project 1 Floor area before / after rehabilitation 7,703 / 7,703 sq ft  
 Start date (estimated) 04/01/2023 Use(s) before / after rehabilitation Resi. / Resi.  
 Completion date (estimated) 04/01/2024 Number of housing units before / after rehabilitation 6 / 6  
 Application includes phase(s) 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 6 / 6  
 Intend to elect IRS 60-month phased rehabilitation

3. **Project Contact** (if different from applicant)  
 Name Eryn Boyce Company The Public Archaeology Laboratory, Inc.  
 Street 26 Main Street City Pawtucket State RI  
 Zip 02860 Telephone (401) 288-6318 Email Address eboyce@palinc.com

4. **Applicant**  
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:  
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or  
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).  
 For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.  
 Name Adam Stein Signature (Sign in ink) [Signature] Date 09/13/2022  
 Applicant Entity Bedford Gardens Redevelopment LLC SSN \_\_\_\_\_ or TIN 88-3903626  
 Street One Washington Mall, Suite 500 City Boston State MA  
 Zip 02108 Telephone (617) 742-4500 Email Address mrobayna@WINNCO.com  
 Applicant, SSN, or TIN has changed since previously submitted application.

**NPS Official Use Only**  
 The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:  
 the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.  
 the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.  
 the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

12/30/2022 [Signature]  
 Date National Park Service Authorized Signature (Sign in ink)

NPS conditions or comments attached



**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
NATIONAL PARK SERVICE  
CONDITIONS**

Historic Property Name 132-134 Bedford Street Project Number 45623

Property Address, City, State 132-134 Bedford Street, Hartford, CT

**The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:**

1. Windows: More information about the proposed windows is required prior to approval. In order to ensure the proposed windows meet the Standards, detailed dimensioned drawings of both the existing and any proposed replacement windows, showing them in relation to the wall assembly, must be submitted to the SHPO for review and approval prior to installation.
2. Main Entrance: Prior review and approval by the SHPO of the main entrance design, including dimensions, materials, and profiles, is required.
3. Flooring: General Note M on the proposed drawings provides for new LVT flooring throughout dwelling units and individual kitchen and baths per the unit matrix. The SHPO does not approve any plan to replace the historic hardwood flooring with LVT. *IF THERE ARE AREAS WHERE NO HARDWOOD FLOORING IS PRESENT, ANY REPLACEMENT FLOORING MUST BE COMPATIBLE WITH THE HISTORIC CHARACTER OF THE BUILDING. SUBMIT FOR REVIEW PROPOSED FLOORING PRODUCT SPECIFICATIONS INCLUDING MATERIAL, COLOR, PATTERN, & UNIT DIMENSIONS.*

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

November 23, 2022

Date

State Historic Preservation Office Signature

**The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.**

12/30/2022

Date

National Park Service Signature

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

DEC 01 2022



45619

**Instructions:** This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number

*[Handwritten signature]*  
~~45619~~

1. **Historic Property Name** 135-137 Bedford Street  
Street 135-137 Bedford Street  
City Hartford County Hartford State CT Zip 06120-2579  
Name of Historic District or National Register property \_\_\_\_\_  
 Listed individually in the National Register of Historic Places; date of listing \_\_\_\_\_  
 Located in a Registered Historic District; name of district \_\_\_\_\_  
 Part 1 – Evaluation of Significance submitted? Date submitted 7/11/2022 Date of certification \_\_\_\_\_

2. **Project Data** (for phased projects, data entered in this section must be totals for entire project)  
Date of building 1924 Estimated total rehabilitation costs (QRE) \$1,342,165  
Number of buildings in project 1 Floor area before / after rehabilitation 11,682 / 11,682 sq ft  
Start date (estimated) 04/01/2023 Use(s) before / after rehabilitation Resi. / Resi.  
Completion date (estimated) 04/01/2024 Number of housing units before / after rehabilitation 9 / 9  
Application includes phase(s) 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 9 / 9  
 Intend to elect IRS 60-month phased rehabilitation

3. **Project Contact** (if different from applicant)  
Name Eryn Boyce Company The Public Archaeology Laboratory, Inc.  
Street 26 Main Street City Pawtucket State RI  
Zip 02860 Telephone (401) 288-6318 Email Address eboyce@palinc.com

4. **Applicant**  
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:  
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or  
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).  
For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.  
Name Adam Stein Signature (Sign in ink) *[Signature]* Date 09/13/2022  
Applicant Entity Bedford Gardens Redevelopment LLC SSN \_\_\_\_\_ or TIN 88-3903626  
Street One Washington Mall, Suite 500 City Boston State MA  
Zip 02108 Telephone (617) 742-4500 Email Address mrobayna@WINNCO.com  
 Applicant, SSN, or TIN has changed since previously submitted application.

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:  
 the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.  
 the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.  
 the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

*12/30/2022*

*Chake*

Date \_\_\_\_\_ National Park Service Authorized Signature (Sign in ink)

NPS conditions or comments attached



**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
NATIONAL PARK SERVICE  
CONDITIONS**

Historic Property Name 135-137 Bedford Street Project Number 45619

Property Address, City, State 135-137 Bedford Street, Hartford, CT

**The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:**

1. Windows: More information about the proposed windows is required prior to approval. In order to ensure the proposed windows meet the Standards, detailed dimensioned drawings of both the existing and any proposed replacement windows, showing them in relation to the wall assembly, must be submitted to the SHPO for review and approval prior to installation.
2. Main Entrance: Prior review and approval by the SHPO of the main entrance design, including dimensions, materials, and profiles, is required.
3. Flooring: General Note M on the proposed drawings provides for new LVT flooring throughout dwelling units and individual kitchen and baths per the unit matrix. The SHPO does not approve any plan to replace the historic hardwood flooring with LVT. *IF THERE ARE AREAS WHERE NO HARDWOOD FLOORING IS PRESENT, ANY REPLACEMENT FLOORING MUST BE COMPATIBLE WITH THE HISTORIC CHARACTER OF THE BUILDING. SUBMIT FOR REVIEW PROPOSED FLOORING PRODUCT SPECIFICATIONS INCLUDING MATERIAL, COLOR, PATTERN, & UNIT DIMENSIONS.*

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

November 23, 2022  
Date

*[Handwritten Signature]*  
State Historic Preservation Office Signature

**The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.**

12/30/2022  
Date

*[Handwritten Signature]*  
National Park Service Signature

DEC. 0 1 2022



### HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

<p><b>Instructions:</b> This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.</p>	<p><b>NPS Project Number</b> <b>45622</b></p>
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**1. Historic Property Name** 131-133 Brook Street

Street 131-133 Brook Street

City Hartford County Hartford State CT Zip 06120-2579

Name of Historic District or National Register property \_\_\_\_\_

Listed individually in the National Register of Historic Places; date of listing \_\_\_\_\_

Located in a Registered Historic District; name of district \_\_\_\_\_

Part 1 – Evaluation of Significance submitted? Date submitted 7/11/2022 Date of certification \_\_\_\_\_

**2. Project Data** (for phased projects, data entered in this section must be totals for entire project)

Date of building 1924 Estimated total rehabilitation costs (QRE) \$894,777

Number of buildings in project 1 Floor area before / after rehabilitation 7,464 / 7,464 sq ft

Start date (estimated) 04/01/2023 Use(s) before / after rehabilitation Resi. / Resi.

Completion date (estimated) 04/01/2024 Number of housing units before / after rehabilitation 6 / 6

Application includes phase(s) 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 6 / 6

Intend to elect IRS 60-month phased rehabilitation

**3. Project Contact** (if different from applicant)

Name Eryn Boyce Company The Public Archaeology Laboratory, Inc.

Street 26 Main Street City Pawtucket State RI

Zip 02860 Telephone (401) 288-6318 Email Address eboyce@palinc.com

**4. Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable):

I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Adam Stein Signature (Sign in ink) [Signature] Date 09/13/2022

Applicant Entity Bedford Gardens Redevelopment LLC SSN \_\_\_\_\_ or TIN 88-3903626

Street One Washington Mall, Suite 500 City Boston State MA

Zip 02108 Telephone (617) 742-4500 Email Address mrobayna@WINNCO.com

Applicant, SSN, or TIN has changed since previously submitted application.

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

12/30/2022 [Signature]

Date National Park Service Authorized Signature (Sign in ink)

NPS conditions or comments attached



**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
NATIONAL PARK SERVICE  
CONDITIONS**

Historic Property Name 131-133 Brooks Street Project Number 45622

Property Address, City, State 131-133 Brooks Street, Hartford, CT

**The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:**

1. Windows: More information about the proposed windows is required prior to approval. In order to ensure the proposed windows meet the Standards, detailed dimensioned drawings of both the existing and any proposed replacement windows, showing them in relation to the wall assembly, must be submitted to the SHPO for review and approval prior to installation.
2. Main Entrance: Prior review and approval by the SHPO of the main entrance design, including dimensions, materials, and profiles, is required.
3. Flooring: General Note M on the proposed drawings provides for new LVT flooring throughout dwelling units and individual kitchen and baths per the unit matrix. The SHPO does not approve any plan to replace the historic hardwood flooring with LVT. *IF THERE ARE AREAS WHERE NO HARDWOOD FLOORING IS PRESENT, ANY REPLACEMENT FLOORING MUST BE COMPATIBLE WITH THE HISTORIC CHARACTER OF THE BUILDING. SUBMIT FOR REVIEW PROPOSED FLOORING PRODUCT SPECIFICATIONS INCLUDING MATERIAL, COLOR, PATTERN, & UNIT DIMENSIONS.*

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

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November 23, 2022  
Date

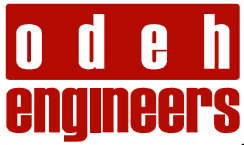
*[Handwritten Signature]*  
State Historic Preservation Office Signature

**The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.**

12/30/2022  
Date

*[Handwritten Signature]*  
National Park Service Signature





1223 Mineral Spring Ave  
North Providence, Rhode Island 02904

100 Summer Street, 13<sup>th</sup> Floor  
Boston, Massachusetts 02110

August 18, 2023

Matthew Robayna  
One Washington Mall  
Suite 500  
Boston, MA 02108

RE: Bedford Gardens Balconies

Dear Matthew:

The condition of the existing balconies at the Bedford Gardens buildings was observed by Odeh Engineers on May 6, 2022, and May 24, 2023, to have varying degrees of structural deterioration and insufficiency which may lead to failure of the balconies.

- Several of the columns lacked adequate anchorage and/or foundations at their base (refer to photos 1 & 2).
- Several of the connections are showing deterioration and columns are not appropriately connected to girders (refer to photo 3).
- The deck, stairs, railings, and framing are showing deterioration at several locations (refer to photo 4).
- Most stair stringers are inadequately connected to the main framing (refer to photo 5).
- The foundation walls below the balconies are severely cracked and spalled at several locations (refer to photo 6).
- The railing geometry and heights throughout do not appear to conform to the requirements of the Connecticut State Building Code.
- Some of the columns appear to be bowed, indicating they are beginning to fail.

Considering these conditions, it is recommended that the balconies be demolished and re-built in accordance with current building code and structural design criteria.

Sincerely,

A handwritten signature in black ink, appearing to read 'DJO'.

David J. Odeh  
SE (CA, IL) PE, F.SEI, F.ASCE  
Principal

A handwritten signature in black ink, appearing to read 'Robert A. Bowen'.

Robert A. Bowen  
PE (PA)  
Structural Engineer

Phone: 401.724.1771

Fax: 401.724.1981



**Photo 1: This balcony column base has no anchorage and no apparent foundation.**



**Photo 2: Several columns are lacking anchorage, foundations or have foundation damage.**



**Photo 3: The framing connections are showing signs of deterioration and columns are not sufficiently connected to the girders.**



**Photo 4: The deck, stairs, railings, and framing are showing signs of deterioration at several locations.**



**Photo 5: Most of the stair stringers are not adequately connected to the main framing.**



**Photo 6: The foundation walls below the balconies are severely cracked and spalled at several locations.**

**BEDFORD GARDENS 88 LLC  
338 ASYLUM STREET  
HARTFORD, CT 06103**

September 8, 2023

RE: Bedford Gardens Apartments Portfolio  
119-121, 120-122, 123-125, 124-126, 127-129, 128-130, 131-133, 132-134, 135-137 Bedford  
Street and 131-133 Brook Street, Hartford, Connecticut

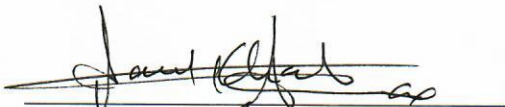
To Whom It May Concern:

This letter confirms that the fee simple owner, Bedford Gardens 88 LLC is aware of the Historic Review Applications being submitted by WinnDevelopment Company LP to the Hartford Historic Commission for the following ten properties in Hartford, Connecticut, by the Public Archaeology Laboratory, Inc.:

1. 119-121 Bedford Street
2. 120-122 Bedford Street
3. 123-125 Bedford Street
4. 124-126 Bedford Street
5. 127-129 Bedford Street
6. 128-130 Bedford Street
7. 131-133 Bedford Street
8. 132-134 Bedford Street
9. 135-137 Bedford Street
10. 131-133 Brook Street

Bedford Gardens 88 LLC consents to this submission.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Khakshouri", is written over a horizontal line. The signature is stylized and cursive.

Paul Khakshouri, Member  
Bedford Gardens 88 LLC



**Property Name:** 119-121 Bedford Street  
**Property Address:** 119-121 Bedford Street, Hartford  
**SHPO Project Number:** 12311

The CT State Historic Preservation Office (SHPO) has reviewed the Part 1 application, "Determination of Historic Structure Status," for the above-listed building and has determined that:

**For NR/SR-Listed Properties**

- The building qualifies as a certified historic structure
- The building does not qualify as a certified historic structure

**For Preliminary Determinations**

- The building appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- The building appears to meet the State Register Criteria for Evaluation and will likely be listed in the State Register of Historic Places if approved by the Historic Preservation Council.
- The building appears to contribute to the significance of a potential historic district and will likely be listed if nominated by the State Historic Preservation Office
- The building appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the State and/or National Register nomination or district documentation on file is expanded
- The building does not appear to qualify as a certified historic structure

  
\_\_\_\_\_  
Authorized Signature

October 11, 2022

Date

In order to qualify for a reservation of tax credits, prior to filing a state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits, Form ITC-300b, the owner or authorized agent of the owner is required to obtain approval of the proposed rehabilitation plan from the SHPO. Please submit a state Part 2 application, Request for Approval of Rehabilitation Plan, Form ITC-300a, with the required documentation. The application is available for download on [the program's website](#).

NOTE: submission of the state Part 2 application prior to the commencement of construction is required. However, any costs incurred prior to **approval** of the state Part 2 application shall not be considered as qualified rehabilitation expenditures for purposes of computing the amount of a tax credit reservation.

If you have any questions, please contact me by telephone or e-mail at (860) 500-2362 or [julie.carmelich@ct.gov](mailto:julie.carmelich@ct.gov), respectively.

**Property Name:** 120-122 Bedford Street  
**Property Address:** 120-122 Bedford Street, Hartford  
**SHPO Project Number:** 12312

The CT State Historic Preservation Office (SHPO) has reviewed the Part 1 application, "Determination of Historic Structure Status," for the above-listed building and has determined that:

#### For NR/SR-Listed Properties

- The building qualifies as a certified historic structure
- The building does not qualify as a certified historic structure

#### For Preliminary Determinations

- The building appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- The building appears to meet the State Register Criteria for Evaluation and will likely be listed in the State Register of Historic Places if approved by the Historic Preservation Council.
- The building appears to contribute to the significance of a potential historic district and will likely be listed if nominated by the State Historic Preservation Office
- The building appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the State and/or National Register nomination or district documentation on file is expanded
- The building does not appear to qualify as a certified historic structure

  
\_\_\_\_\_  
Authorized Signature

October 11, 2022

Date

In order to qualify for a reservation of tax credits, prior to filing a state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits, Form ITC-300b, the owner or authorized agent of the owner is required to obtain approval of the proposed rehabilitation plan from the SHPO. Please submit a state Part 2 application, Request for Approval of Rehabilitation Plan, Form ITC-300a, with the required documentation. The application is available for download on [the program's website](#).

NOTE: submission of the state Part 2 application prior to the commencement of construction is required. However, any costs incurred prior to **approval** of the state Part 2 application shall not be considered as qualified rehabilitation expenditures for purposes of computing the amount of a tax credit reservation.

If you have any questions, please contact me by telephone or e-mail at (860) 500-2362 or [julie.carmelich@ct.gov](mailto:julie.carmelich@ct.gov), respectively.

**Property Name:** 123-125 Bedford Street  
**Property Address:** 123-125 Bedford Street, Hartford  
**SHPO Project Number:** 12313

The CT State Historic Preservation Office (SHPO) has reviewed the Part 1 application, "Determination of Historic Structure Status," for the above-listed building and has determined that:

**For NR/SR-Listed Properties**

- The building qualifies as a certified historic structure
- The building does not qualify as a certified historic structure

**For Preliminary Determinations**

- The building appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- The building appears to meet the State Register Criteria for Evaluation and will likely be listed in the State Register of Historic Places if approved by the Historic Preservation Council.
- The building appears to contribute to the significance of a potential historic district and will likely be listed if nominated by the State Historic Preservation Office
- The building appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the State and/or National Register nomination or district documentation on file is expanded
- The building does not appear to qualify as a certified historic structure

  
\_\_\_\_\_  
Authorized Signature

October 11, 2022

Date

In order to qualify for a reservation of tax credits, prior to filing a state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits, Form ITC-300b, the owner or authorized agent of the owner is required to obtain approval of the proposed rehabilitation plan from the SHPO. Please submit a state Part 2 application, Request for Approval of Rehabilitation Plan, Form ITC-300a, with the required documentation. The application is available for download on [the program's website](#).

NOTE: submission of the state Part 2 application prior to the commencement of construction is required. However, any costs incurred prior to **approval** of the state Part 2 application shall not be considered as qualified rehabilitation expenditures for purposes of computing the amount of a tax credit reservation.

If you have any questions, please contact me by telephone or e-mail at (860) 500-2362 or [julie.carmelich@ct.gov](mailto:julie.carmelich@ct.gov), respectively.

**Property Name:** 124-126 Bedford Street  
**Property Address:** 124-126 Bedford Street, Hartford  
**SHPO Project Number:** 12314

The CT State Historic Preservation Office (SHPO) has reviewed the Part 1 application, "Determination of Historic Structure Status," for the above-listed building and has determined that:

### For NR/SR-Listed Properties

- The building qualifies as a certified historic structure
- The building does not qualify as a certified historic structure

### For Preliminary Determinations

- The building appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- The building appears to meet the State Register Criteria for Evaluation and will likely be listed in the State Register of Historic Places if approved by the Historic Preservation Council.
- The building appears to contribute to the significance of a potential historic district and will likely be listed if nominated by the State Historic Preservation Office
- The building appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the State and/or National Register nomination or district documentation on file is expanded
- The building does not appear to qualify as a certified historic structure

  
\_\_\_\_\_  
Authorized Signature

October 11, 2022

Date

In order to qualify for a reservation of tax credits, prior to filing a state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits, Form ITC-300b, the owner or authorized agent of the owner is required to obtain approval of the proposed rehabilitation plan from the SHPO. Please submit a state Part 2 application, Request for Approval of Rehabilitation Plan, Form ITC-300a, with the required documentation. The application is available for download on [the program's website](#).

NOTE: submission of the state Part 2 application prior to the commencement of construction is required. However, any costs incurred prior to **approval** of the state Part 2 application shall not be considered as qualified rehabilitation expenditures for purposes of computing the amount of a tax credit reservation.

If you have any questions, please contact me by telephone or e-mail at (860) 500-2362 or [julie.carmelich@ct.gov](mailto:julie.carmelich@ct.gov), respectively.

**Property Name:** 127-129 Bedford Street  
**Property Address:** 127-129 Bedford Street, Hartford  
**SHPO Project Number:** 12315

The CT State Historic Preservation Office (SHPO) has reviewed the Part 1 application, "Determination of Historic Structure Status," for the above-listed building and has determined that:

### For NR/SR-Listed Properties

- The building qualifies as a certified historic structure
- The building does not qualify as a certified historic structure

### For Preliminary Determinations

- The building appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- The building appears to meet the State Register Criteria for Evaluation and will likely be listed in the State Register of Historic Places if approved by the Historic Preservation Council.
- The building appears to contribute to the significance of a potential historic district and will likely be listed if nominated by the State Historic Preservation Office
- The building appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the State and/or National Register nomination or district documentation on file is expanded
- The building does not appear to qualify as a certified historic structure

  
\_\_\_\_\_  
Authorized Signature

October 11, 2022

Date

In order to qualify for a reservation of tax credits, prior to filing a state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits, Form ITC-300b, the owner or authorized agent of the owner is required to obtain approval of the proposed rehabilitation plan from the SHPO. Please submit a state Part 2 application, Request for Approval of Rehabilitation Plan, Form ITC-300a, with the required documentation. The application is available for download on [the program's website](#).

NOTE: submission of the state Part 2 application prior to the commencement of construction is required. However, any costs incurred prior to **approval** of the state Part 2 application shall not be considered as qualified rehabilitation expenditures for purposes of computing the amount of a tax credit reservation.

If you have any questions, please contact me by telephone or e-mail at (860) 500-2362 or [julie.carmelich@ct.gov](mailto:julie.carmelich@ct.gov), respectively.

**Property Name:** 128-130 Bedford Street  
**Property Address:** 128-130 Bedford Street, Hartford  
**SHPO Project Number:** 12316

The CT State Historic Preservation Office (SHPO) has reviewed the Part 1 application, "Determination of Historic Structure Status," for the above-listed building and has determined that:

### For NR/SR-Listed Properties

- The building qualifies as a certified historic structure
- The building does not qualify as a certified historic structure

### For Preliminary Determinations

- The building appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- The building appears to meet the State Register Criteria for Evaluation and will likely be listed in the State Register of Historic Places if approved by the Historic Preservation Council.
- The building appears to contribute to the significance of a potential historic district and will likely be listed if nominated by the State Historic Preservation Office
- The building appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the State and/or National Register nomination or district documentation on file is expanded
- The building does not appear to qualify as a certified historic structure

  
\_\_\_\_\_  
Authorized Signature

October 11, 2022

Date

In order to qualify for a reservation of tax credits, prior to filing a state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits, Form ITC-300b, the owner or authorized agent of the owner is required to obtain approval of the proposed rehabilitation plan from the SHPO. Please submit a state Part 2 application, Request for Approval of Rehabilitation Plan, Form ITC-300a, with the required documentation. The application is available for download on [the program's website](#).

NOTE: submission of the state Part 2 application prior to the commencement of construction is required. However, any costs incurred prior to **approval** of the state Part 2 application shall not be considered as qualified rehabilitation expenditures for purposes of computing the amount of a tax credit reservation.

If you have any questions, please contact me by telephone or e-mail at (860) 500-2362 or [julie.carmelich@ct.gov](mailto:julie.carmelich@ct.gov), respectively.

**Property Name:** 131-133 Bedford Street  
**Property Address:** 131-133 Bedford Street, Hartford  
**SHPO Project Number:** 12317

The CT State Historic Preservation Office (SHPO) has reviewed the Part 1 application, "Determination of Historic Structure Status," for the above-listed building and has determined that:

**For NR/SR-Listed Properties**

- The building qualifies as a certified historic structure
- The building does not qualify as a certified historic structure

**For Preliminary Determinations**

- The building appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- The building appears to meet the State Register Criteria for Evaluation and will likely be listed in the State Register of Historic Places if approved by the Historic Preservation Council.
- The building appears to contribute to the significance of a potential historic district and will likely be listed if nominated by the State Historic Preservation Office
- The building appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the State and/or National Register nomination or district documentation on file is expanded
- The building does not appear to qualify as a certified historic structure

  
\_\_\_\_\_  
Authorized Signature

October 11, 2022

Date

In order to qualify for a reservation of tax credits, prior to filing a state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits, Form ITC-300b, the owner or authorized agent of the owner is required to obtain approval of the proposed rehabilitation plan from the SHPO. Please submit a state Part 2 application, Request for Approval of Rehabilitation Plan, Form ITC-300a, with the required documentation. The application is available for download on [the program's website](#).

NOTE: submission of the state Part 2 application prior to the commencement of construction is required. However, any costs incurred prior to **approval** of the state Part 2 application shall not be considered as qualified rehabilitation expenditures for purposes of computing the amount of a tax credit reservation.

If you have any questions, please contact me by telephone or e-mail at (860) 500-2362 or [julie.carmelich@ct.gov](mailto:julie.carmelich@ct.gov), respectively.

**Property Name:** 131-133 Brook Street  
**Property Address:** 131-133 Brook Street, Hartford  
**SHPO Project Number:** 12318

The CT State Historic Preservation Office (SHPO) has reviewed the Part 1 application, "Determination of Historic Structure Status," for the above-listed building and has determined that:

#### For NR/SR-Listed Properties

- The building qualifies as a certified historic structure
- The building does not qualify as a certified historic structure

#### For Preliminary Determinations

- The building appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- The building appears to meet the State Register Criteria for Evaluation and will likely be listed in the State Register of Historic Places if approved by the Historic Preservation Council.
- The building appears to contribute to the significance of a potential historic district and will likely be listed if nominated by the State Historic Preservation Office
- The building appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the State and/or National Register nomination or district documentation on file is expanded
- The building does not appear to qualify as a certified historic structure

  
\_\_\_\_\_  
Authorized Signature

October 11, 2022

Date

In order to qualify for a reservation of tax credits, prior to filing a state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits, Form ITC-300b, the owner or authorized agent of the owner is required to obtain approval of the proposed rehabilitation plan from the SHPO. Please submit a state Part 2 application, Request for Approval of Rehabilitation Plan, Form ITC-300a, with the required documentation. The application is available for download on [the program's website](#).

NOTE: submission of the state Part 2 application prior to the commencement of construction is required. However, any costs incurred prior to **approval** of the state Part 2 application shall not be considered as qualified rehabilitation expenditures for purposes of computing the amount of a tax credit reservation.

If you have any questions, please contact me by telephone or e-mail at (860) 500-2362 or [julie.carmelich@ct.gov](mailto:julie.carmelich@ct.gov), respectively.



**Property Name:** 132-134 Bedford Street  
**Property Address:** 132-134 Bedford Street, Hartford  
**SHPO Project Number:** 12319

The CT State Historic Preservation Office (SHPO) has reviewed the Part 1 application, "Determination of Historic Structure Status," for the above-listed building and has determined that:

#### For NR/SR-Listed Properties

- The building qualifies as a certified historic structure
- The building does not qualify as a certified historic structure

#### For Preliminary Determinations

- The building appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- The building appears to meet the State Register Criteria for Evaluation and will likely be listed in the State Register of Historic Places if approved by the Historic Preservation Council.
- The building appears to contribute to the significance of a potential historic district and will likely be listed if nominated by the State Historic Preservation Office
- The building appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the State and/or National Register nomination or district documentation on file is expanded
- The building does not appear to qualify as a certified historic structure

  
\_\_\_\_\_  
Authorized Signature

October 11, 2022

Date

In order to qualify for a reservation of tax credits, prior to filing a state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits, Form ITC-300b, the owner or authorized agent of the owner is required to obtain approval of the proposed rehabilitation plan from the SHPO. Please submit a state Part 2 application, Request for Approval of Rehabilitation Plan, Form ITC-300a, with the required documentation. The application is available for download on [the program's website](#).

NOTE: submission of the state Part 2 application prior to the commencement of construction is required. However, any costs incurred prior to **approval** of the state Part 2 application shall not be considered as qualified rehabilitation expenditures for purposes of computing the amount of a tax credit reservation.

If you have any questions, please contact me by telephone or e-mail at (860) 500-2362 or [julie.carmelich@ct.gov](mailto:julie.carmelich@ct.gov), respectively.

**Property Name:** 135-137 Bedford Street  
**Property Address:** 135-137 Bedford Street, Hartford  
**SHPO Project Number:** 12320

The CT State Historic Preservation Office (SHPO) has reviewed the Part 1 application, "Determination of Historic Structure Status," for the above-listed building and has determined that:

### For NR/SR-Listed Properties

- The building qualifies as a certified historic structure
- The building does not qualify as a certified historic structure

### For Preliminary Determinations

- The building appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- The building appears to meet the State Register Criteria for Evaluation and will likely be listed in the State Register of Historic Places if approved by the Historic Preservation Council.
- The building appears to contribute to the significance of a potential historic district and will likely be listed if nominated by the State Historic Preservation Office
- The building appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the State and/or National Register nomination or district documentation on file is expanded
- The building does not appear to qualify as a certified historic structure

  
\_\_\_\_\_  
Authorized Signature

October 11, 2022

Date

In order to qualify for a reservation of tax credits, prior to filing a state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits, Form ITC-300b, the owner or authorized agent of the owner is required to obtain approval of the proposed rehabilitation plan from the SHPO. Please submit a state Part 2 application, Request for Approval of Rehabilitation Plan, Form ITC-300a, with the required documentation. The application is available for download on [the program's website](#).

NOTE: submission of the state Part 2 application prior to the commencement of construction is required. However, any costs incurred prior to **approval** of the state Part 2 application shall not be considered as qualified rehabilitation expenditures for purposes of computing the amount of a tax credit reservation.

If you have any questions, please contact me by telephone or e-mail at (860) 500-2362 or [julie.carmelich@ct.gov](mailto:julie.carmelich@ct.gov), respectively.

**Project Name:** 119-121 Bedford Street  
**Project Address:** 119-121 Bedford Street  
**SHPO Project:** 12311

The CT State Historic Preservation Office has reviewed the Part 2 application, "Request for Approval of Proposed Rehabilitation Plan," for the above-listed building and has determined that:

- The proposed rehabilitation plan described herein meets the *Standards*. This is a preliminary approval. Certification of rehabilitation can only be issued to the owner of a certified historic structure after the rehabilitation is completed.
- The proposed rehabilitation plan described herein meets the *Standards* **provided** the following conditions are met.
- The proposed rehabilitation plan described herein does not meet the *Standards*. Comments attached.

  
Authorized Signature

November 22, 2022  
Date

## **CONDITIONS**

*The following conditions must be met prior to filing the state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits:*

1. State Historic Preservation Review Board (SRB) Approval: The National Register nomination must be approved by the SRB prior to submitting a Part 3 Application – Request for Preliminary Certification and Reservation of Tax Credits.
2. Windows: More information about the proposed windows is required prior to approval. In order to ensure the proposed windows meet the Standards, detailed dimensioned drawings of both the existing and any proposed replacement windows, showing them in relation to the wall assembly, must be submitted to the SHPO for review and approval prior to installation..
3. Main Entrance: Prior review and approval by the SHPO of the main entrance design, including dimensions, materials, and profiles, is required.

*The remaining conditions must be met prior to filing the state Part 4 application, Request for Certification of Completed Rehabilitation include:*

4. Flooring: General Note M on the proposed drawings provides for new LVT flooring throughout dwelling units and individual kitchen and baths per the unit matrix. The SHPO does not approve any plan to replace the historic hardwood flooring with LVT.

If, at any time prior to completion of the rehabilitation project, changes are contemplated to approved work, please use a Part 2 Amendment form to request approval from this office. The Part 2 amendment is solely for the purpose of ensuring that the project work continues to meet the program standards for rehabilitation.

In order to qualify for a reservation of tax credits, you are required to file a Part 3 application, "Request for Preliminary Certification and Reservation of Tax Credits," Form ITC 300b, with the necessary



documentation. When that application is filed, a fee based on the estimated Qualified Rehabilitation Expenditures may be required.

If you have any questions, please contact me by telephone or e-mail at (860) 500-2362 or [julie.carmelich@ct.gov](mailto:julie.carmelich@ct.gov), respectively.

**Project Name:** 120-122 Bedford Street  
**Project Address:** 120-122 Bedford Street  
**SHPO Project:** 12312

The CT State Historic Preservation Office has reviewed the Part 2 application, "Request for Approval of Proposed Rehabilitation Plan," for the above-listed building and has determined that:

- The proposed rehabilitation plan described herein meets the *Standards*. This is a preliminary approval. Certification of rehabilitation can only be issued to the owner of a certified historic structure after the rehabilitation is completed.
- The proposed rehabilitation plan described herein meets the *Standards* **provided** the following conditions are met.
- The proposed rehabilitation plan described herein does not meet the *Standards*. Comments attached.

  
Authorized Signature

November 22, 2022  
Date

## **CONDITIONS**

***The following conditions must be met prior to filing the state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits:***

1. State Historic Preservation Review Board (SRB) Approval: The National Register nomination must be approved by the SRB prior to submitting a Part 3 Application – Request for Preliminary Certification and Reservation of Tax Credits. No reservation for tax credits will be issued before the nomination is approved.
2. Windows: More information about the proposed windows is required prior to approval. In order to ensure the proposed windows meet the Standards, detailed dimensioned shop drawings of the proposed replacement windows, showing them in relation to the wall assembly, must be submitted to the SHPO for review and approval prior to installation.
3. Main Entrance: Prior review and approval by the SHPO of the main entrance design, including dimensions, materials, and profiles, is required.

***The remaining conditions must be met prior to filing the state Part 4 application, Request for Certification of Completed Rehabilitation include:***

4. Flooring: General Note M on the proposed drawings provides for new LVT flooring throughout dwelling units and individual kitchen and baths per the unit matrix. The SHPO does not approve any plan to replace the historic hardwood flooring with LVT.

If, at any time prior to completion of the rehabilitation project, changes are contemplated to approved work, please use a Part 2 Amendment form to request approval from this office. The Part 2 amendment is solely for the purpose of ensuring that the project work continues to meet the program standards for rehabilitation.



In order to qualify for a reservation of tax credits, you are required to file a Part 3 application, "Request for Preliminary Certification and Reservation of Tax Credits," Form ITC 300b, with the necessary documentation. When that application is filed, a fee based on the estimated Qualified Rehabilitation Expenditures may be required.

If you have any questions, please contact me by telephone or e-mail at (860) 500-2362 or [julie.carmelich@ct.gov](mailto:julie.carmelich@ct.gov), respectively.

**Project Name:** 123-125 Bedford Street  
**Project Address:** 123-125 Bedford Street  
**SHPO Project:** 12313

The CT State Historic Preservation Office has reviewed the Part 2 application, "Request for Approval of Proposed Rehabilitation Plan," for the above-listed building and has determined that:

- The proposed rehabilitation plan described herein meets the *Standards*. This is a preliminary approval. Certification of rehabilitation can only be issued to the owner of a certified historic structure after the rehabilitation is completed.
- The proposed rehabilitation plan described herein meets the *Standards* **provided** the following conditions are met.
- The proposed rehabilitation plan described herein does not meet the *Standards*. Comments attached.

  
Authorized Signature

November 22, 2022  
Date

## **CONDITIONS**

***The following conditions must be met prior to filing the state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits:***

1. State Historic Preservation Review Board (SRB) Approval: The National Register nomination must be approved by the SRB prior to submitting a Part 3 Application – Request for Preliminary Certification and Reservation of Tax Credits. No reservation for tax credits will be issued before the nomination is approved.
2. Windows: More information about the proposed windows is required prior to approval. In order to ensure the proposed windows meet the Standards, detailed dimensioned shop drawings of the proposed replacement windows, showing them in relation to the wall assembly, must be submitted to the SHPO for review and approval prior to installation.
3. Main Entrance: Prior review and approval by the SHPO of the main entrance design, including dimensions, materials, and profiles, is required.

***The remaining conditions must be met prior to filing the state Part 4 application, Request for Certification of Completed Rehabilitation include:***

4. Flooring: General Note M on the proposed drawings provides for new LVT flooring throughout dwelling units and individual kitchen and baths per the unit matrix. The SHPO does not approve any plan to replace the historic hardwood flooring with LVT.

If, at any time prior to completion of the rehabilitation project, changes are contemplated to approved work, please use a Part 2 Amendment form to request approval from this office. The Part 2 amendment is solely for the purpose of ensuring that the project work continues to meet the program standards for rehabilitation.



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In order to qualify for a reservation of tax credits, you are required to file a Part 3 application, "Request for Preliminary Certification and Reservation of Tax Credits," Form ITC 300b, with the necessary documentation. When that application is filed, a fee based on the estimated Qualified Rehabilitation Expenditures may be required.

If you have any questions, please contact me by telephone or e-mail at (860) 500-2362 or [julie.carmelich@ct.gov](mailto:julie.carmelich@ct.gov), respectively.



**Project Name:** 124-126 Bedford Street  
**Project Address:** 124-126 Bedford Street  
**SHPO Project:** 12314

The CT State Historic Preservation Office has reviewed the Part 2 application, "Request for Approval of Proposed Rehabilitation Plan," for the above-listed building and has determined that:

- The proposed rehabilitation plan described herein meets the *Standards*. This is a preliminary approval. Certification of rehabilitation can only be issued to the owner of a certified historic structure after the rehabilitation is completed.
- The proposed rehabilitation plan described herein meets the *Standards* **provided** the following conditions are met.
- The proposed rehabilitation plan described herein does not meet the *Standards*. Comments attached.

  
\_\_\_\_\_  
Authorized Signature

November 22, 2022  
Date

## **CONDITIONS**

***The following conditions must be met prior to filing the state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits:***

1. State Historic Preservation Review Board (SRB) Approval: The National Register nomination must be approved by the SRB prior to submitting a Part 3 Application – Request for Preliminary Certification and Reservation of Tax Credits. No reservation for tax credits will be issued before the nomination is approved.
2. Windows: More information about the proposed windows is required prior to approval. In order to ensure the proposed windows meet the Standards, detailed dimensioned shop drawings of the proposed replacement windows, showing them in relation to the wall assembly, must be submitted to the SHPO for review and approval prior to installation.
3. Main Entrance: Prior review and approval by the SHPO of the main entrance design, including dimensions, materials, and profiles, is required.

***The remaining conditions must be met prior to filing the state Part 4 application, Request for Certification of Completed Rehabilitation include:***

4. Flooring: General Note M on the proposed drawings provides for new LVT flooring throughout dwelling units and individual kitchen and baths per the unit matrix. The SHPO does not approve any plan to replace the historic hardwood flooring with LVT.
5. Skylight: The existing skylight must be preserved and not covered by new roofing. Photos of the preserved skylight must be submitted with the Part 4 Application – Request for Final Certification of Completed Rehabilitation.

If, at any time prior to completion of the rehabilitation project, changes are contemplated to approved work, please use a Part 2 Amendment form to request approval from this office. The Part 2 amendment



is solely for the purpose of ensuring that the project work continues to meet the program standards for rehabilitation.

In order to qualify for a reservation of tax credits, you are required to file a Part 3 application, "Request for Preliminary Certification and Reservation of Tax Credits," Form ITC 300b, with the necessary documentation. When that application is filed, a fee based on the estimated Qualified Rehabilitation Expenditures may be required.

If you have any questions, please contact me by telephone or e-mail at (860) 500-2362 or [julie.carmelich@ct.gov](mailto:julie.carmelich@ct.gov), respectively.

**Project Name:** 127-129 Bedford Street  
**Project Address:** 127-129 Bedford Street  
**SHPO Project:** 12315

The CT State Historic Preservation Office has reviewed the Part 2 application, "Request for Approval of Proposed Rehabilitation Plan," for the above-listed building and has determined that:

- The proposed rehabilitation plan described herein meets the *Standards*. This is a preliminary approval. Certification of rehabilitation can only be issued to the owner of a certified historic structure after the rehabilitation is completed.
- The proposed rehabilitation plan described herein meets the *Standards* **provided** the following conditions are met.
- The proposed rehabilitation plan described herein does not meet the *Standards*. Comments attached.

  
Authorized Signature

November 22, 2022  
Date

## **CONDITIONS**

***The following conditions must be met prior to filing the state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits:***

1. State Historic Preservation Review Board (SRB) Approval: The National Register nomination must be approved by the SRB prior to submitting a Part 3 Application – Request for Preliminary Certification and Reservation of Tax Credits. No reservation for tax credits will be issued before the nomination is approved.
2. Windows: More information about the proposed windows is required prior to approval. In order to ensure the proposed windows meet the Standards, detailed dimensioned shop drawings of the proposed replacement windows, showing them in relation to the wall assembly, must be submitted to the SHPO for review and approval prior to installation.
3. Main Entrance: Prior review and approval by the SHPO of the main entrance design, including dimensions, materials, and profiles, is required.

***The remaining conditions must be met prior to filing the state Part 4 application, Request for Certification of Completed Rehabilitation include:***

4. Flooring: General Note M on the proposed drawings provides for new LVT flooring throughout dwelling units and individual kitchen and baths per the unit matrix. The SHPO does not approve any plan to replace the historic hardwood flooring with LVT.

If, at any time prior to completion of the rehabilitation project, changes are contemplated to approved work, please use a Part 2 Amendment form to request approval from this office. The Part 2 amendment is solely for the purpose of ensuring that the project work continues to meet the program standards for rehabilitation.



In order to qualify for a reservation of tax credits, you are required to file a Part 3 application, "Request for Preliminary Certification and Reservation of Tax Credits," Form ITC 300b, with the necessary documentation. When that application is filed, a fee based on the estimated Qualified Rehabilitation Expenditures may be required.

If you have any questions, please contact me by telephone or e-mail at (860) 500-2362 or [julie.carmelich@ct.gov](mailto:julie.carmelich@ct.gov), respectively.

**Project Name:** 128-130 Bedford Street  
**Project Address:** 128-130 Bedford Street  
**SHPO Project:** 12316

The CT State Historic Preservation Office has reviewed the Part 2 application, "Request for Approval of Proposed Rehabilitation Plan," for the above-listed building and has determined that:

- The proposed rehabilitation plan described herein meets the *Standards*. This is a preliminary approval. Certification of rehabilitation can only be issued to the owner of a certified historic structure after the rehabilitation is completed.
- The proposed rehabilitation plan described herein meets the *Standards* **provided** the following conditions are met.
- The proposed rehabilitation plan described herein does not meet the *Standards*. Comments attached.

  
Authorized Signature

November 22, 2022  
Date

## **CONDITIONS**

***The following conditions must be met prior to filing the state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits:***

1. State Historic Preservation Review Board (SRB) Approval: The National Register nomination must be approved by the SRB prior to submitting a Part 3 Application – Request for Preliminary Certification and Reservation of Tax Credits. No reservation for tax credits will be issued before the nomination is approved.
2. Windows: More information about the proposed windows is required prior to approval. In order to ensure the proposed windows meet the Standards, detailed dimensioned shop drawings of the proposed replacement windows, showing them in relation to the wall assembly, must be submitted to the SHPO for review and approval prior to installation.
3. Main Entrance: Prior review and approval by the SHPO of the main entrance design, including dimensions, materials, and profiles, is required.

***The remaining conditions must be met prior to filing the state Part 4 application, Request for Certification of Completed Rehabilitation include:***

4. Flooring: General Note M on the proposed drawings provides for new LVT flooring throughout dwelling units and individual kitchen and baths per the unit matrix. The SHPO does not approve any plan to replace the historic hardwood flooring with LVT.

If, at any time prior to completion of the rehabilitation project, changes are contemplated to approved work, please use a Part 2 Amendment form to request approval from this office. The Part 2 amendment is solely for the purpose of ensuring that the project work continues to meet the program standards for rehabilitation.



In order to qualify for a reservation of tax credits, you are required to file a Part 3 application, "Request for Preliminary Certification and Reservation of Tax Credits," Form ITC 300b, with the necessary documentation. When that application is filed, a fee based on the estimated Qualified Rehabilitation Expenditures may be required.

If you have any questions, please contact me by telephone or e-mail at (860) 500-2362 or [julie.carmelich@ct.gov](mailto:julie.carmelich@ct.gov), respectively.

**Project Name:** 131-133 Bedford Street  
**Project Address:** 131-133 Bedford Street  
**SHPO Project:** 12317

The CT State Historic Preservation Office has reviewed the Part 2 application, "Request for Approval of Proposed Rehabilitation Plan," for the above-listed building and has determined that:

- The proposed rehabilitation plan described herein meets the *Standards*. This is a preliminary approval. Certification of rehabilitation can only be issued to the owner of a certified historic structure after the rehabilitation is completed.
- The proposed rehabilitation plan described herein meets the *Standards* **provided** the following conditions are met.
- The proposed rehabilitation plan described herein does not meet the *Standards*. Comments attached.

  
Authorized Signature

November 22, 2022  
Date

## **CONDITIONS**

***The following conditions must be met prior to filing the state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits:***

1. State Historic Preservation Review Board (SRB) Approval: The National Register nomination must be approved by the SRB prior to submitting a Part 3 Application – Request for Preliminary Certification and Reservation of Tax Credits. No reservation for tax credits will be issued before the nomination is approved.
2. Windows: More information about the proposed windows is required prior to approval. In order to ensure the proposed windows meet the Standards, detailed dimensioned shop drawings of the proposed replacement windows, showing them in relation to the wall assembly, must be submitted to the SHPO for review and approval prior to installation.
3. Main Entrance: Prior review and approval by the SHPO of the main entrance design, including dimensions, materials, and profiles, is required.

***The remaining conditions must be met prior to filing the state Part 4 application, Request for Certification of Completed Rehabilitation include:***

4. Flooring: General Note M on the proposed drawings provides for new LVT flooring throughout dwelling units and individual kitchen and baths per the unit matrix. The SHPO does not approve any plan to replace the historic hardwood flooring with LVT.

If, at any time prior to completion of the rehabilitation project, changes are contemplated to approved work, please use a Part 2 Amendment form to request approval from this office. The Part 2 amendment is solely for the purpose of ensuring that the project work continues to meet the program standards for rehabilitation.



In order to qualify for a reservation of tax credits, you are required to file a Part 3 application, "Request for Preliminary Certification and Reservation of Tax Credits," Form ITC 300b, with the necessary documentation. When that application is filed, a fee based on the estimated Qualified Rehabilitation Expenditures may be required.

If you have any questions, please contact me by telephone or e-mail at (860) 500-2362 or [julie.carmelich@ct.gov](mailto:julie.carmelich@ct.gov), respectively.



**Project Name:** 131-133 Brook Street  
**Project Address:** 131-133 Brook Street  
**SHPO Project:** 12318

The CT State Historic Preservation Office has reviewed the Part 2 application, "Request for Approval of Proposed Rehabilitation Plan," for the above-listed building and has determined that:

- The proposed rehabilitation plan described herein meets the *Standards*. This is a preliminary approval. Certification of rehabilitation can only be issued to the owner of a certified historic structure after the rehabilitation is completed.
- The proposed rehabilitation plan described herein meets the *Standards* **provided** the following conditions are met.
- The proposed rehabilitation plan described herein does not meet the *Standards*. Comments attached.

  
\_\_\_\_\_  
Authorized Signature

November 22, 2022  
Date

## **CONDITIONS**

***The following conditions must be met prior to filing the state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits:***

1. State Historic Preservation Review Board (SRB) Approval: The National Register nomination must be approved by the SRB prior to submitting a Part 3 Application – Request for Preliminary Certification and Reservation of Tax Credits. No reservation for tax credits will be issued before the nomination is approved.
2. Windows: More information about the proposed windows is required prior to approval. In order to ensure the proposed windows meet the Standards, detailed dimensioned shop drawings of the proposed replacement windows, showing them in relation to the wall assembly, must be submitted to the SHPO for review and approval prior to installation.
3. Main Entrance: Prior review and approval by the SHPO of the main entrance design, including dimensions, materials, and profiles, is required.

***The remaining conditions must be met prior to filing the state Part 4 application, Request for Certification of Completed Rehabilitation include:***

4. Flooring: General Note M on the proposed drawings provides for new LVT flooring throughout dwelling units and individual kitchen and baths per the unit matrix. The SHPO does not approve any plan to replace the historic hardwood flooring with LVT.

If, at any time prior to completion of the rehabilitation project, changes are contemplated to approved work, please use a Part 2 Amendment form to request approval from this office. The Part 2 amendment is solely for the purpose of ensuring that the project work continues to meet the program standards for rehabilitation.



In order to qualify for a reservation of tax credits, you are required to file a Part 3 application, "Request for Preliminary Certification and Reservation of Tax Credits," Form ITC 300b, with the necessary documentation. When that application is filed, a fee based on the estimated Qualified Rehabilitation Expenditures may be required.

If you have any questions, please contact me by telephone or e-mail at (860) 500-2362 or [julie.carmelich@ct.gov](mailto:julie.carmelich@ct.gov), respectively.

**Project Name:** 132-134 Bedford Street  
**Project Address:** 132-134 Bedford Street  
**SHPO Project:** 12319

The CT State Historic Preservation Office has reviewed the Part 2 application, "Request for Approval of Proposed Rehabilitation Plan," for the above-listed building and has determined that:

- The proposed rehabilitation plan described herein meets the *Standards*. This is a preliminary approval. Certification of rehabilitation can only be issued to the owner of a certified historic structure after the rehabilitation is completed.
- The proposed rehabilitation plan described herein meets the *Standards* **provided** the following conditions are met.
- The proposed rehabilitation plan described herein does not meet the *Standards*. Comments attached.

  
Authorized Signature

November 22, 2022  
Date

## **CONDITIONS**

*The following conditions must be met **prior to filing the state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits:***

1. State Historic Preservation Review Board (SRB) Approval: The National Register nomination must be approved by the SRB prior to submitting a Part 3 Application – Request for Preliminary Certification and Reservation of Tax Credits.
2. Windows: More information about the proposed windows is required prior to approval. In order to ensure the proposed windows meet the Standards, detailed dimensioned drawings of both the existing and any proposed replacement windows, showing them in relation to the wall assembly, must be submitted to the SHPO for review and approval prior to installation..
3. Main Entrance: Prior review and approval by the SHPO of the main entrance design, including dimensions, materials, and profiles, is required.

*The remaining conditions must be met **prior to filing the state Part 4 application, Request for Certification of Completed Rehabilitation** include:*

4. Flooring: General Note M on the proposed drawings provides for new LVT flooring throughout dwelling units and individual kitchen and baths per the unit matrix. The SHPO does not approve any plan to replace the historic hardwood flooring with LVT.

If, at any time prior to completion of the rehabilitation project, changes are contemplated to approved work, please use a Part 2 Amendment form to request approval from this office. The Part 2 amendment is solely for the purpose of ensuring that the project work continues to meet the program standards for rehabilitation.

In order to qualify for a reservation of tax credits, you are required to file a Part 3 application, "Request for Preliminary Certification and Reservation of Tax Credits," Form ITC 300b, with the necessary



documentation. When that application is filed, a fee based on the estimated Qualified Rehabilitation Expenditures may be required.

If you have any questions, please contact me by telephone or e-mail at (860) 500-2362 or [julie.carmelich@ct.gov](mailto:julie.carmelich@ct.gov), respectively.

**Project Name:** 135-137 Bedford Street  
**Project Address:** 135-137 Bedford Street  
**SHPO Project:** 12320

The CT State Historic Preservation Office has reviewed the Part 2 application, "Request for Approval of Proposed Rehabilitation Plan," for the above-listed building and has determined that:

- The proposed rehabilitation plan described herein meets the *Standards*. This is a preliminary approval. Certification of rehabilitation can only be issued to the owner of a certified historic structure after the rehabilitation is completed.
- The proposed rehabilitation plan described herein meets the *Standards* **provided** the following conditions are met.
- The proposed rehabilitation plan described herein does not meet the *Standards*. Comments attached.

  
Authorized Signature

November 22, 2022  
Date

## **CONDITIONS**

***The following conditions must be met prior to filing the state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits:***

1. State Historic Preservation Review Board (SRB) Approval: The National Register nomination must be approved by the SRB prior to submitting a Part 3 Application – Request for Preliminary Certification and Reservation of Tax Credits. No reservation for tax credits will be issued before the nomination is approved.
2. Windows: More information about the proposed windows is required prior to approval. In order to ensure the proposed windows meet the Standards, detailed dimensioned shop drawings of the proposed replacement windows, showing them in relation to the wall assembly, must be submitted to the SHPO for review and approval prior to installation.
3. Main Entrance: Prior review and approval by the SHPO of the main entrance design, including dimensions, materials, and profiles, is required.

***The remaining conditions must be met prior to filing the state Part 4 application, Request for Certification of Completed Rehabilitation include:***

4. Flooring: General Note M on the proposed drawings provides for new LVT flooring throughout dwelling units and individual kitchen and baths per the unit matrix. The SHPO does not approve any plan to replace the historic hardwood flooring with LVT.

If, at any time prior to completion of the rehabilitation project, changes are contemplated to approved work, please use a Part 2 Amendment form to request approval from this office. The Part 2 amendment is solely for the purpose of ensuring that the project work continues to meet the program standards for rehabilitation.



In order to qualify for a reservation of tax credits, you are required to file a Part 3 application, "Request for Preliminary Certification and Reservation of Tax Credits," Form ITC 300b, with the necessary documentation. When that application is filed, a fee based on the estimated Qualified Rehabilitation Expenditures may be required.

If you have any questions, please contact me by telephone or e-mail at (860) 500-2362 or [julie.carmelich@ct.gov](mailto:julie.carmelich@ct.gov), respectively.