

PZ-HIST-23-000329 - Historic Review Application

Menu Reports Help

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

Application Status: [Additional Info Required](#)

Assigned To: [Alexander Castro](#)

Description of Work: [900 Square foot addition to existing home](#)

Application Detail: [Detail](#)

Application Type: [Historic Preservation](#)

Documents:	File Name	Document Group	Category	Description	Type	Docurr
	2023 09 26 Jarvis 1060...	PLNG_SITEMIN	Site Plan		application/pdf	Upload
	2023 09 26 Jarvis 1060...	PLNG_SITEMIN	Owners Authoriz...		application/pdf	Upload
	2023 09 26 Jarvis 1060...	PLNG_SITEMIN	Sign Plan		application/pdf	Upload
	2023 09 26 Jarvis 1060...	PLNG_SITEMIN	Building Plans	Complete building p...	application/pdf	Upload

[Show all](#)

Address: [1060 PROSPECT AV, HARTFORD, CT 06105](#)

Owner Name: [JARVIS KELLY D](#)

Owner Address: [1060 PROSPECT AV, HARTFORD, CT 06105 112](#)

Application Name: [Historic Review Application](#)

Parcel No: [107178003](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	BRIAN SORAGHAN	SORAGHAN WOODWO...	Applicant	Mailing, 4 OLD NORTH R...	Active
	JARVIS KELLY D	JARVIS KELLY D	Owner	Mailing, 4 old north r...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
Job Value:						

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

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

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

Balance: [\\$200.00](#)

Custom Fields: [PLNG_COA_CF](#)

GIS Information

Zoning District

[N-1-1](#)

Zoning Overlay

-

FEMA Flood Zone

-

Land Use Per Assessor

[RESIDENTIAL ONE FAMILY](#)

NRZ

[WEST END NRZ](#)

Neighborhood

[WEST END](#)

Local Historic District

-

Historic District

-

Historic Landmark/Site

State Historic District

-

Dispersion met?

[Yes](#)

Identify Dispersion

-

National Historic District

[Prospect Avenue](#)

General Project Information

Is this application a result of a violation notice?

[No](#)

Zoning Enforcement Case ID #

[None](#)

Is this a contributing building or structure?

[Yes](#)

Is this proposed work visible from the street?

[Yes](#)

Historic Review Types

New Construction/Addition

[Yes](#)

Exterior Alteration

[No](#)

Demolition

[No](#)

Signage

[No](#)

Solar Panel

[No](#)

Other

-

Does this project include a demolition?

[No](#)

If a demolition request, what alternatives have you sought?

-

Exterior Alterations

Windows

Doors

Porches/Walkways

Siding

Roofs

Mechanical Appurtenances

Other

-

Describe the existing conditions and materials

[Addition](#)

Describe the proposed materials

[Addition](#)

Hardships and Reason for Hardships

Is this an owner-occupied principal residence?

[Yes](#)

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

[No](#)

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

[Open](#)

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

Open Hearing Deadline

Close Hearing Deadline

-

-

-

Decision Deadline

Extensions Requested?

If yes, describe how the dates abc

-

-

-

Notice sent to NRZ/CRCOG

Legal Ad #1

Legal Ad #2

-

-

-

Sign Affidavit Received

Certificate of Mailings Returned

Notice of Decision Published

-

-

-

Recordation Date

Approval Expiration Date

Sign Deposit Check #

-

-

-

Sign Deposit Date Received

Sign Deposit Check Amount

Public Hearing Date

-

-

-

Public Hearing Time

Meeting Link or Location

Document Link

-

-

-

Certificate of Compliance

As-Built Drawing Date

Type of Bond

Escrow Account #

-

-

-

Bonding Company Name

Bonding Contact Name

Bonding Primary Phone #

-

-

-

Bonding Email

Drawings Number of Sheets

Drawings Last Revised

-

-

-

Prior Approvals

Type of Permit/Authorization Issued By Issued Date Expiration Date

Resolution Clauses

Type Comment

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Alexander Castro	Additional I...	12/13/2023	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:

AV360

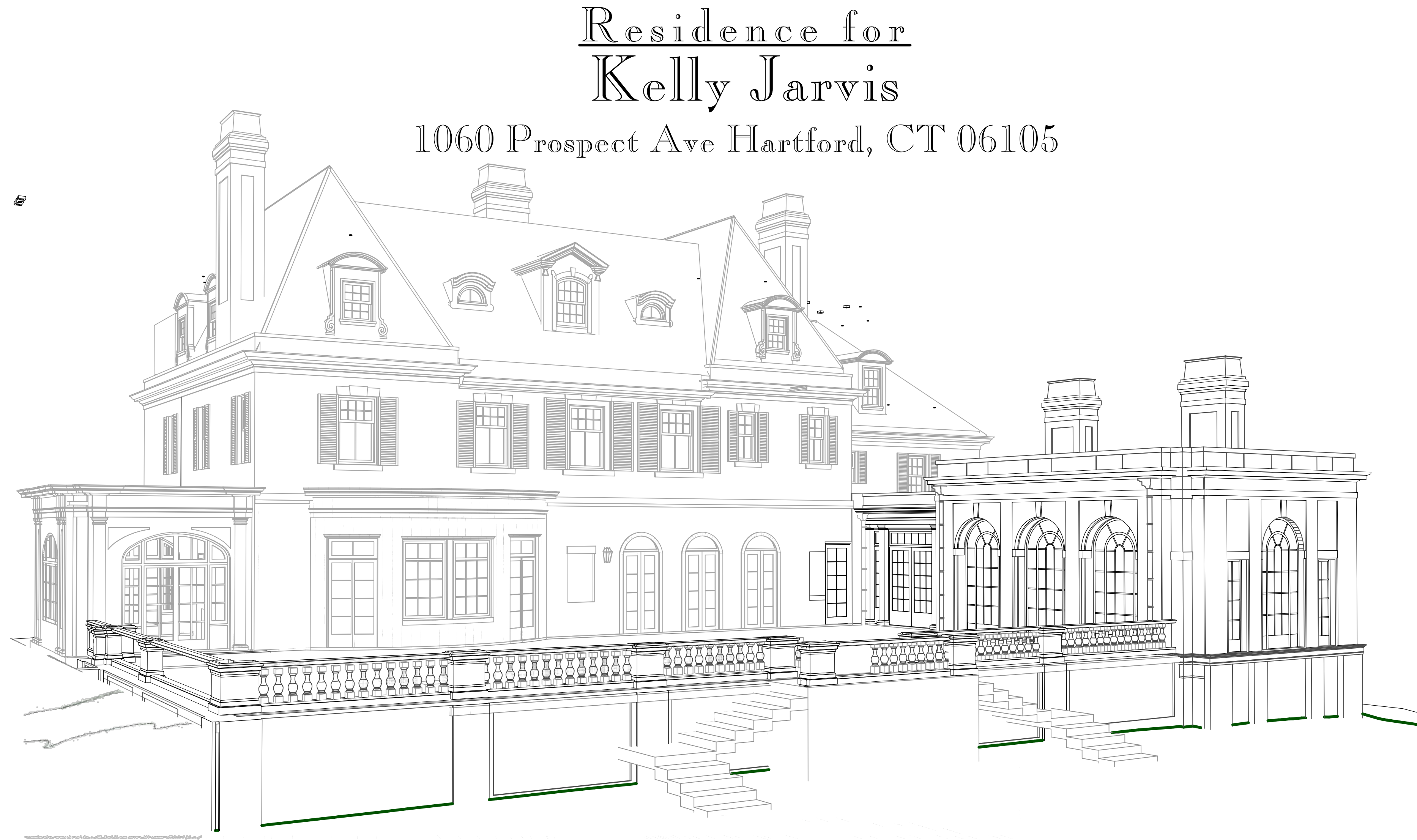
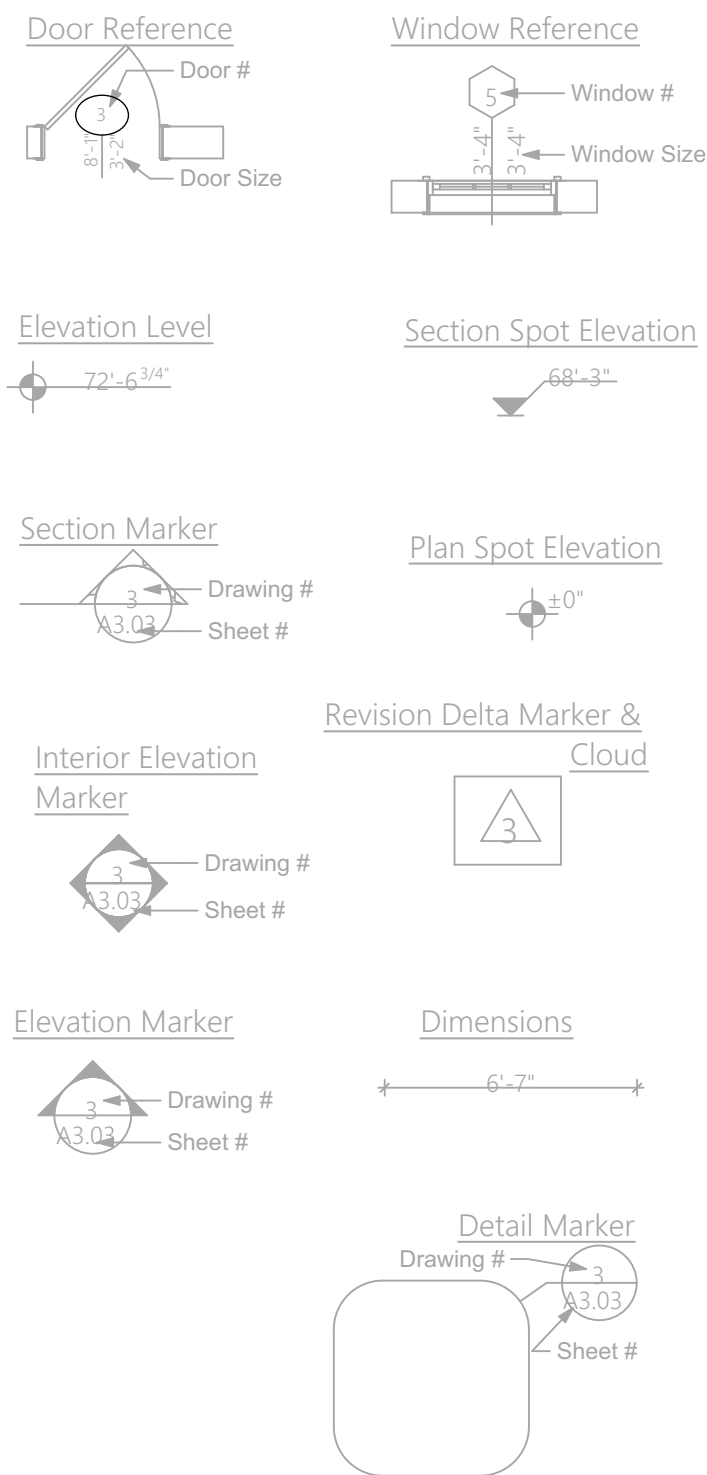
Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments
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SYMBOL LEGEND



Residence for
Kelly Jarvis
1060 Prospect Ave Hartford, CT 06105

J Wilson Fuqua and Associates Architects

www.wilsonfuqua.com

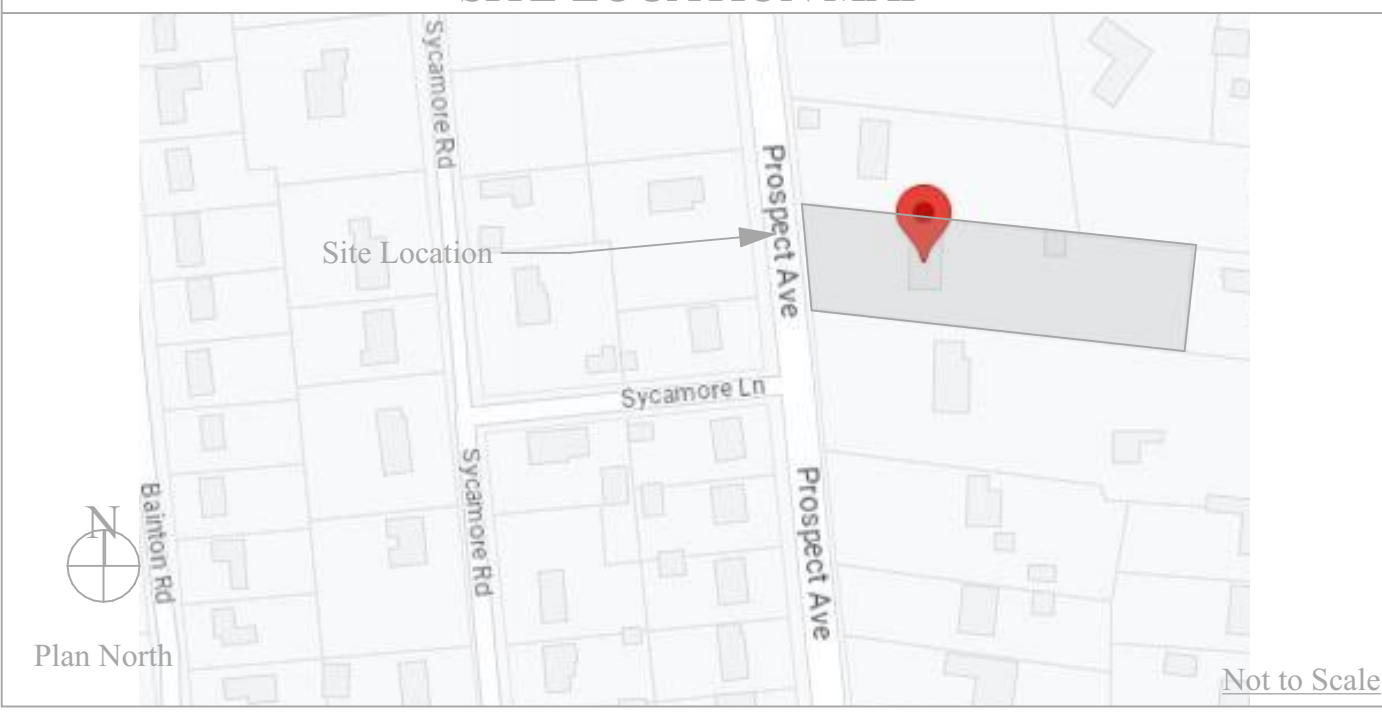
3618 Fairmount Street Dallas Texas 75219

Ph. 214 528 4663

LEGAL DESCRIPTION

Parcel ID 107-178-003
Old Parcel ID -19658-
Legal Reference 06632-0197

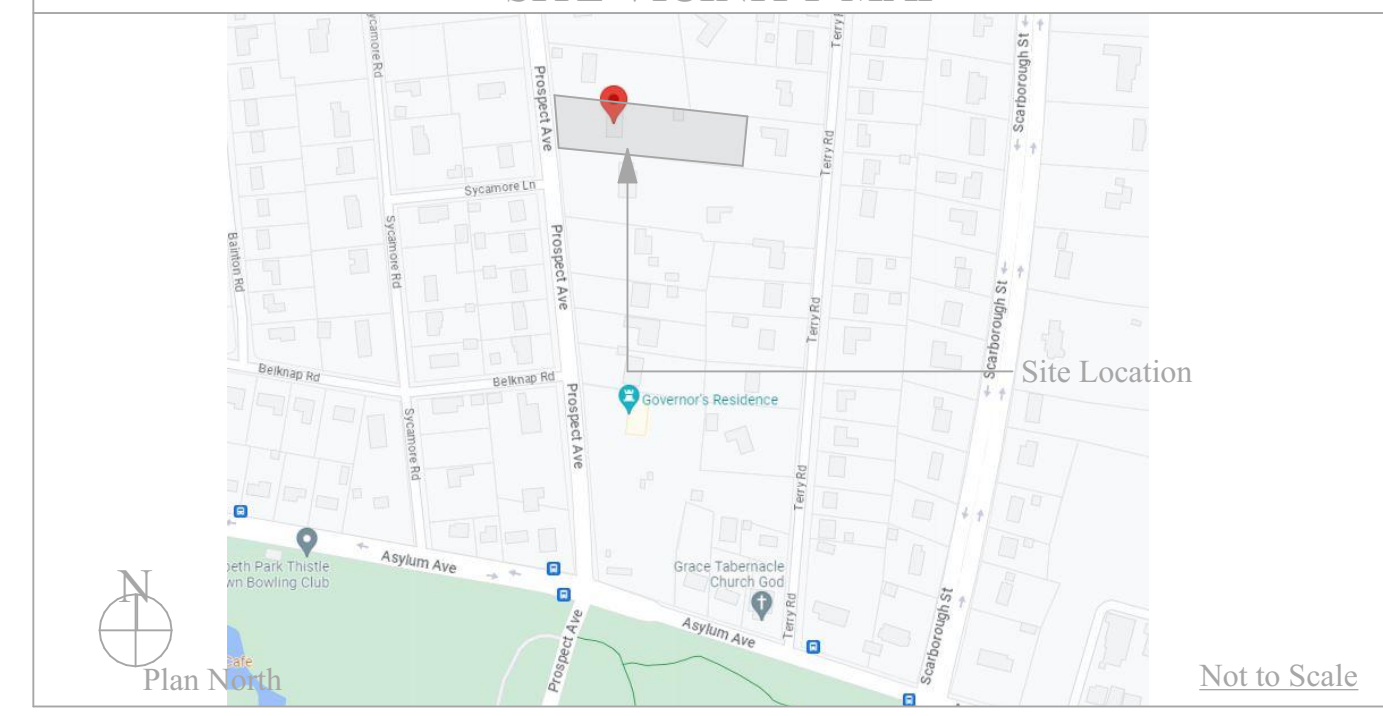
SITE LOCATION MAP



AREA SUMMARY

Existing House		Proposed House	
Unfinished Basement	2589 SF	Unfinished Basement	3660 SF
		Existing Unfinished Basement	2589 SF
		New Unfinished Basement	1071 SF
First Floor Finished Area	2873 SF	First Floor Finished Area	4035 SF
		Existing	2873 SF
		New	1162 SF
Second Floor Finished Area	2598 SF	Second Floor HVAC	2598 SF
Third Floor Finished Area	1553 SF	Third Floor HVAC	1553 SF
Existing Total	7024 SF	Proposed Finished Area	8,186 SF

SITE VICINITY MAP



CONTACTS

GENERAL CONTRACTOR	ARCHITECT
Sorghan Woodworking 4 Old North Road Barkhamsted, CT 06063 860-379-9837 sorghanconst@sbcglobal.net www.sorghanwoodworking.net	J Wilson Fuqua & Assoc. Architects 3618 Fairmount Street Dallas, Texas 75214 PH- (214) 528-4663 www.wilsonfuqua.com
STRUCTURAL	INTERIORS
XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX	Cathy Kincaid Interiors, Ltd. 4007 Normandy Dallas, Texas 75205 214-522-0856 info@cathykincaidinteriors.com

Zoning & General Provisions

District:
Setbacks: Front: Build Line Side: 10'-0" Rear: 30'-0"
Density: 1 Dwelling Unit
Height: 3.5 Story Max
Max Building Coverage: 30%
Max Imperiable Coverage: 40%
Primary Uses : Single Family



ISSUE	DATE	REMARKS
Pricing Set		
Permit Set		
Cost. Docs		

Cover Sheet	Architectural Services for:	A1.00
	Kelly Jarvis	
	1060 Prospect Ave Hartford, CT 06105	
	FUQUA Architects (214) 528-4665	9/26/2023

BIMcloud - WDC01 - BIMcloud Basic for Archicad 26/Copy of Jarvis 1060 Prospect Ave_2023_05_11

01 - GENERAL REQUIREMENTS

***CONTRACTOR REQUIREMENTS:**

- The contractor & subcontractors are to be licensed, insured, bonded and have a full knowledge, skills and proper tools to perform the required work. All work to meet or exceed minimum standards and methods of the trade organizations, manufacturers recommendations, local, state and federal laws that apply to their work.

***CODES:**

- Contractor shall comply with the International Residential Code, all local building codes, and any regulations and/or laws of authorities having jurisdiction for the project.
- It is the contractor's responsibility to insure that installation methods conform to all building code requirements. The materials and design are intended to meet code requirements. Any known discrepancy between the construction documents and code requirements shall be brought to the attention of the architect immediately by the contractor prior to proceeding with the specified work.

***CONSTRUCTION DOCUMENTS AND COORDINATION OF WORK:**

- Contractor shall field verify all dimensions and notify architect of any discrepancies between the drawings and field dimensions before proceeding.
- Written dimensions shall take precedent over scaled dimensions.
- All plan dimensions are to the face of studs, unless noted otherwise.
- All substitutions and revisions shall be discussed with Architect's office prior to purchase and installation.
- The contractor shall be responsible for verifying the size and location of all electrical and mechanical equipment and/or rough in dimensions with the appropriate equipment manufacturer.
- The Contractor shall be responsible for damage to equipment before, during, and after installation from project commencement until project completion or owner turnover.
- Access panels shall be provided for electrical, plumbing and air condition controls as required.
- All issues of current records of construction documents are to be maintained in an orderly manner at jobsite. Construction drawings are to be collated so all current drawings are up to date and in correct sequence. These documents are to be accessible to the architect, engineer and owner.
- The Contractor shall provide smoke detectors on each floor of the house and in each sleeping room. Coordinate location with Owner and Architect.
- All interior finishes, materials, finish plumbing fixtures & finish door hardware shall be selected and approved by the Owner/Interior Designer.
- Abbreviations throughout the plans are those in common use. Notify the Architect of any abbreviations in question.
- Contractor shall coordinate the installation of the various trade items within the space of above all ceilings (including but not limited to: structural members, mechanical ducts and insulation, conduits, raceways, light fixtures, ceiling systems, and any special structural supports required) and shall be responsible for maintaining the finish ceiling height above the finish floor indicated in the drawings and the finish schedule.
- The specifications and all consultant drawings are supplemental to the architectural drawings. It shall be the responsibility of the Contractor to coordinate with the architectural drawings before the installation of any of the consultant's work and to bring such items to the Architects attention for clarification. Improperly installed work shall be corrected by the Contractor at his expense and at no expense to the Architect, his consultants, or the Owner.
- Contractor and subcontractors shall be responsible for obtaining and paying for all permits and fees required, not normally covered by the building permits.
- The Contractor shall provide a staging and material storage area adjacent to the area of construction. Do not store any materials, equipment or park vehicles under the drip lines of trees. Coordinate location with Owner & Owner's Arborist and/or Landscape Architect.
- The Contractor shall make necessary connections to existing utilities for temporary power and water supplies, and shall coordinate such use with the Owner.
- Contractor shall record locations of all existing and new utility lines, mains and meters on a site plan and give to the owner or owners rep at project completion.
- Contractor shall provide temporary toilet facilities on site for workers. Contractor shall keep site clean and hazard free at all times. All equipment and construction material to be properly stored, protected, and neatly organized.
- Contractor to provide temporary barricades and dust-proof partitions as needed. All existing wood floors, tile floors and other surfaces to be protected with ram board or equivalent.
- Contractor shall demolish existing construction as necessary to install new work and to remove all debris and material. Contractor to coordinate with owner all demolished items, such as existing doors, windows, etc., for possible storage and relocated use by owner.
- Contractor shall be responsible for supervising all trade related work required to complete the project scope of work as shown in the Construction documents.

***SHOP DRAWINGS, SUBMITTALS AND MOCKUPS:**

- Shop drawings are required for all millwork and custom made items, including but not limited to: cabinetry work, doors, windows, metal work, stairs, railings, elevator & cab, skylights, stone detailing, and mantles. If there is any question regarding a specific item, contact Architect for direction.
- Where shop drawings or other submittals are required, the contractor shall submit a minimum of two (2) prints, cut sheets or physical samples to the architect for review prior to fabrication or material is ordered. One copy or sample will be retained by architect and all remaining copies returned to contractor marked, approved, approved as noted or rejected resubmit.
- Contractor to submit manufacturers specification (MS) for paints, stains, sealants, waterproofing, tile, grout, finish hardware, roofing, sheet metal, gutters, downspouts, along with any other MS requested by the owner or Architect for review.
- Contractor to submit 2- 4" x 8" samples of natural, stained or painted wood finished surfaces, 12" x 12" samples of roofing, plaster, stucco and other material requested by owner or Architect for review.

- Contractor to submit mockups of eave cornices, mouldings, wooden paneling and typical cabinet doors. Mockups should indicate appearance and material relationships for owner/Architect approval.

***FINAL CLEANING:**

- Employ experienced professional cleaners for final cleaning.
- Remove grease, dust, dirt, stains, labels, fingerprints, and other foreign materials.
- Wash and clean all glazing and mirrors
- Repair, patch and touch-up marred surfaces to specified finish, to match adjacent surfaces.
- Broom clean and wash exterior paved surfaces, rake clean other surfaces of grounds.
- Replace filters and clean ducts, blower & coils if air conditioning or ventilation systems were operating during construction.
- All fixtures, equipment, glazing, floors, etc., shall be left clean and ready for occupancy.
- All debris to be removed from attic, under floor areas and crawl spaces.

02 - SITE WORK

- Prior to beginning any site work, the contractor shall walk and coordinate site work with the owner, arborist and Landscape Architect, marking all plantings & trees to remain after construction is complete.
- Contractor shall protect existing trees to remain, place 4' high orange vinyl construction fence or other approved barrier around tree drip lines and cover protective area with a 2" layer of wood chip mulch. No parking of vehicles or equipment is allowed within or around trees. All trenching & digging close to tree root systems shall be performed by hand and under the advisement of an Arborist. Any pruning of trees should be limited to removal of dead wood and for needed construction work as approved by the Arborist.
- Irrigation: Water & power shall be maintained to the irrigations system during construction. Coordinate with owner, so owner's landscape contractor can adjust irrigation system as needed. If water or power is interrupted during construction, the contractor shall notify the owner immediately. If owner is not notified and plantings are lost due to interruption of water or power, the replacement of plantings will be the contractor's responsibility.
- Refer to construction documents for demolition or any required excavation. Notify Engineer and Architect of any unstable or questionable soil or geological conditions encountered during excavation.
- Where interior crawl space or basement floor slab is below exterior grade, contractor shall provide drainage at footing perimeter and a self-adhered sheet bituthene membrane with a vertical drainage matt on exterior surface of foundation wall. Contractor to use 5" dia PVC schedule 40 perforated pipe set below floor line and connected to storm drainage system. Pipe to be surrounded with 2 feet of 3/4" washed gravel and filtration fabric. Where required install sump pump(s) to remove below grade water.
- Where existing concrete slab areas are to remain, the removed areas shall be saw-cut with no over cutting allowed.
- Contractor shall remove all excavated or excess soil, debris and materials not required by construction. Verify with owner/Architect any items or materials to be removed for reuse or storage prior to site demolition.
- Contractor to provide adequate protection from construction activities including water runoff and dust control.

03 - CONCRETE

- Prior to forming and pouring concrete, contractor shall stake out all foundation and perimeter wall locations and elevations. Verify setbacks and any clearances required by code.
- Refer to structural drawings for specific concrete size, reinforcement and specifications. Coordinate all concrete work with architectural drawings.
- Unless noted otherwise on structural drawings, all concrete floor slabs shall be poured over a vapor membrane set on 2" sand bed over 4" of crushed gravel on natural or compacted soil. For slabs poured below exterior grade the crushed gravel bed shall be drained to the storm drain system or other approved method.
- Unless noted otherwise, for any pipe or other subsurface penetration through a footing, leave a minimum of 1/2", and a maximum space of 1" around the pipe or other object. Fill this space with a backer rod covered with a high quality flexible sealant that is compatible with concrete and high moisture content. Wrap all pipes with a bond breaker or provide a sleeve.
- Concrete shall be poured no sooner than 20 minutes and no later than 1 1/2 hours of mixing.
- Slope the surface of garage slabs toward garage doors at a minimum of 3" in a horizontal distance of 20 ft.
- Pour the driveway slab 1/2" lower than the garage slab. A concrete driveway shall never be higher than the interior portion of the garage slab that it abuts.
- Install control joints between separate pours.
- Unless otherwise noted on drawings all exterior flatwork shall slope toward drainage, 1/4" vertically per 1 ft. horizontally.

04 - MASONRY

- This section includes: concrete block, brick, stone work, mortar and grout.
- See structural and architectural drawings for masonry notes.
- All masonry units shall be stored on the jobsite so that they are protected from weather, stored off-ground, and kept free of physical damage.
- Store mortar & grout mix in manufacturer's original, unopened, undamaged containers with identification labels intact, covered and protected from weather.
- Allow at least 3 days to cure before backfilling block foundations at crawlspaces and 5 days at basement walls.
- Prior to laying masonry, remove laitance, loose aggregate, and any other material that would prevent mortar from bonding to the foundation.
- Cut units as required to fit; use motor-driven masonry saw. Install cut units with cut surfaces concealed as much as possible. Select and arrange units for exposed masonry to produce a uniform blend of colors and textures. Mix units from several pallets as they are placed.
- Mortar bed required under all stone and tile installed flooring.
- All masonry shall be laid true, level, plumb and in accordance to the Masonry Institute of America (MIA) guidelines for excepted standard practices.

MASONRY continued-

- Masonry foundation wall courses and the tops of masonry walls shall be level to within 1/4" in a horizontal distance of 20 ft.
- Masonry fireplace construction:
 - Unless noted otherwise, all fireboxes drawn are Conventional or Rumford masonry or modular Isokern.
 - Provide that all fireplaces can be used as gas or wood burning.
 - All hearths are to be installed flush with the finish floor, unless noted otherwise. Initially, all fireboxes should be constructed to be flush with the finish gypsum board wall. It is recommended that firebrick and firebox extensions not be installed until mantels are on site or measured by the mason.
 - Contractor should expect that masons will need to return to extend the firebox into the room to accommodate custom made or antique mantels.
 - The firebox shall be constructed of split firebrick (9" x 4-1/2" x 1-1/4") and laid in a herringbone pattern, unless noted otherwise on the architectural drawings.
 - All wood beams, joist, studs and other combustible material shall have a min. clearance of 2" from the front and sides of masonry fireplace and not less than 4" from the back. All fireplace construction shall comply with the International Residential Code and all local building codes. Contractor to verify code requirements.

05 - METAL

- This section includes: Ornamental metal, metal handrail/guardrail and misc. metal.
- See structural drawings for structural steel, metal decking and steel reinforcing.
- Unless noted otherwise all structural steel to be shop primed: Red oxide.
- Contractor to submit samples & shop drawings for all ornamental metal, hand & guardrails and any decorative metal for Architects approval.

06 - WOOD

- This section includes: all framing, cabinetry, interior and exterior finish woodwork & trim, wood floors, wood ceilings, faux wood beams, wood shingles, wood siding, wood trellis, and wood restoration.
- See structural drawings for additional framing information and specifications.
- Subfloor to be 1-1/8" Sturdy-I-Floor plywood, unless noted otherwise or unless matching an existing condition. Subfloor to receive a water repellent coating to protect exposed floor during construction.
- Exterior sheathing to be 1/2" plywood and roof sheathing to be 5/8" plywood unless noted otherwise. Any substitution shall be approved by Architect and Engineer.
- Drop floor framing as required to allow for mud setting bed in areas to receive tile flooring.
- Layout joist & wall studs so as not to conflict with electrical rough-in for lighting fixtures.
- Space all exterior wall and roof sheathing panels a minimum of 1/8" apart; do not butt tight.
- Joists and rafters shall be #2 Southern yellow pine or #2 Douglas fir or better unless noted otherwise on structural drawings. Wood members to have maximum moisture content of 19%.
- Framing studs shall be minimum grade Douglas Fir. All timbers, posts, built-up beams and columns shall be minimum #2 Douglas Fir unless noted otherwise on structural drawings.
- All sill plates on concrete foundations or slabs shall be pressure treated and have a moisture barrier applied between the plate and concrete to prevent moisture transfer to wood.
- Contractor to provide adequate protection of all exposed wood beams, flooring, decking, framing or other members whether new or existing during construction from moisture and weather damage. It is the contractor's responsibility to use the best practices to guarantee that building materials and all other susceptible material for the project are free of mold and of good quality.

- Contractor shall double floor joist and TJI's under all tubs, showers, starter steps of stairs and 2x4 stud walls parallel to floor joist. Triple joist under 2x6 stud walls parallel to floor joist.
- The contractor shall provide and install all necessary blocking, backing, framing, hangers, or other support for all fixtures, equipment, cabinetry, furnishings and all other items requiring the same.
- Eaves shall be level within +/- 1/4" of level in a horizontal distance of 8ft. length.
- Fascias shall not bow out of plane by more than 1/4", inward or outward.
- Horizontal fascias shall be within 1/4" of level in a horizontal distance of 8ft. length. Sloping fascia shall likewise be within 1/4" of the slope of the roof within a distance along the slope of 8ft. of length.
- Roof sheathing shall have a maximum deviation from plane of 1/4" (up or down) per 2 ft. of length.
- Roof ridge deflection shall not exceed 2" per 16 ft. Length.
- Sub floors shall not have any point that is 3/8" higher or lower than any other point on the same surface within 20 ft. in any direction.
- Sub floors shall not have ridges or depressions that are more than 1/4" in a 32" x 32" area.
- Individual studs shall not bow in or out more than 1/4" in a 32" measurement, either horizontal or vertical.
- No stud shall require more than 3 fur strip layers to achieve proper alignment. If more are required, replace the stud.
- Frame walls shall be plumb within 1/4" in a height of 8 ft. and shall not bow horizontally or vertically more than 1/4" in a distance of 32".
- Treads and risers within any one run of stairs shall not have a variation in dimensions in excess of 3/8" (verify local code).
- Contractor to provide access to all attic areas, crawl spaces and plumbing chases.
- Contractor to coordinate all framing with other trades (electrical, mechanical & plumbing) to avoid conflicts and changes in framing.

07 - THERMAL/MOISTURE PROTECTION

- Install sheet metal flashing in conformance to the plans and to standard industry practices.
- For chimneys more than 3 ft. Wide and perpendicular to the roof slope, place a 26 gage galvanized iron chimney saddle to deflect water to the sides.
- Contractor to use 26 gage galvanized iron "W" at all roof valleys.
- Standing seam metal roof to be installed per manufactures specifications and per building code requirements.
- Slate shingles to be hand nailed, pneumatic installation must be approved by Architect and Owner prior to construction.
- Composition Shingle Roofing to be (Class A) fire resistant, 30 year manufacturer warranty.
- Felt paper should be installed over the entire roof as soon as the roof sheathing is complete. Felt paper shall be continuous and lap a minimum of 2" horizontally (top lap) and 4" at any side lap (perpendicular or otherwise). Felt paper shall lap 6" at hips and ridges. Unless otherwise specified, roofing felt shall be 30# weight, no repairs will be approved.
- Apply caulking at all roof flashings. Use only caulk approved by the roofing material manufacturer for the specific application. Caulk shall be free of any voids, cracks, or splits.
- Seal all jacks, vents, wire, or cable penetrations with mastic approved for roof use.
- Where visible from a sloped roof, paint the sheet metal vents to match the color of the roof.
- Install moisture resistant barrier on all walls (Tyvek or equivalent), with 2" horizontal laps and 6" vertical laps. Do not break barrier at inside or outside corners. All seams and openings to be tape sealed.
- All construction to comply with current city energy & water conservation code requirements. Contractor to verify local codes.
- Thermal insulation:

(1) Ceiling with attic:	R=38
(2) Ceiling without attic:	R=30
(3) Exterior- 2x4 wall:	R=13
(4) Exterior- 2 x 6 wall:	R=21
(5) Crawl space floor:	R=19
- Access hatches and doors from unconditioned to conditioned spaces shall be weather stripped and insulated to a level equivalent to insulated surrounding surfaces. Provide wood retainer or equivalent baffle for loose fill attic insulation at openings and perimeter. Do not place insulation against eaves (attic) or foundation vents. Leave 1 ft. clear space between the end insulation and the vent screen in order to allow for proper air circulation.
- All roof decking to have a foil back radiant barrier.
- Conditioned spaces adjacent to an attached garage shall have all penetrations sealed, any exterior door weather stripped and all cracks at base of wall sealed.
- All gutters, downspouts and associated flashing to be metal. Refer to Architectural elevations for type, location and color. Gutters and downspouts to be sized to effectively handle typical rainfall volume for project location. All gutter & downspout connections to be water tight and all downspouts to extend away from foundation. Gutter style to be Ogee (K-style) unless noted otherwise on Architectural drawings.

08 - DOORS & WINDOWS

- Confirm manufacturer's door, window, hardware, threshold, screen and brick mould selection prior to ordering. Notify Architect of any discrepancies.
- Doors and windows to be installed weather tight.
- Flashing at windows to be in accordance with WDMA and window manufacturer recommendations.
- Flashing at exterior doors & thresholds to be in accordance with the WDMA, and the Door manufacturer's recommendations.
- Place head flashing under the sheet metal or other drip at the door head. Head flashing should extend across and beyond the jamb flashing by 6".
- The contractor shall verify keying requirements of all locks with the owner.
- The vertical and horizontal planes of doors should not vary from plane by more than 1/4". Rough openings should permit installation of doors within 1/8" of level and plumb. French door leaves should align with each other. All doors should remain in any position in which they are placed, without opening or closing themselves.

09 - FINISHES

- Drywall all interior walls with type X 5/8" gypsum wall board unless noted otherwise. For existing plaster construction, patch plaster with comparable plaster material and finish to match existing surfaces. Bathroom walls to receive water resistant gypsum board tub & shower walls to receive cement backer board (see tile notes below).
- Drywall crowns in ceilings shall not exceed 1/4" per 32" distance across. Floating and retexturing are acceptable repair methods.
- Drywall bows in walls shall not exceed 3/16" per 32" distance across. Floating and retexturing are acceptable repair methods.
- All drywall joints & interior angles shall have tape embedded in joint compound and two separate coats of joint compound applied over all flat joints and one separate coat of joint compound applied over interior angles. Fastener heads and accessories shall be covered with three separate coats of joint compound. A thin skim coat of joint compound, or a material manufactured especially for this purpose, shall be applied to the entire surface. The surface shall be smooth and free of tool marks and ridges.
- Drywall screw or nails driven into pressure treated wood (including mudsills) shall be stainless steel.

FINISHES continued-

- Tile Contractor: all ceramic, marble, granite, slate or other tile work shall be according to current standards and specifications of the Tile Council of America and Tile Institute. Verify all layouts, trim shapes, grout selections, etc., with Architect and Interior Designer prior to ordering and installing any material.
- Unless noted otherwise all tile shall be installed on a wire-reinforced mortar bed over a cleavage membrane (slip sheet). Where required or noted on drawings install a waterproofing membrane and or copper pan flashing. All dust shall be washed off tile prior to application of the bond coat. Bonding coat shall cover 100% of both tile and substrate. Use gray bonding mortar with darker tiles and white bonding mortar with lighter colored tiles. Any walls or ceilings to receive tile shall have a cement backer board for the substrate (Wonderboard, Durock or equal). The use of gypsum board in any wet areas is prohibited.
- Painting contractor: shall include in scope of work, preparation, priming, and finish painting of all exterior and interior walls, ceilings, doors, sash, and trim work. Verify work on exposed beams, decking, cabinets and any woodwork that requires stain, paint or special finish.
- All woodwork shall be cleaned, lightly sanded and dusted prior to painting. All woodwork shall be lightly sanded between coats.
- Unless noted otherwise, all paint shall be Benjamin Moore or equal. All paint shall be applied per manufactures specifications and recommendations. Coordinate all interior finishes with Interior Designer.
- Prior to sealing interior plaster or gypsum walls, contractor shall verify which walls are to receive wall paper and obtain wall paper manufacture's recommended sealer.
- Paint/stain mockups and samples (refer to Submittals & Mockups section).

15 - MECHANICAL & PLUMBING

- The entire mechanical and plumbing systems shall be in compliance with the IRC, IMC, IPC and all applicable local codes.
- No plumbing fixtures shall be ordered, purchased or installed without approval by Owner, Architect and Interior Designer.
- No mechanical equipment shall be ordered, purchased or installed without approval by Owner and Architect.
- Water heaters are not to be located in the attic without approval of Architect and Structural Engineer.
- Any mechanical/plumbing placed beneath the structure shall be constructed with flexible connections to allow anticipated movement of soil.
- Contractor to provide water service cut off as required.
- Insulate under all hard surface floors located at second floor.
- Provide proper exterior vented combustion air for all gas-fired appliances.
- Coordinate plumbing vent stack locations with medicine cabinets.
- Coordinate mechanical equipment with other trades.

16 - ELECTRICAL

- The entire electrical system shall be installed and in compliance with the National Electric Code, International Residential Code and all applicable local codes.
- Contractor shall provide smoke detectors on each floor and in each sleeping room. All devices to be UL-217 listed and meet provisions of NEPA-72. Coordinate locations with Owner and Architect.
- Contractor shall verify the lighting fixture and electrical outlet layout with the Architect before proceeding with the installation. The Owner is to complete a walk-through with Electrician, Contractor and Architect for final approval.
- Contractor to verify clearances for all recessed fixtures and advise Architect of any conflicts prior to ordering.
- Contractor to confirm fixture trim selection, diffuser and finish options with Owner, Architect and Interior Designer.
- All new plugs in all living areas to be Arc Fault Circuit interrupters (AFCI).
- All exterior outlets, bathrooms, kitchens and other wet areas to be Ground Fault Circuit Interrupters (GFCI).
- Wall receptacles, including electrical outlets, cable outlets and telephone connections to be installed at a height of 12" unless noted otherwise.
- Wall switches to be installed at a height of 54" unless noted otherwise.
- Contractor to coordinate electrical equipment installation with other trades.
- Contractor to run cable and communication lines to every built-in featuring a computer or television. Coordinate requirements with Owner.
- Contractor to confirm location of all floor receptacles with Interior Designer.
- Contractor to provide power for all HVAC equipment, circulating pumps, controls, security equipment, audio visual equipment, maintenance.



ISSUE	DATE	REMARKS
Pricing Set		
Permit Set		
Cost. Docs		
A.		

Architectural Services for:

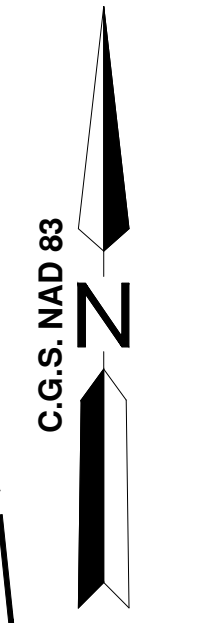
Kelly Jarvis

1060 Prospect Ave Hartford, CT 06105

FUQUA Architects (214) 528-4665

Construction Notes

A1.01

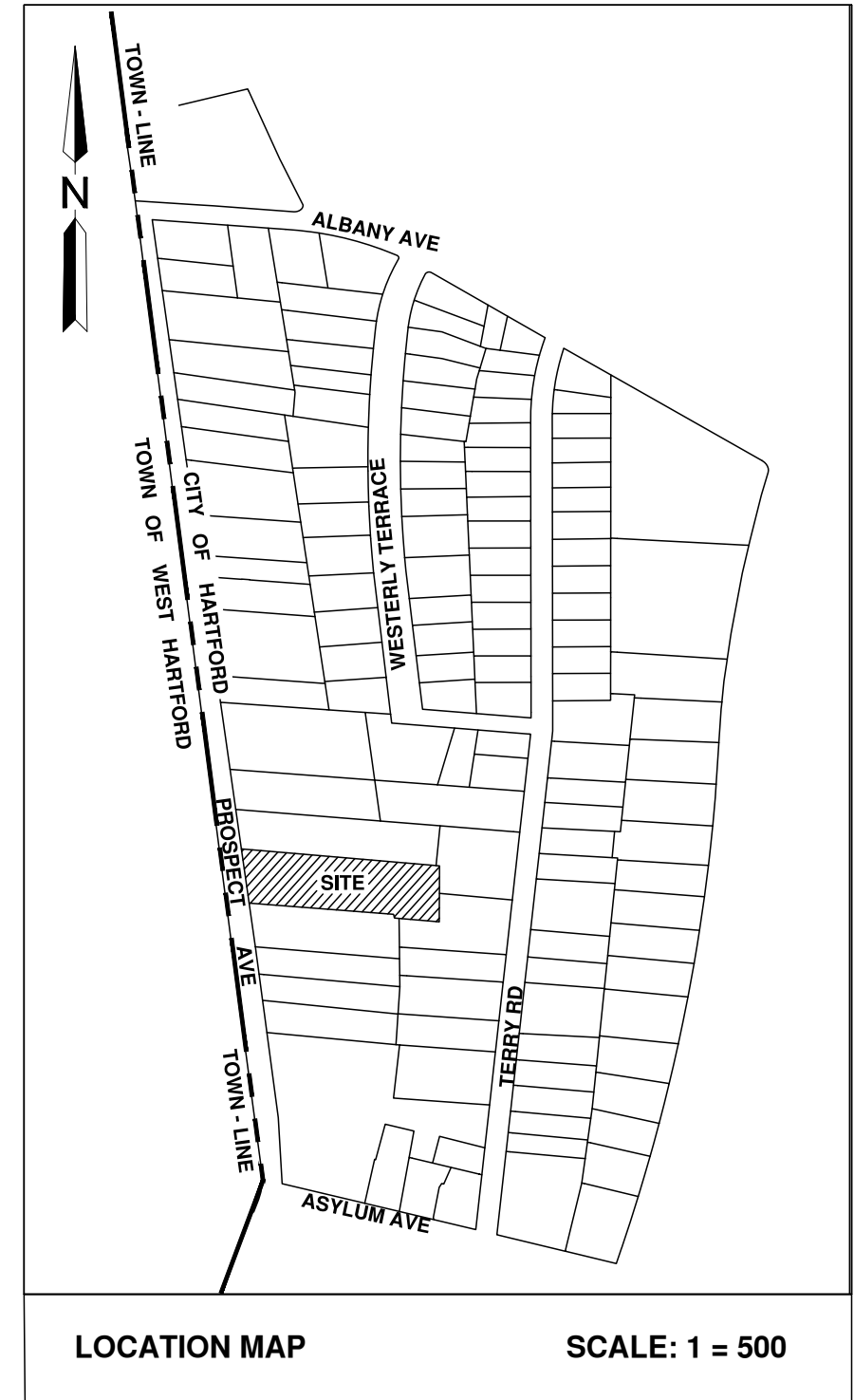
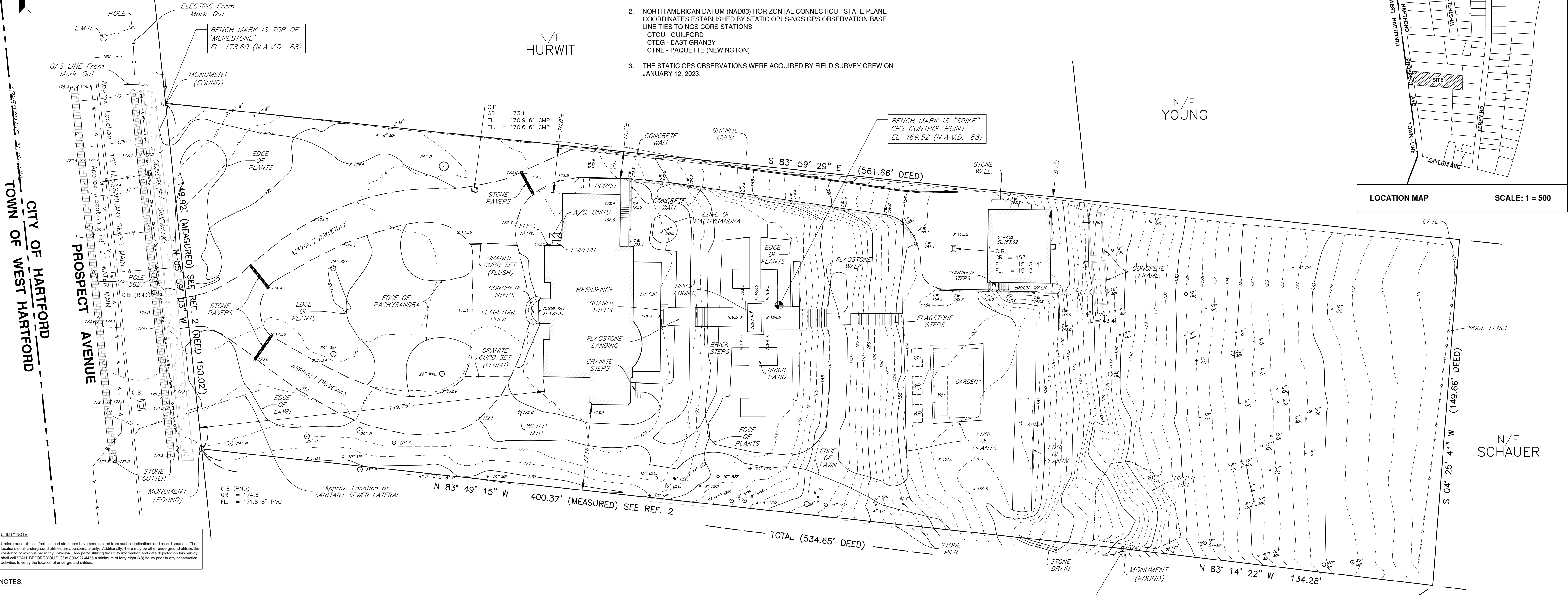


AREAS :

N1-1 = MAX. BUILDING COVERAGE 30%
80,896 X 0.30 = 24,268.8 MAX. BUILDING COVERAGE SQ. FT. ALLOWED
HOUSE 3,590.6
GARAGE 859.5
DRIVE 884.3
WALKS > 5' 1,037.4
TOTAL 6,371.8 SQ. FT.
24,268.8 - 6,371.8 = 17,897 SQ. FT. REMAINING FOR BUILDING DEVELOPMENT

NOTES:

- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) ESTABLISHED BY STATIC OPUS-NGS GPS.
- NORTH AMERICAN DATUM (NAD83) HORIZONTAL CONNECTICUT STATE PLANE COORDINATES ESTABLISHED BY STATIC OPUS-NGS GPS OBSERVATION BASE LINE TIES TO NGS CORRS STATIONS
CTGJ - GUILFORD
CTEG - EAST GRANBY
CTNE - PAQUETTE (NEWINGTON)
- THE STATIC GPS OBSERVATIONS WERE ACQUIRED BY FIELD SURVEY CREW ON JANUARY 12, 2023.



UTILITY NOTE:
Underground utilities, facilities and structures have been plotted from surface indications and record sources. The locations of all underground utilities are approximate only. Additionally, there may be other underground utilities the existence of which is presently unknown. Any party utilizing the utility information and data depicted on this survey shall call "CALL BEFORE YOU DIG" at 800-922-4455 a minimum of forty eight (48) hours prior to any construction activities to verify the location of underground utilities.

- NOTES:**
- ENTIRE PROPERTY IS IN ZONE "X", AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) No. 09003C0364 F. EFFECTIVE DATE: SEPTEMBER 26, 2008.
 - ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
 - PROPERTY IS SERVICED BY (M.D.C.) METROPOLITAN DISTRICT COMMISSION WATER SUPPLY AND SEWER.
 - EASEMENTS, RESTRICTIONS, AGREEMENTS AND/OR COVENANTS, IF ANY EXIST, HAVE NOT BEEN RESEARCHED OR PLOTTED HEREON.
 - THE SURVEY INFORMATION DEPICTED HEREON WAS ACQUIRED BY FIELD SURVEY ON JANUARY 12, 2023.

LEGEND:

A	ASH	□	A/C UNIT
A.P.	APPLE	--- 198 ---	CONTOUR LINE
BEE	BEE TREE	⊗	FIRE HYDRANT
B.	BIRCH	⊗	WATER VALVE
CED.	CEDAR	☆	LIGHT POST
CH.	CHERRY	— OHW —	OVERHEAD WIRES
DOG.	DOG TREE	x 194.5	SPOT ELEVATION
MP.	MAPLE	○	TREE
O.	OAK	— GAS —	UNDERGROUND GAS LINE
P.	PINE	— E —	UNDERGROUND ELECTRIC LINE
POP.	POPLAR	— W —	WATER LINE
SPR.	SPRUCE	—	WOOD FENCE
WAL.	WALNUT	— X —	DEER FENCE
A/C	AIR CONDITIONER	— ○ —	CHAIN LINK FENCE
C.B.	CATCH BASIN	—	BRUSHPILE EDGE
C.M.P.	CORRUGATED METAL PIPE		
D.M.H.	DRAIN MAN HOLE		
EL.	ELEVATION		
E.M.H.	ELECTRIC MAN HOLE		
F.L.	FLOW LINE		
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM		
P.V.C.	POLY-VINYL CHLORIDE PIPE		
T.W.	TOP OF WALL		
WP	WOOD PLANTER		

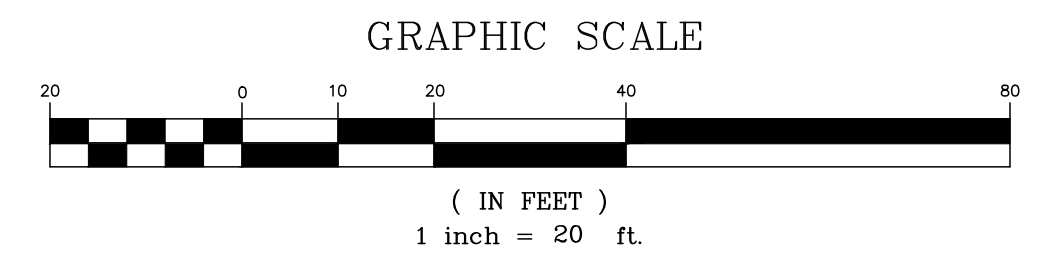
- PROPERTY & MAP REFERENCES:**
- REFERENCE IS MADE TO WARRANTY DEED BOOK 6597, PAGES 16-18 ON FILE IN THE CITY OF HARTFORD LAND RECORDS.
 - REFERENCE IS MADE TO MAP ENTITLED, "PLAN OF LAND IN HARTFORD, CT. 1040 PROSPECT AVENUE PREPARED FOR THE UNIVERSITY OF HARTFORD PREPARED BY FORESIGHT LAND SERVICES SCALE: 1" = 40' DATE: APRIL 26, 2004" FILED IN THE CITY OF HARTFORD LAND RECORDS MAP #2670.
 - WATER RECORD MAP UTILITY SERVICES PROSPECT AVE - HARTFORD 31-410 DATE: FEB. 10, 1997 REV. NOV 2 1999 BY THE METROPOLITAN DISTRICT.
 - SANITARY SEWER RECORD MAP PROSPECT AVE. HARTFORD - W.H. 9-18 DATE: JAN. 1947 BY THE METROPOLITAN DISTRICT.

THE TOPOGRAPHIC AND VERTICAL CLASSES OF ACCURACY FOR THIS SURVEY ARE IN ACCORDANCE WITH THE STANDARDS OF A CLASS "T-2" SURVEY AS DEFINED IN "THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT." EFFECTIVE JUNE 26, 1996.

ZONING LOCATION RE-SURVEY IN ACCORDANCE WITH A CLASS A-2 SURVEY AS SET FORTH IN STATE OF CONNECTICUT REGULATIONS SECTION 20-300b-1 THROUGH SECTION 20-300b-20.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS "SUBSTANTIALLY CORRECT" AS NOTED HEREON.

AREA = 1.86 ACRES
ZONE: N1-1

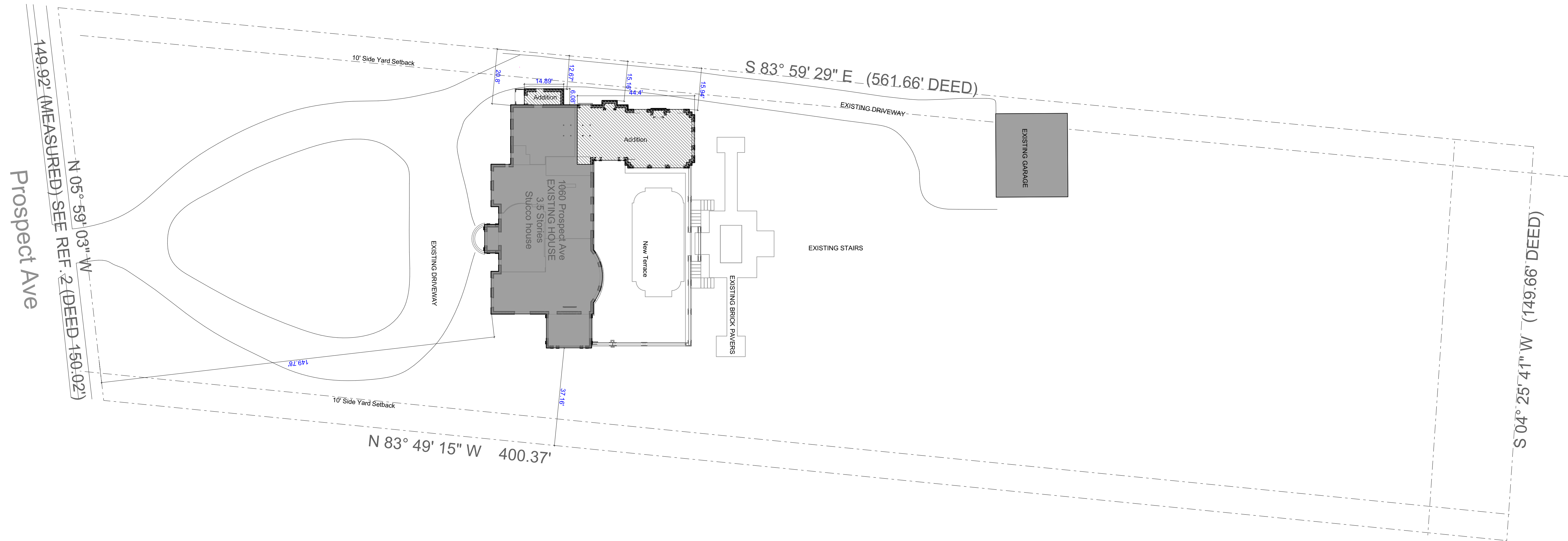
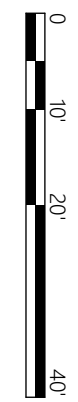


BY: S.E. MINOR & Co., Inc. ENGINEERS & LAND SURVEYORS FOR: _____
33 WEST ELM STREET GREENWICH, CONN. 06830 (203) 869-0136 DATE: FEBRUARY 8, 2023

TOPOGRAPHIC SURVEY ON PROPERTY OF KELLY JARVIS 1060 PROSPECT AVE. HARTFORD, CONN.
TAX ACCOUNT No. 107-178-003

S.E. MINOR & CO., INC.
ESTABLISHED 1887
Engineering • Land Surveying
Environmental Scientists
33 West Elm Street
Greenwich, Connecticut 06830
203-869-0136
www.seminor.com

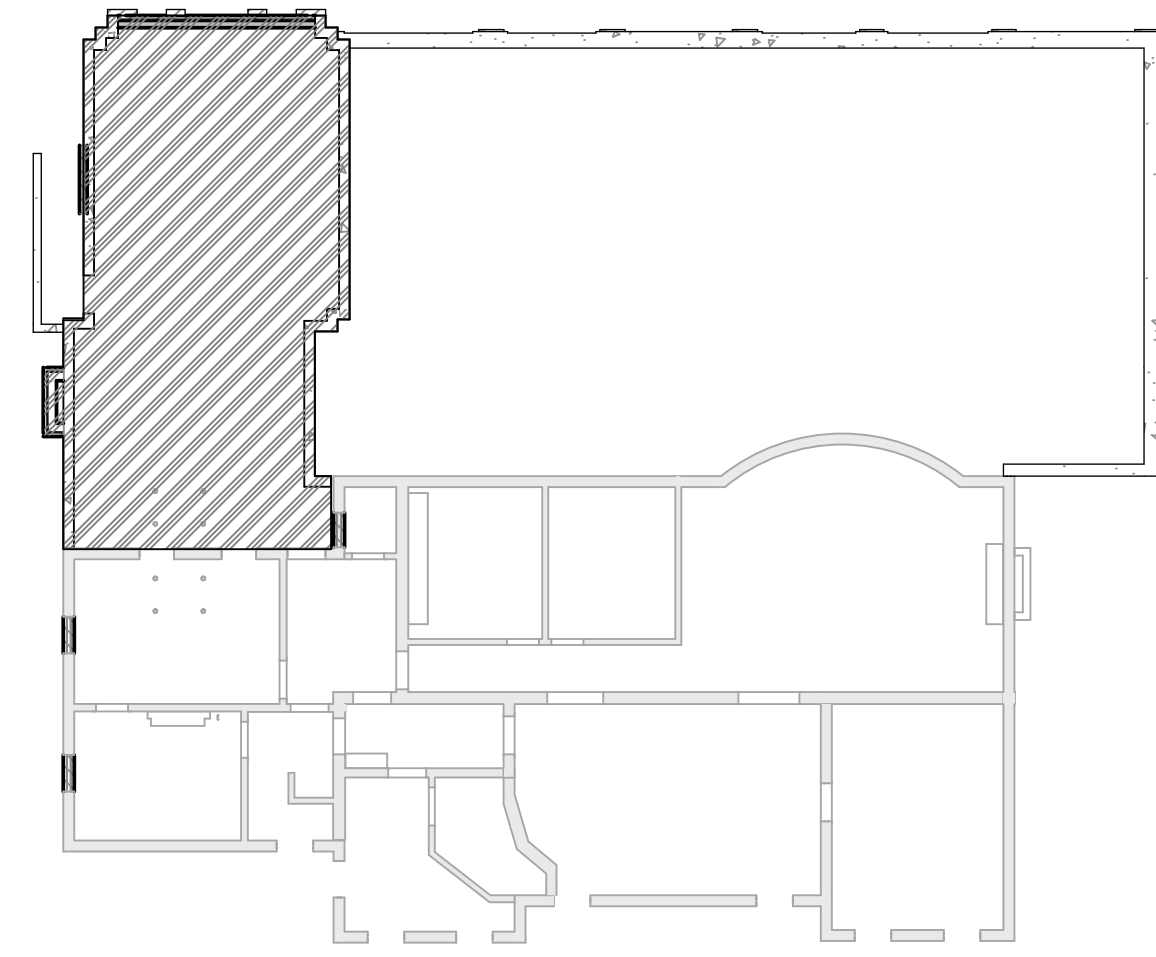
1 Survey
SCALE: 1" = 20'



AFFIXED: 9/26/2023

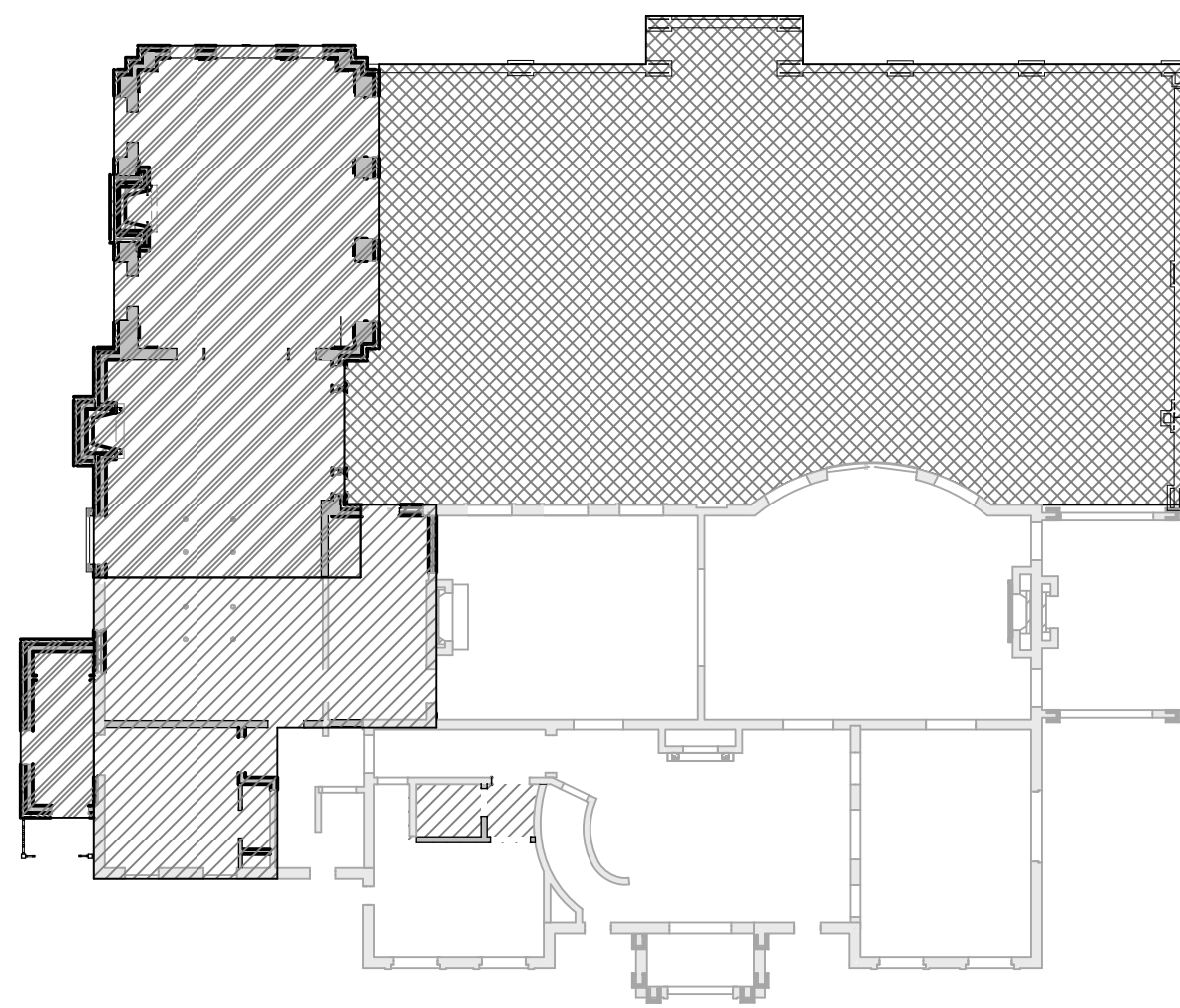
ISSUE	DATE	REMARKS
Pricing Set		
Permit Set		
Cost. Doc's		
Δ		

Site Plan	Architectural Services for:	A1.03
	Kelly Jarvis 1060 Prospect Ave Hartford, CT 06105	
FUQUA Architects (214) 528-4665		9/26/2023

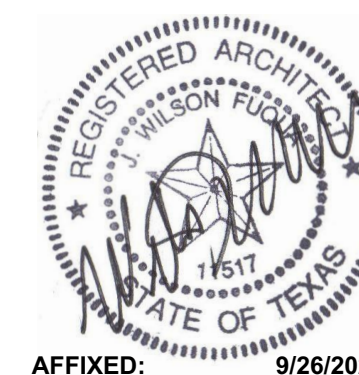


4 Basement Floor Area Calc
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

Area Totals			
Home Story	Type	Surface Area	Renovation Status
Basement Floor	New Constr.	977	New
1st Floor	Ext. Patio	2,512	New
1st Floor	New Constr.	91	New
1st Floor	New Constr.	977	New
1st Floor	Remodeled	58	New
1st Floor	Remodeled	592	New



1 1st Floor Area Calculation
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

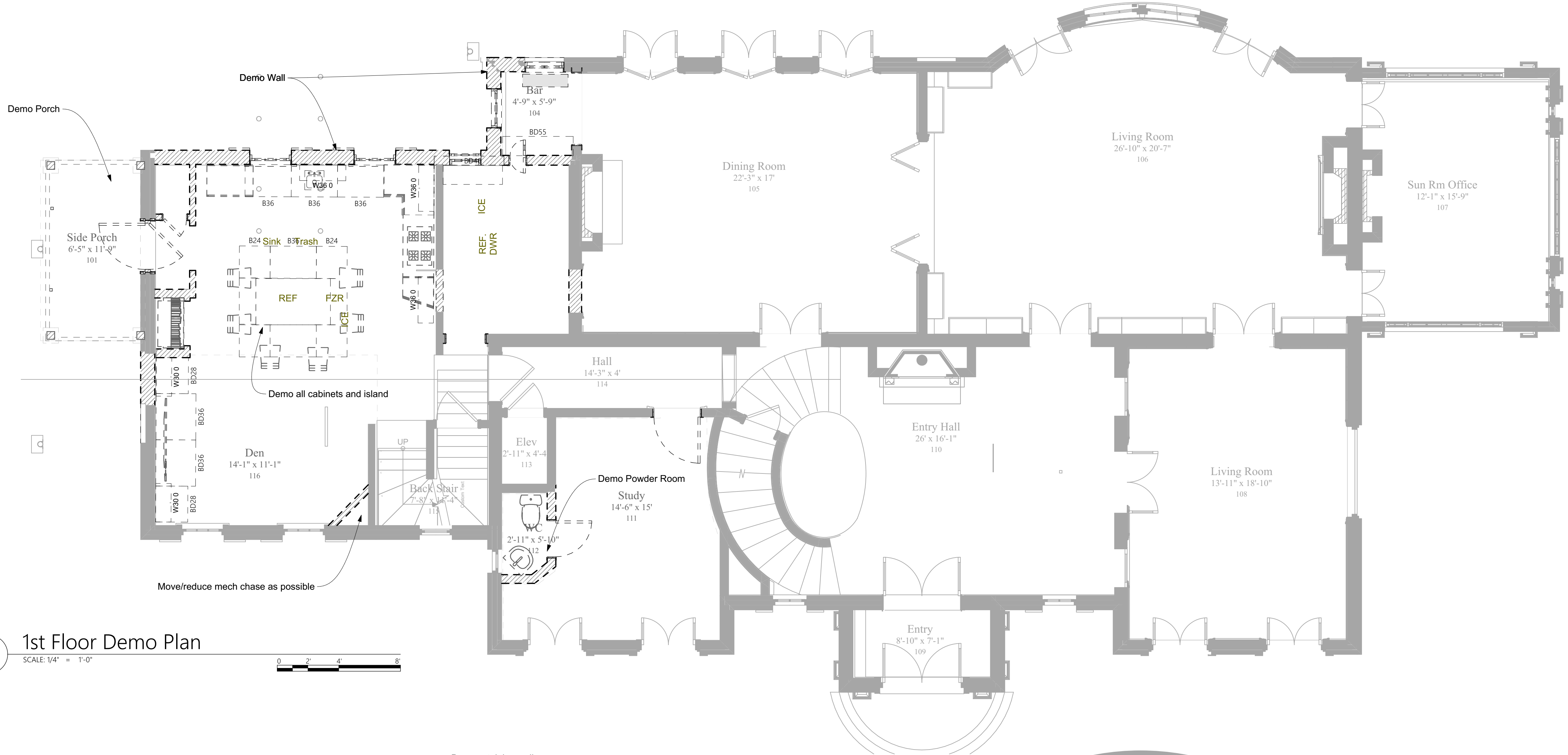


AFFIXED: 9/26/2023

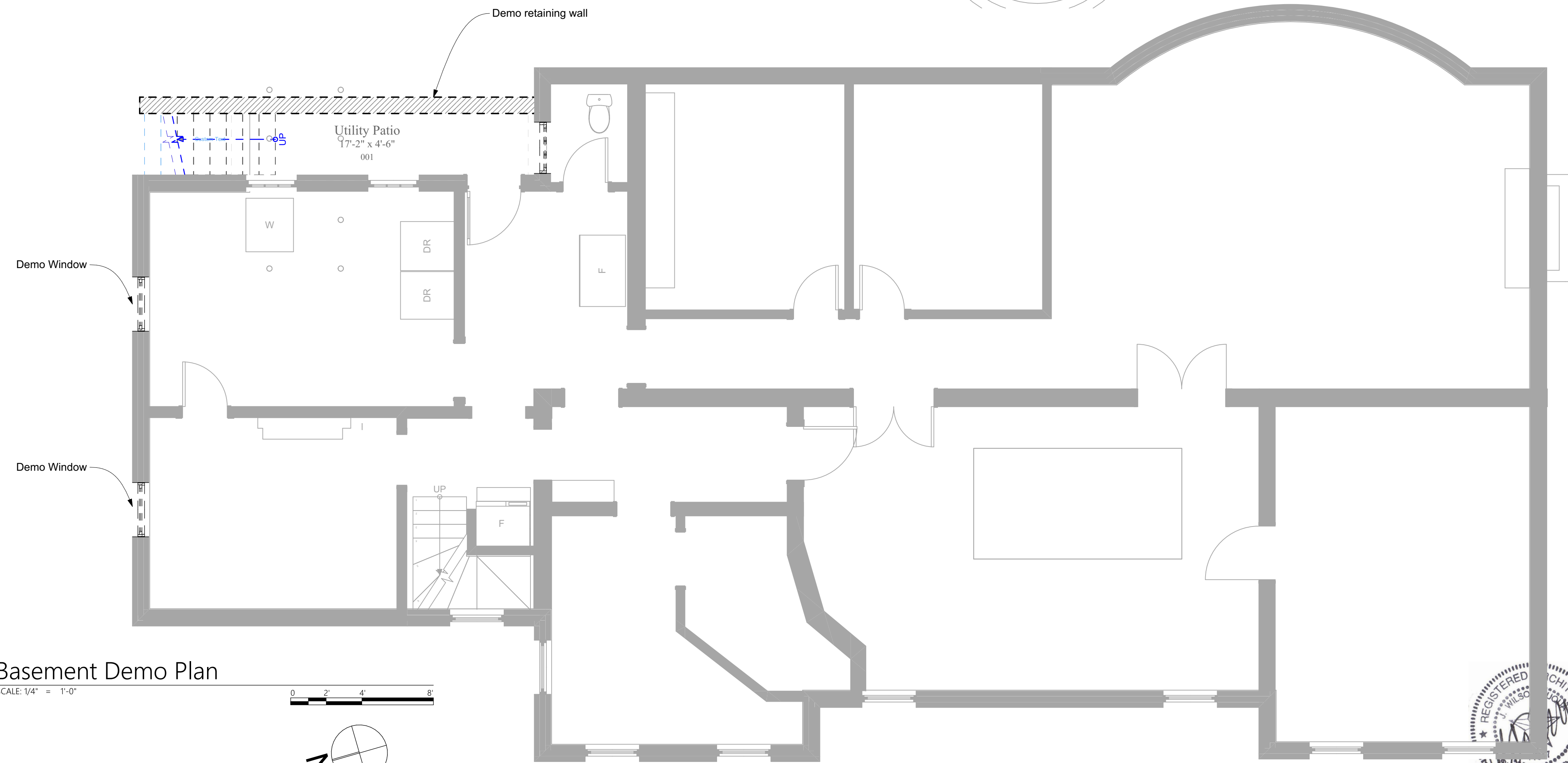
ISSUE	DATE	REMARKS
Pricing Set		
Permit Set		
Cost. Doc's		

Area Calculation	Architectural Services for:	A1.05
	Kelly Jarvis 1060 Prospect Ave Hartford, CT 06105	
FUQUA Architects (214) 528-4665		9/26/2023

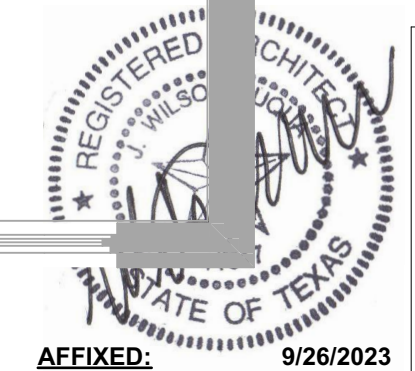
BIMcloud: WDC01 - BIMcloud Basic for Archicad 26/Copy of Jarvis 1060 Prospect Ave_2023_05_11



1 1st Floor Demo Plan
SCALE: 1/4" = 1'-0"



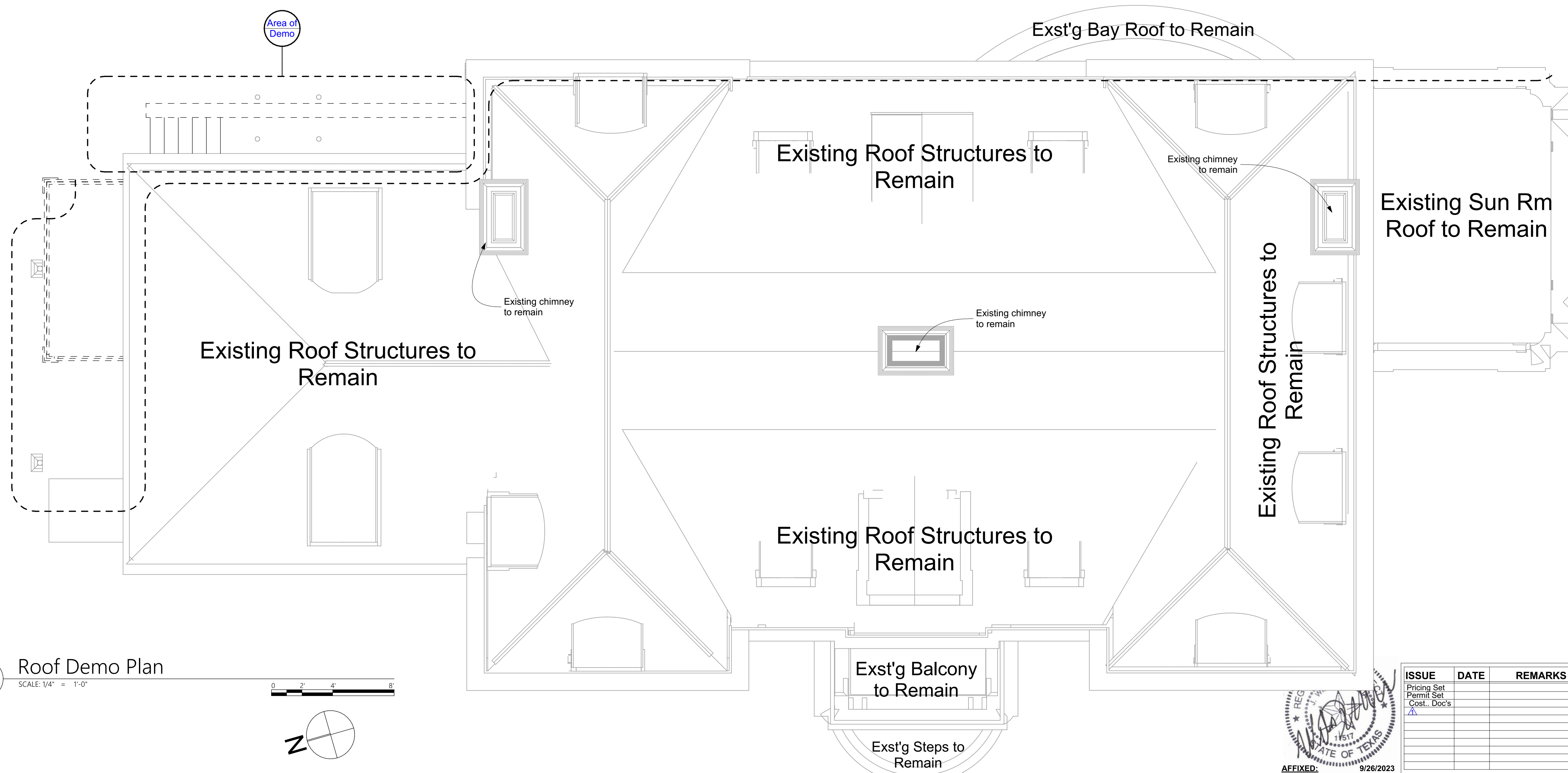
3 Basement Demo Plan
SCALE: 1/4" = 1'-0"



ISSUE	DATE	REMARKS
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Permit Set		
Cost. Doc's		

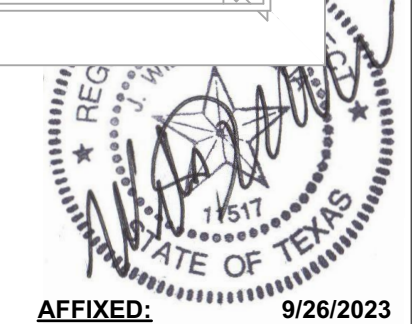
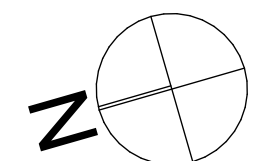
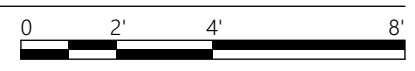
Demo 1st Floor Plan	Architectural Services for:	A2.01
	Kelly Jarvis 1060 Prospect Ave Hartford, CT 06105	
FUQUA Architects (214) 528-4665		9/26/2023

BIMcloud: WFD001 - BIMcloud Basic for Archicad 26/Copy of Jarvis 1060 Prospect Ave_2023_05_11



1 Roof Demo Plan

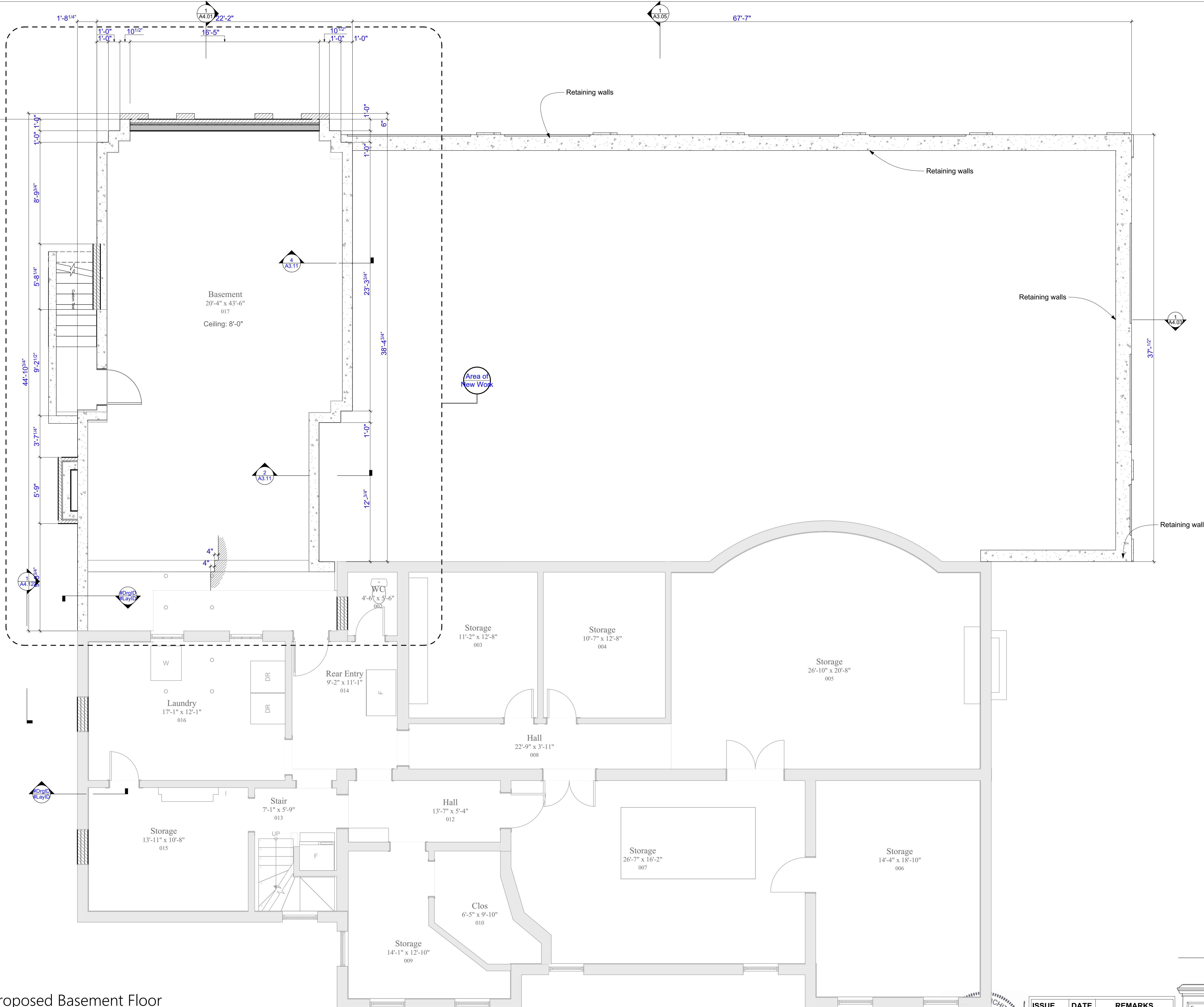
SCALE: 1/4" = 1'-0"



ISSUE	DATE	REMARKS
Pricing Set		
Permit Set		
Cost. Doc's		

Demo Roof Plan	Architectural Services for:	A2.03
	Kelly Jarvis	
	1060 Prospect Ave Hartford, CT 06105	
	FUQUA Architects (214) 528-4665	9/26/2023

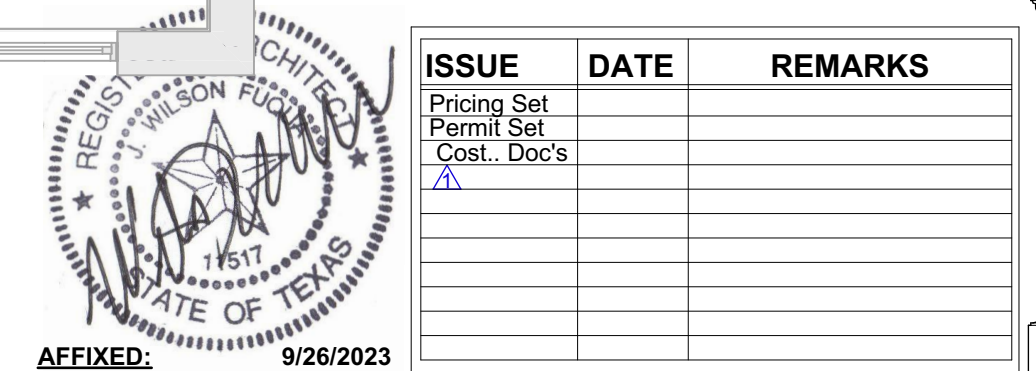
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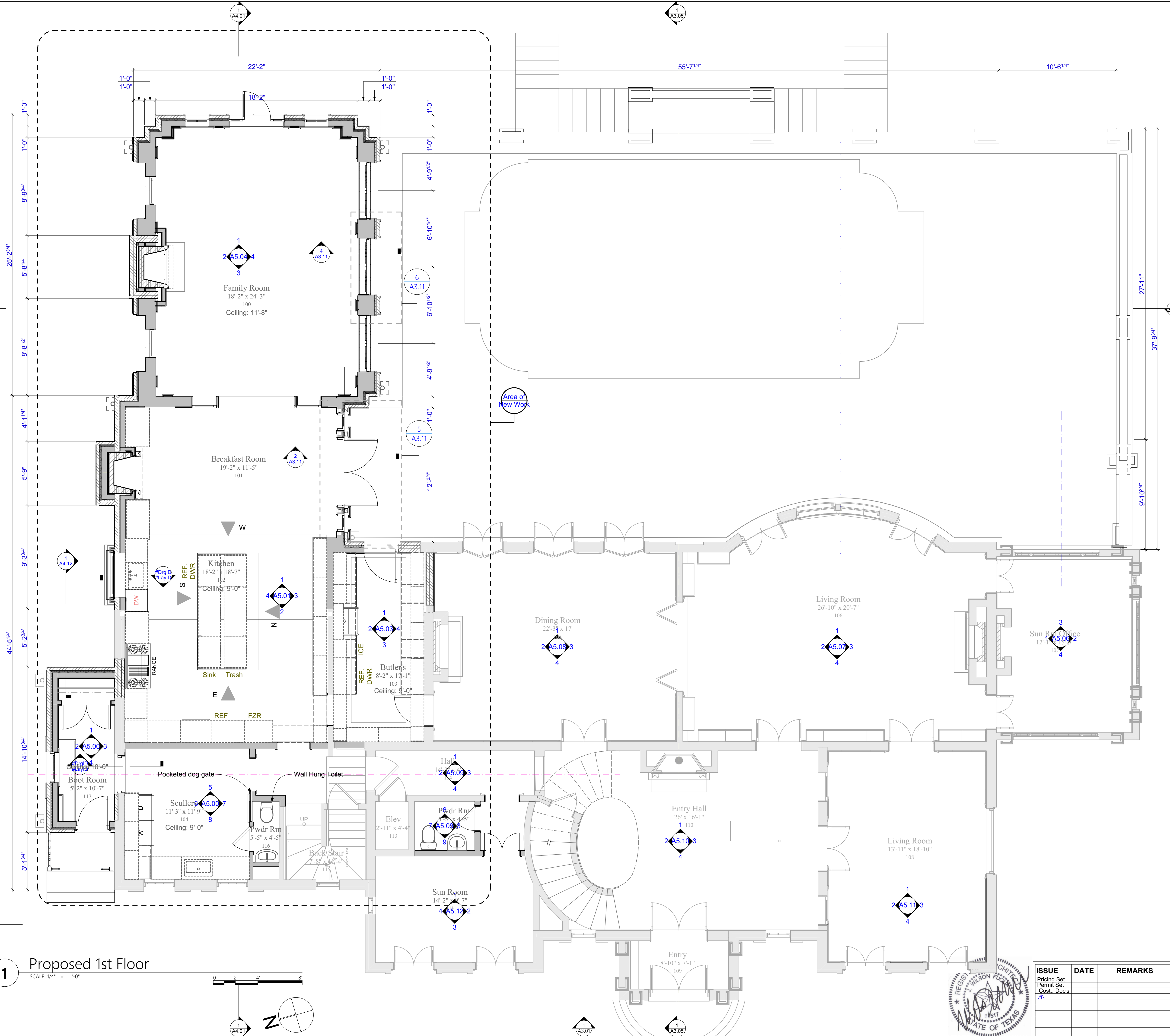
1 Proposed Basement Floor

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

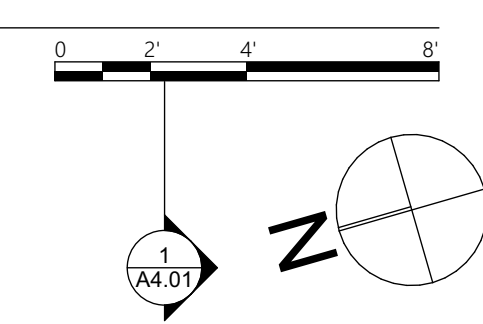
ISSUE	DATE	REMARKS
Pricing Set		
Permit Set		
Cost. Doc's		



Proposed Basement Floor Plan	Architectural Services for:	A2.10
	Kelly Jarvis 1060 Prospect Ave Hartford, CT 06105	
FUQUA Architects (214) 528-4665		9/26/2023

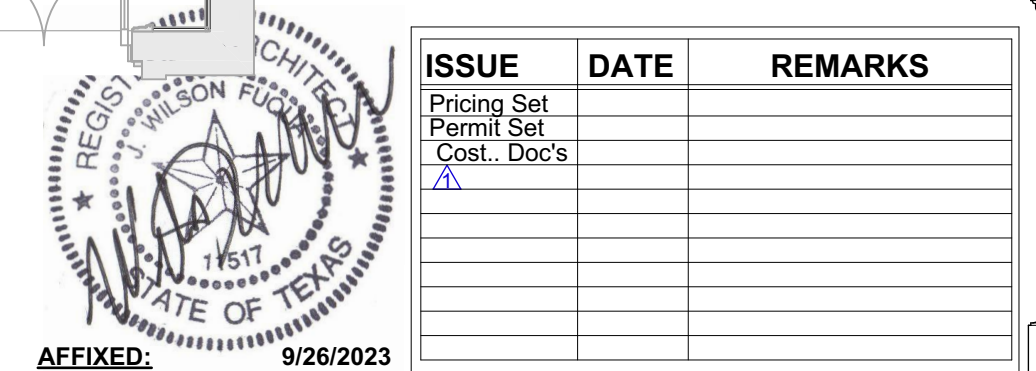


1 Proposed 1st Floor

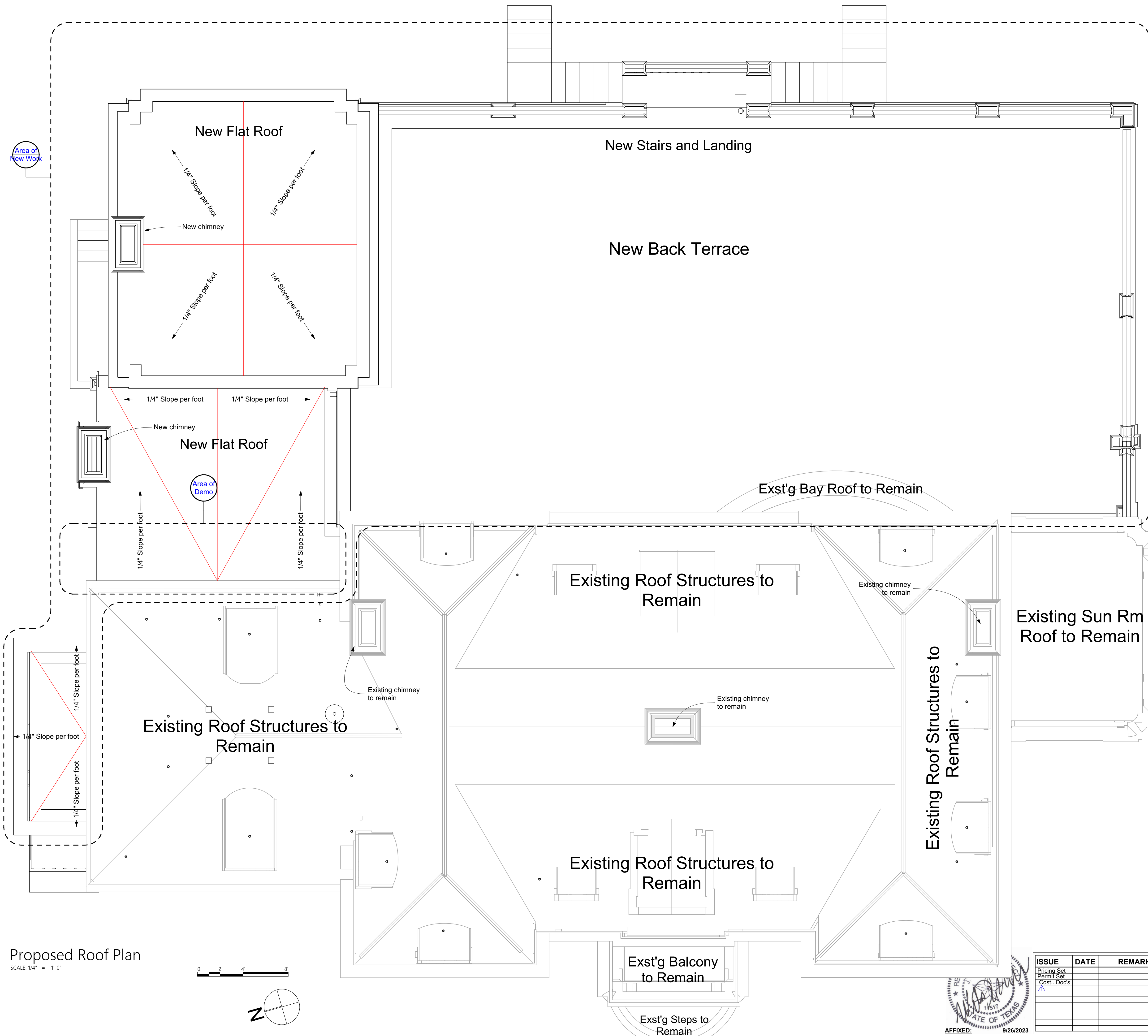


ISSUE	DATE	REMARKS
Pricing Set		
Permit Set		
Cost. Docs		

Proposed 1st Floor Plan	Architectural Services for:	A2.11
	Kelly Jarvis 1060 Prospect Ave Hartford, CT 06105	
FUQUA Architects (214) 528-4665		9/26/2023

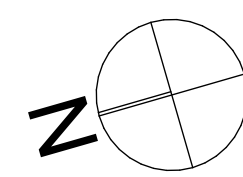
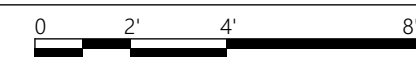


BIMcloud: WFD001 - BIMcloud Basic for Archicad 26/Copy of Jarvis 1060 Prospect Ave_2023_05_11



1 Proposed Roof Plan

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



ISSUE	DATE	REMARKS
Pricing Set		
Permit Set		
Cost. Doc's		

Proposed Roof Plan	Architectural Services for:	A2.15
	Kelly Jarvis 1060 Prospect Ave Hartford, CT 06105	
FUQUA Architects (214) 528-4665		9/26/2023

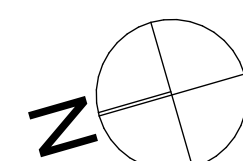
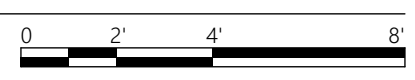
BIMcloud: WDC01 - BIMcloud Basic for Archicad 26/Copy of Jarvis 1060 Prospect Ave_2023_05_11

Electrical Symbols	
	110V Duplex Receptacle
	Picture Plug
	GFCI Duplex Receptacle
	AFCI Duplex Receptacle
	Rugged Floor Receptacle (ref. Lighting for coordination)
	Water Proof Duplex Receptacle
	Switches
	4 Pole Receptacle Outlet
	220V Receptacle
	WP Switch
	Smoke Detector Alarm (ref. RCP for coordination)
	Bathroom Extractor Fan (ref. RCP for coordination)
	Signal TV out
	Signal Telephone out
	Electrical Panel
	Ceiling Fan
	Accent Light Fixture
	Recessed Light Fixture
	Recessed WP Light Fixture
	Hanging Decorative Fixture
	Fluorescent Fixture
	Wall Sconce Fixture
	Under Cabinet Fixture



1 Basement Lighting Plan

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



AFFIXED: 9/26/2023

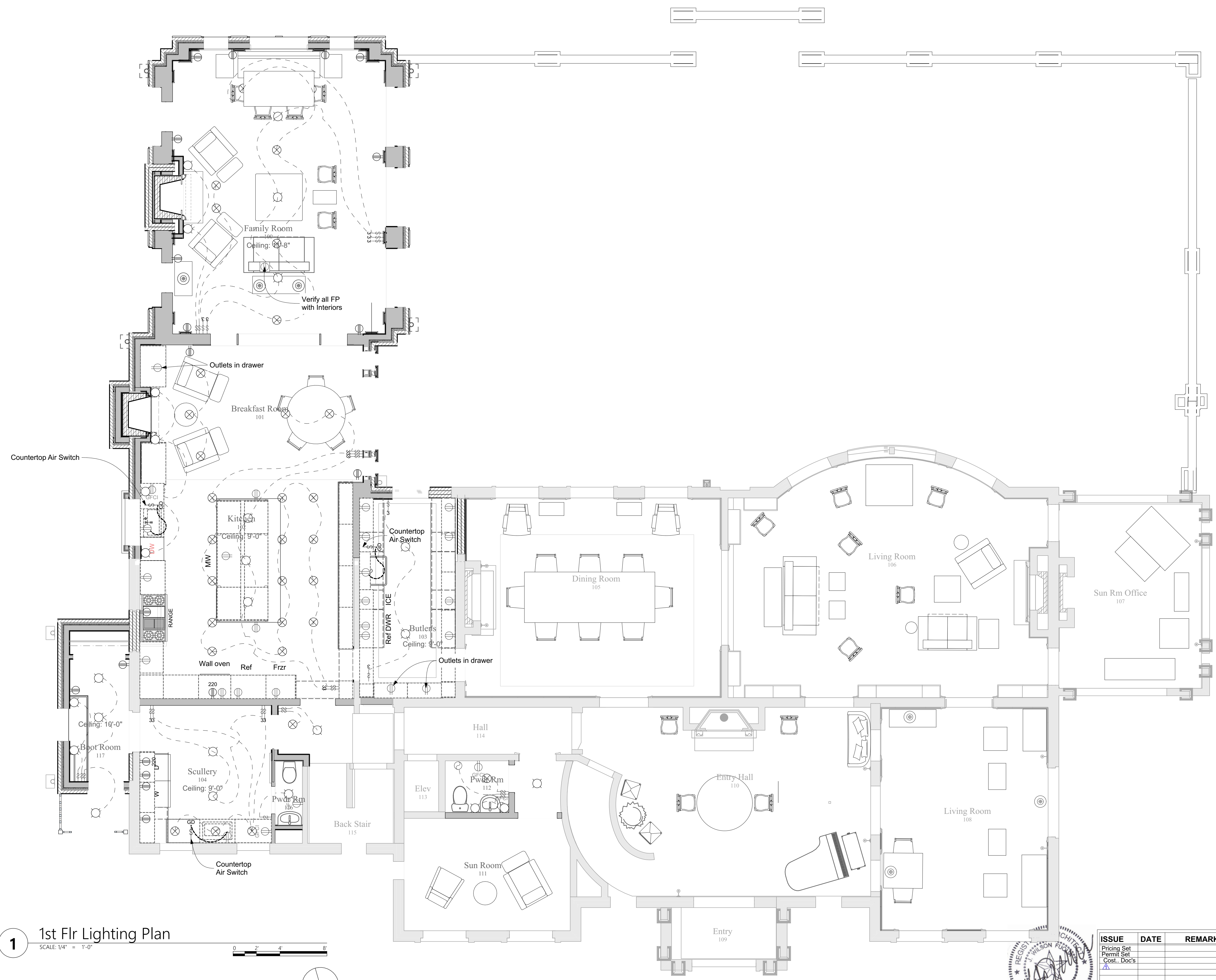
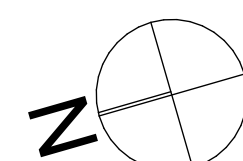
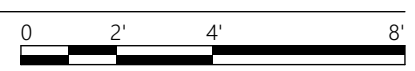
ISSUE	DATE	REMARKS
Pricing Set		
Permit Set		
Cost. Doc's		

Basement Lighting Plan	Architectural Services for:	A2.41
	Kelly Jarvis 1060 Prospect Ave Hartford, CT 06105	
FUQUA Architects (214) 528-4665		9/26/2023

BIMcloud: WDC01 - BIMcloud Basic for Archicad 26/Copy of Jarvis 1060 Prospect Ave_2023_05_11

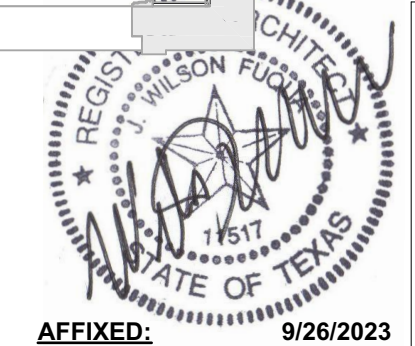
1 1st Flr Lighting Plan

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



Electrical Symbols	
	110V Duplex Receptacle
	Picture Plug
	GFCI Duplex Receptacle
	AFCI Duplex Receptacle
	Regressed Floor Receptacle (ref. Lighting for coordination)
	Water Proof Duplex Receptacle
	Switches
	4 Pole Receptacle Outlet
	220V Receptacle
	WP Switch
	Smoke Detector Alarm (ref. RCP for coordination)
	Bathroom Extractor Fan (ref. RCP for coordination)
	Signal TV out
	Signal Telephone out
	Electrical Panel
	Ceiling Fan
	Accent Light Fixture
	Recessed Light Fixture
	Recessed WP Light Fixture
	Hanging Decorative Fixture
	Fluorescent Fixture
	Wall Sconce Fixture
	Under Cabinet Fixture

ISSUE	DATE	REMARKS
Pricing Set		
Permit Set		
Cost. Docs		



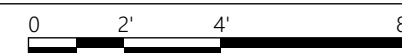
1st Flr Lighting Plan	Architectural Services for:	A2.42
	Kelly Jarvis 1060 Prospect Ave Hartford, CT 06105	
FUQUA Architects (214) 528-4665		9/26/2023



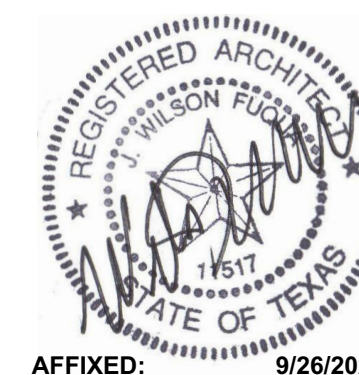
2 Front Elev Prespective
SCALE: 1:58.80



1 2 West Elevation
SCALE: 1/4" = 1'-0"



Area of New Work



AFFIXED: 9/26/2023

ISSUE	DATE	REMARKS
Pricing Set		
Permit Set		
Cost. Docs		

West Elevation	Architectural Services for:	A3.01
	Kelly Jarvis 1060 Prospect Ave Hartford, CT 06105	
FUQUA Architects (214) 528-4665		9/26/2023

BIMcloud: WFD001 - BIMcloud Basic for Archicad 26/Copy of Jarvis 1060 Prospect Ave_2023_05_11



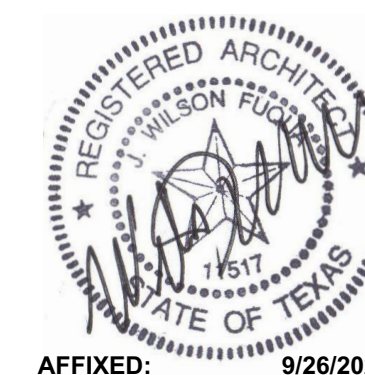
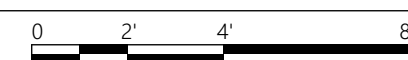
1 1 East Elevation
SCALE: 1/76.20



2 Family Room
SCALE: 1/60.88



3 Rear Elev Perspective
SCALE: 1/4" = 1'-0"



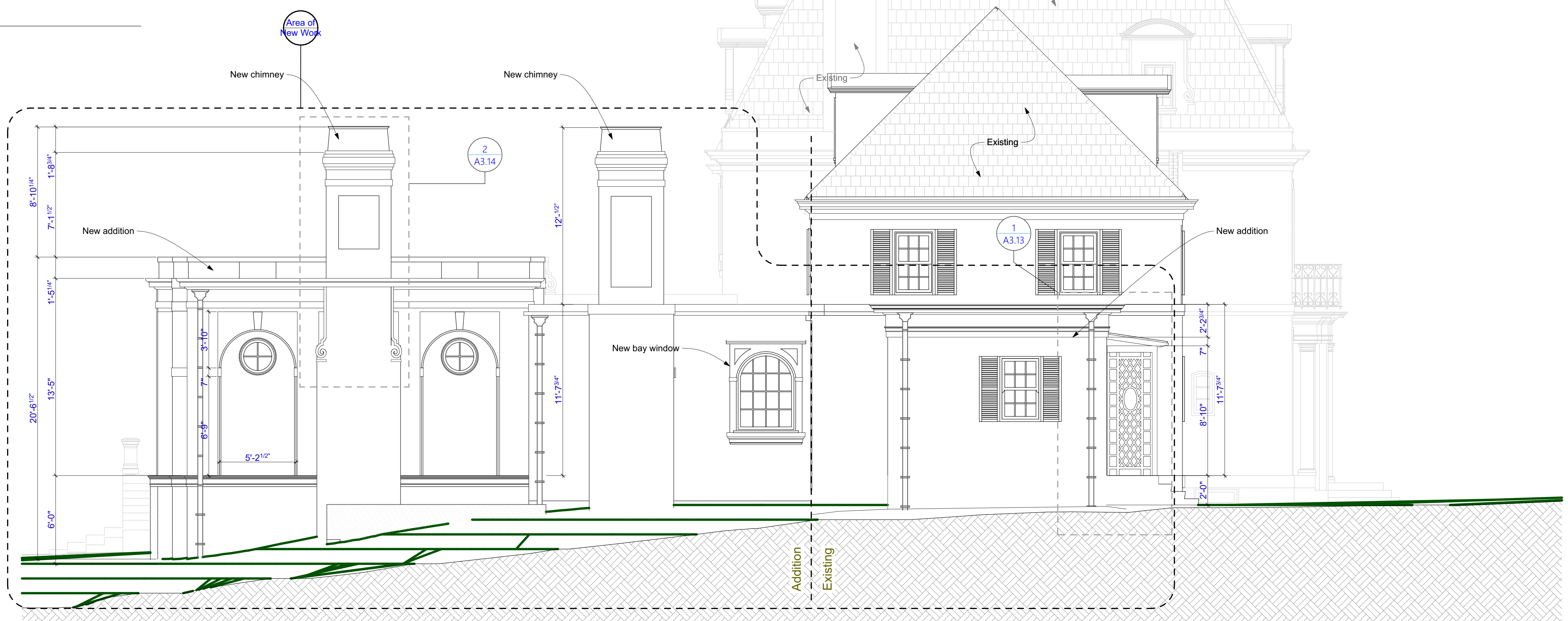
AFFIXED: 9/26/2023

ISSUE	DATE	REMARKS
Pricing Set		
Permit Set		
Cost. Doc's		

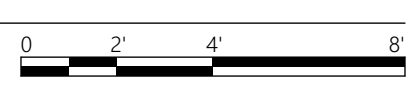
East Elevation	Architectural Services for:	A3.02
	Kelly Jarvis 1060 Prospect Ave Hartford, CT 06105	
FUQUA Architects (214) 528-4665		9/26/2023



2 Side Elev Perspective
SCALE: 1:54.34



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



BIMcloud: WFDC01 - BIMcloud Basic for Archicad 26/Copy of Jarvis 1060 Prospect Ave_2023_05_11



ISSUE	DATE	REMARKS
Pricing Set		
Permit Set		
Cost. Docs		

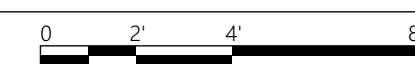
North Elevation	Architectural Services for:	A3.03
	Kelly Jarvis 1060 Prospect Ave Hartford, CT 06105	
FUQUA Architects (214) 528-4665		9/26/2023

AFFIXED: 9/26/2023



2 Terrace Perspective

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

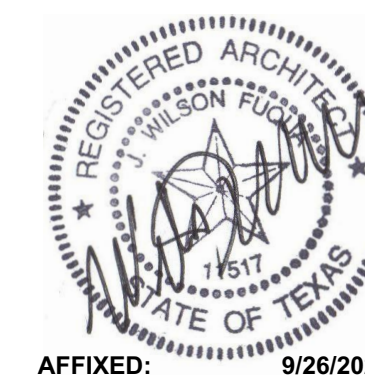
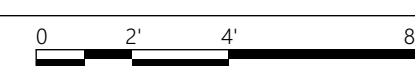


Area of New Work



1 3 South Elevation

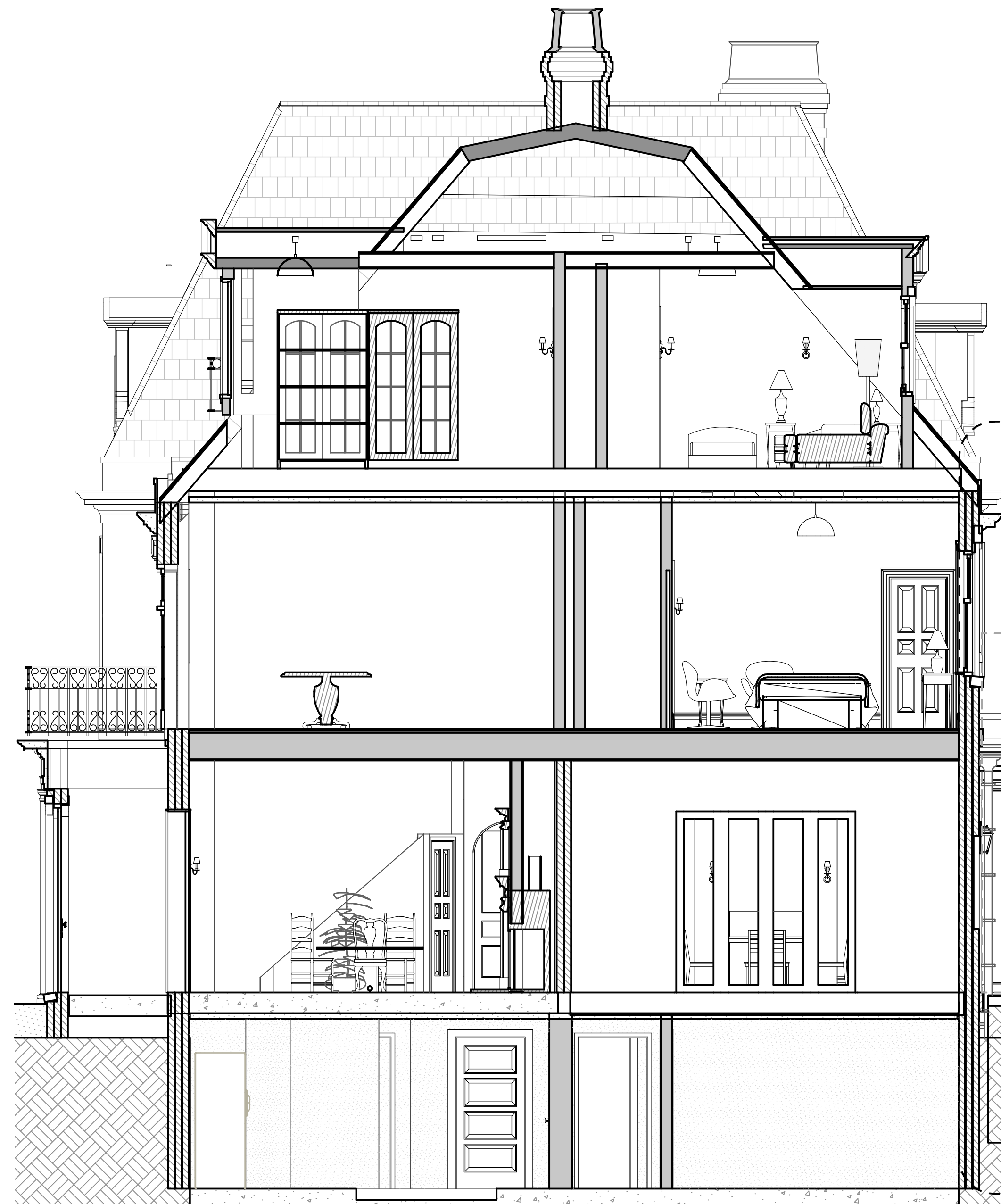
SCALE: 1/4" = 1'-0"



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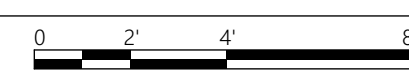
ISSUE	DATE	REMARKS
Pricing Set		
Permit Set		
Cost. Docs		

South Elevation	Architectural Services for:	A3.04
	Kelly Jarvis 1060 Prospect Ave Hartford, CT 06105	
FUQUA Architects (214) 528-4665		9/26/2023



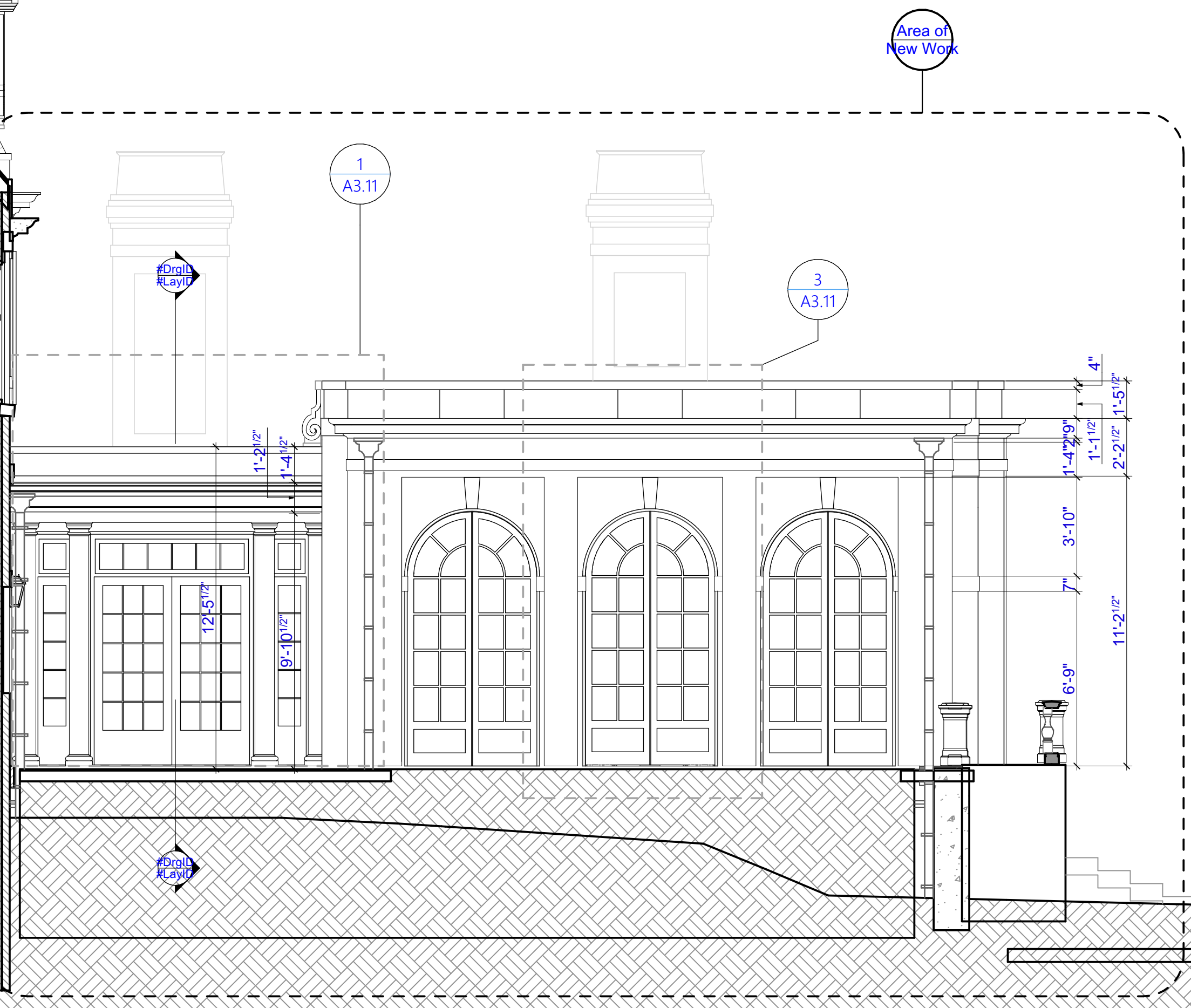
1 04 East West B

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



2 Addition Perspective

SCALE: 1:58.76

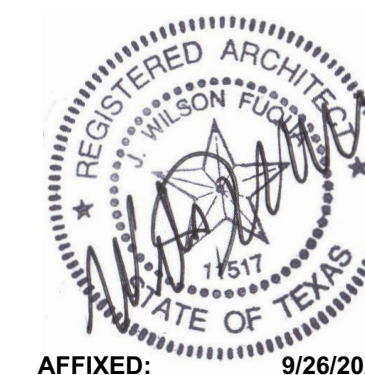


Area of New Work

1 A3.11

3 A3.11

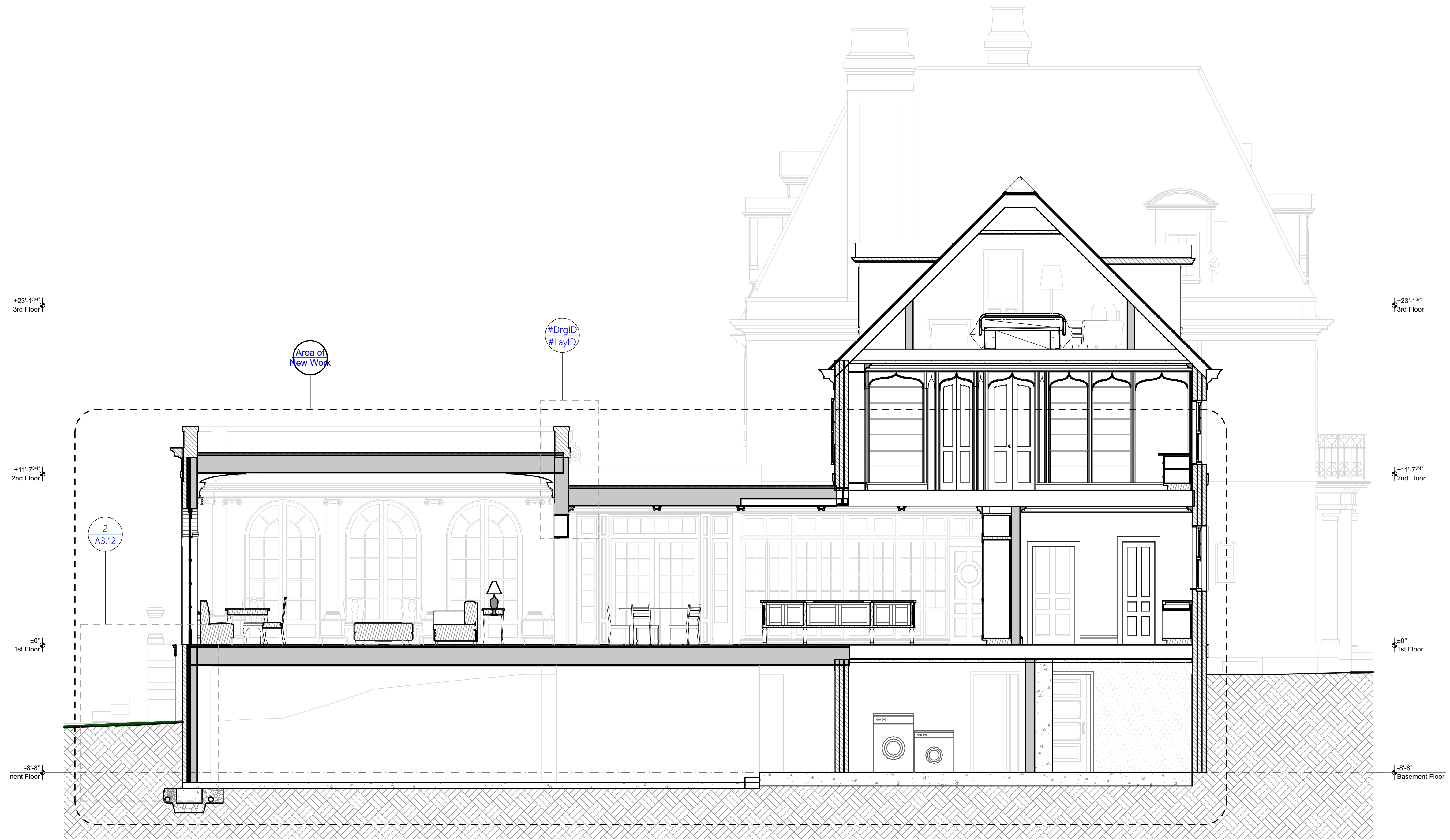
4'-0"
1'-4 7/8"
1'-1 1/2"
2'-2 1/2" 11'-5 1/2"
3'-10"
6'-9"
11'-2 1/2"



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Pricing Set		
Permit Set		
Cost. Docs		
A		

Building Sections	Architectural Services for:	A3.05
	Kelly Jarvis 1060 Prospect Ave Hartford, CT 06105	
FUQUA Architects (214) 528-4665		9/26/2023



1 03 East West A
 SCALE: 1/4" = 1'-0"
 0 2 4 6'

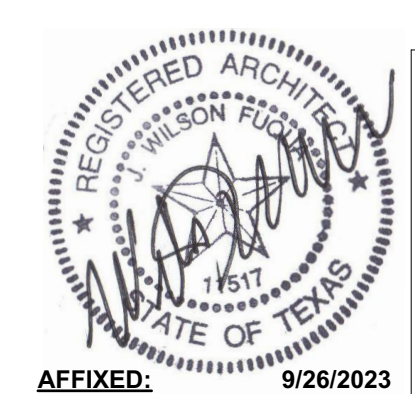


ISSUE	DATE	REMARKS
Pricing Set		
Permit Set		
Cost. Doc's		

Building Sections	Architectural Services for:	A4.01
	Kelly Jarvis 1060 Prospect Ave Hartford, CT 06105	
FUQUA Architects (214) 528-4665		9/26/2023



1 07 North South A
 SCALE: 1/4" = 1'-0"

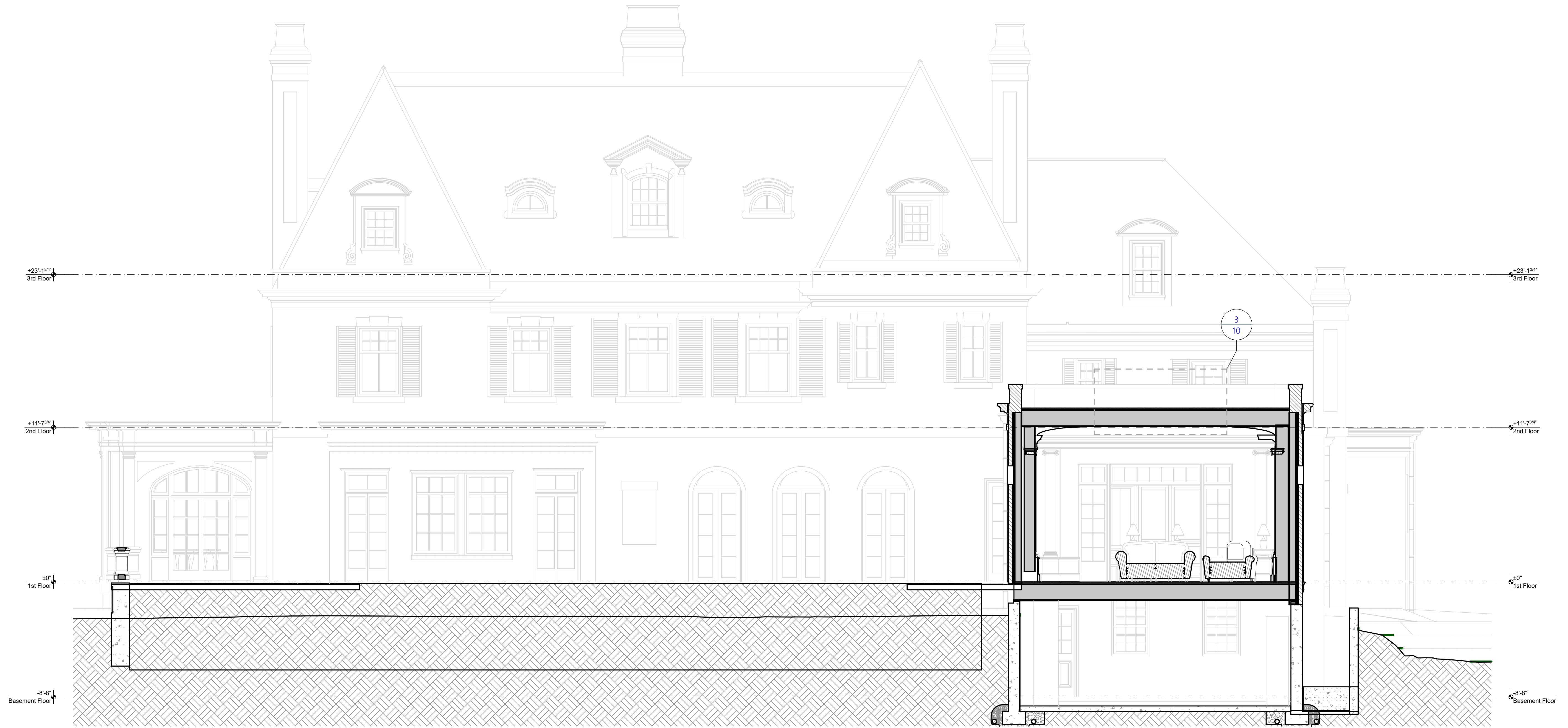


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Pricing Set		
Permit Set		
Cost. Doc's		

Building Sections	Architectural Services for:	A4.02
	Kelly Jarvis 1060 Prospect Ave Hartford, CT 06105	
FUQUA Architects (214) 528-4665		9/26/2023

BIMcloud: WFDC01 - BIMcloud Basic for Archicad 26/Copy of Jarvis 1060 Prospect Ave_2023_05_11



1 08 North South B
 SCALE: 1/4" = 1'-0"
 0 2 4 8

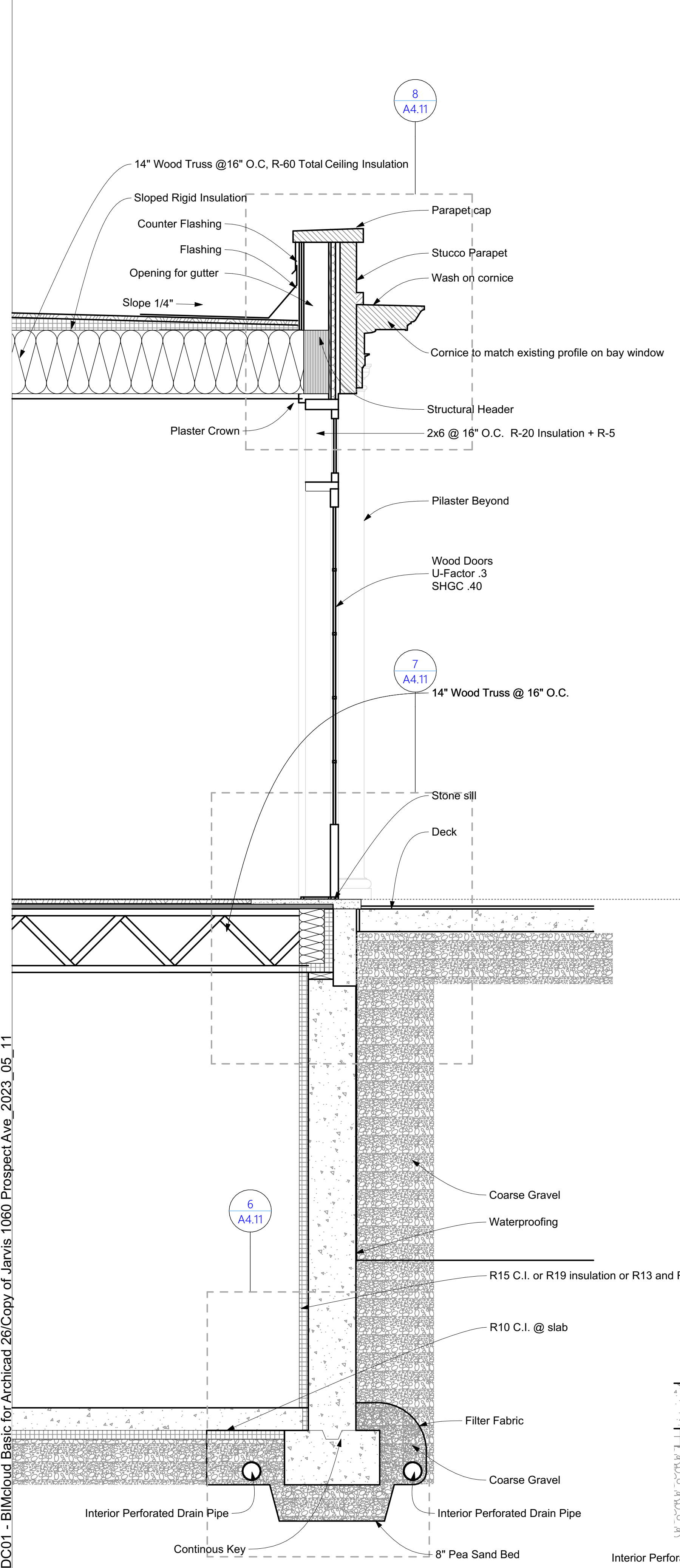


AFFIXED: 9/26/2023

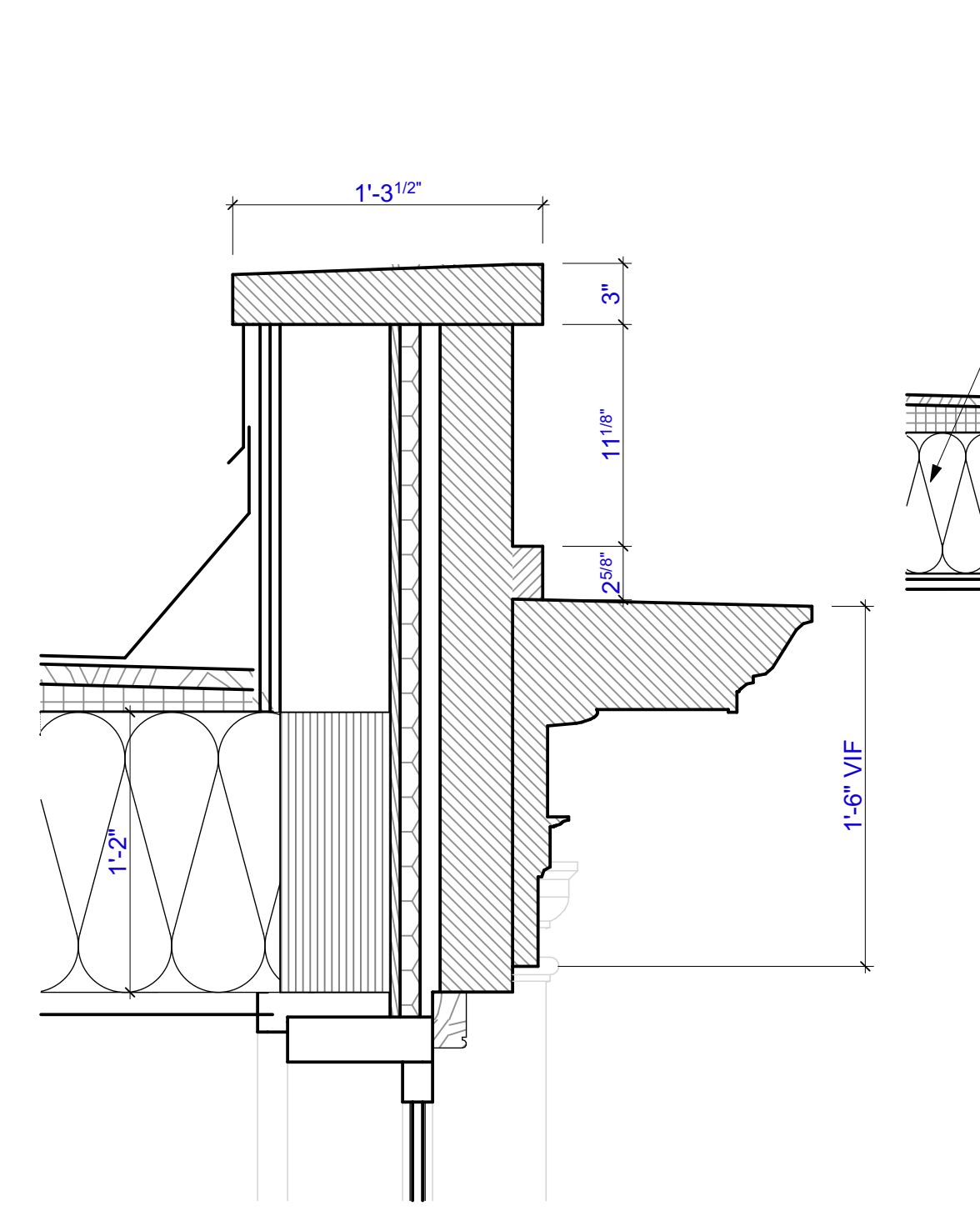
ISSUE	DATE	REMARKS
Pricing Set		
Permit Set		
Cost. Doc's		

Building Sections	Architectural Services for:	A4.03
	Kelly Jarvis 1060 Prospect Ave Hartford, CT 06105	
FUQUA Architects (214) 528-4665		9/26/2023

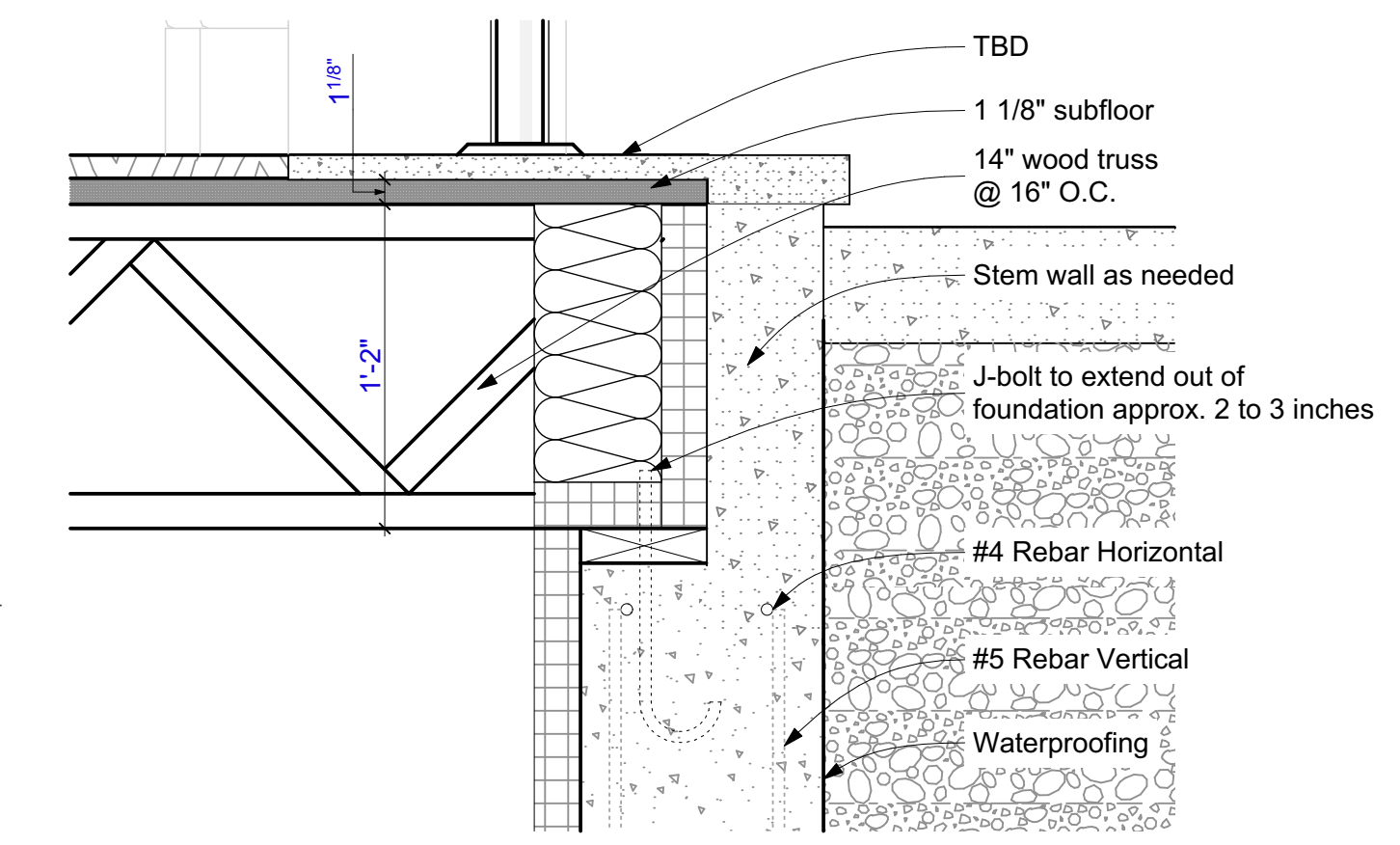
BIMcloud: WDC01 - BIMcloud Basic for Archicad 26/Copy of Jarvis 1060 Prospect Ave_2023_05_11



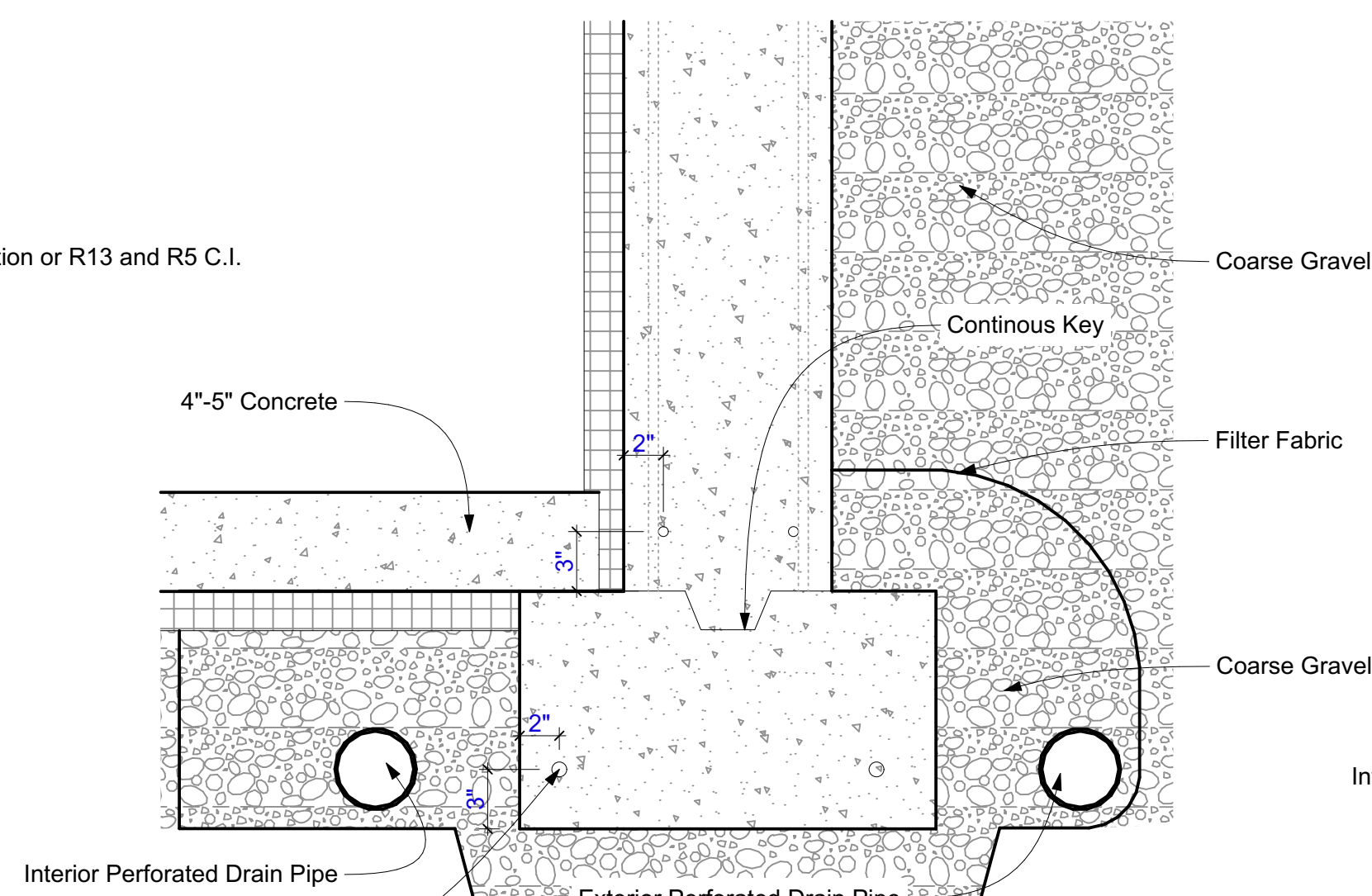
1 Breakfast Room Wall
SCALE: 3/4" = 1'-0"



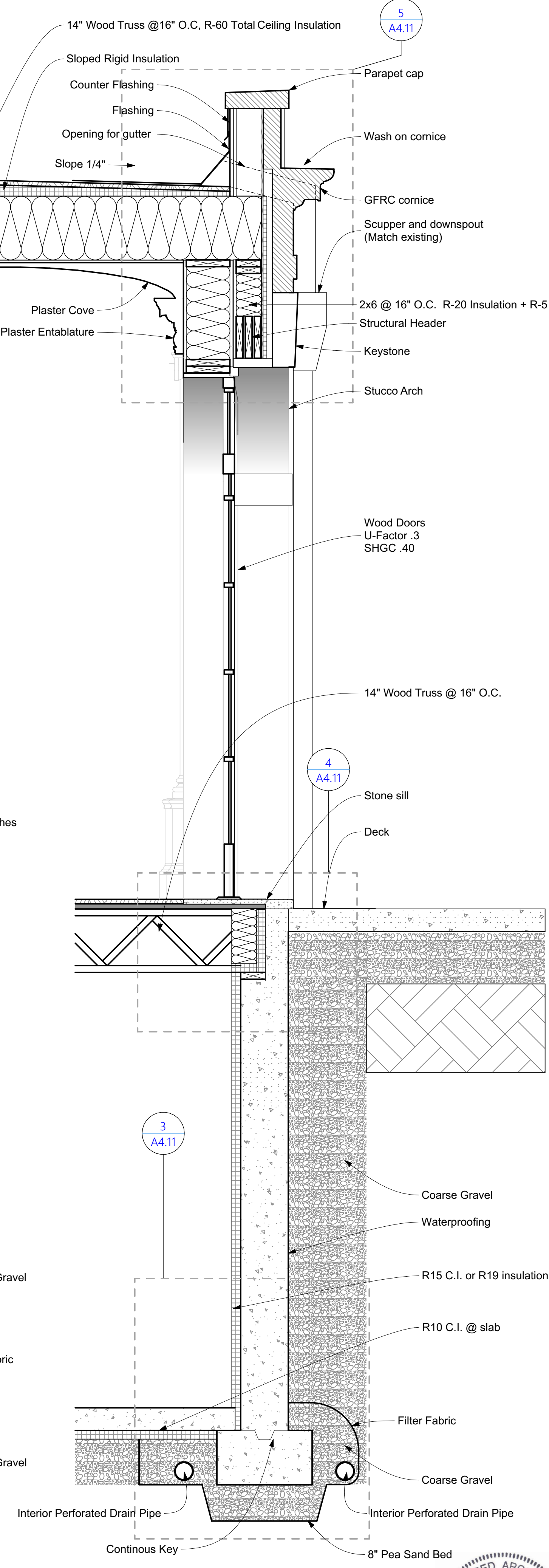
8 Hyphen Cornice Detail
SCALE: 1 1/2" = 1'-0"



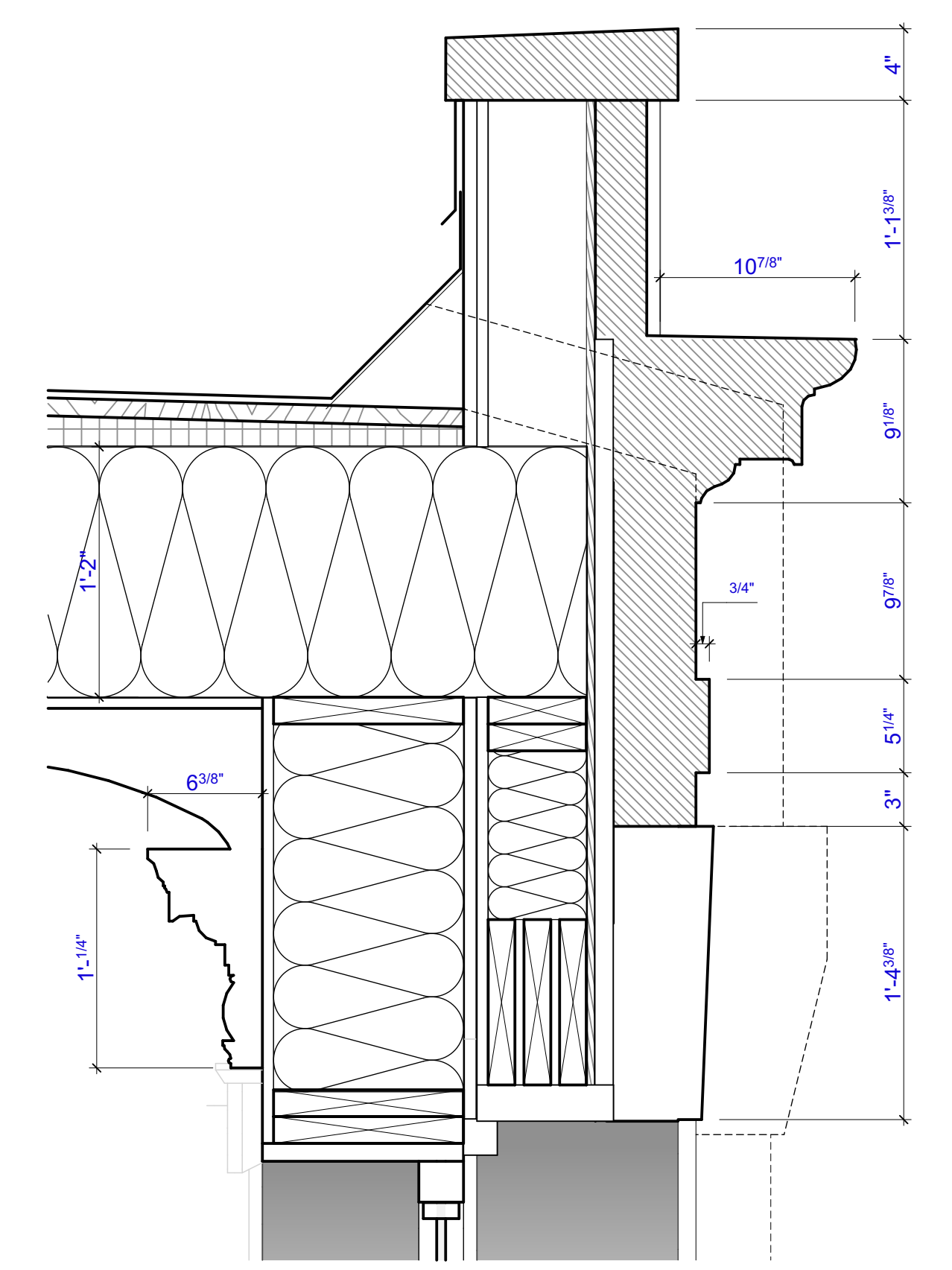
7 Breakfast Room Threshold Detail
SCALE: 1 1/2" = 1'-0"



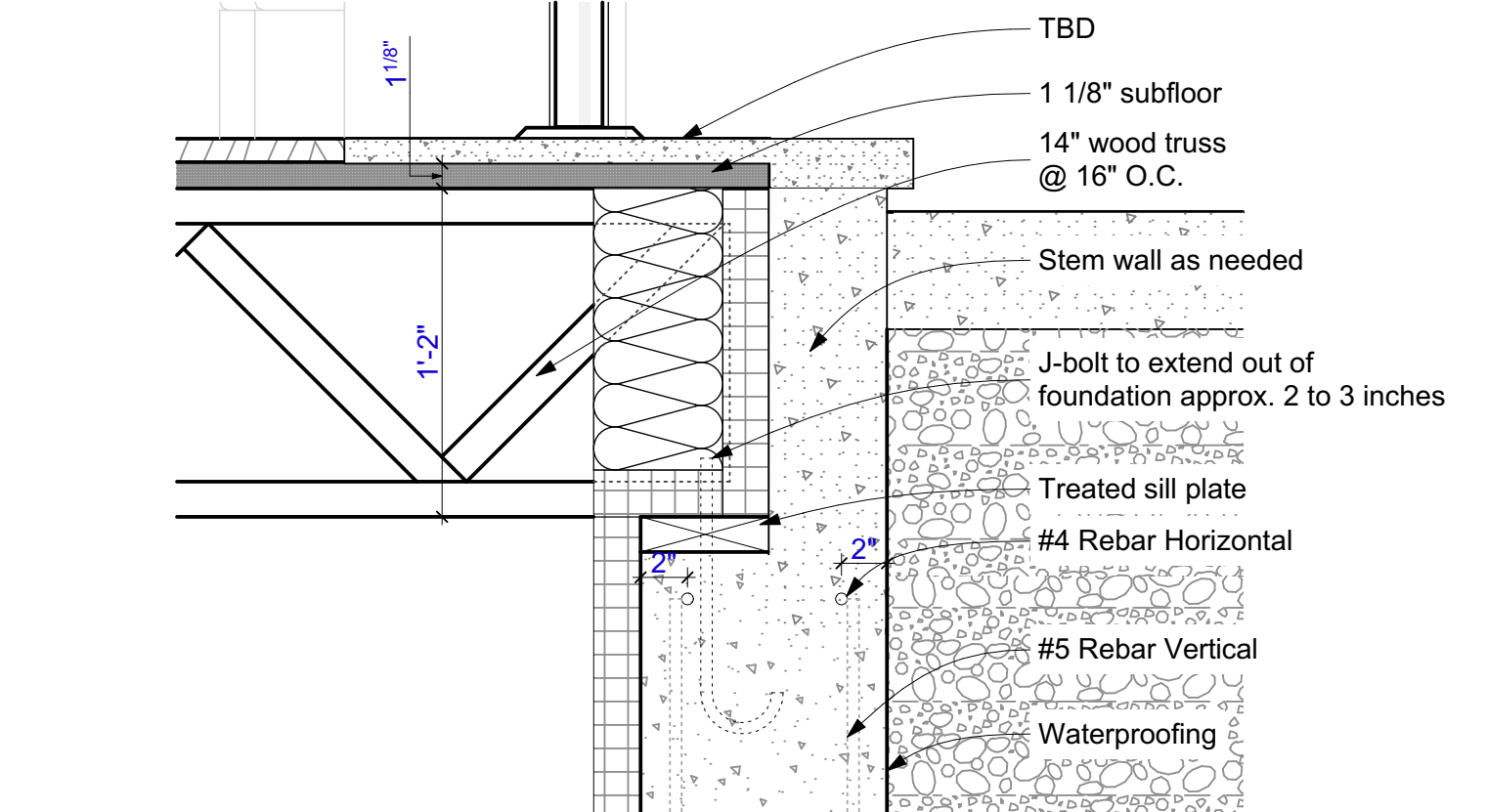
6 Basement Footing Detail
SCALE: 1 1/2" = 1'-0"



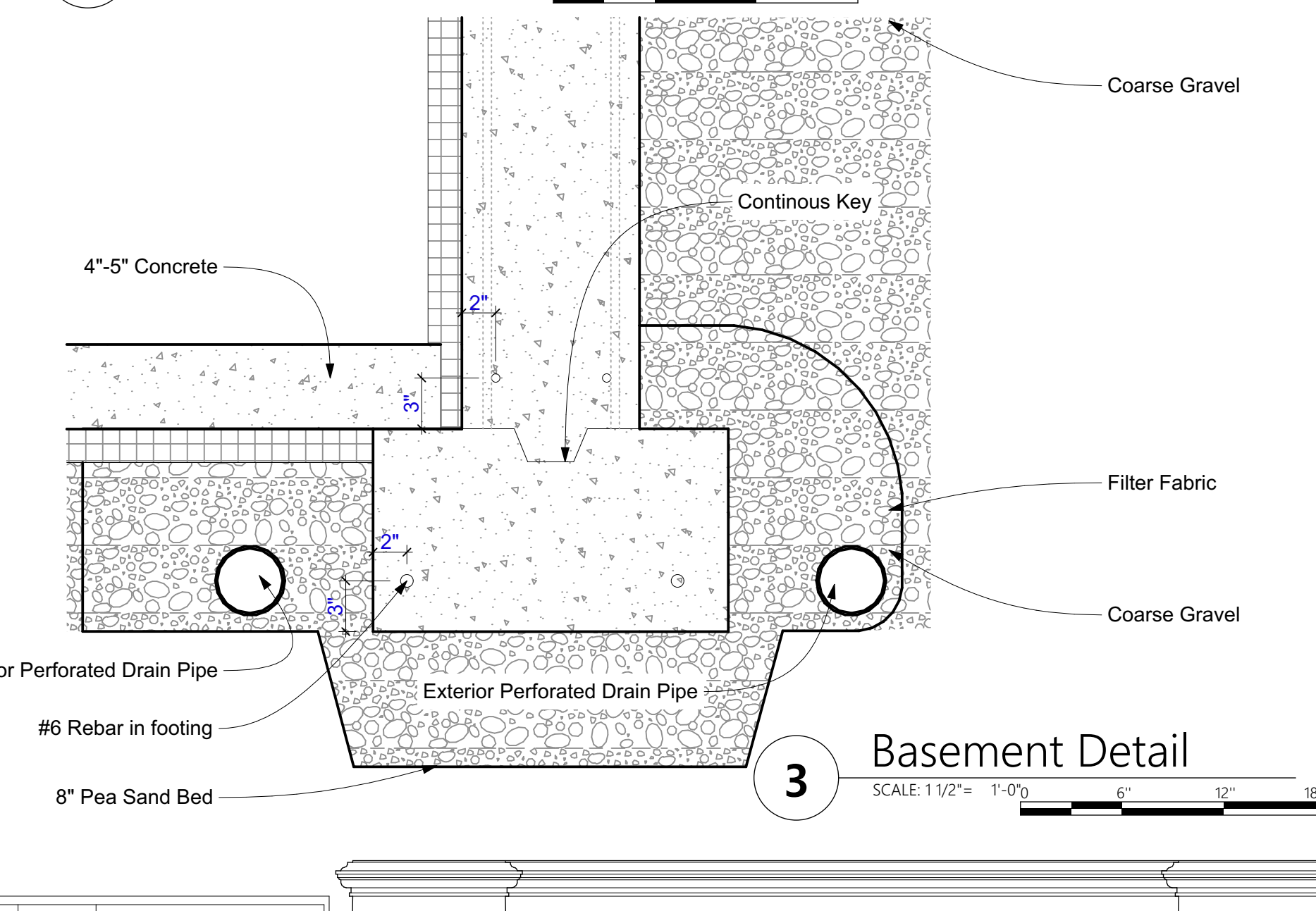
2 Family Room Wall
SCALE: 3/4" = 1'-0"



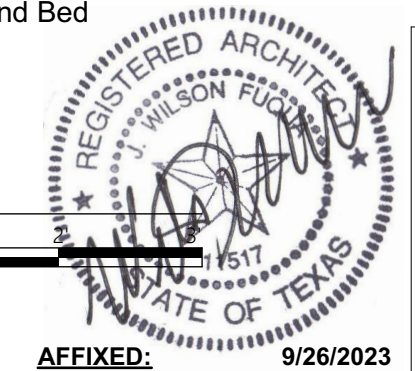
5 Family Room Cornice Detail
SCALE: 1 1/2" = 1'-0"



4 Family Room Threshold Detail
SCALE: 1 1/2" = 1'-0"



3 Basement Detail
SCALE: 1 1/2" = 1'-0"



ISSUE	DATE	REMARKS
Pricing Set		
Permit Set		
Cost. Docs		

Architectural Services for:

Kelly Jarvis

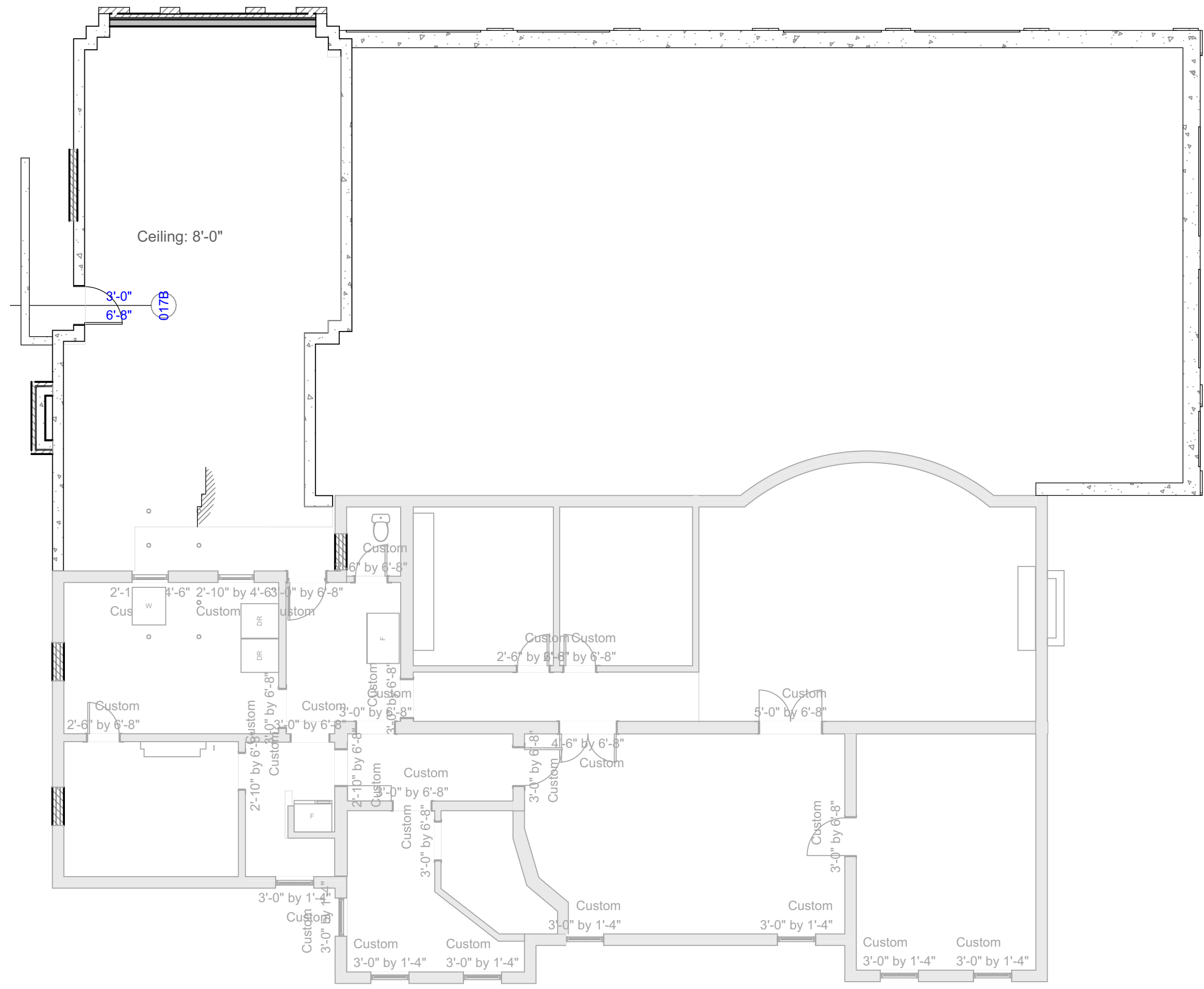
1060 Prospect Ave Hartford, CT 06105

FUQUA Architects (214) 528-4665

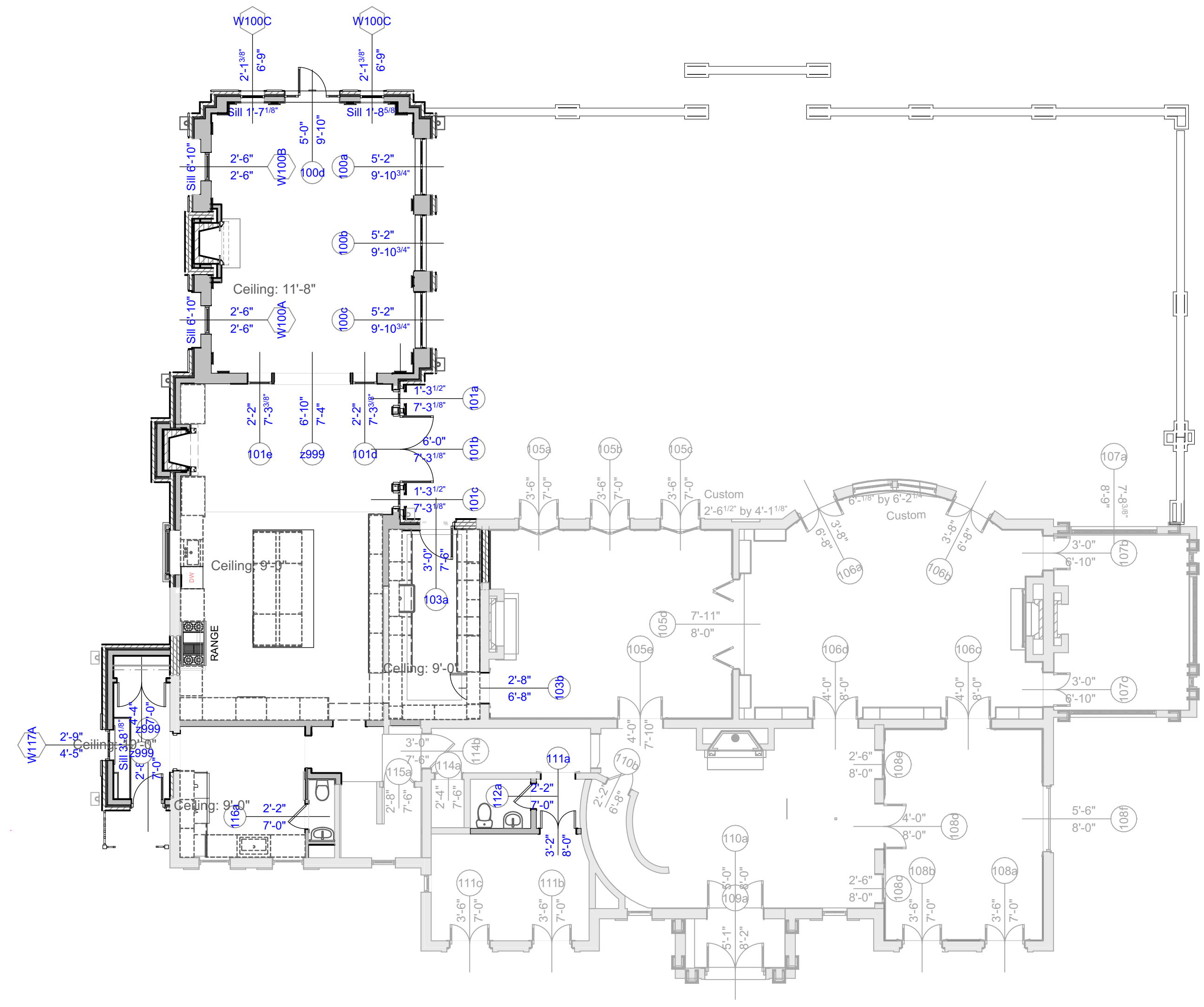
9/26/2023

Wall Sections

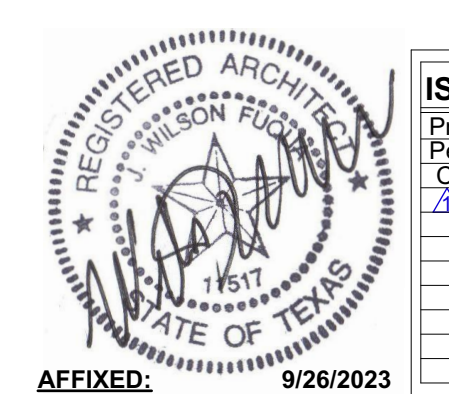
A4.11



1 -1. Basement Floor Reference Plan
SCALE: 1/8" = 1'-0"
0 4 8 16



2 1st Flr Reference Plan
SCALE: 1/8" = 1'-0"
0 4 8 16



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ISSUE	DATE	REMARKS
Pricing Set		
Permit Set		
Cost. Doc's		

Doors And Windows Reference Plan	Architectural Services for:	A6.00
	Kelly Jarvis 1060 Prospect Ave Hartford, CT 06105	
FUQUA Architects (214) 528-4665		9/26/2023

Door Schedule						
Label	Size		Type	Material	Finish	Notes
	W	Ht				
017B	3'-0"	6'-8"				
100a	5'-0"	9'-10"	---	---	---	---
100b	5'-0"	9'-10"	---	---	---	Wood
100c	5'-0"	9'-10"	---	---	---	Wood
100d	5'-0"	9'-10"	---	---	---	Wood
101a	1'-3 1/2"	7'-3 1/2"				Wood, Fixed
101b	6'-0"	7'-3 1/2"				Exterior, pair
101c	1'-3 1/2"	7'-3 1/2"				Exterior
101d	2'-2"	7'-3 1/2"				
101e	2'-2"	7'-3 1/2"				
103a	3'-0"	7'-6"				Exterior
103b	2'-8"	6'-8"				Porthole Window
111a	3'-2"	8'-0"				Pair
112a	2'-2"	7'-0"				
116a	2'-2"	7'-0"				

4 Door Schedule
SCALE: 1" = 1'-0"
0 1/2" 1" 2"

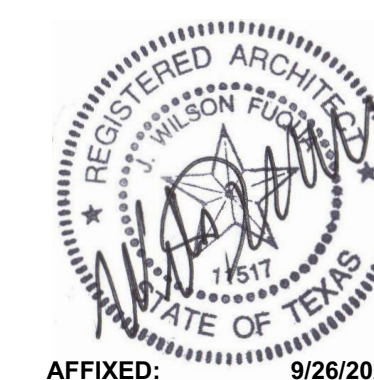
Window Schedule								
ID	Floor	Status	Size		Type	Material	Finish	Notes
			W	Ht				
125	2nd Floor	---	2'-6"	4'-11 1/2"	---	---		
125	2nd Floor	---	2'-6"	4'-11 1/2"	---	---		
125	2nd Floor	---	2'-6"	4'-11 1/2"	---	---		
131	1st Floor	---	4'-0"	5'-6"	---	---	---	---
131	1st Floor	---	4'-0"	5'-6"	---	---		
W10...	1st Floor	---	2'-6"	2'-6"	---	---		
W10...	1st Floor	---	2'-6"	2'-6"	---	---		
W10...	1st Floor	---	2'-1 1/2"	6'-9"	---	---	---	---
W10...	1st Floor	---	2'-1 1/2"	6'-9"	---	---	---	---
W11...	1st Floor	---	2'-9"	4'-5"	---	---		

Window Types						
Label	125	131	W100A	W100B	W100C	W117A
Type	---	---	---	---	---	---
Elevation						
Size	2'-6" x 4'-1 1/2"	4'-0" x 5'-6"	2'-6" x 2'-6"	2'-6" x 2'-6"	2'-1 1/4" x 6'-9"	2'-9" x 4'-5"

Verify all existing openings

Door Types											
Label	017B	100a	100b	100c	100d	101a	101b	101c	101d	101e	103a
Type		---	---	---	---						
View											
Sizes	3'-0" x 6'-8"	---	---	---	---	1'-3 1/2" x 7'-3 1/2"	6'-0" x 7'-3 1/8"	1'-3 1/2" x 7'-3 1/2"	2'-2" x 7'-3 3/8"	2'-2" x 7'-3 3/8"	3'-0" x 7'-6"

Door Types				
Label	103b	111a	112a	116a
Type				
View				
Sizes	2'-8" x 6'-8"	3'-2" x 8'-0"	2'-2" x 7'-0"	2'-2" x 7'-0"



ISSUE	DATE	REMARKS
Pricing Set		
Permit Set		
Cost. Doc's		

Doors And Windows Schedule And Types	Architectural Services for:	A6.01
	Kelly Jarvis 1060 Prospect Ave Hartford, CT 06105	
FUQUA Architects (214) 528-4665		9/26/2023