

#### DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

*REPORT:* Special Permit for Drinking Place with Eating Place at 735 Wethersfield Ave., for consideration July 28, 2020

#### **STAFF REPORT**

To: Planning & Zoning Commission

PREPARED BY: Elizabeth Sanderson, Principal Planner

Phone: 860-757-9238, E-mail: elizabeth.sanderson@hartford.gov

PROJECT: Soulbaila Eating & Drinking Place

735 Wethersfield Ave. PARCEL ID: 277-806-189

**ENERGOV ID: P&Z-COMM-2020-0216** 

ZONE: MS-2 Main Street District

TYPE: Special Permit for Drinking Place with Eating Place per Chapter 1,

Section 1.3.4 and Chapter 3, Sections 3.2.1 and 3.3.5.I of Zoning

Regulations Last Amended June 5, 2020

**APPLICANT:** Jeromy Miles, Soulbaila, LLC

**OWNER:** Kingstan House, LLC



City of Hartford GIS Map

#### **BACKGROUND INFORMATION**

Application is for a Special Permit for a Drinking Place with Eating Place (Soulbaila) at 735 Wethersfield Ave.

At a special meeting held on August 28, 2018, the Planning & Zoning Commission approved a Special Permit to allow a Drinking Place and Eating Place at 735 Wethersfield Ave., subject to conditions, for a 2-year term (EnerGov ID: P&Z-SPCPER-2018-0036, See Attachment #4 for the decision letter and other documents on file with the approved permit). This Special Permit is set to expire on August 28, 2020.

This application has been submitted in response to a letter from the Planning Director, dated June 29, 2020, related to the upcoming expiration of the previously issued Special Permit for Drinking Place and Eating Place on the property (see Attachment #2).



Figure 1. View of Soulbaila, 735 Wethersfield Ave., taken 7/14/2020.

#### **KEY APPLICATION TIMELINES**

- Application Submission Date: July 9, 2020.
- Date Application was Accepted as Complete: July 9, 2020.
- Application Date of Receipt: July 14, 2020 (sooner of either: date of next regularly scheduled meeting, or 35 days after acceptance of complete application).
- Public Hearing is scheduled to open on Tuesday, July 28, 2020; Open Hearing Deadline: Thursday, September 17, 2020.
- Close Hearing Deadline (if opens July 28, 2020): Tuesday, September 1, 2020.

- CT General Statutes Sec.8-7D allow that the applicant may consent to one or more extensions of time, provided the total extension of all time periods shall not be for longer than 65 days\*.
- On March 10, 2020, State of Connecticut Governor Ned Lamont declared a public health and civil preparedness emergency ("state of emergency") as a result of coronavirus disease 2019 (COVID-19) outbreak and pandemic.
- The Planning Division is operating under a series of Executive Orders issued by Governor Lamont (7.E & 7.I) which modify public hearing noticing requirements.
  - o \*Time periods that may pass or expire during the state of emergency may be further extended by no more than an additional 90 days, for a total of 155 extension days available, which may be applied towards all time periods, as needed

#### **LEGAL STANDARD**

The Commission reviews Special Permits in accordance with Zoning Regulations section 1.3.4. Special Permits may be approved, approved with conditions, or denied. Considerations the Commission may weigh in Special Permit review include: harmony with the plan of conservation & development; compliance with the purposes of the district; effect on existing development; creation of safety hazards in vehicular and pedestrian circulation; effects on traffic; compatibility with adjacent properties; suitability of arrangement of buildings, open space, and provision of light and air; impact on essential services; impact on stormwater runoff; impact on city services and infrastructure; tree and landscape provision; and pedestrian amenities. The Commission may deviate from the minimum requirements for building siting, height, street facades, accessory structures dimensions, tree installation, landscape installation, buffers, fencing, lighting, parking, signage, and street design by up to 15% upon certain findings.

#### STANDARDS SPECIFIC TO THE USE

#### **Zoning Regulations:**

- Chapter 3, Section 3.2.1 Principal Uses.
- Chapter 3, Section 3.3.5.I Drinking Places.
  - "Proximity to Residential. The establishment shall not be located within 1,200 feet of any residentially used parcel or a district permitting residential uses, unless cooked food is served (including taverns, pubs, or Eating Places) ...
  - 5) ... Establishments that combine the sale of alcoholic beverages with Entertainment Assembly uses (refer to 3.3.5.K.) require a separate special permit (per 1.3.4 Special Permits)", and are subject to conditions of Section 3.3.5.I(5)(a)-(c).
  - 6) "Hours of Operation. Drinking Places shall serve alcohol only during the hours authorized by Connecticut General Statutes Section 30-91, provided, however, that the commission may further restrict such hours as a condition of a special permit."
- Chapter 3, Section 3.3.5.J Eating Places.
- Chapter 4, Section 4.5 Storefront Building Type
- Connecticut General Statutes (CGS), Chapter 545 Liquor Control Act, Sec. 30-91, Hours and days of closing, subsec. (a): "The sale or the dispensing or consumption... of alcoholic liquor... in places operating under... restaurant permits... shall be unlawful on: (1) Monday, Tuesday, Wednesday, Thursday and Friday between the hours of one o'clock a.m. and nine o'clock a.m.; (2) Saturday between the hours of two o'clock a.m. and nine o'clock a.m.; (3) Sunday between the hours of two o'clock a.m. and ten o'clock a.m..."

## Plan of Conservation and Development, entitled "Hartford City Plan," Adopted May 12, 2020 (the "POCD")

- Grow400, Avenues: recommends strengthening the identity of each commercial corridor to "create new economic opportunities for business owners and residents alike." (p.28)
- Live400, Food recommends attracting new restaurants to "anchor commercial areas and secure Hartford's reputation as a regional food destination." (p. 36)
- Play400, Culture recommends "creating a walkable network of venues" to "support local businesses, create opportunities for musicians, and make Hartford an attractive destination." (p. 53)
- The Adopted Future Land Use Map within the POCD identifies the property as "Medium-Density Mixed Use (3-6 stories)."

#### FINDING OF FACTS

#### Lot

- The property is not located in an Historic District, or otherwise Protected Property per the Historic Preservation Ordinance.
- The property is located within the South End Neighborhood Revitalization Zone (NRZ).
- On May 1, 2019 Planning Staff issued a Certificate of Planning Compliance for improvements approved under Special Permit #P&Z-SPCPER-2018-0036 (Attachment #5), including alternative landscape plan in the front yard.

#### Use

- Per Section 3.2.1. Principal Uses:
  - o Eating Places (Service Use category) are permitted by right in the MS-2 district
  - o Drinking Places (Service Use category) are permitted with a Special Permit in MS-2, subject to use-specific conditions of Section 3.3.5.I.
  - o Entertainment Assembly uses are prohibited in MS-2.
- Per Section 3.4. Accessory Uses:
  - o Incidental Entertainment is a permitted Accessory Commercial Use in MS-2, subject to use-specific conditions of Section 3.5.2.B., including:
    - a) Live music performance in which no more than 3 instruments are played at any one time.
    - b) Prerecorded music played from a preselected play list over the permanently installed sound system of the establishment.
- A recent Food Menu has been provided (included with Attachment #1).
- Noise Mitigation Plan, Security Plan, Site Plan, and Floor Plans have not been submitted with this application (see Attachment #4 for documents submitted with the 2018 Application for Special Permit).
  - On July 15, 2020 the Applicant confirmed via e-mail that there are no alterations to the building or facility operations proposed with this recent submission from what has been previously approved (see Attachment #3).
  - o Hours of Operation:

Monday – Saturday 5 p.m. to 12 a.m. Sunday Noon – 8 p.m.

• Class 4 Food License Permit, and recent inspection reports by City of Hartford Health and Human Services Department, provided by the Applicant are included with Attachment #6.

#### Building

- The existing building is a 2-story Storefront Building Type
  - o Per 4.1.2, Storefront Buildings are permitted in the MS-2 District
  - o Per 4.5.2.C., Service uses are permitted on Ground Story & Upper Stories in MS-2.

#### **Neighborhood Context**

- The property is not located in an Historic District, or otherwise Protected Property per the Historic Preservation Ordinance.
- The property is located within the South End Neighborhood Revitalization Zone (NRZ).
- Properties along Wethersfield Ave. are mixed-use, including multi-unit residential, office, service, industrial, and general assembly (church) uses; properties to the West (between Wethersfield and Franklin Ave.) are residential, varying in density from one- to multi-unit dwellings.

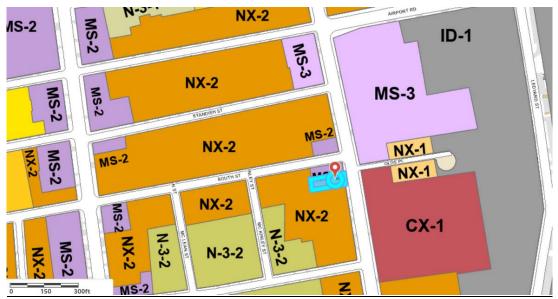


Figure 2. City of Hartford Adopted Zoning Map, August 28, 2018 – Depicts the Subject Property within the MS-2 District. There are a variety of zoning districts on adjacent and nearby properties in this area.



Figure 3. Photograph of wall mural inside the establishment, taken 7/10/2020.



Figure 4. View of front of Subject Property from South St., taken 7/14/2020. Although Soulbaila shares a wall with Balytk European Deli, the establishments are located on separate lots with different property owners.



Figure 5. View of rear of Subject Property from South St., taken 7/14/2020. Site is clean; dumpster associated with this establishment is properly screened.



Figure 6. View from Soulbaila looking North on Wethersfield Ave., taken 7/10/2020. Depicts other commercial uses nearby.



Figure 7. View from Soulbaila looking South on Wethersfield Ave., taken 7/10/2020. Depicts other commercial uses nearby.



Figure 8. View from Soulbaila looking East on Olds Pl., taken 7/10/2020. Commercial, Industrial, and Residential uses are located on Olds Pl.

#### COMMENTS RECEIVED (DEPARTMENTS, AGENCIES, NRZS, PUBLIC)

- On July 21, 2020 Planning Staff contacted staff of the City of Hartford Department of Health and Human Services (HHS) to confirm issuance of a food license permit for the Establishment. On July 22, 2020 the Applicant provided related documentation (see Attachment #6).
- Letter from South End NRZ, dated July 15, 2020:

7/15/2020

9

To: City of Hartford and/or Whom it May Concern,

My name is Carl Williams, Chairman of the Hartford-South End NRZ. On behalf of the Hartford-South End NRZ, we would like to pledge our support for SoulBaila, a restaurant located on 735

Wethersfield Ave. Hartford, CT. When the idea of SoulBaila was first presented to us in 2018, ownership had a dream of providing Hartford, CT with an upscale establishment that attracted a professional and mature clientele. We can proudly say that they have delivered! Throughout their tenure in our community, ownership has been model citizens and great role models. We have received zero complaints referring to this establishment; in fact we have only heard great reviews about them.

SoulBaila is operating a sensational business that is employing our locals and is offering an upscale environment with great food and ambiance for the community. We are proud of what SoulBaila has been able to offer our community and we look forward to seeing their business continue to grow and flourish. Thank you for your time.

Sincerely, Cal A Williams

Carl Williams, Chairman of Hartford (South End) NRZ

#### **ANALYSIS**

Due to its close proximity to residential uses, this Drinking Place must serve cooked food in order to comply with requirements of Section 3.3.5.I(1). In order to serve cooked food, the City of Hartford Department of Health and Human Services (HHS) requires a Food Service Permit. A Class 4 Food Service Permit has historically been issued for this establishment, and the Applicant indicates he is working with HHS staff to obtain a renewal.

A site inspection on July 10 & 14, 2020 by Planning Staff revealed that the property appears to comply with conditions of the previously issued Special Permit and Certificate of Planning Compliance.

This Special Permit is being sought in accordance with Chapter 3, Section 3.2.1. Entertainment Assembly uses are prohibited in the MS-2 district; however, Incidental Entertainment is a permitted Accessory Use in the district, subject to use-specific conditions of Section 3.5.2.B.

The establishment's hours of operation are within the hours prescribed by Connecticut general statutes for alcohol service. The Commission may further restrict hours of operation of alcohol sales as a condition of a Special Permit, in accordance with Section 3.3.5.I.(5) of the zoning regulations.

#### **STAFF RECOMMENDATION**

Staff recommends approval of this application, subject to conditions.

#### A draft resolution follows.

#### **ATTACHMENTS**

- 1. Application & Supporting Documents
- 2. Letter from Planning Director (dated June 29, 2020)
- 3. Email from Applicant (dated July 15, 2020)
- 4. 2018 Special Permit Approval (EnerGov #P&Z-SPCPER-2018-0036)
- 5. Certificate of Planning Compliance (related to Special Permit #P&Z-SPCPER-2018-0036)
- 6. Health and Human Services Permit & Inspection Report, provided by Applicant

REVIEWED AND EDITED BY,	•		
Aimas Chambars Director			
Aimee Chambers, Director			

## PLANNING AND ZONING COMMISSION DRAFT APPROVAL RESOLUTION

## SPECIAL PERMIT FOR DRINKING PLACE WITH EATING PLACE – 735 WETHERSFIELD AVENUE

July 28, 2020

Whereas, The City of Hartford Planning and Zoning Commission has reviewed an application by Soulbaila LLC c/o Jeromy Miles for a Special Permit for a Drinking Place with Eating Place at Soulbaila, on property that is identified by the City Assessor as 735 Wethersfield Ave., Parcel ID 277-806-189 (the "Establishment"), which is located in the MS-2 Main Street zoning district; and

**Whereas,** Pursuant to Zoning Regulations Chapter 3, Section 3.2.1, Drinking Places are permitted in the MS-2 district with a Special Permit per Section 1.3.4, and subject to use-specific conditions of Section 3.3.5.I; and

**Whereas,** At a meeting held on August 28, 2018, the Planning and Zoning Commission approved a Special Permit for an Eating and Drinking Place for the Establishment, subject to conditions, and with an expiration date of two years from issuance; and

**Whereas,** The Establishment is located within 1,200 feet of parcels used for residential uses, which requires cooked food to be served, per Zoning Regulations Section 3.3.5.I(1); and

Whereas, The Establishment has been issued a Food License Permit from the City of Hartford Department of Health and Human Services to serve cooked food, and is working to obtain renewal; and

Whereas, The Planning and Zoning Commission finds that the use of the Establishment as a Drinking Place and Eating Place is in harmony with recommendations of the Plan of Conservation and Development; Now Therefore Be It

**Resolved,** That the City of Hartford Planning and Zoning Commission hereby approves the petition of Soulbaila LLC c/o Jeromy Miles for a Special Permit for a Drinking Place with Eating Place at 735 Wethersfield Ave., subject to the following conditions:

- 1. Occupancy is limited to 114 people per the Fire Marshal; and
- 2. Entertainment is restricted to Incidental Entertainment, in accordance with Zoning Regulations Section 3.5.2.B; and
- 3. Security shall consist of, at a minimum, 2 security personnel after 9:00 P.M. and coordination with the City of Hartford Police Department; and
- 4. Applicant shall maintain a Food Service Permit from the City of Hartford Department of Health and Human Services to serve cooked food, as required per Section 3.3.5.I(1).

**Resolved,** This 28<sup>th</sup> day of July, 2020.



## CITY OF HARTFORD

#### DEPARTMENT OF DEVELOPMENT SERVICES

Division of Planning 250 Constitution Plaza, 4<sup>th</sup> Floor Hartford, Connecticut 06103

Telephone: (860) 757- 9040 Fax: (860) 722-6402 www.hartford.gov



**AIMEE CHAMBERS**DIRECTOR OF PLANNING

#### NOTICE OF PUBLIC HEARING

A Public Hearing by the City of Hartford Zoning Board of Appeals, as required under Governor Lamont's Executive Order 7i, Sec. 19(f), will be held on Tuesday, July 28, 2020 at 6 P.M. via remote access:

#### **Webex Teleconference Virtual Meeting**

Meeting link: https://tinyurl.com/ddsPZC072820

Meeting number: 129 814 3847

Password:ddsPZC072820

OR Join by phone: 408-418-9388 United States Toll

Access code: 129 814 3847

For the following pending application:

<u>735 Wethersfield Ave.</u> – **Renewal of Special Permit** for Drinking Place with Eating Place.

Property Owner: Kingstan House, LLC; Applicant: Jeromy Miles, Soulbaila, LLC.

All interested parties are invited to be access the meeting remotely or represented remotely. Oral statements will be heard and written statements shall be emailed to <a href="mailto:Elizabeth.Sanderson@hartford.gov"><u>Elizabeth.Sanderson@hartford.gov</u></a> in advance of the public hearing to be entered into record during the public hearing. Anyone knowing persons interested in or affected by this proposal is requested to inform them of the hearing. Documents are available for inspection at meetinginfo.org or email <a href="mailto:elizabeth.sanderson@hartford.gov">elizabeth.sanderson@hartford.gov</a>.

\$600

P37-COMM-2020-0216

EnerGov App. #:\_\_\_\_\_

\* Special Permit Revewal

# City of Hartford Department of Development Services Planning Division

Return Form to the Planning Desk at the Licenses & Inspections Division Counter 860-757-9239 260 Constitution Plaza Hartford, Connecticut 06103-1822



For Assistance Contact Planning Division 860-757-9040 250 Constitution Plaza, 4th Floor Hartford, Connecticut 06103-1822 http://planning.hartford.gov

## PLANNING AND ZONING APPLICATION

PLEASE CHECK TH	E ACTION(S) YOU ARE A	PPLYING FOR:	
<ul> <li>□ Zoning Appeal</li> <li>□ Zoning Permit:         Signage/Use/Accessory</li> <li>□ Site Plan</li> <li>□ Subdivision/Lot Line</li> </ul>	□ Zoning Map Change ne Revision	☐ Historic Review ☐ Lot Combination ☐ Liquor Permit  Special Permit	Receiving Federal Funds:     Yes   No  Demo  Add.  Repair
1. PROPERTY INFO	RMATION		
Zoning District: (http://as	Swethers Tield AVE Ci sessor 1. hartford.gov/default.asp) 4 Stan House II ess: 135 Wetherstield		
Phone:		Email:	-
2. APPLICANT			
Name of Applicant: Solution Address: 135 J	othersfield Ave of	L'île Date:	Zip Code: 0614 naile Com
3. PRIMARY POINT	OF CONTACT:		
Name: Jeromu Phone: (856) 41 Email: Thou	8-3106	COM	

4. PROJECT NARRATIVE
Describe your application action(s) and provide as much detail as possible. Attach additional pages if necessary,  OUT COMPANY IS AN UPSCALE EATING ESTADISHMENT THAT  FOUNDES ON PROVIDING CUSTOMERS WITH THE MIST DATANCED  EXPERIENCE. WE have done astanishing things with our  Food and touched many lives in the community through  OUT Charitable contributions. We have proven that we are partect  For Hartford and we deserve a permanent renewal of our special  Vermit.  Hours of Operation:  Mon - Sat 5pm - 12 am  Sun NOON - 5pm  **Please complete the following sections as they pertain to the actions you are applying for. **  Be sure to sign the application in Section 5 on the last page.
Be sure to sign the application in Section 5 on the last page.
A. COMPLETE IF APPLYING FOR ZONING MAP CHANGE:
Proposed Zone:
Describe the existing use of land and buildings in the zone change area:
Describe the proposed use of land and buildings in the zone change area:
Reason for this request:
B. COMPLETE IF APPLYING FOR ZONING APPEAL:
Are you an aggrieved party? (Check one): □ Yes □ No  Permit or Violation number:
State your reason for appealing the decision of the administrator or enforcement officer:

735 Wethersfield Ave.

EnerGov App. #:

			EnerGov App. # <u>:</u>	
C. COMPLETE IF APPLYING FOR ZONING VARIA	NCE:			
State the particular hardship* or unnecessary difficulty that pr	ompts this applic	ration :		_
*A "hardship" as defined by the Connecticut State Statutes Section 8-6 especially affecting such parcel but not affecting generally the district in we regulations would result in exceptional difficulty or unusual hardship." granting of variance [unless] loss is so great as to amount to confiscation	hich it is situated, a Note that "mere find	literal enforcement o ancial loss does not	of such bylaws, ordinance constitute hardship warr	es or
D. COMPLETE IF APPLYING FOR SUBDIVISION,	LOT LINE RE	VISION, OR L	OT COMBINATION	ON
Lot Subdivision/Lot Line Revision:  Number of new lots to be created: Area of each Street frontage of each of the new lots in feet		s in square feet_		
Lot Combination:				
Address of lots to be combined				
	-		Lot	
	ар ВІс		Lot	
(Map/Block/Lot and address information can be found at				

735 Wethersfield Ave.

Materials/products being used in work:

18

Is this sign proposed outside of the Buildingline?  Maximum extension from the Buildingline:			
2. Is this sign proposed outside of the Streetline?  Maximum extension from the Streetline:			
3. Is this sign illuminated?	□ Yes	□ No	
4. Engineer Name (if any):			
5. Minimum distance from lowest point of sign to sidew	valk:	ft	in.
6. Maximum height of sign from lowest established grad	de:	ft	in.
7. Distance from the nearest outdoor sign:	·	ft	in.
8. Square feet of surface for one face of the sign:	-	ft	in.
9. Wording on the sign (include all words):			
Description of work (attach additional pages if necessary			
NOTE: Please submit two copies of all drawings drawn of the sign. Elevation of building should include the loc include the location of proposed and existing signs and GNATURE(S)	n to scale. cation of p	Sign drawings roposed and c	existing sings. Site plans should
By signing helow, I certify that all work will be done in strict accords  Further, all work covered by this application has been authorized  determinations have been made and to	d by the own	er of this proper	ty. No work shall commence until all
Signature of Applicant:  Printed Name of Applicant:	Soulb	Date:	V1/20
Signature of Property Owner:	1.1	Date:	1/1/20
Printed Name of Property Owner: King Stan	Hous	e, LLC	



LUKE BRONIN MAYOR

## CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES 250 Constitution Plaza, 4th floor Hartford, Connecticut 06103-1822

> Telephone: (860) 757-9040 Fax: (860) 722-6402 www.hartford.gov



SEAN FITZPATRICK DIRECTOR

JAMIE BRATT PLANNING & ECONOMIC DEVELOPMENT DIVISION DIRECTOR

September 11, 2018

Mr. Jeromy Miles 110 Dudley Town Road Windsor, CT 06095

RE: 735 Wethersfield Avenue

Dear Mr. Jeromy Miles:

At its regular meeting of August 28, 2018, the Planning and Zoning Commission met to consider an application for an Eating and Drinking place in the MS-2 Zoning District. In this regard, the Commission voted to approve the following resolution:

#### CITY OF HARTFORD PLANNING & ZONING COMMISSION 735 WETHERSFIELD AVENUE SPECIAL PERMIT APPLICATION

The Planning and Zoning Commission has reviewed a special permit for a Drinking and Eating WHEREAS.

Place for a new establishment at 735 Wethersfield Avenue called "Soul-Baila;" and

Approval for an Eating and Drinking Place can be reviewed administratively if several conditions WHEREAS,

are met pursuant to section 3.3.5.I(4), and

WHEREAS, Staff could not definitively opine that the sale of alcoholic beverages would be subordinate and

incidental to the use of the premises as an Eating Place, and therefore has referred the application to

commission for special permit review per section 3.3.5.I(4)(d); and

The use is permitted in the MS-2 zoning district and otherwise meets the criteria of the use-specific WHEREAS,

conditions for Drinking Places and Drinking with Eating Places and special permit review criteria but, due to proximity with adjacent, lower-density residential uses, there are some concerns

regarding "compatibility with adjacent properties;" NOW THEREFORE BE IT

RESOLVED, The Planning and Zoning Commission hereby approves a special permit for a Drinking and Eating

Place at 735 Wethersfield Avenue for a new establishment proposed to be named "Soul-Baila" and as provided for in the site plan documents entitled "Site Plan prepared for Soulbaila, 735

Wethersfield Ave., Hartford Connecticut," prepared by Globaltech Design, LLC, most recently

revised August 24, 2018 subject to the following conditions:

- 1) The windows on the first floor be replaced to meet the requirements of the zoning regulations regarding transparency and allowable window signage per section 4.2.2.A and 8.9, respectively; and
- 2) Provide site plans to  $\Lambda$ -2 standards to verify location for proposed arborvitae in rear of property so as not to create access issues for adjacent home at 3 South Street; and
- 3) Proposed side and rear light fixtures shall be motion sensitive after business hours and shall be installed in accordance with zoning regulations; and
- 4) Applicant shall submit to staff for review and approval information about the design and location of the proposed lighting on the front façade and on the sign; and
- 5) Signage is not approved as a part of this application and shall be submitted to staff for review and approval, including any temporary signage; and
- 6) Occupancy is limited to 114 people per the Fire Marshal; and
- 7) In accordance with section 3.5.2.B of the Regulations, entertainment is restricted to Incidental Entertainment; and
- 8) Applicant will work with the church to improve lighting leading to the parking; and
- 9) Security is as described in the application- at a minimum 2 security personnel after 9:00 p.m. and coordination with the police department; and
- 10) Applicant will remove the asphalt in the front yard except as required for the driveway and walkway, and work with the staff in a full[y] landscaped plan; and
- 11) The Special Permit shall be limited to 2 years, with the ability to renew with staff after a staff review of compatibility of operations with the neighborhoods.

#### BE IT FURTHER

RESOLVED, This twenty-eighth day of August, 2018.

With this approval, you may proceed with application for zoning approvals or building permits, as necessary, for the project. Please bring a copy of this approval letter when you apply for any permits.

Sincerely,

Caitlin Palmer

Chief of Zoning Administration

CP/VLW/vlw

CC: File



## HAPPY HOUR

**W€D-FRI • 5-7** 

1/2 PRICE STARTERS

B∈∈R • 2 off

WIN€ • 5

COCKTAILS • 5

MARTINIS • 7

COMIDAS

## STARTERS

#### **CHICKEN WINGS • 14**

Honey BBQ Henny BBQ Garlic Parmesan Mango Habañero Buffalo (Mild/Hot) Lemon Pepper

SHRIMP • 13

CAJUN SHRIMP TOSTONES • 15

MANGO HABANERO SHRIMP • 15

**H€NNY BBQ SHRIMP • 16** 

#### **SUDERS**

Fried Chicken • 12 Short Rib • 15

SOUL COLOSSAL SHRIMP COCKTAIL • 12

BAILA GARLIC FRIED CALAMARI • 12

#### FRIED TOSTONES

Tossed in Garlic & Oil • 7

## SALADS

JERK CHICKEN CAESAR SALAD • 14

WEDGE SALAD • 10

**HOUSE SALAD • 10** 

## \*Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness

735 Wethersfield Ave.

## DINNER

## MAR Y TIERRA (SURF AND TURF)

14oz Angus Strip Steak w/Choice of Alfredo Shrimp *or* Topped w/Garlic Shrimp • 24

GARLIC HONEY GLAZED SALMON (WC) • 20

JERK SHRIMP ALFREDO • 18

**LOBSTER MAC • 20** 

**FISH AND CHIPS • 13** 

## BOURBON BRAISED SHORT RIBS

Roasted Baby New Potatoes & House Vegetables • 20

**HERB ROASTED CHICKEN • 18** 

## ON THE BUN

SOULBAILA ANGUS BURGER • 12

CHEF AL BURGER • 15

HENNY BBQ BURGER • 16

LOBSTER
GRILLED CHEESE • 15

**VEGGIE BURGER • 12** 

## TACOS

**WHITING FISH • 13** 

**SOUL KICK SHRIMP • 16** 

## SIDES

## \*Each Side • 5 Brussel Sprouts

Brussel Sprouts
Garlicky Smashed Potatoes
Truffle Parmesan Fries
Yellow Rice
Coconut Rice
Collard Greens
Asparagus

#### \*Additional Sides

Sweet Potato Fries • 6
Mac and Cheese • 7
Whiting Fish • 7

## DESSERT

COOKIE CRUMB
CHEESECAKE • 9

CHOCOLATE CHUNK BROWNIE • 9

BRUNCH SERVED SUNDAY FROM 12–5

STOP BY FOR OUR HAPPY HOUR SPECIALS WED-FRI • 5-7

## SOULBAILA

The concept of Soulbaila was derived from three former collegiate teammates that came together to give Hartford the change that it desperately needed. Soulbaila provides the most consistent feel good atmosphere where professionals can enjoy the highest quality of cuisine, acoustics, ambience and customer service.

Thank you for coming out and experiencing Hartford's newest feel good vibe!

**ふ** - Owner's Suggested Starter



BEBIDAS

## BEER

HEINIKEN • HEINIKEN LIGHT • ANGRY ORCHARD (cider)
BUD • BUD LIGHT • BUD LIME • MICHELOB • STELLA
CORONA • CORONA LIGHT • COORS LIGHT • GUINNESS
YUENGLING • O'DOULS

## WINE

#### CHARDONNAY

Vista Point Chateau St. Michelle Imagery

#### PINOT GRIGIO

Vista Point Stone Cellars Lunda Nuda

## SAUVIGNON BLANC

Stone Cellars 13 Celsius

#### CABERNET

Vista Point 14 Hands Seven Falls

## MERLOT

Vista Point 14 Hands

## ROSE BLUSH

Beringer White Zin French Pool Toy

#### RIESLING

Chateau Ste. Michelle

## **MOSCATO**

Castello Del Poggio

#### PINOT NOIR

Rex Goliath

#### MALBEC

Gougenhiem

## PROSECCO

Zonin

## COCKTAILS

## **LOUNGE LIZARD**

Kraken Black Rum, Disaronno, Coke

### PINK LADY MARTINI

Vodka Mixed with Our House Made Pink Lemonade

## SOUL PUNCH

White Rum, Pineapple, Orange, Cranberry Juice

#### SB FLIRTINI

Raspberry Vodka, Cranberry, Pineapple Juice, Prosecco

### THE BAILA

Light Rum, Dark Rum, Coconut Cream

### \*BARTENDER'S SPECIAL

Ask Your Server For Todays Special!

## **SOUL CELEBRATIONS**BIRTHDAY, ANNIVERSARY, GRADUATION OR ANY MAJOR EVENT!

#### SPECIAL PACKAGE

Includes Sparkles, Soul Sundae Dessert, Personalized Board & Theme Song • 50

## GRAND PACKAGE

Includes Everything In Our Special Package, And a Bottle of Champagne • 95

"BRING IN YOUR SPECIAL CELEBRATION WITH AN EXPERIENCE OF A LIFETIME"

#### Attachment #2: Letter from Planning Director



## CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES
Planning Division
250 Constitution Plaza, 4<sup>th</sup> Floor

Hartford, Connecticut 06103

Telephone: (860) 757- 9040 Fax: (860) 722-6402 www.hartford.gov



June 29, 2020

SoulBaila, LLC Attn: Mr. Jeromy Miles 110 Dudley Town Road Windsor, CT 06095

Re: 735 Wethersfield Avenue

Dear Mr. Jeromy Miles:

At its special meeting of August 28, 2018, the Planning & Zoning Commission (PZC) met to consider an application for an Eating and Drinking Place in the MS-2 Zoning District at 735 Wethersfield Street. In this regard, the Commission voted to approve the proposed resolution with a condition that "the special permit shall be limited to 2 years, with the ability to renew with staff after staff review of compatibility of operations with the neighborhoods."

The previous special permit expires on August 28, 2020, and a Special Permit renewal application must be submitted for the Planning & Zoning Commission's review, per conditions of the approval.

Thank you for your investment in the City of Hartford.

Respectfully,

Digitally signed by Aimee Chambers DN: cn=Aimee Chambers, o=City of Hartford, ou=Director of Planning, email=aimee.chambers@hartford.gov,

c=US

Aimee Chambers, AICP Date: 2020.06.30 08:59:32 -04'00'

Director of Planning

AC/pb

CC: Planning File

#### Sanderson, Elizabeth

From: The Chosen One <jtmnj87@gmail.com>
Sent: Wednesday, July 15, 2020 3:35 PM

**To:** Sanderson, Elizabeth

**Subject:** Re: 735 Wethersfield Ave. - Application for Special Permit

Attachments: Lanscaping.jpg

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the helpdesk at 860-757-9411 if you have any questions.

Good afternoon Elizabeth! Paige reached out earlier and I scheduled a 2pm sign pick up tomorrow. There won't be anything changing to my most recent submission as far as menus, plans, etc. We are waiting for the NRZ SouthEnd to send us their letter that they are in full support of our establishment. The NAACP will be sending their letter of support as well. When I receive those documents I will forward them to you. The front of our establishment was originally completely paved. The proposed plan that we followed was to have the raised flower bed that I have attached to this email installed which cost us about \$5,000. This raised flower bed was inspected by city officials and it was one of our requirements in order to open. It was supposed to help discourage patrons from parking in front of our establishment.

On Wed, Jul 15, 2020 at 2:47 PM Sanderson, Elizabeth < Elizabeth.Sanderson@hartford.gov > wrote:

Good Afternoon Mr. Miles,

It was nice meeting you last Friday, and thanks for the quick tour of the front room!

In reviewing your application for Special Permit renewal I noticed that some of the typical documents we receive for Special Permits were included (only a menu & previous approval letter were provided). Could you please review the attached documents that were part of your 2018 approval & let me what, if anything other than the menu (pages 6-9 of attached pdf), is changing with your most recent submission? In addition to site & architectural drawings, we typically receive information related to Security Plans & Noise Mitigation Plans, as well as letter of support from the Neighborhood Revitalization Zone (NRZ). Please let me know if you intend to submit a recent letter from the South End NRZ, and whether your Floor Plan, Security Plan and/or Noise Mitigation Plan have changed since your previous submission.

Also, I noticed during the site inspection that the front yard remains paved, where the approved map (on pg. 13 of the attached pdf) shows the pavement to be removed and replaced with landscaping. Please let me know what is proposed for this area.

This item has been added to the 7/28 meeting Agenda, and one public hearing sign (obtained from our office) must be posted on the property by midnight this Friday, July 17. Please contact Paige Berschet, copied here, to coordinate a time to pick-up the public hearing sign.

Thank you in advance for a prompt response to the underlined items above as we work to prepare this application for presentation to the Planning & Zoning Commission. Feel free to email with questions or comments, or to schedule a time to discuss this over the phone, as I am working remotely during the pandemic.

Sincerely,

Elizabeth Sanderson, AICP RLA CZEO

Principal Planner

City of Hartford Department of Development Services Planning Division

26





#### LUKE BRONIN MAYOR

## CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES 250 Constitution Plaza, 4<sup>th</sup> floor Hartford, Connecticut 06103-1822

> Telephone: (860) 757- 9040 Fax: (860) 722-6402 www.hartford.gov



SEAN FITZPATRICK DIRECTOR

JAMIE BRATT
PLANNING & ECONOMIC
DEVELOPMENT DIVISION
DIRECTOR

September 11, 2018

Mr. Jeromy Miles 110 Dudley Town Road Windsor, CT 06095

RE: 735 Wethersfield Avenue

Dear Mr. Jeromy Miles:

At its regular meeting of August 28, 2018, the Planning and Zoning Commission met to consider an application for an Eating and Drinking place in the MS-2 Zoning District. In this regard, the Commission voted to approve the following resolution:

#### CITY OF HARTFORD PLANNING & ZONING COMMISSION 735 WETHERSFIELD AVENUE SPECIAL PERMIT APPLICATION

WHEREAS, The Planning and Zoning Commission has reviewed a special permit for a Drinking and Eating Place for a new establishment at 735 Wethersfield Avenue called "Soul-Baila;" and

**WHEREAS,** Approval for an Eating and Drinking Place can be reviewed administratively if several conditions are met pursuant to section 3.3.5.I(4), and

WHEREAS, Staff could not definitively opine that the sale of alcoholic beverages would be subordinate and incidental to the use of the premises as an Eating Place, and therefore has referred the application to commission for special permit review per section 3.3.5.I(4)(d); and

WHEREAS, The use is permitted in the MS-2 zoning district and otherwise meets the criteria of the use-specific conditions for Drinking Places and Drinking with Eating Places and special permit review criteria but, due to proximity with adjacent, lower-density residential uses, there are some concerns regarding "compatibility with adjacent properties;" NOW THEREFORE BE IT

**RESOLVED**, The Planning and Zoning Commission hereby approves a special permit for a Drinking and Eating Place at 735 Wethersfield Avenue for a new establishment proposed to be named "Soul-Baila" and as provided for in the site plan documents entitled "Site Plan prepared for Soulbaila, 735 Wethersfield Ave., Hartford Connecticut," prepared by Globaltech Design, LLC, most recently revised August 24, 2018 subject to the following conditions:

- 1) The windows on the first floor be replaced to meet the requirements of the zoning regulations regarding transparency and allowable window signage per section 4.2.2.A and 8.9, respectively; and
- 2) Provide site plans to A-2 standards to verify location for proposed arborvitae in rear of property so as not to create access issues for adjacent home at 3 South Street; and
- 3) Proposed side and rear light fixtures shall be motion sensitive after business hours and shall be installed in accordance with zoning regulations; and
- 4) Applicant shall submit to staff for review and approval information about the design and location of the proposed lighting on the front façade and on the sign; and
- 5) Signage is not approved as a part of this application and shall be submitted to staff for review and approval, including any temporary signage; and
- 6) Occupancy is limited to 114 people per the Fire Marshal; and
- 7) In accordance with section 3.5.2.B of the Regulations, entertainment is restricted to Incidental Entertainment; and
- 8) Applicant will work with the church to improve lighting leading to the parking; and
- 9) Security is as described in the application- at a minimum 2 security personnel after 9:00 p.m. and coordination with the police department; and
- 10) Applicant will remove the asphalt in the front yard except as required for the driveway and walkway, and work with the staff in a full[y] landscaped plan; and
- 11) The Special Permit shall be limited to 2 years, with the ability to renew with staff after a staff review of compatibility of operations with the neighborhoods.

#### BE IT FURTHER

**RESOLVED**, This twenty-eighth day of August, 2018.

With this approval, you may proceed with application for zoning approvals or building permits, as necessary, for the project. Please bring a copy of this approval letter when you apply for any permits.

Sincerely,

Caitlin Palmer

Chief of Zoning Administration

CP/VLW/vlw

CC: File

MUNISApp#	
148714891889111	

First Action Appeared XX Deried	Wildam	Date: Adion_	Aug 2018	
Apports/Cortios	ApposedBy_	P&Z Commision		

### CityofHatford PlanningDivision Department of Development Services

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## **PLANNING AND ZONING APPLICATION**

HEASE CHECKT	HE ACTION(S) YOU ARE A	HLYNG FOR	
□ ZoirgAppel	- Appoal of Location	- Historic Review	+ Reciving Federal Funds
Zoring Remit	<b>SiePan</b>	SpeidExeption	□ <b>Yes</b> □ No
□ ZoringVariance	Special Permit	Latenhizia	□ Demo □Add □Repsir
- Shkisiot Lati	ireRsision	LiqurPenit	
1POPERTYNFO	DRYMION		
AcpetyActiess 73	S WETHERSFIELD HIR	by UARTFOXI) State	CT ZipCode @6/14
ZoringDistrict: (carl	efordathttp://assessorl.hartford.g	ov/Default.asp?br=exp&vr=6)	MS-2
	INSTAN HOUSE		
	137 WETHELSFIE		e <u>47</u> ZipCate <u>06</u> 114
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Hore 856-41	8-3104 E	TTMNJ81	OCMAIL-COM
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Name JEKO	my MILES		
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Significant Date 121/8

PrintedNamedApplicant Decomp Miles

Significant Date 1/21/8

Date 1/21/8

Date 1/21/8

PirtecNamedPapertyOver Kingstan House LL

Please centification in greations carefully only fill out the Sections per unentito your application.





Bishop Steven Hodge Shirleen Hodge – First Lady

> Headquarters 750 Wethersfield Avenue Hartford, CT 06114

Office: (860) 296-1544 Facsimilė: (860) 270-0331

Email: Contact@mygwcc.org

Web Address: www.mygwcc.org

To Whom It May Concern:

Soulbaila, LLC, 735 Wethersfield Avenue, Hartford, CT is authorized to use the parking space at 750 Wethersfield Avenue, Hartford as needed for their business purposes.

Any questions, please contact me at the above address.

Thank you.

Sincerely,

Bishop Steven Hodge

SH:Imd

Property of Chef Jamal Jacobs Menu



## Soul-Baila

## Starters

[yuca/cassava air fries]...5.50

[served with mango salsa and mango anchar]

[sweet coconut air fired shrimp]...11

[served with avocado ranch sauce]

[capacho de bacalao]...7.50

[served avocados, cod fish, and fresh tomatoes with thyme dressing]

[arugula chicken salad]...8

[served with thyme dressing]

[curly endive salad]...9

[served with cashew vinaigrette, pine nuts and currants]

[orange-henny bbq chicken wings]...11 [mumbo spiced chicken wings]...8.50 [lemongrass chicken wings]...9.50



## Plates

## [Trifongo with shrimp]...18

[served with sautéed onions and tomatoes with a side of grilled asparagus]

## [cajun spiced faroe island salmon sliders]...22

[served with pickled jalapeno and romaine lettuce with a side of sweet potato air fries]

## [seared paprika salmon]...21

[served with rosemary and grapes with a side of crash hot potato]

### [beef lettuce bowl]...15

[served with basmati rice, ground brisket and a side of hot crash potato]

## [loaded chicken lettuce wraps]...13

[served with black beans, mango, fried chicken, fried plantains, with honey mustard dressing and a side of grilled asparagus]

## [jumbo stuffed shells]...14

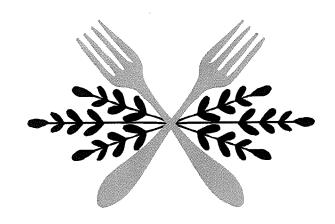
[served with kale, shrimp and a side of grilled asparagus]

## [summertime delight]...17

[served with grilled red onions, peaches, and cubed chicken on a kabob with beet sauce, side of sautéed string beans, corn and cherry tomatoes and grilled asparagus]

### [avocado crab boat]...18

[served with a side of grilled asparagus]



## [avocado mac and cheese]...15

[served with pepper jack and cheddar cheese with a side of grilled asparagus]

## [brisket burger]...17

[served with grilled red onions, cheddar cheese, dill yogurt sauce and a side of sweet potato fries]

## [beast mode burger]...20

[served with sunny side eggs, melted pepper jack cheese, dill pickles, bacon, baby sprouts and a side of sweet potato fries]

#### [deep fried red snapper]...23

[served with kale, sweet potatoes, cherry tomatoes, corn, basmati rice, black beans, onion rings and a side of hot crash potato]

#### Pallet cleanser

[braised pineapples]...4

[star anise, honey, and fresh ginger]

## Dessert

[sweet French crepes]...15

[blackberries, granny apples, red wine]

[berry delight]...8.50

[served with strawberries, blackberries, raspberries, buttermilk and honey]



[summer desert pizza]...9.50

[served with strawberries, blackberries, bananas, peaches and kiwi]

#### **Narrative**

#### S-1 Site Plan

- Zoning Analysis table has been change from a NX-2 to a MS-2 with adjusted information on the table to support MS-2
- Dimensions of building and veranda lines identified.
- Dimensions indicated on existing structure.
- Parking is in the rear of lot as indicated on site plan, and proposed parking in the front is removed.
- Install 10'x10' opaque screening provided about existing dumpster pad as required per section 6.12.2 .A with necessary appurtenances.
- 2 parking spaces provided in the rear of lot. On ADA and 1 standard. Addition parking provided off site per letter submitted.
- Correction made to front lot line width. The site front line is 49'
- Exterior lighting attached to existing structure to illuminate specific areas of the site
- Install new 7' 6"x20"0" tree well with 18" ornamental iron fencing providing 2 new flowering dogwood tress with a minimum 2" caliper when installed. Soil volume provided is 732 cubic feet, and 100 square feet of permeable surface area.

#### A-3 Proposed Floor Plan

- The section of wall opening on proposed plan sits behind the building line and veranda line per site plan.
- Existing wooden ramp flushed with existing pavement is dimensioned per floor plan.

#### Noise Mitigation plan for Soulbaila

All walls and ceiling shall be sound proof and to reduce external noise.

Security will facilitate customers in the establishment to decrease the volume customers on the exterior to decrease noise levels.

On Fridays and Saturdays the security team will evacuate the premises by 1:45am. The customers will be escorted and establishment emptied by 2:00am

Re: Soulbaila Lounge

735 Wethersfield Ave. Hartford, CT 06114

Zone: MS-2

Parcel size: 7,350 Sq. Ft.

Hartford Zoning and Planning Commission:

On Thursday, July 26, 2018 Mr. Miles and Associates submitted drawings and conceptual design material for a proposed development of the property located at 735 Wethersfield Ave. The proposal use of this property is consistent with the goals and objective of this organization. The rendering and concepts presented as well as the proposed use will create opportunities for the community both socially and economically.

This organization is pleased to endorse this project and has voted accordingly.

Sincerely

Carl CARL A WILLIAMS

Southend Neighborhood Revitalization Association

# **ZONING INFORMATION**

LOCATION : 735 WETHERSFIELD AVE. TOTAL BUILDING AREA: 2,988 SQ.FT LOT SIZE: 7,350 S.F. OR 0.168 ACRES PROPOSED USE: STOREFRONT PARCEL ZONING: MS-2

PARCEL #: 277-806-189

ITEM NO.	ITEM	REQUIRED	PROPOSED	
A. BUILDING / S	SITE			
1	MULTIPLE PRINCIPAL BUILDING	NOT PERMITTE	D	
2	MIN. FRONT LOT LINE COVERAGE	85%	EXSTING BUILDIN NOT APPLICABLE	
3	OCCUPATION OF CORNER	REQUIRED	EXSTING BUILDIN	
4	FRONT BUILD TO ZONE	WITHIN 5' OF BUILDING LINE,	EXSTING BUILDIN NOT APPLICABLE	
5	CORNER BUILD TO ZONE	WITHIN 5 FT OF BUILDING LINE	EXSTING BUILDIN NOT APPLICABLE	
6	MIN. SIDE SETBACK	0'	EXSTING BUILDIN	
7	MIN. REAR SETBACK	5 FEET	EXSTING BUILDIN	
8	MIN. LOT WIDTH  MAX. BUILDING WIDTH	50 FEET 90 FEET	49 FEET	
9	MAX. BUILDING COVERAGE MAX. IMPERVIOUS	70% 75%	40% 59%	
	ADDTNL SEMI-PERV AREA	25%	J9 /6	
10	PARKING /LOADING AREA	REAR & SIDE YARD	2 SPACES	
11	PERMITTED VEHICULAR ACCESS	ONE DRIVEWAY PER LOT	EXISTING	
B. HEIGHT				
12	MIN. OVERALL HEIGHT ACCESS	2 STORIES	EXISTING BUILDII (2 STORIES)	
13	MAX. OVERALL HEIGHT	4 STORIES	EXISTING BUILDI (2 STORIES)	
14	GROUND STORY: MIN. HEIGHT	12 FEET	EXISTING BUILDII	

16	GROUND STORY	RETAIL SERVICE PERMITTED BY DISTRICT	RESTAURANT
17	UPPER STORIES	ANY PERMITTED ONE	EXISTING
18	PARKING WITHIN BUILDING	PERMITTED FULLY IN ANY BASEMENT & REAR	REAR
19	ENTRANCE TO PARKING/ LOADING WITHIN BUILDING	REAR FACADE, INTERIOR SIDE FACADE	SIDE / REAR

18 FEET

9 FEET

18 FEET

**EXISTING BUILDING** 

# D. STREET FACADE REQUIREMENT

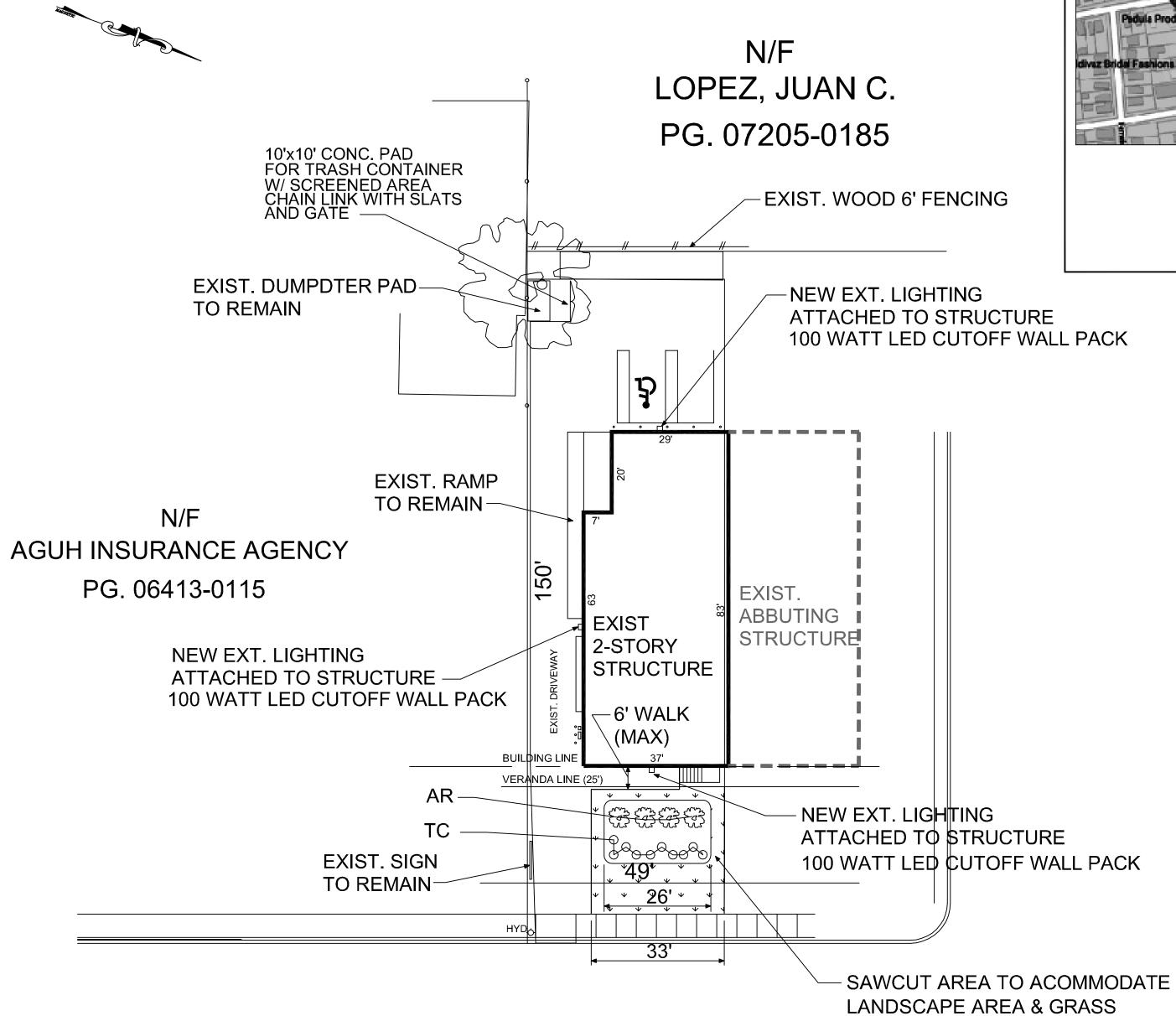
MAX. HEIGHT

MIN. HEIGHT

MAX. HEIGHT

19	MIN. TRANSPARENCY GROUND STORY OF FRONT FACADE	75%	> 75%
20	MIN. TRANSPARENCY PER STORY	Y 15% > 15%	
21	BLANK WALL LIMITATION	REQUIRED PER FLOOR ON ALL STORIES	-
22	FRONT FACADE ENTRANCE	STOREFRONT	EXISTING
23	PRINCIPAL ENTRANCE LOCATION	FRONT FACADE	FRONT
24	REQUIRED NUMBER OF STREET ENTRANCES	1 PER EACH 75' OF FRONT FACADE	ONE
25	GROUND STORY VERTICAL FACADE DIVISIONS	MIN. EVERY 30' OF FACADE WIDTH	N/A
26	HORIZONTAL FACADE DIVISIONS	REQUIRED WITHIN 3' OF TOP OF ANY VISIBLE BASEMENT	N/A
	PERMITTED ROOF TYPES	PARAPET, PITCHED, FLAT	FLAT (EXISTING)

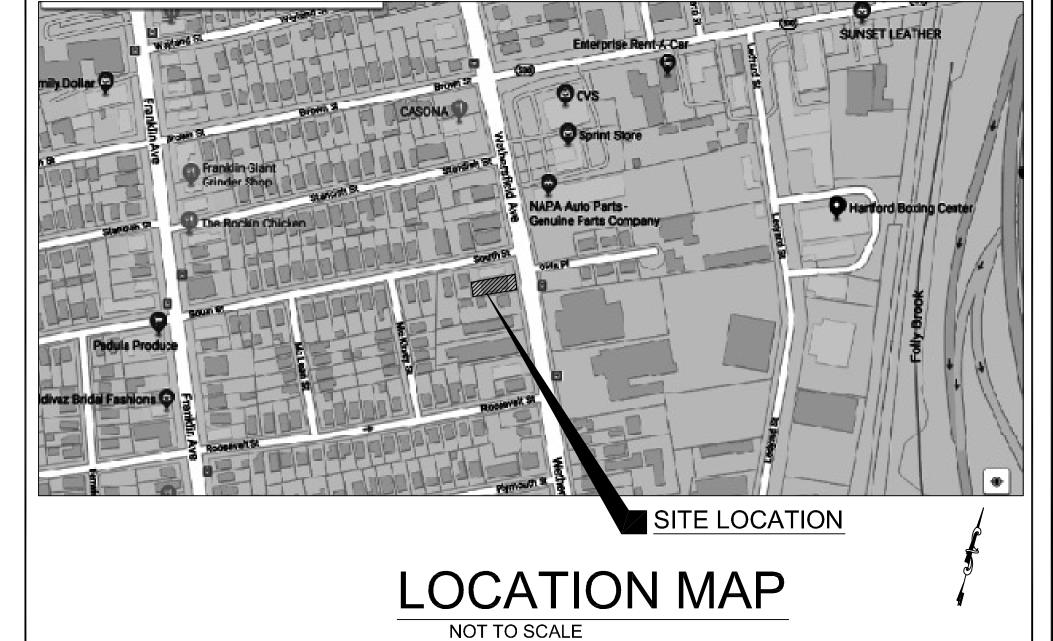
# N/F GAYNOR, ANNETTE PG. 04452 - 259



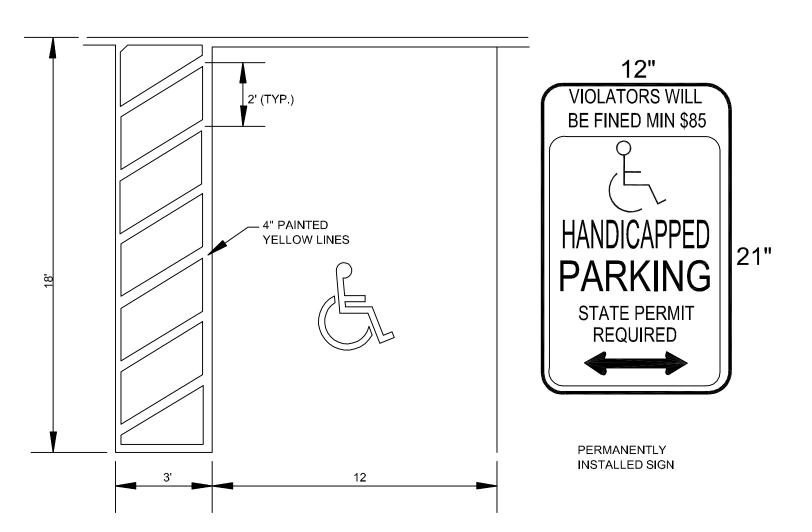
# WETHERSFIELD AVE

# SITE NOTES

- 1, PRIOR TO CONSTRUCTION CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.
- 2. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED COMPLETELY FROM THE SITE.
- 3. PATCH/REPAIR DISTURBED AREA DURING CONSTRUCTION.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES.



SYMBOL	QUANTITY	COMMON NAME	SIZE
AR	4	ARBORVITAES	24'-36'
TC	10	GREENWAVE YEW	18"-24"

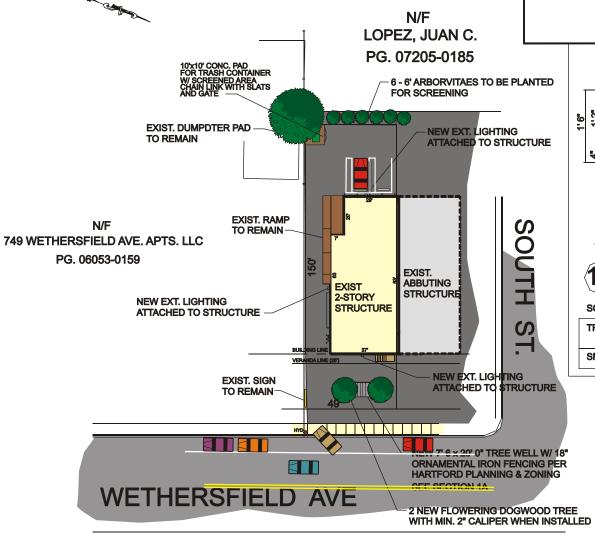


TYPICAL HANDICAPPED PARKING SPACES N.T.S.

DESIGN,
E. SUITE 215
VECTICUT

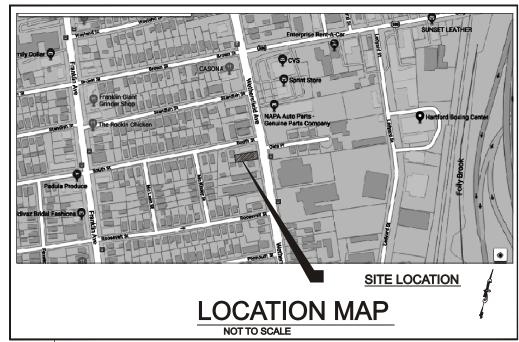
#### **ZONING INFORMATION** LOT SIZE : 7,350 S.F. OR 0.168 ACRES PROPOSED USE: STOREFRONT PARCEL ZONING: MS-2 PARCEL # : 277-806-189 ITEM NO. ITEM REQUIRED PROPOSED A. BUILDING / SITE MULTIPLE PRINCIPAL BUILDING NOT PERMITTED MIN. FRONT LOT LINE COVERAGE OCCUPATION OF CORNER NOT APPLICABLE FRONT BUILD TO ZONE EXSTING BUILDING NOT APPLICABLE CORNER BUILD TO ZONE NOT APPLICABLE MIN. SIDE SETBACK EXSTING BUILDING MIN. REAR SETBACK 5 FEET EXSTING BUILDING MIN. LOT WIDTH MAX. BUILDING WIDTH 90 FEET MAX. BUILDING COVERAGE MAX. IMPERVIOUS ADDTNL SEMI-PERV AREA REAR & SIDE YARD 2 SPACES ONE DRIVEWAY PER LOT EXISTING B. HEIGHT MIN. OVERALL HEIGHT 2 STORIES EXISTING BUILDING (2 STORIES) EXISTING BUILDING (2 STORIES) MAX. OVERALL HEIGHT 4 STORIES GROUND STOR EXISTING BUILDING MIN. HEIGHT 12 FEET MAX. HEIGHT MIN. HEIGHT 9 FFFT EXISTING BUILDING MAX. HEIGHT C. USES RETAIL SERVICE PERMITTED BY DISTRICT GROUND STORY RESTAURANT UPPER STORIES ANY PERMITTED ONE **EXISTING** BASEMENT & REAR REAR FACADE, INTERIOR ENTRANCE TO PARKING/ SIDE / REAR LOADING WITHIN BUILDING SIDE FACADE D. STREET FACADE REQUIREMENT > 75% MIN. TRANSPARENCY PER STORY BLANK WALL LIMITATION REQUIRED PER FLOOR ON 21 ALL STORIES 22 FRONT FACADE FRONT 23 PRINCIPAL ENTRANCE LOCATION REQUIRED NUMBER OF STREET ENTRANCES OF FRONT FACADE GROUND STORY VERTICA MIN. EVERY 30' OF FACADE N/A FACADE DIVISIONS HORIZONTAL FACADE DIVISIONS REQUIRED WITHIN 3' OF TOP OF ANY VISIBLE BASEMENT PERMITTED ROOF TYPES PARAPET, PITCHED, FLAT 735 Wethersfield Ave.

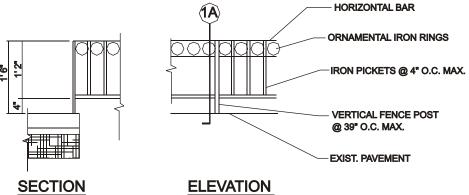
N/F GAYNOR, ANNETTE PG. 04452 - 259



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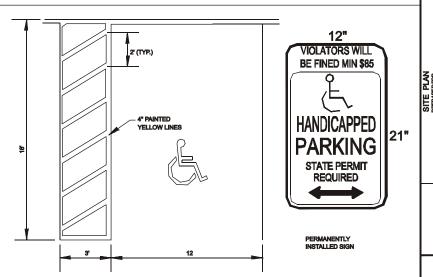




ORNAMENTAL TREE WELL IRON FENCE

SOIL VOLUME AND PERMEABLE AREA

TREE SIZE	SOIL VOL.	SOIL SURFACE AREA W/ 2.5' SOIL DEPT	PERMEABLE SURFACE AREA REQUIRMENT
SMALL	736 CU.FT.	294 SQ. FT	100 SQ. FT.



TYPICAL HANDICAPPED PARKING SPACES

S1

I DESIGN, I RE. SUITE 215 INECTICUT

#### ZONING INFORMATION

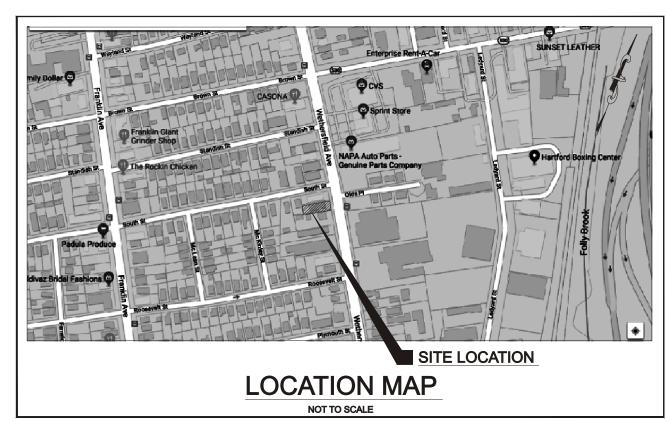
TOTAL BUILDING AREA: 2,988 SQ.FT LOT SIZE: 7.350 S.F. OR 0.168 ACRES PROPOSED USE: STOREFRONT

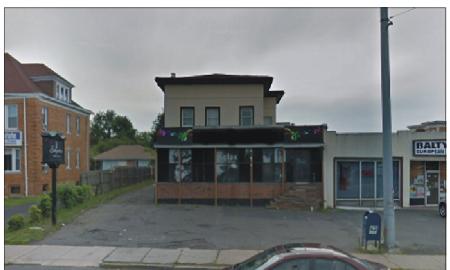
PARCEL ZONING : MS-2 PARCEL # : 277-806-189

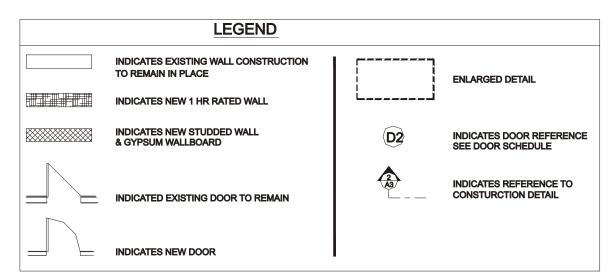
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5	CORNER BUILD TO ZONE	WITHIN 5 FT OF BUILDING LINE	EXSTING BUILDING NOT APPLICABLE
6	MIN. SIDE SETBACK	0,	EXSTING BUILDING
7	MIN. REAR SETBACK	5 FEET	EXSTING BUILDING
8	MIN. LOT WIDTH	50 FEET	49 FEET
	MAX. BUILDING WIDTH	90 FEET	
9	MAX. BUILDING COVERAGE	70%	40%
	MAX. IMPERVIOUS  ADDTNL SEMI-PERV AREA	75% 25%	59%
10	PARKING /LOADING AREA	REAR & SIDE YARD	2.004.000
		ONE DRIVEWAY PER LOT	2 SPACES  EXISTING
11	PERMITTED VEHICULAR ACCESS	ONE DRIVEWAY PER LOT	EXISTING
B. HEIGHT			
12	MIN. OVERALL HEIGHT ACCESS	2 STORIES	EXISTING BUILDING (2 STORIES)
13	MAX. OVERALL HEIGHT	4 STORIES	EXISTING BUILDING (2 STORIES)
14	GROUND STORY:		
	MIN. HEIGHT MAX. HEIGHT	12 FEET 18 FEET	EXISTING BUILDING
15	UPPER STORY:		EVICETING BUILDING
	MIN. HEIGHT MAX. HEIGHT	9 FEET 18 FEET	EXISTING BUILDING
C. USES	,	,	
16	GROUND STORY	RETAIL SERVICE PERMITTED BY DISTRICT	RESTAURANT
17	UPPER STORIES	ANY PERMITTED ONE	EXISTING
18	PARKING WITHIN BUILDING	PERMITTED FULLY IN ANY BASEMENT & REAR	REAR
19	ENTRANCE TO PARKING/ LOADING WITHIN BUILDING	REAR FACADE, INTERIOR SIDE FACADE	SIDE / REAR
	LOADING WITHIN BUILDING	SIDE FACADE	
D. STREET FA	ACADE REQUIREMENT		
19	MIN. TRANSPARENCY GROUND STORY OF FRONT FACADE	75%	> 75%
20	MIN. TRANSPARENCY PER STORY	15%	> 15%
	BLANK WALL LIMITATION	DECLIDED DED ELOOP ON	
21	BLANK WALL LIMITATION	REQUIRED PER FLOOR ON ALL STORIES	-
22	FRONT FACADE ENTRANCE	STOREFRONT	EXISTING
23	PRINCIPAL ENTRANCE LOCATION	FRONT FACADE	FRONT
24	REQUIRED NUMBER OF STREET ENTRANCES	1 PER EACH 75' OF FRONT FACADE	ONE
25	GROUND STORY VERTICAL FACADE DIVISIONS	MIN. EVERY 30' OF FACADE WIDTH	N/A
26	HORIZONTAL FACADE DIVISIONS	REQUIRED WITHIN 3' OF TOP OF ANY VISIBLE BASEMENT	N/A
	PERMITTED ROOF TYPES	PARAPET, PITCHED, FLAT	FLAT (EXISTING)
TES:	PERMITTED ROOF TYPES	PARAPET, PITCHED, FLAT	FLAT (EXISTING)

#### NOTES:

- 1. IT IS THE CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY AND SAFETY BUILDING CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
- 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, ANGLES AND EXISTING CONDITIONS
- PEFORE PROCEEDING WITH ANY WORK.
  ALL SECTIONS SHALL BE CONSIDERED TYPICAL THROUGHOUT THE BUILDING UNLESS OTHERWISE NOTED.
- 4. CONTRACTOR TO ENSURE THAT EXISTING STRUCTURE IS STRUCTURALLY SECURED.







#### **GENERAL NOTES**

- 1. CONTRACTOR TO PROVIDE ALL DUMPSTERS AS IS NECESSARY TO COMPLETE WORK.
- 2. CONSTRUCTION SHALL REMAIN CONTINUOUS ACROSS ALL MECHANICAL CHASES THROUGHOUT, ALL FLOOR PENETRATIONS SHALL BE FIRESTOPPED AS REQUIRED.
- 3. IF PLANS AND NOTES PROVIDE CONFLICTING INFORMATION THE THE STRICTEST INTERPRETATION SHALL APPLY.
- 4. PROVIDE 6" MINIMUM CLARANCE BETWEEN MECHNICAL FLUES AND COMBUSTIBLE MATERIALS.
- 5. CONTRACTOR TO MINIMIZE NOTCHING OF FLOOR JOIST FOR THE INSTALLATION OF NEW PLUMBING PIPING, WHERE NOTCHING IS INEVITABLE, JOIST HOLE OR NOTCH SHALL BE LESS THAN 1/4 JOIST DEPTH. PROVIDE 1/16" x 1" SHEET METAL STRIPS AT THE BOTTOM OF ALL NOTCHED FLOOR JOIST.
- 6. PROVIDE FIRESTOPPING AT ALL DUCT PIPE AND OTHER PENETRATIONS THROUGH RATED FIREWALLS AND PARTITIONS. USE UL RATED SEALANTS AND CAULKING.
- 7. PROVIDE WATER EFFICIENT PLUMBING FIXTURES.

#### APPLICABLE CODE INFORMATION

2012 INTERNATIONAL BUILDING CODE 2016 CT STATE BUILDING CODE 2012 INTERNATIONAL FIRE CODE 2014 NATIONAL ELECTRICAL CODE 2016 CT FIRE SAFETY CODE

#### FIRE RESISTIVE CONSTRUCTION ASSEMBLES

BUILDING TYPE COMMERCIAL / RESIDENTIAL

**EXTERIOR TYPE BRICK/PLASTER** INTERIOR WALL DRYWALL FIRE HAZARD CLASSIFICATION LIGHT HAZARD

**BEARING WALL** 1 HR INTERIOR BEARING WALLS 1 HR FLAT ROOF CONSTRUCTION

**UL LABEL FIRE RATED DOORS EXTERIOR DOOR** (1 1/2 HR FIRE RATED MIN.)

#### FIRE RESISTIVE CONSTRUCTION ASSEMBLES

1 HR (STAIR WELL / FURNACE ROOM) BEARING WALL

INTERIOR BEARING WALLS 1 HR DWELLING UNIT SEPARATION 1 HR **ROOF CONSTRUCTION** 1 HR FLOOR CONSTRUCTION

INTERIOR FINISH REQUIREMENTS (ALL INTERIOR FINISH TREATMENTS SHALL MEET CONNECTICUT FIRE RATING REQUIREMENTS;

A. WALL AND CEILING FINISHES (MINIMUM REQUIREMENTS)

B. FLAMESPREAD LESS THAN 200, SMOKE DENSITY LESS THAN 450

C. REQUIRED EXITS AND PASSAGEWAYS : CLASS A OR B

D. EXITACCESS CORRIDORS: CLASS A, B, OR C

FIRE PROTECTION SYSTEMS

SMOKE / CARBON MONOXIDE DETECTION

# OCCUPANT LOAD AND MEANS OF EGRESS

#### **COMMERCIAL AREA BREAKDOWN**

AREA	SIZE	OCCUPANCY
DINING AREA	: 1,708 S.F. / 15	114
TOTAL	: 1,708 S.F.	114

MAXIMUM OCCUPANCY

41 FT MAXIMUM TRAVEL DISTANCE

2 REQUIRED, 2 PROVIDED (SEE FLOOR PLAN#2



46 WINTONBURY AVE. SUITE 216
BLOOMFIELD CONNECTICUT
TEL. 860-242-8782

#### GENERAL CONDITIONS & NOTES

- 1: DISCREPANCIES CONTAINED WITHIN THESE DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER, BY THE CONTRACTOR, FOR RESOLUTION BY THE DESIGNER, NOTING ANY SUCH DISCREPANCY IN WRITING. ALL RESULTANT CHANGES IN THE WORK MUST RECEIVE WRITTEN APPROVAL FROM THE DESIGNER, OR THE OWNER/LANDLORD PRIOR TO FABRICATION OR INSTALLATION.
- 2: THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONSISTENCY, AND TO CONFIRM THAT THE WORK IS BUILDABLE AS SHOWN IN THE CONSTRUCTION DOCUMENTS.
- 3: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LATEST DRAWINGS AND REVISION DATES PRIOR TO COMMENCING THE WORK.
- 4: ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS GOVERNING THE SCOPE OF THE WORK SHALL BE VERIFIED AND ADHERED TO BY THE CONTRACTOR.
- 5: THE CONTRACTOR SHALL VERIFY THAT THE WORK COMPLIES WITH THE OWNER INSURANCE REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN FULL INSURANCE AS REQUIRED BY THE OWNER EVIDENCE OF SUCH INSURANCE SHALL BE FURNISHED TO THE OWNER PRIOR TO THE COMMENCEMENT OF THE WORK.
- 6: WORKMANSHIP SHALL BE OF THE HIGHEST STANDARDS FOR EACH OF THE VARIOUS TRADES EMPLOYED. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE DRAWINGS, SUPPLEMENTARY DETAILS, AND INSTRUCTIONS, AND SHALL BE PERFORMED UNDER THE SUPERVISION OF COMPETENT REPRESENTATIVES OF THE CONTRACTOR.
- 7: APPLICABLE STANDARDS OF THE CONSTRUCTION INDUSTRY SHALL HAVE THE SAME FORCE AND EFFECT ON THE PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO THE CONTRACT DOCUMENTS, OR BOUND AND PUBLISHED THEREWITH. COMPLY WITH THE STANDARDS IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS, UNLESS OTHERWISE INDICATED.
- 8: WORKMANSHIP AND MATERIALS THAT ARE DEFECTIVE OR FAIL TO CONFORM TO
  THE REQUIREMENTS OF THE DRAWINGS, SPECIFICATIONS OR RELATED DOCUMENTS
  SHALL, UPON ORDER OF THE OWNER, BE PROMPTLY REMOVED FROM THE
  PREMISES AND REPLACED WITH PROPER WORKMANSHIP AND MATERIALS.
- 9: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED BYNONCOMPLIANCE WITH THESE DOCUMENTS, UNLESS SO AUTHORIZED, IN WRITING, BY THE DESIGNER (WITH CONSENT OF THE OWNER). THE CONTRACTOR WILL NOT BE ALLOWED CHANGE ORDERS FOR PROBLEMS ARISING FROM THE CONTRACTOR'S NEGLECT OF THE PROVISIONS INCLUDED IN THESE CONDITIONS.
- 10: THE CONTRACTOR SHALL EXAMINE ALL ITEMS EXISTING TO BE RE-USED, OR SUPPLIED BY THE OWNER/LANDLORD OR OTHERS PRIOR TO TAKING POSSESSION AND NOTE IN WRITING ANY DAMAGE TO THE SUPPLIER. ONCE THE CONTRACTOR HAS TAKEN POSSESSION OF THE PRODUCT OR MATERIALS, ANY DAMAGE NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPI ACE.
- 11: DURING THE PERFORMANCE OF THE WORK, THE CONTRACTOR IS RESPRESPONSIBLE FOR THE PROVISION OF WARNING SIGNS, LIGHT SIGNAL DEVICES, GUARD LIGHTS, BARRICADES, GUARD RAILS, FENCES, AND OTHER DEVICES AS APPROPRIATELY LOCATED ON AND AROUND THE JOBSITE SO AS TO GIVE PROPER AND UNDERSTANDABLE WARNING TO ALL PERSONS WITH REGARD TO HAZARDOUS CONDITIONS, EQUIPMENT, AND OPERATIONS BEING PERFORMED IN CONJUNCTION WITH THE CONTRACTOR'S WORK. THE CONTRACTOR SHALL SHALL COMPLY WITH ALL OSHA REQUIREMENTS.
- 12: SHOULD THE CONTRACTOR WISH TO USE ANY MATERIAL OR WORKMANSHIP OTHER THAN THOSE SPECIFIED, HE SHALL SUBMIT A LIST OF THE PROPOSED SUBSTITUTIONS, ADVISING THE DIFFERENCE IN COST, IF ANY, TOGETHER WITH HIS REASONS FOR THE PROPOSED CHANGE. NO SUBSTITUTIONS SHALL BY PERMITTED UNLESS APPROVED, IN WRITING, BY THE DESIGNER, OR OWNER.
- 13: THE DESIGNER, AND HIS CONSULTANTS ARE NOT RESPONSIBLE IF THE CONTRACTOR AND/OR OWNER/LANDLORD MAKE SUBSTITUTIONS OR CHANGES TO THE PROJECT OR SPECIFICATIONS WITHOUT WRITTEN NOTIFICATION TO, AND WRITTEN ACKNOWLEDGMENT FROM THE DESIGNER.
- 14: THE CONTRACTOR SHALL PROTECT ANY ADJACENT PUBLIC SPACES AND OCCUPIED AREAS FROM DAMAGE, OBSTRUCTIONS, DISTRACTIONS OR OTHER INJURIOUS CONDITION FROM CONSTRUCTION DEBRIS. THE CONTRACTOR IS TO PROVIDE FOR SEPARATE RUBBISH REMOVAL SERVICES DURING NEW CONSTRUCTION, AND PROVIDE THOROUGH CLEANING OF ANY SOILED PUBLIC SPACES BEFORE LEAVING THE PREMISES EACH DAY.
- 15: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING TO THE OWNER FACILITY BEFORE, DURING, OR AFTER CONSTRUCTION
- 735 WETROGEDURES AGAUSED BY THE CONTRACTOR OR HIS EMPLOYEES AND SUBCONTRACTORS.

- 16: THE CONTRACTOR SHALL NOTIFY THE OWNER/LANDLORD OF ANY CONSTRUCTION ACTIVITIES WHERE EXCESSIVE NOISE IS EXPECTED AT LEAST 24 HOURS PRIOR TO PERFORMING SUCH WORK, TO ALLOW THE OWNER/LANDLORD TO NOTIFY ANY AFFECTED ADJACENT TENANTS.
- 17: THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY ACCESS REQUIRED FOR PERFORMANCE OF WORK IN OTHER OCCUPIED SPACES AT LEAST 24 HOURS PRIOR TO THE REQUIRED ACCESS. THE OWNER WILL IDENTIFY ACCEPTABLE ACCESS TIMES.
- 18: THE CONTRACTOR SHALL COORDINATE ANTICIPATED CONSTRUCTION MATERIALS DELIVERIES TO THE BUILDING DURING NORMAL BUSINESS HOURS.
- 19: THE CONTRACTOR IS TO PROVIDE THOROUGH CLEANING OF THE COMPLETED SPACE PRIOR TO THE FINAL PUNCHLIST; INCLUDING, BUT NOT LIMITED TO: CARPETING, FLOORING, GLASS, SILLS, CASEWORK, BLINDS, HARDWARE, DOORS, WALL COVERINGS, LIGHTING FIXTURES, ETC.
- 20: THE CONTRACTOR IS TO REPLACE OR REPAIR AS REQUIRED, ANY EXISTING MATERIALS AND FINISHES, WHICH ARE TO BE RE-USED, THAT ARE DAMAGED DURING THE TERM OF HIS CONTRACT.
- 21: THE CONTRACTOR SHALL SUBMIT CONFIRMATIONS OF MATERIALS AND EQUIPMENT ORDERS WITH DELIVERY DATES. ORDERS WITH LONG LEAD TIMES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER/LANDLORD. AT THE DIRECTION OF THE OWNER/LANDLORD, THE CONTRACTOR SHALL SUBMIT ALTERNATE PRODUCTS AVAILABLE FOR APPROVAL BY THE OWNER/LANDLORD AND/OR ARCHITECT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER/LANDLORD IN WRITING.
- 22: THE CONTRACTOR IS TO COORDINATE THE PROJECT SCHEDULING WITH OTHER CONTRACTORS HIRED BY THE OWNER, PRIOR TO THE COMMENCEMENT OF THE WORK, OR AS DIRECTED BY THE OWNER OR TENANT.

  ALL SCHEDULES SHALL BE DEFINED/REVIEWED WITH THE OWNER AND ADHERED TO BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS.
- 23: THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, APPROVALS, INSPECTIONS, ETC., AS MAY BE REQUIRED BY STATE, FEDERAL, AND LOCAL AUTHORITIES. THE CONTRACTOR SHALL INCLUDE ALL COSTS ASSOCIATED WITH PERMITS AND APPROVALS IN HIS BID PRICE.
- 24: THE CONTRACTOR MAY BE RESPONSIBLE FOR PAYING THE COSTS OF ALL TEMPORARY UTILITIES NECESSARY TO COMPLETE THE WORK, OR AS MAY BE REQUIRED BY ANY TRADE DOING WORK FOR THE PROJECT. VERIFY RESPONSIBLITY WITH THE OWNER PRIOR TO SUBMITTING BIDS.
- 25: THE CONTRACTOR SHALL RELAY TO THE OWNER ALL INFORMATION PERTAINING TO GUARANTEES AND WARRANTIES ISSUED FOR ITEMS INSTALLED FOR THE PROJECT. THE CONTRACTOR MAY BE REQUIRED TO ENFORCE THE GUARANTIES AND WARRANTIES ON BEHALF OF THE OWNER/LANDLORD.
- 26: INSOFAR AS JOB SITE SAFETY IS CONCERNED, THE DESIGNER AND THEIR CONSULTANTS ARE SOLELY RESPONSIBLE FOR THEIR AND THEIR EMPLOYEE'S ACTIVITIES ON THE JOBSITE. THIS SHALL NOT BE CONSTRUED TO RELIEVE THE OWNER OR ANY CONSTRUCTION CONTRACTOR FROM THEIR RESPONSIBILITY TO MAINTAIN A SAFE JOBSITE.
- 27: NEITHER THE PROFESSIONAL ACTIVITIES OR THE PRESENCE ON THE JOB SITE OF THE DESIGNER, OR HIS EMPLOYEES SHALL BE CONSTRUED TO IMPLY THAT THEY HAVE RESPONSIBILITY FOR THE METHODS OF WORK PERFORMANCE, SEQUENCING OF CONSTRUCTION, OR SAFETY IN, ON OR ABOUT THE JOBSITE.
- 28: THE OWNER AGREES THAT THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY, AND WARRANTS THAT THIS INTENT SHALL BE MADE EVIDENT IN THE OWNER'S CONTRACT WITH THE CONTRACTOR. THE OWNER ALSO WARRANTS THAT THE DESIGNER, HIS EMPLOYEES, AND ALL CONSULTANTS SHALL BE MADE ADDITIONAL INSURED UNDER THE CONTRACTOR'S GENERAL LIABILITY INSURANCE.
- 29: UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL COMPILE FOR, AND DELIVER TO, THE OWNER/LANDLORD, A COMPLETE SET OF RECORD DOCUMENTS. THIS SET OF DOCUMENTS SHALL CONSIST OF RECORD SPECIFICATIONS, AND RECORD DRAWINGS SHOWING THE REPORTED LOCATION OF THE WORK, AND HIGHLIGHTING ANY MODIFICATION TO THE CONSTRUCTION DOCUMENTS.
- 30: THE DESIGNER, HIS EMPLOYEES, AND CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF, OR THE EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING, BUT NOT LIMITED TO, ASBESTOS, ASBESTOS-BASED PRODUCTS, POLYCHLORINATED BIPHENYL'S (PCB'S) OR ANY OTHER TOXIC OR HAZARDOUS MATERIAL.

#### PARTITION NOTES

- 1, ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHEREVER REQUIRED.
- ALL PARTITIONS ARE DIMENSIONED FINISHED FACE TO FACE OF THE GYPSUM BOARD.
- 3. ALL WORK SHALL BE PLUMB, LEVEL, SQUARED AND TRUE, AND IN PROPER ALIGNMENT. THE CONTRACTOR SHALL PROVIDE LANE AND GRADE MARKINGS ON THE FINISH FLOOR FOR RECTIFYING UNLEVEL FLOOR CONDITIONS.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL FIRE-RETARDANT BLOCKING.
- 5. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BACKING FOR WALL MOUNTED ITEMS INCLUDING BUT NOT LIMITED TO HANDRAILS, CABINETS, COUNTERS GRAB BARS, LOCKERS, FIXTURES. BACKING SHALL BE FIRE-RESISTANT TREATED WOOD BLOCKING, AS REQUIRED BY CODE.
- 6. ALL WET AREAS SHALL HAVE WATER-RISISTIVE TYPE GYPSUM BOARD.

# DEMOLITION NOTES

- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO COMMENCING DEMOTION AND NOTIFY THE DESIGN TEAM OF ANY DISCREPENCIES BETWEEN DEMOLITION DRAWINGS AND EXSITING DRAWINGS,
- 2. THE CONTRACTOR SHALL NOTIFY THE DESIGN TEAM IMMEDIATELY OF ANY UNFORSEEN CONDITIONS DISCOVERED DURING THE COURSE OF DEMOLITION, REMOVAL OF ANY UNFORSEEN UNDOCUMENTED STRUCTURE, MECHANICAL, ELECTRICAL OR PLUMBING FEATURES SHALL BE REVIEWED FIRST WITH THE DESIGN TEAM AND APPROPRIATE SUB-CONTRACTOR. CONTRACTOR SHALL OBTAIN APPROVAL FROM CITY BUILDING DEPARTMENT PRIOR TO REMOVAL.
- 3. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CODES AND REGULATIONS AND THE MOST CURRENT EDITION OF THE AMERICAN NATIONAL STANDARD SAFETY REQUREMENT FOR DEMOLITION.
- 4. THESE DRAWINGS ARE FOR DEMOLITION OF NON-STRUCTURAL ITEMS ONLY, UNLESS SPECIFICALLY NOTED.
- 5. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL ELECTRICAL FIXTURES AND OUTLETS AND OTHER ELECTRICAL POWERED EQUIPMENT DESIGNATED FOR DEMOLITION/REMOVAL. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING, BY ALL MEANS NECESSARY, ALL ELECTRICAL FIXTURES, OUTLETS AND OTHER ELECTRICAL EQUIPMENT DESIGNATED TO REMAIN.
- 7. PLUMBINGCONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL PLUMBING FIXTURES AND EQUIPMENT DESIGNATED FOR DEMOLITION / REMOVAL. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING, BY ALL MEANS NECESSARY, ALL PUMBING FIXTURES AND EQUIPMENT DESIGNATED TO TO REMAIN.
- 8, THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL RECYCLING ORDINANCES PERTAINING TO DEMOLITION AND CONSTRUCTION WASTE DEBRIS REMOVAL AND DISPOSAL.

# HAZARDOUS NOTES

- 1. THE DESIGN FIRM SHALL NOT BE RESPONSIBLE FOR THE DISCOVERY, REMOVAL, HANGLING, DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS SUBSTANCES, MATERIAL WASTES IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, PCB OR OTHER TOXIC SUBSTANCES.
- 2. THE BUILDING OWNER / REPRESENTATIVE WILL ACCEPT RESPONSIBLITY FOR NOTIFYING TO APPROPIATE FEDERAL, STATE GOVERNING AGENCIES FOR ANY REMOVAL OR REPAIR WORK.
- 3. THE BUILDING OWNER SHALL RETAIN AN INDEPENDENT CONSULTANT WHO IS TRAINED AND EXPERINCED IN IDENTIFICATION AND SURVEY OF EXISTING SITE SHOULD SUCH AN ISSUE ARISE.

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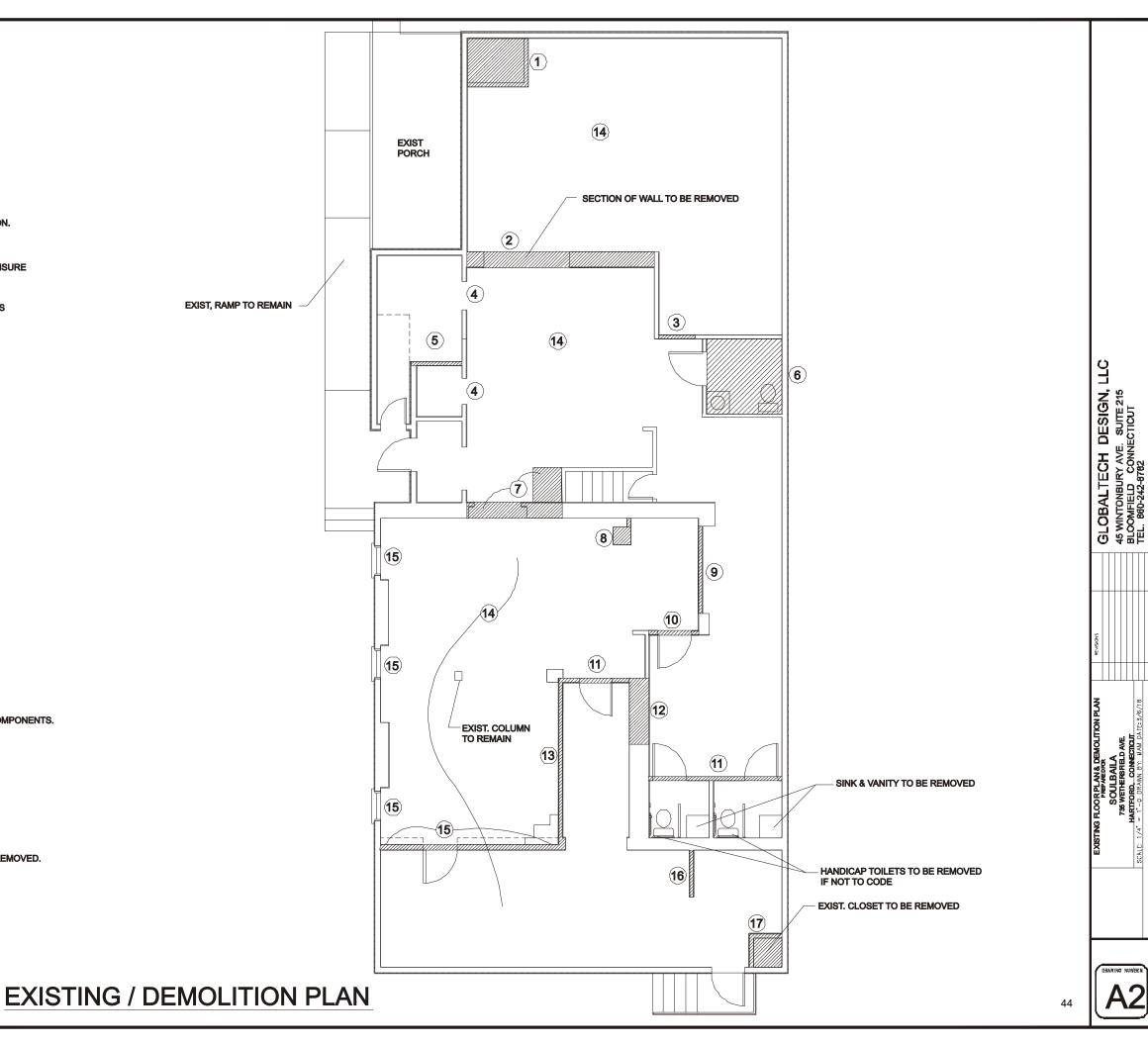
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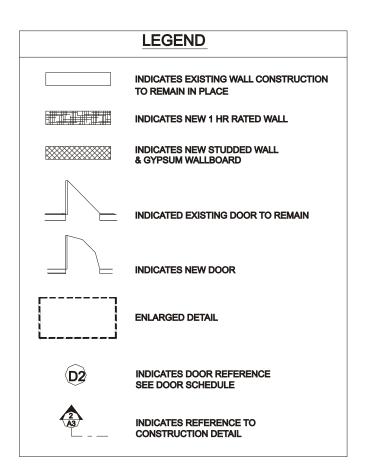
#### GENERAL DEMOLITION NOTES

- A. THE DEMOLITION DIAGRAM IS INTENDED TO PROVIDE A SCHMATIC REPRESENTATION OF DEMOLITION. INFORMATION SHOWN ON THE DIAGRAM SHALL NOT LIMIT THE SCOPE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY DEMOLITION AS REQUIRED TO COMPLETE THE WORK INDICATED.
- B. DEMOLITION SHALL INCLUDE, BUT NOT TO BE LIMITED TO THE REMOVAL OF INDICATED WALLS, CEILINGS, FLOORING, DOORS AND ANY INDICATED COMPONENTS.
- C. REMOVE ALL SURFACE MOUNTED EQUIPMENT, MISCELLANEOUS METAL BRACKETS, WOOD BLOCKING, BOLTS INCULDING WALLS, FLOOR AND CFILING
- D. PROVIDE TEMPORARY SHORING AS REQUIREDTO ASSURE SAFETY AND STABILITY OF EXISTING STRUCTURE AT ALL TIMES DURING CONSTRUCTION. CONDUCT AN EVALUATION OF EXISTING CONDITIONS TO DETERMINE THE NEED FOR SHORING.
- E. WHEN REMOVING EXISTING COMPONENTS, CARE SHALL BE TAKEN TO UNSURE THAT ADJACENT SURFACES TO REMAIN ARE NOT DAMAGED. PATCH AND REPAIR AND DAMAGE THAT MAY OCCUR.
- F. WHEN A WALL IS INDICATED TO BE REMOVED, ALL EXISTING COMPONENTS MOUNTED IN OR ON THE WALL SHALL BE REMOVED.
- G. LEGALLY DISPOSE ALL CONSTRUCTION DEBRIS OFF SITE.

#### NUMBERED DEMOLITION NOTES

- (1) REMOVE EXISTING DJ BOOTH AND REMOVE DEBRIS OFF SITE.
- (2) 17' SECTION OF WALL TO BE REMOVED AND PROPER TEMPORARY SHORING TO ASSURE SAFETY AND STABILITY.
- (3) 4' SECTION OF WALL TO BE REMOVED TO PROVIDE OPENING
- 4 DOOR TO BE REMOVED
- 5 SECTION OF WALL TO BE REMOVED
- (6) EXISTING TOILET AND WASHBASIN AND PIPES TO BE REMOVED AND CAPPED.
- 7 SECTION OF WALL AND PLATFORM TO BE REMOVED AND IF POSSIBLE PROVIDE TEMPORARY SHORING.
- (8) REMOVE EXISTING DUCT HOUSING AND WALL.
- (9) 8' SECTION OF WALL TO BE REMOVED AND ACCESSORIES AND MISC COMPONENTS.
- (10) EXIST DOOR AND WALL TO BE REMOVED.
- (11) EXIST DOOR AND WALL TO BE REMOVED.
- (12) 5' SECTION OF WALL TO BE REMOVED AND PROPER TEMPORARY SHORING TO ASSURE SAFETY AND STABILITY.
- (13) 16' SECTION FRAMED WALL ACCESSORIES AND DUCT HOUSING TO BE REMOVED.
- (14) REMOVE EXIST FLOORING AND DISPOSE OF DEBRIS PROPERLY.
- (15) 16' SECTION OF WALL TO BE REMOVED AND PROPER TEMPORARY SHORING TO ASSURE SAFETY AND STABILITY. EXISTING DOOR TO BE REMOVED.
- (16) WALL TO BE REMOVED

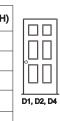


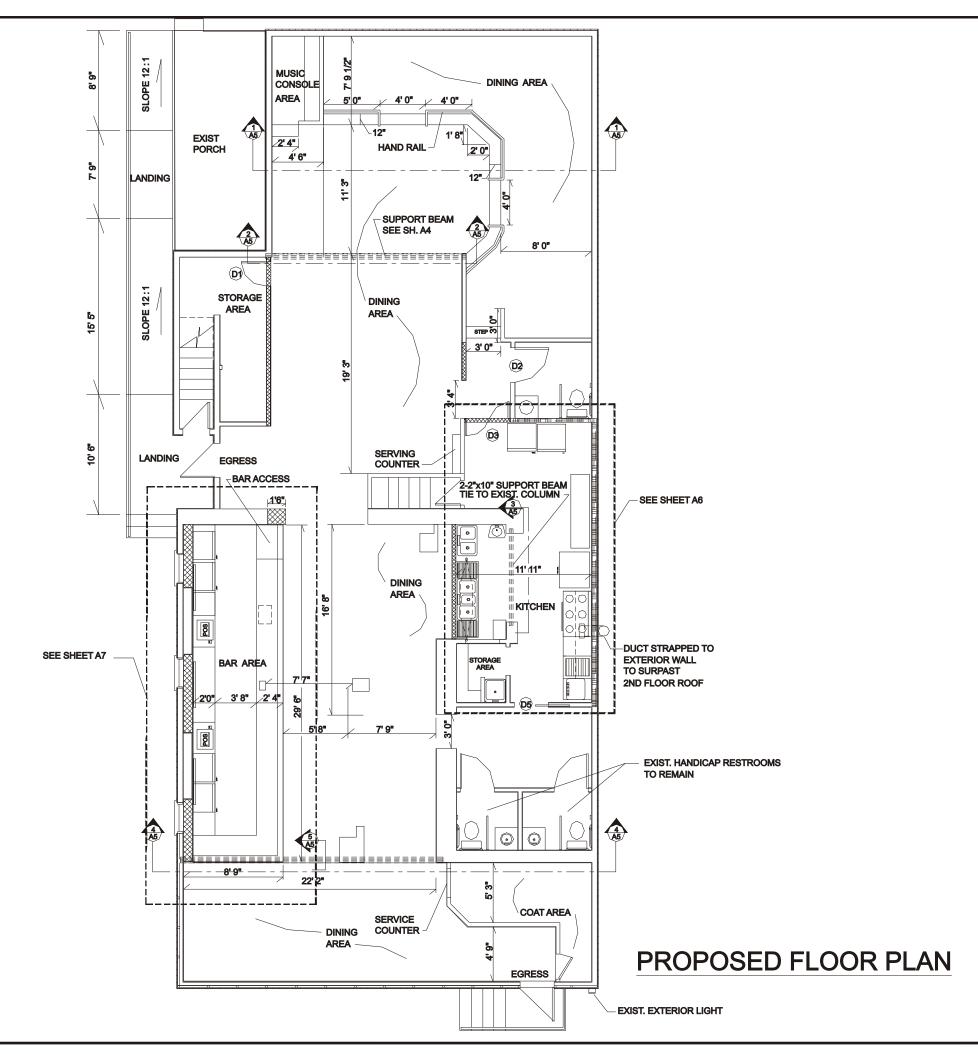


KITCHEN LAYOUT AREA : 286 S.F.
BAR AREA : 235 S.F.
EXIST. PORCH : 153 S.F.

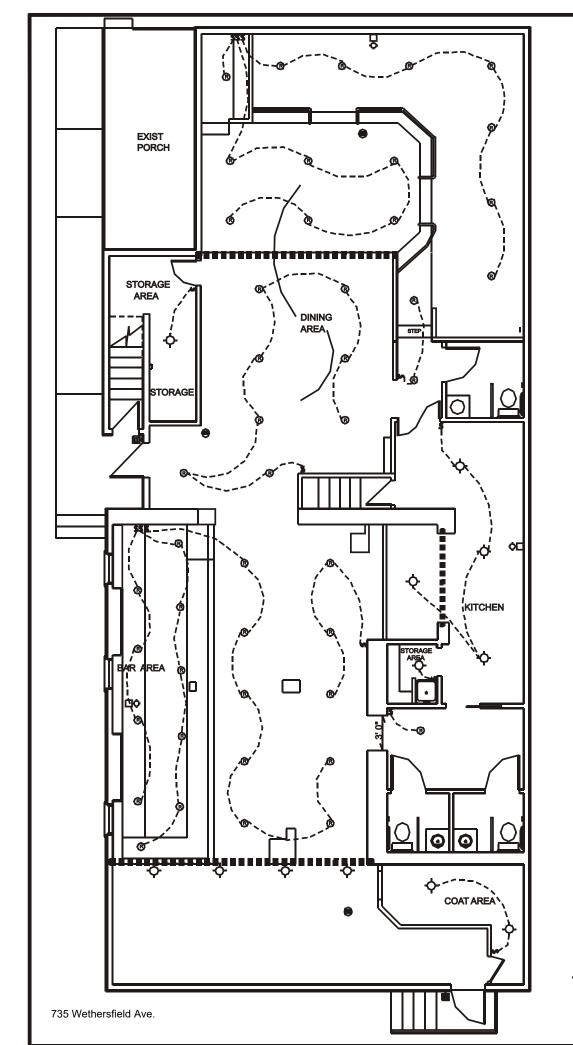
#### DOOR SCHEDULE

		DESCRIPTION	SIZE (W x H)
PRIVACY	1	RAISED PANEL HARDBOARD DOOR	26"x80"
PRIVACY	1	RAISED PANEL HARDBOARD DOOR	36"x80"
PRIVACY	2	RAISED PANEL HARDBOARD DOOR	46"x80"
PRIVACY	1	RAISED PANEL HARDBOARD DOOR	30"x80"
PRIVACY	1	RAISED PANEL POCKET DOOR	36"x80"
	PRIVACY PRIVACY	PRIVACY         1           PRIVACY         2           PRIVACY         1           PRIVACY         1	PRIVACY  PRI





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		LIGHT F	TIXTU	RΕ	SCHE	DUL	.E 👡	E 5.6,7		
SYMBOL	TYPE	CATALOG NO.			LAMPS PET	FIXTURE TOTAL WATTS	VOLTAGE	COLOR	MOUNTING	REMARKS
®	E	RECESSED CAN LIGHTING			100 WATE, A-19, MEDIUM BASE	100	120	CW	WECESSED	NOTELES
ĕ	c	EXTERIOR METAL HALIDE SECURITY LIGHT	IMG		MH-100W	100	120	мн	7"-0" AFF	
4	,2	SURE-LITE XF-3 (1,5-R CAP.) THIN HEAD EMERGENCY LIGHT W/SELF CONTAINED EMERGENCY BATTERY PACK	AND CHARGES		INCLUDED	0	120	CM	WALL WALL	NOTE 2

#### LICHTING NOTES:

- 1. FIXTURE SHALL HAVE ENERGY SAWHOS LAMPS AND WATT MEER BALLAST.
  2. ILLUMINATED EXIT SIGNS ARE REQUIRED TO CLEARLY IDENTIFY THE PATH OF EXIT TRAVEL. WORDS ON SIGNS MUST HAVE LETTERS A MINIBULM OF SAX INCIRES HIGH.
  3. ALL LAMPS SHALL BE FROM THE SAME MANUFACTURER, MODEL & LOT NUMBER.
  E.C. IS RESPONSIBLE FOR AN EVEN LAMP COLOR.

- LAMPS WITH A DIFFERENT COLOR MUST BE REPLACED.

  4. E.C. TO MAINTAIN PROPER AUGMENT & MISTALLATION OF BALLAST COVER.

  5. ALL LIGHT FIXTURES AND LAMPS SUPPLIED BY ELECTRICAL CONTRACTOR.
- S. E.C. RESPONSIBLE TO VERIFY CORRECT COUNTS OF ALL LIGHTING FIXTURES'
- E.C. TO VERFY COLOR AND TYPE OF FIXTURE WITH OWNER FOR APPROVAL PRIOR TO PURCHASE.
- PROOF TO PURCHASE,

  1 INTURE PROMOCO WITH BATTERY BACK-UP, SMILIAR TO BODINE #850F4-8,

  VERTY CODE COPPLIANCE WITH MINIMUM LUNCK OUTPUT FOR EMERGENCY BALLAST

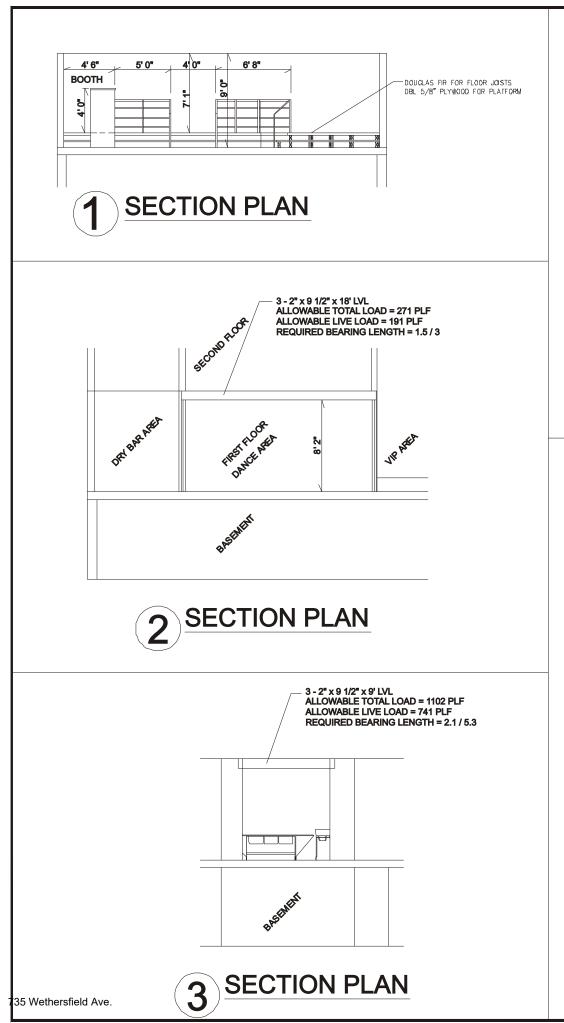
  SHALL BE 1400 LUMENS AND SERVE (2) LAMPS, 700 LUMENS EACH.

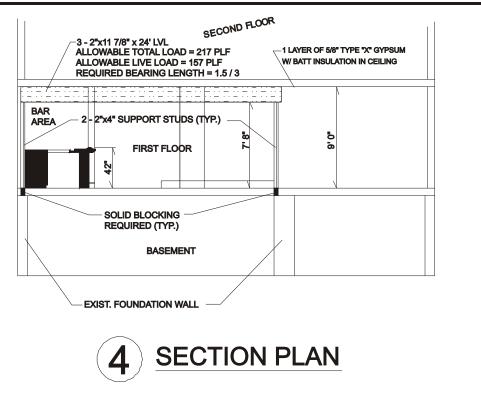
- RECESSED LIGHT R
- LIGHT
- 5 SWITCH
- CE DUPLEX OUTLET
- SMOKE DETECTOR
- ELECTRONIC EXIT SIGN
- FIRE ALARM ANNUNCIATOR PANEL
- FIRE ALARM CONTROL PANEL
- MANUAL PULL STATION
- WALL MOUNTED STROBE
  - WALL MOUNTED SPEAKER WITH STROBE **AMERICAN DISABILITIES ACT**
- FIRE EXTINGUISHER
- ANNUNCIATOR

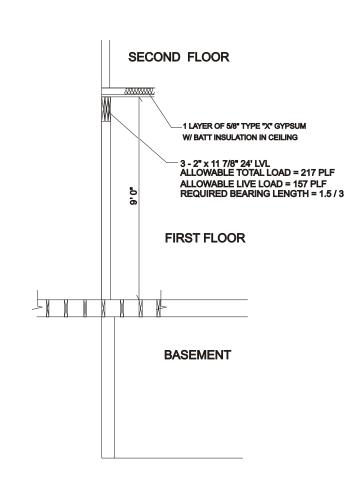
# **ELECTRICAL SPECIFICATIONS**

- 2. Electrical contractor (E.C.) shall obtain and pay for all permits, certificates, etc., as required.
- E.C. shall deliver certificate of final inspection to general contractor before applying for final
- Consult with other contractors furnishing equipment to verify loads and secure location of outlets. junction boxes, etc.,
- 5. Furnish and install disconnect switches, starters, and associated wiring as required for exhaust
- Main power wiring and final connections to all new HVAC equipment (excluding thermostat and thermostat wiring) and smake detector by E.C..
- Minimum wire size shall be #12 awg except control wiring as nated. All wire shall be copper type THWN or THHN.
  - a. All 120 volt circuits over 75 feet in length shall be #10 awg.
- 8. Do not make changes or substitutions without approval of designer and owner.
- All work shall be guaranteed for a period of (1) one year from date of final acceptace.
- 10. All electrical systems shall be completely and effectively grounded as required in Article 250 of the National Electrical Cade
- 11. Verify service entrances are installed per the National Electrical Code and the
- 12. Unless otherwise noted, all wiring devices shall be installed as follows:
  - Wall switches at 48" A.F.F
  - b) Duplex receptocles at 18" A.F.F.
  - Telephone outlets at 18" A.F.F. Duplex receptocles in restroom at 48" A.F.F.
- 13. Verify mechanical equipment locations prior to the routing of conduit and feeder.
- Verify ceiling construction with general contractor and coordinate with mechanical diffuser locations before installing light fixtures.
- 15. Low voltage cable to run loose in joist space secured neatly to structure, E.C. shall provide 3/4" conduit stubs and junction boxes from point of use to joist.
- 17. Route neutral conductor, same size as phase conductors, with all feeders and branch circuits except RTU feeders.
- 18. E.C. shall provide temporary lighting and power during the demolition and construction phases.
- 20. All electrical work shall be in accordance with the latest edition of the National Electrical Code and all codes having local jurisdiction.
- 21. Verify mechanical equipment overcurrent protection requirements with the equipment manufacturer prior to connection.
- 22. All lighting fixtures shall be provided by the E.C. per the lighting fixture schedule.
- 23. See panel schedules for circuit breaker, wire, and conduit requirements.
- 24. All conduit shall be 3/4" unless noted otherwise.
- 25. All exit, emergency, and night lights shall be on a non-switched breaker or connected ahead of the switch as per plans.
- 26. All panels to be NOOD and have copper bus.(All bus bars, including phase, neutral, and ground to be copper.) equipment by square D' ITE, General Electric, or Westinghouse.
- 27. E.C. to provide identification for each disconnect switch, breaker, panelboard, receptocle, junction box etc.. with a nameplate indicating load served, feeder designation, circuit designation or equipment name, as appropriate,
- 28. E.C. to provide a 1 1/4" x 1/2" gray finish, white core, Bakelite nameplate, with 1/4" high engraved letters for existing and new receptocles, switches, communication baxes and junction baxes. Nameplate shall be installed on the battom face of coverplate or box with epaxy cement
- 29. E.C. to provide a 4" x 1-1/2" black linish, white core, Bokelite normeplate, with 3/6" high engraved letters for existing and new 120/240 volt panelboards.disconnect switches. Nameplate shall be installed on the exterior of equipment with epoxy cement.
- 30. E.C. to provide all panelboards with directory frame on inside of cabinet door. A neat and carefully type a written directory card, identifying each branch circuit served shall be placed in the frame, under clear plastic cover. Spares shall be noted in pencil.

**ELECTRICAL LAYOUT PLAN** 







5 SECTION PLAN

# **ELECTRICAL DEVICE HEIGHTS**

RECEPTICLES:

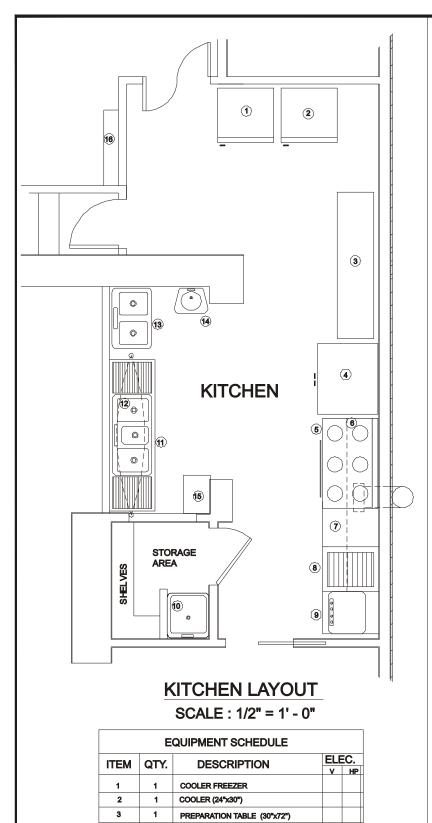
TYPICAL LOCATIONS MOUNT AT 18" ABOVE FINISH FLOOR
AT LOCATIONS BELOW CASEWORK MOUNT AT 24" ABOVE FINISH FLOOR

AT LOCATIONS BELOW CASEWORK MOUNT AT 24" ABOVE FINISH FLOOR SWITCHES: 48" ABOVE FINISH FLOOR DATA/PHONE/TV OUTLET: 18" ABOVE FINISH FLOOR **EXIT SIGN** FIRE ALARM PULL STATION: 48" ABOVE FINISH FLOOR **EMERGENGY SHUT OFF SWITCH:** 48" ABOVE FINISH FLOOR **WALL MOUNT EXIT SIGNS:** 90" ABOVE FINISH FLOOR WALL MOUNT CLOCK: 90" ABOVE FINISH FLOOR AUDIBLE/VISUAL ALARM LIGHT SWITCH /FIRE ALARM **EXTINGUISHER** BOX RECEPTICLE
PHONE
CABLE /PULL STATION

TYPCAL MOUNTING HEIGHTS

A5

GLOBALTECH DESIGN, LLC 45 WINTONBURY AVE. SUITE 215 BLOOMFIELD CONNECTICUT TEL. 860-242-8782



CONVECTION OVEN (28"x41x57 1/2")

STEAM TABLE (48"w x34 7/8"x50"H)

3-COMP, POT SINK W/DRN, BOARD

6-BURNER RANGE (45"x33"x165")

HOOD (48"x240")

FRIER (15 1/2"w x 30"d)

MOP SINK (GROUND)

OVERHEAD POT RACK

PREPARATION SINK

HANDSINK
DISH WASHER
SERVING COUNTER

6

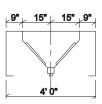
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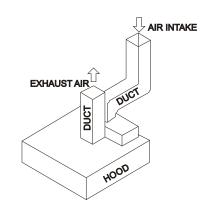
735 Wethersfield Av 46.

1

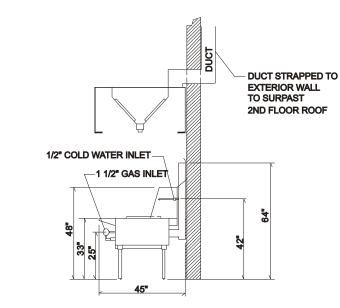
120 1/3



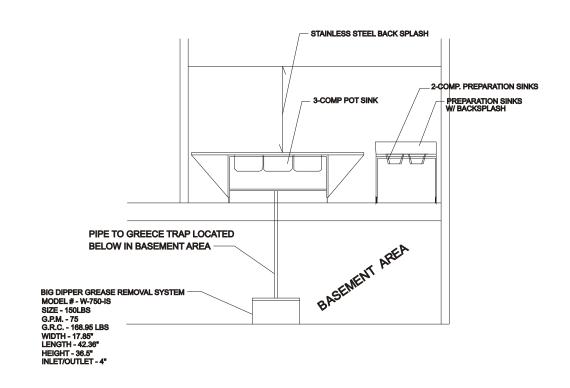
### TYPICAL HOOD SECTION



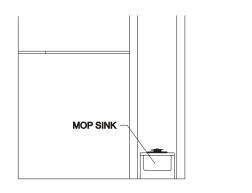
## TYPICAL HOOD MAKE-UP AIR SYSTEM



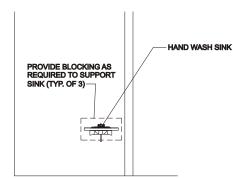
TYPICAL STOVE & HOOD (SIDE VIEW)



# 2-COMP. PREP SINK & 3-POT SINK DETAIL N.T.S.



MOP SINK DETAIL

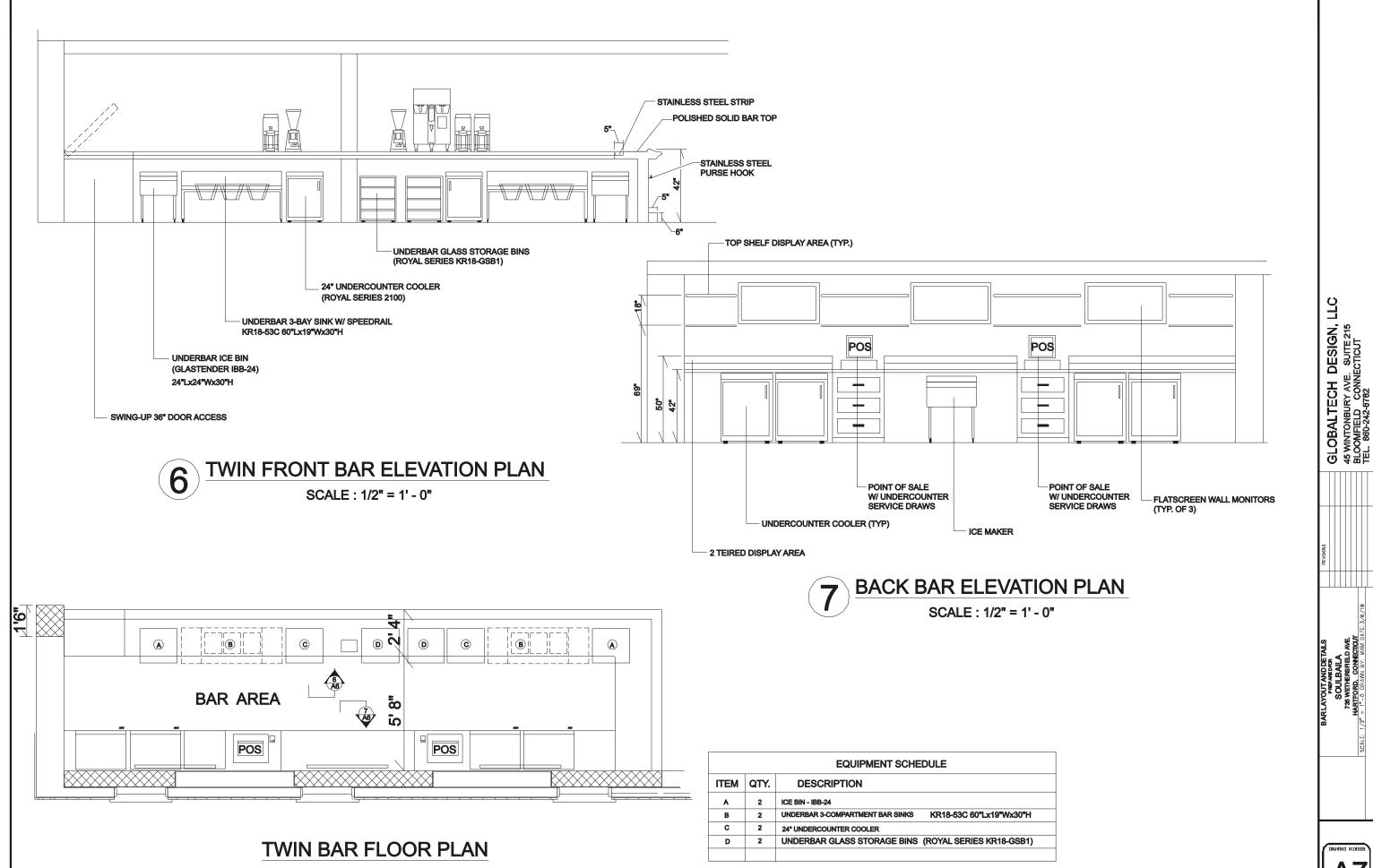


HAND SINK DETAIL



GLOBALTECH DESIGN, LLC 46 WINTONBURY AVE. SUITE 215 BLOOMFIELD CONNECTICUT TEL. 860-242-8782

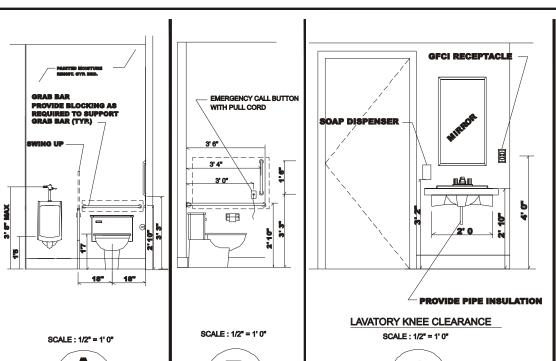


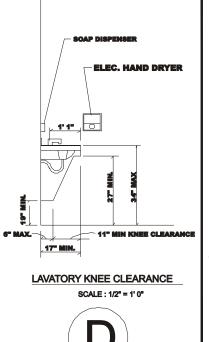


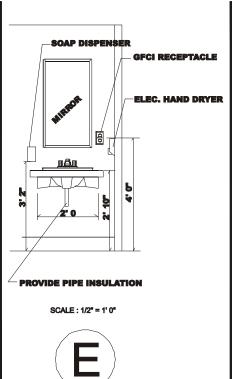
SCALE: 1/2" = 1' - 0"

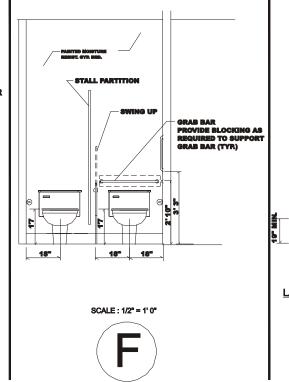
735 Wethersfield Ave.

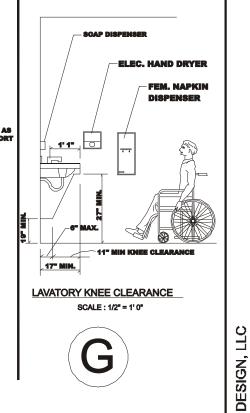
A7











FIXTURE CONNECTION SCHEDULE

DESCRIPTION			CW	
URINAL	1/2		2	1-1/2
LAVATORY	1/2	1/2	1-1/2	1-1/2
HANDSINK	1/2	1/2	1-1/2	1-1/2

**RESTROOM SECTIONS** 

**NOTES** 

- 1. ANY PVC OR NON METALLIC PIPES PENETRATING FIRE OR SMOKE BARRIERS MUST BE SEALED WITH INTUMESCENT FIRE STOPPING (NOT FIRE CAULKING)
- 2. RUN ALL PIPING FULL SIZE TO FIXTURES, FITTINGS, DEVICES, OUTLETS, ETC
- 3. PLUMBING PIPING SHALL BE RUN CONCEALED WITHIN WALLS AND BASEMENT
- 4. PROVIDE WATER HEATERS TO SERVE AREA

#### **RESTROOM NOTES**

- 1. PROVIDE COLD APPLIED LIQUID WATERPROOF MEMBRANE UNDER THINSET CT FLOOR FOR TOILET TOOMS ON ALL FLOORS
- 2. COORDINATE ALL G.C. SUPPLIED ITEM WITH SPECIFICATIONS
- 3. GRAB BARS ON METAL STUDS WALLS SHALL HAVE CONCEALED HOT-DIP GALVANIZED STEEL ANCHOR PLATES (MIN 4" x 1/8" THICK). SECURE ANCHOR PLATE TO STUDS ON BOTH SIDES OF GRAB BAR ATTACHMENT POINT BEFORE WALLBORD IS APPLED (2 FASTENERS PER STUD. MIN.). RECESS PLATE AS REQUIRED FOR FLUSH WALLBOARD APPLICATION, SECURE GRAB BAR TO ANCHOR PLATE WITH TAMPER-PROOF STAINLESS STEEL FASTENERS.
- 4. PROVIDE GRAB BAR AT EACH WATER CLOSET AS FOLLOWS:
  - ONE (1) 42" HORIZONTAL GRAB BAR AT SIDE WALL ONE (1) 18" VERTICAL GRAB BAR AT SIDE WALL
  - ONE (1) 36" HORIZONTAL GRAB BAR AT REAR WALL
- 5. TOILET TISSUE DISPENSERS SHALL BE EQUAL TO B-2888 BY BOBRICK SURFACE-MOUNTED MULTI-ROLL STAINLESS STEEL CONSTRUCTION.
- 6. HAND DRYER SHALL BE EQUAL TO ELECTRIC-AIRE LE 8.8" x 11.25" x 5.9" WHITE EPOXY ALUMINIUM UNIT WITH THERMALLY PROTECTED QUITE OPERATION INFRARED SENSOR **AUTOMATIC AIR-DRYING CYCLE.**
- 7. SURFACE MOUNTED MIRROR SHALL BE 18" x 36" EQUAL TO B-165 1836 BY BOBRICK. BOTTOM REFLECTING EDGE OF MIRROR SHALL BE MOUNTED NOT MORE THAN 40" ABOVE THE FINISHED FLOOR.
- 8. SOAP DISPENSER SHALL BE EQUAL TO SLOAN SJS-1000 MANUAL WALL-MOUNT LIQUID SOAP DISPENSER, CHROME PLATE FINISH, WITH REFILL SUPPLIES. DESPENSER EDGE SHALL BE SET NOT MORE THAT 48" ABOVE THE FINISHED FLOOR.
- 9. SANITARY NAPKIN DISPOSALSHALL BE EQUAL TO B-254 SURFACE-MOUNTED STAINLESS-STEEL CONSTRUCTIONWITH SECURITY LOCK.SET UNIT IN WOMEN ROOM ADJACENT TO TOILET TISSUE 735 Walstelmark.Ave.

- 10. WATER CLOSET SHALL BE EQUAL TO KOHLER TWO-PIECE ELONGATED HIGHLINE TOILET, ADA
- 11. LAVATORY SHALL BE EQUAL TO CORIAN 37" x 22" COUNTERTOP WITH INTERGRAL SINK AND 3" BACKSPLASH, UNIT SHALL BE MOUNTED ON WOOD CABINET SO THAT CLEAR KNEE SPACE UNDER IS NOT LESS THAN 27" AND WASHBASIN IS NOT MORE THAN 34" ABOVE FINISHED FLOOR.
- 12. JANITOR SINK SHALL BE FIBERGLASS REINFORCED POLYESTER RESIN EQUAL TO FIAT PRODUCT MOP SINK KIT, WHITE 24" x 24" x 10" ZORO #GI980002 WITH INTERGRAL DRAIN, STAINLESS STEEL STRAINER PLATE, DUAL HANDLE WALL-MOUNTED FAUCET, HOSE & HOLDER COMBINATION AND MOP HANGER.
- 13. CEILING LIGHT AND FAN COMBINATION SHALL BE EQUAL TO NUTONE 791LEDNT FAN WITH LIGHT WHITE GRILL 10 1/2" x 10 1/2" WITH 4" DUCT TO NEAREST EXHAUST SHAFT OR EXTERIOR OF
- 14. EACH ROOM SHALL BE PROVIDED WITH A WALL-MOUNTED DUPLEX RECEPTACLE ON THE REAR WALL.

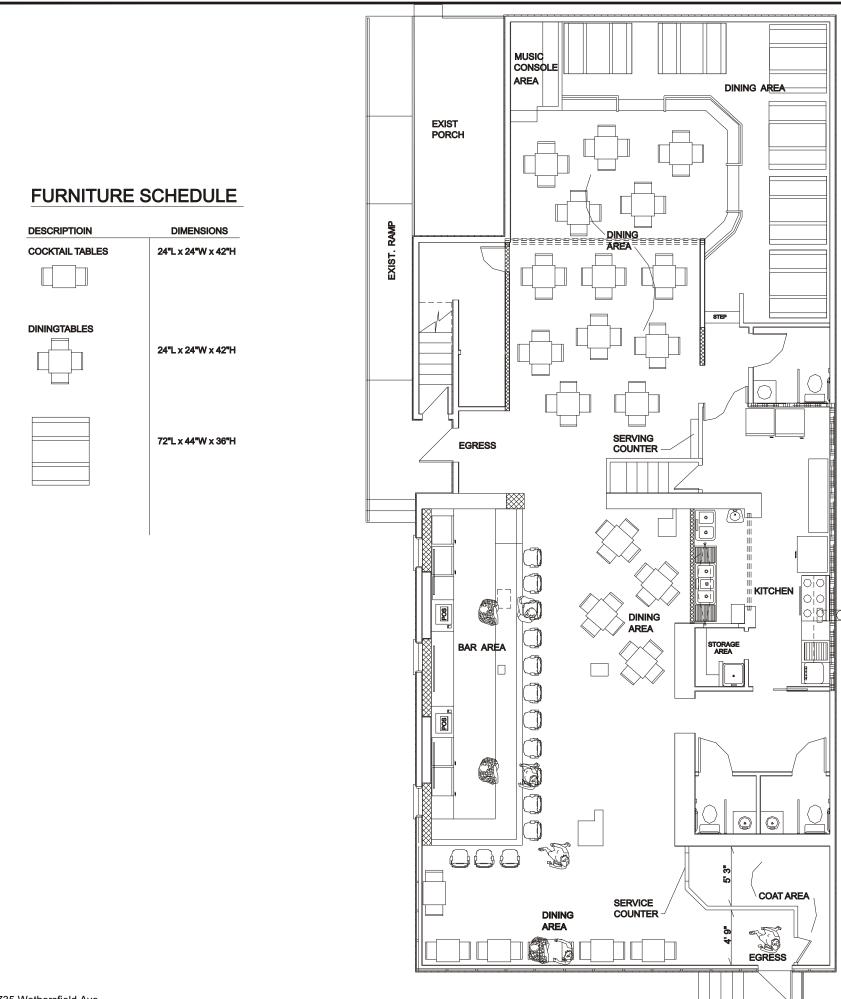
# ACCESSIBLE TOILET ROOM NOTES:

- 1. MAINTAIN MINIMUM CLEARANCE OF 48" FOR MANEUVERING IN FRONT OF TOILET ROOM DOORS.
- 2. DOORS INTO THE TOILET ROOMS SHALL HAVE A MIN. NET CLEARANCE OF 33". CONTRACTOR TO INSTALL 3'-0" DOORS TO INSURE THIS NET OPENING. CONTRACTOR SHALL MAINTAIN MIN. 24" CLEAR SPACE INSIDE THE DOOR AT THE SIDE CLOSEST TO THE DOOR PULL
- 3. THERE SHALL BE A CLEAR SPACE FREE OF 5'-0" IN DIAMETER AS A MINIMUM FOR MANEUVERING AS INDICATED ON THE PLANS. CLEAR SPACE UNDER THE LAVATORY MAY BE INCLUDED IN THIS AREA.
- 4. LAVATORIES SHALL MAINTAIN CLEAR SPACE OF 29" BELOW THE LAVATORY FROM THE BOTTOM OF THE APRON TO THE FLOOR.
- 5. MIRRORS ABOVE THE LAVATORIES SHALL BE INSTALLED WITH THE BOTTOM EDGE NO HIGHER THAN 40" ABOVE FINISH FLOOR.
- 6. TOP OF WATER CLOSET SEATS SHALL BE 17" 19" ABOVE FLOOR.
- 7. GRAB BARS SHALL BE SECURED TO STRUCTURE, AND SHALL BE LOCATED AT 33"-36" ABOVE FINISH FLOOR, IN LENGTHS INDICATED, (SEE SHEET A10.)
- 8. CONTRACTOR SHALL PROVIDE SIGNAGE ON THE ACCESSIBLE DOOR INDICATING THAT IT IS AN ACCESSIBLE FACILITY. SIGN SHALL BE 60" FROM FLOOR TO CENTER OF SIGN AFFIXED TO DOOR.
- 9. GRIP DIAMETER OF ALL GRAB BARS SHALL BE 1-1/4" TO 1-1/2".
- 10. ALL EXPOSED WATER LINES AND DRAIN LINES BELOW LAVATORY SHALL BE INSULATED OR ENCLOSED IN CASEWORK THAT COMPLIES WITH CLEARANCE REQUIREMENTS PER 2003 UNIFORM PLUMBING CODE.



LOBALTECH

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# FINISH NOTES

- 1. PAINTING: NO PAINTING OR INTERIOR FINISH SHALL BE DONE UNDER CONDITIONS WHICH JEOPADIZE THE QUALITY OR APPAREANCE OF SUCH WORK.
- A. ALL COLORS TO BE SELECTED BY THE OWNER.
- B.GYPSUM WALLBOARD SURFACE SHALL BE WIPED AND DAMPEDCLOTH JUST PRIOR APPLICATION OF THE FIRST COAT, IN ORDER TO LAY FLAT ANY NAP WHICH MAY HAVE FORMED DURING THE SANDING PROCESS.
- C. PAINTED DOORS AND FRAMES SHALL BE SEMI-CLOSS FINISH IN COLOR TO MATCH ADJACENT WALLS.

#### 2. FLOOR FINISHES:

- A. VERIFY THAT SURFACE IS SMOOTH, LEVEL AND FREE FROM DEFECTS WHICH COULD AFFECT THE INSTALLATION.DO NOT PROCEED WITH WORK UNTIL DEFECTS HAVE BEEN CORRECTED.
- B. RESILENT FLOOR TILES SHALL LAY SYMMETRICALLY ABOUT CENTERLINES OF SURFACES WITH EITHER JOINTS OR CENTERLINE OCCURING IN CENTER.

EXTERIOR WALL TO SURPAST 2ND FLOOR ROOF

-DUCT STRAPPED TO

PROPOSED FURNITURE FLOOR PLAN



GLOBALTECH DESIGN, LLC 45 WINTONBURY AVE. SUITE 215 BLOOMFIELD CONNECTICUT TEL. 860-242-8782

#### Narrative

#### S-1 Site Plan

- Zoning Analysis table has been change from a NX-2 to a MS-2 with adjusted information on the table to support MS-2
- Dimensions of building and veranda lines identified.
- Dimensions indicated on existing structure.
- Parking is in the rear of lot as indicated on site plan, and proposed parking in the front is removed.
- Install 10'x10' opaque screening provided about existing dumpster pad as required per section 6.12.2 .A with necessary appurtenances.
- 2 parking spaces provided in the rear of lot. On ADA and 1 standard. Addition parking provided off site per letter submitted.
- Correction made to front lot line width. The site front line is 49'
- Exterior lighting attached to existing structure to illuminate specific areas of the site
- Install new 7' 6"x20"0" tree well with 18" ornamental iron fencing providing 2 new flowering dogwood tress with a minimum 2" caliper when installed. Soil volume provided is 732 cubic feet, and 100 square feet of permeable surface area.

### A-3 Proposed Floor Plan

- The section of wall opening on proposed plan sits behind the building line and veranda line per site plan.
- Existing wooden ramp flushed with existing pavement is dimensioned per floor plan.

# Noise Mitigation plan for Soulbaila

All walls and ceiling shall be sound proof and to reduce external noise.

Security will facilitate customers in the establishment to decrease the volume customers on the exterior to decrease noise levels.

On Fridays and Saturdays the security team will evacuate the premises by 1:45am. The customers will be escorted and establishment emptied by 2:00am

# Soul-Baila

# **Starters**

[yuca/cassava air fries]...5.50

[served with mango salsa and mango anchar]

[sweet coconut air fired shrimp]...11

[served with avocado ranch sauce]

[capacho de bacalao]...7.50

[served avocados, cod fish, and fresh tomatoes with thyme dressing]

[arugula chicken salad]...8

[served with thyme dressing]

[curly endive salad]...9

[served with cashew vinaigrette, pine nuts and currants]

[orange-henny bbq chicken wings]...11 [mumbo spiced chicken wings]...8.50 [lemongrass chicken wings]...9.50

# **Plates**

# [Trifongo with shrimp]...18

[served with sautéed onions and tomatoes with a side of grilled asparagus]

# [cajun spiced faroe island salmon sliders]...22

[served with pickled jalapeno and romaine lettuce with a side of sweet potato air fries]

# [seared paprika salmon]...21

[served with rosemary and grapes with a side of crash hot potato]

# [beef lettuce bowl]...15

[served with basmati rice, ground brisket and a side of hot crash potato]

# [loaded chicken lettuce wraps]...13

[served with black beans, mango, fried chicken, fried plantains, with honey mustard dressing and a side of grilled asparagus]

# [jumbo stuffed shells]...14

[served with kale, shrimp and a side of grilled asparagus]

# [summertime delight]...17

[served with grilled red onions, peaches, and cubed chicken on a kabob with beet sauce, side of sautéed string beans, corn and cherry tomatoes and grilled asparagus]

# [avocado crab boat]...18

[served with a side of grilled asparagus]

# [avocado mac and cheese]...15

[served with pepper jack and cheddar cheese with a side of grilled asparagus]

# [brisket burger]...17

[served with grilled red onions, cheddar cheese, dill yogurt sauce and a side of sweet potato fries]

# [beast mode burger]...20

[served with sunny side eggs, melted pepper jack cheese, dill pickles, bacon, baby sprouts and a side of sweet potato fries]

#### [deep fried red snapper]...23

[served with kale, sweet potatoes, cherry tomatoes, corn, basmati rice, black beans, onion rings and a side of hot crash potato]

#### Pallet cleanser

[braised pineapples]...4

[star anise, honey, and fresh ginger]

# **Dessert**

[sweet French crepes]...15

[blackberries, granny apples, red wine]

[berry delight]...8.50

[served with strawberries, blackberries, raspberries, buttermilk and honey]

# [summer desert pizza]...9.50

[served with strawberries, blackberries, bananas, peaches and kiwi]

# City of Hartford Planning Division Department of Development Services

Return Form to Planning Desk at the Licenses & Inspections Division 260 Constitution Plaza Hartford, Connecticut 06103-1822



For Assistance Contact Planning Division 860-757-9025, 250 Constitution Plaza, 4th Floor Flattford, Connecticut 06103-1822

# APPLICATION FOR PLANNING CERTIFICATE OF COMPLIANCE

(Required for Certificate of Occupancy)

REASON FOR APPLICATION
Completion of new project
Property Owner: KING STAN HOUSE LLC
Address: 735 WETHER FIERD AUCITY: WALTEDED State: CT Zip Code: OWING
Phone: 856-418-3106 Email: It MOTS/ @GMAIL - com
Property Address: 735 WETHERIFELD City: HANTEND State: 67 Zip Code: 60113
Zoning District: 775-2
Zoning District: 275-2  Title of approved Site Plan/Special Permit/Zoning Permit_ 735 WCMC/STE/O AVENU(
Drawings prepared by: GUERCIECH DESIGN, LLC
Date Approved 1/-13 -18
USE AND DESCRIPTION: (Specify floor # and square footage area)  A 1,689 S.F. ENTING ESTIBLISHINGENT WITH INSTIDENTALS
BY THE FIXST FLORING
all Landscaping needs to Survive for 1 year
SITE/FLOOR PLANS SUBMITTED:

#### CERTIFICATION OF PLANNING COMPLIANCE PROCEDURE:

- 1) Submit two (2) copies of As-Built drawings to A2-T2 standards;
- 2) The Engineer or Architect who signed the approved drawings must certify that the project was built in accordance with the approved plans;
- 3) Provide a narrative of uses;
- 4) All site work, including lighting, landscaping, paving and striping of parking spaces must be completed prior to the issuance of an unconditional Certificate of Planning Compliance;
- 5) If all site work has been completed, but the landscaping has not had sufficient time to become established, a Conditional Certificate of Planning Compliance may be granted, provided that the bond in place is sufficient to cover the cost of the unfinished work. The applicant should contact the Planning Division to schedule a reinspection only after a full growing cycle. A re-inspection fee of \$100 will be charged.

CERTIFICATION:	
I owner/architect/engineer/general contractor certify the	
approved plans except as specifically noted by notation of	on the enclosed as-built drawings.
SIGNATURE /	to consideration of the Consid
DATE 1/15/C9	
DATE OF AS-BUILT DRAWINGS 4/19/19	
Based upon the inspection of: Global tech	sesign, LLC
DA'TE 4/15/19	) and the same of
DATE 4/1/19	
Unconditional Certificate of Planning Compliance	. Meets all requirements
Conditional Certificate of Planning Compliance	_ See List Below
property owner to notify the Planning Division when all certificates will expire in one year. Each inspection beyon	items are complete and ready for inspection. Conditional nd the initial inspection requires a \$100 fee.
☐ File Number	
☐ Bond Release Approved	
☐ Bond Reduction of \$ Approved	from \$ to \$
☐ No Bond Release/Reduction Approved	
	International Building Code portion of the 2005 State
Building Code, Zoning approval, the address listed above	re complies with the City of Hartford zoning regulations.
Issued by:	Fee:
Date: 1 May 2019	CZP#: SPCPER 2018-033
TO TO TO THE TOTAL PROPERTY OF THE TOTAL PRO	ccupancy under the Building Code

K:\Planning\Forms, Templates & Applications\Applications & Forms\PlanningCertificateOfCompliance.doc

Rev 03/11



#### LUKE BRONIN MAYOR

# CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES 250 Constitution Plaza, 4<sup>th</sup> floor Hartford, Connecticut 06103-1822

> Telephone: (860) 757- 9040 Fax: (860) 722-6402 www.hartford.gov



SEAN FITZPATRICK DIRECTOR

JAMIE BRATT
PLANNING & ECONOMIC
DEVELOPMENT DIVISION
DIRECTOR

September 11, 2018

Mr. Jeromy Miles 110 Dudley Town Road Windsor, CT 06095

RE: 735 Wethersfield Avenue

Dear Mr. Jeromy Miles:

At its regular meeting of August 28, 2018, the Planning and Zoning Commission met to consider an application for an Eating and Drinking place in the MS-2 Zoning District. In this regard, the Commission voted to approve the following resolution:

#### CITY OF HARTFORD PLANNING & ZONING COMMISSION 735 WETHERSFIELD AVENUE SPECIAL PERMIT APPLICATION

WHEREAS,	The Planning and Zoning Commission has reviewed a special permit for a Drinking and Eating		
	Place for a new establishment at 735 Wethersfield Avenue called "Soul-Baila;" and		

**WHEREAS,** Approval for an Eating and Drinking Place can be reviewed administratively if several conditions are met pursuant to section 3.3.5.I(4), and

WHEREAS, Staff could not definitively opine that the sale of alcoholic beverages would be subordinate and incidental to the use of the premises as an Eating Place, and therefore has referred the application to commission for special permit review per section 3.3.5.I(4)(d); and

WHEREAS, The use is permitted in the MS-2 zoning district and otherwise meets the criteria of the use-specific conditions for Drinking Places and Drinking with Eating Places and special permit review criteria but, due to proximity with adjacent, lower-density residential uses, there are some concerns regarding "compatibility with adjacent properties;" NOW THEREFORE BE IT

RESOLVED, The Planning and Zoning Commission hereby approves a special permit for a Drinking and Eating Place at 735 Wethersfield Avenue for a new establishment proposed to be named "Soul-Baila" and as provided for in the site plan documents entitled "Site Plan prepared for Soulbaila, 735 Wethersfield Ave., Hartford Connecticut," prepared by Globaltech Design, LLC, most recently revised August 24, 2018 subject to the following conditions:

- 1) The windows on the first floor be replaced to meet the requirements of the zoning regulations regarding transparency and allowable window signage per section 4.2.2.A and 8.9, respectively; and
- 2) Provide site plans to A-2 standards to verify location for proposed arborvitae in rear of property so as not to create access issues for adjacent home at 3 South Street; and
- 3) Proposed side and rear light fixtures shall be motion sensitive after business hours and shall be installed in accordance with zoning regulations; and
- 4) Applicant shall submit to staff for review and approval information about the design and location of the proposed lighting on the front façade and on the sign; and
- 5) Signage is not approved as a part of this application and shall be submitted to staff for review and approval, including any temporary signage; and
- 6) Occupancy is limited to 114 people per the Fire Marshal; and
- 7) In accordance with section 3.5.2.B of the Regulations, entertainment is restricted to Incidental Entertainment; and
- 8) Applicant will work with the church to improve lighting leading to the parking; and
- 9) Security is as described in the application- at a minimum 2 security personnel after 9:00 p.m. and coordination with the police department; and
- 10) Applicant will remove the asphalt in the front yard except as required for the driveway and walkway, and work with the staff in a full[y] landscaped plan; and
- 11) The Special Permit shall be limited to 2 years, with the ability to renew with staff after a staff review of compatibility of operations with the neighborhoods.

#### **BE IT FURTHER**

**RESOLVED**, This twenty-eighth day of August, 2018.

With this approval, you may proceed with application for zoning approvals or building permits, as necessary, for the project. Please bring a copy of this approval letter when you apply for any permits.

Sincerely,

Caitlin Palmer

Chief of Zoning Administration

CP/VLW/vlw

CC: File

MUNISAPP#_	
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For the Land Control of th	Vilhdavn_	DatectAction	Aug 2018
Apportv/Contios	ApposedBy_	P&Z Commision	

# CityofHatford PlanningDivision Department of Development Services

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# **PLANNING AND ZONING APPLICATION**

HEASE CHECKTI	HE ACTION(S) YOU ARE A	PLYING FOR	
□ ZairgAppel	- AppodoLocation	□ Historic Review →	Reciving Feebal Funds
a ZoringRamit	- Stellan	<ul> <li>SpeidExeption</li> </ul>	□ Yes □ No
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	my MILES		
Hore 854 -	418-3106		
Ens JTM	YJ81@ BMA	IL & COM	

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SignatueofApplicant		Date	1/21/18
PirtedNanecfApplicat_	Jeromy Miles		
SortuecfPicrotyOver	Alexander Fah	Data	7/21/18

PintedNanedPopertyOver Kingstan House, LL

Please centification in greations carefully only fill out the Sections per unentito your application.



Bishop Steven Hodge Shirleen Hodge – First Lady

> Headquarters 750 Wethersfield Avenue Hartford, CT 06114

Office: (860) 296-1544 Facsimilė: (860) 270-0331

Email: Contact@mygwcc.org

Web Address: www.mygwcc.org

To Whom It May Concern:

Soulbaila, LLC, 735 Wethersfield Avenue, Hartford, CT is authorized to use the parking space at 750 Wethersfield Avenue, Hartford as needed for their business purposes.

Any questions, please contact me at the above address.

Thank you.

Sincerely,

Bishop Steven Hodge

SH:Imd

Property of Chef Jamal Jacobs Menu



# Soul-Baila

# Starters

[yuca/cassava air fries]...5.50

[served with mango salsa and mango anchar]

[sweet coconut air fired shrimp]...11

[served with avocado ranch sauce]

[capacho de bacalao]...7.50

[served avocados, cod fish, and fresh tomatoes with thyme dressing]

[arugula chicken salad]...8

[served with thyme dressing]

[curly endive salad]...9

[served with cashew vinaigrette, pine nuts and currants]

[orange-henny bbq chicken wings]...11 [mumbo spiced chicken wings]...8.50 [lemongrass chicken wings]...9.50



# Plates

# [Trifongo with shrimp]...18

[served with sautéed onions and tomatoes with a side of grilled asparagus]

# [cajun spiced faroe island salmon sliders]...22

[served with pickled jalapeno and romaine lettuce with a side of sweet potato air fries]

# [seared paprika salmon]...21

[served with rosemary and grapes with a side of crash hot potato]

# [beef lettuce bowl]...15

[served with basmati rice, ground brisket and a side of hot crash potato]

# [loaded chicken lettuce wraps]...13

[served with black beans, mango, fried chicken, fried plantains, with honey mustard dressing and a side of grilled asparagus]

# [jumbo stuffed shells]...14

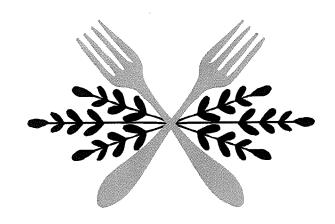
[served with kale, shrimp and a side of grilled asparagus]

# [summertime delight]...17

[served with grilled red onions, peaches, and cubed chicken on a kabob with beet sauce, side of sautéed string beans, corn and cherry tomatoes and grilled asparagus]

# [avocado crab boat]...18

[served with a side of grilled asparagus]



# [avocado mac and cheese]...15

[served with pepper jack and cheddar cheese with a side of grilled asparagus]

# [brisket burger]...17

[served with grilled red onions, cheddar cheese, dill yogurt sauce and a side of sweet potato fries]

# [beast mode burger]...20

[served with sunny side eggs, melted pepper jack cheese, dill pickles, bacon, baby sprouts and a side of sweet potato fries]

# [deep fried red snapper]...23

[served with kale, sweet potatoes, cherry tomatoes, corn, basmati rice, black beans, onion rings and a side of hot crash potato]

#### Pallet cleanser

[braised pineapples]...4

[star anise, honey, and fresh ginger]

# Dessert

[sweet French crepes]...15

[blackberries, granny apples, red wine]

[berry delight]...8.50

[served with strawberries, blackberries, raspberries, buttermilk and honey]



[summer desert pizza]...9.50

[served with strawberries, blackberries, bananas, peaches and kiwi]

#### **Narrative**

#### S-1 Site Plan

- Zoning Analysis table has been change from a NX-2 to a MS-2 with adjusted information on the table to support MS-2
- Dimensions of building and veranda lines identified.
- Dimensions indicated on existing structure.
- Parking is in the rear of lot as indicated on site plan, and proposed parking in the front is removed.
- Install 10'x10' opaque screening provided about existing dumpster pad as required per section 6.12.2 .A with necessary appurtenances.
- 2 parking spaces provided in the rear of lot. On ADA and 1 standard. Addition parking provided off site per letter submitted.
- Correction made to front lot line width. The site front line is 49'
- Exterior lighting attached to existing structure to illuminate specific areas of the site
- Install new 7' 6"x20"0" tree well with 18" ornamental iron fencing providing 2 new flowering dogwood tress with a minimum 2" caliper when installed. Soil volume provided is 732 cubic feet, and 100 square feet of permeable surface area.

69

# A-3 Proposed Floor Plan

- The section of wall opening on proposed plan sits behind the building line and veranda line per site plan.
- Existing wooden ramp flushed with existing pavement is dimensioned per floor plan.

#### Noise Mitigation plan for Soulbaila

All walls and ceiling shall be sound proof and to reduce external noise.

Security will facilitate customers in the establishment to decrease the volume customers on the exterior to decrease noise levels.

On Fridays and Saturdays the security team will evacuate the premises by 1:45am. The customers will be escorted and establishment emptied by 2:00am

Re: Soulbaila Lounge

735 Wethersfield Ave. Hartford, CT 06114

Zone: MS-2

Parcel size: 7,350 Sq. Ft.

Hartford Zoning and Planning Commission:

On Thursday, July 26, 2018 Mr. Miles and Associates submitted drawings and conceptual design material for a proposed development of the property located at 735 Wethersfield Ave. The proposal use of this property is consistent with the goals and objective of this organization. The rendering and concepts presented as well as the proposed use will create opportunities for the community both socially and economically.

This organization is pleased to endorse this project and has voted accordingly.

Sincerely

Carl CARL A WILLIAMS

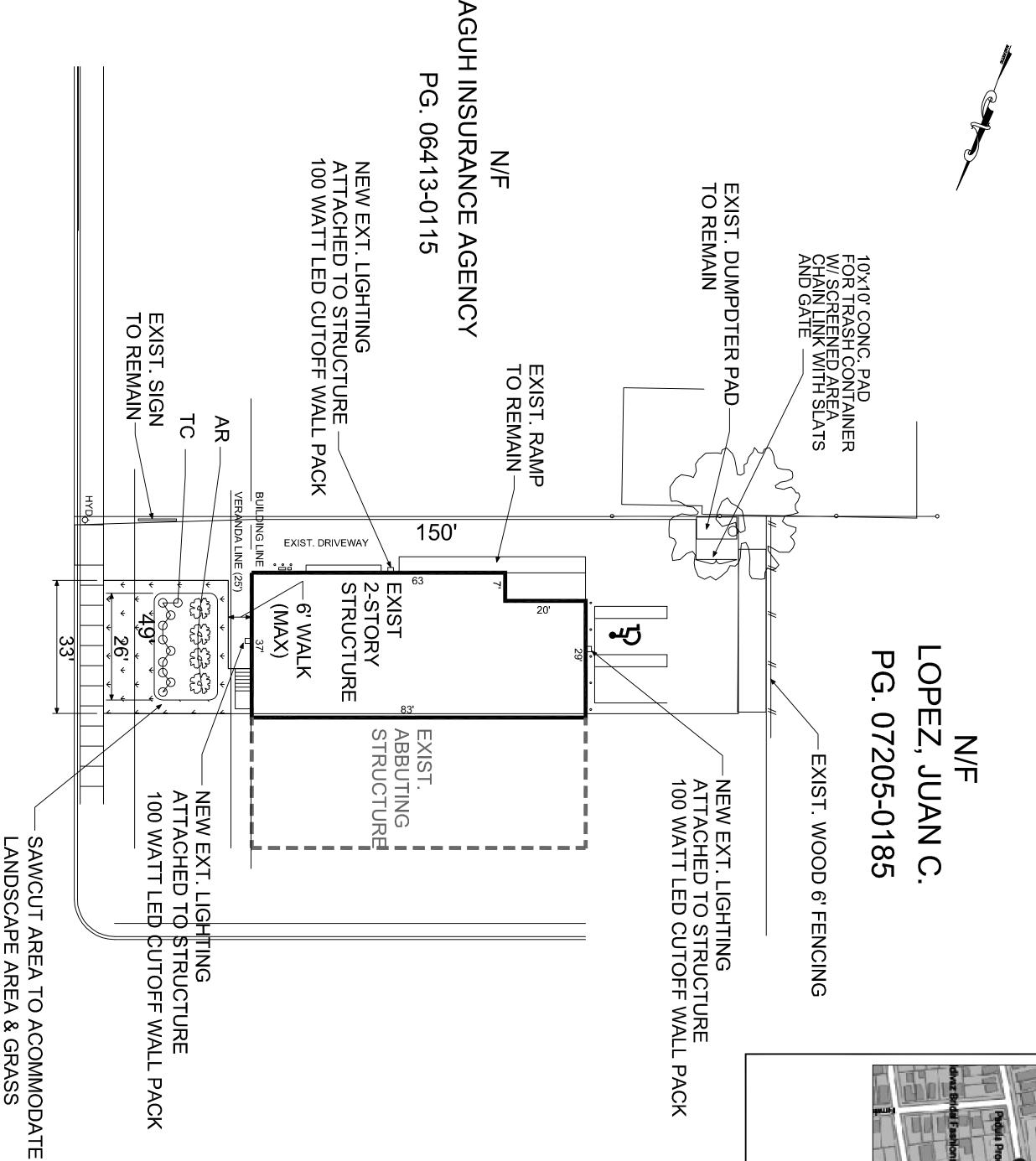
Southend Neighborhood Revitalization Association

#### TOTAL BUILDING AREA: 2,988 SQ.FT LOT SIZE: 7,350 S.F. OR 0.168 ACRES PROPOSED USE: STOREFRONT PARCEL ZONING: MS-2 PARCEL #: 277-806-189 B. HEIGHT A. BUILDING / SITE D. STREET FACADE REQUIREMENT C. USES ယ 24 23 22 21 19 17 $\Rightarrow$ 9 $\infty$ ITEM NO. 26 25 20 16 10 19 8 12 14 3 GROUND STORY VERTICAL FACADE DIVISIONS REQUIRED NUMBER OF STREET ENTRANCES PRINCIPAL ENTRANCE LOCATION PERMITTED ROOF TYPES FRONT FACADE ENTRANCE BLANK WALL LIMITATION MIN. TRANSPARENCY GROUND STORY OF FRONT FACADE HORIZONTAL FACADE DIVISIONS MIN. LOT WIDTH MAX. BUILDING WIDTH GROUND STORY: MIN. HEIGHT MAX. HEIGHT UPPER STORY: MIN. HEIGHT MAX. HEIGHT PERMITTED VEHICULAR ACCESS PARKING /LOADING AREA MAX. IMPERVIOUS ADDTNL SEMI-PERV AREA ENTRANCE TO PARKING/ LOADING WITHIN BUILDING PARKING WITHIN BUILDING MIN. OVERALL HEIGHT ACCESS MIN. SIDE SETBACK FRONT BUILD TO ZONE OCCUPATION OF CORNER MIN. FRONT LOT LINE COVERAGE MULTIPLE PRINCIPAL BUILDING TRANSPARENCY PER STORY UPPER STORIES MAX. OVERALL HEIGHT MIN. REAR SETBACK GROUND STORY CORNER BUILD TO ZONE ITEM REQUIRED WITHIN 3' OF TOP OF ANY VISIBLE BASEMENT 1 PER EACH 75' OF FRONT FACADE REQUIRED 9 FEET 18 FEET 4 STORIES 50 FEET 90 FEET 5 FEET MIN. EVERY 30' OF FACADE WIDTH 75% REAR FACADE, INTERIOR SIDE FACADE PERMITTED FULLY IN ANY BASEMENT & REAR 75% 25% WITHIN 5 FT OF BUILDING LINE WITHIN 5' OF BUILDING LINE FRONT FACADE REQUIRED PER FLOOR ON ALL STORIES 12 FEET 18 FEET 2 STORIES ONE DRIVEWAY PER LOT 70% PARAPET, PITCHED, FLAT STOREFRONT RETAIL SERVICE PERMITTED BY DISTRICT REAR & SIDE YARD ANY PERMITTED ONE REQUIRED NOT PERMITTED EXISTING BUILDING (2 STORIES) FLAT (EXISTING) 2 SPACES **EXISTING** FRONT REAR EXSTING BUILDING NOT APPLICABLE **EXISTING** > 75% 49 FEET EXSTING BUILDING NOT APPLICABLE SIDE / REAR RESTAURANT EXISTING BUILDING EXISTING BUILDING (2 STORIES) EXSTING BUILDING EXSTING BUILDING NOT APPLICABLE EXSTING BUILDING NOT APPLICABLE EXISTING BUILDING EXSTING BUILDING PROPOSED 15%



735 WETHERSFIELD AVE

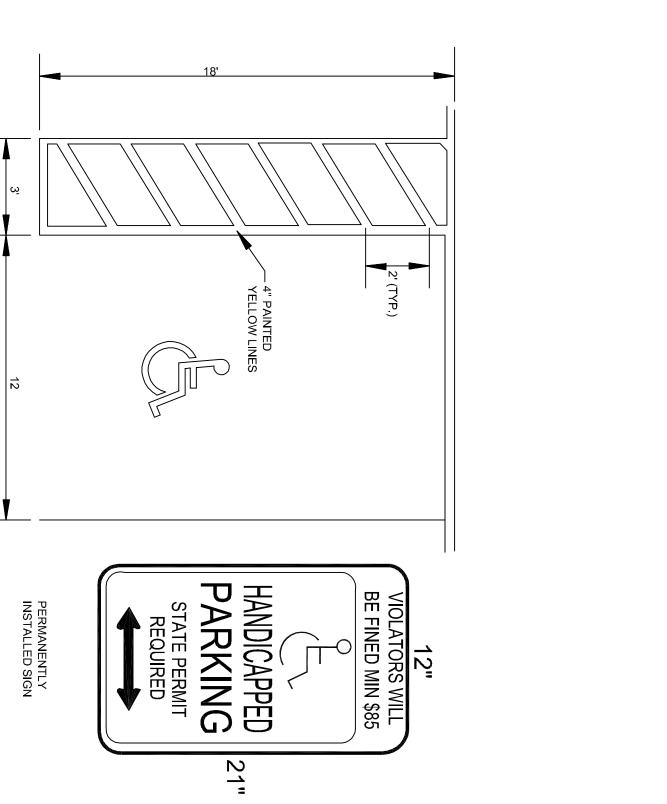
ZONING INFORMATION

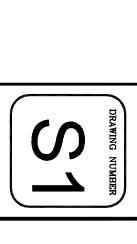


# SITE MAP LOCATION

# SITE NOTES

- 1, PRIOR TO CONSTRUCTION CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.
- 2. ALL CONSTRUCT TION DEBRIS SHALL BE REMOVED COMPLETELY FROM THE SITE
- 3. PATCH/REPAIR DISTURBED AREA DURING CONSTRUCTION.
- 4. CONTRACTOR S HALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES





SITE PLAN PREPARED FOR REVISIONS TOWN COMMENTS
TOWN COMMENTS SOULBAILA 735 WETHERSFIELD AVE. HARTFORD, CONNECTICUT DRAWN BY: MAM DATE: 3/6/18 SCALE: 1" = 20'

GLOBALTECH DESIGN, LLC

45 WINTONBURY AVE. SUITE 215 **BLOOMFIELD CONNECTICUT** TEL. 860-242-8782

SYMBOL

QUANTITY

COMMON NAME ARBORVITAES

24'-36'

SIZE

AR

TC

10

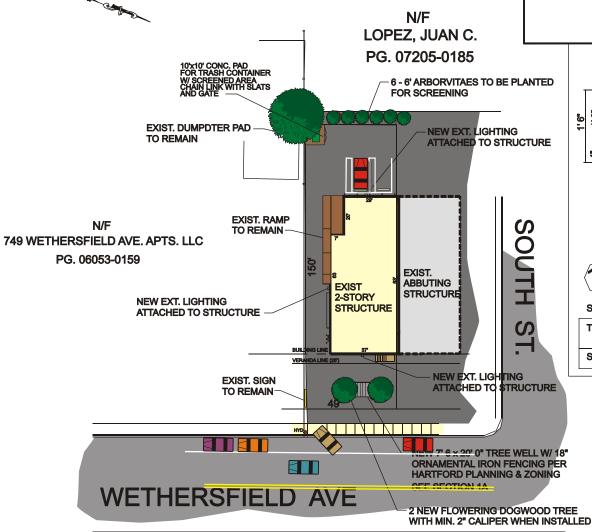
**GREENWAVE YEW** 

18"-24"

#### **ZONING INFORMATION** LOT SIZE : 7,350 S.F. OR 0.168 ACRES PROPOSED USE: STOREFRONT PARCEL ZONING: MS-2 PARCEL # : 277-806-189 ITEM NO. ITEM REQUIRED PROPOSED A. BUILDING / SITE MULTIPLE PRINCIPAL BUILDING NOT PERMITTED MIN. FRONT LOT LINE COVERAGE OCCUPATION OF CORNER NOT APPLICABLE FRONT BUILD TO ZONE EXSTING BUILDING NOT APPLICABLE CORNER BUILD TO ZONE NOT APPLICABLE MIN. SIDE SETBACK EXSTING BUILDING MIN. REAR SETBACK 5 FEET EXSTING BUILDING MIN. LOT WIDTH MAX. BUILDING WIDTH 90 FEET MAX. BUILDING COVERAGE MAX. IMPERVIOUS ADDTNL SEMI-PERV AREA REAR & SIDE YARD 2 SPACES ONE DRIVEWAY PER LOT EXISTING B. HEIGHT MIN. OVERALL HEIGHT 2 STORIES EXISTING BUILDING (2 STORIES) EXISTING BUILDING (2 STORIES) MAX. OVERALL HEIGHT 4 STORIES GROUND STOR EXISTING BUILDING MIN. HEIGHT 12 FEET MAX. HEIGHT MIN. HEIGHT 9 FFFT EXISTING BUILDING MAX. HEIGHT C. USES RETAIL SERVICE PERMITTED BY DISTRICT GROUND STORY RESTAURANT UPPER STORIES ANY PERMITTED ONE **EXISTING** BASEMENT & REAR REAR FACADE, INTERIOR ENTRANCE TO PARKING/ SIDE / REAR LOADING WITHIN BUILDING SIDE FACADE D. STREET FACADE REQUIREMENT > 75% MIN. TRANSPARENCY PER STORY BLANK WALL LIMITATION REQUIRED PER FLOOR ON 21 ALL STORIES 22 FRONT FACADE FRONT 23 PRINCIPAL ENTRANCE LOCATION REQUIRED NUMBER OF STREET ENTRANCES OF FRONT FACADE GROUND STORY VERTICA MIN. EVERY 30' OF FACADE N/A FACADE DIVISIONS HORIZONTAL FACADE DIVISIONS REQUIRED WITHIN 3' OF TOP OF ANY VISIBLE BASEMENT PERMITTED ROOF TYPES PARAPET, PITCHED, FLAT

735 Wethersfield Ave.

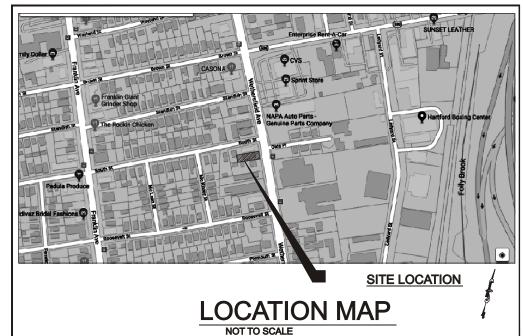
N/F GAYNOR, ANNETTE PG. 04452 - 259

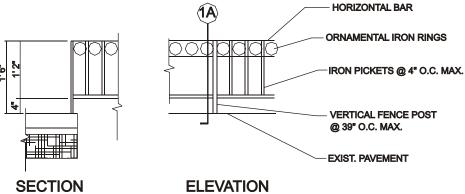


- 1, PRIOR TO CONSTRUCTION CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.
- 2. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED COMPLETELY FROM THE SITE.
- 3. PATCH/REPAIR DISTURBED AREA DURING CONSTRUCTION.

SITE NOTES

4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES.

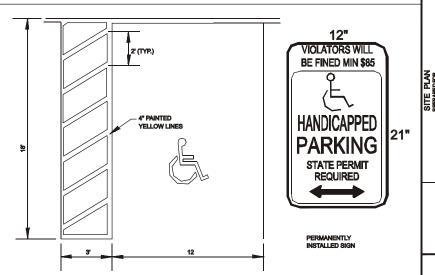




# ORNAMENTAL TREE WELL IRON FENCE

SOIL VOLUME AND PERMEABLE AREA

TREE SIZE SOIL VOL.		SOIL SURFACE AREA W/ 2.5' SOIL DEPT	PERMEABLE SURFACE AREA REQUIRMENT	
SMALL	736 CU.FT.	294 SQ. FT	100 SQ. FT.	



TYPICAL HANDICAPPED PARKING SPACES

S1

I DESIGN, I NE. SUITE 215 INECTICUT

#### ZONING INFORMATION

REQUIRED

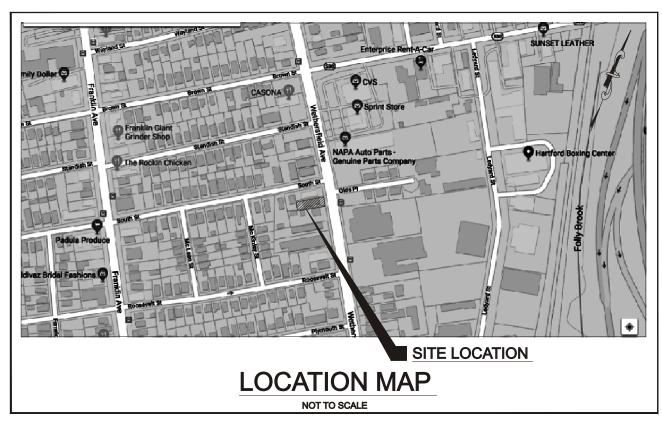
TOTAL BUILDING AREA: 2,988 SQ.FT LOT SIZE: 7.350 S.F. OR 0.168 ACRES PROPOSED USE: STOREFRONT

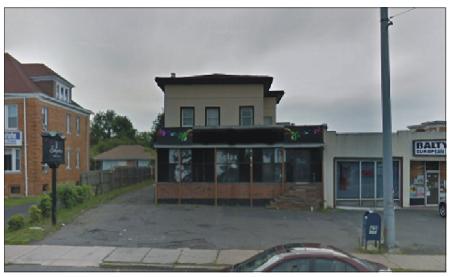
PARCEL ZONING : MS-2 PARCEL # : 277-806-189

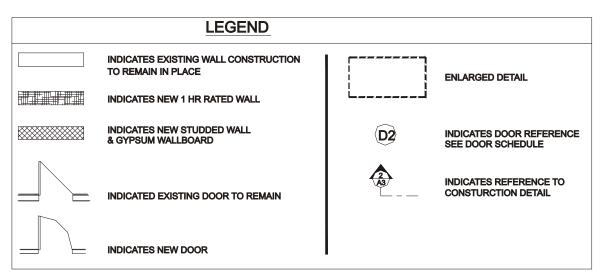
ITEM NO

	ITEM	REQUIRED	PROPOSED
A. BUILDING / S	iITE	ı	
1	MULTIPLE PRINCIPAL BUILDING	NOT PERMITTE	D
2	MIN. FRONT LOT LINE COVERAGE	85%	EXSTING BUILDING NOT APPLICABLE
3	OCCUPATION OF CORNER	REQUIRED	EXSTING BUILDING NOT APPLICABLE
4	FRONT BUILD TO ZONE	WITHIN 5' OF BUILDING LINE,	EXSTING BUILDING NOT APPLICABLE
5	CORNER BUILD TO ZONE	WITHIN 5 FT OF BUILDING LINE	EXSTING BUILDING NOT APPLICABLE
6	MIN. SIDE SETBACK	0'	EXSTING BUILDING
7	MIN. REAR SETBACK	5 FEET	EXSTING BUILDING
8	MIN. LOT WIDTH  MAX. BUILDING WIDTH	50 FEET 90 FEET	49 FEET
	MAX. BUILDING COVERAGE	70%	40%
9	MAX. IMPERVIOUS	75%	59%
	ADDTNL SEMI-PERV AREA	25%	
10	PARKING /LOADING AREA	REAR & SIDE YARD	2 SPACES
11	PERMITTED VEHICULAR ACCESS	ONE DRIVEWAY PER LOT	EXISTING
B. HEIGHT			
12	MIN. OVERALL HEIGHT ACCESS	2 STORIES	EXISTING BUILDING (2 STORIES)
13	MAX. OVERALL HEIGHT	4 STORIES	EXISTING BUILDING (2 STORIES)
14	GROUND STORY:		EXISTING BUILDING
	MIN. HEIGHT MAX. HEIGHT	12 FEET 18 FEET	EXISTING BUILDING
15	UPPER STORY: MIN. HEIGHT MAX. HEIGHT	9 FEET 18 FEET	EXISTING BUILDING
C. USES	<u> </u>		
16	GROUND STORY	RETAIL SERVICE PERMITTED BY DISTRICT	RESTAURANT
	LIPPED OTODIES	ANY PERMITTED ONE	EVICTING
17	UPPER STORIES	ANT PERWITTED ONE	EXISTING
18	PARKING WITHIN BUILDING	PERMITTED FULLY IN ANY BASEMENT & REAR	REAR
19	ENTRANCE TO PARKING/ LOADING WITHIN BUILDING	REAR FACADE, INTERIOR SIDE FACADE	SIDE / REAR
D STREET FAC	CADE REQUIREMENT		
D. 0111LE11111			
19	MIN. TRANSPARENCY GROUND STORY OF FRONT FACADE	75%	> 75%
		75%	> 75%
19	STORY OF FRONT FACADE		
19	STORY OF FRONT FACADE  MIN. TRANSPARENCY PER STORY	15%  REQUIRED PER FLOOR ON	
19 20 21	STORY OF FRONT FACADE  MIN. TRANSPARENCY PER STORY  BLANK WALL LIMITATION	15%  REQUIRED PER FLOOR ON ALL STORIES	> 15%
20 21 22	STORY OF FRONT FACADE  MIN. TRANSPARENCY PER STORY  BLANK WALL LIMITATION  FRONT FACADE ENTRANCE  PRINCIPAL ENTRANCE  LOCATION  REQUIRED NUMBER OF	15%  REQUIRED PER FLOOR ON ALL STORIES  STOREFRONT  FRONT FACADE  1 PER EACH 75'	> 15%
19 20 21 22 23	STORY OF FRONT FACADE  MIN. TRANSPARENCY PER STORY  BLANK WALL LIMITATION  FRONT FACADE ENTRANCE  PRINCIPAL ENTRANCE  LOCATION	15%  REQUIRED PER FLOOR ON ALL STORIES  STOREFRONT  FRONT FACADE	> 15%  - EXISTING FRONT
19 20 21 22 23 24	STORY OF FRONT FACADE  MIN. TRANSPARENCY PER STORY  BLANK WALL LIMITATION  FRONT FACADE ENTRANCE  PRINCIPAL ENTRANCE LOCATION  REQUIRED NUMBER OF STREET ENTRANCES  GROUND STORY VERTICAL	REQUIRED PER FLOOR ON ALL STORIES  STOREFRONT  FRONT FACADE  1 PER EACH 75' OF FRONT FACADE  MIN. EVERY 30' OF FACADE	> 15%  - EXISTING FRONT ONE

- 1. IT IS THE CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY AND SAFETY BUILDING CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
- 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, ANGLES AND EXISTING CONDITIONS
- PEFORE PROCEEDING WITH ANY WORK.
  ALL SECTIONS SHALL BE CONSIDERED TYPICAL THROUGHOUT THE BUILDING UNLESS OTHERWISE NOTED.
- 4. CONTRACTOR TO ENSURE THAT EXISTING STRUCTURE IS STRUCTURALLY SECURED.







#### **GENERAL NOTES**

- 1. CONTRACTOR TO PROVIDE ALL DUMPSTERS AS IS NECESSARY TO COMPLETE WORK.
- 2. CONSTRUCTION SHALL REMAIN CONTINUOUS ACROSS ALL MECHANICAL CHASES THROUGHOUT, ALL FLOOR PENETRATIONS SHALL BE FIRESTOPPED AS REQUIRED.
- 3. IF PLANS AND NOTES PROVIDE CONFLICTING INFORMATION THE THE STRICTEST INTERPRETATION SHALL APPLY.
- 4. PROVIDE 6" MINIMUM CLARANCE BETWEEN MECHNICAL FLUES AND COMBUSTIBLE MATERIALS.
- 5. CONTRACTOR TO MINIMIZE NOTCHING OF FLOOR JOIST FOR THE INSTALLATION OF NEW PLUMBING PIPING, WHERE NOTCHING IS INEVITABLE, JOIST HOLE OR NOTCH SHALL BE LESS THAN 1/4 JOIST DEPTH. PROVIDE 1/16" x 1" SHEET METAL STRIPS AT THE BOTTOM OF ALL NOTCHED FLOOR JOIST.
- 6. PROVIDE FIRESTOPPING AT ALL DUCT PIPE AND OTHER PENETRATIONS THROUGH RATED FIREWALLS AND PARTITIONS. USE UL RATED SEALANTS AND CAULKING.
- 7. PROVIDE WATER EFFICIENT PLUMBING FIXTURES.

#### APPLICABLE CODE INFORMATION

2012 INTERNATIONAL BUILDING CODE 2016 CT STATE BUILDING CODE 2012 INTERNATIONAL FIRE CODE 2014 NATIONAL ELECTRICAL CODE 2016 CT FIRE SAFETY CODE

#### FIRE RESISTIVE CONSTRUCTION ASSEMBLES

BUILDING TYPE COMMERCIAL / RESIDENTIAL

**EXTERIOR TYPE BRICK/PLASTER** INTERIOR WALL DRYWALL FIRE HAZARD CLASSIFICATION LIGHT HAZARD

**BEARING WALL** 1 HR INTERIOR BEARING WALLS 1 HR FLAT ROOF CONSTRUCTION

**UL LABEL FIRE RATED DOORS EXTERIOR DOOR** (1 1/2 HR FIRE RATED MIN.)

#### FIRE RESISTIVE CONSTRUCTION ASSEMBLES

1 HR (STAIR WELL / FURNACE ROOM) BEARING WALL

INTERIOR BEARING WALLS 1 HR DWELLING UNIT SEPARATION 1 HR **ROOF CONSTRUCTION** 1 HR FLOOR CONSTRUCTION

INTERIOR FINISH REQUIREMENTS (ALL INTERIOR FINISH TREATMENTS SHALL MEET CONNECTICUT FIRE RATING REQUIREMENTS;

A. WALL AND CEILING FINISHES (MINIMUM REQUIREMENTS)

B. FLAMESPREAD LESS THAN 200, SMOKE DENSITY LESS THAN 450

C. REQUIRED EXITS AND PASSAGEWAYS : CLASS A OR B

D. EXITACCESS CORRIDORS: CLASS A, B, OR C

FIRE PROTECTION SYSTEMS

SMOKE / CARBON MONOXIDE DETECTION

#### OCCUPANT LOAD AND MEANS OF EGRESS

#### **COMMERCIAL AREA BREAKDOWN**

AREA	SIZE	OCCUPANCY
DINING AREA	: 1,708 S.F. / 15	114
TOTAL	: 1,708 S.F.	114

MAXIMUM OCCUPANCY

41 FT MAXIMUM TRAVEL DISTANCE 2 REQUIRED, 2 PROVIDED (SEE FLOOR PLAN) 4



46 WINTONBURY AVE. SUITE 216
BLOOMFIELD CONNECTICUT
TEL. 860-242-8782

# GENERAL CONDITIONS & NOTES

- 1: DISCREPANCIES CONTAINED WITHIN THESE DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER, BY THE CONTRACTOR, FOR RESOLUTION BY THE DESIGNER, NOTING ANY SUCH DISCREPANCY IN WRITING. ALL RESULTANT CHANGES IN THE WORK MUST RECEIVE WRITTEN APPROVAL FROM THE DESIGNER, OR THE OWNER/LANDLORD PRIOR TO FABRICATION OR INSTALL ATION
- 2: THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONSISTENCY, AND TO CONFIRM THAT THE WORK IS BUILDABLE AS SHOWN IN THE CONSTRUCTION DOCUMENTS.
- 3: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LATEST DRAWINGS AND REVISION DATES PRIOR TO COMMENCING THE WORK.
- 4: ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS GOVERNING THE SCOPE OF THE WORK SHALL BE VERIFIED AND ADHERED TO BY THE CONTRACTOR.
- 5: THE CONTRACTOR SHALL VERIFY THAT THE WORK COMPLIES WITH THE OWNER INSURANCE REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN FULL INSURANCE AS REQUIRED BY THE OWNER EVIDENCE OF SUCH INSURANCE SHALL BE FURNISHED TO THE OWNER PRIOR TO THE COMMENCEMENT OF THE WORK.
- 6: WORKMANSHIP SHALL BE OF THE HIGHEST STANDARDS FOR EACH OF THE VARIOUS TRADES EMPLOYED. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE DRAWINGS, SUPPLEMENTARY DETAILS, AND INSTRUCTIONS, AND SHALL BE PERFORMED UNDER THE SUPERVISION OF COMPETENT REPRESENTATIVES OF THE CONTRACTOR.
- 7: APPLICABLE STANDARDS OF THE CONSTRUCTION INDUSTRY SHALL HAVE THE SAME FORCE AND EFFECT ON THE PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO THE CONTRACT DOCUMENTS, OR BOUND AND PUBLISHED THEREWITH. COMPLY WITH THE STANDARDS IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS, UNLESS OTHERWISE INDICATED.
- 8: WORKMANSHIP AND MATERIALS THAT ARE DEFECTIVE OR FAIL TO CONFORM TO THE REQUIREMENTS OF THE DRAWINGS, SPECIFICATIONS OR RELATED DOCUMENTS SHALL, UPON ORDER OF THE OWNER, BE PROMPTLY REMOVED FROM THE PREMISES AND REPLACED WITH PROPER WORKMANSHIP AND MATERIALS.
- 9: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED BYNONCOMPLIANCE WITH THESE DOCUMENTS, UNLESS SO AUTHORIZED, IN WRITING, BY THE DESIGNER (WITH CONSENT OF THE OWNER). THE CONTRACTOR WILL NOT BE ALLOWED CHANGE ORDERS FOR PROBLEMS ARISING FROM THE CONTRACTOR'S NEGLECT OF THE PROVISIONS INCLUDED IN THESE CONDITIONS.
- 10: THE CONTRACTOR SHALL EXAMINE ALL ITEMS EXISTING TO BE RE-USED, OR SUPPLIED BY THE OWNER/LANDLORD OR OTHERS PRIOR TO TAKING POSSESSION AND NOTE IN WRITING ANY DAMAGE TO THE SUPPLIER. ONCE THE CONTRACTOR HAS TAKEN POSSESSION OF THE PRODUCT OR MATERIALS, ANY DAMAGE NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPI ACE.
- 11: DURING THE PERFORMANCE OF THE WORK, THE CONTRACTOR IS RESPRESPONSIBLE FOR THE PROVISION OF WARNING SIGNS, LIGHT SIGNAL DEVICES, GUARD LIGHTS, BARRICADES, GUARD RAILS, FENCES, AND OTHER DEVICES AS APPROPRIATELY LOCATED ON AND AROUND THE JOBSITE SO AS TO GIVE PROPER AND UNDERSTANDABLE WARNING TO ALL PERSONS WITH REGARD TO HAZARDOUS CONDITIONS, EQUIPMENT, AND OPERATIONS BEING PERFORMED IN CONJUNCTION WITH THE CONTRACTOR'S WORK. THE CONTRACTOR SHALL SHALL COMPLY WITH ALL OSHA REQUIREMENTS.
- 12: SHOULD THE CONTRACTOR WISH TO USE ANY MATERIAL OR WORKMANSHIP OTHER THAN THOSE SPECIFIED, HE SHALL SUBMIT A LIST OF THE PROPOSED SUBSTITUTIONS, ADVISING THE DIFFERENCE IN COST, IF ANY, TOGETHER WITH HIS REASONS FOR THE PROPOSED CHANGE. NO SUBSTITUTIONS SHALL BY PERMITTED UNLESS APPROVED, IN WRITING, BY THE DESIGNER, OR OWNER.
- 13: THE DESIGNER, AND HIS CONSULTANTS ARE NOT RESPONSIBLE IF THE CONTRACTOR AND/OR OWNER/LANDLORD MAKE SUBSTITUTIONS OR CHANGES TO THE PROJECT OR SPECIFICATIONS WITHOUT WRITTEN NOTIFICATION TO, AND WRITTEN ACKNOWLEDGMENT FROM THE DESIGNER.
- 14: THE CONTRACTOR SHALL PROTECT ANY ADJACENT PUBLIC SPACES AND OCCUPIED AREAS FROM DAMAGE, OBSTRUCTIONS, DISTRACTIONS OR OTHER INJURIOUS CONDITION FROM CONSTRUCTION DEBRIS. THE CONTRACTOR IS TO PROVIDE FOR SEPARATE RUBBISH REMOVAL SERVICES DURING NEW CONSTRUCTION, AND PROVIDE THOROUGH CLEANING OF ANY SOILED PUBLIC SPACES BEFORE LEAVING THE PREMISES EACH DAY.
- 15: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING TO THE OWNER FACILITY BEFORE, DURING, OR AFTER CONSTRUCTION
- 735 WETROCEDURES WAUSED BY THE CONTRACTOR OR HIS EMPLOYEES AND SUBCONTRACTORS.

- 16: THE CONTRACTOR SHALL NOTIFY THE OWNER/LANDLORD OF ANY CONSTRUCTION ACTIVITIES WHERE EXCESSIVE NOISE IS EXPECTED AT LEAST 24 HOURS PRIOR TO PERFORMING SUCH WORK, TO ALLOW THE OWNER/LANDLORD TO NOTIFY ANY AFFECTED ADJACENT TENANTS.
- 17: THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY ACCESS REQUIRED FOR PERFORMANCE OF WORK IN OTHER OCCUPIED SPACES AT LEAST 24 HOURS PRIOR TO THE REQUIRED ACCESS. THE OWNER WILL IDENTIFY ACCEPTABLE ACCESS TIMES.
- 18: THE CONTRACTOR SHALL COORDINATE ANTICIPATED CONSTRUCTION MATERIALS DELIVERIES TO THE BUILDING DURING NORMAL BUSINESS HOURS.
- 19: THE CONTRACTOR IS TO PROVIDE THOROUGH CLEANING OF THE COMPLETED SPACE PRIOR TO THE FINAL PUNCHLIST; INCLUDING, BUT NOT LIMITED TO: CARPETING, FLOORING, GLASS, SILLS, CASEWORK, BLINDS, HARDWARE, DOORS, WALL COVERINGS. LIGHTING FIXTURES. ETC.
- 20: THE CONTRACTOR IS TO REPLACE OR REPAIR AS REQUIRED, ANY EXISTING MATERIALS AND FINISHES, WHICH ARE TO BE RE-USED, THAT ARE DAMAGED DURING THE TERM OF HIS CONTRACT.
- 21: THE CONTRACTOR SHALL SUBMIT CONFIRMATIONS OF MATERIALS AND EQUIPMENT ORDERS WITH DELIVERY DATES. ORDERS WITH LONG LEAD TIMES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER/LANDLORD. AT THE DIRECTION OF THE OWNER/LANDLORD, THE CONTRACTOR SHALL SUBMIT ALTERNATE PRODUCTS AVAILABLE FOR APPROVAL BY THE OWNER/LANDLORD AND/OR ARCHITECT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER/LANDLORD IN WRITING.
- 22: THE CONTRACTOR IS TO COORDINATE THE PROJECT SCHEDULING WITH OTHER CONTRACTORS HIRED BY THE OWNER, PRIOR TO THE COMMENCEMENT OF THE WORK, OR AS DIRECTED BY THE OWNER OR TENANT.

  ALL SCHEDULES SHALL BE DEFINED/REVIEWED WITH THE OWNER AND ADHERED TO BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS.
- 23: THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, APPROVALS, INSPECTIONS, ETC., AS MAY BE REQUIRED BY STATE, FEDERAL, AND LOCAL AUTHORITIES. THE CONTRACTOR SHALL INCLUDE ALL COSTS ASSOCIATED WITH PERMITS AND APPROVALS IN HIS BID PRICE.
- 24: THE CONTRACTOR MAY BE RESPONSIBLE FOR PAYING THE COSTS OF ALL TEMPORARY UTILITIES NECESSARY TO COMPLETE THE WORK, OR AS MAY BE REQUIRED BY ANY TRADE DOING WORK FOR THE PROJECT. VERIFY RESPONSIBLITY WITH THE OWNER PRIOR TO SUBMITTING BIDS.
- 25: THE CONTRACTOR SHALL RELAY TO THE OWNER ALL INFORMATION PERTAINING TO GUARANTEES AND WARRANTIES ISSUED FOR ITEMS INSTALLED FOR THE PROJECT. THE CONTRACTOR MAY BE REQUIRED TO ENFORCE THE GUARANTIES AND WARRANTIES ON BEHALF OF THE OWNER/LANDLORD.
- 26: INSOFAR AS JOB SITE SAFETY IS CONCERNED, THE DESIGNER AND THEIR CONSULTANTS ARE SOLELY RESPONSIBLE FOR THEIR AND THEIR EMPLOYEE'S ACTIVITIES ON THE JOBSITE. THIS SHALL NOT BE CONSTRUED TO RELIEVE THE OWNER OR ANY CONSTRUCTION CONTRACTOR FROM THEIR RESPONSIBILITY TO MAINTAIN A SAFE JOBSITE.
- 27: NEITHER THE PROFESSIONAL ACTIVITIES OR THE PRESENCE ON THE JOB SITE OF THE DESIGNER, OR HIS EMPLOYEES SHALL BE CONSTRUED TO IMPLY THAT THEY HAVE RESPONSIBILITY FOR THE METHODS OF WORK PERFORMANCE, SEQUENCING OF CONSTRUCTION, OR SAFETY IN, ON OR ABOUT THE JOBSITE.
- 28: THE OWNER AGREES THAT THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY, AND WARRANTS THAT THIS INTENT SHALL BE MADE EVIDENT IN THE OWNER'S CONTRACT WITH THE CONTRACTOR. THE OWNER ALSO WARRANTS THAT THE DESIGNER, HIS EMPLOYEES, AND ALL CONSULTANTS SHALL BE MADE ADDITIONAL INSURED UNDER THE CONTRACTOR'S GENERAL LIABILITY INSURANCE.
- 29: UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL COMPILE FOR, AND DELIVER TO, THE OWNER/LANDLORD, A COMPLETE SET OF RECORD DOCUMENTS. THIS SET OF DOCUMENTS SHALL CONSIST OF RECORD SPECIFICATIONS, AND RECORD DRAWINGS SHOWING THE REPORTED LOCATION OF THE WORK, AND HIGHLIGHTING ANY MODIFICATION TO THE CONSTRUCTION DOCUMENTS.
- 30: THE DESIGNER, HIS EMPLOYEES, AND CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF, OR THE EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING, BUT NOT LIMITED TO, ASBESTOS, ASBESTOS-BASED PRODUCTS, POLYCHLORINATED BIPHENYL'S (PCB'S) OR ANY OTHER TOXIC OR HAZARDOUS MATERIAL.

# PARTITION NOTES

- 1, ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHEREVER REQUIRED.
- ALL PARTITIONS ARE DIMENSIONED FINISHED FACE TO FACE OF THE GYPSUM BOARD.
- 3. ALL WORK SHALL BE PLUMB, LEVEL, SQUARED AND TRUE, AND IN PROPER ALIGNMENT. THE CONTRACTOR SHALL PROVIDE LANE AND GRADE MARKINGS ON THE FINISH FLOOR FOR RECTIFYING UNLEVEL FLOOR CONDITIONS.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL FIRE-RETARDANT BLOCKING.
- 5. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BACKING FOR WALL MOUNTED ITEMS INCLUDING BUT NOT LIMITED TO HANDRAILS, CABINETS, COUNTERS GRAB BARS, LOCKERS, FIXTURES. BACKING SHALL BE FIRE-RESISTANT TREATED WOOD BLOCKING, AS REQUIRED BY CODE.
- 6. ALL WET AREAS SHALL HAVE WATER-RISISTIVE TYPE GYPSUM BOARD.

# DEMOLITION NOTES

- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO COMMENCING DEMOTION AND NOTIFY THE DESIGN TEAM OF ANY DISCREPENCIES BETWEEN DEMOLITION DRAWINGS AND EXSITING DRAWINGS,
- 2. THE CONTRACTOR SHALL NOTIFY THE DESIGN TEAM IMMEDIATELY OF ANY UNFORSEEN CONDITIONS DISCOVERED DURING THE COURSE OF DEMOLITION, REMOVAL OF ANY UNFORSEEN UNDOCUMENTED STRUCTURE, MECHANICAL, ELECTRICAL OR PLUMBING FEATURES SHALL BE REVIEWED FIRST WITH THE DESIGN TEAM AND APPROPRIATE SUB-CONTRACTOR. CONTRACTOR SHALL OBTAIN APPROVAL FROM CITY BUILDING DEPARTMENT PRIOR TO REMOVAL.
- 3. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CODES AND REGULATIONS AND THE MOST CURRENT EDITION OF THE AMERICAN NATIONAL STANDARD SAFETY REQUREMENT FOR DEMOLITION.
- 4. THESE DRAWINGS ARE FOR DEMOLITION OF NON-STRUCTURAL ITEMS ONLY, UNLESS SPECIFICALLY NOTED.
- 5. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL ELECTRICAL FIXTURES AND OUTLETS AND OTHER ELECTRICAL POWERED EQUIPMENT DESIGNATED FOR DEMOLITION/REMOVAL. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING, BY ALL MEANS NECESSARY, ALL ELECTRICAL FIXTURES, OUTLETS AND OTHER ELECTRICAL EQUIPMENT DESIGNATED TO REMAIN.
- 7. PLUMBINGCONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL PLUMBING FIXTURES AND EQUIPMENT DESIGNATED FOR DEMOLITION / REMOVAL. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING, BY ALL MEANS NECESSARY, ALL PUMBING FIXTURES AND EQUIPMENT DESIGNATED TO TO REMAIN.
- 8, THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL RECYCLING ORDINANCES PERTAINING TO DEMOLITION AND CONSTRUCTION WASTE DEBRIS REMOVAL AND DISPOSAL.

# HAZARDOUS NOTES

- 1. THE DESIGN FIRM SHALL NOT BE RESPONSIBLE FOR THE DISCOVERY, REMOVAL, HANGLING, DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS SUBSTANCES, MATERIAL WASTES IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, PCB OR OTHER TOXIC SUBSTANCES.
- 2. THE BUILDING OWNER / REPRESENTATIVE WILL ACCEPT RESPONSIBLITY FOR NOTIFYING TO APPROPIATE FEDERAL, STATE GOVERNING AGENCIES FOR ANY REMOVAL OR REPAIR WORK.
- 3. THE BUILDING OWNER SHALL RETAIN AN INDEPENDENT CONSULTANT WHO IS TRAINED AND EXPERINCED IN IDENTIFICATION AND SURVEY OF EXISTING SITE SHOULD SUCH AN ISSUE ARISE.

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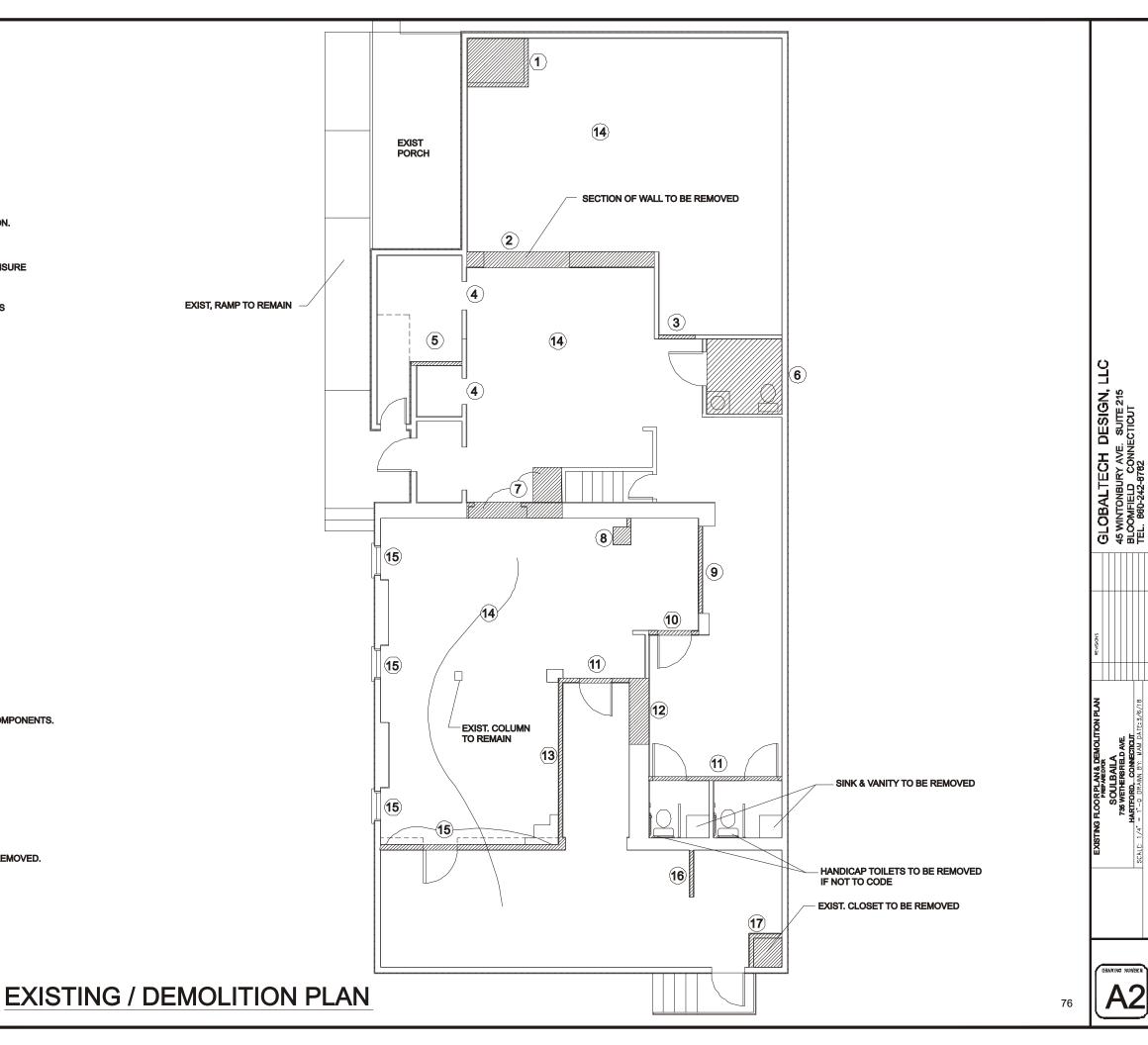
GLOBA 45 WINTO BLOOMFIE TEL. 860-

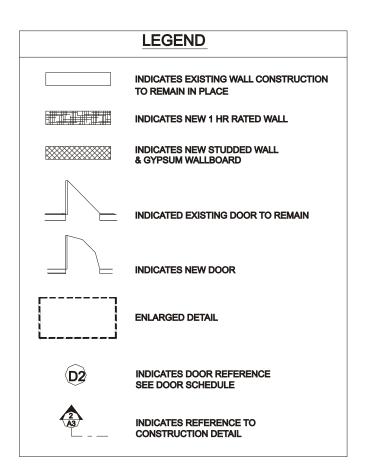
### GENERAL DEMOLITION NOTES

- A. THE DEMOLITION DIAGRAM IS INTENDED TO PROVIDE A SCHMATIC REPRESENTATION OF DEMOLITION. INFORMATION SHOWN ON THE DIAGRAM SHALL NOT LIMIT THE SCOPE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY DEMOLITION AS REQUIRED TO COMPLETE THE WORK INDICATED.
- B. DEMOLITION SHALL INCLUDE, BUT NOT TO BE LIMITED TO THE REMOVAL OF INDICATED WALLS, CEILINGS, FLOORING, DOORS AND ANY INDICATED COMPONENTS.
- C. REMOVE ALL SURFACE MOUNTED EQUIPMENT, MISCELLANEOUS METAL BRACKETS, WOOD BLOCKING, BOLTS INCULDING WALLS, FLOOR AND CFILING
- D. PROVIDE TEMPORARY SHORING AS REQUIREDTO ASSURE SAFETY AND STABILITY OF EXISTING STRUCTURE AT ALL TIMES DURING CONSTRUCTION. CONDUCT AN EVALUATION OF EXISTING CONDITIONS TO DETERMINE THE NEED FOR SHORING.
- E. WHEN REMOVING EXISTING COMPONENTS, CARE SHALL BE TAKEN TO UNSURE THAT ADJACENT SURFACES TO REMAIN ARE NOT DAMAGED. PATCH AND REPAIR AND DAMAGE THAT MAY OCCUR.
- F. WHEN A WALL IS INDICATED TO BE REMOVED, ALL EXISTING COMPONENTS MOUNTED IN OR ON THE WALL SHALL BE REMOVED.
- G. LEGALLY DISPOSE ALL CONSTRUCTION DEBRIS OFF SITE.

#### NUMBERED DEMOLITION NOTES

- (1) REMOVE EXISTING DJ BOOTH AND REMOVE DEBRIS OFF SITE.
- (2) 17' SECTION OF WALL TO BE REMOVED AND PROPER TEMPORARY SHORING TO ASSURE SAFETY AND STABILITY.
- (3) 4' SECTION OF WALL TO BE REMOVED TO PROVIDE OPENING
- (4) DOOR TO BE REMOVED
- 5 SECTION OF WALL TO BE REMOVED
- (6) EXISTING TOILET AND WASHBASIN AND PIPES TO BE REMOVED AND CAPPED.
- 7 SECTION OF WALL AND PLATFORM TO BE REMOVED AND IF POSSIBLE PROVIDE TEMPORARY SHORING.
- (8) REMOVE EXISTING DUCT HOUSING AND WALL.
- (9) 8' SECTION OF WALL TO BE REMOVED AND ACCESSORIES AND MISC COMPONENTS.
- (10) EXIST DOOR AND WALL TO BE REMOVED.
- (11) EXIST DOOR AND WALL TO BE REMOVED.
- (12) 5' SECTION OF WALL TO BE REMOVED AND PROPER TEMPORARY SHORING TO ASSURE SAFETY AND STABILITY.
- (13) 16' SECTION FRAMED WALL ACCESSORIES AND DUCT HOUSING TO BE REMOVED.
- (14) REMOVE EXIST FLOORING AND DISPOSE OF DEBRIS PROPERLY.
- (15) 16' SECTION OF WALL TO BE REMOVED AND PROPER TEMPORARY SHORING TO ASSURE SAFETY AND STABILITY. EXISTING DOOR TO BE REMOVED.
- (16) WALL TO BE REMOVED





KITCHEN LAYOUT AREA : 286 S.F.
BAR AREA : 235 S.F.
EXIST. PORCH : 153 S.F.

# DOOR SCHEDULE

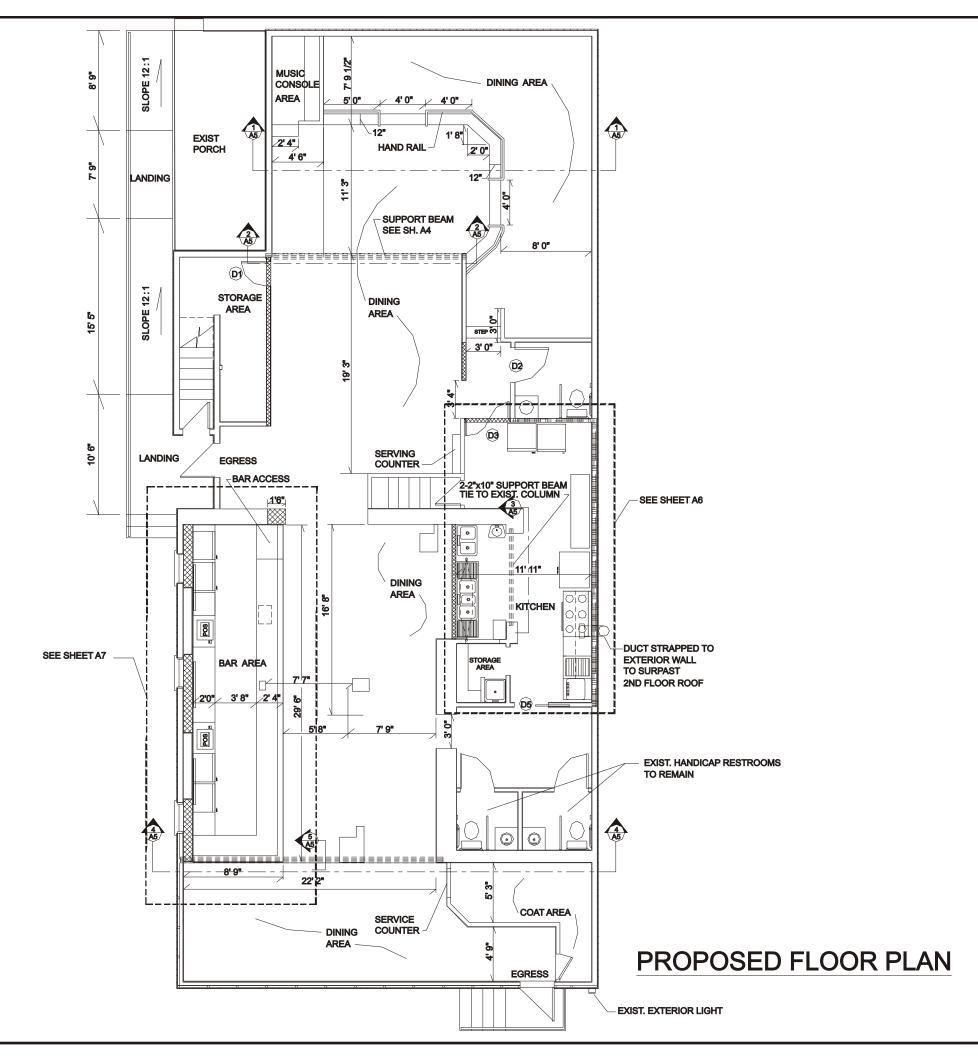
HARDWARE	QUANTITY	DESCRIPTION	SIZE (W x H)
PRIVACY	1	RAISED PANEL HARDBOARD DOOR	26"x80"
PRIVACY	1	RAISED PANEL HARDBOARD DOOR	36"x80"
PRIVACY	2	RAISED PANEL HARDBOARD DOOR	46"x80"
PRIVACY	1	RAISED PANEL HARDBOARD DOOR	30"x80"
PRIVACY	1	RAISED PANEL POCKET DOOR	36"x80"
	PRIVACY PRIVACY PRIVACY	PRIVACY         1           PRIVACY         1           PRIVACY         2           PRIVACY         1           PRIVACY         1	PRIVACY  1 RAISED PANEL HARDBOARD DOOR PRIVACY  1 RAISED PANEL HARDBOARD DOOR PRIVACY  2 RAISED PANEL HARDBOARD DOOR PRIVACY  1 RAISED PANEL HARDBOARD DOOR PRIVACY  1 RAISED PANEL POCKET DOOR

x H)

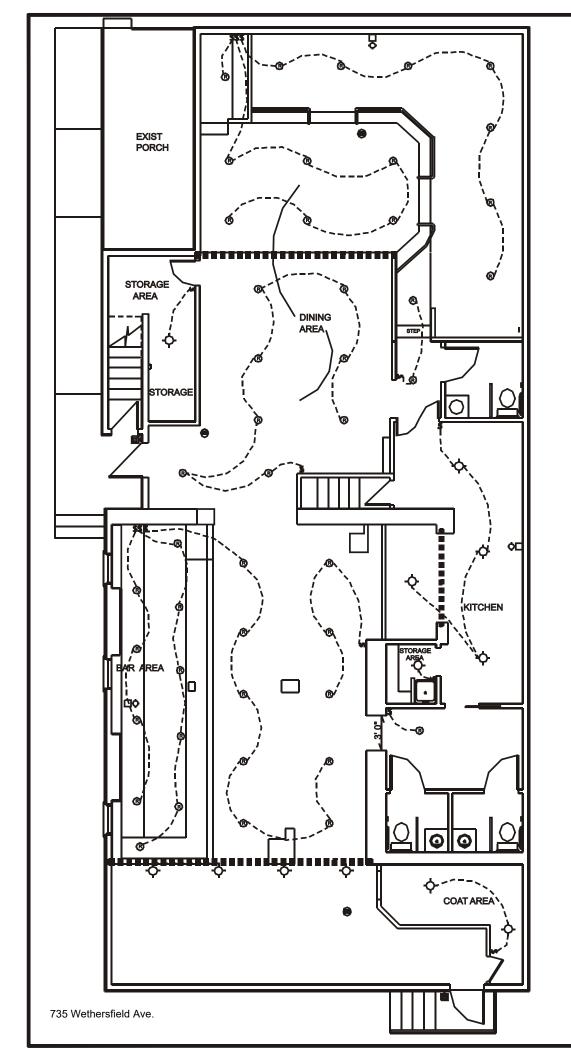
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D1, D2, D4



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		LIGHT	FIXTU	RE	SCHE	DUL	.E 👡	E 5.6,7		
SYMBOL	TYPE	CATALOG NO.			LAMPS PER	FIXTURE TOTAL WATTS	VOLTAGE	COLOR	MOUNTING	REMARKS
®	E	RECESSED CAN LIGHTING			100 WATF, A-19, MEDIUM BASE	100	120	CW	WECESSED	NOTELES
ă	c	EXTERIOR METAL HALIDE SECURITY LI	CHTING		MH-100W	100	120	MH	7"-0" AFF	
4	12	SURE-LITE XR-3 (1.54R CAP.) THIN HEAD EMERGENCY LIGHT W/SELF CONTAINED EMERGENCY BATTERY PAGE	F CK AND CHARGER		INCLUDED.	D	120	CW	SURFACE/	NOTE 2

#### LICHTING NOTES:

- 1. FIXTURE SHALL HAVE ENERGY SAWHOS LAMPS AND WATT MEER BALLAST.
  2. ILLUMINATED EXIT SIGNS ARE REQUIRED TO CLEARLY IDENTIFY THE PATH OF EXIT TRAVEL. WORDS ON SIGNS MUST HAVE LETTERS A MINIBULM OF SIX INCHES HIGH.
  3. ALL LAMPS SHALL BE FROM THE SAME MANUFACTURER, MODEL & LOT NUMBER.
  E.C. IS RESPONSIBLE FOR AN EVEN LAMP COLOR.
- LAMPS WITH A DIFFERENT COLOR MUST BE REPLACED.

  4. E.C. TO MAINTAIN PROPER AUGMENT & INSTALLATION OF BALLAST COVER.

  5. ALL LIGHT FIXTURES AND LAMPS SUPPLIED BY ELECTRICAL CONTRACTOR.
- . E.C. RESPONSIBLE TO VERIFY CORRECT COUNTS OF ALL LIGHTING FIXTURES'
- E.C. TO VERFY COLOR AND TYPE OF FIXTURE WITH OWNER FOR APPROVAL PRIOR TO PURCHASE.
- PROOF TO PURCHASE,

  1 INTURE PROMOCO WITH BATTERY BACK-UP, SMILIAR TO BODINE #850F4-8,

  VERTY CODE COPPLIANCE WITH MINIMUM LUNCK OUTPUT FOR EMERGENCY BALLAST

  SHALL BE 1400 LUMENS AND SERVE (2) LAMPS, 700 LUMENS EACH.

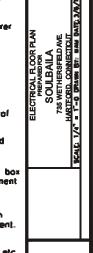
- RECESSED LIGHT R
- LIGHT
- 5 SWITCH
- CE DUPLEX OUTLET
- SMOKE DETECTOR
- ELECTRONIC EXIT SIGN
- FIRE ALARM CONTROL PANEL
- MANUAL PULL STATION - WALL MOUNTED STROBE
  - WALL MOUNTED SPEAKER WITH STROBE **AMERICAN DISABILITIES ACT**

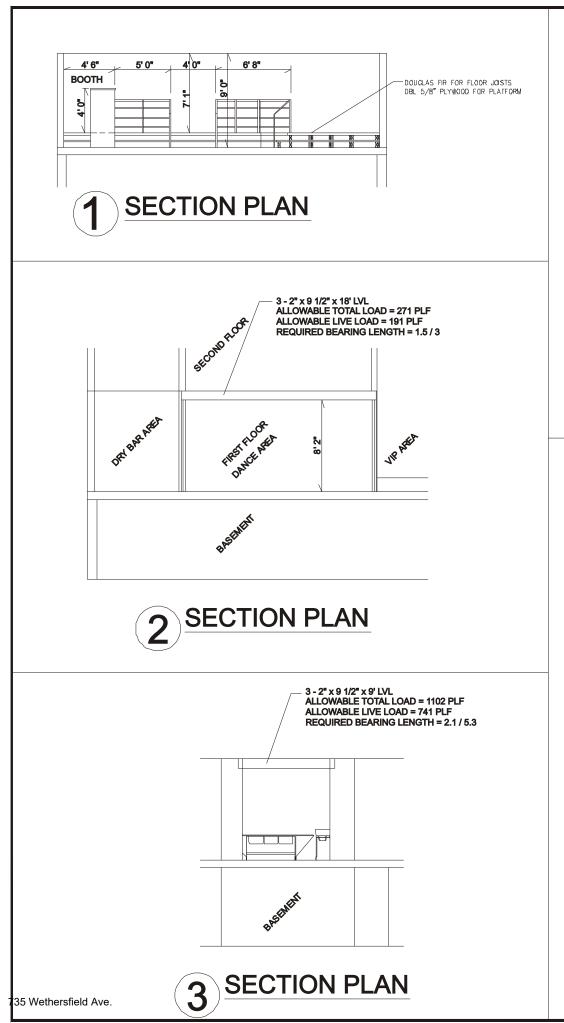
- FIRE ALARM ANNUNCIATOR PANEL

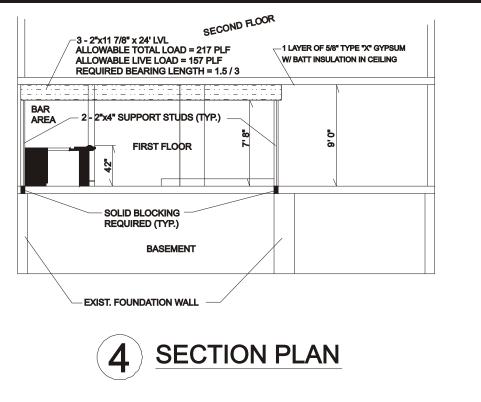
- FIRE EXTINGUISHER
- ANNUNCIATOR

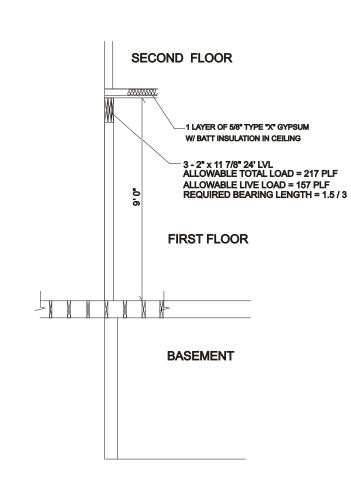
# **ELECTRICAL SPECIFICATIONS**

- 2. Electrical contractor (E.C.) shall obtain and pay for all permits, certificates, etc., as required.
- E.C. shall deliver certificate of final inspection to general contractor before applying for final
- Consult with other contractors furnishing equipment to verify loads and secure location of outlets. junction boxes, etc.,
- Furnish and install disconnect switches, starters, and associated wiring as required for exhaust
- Main power wiring and final connections to all new HVAC equipment (excluding thermostat and thermostat wiring) and smake detector by E.C..
- Minimum wire size shall be #12 awg except control wiring as nated. All wire shall be copper type THWN or THHN.
  - a. All 120 volt circuits over 75 feet in length shall be #10 awg.
- 8. Do not make changes or substitutions without approval of designer and owner.
- All work shall be guaranteed for a period of (1) one year from date of final acceptace.
- 10. All electrical systems shall be completely and effectively grounded as required in Article 250 of the National Electrical Cade
- 11. Verify service entrances are installed per the National Electrical Code and the
- 12. Unless otherwise noted, all wiring devices shall be installed as follows:
  - Wall switches at 48" A.F.F
  - b) Duplex receptocles at 18" A.F.F.
  - Telephone outlets at 18" A.F.F. Duplex receptocles in restroom at 48" A.F.F.
- 13. Verify mechanical equipment locations prior to the routing of conduit and feeder.
- Verify ceiling construction with general contractor and coordinate with mechanical diffuser locations before installing light fixtures.
- 15. Low voltage cable to run loose in joist space secured neatly to structure, E.C. shall provide 3/4" conduit stubs and junction boxes from point of use to joist.
- 17. Route neutral conductor, same size as phase conductors, with all feeders and branch circuits except RTU feeders.
- 18. E.C. shall provide temporary lighting and power during the demolition and construction phases.
- 20. All electrical work shall be in accordance with the latest edition of the National Electrical Code and all codes having local jurisdiction.
- 21. Verify mechanical equipment overcurrent protection requirements with the equipment manufacturer prior to connection.
- 22. All lighting fixtures shall be provided by the E.C. per the lighting fixture schedule.
- 23. See panel schedules for circuit breaker, wire, and conduit requirements.
- 24. All conduit shall be 3/4" unless noted otherwise.
- 25. All exit, emergency, and night lights shall be on a non-switched breaker or connected ahead of the switch as per plans.
- 26. All panels to be NOOD and have copper bus.(All bus bars, including phase, neutral, and ground to be copper.) equipment by square D' ITE, General Electric, or Westinghouse.
- 27. E.C. to provide identification for each disconnect switch, breaker, panelboard, receptocle, junction box etc.. with a nameplate indicating load served, feeder designation, circuit designation or equipment name, as appropriate,
- 28. E.C. to provide a 1 1/4" x 1/2" gray finish, white core, Bakelite nameplate, with 1/4" high engraved letters for existing and new receptocles, switches, communication baxes and junction baxes. Nameplate shall be installed on the battom face of coverplate or box with epaxy cement
- 29. E.C. to provide a 4" x 1-1/2" black linish, white core, Bokelite normeplate, with 3/6" high engroved letters for existing and new 120/240 volt panelboards.disconnect switches.co Nameplate shall be installed on the exterior of equipment with epoxy cement.
- 30. E.C. to provide all panelboards with directory frame on inside of cabinet door. A neat and carefully type a written directory card, identifying each branch circuit served shall be placed in the frame, under clear plastic cover. Spares shall be noted in pencil.









# 5 SECTION PLAN

# ELECTRICAL DEVICE HEIGHTS

**RECEPTICLES:** 

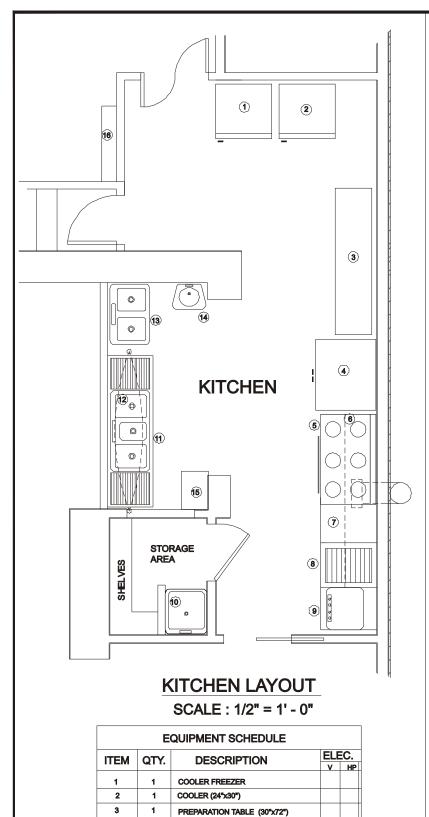
TYPICAL LOCATIONS MOUNT AT 18" ABOVE FINISH FLOOR
AT LOCATIONS BELOW CASEWORK MOUNT AT 24" ABOVE FINISH FLOOR

SWITCHES: 48" ABOVE FINISH FLOOR DATA/PHONE/TV OUTLET: 18" ABOVE FINISH FLOOR **EXIT SIGN** FIRE ALARM PULL STATION: 48" ABOVE FINISH FLOOR **EMERGENGY SHUT OFF SWITCH:** 48" ABOVE FINISH FLOOR **WALL MOUNT EXIT SIGNS:** 90" ABOVE FINISH FLOOR WALL MOUNT CLOCK: 90" ABOVE FINISH FLOOR AUDIBLE/VISUAL ALARM LIGHT SWITCH /FIRE ALARM **EXTINGUISHER** BOX RECEPTICLE
PHONE
CABLE /PULL STATION

TYPCAL MOUNTING HEIGHTS

A5

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CONVECTION OVEN (28"x41x57 1/2")

STEAM TABLE (48"w x34 7/8"x50"H)

3-COMP, POT SINK W/DRN, BOARD

6-BURNER RANGE (45"x33"x165")

HOOD (48"x240")

FRIER (15 1/2"w x 30"d)

MOP SINK (GROUND)

OVERHEAD POT RACK

PREPARATION SINK

HANDSINK
DISH WASHER
SERVING COUNTER

6

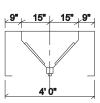
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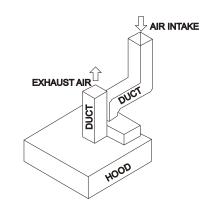
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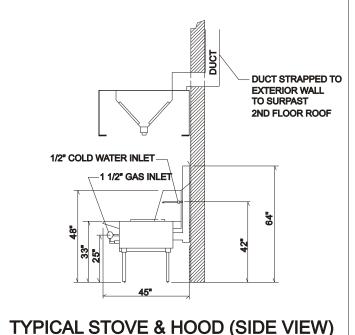
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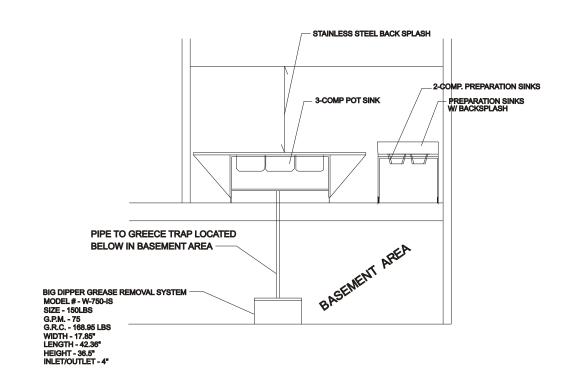


# TYPICAL HOOD SECTION

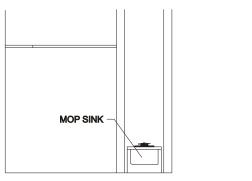


# TYPICAL HOOD MAKE-UP AIR SYSTEM

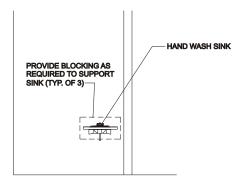




# 2-COMP. PREP SINK & 3-POT SINK DETAIL N.T.S.



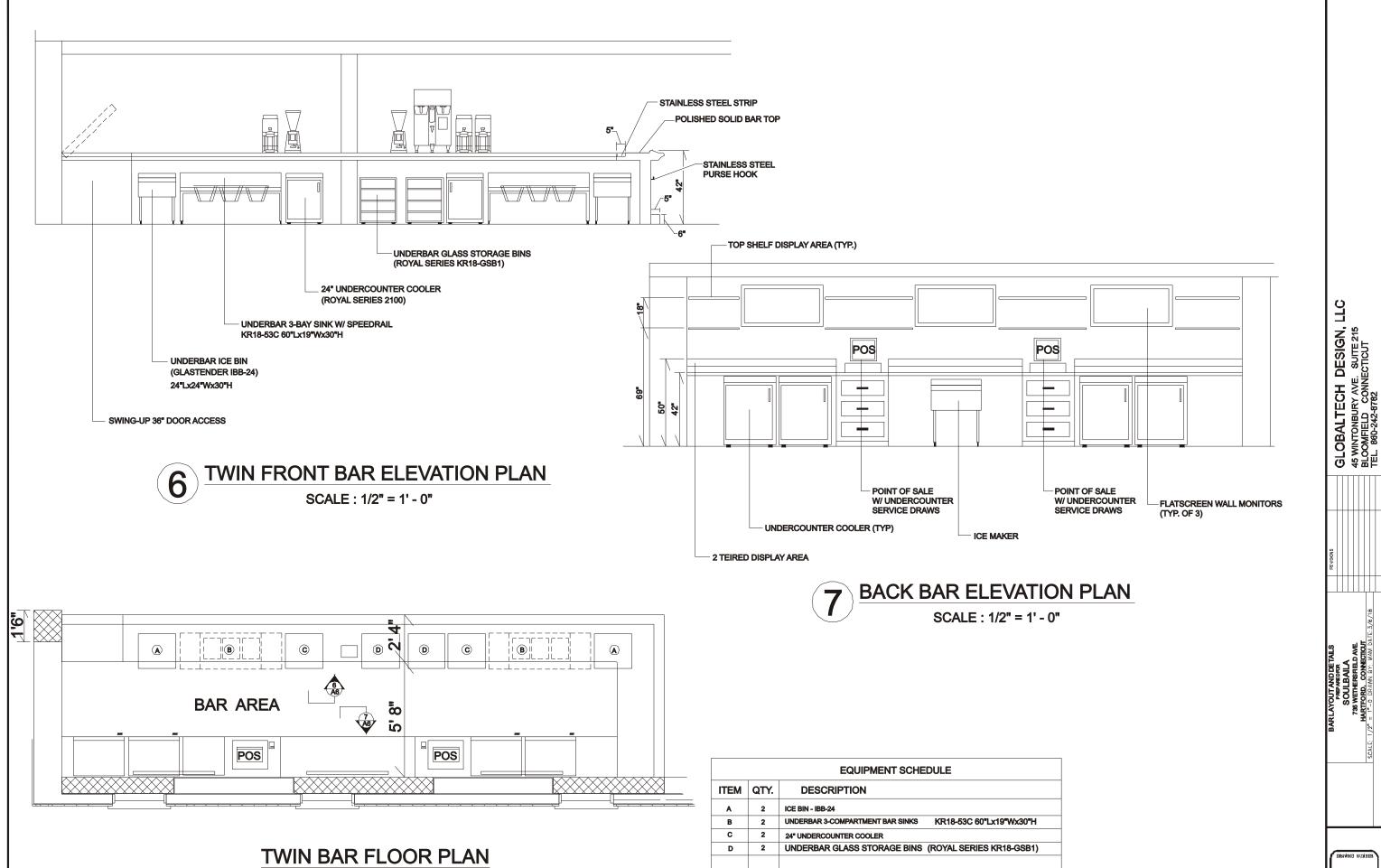
MOP SINK DETAIL



HAND SINK DETAIL



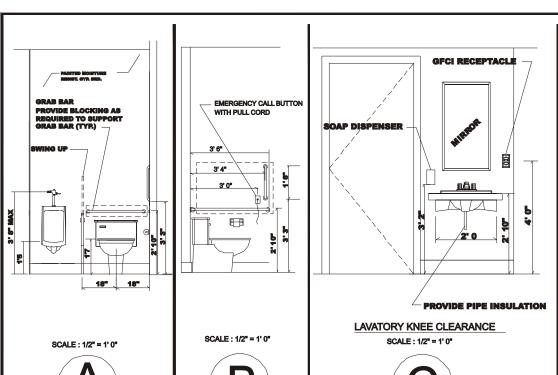
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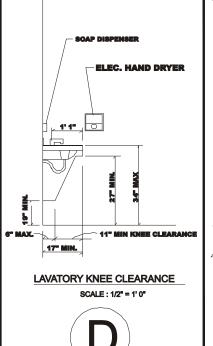


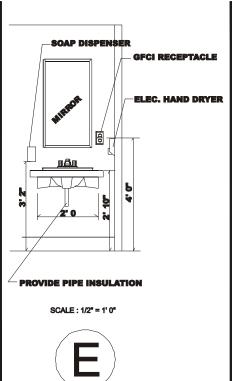
SCALE: 1/2" = 1' - 0"

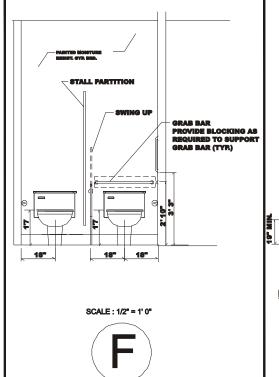
735 Wethersfield Ave.

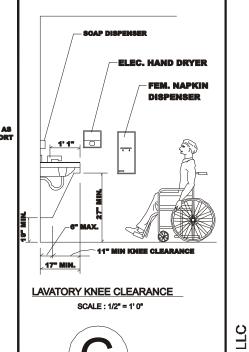
A7











FIXTURE CONNECTION SCHEDULE

	· · · · · · · · · · · · · · · · · · ·			
DESCRIPTION			CW	
URINAL	1/2		2	1-1/2
LAVATORY	1/2	1/2	1-1/2	1-1/2
HANDSINK	1/2	1/2	1-1/2	1-1/2

**RESTROOM SECTIONS** 

# **NOTES**

- 1. ANY PVC OR NON METALLIC PIPES PENETRATING FIRE OR SMOKE BARRIERS MUST BE SEALED WITH INTUMESCENT FIRE STOPPING (NOT FIRE CAULKING)
- 2. RUN ALL PIPING FULL SIZE TO FIXTURES, FITTINGS, DEVICES, OUTLETS, ETC
- 3. PLUMBING PIPING SHALL BE RUN CONCEALED WITHIN WALLS AND BASEMENT
- 4. PROVIDE WATER HEATERS TO SERVE AREA

# **RESTROOM NOTES**

- 1. PROVIDE COLD APPLIED LIQUID WATERPROOF MEMBRANE UNDER THINSET CT FLOOR FOR TOILET TOOMS ON ALL FLOORS
- 2. COORDINATE ALL G.C. SUPPLIED ITEM WITH SPECIFICATIONS
- 3. GRAB BARS ON METAL STUDS WALLS SHALL HAVE CONCEALED HOT-DIP GALVANIZED STEEL ANCHOR PLATES (MIN 4" x 1/8" THICK). SECURE ANCHOR PLATE TO STUDS ON BOTH SIDES OF GRAB BAR ATTACHMENT POINT BEFORE WALLBORD IS APPLED (2 FASTENERS PER STUD. MIN.). RECESS PLATE AS REQUIRED FOR FLUSH WALLBOARD APPLICATION, SECURE GRAB BAR TO ANCHOR PLATE WITH TAMPER-PROOF STAINLESS STEEL FASTENERS.
- 4. PROVIDE GRAB BAR AT EACH WATER CLOSET AS FOLLOWS:
  - ONE (1) 42" HORIZONTAL GRAB BAR AT SIDE WALL ONE (1) 18" VERTICAL GRAB BAR AT SIDE WALL
  - ONE (1) 36" HORIZONTAL GRAB BAR AT REAR WALL
- 5. TOILET TISSUE DISPENSERS SHALL BE EQUAL TO B-2888 BY BOBRICK SURFACE-MOUNTED MULTI-ROLL STAINLESS STEEL CONSTRUCTION.
- 6. HAND DRYER SHALL BE EQUAL TO ELECTRIC-AIRE LE 8.8" x 11.25" x 5.9" WHITE EPOXY ALUMINIUM UNIT WITH THERMALLY PROTECTED QUITE OPERATION INFRARED SENSOR AUTOMATIC AIR-DRYING CYCLE.
- 7. SURFACE MOUNTED MIRROR SHALL BE 18" x 36" EQUAL TO B-165 1836 BY BOBRICK. BOTTOM REFLECTING EDGE OF MIRROR SHALL BE MOUNTED NOT MORE THAN 40" ABOVE THE FINISHED FLOOR.
- 8. SOAP DISPENSER SHALL BE EQUAL TO SLOAN SJS-1000 MANUAL WALL-MOUNT LIQUID SOAP DISPENSER, CHROME PLATE FINISH, WITH REFILL SUPPLIES. DESPENSER EDGE SHALL BE SET NOT MORE THAT 48" ABOVE THE FINISHED FLOOR.
- 9. SANITARY NAPKIN DISPOSALSHALL BE EQUAL TO B-254 SURFACE-MOUNTED STAINLESS-STEEL CONSTRUCTIONWITH SECURITY LOCK.SET UNIT IN WOMEN ROOM ADJACENT TO TOILET TISSUE 735 Walskerlinger.Ave.

- 10. WATER CLOSET SHALL BE EQUAL TO KOHLER TWO-PIECE ELONGATED HIGHLINE TOILET, ADA
- 11. LAVATORY SHALL BE EQUAL TO CORIAN 37" x 22" COUNTERTOP WITH INTERGRAL SINK AND 3" BACKSPLASH, UNIT SHALL BE MOUNTED ON WOOD CABINET SO THAT CLEAR KNEE SPACE UNDER IS NOT LESS THAN 27" AND WASHBASIN IS NOT MORE THAN 34" ABOVE FINISHED FLOOR.
- 12. JANITOR SINK SHALL BE FIBERGLASS REINFORCED POLYESTER RESIN EQUAL TO FIAT PRODUCT MOP SINK KIT, WHITE 24" x 24" x 10" ZORO #GI980002 WITH INTERGRAL DRAIN, STAINLESS STEEL STRAINER PLATE, DUAL HANDLE WALL-MOUNTED FAUCET, HOSE & HOLDER COMBINATION AND MOP HANGER.
- 13. CEILING LIGHT AND FAN COMBINATION SHALL BE EQUAL TO NUTONE 791LEDNT FAN WITH LIGHT WHITE GRILL 10 1/2" x 10 1/2" WITH 4" DUCT TO NEAREST EXHAUST SHAFT OR EXTERIOR OF
- 14. EACH ROOM SHALL BE PROVIDED WITH A WALL-MOUNTED DUPLEX RECEPTACLE ON THE REAR WALL.

# ACCESSIBLE TOILET ROOM NOTES:

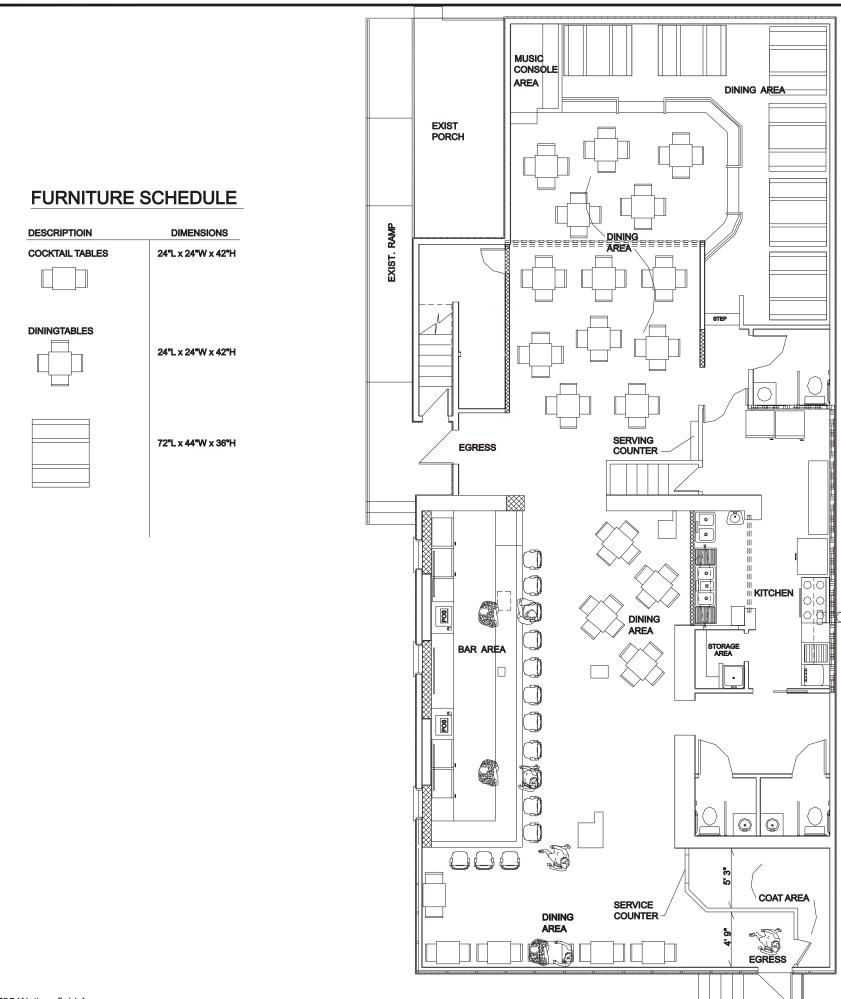
- 1. MAINTAIN MINIMUM CLEARANCE OF 48" FOR MANEUVERING IN FRONT OF TOILET ROOM DOORS.
- 2. DOORS INTO THE TOILET ROOMS SHALL HAVE A MIN. NET CLEARANCE OF 33". CONTRACTOR TO INSTALL 3'-0" DOORS TO INSURE THIS NET OPENING. CONTRACTOR SHALL MAINTAIN MIN. 24" CLEAR SPACE INSIDE THE DOOR AT THE SIDE CLOSEST TO THE DOOR PULL
- 3. THERE SHALL BE A CLEAR SPACE FREE OF 5'-0" IN DIAMETER AS A MINIMUM FOR MANEUVERING AS INDICATED ON THE PLANS. CLEAR SPACE UNDER THE LAVATORY MAY BE INCLUDED IN THIS AREA.
- 4. LAVATORIES SHALL MAINTAIN CLEAR SPACE OF 29" BELOW THE LAVATORY FROM THE BOTTOM OF THE APRON TO THE FLOOR.
- 5. MIRRORS ABOVE THE LAVATORIES SHALL BE INSTALLED WITH THE BOTTOM EDGE NO HIGHER THAN 40" ABOVE FINISH FLOOR.
- 6. TOP OF WATER CLOSET SEATS SHALL BE 17" 19" ABOVE FLOOR.
- 7. GRAB BARS SHALL BE SECURED TO STRUCTURE, AND SHALL BE LOCATED AT 33"-36" ABOVE FINISH FLOOR, IN LENGTHS INDICATED, (SEE SHEET A10.)
- 8. CONTRACTOR SHALL PROVIDE SIGNAGE ON THE ACCESSIBLE DOOR INDICATING THAT IT IS AN ACCESSIBLE FACILITY. SIGN SHALL BE 60" FROM FLOOR TO CENTER OF SIGN AFFIXED TO DOOR.
- 9. GRIP DIAMETER OF ALL GRAB BARS SHALL BE 1-1/4" TO 1-1/2".
- 10. ALL EXPOSED WATER LINES AND DRAIN LINES BELOW LAVATORY SHALL BE INSULATED OR ENCLOSED IN CASEWORK THAT COMPLIES WITH CLEARANCE REQUIREMENTS PER 2003 UNIFORM PLUMBING CODE.



DESIGN,

LOBALTECH

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# FINISH NOTES

- 1. PAINTING: NO PAINTING OR INTERIOR FINISH SHALL BE DONE UNDER CONDITIONS WHICH JEOPADIZE THE QUALITY OR APPAREANCE OF SUCH WORK.
- A. ALL COLORS TO BE SELECTED BY THE OWNER.
- B.GYPSUM WALLBOARD SURFACE SHALL BE WIPED AND DAMPEDCLOTH JUST PRIOR APPLICATION OF THE FIRST COAT, IN ORDER TO LAY FLAT ANY NAP WHICH MAY HAVE FORMED DURING THE SANDING PROCESS.
- C. PAINTED DOORS AND FRAMES SHALL BE SEMI-CLOSS FINISH IN COLOR TO MATCH ADJACENT WALLS.

## 2. FLOOR FINISHES:

- A. VERIFY THAT SURFACE IS SMOOTH, LEVEL AND FREE FROM DEFECTS WHICH COULD AFFECT THE INSTALLATION.DO NOT PROCEED WITH WORK UNTIL DEFECTS HAVE BEEN CORRECTED.
- B. RESILENT FLOOR TILES SHALL LAY SYMMETRICALLY ABOUT CENTERLINES OF SURFACES WITH EITHER JOINTS OR CENTERLINE OCCURING IN CENTER.

EXTERIOR WALL TO SURPAST 2ND FLOOR ROOF

-DUCT STRAPPED TO

PROPOSED FURNITURE FLOOR PLAN

GLOBALTECH DESIGN, LLC 45 WINTONBURY AVE. SUITE 215 BLOOMFIELD CONNECTICUT TEL. 860-242-8782

# **Narrative**

# S-1 Site Plan

- Zoning Analysis table has been change from a NX-2 to a MS-2 with adjusted information on the table to support MS-2
- Dimensions of building and veranda lines identified.
- Dimensions indicated on existing structure.
- Parking is in the rear of lot as indicated on site plan, and proposed parking in the front is removed.
- Install 10'x10' opaque screening provided about existing dumpster pad as required per section 6.12.2 .A with necessary appurtenances.
- 2 parking spaces provided in the rear of lot. On ADA and 1 standard. Addition parking provided off site per letter submitted.
- Correction made to front lot line width. The site front line is 49'
- Exterior lighting attached to existing structure to illuminate specific areas of the site
- Install new 7' 6"x20"0" tree well with 18" ornamental iron fencing providing 2 new flowering dogwood tress with a minimum 2" caliper when installed. Soil volume provided is 732 cubic feet, and 100 square feet of permeable surface area.

# A-3 Proposed Floor Plan

- The section of wall opening on proposed plan sits behind the building line and veranda line per site plan.
- Existing wooden ramp flushed with existing pavement is dimensioned per floor plan.

# Noise Mitigation plan for Soulbaila

All walls and ceiling shall be sound proof and to reduce external noise.

Security will facilitate customers in the establishment to decrease the volume customers on the exterior to decrease noise levels.

On Fridays and Saturdays the security team will evacuate the premises by 1:45am. The customers will be escorted and establishment emptied by 2:00am

# Soul-Baila

# **Starters**

[yuca/cassava air fries]...5.50

[served with mango salsa and mango anchar]

[sweet coconut air fired shrimp]...11

[served with avocado ranch sauce]

[capacho de bacalao]...7.50

[served avocados, cod fish, and fresh tomatoes with thyme dressing]

[arugula chicken salad]...8

[served with thyme dressing]

[curly endive salad]...9

[served with cashew vinaigrette, pine nuts and currants]

[orange-henny bbq chicken wings]...11 [mumbo spiced chicken wings]...8.50 [lemongrass chicken wings]...9.50

# **Plates**

# [Trifongo with shrimp]...18

[served with sautéed onions and tomatoes with a side of grilled asparagus]

# [cajun spiced faroe island salmon sliders]...22

[served with pickled jalapeno and romaine lettuce with a side of sweet potato air fries]

# [seared paprika salmon]...21

[served with rosemary and grapes with a side of crash hot potato]

# [beef lettuce bowl]...15

[served with basmati rice, ground brisket and a side of hot crash potato]

# [loaded chicken lettuce wraps]...13

[served with black beans, mango, fried chicken, fried plantains, with honey mustard dressing and a side of grilled asparagus]

# [jumbo stuffed shells]...14

[served with kale, shrimp and a side of grilled asparagus]

# [summertime delight]...17

[served with grilled red onions, peaches, and cubed chicken on a kabob with beet sauce, side of sautéed string beans, corn and cherry tomatoes and grilled asparagus]

# [avocado crab boat]...18

[served with a side of grilled asparagus]

# [avocado mac and cheese]...15

[served with pepper jack and cheddar cheese with a side of grilled asparagus]

# [brisket burger]...17

[served with grilled red onions, cheddar cheese, dill yogurt sauce and a side of sweet potato fries]

# [beast mode burger]...20

[served with sunny side eggs, melted pepper jack cheese, dill pickles, bacon, baby sprouts and a side of sweet potato fries]

# [deep fried red snapper]...23

[served with kale, sweet potatoes, cherry tomatoes, corn, basmati rice, black beans, onion rings and a side of hot crash potato]

# Pallet cleanser

[braised pineapples]...4

[star anise, honey, and fresh ginger]

# **Dessert**

[sweet French crepes]...15

[blackberries, granny apples, red wine]

[berry delight]...8.50

[served with strawberries, blackberries, raspberries, buttermilk and honey]

# [summer desert pizza]...9.50

[served with strawberries, blackberries, bananas, peaches and kiwi]

# City of Hartford Planning Division Department of Development Services

Return Form to Planning Desk at the Licenses & Inspections Division 260 Constitution Plaza Hartford, Connecticut 06103-1822



For Assistance Contact Planning Division 860-757-9025, 250 Constitution Plaza, 4th Floor Flattford, Connecticut 06103-1822

# APPLICATION FOR PLANNING CERTIFICATE OF COMPLIANCE

(Required for Certificate of Occupancy)

REASON FOR APPLICATION	1
Completion of new project	
Property Owner: KING STAN HOUSE LLC	
Address: 735 WETHERS FIELD AUCity: HACTEONS State: CT Zip Code: 06/1  Phone: 856-418-3106 Email: HMNT8/ @GMAIL - com	4
Property Address: 735 WETHERSFELD City: LATERTICAL State: 67 Zip Code: Cloris	-
Zoning District: 2752  Title of approved Site Plan/Special Permit/Zoning Permit_735 Wether Steld AVEN	LU
Drawings prepared by: SUDBACTECH DESIGN, LLC	
Date Approved	
USE AND DESCRIPTION: (Specify floor # and square footage area)  A 4 689 S-E. EATING ESTINBUSHINGSUT WITH INCLUDENTIES	_
BY THE FIRST Front	_
all Landscaping needs to Survive for 1 year	_
SITE/FLOOR PLANS SUBMITTED:	
	-
	_
	_

### CERTIFICATION OF PLANNING COMPLIANCE PROCEDURE:

- 1) Submit two (2) copies of As-Built drawings to A2-T2 standards;
- 2) The Engineer or Architect who signed the approved drawings must certify that the project was built in accordance with the approved plans;
- 3) Provide a narrative of uses;
- 4) All site work, including lighting, landscaping, paving and striping of parking spaces must be completed prior to the issuance of an unconditional Certificate of Planning Compliance;
- 5) If all site work has been completed, but the landscaping has not had sufficient time to become established, a Conditional Certificate of Planning Compliance may be granted, provided that the bond in place is sufficient to cover the cost of the unfinished work. The applicant should contact the Planning Division to schedule a reinspection only after a full growing cycle. A re-inspection fee of \$100 will be charged.

CERTIFICATION:  I owner/architect/engineer/general contractor certify that the work has been completed in accordance with approved plans except as specifically noted by notation on the enclosed as-built drawings.  SIGNATURE  DATE 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Unconditional Certificate of Planning Compliance Meets all requirements
☐ Conditional Certificate of Planning Compliance _ See List Below
The following is a list of requirements determined from inspection, which while not yet complete do not adversely affect the use/occupancy of the premises and for which sufficient security is being held. It is the obligation of the property owner to notify the Planning Division when all items are complete and ready for inspection. Conditional certificates will expire in one year. Each inspection beyond the initial inspection requires a \$100 fee.
□ File Number
☐ Bond Release Approved
☐ Bond Reduction of \$ Approved from \$ to \$
☐ No Bond Release/Reduction Approved
In accordance with Section 110.1.2 of the 2003 International Building Code portion of the 2005 State
Building Code, Zoning approval, the address listed above complies with the City of Hartford zoning regulations.
Issued by: Fee:
Date: May 2019  *This is not a Certificate of Occupancy under the Building Code

K:\Planning\Forms, Templates & Applications\Applications & Forms\PlanningCertificateOfCompliance.doc

Rev 03/11

# CITY OF HARTFORD

DEPARTMENT OF HEALTH & HUMAN SERVICES ENVIRONMENTAL HEALTH DIVISION HARTFORD, CONNECTICUT 06112 131 COVENTRY STREET

TELEPHONE: (860) 757-4760 FAX: (860) 722-6677 www.hartford.gov FOOD - CLASS 4

Expiration Date: 06/30/2020 Class: FOOD VENDORS

Issued To: SOUL BAILA Name of Establishment: SOUL BAILA Address: 735 WETHERSFIELD AV HARTFORD, CT 06114 Date Issued: 07/01/2019 Account No.: 18211

Frany Eldroys

This license expires on the date shown above and it may be revoked at any time by the City of Hartford, Department of Health and Human Services, for failure to comply with applicable rules and regulations.

This license must be displayed in a prominent public place.

NOT TRANSFERABLE

Director of Health & Human Services or Designee

Health Food



Reopen CT - Phase 2: FOOD ESTABLISHMENT CHECKLIST  Instructions  • This form can be used by local health departments to assist food  Address: 735 We hen field Time: 130 Minutes 14 Minutes 15 Minutes	0			
Instructions  • This form can be used by local health departments to assist food  Time: 130 pure  **Total THAND Address: 735 We Then Stield Time: 130 pure	-0			
Instructions  This form can be used by local health departments to assist food establishments in meeting the reopening requirements by evaluating readiness and/or compliance.  Mark items in compliance with a checkmark.  If an item is not in compliance, review with the CFPM or DA.  Refer any issues to the appropriate agency.  RISK FACTORS  RISK FACTORS  Good Hygienic Practices  No Exp Date:  Inspector:  Inspector:  Inspector:  No bare hand contact with ICS and ready-to-eat foods  Food: Good condition/safe/  Screening employees before shift  Food: Good condition/safe/  Proper glove use  Establishment:  Address:  Address:  Time:  Address:  Phone:  Food:  Active License:  Ves No Exp Date:  Inspector:  No bare hand contact with ICS and ready-to-eat foods  Food: Good condition/safe/  Proper glove use  Effective food grade sanitizer available with the condition of the	ed th test			
for symptoms  Procedure for exclusion of ill employees/monitoring of exposed employees  Proper thermometer(s): Available/accurate  Available/accurate  Hand washing as required  Strips  Wiping cloths properly used and stored in sanitizer	1			
Adequate handwashing sinks/ properly supplied/accessible  Water system flushed (if applicable)  Water system flushed contact equipment  Proper garbage location and disposal				
COVID-19 FACTORS				
Guest Service				
Self-certification completed Indoor ventilation adjusted (if applicable)	Indoor ventilation adjusted (if applicable)			
Seating capacity at 50% Social distancing markers: at entrance/to make-payment/for rest				
Bar Seating: no work area or staff behind bar unless a physical ba	rrier			
in place; parties must be seated and be at least of it. Horn other p	in place; parties must be seated and be at least 6 ft. from other parties			
COVID-19 signage in place: 211 hotline; do not work/enter if ill; social distancing protocols; cleaning & disinfecting protocols; wearing of masks/gloves	Performers: outdoor only, exempt from wearing mask when performing			
Tables spaced to allow for 6 ft. between guests or separated by non-porous barriers that extend 30 inches above table height  Kitchen Staff	Kitchen Staff			
Disinfecting (tables, chairs, check presenters, doors, etc.) with an EPA approved product effective against SARS-CoV-2; disposable wipes available	1-10 1111			
Marks worm gloves used appropriately	Workstations arranged for maximum distancing  Masks worn; gloves used appropriately			
Service staff are wearing masks and gloves	COVID-19 best practices discussed – all staff trained			
Patrons are wearing masks – except when eating of white eating				
Tables not preset; silverware rolled or packaged  Hand sanitizer provided for guest use at entrances and common areas  Approvals from Building/Fire/Zoning for outside dining	Additional Outdoor Requirements  Approvals from Building/Fire/Zoning for outside dining			
No-touch or disposable menus or reusable menus that are sanitized between uses  Pest control plan/measures in place				
Self-service areas closed  Outdoor service set on impervious or gravel surface				
No outdoor: food or drink preparation; bus or service stations				
Food sovered during transport from inside				
Restrooms cleaned and distincted frequency, log manners.				
All DREVIDUS 155 v 5 Comments & Observations				
properly of Registred	<u></u>			
Inspector Signature: Person in Charge Signature:				
Printed Name: Der (MAPA) ICS				