RT RENOVATIONS

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DESCRIPTION

SCOPE

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BUILDING INFORMATION

PARK STREET HARTFORD, CT 06106

PROJECT #19715



.IFEC ARE July 17th, 2019 planning
101, hartford, ct 06106 8

11. lifecaredesign.com DESIGN INC interior design 860 951 7305 fax 860 951 73

TIONS

NOTES

SAFETY NOTES

I. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE AND OBTAIN ALL NECESSARY PERMITS AND LICENSES AND PAY ALL FEES REQUIRED BY THE GOVERNING AGENCIES.

REPAIRS OF FOUNDATION WALL ON FRONT PORCH
REPAIRS OF FRONT PORCH ROOF
REPAIRS OF REAR DECK
REPOINTING OF AREAS NOTED IN THE DRAWINGS (BRICK & STONE)
REPURBISHING AND PAINTING EXISTING FRONT PORCH COLUMN AND TRIM
NSTALLING SECURITY CAMERA AND FRONT DOOR UPGRADES

NFORMATION

2018 CONNECTICUT STATE BUILDING CODE (2015 INTERNATIONAL EXISTING BUILDING CODE)
2005 CONNECTICUT STATE FIRE SAFETY CODE
2015 International Plumbing Code
2015 International Mechanical Code
2015 International Energy Conservation Code
2015 International Energy Conservation Code
2017 National Electrical Code (NFPA 10)
2018 National Electrical Code (NFPA 10) IPLIES WITH

> 1. EXISTING BUILDING
> CONTINUATION OF EXISTING USE: USE OF OCCUPANCY: (B) 4. BUILDING HEIGHT (CHAPTER 5) 2. CONSTRUCTION TYPE (CHAPTER 6) OTAL LOT AREA AREA PER FLOOR OTAL AREA PROPOSED YLLOWABLE HEIGHT (STORIES) USE GROUP CLASSIFICATION (302-1) BUILDING EANS OF EGRESS (TABLE 1004.12) OTAL OCCUPANT LOAD ACTUAL OCCUPANCY ARE A 2 STORIES
> 2 STORIES (EXISTING)
> BASEMENT (EXISTING)
> A (CHAPTER 5) 20 PEOPLE 13156 S.F. 2996 S.F. 526 S.F. 5 B (EXISTING) 6.4 INTERIOR STRUCTURAL
> 6.4.1 SUPPORTING MORE
> THAN ONE FLOOR
> 6.5 ROOF CONSTRUCTION 6. FIRE RESISTANT RATING OF STRUCTURE ELEMENTS (CHAPTER)
>
> REQUIRED PROVIDED
>
> 6.1 EXTERIOR WALLS
>
> 6.1.1 LOAD BEARING
>
> 6.1.2 NON-LOAD BEARING
>
> 6.1.2 NON-LOAD BEARING
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> 6.1.3 NON-LOAD BEARING
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> 6.1.4 NON-LOAD BEARING
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> 6.1.5 NON-LOAD BEARING
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> 6.1.5 NON-LOAD BEARING
>
> 6.1.6 NON-LOAD BEARING
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> 6.1.7 NON-LOAD BEARING
>
> 6.1.7 NON-LOAD BEARING 12 ALARMS
> 13 AUTOMATIC FIRE DETECTION
> SYSTEM
> 1.4 SMOKE CONTROL SYSTEM 1. FIRE PROTECTION SYSTEI

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Ø HR (EXISTING)

Ø HR(EXISTING)

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OCATION TO AN

SCALE: I" =

1. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE ACTUAL CONDITIONS OF THE DEMOLISHED ELEMENTS OR THE EXISTING CONSTRUCTION TO BE KEPT. CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHERE EVER ANY STRUCTURAL WORK IS INVOLVED. ALL WORK TO BE DONE IN ACCORDANCE WITH CONNECTICUT BUILDING CODE AND ALL REGULATIONS OF ALL AGENCIES HAVING JURISDICTION.

ALL EXISTING MEANS OF EGRESS FOR OCCUPANTS TO BE CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS ETC

6. CONSTRUCTION WORK SHALL BE CONFINED TO THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR WILL LIMIT TO THE MINIMAL THE AMOUNT OF DUST, DIRT, DEBRIS OR OTHERS SUCH INCONVENIENCES CREATED TO ALL OTEHR TENANTS IN THE BUILDING. 5. NO STORING OF FLAYMABLE MATERIALS WILL BE PERMITTED. DEBRIS, DIRT AND DUST TO BE KEPT TO A MINIMAL AND BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA AND BE CLEANED UP AND CLEARED FROM THE SITE DAILY.

DHMOLITION NOTES

#ROH-701

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ATIONAL GEOGRAPHICAL ERTICAL DATA

lacksquare

COLUMN LINE OR GRID

I. MINOR DETAILS NOT USUALLY SHOWN OR SPECIF CONSTRUCTION OF ANY PART OF THE WORK SHALL NDICATED IN THE DRAWINGS.

ED BUT NECESSARY FOR PROPER

. THE CONTRACTOR SHALL VERIFY ALL DIMENSION HE FIELD PRIOR TO COMMENCING WORK AND SHALE TWEEN DRAWINGS AND FIELD CONDITIONS TO THE COMMENCEMENT OF WORK.

NS AND EXISTING CONDITIONS IN LEFORT ANY DISCREPANCIES ARCHITECT PRIOR TO THE

 \triangleright

REVISION

ELEVATION LINE

ALL WORK SHALL CONFORM TO THE LATEST, AT EQUIREMENTS OF THE STATE OF CONNECTICUT BUILDER, STATE FIRE MARSHALL, HEALTH DEPARTMEN EQUIREMENTS AND THE BEST TRADE PRACTICES.

THE TIME OF CONSTRUCTION, LDING CODE, NATIONAL ELECTRIC IT, UTILITIES COMPANIES

TREE PRESERVATION TENCE

OT IN CONTRACT
OT TO SCALE
ATIONAL GEOGRAPHICAL
ERTICAL DATA

NIFACTURER NIFACTURER NIFACTURER

SIVIEORS

TEST BORING

EXISTING CONTOURS

ALL ADJONING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION IALL BE PROTECTED AS PER THE REQUIREMENTS OF ALL APPLICABLE BUILDING ODES AND STANDARD TRADE PRACTICES.

NO DEBRIS SHALL BE ALLOWED TO ACCUMILLATE ON THE SITE. THE CONTRACTOR WALL REMOVE ALL DEBRIS, NOT LESS FREQUENTLY THAN DAILY TO A DISPOSAL WITANIER HE PROVIDES AS A REQUIREMENT OF THIS PROJECT. THE SITE SHALL BE SET BROOM CLEAN AND THE LAWN MOWABLE AT THE COMPLETION OF THIS WITRACT.

EXISTING SPOT ELEVATION

. ALL EXISTING SURFACES AND BUILDINGS TO REM ROM DAMAGE. THE CONTRACTOR SHALL ASSUME R AND ALL DAMAGE AND SHALL MAKE REPAIRS REQ O THE OWNER.

AIN SHALL BE FULLY PROTECTED
THE RESPONSIBILITY FOR ANY
AUTHOR WITHOUT ADDITIONAL COST

N CENTER NETROLEAD PENNA PEOSITE

CANDS PER CUBIC FOOT CANDS PER LINEAR FOOT VANEL VANT(ED)

(g)

DETAIL REFERENCE

THE CONTRACTOR SHALL HAVE SOLE RESPONS JURIES CAUSED BY OR DURING THE EXECUTION OF AMAGE SHALL BE REPAIRED OR OTHERWISE MA

IBILITY FOR ANY DAMAGE OR OF THE WORK AND ALL SUCH KE GOOD AT NO ADDITIONAL ON OF THE SAYE.

DETAIL NUMBER SHEET *

THE CONTRACTOR SHALL LAY OUT HIS OWN WORNINGIONS REQUIRED FOR OTHER TRADES.

AND SHALL PROVIDE ALL

I. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OUNER. 2. THE CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATES OF INSURANCE, PAY ALL FEES, OBTAIN ALL PERMITS AND PROVIDE ANY AND ALL BONDS AS REQUIFOR THIS PROJECT.

3. THE CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL AS INDICATED IN THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY IN A SYSTEMATIC MANNER. 5. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED AS PER THE REQUIREMENTS OF ALL APPLICABLE BUILDING CODES. 4. NO STRUCTURAL ELEMENTS SHALL BE REMOVED WITHOUT THE APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER

6. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED FOR THIS PROJECT. 8. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION. 1. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING ITS CONTENTS AND ITS OCCUPANTS DURING THE COURSE OF THE WORK

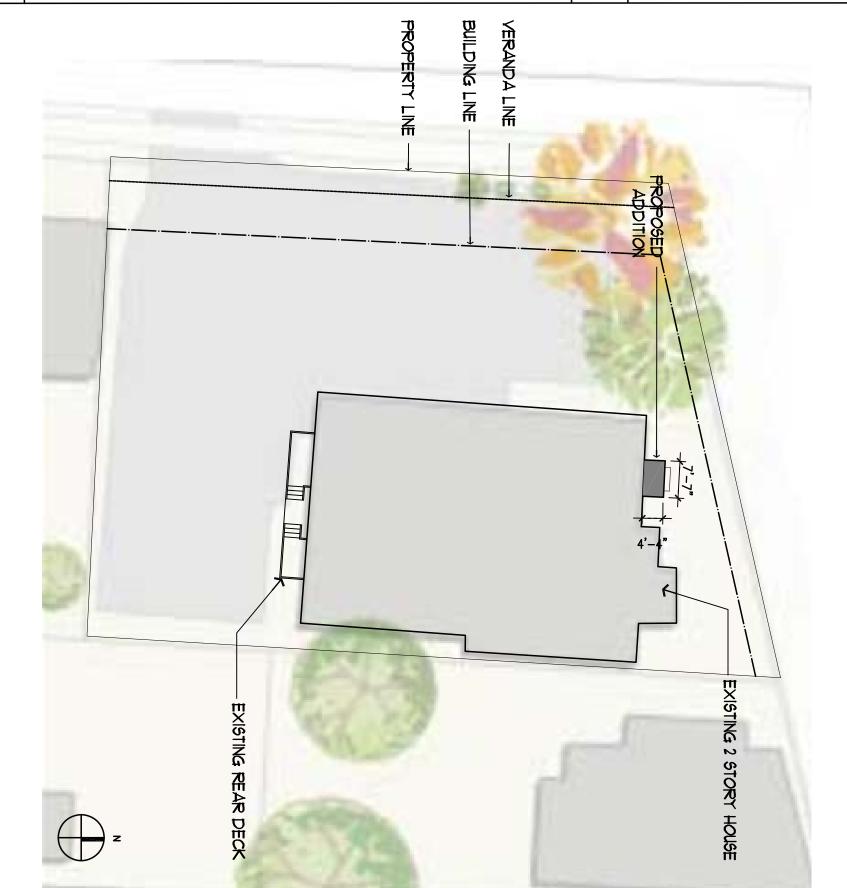
IØ. CONTRACTOR TO VERIFY QUANTITIES OF MATERIALS , FIXTURES-DEVICES ♦ ACCESSORIES TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK PRIOR TO SUBMISSION OF BID. 11. THE EXTENT OF WORK SHOWN ON DEMOLITION DRAWINGS IS "GENERAL" INFORMATION AND SHOULD BE USED FOR GUIDANCE ONLY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING. ALL WORK REQUIRED TO PROVIDE A COMPLETE AND FINISHED PRODUCT. 9. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE, THE CONTRACTOR SHALL REMOVE THEM AS THE JOB PROCEEDS AND THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION .

12. DEMOLITION WORK INCLUDES REMOVAL OF ABANDONED & UNUSED SYSTEMS REQUIRED TO FACILITATE THE INSTALLATION OF NEW & MECHANICAL, ELECTRICAL PLUMBING EQUIPMENT SERVICES! NOT SPECIFICALLY SHOWN ON THE DEMOLITION DRAWINGS SHALL BE COORDINATED.

13. PROTECT EXISTING MECHANICAL SYSTEMS I.E. & SANITARY & STORM LINES ETC. DURING DEMOLTION

NUMX NUMX QSUN MANU

TITLE/ COVER/ INFO SHEET & LOCATION PLAN DEMOLITION PLAN PROPOSED FLOOR PLAN DETAILS ROOF PLAN, DOOR SCHEDULE AND DETAILS





SEAL

HEATING, VENTILATING AND AIR CONDITIONING HOT WATER HEATER

WITHOUT

PLYWOOD

WOOD (FINISH)

MOOD (ROUGH)

SAND, MORTAR, PLASTER

IB. THE CONTRACTOR SHOULD RETAIN THE SERVICES OF A STRUCTURAL ENGINEER LICENSED IN CT TO PROVIDE DESIGN AND CALCULATIONS FOR THE STRUCTURAL BEAMS AND COLUMNS SCHEDULED IN THIS SET.

1. THE CONTRACTOR COULD HAVE A STRUCTURAL WOOD FRAMING AND SUPPLIER DESIGN AND CALCULATE THE BEAMS AND COLUMNS SCHEDULED IN THIS SET.

**RAWINGS PRODUCED BY THAT SUPPLIER SHALL BE CERTIFIED BY A LICENSED TRAUCTURAL ENGINEER.

RUBBLE STONE

MARBLE/FINISH STONE

I. CALL BEFORE YOU DIG: 1-800-922-4455 CONTR ITENTIONS TO THE STATE FOR EXCAVATIONS AT OF EAST TWO (2) FULL WORKING DAYS FRIOR TO THE

TRACTOR MUST REGISTER HIS OR NEAR PUBLIC UTILITIES AT E ACTIVITY.

PAVING STONE

CAST-IN-PLACE CONCRETE

I6. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR HIS WORK DURING THE COURSE OF THE COMPLETION OF THE CONTRACT. ALL OPENINGS IN EACH AND EVERY WALL SHALL BE PROTECTED FROM ALL FORMS OF WEATHER NCLUDING PRECIPITATION.

COMPACTED AGGREGATE BASE

COMPACTED AGGREGATE BASE

METAL (LARGE SCALE)

BEDDING SAND

PRECAST CONCRETE BLOCK

ALVANIZED ENERAL CONTRACTOR ROUND FAULT INTERUPTER LASS, GLAZING RADE, GRADING

OP OF SLAB

INDERCIT
INDERGROUND
INFNISHED
OTHERWISE

TOP AND BOTTOM
TELEPHONE
TOKALE AND GROOVE
THICK(NESS)
THRESHOLD
TEMPERED
TOP OF PLATE
TYPICAL

ALAR FOOT

LESS STEEL

SAINERS FE

EXISTING WALL

NEW WALL

HALF WALL

IA, CONSTRUCTION WORK SHALL BE CONFINED TO THE PROPOSED CONSTRUCTION AREA. CONTRACTOR SHALL LIMIT TO THE MINIMUM THE AMOUNT OF DUST, DIRT OR OTHERS SUCH INCONVENIENCES CREATED TO ALL OTHER AREAS WITHIN THE BUILDING.

, Work shall be scheduled to permit minimum disturbance to any park ortion or circulation, contractor shall submit schedule of demolition, nd work phasing for prior approval.

5. DRAWINGS ARE NOT TO BE SCALED. REFER TO DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES THAT MAY OCCUR.

SUM WALL BOARD NY DUTY DER

VAPOR BARRIER

CH CHAUST FAN EVATION JOINT EVATION JOINT ECTRIC (AL)

<u>(~)</u>

EQUIPMENT

SECTION DETAIL

LIMIT OF WORK LINE

CONTRACTOR SHALL ASSEMBLE AND SUBMIT TO THE MATERIALS REQUIRED BY THE CONSTRUCTION DO ILUSION INTO THE PROJECT. MATERIALS REPORTED IS USED ON THE JOB SITE AND THE CONTRACTOR SHICH ARE IN ACCORDANCE AND WITH CONTRACT DO ILLIED.

O THE ARCHITECT FOR APPROVAL, N DOCUMENTS PRIOR TO THEIR STED AS NOT COMPLYING MAY NOT R SHALL FURNISH SUBSTITUTE ITEMS TO DOCUMENTS AS APPROVED BY

CHAN LIKE THICE

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ELEVATION

IØ. ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS PRIOR TO CONCEALING ANY WORK

THE CONTRACTOR SHALL DO ALL THE CUTTING, PATCHING AND MATCHING FOR ALL THE AREAS DISTURBED BY HIS OPERATIONS AND ALL THE MATERIALS USED IN THIS FORT SHALL BE SIMILAR IN APPEARANCE AND CHARACTER TO THE EXISTING.

NCLUDE(D), INCLUDING NSULATE, INSULATION INVERT