

ESSEX TOWNHOUSES FIRE DAMAGE REPAIR & EXTERIOR IMPROVEMENTS

1134 Quinnipiac Ave, New Haven, CT 06513

CWA PROJECT NO: 2401

HANH PROJECT NO: PM-24-IFB-944



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DESCRIPTION OF WORK

1. REMOVE AND REPLACE ALL DAMAGED EXTERIOR SIDING ON FIRE DAMAGED UNITS
2. REMOVE AND REPLACE AC SLEEVES
3. REMOVE AND REPLACE DAMAGED INTERIOR FINISHES, INTERIOR DOORS AND MISC. ROUGH FRAMING
4. REMOVE AND REPLACE LIGHTING FIXTURES AND WIRING
5. REMOVE AND REPLACE SMOKE AND CO2 DETECTORS
6. REMOVE AND REPLACE SIDING, DECK, GARAGE CEILING AND BALCONY FASCIAS
7. THE WORK IS DEFINED IN THE PLANS AND SPECIFICATIONS. THE DRAWINGS INCLUDE APPROXIMATE LOCATIONS OF EXISTING AND NEW DEVICES.
8. REFER TO THE DRAWINGS AND PROJECT MANUAL FOR MORE PARTICULAR REQUIREMENTS AND DETAILED SCOPE.

APPLICABLE CODES

1. NFPA 72. NATIONAL FIRE ALARM AND SIGNALING CODE 2019 EDITION
2. NFPA 720 STANDARD FOR THE INSTALLATION OF CARBON MONOXIDE DETECTION AND WARNING EQUIPMENT, 2015 EDITION.
3. NFPA 70. THE NATIONAL ELECTRICAL CODE 2020 EDITION.
4. INTERNATIONAL RESIDENTIAL CODE 2021 EDITION.
5. INTERNATIONAL FIRE CODE 2021 EDITION.
6. CONNECTICUT STATE BUILDING CODE 2022 EDITION.
7. CONNECTICUT STATE FIRE SAFETY CODE 2022 EDITION.
8. CONNECTICUT STATE FIRE PREVENTION CODE 2022 EDITION.

LOCATION MAP



FOR BIDDING
JULY 22 2024

OWNER



ARCHITECT



STANDARD ARCHITECTURAL ABBREVIATIONS

Table of standard architectural abbreviations. Columns include abbreviations (A-CMU), full names, and alternative names or materials.

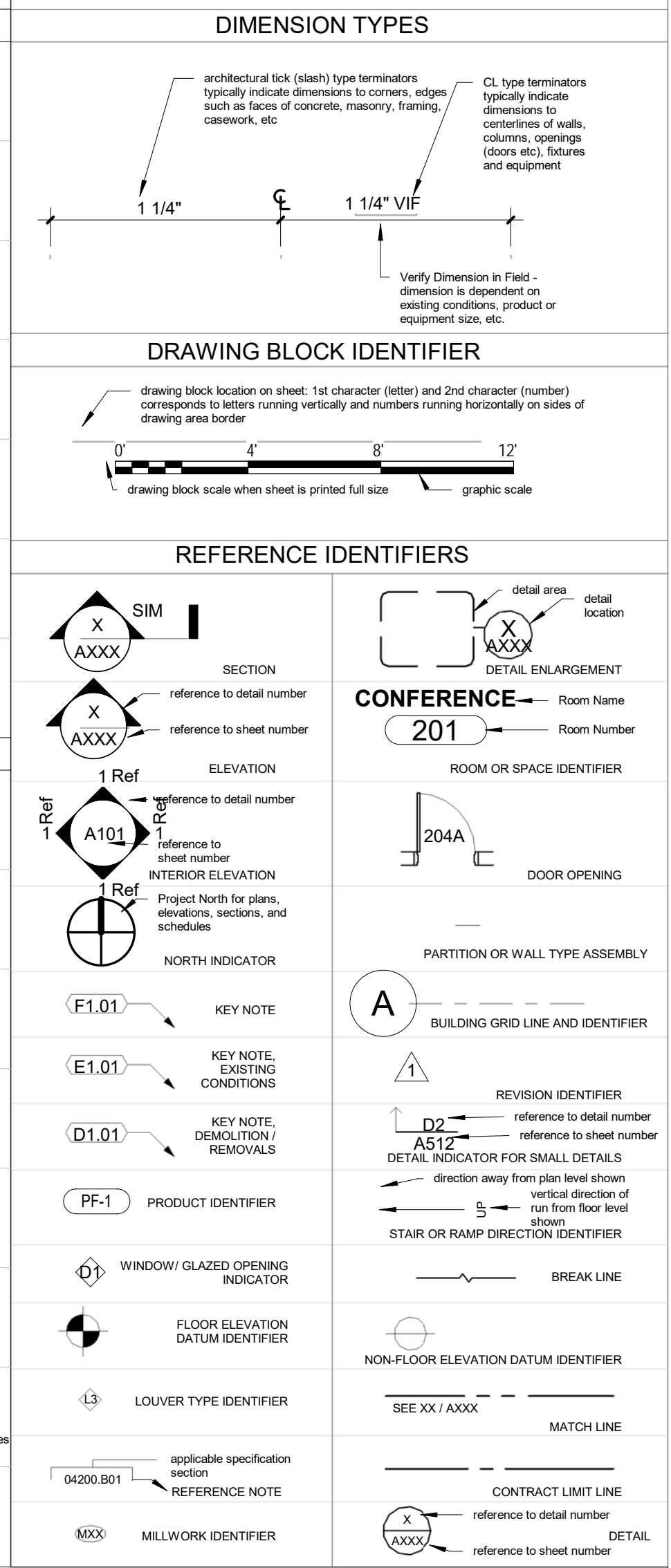
TAG IDENTIFICATION

Table of tag identification. Columns include TAG, TAG DESCRIPTION, and SCHEDULE.

GRAPHIC SYMBOLS MATERIALS

Table of graphic symbols for materials. Columns include TAG, TAG DESCRIPTION, and SCHEDULE. Includes sub-sections for Hatch Patterns - Plans and Sections, and Hatch Patterns - Details.

GRAPHIC SYMBOLS ANNOTATION



GRAPHIC SYMBOLS SITE

Table of graphic symbols for site. Columns include symbols and descriptions for various site features like elevations, manholes, tanks, and utilities.



OWNER: HOUSING AUTHORITY OF NEW HAVEN, 360 ORANGE STREET, NEW HAVEN, CT

ARCHITECT: CWA CHRISTOPHER WILLIAMS ARCHITECTS, LLC, 85 WILLOW STREET, NEW HAVEN, CT 06511

ENGINEERS: (Blank space)

FOR BIDDING: JULY 22 2024

PROJECT TITLE: ESSEX TOWNHOUSES FIRE DAMAGE REPAIR & EXTERIOR IMPROVEMENTS, 1134 QUINNIPAC AVE, NEW HAVEN, CT

Table with columns: MARK, DATE, DESCRIPTION. Includes project number, drawings by, and sheet title.

G001

5	4	3	2	1
GENERAL NOTES		ALTERATION & DEMOLITION NOTES		
<p>1. THE ARCHITECT'S RESPONSIBILITY IN GENERAL IS THE ADMINISTRATION OF CONSTRUCTION FOR THE PURPOSE OF DETERMINING THAT THE WORK, WHEN COMPLETED, WILL BE IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, AS WELL AS ENDEAVORING TO GUARD THE OWNER AGAINST DEFECTS AND DEFICIENCIES IN THE WORK. THE ARCHITECT WILL NOT HAVE CONTROL OVER, OR CHARGE OF, AND WILL NOT BE RESPONSIBLE FOR, THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.</p> <p><u>CORRELATION OF CONTRACT DOCUMENTS</u></p> <p>1. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ANY ONE SHALL BE AS BINDING AS IF CALLED FOR BY ALL.</p> <p>2. WHERE DISCREPANCIES OR CONFLICT OCCUR IN THE CONTRACT DOCUMENTS THE FOLLOWING ORDER OF PRECEDENCE SHALL BE UTILIZED.</p> <p>D</p> <p>A. AMENDMENTS AND ADDENDA SHALL TAKE PRECEDENCE OVER PREVIOUSLY ISSUED CONTRACT DOCUMENTS</p> <p>B. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE PLANS</p> <p>C. STATED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS</p> <p>D. LARGE SCALE DETAIL DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS</p> <p>E. THE SCHEDULES CONTAINED IN THE CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE OVER OTHER DATA ON THE PLANS</p> <p><u>EXISTING CONDITIONS</u></p> <p>1. EXISTING DIMENSIONS AND CONDITIONS SHOWN IN THE CONTRACT DOCUMENTS ARE ASSUMED BY THE ARCHITECT TO BE SUBSTANTIALLY ACCURATE BASED ON AVAILABLE INFORMATION.</p> <p>2. THE CONTRACTOR SHALL, PRIOR TO THE START OF CONSTRUCTION, REVIEW DOCUMENTS, VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DEVIATIONS OR CONFLICTS WITH THE CONTRACT DOCUMENTS.</p> <p>3. EXISTING CONDITIONS SHOWN ON PLANS ARE BASED ON RECORD DOCUMENTS AND LIMITED FIELD OBSERVATIONS. VERIFY FIELD CONDITIONS AND CONFIRM THAT WORK IS BIDDABLE AS SHOWN. REPORT ANY CONFLICTS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECTS FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION. REFER TO THE PROJECT MANUAL REGARDING THE REQUEST FOR INFORMATION (RFI) PROCESS.</p> <p><u>USE OF SITE</u></p> <p>1. THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH MATERIALS OR EQUIPMENT.</p> <p>2. THE CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR PROTECTING EXISTING FURNISHINGS AND PERSONAL PROPERTY OF OCCUPANTS FROM START TO FINISH OF CONSTRUCTION ACTIVITIES IN ALL LOCATIONS THROUGHOUT THE WORK AREA.</p> <p><u>LAYOUT AND DIMENSION CONTROLS</u></p> <p>1. THE DRAWINGS ARE NOT TO BE SCALED. THE GENERAL CONTRACTOR IS TO REFER TO THE DIMENSIONS INDICATED OR THE ACTUAL SIZES OF CONSTRUCTION ITEMS. WHERE NO DIMENSION OR METHOD OF DETERMINING A LOCATION IS GIVEN, VERIFY CORRECT LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION.</p> <p>2. DRAWINGS AND REFERENCED DETAILS HAVE BEEN DIMENSIONED IN ORDER TO ESTABLISH THE CONTROL AND GUIDELINES FOR FIELD LAYOUT. WHERE A DISCREPANCY EXISTS BETWEEN THE DRAWING AND THE DETAIL THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION.</p> <p>3. VERIFY SIZE, LOCATION AND CHARACTERISTICS OF ALL EQUIPMENT TO BE FURNISHED WITH MANUFACTURERS OR SUPPLIERS BEFORE BEGINNING CONSTRUCTION.</p> <p>C</p> <p>4. VERIFY SIZE AND LOCATION OF ALL OPENINGS FOR PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT AND RELATED WORK WITH CONTRACTORS INVOLVED AND EQUIPMENT TO BE INSTALLED. FOR CONSTRUCTION DETAILS NOT SHOWN USE THE MANUFACTURER'S STANDARD DETAILS OR APPROVED SHOP DRAWINGS/DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.</p> <p>5. VERIFY ALL ELEVATIONS AND DIMENSIONS OF STRUCTURAL ELEMENTS WITH ARCHITECTURAL SHEETS. IN CASE OF CONFLICT NOTIFY THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THEM. ALL DIMENSIONAL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.</p> <p>6. INTERIOR DIMENSIONS ARE TO FINISH FACES, EDGES OR CENTERLINES UNLESS OTHERWISE NOTED</p> <p>7. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY VARIATION IN FIELD LAYOUT WHICH WILL NOT ACCOMMODATE THESE REQUIREMENTS PRIOR TO ANY FIELD INSTALLATION.</p> <p><u>ARCHITECTURAL SHEETS - DETAILS AND FINISHES</u></p> <p>1. INTERIOR AND EXTERIOR FINISHES AND DETAILS ARE KEYED TO THE DRAWINGS AT TYPICAL LOCATIONS. THE FINISHES APPLY TO ALL LOCATIONS THAT ARE NOT KEYED IN AND ARE OF THE SAME FINISH AND SCOPE OF WORK. THE CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO COORDINATE THE LOCATION OF FINISH MATERIALS AND INSTALL THE WORK INDICATED. IF DISCREPANCIES EXIST OR QUALIFICATION IS REQUIRED THE CONTRACTOR IS TO NOTIFY THE ARCHITECT TO OBTAIN CLARIFICATION.</p> <p>2. DETAILS NOTED AS TYPICAL OR SIMILAR, OR WHICH CAN BE REASONABLY CONSTRUED AS TYPICAL OR SIMILAR, SHALL APPLY TO ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED, REGARDLESS IF SPECIFICALLY NOTED OR NOT. SIMILAR ITEMS GRAPHICALLY REPRESENTED IN DIFFERENT LOCATIONS, WITH OR WITHOUT SPECIFIC VERBAGE, SHALL BE CONSIDERED TYPICAL OR SIMILAR AND SHALL BE INCLUDED IN THE SCOPE OF WORK.</p> <p>3. PATCH ALL EXISTING FLOORS, WALLS AND CEILINGS WHERE DISTURBED BY REMOVAL AND/OR MODIFICATIONS. CREATE SEAMLESS SURFACE WITH MATCHING FINISHES APPLIED.</p> <p><u>PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS COORDINATION</u></p> <p>1. GENERAL CONTRACTOR AND THE SUBCONTRACTORS ARE RESPONSIBLE FOR AND SHALL COORDINATE ALL WORK AS IT RELATES TO OTHER TRADES.</p> <p>2. ALL SUBCONTRACTORS ARE TO COORDINATE INSTALLATION OF MECHANICAL, PLUMBING, AND ELECTRICAL WORK WITH THE HEIGHTS INDICATED ON THE ARCHITECTURAL SHEETS. SUBCONTRACTORS ARE RESPONSIBLE TO NOTIFY THE GENERAL CONTRACTOR OF ANY DISCREPANCIES OR CONFLICTS. THE GENERAL CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY DISCREPANCIES.</p> <p><u>FIRESTOPPING</u></p> <p>B</p> <p>1. PROVIDE UL-LISTED FIRE/SMOKE STOP ASSEMBLY SYSTEM AT ALL PENETRATIONS THROUGH ALL WALL AND FLOOR SYSTEMS. FIRESTOPPING SHALL BE DESIGNED TO RESIST THE SPREAD OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE RESISTANT RATING OF THE PENETRATED ASSEMBLY, FOR NOT LESS THAN 2 HOURS REGARDLESS OF THE ACTUAL ASSEMBLY RATING. ALL TRADES SHALL PROVIDE THE SAME SYSTEM BY THE SAME MANUFACTURER FOR EACH ASSEMBLY.</p>		<p>1. THE FOLLOWING NOTES APPLY TO ALL WORK AND DRAWINGS IN PROJECT SCOPE.</p> <p>2. EXERCISE CARE NOT TO DAMAGE EXISTING BUILDING ELEMENTS AND FINISHES TO REMAIN DURING CONSTRUCTION. IN THE EVENT THAT DAMAGE DOES OCCUR PATCH/REPAIR OR REPLACE DAMAGED ELEMENTS OR FINISHES IN KIND AND/OR TO MATCH EXISTING.</p> <p>3. ALL PIPING PENETRATIONS THROUGH EXISTING WALLS, CEILINGS AND FLOORS SHALL BE DRILLED AND SLEEVED. PENETRATIONS THROUGH INTERIOR WALLS SHALL BE FIRE SAFE WITH DESIGNATED UL SYSTEMS; SEE <u>FIRESTOPPING</u> IN GENERAL NOTES (THIS PAGE). PENETRATIONS THROUGH EXTERIOR WALLS SHALL BE SEALED WEATHERTIGHT.</p> <p>4. THE PREMISES SHALL BE KEPT FREE FROM ACCUMULATION OF TRASH AND CONSTRUCTION DEBRIS AT ALL TIMES. DISPOSE OF EXCESS TRASH AND DEBRIS OFF-SITE IN A SAFE, ACCEPTABLE MANNER.</p> <p>5. FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING.</p> <p>6. DIMENSIONS INDICATED ON DRAWINGS ARE TO BE USED FOR CONSTRUCTION. DO NOT SCALE DRAWINGS.</p> <p>7. PARTITION DIMENSIONS SHOWN ON FLOOR PLANS ARE TO FINISH FACE OF WALL.</p> <p>8. FIELD VERIFY ALL (+) AND (V.I.F) DIMENSIONS PRIOR TO START OF WORK. REPORT ANY DISCREPANCIES THAT WILL AFFECT NEW WORK TO ARCHITECT PRIOR TO PROCEEDING.</p> <p>9. DOOR FRAMES AT CORNERS OF ROOMS ADJACENT TO INTERSECTING WALLS SHALL BE INSTALLED WITH THE DOOR OPENING 4" FROM INSIDE CORNER OF WALLS UNLESS OTHERWISE INDICATED. MEASUREMENT SHALL BE FROM FINISH FACE OF WALL.</p> <p>10. IF INFORMATION ON DRAWINGS IS UNCLEAR OR ADDITIONAL DIMENSIONS ARE REQUIRED NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK.</p> <p>11. THE TERM "TYPICAL" OR "TYP" INDICATED ON THE CONTRACT DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR SIMILAR THROUGHOUT UNLESS OTHERWISE INDICATED.</p> <p>12. ALL EXISTING FINISHES AND BUILDING ELEMENTS AFFECTED BY DEMOLITION AND NEW WORK SHALL BE PATCHED TO MATCH EXISTING, WHETHER OR NOT SPECIFICALLY CALLED FOR.</p> <p>13. ALL WORK SHALL BE PERFORMED IN A UNIFORM, ACCURATE MANNER AS REQUIRED TO PROVIDE NEAT, STRAIGHT LINES FREE FROM DEFECTS, OVERLAPS AND IMPERFECTIONS. WORK SHALL BE INSTALLED LEVEL, PLUMB OR FLUSH WITH ADJOINING MATERIALS (WHERE APPLICABLE). WORK OF EACH TRADE SHALL MEET OR EXCEED NATIONALLY RECOGNIZED AND/OR PUBLISHED STANDARDS. WHERE THE CONTRACT DOCUMENTS ARE MORE STRINGENT THAN THE AFOREMENTIONED STANDARDS WORK SHALL BE PERFORMED IN ACCORDANCE WITH SUCH.</p> <p>14. COORDINATE WITH AUTHORITIES HAVING JURISDICTION AND PROVIDE ALL REQUIRED TEMPORARY FIRE AND LIFE SAFETY PROVISIONS DURING CONSTRUCTION.</p> <p>15. PROVIDE PORTABLE FIRE EXTINGUISHERS DURING CONSTRUCTION AS REQUIRED BY CODE AND AUTHORITY HAVING JURISDICTION. THESE NOTES APPLY TO ALL CONTRACT DRAWINGS.</p> <p>16. UNLESS INDICATED OTHERWISE, KEYNOTES INCLUDED ON THE DEMOLITION DRAWINGS ARE TYPICAL AND APPLY TO ALL SIMILAR CONDITIONS THROUGHOUT.</p> <p>17. REMOVAL INCLUDES FASTENERS, EMBEDMENT, ACCESSORIES ETC. ASSOCIATED WITH THE PARTICULAR ITEM INDICATED TO BE REMOVED OR DEMOLISHED.</p> <p>18. UPON REMOVALS, INSPECT FOR SUBSTRATE DAMAGE NOT CAUSED AND / OR CAUSED BY DEMOLITION. DOCUMENT, MEASURE AND REPORT SUBSTRATE DAMAGE TO THE ARCHITECT/OWNER.</p> <p>19. REPAIR ANY SUBSTRATE DAMAGE CAUSED BY DEMOLITION AT NO ADDITIONAL COST TO THE OWNER.</p> <p>20. IN ORDER TO COMPLETE THE NEW WORK INCLUDED IN THESE CONTRACT DOCUMENTS, ADDITIONAL REMOVALS AND DEMOLITION MAY BE NECESSARY AND ARE INDICATED IN THE SCOPE FOR NEW WORK.</p>		

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INTERIOR FINISHES NOTES				
<p>1. PAINT ALL INTERIOR WALLS & CEILINGS, NEW & EXISTING WITH SPECIFIED PAINT. COLORS SHALL BE SELECTED BY THE ARCHITECT. THREE PAINTS SHALL BE SELECTED WITH THE FOLLOWING GLOSS LEVELS:</p> <p>a. ALL WALLS EXCEPT BATHROOM : EGGSHELL FINISH.</p> <p>b. BATH ROOM WALLS: SEMI GLOSS</p> <p>c. DOOR FRAMES, CASING, WINDOW SILLS/SITTOOLS: SEMI GLOSS.</p> <p>d. CEILINGS: FLAT</p> <p>e. STAIR TREADS, RISERS & STRINGER: GLOSS</p> <p>2. FINISH STAIR HANDRAIL: CLEAN & LIGHTLY SAND. APPLY 2 COATS OF SATIN FINISH POLYURETHANE AFTER RE-INSTALLATION TO WALL.</p> <p>3. STAIR TREADS, RISERS & STRINGERS: CLEAN, SAND & PREP. PROVIDE 2 COATS OF FLOORING PAINT. MATCH EXISTING COLOR.</p>				
WOOD TREATMENT FOR FUNGAL GROWTH				
<p>1. SCRUB BRUSH THE WOOD SURFACE CLEAN WITH A CLEANING PRODUCT. TSP, SIMPLE GREEN, FORMULA 409 OR SIMILAR. REMOVE ALL DIRT, SAWDUST & DEBRIS.</p> <p>2. VACUUM THE SURFACES CLEAN.</p> <p>3. APPLY FIBERLOCK ADVANCED PEROXIDE CLEANER, FOLLOWING THE MANUFACTURER'S INSTRUCTIONS, INCLUDING FOR THE WAITING PERIOD BETWEEN APPLICATIONS. APPLY A MINIMUM OF 2 APPLICATIONS.</p> <p>4. VACUUM THE SURFACES.</p> <p>5. ALLOW WOOD TO DRY TO THE POINT WHERE A MOISTURE TEST ON THE CLEANED AREA OF READS THE SAME AS A MOISTURE TEST ON UNCOMPROMISED SURFACES IN THE SAME UNIT.</p>				
SMOKE ODOR SEALER NOTES				
<p>1. CLEAN FIRE /SMOKE DAMAGED SURFACES TO REMAIN WITH FIBERLOCK RECON HEAVY DUTY CLEANER.</p> <p>2. APPLY FIBERLOCK RECON EXTEREME DUTY ODOR COUNTERACTANT IN A MIN. OF ONE APPLICATION.</p> <p>3. ALLOW SURFACES TO DRY. CLEAN OFF ANY DUST/DEBRIS.</p> <p>4. APPLY FIBERLOCK ULTRA RECON (# 3092-WHITE) SMOKE ODOR SEALANT GENEROUSLY BY BRUSH OR AIRLESS SPRAY TO ENSURE SURFACE IS PROPERLY SEALED. APPLY IN 2 COATS.</p> <p>5. THE ABOVE APPLIES TO ALL SMOKE OR FIRE DAMAGED WOOD SURFACES THAT ARE NOT SUFFICIENTLY CHARRED TO REQUIRE REMOVAL. SEE DEMO & ROOF PLANS FOR EXTENT OF REMOVALS.</p>				

5	4	3	2	1
GENERAL INFORMATION & CODE NOTES				
G003				



Housing Authority of New Haven

OWNER

HOUSING AUTHORITY OF NEW HAVEN
360 ORANGE STREET
NEW HAVEN, CT



ENGINEERS

FOR BIDDING

JULY 22 2024

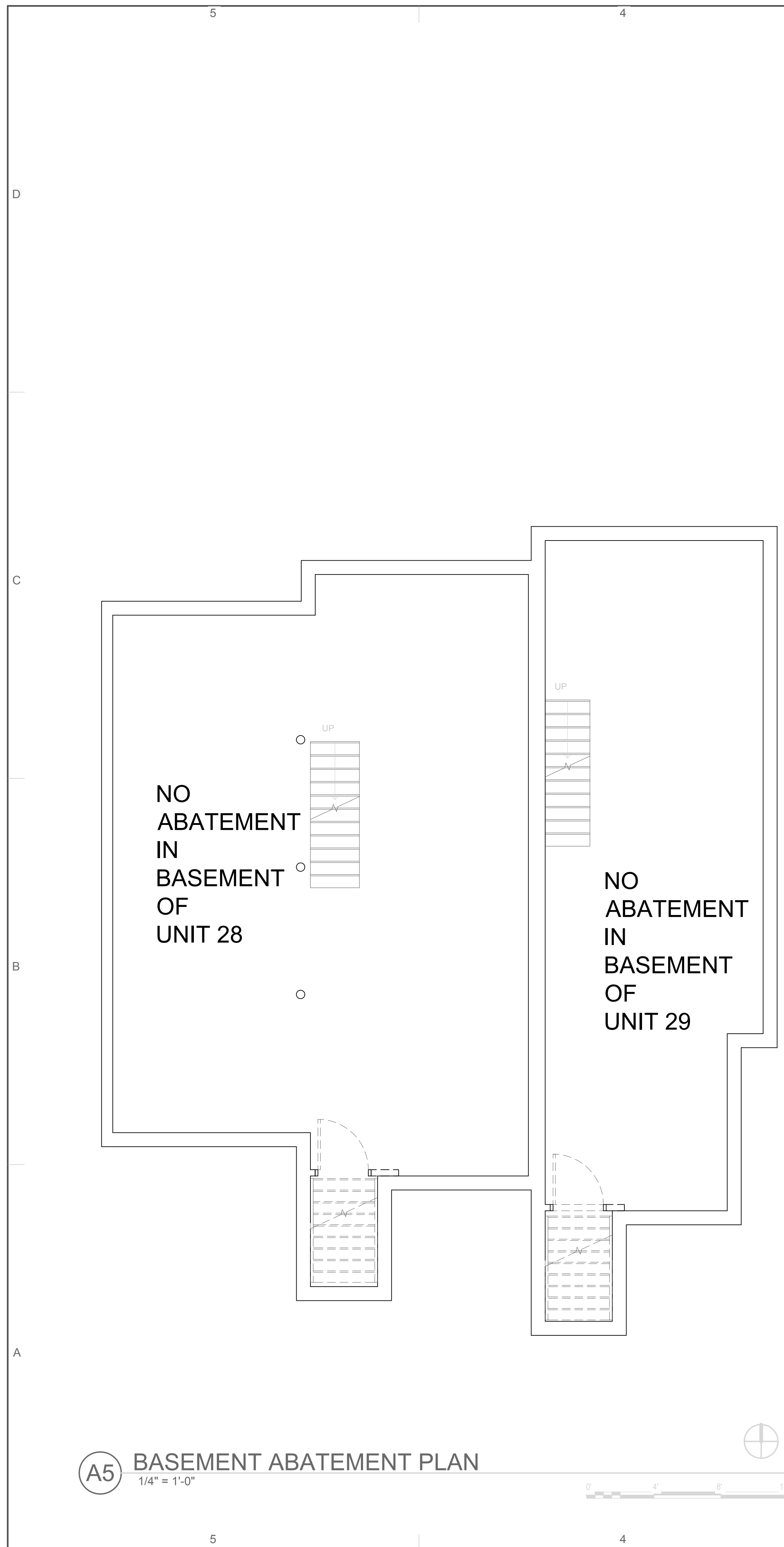
ESSEX TOWNHOUSES FIRE DAMAGE REPAIR & EXTERIOR IMPROVEMENTS
1134 Quinipiac Ave, New Haven, CT

MARK	DATE	DESCRIPTION
PROJECT NO: CWA PROJECT NO.: 2401		
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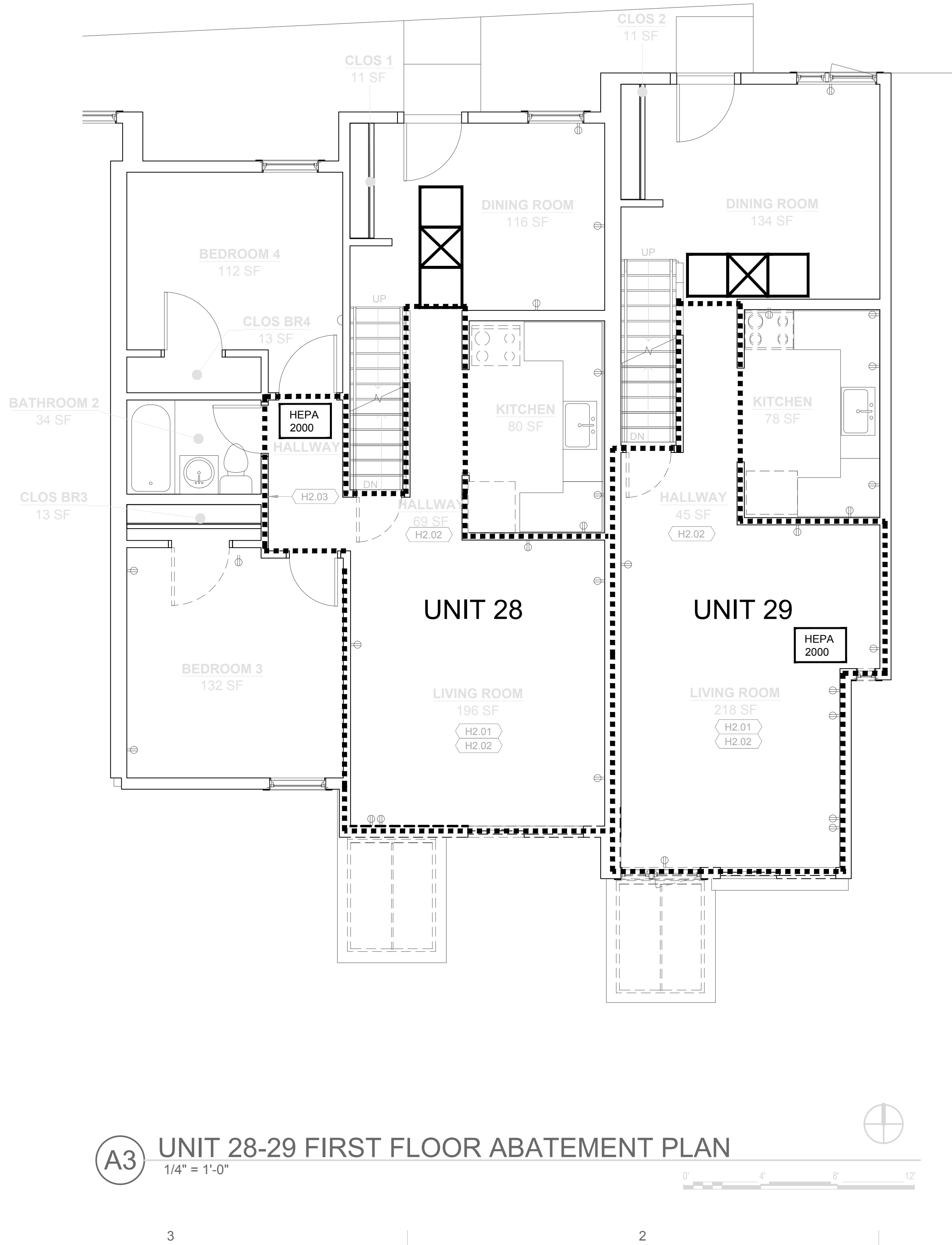
SHEET TITLE

GENERAL INFORMATION & CODE NOTES

G003



A5 BASEMENT ABATEMENT PLAN
1/4" = 1'-0"



A3 UNIT 28-29 FIRST FLOOR ABATEMENT PLAN
1/4" = 1'-0"

GENERAL NOTES

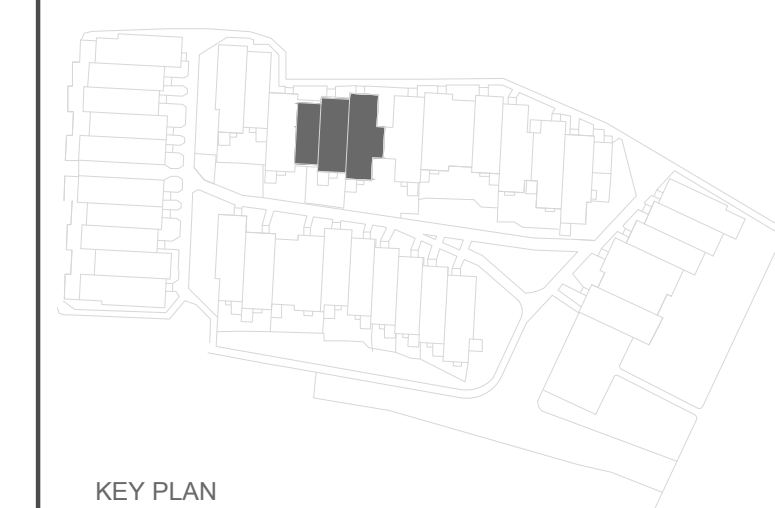
- The intent of the Contract Documents is to include all items necessary for the proper execution and completion of all Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. Where a conflict within the Contract Documents exists, the Contractor shall provide the better quality or greater quantity of work in accordance with the Architect's resolution without any increase in the Contract sum. Organization of the Specifications into divisions, sections and articles, and arrangement of sheets shall not control the Contractor in dividing the work among subcontractors, or in establishing the extent of Work to be performed by any trade.
- REFERENCE KEY NOTES and SHEET KEY NOTES are intended to indicate and clarify the extent and requirements of the Work; they do not indicate every location or occurrence of Work will not relieve the Contractor of responsibility to execute that Work as part of the Contract when the requirement for that Work can be logically inferred by other parts of the Contract Documents
- Do not scale drawings, except for estimation and approximation purposes.
- This is an existing building; all conditions and critical dimensions must be field verified.

KEYNOTES

- H2.01 REMOVE WALLBOARD WITH ASBESTOS-CONTAINING JOINT COMPOUND FROM FLOOR TO CEILING ON ALL WALLS IN ROOM UNDER CONTAINMENT. REMOVE VINYL BASE ALONG WITH WALLBOARD. REMOVE ALL SCREWS AND NAILS SECURING WALLBOARD. REMOVE FIBERGLASS INSULATION BEHIND THE WALLBOARD. DISPOSE OF WALLBOARD, VINYL BASE, SCREWS, NAILS, AND FIBERGLASS INSULATION AS ASBESTOS WASTE.
- H2.02 REMOVE WALLBOARD WITH ASBESTOS-CONTAINING JOINT COMPOUND FROM CEILING IN ROOM UNDER CONTAINMENT. REMOVE ALL SCREWS AND NAILS SECURING WALLBOARD. REMOVE FIBERGLASS INSULATION ABOVE THE WALLBOARD. DISPOSE OF WALLBOARD, SCREWS, NAILS, AND FIBERGLASS INSULATION AS ASBESTOS WASTE.
- H2.03 REMOVE WALLBOARD WITH ASBESTOS-CONTAINING JOINT COMPOUND FROM WALL FROM CORNER TO CORNER AND FROM FLOOR TO CEILING UNDER CONTAINMENT. REMOVE VINYL BASE ALONG WITH WALLBOARD. REMOVE ALL SCREWS AND NAILS SECURING WALLBOARD. REMOVE FIBERGLASS INSULATION BEHIND THE WALLBOARD. DISPOSE OF WALLBOARD, VINYL BASE, SCREWS, NAILS, AND FIBERGLASS INSULATION AS ASBESTOS WASTE.

ABATEMENT LEGEND

- ABATEMENT CONTAINMENT BOUNDARY
- HEPA 2000 HEPA FAN UNIT NOMINAL CFM INDICATED VENT OUT WINDOW TO OUTDOORS
- 3 STAGE PERSONNEL DECON UNIT



KEY PLAN



OWNER
HOUSING AUTHORITY OF NEW HAVEN
360 ORANGE STREET
NEW HAVEN, CT

ARCHITECT
CWA
CHRISTOPHER WILLIAMS ARCHITECTS, LLC
85 Willow Street New Haven, CT 06511
203 776 0184 www.cwarchitectsllc.com

ENGINEERS
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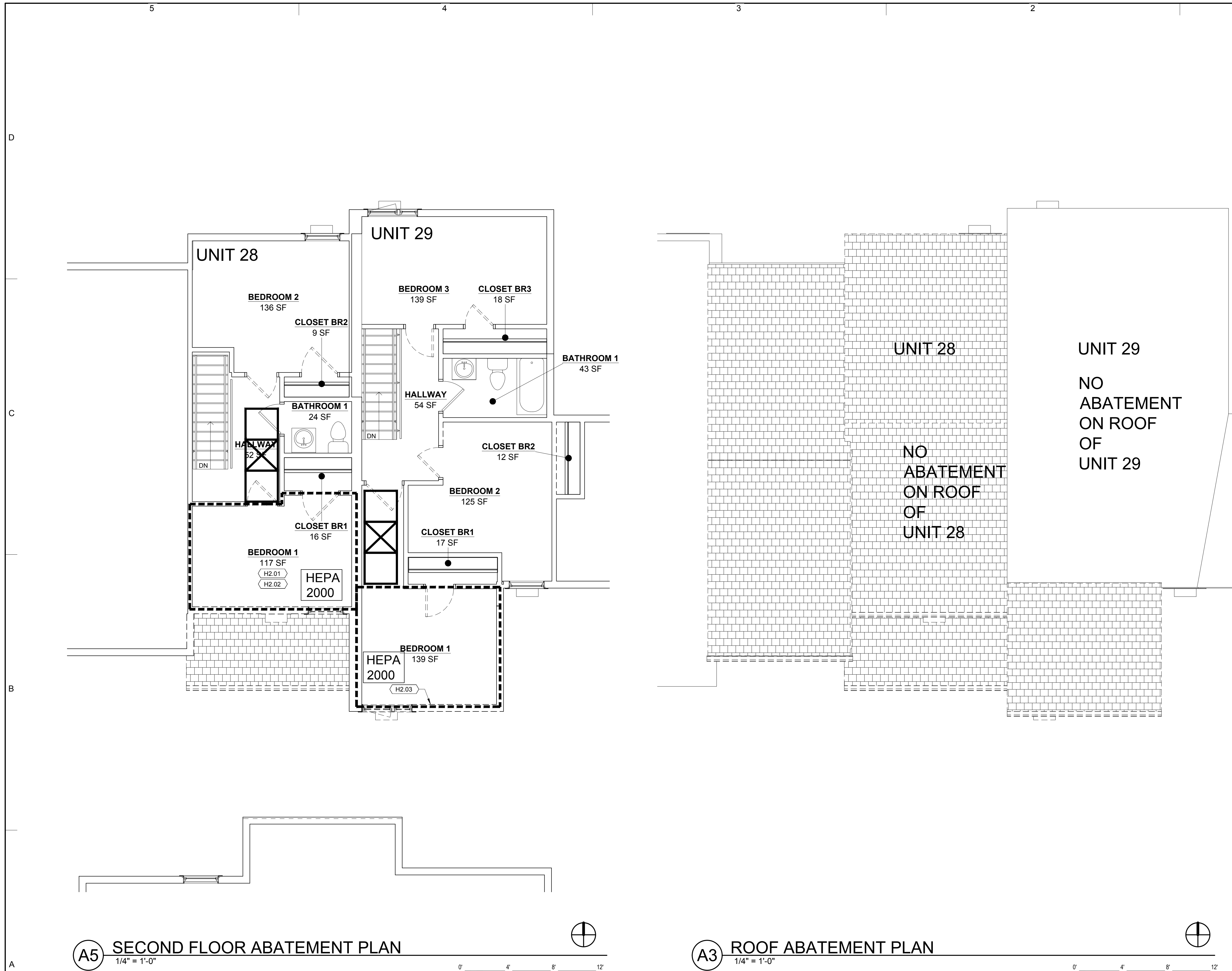
FOR BIDDING
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ESSEX TOWNHOUSES FIRE DAMAGE REPAIR & EXTERIOR IMPROVEMENTS
1134 Quinipiac Ave, New Haven, CT

MARK	DATE	DESCRIPTION

PROJECT NO:
CWA PROJECT NO.: 2401
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SHEET TITLE
UNIT 28-29 - BASEMENT & 1ST FL ABATEMENT PLANS
H101



GENERAL NOTES

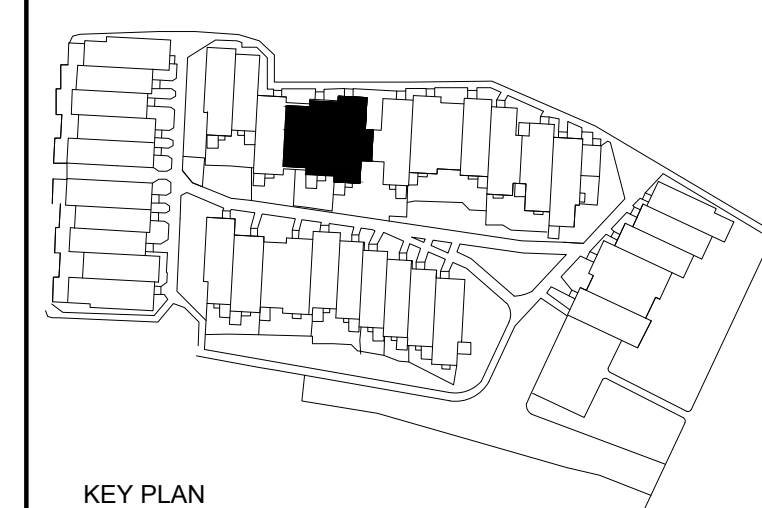
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KEYNOTES

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- H2.02 REMOVE WALLBOARD WITH ASBESTOS-CONTAINING JOINT COMPOUND FROM CEILING IN ROOM UNDER CONTAINMENT. REMOVE ALL SCREWS AND NAILS SECURING WALLBOARD. REMOVE FIBERGLASS INSULATION ABOVE THE WALLBOARD. DISPOSE OF WALLBOARD, SCREWS, NAILS, AND FIBERGLASS INSULATION AS ASBESTOS WASTE.
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ABATEMENT LEGEND

- ABATEMENT CONTAINMENT BOUNDARY
- HEPA 2000 HEPA FAN UNIT NOMINAL CFM INDICATED VENT OUT WINDOW TO OUTDOORS
- [Symbol] 3 STAGE PERSONNEL DECON UNIT



OWNER
HOUSING AUTHORITY OF NEW HAVEN
360 ORANGE STREET
NEW HAVEN, CT

ARCHITECT
CWA
CHRISTOPHER WILLIAMS ARCHITECTS, LLC
85 Willow Street New Haven, CT 06511
203 776 0184 www.cwarchitectsllc.com

ENGINEERS
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203-236-4848
www.enviromedservices.com

FOR BIDDING
JULY 22 2024

ESSEX TOWNHOUSES FIRE DAMAGE REPAIR & EXTERIOR IMPROVEMENTS
1134 Quinpiac Ave, New Haven, CT

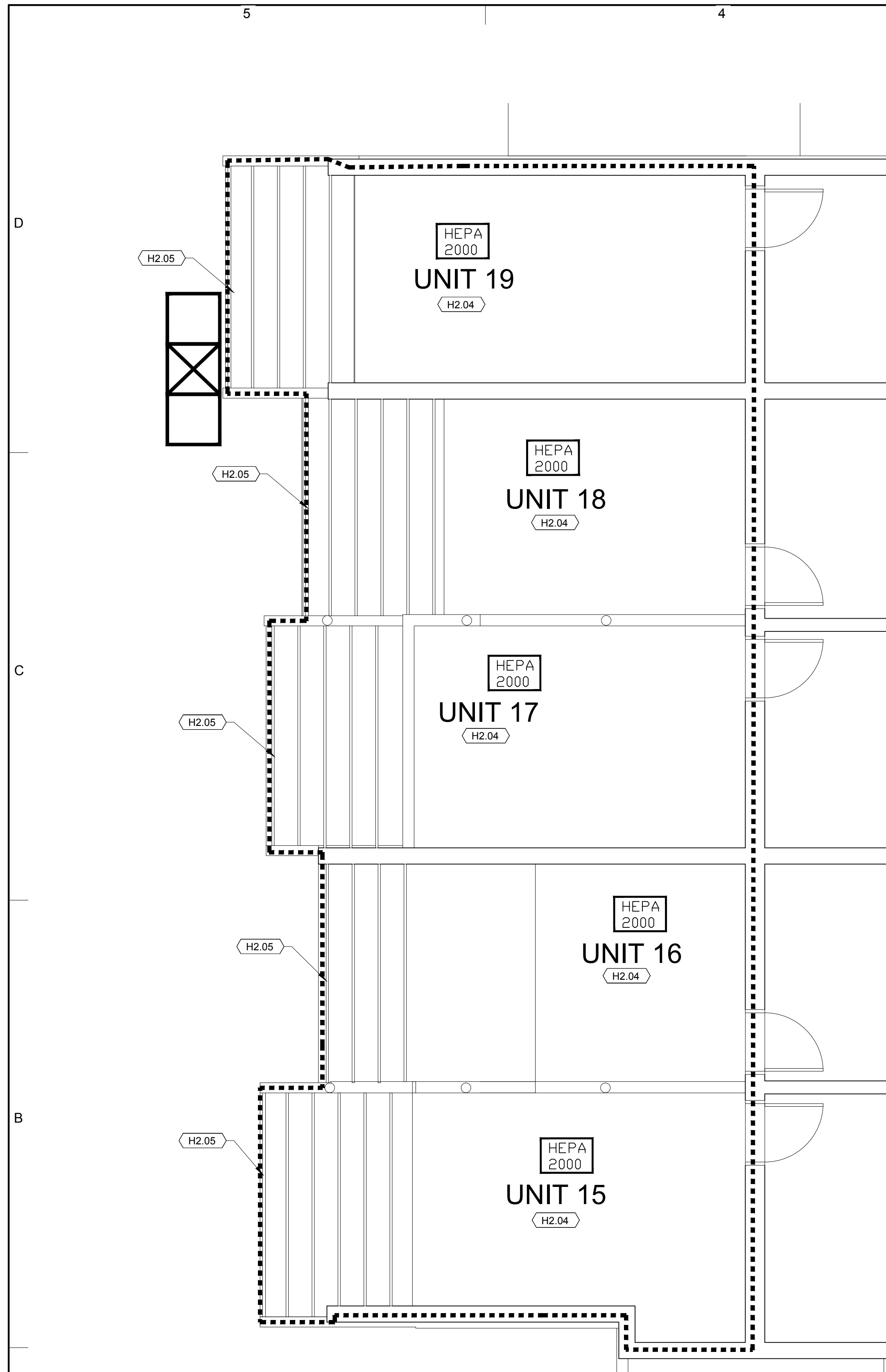
MARK	DATE	DESCRIPTION

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SHEET TITLE
UNIT 28-29 - 2ND FL & ROOF ABATEMENT PLANS
H102

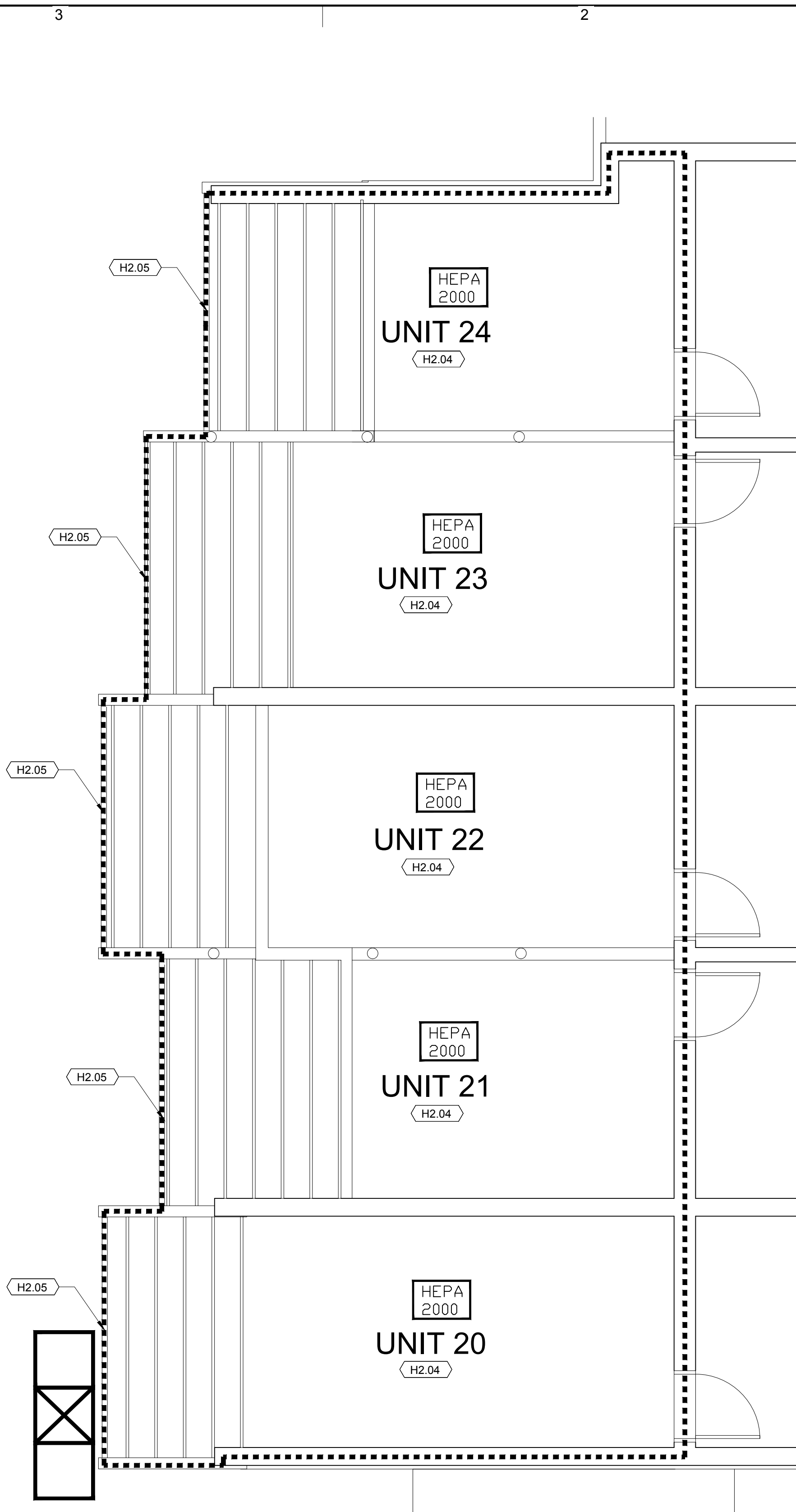
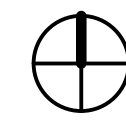
A5 SECOND FLOOR ABATEMENT PLAN
1/4" = 1'-0"

A3 ROOF ABATEMENT PLAN
1/4" = 1'-0"



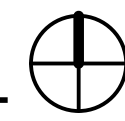
A5 BLDG E SOUTH - BASEMENT ABATEMENT

1/4" = 1'-0"



A3 BLDG E NORTH - BASEMENT ABATEMENT

1/4" = 1'-0"



GENERAL NOTES

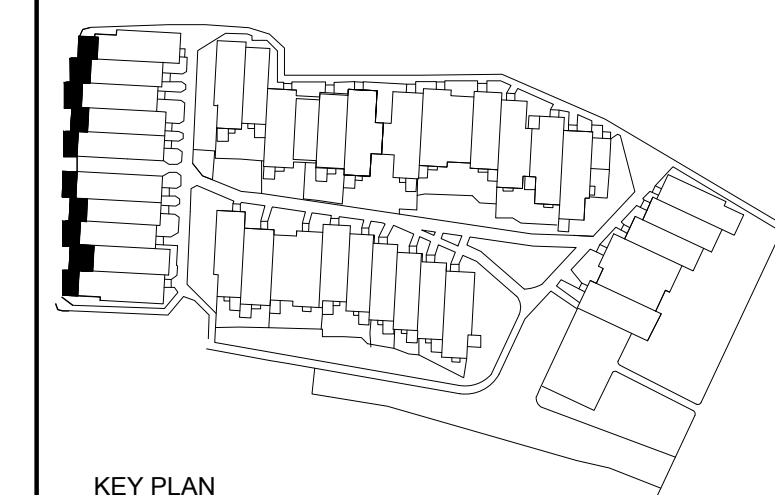
1. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of all Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. Where a conflict within the Contract Documents exists, the Contractor shall provide the better quality or greater quantity of work in accordance with the Architect's resolution without any increase in the Contract sum. Organization of the Specifications into divisions, sections and articles, and arrangement of sheets shall not control the Contractor in dividing the work among subcontractors, or in establishing the extent of Work to be performed by any trade.
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KEYNOTES

- H2.04 REMOVE WALLBOARD WITH ASBESTOS-CONTAINING JOINT COMPOUND FROM CEILING AND BEAM WRAPS OF CARPORT UNDER CONTAINMENT. REMOVE ALL SCREWS AND NAILS SECURING WALLBOARD. REMOVE FIBERGLASS INSULATION ABOVE THE WALLBOARD. DISPOSE OF WALLBOARD, SCREWS, NAILS, AND FIBERGLASS INSULATION AS ASBESTOS WASTE.
- H2.05 CARPORT IS OPEN TO OUTDOORS. PRIOR TO ABATEMENT, CLOSE OPEN SIDE OF CARPORT WITH TEMPORARY WALL MADE FROM GREEN J WALLBOARD AND METAL STUDS. REMOVE GREEN BOARD AND METAL STUDS FOLLOWING ABATEMENT.

ABATEMENT LEGEND

- ABATEMENT CONTAINMENT BOUNDARY
- HEPA 2000 HEPA FAN UNIT NOMINAL CFM INDICATED VENT OUT WINDOW TO OUTDOORS
- [Symbol] 3 STAGE PERSONNEL DECON UNIT



KEY PLAN



OWNER
HOUSING AUTHORITY OF NEW HAVEN
360 ORANGE STREET
NEW HAVEN, CT

ARCHITECT
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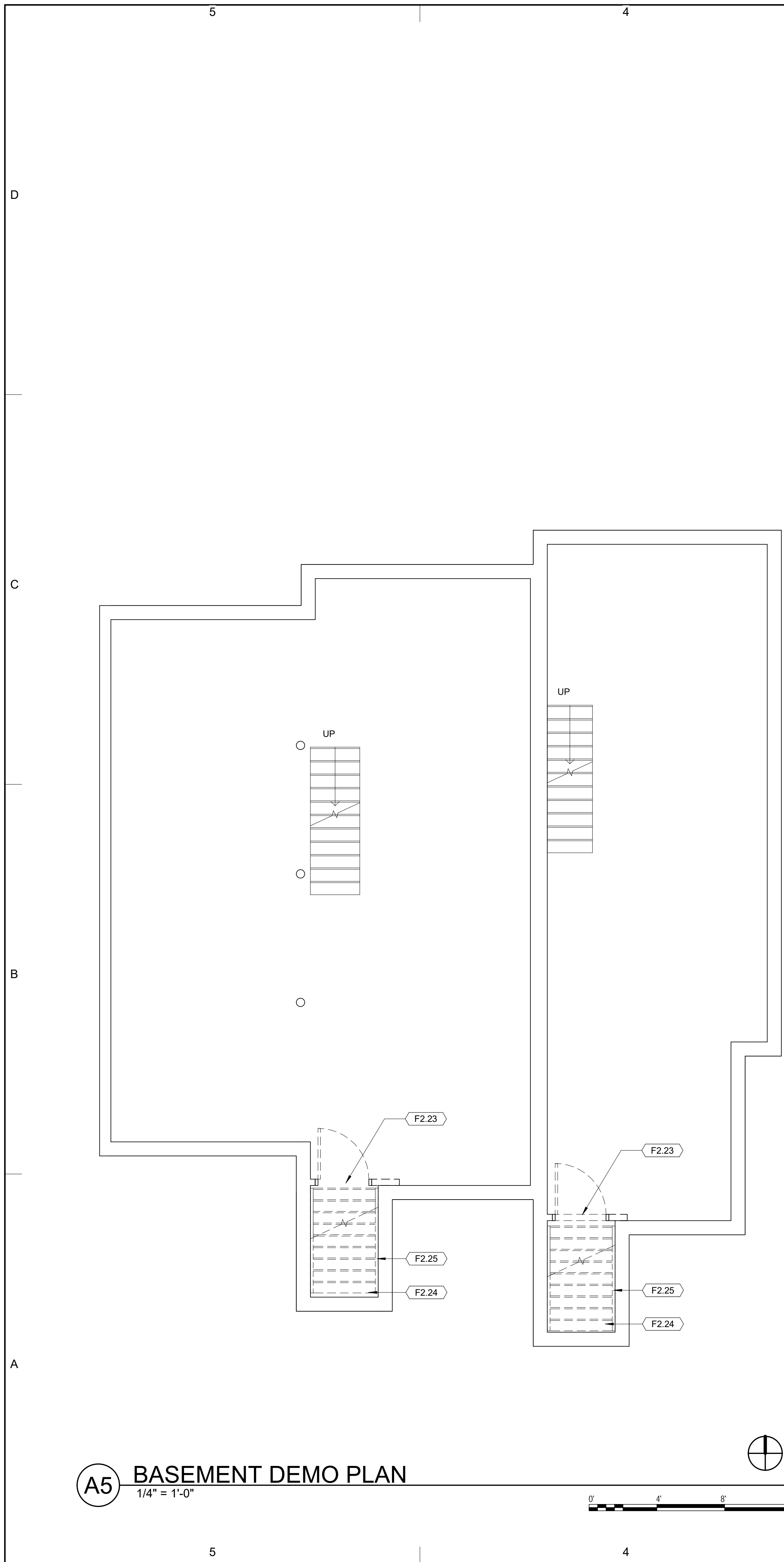
ESSEX TOWNHOUSES FIRE
DAMAGE REPAIR & EXTERIOR
IMPROVEMENTS
1134 Quinnipiac Ave, New Haven, CT

MARK	DATE	DESCRIPTION

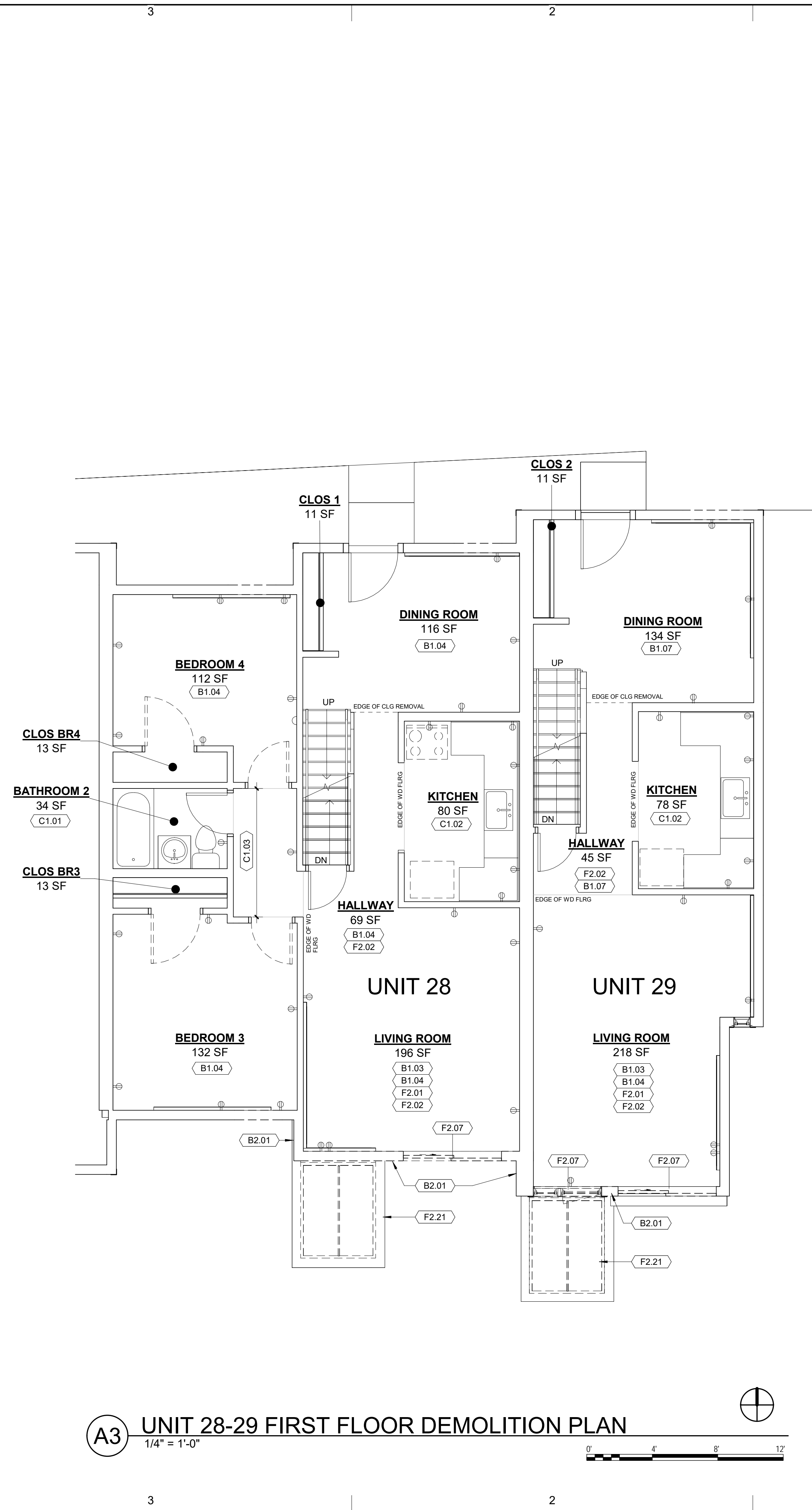
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SHEET TITLE
**BUILDING E -
ABATEMENT
PLANS**

H103



A5 BASEMENT DEMO PLAN
1/4" = 1'-0"



A3 UNIT 28-29 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

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KEYNOTES

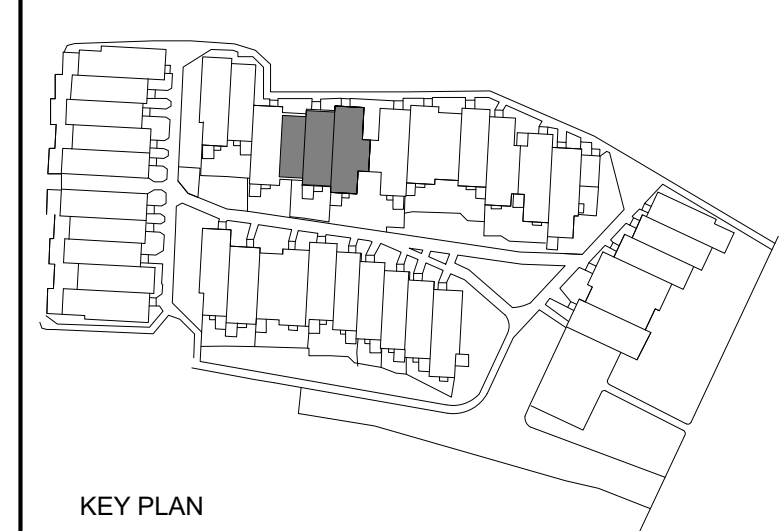
- B1.03 EXISTING UNDAMAGED WOOD FRAMING TO REMAIN. AFTER REMOVAL OF FINISHES, & WHERE APPLICABLE, WIRING, INSULATION, ETC. TREAT ALL EXPOSED WOOD FRAMING SURFACES FOR MOLD AND SMOKE DAMAGE PER SPECIFICATIONS.
- B1.04 REMOVE & REPLACE WOOD FINISHED FLOORING, EXISTING SUBFLOOR TO REMAIN. TREAT EXPOSED SUBFLOOR FOR MOLD &/OR WATER DAMAGE PER SPECIFICATIONS.
- B1.07 REMOVE RESILIENT FLOORING AND UNDERLAYMENT. EXISTING SUBFLOOR TO REMAIN. TREAT EXPOSED SUBFLOOR FOR MOLD &/OR WATER DAMAGE PER SPECIFICATIONS.
- B2.01 REMOVE AND REPLACE DAMAGED VINYL SIDING AND WEATHER BARRIER DOWN TO PLYWOOD SHEATHING TO NEAREST VERTICAL JOINT OF EACH COURSE OF UNDAMAGED SIDING. TOOTH IN EACH REPLACEMENT COURSE.
- C1.01 EXIST. BATHROOM FINISHES AND FIXTURES TO REMAIN. CEILINGS AND WALLS TO BE PREPPED AND PAINTED.
- C1.02 EXIST. KITCHEN FINISHES, CABINETS, COUNTERTOPS & PLUMBING FIXTURES TO REMAIN. REPAIR CABINETS AS INDICATED. CEILINGS AND WALLS TO BE PREPPED AND PAINTED.
- C1.03 REMOVE & REPLACE GYP BD ON INDICATED WALL, CORNER TO CORNER. REMOVE & REPLACE DOOR CASING.
- F2.01 REMOVE ALL REMAINING GYP. BD. WALL FINISH SYSTEM AND ASSOCIATED FASTENERS DOWN TO STUDS, FROM FLOOR TO CEILING, ALL WALLS OF INDICATED ROOM.
- F2.02 REMOVE ALL REMAINING GYP BD FROM CEILING INCL. ASSOCIATED FASTENERS DOWN TO FRAMING, FROM FWALL TO WALL.
- F2.07 REMOVE WINDOWS &/OR SLIDING GLASS DOORS, INCLUDING REMNANTS OF WINDOWS AND WINDOW FRAME, INTERIOR SILL & GYP BD JAMBS & HEAD. PREP OPENING FOR NEW WINDOW.
- F2.21 REMOVE & REPLACE EXISTING BULKHEAD DOOR.
- F2.23 REMOVE EXISTING WALL BUILD OUT & PLYWOOD DOOR.
- F2.24 REMOVE EXISTING 2X10 TREADS
- F2.25 REMOVE & REPLACE BILCO STRINGERS IF NEEDED

FOR BIDDING
JULY 22 2024

DEMOLITION LEGEND

- INDICATES WINDOW OR SLIDING GLASS DOOR TO BE REMOVED AND REPLACED.
- INDICATES EXTENT OF DEMO ITEM WHEN LIMITED TO A SPECIFIC LOCATION
- INDICATES DOOR TO BE REMOVED. DOOR FRAME TO REMAIN U.N.O.
- INDICATES WALL OR PARTITION TO BE REMOVED
- INDICATES KEYNOTE APPLIES TO ENTIRE ROOM

KEY PLAN



OWNER
HOUSING AUTHORITY OF NEW HAVEN
360 ORANGE STREET
NEW HAVEN, CT

ARCHITECT
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203 776 0184
New Haven, CT 06511
www.cwarchitectsllc.com

ENGINEERS

FOR BIDDING
JULY 22 2024

ESSEX TOWNHOUSES FIRE DAMAGE REPAIR & EXTERIOR IMPROVEMENTS
1134 Quinipiac Ave, New Haven, CT

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SHEET TITLE
UNIT 28-29 - BASEMENT & 1ST FL DEMOLITION PLANS

AD101

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KEYNOTES

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- B1.04 REMOVE & REPLACE WOOD FINISHED FLOORING; EXISTING SUBFLOOR TO REMAIN. TREAT EXPOSED SUBFLOOR FOR MOLD &/OR WATER DAMAGE PER SPECIFICATIONS.
- B3.01 REMOVE ASPHALT SHINGLE ROOFING AND UNDERLAYMENT FROM INDICATED ROOF. REMOVE DRIP EDGE, RAKE EDGE & ALL FASTENERS
- B3.02 REMOVE & REPLACE RIDGE VENT.
- B3.03 REMOVE & REPLACE GUTTERS & ASSOCIATED LEADERS DOWN TO DRAINAGE SYSTEM PIPING.
- B3.05 REPLACE DAMAGED VINYL SIDING, INCLUDING CORNER BOARD. MATCH EXISTING DOUBLE COURSE SIDING PROFILE, PATTERN, SIZE & COLOR. REPLACE ENTIRE FRONT ELEVATION, INCLUDING CORNER BOARDS.
- C1.01 EXIST. BATHROOM FINISHES AND FIXTURES TO REMAIN CEILINGS AND WALLS TO BE PREPPED AND PAINTED.
- F2.01 REMOVE ALL REMAINING GYP. BD. WALL FINISH SYSTEM AND ASSOCIATED FASTENERS DOWN TO STUDS, FROM FLOOR TO CEILING, ALL WALLS OF INDICATED ROOM.
- F2.02 REMOVE ALL REMAINING GYP BD FROM CEILING INCL. ASSOCIATED FASTENERS DOWN TO FRAMING, FROM FWALL TO WALL.
- F2.07 REMOVE WINDOWS &/OR SLIDING GLASS DOORS, INCLUDING REMNANTS OF WINDOWS AND WINDOW FRAME, INTERIOR SILL & GYP BD JAMBS & HEAD. PREP OPENING FOR NEW WINDOW.

OWNER

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ARCHITECT

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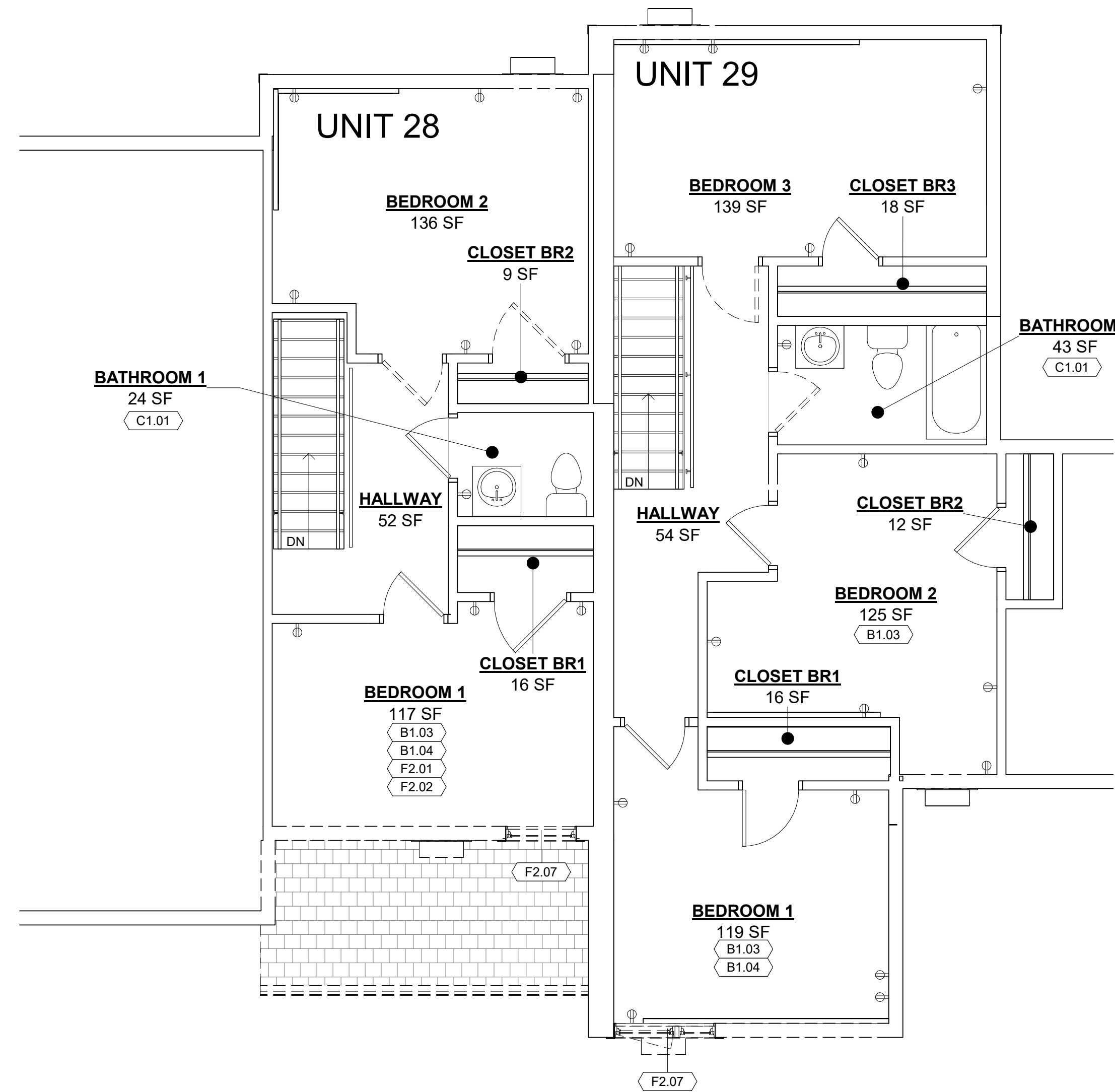
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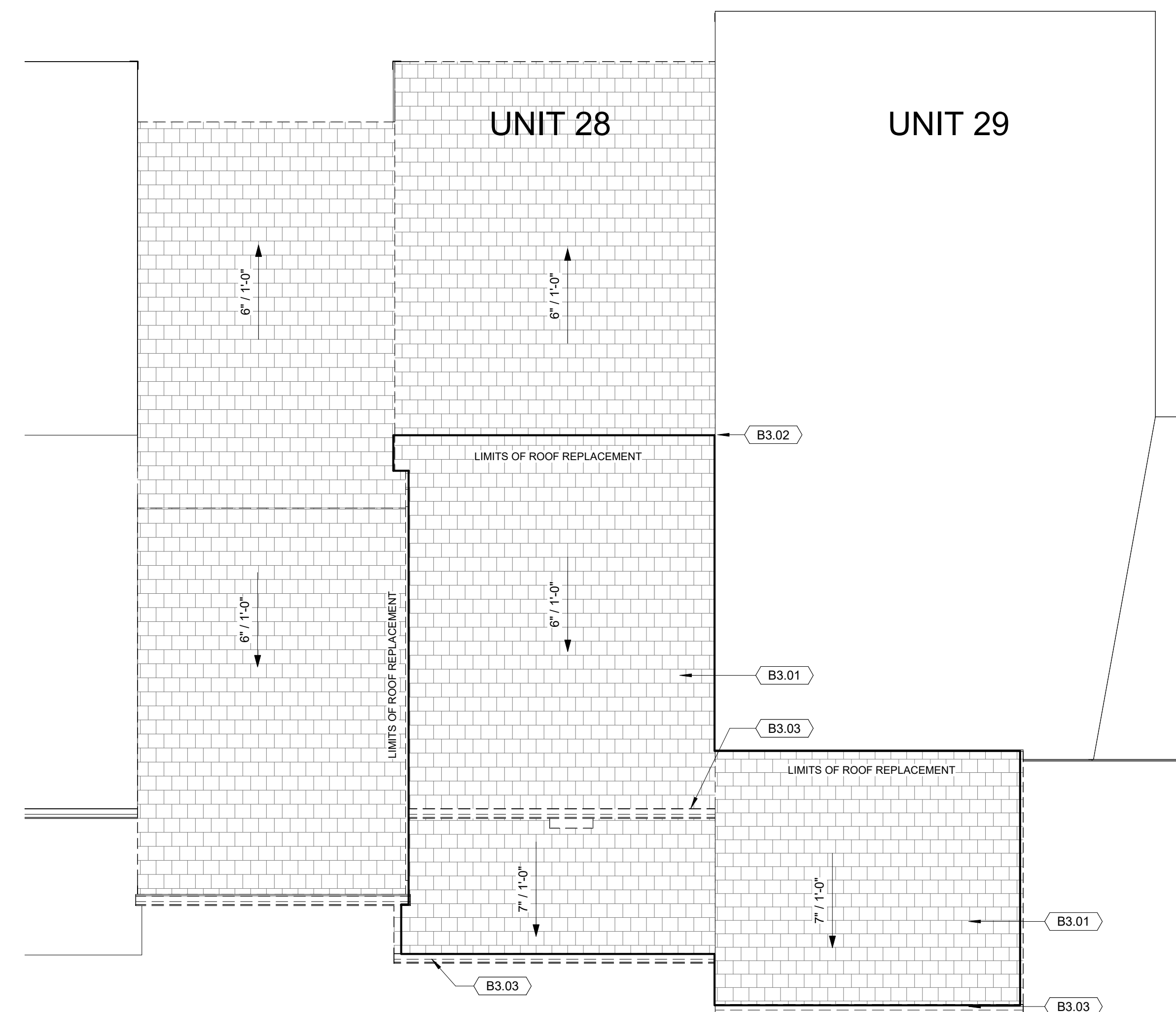
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SHEET TITLE
**UNIT 28-29 - 2ND FL &
ROOF DEMOLITION
PLANS**

AD102



A5 SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"



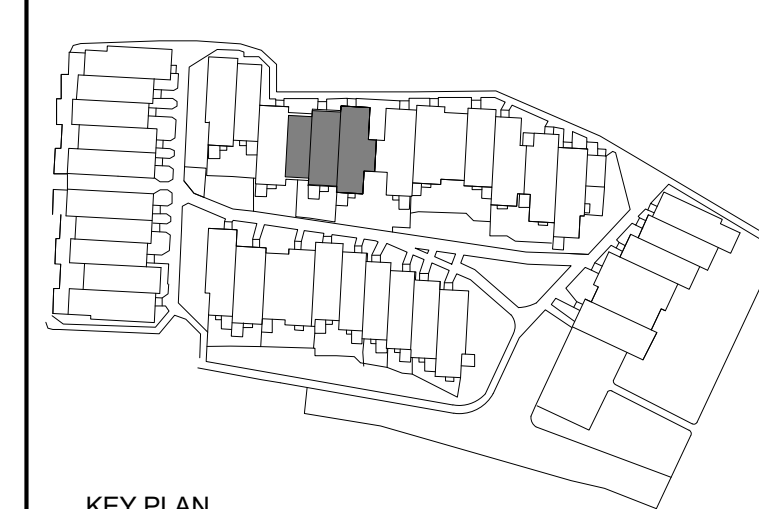
A3 ROOF DEMOLITION PLAN
1/4" = 1'-0"



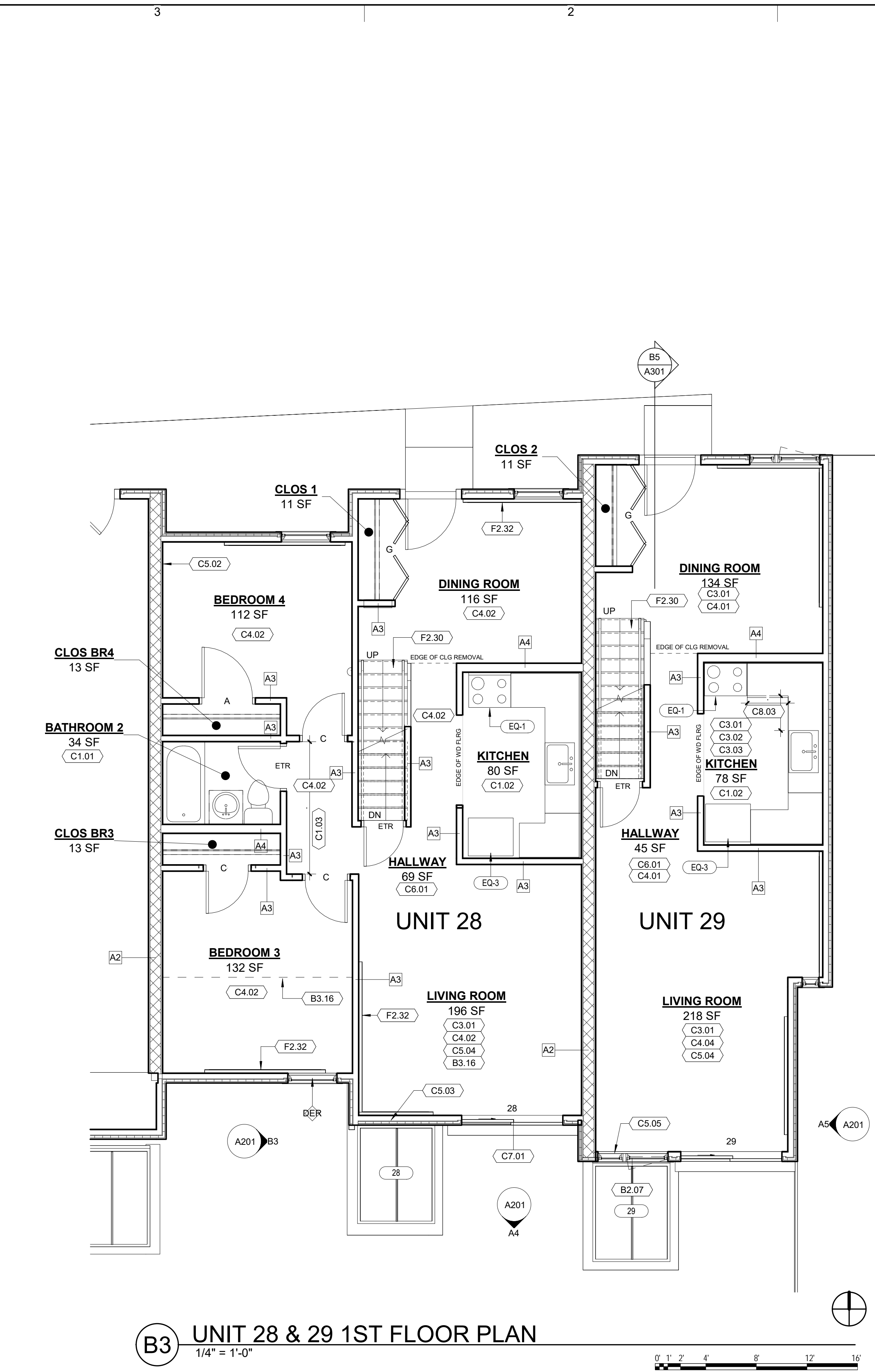
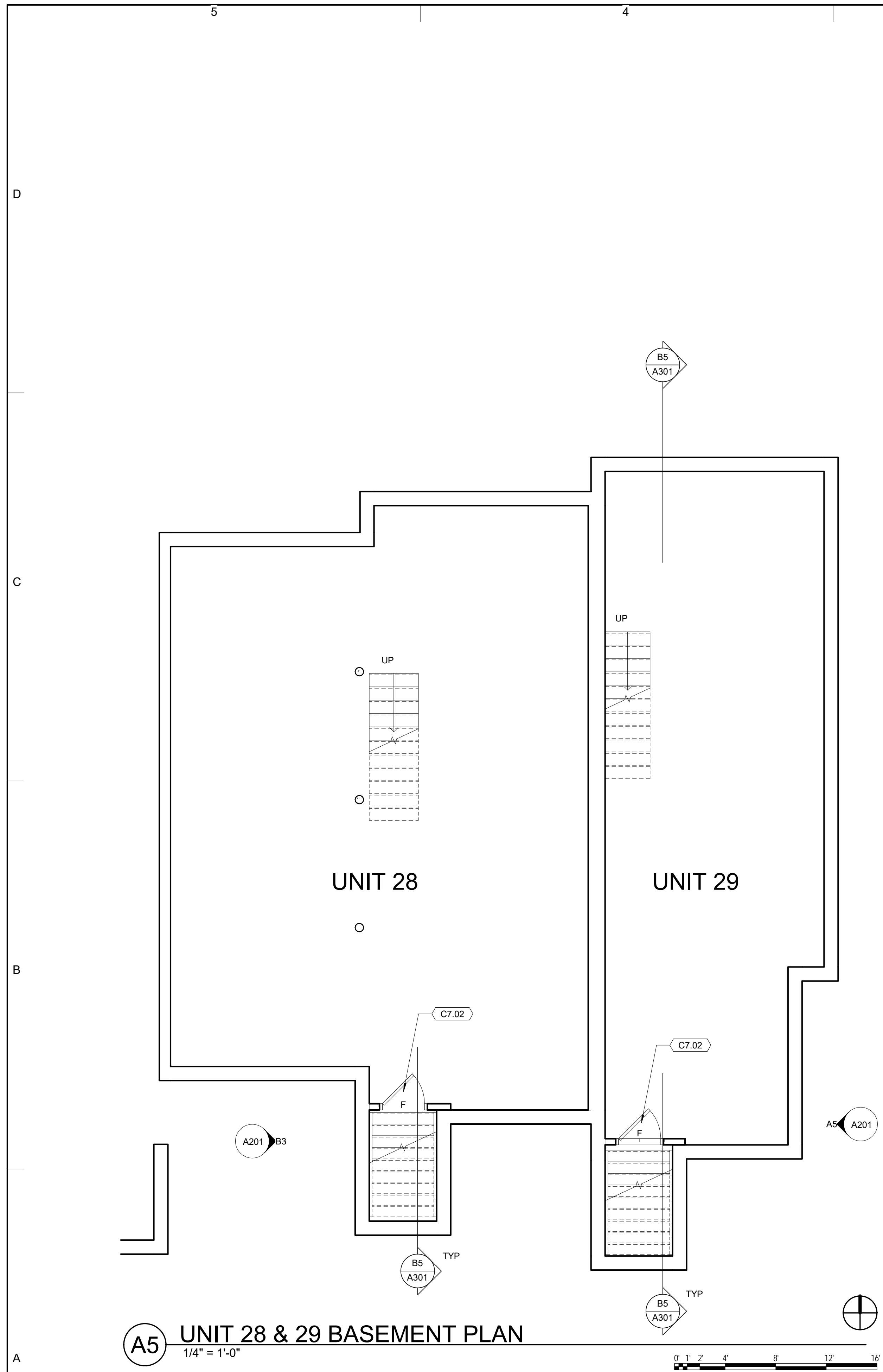
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KEY PLAN



KEY PLAN



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KEYNOTES

- B2.07 NEW WINDOW IN EXISTING OPENING VERIFY EXIST RO SIZE (TYP ALL TAGGED WINDOWS)
- B3.16 PROVIDE R30 BATT INSULATION BETWEEN CEILING JOISTS
- C1.01 EXIST. BATHROOM FINISHES AND FIXTURES TO REMAIN. CEILINGS AND WALLS TO BE PREPPED AND PAINTED.
- C1.02 EXIST. KITCHEN FINISHES, CABINETS, COUNTERTOPS & PLUMBING FIXTURES TO REMAIN. REPAIR CABINETS AS INDICATED. CEILINGS AND WALLS TO BE PREPPED AND PAINTED.
- C1.03 REMOVE & REPLACE GYP BD ON INDICATED WALL. CORNER TO CORNER. REMOVE & REPLACE DOOR CASING.
- C3.01 PROVIDE RUBBER COVE BASE @ ALL REPLACED GYP BD WALL FINISHES AND FLOORING REPLACEMENTS. REPAIR ANY DAMAGE TO GYP BD WALLS TO REMAIN RESULTING FROM REMOVAL OF EXIST BASE.
- C3.02 REPLACE LVT IN KITCHEN
- C3.03 REMOVE WALL COVERINGS AND REFINISH EXISTING GYM BD IN KITCHENS
- C4.01 PROVIDE RESILIENT LVT FLOOR ON PLYWOOD UNDERLAYMENT VERIFY THICKNESS IN FIELD. MATCH EXISTING THICKNESS. FOR BIDDING PURPOSES ASSUME 1/2" THICK PLYWOOD PER SPEC. GLUED TO EXIST SUBFLOOR & NAILLED THROUGH TO FRAMING BELOW. BREAK ON FRAMING & STAGGER SEAMS WITH SUBFLOOR BELOW.
- C4.02 PROVIDE NEW HARDWOOD FLOORING WITH RUBBER COVE BASE IN SPACES INDICATED.
- C4.04 REPLACE GYP BD ON DEMISING WALL WITH 1 LAYER OF 5/8" TYPE X GYP BD. FROM 1ST FLR UP TO U/S OF ROOF SHTG.
- C5.03 PROVIDE 5-1/2" R21 BATT INSULATION IN EXTERIOR.
- C5.04 1/2" GYP BD WALLBOARD ON ALL INTERIOR & EXTERIOR WALLS OF INDICATED ROOM.
- C5.05 WINDOW JAMBS & HEAD RETURN GYP BD TO INSIDE FACE OF WINDOW. SILLS: 3/4" PAINTED WD W/ 3/4" QTR ROUND TRIM
- C6.01 PROVIDE 1/2" GYP BD CLGS IN INDICATED SPACES
- C7.01 NEW SLIDING DOOR & FRAME IN EXIST. ROUGH OPENING
- C7.02 PROVIDE FIBERGLASS DOOR IN EXIST OPENING AS PER SPEC
- C8.03 REPAIR CABINET DOORS
- F2.30 REFINISH STAIRS: TREADS; SAND TO BARE WOOD AND REFINISH PER 099450 WOOD FLOOR REFINISHING SPEC. RISERS, STRINGERS & METAL BALUSTERS. PREP & PAINT PER INTERIOR. PAINT SPEC.
- F2.32 REPLACE BASE BD HEAT COVER W/ MATCHING NEW COVER



OWNER

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360 ORANGE STREET
NEW HAVEN, CT

ARCHITECT

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ENGINEERS

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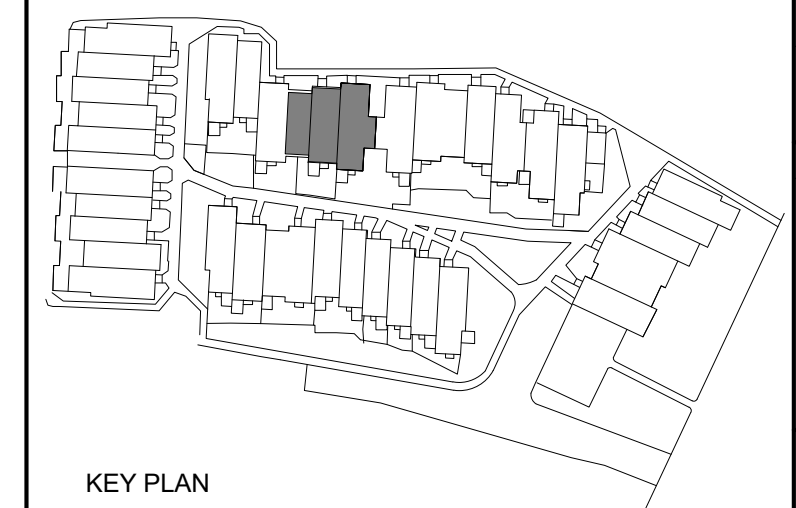
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ESSEX TOWNHOUSES FIRE
DAMAGE REPAIR & EXTERIOR
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MARK	DATE	DESCRIPTION

KEY PLAN

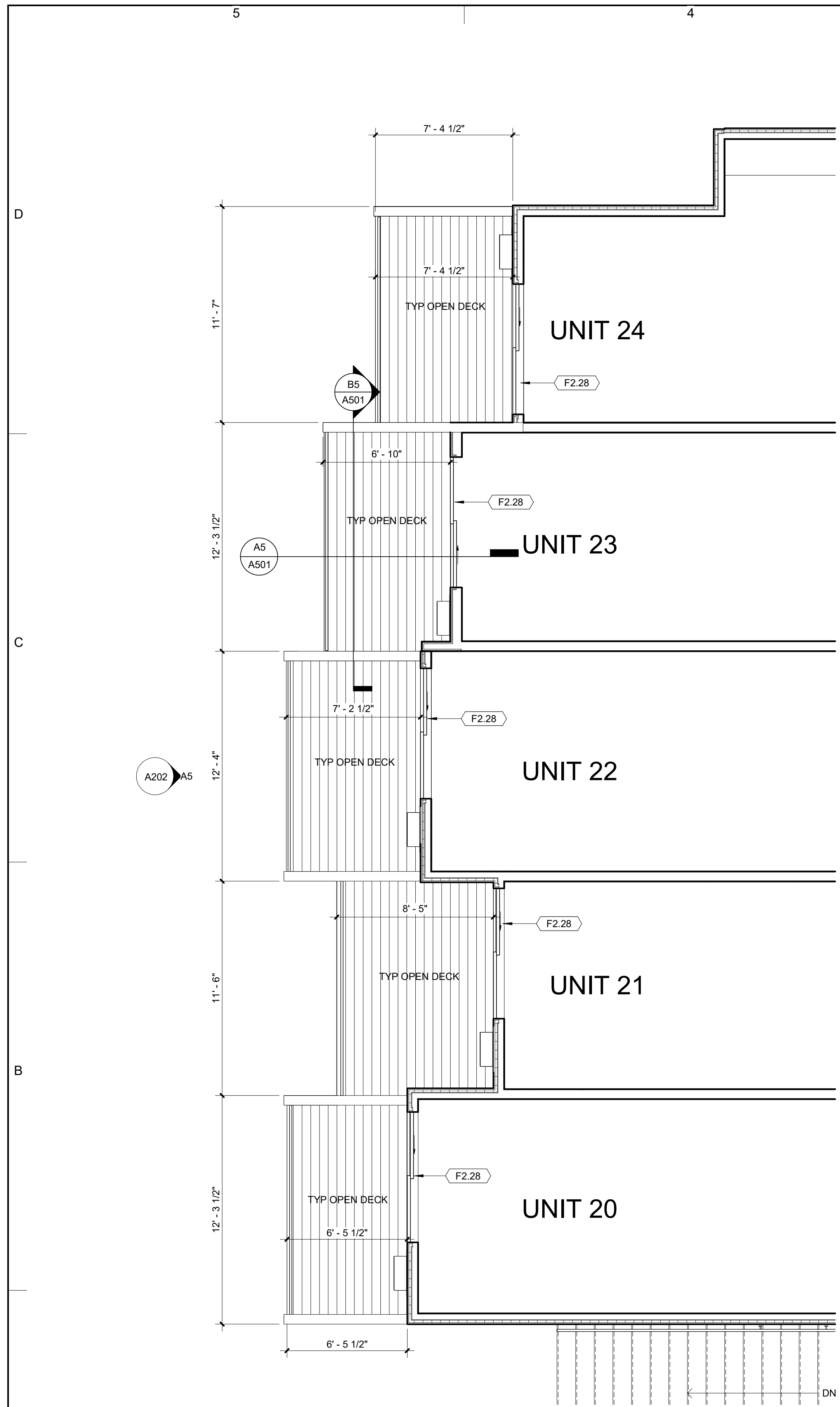
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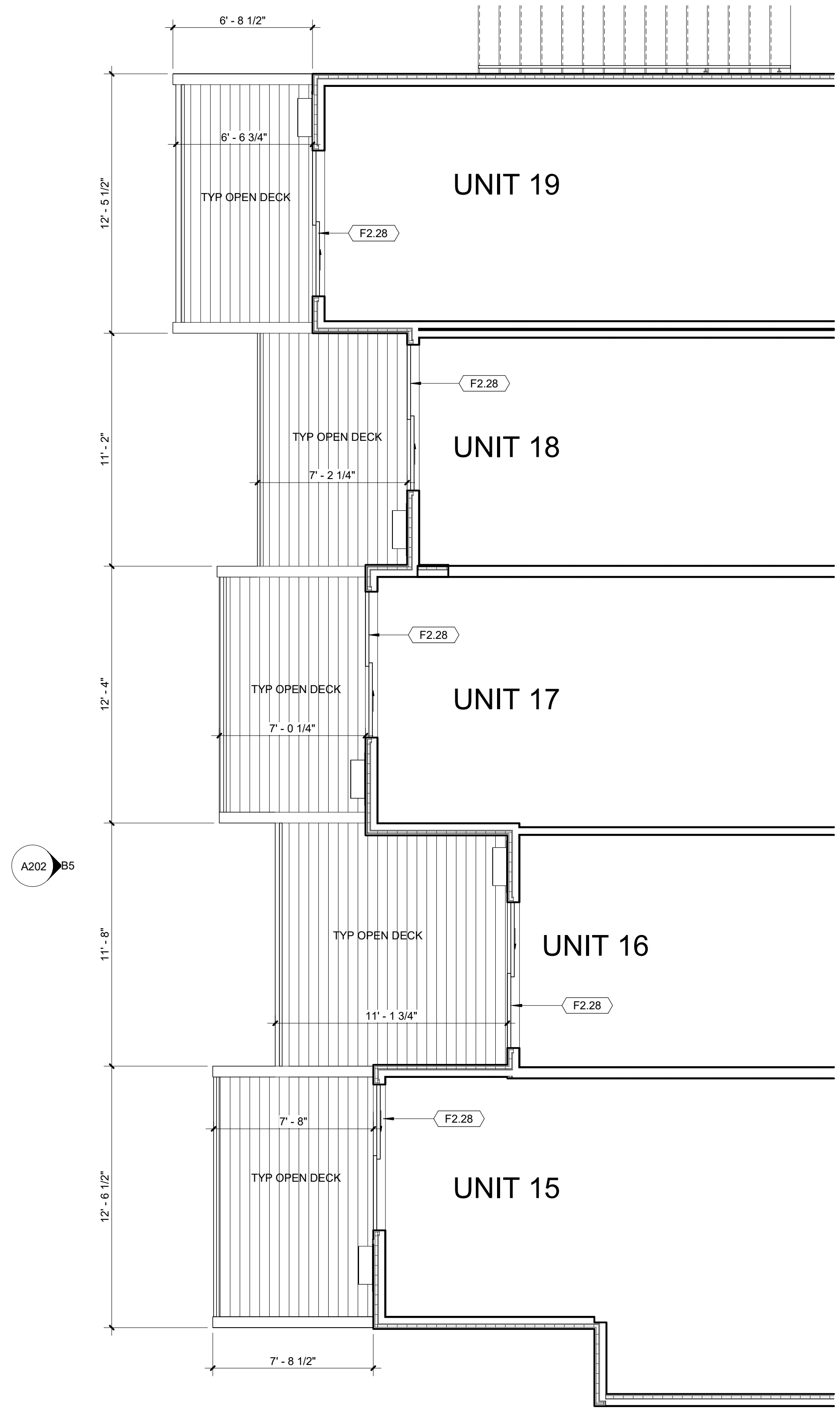
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UNIT 28 & 29 BASEMENT
& 1ST FLOOR PLANS

A101



A5 BLDG E NORTH - FIRST FL PLAN
1/4" = 1'-0"



B3 BLDG E SOUTH - FIRST FL PLAN
1/4" = 1'-0"

DIMENSIONS ARE SHOWN FOR ESTIMATING PURPOSES, ALL DIMENSIONS MUST BE FIELD VERIFIED

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KEYNOTES

F2.28 REMOVE, AND REINSTALL SLIDING GLASS DOORS IN EACH UNIT WHERE DECKS ARE BEING REPLACED



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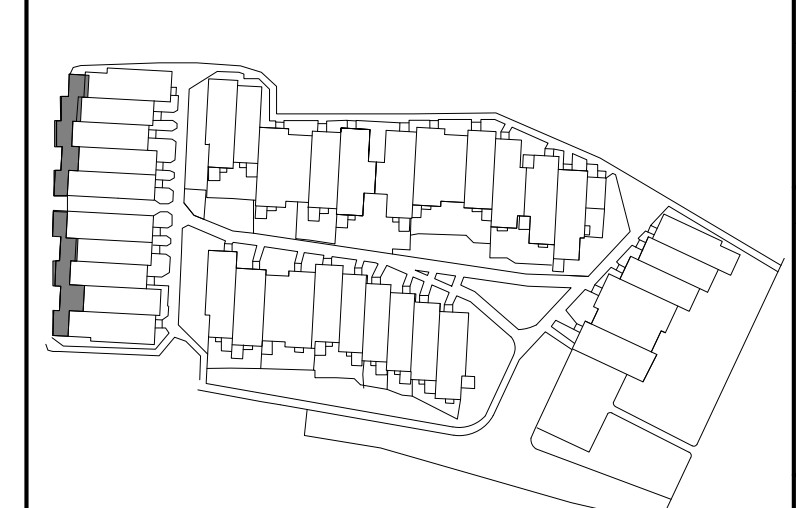
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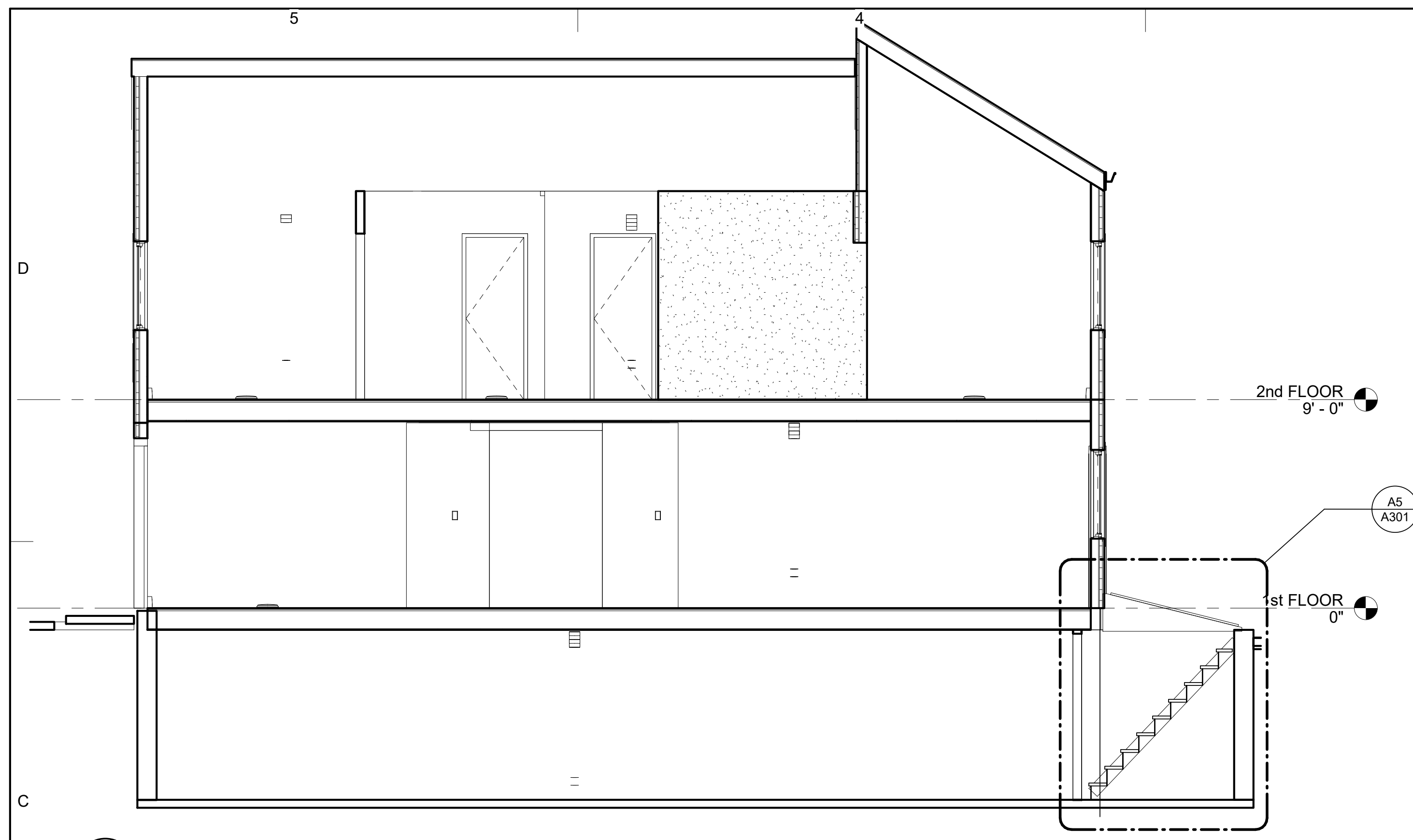
KEY PLAN



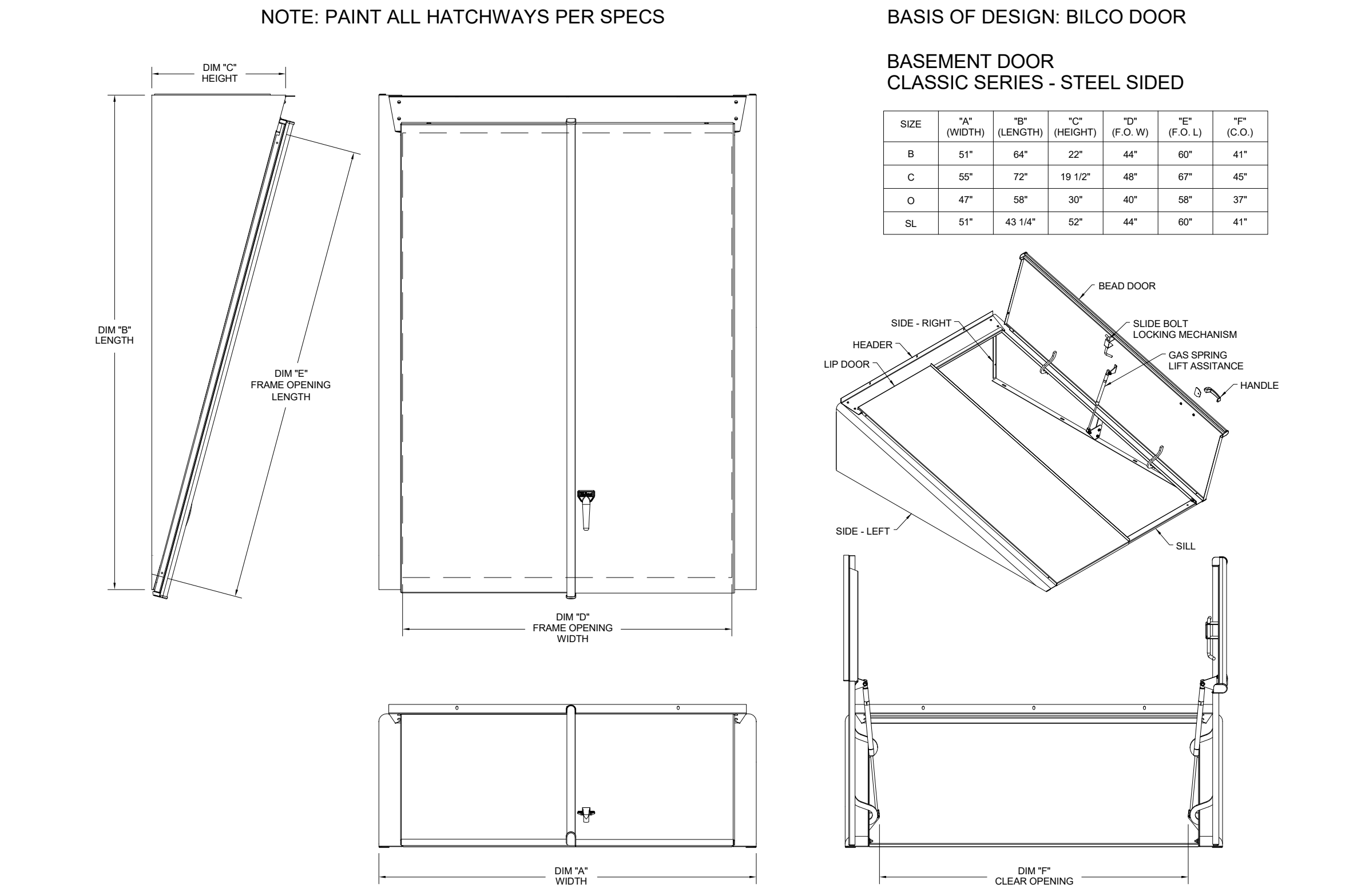
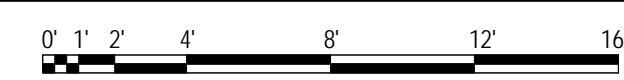
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SHEET TITLE
BUILDING E - FIRST FLOOR PLAN

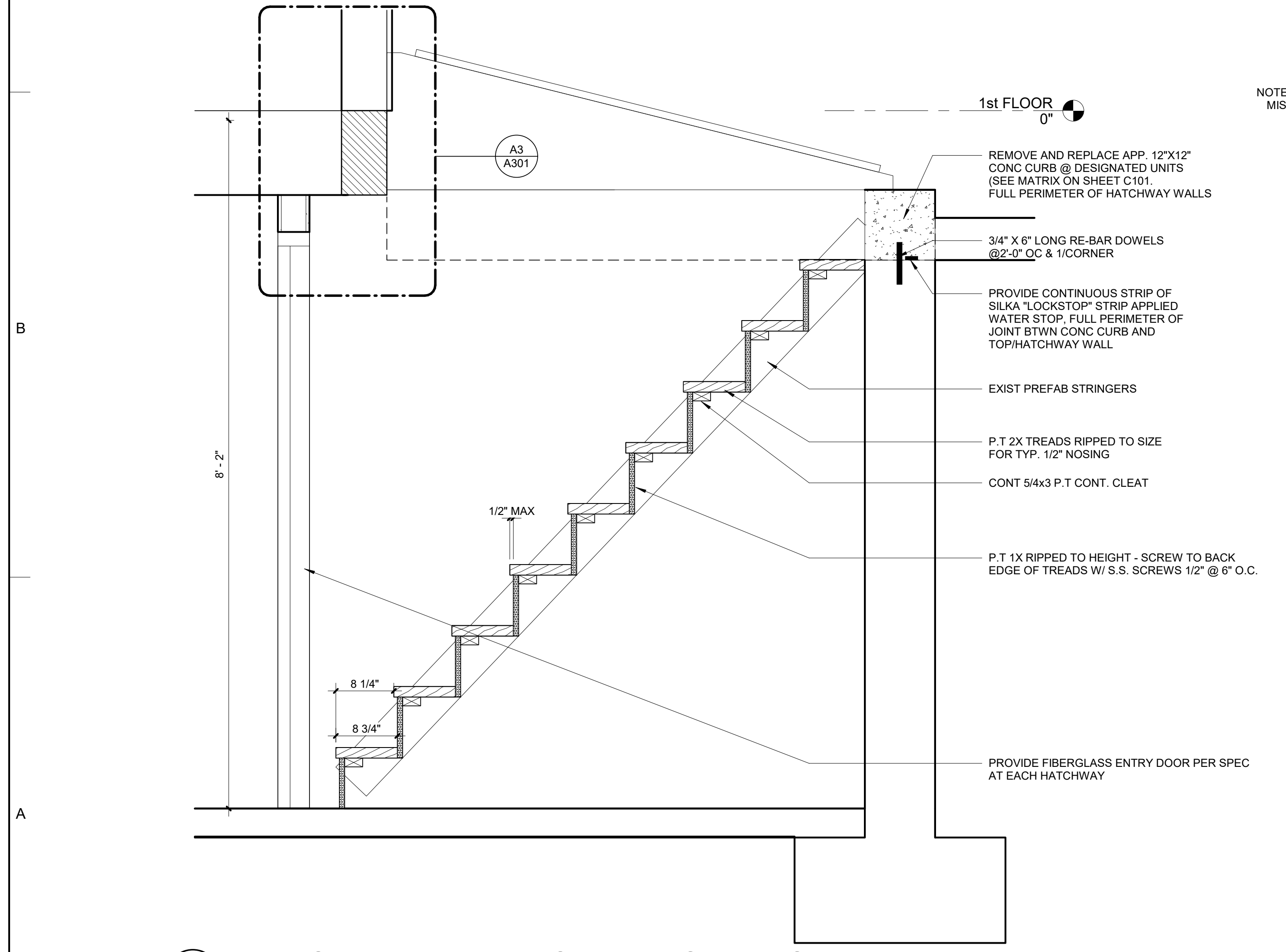
A103



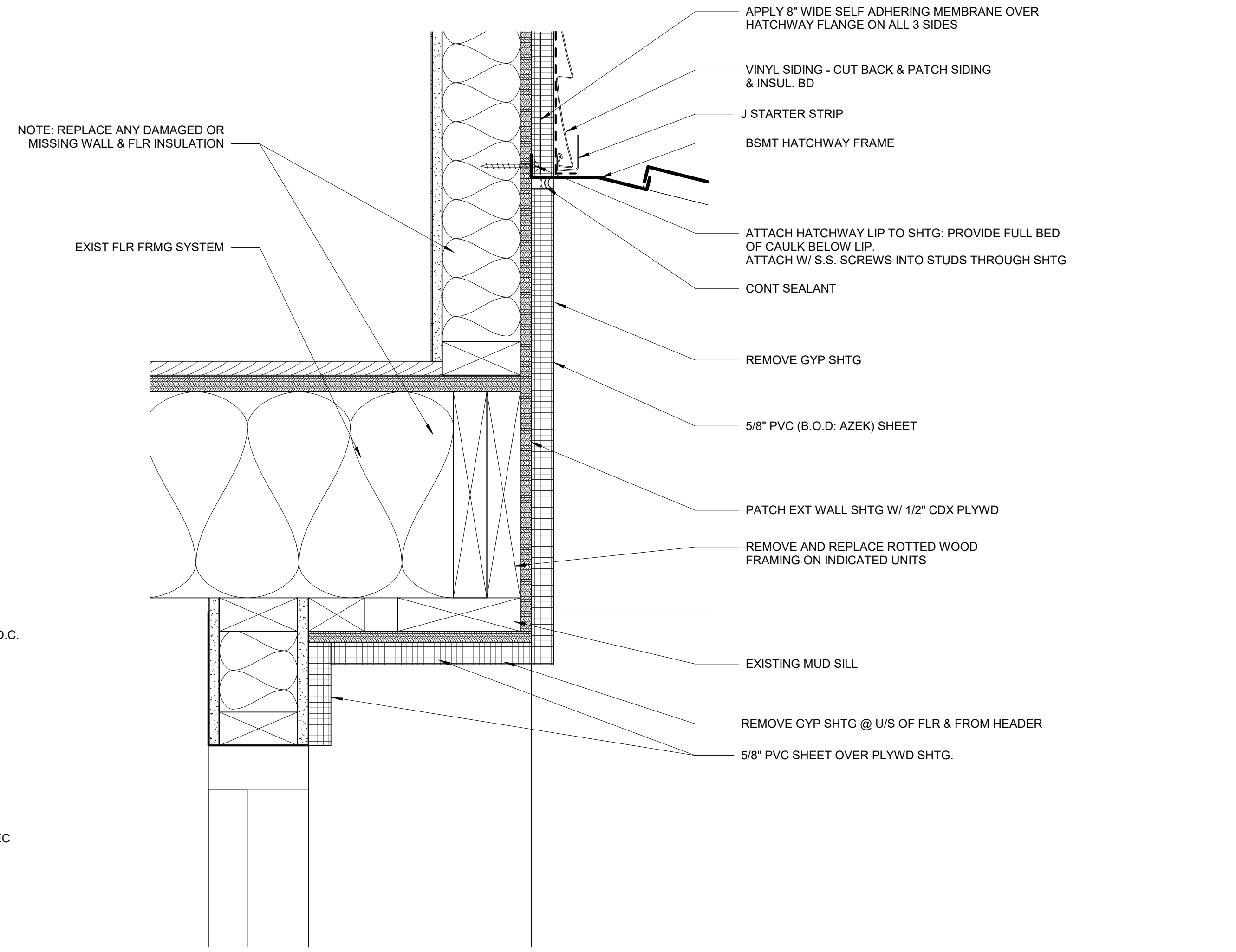
B5 UNIT 28 - SECTION
1/4" = 1'-0"



B3 BASEMENT HATCHWAY
3/4" = 1'-0"



A5 TYP. STAIR DETAIL - BSMT HATCHWAYS
1" = 1'-0"



A3 TYP. BSMT HATCHWAY HEADER
3" = 1'-0"



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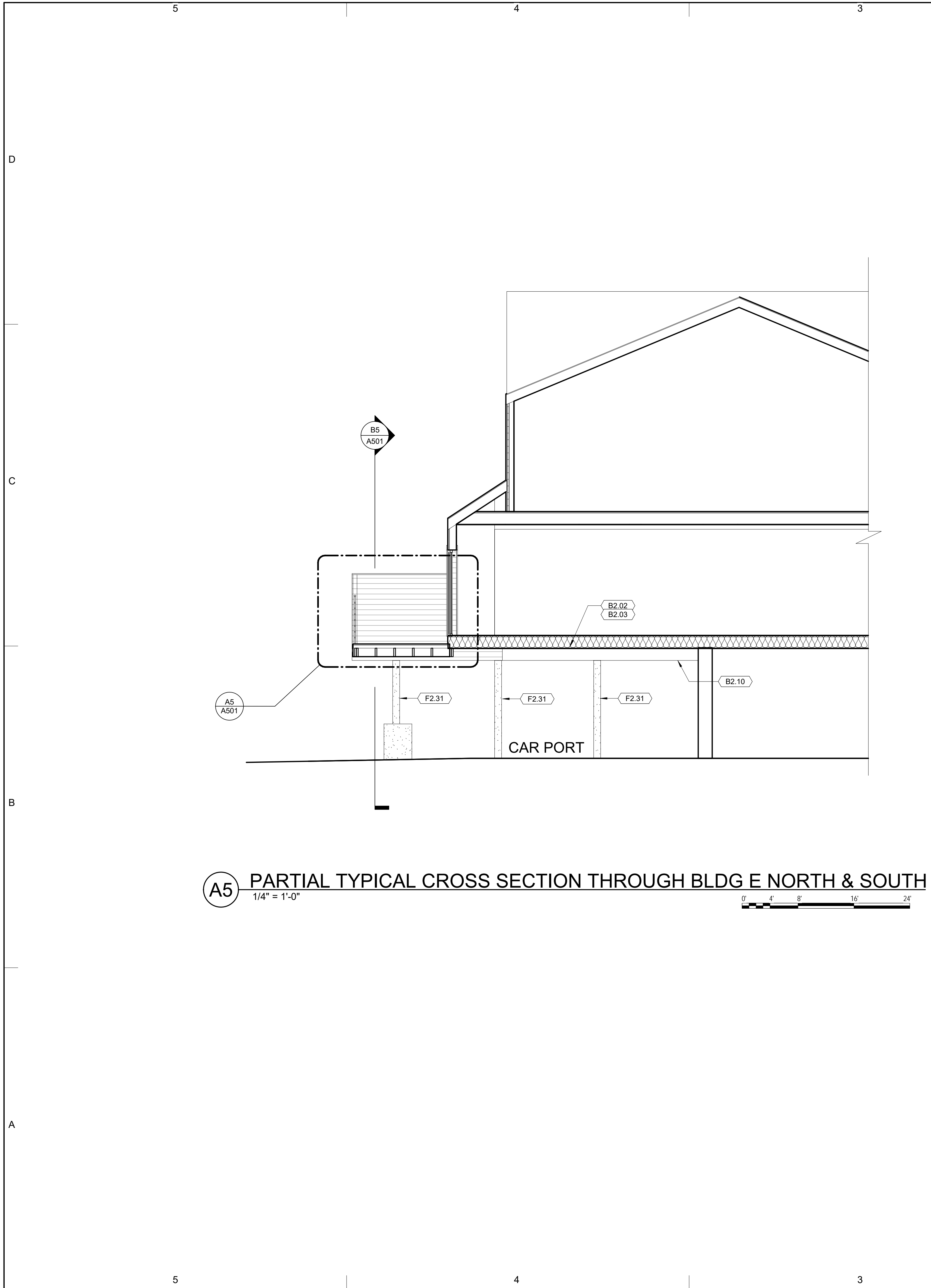
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SHEET TITLE
UNIT 28 & 29 BLDG SECTIONS & DETAILS

A301



A5 PARTIAL TYPICAL CROSS SECTION THROUGH BLDG E NORTH & SOUTH
 1/4" = 1'-0"



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KEYNOTES

B2.02	REMOVE EXISTING SOFFIT FINISH & REPLACE WITH EXTERIOR GRADE GYP BD PANELS. PAINT PER SPECIFICATIONS.
B2.03	PROVIDE 12" R-38 FIBERGLASS INSULATION BETWEEN FLOOR JOISTS IN FLOOR OVERHANG
B2.10	WRAP BEAMS W/ SOFFIT FINISH
F2.31	PREP AND PAINT ALL STEEL COLUMNS (TYP)



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 360 ORANGE STREET
 NEW HAVEN, CT



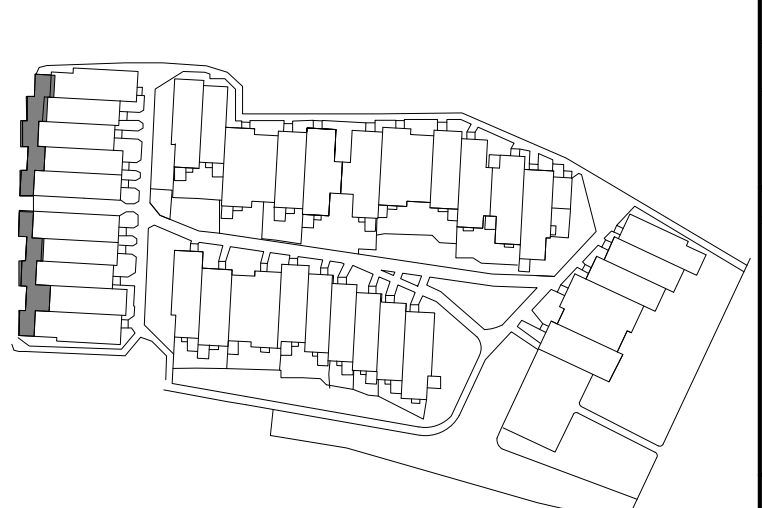
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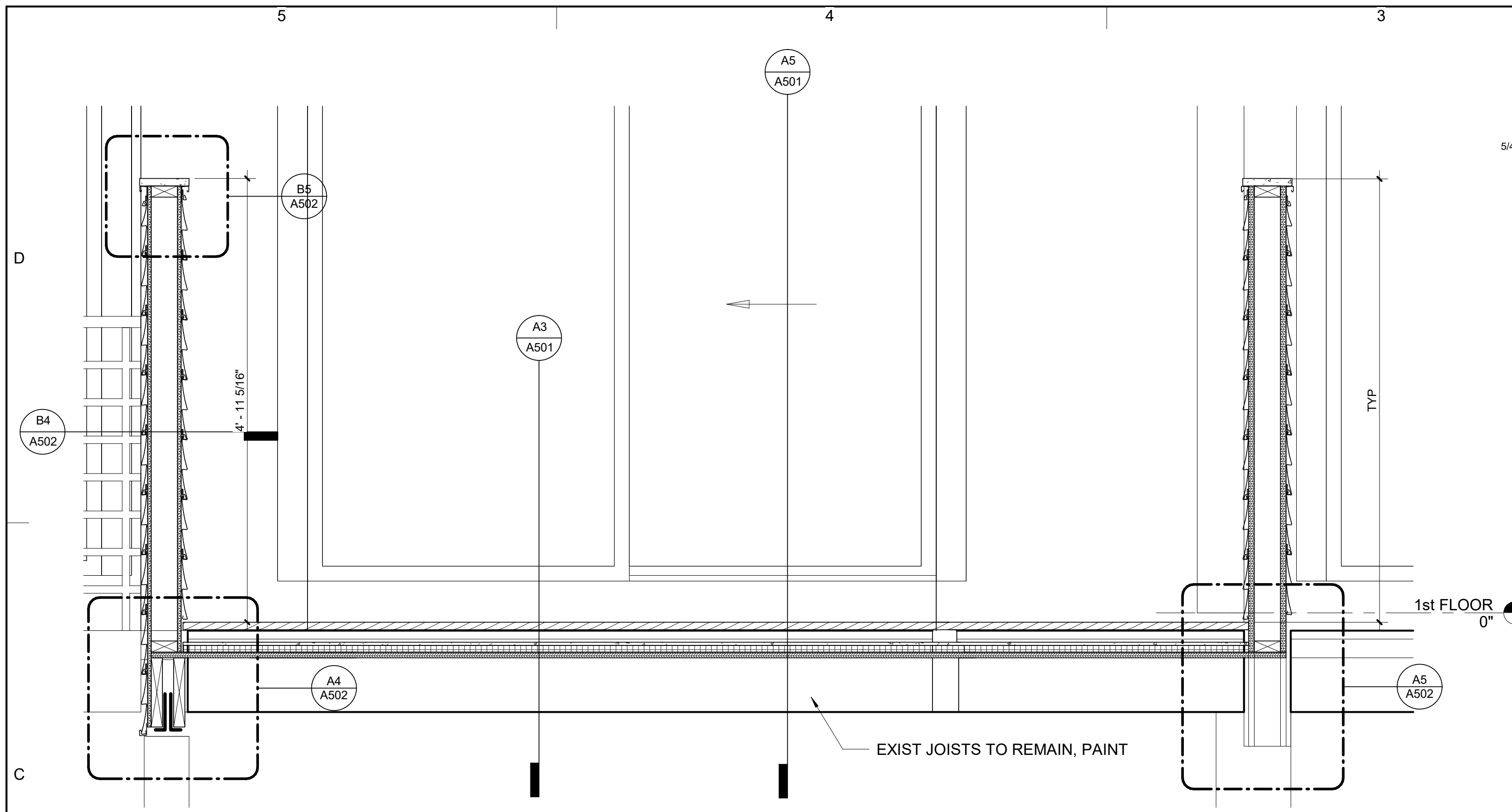


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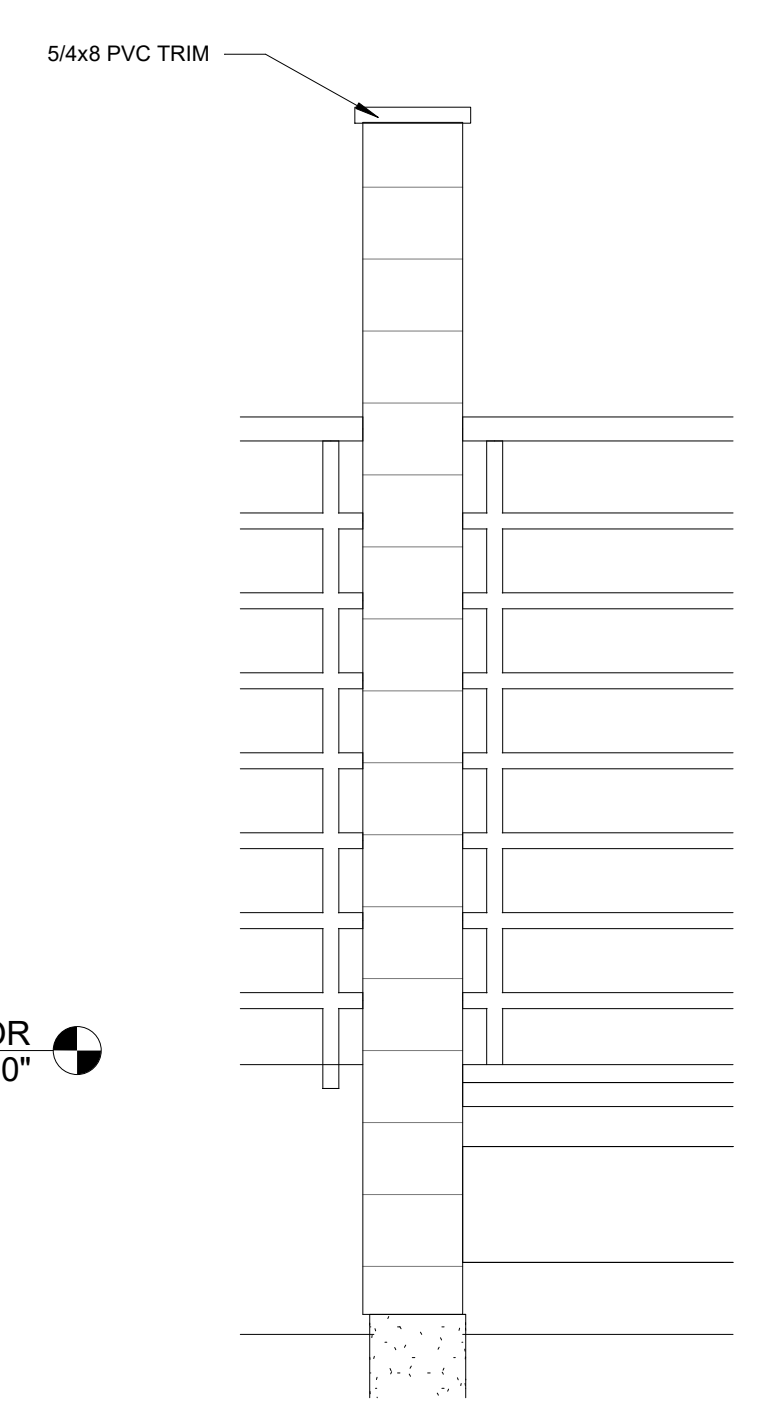
SHEET TITLE
BUILDING E - SECTION

A302

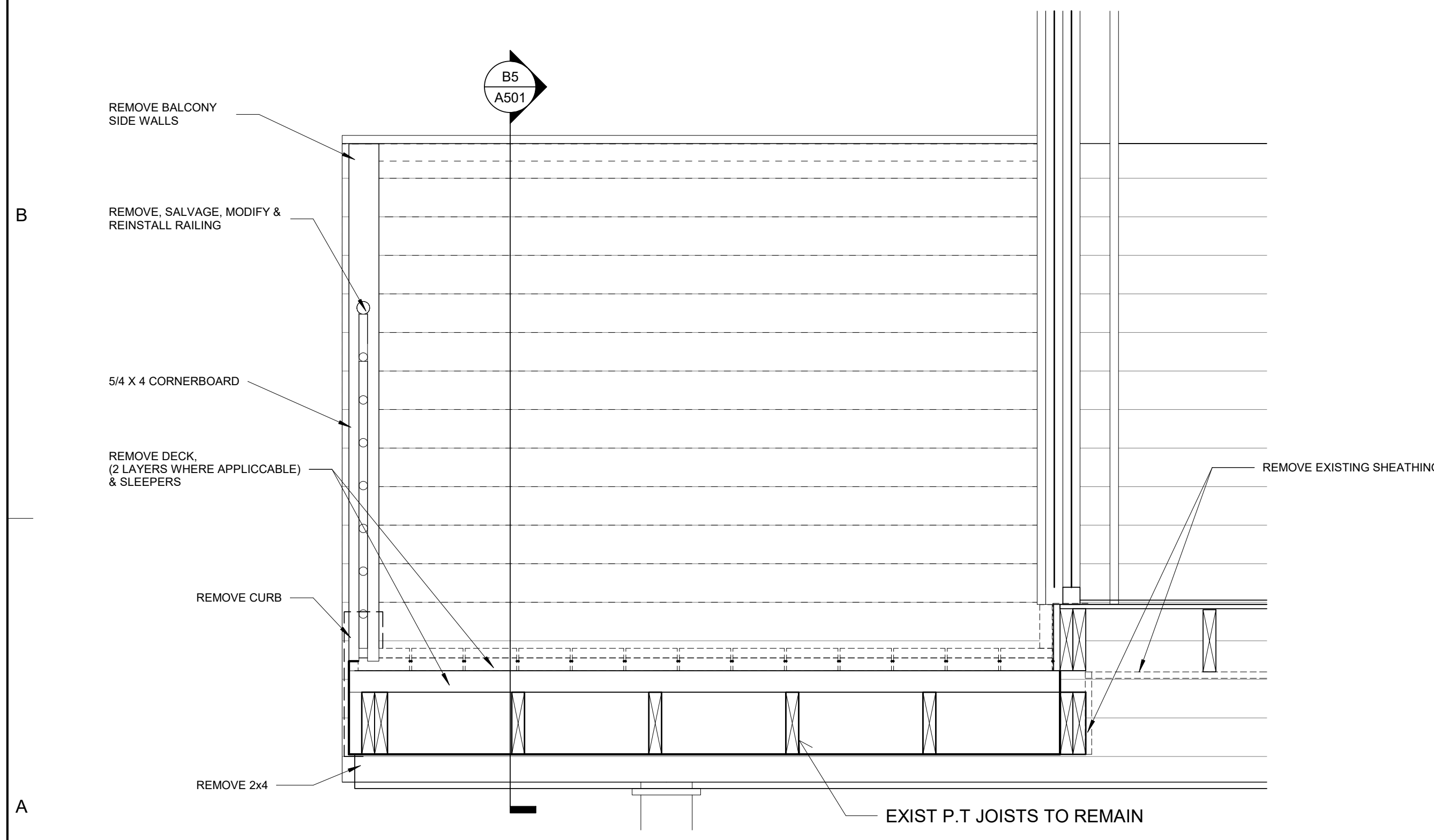
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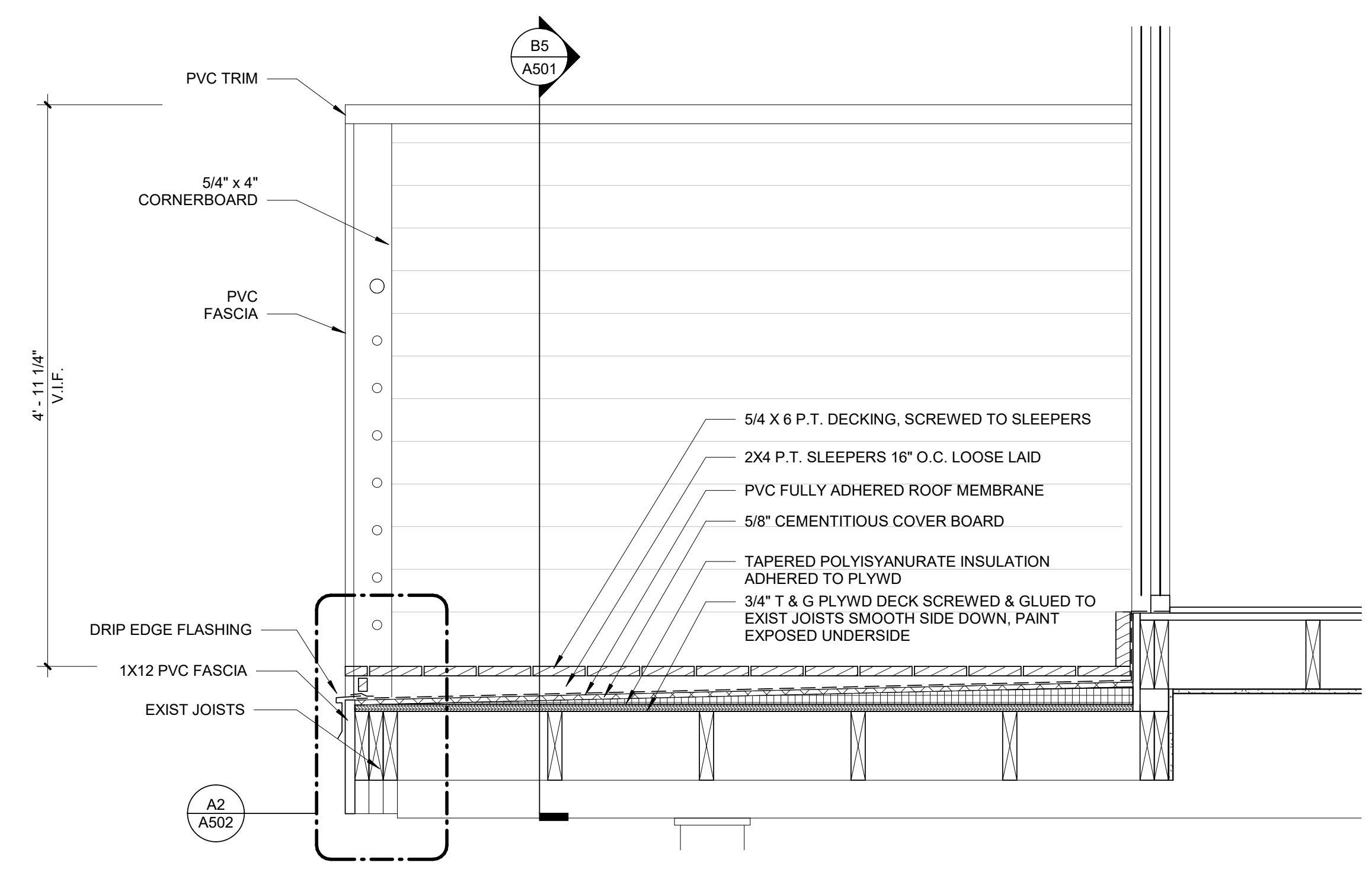
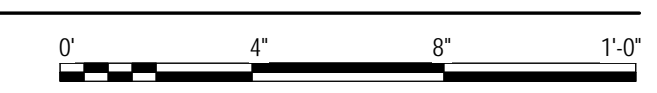
B5 TYPICAL LONGITUDINAL SECTION @ BALCONY
1" = 1'-0"



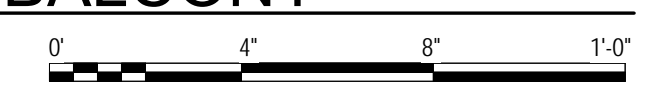
B3 TYPICAL BALCONY WALL FASCIA
1" = 1'-0"

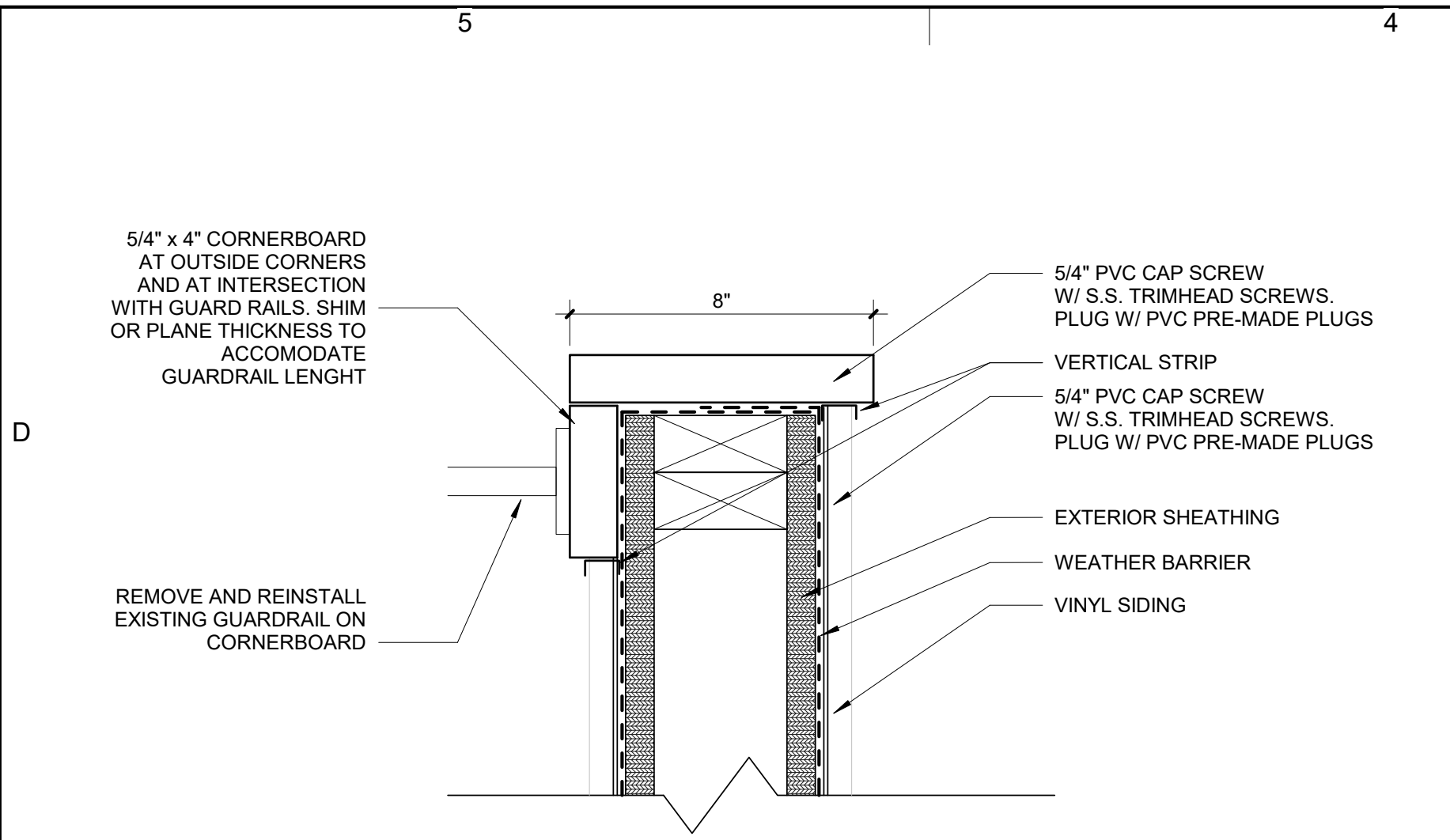


A5 DEMO CROSS SECTION @ BALCONY
1" = 1'-0"

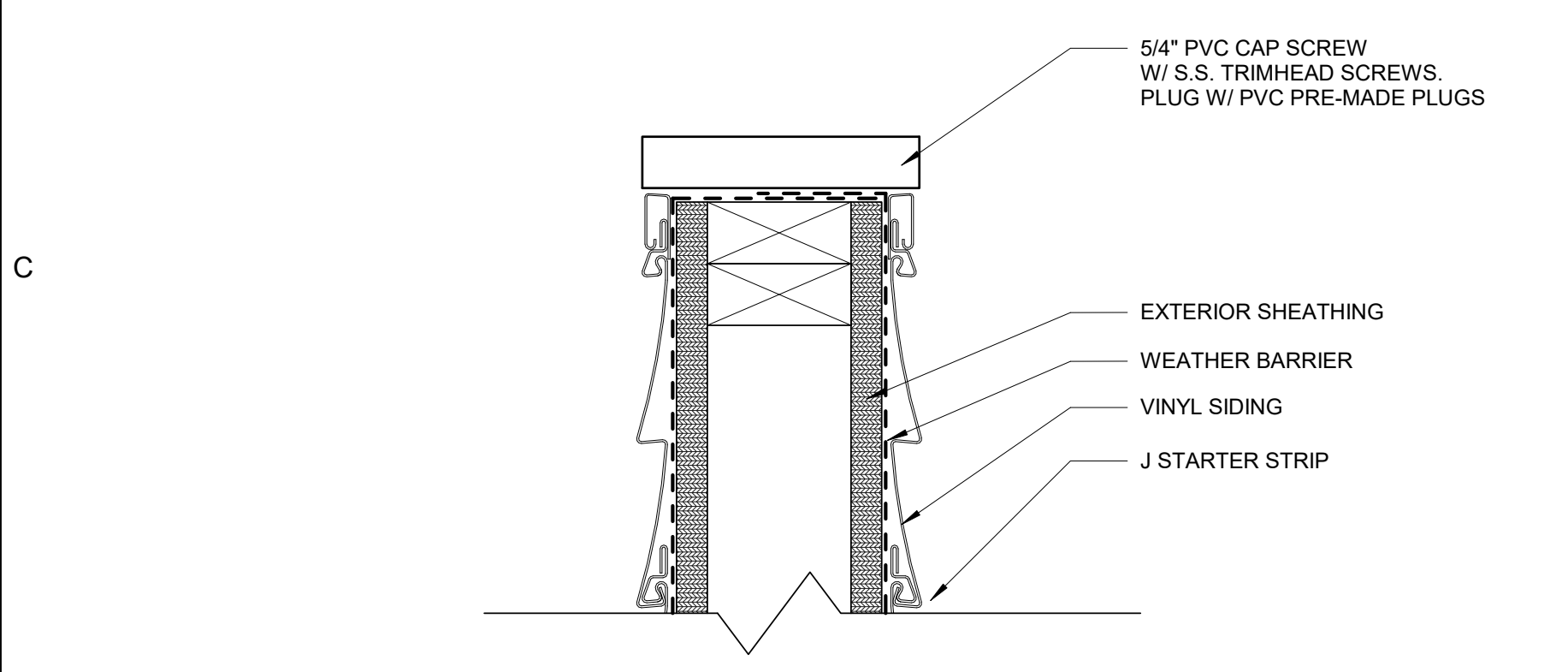


A3 PROPOSED CROSS SECTION @ BALCONY
1" = 1'-0"

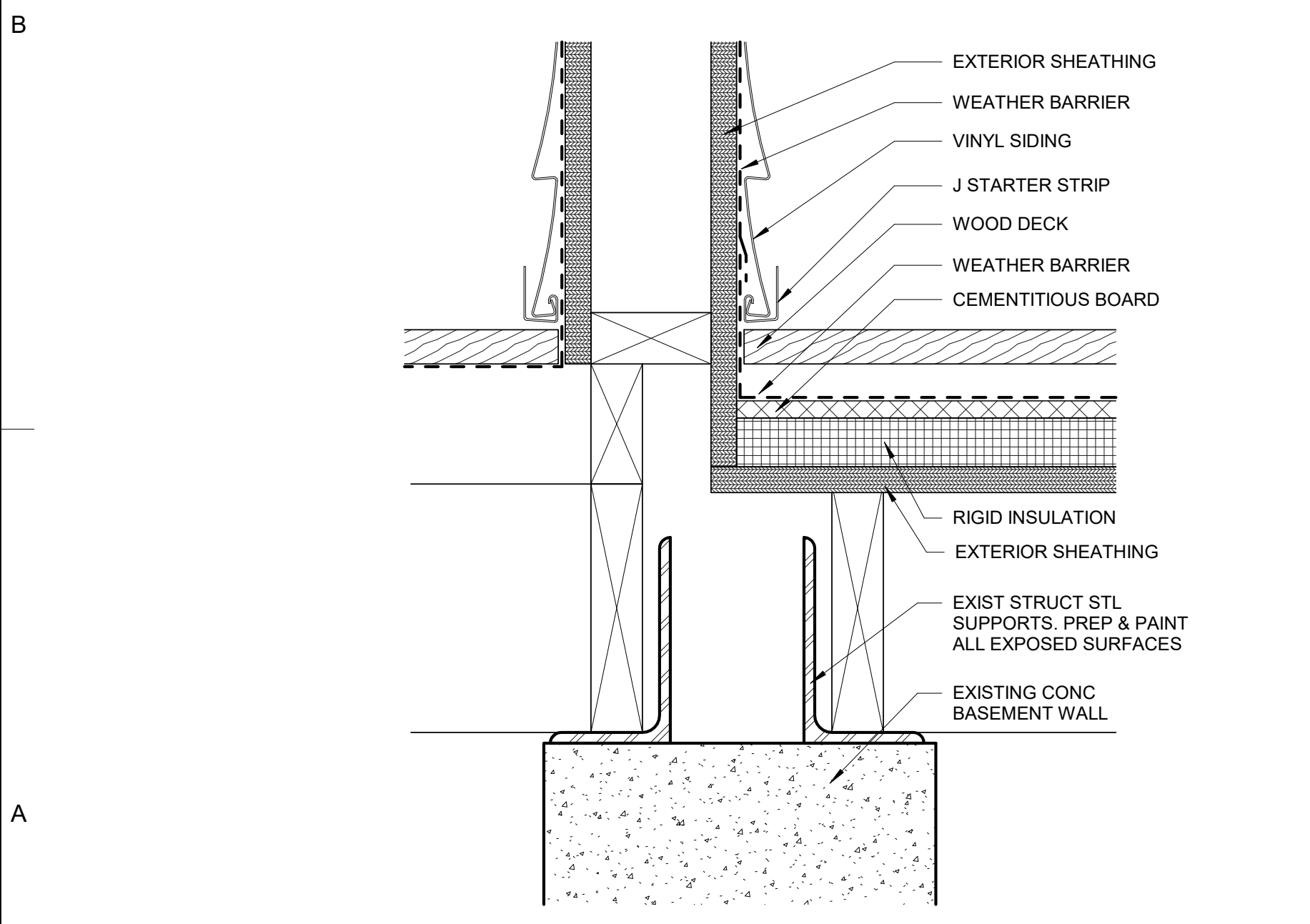




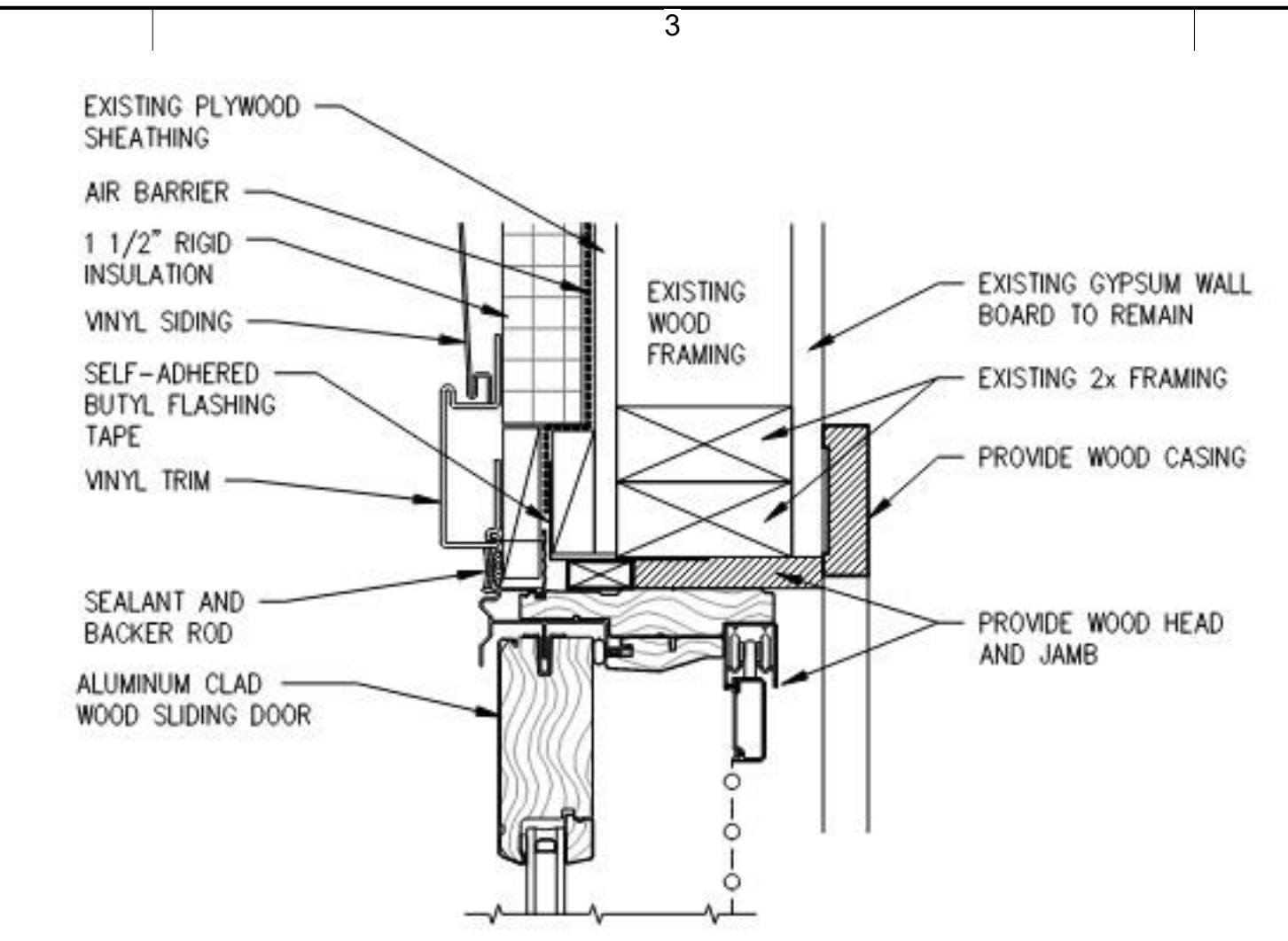
D5 PLAN DETAIL @ BALCONY WALL END
3" = 1'-0"



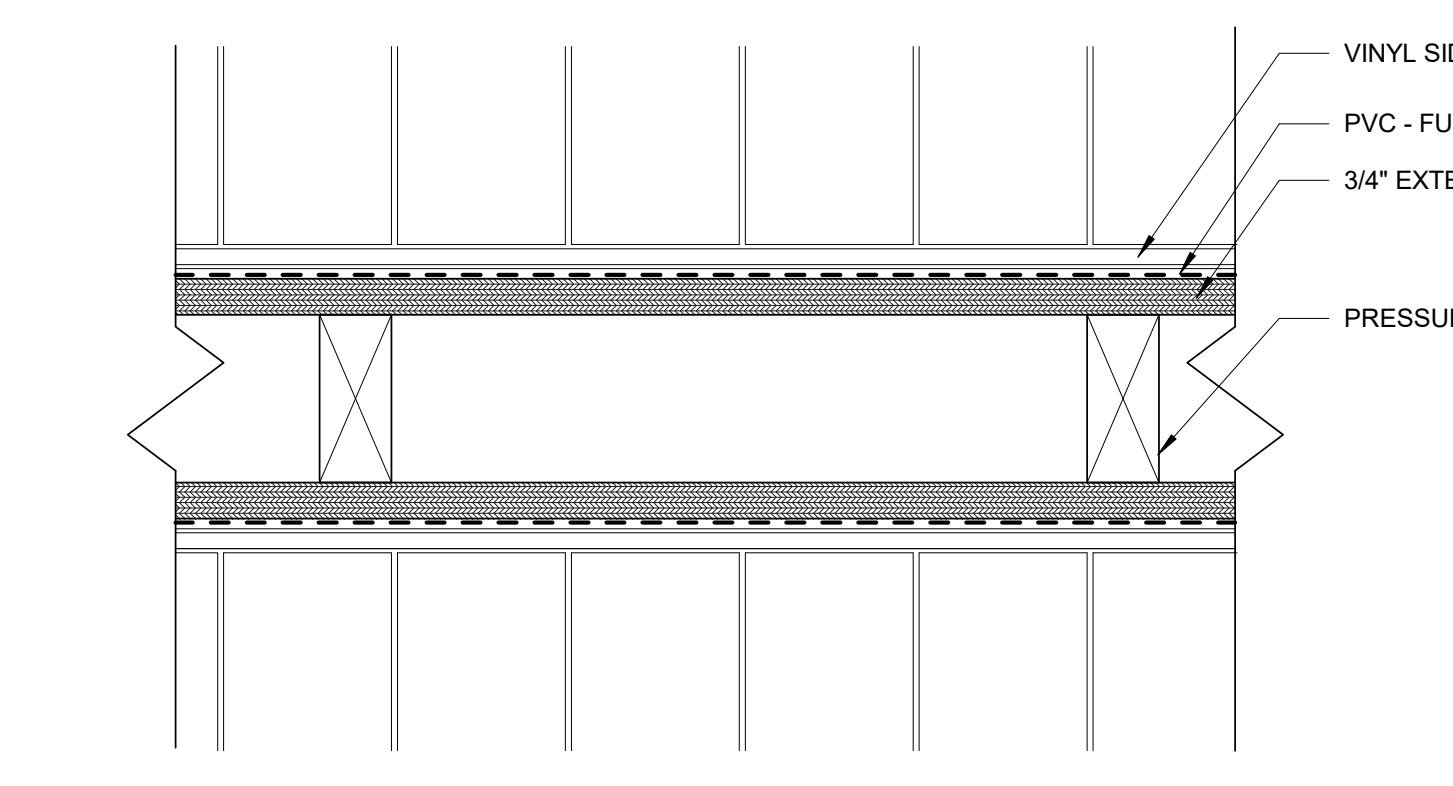
B5 DETAIL @ BALCONY WALL TOP
3" = 1'-0"



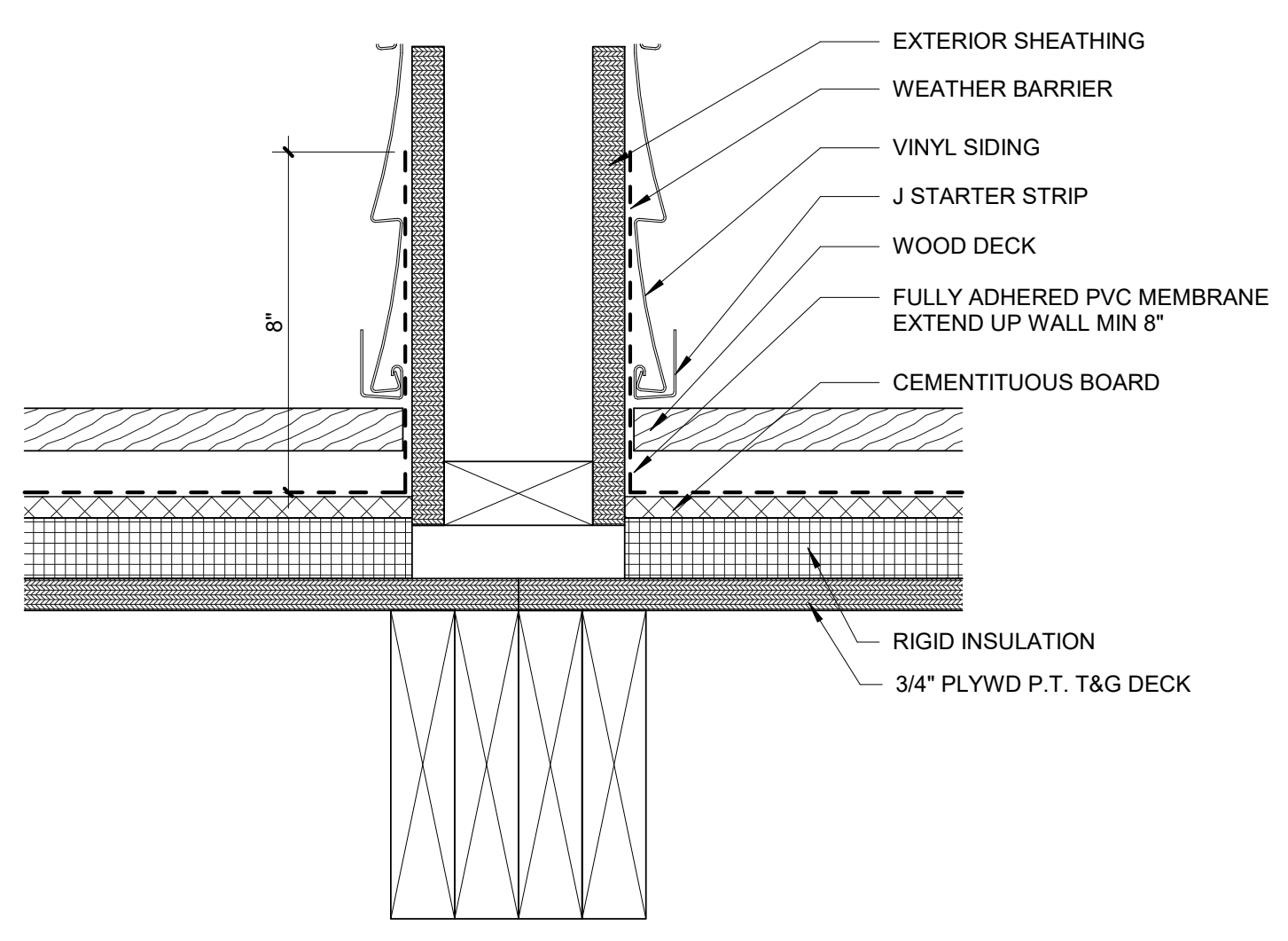
A5 DETAIL @ BALCONY WALL BASE 1
3" = 1'-0"



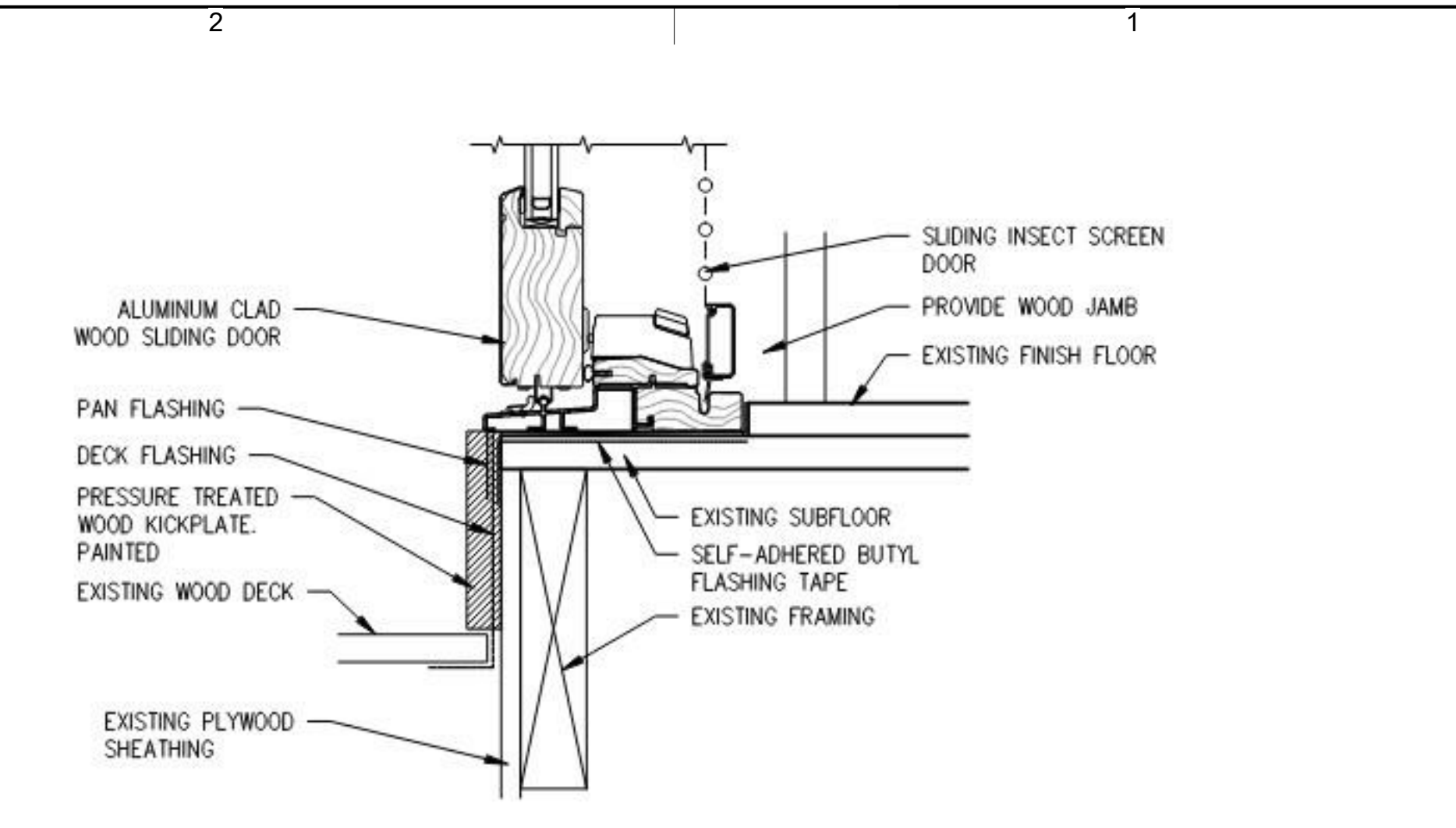
D4 SLIDING DOOR HEAD DETAIL
1 1/2" = 1'-0"



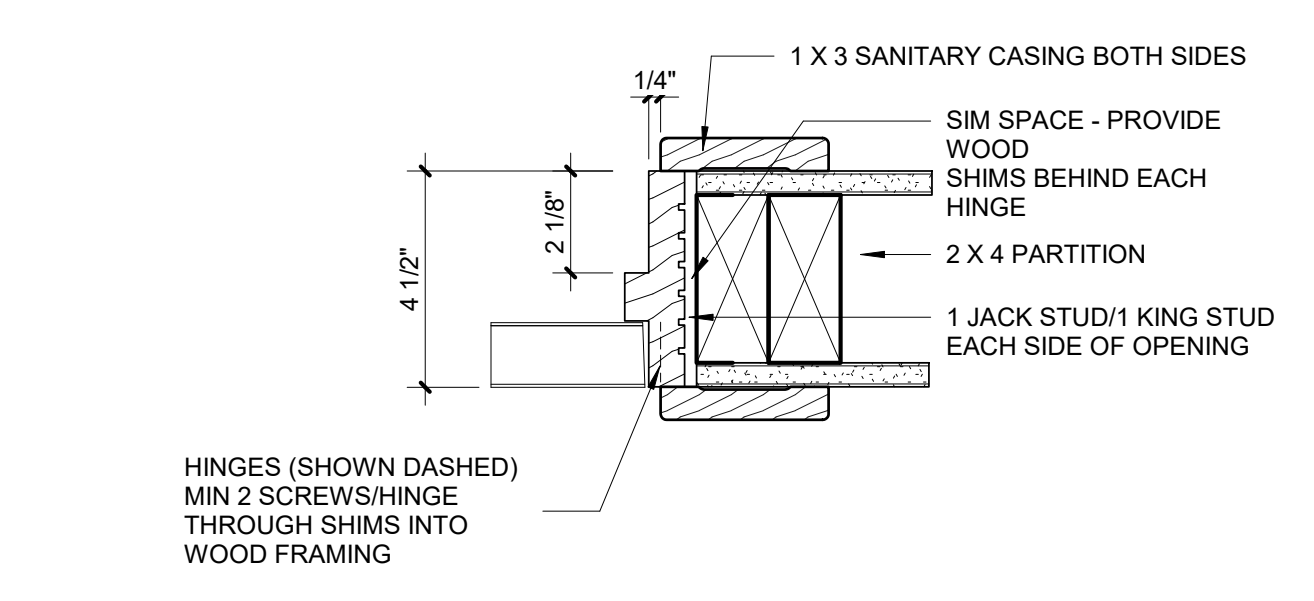
B4 PLAN DETAIL @ BALCONY WALL
3" = 1'-0"



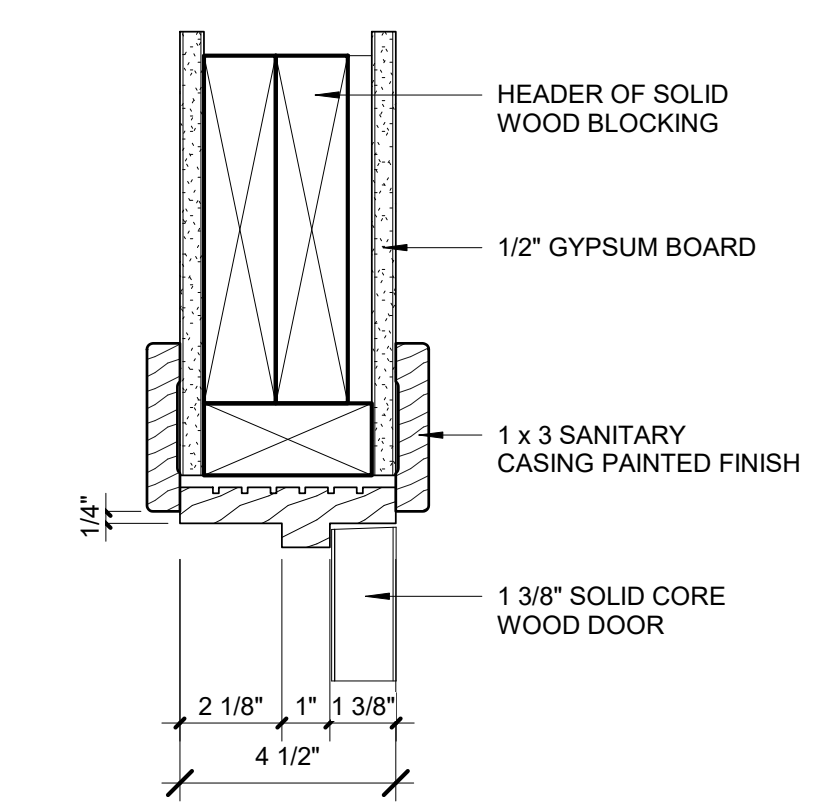
A4 DETAIL @ BALCONY WALL BASE 2
3" = 1'-0"



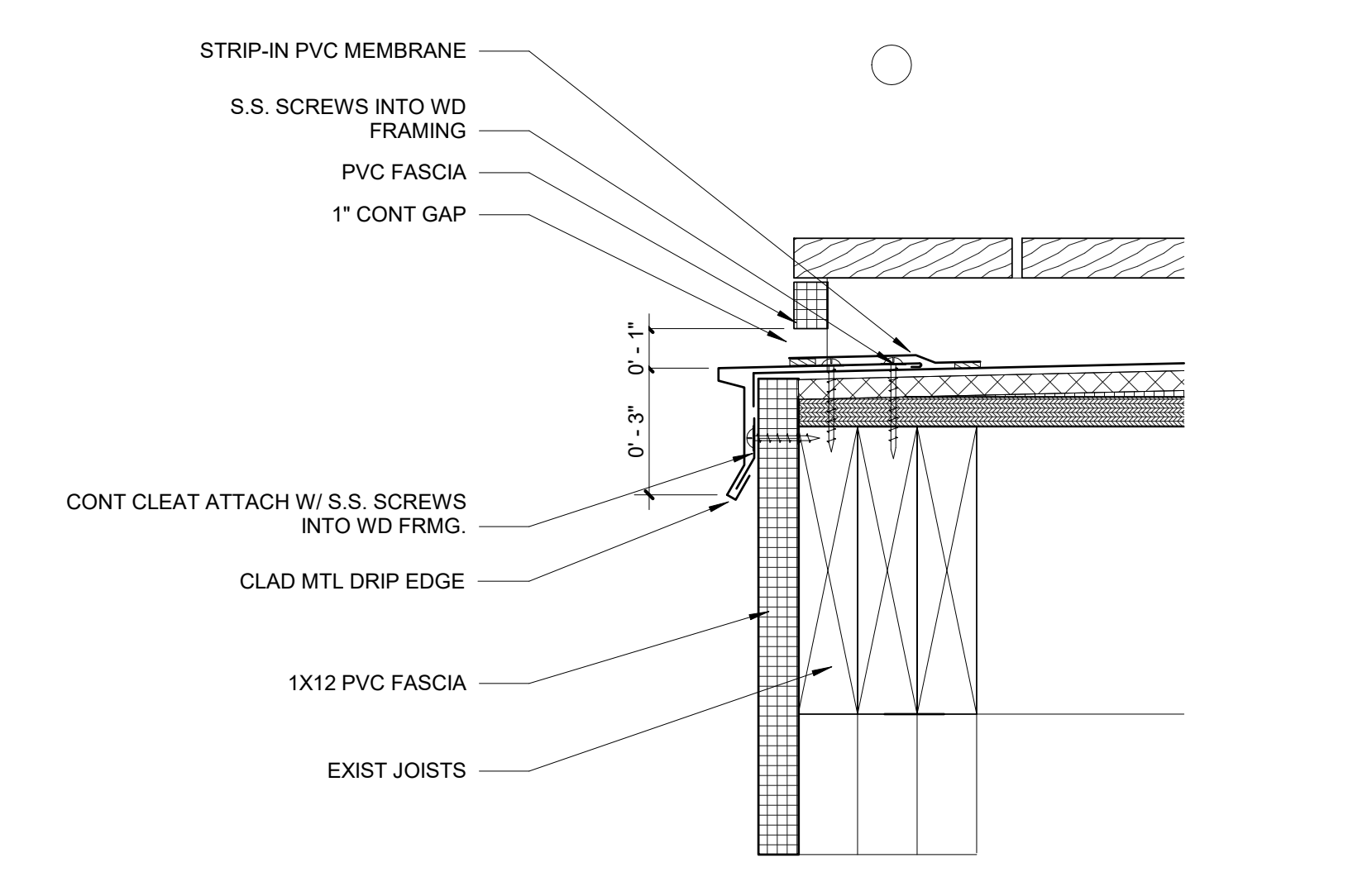
D2 SLIDING DOOR SILL DETAIL
3" = 1'-0"



C2 TYP. DOOR JAMB
3" = 1'-0"



B2 TYP DOOR HEAD
3" = 1'-0"



A2 PROPOSED CROSS SECTION @ BALCONY - Callout 1
3" = 1'-0"

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HOUSING AUTHORITY OF NEW HAVEN
360 ORANGE STREET
NEW HAVEN, CT

ARCHITECT
CWA
CHRISTOPHER WILLIAMS ARCHITECTS, LLC
85 Willow Street New Haven, CT 06511
203 776 0184 www.cwarchitectsllc.com

ENGINEERS

FOR BIDDING
JULY 22 2024

ESSEX TOWNHOUSES FIRE
DAMAGE REPAIR & EXTERIOR
IMPROVEMENTS
1134 Quinipiac Ave, New Haven, CT

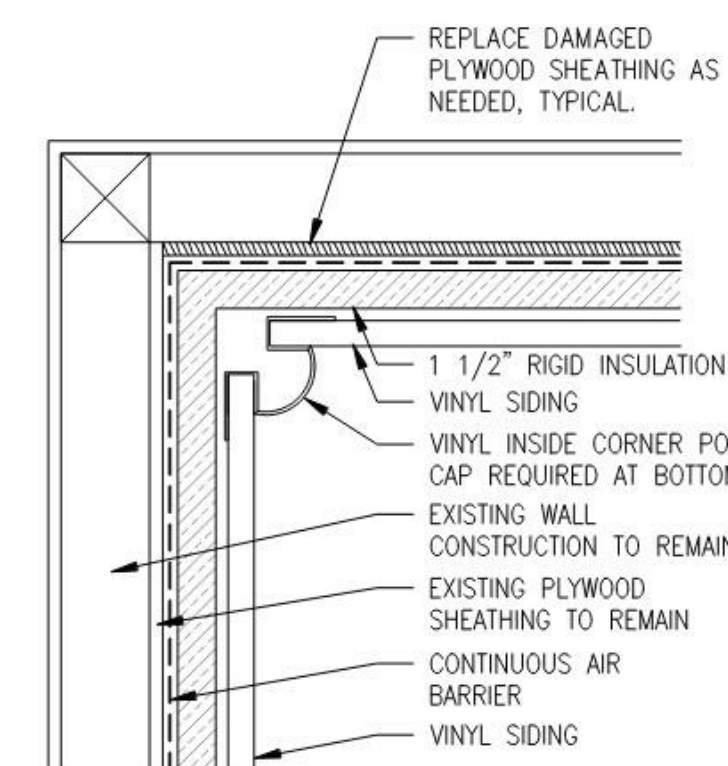
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SHEET TITLE
SIDING & ROOF DETAILS

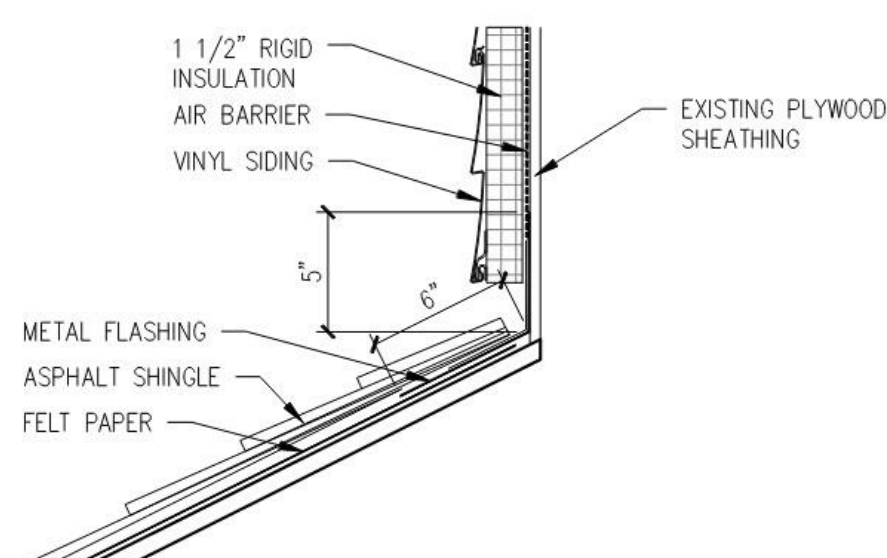
A503

EXTERIOR FINISH SCHEDULE			
ITEM	MANUFACTURER	DESCRIPTION	COLOR SCHEME
VINYL HORIZONTAL SIDING	CERTAINTED	CLASSIC DOUBLE 5" CLAPBOARD - #36122	COLOR 1B
VINYL WINDOW TRIM	CERTAINTED	VYNIL CARPENTRY 3 1/2" LINEAL - #54706	SNOW #31
WINDOW FRAME CLADDING	-	ALUMINUM WINDOW CLADDING (OVER WINDOW FRAME)	WHITE
VINYL OUTSIDE CORNER POST	CERTAINTED	VYNIL CARPENTRY 3/4" CORNERPOST - 3 1/3" X 3 1/3" FACE - MATTE - #51404	SNOW #31
VINYL INSIDE CORNER POST	CERTAINTED	VYNIL CARPENTRY 3/4" INSIDE CORNERPOST - MATTE - #51436	COLOR 1A
VINYL SOFFIT	CERTAINTED	TRIPLE 4" FULLY VENTED UNIVERSAL SOFFIT - #48224	SNOW #31
FASCIA CLADDING	-	ALUMINUM WINDOW CLADDING (OVER FASCIA BOARD) FACTORY APPLIED FINISH	WHITE
GUTTERS AND LEADER	-	ALUMINUM GUTTERS WITH LEAD GUARD AND LEADERS	WHITE
RECTANGULAR GABLE VENT	FYPON	VERTICAL LOUVER - #FLV12X36	FACTORY FINISH (WHITE)

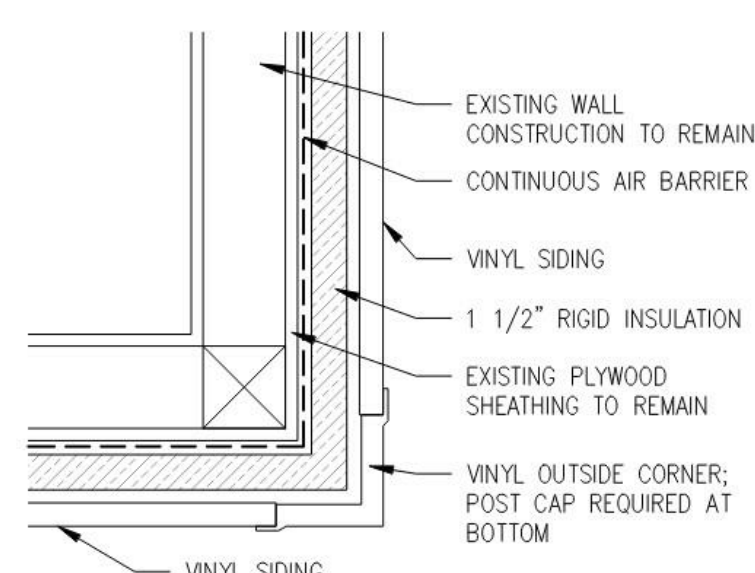
1. VERIFY ALL SIZES & COLORS IN FIELD AND WITH OWNER'S SUBMITTAL RECORDS FROM RECENTLY COMPLETED SIDING, ROOFING & WINDOW REPLACEMENT PROJECT.



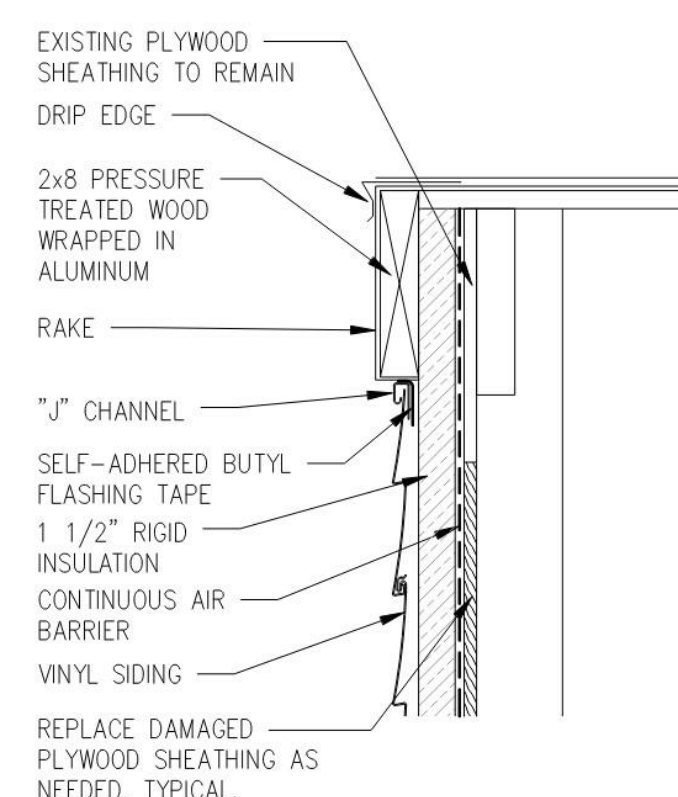
C1 TYP INSIDE CORNER DETAIL
1 1/2" = 1'-0"



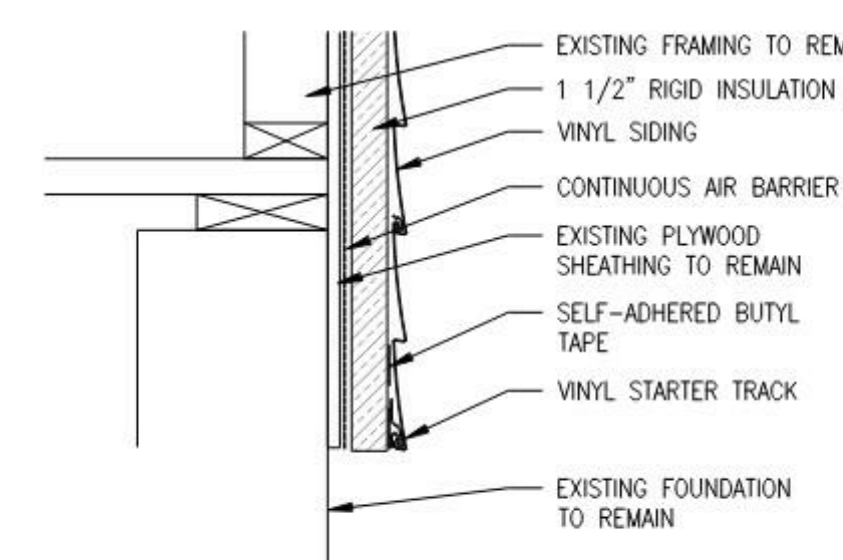
B5 TYP WALL TO ROOF FLASHING DETAIL
1 1/2" = 1'-0"



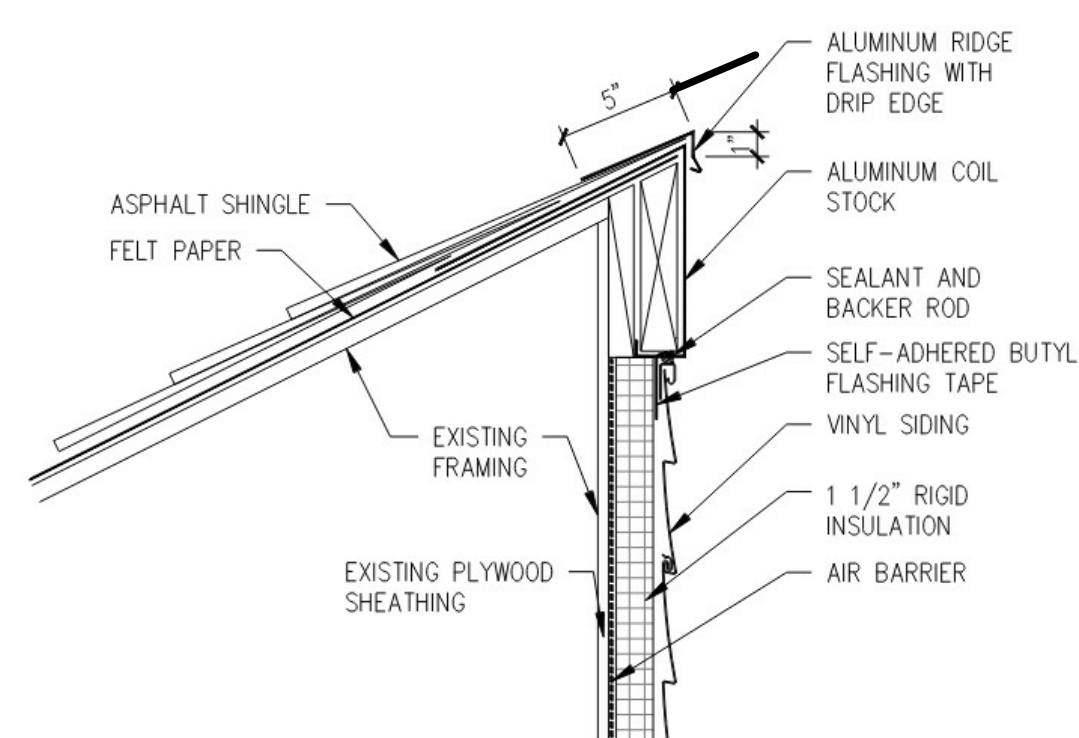
B3 TYP OUTSIDE CORNER DETAIL
1 1/2" = 1'-0"



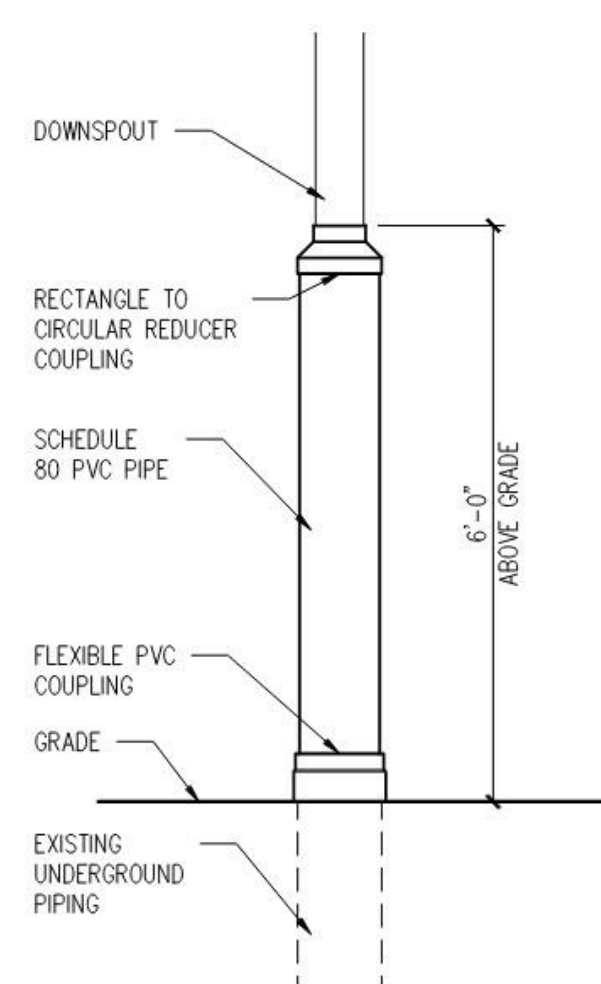
B2 TYP RAKE DETAIL
1 1/2" = 1'-0"



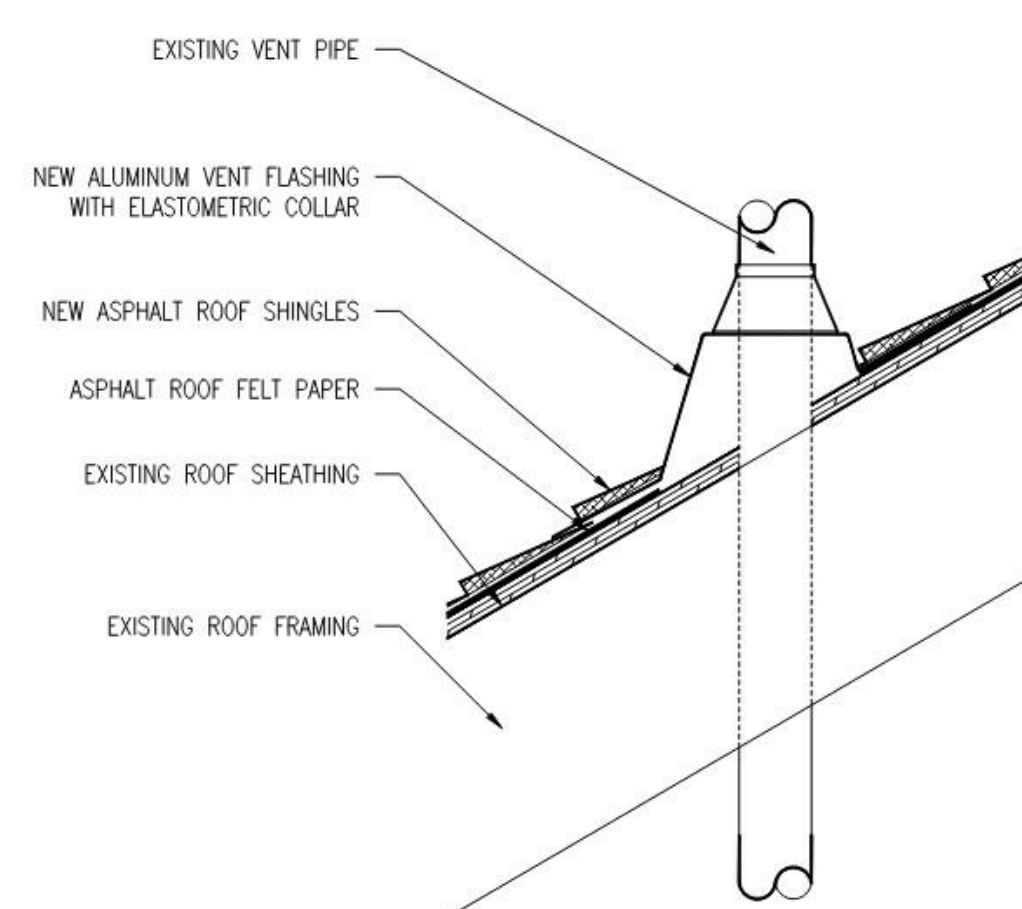
B1 TYP SIDING BASE DETAIL
1 1/2" = 1'-0"



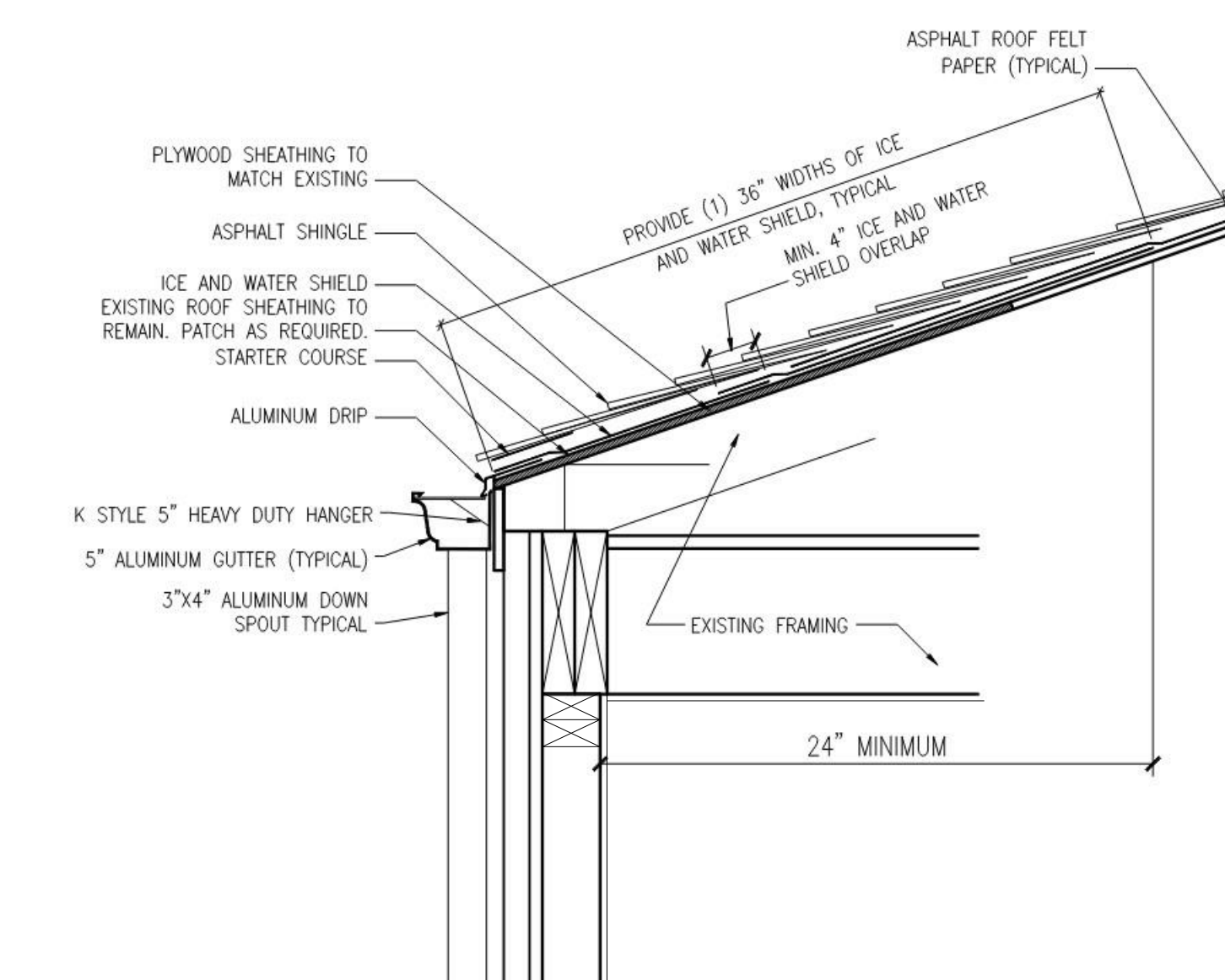
A5 TYP RIDGE FLASHING DETAIL
1 1/2" = 1'-0"



A3 TYP LEADER CONNECTION DETAIL
1/2" = 1'-0"



A2 TYP VENT PIPE DETAIL
1 1/2" = 1'-0"



A1 TYP EAVE CONSTRUCTION DETAIL
1" = 1'-0"

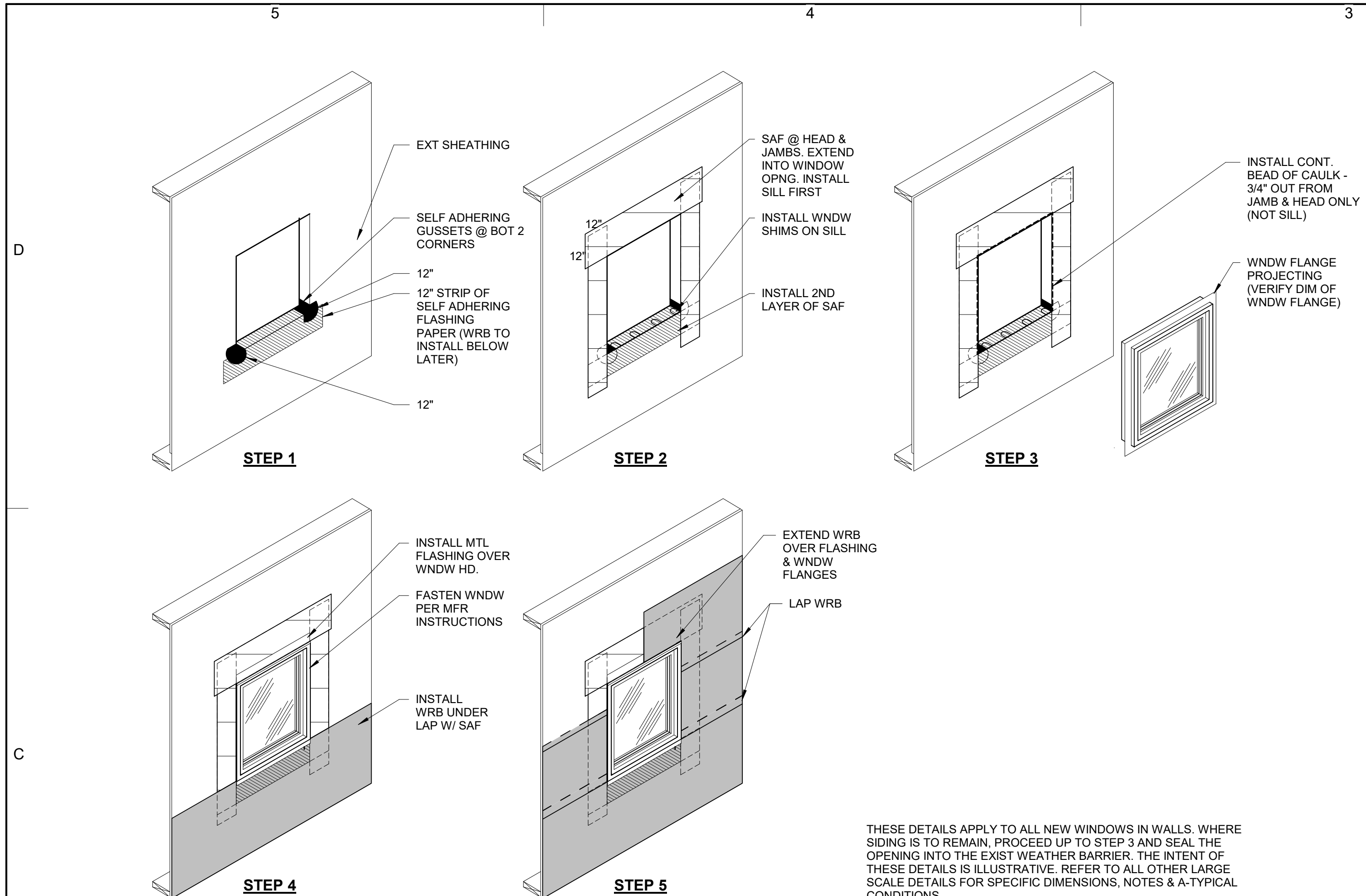
OWNER

HOUSING AUTHORITY OF NEW HAVEN
360 ORANGE STREET
NEW HAVEN, CT

ARCHITECT

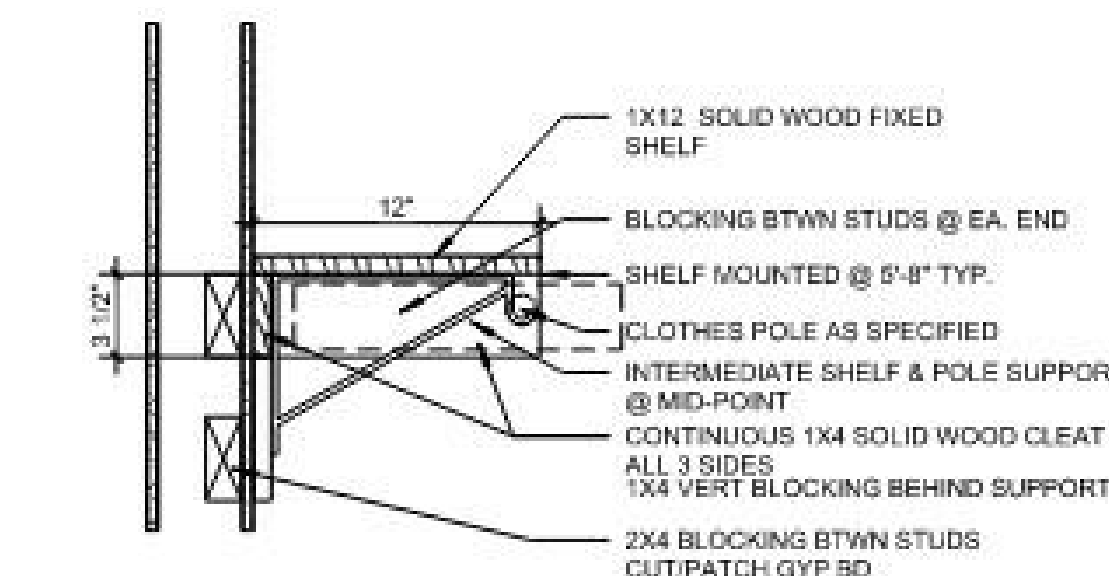
CWA
CHRISTOPHER WILLIAMS ARCHITECTS, LLC
85 Willow Street New Haven, CT 06511
203 776 0184 www.cwarchitectsllc.com

ENGINEERS



C5 FLASHING DIAGRAM - EXTERIOR OPENINGS
1/2" = 1'-0"

D2 LINEN CLOS. SHELF DETAIL
1/2" = 1'-0"

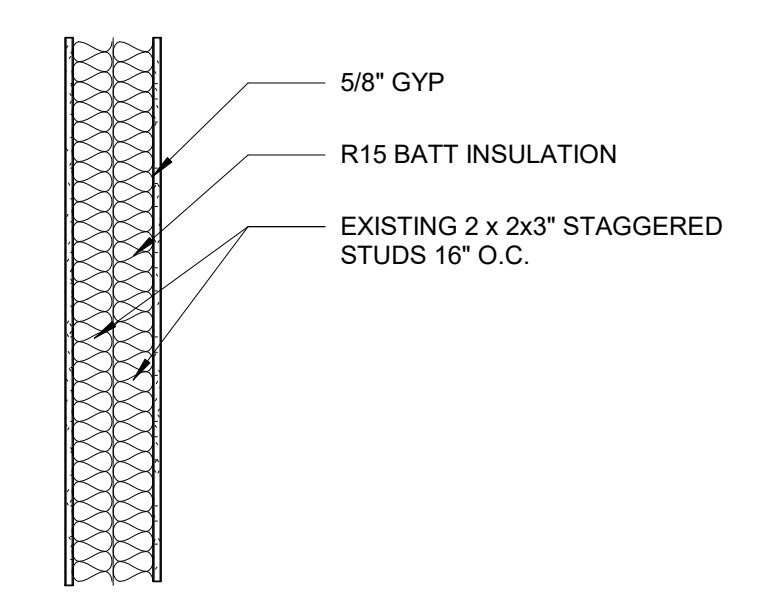


C2 TYP CLOSET SHELF DETAIL
1/2" = 1'-0"

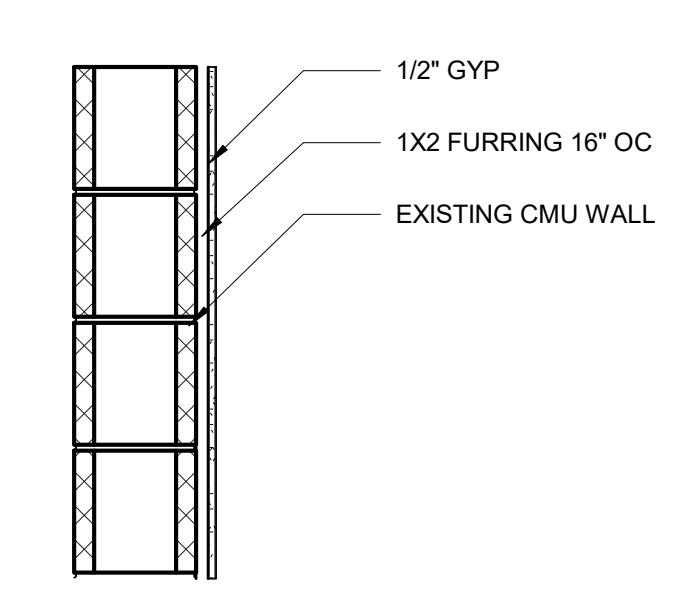
WINDOW SCHEDULE															
MARK	MANUFACTURER	TYPE	Window Type	WIDTH	R.O. WIDTH	R.O. HEIGHT	HEIGHT	WALL THICKNESS	EXTERIOR	INTERIOR	Glazing (Windows)	Head Detail	Jamb Detail	Threshold Detail	Type Comments
AEL	PELLA	3248 CSMT	Impervia Casement	50"	51"	46 1/2"	46"								
AL	PELLA	3248 CSMT	Impervia Casement	50"	51"	46 1/2"	46"								
DER	PELLA	3648 CSMT	Impervia Casement	35"	36"	46 5/8"	46 1/8"								

APPLIANCE SCHEDULE						
Mark	Description	Manufacturer	Model	QTY.	REMARKS	
EQ-1	ELECTRIC RANGE - 30"	HOTPOINT	RBS360DMBB	2		
EQ-3	FRIGIDAIRE 16.3 CU. FT. TOP FREEZER FRIDGE	FRIGIDAIRE	FFHT1621TB	2		

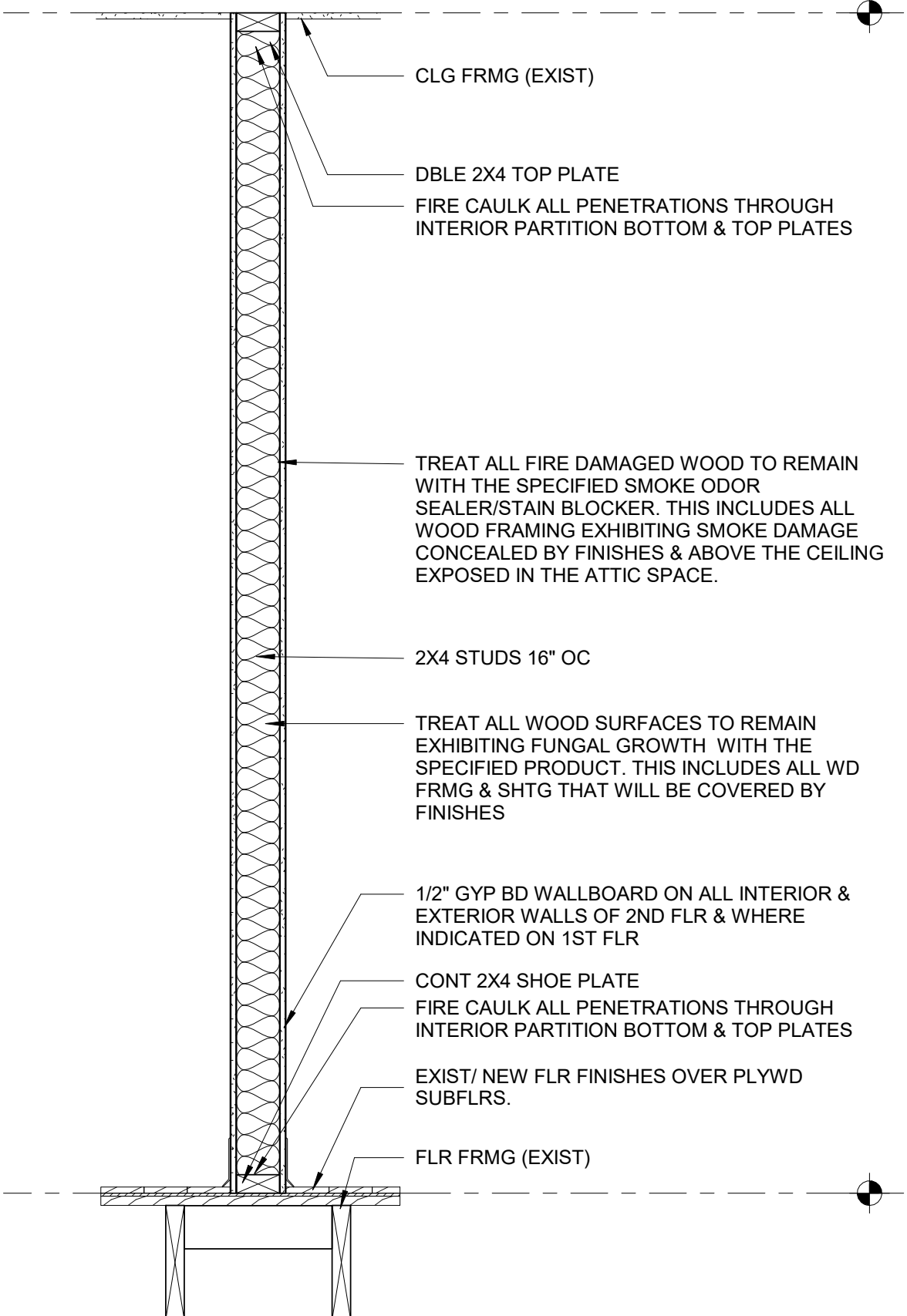
DOOR SCHEDULE									
TYPE MARK	DOOR TYPE	DOOR			THICKNESS	MATERIAL	FINISH	REMARKS	Count
		SINGLE	DOUBLE	CASED OPENING					
28	PELLA IMPERVIA 2 PANEL SLIDING PATIO DOOR		•		72"	80"	3/8"		1
29	PELLA IMPERVIA 2 PANEL SLIDING PATIO DOOR		•		72"	80"	1 3/4"		1
A	SOLID CORE INTERIOR DOOR	•			36"	84"	1 3/4"	•	DOOR FRAMES TO REMAIN
B	SOLID CORE INTERIOR DOOR	•			28"	84"	1 3/4"	•	DOOR FRAMES TO REMAIN
C	SOLID CORE INTERIOR DOOR	•	<varies>		30"	84"	1 3/4"	•	DOOR FRAMES TO REMAIN
F	FIBERGLASS ENTRY DOOR	•			30"	84"	1 3/4"	•	
G	MAGIC-GLIDE BI FOLD CLOSET DOORS	•			72"	80"	1 3/4"	•	DOOR FRAMES TO REMAIN



A1 PARTITION TYPE 1
1" = 1'-0"



A2 PARTITION TYPE 2
1" = 1'-0"



A3 PARTITION TYPE 3
1" = 1'-0"

PARTITION TYPES ARE FOR REFERENCE FOR REPAIR & PARTIAL REPLACEMENT INFORMATION

FOR BIDDING
JULY 22 2024

ESSEX TOWNHOUSES FIRE DAMAGE REPAIR & EXTERIOR IMPROVEMENTS
1134 Quinipiac Ave, New Haven, CT

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SHEET TITLE
INTERIOR DETAILS



GENERAL NOTES

- The intent of the Contract Documents is to include all items necessary for the proper execution and completion of all Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. Where a conflict within the Contract Documents exists, the Contractor shall provide the better quality or greater quantity of work in accordance with the Architect's resolution without any increase in the Contract sum. Organization of the Specifications into divisions, sections and articles, and arrangement of sheets shall not control the Contractor in dividing the work among subcontractors, or in establishing the extent of Work to be performed by any trade.
- REFERENCE KEY NOTES and SHEET KEY NOTES are intended to indicate and clarify the extent and requirements of the Work; they do not indicate every location or occurrence of required Work. The lack of a key note to an individual item of Work will not relieve the Contractor of responsibility to execute that Work as part of the Contract when the requirement for that Work can be logically inferred by other parts of the Contract Documents
- Do not scale drawings, except for estimation and approximation purposes.
- This is an existing building; all conditions and critical dimensions must be field verified.

KEYNOTES

- D5.10 PROVIDE NEW SURFACE MTD LIGHT FIXTURE. PROVIDE NEW WIRING FROM SWITCH TO FIXTURE
- D5.11 RUN WIRE ABOVE CLG. PROVIDE CUTTING & PATCHING OF GYP BD TO CONCEAL WIRING
- D5.13 CLG MTD WIREMOLD
- D5.21 PROVIDE NEW POWER WIRING TO SMOKE ALARMS & CO DETECTORS. INTERCONNECT ALL, SO IF ONE IS ACTIVATED WITHIN A DWELLING UNIT, ALL ARE ACTIVATED WITHIN THE SAME UNIT.
- D5.22 CONNECT TO EXIST UNSWITCHED CONSTANTLY POWERED LIGHTING CIRCUIT NEARBY
- D5.26 EXIST ELECTRICAL PANEL TO REMAIN

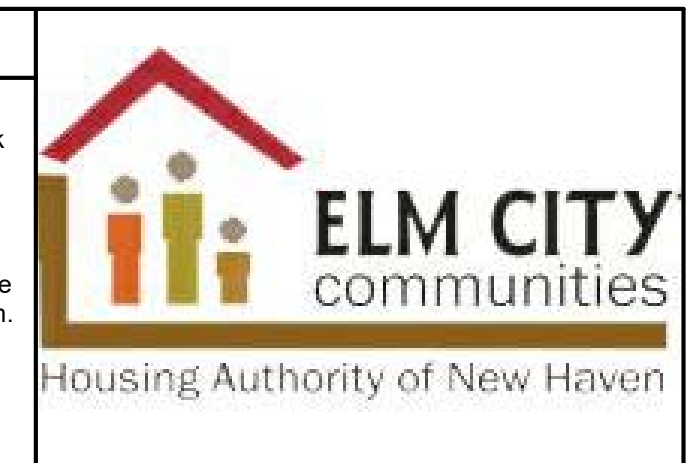
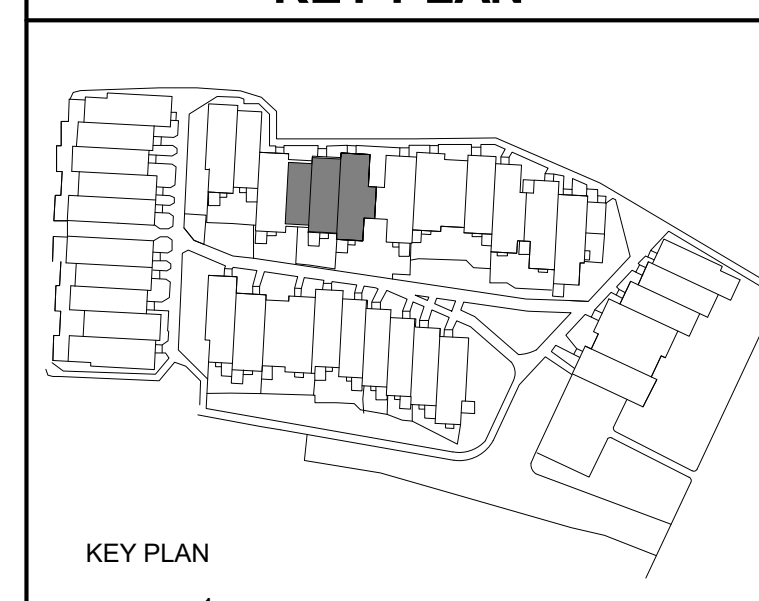
APPLICABLE CODES

- IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR:
- TO BE A FULLY LICENSED UNLIMITED ELECTRICAL CONTRACTOR HOLDING AN E-1 LICENSE BY THE STATE OF CONNECTICUT.
 - EMPLOYEES OF THE ELECTRICAL CONTRACTOR SHALL, AT A MINIMUM HOLD A STATE OF CONNECTICUT E-2 UNLIMITED ELECTRICAL JOURNEYPERSON LICENSE.
 - TO BE FULLY KNOWLEDGEABLE OF THE CURRENT CODES APPLICABLE TO THE WORK SPECIFIED HEREIN, REGARDLESS OF WHAT IS CONSTRUED TO BE INDICATED IN THESE PLANS AND SPECIFICATIONS AND REGARDLESS OF EXISTING CONDITIONS AND INSTALLATIONS.
 - SHALL OBTAIN ELECTRICAL PERMITS AND REQUIRED INSPECTIONS BY THE AHJ FOR EACH ADDRESS INCLUDED HEREIN
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PLAN SYMBOL LEGEND

- S/B-X** - EXISTING BATTERY POWERED SMOKE ALARM REMOVE. REMOVE FASTENER & PATCH/PAINT CLG/WALL
 - S-X** - EXISTING 120V HARD WIRED SMOKE ALARM. REMOVE DEVICE, BACK BOX, WIRE & PROVIDE BLANK COVER PLATE UNLESS IT IS NOTED TO PATCH CLG/WALL OR UNLESS DEVICE IS BEING REPLACED IN SAME LOCATION.
 - CO-X** - EXISTING CARBON MONOXIDE DETECTOR. REMOVE DEVICE, BACK BOX, WIRING & PROVIDE BLANK COVER PLATE UNLESS IT IS NOTED TO PATCH CLG/WALL OR UNLESS DEVICE IS BEING REPLACED IN SAME LOCATION.
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 - S-N** - NEW SMOKE ALARM, 120V HARD WIRED.
 - S/CO-N** - NEW COMBO SMOKE/CO ALARM, 120V HARD WIRED.
 - E** - ELECTRICAL PANEL. VERIFY DWELLING SERVED IN 2 & 3 FAMILY DWELLINGS.
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 - VERIFY LOCATIONS PER DEVICE LOCATION LIMITATIONS. IF RELOCATION IS REQUIRED; REMOVE DEVICE, BACK BOX & WIRING & PATCH CEILING OR WALL.

KEY PLAN



OWNER
HOUSING AUTHORITY OF NEW HAVEN
360 ORANGE STREET
NEW HAVEN, CT

ARCHITECT
CWA
CHRISTOPHER WILLIAMS ARCHITECTS, LLC
85 Willow Street
203 776 0184
New Haven, CT 06511
www.cwarchitectsllc.com

ENGINEERS

FOR BIDDING
JULY 22 2024

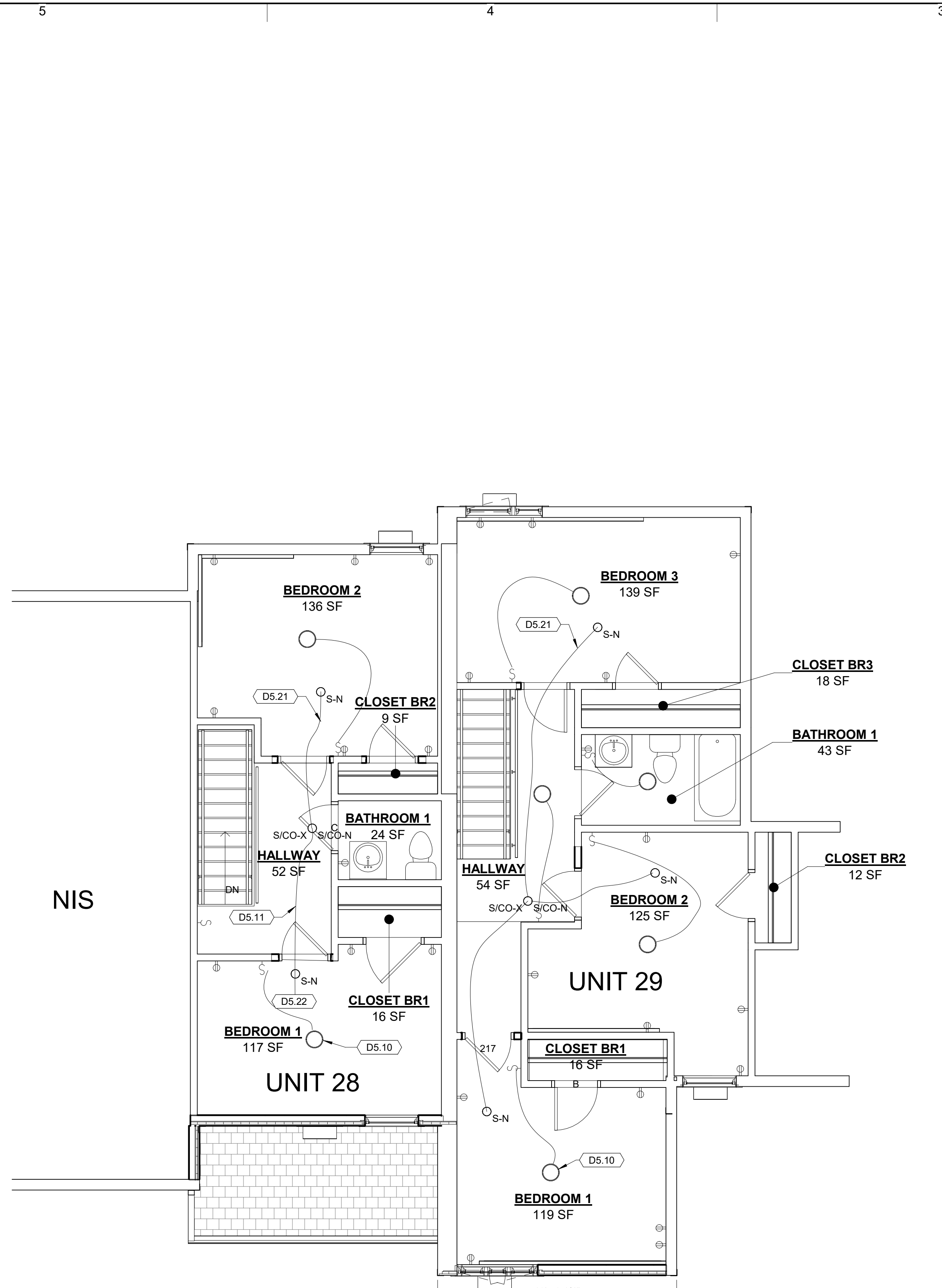
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SHEET TITLE
UNIT 28 & 29 BASEMENT & 1ST FL PLANS

MEP 101



A5 UNIT 28 & 29 2ND FLOOR PLAN
1/4" = 1'-0"

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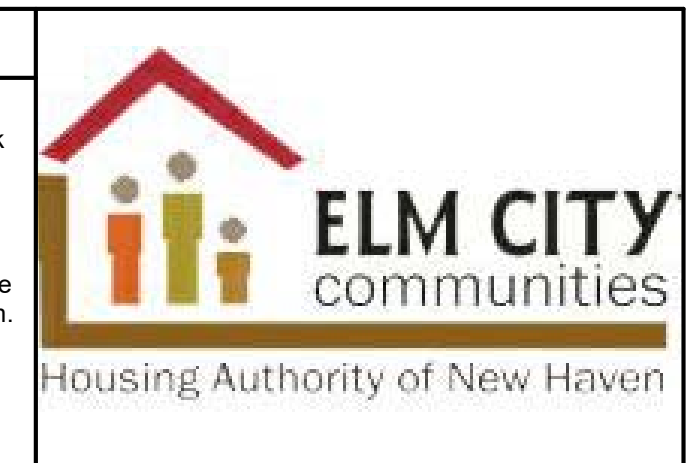
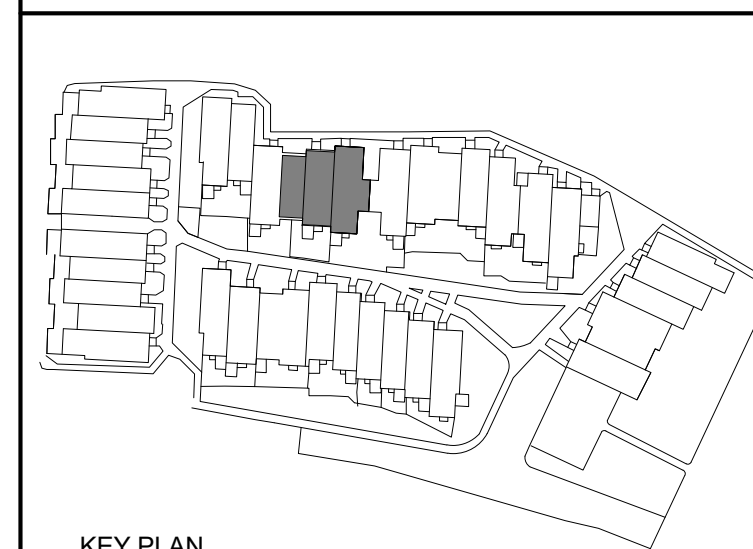
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ARCHITECT

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ENGINEERS

FOR BIDDING

JULY 22 2024

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1134 Quinipiac Ave, New Haven, CT

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UNIT 28 & 29 2ND FLOOR MEP PLAN

MEP 102