

◊

W H A L L E Y   A V E .   A B A T E M E N T

◊

OWNER & CO - DEVELOPER

ST. LUKE'S DEVELOPMENT CORPORATION (SLDC)  
111 WHALLEY AVENUE  
NEW HAVEN, CONNECTICUT 06511

129 WHALLEY AVENUE  
NEW HAVEN, CONNECTICUT 06511

DEVELOPER

THE GLENDOWER GROUP, INC.  
360 ORANGE STREET  
NEW HAVEN, CONNECTICUT 06511

DRAWING LIST

COVER

- HMI.1

ENVIRONMENTAL ABATEMENT PLANS
- HMI.2

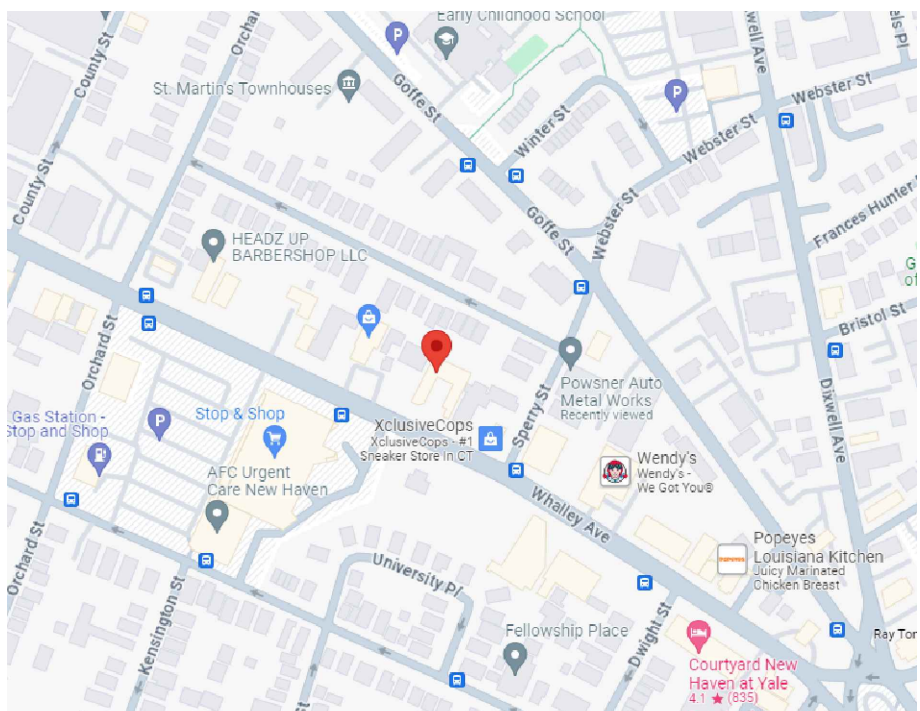
ENVIRONMENTAL ABATEMENT PLANS
- HMI.3

ENVIRONMENTAL ABATEMENT PLANS
- DI.1

PHASE 1 & 2 DEMOLITION PLANS
- DI.2

PHASE 3 DEMOLITION PLANS

LOCATION



129 WHALLEY AVENUE  
NEW HAVEN, CONNECTICUT

JUNE 16, 2025: BID SET

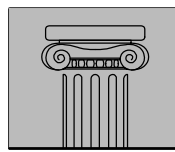
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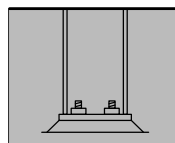
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PROJECT:

WHALLEY  
AVENUE  
DEVELOPMENT

117 WHALLEY AVENUE  
NEW HAVEN, CT

ISSUE	DATE	DESCRIPTION
	6/16/25	BID SET

PHASE:

BID SET

PAUL B. BAILEY  
• ARCHITECT •

110 AUDUBON STREET  
NEW HAVEN, CONNECTICUT 06510  
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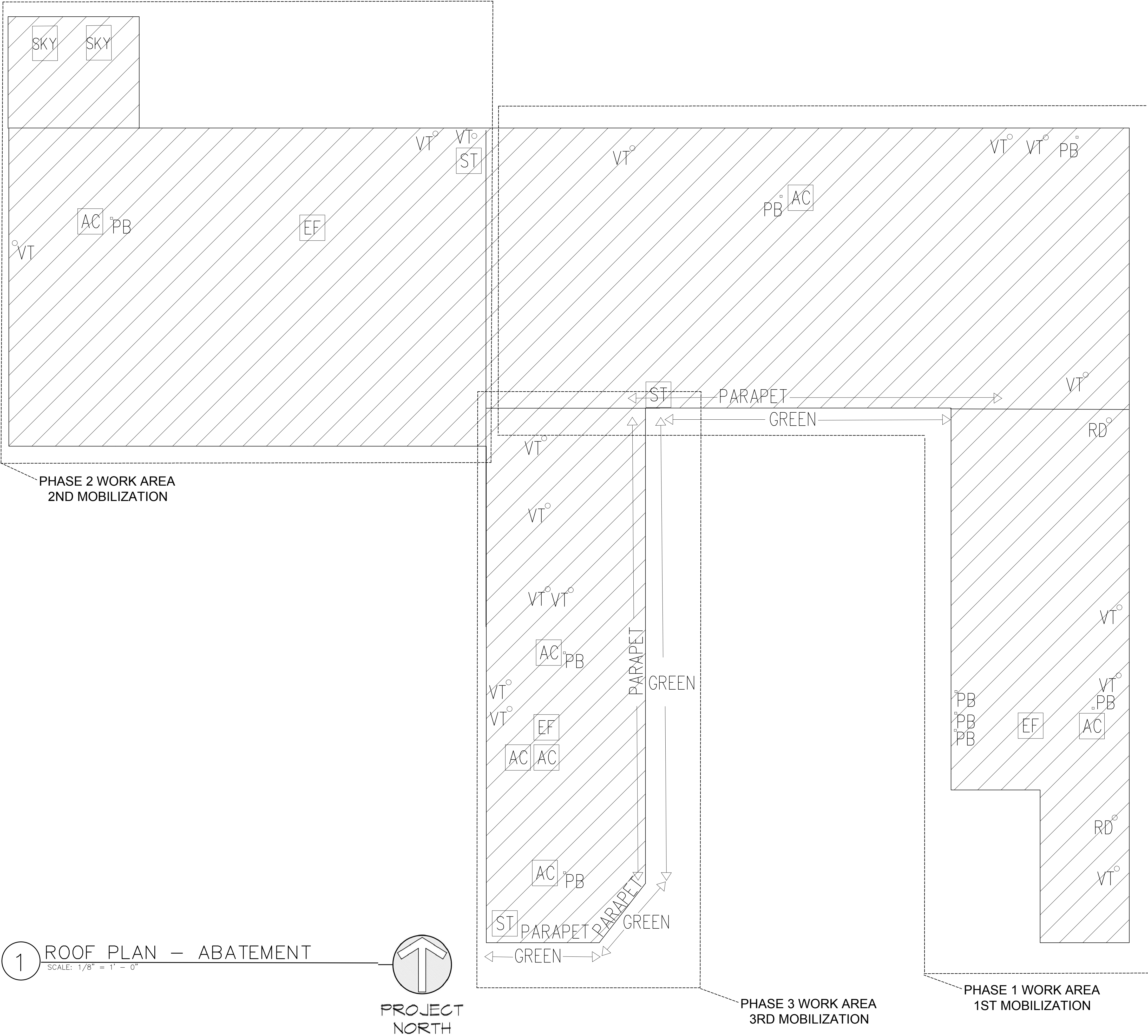
DATE: 06/02/25	DRAWN BY:
SCALE:	CHECKED BY:
JOB NO: 20-047	

DRAWING NAME:

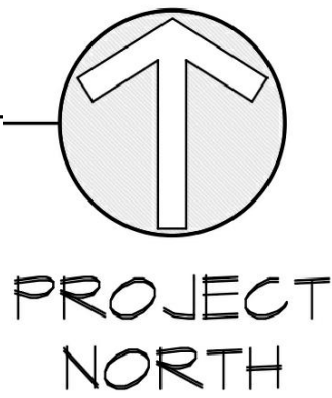
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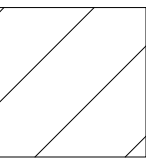
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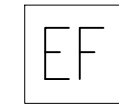
1 ROOF PLAN – ABATEMENT  
SCALE: 1/8" = 1' – 0"





## PLAN NOTES


- 


REMOVE AND DISPOSE OF ASBESTOS-CONTAINING ROOFING & FLASHING FELTS AND INSULATION DOWN TO BARE DECK. HEPA VACUUM ROOF CLEAN OF DUST, DIRT, AND DEBRIS. MECHANICALLY LOWER ROOFING TO BLADDER-LINED DISPOSAL DUMPSTERS.
- 


REMOVE SKYLIGHT ASSEMBLY AND ATTACHED ROOFING MATERIAL AND DISPOSE OF ASSEMBLY AS ASBESTOS WASTE IN ROOFING DUMPSTER. CLOSE OPENING IN ROOF DECK WITH 3/4" PLYWOOD. NAILGUN PLYWOOD TO DECK.
- 


REMOVE EXHAUST FAN UNIT AND ATTACHED ROOFING MATERIAL. CUT OFF PORTIONS OF EXHAUST FAN WITH ATTACHED ROOFING AND DISPOSE AS ASBESTOS WASTE. DISPOSE OF CLEAN METAL PORTIONS OF EXHAUST FAN AS SCRAP METAL. CLOSE OPENING IN ROOF DECK WITH 3/4" PLYWOOD. NAILGUN PLYWOOD TO DECK.
- 

DRAIN AND RECYCLE REFRIGERANT FROM HVAC UNIT. REMOVE HVAC UNIT AND ATTACHED ROOFING MATERIAL. CUT OFF PORTIONS OF HVAC UNIT WITH ATTACHED ROOFING AND DISPOSE AS ASBESTOS WASTE. DISPOSE OF CLEAN METAL PORTIONS OF HVAC UNIT AS SCRAP METAL. CLOSE OPENING IN ROOF DECK WITH 3/4" PLYWOOD. NAILGUN PLYWOOD TO DECK.
- 

REMOVE PITCH BOX FILLED WITH ACM ROOF CEMENT AND DISPOSE OF PITCH BOX AS ASBESTOS WASTE IN ROOFING DUMPSTER. CLOSE OPENING IN ROOF DECK WITH 3/4" PLYWOOD. NAILGUN PLYWOOD TO DECK.
- 

REMOVE AND DISPOSE OF ACM ROOF FLASHING AND CEMENT ON AND AROUND ROOF DRAIN.
- 

REMOVE VENT TUBE WITH ADHERED ACM ROOF CEMENT AND DISPOSE OF VENT TUBE AS ASBESTOS WASTE IN ROOFING DUMPSTER. CLOSE OPENING IN ROOF DECK WITH 3/4" PLYWOOD. NAILGUN PLYWOOD TO DECK.
- 

GREEN CERAMIC ROOFING IS LEAD-CONTAINING AND TCLP LEACHES LEAD >5 MG/L. REMOVE THE CERAMIC ROOFING AND DISPOSE OF AS HAZARDOUS LEAD WASTE.
- 

REMOVE GREEN CERAMIC CAPSTONES AND DISPOSE OF AS HAZARDOUS LEAD WASTE. CHIP-OFF ALL ACM FLASHING FELTS AND CEMENTS FROM MASONRY PARAPET WALL DOWN TO BARE MASONRY. DISPOSE OF REMOVED FLASHING & CEMENTS AS ASBESTOS WASTE. REMOVE SIGNAGE BOARD FROM SOUTH SIDE OF PARAPET WALL.

## GENERAL NOTES

- MECHANICALLY LOWER REMOVED ROOFING MATERIALS TO THE LINED DISPOSAL DUMPSTER – DO NOT DROP ROOFING INTO THE DUMPSTER.
- THE WORK AT 125 WHALLEY AVENUE (PAPA JOHNS PIZZA) WILL BE CONDUCTED DURING A THIRD MOBILIZATION. THE PAPA JOHNS PIZZA BUSINESS WILL CONTINUE TO OPERATE DURING ABATEMENT OPERATIONS IN THE REST OF THE BUILDING. THE WORK AT 129 WHALLEY AVENUE (GARAGE) WILL BE CONDUCTED DURING A SECOND MOBILIZATION.
- KEEP THE ROOF OF THE PHASE 2 & 3 WORK AREAS INTACT UNTIL THE TENANTS (GARAGE & PAPA JOHNS) ARE VACATED AND CONTRACTOR RECEIVES WRITTEN NOTIFICATION TO PROCEED WITH PHASE 2 AND PHASE 3.

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PROJECT:  
**WHALLEY AVENUE DEVELOPMENT**  
117 WHALLEY AVENUE  
NEW HAVEN, CT

ISSUE	DATE	DESCRIPTION
1	6/16/25	BID SET

PHASE:

**BID DOCUMENTS**

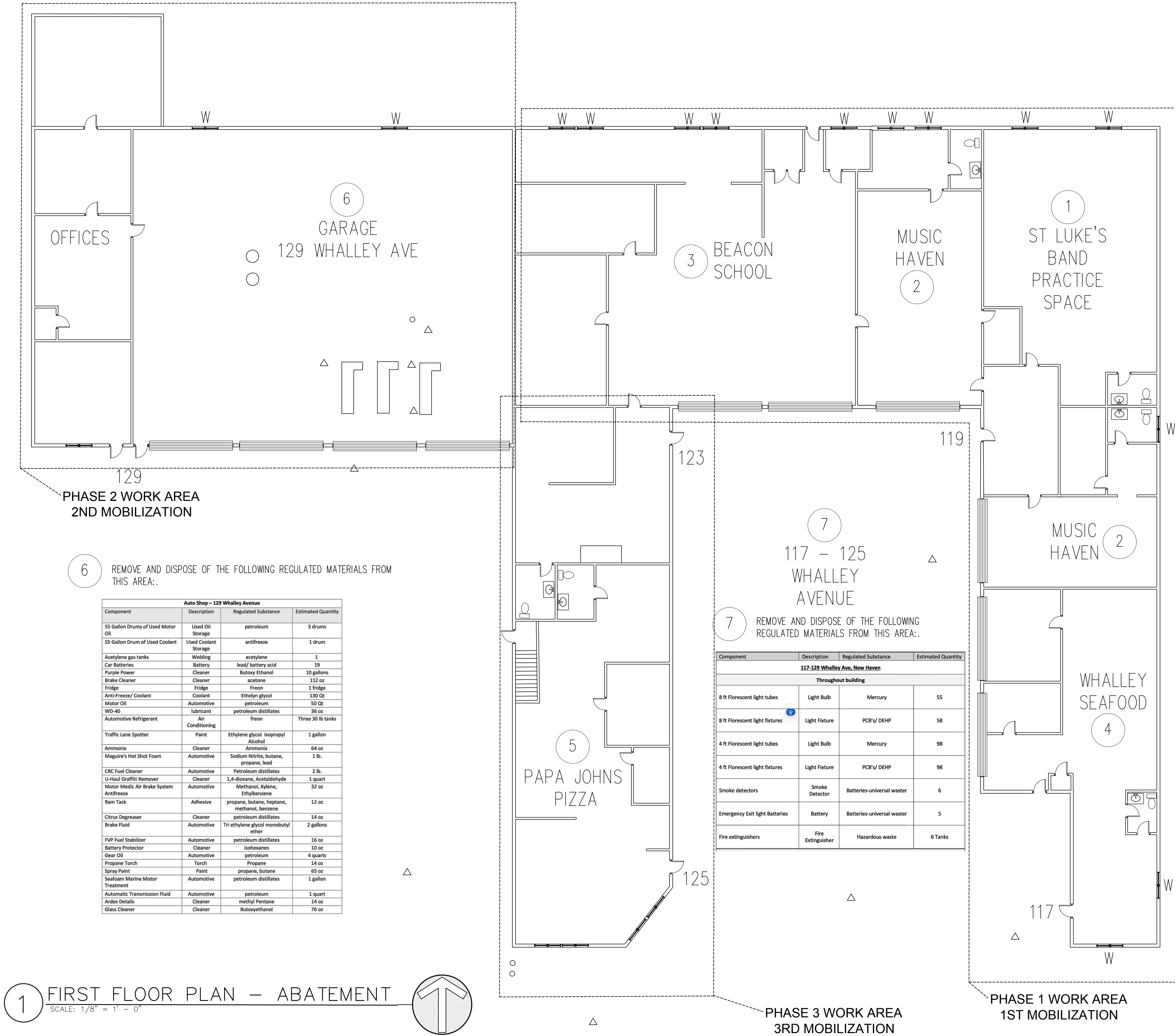
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110 AUDUBON STREET  
NEW HAVEN, CONNECTICUT 06510  
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DATE: 6/2/25	DRAWN BY: JL
SCALE: 3/8" = 1'-0"	CHECKED BY: JEL
JOB NO: 20-047	

DRAWING NAME:  
**117-129 WHALLEY AVE. ABATEMENT PLANS**

HM1.1





## PLAN NOTES

W REMOVE OLD METAL WINDOW AND DISPOSE AS PRESUMED PCB BULK PRODUCT WASTE.

1 REMOVE AND DISPOSE OF THE FOLLOWING REGULATED MATERIALS FROM THIS AREA:.

St. Lukes Band Space – 119 Whalley Avenue			
Component	Description	Regulated Substance	Estimated Quantity
Thermostat	Thermostat	Mercury	1
Fridge	Fridge	Freon	1 Fridge with Freezer
Air Conditioning Window Unit	Air Conditioner	Freon	1 AC unit
Propane Heater	Heater	Propane	1 Heating Unit
Gorilla Glue	Adhesive	Dimethyl ether, 1,1-Difluoroethane, propane	14 oz
Quick Color - Fast Drying Enamel	Paint	Acetone and Petroleum Distillates	10 oz
Glade	Air Freshener	Isobutane, Propane	8 oz
Clorox bleach	Cleaner	Bleach	30 oz
Lysol wipes	Cleaner	Dimethyl benzyl ammonium chloride	7 oz
Fabuloso	Cleaner	L Lactic Acid	40 oz
Primer-Rustoleum	Cleaner	Petroleum Gas/ Acetone	26 oz
Simoniz	Cleaner	Isoparaffinic Solvent, Liquid Petroleum	14 oz
Oust	Air Freshener	Tri ethylene Glycol	12 oz
Windex	Cleaner	Isopropanol, Butoxyethanol	20 oz
Lysol Toilet Cleaner	Cleaner	Alkyl dimethyl benzyl Ammonium Chloride	1 Pint
Lavender Shine	Cleaner	Surfactants	5 quarts
Clorox mold and Mildew cleaner	Cleaner	Sodium Hypochlorate	1 gallon

2 REMOVE AND DISPOSE OF THE FOLLOWING REGULATED MATERIALS FROM THIS AREA:.

Music Haven – 119 Whalley Avenue			
Component	Description	Regulated Substance	Estimated Quantity
Glade	Air Freshener	Isobutane, Propane	8 oz
Gonzo disinfectant	Cleaner	Alkyl dimethyl benzyl ammonium chloride	1.5 pints
Woolite	Cleaner	Ethoxylated sulfates	12 oz
Fabuloso	Cleaner	L Lactic Acid	17 oz
Microban Sanitizing Spray	Cleaner	Alkyl dimethyl benzyl ammonium chloride	15 oz
Chase's Bathroom Cleaner	Cleaner	butane, propane	12 oz
Pine Glow	Cleaner	octyl decyl dimethyl Ammonium chloride	1 quart
Paint	Paint	titanium dioxide	6 gallons
Krylon - Clear Polyurethane	Paint	acetone, aliphatic hydrocarbons, butane, propane	11 oz
Propane Heater	Heater	propane	1 Heater Unit

3 REMOVE AND DISPOSE OF THE FOLLOWING REGULATED MATERIALS FROM THIS AREA:.

Beacon School – 123 Whalley Avenue			
Component	Description	Regulated Substance	Estimated Quantity
TAT Wasp Killer Spray	Pesticide	prallethrin	14 oz
Hydrogen Peroxide	First Aid	hydrogen peroxide	48 oz
Goo Gone	Adhesive Remover	Petroleum distillates	6 oz

4 REMOVE AND DISPOSE OF THE FOLLOWING REGULATED MATERIALS FROM THIS AREA:.

Whalley Seafood – 117 Whalley Avenue			
Component	Description	Regulated Substance	Estimated Quantity
Air Conditioning Window Unit	Air Conditioning	Freon	1 AC unit
Big Red Grill and Oven Cleaner	Cleaner	Sodium Hydroxide	1 gallon
Glidden Paint Can	Paint	propylidymetrimethanol, titanium dioxide	2 quarts
Wood Stain	Paint	Alkyd Resin, petroleum distillates	2 quarts
Propane Heater	Heater	Propane	1 Heater Unit

5 REMOVE AND DISPOSE OF THE FOLLOWING REGULATED MATERIALS FROM THIS AREA:.

Papa Johns – 125 Whalley Avenue			
Component	Description	Regulated Substance	Estimated Quantity
Fridge units	Fridge	Freon	2
Freezer	Freezer	Freon	1

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PROJECT:

## WHALLEY AVENUE DEVELOPMENT

117 WHALLEY AVENUE  
NEW HAVEN, CT

ISSUE	DATE	DESCRIPTION
1	6/16/25	BID SET

PHASE:

BID DOCUMENTS

PAUL B. BAILEY  
ARCHITECT

110 AUDUBON STREET  
NEW HAVEN, CONNECTICUT 06510  
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DATE: 6/2/25	DRAWN BY: JL
SCALE: $\frac{1}{8}" = 1'-0"$	CHECKED BY: JEL
JOB NO: 20-047	

DRAWING NAME:

117-129 WHALLEY AVE.  
ABATEMENT PLANS

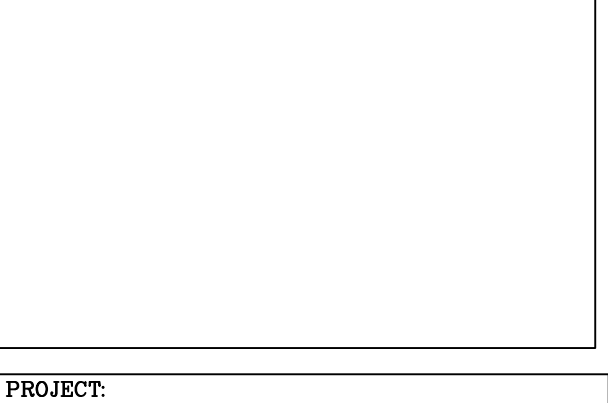
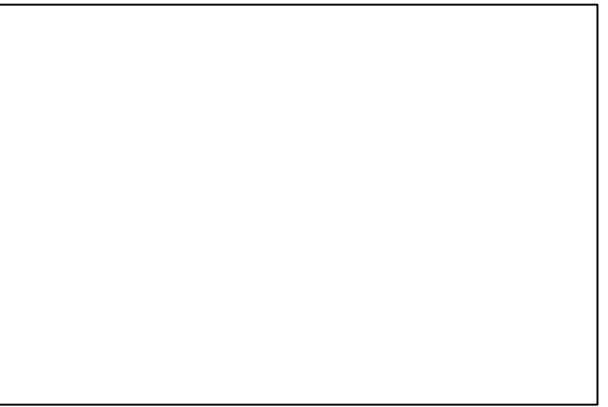
HM1.2

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PROJECT:

WHALLEY AVENUE DEVELOPMENT

117 WHALLEY AVENUE  
NEW HAVEN, CT

ISSUE	DATE	DESCRIPTION
1	6/16/25	BID SET

PHASE:

**BID DOCUMENTS**

PAUL B. BAILEY  
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DRAWING NAME:

117-129 WHALLEY AVE.  
ABATEMENT PLANS

HM1.3

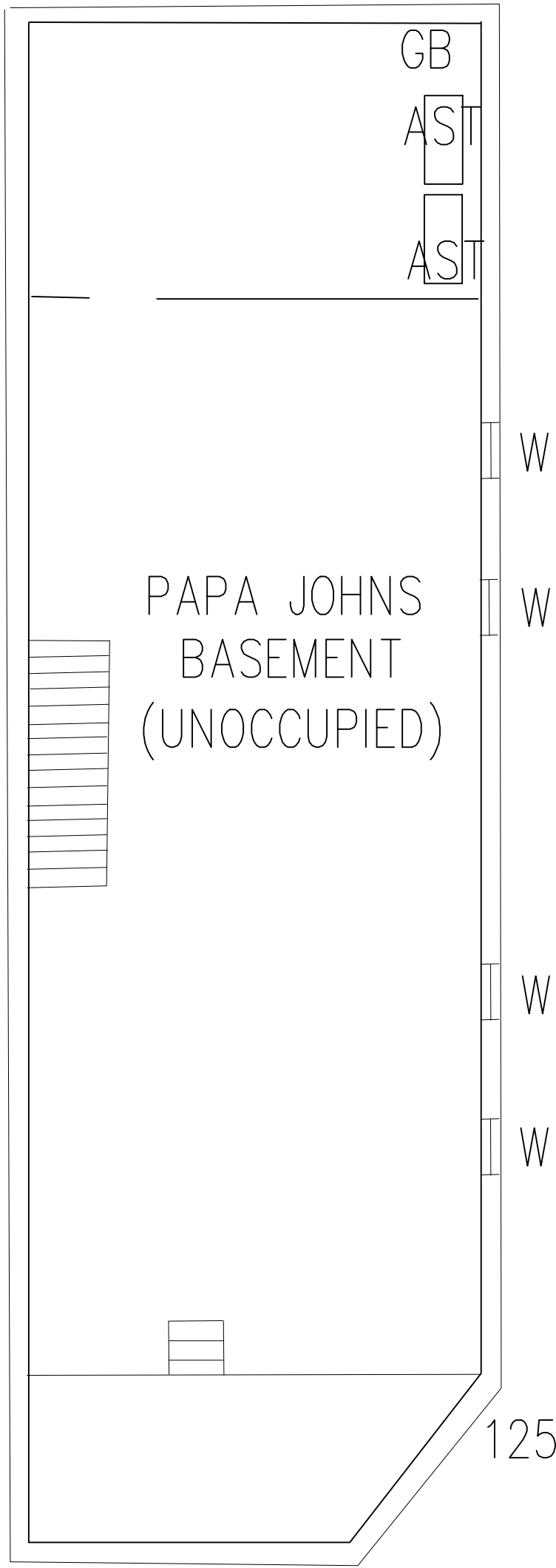
## PLAN NOTES

- GB REMOVE AND DISPOSE OF RESIDUAL ACM GROUT RING FROM OLD BOILER EXHAUST FROM WALL USING THE GLOVEBAG REMOVAL TECHNIQUE.
- W REMOVE OLD METAL WINDOW AND DISPOSE AS PRESUMED PCB BULK PRODUCT WASTE.
- AST DRAIN AND DISPOSE OF RESIDUAL FUEL OIL FROM 275 GALLON FUEL OIL TANK. CUT TANK IN HALF AND CLEAN INTERIOR WITH RAGS AND GREASE-CUTTING SOLVENT. DISPOSE OF TANKS AS SCRAP METAL.

## GENERAL NOTES

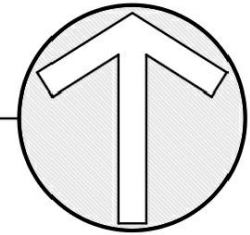
1. ABATEMENT WORK IN THE 125 WHALLEY AVENUE BASEMENT TO OCCUR IN PHASE 1 DURING THE FIRST MOBILIZATION.

UTILITY TRENCH



1 BASEMENT PLAN – ABATEMENT

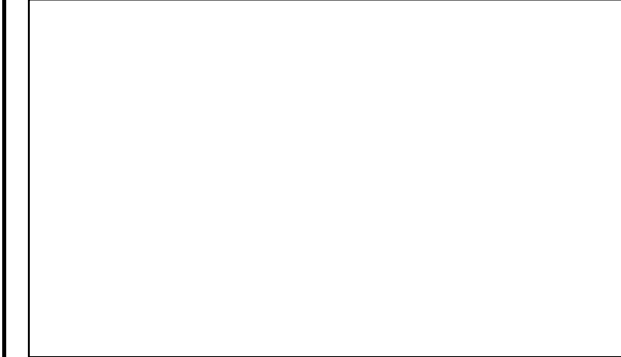
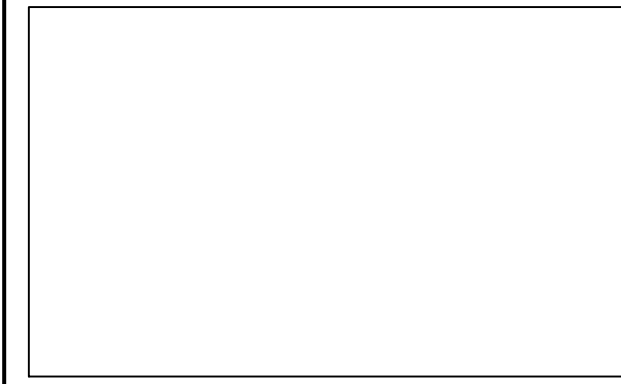
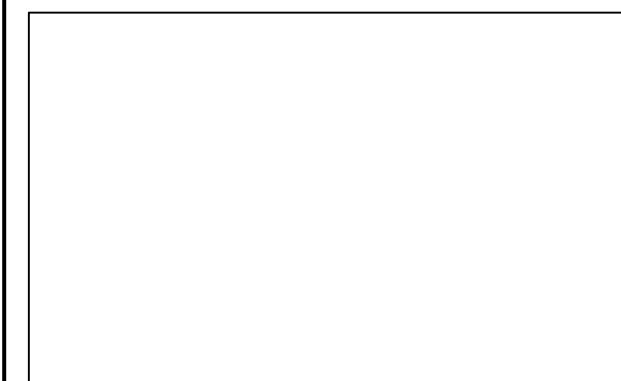
SCALE: 1/8" = 1' = 0"



PROJECT  
NORTH



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PROJECT:

**WHALLEY  
AVENUE  
DEVELOPMENT**

**117 WHALLEY AVENUE  
NEW HAVEN, CT**

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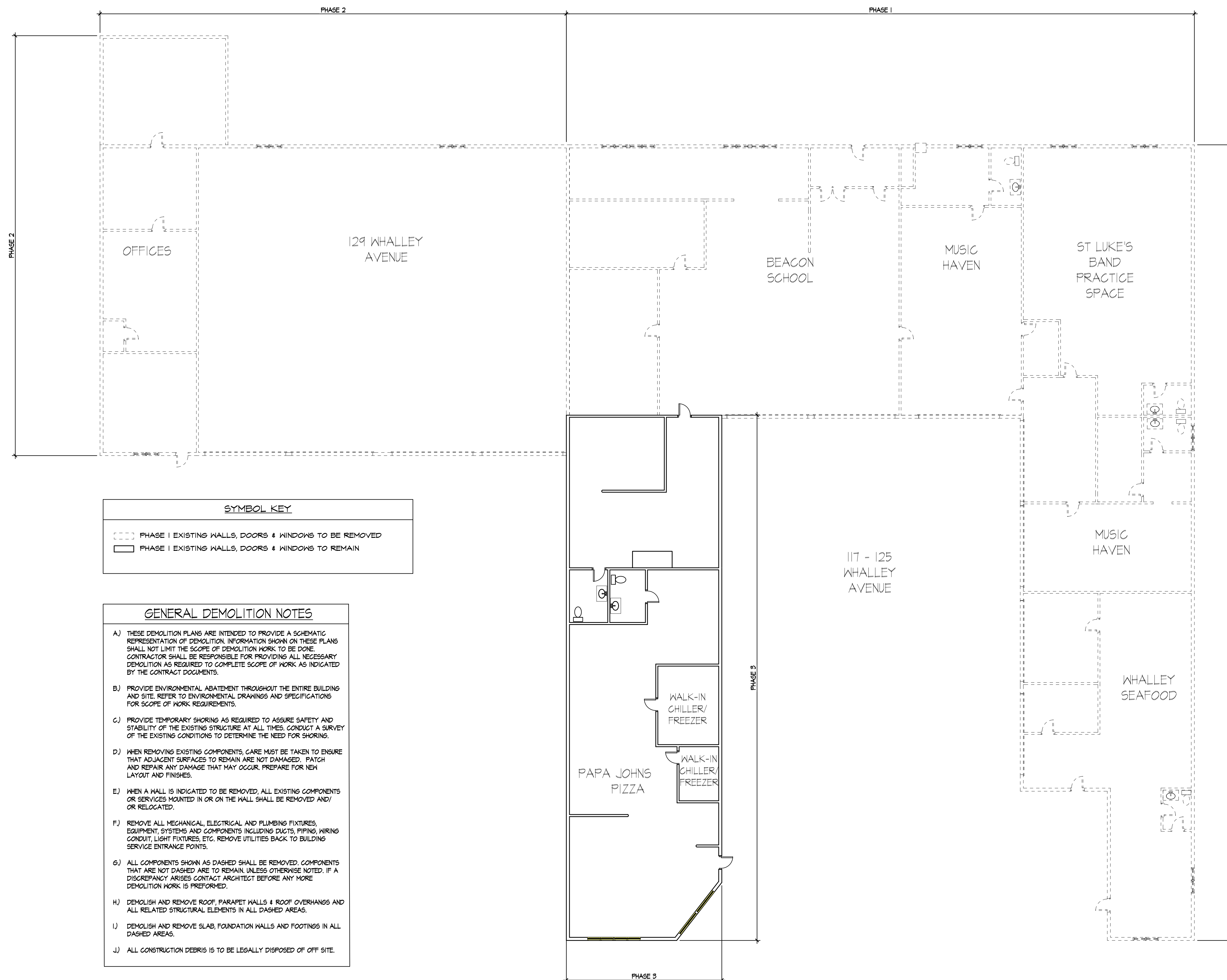
PHASE:

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DATE: 06/02/25	DRAWN BY:
SCALE:	CHECKED BY:
JOB NO: 20-047	



DRAWING NAME:  
**PHASE 1 & 2  
DEMOLITION PLAN**

	D1.1
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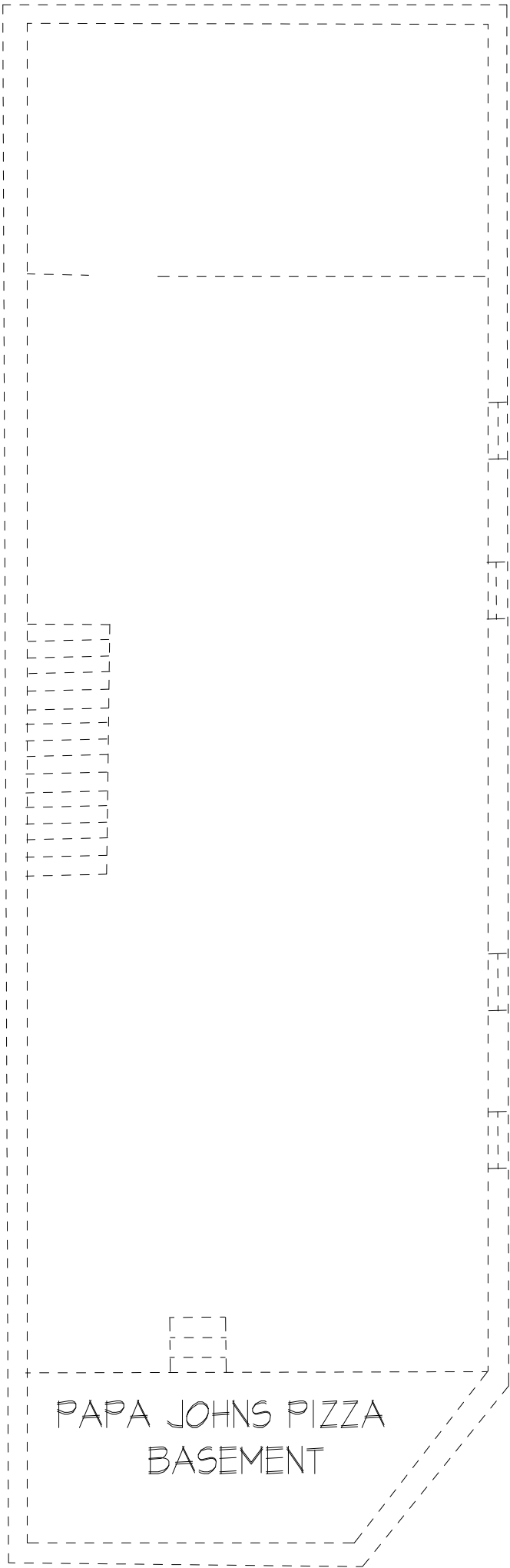


PHASE 1 AND 2 DEMOLITION PLAN

F:\Proj 2020\20-047 Saint Lukes Whalley Ave\DWG\20-047 ST. LUKES D1.2 DEMOLITION PLAN.dwg, 6/12/2025

SYMBOL KEY	
	PHASE 2 EXISTING WALLS, DOORS & WINDOWS TO BE REMOVED
	PHASE 2 EXISTING WALLS, DOORS & WINDOWS TO REMAIN

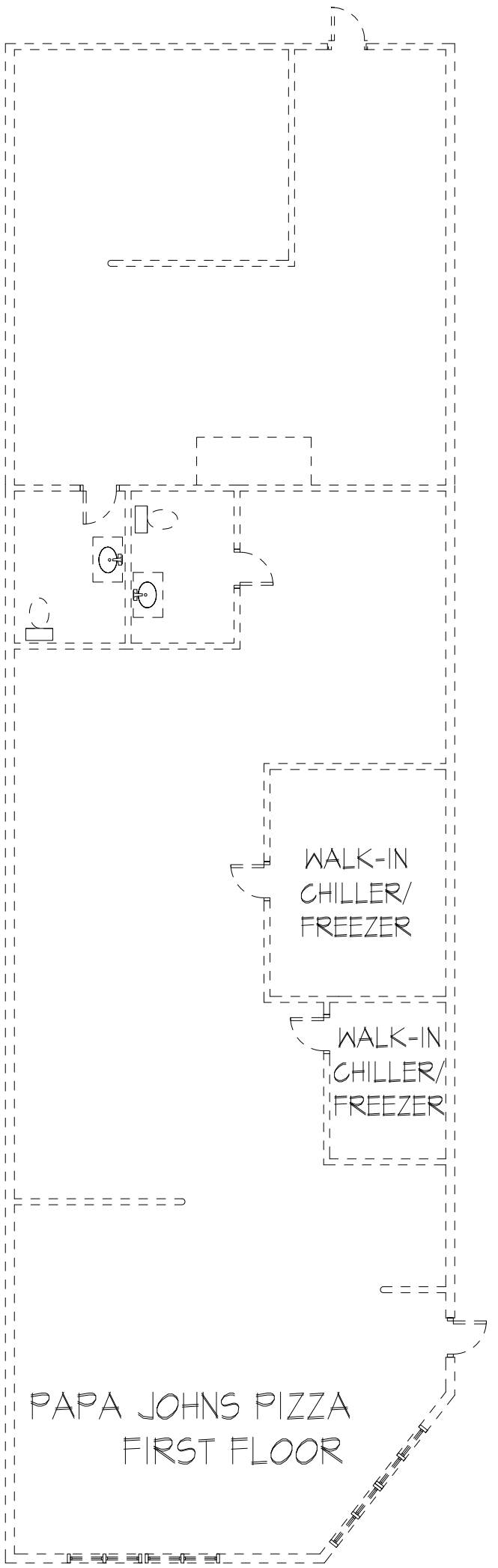
GENERAL DEMOLITION NOTES	
A)	THESE DEMOLITION PLANS ARE INTENDED TO PROVIDE A SCHEMATIC REPRESENTATION OF DEMOLITION. INFORMATION SHOWN ON THESE PLANS SHALL NOT LIMIT THE SCOPE OF DEMOLITION WORK TO BE DONE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY DEMOLITION AS REQUIRED TO COMPLETE SCOPE OF WORK AS INDICATED BY THE CONTRACT DOCUMENTS.
B)	PROVIDE ENVIRONMENTAL ABATEMENT THROUGHOUT THE ENTIRE BUILDING AND SITE. REFER TO ENVIRONMENTAL DRAWINGS AND SPECIFICATIONS FOR SCOPE OF WORK REQUIREMENTS.
C)	PROVIDE TEMPORARY SHORING AS REQUIRED TO ASSURE SAFETY AND STABILITY OF THE EXISTING STRUCTURE AT ALL TIMES. CONDUCT A SURVEY OF THE EXISTING CONDITIONS TO DETERMINE THE NEED FOR SHORING.
D)	WHEN REMOVING EXISTING COMPONENTS, CARE MUST BE TAKEN TO ENSURE THAT ADJACENT SURFACES TO REMAIN ARE NOT DAMAGED. PATCH AND REPAIR ANY DAMAGE THAT MAY OCCUR. PREPARE FOR NEW LAYOUT AND FINISHES.
E)	WHEN A WALL IS INDICATED TO BE REMOVED, ALL EXISTING COMPONENTS OR SERVICES MOUNTED IN OR ON THE WALL SHALL BE REMOVED AND/ OR RELOCATED.
F)	REMOVE ALL MECHANICAL, ELECTRICAL AND PLUMBING FIXTURES, EQUIPMENT, SYSTEMS AND COMPONENTS INCLUDING DUCTS, PIPING, WIRING CONDUIT, LIGHT FIXTURES, ETC. REMOVE UTILITIES BACK TO BUILDING SERVICE ENTRANCE POINTS.
G)	ALL COMPONENTS SHOWN AS DASHED SHALL BE REMOVED. COMPONENTS THAT ARE NOT DASHED ARE TO REMAIN, UNLESS OTHERWISE NOTED. IF A DISCREPANCY ARISES CONTACT ARCHITECT BEFORE ANY MORE DEMOLITION WORK IS PERFORMED.
H)	DEMOLISH AND REMOVE ROOF, PARAPET WALLS & ROOF OVERHANGS AND ALL RELATED STRUCTURAL ELEMENTS IN ALL DASHED AREAS.
I)	DEMOLISH AND REMOVE SLAB, FOUNDATION WALLS AND FOOTINGS IN ALL DASHED AREAS.
J)	ALL CONSTRUCTION DEBRIS IS TO BE LEGALLY DISPOSED OF OFF SITE.



1  
D1.2

PHASE 3 BASEMENT  
DEMOLITION PLAN

1/8"=1'-0"



2  
D1.2

PHASE 3 FIRST FLOOR  
DEMOLITION PLAN

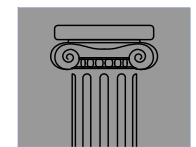
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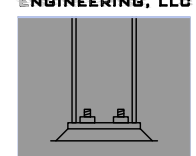
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WHALLEY  
AVENUE  
DEVELOPMENT

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NEW HAVEN, CT

ISSUE	DATE	DESCRIPTION
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BID SET

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PHASE 3  
DEMOLITION PLAN

D1.2