

PROJECT 2107 - 8 PEARL STREET, MILFORD, CT

**COMMUNITY DEVELOPMENT BLOCK GRANT
DISASTER RECOVERY PROGRAM**

OWNER OCCUPIED REHABILITATION AND REBUILDING

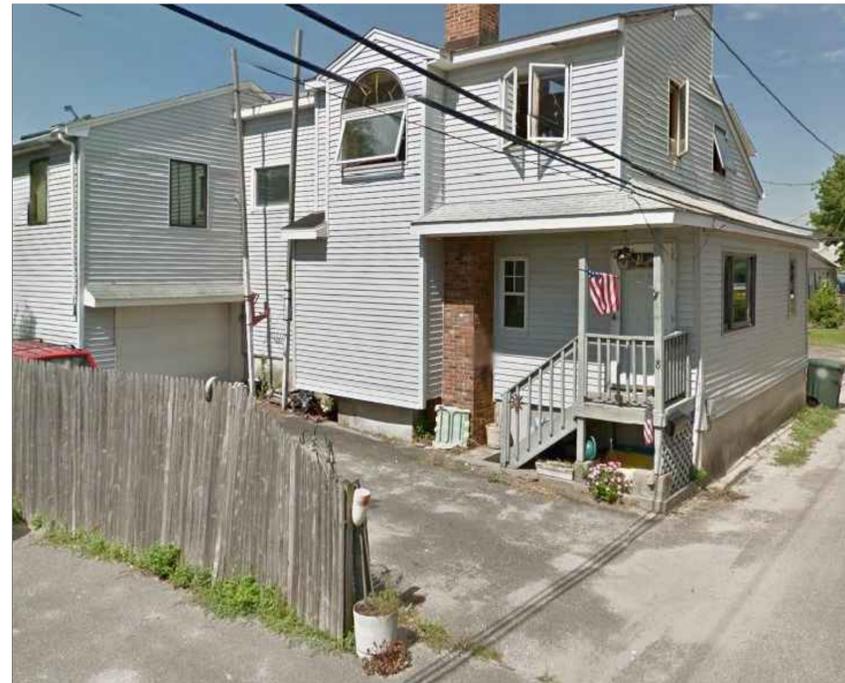
**CONNECTICUT DEPARTMENT OF HOUSING
HARTFORD, CONNECTICUT 06118**

GENERAL NOTES:

1. WHERE REFERENCED IN THIS PLAN SET, MARTINEZ COUCH & ASSOCIATES, LLC SHALL HEREIN BE REFERRED TO AS "MCA."
2. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS.
3. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE, AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
4. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT MCA IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH MCA PRIOR TO BIDDING.
5. REFER TO OTHER PLANS, DETAILS, AND PROJECT MANUAL FOR ADDITIONAL INFORMATION.

DRAWING INDEX

SHEET TITLE	SHEET NUMBER
TITLE SHEET	T-0.0
EXISTING CONDITIONS LAYOUTS 1	A-1.0
PROPOSED LAYOUTS 1	A-1.1
PROPOSED LAYOUTS 2	A-1.2
SCHEDULES AND DETAILS	A-2.0
MEP SCHEMATIC-1	MEP-1.0



STREET VIEW
(N.T.S.)

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PROJECT 2107
8 PEARL STREET
MILFORD, CONNECTICUT 06460

**PROGRESS PRINT
NOT FOR CONSTRUCTION**

NO.	DATE	REVISIONS	BY	CHK	APPV
1	2/19/2016	ISSUED FOR BIDDING	MBR	MBR	REC
DRAWN: CMP		CHECKED: MBR	APPROVED: REC	SCALE: N.T.S.	DATE:

TITLE SHEET

JOB NO.	DRAWING NUMBER	SHEET
33-262-2107	BASEMAP 33-262-2107.dwg	T-0.0

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL MEASUREMENTS. ANY VARIATIONS FROM CONDITIONS SHOWN ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL AND/OR MCA PRIOR TO BIDDING FOR RESOLUTION IN ACCORDANCE WITH CONTRACT DOCUMENT REQUIREMENTS.
2. ALL REQUIRED PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE.
3. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF THE NOTED ITEM.
4. WORK LIMITS SHALL BE AS NOTED. ALL ITEMS DISTURBED BY ANY AND ALL CONSTRUCTION ACTIVITIES SHALL BE RESTORED SUBSTANTIALLY TO THE CONDITION THEY EXISTED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, TO MCA'S APPROVAL.
5. MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AS DIRECTED, AS NECESSARY, AND IN ACCORDANCE WITH CONTRACT REQUIREMENTS, AND SHALL CHECK ALL SYSTEMS ON A DAILY BASIS TO ENSURE THE PREVENTION OF SEDIMENT TRANSPORT AND THE CONTROL OF EROSION.
6. THE LOCATIONS OF SITE UTILITIES ARE UNKNOWN. PRIOR TO COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL PLACE A "CALL BEFORE YOU DIG" (CBYD) REQUEST (PHONE: 1-800-922-4455). THE PROTECTION OF EXISTING UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AT HIS EXPENSE.
7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ACTIVITY ON THE SUBJECT PROPERTY.
8. ELEVATIONS SHOWN ON THE DRAWING REFERENCE VERTICAL DATUM NAVD88.
9. THE INFORMATION CONTAINED ON THESE PLANS ARE BASED ON CASUAL FIELD OBSERVATION.

WORK NOTES

- | | | | |
|---|---|---|--|
| 1 | LIVING ROOM, ROOM ID-101 PARTIAL STORM DAMAGE REPAIRED BY OTHERS. OWNERS POSSESSIONS TO BE RELOCATED BY OWNER PRIOR TO PROJECT WORK | 5 | MECHANICAL ROOM, ROOM ID-105 PARTIAL STORM DAMAGE REPAIRED BY OTHERS. OWNERS POSSESSIONS TO BE RELOCATED BY OWNER PRIOR TO PROJECT WORK |
| 2 | KITCHEN, ROOM ID-102 PARTIAL STORM DAMAGE REPAIRED BY OTHERS. OWNERS POSSESSIONS TO BE RELOCATED BY OWNER PRIOR TO PROJECT WORK | 6 | BEDROOM 1, ROOM ID-106 PARTIAL STORM DAMAGE REPAIRED BY OTHERS. OWNERS POSSESSIONS TO BE RELOCATED BY OWNER PRIOR TO PROJECT WORK |
| 3 | MUDROOM, ROOM ID-103 PARTIAL STORM DAMAGE REPAIRED BY OTHERS. OWNERS POSSESSIONS TO BE RELOCATED BY OWNER PRIOR TO PROJECT WORK | 7 | LIVING ROOM CLOSET, ROOM ID-107 PARTIAL STORM DAMAGE REPAIRED BY OTHERS. OWNERS POSSESSIONS TO BE RELOCATED BY OWNER PRIOR TO PROJECT WORK |
| 4 | BATHROOM, ROOM ID-104 PARTIAL STORM DAMAGE REPAIRED BY OTHERS. OWNERS POSSESSIONS TO BE RELOCATED BY OWNER PRIOR TO PROJECT WORK | 8 | BEDROOM 1 CLOSET, ROOM ID-108 PARTIAL STORM DAMAGE REPAIRED BY OTHERS. OWNERS POSSESSIONS TO BE RELOCATED BY OWNER PRIOR TO PROJECT WORK |

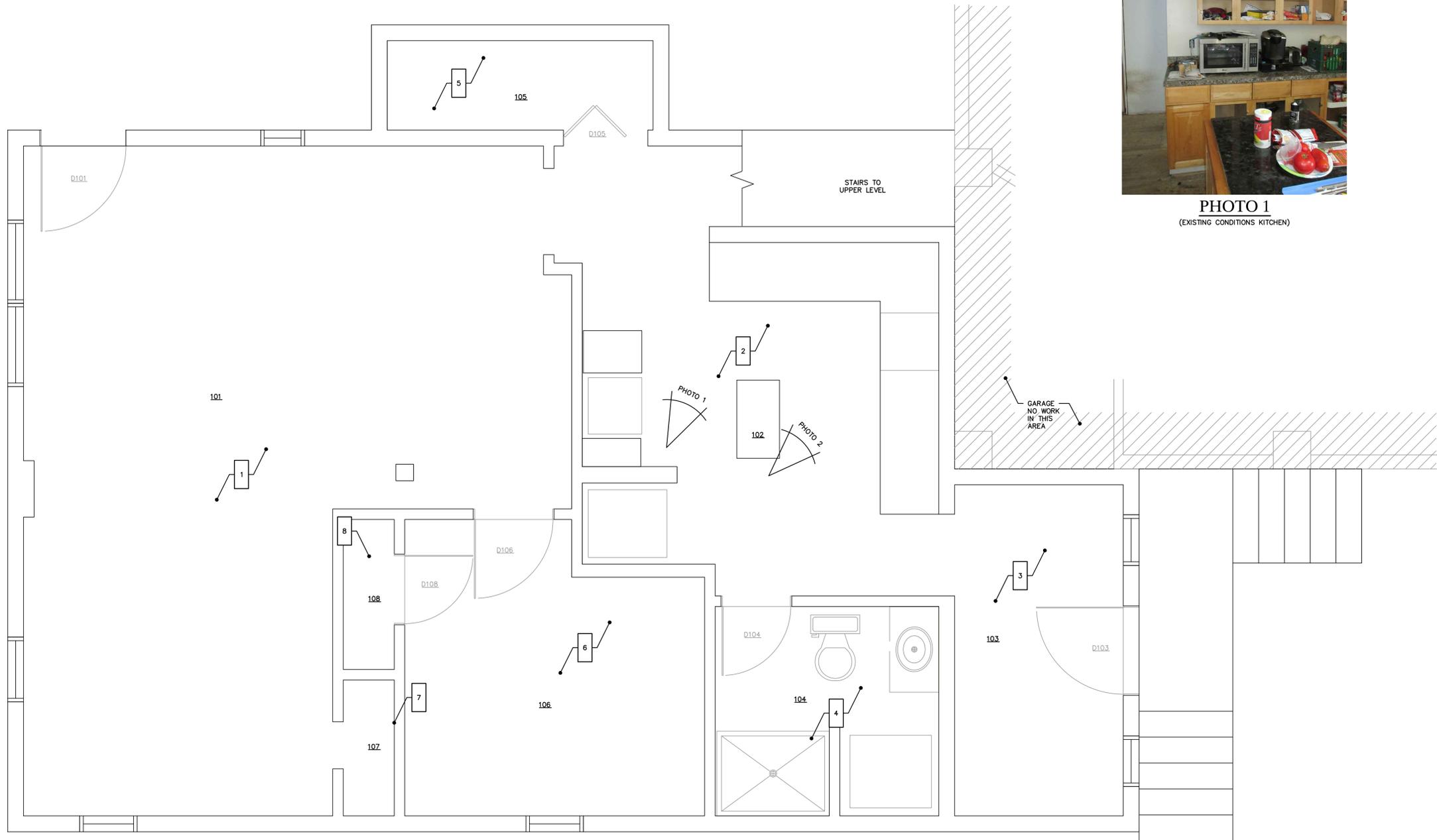


PHOTO 1
(EXISTING CONDITIONS KITCHEN)



PHOTO 2
(EXISTING CONDITIONS KITCHEN)

FIRST FLOOR PLAN
0 1' 2' 4' 6'
1/2" = 1'-0"

ROOM LEGEND	
ROOM ID	ROOM NAME
101	LIVING
102	KITCHEN
103	MUDROOM
104	BATHROOM
105	MEP ROOM
106	BEDROOM
107	CLOSET
108	BEDROOM CLOSET

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EXISTING CONDITIONS LAYOUTS 1

JOB NO.	DRAWING NUMBER	SHEET
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FINISH SCHEDULE														CER= CERAMIC TILE CMB= CEMENT BOARD EHDWD=ENGINEERED HARD WOOD PBT= PINE BOARD TRIM PLY= PLYWOOD OS = OWNER SELECTED	
ROOM NAME	ROOM ID	FLOOR			BASE				WALL			CEILING			REMARKS
		SUBSTRATE	FINISH	COLOR	MATERIAL	PROFILE	FINISH	COLOR	MATERIAL	FINISH	COLOR	MATERIAL	FINISH	COLOR	
LIVING ROOM	101	PLY	EHDWD	OS	PBT	1x4	PTD	WHITE	-	-	-	-	-	-	SECURE EXISTING FLOOR SHEATHING FOR INSTALLATION OF NEW HARDWOOD. PROVIDE FLOOR TRANSITION AT PORTAL TO KITCHEN.
KITCHEN	102	CMB	CER	OS	PBT	1x4	PTD	WHITE	-	-	-	-	-	-	TILING SURFACE TO EXTEND TO ALL DOOR/PASSWAY THRESHOLDS ENTERING KITCHEN; PROVIDE FLOOR TRANSITIONS AT ALL DOOR PORTALS.
MUDROOM	103	N/A	N/A	N/A	PBT	1x4	PTD	WHITE	-	-	-	-	-	-	
BATHROOM	104	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-	-	
MEP	105	PLY	VCT	OS	PBT	1x4	PTD	WHITE	-	-	-	-	-	-	
BEDROOM	106	PLY	EHDWD	OS	PBT	1x4	PTD	WHITE	-	-	-	-	-	-	
CLOSET	107	PLY	EHDWD	OS	PBT	1x4	PTD	WHITE	-	-	-	-	-	-	
CLOSET - BEDROOM ONE	108	PLY	EHDWD	OS	PBT	1x4	PTD	WHITE	-	-	-	-	-	-	

DOOR SCHEDULE									
DOOR NUMBER	ROOM NUMBER	ROUGH OPENING WIDTH*	TYPE**	DOOR		FRAME		HARDWARE SET***	REMARKS
				MATERIAL	FINISH	MATERIAL	FINISH		
D100	101	-	-	-	-	-	-	-	PREVIOUSLY INSTALLED BY OTHERS
D101	101	-	-	-	-	-	-	-	PREVIOUSLY INSTALLED BY OTHERS
D103	103	-	-	-	-	-	-	-	PREVIOUSLY INSTALLED BY OTHERS
D104	104	-	-	-	-	-	-	-	PREVIOUSLY INSTALLED BY OTHERS
D105	105	-	-	-	-	-	-	-	PREVIOUSLY INSTALLED BY OTHERS
D106	106	-	-	-	-	-	-	-	PREVIOUSLY INSTALLED BY OTHERS
D107	107	35"	A	COMPOSITE	FACTORY	WOOD	PAINTED	1	
D108	108	-	-	-	-	-	-	-	PREVIOUSLY INSTALLED BY OTHERS

* CONTRACTOR TO VERIFY ROUGH OPENING WIDTHS AND HEIGHTS IN FIELD AND MODIFY TO SUIT WITHOUT ADDITIONAL FEES.
 ** SEE DOOR TYPES TABLE, BELOW.
 *** SEE HARDWARE SETS TABLE, BELOW. ALL DOORS TO BE KEYED ALIKE.

DOOR TYPES	
A	PREHUNG SMOOTH 6-PANEL HOLLOW CORE MOLDED COMPOSITE DOOR, WITH WOOD FRAME
B	2 PANEL PRIMED SMOOTH HOLLOW CORE HARD BOARD BI-FOLD DOOR

HARDWARE SETS	
1	INTERIOR PRIVACY DOOR KNOB SET
2	INTERIOR PASSAGE DOOR KNOB SET

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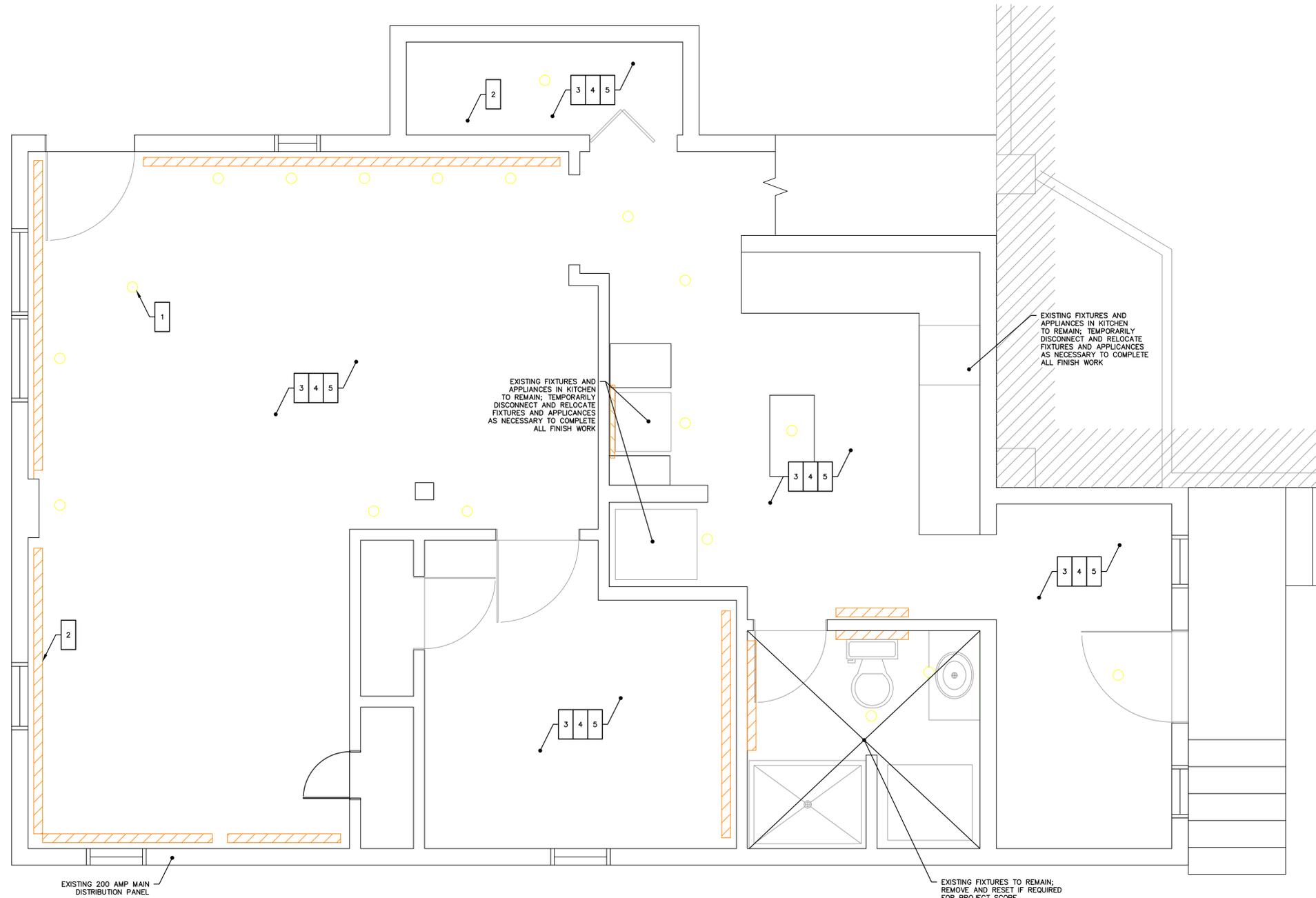
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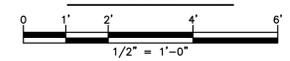
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SCHEDULES AND DETAILS

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FIRST FLOOR



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WORK NOTES

1. FURNISH AND INSTALL RECESSED CANS AND TRIM FOR ALL LIGHT FIXTURES SHOWN ON PLAN OR NOT THROUGHOUT FIRST FLOOR. COORDINATE SELECTION WITH OWNER USING ALLOWANCE NUMBER ONE.
2. DISCONNECT EXISTING NAVEN NCB-210 CONDENSING BOILER WITH ZONED HEATING. DEMOLISH EXISTING RADIANT BASEBOARD HEATERS THROUGHOUT FIRST FLOOR. FURNISH AND INSTALL NEW RADIANT BASEBOARD HEATERS IN ORIGINAL LOCATIONS. USE MODEL FINE/LINE 30 BY SLANTFIN OR APPROVED EQUAL. SANITIZE, FLUSH AND BALANCE SYSTEM; RECONNECT BOILER AND COMMISSION DOMESTIC HOTWATER AND RADIANT HEATING SYSTEM.
3. FURNISH AND INSTALL FACEPLATES AT ALL RECEPTACLE AND SWITCH LOCATIONS. FURNISH AND INSTALL MISSING RECEPTACLES AS REQUIRED.
4. AT LOCATION OF EXPOSED BARE WIRES; VERIFY IF CIRCUIT IS ACTIVE, CAP BARE WIRES, FURNISH AND INSTALL BLANK FACEPLATE.

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**MECHANICAL, ELECTRICAL,
AND PLUMBING LAYOUT**

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