HARTFORD PUBLIC LIBRARY / COMMUNITY SOLUTIONS

REQUEST FOR QUALIFICATIONS (RFP)

ARCHITECTURAL DESIGN SERVICES

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Section B  Project Background
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Hartford Public Library & Community Solutions are seeking qualified professionals to provide architectural design services for an existing conceptual plan to build out a Library at the Swift building located at 10 Love Lane, in Northeast neighborhood of Hartford, CT.

A. INTRODUCTION

HPL is a one of the oldest public libraries in the country. Founded as the Hartford Library Company in 1774, the Hartford Public Library of today serves the residents of Hartford, the greater Hartford region, and the State of Connecticut from 7 locations with robust programs, services, facilities, and collections that promote a literate and engaged community. HPL is incorporated as a 501(c)3 non-Profit organization; HPL receives approximately 74% of its annual operating revenue from the City of Hartford; income from the endowment, private giving, corporate support, grants, and State support provide the balance of resources for day-to-day operations.

Community Solutions (CS) is a national non-profit organization that works to end homelessness and the conditions that create in more than 90 communities across the nation. We operate neighborhood-specific projects in Brownsville, Brooklyn, and in Hartford, CT, where we work to address the upstream conditions that lead to homelessness.

B. PROJECT BACKGROUND

The Board of HPL approved a 5-year Capital Plan in 2019, identifying seven priority projects. The #1 priority is a new library for the North End to replace the current Barbour Street branch. The current Barbour Library is a leased storefront with 2,448 sq. ft. of space. This space is significantly inadequate for volume of use in the North End of Hartford. The proposed project will provide a new 16,500 sq. ft. facility. Barbour services 4,000 customers monthly in its current location. Given the challenges with the current Barbour Library space the library in cooperation with Community Solutions has decided to transition the Barbour Library to the Swift Factory.

The Swift factory is a collection of 5 interconnected buildings dating from c1895 - 1948 totally approx. 82,000 gross SF. The Swift factory complex sits on a 2.6-acre site along with 2 formerly residential properties. The entire site is on the state and federal register of historic places. The property was the location of the former M Swift & Sons Gold Leaf Manufacturing facility until it’s closure in 2005. The building was donated to Community Solutions in 2010. Beginning in May 2018 Community Solutions transformed the once vacant and blighted collection of buildings into a multi-purpose hub and entrepreneurial center. This initial core and shell project was done with Bruner Cott Architects and Consigli Construction and involved the remediation and abatement of the entire property, as well as selective demolition to make way for completely new base building mechanical, electrical, plumbing and fire
protection systems. The first phase of tenant fit-out was done with Bruner Cott Architects and Banton Construction and included a Food Business Incubator, and a series of shared office spaces was completed in October 2020.

The proposed interior fit out includes 2 components which will be designed and constructed concurrently with funding from the HPL, CS and US Economic Development Agency. The first component will be a new branch for the Hartford Public Library. The 2nd component will be a series of MEP upgrades to the base building MEP systems as well as new office space for a local healthcare provider.

C. SCOPE OF WORK

Hartford Public Library
The library will occupy approximately 16,500 ft$^2$ with services located in the first and second floor of the facility. The state-of-the-art new space will offer a wide variety of on-site library services including robust cultural and humanities programming, civic engagement, technology access, collections, and educational support services for all ages. The second-floor space will become the NextGen Learning Center at Swift, a multi-faceted service center for the library’s workforce readiness, certificate and training classes, including technology training, small business support, and community learning programs.

The space should reflect the culture, history and vision of the community, and community participation in the design process is required. The new library will be a center for civic engagement, culture, literacy and learning. The design should inspire and welcome.

The programmatic focus:

- NextGen at Swift -adult learning center to enhance career and workforce readiness services in the community and a center for on-site and virtual learning services.
- Enhanced access to technology and broadband capacity for the surrounding area by leveraging the library’s broadband network.
- Innovative partnerships and shared resources with educational, business, cultural and non-profit partners to leverage expertise and form strategic alliances for the benefit of the community

New Barbour Street/Swift Library Branch- space utilization (Exhibit C Conceptual Plans)

1st Floor -Space Utilization

- Adult Area
- Teen Area
- Digital Media
- Recording studio
- Children’s Area
- Open Study Space
- Reading/Quiet study areas
- Stacks
- Restrooms (2 – multi-occupancy)
- Public Service Points
- Vestibule
- Elevator (Basement -2nd floor)

2nd Floor – Space Utilization
- Administrative
  - Administrative Offices (3)
  - Administrative Locker space
- Adult Learning Center
  - Two classrooms (16 seats each)
  - Media/Tech Lab (13 seats)
  - Group Study (2 spaces seating 8 each)
  - Test Rooms (5 spaces seating 1 each)
  - Test Room (1 space seating 3)
  - Group Study (3 spaces seating 4 each)
- Community Room
  - Flex Seating Space
  - Restroom – 1 person occupancy
  - Kitchenette
  - Storage for tables/chairs
- Storage spaces
- Wellness Room (2)
- Restrooms (2, 1 person occupancy)

Basement – Space Utilization
- Storage

Community Solutions
Community Solutions wishes to fit out a new 4,000 SF office space on the second floor of the Swift Factory, adjacent to the HPL space. Along with this work upgrades are required to the building’s central HVAC systems to accommodate this additional load of the office space and HPL space on the building systems including an additional boiler in the basement and an additional cooling tower on the roof.

- Office Space
  - Open space (20 desks)
  - Private offices (2)
• Break room
• Data closet & Janitor’s closet
• Storage & medical supply room

• MEP Core Upgrades
  • Additional gas fired boiler (conc pad and flue are already installed)
  • Additional roof top cooling tower (dunnage is already installed)
  • Common restrooms (2 multi-occupant)

Architectural Services to be provided:

Phase I: Architectural Programming and Schematic Design

a. Architectural Programming and Pre-design
  • The Architect shall review conceptual design information prepared by Bruner Cott Architects, coordinate and conduct all necessary fact finding, meetings with HPL and Community Solutions in order to capture all intended work/scope of work
  • The architect shall analyze detailed information about the existing site utilities, physical feature, location and the like. Drawings & Revit model relevant to the original construction of the Swift Factory and any later renovations and or expansions will be provided by Community Solutions.
  • The Architect shall conduct a survey of the existing facilities, user group meetings and collect and implement information obtained from these meetings into design.

b. Schematic design
  • Conduct twice monthly progress meetings to review these plans with HPL and Community Solutions.
  • Facilitate 2 participatory meetings with the community to obtain input on the priorities and needs of the users including preparation of colored plans, renderings or models as needed.
  • Develop schematic drawings in response to the community, HPL & CS’s input.
  • Prepare Planning & Zoning application for the project and present at 2 Planning & Zoning Commission meetings

c. Design Development Phase
  • Create detailed plans for the construction of the NextGen@Swift including material selections, mechanical, plumbing, electrical / control systems, and final design.
  • Include submission to SHPO & NPS and revisions based on their comments.
  • At the close of the design development phase, the architect shall provide a project cost estimate. That the cost estimate shall include all expenses
required to be paid by HPL and CS to complete the project including a complete systems or CSI estimate for construction. The estimate for Hard Construction Costs shall be performed by an independent cost estimating firm, construction management firm or similar entity.

- Provide report from commissioning agent
- Submit design development drawings to the State Historic Preservation Office and National Park Service for review and approval.

Phase II: Construction Documents & Bidding/Negotiating

a) Construction Documents
- After approval and acceptance of the end product from Phase II prepare of the required architectural / engineering drawings and plan documents, e.g. mechanical, electrical, plumbing, and etc. for the project.
- Create detailed construction drawings and specification documents for bidding purposes.
- At 90% of the construction phase, the architect shall provide a project cost estimate. That the cost estimate shall include all expenses required to be paid by HPL and/or CS to complete the project including a complete systems or CSI estimate for construction. The estimate for Hard Construction Costs shall be performed by an independent cost estimating firm, construction management firm or similar entity, and shall include a list of alternates to ensure the project remains on budget
- Submit documents for review and secure all necessary approvals from the appropriate parties including local building department, fire marshal, utilities companies and financing and funding sources.
- Provide report from commissioning agent.
- Incorporate comments from funding agencies, commissioning agent and owner into final bid documents.

b) Bidding & Contract Award
- Prepare complete set of bidding documents to prospective contractors via public competitive bid process. Services will include assisting with the distribution of plans and specifications, assisting with -contractor pre-bid meetings, assisting with formulating responses to prospective bidders’ questions, issuing addendums (if necessary), attendance at the bid opening, and providing recommendations for contract awards.
- Prepare options for value engineering or possible re-bidding if bids come in over budget.

Phase III
a) Construction Administration & Project Closeout
- The Architect shall be a representative of and shall advise HPL and CS on construction progress until the final payment is due and during the
correction period described in the Contract Documents.

- Provide on the Library and CS’s behalf, construction administration. At a minimum, services to be provided shall consist of coordinating regular progress meetings, field reports, review of shop drawings, undertake construction observation, process certificates for payment to General Contractor and facilitate preparation of final record drawings, warranty follow-up and project closeout.

D. PROPOSAL FORMAT AND SELECTION CRITERIA

Each proposal must be submitted in PDF form, 12-point font single space and is limited to a maximum of 15 8.5x11 pages excluding exhibits and contain, each section should be clearly tabbed, and response must have the corresponding number identifying the section and question number for each response.

The sections/tabs are to be in the following order:

1.0 Letter of transmittal,
   Addressed to Mary Tzambazakis, Chief Administrative Officer, as above. The letter should identify the submitting firm or consultant as well as the name, title, telephone, fax number and email address of the person authorized to contractually obligate the firm or consultant. The letter should be signed by the named person.

2.0 Provide a General Statement of Qualifications
   That responds to the project background information given above and include the items listed below.

2.1 Minimum Qualifications
   At a minimum firms must have experience with the design and construction of projects the include:
   a. Libraries
   b. Fit Out projects of at least $5M
   c. Historic Tax Credit funded projects
   d. Participatory Design Process
   e. Sustainable & Healthy Building

2.2 General Qualifications
   a. Statement as to the firm’s particular abilities and qualifications related to this project, as well as the number of years the firm has been in business, the geographical area of operations and professional affiliations.
   b. List of municipalities/nonprofits in Connecticut and other states for which the firm has provided similar services in the last three years with the name and
contact information for each of these municipalities

c. Additional information or documentation that may be useful and applicable to this project.

3.0 Personnel

3.1 Outline the qualifications of the firm and Architect who will be assigned to this project.

3.2 Provide an organizational chart, including resumes of all personnel who would be committed to this project. Provide the name and phone number of two clients who have had similar projects for the architect who will be assigned to this project.

3.3 Complete - Exhibit A Staffing Resources
   List individuals assigned to this project by function, attach resumes of each, and specific information on their experience on projects similar to this.
   List professional consultants outside your firm whom you propose would provide services not available in your firm. Provide specific information documenting their work on similar projects.

4. Experience with Similar Buildings

4.1 Submit a list of all similar projects your firm currently has in progress or has completed in the last 10 years and the status of each.

4.2 For each, provide the following:
   a. Name of project
   b. Client contact
   c. Owner’s total initial budget
   d. Total project cost
   e. Number of change orders
   f. Total cost of change orders
   g. Date of bid
   h. Scheduled completion date
   i. Actual completion date

4.3 Describe the exceptional features of library or related buildings designed by your firm.

4.4 Explain your firm’s expertise with interior fit out of library or related buildings

4.5 Explain your firm’s experience with Renovation/Adaptive Reuse using State of Connecticut and Federal tax credit programs
4.6 Explain your firm’s expertise community engagement and participatory design

4.7 Explain how your firm ensures compliance with the Americans with Disabilities Act (ADA).

4.8 Describe how your firm incorporates this aspect of Sustainable/High Performance & Healthy Building into its work.

5. **Architectural/Engineering Service**

5.1 Provide information on your current workload and how you would accommodate this project.

5.2 Describe in detail the process you would follow from schematic approval through approval of the final design including community engagement.

5.3 Outline the design schedule you would implement to meet the expected schedule below. Describe the methods you would use to maintain this schedule, and any concerns you might have.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Due Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Schematic Design &amp; P&amp;Z Submission</td>
<td>April 22, 2022</td>
</tr>
<tr>
<td>Design Development &amp; SHPO/NPS submission</td>
<td>May 20, 2022</td>
</tr>
<tr>
<td>Contract Documents &amp; EDA Submission</td>
<td>July 22, 2022</td>
</tr>
<tr>
<td>Bidding</td>
<td>August 26, 2022</td>
</tr>
<tr>
<td>Construction Commencement</td>
<td>September 23, 2022</td>
</tr>
<tr>
<td>Construction Completion</td>
<td>June 30, 2023</td>
</tr>
</tbody>
</table>

5.4 Describe your method for consensus building, including your role, the methodology employed, the outcome, and a contact person for a recent project where you employed this method.

5.5 Describe your quality control/coordination steps and/or processes followed to assure electrical, mechanical, and plumbing design plans align with your architectural design and with the existing conditions in order to reduce conflicts during construction which would require change orders and result in increased project costs.

7. **Construction Costs**

7.1 Describe cost control methods you use and how you establish cost estimates. Include information on determining costs associated with construction in existing facilities.

7.2 List the steps in your standard change order procedure.
8. Legal Concerns

8.1 Explain the circumstances and outcome of any litigation, arbitration, or claims filed against your company by a library client or any of the same you have filed against a library client.

8.2 Explain the circumstances and outcome of any litigation, arbitration, or claims filed against your company by any client other than a library client or any of the same you have filed.

8.3 Explain your General Liability Insurance coverage.

8.4 Explain your Professional Liability Insurance coverage.

9. Diversity & Inclusion

9.1 Are you a WBME owned business?

9.2 What is your approach to ensure diversity, equity and inclusion in your workplace and your work? Provide a response that demonstrates your experience and approach to:
   a. Community engagement
   b. Hiring and retention of a diverse workforce
   c. Employee training and professional development
   d. Design (i.e., inspiration from, inclusion of community vision, values, history, culture)

9.3 Describe your experience working on projects that have construction hiring requirements from local, state or federal agencies.

10. Fees

10.1 Provide information on your fee structure based on the scope indicated above, including anticipated reimbursable costs.

10.2 Submit a schedule of hourly rates by employee classification, including terms and rates of overtime for additional work if requested.

10.3 Provide your fee for this project as outlined below
<table>
<thead>
<tr>
<th>Hartford Public Library</th>
<th>Community Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase I: Architectural Programming and Schematic Design</td>
<td>Phase I: Architectural Programming and Schematic Design</td>
</tr>
<tr>
<td>Phase II: Construction Documents &amp; Bidding/Negotiating</td>
<td>Phase II: Construction Documents &amp; Bidding/Negotiating</td>
</tr>
<tr>
<td>Phase III: Construction Administration &amp; Project Closeout</td>
<td>Phase III: Construction Administration &amp; Project Closeout</td>
</tr>
<tr>
<td>Additional Services if not included in basic services:</td>
<td>Additional Services if not included in basic services:</td>
</tr>
<tr>
<td>FF&amp;E Selection &amp; Coordination</td>
<td>Commissioning Agent</td>
</tr>
<tr>
<td>Commissioning Agent</td>
<td>Cost Estimate</td>
</tr>
<tr>
<td>Cost Estimate</td>
<td>Tel/Data &amp; Security Design</td>
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<tr>
<td>Tel/Data &amp; Security Design</td>
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</tr>
</tbody>
</table>

**E. SUBMISSION DETAILS**

Proposers should provide 5 hard copies and one electronic version of their proposal to:

**PROPOSALS**

Proposals are to be submitted in hard copy with one original and five copies and one flash drive containing the submitted proposals. The submissions need to be in a sealed envelope labeled:

Hartford Public Library Request for Proposal  
NextGen Library @ Swift Building  
RFP#01-Swift/Barbour Library - 2022

**HARD COPIES OF THE PROPOSALS ARE TO BE DELIVERED TO:**  
ATTENTION: MARY TZAMBAZAKIS,  
CHIEF ADMINISTRATIVE OFFICER  
HARTFORD PUBLIC LIBRARY ADMINISTRATIVE OFFICES, 3RD FLOOR  
500 MAIN STREET HARTFORD, CT. 06103-6312

**ELECTRONIC COPIES OF THE PROPOSALS ARE TO BE SENT TO:**  
HPLRFP@hplct.org, with a copy to swift@community.solutions

Calendar of Events Listed below are tasks and due dates related to this RFP. If HPL & CS find it
necessary to make changes to the schedule it will do so by updating the HPL website on the Request for Proposals page located in the About section of the library’s website.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Due Date</th>
</tr>
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<tbody>
<tr>
<td>RFP Issued</td>
<td>January 26, 2022</td>
</tr>
<tr>
<td>Tours of the Swift Factory are available upon request</td>
<td></td>
</tr>
<tr>
<td>Last Date to Submit Questions</td>
<td>February 8, 2022</td>
</tr>
<tr>
<td><strong>Note: No questions will be answered after this date.</strong></td>
<td></td>
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<tr>
<td>RFP Due</td>
<td>February 18, 2022 by 4:00pm EST</td>
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<tr>
<td>Interview</td>
<td>Week of February 28, 2022</td>
</tr>
<tr>
<td>Selection</td>
<td>Week of March 7, 2022</td>
</tr>
<tr>
<td>Contract Start Date</td>
<td>Week of March 14, 2022</td>
</tr>
</tbody>
</table>

**Note:** All proposers please note of the dates listed for interview and plan schedules accordingly, if selected.

HPL & CS reserves the right to waive information in any proposal or reject any or all proposal or to accept the proposal deemed most favorable to HPL & CS’s interest.

**CLARIFICATIONS AND/OR REVISIONS TO SPECIFICATIONS AND REQUIREMENTS**

If a Proposer discovers any significant ambiguity, error, conflict, discrepancy, omission, or other deficiency in this RFP, the Proposer should immediately notify the Chief Administrative Officer via email at HPLRFP@hplct.org, with a copy to swift@community.solutions The email should identify the issue and concern which requires review.

Any questions concerning the subject matter of the RFP must be submitted via e-mail on or before by 4:00 p.m. (EST) as noted in the schedule above. Q & A will be posted on the library website hplct.org.
EXHIBIT A

Please list all vendors who will be utilized for outsourced work associated with this project and/or employee name by each discipline. Put N/A for non-applicable positions listed in the table.

<table>
<thead>
<tr>
<th>Title</th>
<th>Outsourced Firm Name</th>
<th>In-House Staff Name</th>
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<tbody>
<tr>
<td>Architects</td>
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<tr>
<td>Electrical Engineers</td>
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<td>Mechanical Engineers</td>
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<td>Acoustical Engineers.</td>
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<td>Environmental Engineers</td>
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<td>Fire Protection Engineers</td>
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<td>Civil Engineers</td>
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<td>Specification Writers</td>
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<td>Code Specialists</td>
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<tr>
<td>Geotech. Engineers</td>
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<tr>
<td>Structural Engineers.</td>
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<td>Commissioning Agent</td>
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<td>Cost Estimators</td>
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<td>Interior Designers</td>
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<td>FF&amp;E Consultant</td>
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<tr>
<td>Landscape Architects</td>
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<tr>
<td>Other:</td>
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</table>
EXHIBIT B

Existing Condition Information
EXISTING EQUIPMENT TO REMAIN OR BE RELOCATED. PROTECT DURING DEMOLITION. SEE D

5-003

ALL NEW DOOR FRAMES SHOULD BE 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.

VESTIBULE

RD

REFER TO RCP'S FOR COMMON AREA AND SITE LIGHTING. SEE ELECTRICAL FOR CORE & SHELL SPACES.

BOILER ROOM

1'-1"

13.5

EXISTING INTERIOR GLASS AND METAL PARTITIONS (INCLUDING DOORS WITHIN THESE SYSTEMS) TO

PROVIDE FIRE EXTINGUISHERS IN ALL SPACES PER NFPA 10 REQUIREMENTS.

SALVAGE EXISTING WOOD TRIM INCLUDING WALL BASE, CHAIR RAIL AND DOOR CASINGS FOR RE

EQ

6'-11 3/4"

RD

FUTURE TENANT

B3s

AT ALL AREAS OF DEMOLITION OR WHERE MILLWORK OR OTHER ELEMENTS HAVE BEEN REMOVED,

16.044

1 Aug. 10, 2018 Conformance Set

NEW DOOR OPENING

EXISTING COLUMN

NEW WALL MOUNTED HANDRAILS ARE REQUIRED WHERE THERE WAS NOT AN EXISTING WALL MOUNTED

RAIL. PER SECTION 805.9.1 OF IEBC NO

NEW SLAB INFILL

EXISTING DOOR TO REMAIN.

COORDINATE FINISHES WITH FINISH SCHEDULE AND SHEETS A

P

1

100, AND G

-101

ACT

1

112, A

113, A

114, & A

001, G

-100, AND G

101

FLORIDA CENTER, 1530 SOUTH JR. FEMALE AVENUE, FT. LAUDERDALE, FL 33315

105-110-2010

1100 NORTHERN AVE

Suite 100

BETHESDA, MD 20814

800-840-1516

www.brunercott.com
REFER TO RCP'S FOR COMMON AREA AND SITE LIGHTING. SEE ELECTRICAL FOR CORE & SHELL SPACES.

PROVIDE FIRE EXTINGUISHERS IN ALL SPACES PER NFPA 10 REQUIREMENTS.

REFER TO EXTERIOR ELEVATIONS FOR WINDOW TAGS. ALL WINDOWS ARE TO BE REPLACED U.N.O.

EXISTING PLASTER WALLS SCHEDULED TO REMAIN AND EXPOSED SHALL BE PATCHED AND REPAIRED.

PIPE, DUCT, AND COLUMN ENCLOSURES SHALL BE CONSTRUCTED TO BE AS MINIMAL AS POSSIBLE.

AT ALL AREAS OF DEMOLITION OR WHERE MILLWORK OR OTHER ELEMENTS HAVE BEEN REMOVED, GC TO VERIFY FIELD CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY EXISTING EQUIPMENT TO REMAIN OR BE RELOCATED. PROTECT DURING DEMOLITION.

SALVAGE EXISTING WOOD TRIM INCLUDING WALL BASE, CHAIR RAIL AND DOOR CASINGS FOR RE-USE.

NEW CONCRETE SLAB IN EXISTING STAIR DOWN TO CLR.

COORDINATE FUTURE TENANT OPENING TO BE LOCKED BY OWNER.

MAINTAIN ALL FIRE SEPARATIONS BETWEEN SPACES AND AS DEFINED ON CODE DIAGRAMS.

NEW OR EXISTING DOOR IN EXISTING OPENING TO BE REMOVED.


COORDINATE WITH RATED WALLS / SPACES SHOWN ON SHEETS G-001, G-100, AND G-111.

NEW WALL MOUNTED HANDRAILS ARE REQUIRED WHERE THERE WAS NOT AN EXISTING WALL MOUNTED RAIL.

HANDRAIL IN PLACE, INCLUDING NEW ANCHORAGE TO EXISTING WALL. PER SECTION 805.9.1 OF IEBC NO 71.

PROJECT NUMBER: 16.0207

CONFORMANCE SET

DATE: AUGUST 10, 2018

SWIFT FACTORY RENOVATION

FACTORY BLDG 3 & 4 - FIRST FLOOR

PLANS

A-103
EXISTING EQUIPMENT TO REMAIN OR BE RELOCATED. PROTECT DURING DEMOLITION. SEE D
SALVAGE EXISTING WOOD TRIM INCLUDING WALL BASE, CHAIR RAIL AND DOOR CASINGS FOR RE
AT ALL AREAS OF DEMOLITION OR WHERE MILLWORK OR OTHER ELEMENTS HAVE BEEN REMOVED,
EXISTING PLASTER WALLS SCHEDULED TO REMAIN AND EXPOSED SHALL BE PATCHED AND REPAIRED
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PROVIDE FIRE EXTINGUISHERS IN ALL SPACES PER NFPA 10 REQUIREMENTS.
4-202B
REFER TO RCP'S FOR COMMON AREA AND SITE LIGHTING. SEE ELECTRICAL FOR CORE & SHELL SPACES
ALL NEW DOOR FRAMES SHOULD BE 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
GC TO VERIFY FIELD CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY
EXISTING INTERIOR GLASS AND METAL PARTITIONS (INCLUDING DOORS WITHIN THESE SYSTEMS) TO
EXISTING SLIDING DOOR OPENING TO BE LOCKED BY OWNER
REPAIR WALL TO BE SMOOTH AND FREE FROM DEFECTS.
MATCH EXISTING. COORDINATE WITH DRAWINGS.
NEW WALL MOUNTED HANDRAILS ARE REQUIRED WHERE THERE WAS NOT AN EXISTING WALL MOUNTED
RAIL.
1. REFER TO REFLECTED CEILING PLANS AND DETAILS FOR EXTENT OF GWB SOFFITS
AND/OR SPECIAL CEILING MATERIAL LOCATIONS.
2. REFER TO REFLECTED CEILING PLANS AND DETAILS FOR EXTENT OF GWB SOFFITS
SMOOTH AND TO MATCH ADJACENT AREA.
COORDINATE FINISHES WITH FINISH SCHEDULE AND SHEETS A
-112, A
-113, A
-114, & A
-115
10. COORDINATE WITH RATED WALLS / SPACES SHOWN ON SHEETS G
-100, AND G
-101
SWIFT FACTORY RENOVATION
HARTFORD, CT
FACTORY BLDG 3 & 4 - SECOND
FLOOR PLANS
A-105
24" x 36", IT HAS BEEN REDUCED OR ENLARGED.
COORDINATE WORK
MATCH EXISTING PAINT SCHEME.
SCRAPE AND PAINT BASE WALL AND BRICK PIERS. MATCH EXISTING TWO WALLS AND CEILINGS TO MATCH EXISTING AS REQUIRED BY NPS.

SCRAPE AND PAINT EXISTING
1/16" = 1'-0"

FINAL LAYOUT TBD

SEE DETAIL 5/A113 FOR
STAIR 2: PROVIDE NEW, TWO MAINTAIN 5'
ON SHEET A

- PRIMING OF SURFACES INCLUDED
- WASHABLE SURFACE AT TONE PAINT ON EXISTING
- WASHABLE SURFACE APPROACHES
- LIMITS OF WORK.

REPAIR AND MAINTAIN EXISTING
BLDG 5 BLDG 4 - REFERENCE BASE BUILDING
BASEMENT & GROUND FLOOR
BASEMENT & GROUND FLOOR

- PROVIDE HIGH PERFORMANCE PAINT AT BOTTOM HALF OF
- CLEAN AND SEAL ALL EXISTING CONCRETE FLOORS
- SCRAPE AND PAINT AND CEILING STRUCTURE/BEAMS
- SCRAPE AND PAINT ALL COLUMNS

SWIFT FACTORY RENOVATION
BASEMENT & GROUND FLOOR WALL & CEILING TREATMENT

CONFORMANCE SET

Date: MARCH 15, 2019

Project Number: 16.860

• PROVIDE HIGH PERFORMANCE PAINT AT BOTTOM HALF OF
• CLEAN AND SEAL ALL EXISTING CONCRETE FLOORS
• SCRAPE AND PAINT AND CEILING STRUCTURE/BEAMS
• SCRAPE AND PAINT ALL COLUMNS

1. COORDINATION WITH FINISH SCHEDULE IS REQUIRED AT ALL SPACES
2. ASSUME TWO-TONE PAINT SCHEME TO MATCH EXISTING FACTORY BUILDINGS
3. PAINT ALL COMMON AREAS UNLESS NOTED OTHERWISE. COORDINATE WORK WITH HYDROPONICS TENANT. SEE DETAIL 3/A113.
WALLS AND CEILINGS

NOTCH CLEAN

SCHEDULED

SCRAPE AND PAINT BASE WALL AND BRICK PIERS. MATCH EXISTING PAINT SCHEME.

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

1/16" = 1'-0"

1 1/2" = 1'-0"

ONE SCALE:

WASHABLE CEILING SURFACE HUNG

TWO SCHEDULED BASE

COORDINATE WORK

REPLACEMENT WINDOW

MATCH EXISTING PAINT SCHEME.

REMOVEABLE, INSULATED

TO MATCH EXISTING AS REQUIRED BY NPS.

MAINTAIN 5' 0" MINIMUM SETBACK ALONG PERIMETER WALL AT PRIMING OF SURFACES INCLUDED

STAIR 2: PROVIDE NEW, TWO TONE PAINT AT AREAS EXPOSED TO EXTERIOR, TYP.

STAIR 4: PROVIDE NEW, TWO TONE PAINT ON BRICK AND PLASTER

EXISTING BRICK AND PLASTER TO MATCH EXISTING.

SCRAPE AND REPAINT EXISTING GUARDRAILS, POSTS, AND RAILINGS TO MATCH EXISTING.

Bldg 6 Bldg 5 - COORDINATE WORK

EXISTING FIRE DOOR TO REMAIN IN SITU: SCRAPE AND CLEAR SEAL DOOR AND STEEL HARDWARE. FIX IN PLACE AND BACK OF WINDOW WALL

NOTE: DETAIL SHOWN IS REPRESENTATIVE OF DISCUSSIONS WITH SHPO FOR AND BUILDING 5, FIRST FLOOR. SCOPE OF WORK BY TENANT.

NOTE: ALL PAINTING AND/OR PRIMING ON TENANT AREAS IS EXCLUDED.

TYPICAL TWO TONE PAINT SCHEME TO MATCH EXISTING FACTORY BUILDINGS (BLDG 5 SHOWN)

MINIMIZE TENANT DROPPED CEILING AREAS WHERE APPLICABLE AND OTHERWISE.

3. PAINT ALL COMMON AREAS FOR CONDUIT TO PASS IN FRONT OF PIER.

EXISTING PARAPET

EXISTING FIRE DOOR TO REMAIN IN SITU: SCRAPE AND CLEAR SEAL DOOR AND STEEL HARDWARE. FIX IN PLACE AND BACK OF WINDOW WALL

MINIMIZE TENANT DROPPED CEILING AREAS WHERE APPLICABLE AND OTHERWISE.

EXISTING PARAPET

EXISTING FIRE DOOR TO REMAIN IN SITU: SCRAPE AND CLEAR SEAL DOOR AND STEEL HARDWARE. FIX IN PLACE AND BACK OF WINDOW WALL

MINIMIZE TENANT DROPPED CEILING AREAS WHERE APPLICABLE AND OTHERWISE.

EXISTING PARAPET
ELEVATION KEY NOTES

1. TOPICAL, BOTH OUTSIDE AND INSIDE CAST CONCRETE STRUCTURE CAST CONCRETE BLOCKS PERFORATE AND PLACE IN THE COMPARTMENTS FOR APPROVAL.
2. PROJECTED ORIAGE CHRISTMAS TAINS.
3. ELEVATION, PREPARATORY CONCRETE HORIZONTALS.
4. BUILDING SUPPLIES AND ELEVATION FIXED MOUNTS FROM EXTERIOR AND INSIDE.
5. BUILDING SUPPLIES AND STUCCO DETAILS TO BE executes FROM EXTERIOR AND INSIDE.
6. BUILDING SUPPLIES AND EXTERIOR TAINS TO BE executes FROM EXTERIOR AND INSIDE.
7. BUILDING SUPPLIES AND INSIDE TAINS TO BE executes FROM EXTERIOR AND INSIDE.
8. BUILDING SUPPLIES AND TO BE executes FROM EXTERIOR AND INSIDE.
9. BUILDING SUPPLIES AND TO BE executes FROM EXTERIOR AND INSIDE.

GENERAL NOTES

1. INTERIM PAINT COATING (INCL. OUTSIDE) WILL BE OBTAINED IN THE ELEVATION.
2. INTERIM PAINT COATING (INCL. OUTSIDE) WILL BE OBTAINED IN THE ELEVATION.
3. INTERIM PAINT COATING (INCL. OUTSIDE) WILL BE OBTAINED IN THE ELEVATION.
4. INTERIM PAINT COATING (INCL. OUTSIDE) WILL BE OBTAINED IN THE ELEVATION.
5. INTERIM PAINT COATING (INCL. OUTSIDE) WILL BE OBTAINED IN THE ELEVATION.
6. INTERIM PAINT COATING (INCL. OUTSIDE) WILL BE OBTAINED IN THE ELEVATION.
7. INTERIM PAINT COATING (INCL. OUTSIDE) WILL BE OBTAINED IN THE ELEVATION.
8. INTERIM PAINT COATING (INCL. OUTSIDE) WILL BE OBTAINED IN THE ELEVATION.
9. INTERIM PAINT COATING (INCL. OUTSIDE) WILL BE OBTAINED IN THE ELEVATION.
10. INTERIM PAINT COATING (INCL. OUTSIDE) WILL BE OBTAINED IN THE ELEVATION.
11. INTERIM PAINT COATING (INCL. OUTSIDE) WILL BE OBTAINED IN THE ELEVATION.
TYPICAL NOTE: REPLACE ALL EXISTING CONCRETE SILLS WITH NEW PRE
APPARENT DAMAGE AND RUST JACKING AT EXISTING SOLDIER COURSE HEADER ABOVE WINDOW, TYPICAL THROUGHOUT BUILDINGS 4, 5, AND 6.

CLEAN STAINS / EFFLORESCENCE FROM BRICK AREA CONCEALED BY SITE OVERGROWTH. ASSUME CLEANING OF MASONRY/CONCRETE AND 20% REPOINTING IS REQUIRED. PATCH/REPAIR EXISTING CONCRETE/MASONRY.

PATCH/CLEAN EXISTING MASONRY/CONCRETE/WOOD SURFACES AS NEEDED WHERE EQUIPMENT HAS BEEN REMOVED.

WHERE BUILDINGS ARE SCHEDULED FOR DEMOLITION, CONTRACTOR TO MAKE EVERY EFFORT TO SALVAGE

CONTRACTOR TO CARRY AN ADDITIONAL 20% REPOINTING PER ELEVATION

PATCH/REPAIR EXISTING REINFORCED CONCRETE FOUNDATION. FINISH TO MATCH ADJACENT.

CONCRETE SILLS. PERFORM A MOCKUP IN PLACE ON THE COURTYARD SIDE FOR APPROVAL

POWERWASH ALL MASONRY SILLS AT BUILDINGS 2 AND 3. REPLACE SILLS AT BUILDINGS 4, 5, & 6.

EXISTING TO BE REMOVED AND REPAIR WORK AREA BEFORE REPOINTING. REFER TO SPECIFICATION.

REPOINT EXISTING MASONRY

DELIVER EXISTING METAL ROOF COPING TO MATCH EXISTING GUTTERS & DOWNSPOUT COPERING TO REMAIN, TYP.

ARCH. SHINGLED CRICKET SEE CIVIL DWGS.

METAL COPING TO MATCH EXISTING

ALUMINUM CLAD WOOD WINDOW ARCHITECT'S SPECIFICATION

ROOF LEVEL 3

8'-0" 11'

FACTORY BUILDING ELEVATIONS

SWIFT FACTORY RENOVATION

1 Date 11 CB #18 - Rainwater Leader

FACTORY - GROUND FLOOR

BLDG 2 LOVE LANE ELEVATION

BLDG 3 LOVE LANE ELEVATION

BLDG 4 WESTLAND STREET ELEVATION

BRUNER COTT

A-302

CONFORMANCE SET

Date MARCH 31, 2016

Project Number 18-004

Revisions

Project Number

Scale 1:120

IF THIS SHEET IS NOT: 24" x 36", IT HAS BEEN REDUCED OR ENLARGED.
BASEMENT PLAN (FACTORY BLDGS 2, 5 & 6) - ELECTRICAL POWER

CONSTRUCTION DOCUMENTS

Date: FEBRUARY 17, 2017
Scale: 1/4" = 1'-0"

PROJECT NUMBER: 16.044/CENTEK #16176

SWIFT FACTORY RENOVATIONS
HARTFORD, CT

BASMENT PLAN (FACTORY BLDGS 2, 5 & 6) - ELECTRICAL POWER

ELECTRICAL WORK NOTES

1. COORDINATE WORK WITH ALL OTHER TRADES. REFER TO OTHER TRADE'S DRAWINGS FOR ADDITIONAL INFORMATION.

2. REFER TO PLUMBING DRAWINGS FOR REQUIREMENTS.

3. CONNECTION FOR HEAT TRACE FOR GREASE TRAPS. COORDINATE WITH CIVIL DRAWINGS FOR EXACT LOCATION.

4. REFER TO RISER DIAGRAM.

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

CONSTRUCTION NOTES

1. COORDINATE WORK WITH ALL OTHER TRADES. REFER TO OTHER TRADE'S DRAWINGS FOR ADDITIONAL INFORMATION.

2. REFER TO PLUMBING DRAWINGS FOR REQUIREMENTS.

3. CONNECTION FOR HEAT TRACE FOR GREASE TRAPS. COORDINATE WITH CIVIL DRAWINGS FOR EXACT LOCATION.

4. REFER TO RISER DIAGRAM.

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

CONSTRUCTION NOTES

1. COORDINATE WORK WITH ALL OTHER TRADES. REFER TO OTHER TRADE'S DRAWINGS FOR ADDITIONAL INFORMATION.

2. REFER TO PLUMBING DRAWINGS FOR REQUIREMENTS.

3. CONNECTION FOR HEAT TRACE FOR GREASE TRAPS. COORDINATE WITH CIVIL DRAWINGS FOR EXACT LOCATION.

4. REFER TO RISER DIAGRAM.

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

CONSTRUCTION NOTES

1. COORDINATE WORK WITH ALL OTHER TRADES. REFER TO OTHER TRADE'S DRAWINGS FOR ADDITIONAL INFORMATION.

2. REFER TO PLUMBING DRAWINGS FOR REQUIREMENTS.

3. CONNECTION FOR HEAT TRACE FOR GREASE TRAPS. COORDINATE WITH CIVIL DRAWINGS FOR EXACT LOCATION.

4. REFER TO RISER DIAGRAM.

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

CONSTRUCTION NOTES

1. COORDINATE WORK WITH ALL OTHER TRADES. REFER TO OTHER TRADE'S DRAWINGS FOR ADDITIONAL INFORMATION.

2. REFER TO PLUMBING DRAWINGS FOR REQUIREMENTS.

3. CONNECTION FOR HEAT TRACE FOR GREASE TRAPS. COORDINATE WITH CIVIL DRAWINGS FOR EXACT LOCATION.

4. REFER TO RISER DIAGRAM.

SCALE: 1/8" = 1'-0"
**ELECTRICAL WORK NOTES**

1. CHAIN GENERATOR
   - Connect chain generator to 420V bus from panel. Power to be supplied from main 420V bus switches. Allow for 420V switchboard location for generator operation. 

2. HOT WATER
   - Power for heating/sterilizer to be supplied from panel. Located inside.

**GENERAL NOTE:**
- 150 KW Generator

**ELECTRICAL POWER**

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**CONSTRUCTION DOCUMENTS**

- **Date:** FEBRUARY 17, 2017
- **Sheet:** 1/8" = 1'-0"
ELECTRICAL WORK NOTES

1. COORDINATE WORK WITH ALL OTHER TRADES. REFER TO OTHER TRADES' DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR LIGHTING TO BE CONTROLLED VIA DDC SYSTEM.
GENERAL NOTES

1. COORDINATE WORK WITH ALL OTHER TRADES. REFER TO OTHER TRADE'S DRAWINGS FOR ADDITIONAL INFORMATION.

ELECTRICAL WORK NOTES

REV. DATE REMARKS

1 03/16/17 ADDENDUM #2
2 08/10/18 CONFORMANCE SET
3 05/02/19 CB #05R-B
4 10/23/19 BULLETIN #20
ELECTRICAL RISER DIAGRAM NOTES

1. AUTO TRANSFER SWITCH "ATS-LS": 208V, 100A, 3P, OPEN TRANSITION, SOLID HEAVY DUTY, NEMA-1, 240V RATED, 100A, 3P FUSED DISCONNECT WITH 100A FUSES.

2. HOUSE PANEL: EQ; 400A, 208V, NEMA-1, SURFACE MOUNTED, DOOR-IN-DOOR TRIM.

3. 2 SETS OF: (4) 400 KCMIL, (1) #1 AWG GROUND, 3" CONDUIT.

4. 225A, 208V, NEMA-1, SURFACE MOUNTED PANEL, DOOR-IN-DOOR TRIM, COPPER BUS, BOLT-ON-BREAKERS, 65 KAIC, 30 POSITION, 400A MCB.

5. 400A, 208V, NEMA-1, SURFACE MOUNTED PANEL, DOOR-IN-DOOR TRIM, COPPER BUS, BOLT-ON-BREAKERS, 65 KAIC, 42 POSITION, 400A MCB.

6. 150 KW NATURAL GAS GENERATOR.

7. 600A, 208Y/120V, 3P, 4W CIRCUIT BREAKER SECTION OF SWITCHBOARD WITH 4000A, 208Y/120V, 3P, 4W MAIN SERVICE DISCONNECT SECTION OF SWITCHBOARD (8) SETS OF: (4) #900 KCMIL, 4" CONDUIT.

8. 2 SETS OF: (4) 250 KCMIL, (1) #4 AWG GROUND, 2 1/2" CONDUIT.

9. HOUSE PANEL: EQ; 400A, 208V, NEMA-1, SURFACE MOUNTED, DOOR-IN-DOOR TRIM, COPPER BUS, BOLT-ON-BREAKERS, 65 KAIC, 30 POSITION, 400A MCB.

10. PROVIDE WITH PLYWOOD BACKBOARD.

11. SPECIFY MATERIALS, SIZES, AND LOCATIONS.

12. CONDUITS AND CONDUCTORS TO FEED "WASH CYCLE" IN BASEMENT OF BUILDING 4.

13. CONDUITS AND CONDUCTORS. COORDINATE REQUIREMENTS AND SOURCE LOCATION WITH TELCO SERVICE PROVIDER.

14. BOLT-ON BREAKERS, 65 KAIC, 42 POSITION, 400A MCB.

15. WITH 4000A FULLY RATED CIRCUIT BREAKER.

16. 2 SETS OF: (4) #350 KCMIL, (1) #1 AWG GROUND, 3" CONDUIT.

17. (4) SETS OF: (4) #600 KCMIL, (1) #3 AWG GROUND, 4" CONDUIT.

18. ELECTRICAL RISER DIAGRAM

19. Circular Riser Diagram

20. Building 1

21. Building 2

22. Building 3

23. Building 4

24. Building 5

25. Building 6

26. DEMARC. COORDINATE REQUIREMENTS WITH TELCO SERVICE PROVIDER.

27. TELCO SERVICE CONDUITS AND CONDUCTORS. COORDINATE REQUIREMENTS AND SOURCE LOCATION WITH TELCO SERVICE PROVIDER.

28. TELCO SERVICE CONDUITS AND CONDUCTORS. COORDINATE REQUIREMENTS AND SOURCE LOCATION WITH TELCO SERVICE PROVIDER.

29. DEMARC. COORDINATE REQUIREMENTS WITH TELCO SERVICE PROVIDER.

30. PROVIDE WITH PLYWOOD BACKBOARD.

31. HOUSE PANEL: LS; 100A, 208V, NEMA-1, SURFACE MOUNTED, DOOR-IN-DOOR TRIM, COPPER BUS, BOLT-ON-BREAKERS, 65 KAIC, 30 POSITION, 400A MCB.

32. PROVIDE WITH PLYWOOD BACKBOARD.

33. HOUSE PANEL: EQ; 400A, 208V, NEMA-1, SURFACE MOUNTED, DOOR-IN-DOOR TRIM, COPPER BUS, BOLT-ON-BREAKERS, 65 KAIC, 42 POSITION, 400A MCB.

34. PROVIDE WITH PLYWOOD BACKBOARD.

35. GENERATOR OUTPUT PANEL: 400A, 208V, NEMA-1, SURFACE MOUNTED, DOOR-IN-DOOR TRIM, COPPER BUS, BOLT-ON-BREAKERS, 65 KAIC, 30 POSITION, 400A MCB.

36. PROVIDE WITH PLYWOOD BACKBOARD.

37. PROVIDE WITH PLYWOOD BACKBOARD.

38. PROVIDE WITH PLYWOOD BACKBOARD.

39. PROVIDE WITH PLYWOOD BACKBOARD.

40. PROVIDE WITH PLYWOOD BACKBOARD.

41. PROVIDE WITH PLYWOOD BACKBOARD.
1. ALL FIRE ALARM SYSTEM WIRING MUST BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

   a. New fire alarm devices shall be connected to new wire. New wire shall be class A, minimum 16 AWG. Audio cables shall be shielded type. Provide coordination with contractor to allow operator to recall prior to shunt trip.

   b. Shunt trip systems require a monitor module to ensure power is present at the shunt trip breaker.

   c. Heat detectors in elevator machine rooms, pits, and tops of shafts shall be wired in parallel to shunt trip units on associated elevator fused disconnect switch in shunt trip breaker.

2. SHUNT TRIP SUPERVISION RECALLED TO THE DESIGNATED LEVEL AND ITS DOORS OPENED. COORDINATE PROGRAMMING OF TIME DELAY WITH ELEVATOR CONTRACTOR TO ALLOW ELEVATOR TO RECALL PRIOR TO SHUNT TRIP.

3. FIRE ALARM WIRING SHALL BE TESTED AND Labeled. PROVIDE VERIFICATION OF TEST RESULTS TO OWNER.

   a. Provide fire alarm as-builtin drawing showing all device locations, addresses, nodes, loops, and piping or pathways.

   b. Provide fire alarm notes for additional information.

4. ALL NEW SMOKE/HEAT DETECTORS WITHIN THE PROJECT SHALL BE TESTED AND LABELED. PROVIDE VERIFICATION OF TEST RESULTS TO OWNER.

   a. New fire alarm devices shall be connected to new wire. New wire shall be class A, minimum 16 AWG. Audio cables shall be shielded type. Provide coordination with contractor to allow operator to recall prior to shunt trip.

5. PROVIDE FIRE ALARM AS-BUILT DRAWING SHOWING ALL DEVICE LOCATIONS, ADDRESSES, NODES, LOOPS, AND PIPING OR PATHWAYS.

   a. All fire alarm wiring shall be installed in accordance with the following:

      i. New fire alarm devices shall be connected to new wire. New wire shall be class A, minimum 16 AWG. Audio cables shall be shielded type. Provide coordination with contractor to allow operator to recall prior to shunt trip.

      ii. Shunt trip systems require a monitor module to ensure power is present at the shunt trip breaker.

   b. Heat detectors in elevator machine rooms, pits, and tops of shafts shall be wired in parallel to shunt trip units on associated elevator fused disconnect switch in shunt trip breaker.

   c. Heat detectors in elevator machine rooms, pits, and tops of shafts shall be wired in parallel to shunt trip units on associated elevator fused disconnect switch in shunt trip breaker.

   d. Shunt trip systems require a monitor module to ensure power is present at the shunt trip breaker.

   e. Provide fire alarm notes for additional information.
BASEMENT PLAN (FACTORY BLDGS 3 & 4) - FIRE PROTECTION

FIRE PROTECTION WORK NOTES

1. NEW SPRINKLERS REFER TO firewall FOR ADDITIONAL INFORMATION.
2. COORDINATE WORK WITH ALL OTHER TRADES. REFER TO OTHER TRADES' DRAWINGS FOR ADDITIONAL INFORMATION.
3. ALL SPRINKLER PIPE SIZES SHALL BE BASED UPON HYDRAULIC CALCULATIONS PERFORMED BY THE FIRE PROTECTION CONTRACTOR.
4. NEW SPRINKLER AND Drain Riser UP. REFER TO PLUMBING FOR DRAIN CONTINUATION.
5. COORDINATE WORK WITH ALL OTHER TRADES. REFER TO OTHER TRADES' DRAWINGS FOR ADDITIONAL INFORMATION.

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

ALL SPRINKLERS SHALL BE TYPE 'C' UNLESS OTHERWISE NOTED.
ALL SPRINKLER PIPE SIZES SHALL BE BASED UPON HYDRAULIC CALCULATIONS PERFORMED BY THE FIRE PROTECTION CONTRACTOR.
NEW SPRINKLER AND Drain Riser UP. REFER TO PLUMBING FOR DRAIN CONTINUATION.
COORDINATE WORK WITH ALL OTHER TRADES. REFER TO OTHER TRADES' DRAWINGS FOR ADDITIONAL INFORMATION.

BASEMENT PLAN (FACTORY BLDGS 3 & 4) - FIRE PROTECTION

CONSTRUCTION DOCUMENTS

Date: FEBRUARY 17, 2017

Scale: 1/8" = 1'-0"

Project Number: 1604/1078

Bruner/Cott

1604/1078 CENTER POINT

FP102
**FIRE PROTECTION WORK NOTES**

1. **NEW SPRINKLERS:** REFER TO FP001 FOR ADDITIONAL INFORMATION (TYP). ELEVATOR SPRINKLER PROTECTION REQUIRED PER FP003. ALL SPRINKLERS MOUNTED ON WALL 3 FT. UP FROM GROUND.

2. **DRAIN TO MARKET:** SPRINKLER DRAINERS REFER TO ELEVATOR ELEVATION CHART.

3. **CONTROL VALVE WITH THERM OR AIR AND FLOOD PROTECTION FOR FUTURE TENANT:** FLOOR CONTROL VALVE ASSEMBLY (TYP).

4. 4" SPRINKLER RISER AND 2" DRAIN RISER DOWN.

5. 3" SPRINKLER RISER AND 1-1/2" DRAIN RISER DOWN.

6. COMPRESSION AIR COMPRESSOR FOR DRY PIPE SYSTEM. FIRE PROTECTION CONTRACTOR SHALL SIZE IN ACCORDANCE WITH DESIGN CRITERIA AND NFPA 13. DRY SYSTEM AIR COMPRESSOR MOUNTED IN ACCESSIBLE LOCATION. COORDINATE EXACT LOCATION IN FIELD WITH BUILDING OWNER AND ARCHITECT PRIOR TO INSTALLATION.

7. **COORDINATE WORK WITH ALL OTHER TRADES. REFER TO OTHER TRADES DRAWINGS FOR ADDITIONAL INFORMATION.**

8. **ALL SPRINKLERS SHALL BE TYPE 'C' UNLESS OTHERWISE NOTED.**

9. **ALL SPRINKLER PIPE SIZES SHALL BE BASED UPON HYDRAULIC CALCULATIONS PERFORMED BY THE FIRE PROTECTION CONTRACTOR.**

10. **NEW SPRINKLER:** REFER TO FP001 FOR ADDITIONAL INFORMATION (TYP).

11. ELEVATOR SPRINKLER PROTECTION REQUIRED PER FP003. ALL SPRINKLERS MOUNTED ON WALL 3 FT. UP FROM GROUND.

**NEW SPRINKLER:** REFER TO FP001 FOR ADDITIONAL INFORMATION (TYP).

**ELEVATOR SPRINKLER PROTECTION:** REQUIRED PER FP003. ALL SPRINKLERS MOUNTED ON WALL 3 FT. UP FROM GROUND.

**DRAIN TO MARKET:** SPRINKLER DRAINERS REFER TO ELEVATOR ELEVATION CHART.

**CONTROL VALVE WITH THERM OR AIR:** AND FLOOD PROTECTION FOR FUTURE TENANT.

**FLOOR CONTROL VALVE ASSEMBLY:** (TYP).

**4" SPRINKLER RISER AND 2" DRAIN RISER DOWN.**

**3" SPRINKLER RISER AND 1-1/2" DRAIN RISER DOWN.**

**COMPRESSION AIR COMPRESSOR FOR DRY PIPE SYSTEM. FIRE PROTECTION CONTRACTOR SHALL SIZE IN ACCORDANCE WITH DESIGN CRITERIA AND NFPA 13. DRY SYSTEM AIR COMPRESSOR MOUNTED IN ACCESSIBLE LOCATION. COORDINATE EXACT LOCATION IN FIELD WITH BUILDING OWNER AND ARCHITECT PRIOR TO INSTALLATION.**

**COORDINATE WORK WITH ALL OTHER TRADES. REFER TO OTHER TRADES DRAWINGS FOR ADDITIONAL INFORMATION.**

**ALL SPRINKLERS SHALL BE TYPE 'C' UNLESS OTHERWISE NOTED.**

**ALL SPRINKLER PIPE SIZES SHALL BE BASED UPON HYDRAULIC CALCULATIONS PERFORMED BY THE FIRE PROTECTION CONTRACTOR.**

**NEW SPRINKLER:** REFER TO FP001 FOR ADDITIONAL INFORMATION (TYP).

**ELEVATOR SPRINKLER PROTECTION:** REQUIRED PER FP003. ALL SPRINKLERS MOUNTED ON WALL 3 FT. UP FROM GROUND.

**DRAIN TO MARKET:** SPRINKLER DRAINERS REFER TO ELEVATOR ELEVATION CHART.

**CONTROL VALVE WITH THERM OR AIR:** AND FLOOD PROTECTION FOR FUTURE TENANT.

**FLOOR CONTROL VALVE ASSEMBLY:** (TYP).

**4" SPRINKLER RISER AND 2" DRAIN RISER DOWN.**

**3" SPRINKLER RISER AND 1-1/2" DRAIN RISER DOWN.**

**COMPRESSION AIR COMPRESSOR FOR DRY PIPE SYSTEM. FIRE PROTECTION CONTRACTOR SHALL SIZE IN ACCORDANCE WITH DESIGN CRITERIA AND NFPA 13. DRY SYSTEM AIR COMPRESSOR MOUNTED IN ACCESSIBLE LOCATION. COORDINATE EXACT LOCATION IN FIELD WITH BUILDING OWNER AND ARCHITECT PRIOR TO INSTALLATION.**

**COORDINATE WORK WITH ALL OTHER TRADES. REFER TO OTHER TRADES DRAWINGS FOR ADDITIONAL INFORMATION.**

**ALL SPRINKLERS SHALL BE TYPE 'C' UNLESS OTHERWISE NOTED.**

**ALL SPRINKLER PIPE SIZES SHALL BE BASED UPON HYDRAULIC CALCULATIONS PERFORMED BY THE FIRE PROTECTION CONTRACTOR.**

**NEW SPRINKLER:** REFER TO FP001 FOR ADDITIONAL INFORMATION (TYP).

**ELEVATOR SPRINKLER PROTECTION:** REQUIRED PER FP003. ALL SPRINKLERS MOUNTED ON WALL 3 FT. UP FROM GROUND.

**DRAIN TO MARKET:** SPRINKLER DRAINERS REFER TO ELEVATOR ELEVATION CHART.

**CONTROL VALVE WITH THERM OR AIR:** AND FLOOD PROTECTION FOR FUTURE TENANT.

**FLOOR CONTROL VALVE ASSEMBLY:** (TYP).

**4" SPRINKLER RISER AND 2" DRAIN RISER DOWN.**

**3" SPRINKLER RISER AND 1-1/2" DRAIN RISER DOWN.**

**COMPRESSION AIR COMPRESSOR FOR DRY PIPE SYSTEM. FIRE PROTECTION CONTRACTOR SHALL SIZE IN ACCORDANCE WITH DESIGN CRITERIA AND NFPA 13. DRY SYSTEM AIR COMPRESSOR MOUNTED IN ACCESSIBLE LOCATION. COORDINATE EXACT LOCATION IN FIELD WITH BUILDING OWNER AND ARCHITECT PRIOR TO INSTALLATION.**

**COORDINATE WORK WITH ALL OTHER TRADES. REFER TO OTHER TRADES DRAWINGS FOR ADDITIONAL INFORMATION.**

**ALL SPRINKLERS SHALL BE TYPE 'C' UNLESS OTHERWISE NOTED.**

**ALL SPRINKLER PIPE SIZES SHALL BE BASED UPON HYDRAULIC CALCULATIONS PERFORMED BY THE FIRE PROTECTION CONTRACTOR.**

**NEW SPRINKLER:** REFER TO FP001 FOR ADDITIONAL INFORMATION (TYP).
**FIRE PROTECTION WORK NOTES**

1. DRY SPRINKLERS MANDATORY ON SECOND FLOOR.
2. ALL SPRINKLERS MANDATORY TO PROVIDE FOR ACCESS.

**GENERAL NOTE:**

1. COORDINATE WORK WITH ALL OTHER TRADES. REFER TO OTHER TRADE'S DRAWINGS FOR ADDITIONAL INFORMATION.

**ALL SPRINKLERS SHALL BE TYPE 'F' UNLESS OTHERWISE NOTED.**

**ALL SPRINKLER PIPE SIZES SHALL BE BASED UPON HYDRAULIC CALCULATIONS PERFORMED BY THE FIRE PROTECTION CONTRACTOR.**

**REVISIONS:**

- 1 11/10/17 BID ADDENDUM #3
- 2 08/10/18 CONFORMANCE SET
- 3 05/02/19 CB #011

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**CONSTRUCTION DOCUMENTS**

- Date: FEBRUARY 17, 2017
- Scale: 1/8" = 1'-0"
GENERAL NOTE:
1. COORDINATE WORK WITH ALL OTHER TRADES. REFER TO OTHER TRADE'S DRAWINGS FOR ADDITIONAL INFORMATION.

ALL SPRINKLERS SHALL BE TYPE 'F' UNLESS OTHERWISE NOTED.

ALL SPRINKLER PIPE SIZES SHALL BE BASED UPON HYDRAULIC CALCULATIONS PERFORMED BY THE FIRE PROTECTION CONTRACTOR.

CONSTRUCTION DOCUMENTS

DATE: FEBRUARY 17, 2017

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

PROJECT NUMBER:

CENTER #16176

CENTEK ENGINEERING

Bruner/Cott

CONSTRUCTION DOCUMENTS

HARTFORD, CT

ROOF PLAN (FACTORY BLDGS 3 & 4) - FIRE PROTECTION WORK NOTES

1. REFER TO ALL TRADES FOR ADDITIONAL INFORMATION.

2. REFER TO OTHER TRADE'S DRAWINGS FOR ADDITIONAL INFORMATION.

3. REFER TO CENTEK FOR ADDITIONAL INFORMATION.
DOUBLE CHECK VALVE ASSEMBLY WITH BYPASS METERS IN BASEMENT.

FIRE PROTECTION RISER DIAGRAM - WHITE HOUSE

NEW 6" FIRE PROTECTION SERVICE AND POST INDICATOR VALVE. REFER TO CIVIL DRAWINGS FOR CONTINUATION.

ALARM CHECK VALVE.

CONTROL VALVE WITH TAMPER SWITCH AND FLOW SWITCH FOR FUTURE TENANT SPACE (TYP).

SPRINKLER DRAIN. REFER TO PLUMBING DRAWINGS FOR CONTINUATION.

CHECK VALVE.

2 x 2-1/2" SIAMESE FDC. CONFIRM THREAD TYPE WITH LOCAL FIRE DEPARTMENT PRIOR TO ORDERING.

CONTROLS VALVE WITH CENTER OPENING CUSHION VALVE APPENDED FOR FUTURE TENANT SPACE (TYP).

RISER ISOLATION VALVE WITH TAMPER SWITCH.

CONTROL VALVE WITH CENTER OPENING CUSHION VALVE APPENDED FOR FUTURE TENANT SPACE (TYP).

SPRINKLER DRAIN. REFER TO PLUMBING DRAWINGS FOR CONTINUATION.

SCALE: NONE

FIRE PROTECTION RISER DIAGRAM - FACTORY

REV. DATE REMARKS

1 11/10/17 BID ADDENDUM #3

2 08/10/18 CONFORMANCE SET

3 05/02/19 CB #011

4 05/02/19 CB #012
GENERAL NOTE:
1. COORDINATE WORK WITH ALL OTHER TRADES. REFER TO OTHER TRADE'S DRAWINGS FOR ADDITIONAL INFORMATION.

6" CWS AND CWR UP TO COOLING TOWER ON ROOF
6" Ø CWS AND CWR UP TO ROOF

10" Ø OUTDOOR COMBUSTION AIR INTAKE UP TO ROOF
8" Ø OUTDOOR COMBUSTION AIR INTAKE UP TO ROOF

24"x12" EXHAUST LOUVER (1 SQ. FT. MIN FREE AREA).
24"x12" INTAKE LOUVER (1 SQ. FT. MIN FREE AREA).
10" Ø OUTDOOR COMBUSTION AIR INTAKE UP TO ROOF

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

CONSTRUCTION DOCUMENTS

BASEMENT PLAN (FACTORY BLDGS 2, 5 & 6) - HVAC

HVAC WORK NOTES

1/8" = 1'-0"
GENERAL NOTE:
1. COORDINATE WORK WITH ALL OTHER TRADES. REFER TO OTHER TRADE’S DRAWINGS FOR ADDITIONAL INFORMATION.

2. VALVE AND CAP FOR FUTURE CONNECTION (TYPICAL). PROVIDE 3/4" BYPASS WITH BALL VALVE.

3. VALVE AND CAP FOR FUTURE CONNECTION (TYPICAL)

6" Ø CWS UP TO FLOORS ABOVE.

6" Ø CWR UP TO FLOORS ABOVE.

Scale: 1/8" = 1'-0"
SECOND FLOOR PLAN (FACTORY BLDGS 3 & 4) - HVAC

1. COORDINATE WORK WITH ALL OTHER TRADES. REFER TO OTHER TRADE'S DRAWINGS FOR ADDITIONAL INFORMATION.

2. PROVIDE UNITED MCGILL DUCT-D-FUSER WITH PERFORATED HOLES SIZED FOR CUSTOM PAINTING. DUCT SHALL BE SIZED AT 900 FPM MAX VELOCITY AND 40 CFM PER SQUARE FOOT AIR OUTLET VELOCITY. SUBMIT FOR APPROVAL PRIOR TO RELEASE.

3. PROVIDE 3 SQ. FT. MIN FREE AREA PENETRATION FOR PENTHOUSE ELEVATOR VENT ON ROOF. VALVE AND CAP FOR FUTURE CONNECTION (TYPICAL). PROVIDE 3/4" BYPASS WITH BALL VALVE.
HVAC WORK NOTES
1. COORDINATE WORK WITH ALL OTHER TRADES. REFER TO OTHER TRADE'S DRAWINGS FOR ADDITIONAL INFORMATION.

6" CWS AND CWR PIPING DOWN.
COOLING TOWERS MOUNTED ON STEEL SUPPORTS WITH VIBRATION ISOLATERS.
ENERGY RECOVERY VENTILATOR MOUNTED ON CURB WITH VIBRATION ISOLATERS.
12" ROUND EXHAUST FLUE WITH TERMINATION CAP AND BIRD SCREEN.
8" COMBUSTION AIR INTAKE WITH GOOSENECK AND BIRD SCREEN.

NOT USED PROVIDE 3 SQ. FT. MIN FREE AREA PENTHOUSE ELEVATOR VENT (SIMILAR TO GREENHECK P/N PEV-400). COORDINATE COLOR WITH ARCHITECT.

18x12 SUPPLY DUCT DOWN THROUGH ROOF TO FLOOR BELOW.
22x22 RETURN DUCT DOWN THROUGH ROOF TO FLOOR BELOW.
ROOFTOP UNIT MOUNTED ON CURB WITH VIBRATION ISOLATERS.
1-1/4" CWS AND CWR PIPE DOWN TO FLOOR BELOW.
2 PSI GAS PIPING BY LOCAL GAS CO. (CNG) & UP TO GROUND LEVEL. REFER TO GAS RISER DIAGRAM. (FOR FUTURE TENANTS)

1-1/2" GAS (2 PSI) PIPING UP TO FLOOR LEVEL ABOVE. TERMINATE W/ REQUIRED AIR GAP. REFER TO PLUMBING DETAIL 3/P202.

TERMINATE FIRE PROTECTION DRAIN PIPING TO NEW 4" HUB DRAIN & SUB-METER FOR F.P. DRAIN. REFER TO PLUMBING DETAIL 1/P203.

GENERAL NOTE:
COORDINATE WORK WITH ALL OTHER TRADES. REFER TO OTHER TRADE'S DRAWINGS FOR ADDITIONAL INFORMATION.

PLUMBING CONTRACTOR SHALL PROVIDE 4" SANITARY PIPING TO 5'-0" FROM BUILDING. CONTINUATION BY SITE CONTRACTOR. (2200 SQ.FT.) PROVIDE 4" STORM PIPING TO 5'-0" FROM BUILDING. CONTINUATION BY SITE CONTRACTOR. (2520 SQ.FT.)

PLUMBING CONTRACTOR SHALL PROVIDE 8" STORM PIPING TO 5'-0" FROM BUILDING. CONTINUATION BY FUTURE TENANTS IN CEILING SPACE FOR FUTURE.

COORDINATE HEIGHT & CEILING W/ TRAP PRIMER.

4" HUB DRAIN TIGHT TO 2" CW VALVED & CAPPED IN CEILING SPACE. DENOTES AREA WHERE SAWCUTTING IS REQUIRED TO INSTALL SUMP SAWCUTTING DETAIL.

UNDERSLAB PIPING. PATCH FLOOR TO MATCH EXISTING. REFER TO PLUMBING DETAIL 3/P202.

DENOTES AREA WHERE SAWCUTTING IS REQUIRED TO INSTALL SUMP SAWCUTTING DETAIL.

UNEXCAVATED 1/2" UV-PROOF PVC PIPING (REFER TO DETAIL) LOCATION WITH F.P. DRAIN TERMINATION & COORDINATE HEIGHT & CEILING W/ TRAP PRIMER.

2" GAS PIPING UP TO FLOOR LEVEL ABOVE. TERMINATE AT SUB-METER (FD-B)

1.5" GAS PIPING UP TO FLOOR LEVEL ABOVE. TERMINATE AT SUB-METER (FD-B)

1" GAS PIPING UP TO FLOOR LEVEL ABOVE. TERMINATE AT SUB-METER (FD-B)

1" G.I. PIPING UP TO FLOOR LEVEL ABOVE.

1" G.I. PIPING UP TO FLOOR LEVEL ABOVE. TERMINATE AT SUB-METER (FD-B)

DENOTES AREA WHERE SAWCUTTING IS REQUIRED TO INSTALL UNEXCAVATED 1/2" UV-PROOF PVC PIPING (REFER TO DETAIL) LOCATION WITH F.P. DRAIN TERMINATION & COORDINATE HEIGHT & CEILING W/ TRAP PRIMER.

DENOTES AREA WHERE SAWCUTTING IS REQUIRED TO INSTALL SUMP SAWCUTTING DETAIL.

UNDERSLAB PIPING.

PATCH FLOOR TO MATCH EXISTING.

DENOTES AREA WHERE SAWCUTTING IS REQUIRED TO INSTALL SUMP SAWCUTTING DETAIL.

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DENOTES AREA WHERE SAWCUTTING IS REQUIRED TO INSTALL SUMP SAWCUTTING DETAIL.
PLUMBING WORK NOTES

1. COORDINATE WORK WITH ALL OTHER TRADES. REFER TO OTHER TRADE’S DRAWINGS FOR ADDITIONAL INFORMATION.

CONNECT NEW 4” STORM PIPING TO EXISTING ROOF DRAINS & ROUTE TIGHT TO CEILING TO COMMON STORM RISERS. VERIFY EXACT LOCATIONS IN FIELD.

DISCONNECT & REMOVE EXISTING STORM PIPING IN ITS ENTIRETY FROM ROOF DRAINS TO BELOW SLAB. EXISTING ROOF DRAINS TO REMAIN.

EXISTING ROOF DRAINS TO ELIMINATE & USE NEW & EXISTING DIVERTER VALVES.

2. COORDINATE WITH ALL STORM TRADES BEFORE STARTING WORK.

GENERAL NOTES:

CONSTRUCTION DOCUMENTS

SECOND FLOOR PLAN

(FACtORY BLDGs 3 & 4) - PLUMBING

P105
ROOF PLAN (FACTORY BLDGS 3 & 4) - PLUMBING

PLUMBING WORK NOTES

GENERAL NOTE:
1. COORDINATE WORK WITH ALL OTHER TRADES. REFER TO OTHER TRADE'S DRAWINGS FOR ADDITIONAL INFORMATION.

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

CONSTRUCTION DOCUMENTS

Date: FEBRUARY 17, 2017
Scale: 1/8" = 1'-0"

Revision: 11/10/17 - BID ADDENDUM #3

Remarks: 08/10/18 - CONFORMANCE SET

SWIFT FACTORY RENOVATION
HARTFORD, CT

ROOF PLAN (FACTORY BLDGS 3 & 4) - PLUMBING

If this sheet is not 24" x 36", it has been reduced or enlarged.
HEAVILY CORRODED. ALLOW BASE OF PERIMETER COLUMNS IF THIS SHEET IS NOT 24" x 36", IT HAS BEEN REDUCED OR ENLARGED.

NEW 8" FULLY GROUTED CMU ELEVATOR PIT WALLS

(E) CONCRETE PIT & UNDERPINNING WALLS

(E) CRAWLSPACE

1. SOME FLOOR AND ROOF BEAMS IN BUILDING 5 HAVE SEEN DETERIORATION, REPAIRS TO BE DETECTED BY TEST-DRILLING, RESISTANCE DRILLING OR PROBING BY A QUALIFIED CARPENTER WITH AT LEAST TEN YEARS EXPERIENCE IN EXAMINATION AND REPAIR OF EXISTING AND HISTORIC WOOD TIMBER STRUCTURES. BE CONFIRMED IN THE FIELD, AS DESCRIBED BELOW, BASED UPON THE ACTUAL CONDITION FIELD SURVEYS. REMOVAL AND REPLACEMENT OR REPAIR SHOULD BE CONFIRMED IN THE FIELD, AS DESCRIBED BELOW, BASED UPON THE ACTUAL QUANTITIES, LOCATIONS AND EXTENTS OF MEMBERS AND DECKING THAT ARE INDICATED TO BE REMOVED AND REPLACED OR REPAIRED ARE PROVIDED AS AN APPROXIMATION FOR BIDDING BASED UPON A LIMITED NUMBER OF EXISTING MEMBERS AND DECKING.

2. SOME REPLACEMENT OF ROTTED FLOOR AND ROOF DECKING WILL BE REQUIRED. DECKING SHALL INCLUDE TEST-DRILLING AND SOUNDING OF THE WOOD. EVALUATION OF THE WOOD CONDITIONS WITHIN THEM (AND EVENTUAL REINSTALLATION OF MOLDINGS FOLLOWING PRESERVATIVE TREATMENT). "INSPECTION" OF WOOD CONDITION FIELD SURVEYS. REMOVAL AND REPLACEMENT OR REPAIR SHOULD BE CONFIRMED IN THE FIELD, AS DESCRIBED BELOW, BASED UPON THE ACTUAL QUANTITIES, LOCATIONS AND EXTENTS OF MEMBERS AND DECKING THAT ARE INDICATED TO BE REMOVED AND REPLACED OR REPAIRED ARE PROVIDED AS AN APPROXIMATION FOR BIDDING BASED UPON A LIMITED NUMBER OF EXISTING MEMBERS AND DECKING.

3. PROVIDE ADD AND DEDUCT UNIT PRICES IN THE BID FORM FOR COST ADJUSTMENT OF "SECTION LOSS" SHALL BE DEFINED AS THE QUANTITY OF WOOD FIBER MATERIAL CONTAINED IN THE BID FORM SHALL BE THE BASIS FOR COST ADJUSTMENTS.

4. PROVIDE NEW DECKING OF THE SAME THICKNESS AS THE DECKING BEING REPLACED.

5. PROVIDE NEW DECKING OF THE SAME THICKNESS AS THE DECKING BEING REPLACED.

6. PROVIDE NEW DECKING OF THE SAME THICKNESS AS THE DECKING BEING REPLACED.
NEW ELEVATOR,
SEE ARCH
S-305
STAIR
OPENING
COL DN
33
6" ID PIPE
12x16 (TYP)
34
UP & DN
1
EDGES OF SLAB. PROVIDE
(E) 6"Ø LALLY COL
(N) CMU SHAFT EXTENSION FULLY
DN  (TYP x6)
31
3"Ø PIPE
1
35
4"Ø LLV SUPPORTING
24" O.C. W/ 6" EMBEDMENT, TYP.
394
12x16 (TYP)
7
4"Ø DOWELS @ 16" O.C.
NORMAL WEIGHT
12
3"Ø PIPE
1
51
L
INFILL AT FORMER
2
32
COL UP
33
1
24" O.C. W/ 6" EMBEDMENT, TYP.
394
12x16 (TYP)
7
4"Ø DOWELS @ 16" O.C.
NORMAL WEIGHT
12
3"Ø PIPE
1
51
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INFILL AT FORMER
2
32
COL UP
33
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24" O.C. W/ 6" EMBEDMENT, TYP.
394
12x16 (TYP)
7
4"Ø DOWELS @ 16" O.C.
NORMAL WEIGHT
12
3"Ø PIPE
1
51
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INFILL AT FORMER
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COL UP
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24" O.C. W/ 6" EMBEDMENT, TYP.
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4"Ø DOWELS @ 16" O.C.
NORMAL WEIGHT
12
3"Ø PIPE
1
51
L
INFILL AT FORMER
2
32
COL UP
33
1
24" O.C. W/ 6" EMBEDMENT, TYP.
SECOND FLOOR FRAMING PLAN - PART B

S-305

1. Walkways shall be supported by a timber beam and sill beam(s) supported by existing columns or a new column. The column shall be designed for the live load specified for the floor.

2. The live load shall be as follows: Floor live load 100 psf, plus furniture load 20 psf, plus pedestrian load 10 psf.

3. The live load shall be as follows: Roof live load 50 psf, plus furniture load 20 psf, plus pedestrian load 10 psf.

4. The live load shall be as follows: Roof live load 50 psf, plus furniture load 20 psf, plus pedestrian load 10 psf.

5. The live load shall be as follows: Roof live load 50 psf, plus furniture load 20 psf, plus pedestrian load 10 psf.

6. The live load shall be as follows: Roof live load 50 psf, plus furniture load 20 psf, plus pedestrian load 10 psf.

7. The live load shall be as follows: Roof live load 50 psf, plus furniture load 20 psf, plus pedestrian load 10 psf.

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1. SOME FLOOR AND ROOF BEAMS IN BUILDING 5 HAVE SEEN DETERIORATION, REPAIRS PROVIDE NEW DECKING OF THE SAME THICKNESS AS THE DECKING BEING REPLACED. DECKING SHALL INCLUDE TEST-DRILLING AND SOUNDING OF THE WOOD.

2. SOME REPLACEMENT OF ROTTED FLOOR AND ROOF DECKING WILL BE REQUIRED.

3. PROVIDE ADD AND DEDUCT UNIT PRICES IN THE BID FORM FOR COST ADJUSTMENT INDICATED TO BE REMOVED AND REPLACED OR REPAIRED ARE PROVIDED AS TYPICAL DETAILS.

BEAM AND DECKING DEMO AND REHAB NOTES

ARE DETECTED BY TEST-DRILLING, RESISTANCE DRILLING OR PROBING BY A QUALIFIED CARPENTER WITH AT LEAST TEN YEARS EXPERIENCE IN EXAMINATION AND REPAIR OF MOLDINGS, WHERE APPLICABLE, CONCEALING TIMBER BEAMS' JOIST POCKETS ANDwoman.

"INSPECTION" OF BEAMS SHALL INCLUDE VISUAL OBSERVANCE, TEST DRILLING INCLUDING "PSL"

OF GENERATOR UNIT

@ 16" O.C.

EXTENSION, FULLY GROUTED AND DOWELED INTO (E) WALL

@ 20" O.C.*+ 2 x8 SISTER (N) 8" CMU SHAFT

AND (TYP x4)

COLLAR TIES

@ 20" O.C.

DUNNAGE

OF GENERATOR

3. PROVIDE ADD AND DEDUCT UNIT PRICES IN THE BID FORM FOR COST ADJUSTMENT INDICATED TO BE REMOVED AND REPLACED OR REPAIRED ARE PROVIDED AS TYPICAL DETAILS.

BEAM AND DECKING DEMO AND REHAB NOTES

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AND (TYP x4)

COLLAR TIES

@ 20" O.C.

DUNNAGE

OF GENERATOR
EXHIBIT C

Conceptual Plans
SWIFT FACTORY
SITE PLAN

PROPOSED PROJECT SPACE
SWIFT FACTORY
BASEMENT PLAN

PROPOSED PROJECT SPACE
SWIFT FACTORY
1ST FLOOR PLAN

PROPOSED PROJECT SPACE
HARTFORD PUBLIC LIBRARY

BUILDING ENTRANCE

SWIFT FACTORY
ENLARGED 1ST FLOOR PLAN
(Based on Bruner Cott Conceptual Plan)
PROPOSED PROJECT SPACE
COMMUNITY SOLUTIONS

HARTFORD PUBLIC LIBRARY

SWIFT FACTORY
ENLARGED 2ND FLOOR PLAN
(Based on Bruner Cott Conceptual Plan)
PROPOSED PROJECT SPACE
Teaser Video https://vimeo.com/667412934
(Password: HPL)