

GENERAL DEMOLITION NOTES

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO COMMENCING DEMOTION AND NOTIFY THE DESIGN TEAM OF ANY DISCREPENCIES BETWEEN DEMOLITION DRAWINGS AND EXSITING DRAWINGS,
2. THE CONTRACTOR SHALL NOTIFY THE DESIGN TEAM IMMEDIATELY OF ANY UNFORSEEN CONDITIONS DISCOVERED DURING THE COURSE OF DEMOLITION, REMOVAL OF ANY UNFORSEEN UNDOCUMENTED STRUCTURE, MECHANICAL, ELECTRICAL OR PLUMBING FEATURES SHALL BE REVIEWED FIRST WITH THE DESIGN TEAM AND APPROPRIATE SUB-CONTRACTOR. CONTRACTOR SHALL OBTAIN APPROVAL FROM CITY BUILDING DEPARTMENT PRIOR TO REMOVAL.
3. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CODES AND REGULATIONS AND THE MOST CURRENT EDITION OF THE AMERICAN NATIONAL STANDARD SAFETY REQUIREMENT FOR DEMOLITION.
4. THESE DRAWINGS ARE FOR DEMOLITION OF NON-STRUCTURAL ITEMS ONLY, UNLESS SPECIFICALLY NOTED.
5. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL ELECTRICAL FIXTURES AND OUTLETS AND OTHER ELECTRICAL POWERED EQUIPMENT DESIGNATED FOR DEMOLITION/REMOVAL. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING, BY ALL MEANS NECESSARY, ALL ELECTRICAL FIXTURES, OUTLETS AND OTHER ELECTRICAL EQUIPMENT DESIGNATED TO REMAIN.
7. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL PLUMBING FIXTURES AND EQUIPMENT DESIGNATED FOR DEMOLITION / REMOVAL. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING, BY ALL MEANS NECESSARY, ALL PUMBING FIXTURES AND EQUIPMENT DESIGNATED TO TO REMAIN.
8. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL RECYCLING ORDINANCES PERTAINING TO DEMOLITION AND CONSTRUCTION WASTE DEBRIS REMOVAL AND DISPOSAL.

CODE INFORMATION

LOCATION : 258 WINDSOR SVENUE
 LAND AREA : 30,056 SQ. FT / 0.69 AC
 TOTAL BUILDING AREA : 3,410 SQ.FT
 PROPOSED USE : COMMERCIAL
 ZONE : B2
 MAP ID. : 80 / 12 / 57

APPLICABLE CODES : 2021 INTERNATIONAL BUILDING CODE

PROPOSED OCCUPANCY CLASSIFICATION

USE GROUP CLASSIFICATION : COMMERCIAL

APPLICABLE CODE INFORMATION

2021 INTERNATIONAL BUILDING CODE
 2020 CT STATE BUILDING CODE
 2018 INTERNATIONAL FIRE CODE
 2021 NATIONAL ELECTRICAL CODE
 2018 CT FIRE SAFETY CODE

HEIGHT AND AREA REQUIREMENTS

BUILDING HEIGHT
 ACTUAL 12'

FIRE RESISTIVE CONSTRUCTION ASSEMBLES

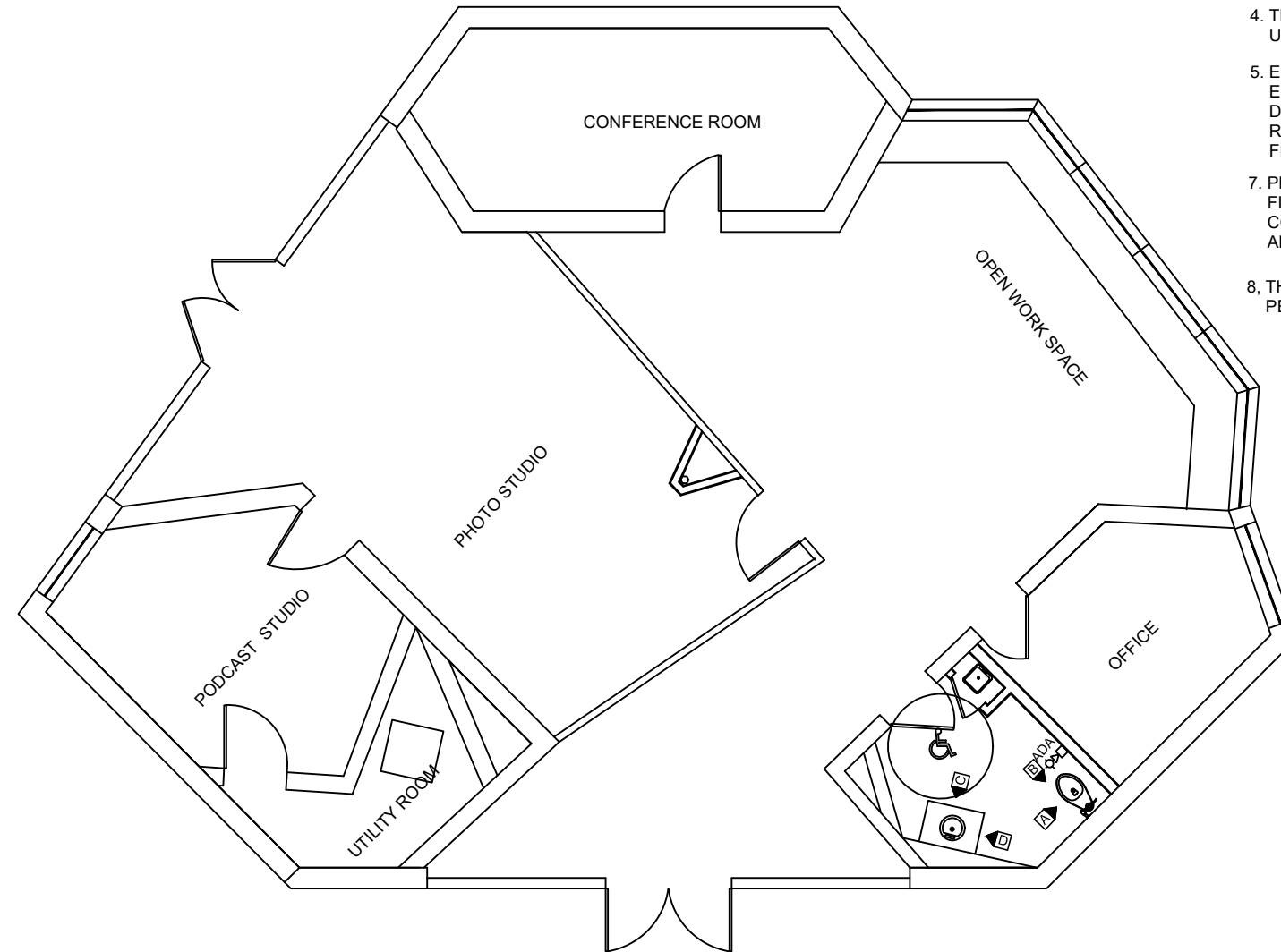
BUILDING TYPE	BRICK / BLOCK
INTERIOR WALL	BRICK / SHEETROCK
BEARING WALL	1 HR
INTERIOR BEARING WALLS	1 HR
ROOF CONSTRUCTION	FLAT
EXTERIOR DOOR	UL LABEL FIRE RATED DOORS (1 HR FIRE RATED MIN.)

INTERIOR FINISH REQUIREMENTS (ALL INTERIOR FINISH TREATMENTS SHALL MEET CONNECTICUT FIRE RATING REQUIREMENTS;

- A. WALL AND CEILING FINISHES (MINIMUM REQUIREMENTS)
- B. FLAMESPREAD LESS THAN 200, SMOKE DENSITY LESS THAN 450
- C. REQUIRED EXITS AND PASSAGeways : CLASS A OR B
- D. EXIT ACCESS CORRIDORS : CLASS A, B, OR C

FIRE PROTECTION SYSTEMS

DETECTION	SMOKE
DETECTION	CARBON MONOXIDE



REVISIONS	

FLOOR PLAN
 PREPARED FOR
 258 WINDSOR AVE.
 WINDSOR, CONNECTICUT
 SCALE: 1/4" = 1' 0" DRAWN BY: MAM DATE: 3/8/23

DRAWING NUMBER
A1

ELECTRICAL SPECIFICATIONS

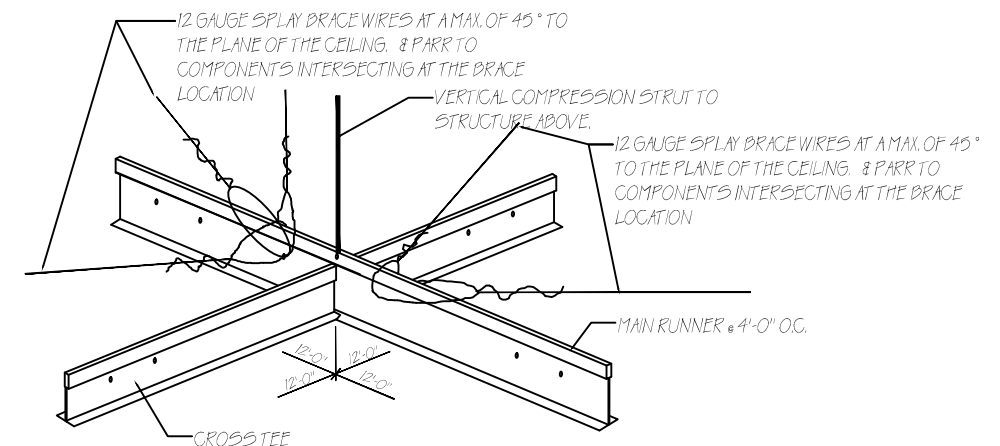
- Do not scale these drawings.
- Electrical contractor (E.C.) shall obtain and pay for all permits, certificates, etc., as required and in compliance with the revised/updated 2018 Fire Safety codes.
- E.C. shall deliver certificate of final inspection to general contractor before applying for final payment.
- Consult with other contractors furnishing equipment to verify loads and secure location of outlets, junction boxes, etc..
- Furnish and install disconnect switches, starters, and associated wiring as required for exhaust fans and air conditioning equipment.
- Main power wiring and final connections to all new HVAC equipment (excluding thermostat and thermostat wiring) and smoke detector by E.C..
- Minimum wire size shall be #12 awg except control wiring as noted. All wire shall be copper type THWN or THHN.
 - All 120 volt circuits over 75 feet in length shall be #10 awg.
- Do not make changes or substitutions without approval of designer and owner.
- All work shall be guaranteed for a period of (1) one year from date of final acceptance.
- All electrical systems shall be completely and effectively grounded as required in Article 250 of the National Electrical Code
- Verify service entrances are installed per the National Electrical Code and the local utility.
- Unless otherwise noted, all wiring devices shall be installed as follows:
 - Wall switches at 48" A.F.F.
 - Duplex receptacles at 18" A.F.F.
 - Telephone outlets at 18" A.F.F.
 - Duplex receptacles in restroom at 48" A.F.F.
- Verify mechanical equipment locations prior to the routing of conduit and feeder.
- Verify ceiling construction with general contractor and coordinate with mechanical diffuser locations before installing light fixtures.
- Low voltage cable to run loose in joist space secured neatly to structure. E.C. shall provide 3/4" conduit stubs and junction boxes from point of use to joist.
- Route neutral conductor, same size as phase conductors, with all feeders and branch circuits except RTU feeders.
- E.C. shall provide temporary lighting and power during the demolition and construction phases.
- No BX cable, or MC cable allowed.
- All electrical work shall be in accordance with the latest edition of the National Electrical Code and all codes having local jurisdiction.
- Verify mechanical equipment overcurrent protection requirements with the equipment manufacturer prior to connection.
- All lighting fixtures shall be provided by the E.C. per the lighting fixture schedule.
- See panel schedules for circuit breaker, wire, and conduit requirements.
- All conduit shall be 3/4" unless noted otherwise.
- All exit, emergency, and night lights shall be on a non-switched breaker or connected ahead of the switch as per plans.
- All panels to be NQOD and have copper bus.(All bus bars, including phase, neutral, and ground to be copper.) equipment by square D ITE, General Electric, or Westinghouse.
- E.C. to provide identification for each disconnect switch, breaker, panelboard, receptacle, junction box etc.. with a nameplate indicating load served, feeder designation, circuit designation or equipment name, as appropriate.
- E.C. to provide a 1 1/4" x 1/2" gray finish, white core, Bakelite nameplate, with 1/4" high engraved letters for existing and new receptacles, switches, communication boxes and junction boxes. Nameplate shall be installed on the bottom face of coverplate or box with epoxy cement.
- E.C. to provide a 4" x 1-1/2" black finish, white core, Bakelite nameplate, with 3/8" high engraved letters for existing and new 120/240 volt panelboards, disconnect switches, contactors, etc.. Nameplate shall be installed on the exterior of equipment with epoxy cement.
- E.C. to provide all panelboards with directory frame on inside of cabinet door. A neat and carefully type a written directory card, identifying each branch circuit served shall be placed in the frame, under clear plastic cover. Spares shall be noted in pencil.

LIGHT FIXTURE SCHEDULE NOTE 5,6,7

SYMBOL	TYPE	CATALOG NO.	LAMPS PER FIXTURE				MOUNTING	REMARKS
			TYPE	TOTAL WATTS	VOLTAGE	COLOR		
⊙	E	RECESSED CAN LIGHTING	100 WATT, A-19, MEDIUM BASE	100	120	CW	RECESSED	NOTE 1 & 8
▨	B	2'x4' SURFACE FLUORESCENT FIXTURE METALUX-2G-332-A125-120-EB81	F32T8/TL741	96	120	CW	RECESSED	NOTE 1 & 8
⊗	J2	SURE-LITE XR-3 (1.5HR CAP.) TWIN HEAD EMERGENCY LIGHT COMBO W/SELF CONTAINED EMERGENCY BATTERY PACK AND CHARGER	INCLUDED	0	120	CW	SURFACE/WALL	NOTE 2

LIGHTING NOTES:

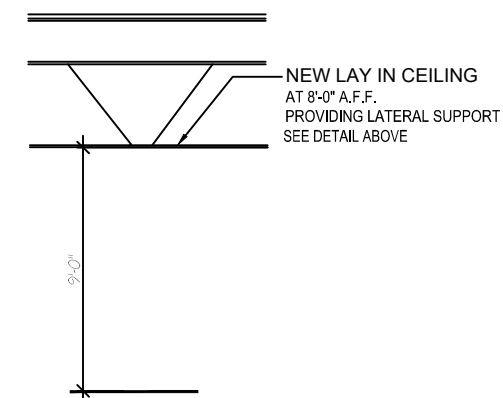
- FIXTURE SHALL HAVE ENERGY SAVINGS LAMPS AND WATT MISER BALLAST.
- ILLUMINATED EXIT SIGNS ARE REQUIRED TO CLEARLY IDENTIFY THE PATH OF EXIT TRAVEL. WORDS ON SIGNS MUST HAVE LETTERS A MINIMUM OF SIX INCHES HIGH.
- ALL LAMPS SHALL BE FROM THE SAME MANUFACTURER, MODEL & LOT NUMBER. E.C. IS RESPONSIBLE FOR AN EVEN LAMP COLOR. LAMPS WITH A DIFFERENT COLOR MUST BE REPLACED.
- E.C. TO MAINTAIN PROPER ALIGNMENT & INSTALLATION OF BALLAST COVER.
- ALL LIGHT FIXTURES AND LAMPS SUPPLIED BY ELECTRICAL CONTRACTOR.
- E.C. RESPONSIBLE TO VERIFY CORRECT COUNTS OF ALL LIGHTING FIXTURES'
- E.C. RESPONSIBLE TO RECEIVE AND STORE ALL LIGHTING FIXTURES.
- E.C. TO VERIFY COLOR AND TYPE OF FIXTURE WITH OWNER FOR APPROVAL, PRIOR TO PURCHASE.
- FIXTURE PROVIDED WITH BATTERY BACK-UP, SIMILAR TO BODINE #B50F4-B, VERIFY CODE COPPLIANCE WITH MINIMUM LUMEN OUTPUT FOR EMERGENCY BALLAST SHALL BE 1400 LUMENS AND SERVE (2) LAMPS, 700 LUMENS EACH.



Ceiling Construction notes

All ceilings with area greater than 114 s.f. shall in all cases comply with the following:

- A T-bar system rated as 'heavy duty' shall be used.
- The perimeter supporting closure angle shall in all cases be not less than 2" In each horizontal direction each ceiling grind bar shall be attached to the perimeter supporting closure angle, and on the other end it shall have a 1/2" clearance and shall lay upon the perimeter supporting closure angle, and be free to move or slide upon this perimeter supporting closure angle.
- All main and cross runners shall be tied together to prevent twisting.



WOOD DECK / CEILING ASSEMBLIES

DECK CONSTRUCTION TYPE	UL DESIGN #	PANEL/TILE SIZE & TYPE	MIN. PANEL OR TILE THICKNESS	MAX. FUTURE PENETRATION (IN 2/100 S.F.)	MAX. DUCT PENETRATION (IN 2/100 S.F.)	SUSPENSION SYSTEMS
1 - HOUR - EXPOSED GRID	L208	24"x48" P	5/8	NONE	NONE	1.2

NOTE:
CONTRACTOR TO INSTALL REFLECTIVE CEILING WITH 1-HOUR RATING.

4. Provide a #12 ga. vertical support wire on each main and cross runner a max. of 8" from the wall.

5. Provide #12 support wires at the following locations:

At 4' o.c. along each main runner.

At 12' o.c. (and starting no more than 6' from any wall) provide four splay wires and a ridged vertical compression strut.

REFLECTIVE CEILING DETAIL

REVISIONS

ELECTRICAL SPECIFICATIONS
PREPARED FOR
258 WINDSOR AVE.
WINDSOR, CONNECTICUT

SCALE: 1/4" = 1' 0" DRAWN BY: MAM DATE: 3/8/23

DRAWING NUMBER
A3

