

**TOWN OF EAST HARTFORD
PLANNING & ZONING COMMISSION
APPLICATION FORM**

DATE: 1/31/18

Official Receipt Date:

1/31/18

1. APPLICATION TYPE: (CHECK ALL THAT APPLY)

***COMPLETE SECTION ON PAGE 2 OR 3**

- | | |
|--|--|
| <input type="checkbox"/> SITE PLAN APPLICATION | <input type="checkbox"/> NATURAL RESOURCES REMOVAL AND FILLING |
| <input type="checkbox"/> SITE PLAN MODIFICATION | <input checked="" type="checkbox"/> SPECIAL USE PERMIT* |
| <input type="checkbox"/> FLOOD HAZARD - MAJOR* | <input type="checkbox"/> ZONING MAP CHANGE* |
| <input type="checkbox"/> FLOOD HAZARD - MINOR* | <input type="checkbox"/> TEXT AMENDMENT* |
| <input type="checkbox"/> SOIL EROSION AND SEDIMENTATION - Cumulative disturbed area (sq. ft.): _____ | |

2. SITE AND PROJECT INFORMATION

PROPERTY ADDRESS: 1227 BURNSIDE AVE EAST HARTFORD, CT 06108 ZONE: _____

ASSESSORS MAP AND LOT: _____ PARCEL SIZE (ACRES OR SQ. FT.): _____

PROJECT NAME: BANQUETTE HALL / CATERING HALL

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):

RENOVATION
CONVERSION OF EXISTING SPACE FOR USE AS
A CATERING HALL

3. PROPERTY OWNER INFORMATION

☐ CHECK IF PRIMARY CONTACT

OWNER OF RECORD: FELIX EFFA

OWNER ADDRESS: 1096 SILVER LN EAST HARTFORD CT 06118

OWNER PHONE: 203 809 0875 OWNER EMAIL: effafelix@yahoo.com

OWNER SIGNATURE: [Signature] PRINT NAME: FELIX EFFA

The undersigned owner hereby authorizes: (1) this application, and (2) the Planning and Zoning Commission and Town of East Hartford staff the right to enter upon the property for the purposes of inspection associated with this application.

4. APPLICANT INFORMATION

☐ CHECK IF PRIMARY CONTACT

☒ CHECK IF APPLICANT IS SAME AS PROPERTY OWNER

APPLICANT: _____

APPLICANT ADDRESS: _____

APPLICANT PHONE: _____ APPLICANT EMAIL: _____

APPLICANT SIGNATURE: _____ PRINT NAME: _____

5. DESIGN PROFESSIONAL INFORMATION

☐ CHECK IF PRIMARY CONTACT

FIRM: DDSS Architects PHONE: 860 518 5886

CONTACT PERSON: Kojo Asiedu EMAIL: ddss.mc@gmail.com

- COMPLETE ONLY THE SECTIONS THAT APPLY TO YOUR APPLICATION TYPE -

A. SPECIAL USE PERMIT

(ATTACH ADDITIONAL SHEETS IF NEEDED)

1) Applicable Section of the Zoning Regulations: 402.2.C

2) Describe how the proposed Special Use Permit relates to the Plan of Conservation and Development:

Catering halls are permitted in B-2 zones, where current building is located, under section 402 special permit use. Conditions for special permit are satisfied as follows: Lot size exceeds 15,000 square feet, New exterior light is designed not to interfere with adjacent property, and finally, the plan is a commercial and it is in a commercial area that is why I want to use as Catering Hall.

3) Describe how the proposed Special Use Permit will benefit the Town of East Hartford:

The proposed special ^{use} permit will benefit the Town of East Hartford for many reasons which include: the catering hall will generate taxes and that will bring revenue to the town, will bring employment to the town of East Hartford, bring people to the community and also, businesses to the community.

B. FLOOD HAZARD ZONE - MAJOR DEVELOPMENT OR MINOR DEVELOPMENT

1) Name of associated watercourse: _____

2) Total amount of land (in sq. ft.) to be affected within the:

a. Flood Hazard Zone: _____

b. Floodway: _____

c. Floodway fringe: _____

3) Enumerate methods of compliance with Sections 601.10, 601.11, and 601.12 of the Zoning Regulations:

1227 BURNSIDE AVE. TENENT IMPROVEMENT BANQUETTE HALL



PROPOSED
1227 BURNSIDE AVENUE
EAST HARTFORD, CT 06108



PROJECT LOCATION

ISSUED FOR:
PLANNING BOARD APPROV.
JANUARY 26, 2018

CLIENT

FGE ENTERPRISE, LLC

1096 SILVER LN,
EAST HARTFORD, CT, 06118

ARCHITECT

DDSS

Architecture | Planning | Interior Design

43 Cedarland Court, Cromwell, CT 06416
t: 860.518.5886, e: ddss.inc@gmail.com

Collaborating to achieve design excellence

STRUCTURAL ENGINEER

MEP-FP ENGINEER

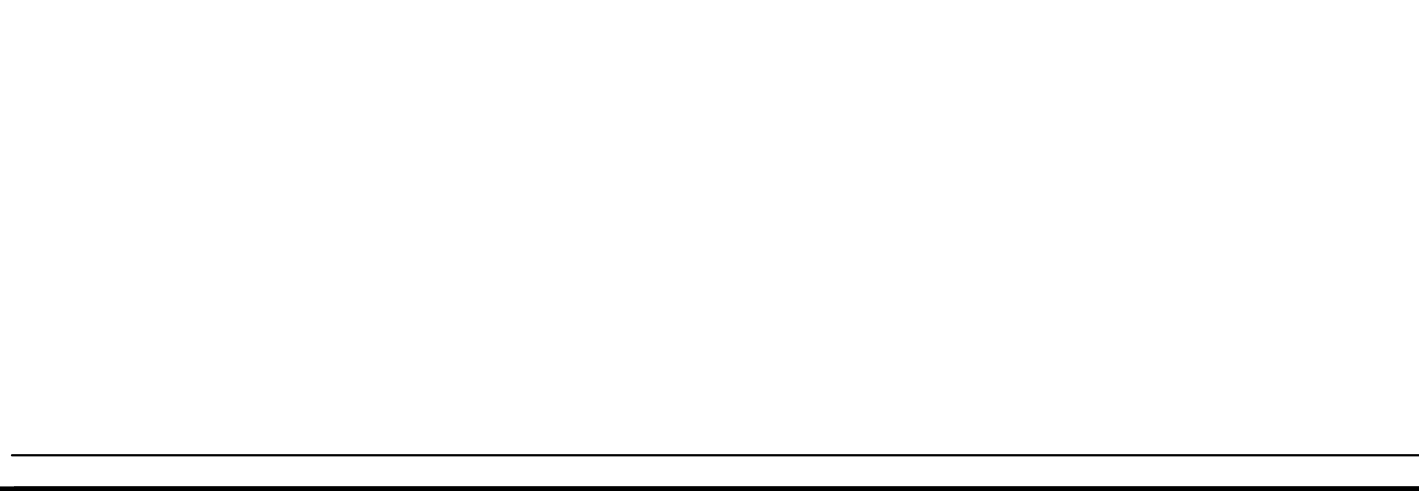
CONTRACTOR

ARCHITECTURAL ABBREVIATIONS

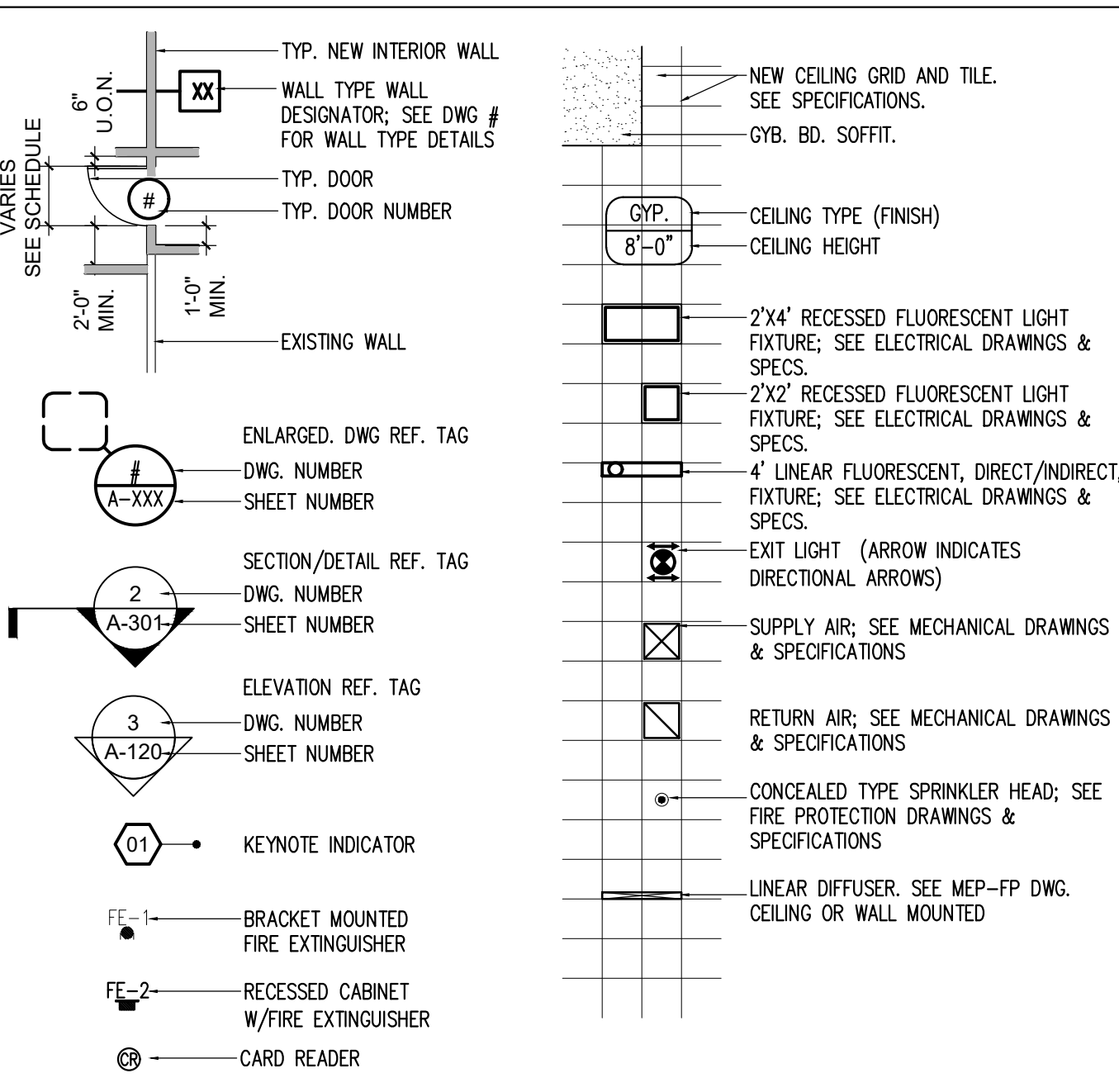
& @ C.L. +/- P.L.	AND AT CENTER LINE PLUS OR MINUS PROPERTY LINE	CNTR. C/S CTR	COUNTER COUNTER SINK CENTER CUBIC YARD	F.H. FHMS	SECTION FLAT HEAD MACHINE SCREW FLATHEAD WOOD SCREW	HHW HYD.	HOT WATER HEATER HYDRANT	N.I.C. N.O. NOM.	NOT IN CONTRACT NUMBER NOMINAL	RESIL. RFG REFL.	RESILIENT ROOFING REFLECTED RIGHT HAND REGISTER ROOM ROUGH OPENING RIGHT OF WAY REVERSE RIVET	T.O.C. T.PTN. T.P.	DISPENSER TOP OF CONCRETE TOILET PARTITION TRANSOM TELEVISION TOP OF WALL TYPICAL UNDERCUT UNFINISHED UNLESS NOTED OTHERWISE
A.C.	ARCHITECTURAL CONCRETE	D.	DRAIN DOUBLE DEPRESSED	F.H.C.	FIRE HOSE CABINET FINISH (ED)	I.L.O. IN.	IN LIEU OF INCH INCINERATOR INCLUDE (S)	NTS OVERALL	NOT TO SCALE OA.	S	SOUTH SANITARY S.C.	U.O.N.	U.O.N.
ACOUS.	ACOUSTICAL	DEP.	DEPARTMENT DETAIL	F.F.EL.	FINISH FLOOR ELEVATION	INT.	INTERIOR INVERT	O.C.	ON CENTER O.D.	R.O.W.	R.O.W.	U.C.	U.C.
A.F.F.	ABOVE FINISH FLOOR	DET.	DETAIL	F.O.B.	FACE OF CONCRETE	FLR.	FLOOR	F.S.	FACE OF STUD	OPG.	OPPOSITE HAND	U.N.	U.N.
ADJ.	ADJUSTABLE	D.F.	DRINKING FOUNTAIN	F.O.C.	FACE OF CONCRETE	FLR.	FLOOR	F.O.S.	FACE OF STUD	OPG.	OPPOSITE HAND	U.N.	U.N.
AL.	ALIGN	DIA.	DIAMETER	F.O.F.	FACE OF FINISH	FLR.	FLOOR	F.P.	FIREPROOF (ING)	OPG.	OPPOSITE HAND	U.N.	U.N.
ALUM.	ALUMINUM	DIM.	DIMENSION	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
ANCH.	ANCHOR	DISP.	DISPENSER	F.P.	FIREPROOF (ING)	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
ANOD.	ANODIZED	DIV.	DIVISION	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
ARCH.	ARCHITECTURAL	D.M.H.	DRAIN MANHOLE	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
ASPH.	ASPHALT	DMT.	DEMOUNTABLE	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
AUTO.	AUTOMATIC	DN	DOWN	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
B.O.	BOTTOM OF	D.O.	DOOR OPENING	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
BD.	BOARD	D.P.	DAMPPOOFING	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
BEL.	BELOW	DR.	DOOR	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
BIT.	BITUMINOUS	DRN.	DRAIN	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
BLD.	BUILDING	DS.	DOWNSPOUT	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
BLDG.	BUILDING	DTL	DETAIL	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
BLK	BLOCK	DWG	DRAWING	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
BLKG	BLOCKING	DWGS.	DRAWINGS	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
BLT	BUILT	DWR.	DRAWER	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
BM.	BEAM	E	EAST	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
BOT.	BOTTOM	E	EAST	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
BRKT.	BRACKET	E.A.	EACH	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
BSMT.	BASEMENT	E.B.	EXPANSION JOINT	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
BR.	BRONZE	E.J.	EXPANSION BOLT	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
BRG.	BEARING	E.L.	ELEVATION	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
BRK.	BRICK	ELEC.	ELECTRICAL	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
B.U.	BUILT UP	ELEV.	ELEVATOR	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
BULL.	BULLETIN	EMER.	EMERGENCY	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
CAT.	CATEGORY	E.M.H.	ELECTRIC MANHOLE	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
CAB.	CABINET	ENCL.	ENCLOSURE	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
CB.	CORNER BEAD	E.O.S.	EDGE OF SLAB	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
C.B.	CATCH BASIN	E.P.	ELECTRICAL PANELBOARD	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
CEM.	CEMENT	EQ.	EQUAL	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
CER.	CERAMIC	EQPT.	EQUIPMENT	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
C.F.	CUBIC FOOT	EST.	ESTIMATE	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
C.G.	CORNER GUARD	E.W.C.	ELECTRIC WATER COOLER	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
C.I.	CAST IRON	EXCA.	EXCAVATE	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
C.I.P.	CAST IN PLACE	EXSTN	EXISTING	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
C.J.	CONTROL JOINT	EXH.	EXHAUST	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
CLK.	CAULK	EXP.N.	EXPANSION	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
C.T.	CERAMIC TILE	EXP.	EXPOSED	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
CLG.	CEILING	EXT.	EXTERIOR	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
CLO.	CLOSET	F.A.	FIRE ALARM	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
C.M.U.	CONCRETE MASONRY UNIT	F.B.	FACE BRICK	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
COL.	COLUMN	F.D.	FLOOR DRAIN	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
COMP.	COMPRESS(ED), (IBL)	F.D.	FLOOR DRAIN	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
CONN.	CONNECTION	F.D.	FLOOR DRAIN	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
CONSTR.	CONSTRUCTION	F.D.	FLOOR DRAIN	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
CONTR.	CONTRACTOR	F.D.	FLOOR DRAIN	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.
CONT.	CONTINUOUS	F.D.	FLOOR DRAIN	F.P.	FRAME	FLR.	FLOOR	F.P.	FRAME	OPG.	OPPOSITE HAND	U.N.	U.N.

ABUTTERS MAP AND INFORMATION

PROPERTY INFORMATION						
Address	Town	State	Zip	Bookpage	Owner Location	
1227 BURNSIDE AVENUE	EAST HARTFORD	CT	10608	3702/ 262	1096 SILVER LANE	
ABUTTERS INFORMATION						
Abutters Address	Town	State	Zip	Bookpage	Abutters Location	
740 MAIN STREET	EAST HARTFORD	CT	06108	537/ 84	2 PRESTON ST	
42 PRESTON ST	EAST HARTFORD	CT	06108	3140/ 288	42 PRESTON ST	
740 MAIN ST	EAST HARTFORD	CT	06108	465/ 69	44 PRESTON ST	
1228 BURNSIDE AVE UNIT A	EAST HARTFORD	CT	06108	2767/ 128	1228 BURNSIDE AVE #A	
5939 HEATHERWOOD CT	ALEXANDRIA	VA	22310	2762/ 22	1220 BURNSIDE AVE #B	
869 MOTT HILL RD	GLASTONBURY	CT	06073	2762/ 38	1220 BURNSIDE AVE #C	
880 THENUT AVENUE 2 T	BRONX	NY	10473	2762/ 176	1228 BURNSIDE AVE #B	
1228 BURNSIDE AVENUE UNIT C	EAST HARTFORD	CT	06108	2913/ 188	1228 BURNSIDE AVE #C	
1096 SILVER LN	EAST HARTFORD	CT	06118	3702/ 264	1241R BURNSIDE AVE REAR	
1208 BURNSIDE AVE	EAST HARTFORD	CT	06108	1839/ 64	1192 BURNSIDE AVE	
1096 SILVER LN	EAST HARTFORD	CT	06118	3708/ 275	1177 BURNSIDE AVE	
10 VALLEY VIEW DR	FARMINGTON	CT	06032	2748/ 103	1184 BURNSIDE AVE	
1208 BURNSIDE AVE	EAST HARTFORD	CT	06108	358/ 265	1208 BURNSIDE AVE	
138 BEACON HILL ROAD	EAST HARTFORD	CT	06108	2975/ 321	1214 BURNSIDE AVE	
190 WAKEFIELD CIR	EAST HARTFORD	CT	06118	2813/ 64	1220 BURNSIDE AVE #A	
1096 SILVER LN	EAST HARTFORD	CT	06118	3702/ 262	1227 BURNSIDE AVE	
BOX 66207, AMF O'HARE AIRPORT	CHICAGO	IL	60666	889/ 296	1241 BURNSIDE AVE	
58 MARNEY DR	MIDDLEBURY	CT	06762	3450/ 90	1250 BURNSIDE AVE	
3819 MAPLE AVE	DALLAS	TX	75219	3725/ 210	1259 BURNSIDE AVE	
740 MAIN ST	EAST HARTFORD	CT	06108	548/ 357	1261R BURNSIDE AVE	
4 ARBUTUS ST	EAST HARTFORD	CT	06108	924/ 50	4 ARBUTUS ST	
8 ARBUTUS ST	EAST HARTFORD	CT	06108	3513/ 32	8 ARBUTUS ST	
12 ARBUTUS ST	EAST HARTFORD	CT	06108	3658/ 62	12 ARBUTUS ST	
16 ARBUTUS ST	EAST HARTFORD	CT	06108	2446/ 236	16 ARBUTUS ST	
20 ARBUTUS ST	EAST HARTFORD	CT	06108	1845/ 68	20 ARBUTUS ST	
24 ARBUTUS ST	EAST HARTFORD	CT	06108	398/ 577	24 ARBUTUS ST	
30 ARBUTUS ST	EAST HARTFORD	CT	06108	3652/ 116	30 ARBUTUS ST	
36 ARBUTUS ST	EAST HARTFORD	CT	06108	3502/ 95	36 ARBUTUS ST	
42 ARBUTUS ST	EAST HARTFORD	CT	06108	3532/ 299	42 ARBUTUS ST	
48 ARBUTUS ST	EAST HARTFORD	CT	06108	2708/ 125	48 ARBUTUS ST	
42 PINE ST	EAST HARTFORD	CT	06108	2373/ 202	54 ARBUTUS ST	
58 MARNEY DR	MIDDLEBURY	CT	06762	3450/ 90	12 BODWELL RD	



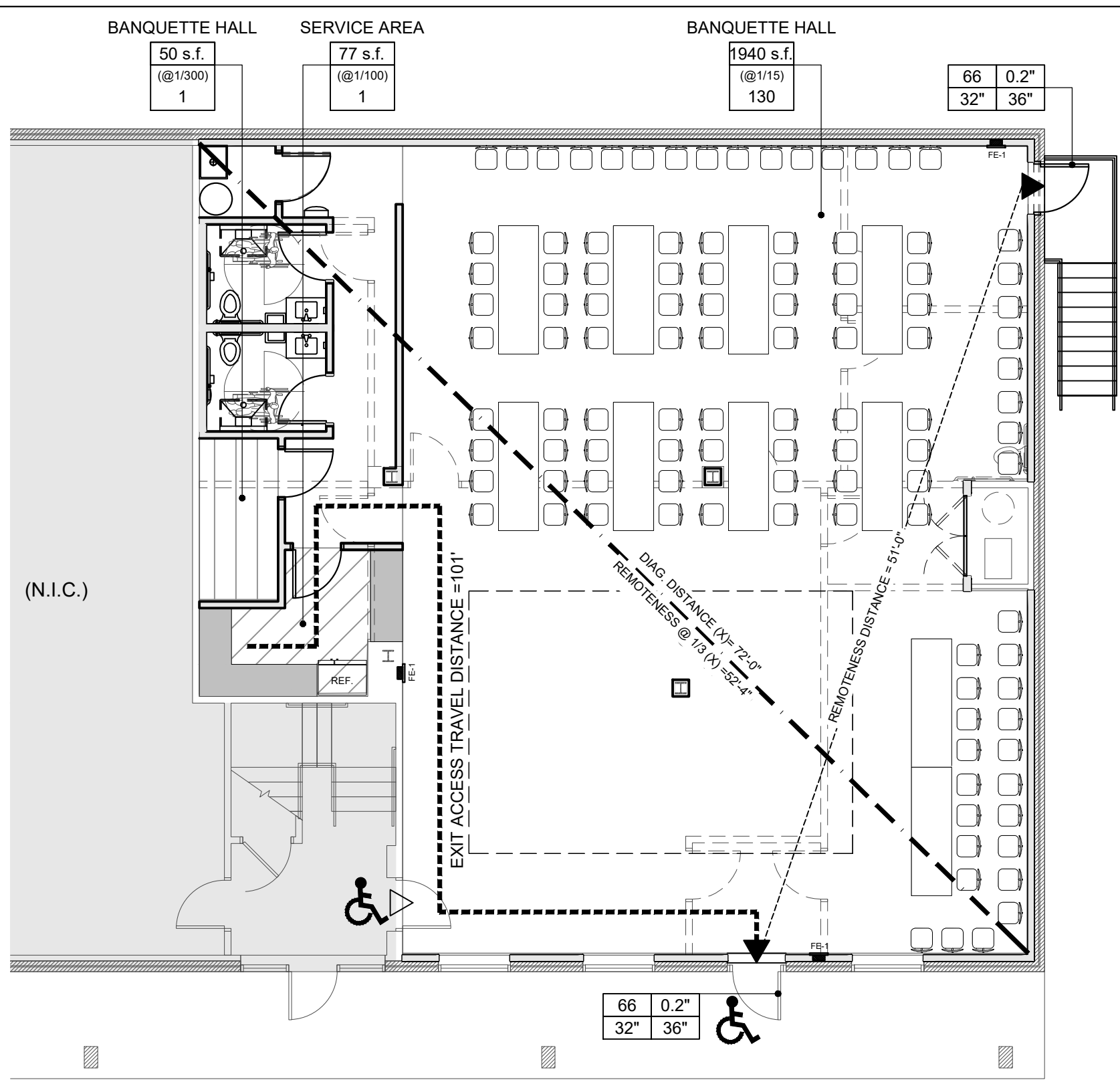
GRAPHICS LEGEND



MATERIAL LEGEND

CONCRETE	SEMI-RIGID INSULATION
PRECAST CONCRETE	STEEL
CONCRETE MASONRY (PLAN AND SECTION)	FINISH WOOD (ELEVATION)
BRICK	FINISH WOOD (SECTION)
GRAVEL	PLYWOOD
EARTH	MEDIUM DENSITY FIBER BOARD
STONE VENEER	WOOD BLOCKING
BATT (BLANKET) INSULATION	WOOD BLOCKING (CONTINUOUS)
RIGID INSULATION	GYPSUM BOARD (GYP. BD.)

CODE PLANS, LEGEND AND INFORMATION SUMMARY



APPLICABLE CODES

- 2012 INTERNATIONAL BUILDING CODE
- 2012 INTERNATIONAL EXISTING BUILDING CODE
- 2012 INTERNATIONAL PLUMBING CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- 2014 NATIONAL ELECTRICAL CODE (NFPA 70)

PROJECT DESCRIPTION

RENOVATION OF EXISTING SPACE FOR USE AS A CATERING HALL.

CONSTRUCTION CLASSIFICATION:

- CONSTR. CLASS. OF EXISTING BUILDING: TYPE II-A

OCCUPANCY CLASSIFICATION:

- PROPOSED OCCUPANCY CLASSIFICATION: A2
- EXSTN BLDG OCCUPANCY CLASSIFICATION: MIXED
- REQUIRED SEPARATION OF OCCUPANCIES
- A2 / B (2ND FLOOR) 1 HOUR
- A2 / M (ADJACENT SPACE) 1 HOUR

AREA AND OCCUPANCY LOAD

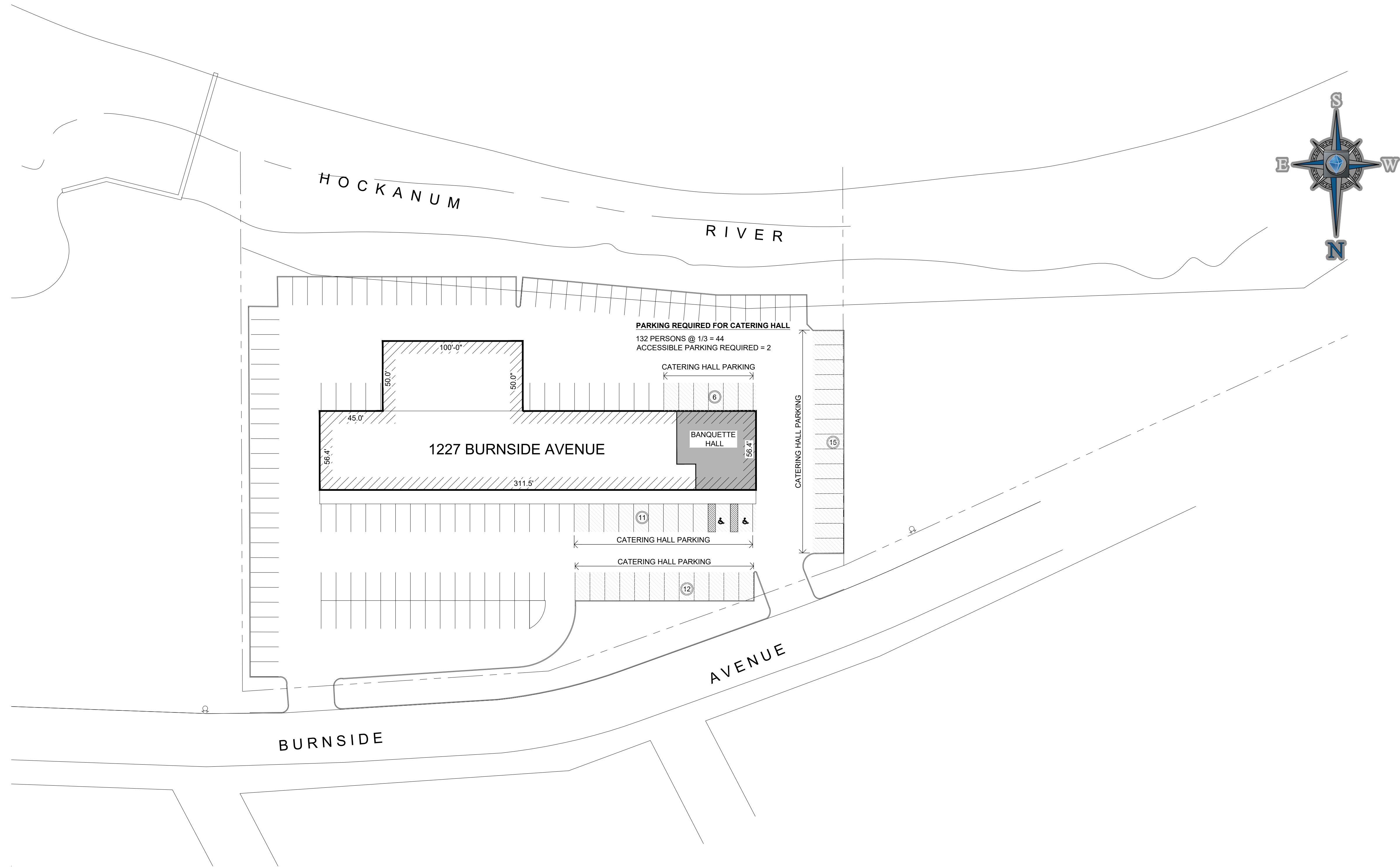
- GROSS AREA OF SPACE 2403 SQ. FT.
- OCCUPANCY LOAD 132 PERSONS

MEANS OF EGRESS REQUIREMENTS:

- # OF EXITS REQ. FOR OCC. LOAD 2
- EXIT ACCESS TRAVEL DISTANCE: 250 FEET
- COMMON PATH OF TRAVEL DISTANCE: 100 FEET
- MAX. OF LENGTH DEAD-END CORRIDOR 20 FEET
- MINIMUM CORRIDOR WIDTH: 44 INCHES
- MINIMUM CLEAR AISLE: 36 INCHES

PLUMBING FACILITIES:

- WATER CLOSETS (TOTAL) 2
 - LAVATORIES: 2
 - DRINKING FOUNTAIN: 1
 - SERVICE SINK 1
- </



1 EXISTING PARKING LAYOUT NTS

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Consultants:
CIVIL/STRUCTURAL ENGINEERING

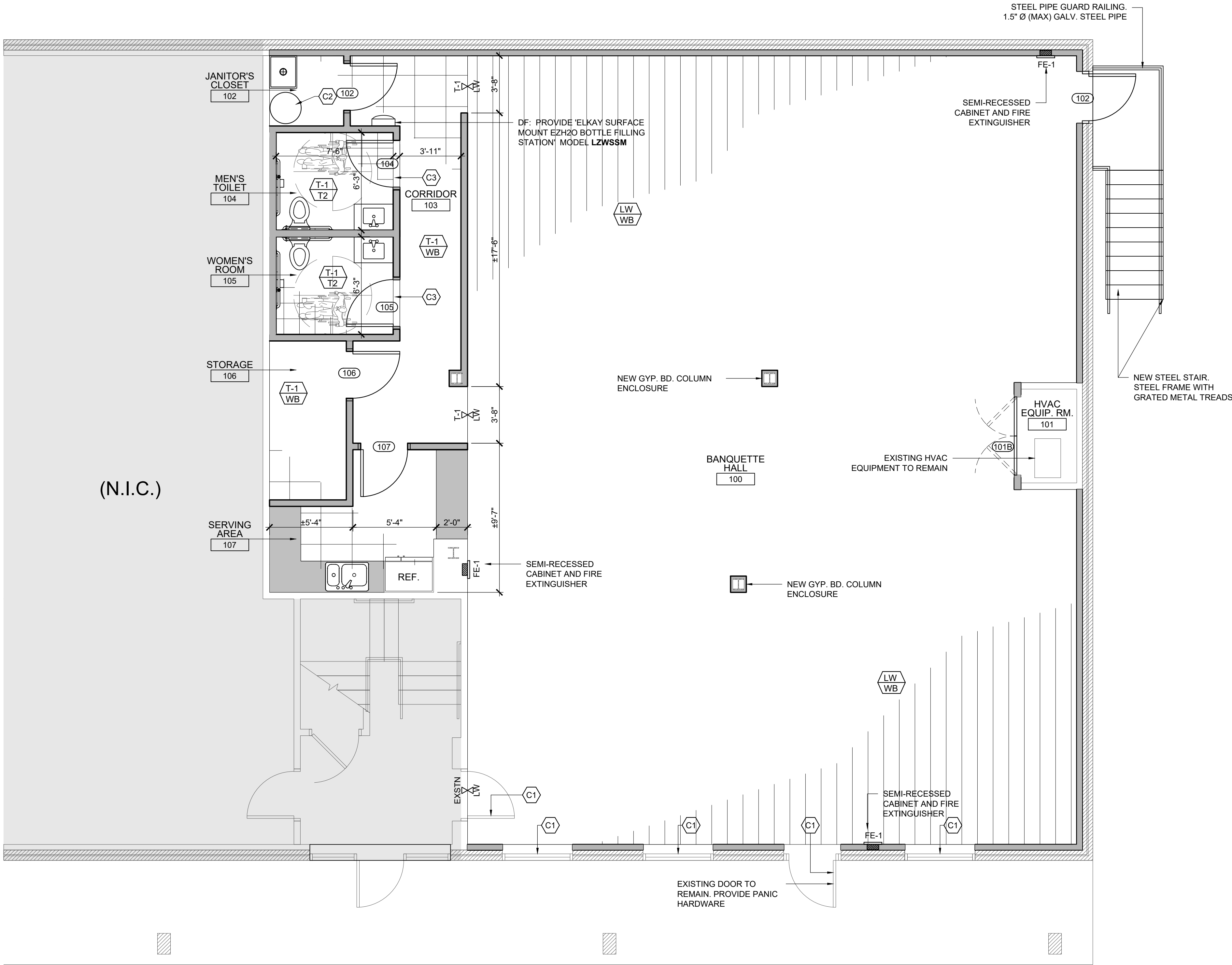
Revisions:			
No.	Description	Date	By
0	DEMOLITION PERMIT	01-22-2018	DDSS
1	SPECIAL USE PERMIT FOR A CATERING HAL	01-29-2018	DDSS

FGE ENTERPRISE, LLC

1227 BURNSIDE AVE.
BANQUETTE HALL

East Hartford CT

Project Number: 2018-002.000



CONSTRUCTION PLAN GENERAL NOTES

- CONTRACTOR SHALL CONFIRM AND VERIFY EXISTING CONDITIONS. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY INCONSISTENCIES/ DISCREPANCIES BETWEEN PROPOSED CONSTRUCTION AND PROHIBITIVE EXISTING CONDITIONS. THE GENERAL CONTRACTOR SHALL NOT PROCEED WITH WORK IN QUESTION UNTIL A WRITTEN CORRECTIVE PROCEDURE HAS BEEN DEFINED.
- ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES SHALL BE PROMPTLY REPORTED TO THE ARCHITECT. DIMENSION ARE FROM FACE OF STUD, CMU, PRECAST AND CENTERLINE OF STEEL, OPENING OR FIXTURE, U.O.N.
- PROVIDE FIRE SAFING AT ALL PENETRATIONS IN RATED WALL ASSEMBLIES.
- ALIGN FACE OF NEW FINISH WITH FACE OF EXST'G @ ALL INFILL CONSTRUCTION UNLESS OTHER WISE NOTED.
- VERIFY LOCATION OF ALL ACCESS PANELS WITH M.E.P. EQUIPMENT.
- WHERE DOORS IN METAL STUD PARTITIONS ARE NOT SPECIFICALLY LOCATED ON THE PLANS WITH DIMENSION STRINGS, PROVIDE A MINIMUM HINGE SIDE JAMB DIMENSION OF 4". WHERE DOORS ARE DELINEATED AS CENTERED WITHIN PARTITIONS, LOCATE THE DOOR IN THE CENTER OF THE PARTITION.
- CAULK ALL JOINT OR CRACKS WHICH OCCUR WHERE DISSIMILAR MATERIALS INTERSECT PERPENDICULAR TO EACH OTHER AND THE INTERSECTION IS EXPOSED TO VIEW UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
- BLOCKING - PROVIDE SOLID WOOD BLOCKING FOR ALL INDICATED WALL HUNG EQUIPMENT, AND/OR MILLWORK. BLOCKING IN PLENUM SPACES SHALL BE NON-COMBUSTABLE.
- ALL WALL MOUNTED CONVENIENCE OUTLETS ARE TO BE LOCATED 20" A.F.F. DIMENSIONS ARE TO THE CENTER OF THE OUTLET. WALL MOUNTED OUTLETS ABOVE COUNTERTOPS ARE TO BE LOCATED 12" ABOVE COUNTERTOP.
- ALL WALL MOUNTED LIGHT SWITCHES ARE TO BE LOCATED AT 48" A.F.F. TO THE CENTER OF THE SWITCH.
- PROVIDE SEMI-RECESSED WALL MOUNTED FIRE EXTINGUISHERS AS REQUIRED PER NFPA-10
- ALL FINISHES SPECIFIED FOR THIS PROJECT SHALL HAVE HAVE A MINIMUM FLAME SPREAD RATING OF 'CLASS C' PER THE REQUIREMENTS OF SECTION 8 AND TABLE 803.5 OF THE CONNECTICUT BUILDING CODE

CONSTRUCTION PLAN KEY NOTES

- C1 PROVIDE BLACK OUT FILM AT ALL VISION GLASS IN EXISTING WINDOWS AND EXTERIOR DOORS. TYPICAL
- C2 REUSE SALVAGED WATER HEATER

FINISH DESCRIPTION SCHEDULE

LW	FLOORING: LAMINATED WOOD MFG: SHAW INDUSTRY PRODUCT: SL204 AMERICAN COLT STYLE: 00828 BRAZILIAN CHERRY REMARK:	P-1	PAINT MFG: SHERWIN WILLIAMS PRODUCT: PEARLY WHITE, SW 7009, EGGSHELL SIZE: COLOR: REMARK: FOR ALL WALLS, UNLESS OTHERWISE NOTED.
T-1	FLOORING: TILE MFG: DALTILE PRODUCT: STYLE: COLOR: REMARK: 24"x24"	P-2	PAINT MFG: SHERWIN WILLIAMS PRODUCT: SIZE: COLOR: REMARK: ALL NEW DOOR FRAMES.
T-2	TILE MFG: DALTILE PRODUCT: STYLE: COLOR: REMARK: 12"x24". TOILET ROOM WALLS. FLOOR TO 48" A.F.F.	WB-1	WALL BASE: VINYL MFG: ARMSTRONG PRODUCT: STYLE: COLOR: REMARK: 4" HIGH. ALL AREAS, EXCEPT TOILET ROOMS

1 FLOOR PLAN

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

Architect:

DDSS

Architecture | Planning | Interior Design

43 Cedarland Court, Cromwell, CT 06416
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Consultants:

CIVIL/STRUCTURAL ENGINEERING

Revisions:

No.	Description	Date	By
0	DEMOLITION PERMIT	01-22-2018	DDSS
1	PLANNING BOARD APPR.	01-28-2018	DDSS

FGE ENTERPRISE, LLC

**1227 BURNSIDE AVE.
BANQUETTE HALL**

East Hartford CT

Project Number: 2018-002.000

Sheet Title

CONSTRUCTION PLAN

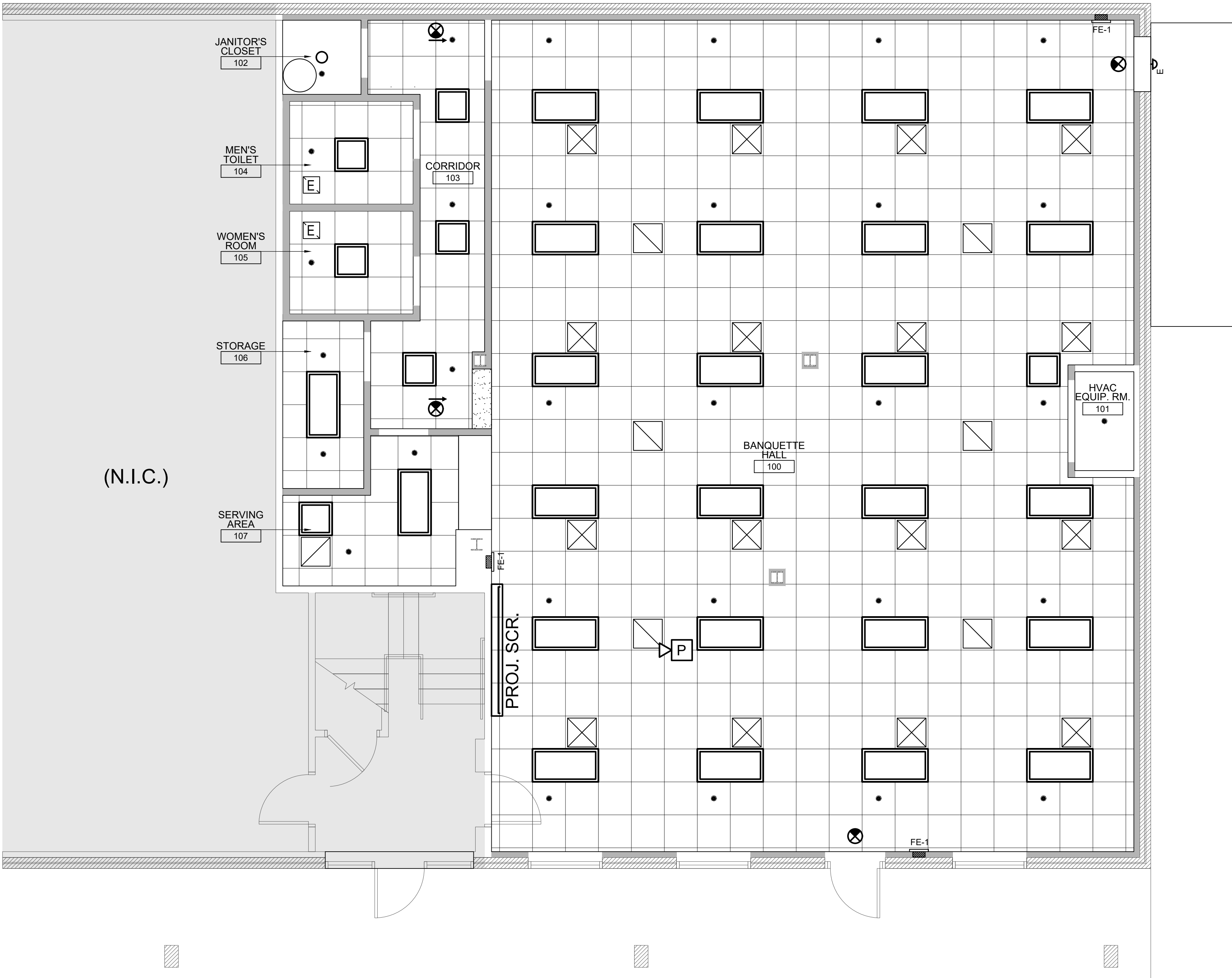
Issued for: **PERMIT**

Scale: Sheet #

Drawn By: **K.A.**

Reviewed By: **DDSS**

A-111



1 REFLECTED CEILING PLAN
Scale: 1/8"=1'-0"

Architect:

DDSS

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