Essex Housing Authority

Renovations at Essex Court

16 Main Street
Centerbrook, Connecticut 06409

Janice M. Atkeson - Chair
Yolanda Lowe - Member
Richard W. Stebbins - Member
Rosemary A. Willis - Member
Gary Arnhold - Member

BID DOCUMENTS

September 16, 2022
SECTION 603.1.

ALL WOOD BLOCKING, FRAMING MEMBERS, STUDS, PLYWOOD SHEATHING, ETC. SHALL BE FIRE RETARDANT TREATED - AS PER 2015 IBC/2018 CT,

ALL HANDICAP ACCESSIBLE DOOR HARDWARE SHALL BE PROVIDED TO COMPLY WITH UNIFORM FEDERAL ACCESSIBILITY STANDARDS.

ALL DOORS EXITING 100 PERSONS OR MORE SHALL HAVE PANIC EXIT DEVICES.

THE DRAWINGS AND THE SPECIFICATIONS ARE COMPLEMENTARY - WHAT IS REQUIRED BY ONE IS REQUIRED BY BOTH.

CONTRACTOR ASSUMES ALL RESPONSIBILITY DURING CONSTRUCTION AND WILL REPLACE ANY & ALL DAMAGED ITEMS & EQUIPMENT WITH NO

1. GENERAL NOTES

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.

HIS/HER KNOWLEDGE THAT MATERIALS USED IN THE SCOPE OF WORK ARE ASBESTOS FREE.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.

1. GENERAL NOTES

EXTERIOR

DIAMETER

EXP.

OPNG.

AT

EXISTING

EXIST

OUTSIDE DIAMETER

EXAMINATION

ON CENTER

O.C.

W.W.M.

EACH WAY/EACH FACE

E.W./E.F.

W.W.F.

EACH WAY

E.W.

WIDE FLANGE

E.T.R.

N.T.S.

WALL CONTROL JOINT

WCJ

NOMINAL

WITH

NUMBER

WATER

W.

ENLARGED

ENL.

ELECTRICAL SITE PLAN

ES100

NOT APPLICABLE

ENCLOSURE

ENCL.

VERTICAL

ELEVATION

ELEV.

MASONRY OPENING

E101

E.J.

MISCELLANEOUS

ED101

MINIMUM

MAX.

EXISTING CEILING TO REMAIN

ECTR.

TYPICAL

T/W

INTERRUPTED MEMBER

ED

ACOUSTICAL TILE

E

KICK PLATE

K.P.

WOOD FRAMING -

SHEAR WALL FOOTING

S.W.F.

PLYWOOD

S.

CEILING TO REMAIN

ECTR.

TOP & BOTTOM

T.O.F.

L.P.

NEW MECHANICAL / PLUMBING APARTMENT FLOOR PLAN

DRAWING

DWG.

MECHANICAL / PLUMBING GENERAL NOTES & SYMBOLS

MPD100

DNS.

REFERENACE POINT

DET.

BUILDING

BLDG.

ROOF LEADER

R.L.

CATCH BASIN TO BE REMOVED

C.B.

CAST IRON

C.I.

CAST IRON

C.I.

BASEMENT

BSMT.

AVERAGE

S.C.

ROOM

R.

PAINTED

ARCH.

ARCHITECTURAL

ARCHITECTURAL

CAST IRON

C.I.

CHALK BOARD

C.B.

INTERIOR ELEVATIONS

A109

S.

C.I.P.

INTERIOR / EXT. ELEVATION

A112

C.J.

COMMUNITY CENTER BUILDING SECTIONS

A107

S.

COMMUNITY CENTER ROOF PLAN

A105

S.

REVISION MARK

XX

INTERIOR / EXT. ELEVATION

A109

S.

INTERIOR ELEVATIONS

A109

S.

GENERAL NOTES

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.

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21. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.
BLG 9
BLG 10
BLG 8
BLG 6
BLG 7
BLG 4
BLG 2
BLG 1
BLG 3
COMMUNITY BUILDING

SCALE: 1/4" = 1'-0"

ENLARGED KITCHEN PLAN

ENLARGED LAUNDRY ROOM PLAN

ENLARGED WALKWAY PLAN

ENLARGED KITCHEN PLAN

CONSTRUCTION GENERAL NOTES

CONSTRUCTION NOTES
KEEP SHAFT WALL SYSTEM AS CLOSE AS POSSIBLE TO BEAM HORIZONTALLY AND VERTICALLY TO KEEP SOFFIT AS HIGH AS POSSIBLE.
SCOPE OF NEW ROOF SYSTEM INCLUDING FLASHING AND ICE AND WATER SHIELD TO INCLUDE EXISTING BUILDING TO CREATE UNIFORM APPEARANCE BETWEEN NEW AND EXISTING CONSTRUCTION.

- COORDINATE INSTALLATION WITH ADDITION.

PHOTOVOLTAIC PANELS - COORDINATE WITH ELECTRICAL DRAWINGS.

MANUFACTURED STANDING SEAM METAL ROOF WALKWAY CANOPY.

NEW LOW PROFILE TUBULAR SKYLIGHTS - SEE DETAILS ON THIS SHEET, TYPICAL OF 7 MATCH CURRENT SHINGLE COLOR AND STYLE AT BOTH NEW AND EXISTING PORTION OF BUILDING.

ICE AND WATERSHIELD - EXTEND FROM LOWEST EDGE OF ROOF TO MINIMUM 3 FEET FROM INTERIOR FACE OF EXTERIOR WALL OUTLINE OF WALL BELOW.

ALL JOINTS MUST BE SEALED WITH TAPE,

A B

B A

SECTION A-A

SECTION B-B

GENERAL ARRANGEMENT LAYOUT

LOW PROFILE TUBULAR SKYLIGHT DETAILS

SILVER / PETRICELLI + ASSOCIATES
Architects / Engineers / Interior Designers
114 W Whittier Avenue Hamden, CT 06517-2140
One Post Hill Place, New London, CT 06320
Tel. 203 230 9007 Fax. 203 230 8247
silverpetrucelli.com
3190 Whitney Avenue, Hamden, CT 06518-2340
16 Main Street
Centerbrook, CT 06409

Project Title:

Community Building

Architects / Engineers / Interior Designers

Essex Housing Authority

Renovations at Essex Court

16 Main Street
Centerbrook, CT 06409

Tel. 203 230 9007 Fax. 203 230 8247
silverpetrucelli.com

Drawing Title:

Community Center Roof Plan

Scale: 1/4" = 1'-0"

Drawn By:

Revised By:

Date:

Project Number:

Description:

Revision:

Constructions Notes:

Constructions General Notes:

PHOTOVOLTAIC PANELS - COORDINATE WITH ELECTRICAL DRAWINGS.

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ICE AND WATERSHIELD - EXTEND FROM LOWEST EDGE OF ROOF TO MINIMUM 3 FEET FROM INTERIOR FACE OF EXTERIOR WALL OUTLINE OF WALL BELOW.

GENERAL ARRANGEMENT LAYOUT

PLAN VIEW

SECTION A-A

SECTION B-B

LOW PROFILE TUBULAR SKYLIGHT DETAILS

COMMUNITY CENTER ROOF PLAN

SCALE: 1/4" = 1'-0"

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Community Center Roof Plan

Scale: 1/4" = 1'-0"

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ICE AND WATERSHIELD - EXTEND FROM LOWEST EDGE OF ROOF TO MINIMUM 3 FEET FROM INTERIOR FACE OF EXTERIOR WALL OUTLINE OF WALL BELOW.
Community Center Exterior Elevations

**COMMUNITY CENTER - NORTH ELEVATION**

*With Pavilion*

**COMMUNITY CENTER - SOUTH ELEVATION**

*With Pavilion*

**COMMUNITY CENTER - EAST ELEVATION**

*Pavilion NOT SHOWN*

**Communtiy Center - Pavilion - West Elevation**

*Opposite from Main Building*

**Community Center - Pavilion - East Elevation**

- Roof shingles at both new and existing construction to match current color and style.
- Match existing adjacent soffit and fascia dimensions, materials, and color at addition and former chimney infill.
- Line of existing building/addition.
- Infill former chimney location. Match roof slope, materials, color and pattern.
- Match existing adjacent soffit and fascia dimensions, materials, and color.
- Attic louver - relocated from previous location within gable end prior to addition and chimney removal.
- Existing covered entry area/mailboxes.
- Vinyl shingle siding - match existing siding color, material, texture, and pattern.
- Asphalt shingle roof - match community center building roof.
- Freestanding walkway/entrance canopy with standing seam metal roof.
- 4" PVC casing with dado to conceal perimeter of vinyl shingle siding.
- Pre-engineered glulam wood pavilion.
- Window well.
- Open vinyl shingle siding - match existing siding color, material, texture, and pattern.
- Asbestos shingle roof - match community center building roof.
- Outline of manufactured walkway/entrance canopy - typical of 2 transparent vinyl roll-up wall panels.
- Transparent vinyl roll-up wall panel. See elevations for locations along perimeter of pavilion. Field verify all openings prior to ordering and fabricating.
- New low profile tubular skylights - see details on this sheet, typical of 7.
- Replace all roofing at existing building and match current color and style.
WALL SECTION 1
- 2'-0" CONCRETE FOUNDATION WALL.
- (2)-#5 DOWELS AT 16" O.C. AND AT 12" O.C. EACH FACE
- #4 HORIZONTAL TOP AND BOTTOM LEGS
- #4 VERTICAL AT 48" O.C. ALTERNATE LEGS
- GRAVEL BASE - COMPACTED GRAVEL BASE - MIN 8"
- 2" RIGID INSULATION - EXTEND BASE - MIN 8" 5" CONCRETE SLAB ON GRADE
- SILL GASKET IS DIRECTLY ADJACENT TO WALL
- POSITIVE DRAINAGE LOCATIONS WHERE CONCRETE WALK CONCRETE WALK - PROVIDE 2% LINE OF GRADE/ADJACENT PRE-ENGINEERED PAVILION BASE - STANDOFF COLUMN HD AT 32" O.C.
- 1/2" DIAMETER X 6" SIMPSON TITEN WOOD COLUMN RAILING DETAILS SEE SHEET A111 FOR PRE-ENGINEERED PAVILION STRUCTURE
- METAL FLASHING - EXTEND 8" ABOVE 0'-0" COMMUNITY CENTER FLOOR GRADE - SEE PLANS
- COMPACTED GRAVEL BASE - MIN 8" 5" CONCRETE SLAB ON GRADE
- VAPOR UNDERSLAB BARRIER
- 5" CONCRETE SLAB ON GRADE
- SILL GASKET
- METAL DRIP EDGE FLY RAFTERS BARGE RAFTER COMMUNITY BUILDING FRONT AND SIDES OF MATCH EXISTING AT VENTED VINYL SOFFIT - FACTORY APPLIED FASTENING STRIP. CLEAR FINISH ROLL-UP PANEL 2X WOOD EXTENSION TONGUE AND GROOVE WOOD ROOF SYSTEM - COLOR TO MATCH PAVILION STRUCTURE GLULAM BEAM EAVE HURRICANE TIES BY TRUSS V.I.F.
- MATCH EXIST. 7'-0 1/2"
- MATCH EXISTING TO EXISTING EAVE PROFILE
- 3'-6" WALL SECTION 2
- WALL SECTION 3
- WALL SECTION 4
- 2'-0" CONCRETE FOUNDATION WALL.
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- 3'-6"
EX.

SILVER / PETRUCELLI + ASSOCIATES

2 SCALE: 3" = 1'-0"

Essex Housing Authority

H.M. Door Types, Details & Schedule; Signage Details

Tel. 203 230 9007   Fax. 203 230 8247
16 Main Street
Centerbrook, CT 06409
silverpetrucelli.com

16 Main Street

Schedule, Signage Details

Door Types, Details & Schedule; Signage Details

Door Schedule - Community Center and Pavilion

Drawn By:

Date:

Drawing Number:

Scale: 1/2" = 1'-0"

Scale: 1/4" = 1'-0"

Project Number:

THRESHOLD DETAILS

TYPICAL SIGN MOUNTING DETAILS

NOTE:

DOOR FRAME ELEVATIONS

DOOR ELEVATIONS

 GENERAL NOTE:

THRESHOLD DETAILS

TYPICAL SIGN MOUNTING DETAILS

NOTE:

THRESHOLD DETAILS

TYPICAL SIGN MOUNTING DETAILS

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THRESHOLD DETAILS

TYPICAL SIGN MOUNTING DETAILS

NOTE:
ROOM FINISH SCHEDULE

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<tr>
<th>ROOM NAME</th>
<th>WALL FINISH</th>
<th>CEILING FINISH</th>
<th>FLOOR FINISH</th>
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ROOM FINISH SCHEDULE NOTES

1. RESTROOMS: CONCRETE SLAB TO EXISTING EXTERIOR COLUMNS AND AT MIDDLE JOINTS CENTERED ON CONCRETE WITH CONTROL BROOM FINISHED.
2. CONCRETE WALK - EXISTING FLOORING TO REMAIN.
3. WINDOW SHADE NOTES: EXISTING WINDOW SHADES/BLINDS ARE TO BE REMOVED, SEE DEMO PLANS. ALSO, REMOVE SHADES AT LOCATIONS OF NEW SHADES.
4. MATCH LVT IN HALL TO GREAT ROOM.
5. PROVIDE RUBBER TRANSITIONS STRIPS BETWEEN CHANGES IN FLOOR FINISHES.
6. MATCH WINDOW SHADES/BLINDS TO MATCH INTERIOR DOORS.
7. PATCH, PRIME, AND REPAINT ALL GYPSUM BOARD AND WOOD TRIM AFFECTED BY NEW WINDOW SHADES/BLINDS.
8. CONSTRUCTION HETAL鮮 MAT里A: PROVIDE RUBBER TRANSITIONS STRIPS BETWEEN CHANGES IN FLOOR FINISHES.
9. PROVIDE ALL NEW FRAMES AND DOORS TO MATCH EXISTING FRAMES AND DOORS.
10. PROVIDE ALL NEW EXTERIOR DOORS TO MATCH INTERIOR DOORS.
11. LOCAL REPAIRS TO MATCH MATCHING WALLS/CEILINGS.
EXISTING INSTANTANEOUS CONDENSING WATER HEATER TO BE DEMOLISHED. CUT & CAP EXISTING H&CW, FLUE, & GAS PIPING FOR FUTURE RECONNECTION.

EXISTING WASHERS AND PIPING CONNECTIONS TO BE DEMOLISHED.

EXISTING HWS, CWS, & SANITARY PIPING FOR WASHING MACHINES. TYPICAL FOR TWO TO BE REMOVED, CUT, & CAP BACK TO MAINS IN ATTIC ABOVE.

EXISTING DRYER EXHAUST FLEX DUCT, DRYERS AND DUCTWORK TO BE DEMOLISHED.

EXISTING WALL-MOUNTED HEAT PUMP TO BE DEMOLISHED.

EXISTING KITCHEN SINK TO REMAIN.

EXISTING 1" WATER MAIN TO BE CAPPED AND RELOCATED.

EXISTING WALL-MOUNTED HEAT PUMP TO BE DEMOLISHED.
NEW 3"Ø DRYER EXHAUST FLEX DUCT CONNECTED TO EXTERIOR EXHAUST GRILLE AND BACKDRAFT DAMPER. (TYPICAL OF 3)

NEW INSTANTANEOUS CONDENSING WATER HEATER WH-1 TO BE INSTALLED IN SAME LOCATION AS PREVIOUS UNIT.

RECONNECT H&CW, FLUE, & GAS PIPING.

NEW WALL-MOUNTED HEAT PUMP AC-2 TO BE INSTALLED IN LOCATION SHOWN.

CONTRACTOR SHALL FURNISH AND INSTALL INSTANTANEOUS WATER HEATER, WH-1, IN LOCATION SHOWN. CONNECT WH-1 TO EXISTING CW, HW, HWR, GAS, AND FLUE PIPE. MOUNT WITH FACTORY HARDWARE AND SUPPORT IN ACCORDANCE WITH MANUFACTURER APPROVED METHOD.

CONTRACTOR TO FURNISH AND INSTALL CW & HW PIPING TO THE RESPECTIVE WALL BOX FOR EACH WASHER. CW & HW PIPING WILL BE CONNECTED FROM POINT OF DEMOLITION TO THE POINT OF CONNECTION ON THE WALL BOX THEN HEATED WALL BOX FOR CONNECTION ON THE WASHER. PIPING IS TO RUN OVERHEAD IN CEILING AND DROP DOWN TO CONNECT TO WALL BOX.

CONTRACTOR TO FURNISH AND INSTALL DRYER EXHAUST FLEX DUCT TO EXHAUST STEAM HOUSED ON EXTERIOR WALL. FOR EACH DRYER, INCLUDE BACKDRAFT DAMPER.

PROVIDE NEW 3" SANITARY PIPING UNDER SLAB ROUTED FROM NEW WASHERS TO EXISTING SANITARY LINE AT PREVIOUS WASHER LOCATION. PROVIDE UNDER FLOOR CLEANOUT AT CHANGE OF DIRECTION. SAW CUT & TRENCH SLAB, PATCH & REPAIR. VERIFY EXISTING ROUTING & LOCATIONS.
WORK NOTES

1. Project scope of work includes thirty-six (36) apartments. The two (2) floor plans shown are typical floor plans that make-up the (36) different apartments. Locations of equipment may differ between apartments and contractor must verify locations and install new equipment in same locations.

2. Existing electric water heater to be demolished and replaced one for one. H&C connections to be cut & capped for future reconnection. New 4.5KW electric water heater to be installed in same location as previous unit and H&C piping to be reconnected.

3. Existing heat pumps to be demolished and replaced one for one. Refrigerant piping to be disconnected, cut, & capped for future reconnection. New HP-1 to be installed in same location as previous unit and refrigerant piping to be reconnected. Contractor to verify equipment locations per apartment unit.

4. Existing outdoor condensing units to be demolished and replaced one for one. Refrigerant piping to be disconnected, cut, & capped for future reconnection. New CU-1 to be installed in same location as previous unit and refrigerant piping to be reconnected. Contractor to verify equipment locations per apartment unit.

ESSEX HOUSING AUTHORITY
Renovations at Essex Court
16 Main Street
Centerbrook, CT 06409

SILVER / PETRICELLI + ASSOCIATES
Architects / Engineers / Interior Designers
1315 Whitney Avenue, Hamden, CT 06514-2148
One Post Hill Place, New London, CT 06320
Tel: 203 230 9007  Fax: 203 230 8247
silverpetrucelli.com
3190 Whitney Avenue, Hamden, CT 06518-2340
16 Main Street
Centerbrook, CT 06409
### Plumbing Fixture Equipment Schedule

<table>
<thead>
<tr>
<th>Item</th>
<th>Model</th>
<th>Quantity</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1001A</td>
<td></td>
<td>Automatic Gate Valve, 1&quot; NPT, Bronze, ASME, Class 150</td>
</tr>
<tr>
<td></td>
<td>2001B</td>
<td></td>
<td>Calibrated Balancing Valve, 1&quot; NPT, Bronze, ASME, Class 150</td>
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<td></td>
<td></td>
<td></td>
<td>Calibrated Pressure Relief Valve, 1&quot; NPT, Bronze, ASME, Class 150</td>
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<td></td>
<td></td>
<td></td>
<td>Shutoff Valves, 1&quot; NPT, Bronze, ASME, Class 150</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Expansion Joints, 1&quot; NPT, Copper, Type L, ASME, Class 150</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Water Hammer Arrestors, 1/2&quot; NPT, Copper, Type L, ASME, Class 150</td>
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<td></td>
<td></td>
<td>Water Hammer Arrestors, 1&quot; NPT, Copper, Type L, ASME, Class 150</td>
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### Insulation Schedule

<table>
<thead>
<tr>
<th>Type</th>
<th>Insulation Type</th>
<th>Size</th>
<th>Thickness</th>
<th>Fittings, Valves, Flanges Insulation Type</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Mineral Fiber, ASJ, SSL</td>
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<tr>
<td></td>
<td>Armaflex</td>
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### Valve Schedule

<table>
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<tr>
<th>Item</th>
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<tbody>
<tr>
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<td>Gate Valve, 1&quot; NPT, Bronze, ASME, Class 150</td>
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<td>Balancing Valve, 1&quot; NPT, Bronze, ASME, Class 150</td>
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### Cleanout Schedule

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<tr>
<th>Item</th>
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<tbody>
<tr>
<td></td>
<td>Cleanout Schedule, 1&quot; NPT, Bronze, ASME, Class 150</td>
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<tr>
<td></td>
<td>Cleanout Schedule, 1/2&quot; NPT, Bronze, ASME, Class 150</td>
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### Plumbing Piping Schedule

<table>
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<tr>
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<th>Size</th>
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### Air Cooled Condensing Unit Schedule

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### Mechanical / Plumbing Details & Schedules

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**Essex Housing Authority**

**Renovations at Essex Court**

16 Main Street, Centerbrook, CT 06409

**Silver / Petrocelli + Associates**

Architects / Designers / Interior Designers

1159 Whitney Avenue, Hamden, CT 06517-249

One Post Hill Place, New London, CT 06320

Tel. 203-239-9001 Fax. 203-239-4497

EssexHousing.org
5. SILVER / PETRUCELLI + ASSOCIATES

14. (4) #10 AWG

Essex Housing Authority
Centerbrook, CT 06409
silverpetrucelli.com
Tel. 203 230 9007   Fax. 203 230 8247
16 Main Street
3190 Whitney Avenue, Hamden, CT 06518-2340

Schedules and Riser

Electrical Symbols, Notes, Scale:

Revised By:

Date:

Project Title:

Drawing Number:

Drawing Title:

Description:

SYSTEM INPUT
PV BREAKER AS PANEL. LABEL BREAKER IN MAIN 2-POLE CIRCUIT INSTALL NEW 30A

SEE PHOTOVOLTAIC MODULE OR EQUAL. USE ENPHASE IQ7PLUS-72-2-INT TO ITS’ OWN POWER INVERTER. EACH PV PANEL CONNECTS METER EXISTING (EXISTING) TRANSFORMER

UTILITY MCB OUTLET MARKED WITH AN “a” SHALL BE 200A

EXISTING DISCONNECT/UTILITY SOURCE SHALL BE GFI TYPE. ALL RECEPTACLES LOCATED IN THE SIX FEET OF SINKS OR A WATER

19. PRIMARY 200A MOUNTED AT 42” AFF OR 6” ABOVE THE COUNTERTOP.

18. utility electric necessary for a complete system.

17. MAIN PANEL 240V, 1Ø, ZREC

16. MATERIALS DAMAGED DURING CONSTRUCTION.

15. PROVIDE ALL MECHANICAL EQUIPMENT WITH THE MECHANICAL CONTRACTOR.

14. CONTRACTOR SHALL PROVIDE ALL REQUIRED SLEEVES AND SEALS FOR PIPES OR CONDUIT PENETRATING WALLS OR FLOOR SLABS WITH UL

13. WIRING REQUIREMENTS.

12. ELECTRICAL CONDUITS & BOXES SHALL BE CONCEALED IN WALLS OR ABOVE CEILINGS WHEREVER POSSIBLE.

11. ALL PENETRATIONS THRU RATED WALLS & CEILINGS SHALL BE SEALED

10. ALL WIRING OF CIRCUIT MUST MAINTAIN UNLESS NOTED OTHERWISE, ALL HOMERUNS SHOWN ARE 2#12 & 1#12G IN 3/4" CONDUIT TO 20A-1P CIRCUIT BREAKER IN PANEL LISTED. REFER TO RISER AND DETAILS FOR ALL REQUIRED

9. ACCESS TO AND CLEARANCES AROUND ELECTRICAL EQUIPMENT MUST

8. ALL EQUIPMENT, MATERIALS AND RELATED SYSTEM COMPONENTS TO BE NEW UNLESS NOTED OTHERWISE.

7. ARCHITECTURAL CHANGES, EQUIPMENT LAYOUT CHANGES OR FIELD

6. CONSULT ENGINEER WHERE SPACE APPEARS INADEQUATE DUE TO

5. OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND

4. PRIME CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION AND

3. ET CTC. ARE INTENDED TO SUGGEST POSSIBLE DIVISION OF

2. REFERENCE TO SPECIFIC SUB-CONTRACTORS SUCH AS “ELECTRICAL”,

1. DOCUMENTS TO BE PERFORMED BY THE CONTRACTOR UNLESS

The information provided includes a description of electrical work for the Essex Housing Authority, detailing various electrical symbols, notes, schedules, and riser systems. It outlines specific requirements and instructions for installation, ensuring that the electrical system is correctly and safely installed as per the project's specifications.
ELECTRICAL SCOPE NOTES:

1. Remove existing light fixtures and replace with new LED fixtures throughout.
2. Install new electrical outlets in all rooms as per the electrical plan.
3. Replace all switches and receptacles with new models.
4. Install new ceiling fans in all bedrooms.
5. Upgrade the electrical service to 200A.

Living/Dining

Pantry

Bath

Bedroom

Bedroom

Living/Dining

Pantry

Bath

Kitchen

Kitchen
EXISTING METER BANK LOCATED IN ENCLOSURE ON SIDE OF APARTMENT BUILDING. METERS ARE FOR APT 1, APT 2, APT 3, APT 4 AND AN OWNERS METER. INCOMING ELECTRIC SERVICE FROM UTILITY COMPANY TRANSFORMER. EXISTING APARTMENT FEEDER TO BE CUTOFF WHERE FEEDER ENTERS THE BUILDING. PROVIDE NEW SERVICE ENTRANCE CABLE (SER) FROM METER BANK TO NEW 100A AUTOMATIC TRANSFER SWITCH LOCATED IN NEW EXTENDED ENCLOSURE ON SIDE OF BUILDING. TYPICAL FOR FOUR APARTMENTS. NEW FEEDER FROM TRANSFER SWITCH IS TO BE RECONNECTED TO APARTMENT FEEDER. NEW FEEDER SHALL MATCH EXISTING. FEEDERS TO RESPECTIVE APARTMENTS. EXISTING FEEDERS ARE ROUTED IN ATTIC SPACES BEFORE DROPPING TO PANEL. OWNERS PANEL FEEDER TO REMAIN.

NEW 100A, 240/120V, 1Ø AUTOMATIC TRANSFER SWITCH LOCATED IN NEW EXTENDED ENCLOSURE ON SIDE OF BUILDING. TRANSFER SWITCH TO BE FED FROM NEW 100A CIRCUIT BREAKER LOCATED IN NEW GENERATOR PANEL IN SAME ENCLOSURE. NEW 200A, 240/120V, 1Ø, 4 SPACE/8 CIRCUIT, MCB, NEMA 3R PANEL WITH (4) 100A-2P CIRCUIT BREAKERS FOR APARTMENT TRANSFER SWITCHES. PANEL SHALL BE LABELED G(#). (PANEL NUMBER SHALL MATCH BUILDING NUMBER) PROVIDE #3 SER COPPER CABLE WITH GROUND FROM GENERATOR PANEL WITH 100A-2P CIRCUIT BREAKER TO APARTMENT TRANSFER SWITCH. NEW #3 SERVICE ENTRANCE COPPER CABLE (SER) WITH GROUND FROM AUTOMATIC TRANSFER SWITCH TO EXISTING APARTMENT FEEDER. MAKE CONNECTIONS IN ENCLOSURE.

PROVIDE NEW PROPANE FIRED 48KW, 240V, 1Ø EMERGENCY GENERATOR WITH 200A OUTPUT CIRCUIT BREAKER AND LEVEL 2 ENCLOSURE. PROVIDE CONCRETE PAD (6" LARGER ON ALL SIDES) FOR GENERATOR. PROVIDE 2#12 & 1#12G IN 3/4" SCHEDULE 40 PVC CONDUIT FROM NEW 20A-1P CIRCUIT BREAKER IN EXISTING OWNERS PANEL FOR GFI OUTLET AND 2#12 & 1#12G IN 3/4" SCHEDULE 40 PVC CONDUIT FROM NEW 20A-1P CIRCUIT BREAKER IN OWNERS PANEL FOR BLOCK HEATER. NEW CIRCUIT BREAKERS SHALL BE COMPATIBLE WITH PANEL. PROVIDE ONE GROUND ROD AT EACH GENERATOR. PROVIDE 3#3/0 & 1#6G IN 2" SCHEDULE 40 PVC CONDUIT FROM GENERATOR FOR NEW GENERATOR PANEL.

PROVIDE NEMA 3R ENCLOSURE FOR APARTMENT FEEDER SPLICES. SPLICE SHALL BE VIA TERMINAL BLOCK OR HI-PRESS CRIMP.