

SYMBOLS

	REVISION NUMBER
	FINISH SPOT ELEVATION EXISTING SPOT ELEVATION
	EXISTING CONTOUR
	NEW CONTOUR
	BORING LOCATION
	DATUM MARK / WORKING POINT
	COLUMN AND COLUMN GRID
	CENTERLINE
	PLATE
	BUILDING SECTION
	WALL SECTION
	DETAIL IDENTIFICATION
	INTERIOR ELEVATION
	ROOM NAME AND NUMBER
	WALL TYPE
	DOOR NUMBER
	WINDOW TYPE
	NOMINAL DIMENSION LUMBER
	ACTUAL DIMENSION LUMBER
	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO BE REMAIN
	NEW CONSTRUCTION

BUILDING CODE INFORMATION

APPLICABLE CODES:

- 2022 CONNECTICUT STATE BUILDING CODE
AS IT AMENDS 2021 INTERNATIONAL BUILDING CODE
- 2022 CONNECTICUT STATE BUILDING CODE
AS IT AMENDS 2021 INTERNATIONAL EXISITING BUILDING CODE
- 2022 CONNECTICUT STATE BUILDING CODE
AS IT AMENDS 2021 INTERNATIONAL PLUMBING CODE
- 2022 CONNECTICUT STATE BUILDING CODE
AS IT AMENDS 2021 INTERNATIONAL MECHANICAL CODE
- 2022 CONNECTICUT STATE BUILDING CODE
AS IT AMENDS 2021 INTERNATIONAL ENERGY CONSERVATION CODE
- 2022 CONNECTICUT STATE BUILDING CODE
AS IT AMENDS 2020 NFPA 70, NATIONAL ELECTRICAL CODE,
OF THE NATIONAL FIRE PROTECTION ASSOCIATION INC.
- 2022 CONNECTICUT STATE FIRE PREVENTION CODE
- 2022 CONNECTICUT STATE FIRE SAFETY CODE

INDEX OF DRAWINGS

CS	COVERSHEET: ABBREVIATIONS, MATERIAL LEGEND, SYMBOLS LEGEND, INDEX OF DRAWINGS
C1	BASEMENT CODE REFERENCE PLAN FIRST FLOOR CODE REFERENCE PLAN AND BUILDING CODE DATA
C2	SECOND FLOOR CODE REFERENCE PLAN THIRD FLOOR CODE REFERENCE PLAN

ARCHITECTURAL DRAWINGS

D1	BASEMENT DEMOLITION PLAN
D2	FIRST FLOOR DEMOLITION PLAN
D3	SECOND FLOOR DEMOLITION PLAN
D4	THIRD FLOOR DEMOLITION PLAN
A1	BASEMENT PLAN, BASEMENT WALL TYPES
A2	FIRST FLOOR PLAN, FIRST FLOOR WALL TYPES
A3	SECOND FLOOR PLAN, SECOND FLOOR WALL TYPES
A4	THIRD FLOOR PLAN, THIRD FLOOR WALL TYPES
A5	BASEMENT REFLECTED CEILING PLAN
A6	FIRST FLOOR REFLECTED CEILING PLAN
A7	SECOND FLOOR REFLECTED CEILING PLAN
A8	THIRD FLOOR REFLECTED CEILING PLAN
A9	BASEMENT DOOR PLAN, DOOR TYPES AND HARDWARE
A10	FIRST FLOOR DOOR PLAN, DOOR TYPES AND HARDWARE
A10.1	FIRST FLOOR DOOR DETAILS AND CASED OPENINGS
A10.2	FIRST FLOOR DOOR PLAN, DOOR TYPES AND HARDWARE
A11	SECOND FLOOR DOOR PLAN, DOOR TYPES AND HARDWARE
A11.1	SECOND FLOOR DOOR PLAN, DOOR TYPES AND HARDWARE
A12	THIRD DOOR PLAN, DOOR TYPES AND HARDWARE
A12.1	DOOR DETAILS
A13	BASEMENT WINDOW PLAN, WINDOW TYPES
A14	FIRST FLOOR WINDOW PLAN, WINDOW TYPES
A15	SECOND FLOOR WINDOW PLAN, WINDOW TYPES
A16	THIRD FLOOR WINDOW PLAN, WINDOW TYPES
A16.1	WINDOW DETAILS
A17	BASEMENT ROOM FINISH PLAN
A18	FIRST FLOOR ROOM FINISH PLAN
A19	SECOND FLOOR ROOM FINISH PLAN
A20	THIRD FLOOR ROOM FINISH PLAN
A21	CEILING DETAILS, PLAN DETAILS
A22	ACCESSIBLE BATHROOM [119] PLAN , ELEVATIONS, BATHROOM NOTES ACCESSIBLE BATHROOM PLAN , ELEVATIONS, BATHROOM NOTES KITCHEN [213] ELEVATIONS, BATHROOM NOTES BATHROOM [214] PLAN, ELEVATIONS, BATHROOM NOTES
A23	UTILITY ROOM [307] PLAN, ELEVATIONS, NOTES BATHROOM ROOM [308] PLAN, ELEVATIONS, NOTES
A24	NORTH ENTRY EXTERIOR ELEVATION, SECTION, DETAILS LOBBY [100] WINDOW ELEVATION, DETAILS

REMODEL
263 MIGEON AVENUE
TORRINGTON, CONNECTICUT
FOR
Mc CALL FOUNDATION INC.

JUNE 7, 2025

ELECTRCIAL DRAWINGS

SE1	ELECTRICAL SITE PLAN
E1	BASEMENT ELECTRICAL PLAN
E2	FIRST FLOOR ELECTRICAL PLAN
E3	SECOND FLOOR ELECTRICAL PLAN
E4	THIRD FLOOR ELECTRICAL PLAN
E5	ATTIC ELECTRICAL PLAN
E6	STUDIO BUILDING ELECTRICAL PLANS
E7	LIGHTING DETAILS
E7.1	ELECTRICAL POWER RISER
E8	LIGHTING LIGHTING NOTES, WIRING DIAGRAMS

MECHANICAL DRAWINGS

MD1	BASEMENT DEMOLITION MECHANICAL PLAN
MD2	FIRST FLOOR DEMOLITION MECHANICAL PLAN
MD3	SECOND FLOOR DEMOLITION MECHANICAL PLAN
MD4	THIRD FLOOR DEMOLITION MECHANICAL PLAN
M1	BASEMENT MECHANICAL PLAN
M2	FIRST FLOOR MECHANICAL PLAN
M3	SECOND FLOOR MECHANICAL PLAN
M4	THIRD FLOOR MECHANICAL PLAN
M5	ATTIC MECHANICAL PLAN
M6	STUDIO BUILDING MECHANICAL PLANS
M7	ELECTRICAL HEATER SCHEDULE, EXHAUST FAN SCHEDULE, GRILL SCHEDULE, MECHANICAL DETAILS
M8	PIPING DIAGRAMS
M9	EQUIPMENT SCHEDULE
M10	MECHANICAL SPECIFICATIONS

PLUMBING DRAWINGS

P1	BASEMENT PLUMBING PLAN
P2	FIRST FLOOR PLUMBING PLAN
P3	SECOND FLOOR PLUMBING PLAN
P4	THIRD FLOOR PLUMBING PLAN
P5	STUDIO BUILDING PLUMBING PLANS

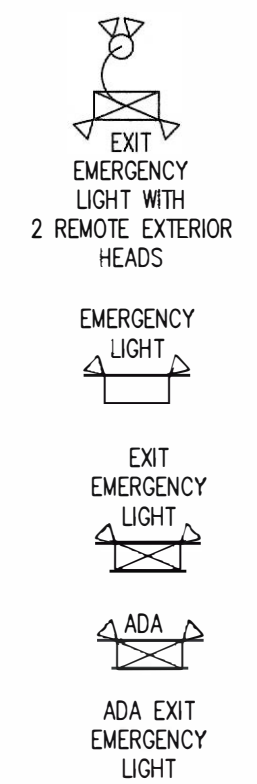
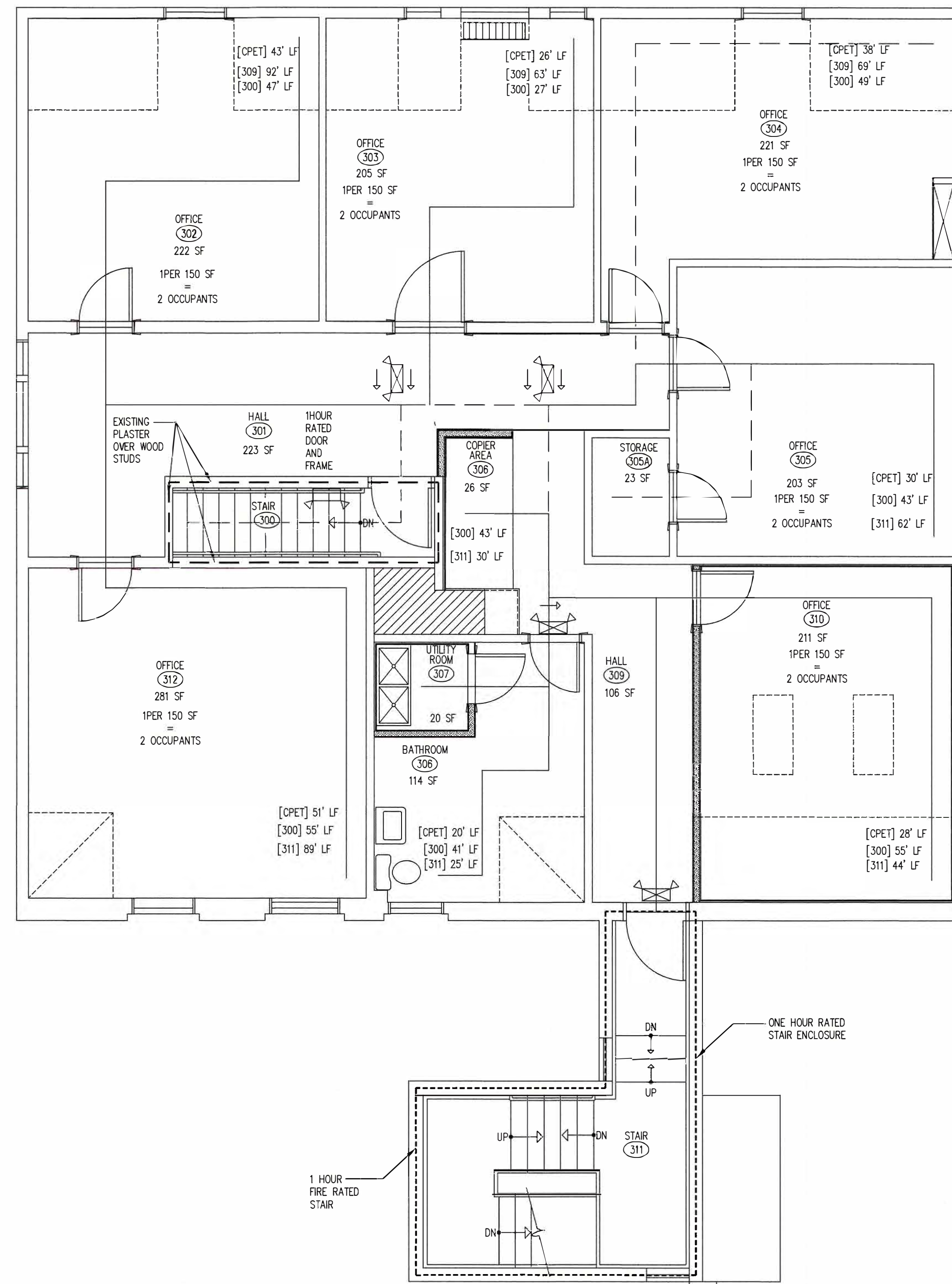
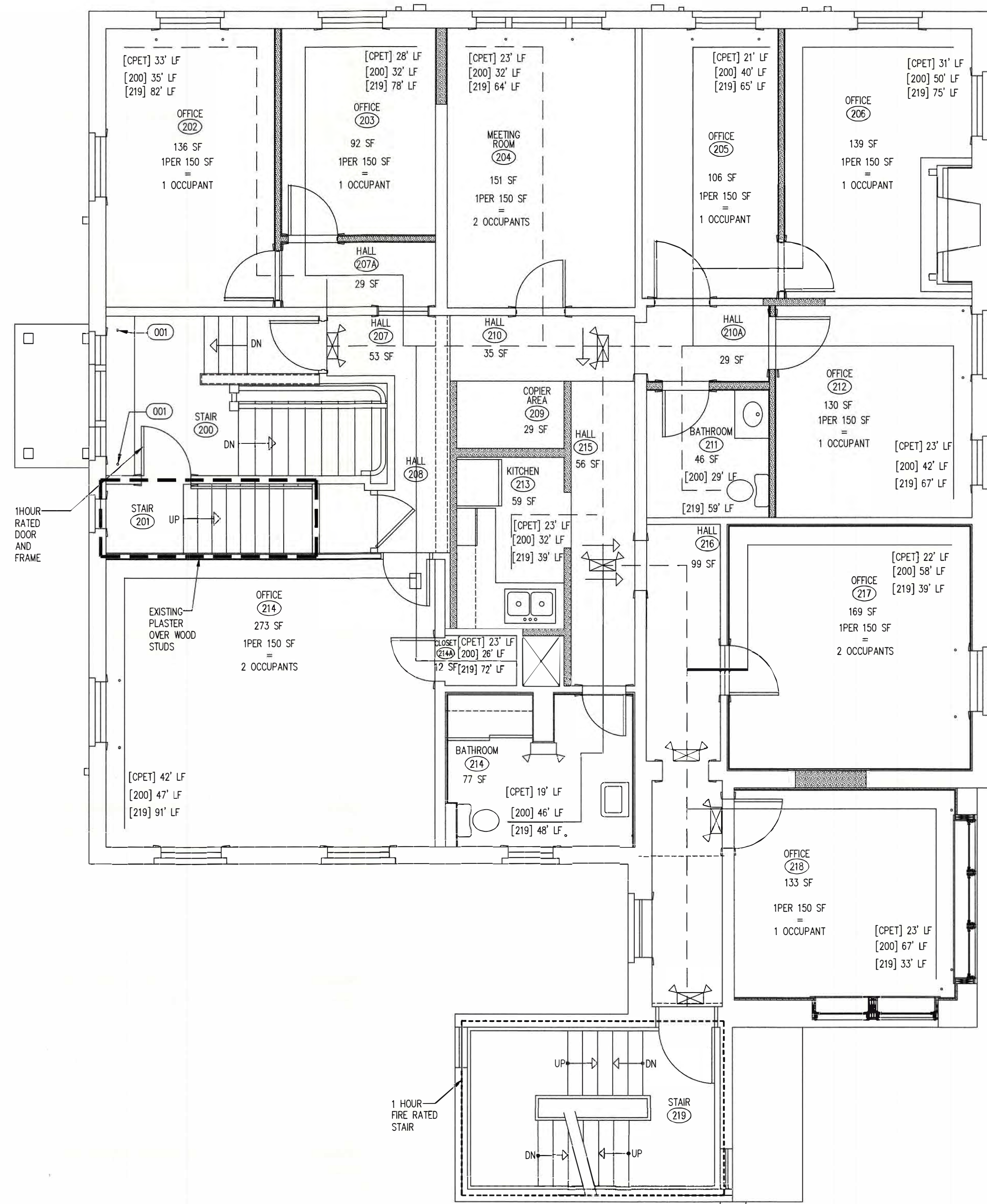
STUDIO BUILDING

SD1	STUDIO BUILDING DEMOLITION PLANS
SA1	STUDIO BUILDING PLANS
SA3	STUDIO BUILDING SECTIONS AND DETAILS STUDIO BUILDING BATHROOM PLAN & ELEVATIONS DOOR TYPES& HARDWARE, WINDOW TYPES
E6	STUDIO BUILDING ELECTRIAL PLANS [SEE ELECTRICAL DRAWINGS]
M6	STUDIO BUILDING MECHANICAL PLANS [SEE MECHANICAL DRAWINGS]
P5	STUDIO BUILDING PLUMBING PLANS [SEE PLUMBING DRAWINGS]
SS1	STUDIO STRUCTURAL DRAWINGS

BOE STUDIO
architects
19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net
PHONE/ FAX 860-307-6816



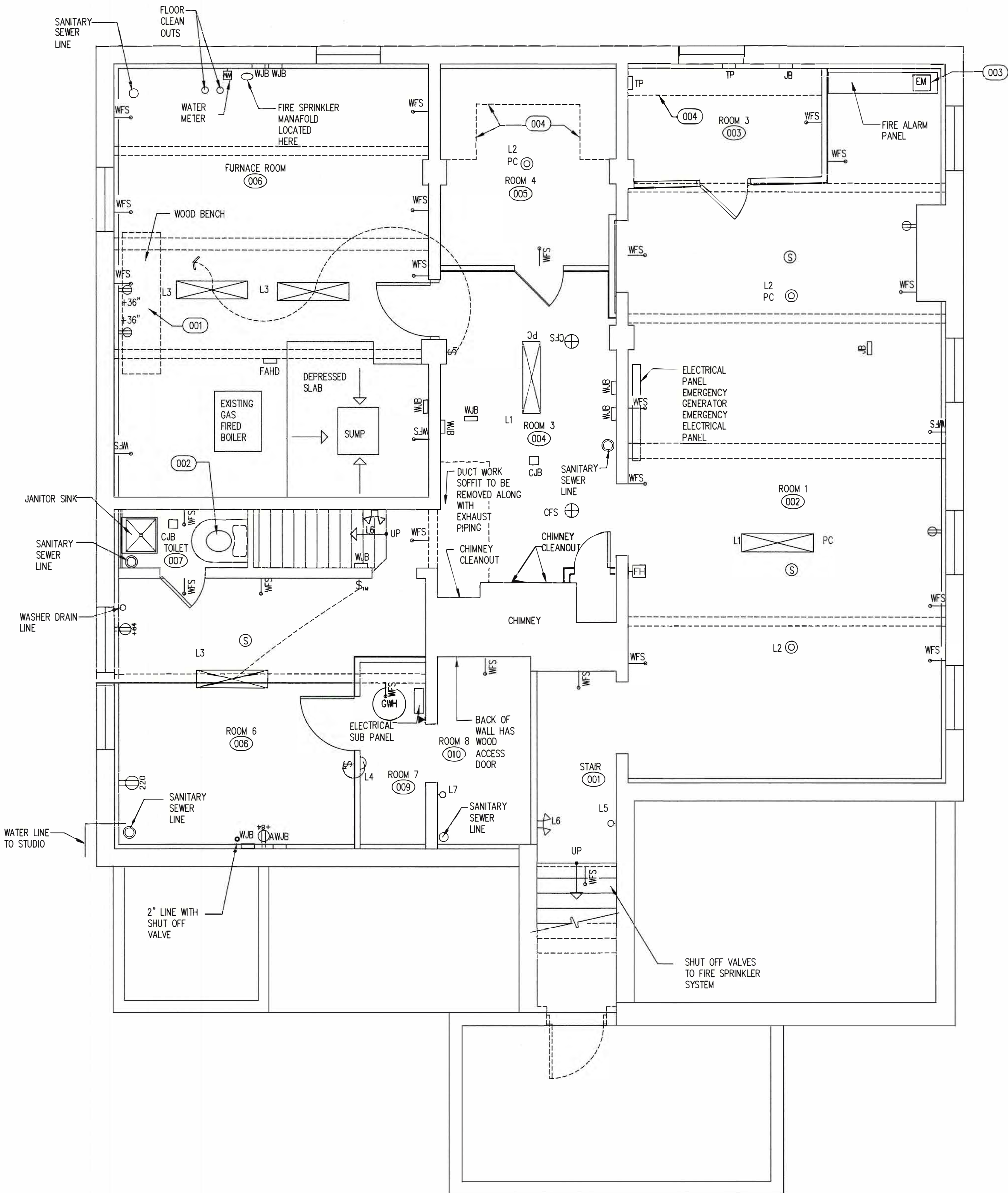
C:\WINDOWS\DESKTOP\PROJECTS\Mc CALL FOUNDATION PROJECTS\263 MIGEON AVENUE\WORKING DRAWINGS\263 02-2024\A4 THIRD FLOOR.DWG 1/25/24 10:49 AM



REMODEL 263 MIGEON AVENUE TORRINGTON, CT FOR McCALL FOUNDATION, INC.	
Revisions: Mark Date	
Drawing Title: 2ND FLOOR CODE REVIEW PLAN 3RD FLOOR CODE REVIEW PLAN	
Date 05/22/2025 Scale 1/4"=1'-0" Job No. CON.	Drawing No. C2
BOE STUDIO architects 19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE/FAX 860-307-6816	

DEMOLITION KEYED NOTES

- 001 REMOVE EXISTING WOOD WORK BENCH
- 002 REMOVE EXISTING TOILET, CAP WATER LINE AND CAP SANITARY SEWER LINE.
- 003 REMOVE EXISTING ELECTRICAL METER. COORDINATE WITH TIE IN TO NEW ELECTRICAL SERVICE.
- 004 REMOVE EXISTING SHELVING



- PC 1'x4' FLORESCENT 2 BULB FIXTURE WITH PULL CHAIN
- L2 SINGLE BULB FLORESCENT FIXTURE WITH PULL CHAIN
- L3 1'x4' FLORESCENT 2 BULB FIXTURE
- L4 BARE BULB SOCKET WALL MOUNTED LIGHT
- L5 SCENCE LIGHT FIXTURE
- L6 EMERGENCY LIGHT
- L7 SCENCE LIGHT FIXTURE PULL CHORD
- FH FIRE ALARM HORN
- JB JUNCTION BOX
- TP TELEPHONE PANEL
- S SMOKE DETECTOR
- FAHD FIRE ALARM HEAT DETCTOR
- CJB CEILING JUNCTION BOX
- AWJB ALARM JUNCTION BOX
- WJB WALL ELECTRICAL JUNCTION BOX
- 84 DUPLEX OUTLET 84" +/- AFF
- 220 AMP DRYER OUTLET
- DUPLEX OUTLET
- \$ SINGLE POLE LIGHT SWITCH
- \$w SINGLE POLE LIGHT SWITCH WITH MOTION DETECTOR
- GW 50 GALLON GAS WATER HEATER
- EM ELECTRIC METER

DEMOLITION GENERAL NOTES:

1. REMOVE EXISTING FIRE SPRINKLER SYSTEM, ALL SPRINKLER HEADS, ALL LINES.
2. REMOVE EXISTING SPLIT SYSTEM AIR HANDLE UNITS AND ALL EXISTING ASSOCIATED ELECTRICAL JUNCTION BOXES AND ELECTRICAL LINES.
3. REMOVE STEAM WATER RADIATORS VALVES AND ALL ASSOCIATED STEAM LINES.
3. REMOVE EXISTING FIRE ALARM SYSTEM PANEL, PULL STATIONS EXISTING CONDUIT SMOKE ALARMS, ALONG WITH ANY EXISTING SURFACE MOUNTED CONDUITS ASSOCIATED WITH FIRE ALARM SYSTEM.
4. EXISTING ELECTRICAL PANELS AND ASSOCIATED WIRING
5. REMOVE GENERATOR ELECTRICAL PANEL AND TRANSFER SWITCH AND ALL ASSOCIATED WIRING AND CONDUIT.
6. REMOVE ALL EXISTING CABLE TV AND TELEPHONE LINES.
7. REMOVE ALL EXISTING ELECTRICAL OUTLETS ELECTRICAL LIGHT SWITCHES AND LIGHT FIXTURES. REMOVE ALL EMERGENCY LIGHT FIXTURES AND EXIT SIGNS
8. SCRAPE ALL LOOSE PAINT FROM EXISTING BASEMENT WINDOWS.
9. SCRAPE ALL LOOSE PAINT FROM EXTERIOR WINDOW TRIM
10. REMOVE ALL ALL LOOSE PAINT FROM EXTERIOR ENTRANCE DOORS AND SIDELITES
11. REMOVE EXISTING STEAM BOILER, AND ALL ASSOCIATED STEAM PIPES, EXHAUST PIPES, FRESH AIR INTAKE PIPES. REMOVE ALL MOTORS AND COMPONENTS ASSOCIATED WITH BOILER.
11. REMOVE EXISTING WOOD WORK BENCH IN FURNACE ROOM [006]
12. REMOVE EXISTING SHELVING FROM STORAGE ROOM 3 [003] AND ROOM 4 [005], ROOM 7 [009], ROOM 8 [010]
13. REMOVE EXISTING GAS HOT WATER HEATER AND ALL ASSOCIATED GAS LINES AND ELECTRICAL LINES ROOM 007 [009]
14. REMOVE EXISTING TOILET FROM TOILET ROOM [007] CAP WATER LINE, AND SANITARY SEWER LINE.
15. REMOVE ANY BROKEN PANES OF GLASS IN WINDOWS AND REPLACE.
16. ALL REMOVED ITEMS TO BE DISPOSED OF IN ACCORDANCE WITH LEGAL REGULATIONS.
16. ALL DEMOLITION ITEMS TO BE PLACED IN DUMPSTER AND REMOVED FROM SITE.
17. SITE IS NOT TO BE USED TO STOCK PILE DEMOLITION MATERIAL. PICK UP ALL DEMOLITION MATERIALS NEAR END OF WORK DAY TO BE SURE NOTHING IS BLOWING AROUND SITE. COVER DUMPSTER AS REQUIRED AND DO NOT OVER FILL DUMPSTERS. EMPTY WHEN FULL.

1 BASEMENT DEMOLITON PLAN
D1 1/4"=1'-0" 2,273 SF

REMODEL
263 MIGEON AVENUE
TORRINGTON, CT
FOR
McCALL FOUNDATION, INC.

Revisions:
Mark Date

STATE OF CONNECTICUT
JUDICIAL LEWIS & CLARK
NO. 5102
LICENSED ARCHITECT

Drawing Title:
BASEMENT DEMOLITION FLOOR PLAN

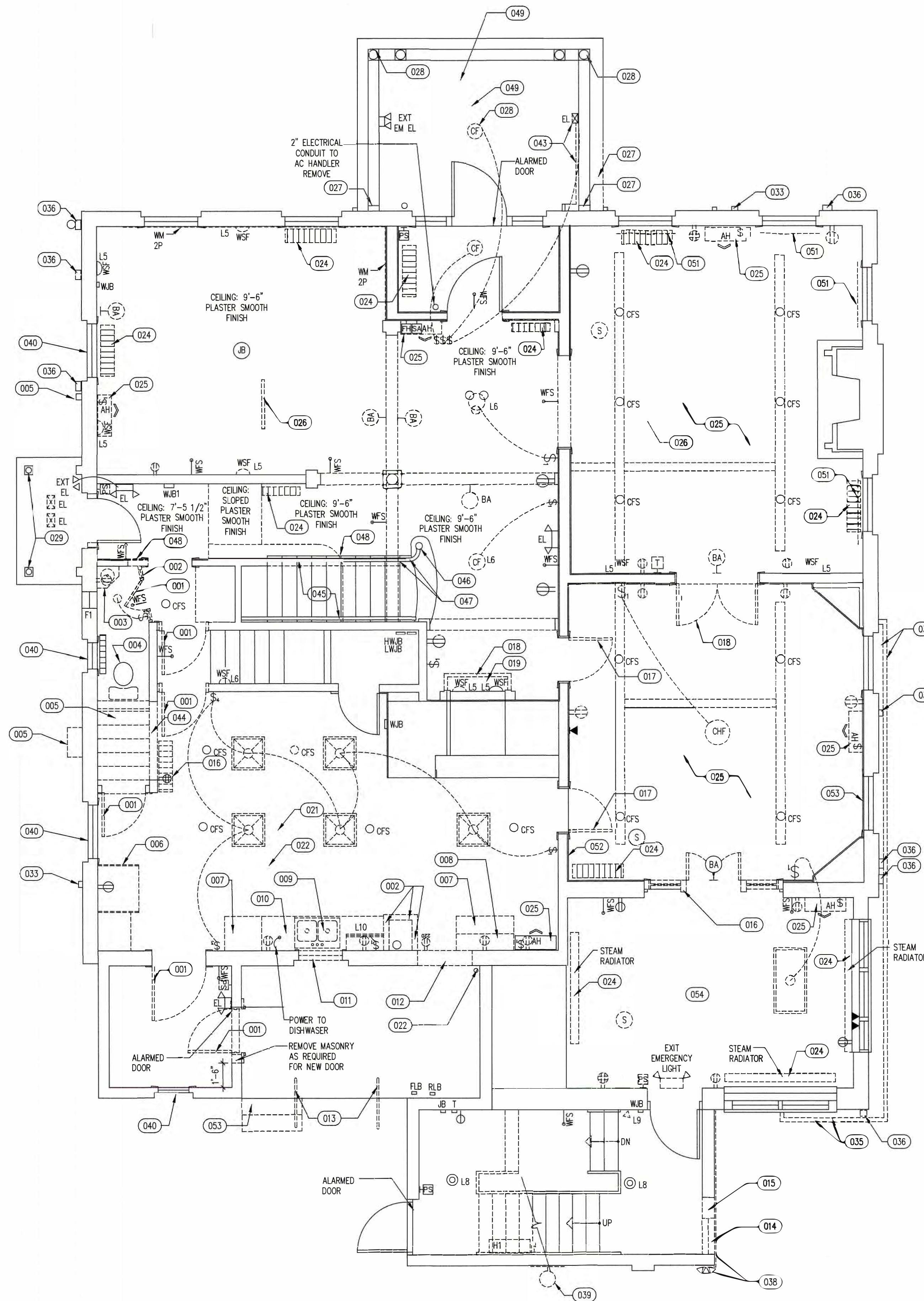
Date: 06-07-2025
Scale: 1/4"=1'-0"
Job No.
CDN.

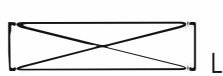
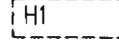
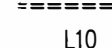
Drawing No.
D1

BOE STUDIO.
architects
19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net
PHONE/FAX 860-307-6816

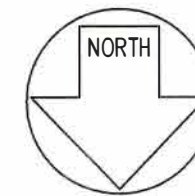
- (001) REMOVE EXISTING DOOR FRAME, DOOR TRIM AND ALL DOOR HARDWARE.
- (002) REMOVE EXISTING WALL AND ALL WALL FINISHES FROM FLOOR TO CEILING
- (003) REMOVE EXISTING WALL HUNG VANITY SINK AND ALL ASSOCIATED PLUMBING.
- (004) REMOVE EXISTING TOILET AND ALL ASSOCIATED PLUMBING
- (005) REMOVE EXISTING CONCRETE STAIR. SHORE BASEMENT BEFORE REMOVING STAIR.
- (006) REMOVE KITCHEN REFRIGERATOR CABINET SURROUND AND PANTRY CABINET TO BE REMOVED.
- (007) REMOVE BASE CABINETS AND COUNTERTOP.
- (008) REMOVE WALL CABINET.
- (009) REMOVE SINK, FAUCET AND ALL ASSOCIATED PLUMBING.
- (010) DISHWASHER HAS BEEN REMOVED. REMOVE ALL PLUMBING AND ELECTRICAL WIRING AS REQUIRED.
- (011) REMOVE EXISTING WINDOW WINDOW SILL AND MASONRY WALL AS REQUIRED FOR NEW RECEPTION WINDOW.
- (012) REMOVE BRICK MASONRY WALL AS REQUIRED FOR INSTALLATION OF NEW DOOR AND DOOR FRAME.
- (013) REMOVE EXISTING METAL HANDRAIL.
- (014) REMOVE EXISTING METAL SASH AWNING WINDOW
- (015) REMOVE EXISTING CMU BLOCK WALL WITH BRICK VENEER AND STEEL LENTAL HEADER AS REQUIRED FOR INSTALLATION OF NEW STEEL LENTAL HEADER AND HOLLOW 3'-4" x 7'-0" METAL DOOR FRAME.
- (016) REMOVE EXISTING DOOR, DOOR FRAME, DOOR SIDE LITES AND ALL ASSOCIATED DOOR HARDWARE.
- (017) REMOVE EXISTING DOOR, DOOR FRAME AND TRIM TO REMAIN.
- (018) REMOVE EXISTING DOOR, DOOR FRAME. REMOVE EXISTING DOOR TRIM AND SAVE SO IT CAN BE REINSTALLED AFTER NEW FRENCH DOOR INSTALLED.
- (019) REMOVE HARDWOOD TRIM BOARD AT PERIMETER OF MASONRY HEARTH
- (020) REMOVE EXISTING BRICK MASONRY HEARTH AND MATERIAL UNDERNEATH AS REQUIRED TO RESET EXISTING BRICK MASONRY FLUSH WITH FINISH FLOOR. MODIFICATIONS MAY BE REQUIRED TO BRICK MASONRY THICKNESS IN ORDER TO REINSTALL.
- (021) REMOVE EXISTING VINYL COMPOSITE FLOOR TILES
- (022) REMOVE ACOUSTICAL CEILING GRID, TILES AND ELECTRICAL FIXTURES, GYPSUM BOARD CEILING ABOVE AND ALL FRAMING TO EXPOSE UNDERSIDE OF EXISTING CONCRETE SLAB.
- (023) REMOVE EXISTING CONDENSATE DRAIN
- (024) REMOVE EXISTING CAST IRON RADIATOR AND ALL ASSOCIATED CONNECTING LINES, AND VALVES.
- (025) REMOVE SURFACE APPLIED TEXTURED CEILING BACK TO EXISTING PLASTER CEILING. CHASE ALL CRACKS IN CEILING AND PREPARE FOR REPLASTERING.
- (026) REMOVE DAMAGED 2 1/4" OAK FLOOR BOARD AND REPLACE WITH LIKE FLOORING.
- (027) REMOVE DAMAGED FASCIA, AND SOFFIT, AND DENTILS AS REQUIRED.
- (028) FLUTED WOOD COLUMN WITH CORINTHIAN CAP STORED IN GARAGE TO HAVE PAINT REMOVED.
- (029) REMOVE FLUTED WOOD COLUMN WITH ICONIC CAP PAINT FOR REINSTALLATION.
- (030) REMOVE PAINT FROM FLUTED WOOD PILASTER, WITH ICONIC CAP, REBUILD BASE TRIM.
- (031) REMOVE CONCRETE STEPS
- (032) REMOVE EXISTING EXTERIOR WALL MOUNTED EXHAUST FAN AND ALL INTERIOR DUCTWORK.
- (033) REMOVE EXISTING VERTICAL DOWNSPOUT AND ALL INTERNAL HVAC LINES.
- (034) REMOVE EXTERIOR 2 ELECTRICAL MOUNTED ELECTRICAL CONDUIT
- (035) REMOVE EXTERIOR MOUNTED ELECTRICAL CONDUIT
- (036) REMOVE ELECTRICAL SWITCH AND ALL ASSOCIATED ELECTRICAL LINES.
- (037) REMOVE METAL BOX MOUNTED ON BUILDING
- (038) REMOVE EXISTING EXTERIOR FLOOD LIGHT AND ALL EXTERIOR EXPOSED ELECTRICAL CONDUIT AND WIRING.
- (039) REMOVE EXISTING BASKET BALL BACKBOARD AND BASKET
- (040) REMOVE EXISTING ALUMINUM STORM WINDOW.
- (041) REMOVE EXISTING FIRE ALARM BELL AND EXPOSED CONDUIT.
- (042) REMOVE PENDANT LIGHT FIXTURE TO BE REMOVED, FIXTURE CLEANED AND REWIRED AND REINSTALLED.
- (043) REMOVE EXISTING EXTERIOR WALL MOUNTED JUNCTION BOX AND ALL EXPOSED CONDUIT AND ASSOCIATED LIGHT FIXTURE.
- (044) REMOVE MASONRY WALL TO 7'-0" AFF SHORE AS NEEDED FOR INSTALLATION OF NEW STEEL HEADER.
- (045) REMOVE FINISHES FROM WOOD HANDRAIL BACK TO BARE WOOD AND PREP FOR RESTAINING AND FINISHING.

- 046 REMOVE HANDRAIL, NEWELL POST AND BALUSTRADE AS REQUIRED TO RESET NEWELL POST, AND BALUSTRADE. THIS DEMOLITION TO BE DONE BY CARPENTRY CONTRACTOR THAT WILL BE PUTTING IT BACK TOGETHER. IF NEWELL POST CAN NOT BE REPAIRED REPLACE TO MATCH EXISTING NEWELL POST ALONG WITH BALASTRADE.
- 047 REMOVE BROKEN BALUSTRADE, REPAIR OR REPLACE TO MATCH.
- 048 REMOVE EXISTING WALL TO HEIGHT OF EXISTING DOOR OPENING. TAKE CARE TO REMOVE WOOD PANELING BASE AND CAP TRIM AND DOOR JAMB OPENING CASING SO THAT PANEL TRIM AND DOOR JAMB CASING CAN BE REUSED FOR REPAIR WORK TO PANELING. THIS WORK TO BE CARRIED OUT BY CARPENTER DOING STAIR REBUILD WORK.
- 049 REMOVE EXISTING ROOF OVER FRONT PATIO
- 050 REMOVE LOOSE PAINT, REPAIR WOOD BEAD BOARD CEILING AT PORCH
- 051 REMOVE EXISTING CURTAIN RODS AND BRACKETS
- 052 REMOVE LOOSE PAINT AS REQUIRED FOR PRIME PAINTING AND TWO COATS OF NEW PAINT.
- 052 REMOVE LOOSE PAINT AT WINDOW HEAD TRIM AND WINDOW HEAD CONDITION. INSPECT FOR DETERIORATED WOOD. REMOVE DETERIORATED WOOD BACK TO WHERE IT IS SOUND AND FIT NEW PIECES TO MATCH EXISTING.
- 053 REMOVE CONCRETE STEP
- 054 REMOVE CARPET FLOORING



- | | |
|---|---|
|  | 2'x2' FLORESCENT RECESSED LIGHT FIXTURE TO BE REMOVED |
|  | 1'x4' FLORESCENT 2 BULB FIXTURE WITH PULL CHAIN REMOVE |
|  | SINGLE BULB FLORESCENT FIXTURE WITH PULL CHAIN REMOVE |
|  | 1'x4' FLORESCENT 2 BULB FIXTURE REMOVE |
|  | WALL MOUNTED SCONCE FIXTURE WITH SWITCH AT FIXTURE REMOVE |
|  | FIRE ALARM HORN REMOVE |
|  | FIRE ALARM PULL STATION REMOVE |
|  | THERMOSTAT REMOVE |
|  | JUNCTION BOX AT CEILING REMOVE |
|  | 4PLEX JUNCTION BOX REMOVE |
|  | EXTERIOR EMERGENCY LIGHT REMOVE |
|  | WALL MOUNTED SCONCE FIXTURE EMERGENCY LIGHT REMOVE |
|  | CEILING CHANDILIER FIXTURE REMOVE SALVAGE FOR OWNER. |
|  | ELECTRIC HEATER REMOVE |
|  | EGRESS LIGHT FIXTURE REMOVE |
|  | EMERGENCY LIGHT FIXTURE |
|  | EXIT/EMERGENCY LIGHT REMOVE |
|  | UNDER CABINET LIGHT FIXTURE REMOVE |
|  | THRU WALL FAN REMOVE |
|  | CEILING FIRE SPRINKLER REMOVE |
|  | WALL FIRE SPRINKLER REMOVE |
|  | EXTERIOR LIGHT REMOVE |
|  | TRANSFORMER AND SINGLE OUTLET REMOVE |
|  | FIRE DEPARTMENT LOCK BOX REMOVE SALVAGE FOR REINSTALLATION. |
|  | REALTOR LOCK BOX REMOVE |
|  | |

1. REMOVE EXISTING FIRE SPRINKLER SYSTEM, ALL SPRINKLER HEADS, ALL LINES.
2. REMOVE EXISTING SPLIT SYSTEM AIR HANDLE UNITS AND ALL EXISTING ASSOCIATED ELECTRICAL CONNECTION BOXES AND ELECTRICAL LINES.
3. REMOVE STEAM WATER RADIATORS VALVES AND ALL ASSOCIATED STEAM LINES.
3. REMOVE EXISTING FIRE ALARM SYSTEM PANEL, PULL STATIONS EXISTING CONDUIT SMOKE ALARMS, ALONG WITH ANY EXISTING SURFACE MOUNTED CONTROLS ASSOCIATED WITH FIRE ALARM SYSTEM
4. REMOVE ALL OPERABLE ALUMINUM STORE WINDOWS
5. REMOVE ALL PLEX GLASS STORM COVERS OVER EXISTING TRANSOM WINDOWS, SAVE FOR TEMPLATING NEW PLEXI GLASS COVERS.
6. REMOVE ALL EXISTING CABLE TV AND TELEPHONE LINES.
7. REMOVE ALL EXISTING ELECTRICAL OUTLETS ELECTRICAL LIGHT SWITCHES
8. SCRAPE ALL LOOSE PAINT FROM FASCIA, SOFFITS, DENTILS AND UNDERSIDE OF PORCH ROOF.
9. SCRAPE ALL LOOSE PAINT FROM EXTERIOR WINDOW TRIM
10. REMOVE ALL LOOSE PAINT FROM EXTERIOR ENTRANCE DOORS AND SIDELITES
11. NOTE ALL DOUBLE HUNG WINDOWS AND WINDOW STOPS TO BE REMOVED AND PAINT REMOVED BACK TO WOOD SURFACE. PREP AS REQUIRED FOR REPAINTING, AND REINSTALLATION.
12. ALL HARDWOOD FLOORS TO BE SANDED AND PREPARED FOR REFINISHING.
13. ALL HARDWOOD STAIR TREADS TO BE LIGHTLY SANDED AND PREPARED FOR REFINISHING.
14. ALL HARDWOOD PANELING WITH AMBER SHELLAC TO BE LIGHTLY SANDED AND PREPARED FOR REFINISHING.



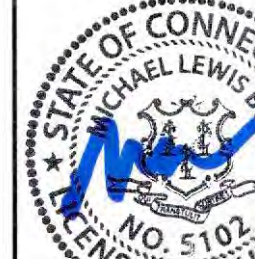
REMODEL 263 MIGEON AVENUE TORRINGTON, CT FOR McCALL FOUNDATION, INC.		
Revisions:		
Mark	Date	
Drawing Title:		
FIRST FLOOR DEMOLITION PLAN		
Date	06/07/2025	
Scale	1/4" = 1'-0"	
Job No.		D2
CDN.		
BOE STUDIO. architects 19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE/FAX 860-307-6816		

C:\WINDOWS\DESKTOP\PROJECTS\MC CALL FOUNDATION PROJECTS\176 MIGEON AVENUE\137 MIGEON AVENUE EXISTING 05-25-2023.DWG 9/26/23 2:16 PM

- [illegible]

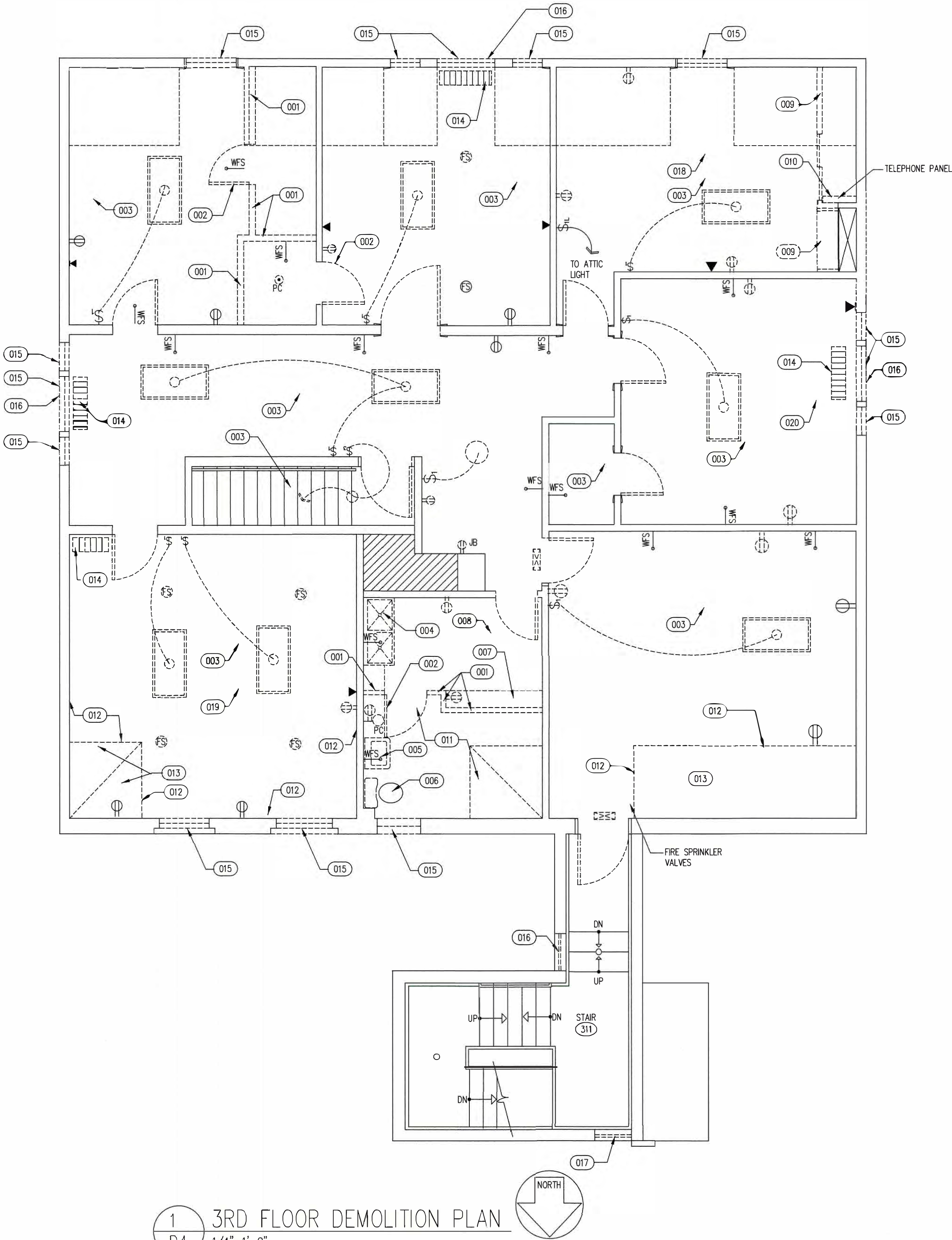
	SINGLE BULB FLUORESCENT FIXTURE WITH PULL CHAIN REMOVE
	CEILING SMOKE DETECTOR REMOVE
	WALL MOUNTED SMOKE DETECTOR REMOVE
	WALL MOUNTED SCONCE FIXTURE WITH SWITCH AT FIXTURE REMOVE
	ELECTRIC WIRE MOLD. 2 PRONG OUTLETS REMOVE WIRE MOLD RACEWAY.
	ELECTRIC WIRE MOLD. 3 PRONG OUTLETS REMOVE WIRE MOLD RACEWAY
	EXIT SIGN REMOVE REMOVE
	FIRE ALARM HORN REMOVE
	FIRE ALARM PULL STATION REMOVE
	THERMOSTAT REMOVE
	JUNCTION BOX AT CEILING REMOVE
	4PLEX JUNCTION BOX REMOVE
	CABLE OUTLET REMOVE
	EMERGENCY LIGHT FIXTURE REMOVE
	EXIT/EMERGENCY LIGHT REMOVE
	MAGNETIC HOLD OPEN DEVICE TO BE REMOVED.
	THRU WALL FAN REMOVE
	CEILING FIRE SPRINKLER REMOVE
	WALL FIRE SPRINKLER REMOVE
	EXTERIOR LIGHT REMOVE
	TRANSFORMER AND SINGLE OUTLET REMOVE
	CEILING ACCESS PANEL REMOVE
	EMERGENCY SCONCE LIGHT FIXTURE REMOVE
	REMOVE WALL ACCESS PANEL
	REMOVE EXISTING HVAC AIR HANDLER AND ALL ASSOCIATED LINE SETS, ELECTRICAL OUTLETS AND WIRING.
	REMOVE EXISTING ELECTRIC BASEBOARD HEAT AND ASSOCIATED WIRING.
	REMOVE ALL EXISTING DUPLEX OUTLETS
	REMOVE ALL EXISTING LIGHT SWITCHES

1. REMOVE EXISTING FIRE SPRINKLER SYSTEM, ALL SPRINKLER HEADS, ALL LINES.
2. REMOVE EXISTING SPLIT SYSTEM AIR HANDLE UNITS AND ALL EXISTING ASSOCIATED ELECTRICAL JUNCTION BOXES AND ELECTRICAL LINES.
3. REMOVE STEAM WATER RADIATORS VALVES AND ALL ASSOCIATED STEAM LINES.
3. REMOVE EXISTING FIRE ALARM SYSTEM PANEL, PULL STATIONS EXISTING CONDUIT SMOKE ALARMS, ALONG WITH ANY EXISTING SURFACE MOUNTED CONDUITS ASSOCIATED WITH FIRE ALARM SYSTEM.
4. REMOVE ALL OPERABLE ALUMINUM STORM WINDOWS
5. REMOVE ALL PLEXI GLASS STORM COVERS OVER EXISTING TRANSDOM WINDOWS, SAVE FOR TEMPLATING NEW PLEXI GLASS COVERS.
6. REMOVE ALL EXISTING CABLE TV AND TELEPHONE LINES.
7. REMOVE ALL EXISTING ELECTRICAL OUTLETS ELECTRICAL LIGHT SWITCHES
8. SCRAPE ALL LOOSE PAINT FROM FASCIA, SOFFITS, DENTILS, AND UNDERSIDE OF PORCH ROOF.
9. SCRAPE ALL LOOSE PAINT FROM EXTERIOR WINDOW TRIM
10. NOTE ALL DOUBLE HUNG WINDOWS AND WINDOW STOPS TO BE REMOVED AND PAINT REMOVED BACK TO WOOD SURFACE. PREP AS REQUIRED FOR REPAINTING, AND REINSTALLATION.

REMODEL 263 MIGEON AVENUE TORRINGTON, CT FOR McCALL FOUNDATION, INC.																							
Revisions: <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%; text-align: left; padding: 2px;">Mark</th> <th style="width: 15%; text-align: left; padding: 2px;">Date</th> <th style="width: 70%;"></th> </tr> <tr><td style="border-bottom: 1px solid black; height: 20px;"></td><td></td><td></td></tr> <tr><td style="border-bottom: 1px solid black; height: 20px;"></td><td></td><td></td></tr> <tr><td style="border-bottom: 1px solid black; height: 20px;"></td><td></td><td></td></tr> <tr><td style="border-bottom: 1px solid black; height: 20px;"></td><td></td><td></td></tr> <tr><td style="border-bottom: 1px solid black; height: 20px;"></td><td></td><td></td></tr> <tr><td style="border-bottom: 1px solid black; height: 20px;"></td><td></td><td></td></tr> </table>	Mark	Date																					
Mark	Date																						
Drawing Title:																							
SECOND FLOOR DEMOLITION PLAN																							
Date Scale Job No. CDN.	Drawing No. D3																						
B.O.E. STUDIO. a r c h i t e c t s																							
19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net																							
PHONE/FAX 860-307-6816																							

DEMOLITION KEY NOTES:

- 001 REMOVE EXISTING WALL FROM FLOOR TO CEILING AND ALL WALL FINISHES. REMOVE WALL BASE AND DOOR TRIM, SALVAGE AND REUSE AS REQUIRED.
- 002 REMOVE EXISTING DOOR FRAME, DOOR TRIM, SALVAGE DOOR TRIM AND REUSE AS NEEDED.
- 003 REMOVE EXISTING CARPET FLOORING AND ALL CARPET STRETCHING STRIPS.
- 004 REMOVE DOUBLE BAY SINK AND BASE CABINET AS REQUIRED, REMOVE PLUMBING AS REQUIRED FOR INSTALLATION OF NEW UTILITY SINK.
- 005 REMOVE WALL HUNG VANITY SINK AND FAUCETS AND ALL PLUMBING AS REQUIRED FOR INSTALLATION OF NEW VANITY SINK.
- 006 REMOVE EXISTING TOILET AND ALL PLUMBING AS REQUIRED TO INSTALL NEW TOILET.
- 007 REMOVE EXISTING SHELVING AND BRACKETS.
- 008 REMOVE FLOORING BACK TO SUB FLOORING.
- 009 REMOVE CLOSET WALLS, DOORS, SHELVING AND BRACKETS.
- 010 TELEPHONE TERMINATION CABINET AND ALL TELEPHONE WIRES.
- 011 REMOVE ALL WALL AND CEILING FINISHES BACK TO FACE OF STUDS.
- 012 REMOVE ALL WOOD PANELING FROM WALLS.
- 013 REMOVE ALL WOOD PANELING FROM SLOPED CEILING.
- 014 REMOVE EXISTING CAST IRON RADIATORS AND ALL HEAT PIPING AND VALVES.
- 015 REMOVE EXTERIOR ALUMINUM STORM WINDOW FROM DOUBLE HUNG WINDOW.
- 016 REMOVE STORM PANEL AND SAVE FOR REINSTALLATION AFTER ALL WINDOW WORK IS DONE AND THE EXTERIOR FRAME AND TRIM HAS BEEN PAINTED.
- 017 REMOVE EXISTING STEEL SASH FIXED AND HOPPER WINDOW AND ALL ASSOCIATED HARDWARE.
- 018 REMOVE SUSPENDED ACOUTICAL TILE CEILING AND GRID THIS ROOM PULL DOWN STAIR TO REMAIN.
- 019 REMOVE SUSPENDED ACOUTICAL TILE CEILING AND GRID THIS ROOM PULL DOWN STAIR TO REMAIN.
- 020 REMOVE PLASTER CEILING THIS ROOM AS REQUIRED.



SYMBOLS LEGEND:

- CEILING MOUNTED 2x4 FLORESCENT LIGHT REMOVE
- SINGLE BULB FLORESCENT FIXTURE WITH PULL CHAIN REMOVE
- CEILING SMOKE DETECTOR
- WALL MOUNTED SMOKE DETECTOR
- EXIT SIGN REMOVE
- FIRE ALARM HORN REMOVE
- FIRE ALARM PULL STATION REMOVE
- JUNCTION BOX AT CEILING REMOVE
- 4PLEX JUNCTION BOX REMOVE
- EXIT/EMERGENCY LIGHT REMOVE
- CEILING FIRE SPRINKLER REMOVE
- WALL FIRE SPRINKLER REMOVE

DEMOLITION GENERAL NOTES:

1. REMOVE EXISTING FIRE SPRINKLER SYSTEM, ALL SPRINKLER HEADS, ALL LINES.
2. REMOVE EXISTING SPLIT SYSTEM AIR HANDLE UNITS AND ALL EXISTING ASSOCIATED ELECTRICAL JUNCTION BOXES AND ELECTRICAL LINES.
3. REMOVE STEAM WATER RADIATORS VALVES AND ALL ASSOCIATED STEAM LINES.
3. REMOVE EXISTING FIRE ALARM SYSTEM PANEL, PULL STATIONS EXISTING CONDUIT SMOKE ALARMS, ALONG WITH ANY EXISTING SURFACE MOUNTED CONDUITS ASSOCIATED WITH FIRE ALARM SYSTEM.
4. REMOVE ALL OPERABLE ALUMINUM STORM WINDOWS.
5. REMOVE ALL PLEXI GLASS STORM COVERS OVER EXISTING TRANSOM WINDOWS, SAVE FOR TEMPLATING NEW PLEXI GLASS COVERS.
6. REMOVE ALL EXISTING CABLE TV AND TELEPHONE LINES.
7. REMOVE ALL EXISTING ELECTRICAL OUTLETS ELECTRICAL LIGHT SWITCHES.
8. SCRAPE ALL LOOSE PAINT FROM FASCIA, SOFFITS, DENTILS, AND UNDERSIDE OF PORCH ROOF.
9. SCRAPE ALL LOOSE PAINT FROM EXTERIOR WINDOW TRIM.
10. REMOVE ALL ALL LOOSE PAINT FROM EXTERIOR ENTRANCE DOORS AND SIDELITES.

REMODEL
263 MIGEON AVENUE
TORRINGTON, CT
FOR
McCALL FOUNDATION, INC.

Revisions:	Mark	Date

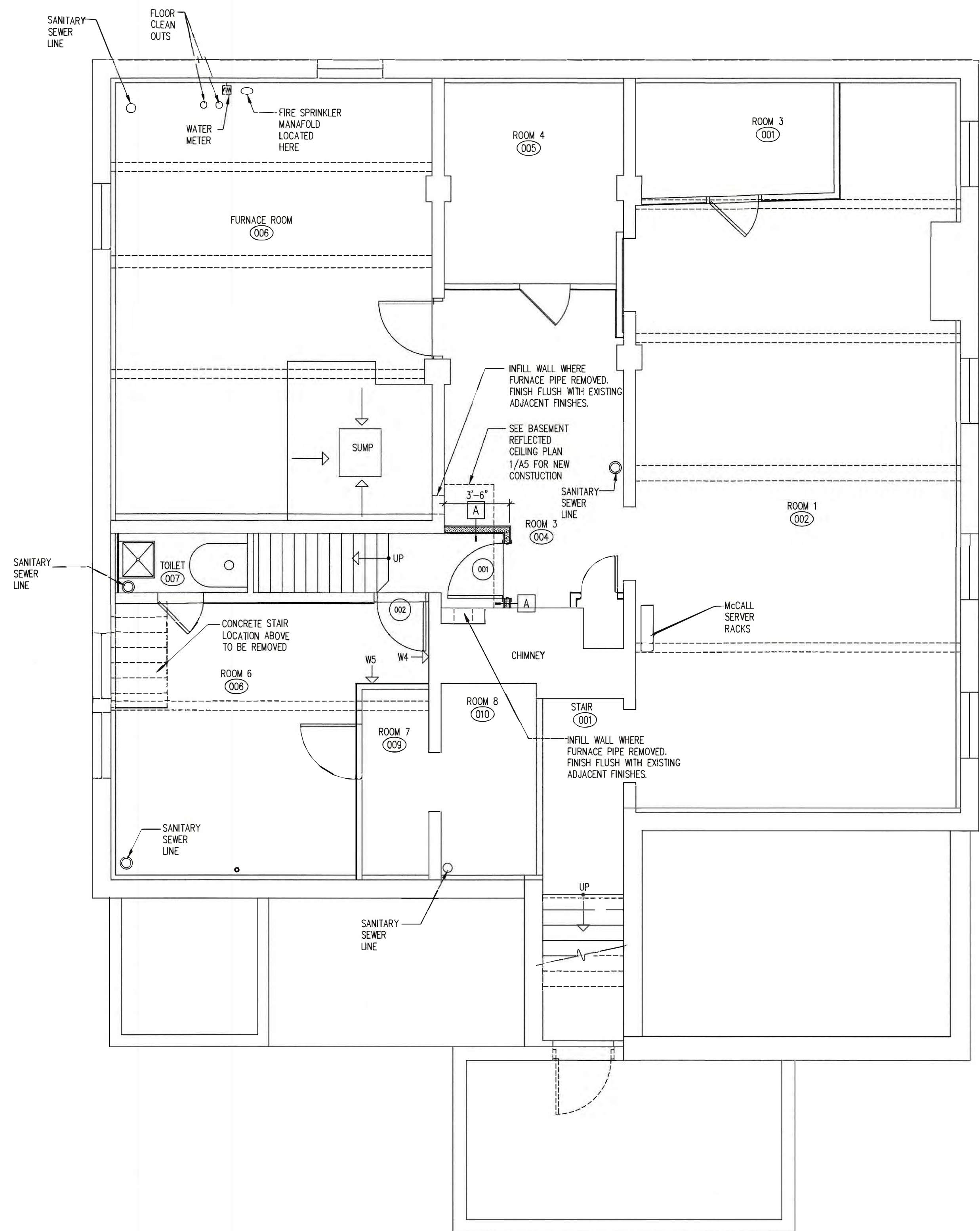
Drawing Title:
3RD FLOOR DEMOLITION PLAN

Date 06-07-2025
Scale 1/4"=1'-0"
Job No.
CDN.

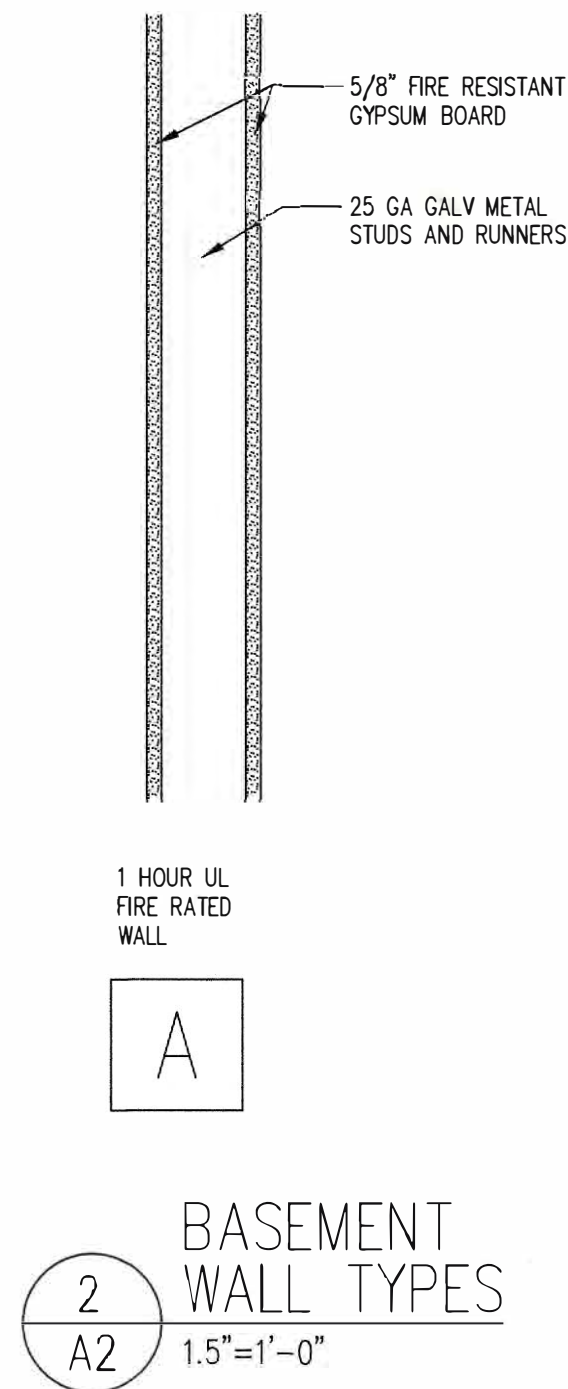
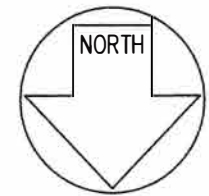
Drawing No.
D4

BOE STUDIO
architects
19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net
PHONE: 860-307-6816

STATE OF CONNECTICUT
MICHAEL LEWIS BOE
NO. 5102
LICENSED ARCHITECT



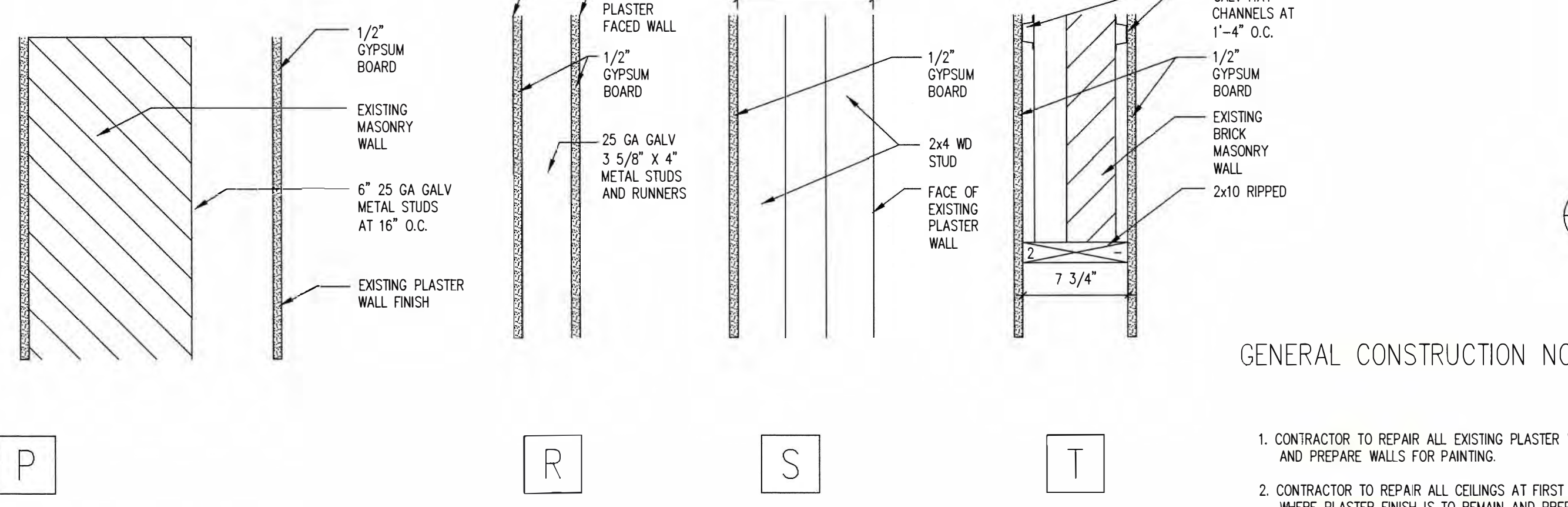
1
A1
BASEMENT PLAN
1/4"=1'-0"
2,273 SF



GENERAL CONSTRUCTION NOTES:

1. PATCH AND REPAIR CEILING WHERE DEMOLITION HAS OCCURED.
2. FIRECAULK ALL PENETRATIONS BETWEEN FLOORS, WHERE ELECTRICAL CONDUIT, FIRE ALARM CONDUIT, PLUMBING LINES, AND STEAM HEATING LINES HAVE BEEN REMOVED.
3. PROVIDE ROUND WOOD PLUG WHERE FIRE SPRINKLER HEADS ARE REMOVED IN CROWN MOLDING. SET PLUG FORWARD OF PANELING BY 1/4" TO 1/2". STAIN AND SEAL WITH AMBER SHELLAC TO MATCH EXISTING.
3. ALL EXTERIOR WINDOWS AND DOORS TO RECEIVE PRIME COAT AND TWO COATS OF SHERWIN WILLIAMS PAINT, EMERALD URETHANE TRIM ENAMEL."

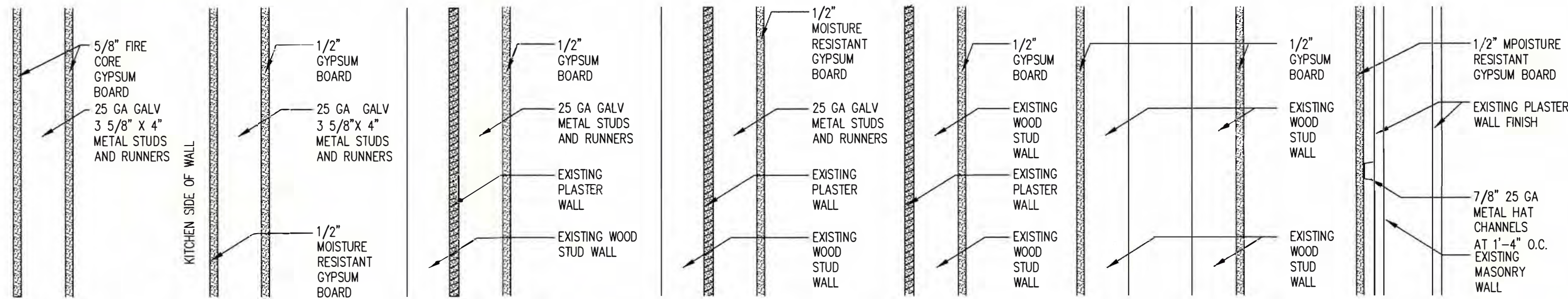
REMODEL 263 MIGEON AVENUE TORRINGTON, CT FOR McCALL FOUNDATION, INC.	
Revisions: Mark Date _____ _____ _____ _____ _____ _____	
Drawing Title: BASEMENT FLOOR PLAN	
Date 06-07-2025 Scale 1/4"=1'-0" Job No. CDN.	Drawing No. A1
BOE STUDIO. architects 19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE/FAX 860-307-6816	



1. CONTRACTOR TO REPAIR ALL EXISTING PLASTER WALLS, AND PREPARE WALLS FOR PAINTING.
2. CONTRACTOR TO REPAIR ALL CEILINGS AT FIRST FLOOR WHERE PLASTER FINISH IS TO REMAIN AND PREPARE FOR PLASTERING.
3. PROVIDE ROUND WOOD PLUG WHERE FIRE SPRINKLER HEADS ARE REMOVED IN CROWN MOLDING. SET PLUG FORWARD OF PANELING BY 1/4" TO 1/2". STAIN AND SEAL WITH AMBER SHELLAC TO MATCH EXISTING.



BOE STUDIO.
architects
19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net
PHONE: 860-307-6816



1 HOUR UL
FIRE RATED
WALL

A

B

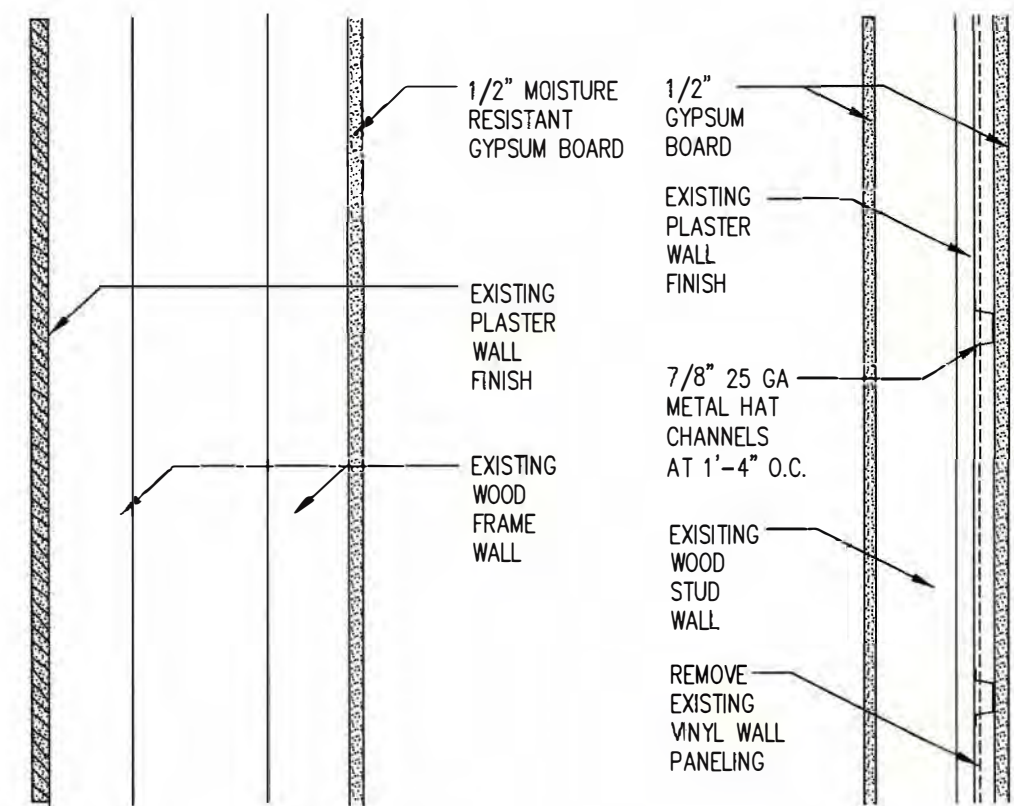
C

D

E

F

G

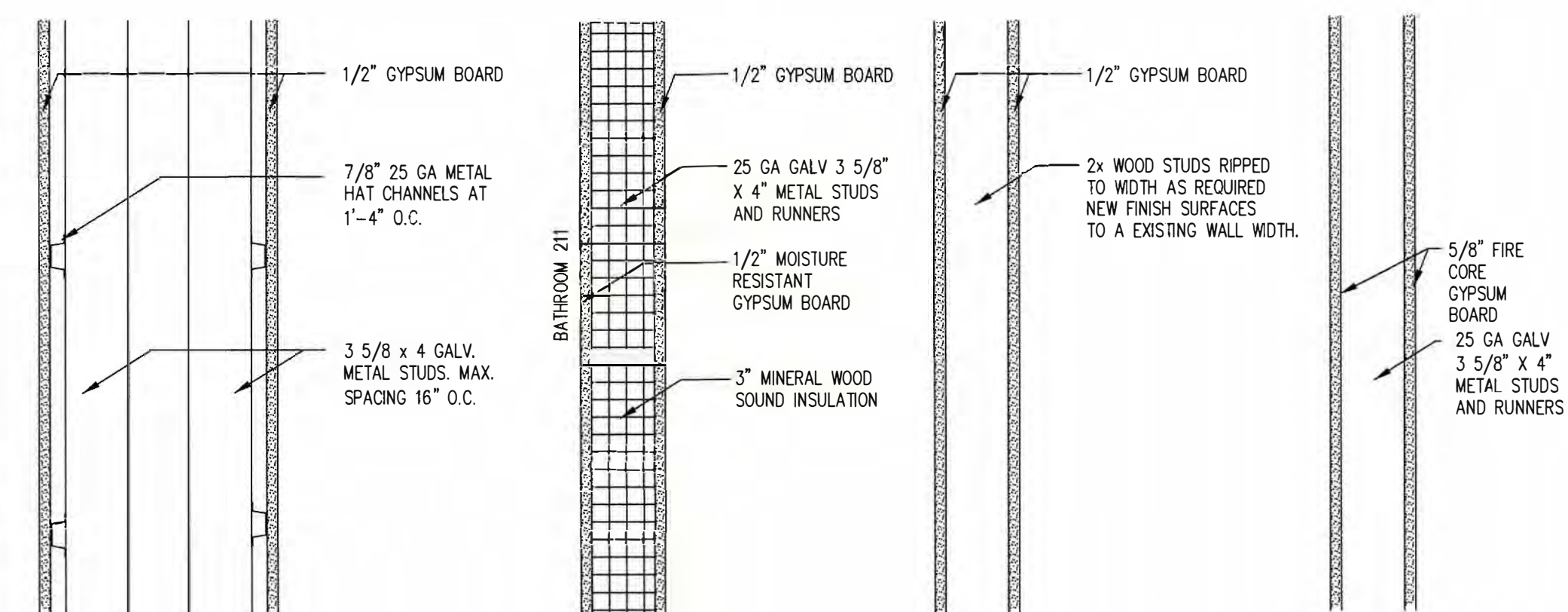


H

J

K

L



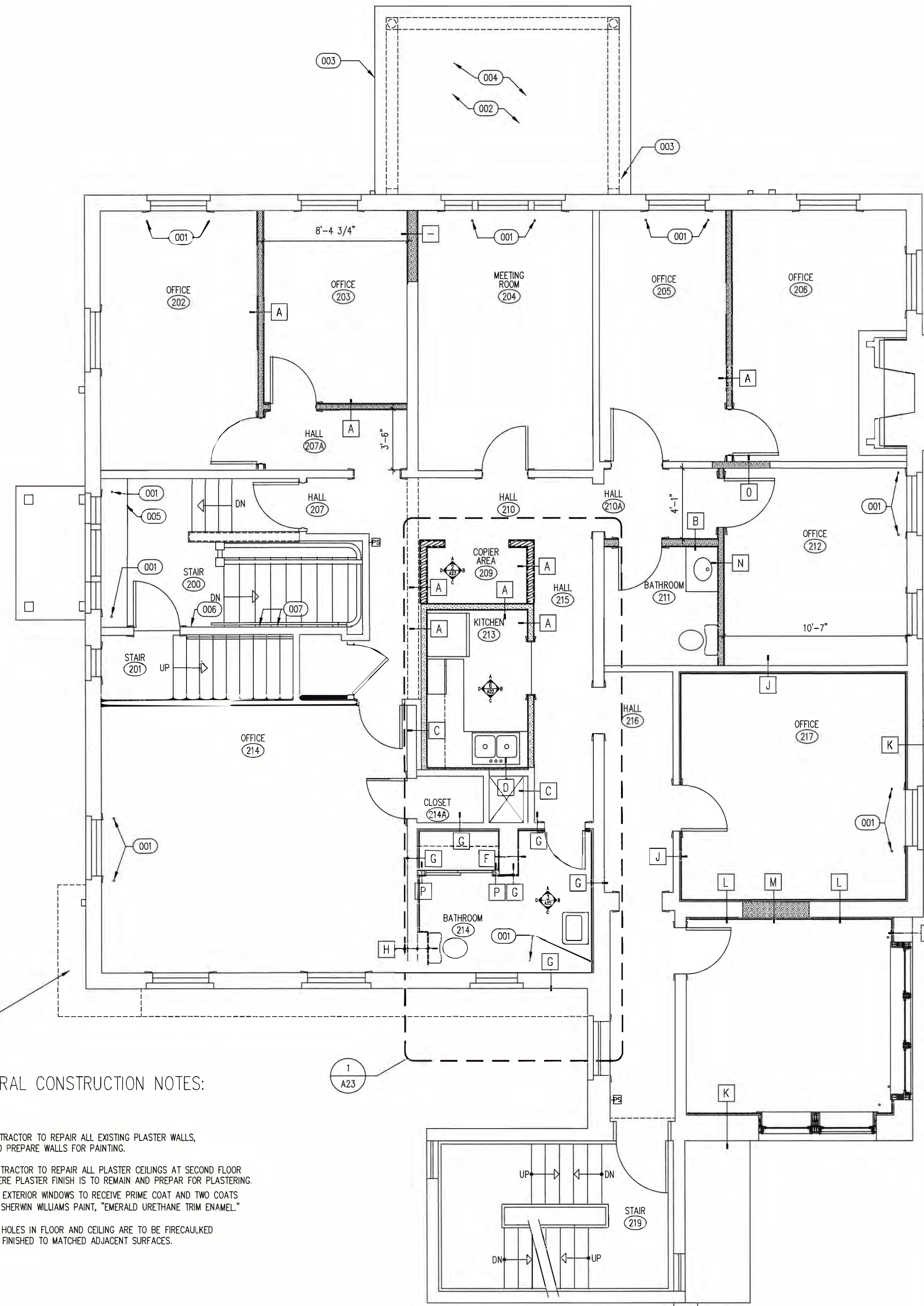
M

N

O

P

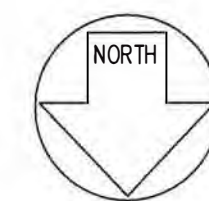
2
A3
SECOND FLOOR
WALL TYPES
1.5"=1'-0"



GENERAL CONSTRUCTION NOTES:

- CONTRACTOR TO REPAIR ALL EXISTING PLASTER WALLS, AND PREPARE WALLS FOR PAINTING.
- CONTRACTOR TO REPAIR ALL PLASTER CEILINGS AT SECOND FLOOR WHERE PLASTER FINISH IS TO REMAIN AND PREPARE FOR PLASTERING.
- ALL EXTERIOR WINDOWS TO RECEIVE PRIME COAT AND TWO COATS OF SHERWIN WILLIAMS PAINT, "EMERALD URETHANE TRIM ENAMEL."
- ALL HOLES IN FLOOR AND CEILING ARE TO BE FIRECAULKED AND FINISHED TO MATCHED ADJACENT SURFACES.

1
A3
SECOND FLOOR PLAN
1/4"=1'-0" 2,528 SF

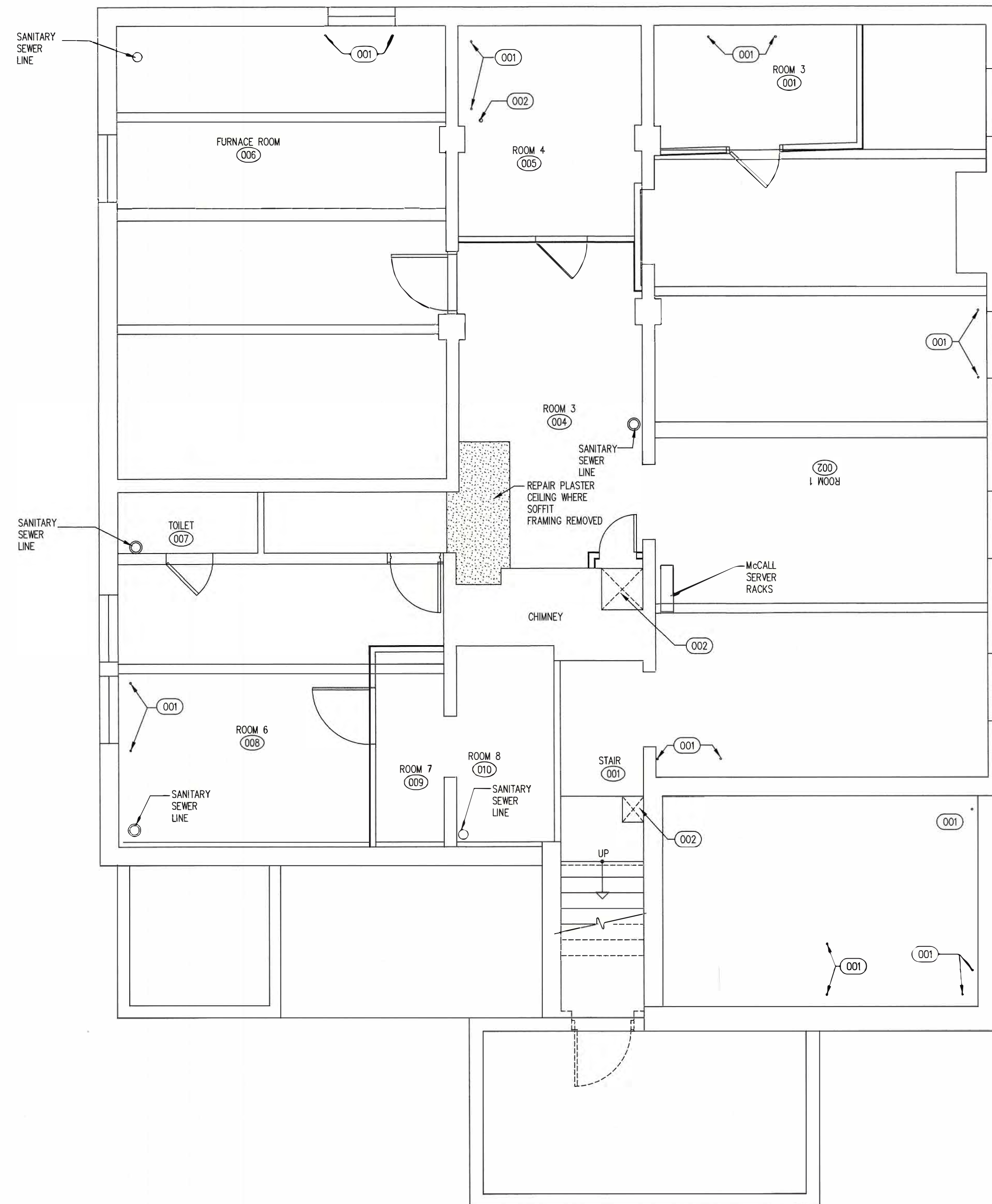


- HOLES WHERE REMOVED HEATING PIPES PENETRATE FLOOR TO BE FIRE CAULKED ONE HOUR RATING. FINISH FLUSH WITH FLOOR.
- NEW 60 MIL EDMF ROOF OVER NEW MANUFACTURED APPROVED UNDERLAYMENT WITH WALL FLASHING AND ROOF TRIM FLASHING (WHITE)
- CLEAN EXISTING FASCIA, TRIM AND SOFFIT. DETERMINE IF SOUND. REPLACE ALL UNSOUND MATERIAL.
- CLEAN EXISTING WOOD CEILING. DETERMINE IF SOUND. REPLACE ALL UNSOUND MATERIAL.
- REPAIR EXISTING RAISED WOOD PANEL IN FACE OF WINDOW SEAT.
- REMOVE EXISTING WOOD WINDOW SEAT. PULL UP DOORS. GLUE ABACK TOGETHER. INSTALL 3/4" SOLID PLYWOOD UNDER EXISTING MATERIAL. ADD 1x3 WOOD CLEAT FOR PLYWOOD TO REST ON WHEN SEAT DOWN.
- REMOVE EXISTING MIS-MATCHED WOOD TRIM. INSTALL NEW TRIM TO MATCH EXISTING. FINISH TO MATCH EXISTING.
- REPLACE MISSING TRIM WOOD TRIM TO MATCH EXISTING. FINISH TO MATCH EXISTING TRIM.
- REPLACE ANIMAL DAMAGED SOFFIT AND FASCIA, TO MATCH ADJACENT EXISTING SOFFIT AND FASCIA AND DENTILS. REPLACE FLASHING AT TOP OF LOWER RETURN. TAKE ALL WOOD WORK BACK TO EXISTING SOLID MATERIAL. BLEND NEW WITH OLD.

REMODEL 263 MIGEON AVENUE TORRINGTON, CT FOR McCALL FOUNDATION, INC.													
Revisions: <table border="1"> <tr> <th>Mark</th> <th>Date</th> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	Mark	Date											STATE OF CONNECTICUT MICHAEL LEWIS NO. 5102 LICENSED ARCHITECT
Mark	Date												
Drawing Title: 2ND FLOOR PLAN													
Date: 06-07-2025 Scale: 1/4"=1'-0" Job No. CDN.	Drawing No. A3												
BOE STUDIO architects 19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE: 860-307-6816													

REMODEL 263 MIGEON AVENUE TORRINGTON, CT FOR McCALL FOUNDATION, INC.																						
Revisions: <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%; text-align: left; padding: 5px;">Mark</th> <th style="width: 15%; text-align: left; padding: 5px;">Date</th> <th style="width: 70%;"></th> </tr> <tr><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td><td></td></tr> <tr><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td><td></td></tr> <tr><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td><td></td></tr> <tr><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td><td></td></tr> <tr><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td><td></td></tr> <tr><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td><td></td></tr> </table>	Mark	Date																				
Mark	Date																					
Drawing Title:																						
3RD FLOOR PLAN WALL TYPES																						
Date 06/07/2025 Scale 1/4"=1'-0" Job No. CDN.	Drawing No. A4																					
BOE STUDIO <i>architects</i> 19 Tioga Street Torrington, CT 06793 e-mail: boestudio1@optimum.net PHONE/FAX 860-307-6811																						

C:\WINDOWS\DESKTOP\PROJECTS\MC CALL FOUNDATION PROJECTS\176 MIGEON AVENUE\137 MIGEON AVENUE EXISTING 05-25-2023.DWG 9/26/23 2:16 PM

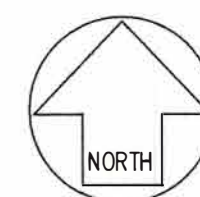


- (001) FIRE CAULK FLOOR PENETRATION WHERE STEAM LINE REMOVED.
- (002) 1 HOUR FIRE RATE BOTTOM OF SHAFT USING METAL STUDS AND RUNNERS AND 5/8" FIRE CORE GYPSUM BOARD.

GENERAL NOTES:

1. FIRE CAULK ALL FLOOR/CEILING PENETRATIONS WHERE FIRE SPRINKLER SYSTEM REMOVED.
2. FIRE CAULK ALL FLOOR/CEILING PENETRATIONS WHERE ELECTRICAL CONDUIT AND WIRES OCCUR.
3. FIRE CAULK ALL FLOOR/CEILING PENETRATIONS WHERE STEAM HEAT LINES ARE REMOVED.
3. FIRE CAULK ALL FLOOR/CEILING PENETRATIONS WHERE FIRE BURGLAR ALARM SYSTEM REMOVE.

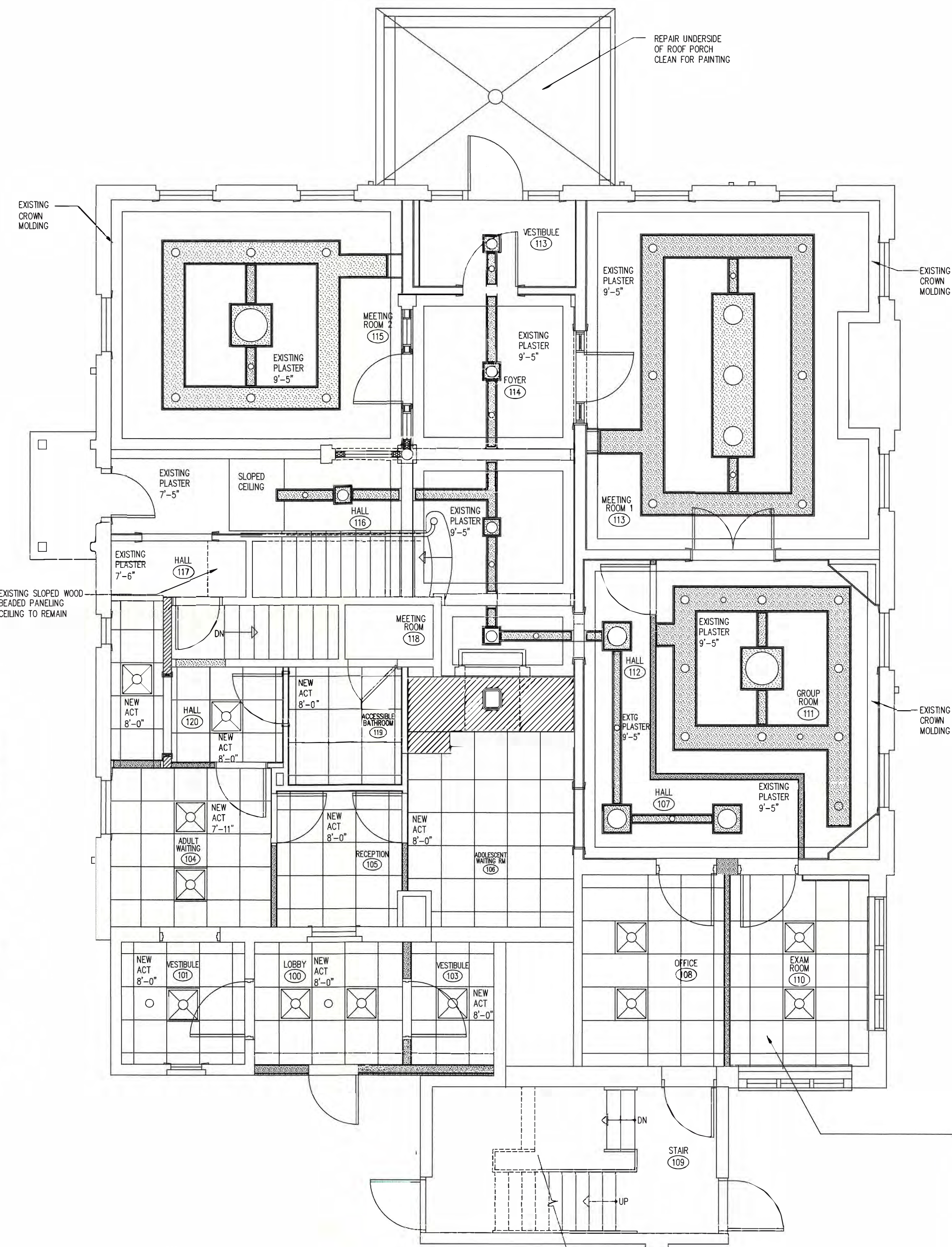
1 BASEMENT REFLECTED CEILING PLAN
A5 1/4"=1'-0" 2,273 SF



REMODEL 263 MIGEON AVENUE TORRINGTON, CT FOR McCALL FOUNDATION, INC.	
Revisions: Mark Date	

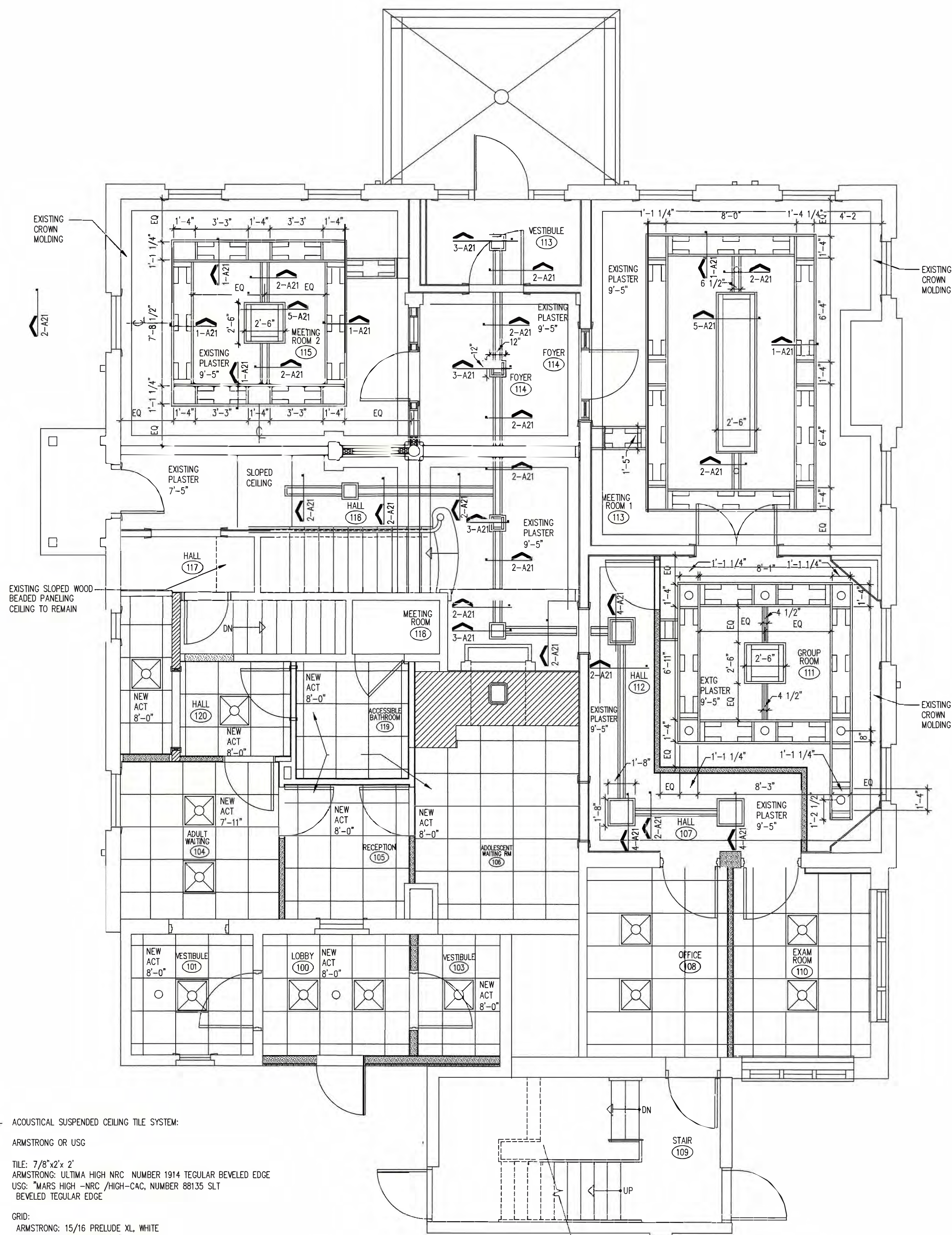
Drawing Title: BASEMENT REFLECTED CEILING PLAN	
Date 06-07-2025 Scale 1/4"=1'-0" Job No. CDN.	Drawing No. A5
BOE STUDIO. architects 19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE/FAX 860-307-6816	

C:\WINDOWS\DESKTOP\PROJECTS\MCCALL FOUNDATION PROJECTS\176 MICEON AVENUE\137 MICEON AVENUE EXISTING 05-25-2023.DWG 9/26/23 2:16 PM



1 FIRST REFLECTED CEILING FLOOR PLAN
A6 1/4"=1'-0" 2,934 SF

ACOUSTICAL SUSPENDED CEILING TILE SYSTEM:
ARMSTRONG OR USG
TILE: 7/8"x2'x2'
ARMSTRONG: ULTIMA HIGH NRC NUMBER 1914 REGULAR BEVELED EDGE
USG: MARS HIGH -NRC /HIGH-CAC, NUMBER 88135 SLT BEVELED REGULAR EDGE
GRID:
ARMSTRONG: 15/16 PRELUDE XL WHITE
USG: USG DOWN, AX 15/16" ACOUSTICAL SUSPENSION SYSTEM



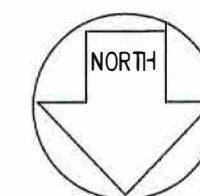
1 FIRST FLOOR REFLECTED CEILING
DROPPED CEILING FRAMING PLAN
A6 1/4"=1'-0" 2,934 SF

GENERAL NOTES:

1. FIRE CAULK ALL FLOOR/CEILING PENETRATIONS WHERE FIRE SPRINKLER SYSTEM REMOVED.
2. FIRE CAULK ALL FLOOR/CEILING PENETRATIONS WHERE ELECTRICAL CONDUIT AND WIRES OCCUR.
3. FIRE CAULK ALL FLOOR/CEILING PENETRATIONS STEAM HEAT LINES ARE REMOVED.
3. FIRE CAULK ALL FLOOR/CEILING PENETRATIONS WHERE FIRE BURGLAR ALARM SYSTEM REMOVE.

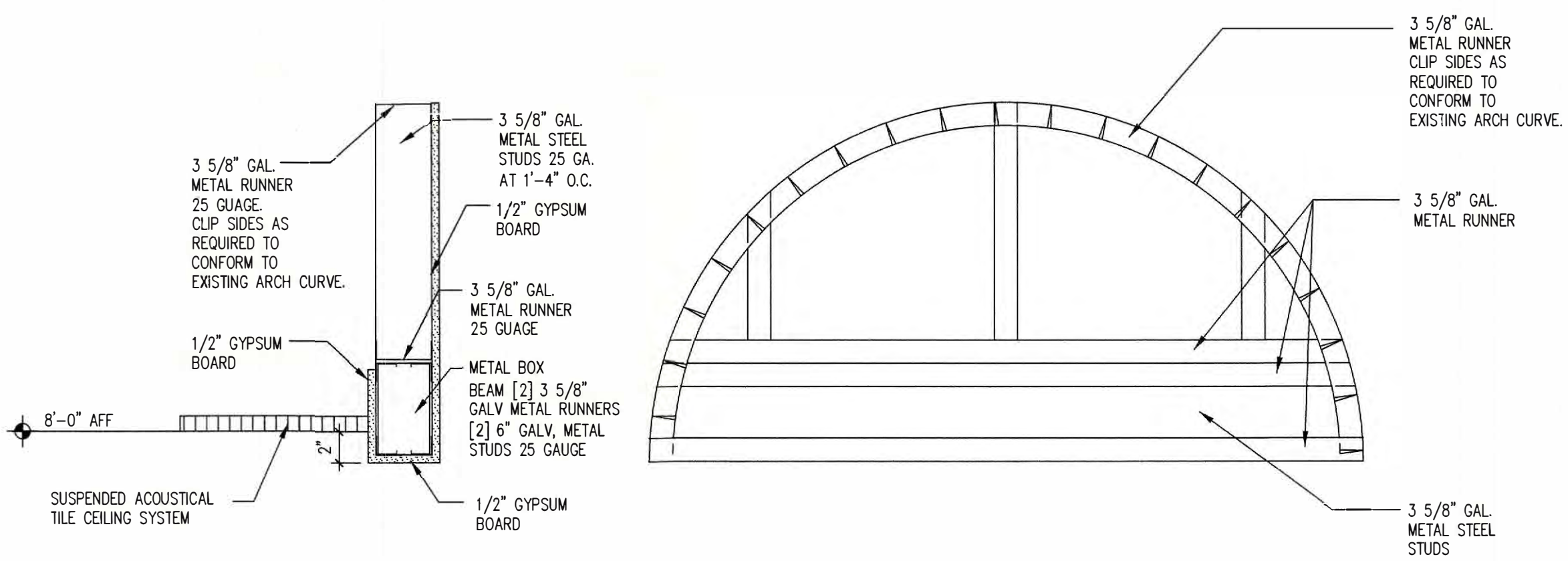
REMODEL 263 MICEON AVENUE TORRINGTON, CT FOR McCALL FOUNDATION, INC.	
Revisions: Mark Date	
Drawing Title: 1ST FLOOR REFLECTED CEILING PLAN	
Date: 06-07-2025 Scale: 1/4"=1'-0" Job No. CDN.	Drawing No. A6
BOE STUDIO architects 19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE: 860-307-6816	

1 SECOND FLOOR REFLECTED CEILING PLAN
A7 1/4"=1'-0" 2,528 SF



REMODEL 263 MIGEON AVENUE TORRINGTON, CT FOR McCALL FOUNDATION, INC.																	
Revisions: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Mark</th> <th style="width: 50%;">Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Mark	Date															
Mark	Date																
Drawing Title:																	
SECOND FLOOR REFLECTED CEILING PLAN																	
Date 05-22-2025 Scale 1/4"=1'-0" Job No. CDN.	Drawing No. A7																
B.B.S.TUDIO. a r c h i t e c t s 19 Tiago Street Torrington, CT 06790 e-mail: bestudio1@optimum.net PHONE: 860-307-6816																	

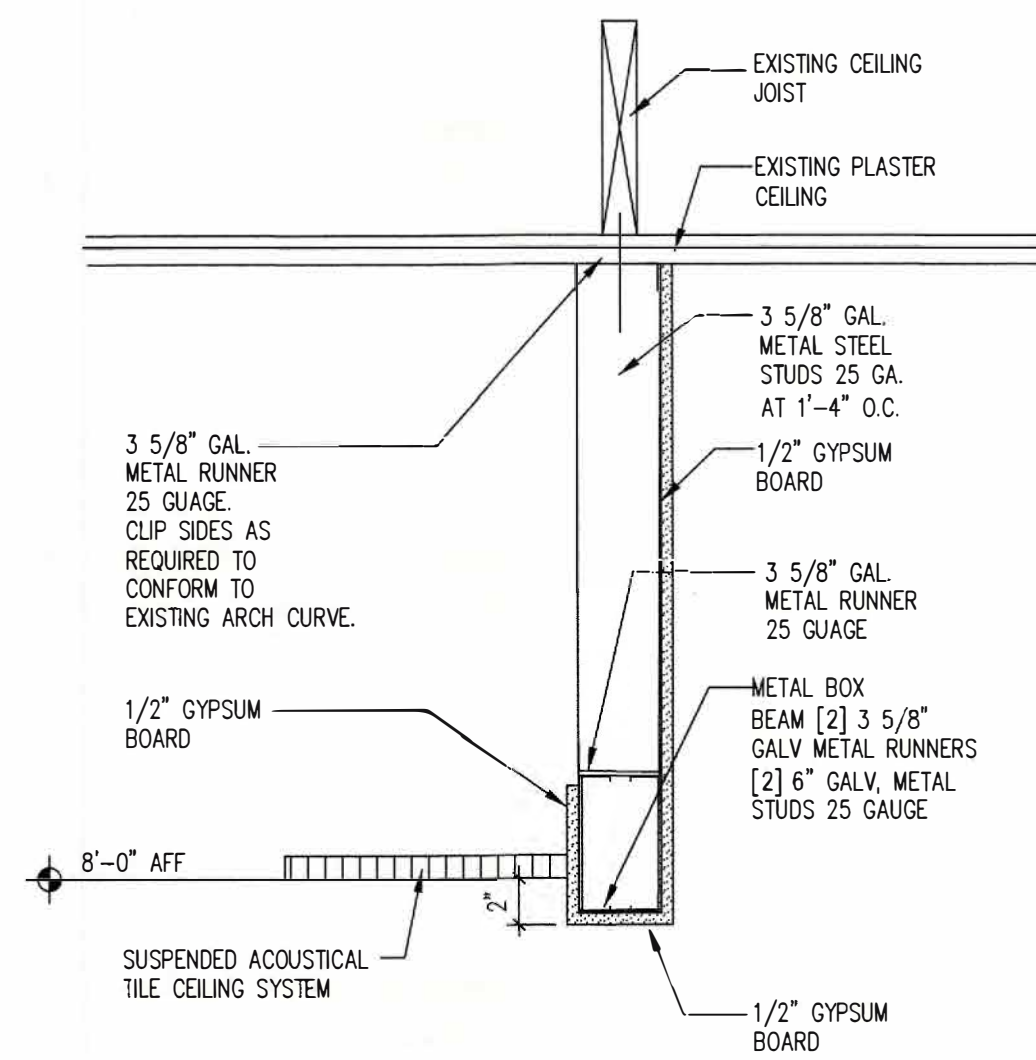
2 CEILING TRANSITION DETAIL
A8 1.5"=1'-0"



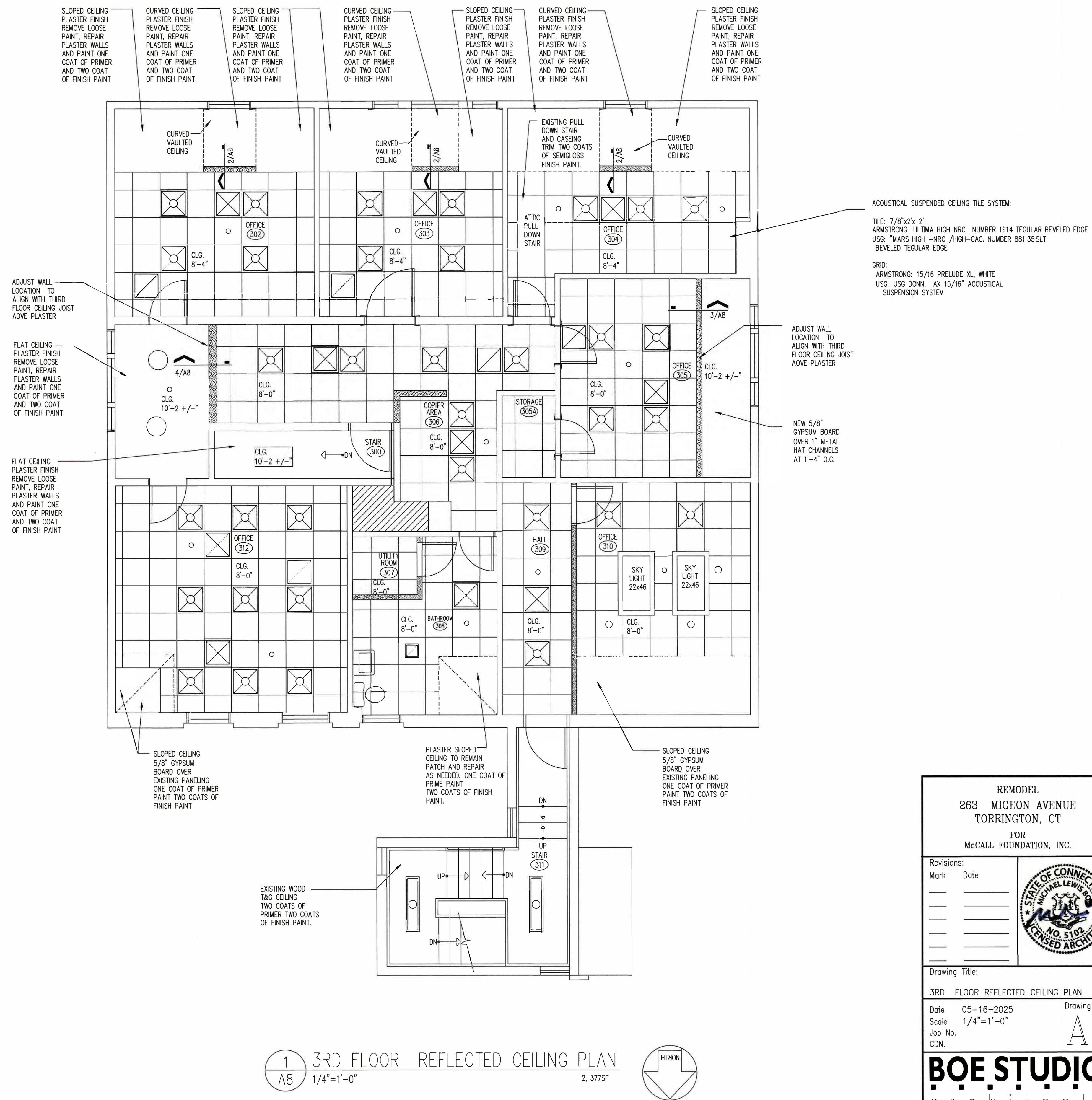
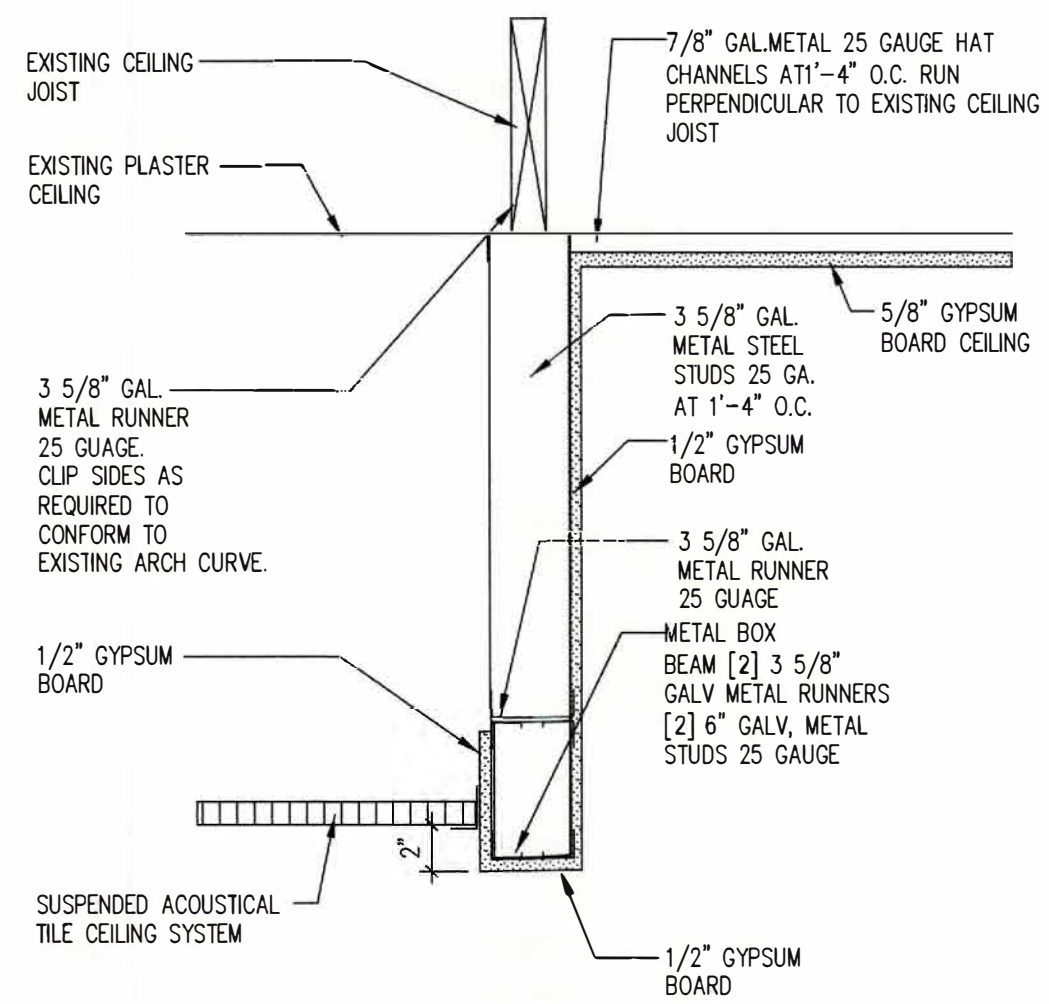
3
A8

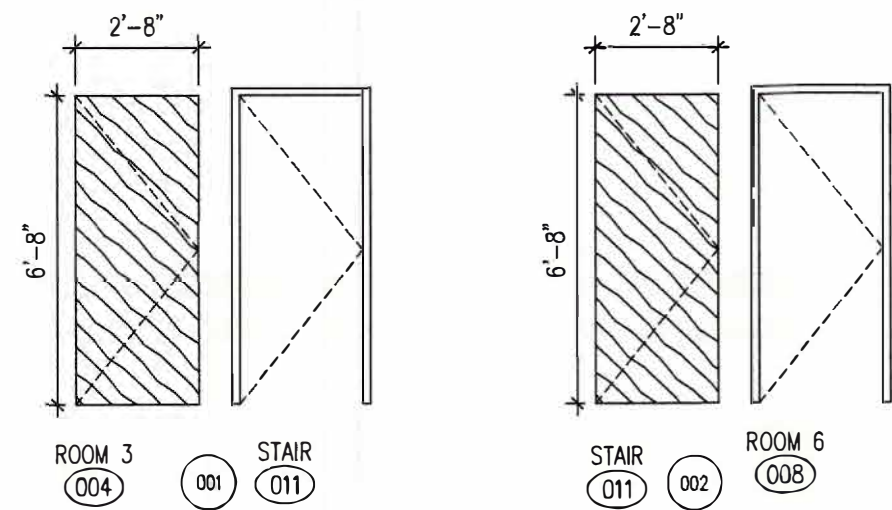
CEILING TRANSITION DETAIL

1.5"=1'-0"



4 CEILING TRANSITION DETAIL
A8 1.5"=1'-0"



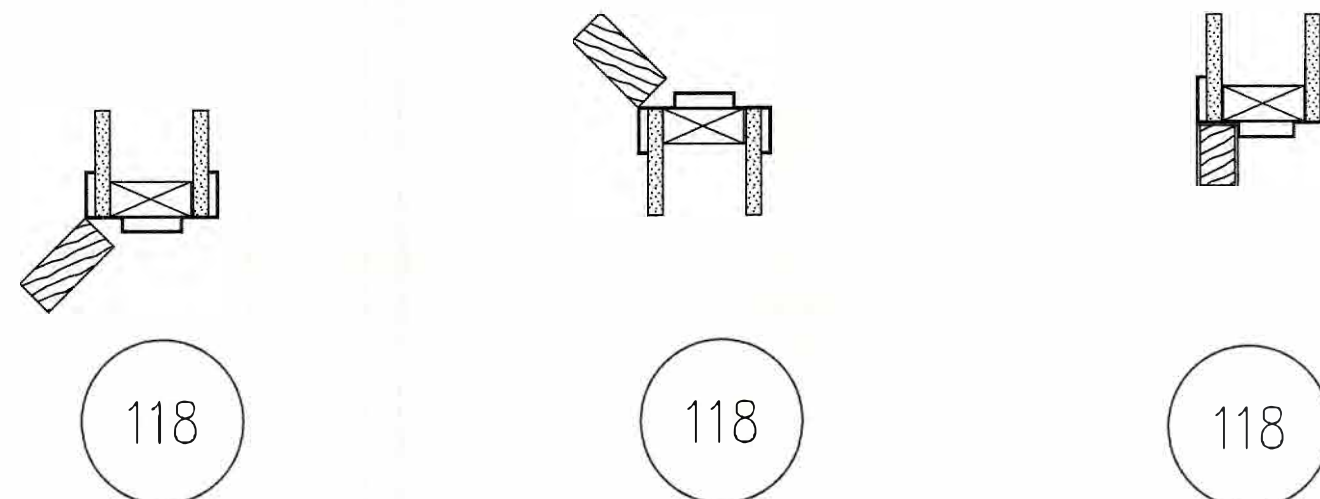


3'-0" x 6'-8" 1 HOUR RATED
FLUSH HARDWOOD FACED
SLAB DOOR OAK STAINED AND
SEALED WITH TWO COATS OF
POLYURETHANE, WITH 1 HOUR
RATED KNOCK DOWNHOLLOW METAL
DOOR FRAME.
1 1/2 PAIR, 4 1/2" x 4 1/2" HINGES
ADA LEVER HANDLE PASSAGE
LATCH SET.
DOOR CLOSER

3'-0" x 6'-8" 1 HOUR RATED
FLUSH HARDWOOD FACED
SLAB DOOR OAK STAINED AND
SEALED WITH TWO COATS OF
POLYURETHANE, WITH 1 HOUR
RATED KNOCK DOWNHOLLOW METAL
DOOR FRAME.
1 1/2 PAIR, 4 1/2" x 4 1/2" HINGES
ADA LEVER HANDLE PASSAGE
LATCH SET.
DOOR CLOSER

2 DOOR TYPE AND HARDWARE

A9 1/4"=1'-0"



3 DOOR JAMB DETAIL

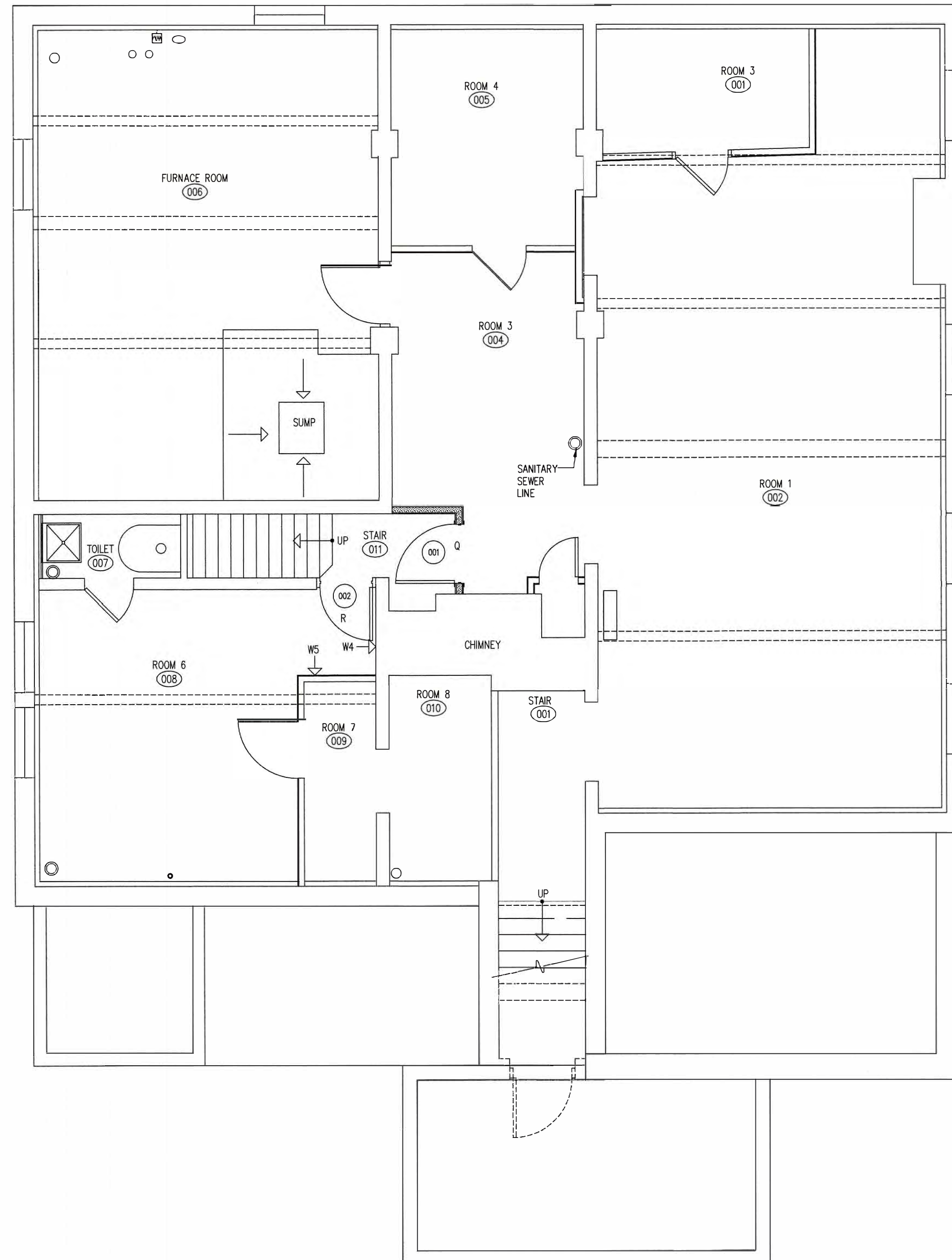
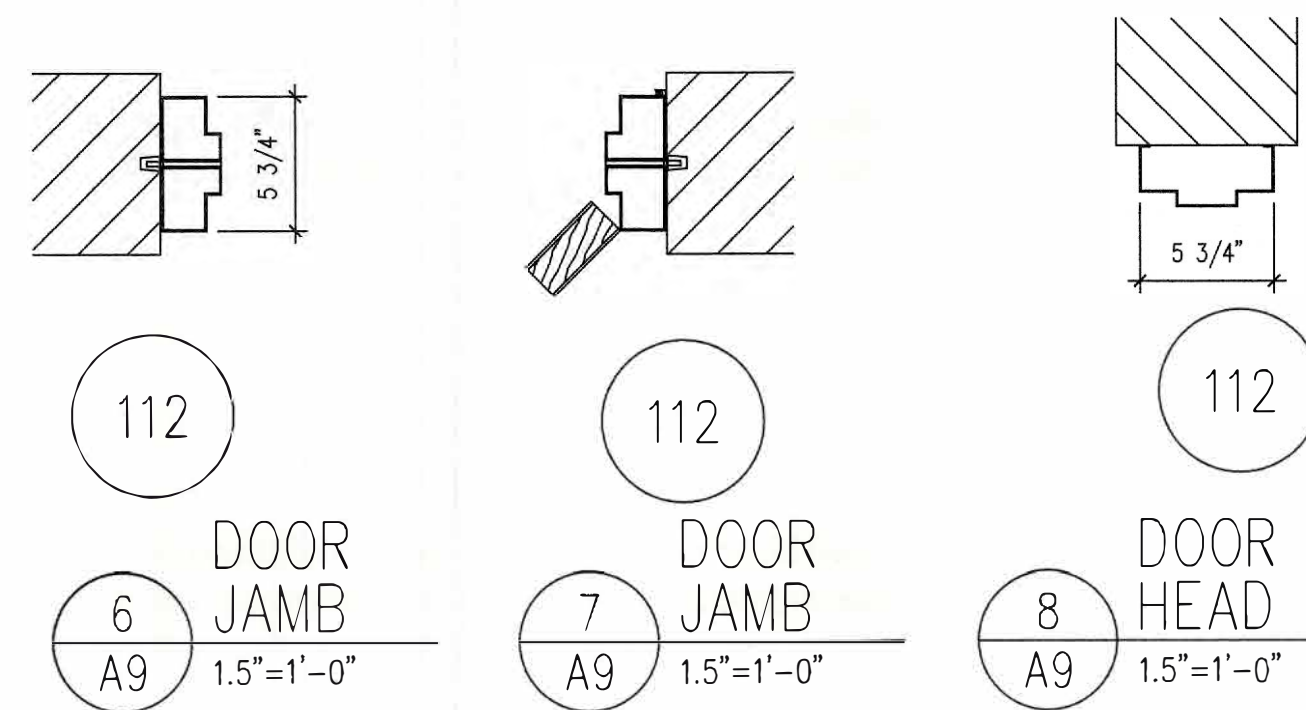
A9 1.5"=1'-0"

4 DOOR JAMB DETAIL

A9 1.5"=1'-0"

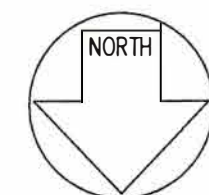
5 DOOR HEAD DETAIL

A9 1.5"=1'-0"



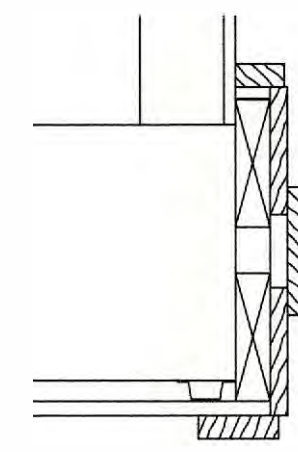
1 BASEMENT DOOR PLAN

A9 1/4"=1'-0"

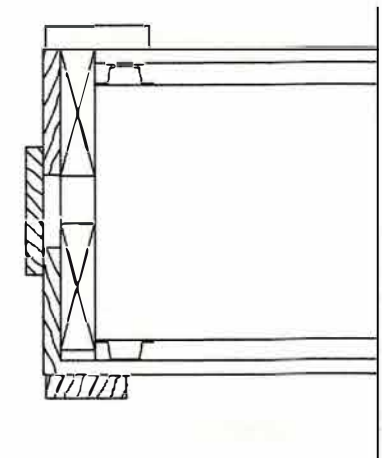


REMODEL 263 MIGEON AVENUE TORRINGTON, CT FOR McCALL FOUNDATION, INC.													
Revisions: <table border="1"> <tr> <th>Mark</th> <th>Date</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Mark	Date											STATE OF CONNECTICUT MICHAEL LEWIS NO. 5102 LICENSED ARCHITECT
Mark	Date												
Drawing Title: BASEMENT DOOR FLOOR PLAN DOOR ELEV & HARDWARE DETAILS													
Date 06-07-2025 Scale 1/4"=1'-0" Job No. CDN.	Drawing No. A9												
BOE STUDIO architects 19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE/FAX 860-307-6816													

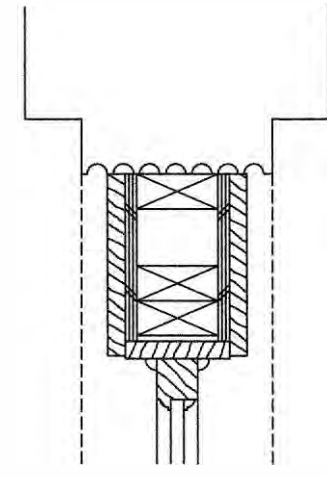
C:\WINDOWS\DESKTOP\PROJECTS\MCCALL FOUNDATION PROJECTS\263 MIGEON AVE MAY 2025\A10.1 05-22-2025.DWG 5/6/25 8:03 AM



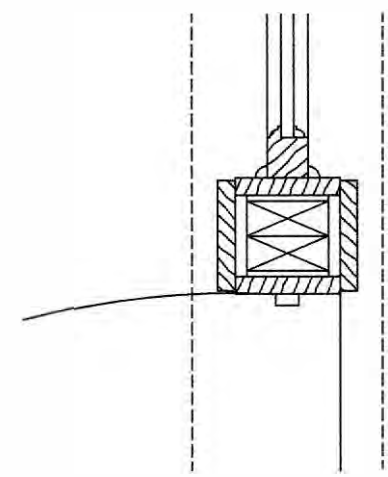
1 VESTIBULE 103
JAMB DETAIL
A10.1 1.5"=1'-0"



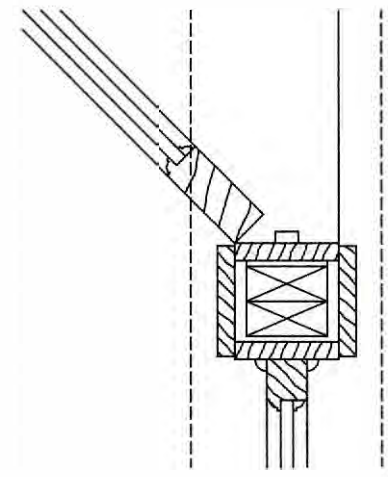
2 VESTIBULE 103
JAMB DETAIL
A10.1 1.5"=1'-0"



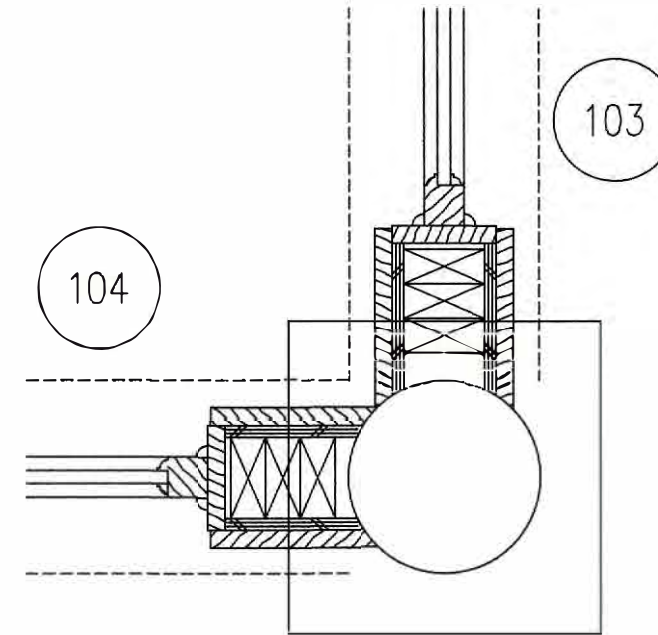
3 SIDELITE
JAMB
A10.1 1.5"=1'-0"



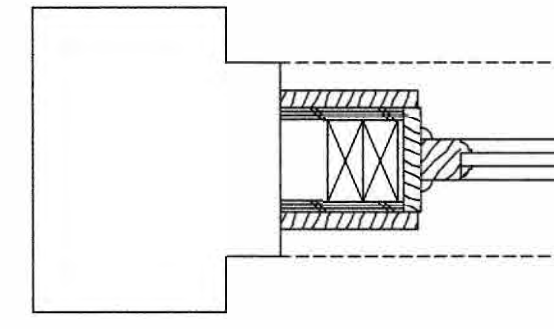
4 SIDELITE/DOOR
JAMB
A10.1 1.5"=1'-0"



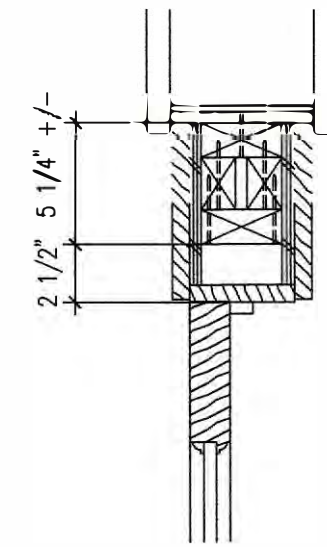
5 SIDELITE/DOOR
JAMB
A10.1 1.5"=1'-0"



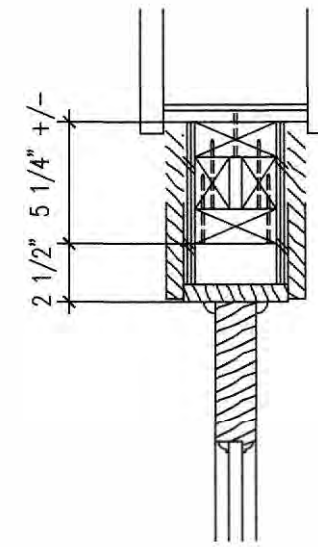
6 SIDELITE
JAMB
A10.1 1.5"=1'-0"



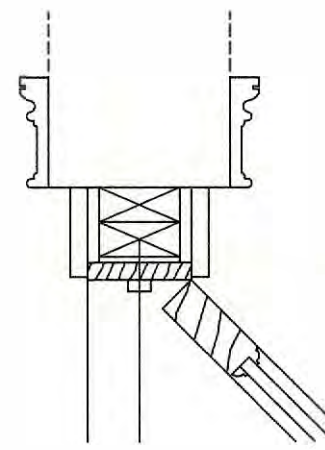
7 SIDELITE
JAMB
A10.1 1.5"=1'-0"



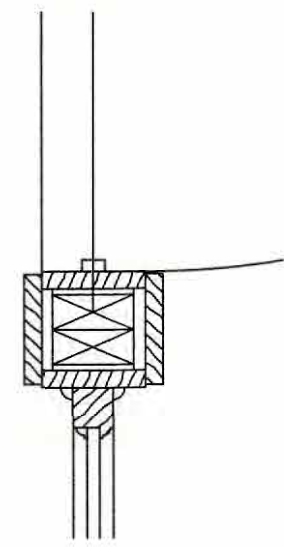
8 DOOR
HEAD
A10.1 1.5"=1'-0"



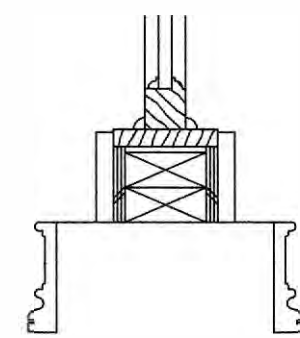
9 SIDELITE
HEAD
A10.1 1.5"=1'-0"



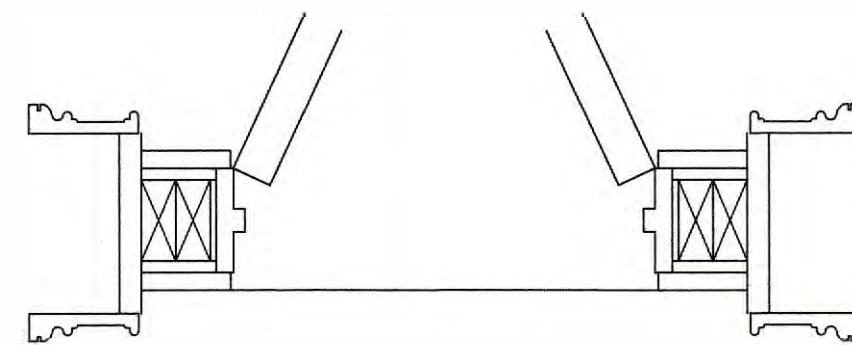
10 DOOR
JAMB
A10.1 1.5"=1'-0"



11 DOOR/SIDELITE
JAMB
A10.1 1.5"=1'-0"

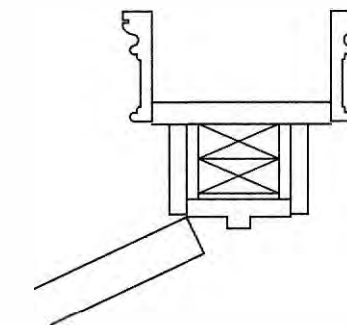


12 SIDELITE
JAMB
A10.1 1.5"=1'-0"

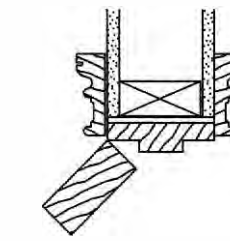


13 SIDELITE
JAMB
A10.1 1.5"=1'-0"

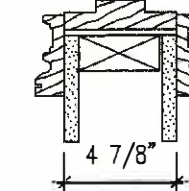
14 SIDELITE
JAMB
A10.1 1.5"=1'-0"



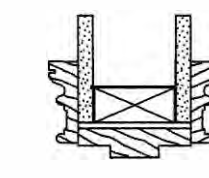
15 DOOR
HEAD
A10.1 1.5"=1'-0"



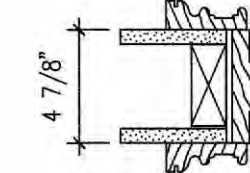
16 DOOR
JAMB
A10.1 1.5"=1'-0"



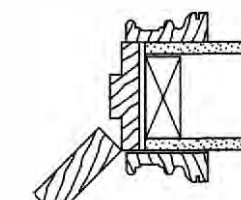
17 DOOR
JAMB
A10.1 1.5"=1'-0"



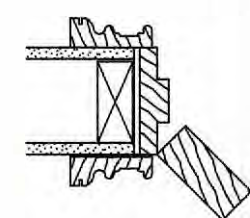
18 DOOR
HEAD
A10.1 1.5"=1'-0"



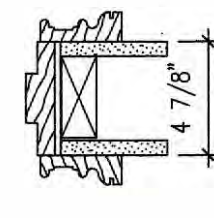
19 DOOR
JAMB
A10.1 1.5"=1'-0"



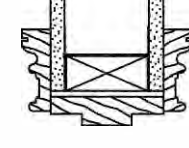
20 DOOR
JAMB
A10.1 1.5"=1'-0"



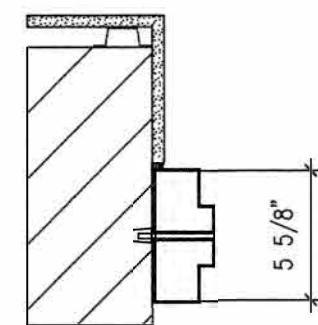
21 DOOR
JAMB
A10.1 1.5"=1'-0"



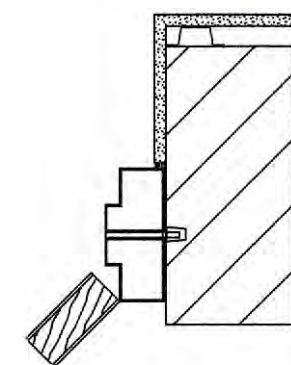
22 DOOR
JAMB
A10.1 1.5"=1'-0"



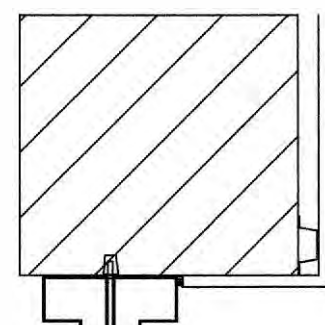
23 DOOR
HEAD
A10.1 1.5"=1'-0"



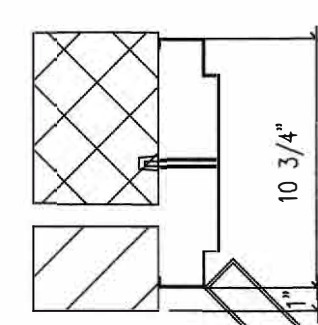
24 DOOR
JAMB
A10.1 1.5"=1'-0"



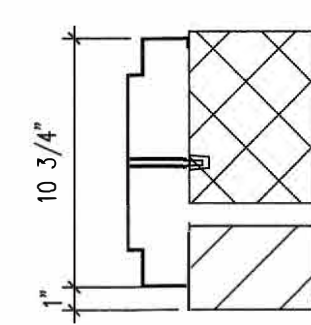
25 DOOR
JAMB
A10.1 1.5"=1'-0"



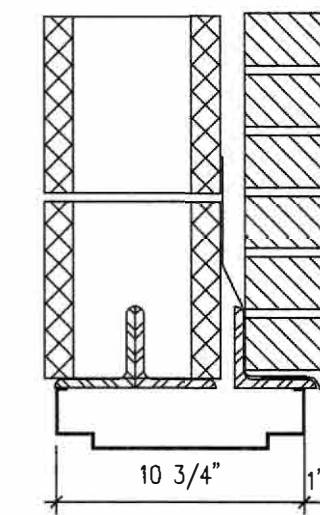
26 DOOR
HEAD
A10.1 1.5"=1'-0"



27 DOOR
JAMB
A10.2 1.5"=1'-0"



28 DOOR
JAMB
A10.2 1.5"=1'-0"

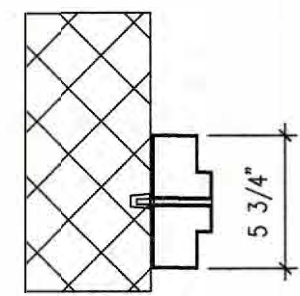


29 DOOR
HEAD
A10.2 1.5"=1'-0"

REMODEL 263 MIGEON AVENUE TORRINGTON, CT FOR McCALL FOUNDATION, INC.	
Revisions: Mark Date	

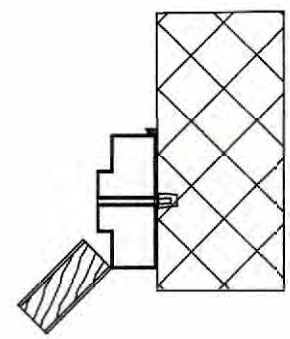
Drawing Title: 1ST FLOOR DOOR DETAILS CASED OPENING DETAIL	
Date 06-07-2025	Drawing No.
Scale	10.1
Job No.	
CDN.	
BOE STUDIO architects 19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE/FAX 860-307-6816	

C:\WINDOWS\DESKTOP\PROJECTS\Mc CALL FOUNDATION PROJECTS\263 MIGEON AVE MAY 2025\A10.1 05-22-2025.DWG 5/6/25 8:03 AM



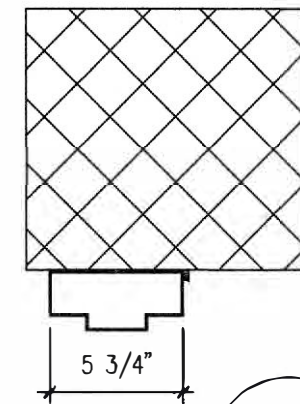
112

1
DOOR
JAMB
A10.2 1.5"=1'-0"



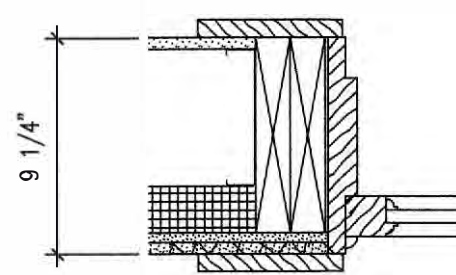
112

2
DOOR
JAMB
A10.2 1.5"=1'-0"



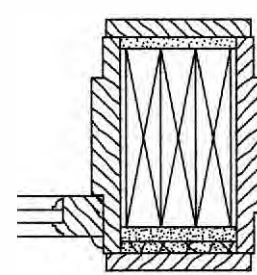
112

3
DOOR
HEAD
A10.2 1.5"=1'-0"



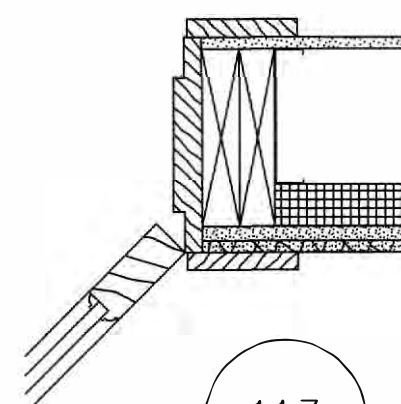
113

4
SIDE LITE
JAMB DETAIL
A10.2 1.5"=1'-0"



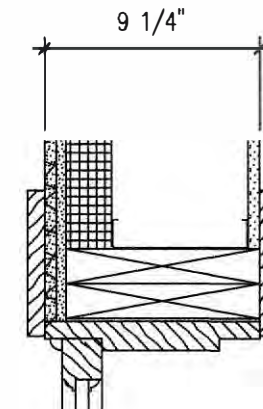
113

5
SIDE LITE/DOOR
JAMB DETAIL
A10.2 1.5"=1'-0"



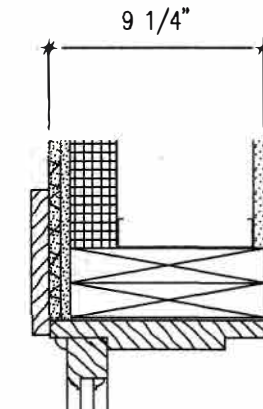
113

6
DOOR
JAMB DETAIL
A10.2 1.5"=1'-0"



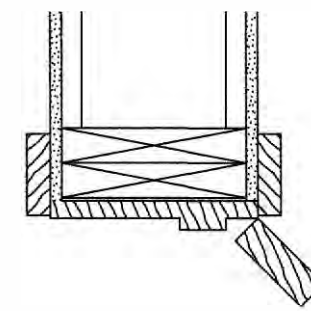
113

7
SIDELITE
HEAD DETAIL
A10.2 1.5"=1'-0"



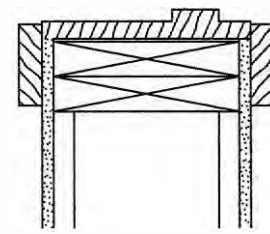
113

8
DOOR
HEAD DETAIL
A10.2 1.5"=1'-0"



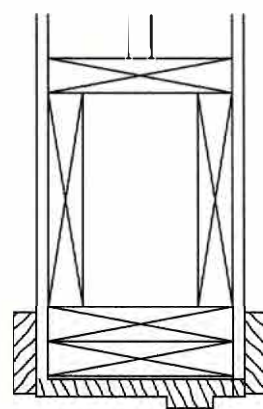
114

9
DOOR
JAMB DETAIL
A10.2 1.5"=1'-0"



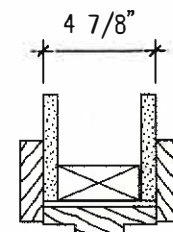
114

10
DOOR
JAMB DETAIL
A10.2 1.5"=1'-0"



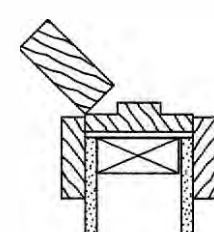
114

11
DOOR
HEAD DETAIL
A10.2 1.5"=1'-0"



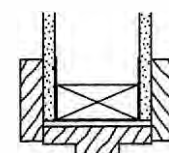
115

12
DOOR
JAMB DETAIL
A10.2 1.5"=1'-0"



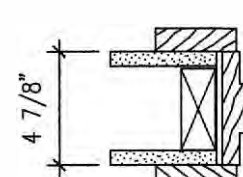
115

13
DOOR
JAMB DETAIL
A10.2 1.5"=1'-0"



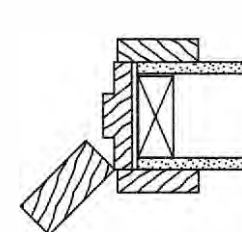
115

14
DOOR
HEAD DETAIL
A10.2 1.5"=1'-0"



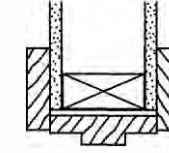
116

15
DOOR
JAMB DETAIL
A10.2 1.5"=1'-0"



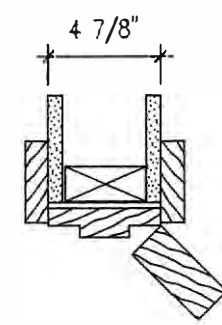
116

16
DOOR
JAMB DETAIL
A10.2 1.5"=1'-0"



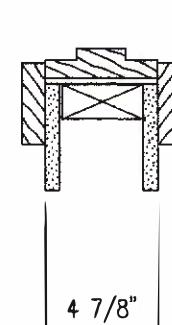
116

17
DOOR
HEAD DETAIL
A10.2 1.5"=1'-0"



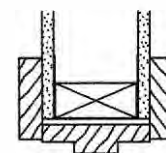
117

18
DOOR
JAMB DETAIL
A10.2 1.5"=1'-0"



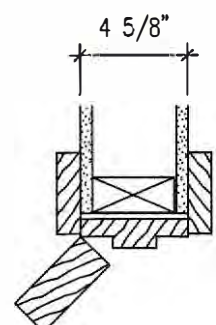
117

19
DOOR
JAMB DETAIL
A10.2 1.5"=1'-0"



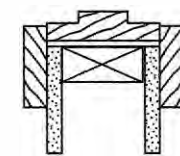
117

20
DOOR
HEAD DETAIL
A10.2 1.5"=1'-0"



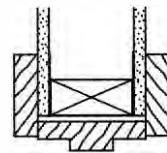
118

21
DOOR
JAMB DETAIL
A10.2 1.5"=1'-0"



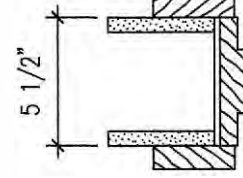
118

22
DOOR
JAMB DETAIL
A10.2 1.5"=1'-0"



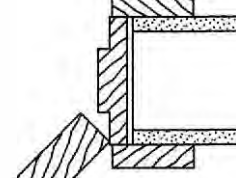
118

23
DOOR
HEAD DETAIL
A10.2 1.5"=1'-0"



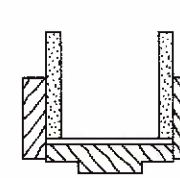
119

24
DOOR
JAMB DETAIL
A10.2 1.5"=1'-0"



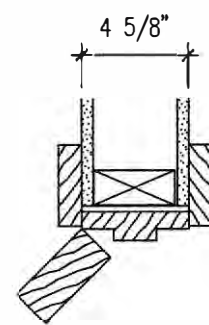
119

25
DOOR
JAMB DETAIL
A10.2 1.5"=1'-0"



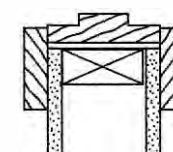
119

26
DOOR
HEAD DETAIL
A10.2 1.5"=1'-0"



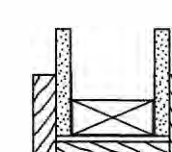
120

27
DOOR
JAMB DETAIL
A10.2 1.5"=1'-0"



120

28
DOOR
JAMB DETAIL
A10.2 1.5"=1'-0"



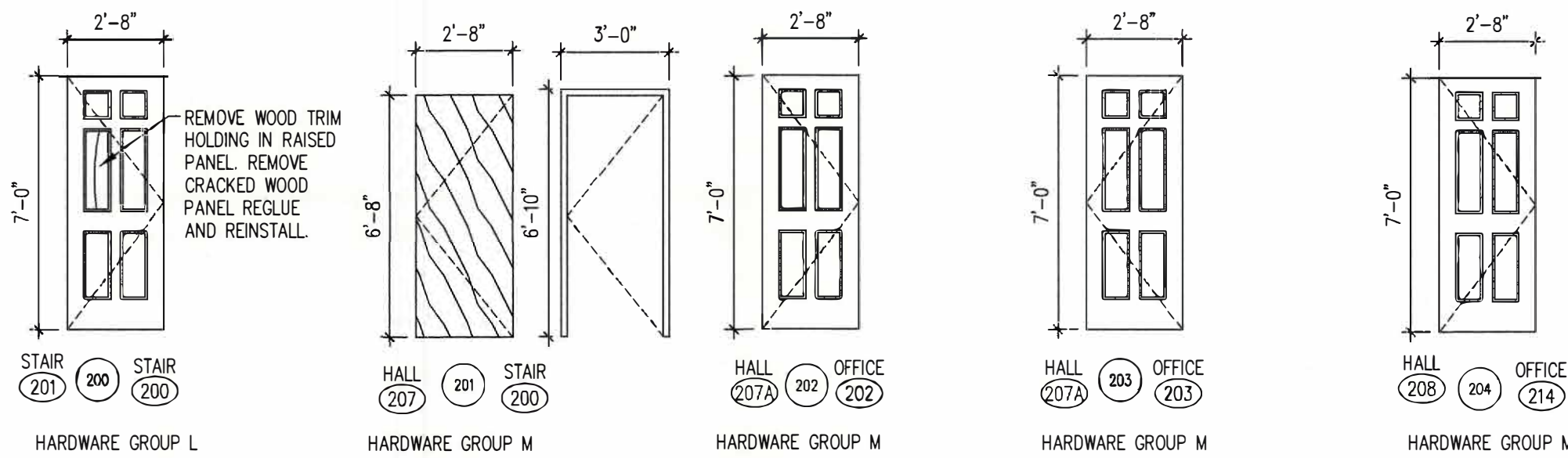
120

29
DOOR
HEAD DETAIL
A10.2 1.5"=1'-0"

REMODEL 263 MIGEON AVENUE TORRINGTON, CT FOR McCALL FOUNDATION, INC.	
Revisions: Mark Date	

Drawing Title: 1ST FLOOR DOOR DETAILS	
Date 06-07-2025 Scale Job No. CDN.	Drawing No. A10.2
BOE STUDIO architects 19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE/FAX 860-489-3771	

C:\WINDOWS\DESKTOP\PROJECTS\Mc CALL FOUNDATION PROJECTS\176 MIGEON AVENUE\137 MIGEON AVENUE EXISTING 05-25-2023.DWG 9/28/23 2:16 PM



EXISTING DOOR TO REMAIN. REMOVE PANEL TRIM AND DAMAGED PANEL. REPAIR PANEL AND REINSTALL.

INSTALL NEW DOOR CLOSER

MODIFY EXISTING HARDWARE TO ACCOMMODATE ADA LEVER HANDLE PASSAGE SET.

PROVIDE NEW FLOOR MOUNT HOLD OPEN DEVICE.

3'-0" x 7'-0" x 1 3/8" SIMPSON SERIES 66 INTERIOR DOOR DOUGLAS FIR STICKING PROFILE: OVULO PANEL: 3/4 DHRP STAINED AND SEALED TWO COATS OF POLYURETHANE. WITH 1 HOUR RATED HOLLOW METAL DOOR FRAME. 1 1/2 PAIR, 4" HINGES CLOSER

PANIC HARDWARE ADA LEVER HANDLE PASSAGE LATCH SET.

PROVIDE NEW WALL MOUNT HOLD OPEN DEVICE WALL STOP

2'-8" x 7'-0" x 1 3/8" SIMPSON SERIES 66 INTERIOR DOOR DOUGLAS FIR STICKING PROFILE: OVULO PANEL: 3/4 DHRP STAINED AND SEALED TWO COATS OF POLYURETHANE SATIN FINISH 1 1/2 PAIR, 4" HINGES ADA LEVER HANDLE PASSAGE LATCH SET.

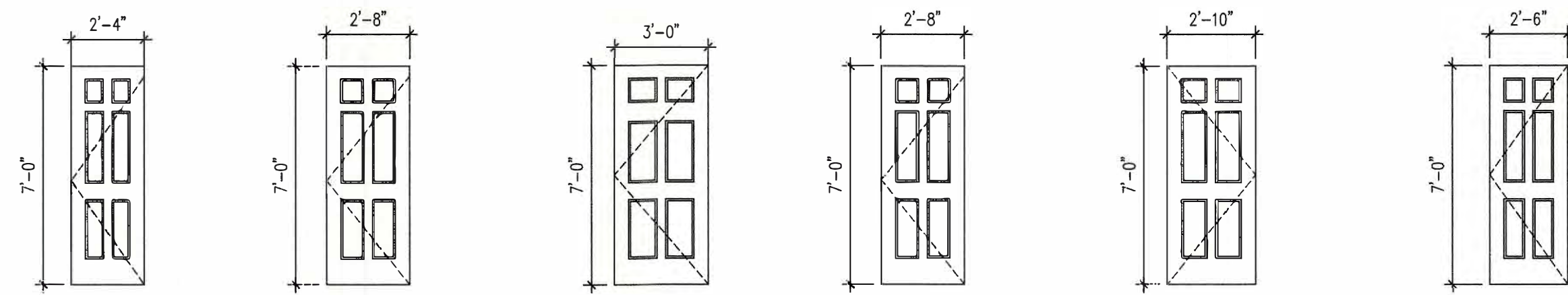
WALL STOP

2'-8" x 7'-0" x 1 3/8" SIMPSON SERIES 66 INTERIOR DOOR DOUGLAS FIR STICKING PROFILE: OVULO PANEL: 3/4 DHRP STAINED AND SEALED TWO COATS OF POLYURETHANE SATIN FINISH 1 1/2 PAIR, 4" HINGES ADA LEVER HANDLE PASSAGE LATCH SET.

WALL STOP

2'-8" x 7'-0" x 1 3/8" SIMPSON SERIES 66 INTERIOR DOOR DOUGLAS FIR STICKING PROFILE: OVULO PANEL: 3/4 DHRP STAINED AND SEALED TWO COATS OF POLYURETHANE SATIN FINISH 1 1/2 PAIR, 4" HINGES ADA LEVER HANDLE PASSAGE LATCH SET.

WALL STOP



2'-4" x 7'-0" x 1 3/8" SIMPSON SERIES 66 INTERIOR DOOR DOUGLAS FIR STICKING PROFILE: OVULO PANEL: 3/4 DHRP STAINED AND SEALED TWO COATS OF POLYURETHANE SATIN FINISH 1 1/2 PAIR, 4" HINGES ADA LEVER HANDLE PASSAGE LATCH SET.

WALL STOP

2'-8" x 7'-0" x 1 3/8" SIMPSON SERIES 66 INTERIOR DOOR DOUGLAS FIR STICKING PROFILE: OVULO PANEL: 3/4 DHRP STAINED AND SEALED TWO COATS OF POLYURETHANE SATIN FINISH 1 1/2 PAIR, 4" HINGES ADA LEVER HANDLE PASSAGE LATCH SET.

WALL STOP

3'-0" x 7'-0" x 1 3/8" SIMPSON SERIES 66 INTERIOR DOOR DOUGLAS FIR STICKING PROFILE: OVULO PANEL: 3/4 DHRP STAINED AND SEALED TWO COATS OF POLYURETHANE SATIN FINISH 1 1/2 PAIR, 4" HINGES ADA LEVER HANDLE PASSAGE LATCH SET.

WALL STOP

2'-8" x 7'-0" x 1 3/8" SIMPSON SERIES 66 INTERIOR DOOR DOUGLAS FIR STICKING PROFILE: OVULO PANEL: 3/4 DHRP STAINED AND SEALED TWO COATS OF POLYURETHANE SATIN FINISH 1 1/2 PAIR, 4" HINGES ADA LEVER HANDLE PASSAGE LATCH SET.

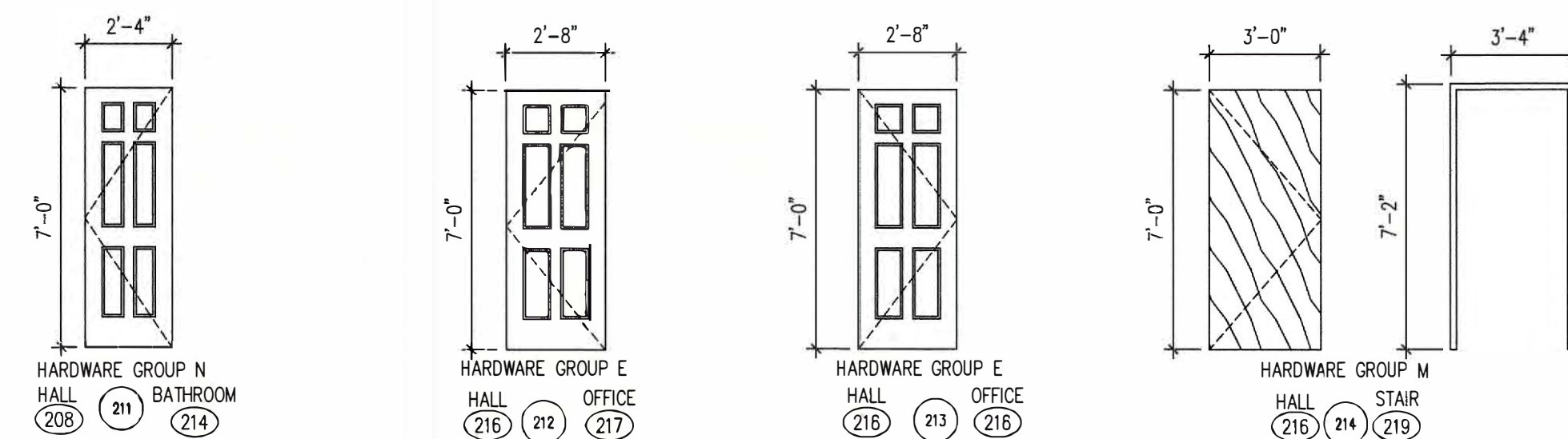
WALL STOP

2'-10" x 7'-0" x 1 3/8" SIMPSON SERIES 66 INTERIOR DOOR DOUGLAS FIR STICKING PROFILE: OVULO PANEL: 3/4 DHRP STAINED AND SEALED TWO COATS OF POLYURETHANE SATIN FINISH 1 1/2 PAIR, 4" HINGES ADA LEVER HANDLE PASSAGE LATCH SET.

WALL STOP

2'-6" x 7'-0" x 1 3/8" SIMPSON SERIES 66 INTERIOR DOOR DOUGLAS FIR STICKING PROFILE: OVULO PANEL: 3/4 DHRP STAINED AND SEALED TWO COATS OF POLYURETHANE SATIN FINISH 1 1/2 PAIR, 4" HINGES ADA LEVER HANDLE PASSAGE LATCH SET.

WALL STOP



2'-6" x 7'-0" x 1 3/8" SIMPSON SERIES 66 INTERIOR DOOR DOUGLAS FIR STICKING PROFILE: OVULO PANEL: 3/4 DHRP STAINED AND SEALED TWO COATS OF POLYURETHANE SATIN FINISH 1 PAIR 4x4 SPRING HINGES OIL RUBBED BRONZE FINISH 1 4x4 SQUARE CORNER 4x4HINGE OIL RUBBED BRONZE FINISH 1 LEVER HANDLE ADA LATCH AND BATHROOM PRIVACY LOCKSET. ADA CLOSER. 1 WALL STOP

3'-0" x 7'-0" x 1 3/8" SIMPSON SERIES 66 INTERIOR DOOR DOUGLAS FIR STICKING PROFILE: OVULO PANEL: 3/4 DHRP STAINED AND SEALED TWO COATS OF POLYURETHANE SATIN FINISH 1 1/2 PAIR, 4" HINGES ADA LEVER HANDLE PASSAGE LATCH SET.

WALL STOP

3'-0" x 7'-0" x 1 3/8" SIMPSON SERIES 66 INTERIOR DOOR DOUGLAS FIR STICKING PROFILE: OVULO PANEL: 3/4 DHRP STAINED AND SEALED TWO COATS OF POLYURETHANE SATIN FINISH 1 1/2 PAIR, 4" HINGES ADA LEVER HANDLE PASSAGE LATCH SET.

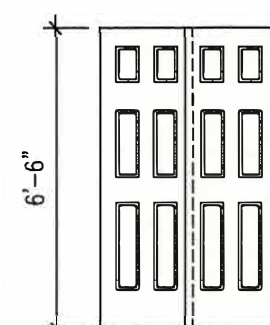
WALL STOP

3'-0" x 7'-0" x 1 3/8" SIMPSON SERIES 66 INTERIOR DOOR DOUGLAS FIR STICKING PROFILE: OVULO PANEL: 3/4 DHRP STAINED AND SEALED TWO COATS OF POLYURETHANE SATIN FINISH 1 1/2 PAIR, 4" HINGES ADA LEVER HANDLE PASSAGE LATCH SET.

WALL STOP

3'-0" x 7'-0" x 1 3/8" SIMPSON SERIES 66 INTERIOR DOOR DOUGLAS FIR STICKING PROFILE: OVULO PANEL: 3/4 DHRP STAINED AND SEALED TWO COATS OF POLYURETHANE SATIN FINISH 1 1/2 PAIR, 4" HINGES ADA LEVER HANDLE PASSAGE LATCH SET.

WALL STOP



2'-6" x 7'-0" x 1 3/8" SIMPSON SERIES 66 INTERIOR DOOR DOUGLAS FIR STICKING PROFILE: OVULO PANEL: 3/4 DHRP STAINED AND SEALED TWO COATS OF POLYURETHANE SATIN FINISH 1 1/2 PAIR, 4" HINGES ADA LEVER HANDLE PASSAGE LATCH SET.

WALL STOP

[2] 2'-0" x 7'-0" x 1 3/8" SIMPSON SERIES 66 INTERIOR DOOR DOUGLAS FIR STICKING PROFILE: OVULO PANEL: 3/4 DHRP STAINED AND SEALED TWO COATS OF POLYURETHANE SATIN FINISH 1 1/2 PAIR, 4" HINGES ADA LEVER HANDLE PASSAGE LATCH SET.

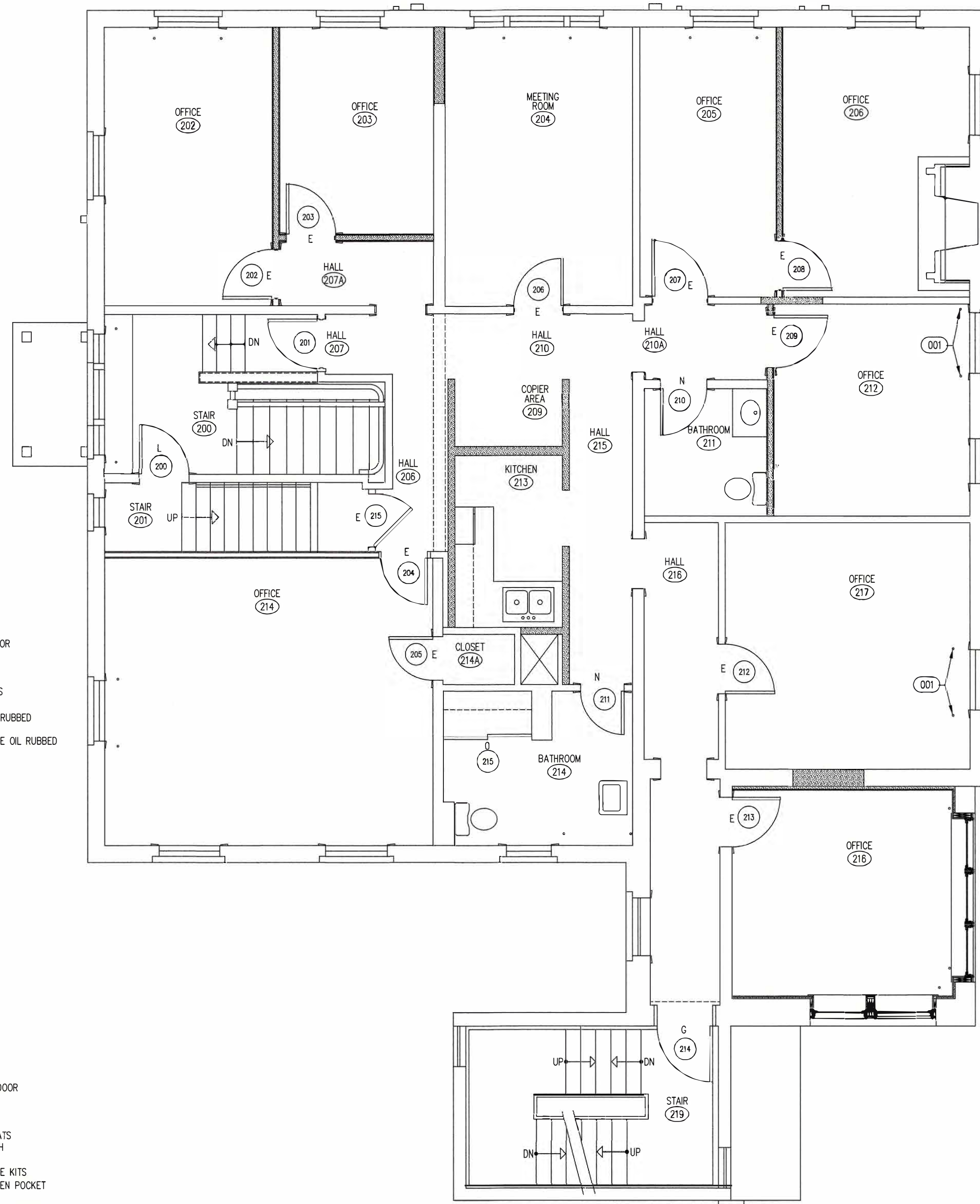
WALL STOP

[2] JOHNSON 152070HD FRAME KITS

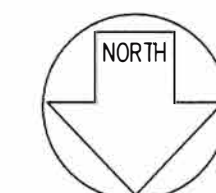
[1] JOHNSON 2041 PLBG HIDDEN POCKET DOOR GUIDE KIT

[2] JOHNSON 124-BLK1 POCKET DOOR DUMMY PULL SETS

[4] JOHNSON 350-PD POCKET DOOR SLIDING TRACK



1 SECOND FLOOR DOOR PLAN
A11 1/4"=1'-0" 2,528 SF



2 SECOND FLOOR DOOR ELEVATIONS AND HARDWARE
A11 1/4"=1'-0"

REMODEL
263 MIGEON AVENUE
TORRINGTON, CT
FOR
McCALL FOUNDATION, INC.

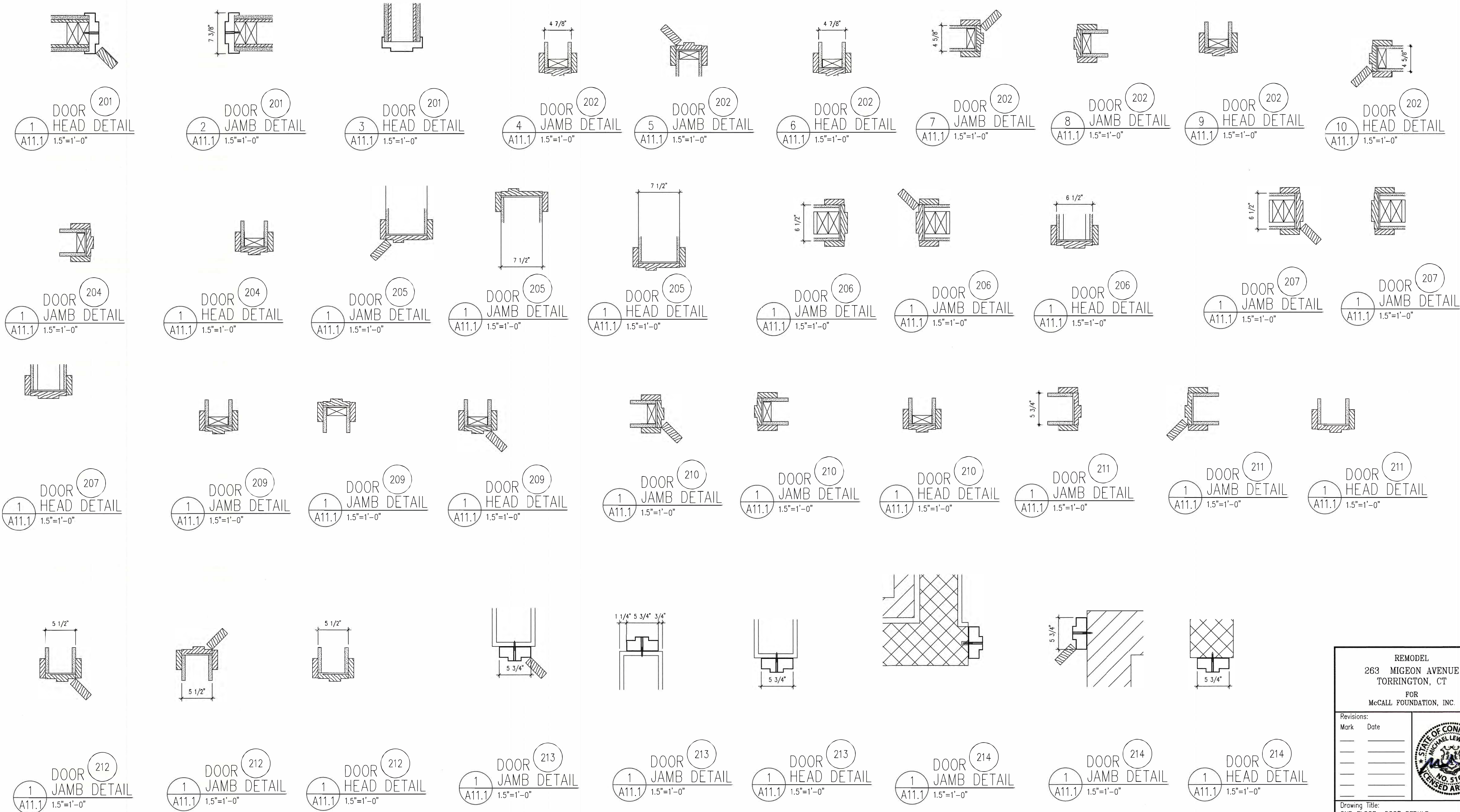
Revisions:
Mark Date

Drawing Title:
2ND FLOOR DOOR PLAN
2ND FLOOR DOOR ELEV. AND HARDWARE

Date 06-07-2025 Drawing No. A11
Scale 1/4"=1'-0"
Job No. CDN.
PHONE: 860-307-6816

BOE STUDIO
architects
19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net

STATE OF CONNECTICUT
MICHAEL LEWIS
NO. 5107
LICENSED ARCHITECT



REMODEL 263 MIGEON AVENUE TORRINGTON, CT FOR McCALL FOUNDATION, INC.	
Revisions: Mark Date _____ _____ _____ _____ _____ _____	
Drawing Title: 2ND FLOOR DOOR DETAILS	
Date 06-07-2025 Scale Job No. CDN.	Drawing No. 11.1
BOE STUDIO architects 19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE/FAX 860-307-6816	

HALL (301) STAIR (300)

HALL 301 OFFICE 302

HALL OFFICE
301 302 312

HALL (301) OFFICE (303)

HALL OFFICE
309 307 310

HALL 301 OFFICE 304

HALL OFFICE
301 303 305

306 OFFICE 305

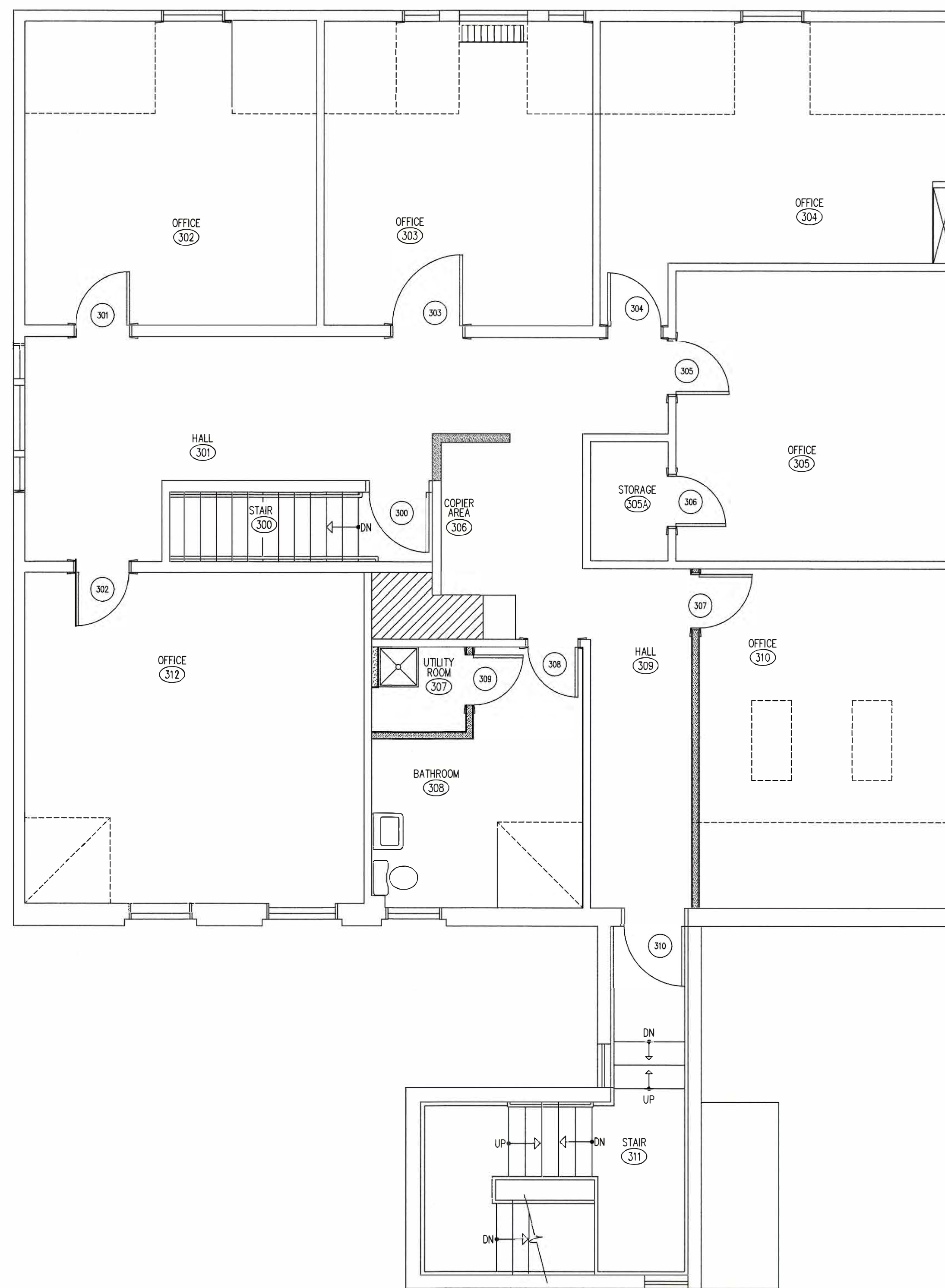
HALL OFFICE
309 307 310

HALL (309) BATHROOM (308) (308)

UTILITY ROOM (309) BATHROOM

HALL STAIR

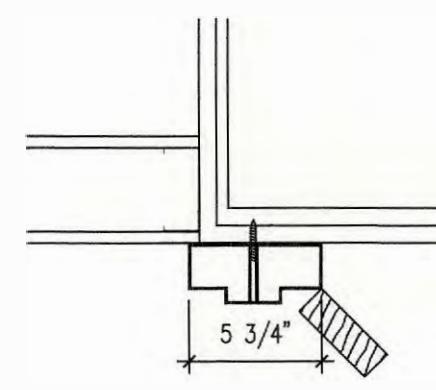
1 3RD FLOOR DOOR PLAN
A12 1/4"=1'-0" 2,377 SF



THIRD FLOOR
DOOR TYPES AND HARDWARE

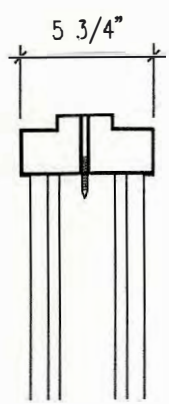
2
A12 1/4"=1'-0"

C:\WINDOWS\DESKTOP\PROJECTS\Mc CALL FOUNDATION PROJECTS\263 MIGEON AVE MAY 2025\A10.1 05-22-2025.DWG 5/6/25 8:03 AM



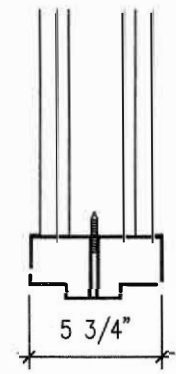
300

1
DOOR HEAD DETAIL
A12.1 1.5"=1'-0"



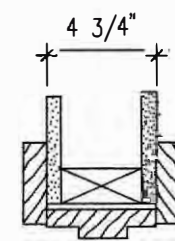
300

2
DOOR JAMB DETAIL
A12.1 1.5"=1'-0"



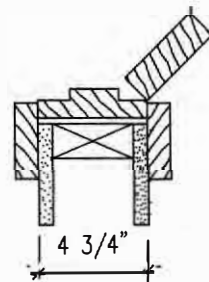
300

3
DOOR HEAD DETAIL
A12.1 1.5"=1'-0"



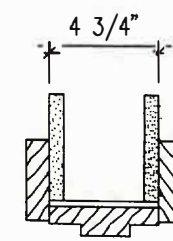
301

4
DOOR JAMB DETAIL
A12.1 1.5"=1'-0"



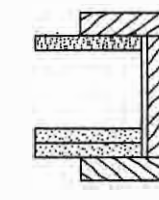
301

5
DOOR JAMB DETAIL
A12.1 1.5"=1'-0"



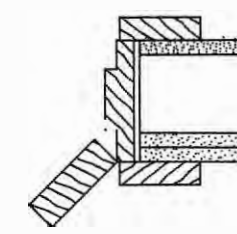
301

6
DOOR HEAD DETAIL
A12.1 1.5"=1'-0"



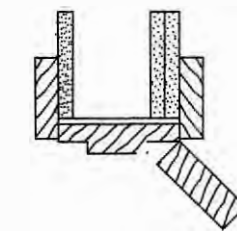
302

7
DOOR JAMB DETAIL
A12.1 1.5"=1'-0"



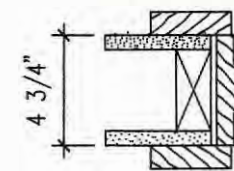
302

8
DOOR JAMB DETAIL
A12.1 1.5"=1'-0"



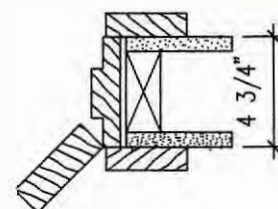
302

9
DOOR HEAD DETAIL
A12.1 1.5"=1'-0"



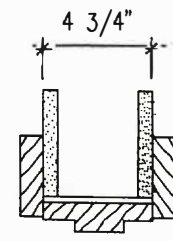
303

10
DOOR JAMB DETAIL
A12.1 1.5"=1'-0"



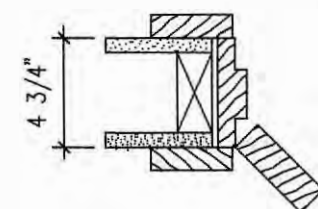
303

11
DOOR JAMB DETAIL
A12.1 1.5"=1'-0"



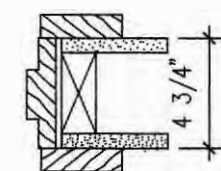
303

12
DOOR HEAD DETAIL
A12.1 1.5"=1'-0"



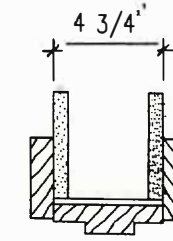
304

13
DOOR JAMB DETAIL
A12.1 1.5"=1'-0"



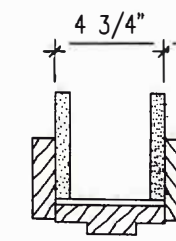
304

14
DOOR JAMB DETAIL
A12.1 1.5"=1'-0"



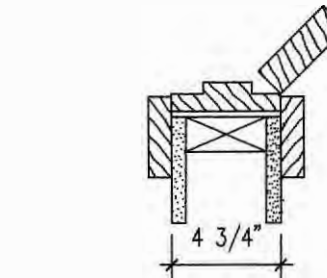
304

15
DOOR HEAD DETAIL
A12.1 1.5"=1'-0"



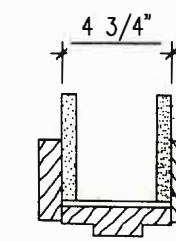
305

16
DOOR JAMB DETAIL
A12.1 1.5"=1'-0"



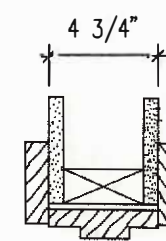
305

17
DOOR JAMB DETAIL
A12.1 1.5"=1'-0"



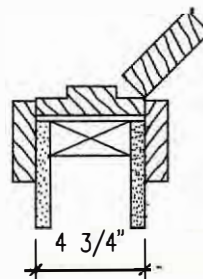
305

18
DOOR HEAD DETAIL
A12.1 1.5"=1'-0"



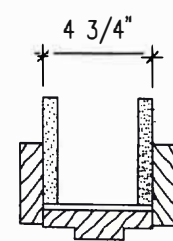
306

19
DOOR JAMB DETAIL
A12.1 1.5"=1'-0"



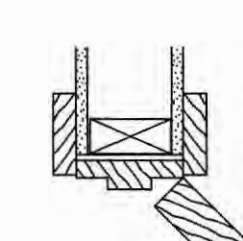
306

20
DOOR JAMB DETAIL
A12.1 1.5"=1'-0"



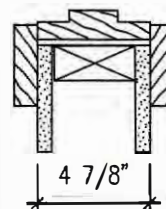
306

21
DOOR HEAD DETAIL
A12.1 1.5"=1'-0"



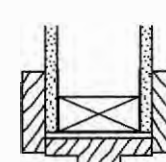
307

22
DOOR JAMB DETAIL
A12.1 1.5"=1'-0"



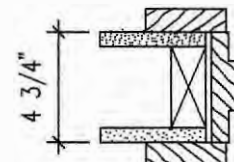
307

23
DOOR JAMB DETAIL
A12.1 1.5"=1'-0"



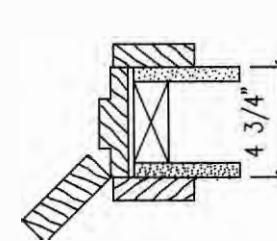
307

24
DOOR HEAD DETAIL
A12.1 1.5"=1'-0"



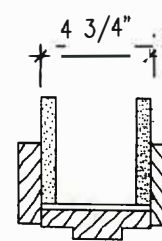
308

25
DOOR JAMB DETAIL
A12.1 1.5"=1'-0"



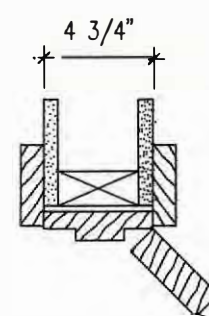
308

26
DOOR JAMB DETAIL
A12.1 1.5"=1'-0"



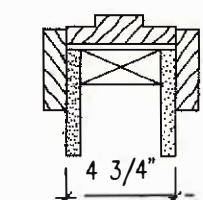
308

27
DOOR HEAD DETAIL
A12.1 1.5"=1'-0"



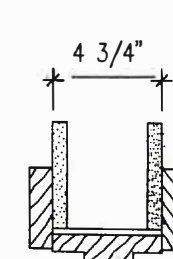
309

28
DOOR JAMB DETAIL
A12.1 1.5"=1'-0"



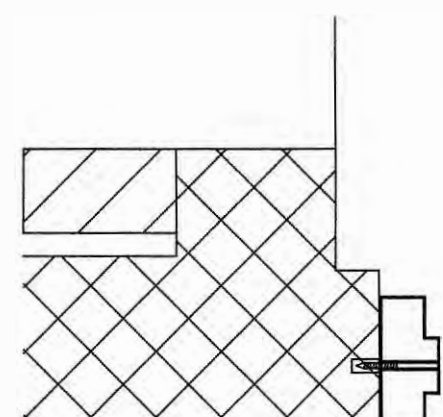
309

29
DOOR JAMB DETAIL
A12.1 1.5"=1'-0"



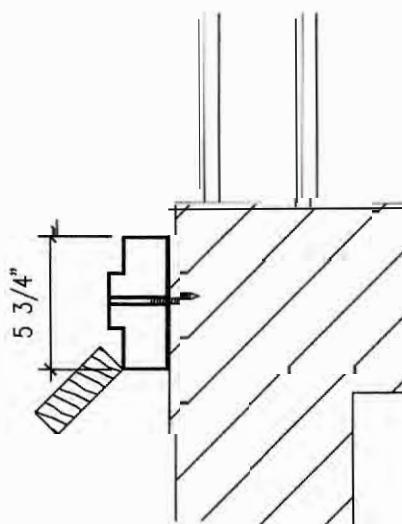
309

30
DOOR HEAD DETAIL
A12.1 1.5"=1'-0"



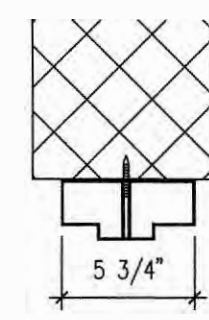
310

31
DOOR JAMB DETAIL
A12.1 1.5"=1'-0"



310

33
DOOR JAMB DETAIL
A12.1 1.5"=1'-0"



310

34
DOOR HEAD DETAIL
A12.1 1.5"=1'-0"

REMODEL 263 MIGEON AVENUE TORRINGTON, CT FOR McCALL FOUNDATION, INC.	
Revisions: Mark Date	
Drawing Title: 3RD FLOOR DOOR DETAILS	
Date: 06-07-2025 Scale: Job No. CDN.	Drawing No. A12.1
BOE STUDIO architects 19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE/FAX 860-489-3771	



3'-4"x 1'-0"
WD HOPPER
WINDOW

EXISTING WINDOW AND WINDOW FRAME: REMOVE
EXISTING LOOSE PAINT, CLEAN SURFACES AND
PRIME PAINT AND TWO COATS OF FINISH PAINT,
AT BOTH INTERIOR AND
EXTERIOR OF WINDOW.



3'-4"x 1'-0"
WD HOPPER
WINDOW

EXISTING WINDOW AND WINDOW FRAME: REMOVE
EXISTING LOOSE PAINT, CLEAN SURFACES AND
PRIME PAINT AND TWO COATS OF FINISH PAINT,
AT BOTH INTERIOR AND
EXTERIOR OF WINDOW.



3'-4"x 1'-0"
WD HOPPER
WINDOW

EXISTING WINDOW AND WINDOW FRAME: REMOVE
EXISTING LOOSE PAINT, CLEAN SURFACES AND
PRIME PAINT AND TWO COATS OF FINISH PAINT,
AT BOTH INTERIOR AND
EXTERIOR OF WINDOW.



3'-4"x 1'-0"
WD HOPPER
WINDOW

EXISTING WINDOW AND WINDOW FRAME: REMOVE
EXISTING LOOSE PAINT, CLEAN SURFACES AND
PRIME PAINT AND TWO COATS OF FINISH PAINT,
AT BOTH INTERIOR AND
EXTERIOR OF WINDOW.



3'-4"x 1'-0"
WD HOPPER
WINDOW

EXISTING WINDOW AND WINDOW FRAME: REMOVE
EXISTING LOOSE PAINT, CLEAN SURFACES AND
PRIME PAINT AND TWO COATS OF FINISH PAINT,
AT BOTH INTERIOR AND
EXTERIOR OF WINDOW.



3'-4"x 1'-0"
WD HOPPER
WINDOW

EXISTING WINDOW AND WINDOW FRAME: REMOVE
EXISTING LOOSE PAINT, CLEAN SURFACES AND
PRIME PAINT AND TWO COATS OF FINISH PAINT,
AT BOTH INTERIOR AND
EXTERIOR OF WINDOW.



3'-4"x 1'-0"
WD HOPPER
WINDOW

EXISTING WINDOW AND WINDOW FRAME: REMOVE
EXISTING LOOSE PAINT, CLEAN SURFACES AND
PRIME PAINT AND TWO COATS OF FINISH PAINT,
AT BOTH INTERIOR AND
EXTERIOR OF WINDOW.



3'-4"x 1'-0"
WD HOPPER
WINDOW

EXISTING WINDOW AND WINDOW FRAME: REMOVE
EXISTING LOOSE PAINT, CLEAN SURFACES AND
PRIME PAINT AND TWO COATS OF FINISH PAINT,
AT BOTH INTERIOR AND
EXTERIOR OF WINDOW.



3'-4"x 1'-0"
WD HOPPER
WINDOW

EXISTING WINDOW AND WINDOW FRAME: REMOVE
EXISTING LOOSE PAINT, CLEAN SURFACES AND
PRIME PAINT AND TWO COATS OF FINISH PAINT,
AT BOTH INTERIOR AND
EXTERIOR OF WINDOW.



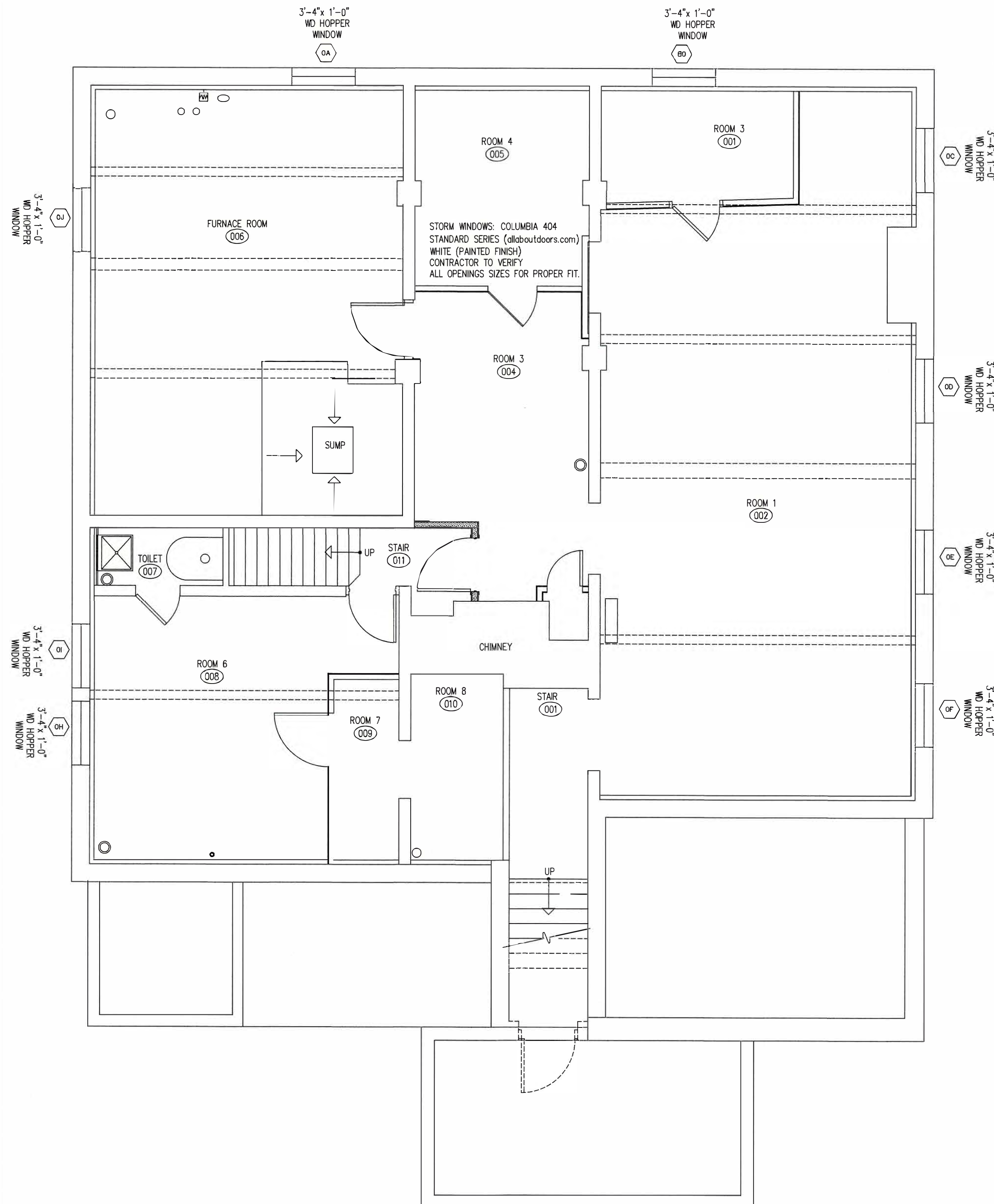
3'-4"x 1'-0"
WD HOPPER
WINDOW

EXISTING WINDOW AND WINDOW FRAME: REMOVE
EXISTING LOOSE PAINT, CLEAN SURFACES AND
PRIME PAINT AND TWO COATS OF FINISH PAINT,
AT BOTH INTERIOR AND
EXTERIOR OF WINDOW.

STORM WINDOWS: COLUMBIA 404
STANDARD SERIES (alloboutdoors.com)
WHITE (PAINTED FINISH)
CONTRACTOR TO VERIFY
ALL OPENINGS SIZES FOR PROPER FIT.

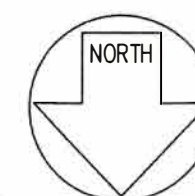
2 BASEMENT WINDOW TYPES

A13 1/4"=1'-0"

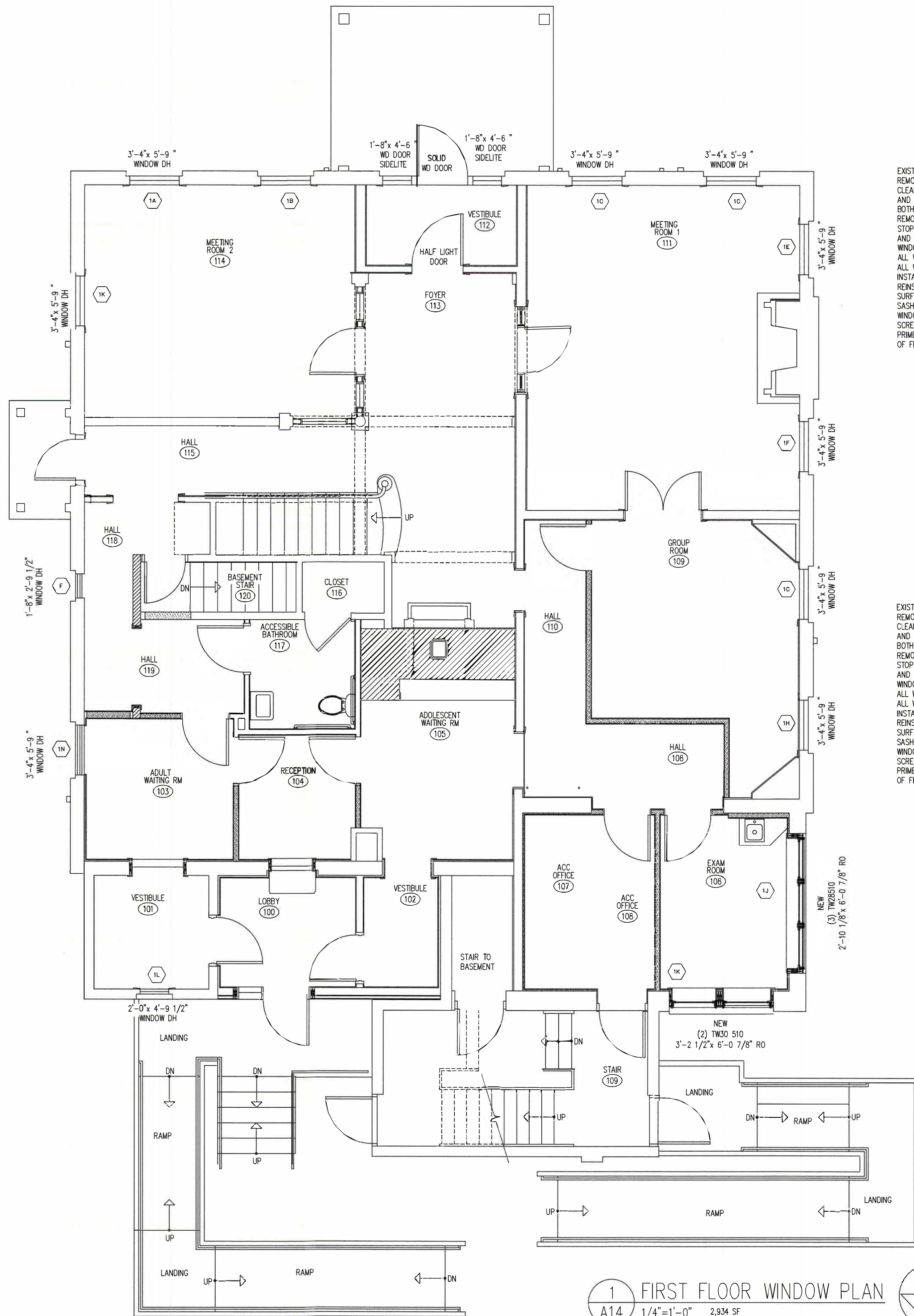


1 BASEMENT WINDOW PLAN

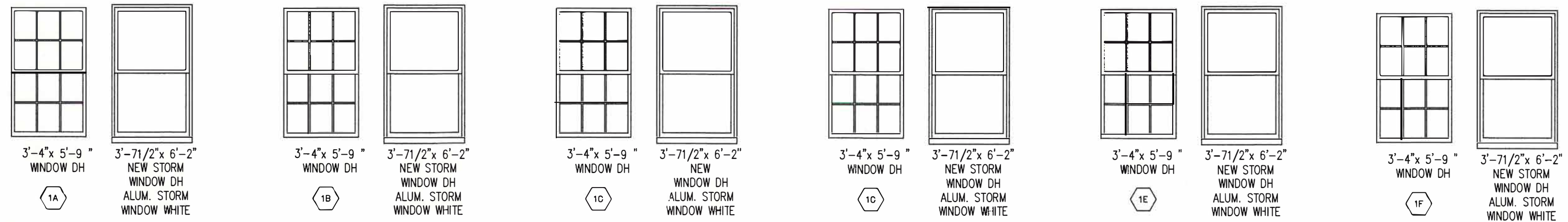
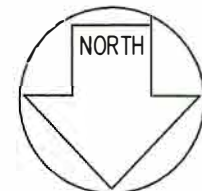
A13 1/4"=1'-0"



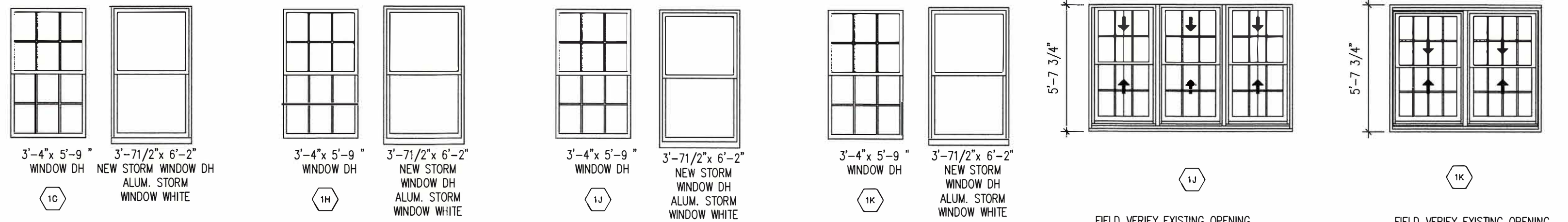
REMODEL 263 MICEON AVENUE TORRINGTON, CT FOR McCALL FOUNDATION, INC.	
Revisions:	
Mark	Date
Drawing Title: BASEMENT WINDOW FLOOR PLAN BASEMENT WINDOW TYPES	
Date	06-07-2025
Scale	1/4"=1'-0"
Job No.	
CDN.	
Drawing No. A13	
BOE STUDIO architects	
19 Tioga Street Torrington, CT 06790	
e-mail: boestudio1@optimum.net	
PHONE/FAX	860-307-6816



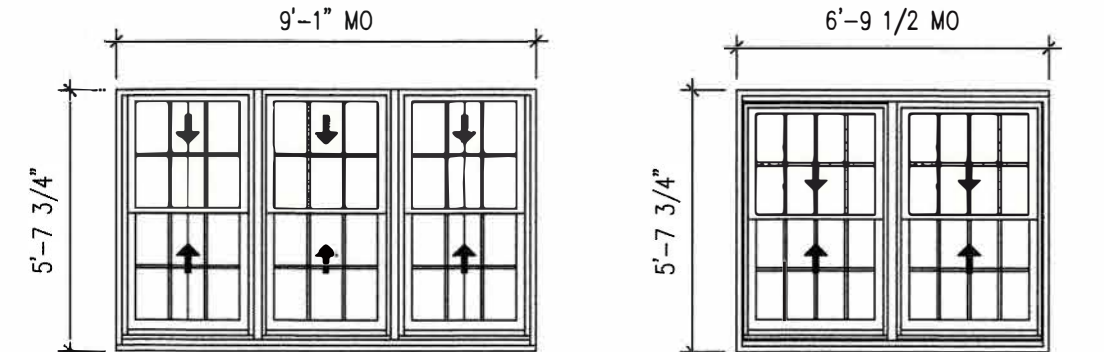
1 FIRST FLOOR WINDOW PLAN
A14 1/4"=1'-0" 2.94 SF



EXISTING WINDOW AND WINDOW FRAME:
REMOVE EXISTING LOOSE PAINT,
CLEAN SURFACES AND PRIME PAINT
AND TWO COATS OF FINISH PAINT, AT
BOTH INTERIOR AND EXTERIOR OF WINDOW.
REMOVE WINDOW SASH, AND WINDOW
STOPS, CAST IRON WINDOW WEIGHTS
AND CHORD, REMOVE ALL PAINT FROM
WINDOWS AND WINDOW STOPS, REMOVE
ALL WINDOW FILM FROM GLASS. CAULK
ALL WINDOW PANELES AS REQUIRED.
INSTALL NEW WINDOW CHORDS AND
REINSTALL WINDOW WEIGHTS. CLEAN ALL
SURFACES AND PRIME PAINT WINDOW
SASHES AND WINDOW STOPS, EXTERIOR
WINDOW FRAME TO BE SCRAPED, ALL
SCREW HOLES FILLED WITH WOOD PUTTY.
PRIME PAINT AND TWO COATS
OF FINISH PAINT.



EXISTING WINDOW AND WINDOW FRAME:
REMOVE EXISTING LOOSE PAINT,
CLEAN SURFACES AND PRIME PAINT
AND TWO COATS OF FINISH PAINT, AT
BOTH INTERIOR AND EXTERIOR OF WINDOW.
REMOVE WINDOW SASH, AND WINDOW
STOPS, CAST IRON WINDOW WEIGHTS
AND CHORD, REMOVE ALL PAINT FROM
WINDOWS AND WINDOW STOPS, REMOVE
ALL WINDOW FILM FROM GLASS. CAULK
ALL WINDOW PANELES AS REQUIRED.
INSTALL NEW WINDOW CHORDS AND
REINSTALL WINDOW WEIGHTS. CLEAN ALL
SURFACES AND PRIME PAINT WINDOW
SASHES AND WINDOW STOPS, EXTERIOR
WINDOW FRAME TO BE SCRAPED, ALL
SCREW HOLES FILLED WITH WOOD PUTTY.
PRIME PAINT AND TWO COATS
OF FINISH PAINT.



FIELD VERIFY EXISTING OPENING
PRIOR TO ORDERING WINDOWS.
EXISTING OPENING MAY HAVE
SOME VARIATIONS.

NEW
(3) TW28510
2'-10 1/8" x 5'-7 3/4" RO
ANDERSON 400 SERIES DOUBLE HUNG WINDOWS

INTERIOR: WHITE
HARDWARE: STANDARD LOCK AND KEEPER
EXTERIOR: WHITE
GRILL: COLONIAL FULL DIVIDED LIGHT
EXTERIOR AND INTERIOR
GLAZING: LOW-E4 GLASS

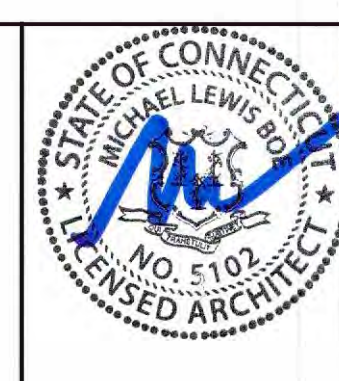
NEW
(2) TW30 510
3'-2 1/2" x 5'-7 3/4" RO
ANDERSON 400 SERIES DOUBLE HUNG WINDOWS

INTERIOR: WHITE
HARDWARE: STANDARD LOCK AND KEEPER
EXTERIOR: WHITE
GRILL: COLONIAL FULL DIVIDED LIGHT
EXTERIOR AND INTERIOR
GLAZING: LOW-E4 GLASS

STORM WINDOWS: COLUMBIA 404
STANDARD SERIES (alababdoors.com)
WHITE (PAINTED FINISH)
CONTRACTOR TO VERIFY
ALL OPENINGS SIZES FOR PROPER FIT.

REMODEL
263 MIGEON AVENUE
TORRINGTON, CT
FOR
McCALL FOUNDATION, INC.

Revisions:	Mark	Date

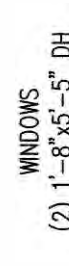


Drawing Title:
FIRST FLOOR WINDOW PLAN
FIRST FLOOR WINDOW TYPES ELEVATIONS

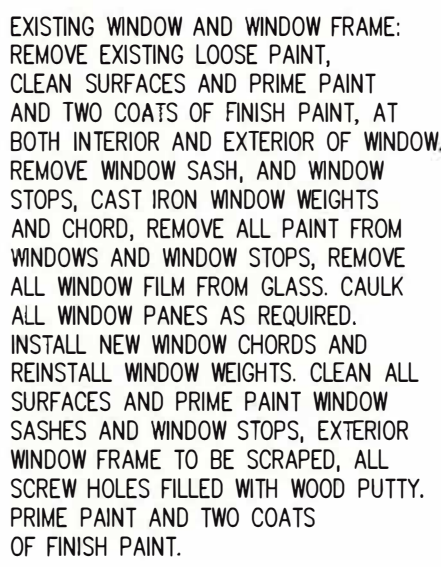
Date 06/07/2025
Scale 1/4"=1'-0"
Job No.
CDN.

Drawing No.
A14

BOE STUDIO
architects
19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net
PHONE: 860-307-6816

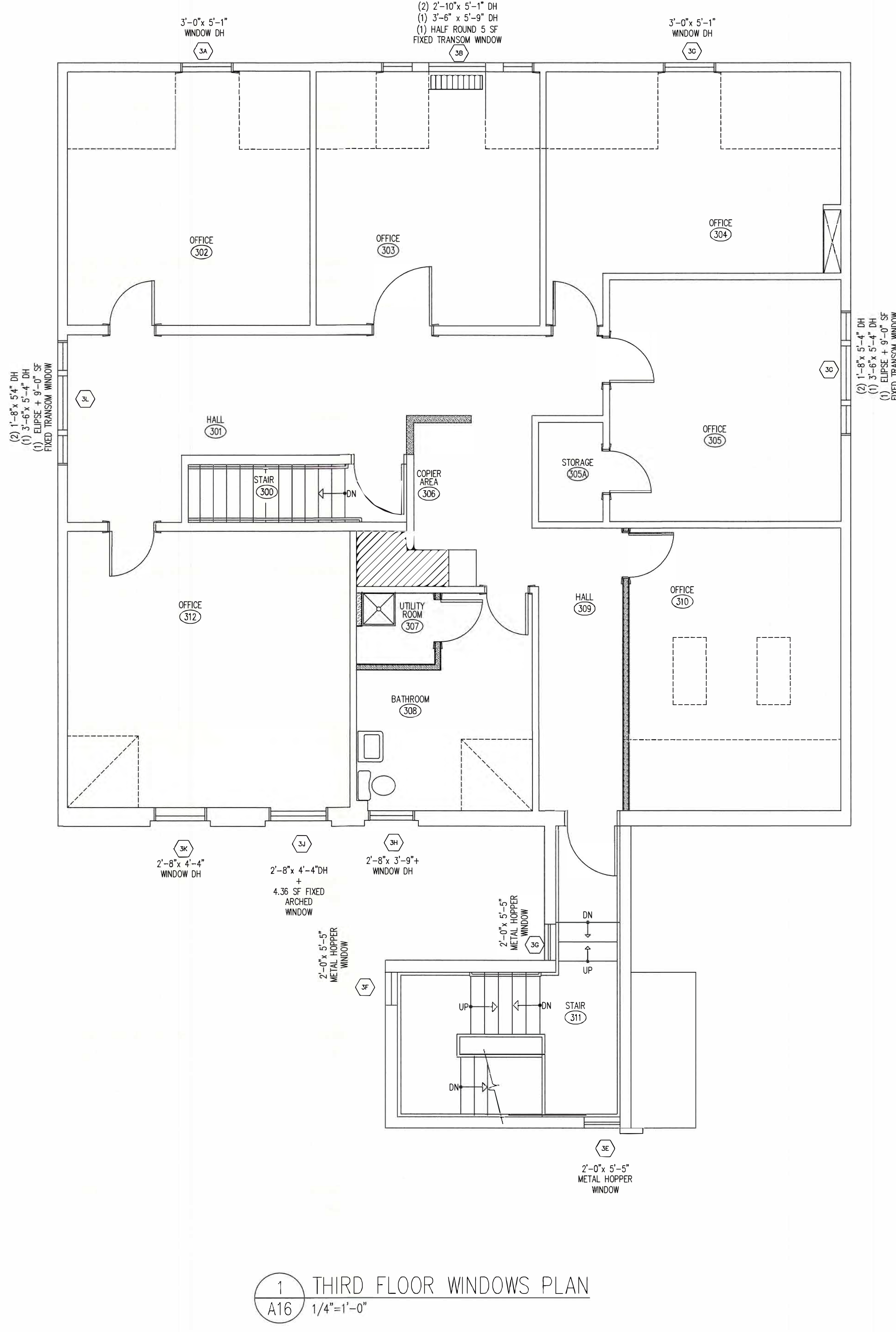


1 SECOND FLOOR WINDOWS PLAN
A15 1/4"=1'-0" 2,528 SF

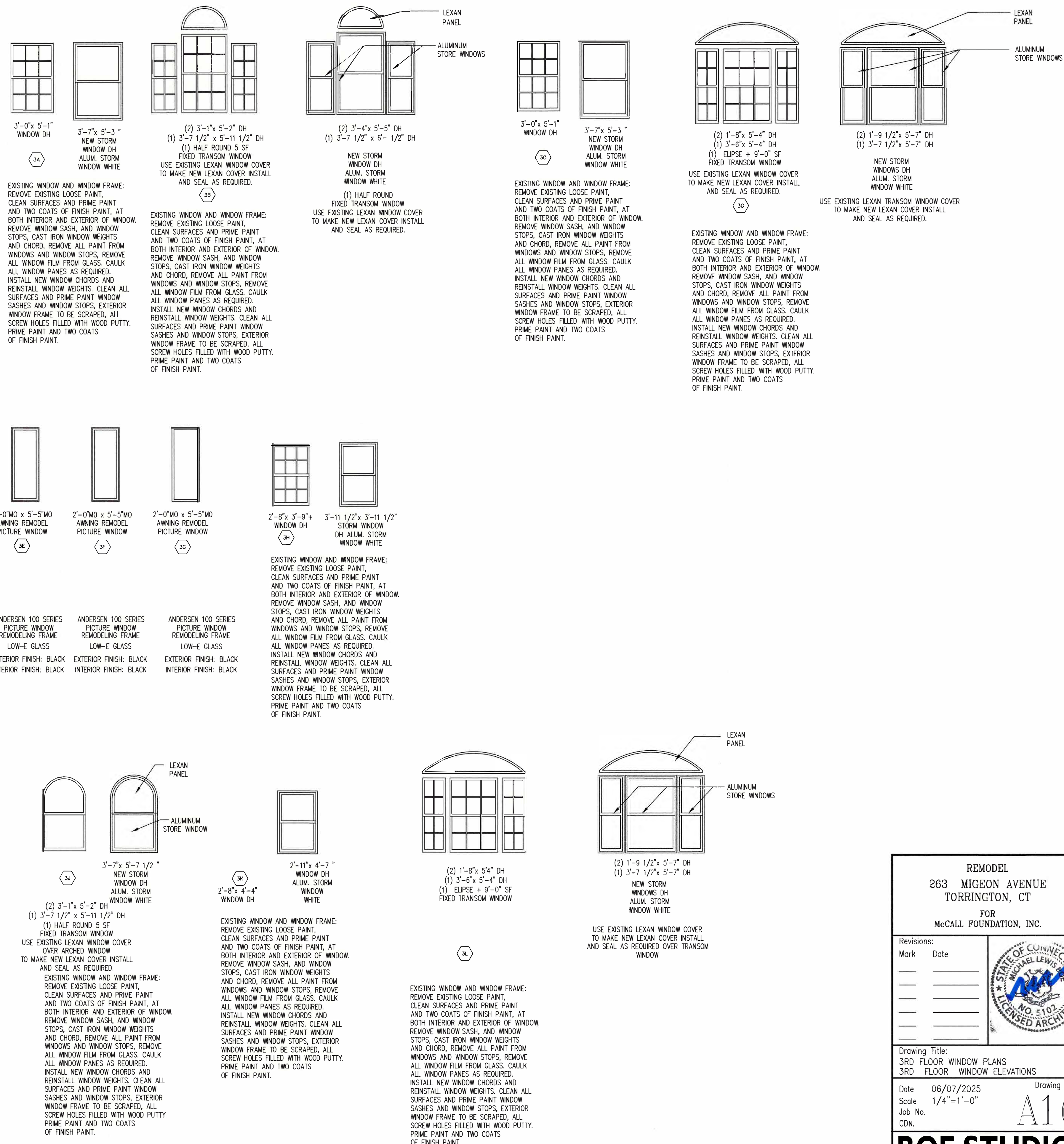


2 SECOND FLOOR WINDOW TYPES ELEVATIONS
A15 1/4"=1'-0"

REMODEL 263 MIGEON AVENUE TORRINGTON, CT FOR McCALL FOUNDATION, INC.																				
Revisions: <table border="1"> <thead> <tr> <th>Mark</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Mark	Date																		
Mark	Date																			
Drawing Title: SECOND FLOOR WINDOWS PLAN SECOND FLOOR WINDOW TYPES																				
Date 06-07-2025 Scale 1/4"=1'-0" Job No. CDN.	Drawing No. A15																			
BOE STUDIO. a r c h i t e c t s 19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE: 860-307-6816																				



1 THIRD FLOOR WINDOWS PLAN
A16 1/4"=1'-0"



REMODEL
263 MICEON AVENUE
TORRINGTON, CT
FOR
McCALL FOUNDATION, INC.

Revisions: <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%; text-align: left; padding: 2px;">Mark</th> <th style="width: 15%; text-align: left; padding: 2px;">Date</th> <th style="width: 70%;"></th> </tr> <tr><td style="border-bottom: 1px solid black; height: 20px;"></td><td></td><td></td></tr> <tr><td style="border-bottom: 1px solid black; height: 20px;"></td><td></td><td></td></tr> <tr><td style="border-bottom: 1px solid black; height: 20px;"></td><td></td><td></td></tr> <tr><td style="border-bottom: 1px solid black; height: 20px;"></td><td></td><td></td></tr> <tr><td style="border-bottom: 1px solid black; height: 20px;"></td><td></td><td></td></tr> <tr><td style="border-bottom: 1px solid black; height: 20px;"></td><td></td><td></td></tr> <tr><td style="border-bottom: 1px solid black; height: 20px;"></td><td></td><td></td></tr> </table>	Mark	Date																							
Mark	Date																								
Drawing Title: 3RD FLOOR WINDOW PLANS 3RD FLOOR WINDOW ELEVATIONS																									
Date 06/07/2025 Scale 1/4" = 1' - 0" Job No. CDN.	Drawing No. A16																								

BOE STUDIO.

a r c h i t e c t s

19 Tioga Street
Torrington, CT 06790

e-mail: boestudio1@optimum.net

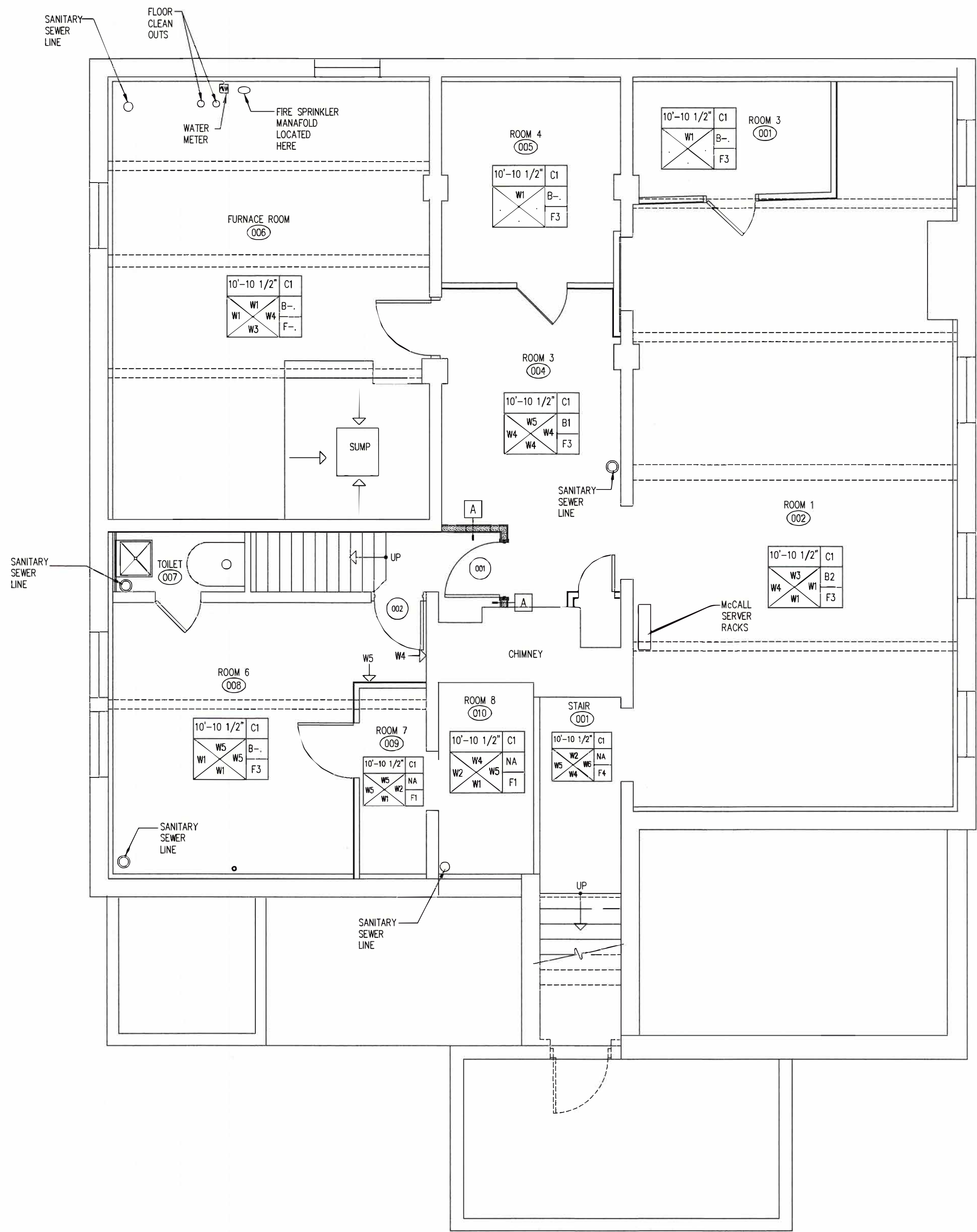
PHONE/FAX
860-307-6816

- WALL FINISH:
- W1: PAINT EXISTING RUBBLE STONE FOUNDATION WALL
 - W2: PAINT CMU WALL AND CONCRETE COLUMNS
 - W3: PAINT MASONRY TILE WALL
 - W4: PAINT BRICK MASONRY WALL
 - W5: PAINT GYPSUM WALL BOARD OR PLASTER
 - W6: PAINT RUBBLE STONE FOUNDATION WALL AND CMU WALL

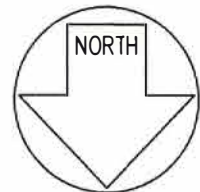
- CEILING FINISH:
- C1: PAINT EXISTING CONCRETE CEILING

- FLOOR FINISH:
- F1: CONCRETE FLOOR TO REMAIN NO ADDITIONAL FINISH
 - F2: CONCRETE FLOORING PAINT EXISTING PAINTED CONCRETE FLOOR
 - F3: EXISTING COMPOSITE VINYL FLOORING TO REMAIN
 - F4: EXISTING COMPOSITE VINYL FLOORING TO REMAIN. CONCRETE STAIR RISERS AND TREADS TO BE WITH CONCRETE FLOORING PAINT.

- FLOOR WALL BASE:
- B1: EXISTING COVERED VINYL BASE TO REMAIN



1 BASEMENT ROOM FINISH PLAN
1/4"=1'-0" 2,273 SF



REMODEL
263 MIGEON AVENUE
TORRINGTON, CT
FOR
McCALL FOUNDATION, INC.

Revisions:	Mark	Date

Drawing Title:
BASEMENT FLOOR PLAN

Date: 06-07-2025
Scale: 1/4"=1'-0"
Job No.
CDN.

Drawing No.
A17

BOE STUDIO
architects
19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net
PHONE/FAX 860-307-6816

W1: CLEAN EXISTING WALL SURFACES, PAINT EXISTING PLASTER WALL, PAINT ONE COAT OF TINTED PRIMERS, TWO COATS OF SATIN FINISH PAINT, DISCOLORATED STAINED AND SEALED WOOD TRIM AND ORNAMENTATION TO BE PROTECTED, CLEANED, ANY DISTURBED FINISHES TO BE STAINED AND SEALED TO MATCH EXISTING, ALL NEW WOOD TRIM TO BE STAINED AND FINISHED TO MATCH EXISTING TRIM FINISH. EXISTING STAINED AND SEALED CEILING TRIM TO BE CLEANED.

W2: CLEAN EXISTING PLASTER WALL SURFACES, PAINT ONE COAT OF TINTED PRIMER, 2 COATS OF FINISH PAINT. SATIN FINISH. CLEAN WINDOW TRIM AND PAINT EXISTING PAINTED WINDOW TRIM ONE COAT OF SEMI-GLOSS PAINT. RESTORED WINDOW SASH AND REMOVABLE STOP PRIME PAINTED, TWO COATS OF FINISH PAINT SEMI-GLOSS PAINT. EXISTING STAINED AND SEALED CEILING TRIM TO BE CLEANED.

W3: CLEAN EXISTING PLASTER WALL SURFACES, PAINT ONE COAT OF TINTED PRIMER, 2 COATS OF SATIN FINISH. CLEAN WINDOW TRIM AND PAINT EXISTING PAINTED WINDOW TRIM ONE COAT OF SEMI-GLOSS PAINT. RESTORED WINDOW SASH AND REMOVABLE STOP PRIME PAINTED, TWO COATS OF FINISH PAINT SEMI-GLOSS PAINT. EXISTING FIREPLACE MANTEL AND ASSOCIATED TRIM, PAINT WITH ONE COAT OF SEMI-GLOSS PAINT. EXISTING PAINTED WOOD CEILING TRIM TO BE CLEANED AND RECEIVE ONE COAT OF SEMI GLOSS PAINT.

W4: CLEAN EXISTING PLASTER WALL SURFACES, PAINT ONE COAT OF TINTED PRIMER, 2 COATS OF FINISH PAINT. SATIN FINISH. NEW FRENCH DOORS AND DOOR TRIM PRIME PAINT, AND TWO COATS OF SEMI-GLOSS PAINT. EXISTING PAINTED BASEBOARD TO BE CLEANED, ONE COAT OF SEMI-GLOSS FINISH PAINT. CEILING TRIM TO BE CLEANED, PAINTED ONE COAT OF SEMI-GLOSS PAINT.

W5: CLEAN EXISTING WALL SURFACES, PAINT ONE COAT OF TINTED PRIMER, 2 COATS OF FINISH PAINT. SATIN FINISH. NEW FRENCH DOORS AND DOOR TRIM PRIME PAINT, AND TWO COATS OF SEMI-GLOSS PAINT. EXISTING PAINTED WANSICOAT PANEL TO BE CLEANED, ONE COAT OF TINTED PRIMER TWO COATS OF SEMI-GLOSS FINISH PAINT. CORNER CABINETS AT SOUTH WEST AND SOUTH WEST CORNER TO HAVE ONE COAT OF SEMI GLOSS FINISH PAINT. CEILING TRIM CLEANED AND ONE COAT OF SEMI-GLOSS PAINT.

W6: CLEAN EXISTING WALL SURFACES, PAINT ONE COAT OF TINTED PRIMER, 2 COATS OF FINISH PAINT. SATIN FINISH. WINDOW TRIM ONE COAT OF SEMI-GLOSS PAINT. WINDOW STOP TRIM PRIME PAINTED, 2 COATS OF SEMI-GLOSS PAINT. CEILING TRIM ONE COAT SEMI-GLOSS PRIME PAINT. EXISTING PAINTED WANSICOAT PANEL TO BE CLEANED AND ONE COAT OF TINTED PRIMER TWO COATS OF SEMI-GLOSS FINISH PAINT. CORNER CABINETS AT SOUTH WEST AND SOUTH WEST CORNER TO HAVE ONE COAT OF SEMI GLOSS FINISH PAINT. CEILING TRIM CLEANED AND ONE COAT OF SEMI-GLOSS PAINT.

W7: NEW STEEL STUD GYPSUM BOARD WALL, ONE COAT PRIME COAT, TWO COATS OF SATIN FINISH PAINT. NEW WOOD BASE TO BE CRIM COAT OF TINTED PRIMER TWO COATS OF SEMI-GLOSS PAINT. EXISTING WALL CLEAN PLASTER WALLS AND PAINT ONE COAT PRIMER TWO COAT SATIN FINISH PAINT. EXISTING WOOD WANSICOAT TO BE CLEANED, TWO COATS OF SEMI-GLOSS PAINT. CEILING TRIM TO BE CLEANED, PAINTED WITH ONE COAT OF SEMI-GLOSS PAINT.

W8: NEW STEEL STUD GYPSUM BOARD WALL, ONE COAT PRIME COAT, TWO COATS OF SATIN FINISH PAINT. NEW WOOD BASE TO BE CRIM COAT OF TINTED PRIMER TWO COATS OF SEMI-GLOSS PAINT.

W9: CLEAN EXISTING PLASTER WALL SURFACES, PAINT ONE COAT OF TINTED PRIMER, 2 COATS OF SATIN PAINT. EXISTING WALL PANEL PAINT WITH ONE COAT TINTED PRIMER TWO COATS OF SEMI-GLOSS PAINT. EXISTING PAINTED WOOD TRIM TO BE CLEANED AND RECEIVE ONE COAT OF SEMI GLOSS PAINT.

W10: CLEAN EXISTING PLASTER WALL SURFACES, PAINT ONE COAT OF TINTED PRIMER, 2 COATS OF SATIN PAINT. EXISTING WALL PANEL PAINT WITH ONE COAT TINTED PRIMER TWO COATS OF SEMI-GLOSS PAINT. EXISTING PAINTED WOOD TRIM TO BE CLEANED AND RECEIVE ONE COAT OF SEMI GLOSS PAINT. EXISTING DOOR 1 COAT OF SEMI-GLOSS FINISH PAINT.

W11: CLEAN EXISTING PLASTER WALL SURFACES, PAINT ONE COAT OF TINTED PRIMER, 2 COATS OF FINISH PAINT. SATIN FINISH.

W12: CLEAN EXISTING PLASTER WALL SURFACES, PAINT ONE COAT OF TINTED PRIMER, 2 COATS OF FINISH PAINT. SATIN FINISH. DOOR STAIN AND SEAL WITH 2 COATS OF SATIN POLYURETHANE. DOOR TRIM STAIN SEAL WITH TWO COATS OF POLYURETHANE.

W13: CLEAN EXISTING PLASTER WALL SURFACES, PAINT ONE COAT OF TINTED PRIMER, 2 COATS OF FINISH PAINT. SATIN FINISH. DOOR CASING 2 COATS OF SATIN FINISH PAINT.

W14: CLEAN EXISTING PLASTER WALL SURFACES, PAINT ONE COAT OF TINTED PRIMER, 2 COATS OF FINISH PAINT. SATIN FINISH. AT DOUBLE HUNG WINDOW EXISTING JAMBES AND INTERNAL STOPS TO RECEIVE ONE COAT OF PRIMER AND 2 COATS OF FINISH PAINT.

W15: NEW GYPSUM WALL BOARD PRIME PAINT, 2 COATS OF SATIN FINISH PAINT, DOOR JAMBS AND HEAD 2 COATS OF SEMI-GLOSS PAINT.

W15: NEW GYPSUM WALL BOARD PRIME PAINT,
2 COATS OF SATIN FINISH PAINT, DOOR JAMBS
AND HEAD 2 COATS OF SEMIGLOSS PAINT

C1: EXISTING PLASTER CEILING TO REMOVE
TWO COATS OF CEILING PAINT

C2: NEW 5/8" GYPSUM BOARD CEILING: ONE COAT
OF PRIMER TWO COATS OF CEILING PAINT

C3: SUSPENDED 2x2 ACOUTICAL TILE
CEILING SYSTEM SEE REFLECTED
CEILING PLAN 1/A6.

C4: EXISTING CONCRETE STEEL PAN STAIR, STAIR STRINGERS
TWO COATS AT BARE METAL SHER-CRYL HPA
HIGH PERFORMANCE ACRYLIC PRIMER ONE COAT,
TWO COATS OF SHER-CRYL HPA HIGH PERFORMANCE
ACRYLIC.

- B1: CLEAN EXISTING PAINTED WOOD BASE SURFACES,
PATCH EXISTING SURFACES AS REQUIRED TO MATCH
ADJACENT SURFACE. PAINT ONE COAT UNITED PRIME
PAINT, TWO COATS OF SATIN FINISH PAINT.

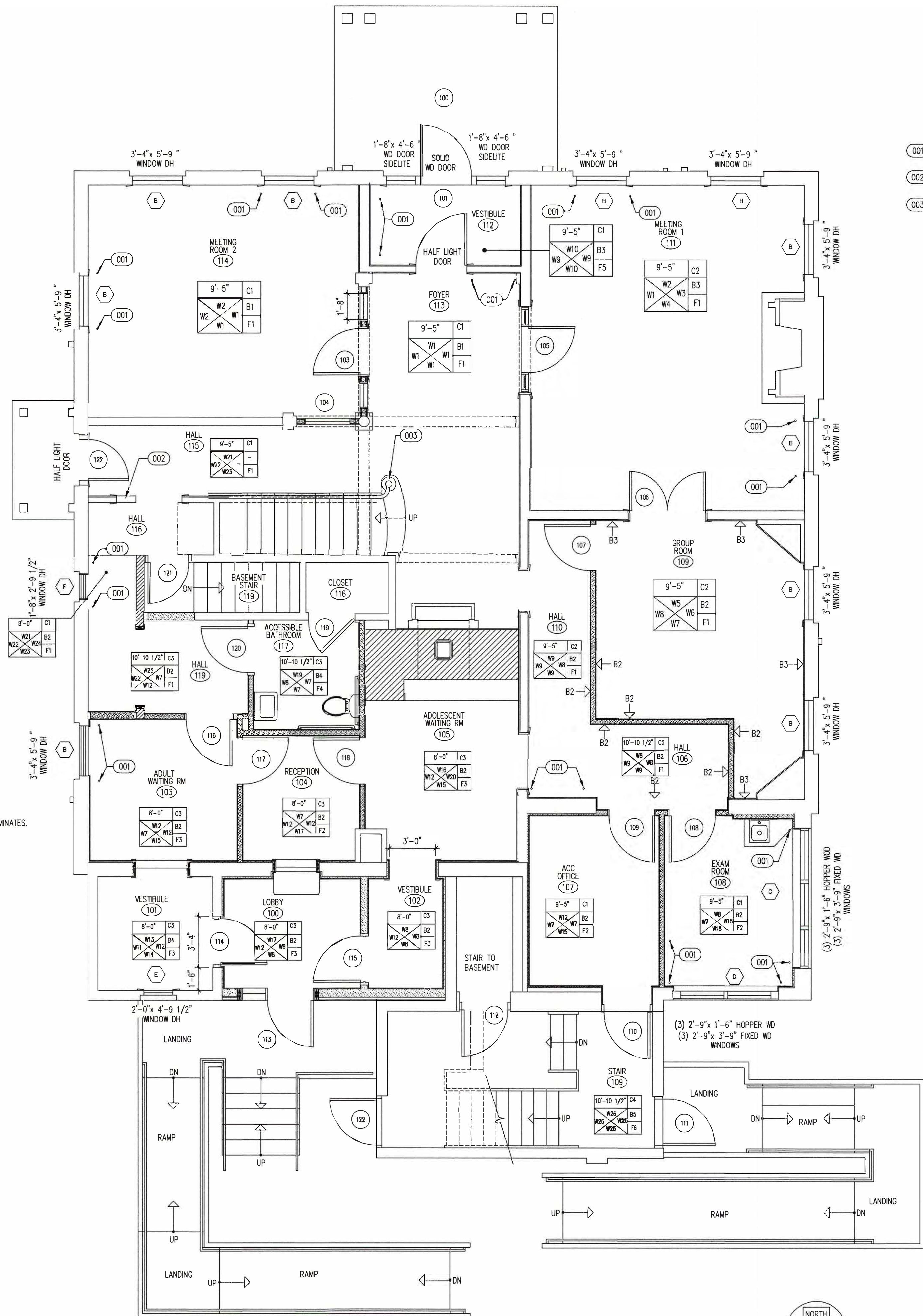
NEW MAGHONGANY WOOD BASE, STAINED AND
TWO COATS OF SEALANT TO MATCH EXISTING
WOOD COLUMNS.
- B2: NEW 1x6 WOOD BASEBOARD WITH 3/4"QUARTER
ROUND WOOD, PRIME PAINT, TWO COATS
OF SEMIGLOSS FINISH PAINT.
- B3: CLEAN EXISTING PAINTED WOOD BASE SURFACES,
PATCH EXISTING SURFACES AS REQUIRED TO MATCH
ADJACENT SURFACE. PAINT ONE COAT UNITED PRIME
PAINT, TWO COATS OF SEMIGLOSS FINISH PAINT.
- B4: 4" COVER RUBBER BASE
- B5: EXISTING CONCRETE STEEL PAN STRINGER AND
PAINTED STEEL BASE. PAINT ONE COAT BARE METAL SHER-CRYL
HIGH PERFORMANCE ACRYLIC PRIMER ONE COAT,
TWO COATS OF SHER-CRYL HPA HIGH PERFORMANCE
ACRYLIC.

F1: EXISTING HARDWOOD FLOOR TO BE Sanded,
STAINED, SEALED WITH TWO COATS OF URETHANE
SATIN FLOOR FINISH.

F2: CARPET TILES Nrf DISTRIBUTORS: OFFICE ANTHOLOGY
MAIN STREET 2x2 CARPET TILE:
STYLE: MAIN STREET TILE
PILE YARN CONTENT: SOLUTION DYED PET
CONSTRUCTION: TEXTURED PATTERNEED LOOP
TUFTED WEIGHT: 140Z
GAUGE: 1/12
DENSITY: 7.098
PATTERN REPEAT: NONE
SECONDARY BACKING: ULTRASAT
SIZE: 24"x 24"
INSTALLATION: PER OWNERS DIRECTION.
QUARTER TURN/BLOCK ASHLER/VERTICAL
ASHLER/MONOLITHIC
PERFORMANCE CHARACTERISTICS
FLAMMABILITY: ASTM 648 CLASS 1 GLEDOWN
PILL TEST: PASSES
STATIC (AATC 134): UNDER 3.5 K.V.
SMOKE DENSITY: LESS THAN 450
INDOOR AIR QUALITY: QLP R0350
WARRANTY: 10 YEAR LIMITED WEAR
10 YEAR STATIC PROTECTION
10 YEAR LIMITED STAIN RESISTANCE
10 YEAR LIMITED COLORFASTNESS TO LIGHT
10 YEAR LIMITED COLORFASTNESS TO ATMOSPHERIC CONTAMINANTS

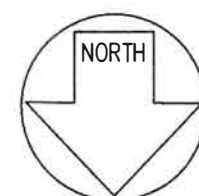
F3: CARPET TILE: NEXT FLOOR
CLEAN STEP 896
FIBER SYSTEM: 100% BOF DYED SOLUTION
PILE WEIGHT: 24 OZ/SY
GAUGE: 1/12TH
DENSITY: 7500
ADHESIVE: NEXT 1200 [4GAL]
CLASS 1 FLAMMABILITY TESTING
STATIC: <2K
USAGE CLASSIFICATION: 33
WARRANTEE: LIFETIME BACKING WARANTEE
LIFETIME COMMERCIAL WEAR
COLOR AS SELECTED BY OWNER
NEXTFLOOR.NET

F7: EXISTING STEEL RISERS AND STAIR STRINGERS
TWO COATS AT BARE METAL SHER-CRYL HPA
HIGH PERFORMORANCE ACRYLIC PRIMER ONE COAT,
TWO COATS OF SHER-CRYL HPA HIGH PERFORMANCE
ACRYLIC.



- 001 WOOD PLUG WHERE HEATING PIPES REMOVED.
- 002 FINISH NEW FLOORING TO MATCH EXISTING
- 003 NEW MACHONANYBASE CAP TRIM
TOCONSEAL METAL ANGLE BRACKETS.
FINISH TO MATCH
EXISTING STAIR FINISH

1 FIRST FLOOR ROOM FINISH PLAN
A19 1/4"=1'-0" 2,934 SF



REMODEL 263 MIGEON AVENUE TORRINGTON, CT FOR McCALL FOUNDATION, INC.																			
Revisions: <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%; text-align: left; padding: 5px;">Mark</th> <th style="width: 15%; text-align: left; padding: 5px;">Date</th> <th style="width: 70%;"></th> </tr> <tr><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td><td></td></tr> <tr><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td><td></td></tr> <tr><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td><td></td></tr> <tr><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td><td></td></tr> <tr><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td><td></td></tr> </table>	Mark	Date																	
Mark	Date																		
Drawing Title: 																			
1ST FLOOR FINISH PLAN																			
Date 06/07/2025 Scale 1/4"=1'-0" Proj No. CDN.	Drawing No. A18																		
BOE STUDIO. architects 19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE: 860-307-6816																			

F1: NRF DISTRIBUTORS: OFFICE ANTHOLOGY
MAIN STREET 2x2 CARPET TILE
STYLE: MAIN STREET TILE
PILE: YARN CONTENT: SOLUTION DYED PET
CONSTRUCTION: TEXTURED PATTERNED LOOP
TUFT WEIGHT: 140Z
GAUGE: 1/12
DENSITY: 7,098
PATTERN REPEAT: NONE
SECONDARY BACKING: ULTRASET
SIZE: 24" x 24"
INSTALLATION: PER OWNERS DIRECTION.
QUARTER TURN/BRICK ASHLER/VERTICAL
ASHLER/MONOLITE
PERFORMANCE CHARACTERISTICS
FLAMMABILITY: ASTM 648 CLASS 1 GLEUDDOWN
PILL TEST: PASSES
STATIC (AATC 134): UNDER 3.5 K.V.
SHAKE DENSITY: LESS THAN 450
INDOOR AIR QUALITY: GLP #0350
WARRANTY: 10 YEAR LIMITED WEAR
10 YEAR STATIC PROTECTION
10 YEAR LIMITED STAIN RESISTANCE
10 YEAR LIMITED COLORFASTNESS TO LIGHT
10 YEAR LIMITED COLORFASTNESS TO ATMOSPHERIC CONTAMINATES

F2: LUXURY VINYL FLOORING:
FLOOR SCORE "LINEAGE" PLANK
FLOORING 5MMx 7"WIDEx 48" LONG
30 YEAR LIMITED WARRANTY

F3: NRF DISTRIBUTORS: OFFICE ANTHOLOGY
MAIN STREET 26 STYLE: MAIN STREET TILE
PILE YARN CONTENT: SOLUTION DYED PET
CONSTRUCTION: TEXTURED PATTERED LOOP
TUFTED WEIGHT: 26 OZ.
GAUGE: 1/10
DENSITY: 5,305
PATTERN REPEAT: NONE
SECONDARY BACKING: ACTIONBAC
SIZE WIDTH: 12" OR 15"
RECYCLED CONTENT: MINIMUM 35% PRE-CONSUMER RECYCLED CONTENT
PERFORMANCE CHARACTERISTICS
FLAMMABILITY: ASTM 648 CLASS I GUEDDOWN
FILL TEST: PASSES
STATIC (AATC 134): UNDER 3.5 K.V.
SMOKE DENSITY: LESS THAN 450
INDOOR AIR QUALITY: GLP #0350
WARRANTY: 10 YEAR LIMITED WEAR
10 YEAR STATIC PROTECTION
10 YEAR LIMITED STAIN RESISTANCE
10 YEAR LIMITED COLORFASTNESS TO LIGHT
10 YEAR LIMITED COLORFASTNESS TO ATMOSPHERIC CONTAMINATES.

B1: CLEAN EXISTING BASE BOARD SURFACES PREP FOR PAINTING, TWO COATS SHERMAN WILLIAMS, "DURATION" INTERIOR ACRYLIC LATEX PAINT, SEMI-GLOSS FINISH. WITH NEW SHOE MOLDING, "CT MOLDING.COM" CTM SH 5012, 9/16x1/2" PRIME PAINTED AND TWO COATS OF SEMI-GLOSS PAINT.

B2: SALVAGED WOOD BASE FROM DEMOLITION, CLEAN BASE, PREP FOR PAINTING, TWO COATS OF SHERWIN WILLIAMS, "DURATION" INTERIOR LATEX PAINT, SEMI-GLOSS FINISH. IF THERE IS NOT ENOUGH SALVAGED BASE, PROVIDE AND INSTALL NEW BASE TO MATCH EXISTING BASE. PRIME PAINT WITH SHERWIN WILLIAMS, EXTREME BOND PRIMER, TWO COATS OF SHERWIN WILLIAMS, "DURATION" INTERIOR LATEX PAINT, SEMI-GLOSS FINISH WITH NEW SHOE TRIM, "CTMOLDING.COM, CTM SH 5012, 9/16" x 1/2" PRIME PAINTED AND TWO COATS OF SEMI-GLOSS PAINT.

B3: NEW WOOD BASE, 1.25" x 6" POPLAR BASE WITH "CT MOLDING", BASE CAP, CTM BC 6014, 1" x 2" PRIME PAINT WITH SHERWIN WILLIAMS, EXTREME BOND PRIMER, TWO COATS OF SHERWIN WILLIAMS, "DURATION" INTERIOR LATEX PAINT, SEMI-GLOSS FINISH WITH NEW SHOE TRIM, "CTMOLDING.COM, CTM SH 5012, 9/16" x 1/2" PRIME PAINTED AND TWO COATS OF SEMI-GLOSS PAINT.

W1: CLEAN EXISTING PLASTER WALL SURFACES, REPAIR ALL PLASTER CRACKS, AND PLASTER CRACKS AND INFILL ALL HOLES. PAINT EXISTING PLASTER WALL PAINT ONE COAT OF SHERWIN WILLIAMS EXTREME BOND PRIMER ANS TWO COATS SHERWIN WILLIAMS "DURATION" ACRYLIC LATEX PAINT, SATIN FINISH PAINT.

W2: NEW GYPSUM BOARD WALL, ONE COAT OF SHERWIN WILLIAMS, "EXTREME BOND PRIMER" AND TWO COATS OF SHERWIN WILLIAMS, "DURATION"INTERIOR ACRYLIC LATEX, SATIN FINISH PAINT.

W3: (W1) CLEAN EXISTING WALL SURFACES, REPAIR ALL PLASTER CRACKS, AND PLASTER CRACKS AND INFILL ALL HOLES. PAINT EXISTING PLASTER WALL PAINT ONE COAT OF SHERWIN WILLIAMS EXTREME BOND PRIMER ANS TWO COATS SHERWIN WILLIAMS "DURATION" ACRYLIC LATEX PAINT, SATIN FINISH PAINT.
(W2) NEW GYPSUM BOARD WALL ONE COAT OF SHERWIN WILLIAMS, "EXTREME BOND PRIMER" AND TWO COATS OF SHERWIN WILLIAMS, "DURATION"INTERIOR ACRYLIC LATEX, SATIN FINISH PAINT.

W4: CLEAN PLASTER EXISTING WALL SURFACES, REPAIR ALL PLASTER CRACKS, AND PLASTER CRACKS AND INFILL ALL HOLES. PAINT EXISTING PLASTER WALL PAINT ONE COAT OF SHERWIN WILLIAMS EXTREME BOND PRIMER ANS TWO COATS SHERWIN WILLIAMS "DURATION" ACRYLIC LATEX PAINT, SATIN FINISH PAINT. CERAMIC TILE TO REMAIN, REPOINT AS NEEDED.

C1: SUSPENDED ACOUSTICAL TILE CEILING SYSTEM.

ARMSTRONG OR USG

TILE: 7/8"x2"x 2'

ARMSTRONG: ULTIMA HIGH NRC NUMBER 1914 REGULAR BEVELED EDGE

USG: MARs HIGH -NRC /HIGH-CAC, NUMBER 88135 SLT BEVELED REGULAR EDGE

GRID:

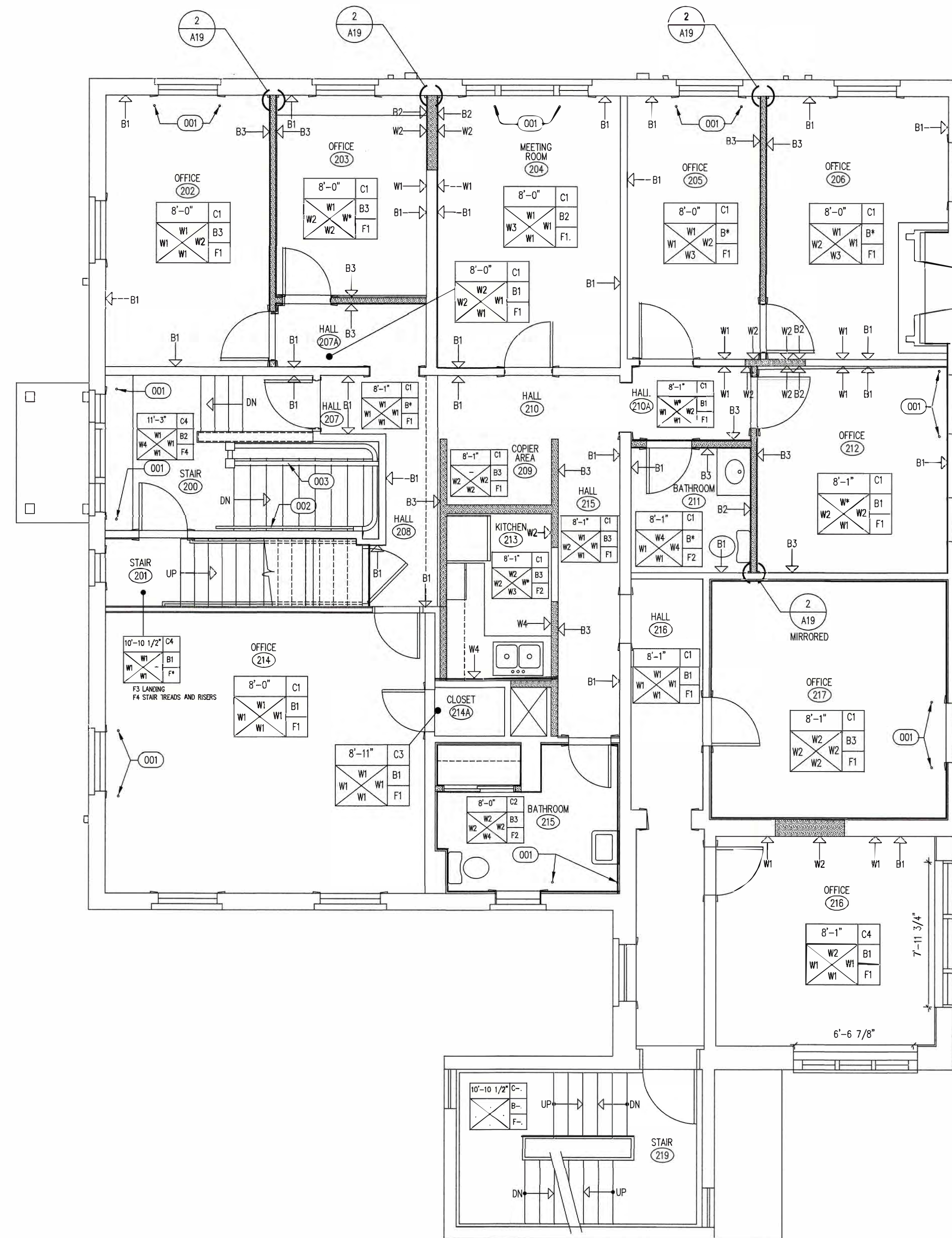
ARMSTRONG: 15/16 PRELUDE XL WHITE

USG: USG DOWN, AX 15/16" ACOUSTICAL SUSPENSION SYSTEM

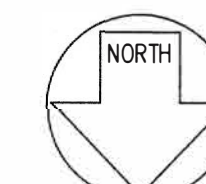
C2: NEW GYPSUM BOARD CEILING, ONE COAT OF SHERWIN WILLIAMS, "EXTREME BOND PRIMER", FLAT FINISH, AND TWO COATS OF SHERWIN WILLIAMS,"PREMIUM CEILING PAINT", FLAT FINISH.

C3: EXISTING PLASTER CEILING, REMOVE ALL LOOSE PAINT, WASH WALLS REPAIR ALL CRACKS AND DAMS TO WALLS, ONE COAT OF SHERWIN WILLIAMS, "EXTREME BOND PRIMER", FLAT FINISH, AND TWO COATS OF SHERWIN WILLIAMS,"PREMIUM CEILING PAINT", FLAT FINISH.

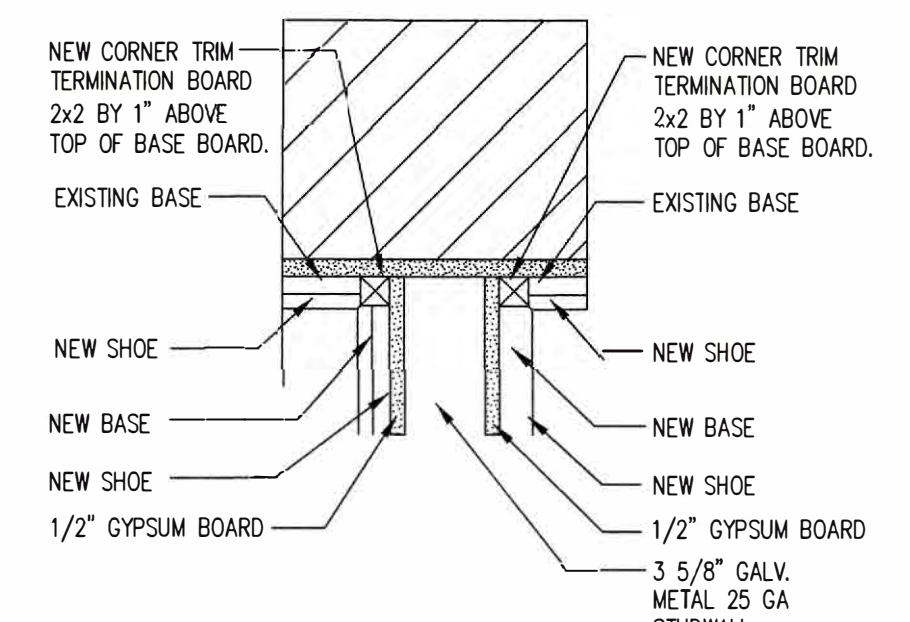
C4: NEW GYPSUM BOARD CEILING, ONE COAT OF SHERWIN WILLIAMS, "EXTREME BOND PRIMER", FLAT FINISH, AND TWO COATS OF SHERWIN WILLIAMS,"PREMIUM CEILING PAINT", FLAT FINISH, MORGANY WOOD TRIM BOARDS, STAINED AND SATIN URETHANE FINISH TO MATCH EXISTING DOORS AND TRIM IN ROOM.



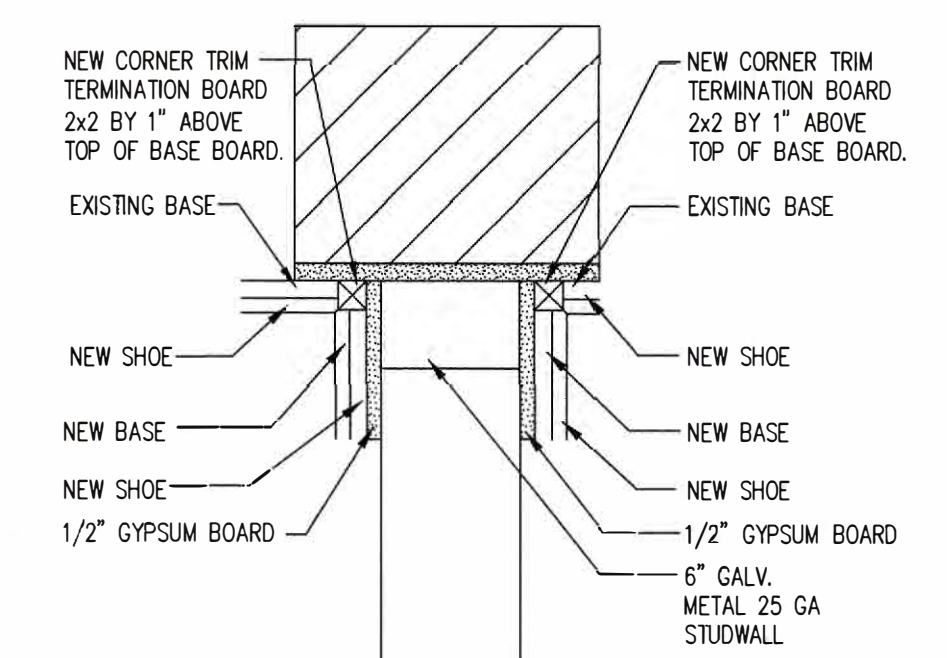
1 SECOND FLOOR ROOM FINISH PLAN
A19 1/4"=1'-0" 2,528 SF



- 001 PLUG HEATING SYSTEM HOLES IN FLOOR AND AND FINISH TO MATCH ADJACENT SURFACES
- 002 REMOVE HANDRAIL STRIP BACK TO WOOD AND STAIN AND SEAL WITH TWO COATS OF POLYURETHANE, SATIN FINISH. REINSTALL HANDRAIL
- 003 HANDRAIL STRIP BACK TO WOOD AND STAIN AND SEAL WITH TWO COATS OF POLYURETHANE, SATIN FINISH.



NEW TO EXISTING
BASE PLAN DETAIL
2
A19
1.5"=1'-0"



NEW TO EXISTING
BASE PLAN DETAIL

3
A19 1.5"=1'-0"

REMODEL 263 MIGEON AVENUE TORRINGTON, CT FOR McCALL FOUNDATION, INC.																						
Revisions: <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%; text-align: left;">Mark</th> <th style="width: 15%; text-align: left;">Date</th> <th style="width: 70%;"></th> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	Mark	Date																				
Mark	Date																					
Drawing Title:																						
2ND FLOOR ROOM FINISH PLAN																						
Date 06-07-2025 Scale 1/4"=1'-0" Job No. CDN.	Drawing No. A19																					
BOE STUDIO. a r c h i t e c t s 19 Tiago Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE: 860-307-6816																						

C:\WINDOWS\DESKTOP\PROJECTS\MCCALL FOUNDATION PROJECTS\263 MIGEON AVENUE\WORKING DRAWINGS 263 02-2024\A4 THIRD FLOOR.DWG 1/25/24 10:49 AM

FLOORING FINISH:

- F1: NRP DISTRIBUTORS: OFFICE ANTHOLOGY
MAIN STREET 2x2 CARPET TILE
STYLE: MAIN STREET TILE
PILE YARN CONTENT: SOLUTION DYED PET
CONSTRUCTION: TEXTURED PATTERNED LOOP
TUFTED WEIGHT: 140Z
QUAGE: 1/12
DENSITY: 7,098
PATTERN REPEAT: NONE
SECONDARY BACKING: ULTRASET
SIZE: 24" x 24"
INSTALLATION: PER OWNERS DIRECTION
QUARTER TURN/BRICK ASHLER/VERTICAL
ASHLER/MONOLITIC
PERFORMANCE CHARACTERISTICS
FLAMMABILITY: ASTM 648 CLASS I GLEDOWN
PILL TEST: PASSES
STATIC (AATC 134): UNDER 3.5 K.V.
SMOKE DENSITY: LESS THAN 450
INDOOR AIR QUALITY: GLP #0350
WARRANTY: 10 YEAR LIMITED WEAR
10 YEAR STATIC PROTECTION
10 YEAR LIMITED STAIN RESISTANCE
10 YEAR LIMITED COLORFASTNESS TO LIGHT
10 YEAR LIMITED COLORFASTNESS TO ATMOSPHERIC CONTAMINATES.
- F2: LUXURY VINYL FLOORING:
FLOOR SCORE "LINEAGE" PLANK
FLOORING 5MM, 7" WIDE x 48" LONG
30 YEAR LIMITED WARRANTY

WALL BASE:

- B1: CLEAN EXISTING BASE BOARD SURFACES, PREP FOR PAINTING, TWO COATS SHERMAN WILLIAMS, "DURATION" INTERIOR ACRYLIC LATEX PAINT, SEMI-GLOSS FINISH WITH NEW SHOE MOLDING, "CT MOLDING.COM" CTM SH 5012, 9/16x1/2" PRIME PAINTED AND TWO COATS OF SEMI-GLOSS PAINT.
- B2: SALVAGED WOOD BASE FROM DEMOLITION, CLEAN BASE, PREP FOR PAINTING, TWO COATS OF SHERWIN WILLIAMS, "DURATION" INTERIOR LATEX PAINT, SEMI-GLOSS FINISH. IF THERE IS NOT ENOUGH SALVAGED BASE, PROMDE AND INSTALL NEW BASE TO MATCH EXISTING BASE. PRIME PAINT WITH SHERWIN WILLIAMS, EXTREME BOND PRIMER, TWO COATS OF SHERWIN WILLIAMS, "DURATION" INTERIOR LATEX PAINT, SEMI-GLOSS FINISH WITH NEW SHOE TRIM, "CTMOLDING.COM, CTM SH 5012, 9/16" x 1/2" PRIME PAINTED AND TWO COATS OF SEMI-GLOSS PAINT.
- B3: NEW WOOD BASE, 1.25" x 6" POPLAR BASE WITH "CT MOLDING", BASE CAP, CTM BC 6014, 1" x 2" PRIME PAINT WITH SHERWIN WILLIAMS, EXTREME BOND PRIMER, TWO COATS OF SHERWIN WILLIAMS, "DURATION" INTERIOR LATEX PAINT, SEMI-GLOSS FINISH WITH NEW SHOE TRIM, "CTMOLDING.COM, CTM SH 5012, 9/16" x 1/2" PRIME PAINTED AND TWO COATS OF SEMI-GLOSS PAINT.

WALL FINISH:

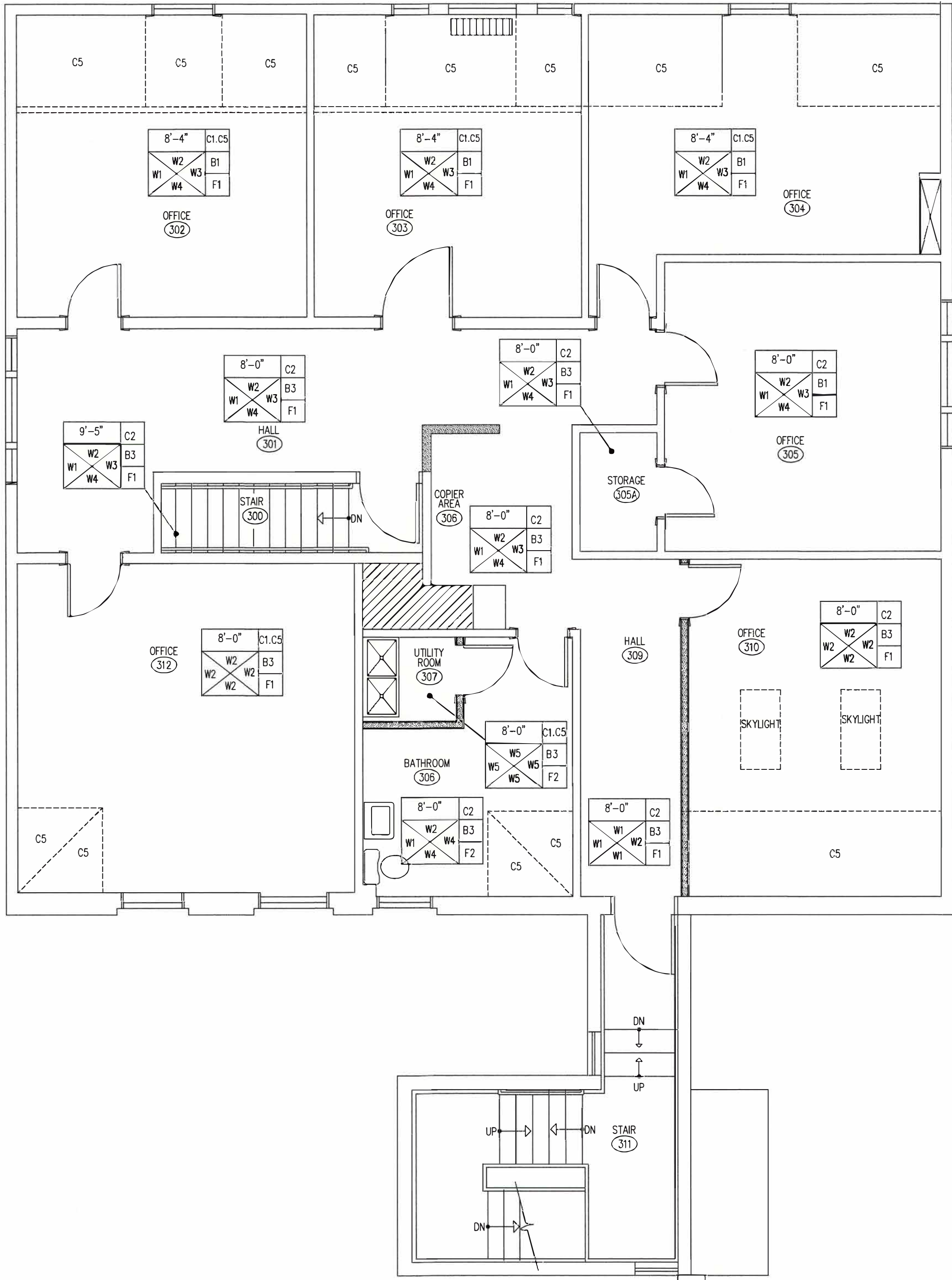
- W1: CLEAN EXISTING PLASTER WALL SURFACES, REPAIR ALL PLASTER CRACKS, AND PLASTER CRACKS AND INFILL ALL HOLES. PAINT EXISTING PLASTER WALL PAINT ONE COAT OF SHERWIN WILLIAMS EXTREME BOND PRIMER AND TWO COATS SHERWIN WILLIAMS "DURATION" ACRYLIC LATEX PAINT, SATIN FINISH PAINT.
- W2: NEW GYPSUM BOARD WALL, ONE COAT OF SHERWIN WILLIAMS, "EXTREME BOND PRIMER" AND TWO COATS OF SHERWIN WILLIAMS, "DURATION" INTERIOR ACRYLIC LATEX, SATIN FINISH PAINT.
- W3: (W1) CLEAN EXISTING WALL SURFACES, REPAIR ALL PLASTER CRACKS, AND PLASTER CRACKS AND INFILL ALL HOLES. PAINT EXISTING PLASTER WALL PAINT ONE COAT OF SHERWIN WILLIAMS EXTREME BOND PRIMER AND TWO COATS SHERWIN WILLIAMS "DURATION" ACRYLIC LATEX PAINT, SATIN FINISH PAINT.
(W2) NEW GYPSUM BOARD WALL, ONE COAT OF SHERWIN WILLIAMS, "EXTREME BOND PRIMER" AND TWO COATS OF SHERWIN WILLIAMS, "DURATION" INTERIOR ACRYLIC LATEX, SATIN FINISH PAINT.
- W4: CLEAN PLASTER EXISTING WALL SURFACES, REPAIR ALL PLASTER CRACKS, AND PLASTER CRACKS AND INFILL ALL HOLES. PAINT EXISTING PLASTER WALL PAINT ONE COAT OF SHERWIN WILLIAMS EXTREME BOND PRIMER AND TWO COATS SHERWIN WILLIAMS "DURATION" ACRYLIC LATEX PAINT, SATIN FINISH PAINT. CERAMIC TILE TO REMAIN, REPOINT AS NEEDED.
- W5: 1/2" MOISTURE RESISTANT GYPSUM BOARD, ONE COAT OF, "EXTREME BOND PRIMER AND TWO COATS OF SHERWIN WILLIAMS, "DURATION" ACRYLIC LATEX PAINT.

CEILING FINISH:

- C1: SUSPENDED ACOUSTICAL TILE CEILING SYSTEM.
ARMSTRONG OR USG

TILE: 7/8"x2'x2'
ARMSTRONG: ULTIMA HIGH NRC NUMBER 1914 REGULAR BEVELED EDGE
USG: "MARS HIGH -NRC /HIGH-CAC, NUMBER 88135 SLT BEVELED REGULAR EDGE

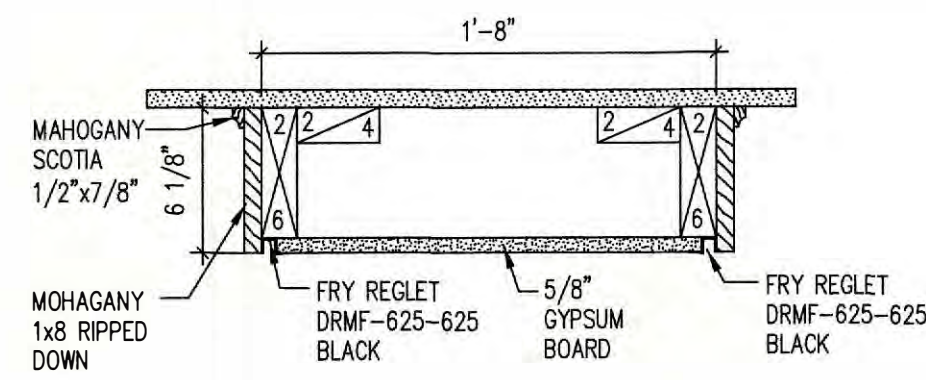
GRID:
ARMSTRONG: 15/16 PRELUDE XL, WHITE
USG: USG DOWN, AX 15/16" ACOUSTICAL SUSPENSION SYSTEM
- C2: NEW GYPSUM BOARD CEILING, ONE COAT OF SHERWIN WILLIAMS, "EXTREME BOND PRIMER", FLAT FINISH AND TWO COATS OF SHERWIN WILLIAMS, "PREMIUM CEILING PAINT", FLAT FINISH.
- C3: EXISTING PLASTER CEILING. REMOVE ALL LOOSE PAINT, WASH WALLS REPAIR ALL CRACKS AND DAMAGE TO WALLS. ONE COAT OF SHERWIN WILLIAMS, "EXTREME BOND PRIMER", FLAT FINISH AND TWO COATS OF SHERWIN WILLIAMS, "PREMIUM CEILING PAINT"
- C4: NEW GYPSUM BOARD CEILING, ONE COAT OF SHERWIN WILLIAMS, "EXTREME BOND PRIMER", FLAT FINISH AND TWO COATS OF SHERWIN WILLIAMS, "PREMIUM CEILING PAINT", FLAT FINISH. MOHOGANY WOOD TRIM BOARDS STAINED AND SATIN URETHANE FINISH TO MATCH EXISTING WOOD WORK IN ROOM.
- C5: NEW GYPSUM BOARD CEILING AT SLOPED CEILING: ONE COAT OF SHERWIN WILLIAMS, "EXTREME BOND PRIMER", FLAT FINISH AND TWO COATS OF SHERWIN WILLIAMS, "PREMIUM CEILING PAINT", FLAT FINISH. MOHOGANY WOOD TRIM BOARDS STAINED AND SATIN URETHANE FINISH TO MATCH EXISTING WOOD WORK IN ROOM.



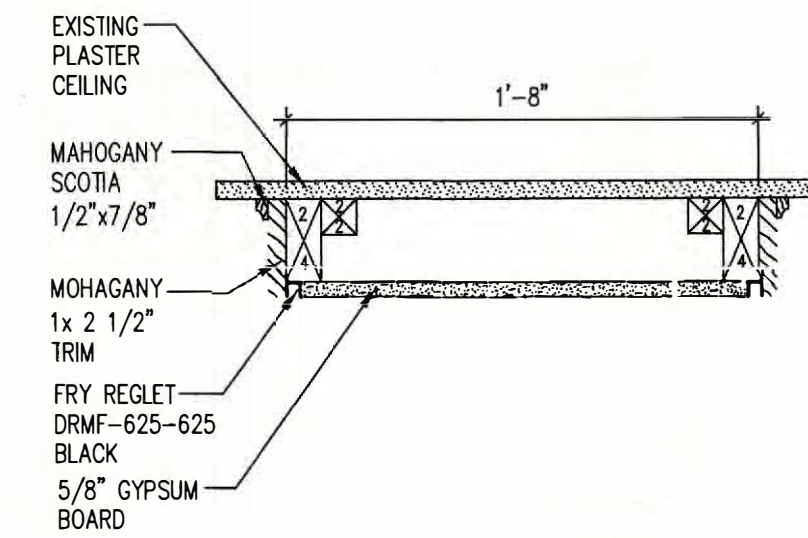
1 3RD FLOOR ROOM FINISH PLAN
A20 1/4"=1'-0" 2,377 SF

REMODEL 263 MIGEON AVENUE TORRINGTON, CT FOR McCALL FOUNDATION, INC.	
Revisions: Mark Date	

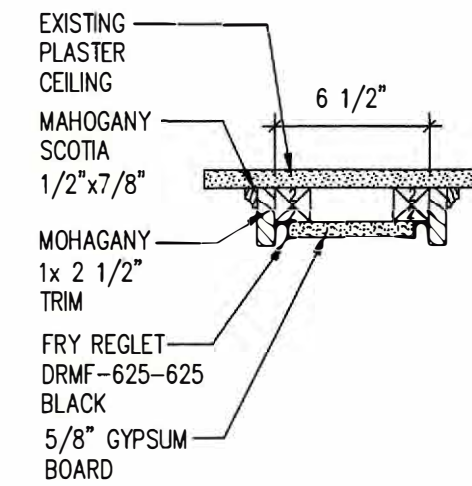
Drawing Title: 3RD FLOOR ROOM FINISH PLAN	
Date: 06/07/2025 Scale: 1/4"=1'-0" Job No. CDN.	Drawing No. A20
BOE STUDIO architects 19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE/FAX 860-307-6816	



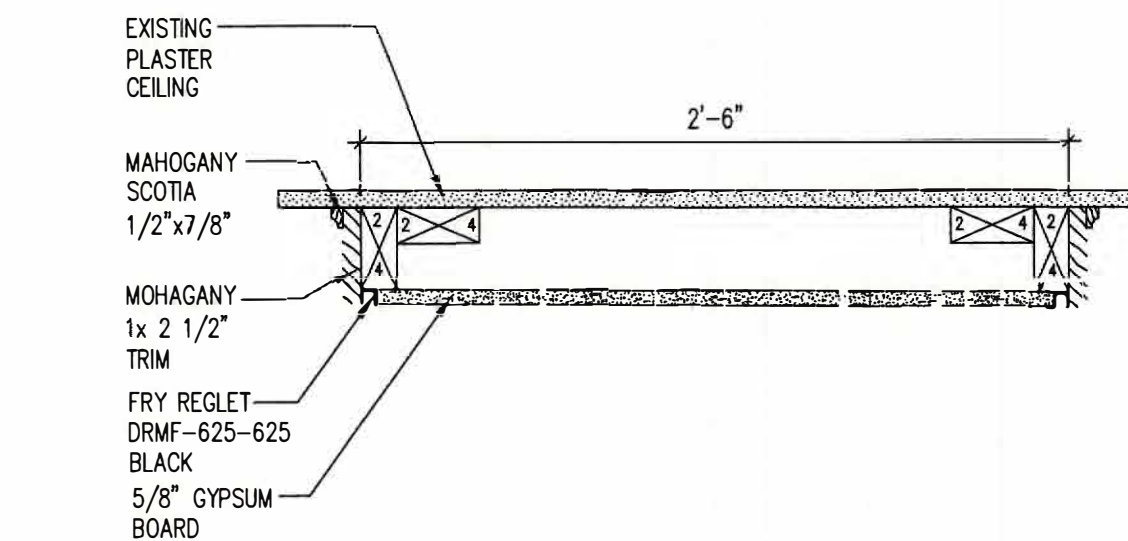
1
A21 1.5"=1'-0"



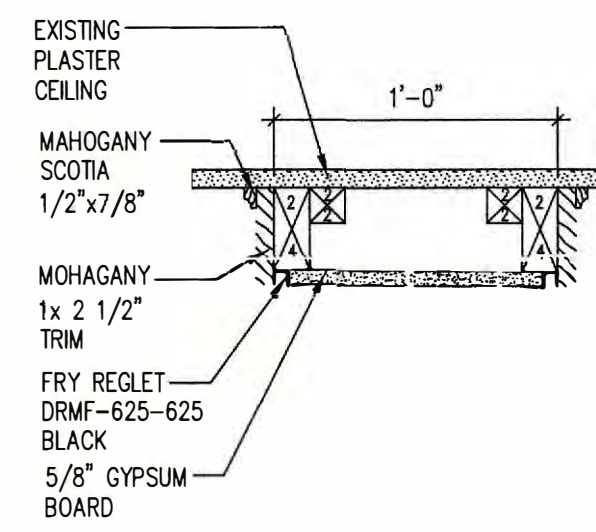
4
A21 1.5"=1'-0"



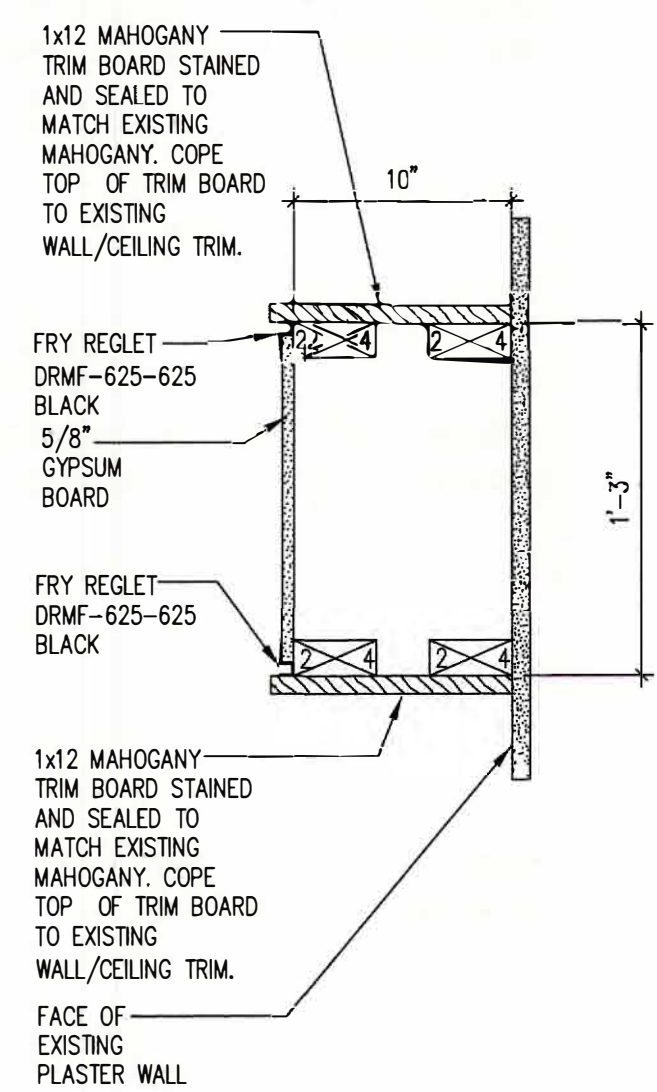
2
A21 1.5"=1'-0"



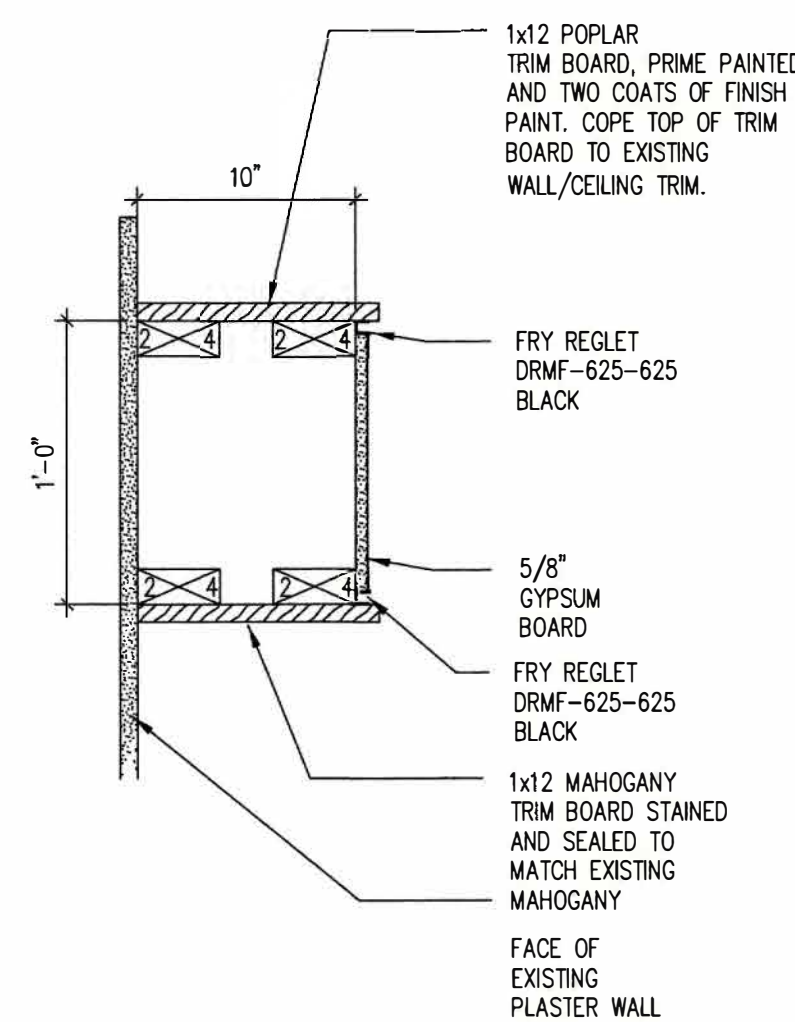
5
A21 1.5"=1'-0"



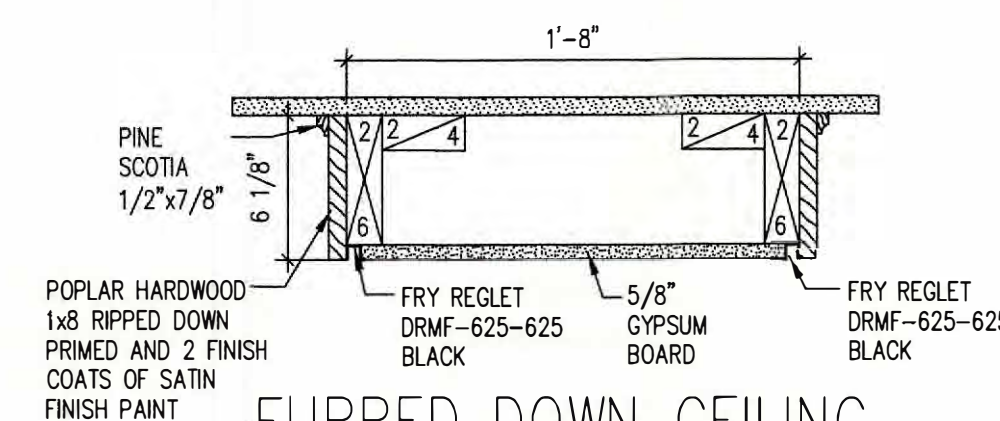
3
A21 1.5"=1'-0"



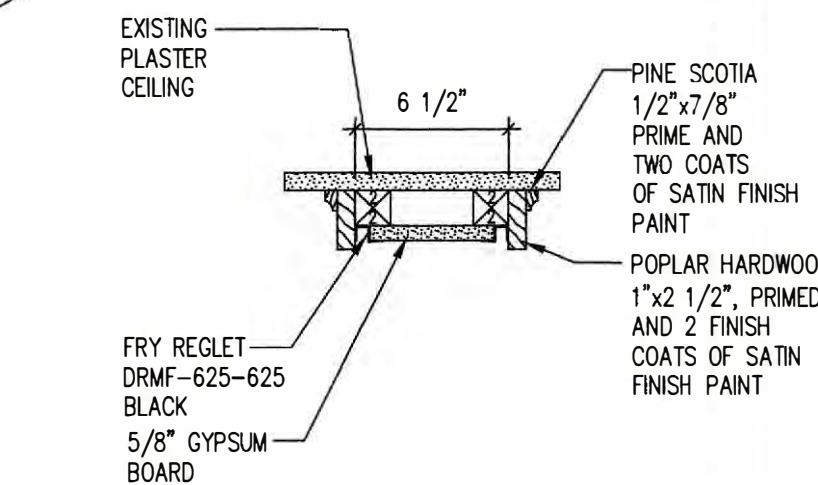
6
A21 1.5"=1'-0"



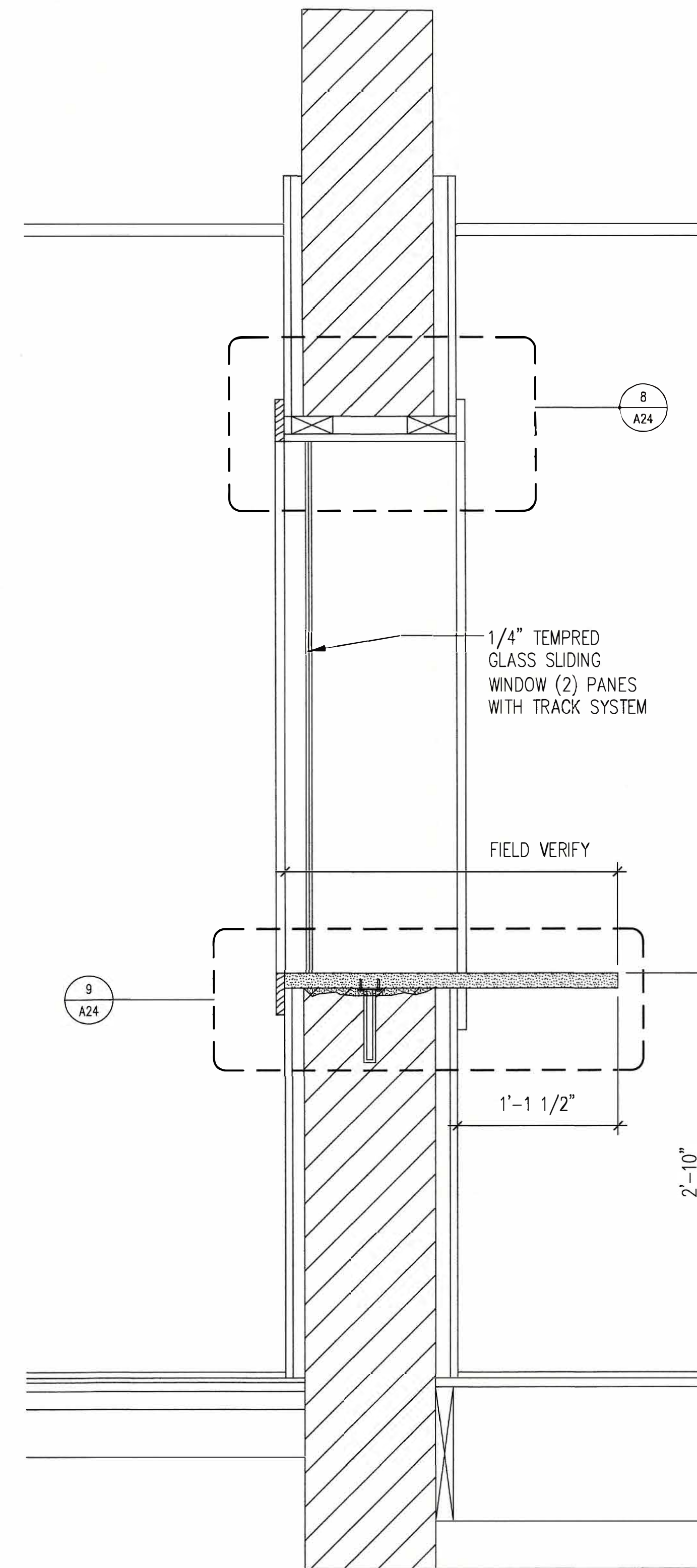
7
A21 1.5"=1'-0"



8
A21 1.5"=1'-0"



9
A21 1.5"=1'-0"

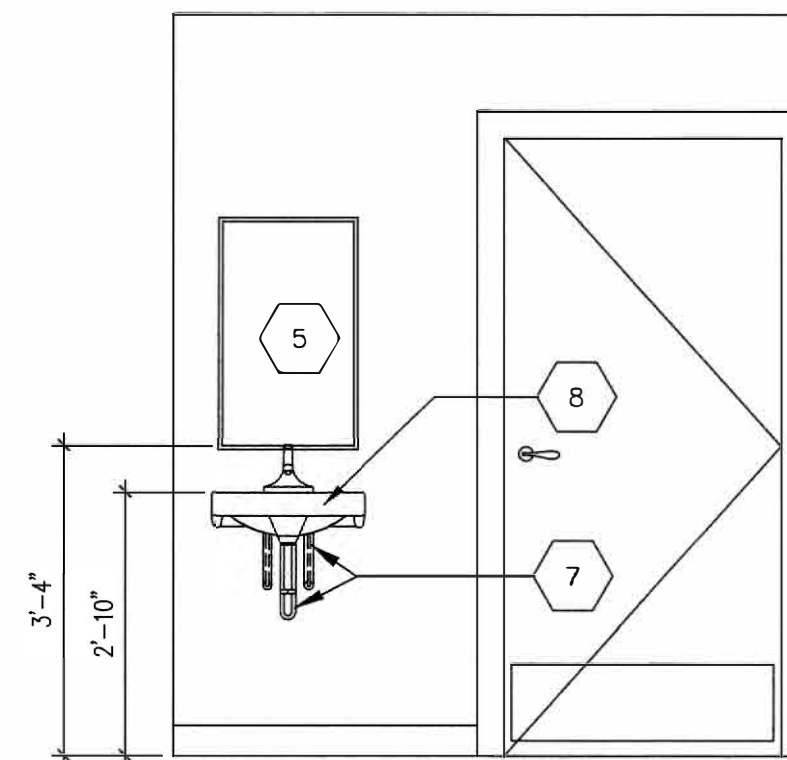
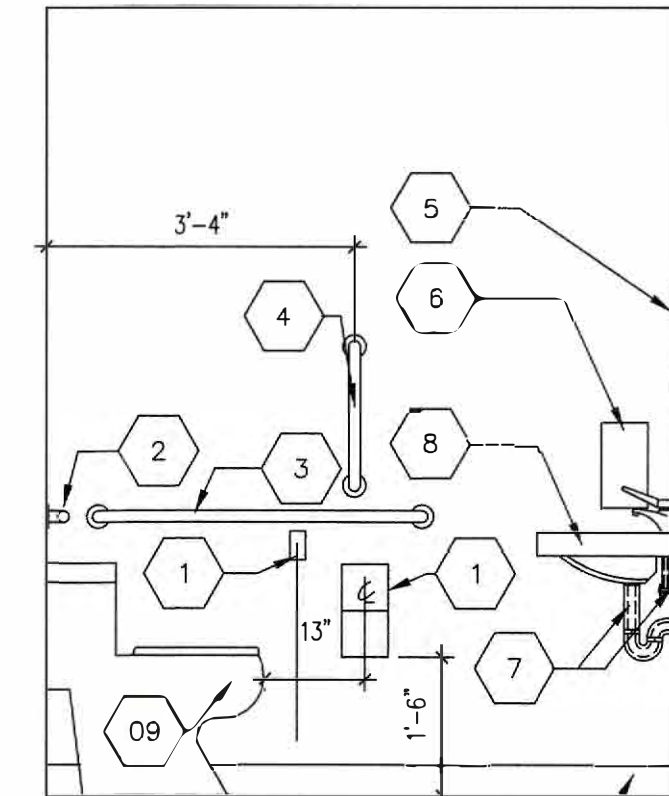
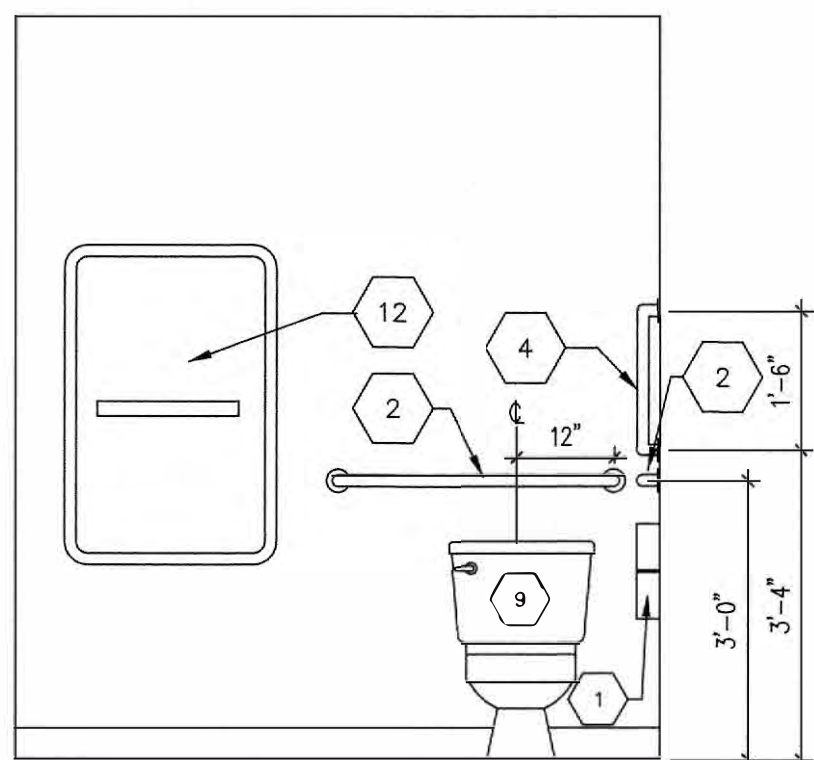
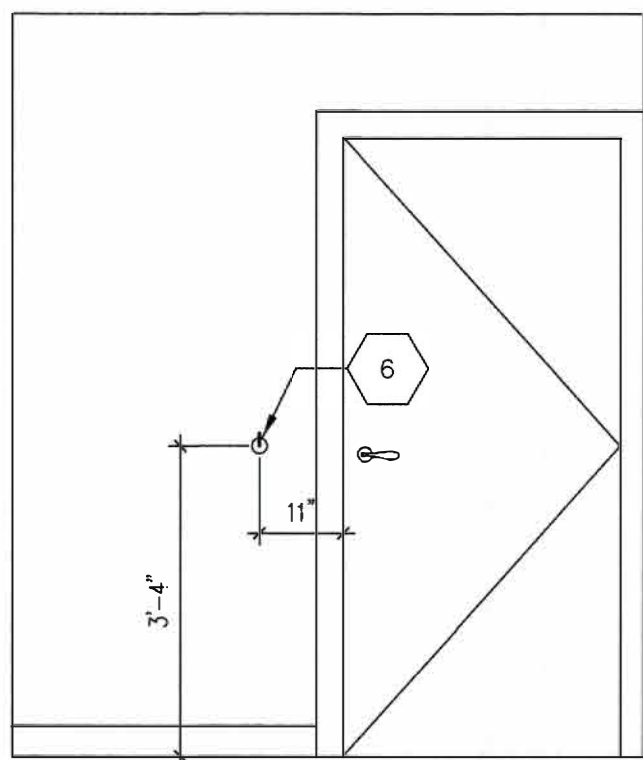
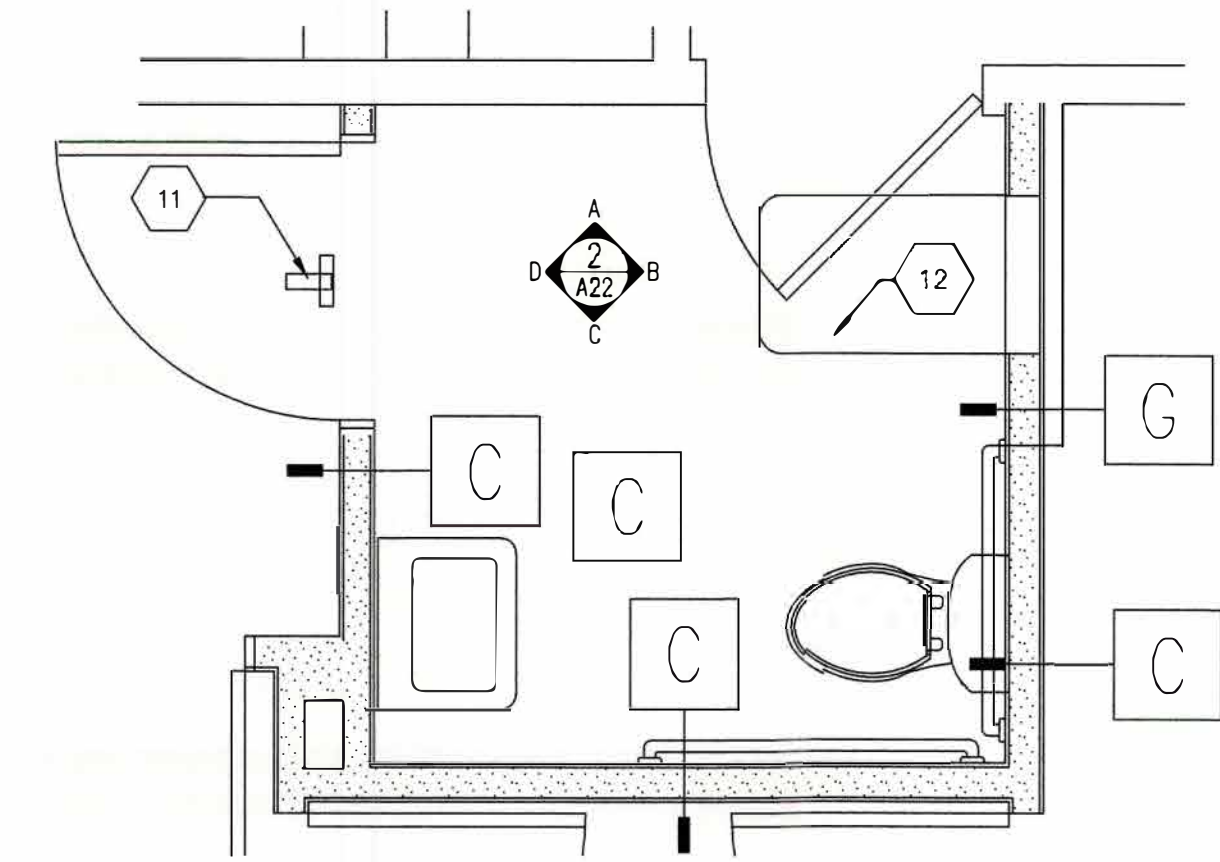


10
A21 1"=1'-0"

REMODEL 263 MIGEON AVENUE TORRINGTON, CT FOR McCALL FOUNDATION, INC.													
Revisions: <table border="1"> <tr> <th>Mark</th> <th>Date</th> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	Mark	Date											
Mark	Date												
Drawing Title: PLAN DETAILS CEILING DETAILS													
Date 06-07-2025 Scale Job No. CON.	Drawing No. A21												
BOE STUDIO architects 19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE: 860-307-6816													

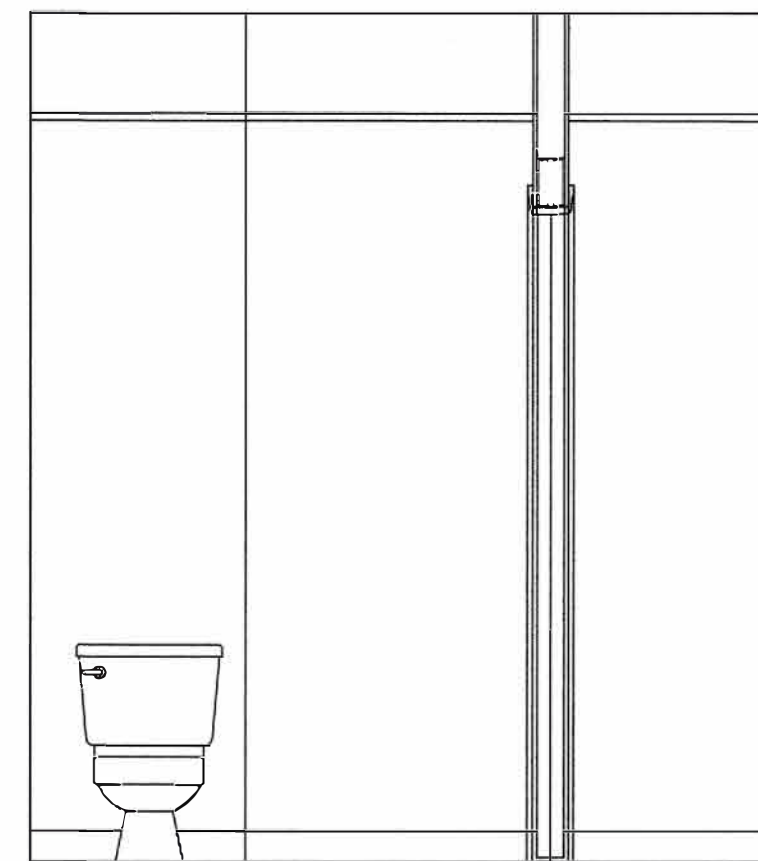
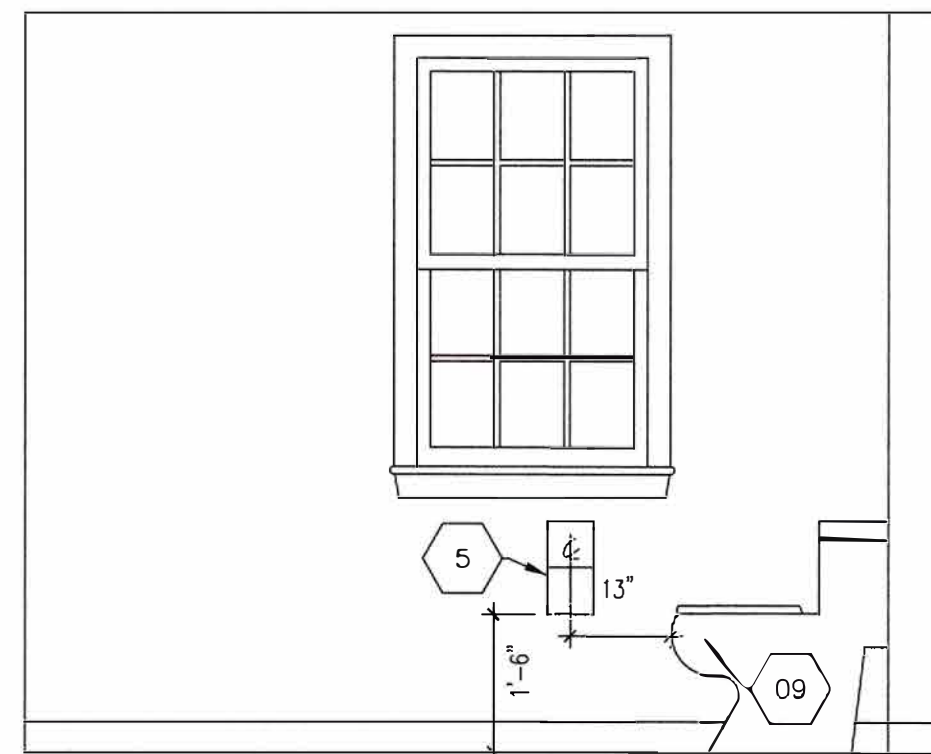
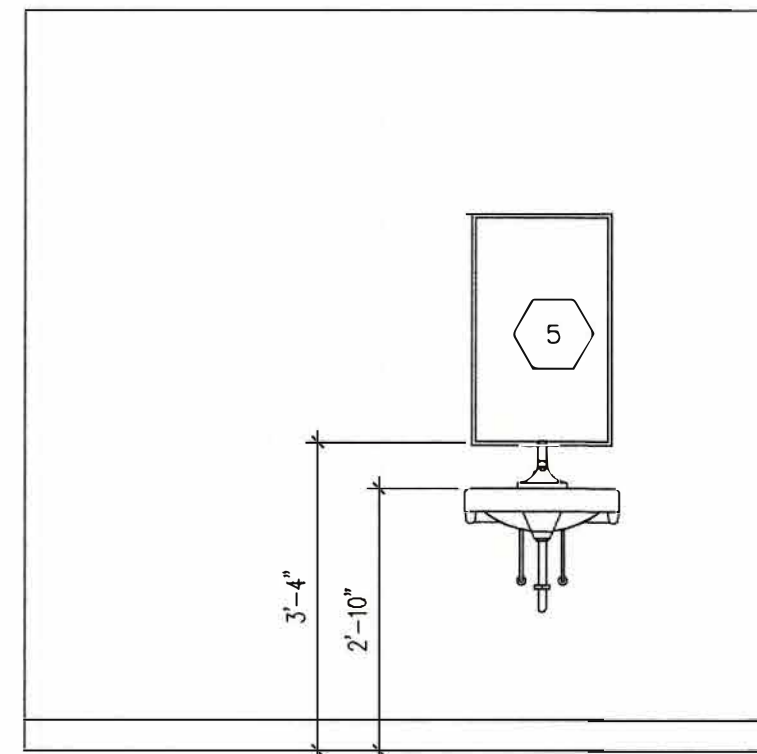
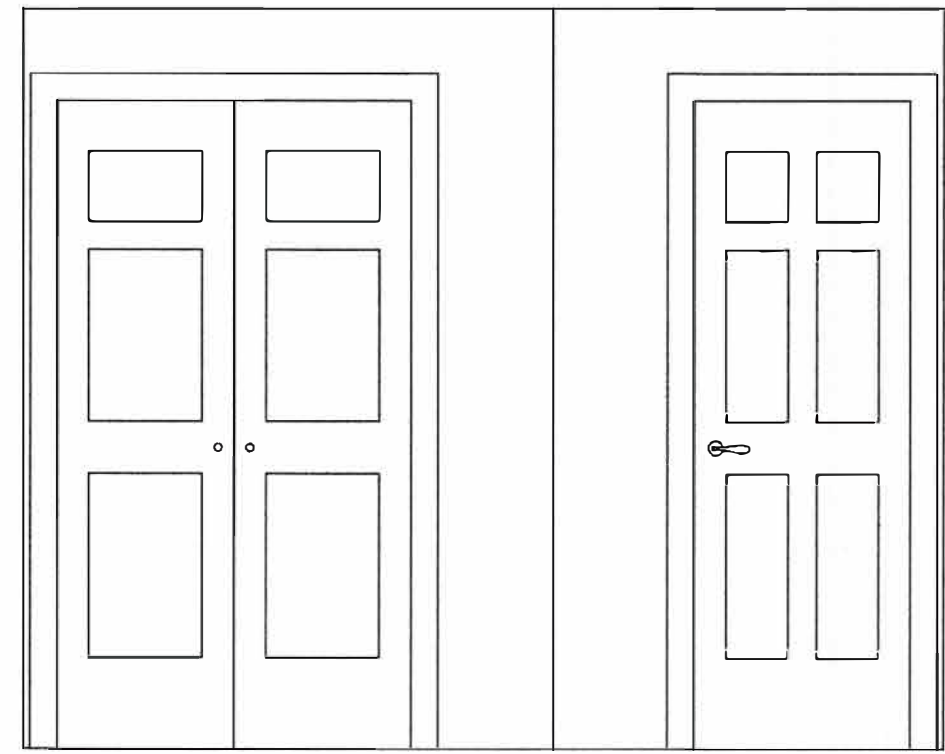
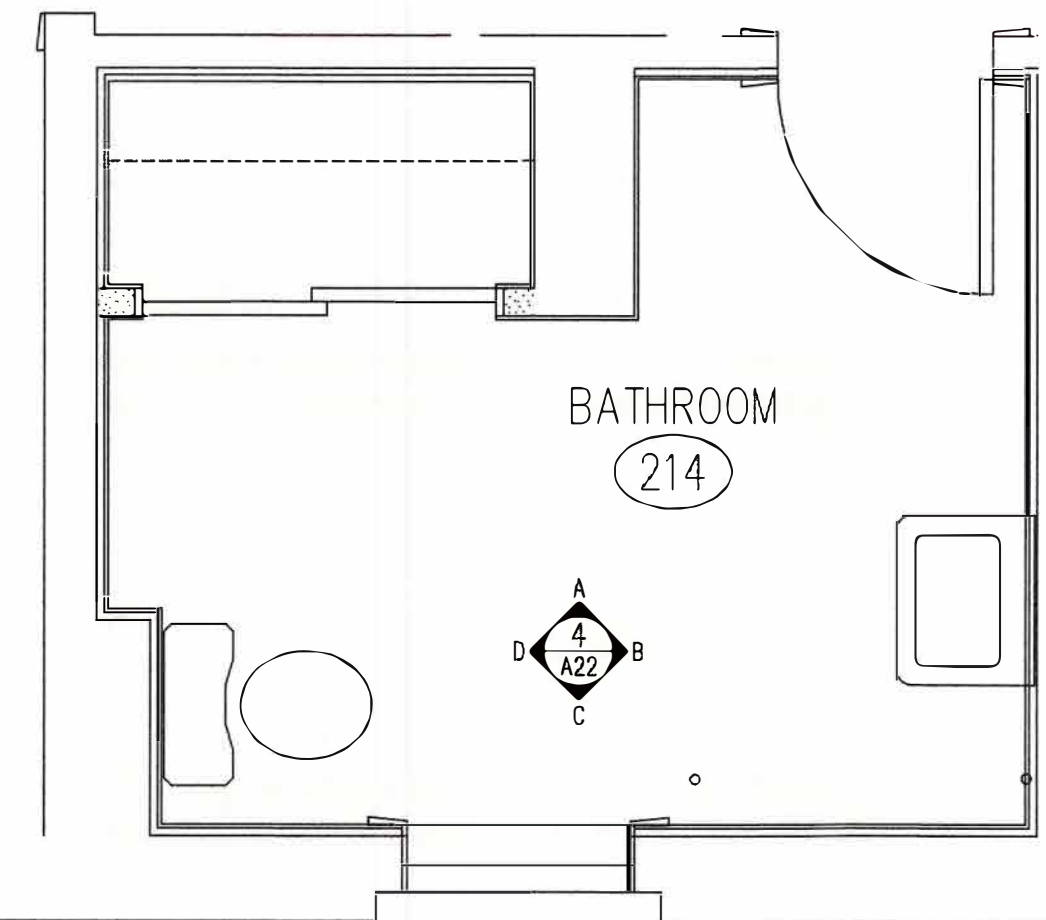
ACCESSORY LEGEND

- 1 BOBRICK B-288
TOILET TISSUE
DISPENSER
- 2 BACK WALL HORIZONTAL GRAB BAR
BOBRICK # B-6806.99x36
- 3 SIDE WALL HORIZONTAL GRAB BAR
BOBRICK # B-6806.99x42
- 4 SIDE WALL GRAB BAR VERTICAL MOUNT
AT 3'-4" AFF TO CENTERLINE OF
BOTTOM BRACKET.
BOBRICK # B-6806.99x18
- 6 MIRROR: 18" x 36", 40" AFF.
- 5 COAT HOOK: BOBRICK B-7671
- 7 EXPOSED PIPES:
WATER SUPPLY AND SANITARY
SEWER DRAIN PIPES UNDER
LAVATORY SHALL BE INSULATED.
THERE SHALL BE NO ABRASIVE
SURFACES UNDER LAVATORIES.
- 6 WALL HUNG ADA CERTIFIED LAVATORY
ADA FAUCET LEVER HANDLE CONTROL
AMERICAN STANDARD 9140.047 LAVATORY
SINK FAUCET MOEN MODEL # 6810, CHROME
- 09 TOILET: STERLING QIMARRON K-5310 COMFORT HEIGHT,
WHITE (0), ELONGATED OPEN FRONT SEAT
- 10 ELECTROIAL OUTLET PULL CHORD HORN/STOBE
SWITCH: TERMINATE CHORD 12" AFF
- 11 HORN/STOBE 7'-0" AFF.
- 12 KOALA CARE KB311-MBLK VERTICAL STAINLESS STEEL
RECESSED BABY CHANGING STATION
MOUNT AS PER MANUFACTURERS DIRECTIONS



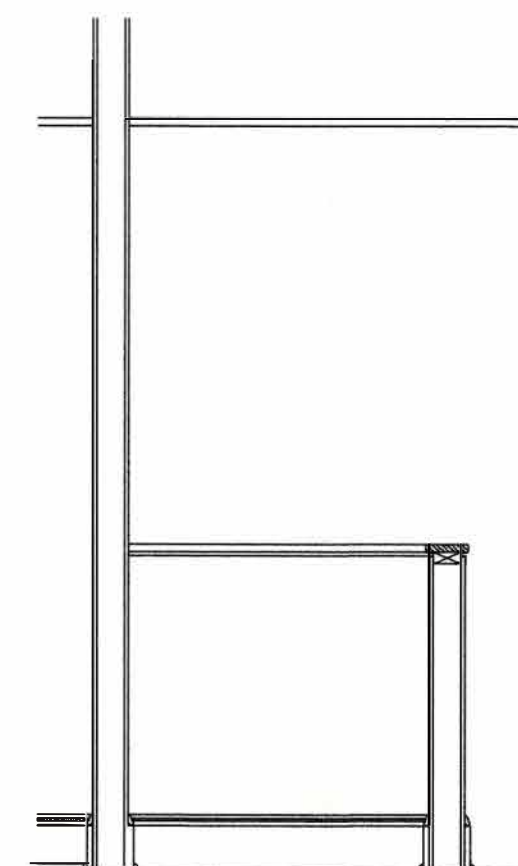
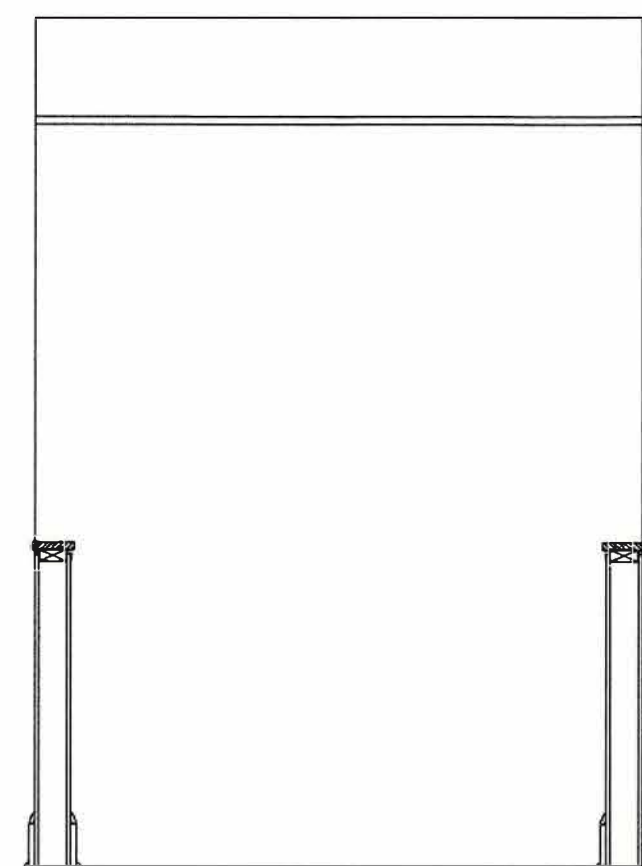
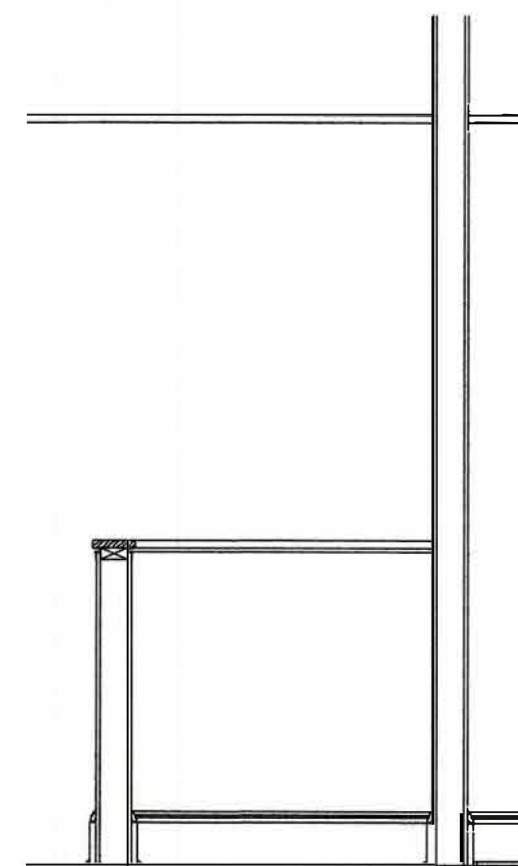
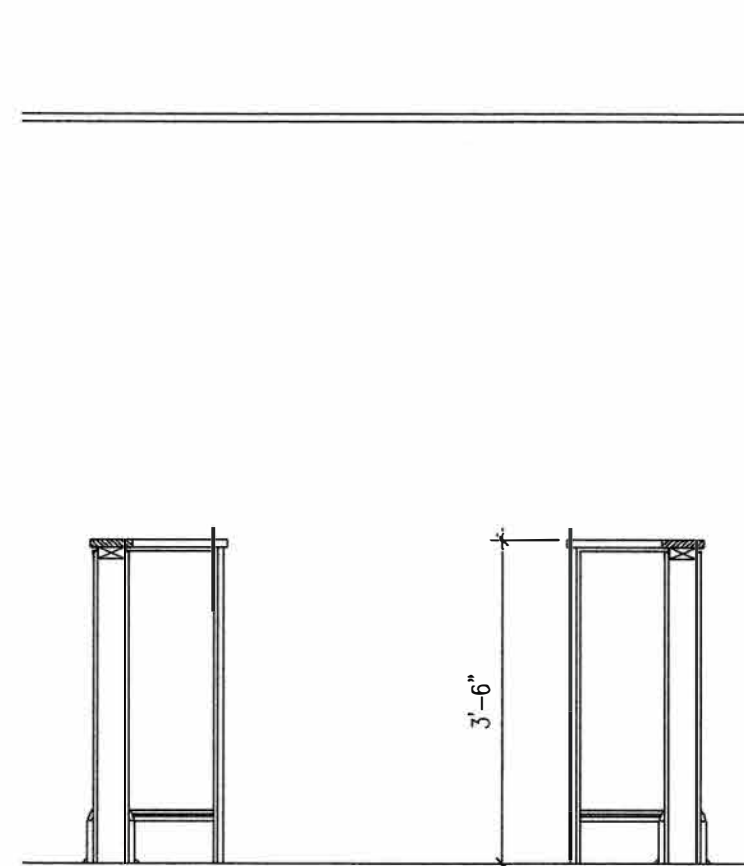
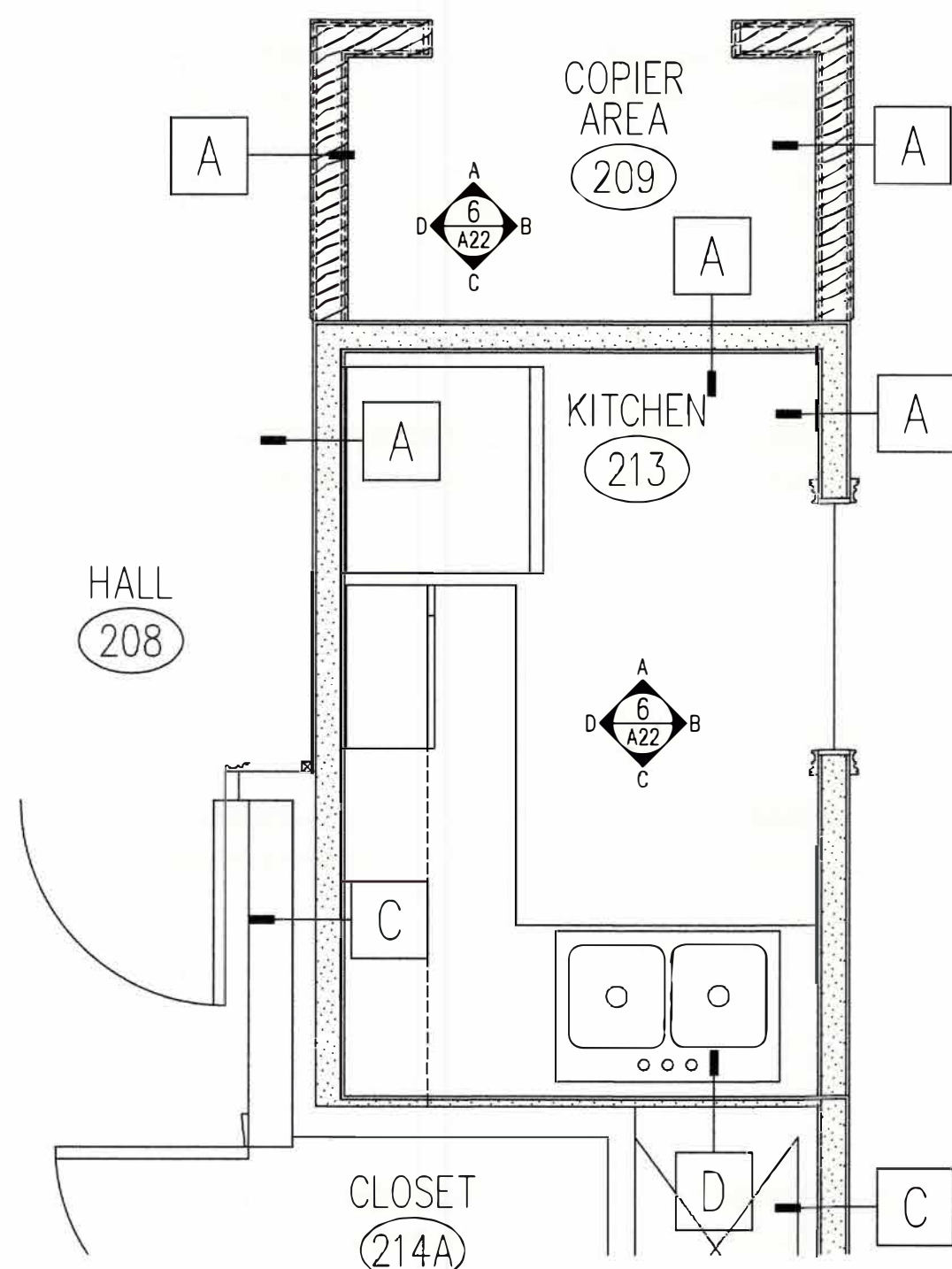
1 ACCESSIBLE UNISEX BATHROOM [117] PLAN
A22 1/2"=1'-0"

2 ELEVATIONS ACCESSIBLE UNISEX BATHROOM [117]
A22 1/2"=1'-0"



3 UNISEX BATHROOM [214] PLAN
A22 1/2"=1'-0"

2 ELEVATIONS ACCESSIBLE UNISEX BATHROOM [119]
A22 1/2"=1'-0"



5 KITCHEN COPY AREA PLAN
A22 1/2"=1'-0"

6 COPIER AREA 209 ELEVATIONS
A22 1/2"=1'-0"

REMODEL
263 MIGEON AVENUE
TORRINGTON, CT
FOR
McCALL FOUNDATION, INC.

Revisions:	Mark	Date

Drawing Title:
ACCESSIBLE BATHROOM 119 PLANS AND ELEV.
BASEMENT FLOOR PLAN

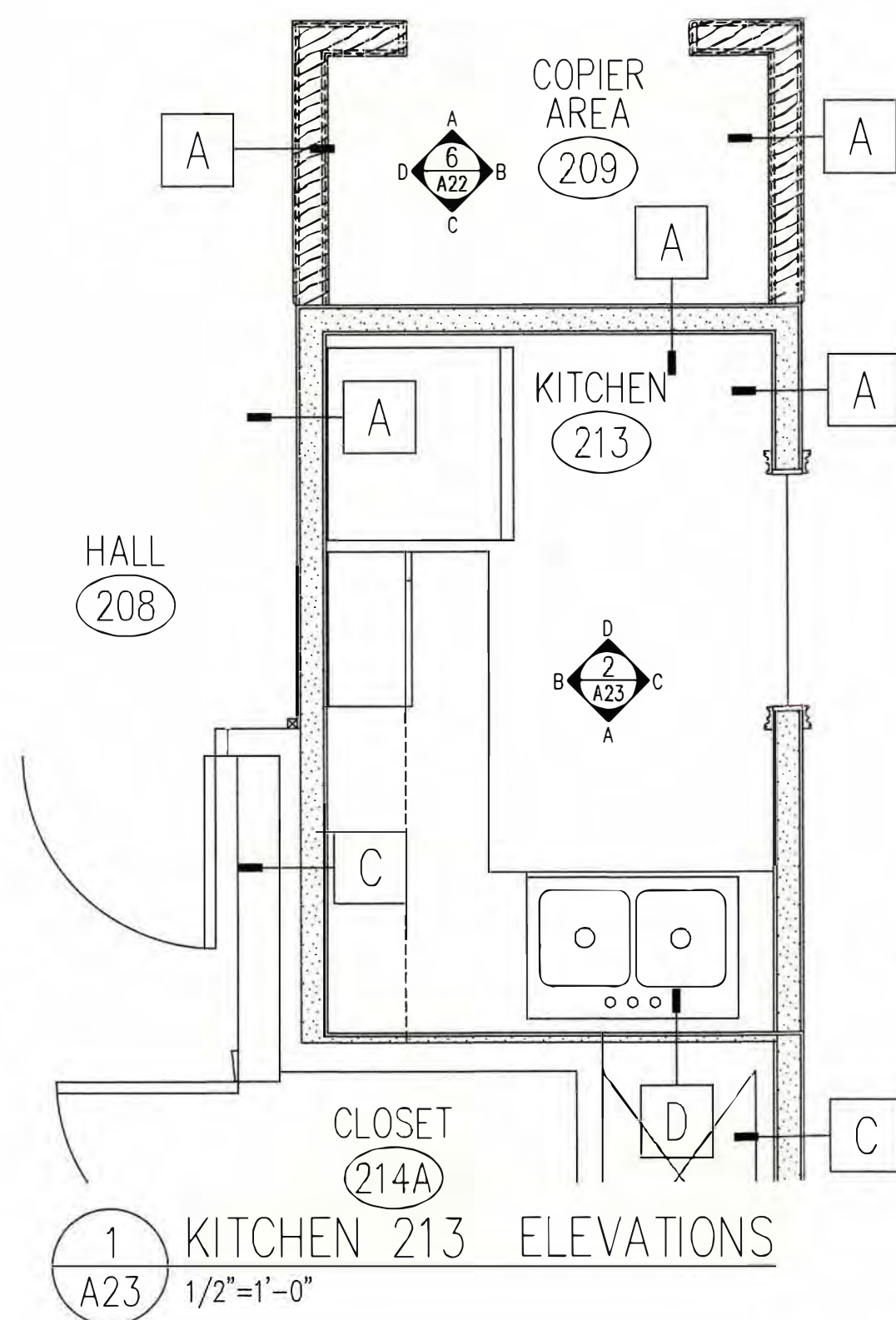
Date: 06-07-2025
Scale: 1/4"=1'-0"
Job No.
CDN.

Drawing No.
A22

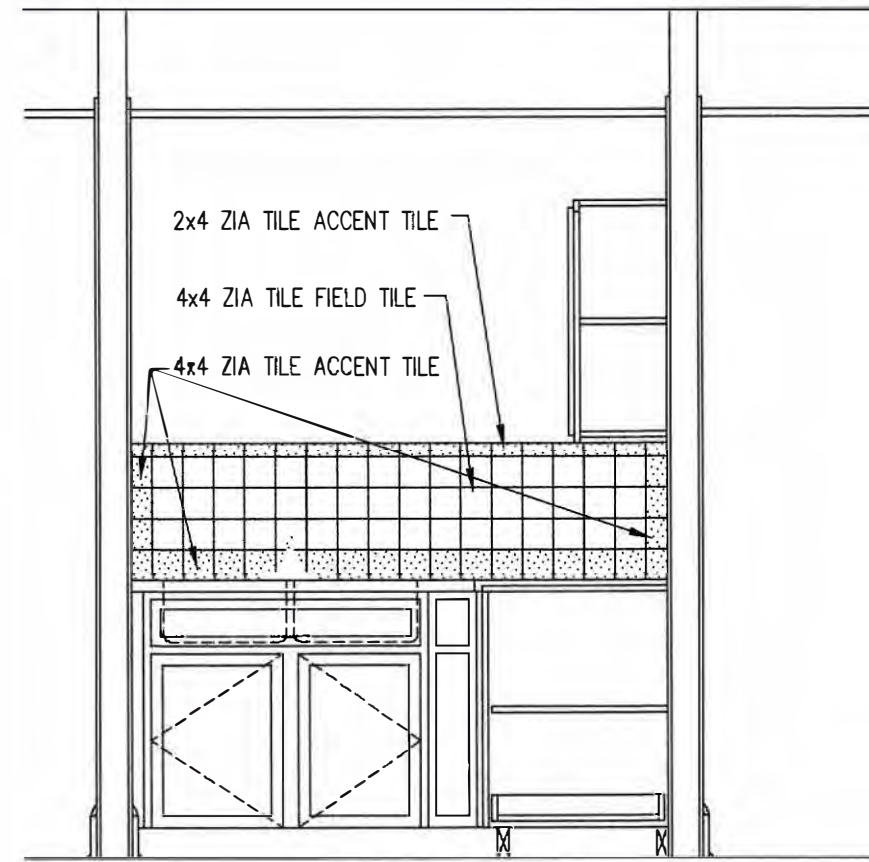
BOE STUDIO
architects
19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net
PHONE/FAX 860-307-6816

STATE OF CONNECTICUT
MICHAEL LEWIS
NO. 5102
LICENSED ARCHITECT

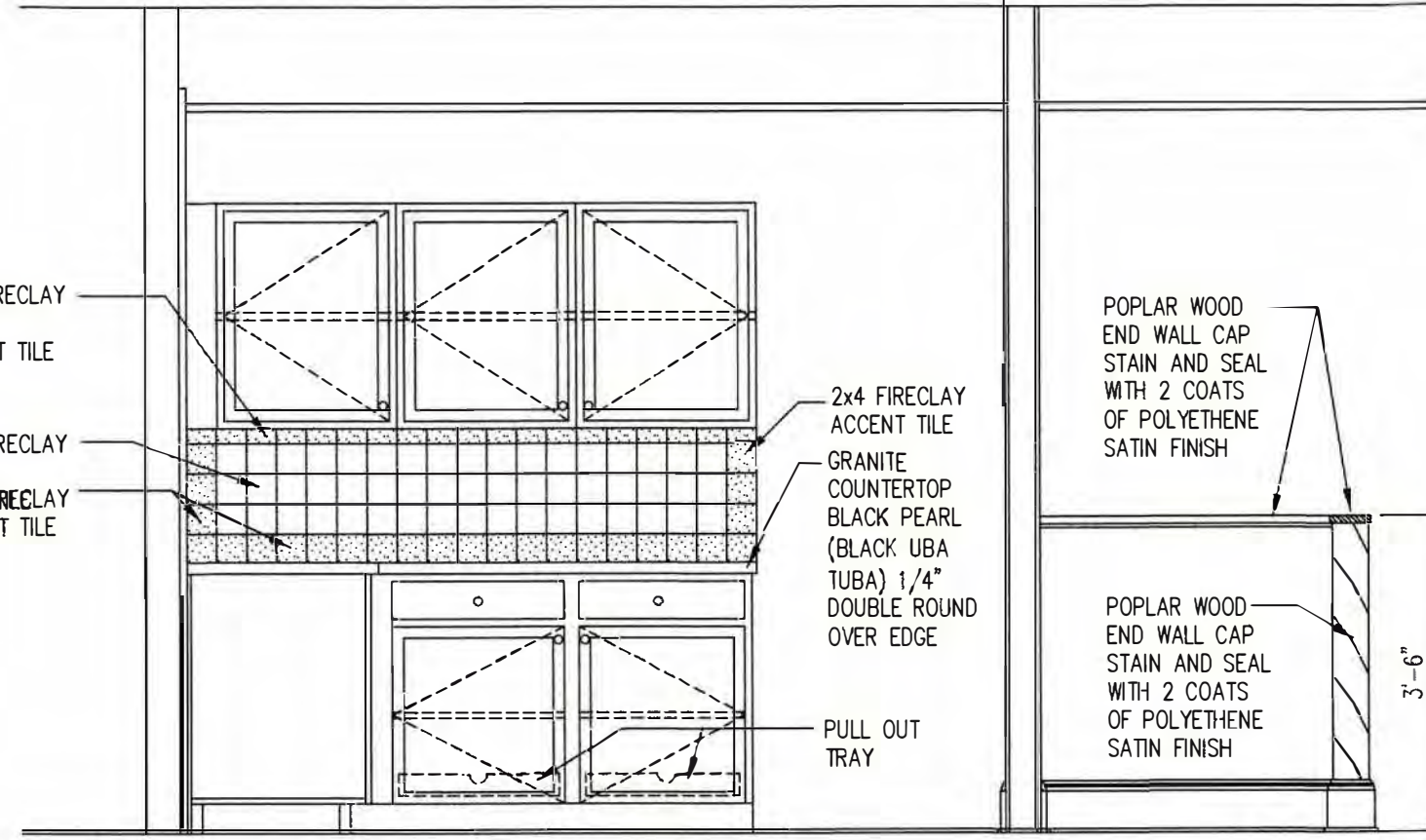
C:\WINDOWS\DESKTOP\PROJECTS\MCCALL FOUNDATION PROJECTS\263 MIGEON AVE MAY 2025\ACCESSIBLE BATHROOM 119.DWG 4/30/25 8:54 AM



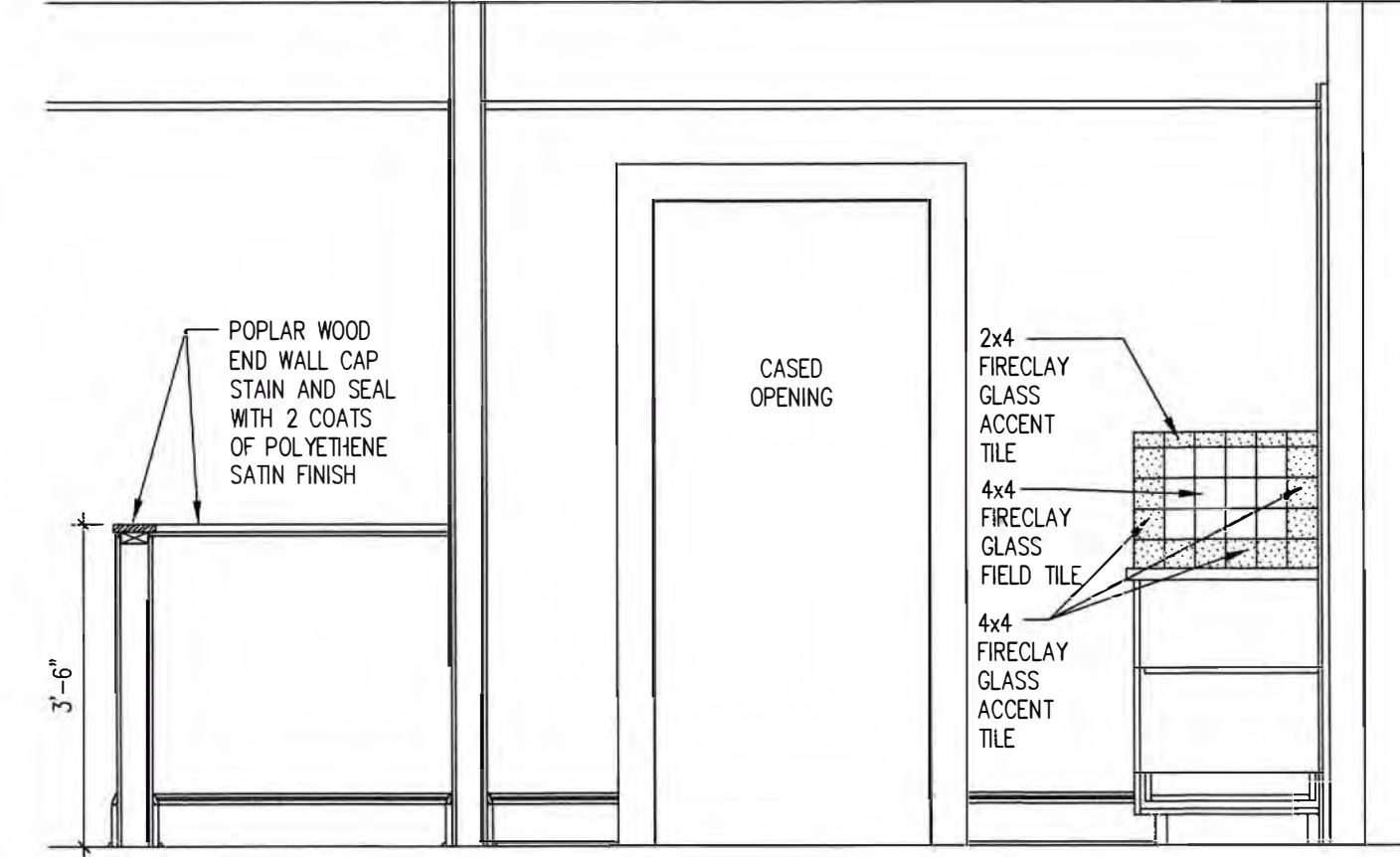
1 KITCHEN 213 ELEVATIONS
A23 1/2"=1'-0"



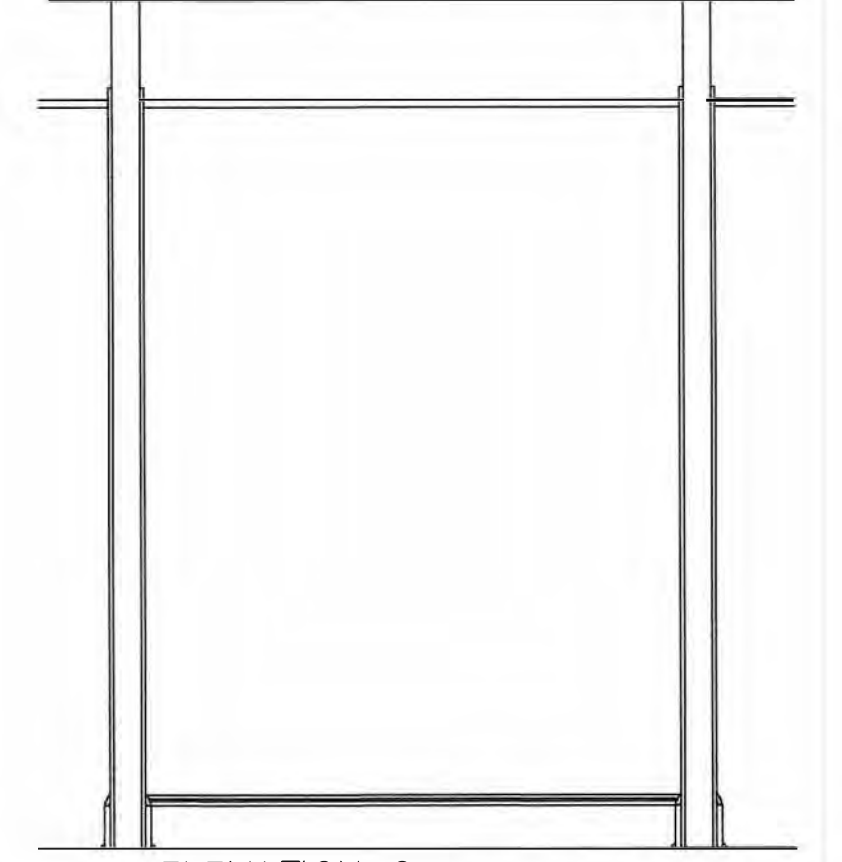
ELEVATION A
FIRECLAY GLASS TILE: FIRECLAYTILE.COM
COLOR AS SELECTED BY OWNER
2 KITCHEN 213 ELEVATIONS
A23 1/2"=1'-0"



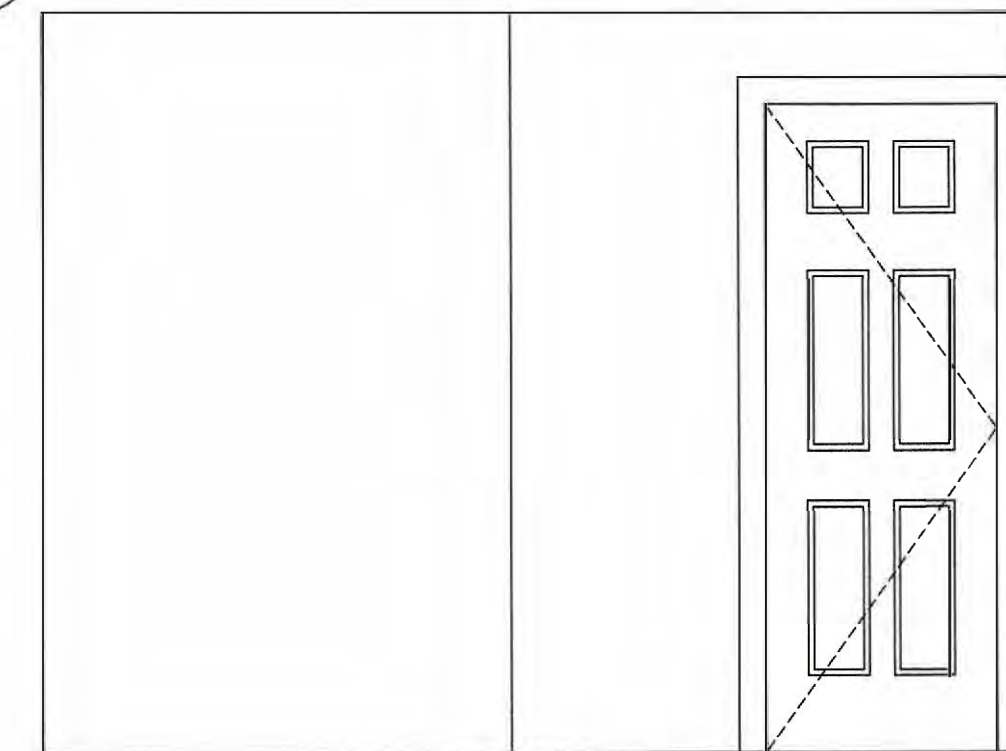
ELEVATION B
FIRECLAY GLASS TILE: FIRECLAYTILE.COM
COLOR AS SELECTED BY OWNER



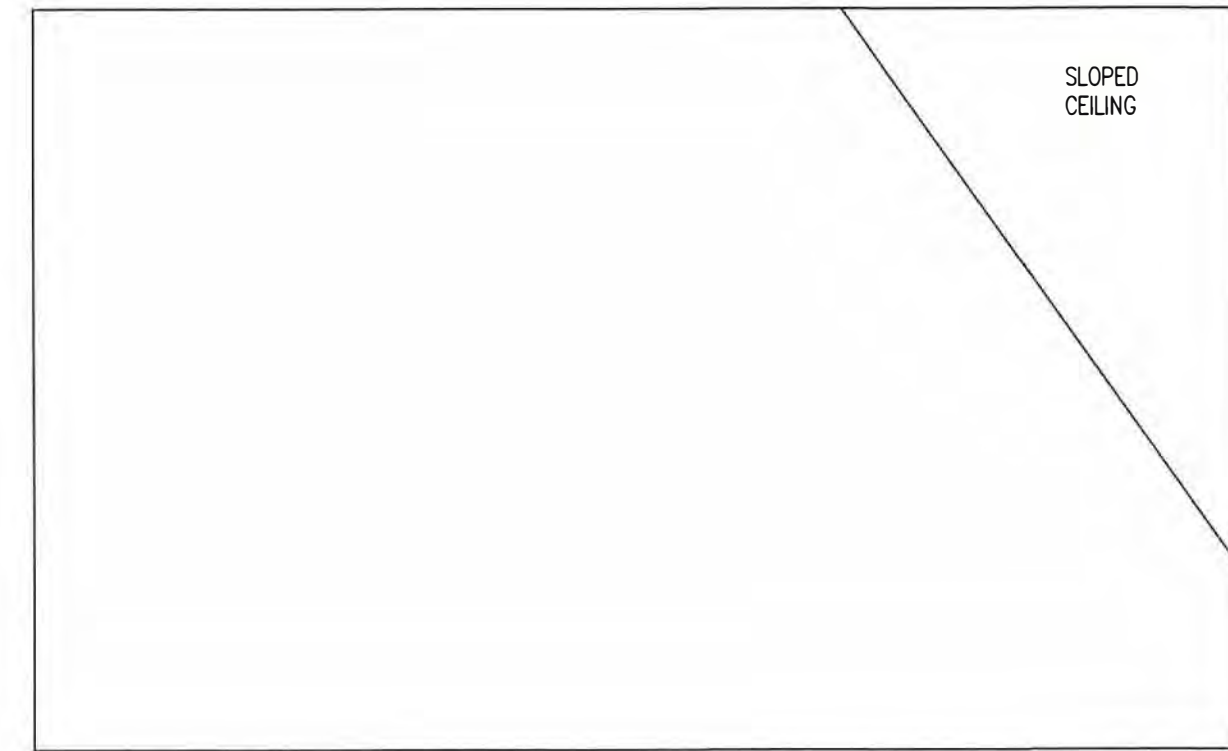
ELEVATION C



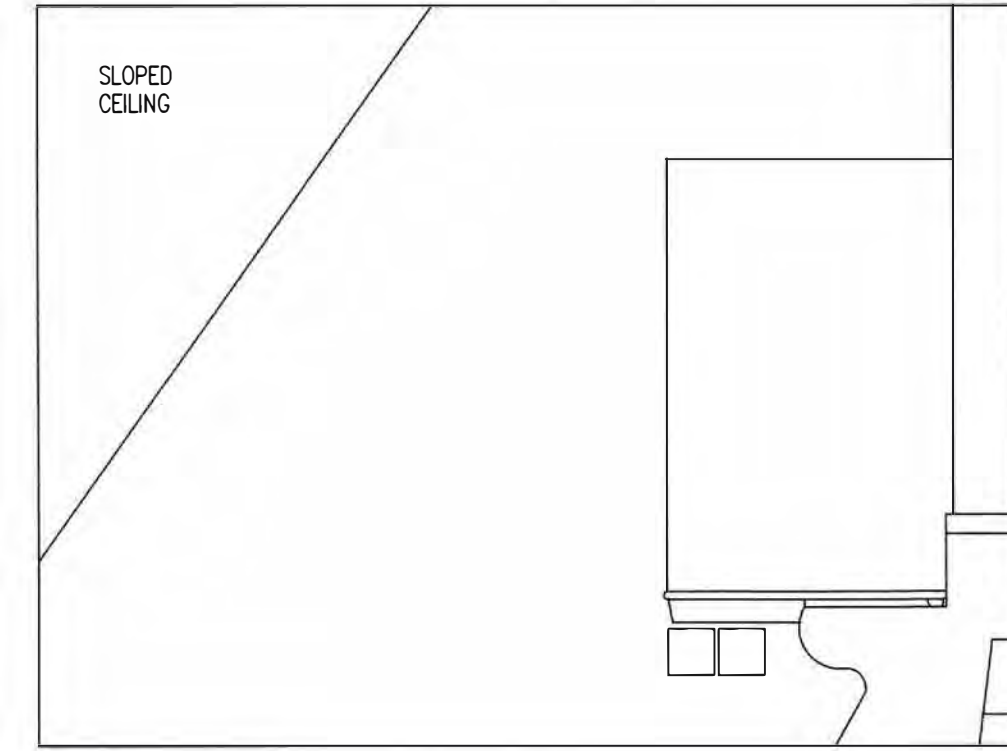
ELEVATION C



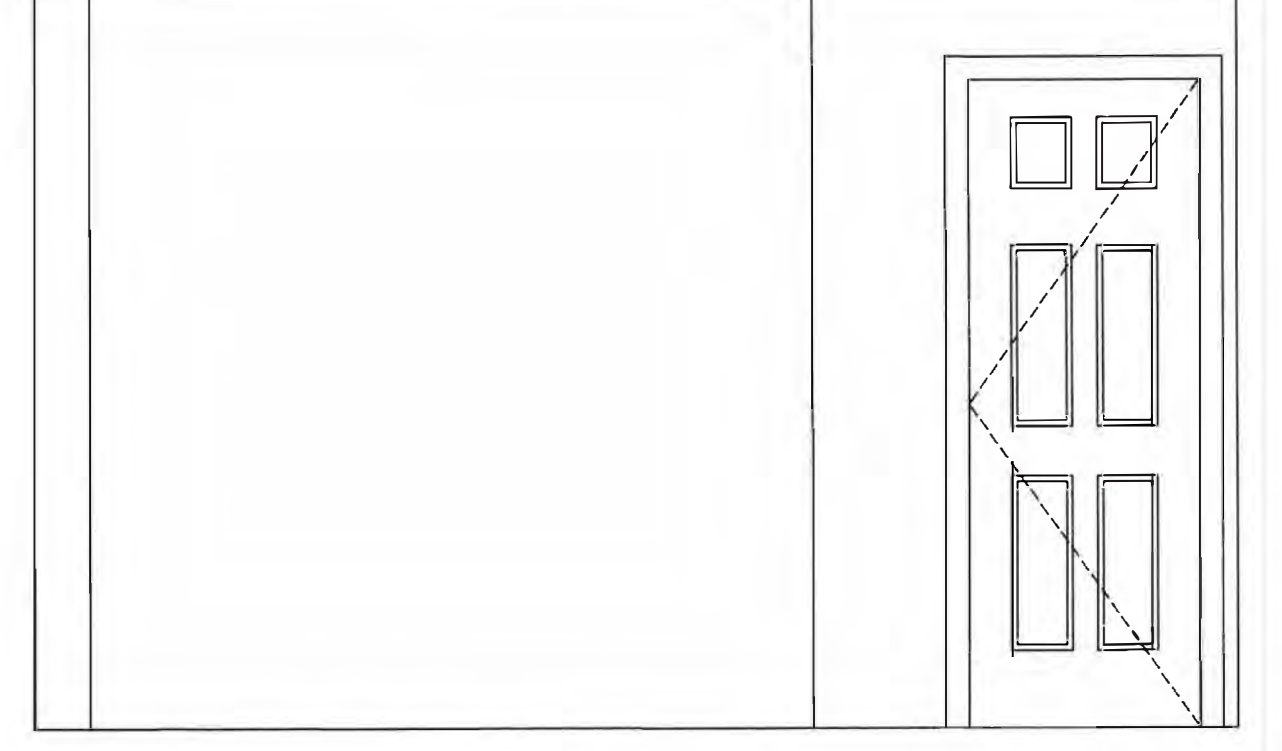
ELEVATION A
4 BATHROOM 308, ELEVATIONS
A23 1/2"=1'-0"



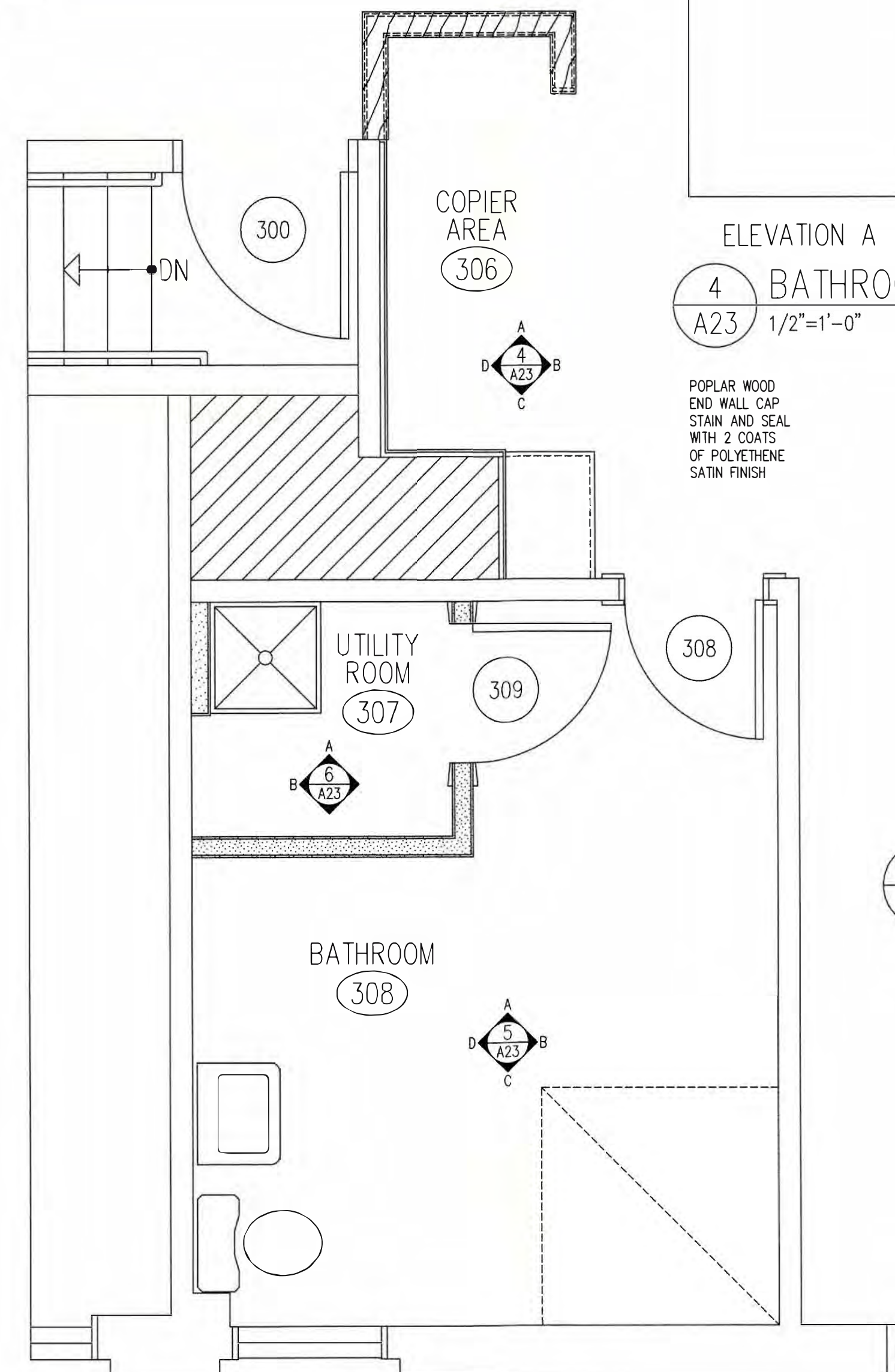
ELEVATION B



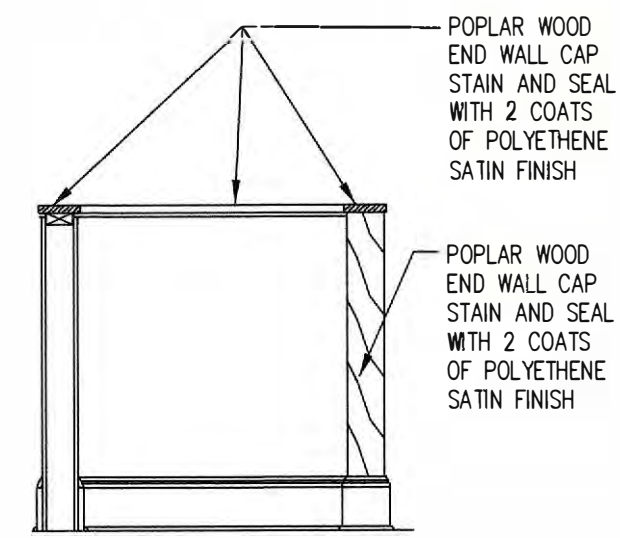
ELEVATION C



ELEVATION D



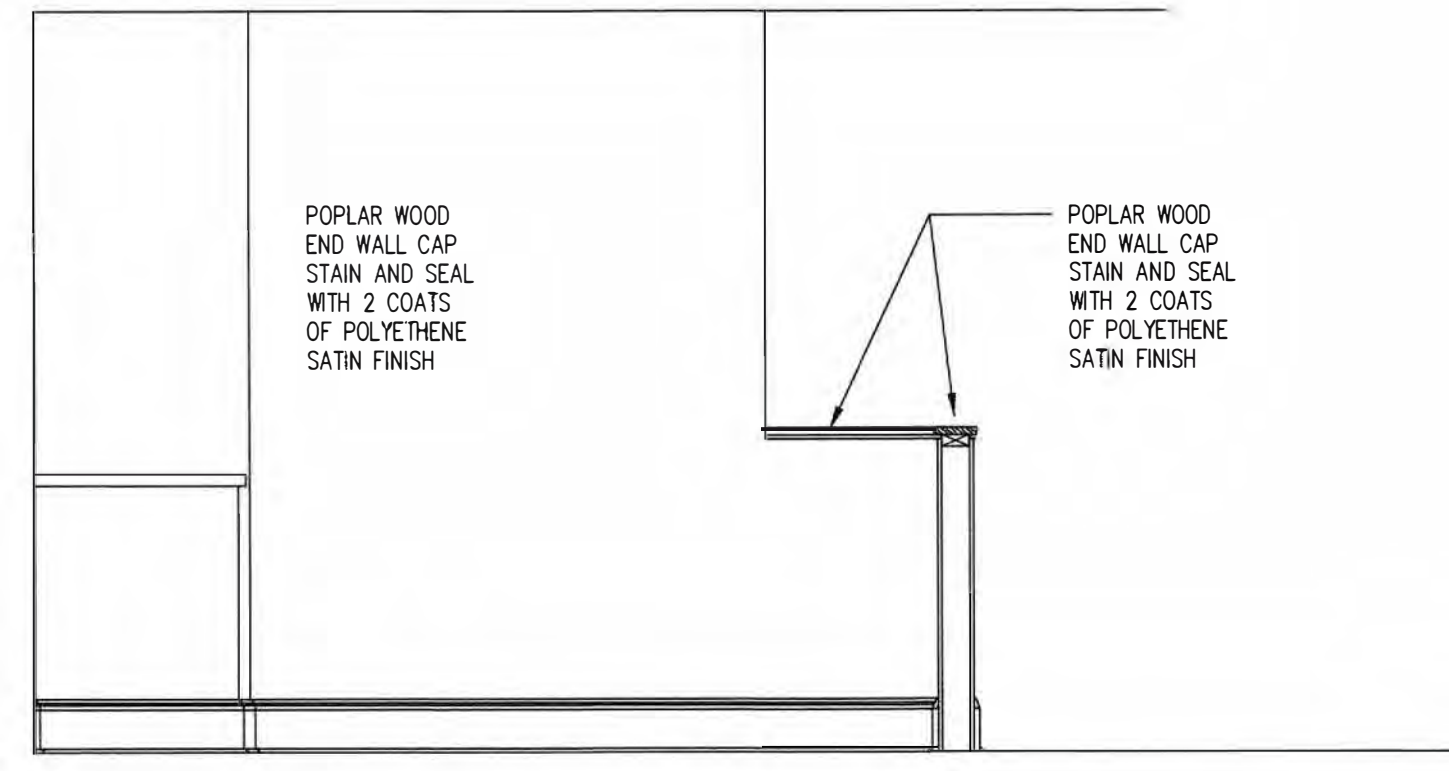
3 BATHROOM 308, UTILITY RM 307, AND COPIER AREA 306 PLAN
A23 1/2"=1'-0"



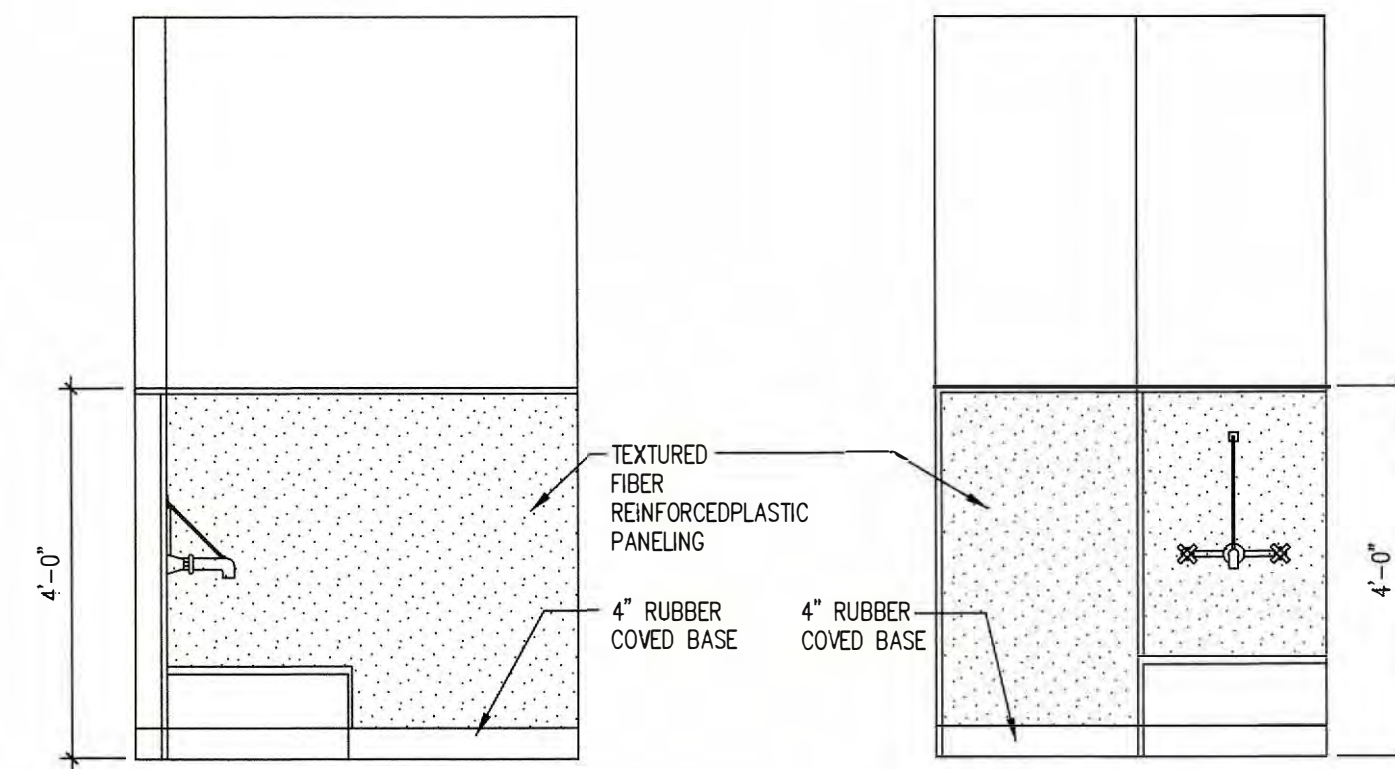
ELEVATION A
5 COPY AREA, 306 ELEVATIONS
A23 1/2"=1'-0"



ELEVATION B



ELEVATION C



ELEVATION A
6 UTILITY RM 307, ELEVATIONS
A23 1/2"=1'-0"

ELEVATION B

REMODEL
263 MIGEON AVENUE
TORRINGTON, CT
FOR
McCALL FOUNDATION, INC.

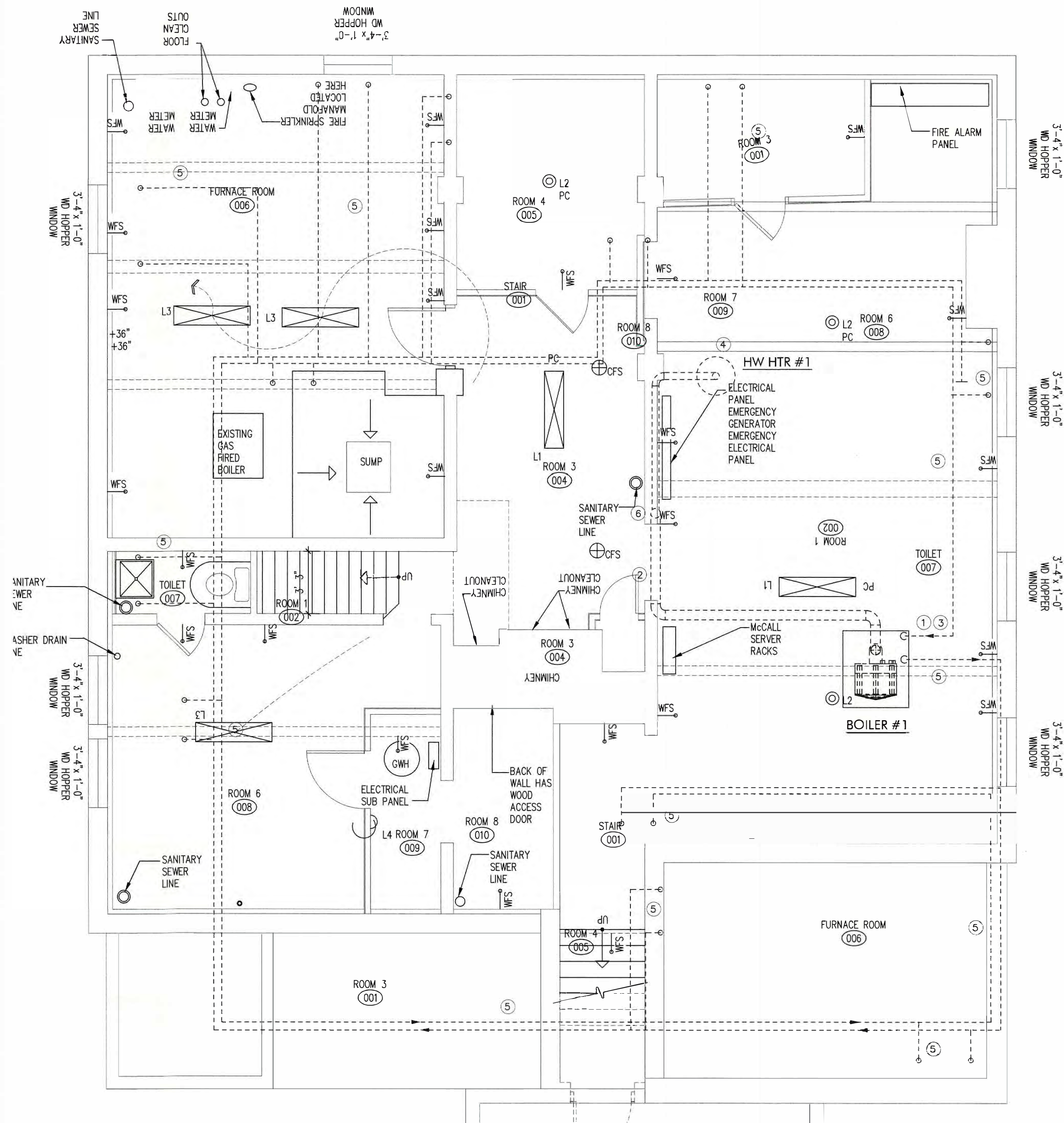
Revisions:	Mark	Date

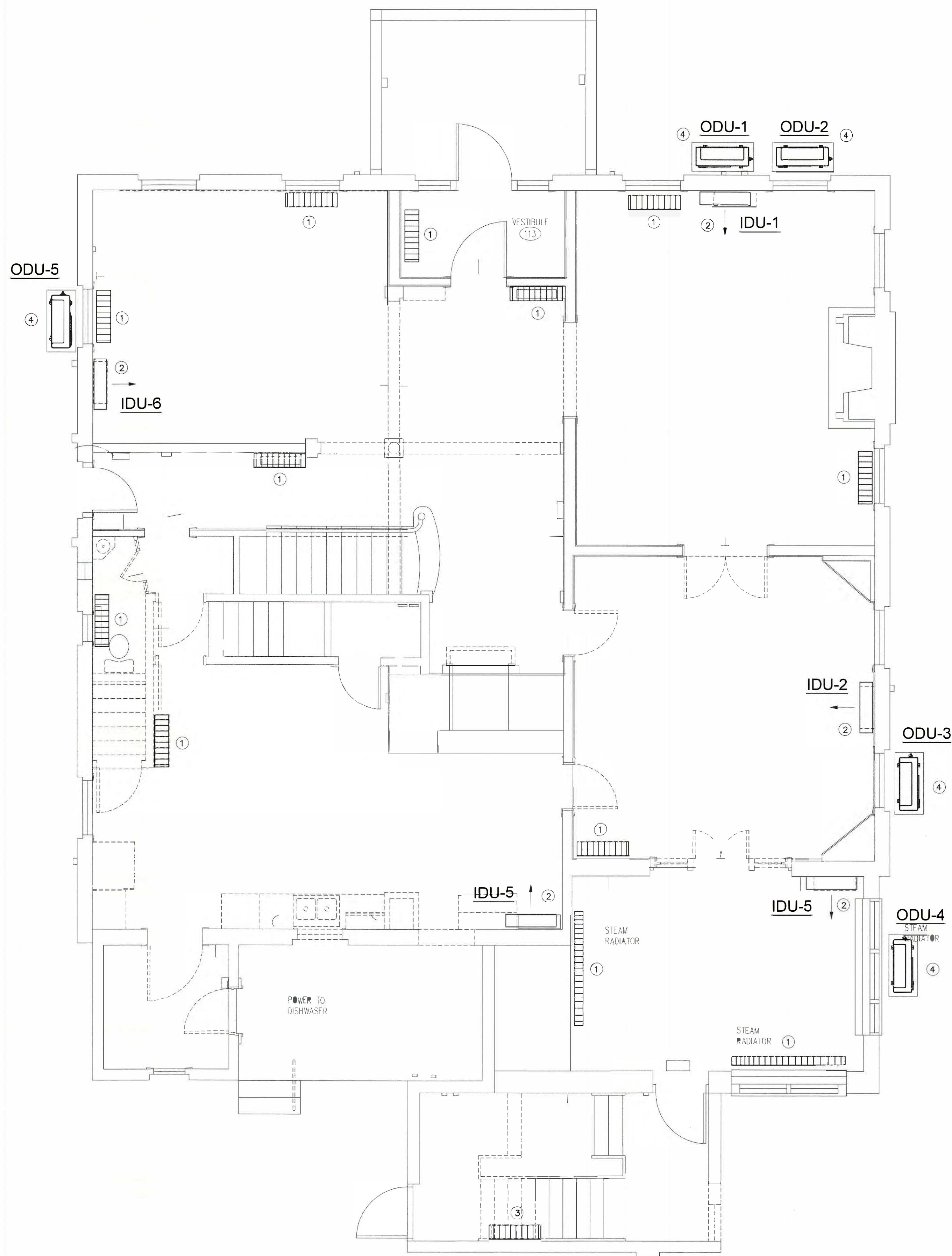
Drawing Title:
BATHROOM 213, 308, PLANS AND ELEV.
UTILITY RM 307, PLANS AND ELEVATIONS

Date: 06-07-2025
Scale: 1/4"=1'-0"
Job No. CDN.

Drawing No. A23

BOE STUDIO.
architects
19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net
PHONE/FAX: 860-307-6816





1 FIRST FLOOR DEMOLITON PLAN
D2 1/4"=1'-0"

HVAC KEY NOTES:

1. EXISTING STEAM RADIATOR TO BE REMOVED. (UNDER PHASE 2).
2. EXISTING WALL A/C UNIT AND ASSOCIATED PIPING TO BE REMOVED.
3. EXISTING ELECTRIC BASEBOARD HEAT TO BE REMOVED.
4. EXISTING MINI SPLIT CONDENSING UNIT TO BE REMOVED.

GENERAL DEMOLITION NOTES:

1. GENERAL DEMOLITION NOTES SHALL APPLY TO ALL MECHANICAL DRAWINGS.
2. PORTIONS OF EXISTING SYSTEMS ARE OMITTED FROM AREAS THAT HAVE NO TRADE ASSOCIATED SCOPE TO MAINTAIN GRAPHICAL CLARITY.
3. VISIT THE SITE AND EXAMINE CAREFULLY THE EXISTING CONDITIONS TO BECOME FAMILIAR WITH THEM AND DIFFICULTIES THAT WILL AFFECT THE EXECUTION OF WORK PRIOR TO THE SUBMISSION OF A PROPOSAL.
4. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN SUCH AN EXAMINATION HAS BEEN MADE.
5. NOTES AND GRAPHIC REPRESENTATIONS SHALL NOT LIMIT THE EXTENT OF DEMOLITION REQUIRED.
6. EXTENT OF DEMOLITION WORK SHALL INCLUDE, BUT NOT LIMITED TO, MECHANICAL WORK ASSOCIATED WITH THE REMOVAL OF EXISTING EXHAUST FANS.
7. ALL WORK REQUIRED TO REMAIN IN SERVICE BUT INTERFERING WITH THE ALTERATIONS SHALL BE RELOCATED AND RECONNECTED USING MATERIALS AND STANDARDS OF THIS CONTRACT.
8. EQUIPMENT AND DEVICES TO BE REMOVED SHALL BE DISCONNECTED PRIOR TO ANY DEMOLITION WORK. EQUIPMENT INDICATED TO BE REMOVED SHALL BE TAKEN FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND ENVIRONMENTAL REGULATIONS, UNLESS OTHERWISE INDICATED.
9. EQUIPMENT REQUIRED TO BE TURNED OVER TO THE OWNER SHALL BE PLACED IN A MUTUALLY ACCEPTABLE LOCATION.
10. FIELD VERIFY EXISTING DUCTWORK CONFIGURATION LOCATION PRIOR TO REMOVAL.
11. PATCH, REPAIR AND PAINT ALL WALLS, CEILINGS AND MASONRY EFFECTED BY NEW WORK, DEMOLITION, RELOCATED EQUIPMENT, DUCTWORK. PATCHING SHALL MATCH EXISTING SURFACES.
12. KEEP CARPETS CLEAN OF DEBRIS. ANY DAMAGE ASSOCIATED WITH DEMOLITION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

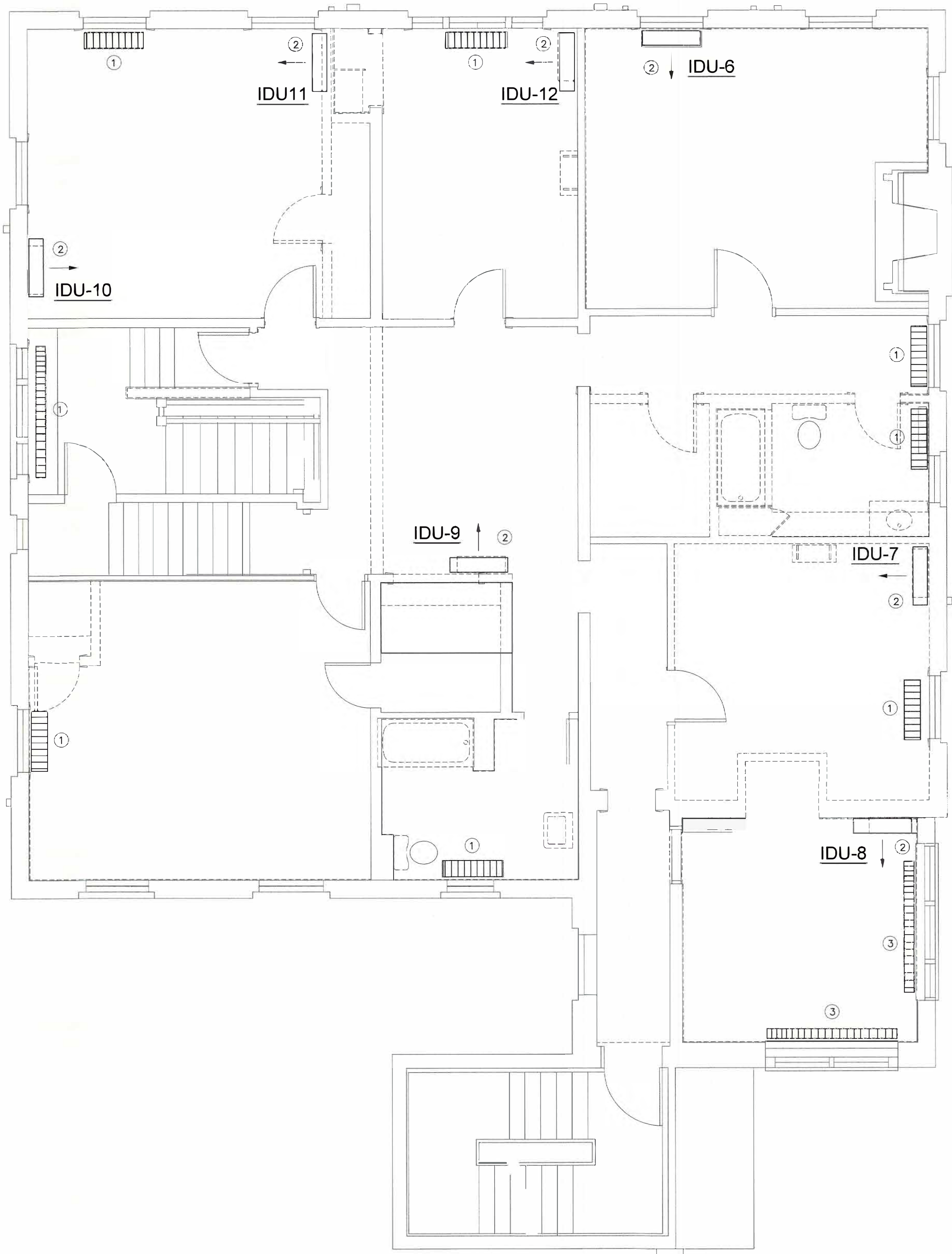
GENERAL MECHANICAL NOTES:

1. THE EXISTING BUILDING HAS LIMITED NEW SCOPE OF WORK.
2. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CODE.
3. ALL PIPING & DUCT SYSTEMS SHALL BE CONCEALED ABOVE CEILINGS OR WITHIN WALLS UNLESS SPECIFICALLY NOTED OTHERWISE.
4. REFER TO PLUMBING PLANS FOR CONDENSATE PIPING & TERMINATION
5. REFRIGERANT PIPING SHALL BE SIZED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
6. VERIFY EQUIPMENT CONNECTIONS WITH MANUFACTURER'S INSTALLATION DRAWINGS. PROVIDE PIPE & DUCT TRANSITIONS TO FURNISHED EQUIPMENT.
7. COORDINATE DUCTWORK & PIPE ROUTING WITH ALL TRADES. PROVIDE OFFSETS AND FITTINGS AS REQUIRED FOR INSTALLATION.
8. PROVIDE CONTROL WIRING FROM SENSORS/THERMOSTATS TO MECHANICAL EQUIPMENT.
9. PROVIDE ALL SERVICE/ACCESS CLEARANCES FOR MECHANICAL EQUIPMENT PER MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS. COORDINATE PRIOR TO INSTALLATION OF EQUIPMENT, PIPING, AND DUCTWORK.
10. VERIFY ALL THERMOSTAT TYPES & LOCATIONS WITH OWNER PRIOR TO ORDERING



263 MIGEON AVENUE TORRINGTON, CT	
FOR McGall Foundation, Inc.	
Revisions: Mark Date	MD SET

Drawing Title: FIRST FLOOR FLOOR DEMO PLANS	
Date Scale Job No. PNO CDN.	DATE: 06-19-2025 AS NOTES MD2
BOE STUDIO architects	
19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE/FAX 860-307-6816	



1 SECOND FLOOR DEMOLITON PLAN
D3 1/4"=1'-0"

HVAC KEY NOTES:

- ① EXISTING STEAM RADIATOR TO BE REMOVED.
- ② EXISTING WALL A/C UNIT AND ASSOCIATED PIPING TO BE REMOVED.
- ③ EXISTING ELECTRIC BASEBOARD HEAT TO BE REMOVED.
- ④ EXISTING GAS FIRED HW HTR TO BE REMOVED.
- ⑤ EXISTING STEAM PIPING TO BE REMOVED. (UNDER PHASE 2).

GENERAL DEMOLITION NOTES:

1. GENERAL DEMOLITION NOTES SHALL APPLY TO ALL MECHANICAL DRAWINGS.
2. PORTIONS OF EXISTING SYSTEMS ARE OMITTED FROM AREAS THAT HAVE NO TRADE ASSOCIATED SCOPE TO MAINTAIN GRAPHICAL CLARITY.
3. VISIT THE SITE AND EXAMINE CAREFULLY THE EXISTING CONDITIONS TO BECOME FAMILIAR WITH THEM AND DIFFICULTIES THAT WILL AFFECT THE EXECUTION OF WORK PRIOR TO THE SUBMISSION OF A PROPOSAL.
4. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN SUCH AN EXAMINATION HAS BEEN MADE.
5. NOTES AND GRAPHIC REPRESENTATIONS SHALL NOT LIMIT THE EXTENT OF DEMOLITION REQUIRED.
6. EXTENT OF DEMOLITION WORK SHALL INCLUDE, BUT NOT LIMITED TO, MECHANICAL WORK ASSOCIATED WITH THE REMOVAL OF EXISTING EXHAUST FANS.
7. ALL WORK REQUIRED TO REMAIN IN SERVICE BUT INTERFERING WITH THE ALTERATIONS SHALL BE RELOCATED AND RECONNECTED USING MATERIALS AND STANDARDS OF THIS CONTRACT.
8. EQUIPMENT AND DEVICES TO BE REMOVED SHALL BE DISCONNECTED PRIOR TO ANY DEMOLITION WORK. EQUIPMENT INDICATED TO BE REMOVED SHALL BE TAKEN FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND ENVIRONMENTAL REGULATIONS, UNLESS OTHERWISE INDICATED.
9. EQUIPMENT REQUIRED TO BE TURNED OVER TO THE OWNER SHALL BE PLACED IN A MUTUALLY ACCEPTABLE LOCATION.
10. FIELD VERIFY EXISTING DUCTWORK CONFIGURATION LOCATION PRIOR TO REMOVAL.
11. PATCH, REPAIR AND PAINT ALL WALLS, CEILINGS AND MASONRY EFFECTED BY NEW WORK, DEMOLITION, RELOCATED EQUIPMENT, DUCTWORK, PATCHING SHALL MATCH EXISTING SURFACES.
12. KEEP CARPETS CLEAN OF DEBRIS. ANY DAMAGE ASSOCIATED WITH DEMOLITION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL MECHANICAL NOTES:

1. THE EXISTING BUILDING HAS LIMITED NEW SCOPE OF WORK.
2. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CODE.
3. ALL PIPING & DUCT SYSTEMS SHALL BE CONCEALED ABOVE CEILINGS OR WITHIN WALLS UNLESS SPECIFICALLY NOTED OTHERWISE.
4. REFER TO PLUMBING PLANS FOR CONDENSATE PIPING & TERMINATION
5. REFRIGERANT PIPING SHALL BE SIZED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
6. VERIFY EQUIPMENT CONNECTIONS WITH MANUFACTURER'S INSTALLATION DRAWINGS. PROVIDE PIPE & DUCT TRANSITIONS TO FURNISHED EQUIPMENT.
7. COORDINATE DUCTWORK & PIPE ROUTING WITH ALL TRADES. PROVIDE OFFSETS AND FITTINGS AS REQUIRED FOR INSTALLATION.
8. PROVIDE CONTROL WIRING FROM SENSORS/THERMOSTATS TO MECHANICAL EQUIPMENT.
9. PROVIDE ALL SERVICE/ACCESS CLEARANCES FOR MECHANICAL EQUIPMENT PER MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS. COORDINATE PRIOR TO INSTALLATION OF EQUIPMENT, PIPING, AND DUCTWORK.
10. VERIFY ALL THERMOSTAT TYPES & LOCATIONS WITH OWNER PRIOR TO ORDERING



McGall Consulting Engineers Inc.

- Mechanical - Electrical Engineering for Building Systems -
P.O. Box 211 • Farms Village Plaza • 244 Farms Village Road
West Simsbury, CT 06092 • (860) 651-1949 • Fax (860) 651-1957
www.mcgergineers.com

263 MIGEON AVENUE
TORRINGTON, CT

FOR
McGall Foundation, Inc.

Revisions:

Mark	Date

WJD SET

Drawing Title:

SECOND FLOOR FLOOR DEMO PLANS

Date DATE: 06-19-2025

Scale AS NOTES

Job No. PNO

CDN.

Drawing No.

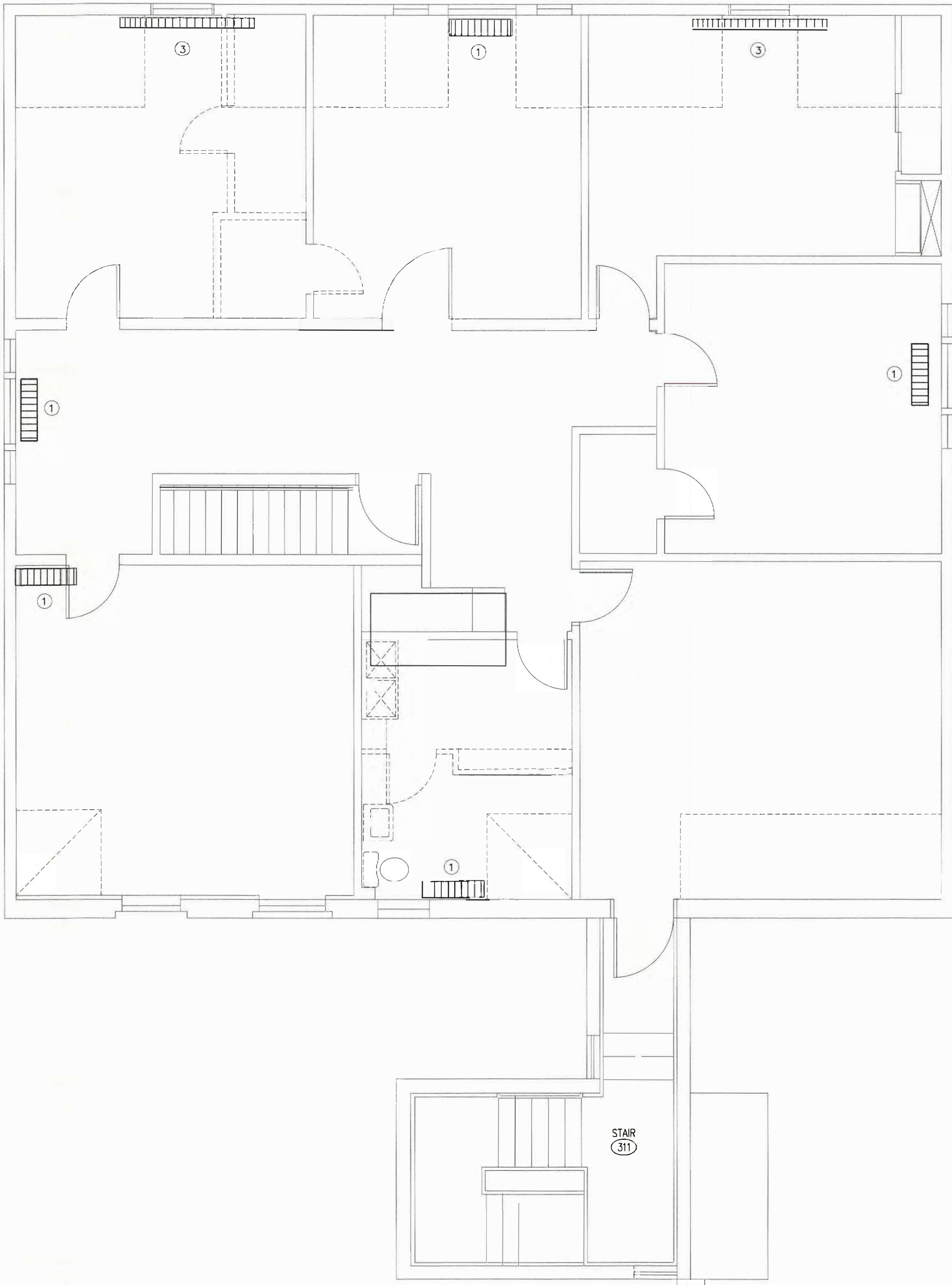
MD3

BOE STUDIO
architects

19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net

PHONE/FAX

860-307-6816



1 THIRD FLOOR DEMOLITON PLAN
D4 1/4"=1'-0"

HVAC KEY NOTES:

- ① EXISTING STEAM RADIATOR TO BE REMOVED. (UNDER PHASE 2).
- ② EXISTING WALL A/C UNIT AND ASSOCIATED PIPING TO BE REMOVED.
- ③ EXISTING ELECTRIC BASEBOARD HEAT TO BE REMOVED.
- ④ EXISTING GAS FIRED HW HTR TO BE REMOVED.
- ⑤ EXISTING STEAM PIPING TO BE REMOVED. (UNDER PHASE 2).

GENERAL DEMOLITION NOTES:

1. GENERAL DEMOLITION NOTES SHALL APPLY TO ALL MECHANICAL DRAWINGS.
2. PORTIONS OF EXISTING SYSTEMS ARE OMITTED FROM AREAS THAT HAVE NO TRADE ASSOCIATED SCOPE TO MAINTAIN GRAPHICAL CLARITY.
3. VISIT THE SITE AND EXAMINE CAREFULLY THE EXISTING CONDITIONS TO BECOME FAMILIAR WITH THEM AND DIFFICULTIES THAT WILL AFFECT THE EXECUTION OF WORK PRIOR TO THE SUBMISSION OF A PROPOSAL.
4. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN SUCH AN EXAMINATION HAS BEEN MADE.
5. NOTES AND GRAPHIC REPRESENTATIONS SHALL NOT LIMIT THE EXTENT OF DEMOLITION REQUIRED.
6. EXTENT OF DEMOLITION WORK SHALL INCLUDE, BUT NOT LIMITED TO, MECHANICAL WORK ASSOCIATED WITH THE REMOVAL OF EXISTING EXHAUST FANS.
7. ALL WORK REQUIRED TO REMAIN IN SERVICE BUT INTERFERING WITH THE ALTERATIONS SHALL BE RELOCATED AND RECONNECTED USING MATERIALS AND STANDARDS OF THIS CONTRACT.
8. EQUIPMENT AND DEVICES TO BE REMOVED SHALL BE DISCONNECTED PRIOR TO ANY DEMOLITION WORK. EQUIPMENT INDICATED TO BE REMOVED SHALL BE TAKEN FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND ENVIRONMENTAL REGULATIONS, UNLESS OTHERWISE INDICATED.
9. EQUIPMENT REQUIRED TO BE TURNED OVER TO THE OWNER SHALL BE PLACED IN A MUTUALLY ACCEPTABLE LOCATION.
10. FIELD VERIFY EXISTING DUCTWORK CONFIGURATION LOCATION PRIOR TO REMOVAL.
11. PATCH, REPAIR AND PAINT ALL WALLS, CEILINGS AND MASONRY EFFECTED BY NEW WORK, DEMOLITION, RELOCATED EQUIPMENT, DUCTWORK. PATCHING SHALL MATCH EXISTING SURFACES.
12. KEEP CARPETS CLEAN OF DEBRIS. ANY DAMAGE ASSOCIATED WITH DEMOLITION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL MECHANICAL NOTES:

1. THE EXISTING BUILDING HAS LIMITED NEW SCOPE OF WORK.
2. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CODE.
3. ALL PIPING & DUCT SYSTEMS SHALL BE CONCEALED ABOVE CEILINGS OR WITHIN WALLS UNLESS SPECIFICALLY NOTED OTHERWISE.
4. REFER TO PLUMBING PLANS FOR CONDENSATE PIPING & TERMINATION
5. REFRIGERANT PIPING SHALL BE SIZED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
6. VERIFY EQUIPMENT CONNECTIONS WITH MANUFACTURER'S INSTALLATION DRAWINGS. PROVIDE PIPE & DUCT TRANSITIONS TO FURNISHED EQUIPMENT.
7. COORDINATE DUCTWORK & PIPE ROUTING WITH ALL TRADES. PROVIDE OFFSETS AND FITTINGS AS REQUIRED FOR INSTALLATION.
8. PROVIDE CONTROL WIRING FROM SENSORS/THERMOSTATS TO MECHANICAL EQUIPMENT.
9. PROVIDE ALL SERVICE/ACCESS CLEARANCES FOR MECHANICAL EQUIPMENT PER MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS. COORDINATE PRIOR TO INSTALLATION OF EQUIPMENT, PIPING, AND DUCTWORK.
10. VERIFY ALL THERMOSTAT TYPES & LOCATIONS WITH OWNER PRIOR TO ORDERING



263 MIGEON AVENUE
TORRINGTON, CT

FOR
McGall Foundation, Inc.

Revisions:

Mark Date

BID SET

Drawing Title:

THIRD FLOOR DEMO PLANS

Date DATE: 06-19-2025

Scale AS NOTES

Job No. PNO

CDN.

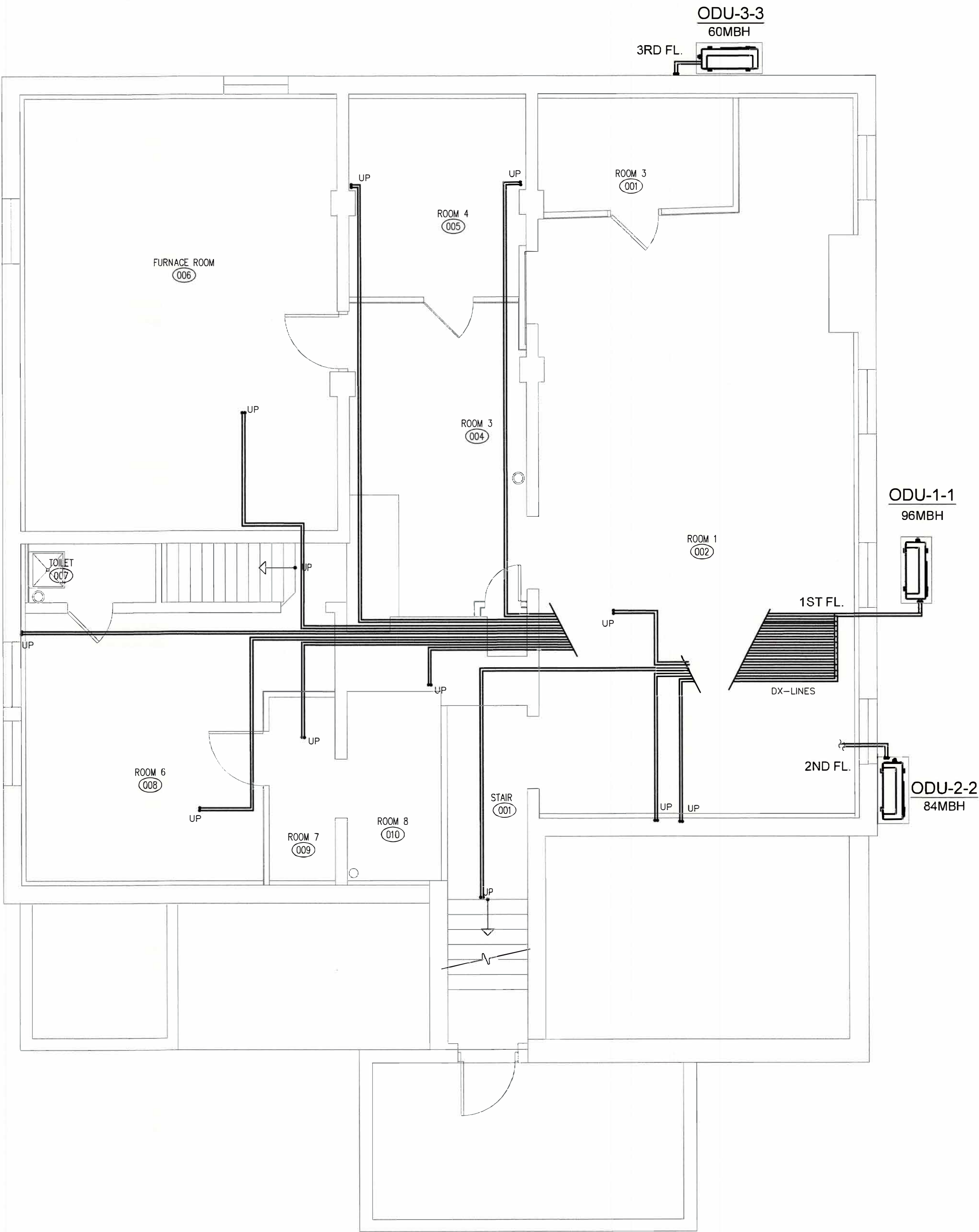
Drawing No.

MD4



- Mechanical Electrical Engineering for Building Systems -
P.O. Box 311 • Farms Village Plaza • 244 Farms Village Road
West Simsbury, CT 06092 • (860) 651-1949 • Fax (860) 651-1957
www.acornengineers.com

BOE.STUDIO.
architects
19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net
PHONE/FAX 860-307-6816



1 BASEMENT PLAN
M1 1/4"=1'-0" 2,273 SF

GENERAL DEMOLITION NOTES:

1. GENERAL DEMOLITION NOTES SHALL APPLY TO ALL MECHANICAL DRAWINGS.
2. PORTIONS OF EXISTING SYSTEMS ARE OMITTED FROM AREAS THAT HAVE NO TRADE ASSOCIATED SCOPE TO MAINTAIN GRAPHICAL CLARITY.
3. VISIT THE SITE AND EXAMINE CAREFULLY THE EXISTING CONDITIONS TO BECOME FAMILIAR WITH THEM AND DIFFICULTIES THAT WILL AFFECT THE EXECUTION OF WORK PRIOR TO THE SUBMISSION OF A PROPOSAL.
4. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN SUCH AN EXAMINATION HAS BEEN MADE.
5. NOTES AND GRAPHIC REPRESENTATIONS SHALL NOT LIMIT THE EXTENT OF DEMOLITION REQUIRED.
6. EXTENT OF DEMOLITION WORK SHALL INCLUDE, BUT NOT LIMITED TO, MECHANICAL WORK ASSOCIATED WITH THE REMOVAL OF EXISTING EXHAUST FANS.
7. ALL WORK REQUIRED TO REMAIN IN SERVICE BUT INTERFERING WITH THE ALTERATIONS SHALL BE RELOCATED AND RECONNECTED USING MATERIALS AND STANDARDS OF THIS CONTRACT.
8. EQUIPMENT AND DEVICES TO BE REMOVED SHALL BE DISCONNECTED PRIOR TO ANY DEMOLITION WORK. EQUIPMENT INDICATED TO BE REMOVED SHALL BE TAKEN FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND ENVIRONMENTAL REGULATIONS, UNLESS OTHERWISE INDICATED.
9. EQUIPMENT REQUIRED TO BE TURNED OVER TO THE OWNER SHALL BE PLACED IN A MUTUALLY ACCEPTABLE LOCATION.
10. FIELD VERIFY EXISTING DUCTWORK CONFIGURATION LOCATION PRIOR TO REMOVAL.
11. PATCH, REPAIR AND PAINT ALL WALLS, CEILINGS AND MASONRY EFFECTED BY NEW WORK, DEMOLITION, RELOCATED EQUIPMENT, DUCTWORK. PATCHING SHALL MATCH EXISTING SURFACES.
12. KEEP CARPETS CLEAN OF DEBRIS. ANY DAMAGE ASSOCIATED WITH DEMOLITION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

HVAC KEY NOTES:

- 1 BATH ROOM EXHAUST VENT CAP GREENHECK MODEL WC-6 HOODED WALL CAP.
- 2 JANITOR ROOM EXHAUST VENT CAP GREENHECK MODEL WC-4 HOODED WALL CAP.

HVAC GENERAL HVAC NOTES:

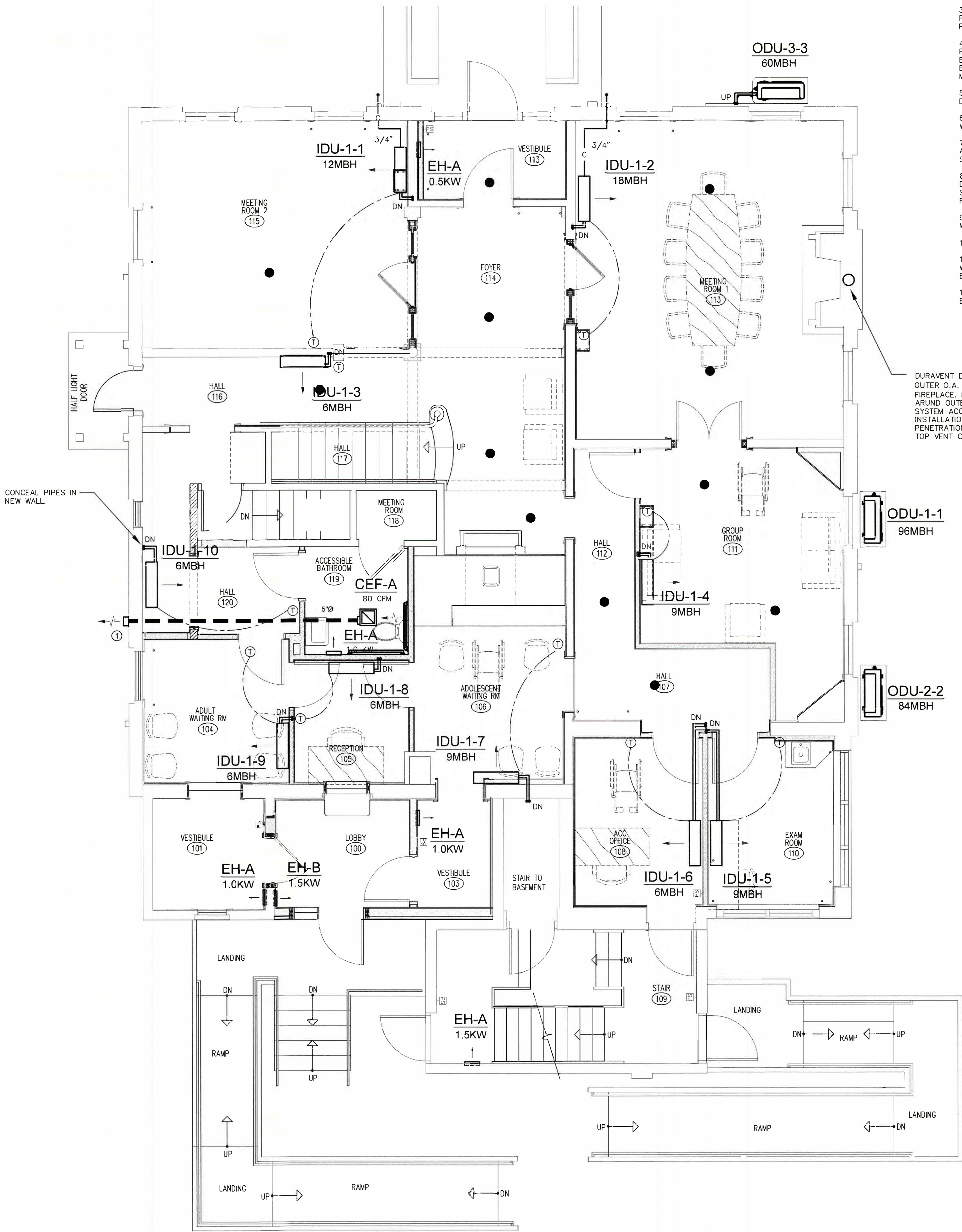
1. GENERAL DRAWING NOTES SHALL APPLY TO ALL MECHANICAL DRAWINGS.
2. FIELD VERIFY LOCATIONS OF MECHANICAL EQUIPMENT BEFORE FABRICATION OF PIPING & DUCTWORK.
3. DUCTWORK DIMENSIONS INDICATED ON PLANS ARE CLEAR INSIDE DIMENSIONS. PROVIDE TURNING VANES IN MITERED FITTINGS.
4. VERIFY EQUIPMENT CONNECTIONS WITH MANUFACTURER'S INSTALLATION DRAWINGS. PROVIDE PIPE & DUCT TRANSITIONS TO FURNISHED EQUIPMENT. FIELD VERIFY AND COORDINATE DIMENSIONS BEFORE FABRICATION.
5. COORDINATE DUCTWORK & PIPE ROUTING WITH ALL TRADES. PROVIDE OFFSETS AND FITTINGS AS REQUIRED FOR INSTALLATION. CONTRACTOR SHALL BEAR COSTS ASSOCIATED WITH ROUTING MODIFICATIONS.
6. PROVIDE VOLUME DAMPER ON ALL BRANCH DUCTWORK TAKE-OFFS.
7. PROVIDE CONTROL WIRING FROM SENSORS/THERMOSTATS TO MECHANICAL EQUIPMENT.
8. PROVIDE FLEXIBLE DUCTWORK CONNECTORS ON INLET AND OUTLET OF AIR HANDLING EQUIPMENT.
9. PROVIDE ALL SERVICE/ACCESS CLEARANCES FOR MECHANICAL EQUIPMENT PER MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS. COORDINATE PRIOR TO INSTALLATION OF EQUIPMENT, PIPING, AND DUCTWORK.
10. FIRECAULK ALL FIRE RATED PENETRATIONS.
11. PROVIDE TAMPER PROOF THERMOSTATS/SENSORS OR LOCKING COVERS FOR ALL THERMOSTATS/SENSORS LOCATED IN CORRIDORS AND ALL OTHER LOCATIONS THAT HAVE PUBLIC ACCESS.
12. PROVIDE INTERNAL DUCT SUPPORTS PER SMACNA FOR ALL DUCTS EXCEEDING 3:1 ASPECT RATIO.
13. MAINTAIN AT LEAST 10' DISTANCE BETWEEN ALL AIR INTAKE AND EXHAUST TERMINATIONS.
14. VERIFY ALL THERMOSTAT TYPES & LOCATIONS WITH OWNER PRIOR TO ORDERING.

SYMBOLS LIST	
VD	VOLUME DAMPER
UH/EH-A	UNIT HEATER/CABINET UNIT HEATER
EF/RF	EXHAUST FAN/RETURN FAN
TE	TOILET EXHAUST
OA	OUTDOOR AIR
AD	12"x12" ACCESS DOOR
OR	SUPPLY OR FRESH AIR DUCT (UP/DOWN)
OR	RETURN OR EXHAUST AIR DUCT (UP/DOWN)
OR	ACOUSTICALLY LINED DUCTWORK
OR	FLEXIBLE DUCTWORK
OR	MOTORIZED DAMPER
VD	VOLUME DAMPER
FD	FIRE DAMPER
FD	COMBINATION FIRE/SMOKE DAMPER
TD	THERMOSTAT, DOC. MOUNT AT 4'-6"
TD	HUMIDISTAT, DOC. MOUNT AT 4'-6"
OR	REFRIGERANT PIPING
OR	EXISTING TO REMAIN
ER	RELOCATE



263 MIGEON AVENUE TORRINGTON, CT	
FOR McGall Foundation, Inc.	
Revisions: Mark Date _____ _____ _____ _____ _____ _____ _____	BID SET
Drawing Title: BASEMENT FLOOR PLAN	
Date DATE: 06-19-2025 Scale AS NOTES Job No. PNO CDN.	Drawing No. M1
BOE STUDIO. architects 19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE/FAX 860-307-6816	





GENERAL DEMOLITION NOTES:

1. GENERAL DEMOLITION NOTES SHALL APPLY TO ALL MECHANICAL DRAWINGS.
2. PORTIONS OF EXISTING SYSTEMS ARE OMITTED FROM AREAS THAT HAVE NO TRADE ASSOCIATED SCOPE TO MAINTAIN GRAPHICAL CLARITY.
3. VISIT THE SITE AND EXAMINE CAREFULLY THE EXISTING CONDITIONS TO BECOME FAMILIAR WITH THEM AND DIFFICULTIES THAT WILL AFFECT THE EXECUTION OF WORK PRIOR TO THE SUBMISSION OF A PROPOSAL.
4. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN SUCH AN EXAMINATION HAS BEEN MADE.
5. NOTES AND GRAPHIC REPRESENTATIONS SHALL NOT LIMIT THE EXTENT OF DEMOLITION REQUIRED.
6. EXTENT OF DEMOLITION WORK SHALL INCLUDE, BUT NOT LIMITED TO, MECHANICAL WORK ASSOCIATED WITH THE REMOVAL OF EXISTING EXHAUST FANS.
7. ALL WORK REQUIRED TO REMAIN IN SERVICE BUT INTERFERING WITH THE ALTERATIONS SHALL BE RELOCATED AND RECONNECTED USING MATERIALS AND STANDARDS OF THIS CONTRACT.
8. EQUIPMENT AND DEVICES TO BE REMOVED SHALL BE DISCONNECTED PRIOR TO ANY DEMOLITION WORK. EQUIPMENT INDICATED TO BE REMOVED SHALL BE TAKEN FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND ENVIRONMENTAL REGULATIONS, UNLESS OTHERWISE INDICATED.
9. EQUIPMENT REQUIRED TO BE TURNED OVER TO THE OWNER SHALL BE PLACED IN A MUTUALLY ACCEPTABLE LOCATION.
10. FIELD VERIFY EXISTING DUCTWORK CONFIGURATION LOCATION PRIOR TO REMOVAL.
11. PATCH, REPAIR AND PAINT ALL WALLS, CEILINGS AND MASONRY EFFECTED BY NEW WORK, DEMOLITION, RELOCATED EQUIPMENT, DUCTWORK. PATCHING SHALL MATCH EXISTING SURFACES.
12. KEEP CARPETS CLEAN OF DEBRIS. ANY DAMAGE ASSOCIATED WITH DEMOLITION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

DURAVENT DIRECT VENT PRO, CONCENTRIC 6"Ø OUTER O.A. INTAKE/4"Ø EXHAUST UP FROM FIREPLACE. MAINTAIN A MINIMUM OF 1" CLEARANCE AROUND OUTER VENT PIPE. PROVIDE ALL VENTING SYSTEM ACCESSORIES REQUIRED FOR THIS INSTALLATION INCLUDING THIMBLES FOR BUILDING PENETRATIONS AND SUPPORTS. UTILIZE FIREPLACE TOP VENT CONNECTION.

HVAC GENERAL HVAC NOTES:

1. GENERAL DRAWING NOTES SHALL APPLY TO ALL MECHANICAL DRAWINGS.
2. FIELD VERIFY LOCATIONS OF MECHANICAL EQUIPMENT BEFORE FABRICATION OF PIPING & DUCTWORK.
3. DUCTWORK DIMENSIONS INDICATED ON PLANS ARE CLEAR INSIDE DIMENSIONS. PROVIDE TURNING VANES IN MITERED FITTINGS.
4. VERIFY EQUIPMENT CONNECTIONS WITH MANUFACTURER'S INSTALLATION DRAWINGS. PROVIDE PIPE & DUCT TRANSITIONS TO FURNISHED EQUIPMENT. FIELD VERIFY AND COORDINATE DIMENSIONS BEFORE FABRICATION.
5. COORDINATE DUCTWORK & PIPE ROUTING WITH ALL TRADES. PROVIDE OFFSETS AND FITTINGS AS REQUIRED FOR INSTALLATION. CONTRACTOR SHALL BEAR COSTS ASSOCIATED WITH ROUTING MODIFICATIONS.
6. PROVIDE VOLUME DAMPER ON ALL BRANCH DUCTWORK TAKE-OFFS.
7. PROVIDE CONTROL WIRING FROM SENSORS/THERMOSTATS TO MECHANICAL EQUIPMENT.
8. PROVIDE FLEXIBLE DUCTWORK CONNECTORS ON INLET AND OUTLET OF AIR HANDLING EQUIPMENT.
9. PROVIDE ALL SERVICE/ACCESS CLEARANCES FOR MECHANICAL EQUIPMENT PER MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS. COORDINATE PRIOR TO INSTALLATION OF EQUIPMENT, PIPING, AND DUCTWORK.
10. FIRECAULK ALL FIRE RATED PENETRATIONS.
11. PROVIDE TAMPER PROOF THERMOSTATS/SENSORS OR LOCKING COVERS FOR ALL THERMOSTATS/SENSORS LOCATED IN CORRIDORS AND ALL OTHER LOCATIONS THAT HAVE PUBLIC ACCESS.
12. PROVIDE INTERNAL DUCT SUPPORTS PER SMACNA FOR ALL DUCTS EXCEEDING 3:1 ASPECT RATIO.
13. MAINTAIN AT LEAST 10' DISTANCE BETWEEN ALL AIR INTAKE AND EXHAUST TERMINATIONS.
14. VERIFY ALL THERMOSTAT TYPES & LOCATIONS WITH OWNER PRIOR TO ORDERING.

HVAC KEY NOTES:

- ① BATH ROOM EXHAUST VENT CAP GREENHECK MODEL WC-6 HOODED WALL CAP.
- ② JANITOR ROOM EXHAUST VENT CAP GREENHECK MODEL WC-4 HOODED WALL CAP.

SYMBOLS LIST	
IDU	INDOOR HEAT PUMP
ODU	OUTDOOR UNIT
EF	EXHAUST FAN
OA	OUTDOOR AIR
RA	RETURN AIR
SA	SUPPLY AIR
CFM	CUBIC FEET PER MINUTE
OR	SUPPLY OR FRESH AIR DUCT (UP/DOWN)
OR	RETURN OR EXHAUST AIR DUCT (UP/DOWN)
	ZONE DAMPER
	THERMOSTAT/ZONE SENSOR, MOUNT AT 4'-6"
	SUPPLY DIFFUSER, 3-WAY
	SUPPLY DIFFUSER, 2-WAY CORNER
	SUPPLY DIFFUSER, 2-WAY OPPOSITE
	SUPPLY DIFFUSER, 4-WAY
	RETURN GRILLE
	NEW DUCT
	NEW EQUIPMENT
	ELBOW, TURNED UP
	ELBOW, TURNED DOWN
	SUPPLY REGISTER AND NUMBER COUNT
	DUCT SMOKE DETECTOR
	CONNECT TO EXISTING



283 MIGEON AVENUE
TORRINGTON, CT

FOR
McGall Foundation, Inc.

Revisions:

Mark Date

BID SET

Drawing Title:

FIRST FLOOR PLAN

Date DATE: 06-19-2025

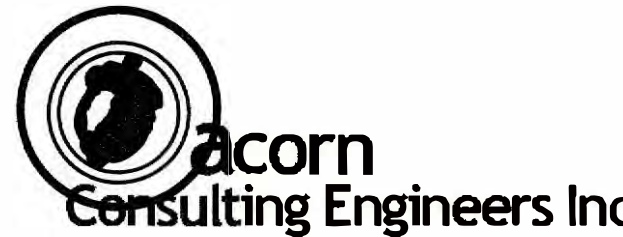
Scale AS NOTES

Job No. PNO

CDN.

Drawing No.

M2

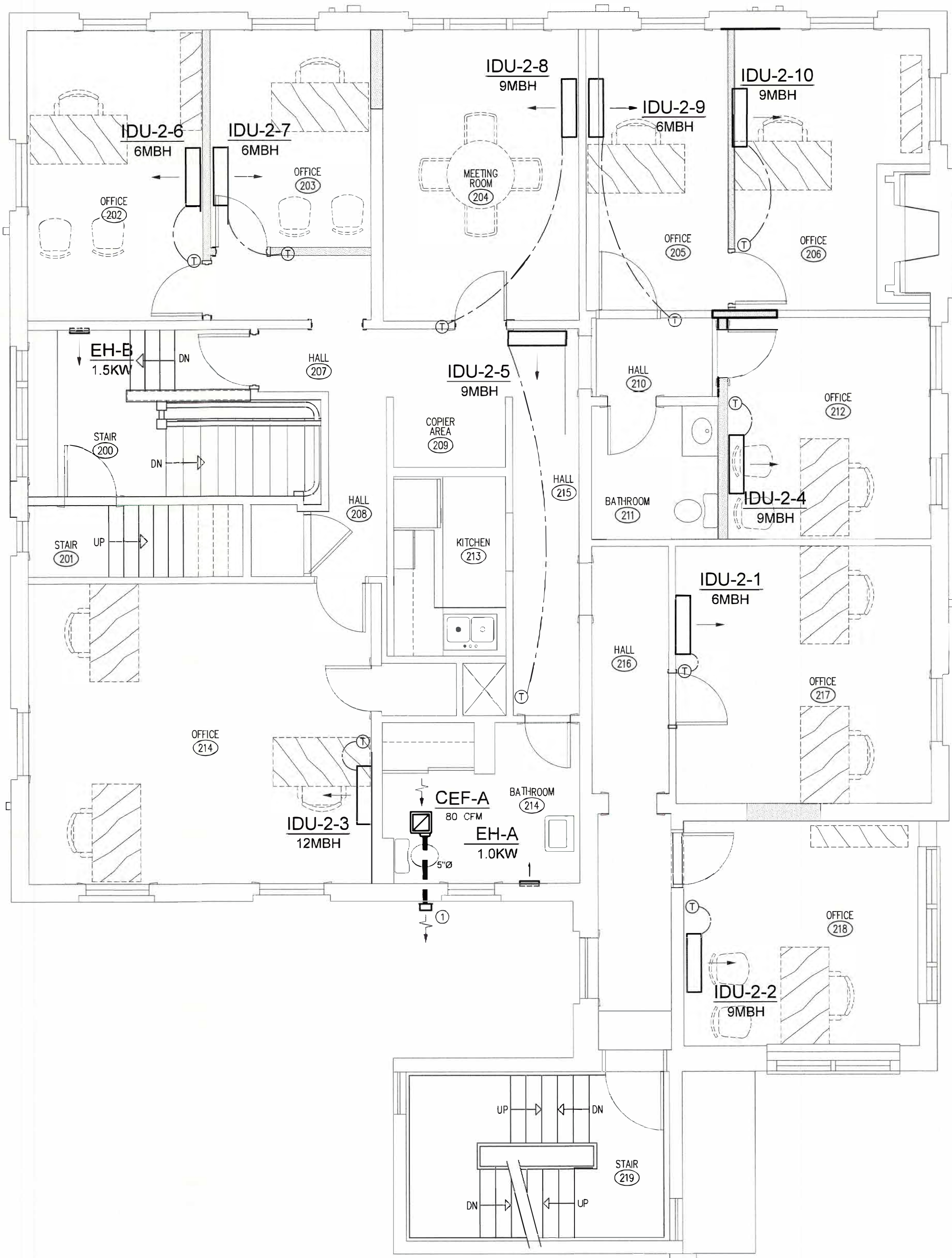


- Mechanical Electrical Engineering for Building Systems -
P.O. Box 311 - Farms Village Plaza - 244 Farms Village Road
West Simsbury, CT 06092 - (860) 651-1949 - fax (860) 651-1957
www.acornengineers.com

BOE STUDIO
architects
19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net
PHONE/FAX 860-307-6816

1 FIRST FLOOR PLAN
M2 1/4"=1'-0"

2,273 SF



1 SECOND FLOOR PLAN
M3 1/4"=1'-0" 2,273 SF

GENERAL DEMOLITION NOTES:

- GENERAL DEMOLITION NOTES SHALL APPLY TO ALL MECHANICAL DRAWINGS.
- PORTIONS OF EXISTING SYSTEMS ARE OMITTED FROM AREAS THAT HAVE NO TRADE ASSOCIATED SCOPE TO MAINTAIN GRAPHICAL CLARITY.
- VISIT THE SITE AND EXAMINE CAREFULLY THE EXISTING CONDITIONS TO BECOME FAMILIAR WITH THEM AND DIFFICULTIES THAT WILL AFFECT THE EXECUTION OF WORK PRIOR TO THE SUBMISSION OF A PROPOSAL.
- SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN SUCH AN EXAMINATION HAS BEEN MADE.
- NOTES AND GRAPHIC REPRESENTATIONS SHALL NOT LIMIT THE EXTENT OF DEMOLITION REQUIRED.
- EXTENT OF DEMOLITION WORK SHALL INCLUDE, BUT NOT LIMITED TO, MECHANICAL WORK ASSOCIATED WITH THE REMOVAL OF EXISTING EXHAUST FANS.
- ALL WORK REQUIRED TO REMAIN IN SERVICE BUT INTERFERING WITH THE ALTERATIONS SHALL BE RELOCATED AND RECONNECTED USING MATERIALS AND STANDARDS OF THIS CONTRACT.
- EQUIPMENT AND DEVICES TO BE REMOVED SHALL BE DISCONNECTED PRIOR TO ANY DEMOLITION WORK. EQUIPMENT INDICATED TO BE REMOVED SHALL BE TAKEN FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND ENVIRONMENTAL REGULATIONS, UNLESS OTHERWISE INDICATED.
- EQUIPMENT REQUIRED TO BE TURNED OVER TO THE OWNER SHALL BE PLACED IN A MUTUALLY ACCEPTABLE LOCATION.
- FIELD VERIFY EXISTING DUCTWORK CONFIGURATION LOCATION PRIOR TO REMOVAL.
- PATCH, REPAIR AND PAINT ALL WALLS, CEILINGS AND MASONRY EFFECTED BY NEW WORK, DEMOLITION, RELOCATED EQUIPMENT, DUCTWORK. PATCHING SHALL MATCH EXISTING SURFACES.
- KEEP CARPETS CLEAN OF DEBRIS. ANY DAMAGE ASSOCIATED WITH DEMOLITION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

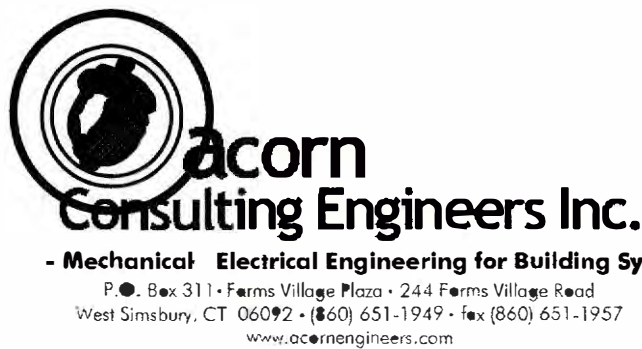
HVAC KEY NOTES:

- BATH ROOM EXHAUST VENT CAP GREENHECK MODEL WC-6 HOODED WALL CAP.
- JANITOR ROOM EXHAUST VENT CAP GREENHECK MODEL WC-4 HOODED WALL CAP.

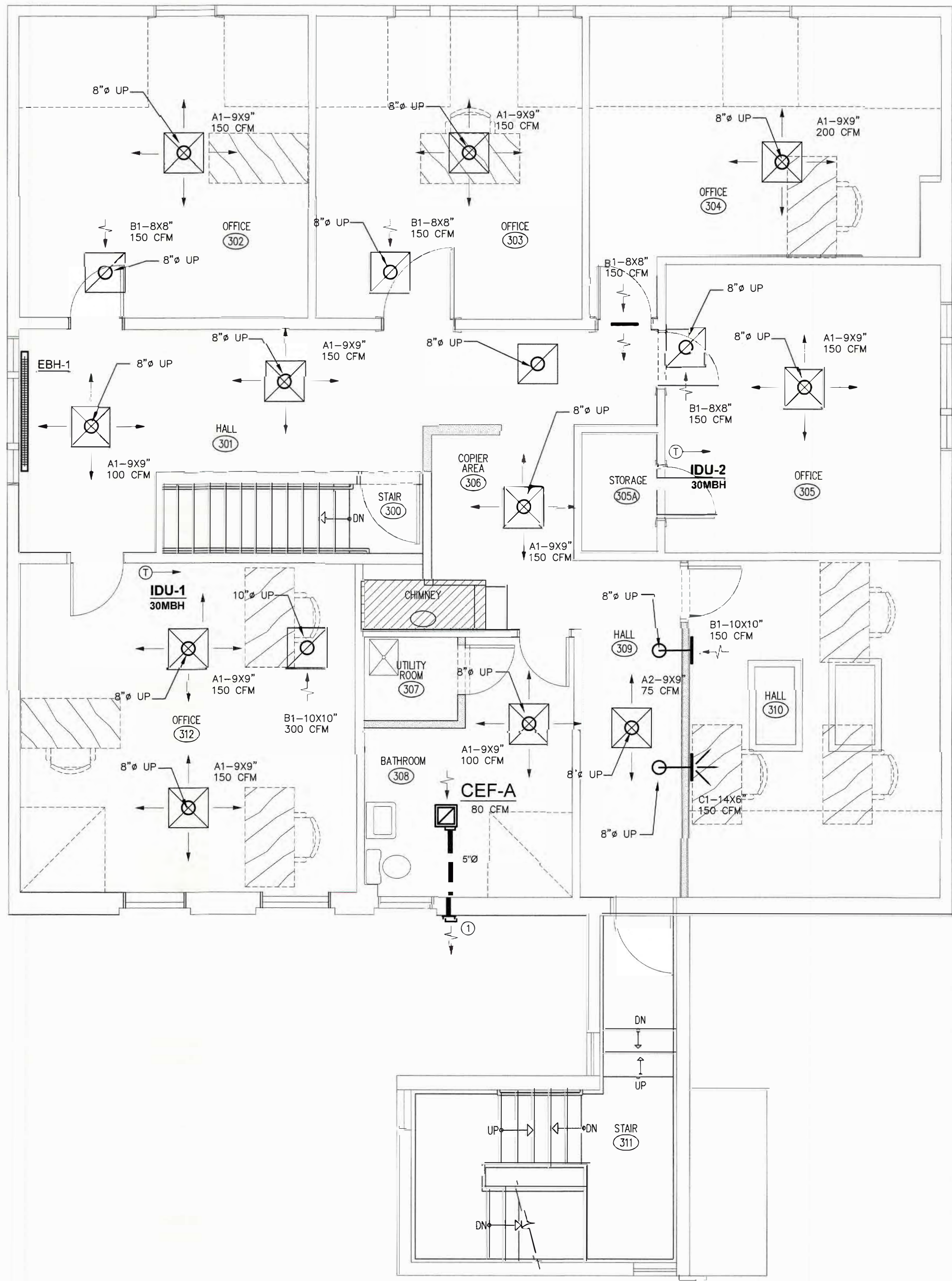
HVAC GENERAL HVAC NOTES:

- GENERAL DRAWING NOTES SHALL APPLY TO ALL MECHANICAL DRAWINGS.
- FIELD VERIFY LOCATIONS OF MECHANICAL EQUIPMENT BEFORE FABRICATION OF PIPING & DUCTWORK.
- DUCTWORK DIMENSIONS INDICATED ON PLANS ARE CLEAR INSIDE DIMENSIONS. PROVIDE TURNING VANES IN MITERED FITTINGS.
- VERIFY EQUIPMENT CONNECTIONS WITH MANUFACTURER'S INSTALLATION DRAWINGS. PROVIDE PIPE & DUCT TRANSITIONS TO FURNISHED EQUIPMENT. FIELD VERIFY AND COORDINATE DIMENSIONS BEFORE FABRICATION.
- COORDINATE DUCTWORK & PIPE ROUTING WITH ALL TRADES. PROVIDE OFFSETS AND FITTINGS AS REQUIRED FOR INSTALLATION. CONTRACTOR SHALL BEAR COSTS ASSOCIATED WITH ROUTING MODIFICATIONS.
- PROVIDE VOLUME DAMPER ON ALL BRANCH DUCTWORK TAKE-OFFS.
- PROVIDE CONTROL WIRING FROM SENSORS/THERMOSTATS TO MECHANICAL EQUIPMENT.
- PROVIDE FLEXIBLE DUCTWORK CONNECTORS ON INLET AND OUTLET OF AIR HANDLING EQUIPMENT.
- PROVIDE ALL SERVICE/ACCESS CLEARANCES FOR MECHANICAL EQUIPMENT PER MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS. COORDINATE PRIOR TO INSTALLATION OF EQUIPMENT, PIPING, AND DUCTWORK.
- FIRECAULK ALL FIRE RATED PENETRATIONS.
- PROVIDE TAMPER PROOF THERMOSTATS/SENSORS OR LOCKING COVERS FOR ALL THERMOSTATS/SENSORS LOCATED IN CORRIDORS AND ALL OTHER LOCATIONS THAT HAVE PUBLIC ACCESS.
- PROVIDE INTERNAL DUCT SUPPORTS PER SMACNA FOR ALL DUCTS EXCEEDING 3:1 ASPECT RATIO.
- MAINTAIN AT LEAST 10' DISTANCE BETWEEN ALL AIR INTAKE AND EXHAUST TERMINATIONS.
- VERIFY ALL THERMOSTAT TYPES & LOCATIONS WITH OWNER PRIOR TO ORDERING.

SYMBOLS LIST	
IDU	INDOOR HEAT PUMP
ODU	OUTDOOR UNIT
EF	EXHAUST FAN
OA	OUTDOOR AIR
RA	RETURN AIR
SA	SUPPLY AIR
CFM	CUBIC FEET PER MINUTE
OR	SUPPLY OR FRESH AIR DUCT (UP/DOWN)
	ZONE DAMPER
	THERMOSTAT/ZONE SENSOR, MOUNT AT 4'-6"
	SUPPLY DIFFUSER, 3-WAY
	SUPPLY DIFFUSER, 2-WAY CORNER
	SUPPLY DIFFUSER, 2-WAY OPPOSITE
	SUPPLY DIFFUSER, 4-WAY
	RETURN GRILLE
	NEW DUCT
	NEW EQUIPMENT
	ELBOW, TURNED UP
	ELBOW, TURNED DOWN
	SUPPLY REGISTER AND NUMBER COUNT
	DUCT SMOKE DETECTOR
	CONNECT TO EXISTING



263 MIGEON AVENUE TORRINGTON, CT	
FOR McGall Foundation, Inc.	
Revisions: Mark Date	BID SET
Drawing Title: SECOND FLOOR PLAN	
Date DATE: 06-19-2025 Scale AS NOTES Job No. PNO CDN.	Drawing No. M3
BOE STUDIO architects 19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE/FAX 860-307-6816	



1 THIRD FLOOR PLAN
M4 1/4"=1'-0" 2,273 SF

GENERAL DEMOLITION NOTES:

- GENERAL DEMOLITION NOTES SHALL APPLY TO ALL MECHANICAL DRAWINGS.
- PORTIONS OF EXISTING SYSTEMS ARE OMITTED FROM AREAS THAT HAVE NO TRADE ASSOCIATED SCOPE TO MAINTAIN GRAPHICAL CLARITY.
- VISIT THE SITE AND EXAMINE CAREFULLY THE EXISTING CONDITIONS TO BECOME FAMILIAR WITH THEM AND DIFFICULTIES THAT WILL AFFECT THE EXECUTION OF WORK PRIOR TO THE SUBMISSION OF A PROPOSAL.
- SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN SUCH AN EXAMINATION HAS BEEN MADE.
- NOTES AND GRAPHIC REPRESENTATIONS SHALL NOT LIMIT THE EXTENT OF DEMOLITION REQUIRED.
- EXTENT OF DEMOLITION WORK SHALL INCLUDE, BUT NOT LIMITED TO, MECHANICAL WORK ASSOCIATED WITH THE REMOVAL OF EXISTING EXHAUST FANS.
- ALL WORK REQUIRED TO REMAIN IN SERVICE BUT INTERFERING WITH THE ALTERATIONS SHALL BE RELOCATED AND RECONNECTED USING MATERIALS AND STANDARDS OF THIS CONTRACT.
- EQUIPMENT AND DEVICES TO BE REMOVED SHALL BE DISCONNECTED PRIOR TO ANY DEMOLITION WORK. EQUIPMENT INDICATED TO BE REMOVED SHALL BE TAKEN FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND ENVIRONMENTAL REGULATIONS, UNLESS OTHERWISE INDICATED.
- EQUIPMENT REQUIRED TO BE TURNED OVER TO THE OWNER SHALL BE PLACED IN A MUTUALLY ACCEPTABLE LOCATION.
- FIELD VERIFY EXISTING DUCTWORK CONFIGURATION LOCATION PRIOR TO REMOVAL.
- PATCH, REPAIR AND PAINT ALL WALLS, CEILINGS AND MASONRY EFFECTED BY NEW WORK, DEMOLITION, RELOCATED EQUIPMENT, DUCTWORK. PATCHING SHALL MATCH EXISTING SURFACES.
- KEEP CARPETS CLEAN OF DEBRIS. ANY DAMAGE ASSOCIATED WITH DEMOLITION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

HVAC KEY NOTES:

- BATH ROOM EXHAUST VENT CAP GREENHECK MODEL WC-6 HOODED WALL CAP.
- JANITOR ROOM EXHAUST VENT CAP GREENHECK MODEL WC-4 HOODED WALL CAP.

HVAC GENERAL HVAC NOTES:

- GENERAL DRAWING NOTES SHALL APPLY TO ALL MECHANICAL DRAWINGS.
- FIELD VERIFY LOCATIONS OF MECHANICAL EQUIPMENT BEFORE FABRICATION OF PIPING & DUCTWORK.
- DUCTWORK DIMENSIONS INDICATED ON PLANS ARE CLEAR INSIDE DIMENSIONS. PROVIDE TURNING VANES IN MITERED FITTINGS.
- VERIFY EQUIPMENT CONNECTIONS WITH MANUFACTURER'S INSTALLATION DRAWINGS. PROVIDE PIPE & DUCT TRANSITIONS TO FURNISHED EQUIPMENT. FIELD VERIFY AND COORDINATE DIMENSIONS BEFORE FABRICATION.
- COORDINATE DUCTWORK & PIPE ROUTING WITH ALL TRADES. PROVIDE OFFSETS AND FITTINGS AS REQUIRED FOR INSTALLATION. CONTRACTOR SHALL BEAR COSTS ASSOCIATED WITH ROUTING MODIFICATIONS.
- PROVIDE VOLUME DAMPER ON ALL BRANCH DUCTWORK TAKE-OFFS.
- PROVIDE CONTROL WIRING FROM SENSORS/THERMOSTATS TO MECHANICAL EQUIPMENT.
- PROVIDE FLEXIBLE DUCTWORK CONNECTORS ON INLET AND OUTLET OF AIR HANDLING EQUIPMENT.
- PROVIDE ALL SERVICE/ACCESS CLEARANCES FOR MECHANICAL EQUIPMENT PER MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS. COORDINATE PRIOR TO INSTALLATION OF EQUIPMENT, PIPING, AND DUCTWORK.
- FIRECAULK ALL FIRE RATED PENETRATIONS.
- PROVIDE TAMPER PROOF THERMOSTATS/SENSORS OR LOCKING COVERS FOR ALL THERMOSTATS/SENSORS LOCATED IN CORRIDORS AND ALL OTHER LOCATIONS THAT HAVE PUBLIC ACCESS.
- PROVIDE INTERNAL DUCT SUPPORTS PER SMACNA FOR ALL DUCTS EXCEEDING 3:1 ASPECT RATIO.
- MAINTAIN AT LEAST 10' DISTANCE BETWEEN ALL AIR INTAKE AND EXHAUST TERMINATIONS.
- VERIFY ALL THERMOSTAT TYPES & LOCATIONS WITH OWNER PRIOR TO ORDERING.

SYMBOLS LIST	
IDU	INDOOR HEAT PUMP
ODU	OUTDOOR UNIT
EF	EXHAUST FAN
OA	OUTDOOR AIR
RA	RETURN AIR
SA	SUPPLY AIR
CFM	CUBIC FEET PER MINUTE
OR	SUPPLY OR FRESH AIR DUCT (UP/DOWN)
OR	RETURN OR EXHAUST AIR DUCT (UP/DOWN)
	ZONE DAMPER
	THERMOSTAT/ZONE SENSOR, MOUNT AT 4'-6"
	SUPPLY DIFFUSER, 3-WAY
	SUPPLY DIFFUSER, 2-WAY CORNER
	SUPPLY DIFFUSER, 2-WAY OPPOSITE
	SUPPLY DIFFUSER, 4-WAY
	RETURN GRILLE
	NEW DUCT
	NEW EQUIPMENT
	ELBOW, TURNED UP
	ELBOW, TURNED DOWN
	SUPPLY REGISTER AND NUMBER COUNT
	DUCT SMOKE DETECTOR
	CONNECT TO EXISTING



283 MIGEON AVENUE
TORRINGTON, CT

FOR
McGall Foundation, Inc.

Revisions:		BID SET
Mark	Date	

Drawing title:
THIRD FLOOR PLAN

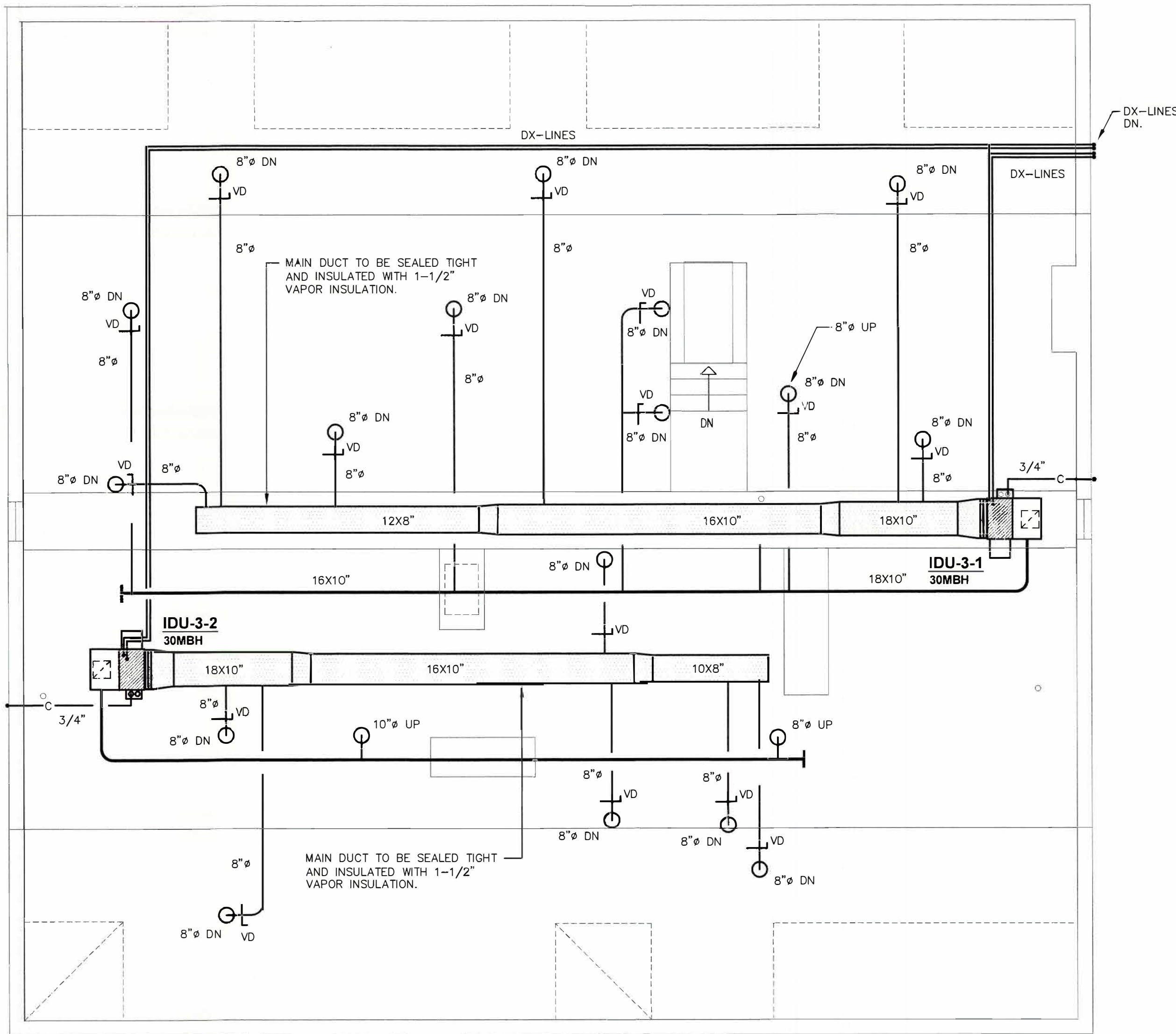
Date DATE: 06-19-2025
Scale AS NOTES
Job No. PNO
CDN.

Drawing No.
M4

BOE STUDIO
architects

19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net
PHONE/FAX 860-307-6816





1 ATTIC FLOOR PLAN
M5 1/4"=1'-0"

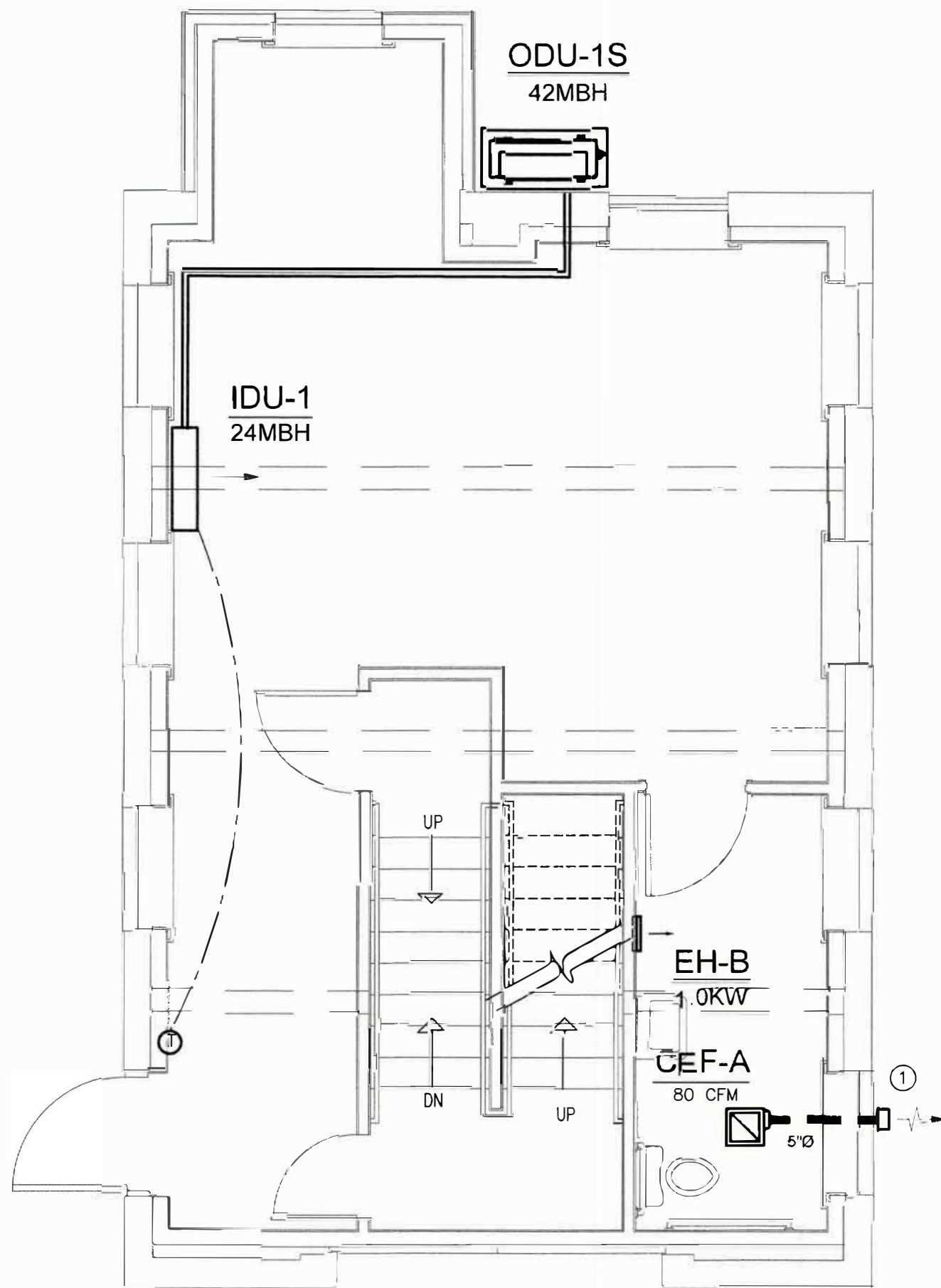
HVAC GENERAL HVAC NOTES:

- GENERAL DRAWING NOTES SHALL APPLY TO ALL MECHANICAL DRAWINGS.
- FIELD VERIFY LOCATIONS OF MECHANICAL EQUIPMENT BEFORE FABRICATION OF PIPING & DUCTWORK.
- DUCTWORK DIMENSIONS INDICATED ON PLANS ARE CLEAR INSIDE DIMENSIONS. PROVIDE TURNING VANES IN MITERED FITTINGS.
- VERIFY EQUIPMENT CONNECTIONS WITH MANUFACTURER'S INSTALLATION DRAWINGS. PROVIDE PIPE & DUCT TRANSITIONS TO FURNISHED EQUIPMENT. FIELD VERIFY AND COORDINATE DIMENSIONS BEFORE FABRICATION.
- COORDINATE DUCTWORK & PIPE ROUTING WITH ALL TRADES. PROVIDE OFFSETS AND FITTINGS AS REQUIRED FOR INSTALLATION. CONTRACTOR SHALL BEAR COSTS ASSOCIATED WITH ROUTING MODIFICATIONS.
- PROVIDE VOLUME DAMPER ON ALL BRANCH DUCTWORK TAKE-OFFS.
- PROVIDE CONTROL WIRING FROM SENSORS/THERMOSTATS TO MECHANICAL EQUIPMENT.
- PROVIDE FLEXIBLE DUCTWORK CONNECTORS ON INLET AND OUTLET OF AIR HANDLING EQUIPMENT.
- PROVIDE ALL SERVICE/ACCESS CLEARANCES FOR MECHANICAL EQUIPMENT PER MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS. COORDINATE PRIOR TO INSTALLATION OF EQUIPMENT, PIPING, AND DUCTWORK.
- FIRECAULK ALL FIRE RATED PENETRATIONS.
- PROVIDE TAMPER PROOF THERMOSTATS/SENSORS OR LOCKING COVERS FOR ALL THERMOSTATS/SENSORS LOCATED IN CORRIDORS AND ALL OTHER LOCATIONS THAT HAVE PUBLIC ACCESS.
- PROVIDE INTERNAL DUCT SUPPORTS PER SMACNA FOR ALL DUCTS EXCEEDING 3:1 ASPECT RATIO.
- MAINTAIN AT LEAST 10' DISTANCE BETWEEN ALL AIR INTAKE AND EXHAUST TERMINATIONS.
- VERIFY ALL THERMOSTAT TYPES & LOCATIONS WITH OWNER PRIOR TO ORDERING.

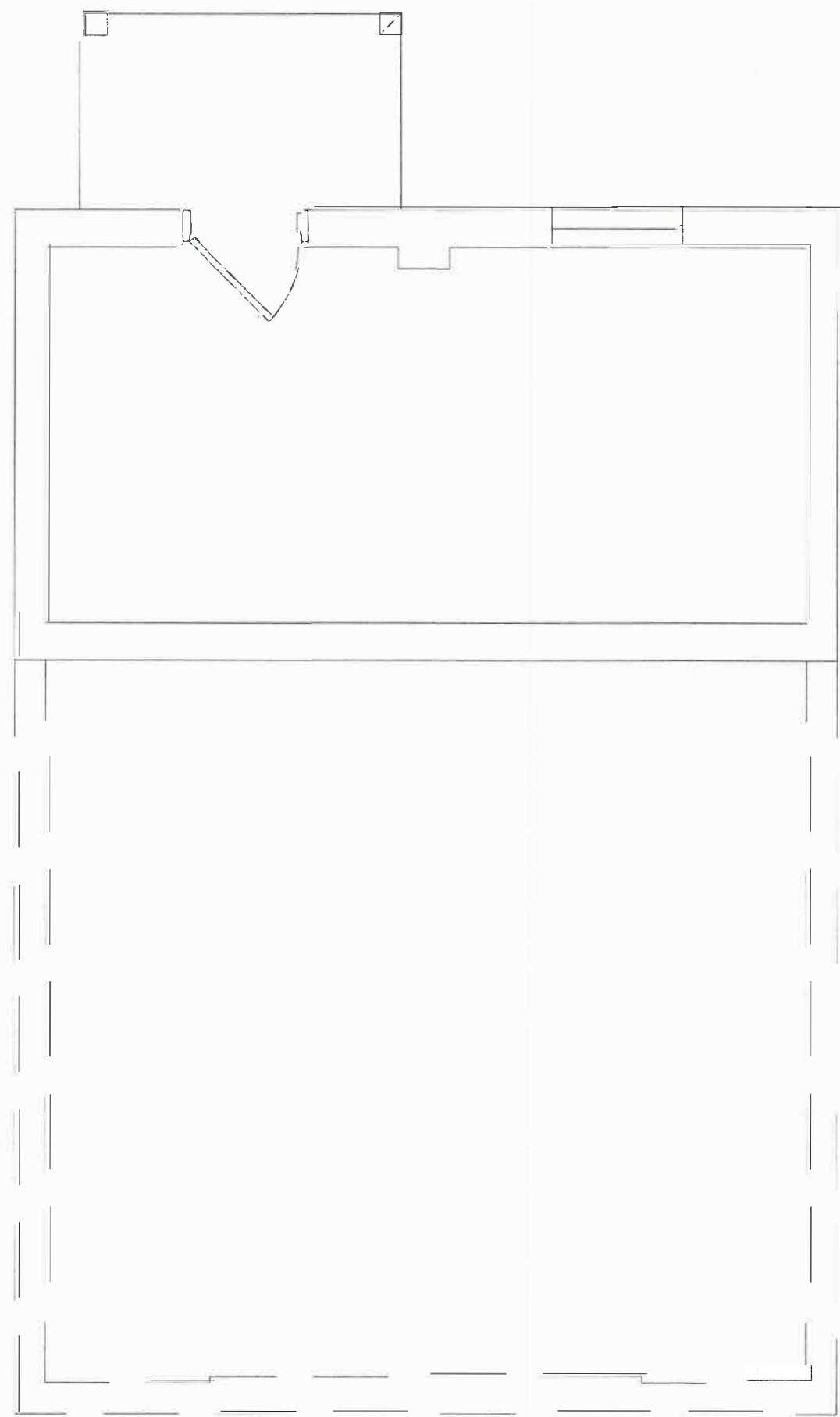
SYMBOLS LIST	
IDU	INDOOR HEAT PUMP
ODU	OUTDOOR UNIT
EF	EXHAUST FAN
OA	OUTDOOR AIR
RA	RETURN AIR
SA	SUPPLY AIR
CFM	CUBIC FEET PER MINUTE
or	SUPPLY OR FRESH AIR DUCT (UP/DOWN)
or	RETURN OR EXHAUST AIR DUCT (UP/DOWN)
	ZONE DAMPER
	THERMOSTAT/ZONE SENSOR, MOUNT AT 4'-6"
	SUPPLY DIFFUSER, 3-WAY
	SUPPLY DIFFUSER, 2-WAY CORNER
	SUPPLY DIFFUSER, 2-WAY OPPOSITE
	SUPPLY DIFFUSER, 4-WAY
	RETURN GRILLE
	NEW DUCT
	NEW EQUIPMENT
	ELBOW, TURNED UP
	ELBOW, TURNED DOWN
	SUPPLY REGISTER AND NUMBER COUNT
	DUCT SMOKE DETECTOR
	CONNECT TO EXISTING



263 MIGEON AVENUE TORRINGTON, CT	
FOR McGall Foundation, Inc.	
Revisions: Mark Date _____ _____ _____ _____ _____	BID SET
Drawing Title: ATTIC FLOOR PLAN	
Date DATE: 06-19-2025 Scale AS NOTES Job No. PNO CDN.	Drawing No. M5
BOE STUDIO architects 19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE/FAX 860-307-6816	



2
M6
STUDIO
FIRST FLOOR PLAN
1/4"=1'-0"



1
M6
STUDIO
BASEMENT PLAN
1/4"=1'-0"

GENERAL DEMOLITION NOTES:

1. GENERAL DEMOLITION NOTES SHALL APPLY TO ALL MECHANICAL DRAWINGS.
2. PORTIONS OF EXISTING SYSTEMS ARE OMITTED FROM AREAS THAT HAVE NO TRADE ASSOCIATED SCOPE TO MAINTAIN GRAPHICAL CLARITY.
3. VISIT THE SITE AND EXAMINE CAREFULLY THE EXISTING CONDITIONS TO BECOME FAMILIAR WITH THEM AND DIFFICULTIES THAT WILL AFFECT THE EXECUTION OF WORK PRIOR TO THE SUBMISSION OF A PROPOSAL.
4. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN SUCH AN EXAMINATION HAS BEEN MADE.
5. NOTES AND GRAPHIC REPRESENTATIONS SHALL NOT LIMIT THE EXTENT OF DEMOLITION REQUIRED.
6. EXTENT OF DEMOLITION WORK SHALL INCLUDE, BUT NOT LIMITED TO, MECHANICAL WORK ASSOCIATED WITH THE REMOVAL OF EXISTING EXHAUST FANS.
7. ALL WORK REQUIRED TO REMAIN IN SERVICE BUT INTERFERING WITH THE ALTERATIONS SHALL BE RELOCATED AND RECONNECTED USING MATERIALS AND STANDARDS OF THIS CONTRACT.
8. EQUIPMENT AND DEVICES TO BE REMOVED SHALL BE DISCONNECTED PRIOR TO ANY DEMOLITION WORK. EQUIPMENT INDICATED TO BE REMOVED SHALL BE TAKEN FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND ENVIRONMENTAL REGULATIONS, UNLESS OTHERWISE INDICATED.
9. EQUIPMENT REQUIRED TO BE TURNED OVER TO THE OWNER SHALL BE PLACED IN A MUTUALLY ACCEPTABLE LOCATION.
10. FIELD VERIFY EXISTING DUCTWORK CONFIGURATION LOCATION PRIOR TO REMOVAL.
11. PATCH, REPAIR AND PAINT ALL WALLS, CEILINGS AND MASONRY EFFECTED BY NEW WORK, DEMOLITION, RELOCATED EQUIPMENT, DUCTWORK. PATCHING SHALL MATCH EXISTING SURFACES.
12. KEEP CARPETS CLEAN OF DEBRIS. ANY DAMAGE ASSOCIATED WITH DEMOLITION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

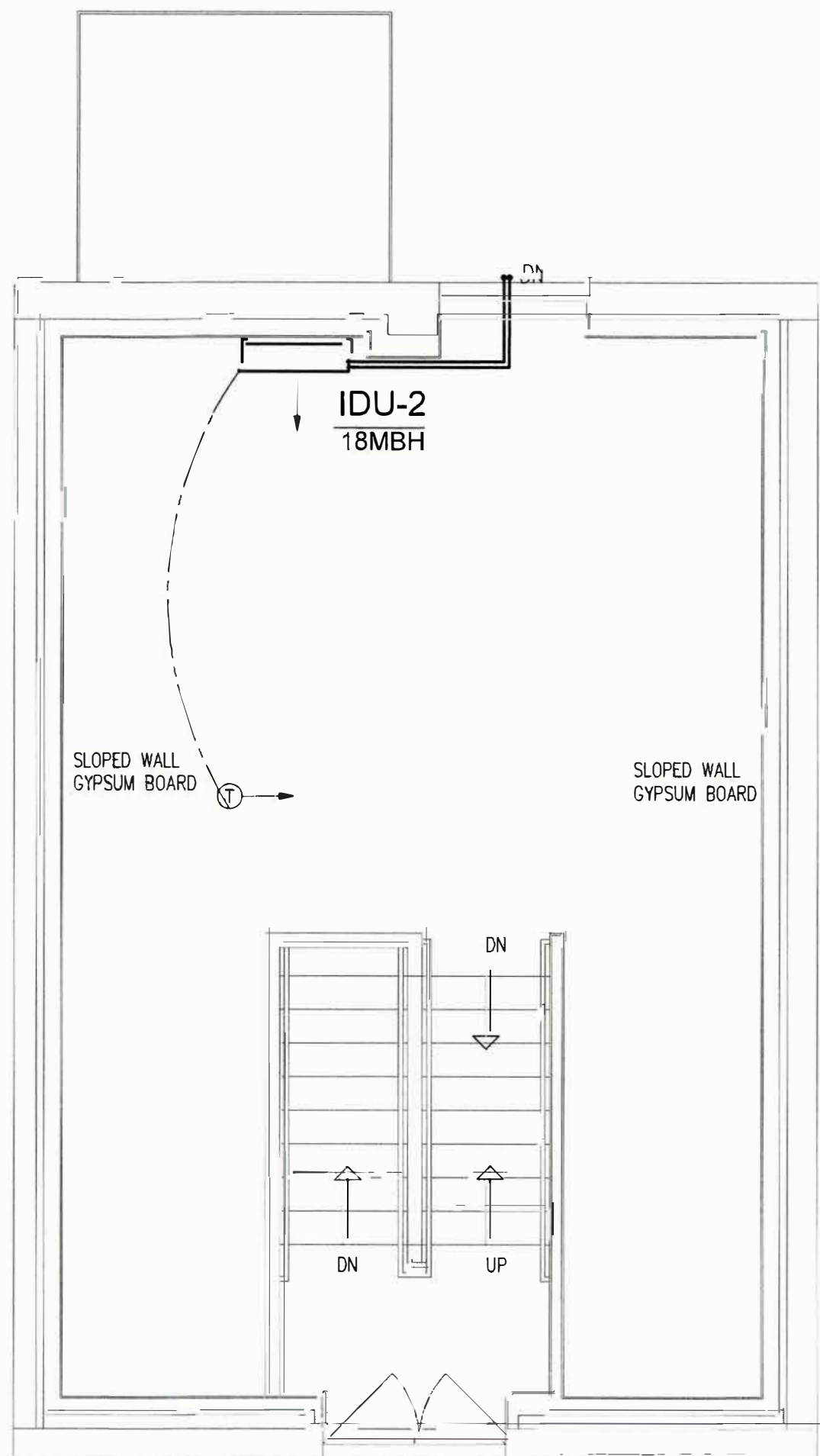
HVAC KEY NOTES:

1. BATH ROOM EXHAUST VENT CAP GREENHECK MODEL WC-6 HOODED WALL CAP.

HVAC GENERAL HVAC NOTES:

1. GENERAL DRAWING NOTES SHALL APPLY TO ALL MECHANICAL DRAWINGS.
2. FIELD VERIFY LOCATIONS OF MECHANICAL EQUIPMENT BEFORE FABRICATION OF PIPING & DUCTWORK.
3. DUCTWORK DIMENSIONS INDICATED ON PLANS ARE CLEAR INSIDE DIMENSIONS. PROVIDE TURNING VANES IN MITERED FITTINGS.
4. VERIFY EQUIPMENT CONNECTIONS WITH MANUFACTURER'S INSTALLATION DRAWINGS. PROVIDE PIPE & DUCT TRANSITIONS TO FURNISHED EQUIPMENT. FIELD VERIFY AND COORDINATE DIMENSIONS BEFORE FABRICATION.
5. COORDINATE DUCTWORK & PIPE ROUTING WITH ALL TRADES. PROVIDE OFFSETS AND FITTINGS AS REQUIRED FOR INSTALLATION. CONTRACTOR SHALL BEAR COSTS ASSOCIATED WITH ROUTING MODIFICATIONS.
6. PROVIDE VOLUME DAMPER ON ALL BRANCH DUCTWORK TAKE-OFFS.
7. PROVIDE CONTROL WIRING FROM SENSORS/THERMOSTATS TO MECHANICAL EQUIPMENT.
8. PROVIDE FLEXIBLE DUCTWORK CONNECTORS ON INLET AND OUTLET OF AIR HANDLING EQUIPMENT.
9. PROVIDE ALL SERVICE/ACCESS CLEARANCES FOR MECHANICAL EQUIPMENT PER MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS. COORDINATE PRIOR TO INSTALLATION OF EQUIPMENT, PIPING, AND DUCTWORK.
10. FIRECAULK ALL FIRE RATED PENETRATIONS.
11. PROVIDE TAMPER PROOF THERMOSTATS/SENSORS OR LOCKING COVERS FOR ALL THERMOSTATS/SENSORS LOCATED IN CORRIDORS AND ALL OTHER LOCATIONS THAT HAVE PUBLIC ACCESS.
12. PROVIDE INTERNAL DUCT SUPPORTS PER SMACNA FOR ALL DUCTS EXCEEDING 3:1 ASPECT RATIO.
13. MAINTAIN AT LEAST 10' DISTANCE BETWEEN ALL AIR INTAKE AND EXHAUST TERMINATIONS.
14. VERIFY ALL THERMOSTAT TYPES & LOCATIONS WITH OWNER PRIOR TO ORDERING.

SYMBOLS LIST	
VO	VOLUME TRIMPER
UH/CH-A	UNIT HEATER/CABINET UNIT HEATER
EF/RF	EXHAUST FAN/RETURN FAN
TE	TOILET EXHAUST
OA	OUTDOOR AIR
AD	12"x12" ACCESS DOOR
SH	SUPPLY OR FRESH AIR DUCT (UP/DOWN)
SH	RETURN OR EXHAUST AIR DUCT (UP/DOWN)
SH	ACCOUSTICALLY LINED DUCTWORK
SH	FLEXIBLE DUCTWORK
SH	MOTORIZED DAMPER
VO	VOLUME DAMPER
FD	FIRE DAMPER
FD	COMBINATION FIRE/SMOKE DAMPER
TH	THERMOSTAT, DOC. MOUNT AT 4'-6"
TH	THERMOSTAT, DOC. MOUNT AT 4'-6"
RP	REFRIGERANT PIPING
ER	EXISTING TO REMAIN
RELO	RELOCATE



3
M6
STUDIO
SECOND FLOOR PLAN
1/4"=1'-0"



283 MICEON AVENUE TORRINGTON, CT		
FOR McGall Foundation, Inc.		
Revisions:	BID SET	
Mark		
Date		
Drawing Title: GARAGE FLOOR PLAN - MECHANICAL		
Date	DATE: 06-19-2025	M6
Scale	AS NOTES	
Job No.	PNO	
CDN.	MRP	
BOE STUDIO architects		
19 Tioga Street Torrington, CT 06790		
e-mail: boestudio1@optimum.net		
PHONE/FAX 860-307-6816		

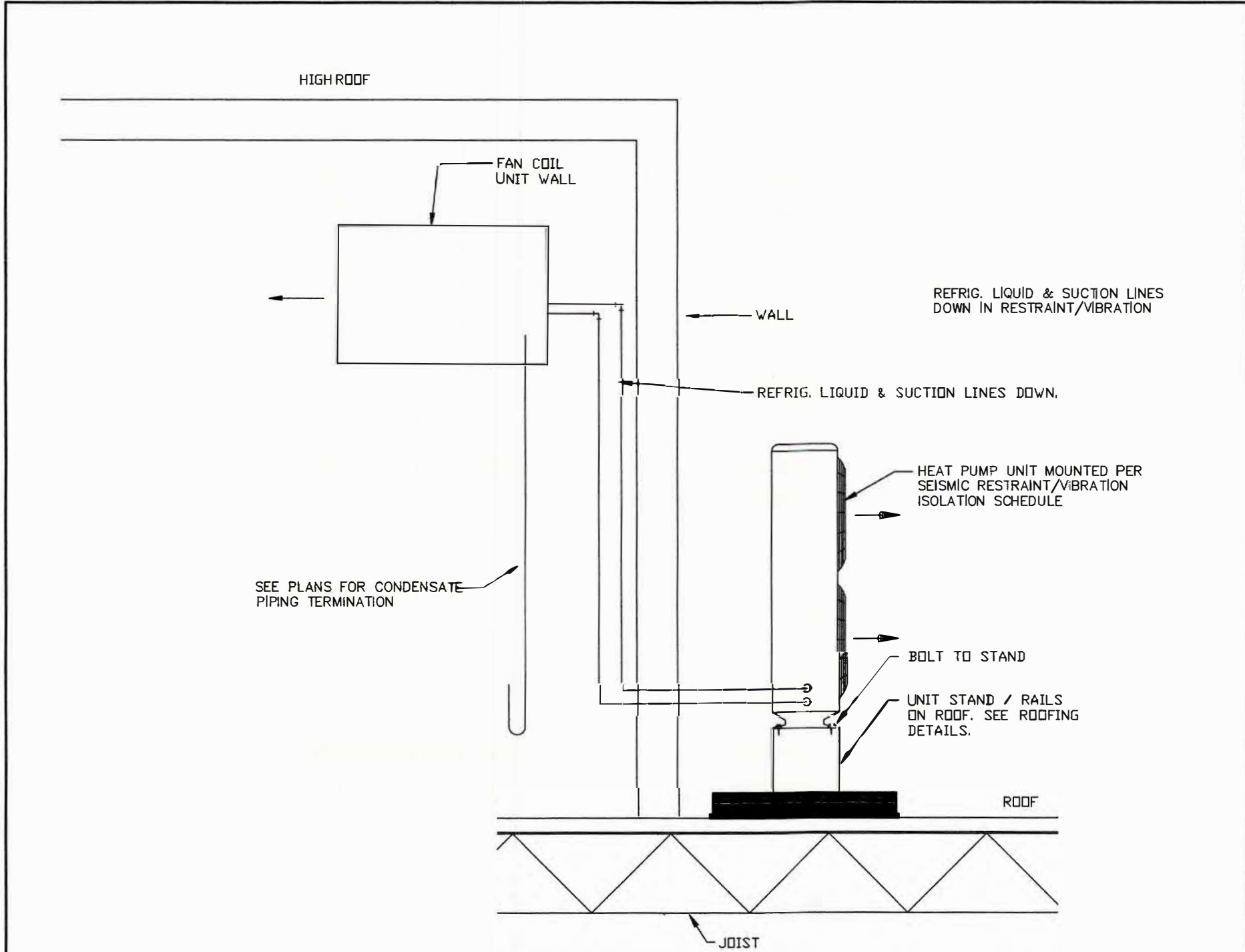
ELECTRIC HEATER SCHEDULE							
TAG	MANUFACTURER & MODEL	CFM	ELECTRICAL	POWER KW	CAPACITY MBH	AMPS	REMARKS
EH-A	QMARK AWH3150F	100	120-1	1.5 KW	3.7	12.5	PROVIDE MODEL AWH3 RECESSED FRAME. MOUNTED THERMOSTAT. MOUNT LOW ON WALL, 8" AFF.
EH-B	QMARK AWH3150F	100	120-1	1.0 KW	-	10.0	UNIT HAS INTEGRAL THERMOSTAT. PROVIDE SURFACE MOUNTING FRAME.
EBH-1	INDEECO 903U01500C	208	1	1.5	7.2	6.0	WIRED THERMOSTAT

EXHAUST FAN SCHEDULE											
TYPE	MANUF. & MODEL	CFM	ESP	HP	WATTS	RPM	VOLTS/ø	SOUND DATA	WEIGHT (lbs.)	CONTROL BY	REMARKS
CEF-A	PANASONIC FV-0511VKS2	80	0.250"	-	10	1113	120/60/1	0.5 SONES	11	MOTION SENSOR	BATH

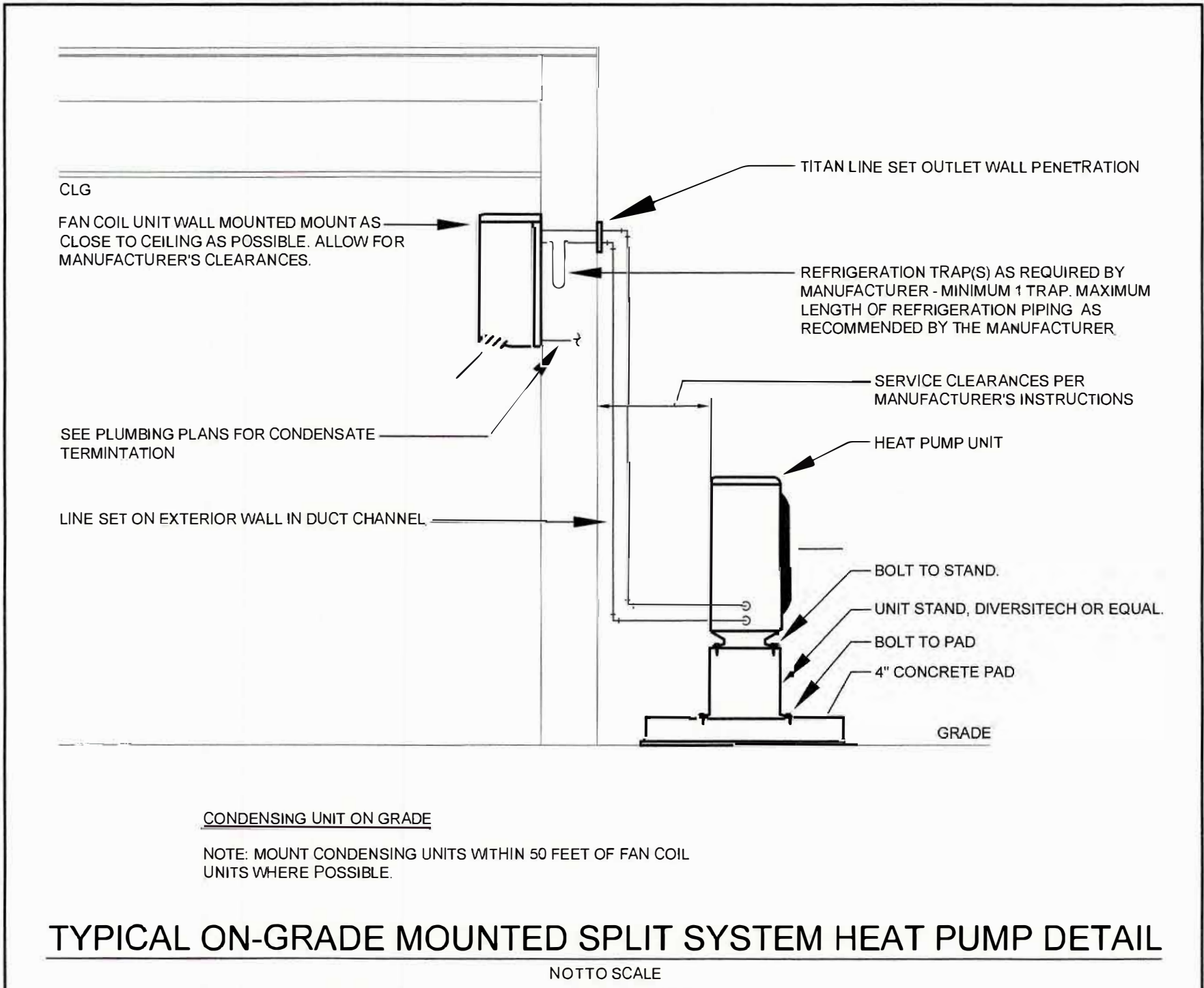
DIFFUSER, GRILLE AND REGISTER SCHEDULE								
TYPE	MANUF./MODEL	MATERIAL	FINISH	BORDER	SERVICE	DAMPER	SIZE	REMARKS
A1	PRICE SMD	STEEL	B12	SURFACE	CEILING SUPPLY DIFFUSER	OPPOSED BLADE	8"ø	126-245 CFM
B1	PRICE 535D F/L/A	STEEL	B12	SURFACE	CEILING RETURN DIFFUSER	OPPOSED BLADE	AS NOTED	-
C1	PRICE 620	ALUMINUM	B12	12X6	WALL MTD	OBD MODEL VCS3	AS NOTED	2-WAY BLOW
C2	PRICE 635	ALUMINUM	B12	14X14	SURFACE	OBD MODEL VCS3	AS NOTED	45 DEG. VANE

NOTES:
1. SELECTIONS BASED ON PRICE AND HART AND COOLEY. EQUIVALENT MANUFACTURES BY TITUS & METALAIRE.
2. SEE PLANS FOR NECK SIZES, AND LINEAR DIFFUSER LENGTHS.
3. THROW PATTERNS 4-WAY UNLESS OTHERWISE SHOWN ON PLANS.
4. COORDINATE MOUNTING TYPE WITH ARCHITECTURE. COLOR BY OWNER.
5. FOR TRANSFER GRILLES OMIT OPPOSED BLADE DAMPER.

ACCESSORIES:
1. SQUARE TO ROUND TRANSITIONS.
2. OPPOSED BLADE VOLUME DAMPER.
3. DUAL-DEFLECTION AIRFLOW CONTROL
4. VOLUME CONTROLLER.



SPLIT SYSTEM HEAT PUMP DETAILS
NOT TO SCALE



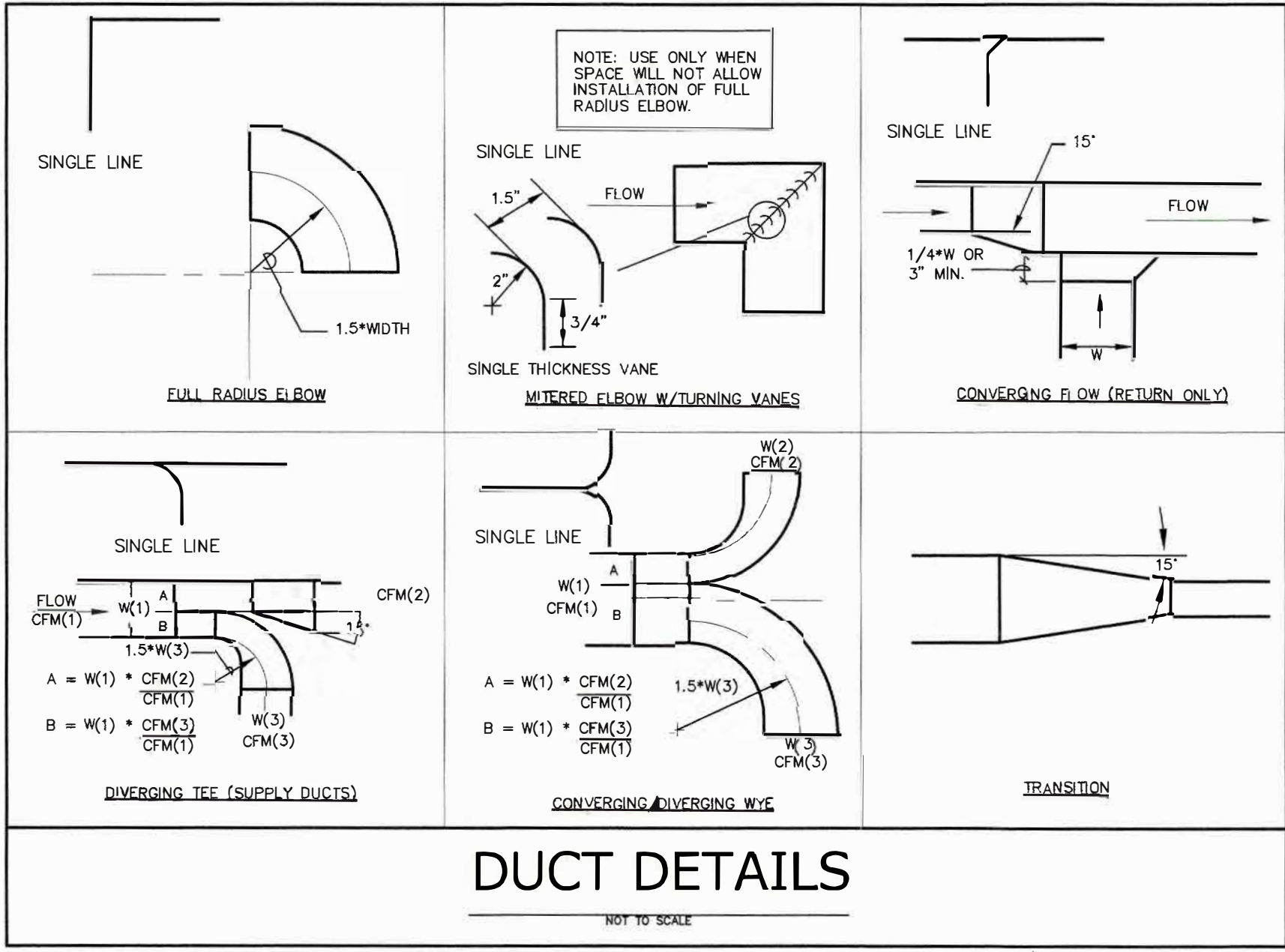
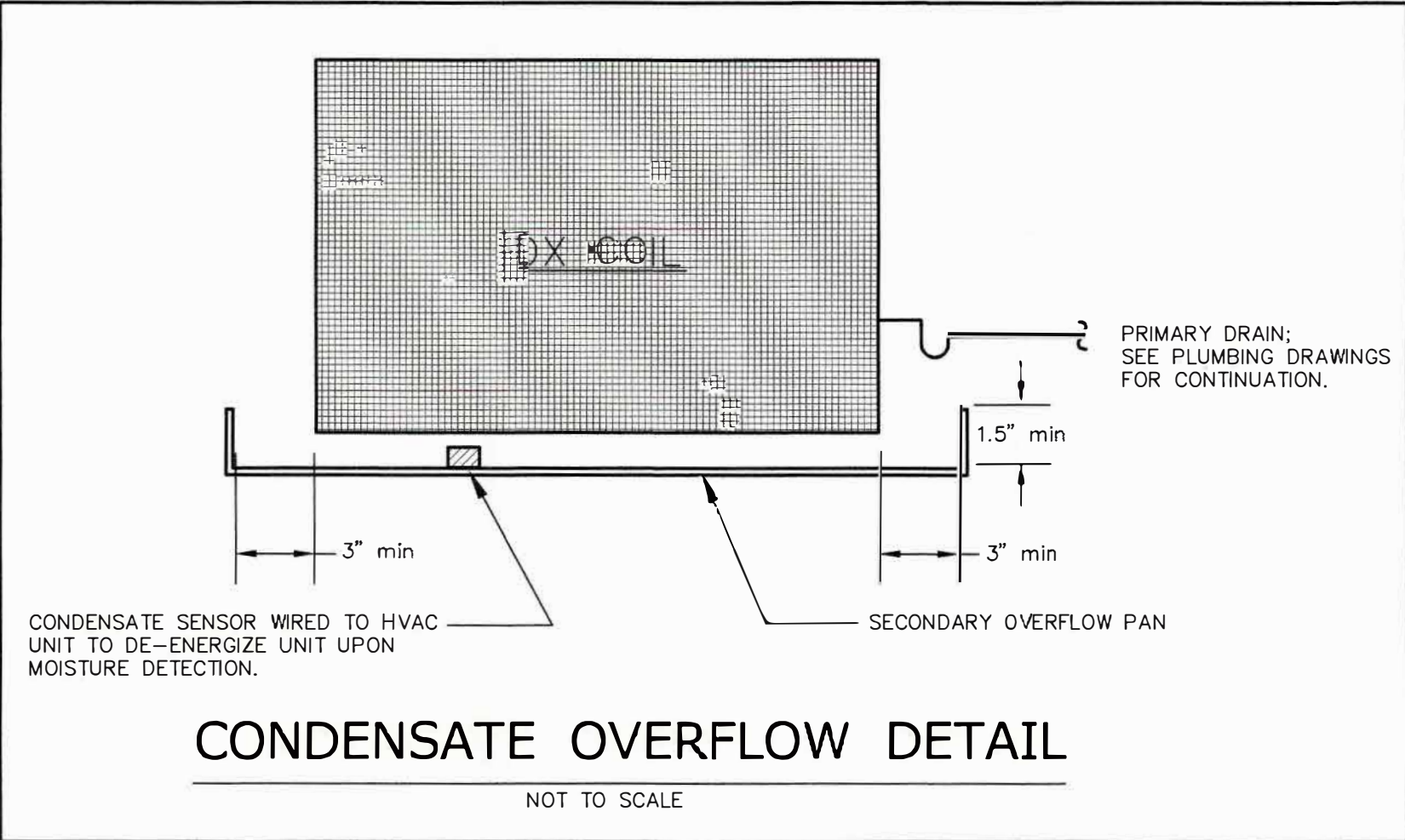
TYPICAL ON-GRADE MOUNTED SPLIT SYSTEM HEAT PUMP DETAIL
NOTTO SCALE

GENERAL MECHANICAL NOTES:

- ALL WORK IS NEW UNLESS NOTED OTHERWISE.
- ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CODE.
- ALL PIPING & DUCT SYSTEMS SHALL BE CONCEALED ABOVE CEILINGS OR WITHIN WALLS UNLESS SPECIFICALLY NOTED OTHERWISE.
- DUCTWORK DIMENSIONS INDICATED ON PLANS ARE CLEAR INSIDE DIMENSIONS. PROVIDE TURNING VANES IN MITERED FITTINGS.
- COORDINATE DUCTWORK & PIPE ROUTING WITH ALL TRADES. PROVIDE OFFSETS & FITTINGS AS REQUIRED FOR INSTALLATION.
- REFER THE ARCHITECTURAL REFLECTED CEILING PLANS FOR THE EXACT PLACEMENT OF DIFFUSERS, GRILLES & REGISTERS.
- SOUND LINE RETURN PLENUMS & FIRST 10 FEET OF SUPPLY DUCT.
- REFER TO PLUMBING PLANS FOR CONDENSATE PIPING & TERMINATION
- REFRIGERANT PIPING SHALL BE SIZED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- PROVIDE ALL SERVICE/ACCESS CLEARANCES FOR MECHANICAL EQUIPMENT PER MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS. COORDINATE PRIOR TO INSTALLATION OF EQUIPMENT, PIPING, AND DUCTWORK
- PROVIDE ACCESS DOORS FOR DAMPERS LOCATED IN NON ACCESSIBLE SPACES, INCLUDING INACCESSIBLE CEILINGS. ACCESS DOORS SHALL MATCH SURROUNDINGS (COLOR BY ARCHITECT) AND SHALL HAVE FIRE RATING TO MATCH WALL OR CEILING SERVING.
- VERIFY ALL THERMOSTAT TYPES & LOCATIONS WITH OWNER PRIOR TO ORDERING.
- ALL BATHROOM, KITCHEN & DRYER EXHAUST OUTLETS MUST BE 3' MINIMUM FROM OPERABLE WINDOW OPENINGS.

SYMBOLS LIST

EH	ELECTRIC HEAT
EF	EXHAUST FAN
	EXHAUST DUCT
	SUPPLY OR FRESH AIR DUCT (UP/DOWN)
	RETURN OR EXHAUST AIR DUCT (UP/DOWN)
	ACCOUSTICALLY LINED DUCTWORK
	FLEXIBLE DUCTWORK
	MOTORIZED DAMPER
	VOLUME DAMPER
	FIRE DAMPER
	THERMOSTAT, MOUNT AT 4'-0"
	DIFFUSER SCHEDULING
	SUPPLY/RETURN DUCT
IDU	IN DOOR UNIT
ODU	OUT DOOR UNIT
DBF	DRYER BOOSTER FAN



263 MIGEON AVENUE
TORRINGTON, CT

FOR
McGall Foundation, Inc.

Revisions:
Mark Date

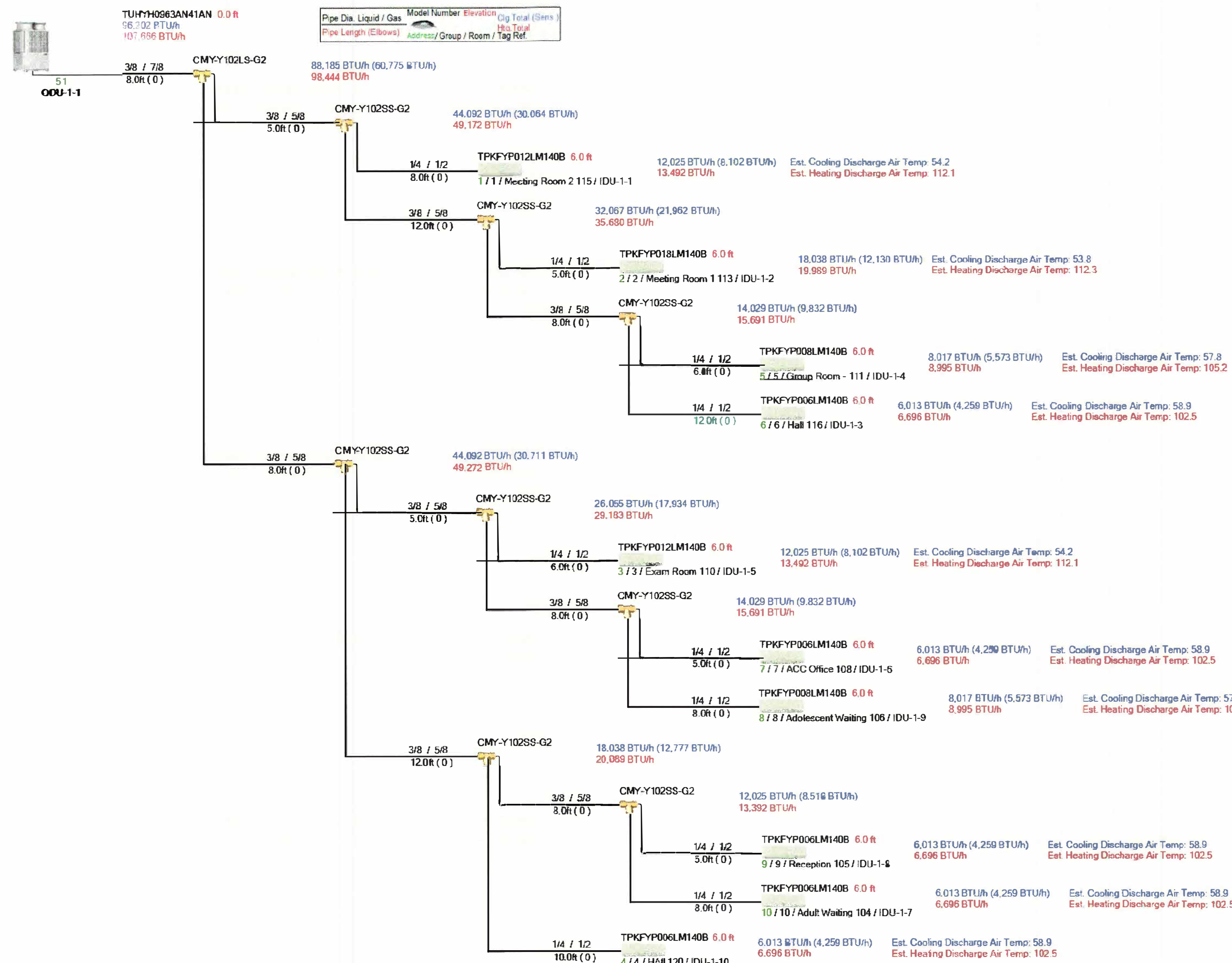
BID SET

Drawing Title:

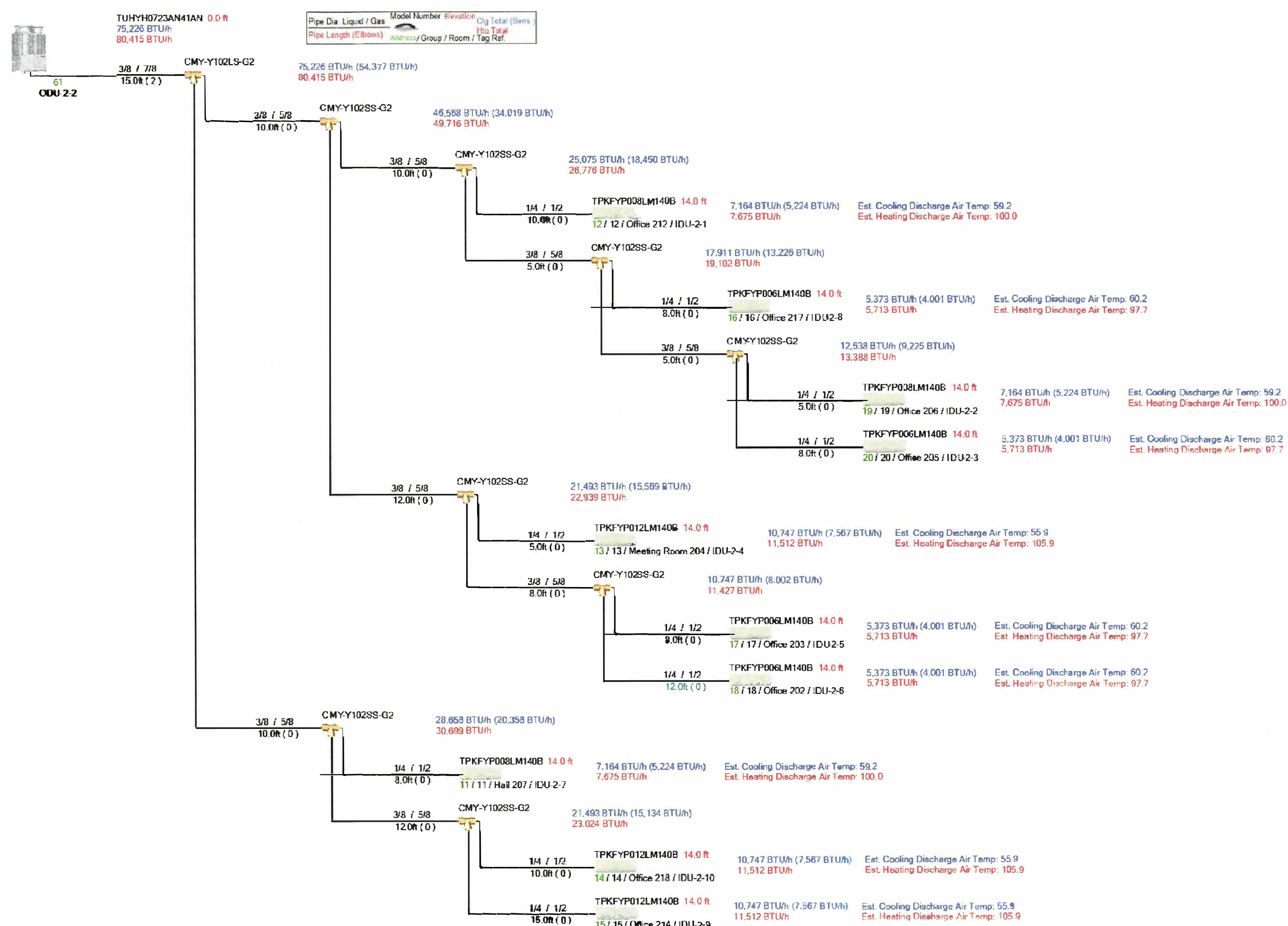
Date DATE: 06-19-2025
Scale AS NOTES
Job No. PNO
CDN.

BOE STUDIO
architects
19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net
PHONE/FAX 860-307-6816

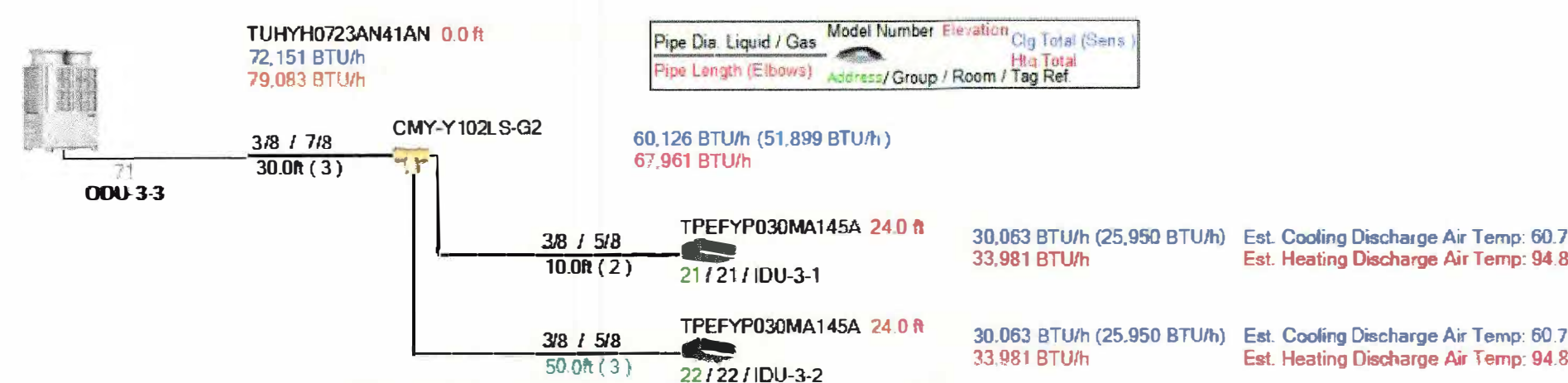
Piping Diagram Image (Design View)



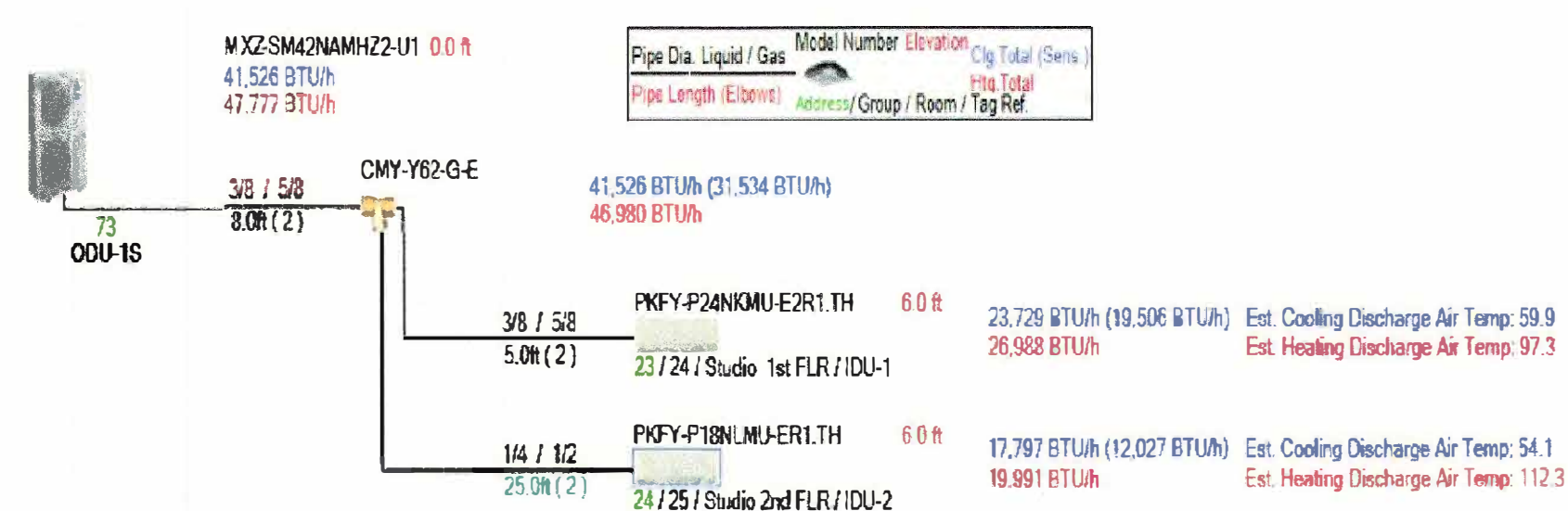
Piping Diagram Image (Design View)



Piping Diagram Image (Design View)



Piping Diagram Image (Design View)



263 MIGEON AVENUE
TORRINGTON, CT

FOR
McGall Foundation, Inc.

Revisions:	
Mark	Date

Drawing Title:

Date DATE: 06-19-2025

Scale AS NOTES

Job No. PNO
CDN.

Drawing No.

M8

BOE STUDIO

architects

19 Ticeg Street Torrington CT 06790

e-mail: boestudio1@optimum.net

PHONE/FAX 860-307-6816

860-307-6816

MITSUBISHI ELECTRIC TRANE HVAC US: CITY MULTI VRF INDOOR UNIT SCHEDULE

System Tag	Room Name	Tag Reference	M-NET Address	Model	Type	Nominal Cooling Capacity (BTU/h)	Nominal Heating Capacity (BTU/h)	Cooling Design Entering Temp DB/WB (°F) / (Water In Temp)	Heating Design Entering Temp DB/WB (°F) / (Water In Temp)	Cooling Diversity Full/Partial (See Note 5, 6)	Corrected Capacity		Heating Diversity Full/Partial (See Note 5, 6)	Heating Capacity (BTU/h)	Estimated Cooling Coil LAT (°F) / (LWT)	Estimated Heating Coil LAT (°F) / (LWT)	Refrig Pipe Dim Liquid/Suction (inch)	Fan Speed Setting	Peak Fan Airflow (cfm) / (Design gpm G/US Y/min)	Max Fan ESP Setting 208V/230V (IN WG)	Voltage / Phase	Power Cooling 208V/230V (kW)	Power Heating 208V/230V (kW)	Electrical MCA/MFS	Condensate Removal Rate (gal/hr)	Notes / Options
											Cooling Total Capacity (BTU/h)	Cooling Sensible Capacity (BTU/h)														
ODU-1-1	Meeting Room 2 115	IDU-1-1	1	TPKFYP012LM140B	Wall -Mounted	12,000	13,500	80.0/67.0	70	FULL DEMAND	12,025.2	8,102.1	FULL DEMAND	13,492.3	54.2	112.1	1/4 / 1/2	HIGH	297		208/230V/1-phase	0.04	0.03	0.24/0.24/15	0.59	1, 2, 3, 4
ODU-1-1	Meeting Room 1 113	IDU-1-2	2	TPKFYP018LM140B	Wall -Mounted	18,000	20,000	80.0/67.0	70	FULL DEMAND	18,037.8	12,129.7	FULL DEMAND	19,988.6	53.8	112.3	1/4 / 1/2	HIGH	438		208/230V/1-phase	0.05	0.04	0.24/0.24/15	0.78	1, 2, 3, 4
ODU-1-1	Group Room - 111	IDU-1-4	5	TPKFYP008LM140B	Wall -Mounted	8,000	9,000	80.0/67.0	70	FULL DEMAND	8,016.8	5,572.8	FULL DEMAND	8,994.9	57.8	105.2	1/4 / 1/2	HIGH	237		208/230V/1-phase	0.03	0.02	0.24/0.24/15	0.38	1, 2, 3, 4
ODU-1-1	Hall 116	IDU-1-3	6	TPKFYP006LM140B	Wall -Mounted	6,000	6,700	80.0/67.0	70	FULL DEMAND	6,012.6	4,259.1	FULL DEMAND	6,696.2	58.9	102.5	1/4 / 1/2	HIGH	191		208/230V/1-phase	0.02	0.01	0.24/0.24/15	0.26	1, 2, 3, 4
ODU-1-1	Exam Room 110	IDU-1-5	3	TPKFYP012LM140B	Wall -Mounted	12,000	13,500	80.0/67.0	70	FULL DEMAND	12,025.2	8,102.1	FULL DEMAND	13,492.3	54.2	112.1	1/4 / 1/2	HIGH	297		208/230V/1-phase	0.04	0.03	0.24/0.24/15	0.59	1, 2, 3, 4
ODU-1-1	ACC Office 108 Adolescent Waiting 106	IDU-1-6	7	TPKFYP006LM140B	Wall -Mounted	6,000	6,700	80.0/67.0	70	FULL DEMAND	6,012.6	4,259.1	FULL DEMAND	6,696.2	58.9	102.5	1/4 / 1/2	HIGH	191		208/230V/1-phase	0.02	0.01	0.24/0.24/15	0.26	1, 2, 3, 4
ODU-1-1		IDU-1-9	8	TPKFYP008LM140B	Wall -Mounted	8,000	9,000	80.0/67.0	70	FULL DEMAND	8,016.8	5,572.8	FULL DEMAND	8,994.9	57.8	105.2	1/4 / 1/2	HIGH	237		208/230V/1-phase	0.03	0.02	0.24/0.24/15	0.38	1, 2, 3, 4
ODU-1-1	Reception 105	IDU-1-8	9	TPKFYP006LM140B	Wall -Mounted	6,000	6,700	80.0/67.0	70	FULL DEMAND	6,012.6	4,259.1	FULL DEMAND	6,696.2	58.9	102.5	1/4 / 1/2	HIGH	191		208/230V/1-phase	0.02	0.01	0.24/0.24/15	0.26	1, 2, 3, 4
ODU-1-1	Adult Waiting 104	IDU-1-7	10	TPKFYP006LM140B	Wall -Mounted	6,000	6,700	80.0/67.0	70	FULL DEMAND	6,012.6	4,259.1	FULL DEMAND	6,696.2	58.9	102.5	1/4 / 1/2	HIGH	191		208/230V/1-phase	0.02	0.01	0.24/0.24/15	0.26	1, 2, 3, 4
ODU-1-1	HALL 120	IDU-1-10	4	TPKFYP006LM140B	Wall -Mounted	6,000	6,700	80.0/67.0	70	FULL DEMAND	6,012.6	4,259.1	FULL DEMAND	6,696.2	58.9	102.5	1/4 / 1/2	HIGH	191		208/230V/1-phase	0.02	0.01	0.24/0.24/15	0.26	1, 2, 3, 4
ODU-2-2	Office 212	IDU-2-1	12	TPKFYP008LM140B	Wall -Mounted	8,000	9,000	80.0/67.0	70	FULL DEMAND	7,164.4	5,224.2	FULL DEMAND	7,674.8	59.2	100.0	1/4 / 1/2	HIGH	237		208/230V/1-phase	0.03	0.02	0.24/0.24/15	0.38	1, 2, 3, 4
ODU-2-2	Office 217	IDU-2-8	16	TPKFYP006LM140B	Wall -Mounted	6,000	6,700	80.0/67.0	70	FULL DEMAND	5,373.3	4,000.8	FULL DEMAND	5,713.5	60.2	97.7	1/4 / 1/2	HIGH	191		208/230V/1-phase	0.02	0.01	0.24/0.24/15	0.26	1, 2, 3, 4
ODU-2-2	Office 206	IDU-2-2	19	TPKFYP008LM140B	Wall -Mounted	8,000	9,000	80.0/67.0	70	FULL DEMAND	7,164.4	5,224.2	FULL DEMAND	7,674.8	59.2	100.0	1/4 / 1/2	HIGH	237		208/230V/1-phase	0.03	0.02	0.24/0.24/15	0.38	1, 2, 3, 4
ODU-2-2	Office 205	IDU-2-3	20	TPKFYP006LM140B	Wall -Mounted	6,000	6,700	80.0/67.0	70	FULL DEMAND	5,373.3	4,000.8	FULL DEMAND	5,713.5	60.2	97.7	1/4 / 1/2	HIGH	191		208/230V/1-phase	0.02	0.01	0.24/0.24/15	0.26	1, 2, 3, 4
ODU-2-2	Meeting Room 204	IDU-2-4	13	TPKFYP012LM140B	Wall -Mounted	12,000	13,500	80.0/67.0	70	FULL DEMAND	10,746.6	7,567.1	FULL DEMAND	11,512.2	55.9	105.9	1/4 / 1/2	HIGH	297		208/230V/1-phase	0.04	0.03	0.24/0.24/15	0.59	1, 2, 3, 4
ODU-2-2	Office 203	IDU-2-5	17	TPKFYP006LM140B	Wall -Mounted	6,000	6,700	80.0/67.0	70	FULL DEMAND	5,373.3	4,000.8	FULL DEMAND	5,713.5	60.2	97.7	1/4 / 1/2	HIGH	191		208/230V/1-phase	0.02	0.01	0.24/0.24/15	0.26	1, 2, 3, 4
ODU-2-2	Office 202	IDU-2-6	18	TPKFYP006LM140B	Wall -Mounted	6,000	6,700	80.0/67.0	70	FULL DEMAND	5,373.3	4,000.8	FULL DEMAND	5,713.5	60.2	97.7	1/4 / 1/2	HIGH	191		208/230V/1-phase	0.02	0.01	0.24/0.24/15	0.26	1, 2, 3, 4
ODU-2-2	Hall 207	IDU-2-7	11	TPKFYP008LM140B	Wall -Mounted	8,000	9,000	80.0/67.0	70	FULL DEMAND	7,164.4	5,224.2	FULL DEMAND	7,674.8	59.2	100.0	1/4 / 1/2	HIGH	237		208/230V/1-phase	0.03	0.02	0.24/0.24/15	0.38	1, 2, 3, 4
ODU-2-2	Office 218	IDU-2-10	14	TPKFYP012LM140B	Wall -Mounted	12,000	13,500	80.0/67.0	70	FULL DEMAND	10,746.6	7,567.1	FULL DEMAND	11,512.2	55.9	105.9	1/4 / 1/2	HIGH	297		208/230V/1-phase	0.04	0.03	0.24/0.24/15	0.59	1, 2, 3, 4
ODU-2-2	Office 214	IDU-2-9	15	TPKFYP012LM140B	Wall -Mounted	12,000	13,500	80.0/67.0	70	FULL DEMAND	10,746.6	7,567.1	FULL DEMAND	11,512.2	55.9	105.9	1/4 / 1/2	HIGH	297		208/230V/1-phase	0.04	0.03	0.24/0.24/15	0.59	1, 2, 3, 4
ODU-3-3		IDU-3-1	21	TPEFYP030MA145A	Ceiling-Concealed (Ducted)	30,000	34,000	80.0/67.0	70	FULL DEMAND	30,063.0	25,949.6	FULL DEMAND	33,980.6	60.7	94.8	3/8 / 5/8	HIGH	1271	0.6/0.6	208/230V/1-phase	0.142	0.22	4.25/15	0.46	1, 2, 3, 4
ODU-3-3		IDU-3-2	22	TPEFYP030MA145A	Ceiling-Concealed (Ducted)	30,000	34,000	80.0/67.0	70	FULL DEMAND	30,063.0	25,949.6	FULL DEMAND	33,980.6	60.7	94.8	3/8 / 5/8	HIGH	1271	0.6/0.6	208/230V/1-phase	0.142	0.22	4.25/15	0.46	1, 2, 3, 4
ODU-1S	Studio 1st FLR	IDU-1	23	PKFY-L24NKMU-A	Wall -Mounted	24,000	27,000	80.0/67.0	70	FULL DEMAND	23,729.2	19,506.2	FULL DEMAND	26,988.3	59.9	97.3	3/8 / 5/8	HIGH	918		208/230V/1-phase	0.07	0.07	0.63(208V)/0.63(230V)/15	0.53	1, 2, 3, 4
ODU-1S	Studio 2nd FLR	IDU-2	24	PKFY-L18NLMU-A	Wall -Mounted	18,000	20,000	80.0/67.0	70	FULL DEMAND	17,796.9	12,027.4	FULL DEMAND	19,991.3	54.1	112.3	1/4 / 1/2	HIGH	438		208/230V/1-phase	0.05	0.04	0.24/0.24/15	0.78	1, 2, 3, 4

Notes & Options:

- 1 Nominal cooling capacities are based on indoor coil EAT of 80/67°F (DB/WB), outdoor of 95°F (DB)
- 2 Nominal heating capacities are based on indoor coil EAT of 70°F (DB), outdoor of 43°F (WB)
- 3 See outdoor unit schedule for outdoor ambient conditions, connected capacity, and other factors associated with corrected capacities
- 4 See schematic piping/control diagram for indication of required indoor unit remote controllers, system controllers, and integration devices
- 5 Full demand corrected capacity includes de-rate associated with indoor vs. outdoor connected capacity indicated on outdoor unit schedule for associated system.
- 6 Partial corrected capacity assumes sufficient diversity exists such that the connected capacity de-rate does not apply.
- It is the designer's responsibility to ensure "Diamond System Builder" is set in the appropriate output capacity setting (full demand/partial demand) prior to generating this schedule.
- 6 It is recommended to always base heating corrected capacity on full demand.

MITSUBISHI ELECTRIC TRANE HVAC US: CITY MULTI VRF OUTDOOR UNIT SCHEDULE

System Tag	Tag Reference	M-NET Address	Model Number	Modules	Nominal Cooling Capacity (BTU/h)	Nominal Heating Capacity (BTU/h)	Cooling Efficiency (SEER) (SEER)	EER2 (SEER2)	Heating COP @ 47°F (HSPFC)	Nom System Connected Capacity (% of NOM)	Design Cooling Outdoor Temp DB (°F)	Design Heating Outdoor Temp WB (°F)	Max Pipe Length from BC or 1st Joint (feet)	Corrected Cooling Total Capacity (BTU/h)	Corrected Heating Capacity (BTU/h)	Inverter Driven Compressor Type / Quantity	Preliminary Added Field Charge (See Note 5)	Electrical-Per Module 208/230 or [480V]				Notes / Options
																		Voltage / Phase	MCA 208/230 or [480V]	RFS	MOCP	
ODU-1-1	ODU-1-1	51	TUHYH0963AN41AN	HP96	96,000	108,000	22.15 / 12.4	0	4.175	91.7 %	95.0	43.0	37.0	96,201.6	107,666.4	SCROLL/1	10.8	208/230V / 3-phase 3-wire	63/57	63/57	100/90	1, 2, 3, 4, 5
ODU-2-2	ODU-2-2	61	TUHYH0723AN41AN	HP72	72,000	80,000	23.25 / 12.2	0	4.210	116.7 %	95.0	43.0	42.0	75,226.0	80,414.7	SCROLL/1	11.6	208/230V / 3-phase 3-wire	55/49	55/49	90/80	1, 2, 3, 4, 5
ODU-3-3	ODU-3-3	71	TUHYH0723AN41AN	HP72	72,000	80,000	23.25 / 12.2	0	4.210	83.3 %	95.0	43.0	53.4	72,151.2	79,083.1	SCROLL/1	11.7	208/230V / 3-phase 3-wire	55/49	55/49	90/80	1, 2, 3, 4, 5
ODU-1S	ODU-1S	73	MXZ-SM42NUHZ	P42	42,000	48,000	0	19.75 [12]	3.700	100.0 %	95.0	43.0	27.0	41,526.2	47,777.2	SCROLL/1	6.4	208/230V / 1-phase	45	40	80	1, 2, 3, 4, 5

Notes & Options:

- 1 Nominal cooling capacities are based on indoor coil EAT of 80/67°F (DB/WB), outdoor of 95°F (DB)
- 2 Nominal heating capacities are based on indoor coil EAT of 70°F (DB), outdoor of 43°F (WB)
- 3 Efficiency values for EER, IEER, COP are based on AHRI 1230 test method for mixture of ducted & non-ducted indoor units.
- 4 For systems with multiple modules, refrigerant pipe dimensions indicate total system combined piping downstream of module twinning.
- 5 Added field charge listed is in addition to factory charge, this must be updated based upon final as-built piping layout.



263 MIGEON AVENUE TORRINGTON, CT	
FOR McGall Foundation, Inc.	
Revisions: Mark Date _____ _____ _____ _____ _____	BID SET
Drawing Title:	
Date DATE: 06-19-2025 Scale AS NOTES Job No. PNO CDN.	Drawing No. M9
BOE STUDIO. architects 19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE/FAX 860-307-6816	

HVAC SPECIFICATIONS

PART 1 – GENERAL

1.01 GENERAL

Architect's General Conditions are a part of this Division. All work shall be done in strict accordance with all applicable Codes and Regulations of local and State Agencies and utility companies. This Contractor shall bear the cost of all fees, permits, licenses and taxes and any utility company charges in connection with the work.

1.02 SCOPE

Provide a complete HVAC system and all other equipment as shown on the Drawings and herein specified, including but not limited to:

Ductwork and Accessories
Insulation
Programmable Thermostats
Heat Pump – Split Systems
System shall be complete in all respects, tested, accepted and ready to operate.

1.03 SUBMITTALS

Submit six (6) copies of manufacturer's drawings of the following to the Architect for approval:

Ductwork and Accessories
Insulation
Programmable Thermostats
Heat Pump – Split Systems
Electric heat

Submit information on any other equipment to be used when requested by the Architect or the Engineer.

1.04 GUARANTEE

Materials, equipment and workmanship shall have standard warranty against defects in material and workmanship. Any failure due to defective or improper material, equipment, workmanship or design shall be made good, forthwith, by and at the expense of the Contractor, including any damage done to areas, materials and other systems resulting from this failure. Guarantee period shall extend for one year from the Date of Acceptance.

The HVAC Contractor shall provide a guarantee covering all material and workmanship for 1 year following the Date of Acceptance.

1.05 DEFINITION:

As used on Contract Documents, the term "to provide" shall mean "to furnish, install and connect completely in the specified or approved manner the item or material described."

1.06 OPERATING AND MAINTENANCE INSTRUCTIONS

Upon completion of the project, the HVAC Contractor shall fully instruct the Owner in the operation, adjustment and maintenance of all equipment and systems furnished.

The HVAC Contractor shall provide the Owner with three (3) sets of complete maintenance and operating instructions, and technical data, in booklet form, of all equipment and devices furnished in the Contract.

1.07 CONTRACTOR'S INSPECTION

Contract Drawings are diagrammatic and do NOT show every required fittings, etc. The Contractor shall familiarize himself with the existing site conditions, prior to submitting a bid, and shall include all equipment and accessories necessary for complete and operational systems.

The HVAC Contractor shall examine the Architectural Drawings and the drawings and specifications of other trades to determine the extent of work. The HVAC Contractor shall visit the site and become familiar with the project and local conditions before submitting a Bid. Drawings are diagrammatic and indicate the general arrangement of systems and work included in the Contract. If so directed by the Architect or Engineer, the HVAC Contractor

shall, without extra charge, make reasonable modifications in the layout to prevent conflict with those of other trades and for proper installation of work. Refer to the Architect's Reflected Ceiling Plan for exact location of air diffusers, registers and grilles. The Contractor shall coordinate locations of equipment with all trades before starting construction. Any modifications to the equipment layout required for installation shall be performed at no additional cost to the Owner.

1.08 ARRANGEMENT OF WORK:

Work shall be coordinated between trades to prevent unnecessary interference. Work shall present a neat coordinated appearance. Install work as necessary to provide maximum possible clearance, adequate headroom and ready access for inspection, operation, safe maintenance and repair, and Code conformance. Where space appears inadequate, consult the Owner before proceeding with installation.

1.09 INSURANCE:

Furnish insurance certificates required by the Owner.

1.10 PERMITS, LAWS, ORDINANCES, CODES AND STANDARDS:

Obtain and pay for permits, inspections, licenses and certificates required. Work of this Contract shall meet State Building Code, State Fire Safety Code and other laws, rules and regulations of local, State and Federal authorities; National Fire Protection Association #90A and #90B; International Mechanical & Plumbing Codes; National Electrical Code; and local utility company requirements. Pay utility company back-charges. Equipment, materials and components listed UL Product Directories, shall bear UL labels.

1.11 FILTERS AND STRAINERS:

Any equipment which operates with filters or strainers shall have filters and strainers installed at all times.

1.12 WORK BY OTHERS:

The HVAC Contractor shall install all motors provided under the HVAC Contract ready for wiring by the Electrical Contractor and shall furnish and deliver to the Electrical Contractor wiring diagrams for all motor starters for installation and wiring. The HVAC Contractor shall furnish motor starters, relays and all temperature control equipment to the Electrical Contractor for installation and wiring. The General Contractor shall perform all excavation, backfill, chases, openings, cutting, patching and finish work.

1.13 FIELD MEASUREMENTS

The HVAC Contractor shall verify in the field all measurements necessary for the work. Verify thermostat locations with the Owner before installation.

The HVAC Contractor shall coordinate supply, return and exhaust ductwork locations with structure, conduits and piping of other trades.

1.14 WORKMANSHIP:

Equipment and materials shall be new, of first quality, selected and arranged to fit properly into spaces indicated. Install equipment and materials in accordance with manufacturer's recommendations.

1.15 COORDINATION WITH OWNER:

All work shall be scheduled with the Owner. Interruptions in the Owner's access to the site shall be subject to Owner limitations of date and duration.

1.16 OPERATION OF SERVICES AND UTILITIES:

Shutdown of existing services and utilities shall, without exception, be coordinated with the proper utility and with the Owner as to date, time of day, and duration before any service is interrupted. Notify the Owner of estimated duration of shutdown period at least ten days in advance of proposed shutdown.

1.17 PROTECTION:

Close open ends of work with temporary covers or plugs during construction to prevent entry of obstructing material or damaging water. Protect existing property, equipment and finishes from damage. Repair, to original condition, existing property that has been damaged during execution of the work.

1.18 CLEANING:

Work site must be kept clean. Rubbish, debris and leftover or excess materials shall be removed daily.

1.19 LUBRICATION:

No equipment shall be operated for temporary service or testing without proper lubrication. Items requiring lubrication shall be left freshly and fully lubricated at time of substantial completion. Furnish Owner with one (1) complete new set of any special lubrication devices required for servicing, e.g., grease guns, fittings and adapters.

1.20 PAINTING:

Mechanical and electrical equipment and materials shall have prime coat and standard manufacturer's finish. Painting of finished surfaces (excluding ceilings) shall be one coat primer and two coats vinyl base semi-gloss paint. Pointing of ceiling shall be one coat primer and two coats flat white point. Primer shall be omitted on repainting of existing surfaces.

1.21 CUTTING AND PATCHING:

Areas disturbed by new construction or demolition shall be patched and repaired to match existing conditions. Patch painting of ceilings shall include painting of entire ceiling of room involved. Patch painting of other surfaces shall be to nearest cut-off point.

1.22 WATERPROOFING:

Provide necessary sleeves, caulking and flashing required to make openings waterproof.

1.23 FIREPROOFING:

At closing of each working day, provide temporary firestopping in every opening cut between floors and through fire-roted partitions. Permanent firestops shall be provided around sleeves and at other permanent openings through fire-roted partitions and floors, as required. Materials used for fire stopping shall be Class A "Incombustible" with firestopping capabilities equal to that of adjacent construction.

1.24 BASES AND SUPPORTS:

Provide necessary supports, pads, bases and piers required. Equipment shall be securely attached to building structure in acceptable manner. Attachments shall be of strong and durable nature, as determined by the Owner.

1.25 ACCESS:

Provide adequately sized access doors, for access to concealed equipment and components requiring servicing or inspection. Doors shall have fire ratings equal to construction in which they are located.

1.26 TESTS:

Perform tests required by the Owner, legal authorities and agencies. Each piece of equipment, including motors and controls, shall be operated continuously for minimum one-hour test. Correct all defects appearing during tests, and repeat tests until no defects are disclosed. Final tests shall be made in the Owner's presence.

1.27 SEISMIC REQUIREMENTS:

Submit four (4) copies of a final inspection report which includes: sealed certification by a Structural Engineer with P.E. registration in the state in which the project is located, that:

Engineer has reviewed the project.
Engineer has approved the use of the devices for the particular applications.
The devices satisfy Specification-- and Code-mandated seismic criteria.

PART 2 – PRODUCTS

2.01 MATERIALS AND METHODS

DUCTWORK:

All ductwork and accessories shall be constructed, fabricated and installed in accordance with the latest SMACNA Standards manuals for low pressure ducts, fire damper installations and flexible ductwork.

All air conditioning, supply and return ductwork shall be galvanized sheet metal, two (2") inch static pressure classification, Seal Class "C". Exhaust air ductwork to be one (1") inch classification.

Lower plenums shall be galvanized steel with flanged joints. Metal thickness shall correspond to gauge required for equal size duct. Pitch base of plenums and ducts toward lower, for moisture drainage. Plenums shall be firmly attached to louvers and caulked weathertight at joints.

Install adequate balancing; e.g., volume dampers, extractors, etc., as required to balance each system to its design airflows.

Furnish and install UL listed fire dampers and access doors at all duct penetrations of walls, floors, partitions, etc., that are required to have a fire resistance rating. Fire dampers, sleeves, access doors, etc., shall be constructed and installed in conformance to the manufacturer's instructions, NFPA 90A and the Building Official.

INSULATION SYSTEMS:

Duct System Insulation:

Insulate all exhaust ductwork on cold side of dampers, all plenums connected to louvers with 2" thick, rigid foil-faced fiberglass duct insulation. Acoustical lined, where shown, shall be nominal 1" thick fiberglass duct liner, unless otherwise indicated. Acoustical lined ductwork shall be thermally insulated as well.

PIPING SYSTEMS SHALL BE INSULATED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE (ALL CONFORMING TO ASHRAE STANDARD 90.1 – 1989):

INSULATE REFRIGERATION PIPING WITH GLASS FIBER INSULATION WITH MINIMUM DENSITY OF 3-1/2 PCF AND MAXIMUM K VALUE OF 0.25 @ 75 DEGREE F; PIPING INSULATION SHALL RUN CONTINUOUS THROUGH ALL PIPE HANGERS. PROTECT INSULATION WITH 1/2" LONG SHEET METAL INSULATION PROTECTION SADDLES. MAINTAIN THE INTEGRITY OF ALL PIPING VAPOR BARRIERS. SHOULD CONDENSATION DEVELOP ON ANY PIPE, FITTING, ETC., THE CONTRACTOR SHALL CORRECT THE VAPOR BARRIER BREAK AND REPLACE ANY INSULATION DAMAGED BY MOISTURE.

2.02 HEAT PUMP SPLIT SYSTEMS

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

- Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, applying to this Section.
- The General Conditions state that the Contract Documents are complementary, and what is required by one shall be as binding as if ~~contained therein~~ a conflict within the Contract Documents the most expensive option shall prevail.

1.2 SYSTEMS DESCRIPTION

- The heat pump air conditioning system shall be a Mitsubishi Electric split system series. The system shall consist of a slim silhouette, compact, ceiling mounted indoor fan coil section with a slim silhouette horizontal discharge outdoor unit which shall be of an inverter driven heat pump design.

- Daikin, Sanyo, LG will be considered.

- All systems shall be complete with all components including refrigerant specialties, operating controls, and piping/installation accessories.

1.3 RELATED WORK

- This Section is to be used in conjunction with the provisions of all other Sections of Division 15, especially Section 15010, General Provisions – Mechanical.
- Refer also to any applicable portions of Division 16, Electrical Work.

1.4 SUBMITTALS

- Provide submittals for review in accordance with the provisions of Section 15010.
- Submit Manufacturer's Installation Instructions under provisions of Section 15010. Include Manufacturer's wiring and piping diagrams prepared for this project.
- Submit samples under provisions of Section 15010.

1.5 QUALITY ASSURANCE

- All items provided under the provisions of this Section shall be new and shall be the products of recognized manufacturers of that item.
- All items of a similar class shall be the products of the same manufacturer. That is, all accessory items, etc. shall be from the same source.
- The units shall be listed by Electrical Laboratories (ETL) and bear the ETL label.
- All wiring shall be in accordance with the National Electric Code (NEC).
- The shall be rated in accordance with Air Conditioning Refrigeration Institute's (ARI) Standard 210 and bear the ARI label.
- The system will be produced in an ISO 9001 and ISO 14001 facility, which are standards set by the International Standard Organization (ISO). The system shall be factory tested for safety and function.

- The outdoor unit will be factory charged for a length of 33 feet of refrigerant with R410A refrigerant.

- A dry air holding charge shall be provided in the evaporator.

- System efficiency shall meet or exceed 16.0 SEER.

1.6 REGULATORY REQUIREMENTS

- Comply with applicable regulations.

1.7 DELIVERY, STORAGE AND HANDLING

- Protect equipment from physical damage by storing in protected areas and leaving factory covers in place.
- Do not operate systems for any purpose, temporary or permanent, until ductwork is clean, filters in place, bearings lubricated, and fan has been run under observation.
- Units shall be stored and handled in accordance with the manufacturer's recommendations.

1.8 WARRANTY

- 2-1/2 ton to 4 ton units shall have a manufacturer's warranty for a period of one (1) year from date of installation. The units shall have a limited labor warranty for a period of one (1) year from date of installation. The compressors shall have a warranty of six (6) years from date of installation. During the stated period, should any part fail due to defects in material and workmanship, it shall be repaired or replaced at the discretion of US Corporation according to's Terms and Conditions.

PART 2 – PRODUCTS

2.1 MANUFACTURERS

- Mitsubishi
- LG
- Daikin

2.2 INDOOR UNIT

- The indoor unit shall be factory assembled, wired and run tested. Contained within the unit shall be all factory wiring, piping, control circuit board, fan and fan motor. The unit shall have a self-diagnostic function, 3-minute time delay mechanism, and an auto restart function after power interruption. Indoor unit shall be purged with dry air before shipment from factory.

2.3 UNIT CABINET:

- The casing shall have a smooth front, white finish ? Munsell 1.0Y 9.2/0.2.
- Multi directional drain connection and refrigerant piping, offering three (3) direction pipe alignments for all refrigerant piping and two (2) direction pipe alignments for condensate draining shall be standard.
- There shall be a separate, metal installation-plate that secures the indoor unit firmly to the wall. The installation-plate shall be securely attached to the wall using appropriate anchor method. Installing contractor shall determine the best method and be responsible for proper mounting of the installation plate to the wall.

2.4 FAN:

- The indoor unit fan shall be an assembly with a line-flow fan direct driven by a single motor.
- The fan shall be statically and dynamically balanced and be powered by a motor with permanently lubricated bearing.
- A manual adjustable guide vanes shall be provided with the ability to change the airflow from side to side (left to right).
- An integral, motorized, multi-position, horizontal air sweep flow louver shall provide for uniform air distribution, up and down. Five (5) positions plus Auto and Swing shall be provided, controlled from the remote controller.
- The Indoor fan shall operate at one of five (5) speeds: Super High, High, Medium, Low, and Quiet plus Auto Fan Mode for models up to 18,000 BTU/h, and four (4) speeds: Powerful, High, Medium and Low plus Auto Fan Mode for the 24,000 BTU/h model. All speeds shall be selected from the remote controller.

2.5 COIL:

- The indoor unit coil shall be of nonferrous construction with smooth plate fins on copper tubing.
- The tubing shall have inner grooves for high efficiency heat exchange.
- All tube joints shall be brazed with phosphor or silver alloy.
- The coils shall be pressure tested at the factory.
- A sloped, corrosion resistant condensate pan with drain shall be provided under the coil.
- An optional drain pan level switch (DPLS1), designed to connect to the control board, shall be provided if required, and installed on the condensate pan to prevent condensate from overflowing.

2.6 ELECTRICAL:

- The unit electrical power shall be 208-230 volts, 1-phase, 60 hertz.
- The system shall be equipped with A-Control ? a system directing that the indoor unit be powered directly from the outdoor unit using a 3-wire, 14 gauge AWG connection plus ground.
- The indoor unit shall not have any supplemental electrical heat elements.

2.7 CONTROL

- The indoor unit shall perform Self-diagnostic Function and Check Mode switching.
- Temperature changes shall be by 1°F increments with a range of 61 – 88°F (16-31°C).
- The microprocessor located in the indoor unit shall have the capability of sensing return air temperature and indoor coil temperature, receiving and processing commands from the wireless or a wired controller, providing emergency operation and controlling the outdoor unit.
- The system shall be capable of automatically restarting and operating at the previously selected conditions when the power is restored after power interruption.
- Control system shall control the continued operation of the air sweep louvers, as well as provide On/Off, System/Mode function.
- The indoor unit shall have a wired wall mounted remote controller.

2.8 WIRED REMOTE CONTROLLER

- The Wired Remote Controller shall require a terminal interface for communications. Interface shall be mounted at the indoor unit. A two (2) conductor, stranded, 22 AWG twisted pair, jacketed, cable shall connect the wall controller. Connection shall not be polarity sensitive and controller wire shall not exceed thirty-three (33) feet (10m) length.

- The wired remote controller shall be approximately 5" x 5" in size and white in color with a light-green LCD display. The controller shall support a selection from multiple languages (Spanish, German, Japanese, Chinese, English, Russian, Italian, or French) for display information. There shall be a built-in weekly timer with up to 8 pattern settings per day. The controller shall consist of an On/Off button, Increase/Decrease Set Temperature buttons, a Cool/Auto/Fan/Dry mode selector, a Timer Menu button, a Timer On/Off button, Set Time buttons, a Fan Speed selector, a Ventilation button, a Test Run button, and a Check Mode button. The controller shall have a built-in temperature sensor. Temperature shall be displayed in either Fahrenheit (°F) or Celsius (°C), and Temperature changes shall be by increments of 1°F (0.5°C). The controller shall have the capability of controlling up to a maximum of 16 systems, as a group with the same mode and set-point for all, at a maximum developed control cable distance of 1,500 feet (500 meters).

- The indoor units shall be capable of working with single-zone or multi-zone outdoor units.

2.9 OUTDOOR UNITS

- The outdoor units are specifically designed to work with the indoor units. The outdoor units must have a thermally fused powder coated finish. The outdoor unit shall be completely factory assembled, piped and wired. Each unit shall be run tested at the factory.

2.10 UNIT CABINET:

- The casing shall be fabricated of galvanized steel, bonderized, finished with an electrostatically applied, thermally fused acrylic or polyester powder coating for corrosion protection. Assembly hardware shall be cadmium plated for weather resistance.
- Cabinet color shall be Munsell 3Y 7.8/1.1.
- Two (2) mild steel mounting feet, traverse mounted across the cabinet base pan, welded mount, providing four (4) slotted mounting holes shall be furnished. Assembly shall withstand lateral wind gust up to 155 MPH to meet applicable weather codes.

2.11 FAN:

- The unit shall be furnished with a direct drive propeller type fan.
- The outdoor unit fan motor shall be a direct current (DC) motor and have permanently lubricated bearings.
- The fan motor shall be mounted for quiet operation.
- The fan shall be provided with a raised guard to prevent contact with moving parts.
- The outdoor unit shall have horizontal discharge airflow.
- Outdoor unit sound level shall not exceed 55 dBA.

2.12 COIL:

- The outdoor unit coil shall be of nonferrous construction with lanced or corrugated plate fins on copper tubing.
- The coil shall be protected with an integral metal guard.
- Refrigerant flow from the outdoor unit shall be regulated by means of an electronically controlled, precision, linear expansion valve.
- Outdoor unit shall be pre-charged with sufficient R-410a refrigerant for up to twenty five (25) feet of refrigerant piping for capacities up to 18,000 BTU/h, and up to thirty three (33) feet of refrigerant piping for capacities above 18,000 BTU/h.
- All refrigerant lines between outdoor and indoor units shall be of annealed, refrigeration grade copper tubing, ARC Type, meeting ASTM B280 requirements, individually insulated in twin-tube, flexible, closed-cell, CFC-free (ozone depletion potential of zero), elastomeric material for the insulation of refrigerant pipes and tubes with thermal conductivity equal to or better than 0.27 BTU-inch/hour per Sq Ft / °F, a water vapor transmission equal to or better than 0.08 Perm-inch and superior fire ratings such that insulation will not contribute significantly to fire and up to 1? thick insulation shall have a Flame-Spread Index of less than 25 and a Smoke-development Index of less than 50 as tested by ASTM E 84 and CAN / ULC S-102.
- All refrigerant connections between outdoor and indoor units shall be flare type.

2.13 COMPRESSOR:

- The compressor shall be a high performance, hermetic, inverter driven, variable speed, dual rotary type manufactured by Mitsubishi Electric Corporation.
- The compressor motor shall be direct current (DC) type equipped with a factory supplied and installed inverter drive package.
- The outdoor unit shall be equipped with an accumulator.
- The compressor will be equipped with internal thermal overload protection.
- The outdoor unit must have the ability to operate over the full capacity range with a maximum height difference of 40 feet and have refrigerant tubing length of 65 feet for capacities up to 15,000 BTU/h and a maximum height difference of 50 feet and have refrigerant tubing length of 100 feet for capacities above 15,000 BTU/h between indoor and outdoor units.
- There shall be no need for line size changes. Filters, sight glasses, and traps shall not be used, and no additional refrigerant oil shall be required.
- The compressor shall be mounted so as to avoid the transmission of vibration.

2.14 ELECTRICAL:

- The outdoor unit electrical power supply shall be 208/230 volts, 1-phase, 60 hertz.
- The unit shall be capable of satisfactory operation within voltage limits of 187 volts to 253 volts.
- The outdoor unit shall be controlled by microprocessors located in the indoor unit and outdoor unit. A 12 to 24 volt DC data stream shall communicate between the units providing all necessary information for full function control.

2.15 ELECTRIC HEATER

Provide Electric Wall Heaters as scheduled on the drawings.

PART 3 – EXECUTION

3.1 GENERAL INSTALLATION

- Install in accordance with manufacturer's printed installation instructions.

- Protect units with protective covers during balance of construction.

3.2 EXAMINATION

- Verify that surfaces are ready to receive work and opening dimensions are as instructed by the manufacturer.
- Verify that required utilities are available, in proper location, and ready for use.
- Beginning of installation means installer accepts existing surfaces.

3.3 CLEANING

- After construction is completed, including painting, clean exposed surfaces of units.
- Touch-up marred or scratched surfaces of factory-finished cabinets and covers, using finish materials furnished by manufacturer.

PART 3 – EXECUTION

3.01 FIRE STOPS

All penetrations through fire rated walls, ceilings or floors in which pipes or ducts pass shall be sealed with a UL approved fire-stop fitting classified for an hourly rating equal to the rating of the wall, ceiling or floor.

3.03 PIPE PRESSURE TESTING

Refrigerant piping shall be pressure tested before it is covered, concealed or made otherwise inaccessible. Leaks found during pressure tests shall be corrected by remaking the joint, tightening or other suitable method. any system requiring leak repair shall be retested in the same manner as the original test. The contractor shall furnish all booster pumps, compressors, hoses and equipment required to perform oil pressure tests.

END OF SPECIFICATION



263 MIGEON AVENUE
TORRINGTON, CT

FOR
McGall Foundation, Inc.

Revisions:

Mark Date

BID SET

Drawing Title:

Date DATE: 06-19-2025

Scale AS NOTES

Job No. PNO

CDN.

BOE STUDIO.

architects

19 Tioga Street Torrington, CT 06790

e-mail: boestudio1@optimum.net

PHONE/FAX 860-307-6816



*	----	COLD WATER PIPE (CW)
*	-----	HOT WATER PIPE (HW)
*	-----	HOT WATER RECIRCULATION PIPE (HWR)
*	— S —	SANITARY PIPE (BROKEN LINE IS BELOW FLOOR)
*	— GW —	GREASE WASTE PIPE (BROKEN LINE IS BELOW FLOOR)
*	-----	VENT PIPE (V)
*	— ST —	STORM PIPE
*	— EMST —	EMERGENCY STORM PIPE
*	— CD —	CONDENSATE / DRY PIPE
*	— ◀ —	DIRECTION OF FLOW
*	WCO —	WALL CLEANOUT
*	— —	CHECK VALVE
*	V.T.R.	VENT THROUGH ROOF
*		GATE VALVE
*		BALL VALVE
*	— G —	GAS PIPE
*	— —	GAS SHUT OFF
*	H.B. + —	HOSE BIBB (NON-FREEZE WHEN INDICATED)
*	F.D.	FLOOR DRAIN
*	— OG —	FLOOR DRAIN FROM ABOVE
*	FCO	FLOOR CLEANOUT
*	FGCO	FINISH GRADE CLEANOUT
*	BWV	BACK WATER VALVE
*	— —	BALANCING VALVE
*		PUMP
*		CONNECTION INTO EXISTING
*	(VIF)	VERIFY IN FIELD
*	(TYP.)	TYPICAL
*		

1. ALL PLUMBING WORK TO BE IN ACCORDANCE WITH THE LOCAL PLUMBING CODE.
2. ALL WATER PIPING TO BE WITHIN THE HEATED ENVELOPE OF BUILDING. CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO FIXTURES. BRANCH PLUMBING PIPES TO HAVE STOPS & TRAPS W/ESCUTCHEONS.
3. ALL PLUMBING PIPING TO BE CONCEALED ABOVE CEILINGS OR IN WALLS UNLESS NOTED OTHERWISE ON PLANS.
4. PIPING AS SHOWN IS ONLY DIAGRAMMATICALLY PRESENTED; CONTRACTOR IS TO COORDINATE WITH OTHER TRADES AND STRUCTURAL ELEMENTS. CONTRACTOR SHALL ALSO FURNISH ALL REQUIRED EQUIPMENT NECESSARY FOR A COMPLETE INSTALLATION.
5. ALL PENETRATIONS OF RATED ASSEMBLIES TO BE SEALED WITH APPROVED FIRE RATED CAULK; FIRE PENETRATION SYSTEMS SHALL MEET THE UL LISTING FOR EXISTING WALL OR FLOOR CONSTRUCTION.
6. PROVIDE ACCESS DOORS AS NEEDED FOR ALL SHUT-OFF VALVES AND COMPONENTS NEEDING ACCESS; COORDINATE WITH GENERAL CONTRACTOR.
7. SEE ARCHITECTURAL DRAWINGS FOR FIXTURE MOUNTING HEIGHTS.
8. INSULATE EXPOSED PIPING BELOW HANDICAP LAVATORIES & SINKS.
9. ALL EXTERIOR EXPOSED GAS PIPING TO BE PAINTED.
10. ALL FIXTURE WATER TERMINATIONS TO BE COPPER & THROUGH THE WALLS (UNLESS ON AN EXTERIOR WALL OR NEXT TO UNCONDITIONED SPACES), THEN THROUGH FLOOR TO BE PERMITTED) AND HAVE ESCUTCHEON PLATES.
11. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY IN THE FIELD ALL LOCATIONS AND SIZE OF EXISTING MAIN SANITARY AND WATER PIPING BEING TIED INTO AND VERIFY CONTINUITY, CONDITION AND PROPER SIZE. IF PIPING DOES NOT CONFORM TO ALL CONDITIONS THEN THE ARCHITECT & ENGINEER IS TO BE NOTIFIED.
12. ALL OVERHEAD PIPING AT BASEMENT CEILING TO START AS HIGH AS POSSIBLE TO MAXIMIZE CLEARANCE BELOW.

WATER CLOSET- TANK TYPE	1/2" CW	3" S	2" V
LAVATORY SINK	1/2" H & CW	1-1/2" W	1-1/2" V
BREAKROOM SINK	1/2" H & CW	1-1/2" W	1-1/2" V
SERVICE SINK	1/2" H & CW	2" W	1-1/2" V
HOSE BIB	3/4" CW		

1. REMOVE ALL EXISTING PLUMBING FIXTURES UNLESS NOTED ON PLANS.
2. CUT BACK TO MAIN ALL REMAINING PIPING NOT BEING REUSED CAP PIPING BELOW SLAB, BEHIND WALL OR ABOVE CEILING AS IT OCCURS; CONTRACTOR TO ASSURE CONTINUITY OF THE PLUMBING LINES TO THE REMAINING FIXTURES.
3. ALL EXISTING LIMITED AREA SPRINKLER HEADS AND ASSOCIATED PIPING TO BE REMOVED.
4. REMOVE ALL EXISTING HOT AND COLD WATER DISTRIBUTION PIPING UNLESS NOTED ON PLANS.
5. REMOVE ALL SANITARY PIPING DN TO BASEMENT TO SLABS HUBS & SLAB.

(P1) FIXTURE: "TOTO", Drake Two-Place High-Efficiency Tornado Flush Elongated Toilet, Model #CS1776CEF(R)(G), (Right trip lever / Centifloot glaze), Vitreous china, 16½" Universal Height, 1.28 Gal. flush, Elongated bowl, Floor mounted (12" Rough-in), Floor outlet. Provide Braided supplies, stops & escutcheons. Fixture is ADA Compliant.

Seat: "CENTOCO" #630ST-001 Commercial Standard Elongated bowl, open front seat LESS cover.

(P2) FIXTURE: "TOTO", Commercial Wall-Hung Lavatory, Model #LT307.4, Vitreous china, 4" center holes, concealed arms, front overflow. Size: 20½" W x 18"D. Provide with wall carrier, braided supplies, stops & escutcheons, 1½" 17ga chrome P-trap. Undersink protection by "TRUEBRO LAV GUARD" Model #102 E-Z.

Trim: "CENTRAL BRASS" Single Handle Cast Brass Lavatory Faucet, Model #1960-DA, Single lever handle, chrome finish faucet with grid drain assembly, ½ GPM aerator. Fixture is ADA Compliant.

(P3) FIXTURE: "TOTO", Undermount Lavatory, Model #LTSB7 Vitreous china, size: 19"x15" with overflow. Provide braided supplies, stops & escutcheons, 1½" 17 gauge chrome P-trap. Undersink protection by "TRUEBRO LAV GUARD" Model #102 E-Z.

Trim: "CENTRAL BRASS" Single Handle Cast Brass Lavatory Faucet, Model #1960-DA, Single lever handle, chrome finish faucet with grid drain assembly, ½ GPM aerator. Fixture is ADA Compliant.

(P4) FIXTURE: "Elkay", CR Series Countertop Double Bowl Sink Model CR3321-3, Self-rimming, 20 Gauge Stainless Steel. Provide braided supplies, stops & escutcheons, 1½" 17ga chrome P-trap. Elkay #LK35 stainless steel sink drain with strainer kit.

Trim: "PIONEER" Legacy, Single handle pull-out kitchen faucet, Model #ZLG220, Chrome finish kitchen faucet, swing spout with 1.5 gpm flow rate.

(P5) FIXTURE: "Elkay", CR Series Countertop Single Bowl Sink Model BGR15-2, Self-rimming, 20 Gauge Stainless Steel. Size: 15" W x 9½" D. Provide, stops & escutcheons, 1½" 17ga chrome P-trap. Elkay #LK35 stainless steel sink drain with strainer kit.

Trim: "PIONEER", Elite Series, Two Lever Handle Faucet, Model #B-8170, Chrome finish kitchen faucet, swing spout with 1.5 gpm flow rate.

(P6) FIXTURE: "Flat", Serv-A-Sink, Model #FL-7 Molded-stone Laundry sink with white enamel steel legs. Size: 24" x 20" x 13-3/8".

Trim: "Flat", Deck Faucet Option , Model #A-1, 4" center & 6-3/4" spout.

(P7) "Rheem", Model #PRO+E50 T2 RH CG, Commercial Tall Electric Water Heater with LeakSense, 50 Gal. capacity, Non-Simultaneous double element operation, single-phase, 208V, 4500 Watt, 21 GPH recovery at 90°F temperature rise, size: 58½" H x 20½" Dia., UEF: 0.92, permafom insulation, and protection and a T&P relief valve. Provide "Qatey" Aluminum pan w/1" drain (Pan to be 4" larger than unit).

(P8) "Emrax", Model #SPEX4208T, Point of Use Electric Water Heater, 208V, 4.1 kWatt, 56" rise @ .5gpm with thermostatic heater, Size: 5½" W x 9¾" H x 3"D.

(P9) FIXTURE: "Liberty Pump" Condensate pump. Model #LCU-20ST, ½hp, 115V, 1.5 Amp, 20gpm @ 12". 2 gallon basin. Provide with check valve, safety switch and 2" of ¾" tubing.

WCO Wall Clean Out - "Zurn" #CO-2411-(PV3") or (PV4") PVC cleanout body & brass thread insert plug
Provide with round stainless steel access cover #Z1469-7".





acorn
Consulting Engineers Inc.

- Mechanical Electrical Engineering for Building Systems -

P.O. Box 311 • Farms Village Plaza • 244 Farms Village Road
West Simsbury, CT 06092 • (860) 651-1949 • fax (860) 651-1957
www.acornengineering.com

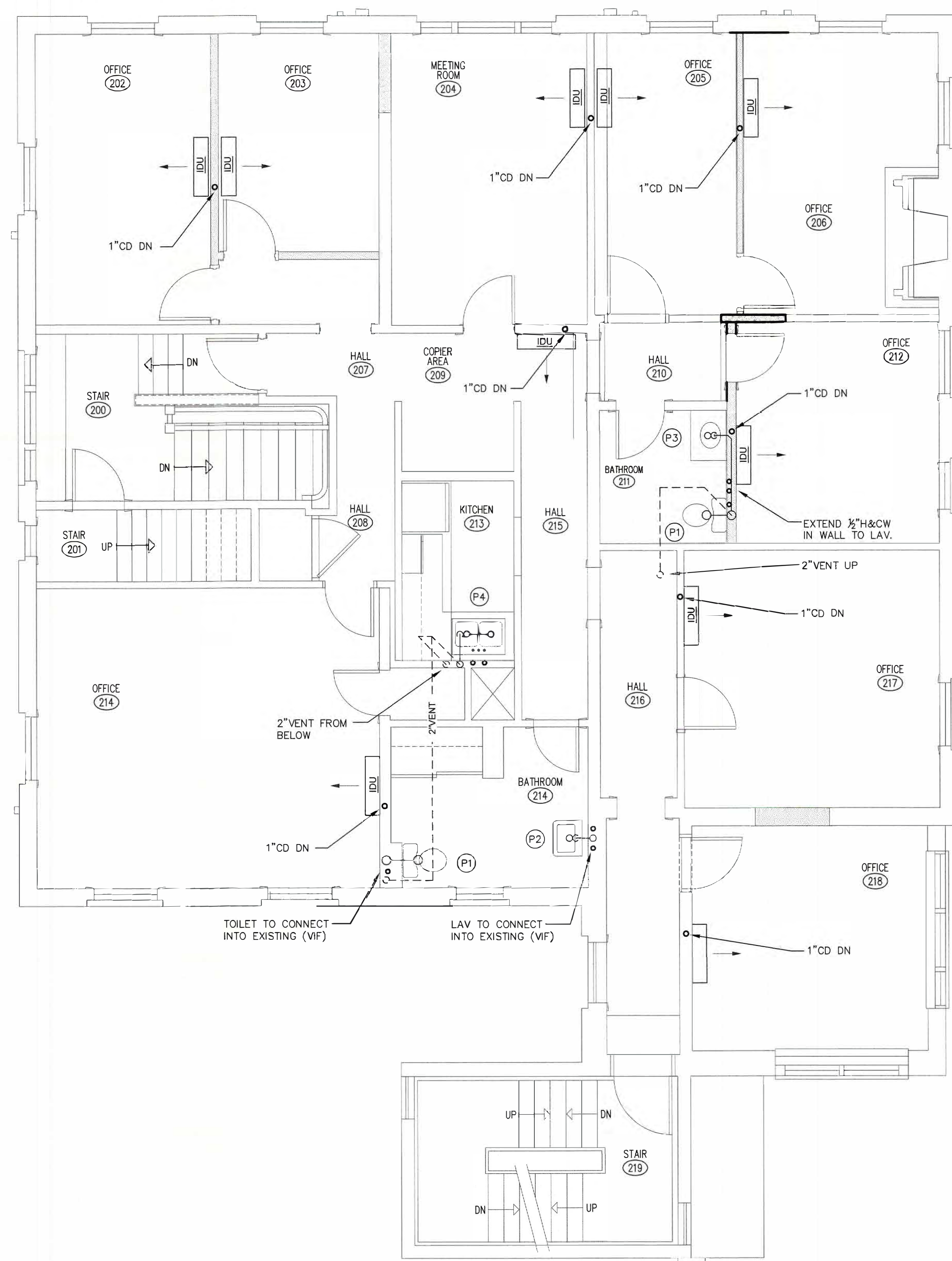


60-307-6816

BOE STUDIO
architects

19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net

PHONE/FAX 860-307-6816



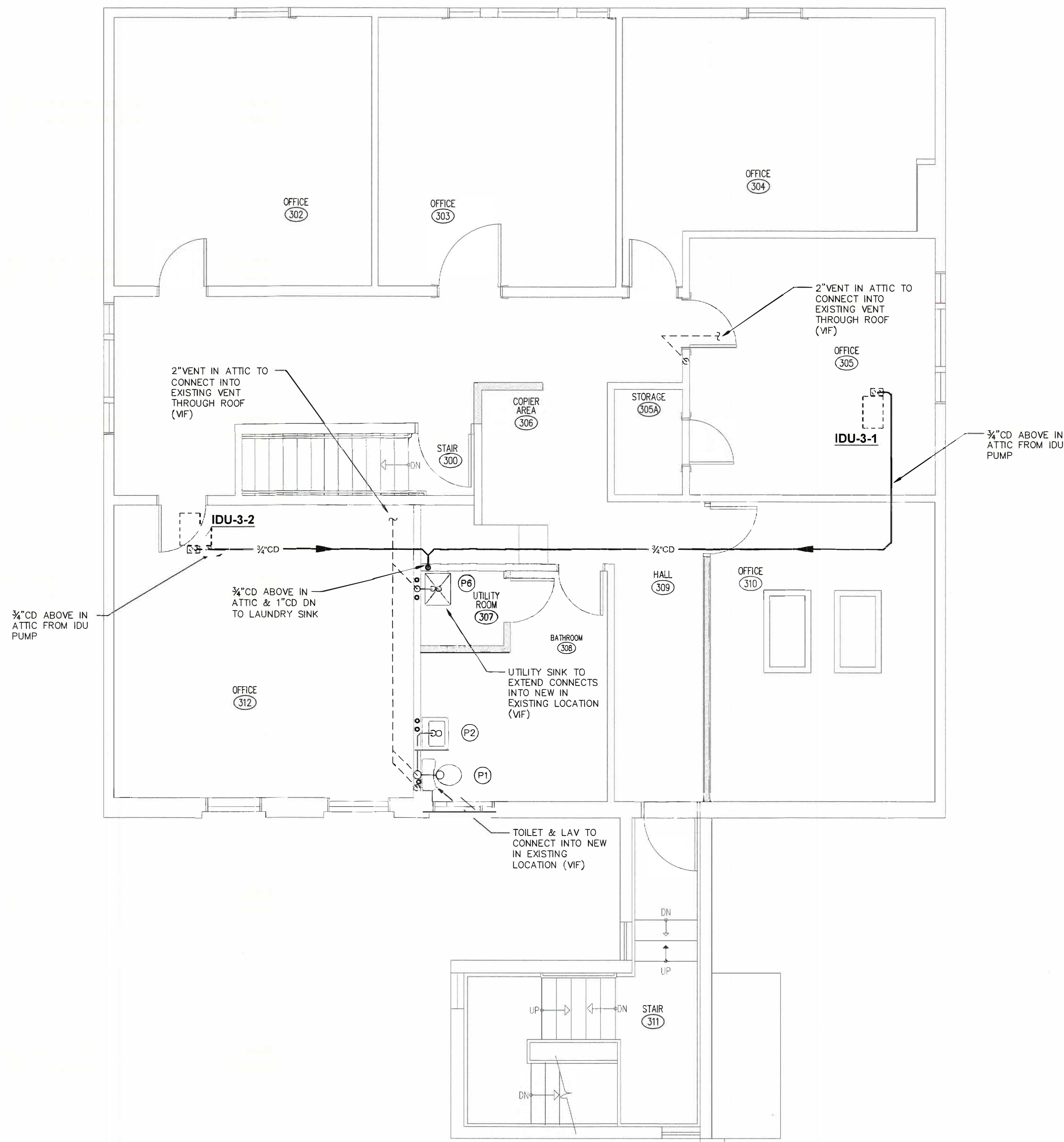
1 SECOND FLOOR PLAN - PLUMBING
P3 1/4"=1'-0" 2,273 SF



263 MIGEON AVENUE TORRINGTON, CT	
FOR McGall Foundation, Inc.	
Revisions:	BLD SET
Mark Date	

Drawing Title: SECOND FLOOR PLAN - PLUMBING	
Date	DATE: 06-19-2025
Scale	AS NOTES
Job No.	PNO
CDN.	
BOE STUDIO. architects 19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE/FAX: 860-307-6816	





1 THIRD FLOOR PLAN - PLUMBING
P4 1/4"=1'-0" 2,273 SF



263 MIGEON AVENUE
TORRINGTON, CT
FOR
McGall Foundation, Inc.

Revisions:		Mark	Date

Drawing Title:
THIRD FLOOR PLAN - PLUMBING

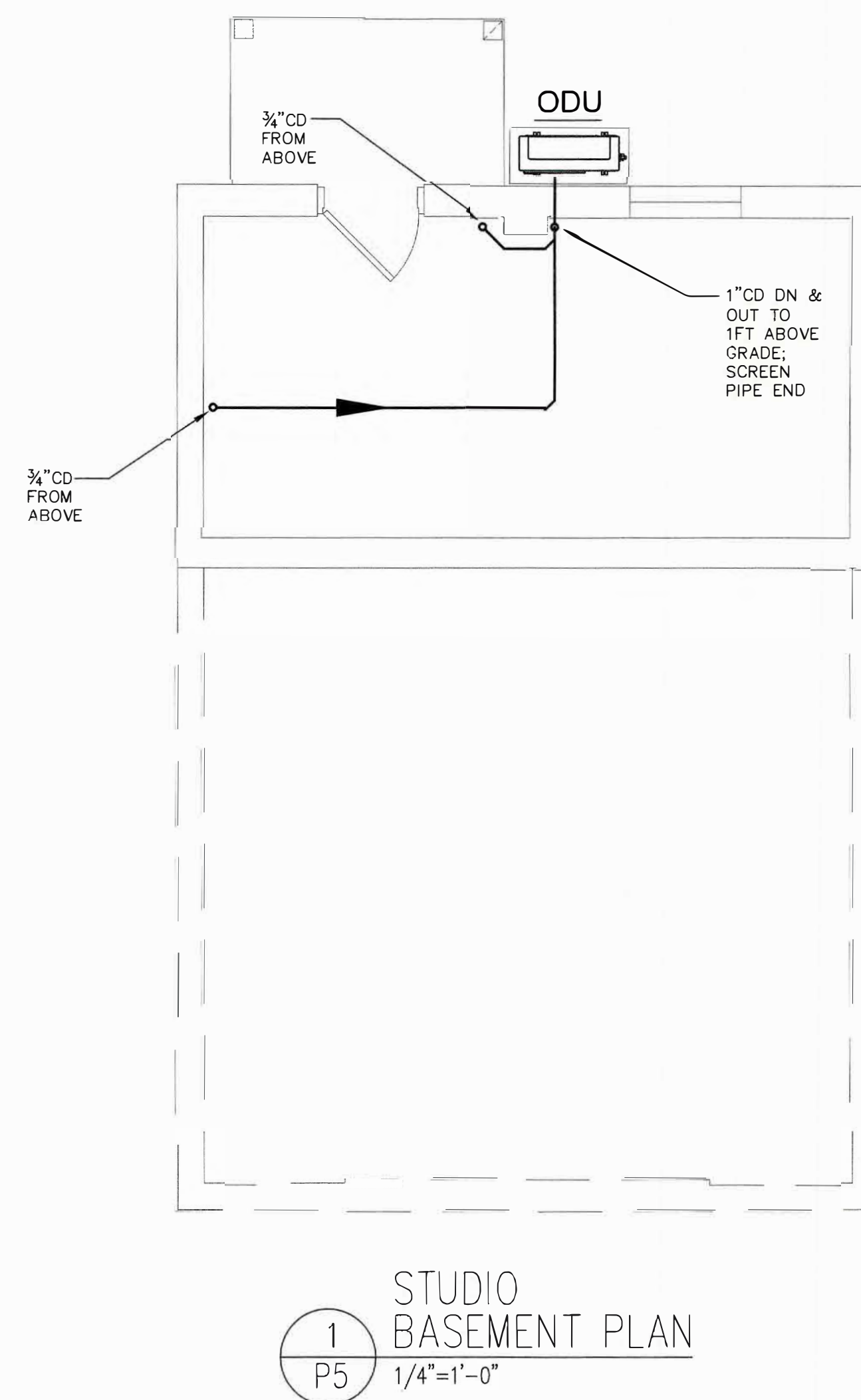
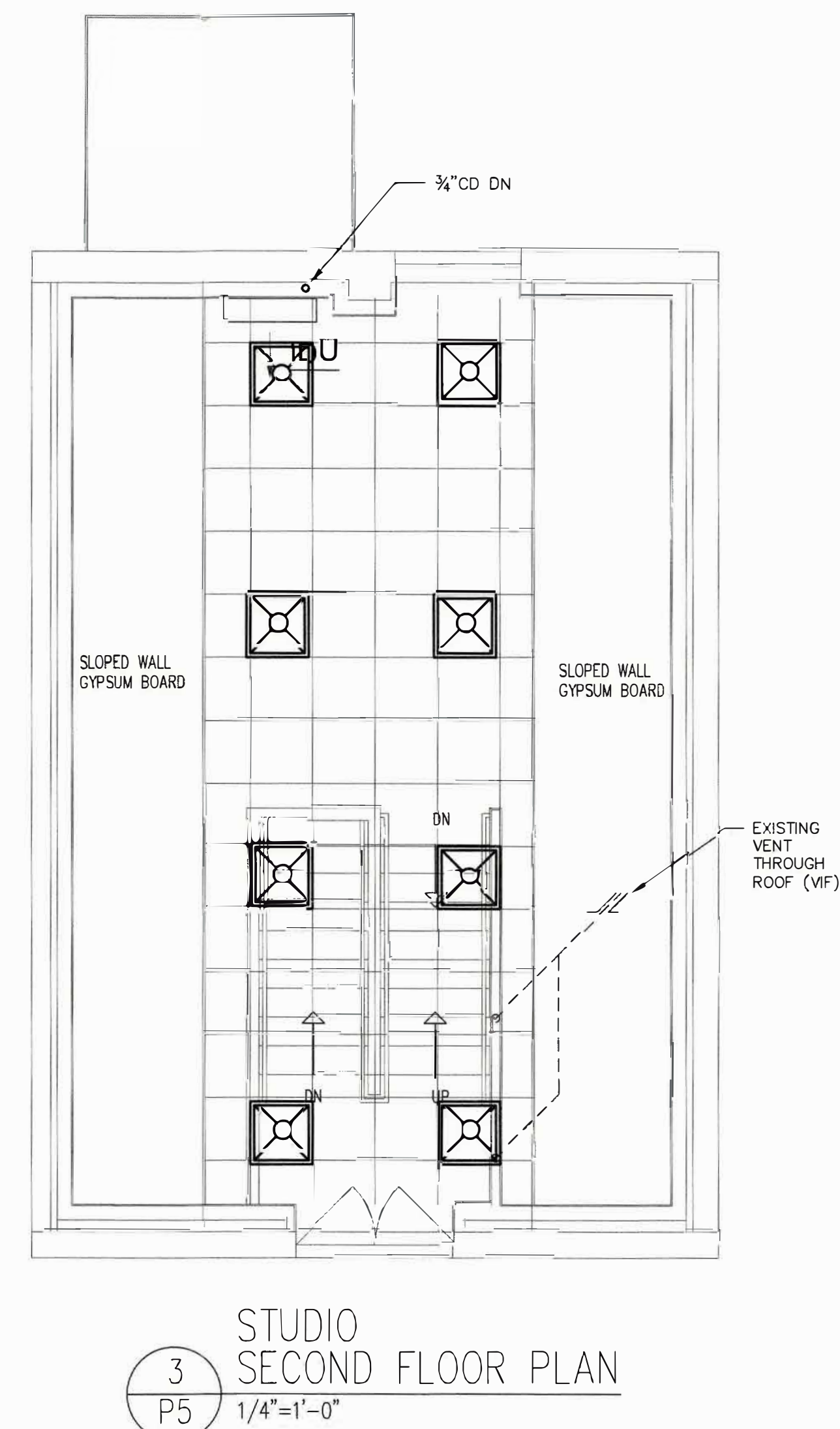
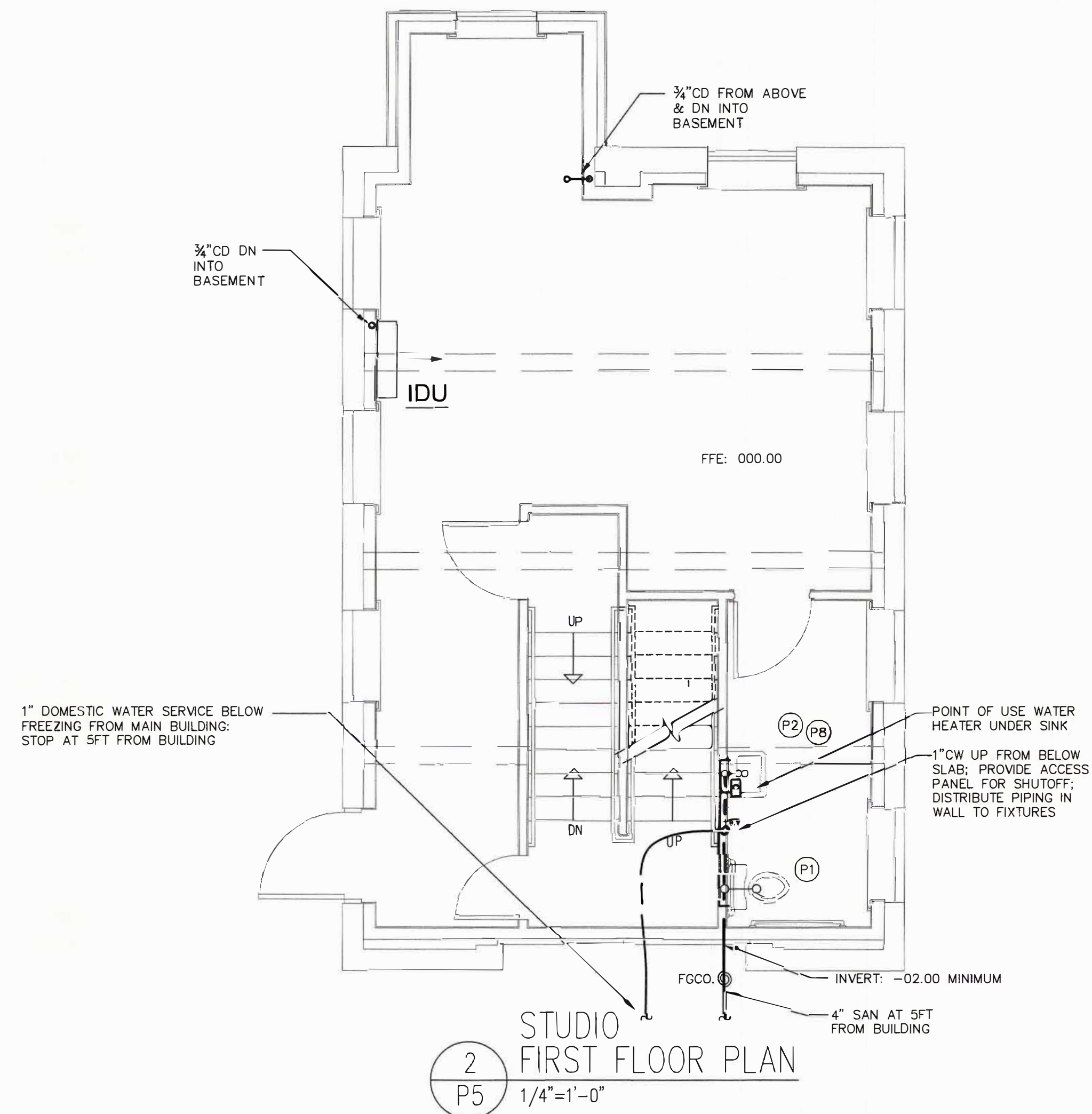
Date: 06-19-2025
Scale: AS NOTES
Job No. PNO
CDN. RJM

Drawing No.
P4

BOE STUDIO
architects
19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net
PHONE/FAX 860-307-6816

Acorn
Consulting Engineers Inc.

- Mechanical Electrical Engineering for Building Systems -
P.O. Box 311 • Farms Village Plaza • 244 Farms Village Road
West Simsbury, CT 06092 • (860) 651-1949 • fax (860) 651-1957
www.acornengr.com



acorn
Consulting Engineers Inc.

Mechanical Electrical Engineering for Building Systems
P.O. Box 311 • Ferns Village Plaza • 244 Ferns Village Road
West Simsbury, CT 06092 • 860 651-1949 • Fax 860 651-1957
www.acornengineers.com

263 MIGEON AVENUE TORRINGTON, CT		
FOR McGall Foundation, Inc.		
Revisions:	BID SET	
Mark Date		

Drawing Title: GARAGE FLOOR PLAN - PLUMBING		
Date	DATE: 06-19-2025	Drawing No. P5
Scale	AS NOTES	
Job No.	PNO	
CDN.	RJM	
BOE.STUDIO. architects		
19 Tioga Street Torrington, CT 06790		
e-mail: boestudio1@optimum.net		
PHONE/FAX 860-307-6816		

PLUMBING SPECIFICATIONS

II. PLUMBING SPECIFICATIONS

1.01 SCOPE

A. All plumbing equipment, materials and accessories necessary to complete the plumbing system as shown on drawings and described, or as required to put the system in operation, are a part of this Contract.

B. Work shall include furnishing all labor and materials, equipment, and tools necessary to install a complete plumbing system as shown on Drawings and/or called for in the specifications, including all pipe valves, fittings, fixtures, drains, insulation, miscellaneous specialties and accessories. Contractor, to identify in field all existing sanitary, vent, cold water and hot water in order to connect new plumbing lines.

C. The plumbing system for the building shall consist of, but not be limited to, the following:

1. A complete gravity sanitary system, vent and drain pipes to be connected into existing sanitary/vent system.
2. A complete system of hot and cold water piping system to fixtures.
3. Insulation of piping, as hereinafter described.

1.02 SOIL, WASTE, VENT AND DRAINAGE LINES

A. All offsets shall be made at an angle of not more than 45 degrees, and all horizontal runs shall have a pitch of not less than $\frac{1}{8}$ " to the foot ($\frac{1}{4}$ " for piping under 3"). Branch, waste and vent connections shall be run to the house drain or vent stacks as shown on the Drawings. Vertical vent pipes may be connected to a stacks as shown on the Drawings. Vertical vent pipes may be connected to a one main vent riser above fixtures serving other fixtures, the vent line shall be extended 3 ft. above the floor on which the fixtures are located vent line before being connected to the other vent lines, so as to prevent the use of any vent line as a waste.

B. All changes in pipe size shall be made with reducing fittings or recessed reducers, Y-fittings, and $\frac{1}{8}$ " or $\frac{1}{2}$ " bends or combination Y- and $\frac{1}{8}$ " bends shall be used where possible.

C. Sanitary long sweep bends and T's shall be used for connections to branch lines for fixtures and on vertical runs on pipe. Long turn fittings shall be used wherever conditions permit. Long sweep fittings shall be used on all horizontal to vertical runs.

D. Soil, waste, and vent branch piping installed above floor slab in walls shall be plastic pipe type "PVC" Schedule 40 with fittings. Joints to be solvent-cemented. Soil & waste piping installed below floor slab shall be plastic pipe type "PVC" Schedule 40 with fittings. Joints to be solvent-cemented. (Contractor to use plenum rated materials as required.)

1.03 CLEANOUTS

A. The plumbing contractor shall provide cleanouts, of same size as line served up to 4", at changes in direction of drain lines of 90 degrees or more, and elsewhere as required by the Plumbing Code.

B. Cleanouts shall have raised heads and shall be located and installed so that they may be readily accessible and removable for cleaning lines.

1.04 WATER PIPING

A. Plumbing contractor shall supply and install valves, a complete system of hot and cold water piping, plumbing fixtures, etc., all as shown on Plumbing Drawings.

B. Hot and cold water piping shall be hard drawn copper tubing Type "L". Joints to be 95-5 solder.

C. Pipe sizes shall be not less than sized indicated on Drawings and specified herein.

1.05 CONNECTIONS TO FIXTURES

A. All branches from mains shall be equipped with stop and waste valves.

B. Connections shall be made from the top of the mains, unless otherwise specified. Branches shall drain toward the mains. The piping installation shall be so arranged that the entire system can be drained through accessible valves at low points. The plumbing contractor shall provide the necessary valves.

1.06 UNIONS

A. Where union connections are installed on pipe 1" in diameter and smaller, they shall be of brass composition "B".

B. All piping shall be provided at intervals with unions to permit alterations and repairs.

1.07 VALVES

A. The entire plumbing system shall be provided with valves, so located that they may be operated, repaired and/or replaced with a minimum of effort.

B. The following list of valves is intended only as a guide to the plumbing contractor: (ALL DOMESTIC VALVES TO BE (LF) - LEAD FREE)

1. Ball Valves, $\frac{1}{4}$ " - 4" - WATTS FBV-3C Series.
2. Gate Valves, $\frac{1}{4}$ " - 4" - WATTS LFWGV Series.
3. Stop and Waste Valves, 1" and smaller - WATTS Series LFSS & LFSWS.

C. Valves shall be Crane, Jenkins, Red & White or Nilco, located as shown on Drawings, and on all branch mains.

1.08 PIPE SUPPORTS

A. Piping shall be supported form the building structure by means of approved hangers and supports. Pipeline shall be supported to maintain required grading and pitching of lines to prevent vibration and to secure piping in place, and shall be so arranged as to provide for expansion and contraction.

B. The spacing of hangers shall not be greater than 4 ft. center to center for pipe smaller than 1".

C. Vertical lines shall be adequately supported at their bases by a suitable hanger in place with the horizontal line near the riser.

D. Hangers for copper tubing shall be copper plated, equal to Grinnell No. 97 CP. All other hangers shall be adjustable clevis hangers. Hanger rods shall have machine threads.

1.09 PIPE SLEEVES AND RECESSES

A. The plumbing contractor shall furnish and install sleeves in connection with all piping passing through masonry. Plumbing contractor shall be responsible for location, setting and anchoring of sleeves in a substantial manner so that they will not be displaced. Plumbing pipes run in sleeves shall be made Fireproof by Contractor. Fire protection system shall meet the UL listing for existing wall or floor construction.

B. Where recesses are required for piping, the plumbing contractor shall instruct the various trades as to sizes and locations required in advance of construction.

1.10 ESCUTCHEONS

A. Where un-insulated, exposed pipes pass through floors, finished walls, or finished ceilings, they shall be fitted with neat, heavy spun or stamped escutcheons, firmly secured to pipes. Escutcheons shall be of sufficient outside diameter to amply cover the sleeve openings for pipes. Escutcheons shall be nonferrous metal, chromium plated.

1.11 INSULATION OF PIPING

A. All insulation and covering on pipe and tubing to meet the IBC2021 for flame spread index.

B. Hot Water Lines: (Per IECC) All hot water pipes shall be insulated with closed cell elastomeric insulation, 1" thick, as manufactured by Armstrong Corporation, Johns-Manville, or approved thermal equal.

C. Cold Water Lines: (Per IECC) All cold water pipes, including horizontal and vertical runs, shall be insulated with closed cell elastomeric insulation, $\frac{1}{2}$ " thick, with factory applied vapor barrier jacket, as manufactured by Armstrong Corporation, Johns-Manville, or approved thermal equal.

1.12 PLUMBING FIXTURES - GENERAL REQUIREMENTS

A. Plumbing contractor shall furnish and install all fixtures in accordance with the Drawings and with the schedule.

B. Where escutcheons are not furnished with plumbing fixtures, the plumbing contractor shall supply them.

C. Each fixture shall be separately trapped, using the type and size of trap required by the Plumbing Code.

D. Unless otherwise specified, faucets and all exposed fittings shall be chromium plated.

E. All low voltage wire for fixtures and or faucets shall be provided and installed by contractor.

F. The Owner and the Architect shall be the final judges as to whether fixtures fulfill the requirements of the specifications and as to whether they are of a suitable quality.

1.13 INSTALLATION

A. Plumbing contractor shall furnish, set, seal and connect all fixtures and accessories shown and specified, including all necessary supports, connections, fittings and parts required to fully complete the plumbing installation.

1.14 ACCESS DOORS

A. Where access doors in walls or ceilings are required for valves, traps, etc., they shall be of flush type with anchor, frame and hinged panel as manufactured by Milcor or Zurn. Access doors shall be furnished by plumbing contractor to the General Contractor who will install them.

1.15 TESTING AND START-UP

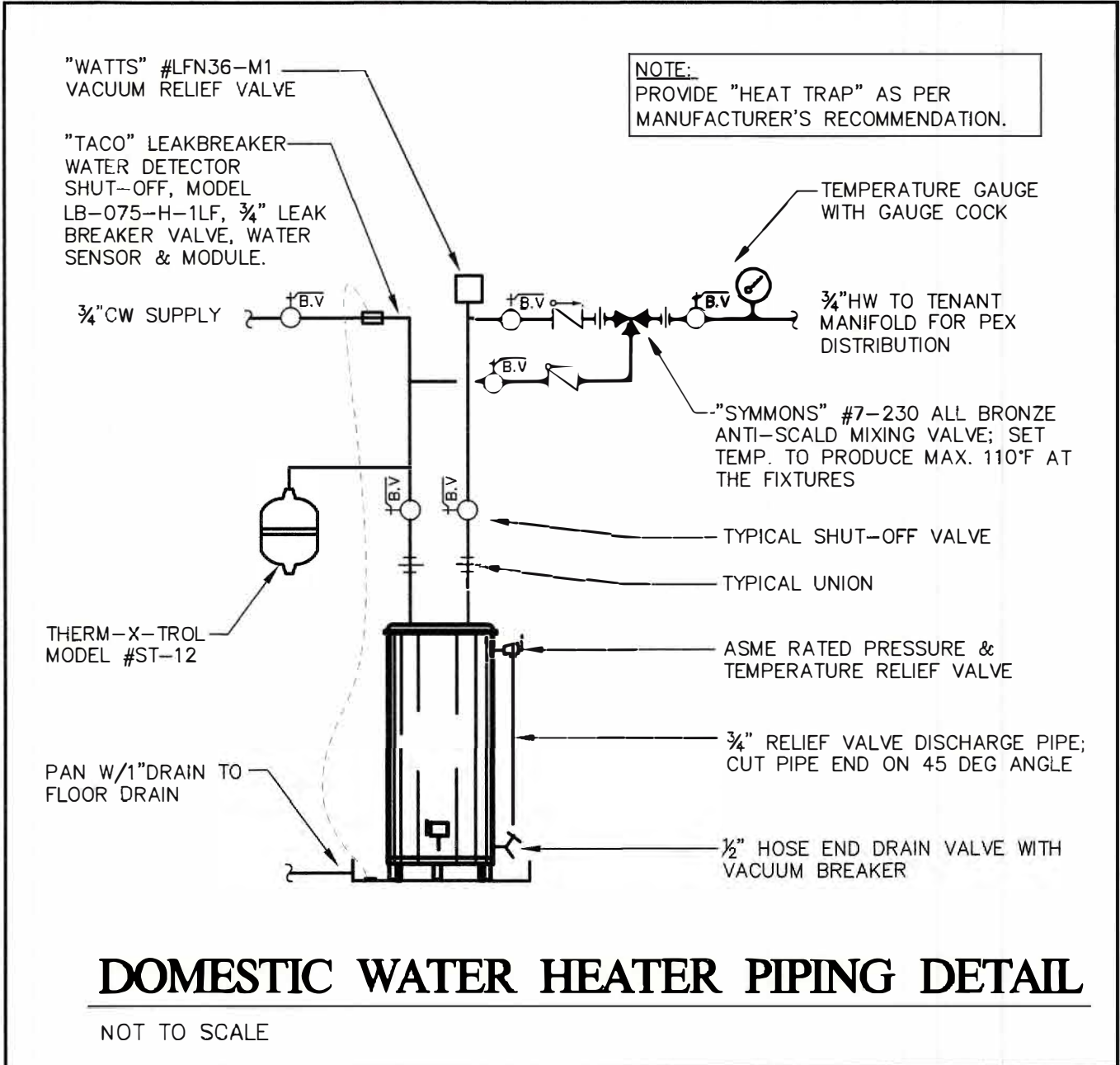
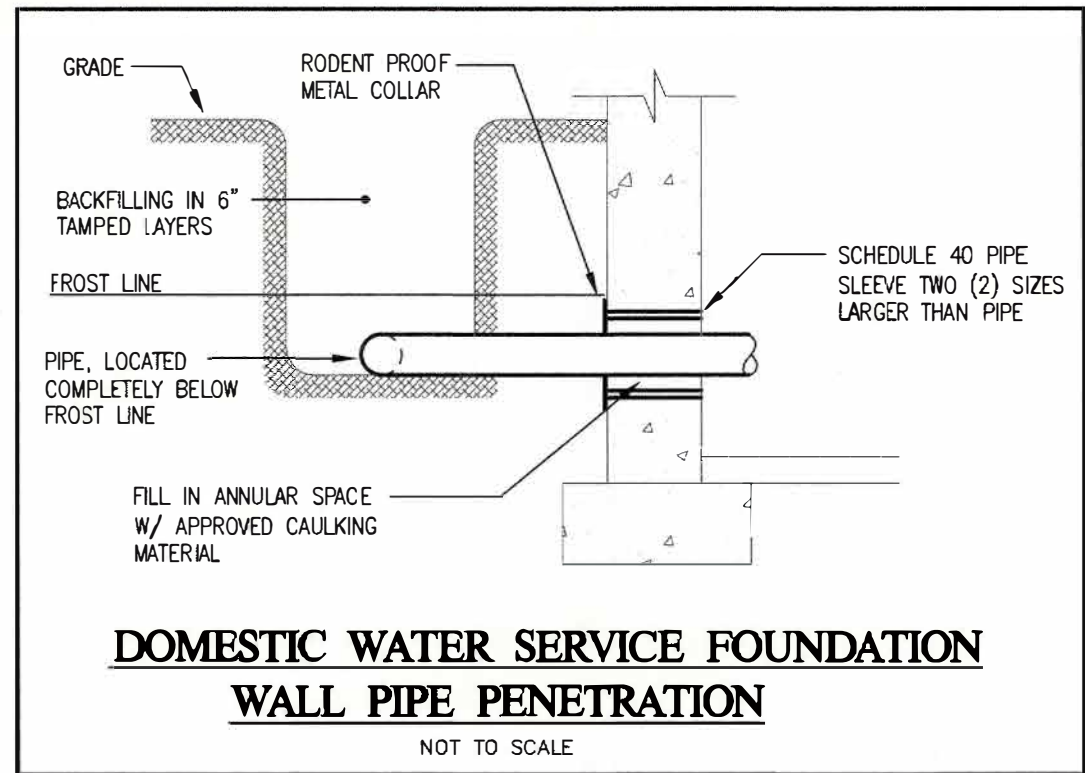
A. Test all drainage piping hydraulically, including vents to a minimum of 10 feet head for 2 hours without leakage or any drop in water level.

B. Test all hot and cold water piping hydraulically to 150 psig for 24 hours without leaks or loss of pressure.

C. Flush all piping to remove all dirt and debris before starting up any system.

D. Check the water flow at faucet. Run full flow tests for each system and correct any noise, vibration, or water hammer.

E. Perform disinfection of domestic water piping system, as required by Code.



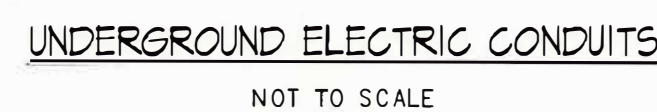
263 MICEON AVENUE TORRINGTON, CT	
FOR McGall Foundation, Inc.	
Revisions: Mark Date _____ _____ _____ _____ _____ _____ _____ _____	BID SET
Drawing Title: DETAILS - PLUMBING	
Date DATE: 06-19-2025 Scale AS NOTES Job No. PNO CDN. RJM	Drawing No. P6
BOE STUDIO architects 19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE/FAX 860-307-6816	



sales@G9EV.com | G9EV.com | 800-707-9111

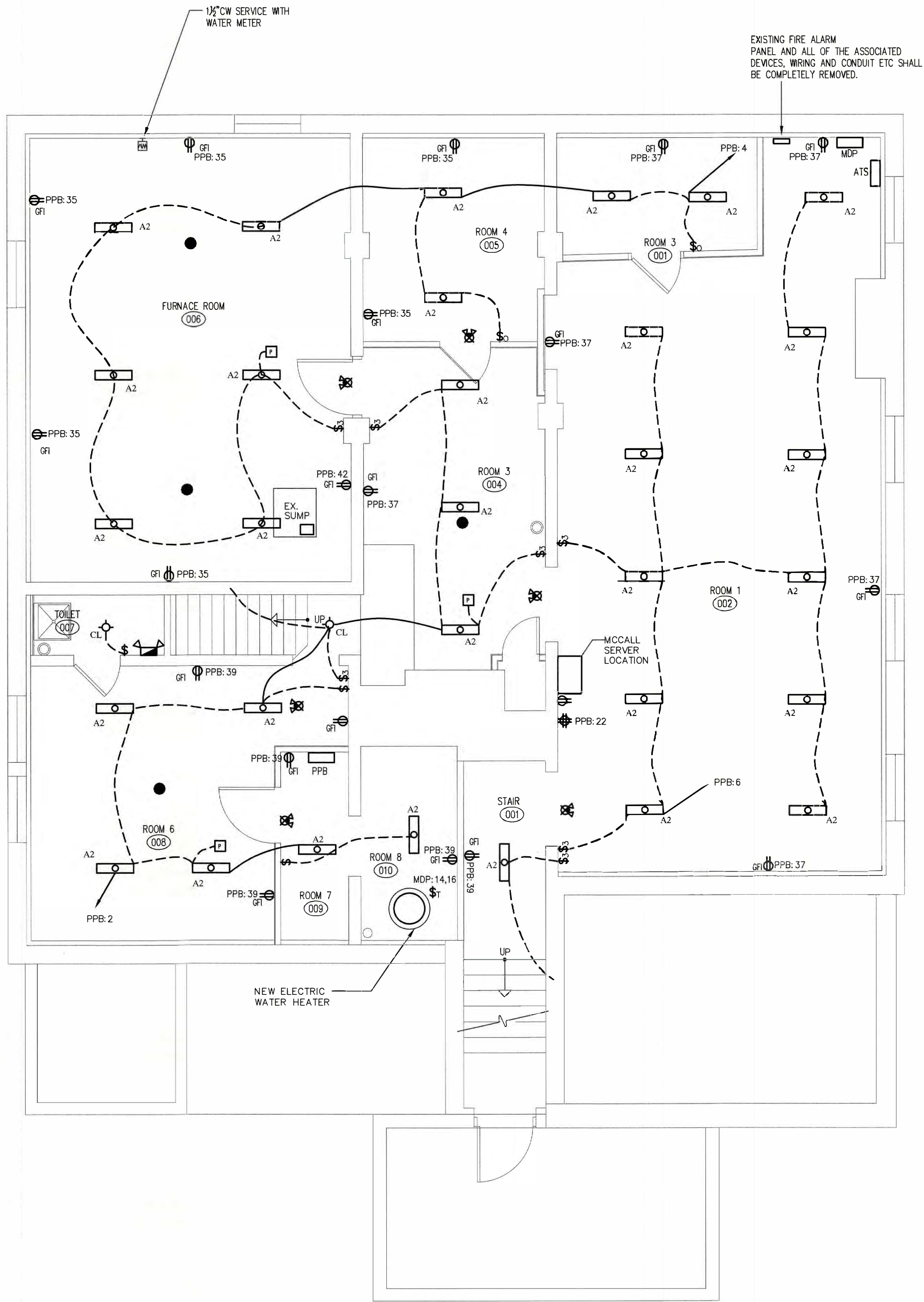
①	PROVIDE 1-3" UG CONDUIT FROM GENERATOR TO AS LOCATED IN BASEMENT. PROVIDE ADDITIONAL 1" UG CONDUIT FOR COMMUNICATION.
②	EXISTING UTILITY POLE SHALL BE RELOCATED TO NEW LOCATION. COORDINATE W/EVERSOURCE FOR ALL OF THE REQUIREMENTS AND PROCESS.
③	UNDERGROUND SECONDARY 2-4" PVC SCH40 CONDUITS AND SERVICE CABLES PER UTILITY CO. EVERSOURCE TO PROVIDE 200' OF SERVICE CABLES.
④	2-2" UNDERGROUND CONDUITS FOR CABLE TV AND TEL/DATA FROM LOCAL UTILITY SERVICE POLE OR HANDHOLE. REFER TO UTILITY CO FOR EXACT QUANTITY, SIZE AND SIZE.
⑤	PROPOSED LOCATION OF BUILDING ELECTRICAL SERVICE MAIN AND METERS/BANKS IN NEMA3R ENCLOSURE.
⑥	PEDESTAL MOUNT LEVEL 2 DUAL EV CHARGER. PROVIDE TWO (2) 60A 2POLE CIRCUITS TO PANEL MDP PROVIDE 2#6+1#10 GND OR 90° THIN IN 1/2" FOR EACH CHARGER.
⑦	CONNECT SITE LIGHTING CIRCUIT TO BUILDING HOUSE PANEL VIA TIME CLOCK. PROVIDE #10 WIRES IN 3/4" CABLE PHOTOCELL OVERSIDE FOR CONTROL.
⑧	REMOVE EXISTING GENERATOR AND ALL ASSOCIATED CONDUIT, CABLE AND PAD. COMPLETELY. PROVIDE NEW 100KW GAS FIRED GENERATOR. MODIFY/ADJUST RETAINING WALL AND PROVIDE NEW CONCRETE PAD AS REQUIRED.

1. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
2. THE ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE ALL REQUIREMENTS, LOCATIONS AND ROUTING WITH LOCAL UTILITIES BEFORE INSTALLING ANY EQUIPMENT AND ASSOCIATED WIRING AND DEVICES TO UTILITY EQUIPMENT.
3. PROVIDE THREE (3) 4" CONDUIT FOR TELEPHONE, CATV AND SPARE WITH PULL WIRE TO MAIN ELECTRICAL SERVICE LOCATION. PROVIDE 4" PRIMARY CONDUIT AND ONE (1) SPARE 4" PRIMARY CONDUIT WITH PULL WIRE PER UTILITY. VERIFY AND COORDINATE ALL LOCATIONS WITH LOCAL UTILITIES BEFORE INSTALLATION.
4. ELECTRICAL CONTRACTOR SHALL PROVIDE TRANSFORMER PAD PER LOCAL UTILITY REQUIREMENTS. REFER TO TRANSFORMER PAD DETAIL FOR FURTHER INFORMATION.
5. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCING FOR UTILITY CONDUIT AND EHV CONDUITS AS REQUIRED. COORDINATE TO BE MADE WITH LOCAL UTILITIES AND CIVIL SITE PLANS.



- Mechanical Electrical Engineering for Building Systems -
P.O. Box 311 • Forms Village Plaza • 244 Forms Village Road
West Simsbury, CT 06092 • (860) 651-1949 • fax (860) 651-1957
www.aeromengliners.com

BOE STUDIO.
architects
- 19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net
PHONE/FAX 860-307-6816



1 BASEMENT ELECTRIC PLAN
E1 1/4"=1'-0" 2,273 SF

ELECTRICAL LIGHTING NOTES:

1. REFER TO ARCHITECTURAL REFLECTIVE CEILING PLANS FOR EXACT LOCATIONS OF CEILING MOUNTED LIGHT FIXTURES. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHT OF WALL MOUNTED LIGHT FIXTURES INDOORS AND OUTDOORS.
2. ALL LIGHT FIXTURES IN CEILING SHALL BE BRACED TO THE BUILDING STRUCTURE AND NOT TO THE CEILING.
3. EMERGENCY LIGHTING UNITS AND EMERGENCY BALLASTS SHALL BE WIRED INTO ASSOCIATED LIGHTING CIRCUITS AHEAD OF ANY SWITCHED LEGS FOR CONTINUOUS CHARGING AND AC CIRCUIT MONITORING.
4. COORDINATE LOCATIONS AND DIRECTIONAL ARROWS OF ALL EXIT SIGNS WITH ARCHITECTURAL EGRESS PLAN.
5. PROVIDE IC HOUSING FOR LIGHTING FIXTURE WHERE REQUIRED; COORDINATE WITH ARCHITECTURAL PLANS.
6. FLOOR PROXIMITY EXIT SIGNS SHALL BE MOUNTED NOT LESS THAN 6 INCHES AND NO MORE THAN 18 INCHES ABOVE THE FINISHED FLOOR AND WITH THE NEAREST EDGE WITHIN 4 INCHES OF THE DOOR.
7. STAIRWELL LIGHTS SHALL BE CONNECTED TO SAME LIGHTING CIRCUIT BOTTOM OF STAIRWELL TO TOP. REFER TO PANEL SCHEDULES.
8. PROVIDE OCC SENSORS AND LIGHTING CONTROLS COMPATIBLE WITH APPROVED LIGHTING PACKAGE FOR ALL OFFICES AND COMMUNITY SPACES PER 2021 INTERNATIONAL WIRE CODE.
9. PROVIDE DIMMER SWITCHES FOR ALL UNIT BEDROOM AND KITCHEN LIGHTS. PROVIDE OCC SENSORS FOR ALL CLOSET AND LAUNDRY LIGHTING. TYPICAL ALL UNITS. NOT REQUIRED FOR BATHROOMS, HALLWAYS, EXTERIOR LIGHTING OR LIGHTING DESIGNED FOR SAFETY AND SECURITY. ALL OTHER AREAS WITHIN THE UNIT SHALL HAVE DIMMER OR OCC SENSOR CONTROLLED LIGHTING.

ELECTRICAL POWER NOTES:

1. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE, LOCAL AND STATE BUILDING CODES.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS. VERIFY WITH ARCHITECTURAL PLANS AND COORDINATE WITH THE GENERAL CONTRACTOR PRIOR TO ROUGH-IN. NOTIFY THE ARCHITECT/G.C. OF ANY DISCREPANCIES IF DISCREPANCIES ARE NOTED. DO NOT PROCEED WITHOUT ARCHITECTURAL APPROVAL.
4. HVAC AND PLUMBING EQUIPMENT ARE SHOWN FOR REFERENCE ONLY. E.C. SHALL COORDINATE EXACT LOCATIONS AND POWER REQUIREMENTS OF APPLICABLE HVAC AND PLUMBING EQUIPMENT WITH APPROVED MECHANICAL SHOP DRAWINGS. E.C. SHALL MAKE ALL FINAL CONNECTIONS TO ALL CONTROLS. OWNER-SUPPLIED EQUIPMENT, MECHANICAL AND PLUMBING EQUIPMENT AS NEEDED.
5. E.C. SHALL PROVIDE DISCONNECT SWITCHES AND STARTERS AS REQUIRED FOR ALL EQUIPMENT WHERE THE DISCONNECT SWITCH IS NOT PROVIDED WITH THE EQUIPMENT OR BY OTHERS.
6. E.C. SHALL SUPPLY AND INSTALL FEEDERS, FUSES AND CIRCUIT BREAKERS TO MATCH THE NAME-PLATE RATING OF ALL EQUIPMENT. THIS SHALL BE INCLUDED IN THE INITIAL BID PROPOSAL AND NO EXTRAS WILL BE ACCEPTED.
7. ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED IN ALL RECEPTACLES, SWITCHES OR OTHER ELECTRICAL BOXES IN WALLS SEPARATING CONDITIONED AND UNCONDITIONED SPACE.
8. ALL HOMERUNS TO PANELBOARDS DESIGNATED SHALL CONSIST OF 2#12 AWG & 1#12 GROUND IN 3/4" CONDUIT TO PANEL LABELED AT THE HOMERUN SYMBOL UNLESS OTHERWISE NOTED.
9. CONNECT ALL BATHROOM EXHAUST FANS TO ASSOCIATED LIGHT SWITCH UNLESS OTHERWISE NOTED.
10. ELECTRICAL CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO HVAC CONTROL PANELS AND OTHER DEVICES REQUIRING 120V POWER AND ABOVE. COORDINATE ALL REQUIREMENTS WITH DIV 15
11. ALL CIRCUITS BACK TO PANEL SHALL REQUIRE 20A-1 POLE BREAKERS UNLESS OTHERWISE NOTED
12. HEIGHT OF UNIT PANELS IN HC AND HC ADAPTABLE UNITS SHALL BE 48" AFF TO HIGHEST BREAKER.
13. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATIONS OF PLUGS AND LIGHTS IN BATHROOMS.
14. PROVIDE TWO SINGLE RECEPTACLES UNDER SINK FOR DISHWASHER AND DISPOSAL. CONNECT EACH TO INDIVIDUAL GFCI CIRCUIT BREAKER.
15. PROVIDE AFCI TYPE BREAKERS FOR ALL 120 VOLT 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN DWELLING UNITS AS DIRECTED PER NEC.
16. PROVIDE TAMPER PROOF OUTLETS FOR ALL 15A AND 20A CIRCUITS (EXCLUDING OUTLETS LOCATED IN DEDICATED SPACES IE REFRIGERATORS, DISHWASHER, WASHING MACHINES AND THE LIKE) IN LIVING SPACES OF DWELLING UNITS, CHILD CARES AREAS AND EDUCATIONAL AREAS.
17. PROVIDE GFI RECEPTACLES FOR ALL 15A AND 20A CIRCUITS IN DWELLING UNIT KITCHENS, BATHROOMS AND LAUNDRY AREAS.
18. PROVIDE GFI BREAKER FOR UNIT REFRIGERATOR CIRCUIT.
19. SWITCHED RECEPTACLES SHALL BE TOP HALF SWITCHED.
20. PROVIDE INTEGRAL SURGE PROTECTION IN UNIT ELECTRICAL PANEL.
21. PROVIDE GFI RECEPTACLES FOR ALL RECEPTACLES LOCATED IN COMMERCIAL KITCHENS. WHERE RECEPTACLES ARE DEEMED INACCESSIBLE PROVIDE GFI BREAKERS SERVING SAID EQUIPMENT.

PROJECT NO:		24074		PANEL:		MDP		DATE:		8/5/25	
LOCATION:		SEE PLAN		MOUNTING:		SURFACE		FEED:		TOP	
VOLTAGE:		120/ 208		SOURCE:		METER		BUS AMP:		400A	
WIRE:		4		COND:		4"		BKRR:		400A	
PHASE:		3		WIRE:		2 SETS OF #3/0CU		GROUND:		#3 CU	
CKT	LOAD DESCRIPTION	WATTS	CB AMP	CB AMP	WATTS	LOAD DESCRIPTION	CKT				
1	ODU-1	7560	100A/3P	A	125A/3P	10870	PANEL PPB	2			
3	!!	7560		B		8490	!!	4			
5	!!	7560		C		10990	!!	6			
7	ODU-2	6600	90A/3P	A	125A/3P	13090	PANEL PP2	8			
9	!!	6600		B		12590	!!	10			
11	!!	6600		C		15100	!!	12			
13	ODU-3	6600	90A/3P	A	30A/2P	2250	WATER HEATER	14			
15	!!	6600		B		2250	!!	16			
17	!!	6600		C	60A/2P	8480	PANEL GP	18			
19			20	A		6960	!!	20			
21			20	B	40A/2P	3000	EV CHARGER PORT#A	22			
23			20	C		3000	!!	24			
25			20	A	40A/2P	3000	EV CHARGER PORT#B	26			
27			20	B		3000	!!	28			
29			20	C				30			
TOTAL WATTS/PH:		A=	56930	B=	50090	C=	58330	TOTAL WATTS 165350			
									TOTAL AMPS: 459.0		
NOTES:											
1. VERIFY BREAKERS WITH NAMEPLATE RATINGS OF EQUIPMENT IN FIELD.											
2. PROVIDE SIX (6) 20A-1P SPARE BREAKERS.											
3. PROVIDE FULL COPPER BUSSING.											



283 MICEON AVENUE
TORRINGTON, CT

FOR
McGall Foundation, Inc.

Revisions:

Mark Date

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

Drawing Title:
BASEMENT FLOOR PLAN

Date DATE: 06-19-2025

Scale AS NOTES

Job No. PNO

CDN. RJM

Drawing No.

E1

BOE STUDIO
architects

19 Tioga Street Torrington, CT 06790

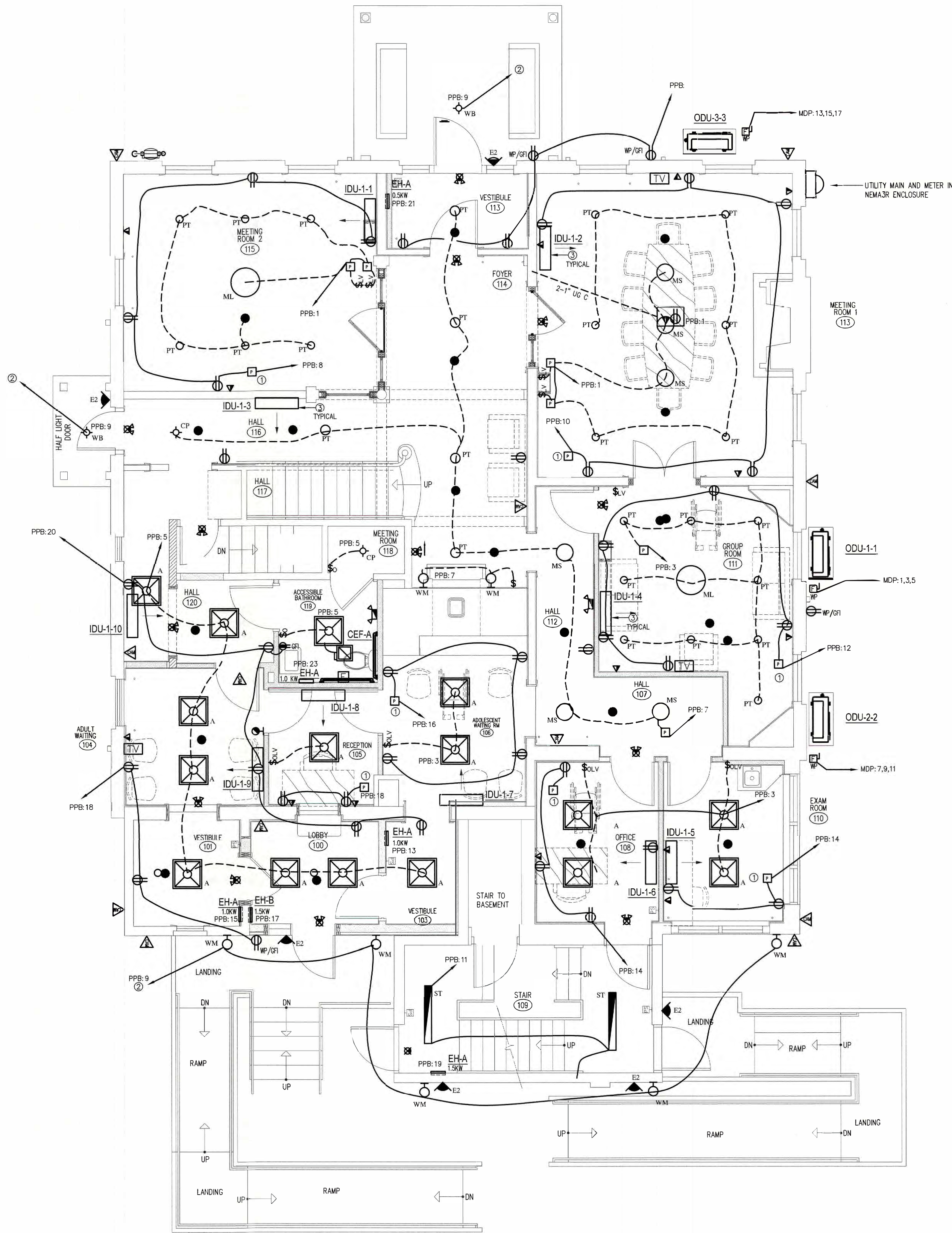
e-mail: boestudio1@optimum.net

PHONE/FAX 860-307-6816



- Mechanical Electrical Engineering for Building Systems

P.O. Box 311 • Farms Village Plaza • 244 Farms Village Road
West Simsbury, CT 06092 • (860) 651-1949 • fax (860) 651-1957
www.boestudio.com



ELECTRICAL LIGHTING NOTES:

- REFER TO ARCHITECTURAL REFLECTIVE CEILING PLANS FOR EXACT LOCATIONS OF CEILING MOUNTED LIGHT FIXTURES. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHT OF WALL MOUNTED LIGHT FIXTURES INDOORS AND OUTDOORS.
- ALL LIGHT FIXTURES IN CEILING SHALL BE BRACED TO THE BUILDING STRUCTURE AND NOT TO THE CEILING.
- EMERGENCY LIGHTING UNITS AND EMERGENCY BALLASTS SHALL BE WIRED INTO ASSOCIATED LIGHTING CIRCUITS AHEAD OF ANY SWITCHED LEGS FOR CONTINUOUS CHARGING AND AC CIRCUIT MONITORING.
- COORDINATE LOCATIONS AND DIRECTIONAL ARROWS OF ALL EXIT SIGNS WITH ARCHITECTURAL EGRESS PLAN.
- PROVIDE IC HOUSING FOR LIGHTING FIXTURE WHERE REQUIRED; COORDINATE WITH ARCHITECTURAL PLANS.
- FLOOR PROXIMITY EXIT SIGNS SHALL BE MOUNTED NOT LESS THAN 6 INCHES AND NO MORE THAN 18 INCHES ABOVE THE FINISHED FLOOR AND WITH THE NEAREST EDGE WITHIN 4 INCHES OF THE DOOR.
- STAIRWELL LIGHTS SHALL BE CONNECTED TO SAME LIGHTING CIRCUIT BOTTOM OF STAIRWELL TO TOP. REFER TO PANEL SCHEDULES.
- PROVIDE OCC SENSORS AND LIGHTING CONTROLS COMPATIBLE WITH APPROVED LIGHTING PACKAGE FOR ALL OFFICES AND COMMUNITY SPACES PER 2021 INTERNATIONAL ENERGY CODE.
- PROVIDE DIMMER SWITCHES FOR ALL UNIT BEDROOM AND KITCHEN LIGHTS. PROVIDE OCC SENSORS FOR ALL CLOSET AND LAUNDRY LIGHTING. TYPICAL ALL UNITS. NOT REQUIRED FOR BATHROOMS, HALLWAYS, EXTERIOR LIGHTING OR LIGHTING DESIGNED FOR SAFETY AND SECURITY. ALL OTHER AREAS WITHIN THE UNIT SHALL HAVE DIMMER OR OCC SENSOR CONTROLLED LIGHTING.

KEYED NOTES

①	PROVIDE 120V POWER PACK FOR CONTROLLED RECEPTACLES PER ENERGY CODE IN OFFICES, CONFERENCE ROOM, BREAK ROOM, FITNESS ROOM ETC. SENSORS FOR LIGHTING CONTROL SHALL BE USED TO CONTROL RECEPTACLES. PROVIDE COMPLETE WIRING AND ACCESSORIES AS REQUIRED. RECEPTACLES SHALL HAVE PERMANENT PARKING PER NEC.
②	CONNECT ALL EXTERIOR LIGHTING TO PANEL PP2 VIA TIME CLOCK AND CENTRAL PHOTOCELL. LOCATE PHOTOCELL AWAY FROM ARTIFICIAL LIGHT SOURCE. COORDINATE EXACT LOCATION IN FIELD.
③	PROVIDE POWER AND CONTROL WIRING FOR ALL INDOOR HVAC UNIT OFF OF OUTDOOR UNIT PER MANUFACTURE'S SPECIFICATION. COORDINATE WITH APPROVED HVAC SUBMITTAL FOR EXACT TYPE AND ALL REQUIREMENTS. TYPICAL FOR ALL IDU'S.

ELECTRICAL POWER NOTES:

- ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE, LOCAL AND STATE BUILDING CODES.
- ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS. VERIFY WITH ARCHITECTURAL PLANS AND COORDINATE WITH THE GENERAL CONTRACTOR PRIOR TO ROUGH-IN. NOTIFY THE ARCHITECT/G.C. OF ANY DISCREPANCIES IF DISCREPANCIES ARE NOTED. DO NOT PROCEED WITHOUT ARCHITECTURAL APPROVAL.
- HVAC AND PLUMBING EQUIPMENT ARE SHOWN FOR REFERENCE ONLY. E.C. SHALL COORDINATE EXACT LOCATIONS AND POWER REQUIREMENTS OF APPLICABLE HVAC AND PLUMBING EQUIPMENT WITH APPROVED MECHANICAL SHOP DRAWINGS. E.C. SHALL MAKE ALL FINAL CONNECTIONS TO ALL CONTROLS, OWNER-SUPPLIED EQUIPMENT, MECHANICAL AND PLUMBING EQUIPMENT AS NEEDED.
- E.C. SHALL PROVIDE DISCONNECT SWITCHES AND STARTERS AS REQUIRED FOR ALL EQUIPMENT WHERE THE DISCONNECT SWITCH IS NOT PROVIDED WITH THE EQUIPMENT OR BY OTHERS.
- E.C. SHALL SUPPLY AND INSTALL FEEDERS, FUSES AND CIRCUIT BREAKERS TO MATCH THE NAME-PLATE RATING OF ALL EQUIPMENT. THIS SHALL BE INCLUDED IN THE INITIAL BID PROPOSAL AND NO EXTRAS WILL BE ACCEPTED.
- ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED IN ALL RECEPTACLES, SWITCHES OR OTHER ELECTRICAL BOXES IN WALLS SEPARATING CONDITIONED AND UNCONDITIONED SPACE.
- ALL HOMERUNS TO PANELBOARDS DESIGNATED SHALL CONSIST OF 2#12 AWG & 1#12 GROUND IN 3/4" CONDUIT TO PANEL LABELED AT THE HOMERUN SYMBOL UNLESS OTHERWISE NOTED.
- CONNECT ALL BATHROOM EXHAUST FANS TO ASSOCIATED LIGHT SWITCH UNLESS OTHERWISE NOTED.
- ELECTRICAL CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO HVAC CONTROL PANELS AND OTHER DEVICES REQUIRING 120V POWER AND ABOVE; COORDINATE ALL REQUIREMENTS WITH DIV 15
- ALL CIRCUITS BACK TO PANEL SHALL REQUIRE 20A-1 POLE BREAKERS UNLESS OTHERWISE NOTED
- HEIGHT OF UNIT PANELS IN HC AND HC ADAPTABLE UNITS SHALL BE 48" AFF TO HIGHEST BREAKER.
- REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATIONS OF PLUGS AND LIGHTS IN BATHROOMS.
- PROVIDE TWO SINGLE RECEPTACLES UNDER SINK FOR DISHWASHER AND DISPOSAL. CONNECT EACH TO INDIVIDUAL GFCI CIRCUIT BREAKER.
- PROVIDE AFCI TYPE BREAKERS FOR ALL 120 VOLT 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN DWELLING UNITS AS DIRECTED PER NEC.
- PROVIDE TAMPER PROOF OUTLETS FOR ALL 15A AND 20A CIRCUITS (EXCLUDING OUTLETS LOCATED IN DEDICATED SPACES IE REFRIGERATORS, DISHWASHER, WASHING MACHINES AND THE LIKE) IN LIVING SPACES OF DWELLING UNITS, CHILD CARES AREAS AND EDUCATIONAL AREAS.
- PROVIDE GFI RECEPTACLES FOR ALL 15A AND 20A CIRCUITS IN DWELLING UNIT KITCHENS, BATHROOMS AND LAUNDRY AREAS.
- PROVIDE GFI BREAKER FOR UNIT REFRIGERATOR CIRCUIT.
- SWITCHED RECEPTACLES SHALL BE TOP HALF SWITCHED.
- PROVIDE INTEGRAL SURGE PROTECTION IN UNIT ELECTRICAL PANEL.
- PROVIDE GFI RECEPTACLES FOR ALL RECEPTACLES LOCATED IN COMMERCIAL KITCHENS. WHERE RECEPTACLES ARE DEEMED INACCESSIBLE PROVIDE GFI BREAKERS SERVING SAID EQUIPMENT.

PROJECT NO:		24074		PANEL:		PPB		DATE:		8/5/25	
LOCATION:		SEE PLAN		MOUNTING:		FLUSH		FEED:		BOTTOM	
VOLTAGE:		120/ 208		SOURCE:		MDP		BUS AMP:		125A	
WIRE:		4		COND:		2"		BRKR:		125A	
PHASE:		3		WIRE:		#1 CU		GROUND:		#6 CU	
CKT	LOAD DESCRIPTION	WATTS	CB AMP		CB AMP	WATTS	LOAD DESCRIPTION	CKT			
1	LIGHTS 1ST FLOOR	1250	20	A	20	1400	BASEMENT LIGHTS	2			
3	LIGHTS 1ST FLOOR	1350	20	B	20	1200	BASEMENT LIGHTS	4			
5	LIGHTS 1ST FLOOR	1600	20	C	20	1500	BASEMENT LIGHTS	6			
7	LIGHTS 1ST FLOOR	1200	20	A	20	1080	MEETING RM 115	8			
9	EXTERIOR LIGHTS VIA TC	1000	20	B	20	1080	MEETING RM 113	10			
11	STAIRWAY LIGHTS	1450	20	C	20	1080	MEETING RM 111	12			
13	EH-A	1000	20	A	20	1080	OFFICE 108/111	14			
15	EH-A	1000	20	B	20	1080	ROOM 106	16			
17	EH-B	1500	20	C	20	1080	ROOM 104/105/101	18			
19	EH-B	1500	20	A	20	1080	CONV RECEP	20			
21	EH-A	500	20	B	20		QUAD @ BASEMENT	22			
23	EH-A	1000	20	C	20			24			
25	IDU'S 1ST FLOOR	200	15A/2P	A	20			26			
27	!!	200		B	20			28			
29				C	20			30			
31				A	20			32			
33				B	20			34			
35	BASEMENT RECEP	1080	20	C	20A/2P	200	SITE LIGHTING VIA TC	36			
37	BASEMENT RECEP	1080	20	A		200	!!	38			
39	BASEMENT RECEP	1080	20	B	20A/2P	200	SITE LIGHTING VIA TC	40			
41	SUMP PUMP	700	20	C		200	!!	42			
TOTAL WATTS/PH:		A=	11070	B=	8690	C=	11390	TOTAL WATTS 31150		TOTAL AMPS: 86.5	
NOTES:											
1. VERIFY BREAKERS WITH NAMEPLATE RATINGS OF EQUIPMENT IN FIELD.											
2. PROVIDE SIX (6) 20A-1P SPARE BREAKERS.											
3. PROVIDE FULL COPPER BUSSING.											

- NOTES:
- VERIFY BREAKERS WITH NAMEPLATE RATINGS OF EQUIPMENT IN FIELD.
 - PROVIDE SIX (6) 20A-1P SPARE BREAKERS.
 - PROVIDE FULL COPPER BUSSING.

1 FIRST FLOOR PLAN - ELECTRICAL
E2 1/4"=1'-0" 2,273 SF



263 MIGEON AVENUE
TORRINGTON, CT

FOR
McGall Foundation, Inc.

Revisions:

Mark Date

BID SET

Drawing Title:

FIRST FLOOR PLAN

Date DATE: 06-19-2025

Scale AS NOTES

Job No. PNO

CDN. RJM

Drawing No.

E2



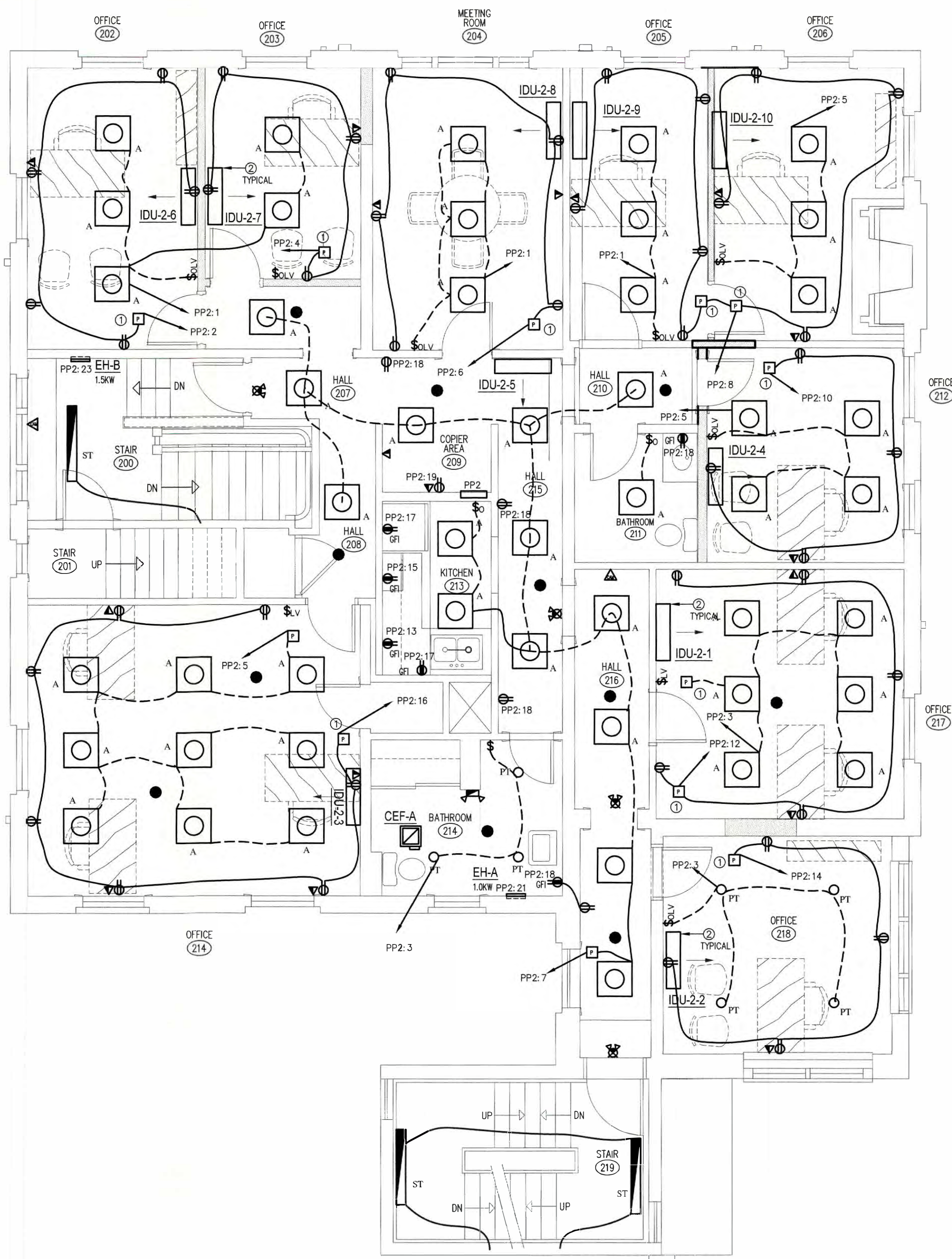
Boe Studio
Consulting Engineers Inc.

Mechanical Electrical Engineering for Building Systems
P.O. Box 311, Farms Village Plaza • 244 Farms Village Road
West Simsbury, CT 06092 • (860) 651-1949 • fax (860) 651-1957
www.boestudio.com

BOE STUDIO
architects

19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net

PHONE/FAX 860-307-6816



ELECTRICAL LIGHTING NOTES:

- REFER TO ARCHITECTURAL REFLECTIVE CEILING PLANS FOR EXACT LOCATIONS OF CEILING MOUNTED LIGHT FIXTURES. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHT OF WALL MOUNTED LIGHT FIXTURES INDOORS AND OUTDOORS.
- ALL LIGHT FIXTURES IN CEILING SHALL BE BRACED TO THE BUILDING STRUCTURE AND NOT TO THE CEILING.
- EMERGENCY LIGHTING UNITS AND EMERGENCY BALLASTS SHALL BE WIRED INTO ASSOCIATED LIGHTING CIRCUITS AHEAD OF ANY SWITCHED LEGS FOR CONTINUOUS CHARGING AND AC CIRCUIT MONITORING.
- COORDINATE LOCATIONS AND DIRECTIONAL ARROWS OF ALL EXIT SIGNS WITH ARCHITECTURAL EGRESS PLAN.
- PROVIDE IC HOUSING FOR LIGHTING FIXTURE WHERE REQUIRED; COORDINATE WITH ARCHITECTURAL PLANS.
- FLOOR PROXIMITY EXIT SIGNS SHALL BE MOUNTED NOT LESS THAN 6 INCHES AND NO MORE THAN 18 INCHES ABOVE THE FINISHED FLOOR AND WITH THE NEAREST EDGE WITHIN 4 INCHES OF THE DOOR.
- STAIRWELL LIGHTS SHALL BE CONNECTED TO SAME LIGHTING CIRCUIT BOTTOM OF STAIRWELL TO TOP. REFER TO PANEL SCHEDULES.
- PROVIDE OCC SENSORS AND LIGHTING CONTROLS COMPATIBLE WITH APPROVED LIGHTING PACKAGE FOR ALL OFFICES AND COMMUNITY SPACES PER 2021 INTERNATIONAL ENERGY CODE.
- PROVIDE DIMMER SWITCHES FOR ALL UNIT BEDROOM AND KITCHEN LIGHTS. PROVIDE OCC SENSORS FOR ALL CLOSET AND LAUNDRY LIGHTING. TYPICAL ALL UNITS. NOT REQUIRED FOR BATHROOMS, HALLWAYS, EXTERIOR LIGHTING OR LIGHTING DESIGNED FOR SAFETY AND SECURITY. ALL OTHER AREAS WITHIN THE UNIT SHALL HAVE DIMMER OR OCC SENSOR CONTROLLED LIGHTING.

KEYED NOTES

- PROVIDE 120V POWER PACK FOR CONTROLLED RECEPTACLES PER ENERGY CODE IN OFFICES, CONFERENCE ROOM, BREAK ROOM, FITNESS ROOM ETC. SENSORS FOR LIGHTING CONTROL SHALL BE USED TO CONTROL RECEPTACLES. PROVIDE COMPLETE WIRING AND ACCESSORIES AS REQUIRED. RECEPTACLES SHALL HAVE PERMANENT PARKING PER NEC.
- PROVIDE POWER AND CONTROL WIRING FOR ALL INDOOR HVAC UNIT OFF OF OUTDOOR UNIT PER MANUFACTURE'S SPECIFICATION. COORDINATE WITH APPROVED HVAC SUBMITTAL FOR EXACT TYPE AND ALL REQUIREMENTS. TYPICAL FOR ALL IDU'S.

ELECTRICAL POWER NOTES:

- ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE, LOCAL AND STATE BUILDING CODES.
- ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS. VERIFY WITH ARCHITECTURAL PLANS AND COORDINATE WITH THE GENERAL CONTRACTOR PRIOR TO ROUGH-IN. NOTIFY THE ARCHITECT/G.C. OF ANY DISCREPANCIES IF DISCREPANCIES ARE NOTED. DO NOT PROCEED WITHOUT ARCHITECTURAL APPROVAL.
- HVAC AND PLUMBING EQUIPMENT ARE SHOWN FOR REFERENCE ONLY. E.C. SHALL COORDINATE EXACT LOCATIONS AND POWER REQUIREMENTS OF APPLICABLE HVAC AND PLUMBING EQUIPMENT WITH APPROVED MECHANICAL SHOP DRAWINGS. E.C. SHALL MAKE ALL FINAL CONNECTIONS TO ALL CONTROLS, OWNER-SUPPLIED EQUIPMENT, MECHANICAL AND PLUMBING EQUIPMENT AS NEEDED.
- E.C. SHALL PROVIDE DISCONNECT SWITCHES AND STARTERS AS REQUIRED FOR ALL EQUIPMENT WHERE THE DISCONNECT SWITCH IS NOT PROVIDED WITH THE EQUIPMENT OR BY OTHERS.
- E.C. SHALL SUPPLY AND INSTALL FEEDERS, FUSES AND CIRCUIT BREAKERS TO MATCH THE NAME-PLATE RATING OF ALL EQUIPMENT. THIS SHALL BE INCLUDED IN THE INITIAL BID PROPOSAL AND NO EXTRAS WILL BE ACCEPTED.
- ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED IN ALL RECEPTACLES, SWITCHES OR OTHER ELECTRICAL BOXES IN WALLS SEPARATING CONDITIONED AND UNCONDITIONED SPACE.
- ALL HOMERUNS TO PANELBOARDS DESIGNATED SHALL CONSIST OF 2#12 AWG & 1#12 GROUND IN 3/4" CONDUIT TO PANEL LABELED AT THE HOMERUN SYMBOL UNLESS OTHERWISE NOTED.
- CONNECT ALL BATHROOM EXHAUST FANS TO ASSOCIATED LIGHT SWITCH UNLESS OTHERWISE NOTED.
- ELECTRICAL CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO HVAC CONTROL PANELS AND OTHER DEVICES REQUIRING 120V POWER AND ABOVE; COORDINATE ALL REQUIREMENTS WITH DIV 15
- ALL CIRCUITS BACK TO PANEL SHALL REQUIRE 20A-1 POLE BREAKERS UNLESS OTHERWISE NOTED
- HEIGHT OF UNIT PANELS IN HC AND HC ADAPTABLE UNITS SHALL BE 48" AFF TO HIGHEST BREAKER.
- REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATIONS OF PLUGS AND LIGHTS IN BATHROOMS.
- PROVIDE TWO SINGLE RECEPTACLES UNDER SINK FOR DISHWASHER AND DISPOSAL. CONNECT EACH TO INDIVIDUAL GFCI CIRCUIT BREAKER.
- PROVIDE AFCI TYPE BREAKERS FOR ALL 120 VOLT 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN DWELLING UNITS AS DIRECTED PER NEC.
- PROVIDE TAMPER PROOF OUTLETS FOR ALL 15A AND 20A CIRCUITS (EXCLUDING OUTLETS LOCATED IN DEDICATED SPACES IE REFRIGERATORS, DISHWASHER, WASHING MACHINES AND THE LIKE) IN LIVING SPACES OF DWELLING UNITS, CHILD CARES AREAS AND EDUCATIONAL AREAS.
- PROVIDE GFI RECEPTACLES FOR ALL 15A AND 20A CIRCUITS IN DWELLING UNIT KITCHENS, BATHROOMS AND LAUNDRY AREAS.
- PROVIDE GFI BREAKER FOR UNIT REFRIGERATOR CIRCUIT.
- SWITCHED RECEPTACLES SHALL BE TOP HALF SWITCHED.
- PROVIDE INTEGRAL SURGE PROTECTION IN UNIT ELECTRICAL PANEL.
- PROVIDE GFI RECEPTACLES FOR ALL RECEPTACLES LOCATED IN COMMERCIAL KITCHENS. WHERE RECEPTACLES ARE DEEMED INACCESSIBLE PROVIDE GFI BREAKERS SERVING SAID EQUIPMENT.

PROJECT NO:		24074		PANEL:		PP2		DATE:		6/20/25	
LOCATION:		SEE PLAN		MOUNTING:		FLUSH		FEED:		BOTTOM	
VOLTAGE:		120/ 208		SOURCE:		MDP		BUS AMP:		125A	
WIRE:		4		COND:		2"		BRKR:		125A	
PHASE:		3		WIRE:		#1 CU		GROUND:		#6 CU	
CKT	LOAD DESCRIPTION	WATTS	CB AMP	CB AMP	WATTS	LOAD DESCRIPTION	CKT				
1	LIGHTS 2ND FLOOR	1250	20	A	20	900	OFFICE 202				
3	LIGHTS 2ND FLOOR	1350	20	B	20	720	OFFICE 203				
5	LIGHTS 2ND FLOOR	1600	20	C	20	900	MEETING 204				
7	LIGHTS 2ND FLOOR	800	20	A	20	1080	OFFICE 205-206				
9	LIGHTS 2ND FLOOR	1000	20	B	20	1080	OFFICE 212				
11	LIGHTS 2ND FLOOR	1450	20	C	20	900	OFFICE 217				
13	KITCHEN	1500	20	A	20	720	OFFICE 218				
15	KITCHEN	1500	20	B	20	900	OFFICE 214				
17	REFRIGERATOR	1500	20	C	20	1440	CORRIDOR/BATH GFI				
19	COPY MACHINE	1500	20	A	20	1500	LIGHTS 3RD FLOOR				
21	EH-A	1000	20	B	20	1400	LIGHTS 3RD FLOOR				
23	EH-B	1500	20	C	20	1450	LIGHTS 3RD FLOOR				
25	IDU'S 2ND FLOOR	200	15A/2P	A	20	1080	OFFICE 302				
27	!!	200		B	20	1080	OFFICE 303				
29	IDU'S 3RD FLOOR	200	15A/2P	C	20	1080	OFFICE 304				
31	!!	200		A	20	1080	OFFICE 305				
33				B	20	1080	OFFICE 310				
35				C	20	1080	OFFICE 312				
37	IDU-3.2/3.1 IN ATTIC	200	15A/2P	A	20	1080	CONV RECP				
39	!!	200		B	20	1080	CONV RECP				
41	ATTIC LIGHTS	500	20	C	20	1500	COPY MACHINE				
TOTAL WATTS/PH:		A=	13090	B=	12590	C=	15100	TOTAL WATTS 40780		TOTAL AMPS: 113.2	
NOTES:											
1. VERIFY BREAKERS WITH NAMEPLATE RATINGS OF EQUIPMENT IN FIELD.											
2. PROVIDE SIX (6) 20A-1P SPARE BREAKERS.											
3. PROVIDE FULL COPPER BUSSING.											

1 SECOND FLOOR PLAN - ELECTRICAL
E3 1/4"=1'-0" 2,273 SF



263 MIGEON AVENUE
TORRINGTON, CT

FOR
McGall Foundation, Inc.

Revisions:

Mark Date

BID SET

Drawing Title:

SECOND FLOOR PLAN

Date DATE: 06-19-2025

Scale AS NOTES

Job No. PNO

CDN.

Drawing No.

E3

1. REFER TO ARCHITECTURAL REFLECTIVE CEILING PLANS FOR EXACT LOCATIONS OF CEILING MOUNTED LIGHT FIXTURES. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHT OF WALL MOUNTED LIGHT FIXTURES INDOORS AND OUTDOORS.
2. ALL LIGHT FIXTURES IN CEILING SHALL BE BRACED TO THE BUILDING STRUCTURE AND NOT TO THE CEILING.
3. EMERGENCY LIGHTING UNITS AND EMERGENCY BALLASTS SHALL BE WIRED INTO ASSOCIATED LIGHTING CIRCUITS AHEAD OF ANY SWITCHED LEGS FOR CONTINUOUS CHARGING AND AC CIRCUIT MONITORING.
4. COORDINATE LOCATIONS AND DIRECTIONAL ARROWS OF ALL EXIT SIGNS WITH ARCHITECTURAL EGRESS PLAN.
5. PROVIDE IC HOUSING FOR LIGHTING FIXTURE WHERE REQUIRED; COORDINATE WITH ARCHITECTURAL PLANS.
6. FLOOR PROXIMITY EXIT SIGNS SHALL BE MOUNTED NOT LESS THAN 6 INCHES AND NO MORE THAN 18 INCHES ABOVE THE FINISHED FLOOR AND WITH THE NEAREST EDGE WITHIN 4 INCHES OF THE DOOR.
7. STAIRWELL LIGHTS SHALL BE CONNECTED TO SAME LIGHTING CIRCUIT BOTTOM OF STAIRWELL TO TOP. REFER TO PANEL SCHEDULES.
8. PROVIDE OCC SENSORS AND LIGHTING CONTROLS COMPATIBLE WITH APPROVED LIGHTING PACKAGE FOR ALL OFFICES AND COMMUNITY SPACES PER 2021 INTERNATIONAL ENERGY CODE.
10. PROVIDE DIMMER SWITCHES FOR ALL UNIT BEDROOM AND KITCHEN LIGHTS. PROVIDE OCC SENSORS FOR ALL CLOSET AND LAUNDRY LIGHTING. TYPICAL ALL UNITS. NOT REQUIRED FOR BATHROOMS, HALLWAYS, EXTERIOR LIGHTING. ALL LIGHTING DESIGNED FOR SAFETY AND OCC. ALL OTHER AREAS WITHIN THE UNIT SHALL HAVE DIMMER OR OCC SENSOR CONTROLLED LIGHTING.

1. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE, LOCAL AND STATE BUILDING CODES.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS. VERIFY WITH ARCHITECTURAL PLANS AND COORDINATE WITH THE GENERAL CONTRACTOR PRIOR TO ROUGH-IN. NOTIFY THE ARCHITECT/G.C. OF ANY DISCREPANCIES IF DISCREPANCIES ARE NOTED. DO NOT PROCEED WITHOUT ARCHITECTURAL APPROVAL.
4. HVAC AND PLUMBING EQUIPMENT ARE SHOWN FOR REFERENCE ONLY. E.C. SHALL COORDINATE EXACT LOCATIONS AND POWER REQUIREMENTS OF APPLICABLE HVAC AND PLUMBING EQUIPMENT WITH APPROVED MECHANICAL SHOP DRAWINGS. E.C. SHALL MAKE ALL FINAL CONNECTIONS TO ALL CONTROLS, OWNER-SUPPLIED EQUIPMENT, MECHANICAL AND PLUMBING EQUIPMENT AS NEEDED.
5. E.C. SHALL PROVIDE DISCONNECT SWITCHES AND STARTERS AS REQUIRED FOR ALL EQUIPMENT WHERE THE DISCONNECT SWITCH IS NOT PROVIDED WITH THE EQUIPMENT OR BY OTHERS.
6. E.C. SHALL SUPPLY AND INSTALL FEEDERS, FUSES AND CIRCUIT BREAKERS TO THE NAME-PLATE RATING OF ALL EQUIPMENT. THIS SHALL BE INCLUDED IN THE INITIAL BID PROPOSAL AND NO EXTRAS WILL BE ACCEPTED.
7. ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED IN ALL RECEPTACLES, SWITCHES OR OTHER ELECTRICAL BOXES IN WALLS SEPARATING CONDITIONED AND UNCONDITIONED SPACE.
8. ALL HOMERUNS TO PANELBOARDS DESIGNATED SHALL CONSIST OF 2#12 AWG & #12 GROUND IN 3/4" CONDUIT TO PANEL LABELED AT THE HOMERUN SYMBOL UNLESS OTHERWISE NOTED.
9. CONNECT ALL BATHROOM EXHAUST FANS TO ASSOCIATED LIGHT SWITCH UNLESS OTHERWISE NOTED.
10. ELECTRICAL CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO HVAC CONTROL PANELS AND OTHER DEVICES REQUIRING 120V POWER AND ABOVE; COORDINATE ALL REQUIREMENTS WITH DIV 15
11. ALL CIRCUITS BACK TO PANEL SHALL REQUIRE 20A-1 POLE BREAKERS UNLESS OTHERWISE NOTED
12. HEIGHT OF UNIT PANELS IN HC AND HC ADAPTABLE UNITS SHALL BE 48" AFF TO HIGHEST BREAKER.
13. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATIONS OF PLUGS AND LIGHTS IN BATHROOMS.
14. PROVIDE TWO SINGLE RECEPTACLES UNDER SINK FOR DISHWASHER AND DISPOSAL. CONNECT EACH TO INDIVIDUAL GFCI CIRCUIT BREAKER.
15. PROVIDE AFCI TYPE BREAKERS FOR ALL 120 VOLT 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN DWELLING UNITS AS DIRECTED PER NEC.
16. PROVIDE TAMPER PROOF OUTLETS FOR ALL 15A AND 20A CIRCUITS (EXCLUDING OUTLETS LOCATED IN DEDICATED SPACES IE REFRIGERATORS, DISHWASHER, WASHING MACHINES AND THE LIKE) IN LIVING SPACES OF DWELLING UNITS, CHILD CARES AREAS AND EDUCATIONAL AREAS.
17. PROVIDE GFI RECEPTACLES FOR ALL 15A AND 20A CIRCUITS IN DWELLING UNIT KITCHENS, BATHROOMS AND LAUNDRY AREAS.
18. PROVIDE GFI BREAKER FOR UNIT REFRIGERATOR CIRCUIT.
19. SWITCHED RECEPTACLES SHALL BE TOP HALF SWITCHED.
20. PROVIDE INTEGRAL SURGE PROTECTION IN UNIT ELECTRICAL PANEL.
21. PROVIDE GFI RECEPTACLES FOR ALL RECEPTACLES LOCATED IN COMMERCIAL KITCHENS. WHERE RECEPTACLES ARE DEEMED INACCESSIBLE PROVIDE GFI BREAKERS SERVING SAID EQUIPMENT.

①	PROVIDE 120V POWER PACK FOR CONTROLLED RECEPTACES PER ENERGY CODE IN OFFICES, CONFERENCE ROOM, BREAK ROOM, FITNESS ROOM ETC. SENSORS FOR LIGHTING CONTROL SHALL BE USED TO CONTROL RECEPTACES. PROVIDE COMPLETE WIRING AND ACCESSORIES AS REQUIRED. RECEPTACES SHALL HAVE PERMANENT PARKING PER NEC.
②	PROVIDE POWER AND CONTROL WIRING FOR ALL INDOOR HVAC UNIT OFF OF OUTDOOR UNIT PER MANUFACTURE'S SPECIFICATION. COORDINATE WITH APPROVED HVAC SUBMITTAL FOR EXACT TYPE AND ALL REQUIREMENTS.TYPICAL FOR ALL IDU'S.



FOR
McGall Foundation, Inc.

Mark Date

Drawing Title:

DATE	DATE
------	------

Job No. PNO

BOE

arc

e-mail:

PHONE/FAX

T41

1510

DIO

■ ■ ■

e c t s |

on CT 06790

1@optimum.net

60-307-6816

Page 10

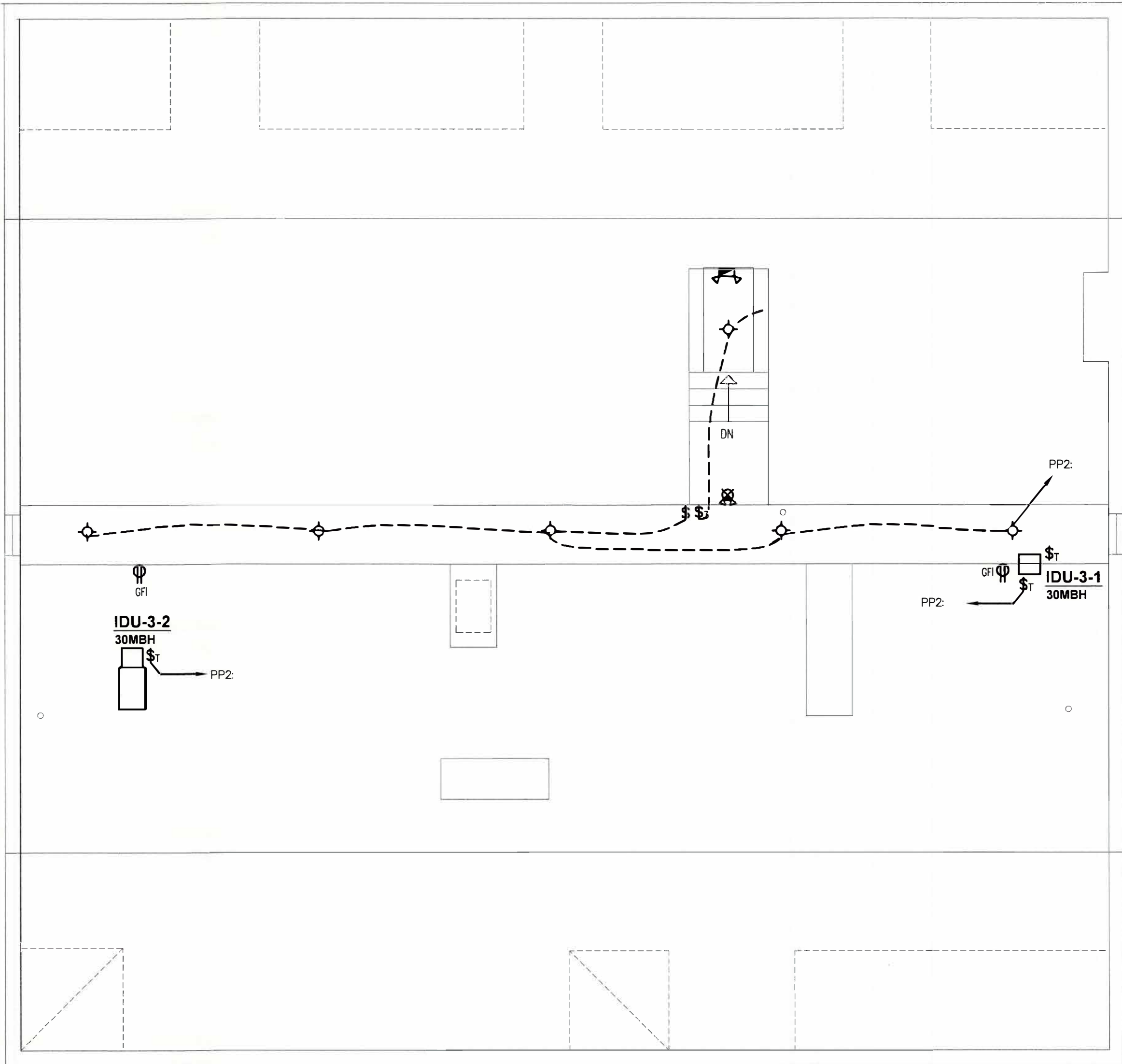


Acorn
Consulting Engineers Inc.

- Mechanical Electrical Engineering for Building Systems -

P.O. Box 311 • Farms Village Plaza • 244 Farms Village Road
West Simsbury, CT 06092 • (860) 651-1949 • fax (860) 651-1957

www.ecomengineers.com



1 ATTIC FLOOR PLAN
E5 1/4"=1'-0"

ELECTRICAL LIGHTING NOTES:

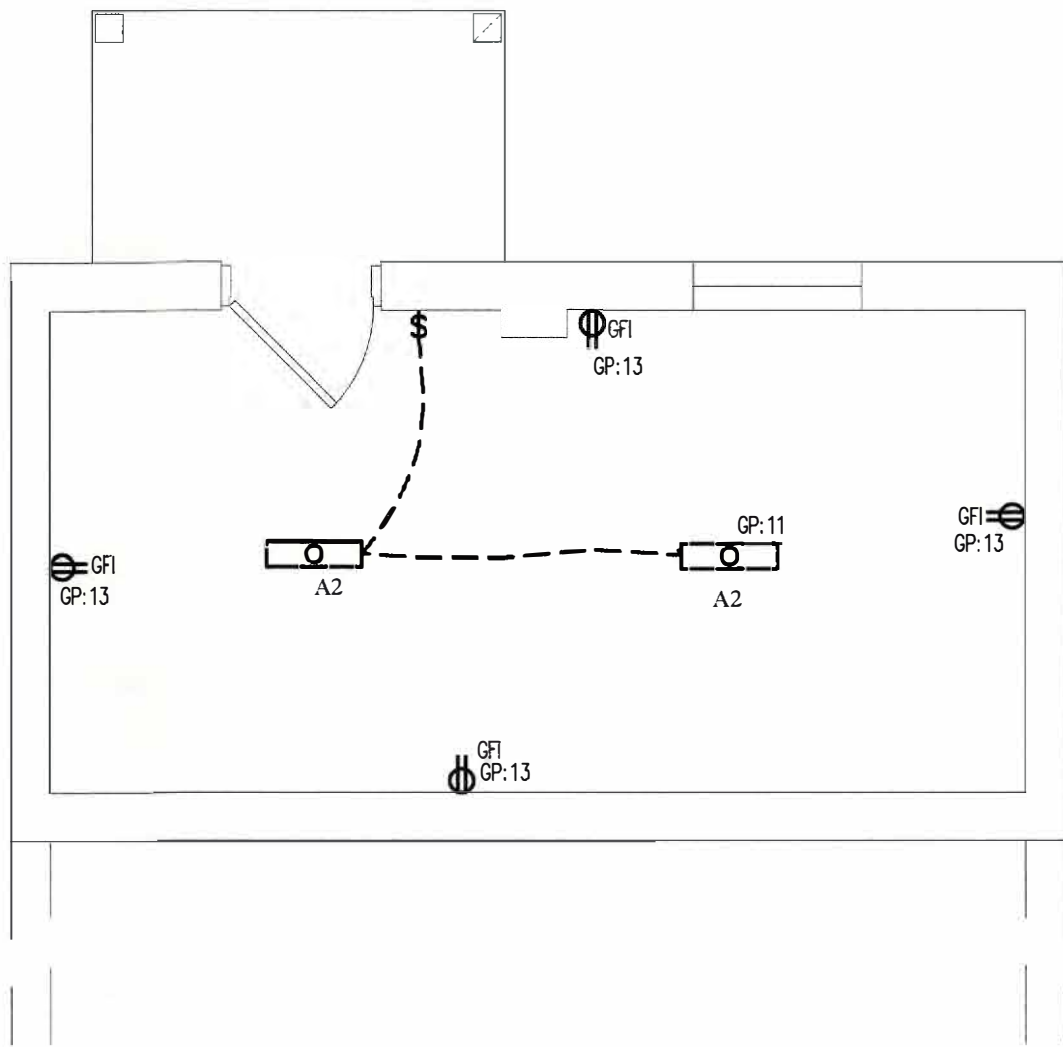
1. REFER TO ARCHITECTURAL REFLECTIVE CEILING PLANS FOR EXACT LOCATIONS OF CEILING MOUNTED LIGHT FIXTURES. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHT OF WALL MOUNTED LIGHT FIXTURES INDOORS AND OUTDOORS.
2. ALL LIGHT FIXTURES IN CEILING SHALL BE BRACED TO THE BUILDING STRUCTURE AND NOT TO THE CEILING.
3. EMERGENCY LIGHTING UNITS AND EMERGENCY BALLASTS SHALL BE WIRED INTO ASSOCIATED LIGHTING CIRCUITS AHEAD OF ANY SWITCHED LEGS FOR CONTINUOUS CHARGING AND AC CIRCUIT MONITORING.
4. COORDINATE LOCATIONS AND DIRECTIONAL ARROWS OF ALL EXIT SIGNS WITH ARCHITECTURAL EGRESS PLAN.
5. PROVIDE IC HOUSING FOR LIGHTING FIXTURE WHERE REQUIRED; COORDINATE WITH ARCHITECTURAL PLANS.
6. FLOOR PROXIMITY EXIT SIGNS SHALL BE MOUNTED NOT LESS THAN 6 INCHES AND NO MORE THAN 18 INCHES ABOVE THE FINISHED FLOOR AND WITH THE NEAREST EDGE WITHIN 4 INCHES OF THE DOOR.
7. STAIRWELL LIGHTS SHALL BE CONNECTED TO SAME LIGHTING CIRCUIT BOTTOM OF STAIRWELL TO TOP. REFER TO PANEL SCHEDULES.
8. PROVIDE OCC SENSORS AND LIGHTING CONTROLS COMPATIBLE WITH APPROVED LIGHTING PACKAGE FOR ALL OFFICES AND COMMUNITY SPACES PER 2021 INTERNATIONAL ENERGY CODE.
10. PROVIDE DIMMER SWITCHES FOR ALL UNIT BEDROOM AND KITCHEN LIGHTS. PROVIDE OCC SENSORS FOR ALL CLOSET AND LAUNDRY LIGHTING. TYPICAL ALL UNITS. NOT REQUIRED FOR BATHROOMS, HALLWAYS, EXTERIOR LIGHTING OR LIGHTING DESIGNED FOR SAFETY AND SECURITY. ALL OTHER AREAS WITHIN THE UNIT SHALL HAVE DIMMER OR OCC SENSOR CONTROLLED LIGHTING.

ELECTRICAL POWER NOTES:

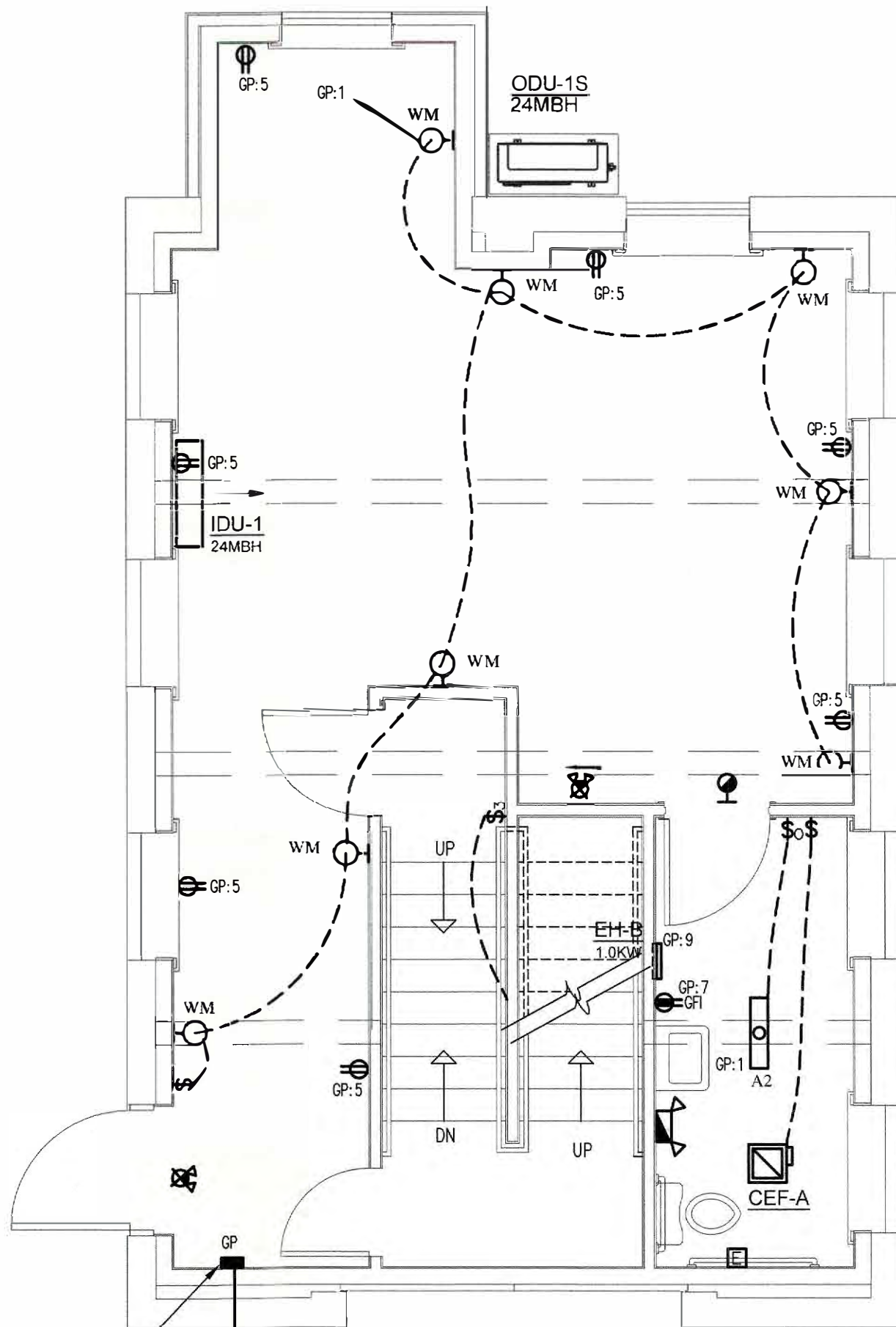
1. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE, LOCAL AND STATE BUILDING CODES.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS. VERIFY WITH ARCHITECTURAL PLANS AND COORDINATE WITH THE GENERAL CONTRACTOR PRIOR TO ROUGH-IN. NOTIFY THE ARCHITECT/G.C. OF ANY DISCREPANCIES IF DISCREPANCIES ARE NOTED. DO NOT PROCEED WITHOUT ARCHITECTURAL APPROVAL.
4. HVAC AND PLUMBING EQUIPMENT ARE SHOWN FOR REFERENCE ONLY. E.C. SHALL COORDINATE EXACT LOCATIONS AND POWER REQUIREMENTS OF APPLICABLE HVAC AND PLUMBING EQUIPMENT WITH APPROVED MECHANICAL SHOP DRAWINGS. E.C. SHALL MAKE ALL FINAL CONNECTIONS TO ALL CONTROLS, OWNER-SUPPLIED EQUIPMENT, MECHANICAL AND PLUMBING EQUIPMENT AS NEEDED.
5. E.C. SHALL PROVIDE DISCONNECT SWITCHES AND STARTERS AS REQUIRED FOR ALL EQUIPMENT WHERE THE DISCONNECT SWITCH IS NOT PROVIDED WITH THE EQUIPMENT OR BY OTHERS.
6. E.C. SHALL SUPPLY AND INSTALL FEEDERS, FUSES AND CIRCUIT BREAKERS TO MATCH THE NAME-PLATE RATING OF ALL EQUIPMENT. THIS SHALL BE INCLUDED IN THE INITIAL BID PROPOSAL AND NO EXTRAS WILL BE ACCEPTED.
7. ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED IN ALL RECEPTACLES, SWITCHES OR OTHER ELECTRICAL BOXES IN WALLS SEPARATING CONDITIONED AND UNCONDITIONED SPACE.
8. ALL HOMERUNS TO PANELBOARDS DESIGNATED SHALL CONSIST OF 2#12 AWG & 1#12 GROUND IN 3/4" CONDUIT TO PANEL LABELED AT THE HOMERUN SYMBOL UNLESS OTHERWISE NOTED.
9. CONNECT ALL BATHROOM EXHAUST FANS TO ASSOCIATED LIGHT SWITCH UNLESS OTHERWISE NOTED.
10. ELECTRICAL CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO HVAC CONTROL PANELS AND OTHER DEVICES REQUIRING 120V POWER AND ABOVE; COORDINATE ALL REQUIREMENTS WITH DIV 15
11. ALL CIRCUITS BACK TO PANEL SHALL REQUIRE 20A-1 POLE BREAKERS UNLESS OTHERWISE NOTED
12. HEIGHT OF UNIT PANELS IN HC AND HC ADAPTABLE UNITS SHALL BE 48" AFF TO HIGHEST BREAKER.
13. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATIONS OF PLUGS AND LIGHTS IN BATHROOMS.
14. PROVIDE TWO SINGLE RECEPTACLES UNDER SINK FOR DISHWASHER AND DISPOSAL. CONNECT EACH TO INDIVIDUAL GFCI CIRCUIT BREAKER.
15. PROVIDE AFCI TYPE BREAKERS FOR ALL 120 VOLT 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN DWELLING UNITS AS DIRECTED PER NEC.
16. PROVIDE TAMPER PROOF OUTLETS FOR ALL 15A AND 20A CIRCUITS (EXCLUDING OUTLETS LOCATED IN DEDICATED SPACES IE REFRIGERATORS, DISHWASHER, WASHING MACHINES AND THE LIKE) IN LIVING SPACES OF DWELLING UNITS, CHILD CARES AREAS AND EDUCATIONAL AREAS.
17. PROVIDE GFI RECEPTACLES FOR ALL 15A AND 20A CIRCUITS IN DWELLING UNIT KITCHENS, BATHROOMS AND LAUNDRY AREAS.
18. PROVIDE GFI BREAKER FOR UNIT REFRIGERATOR CIRCUIT.
19. SWITCHED RECEPTACLES SHALL BE TOP HALF SWITCHED.
20. PROVIDE INTEGRAL SURGE PROTECTION IN UNIT ELECTRICAL PANEL.
21. PROVIDE GFI RECEPTACLES FOR ALL RECEPTACLES LOCATED IN COMMERCIAL KITCHENS. WHERE RECEPTACLES ARE DEEMED INACCESSIBLE PROVIDE GFI BREAKERS SERVING SAID EQUIPMENT.



263 MICEON AVENUE TORRINGTON, CT	
FOR McGall Foundation, Inc.	
Revisions: Mark Date _____ _____ _____ _____ _____	BID SET
Drawing Title: ATTIC FLOOR PLAN	
Date Scale Job No. PNO CDN.	DATE: 06-19-2025 AS NOTES E5
BOE.STUDIO. architects 19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE/FAX 860-307-6816	



3
E6
STUDIO
BASEMENT PLAN - ELECTRICAL
1/4"=1'-0"



1
E6
STUDIO
FIRST FLOOR PLAN - ELECTRICAL
1/4"=1'-0"

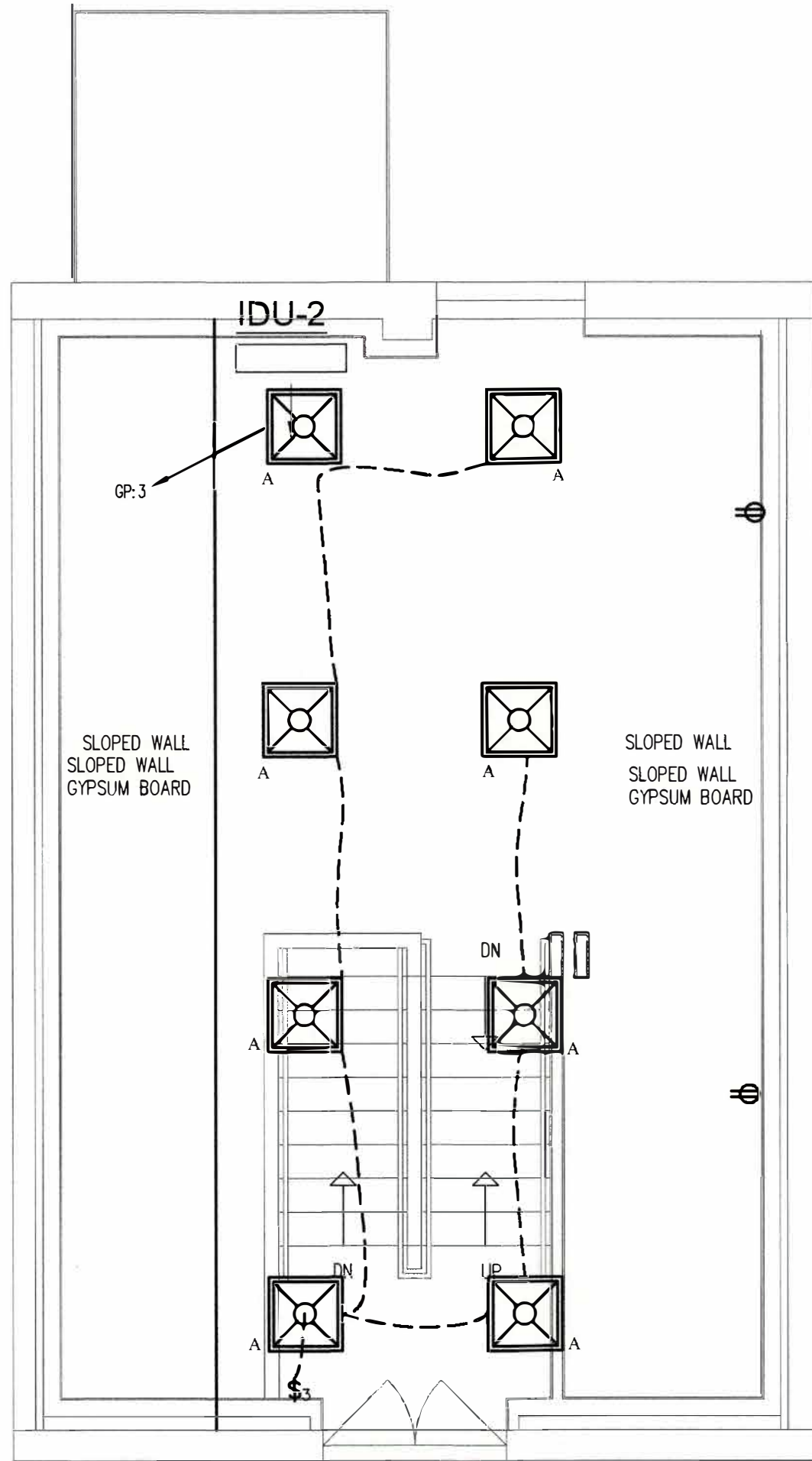
PROJECT NO:		24074	PANEL:		GP	DATE:		8/5/25
LOCATION:		SEE PLAN	MOUNTING:		FLUSH	FEED:		BOTTOM
VOLTAGE:		120/ 208	SOURCE:		MDP	BUS AMP:		60A
WIRE:		3	COND:		1 1/2"	BRKR:		60A
PHASE:		1	WIRE:		#6 CU	GROUND:		#10 CU
CKT	LOAD DESCRIPTION	WATTS	CB AMP	CB AMP	WATTS	LOAD DESCRIPTION	CKT	
1	LIGHTS 1ST FLOOR	800	20 A	50A/2P	4680	ODU-1S	2	
3	LIGHTS 2ND FLOOR	800	20 B		4680	!!	4	
5	RECEP 1ST FLOOR	1080	20 A	15A/2P	200	IDU'S	6	
7	BATHROOM RECEP	1080	20 B		200	!!	8	
9	EH-B	1000	20 A	20			10	
11	BASEMENT LIGHTS	200	20 B	20			12	
13	BASEMENT RECEP	720	20 A	20			14	
15			20 B	20			16	
17			20 A	20			18	
19			20 B	20			20	
21			20 A	20			22	
23			20 B	20			24	
25			20 A	20			26	
27			20 B	20			28	
29			20 A	20			30	
TOTAL WATTS/PH:		A=	8480	B=	6960	TOTAL WATTS 15440		
						TOTAL LAMPS: 74.2		
NOTES:								
1. VERIFY BREAKERS WITH NAMEPLATE RATINGS OF EQUIPMENT IN FIELD.								
2. PROVIDE SIX (6) 20A-1P SPARE BREAKERS.								
3. PROVIDE FULL COPPER BUSSING.								

ELECTRICAL LIGHTING NOTES:

- REFER TO ARCHITECTURAL REFLECTIVE CEILING PLANS FOR EXACT LOCATIONS OF CEILING MOUNTED LIGHT FIXTURES. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHT OF WALL MOUNTED LIGHT FIXTURES INDOORS AND OUTDOORS.
- ALL LIGHT FIXTURES IN CEILING SHALL BE BRACED TO THE BUILDING STRUCTURE AND NOT TO THE CEILING.
- EMERGENCY LIGHTING UNITS AND EMERGENCY BALLASTS SHALL BE WIRED INTO ASSOCIATED LIGHTING CIRCUITS AHEAD OF ANY SWITCHED LEGS FOR CONTINUOUS CHARGING AND AC CIRCUIT MONITORING.
- COORDINATE LOCATIONS AND DIRECTIONAL ARROWS OF ALL EXIT SIGNS WITH ARCHITECTURAL EGRESS PLAN.
- PROVIDE IC HOUSING FOR LIGHTING FIXTURE WHERE REQUIRED; COORDINATE WITH ARCHITECTURAL PLANS.
- FLOOR PROXIMITY EXIT SIGNS SHALL BE MOUNTED NOT LESS THAN 6 INCHES AND NO MORE THAN 18 INCHES ABOVE THE FINISHED FLOOR AND WITH THE NEAREST EDGE WITHIN 4 INCHES OF THE DOOR.
- STAIRWELL LIGHTS SHALL BE CONNECTED TO SAME LIGHTING CIRCUIT BOTTOM OF STAIRWELL TO TOP. REFER TO PANEL SCHEDULES.
- PROVIDE OCC SESNORS NAD LIGHTING CONTROLS COMPATIBLE WITH APPROVED LIGHTING PACKAGE FOR ALL OFFICES AND COMMUNITY SPACES PER 2015 INTERNATIONAL ENERGY CODE.
- PROVIDE DIMMER SWITCHES FOR ALL UNIT BEDROOM AND KITCHEN LIGHTS. PROVIDE OCC SENSORS FOR ALL CLOSET AND LAUNDRY LIGHTING. TYPICAL ALL UNITS. NOT REQUIRED FOR BATHROOMS, HALLWAYS, EXTERIOR LIGHTING OR LIGHTING DESIGNED FOR SAFETY AND SECURITY. ALL OTHER AREAS WITHIN THE UNIT SHALL HAVE DIMMER OR OCC SENSOR CONTROLLED LIGHTING.

ELECTRICAL POWER NOTES:

- ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE, LOCAL AND STATE BUILDING CODES.
- ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS. VERIFY WITH ARCHITECTURAL PLANS AND COORDINATE WITH THE GENERAL CONTRACTOR PRIOR TO ROUGH-IN. NOTIFY THE ARCHITECT/CO. OF ANY DISCREPANCIES IF DISCREPANCIES ARE NOTED. DO NOT PROCEED WITHOUT ARCHITECTURAL APPROVAL.
- HVAC AND PLUMBING EQUIPMENT ARE SHOWN FOR REFERENCE ONLY. E.C. SHALL COORDINATE EXACT LOCATIONS AND POWER REQUIREMENTS OF APPLICABLE HVAC AND PLUMBING EQUIPMENT WITH APPROVED MECHANICAL SHOP DRAWINGS. E.C. SHALL MAKE ALL FINAL CONNECTIONS TO ALL CONTROLS, OWNER-SUPPLIED EQUIPMENT, MECHANICAL AND PLUMBING EQUIPMENT AS NEEDED.
- E.C. SHALL PROVIDE DISCONNECT SWITCHES AND STARTERS AS REQUIRED FOR ALL EQUIPMENT WHERE THE DISCONNECT SWITCH IS NOT PROVIDED WITH THE EQUIPMENT OR BY OTHERS.
- E.C. SHALL SUPPLY AND INSTALL FEEDERS, FUSES AND CIRCUIT BREAKERS TO MATCH THE NAME-PLATE RATING OF ALL EQUIPMENT. THIS SHALL BE INCLUDED IN THE INITIAL BID PROPOSAL AND NO EXTRAS WILL BE ACCEPTED.
- ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED IN ALL RECEPTACLES, SWITCHES OR OTHER ELECTRICAL BOXES IN WALLS SEPARATING CONDITIONED AND UNCONDITIONED SPACE.
- ALL HOMERUNS TO PANELBOARDS DESIGNATED SHALL CONSIST OF 2#12 AWG & 1#12 GROUND IN 3/4" CONDUIT TO PANEL LABELED AT THE HOMERUN SYMBOL UNLESS OTHERWISE NOTED.
- MANUAL FIRE ALARM PULL BOXES SHALL BE LOCATED NOT MORE THAN 5 FEET FROM THE ENTRANCE TO EACH EXIT.
- THE HEIGHT OF THE MANUAL FIRE ALARM PULL BOXES SHALL BE A MINIMUM OF 42 INCHES AND A MAXIMUM OF 48 INCHES MEASURED VERTICALLY, FROM THE FLOOR LEVEL TO THE ACTIVATING HANDLE OR LEVER OF THE BOX.
- THE MINIMUM MOUNTING HEIGHT OF THE COMBINATION HORN/STROBES SHALL BE 80 INCHES AFF TO THE BOTTOM AND MINIMUM OF 6 INCHES BELOW THE FINISHED CEILING TO THE TOP.
- COMBINATION HORN STROBES SHALL HAVE A SOUND LEVEL RATING FROM A MINIMUM OF 75 dBA AND A MAXIMUM OF 120 dBA. THE FOLLOWING MUST BE ACHIEVED: A MINIMUM OF 15 dBA OVER AVERAGE AMBIENT SOUND LEVEL. A MINIMUM OF 90 dBA IN MECHANICAL ROOMS. ALL STROBES OUTPUTS SHALL BE 110 CANDELA.
- CONNECT ALL BATHROOM EXHAUST FANS TO ASSOCIATED LIGHT SWITCH UNLESS OTHERWISE NOTED.
- ELECTRICAL CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO HVAC CONTROL PANELS AND OTHER DEVICES REQUIRING 120V POWER AND ABOVE; COORDINATE ALL REQUIREMENTS WITH DIV 15
- ALL CIRCUITS BACK TO PANEL SHALL REQUIRE 20A-1 POLE BREAKERS UNLESS OTHERWISE NOTED
- PROVIDE FIRE ALARM RELAY MODULE FOR FIRE/SMOKE DAMPERS CONNECTED TO FACP; COORDINATE ALL LOCATIONS WITH DIV. 15; PROVIDE ALL WIRING, DEVICES AND ACCESSORIES REQUIRED FOR COMPLETE INSTALLATION. PROVIDE 120V POWER FOR SMOKE/DAMPER FROM NEAREST GENERAL RECEPTACLE CIRCUIT.
- HEIGHT OF UNIT PANELS IN HC AND HC ADAPTABLE UNITS SHALL BE 48" AFF TO HIGHEST BREAKER.
- REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATIONS OF PLUGS AND LIGHTS IN BATHROOMS.
- PROVIDE TWO SINGLE RECEPTACLES UNDER SINK FOR DISHWASHER AND DISPOSAL. CONNECT EACH TO INDIVIDUAL GFCI CIRCUIT BREAKER.
- PROVIDE AFCI TYPE BREAKERS FOR ALL 120 VOLT 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN DWELLING UNITS AS DIRECTED PER NEC.
- PROVIDE TAMPER PROOF OUTLETS FOR ALL 15A AND 20A CIRCUITS (EXCLUDING OUTLETS LOCATED IN DEDICATED SPACES IE REFRIGERATORS, DISHWASHER, WASHING MACHINES AND THE LIKE) IN LIVING SPACES OF DWELLING UNITS, CHILD CARES AREAS AND EDUCATIONAL AREAS.
- PROVIDE GFI RECEPTACLES FOR ALL 15A AND 20A CIRCUITS IN DWELLING UNIT KITCHENS, BATHROOMS AND LAUNDRY AREAS.
- PROVIDE GFI BREAKER FOR UNIT REFRIGERATOR CIRCUIT.
- SWITCHED RECEPTACLES SHALL BE TOP HALF SWITCHED.
- PROVIDE INTEGRAL SURGE PROTECTION IN UNIT ELECTRICAL PANEL.
- PROVIDE GFI RECEPTACLES FOR ALL RECEPTACLES LOCATED IN COMMERCIAL KITCHENS. WHERE RECEPTACLES ARE DEEMED INACCESSIBLE PROVIDE GFI BREAKERS SERVING SAID EQUIPMENT.



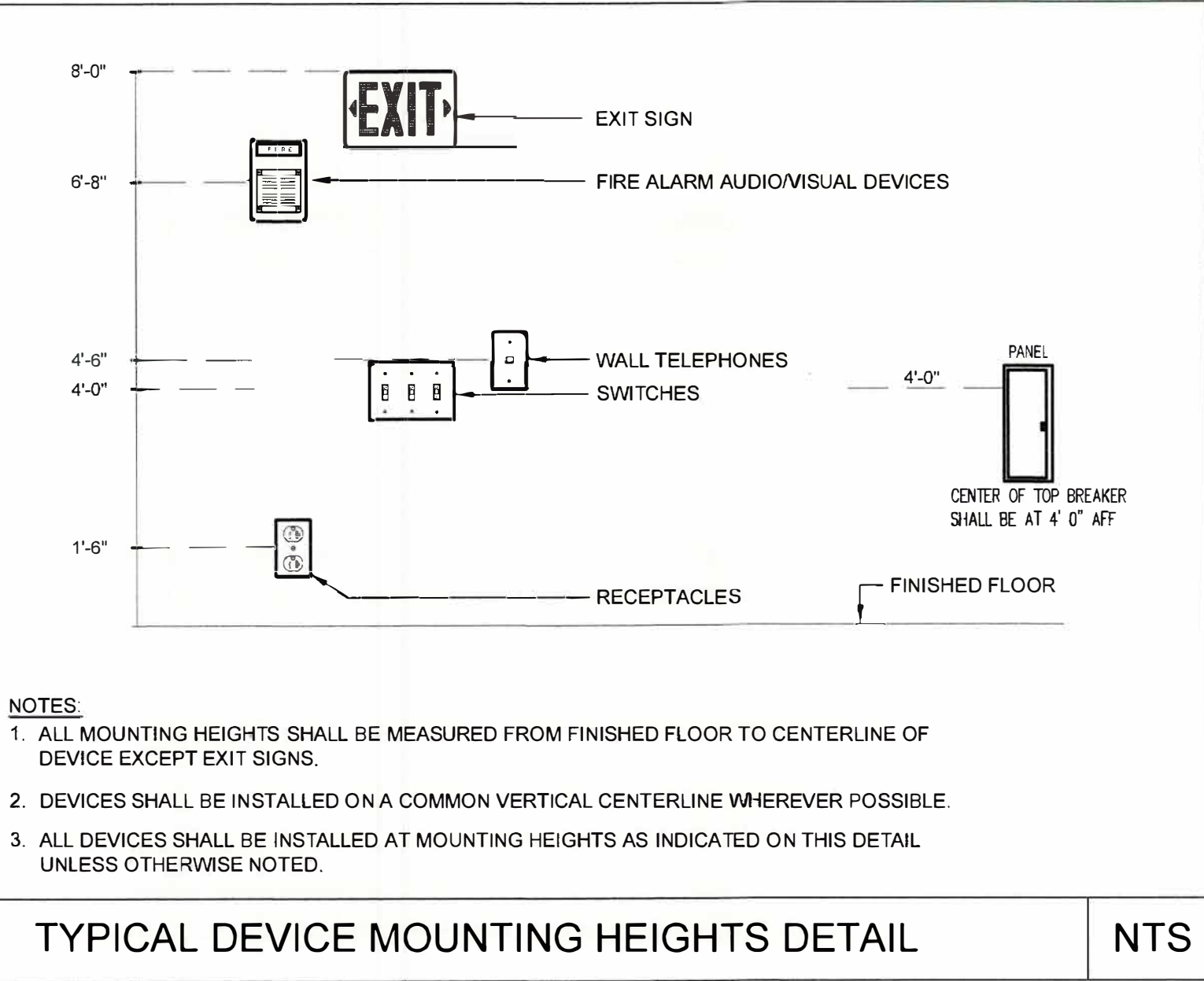
2
E6
STUDIO
SECOND FLOOR PLAN - ELECTRICAL
1/4"=1'-0"



263 MICEON AVENUE TORRINGTON, CT	
FOR McGall Foundation, Inc.	
Revisions:	BID SET
Mark Date	

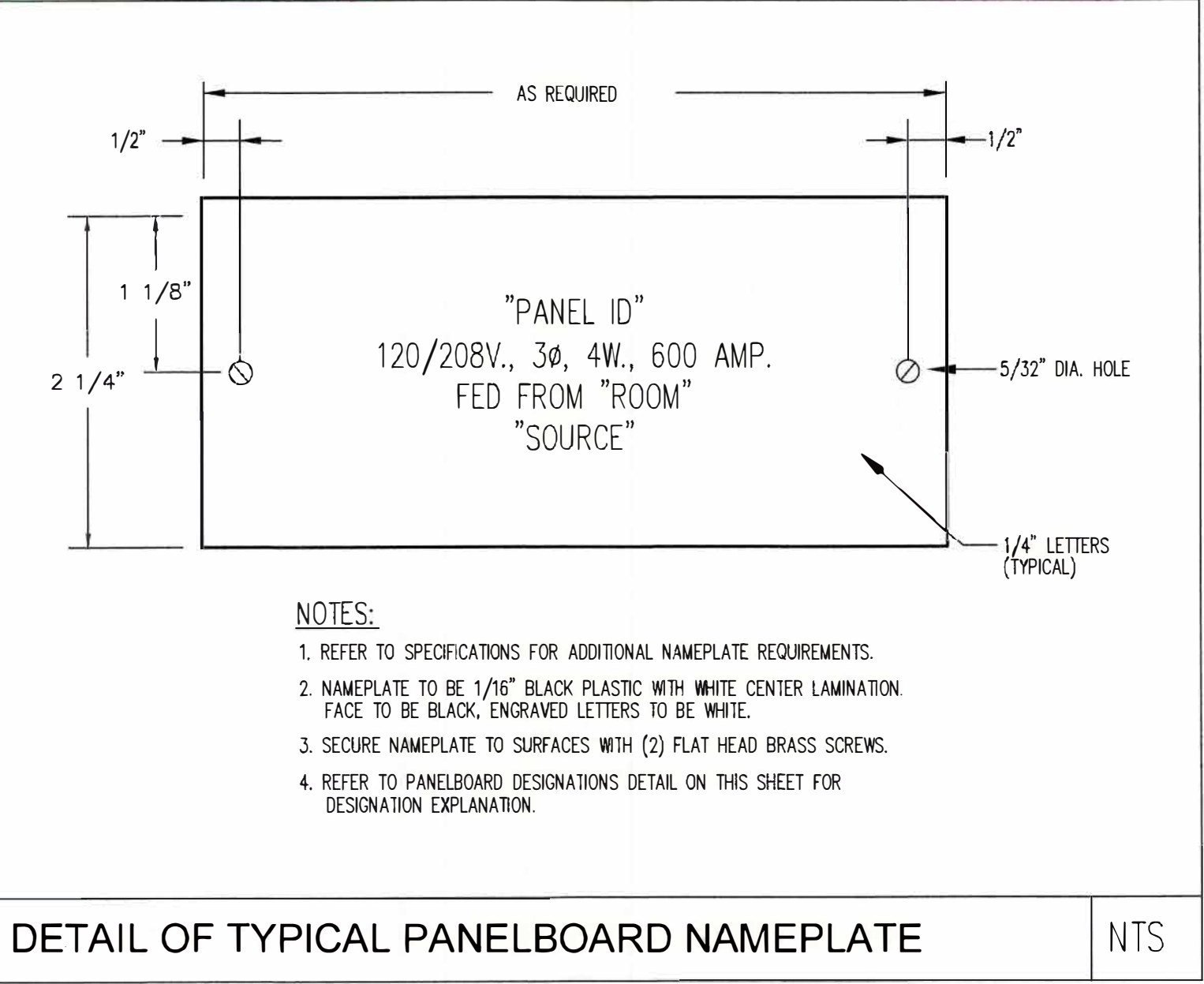
Drawing Title:	
Date	DATE: 06-19-2025
Scale	AS NOTES
Job No.	PNO
CDN.	RJM
Drawing No. E6	
BOE STUDIO architects	
19 Tioga Street Torrington, CT 06790	
e-mail: boestudio1@optimum.net	
PHONE/FAX 860-307-6816	





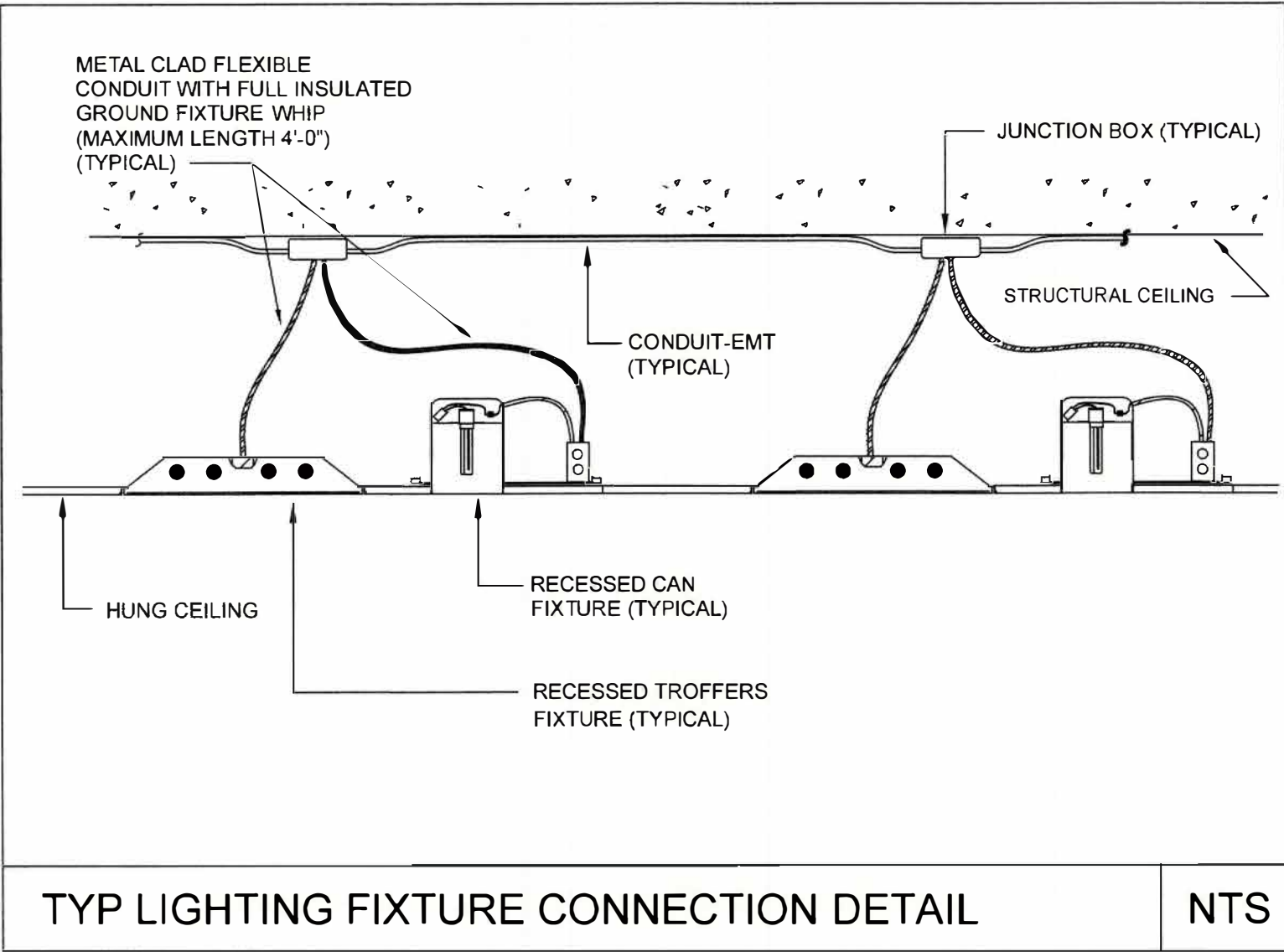
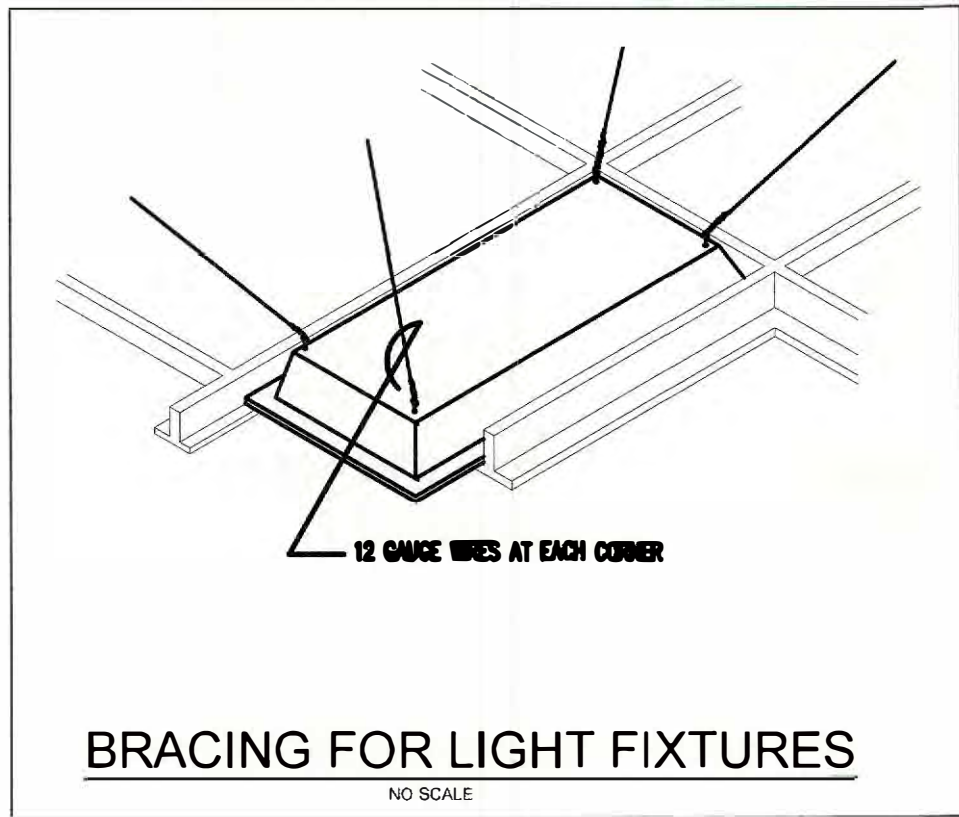
TYPICAL DEVICE MOUNTING HEIGHTS DETAIL

NTS



DETAIL OF TYPICAL PANELBOARD NAMEPLATE

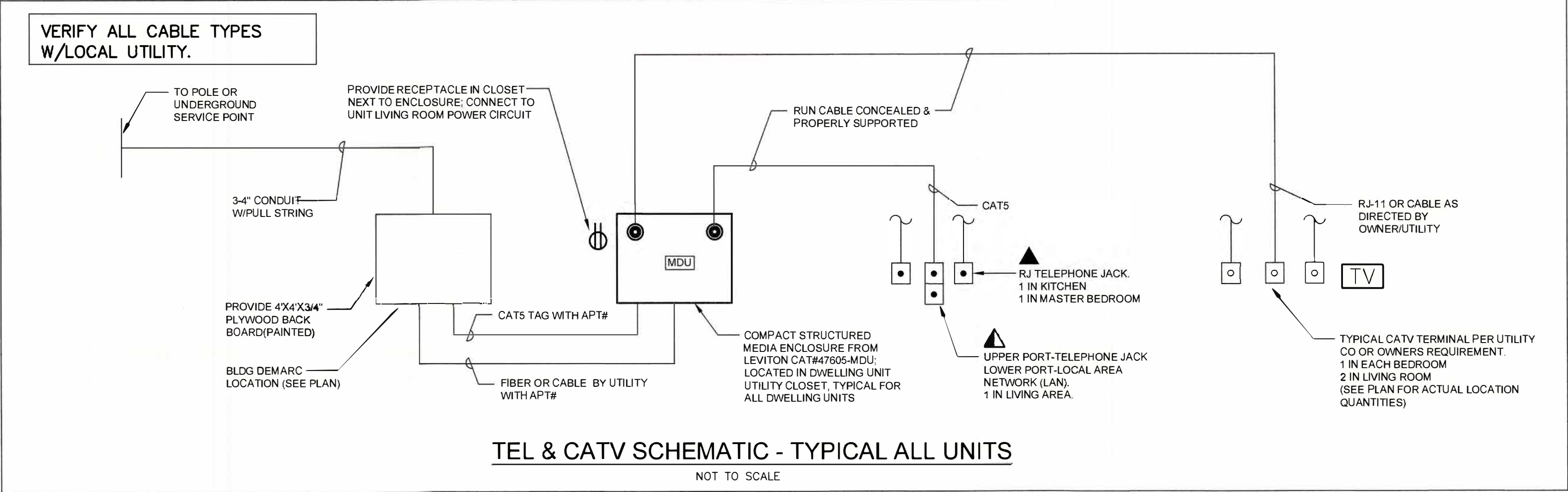
NTS



TYP LIGHTING FIXTURE CONNECTION DETAIL

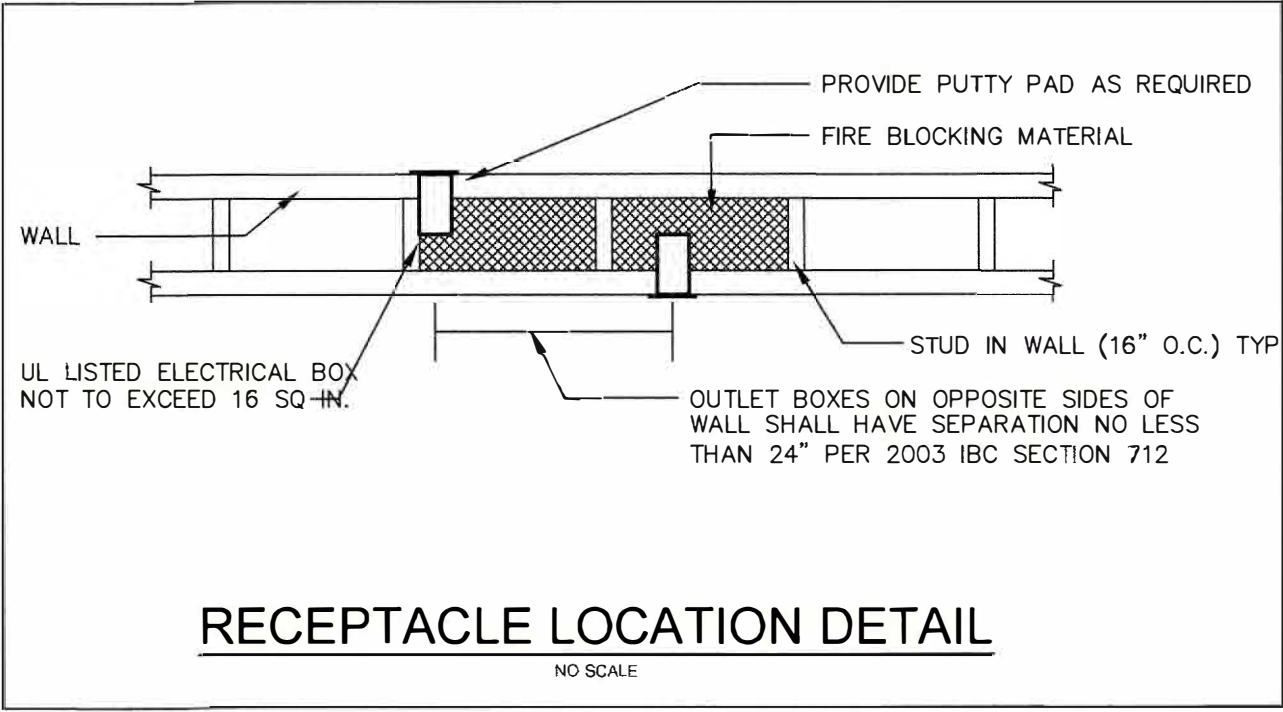
NTS

ELECTRICAL SYMBOL LIST		ELECTRICAL SYMBOL LIST	
	DUPLEX RECEPTACLE OUTLET		DATA OUTLET: PROVIDE DATA CABLE PER OWNER REQUIREMENTS FROM BUILDING PATCH PANEL TO BOX IN WALL WITH COVER PLATE. TYPICAL TO ALL DATA LOCATIONS; REFER TO SPECIFICATION FOR FURTHER DETAIL.
	DUPLEX RECEPTACLE OUTLET MOUNTED ABOVE COUNTERTOP		
	QUADRAPLEX RECEPTACLE OUTLET MOUNTED ABOVE COUNTERTOP		
	SINGLE RECEPTACLE OUTLET		DUPLEX TELEPHONE/DATA OUTLET: PROVIDE CABLE PER UTILITY COMPANY SPECIFICATIONS FROM BUILDING DEMARC TO BOX IN WALL WITH COVER PLATE. TYPICAL TO ALL PHONE LOCATIONS; PROVIDE DATA CABLE PER OWNER REQUIREMENTS FROM BUILDING PATCH PANEL TO BOX IN WALL WITH COVER PLATE. TYPICAL TO ALL DATA LOCATIONS; REFER TO SPECIFICATION FOR FURTHER DETAIL.
	SPECIAL PURPOSES OUTLET; 208/240 VOLT		
	TYPICAL LIGHTING FIXTURES (see schedule)		
	TYPICAL LIGHTING FIXTURES WITH BATTERY BACKUP (see schedule)		REMOTE EMERGENCY HEAD
	WALL SWITCH; 3 DENOTES THREE-WAY; 4 DENOTES FOUR-WAY; 0 DENOTES OCCUPANCY SENSOR		EMERGENCY BATTERY
	WIRE CONCEALED IN WALLS OR CEILING		COMPACT STRUCTURED MEDIA ENCLOSURE
	SWITCHED CIRCUIT		DOOR BELL PUSH BUTTON & CHIME
	HOMERUN TO SERVICE PANEL; NUMBER OF WIRES INDICATED		AUDIO VISUAL ALERT SYSTEM EQUAL TO 'ADA 121' FROM HOUSING DEVICES INC. SYSTEM ACTIVATED BY DOORBELL PUSH BUTTON;
	SPEAKER		ADA 121 AUDIO VISUAL ALERT REMOTE UNIT FROM HOUSING DEVICES INC. SYSTEM ACTIVATED BY DOORBELL PUSH BUTTON;
	TELEVISION LOCATION: PROVIDE CABLE PER UTILITY COMPANY SPECIFICATIONS PULLED FROM BUILDING DEMARC TO BOX IN WALL WITH COVER PLATE; REFER TO SPECIFICATIONS FOR FURTHER DETAIL		GROUND FAULT CIRCUIT INTERRUPTER PROTECTED DEVICE
	EXIT SIGN WITH BATTERY BACKUP (see schedule)		WEATHERPROOF
	CALL-FOR-AID DOME LIGHT		STROBE LIGHT
	CALL-FOR-AID PULL STATION		FIRE ALARM COMBINATION HORN/STROBE; LF DENOTES LOW FREQUENCY HORN/STROBE; S DENOTES SPEAKER STROBE
	CIRCUIT BREAKER PANEL BOARD - VOLTAGE NOTED		FIRE ALARM HORN; LF DENOTES LOW FREQUENCY HORN
	EMERGENCY LIGHT WITH BATTERY PACK		FIRE ALARM MAG DOOR HOLDER
	TRANSFORMER		FIRE ALARM MANUAL PULL STATION
	DISCONNECT SWITCH		FIRE ALARM TAMPER SWITCH
	THERMOSTAT		FIRE ALARM FLOW SWITCH
	JUNCTION BOX		FIRE ALARM HEAT DETECTOR
	TELEPHONE OUTLET: PROVIDE CABLE PER UTILITY COMPANY SPECIFICATIONS FROM BUILDING DEMARC TO BOX IN WALL WITH COVER PLATE. TYPICAL TO ALL PHONE LOCATIONS; REFER TO SPECIFICATION FOR FURTHER DETAIL		FIRE ALARM SMOKE DETECTOR; D DENOTES DUCT SMOKE DETECTOR, E DENOTES ELEVATOR RECALL
			STAND ALONE INTERCONNECTED, BATTERY BACK-UP 120 VOLT SMOKE DETECTOR; U DENOTES UNIT SMOKE; CO DENOTES UNIT COMBINATION CO/SMOKE DETECTOR



TEL & CATV SCHEMATIC - TYPICAL ALL UNITS

NOT TO SCALE



RECEPTACLE LOCATION DETAIL

NO SCALE



263 MIGEON AVENUE TORRINGTON, CT		
FOR McGall Foundation, Inc.		
Revisions:	BID SET	
Mark Date		

Drawing Title: ELECTRICAL DETAILS		
Date	DATE: 06-19-2025	Drawing No. E7
Scale	AS NOTES	
Job No.	PNO	
CDN.	RJM	
BOE STUDIO. architects		
19 Tioga Street Torrington, CT 06790		
e-mail: boestudio1@optimum.net		
PHONE/FAX 860-307-6816		

QTY	TYPE	MANUFACTURER	CAT #	Notes
COMMON AREAS				
	A	LITHONIA	2BLT2 40L SDSMT E21 LP835 NLTAIR2 RES7PDT	2X2 RECESSED LIGHT FIXTURE
	A2	LITHONIA	BLWP4 40L SDSM E21 LP835	1x4 LED Wraparound
	C	BROWNLEE	2126 13 BN B12 30K	13" Dome light
	LV	LITHONIA	CSVLT L96 ALO3 MVOLT SWW3 80CRI STSL	8" LED Strip Light
	CP	SAGE	CODY 17 F55 XX	Decorative Chandelier
	ST	LITHONIA	BLWP4 30L ADSMT E21 LP850 MSDPT7ADCX DIM50 EL14L	4" LED Wraparound
	ML	ATOM COLLECTION	49972LEDDCS-MBL/ACR	24" LED Recessed Downlight
	MS	ATOM COLLECTION	20726LEDDL-ORB/OPL	14" LED Recessed Downlight
EXTERIOR LIGHTING FIXTURES				
	WB	LUMINAIRE LED	ARV13 MIN1 15W 35K MVOLT OP XX	13" Round Light
	PT	GOTHAM	IVO6S D 15LM 35K 80CRI WD MIN1 MVOLT 2T NCH WLP AR LD FWR	6" Round Recessed Downlight
	WM	INCON	304 1 S E26	4.5" Wall Mounted Light
EMERGENCY LIGHTING FIXTURES				
	EM	ISOLITE	BUG 3W WH MBSD	LED Emergency Light
	E2	ISOLITE	ELED EMXX MBHX	Arch. Outdoor LED Light
	EX	ISOLITE	RL EM R U WH MTEB SD	LED Exit Sign
	EX ADA	ISOLTE	LPX-CTMA EM R DSA U WH MTEBP	LED ADA Exit Sign
	EX LP	ISOLITE	RL EM R U WH MTEB SD WG-16.5LX14.0WX3.0D	LED Exit Sign

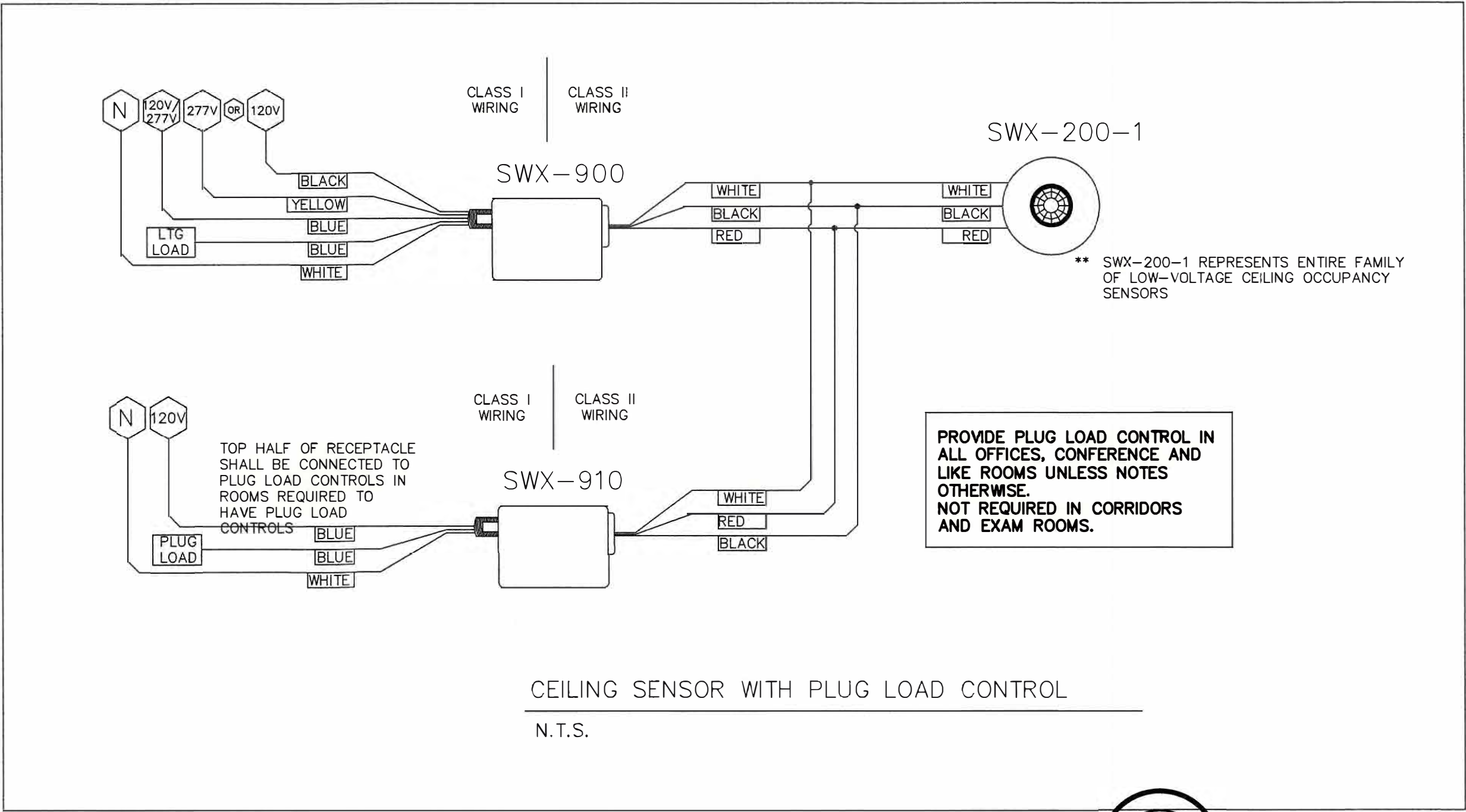
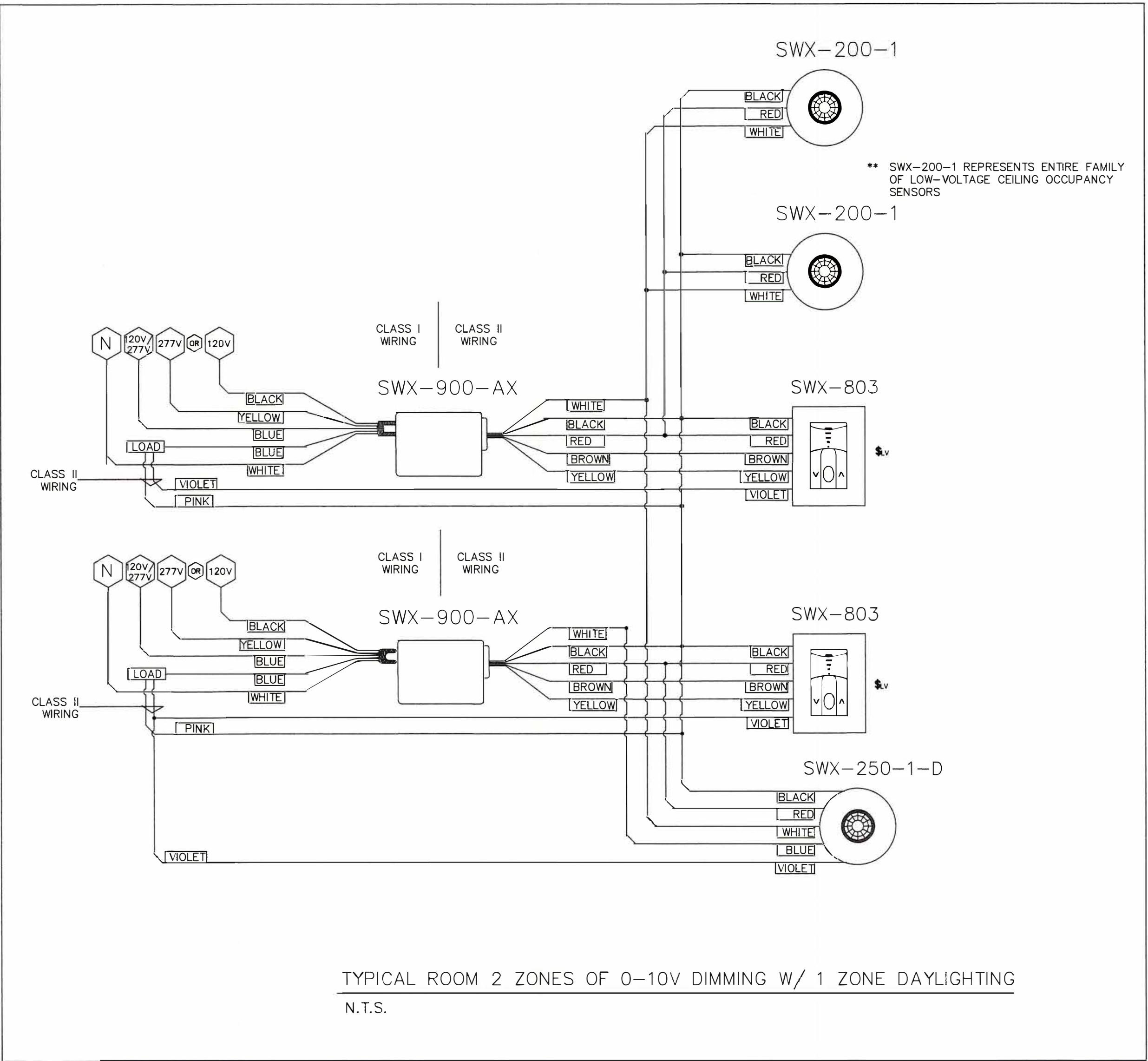
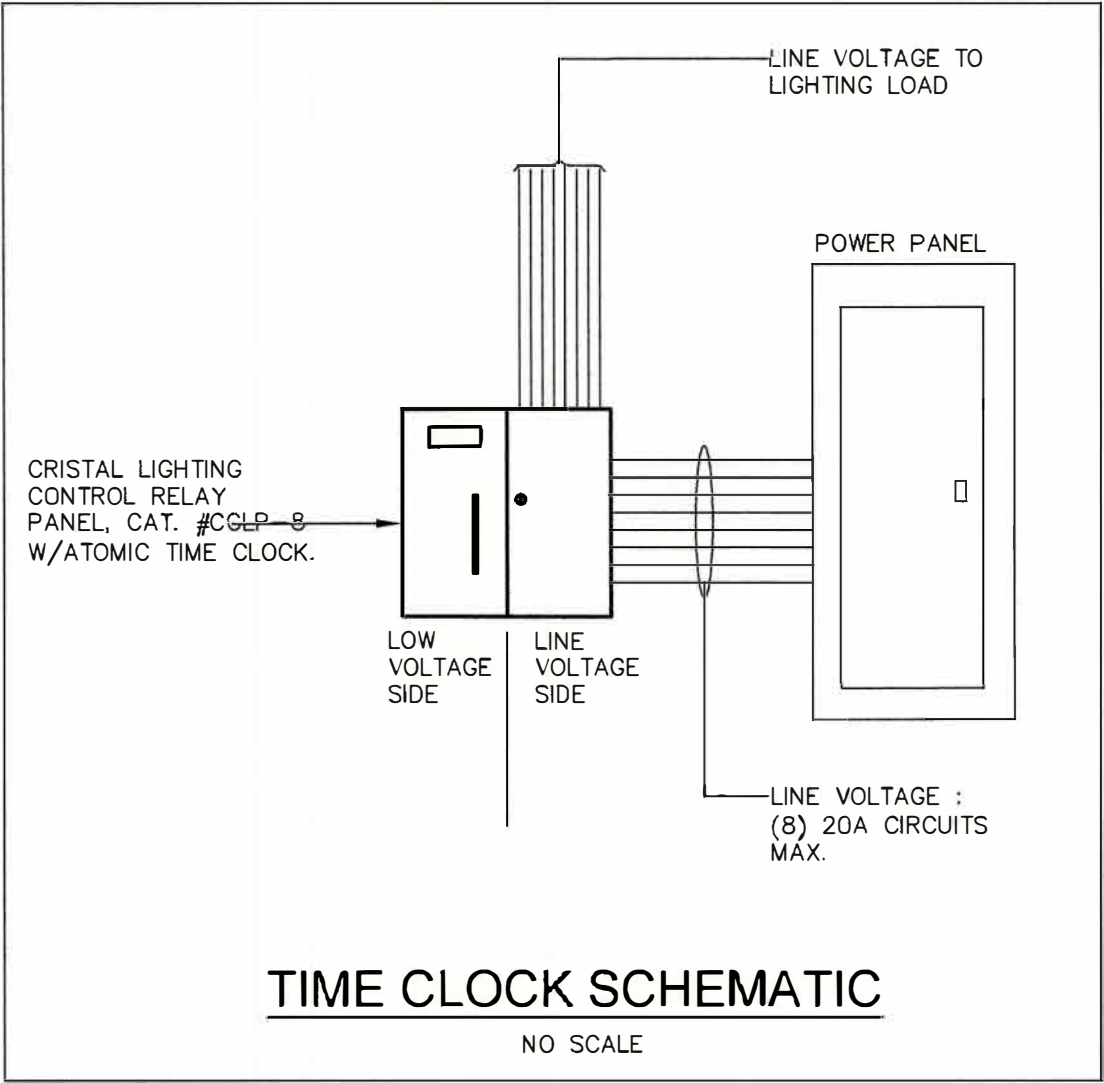
ELECTRICAL LIGHTING NOTES:

- EMERGENCY LIGHTING UNITS AND EMERGENCY BALLASTS SHALL BE WIRED INTO ASSOCIATED LIGHTING CIRCUITS AHEAD OF ANY SWITCHED LEGS FOR CONTINUOUS CHARGING AND AC CIRCUIT MONITORING.
- COORDINATE LOCATIONS AND DIRECTIONAL ARROWS OF ALL EXIT SIGNS WITH ARCHITECTURAL EGRESS PLAN.
- PROVIDE IC HOUSING FOR LIGHTING FIXTURE WHERE REQUIRED; COORDINATE WITH ARCHITECTURAL PLANS.
- FLOOR PROXIMITY EXIT SIGNS SHALL BE MOUNTED NOT LESS THAN 6 INCHES AND NO MORE THAN 18 INCHES ABOVE THE FINISHED FLOOR AND WITH THE NEAREST EDGE WITHIN 4 INCHES OF THE DOOR.
- STAIRWELL LIGHTS SHALL BE CONNECTED TO SAME LIGHTING CIRCUIT BOTTOM OF STAIRWELL TO TOP. REFER TO PANEL SCHEDULES.
- PROVIDE OCC SENSORS NAD LIGHTING CONTROLS COMPATIBLE WITH APPROVED LIGHTING PACKAGE FOR ALL OFFICES AND COMMUNITY SPACES PER 2021 INTERNATIONAL ENERGY CODE.
- PROVIDE DIMMER SWITCHES FOR ALL UNIT BEDROOM AND KITCHEN LIGHTS. PROVIDE OCC SENSORS FOR ALL CLOSET AND LAUNDRY LIGHTING. TYPICAL ALL UNITS. NOT REQUIRED FOR BATHROOMS, HALLWAYS, EXTERIOR LIGHTING OR LIGHTING DESIGNED FOR SAFETY AND SECURITY. ALL OTHER AREAS WITHIN THE UNIT SHALL HAVE DIMMER OR OCC SENSOR CONTROLLED LIGHTING.

ELECTRICAL GENERAL NOTES:

- ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE AND LOCAL AND 2022 CT STATE BUILDING CODES.
- E.C. SHALL OBTAIN AND PAY FOR BOTH ROUGH AND FINAL INSPECTION AND OBTAIN A CERTIFICATE OF "ELECTRICAL INSPECTION". THIS CERTIFICATE SHALL BE PRESENTED WITH REQUEST FOR FINAL PAYMENT.
- IT IS THE INTENT OF THESE PLANS TO PROVIDE A COMPLETE AND OPERATING ELECTRICAL SYSTEM. THE E.C. SHALL FURNISH AND INSTALL ALL WIRING, CONDUIT, EQUIPMENT, MATERIAL, ETC. AS REQUIRED, EXCEPT WHERE SPECIFICALLY NOTED AS BEING FURNISHED BY OTHERS. SHOULD THERE BE ANY QUESTIONS CONCERNING RESPONSIBILITY, THE QUESTIONS SHALL BE SETTLED BEFORE BID SUBMISSION AND CONTRACT SIGNING. NO EXTRA CHARGES WILL BE ALLOWED.
- THE E.C. SHALL COORDINATE ALL PHASING OF WORK WITH THE ARCHITECT, GENERAL CONTRACTOR AND/OR OWNER OF THE PROJECT.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR SPECIFIC DETAILS, ARRANGEMENTS, MOUNTING HEIGHTS, CEILING CONSTRUCTION, ETC. ALL COLORS AND FINISHES TO BE SELECTED BY THE ARCHITECT.
- ALL ELECTRICAL EQUIPMENT SHALL BE SEISMICALLY SUPPORTED AS REQUIRED BY THE LOCAL AND STATE BUILDING CODE.
- ALL NECESSARY MOUNTING HARDWARE, HANGERS, BRACKETS, RAILS, YOKES, STEMS, CHAINS, ETC. SHALL BE FURNISHED AND INSTALLED BY E.C.
- ALL HOMERUNS TO PANELBOARDS DESIGNATED SHALL CONSIST OF 2#12 AWG & 1#12 GROUND IN 3/4" CONDUIT TO PANEL LABELED AT THE HOMERUN SYMBOL UNLESS OTHERWISE NOTED.
- ALL WIRING INSTALLED UNDER THIS CONTRACT SHALL BE TESTED FOR PROPER CONNECTIONS AND SHORT CIRCUITS PRIOR TO THE TURNING OVER OF WORK AS A COMPLETE UNIT.
- ALL CONDUITS PASSING THROUGH PARTITIONS ARE TO BE APPROPRIATELY SLEEVED AND SEALED.
- E.C. SHALL GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL AND FINAL ACCEPTANCE.
- ALL CONDUIT AND WIRING SHALL BE RUN CONCEALED IN WALLS, FLOORS AND CEILINGS UNLESS OTHERWISE NOTED TO BE EXPOSED.
- ALL WIRING SHALL BE TYPE THWN OR THW UNLESS OTHERWISE NOTED. FOR CONDUCTORS LARGER THAN #6 AWG, TYPE XHHW WILL BE ACCEPTED.
- CONDUCTORS SIZED #10 AWG AND SMALLER WITHIN A CABLE ASSEMBLY (NM SHEATHED CABLE; METAL CLAD; ARMORED CABLE) SHALL BE SOLID WIRE CONDUCTORS. CONDUCTORS SIZED LARGER THAN #10 AWG IN SUCH ASSEMBLIES SHALL BE STRANDED TYPE. COMMUNICATIONS AND CONTROL WIRE SHALL BE #14 GAUGE STRANDED, SHIELDED UNLESS OTHERWISE DIRECTED BY INSTALLATION MANUALS AND STANDARDS.
- PROVIDE GROUND-FAULT PROTECTION ON EQUIPMENT SERVICE RATED 1000 AMPS OR MORE OPERATING AT 480Y/277 VOLTS PER ARTICLE 230.95 OF THE NEC.
- ALL CIRCUITS BACK TO PANEL SHALL REQUIRE 20A-1 POLE BREAKERS UNLESS OTHERWISE NOTED
- ALL DRAWINGS ARE SCHEMATIC IN NATURE; ALL DEVICES SHALL BE INSTALLED IN ALL AREAS AND LIVING SPACES PER NEC AND SHALL BE DIMENSIONED IN FIELD TO MEET PROPER CODES; ALL DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION DURING BID PROCESS AND/OR ADJUSTED IN FIELD DURING CONSTRUCTION
- ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- REFER TO SPECIFICATION SECTION 16120 WIRE AND CABLE FOR ACCEPTABLE WIRING AND CABLING METHODS. REFER TO THE SPECIFICATION REGARDING THE USE OF NM, MC AND SER CABLE. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NEC.

SENSOR SCHEDULE		
Symbol	Catalog Number	Description
●	SENSORWORK SWX-222-1	DUAL TECH OCC SENSOR LARGE MOTION CEILING MOUNT 360°
● HMDT	STENEL DT SWX-200-1	DUAL TECH CEILING HALLWAY SENSOR
□ PP	SENSORWORK SWX-900-AX	POWER PACK CONTROLLER A/ AUXILIARY SWITCH 120/277VAC
⌘	SENSORWORK SWX-801-XX	ON/OFF WALL SWITCH LOW VOLTAGE
⌘	SENSORWORK SWX-101-D-XX	0-10V DIMMING WALL SWITCH SENSOR LINE VOLTAGE
⌘	SENSORWORK SWX-803-XX	0-10V DIMMING WALL STATION LOW VOLTAGE



263 MIGEON AVENUE
TORRINGTON, CT

FOR
McGall Foundation, Inc.

Revisions:
Mark Date

BID SET

Drawing Title:
LIGHTING SCHEDULES & DETAILS

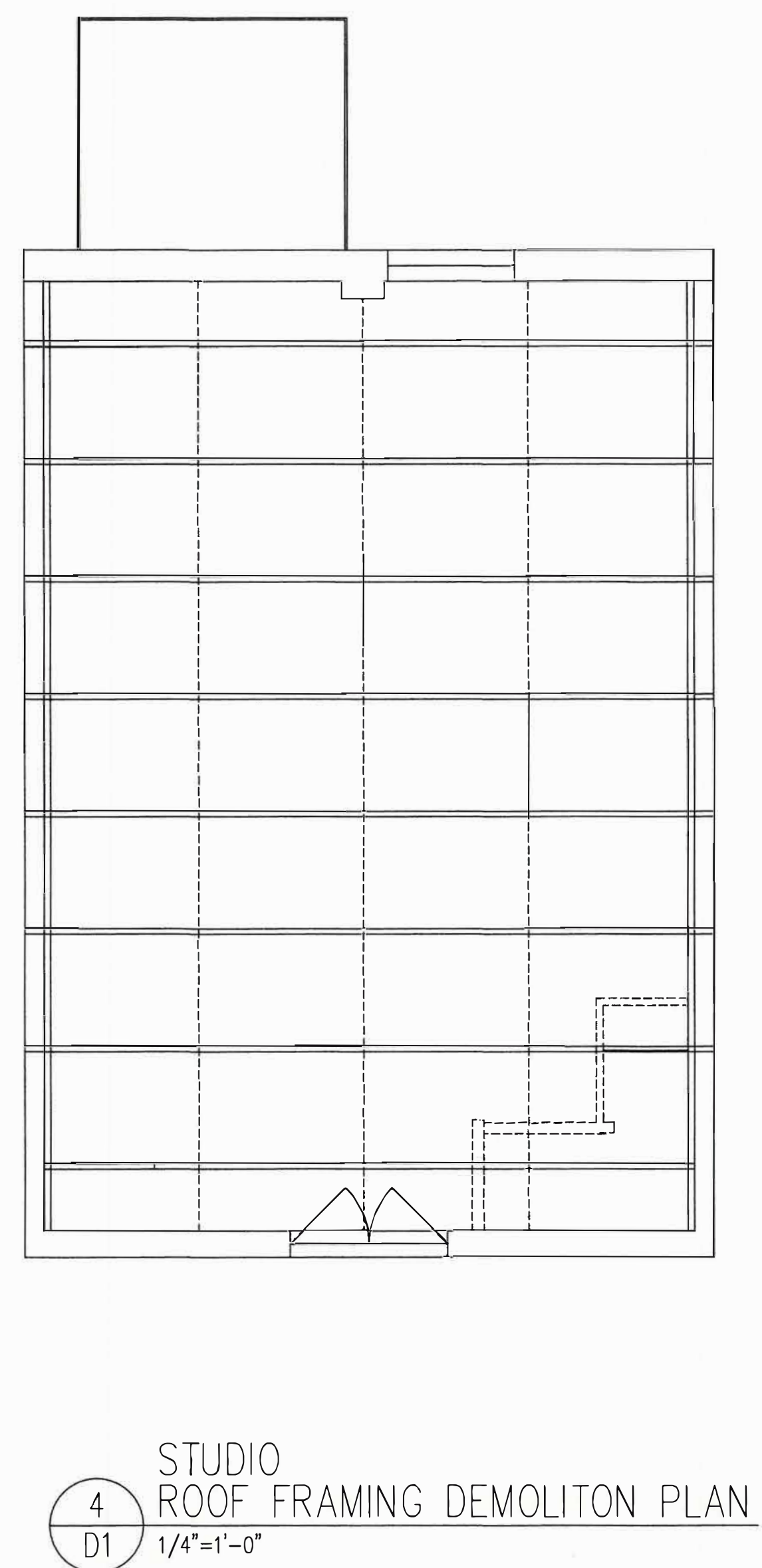
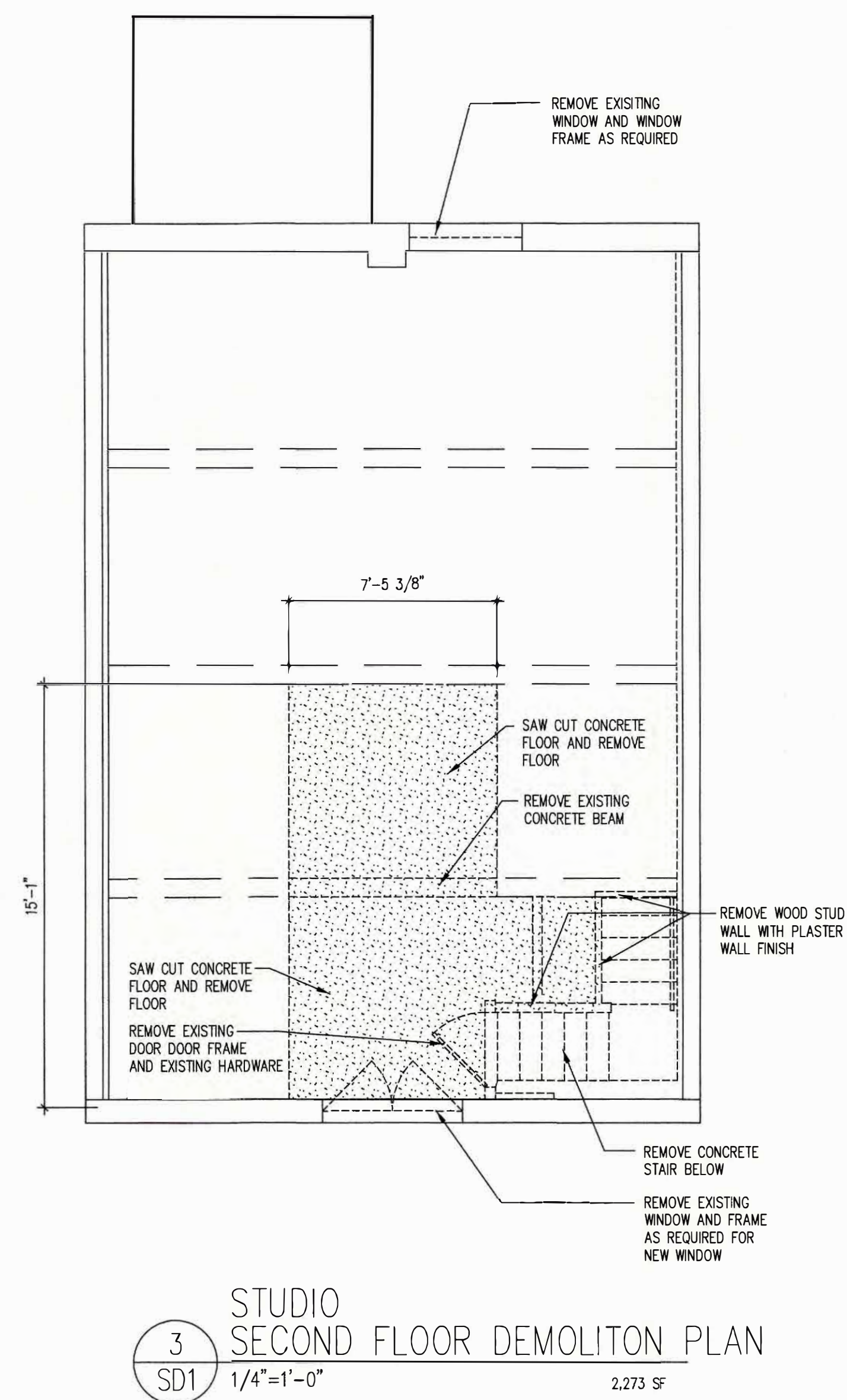
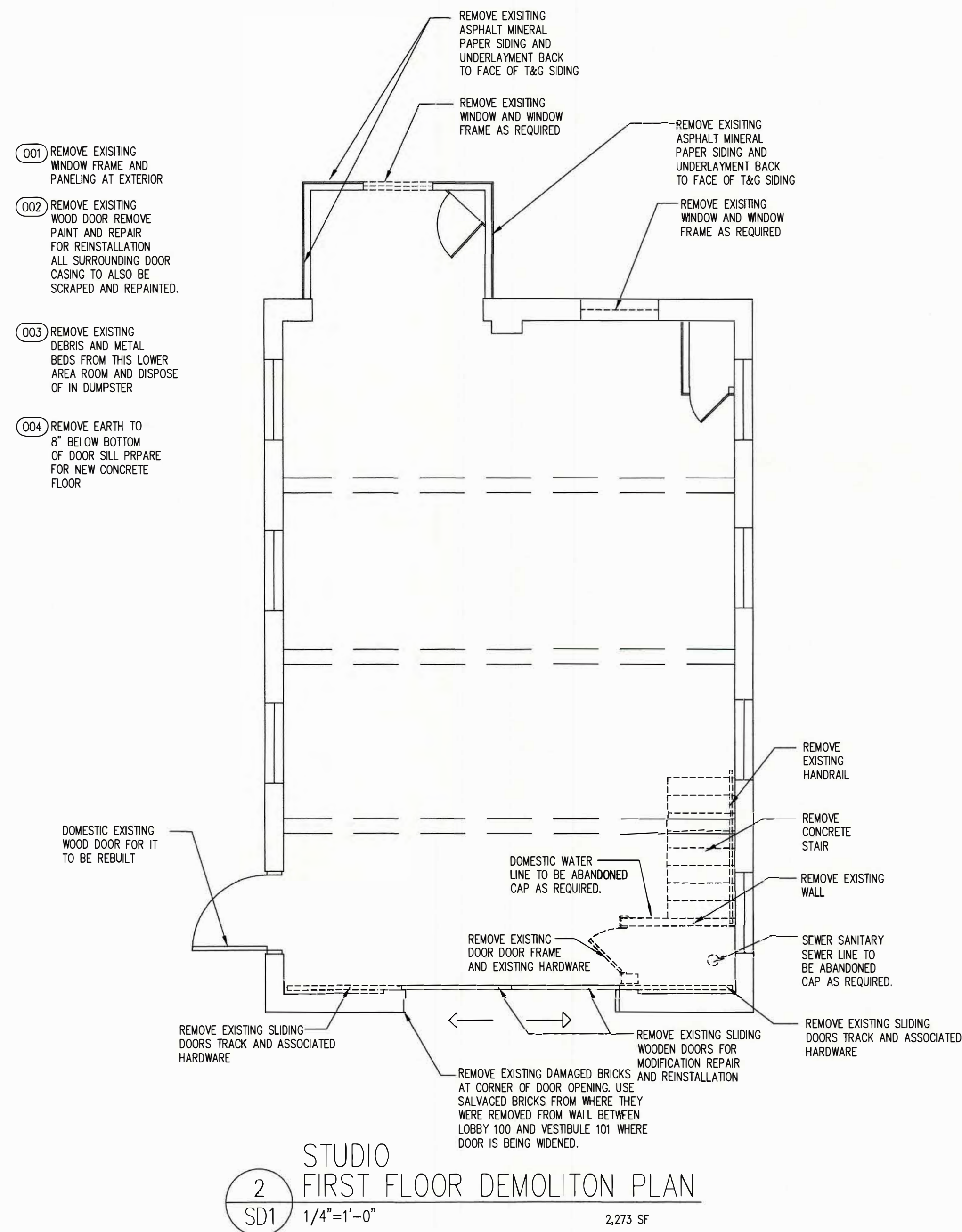
Date DATE: 06-19-2025
Scale AS NOTES
Job No. PNO
CDN. RJM

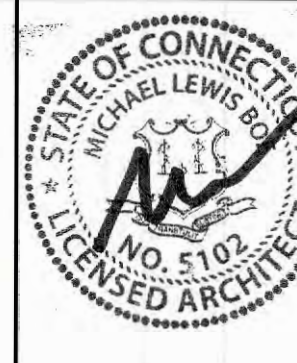
Drawing No.
E8

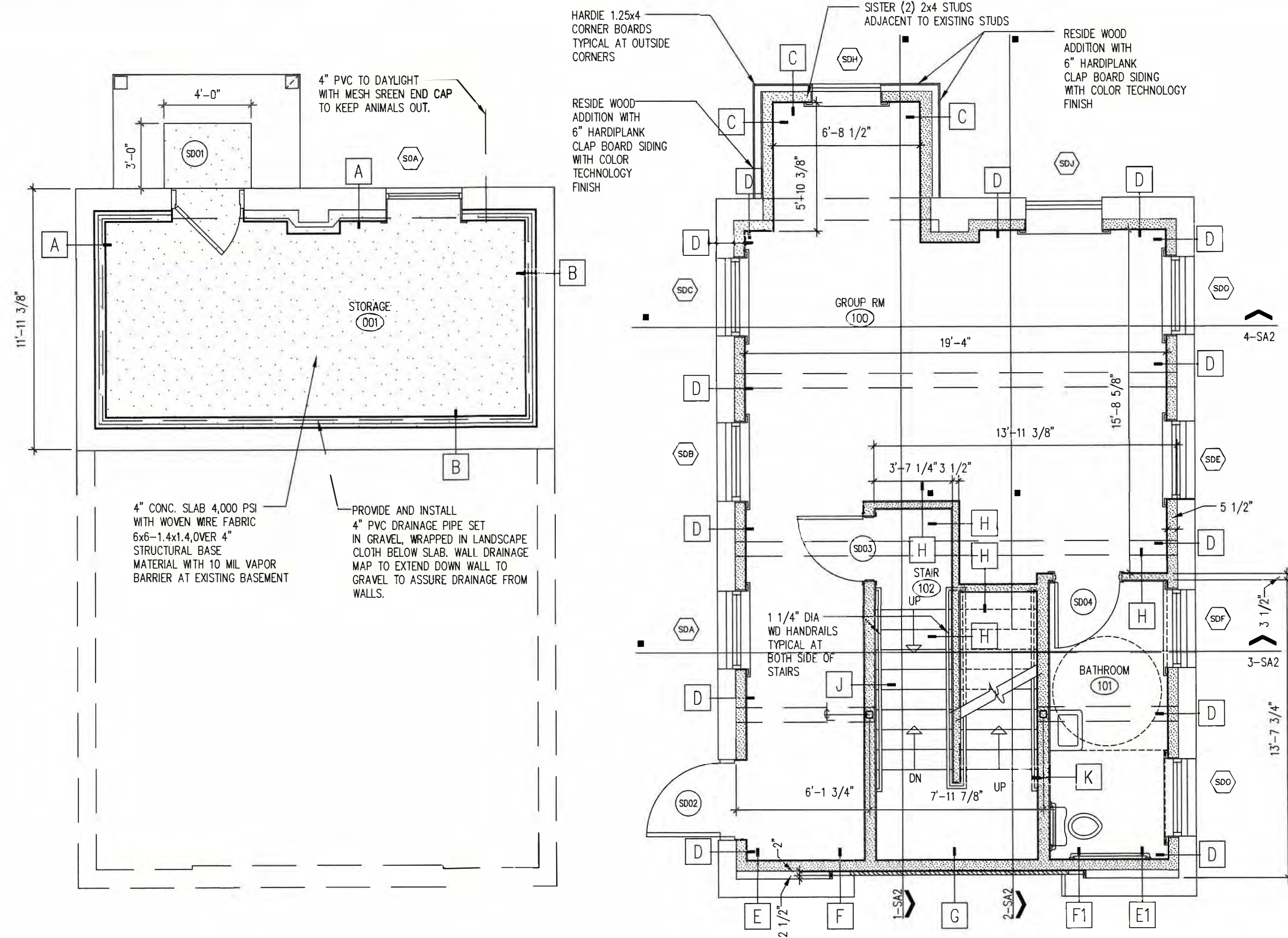
BOE STUDIO.
architects
19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net
PHONE/FAX 860-307-6816



- Mechanical Electrical Engineering for Building Systems -
P.O. Box 311 • Farms Village Plaza • 244 Farms Village Road
West Simsbury, CT 06092 • (860) 651-1949 • fax (860) 651-1957
www.acornengineers.com

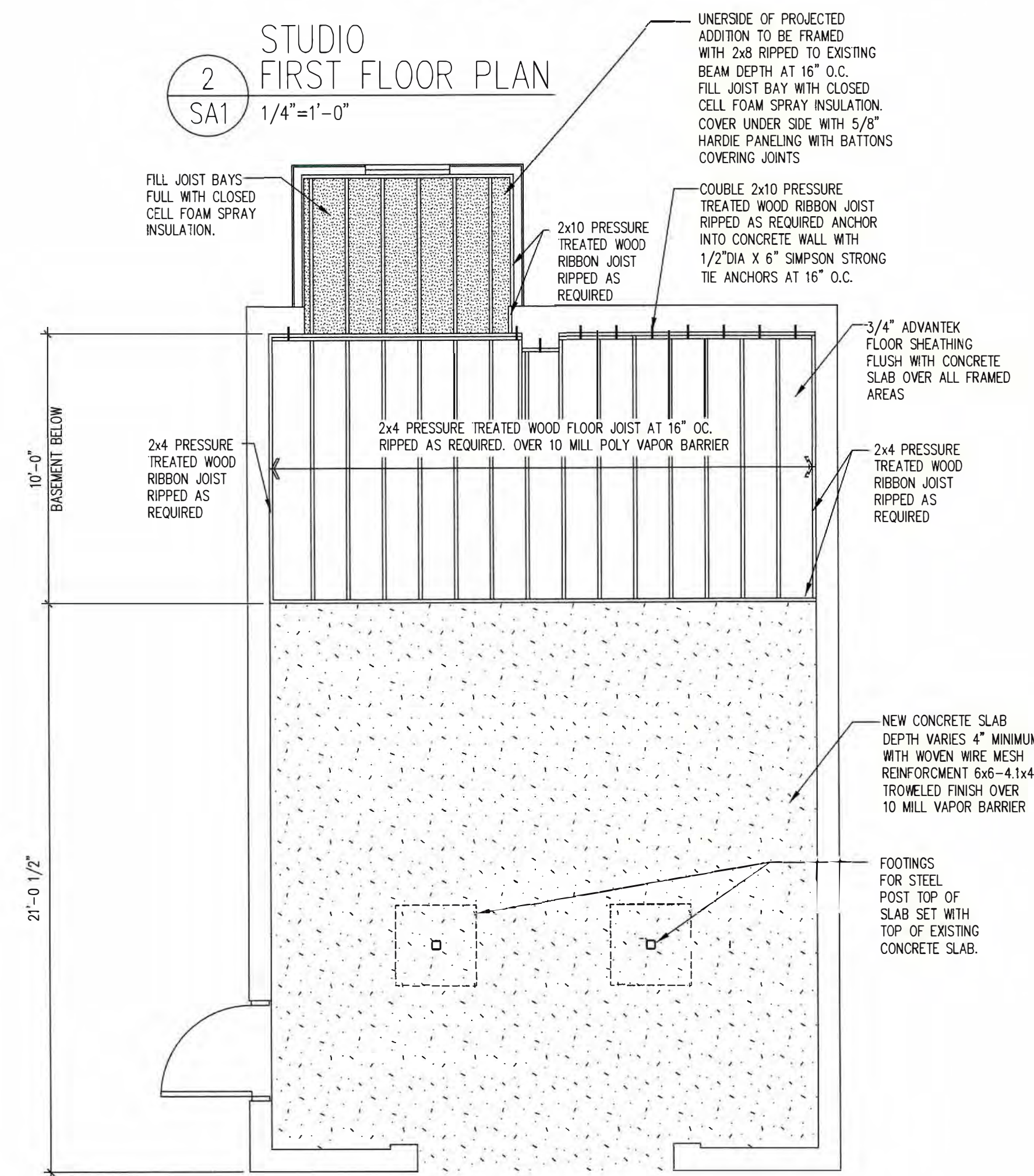


REMODEL 263 MIGEON AVENUE TORRINGTON, CT FOR McCALL FOUNDATION, INC.																	
Revisions: <table border="1"> <thead> <tr> <th>Mark</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Mark	Date															
Mark	Date																
Drawing Title: STUDIO BASEMENT, 1ST FLOOR, 2ND FLOOR, ROOF FRAMING DEMOLITION PLANS																	
Date 06-07-2025 Scale 1/4"=1'-0" Job No. CNDN.	Drawing No. SD1																
BOE STUDIO architects 19 Johnson Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE/FAX 860-307-6816																	

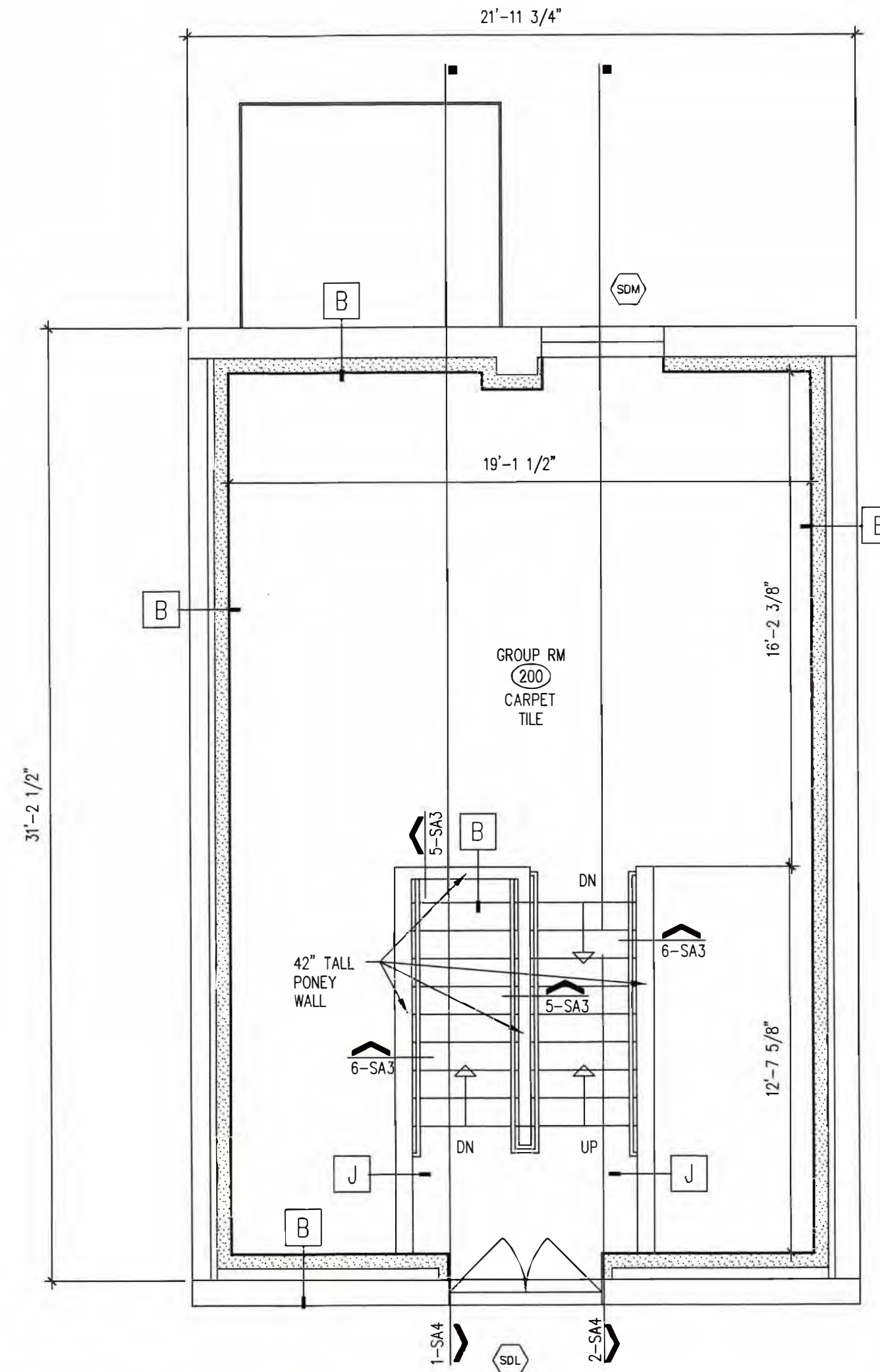


1
SA1
STUDIO
BASEMENT PLAN
1/4"=1'-0"

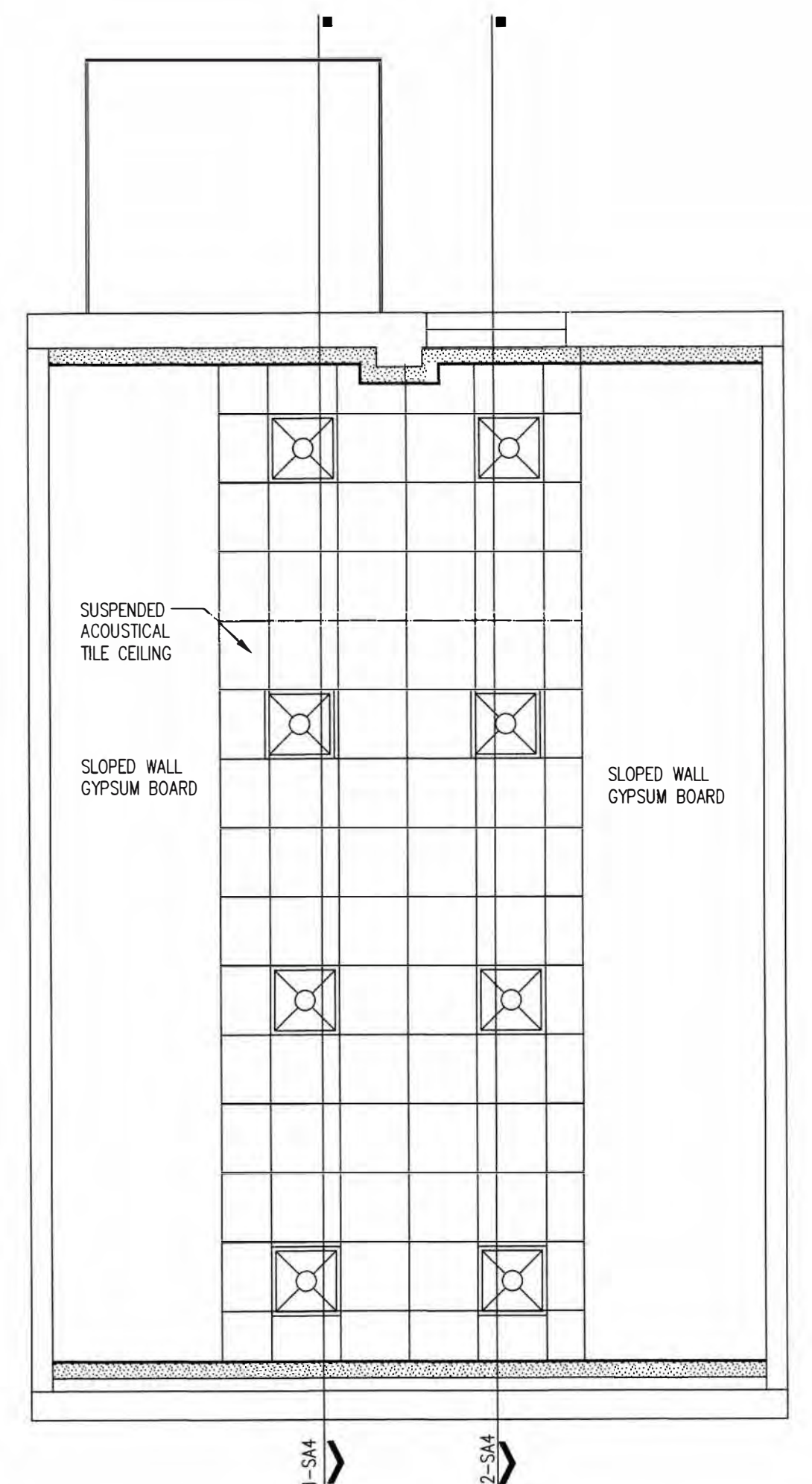
2
SA1
STUDIO
FIRST FLOOR PLAN
1/4"=1'-0"



2
SA1
STUDIO
FIRST FLOOR PLAN
1/4"=1'-0"



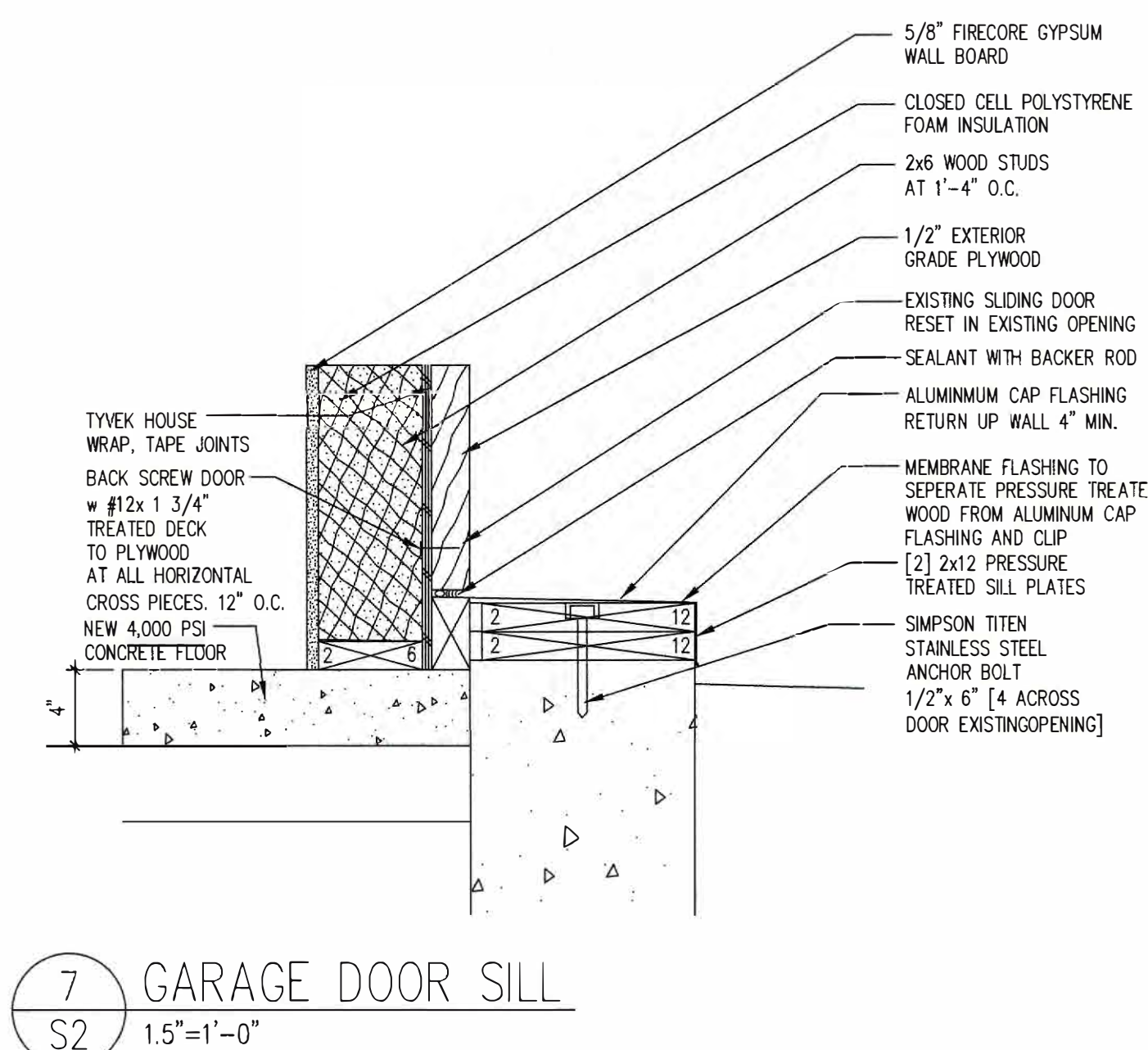
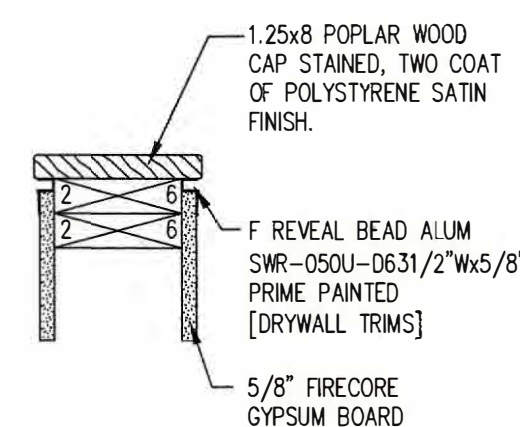
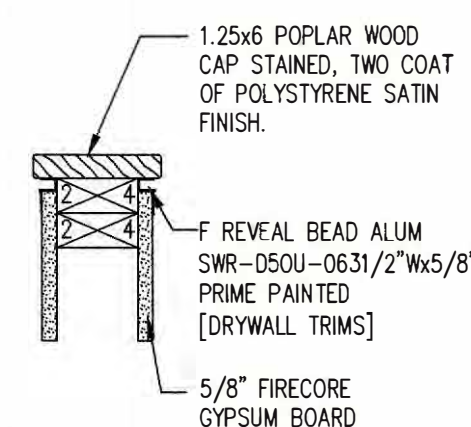
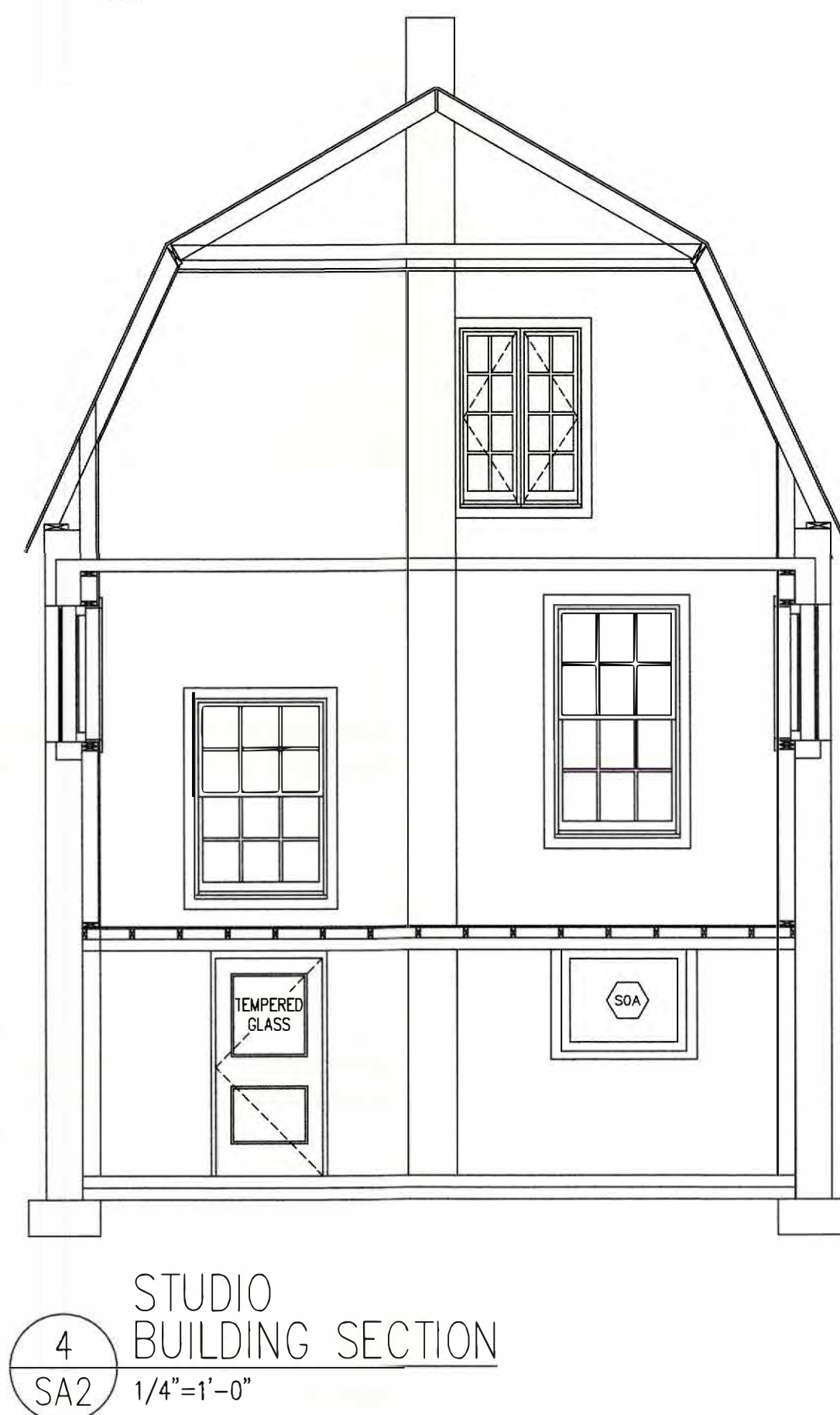
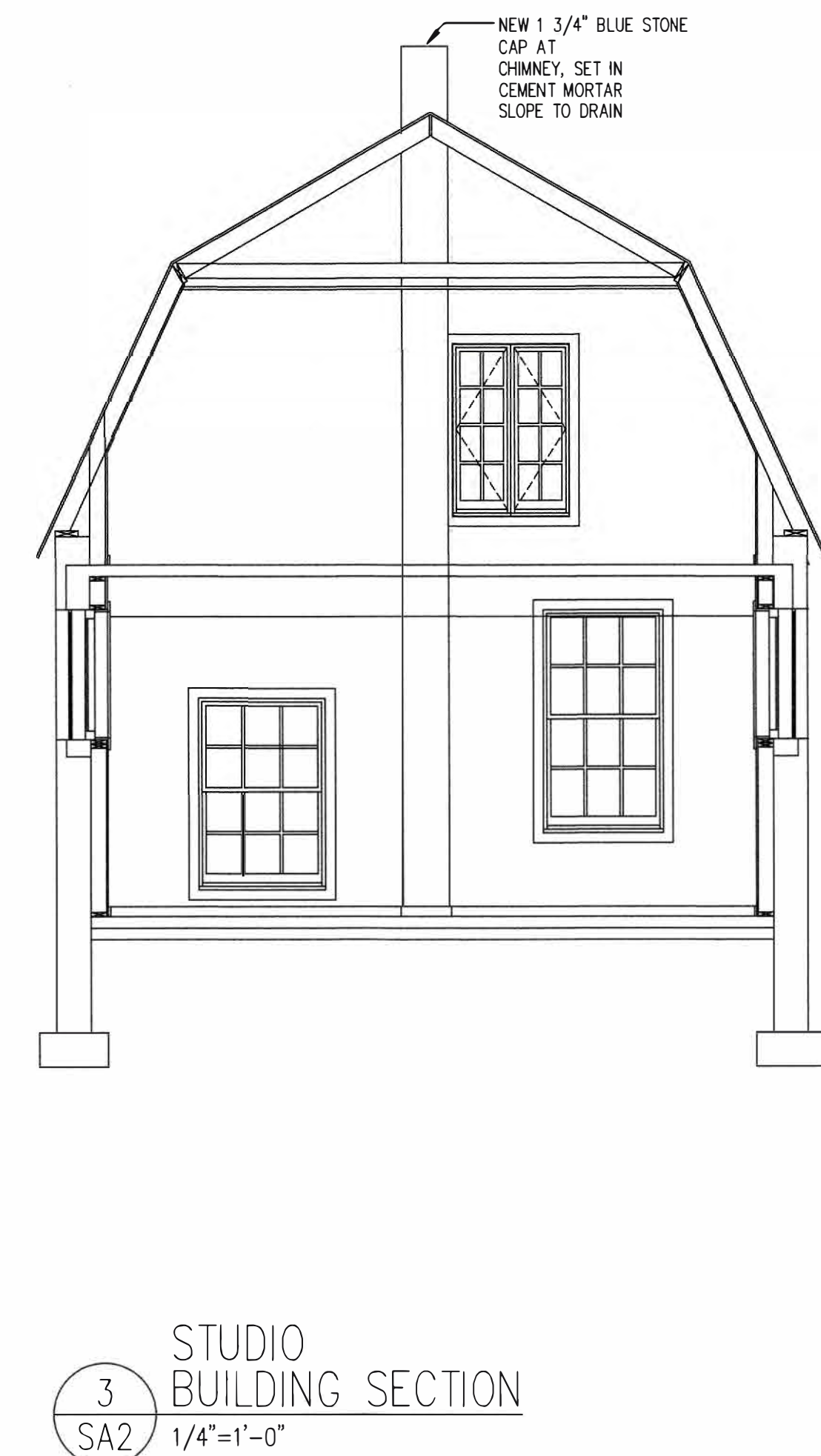
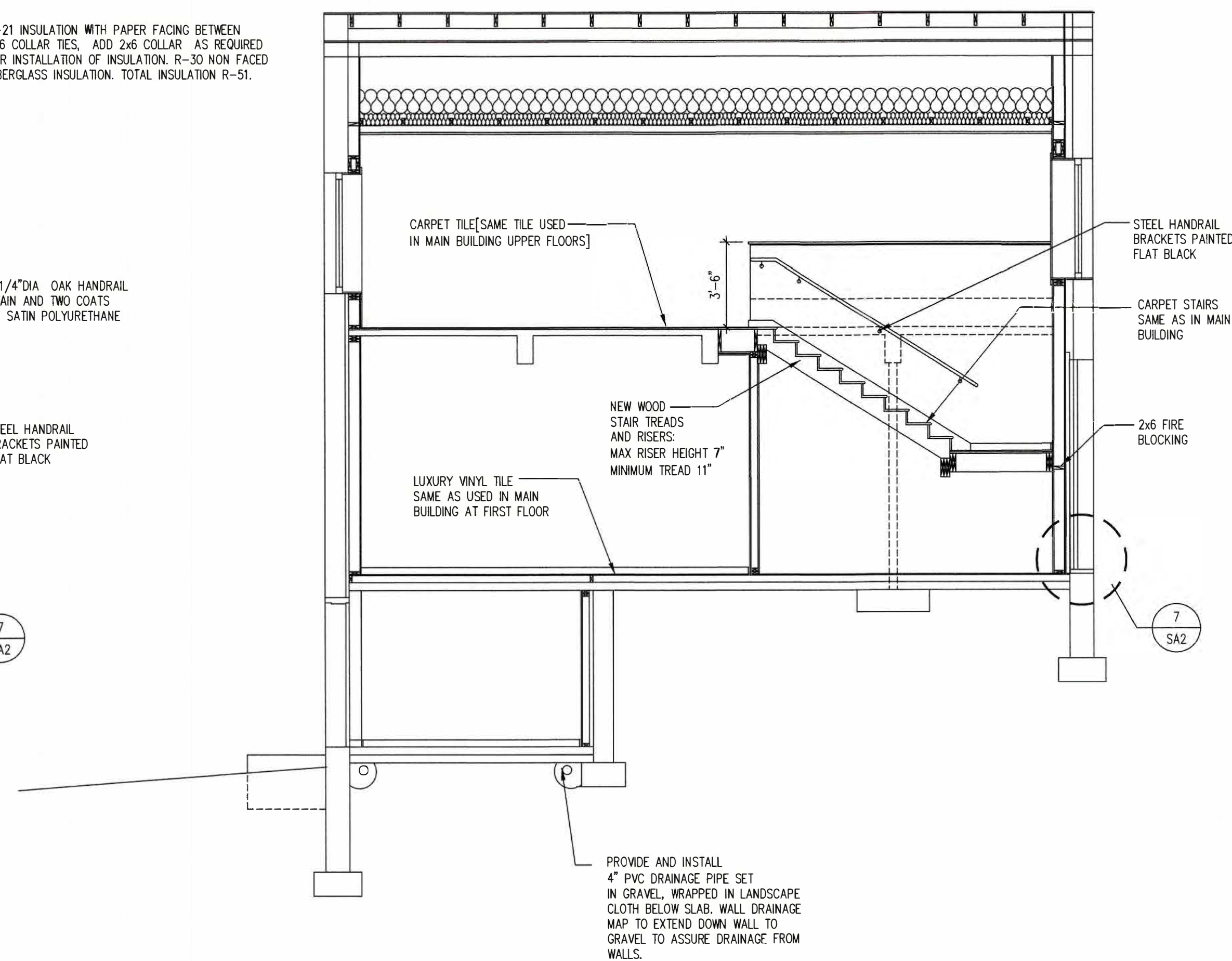
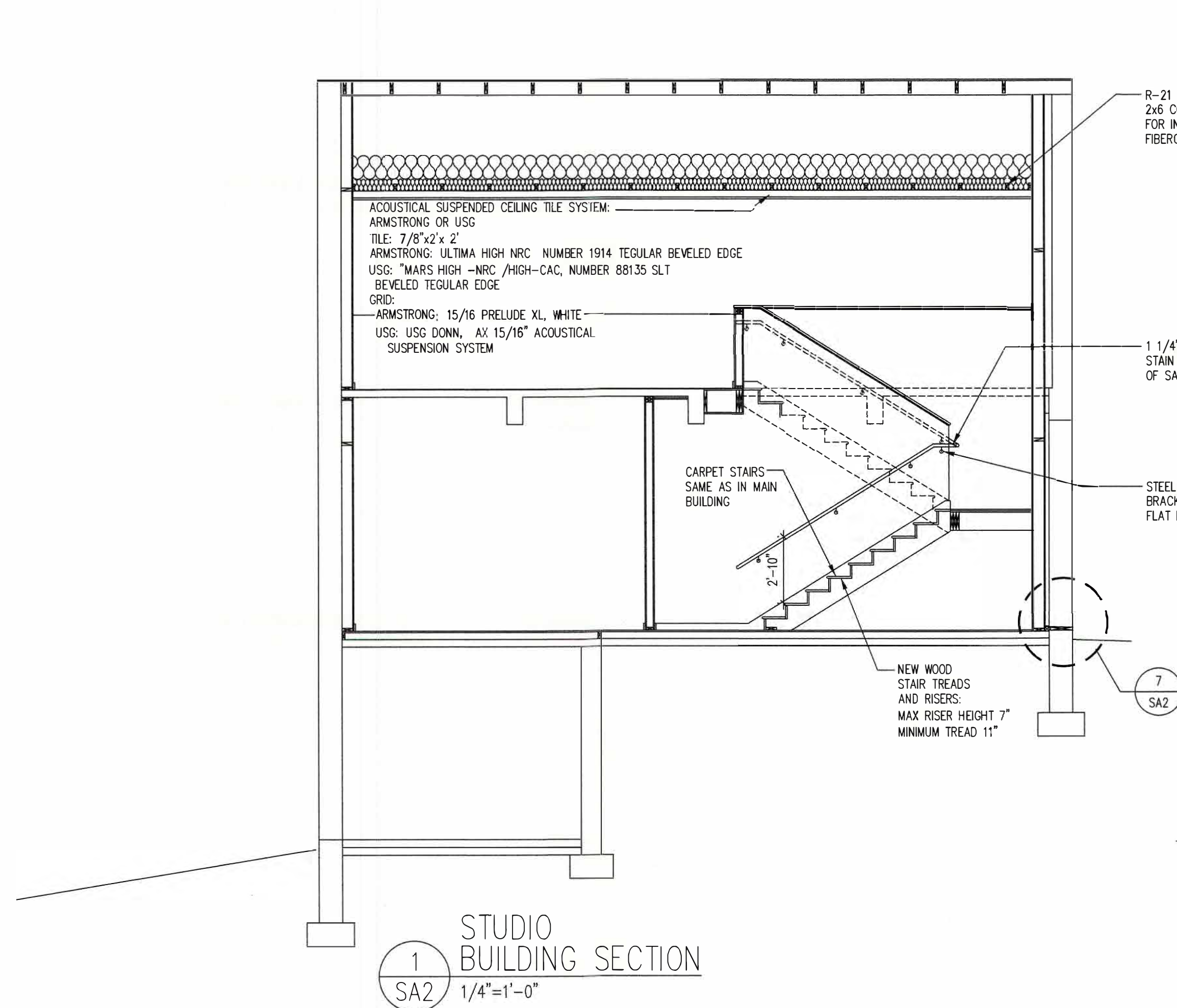
3
SA1
STUDIO
SECOND FLOOR PLAN
1/4"=1'-0"



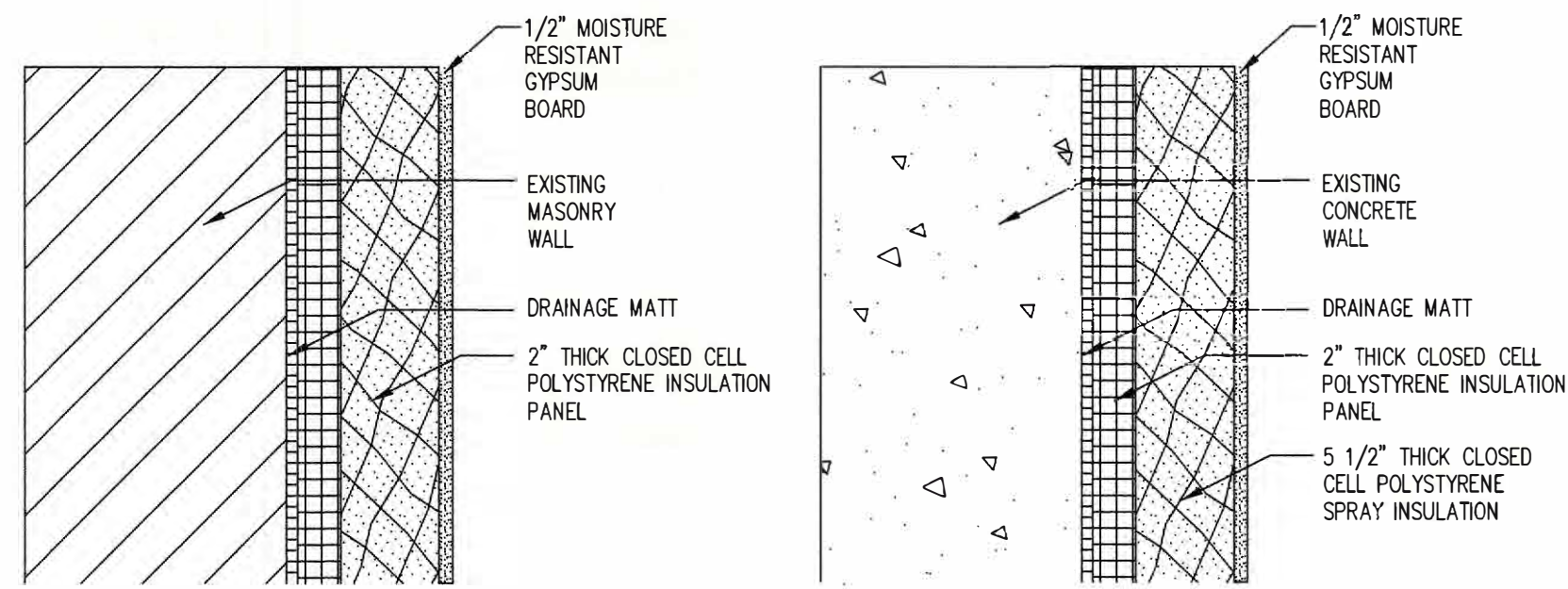
4
SA1
STUDIO
REFLECTED CEILING PLAN
1/4"=1'-0"

ACOUSTICAL SUSPENDED CEILING TILE SYSTEM:
ARMSTRONG OR USG
TILE: 7/8"x2"x2"
ARMSTRONG: ULTIMA HIGH NRC NUMBER 1914 REGULAR BEVELED EDGE
USG: MARS HIGH -NRC /HIGH-CAC, NUMBER 88135 SLT
BEVELED REGULAR EDGE
GRID:
ARMSTRONG: 15/16 PRELUDE XL, WHITE
USG: USG DOWN, AX 15/16" ACOUSTICAL
SUSPENSION SYSTEM

REMODEL 2,273 SF 263 MIGEON AVENUE TORRINGTON, CT FOR McCALL FOUNDATION, INC.	
Revisions:	
Mark	Date
Drawing Title: STUDIO BASEMENT, 1ST FLOOR, 2ND FLOOR, REFLECTED CEILING PLANS	
Date	05-22-2025
Scale	1/4"=1'-0"
Job No.	CDN.
Drawing No. SA1	
BOE STUDIO architects 19 Tioga Street Torrington, CT 06790 e-mail: boestudio1@optimum.net PHONE: 860-307-6816	

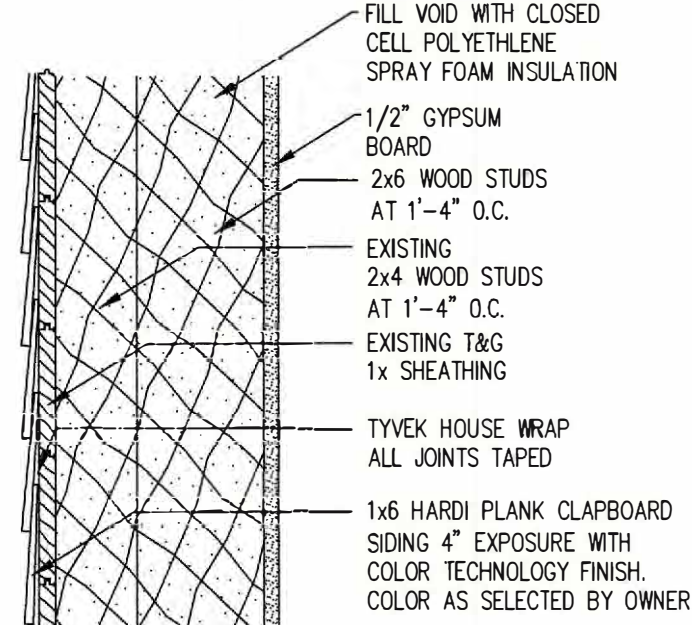


REMODEL 2,273 SF 283 MIGEON AVENUE TORRINGTON, CT FOR McCALL FOUNDATION, INC.	
Revisions:	
Mark	Date
Drawing Title:	Drawing No.
BUILDING SECTIONS, DETAILS	SA2
Date 06-07-2025	19 Tioga Street Torrington, CT 06790
Scale 1/4"=1'-0"	e-mail: boestudio1@optimum.net
Job No. CDN.	PHONE: 860-307-6816
BOE STUDIO architects	

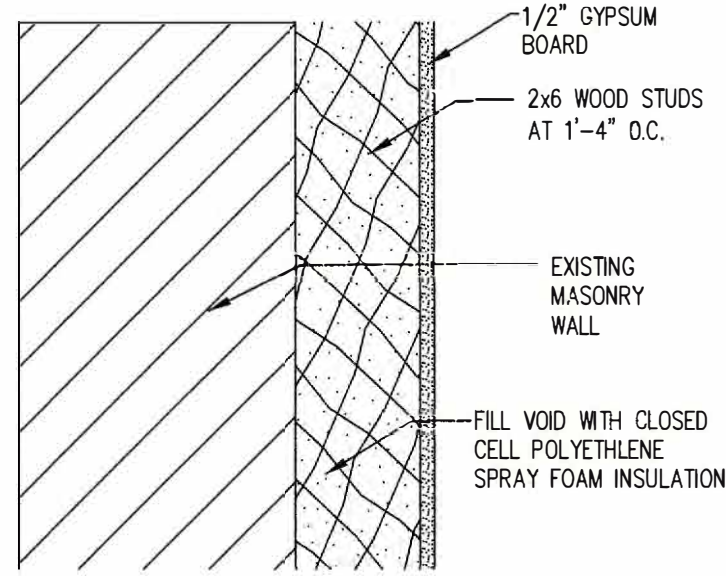


A

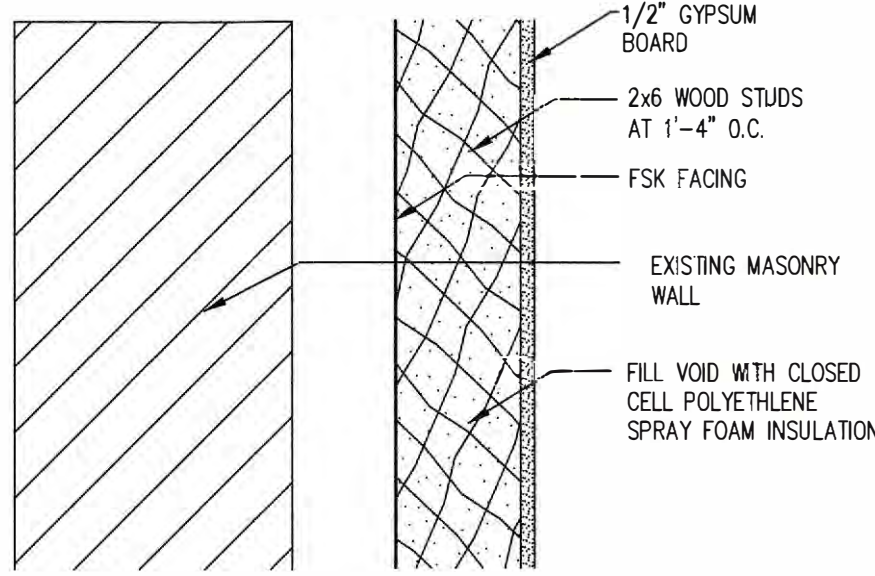
B



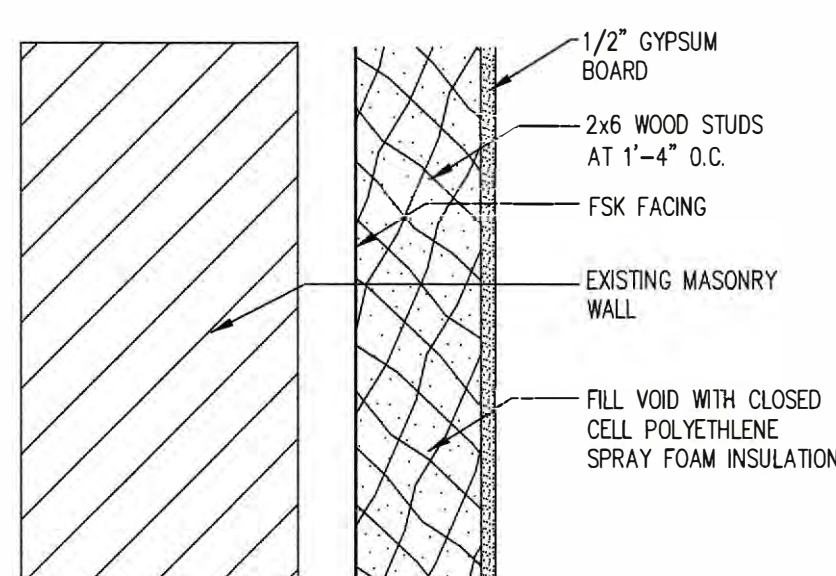
C



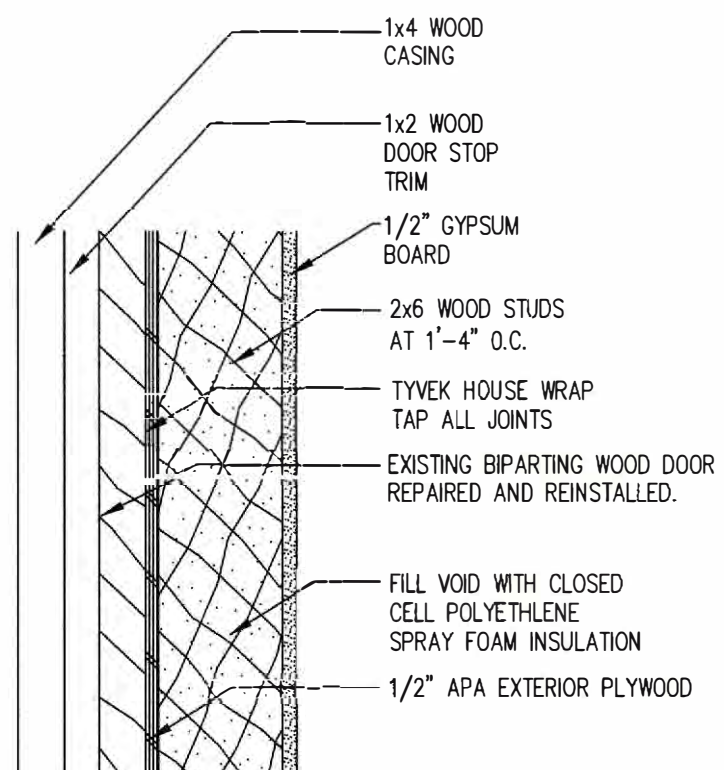
D



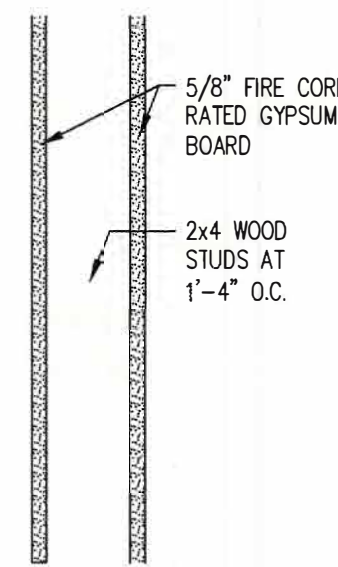
E



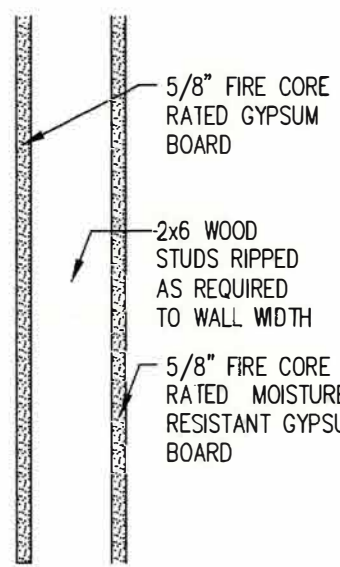
F



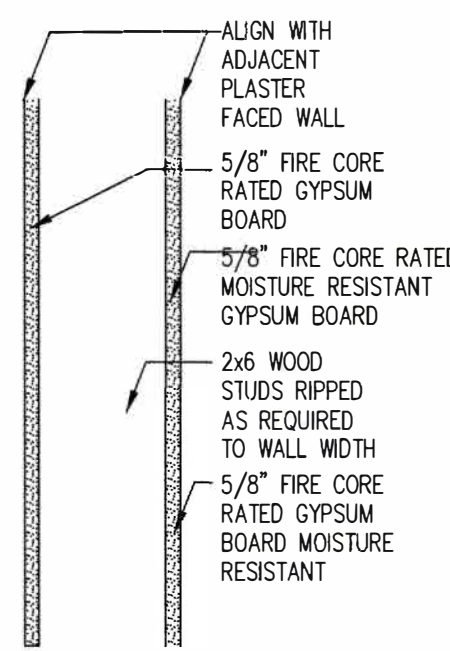
G



H

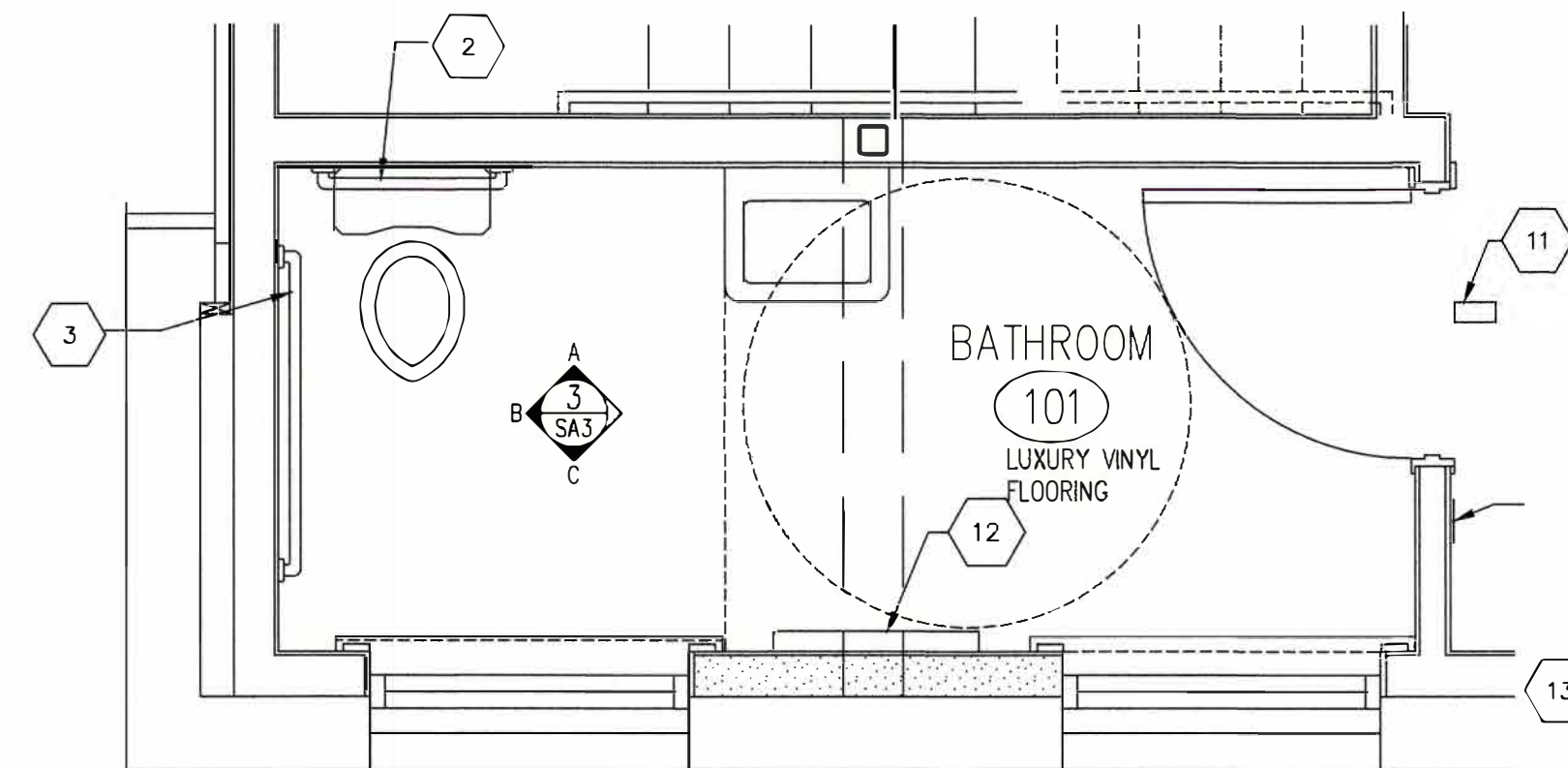


J

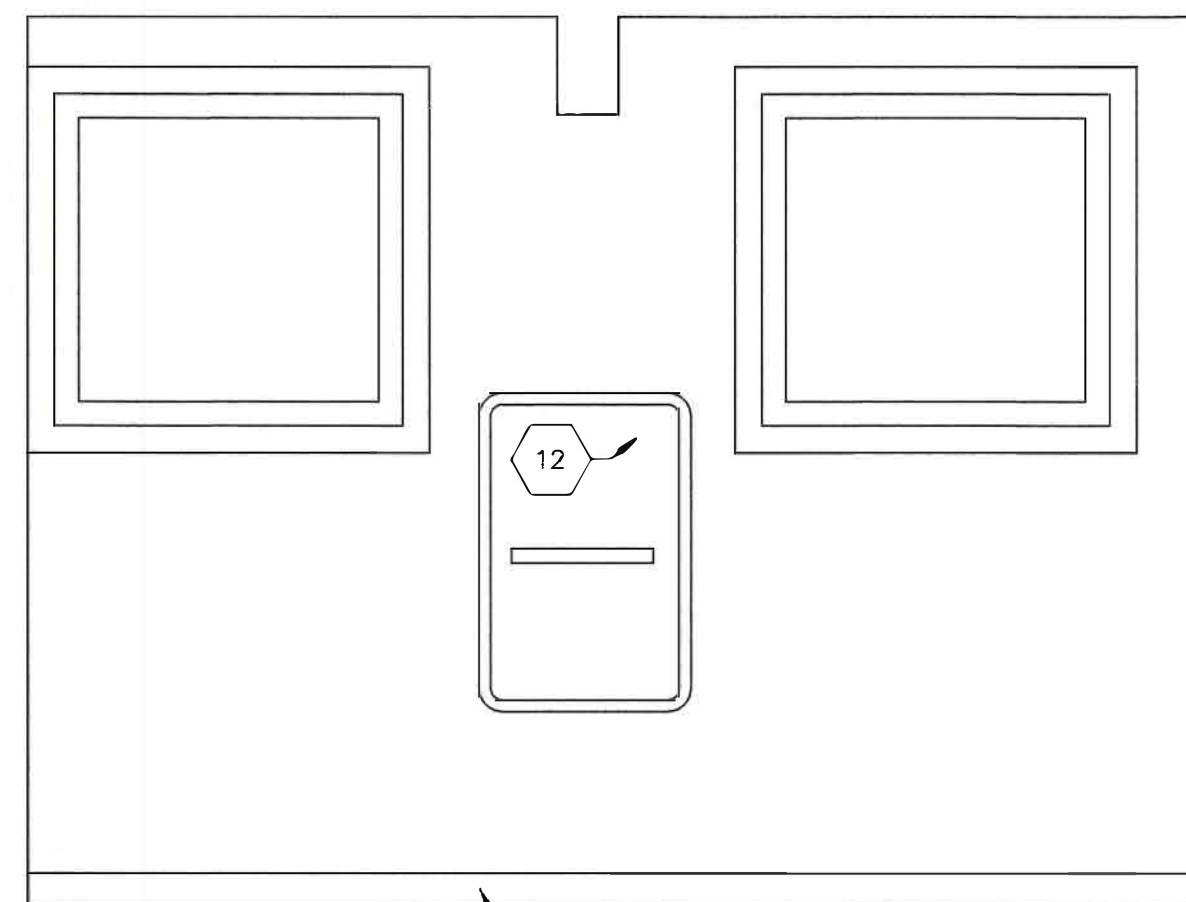


K

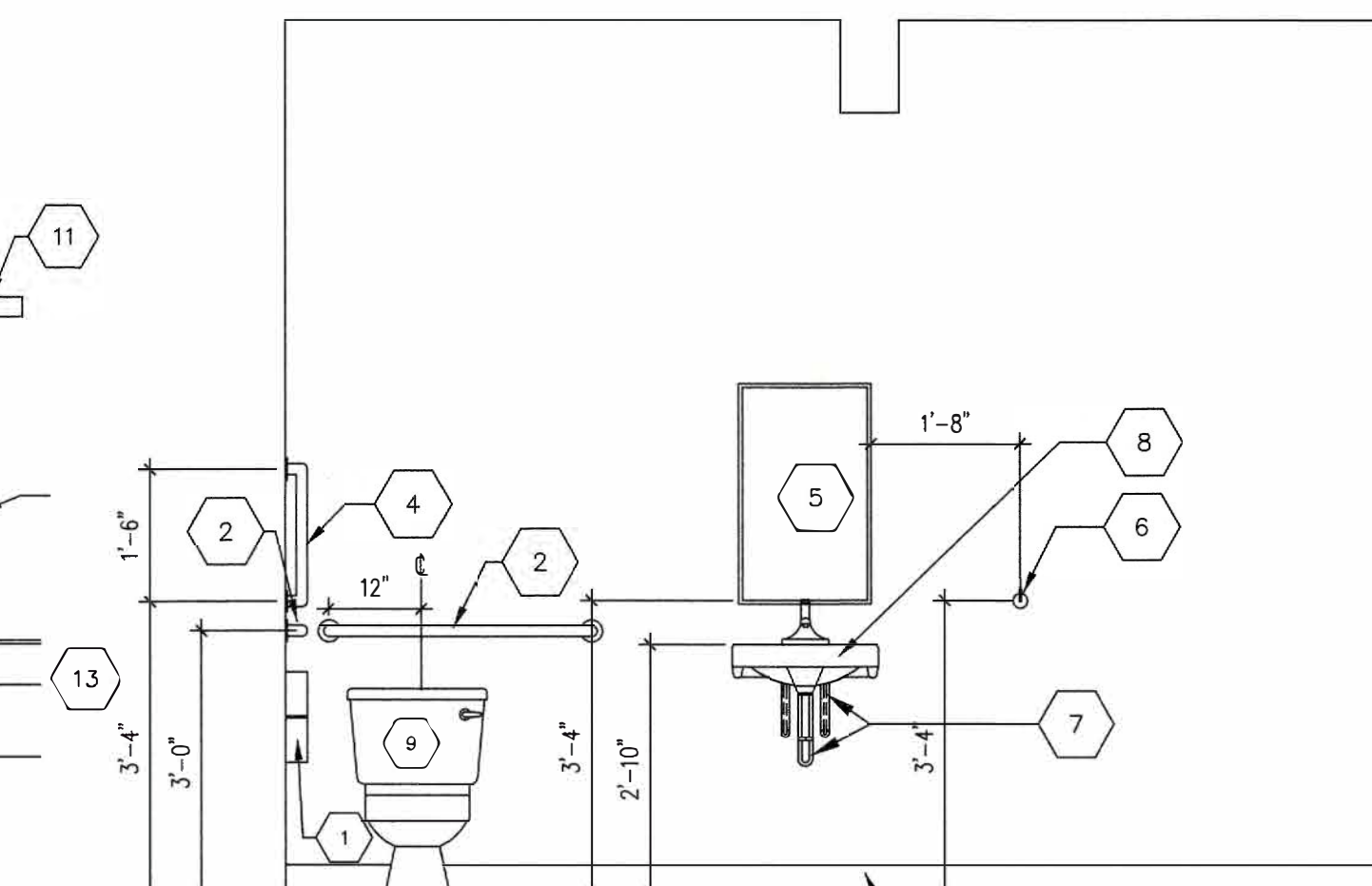
1 WALL TYPES
SA3 1.5"=1'-0"



2 BATHROOM 101 PLAN
SA3 1/2"=1'-0"

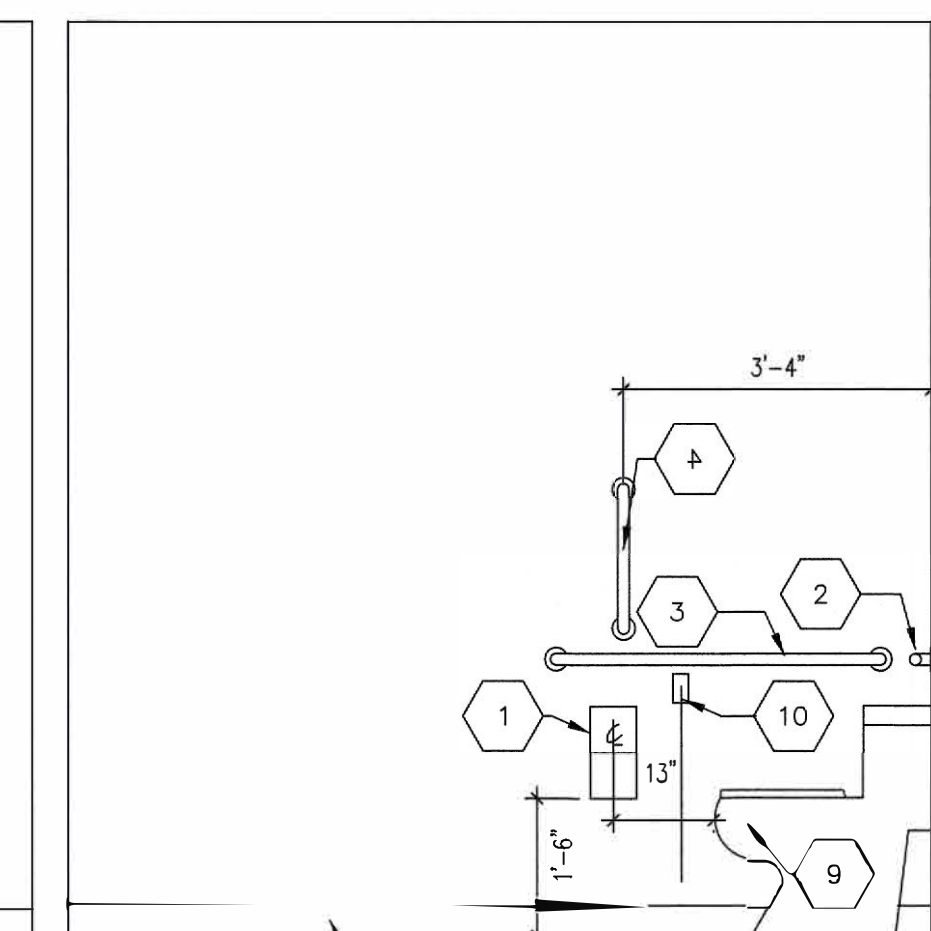


ELEVATION C



ELEVATION A

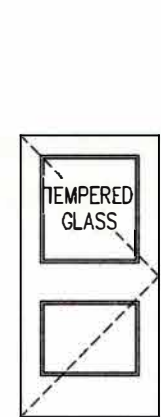
3 BATHROOM 101 ELEVATIONS
SA3 1/2"=1'-0"



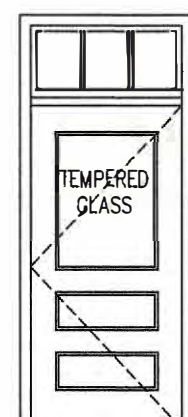
ELEVATION B

ACCESSORY LEGEND

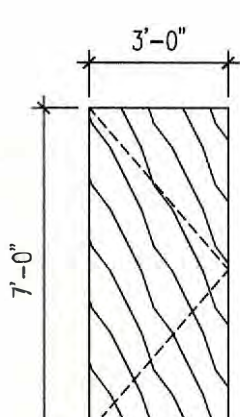
- 1 BOBRICK B-288 TOILET TISSUE DISPENSER
2 BACK WALL HORIZONTAL GRAB BAR BOBRICK # B-6806.99x36
3 SIDE WALL HORIZONTAL GRAB BAR BOBRICK # B-6806.99x42
4 SIDE WALL GRAB BAR VERTICAL: MOUNT AT 3'-4" AFF TO CENTERLINE OF BOTTOM BRACKET. BOBRICK # B-6806.99x18
5 MIRROR: 18"x 36", 40" AFF.
6 COAT HOOK: BOBRICK B-7671
7 EXPOSED PIPES: WATER SUPPLY AND SANITARY SEWER DRAIN PIPES UNDER LAVATORY SHALL BE INSULATED. THERE SHALL BE NO ABRASIVE SURFACES UNDER LAVATORIES.
8 WALL HUNG ADA CERTIFIED LAVATORY ADA FAUCET LEVER HANDLE CONTROL AMERICAN STANDARD 9140.047 LAVATORY SINK. FAUCET MOEN MODEL # 6810, CHROME
9 TOILET: STERLING OMARRON K-5310 COMFORT HEIGHT, WHITE (O), ELONGATED OPEN FRONT SEAT
10 ELECTRICAL OUTLET: 15 AMP, 120V, 1-PHASE, 3-WIRE, 1-POLE, 1-SP. SWITCH: TERMINAL BLOCK, 1-PHASE, 3-WIRE, 1-POLE, 1-SP.
11 HORN/STORE: 7'-0" AFF.
12 KOALA CARE KB311-MBLK VERTICAL STAINLESS STEEL RECESSED BABY CHANGING STATION MOUNT AS PER MANUFACTURERS DIRECTIONS
13 UNISEX ADA BATHROOM SIGN, CONSULT ARCHITECT BEFORE INSTALLING



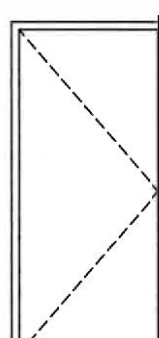
EXTERIOR (500) STORAGE (001)



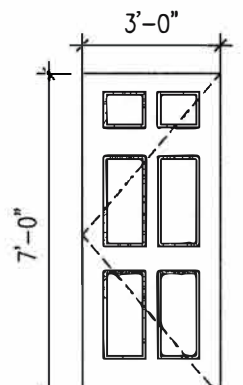
EXTERIOR (502) GROUP R, (100)



STAIR (102) (503) GROUP R, (100)



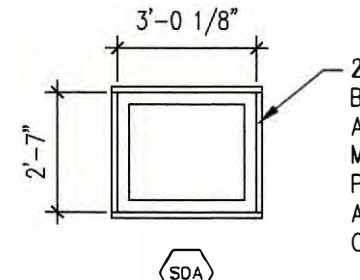
1 HOUR RATED HOLLOW METAL DOOR FRAME 16GA PRIME PAINTED WITH TWO COATS OF SEMI-GLOSS PAINT



GROUP RM (100) (504) OFFICE (205)

3'-0" x 7'-0" x 1 3/8" SIMPSON SERIES 66 INTERIOR DOOR DOUGLAS FIR STICKING PROFILE, OVULO PANEL: 3/4 DHPR STAINED AND SEALED TWO COATS OF POLYURETHANE SATIN FINISH

1 1/2 PAIR, 4" HINGES ADA LEVER HANDLE BATHROOM PRIVACY LATCH SET.



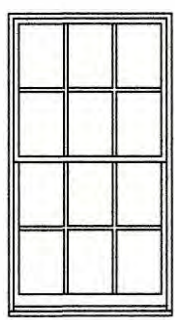
ANDERSON 100 SERIES PICTURE WINDOW 100REC 3'-0"RO x 2'-7" RO WHITE EXTERIOR, WHITE INTERIOR LOW E GLASS

FIELD VERIFY OPENING PRIOR TO ORDERING WINDOWS ADJUSTMENTS MAY BE REQUIRED.



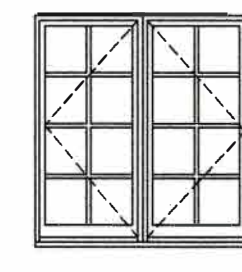
ANDERSON 400 SERIES DOUBLE HUNG TILT AND WASH ANDERSON 400 SERIES (2) CM2450 WHITE EXTERIOR PRIME PAINTED INTERIOR, HIGH PERFORMANCE LOW E GLASS, HARDWARE WHITE, FULL DIVIDED LITE GRILL AT EXTERIOR AND INTERIOR WITH SPACER BAR, INSECT SCREENS UL .46

FIELD VERIFY OPENING PRIOR TO ORDERING WINDOWS ADJUSTMENTS MAY BE REQUIRED.



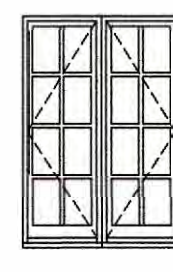
ANDERSON 400 SERIES DOUBLE HUNG TILT AND WASH ANDERSON 400 SERIES (2) CM2450 WHITE EXTERIOR PRIME PAINTED INTERIOR, HIGH PERFORMANCE LOW E GLASS, HARDWARE WHITE, FULL DIVIDED LITE GRILL AT EXTERIOR AND INTERIOR WITH SPACER BAR, INSECT SCREENS UL .46

FIELD VERIFY OPENING PRIOR TO ORDERING WINDOWS ADJUSTMENTS MAY BE REQUIRED.



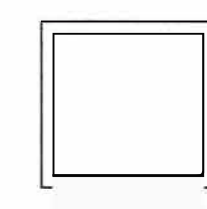
ANDERSON 400 SERIES CASEMENT WINDOW ANDERSON 400 SERIES (2) CM2450 WHITE EXTERIOR PRIME PAINTED INTERIOR, HIGH PERFORMANCE LOW E GLASS, HARDWARE WHITE, FULL DIVIDED LITE GRILL AT EXTERIOR AND INTERIOR WITH SPACER BAR, INSECT SCREENS UL .46

FIELD VERIFY OPENING PRIOR TO ORDERING WINDOWS ADJUSTMENTS MAY BE REQUIRED.



ANDERSON 400 SERIES CASEMENT WINDOW ANDERSON 400 SERIES (2) CM2450 WHITE EXTERIOR PRIME PAINTED INTERIOR, HIGH PERFORMANCE LOW E GLASS, HARDWARE WHITE, FULL DIVIDED LITE GRILL AT EXTERIOR AND INTERIOR WITH SPACER BAR, INSECT SCREENS UL .46

FIELD VERIFY OPENING PRIOR TO ORDERING WINDOWS ADJUSTMENTS MAY BE REQUIRED.



ANDERSON 100 SERIES PICTURE WINDOW 100REC 3'-7"RO x 3'-9" RO WHITE EXTERIOR, WHITE INTERIOR LOW E GLASS, HARDWARE WHITE

FIELD VERIFY ALL OPENINGS PRIOR TO ORDERING WINDOWS ADJUSTMENTS MAY BE REQUIRED.

4 DOOR TYPES AND HARDWARE
SA3 1/4"=1'-0"

5 WINDOW TYPES
SA3 1/4"=1'-0"

REMODEL
263 MIGEON AVENUE
TORRINGTON, CT
FOR
McCALL FOUNDATION, INC.

Revisions:
Mark Date

Drawing Title:
BATHROOM PLAN, ELEVATIONS
DOOR TYPES& HARDWARE, WINDOW TYPES

Date 06-07-2025 Drawing No.
Scale 1/4"=1'-0" SA3
Job No.
CDN.

BOE STUDIO
architects
19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net
PHONE: 860-307-6816

CONCRETE

MATERIALS:

CONCRETE SHALL DEVELOP STRENGTH IN 28 DAYS AS FOLLOWS:

LOCATIONSTRENGTH (PSI)

FOUNDATIONS3500 W/C RATIO .50 OR LESS, WITH AIR 5%, SLUMP 5", +/- 1"

1. REINFORCING STEEL SHALL BE 60,000 PSI YIELD.

2. NO TACK WELDING OF REINFORCING WILL BE PERMITTED.

STRUCTURAL STEEL

MATERIALS:

STRUCTURAL STEEL

ALL WITH SHAPES

STRUCTURAL STEEL TUBING

STRUCTURAL STEEL PIPE

BOLTS

ANCHOR BOLTS

WELDING ELECTRODE

ASTM A 36

ASTM A 992, GR. 50

ASTM A500, GRADE B

ASTM A53, GRADE B

ASTM A325

ASTM F1554

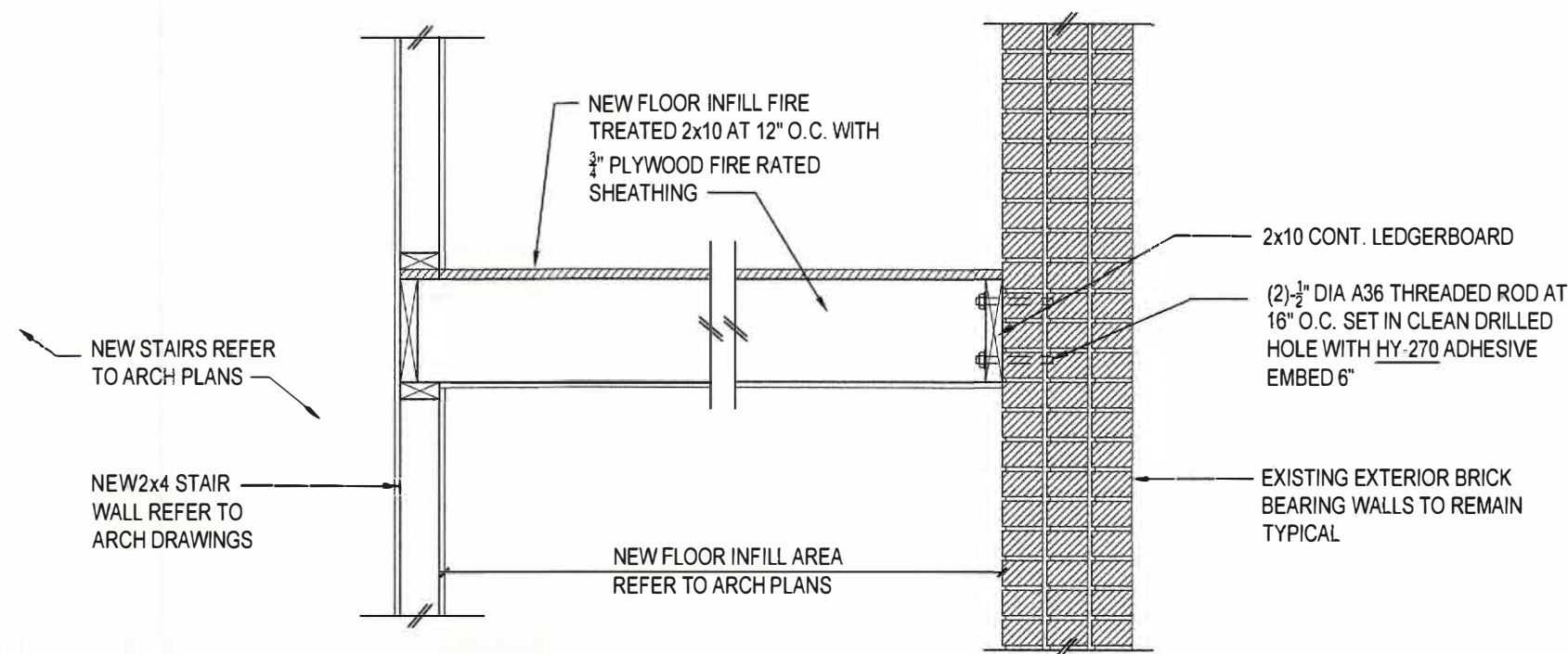
ASTM E 70

1. DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS AISC 360-05 ASD

2. WELDING SHALL CONFORM TO THE CODE FOR "ARC AND GAS WELDING IN BUILDING" CONSTRUCTION OF THE AMERICAN WELDING SOCIETY.

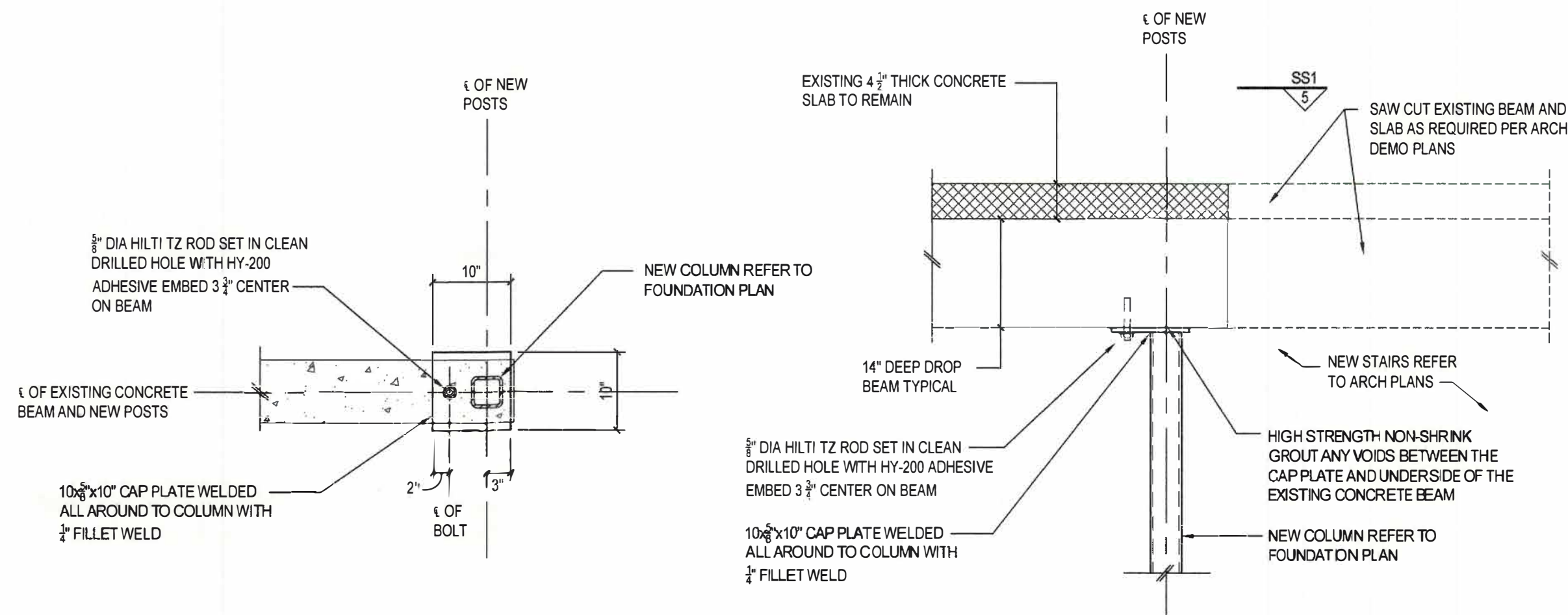
3. ALL WELDING SHALL BE DONE BY A CERTIFIED WELDER IN ACCORDANCE WITH A.W.S. STANDARDS.

4. PROVIDE LEVELING NUTS FOR ALL COLUMN BASE PLATES WITH FOUR (4) ANCHOR STEEL SECTIONS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.



PLAN DETAIL
3/4"=1'-0"

6
SS1

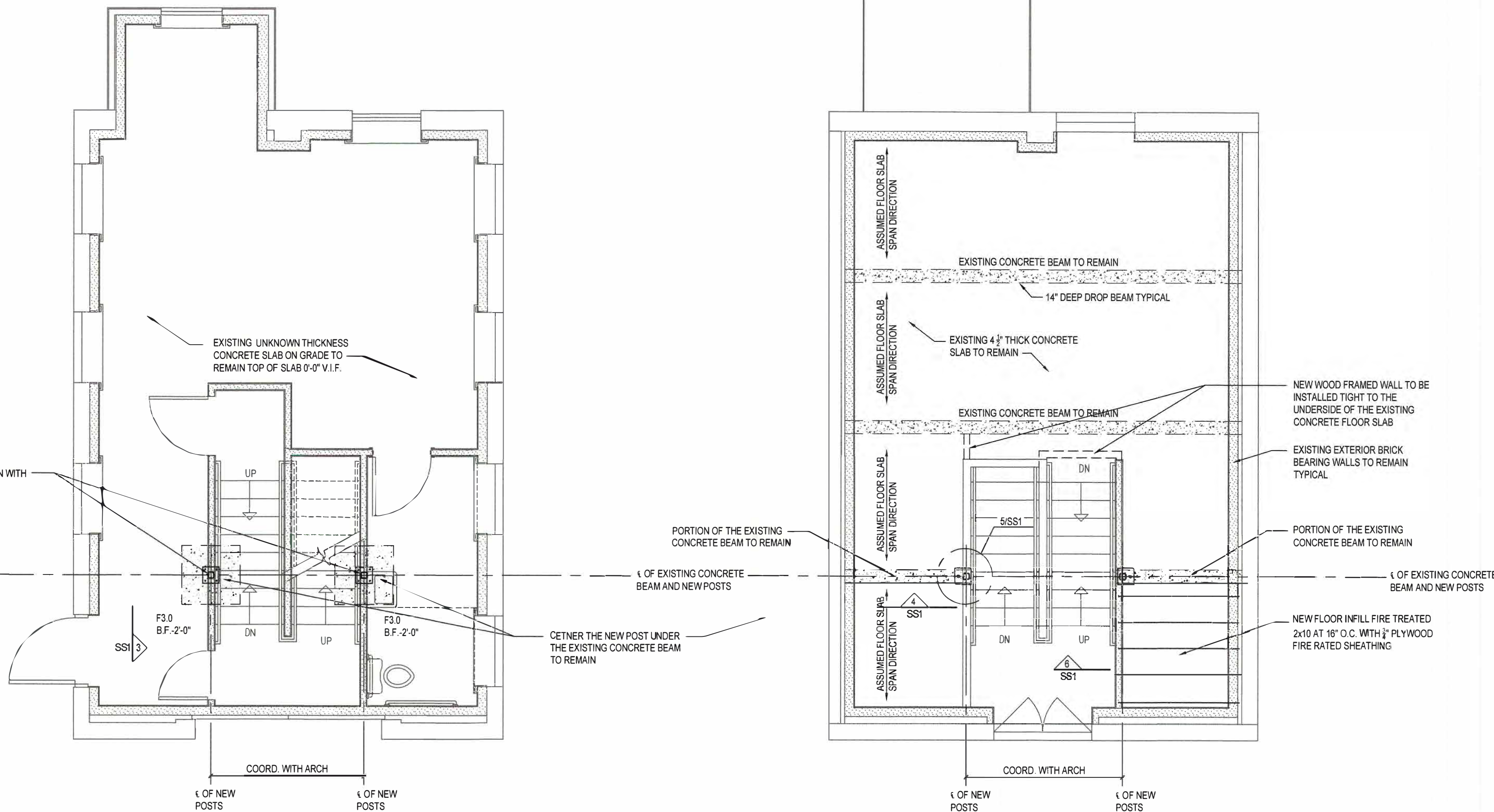


PLAN DETAIL
3/4"=1'-0"

5
SS1

SECTION
3/4"=1'-0"

4
SS1



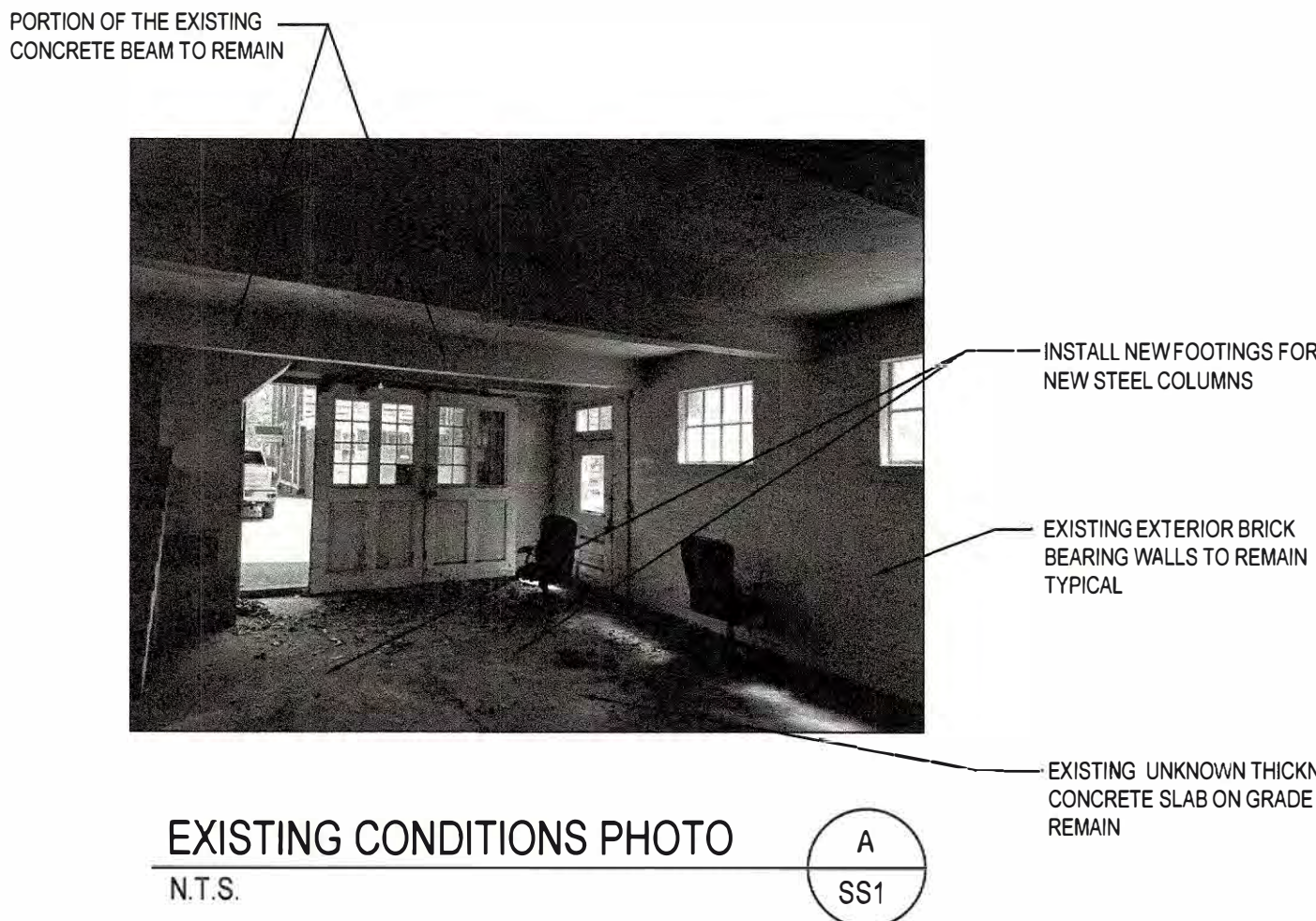
FIRST FLOOR GROUND LEVEL FOUNDATION PLAN
1/4"=1'-0"

1
SS1

SECOND FLOOR FRAMING PLAN
1/4"=1'-0"

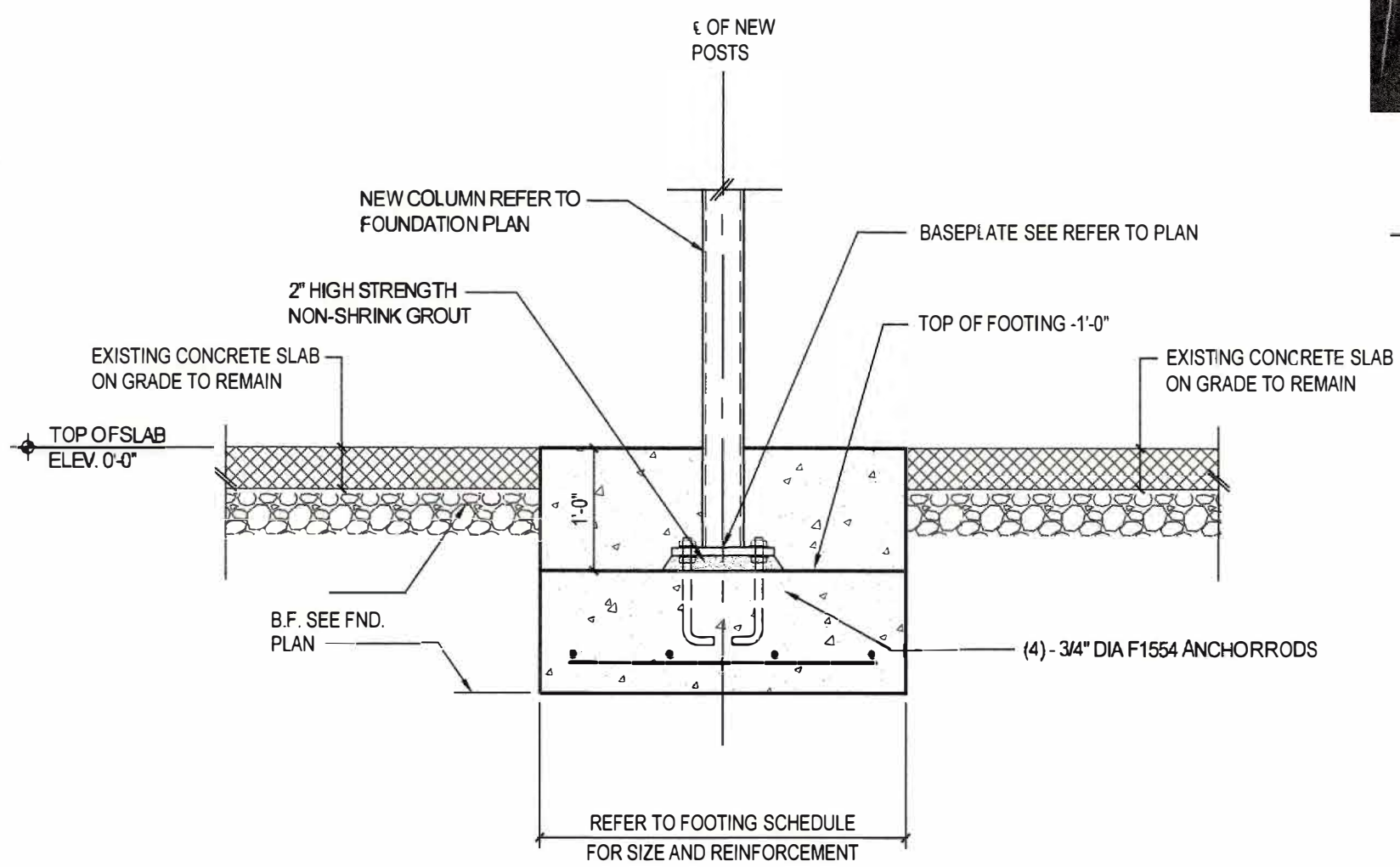
2
SS1

FOOTING SCHEDULE		
DESIGNATION	SIZE	DEFORMED BAR REINFORCING (BOTH WAYS BOTT.)
F3.0	3'-0" x 3'-0" x 1'-0"	4 - #4
CONCRETE FOR FOOTINGS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI STEEL REINFORCING TO BE GRADE Fy = 60 KSI ASSUMED ALLOWABLE SOIL BEARING CAPACITY: 2.0 TONS/F		



EXISTING CONDITIONS PHOTO
N.T.S.

A
SS1



SECTION
3/4"=1'-0"

3
SS1

REMODEL

263 MIGEON AVENUE

TORRINGTON, CT

FOR

McCALL FOUNDATION, INC.

Revisions:

Mark

Date

Drawing Title:

STUDIO FOUNDATION PLAN, 2ND FLOOR FRAMING PLAN, SECTIONS AND DETAILS

Date

05-14-2025

Scale

VARIES

Job No.

CDN.

Drawing No.

SS1

Toce Structural Engineering LLC

1755 Meriden Waterbury Turnpike

Unit 6, P.O. Box 365

Milford, CT 06467-0365

T: 860-863-9978 F: 860-426-3174

BOE STUDIO architects

19 Tioga Street

Torrington, CT 06790

e-mail: boestudio1@optimum.net

PHONE: 860-307-6816