

August 16, 2022

State Historic Preservation Review Board
Jared I. Edwards, Chairman
450 Columbus Boulevard
Hartford, CT 06105

RE: UConn: 4 Gilbert Road, Storrs CT 06269

Introduction:

The University of Connecticut (UConn) proposes to relocate the Cottage at 4 Gilbert Road in Storrs, which is a contributing building to the Connecticut Agricultural School/UConn Historic District, listed on the National Register of Historic Places in 1988. The building is one of two remaining cottages, previously located in a group of faculty housing, organized around a green space to create a residential scale and park-like setting. The other seven cottages were demolished in 2017. The cottage at 4 Gilbert Road is proposed to be moved approximately 200 feet across the road to the approximate site of the former cottage at 5 Gilbert Road, so that it will be adjacent to rather than across from 3 Gilbert Road. The building will remain within the district boundaries. After relocation, UConn plans to restore and renovate the structure for occupancy and desires it to remain on the National Register.

Building Description

4 Gilbert Road is a cottage that was constructed in 1917 and was designed by Delbert K. Perry. The contributing building is known as Cottage #23 or identified as 2 Gilbert Road in the UConn Historic District. The cottage is a two-story building with a below-grade basement and has approximately 3,600 square feet. The style of the building is Colonial Revival and the building was used as a multi-family residential home (however it has not been in use over the last 20 years). The house is wood-framed and sits on a fieldstone foundation.

The cottage sits within the UConn Historic District. Charles Lowrie's original campus plan (1910) for the Connecticut Agricultural School, later to become the University of Connecticut, evolved from a long tradition of campus planning extending back to the colonial period and embodied a whole set of educational and social values developed in the nineteenth century. Currently, the cottage sits across from the South Campus Commons, the edge of the original campus, but now enveloped by the expansion of the campus.



Front of 4 Gilbert Road (View Looking South at Façade/North Elevation)



West Elevation of 4 Gilbert Road

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East Elevation of 4 Gilbert Road



Rear of 4 Gilbert Road (View Looking North at South Elevation)

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Interior of Living Room



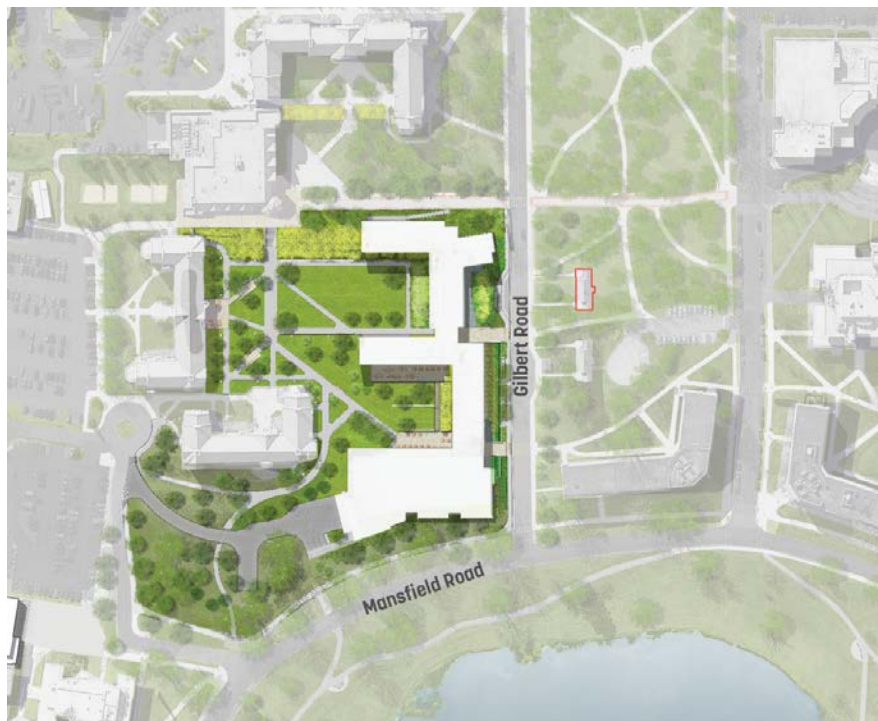
Interior of Hallway, looking into bedroom, and windows

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Reasons for the relocation:

Over its history, UConn has designed and built many buildings and open spaces that have greatly expanded the footprint of the University. As the campus continues to grow, the UConn Campus Master Plan 2015-2035 study provides a framework for organized growth and development sensible to the unique experience and sense of place that buildings, along with landscapes, create at the core of the campus. When coupled with the results of a 2020 Housing Study, there is an urgent need for a new residential dorm project in close proximity to the center of campus. The key project objective is to construct approximately 650 suite-style beds of residential housing and a contiguous 500-seat dining hall, consistent with the 2015 Master Plan. The proposed new residence hall site expands the residential district in South Campus and completes its quadrangle by building directly over the footprint of the existing 4 Gilbert Road site. The scope and scale of the residence hall project, which will be a seven-story mid-rise building does not align with the scale of the much smaller existing two-story house at 4 Gilbert Road, which would be overshadowed by the proposed large building.

It is our belief that keeping a two-story house in very close proximity to the seven-story building would create a spatial conflict for both the new building and the house. By relocating the house to the opposite side of the street and adjacent to the greenway, the scale of the two houses are much more appropriate.



Site Plan showing the proposed new dorm and relocation site for Gilbert Road 4 Cottage.

Given the large scale of the new building, and most of the buildings on the campus in this vicinity, we believe it would be much more appropriate for the scale and longevity of the existing house at 4 Gilbert Road to be relocated across the street and adjacent to the other existing house at 3 Gilbert Road. Both houses, with a permanent location in the South Campus Common, an open greenway, are then in a more appropriate location for their residential use.

Additionally, the adjacency of the South Campus Commons on the north side of Gilbert Road will provide a much more residential setting for the house, and the proposed relocation site is still within the historic area where the faculty row once existed. Once relocated and restored for residential use, the house can serve as housing for visiting faculty or graduate students and possibly for residential directors of the housing program. We, therefore, consider the restoration of 4 Gilbert Road a key project objective but just believe it should be in a different location.

Potential effect on the property's historical integrity:

Although 4 Gilbert Road will be moved off its original site, it will remain within the district boundary and within the historic area where the past faculty row houses once existed. The original park-like setting will be altered by new construction, but redevelopment of the main entrances and major circulation pathways will be sensitive to adjacent cultural landscapes and the original orientation of the house towards Gilbert Road (albeit on the north side versus the original south side). Since the final location is still within the originally designed faculty row, and the original design and material integrity will be retained, we believe any net effect on the cottage will be negligible.

The current house is in poor condition, having not been used since the 1990s. The relocation project will re-establish the original use and function of the building and will minimize changes to the interior layouts, particularly on the first floor. The project proposes to restore and rehabilitate the house to like-new condition and restore its original residential use, to be used as a location to house visiting faculty, graduate students, or possibly, for residential directors of the housing program.

Although currently not in use, UConn's strategy to date has been one of maintaining the house until a specific user could be identified to warrant a renovation. The new residential project affords an opportunity to put the house back in service in a new location in close proximity to its existing location. In its current location, the cottage is likely to continue to be under-scaled for the surrounding development, while it is much more appropriate for the long-term adjacent to the other existing cottage.

The original design and workmanship of the building will be retained. UConn has worked with SHPO to create a scope of work for the restoration that will restore existing historic materials when possible, or replace deteriorated materials if necessary with historically accurate substitutions. The scope of the renovation includes the preservation of the building's exterior appearance by repairing or replacing in-kind existing façade elements consistent with existing documentation available for the house.

Proposed restoration scope of work post-relocation:

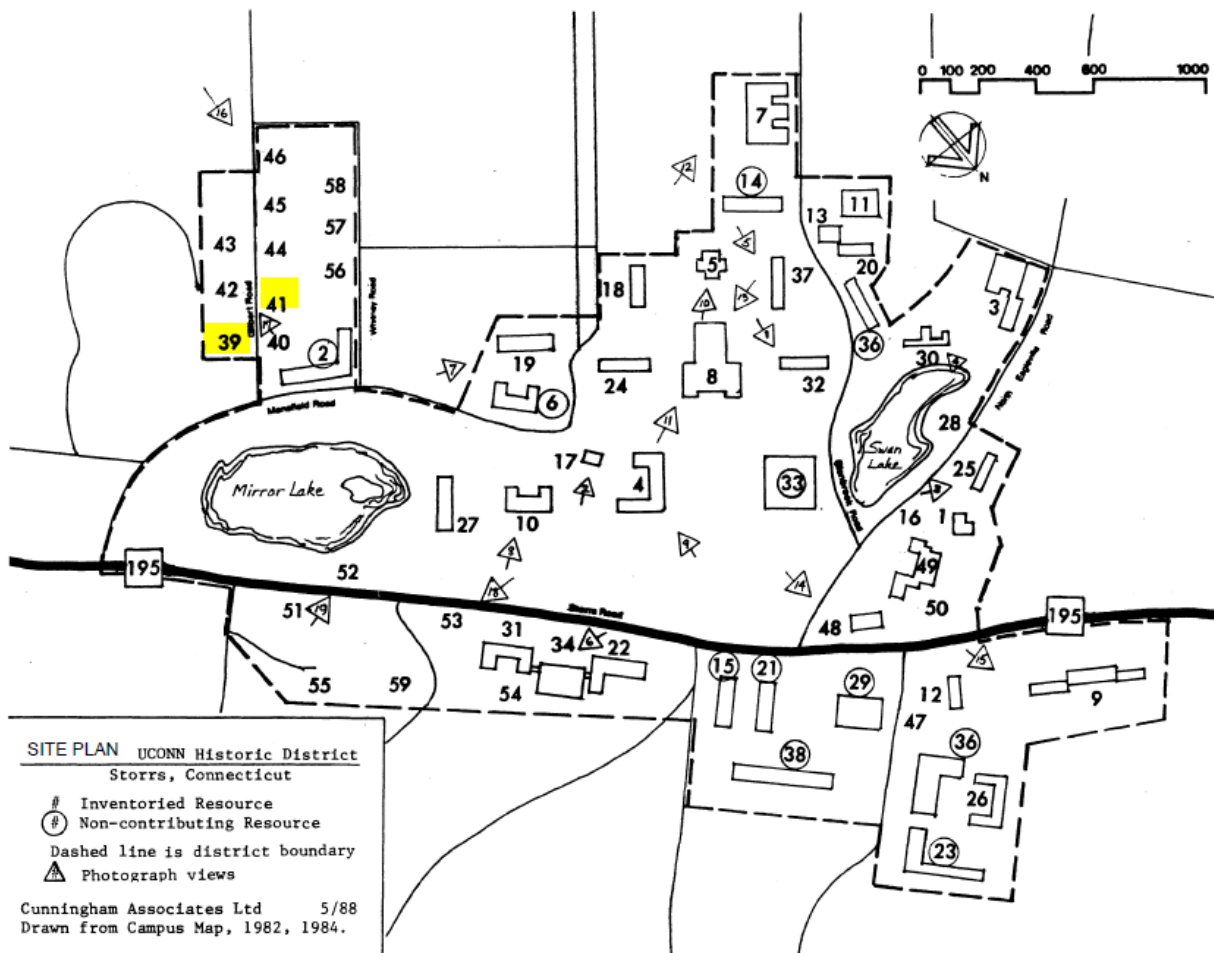
The following is a list of proposed exterior and interior work that has been extensively discussed with SHPO.

1. Siding: The existing wood shakes are past their useful life and will be replaced. This will allow us to install air barriers, insulation, flashing, and vent space behind the new cedar shakes for longer life of the building. Limited areas of the existing board sheathing will be removed to allow for the installation of fire blocking and address areas of severe water damage.
2. Roof: A new asphalt shingle roofing on new vented plywood will be installed.
3. Gutters/Fascia: New half-round copper gutters will be installed. We will replace all the fascia boards behind the gutters and provide new copper flashing.
4. Chimney Cap: A new copper chimney cap will be installed to limit moisture ingress and potentially insulate the top of the shaft to avoid drafts.
5. Windows: Sashes will be removed, stripped, and refurbished as required. Repairs include new glazing, new seals, and repair of missing, damaged, or rotted wood. Window frames and trim will also be removed, paint stripped, and missing, damaged or rotted wood will be repaired. Pulleys will be removed and replaced with tape balancers. Frames, trim, and sashes to be reinstalled and repainted. All windows will receive aluminum storm windows.
6. Exterior doors: To the extent possible, exterior doors will be reused. New access control hardware, such as electric strikes, will also be provided. Existing screen doors will be refurbished.
7. Interior doors: Existing doors and hardware will be refurbished where feasible. If required, new solid core wood doors will be fabricated to substantially match the style and rail arrangement and sticking pattern of the existing doors.
8. Foundation: A new reinforced concrete foundation will be installed to support the house in its new location. The new foundation wall will be lined with a thick veneer rubble stone to simulate the current foundation appearance, using similar stone to match the existing.
9. Porches: The porches are generally in acceptable condition currently and will be repaired, where required. Handrails and wood columns will all be replaced in kind. The existing wood lattice will be replaced and will match the existing patterning.
10. First Floor Interiors: The original plaster, trim and molding will be maintained on the first floor, where feasible. Ceilings will be removed to facilitate installation of new lighting and electrical distribution systems and replaced with GWB and veneer plaster. All carpeting will be removed and original wood flooring refinished and patched/repaired, where necessary, except at the kitchen, where a porcelain tile will be installed. The existing fire place will remain, but not be functional after the renovation.
11. Second Floor Interiors: The second floor will be substantially reconfigured to meet accessibility requirements and enlarge the bathrooms. The interior plaster will be removed to provide access for electrical, data, and plumbing lines. Original trim and casings will be removed, stripped, repainted and reinstalled.
12. MEP Systems: The plumbing fixtures are not original to the house and will be replaced with new ones. Cast iron radiators will be removed and replaced with a new air-source electric heat pump system. Electrical systems are not original and will be removed and replaced with new ones.

Proposed site for house relocation:

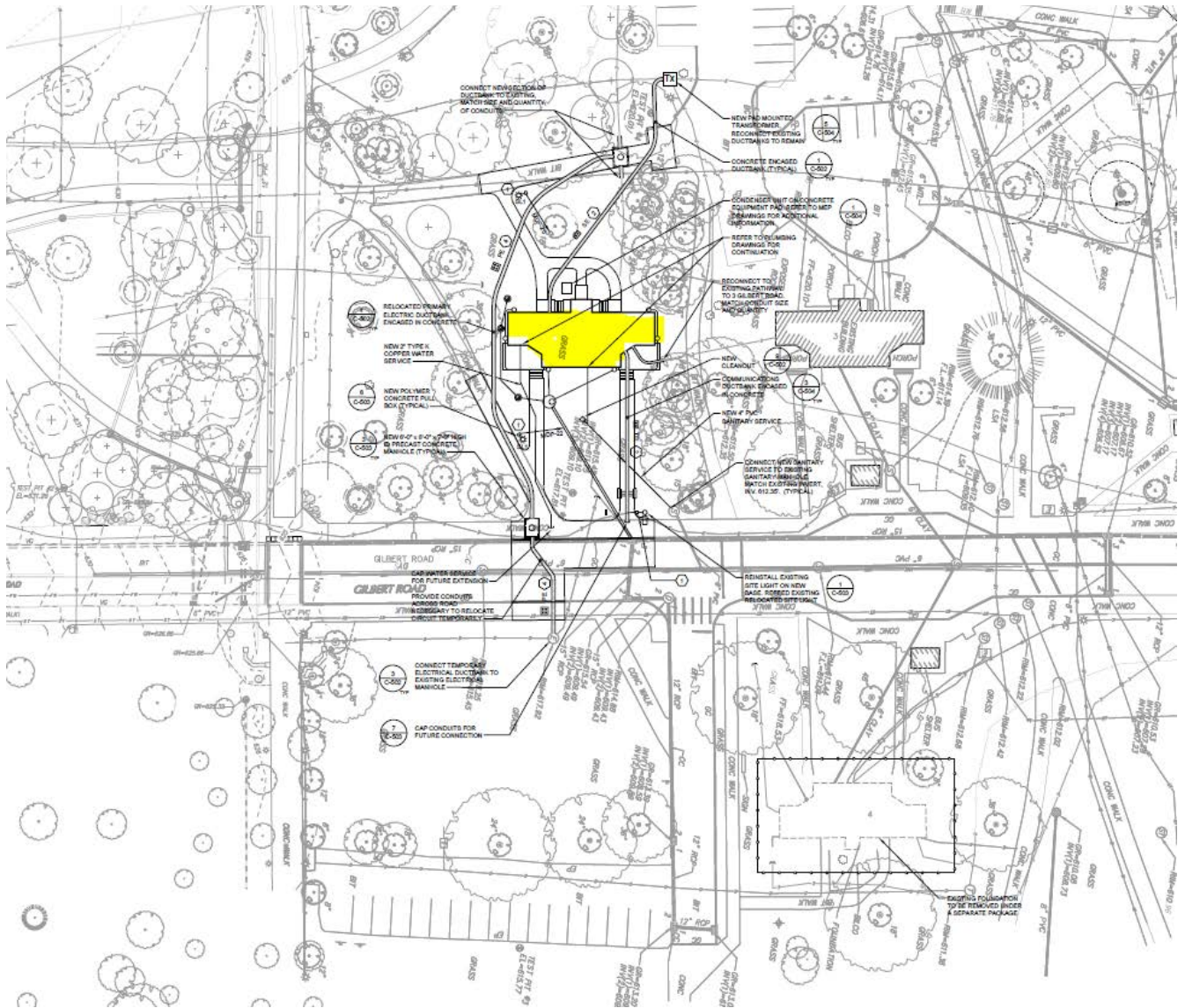
The proposed location is within the historic area where the faculty row once existed. In the diagram below, the house listed as number 39 is the current location of 4 Gilbert Road, and the proposal is to relocate the structure across the street, to effectively where the house identified as number 41 (5 Gilbert Road) used to be. Since the historic resource formerly located at 5 Gilbert Road is not extant, there is no impact from the relocation on above-ground historic resources. The building will now be adjacent to rather than across from 3 Gilbert Road. Additionally, no archaeological resources will be impacted as a result of the relocation.

Although no archeological investigations have been completed at this location, prior construction has significantly impacted soils in the vicinity of the existing building location and its new location. Therefore, it is unlikely that the proposed activities will impact significant archaeological deposits.



National Park Service Designation Map (1988) This reference map was included with the designation form submitted to the National Register of Historic Places. It shows Contributing and Non-contributing resources, as well as the proposed district boundary.

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Site plan showing current (lower right) and the proposed location (center middle).

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Photographs showing the proposed location

The pictures below show the proposed location for the relocated house. The proposed location is approximately in lieu of the house (currently demolished) portrayed in the first picture below.



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Relocation Methods:

Building Relocation Logistics

The intent is to relocate the house in one piece, including the porches, except for the rubble foundation. The house currently faces north, but will be reoriented after relocation to face south (ie. still towards the road). Some of the stone from the existing foundation will be salvaged, and combined with new local Connecticut stone of similar appearance, to create the veneer for the house after relocation to provide effectively the same appearance as today. The appearance will be documented via photographs prior to commencement of the relocation, so that as close a match as possible can be attained.

The current foundation height is approximately 2' and consistently level around the house. There is a slight slope on the property at the new cottage location, therefore on the western side the foundation height will remain 2', but on the easterly side, the foundation height will be increased by approximately 6" to approximately 2'-6".

The building relocation will be done by a specialty contractor with extensive experience in home relocations with oversight by the design team. The design team has developed a performance-based specification that allows for competitive bidding while assuring the competence of the successful specialty sub-contractor. The relocation contractor will be required to submit engineered shop and stabilization drawings as further described in the structural narrative following prior to commencing any work.

Structure Preparation

Prior to relocation, the interiors will be cleaned of all debris and loose hazardous materials. All utilities will be removed and capped, and any pipes or conduit supported by the first-floor framing will be removed. Removal of exterior shingles may occur at this time as well. The professional mover/relocation contractor will be responsible for installing temporary bracing as identified by the specialty structural engineer. Basement stairs and partitions will be removed as required to facilitate the installation of temporary wood cribbing and basement windows and entrance bulkhead will be removed.

The relocation contractor will perform a 'pre-flight check' of the proposed route, looking for obstructions due to overhead utilities, street signs, street furniture, structure clearances, trees, and grade changes. They will use this time to address these issues and procure the required permits, street closures, and police details.

Temporary Support

The process to shift the structure from the rubble foundation to the temporary support beams used to relocate the structure will vary, but generally follows the following procedure.

The relocation contractor will make selective openings in the foundation wall and slide temporary support beams below the first-floor framing at specified points. These beams will be strategically located to support the load of the structure as identified in the approved shop drawings. The chimney will be supported at this elevation with a series of closely spaced beams with the masonry below to be abandoned and removed. For the porches individual support beams will be cantilevered out to pick up the point loads of the porch columns. The support beams will be supported by temporary wood cribbing installed by the specialty contractor.

Longitudinal girders will then be slid under and fastened to the support beams. Temporary support beams are typically engineered to allow a maximum of ½" of deflection over the overall length of

beam, mitigating the risk of damage to interior finishes and windows due to differential movement of the building structure.

Raising the Structure

Hydraulic jacks are used to lift the structure in 6" lifts at which point additional timber cribbing is installed for safety. When adequate clearance is achieved, a series of self-propelled dollies are placed under the main girders and temporarily supported until they can be driven off the foundation

Moving the Structure

The relocation contractor will be required to use an advanced dolly system that utilizes a series of self-propelled dollies, which include power units and individually controlled steering units. All of the dollies will be linked through a Bluetooth controller. This software allows the structure to be maneuvered around very tight radii and will minimize the impacts to trees or other obstructions that might be incurred with legacy moving technology. Each dolly will have a 45 Ton hydraulic lifting cylinder that will automatically adjust the load as the grade changes under each load point.

Placing the Structure

There are several alternative approaches to placing the structure and sequencing the foundation work. With the site and schedule constraints of this project, the proposed sequencing is as follows: The new site will be excavated and new cast-in-place foundation walls poured to approximately 1'-0" below grade. This work will take place while the structure is being prepared for the move. Cribbing and support beams will be installed within the foundation and the structure will be driven into place. The structure will be raised and supported on temporary cribbing. Cast-in-place foundation walls will then be poured to their final elevation and, once cured, the house lowered and secured to the new foundation. The new stone veneer, which will be a combination of salvaged and new stone, will then be applied to the cast-in-place foundation wall after the house is situated.

Relocation Schedule

The contract for the relocation is anticipated to be let by mid-September. The stabilization and preparation for the house relocation would occur in the month of October 2022, with completion of the move in November 2022.

The interior and exterior restoration work will occur after November 2022, with a substantial completion date not later than August 2023.

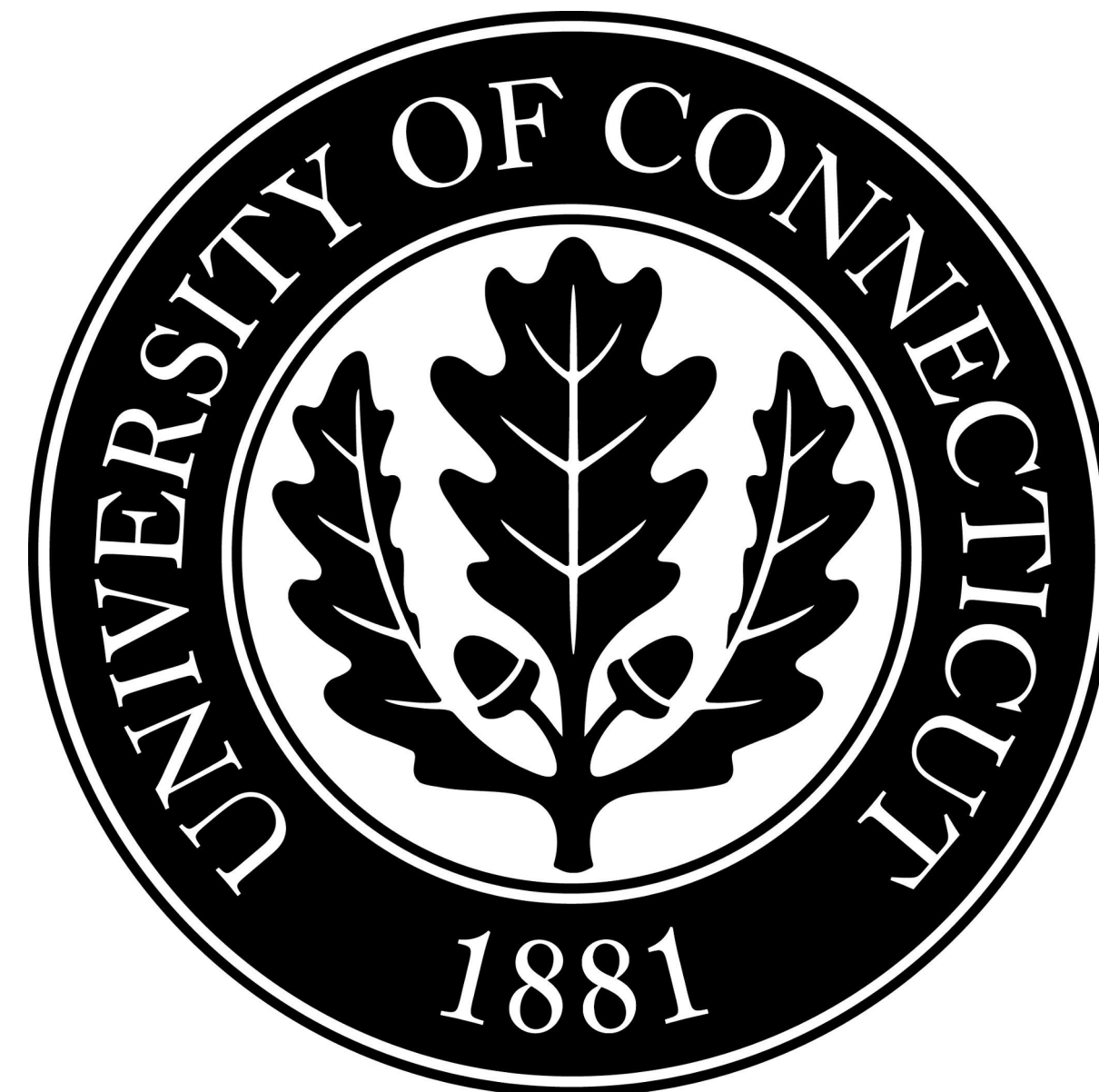
Please let us know if you have any questions about this request to maintain the listing of this cottage on the register during the move and post-relocation.

Sincerely Yours,



Robert Corbett
University of Connecticut
Executive Director
University Planning, Design and Construction

STATE OF CONNECTICUT UNIVERSITY OF CONNECTICUT



**DR. RADENKA MARIC
INTERIM PRESIDENT**

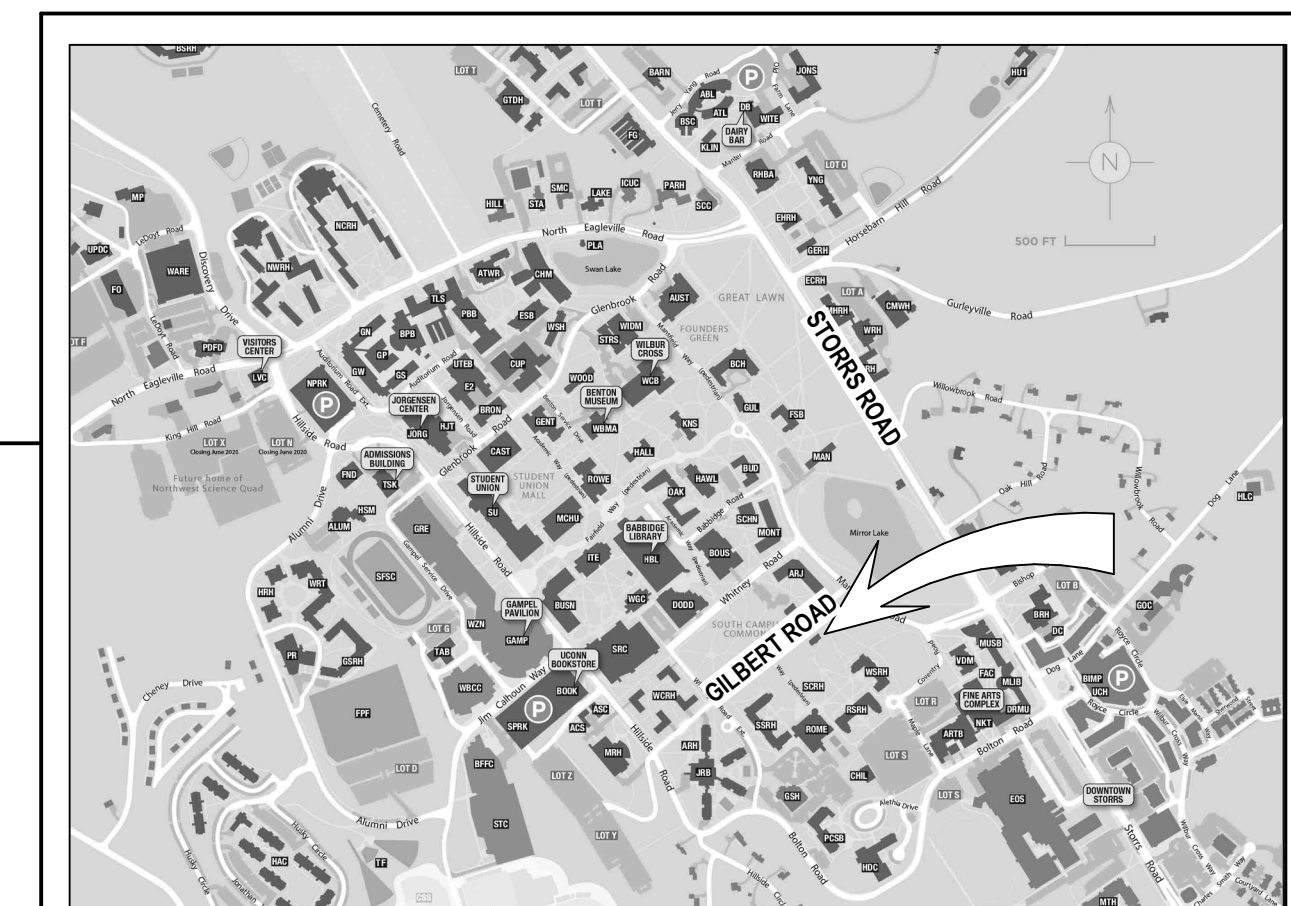
GILBERT ROAD SITE PREPARATION
STORRS CAMPUS
BUILDING #: Building 12
4 GILBERT ROAD
STORRS, CT 06269

PROJECT NO: 300235

PREPARED FOR:
UNIVERSITY PLANNING DESIGN & CONSTRUCTION
31 LEDOYT RD. UNIT
3038
STORRS, CT 06269
860-486-2776

7/1/2022 FOR BIDDING

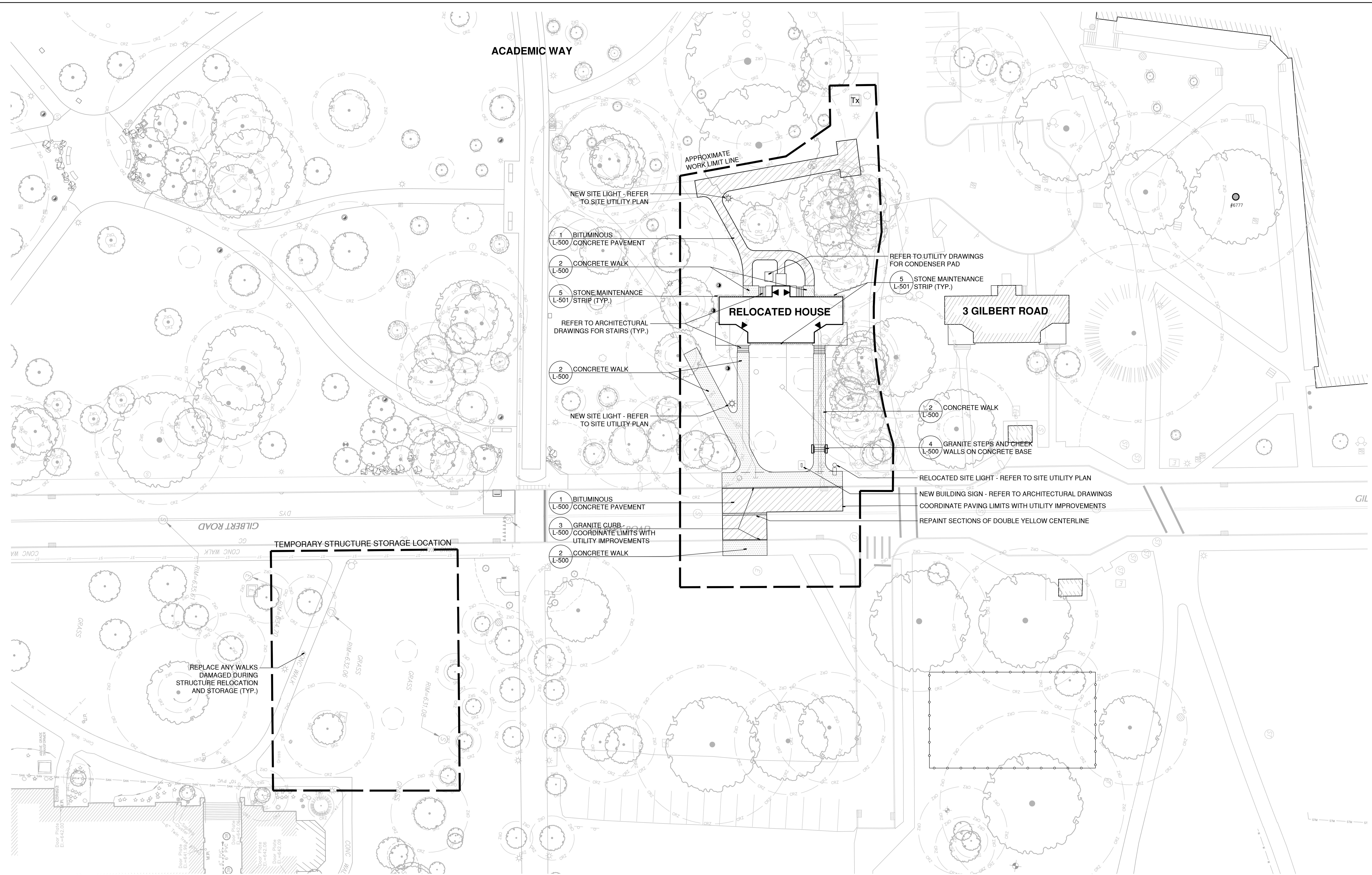
SHEET NUMBER	SHEET NAME	SHEET NUMBER	SHEET NAME
GENERAL			
G-001	COVER SHEET	A-210	ENLARGED PLANS AND INTERIOR ELEVATIONS
G-002	CODE SUMMARY	A-300	BUILDING SECTIONS
SURVEY			
VT201	TOPOGRAPHIC SURVEY	A-310	TYPICAL WALL SECTION
CIVIL			
C-001	CIVIL ABBREVIATIONS, SYMBOLS & GENERAL NOTES	A-410	STAIR SECTIONS AND DETAILS
C-101	SITE UTILITY DEMOLITION AND SITE PREPARATION PLAN	A-510	INTERIOR DETAILS
C-201	SITE UTILITY PLAN	A-520	EXTERIOR WALL SECTION DETAILS
C-301	SITE DRAINAGE PLAN	A-521	EXTERIOR DETAILS
C-401	SITE UTILITY PLAN & PROFILE	A-530	CASWORK DETAILS - SHEET 1
C-402	SITE UTILITY PLAN & PROFILE	A-571	CASWORK DETAILS - SHEET 2
C-501	SOIL EROSION AND SEDIMENTATION CONTROL NARRATIVE & DETAILS	A-640	PARTITION TYPES
C-502	SITE UTILITY DETAILS	A-641	DOOR FINISH SCHEDULES, NOTES & DETAILS
C-503	SITE UTILITY DETAILS	A-642	WINDOW SCHEDULES, NOTES & DETAILS
C-504	SITE UTILITY DETAILS	A-800	BUILDING SIGNAGE DRAWINGS
LANDSCAPE			
L-110	SITE PREPARATION PLAN	PLUMBING	
L-111	TREE PRESERVATION PLAN	P-001	PLUMBING GENERAL NOTES, CODES AND ABBREVIATIONS
L-112	TREE PRESERVATION KEY (TPAK)	P-002	PLUMBING SCHEDULES
L-113	TREE PRESERVATION DETAILS (TPAK)	PD-100	PLUMBING DEMOLITION PLANS - BASEMENT & FIRST FLOOR
L-120	SITE MATERIALS PLAN	PD-101	PLUMBING DEMOLITION PLANS - SECOND FLOOR & ATTIC
L-130	SITE LAYOUT PLAN	PU-100	PLUMBING UNDERSLAB PLAN
L-140	SITE GRADING PLAN	P-100	PLUMBING PLANS - BASEMENT & FIRST FLOOR
L-150	SITE PLANTING PLAN	P-101	PLUMBING PLANS - SECOND FLOOR & ATTIC
L-500	SITE DETAILS	P-301	PLUMBING DOMESTIC WATER RISER DIAGRAM
L-501	SITE DETAILS	P-302	PLUMBING SANITARY WASTE AND VENT RISER DIAGRAM
STRUCTURAL			
S001	GENERAL NOTES	P-401	PLUMBING DETAILS
S002	STRUCTURAL TESTING AND INSPECTIONS	MECHANICAL	
S003	TYPICAL DETAILS	H-001	HVAC GENERAL NOTES, CODES, SYMBOLS LIST AND ABBREVIATIONS
S101	BASEMENT PLAN EXISTING AND DEMO	H-002	HVAC SCHEDULES
S102	FIRST FLOOR PLAN EXISTING AND DEMO	HD-100	HVAC DEMOLITION PLANS - BASEMENT & FIRST FLOOR
S103	SECOND FLOOR PLAN EXISTING	HD-101	HVAC DEMOLITION PLANS - SECOND FLOOR & ATTIC
S104	ATTIC PLAN EXISTING	H4-100	HVAC FLOOR PLANS - BASEMENT & FIRST FLOOR
S201	BASEMENT PLAN RETROFIT	H4-101	HVAC FLOOR PLANS - SECOND FLOOR & ATTIC
S202	FIRST FLOOR PLAN RETROFIT	H-401	HVAC DETAILS
S203	SECOND FLOOR PLAN RETROFIT	H-501	HVAC CONTROLS
S204	ATTIC PLAN RETROFIT	H-502	HVAC CONTROLS
S301	BRACING ELEVATIONS	ELECTRICAL	
S401	SECTIONS/DETAILS - EXISTING/DEMO	E-001	ELECTRICAL GENERAL NOTES, CODES SYMBOL LIST AND ABBREVIATIONS
S402	SECTIONS/DETAILS - RETROFIT	E-002	ELECTRICAL SCHEDULES
S403	SECTIONS/DETAILS - RETROFIT	ED-100	ELECTRICAL DEMOLITION PLANS - BASEMENT & FIRST FLOOR
ARCHITECTURAL			
A-011	ARCHITECTURAL NOTES & SYMBOLS	ED-101	ELECTRICAL DEMOLITION PLANS - SECOND AND ROOF FLOOR
A-012	STRUCTURE RELOCATION PLAN	E-100	ELECTRICAL PLANS - BASEMENT & FIRST FLOOR
AD-100	BASEMENT AND FIRST FLOOR DEMO PLANS	E-101	ELECTRICAL PLANS - SECOND & ROOF FLOOR
AD-101	SECOND AND ATTIC DEMO PLANS	E-201	ELECTRICAL RISERS
AD-102	DEMO ROOF PLAN	E-202	FIRE ALARM RISER
AD-200	DEMO EXTERIOR ELEVATIONS	E-301	ELECTRICAL DETAILS
A-100	BASEMENT AND FIRST FLOOR PLANS	FA-100	FIRE ALARM PLANS - BASEMENT & FIRST FLOOR
A-101	SECOND AND ATTIC FLOOR PLANS	FA-101	FIRE ALARM PLANS - SECOND FLOOR & ATTIC
A-102	ROOF PLAN	TECHNOLOGY	
A-110	BASEMENT AND FIRST FLOOR RCPS	T-001	TECHNOLOGY GENERAL NOTES, CODES, SYMBOLS LIST AND ABBREVIATIONS
A-111	SECOND AND ATTIC FLOOR RCPS	TD-100	TECHNOLOGY DEMOLITION PLANS - BASEMENT & FIRST FLOOR
A-200	EXTERIOR ELEVATIONS	TD-101	TECHNOLOGY DEMOLITION PLANS - SECOND FLOOR & ATTIC
		T-100	TECHNOLOGY PLANS - BASEMENT & FIRST FLOOR
		T-101	TECHNOLOGY PLANS - SECOND FLOOR & ATTIC
		T-201	TECHNOLOGY PARTIAL PLAN, ELEVATION AND SCHEDULE
		T-301	TECHNOLOGY RISER DIAGRAMS AND GROUNDING DETAIL
		T-401	TECHNOLOGY DETAILS



PROJECT SITE LOCATION
NO SCALE

PROJECT CONSULTANTS

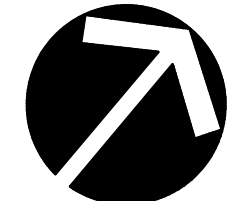
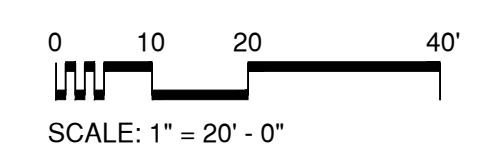
Civil Engineers:	Landscape Architect:	Project Architect:	Structural Engineers:	Mechanical/Electrical/Plumbing/FP:	Surveyor:	Geotechnical Engineers:	Consulting Arborists:	Code Consultant:
BVH A SALASOBRLEN COMPANY	Richter & Cegan	Fennick McCredie Architecture	SGH	BVH A SALASOBRLEN COMPANY	LANGAN	GZA Known for excellence. Built on trust.	Allan Fenner Consulting Arborist LLC	AKF
BVH Integrated Services 206 West Newbury Road Bloomfield, CT 06002	Richter & Cegan 8 Canal Court Avon, CT 06001	FM Architecture 70 Franklin Street Boston, MA 02110	SGH 480 Totten Pond Road Waltham, MA 02451	BVH 1 Gateway Center Newton, MA 02458	Langan 100 Cambridge Street Boston, MA 02114	GZA 35 Nutmeg Drive Trumbull, CT 06611	Allan Fenner 53 Prospect Street New Hartford, CT 06057	AKF 294 Washington Street, Suite 700 Boston, MA 02108



NOTES:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY IN THE FIELD ALL ELEVATIONS, UTILITY LOCATIONS AND SITE CONDITIONS. IF AN UNFORESEEN INTERFERENCE EXISTS BETWEEN AN EXISTING AND PROPOSED UTILITY OR STRUCTURE, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT SO THAT THE APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION.
- ANY DRAINAGE STRUCTURES, CURBS, OR LAWN AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
- REFER TO TREE PROTECTION AND PRESERVATION SPECIFICATIONS, PLANS AND DETAILS FOR REQUIREMENTS FOR WORK SCHEDULED IN CRITICAL ROOT ZONES, STRUCTURAL ROOT ZONES AND TREE PROTECTION AREAS.

LEGEND	
	BITUMINOUS CONCRETE PAVEMENT
	CONCRETE WALK
	STONE MAINTENANCE STRIP
	STRUCTURAL ROOT ZONE
	CRITICAL ROOT ZONE



CERTIFICATION:

STATUS:
FOR BIDDING

CONSULTANT:
Landscape Architects

Richter & Cegan Inc.

8B Canal Court, P.O. Box 567
Avon, Connecticut 06001

REVISIONS:

No.	Date	Revision

UNIVERSITY OF CONNECTICUT
UNIVERSITY PLANNING DESIGN &
CONSTRUCTION
31 LEDOYT ROAD UNIT 3038
STORRS, CONNECTICUT 06269-3038
TELEPHONE: (860) 486-2776
FACSIMILE: (860) 486-3177



PROJECT:

GILBERT ROAD SITE
PREPARATION
4 GILBERT ROAD
STORRS, CT 06269

PROJECT NO.: 300235
WORK ORDER NO:
FILE NAME:

W:\2022\014\CONDOCCMain\2022011-120.dwg

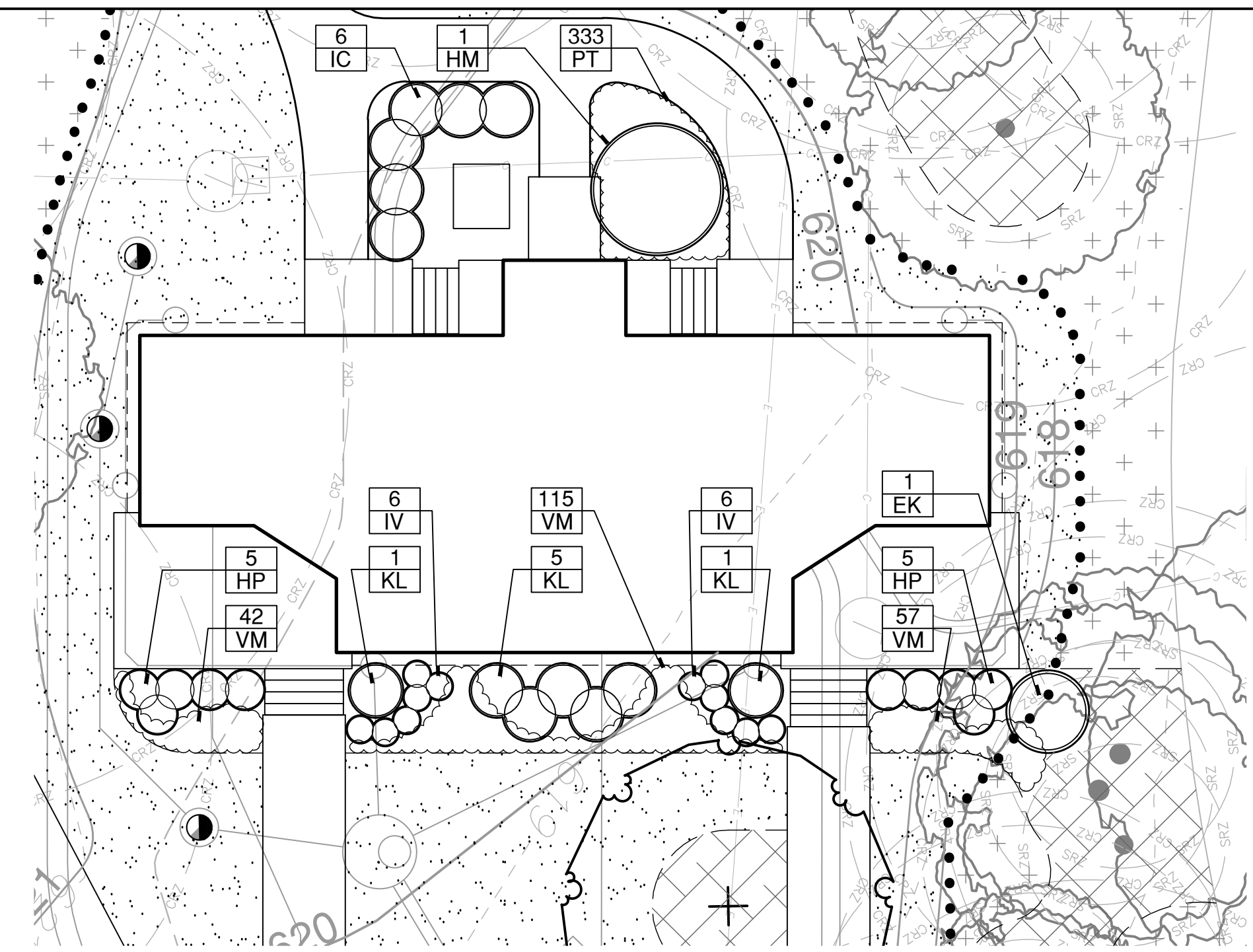
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DRAFTER: C/J/JP
SCALE: As Noted
PRINT DATE: 7/01/2022
SHEET TITLE:

**SITE MATERIALS
PLAN**

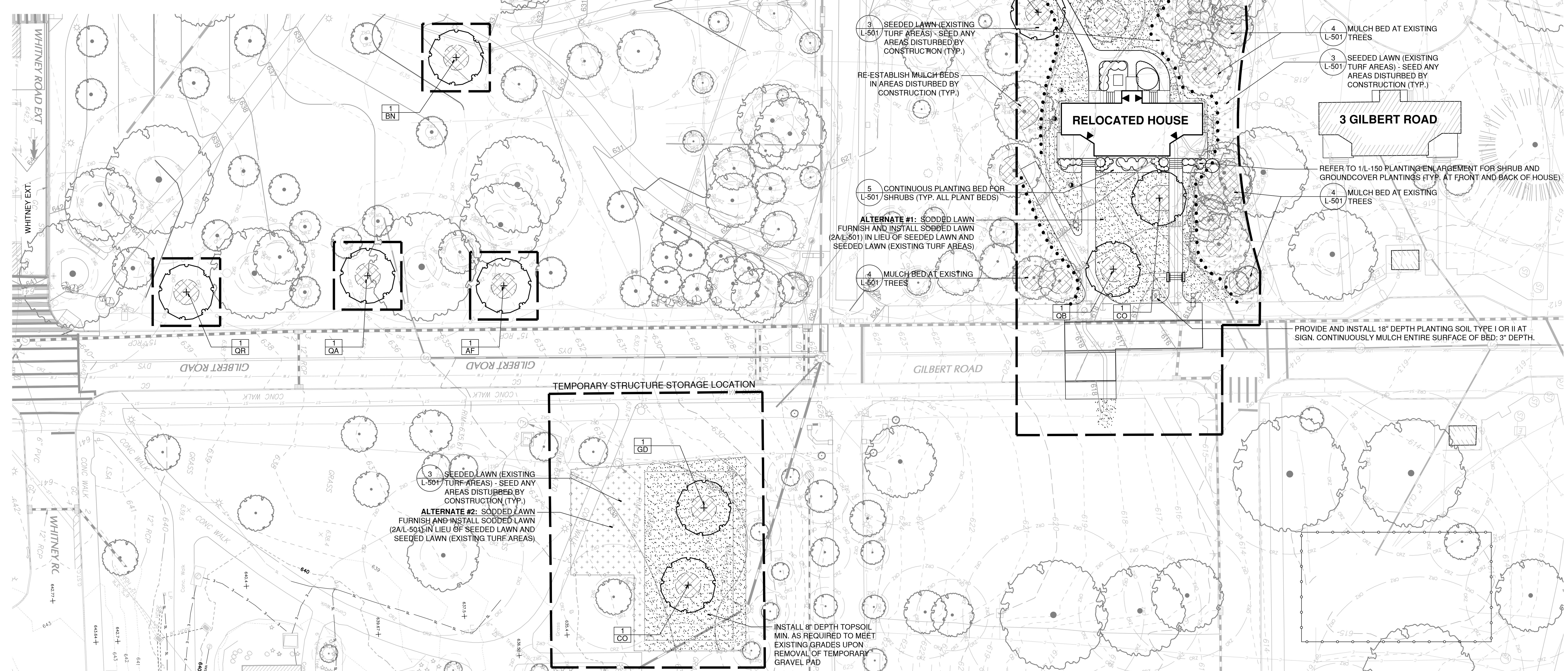
SHEET:

L-120

SHEET: of



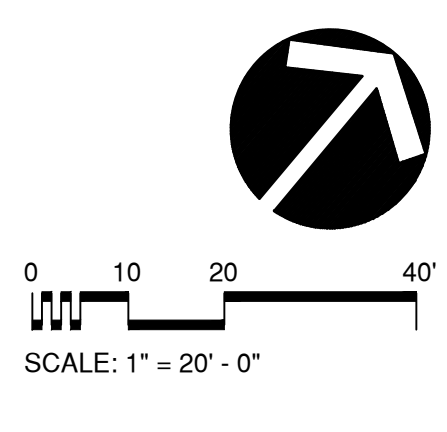
1 PLANTING ENLARGEMENT



- NOTES:**
- CONFIRM THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. SITE LIGHTING AND UTILITIES ARE SHOWN FOR COORDINATION PURPOSES ONLY. SEE CIVIL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - PLANT LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE AND ARE TO BE USED AS A GUIDE ONLY. CONTRACTOR SHALL STAKE OUT ALL PLANT LOCATIONS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - PLANTS SHALL BE INSPECTED AND APPROVED ON SITE BY THE LANDSCAPE ARCHITECT AT THE TIME OF STAKE OUT APPROVAL. UNACCEPTABLE PLANTS SHALL BE REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER. SUBSTITUTIONS OF PLANT MATERIAL ARE ALLOWED ONLY UPON WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
 - ALL EXTERIOR GROUND AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY BUILDINGS, STRUCTURES, PAVING, PLANT BEDS OR OTHER SITE IMPROVEMENTS SHALL BE REPLACED IN KIND. LAWN AREAS SHALL BE GRADED, TOPSOILED WITH APPROVED SOIL MIX TO A DEPTH OF 6" AND SEEDING WITH APPROVED SEED MIX.
 - ALL LAWN AND PLANTING AREA SOIL SHALL BE FERTILIZED AND AMENDED ACCORDING TO THE RECOMMENDATION OF A SOIL ANALYSIS PROVIDED BY AN APPROVED SOIL TESTING LABORATORY AND APPROVED BY THE LANDSCAPE ARCHITECT. TOPSOIL TEST REPORTS MUST BE SUBMITTED PRIOR TO TOPSOIL INSTALLATION AND THE PREPARATION OF PLANTING MIXTURES AND INCLUDE SPECIFIC LABORATORY RECOMMENDATIONS FOR AMENDING TOPSOIL TO SATISFY THE CULTURAL REQUIREMENTS FOR EACH OF THE VARIOUS SEED MIXES AND PLANT COLLECTIONS TO BE INSTALLED.
 - ALL MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 - (CURRENT EDITION).
 - MULCH ALL NEW SHRUB BEDS AND PLANT PITS TO ACHIEVE A 3" DEPTH (AFTER SETTLEMENT). MULCH ALL GROUNDCOVER BEDS TO ACHIEVE A 2" DEPTH (AFTER SETTLEMENT). MULCH FOR SAUCERS AND PLANTING AREAS TO BE A DOUBLE SHREDDED BARK MULCH.
 - REFER TO TREE PROTECTION AND PRESERVATION SPECIFICATIONS, PLANS AND DETAILS FOR REQUIREMENTS FOR WORK SCHEDULED IN CRITICAL ROOT ZONES, STRUCTURAL ROOT ZONES AND TREE PROTECTION AREAS

LEGEND

	EXISTING TREE TO REMAIN		SEEDING LAWN (2/L-501)
	DECIDUOUS SHADE TREE		SEEDING LAWN (EXISTING TURF AREAS) (3/L-501)
	DECIDUOUS ORNAMENTAL TREE		MULCH BED - REFER TO FOR INSTALLATION OF MULCH BEDS AT EXISTING TREES (4/L-501)
	GRADING LIMIT LINE		STRUCTURAL ROOT ZONE
			CRITICAL ROOT ZONE



CERTIFICATION:

STATUS:
FOR BIDDING

CONSULTANT:
Landscape Architects

Richter & Cegan Inc.

8B Canal Court, P.O. Box 567
Avon, Connecticut 06001

REVISIONS:

No.	Date	Revision

UNIVERSITY OF CONNECTICUT
UNIVERSITY PLANNING DESIGN &
CONSTRUCTION

31 LEDOYT ROAD UNIT 3038
STORRS, CONNECTICUT 06269-3038
TELEPHONE: (860) 486-2776
FACSIMILE: (860) 486-3177

PROJECT:

GILBERT ROAD SITE PREPARATION

4 GILBERT ROAD
STORRS, CT 06269

PROJECT NO.: 300235
WORK ORDER NO:
FILE NAME:
W:\2022\014\CONDO\CM\20220114-150.dwg

AUTHOR: MC
DRAFTER: CJ/JIP
SCALE: As Noted
PRINT DATE: 7/01/2022
SHEET TITLE:

SITE PLANTING PLAN

SHEET: L-150

SHEET: of

CERTIFICATION:

STATUS:
FOR BIDDING

CONSULTANT:

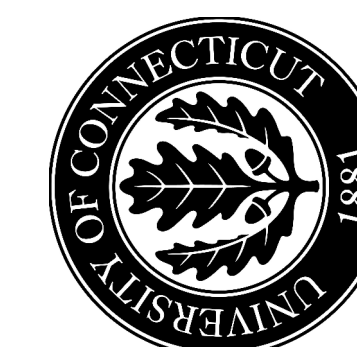


Fennick McCreddie Architecture
70 Franklin Street
Boston, MA 02110
t. 617.350.7900

REVISIONS:

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UNIVERSITY OF CONNECTICUT
UNIVERSITY PLANNING DESIGN &
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31 LEDOYD RD. UNIT 3038
STORRS, CT 06269



PROJECT:

GILBERT ROAD SITE
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PROJECT NO.: 300235

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FILE NAME:

C:\Users\abrodsky\Documents\1206-01_UConn Gilbert Road_abrodsky\marchitecture.com.rvt

AUTHOR: Checker

DRAFTER: Author

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

PRINT DATE: 7/1/2022

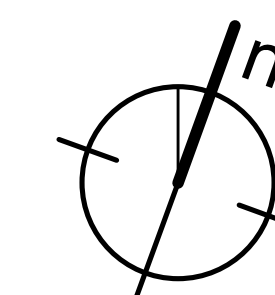
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BASEMENT AND
FIRST FLOOR
DEMO PLANS

SHEET:

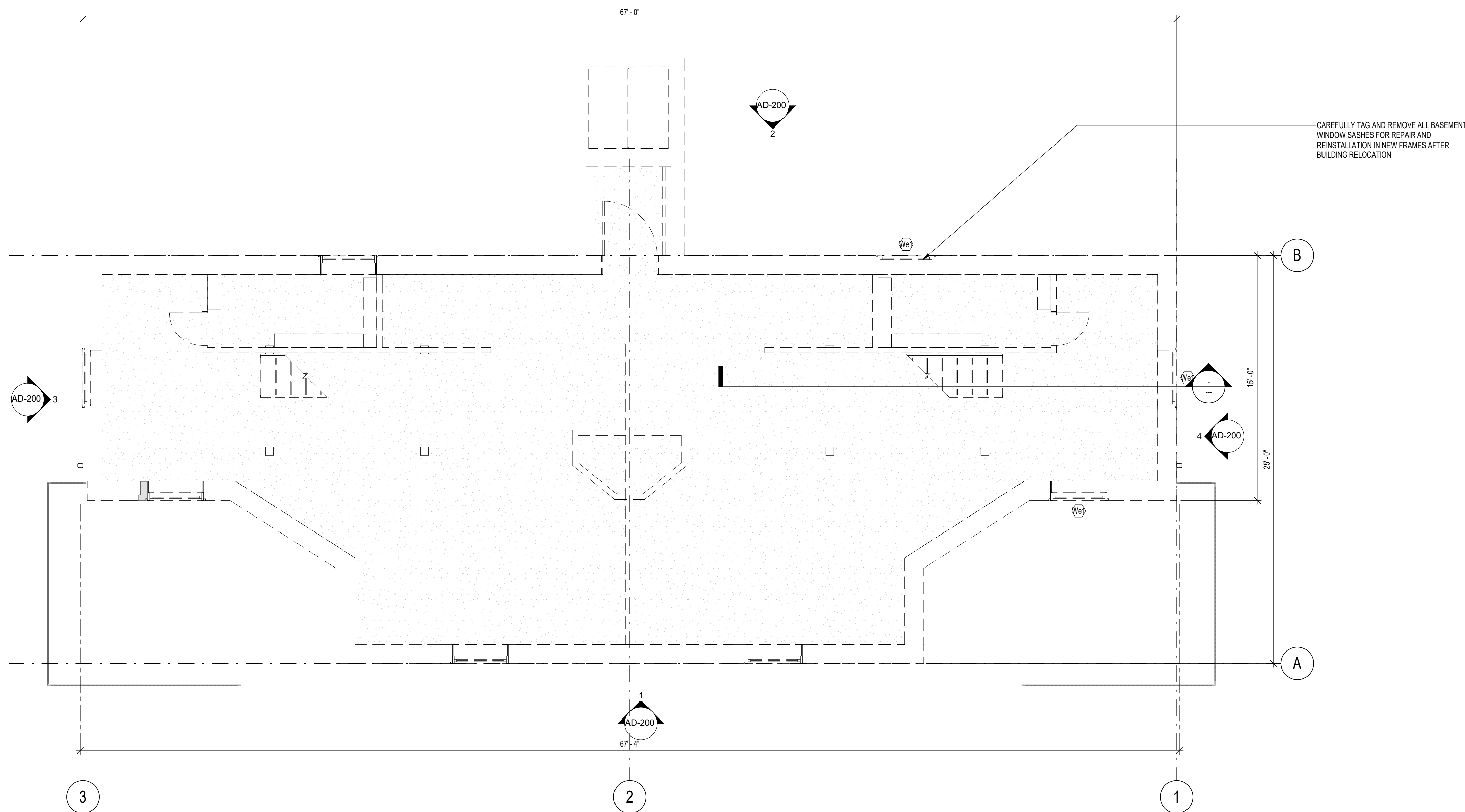
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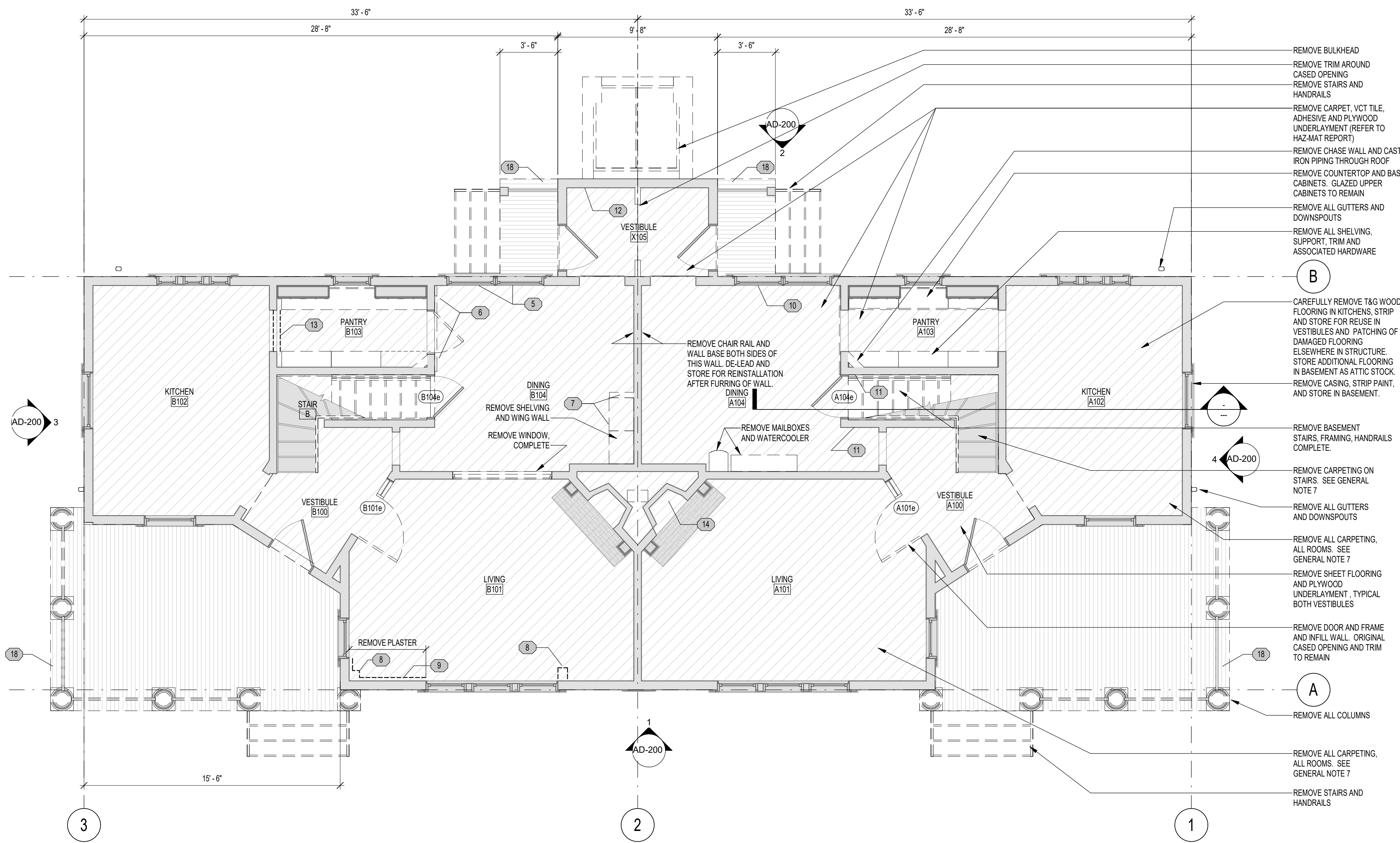
- GENERAL DEMO NOTES
- BASEMENT DEMOLITION PLAN SHOWN FOR REFERENCE ONLY. EXISTING FOUNDATIONS, STAIRS, AND PARTITIONS WITHIN BASEMENT TO BE REMOVED BY OTHERS. REFER TO DRAWINGS OF OTHER DISCIPLINES FOR MAKE-SAFE SCOPE REQUIRED.
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 - REMOVE ALL SHELF STANDARDS AND SHELVING.
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 - ALL RESILIENT TILING TO BE REMOVED COMPLETE. (ROOMS 103, 104, 105)
 - ALL PLASTER AND LATH CEILINGS TO BE REMOVED, COMPLETE. TAKE CAUTION TO PROTECT CROWN MOLDING.
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 - REMOVE ALL ELECTRICAL PANELS, EQUIPMENT, PIPING, LIGHTING, WIRING, SURFACE MOUNTED WIREWAY, SECURITY HARDWARE, SENSORS AND FIXTURES, COMPLETE.
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14	POWER WASH AND CLEAN EXPOSED FIRE BOX.
15	REMOVED DAMAGED PLASTER AND LATH.
16	REMOVE GALVANIZED PANEL.
17	REMOVE ALL DOOR CASINGS, STRIP AND STORE FOR REINSTALLATION. RIP LAMBS TO NEW PARTITION WIDTH AND PREP FOR NEW HARDWARE. REINSTALL AND PAINT.
18	REMOVE PORCH DECKING.



NOTE: BASEMENT DEMOLITION FOR REFERENCE ONLY, EXCEPT AS NOTED

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



2 FIRST FLOOR - DEMO
SCALE: 1/4" = 1'-0"

CERTIFICATION:

STATUS:
FOR BIDDING

CONSULTANT:



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REVISIONS:

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UNIVERSITY OF CONNECTICUT
UNIVERSITY PLANNING DESIGN &
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31 LEDDYT RD. UNIT 3038
STORRS, CT 06269



PROJECT:

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4 GILBERT ROAD
STORRS, CT 06269

PROJECT NO.: 300235

WORK ORDER NO:

FILE NAME:

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Road_sbrodsky\marchitecture.com.rvt

AUTHOR: Checker

DRAFTER: Author

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

PRINT DATE: 7/1/2022

SHEET TITLE:

SECOND AND
ATTIC DEMO
PLANS

SHEET:

AD-101

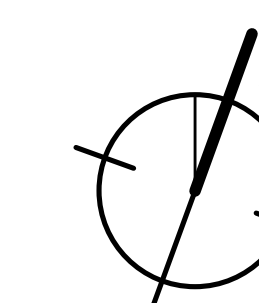
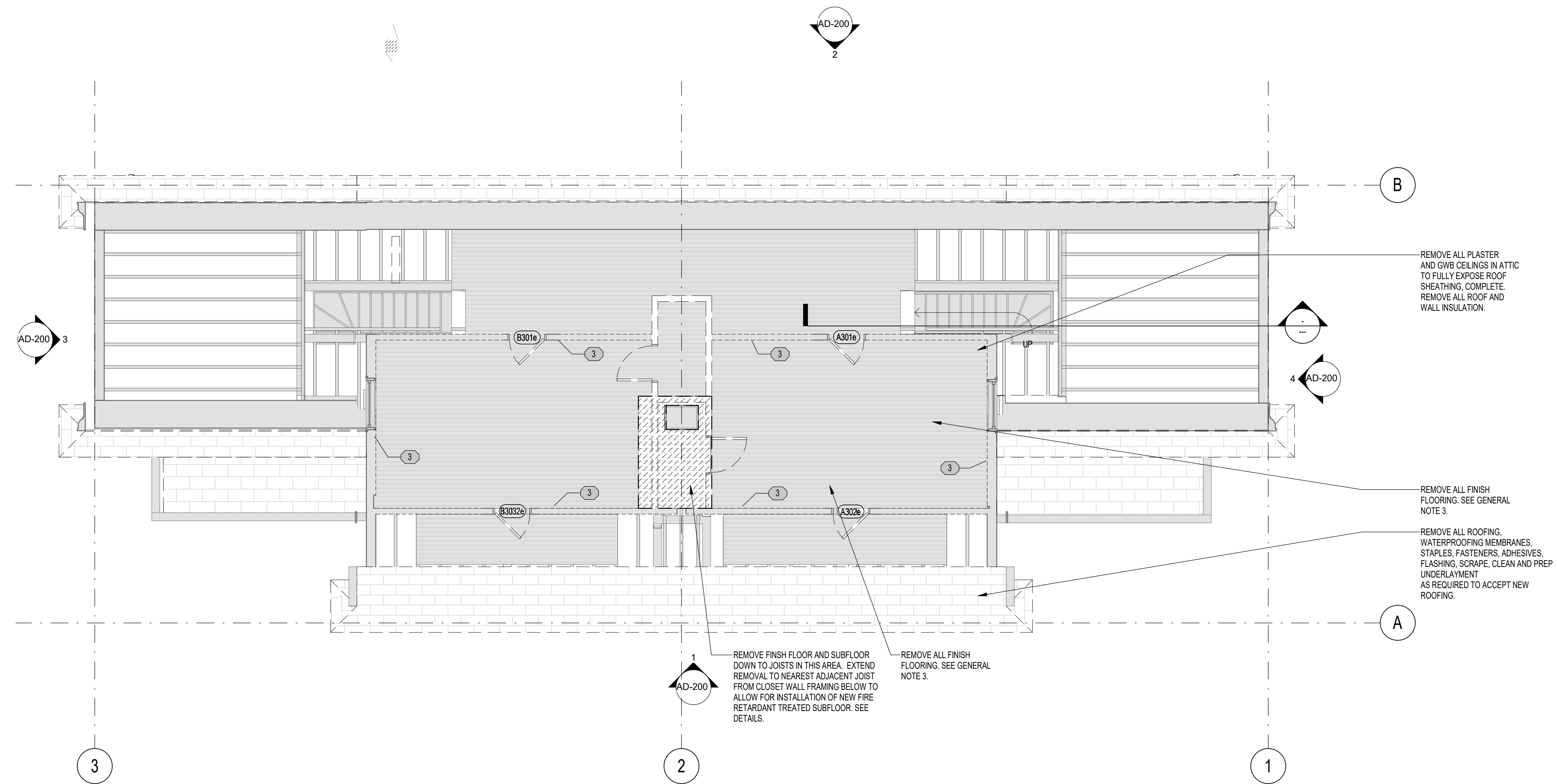
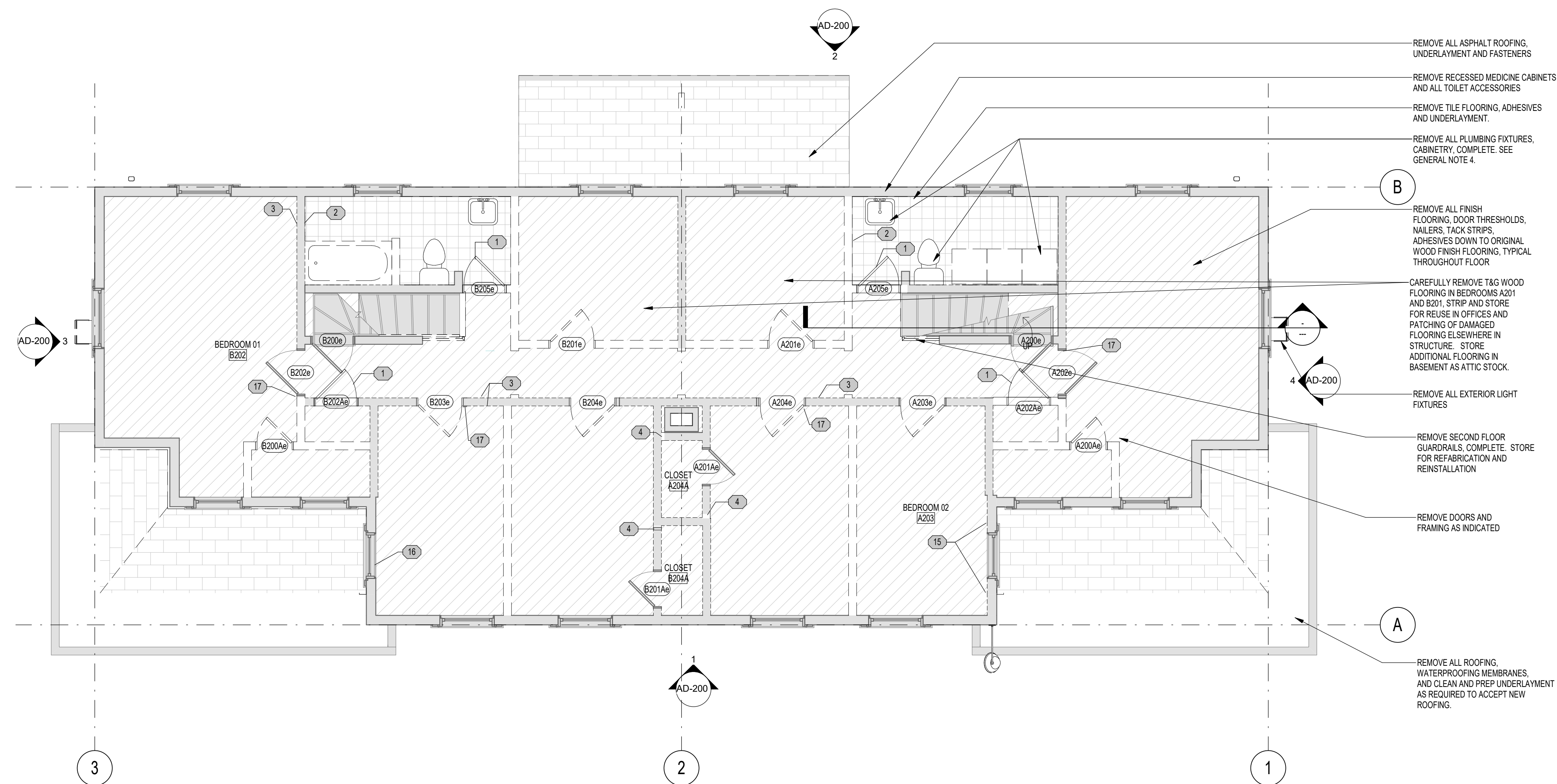
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CERTIFICATION:

STATUS:
FOR BIDDING

CONSULTANT:



Fennick McCredie Architecture
70 Franklin Street
Boston, MA 02110
t. 617.350.7900

REVISIONS:

No. Date Revision

UNIVERSITY OF CONNECTICUT
UNIVERSITY PLANNING DESIGN &
CONSTRUCTION
31 LEDOYNT RD. UNIT 3038
STORRS, CT 06269



PROJECT:

GILBERT ROAD SITE
PREPARATION
4 GILBERT ROAD
STORRS, CT 06269

PROJECT NO.: 300235

WORK ORDER NO:

FILE NAME:

C:\Users\labrodsky\Documents\1206-01_UConn Gilbert
Road_sbrodsky\marchitecture.com.rvt

AUTHOR: Checker

DRAFTER: Author

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

PRINT DATE: 7/1/2022

SHEET TITLE:
DEMO ROOF PLAN

SHEET:

AD-102

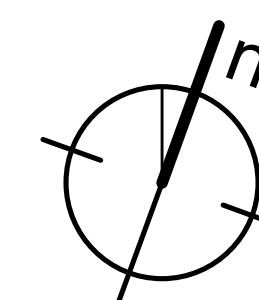
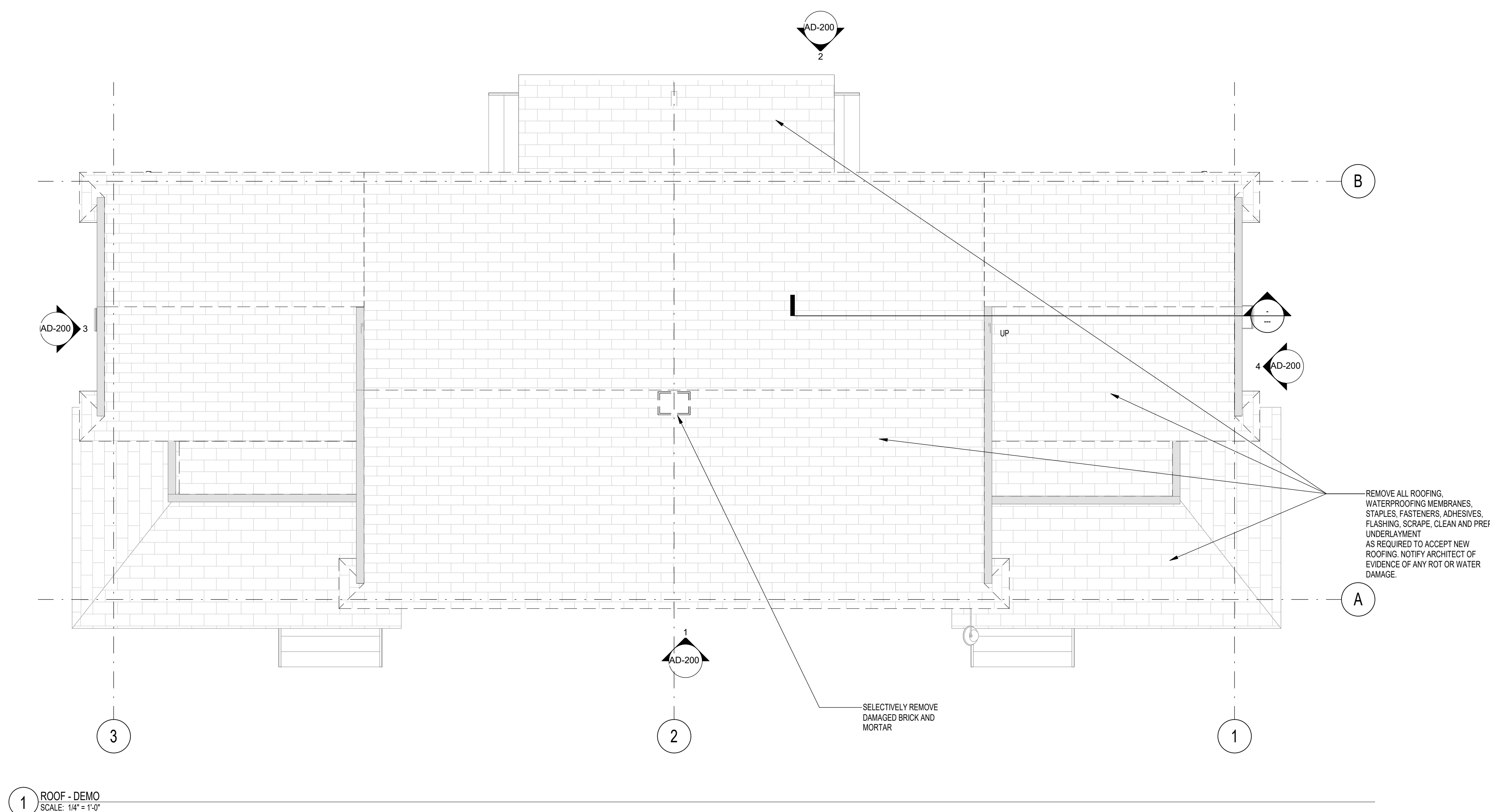
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CERTIFICATION:

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CONSULTANT:



Fennick McCreddie Architecture
70 Franklin Street
Boston, MA 02110
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REVISIONS:

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UNIVERSITY OF CONNECTICUT
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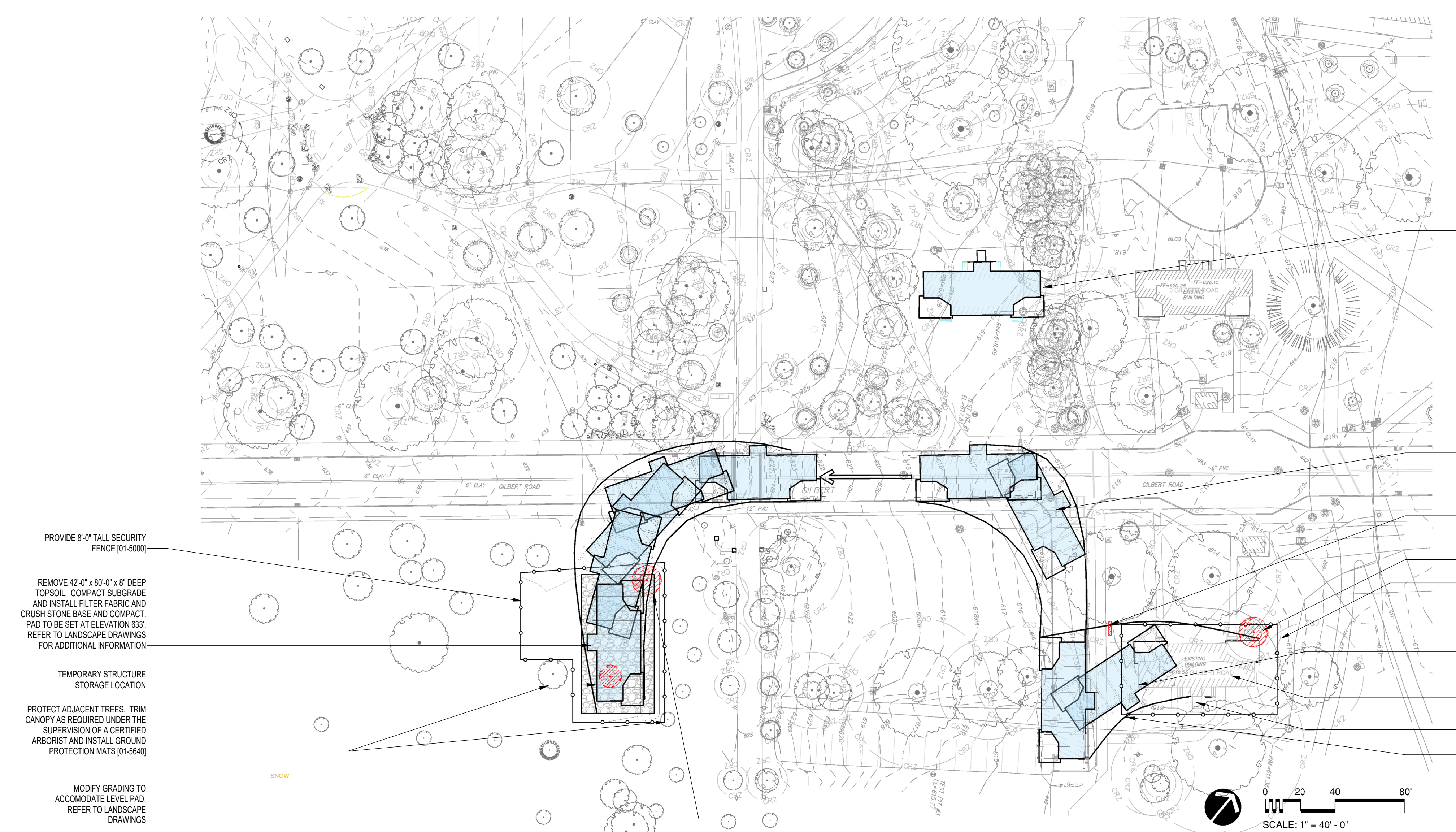
PRINT DATE: 7/1/2022

SHEET TITLE:
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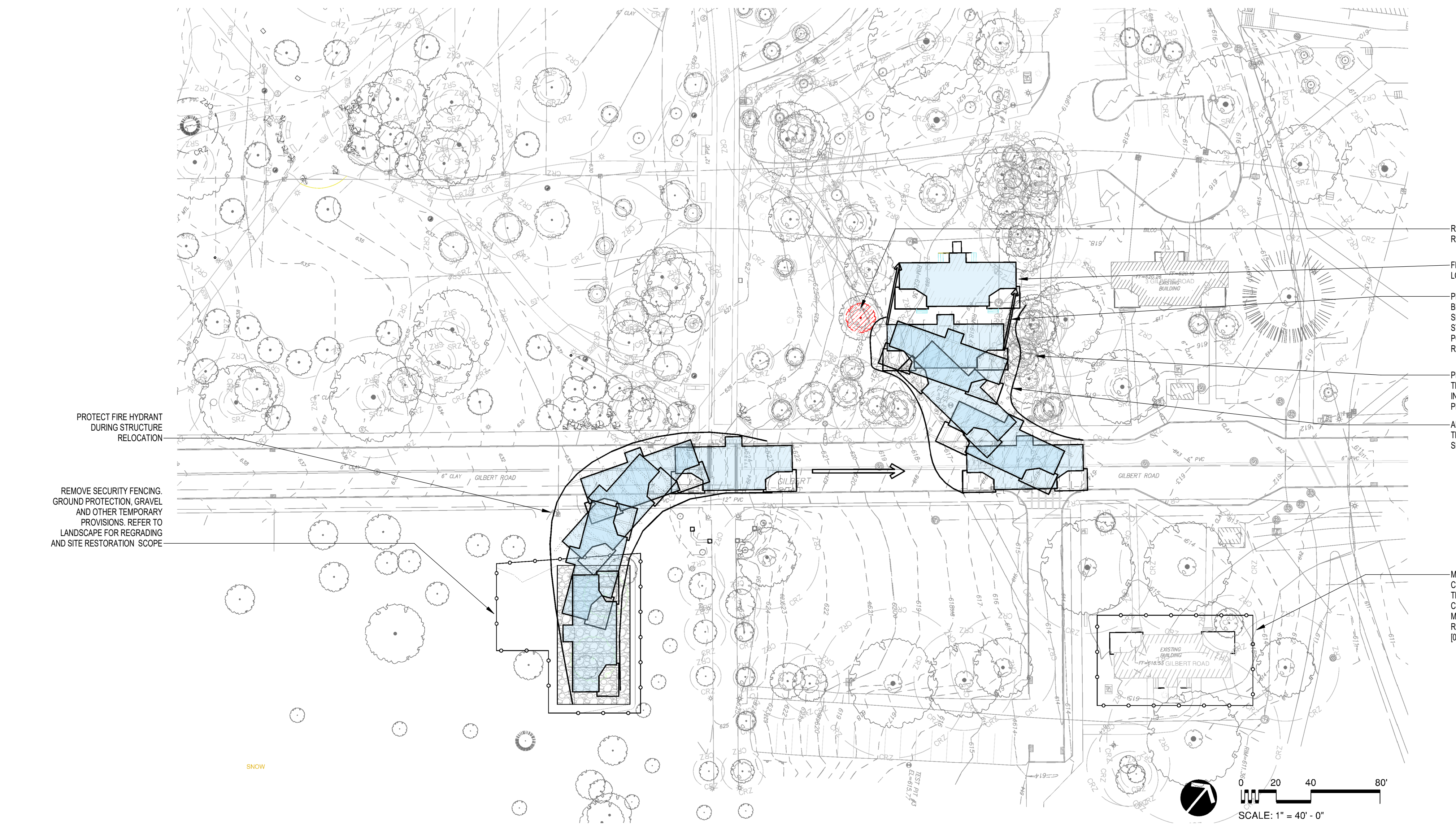
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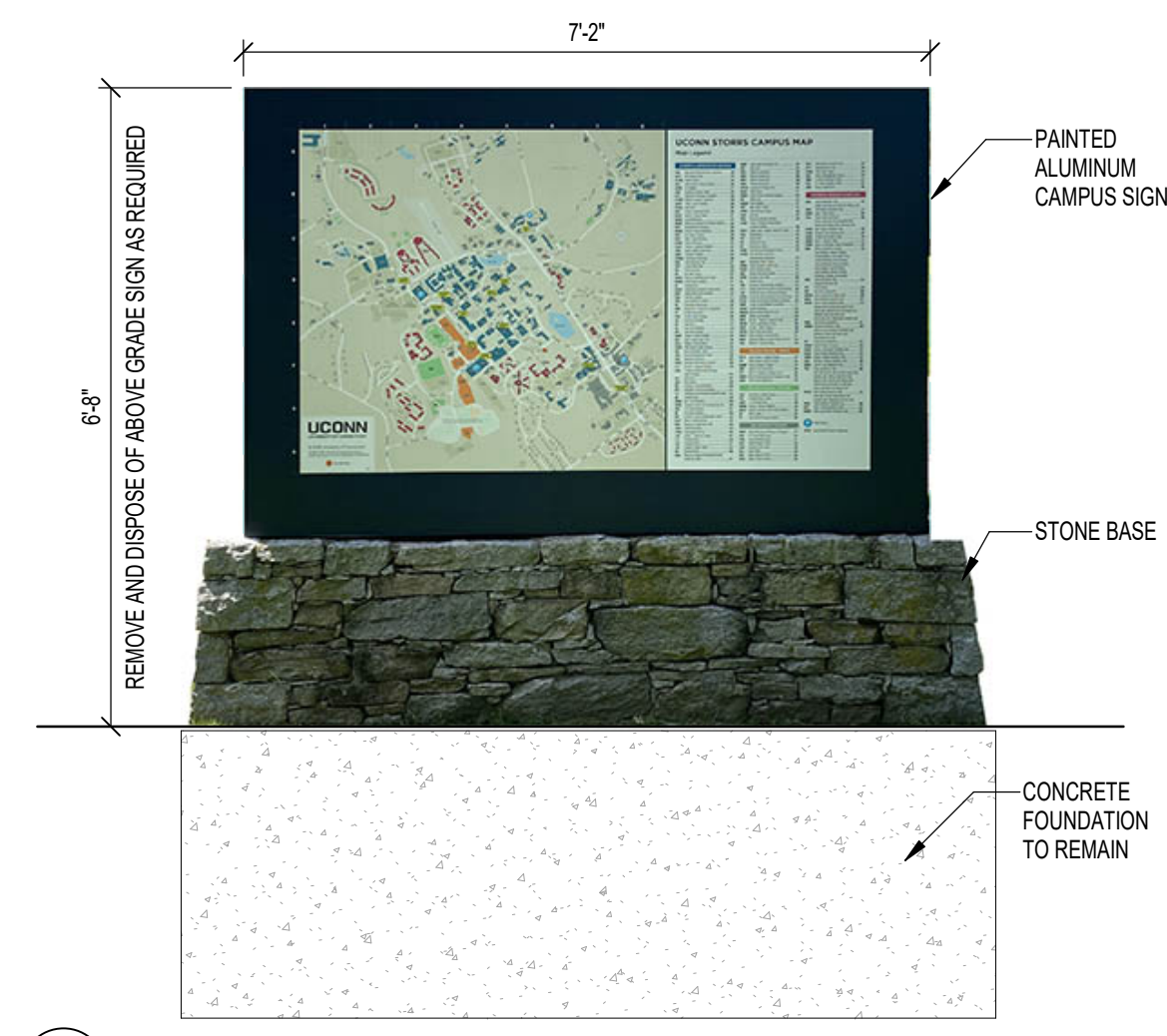
SHEET: of



1 RELOCATION- SEQUENCE 1
SCALE: 1" = 40'-0"



2 RELOCATION- SEQUENCE 2
SCALE: 1" = 40'-0"



3 EXISTING CAMPUS SIGN TO BE REMOVED
SCALE: 1/2" = 1'-0"

GENERAL BUILDING RELOCATION NOTES

- REFER TO SPECIFICATION SECTION 02-4300 STRUCTURE MOVING FOR DETAILED REQUIREMENTS
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
- RELOCATION LOGISTICS AND SEQUENCING SHOWN ON THIS SHEET ARE CONCEPTUAL AND DIAGRAMMATIC ONLY TO INDICATE THE OVERALL INTENT, EXPECTATIONS AND LIMITATIONS. IT SHALL BE THE FULL RESPONSIBILITY OF THE RELOCATION CONTRACTOR TO DEVELOP A COMPREHENSIVE EXECUTION PLAN FOR REVIEW AND APPROVAL BY THE UNIVERSITY.
- GENERAL CONTRACTOR TO COORDINATE AND PROVIDE TRAFFIC DETAILS, ROAD CLOSURE PERMITS, AND ALL OTHER PERMITS AS MAY BE REQUIRED FOR RELOCATION OF STRUCTURE
- GENERAL CONTRACTOR TO COORDINATE SCHEDULING OF STRUCTURE RELOCATION WITH THE UNIVERSITY AND OTHER PROJECTS IN THE PROJECT VICINITY
- GENERAL CONTRACTOR TO COORDINATE THE NEW BUILDING FOUNDATIONS. THIS INCLUDES POUR SEQUENCES, ELEVATIONS, FOUNDATION BLOCK OUTS, REINFORCING SPLICES, UNDERGROUND UTILITIES, CHIMNEY FOUNDATIONS AND OTHER WORK THAT COULD IMPACT THE STRUCTURE RELOCATION.
- AFTER BUILDING RELOCATION, GC TO ENGAGE THE SERVICES OF A LICENSED SURVEYOR TO DOCUMENT THE ACTUAL BUILDING SILL DIMENSIONS. FOUNDATION AND FORMWORK SUBMITTALS SHALL BE BASED ON THE ACTUAL BUILDING SILL SURVEY. SUBMIT SURVEY PRIOR TO FOUNDATION SHOP DRAWINGS
- RELOCATION CONTRACTOR TO INSPECT STRUCTURE AT STORAGE LOCATION AT NO MORE THAN 30 DAY INTERVALS AND REPORT EVIDENCE OF DIFFERENTIAL SETTLEMENT, VANDALISM, BREACHES IN SECURITY FENCING, OR DAMAGE TO THE EXISTING STRUCTURE.
- BASEMENT WINDOWS: RELOCATION CONTRACTOR TO CAREFULLY REMOVE ALL BASEMENT WINDOW SASHES AND STORE INSIDE RELOCATED BUILDING FOR REPAIR AND REINSTALLATION IN RELOCATED STRUCTURE
- 3D PHOTOGRAPHIC MODEL OF THE EXISTING STRUCTURE IS AVAILABLE AT THE LINK BELOW FOR ADDITION INFORMATION
<https://my.matterport.com/show/?m=3n3m3KQ2HWH>

GENERAL CONSTRUCTION SEQUENCING

SEQUENCE 1- RELOCATION TO STORAGE LOCATION

- EXISTING SITE:
- REMOVE ALL UTILITY SERVICES AND MAKE-SAFE STRUCTURE
 - REMOVE AND DRAIN DOWN ALL MEP SERVICES IN BASEMENT AND CUT BACK TO FACE OF FOUNDATION AND CAP. NO EXISTING SYSTEMS SHALL EXTEND BELOW FIRST FLOOR FRAMING.
 - REMOVE STAIRS, PARTITIONS AND ALL OTHER CONSTRUCTION IN BASEMENT COMPLETE TO FOUNDATIONS.
 - REMOVE BULKHEAD & PORCH LATTICE. BASEMENT WINDOW SASHES TO BE CAREFULLY REMOVED AND PROTECTED (SEE GENERAL NOTE 8)
 - REMOVE VEGETATION ADJACENT TO STRUCTURE AS REQUIRED AND STONE CAMPUS SIGNAGE.
 - SHORE STRUCTURE, PROTECT AND PREPARE AS REQUIRED FOR STRUCTURE RELOCATION PER ENGINEER'S RELOCATION PLAN.
 - REMOVE BASEMENT WINDOWS AND PROVIDE SELECTIVE OPENINGS IN FOUNDATION FOR INSTALLATION OF MOVING SUB-STRUCTURE.
 - INSTALL WOOD CRIBBING. INSTALL ALL MOVING STRUCTURE AND LIFTING EQUIPMENT.

- STORAGE SITE:
- REMOVE TREES AS INDICATED.
 - ADJUST GRADING AS INDICATED.
 - INSTALL GROUND PROTECTION MATS WHERE STRUCTURE WILL CROSS CRITICAL ROOT ZONES OF EXISTING TREES AND ROOT AERATION MATS AS INDICATED ON LANDSCAPE DRAWINGS
 - REMOVE TOPSOIL AS INDICATED ON PLAN, STORE AND PROTECT. COMPACT PAD, PLACE FILTER FABRIC, CRUSHED STONE AND RE-COMPACT.
 - INSTALL WOOD CRIBBING

RELOCATION

- PREP RELOCATION ROUTE, INCLUDING STREET SHUT DOWNS, TEMPORARY SIGNAGE, TRAFFIC CONTROL, TEMP CURB RAMPS, REMOVE STREET LIGHT POLE AND OTHER NECESSARY PREPARATIONS.
- LIFT, RELOCATE AND SECURE STRUCTURE AT STORAGE LOCATION.
- INSTALL SECURITY FENCING AT STORAGE SITE.
- REMOVE ALL DEBRIS AT ORIGINAL BUILDING LOCATION AND INSTALL SECURITY FENCING.
- REINSTALL STREET LIGHT POLE.
- CONTRACTOR'S CERTIFIED ARBORIST TO BE ON SITE FOR DURATION OF MOVE.

GENERAL CONSTRUCTION SEQUENCING

SEQUENCE 2- RELOCATION TO FINAL LOCATION

- STORAGE LOCATION:
- REMOVE SECURITY FENCING
 - INSTALL GROUND PROTECTION MATS WHERE STRUCTURE WILL CROSS CRITICAL ROOT ZONES OF EXISTING TREES.

FINAL LOCATION PREPARATION

- COORDINATE WORK CLOSELY WITH BUILDING RENOVATION GENERAL CONTRACTOR
- INSTALL CRIBBING IN NEW BASEMENT
- INSTALL DRIVE BEAMS AND OTHER PREPARATIONS REQUIRED FOR STRUCTURE RELOCATION
- COORDINATE WORK TO IMPOSE NO ADDITIONAL LOAD ON SUPPORT OF EXCAVATION. GEOTECHNICAL ENGINEER RESPONSIBLE FOR SUPPORT OF EXCAVATION SHALL REVIEW RELOCATION PLAN PRIOR TO EXECUTION
- COORDINATE SITE PREP, INCLUDING SITE GRADING, PROTECTION AND BONDING OF REINFORCING STEEL, REQUIRED TREE REMOVALS, PROTECTION AND LIMBING, SURVEY FOUNDATION AND VERIFY ELEVATION AND DIMENSIONAL ACCURACY PRIOR TO STRUCTURE RELOCATION.

RELOCATION

- PREP RELOCATION ROUTE, INCLUDING STREET SHUT DOWNS, TEMPORARY SIGNAGE, TRAFFIC CONTROL, TEMP CURB RAMPS, REMOVE STREET LIGHT POLE AND OTHER NECESSARY PREPARATIONS.
- LIFT, RELOCATE AND SET STRUCTURE AT NEW LOCATION ON CRIBBING. FINE ADJUST STRUCTURE PLACEMENT TO ALIGN WITH NEW FOUNDATION.
- INSTALL PLUMB-BOBS AT 8'-0" O.C. AROUND PERIMETER OF BUILDING SILL TO ALLOW FOR VISUAL INSPECTION OF ALIGNMENT BY ARCHITECT. PROVIDE SURVEYED DRAWING OF BUILDING SILL AND FOUNDATION DEMONSTRATING ALIGNMENT IF REQUESTED BY ARCHITECT.
- REINSTALL SITE LIGHT POLES

FOUNDATIONS- POUR #2

- PLACE FOUNDATION WALL TO FINAL ELEVATION.

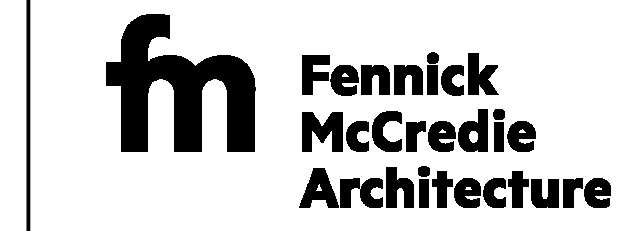
FINAL LOCATION DETAILING

- AFTER PROPER CURING OF FOUNDATIONS, ADJUST STEEL SILL PLATES AND SECURE LOAD STRUCTURE TO SILL PLATE AND SECURE.
- REMOVE RELOCATION STRUCTURE, CRIBBING AND ALL OTHER EQUIPMENT AND TURN SITE OVER TO RENOVATION CONTRACTOR

CERTIFICATION:

STATUS:
FOR BIDDING

CONSULTANT:



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70 Franklin Street
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REVISIONS:

No.	Date	Revision

UNIVERSITY OF CONNECTICUT
UNIVERSITY PLANNING DESIGN &
CONSTRUCTION
31 LEDOYD RD. UNIT 3038
STORRS, CT 06269

PROJECT:

GILBERT ROAD
STRUCTURE
RELOCATION
4 GILBERT ROAD
STORRS, CT 06269

PROJECT NO.: 300235

WORK ORDER NO:
FILE NAME:

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AUTHOR: Checker

DRAFTER: Author

SCALE: As indicated

PRINT DATE: 7/1/2022

SHEET TITLE:
STRUCTURE
RELOCATION
PLAN

SHEET:

A-012

SHEET: of

CERTIFICATION:

STATUS:
FOR BIDDING

CONSULTANT:



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UNIVERSITY OF CONNECTICUT
UNIVERSITY PLANNING DESIGN &
CONSTRUCTION
31 LEDOYT RD. UNIT 3038
STORRS, CT 06269



PROJECT:

GILBERT ROAD SITE
PREPARATION
4 GILBERT ROAD
STORRS, CT 06269

PROJECT NO.: 300235

WORK ORDER NO:

FILE NAME:

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Road_abrodsky\marchitecture.com.rvt

AUTHOR: Checker

DRAFTER: Author

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

PRINT DATE: 7/1/2022

SHEET TITLE:

BASEMENT AND
FIRST FLOOR
PLANS

SHEET:

A-100

SHEET: of

BASEMENT FLOOR PLAN GENERAL NOTES

Table with 2 columns: NO. and NOTE. Contains 5 notes regarding exterior wall dimensions, chimney foundations, structural drawings, and floor slab preparation.

PLAN KEY NOTES

Table with 2 columns: NO. and NOTE. Contains 14 notes detailing architectural wood column painting, Accoya decking, patch opening, veneer plaster system, disassembly of existing wall, custom fireplaces, coat hooks, key repository boxes, interior entry mats, and wall-mounted handrails.

LAUNDRY EQUIPMENT SCHEDULE

Table with 5 columns: ID, ITEM, MANUFACTURER, MODEL, DESCRIPTION, PROCURE. Lists equipment for laundry including washers, dryers, shelving, and a work table.

PROCUREMENT LEGEND

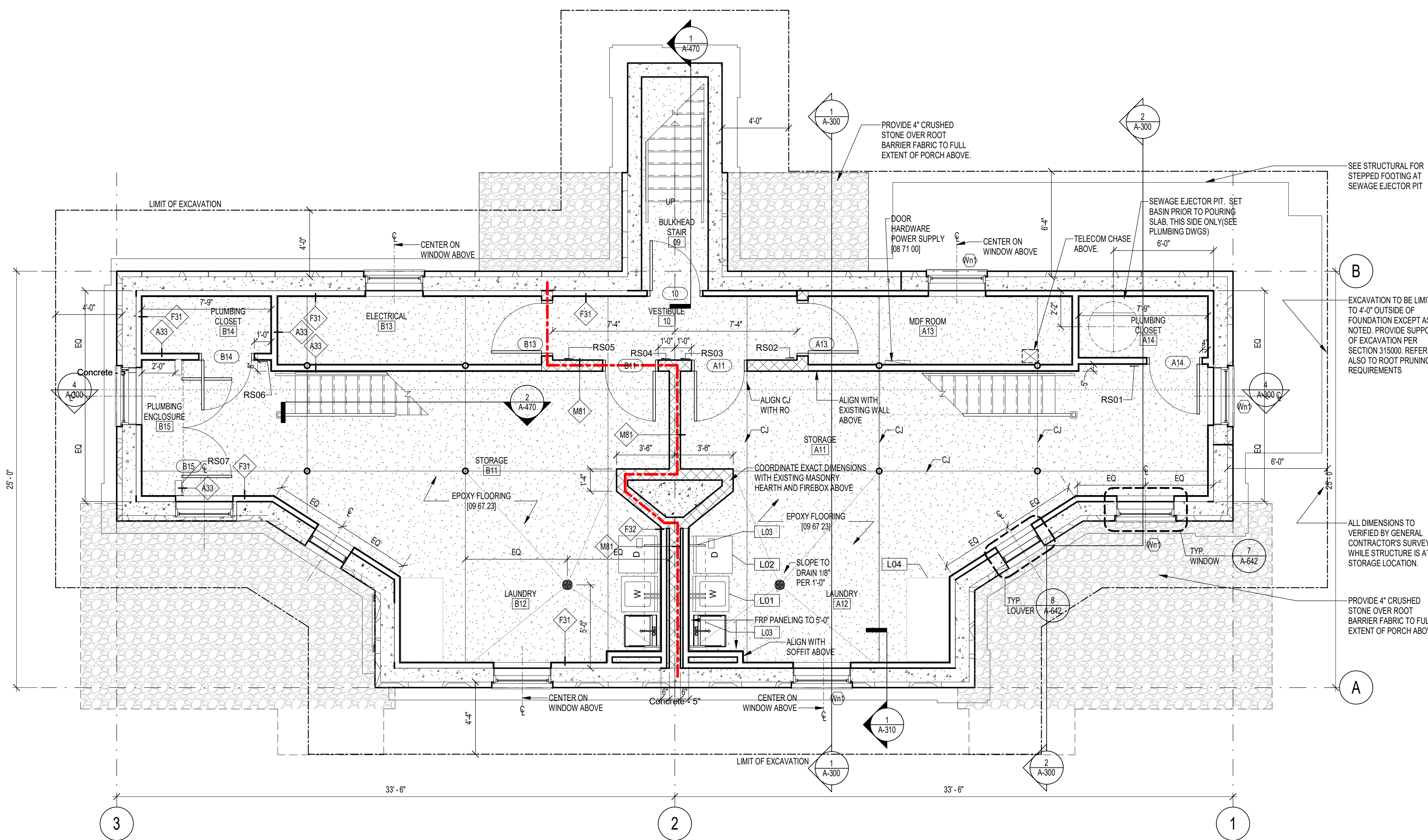
- Owner furnished owner installed
Owner furnished contractor installed
Contractor furnished owner installed
Contractor furnished contractor installed

ROOM SIGNAGE

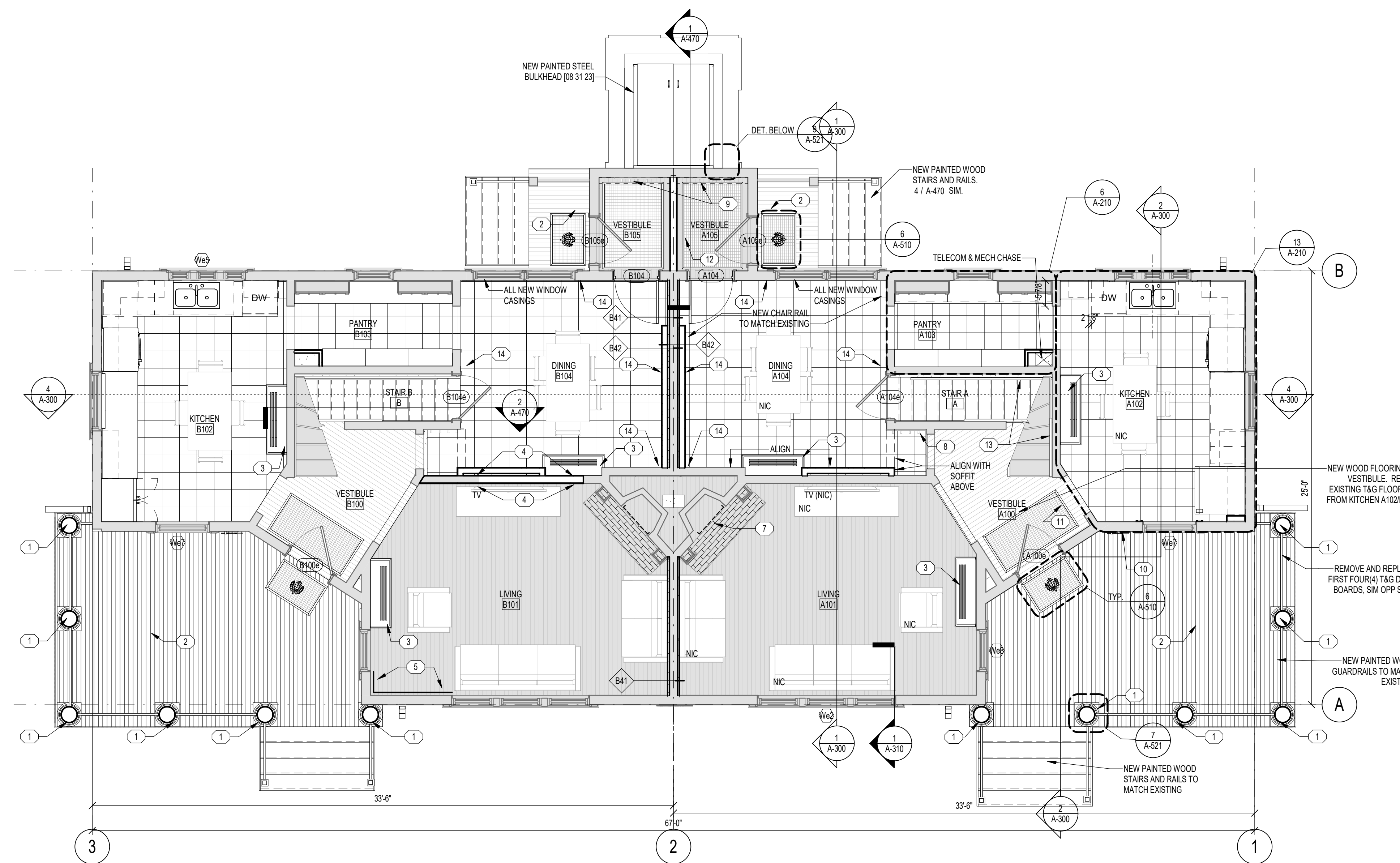
Table with 4 columns: MARK, ROOM NAME, SIGN TYPE, ROOM NUMBER. Lists room signage for plumbing, MDF room, unit A, unit B, electrical, and plumbing service rooms.

FINISH LEGEND

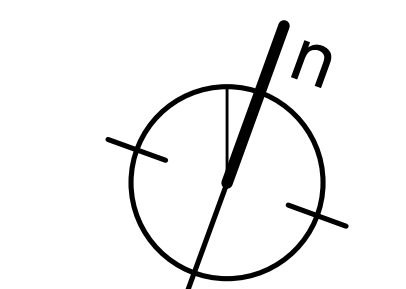
Table with 2 columns: Material and Description. Includes Resinous Flooring, Linoleum, Tile, Existing Wood Flooring (EWF), and New Wood Flooring (NWF).

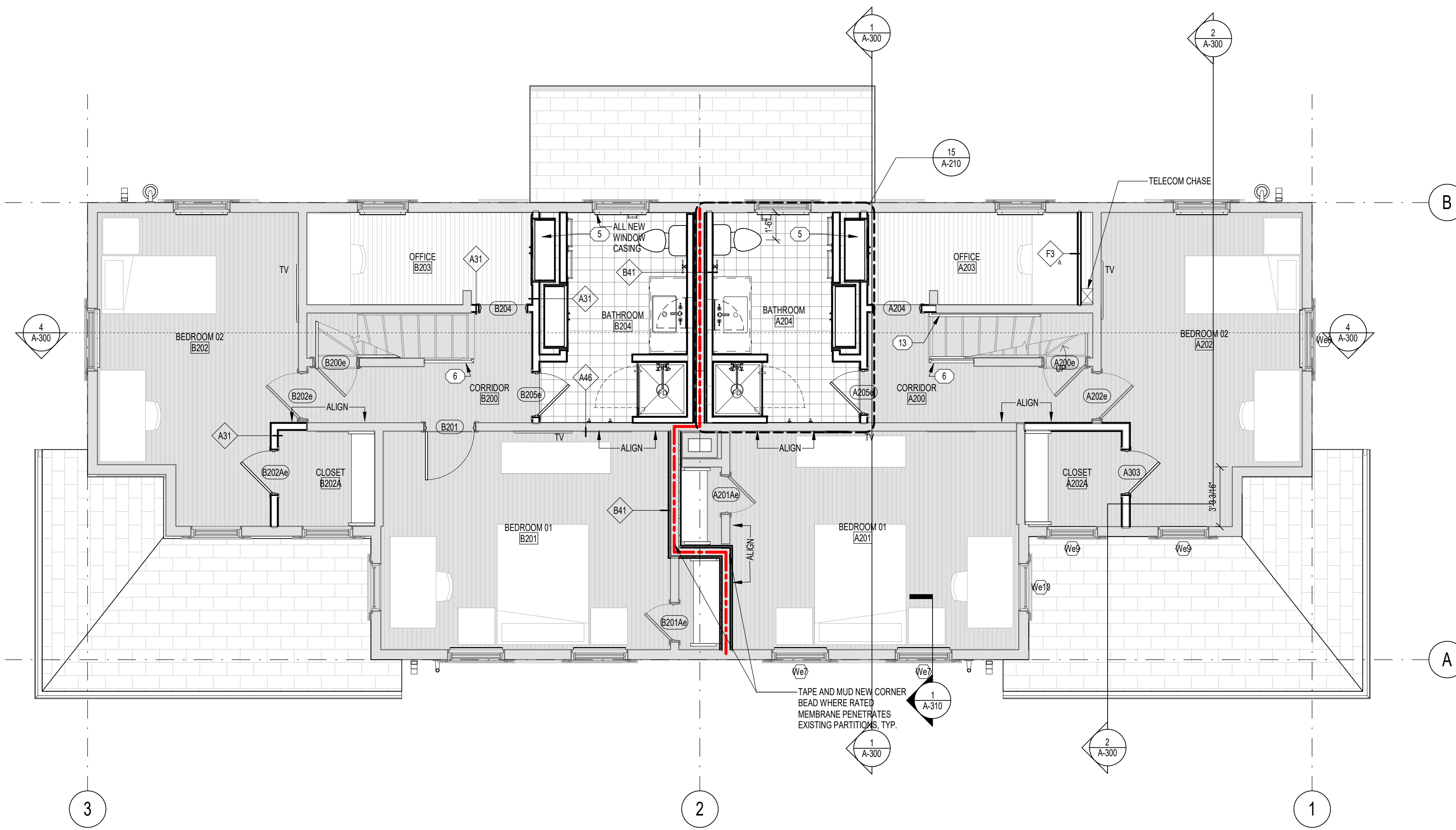


1 BASEMENT
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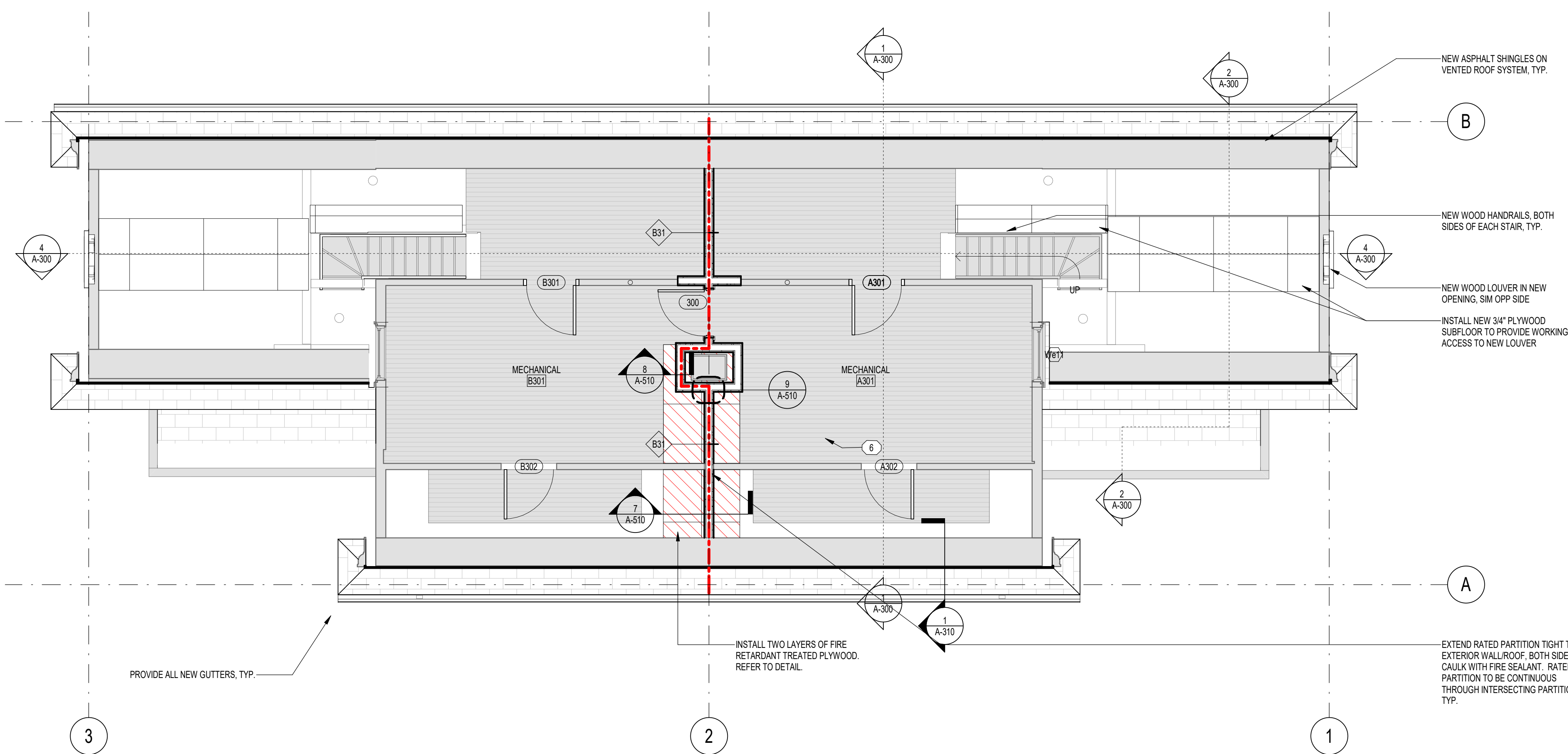


2 FIRST FLOOR
SCALE: 1/4" = 1'-0"





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



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

SECOND FLOOR PLAN GENERAL NOTES

NO.	NOTE
1	ALL INSIDE FACE OF EXTERIOR WALLS TO BE SCRAPPED OF LOOSE AND AND PEELING PAINT AND PLASTER THAT IS FEELING CRACKING OR DELAMINATING TO BE REMOVED. CLEAN WALLS WITH MILD DETERGENT.
2	ALL INSIDE FACE OF EXTERIOR WALLS WITH DAMAGED PLASTER AND AREAS WHERE RECESSED ELECTRICAL DEVICES WERE REMOVED TO BE REPAIRED AND SKIM-COATED. CRACKS SMALLER THAN 1/16" TO BE REPAIRED WITH A PLASTER PATCHING COMPOUND. LARGER CRACKS TO BE OPENED AND REPAIRED WITH MESH TAPE AND SKIM-COATED SMOOTH.
3	ALL INSIDE FACE OF EXTERIOR WALLS TO BE PREPARED FOR AND PAINTED WITH LEAD ENCAPSULANT PAINT AFTER REPAIR.
4	ALL EXISTING WOODWORK TO BE CAREFULLY REMOVED AND TAGGED AND DELETED AND PAINT REMOVED TO BARE WOOD. AFTER INSTALLATION OF NEW PLASTER WALLS, REINSTALL AND REPAIR. THIS INCLUDES ALL WALL BASE, CHAIR RAILS, CEILING TRIM, DOOR CASINGS AND OTHER RUNNING TRIM.
5	ALL FLOORS TO BE SANDED BARE, PATCHED REPAIRED AND REFINISHED.

PLAN KEY NOTES

NO.	NOTE
1	NEW PAINTED ARCHITECTURAL WOOD COLUMN TO MATCH EXISTING. PROVIDE SHORING AND BRACING PRIOR TO INSTALLATION OF NEW COLUMN. INSTALL NEW COLUMNS PRIOR TO STRUCTURE RELOCATION.
2	NEW 5/4 ACCOYA DECKING (66 20 00)
3	
4	PATCH OPENING WITH VENEER PLASTER SYSTEM
5	REPLACE DAMAGED/MISSING PLASTER WALL WITH NEW VENEER PLASTER SYSTEM
6	DISASSEMBLE EXISTING NEWEL POST, GUARDRAIL AND BALUSTERS. REFABRICATE NEWEL POST WITH MATCHING PROFILES, BUT INCREASE HEIGHT TO 3'-6" AFF. REASSEMBLE AND REINSTALL. PAINT NEWEL POST TO MATCH EXISTING. (BA-470)
7	PROVIDE CUSTOM FIT DECORATIVE FIREPLACE INSERT (3A-510)
8	PROVIDE COAT HOOKS AND TRIM PER DETAIL BA-570. NO SHELF THIS LOCATION
9	PROVIDE NEW SHELF AND COAT HOOKS (BA-570)
10	INSTALL KEY REPOSITORY BOX PER DETAIL 1A-521 (THIS SIDE ONLY)
11	CUSTOM SIZED INTERIOR ENTRY MATT. 30" X 60"
12	CUSTOM SIZED INTERIOR ENTRY MATT. 42" X 60"
13	NEW WALL MOUNTED HANDRAIL. SEE DETAIL SHEET A-470
14	NEW CHAIR RAIL

PROCUREMENT LEGEND

OFI	OWNER FURNISHED OWNER INSTALLED
OFI	OWNER FURNISHED CONTRACTOR INSTALLED
CFI	CONTRACTOR FURNISHED OWNER INSTALLED
CFI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED

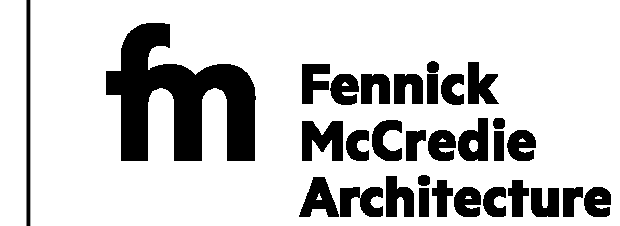
FINISH LEGEND

	RESINOUS FLOORING		EWF-EXISTING WOOD FLOORING
	LINOLEUM		NWF-NEW WOOD FLOORING
	TILE		

CERTIFICATION:

STATUS:
FOR BIDDING

CONSULTANT:



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REVISIONS:

No. Date Revision

UNIVERSITY OF CONNECTICUT
UNIVERSITY PLANNING DESIGN &
CONSTRUCTION
31 LEDOYT RD. UNIT 3038
STORRS, CT 06269



PROJECT:

GILBERT ROAD SITE
PREPARATION
4 GILBERT ROAD
STORRS, CT 06269

PROJECT NO.: 300235

WORK ORDER NO:

FILE NAME:

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AUTHOR: Checker

DRAFTER: Author

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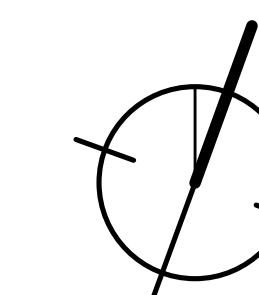
SHEET TITLE:

SECOND AND
ATTIC FLOOR
PLANS

SHEET:

A-101

SHEET: of



CERTIFICATION:

STATUS:
FOR BIDDING

CONSULTANT:



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PROJECT:

GILBERT ROAD SITE
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STORRS, CT 06269

PROJECT NO.: 300235

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FILE NAME:

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AUTHOR: Checker

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

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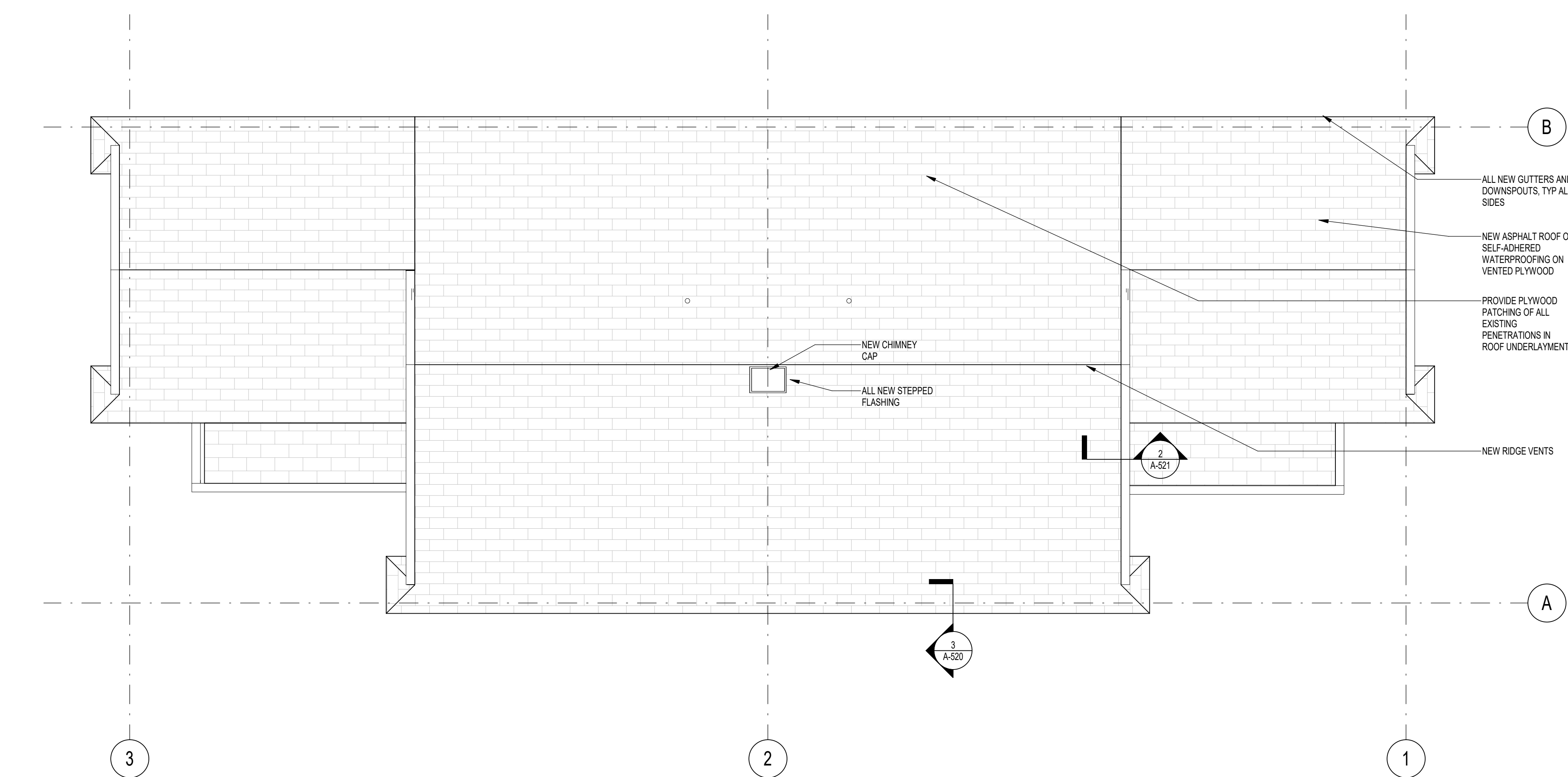
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ROOF PLAN

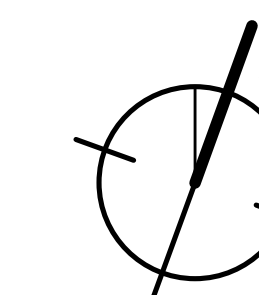
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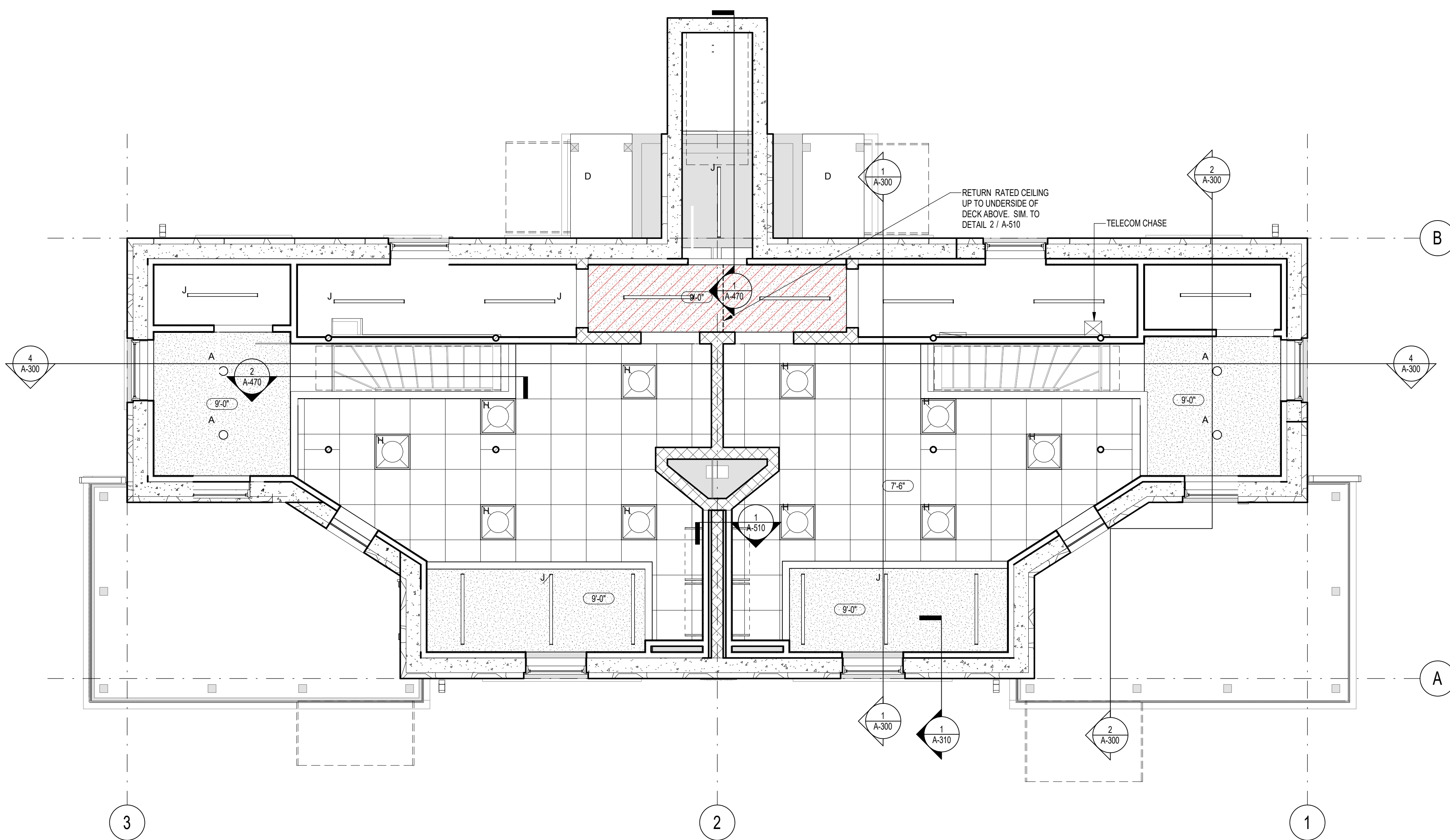
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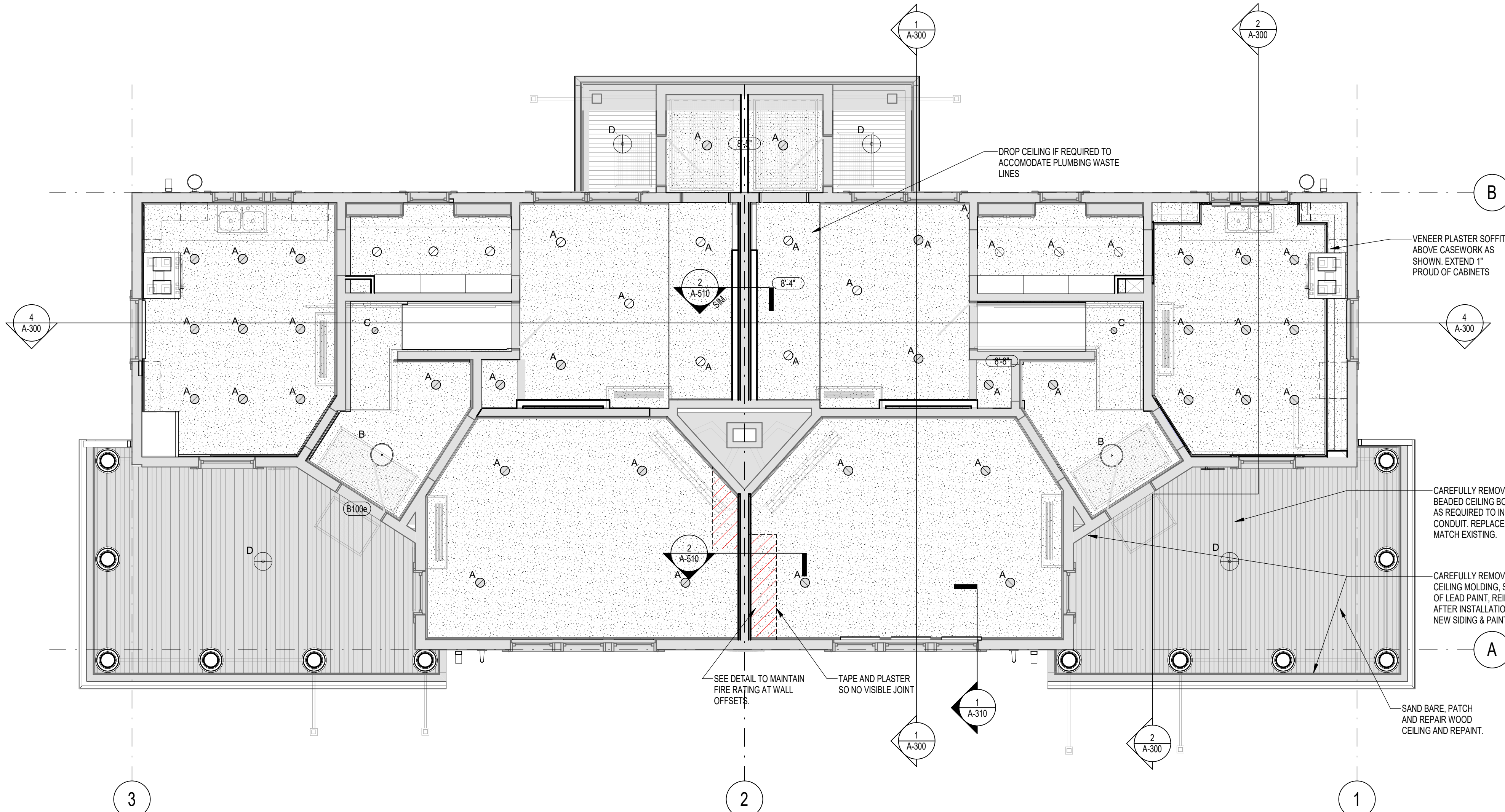


1 ROOF
SCALE: 1/4" = 1'-0"



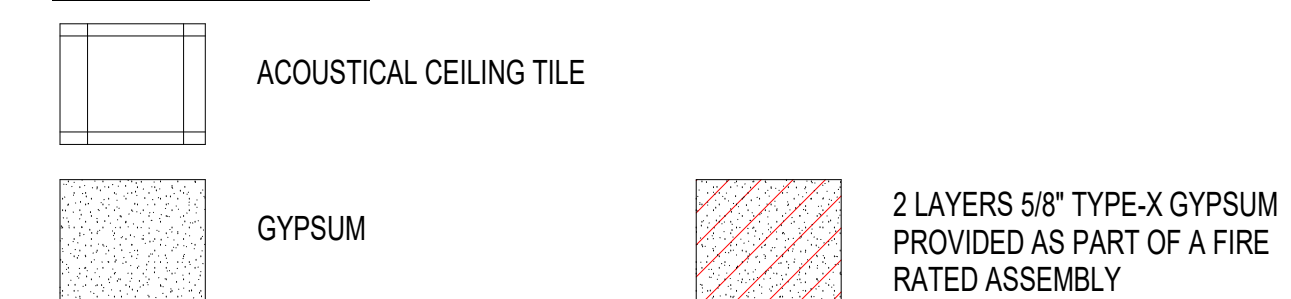


1 BASEMENT RCP
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR RCP
SCALE: 1/4" = 1'-0"

CEILING LEGEND



LIGHTING FIXTURE SCHEDULE

Type Mark	Description	Manufacturer	Model	Comments
A	6\"/>			

CERTIFICATION:

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PROJECT:

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STORRS, CT 06269

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WORK ORDER NO:

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

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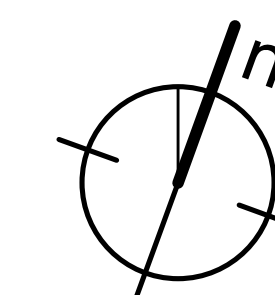
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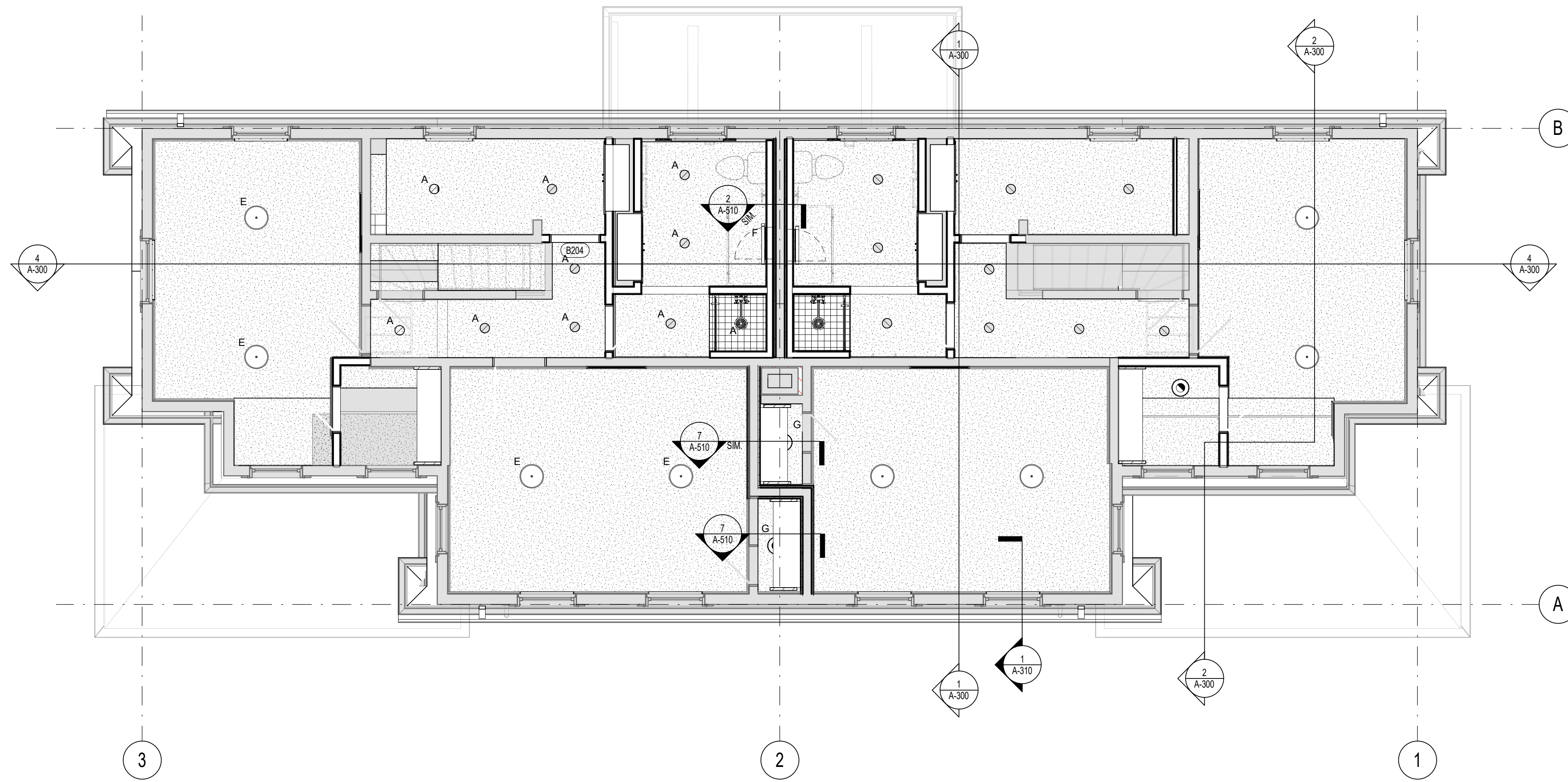
BASEMENT AND
FIRST FLOOR
RCPS

SHEET:

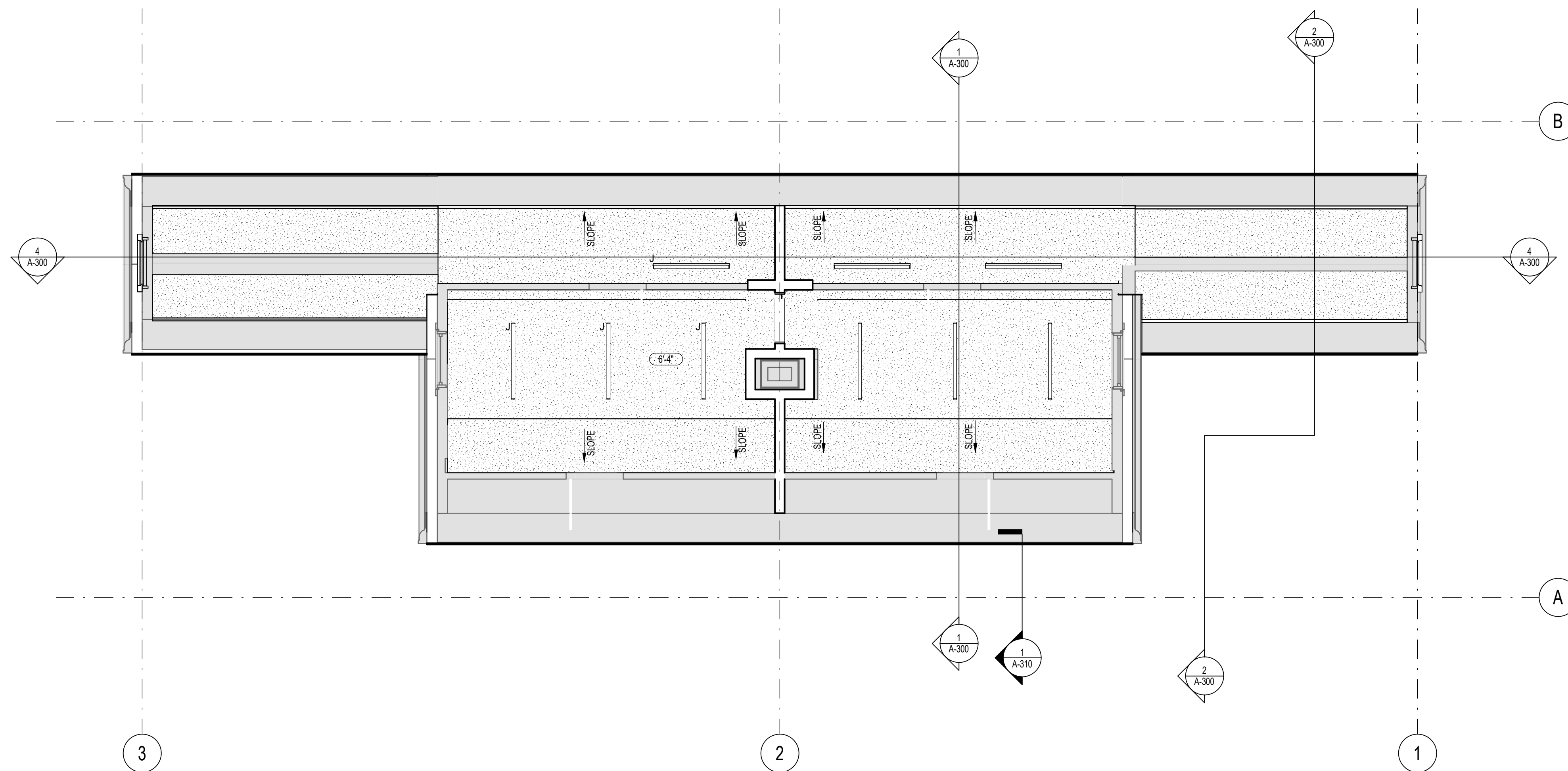
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SHEET: of



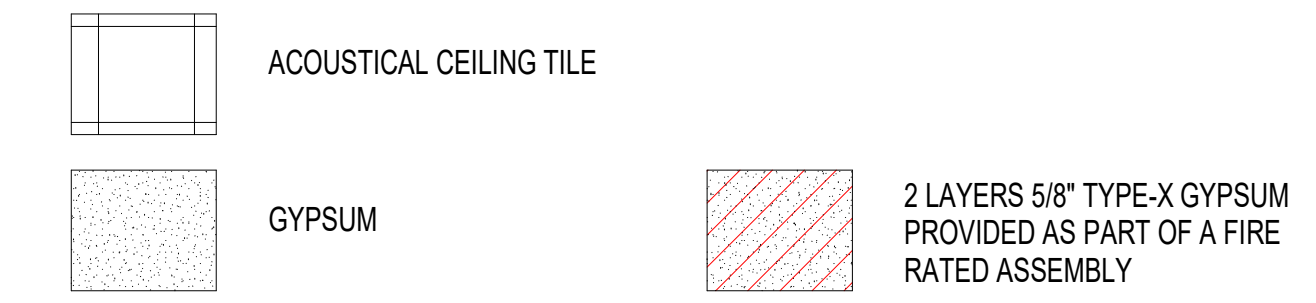


1 SECOND FLOOR RCP
SCALE: 1/4" = 1'-0"



2 ATTIC RCP
SCALE: 1/4" = 1'-0"

CEILING LEGEND



LIGHTING FIXTURE SCHEDULE				
Type Mark	Description	Manufacturer	Model	Comments
A	6\"/>			

CERTIFICATION:

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31 LEDOYT RD. UNIT 3038
STORRS, CT 06269



PROJECT:

GILBERT ROAD SITE
PREPARATION
4 GILBERT ROAD
STORRS, CT 06269

PROJECT NO.: 300235

WORK ORDER NO:

FILE NAME:

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

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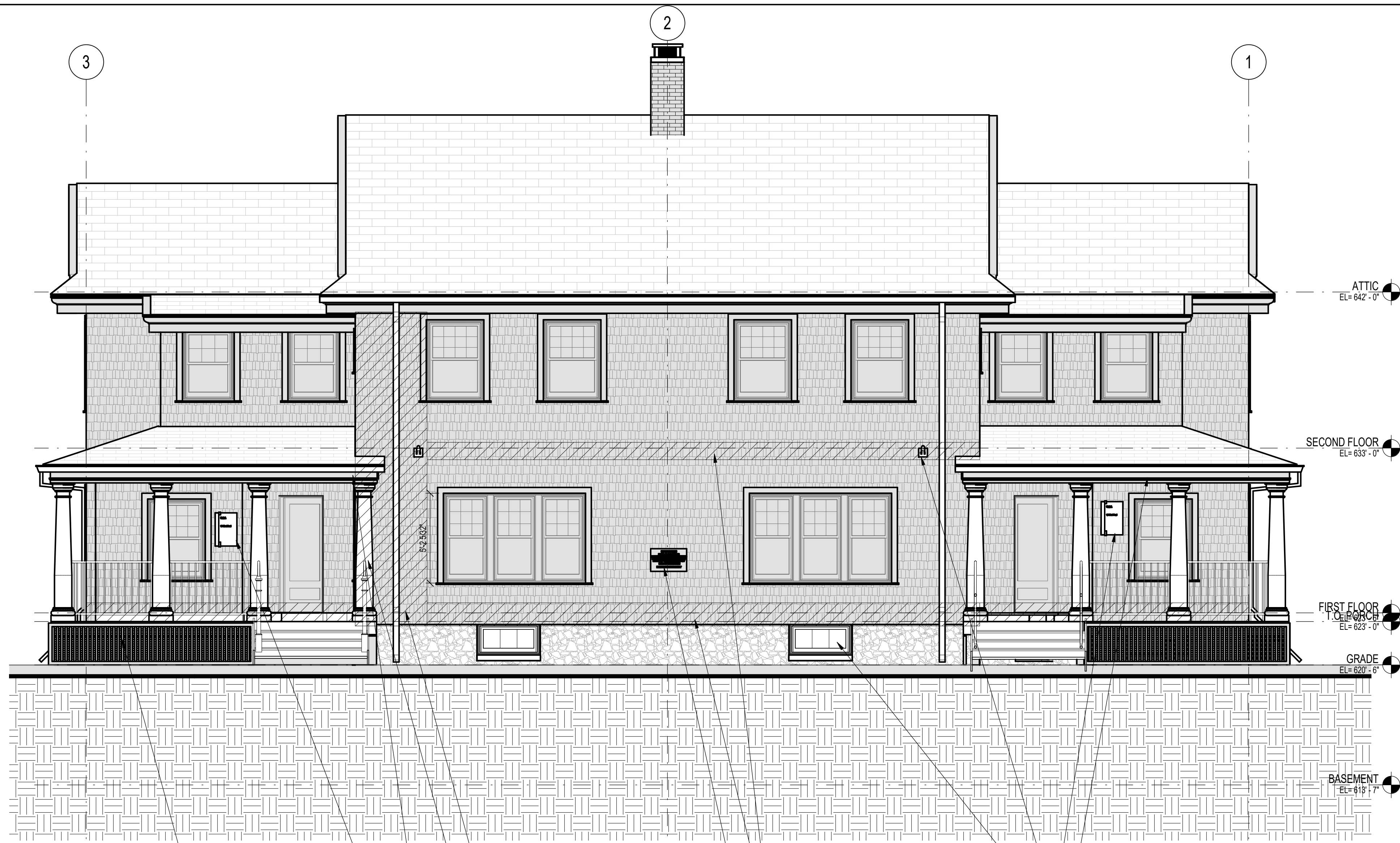
SHEET TITLE:

SECOND AND
ATTIC FLOOR
RCPS

SHEET:

A-111

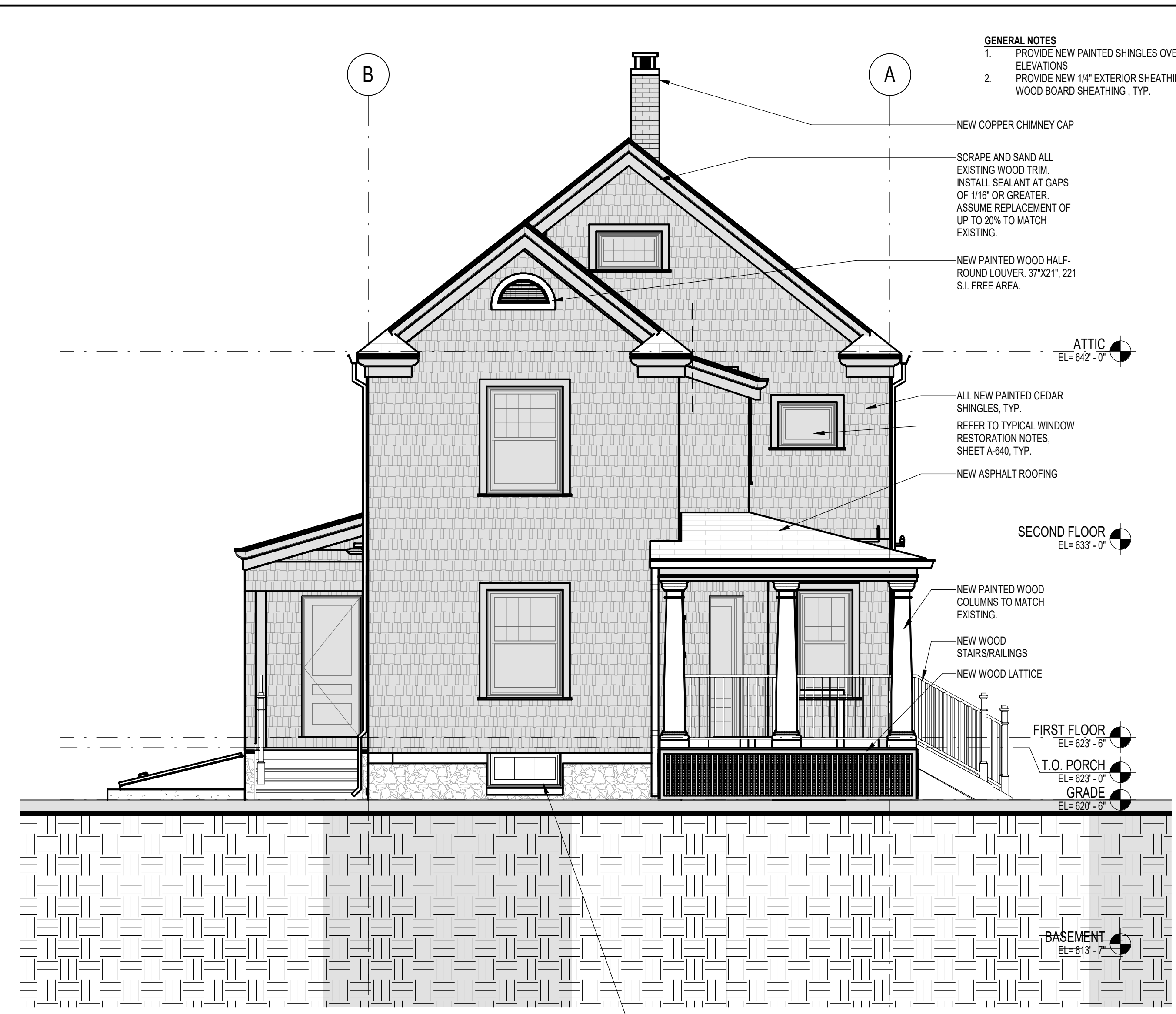
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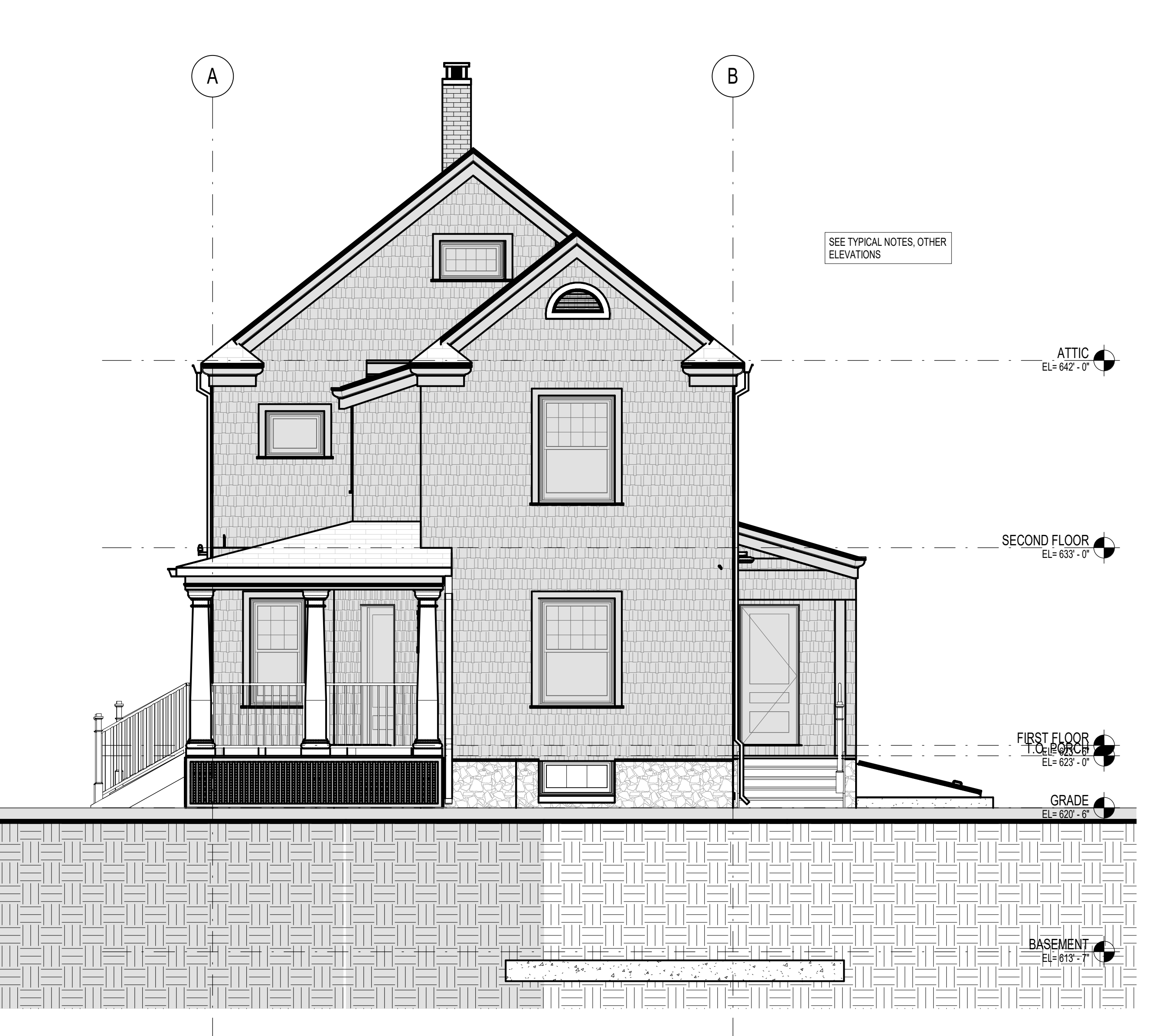
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

GENERAL NOTES
1. PROVIDE NEW PAINTED SHINGLES OVER AIR BARRIER, ALL ELEVATIONS.
2. PROVIDE NEW 1/4" EXTERIOR SHEATHING OVER EXISTING WOOD BOARD SHEATHING, TYP.

NEW COPPER CHIMNEY CAP
SCRAPE AND SAND ALL EXISTING WOOD TRIM. INSTALL SEALANT AT GAPS OF 1/16" OR GREATER. ASSUME REPAIRMENT OF UP TO 20% TO MATCH EXISTING.
NEW PAINTED WOOD HALF-ROUND LOUVER, 37"x21", 221 S.I. FREE AREA.

ALL NEW PAINTED CEDAR SHINGLES, TYP.
REFER TO TYPICAL WINDOW RESTORATION NOTES, SHEET A-640, TYP.
NEW ASPHALT ROOFING

NEW PAINTED WOOD COLUMNS TO MATCH EXISTING.
NEW WOOD STAIRS/RAILINGS
NEW WOOD LATTICE

REPLACE ALL FASCIA BOARDS BEHIND EXISTING GUTTERS, TYP.
BUILDING SIGNAGE "BUILDING 12- UNIT A"
FIRE ALARM BEACON. REFER TO FIRE ALARM DRAWINGS.
REFURBISHED SASH IN NEW FRAME, TYP.

REMOVE SHEATHING COMPLETE TO STUDS IN THIS LOCATION AND REPLACE WITH NEW.
NEW PAINTED WOOD COLUMN TO MATCH EXISTING.
REMOVE SHEATHING COMPLETE TO STUDS FOR 16", TYP.
REMOVE AND REINSTALL PLAQUE

REMOVE SHEATHING AT SECOND FLOOR FOR INSTALLATION OF FIREBLOCKING BETWEEN ALL STUD CAVITIES, TYP. SEE DETAIL 2 / A-520
REMOVE SHEATHING COMPLETE TO STUDS FOR FIRST 16", TYP.

NEW ASPHALT COVERED RIDGE VENT
NEW ASPHALT OVER-ROOFING, SEE DETAIL SHEET A-520
NEW RAKE FLASHING

ALL NEW ALUMINUM GUTTERS AND DOWNSPOUTS
ALL NEW CEDAR SHINGLES, TYP.
REFER TO TYPICAL WINDOW RESTORATION NOTES, SHEET A-640

SECURITY CAMERA MOUNTED ON BACKING PLATE. REFER TO DETAIL 1A-521 AND TECHNOLOGY DRAWINGS. SIM OPPOSITE SIDE.
NEW FOUNDATION WALL WITH STONE VENER

PROVIDE MOCK-UP OF STONE CORNER AT THIS LOCATION
PROVIDE MOCK-UP OF STONE AND LINTEL IN THIS AREA

CERTIFICATION:

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REVISIONS:

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UNIVERSITY OF CONNECTICUT
UNIVERSITY PLANNING DESIGN & CONSTRUCTION
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STORRS, CT 06269



PROJECT:

GILBERT ROAD SITE PREPARATION
4 GILBERT ROAD
STORRS, CT 06269

PROJECT NO.: 300235

WORK ORDER NO:
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AUTHOR: Checker

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

PRINT DATE: 7/1/2022

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET:

A-200

SHEET: of