

DRAWN BY:  
HANS WINKEL

REVISIONS		
ID	DATE	DESCRIPTION

SHEET NO.

**A-101**



**1ST FLOOR**

UNIT #05  
2 BEDROOM

UNIT #06  
2 BEDROOM

UNIT #07  
2 BEDROOM

UNIT #08  
1 BEDROOM

UNIT #09  
1 BEDROOM

UNIT #10  
2 BEDROOM

UNIT #11  
2 BEDROOM

UNIT #12  
2 BEDROOM



UNIT #04  
2 BEDROOM

UNIT #03  
1 BEDROOM

UNIT #02  
1 BEDROOM

UNIT #01  
1 BEDROOM

UNIT #15  
1 BEDROOM

UNIT #14  
1 BEDROOM

UNIT #13  
2 BEDROOM

# 2ND FLOOR

CONSULTANT

**WAREHOUSE 38 ON THE GREEN**  
**38 HUBBARD STREET**  
**GLASTONBURY, CT**

**SECOND FLOOR PLAN**

DRAWN BY:  
HANS WINKEL

REVISIONS

ID	DATE	DESCRIPTION

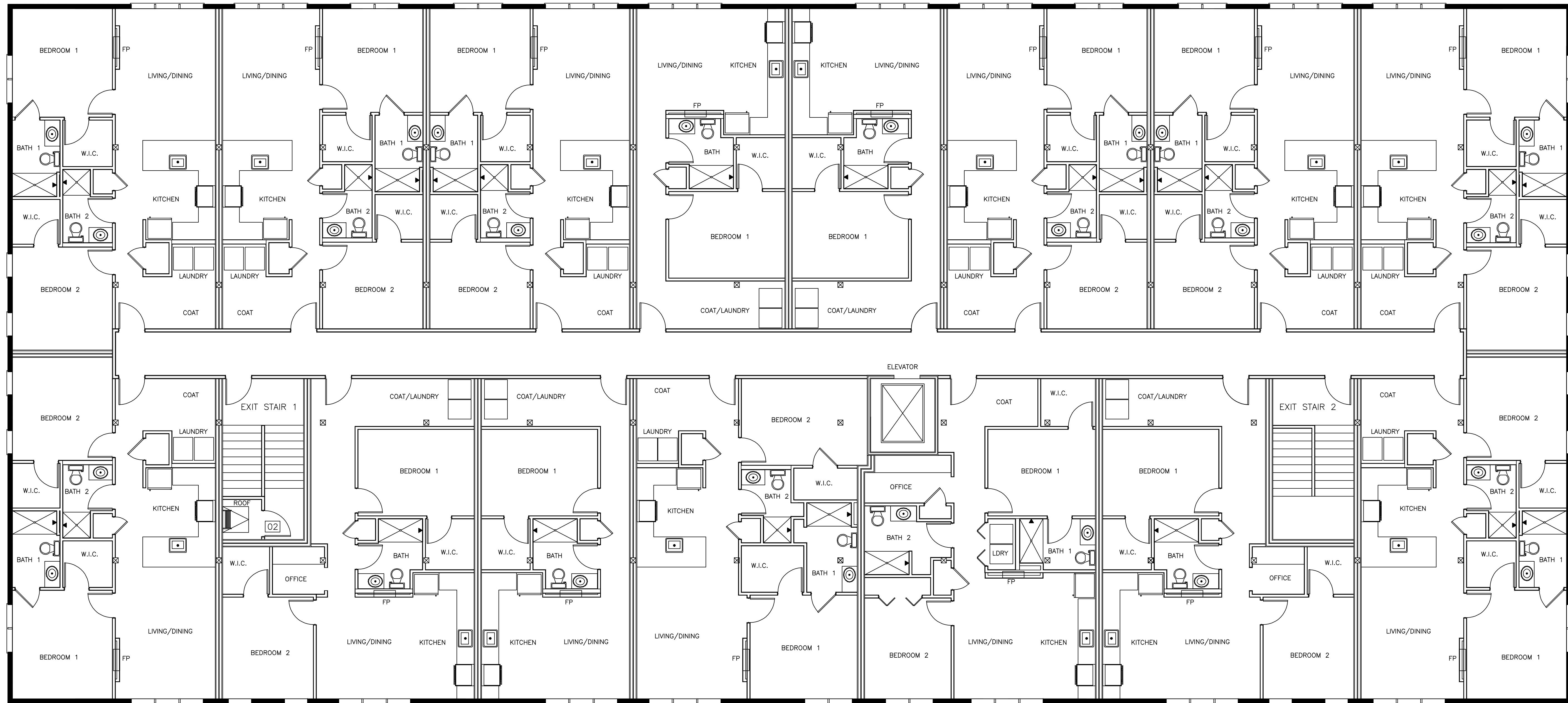
SHEET NO.

# A-102

PROJECT NO. 2032

DATE 09.09.2021

UNIT #21 2 BEDROOM    UNIT #22 2 BEDROOM    UNIT #23 2 BEDROOM    UNIT #24 1 BEDROOM    UNIT #25 1 BEDROOM    UNIT #26 2 BEDROOM    UNIT #27 2 BEDROOM    UNIT #28 2 BEDROOM



UNIT #20 2 BEDROOM    UNIT #19 2 BEDROOM    UNIT #18 1 BEDROOM    UNIT #17 2 BEDROOM    UNIT #16 2 BEDROOM    UNIT #30 2 BEDROOM    UNIT #29 2 BEDROOM

# 3RD FLOOR

CONSULTANT

**WAREHOUSE 38 ON THE GREEN**  
**38 HUBBARD STREET**  
**GLASTONBURY, CT**  
**THIRD FLOOR PLAN**

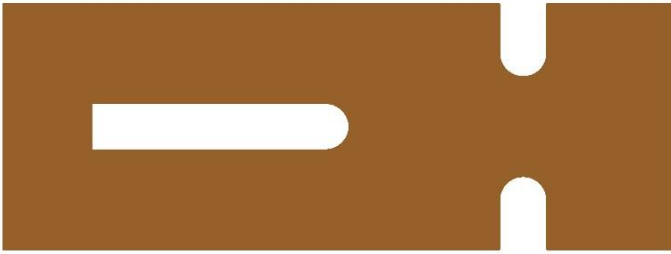
DRAWN BY:  
HANS WINKEL

REVISIONS

ID	DATE	DESCRIPTION

SHEET NO.  
**A-103**

PROJECT NO. 2032  
DATE 12.20.2021



**DON HAMMERBERG ASSOCIATES**  
**A R C H I T E C T S**

772 Farmington Avenue  
Farmington, CT 06032

Tel: (860) 677-9501

**DATE:** 12/20/2021  
**RE:** Hubbard Street Apartments, Glastonbury, CT  
**TO:** Town of Glastonbury Planning & Zoning Commission

Regarding the requirement of windows and/or emergency escape and rescue openings in bedrooms – per the 2015 International Building Code portion of the 2018 Connecticut State Building Code, bedrooms are not necessarily required to have either. Emergency escape and rescue openings (a window with certain minimum clear opening) are only required in *“Group R-2 occupancies located in stories with only one exit or access to only one exit” (Section 1030.1)*. Our Building is provide with access to two fire rated exit stairs from all stories, so emergency escape and rescue openings are not required. With regards to windows for purposes of natural light, *“Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1205.2 **OR** shall be provide with artificial light in accordance with Section 1205.3.” (Section 1205.1)*. Section 1205.3 states *“Artificial light shall be provided that is adequate to provide an average illumination of 10 footcandles over the area of the room at a height of 30 inches above floor level.”* All bedrooms will be provided with ceiling mounted lights that will provide at least the minimum that is required, therefore, windows for purposes of natural light are not required. Windows are also not required for purposes of Ventilation as the building will be ventilated by mechanical means in accordance with Section 403 of the 2015 International Mechanical Code which requires ventilation be by way of natural **OR** mechanical means.

Respectfully,

Hans W. Winkel

**From:** OSBI, DAS <[DAS.OSBI@ct.gov](mailto:DAS.OSBI@ct.gov)>  
**Sent:** Wednesday, December 29, 2021 8:15 AM  
**To:** hans [dha-architects.com](mailto:hans@dha-architects.com) <[hans@dha-architects.com](mailto:hans@dha-architects.com)>  
**Cc:** OSBI, DAS <[DAS.OSBI@ct.gov](mailto:DAS.OSBI@ct.gov)>  
**Subject:** RE: Hubbard street apartments, Glastonbury

Hans,

Given there is access to two independent exits, EEROs would not be required.

Joe

**Joseph V. Cassidy, P.E. | (Ret.) State Building Inspector**  
**Office of the State Building Inspector**  
**Department of Administrative Services**  
450 Columbus Boulevard, Suite 1303  
Hartford, CT 06103  
Mobile: (860) 797-4978

**Connecticut**



**From:** "Bette, Paul" <Paul.Bette@ct.gov>  
**Date:** December 28, 2021 at 8:13:10 AM EST  
**To:** "hans\_dha-architects.com" <hans@dha-architects.com>  
**Subject:** Emergency escape

To whom it may concern-With reference to property located at 38 Hubbard Street, Glastonbury Connecticut, Section 1030, exception #4, of the 2015 International Building Code, allows interior sleeping rooms to be provided without emergency escape and rescue openings for a residential R-2 occupancy building that is equipped throughout with an automatic fully sprinkler system per code and has two means of egress that meet separation requirements.  
Any questions, feel free to call. Thank you.

Paul Bette / Construction Services Building Official  
Office of the State Building  
Inspector  
Department of Administrative Services  
450 Columbus Blvd.  
Hartford Ct. 06106

Ph. 860-883-6690