

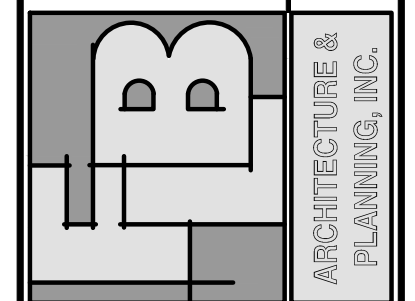
**UNIT TABULATION**

	UNIT TYPE			TOTAL
	EFF	IBR	2BR	
1ST FLR.	1	8	1	10
2-5 FLR.	8	44	12	64
TOTAL	9	52	13	74
PCT.	12%	70%	18%	

## ACC A # ###  
 # HOU # ###  
 # HOUSING OPPORTUNITY UNIT  
 ## ACCESSIBLE TYPE A UNIT  
 ### FLOOR

**UNIT SIZE**

TYPE	DESIGNATION	AREA
EFF	EFF 1	540 SF
IBR	IBR A	679 SF
	IBR B	781 SF
	IBR C	651 SF
	IBR D	679 SF
	IBR E	781 SF
2BR	2BR A	972 SF
	2BR B	1000 SF



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PRELIMINARY FIRST FLOOR PLAN  
 HEBRON AVE. APARTMENT BUILDING  
 MANCHESTER HEBRON AVE. LLC  
 1199 MANCHESTER ROAD  
 GLASTONBURY, CT

12/22/21	HOU/ ACC UNIT DESIGNATIONS	SCALE 1/8"=1'-0"	JOB NO. H09010	PA-1
		DRAWN JB	CHECKED JB	
		DATE 12/23/21		



FLB Architecture & Planning, Inc. 19 Silver Lane East Hartford CT 06118  
 (860)568-4030 fax: (860)568-5129 e-mail: flb@fbarch.com web: www.fbarch.com

April 14, 2022

Mr. Richard Hayes  
 Hayes Development Corporation  
 1471 Pleasant Valley Road  
 Manchester, Connecticut 06042

Re: Residential Community  
 Hebron Avenue  
 Glastonbury, CT  
 Project No. 19090.10

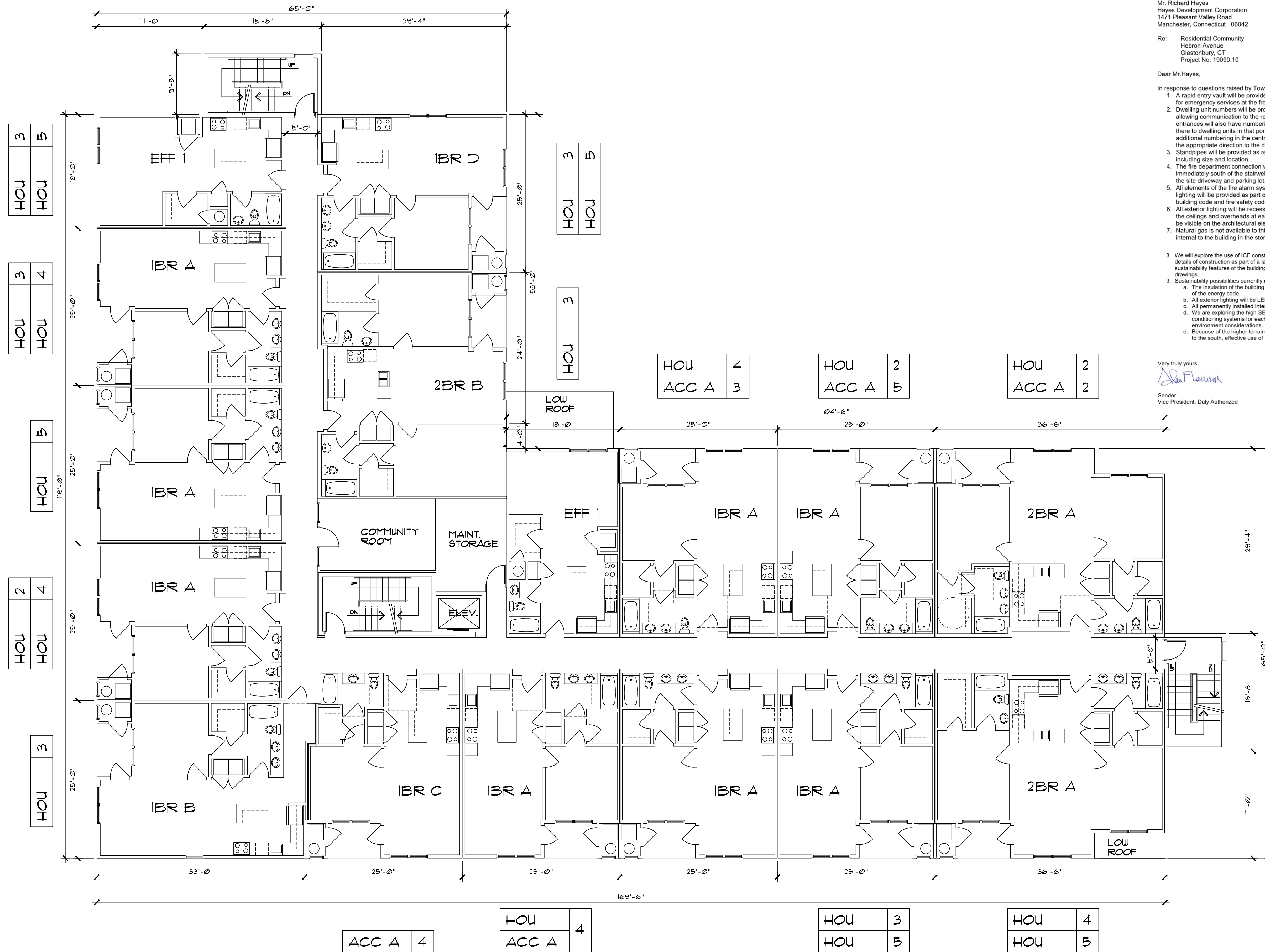
Dear Mr. Hayes,

- In response to questions raised by Town staff for clarification, we provide the following:
1. A rapid entry vault will be provided in the construction documents providing access for emergency services at the front (main) entry to the building.
  2. Dwelling unit numbers will be provided on an entry panel at the main entrance allowing communication to the respective dwelling unit. The two secure secondary entrances will also have numbering inside the building directing someone entering there to dwelling units in that portion of the building. We also normally install additional numbering in the central circulation areas on each floor directing people in the appropriate direction to the dwelling units on each floor.
  3. Standpipes will be provided as required by the building code and fire safety code including size and location.
  4. The fire department connection will be located on the east side of the building immediately south of the stairwell at that location so that it is easily accessible from the site driveway and parking lot.
  5. All elements of the fire alarm system including horns, bells, lights and emergency lighting will be provided as part of the construction documents as required by the building code and fire safety code.
  6. All exterior lighting will be recessed, flush, shielded (as necessary) down lighting in the ceilings and overheads at each patio, deck and entrance portico. They would not be visible on the architectural elevations or rendering of the building.
  7. Natural gas is not available to this site. Electrical equipment and metering will be internal to the building in the storage/utility space on the first level.
  8. We will explore the use of ICF construction and solar shingle roofing along with other details of construction as part of a larger review for energy conservation and sustainability features of the building at the time of preparation of construction drawings.
  9. Sustainability possibilities currently under consideration:
    - a. The insulation of the building envelope will exceed the minimum requirements of the energy code.
    - b. All exterior lighting will be LED, dark sky, shielded fixtures.
    - c. All permanently installed interior lighting will be LED.
    - d. We are exploring the high SEER ratings of split system heating/air-conditioning systems for each of the dwelling units and the general building environment considerations.
    - e. Because of the higher terrain to the south of the building and the dense foliage to the south, effective use of solar techniques is significantly reduced.

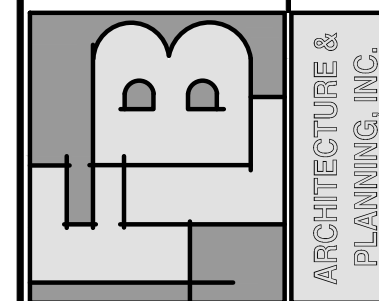
Very truly yours,

*J. Flausner*

Sender:  
 Vice President, Duly Authorized



NOTE: MAINTENANCE ON 2ND FLOOR ONLY.  
 THIS AREA ON 3RD, 4TH & 5TH FLOORS WILL  
 BE AN ENLARGED COMMUNITY ROOM.



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SHEET TITLE: PRELIMINARY 2ND - 5TH FLOOR PLAN  
 JOB NAME: HEBRON AVE. APARTMENT BUILDING  
 MANCHESTER HEBRON AVE. LLC  
 1188 MANCHESTER ROAD  
 GLASTONBURY, CT

SCALE: 1/8"=1'-0"  
 JOB NO. 19090.10  
 DRAWN: JB  
 CHECKED: JB  
 DATE: 12/21/21

PA-2

12/22/21 HOU/ ACC UNIT DESIGNATIONS

FLB Architecture & Planning, Inc. 19 Silver Lane East Hartford CT 06118  
 (860)568-4030 fax: (860)568-5129 e-mail: flb@fbarch.com web: www.fbarch.com

- CERTAINEED LANDMARK "PEWTER" ARCHITECTURAL SHINGLES, TYP'L
- CERTAINEED BOARD & BATTEN "COLONIAL WHITE" VINYL SIDING & PVC TRIM
- PVC FASCIA & SUBFASCIA
- CERTAINEED VINYL CLAPBOARD "STERLING GRAY" SIDING
- PVC HORIZONTAL BAND (WHITE)
- CERTAINEED VINYL CLAPBOARD "SEAGRASS" SIDING & PVC TRIM "WHITE"
- PVC RAISED PANEL "WHITE"
- VINYL RAILING SYSTEM "WHITE"
- CERTAINEED NORTHWOODS SHINGLE 7" STRAIGHT EDGE PERFECTION "STERLING GRAY" VINYL SHINGLE SIDING
- CULTURED STONE SCULPTED ASHLAR "SILVER SHORE" STONE



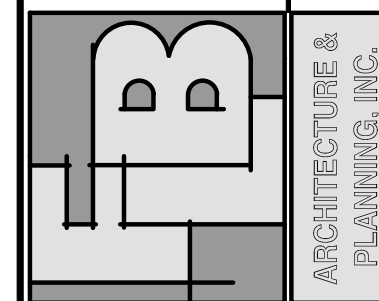
**FRONT ELEVATION**  
SCALE: 1/8"=1'-0"

PVC RAISED PANEL ENTRY FASCIA & COLUMNS "WHITE"

- CERTAINEED LANDMARK "PEWTER" ARCHITECTURAL SHINGLES, TYP'L
- CERTAINEED BOARD & BATTEN "COLONIAL WHITE" VINYL SIDING & PVC TRIM
- PVC FASCIA & SUBFASCIA
- CERTAINEED VINYL CLAPBOARD "STERLING GRAY" SIDING
- PVC HORIZONTAL BAND (WHITE)
- VINYL RAILING SYSTEM "WHITE"
- PVC RAISED PANEL "WHITE"
- CERTAINEED NORTHWOODS SHINGLE 7" STRAIGHT EDGE PERFECTION "STERLING GRAY" VINYL SHINGLE SIDING
- CERTAINEED VINYL CLAPBOARD "SEAGRASS" SIDING & PVC TRIM "WHITE"
- CONCRETE



**REAR ELEVATION**  
SCALE: 1/8"=1'-0"



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PRELIMINARY ELEVATION

HEBRON AVE. APARTMENT BUILDING  
MANCHESTER HEBRON AVE. LLC  
189 MANCHESTER ROAD  
GLASTONBURY, CT

12/22/21	HOU/ ACC UNIT DESIGNATIONS/ BLDG HT.
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SCALE	1/8"=1'-0"
JOB NO.	1909010
DRAWN	JB
CHECKED	JB
DATE	12/22/21

PA-3



- CERTAINTEED LANDMARK "PEWTER" ARCHITECTURAL SHINGLES, TYP'L
- CERTAINTEED BOARD & BATTEN "COLONIAL WHITE" VINYL SIDING & PVC TRIM
- PVC FASCIA & SUBFASCIA
- CERTAINTEED VINYL CLAPBOARD "STERLING GRAY" SIDING
- PVC HORIZONTAL BAND (WHITE)
- CERTAINTEED VINYL CLAPBOARD "SEAGRASS" SIDING & PVC TRIM "WHITE"
- PVC RAISED PANEL "WHITE"
- VINYL RAILING SYSTEM "WHITE"
- CERTAINTEED NORTHWOODS SHINGLE 7" STRAIGHT EDGE PERFECTION "STERLING GRAY" VINYL SHINGLE SIDING
- CULTURED STONE SCULPTED ASHLAR "SILVER SHORE" STONE
- CONCRETE

MEAN ROOF HEIGHT

5TH FLOOR 9'-0"

4TH FLOOR 10'-6"

3RD FLOOR 10'-6"

2ND FLOOR 10'-6"

1ST FLOOR 10'-6"

51'-0"

**RIGHT SIDE ELEVATION**  
SCALE: 1/8"=1'-0"



- CERTAINTEED LANDMARK "PEWTER" ARCHITECTURAL SHINGLES, TYP'L
- CERTAINTEED BOARD & BATTEN "COLONIAL WHITE" VINYL SIDING & PVC TRIM
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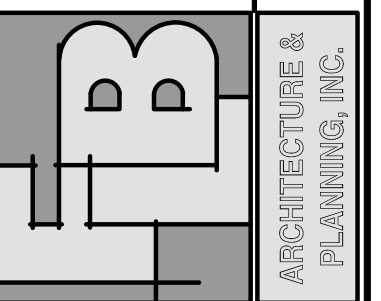
2ND FLOOR 10'-6"

1ST FLOOR 10'-6"

51'-0"

**LEFT SIDE ELEVATION**  
SCALE: 1/8"=1'-0"

PVC RAISED PANEL ENTRY FASCIA & COLUMNS "WHITE"



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PRELIMINARY ELEVATION

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PA-4