WOJAS ARCH

The Downtown Housing Analysis of Impediments and Architectural Feasibility Study

360 MAIN STREET

Middletown, CT

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INTRODUCTION

A. What is the Downtown Housing Analysis of Impediments?

This *Downtown Housing Analysis of Impediments* was carried out by the WOJAS.ARCH LLC. It is a review of impediments to downtown housing redevelopment in Middletown, CT, covering the full array of federal and state codes, municipal regulations, public policies, practices, and procedures affecting housing redevelopment choices. This document was prepared for Department of Planning, Conservation and development City of Middletown, as a part of Downtown Housing Incentive Zone. The purpose of this analysis is to identify possible existence of impediments.

B. What is Architectural Feasibility Study?

The Feasibility Study provides a comprehensive assessment of the Building Envelope, Structure and Mechanical, Electrical and Plumbing components. It serves the decision maker as a guide for determining the economic solution to any building problem.

Feasibility Studies are an essential part of planning when it comes to developing a project. It allows the decision maker to determine whether their idea for the chosen property or existing building is viable, how likely it will be to get the results that they expect in the end and how to maximize of the most economic solutions.

METHODOLOGY

This *Downtown Housing Analysis of Impediments and Architectural Feasibility Study* was created in the four-fold process:

1. **Inspection and Schematic Survey of Existing Building and Parcel**.

   Purpose: To develop the Overall state of existing property.

   Process: We photograph and document the existing exterior envelope and interior of the building. Research the regulatory limits on the property, including the local Zoning Ordinance and Building Code Regulations that apply. We learn the Site, as we consider the objectives of the program, we will include the aspects of the natural site and existing installations that will influence the design options considered. These considerations will include the property access, distances to other buildings, existing views (of the site and from within the site), existing built facilities including neighboring structures, landscape materials, topography and drainage.

2. **Code and Regulations Research** as they pertain to the Existing Building and Parcel. Refer to Table of Contains for the list of applicable Codes and Requirements.

3. **Architectural Feasibility Layouts** - Observed buildings where functions appear to be constrained by the physical space and layout.

   Purpose: To identify functional problems that are a result of inappropriate or inadequate space and layout, and to recommend operational practice and structural modifications that will provide code compliance of the parking, site access and the building, and reduce the cost of remodeling and operating.

   Process: Perform property inspection and make recommendations for correcting stated or observed problems.

4. **Pro Forma cost report**. Pro Forma Cost Report is a prediction of future of costs, rather than a summary of costs of proposed adjustments.

   Purpose: Created a Pro Forma Cost Report gives benchmarks with which different measures of financial decisions may be compared, and helps to develop budgets for renovations and operations. Creating pro forma cost reports entails making realistic estimates.

   Process: Based upon the concept plan, a preliminary cost estimate was developed that includes all cash outlays required until opening to the public. These costs include demolition, renovation and new construction. The construction cost estimate was developed in conjunction with a general contractor to assure that it reflects local building costs.

SUMMARY— IMPEDIMENTS AND ACTION PLAN

Introduction

The ***Commercial Building*** at 360 Main Street was originally erected as the Pythian Building in 1874. It is listed as a object of historic importance on *"CONNECTICUT NATIONAL REGISTER OF HISTORIC PLACES" dated: June 5, 2007 as a part of "MAIN STREET HISTORIC DISTRICT",* described as "*Middletown, Roughly Main St. between College and Hartford Aves., 06/30/83".*

2005 State Building Code – effective December 31, 2005 with Corrections to 2009 Amendment to the State Building Code - Connecticut Supplement effective August 24, 2009, in *Section 3407.1 Historic buildings*, states "Exception may be granted to the provisions of this code for historic structures pursuant to section 29-259 of the Connecticut general Statues".

AMENDMENTS TO THE 2003 INTERNATIONAL, EXISTING BUILDING CODE, CHAPTER 1 – ADMINISTRATION (Add) 101.13 Means of egress. In addition to the requirements of this code, means of egress in existing buildings shall meet the requirements of the provisions of Part IV of the Connecticut State Fire Safety Code for the proposed occupancy.

Unless the exceptions are granted due to the historical value of the building any additions or alterations to any building or structure shall conform with the requirements for the current code (refer to Section 3403, IBC 2005).

The following summary represents the list of impediments observed in the building. The purpose of this summary is to show the state of the existing building and how the existing conditions confirm to the current codes and regulations and how it may affect the future use and occupants of the building.

Site. Zoning

The Property at 360 Main Street contains approximately total of 14,900 sq. ft. plus basement. The building built between 1873 and 1876 is located on 0.11 acres lot.

The frontage equals 50 feet is facing Main Street. The foot print of the building is equal 4,960 sq. ft., which is 100% of the total lot coverage. The building is located in zone B-1.

Exterior envelope: walls, roof, windows, doors

The existing masonry walls require some areas to be repointed. It especially shows at the parapet walls and the chimney. We observed some water damage located in basement, near the inside corners of the building and at the locations of missing or malfunctioning gutters. All exterior walls are brick veneer, except for Main Street front where bottom floors are cladded with marble and top floor has stucco. The thermal insulation of the existing exterior walls are not code compliant.

Continue on next page

The basement masonry walls seem not to have any moisture proofing nor damproofing. The fire rating of the exterior walls separating fire areas has to be confirmed. Some code violation of protective openings in fire rated walls were observed. Especially on the second and third floor North side windows. Refer to the second and third floor evaluation sheets for details.

The building has flat roof wood structure. There is a malfunctioning downspout and drainage system that causes flooding of back courtyard. The roof has to be inspected for the structural soundness and condition of roofing systems. The roof system does not have any thermal insulation materials.

The building has three types of windows: first floor at the main street level has single glazed aluminum store front system. All Main Street windows of upper floors are single glazed steel operable windows. The rest of the windows are either wood windows or replacement vinyl windows - double hung type. There is a number of existing windows on the second and third floor, which are opened into the neighboring buildings. In order to comply with code requirements of protective openings in fire rated walls, they have to be either eliminated or replaced with new fire rated windows. Some existing windows do not comply with current energy code requirements. There is a reasonable suspicion of containment of some hazardous materials in the paint and glazing mastic. This opinion is based on the age of the steel windows and needs to be verified.

Basement

The existing basement is dry. The exterior walls are stone. The lower part of the space has cast iron columns with solid wood beams. The higher level (the floor above is at one level) has wide flange steel columns with wide flange steel beams. This portion seams to be modified some time ago. It has two levels connected with concrete ramp. The levels differ by 11 inches in elevation. The basement is divided into two separate ones and is being used by the tenants of the first floor. The larger basement has some dividing partitions. Each portion of the basement has only one noncompliant egress stair. The single run stair, which is too narrow, has low overhead clearance and does not have any fire rated egress enclosure. The raisers and handrails are not code compliant. The larger basement has an existing second mean of egress stair, but it is blocked. The larger basement also has a large door leading to the outside. This level does not have any handicap accessible access. There is an existing fire suppression system. Main Street water service entry is branched off to the stand pipe located in the front wall of the building. The ceiling near the stair case leading to the first floor is open and some fire damage of the few floor joists was observed.

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The space is not ventilated. Some mechanical equipment is located throughout the unoccupied space.

First floor

The existing first floor is divided into two separate spaces. One area (significant portion of the floor) is a restaurant and the second one is a diner. The floor is leveled. The most of the floor seems to be hardwood planks covered with carpet, some other finishes or painted. The space has high ceilings with some soffits. The entire first floor is handicap accessible, but only Main Street entrances are at the street level. The exits on the back of the building is not accessible and egress stair is not code compliant. The lobby and stair access to the upper floors is located on the main street side of the building. This stair is not code compliant. Refer to evaluation sheet of all floors. The first floor space is mechanically ventilated. Some mechanical equipment is located on the outside of exterior walls.

Second floor

The existing second floor is divided into three office spaces of varies sizes. Only one space has restroom. There is also a restroom at the mezzanine level, which is being used by one on the tenants. None of the restrooms is handicap accessible.

All doors and hardware is not code complaint. The corridor walls do not have a fire rating characteristics. The most of the floor seems to be hardwood planks, some covered with carpet.

The front portion of the space has high steel windows, but the rest of space has vinyl replacement windows or wood windows.

All spaces have suspended ceiling with fluorescent light fixtures. The office space facing the main Street has some original metal ceiling tiles.

The stair does not have a fire rated enclosure. The floor is not handicap accessible. The exit on the back of the building is not accessible and egress stair is not code compliant. The lobby and stair access is not code compliant. Refer to evaluation sheet of the first and second floor. The second floor space is not mechanically ventilated. The sound transmission control materials do not exist on this floor.

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Mezzanine

The existing mezzanine has a small restroom used by the business tenant. The second door leads to occupied apartment. There was no access provided to the apartment and evaluations could not be performed.

Third floor

The existing third floor is divided into three apartments. The continuity of fire separation has to be confirmed. The Main street side apartment listed as 3A was not available for inspection, neither was the apartment across the corridor labeled 3C. All doors and hardware is not code complaint. The corridor walls and doors do not have a fire rating characteristics. The most of the floor finishes seem to be hardwood planks covered with carpet, linoleum or PVC tiles. Both the adhesive and PVC tiles need to be tested for asbestos. The front portion of the space has high steel windows. The number of windows facing the courtyard roof have to be fire rated or eliminated to comply with fire wall separation requirements. The back of the building has steel exterior emergency egress stair. The exterior exit stair on the back of the building is not code compliant. The lobby and stair access is not code compliant. Refer to evaluation sheet of all floors. The sound transmission control materials do not exist on this floor.

Vertical circulation

The vertical circulation of the building is provided by existing stair connecting five different levels. It does not seem the stair has a code compliant fire rated enclosure. The doors are not fire rated doors. The operation and signs are not ADA compliant. Mechanical and electrical evaluation was not done, but most likely needs an update.

It is suggested to install an elevator to provide handicap accessibility to this multi-level building. The proposed location of the new elevator in the center of the building to provide access to all four levels: first floor (0.00 ft), second floor (15 feet 2 inches)., mezzanine (19 feet 3 inches) and third floor (29 feet 9 inches).

The economical solution for retrofitting new elevator into an existing building seams to be LULA (refer to detail description on Basement sheet of Propose Rehabilitation of The Upper Floors for Handicap Accessibility— chapter V of this booklet). The cost of installed LULA versus regular elevator may be in proportion of $70,000 to $160,000 (excluding associated work of building modification).

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The new elevator will be installed in new masonry shaft wall and it will create a need for reframing the existing floors and construction of a new masonry shaft.

The stair adjacent to the elevator and connecting first floor with two upper floors is not up to code. Considering the number of violations—this stair has to be modified. Refer to evaluations sheets for detailed list of impediments.

The second means of egress from the building—the exterior emergency egress stairs are not up to code. The outside threshold is higher than 8 inches, risers are more than 7 inches, guardrail and rail is to low, the stair is to narrow. The second floor of business use does not have legal two ways of egress.

Fire Protection

All floor areas and all concealed spaces in the building have installed sprinkler system. Making any changes to the existing layout will affect the layout of Fire protection System. We observed some old and new smoke sensors and partially disconnected fire alarm system. This system may need to be update due to code restrictions.

Mechanical

The mechanical system is present only in the first floor and mechanical mezzanine. The new mechanical system would need to be implemented and layout provided per requirement of the new use.

Plumbing

The basement has abandoned plumbing fixtures. The first floor does have updated plumbing fixtures only in restaurant. The second and third floors have outdated plumbing system and all appliances are outdated as well.

Electrical

The electrical system of the building has been updated as per need bases, so the new and old wiring and fixtures intertwine in basement, first floor and second floor. It seems that third floor electrical was updated and it still has the original system.

Hazardous materials

The building or at least the major portion of the basement, first floor and entire upper floors are vacant for last few years. This contributed to rather noticeable quantities of bird droppings, mostly on third floor. Some number of dead birds was noted as well. We observed a few roof leaks or water leaks causing some damage to the walls, floors and finishes. There are some areas, where it is a great chance of existence of mould. All wood windows may have a possible containment of lead paint and hazardous material in glazing mastic. Some types of floor finishes (mostly on the third floor) indicate possibility of asbestos contents.

IV

EVALUATION OF BUILDING AT 360 MAIN STREET

BASEMENT

SCALE: 1/16" = 1'-0"

SOUND TRANSMISSION

there is no sound transmission control materials observed in any of the building components

BUILDING PHYSICAL CONDITION

The concrete ramp changes elevation by 21 inches

The view of the first floor structure and ceiling:
wood planks deck
wood joists
wood furring
gypsum board

BUILDING PHYSICAL CONDITION

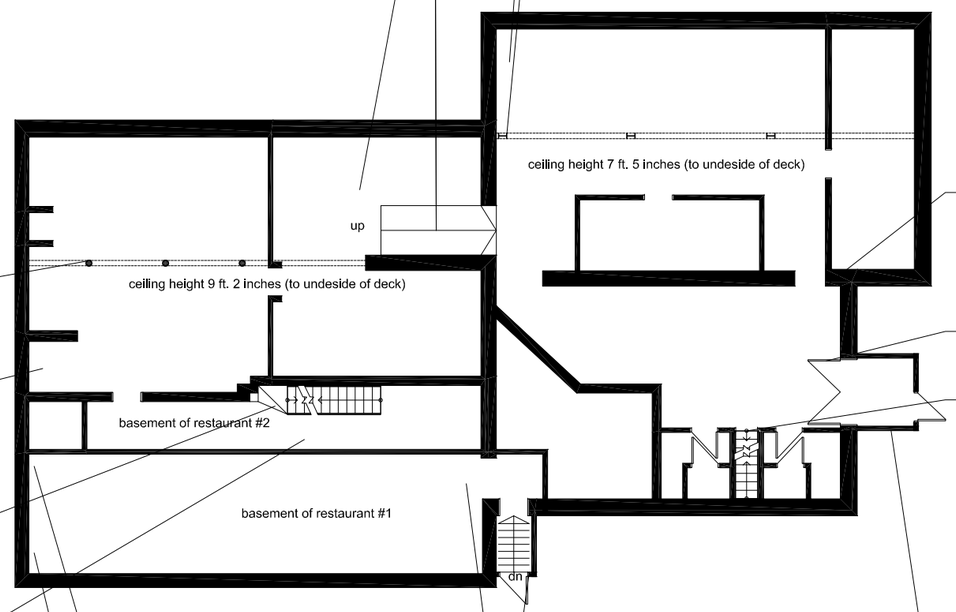
The view of the first floor structure and ceiling in this area:
wood plank deck
wood joists

The steel wide flange column and steel beam.
Visible: the end of solid wood beam resting on masonry bearing wall.

BASEMENT PHYSICAL CONDITION

exterior walls:	stone wall
doors:	wood or steel
interior partitions: sides	wood stud with gypsum board on both
ceiling height:	9 ft 2 inches to bottom of decking 7 ft 5 inches to bottom of decking
structure:	steel columns -steel beams cast iron columns - solid wood beams wd. floor joists - 12x2 @16 O.C. with plaster underneath or open

fire suppressions system throughout the basement



The cast iron column near the foundation wall facing Main Street.
The columns support solid wood beam.

The existing water service entry

View of the basement stairs from the bottom of the stairs

Apparent fire damage to the existing wood floor joists

INTERIOR ENVIRONMENT

ceiling - painted plaster
wall - stone or brick
floor - concrete
exposed sprinkler system
exposed conduits, exposed piping and mechanical ducts

Ceiling height 7 ft. 3 in.

BUILDING PHYSICAL CONDITION

The existing basement has sprinkler system

The existing basement has sprinkler system

BUILDING PHYSICAL CONDITION

The existing sewer system

existing door is not used

existing second means of egress stair is block off at the floor level

The bottom of existing egress stairs

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EVALUATION OF BUILDING AT 360 MAIN STREET

FIRST FLOOR

SCALE: 1/16" = 1'-0"

CODE COMPLIANCE

Building type was determined to be type III B.
Total area of existing M type occupancy is about 4,287 sq. ft. Presently, the space is divided between two tenants.
Tenant #1 - 3,487 sq. ft
Tenant #2 - 740 sq. ft.
Circulation - 275 sq. ft.
The existing area is within Code area limitation increased by existing sprinkler system.

Vertical exit enclosure - fire rating of walls, ceiling and doors is not retain.
Storage underneath stairs does not have 2 hour fire separation from stair enclosure.

BUILDING PHYSICAL CONDITION

ceiling height is 9 feet 10 inches

bar area has low soffit

ACCESSIBILITY

the main street entrance and entire first floor of this tenant space is handicap accessible

existing two restrooms are handicap accessible

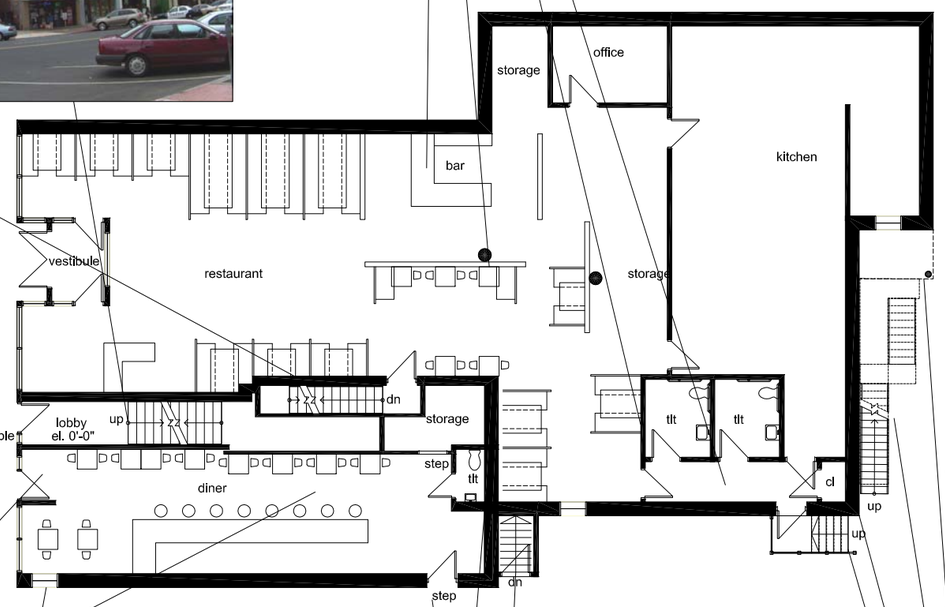
corridor leading to the restrooms is accessible but used by the tennant for storage

BUILDING PHYSICAL CONDITION

exterior walls:	Marble cladding - front: first and second floor, Stucco - front, third floor Brick veneer - sides and back Siding - portion of side and back
exterior front:	aluminum store front - first floor
windows:	steel - front: first and second floor wood - double glazed
doors:	wood or steel
interior partitions:	wood stud with gypsum board on both sides
ceiling height:	9 ft 10 inches to bottom of plaster ceiling
structure:	steel columns -protected - first floor steel beams - protected - first floor wd. floor joists - 12x2 @16 O.C. with plaster underneath - second floor

MAIN STREET ELEVATION
PANORAMIC VIEW

The existing paved yard is being flooded due to damaged or non-existing drainage system



there is some existing HVAC equipment, which suggest the marcantile portion of the floor has airconditioning system

ceiling - painted plaster
wall - painted or covered with panels
floor - vinyl tiles
exposed sprinkler system
exposed conduits

INTERIOR ENVIRONMENT

The side wall has a brick veneer and number of window, door and mechanical penetrations. The distance betwenn adjacent walls is 10 feet.

fire separation of occupancies M - Mercantile of the first floor and B-Business on the second floor is not required

Code classifies use of this floor as M - Mercantile occupancy. Fire wall separating from other buildings should be 3 hour rated

CODE COMPLIANCE

BUILDING PHYSICAL CONDITION

second means of egress from this tenant space is not handicap accessible

existing unisex restroom is not handicap accessible

ACCESSIBILITY

existing second means of egress door is not handicap accessible

existing wood enclosure of the stairs leading to the basement

BUILDING PHYSICAL CONDITION

The existing paved yard is being flooded due to damaged or non-existing drainage system

existing downspout is damaged

existing exterior emergency egress stair not complaint with current code

The bottom of existing egress stairs

BUILDING PHYSICAL CONDITION

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EVALUATION OF BUILDING AT 360 MAIN STREET

SECOND FLOOR

SCALE: 1/16" = 1'-0"

SOUND TRANSMISSION

Sound transmission control materials were not observed in any of the building components

CODE NON-COMPLIANCE

All corridor walls and doors are not in compliant with Code's requirement of fire rating rating.

Most of doors are less then 3 ft in width. All doors have knobs and do not comply with ADA.

ENERGY CODE NON-COMPLIANCE

Existing space has suspended ceiling at 9 ft. 10 in. above floor.

ACCESSIBILITY

There is a step at the door leading to existing restroom. It limits the handicap accessibility of the restroom.

The steps at the emergency egress door are not code complaint

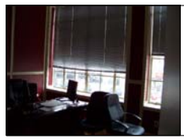
BUILDING PHYSICAL CONDITION

View of the North-East corner of the building from parking lot

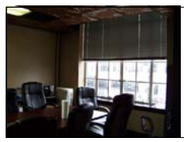
View of the North-East corner of the second and third floor

Emergency egress exterior stair. View of second and third floor egress way

ENERGY CODE NON-COMPLIANCE



Existing steel windows are single glass panels



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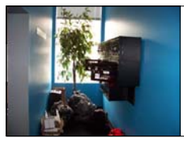

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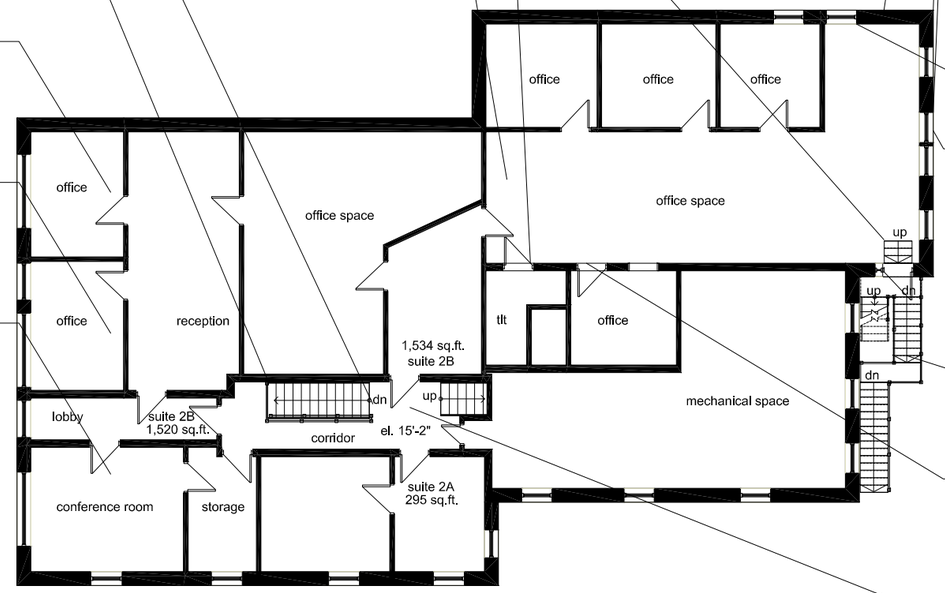
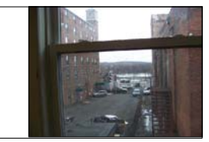


CODE COMPLIANCE

Two existing windows are not fire rated as required by Code.

The river view from back windows

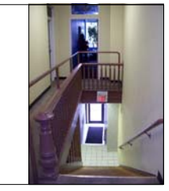


Code non-complaint emergency egress exterior stairs

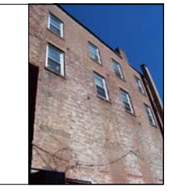
The 4 inch threshole at the door makes this room unaccessible for handicap person

The existing handrail is too low and required by code second handrail on the other side of stairs is missing.

The existing two doors and transomes above are not fire rated, code complaint.



some area of exterior masonry requires repointing



CODE COMPLIANCE

Fire separation of occupancies B - Business and R-3 residential occupancy of second floor is not in place.

Code classifies use of this floor as mixed use B-business and R-3 - Residential occupancy. Fire wall separating from other buildings should be 3 hour rated

INTERIOR ENVIRONMENT

None of spaces have any mechanical ventilation.

FINISHES

ceiling - painted plaster
wall - painted plaster
floor - carpet
exposed sprinkler system
some exposed conduits

BUILDING PHYSICAL CONDITION

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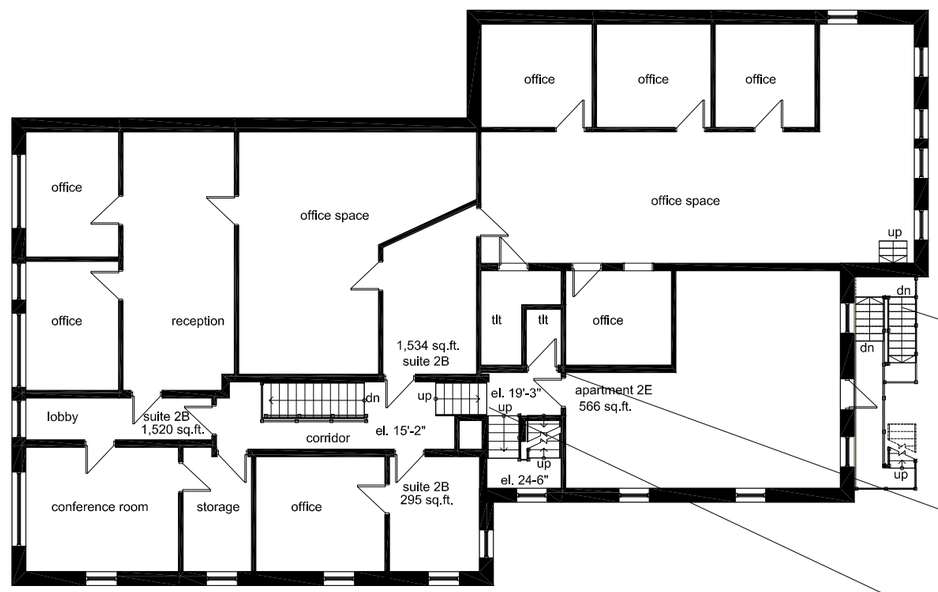
EVALUATION OF BUILDING AT 360 MAIN STREET

SECOND FLOOR MEZZANINE

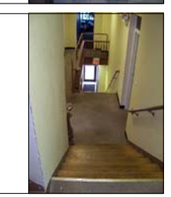
SCALE: 1/16" = 1'-0"



Code non-complaint emergency egress exterior stairs

Code non-complaint unisex restroom

The existing handrail is too low. Code required second handrail on the other side of stairs is missing.



CODE COMPLIANCE

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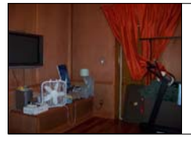
EVALUATION OF BUILDING AT 360 MAIN STREET

THIRD FLOOR

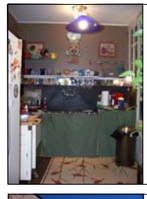
SCALE: 1/16" = 1'-0"

The existing niche is only 4 feet wide and 14 fdeep. The window sill is at 1 ft. 10 inches above floor. Existing window does not have safety glazing.

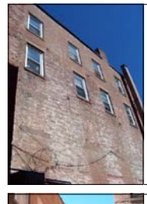
The centrally located living room has bedrooms located on perimeters of the room



The existing room has a door leading to adjacent apartment and no windows.

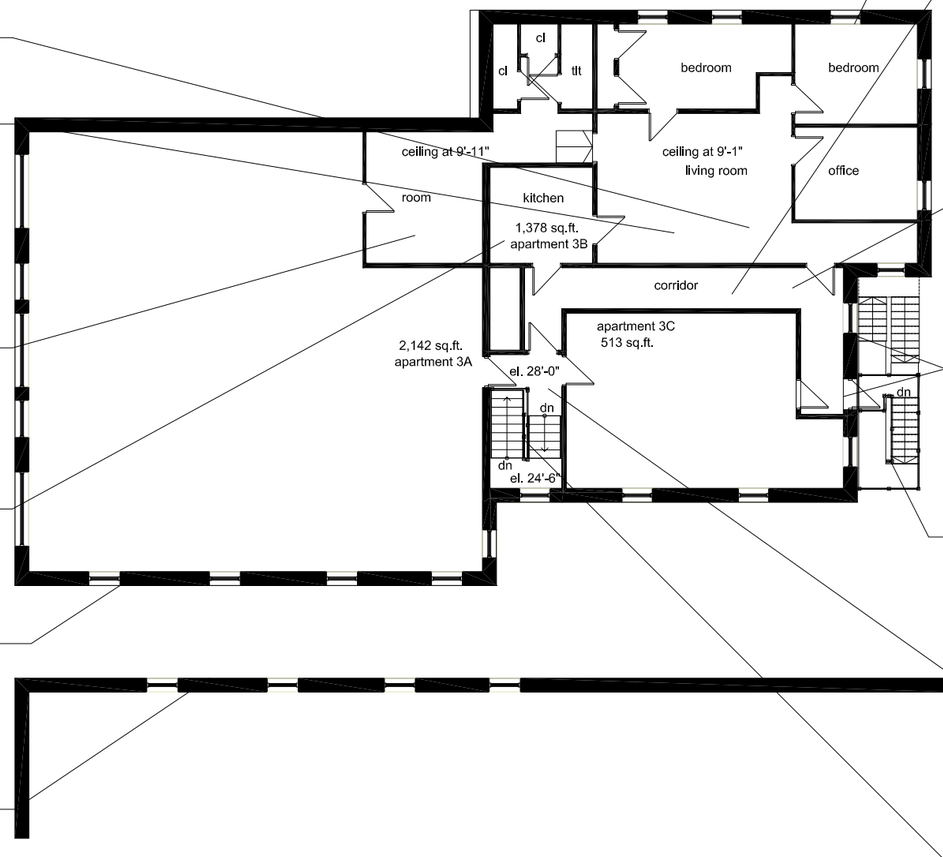


The existing kitchen



Apartments have newer vinyl windows.

The view across the driveway at the adjacent property. The distance between walls is 10 feet and both walls have windows

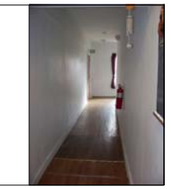


CODE COMPLIANCE

Two existing windows are not fire rated as required by Code.

existing corridor looking West

existing corridor looking East



Code non-complaint emergency egress door. The ramp perpendicular to the travel direction creates the tripping hazard. The window sill is at 1 ft. 10 inches above floor. Existing window does not have safety glazing.

Code non-complaint existing emergency egress exterior stairs.

The existing guardrail is too low. Code required handrails on both sides of stairs are not in place.

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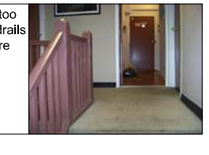

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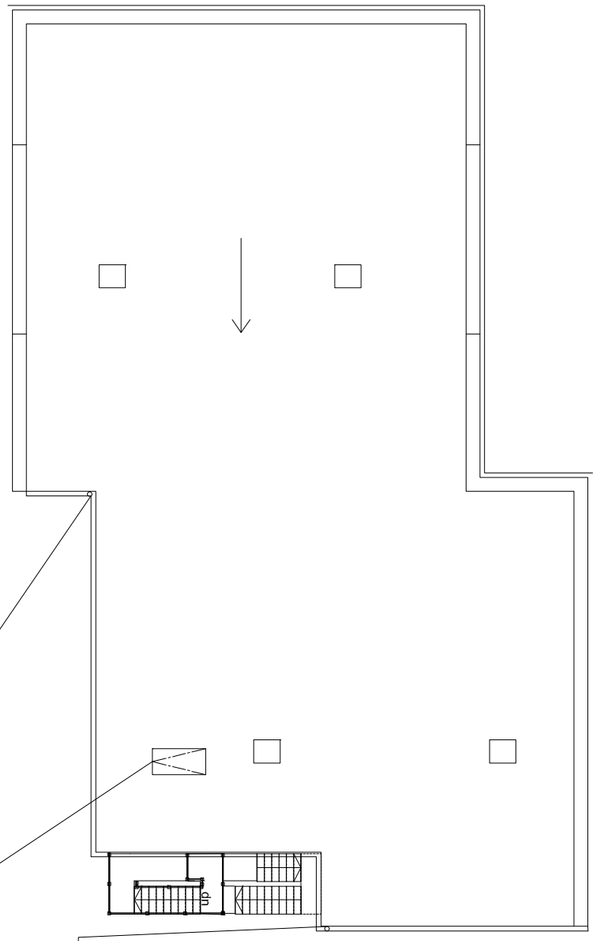


The existing damaged downspout

The existing roof access hatch is located in apartment 3C.

The existing downspout

EVALUATION OF BUILDING AT 360 MAIN STREET

ROOF PLAN

SCALE: 1/16" = 1'-0"

IV

Limited Use/Limited Access Lift (LULA)
The economical solution for existing buildings.
The cost of LULA installed may be around $ 70,000 versus $160,000 of the regular elevator.

For applications where a lift system is needed to be added to an existing structure such as a small office building, consider the advantages of a LULA elevator system. LULA (Limited Use Limited Application) lift systems are installed where an elevator is needed, but not on a regular basis.

The Advantage of LULA installation:

It is fully automatic in operation and is very similar in look and feel to larger commercial elevators. The LULA elevator provides vertical access for everyone, including able bodied passengers, persons with disabilities and even children in strollers. This compact elevator can also be used in luxury residential applications where the characteristics of a commercial elevator are desired.

Warning about LULA Elevators:
Local code authorities may have a limit on travel, capacity, car sizes and speed. Contact Garaventa before starting your project.

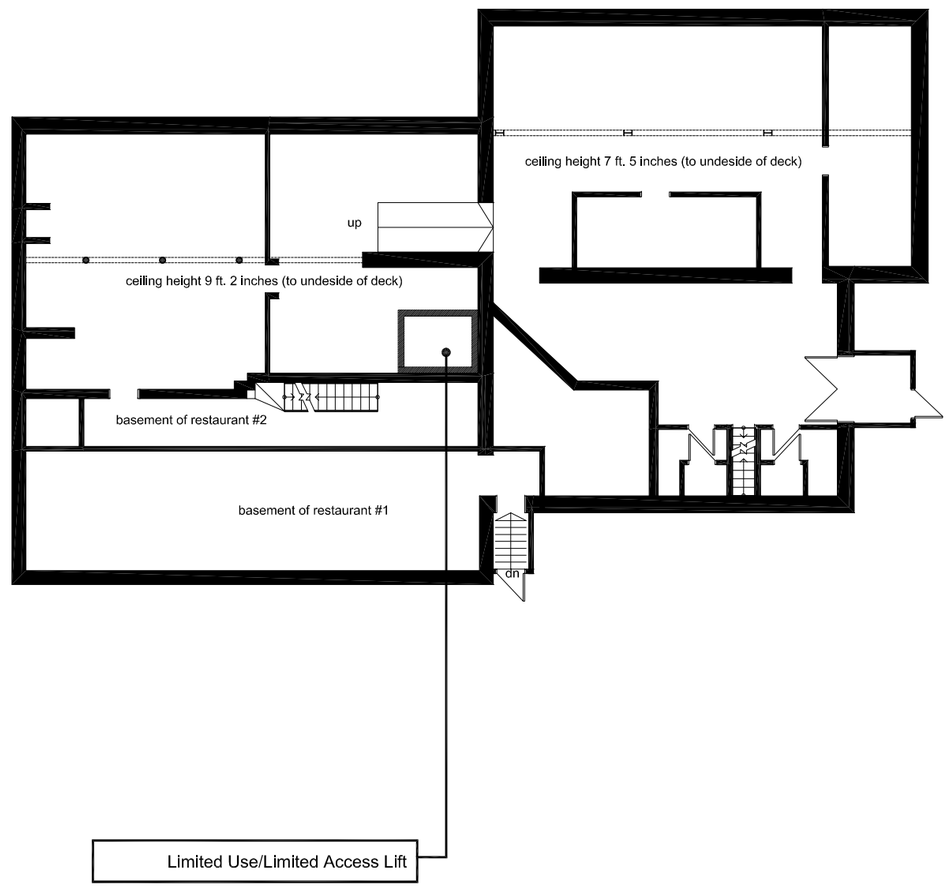
LULA features:
maximum travel distance - 30 feet
(regular 25 feet, 30 feet require Code modification)
maximum number of stops - 6
travel speed
Available in 3 standard car sizes as well as custom sizes up to 18 square feet
Standard Car Sizes 48" x 54"
Available in 5 car configurations, including multiple door configurations

1:2 Cable Hydraulic Drive
Quiet submersed pump and motor
Two speed hydraulic valve for smooth start and stop
Rated load: 1400lbs (635kg)
Standard travel speed of 30 feet per minute.
Optional: 40 fpm

Travel range: 25ft (7.6m). Optional 50ft
Make up to 6 stops or have a total of 6 landing doors
Fully automatic push button operation
Illuminated buttons and digital floor display
Automatic car lighting upon passenger entry

Recessed ceiling lighting using low-voltage halogen fixtures
Full length handrail located below the car operating panel (additional handrails can be added)
Car operator with integral gate switch
Car direction lantern comes with audio and visual signals

Emergency alarm button
Keyed emergency stop switch
Floor specific emergency battery lowering system
Emergency manual lowering system

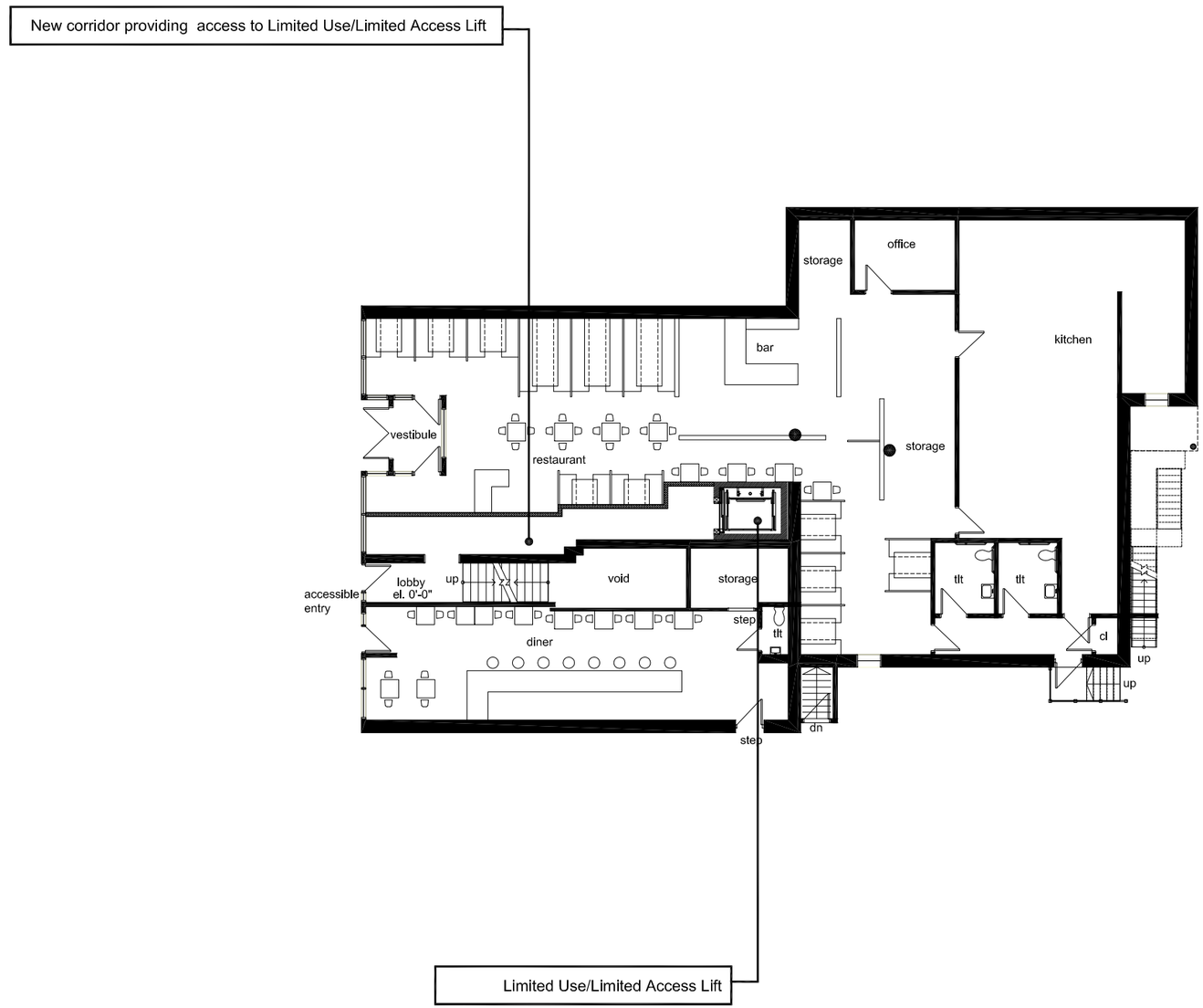


V

PROPOSE REHABILITATION OF THE UPPER FLOORS FOR HANDICAP ACCESSIBILITY
BASEMENT

SCALE: 1/16" = 1'-0"

WOJAS ARCH

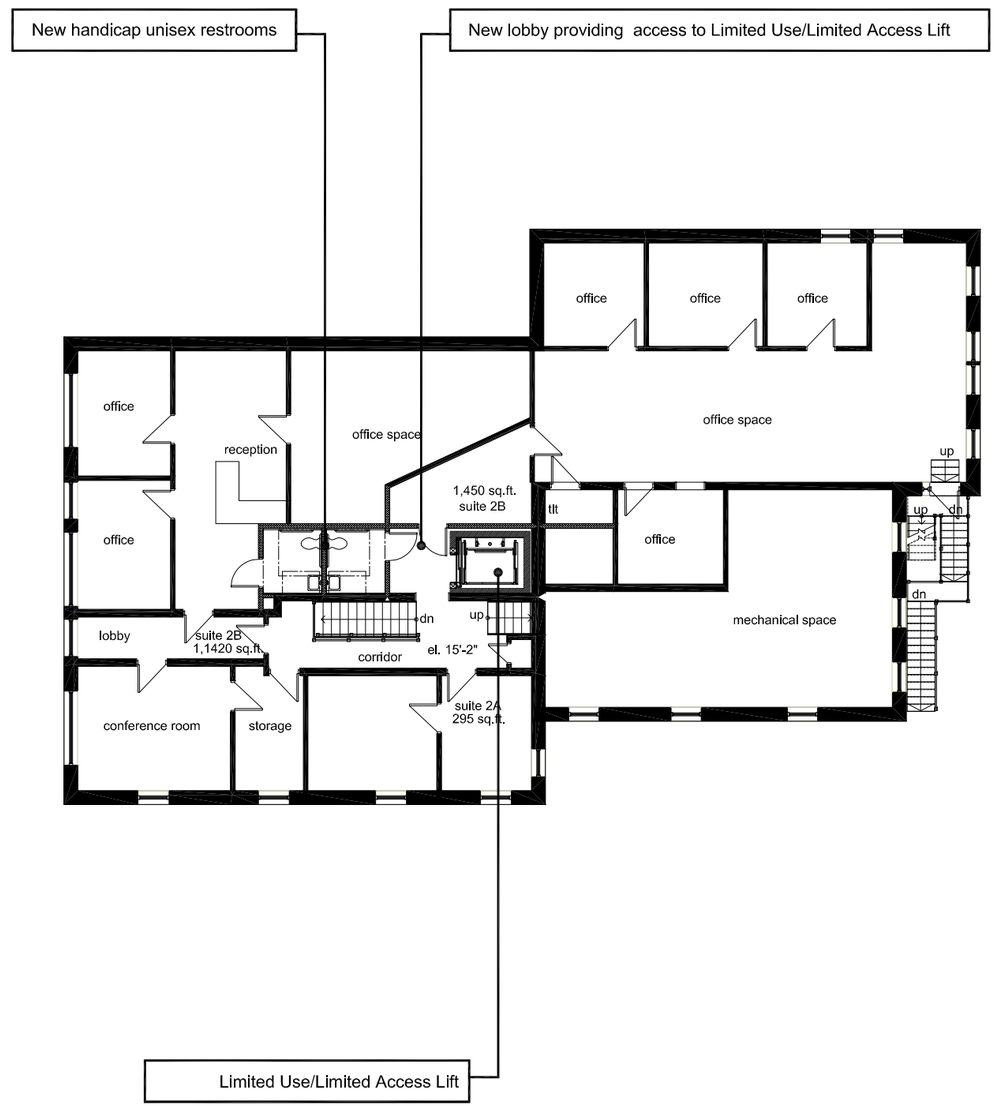


V

PROPOSE REHABILITATION OF THE UPPER FLOORS FOR HANDICAP ACCESSIBILITY

FIRST FLOOR

SCALE: 1/16" = 1'-0"



V

PROPOSE REHABILITATION OF THE UPPER FLOORS FOR
HANDICAP ACCESSIBILITY
SECOND FLOOR

SCALE: 1/16" = 1'-0"

WOJAS ARCH

V

PROPOSE REHABILITATION OF THE UPPER FLOORS FOR HANDICAP ACCESSIBILITY

SECOND FLOOR MEZZANINE

SCALE: 1/16" = 1'-0"

WOJAS ARCH

PROPOSE REHABILITATION OF THE UPPER FLOORS FOR ONE, THREE AND FOUR BEDROOM APARTMENTS & HANDICAP ACCESSIBILITY

THIRD FLOOR

SCALE: 1/16" = 1'-0"

WOJAS ARCH

POSSIBLE ALTERNATIVES FOR HANDICAP ACCESSIBILITY WITH PARKING OPTIONS

The Property at 360 Main Street contains 13,288 sq. ft. building built in 1892 located on 0.44 acres lot and is located in B-1 zone. There is a limited parking with parking meters on Main Street and at the back of the building on existing parking off Broad Street.

Due to the parking constrains it advised to consult with the City of Middletown for possible alternatives for handicap parking. As of today the handicap parking is not provided and handicap access is available only from Main Street.

Here are the zoning requirements as listed in Middletown Zoning Code - effective June 5, 2009:

40.04.18 *URBAN CORE LIVING UNIT- (Including former category of Rooming House) (Eff. 5/15/88) One or no bedrooms- 1.00 spaces Two or more bedrooms- 2.00 Spaces (Amended 5/15/88)*

40.04.19 *RESTAURANT OR SIMILAR PLACES DISPENSING FOOD DRINKS OR REFRESHMENTS (See Footnote #1.) One (1) parking space for each fifty (50) square feet of floor area devoted to patron use, excluding restrooms, within the establishment, and one (1) parking space for each eighty (80) square feet of ground area devoted to patron use on the property outside the establishment and one (1) space for each two (2) employees. as office building. (Effective 8/1/84.)*

FOOTNOTE #1*-"This requirement shall not apply to land-uses in the B-1 Central Business Zone if outside the Redevelopment Project. (No. Conn. R. 105) area except as part of a municipal off-street parking program."*

PRO FORM COST REPORT

The estimated cost should be calculated as average $/sq.ft. The contingency factor for this type of renovation should be between 15% and 20 % of the total budget. The value, or 'cost per square foot', of any project is determined by a wide variety of factors, and is difficult to present with accuracy until a project's scope has been reviewed. A typical "cost per square foot' range varies, but, as the type of finishes used in the project effect this cost, these estimates should only be used as a guide. Some of the project finishes that determine this cost include; the type and quality of doors, carpets, lighting, wall coverings, feature millwork selected, and others. Total plan provides planning, budgeting and estimating services that allow us to predetermine a 'cost per square foot' for a project, and then carry the project through to completion. The size of job will also affect the cost per square foot. There is one more important factor: prevailing wages. The costs listed below are based on private enterprise. Should the project be a public funded project, the cost will go up about 25% due to prevailing wages based on Department of Labor guidelines.

The estimated cost per square foot:

- repair/spruce up $35 - $40
- repair/remodel $40 - $50
- substantial remodel $180 - $200
- rehabilitation $200 - $250
- new addition no plumbing $120 - $150
- new addition w/bath $175 - $200
- new addition w/kitchen $280 - $300
- new addition w/both $320 - $350
- new deck $25 - $30
- Roof replacement: built-up $9 - $10 (no asbestos present), asphalt shingles $5 - $6/sq.ft..
- Existing wood windows renovation maybe very costly and needs to be quoted. Aluminum replacement windows (most of the time approved by the historical commissions) is $75.00 per square foot would not be too much of a stretch. The additional options that might affect the cost is that contractor will need a lift, street permit, and/ or police detail to do the work.
- Cost of installation of the LULA elevator may very from $70,000 to $80,000

MAIN STREET VIEW

RIVER VIEW