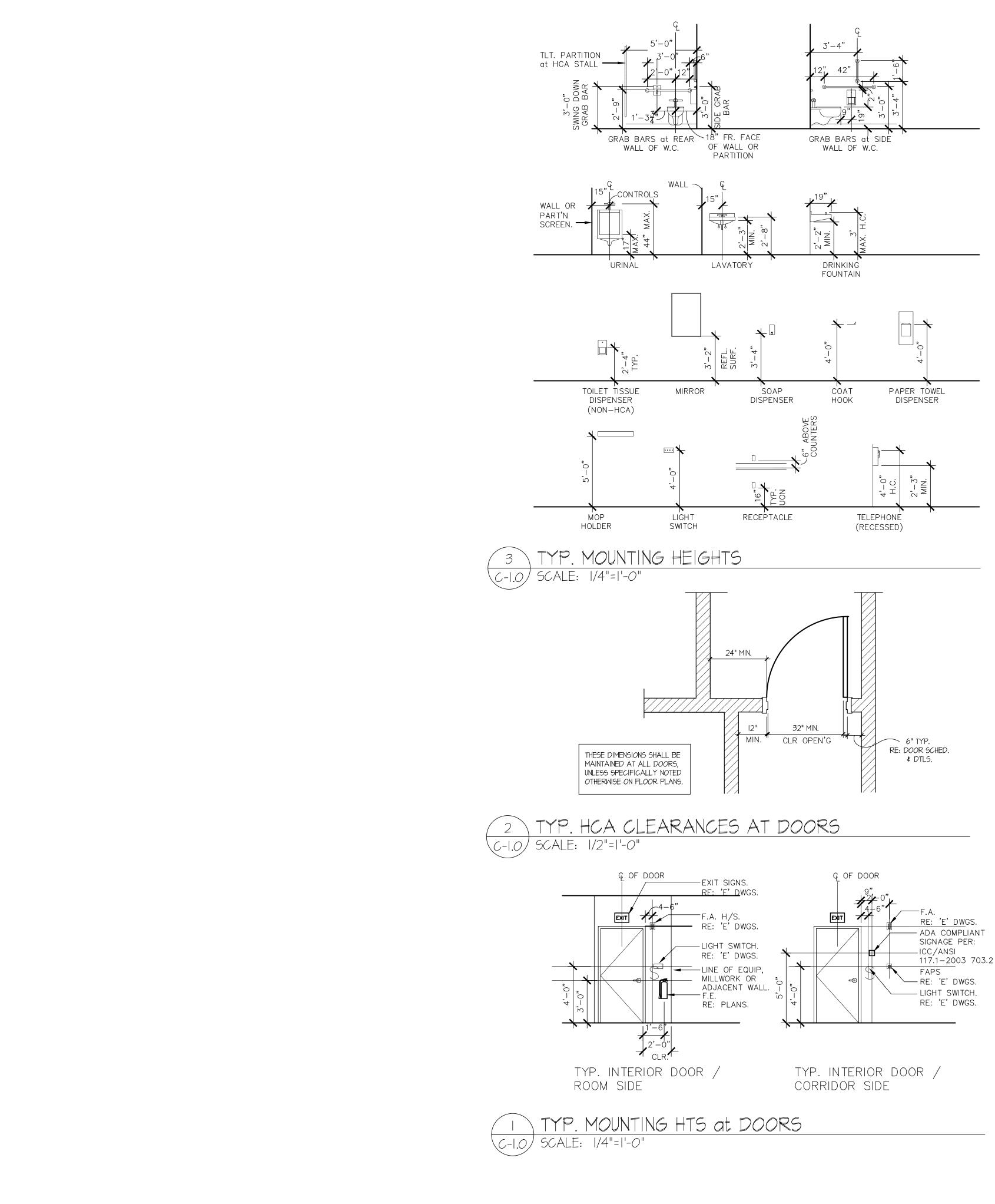
BAKERY DELI @ TYLERVILLE VILLAGE

TYLERVILLE VILLAGE UNIT 2-2 1610 SAYBROOK ROAD HADDAM, CT **INTERIOR RENOVATIONS TO PORTIONS OF EXISTING BUILDING**

FELLNER ARCHITECTS, LLC 382 TOWN STREET EAST HADDAM CT 06423 ARCHITECT

					REVISIONS:
ABB	REVIATIONS			GENERAL NOTES	
ACOUST ADDL	ACOUSTICAL ADDITIONAL	HARDBD HD	HARDBOARD HEAD	I. GENERAL CONTRACTOR SHALL FIELD SURVEY LOCATION AND VERIFY ALL EXISTING	
AFF ALUM	ABOVE FINISH FL <i>OO</i> R ALUMINUM	H.M. HNDRL	HOLLOW METAL HANDRAIL	CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT.	
AP APPROX	ACCESS PANEL APPROXIMATE	HR HRDWR	HOUR HARDWARE	2. GENERAL CONTRACTOR SHALL COMPLETE ALL WORK AS INDICATED ON THESE PLANS UNLESS OTHERWISE NOTED.	
APT ASSOC	APARTMENT ASSOCIATION	INF <i>O</i> INSUL	INFORMATION INSULATION	3. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS, APPROVALS,	
BARR B.O.	BARRIER BY OWNER	JST JTS	JOIST JOINTS	INSPECTIONS, CERTIFICATE FOR COMPLIANCE AND CERTIFICATE OF OCCUPANCY AS REQUIRED, UNLESS OTHERWISE NOTED.	
BD BIT	BOARD	K.S. LC	KICK SPACE LAUNDRY CLOSET	4. GENERAL CONTRACTOR SHALL VERIFY EXISTING MECHANICAL, ELECTRICAL, FIRE SUPPRESSION, FIRE ALARM, & PLUMBING CONDITIONS PRIOR TO PROCEEDING WITH WORK. IF PROBLEMS EXIST, THE	
BLDG	BITUMINOUS BUILDING	L.C.C. L.L.V.	LEAD COATED COPPER LONG LEG VERTICAL	GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE MUNICIPAL BLDG. DEPT., THE OWNER, AND THE ARCHITECT.	
CL CLR	CLOSET CLEAR	LT MEP	LIGHT MECHANICAL, ELECTRICAL,	5. GENERAL CONTRACTOR SHALL FURNISH THE MUNICIPAL BLDG. DEPT. WITH ALL REQUIRED	
CLG CLOS	CEILING CLOSET	MFR	& PLUMBING MANUFACTURER	CERTIFICATES OF INSURANCE AND WAIVERS OF LIENS FOR APPROVAL PRIOR TO COMMENCING WORK, IF REQUIRED.	
CONC CONT	CONCRETE CONTINUOUS	MAS MAX	MASONRY MAXIMUM	6. GENERAL CONTRACTOR SHALL REGULARLY CHECK IN WITH AND COORDINATE ALL WORK WITH THE OWNER AND/OR OWNER'S REPRESENTATIVE.	
COORD CMU CPT	COORDINATE CONCRETE MASONRY UNIT CARPET	MIN MTL	MINIMUM METAL	 GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION BARRICADE AND TEMPORARY POWER, LIGHT & TELEPHONE SERVICE IN ACCORDANCE WITH THE MUNICIPAL BLDG. 	
CSBC DF	CT STATE BUILDING CODE	M.E. M.R.	MATCH EXISTING MOISTURE RESISTANT	DEPT. REQUIREMENTS. GENERAL CONTRACTOR SHALL REMOVE ALL SUCH ITEMS AT THE COMPLETION OF WORK, OR AS REQ'D.	
DF DIA DISCONT	DRINKING FOUNTAIN DIAMETER DISCONTINUOUS	N.I.C. O.C.	NOT IN CONTRACT ON CENTER	8. GENERAL CONTRACTOR SHALL CLEAN ALL AFFECTED SPACES AND SITE AREAS UPON	
DISCONT DIST DN	DISTANCE DOWN	O.H. OPG	OVERHEAD OPENING	COMPLETION OF THE WORK, IN ACCORDANCE WITH SPECIFICATIONS. 9. GENERAL CONTRACTOR SHALL MAINTAIN ON SITE, AT ALL TIMES, ALL REQUIRED CONSTRUCTION	
DOCS	DOUMENTS DOOR	PLYWD POLY	PLYWOOD POLYETHYLENE	DOCUMENTS, INCLUDING ALL REVISIONS, RIDERS AND ADDENDA.	
DR D.S.	DOWNSPOUT	PRE-FAB PRE-FIN	PREFABRICATED PRE-FINISHED	IO. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND REQUIREMENTS DURING CONSTRUCTION. USE OF DUST PARTITIONS IS REQUIRED.	
DTL D.W. DWGS	DETAIL DISHWASHER DRAWINGS	PRE-MANF PROV	PRE-MANUFACTURED PROVIDE	I I. GENERAL CONTRACTOR SHALL COMPLETE ALL WORK IN A GOOD, NEAT AND WORKMANLIKE MANNER.	
DWGS EA ERDM	DRAWINGS EACH ETHYLENE PROPYLENE	PT PTD	PRESERVATIVE TREATED PAINTED	12. GENERAL CONTRACTOR AND SUPPLIERS OF LABOR & MATERIALS SHALL PROVIDE A ONE (1)	ARCHITECTS
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	PTS RE	PLUGGED & TOUCH-SANDED REFERENCE	YEAR GUARANTEE ON ALL WORK AND MATERIALS FROM DATE OF CERTIFICATE OF OCCUPANCY AND COMPLETION OF ALL PUNCH LIST ITEMS; TO THE COMPLETE SATISFACTION OF THE OWNER.	382 TOWN STREET EAST HADDAM, CONNECTICUT 06423
ELEV EQ	ELEVATION EQUAL	REINF REQ'D	REINFORCEMENT REQUIRED	13. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AND PROVIDE AND INSTALL ALL MATERIALS IN ACCORDANCE WITH THE OWNER'S AND THE ARCHITECT'S	TEL (860) 873-8230
ETR EXIST EVP	EXISTING TO REMAIN EXISTING EXPANSION	RLGS RELOC	RAILINGS RELOCATE / RELOCATED	DESIGN CRITERIA. ARCHITECT IS TO BE IMMEDIATELY NOTIFIED OF ANY CONFLICT BETWEEN THE CONSTRUCTION DOCUMENTS AND OWNER REQUIREMENTS THAT MAY ARISE DURING CONSTRUCTION.	
EXP EXT	EXPANSION EXTERIOR EIRE ALARM	RM R.R.	ROOM ROOF RAFTER	14. THE GENERAL CONTRACTOR OR HIS AUTHORIZED AGENT IS RESPONSIBLE FOR THE RECEIPT OF ALL OWNER-SUPPLIED MATERIAL AND/OR EQUIPMENT. IT SHALL BE THE GENERAL CONTRACTOR'S	
FA FBRGLS	FIRE ALARM FIBERGLASS EIRE EXTINGUIGUER	RWL	RAINWATER LEADER SIMILAR	RESPONSIBILITY TO NOTIFY THE OWNER AND/OR OWNER'S REPRESENTATIVE IF ANY MATERIAL OR EQUIPMENT HAS NOT ARRIVED AT THE JOB SITE PRIOR TO THE TIME FRAME FOR SUCH MATERIAL.	
FE FEC	FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET	SCHED SPEC	SCHEDULE SPECIFICATIONS	ALL SHIPMENTS MUST BE INSPECTED UPON ARRIVAL FOR DAMAGES, SHORTAGES AND INCORRECT MATERIALS. ALL PROBLEMS MUST BE IMMEDIATELY REPORTED TO THE OWNER AND/OR OWNER'S REPRESENTATIVE. THE GENERAL CONTRACTOR SHALL ALSO IMMEDIATELY NOTIFY THE CARRIER OF	
FD FDC	FLOOR DRAIN FIRE DEPT. CONNECTION	ST STRUCT	STORAGE STRUCTURE	ANY DAMAGES AND/OR SHORTAGES AND OBTAIN A RECEIPT FOR SUCH.	Ь В
F.C. FFEL	FIRE CODE FINISHED FLOOR ELEVATION	SUBFLR SUSP	SUB FLOOR SUSPENDED	15. SUBMIT SHOP DRAWINGS FOR REVIEW, DESCRIBING AND LOCATING ALL ITEMS BEING FURNISHED, INCLUDING LARGE SCALE DETAILS OF PRINCIPAL CONSTRUCTION FEATURES, PRODUCT DATA, AND	
FIN F.J.	FINISH / FINISHED FLOOR JOISTS	Τ¢Β Τ¢ <i>G</i>	TOP AND BOTTOM TONGUE AND GROOVE	SAMPLES REQUIRED BY CONTRACT DOCUMENTS. SEE SPECS : "SUBMITTALS". 16. MILLWORK CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.	
FL/FLR F.O.	FLOOR FACE OF	TEMP T.O.	TEMPORARY TOP OF	17. GENERAL CONTRACTOR SHALL SUPPLY SAMPLES OF ALL DOOR, WINDOW & CABINETRY	VILI Haddam, RAL N
FNDTN FTG	FOUNDATION FOOTING	TLT T.M.E.	TOILET TO MATCH EXISTING	HARDWARE (INCLUDING AT MILLWORK) FOR REVIEW AND APPROVAL.	
GA G.A.P. GALV	GAUGE GYPSUM ACOUSTIC PANEL GALVANIZED	T.S. TYP	TRANSITION STRIP TYPICAL	18. GENERAL CONTRACTOR SHALL COORDINATE ALL TRADES AS NECESSARY TO COMPLETE THE WORK OUTLINED IN THESE DOCUMENTS.	SEN BOAD
GD G.I.	GREASE DUCT GALVANIZED IRON	U. <i>O</i> .N. UA	UNLESS OTHERWISE NOTED	19. GENERAL CONTRACTOR SHALL COMPLETE ALL WORK IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION. IF ANY CONFLICT OF CODES	
GL GYP	GLASS GYPSUM	UC U/S	UTILITY CLOSET UNDERSIDE	SHOULD ARISE, THE STRICTER CODE SHALL PREVAIL. 20. DIMENSIONS ARE SHOWN FROM FACE OF STUDS / MASONRY UNLESS OTHERWISE ALIGNED WITH	ERVI SAYBROOK DNS, C
GWB	GYPSUM WALL BOARD	VEST VIF	VESTIBULE VERIFY IN FIELD	FINISH FACE OF EXISTING COLUMNS, PARTITIONS OR CENTER LINES OF COLUMNS.	
		W/ WD	WITH WOOD	21. FLOORING CONTRACTOR TO ENSURE LEVELNESS OF ALL FLOOR AREAS PRIOR TO FINISHED FLOORING INSTALLATION.	
		W.I. WNDW	WHERE INDICATED WINDOW	22. SEE FLOOR, WALL, CEILING, ROOF, ETC. ASSEMBLY TYPES FOR ALL CONDITIONS, AS LOCATED ON PLANS.	$ \succ_{\sharp} \overline{A}$
MAT	ERIALS LEGEND		WELDED WIRE FABRIC	23. EXISTING FIRE SUPPRESSION SYSTEM TO REMAIN. RELOCATE AND ADD SPRINKLER HEADS AS REQUIRED BY NEW CEILINGS, WALLS, ETC	E <
	CONCRETE	<u> Tan Takata ka ka ka</u> n da	GYPSUM BOARD	24. EXISTING FIRE ALARM SYSTEM TO REMAIN. RELOCATE AND ADD ANNOUNCEMENT DEVICES AS REQUIRED BY NEW CEILINGS, WALLS, ETC	BRF UNIT O
			PLYWOOD	25. ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE SUPPRESSION & FIRE ALARM WORK UNDER	
		\ge	SOLID WOOD BLOCKIING	SEPARATE CONTRACT AS DESIGN/BUILD BY SUBCONTRACTORS. 26. ELECTRICAL CONTRACTOR SHALL VERIFY ALL LOCATIONS OF POWER AND UTILITIES PRIOR TO	
	CELLULOSE OR MINERAL			INSTALLATION.	
	WOOL BATT INSULATION		DISCONT. WD BLOCKING	27. MECHANICAL CONTRACTOR SHALL ALERT GENERAL CONTRACTOR OF PROBLEMS OR DISCREPANCIES AND STOP AFFECTED WORK UNTIL DISCREPANCIES ARE RESOLVED AND APPROVAL IS GIVEN BY OWNER.	≻∃ ₩
	FIBERGLASS BATT INSULATION		FINISH WOOD	28. DOOR HARDWARE SUPPLIER/INSTALLER SHALL, THROUGH THE GENERAL CONTRACTOR,	
			CONCRETE MASONRY	COORDINATE KEYING SCHEDULE W/ OWNER AND TENANT(S) (AS APPLICABLE).	X ⊨ ⊔
				29. CONTRACTOR SHALL PROVIDE BLOCKING AS REQ'D FOR ALL MILLWORK, PLUMBING FIXTURES, GRAB BARS, ETC. INSIDE PARTITIONS, AS APPLICABLE.	
SYM	BOLS LEGEND				
		(##) V	VALL SECTION		T NAME :
#		##		$ \neg \neg \neg \land a = = = = = = $	
(#) DOOR MARK	$\langle X \rangle$ V	NINDOW MARK	DRAWING LIST	PROJI
	B INTERIOR ELEVATIONS	\mathbf{x}	COLUMN GRID LINES		
	H			T-I.O TITLE SHEET, ABBREVIATIONS, GENERAL NOTES C-I.O CODE COMPLIANCE INFORMATION	
	DETAIL NUMBER	F	REFERENCE POINT	AD-1.0 DEMOLITION FLOOR PLAN A-1.0 TENANT FLOOR PLAN	
\#-	ザノ			A-I.I INTERIOR ELEVATIONS, MILLWORK & SCHEDULES	
#	EXTERIOR ELEVATIONS -	Ŷ	ASSEMBLY TYPE	A-2.0 REFLECTED CEILING PLAN SP-1.0 SPECIFICATIONS	
		(₩) L	AVATORY ACCESSORY MARK	SP-1.1 SPECIFICATIONS	
▲ \\	BUILDING SECTION	# R	REVISION MARK		JOB NO. : 22-25 DRAWN BY: MCD
	OCCUPANT LOAD	PANT LOAD			SCALE : AS NOTED DATE : 09-08-2022
		PROVIDED	IEANS OF EGRESS TABULATION		SHEET NO.: T-1.0



CODE REVIEW

CONNECTICUT STATE BUILDING CODE 2019: 2019 Connecticut State Building Code (Contains CT amendments to the

- codes below) 2015 International Building Code
- 2009 ICC/ANSI AII7.1 Accessible and Usable Buildings and Facilities
- 2015 International Existing Building Code 2015 International Plumbing Code
- 2015 International Mechanical Code
- 2015 International Energy Conservation Code 2017 NFPA 70, National Électrical Code
- 2019 CT Fire Safety Code to include:
- 2015 International Fire Code with CT amendments 2015 NFPA 101 with CT amendments

CT General Statute Chapter 538 (as referenced in CT Fire Safety Code) CONNECTICUT STATE BUILDING CODE SUMMARY & CONFORMANCE NOTES

A. Classification

Use Group: M -MERCANTILE (UNCHANGED)

The intent is to renovate an existing space for a new tennant

Type of Construction: VB (assumed existing building)

Height & Area Limitation for M: I Story (Table 504.4), 9,000 sf (Table 506.2) Height & Area Calculated: I story, with 2,567 qsf

Existing I-story Mixed Use building currently composed of M- Mercantile and B- Businesses throughout This is not a change of use for an Existing Building without a sprinkler system

NOTE: The proposed modifications apply to a portion of an existing building where the current space is classified as Mercantile and is being

renovated for another. Therefore it is considered NOT A CHANGE OF USE

B. Fire resistance Ratings of Building Elements	(hrs)	Table 601
	0	
Bearing walls, exterior and interior	0	
Non bearing walls, exterior	0	
Non bearing walls, interior	0	
Floor construction including beams and joists	0	

Roof construction including beams and joists C. Required Separation of Occupancies (hrs.) Table 508.4

Required Separation between Group 'B' and Existing Group 'B' Occupancies is O (hrs.)

Required Separation between Group 'M' and Existing Group 'M Occupancies is O (hr.) D. Occupancy

M-Mercantile		
Total Gross Area: 2,567 qsf		
Retail Occupancy:	462 sf(net) / 30 = 16 Occupants	
Kitchen Are'a Occupancy :	703 sf(net) / 200 = 6 Occupants	
Dining Area Occupancy:	472 sf(net) / 15 = 32 Occupants	
Storáge Area Occupancy:	364 sf(net) / 300 = 2 Occupants	
	Total = 56 Occupants	

E. Eqress

Number of exits: Two exist required as per 1006.2.1 : (2) Means of Eqress EXISTING provided. Egress Component Width: 1005.3.2

<u>M (Interior, including Staff):</u>

28 people @ main entrance: x .2 = 6.4" min. (32" min. governs) 35" provided.

Means of Eqress Distribution: The existing tenant space has been designed with one main eqress as well as an additional eqress door at the opposite end of the building.

Exit Access Travel Distance Table 1017.2 200' max allowable without automatic fire suppression system. Actual max = 52'-6"

Common path of egress travel Table 1006.2.1

75' max allowable without automatic fire suppression system. Actual max = 52'-6"

Dead Ends 1020.4 (Exception 2)

20' max allowable with full automatic fire suppression system. Actual max = none

Illuminated Exit Signs 1013: Required; provided at all exits & egress path direction-changes. Emergency Lighting: Required; provided in all spaces. Coord all final locations with AHJ

F. <u>Plumbing Fixtures</u>: As is not a change of use the existing ADA accessible bathrooms shall remain however an existing employee bathroom will be relocated and modified and will be compliant.

G. Universal Accessibility I. The public portions of the proposed renovation will be universally accessible.

2. There is the existing main entrance doors with a step at the exterior, and an existing fully accessible exit that is on a barrier-free route to a universally accessible parking space.

3. Proposed Main Exit is the primary means of Egress and meets Identified Occupant Egress Capacity

H. Firestopping & Draftstopping Requirements I. Provide firestopping/fireblocking at all new concealed spaces of stud walls including furred or studded-off spaces & at new ceiling/floor or roof levels, new interconnections between vertical & horizontal spaces (i.e. soffits over cabinets, dropped ceilings, cove ceilings, etc.), new concealed spaces between stairway stringers at top & bottom of run (as applicable), new openings around vents, pipes, ducts, chimneys & fireplaces at ceiling & floor levels (as applicable). Prefab. fireplaces with chimneys, flues, etc. (as applicable) shall be properly firestopped, as per code.

2. Firestopping shall consist of approved noncombustible materials, securely fastened in place.

3. Fireblocking shall consist of approved noncombustible materials or two thicknesses of I" lumber with broken lap joint, or I thickness of 23/32" wood structural panel with joints backed by 23/32" wood structural panel, or of 2" lumber installed with tight joints (installed in open spaces of wood framing).

4. The integrity of all firestopping/fireblocking shall be continuously maintained, and shall not be concealed from view until inspected & approved.

5. Fire resistive joints systems are to comply with code.

6. Draftstopping shall consist of 1/2" gypsum board, or 3/8" plywood, adequately supported.



JOB NO. :

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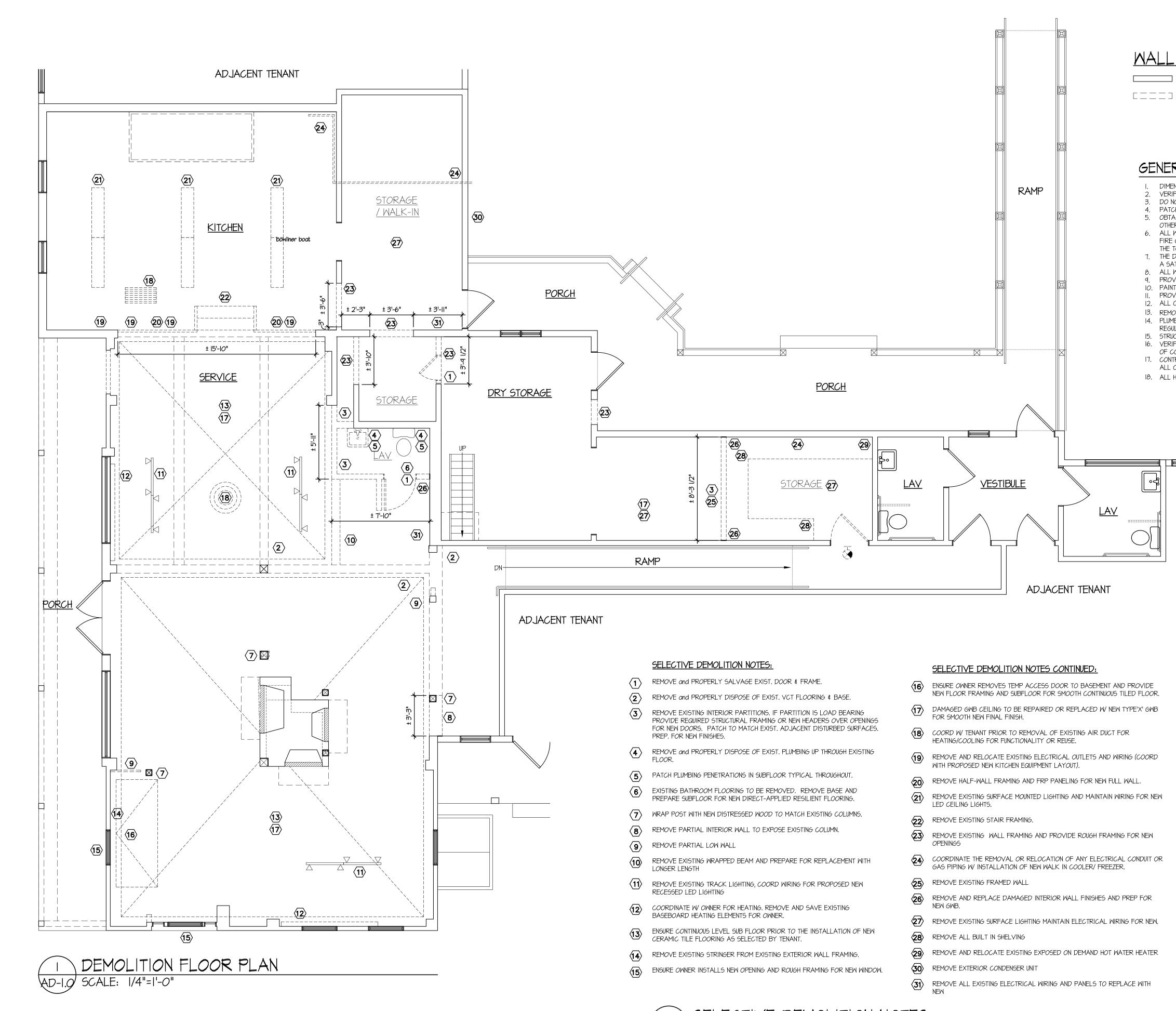
SCALE :

DATE : SHEET NO. 22-25

MCD

AS NOTED 09-08-2022

C-1.0



- - $2 \setminus SELECTIVE DEMOLITION NOTES$ AD-1.0' NO SCALE

MALL LEGEND

EXIST WALL

DEMOLISH / REMOVE EXIST WALL / ELEMENTS

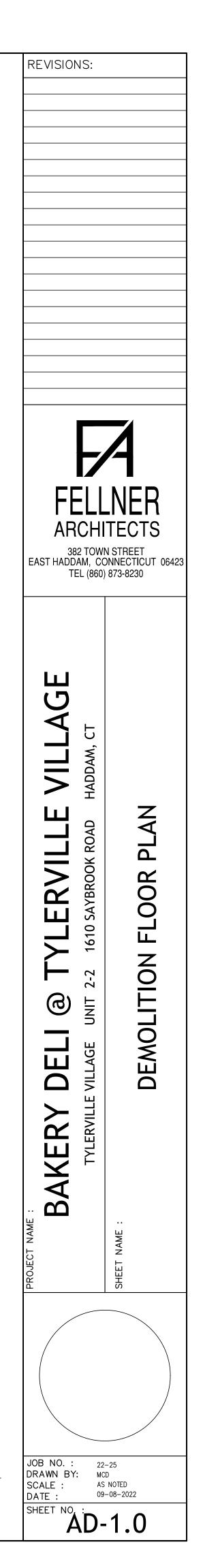
GENERAL NOTES

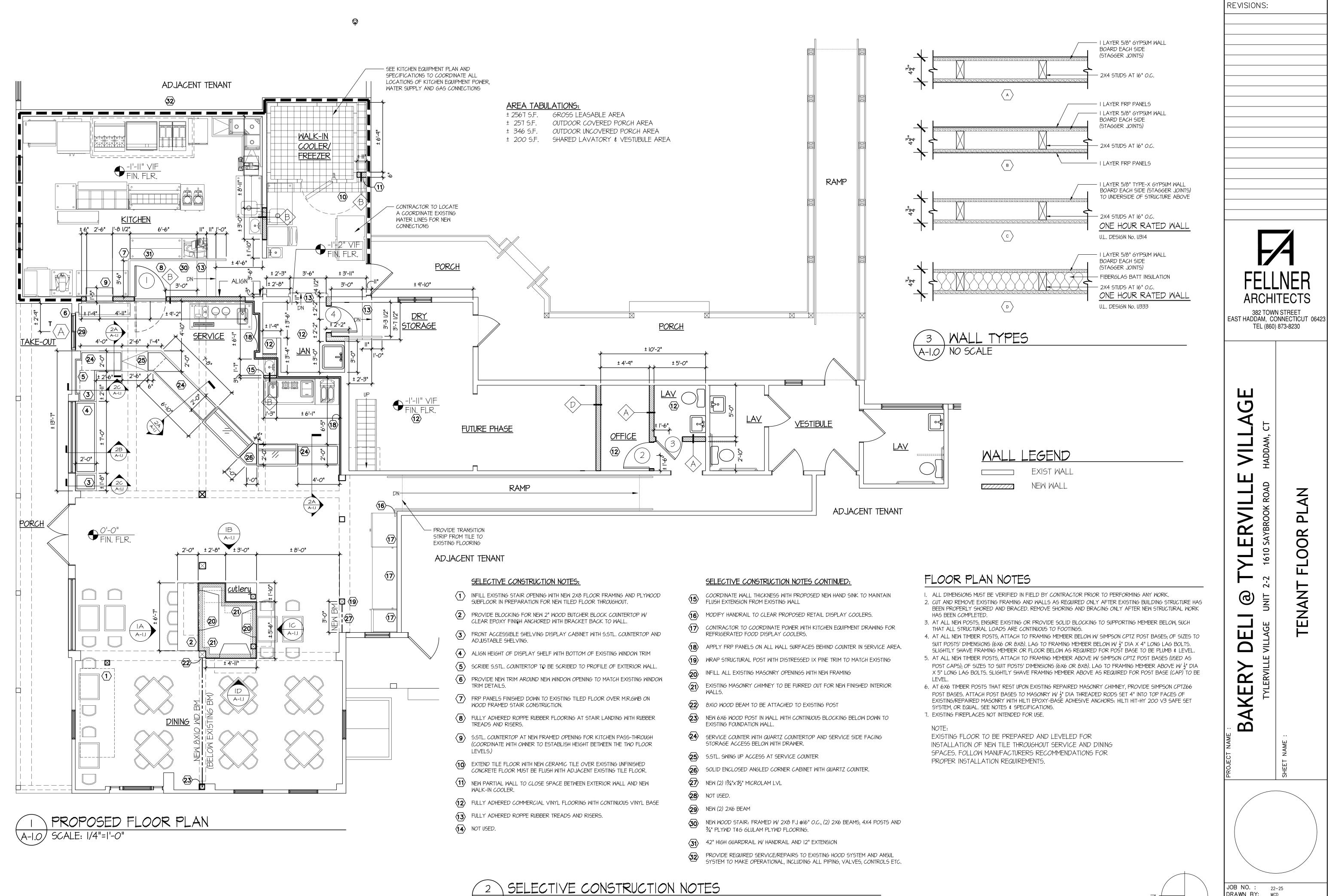
- DIMENSIONS ARE TO FACE OF STUDS U.O.N.
- VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWING. USE DIMENSIONS AS SHOWN.
- PATCH & FINISH ALL FLOOR, WALL, CEILING SURFACES AS NEEDED FOR SMOOTH FINISH. OBTAIN ALL NECESSARY APPROVALS FROM DEPTS. OF ZONING, BUILDINGS & ANY
- OTHER AUTHORITIES HAVING JURISDICTION, SECURING ALL PERMITS PRIOR TO CONSTR. 6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE W/ CT. STATE BLDG. CODE, CT. STATE FIRE CODE, ELECT. CODES, ETC. AND ALL APPLICABLE CODES, REGULATIONS, ETC. OF
- THE TOWN OF HADDAM 7. THE DWGS. ARE INTENDED TO COVER ALL MATERIALS & LABOR FOR A COMPLETE JOB &
- A SATISFACTORY COMPLETION OF THE WORK. 8. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- PROVIDE MOISTURE-RESISTANT G.W.B. IN ALL WET AREAS.
- IO. PAINTING TO INCLUDE I COAT PRIMER & 2 COATS FINISH.
- PROVIDE & INSTALL FLOORING AS APPLICABLE. 12. ALL CONSTRUCTION SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER COMPLETION.
- 13. REMOVE ALL DEBRIS FROM SITE.
- 14. PLUMBING, HVAC, & ELECT. CONTRACTORS SHALL SECURE PERMITS, AS PER LOCAL REGULATIONS.
- 15. STRUCTURAL WOOD FRAMING, DOUGLAS FIR NO. 2 U.O.N.
- 16. VERIFY ALL DIMENSIONS, INCLUDING VERTICAL HEIGHTS, PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- 17. CONTRACTOR TO FABRICATE ALL BUILT-IN AREAS, AS APPLICABLE, AS PER OWNERS INSTRUCTIONS.
- ALL CLOSETS TO HAVE ROD & SHELVES. HEIGHTS OF ALL SHELVES TO BE DETERMINED BY OWNER.
- 18. ALL HANDRAILS AT STAIRS TO HAVE RETURNED ENDS OR TERMINATE AT NEWEL POSTS.

I. THE DEMOLITION SHOWN HERE IS DIAGRAMMATIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVALS REQUIRED TO ACCOMMODATE ALL NEW WORK COMPLETELY AND ORDERLY. BUILDING WILL BE OCCUPIED DURING DEMOLITION & CONSTRUCTION, PROVIDE TEMPORARY LIGHTING THROUGHOUT. REFER TO SPEC SECTION OI500, TEMPORARY FACILITIES AND CONTROLS. COORD. W ALL DRWGS. FOR REQ'D CUT AND PATCH LOCATIONS. PATCH EXISTING SURFACES SCHEDULED TO REMAIN, BUT DAMAGED OR EXPOSED DURING DEMOLITION, TO MATCH EXISTING ADJACENT SURFACES, TYP. and PREP. FOR FINISH.

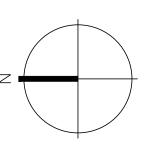
- 2. THE INTENT OF THE WORK IS:
 - TO PROVIDE A CLEAR, ORDERLY and CRAFTSMAN-LIKE INTERFACE BETWEEN NEW WORK AND EXISTING CONSTRUCTION TO REMAIN AT ALL AREAS OF RENOVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INCIDENTAL WORK REQUIRED TO INTERFACE NEW AND EXISTING WORK.
- IN ALL OTHER AREAS WHERE INCIDENTAL SELECTIVE DEMOLITION IS REQUIRED TO ACCOMMODATE M/E/P/FP WORK, CUT and PATCH ALL DISTURBED MATERIALS TO MATCH ADJACENT MATERIALS TO REMAIN, AND PRIME & PAINT PATCHED AREAS. THE CONTRACTOR IS REQUIRED TO DETERMINE SCOPE OF DEMOLITION IN THESE AREAS, INCLUDING LOCATIONS, SIZES AND METHODOLOGY FOR DEMOLITION, AND SHALL BE RESPONSIBLE TO PERFORM ALL REQUIRED WORK WITHIN THE BASE BID.
- 3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
- 4. ALL DEMOLITION MATERIALS INCLUDING ASBESTOS AND LEAD PAINT ARE TO BE REMOVED FROM SITE AS DIRECTED IN THE SPECIFICATIONS. ALL MATERIALS ARE TO BE DISPOSED OF OFF-SITE IN A LEGAL MANNER. ALL MATERIALS THAT THE OWNER DOES NOT TAKE POSSESSION OF SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND SHALL BE REMOVED FROM THE SITE.
- 5. THE CONTRACTOR SHALL REMOVE ALL HAZARDOUS MATERIALS PRIOR TO THE CONTRACTOR BEGINNING WORK. ANY HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION OR CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY. THE CONTRACTOR WILL ARRANGE FOR ITS REMOVAL. REFER TO SPEC DIVISION 2
- 6. CLEAN AND PREPARE ALL SURFACES TO RECEIVE NEW FINISH. REMOVE ALL RESIDUAL ADHESIVES OR FASTENERS, PATCH WHERE NECESSARY. ALL LOOSE PAINT SHALL BE REMOVED, ALL SURFACES, INCLUDING ALL PTD. UTILITIES and EQUIP., TO BE PREPARED FOR NEW FINISHES AS SCHEDULED. ALL REMOVAL OF MATERIALS WHERE AESBESTOS HAS BEEN IDENTIFIED AS PRESENT SHALL BE ABATED AS SPECIFIED.
- 7. REFER TO STRUCTURAL AND 'M/E/P' DRAWINGS FOR ADDITIONAL REQUIREMENTS. 8. ALL FURNITURE, SPECIALTIES OR MISC. EQUIP. SCHEDULED FOR RE-USE SHALL BE PROTECTED FOR THE LIFE OF THE CONTRACT. STORE AS DIRECTED BY OWNER IN A SECURE, APPROVED LOCATION WITHIN THE BUILDING. DO NOT REINSTALL IN SPACE UNTIL ALL CONSTRUCTION AND PAINTING OPERATIONS ARE COMPLETE. 9. RE: 'A-5' DWGS. FOR EXTENTS OF ROOF CUT & PATCH AND ASSOCIATED
- DEMOLITION. 10. UNLESS OTHERWISE SPECIFICALLY NOTED, ALL FURNISHINGS, NON-FIXED EQUIPMENT, DEMOUNTABLE \$/OR OFFICE SYSTEM PARTITIONS SHALL BE REMOVED FROM THE WORK AREA PRIOR TO START OF DEMOLITION.







A-1.0/ NO SCALE



22-25

MCD

A-1.0

AS NOTED

10-10-2022

DRAWN BY:

SCALE :

SHEET NO.

DATE :

WINDOW SCHEDULE INTERIOR EXTERIOR WINDOW FINISH FINISH MARK | WINDOW SERIES | OPERATION | R.O. SIZE- WXH REMARKS FIRST FLOOR VINYL-WHT VINYL-WHT 3'-0" X 3'-0" A ANDERSEN IOO SERIES GLIDING ALL WINDOWS TO HAVE INSULATED HIGH PERFORMANCE LOW-E4 GLASS, PROVIDE EXTENSION JAMBS AS REQUIRED FOR WALL CONSTRUCTION. 2. CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS. VERIFY ALL WINDOW DIMENSIONS PRIOR TO ORDERING. 3. SUBMIT WINDOW SHOP DRAWING TO OWNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING. 4. SUBMIT WINDOW FINISH SAMPLES TO OWNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING. 5. SUBMIT WINDOW HARDWARE & HARDWARE FINISH SAMPLES TO OWNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING. 6. PROVIDE PERFORMANCE UPGRADES AS NECESSARY FOR FEDERAL TAX CREDIT (IF APPLICABLE). 7. CONTRACTOR TO COORD. ROUGH OPENING SIZE IN EXISTING EXTERIOR WALL FOR NEW WINDOW UNIT.

8. SEE FLOOR PLANS FOR ALL TEMPERED WINDOW LOCATIONS (MARKED 'T')

	LOCATION	DOOR	DOOR			FRAME/		
MARK		TYPE	MODEL / LINE	OPENING SIZE	FINISH	FINISH	HARDWARE	REMARKS
GROUNI	D FLOOR							
I	KITCHEN	INSWING/OUTSWING INTERIOR DOOR	H.M. MTL FLUSH	3'-0" × 6'-8"	MTL, PTD	MTL, PTD	PASSAGE	DOUBLE DIRECTION SWING HINGES W FULL SIZE S.STI KICK PLATE (BOTH SIDES), VISION PANEL
2	OFFICE	SWING INTERIOR	MDF SOLID CORE RAISED PANEL	2'-6" × 6'-8"	MDF, PTD	WD, PTD	PASSAGE	
3	BATH ROOM	SWING INTERIOR	MDF SOLID CORE RAISED PANEL	2'-6" × 6'-8"	MDF, PTD	WD, PTD	PRIVACY	
4	DRY STORAGE	SWING INTERIOR	MDF SOLID CORE SMOOTH	2'-6" × 6'-8"	MDF, PTD	WD, PTD	PASSAGE	
5								

3. SUBMIT FINISH SAMPLES TO OWNER FOR REVIEW AND APPROVAL FOR ALL DOORS.

4. SUBMIT HARDWARE & HARDWARE FINISH SAMPLES TO OWNER FOR REVIEW AND APPROVAL FOR ALL DOORS.

5. VERIFY ALL DOOR HARDWARE FUNCTIONS W/ OWNER. COORDINATE KEYING W/ OWNER. 6. ALL DOORS TO HAVE ANSI A117-2003 COMPLIANT LEVER HANDLES, UNLESS OTHERWISE NOTED.

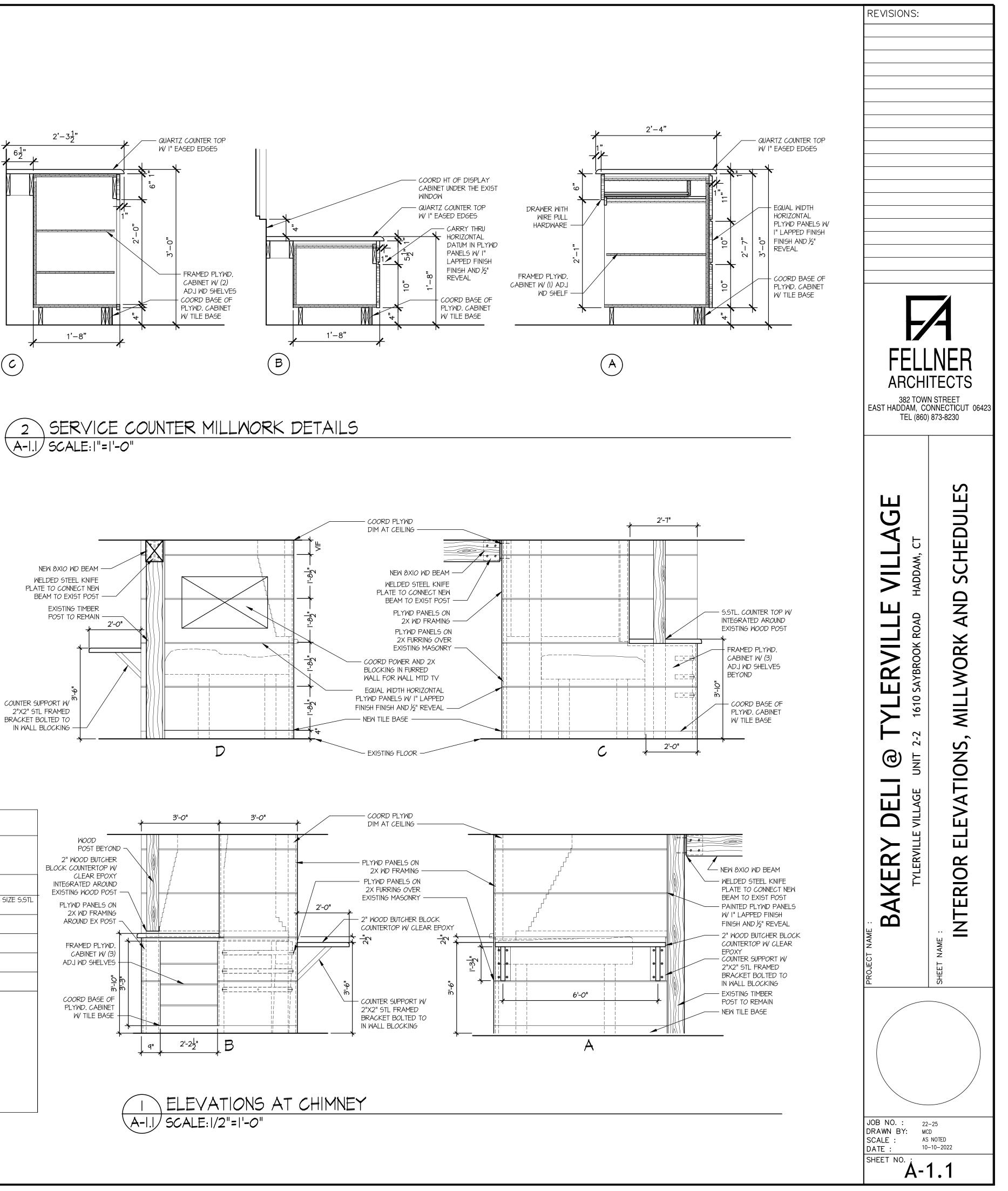
7. ALL VISION LITES ON DOORS TO BE TEMPERED GLASS.

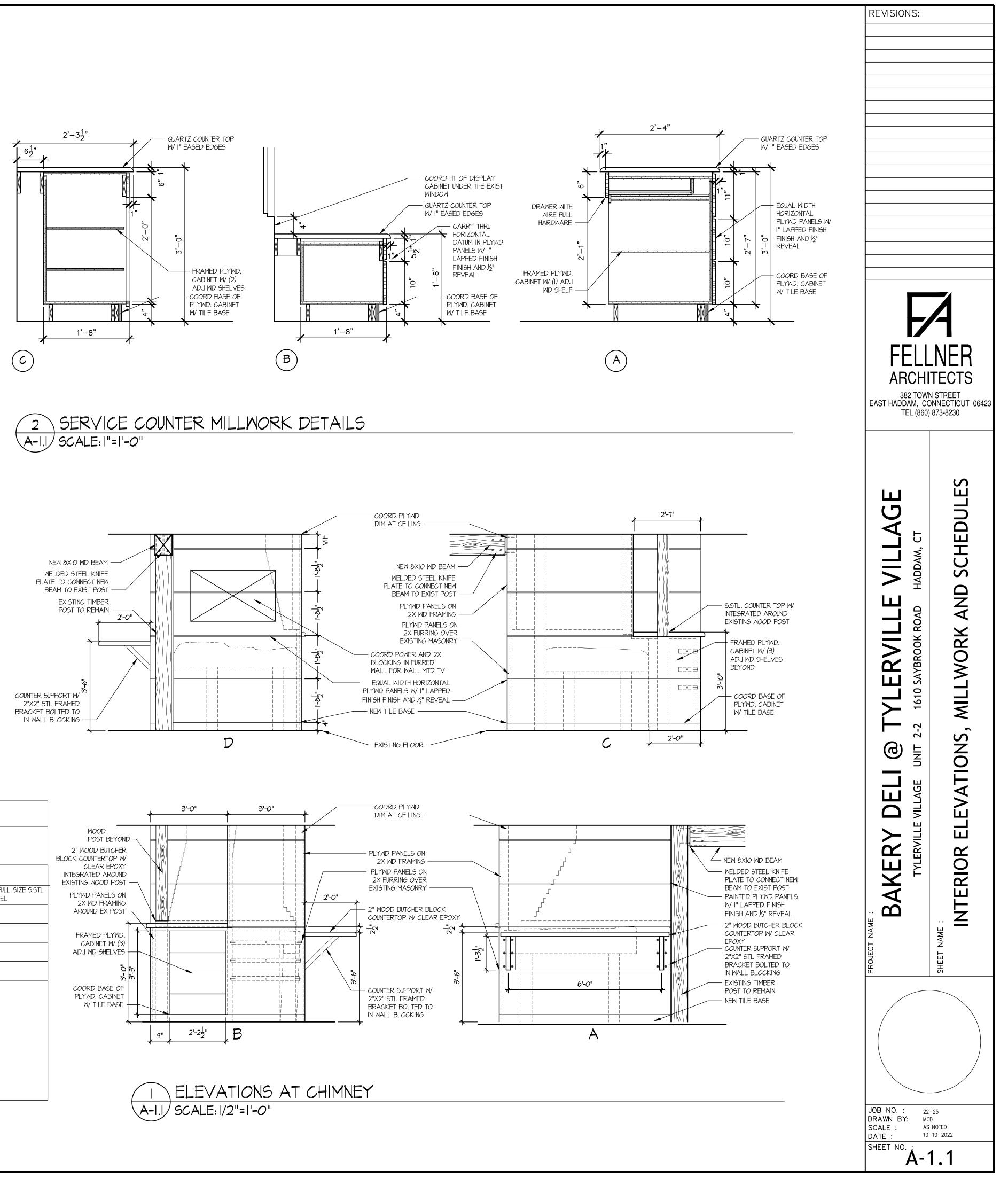
8. ALL INTERIOR POCKET DOORS TO HAVE 1500 SOFT-CLOSE POCKET DOOR FRAME KITS BY JOHNSON HARDWARE. 9. ALL INTERIOR BYPASS SLIDING DOORS TO HAVE 100SM SOFT-CLOSE SLIDING HARDWARE BY JOHNSON HARDWARE.

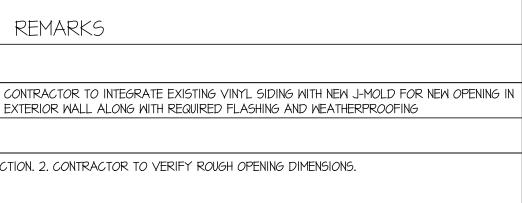
IO. CONTRACTOR TO BE RESPONSIBLE FOR ALL DOOR QUANTITIES.

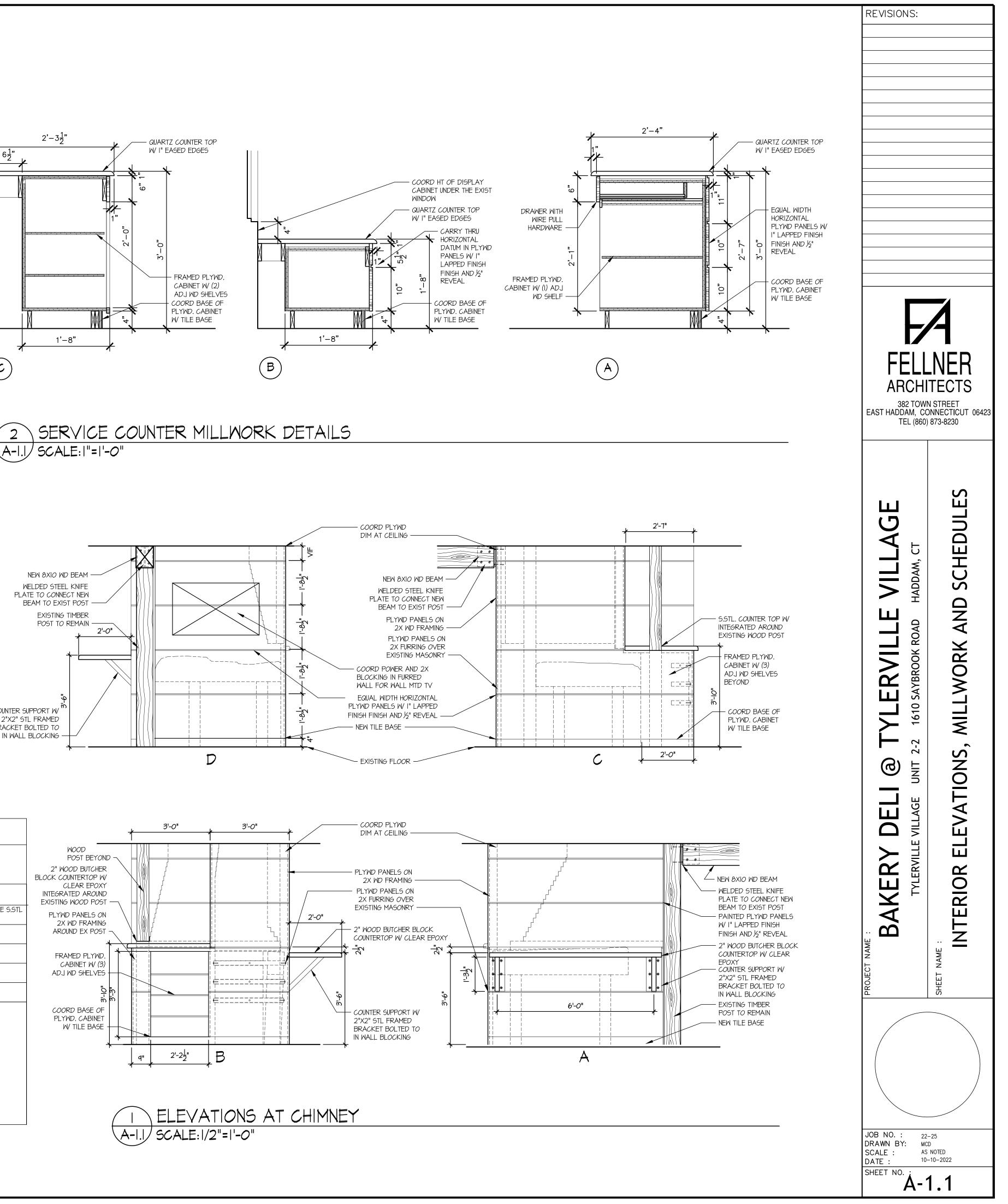
II. EXTERIOR DOOR TO BE COORD W/ OWNER TO MATCH BUILDINGS EXISTING DOORS IN STYLE MATERIAL AND HARDWARE.

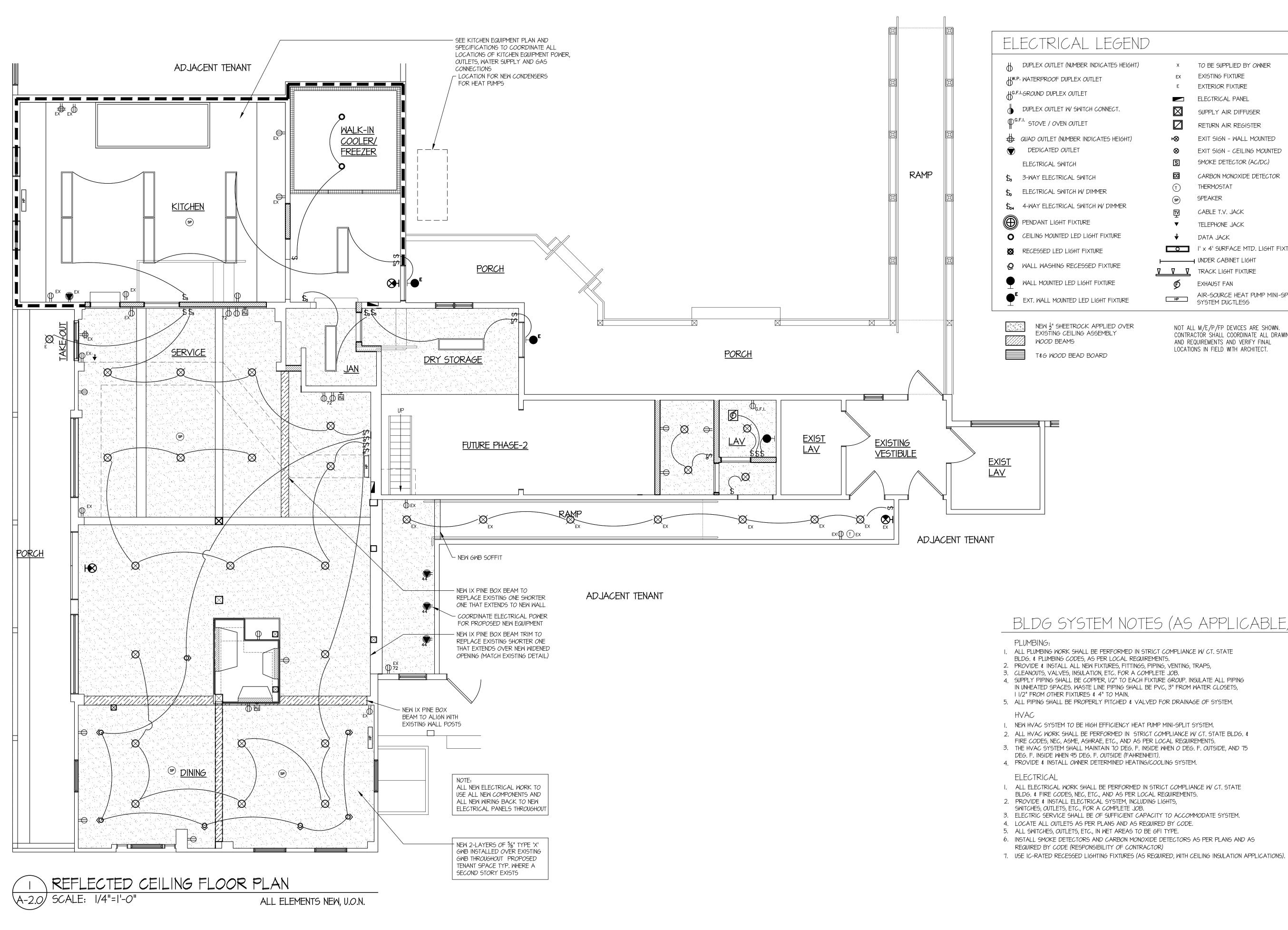
12. ALL EXTERIOR DOOR UNITS TO BE SHIPPED W/ NAILING FIN(S) ONLY (NO FACTORY EXTERIOR TRIM)











ф	DUPLEX OUTLET (NUMBER INDICATES HEIGHT)	x	TO BE SUPPLIED BY OWNER
-	· WATERPROOF DUPLEX OUTLET	EX	EXISTING FIXTURE
-		E	EXTERIOR FIXTURE
Φ.,	.I. GROUND DUPLEX OUTLET		ELECTRICAL PANEL
	DUPLEX OUTLET W/ SWITCH CONNECT.	\boxtimes	SUPPLY AIR DIFFUSER
₽ ^G	F.I. STOVE / OVEN OUTLET		RETURN AIR REGISTER
∯	QUAD OUTLET (NUMBER INDICATES HEIGHT)	н⊗	EXIT SIGN - WALL MOUNTED
	DEDICATED OUTLET	\otimes	EXIT SIGN - CEILING MOUNTED
	ELECTRICAL SWITCH	S	SMOKE DETECTOR (AC/DC)
\$₃	3-WAY ELECTRICAL SWITCH	CO	CARBON MONOXIDE DETECTOR
\$_	ELECTRICAL SWITCH W/ DIMMER	Ţ	THERMOSTAT
		SP	SPEAKER
\$ _{D4}	4-WAY ELECTRICAL SWITCH W/ DIMMER	団	CABLE T.V. JACK
\bigcirc	PENDANT LIGHT FIXTURE	▼	TELEPHONE JACK
Ο	CEILING MOUNTED LED LIGHT FIXTURE	D ▼	DATA JACK
Ø	RECESSED LED LIGHT FIXTURE		I' x 4' SURFACE MTD. LIGHT FIXTURE
	WALL WASHING RECESSED FIXTURE	H	UNDER CABINET LIGHT
0	MALE MASHING RECESSED FIXTURE	<u>V V V</u>	TRACK LIGHT FIXTURE
•	WALL MOUNTED LED LIGHT FIXTURE	Þ	EXHAUST FAN
● ^E	EXT. WALL MOUNTED LED LIGHT FIXTURE	HP	AIR-SOURCE HEAT PUMP MINI-SPLIT SYSTEM DUCTLESS

FELLNER ARCHITECTS 382 TOWN STREET EAST HADDAM, CONNECTICUT 06423 TEL (860) 873-8230

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REVISIONS:

NOT ALL M/E/P/FP DEVICES ARE SHOWN. CONTRACTOR SHALL COORDINATE ALL DRAWINGS AND REQUIREMENTS AND VERIFY FINAL LOCATIONS IN FIELD WITH ARCHITECT.

BLDG SYSTEM NOTES (AS APPLICABLE)

- BLDG. & PLUMBING CODES, AS PER LOCAL REQUIREMENTS.

- I. ALL PLUMBING WORK SHALL BE PERFORMED IN STRICT COMPLIANCE W/ CT. STATE

2. PROVIDE & INSTALL ALL NEW FIXTURES, FITTINGS, PIPING, VENTING, TRAPS, 4. SUPPLY PIPING SHALL BE COPPER, 1/2" TO EACH FIXTURE GROUP. INSULATE ALL PIPING IN UNHEATED SPACES. WASTE LINE PIPING SHALL BE PVC, 3" FROM WATER CLOSETS,

PROP X Ω JOB NO. : 22-25 DRAWN BY: MCD SCALE : AS NOTED 10-10-2022 DATE : SHEET NO. Â-2.0

SPECIFICATIONS & NOTES

O.I CONTRACT AND CONDITIONS

- I. Contract shall be AIA Document AIOT, Agreement Between Owner and Contractor, or other approved contract.
- 2. Payments shall be as stipulated in the Agreement. Applications to be reviewed & approved by Owner. 3. Owner reserves the right to make material substitutions with ample notice to the Contractor.
- 4. Owner reserves the right to request that the Contractor break down the prices of his Subcontractors at the time of negotiations.
- 5. Contractor is required to satisfy himself by personal examination of the site of the work as to the existing conditions, and the difficulties likely to be encountered in the construction of the work. Failure to visit the site will in no way relieve the Contractor from the necessity of furnishing any materials, or performing any work that may be required to complete the work in accordance with the drawings and specifications; without additional cost to the Owner
- 6. No changes which affect the contract price or length of construction period shall be made to the project without the review and approval of the Owner. The Contractor shall advise the Owner of any changes required before proceeding with the work. Submit AIA Document G701, Change Order Form, for Owner approval before performing "said changes", unless otherwise directed by Owner.
- 7. The Contractor shall secure and pay for all of the following items (as applicable / required): all permits, as-built foundation survey, licenses, testing, inspections (including special inspections), installing septic, water, elect., cable TV, telephone, and other misc. site utilities, curb cuts, site work and drainage, etc... The Owner shall secure and pay for the following items: Existing site survey, perc. tests, test borings, etc. (if required).
- 8. Before submitting a requisition for final payment, Contractor shall secure and deliver the required Certificate of Occupancy to the Owner and submit a complete release of all liens arising out of this contract and receipts in full, covering all labor, materials and equipment for which a lien could be filed, to the complete satisfaction of the Owner to indemnify the Owner against such, at the time of final payment.
- 9. Contractor shall complete all punchlist items to complete satisfaction of Owner.
- 10. Contractor shall call for all pertinent inspections from the Bldq. Dept., all authorities having jurisdiction, utility companies etc., and not proceed with future phases of the project until said inspections are passed, in writing, by the respective officials / representatives.
- II. Allowance amounts (if applicable) as described herein are for materials only, unless noted otherwise. Labor for the application or installation of allowance items shall be included in the bid / contract price.
- 12. The separation of this specification into Divisions I-16 is for convenience only. It is the responsibility of the General Contractor to determine who is to price and/or perform every part of this project, as well as to coordinate all aspects of this project.
- 13. The Contractor shall perform all construction in a good, neat and workmanlike manner, using materials that are of acceptable quality and properly rated by authorities having jurisdiction.
- 14. The General Conditions of the Contract for Construction, AIA Document A201, is hereby incorporated into these construction documents.
- 15. No Subcontractor shall be allowed to work on the project until such Subcontractor has supplied to the Owner and Architect (as applicable) evidence that such Subcontractor has in effect a policy of insurance covering such Subcontractor for general liability claims in an amount of not less than \$500,000 for each occurrence, for its owned and non-owned vehicles, and for Workers' Compensation coverage.
- 16. In no event shall Contractor use the services of any Subcontractor or materialman on the project without first supplying to the Owner and Architect (as applicable) the names of each Subcontractor or materialman, and evidence of their having adequate insurance coverage.
- 17. The amount of liability insurance required of the Contractor shall be not less than \$1,000,000 and shall include automobile liability coverage for Contractor's owned and non-owned vehicles. Vandalism and theft of materials shall be the responsibility of the Contractor, who shall carry "all risk" insurance to cover his materials and tools during the construction period.
- 18. All required insurance policies are to be in effect during total length of construction period. All Certificates of Insurance shall be secured and presented to the Owner and Architect (as applicable) prior to commencement of the work.
- 19. The Owner shall carry adequate property insurance on the value of construction for fire, theft, vandalism, and liability insurance.
- 20. Contractor shall pay for and arrange with the Bldg Dept., authorities having jurisdiction, and Utility companies, for all permits and connections that are part of any and all utilities pertinent to this project, including all required procedures.
- 21. No work shall start until approval has been obtained from the Bldg. Dept., authorities having jurisdiction, and Utility companies, and all necessary permits have been secured.
- 22. Contractor shall warranty the work against any defects in workmanship or materials installed or provided by the Contractor for the period of one (1) year, starting from the issuance of Certificate of Occupancy and Architect's Statement of Substantial Completion (as applicable). All touch ups or follow ups shall be done by the punchlist method as follows: Thirty (30) days after completion of all work stated in the Contract. The Owner shall be responsible for all appliance, mechanical, electrical and plumbing equipment warranty cards. It is understood and agreed that problems caused by the normal shrinkage of materials and minor settlement do not constitute defects in materials or workmanship. The Contractor shall guarantee against any roof leaks for a period of one (1) year after the above date (as applicable).
- 23. Contractor is required to obtain a minimum of three prices for major products/systems for this project (verify with Owner). If there are any questions regarding applicable items, verify with Owner.
- 24. The Architect has not been retained for services during or applicable to the Bidding / Negotiation phase, nor the Contract Administration Phase.
- I.I GENERAL CONDITIONS
- I. All work shall be performed in accordance with the CT State Building Code, CT State Fire Safety Code, as well as any other applicable codes, ordinances and regulations of the municipality, CT Dept of Health, Department of Energy & Environmental Protection, Utility regulations, etc., as applicable to work being performed.
- 2. The drawings and specifications are intended to cover all the materials, labor, incidentals, and services for the satisfactory completion of the work.
- 3. All manufactured items shall be installed per their respective manufacturers' specifications, recommendations and installation instructions & requirements. Contractor shall thoroughly review all information pertinent to all manufactured items.
- 4. The job site shall be kept clean during construction, including the removal of debris from the building daily and from the premises when dumpsters are full. Provide temporary weathertight enclosures as deemed necessary to protect all areas from the dust, dirt, debris, etc. from construction, and from the elements. Repair any damage to construction (including exist. structure) caused by lack of proper protection of such, without additional cost to the Owner.
- 5. All surfaces, including windows, walls, doors, trim, etc. shall be cleaned prior to final payment. 6. Contractor shall remedy without additional cost to the Owner any defects resulting from faulty materials,
- equipment or workmanship. 7. Contractor shall repair/replace at his expense any damages to the property of the Owner caused by his work or the work of his Subcontractors, methods of construction, exposure to weather, trafficking and storage of materials, and dust or dirt from construction.
- 8. Telephone communication with the site shall be maintained during working hours for the full duration of the construction period, and shall be paid for by the Contractor.
- 9. The Contractor shall maintain a full set of the latest drawings and specifications, including all revisions, riders and addenda, on site for the full duration of the construction period.
- 10. Locate dumpsters and staging areas per Owner's approval.
- II. Contractor shall properly secure property at the end of each day that Contractor has been on-site. 12. Contractor shall verify all dimensions prior to construction and advise the Owner and Architect of any discrepancies before starting any work.
- 13. If any field conditions preclude compliance with the drawings and/or conditions specified, the Contractor shall immediately notify the Architect and shall not proceed with any affected work.
- 14. DO NOT SCALE DRAWINGS- use written dimensions shown on drawings.
- 15. These drawings \$ specifications are instruments of service and will remain the property of the Architect, whether the project for which they are prepared is executed or not. They shall not be used on any other project, except by written authorization from the Architect.
- 16. Contractor shall properly enclose areas of construction to prevent dust/debris from entering public areas, as per requirements of the State of CT Public Health Dept.. Provide 2 means of egress during all construction phases. Contractor to provide plan of strategy for approval by Owner and CT Public Health Dept.

- 1.2 SUBMITTALS AND RESPONSIBILITIES
- I. The Contractor shall submit to the Owner and Architect (as applicable), for approval, shop drawings and/or fixture/product cut sheets of the following items before ordering, fabricating, or installing (as applicable):
- A. Windows & doors, including frame details B. Door, window & cabinetry hardware, including functions C. Light fixtures & electrical equipment, including emergency
- D. Appliances
- E. Casework and Countertops
- F. Acoustic ceiling panels & grid G. Plumbing fixtures
- H. All new floor & wall finishes.
- A. All new floor & wall finishes. B. Elec. faceplates & misc. exposed mech., elec. & plumbing elements. C. Interior paints & stains.
- D. Interior window & door frames.
- E. Special millwork, trim & moldings (if any)
- F. Casework Finishes and Countertop Materials
- G. Interior bases
- 4. Submit any other items indicated in other sections/divisions of these specifications.

<u>1.3 DEMOLITION</u>

- electrical and plumbing elements, etc. as shown on plans, and as required to properly execute the work.
- immediately notify Owner & Architect for review & resolution.
- cap all such items.
- 5. Contractor is responsible for the removal and disposal of all debris from site.
- requested by Owner.
- for rotted wood, rusted fasteners, etc...
- such material.

1.4 PROPOSED WORK

- I. Provide all labor \$ material for work as shown on plans and specifications. All elements noted on plans \$ described in
- notify the Owner and Architect and shall not proceed with any affected work.
- replace deteriorated materials, and to maintain safety, as required. If structural design is required to rectify conditions, immediately notify Architect for specific requirements. 4. Materials to be used in the work shall be stored off the ground, covered and protected from the elements 5. All new elements including hardware, trim, partitions, acoustic tile, light fixtures, plumbing fixtures, etc. to match existing,
- u.o.n.. (as applicable) Certain items require Owner's selection, review & approval see "Submittals". 6. Contractor shall review construction \$ sequencing with Owner \$ Architect (as applicable) during pre-construction meeting.
- 8. All work involving the removal and/or disturbance of spray-applied fire resistive material (SFRM) shall be executed with all safety precautions mandated by all authorities having jurisdiction in-place and strictly followed, including any disposal of such material.

5.1 STRUCTURAL METALS

- I. See Division 3 for concrete reinforcing and anchor bolts.
- 2. See Division 6 for clips, hangers, fasteners, etc. used in structural and non-structural wood framing.
- 3. See Division 7 for metal flashing, vents, drip edges, etc.
- 5. Steel shelf angles, if any, in contact with earth, concrete or masonry shall be galvanized.
- 6. Foundation vents shall be galvanized.
- 7. Metal light wells (if applicable) around basement windows shall be galvanized steel.
- 8. Gutters & downspouts shall match existing. Units shall be sized per load. Review specific vertical routing of downspouts with owner and Architect (as applicable), prior to installation.
- 9. Provide all miscellaneous bolts, angles, plates, ties, etc. as required or deemed necessary for a complete job. 10. Bearing plates shall be at least 1/4" thk. See plans and details for specific sizes. Plates shall be set in non-shrink grout.

6.1 <u>STRUCTURAL WOOD & ENGINEERED LUMBER</u>

- I. See Structural General Notes, Structural Details, Foundation Plan Notes, and Framing Plan Notes.
- 2. All dimensional framing lumber & trusses shall be straight and free of defects, kiln-dried, 19% max moisture content.
- 4. Use joist and beam hangers, fasteners, clips, ties, etc. where applicable, as shown on Drawings, Specifications and Notes, if not noted on Drawings, Specifications and Notes.
- 5. All nailing & fastening shall be in strict compliance with the CT State Building Code or where applicable standards are greater, the American Plywood Association, the Trus-Joist Corporation and the Simpson Strong-tie Company, Inc.. All exterior nails and fasteners shall be qalvanized, or Stainless Steel where indicated.
- 6. Microlam LVL Beams and Headers, Parallam PSL beams & headers, and TJI joist Nailing/Fastening to be as indicated on Drawings, Notes & Specifications. See Trus-Joist Reference Guide for Details and special requirements for proper installation. For side loaded beams, refer to Trus-Joist Reference Guide or check with Architect.
- 7. For all flitch plates, sandwich steel plates between 2x's with 1/2" diam. stl. bolts @ 2'-0" o.c., staggered top and bottom, and (2) 1/2" diam. bolts (vertically) at each end of beam, U.O.N.. Countersink bolts as required.
- 8. Beams made up of 4 or more elements to be through-bolted with 1/2" diam. stl. bolts @ 2'-O" o.c., staggered top and bottom, and (2) 1/2" diam. bolts (vertically) at each end of beam, U.O.N..
- otherwise directed in Trus-Joist manual.
- structural drawings.
- 12. Provide double floor joists below partitions parallel to floor framing, U.O.N.

2. The Contractor shall submit to the Owner, for approval, the following samples before ordering, fabricating or installing:

3. The Contractor shall submit to the Owner and Architect (as applicable) Material Safety Data Sheets (MSDSs) for all adhesives, sealants, paints, stains, etc., and appliances, equipment, etc. that contain potentially hazardous chemicals.

5. Submit any other items which may come up during construction, as requested by Owner and/or Architect (as applicable). 6. Any items either not specified on drawings or not included in these specifications, are to be figured at midrange costs.

I. Contractor shall remove designated floor, wall, roof and ceiling construction, columns, beams, doors, windows, mechanical,

2. Contractor shall check \$ verify all existing structural bearing conditions prior to demolition, and provide all necessary bracing, shoring, etc.. If unusual or hidden conditions, structural/mechanical/electrical problems, etc. are encountered,

3. Contractor shall remove all obsolete elec / mech / plumbing components, including vents & louvers, as read, and properly

4. Contractor shall take every precaution to protect building \$ site elements which are to remain, during construction.

6. Remove any existing windows, doors, light fixtures, cabinets, etc. carefully, if to be re-used in proposed work or if

7. Remove & replace any deteriorated materials uncovered during demolition. Check all flooring, framing & misc. materials

8. All work involving the removal and/or disturbance of spray-applied fire resistive material (SFRM) shall be executed with all safety precautions mandated by all authorities having jurisdiction in-place and strictly followed, including any disposal of

specifications are to be included, unless otherwise noted. Any items that are unclear to the Contractor are to be addressed and resolved/clarified by the Contractor, woth the Owner and the Architect, prior to finalizing contract. 2. If any field conditions preclude compliance with the drawings and/or conditions specified, the Contractor shall immediately

3. Contractor to immediately notify Owner and Architect of any structural or non-structural deficiencies, deteriorations, etc., found in existing construction during the course of the work. Contractor shall use every effort to rectify conditions,

4. Structural Steel: All structural steel shall conform to ASTM A36 and shall conform to the specifications and requirements of the latest edition of the American Institute of Steel Construction (AISC) Manual of Steel Construction.

3. Subfloor: APA rated 3/4" thk. plywood, tongue & groove, glued & screwed as per Mfr's installation instructions.

and as required for a complete job, for proper connections. Use Simpson Strong-Tie connectors. Flush header conditions are to require strap-type hangers for beams and joists with strap to rest on top (full width) of supporting beams U.O.N.. For Microlam LVL beams & headers, Parallam PSL beams & headers, and TJI joists, use proper hangers, fasteners, etc. as shown in Trus-Joist Corporation Reference Guide and Simpson Strong-Tie: Connectors For Use With Wood Web Products. Contact Architect if special conditions require exact type and model numbers, concentrated transfer loads, etc.,

9. Base and bearing plates to be properly located to ensure alignment of beams, columns and walls.

10. Provide min. bearing length of 3 1/2" for all Microlam LVL beams & headers and Parallam PSL beams & headers, unless

II. Openings in floors, walls, ceilings or roofs shall be double-framed with trimmers & headers, U.O.N.. See Framing Plans /

- 13. All lumber shall be graded and marked for structural use.
- 14. All sheathing shall bear grade / rating mark as delivered to site.
- 15. All built-up wood beams and posts/columns to be spiked together, U.O.N. 16. Provide solid blocking or diagonal bridging between floor joists at 8' max. intervals. For engineered joists, consult Trus-Joist manual or floor truss Mfr for blocking requirements.
- 17. Provide solid blocking at mid-point of studs In walls greater than 8'-0" high, U.O.N..
- 18. Fire stop concealed floor penetrations and block off all stud walls in excess of 8'-O".
- 19. Stagger panel joints of plywood sheathing and decking. Avoid horizontal panel joints on walls at floors. Glue and screw subfloors to floor joists as per plywood Mfr's instructions.
- 20. Glue and nail plywood sheathing to studs in internal shear walls (as applicable).
- 21. Materials shall be stored off the ground, covered and protected from the elements.
- 22. If any field conditions preclude compliance with the drawings and/or conditions specified, the contractor shall notify the Owner and the Architect, and shall not proceed with any affected work until said conditions have been resolved. 23. Provide vertical supports below all beams and headers: min. (2) 2x6 built-up spiked posts or min. (2) 2x4 built-up spiked
- posts, as required, U.O.N.. Provide solid blocking below beams with multiple studs or posts equal to or greater than width of beam supported. Blocking is to be solid & continuous from beam down to foundation or other designed/analyzed supporting structure. 24. All plate, header, rafter \$ ridge heights, etc. have been calculated as per horizontal floor plan dimensions. Any deviations in
- the field may require vertical height adjustments by Contractor in order to accommodate roof pitch and overall dimensional coordination. If there is uncertainty about the need for potential adjustments, or if assistance is required for calculating modified heights, Contractor shall check with the Architect prior to construction.
- 25. All structural lumber shall conform to NFPA "National Design Specifications for Stress-Grade Lumber and Its Fastenings". 26. See Framing Plans for structural element sizes. All structural design elements, Drawings, Specifications and Notes are to be c ompletely and strictly followed by the Contractor. Any requests for alternatives or deviations are to be reviewed with

Architect for possible analysis and approval, prior to construction. 27. All structural work shall comply with CT State Building Code.

STRUCTURAL DESIGN LOADS:

- First Floor: 100 psf live load Second Floor: 40 psf live load
- New Stairs & Landings: 100 psf live load
- 7.1 DOORS & WINDOWS
- I. See Door & Window Schedules for all types & sizes. See Floor Plans for referenced locations.
- 2. The Owner shall approve all door \$ window hardware functions \$ finishes prior to ordering.
- 3. Window glazing flanking doors within 24", glazing within 18" of finish floor and over 9 sf, and glazing within tub/shower rooms shall be safety glass per requirements of the State of CT Building Code.
- 4. Windows & Doors to be as noted in the Window and Door schedules (as applicable).
- 5. Match existing sash & muntin profiles and types, and have all of the following features as required for a complete job, U.O.N:
- 6. Clear double-pane insulating low E glass U.O.N..
- 7. Clad exteriors (provide color sample- to be approved by Owner)
- 8. True divided lites (verify grilles to be true divided lites or insert types with owner for pricing).
- 9. Insect screens.
- 10. Jamb extensions, installation clips, shims, fasteners, etc..
- II. Provide & install all hardware, locks, etc. for a complete job. Owner to approve selections.
- 12. Install units plumb and level, and as per manufacturer's instructions.
- 13. Strip all window and door openings with 15# felt or Tyvek: fold inside rough openings before installing units.
- 14. Review/ Repair all existing windows of house (as applicable-verify w/ Owner).
- 15. Repair/ Replace sash/ trim, etc. of existing basement windows (as applicable- verify w/ Owner).

8.1 GYPSUM BOARD

- I. 1/2" Gypsum Board: Typical walls and ceilings. 5/8" Gypsum Board: Only if joists, studs or trusses are spaced at 24"o.c. 2. Moisture Resistant Gypsum Board: All Bathroom walls & ceilings, Kitchen and Laundry Rm. walls at sinks, and any other
- areas subject to exposure or potential moisture.
- 3. 5/8" type X Firecode Gypsum Board: Garage and Utility Rm. (if applicable); walls and ceiling.
- 4. All gypsum board shall be screwed to wood structural members as per CT State Building Code requirements.
- 5. Gypsum board shall be fitted with all corner and casing beads for a complete installation.
- 6. Drywall finishing joint tape compound over screws and joint tape compound and tape over joints between gypsum panels. Compound shall be applied in 3 coats.
- 7. Align all new gyp. bd. with existing wall & ceiling finish surfaces for a continuous finish. Tape, spackle, sand & paint all new surfaces, including affected existing areas.

ACCESSORIES

- A. General: Comply with referenced installation standards.
- B. Fasteners for Metal Framing: Of type, material, size, corrosion resistance, holding power, and other properties required to fasten steel members to substrates

C. Isolation Strip at Exterior Walls: Asphalt felt or foam gasket.

- 8. EXECUTION
- A. Install steel framing to comply with ASTM C754.
- B. Gypsum Board Assemblies: Also comply with ASTM C840.
- C. Install supplementary framing and blocking to support fixtures, equipment, equipment services, heavy trim, grab bars, lavatory accessories, built-in furnishings, or similar construction.
- D. Isolate steel framing from bldg structure, except at floor, to prevent transfer of loading imposed by structural movement.
- E. Where studs are installed directly against exterior walls, install isolation strip between studs and wall.
- F. Fire-Resistance-Rated Assemblies: Comply with requirements of listed assemblies. G. Comply with ASTM C636 for acoustical ceilings.
- H. Install suspension systems level to within 1/8 inch in 12 feet (3 mm in 3.6 m).
- I. All fastening shall be in strict compliance with the State of CT Building Code, or where applicable standards are greater:
- Gypsum Association GA 216, "Recommended Specifications for the Application and Finishing of Gypsum Board". J. Base, top, and bearing plates to be properly located as to ensure alignment of beams and columns.
- K. Provide cats in walls greater than 8'-0" high.

Interior paint finish: one coat of primer and two coats of paint for all wood trim (designated to be painted), interior doors, windows & columns, and gyp. bd. walls & ceilings, in new areas. 20. In existing areas to be remodeled, sand down peeling areas & prepare all surfaces, as required; then paint all interior walls & ceilings one coat primer and one coat flat. If existing surfaces are in good shape, one coat flat may be sufficient

(Verify with Owner). Natural interior woodwork finish: 0-2 coats of stain and I-2 coats of varnish, polished, as determined by Mfr. 22. Pressure-treated wood to be painted or stained & sealed no sooner than one year after installation. Thoroughly sand pressure treated wood prior to finishing.

19.

All surfaces to receive a finish. If unsure about type, check with Owner. Alternate paint, stain or preservative products require prior approval.

3. If Contractor proposes fewer coats than specified, call attention within bid / contract.

9.2 FINISHES: TILE FLOORING

MATERIALS

All visible materials to be selected and approved by Owner- See "Submittals".

 $\frac{2}{6}$ " cement board underlayment by Durock, or approved equal, below tile floors. 3. Transition strips at doorways between tiled areas & areas w/ other floor finishes.

Provide all grout, mortar, mastic, etc. and other accessories as read for a complete job.

EXECUTION

Backer board to be screwed and taped using fiberglass mesh tape and adhesive compound. (as applicable) 2. Tile floors to be thin set over 5/16" cement board underlayment, or approved equal. (ALT: Apply floor leveling compound to existing conc slab subfloor.)

3. Follow installation quidelines in latest issue of Handbook for Ceramic, Glass and Stone Tile Installation, by TCNA, for specific methods, adhesives, types, etc. for appropriateness and completeness of job.

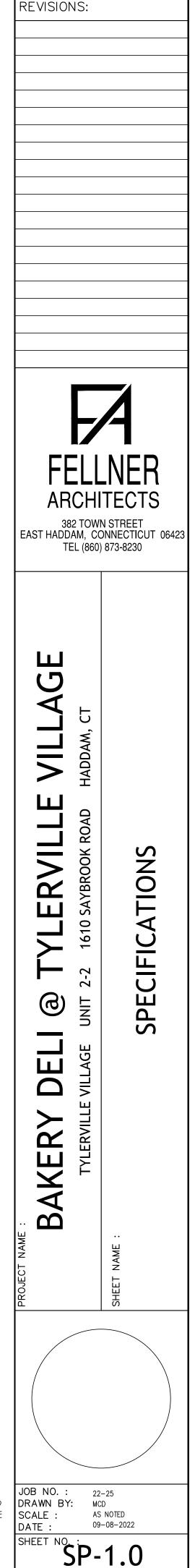
9.3 FINISHES: PAINTING

Interior walls, ceilings & trim primer & paint: Sherwin Williams or approved equal. (match existing-verify w/ Owner). Natural interior woodwork finish: Wood stain \$ varnish by Minwax or approved equal (match existing- verify w/ Owner). Natural interior wood door finish: Wood stain & varnish by Minwax or approved equal (match existing- verify w/ Owner). Provide samples for Owner's approval prior to ordering.

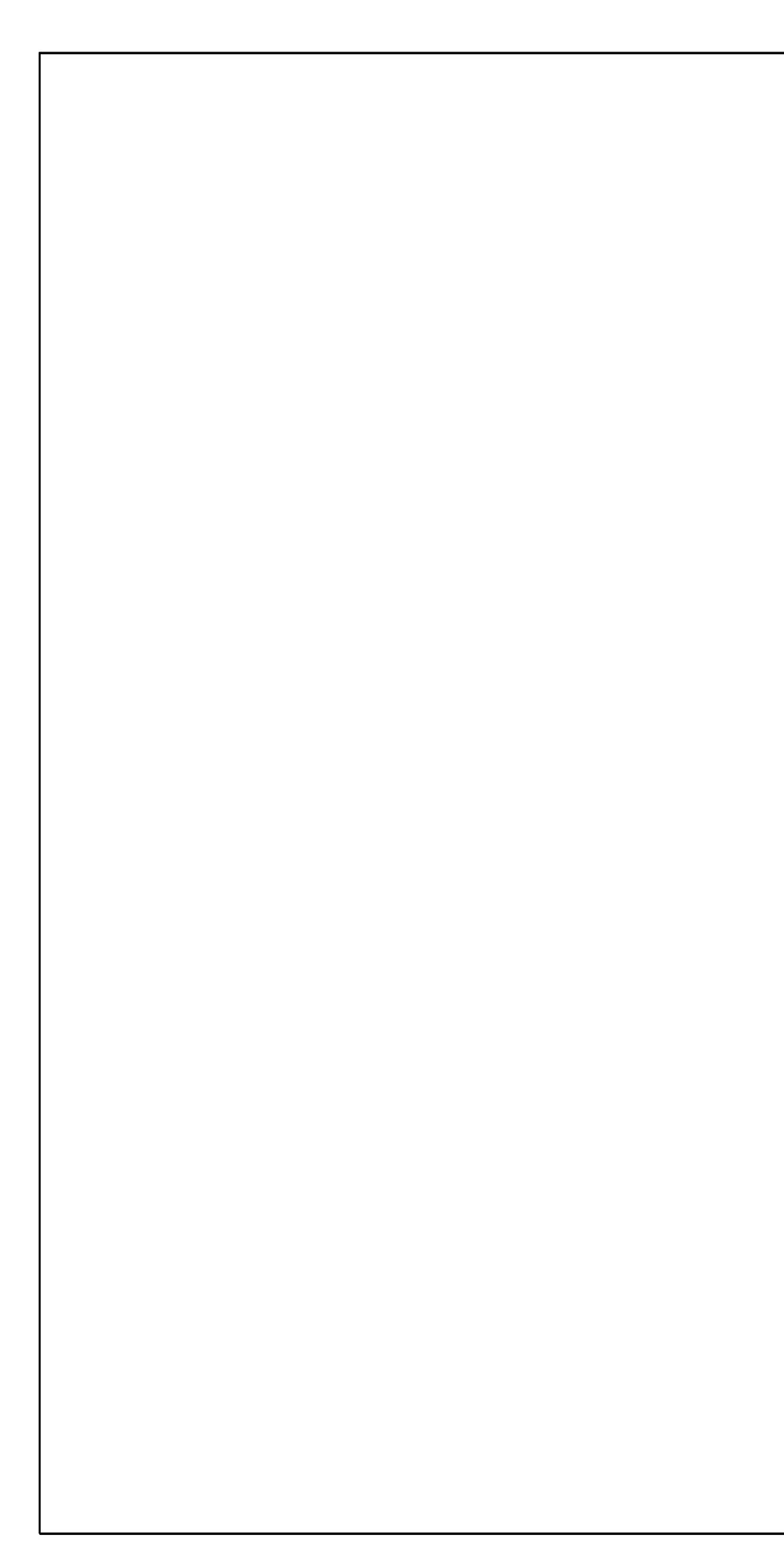
Interior paint finish: one coat of primer and two coats of paint for all wood trim (designated to be painted), interior doors, windows, columns, qup. bd. walls & ceilings, in new areas (as applicable).

6. In existing areas to be remodeled, sand down peeling areas \$ prepare all surfaces as required; then paint all interior walls with one coat primer and two coats eqqshell (Verify with Owner). If existing surfaces are in good shape, one coat may be sufficient (Verify with Owner).

Natural interior wood door finish: 0-2 coats of stain and 2-3 coats of varnish, as determined by Owner. All surfaces to receive a finish (verify w/ Owner); if unclear about type, check with Owner. 9. Alternate paint, stain or preservative products require approval of Owner and Architect (as applicable).



THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING TO THE TOWN OF HADDAM, ALL THE REQUIRED DESIGN CALCULATIONS AND CONSTRUCTION DRAWINGS FOR THE MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM AND FIRE SUPPRESSION SYSTEMS. THESE DRAWINGS WILL BE CONSIDERED SEPARATE SUBMITTALS, INDEPENDENT OF THE ARCHITECTURAL CONSTRUCTION DRAWINGS AS PART OF THE OWNERS REQUEST FOR IT TO BE DESIGN / BUILD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RECEIVE ALL THE REQUIRED APPROVALS AND APPLICABLE PERMITS PRIOR TO COMMENCEMENT OF ANY SUCH WORK.



SPECIFICATIONS & NOTES (continued)

<u>15.0 MECHANICAL</u>

- I. All plumbing, heating \$ air conditioning work which expands upon existing systems shall be fully integrated with existing systems. The resulting systems shall be fully operational and in perfect working order.
- 2. Plumbing & HVAC Subcontractors shall secure separate permits for their work, as per Municipal requirements.
- 3. Plumbing & HVAC Subcontractors shall provide all labor & material for a complete job.
- 4. All material shall be U.L. listed / approved.

5. All ducts, vents, pipes, wiring, etc. that penetrate rated floor, wall and ceiling construction assemblies shall be of non combustible and rated material and have rated collars, sleeves, fire caulk, etc. that are suitable to the rating of each respective assembly.

<u>15.1 PLUMBING</u>

- GENERAL
 A. All plumbing work shall be performed in strict compliance with CT State Building & Plumbing Codes and any other applicable codes, ordinances & regulations of the Municipality and local Public Works Department & Health Department.
- 2. EQUIPMENT (as applicable)
- A. All fixtures, as per plans, and additional fixtures to be determined by owner.B. All piping, fittings, valves, etc.
- 3. EXECUTION
- A. Provide Owner with manufacturer's specifications & manuals for fixtures and equipment.
- B. Plumbing Subcontractor shall check entire plumbing system and repair/replace components as may be needed. Cap piping, where required. Reroute supply, waste & vent piping to new fixtures. Ensure proper pitch for waste lines, connecting to existing building waste piping.
- C. Plumbing Subcontractor shall check existing water service, etc. for capacity and proposed requirements, during initial investigation & estimating of costs. Check Hot Water Heater, storage, etc. Replace equipment as may be required. (Verify w/ owner)
- D. Install all plumbing fixtures and fittings. Installation shall include all necessary water distribution piping, venting of fixture groups, traps, drain piping, as well as misc. hangers, sleeves, clips, etc. for a complete installation.
- E. The plumbing fixtures are subject to final approval by the Owner before ordering. Provide itemized cost figures. Provide cuts, types, colors, etc. for Owner's review and selection.
- F. Supply piping shall be type L copper, 1/2" to each fixture and 3/4" to each fixture group, as required by code. Insulate all piping not located in heated spaces, especially below conc. slabs.
- G. Waste line piping shall be PVC, 3" from water closets, 1 1/2" from other fixtures, and 4" to main or as required by code.
 H. Vent risers shall be installed throughout the system connecting to the waste lines and carried through roof (properly flashed). Locate roof vents per Owner's approval.
- I. Provide non-freeze type exterior spigots (if applicable).
- J.Cleanouts shall be installed at the end of each horizontal run, at each branch connection, and at base of all vertical stacks, same size as pipe they serve.
- K. Arrange hot water supply piping for adequate circulation.
- L. All piping shall be properly pitched and valved for drainage of system.
- M. Provide main house shut-off and drain (as applicable). All fixtures to have individual shut-offs.
- N. Provide and install all propane gas piping & hook-ups for gas water heater, Kitchen cooktop & dryer, (if applicable), with strict compliance with applicable codes, ordinances, and Town requirements.
- O. All work shall be guaranteed for one full year after date of acceptance by Owner.
- P. All ducts, vents, pipes, wiring, etc. that penetrate rated floor, wall and ceiling construction assemblies shall be of non combustible and rated material, and shall have rated collars, sleeves, fire caulk, etc. that are suitable to the rating of each respective assembly.

No I 2 3 4 5 6 7 8 9 10 11 12 3 14 15 16 17 18 19 No I 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	 electrical components to remain. Make repairs/replacements, as may be required. Incorporate existing light fixtures, switches, and outlets to remain, and their corresponding circuits with proposed alterations. Relocate components as may be required, and remove all obsolete components. Add new components as shown on plans and as may be required for a complete job. Modify or add to electric panel, as may be needed. New Electrical, TV, Data & Telephone service (as applicable) to be buried in PVC conduits, as per code, from existing street utilities. Electrical Contractor shall determine the number of circuits required for safe operation. Provide Owner with manufacturer's instructions, manuals, etc. for all equipment. Final location of switches, phone jacks, receptacles, thermostats, & fixtures shall be confirmed with the Owner and Tenant (as applicable) at the job site. All switch groups shall be grouped according to the drawings in banks with single cover plates. Locate all outlets as shown on drawings, and as per code requirements. Provide & install G.F.C.I. circuit protection at Kitchen, Laundry Rm, Bathrooms, Garage, exterior areas, etc. (as applicable) as required by all current applicable codes. Provide & install A.F.C.I. circuit protection as required by all current applicable codes. Plates, switches & colors to be approved by Tenant and Owner. Submit samples for approval. Check with Owner and Tenant (as opplicable) for telephone, TV, Data, etc. wiring before enclosing walls. Coordinate hookups with service-providers. Furnish & install direct wired 12OV smoke detectors (w/ battery backup) & direct wired carbon monoxide detectors (w/ battery backup) as required by code, as shown on plans. Install telephone, TV, data, etc. wiring before enclosing walls. Coordinate hookups with service-providers. All work shall be guaranteed for one (1) full year after date of acceptance by Owner.	PROJECT NAME : BAKERY DELI @ TYLERVILLE VILLAGE TYLERVILLE VILLAGE UNIT 2-2 1610 SAYBROOK ROAD HADDAM, CT	SPECIFICATIONS
2. de A. I. 2. 3. 4. 5. 6. 7. 8. 9. B. 1. inv ap 2. en 3. Se 4. 5. 5. 4. 5. 5. 4. 5. 6. Sul 7. 8. 9. 10. col	 The heating 4 cooling system shall maintain 10 degrees inside when zero degrees outside and 15 degrees inside when 95 grees outside. EQUIPMENT (as applicable) All piping, colis, filters, fars, etc. Ar conditioner 4 indoor coli, 4 exterior condenser. (if applicable). Duckwirk, diffusers 4 grilles. Thermostats 4 controls. All electrical components. Exhaust fam shith ductwork to exterior of building, (cooktop hood - as applicable). All necessary insulation of equipment, ductwork 4 piping. All sourced Ductless High efficiency mini-split heat pump and condenser- by Mistubishi or approved equal (as applicable). Fuel Tark (verify all or gas; as applicable). EXECUTION HVAC Subcontractor shall check existing conditions for capacity, accommodating proposed expansion, during initial estipation 4 estimating of costs. Remove obsolete components, reroute piping and/or ductwork, etc. as may be required (as pilicable). HVAC Subcontractor shall calculate heating 4 cooling loads and size system accordingly. Determine zones for optimum vironmental control. Review all system requirements with Owner 4 Architect (as applicable). Verify size, location 4 other requirements for fuel tank (as applicable). Include all necessary metering and control devices. Contractor shall provide access and insulated spaces, to meet system requirements. Electrical hookups to HVAC system, exhaust fans and all electrical equipment shall be performed by Electrical accentractor. Provide Viene with manufacturer's specifications, instruction manuals, etc. All exposed elements (i.e. grilles, etc.) to be approved by Owner. All work shall be guaranteed for one full year ofter date of acceptance by Owner. All work shall be guaranteed for one full year ofter date of acceptance by Owner. All ducts, vents, pipes, wining, etc. that penetrate rated floor, wall and ceiling	ARCHI 382 TOW EAST HADDAM, CO	NSTREET DNNECTICUT 06423 9873-8230
SM	All heating and cooling work shall be performed in strict compliance with CT State Building & Fire Codes, NEC, ASME, 1ACNA ASHRAE, and any other applicable codes, ordinances & regulations of the Municipality and local Public Works 2partment & Health Department.		

15.2 HEATING, VENTILATING AND AIR CONDITIONING

<u>NOTE:</u> THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING TO THE CITY OF NEW HAVEN, ALL THE REQUIRED DESIGN CALCULATIONS AND CONSTRUCTION DRAWINGS FOR THE MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM AND FIRE SUPPRESSION SYSTEMS. THESE DRAWINGS WILL BE CONSIDERED SEPARATE SUBMITTALS, INDEPENDENT OF THE ARCHITECTURAL CONSTRUCTION DRAWINGS AS PART OF THE OWNERS REQUEST FOR IT TO BE DESIGN / BUILD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RECEIVE ALL THE REQUIRED APPROVALS AND APPLICABLE PERMITS PRIOR TO COMMENCEMENT OF ANY SUCH WORK.

SCALE : AS NOTED DATE : 09-08-2022 SHEET NO. : SHEET NO. : SHEET NO. :

JOB NO. : 22-25

DRAWN BY: MCD

REVISIONS: