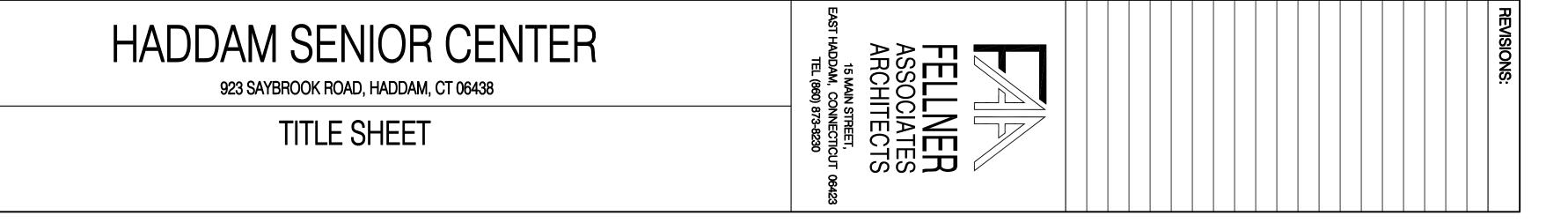
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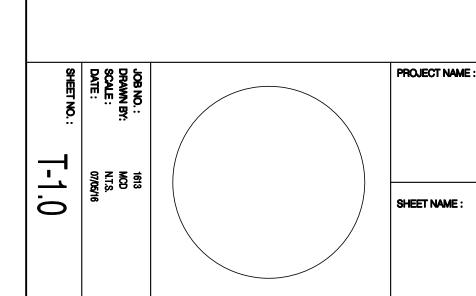
HADDAM, CONNECTICUT 06438 923 SAYBROOK ROAD.

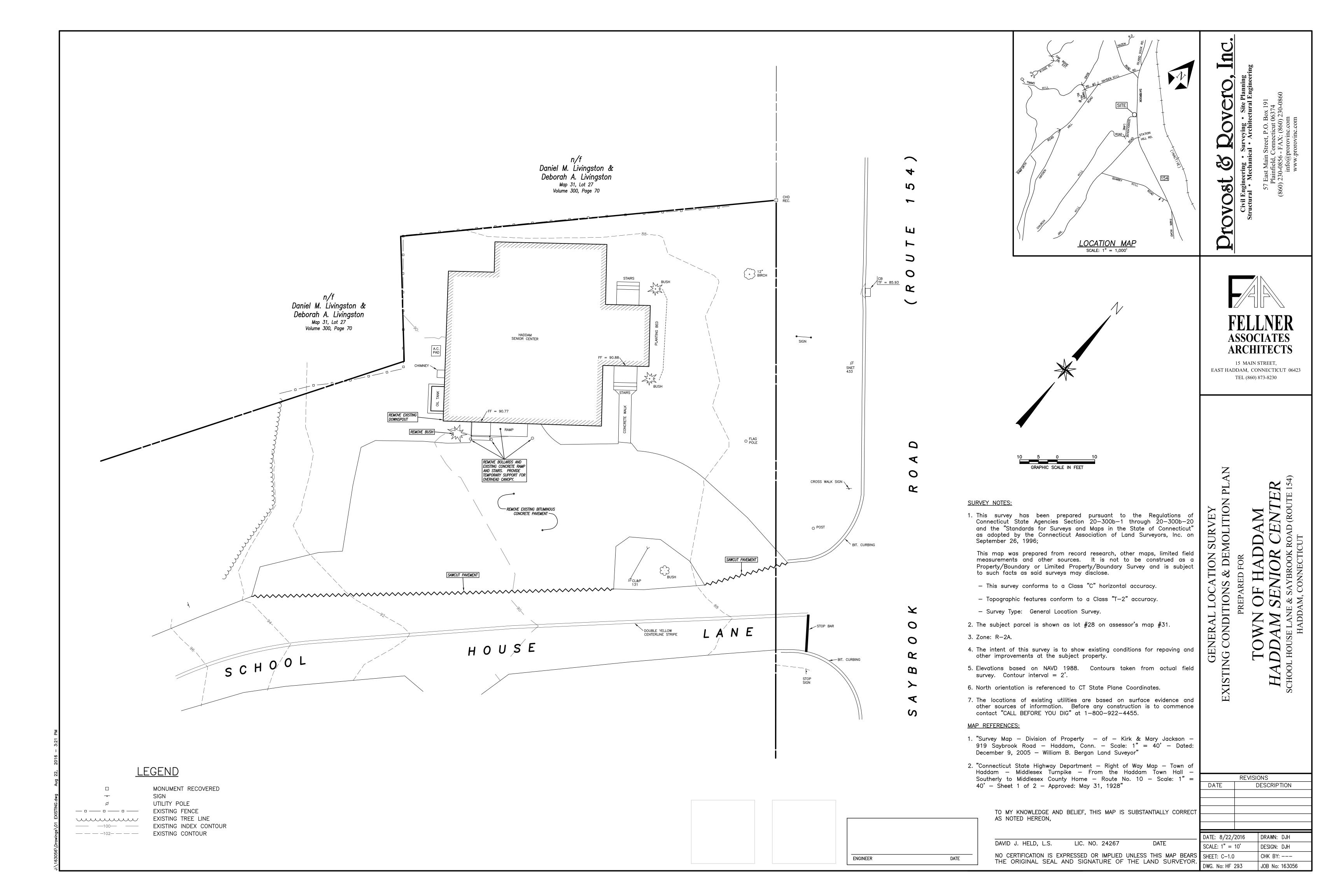
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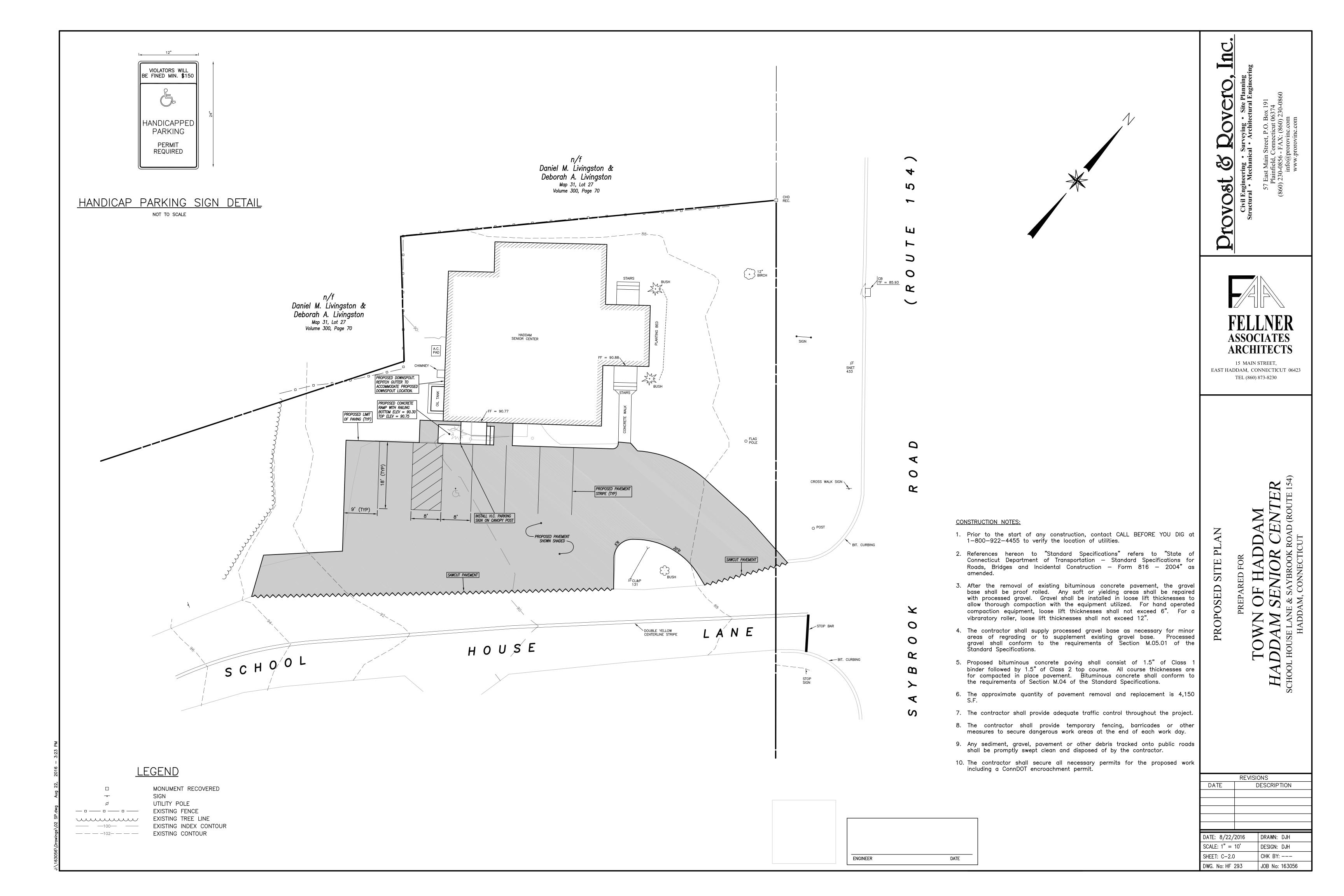
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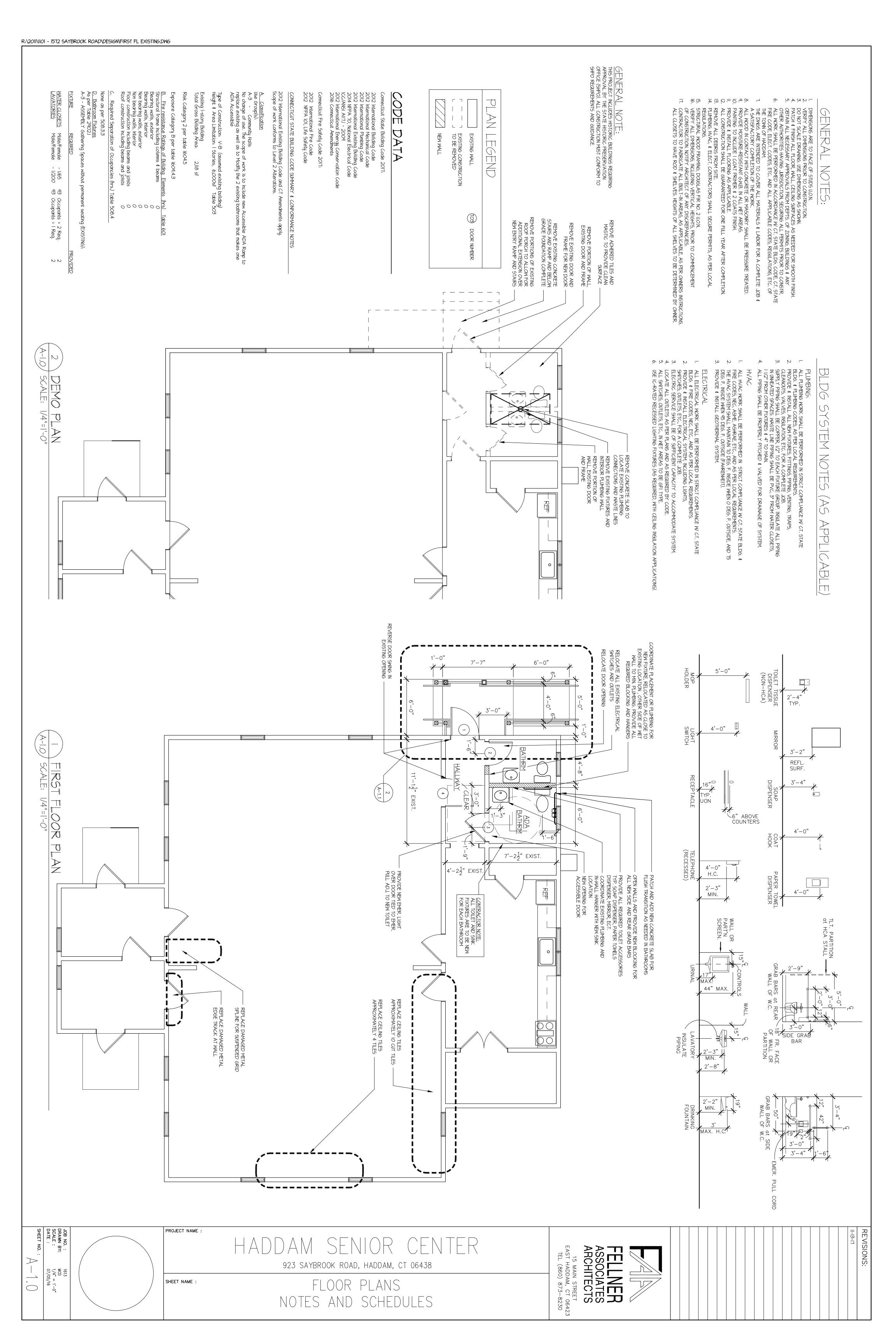
GENERAL LOCATION SURVEY/ EXISTING CONDITIONS
PROPOSED SITE PLAN
FLOOR PLANS, NOTES AND SCHEDULES
PLAN DETAILS AND SECTION DETAILS
BUILDING ELEVATIONS
SPECIFICATIONS
SPECIFICATIONS

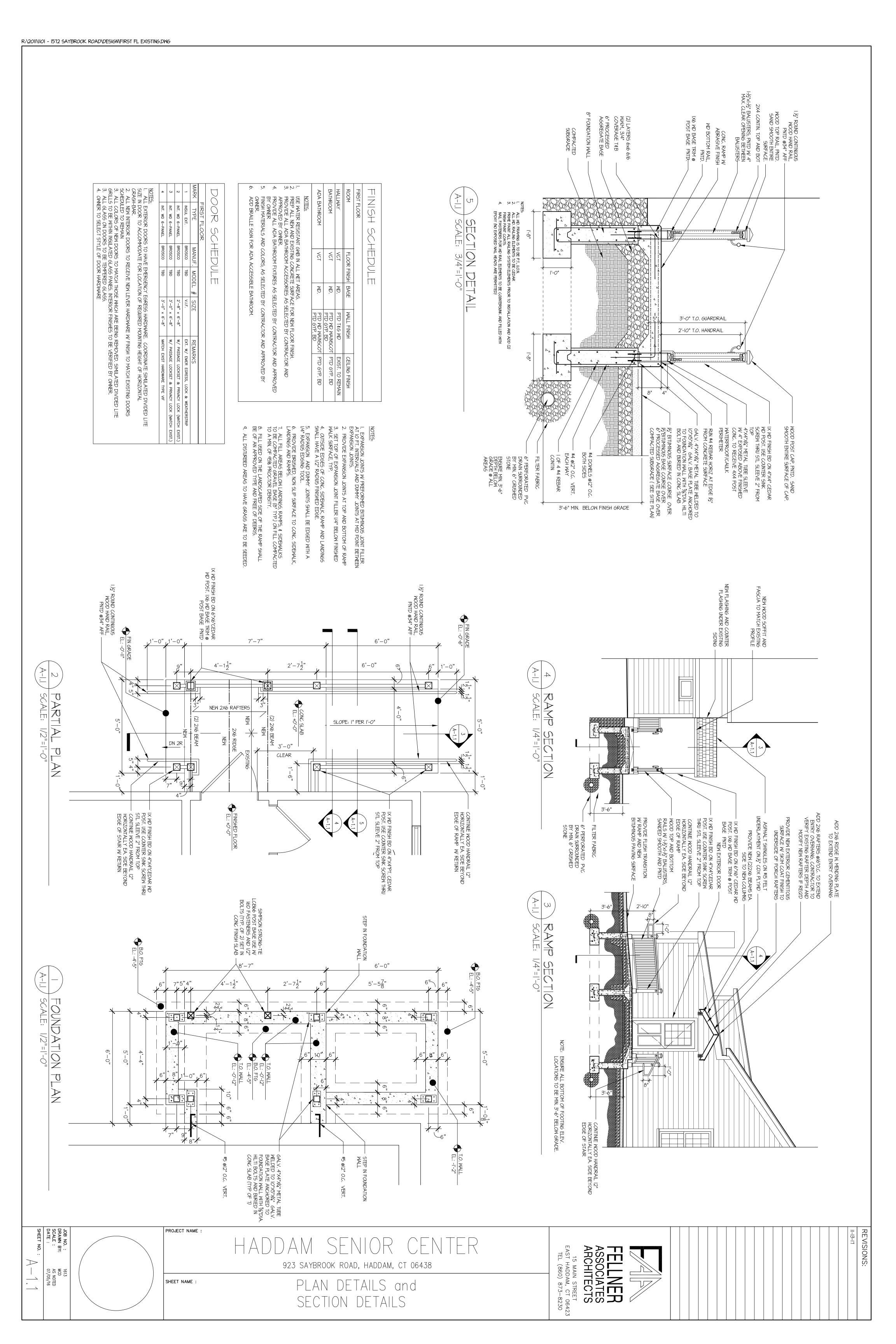


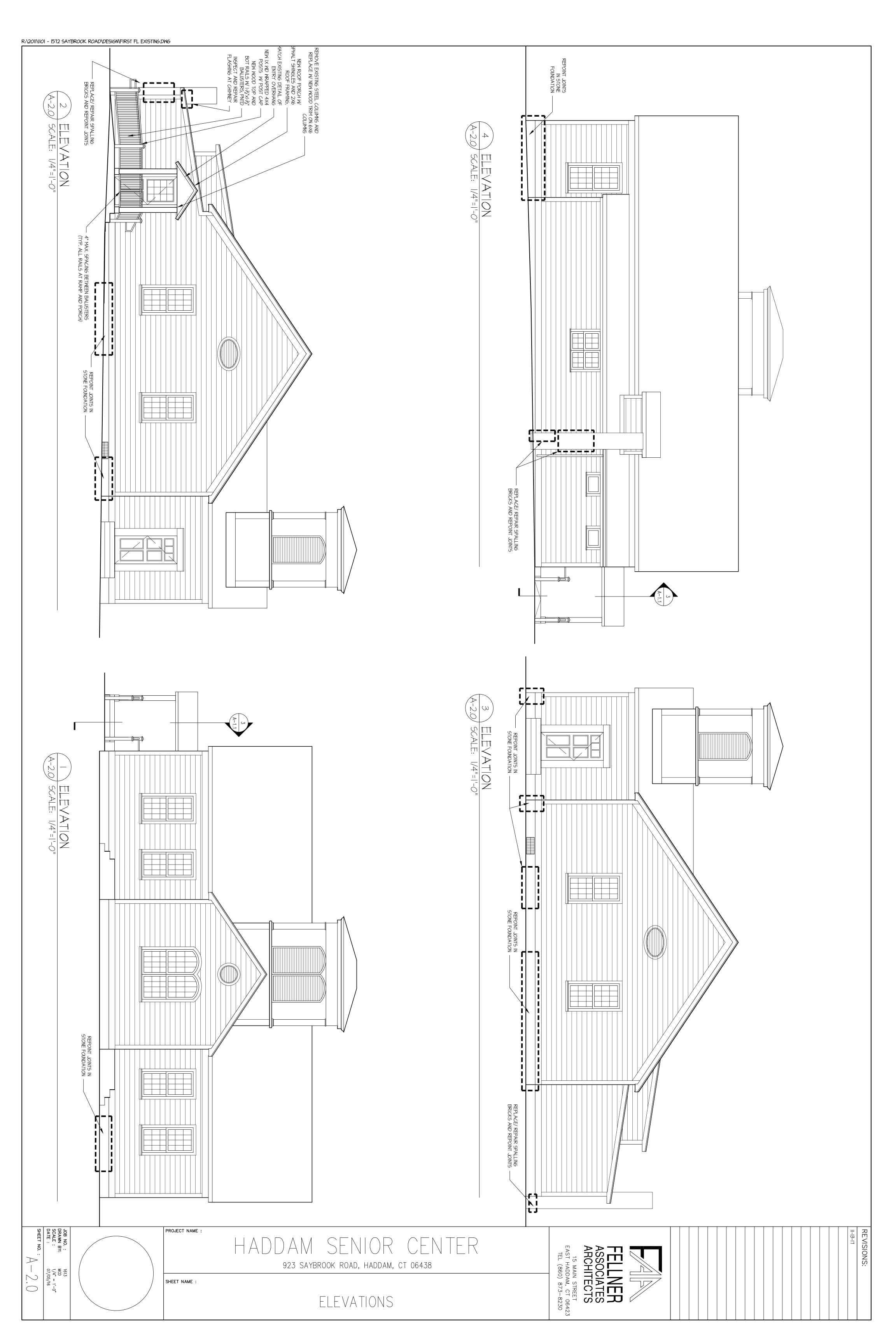












### SPECIFICATIONS AND NOTES

specifications and without additional cost to the Owner.

### O.I CONTRACT AND CONDITIONS

O.I.I. This building is listed on the State and National Registers of Historic Places and the work performed under this contract is subject to review, inpection and approval by the State Historic Preservation Office.

I. Contract shall be AIA Document, Agreement Between Owner and Contractor, see specifications

- 2. Payments shall be as stipulated in the Agreement. Applications to be reviewed & approved by Owner.
- 3. The Owner reserves the right to make material substitutions with ample notice to the Contractor.
- 4. The 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

6. No changes which affect the contract price 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 permits, as-built foundation survey (if applicable), licenses, testing & inspections (as applicable), installing septic, water, elect., cable TV, telephone, and misc. site utilities, curb cuts, site work and drainage, etc. Owner will furnish 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 or receipts in full covering all labor, materials and equipment (as applicable) for which a lien could be filed, satisfactory to the Owner to indemnify the Owner against such at the time of final payment.

9. Contractor shall complete all punchlist items to satisfaction of Owner.

10. Contractor shall call for all pertinent inspections from the local authorities and not proceed with future phases of the project until same are passed by respective town officials.

II. Allowance amounts (if applicable) as described herein are for materials only, unless noted otherwise. The labor for the application or installation of allowance items shall be included in the bid 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 and workmanlike manner using materials that are of acceptable quality and properly rated by authorities having jurisdiction.

14. Architect has been retained during Bid & Construction Phases.

15. The General Conditions of the Contract for Construction, AIA Document A201, is hereby incorporated into these construction documents.

16. No Subcontractor shall be allowed to work on the project until such Subcontractor has supplied to the Architect and Owner 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, and for its owned and non-owned vehicles and for Workers' Compensation coverage.

17. In no event shall Contractor use the services of any Subcontractor or materialman on the project without first supplying to the Architect and Owner the names of each Subcontractor or materialman and evidence of

18. 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 construction period.

9. 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 Architect and Owner prior to commencement of the work.

20. The Owner shall carry adequate property insurance on the value of construction for fire, theft, vandalism, and liability insurance.

21. Contractor shall arrange with the municipality and utility companies for the permits and connections that are part of any and all utilities of this project, including all required procedures.

22. No work to start until approval has been obtained from the Dept. of Buildings \$ any other authorities having jurisdiction, and all necessary permits have been secured.

23. Contractor shall warrant 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. All touch ups or follow ups shall be done by the punch list method as follows: Thirty (30) days after completion of all work stated in the Contract. The Owner shall be responsible for all appliance 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 quarantee against any roof leaks for a period of one (1) year after the above date.

## 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 Town of Haddam, Water District regulations, Department of Environmental Protection, Utility regulations, etc., as applicable to work being

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 the respective manufacturers' specifications, recommendations and installation instructions & requirements. Contractor shall thoroughly review all information pertinent to manufactured items.

4. The job site shall be kept clean during construction, including the removal of debris from the house 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 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 Owner.

5. All surfaces, including windows, siding, etc. shall be cleaned prior to final payment.

6. Contractor shall quarantee this project for a period of one year against defects due to faulty materials, equipment and workmanship, effective at time of final payment.

7. Contractor shall remedy without additional cost to the Owner any defects resulting from faulty materials, equipment or workmanship.

8. 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.

9. Telephone communication with the site shall be maintained during working hours during length of construction and shall be paid by Contractor. Contractor shall maintain full set of latest drawings and specifications on site.

10. Locate dumpster and staging area per Owner's approval.

project, except by written authorization by Architect.

II. Contractor shall properly secure property at the end of each day.

12. Contractor shall verify all dimensions prior to construction and advise the Architect of any

discrepancies. Do not scale dwgs., use dimensions as shown. 13. 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

shall immediately notify the Architect and shall not proceed with any affected work.

I.2 SUBMITTALS AND RESPONSIBILITIES

1. The Contractor shall provide the Owner, for approval, shop drawings or fixture/product cut sheets of the following items before ordering, fabricating, or installing:

A. Hardware.

B. Bathroom Fixtures & Accessories

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

G. Suspended ceiling tiles

H. Plumbing fixtures

J. Roof Shingles

Gutters and Leaders

A. Flooring finishes. B. Interior & exterior paint & stains. C. Siding. D. Doors.

E. Special millwork (if any), trim \$ moldings. F. Elec. faceplates & misc. exposed elec., mech. & plumbing elements.

Note: Submit any other items which may come up during construction, as requested by Owner and/or Architect Note: Any items either not specified on drawings or not included in these specifications, are to be figured at midrange costs. Bidders may elect to list any critical items with their projected "allowance" figure in

3. The following items are not in the contract and will be supplied by Owner and installed by Contractor, unless otherwise noted.

A. Specialty lights \$ misc. items (labeled "X" on Lighting Plan).

B. Landscaping (contractor will provide grass seeding only)

### 1.3 DEMOLITION (as applicable)

I. Remove designated wall construction, roof construction, concrete foundation, etc. as shown on plans.

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

3. Remove all obsolete elect./mech./plumbing components, including vents & louvers, as required, properly capped, etc.

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

5. Contractor is responsible for the removal of all debris from site.

6. Remove any existing doors, light fixtures, cabinets, etc. carefully, if to be re-used in proposed work or if requested by Öwner for future use. Verify with Owner.

7. Remove \$ replace any deteriorated materials uncovered during demolition. Check all flooring, framing \$ misc. materials for rotted wood, etc.

1.4 PROPOSED WORK (as applicable)

1. Provide all labor & material for work as shown on plans. All elements noted on plans & described in specifications are to be included, unless otherwise noted. Any unclear items are to be addressed by Contractor, prior to finalizing contract.

2. All new elements including hardware, trim, siding, roof shingles, etc. to match existing, u.o.n. Certain items are to require Owner's selection review & approval.

3. Contractor shall review construction and sequencing with Owner & Architect during pre-construction meeting

2.1 SITEWORK

I. All erosion & sedimentation control devices shall be in place prior to commencing any excavation, as per Town requirements and site plans.

2. The Contractor shall store all materials in such a way as to preserve the integrity of the adjacent properties, existing site, new and existing utilities. Contractor shall preserve the integrity of remaining trees # landscaping.

3. Review proposed work with Owner concerning potential removal of any remaining plants, shrubs or trees which may conflict with new construction. Do not remove any landscaping without approval.

4. Verify location of all utilities prior to excavation. Use services of "Call Before You Diq". Call

1-800-922-4455 at least 48 hours prior to beginning excavation.

5. Excavate to proper depths as shown on the drawings to achieve the specified elevations of footings and slabs. Excavate and grade to achieve the levels for walks, porch, and perimeter grades. Remove any old existing roots in preparation for new foundation work. Provide all cut & fill, compaction, rough & finish grading, etc. for a complete job. Contractor is responsible for calculating & providing proper quantities of fill to allow a gradual grading away from building to permit proper drainage, swales, etc. for a complete job, as well as removing excess earth from site, with no additional cost to owner. Any excess cuts of soil shall be corrected with no additional cost to owner.

6. Driveway shall be 2" stabilized gravel top course over 6" crushed aggregate base on compacted earth (if applicable). (see site plan)

7. Stockpile all topsoil for future reuse. Stockpile, or remove excavated rocks & boulders (if any).

Remove roots of cut trees.

8. Contractor shall perform seeding in affected areas. Owner will install plantings, shrubs, trees, etc. Gontractor shall coordinate all excavation to incorporate and integrate underground utilities # systems. Remove any obsolete components; replace with new components as needed. Install all misc. drainage components.

10. Connect all roof leaders to a sub-surface drainage system of 4" diam. PVC pipe (6" at end pipe) (if applicable). Provide cleanouts as required. Terminate PVC drains at low area of site, as per accepted practice. If there is no existing sub-suface drainage system, dig a 12" diam. x 24" deep hole filled with crushed stone at the bottom of every roof leader.

11. 4" diam. perforated PVC pipe footing drains to run perimeter of foundation and terminate at low area of site, as per accepted practice.

12. Excavate drain trenches to allow pipe to be laid in straight lines or even curves and pitched to proper

13. Trench for sanitary, water, drainage, power, gas, etc., as may be applicable. Sanitary and drainage piping to be properly pitched.

14. Remove excess material from site. No construction debris or trees, etc. are to be buried on site. 15. Contractor shall be responsible for any damage caused to existing pavement, curbs, utilities, or any other site elements.

16. Slope grades away from building for proper drainage. Provide swales as required for proper site

17. No backfilling shall be done near foundations, until adequate bracing has been provided. 18. Contractor shall finish grade all areas of site. Slope grade away from building for proper drainage. Respread stockpiled topsoil, as directed.

3.1 CONCRETE

1. If any field conditions preclude compliance with the drawings and/or conditions specified, the Contractor

2. Materials

A. Concrete shall be in accordance with the latest American Concrete Institute Building Code, ACI 318. All concrete shall develop design compressive strengths at 28 days.

B. Reinforcing bars shall conform to the requirements of ASTM A 615 (grade 60).

C. Welded wire fabric shall conform to the requirements of ASTM A 185 6x6 10/10 WWF (welded wire

D. Porous Base: 6" Bank run gravel or crushed stone.

E. Vapor Barrier: 6 mil polyethylene.

A. Basement/Foundation Walls: 3500 psi. B. Basement Slab: 2500 psi.

C. Main slab, porch, patio 🛊 steps: 3500 psi.

3. Minimum compressive strength of concrete (f'c):

4. Soil Bearing Capacity: 2000 psf (Contractor to verify).

5. Concrete shall be air entrained. Total air content (percent by volume of concrete) shall be not less than 5% or more than 7%.

6. Footings are intended to bear on undisturbed naturally occurring soil having the minimum bearing capacitu noted above. Contractor shall notify the Architect whenever excavation to proposed footing elevations encounters unsuitable soil and proceed as directed. Remove any obsolete foundation remnants, fill \$ compact for minimum bearing requirements.

7. Calcium chloride or admixtures containing calcium chloride are not permitted.

8. Use water reducing admixture in all concrete.

9. Use accelerating admixture in concrete placed at ambient temperatures below 50 deq. F. No concrete shall be placed at freezing temperatures, without taking proper precautions, in compliance with ACI.

10. Protect concrete work from physical damage or reduced strength which could be caused by frost, freezing action or low temperatures, in compliance with ACI 306.

II. When hot weather conditions exist that would seriously impair quality and strength of concrete, place

concrete in compliance with ACI 305. 12. All anchor bolts, rebars, etc. shall conform to all standards of A.I.S.C. Manual and shall be free of rust

and oil. 13. Provide 1/2" diam. x 18" galvanized anchor bolts at 4'-0" o.c. for all sill plates and within 12" of corners

14. Provide min. of 5"x5"x1/2" steel column base plates (unless otherwise noted).

15. Provide 5"x10"x1/2" steel column caps for carrying beams (unless otherwise noted).

16. All reinforcing, unless otherwise noted, shall be continuous and shall have lapped splices. Reinforcement cover, unless otherwise noted, is as follows:

B. Slabs: 1 1/2" from top & bottom. C. Grade Beams: 3" from top, bottom \$ sides.

(unless otherwise noted, see details).

17. Coordinate top of slab elevations with requirements shown on drawings. Tops of interior slabs shall be level or pitched as indicated on plans. Tops of exterior slabs shall pitch away from structure, unless otherwise noted. Coordinate foundation walls and slabs with plumbing, mechanical, and electrical requirements.

18. Remove snap ties from walls, patch defects once formwork is removed.

19. Slabs shall have troweled finish, float to required level (seal slabs per division 7, as applicable). 20. Install miscellaneous sleeves, bolts, pockets, anchors, vents, flashings, etc. as required.

5.I METALS

I. See Division 3 for concrete reinforcing and anchor bolts.

3. See Division 7 for metal flashing, vents, drip edges, etc.

2. See Division 6 for clips, hangers, fasteners, etc. used in structural and non-structural wood framing.

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

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.

8. Gutters & downspouts shall match existing. Units shall be sized per load. Review specific vertical routing of downspouts with Architect, prior to installation.

9. Provide all miscellaneous bolts, angles, plates, ties, etc. as required or deemed necessary for a

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 WOOD

A. Materials

1. Dimension Framing Lumber: shall be straight and free of defects, 19% maximum moisture content, of the

Douglas Fir-Larch No. 2 Repetitive member use: Fb = 1006 psi Single member use: Fb = 875 psi Horizontal shear: Fv = 95 psi Modulus of Elasticity: E = 1,600,000 psi

following species and grade:

Rafters, joists, studs posts and roof trusses shall be kiln dried.

2. Laminated Veneer Lumber: (Microlam LVL) manufactured by the Trus Joist Corporation.

Fb = 2800 psi minimum, Fv = 285 psi, E = 2,000,000 psi. 3. Pressure Treated Southern Yellow Pine: shall be used for sills and plates in contact with concrete foundation walls and slabs, deck & porch const., and wherever noted on Sections & Details. 3a. Western Red Cedar also used for posts and where noted.

4. Roof & Wall Sheathing: I/2" thk. A.P.A. rated plywood sheathing. Exposure I Grade CD or CDX.

5. Roof Sheathing for metal standing seam Roofing (if applicable): Ix3 spruce lathe at 5" o.c. & bulked solid on ridges & valleys.

6. Subfloor: 3/4" thk. plywood, tongue \$ grooved, glu-nailed.

7. Use joist and beam hangers, fasteners, clips, ties, etc. where applicable, as shown on sections/details 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. For Microlam LVL beams & headers and TJI joists, use proper hangers, fasteners, etc. as required, as shown in Trus-Joist Corporation Reference Guide and Simpson Strong-Tie: Connectors For Use With Wood Web Products. Check with Architect if special conditions require exact type and model numbers, concentrated transfer loads, etc. if not noted on dwgs.

8. See Framing Plans & Basement Plan for structural sizes.

B. Design Loads First Floor: 40 psf live load

Roof: 30 psf live load Soil Bearing Capacity: 2000 psf (Contractor to verify)

Second Floor: 30 psf live load (living areas)

40 psf live load (bathrooms)

C. Execution (as applicable)

I. All nailing & fastening shall be in strict compliance with the State of CT Nailing Code & 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 shall be galvanized.

2. TJI Joist Floor Nailing Requirements (if applicable):

A. Nail joists at bearings with 2-8d common nails (I each side), I I/2" minimum from end to avoid splitting

B. Nail TJI joist blocking or rim to bearing plate with 8d nails at 6" on center. When used for shear transfer, nail to bearing plate with same nailing as the plywood shear schedule.

C. Nail TJI rim joist, 3/4" CDX plywood rim, or plywood closure to TJI joist with 2-8d common nails, one each at top and bottom flange. With 14" and 16" TJI rim joists, use 16d nails.

Note: See Trus-Joist Reference Guide for Floor Details, filler and backer block information, special requirements, etc. for proper installation.

3. Microlam LVL Beams and Headers Nailing Requirements:

A. When top loaded, fasten together multiple beams with a minimum of 2 rows of 16d nails at 12" o.c. Use 3 rows of 16d nails at 12" o.c. for 14", 16" and 18" beams. For side loaded beams, check Trus-Joist Reference Guide or check with Architect.

Note: See Trus-Joist Reference Guide for Details and special requirements for proper installation.

4. 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.

5. Beams made up of 4 or more elements to be 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.

6. Base and bearing plates to be properly located as to ensure alignment of beams and columns.

8. Openings in floors, walls, ceilings or roofs shall be double framed. Provide double floor joists below partitions parallel to floor framing.

9. Grade marked lumber for structural use and sheathing shall bear grade mark as delivered to site.

7. Provide min. bearing length of 3 1/2" for all Microlam LVL beams \$ headers.

II. All built-up wood columns to be spiked together.

10. All built-up wood beams to be spiked together, U.O.N.

12. Provide 5"x5"x1/2" steel column base plates, U.O.N.

13. Provide 5"x10"x1/2" steel column caps for beam bearing, U.O.N. 14. Provide solid blocking or diagonal bridging (wd. or metal) between floor joists at 8' max. intervals.

Provide cats in walls greater than 8'-0" high. 15. Fire stop concealed floor penetrations and cut off all stud walls in excess of 8'-0".

17. Glue and nail plywood sheathing to studs in internal shear walls, if applicable).

16. Stagger panel joints of plywood sheathing and decking, avoid horizontal panel joints on walls at floors, qlue and nail subfloors to floor joists.

18. G.C. to notify Architect immediately of any structural deficiencies, deteriorations, etc. if applicable, in existing construction during the course of the work. G.C. shall use every effort to rectify conditions, replace deteriorated materials, and to maintain safety, as required. If structural design is required to rectify conditions, notify Architect for specific requirements.

19. Materials shall be stored off the ground and are to be covered and protected from the elements. 20. All structural design elements and instructions, as shown on dwgs., are to be completely and strictly followed by G.C. Any requests for alternatives or deviations are to be reviewed with Architect for possible

analysis and approval, prior to construction. 21. If any field conditions preclude compliance with the drawings and/or conditions specified, the contractor shall notify the architect and shall not proceed with any affected work.

22. 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 exceeding width of beam supported. Blocking is to be solid & continuous from beam down to

foundation or other supporting structure.

23. Add plywood fillers at headers, as may be required. 24. Provide solid blocking between studs in all bearing walls at mid-height.

25. 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 Architect prior to construction.

26. All structural wood work shall conform to NFPA "National Design Specifications for Stress-Grade Lumber and Its Fastenings". All structural work to comply with CT State Building Code.

6.3 ARCHITECTURAL WOODWORK

1. See Division 8 for interior and exterior doors.

2. There is no new window/restoration window work for this project.

A. Materials

I. Painted Interior Trim shall be clear pine or poplar 2. Interior trim with natural finish, if any, shall be pine.

3. Misc. wood trim, base \$ moldings as shown on dwgs. Install wood base in all areas.

4. Interior door & casing: by Brosco.

7.1 THERMAL AND MOISTURE PROTECTION (As Applicable)

I. Comply with State of CT Energy Conservation Code.

I. All insulation materials by Owens Corning or approved equal to meet required "R" values.

B. 3 1/2" thk. R-15 C. 9" thk. R-30 (Roof) D. 6" thk. R-19 (Floor)

3. Sound attenuation batt shall be 3 1/2" thk. unfaced fiberglass batts (if applicable).

4. Aluminum or plywood insulation baffles at eave ends and foam channels (as applicable), as required to assure proper air circulation in roofs at eaves and in cathedral ceilings.

2. Batt insulation (see sections/details for locations and where kraft or foil-faced type is required):

5. 4 mil polyethylene vapor barrier at interior face of studs.

6. 6 mil polyethylene vapor barrier below concrete slab.

order to provide adequate ventilation in all rafter bays.

B. Execution

I. Install foam channels (where shown on sections/details, if applicable), and insulation baffles in roof

structure as required to assure free circulation of air within roof structure. 2. Drill I/2" diam. holes in rafters wherever headers occur (i.e. skylights, etc.), which block the flow of air, in

3. Insulate, in general, as follows: (U.O.N.)

C. R-30 in cathedral roof structures & attics.

A. R-19 in exterior 2x6 walls and in floors over unheated spaces. B. R-15 in exterior 2x4 walls.

D. R-19 in floors.

4. Install vapor barriers as per details.

3-28-17

**REVISIONS:** 



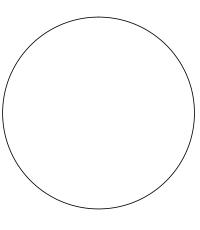
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1613 MCD

# 3. Ice guard roof membrane if4. Galvanized roofing nails. 5. Aluminum drip edges, aluminum roof and wall flashing, as required. Ridge and eave vents (See Section 7.3: Flashing and Sheet Metal). 3. For roof slopes less than 4:12 (if applicable), provide strip asphalt shingles (wind resistant w/ factory applied adhesive), ice \* water shelld \* cemented eave flashing, as per code. l. Ice guard roof membrane shall be installed at valleys and crickets: 36" wide folded into valleys, 18" lap above crickets, and at eaves. Extend membrane 24" beyond interior face of studs. U.O.N. l. 30 year Architectural fiberglas asphalt shingles by GAF, Georgia Pacific, Bird or approved equal. Match existing, comply with ASTM D3462 or D225. Use high-wind resistant shingles. A. Materials 7.2 ROOFING 2. Flash all roof bends, intersects with wall, valleys, penetrations and chimneys, as required, with step flashing, etc. 3. Soffit vents shall be 2" continuous aluminum screen vent at all roof overhang conditions (u.o.n.). See sections/details. 2. Ridge Vent shall be Cor-A-Vent. Cover with metal roofing system. 7.3 FLASHING AND SHEET METAL 7. Provide drip flashing at all openings, material joints, as applicable 6. Fasteners: same metal as flashing/sheet metal or other non-corrosive manufacture. Match finish of exposed heads with material being fastened. 5. Roof/wall vents shall be Flash Filtervent by Air Vent, Inc. (if applicable). A. Materials . Aluminum flashing for typical roof, wall, door, sill, valley and cricket conditions. Flash all joints between materials, at all openings, breaks in building envelope, & changes in roof pitch, as applicable. Install roof shingles as per manufacturer's instructions over 15# felt. Use 6 nails per shingle, as per code. Coat back-side of aluminum flashing with a sulphur free bituminous coating where required to separ stals from corrosive substraits or provide permanent separation. Caulking & sealants. Aluminum drip edge at all roof edge conditions nbrane by M.R. Grace, (all roofs less than 5:12) (also see details for locations). iship shall conform to SMACNA architectur

1. See Door Schedules for all types \$ sizes. See Floor Plans for refterenced locations Note: There is no new window/restorat 3. Door glazing, glazing flanking doors adjacent tub/shower platforms shall be 2. Provide & install all hardware, locks A. Materials 2. The Owner shall approve all door hardware prior to ordering. 2. Gypsum board shall be fitted with 1. 1/2" Gypsum Board: Typical walls and ceilings. 5/8" Gypsum Board: Only if Trusses are at 24"o.c. 9.1 GYPSUM BOARD 2. Strip all door openings with 15# felt or Tyvek fold inside rough openings before installing units. Install units plumb and level per B. Execution 3. 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. B. Execution 3. 5/8" Fire A. Materials . All gypsum board shall be screwer requirements. 2. Moisture Resistant Gypsum Board: sinks, and any other areas subject to m Board: Gar ion window work for this project all corner and casing beads for a complete installation age and Utility Rm. (if applicable) walls and ceiling. to wood structural members as per CT State Building Code etc. for a complete job. Owner to approve selections

l. Verify Doors to match Existing: Use clear double-pane insulating low E glass for doors. Exterior vinyl clad (color by Owner), with true divided lites ≰ insect screens. Provide jamb extensions, installation clips, etc. as required for a complete job. within 12", glazing within 18" of finish floor and over 9 sf, and glazing safety glass per requirements of the State of CT Building Code.

4. 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.

B. Materials 9.3 WOOD FINISH ON FLOORS, (as ap Extent: See plans.

1. Oil Stain: Minwax or equal. 2. Urethane: Water borne, Pacific Str ong or equal.

l. Wood floors shall be scraped and sanded and stained with oil base stain (2 coats). Color to be selected by Owner. Finish over stain shall be Urethane (3 coats). Sand lightly between coats. 9.4 PAINTING

B. Materials (as applicable) A. Extent: Exterior fascia, soffits and trim of new porch only and interior woodwork, walls areas only.

7.5 EXTERIOR SIDING

Materials

Siding: cedar wood siding.

Air Infiltration Barrier: Tyv

Nails: galvanized.

Execution

3. Provide closed valleys (overlapping shingles).

Install all ridge vents, soffit vents, drip

Caulk and seal all exterior joints around windows, misc. openings \$ penetrations, as applicable. atherstrip as required.

 Exterior stains and preservatives: Cabot, Olympic or equal.
 Exterior trim primer: Pittsburgh Paints.
 Exterior trim paint: Pittsburgh Paints latex or oil based.
 Exterior metal primer & paint: Sherman Williams.
 Concrete slab sealer: Sherman Williams Concrete and Terazzo sealer.
 Interior walls, cellings & trim primer & paint: Pittsburgh Paints.
 Natural interior woodwork finish: Wood stain & wax finish by Minwax or equal. l. Provide samples for Owner's appr , porches, railings, and fascias, etc. to receive one coat primer and two val, prior to ordering.

3. Install plumb, level, straight and true with no distortions. All joints are to be tight and flush; movement due to potential temperature ≰ humidity changes.

Preplan coursing to maximize alignment with door, window and other trim.

3. 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. 4. In existing areas to be remodeled, sand down peeling areas & prepare all surfaces, as required; then paint 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. 2. Exterior soffits, trim, doors, decks 20ats of paint.

EXTERIOR WORK: All trim, fascias and soffits of new porch at entry . INTERIOR WORK: All walls, ceilings and doors/trim within areas modified and affected by the renovations

5. Natural interior woodwork finish: O-2 coats of stain and I-2 coats of wax, pol

SPECIFICATIONS AND NOTES

Notes: I. All surfaces to receive a finish; if unsure about type, check with Owner.
2. Alternate paint, stain or preservative products require prior approval.
3. If Contractor proposes less coats than specified, call attention within bid.

2. Plumbing  ${f t}$  HVAC Subcontractors shall secure separate permits for their work, as per Town requirements All plumbing, heating  ${\bf t}$  air conditioning work shall be fully integrated. The resperational and in perfect working order. ılting syst shall be fully

3. Plumbing & HVAC Subcontractors shall provide all labor & material for a complete job. be U.L. approved. All material shall

15.1 PLUMBING

All plumbing work shall be performed in strict compliance with CT State Building & Plumbing Codes and any ther applicable codes, ordinances & regulations of the Town of Haddam and local Dept. of Public Works & ealth.

 All fixtures, as per plans.
 All piping, fittings, valves, etc.
 Hot Water Heater (exist.) Equipment (as applicable)

3. 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) Provide Owner with manufacturer's specifications & manuals for fixtures and equipment.
 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.

4. 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.

Supply piping shall be copper, I/2" to each fixture and 3/4" to each fixture group, as required by code ulate all piping not located in heated spaces, especially below conc. slab. The plumbing fixtures are subject to final approval by the Owner before ordering. Provide cuts, types, colors, etc. for Owner's review and selection.

8. 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. Provide non-freeze type exterior spigots (if applicable). 7. Waste line piping shall be PVC, 3" from water closets, I 1/2" from other fixtures, and 4" to main or as required by code.

10. Cleanouts shall be installed at the end of each horizontal run, at each branch connection, and at base all vertical stacks, same size as pipe they serve.

 All piping shall be properly pitched and valved for drainage of system.
 Provide main house shut-off and drain. All fixtures to have individual shut-offs.
 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.
 All work shall be guarantied for one full year after date of acceptance by Owner. Arrange hot water supply piping for adequate circulation.

**REVISIONS:** 

ding wiring,

Electrical Subcontractor shall completely check all light fixtures, switches, outlets, wiring, panel box, c. electrical components. Make repairs/replacements, as may be required. Electrical Subcontractor shall check capacities of existing electrical system in terms of existing actrical loads and proposed new electrical loads, during initial investigation \$ estimating of costs

Electrical, TV, \$ Telephone service (as may be applicable) to be buried in PVC conduits, as per code, m existing street utilities.

Provide Owner with manufacturer's instructions, Electrical Contractor shall deter mine the number of circuits required for safe oper manuals, etc. for equip

Check with Owner for telephone loc

3. Furnish & install direct wired 120V smoke detectors (w/ battery backup) & hard-wired (w/ battery backup) as required by code, as shown on plans Install telephone wiring before enclosing walls.

enclosing walls.

. The electric service shall be of sufficient capacity to meet the needs of this project. Electrical ubcontractor shall provide any and all calculations as may be requested by the Utility Co. or the Town addam. Verify 200 amp service. All Electrical work shall be fully integrated into other systems. The resulting system shall be fully berational and in perfect working order. The Electrical Subcontractor shall secure separate permits for work. All electrical work shall be performed in strict compliance with the NEC, CT State Building & Fire sales, as well as any other applicable codes, ordinances and regulations. All material shall be U.L. sproved.

Power wiring for all mechanical equipment.
Exhaust fans, wiring & controls.
Exhaust fans, wiring & controls.
Circuit breaker panel, disconnect, sub-panels, and electric me Miring & connections for all Kitchen appliances & equipment.
Telephone wiring.

Incorporate existing light fixtures, switches, outlets, and corresponding circuits with proposed alterations ocate components, as may be required, and remove all obsolete components. Add new components as wn on plans and as may be required for a complete job. Modify or add to electric panel, as may be ided.

Final location of switches, phone jacks, receptacles, thermostats, & fixtures shall be confirmed with the Owner site. All switch groups shall be grouped according to the drawings in banks with single cover plates.

Provide 🛊 install G.F.I.'s at Kitchen, Laundry Rm., Bathroo

to be approved by Owner.

one full year

Install thermostat wiring before

923 SAYBROOK ROAD, HADDAM, CT 06438

SPECIFICATIONS

TEL (860) CONNECTICUT
0) 873-8230

06

FELLNER ASSOCIATES ARCHITECTS

SHEET NAME

PROJECT NAME:

B ::

SHEET NO.