

# GENERAL NOTES

## DIVISION I-GENERAL CONDITIONS

**SCOPE OF WORK** - The work includes: -The selective demolition of walls, doors, ceilings as indicated on sht. D-1, including mechanical, plumbing & electrical  
 The renovation of the complete interior of the 2 story space as indicated. The replacement and reworking of existing structure and the addition of new structural elements as indicated. Repairing or replacing all exterior trim including soffits, fascias, etc., re-pointing all brick work.

Interior work will include new ceiling, walls and all finishes outlined in the plans. Site work is limited to utility work, basic landscaping and minor concrete work

- The Architect certifies that the plans have been prepared in accordance with the Connecticut State Energy Construction Code, latest edition.
- The Contractor shall provide proof that he is a duly licensed contractor in the state of Connecticut and be responsible for all fees, permits, inspections and certifications required by the municipality including those of all sub-contractors. A full time superintendent shall be provided by the Contractor.
- The Contractor shall furnish all labor, materials, tools, equipment, appliances, transportation, hauling, etc. to complete in a workmanlike manner everything shown, called for or reasonably implied in the plans, notes, specifications and details.

4. The Contractor shall visit the site and familiarize himself with and verify all existing conditions in the contract documents and inform the Architect of any discrepancies prior to the execution of the work. All notes to the site shall be coordinated through the Architect.

5. Written dimensions on these drawings shall have precedence over scaled dimensions. The Contractor shall verify and be responsible for all dimensions and conditions on the job. Architects must be notified of any variations from the dimensions and conditions shown by these drawings.

- All construction dimensions and details shall conform with and be determined from those drawings only.
- All materials incorporated into work shall be new. The Contractor shall be responsible for material delivered to the site and will assume ownership of same until they have been properly installed.
- Contractor shall be responsible for adequately bracing and protecting all work during construction against damage, leakage, collapse, distortions, and misalignment according to applicable codes, standards and good practice.

9. Contractor shall submit final plumbing and electrical approvals at time of application for final inspection and Certificate of Occupancy. Release of lien forms will be required prior to final payments and at the completion of the work by individual sub-contractors. The Contractor shall be responsible for securing a Certificate of Occupancy to be delivered prior to final payment.

10. The contractor shall include in his work any and all cutting, filling, and padding which is required in each area of work. Demolition work shall include all necessary removals and/or re-locations to complete the project. All demolition debris (only) shall be placed in Owner provided dumpster for removal from site at no cost to contractor. The contractor shall take extreme care throughout the entire project to protect adjacent areas of work, to locate and protect all utilities and to ensure that the property of the owner is at all times protected from damage and free from safety hazards. The contractor shall coordinate with the owner the placing of the work and those areas necessary for access to the work areas. Any items damaged during the execution of work shall be repaired and made to match existing finishes to the owners satisfaction. The contractor shall repair any damaged items at no additional cost to the owner. The Contractor shall maintain liability service in operation, uninterrupted, in non work areas through out the construction period.

- All work shall be guaranteed for a minimum period of one year after acceptance of the work by the owner. Roofing and HVAC work shall bear those guarantees stipulated by the state of Connecticut.
- All temporary facilities shall be provided by the contractor. All temporary utilities including electric and water, shall be provided by the contractor for his use. Permanent utility stub ups are provided at the new curb line & must be brought into the building by the contractor.
- In addition to normal cleanup every day, it is expected that the contractor will keep the entire premises, interior & exterior, free from debris, discarded materials, etc. Upon completion of the project, the contractor is to clean the exterior of the structure as well as the surrounding areas of the structure that have been effected by the work. As no time is there to be more than one (1) debris container on site.
- The contractor shall carry workman's compensation and liability insurance naming the owner and the architect as co-insured. This insurance shall comply with the requirements of the Town of Newtown, CT.

## DIVISION II - SITE WORK SCOPE OF WORK-

- Cleanup, and cleaning existing site of all debris. Create a construction zone and storage area for staging and material storage.
- Excavation for concrete work
- Backfilling and grading of all excavated areas.
- Landscaping
- 1. The Contractor shall take precautions to insure that all heavy equipment is kept an adequate distance from all new work or existing structures to eliminate any possibility of damage.
- 2. Bottom of all excavated areas to be excavated level and kept free of standing water at all times. Backfill shall be clean material free of any debris. No backfilling to occur prior to inspections. Note: Contractor responsible for all utility line in at stubs at existing building line.
- 3. Finish grades to slope away from structures.

## DIVISION III - CONCRETE

### - CONCRETE SCOPE OF WORK-

- All concrete footings, concrete slabs.
- All footings shall bear undisturbed soil or rock of not less than (1.5) one and one half tons per square foot.
- 2. The Town of Newtown Building Inspector shall be advised prior to the pouring of any concrete as per Town & State codes and requirements.
- 3. Concrete mix shall be performed in accordance with the local building department requirements.
- 4. Plan concrete shall develop a minimum of 3000 PSI at 28 days with a maximum slump of 4".

- All slabs on grade shall be placed only after thorough compaction of the subgrade. All reinforcement in slabs on grade shall be placed 1" below top surface of the concrete. All exterior slabs shall receive form finish.
- All joints in the footing or slabs or walls shall be keyed and doweled as required.
- Review additional structural notes for additional information.

## DIVISION IV - MASONRY

### SCOPE OF WORK-

- Cleaning, powerwashing and pointing of all brick masonry walls.
- Construction of garden walls
- 1. Pointing of existing brick work All brick work to be powerwashed, and cleaned of all dirt and debris. Using Lab-crete premium masonry pointing mortar, tuck and point, all brick masonry surfaces. Follow manufacturers written instructions.
- 2. Construct Garden Walls as indicated on drawings. Provide samples of face brick masonry to be used (match brick at building). Construct 3/8" sample wall for review by the Owner & Architect. Sample to match building brick coursing and style.

## DIVISION V - STEEL

### SCOPE OF WORK-

- Steel beams, plates, bolts and misc. reinforcing including welded wire mesh.
- 1. All steel shall conform to A572M, A-36 and shall be shop painted.
- 2. All steel shall bear on solid masonry (min. 4"). concrete or steel columns.
- 3. Materials shall be as follows: Bolts and washers shall conform to ASTM A-529 Steel pipe columns shall conform to ASTM A-500 Welded wire mesh shall conform to ASTM A-497 Reinforcing steel shall be Grade 40 deformed billet steel conforming to ASTM A-615.
- 4. Review structural notes for additional information.

## DIVISION VI- CARPENTRY

### SCOPE OF WORK-

- All rough framing, blocking and integration of steel bearing plates
- Sighting of all exterior windows and doors
- Masonry and built up beams
- 1. All wood in contact with masonry or concrete shall be pressure treated.
- 2. All lumber shall be Douglas-Fir (TR-1800 PS). Lumber shall conform to the national design specification for stress - Grade lumber and its fastenings of the National Lumber Manufacturers Association. All brass bolts, microbars, and related products shall be as manufactured by the Fines-Job MacMillan Corp. Boxc, Wabco.
- 3. Plywood shall be installed as per recommended specification of the Plyglas Fir Plywood Association "Construction Guide" for subfloors, floors, sheathing, etc.
- 4. All floor joists with spans in excess of 8' - 0" shall have 1/2" wood strap bridding, for spans in excess of 14' - 0" use (2) two rows of bridding.
- 5. Framing shall be Western Platform Framing with Frostpropp of eaves and floor areas over bearing partitions.
- 6. All windows and doors up to 6' - 0" wide shall be framed with (2) 2x10 supported on 4x4 posts unless otherwise noted on plan.
- 7. All wood members shall be a minimum of 12" from grade.
- 8. Sills shall have a minimum tread of 9/16" with a 1" nosing and a minimum 7/16" to a maximum 6" rise. All sills shall be provided with a handrail and conform to local codes.
- 9. Exterior wood trim, bases, fascias and soffits shall match existing in size, profile material & finish, as shown in the plans and all exterior corners shall be mitered and miter corners square batted.
- 10. Interior trim around windows, doors and crown moulding shall be with profiles matching those existing and indicated on the plans. All trim to be receive paint shall be primed prior to installation.
- 11. Wood flooring shall be #1 strip oak 2 1/2" x 3/2" thick T & G and shall match existing in size & finish and laid over building paper.

## DIVISION - METAL FRAMING

### -COLD FORMED METAL FRAMING- All non-loadbearing steel stud wall framing & framing shall be a minimum 20 ga cold formed coated steel as manufactured by a member of the Steel Stud Manufacturer's Association (SSMA).

- 1. Framing materials:
  - a. ASTM A652 / A653m or A1009 / A1009M, advanced sheet steel, coating class.
  - b. Fabricate components to ASTM G955.
  - c. (Studs) SSMA Stud profile, C-shaped, punched for utility access.
  - d. Tracks:
    - 1. SSMA stud track profile, C-shaped, same gage and depth as studs, unpunched.
    - 2. Top track: Deflection type, deep leg track with slotted screw holes; permit plus or minus 3/16" inch movement of overhead structure without damage to framing.
- 3. Bottom tracks: 1 1/2" high lips.
- 2. Accessories: Backing, Furring, Formed sheet steel, thickness determined by performance requirements specified for particular use. Fasteners: ASTM C1515; self drilling, self tapping screws.
- 3. Isolation: - metal framing components in accordance with ASTM C1007, manufacturer's instructions, and approved Drawings. Make provisions for rotation stress and load on tracks in straight length ends labeled. Fasten tracks (at maximum) 12" oc.
- 4. Place top and bottom tracks in straight length ends labeled. Fasten tracks at each side of opening. Reinforce openings with wood studs of comparable size.
- c. Connect studs to top or bottom track and insure all studs are plum.
- d. Connect corners using minimum of 3 studs.
- e. Do not splice studs.
- f. Erect, brace, and reinforce stud framing as required to meet all standards.
- g. Install headers above openings and intermediate studs above and below openings to align with wall studs.
- h. Install framing between studs and attachment of mechanical and electrical items, and to prevent stud rotation.
- i. Diagonally brace walls as required to insure stable installation.
- 1. Isolation tolerances - in accordance with ASTM C1007.
- k. Adhesive: Clean and touch up castings at abraded surfaces in accordance with ASTM A780, Annex A1.

## DIVISION VII - THERMAL AND MOISTURE PROTECTION

### SCOPE OF WORK -

- All insulation, vaporproofing.
- 1. Vaporproofing shall be applied to all foundation walls below grade where applicable, and shall be spray on membrane "Tuff-N-Play" as manufactured by Tuff-N-Play Corp. of Heath, Ohio. Adhere to manufacturer's application instructions and provide 1" protection board between membrane and earth.
- 2. Insulation shall be fiberglass batts as follows unless otherwise noted:
  - Walls = 5 1/2" R-19
  - Attic (top) = 9 1/2" R-38
  - Floors = 9 1/2" R-30
- 3. Provide aluminum drip and roll flashing to ensure adequate protection at all hips, valleys, projections through roof, intersections of roof and vertical surfaces, and any other condition shown on the plans or requiring flashing, as noted on Plans.
- 4. Provide sealant around all windows, doors and other openings for a watertight condition. Sealants shall be silicone, clear.

## DIVISION VIII - DOORS AND WINDOWS

### SCOPE OF WORK -

- All interior and exterior doors.
- All windows.
- 1 from exterior door trim
- 1. All exterior doors shall be McGraw six panel wood doors, 1 3/4" thick size indicated on plans. Hardware shall be Schlage A5250S4615 Oil Rubbed Bronze Satin ADA Compliant ANSI Grade Hardware schedule:
  - pulls - One pair per door
  - knobs - One pair per door
  - passage - One pair per door
  - lock - One pair per door with locking ability
- 2. Exterior French doors shall be aluminum clad with thermopane double glazing as manufactured by the Marvin Window Corp.
- 3. Entry doors shall be solid core w/ fiberglass finish as manufactured by Phippen Doors, provide 1/2" from exterior trim package at main entrance as described on the drawings.
- 4. Garage doors shall be overhead type with motorized operators, as manufactured by the Overhead Door Corp.
- 5. All exterior windows shall be thermopane double glazed with screens and aluminum cladding as manufactured by the Marvin Window Corporation or equal. Contractor to submit window list and details for approval by Owner.

## DIVISION IX - FINISHES

### SCOPE OF WORK -

- All interior wall and floor finishes.
- Wood studs, tracks and fasteners.
- All partitions.
- All ceramic tile work.
- 1. All masonry and all preparation shall be of first quality workmanship and only skilled mechanics will be employed. Prepare all surfaces in accordance with the paint manufacturers written instructions. Prime all surfaces and provide finish coats of paint in accordance with the paint schedule which follows. Finish siding and trim to be power washed and primed so that there is a match between new and existing work. Upon completion of partition work, the entire area shall be cleared and made free of any paint, urea, dips, soap, spatters, etc.
- 2. Primer work shall be "type" as required to match existing. Contractor to prepare area as required to accept new patch so that finishes are smooth and aligned with existing surrounding surfaces. Provide all accessories needed for a complete job accepted by the partition sub-contractor. Accessory materials to include, but not limited to, corner beads, Jbeads, etc.
- 3. Finishes and all preparation shall be of first quality workmanship and only skilled mechanics will be employed. Prepare all surfaces in accordance with the paint manufacturers written instructions. Prime all surfaces and provide finish coats of paint in accordance with the paint schedule which follows. Finish siding and trim to be power washed and primed so that there is a match between new and existing work. Upon completion of partition work, the entire area shall be cleared and made free of any paint, urea, dips, soap, spatters, etc.

## PAINTING SCHEDULE

All paint specifications based on Benjamin Moore & Co. Products  
 EXTERIOR WOOD TRIM (siding) - Spec. 1-1 Flat Finish Alkyd-Modified Vinyl Acrylic Latex, Prime Coat - Nonwhite Primer (100) Finish - 2 Coats Wood Ite Latex Base Paint (102) - Color by Owner to match existing.  
 EXTERIOR WOOD TRIM (trim) - Spec. 1-1 Flat Finish Alkyd-Modified Vinyl Acrylic Latex, Prime Coat - Nonwhite Primer (100) Finish - 2 Coats Wood Ite Latex Base Paint (102) - Color by Owner to match existing.

## EXTERIOR WOOD TRIM

- Spec. 1-5 Medium Gloss Finish Acrylic Latex, Prime Coat
- Mercurial Exterior Primer (176) Finish
- 2 Coats Mercurial Latex Base and Trim Paint (170) - Color by Owner to match existing.

## INTERIOR Gypsum BOARD

- Spec. 5-1 Flat Finish Vinyl Acrylic Latex, Prime Coat - Moeres Latex Quick Dry Prime Seal (201)
- Color by Owner
- 2 Coats Royal Wall Sahn (215) - Color by Owner

## INTERIOR WOOD TRIM

- Spec. 4-7 Semi-gloss Finish/ Vinyl Acrylic Latex, Prime Coat
- Royal Aqua Grip (209)
- 2 Coats Royal Aqua Glo (335) - Color by Owner

## INTERIOR CERAMIC TILE

- 1. Ceramic tile and marble shall comply with the Handbook For Ceramic and Tile Installation published by the Tile Council of America, Latest Edition. Tiles set method shall be used through out with the exception of marble slabs which shall be set in full mortar base. Tile color and pattern shall be as selected by the owner.
- 4. Replacement wood flooring shall be mitered 1/2" strip oak to match existing. Strip sand and repair all existing and new flooring. Natural 3/4" oak Ply. Finish. Provide 5/4" subflooring as required in all areas to accept new oak flooring to match.

## DIVISION X - SPECIALTY ITEMS

### SCOPE OF WORK -

- Building signage (SEE ALLOWANCES THIS SHEET)
- Fitted accessories (SEE ALLOWANCES THIS SHEET)
- Window treatments (SEE ALLOWANCES THIS SHEET)
- Protective floor mats (SEE ALLOWANCES THIS SHEET)
- 1. Finish all labor, materials, tools and equipment necessary and required to supply all the items in the specialties section.

## DIVISION XI - MECHANICAL

### SCOPE OF WORK -

- Furnish all labor, materials, tools and equipment necessary and required to supply and install new high efficiency gas fired hydro air heating & cooling system utilizing new boiler. System to consist of separate Hydro air Heating units for First Floor and Second Floor. (9 Ton Unit, contractor to verify size)
- 1. Contractor to calculate size and capacity of boiler according to the State of Connecticut, Energy Conservation Code. Provide calculations to Architect for review.
- 2. Provide new Carrier or equal Air conditioning system in the entire building
- 3. Hydro air Heating and air conditioning systems designed and installed in accordance with the State of Connecticut, Energy Conservation Code.
- 3. System to be complete with all necessary supports, controls and full custom duct system.
- 4. Contractor shall submit to the Architect for approval.
- Heating & cooling load calculations
- List of all equipment to be installed
- Location of all diffusers and returns.
- 5. HVAC System to be composed of Two Complete and Separate Hydro air configurations. (One for each primary floor). First Floor System in Basement and Second Floor System in Attic Space.

## Plumbing

- All new waste, vent and water piping, new plumbing fixtures, trim & A.O. Smith 190.000 hot tankless gas fired HW. Heater. HWH to be located in basement area.
- All connections to the town Sanitary Sewage system and water supply in accordance with all local codes and regulations.
- Materials and equipment:
  - Drainage and Vent Piping - PVC Plastic piping in accordance with all state and local codes. Cast iron drain to sanitary connection -
  - Water Supply Piping - Copper Tubing type "L", "I", -Heating Supply Piping - Copper Tubing type "M"
  - Plumbing fixtures - Kohler or equal with Kohler or equal trim as indicated in the plumbing fixture schedule on the drawings.

## DIVISION XII - ELECTRICAL

### SCOPE OF WORK -

- Provide all new electrical distribution as indicated on drawings.
- Provide new 200 amp service, provide 2 sub panels at each floor.
- (Electrical Contractor to verify load and size of proposed 200 amp service)
- Provide Security Alarm System as required (SEE ALLOWANCES THIS SHEET)
- Install new alarm system w/ smoke detectors. -
- The contractor shall furnish all labor and materials to complete the lighting and appliance electrical system as indicated on drawings and herein specified. -
- The contractor shall tie in the electrical distribution to the new service panel. All wiring shall be done in strict compliance with the National Electric Code and all applicable local codes. -
- Contractor shall furnish the owner with an inspection certification from the inspection agency having jurisdiction.
- All fixtures shall be Lutron Decora or Lutron. Electrical
- Contractor shall be responsible for all inspections and provide the Owner with all necessary underwriters certificates. -The Contractor shall provide unit prices for the following items: Duplex outlets, single pole switches, TV outlets and floor & data jacks.

# STRUCTURAL NOTES

## CODES AND STANDARDS

- WIND LOADS WAS CALCULATED IN ACCORDANCE WITH ASCE 7-98.
- THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE CONNECTICUT STATE BUILDING CODE, LATEST EDITION.
- CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH ACI 318.4 TEST EDITION, MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES ACI 315, LATEST EDITION.
- SPECIFICATION FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, ASS. ASD/LATEST EDITION.
- CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH ACI 309, LATEST EDITION.

## CONCRETE

CONCRETE TO REACH DESIRED STRENGTH, AS NOTED ON PLANS AND SCHEDULES IN 28 DAYS MINIMUM. CONCRETE STRENGTH SHALL BE  $f_c = 3000$  psi IN 28 DAYS FOR ALL OTHER WORK) AND HAVE A MINIMUM OF 517 LBS. OF CEMENT PER CUBIC YARD. ALL CONCRETE SHALL BE READY MIXED IN ACCORDANCE WITH ASTM A639. ALL CONCRETE SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH APPROVAL OF ENGINEER OR PLANT ENGINEER. PLANT CONTROL IS REQUIRED. MAXIMUM MAX BE AT POINT OF DEPOSIT IS 90 MINUTES. SLUMP AND OTHER TESTS SHALL BE PERFORMED IN ACCORDANCE WITH ASTM C119. PERMITS FOR 23 YARDS, W/ 517 LB. OF MINIMUM CEMENT PER CUBIC YARD OF CONCRETE.

## LOADING DESIGN:

- ALLOWABLE SOIL BEARING CAPACITY OF 2800 PSF WAS USED FOR DESIGN OF FOUNDATION. VERIFICATION SHALL BE PROVIDED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
- FOOTING SHALL BE EXCAVATED TO CLEAN SOIL, FREE OF VEGETATION AND OBSTRUCTIONS.
- FIELD JOINTS IN ALL CONCRETE SHALL BE PLACED ON AN UNDISTURBED BASE (SEE SITE PREPARATION NOTES)

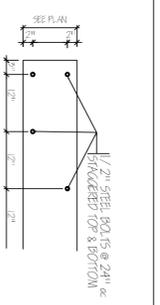
## REINFORCEMENT:

- REINFORCING STEEL SHALL BE DEFORMED, NEW BILLET STEEL ASTM A-615 GRADE 60, SPICES TO BE IN ACCORDANCE WITH ACI 318-98 FOR "STRENGTH DESIGN". FABRICATION AND PLACING OF STEEL SHALL BE IN ACCORDANCE WITH 1995 ACI CODE STANDARDS AND PROVIDE PROTECTORS.
- CONCRETE COVERAGE
- PER ACI 318, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
  - 1. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO WEATHER:
    - 2. CONCRETE EXPOSED TO EARTH OR WEATHER:
      - NO. 5 BAR AND SMALLER: 1 1/2"
      - NO. 6 BAR AND SMALLER: 1"
    - 3. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
      - BEAMS, WALLS, JOINTS: NOT IN CONTACT WITH GROUND:
        - STRIPS, SPIRALS:
          - BEAMS, COLUMNS: PRIMARY REINFORCEMENT: TIES, STRIPS, SPIRALS:
            - OTHER STANCHIONS AND PROVIDE PROTECTORS:
              - SHIELDS, FOLDED PLATE MEMBERS: NOT IN BAR AND SMALLER:
                - CONCRETE COVERAGE

## SCHEDULE OF ALLOWANCES

ITEM OF WORK	ALLOWANCE AMOUNT
LANDSCAPING	\$5,000.00
SITE LIGHTING	BY OWNER
SECURITY AND ALARM SYSTEM	\$7,500.00
SCOUND SYSTEM	\$4,000.00
KITCHEN COUNTER/ APPLIANCES	\$15,000.00
BUILDING STORAGE	\$2,000.00
WINDOW TREATMENTS	\$5,000.00
PROTECTIVE FLOOR MATS	\$1,500.00
TOLERANCE ACCESSORIES	\$2,000.00
CERAMIC TILE	\$6,000.00

## TP, BOLTING DETAIL



NOTE: USED FOR BOTH LEDGER AND TIE-PLATE BOLTING

FILE NUMBER FFH-915	SCALE AS NOTED	4/8/15	BID SET
		2/6/15	BID SET FINAL REVIEW
		12/19/14	FINAL REVIEW
		7/25/14	FINAL REVIEW
		5/15/14	REVIEW
		4/15/14	REVIEW
		DATE	ISSUED TO
DRAWING NUMBER A-6	DRAWN BY GW/SM		
CHECKED BY SM			

PROJECT TITLE PROPOSED ALTERATIONS FOR  
**NEWTOWN PARENT CONNECTION, INC. at  
 FAIRFIELD HILLS CAMPUS  
 NEWTOWN, CT. 06470**

**SALVATORE MANCINI, AIA**  
 FL ARCHITECTURAL LICENSE # A0 0015969 N.Y. ARCHITECTURAL LICENSE # 015600  
 6940 ROAD GREEN, BLDG. 8, SUITE D CT. ARCHITECTURAL LICENSE # 5662  
 755 MAIN STREET  
 MORRIS, CT 06468

REVISIONS	DATE	DESCRIPTION

ALL RIGHTS RESERVED