APPLICATION FOR SITE PLAN APPROVAL

Owner of record: The Hotchkiss School
Address of owner: 33 Lime Rock Road
Property Location: Tax Map 02 Lot 58 Land Records: Vol. 114 Page 267
Acreage: 11.43 Zone: RR1
Site Plan Requirements:
Soil Erosion and Sediment Control Measures: N/A
Conservation Commission Approval, if applicable:
Historic District Commission Approval, if applicable:
Approval From TAHD: WPCA: BHC:
If applicable, boundaries of flood plain, aquifer protection zone, Housatonic River District, or Historic District should be on Site Plan.
Additional Remarks:
Owner's Signature: Date: 9-77. 702
Applicant's Signature and Title: John Bryant, Director of Facilities
Applicant's address and phone number: 11 Interlaken Road Lakeville, CT 06039
(860) 435-3162
Filed at Planning and Zoning Commission Office:, 2001 Date of next regular Commission meeting: Date of approval or denial of plan:

A decision on a site plan submitted as part of a zoning permit application shall be rendered within 65 days after receipt of the plan at a regular meeting of the Commission. The applicant may request extensions of the decision period, not to exceed two further 65-day periods.

THE HOTCHKISS SCHOOL

33 LIME ROCK ROAD LAKEVILLE, CT

DRAWING LIST

- TO1 TITLE SHEET
- T02 GENERAL SPECIFICATIONS
- CO1CAMPUS SITE PLANENLARGED LOCAL SITE PLAN
- D01 DEMO PLANS & ELEVATIONS
- A01 FLOOR PLANS
 - WALL TYPESFIRE RATED DETAILS
- LIGHT/VENT/EGRESS

INSULATION

INTERIOR

KITCHEN

LAVATORY

A02 • EXTERIOR ELEVATIONS

ABBREVIATIONS

		A B B R E V I A	IIONS		
A.F.F.	•	ABOVE FINISHED FLOOR	LVL	•	LAMINATED VENEER LUMBER
ACOU.	•	ACOUSTICAL	M.H.	•	MANHOLE
ALUM.	•		M.O.	•	MASONRY OPENING
ARCH.	•	ARCHITECT	MAX.	•	MAXIMUM
@	•	AT POTTOMA OF	MECH.	•	MECHANICAL
B/O BLDG.	•	BOTTOM OF BUILDING	MFR. MIN.	•	MANUFACTURER MINIMUM
BLK.		BLOCK	MISC.		MISCELLANEOUS
BOT.		BOTTOM	MTL.	•	METAL
C.D.	•	CONSTRUCTION DOCUMENTS	N.I.C.	•	NOT IN CONTRACT
C.H.	•	CEILING HEIGHT (FINISHED)	N.T.S.	•	NOT TO SCALE
CAB	•	CABINET	NO.	•	NUMBER
CB CIP	•	CATCH BASIN CAST IRON PIPE	NOM. O.A.	•	NOMINAL OVERALL
CIF		CONTROL JOINT	O.A. O.C.	•	ON CENTER
$\widetilde{\epsilon}$	•	CENTERLINE	O.C. O.H.	•	OVERHANG
CLG	•	CEILING	ОН	•	OVERHEAD
CLO.	•	CLOSET	OPG	•	OPENING
CLR.	•	CLEAR	OPP	•	OPPOSITE
CMU	•	CONCRETE MASONRY UNIT	P.L.	•	PROPERTY LINE
CO	•	CLEAN OUT	PART.	•	PARTITION
COL. CONC.	•	COLUMN CONCRETE	PERP. PLWD.	•	PERPENDICULAR PLYWOOD
CONST.	•	CONSTRUCTION	POLY	•	POLYETHYLENE
CONT.	•	CONTINUOUS	PSF	•	POUNDS/SQUARE FOOT
CT	•	CERAMIC TILE	PSI	•	POUNDS/SQUARE INCH
D/W	•	DISHWASHER	PSL	•	PARALLEL STRAND LUMBER
DBL.	•	DOUBLE	PT	•	PRESSURE TREATED
DEMO	•	DEMOLITION	PVC	•	POLYVINYLCHLORIDE
DET. DIA.	•	DETAIL DIAMETER	QTY. R	•	QUANTITY RADIUS
DIA. DIAG.	•	DIAGONAL	R.D.		ROOF DRAIN
DIM.	•	DIMENSION	R.O.	•	ROUGH OPENING
DL	•	DEAD LOAD	R.O.W.	•	RIGHT OF WAY
DN.	•	DOWN	RE BAR	•	REINFORCING BAR
DR	•	DOOR	REF.	•	REFRIGERATOR
DWG.	•	DRAWING	REINF.	•	REINFORCED
E.I.F.S.	•	EXTERIOR INSULATION & FINISH SYSTEMS	REQ'D REV.	•	REQUIRED REVISION
EA.	•	EACH	REV. RM	•	ROOM
ELEC.	•	ELECTRIC	ROB	•	RUN OF BANK
ELEV.	•	ELEVATION	S.D.	•	SMOKE DETECTOR
EPDM	•	ETHYLENE PROPYLENE	SAC	•	SUSPENDED ACOUSTICAL
	•	DIENE MONOMER			CEILING
EQ.	•	EQUAL	SECT.	•	SECTION
EQUIP. Exist.	•	EQUIPMENT EXISTING	SIM.	•	SIMILAR
EXIST.	•	EXTERIOR	SPECS SQ. FT.	•	SPECIFICATIONS SQUARE FEET
F.E.	•	FIRE EXTINGUISHER	5Q. IN.	•	SQUARE INCHES
F.D.	•	FLOOR DRAIN	STL.	•	STEEL
FIN.	•	FINISH	STD.	•	STANDARD
FIN. FL.	•	FINISH FLOOR	STOR	•	STORAGE
FL	•	FLOOR	SUSP.	•	SUSPENDED
FOUND.	•	FOUNDATION FOOTING	SYS.	•	SYSTEM
FTG. GA.	•	GAUGE	T&G T/O	•	TONGUE & GROOVE TOP OF
GA. GAL	•	GALLON	TYP.		TYPICAL
GALV.	•	GALVANIZED	V.B.	•	VAPOR BARRIER
GFI	•	GROUND FAULT INTERRUPTER	V.C.T.	•	VINYL COMPOSITE TILE
GWB	•	GYPSUM WALL BOARD	V.C.B.	•	VINYL COVE BASE
H.M.	•	HOLLOW METAL	V.T.	•	VINYL TILE
HC	•	HANDICAP	V.I.F.	•	VERIFY IN FIELD
HOR.	•	HORIZONTAL	VERT.	•	VERTICALLY
HVAC	•		W.C.	•	WATER CLOSET
IIIZMI	•	AND AIR CONDITIONING	W.P.	•	WEATHER PROOF WELDED WIRE MESH

W.W.M. • WELDED WIRE MESH

WITH

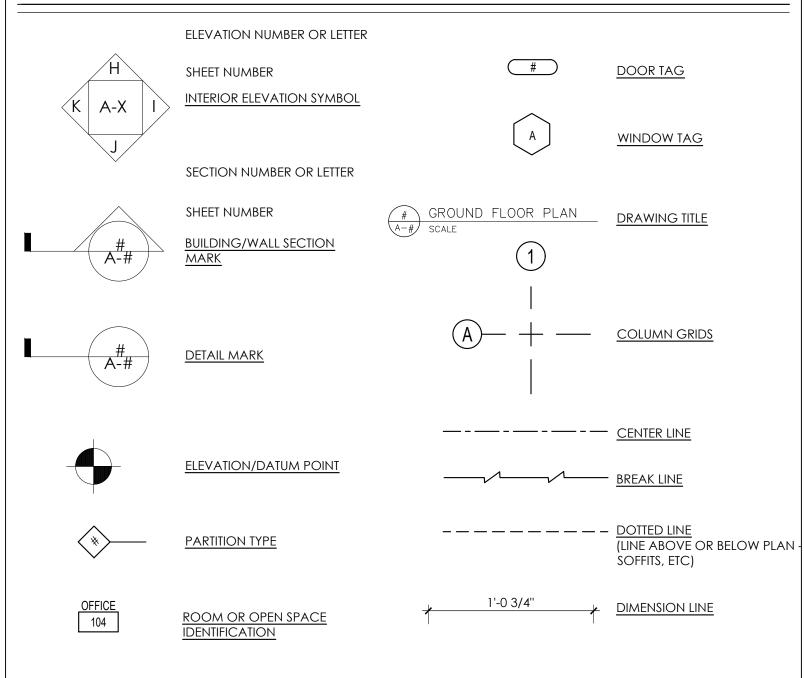
WOOD

 WEIGHT YARD

GENERAL NOTES

- 1. ALL WORK SHALL CONFORM TO 2022 CONNECTICUT STATE BUILDING CODE AS WELL AS ALL OTHER APPLICABLE CODES AND ORDINANCES.
- 2. CONTRACTOR(S) IS TO REQUEST CLARIFICATION FROM THE ARCHITECT REGARDING ANY ERRORS, OMISSIONS, OR DISCREPANCIES, IF ANY, FOUND IN THE CONSTRUCTION DOCUMENTS BEFORE PROCEEDING WITH THE SAID WORK.
- 3. NO DRAWING IS TO BE SCALED; USE DIMENSIONS ONLY.
- 4. DIMENSIONS ARE TAKEN FROM FACE OF MASONRY/CONCRETE OR WOOD MEMBERS UNLESS OTHERWISE INDICATED.
- 5. CONTRACTOR(S) IS TO OBTAIN AND PAY FOR ALL REQUIRED LOCAL PERMITS BEFORE WORK CAN COMMENCE.
- 6. ITEMS NOT NOTED, BUT IMPLIED AS NECESSARY FOR THE PERFORMANCE OF THE CONTRACT, ARE CONSIDERED PART OF THE WORK
- 7. ALL MATERIAL AND WORKMANSHIP IS TO BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR AFTER THE ISSUANCE OF A VALID CERTIFICATE OF OCCUPANCY. THE CONTRACTOR AGREES TO CORRECT ANY DEFECTS AS MAY OCCUR DURING THE GUARANTEE PERIOD.
- 8. ALL WORK IS TO BE EXECUTED BY MECHANICS SKILLED IN THEIR TRADES.
- 9. ALL CHANGES OR SUBSTITUTIONS ARE TO BE APPROVED BY THE OWNER IN WRITING BEFORE BEING INCORPORATED INTO THE WORK.
- 10. ALL TRADES WILL COOPERATE WITH EACH OTHER TO FACILITATE THE PROGRESS OF THE ENTIRE JOB.
- 1 1. CONTRACTOR(S) IS TO PROTECT THE PUBLIC AND PREMISES DURING THE PERIOD OF CONSTRUCTION WITH ADEQUATE SHORING, BRACING, FENCING, LIGHTING. ETC.
- 12. CONTRACTOR(S) IS TO REMOVE ALL RUBBISH FROM THE SITE RESULTING FROM HIS/HER WORK DURING THE PROGRESS OF CONSTRUCTION AND SHALL LEAVE THE PREMISES IN A CONDITION SATISFACTORY TO THE OWNER PRIOR TO THE FINAL PAYMENT.
- 13. ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL MINIMUM 4'-0" BELOW FINISHED GRADE, UNLESS BEARING ON SOLID ROCK IS ESTABLISHED.
- 14. CONFIRM ALL EXISTING CONDITIONS BEFORE PROCEEDING WITH THE SAID WORK.
- 15. CONFORM TO ALL MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS FOR THE INSTALLATION OR USE OF ALL MATERIALS UNLESS OTHERWISE NOTED.
- 16. PITCH FINISH GRADE AWAY FROM STRUCTURE.
- 17. ALL CONSTRUCTION IS NEW UNLESS INDICATED AS EXISTING.
- 18. STUD BEARING WALLS AND ROOF AND FLOOR DECKS SHALL BE FRAMED WITH THE MEMBER SIZES AND/OR TYPES AT THE SPACING SHOWN ON THE PLANS. THE CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL PLUMBING PIPING, HVAC DUCTING AND RECESSED LIGHTING FIXTURES, ETC., PRIOR TO LAYOUT TO AVOID INTERFERENCE THAT MAY REQUIRE THE ALTERING OR STRENGTHENING OF THE INSTALLED FRAMING.

SYMBOLS

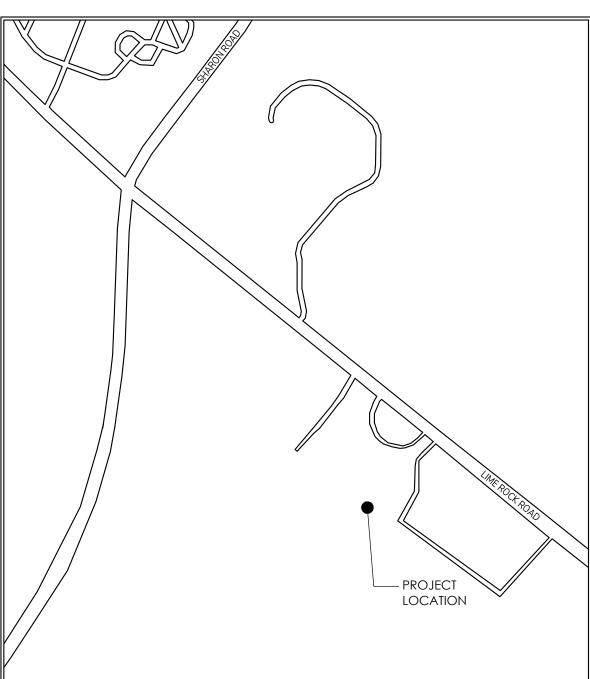


MATERIAL LEGEND

STONE GRAVEL	WOOD BLOCKING
CONCRETE	CONTIUOUS WOOD FRAMING
CONCRETE BLOCK	FINISH WOOD
BRICK	PLYWOOD
RIGID INSULATION	BATT INSULATION
GYPSUM WALLBOARD PARTITION	STEEL

PROJECT DATA





CLASSIFICATION: OCCUPANCY R - RESIDENTIAL CONSTRUCTION TYPE 5B - FRAME CONSTRUCTION **DESIGN CRITERIA:** MIN. UNIFORM DISTRIBUTED LIVE LOADS (LBS./S.F.): FIRST FLOOR • 40 SECOND FLOOR • 40 THIRD FLOOR • 40 • 40 STAIRS ATTIC W/O STOR. • 10 • 20 ATTIC W/STOR. • 40 DECKS • 200 GUARDRAIL/ HANDRAIL ROOF 35 GROUND SNOW LOAD WIND SPEED: STANDARD LIGHT-FRAME CONSTRUCTION IN THIS 115 M.P.H. OCCUPANCY IS SUFFICIENT FOR THIS DESIGN CATAGORY SEISMIC DESIGN CATAGORY: STANDARD LIGHT-FRAME CONSTRUCTION IN THIS OCCUPANCY IS SUFFICIENT FOR THIS DESIGN CATAGORY FLOOD HAZARD: NEW CONSTRUCTION IS NOT LOCATED IN AREA INDICATED AS 100 YEAR FLOOD PLAN AS PER NATIONAL RESOURCES, PREPARED BY

THE HOTCHKISS
SCHOOL

33 LIME ROCK RD
LAKEVILLE, CT

Two Family Conversion

studio vAA120 CHANNINGVILLE RD

WAPPINGERS FALLS, NY 12590

T 914 475 0076

studiovaa@gmail.com

ISSUE/REVISION DATE

HEET NUMBER

TITLE SHEET

CALE: AS NOTED

DATE:
29 JULY 2024
PROJECT NUMBER:

PROJECT NUMBER
2206

© 2024 STUDIO VAA 22

GENERAL SPECIFICATIONS:

DIVISION 1 - GENERAL NOTES

PERMITS & INSPECTIONS

- BUILDING PERMITS AND CERTIFICATE OF OCCUPANCY PERMITS SHALL BE OBTAINED AND PAID FOR BY THE
- OWNFR THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS AND INSPECTIONS AS REQUIRED, INCLUDING BUT NOT LIMITED TO, ELECTRICAL INSPECTION FEES, PLUMBING INSPECTIONS, ETC. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR FEES TO LENDING INSTITUTIONS AS REQUIRED FOR RELEASE OF
- FUNDS. THESE ARE BY THE OWNER. ALL INSPECTIONS REQUIRED BY THE TOWN OF SALISBURY, CT AND ALL OTHER CODE ENFORCING AGENCIES SHALL BE ARRANGED AND PAID FOR BY THE CONTRACTOR.

MISCELLANEOUS

OWN WORK.

- ALL CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE SITE & THE SCOPE OF WORK PRIOR TO BIDDING. ALL WORK SHALL BE PERFORMED BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES.
- ALL CONTRACTORS SHALL BE RESPONSIBLE FOR CUTTING, PATCHING, FILLING, AND CLEANING UP AFTER THEIR
- 4. IN NO EVENT SHALL STRUCTURAL MEMBERS BE CUT OR DRILLED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
- INFORMATION APPEARING ON ONE DRAWING APPEARS ON ALL DRAWINGS.
- NO WORKERS SHALL BE UNDER THE INFLUENCE OF DRUGS OR ALCOHOL WHILE ON THE JOB SITE. THERE SHALL BE NO SMOKING IN THE STRUCTURE AT ANY TIME DURING THE COURSE OF CONSTRUCTION.

DIMENSIONS - RESPONSIBILITY FOR ACCURACY

DO NOT SCALE DIMENSIONS FROM THE DRAWINGS. ALL WRITTEN OR DIMENSIONED INFORMATION TAKES PRECEDENCE OVER THE DRAWING.

GENERAL CONTRACTOR SHALL CHECK ALL DIMENSIONS, ASSEMBLIES, ETC. AND REPORT TO THE ARCHITECT IN WRITING ANY INCONSISTENCIES PRIOR TO STARTING WORK, ORDERING MATERIALS, OR FABRICATING SHOP BUILT ITEMS.

WASTE, REMOVALS & CLEANING

- ALL WASTE AND REMOVALS SHALL BE DISPOSED OF LEGALLY OFF SITE. UPON COMPLETION OF THE CONTRACT AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL CLEAN
- THE ENTIRE JOB SITE REMOVING ALL DEBRIS INSIDE AND OUTSIDE THE BUILDING. HE SHALL HIRE A PROFESSIONAL CLEANING COMPANY. THE WINDOWS SHALL BE CLEANED, SURFACES SHALL BE DUSTED, CERAMIC TILE CLEANED, FLOORS MOPPED, ETC. THE CONTRACTOR SHALL REPAIR ANY PROPERTY DAMAGED DURING THE COURSE OF CONSTRUCTION SUBJECT TO THE APPROVAL OF THE OWNER.
- JOB SITE MUST BE KEPT CLEAN DURING THE COURSE OF CONSTRUCTION.
- NO WASTE MATERIALS MAY BE BURNED OR BURIED ON SITE. 5. THERE SHALL BE NO GARBAGE LEFT ON THE JOB SITE, INCLUDING CIGARETTE BUTTS ON THE GROUND.

ACCEPTANCE OF WORK

THE ARCHITECT HAS THE RIGHT TO REJECT ANY SLOPPY, POORLY INSTALLED, OR UNAUTHORIZED WORK OR WORK DONE CONTRARY TO THE INTENT OF THE CONTRACT DOCUMENTS. SUCH WORK SHALL BE REPLACED, REPAIRED OR REMOVED AT THE CONTRACTOR'S EXPENSE.

- INSURANCE: ALL CONTRACTORS SHALL PROVIDE THE OWNER AND ARCHITECT WITH CERTIFICATES OF INSURANCE PRIOR TO STARTING WORK FOR THE FOLLOWING TYPES AND AMOUNTS:
- WORKMEN'S COMPENSATION- COVER ALL OBLIGATIONS OF THE WORKMEN'S COMPENSATION AND DISABILITY BENEFITS LAWS
- GENERAL LIABILITY AND PROPERTY DAMAGE INCLUDING BODILY INJURY AMOUNT ACCEPTABLE TO THE

NOTE: ARCHITECT TO BE ADDITIONALLY INSURED UNDER THE GENERAL CONTRACTOR'S POLICY FOR THE ABOVE

WARRANTIES

- ALL CONTRACTORS SHALL HOLD TO THE INTENT OF THE DRAWINGS WHICH IS TO PROVIDE COMPLETE AND FINISHED WORK, TESTED AND GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE TIME OF COMPLETION AND READY FOR OCCUPANCY, INCLUDING ALL NECESSARY ITEMS REQUIRED FOR A COMPLETE AND FINISHED INSTALLATION, REGARDLESS OF WHETHER SPECIFICALLY CALLED FOR OR NOT ON THE DRAWINGS.
- THE CONTRACTOR SHALL GUARANTEE ALL HIS WORK AND THE WORK OF HIS SUBCONTRACTORS FOR A PERIO OF ONE YEAR MINIMUM AFTER RECEIVING FINAL ACCEPTANCE, AND DO ALL REPAIR WORK AND REPLACEMENT AS MAY BE NECESSARY DURING THAT PERIOD AT HIS EXPENSE. IN ADDITION THE CONTRACTOR SHALL ADHERE TO ALL NEW YORK STATE REQUIREMENTS REGARDING WARRANTIES OF NEW CONSTRUCTION,
- FOLLOW ALL MANUFACTURERS' RECOMMENDED INSTALLATION METHODS. THIS IS REQUIRED TO INSURE THAT MANUFACTURER'S WARRANTIES WILL BE IN EFFECT. FAILURE TO INSTALL MATERIALS PROPERLY WILL PLACE ALL MANUFACTURERS' WARRANTIES AS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

CHANGES TO THE CONTRACT

- ALL CHANGES SHALL BE REQUESTED IN WRITING AND APPROVED IN WRITING BY THE OWNER AND THE ARCHITECT, USING APPLICABLE AIA DOCUMENTS.S
- NO PAYMENT WILL BE MADE BY THE OWNER OR APPROVED BY THE ARCHITECT FOR ADDITIONAL WORK, WHICH HAS BEEN PERFORMED WITHOUT A WRITTEN CHANGE ORDER.

TEMPORARY BRACING / SHORING / UNDERPINNING

PROVIDE ALL TEMPORARY BRACING, SHORING AND OR UNDERPINNING AS REQUIRED DURING ALL PHASES OF CONSTRUCTION.

SAFETY OF WORKERS

- 1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PROCEDURES ON THE JOB. IN NO WAY IS THE OWNER OR
- ARCHITECT RESPONSIBLE FOR SAFETY METHODS, PROCEDURES, PRECAUTIONS, ETC. IT IS NOT THE RESPONSIBILITY OF THE ARCHITECT TO PATROL SAFETY VIOLATIONS OR MAKE ANY PARTY AWARE

OF SUCH VIOLATIONS. COORDINATION OF ALL TRADES

THE CONTRACTOR IS TO PROVIDE COORDINATION OF ALL HIS OWN SUBCONTRACTORS, PLUS THOSE TRADES HIRED DIRECTLY BY THE OWNER.

DIVISION 2 - SITE WORK

ROCK REMOVAL

THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUBSURFACE ROCK THAT MAY BE ENCOUNTERED. 2. SUBSURFACE SHALE REMOVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

REQUIREMENTS FOR A CERTIFICATE OF OCCUPANCY - SITE

4. ALL EXCAVATIONS SHALL BE DRY PRIOR TO PLACING FOOTINGS.

- CONTRACTOR SHALL RETAIN THE SERVICES OF A PROFESSIONAL LAND SURVEYOR TO SET CONCRETE CORNER MONUMENTS ON THE SITE AS REQUIRED BY THE MUNICIPALITY.
- CONTRACTOR SHALL RETAIN THE SERVICES OF A PROFESSIONAL LAND SURVEYOR TO PREPARE AN "AS BUILT SURVEY" AS REQUIRED BY THE MUNICIPALITY.

DIVISION 3 - CONCRETE

GENERAL CONCRETE INFORMATION

- CONTRACTOR TO PROVIDE CONCRETE FOOTINGS, FOUNDATION WALLS, SLABS, PIERS AND COLUMNS AS
- INDICATED WITHIN THE ARCHITECTURAL DRAWINGS. ALL CONCRETE WORK (MATERIAL & CONSTRUCTION) SHALL BE IN ACCORDANCE WITH A.C.I. STANDARD 318-77 CONCRETE SHALL BE CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- CONCRETE SHALL BE 3000 PSI. 5.5 SACKS OF CEMENT PER CUBIC YARD MINIMUM. 6.5 GALLONS WATER/SACK CEMENT. 4" MAXIMUM SLUMP. WATER SHALL NOT BE ADDED TO READY MIXED CONCRETE AT THE SITE.
- NO CONCRETE SHALL BE PLACED ON FROZEN GROUND AND NO ADMIXTURES WILL BE PERMITTED IN CONCRETE. ALL CONCRETE SHALL BE CONTROLLED, COMPLYING WITH ACI BUILDING CODE REQUIREMENTS FOR A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
- CONCRETE SHALL BE MIXED AND PLACED ONLY WHEN THE TEMPERATURE IS AT LEAST 40 DEGREES F AND RISING. CONTRACTOR SHALL REMOVE ALL ICE, SNOW, AND FROST AND RAISE THE TEMPERATURE OF ALL SURFACES THAT THE CONCRETE WILL CONTACT ABOVE THE FREEZING POINT. PROTECT AND MAINTAIN CONCRETE
- TEMPERATURE FOR AT LEAST 3 DAYS AT 55 DEGREES F AFTER COLD WEATHER PLACEMENT. REINFORCING STEEL SHALL BE NEW BILLET STEEL, DEFORMED TYPE BARS, ASTM 615, GRADE 40, AND SHALL

- COMPLY WITH A.C.I. CODE REQUIREMENTS. PROVIDE MINIMUM REINFORCING IN ALL CONCRETE WHERE NONE IS SHOWN ON DRAWINGS TO MEET A.C.I. REQUIREMENTS.
- 9. PROVIDE ADDITIONAL REINFORCING AROUND ALL OPENINGS IN CONCRETE, AND PROVIDE VERTICAL AND/OR HORIZONTAL BARS PROJECTING FROM FOOTINGS AND WALLS FOR TYING INTO OTHER WALLS, PIERS, SILLS, ETC.

FOOTINGS

1. ALL FOOTINGS SHALL REST UPON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 3000 LBS/SF. CONCRETE SHALL BE MECHANICALLY VIBRATED. DO NOT OVER VIBRATE CONCRETE RESULTING IN EXCESSIVE SETTLEMENT OF CONCRETE AGGREGATE TO THE BOTTOM OF THE FORM WORK.

4. BOTTOM OF ALL FOOTINGS SHALL BE CARRIED TO A MINIMUM OF 42" BELOW FINISHED GRADE. STEP FOOTINGS

2. THERE SHALL BE A 1 1/2" MINIMUM COVER ON REINFORCING BARS IN FOUNDATION WALLS. 3. THERE SHALL BE A 3" MINIMUM COVER ON REINFORCING BARS IN CONC FOOTINGS AND PIERS.

AS DETAILED OR NOT ON THE DRAWINGS, AND AS REQUIRED BY THE CONSTRUCTION.

AS REQUIRED AT A RATIO OF 2 HORIZONTAL TO 1 VERTICAL WHEN REQUIRED BY GRADE CONDITIONS. 5. DO NOT POUR FOOTINGS INTO WET SOIL OR STANDING WATER.

NOT INCLUDED

DIVISION 5 - METALS

POST INSTALLED ADHESIVE AND MECHANICAL ANCHORS

- 1. POST INSTALLED ANCHORAGE SHALL BE INSTALLED PER MANUFACTURER TECHNICAL DATA TO INTACT BASE MATERIAL. NOTIFY ENGINEER OF RECORD PRIOR TO INSTALLATION IF BASE MATERIAL CONDITION DEVIATES FROM STRUCTURAL DRAWINGS OR MANUFACTURER TECHNICAL
- 2. MANUFACTURER DATA FOR ALTERNATE ANCHORAGE PROPOSED BY CONTRACTOR SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR REVIEW AND APPROVAL, SUBMITTAL SHALL INCLUDE THE ICC EVALUATION SERVICE REPORT WITH ICC TESTED CAPACITY MEETING OR EXCEEDING
- 3. UNLESS OTHERWISE INDICATED, POST INSTALLED ANCHORAGE SHALL BE ADHESIVE TYPE POWERS AC100+GOLD INTO CONCRETE OR STONE BASE MATERIAL OR POWERS AC100+GOLD INTO BRICK MASONRY BASE MATERIAL OR APPROVED ALTERNATE.

CAPACITY OF ANCHORAGE SPECIFIED IN CONTRACT DOCUMENTS.

ANCHOR BOLTS

PROVIDE ANCHOR BOLTS 1/2" DIAMETER BY 12" LONG, HOOK TYPE AT PLATE TO FOUNDATION WALL CONNECTIONS, 6'0" MAXIMUM ON CENTER. BOLTS TO BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLAT. 2 PER BOARD MINIMUM W/ ONE BOLT NOT MORE THAN 12" FROM EACH END.

SIMPSON CONNECTORS

- PROVIDE ALL JOIST HANGERS AS REQUIRED.
- 2. PROVIDE HUCQ OR ECCL TYPE CONNECTORS AT ALL ENGINEERED BEAM/COL CONNECTIONS

DIVISION 6 - WOOD & PLASTICS

FRAMING METHODS

- 1. PROVIDE TEMPORARY BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION.
- 2. ALL FRAMING TO BE 16" O/C UNLESS OTHERWISE SHOWN. ALL STUDDING TO BE TOENAILED (TYP).

HEADER NOTES

- 1. ALL EXTERIOR HEADERS OF SPANS UNDER 6'0" AT WINDOWS AND DOORS ARE TO BE THREE (3)2 X 10 DOUG FIR
- MINIMUM, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS. 2. ALL EXTERIOR HEADERS OF SPANS 6'0" AND OVER AT WINDOWS AND DOORS ARE TO BE
- THREE (3) 1 3/4" X 9 1/4" L.V.L. 3. CEILING JOIST NOTES SHALL BE AS FOLLOWS UNLESS NOTED DIFFERENTLY ON THE DRAWINGS:
- LESS THAN 12' SPAN 2 X 6 CEILING JOISTS 12' TO 16' SPAN 2 X 8 CEILING JOISTS

16' TO 20' SPAN 2 X 10 CEILING JOISTS

- 4. HEADERS OVER POCKET DOORS SHALL BE TWO (2) $1\frac{3}{4}$ " X $9\frac{1}{4}$ " LVL
- 5. ROOF RAFTERS SHALL BE DOUG FIR, FB=825 PSI MINIMUM. SIZES AS SHOWN ON BUILDING SECTIONS.
- 6. ENGINEERED LUMBER BEAMS AND HEADERS SUPPORTING SECOND FLOOR LEVEL (AS INDICATED ON DRAWINGS) SHALL BE SIZED BY A PROFESSIONAL ENGINEER LICENSED IN NY STATE.

FRAMING LUMBER

- 1. ALL FRAMING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" OF THE AMERICAN FOREST AND PAPER (ANSI/NFPA NDS, LATEST
- 2. ALL LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD, SOUND, DRY MATERIALS FREE FROM ROT, LARGE AND LOOSE KNOTS, SHAKES AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED AND OF SIZES INDICATED ON DRAWINGS.
- 3. ALL FRAMING MEMBERS (JOISTS, HEADERS, GIRDERS, STUDS, PLATES, ETC.), SHALL COMPLY WITH THE MINIMUM SPECIFICATIONS FOR HEM-FIR NO. 1 OR DOUGLAS FIR LARCH NO. 2 (UNLESS INDICATED OTHERWISE), WITH THE FOLLOWING BASIC STRESS VALUES:

HEM-FIR NO. 1	DOUGLAS FIR LARCH NO
950 PSI SINGLE	875 PSI SINGLE
75PSI	95 PSI
1,500,000 PSI	1,600,000 PSI
	950 PSI SINGLE 75PSI

- 4. PRESSURE PRESERVATIVE TREATMENT FOR WOOD SHALL BE APPROVED BY LOCAL AUTHORITIES HAVING
- 5. PROVIDE LEDGER, BLOCKING, NAILER, AND ROUGH FRAMING HARDWARE, AS REQUIRED.
- ALL LUMBER SHALL BEAR VISIBLE GRADE STAMPING.
- ALL BEAMS, JOISTS AND RAFTERS SHALL BE SET WITH NATURAL CROWN UP.
- 8. PROVIDE DOUBLE RAFTERS AND HEADERS AROUND ALL ROOF SKYLIGHTS OR ANY OPENINGS LARGER THAN SPACING OF RAFTERS/FLOOR JOISTS, ETC., UNLESS OTHERWISE NOTED ON DRAWINGS.
- 9. PROVIDE "X" BRIDGING OR SOLID BLOCKING AT MID-SPAN OF ALL ROOF RAFTERS/FLOOR JOISTS SPANNING MORE THAN 9'-0". BOTTOM ENDS OF BRIDGING SHALL NOT BE NAILED UNTIL AFTER SHEATHING IS INSTALLED.
- 10. METAL CROSS BRIDGING SHALL BE GALVANIZED STEEL AS MANUFACTURED BY TECO, SIMPSON OR APPROVED EQUAL, AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. 11. CONNECTION HARDWARE SHALL BE GALVANIZED STEEL OF THE TYPE GAUGE (MIN. 18 GA.) OR SIZE NOTED ON
- DRAWINGS, BY SIMPSON STRONG TIE CO., OR APPROVED EQUAL. PROVIDE JOIST, RAFTER AND TRUSS HANGERS FOR ALL MEMBERS NOT SUPPORTED BY DIRECT BEARING. INSTALL AND NAIL HANGERS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- 12. WOOD PLATES AND SILLS IN CONTACT WITH CONCRETE/CONCRETE BLOCK FOUNDATION WALLS AND CONCRETE SLABS SHALL BE PRESSURE TREATED WOOD.
- 13. PROVIDE SOLID BRIDGING AT MIDHEIGHT OF ALL WALL STUDS OVER 9'-0" HEIGHT.
- 14. ALL HEADERS AND TRIMMERS SHALL BE DOUBLE MEMBERS, MINIMUM, 2X10'S UNLESS OTHERWISE NOTED. PROVIDE DOUBLE MEMBER POSTS AT EDGES OF ALL OPENINGS IN STUD BEARING WALLS. BELOW BEARING POINTS OF DOUBLE, TRIPLE OR MORE FRAMING MEMBERS OR POSTS, PROVIDE SOLID OR BUILT-UP, SPIKED POST EQUAL IN WIDTH TO NOMINAL WIDTH OF MEMBER ABOVE.
- 15. PROVIDE DOUBLE JOISTS UNDER ALL PARTITION WALLS PARALLEL TO THE JOIST SPAN AND EXTENDING AT LEAST ONE HALF THE SPAN.

LAMINATED VENEER LUMBER

- 1. LAMINATED VENEER LUMBER (LVL) SHALL BE "MICRO-LAM" MANUFACTURED BY TRUSS JOIST CORP. OR ARCHITECT'S APPROVED EQUAL. ALL LVL'S SHALL BEAR A VISIBLE STAMP IDENTIFYING THE NAME AND PLANT OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD REPORT NUMBER AND THE QUALITY CONTROL AGENCY.
- 2. LVL'S SHALL BE PROTECTED FROM WEATHER WHILE IN STORAGE AND SHALL BE CAREFULLY HANDLED TO
- PREVENT DAMAGE 3. MULTIPLE LVL MEMBERS SHALL BE FASTENED TOGETHER WITH A MINIMUM OF TWO ROWS OF 16D NAILS AT 12 " O.C. STAGGERED.
- 4. AS A GENERAL GUIDE FOR UNIFORMLY LOADED LVL'S, HOLES ARE ALLOWED IN LVL'S ONLY IN THE AND IN THE MIDDLE OF THE LVL. IN NO INSTANCE SHALL A HOLE LARGER THAN 2" DIAMETER BE ALLOWED. SPACES BETWEEN HOLES ARE TO BE A MINIMUM OF 2X THE DIAMETER OF THE LARGEST HOLE. RECTANGULAR HOLES ARE NOT ALLOWED
- 5. NO HOLES WILL BE ALLOWED IN PSL'S UNLESS AUTHORIZED IN WRITING FROM THE ARCHITECT.
- IN ALL CASES FOLLOW THE MANUFACTURERS RECOMMENDATIONS.
- . ANY LVL OR PSL WITH HOLES LARGER THAN ALLOWED, SPACED CLOSER THAN ALLOWED, PLACED IN THE INCORRECT SPAN ZONE, OR PLACED ABOVE OR BELOW THE MAX./MIN. DEPTH, SHALL BE REMOVED AND REPLACED.

CONSTRUCTION ADHESIVES

1. CONTRACTOR SHALL USE PL CONSTRUCTION ADHESIVE OR EQUAL WHERE CONSTRUCTION ADHESIVE IS TO BE

USED AS SHOWN WITHIN THE ARCHITECTURAL DETAILS.

- 1. R602.8 FIREBLOCKING REQUIRED. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS, (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD FRAME
- CONSTRUCTION IN THE FOLLOWING LOCATIONS: a. IN CONCEALED SPACES OF STUD WALLS, AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS. CONCEALED HORIZONTAL FURRED SPACES SHALL ALSO BE FIREBLOCKED AT
- INTERVALS NOT EXCEEDING 10 FEET. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER SHALL BE ALLOWED AS FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.
- b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP AND COVE CEILINGS.
- c. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R311.2.2.
- d. AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL, TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION
- e. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19 f. FIREBLOCKING OF CORNICES OF A TWO FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

STAIRS

- 1. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES FINISHED IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE
- TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM 2. STAIR TREAD AND RISER DIMENSIONS ARE ESTIMATES. THE FINAL DIMENSIONS WILL BE DETERMINED IN THE FIELD DEPENDING ON THE FLOOR FINISH CHOSEN BY OWNER FOR INTERIOR STAIRS AND FINISH GRADE FOR EXTERIOR STAIRS WHICH COULD CHANGE THE RUN OF THE STAIR. THE FOLLOWING GUIDELINES SHOULD BE FOLLOWED REGARDING STAIR TREADS AND RISERS:
- a. MAXIMUM RISER HEIGHT SHALL BE 8 1/4" AND MIN. TREAD DEPTH SHALL BE 9". b. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE
- c. NOSING FOR SOLID RISERS: 3/4" (MIN) 1-1/4" (MAX) ADDED TO TREAD WIDTH **INDICATED** ON DRAWINGS. NOSING NOT REQUIRED WHERE TREAD DEPTH IS 11" MIN. d. HANDRAILS: SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OR FLIGHT WITH
- FOUR OR MORE RISERS. CIRCULAR 1-1/4" DIA. (MIN.), 2" DIA. (MAX.) 1-1/2" (MIN) FROM WALL AT A MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. IF HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF 4" (MIN) - 6-1/4" (MAX.) WITH A MAX. CROSS SECTION OF 2-1/4".
- AREA ON BOTH SIDES OF THE PROFILE. f. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE
- PASSAGE OF A 4-INCH DIAMETER SPHERE. g. GUARD RAILS ARE REQUIRED FOR PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AND SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT.

e. HANDRAILS WITH A PERIMETER GREATER THAN 6-1/4" SHALL PROVIDE A GRASPABLE FINGER RECESS

h. OPENINGS BETWEEN GUARDS/BALUSTERS: LESS THAN 4" APART. TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL: LESS THAN 6"

GUARD RAILS

GUARDS SHALL NOT BE LESS THAN 36 INCHES FROM ADJACENT WALKING SURFACE OR TREAD NOSING. 2. REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN

DIVISION 7 - THERMAL & MOISTURE PROTECTION

EXTERIOR CAULKING NOTES

1. ALL JOINTS SHALL BE CAULKED WITH SONNEBORN SONOLASTIC NP 1 ONE-COMPONENT GUN-GRADE POLYURETHANE SEALANT WITH SONOFOAM CLOSED CELL (CC) BACKER-ROD OR EQUAL. SEALANT AND BACKER-ROD SHALL BE INSTALLED AS PER MANUFACTURER SPECIFICATIONS. COLOR AS REQUIRED, TO BE APPROVED BY ARCHITECT.

INSULATION & ENERGY NOTES

- ALL INSTALLATIONS AND MATERIALS SHALL BE IN CONFORMANCE WITH THE 2020 IECC AS ADOPTED BY CT. ALL
- WINDOWS AND DOORS SHALL HAVE INSULATED GLASS, UNLESS NOTED OTHERWISE.

DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT.

- 2. ALL METAL WINDOWS AND DOORS, IF ANY, SHALL HAVE A THERMAL BREAK. 3. ALL WINDOWS AND DOORS SHALL BE WEATHER-STRIPPED
- 4. ALL EXTERIOR WALLS SHALL HAVE 5 1/2" FIBERGLASS INSULATION, R-21. 5. ROOF INSULATION SHALL HAVE FIBERGLASS INSULATION, R-38.
- 6. AS REQUIRED TO MAINTAIN AIR FLOW, USE "STURDI VENT" STYROFOAM BAFFLES AS REQUIRED TO ALLOW FOR AIR SPACE BETWEEN INSULATION AND SHEATHING. 7. PROVIDE EXPANDED POLYSTYRENE INSULATING CONCRETE BLOCK INSERTS AT ALL EXTERIOR MASONRY WALLS

WHERE BLOCK VOIDS ARE NOT FILLED SOLID WITH CONCRETE. BUILDING WRAP

1. PROVIDE "SOLITEX MENTO 1000" OR EQUAL AT ALL NEW CONSTRUCTION PERIMETER WALLS. "SOLITEX MENTO 1000" IS AN AIRTIGHT, VAPOR OPEN, WEATHER RESISTANT BARRIER, RAINSCREEN AND MEMBRANE WHICH SHALL BE INSTALLED AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND INSTALLATION DETAILS. SUBSTITUTIONS SHALL BE PRESENTED TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLING. SUBSTITUTED MATERIALS, PRODUCTS AND SYSTEMS WHICH ARE INSTALLED WITHOUT THE ARCHITECT'S APPROVAL WILL BE SUBJECT TO REMOVAL FROM THE PROJECT AND REPLACED WITH THE APPROPRIATE MATERIAL AT THE

CONTRACTORS EXPENSE. FIBERGLASS ROOF SHINGLES

- 1. ROOF SHINGLE TO BE GAF "TIMBERLINE SERIES OR APPROVED EQUAL IN STYLE AND COLOR TO BE SELECTED BY THE OWNER.
- 2. SHINGLES DAMAGED DURING CONSTRUCTION MUST BE REPLACED. SHINGLE VALLEYS SHALL BE METAL WITH INTEGRAL V-CRIMP TYPICAL
- 4. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION. 5. INSTALL ICE & WATER SHIELD AT ALL SOFFITS, VALLEYS, RIDGES, CHANGES OF ROOF PITCH AND AT ROOF PITCH LESS THAN 4:12. EXTEND ICE & WATER BARRIER UP ROOF SLOPE A MINIMUM OF 36" FROM EXTERIOR WALL LINE

TYPICAL. USE W.R. GRACE OR APPROVED EQUAL.

DRIP EDGE PROVIDE 2" HIGH X 4" WIDE DRIP EDGE AT ALL ROOF TO FASCIA CONNECTIONS. ALL DRIP EDGE TO BE .050

ALUMINUM. COLOR TO MATCH FACIA TRIM. TYPICAL FLASHING

1. USE ALUMINUM STEP FLASHING AT ALL WALL TO ROOF CONNECTIONS, COLOR TO MATCH FIBERGLASS

ROOFING. ROOF VENTS

- 1. CONTINUOUS RIDGE AND SOFFIT VENTS TO BE MAINTAINED.
- 2. CORRIGATED BAFFLE VENTS SHALL BE USED TO MAINTAIN AN UNRESTRICTED AIR PASSAGEWAY BETWEEN THE

SOFFIT AND RIDGE. VENT TO CREATE A 2" MINIMUM AIRSPACE BETWEEN ROOF SHEATHING AND INSULATION. **DIVISION 8 - DOORS & WINDOWS**

- 1. DOOR & WINDOW TYPES, SCHEDULES AND DETAILS ARE INCLUDED WITHIN THE ARCHITECTURAL DRAWINGS.
- 2. CONTRACTOR TO CONFIRM ALL DOOR & WINDOW MATERIAL SELECTIONS WITH THE OWNER AND ARCHITECT PRIOR TO ORDERING. 3. ARCHITECT SHALL BE PROVIDED WITH WINDOW SHOP-DRAWINGS WITH AMPLE TIME FOR REVIEW AND APPROVAL PROCESS PRIOR TO THE CONTRACTOR PLACING THE DOOR & WINDOW ORDER. THE ARCHITECT
- SHALL REVIEW SHOP-DRAWINGS FOR DESIGN INTENT ONLY. 4. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR TO COMPLETE THE DOOR AND WINDOW INSTALLATION. SEE DRAWINGS FOR DOOR AND WINDOW LOCATION AND SUGGESTED SIZES. MINIMUM R-VALUE WINDOWS AND DOORS IS 2.9. OPAQUE DOORS IN THE BUILDING ENVELOPE SHALL HAVE A MAX. U-FACTOR OF 1.35. ONE OPAQUE DOOR MAY BE EXEMPT FROM THIS U-FACTOR REQUIREMENT. REVIEW ALL WINDOWS AND DOORS WITH OWNER FOR FINAL SELECTION OF MANUFACTURER, TYPE, COLOR, FINISH,
- HARDWARE, LOCKS, ETC. WINDOWS MUST BE INSTALLED BY A CERTIFIED WINDOW INSTALLATION CONTRACTOR ONLY.

ADDITIONAL WINDOW SPECIFICATIONS CAN BE FOUND IN THE PROJECT MANUAL

- 6. WINDOW CERTIFICATION SHALL BE BY "INSTALLATION MASTERS TRAINING AND CERTIFICATION PROGRAM" OR APPROVED EQUAL COURSE AND TESTING METHOD. WINDOWS INSTALLED BY NON-CERTIFIED CONTRACTOR WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE GENERAL CONTRACTORS EXPENSE.
- 7. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR WINDOW & DOOR TYPES, FRAME SIZES, QUANTITIES AND

- ROUGH OPENINGS. FINISH HARDWARE AND CLADDING SAMPLES SHALL BE PRESENTED TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
- 8. THE CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR QUANTITIES, SIZES ROUGH OPENINGS, HARDWARE,
- CLADDING, DIVIDED LITES / MUNTINS PRIOR TO ORDERING. 9. PROVIDE FIRE RATED DOORS WHERE REQUIRED BY CODE AND AS INDICATED WITHIN THE ARCHITECTURAL
- DRAWINGS. 10. ROUGH DOOR SIZES ARE SHOWN IN THE PLANS. INTERIOR AND EXTERIOR DOOR TYPES, STYLES SHALL BE
- SELECTED BY OWNER U.O.N.. 11. CONTRACTOR TO PROVIDE ALL REQUIRED ROUGH OPENINGS FOR DOORS & WINDOW AS PROVIDED BY THE

WINDOW REPRESENTATIVE'S DOOR & WINDOW LIST, SHOP-DRAWINGS AND SCHEDULES TYPICAL.

SAFETY GLAZING

1. PROVIDE CODE COMPLIANT SAFETY GLAZING ON ANY WINDOW IN WHICH THE BOTTOM OF THE GLAZING WITHIN 18" OF THE FLOOR AND MORE THAN 9 SF OF AREA, IN ALL DOORS THAT HAVE GLASS, SIDELIGHTS OR WINDOWS THAT ARE ADJACENT TO A DOOR, AND WITH 36" OF THE WALKING SURFACE OF STAIRS AND LANDINGS UNLESS PROTECTED BY HORIZONTAL RAIL CAPABLE OF WITHSTANDING 50 PLF; AS REQUIRED BY CODE AND WHETHER SPECIFICALLY CALLED FOR WITHIN THE ARCHITECTURAL DRAWINGS OR NOT. ANY WINDOWS WHICH ARE ORDERED AND ARRIVE ON THE PROJECT SITE WITHOUT THE APPROPRIATE SAFETY GLAZING SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND REPLACED AT THE CONTRACTOR'S

DIVISION 9 - FINISHES

EXPENSE.

GYPSUM BOARD

GYPSUM BOARD INSTALLATION SHALL BE IN ACCORDANCE WITH STANDARD PRACTICE AS SET FORTH IN THE LATEST EDITION OF USG "GYPSUM CONSTRUCTION HANDBOOK"; AND SHALL INCLUDE ALL COMPONENTS AND

ACCESSORIES.

1. FURNISHINGS, UPHOLSTERY MATERIAL & COLOR TO BE PROVIDED BY OWNER.

<u>DIVISION 14 - CONVEYING SYSTEMS</u> NOT INCLUDED

NOT INCLUDED - MECHANICAL/HVAC DESIGN BY OTHERS

AND AT ALL PLUMBING CHASES AND PIPES.

11. SWITCHES AND OUTLETS AND COVER PLATES SHALL BE WHITE, NYLON.

DIVISION 16 - ELECTRICAL

ELECTRICAL GENERAL NOTES

- 1. ELECTRICAL LAYOUT TO BE REVIEWED AND APPROVED BY OWNER. ELECTRIC AND LIGHTING WALK THROUGH WITH OWNER TO DETERMINE FINAL LOCATIONS OF ALL NECESSARY AND REQUIRED FIXTURES, SWITCHES, OUTLETS, THERMOSTATS, CONTROLS, SMOKE AND CARBON DIOXIDE DETECTORS AND ALARMS.
- 2. THE WORK PERFORMED MUST COMPLY WITH ALL APPLICABLE N.B.F.U., STATE AND LOCAL LAWS, INCLUDING THE 2020 IECC AS ADOPTED BY CT. AND ADA REQUIREMENTS. THE CONTRACTOR MUST HAVE THE NECESSARY INSPECTIONS MADE BY ALL AUTHORITIES HAVING JURISDICTION. HE SHALL PAY ALL FEES, OBTAIN REQUIRED PERMITS AND FURNISH THE OWNER WITH THE FINAL CERTIFICATE. THE GENERAL CONDITIONS FOR GENERAL
- CONSTRUCTION SHALL APPLY. 3. THIS CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF ALL OTHER TRADES AFFECTING, OR BEING AFFECTED BY WORK OF THIS CONTRACT. COOPERATE WITH SUCH TRADES TO ASSURE THE STEADY PROGRESS OF ALL WORK UNDER THIS CONTRACT. THE ACTUAL LOCATION OF ALL OUTLETS SHALL BE AS PER ARCHITECTURAL DETAILS OR AS DIRECTED IN THE FIELD. ALL WIRING SHALL BE INSTALLED CONCEALED WHERE
- 5. PROVIDE ALL WIRING AS INDICATED AND/OR REQUIRED FOR ALL OWNERS, HVAC AND PLUMBING EQUIPMENT AND CONNECT SAME COMPLETE. ALL CONNECTIONS SHALL BE AS PER EQUIPMENT MANUFACTURER'S

DRAWINGS AND, IF REQUIRED, WIRE, CONDUIT AND CIRCUIT BREAKER SIZES SHALL BE ADJUSTED

4. THE ENTIRE ELECTRICAL SYSTEM INSTALLED THROUGHOUT THE BUILDING SHALL BE GROUNDED AS PER NEC

WIRING MAY NOT BE LESS THAN 12 GA. SIZE AS REQUIRED BY CODE AND ACCEPTABLE INDUSTRY PRACTICE. 7. ALL BRANCH CIRCUITING SHALL BE DONE BY THIS CONTRACTOR. ALL WORK SHALL BE DONE AS PER NEC, LOCAL CODES AND INDUSTRY STANDARDS.

8. PROVIDE ALL WIRING DEVICES, INCLUDING NYLON PLATES, AS INDICATED ON THE DRAWINGS AND/OR AS

12. ELECTRICAL CONTRACTOR TO PROVIDE POWER TO MECHANICAL EQUIPMENT, AND ELECTRICAL CONTRACTOR

TO COORDINATE WITH MECHANICAL CONTRACTOR. THE ELECTRICAL CONTRACTORS SHALL PROVIDE MARKED

LOCATIONS OF ALL OUTLETS, SWITCHES, AND FIXTURES ON ROUGH FRAMING FOR OWNERS AND ARCHITECTS

WALK THROUGH FOR FINAL LOCATIONS. THIS SHALL TAKE PLACE PRIOR TO ROUGH RUNNING OF WIRING.

- REQUIRED BY CODE. ALL SWITCHES SHALL BE INCLUDING DIMMERS. SWITCHES FOR CEILING FANS SHALL BE RATED AS SUCH. WHERE MULTIPLE DEVICES ARE INDICATED, GANG UNDER COMMON PLATE.
- 9. PROVIDE THERMALLY PROTECTED RECESSED LIGHTS AT ALL LOCATIONS WHERE LIGHTS WILL BE IN CONTACT WITH INSULATION. PROVIDE THESE REGARDLESS OF MODEL NUMBER SPECIFIED ON THE SCHEDULE. 10. OUTLETS SHALL BE STAGGERED TO AVOID SOUND TRANSMISSION. STUFF SOUND INSULATION BEHIND OUTLETS

studio v A A WAPPINGERS FALLS, NY 12590 T 914 475 0076

studiovaa@gmail.com

GENERAL SPECIFICATIONS

REVISION

AS NOTED

ROJECT NUMBER:

2206

HEET NUMBER

DATE

29 JULY 2024

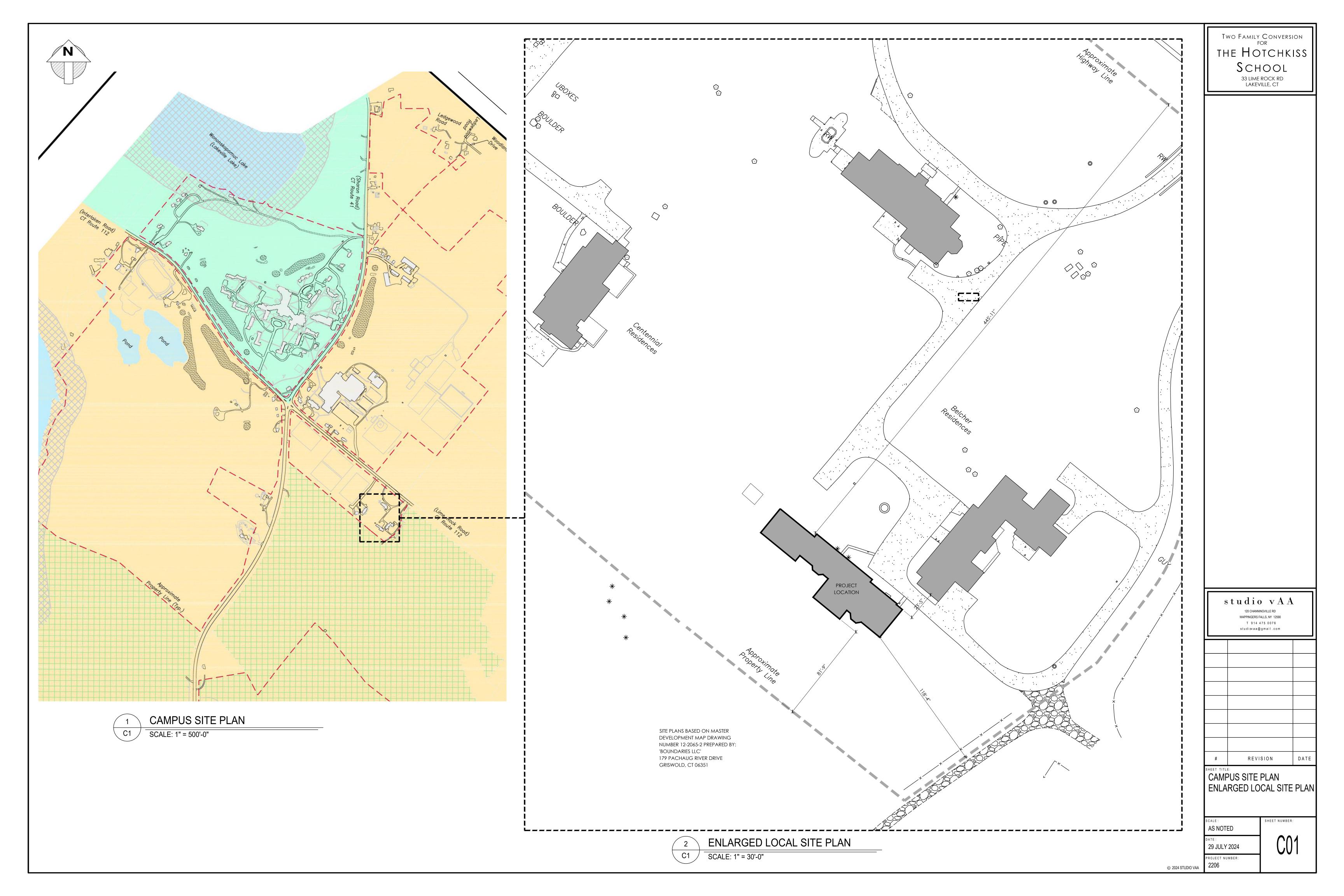
© 2024 STUDIO VA

Two Family Conversion

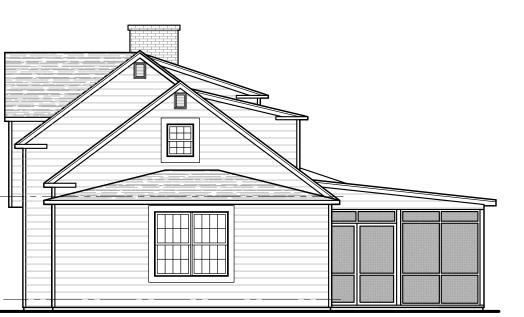
THE HOTCHKISS

33 LIME ROCK RD

LAKEVILLE, CT







NORTH DEMO ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH DEMO ELEVATION

SCALE: 1/8" = 1'-0"

DEMOLITION NOTES:

- 1. THE CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE DEMOLITION. THE 4. ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES AND CONTRACTOR IS RESPONSIBLE FOR THE AND REMOVAL OF ALL ITEMS AS INDICATED ON THE DRAWINGS AND AS IS NECESSARY TO IMPLEMENT THE NEW WORK AS SHOWN IN THE DRAWINGS AND SPECIFICATIONS. ONLY WORKERS SKILLED AND KNOWLEDGEABLE IN THE RESPECTIVE TRADES SHALL BE EMPLOYED IN THE DEMOLITION OF ANY OF THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.
- 2. THE SCOPE OF DEMOLITION WORK GENERALLY HAS BEEN INDICATED ON THE DRAWINGS FOR THE CONTRACTOR'S INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE FULL SCOPE, EXTENT, NATURE AND MANNER OF DEMOLITION REQUIRED.
- 3. ALL EXISTING CONSTRUCTION SHALL REMAIN UNLESS OTHERWISE NOTED. CONTRACTOR SHALL TAKE SPECIAL CARE TO DEMOLISH ONLY THAT WORK WHICH IS REQUIRED TO BE DEMOLISHED AND NOT TO DISTURB ANY WORK WHICH IS TO REMAIN. ANY CUTS AND PENETRATIONS IN EXISTING WORK REQUIRED TO ACCOMPLISH NEW WORK SHALL BE KEPT TO AN ABSOLUTE MINIMUM. IF, IN THE COURSE OF WORK, THE CONTRACTOR DESTROYS, LOSES OR DISTURBS ANY WORK WHICH IS TO REMAIN, TO BE STORED AND REUSED, OR DELIVERED TO THE OWNER, THEN THE CONTRACTOR SHALL REPAIR OR REPLACE SUCH WORK AS NECESSARY AT NO COST TO THE OWNER. MATERIALS TO BE

- REUSED SHALL BE STORED AND PROTECTED BY THE CONTRACTOR UNTIL THEY ARE REINSTALLED.
- DISCARDED, UNLESS OTHERWISE NOTED. REMOVAL OF DEBRIS FROM THE AREA OF WORK SHALL BE DONE AT TIMES IN A MANNER FULLY APPROVED BY THE CITY OF BEACON, STATE OF NY, AND ANY OTHER GOVERNMENT AGENCIES, AND ACCORDING TO THE OWNERS POLICIES AND RULES. SEE DRAWINGS FOR ANY ITEMS TO BE REMOVED AND REUSED OR DELIVERED TO OWNER'S DESIGNATED STORAGE LOCATION.
- 5. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE BROOM CLEAN AT THE COMPLETION OF DEMOLITION, AREAS OUTSIDE OF THE CONSTRUCTION AREA HALL BE KEPT DUST FREE/MOPPED ON A DAILY BASIS AS
- 6. REMOVE OR RELOCATE ALL WIRING, PLUMBING AND MECHANICAL EQUIPMENT AFFECTED BY THE REMOVAL OF PARTITIONS. REMOVE ALL PIPING, ELECTRICAL CONDUITS, ETC., WHICH ARE NOT TO BE USED. REMOVED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND, ABOVE OR BELOW FINISHED SURFACES, AND SHALL BE PROPERLY CAPPED, PLUGGED, OR TERMINATED.
- 7. THE OWNER SHALL HAVE THE OPTION OF INDICATING SPECIFIC REMOVALS IN ADDITION TO THESE SPECIFIED HEREIN.

WALLTY	<u>PES:</u>
	EXISTING WALL CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED

studio v A A 120 CHANNINGVILLE RD WAPPINGERS FALLS, NY 12590 T 914 475 0076 studiovaa@gmail.com

Two Family Conversion

THE HOTCHKISS

SCHOOL

33 LIME ROCK RD LAKEVILLE, CT

#	REVISION	DATE

DEMO PLANS & ELEVATIONS

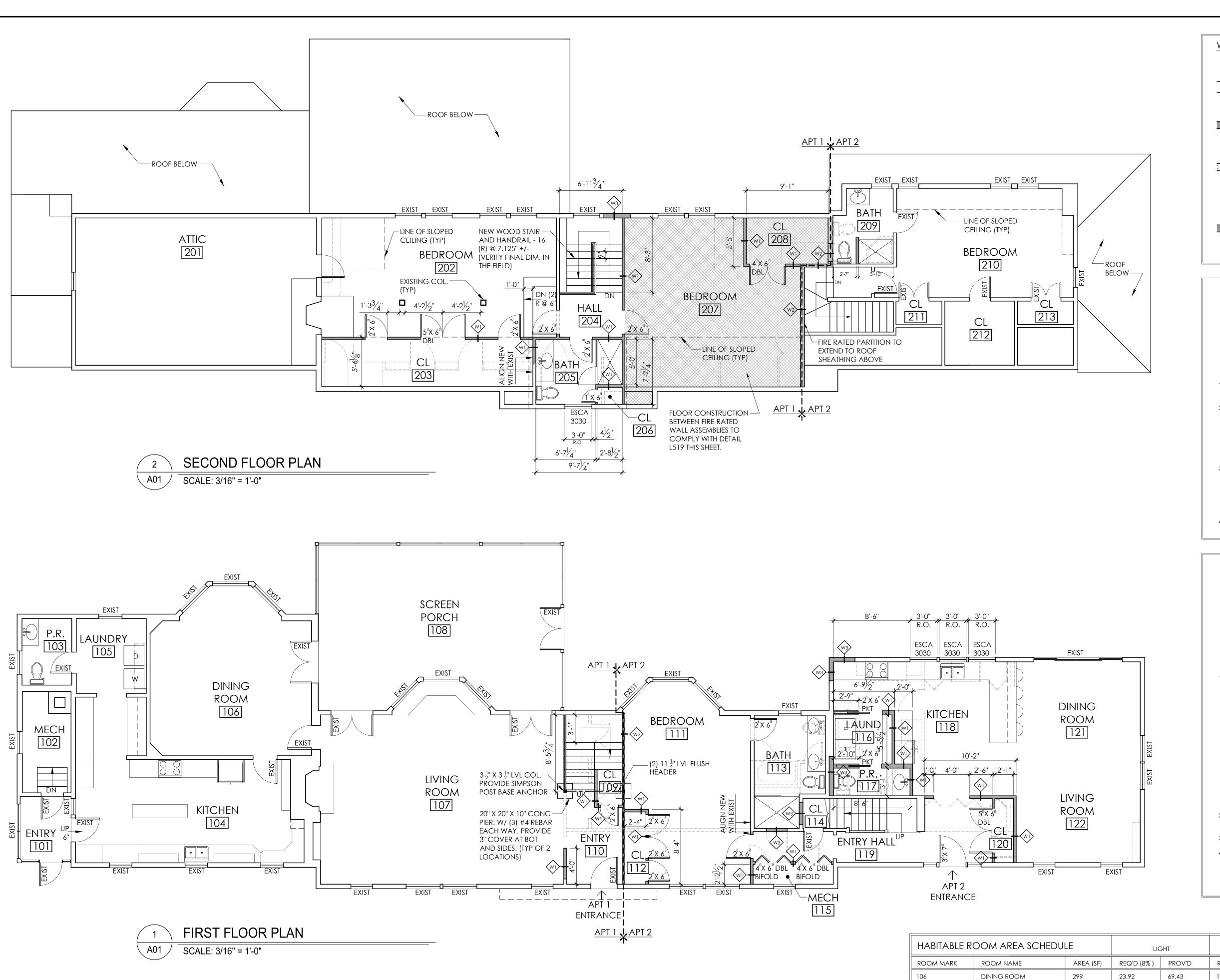
HEET NUMBER:

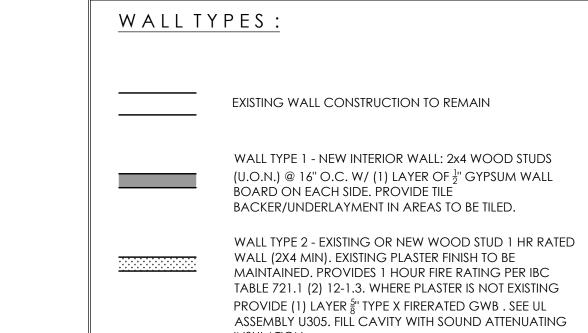
AS NOTED

29 JULY 2024 ROJECT NUMBER:

2206

© 2024 STUDIO VAA





DESIGN NO. U305

ALL EXISTING FINISHES

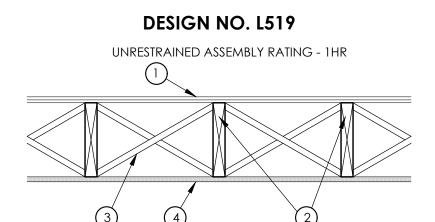
BEARING WALL RATING - 1HR

2

3
4

WALL TYPE 3 - EXISTING WALL INFILL. MATCH AND ALIGN

- 1. **WOOD STUDS** NOM 2X4 IN. SPACED 16" O.C. MAX, EFFECTIVELY FIREBLOCKED.
- 2. JOINTS AND NAIL-HEADS JOINTS COVERED WITH JOINT COMPOUND AND PAPER TAPE. JOINT COMPOUND AND PAPER TAPE MAY BE OMITTED WHEN SQUARE EDGE BOARDS ARE USED. AS AN ALTERNATE, NOM 3/32 IN. THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD WITH THE JOINTS REINFORCED WITH PAPER TAPE. NAIL-HEADS EXPOSED OR COVERED WITH JOINT COMPOUND.
- 3. GYMPSUM BOARD 5/8 IN. THICK TYPE X PAPER OR VINYL SURFACED, WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED EITHER HORIZONTALLY OR VERTICALLY. GYPSUM PANELS NAILED 7 IN. OC WITH 6D CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIAM AND 15/64 IN. DIAM HEADS. WHEN USED IN WIDTHS OTHER THAN 48 IN., GYPSUM PANELS ARE TO BE INSTALLED HORIZONTALLY.
- **4. BATTS AND BLANKETS** OPTIONAL MINERAL WOOL OR GLASS FIBER INSULATION.



- FINISH FLOORING THE FLOORING SYSTEM SHALL CONSIST OF ONE OF THE FOLLOWING:
 - SUBFLOORING MIN 1 BY 6 IN. T & G LUMBER FASTENED DIAGONALLY TO JOISTS, OR MIN 15/32 IN. THICK WOOD STRUCTURAL PANELS, MIN GRADE "C-D" OR "SHEATHING". FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANELS TO BE PERPENDICULAR TO THE JOISTS WITH JOINTS STAGGERED.
 - VAPOR BARRIER NOM 0.010 IN. THICK COMMERCIAL ROSIN-SIZED BUILDING PAPER.
 - FINISH FLOORING MIN 1 BY 3 IN. T & G LUMBER END MATCHED AND LAID PERPENDICULAR TO JOISTS, OR MIN 19/32 IN. THICK WOOD STRUCTURAL PANELS, MIN GRADE "UNDERLAYMENT" OR "SINGLE FLOOR". FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANELS TO BE PERPENDICULAR TO THE JOISTS WITH JOINTS STAGGERED.
- 2. WOOD JOISTS MIN 2 BY 10, SPACED 16 IN. OC AND EFFECTIVELY FIREBLOCKED IN ACCORDANCE WITH LOCAL CODES.
- 3. CROSS BRIDGING MIN 1 BY 3 IN. OR MIN 2 BY 10 SOLID BLOCKING.
- 4. GYPSUM BOARD NOM 1/2 IN. THICK, TYPE C,48 IN. WIDE GYPSUM BOARD, INSTALLED WITH LONG DIMENSION PERPENDICULAR TO JOISTS. GYPSUM BOARD SECURED WITH 1-3/4 IN. LONG, 5D DISHED HEAD NAILS SPACED 6 IN. OC. NAILS SPACED 3/4 IN. FROM SIDE JOINTS AND 1/2 IN. FROM THE END JOINTS.

HABITABLE ROOM AREA SCHEDULE			LIGHT		VENT		EGRESS (5.7 SF/20" MIN WIDTH/24" MIN HEIGHT)	
ROOM MARK	ROOM NAME	AREA (SF)	REQ'D (8%)	PROV'D	REQ'D (4%)	PROV'D	PROV'D	
106	DINING ROOM	299	23.92	69.43	11.96	83.74	N/A	
107	LIVING ROOM	509	40.72	123.87	20.36	66.84	N/A	
111	BEDROOM	270	21.60	53.89	10.80	31.74	10.58/48"W X 31"H	
121/122	DINING/LIVING ROOM	307	24.56	61.1	12.28	59.69	N/A	
202	BEDROOM	282	22.56	39.44	11.28	24.20	6.05/35"W X 24"H	
207	BEDROOM	278	22.24	19.72 ¹	11.12	12.1	6.05/35"W X 24"H	
210	BEDROOM	289	23.12	22.24 1	11.56	14.54	4.01/27"W X 21"H ²	
				1	1	1		

- PER R303.1.3 ARTIFICIAL LIGHT WILL BE PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT THE HEIGHT OF 30" ABOVE THE FLOOR LEVEL.
- WINDOWS ARE EXISTING AND REPLACEMENT IS NOT PART OF THE WORK.

THE HOTCHKISS

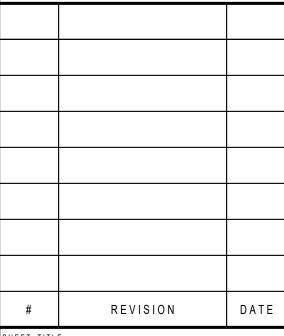
SCHOOL

33 LIME ROCK RD
LAKEVILLE, CT

Two Family Conversion

Studio v A A

120 CHANNINGVILLE RD
WAPPINGERS FALLS, NY 12590
T 914 475 0076
studiovaa@gmail.com



FLOOR PLANS
WALL TYPES
FIRE RATED DETAILS
LIGHT/VENT/EGRESS

AS NOTED

DATE:
29 JULY 2024

2024 MBER:

PROJECT NUMBER:

© 2024 STUDIO VAA

