

23 July 2015

SPECIAL MEETING MINUTES
BOATHOUSE/HAINS PARK IMPROVEMENTS COMMITTEE

7:30 p.m., MEETING HALL, OLD LYME TOWN HALL

PRESENT

PG	Paul Gianquinto	Co-Chairman
PF	Paul Fuchs	Co-Chairman
DB	Don Bugbee	
RD	Bob Dunn	
GH	Greg Hack	
JP	John Parker	
SS	Skip Sibley	Ex-Officio
NP	Nina Peck	Architect

ABSENT

KB	Ken Biega	
PC	Phil Carney	
BS	Brian Schuch	Secretary
JF	John Flower	Ex-Officio
BR	Bonnie A. Reemsnyder	Ex-Officio
JR	John Rhodes	Ex-Officio
GS	Gil Soucie	Ex-Officio
BJR	Brian Ross	Architect

CALL TO ORDER> PG 7:31 p.m.

#1 **OLD BUSINESS**

a. Review/Discussion of Drawings for Scheme A-Modified and Scheme E:

NP presented the design development drawings for Scheme A – Modified and Scheme E, with an explanation that these were not intended to be Construction Drawings, so every detail required for construction would not be included; they are meant to contain sufficient detail to allow an estimator to price the schemes. She stated that once a scheme was picked, it could be revised as desired by the Committee. She also stated that Scheme A could use sliding doors, but Scheme E did not have sufficient space so doors would have to be overhead doors. **DB** stated that hinged doors could be used and **NP** agreed; **JP** suggested that bollards should be installed to limit door swing if hinged doors were used.

b. Review Budget Proposals for Estimating Services:

PG reported he had received two proposals;

- Lewis Finkel of Professional Construction Services, proposed a fee of \$2,426 and a time to complete of one week.
- James Russo of J.R. Russo, LLC (suggested by **JR**) proposed a fee of \$4,000 and a time to complete of 4 working days, but he could not start until the week of 10 Aug.
- Frank Vanzler of KV Associates, Inc. (suggested by **JR**) did not propose a fee, saying he could not accept any new work for 4-8 weeks.

RD reported that **JF** had talked to a local builder who said his estimator could price the schemes for a nominal fee or for free. **PG** asked if that individual was a professional estimator and **RD** stated he was a professional estimator and that **JF** would provide the contact information to all by the close of business on 24 July.

RD expressed concern that the drawings were ready for estimating but the Code modification request had not been submitted to **JF**; **NP** said the request could not be filed until there were drawings to support it and now that the drawings were done, she would meet with **JF** the next day.

#2

NEW BUSINESS

a. Discussion of Town Commission Approval Process/Schedule:

PG initiated a discussion of which Town Committees/Commissions the BHPIC should present to; he reported that the ZEO stated the Committee would not have to appear before the Zoning Commission and that the ZEO could reject the plans as non-conforming. He also reported that the ZEO had stated the previously approved variances for building height and side yard setback were attached to the property, not the project. **PG** invited comments from **N. Hutchinson**, an alternate on the Zoning Board of Appeals (ZBA) in attendance. **N. Hutchinson** confirmed the ZEO could administratively reject the project so that it could go to the ZBA, but stated the variances were granted to the project and noted on the drawings, and that they were not assigned to the property. **N. Hutchinson** stated the ZBA had to initiate a 30-day review period prior to ruling on a request for variance.

PG asked **RD** if he would present the project to **Parks & Rec** or if the Committee should get on the P&R agenda; **RD** said the Committee should plan to present to P&R and reminded the Committee that P&R has requested cost benefit analyses for all options including building an addition onto the existing boathouse. **GH** asked **RD** why the BHPIC would spend more money for additional design and estimating when all members had voted to develop Scheme A-Modified and Scheme E. **PG** stated that the Selectmen told the Committee that P&R did not have approval/rejection authority on the boathouse because it is a special project, and that **RD** should meet with the Selectmen to resolve this issue. **RD** stated the town statutes assigned P&R the authority and **PF** again requested that P&R discuss this with the Selectmen since the BHPIC did not issue the direction or have an opinion on the matter.

RD volunteered to meet with the Tree Commission on 20 Aug or 17 Sep depending on his travel schedule to request approval to remove the large oak near the east end of the basketball court. **PG** expressed concern for the tree at the west end, but **RD** said the

preferred dimensions of the court were 40-feet by 80-feet, but that it could be shortened to 40-feet by 70-feet if necessary to avoid that tree.

PG will contact the chairpersons of all the town committees to see if they want the BHPIC to present at one of their meetings when the project is ready.

RD stated the Committee also needed to get the STEAP contract modified and get the revised plans to DEEP for review/approval; **PF** stated **BR** will continue to handle communication with DEEP.

b. Authorize Expenditure of Funds for Estimating Services:

MOTION> PG (PF) To approve the expenditure of not to exceed \$2,800 for professional estimating services to establish the relative costs of Scheme A-Modified and Scheme E.

DISCUSSION

RD stated the estimating should not proceed unless **NP** meets with **JF** and the Code Modification Request is filed simultaneously; **NP** confirmed that she would submit the request to **JF** the next day. **JP** asked how many estimates would be received; **PG** stated the intent was to get one estimate for each Scheme done by the same estimator so all labor prices, material prices and assumptions were consistent. **PG** reiterated the need for detailed, independent estimates by a professional estimator (rather than a contractor's estimate) to maximize usefulness to the BHPIC.

VOTE 6-0-0

#3 APPROVAL OF MINUTES FROM 9 JUL 15

PG tabled approval until the next Regular Meeting, stating he couldn't tell what had been sent to Town Hall since there were no attachments with the minutes.

#4 PUBLIC COMMENTS

None.

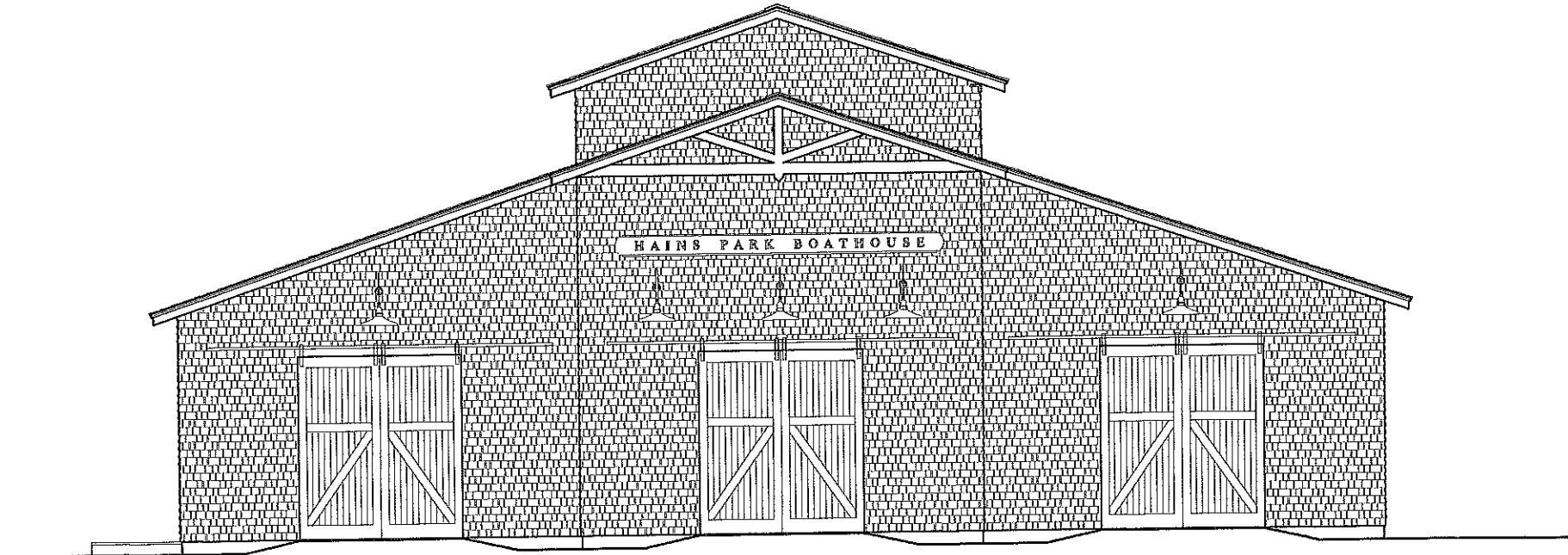
MOTION TO ADJOURN> PG (PF) 8:31 p.m. 6-0-0

The next meeting is a Regular Meeting scheduled for 13 Aug 15 at 7:30 p.m.

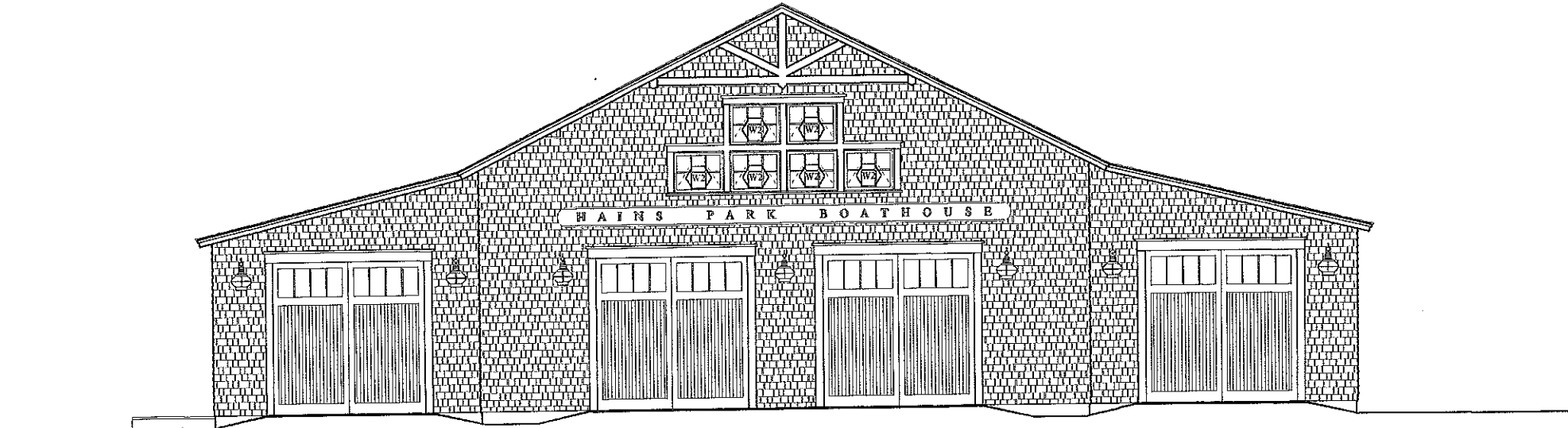
HAINS PARK BOATHOUSE
AT ROGER'S LAKE

166 BOSTON POST ROAD, OLD LYME, CT 06371

Estimating Set, JULY 23, 2015



SCHEME 'A'



SCHEME 'E'

LIST OF DRAWINGS

T1.0 - Title / Cover Sheet

CIVIL DRAWINGS

Existing Survey

ARCHITECTURAL DRAWINGS

A1.0 - NOTES, LEGENDS, & WALL SCHEDULE

A2.0a - SCHEME "A", PROPOSED FOUNDATION PLAN
A2.1a - SCHEME "A", PROPOSED FLOOR PLAN
A3.0a - SCHEME "A", NORTH & EAST EXTERIOR ELEVATIONS
A3.1a - SCHEME "A", SOUTH & WEST EXTERIOR ELEVATIONS

A2.0e - SCHEME "E", PROPOSED FOUNDATION PLAN
A2.1e - SCHEME "E", PROPOSED FLOOR PLAN
A3.0e - SCHEME "E", NORTH & EAST EXTERIOR ELEVATIONS
A3.1e - SCHEME "E", SOUTH & WEST EXTERIOR ELEVATIONS

A4.0 - SCHEME "A" & "E" PROPOSED
WINDOW & DOOR SCHEDULES

A5.0 - TYPICAL PROPOSED SECTIONS & DETAILS
A5.1 - TYPICAL PROPOSED SECTIONS & DETAILS

STRUCTURAL DRAWINGS

S1.0 - TYPICAL STRUCTURAL DETAILS AND NOTES
S2.1a - SCHEME "A", PROPOSED STRUCTURAL FRAMING/SHEAR WALLS
S2.1e - SCHEME "E", PROPOSED STRUCTURAL FRAMING/SHEAR WALLS

ELECTRICAL DRAWINGS

E2.1a - SCHEME "A", PROPOSED ELECTRICAL / LIGHTING
E2.1e - SCHEME "E", PROPOSED ELECTRICAL / LIGHTING

TITLE: NEW CONSTRUCTION
HAINS PARK BOATHOUSE
AT ROGER'S LAKE

166 BOSTON POST ROAD
OLD LYME, CT 06371

INTERIOR ELEVATIONS

HPB-BIDSET-REVISED-072315.DWG

NINA CUCCIO PECK
ARCHITECTURE & INTERIORS
9 HALLS ROAD PO BOX 841 OLD LYME, CONNECTICUT 06371

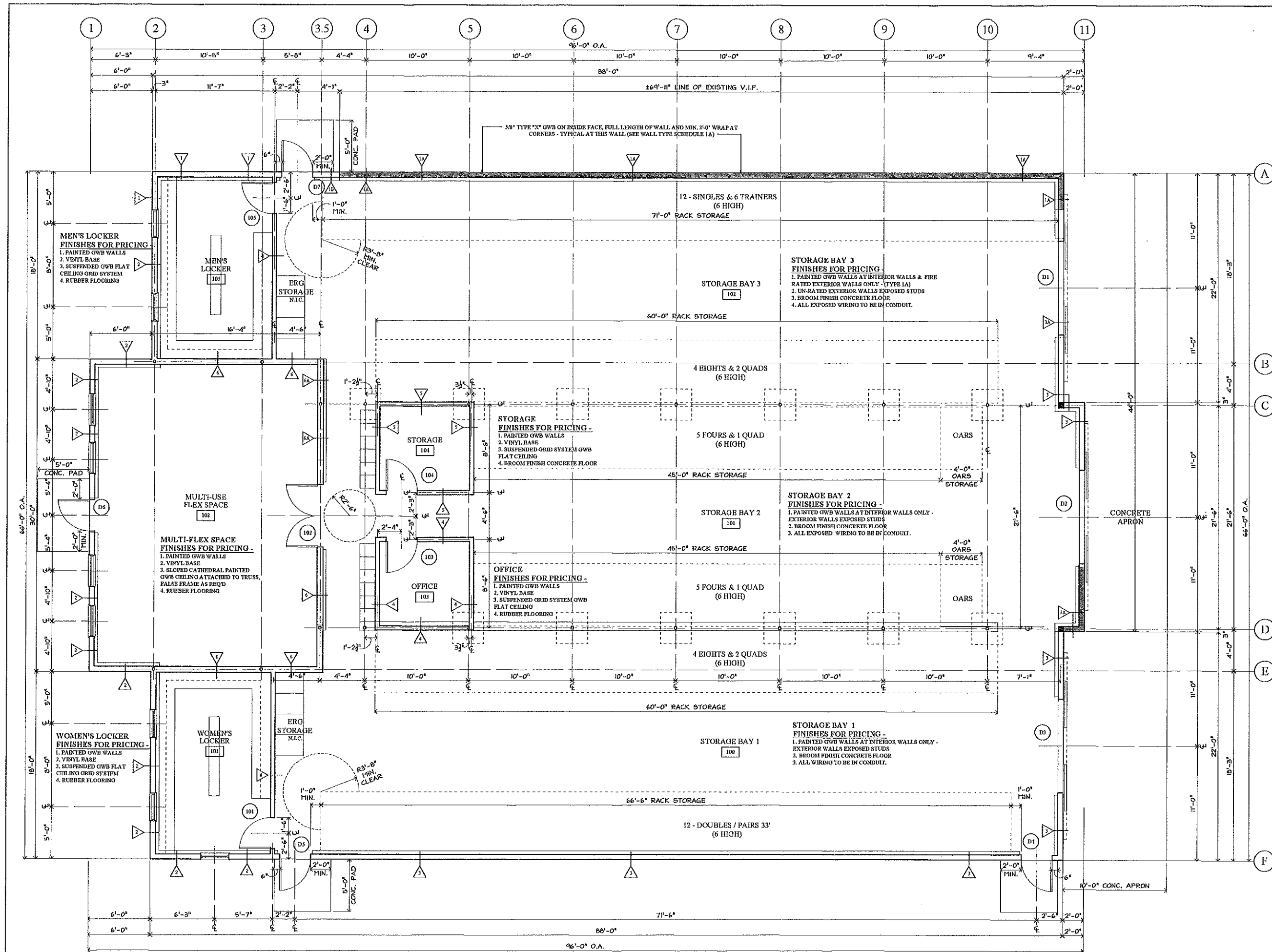
SCALE: AS NOTED
DWD SET DATE: JULY 23, 2015
DRAWING RELEASE DATE: 0723.15
CONTRACT SET DATE: (REVISION SET DATE AS NOTED)

T1.0

PARTITION NOTES

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A1.0



TITLE: NEW CONSTRUCTION
HAINS PARK BOATHOUSE
AT ROGER'S LAKE

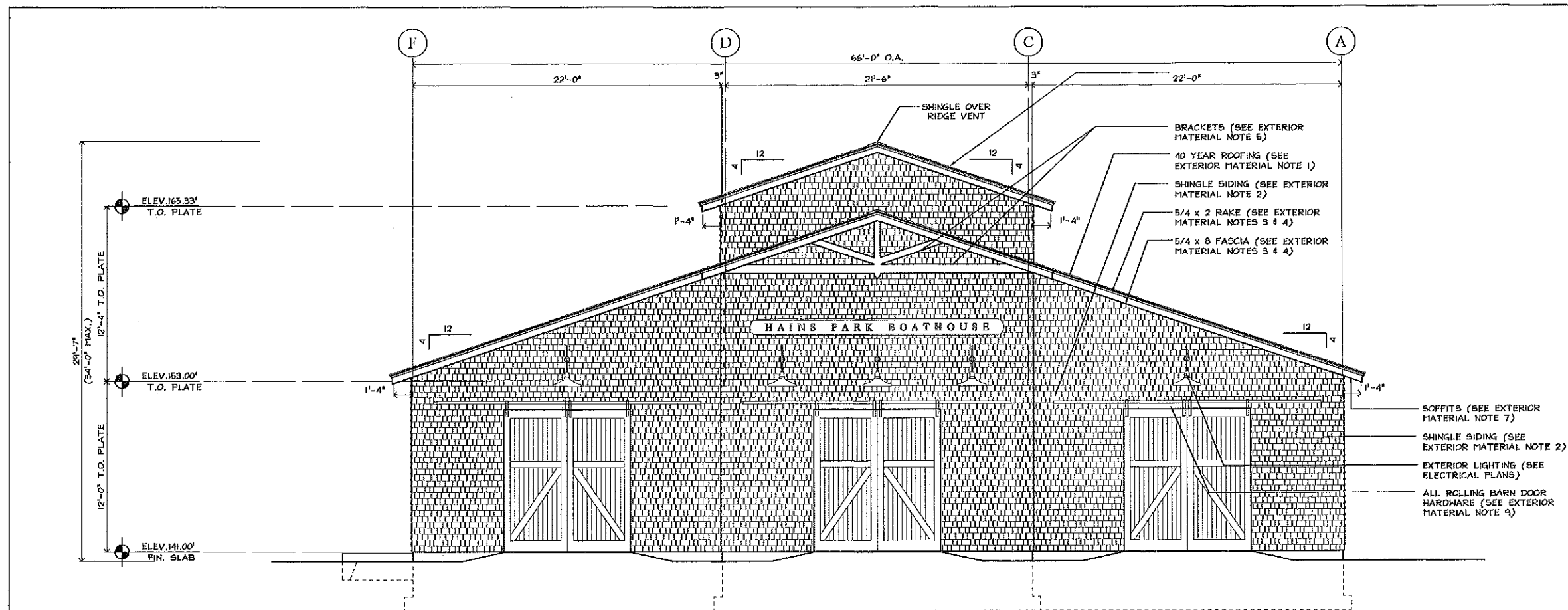
166 BOSTON POST ROAD
OLD LYME, CT 06371

SCHEME "A" - PROPOSED
1ST FLOOR PLAN
HFB-BIDSET-REVISED-072315.DWG

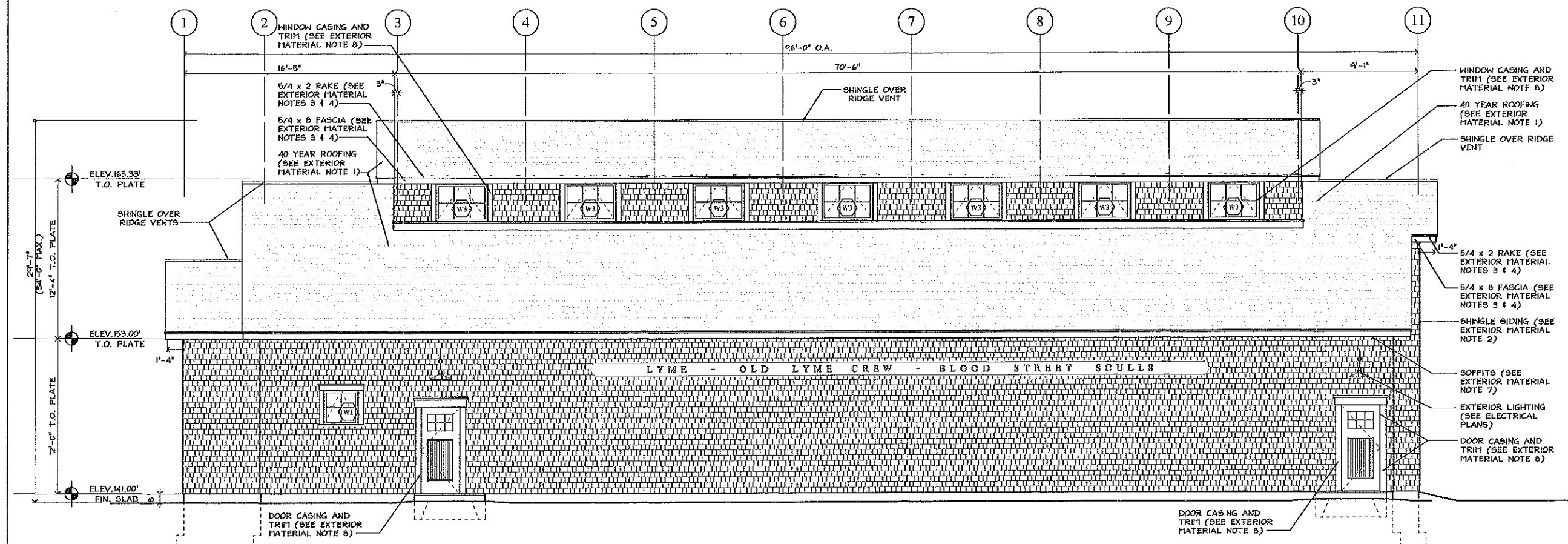
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SCALE: AS NOTED	BID SET DATE: JULY 23, 2015
DRAWING RELEASE DATE: 07.23.15	CONTRACT SET DATE: (SEE PRELIMINARY DATES 06/27/15)

A2.1a

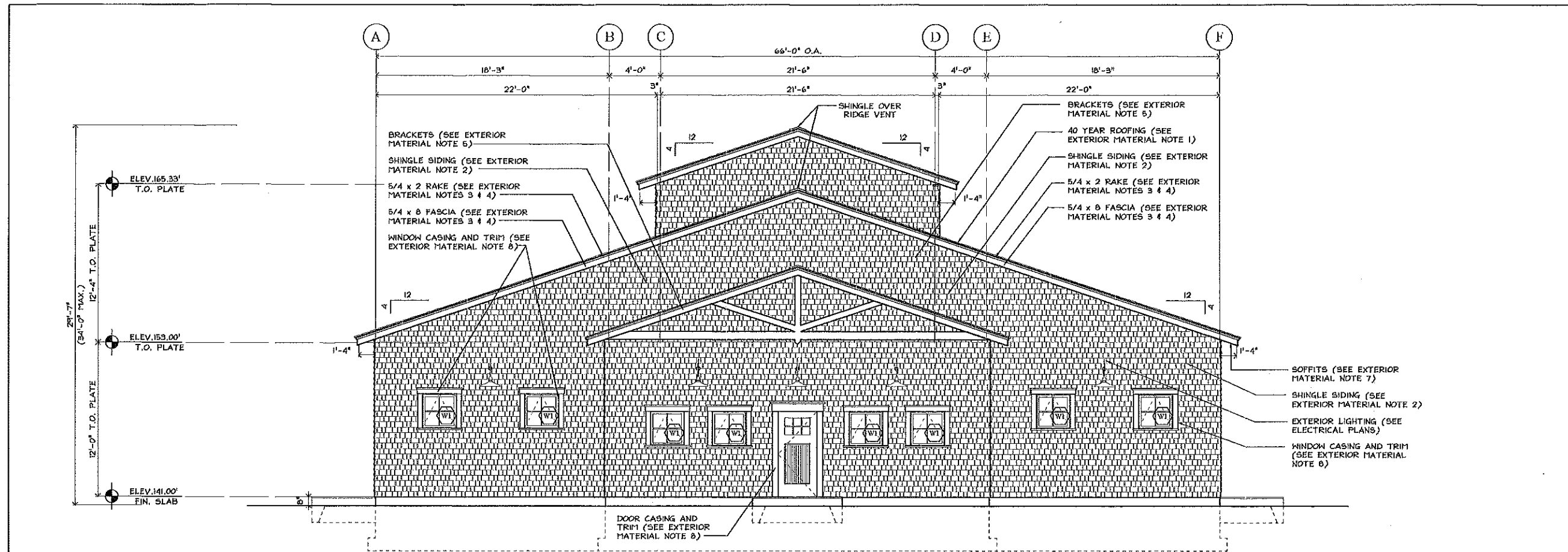


NORTH (ROGERS LAKE) ELEVATION

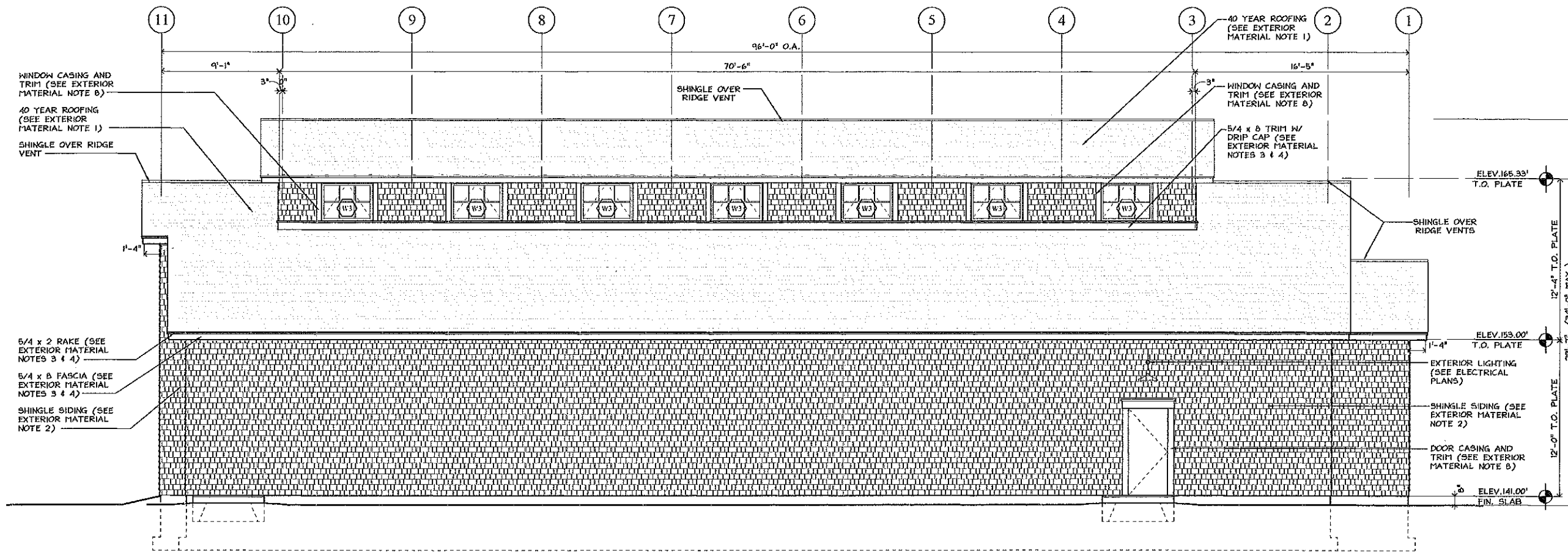


BOSTON POST ROAD (EAST) ELEVATION

GENERAL NOTES	
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS.	
2. ANY CONFLICT BETWEEN DRAWINGS AND CODE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION.	
3. CONTRACTOR SHALL NOT DEVIATE FROM DRAWINGS OR SPECIFICATIONS WITHOUT PRIOR APPROVAL OF ARCHITECT.	
EXTERIOR ELEVATION MATERIALS NOTES	
1. ALL ROOFING SHALL BE 40 YEAR ARCHITECTURAL ASPHALT SHINGLES, OVER 1/2" FELT AT 6:12 PITCH, (2) LAYERS 1/4" FELT AT 3:12 PITCH. COLOR SELECTED BY ARCHITECT. PROVIDE ICE AND WATER SHIELD BY W.R. GRACE, MIN. 3'-0" AT ALL EAVES, VALLEYS AND RIDGES. ALL RIDGES SHALL HAVE SHINGLE OVER RIDGE VENT, COR-A-VENT X3 SERIES, (11") OR EQUAL.	
2. ALL VINYL SHINGLE SIDING SHALL BE CERTAINTED TRIPLE 3' STRAIGHT EDGE PERFECTION SHINGLES OVER TYVEK MEMBRANE ON 1/2" CDX PLYWOOD (SEE ELEV. TYP). COLOR TO BE SELECTED BY OWNER (TYPICAL).	
3. UNLESS NOTED OTHERWISE ALL EXTERIOR TRIM, MOLDINGS AND APPURTENANCES SHALL BE PAINTED BURL TRU EXTERIOR TRIM.	
4. ALL TRIM SHALL BE 3/4" THICK IN APPROPRIATE WIDTHS AS SHOWN ON EXTERIOR ELEVATIONS.	
5. ALL BRACKETS TO BE CONSTRUCTED OF BUILT UP #1 CLEAR CEDAR, FINISHED WITH SIKKENS CETOL TGL SATIN FINISH. ARCHITECT TO PROVIDE FULL SCALE TEMPLATES.	
6. ALL FLASHING TO POWDER COATED ALUMINUM, COLOR TO BE SELECTED BY ARCHITECT.	
7. ALL SOFFITS SHALL HAVE CERTAINTED TRIPLE 3 1/2" INVISIBENT VINYL SOFFIT W/7" CHANNELS, COLOR AS SELECTED BY ARCHITECT. ALL HEADWALLS AT HP ROOFS SHALL HAVE COR-A-VENT X3 SHINGLE OVER VENT W/ WINTER GUARD (SEE MANUFACTURER'S SPECIFICATIONS FOR DETAILS).	
8. ALL WINDOWS SHALL HAVE TAPERED 5/4x2" SILL CAP W/D RIP (1" SILL HORN EXTENSION) NO APRON. ALL WINDOW CASING PERIMETER TRIM SHALL BE 5/4x4 1/2" W/5/4x2" TAPERED DRIP CAP UNLESS NOTED OTHERWISE. CONTRACTOR SHALL RIP TO FIT AS REQUIRED AT ALL MOUNTS.	
9. ALL ROLLING BARN DOOR HARDWARE SHALL BE CLASSIC FLAT STAINLESS STEEL TO ACCOMMODATE A MINIMUM DOOR THICKNESS OF 2 1/4". MINIMUM WEIGHT OF 200# PER DOOR PANEL, AS MANUFACTURED BY REAL CARRIAGE HOUSE DOORS OR ARCHITECT APPROVED EQUAL.	
ALTERNATE BID NOTES	
ALT 2. SIDING - HARD PLANK BOARD AND BATTEN (TYPICAL)	
ALT 3. ALTERNATE TRIM 1" VINYL WRAP ENCLOSURE FOR VINYL SIDING	
ALT 7. ALL SOFFITS SHALL RECEIVE 1x3 T&G V-GROOVE MERANTIMAHOGANY BOARDS WITH CONTINUOUS COR-A-VENT SOFFIT VENTS. RUN ALL SOFFITS IN SHORT DIRECTION, FINISHED WITH SIKKENS CETOL TGL SATIN FINISH.	
ALT 8. WINDOWS TO HAVE VINYL ENCLOSURES AND WRAPS	
ALT 9. MATCH SCHEME "B" OVERHEAD DOOR SPEC.	
TITLE: NEW CONSTRUCTION HAINS PARK BOATHOUSE AT ROGER'S LAKE	
166 BOSTON POST ROAD OLD LYME, CT 06371	
SCHEME "A" - PROPOSED NORTH & EAST ELEVATIONS HFB-BIDSET-REVISED-072315.DWG	
NINA CUCCIO PECK ARCHITECTURE & INTERIORS 8 HALLS ROAD PO BOX 84 OLD LYME, CONNECTICUT 06371	
SCALE: AS NOTED	BID SET DATE: JULY 23, 2015
DRAWING RELEASE DATE: 07.23.15	CONTRACT SET DATE: (BY DESIGNER TO BE ADDED)
A3.0a	



SOUTH (TOWN WOODS ROAD) ELEVATION



WEST ELEVATION

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS
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3. CONTRACTOR SHALL NOT DEVIATE FROM DRAWINGS OR SPECIFICATIONS WITHOUT PRIOR APPROVAL OF ARCHITECT.

EXTERIOR ELEVATION MATERIALS NOTES

1. ALL ROOFING SHALL BE 40 YEAR ARCHITECTURAL ASPHALT SHINGLES, OVER 15# FELT AT 6:12 PITCH, (2) LAYERS 15# FELT AT 3:12 PITCH. COLOR SELECTED BY ARCHITECT. PROVIDE ICE AND WATER SHIELD BY W.R. GRACE, MIN. 3'-0" AT ALL EAVES, VALLEYS AND RIDGES. ALL RIDGES SHALL HAVE SHINGLE OVER RIDGE VENT, CORA-A-VENT X3 SERIES, (11") OR EQUAL.
2. ALL VINYL SHINGLE SIDING SHALL BE CERTAINTED TRIPLE 5" STRAIGHT EDGE PERFECTION SHINGLES OVER TYVEK MEMBRANE ON 1/2" CDX PLYWOOD (SEE ELEV'S TYP) - COLOR TO BE SELECTED BY OWNER (TYPICAL)
3. UNLESS NOTED OTHERWISE ALL EXTERIOR TRIM, MOLDINGS AND AFFURTEANCES SHALL BE PAINTED BORGAL TRUE EXTERIOR TRIM.
4. ALL TRIM SHALL BE 5/4" THICK IN APPROPRIATE WIDTHS AS SHOWN ON EXTERIOR ELEVATIONS.
5. ALL BRACKETS TO BE CONSTRUCTED OF BUILT UP #1 CLEAR CEDAR, FINISHED WITH SIKKENS CETOL TOL SATIN FINISH. ARCHITECT TO PROVIDE FULL SCALE TEMPLATES
6. ALL FLASHING TO POWDER COATED ALUMINUM, COLOR TO BE SELECTED BY ARCHITECT.
7. ALL SOFFITS SHALL HAVE CERTAINTED TRIPLE 1/2" INVISIBENT VINYL SOFFIT W/ 1" CHANNELS, COLOR AS SELECTED BY ARCHITECT. ALL HEADWALLS AT HIP ROOFS SHALL HAVE CORA-A-VENT X3 SHINGLE OVER VENT W/ WINTER GUARD (SEE MANUFACTURER'S SPECIFICATIONS FOR DETAILS)
8. ALL WINDOWS SHALL HAVE TAPERED 5/4x2" SILL CAP W/ DRIP (1" SILL HORN EXTENSION) NO APRON. ALL WINDOW CASING PERIMETER TRIM SHALL BE 5/4"x4 1/2" W/ 5/4x2" TAPERED DRIP CAP UNLESS NOTED OTHERWISE. CONTRACTOR SHALL RIP TO FIT AS REQUIRED AT ALL MUNTINS.
9. ALL ROLLING BARN DOOR HARDWARE SHALL BE CLASSIC PLAT'S STAINLESS STEEL TO ACCOMMODATE A MINIMUM DOOR THICKNESS OF 2 1/4", MINIMUM WEIGHT OF 200# PER DOOR PANEL, AS MANUFACTURED BY REAL CARRIAGE HOUSE DOORS OR ARCHITECT APPROVED EQUAL.

ALTERNATE BID NOTES

- ALT. 2. SIDING - HAD-PLANK BOARD AND BATTEN (TYPICAL)
- ALT. 3. ALTERNATE TRIM 1" VINYL WRAP ENCLOSURE FOR VINYL SIDING
- ALT. 7. ALL SOFFITS SHALL RECEIVE 1x3 T&G V-GROOVE MERANT MAHOAGANY BOARDS WITH CONTINUOUS CORA-A-VENT SOFFIT VENTS. RUN ALL SOFFITS IN SHORT DIRECTION, FINISHED WITH SIKKENS CETOL TOL SATIN FINISH.
- ALT. 8. WINDOWS TO HAVE VINYL ENCLOSURES AND WRAPS
- ALT. 9. MATCH SCHEME "E" OVERHEAD DOOR SPEC.

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HAINS PARK BOATHOUSE
AT ROGER'S LAKE

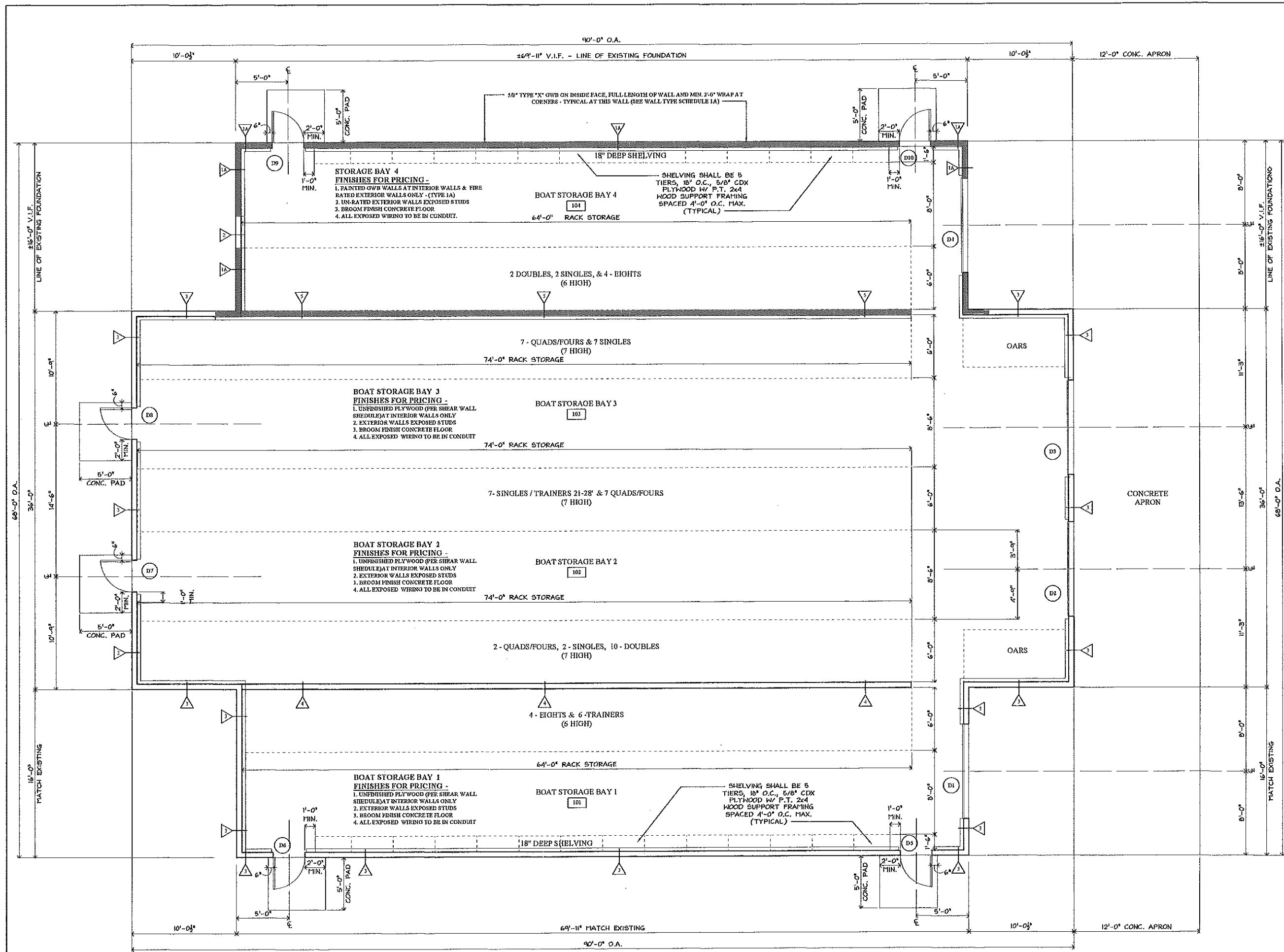
166 BOSTON POST ROAD
OLD LYME, CT 06371

SCHEME "A" - PROPOSED
SOUTH & WEST ELEVATIONS
HPB-BIDSET-REVISED - 072315.DWG

NINA CUCCIO PECK
ARCHITECTURE & INTERIORS
9 HALLS ROAD PO BOX 841 OLD LYME, CONNECTICUT 06371

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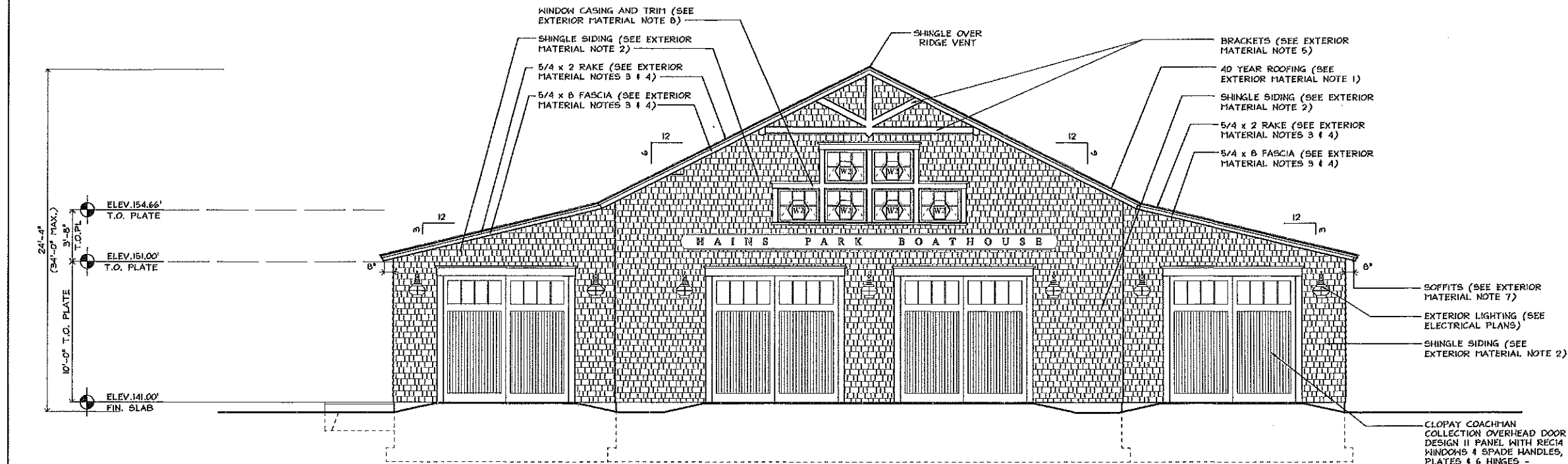
NEW CONSTRUCTION
**HAINS PARK BOATHOUSE
AT ROGER'S LAKE**
166 BOSTON POST ROAD
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**SCHEME "E" - PROPOSED
1ST FLOOR PLAN**
HPB-BIDSET-REVISED - 072315.DWG

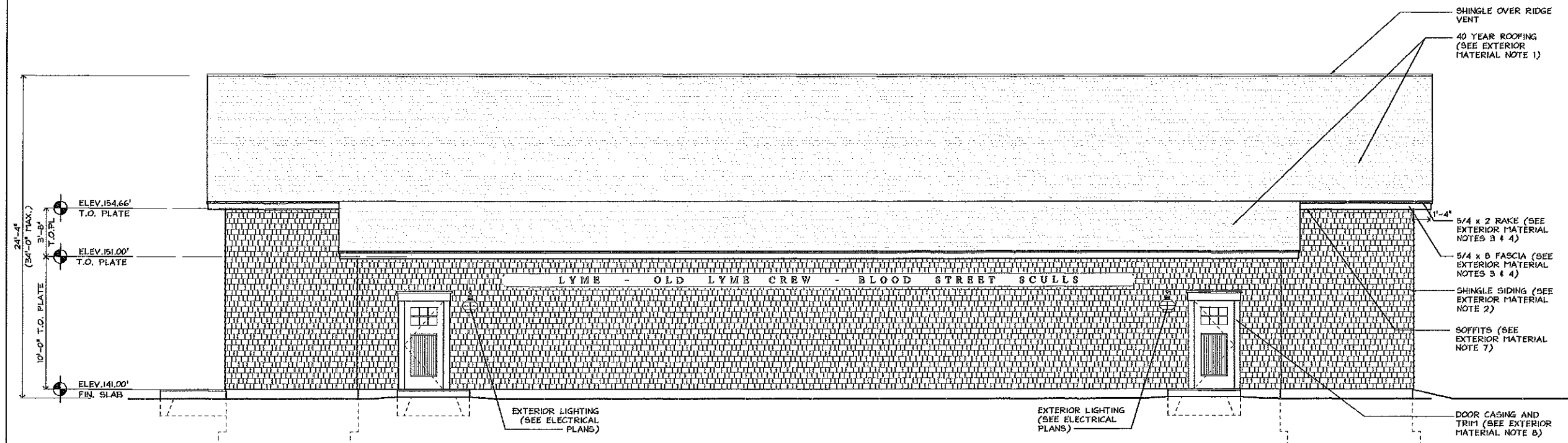
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NORTH (ROGERS LAKE) ELEVATION



BOSTON POST ROAD (EAST) ELEVATION

GENERAL NOTES

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3. CONTRACTOR SHALL NOT DEVIATE FROM DRAWINGS OR SPECIFICATIONS WITHOUT PRIOR APPROVAL OF ARCHITECT.

EXTERIOR ELEVATION MATERIALS NOTES

1. ALL ROOFING SHALL BE 40 YEAR ARCHITECTURAL ASPHALT SHINGLES, OVER 1/8" FELT AT 6:12 PITCH, (2) LAYERS 1/4" FELT AT 3:12 PITCH. COLOR SELECTED BY ARCHITECT. PROVIDE ICE AND WATER SHIELD BY W.R. GRACE, MIN. 3'-0" AT ALL EAVES, VALLEYS AND RIDGES. ALL RIDGES SHALL HAVE SHINGLE OVER RIDGE VENT, COR-A-VENT X3 SERIES, (11") OR EQUAL.
2. ALL VINYL SHINGLE SIDING SHALL BE CERTAINTED TRIPLE 5" STRAIGHT EDGE PERFECTION SHINGLES OVER TYVEK MEMBRANE ON 1/2" CDX PLYWOOD (SEE ELEV'S TYP). COLOR TO BE SELECTED BY OWNER (TYPICAL).
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4. ALL TRIM SHALL BE 3/4" THICK IN APPROPRIATE WIDTHS AS SHOWN ON EXTERIOR ELEVATIONS.
5. ALL BRACKETS TO BE CONSTRUCTED OF BUILT UP #1 CLEAR CEDAR, FINISHED WITH SIKKENS CETOL TOL SATIN FINISH. ARCHITECT TO PROVIDE FULL SCALE TEMPLATES.
6. ALL FLASHING TO POWDER COATED ALUMINUM, COLOR TO BE SELECTED BY ARCHITECT.
7. ALL SOFFITS SHALL HAVE CERTAINTED TRIPLE 3 1/2" INVISIBENT VINYL SOFFIT W/ 1/2" CHANNELS, COLOR AS SELECTED BY ARCHITECT. ALL HEADWALLS AT RIP ROOFS SHALL HAVE COR-A-VENT X3 SHINGLE OVER VENT W/ WINTER GUARD (SEE MANUFACTURER'S SPECIFICATIONS FOR DETAILS).
8. ALL WINDOWS SHALL HAVE TAPERED 3/4x2" SILL CAP W/ DRIP (1" SILL HORN EXTENSION) NO APRON. ALL WINDOW CASING PERIMETER TRIM SHALL BE 3/4x1 1/2" W/ 3/4x2" TAPERED DRIP CAP UNLESS NOTED OTHERWISE. CONTRACTOR SHALL RIP TO FIT AS REQUIRED AT ALL MUNTINS.
9. ALL ROLLING BARN DOOR HARDWARE SHALL BE CLASSIC PLAT STAINLESS STEEL TO ACCOMMODATE A MINIMUM DOOR THICKNESS OF 2 1/4", MINIMUM WEIGHT OF 200# PER DOOR PANEL, AS MANUFACTURED BY REAL CARRIAGE HOUSE DOORS OR ARCHITECT APPROVED EQUAL.

ALTERNATE BID NOTES

- ALT 2. SIDING - HARD-PLANK, BOARD AND BATTEN (TYPICAL)
- ALT 3. ALTERNATE TRIM 1" VINYL WRAP ENCLOSURE FOR VINYL SIDING
- ALT 7. ALL SOFFITS SHALL RECEIVE 1x3 T&G V-GROOVE MERANTIMATIC BOARD WITH CONTINUOUS COR-A-VENT SOFFIT VENTS. RUN ALL SOFFITS IN SHORT DIRECTION, FINISHED WITH SIKKENS CETOL TOL SATIN FINISH.
- ALT 8. WINDOWS TO HAVE VINYL ENCLOSURES AND WRAPS
- ALT 9. MATCH SCHEME "E" OVERHEAD DOOR SPEC.

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HAINS PARK BOATHOUSE
AT ROGER'S LAKE

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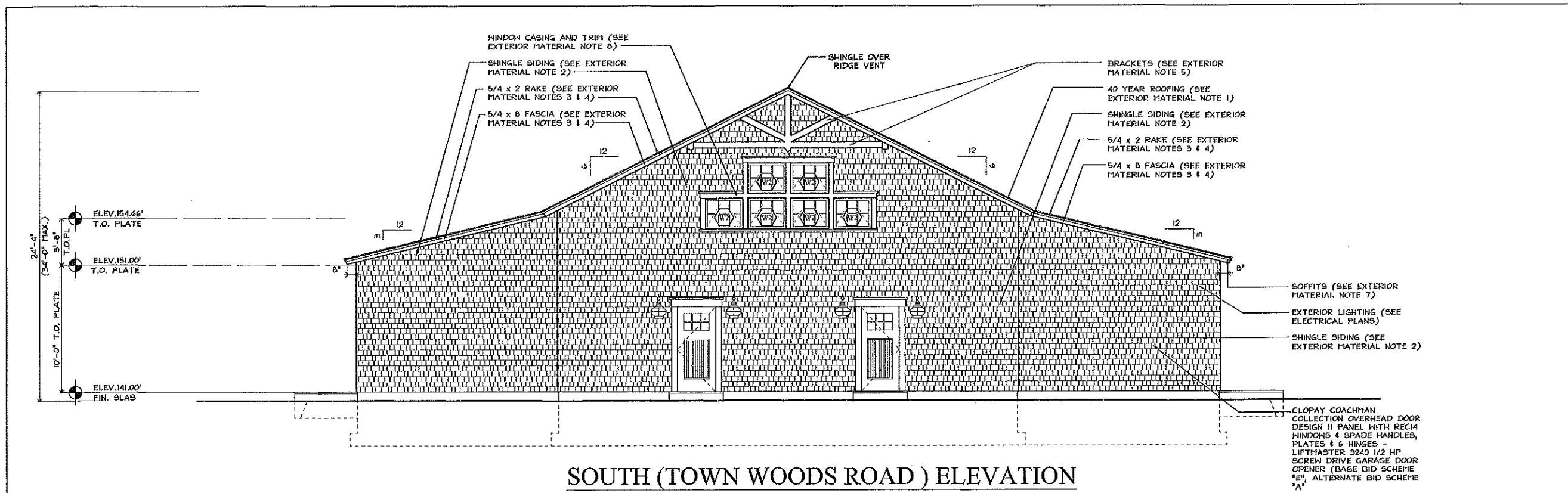
SCHEME "E" - PROPOSED
NORTH & EAST ELEVATIONS
HPB-BIDSET-REVISED - 072315.DWG

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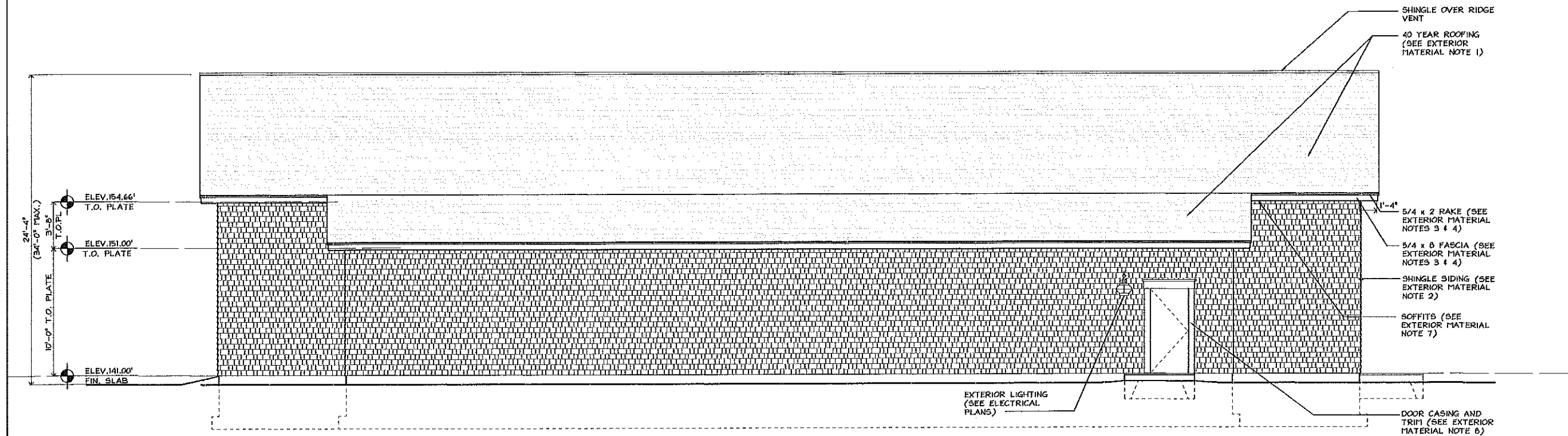
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BID SET DATE: JULY 23, 2015
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SOUTH (TOWN WOODS ROAD) ELEVATION



WEST ELEVATION

GENERAL NOTES	
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS	
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3. CONTRACTOR SHALL NOT DEVIATE FROM DRAWINGS OR SPECIFICATIONS WITHOUT PRIOR APPROVAL OF ARCHITECT.	
EXTERIOR ELEVATION MATERIALS NOTES	
1. ALL ROOFING SHALL BE 40 YEAR ARCHITECTURAL ASPHALT SHINGLES, OVER 15# FELT AT 6:12 PITCH, (2) LAYERS 15# FELT AT 3:12 PITCH. COLOR SELECTED BY ARCHITECT. PROVIDE ICE AND WATER SHIELD BY W.R. GRACE, MIN. 3'-0" AT ALL EAVES, VALLEYS AND RIDGES. ALL RIDGES SHALL HAVE SHINGLE OVER RIDGE VENT, COR-A-VENT X3 SERIES, (11") OR EQUAL.	
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3. UNLESS NOTED OTHERWISE ALL EXTERIOR TRIM, MOLDINGS AND AFFURTEANCES SHALL BE PAINTED BORGAL TRU EXTERIOR TRIM.	
4. ALL TRIM SHALL BE 5/4" THICK IN APPROPRIATE WIDTHS AS SHOWN ON EXTERIOR ELEVATIONS.	
5. ALL BRACKETS TO BE CONSTRUCTED OF BUILT UP #1 CLEAR CEDAR, FINISHED WITH SIKKENS CETOL TOL SATIN FINISH. ARCHITECT TO PROVIDE FULL SCALE TEMPLATES	
6. ALL FLASHING TO POWDER COATED ALUMINUM, COLOR TO BE SELECTED BY ARCHITECT.	
7. ALL SOFFITS SHALL HAVE CERTAINTED TRIPLE 1/2" DIVISIVENT VINYL SOFFIT W/ 1" CHANNELS, COLOR AS SELECTED BY ARCHITECT. ALL HEADWALLS AT HP ROOFS SHALL HAVE COR-A-VENT X3 SHINGLE OVER VENT W/ WINTER GUARD (SEE MANUFACTURE'S SPECIFICATIONS FOR DETAILS)	
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9. ALL ROLLING BARN DOOR HARDWARE SHALL BE CLASSIC FLAT STAINLESS STEEL TO ACCOMMODATE A MINIMUM DOOR THICKNESS OF 2 1/4", MINIMUM WEIGHT OF 200# PER DOOR PANEL, AS MANUFACTURED BY REAL CARRIAGE HOUSE DOORS OR ARCHITECT APPROVED EQUAL.	
ALTERNATE BID NOTES	
ALT 2. SIDING - HADE-PLANK BOARD AND BATTEN (TYPICAL)	
ALT 3. ALTERNATE TRIM 1" VINYL WRAP ENCLOSURE FOR VINYL SIDING	
ALT 7. ALL SOFFITS SHALL RECEIVE 1x3 T&G V-GROOVE MERANTIMAHOGANY BOARDS WITH CONTINUOUS COR-A-VENT SOFFIT VENTS. RUN ALL SOFFITS IN SHORT DIRECTION, FINISHED WITH SIKKENS CETOL TOL SATIN FINISH.	
ALT 8. WINDOWS TO HAVE VINYL ENCLOSURES AND WRAPS	
ALT 9. MATCH SCHEME "E" OVERHEAD DOOR SPEC.	
TITLE: NEW CONSTRUCTION HAINS PARK BOATHOUSE AT ROGER'S LAKE	
166 BOSTON POST ROAD OLD LYME, CT 06371	
SCHEME "E" - PROPOSED SOUTH & WEST ELEVATIONS HPB-BIDSET-REVISED - 072315.DWG	
NINA CUCCIO PECK ARCHITECTURE & INTERIORS 9 HALLS ROAD PO BOX 841 OLD LYME, CONNECTICUT 06371	
SCALE: AS NOTED	BID SET DATE: JULY 23, 2015
DRAWING RELEASE DATE: 072315	CONTRACT SET DATE: 072315
A3.1e	

DOOR HARDWARE SCHEDULE			
HARDWARE SET "A"	HARDWARE SET "B"	HARDWARE SET "C"	HARDWARE SET "D"
ENTRY LOCK SET 1 1/2 PAIR BUTT HINGES 1 LCN CLOSER KICK PANEL SILENCERS	LEVER CLASSROOM/ PANIC HARDWARE (PAIR) 3 PAIR BUTT HINGES 2 LCN CLOSER SILENCERS 2 KICK PANELS 2 DOOR STOP / WALL BUMPER TOP HALF GLAZED TOP & BOTTOM PIN PASSIVE SIDE	OFFICE LOCKSET 1 1/2 PAIR BUTT HINGES SILENCERS DOOR STOP / WALL BUMPER DOOR STOP / WALL BUMPER KICK PANEL	STORAGE LOCKSET 1 1/2 PAIR BUTT HINGES SILENCERS DOOR STOP / WALL BUMPER KICK PANEL
HARDWARE SET "E"	HARDWARE SET "F"	HARDWARE SET "G"	
PUSH/PULL PANELS 1 LCN CLOSER 1 1/2 PAIR BUTT HINGES SILENCERS DOOR STOP / WALL BUMPER KICK PANEL	STAINLESS STEEL ROLLING CLASSIC FLAT STAINLESS STEEL BY REAL CARTRIDGE HOUSE DOORS TO ACCOMMODATE A MINIMUM DOOR THICKNESS OF 2 1/4", MINIMUM (2) STAINLESS STEEL CANE BOLTS - DRILL HOLE IN SLAB (INTERIOR)	CLOPAY COACHMAN COLLECTION OVERHEAD DOOR DESIGN 11 PANEL WITH REC14 WINDOWS 2 SPADE HANDLES 2 SPADE PLATES 6 SPADE HINGES (3 PER LEAF) HIGH LIFT TRACK LIFTMASTER 3240 1/2 HP SCREW DRIVE GARAGE DOOR OPENER (INCLUDE IN BASE BID SCHEME "E", ALTERNATE BID SCHEME "A")	

DOOR NOTES
1.) ALL DOORS TO RECEIVE LEVER HARDWARE. ALL DOOR HARDWARE SHALL BE SCHLAGE "ND" SERIES OR ARCHITECT APPROVED EQUAL.
2.) INSTALL DOOR STOPS AT ALL SWING DOORS.
3.) ALL FLUSH WOOD DOORS TO RECEIVE 2 COATS CLEAR FINISH
4.) ALL METAL DOOR JAMBS TO RECEIVE 1 COAT PRIME, 2 COATS PAINT (OIL FINISH) - COLOR TO BE SELECTED BY ARCHITECT
5.) ALL FIRE RATED DOORS SHALL BE SELF CLOSING
6.) NOTE: ALL "C" LABEL DOORS SHALL INCLUDE WEATHER STRIP, METAL THRESHOLD AND FRAME TO MATCH FIRE RATING ACCORDINGLY
7.) ALL CLASS "C" LABEL DOORS TO BE (45 MINUTE FIRE RATING)
8.) PROVIDE INTEGRAL OR 1/8"x1 1/2" FLAT BAR ASTRAGAL AT ALL DOUBLE LEAF WOOD CLASS "C" LABEL DOORS.
9.) ALL GLASS IN "C" LABEL DOORS SHALL BE CLEAR WIRE GLASS, SECURED WITH STEEL STOPS TOTAL AREA SHALL NOT EXCEED 1296 SQ. INCHES PER LEAF.
10.) ALL FIRE RATED DOORS SHALL BEAR THE UNDERWRITERS' LABORATORY LABEL (DO NOT PAINT OVER)

DOOR SCHEDULE - SCHEME "A"							
KEY	SIZE	TYPE	FRAME	CASING	HARDWARE	ELEV.	REMARKS
101	3'-0"x6'-8"	1 3/4" SOLID CORE PRE-FIN. BIRCH, 5-PLY VENEER	PAINTED METAL	PAINTED METAL	PUSH/PULL SET "E"	A	
102	6'-0"x6'-8" (PAIR) "C" LABEL	1 3/4" SOLID CORE PRE-FIN. BIRCH, 5-PLY VENEER	"C" LABEL PAINTED METAL	"C" LABEL PAINTED METAL	CLASSROOM SET "B"	B	
103	3'-0"x6'-8"	1 3/4" SOLID CORE PRE-FIN. BIRCH, 5-PLY VENEER - TOP HALF GLAZED	PAINTED METAL	PAINTED METAL	OFFICE SET "C"	C	
104	3'-0"x6'-8"	1 3/4" SOLID CORE PRE-FIN. BIRCH, 5-PLY VENEER	PAINTED METAL	"C" LABEL PAINTED METAL	STORAGE SET "D"	A	
105	3'-0"x6'-8"	1 3/4" SOLID CORE PRE-FIN. BIRCH, 5-PLY VENEER	PAINTED METAL	PAINTED METAL	PUSH/PULL SET "E"	A	
D1	PAIR 9'-0"x10'-0"	2 1/4" THICK - CLEAR CEDAR	PAINTED WOOD	PAINTED WOOD	ROLLING BARN DOOR HARDWARE SET "F"	E	CUSTOM BUILT OR ARCHITECT APPROVED MANUFACTURER - ALTERNATE TO MATCH SCHEME "E"
D2	PAIR 9'-0"x10'-0"	2 1/4" THICK - CLEAR CEDAR	PAINTED WOOD	PAINTED WOOD	ROLLING BARN DOOR HARDWARE SET "F"	E	CUSTOM BUILT OR ARCHITECT APPROVED MANUFACTURER - ALTERNATE TO MATCH SCHEME "E"
D3	PAIR 9'-0"x10'-0"	2 1/4" THICK - CLEAR CEDAR	PAINTED WOOD	PAINTED WOOD	ROLLING BARN DOOR HARDWARE SET "F"	E	CUSTOM BUILT OR ARCHITECT APPROVED MANUFACTURER - ALTERNATE TO MATCH SCHEME "E"
D4	3'-0"x7'-0"	SIMPSON WOOD #7228 BUNGALOW TDL	PAINTED WOOD	PAINTED WOOD	ENTRY LOCK SET "A"	D	
D5	3'-0"x7'-0"	SIMPSON WOOD #7228 BUNGALOW TDL	PAINTED WOOD	PAINTED WOOD	ENTRY LOCK SET "A"	D	MEDPLEX CORE - CEDAR
D6	3'-0"x7'-0"	SIMPSON WOOD #7228 BUNGALOW TDL	PAINTED WOOD	PAINTED WOOD	ENTRY LOCK SET "A"	D	MEDPLEX CORE - CEDAR
D7	3'-0"x7'-0" 45 MINUTE	"C" LABEL, INSULATED CORE, FLUSH METAL DOOR	"C" LABEL PAINTED METAL	PAINTED WOOD	ENTRY LOCK SET "A"	A	PAINTED TO MATCH TRIM

DOOR TYPE ELEVATIONS

TYPE "A"

TYPE "B"

TYPE "C"

TYPE "D"

TYPE "E"

TYPE "F"

NOTE: PROVIDE ALTERNATE BID TO MATCH TYPE "F" STYLE AND HARDWARE

DOOR SCHEDULE - SCHEME "A"							
KEY	SIZE	TYPE	FRAME	CASING	HARDWARE	ELEV.	REMARKS
D1	OVERHEAD 9'-0"x9'-0"	2 1/4" THICK - CLEAR CEDAR	PAINTED WOOD	PAINTED WOOD	OVERHEAD DOOR HARDWARE SET "G"	F	CLOPAY COACHMAN COLLECTION OVERHEAD DOOR DESIGN 11 PANEL WITH REC14 WINDOWS
D2	PAIR 9'-0"x10'-0"	2 1/4" THICK - CLEAR CEDAR	PAINTED WOOD	PAINTED WOOD	ROLLING BARN DOOR HARDWARE SET "F"	E	CLOPAY COACHMAN COLLECTION OVERHEAD DOOR DESIGN 11 PANEL WITH REC14 WINDOWS
D3	PAIR 9'-0"x10'-0"	2 1/4" THICK - CLEAR CEDAR	PAINTED WOOD	PAINTED WOOD	ROLLING BARN DOOR HARDWARE SET "F"	E	CLOPAY COACHMAN COLLECTION OVERHEAD DOOR DESIGN 11 PANEL WITH REC14 WINDOWS
D4	PAIR 9'-0"x10'-0"	2 1/4" THICK - CLEAR CEDAR	PAINTED WOOD	PAINTED WOOD	ROLLING BARN DOOR HARDWARE SET "F"	E	CLOPAY COACHMAN COLLECTION OVERHEAD DOOR DESIGN 11 PANEL WITH REC14 WINDOWS
D5	3'-0"x7'-0"	SIMPSON WOOD #7228 BUNGALOW TDL	PAINTED WOOD	PAINTED WOOD	ENTRY LOCK SET "A"	D	MEDPLEX CORE - CEDAR
D6	3'-0"x7'-0"	SIMPSON WOOD #7228 BUNGALOW TDL	PAINTED WOOD	PAINTED WOOD	ENTRY LOCK SET "A"	D	MEDPLEX CORE - CEDAR
D7	3'-0"x7'-0"	SIMPSON WOOD #7228 BUNGALOW TDL	PAINTED WOOD	PAINTED WOOD	ENTRY LOCK SET "A"	D	MEDPLEX CORE - CEDAR
D8	3'-0"x7'-0"	SIMPSON WOOD #7228 BUNGALOW TDL	PAINTED WOOD	PAINTED WOOD	ENTRY LOCK SET "A"	D	MEDPLEX CORE - CEDAR
D9	3'-0"x7'-0" 45 MINUTE	"C" LABEL, INSULATED CORE, FLUSH METAL DOOR	"C" LABEL PAINTED METAL	PAINTED WOOD	ENTRY LOCK SET "A"	A	PAINTED TO MATCH TRIM
D10	3'-0"x7'-0"	SIMPSON WOOD #7228 BUNGALOW TDL	PAINTED WOOD	PAINTED WOOD	ENTRY LOCK SET "A"	D	MEDPLEX CORE - CEDAR

WINDOW TYPE ELEVATIONS	GENERAL NOTES
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W1

W2

W3

1.) ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS

2.) GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO SUBMITTAL OF SHOP DRAWINGS AND PLACEMENT OF ORDER.

3.) ANY CONFLICT BETWEEN DRAWINGS AND CODE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION.

4.) CONTRACTOR SHALL NOT DEVIATE FROM DRAWINGS OR SPECIFICATIONS WITHOUT PRIOR APPROVAL OF ARCHITECT.

WINDOW SCHEDULE						
KEY	SIZE	MANUF	MODEL	TYPE	FINISH	REMARKS
W1	2'-8" w X 2'-8" h R.O.	ANDERSEN 400 SERIES	AX281	CLAD AWNING	WHITE HARDWARE PAINTED AND PRIMED INT.	LITES PER ELEVATIONS, CLAD EXTERIOR - FOREST GREEN COLOR
W2	3'-0 1/2" w X 2'-4 7/8" h R.O.	ANDERSEN 400 SERIES	AW31	CLAD AWNING	WHITE HARDWARE PAINTED AND PRIMED INT.	LITES PER ELEVATIONS, CLAD EXTERIOR - FOREST GREEN COLOR
W3	4'-0 1/2" w X 3'-0 1/2" h R.O.	ANDERSEN 400 SERIES	AXW41	CLAD AWNING	WHITE HARDWARE PAINTED AND PRIMED INT.	LITES PER ELEVATIONS, CLAD EXTERIOR - FOREST GREEN COLOR

TITLE: NEW CONSTRUCTION

HAINS PARK BOATHOUSE
AT ROGER'S LAKE

166 BOSTON POST ROAD
OLD LYME, CT 06371

ROOM FINISH, WINDOW &
DOOR SCHEDULES & NOTES

HFB-BIDSET-REVISED - 072315.DWG

NINA CUCCIO PECK
ARCHITECTURE & INTERIORS
9 HALLS ROAD PO BOX 841 OLD LYME, CONNECTICUT 06371

SCALE:
AS NOTED

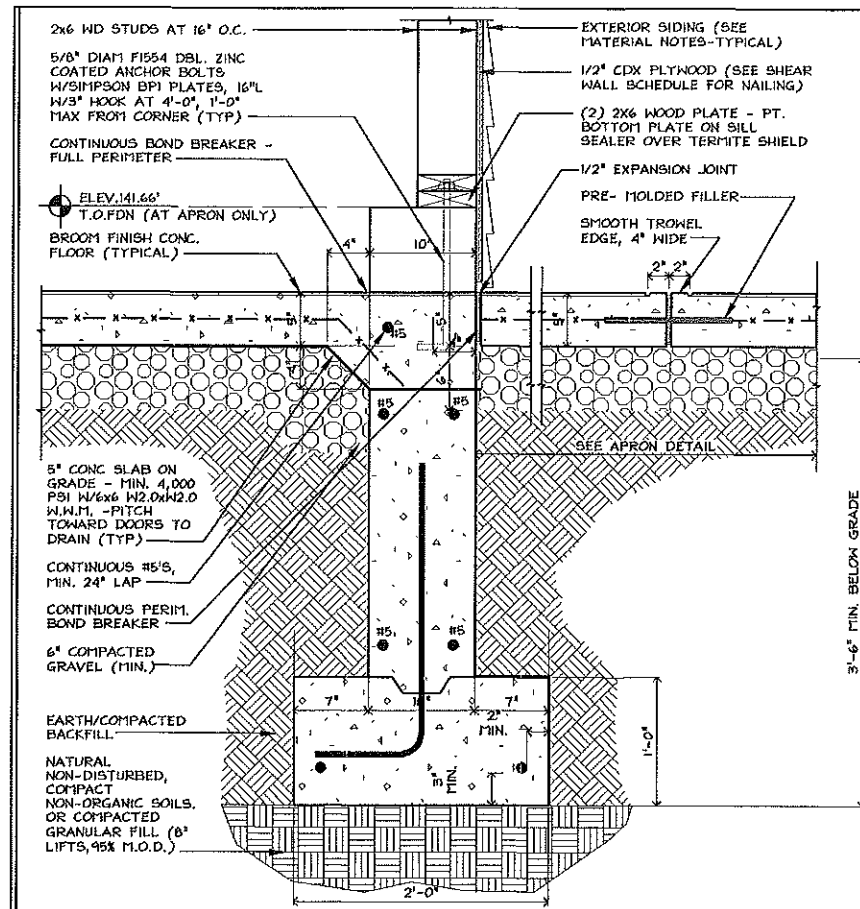
BID SET DATE:
JULY 23, 2015

DRAWING RELEASE DATE:
07.23.15

CONTRACT SET DATE:
07.23.15

DEFINITION DATES AS NOTED

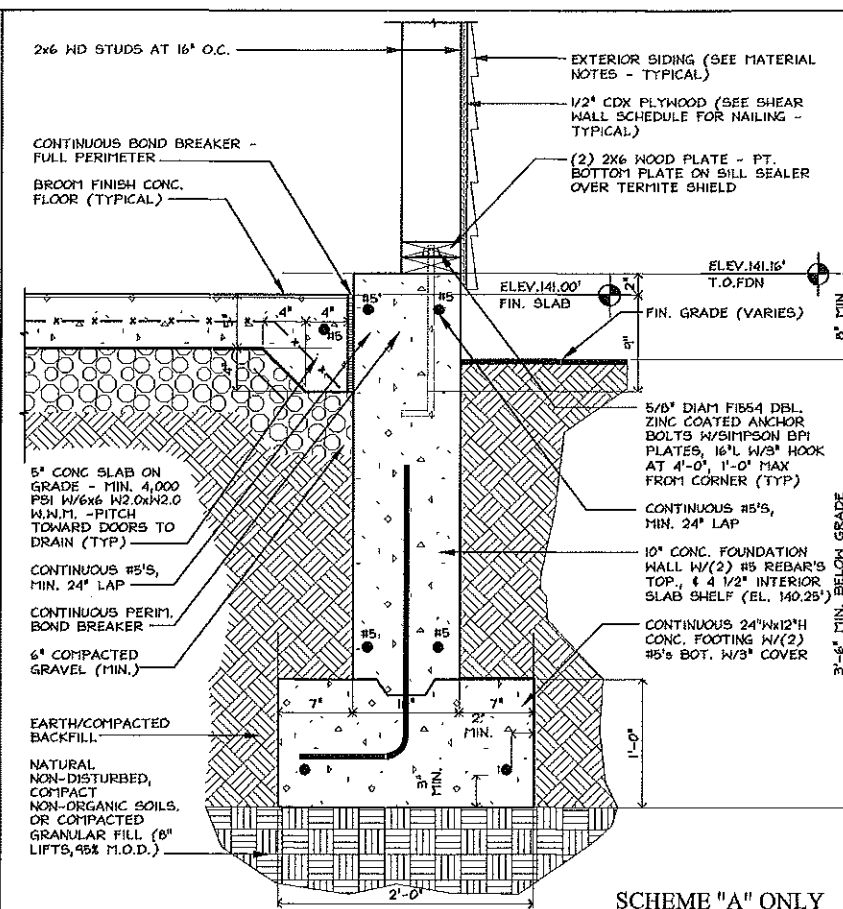
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TYP. NEW FOUNDATION DETAIL AT GARAGE DOOR

SCALE: 1 1/2" = 1'-0"

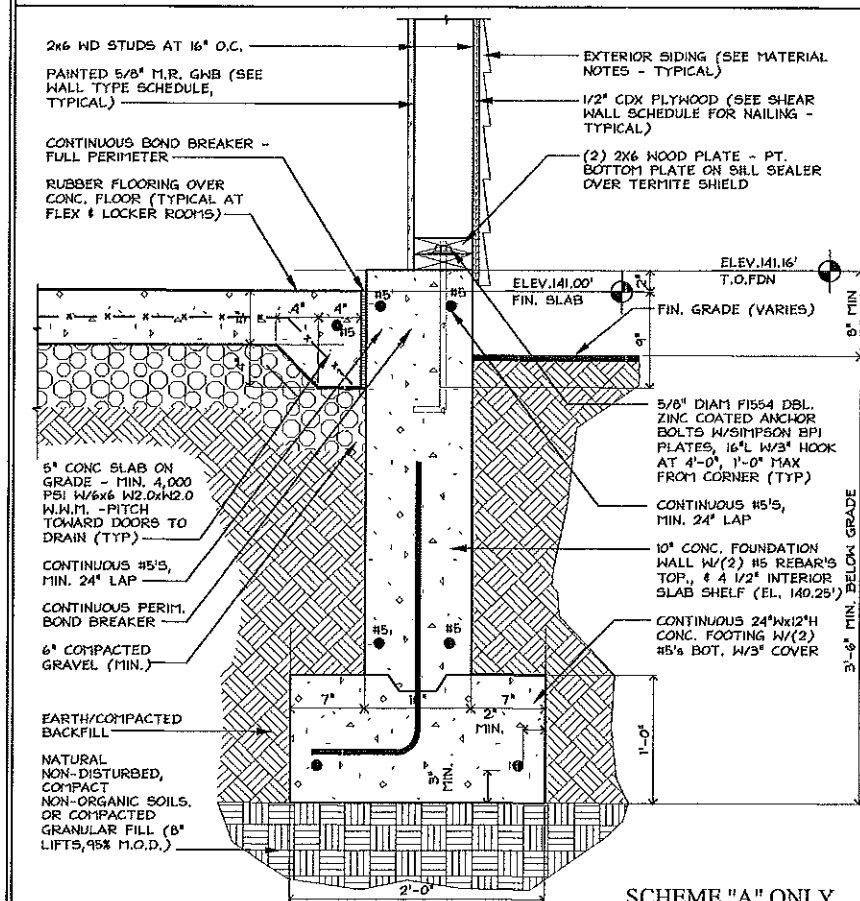
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TYPICAL NEW FOUNDATION WALL AT UNFINISHED AREAS

SCALE: 1 1/2" = 1'-0"

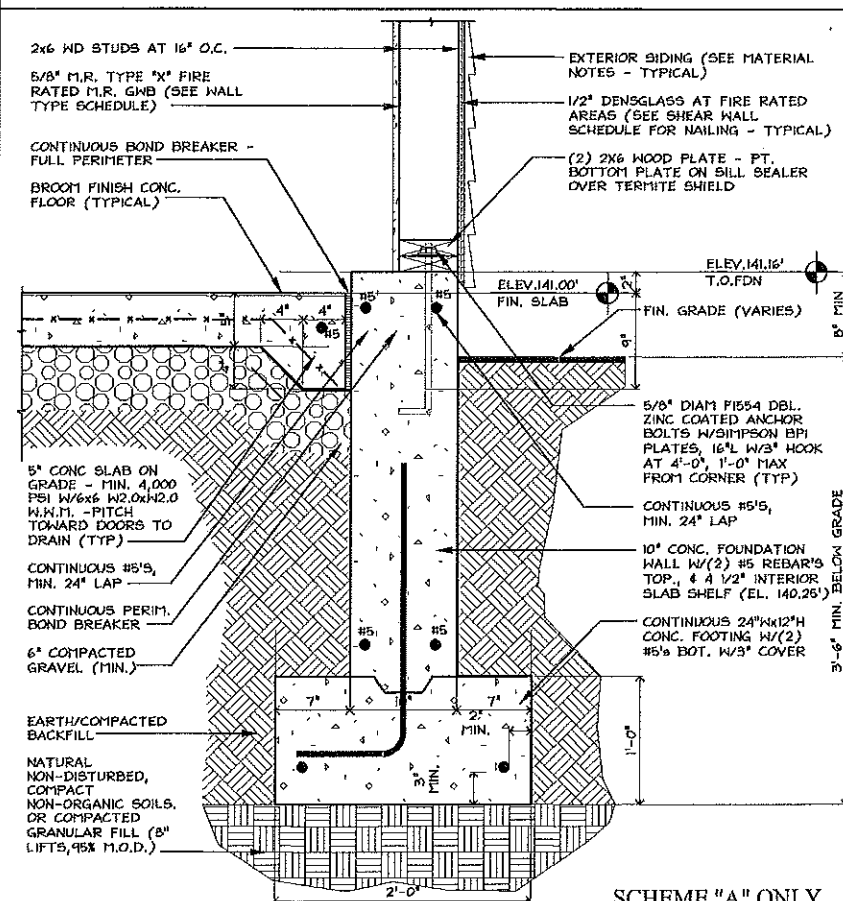
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TYPICAL NEW FOUNDATION WALL AT LOCKERS / FLEX SPACE

SCALE: 1 1/2" = 1'-0"

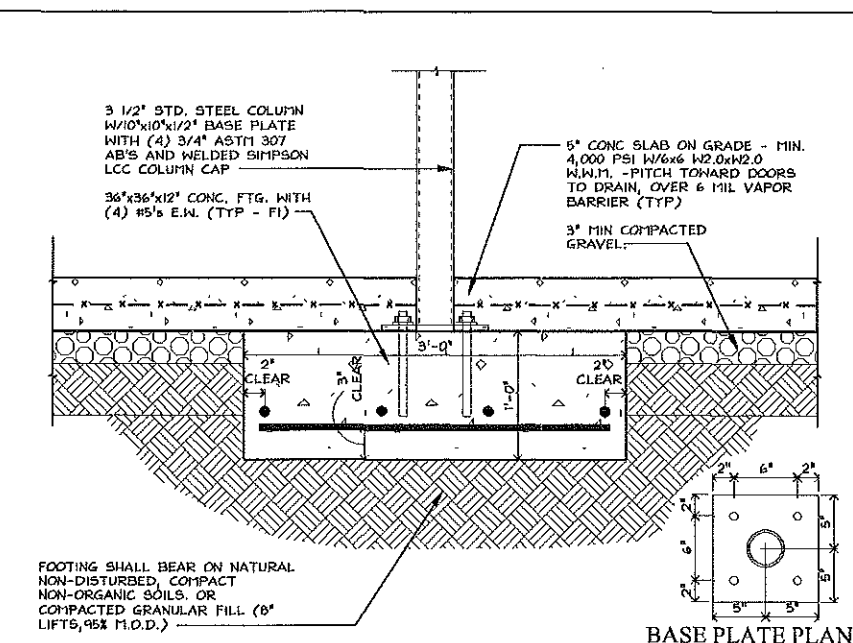
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TYPICAL NEW FOUNDATION WALL DETAIL AT 1 HR RATED WALL

SCALE: 1 1/2" = 1'-0"

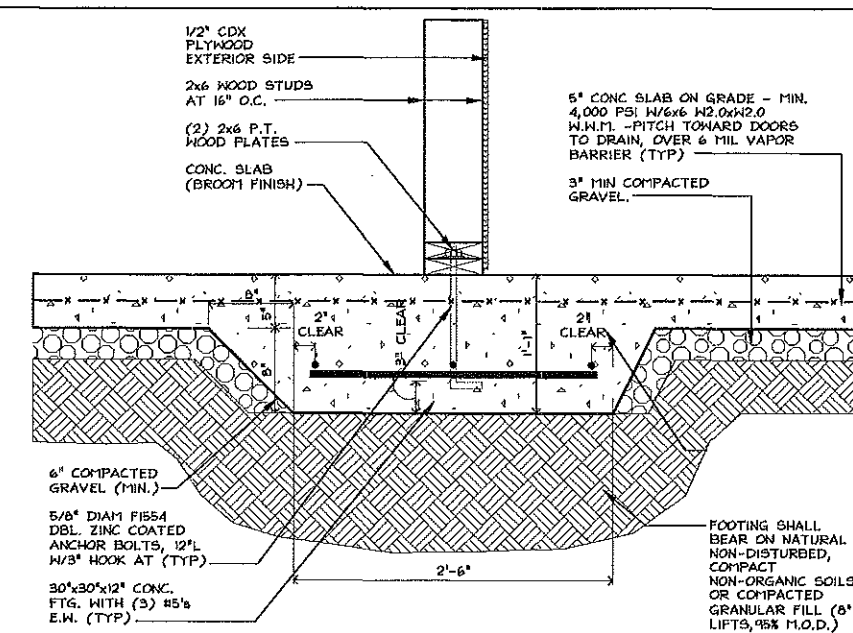
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TYPICAL INTERIOR FOOTING AT "F1"/"F2", COLUMN "C1"/"C2"

SCALE: 1 1/2" = 1'-0"

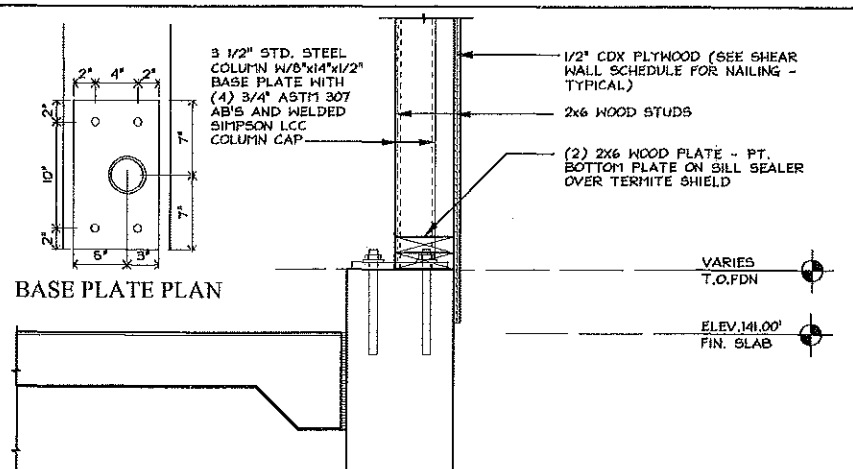
AS5



CONTINUOUS FOOTING AT BEARING WALL / THICKENED SLAB

SCALE: 1 1/2" = 1'-0"

AS5



TYPICAL COLUMN ON FOUNDATION WALL - C3, C4 & C6

SCALE: 1 1/2" = 1'-0"

AS5

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS.
2. ANY CONFLICT BETWEEN DRAWINGS AND CODE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION.
3. CONTRACTOR SHALL NOT DEVIATE FROM DRAWINGS OR SPECIFICATIONS WITHOUT PRIOR APPROVAL OF ARCHITECT.

EXTERIOR ELEVATION MATERIALS NOTES

1. ALL ROOFING SHALL BE 40 YEAR ARCHITECTURAL ASPHALT SHINGLES, OVER 1/4" FELT AT 6:12 PITCH, (2) LAYERS 1/4" FELT AT 3:12 PITCH. COLOR SELECTED BY ARCHITECT. PROVIDE ICE AND WATER SHIELD BY W.B. GRACE, MIN. 3'-0" AT ALL EAVES, VALLEYS AND RIDGES. ALL RIDGES SHALL HAVE SHINGLE OVER RIDGE VENT, CORA-A-VENT X3 SERIES, (11") OR EQUAL.
2. ALL VINYL SHINGLE SIDING SHALL BE CERTAINTED TRIPLE 5" STRAIGHT EDGE PERFECTION SHINGLES OVER TYVEK MEMBRANE ON 1/2" CDX PLYWOOD (SEE ELEV'S TYP). COLOR TO BE SELECTED BY OWNER (TYPICAL).
3. UNLESS NOTED OTHERWISE ALL EXTERIOR TRIM, MOLDINGS AND AFFIXANCES SHALL BE PAINTED BONA FIDE EXTERIOR TRIM.
4. ALL TRIM SHALL BE 5/8" THICK IN APPROPRIATE WIDTHS AS SHOWN ON EXTERIOR ELEVATIONS.
5. ALL BRACKETS TO BE CONSTRUCTED OF BUILT UP #1 CLEAR CEDAR, FINISHED WITH SIKKENS CETOL TOL SATIN FINISH. ARCHITECT TO PROVIDE FULL SCALE TEMPLATES.
6. ALL FLASHING TO POWDER COATED ALUMINUM, COLOR TO BE SELECTED BY ARCHITECT.
7. ALL SOFFITS SHALL HAVE CERTAINTED TRIPLE 1/2" INVISIVENT VINYL SOFFIT W/ 1" CHANNELS, COLOR AS SELECTED BY ARCHITECT. ALL HEADWALLS AT HIP ROOFS SHALL HAVE CORA-A-VENT X3 SHINGLE OVER VENT W/ WINTER GUARD (SEE MANUFACTURER'S SPECIFICATIONS FOR DETAIL'S).
8. ALL WINDOWS SHALL HAVE TAPERED 5/4x2" SILL CAP W/ DRIP (1" SILL HORN EXTENSION) NO APRON. ALL WINDOW CASING PERIMETER TRIM SHALL BE 5/4x4 1/2" W/ 5/4x2" TAPERED DRIP CAP UNLESS NOTED OTHERWISE. CONTRACTOR SHALL RIP TO FIT AS REQUIRED AT ALL MUNTINS.
9. ALL ROLLING BARN DOOR HARDWARE SHALL BE CLASSIC FLAT STAINLESS STEEL TO ACCOMMODATE A MINIMUM DOOR THICKNESS OF 2 1/4". MINIMUM WEIGHT OF 200# PER DOOR PANEL, AS MANUFACTURED BY REAL CARRIAGE HOUSE DOORS OR ARCHITECT APPROVED EQUAL.

ALTERNATE BID NOTES

- ALT 1. SIDING - HADY-PLANK BOARD AND BATTEN (TYPICAL).
- ALT 2. ALTERNATE TRIM 1" VINYL WRAP ENCLOSURE FOR VINYL SIDING.
- ALT 3. ALL SOFFITS SHALL RECEIVE 1x3 T&G V-GROOVE MERANTIMAHOGANY BOARDS WITH CONTINUOUS CORA-A-VENT SOFFIT VENTS. RUN ALL SOFFITS IN SHORT DIRECTION, FINISHED WITH SIKKENS CETOL TOL SATIN FINISH.
- ALT 4. WINDOWS TO HAVE VINYL ENCLOSURES AND WRAPS.
- ALT 5. MATCH SCHEME "B" OVERHEAD DOOR SPEC.

TITLE: NEW CONSTRUCTION
HAINS PARK BOATHOUSE
AT ROGER'S LAKE

166 BOSTON POST ROAD
OLD LYME, CT 06371

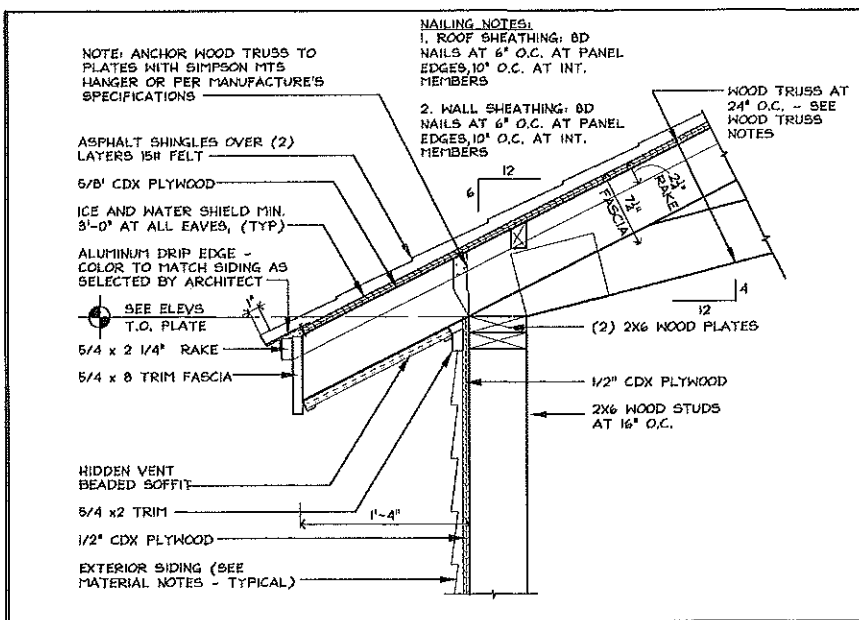
TYPICAL DETAILS

HPB-BUDGET-REVISED-072315.DWG

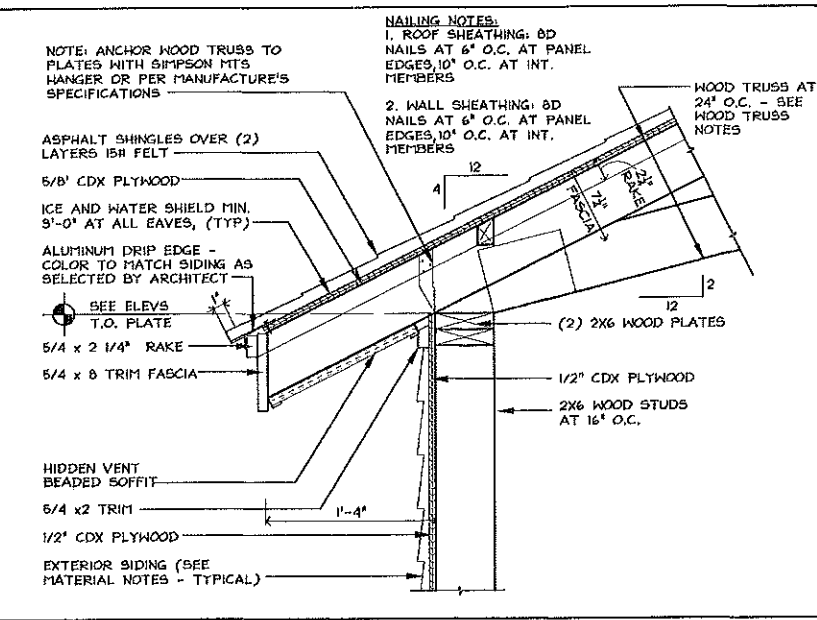
NINA CUCCIO PECK
ARCHITECTURE & INTERIORS
9 HALLS ROAD PO BOX 841 G.D. LYME, CONNECTICUT 06371

SCALE: AS NOTED
DRAWING RELEASE DATE: 07.23.15
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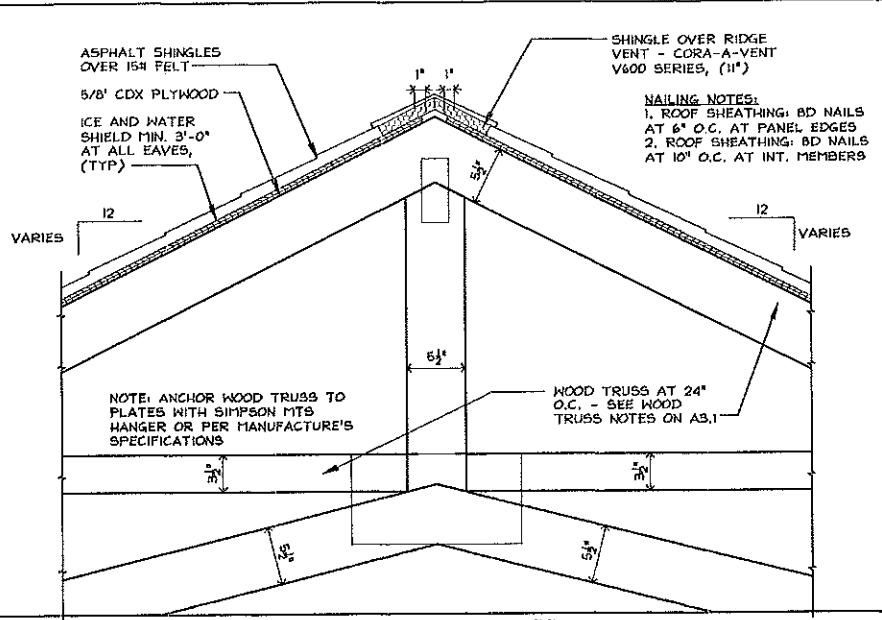
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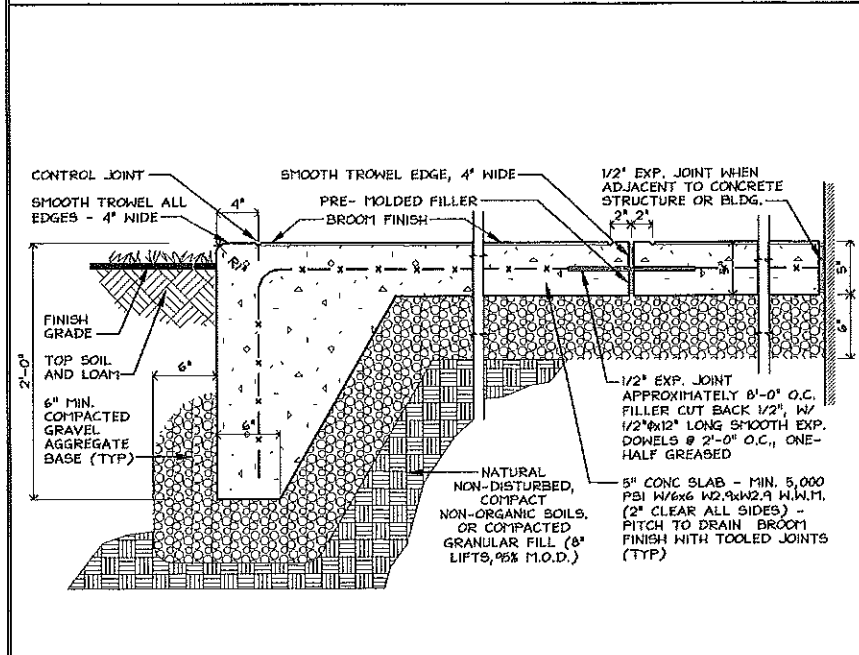
TYPICAL TRUSS EAVE DETAIL AT 6:12 PITCH
SCALE: 1 1/2" = 1'-0"



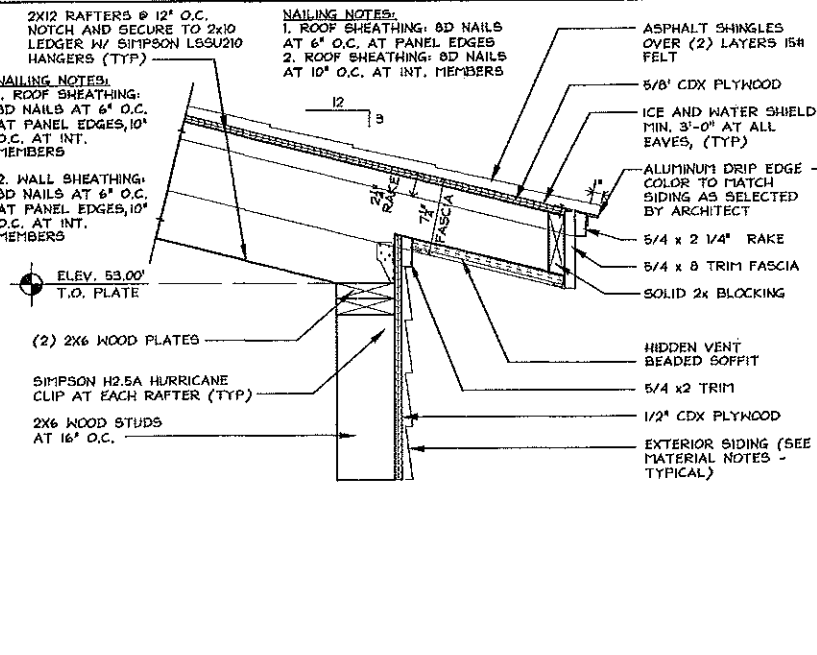
TYPICAL TRUSS EAVE DETAIL AT 4:12 PITCH
SCALE: 1 1/2" = 1'-0"



TYPICAL RIDGE VENT DETAIL AT ROOF TRUSS
SCALE: 1 1/2" = 1'-0"



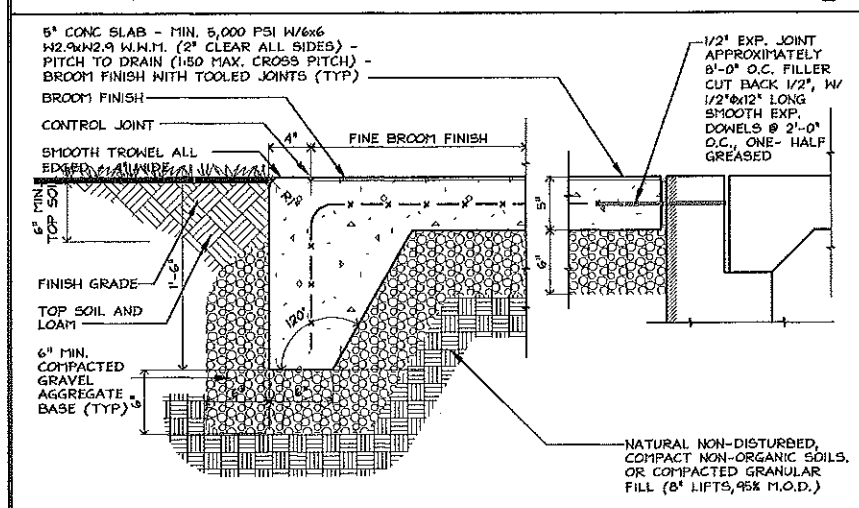
TYPICAL CONCRETE APRON DETAILS
SCALE: 1 1/2" = 1'-0"



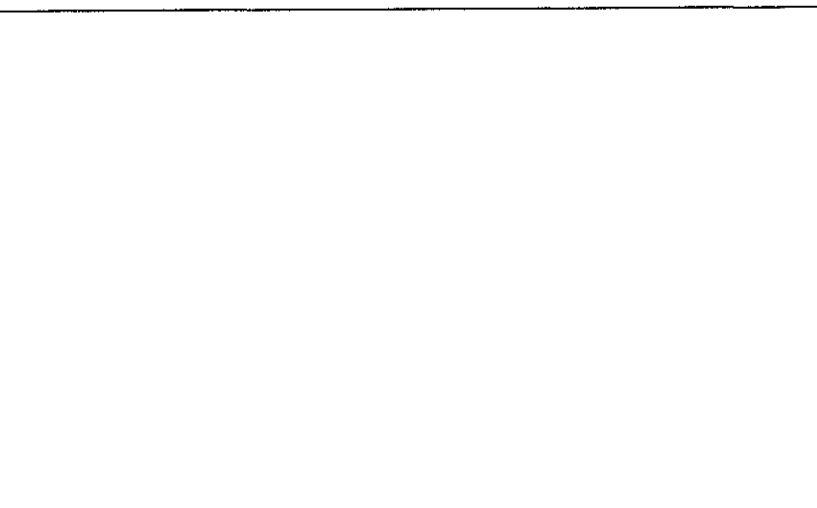
TYPICAL EAVE DETAIL AT 2x12 FRAMING
SCALE: 1 1/2" = 1'-0"



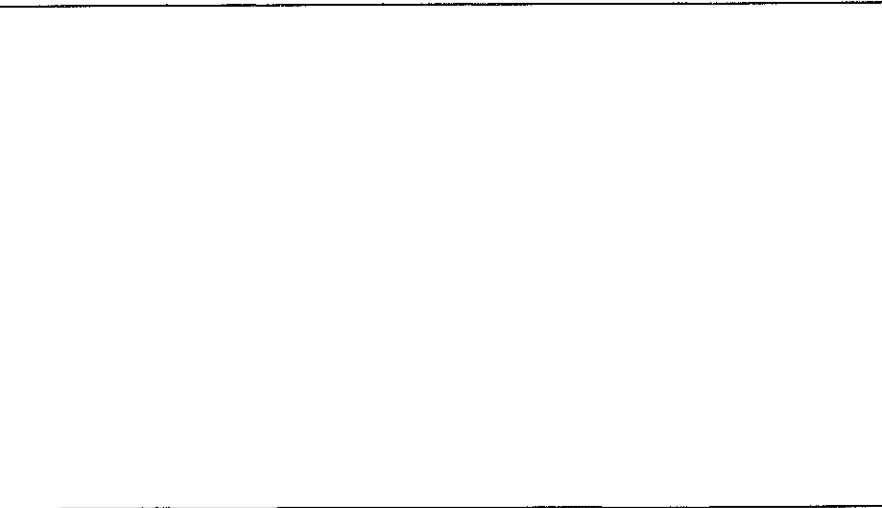
RESERVED
SCALE: 1 1/2" = 1'-0"



TYPICAL EDGE OF EXTERIOR STOOPS / WALKWAYS
SCALE: 1 1/2" = 1'-0"



RESERVED
SCALE: 1 1/2" = 1'-0"



RESERVED
SCALE: 1 1/2" = 1'-0"

GENERAL NOTES	
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS	
2. ANY CONFLICT BETWEEN DRAWINGS AND CODE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION.	
3. CONTRACTOR SHALL NOT DEVIATE FROM DRAWINGS OR SPECIFICATIONS WITHOUT PRIOR APPROVAL OF ARCHITECT.	
EXTERIOR ELEVATION MATERIALS NOTES	
1. ALL ROOFING SHALL BE 40 YEAR ARCHITECTURAL ASPHALT SHINGLES, OVER 15# FELT AT 6:12 PITCH, (2) LAYERS 15# FELT AT 3:12 PITCH. COLOR SELECTED BY ARCHITECT. PROVIDE ICE AND WATER SHIELD BY W.R. GRACE, MIN. 3'-0" AT ALL EAVES, VALLEYS AND RIDGES. ALL RIDGES SHALL HAVE SHINGLE OVER RIDGE VENT, CORA-A-VENT X3 SERIES, (11") OR EQUAL.	
2. ALL VINYL SHINGLE SIDING SHALL BE CERTAINTED TRIPLE 5' STRAIGHT EDGE INTERLOCKING SHINGLES OVER TYVEK MEMBRANE ON 1/2" CDX PLYWOOD (SEE ELEV'S TYP). COLOR TO BE SELECTED BY OWNER (TYPICAL).	
3. UNLESS NOTED OTHERWISE ALL EXTERIOR TRIM, MOLDINGS AND AFFIXEMENTS SHALL BE PAINTED BORGAL TRU EXTERIOR TRIM.	
4. ALL TRIM SHALL BE 5/4" THICK IN APPROPRIATE WIDTHS AS SHOWN ON EXTERIOR ELEVATIONS.	
5. ALL BRACKETS TO BE CONSTRUCTED OF BUILT UP #1 CLEAR CEDAR, FINISHED WITH SIKKENS CETOL TGL SATIN FINISH. ARCHITECT TO PROVIDE FULL SCALE TEMPLATES.	
6. ALL FLASHING TO POWDER COATED ALUMINUM, COLOR TO BE SELECTED BY ARCHITECT.	
7. ALL SOFFITS SHALL HAVE CERTAINTED TRIPLE 1/2" INVENT VINYL SOFFIT W/7" CHANNELS, COLOR AS SELECTED BY ARCHITECT. ALL HEADWALLS AT HIP ROOFS SHALL HAVE CORA-VENT X3 SHINGLE OVER VENT W/ WINTER GUARD (SEE MANUFACTURER'S SPECIFICATIONS FOR DETAILS).	
8. ALL WINDOWS SHALL HAVE TAPERED 5/4x2" SILL CAP W/DRIP (1" SILL HORN EXTENSION) NO APRON. ALL WINDOW CASING PERIMETER TRIM SHALL BE 5/4x2 1/2" W/3/4x2" TAPERED DRIP CAP UNLESS NOTED OTHERWISE. CONTRACTOR SHALL RIP TO FIT AS REQUIRED AT ALL MUNTINS.	
9. ALL ROLLING BARN DOOR HARDWARE SHALL BE CLASSIC FLAT STAINLESS STEEL TO ACCOMMODATE A MINIMUM DOOR THICKNESS OF 2 1/4". MINIMUM WEIGHT OF 200# PER DOOR PANEL, AS MANUFACTURED BY REAL CARRIAGE HOUSE DOORS OR ARCHITECT APPROVED EQUAL.	
ALTERNATE BID NOTES	
ALT 2. SIDING - HARD-PLANK BOARD AND BATTEN (TYPICAL)	
ALT 3. ALTERNATE TRIM 1" VINYL WRAP ENCLOSURE FOR VINYL SIDING	
ALT 7. ALL SOFFITS SHALL RECEIVE 1x3 T&G V-GROOVE MERANTIMAHOGANY BOARDS WITH CONTINUOUS COR-A-VENT SOFFIT VENTS. RUN ALL SOFFITS IN SHORT DIRECTION, FINISHED WITH SIKKENS CETOL TGL SATIN FINISH.	
ALT 8. WINDOWS TO HAVE VINYL ENCLOSURES AND WRAPS	
ALT 9. MATCH SCHEME "2" OVERHEAD DOOR SPEC.	
TITLE: NEW CONSTRUCTION HAINS PARK BOATHOUSE AT ROGER'S LAKE 166 BOSTON POST ROAD OLD LYME, CT 06371	
TYPICAL DETAILS	
HBP-BIDSET-REVISED - 072315.DWG	
NINA CUCCIO PECK ARCHITECTURE & INTERIORS 8 WALLS ROAD PO BOX 841 OLD LYME, CONNECTICUT 06371	
SCALE: AS NOTED	BID SET DATE: JULY 23, 2015
DRAWING RELEASE DATE: 0723.15	CONTRACT SET DATE: (REVISION SET DATES ABOVE)
A5.1	

DESIGN LOADS

1ST FLOOR LIVE LOAD = 40 PSF LL, 55 PSF TL
2ND FLOOR LIVE LOAD = 100 PSF
ATTIC LIVE LOAD = 30 PSF LL, 40 PSF TL
DECK LIVE LOAD = 40 PSF (NOT APPLICABLE)
ROOF SNOW LOAD = 30 PSF LL, 45 PSF TL

WIND LOADS:
(PER MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-02)
WIND SPEED = 115 MPH (3-SEC. GUST)
EXPOSURE = (B)

GENERAL

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF 2005 CONNECTICUT STATE BUILDING CODE AND SUPPLEMENTS, 2009 AMENDMENTS TO THE 2003 INTERNATIONAL BUILDING CODE.
2. THE CONTRACTOR SHALL COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGN TEAM.
3. THE CONTRACTOR SHALL COORDINATE THE SIZE AND LOCATION OF ALL SLEEVES, OPENINGS AND ANCHORAGES (INCLUDING ANCHOR BOLTS) AS REQUIRED BY ALL TRADES. OPENINGS NOT SPECIFICALLY SHOWN SHALL BE APPROVED BY THE ARCHITECT.
4. FOUNDATION WALLS SHALL BE TEMPORARILY BRACED UNTIL FRAMED SLABS AND SLABS ON GRADE BRACING THESE WALLS AGAINST EARTH PRESSURE, WIND AND OTHER LATERAL FORCES ARE IN PLACE.

FOUNDATIONS

1. ALL FOUNDATIONS, FOOTINGS AND SLABS SHALL BEAR ON UNDISTURBED, NON-ORGANIC MATERIAL, COMPACTED STRUCTURAL FILL OR CRUSHED STONE WITH A MINIMUM PRESUMPTIVE BEARING CAPACITY OF 1.5 TONS PER SQUARE FOOT.
2. BOTTOM OF FOOTING ELEVATIONS ARE SHOWN ON THE PLANS. IF ANY ORGANIC MATERIALS, SILTS OR CLAYS ARE ENCOUNTERED DURING EXCAVATION AT THE SPECIFIED BEARING ELEVATION OR SLAB ON GRADE LOCATIONS, THE GENERAL CONTRACTOR SHALL HALT ALL EXCAVATION AND CONTACT THE STRUCTURAL ENGINEER FOR SITE OBSERVATION AND DETERMINATION OF REMEDIAL PROCEDURES. THE GENERAL CONTRACTOR SHALL THEN SUBMIT A SCHEDULE OF COSTS FOR POSSIBLE REMOVAL OF UNSUITABLE MATERIALS AND REPLACEMENT WITH CONTROLLED STRUCTURAL FILL PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF OSHA REGARDING OPEN HOLES, SLOPE STABILITY AND EXCAVATION PROCEDURES.
4. ALL FOUNDATIONS FOOTINGS SHALL BE 4'-0" OR MORE BELOW FINISHED GRADE. BACKFILLING OF FOUNDATIONS SHALL NOT EXCEED MORE THAN 2'-0" UNBALANCED FILL CONDITIONS WITHOUT TEMPORARY SHORING OF FOUNDATION WALLS, UNLESS FLOOR SYSTEM HAS BEEN FRAMED AND DECKED.
5. WHEREVER BED ROCK IS ENCOUNTERED, THE ROCK SHALL BE REMOVED TO 2'-0" BELOW BOTTOM OF FOOTINGS OR 1'-0" BELOW BOTTOM OF SLAB AND RESTORED IN 4" LIFTS OF COMPACTED CRUSHED STONE.
6. AN ISOGOROUS GEOTECHNICAL EXPLORATION PROGRAM HAS NOT BEEN UNDERTAKEN FOR THIS SITE. IT IS THE RESPONSIBILITY OF THE G.C. TO UNDERTAKE ANY ADDITIONAL TEST PITS, BORINGS OR INVESTIGATIONS AS NECESSARY TO ASSURE THE MINIMUM BEARING CAPACITY.
7. CONTROLLED STRUCTURAL FILL SHALL CONFORM TO THE FOLLOWING GRADATION:

US SIEVE	% PASSING BY WEIGHT
4"	100
1"	80-100
#20	25-55
#40	10-55
#60	5-35
#100	less than 5%

8. CRUSHED STONE SHALL BE CLEAN CRUSHED STONE CONFORMING TO ASTM C33, 3/4" NOMINAL SIZE.

REINFORCED CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE'S "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301-85)
2. ALL CONCRETE IS DESIGNED BY ULTIMATE STRENGTH METHODS AND SHALL BE NORMAL WEIGHT AIR-ENTRAINED WITH A 28-DAY COMPRESSIVE STRENGTH AS FOLLOWS:

a. 3000 PSI	FOUNDATIONS & INTERIOR SLABS
b. 4000 PSI	EXTERIOR SLABS ON GRADE

3. ALL REINFORCING SHALL BE HIGH-STRENGTH DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60.
4. DETAIL ALL BARS IN ACCORDANCE WITH THE "ACI DETAILING MANUAL - 1989". SHOW ON THE PLACING DRAWINGS THE NUMBER AND LOCATION OF ALL BAR SUPPORTS AND ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT IN POSITIONS INDICATED.
5. PROVIDE TOTAL AIR ENTRAINMENT OF 6% (4) FOR ALL CONCRETE EXPOSED TO WEATHER.
6. MAXIMUM SLUMP FOR CONCRETE SHALL BE 4" +/- 1" AND SHALL BE TESTED IN ACCORDANCE WITH ASTM C94.
7. UNLESS NOTED OTHERWISE, PROVIDE THE FOLLOWING MINIMUM REINFORCING COVER:

a. FOOTINGS	3 INCHES
b. CONCRETE EXPOSED TO WEATHER OR EARTH	2 INCHES
c. SLABS ON GRADE (STEEL BARS)	2 INCHES
d. SLABS ON GRADE (WVF)	2 INCHES

8. NO SPLICES OF REINFORCEMENT SHALL BE MADE EXCEPT AS DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. LAP SPLICES, WHERE PERMITTED, SHALL BE A MINIMUM OF 40 BAR DIAMETERS UNLESS SHOWN OTHERWISE. MAKE ALL BARS CONTINUOUS AROUND CORNERS.
9. PROVIDE TWO #5 BARS (1 EACH FACE) WITH 2'-0" PROJECTION AROUND ALL OPENINGS IN CONCRETE UNLESS SHOWN OTHERWISE.
10. SLABS, BEAMS AND WALLS SHALL NOT HAVE JOINTS IN A HORIZONTAL PLANE. ANY STOP IN CONCRETE WORK MUST BE MADE AT CENTER OF SPAN OR AT CENTER OF SUPPORT WITH VERTICAL BULGHEADS, HORIZONTAL KEYS AND REINFORCING CONTINUING THROUGH. ALL CONSTRUCTION JOINTS SHALL BE AS DETAILED OR AS APPROVED BY THE STRUCTURAL ENGINEER.
11. WIRE MESH REINFORCEMENT MUST LAP ONE FULL MESH AT SIDE AND END LAPS, AND SHALL BE WROUGHT TOGETHER. PROVIDE ADEQUATE SUPPORTS FOR MESH TO INSURE ITS LOCATION AS SHOWN ON DRAWINGS.
12. CONDUITS AND PIPES SHALL BE PLACED ABOVE BOTTOM BARS AND BELOW TOP BARS AND SHALL NOT EXCEED 1/3 THE CONCRETE THICKNESS AT ANY CROSS SECTION. PARALLEL RUNS SHALL BE SPACED A MINIMUM OF 3 DIAMETERS ON CENTER. NO ALUMINUM OR COATED CONDUIT PIPE SHALL BE USED.
13. ALL COLD WEATHER CONCRETING SHALL CONFORM TO THE REQUIREMENTS OF ACI 308. THE G.C. SHALL BE RESPONSIBLE FOR SUBMITTING A COLD WEATHER CONCRETING PROCEDURE FOR REVIEW PRIOR TO CONSTRUCTION.
14. ALL HOT WEATHER CONCRETING SHALL CONFORM TO THE REQUIREMENTS OF ACI 305. THE G.C. SHALL BE RESPONSIBLE FOR SUBMITTING A HOT WEATHER CONCRETING PROCEDURE FOR REVIEW PRIOR TO CONSTRUCTION.
15. ALL CONCRETE CURING SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN ACI 308.

STRUCTURAL STEEL

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE "AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL, 9TH EDITION, ALLOWABLE STRESS DESIGN."
2. MATERIAL SPECIFICATIONS:

W SHAPES	ASTM A992 (60 KSI)
SQUARE & RECTANGULAR HSS	ASTM A500, GRADE C (50 KSI)
L SHAPES, MISC. PLATES & BARS	ASTM A36
BOLTS	ASTM A325
ANCHOR RODS	ASTM F1554, GRADE 36
PIPE COLUMNS	ASTM A53

3. ALL WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY, D1.1, LATEST EDITION AND SHALL BE E-70xx ELECTRODES. ALL WELDING SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER WITH CURRENT CERTIFICATION.
4. STEEL SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW PRIOR TO CONSTRUCTION.
5. ALL STRUCTURAL STEEL SHALL BE THOROUGHLY CLEANED (SSPC-SP3) AND RECEIVE ONE COAT OF SHOP APPLIED PRIMER.

STRUCTURAL LUMBER/ROUGH CARPENTRY

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE AMERICAN FOREST AND PAPER ASSOCIATION STANDARDS AND SPECIFICATIONS
2. ALL DIMENSIONAL LUMBER SHALL BE SPRUCE PINE FIR NORTH NO. 2 OR BETTER (19 % MOISTURE CONTENT OR LESS) ALL LUMBER EXPOSED TO WEATHER SHALL BE SOUTHERN YELLOW PINE NO. 2 OR BETTER WITH ACO PRESSURE TREATMENT PRESERVATIVE AND A MOISTURE CONTENT OF 19 % OR LOWER.
3. ALL INTERIOR AND EXTERIOR BEARING WALLS SHALL BE 2x6 AT 16" ON-CENTER SPRUCE PINE FIR NORTH NO. 2 OR BETTER, UNLESS NOTED OTHERWISE.
4. PROVIDE METAL HANGERS AT ALL FLUSH FRAMED CONNECTIONS.
5. ALL FASTENERS SHALL BE IN CONFORMANCE WITH THE FASTENING SCHEDULE IN TABLE R602.3(1), CHAPTER 6 OF THE CURRENT BUILDING CODE, UNLESS NOTED OTHERWISE. FASTENERS EXPOSED TO THE WEATHER SHALL BE HOT-DIP GALVANIZED OR STAINLESS STEEL.
6. ALL WALL SHEATHING SHALL BE 5/8" GRADE COX PLYWOOD.
7. ALL ROOF DECK SHALL BE 5/8" GRADE COX PLYWOOD AND SHALL BE SUPPORTED BY METAL CLIPS.
8. ALL FLOOR DECK SHALL BE 3/4" GRADE C-D TONGUE AND GROOVE PLYWOOD.
9. ALL FLOOR AND ROOF DECKING SHALL BE INSTALLED WITH ANGULAR RING NAILS (STAPLES SHALL NOT BE PERMITTED) WITH INSTALLATION PROCEDURES CONFORMING TO THE GOVERNING AGENCY STAMPED ON THE SHEETS.
10. ALL ROOF AREAS THAT ARE OVER-FRAMED SHALL CONTAIN ROOF DECKING ON THE UNDER-FRAMED MATERIAL, UNLESS NOTED OTHERWISE.
11. WHERE INDICATED, ALL LUMBER NOTED AS "LVL" SHALL BE MICRO LAM LAMINATED VENEER LUMBER, AS MANUFACTURED BY TRUSS JOIST MC MILLAN.
12. WHERE INDICATED, ALL MEMBERS NOTED AS "BCI" SHALL BE TJI ENGINEERED WOOD JOISTS, AS MANUFACTURED BY TRUSS JOIST MC MILLAN. FLOOR BRIDGING AND/OR BLOCKING SHALL BE INSTALLED PER JOIST MANUFACTURER'S RECOMMENDATIONS.
13. ALL PLYWOOD AND STRUCTURAL USE PANELS SHALL CONFORM TO THE REQUIREMENTS OF THE APA - THE ENGINEERED WOOD ASSOCIATION.
14. ALL WALL STUDS CUT FOR OTHER TRADES OVER 1/4 OF THE STUD DEPTH SHALL BE DOUBLED.
15. SHOP DRAWINGS/SUBMITTALS ARE REQUIRED FOR THE FOLLOWING: JOISTS, HANGERS, BEAMS AND STEEL. PHOTOCOPYING OF CONTRACT DOCUMENTATION FOR SUBMITTAL PURPOSES SHALL NOT BE PERMITTED AND WILL BE REJECTED WITHOUT REVIEW.
16. WHERE STUD WALLS ARE GREATER THAN 8'-0", PROVIDE A ROW OF 2x SOLID HORIZONTAL BLOCKING.
17. ALL OPENINGS SHALL BE FRAMED BY DOUBLE MEMBERS UNLESS NOTED OTHERWISE.
18. PROVIDE 1"x4" CROSS-BRIDGING FOR ALL SOLID SAWN WOOD JOISTS AT 8'-0" ON-CENTER MAXIMUM SPACING AND 2x SOLID BLOCKING BETWEEN JOISTS AT ALL SUPPORTS AND PARTITIONS.
19. MINIMUM LUMBER ALLOWABLE DESIGN STRESSES SHALL BE AS FOLLOWS:

MEMBER	MODULUS OF ELASTICITY, E	FLEX. STRESS F _b	COMP. PERP. TO GRAIN F _{c⊥}	COMP. PARALLEL TO GRAIN F _c	HORIZ. SHEAR F _v
PEL COLUMNS	1.8 x 10 ⁶ psi	2400 psi	425 psi	2500 psi	190 psi
LVL	2.0 x 10 ⁶ psi	3100 psi	750 psi	3000 psi	285 psi
SPRUCE PINE FIR NORTH, NO. 2	1.4 x 10 ⁶ psi	875 psi	425 psi	1150 psi	135 psi
SPRUCE PINE FIR NORTH, (STUDS)	1.3 x 10 ⁶ psi	875 psi	425 psi	725 psi	135 psi
S-Y-P, NO. 2 (PRESSURE TREATED 2X5)	1.4 x 10 ⁶ psi	1350 psi	480 psi	1600 psi	175 psi
S-Y-P, NO. 2 (PRESSURE TREATED 2X6)	1.4 x 10 ⁶ psi	1150 psi	480 psi	1600 psi	175 psi

TYPICAL HEADER BEARING DETAIL

NOTE: STRAP BETWEEN HEADERS 8'-0" AND GREATER TO JACK STUD: SIMPSON H6.

TYPICAL SHEAR WALL DETAILS

NOTE: USE 2x4 WOOD STUDS AT SW1, 2x6 AT SW6

STRUCTURAL NOTES

1. MINIMUM 3'-0" FROST DEPTH TO BE MAINTAINED FOR ALL FOOTINGS. ALL FOOTINGS SHALL BEAR ON NATURAL NON-DISTURBED, COMPACT NON-ORGANIC MATERIALS.
2. CONTRACTOR TO COORDINATE EMBEDMENT OF ANCHOR BOLTS, HDU, ETC. INTO CONCRETE.
3. 5" CONC FLOOR SLAB ON GRADE REINFT W/ #4 @ 20" W/M (OR FIBER MESH) OVER 6" EL VAPOR BARRIER OR 6" MIN COMPACTED GRAVEL.
4. EXTERIOR SLABS TO BE POURED ON 6" MIN COMPACTED GRAVEL OVER COMPACTED GRANULAR SOILS PLACED IN 6" MAXIMUM LIFTS TO 5% COMPACTION RATIO.
5. ALL POSTS AND JAMBS TO BE FULLY SKINNED. PROVIDE 2x4 BLOCKING UNDER ALL POSTS AND JAMBS OF WINDOW AND DOOR OPENINGS. OPENINGS EXCEEDING 6'-0" IN WIDTH (SEE HEADER SCHEDULE).
6. ALL FRAMING LUMBER SHALL BE DRY (9% MAXIMUM MOISTURE CONTENT) SPRUCE PINE FIR No. 2 GRADE W/ A BASE VALUE F_b OF 875 PSI, EXCEPT AS NOTED ON THE ROOF FRAMING PLAN.
7. CONTRACTOR SHALL USE A P-RATED SHEATHING SYSTEM 3/4" T&G PLYWOOD DECKING GLEUED WITH PLANO ADHESIVE AND SCREWED AT 12" O.C. INTERMEDIATE, 8" O.C. ABOUT PERIMETER, UNLESS NOTED OTHERWISE.
8. ALL OPENINGS SHALL BE FRAMED WITH DOUBLE MEMBERS UNLESS SHOWN OTHERWISE-SEE HEADER SCHEDULE.
9. ALL LAMINATED VENEER LUMBER AND COMPOSITE LUMBER SHALL BE MICRO LAMS, TJI WOOD LAMBS, TIGERSTRAND OR PARALLAM AS PRODUCED BY TRUSS JOIST MC MILLAN, OR AN APPROVED EQUIVALENT.
10. ALL METAL FRAMING CONNECTIONS SHALL BE FULLY NAIL AS PER MANUFACTURER'S RECOMMENDATIONS.
11. CONTRACTOR TO SUBMIT FOR REVIEW EXACT CONNECTION MANUFACTURER'S DATA SHEETS FOR EACH TYPE OF CONNECTION SPECIFIED.
12. CONTRACTOR TO SUBMIT SHOP DRAWINGS (3 COPIES, OR 1 COPY W/ ELECTRONIC FILE) INCLUDING COMPLETE DETAILS FOR FABRICATION AND ASSEMBLY OF STRUCTURAL CONNECTIONS AND HANGERS.
13. ALL CONCRETE SHALL BE READY MIXED WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI @ 28 DAYS FOR INTERIOR SLABS, FOOTINGS AND WALLS, 4,000 PSI @ 28 DAYS FOR EXTERIOR SLABS AND WALLS. W/ 480 LBS CEMENT PER CY. T&G LUMBER, W/ 2 RATIO 1:3 MAXIMUM PORTLAND CEMENT SHALL BE ANSI ASTM C150, TYPE 1. AGGREGATE SHALL BE ANSI ASTM C33, WATER SHALL BE POTABLE.
14. CONTRACTOR SHALL VERIFY THE DIMENSIONS AND CONDITIONS OF ALL EXISTING STRUCTURAL IN THE FIELD. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING AND JOB SITE SAFETY RELATED TO ALL CONSTRUCTION MEANS AND METHODS.
15. ALL NAILED CONNECTIONS SHALL BE SECURED IN ACCORDANCE WITH THE CONNECTICUT STATE BUILDING CODE NAILING SCHEDULE UNLESS NOTED OTHERWISE ON DRAWINGS AND SCHEDULES.
16. ALL WINDOW AND DOOR HEADERS SHALL BE AS INDICATED ON SCHEDULE.
17. WHETHER OR NOT INDICATED ON THE FRAMING PLANS, THE CONTRACTOR SHALL DETAIL SOLID 2x BLOCKING AS FOLLOWS:
A. CEILING TO MATCH FRAMING DEPTH, SPACED 8'-0" O.C. MAX.
B. RAFTERS 2" NOMINAL LESS THAN RAFTER DEPTH, SPACED 8'-0" O.C. MAX.
18. ROOF SHEATHING: 1/2" PLYWOOD WITH 8D NAILS AT 6" ON CENTER AT PANEL EDGES.
19. RAFTER STRAPS AT RIDGE: SIMPSON L24X4 AT EVERY THIRD RAFTER.
20. RAFTER STRAPS TO WALL PLATE: SIMPSON H2 5A AT EACH RAFTER.
21. STRAP BETWEEN HEADERS 8'-0" AND GREATER TO JACK STUD: SIMPSON H6.
22. FIRST FLOOR STUD TO SILL PLATE: 1/2" PLYWOOD WITH 8D NAILS AT 2" ON CENTER.
23. SILL PLATE TO FOUNDATION WALL: 1/2" DIAMETER DOUBLE ZERO COATED ANCHOR BOLTS AT 48" ON CENTER WITH 1" X 3" X 1/4" WASHER (1'-0" MAXIMUM FROM EACH CORNER AND END OF PLATE).
24. EXTERIOR FLYWOOD SHEATHING: 1/2" PLYWOOD WITH 8D NAILS AT 6" ON CENTER AT PANEL EDGES UNLESS OTHERWISE NOTED.
25. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS. ANY CONFLICT BETWEEN DRAWINGS AND CODE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION.
26. CONTRACTOR SHALL NOT DEVIATE FROM DRAWINGS OR SPECIFICATIONS WITHOUT PRIOR APPROVAL OF ARCHITECT.

TITLE: NEW CONSTRUCTION
HAINS PARK BOATHOUSE AT ROGER'S LAKE
166 BOSTON POST ROAD
OLD LYME, CT 06371
TYPICAL STRUCTURAL NOTES AND DETAILS
HFB-BIDSET-REVISED - 07/23/15.DWG
NINA CUCCIO PECK
ARCHITECTURE & INTERIORS
9 HALLS ROAD PO BOX 841 OLD LYME, CONNECTICUT 06371
SCALE: AS NOTED
BID SET DATE: JULY 23, 2015
DRAWING RELEASE DATE: 07/23/15
CONTRACT SET DATE: 08/18/2015
S1.0

GALVANIZED FASTENER NOTES

ZMAX CONNECTORS AND G90 GALVANIZED FASTENERS SHALL BE USED FOR ALL SIMPSON CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD (TYPICAL). NAILS EXPOSED TO INCLEMENT CONDITIONS AND USED TO ASSEMBLE PRESSURE TREATED MATERIALS SHALL NOT BE INCOMPATIBLE WITH THE METAL IN THE HANGERS (I.E. COMMON WIRE NAILS AND/OR ROOFING NAILS). USE OF THESE FASTENERS IN TREATED WOOD MATERIALS AND SUBJECT TO "BIMETALLIC GALVANIC CORROSION" ACCELERATES THE CORROSION PROCESS IN SAID FASTENERS. MAI ARCHITECTS INDEMNIFIES ITSELF FROM ALL DAMAGES ASSOCIATED WITH THE USE OF INCOMPATIBLE FASTENERS AND RECOMMENDS COORDINATING APPROPRIATE FASTENERS WITH METAL CONNECTOR SUPPLIER.

WOOD HEADER SCHEDULE

ROUGH OPENING WIDTH	HEADER SIZE	JACK STUDS EACH SIDE	KING STUDS EACH SIDE
UP TO 3'-7"	(2)-2x6	2	1
3'-8" TO 4'-6"	(2)-2x8	2	2
4'-7" TO 5'-6"	(2)-2x10 OR (3)-2x8	2	2
5'-7" TO 6'-5"	(2)-2x12 OR (3)-2x10	2	2
BARN DOORS 8'-0"	(3) 2x12'S W/ (2) 1/2" PLYWOOD FILLERS	2	2

NOTES:
1. ABOVE SCHEDULE IS ONLY TO BE USED WHEN DOOR/ WINDOW HEADER SIZES ARE NOT SPECIFIED ON THE PLANS.
2. USE PLYWOOD/SHIMS BETWEEN HEADER PLYS TO MATCH HEADER TO WALL WIDTH.
3. CONSULT STRUCTURAL ENGINEER FOR OPENING SIZES GREATER THAN 6'-5" EXCEPT BARN DOORS

STRUCTURAL ABBREVIATIONS

@	AT	ENGR.	ENGINEER	SAW	SHEARWALL
BRG.	BEARING	EQ.	EQUAL	SCHED.	SCHEDULE
BD	BOARD	EX.	EXISTING	STD.	STANDARD
B.O.F.	BOTTOM OF FOOTING	E.W.	EACH WAY	STL.	STEEL
BTM	BOTTOM	FDL.	FOUNDATION	TEMP.	TEMPORARY
CMU	CONCRETE MASONRY	FTG.	FOOTING	T.O.P.	TOP OF
COL.	COLUMN	HDR.	HEADER	T.O.P.	TOP OF PIER
CONC.	CONCRETE	HOR.	HORIZONTAL	T.O.S.	TOP OF SLAB
CONT.	CONTINUOUS	IF, UF	INSIDE FACE	T.O.STL.	TOP OF STEEL
COORD.	COORDINATE	MFR.	MANUFACTURER	T.O.W.	TOP OF WALL
C.W.A.	COORD. W/ ARCH.	OC	ON CENTER	TRPL.	TRIPLE
C.W.C.	COORD. W/ CIVIL ENGR.	O.F., OF	OUTSIDE FACE	TYP.	TYPICAL
DBL.	DOUBLE	PMBM	PRE-ENGINEERED	U.N.O.	UNLESS NOTED
DIA.	DIAMETER	PL.	PLATE	VERT.	VERTICAL
EA.	EACH	P.T.	PRESSURE TREATED	W	WITH
E.C.	EPOXY-COATED	PROVD	PROVIDE		
E.F.	EACH FACE	REQD	REQUIRED		
ENGR.		REINF.	REINFORCING		

FLOOR DIAPHRAGM NOTES

FLOOR DECK SHALL BE 3/4" GRADE C-D TONGUE AND GROOVE WOOD DECKING. NAIL FLOOR DECK AT THE FOLLOWING SPACING:
104 @ 8" O.C. ALONG PANEL EDGES.
104 @ 12" O.C. FIELD NAILING.

BEAM / JOIST SPAN NOTES

#SPAN REFERS TO THE JOIST/BEAM SPANNING CONTINUOUS OVER THE SUPPORT, I.E. 2-SPAN MEANS ONE MEMBER SPANNING CONTINUOUS OVER ONE SUPPORT, 3-SPAN MEANS ONE MEMBER SPANNING CONTINUOUS OVER TWO SUPPORTS, ETC.

FRAMING PLAN NOTES

1. TOP OF PLYWOOD SUBFLOOR DECK ELEVATION= XX.XX' UNLESS NOTED OTHERWISE.. X.XX' INDICATES FLOOR DECK ELEVATION.
2. ——— INDICATES SPAN DIRECTION OF 3/4" TONGUE & GROOVE PLYWOOD FLOOR DECKING. DECKING SHALL BE GLEUED AND NAILED AT 6" O.C.
3. ALL INTERIOR AND EXTERIOR BEARING WALLS SHALL BE 2x6 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE TRIPLE 2x6 STUDS CONTINUOUS TO THE FOUNDATION AT ALL BEAM BEARING LOCATIONS.
4. INSTALL BLOCKING AND BRIDGING PER JOIST MANUFACTURER'S RECOMMENDATIONS.
5. PROVIDE DOUBLE FLOOR JOISTS BENEATH ALL NON-LOAD BEARING PARTITIONS.
6. 6. ALL NAILING SHALL BE FASTENED IN ACCORDANCE WITH TABLE 2304.9.1 OF THE CONNECTICUT STATE BUILDING CODE UNLESS NOTED OTHERWISE.
7. COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
8. COORDINATE ALL WALL PENETRATIONS, UTILITIES AND MECHANICAL CHASES WITH APPLICABLE TRADES.
9. (HD) ——— INDICATES SIMPSON HOLD-DOWN ANCHOR (SEE SHEARWALL SCHEDULE).
10. SW1-7 INDICATES PERFORATED SHEARWALL DESIGNATION (SEE SHEARWALL SCHEDULE ON DRAWING S2.0).
11. ■ INDICATES SOLID WOOD SAWN LUMBER OR PSL POSTS, SEE PLANS FOR SIZE
12. ☒ INDICATES WOOD POST. POSTS IN 2x6 WALLS SHALL BE BUILT-UP (3) 2x6 POSTS AND POSTS IN 2x4 WALLS SHALL BE BUILT-UP (4) 2x4 POSTS UNLESS NOTED OTHERWISE.
13. HDR. - INDICATES BUILT-UP 2x HEADER (SEE HEADER SCHEDULE).
14. ALL PLYWOOD WALL SHEATHING SHALL BE ORIENTED VERTICALLY.

TYPICAL SHEAR WALL DETAIL WITH OPENINGS

NOTE: USE 2x4 WOOD STUDS AT SW1, 2x6 AT SW6

TYPICAL SHEAR WALL DETAIL

NOTE: USE 2x4 WOOD STUDS AT SW1, 2x6 AT SW6

TYPICAL SIMPSON CONNECTORS & NOTES

2x RAFTERS BASE - 1/2" SERIES CLPS
2x RAFTER AT RIDGE BEAM - LSSU SERIES
2x RAFTER AT SKEWED BEAM - SUR/L SERIES
2x SLAB - U SERIES
T&G SLAB - 1/2" SERIES
ISOLATED WOOD POST CAP - PCPC/PC POST CAP
ISOLATED WOOD POST BASE - ABU BASE
LALLY COLUMN - LCC SERIES STEEL COLUMNS - CCOS SERIES
LVL/TA AT CMU W/ 8 SERIES
LVL BEAMS AS NOTED ON DRAWINGS
NOTES:
1. ALL HANGERS FULL DEPTH AND FULLY NAILED.
2. CONTRACTOR TO COORDINATE SLOPE/SKEW REQUIREMENTS OF CONNECTORS
3. INSTALLATION OF HANGERS SHALL BE CONCURRENT WITH FRAMING INSTALLATION.

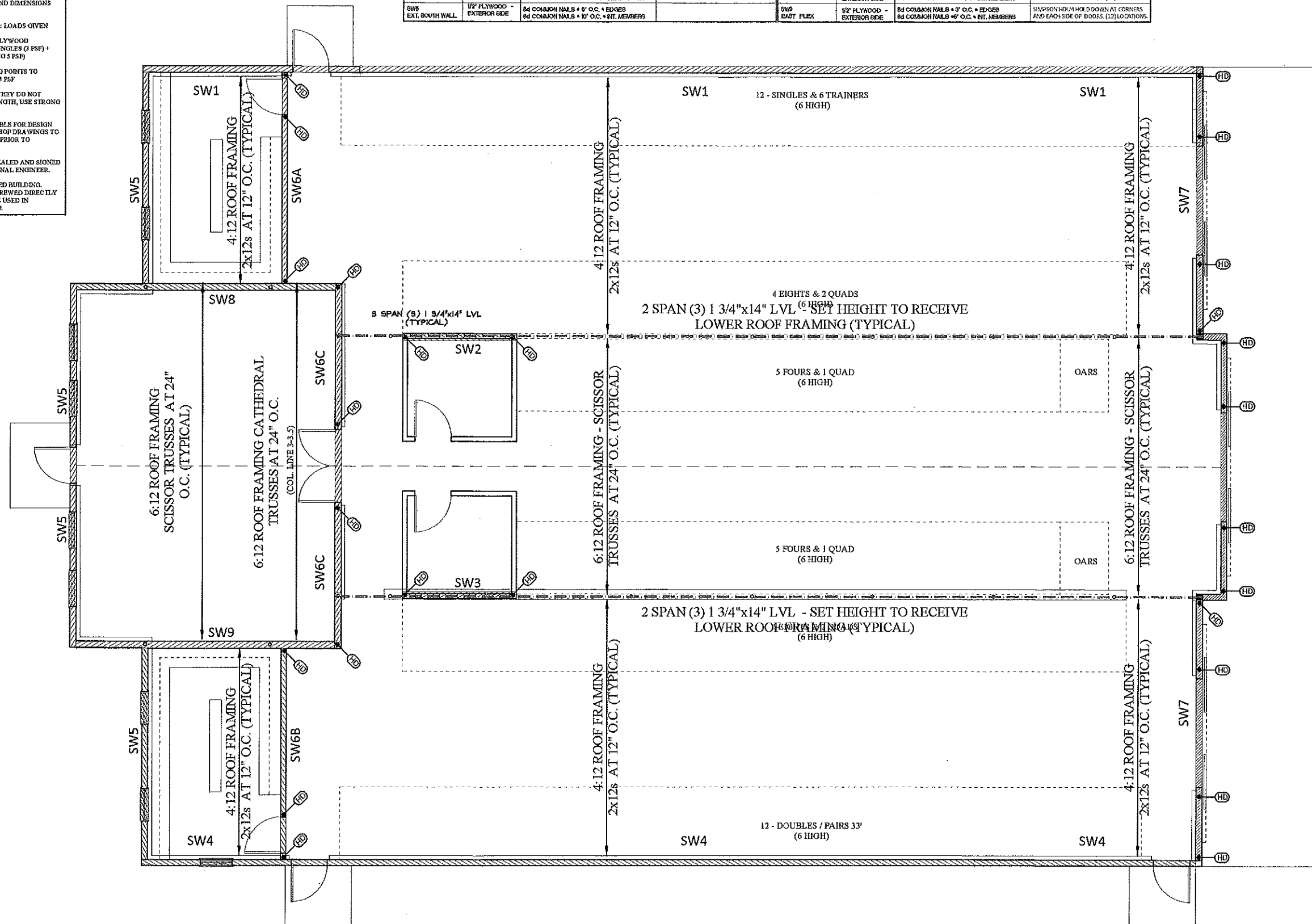
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS

2. ANY CONFLICT BETWEEN DRAWINGS AND CODE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION.

3. CONTRACTOR SHALL NOT DEVIATE FROM DRAWINGS OR SPECIFICATIONS WITHOUT PRIOR APPROVAL OF ARCHITECT.

1. GROUND SNOW LOAD 30 PSF, BASIC WIND SPEED 115 (3 SECOND GUSTS), 15 PSF DEAD LOAD TOP & BOTTOM CHORD, 30 PSF TOP CHORD
2. COORDINATE TRUSS GEOMETRY & DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
3. DESIGN LOADS FOR ROOF TRUSSES: LOADS GIVEN ARE ON HORIZONTAL PROJECTION.
DEAD LOADS: TRUSS DEAD LOAD + PLYWOOD SHEATHING (3 PSF) + WYERGLASS SINGLETS (3 PSF) + BOTTOM CHORD DEAD LOAD (CEILING 5 PSF)
4. ANCHOR ALL TRUSSES AT BEARING POINTS TO RESIST TOTAL UNIFORM UPLIFT OF 15 PSF
5. DESIGN TRUSS WEB MEMBERS SO THEY DO NOT REQUIRE BEARING ALONG THEIR LENGTH, USE STRONG BACKS IF REQUIRED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF TEMPORARY BRACING, SUBMIT SHOP DRAWINGS TO DESIGN PROFESSIONAL FOR REVIEW PRIOR TO FABRICATION.
7. SUBMIT TRUSS SHOP DRAWINGS SEALED AND SIGNED BY A CT STATE LICENSED PROFESSIONAL ENGINEER.
8. WIND LOADS ARE FOR AN ENCLOSED BUILDING.
CEILING BOARD CEILING MAY BE CURVED DIRECTLY TO BOTTOM CHORD, BUT CANNOT BE USED IN DETERMINING PERMANENT BRACING.

MARK	PANEL SIZE / TYPE	NAILING ATTACHMENT	REMARKS	MARK	PANEL SIZE / TYPE	NAILING ATTACHMENT	REMARKS
TYPICAL EXT. WEST WALL	1/2" PLYWOOD - EXTERIOR SIDE	6d COMMON NAILS + 6" O.C. = EDGES 8d COMMON NAILS + 10" O.C. = INT. MEMBERS		SW1A INT. LOCKERS	1/2" PLYWOOD - LOCKER SIDE	6d COMMON NAILS + 3" O.C. = EDGES 8d COMMON NAILS + 6" O.C. = INT. MEMBERS	SW1SW1A-HOLD DOWN AT CORNERS AND EACH SIDE OF DOORS. (3) LOCATION
SW1 EXT. WEST WALL	1/2" PLYWOOD - EXTERIOR SIDE	6d COMMON NAILS + 6" O.C. = EDGES 8d COMMON NAILS + 10" O.C. = INT. MEMBERS		SW1B INT. LOCKERS	1/2" PLYWOOD - LOCKER SIDE	6d COMMON NAILS + 3" O.C. = EDGES 8d COMMON NAILS + 6" O.C. = INT. MEMBERS	SW1SW1B-HOLD DOWN AT CORNERS AND EACH SIDE OF DOORS. (3) LOCATION
SW2 INTERIOR STORAGE	1/2" PLYWOOD - BOTH SIDES	6d COMMON NAILS + 6" O.C. = EDGES 8d COMMON NAILS + 6" O.C. = INT. MEMBERS	SW1SW2-HOLD-HOLD DOWN AT CORNERS. (2) LOCATIONS	SW1C INT. FLEX	1/2" PLYWOOD - FLEX SIDE	6d COMMON NAILS + 6" O.C. = EDGES 8d COMMON NAILS + 6" O.C. = INT. MEMBERS	SW1SW1C-HOLD DOWN AT CORNERS AND EACH SIDE OF DOORS. (4) LOCATION
SW3 INTERIOR OFFICE	1/2" PLYWOOD - EXTERIOR SIDE	6d COMMON NAILS + 6" O.C. = EDGES 8d COMMON NAILS + 6" O.C. = INT. MEMBERS	SW1SW3-HOLD-HOLD DOWN AT CORNERS. (2) LOCATIONS	SW1D EXT. NORTH WALL	1/2" PLYWOOD - EXTERIOR SIDE	6d COMMON NAILS + 6" O.C. = EDGES 8d COMMON NAILS + 6" O.C. = INT. MEMBERS	SW1SW1D-HOLD DOWN AT CORNERS AND EACH SIDE OF DOORS. (12) LOCATION
SW4 EXT. EAST WALL	1/2" PLYWOOD - EXTERIOR SIDE	6d COMMON NAILS + 6" O.C. = EDGES 8d COMMON NAILS + 10" O.C. = INT. MEMBERS		SW1E WEST FLEX	1/2" PLYWOOD - EXTERIOR SIDE	6d COMMON NAILS + 6" O.C. = EDGES 8d COMMON NAILS + 6" O.C. = INT. MEMBERS	SW1SW1E-HOLD DOWN AT CORNERS AND EACH SIDE OF DOORS. (12) LOCATION
SW5 EXT. SOUTH WALL	1/2" PLYWOOD - EXTERIOR SIDE	6d COMMON NAILS + 6" O.C. = EDGES 8d COMMON NAILS + 10" O.C. = INT. MEMBERS		SW1F EAST FLEX	1/2" PLYWOOD - EXTERIOR SIDE	6d COMMON NAILS + 6" O.C. = EDGES 8d COMMON NAILS + 6" O.C. = INT. MEMBERS	SW1SW1F-HOLD DOWN AT CORNERS AND EACH SIDE OF DOORS. (12) LOCATION



1. MINIMUM 3" OF FROOT DEPTH TO BE MAINTAINED FOR ALL FOOTINGS. ALL FOOTINGS SHALL BEAR ON NATURAL NON-DESTRUCTED, COMPACT NON-ORGANIC SOILS
2. CONTRACTOR TO COORDINATE EMBEDMENT OF ANCHOR BOLTS, HDU4, ETC INTO CONCRETE
3. 9" CONC FLOOR SLABS ON GRADE REINF W/6X6 W/2X2 @ 12" O.C. (OR FIBERREIN) OVER 6" GVL PAV BARRIER ON 9" MIN COMPACTED GRAVEL
4. EXTERIOR SLABS TO BE FURRED ON 1" MIN COMPACTED GRAVEL, OVER COMPACT GRANULAR SOILS PLACED IN 6" MAXIMUM LIFTS TO 99% COMPACTION RATIO
5. ALL POSTS AND JAMBS TO BE FULLY ERIKED. PROVIDE 2X4 BLOCKING UNDER ALL POSTS AND JAMBS OF WINDOW AND DOOR CASINGS EXCEEDING 6" IN WIDTH (SEE HEADER SCHEDULE)
6. ALL FRAMING LUMBER SHALL BE DRY (19% MAXIMUM MOISTURE CONTENT) AND USE FIRE RATED GRADE W/ BASE VALUES OF #1'S FSI, EXCEPT AS NOTED ON THE ROOF FRAMING PLAN
7. CONTRACTOR SHALL USE A P.A. RATED SHEATHING SYSTEM 3/4" T&O FLYWOOD DECKING GVL WITH #40S ADHESIVE AND SCREWED AT 12" O.C. INTERMEDIATE, @ O.C. ABOUT PERIMETER. UNLESS NOTED OTHERWISE
8. ALL OPENINGS SHALL BE FRAMED WITH DOUBLE MEMBERS UNLESS SHOWN OTHERWISE SEE HEADER SCHEDULE
9. ALL LAMINATED VENEER LUMBER AND COMPOSITE LUMBER SHALL BE MICROCLAY, T&O WOOD SLABS, TIMBERSTRAND OR PARALLEL GRN AS PRODUCED BY TRUSS LASH MACCUMBER, OR AN APPROVED EQUIVALENT
10. ALL METAL FRAMING CONNECTIONS SHALL BE FULLY NAILED AS PER MANUFACTURER'S RECOMMENDATIONS
11. CONTRACTOR TO SUBMIT FOR REVIEW EXACT CONNECTION MANUFACTURER'S DATA SHEETS FOR EACH TYPE OF CONNECTION SPECIFIED
12. CONTRACTOR TO SUBMIT SHOP DRAWINGS (3 COPIES, OR 1 COPY W/ ELECTRONIC PDF) INCLUDING COMPLETE DETAILS FOR FABRICATION AND ASSEMBLY OF ALL STRUCTURAL CONNECTIONS AND HANGERS
13. ALL CONCRETE SHALL BE READY MIXED WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI @ 28 DAYS FOR INTERIOR SLABS, FOOTINGS AND WALLS, 4,000 PSI @ 28 DAYS FOR EXTERIOR SLABS AND WALLS. 480 LBS. CEMENT PER CU. YD MINIMUM. W/ RATIO 40:50 MINIMUM. PORTLAND CEMENT SHALL BE ASTM C150, TYPE 1. AGGREGATE SHALL BE ASTM C33, #58 SHALL BE POTABLE
14. CONTRACTOR SHALL VERIFY THE DIMENSIONS AND CONDITIONS OF ALL EXISTING STRUCTURAL IN THE FIELD. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL TEMPORARY SHORING, BRACING AND JOB SITE SAFETY RELATED TO ALL CONSTRUCTION MEANS AND METHODS
15. ALL NAILED CONNECTIONS SHALL BE SECURED IN ACCORDANCE WITH THE CONNECTICUT STATE BUILDING CODE HANGING SCHEDULE UNLESS NOTED OTHERWISE ON DRAWINGS AND SCHEDULES
16. ALL WINDOW AND DOOR HEADERS SHALL BE AS INDICATED ON SCHEDULE
17. WHETHER OR NOT INDICATED ON THE FRAMING PLANS, THE CONTRACTOR SHALL INSTALL SILL OR BLOCKING AS FOLLOWS:
 - A. CEILING TO MATCH FRAMING DEPTH, SPACED 8" @ O.C. MAX
 - B. RAFTERS 2" NOMINAL LESS THAN RAFTER DEPTH, SPACED 8" @ O.C. MAX
18. ROOF SHEATHING: 1/2" PLYWOOD WITH 8D NAILS AT 6" ON CENTER AT PANEL EDGES
19. RAFTER STRAPS AT RIDGE: 2X4 @ 12" O.C. AT EVERY THIRD RAFTER
20. RAFTER STRAPS TO WALL PLATE: 2X4 @ 12" O.C. AT EVERY THIRD RAFTER
21. STRAP BETWEEN HEADERS 8" @ O.C. AND GREATER TO JACK STUD: 2X4 @ 12" O.C.
22. FIRST FLOOR STUD TO SILL PLATE: 1/2" PLYWOOD WITH 8D NAILS AT 2" ON CENTER
23. SILL PLATE TO FOUNDATION WALL: 1/2" DIAMETER DOUBLE END COATED ANCHOR BOLTS AT 48" ON CENTER WITH 3" X 3" X 1/4" WASHERS. (1" @ MAXIMUM FROM EACH CORNER AND END OF PLATE)
24. EXTERIOR FLYWOOD SHEATHING: 1/2" PLYWOOD WITH 8D NAILS AT 6" ON CENTER AT PANEL EDGES UNLESS OTHERWISE NOTED
25. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL GOVERNMENT CODES AND REGULATIONS. ANY CONFLICT BETWEEN DRAWINGS AND CODE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION.
26. CONTRACTOR SHALL NOT DEVIATE FROM DRAWINGS OR SPECIFICATIONS WITHOUT PRIOR APPROVAL OF ARCHITECT

TITLE: NEW CONSTRUCTION
**HAINS PARK BOATHOUSE
AT ROGER'S LAKE**
166 BOSTON POST ROAD
OLD LYME, CT 06371

SCHEME "A"
STRUCTURAL PLAN
HPB-DIDSET-REVISED-072315.DWG

NINA CUCCIO PECK
ARCHITECTURE & INTERIORS
9 HALLS ROAD PO BOX 841 OLD LYME, CONNECTICUT 06371

SCALE: AS NOTED	BID SET DATE: JULY 23, 2015
DRAWING RELEASE DATE: 07.23.15	CONTRACT SET DATE:

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GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS

2. ANY CONFLICT BETWEEN DRAWINGS AND CODE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION.

3. CONTRACTOR SHALL NOT DEVIATE FROM DRAWINGS OR SPECIFICATIONS WITHOUT PRIOR APPROVAL OF ARCHITECT.

WOOD TRUSS NOTES

1. GROUND SNOW LOAD 30 PSF, BASIC WIND SPEED 115 (3 SECOND GUSTS), 15 PSF DEAD LOAD TOP & BOTTOM CHORD, 30 PSF TOP CHORD

2. COORDINATE TRUSS GEOMETRY AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

3. DESIGN LOADS FOR ROOF TRUSSES: LOADS GIVEN ARE ON HORIZONTAL PROJECTION. DEAD LOADS: TRUSS DEAD LOAD + PLYWOOD SHEATHING (3 PSF) + FIBERGLASS SHINGLES (3 PSF) + BOTTOM CHORD DEAD LOAD (CEILING 5 PSF)

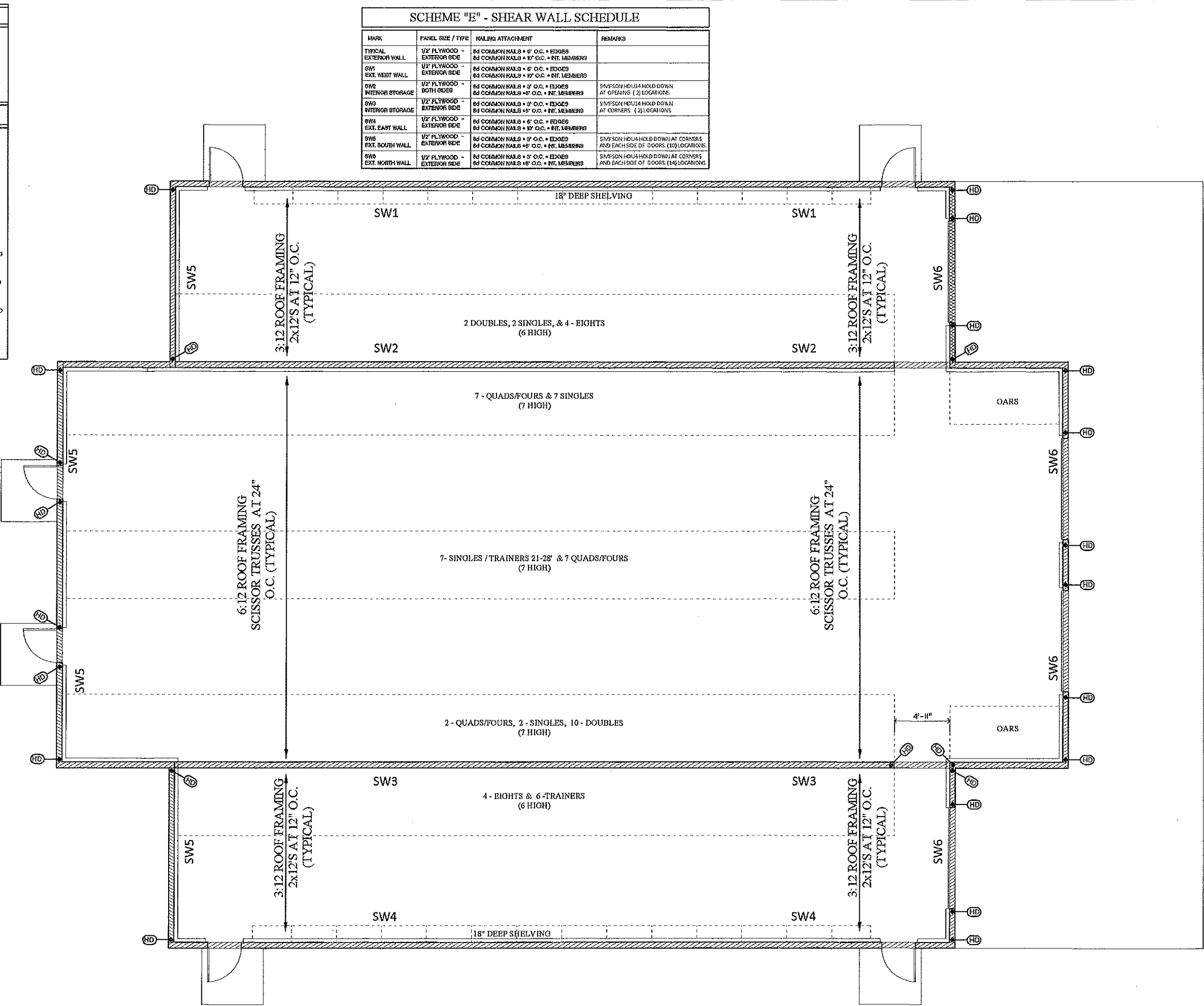
4. ANCHOR ALL TRUSSES AT BEARING POINTS TO RESIST TOTAL UNIFORM UPLIFT OF 15 PSF

5. DESIGN TRUSS WEB MEMBERS SO THEY DO NOT REQUIRE BRACING ALONG THEIR LENGTH, USE STRONG BACKS IF REQUIRED.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF TEMPORARY BRACING. SUBMIT SHOP DRAWINGS TO DESIGN PROFESSIONAL FOR REVIEW PRIOR TO FABRICATION.

7. SUBMIT TRUSS SHOP DRAWINGS SEALED AND SIGNED BY A CT STATE LICENSED PROFESSIONAL ENGINEER.

9. WIND LOADS ARE FOR AN ENCLOSED BUILDING. GYPSUM BOARD CEILING MAY BE SCREWED DIRECTLY TO BOTTOM CHORD, BUT CANNOT BE USED IN DETERMINING PERMANENT BRACING.



STRUCTURAL NOTES

1. MINIMUM 3'-0" FROST DEPTH TO BE MAINTAINED FOR ALL FOOTINGS. ALL FOOTINGS SHALL BEAR ON NATURAL NON-DISTURBED, COMPACT NON-ORGANIC SOILS

2. CONTRACTOR TO COORDINATE EMBEDMENT OF ANCHOR BOLTS, HDU4, ETC. INTO CONCRETE

3. 2" CONC. FLOOR SLAB ON GRADE REINF. W6X6-W2 @ 12" O.C. (OR FIBERGLASS) OVER GML VAPOR BARRIER ON 6" MIN COMPACTED GRAVEL

4. EXTERIOR SLABS TO BE POURED ON 6" MIN COMPACTED GRAVEL, OVER COMPACTED GRANULAR SOILS PLACED IN 8" MAXIMUM LIFTS TO 95% COMPACTION RATIO

5. ALL POSTS AND JAMBS TO BE FULLY SHKED. PROVIDE 2X4 BLOCKING UNDER ALL POSTS AND JAMBS OF WINDOW AND DOOR OPENINGS EXCEEDING 6'-0" IN WIDTH (SEE HEADER SCHEDULE)

6. ALL FRAMING LUMBER SHALL BE DRY (19% MAXIMUM MOISTURE CONTENT) SPROUCE PINE FIR NO 2 GRADE W/IA BASE VALUE TO OF \$15 PER FT, EXCEPT AS NOTED ON THE ROOF FRAMING PLAN

7. CONTRACTOR SHALL USE A 7-A RATED SHEATHING SYSTEM 3/4" T&G PLYWOOD DECORATED WITH EL-400 ADHESIVE AND SCREWED AT 12" O.C. INTERMEDIATE, 6" O.C. ABOUT PERIMETER. UNLESS NOTED OTHERWISE

8. ALL OPENINGS SHALL BE FRAMED WITH DOUBLE MEMBERS UNLESS SHOWN OTHERWISE. SEE HEADER SCHEDULE

9. ALL LAMINATED VENEER LUMBER AND COMPOSITE LUMBER SHALL BE MICROSLABS, TJI WOOD I SLABS, TIMBERSTRAND OR PARALLAMs AS PRODUCED BY TRUSS SLAB MANUFACTURER, OR AN APPROVED EQUIVALENT

10. ALL METAL FRAMING CONNECTIONS SHALL BE FULLY NAILED AS PER MANUFACTURER'S RECOMMENDATIONS

11. CONTRACTOR TO SUBMIT FOR REVIEW EXACT CONNECTION MANUFACTURER'S DATA SHEETS FOR EACH TYPE OF CONNECTION SPECIFIED

12. CONTRACTOR TO SUBMIT SHOP DRAWINGS (3 COPIES, OR 1 COPY W/ ELECTRONIC PDF) INCLUDING COMPLETE DETAILS FOR FABRICATION AND ASSEMBLY OF STRUCTURAL CONNECTIONS AND HANGERS

13. ALL CONCRETE SHALL BE READY MIXED WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI @ 28 DAYS FOR INTERIOR SLABS, FOOTINGS AND WALLS, 4,000 PSI @ 28 DAYS FOR EXTERIOR SLABS AND WALKWAYS, 480 LBS CEMENT PER CU. YD. MINIMUM W/C RATIO 40.53 MINIMUM PORTLAND CEMENT SHALL BE ASTM C150, TYPE I, AGGREGATE SHALL BE ASTM C33, WATER SHALL BE POTABLE

14. CONTRACTOR SHALL VERIFY THE DIMENSIONS AND CONDITIONS OF ALL EXISTING STRUCTURAL IN THE FIELD. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL TEMPORARY SHORING, BRACING AND JOB SITE SAFETY RELATED TO ALL CONSTRUCTION MEANS AND METHODS

15. ALL NAILED CONNECTIONS SHALL BE SECURED IN ACCORDANCE WITH THE CONNECTICUT STATE BUILDING CODE NAILING SCHEDULE UNLESS NOTED OTHERWISE ON DRAWINGS AND SCHEDULES

16. ALL WINDOW AND DOOR HEADERS SHALL BE AS INDICATED ON SCHEDULE

17. WHETHER OR NOT INDICATED ON THE FRAMING PLANS, THE CONTRACTOR SHALL INSTALL SOLID 2x BLOCKING AS FOLLOWS:
A. CEILING TO MATCH FRAMING DEPTH, SPACED 8'-0" O.C. MAX
B. RAFTERS 2" NOMINAL LESS THAN RAFTER DEPTH, SPACED 8'-0" O.C. MAX

18. ROOF SHEATHING: 1/2" PLYWOOD WITH 8d NAILS AT 6" ON CENTER AT PANEL EDGES

19. RAFTER STRAPS AT RIDGE: SHAPESON LST24 AT EVERY THIRD RAFTER

20. RAFTER STRAPS TO WALL PLATE: SHAPESON LST24 AT EACH RAFTER

21. STRAP BETWEEN HEADERS 8'-0" AND GREATER TO JACK STUD: SHAPESON H6

22. FIRST FLOOR STUD TO SILL PLATE: 1/2" PLYWOOD WITH 8d NAILS AT 2' ON CENTER

23. SILL PLATE TO FOUNDATION WALL: 1/2" DIAMETER DOUBLE ZINC COATED ANCHOR BOLTS AT 48" ON CENTER WITH 3" X 3" X 1/4" WASHER (1/4" MAXIMUM FROM EACH CORNER AND END OF PLATE)

24. EXTERIOR PLYWOOD SHEATHING: 1/2" PLYWOOD WITH 8d NAILS AT 6" ON CENTER AT PANEL EDGES UNLESS OTHERWISE NOTED

25. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS. ANY CONFLICT BETWEEN DRAWINGS AND CODE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION

26. CONTRACTOR SHALL NOT DEVIATE FROM DRAWINGS OR SPECIFICATIONS WITHOUT PRIOR APPROVAL OF ARCHITECT

TITLE: NEW CONSTRUCTION

HAINS PARK BOATHOUSE AT ROGER'S LAKE

166 BOSTON POST ROAD
OLD LYME, CT 06371

SCHEME "E"
STRUCTURAL PLAN

HPB-BIDSET-REVISED - 07/23/15.DWG

NINA CUCCIO PECK
ARCHITECTURE & INTERIORS
9 HALLS ROAD PO BOX 841 OLD LYME, CONNECTICUT 06371

SCALE: AS NOTED

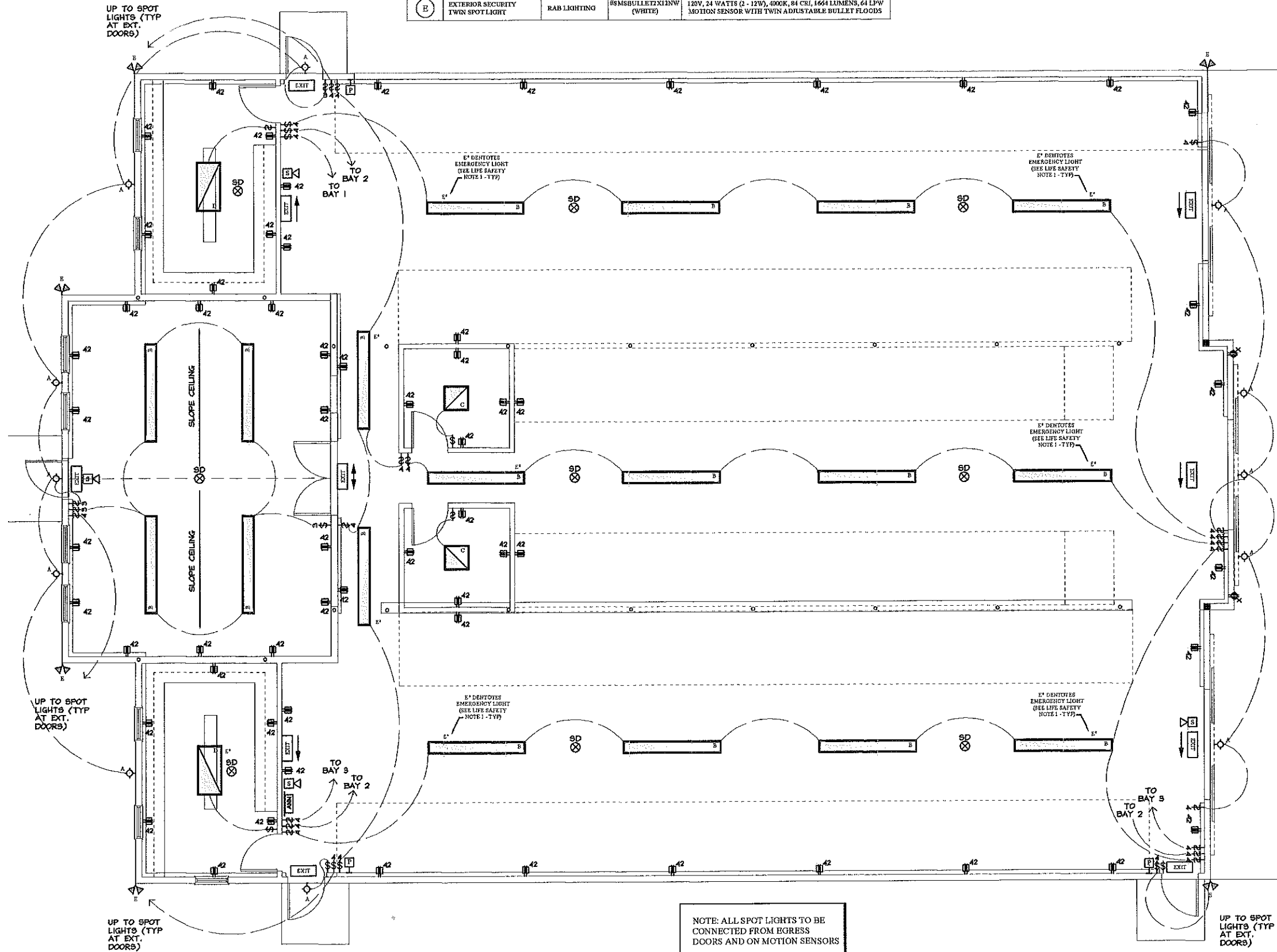
BID SET DATE: JULY 23, 2015

DRAWING RELEASE DATE: 07/23/15

CONTRACT SET DATE: (OFFICER OR DATA ABOVE)

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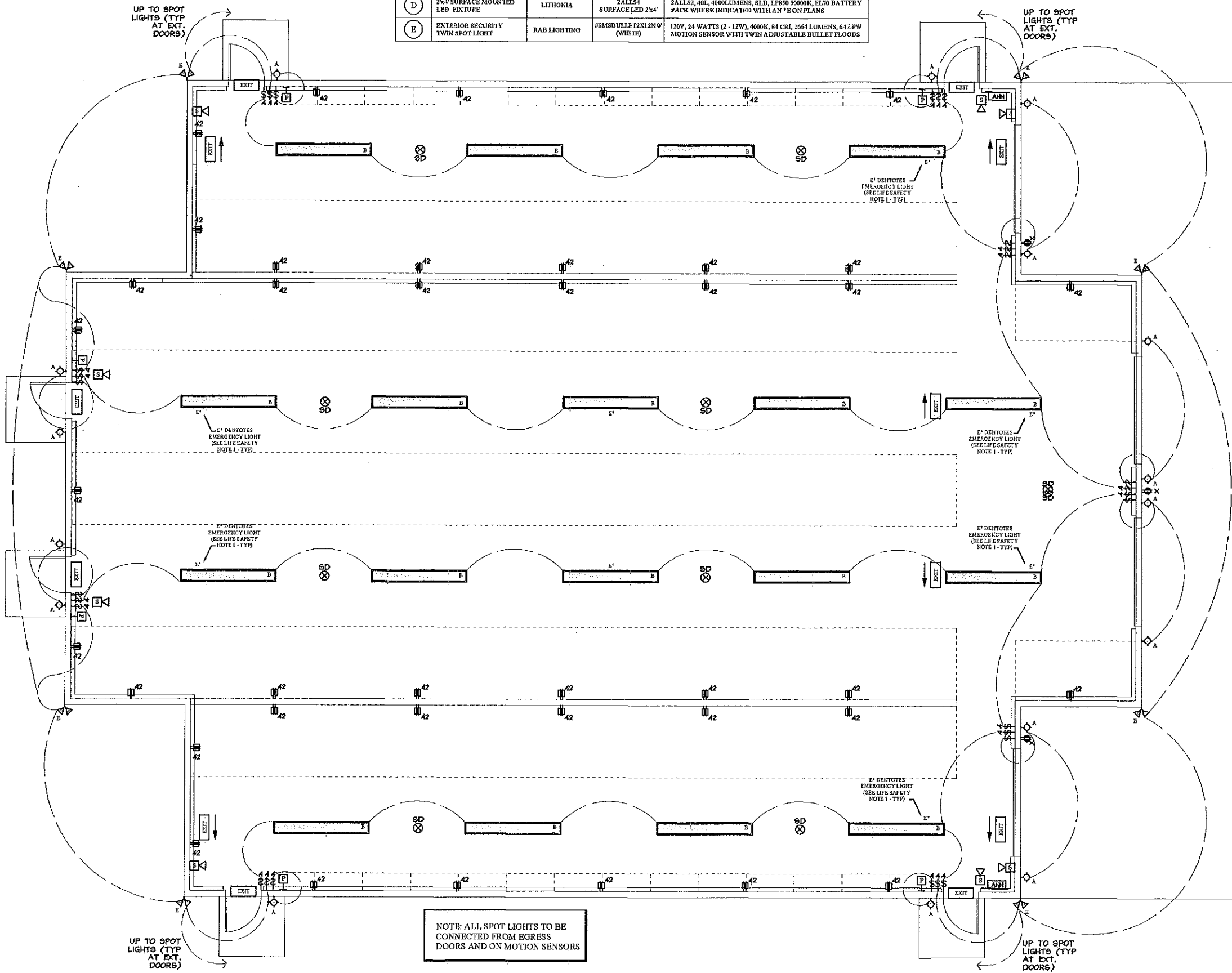
LIGHTING FIXTURE SCHEDULE				
KEY	TYPE	MANUF.	MODEL	REMARKS
(A)	EXT. WALL MOUNTED 4-LAMP LED SCONCE	T.B.D.	52190	CONTRACTOR TO INCLUDE THE COST OF WIRING AND INSTALLATION
(B)	HIGH BAY SUSPENDED 8' LED FIXTURE	LITHONIA	PTNS18 8' HIGH BAY SUSPENDED	WD, 03R DRIVER, 1P830 5000K, DWH WHITE JOINER, 11307 EMERGENCY BATTERY BACKUP PER PLANS MARKED "E" USE 120 AIRCRAFT CABLE AND FEED AS REQ'D PER MANUF. SPECS
(C)	2x2' SURFACE MOUNTED LED FIXTURE	LITHONIA	2ALLS2 SURFACE LED 2x2'	2ALLS2, 40C, 4000LUMENS, SLD, 1P830 50000K, EL70 BATTERY PACK WHERE INDICATED WITH AN "E" ON PLANS
(D)	2x4' SURFACE MOUNTED LED FIXTURE	LITHONIA	2ALLS4 SURFACE LED 2x4'	2ALLS2, 40L, 4000LUMENS, SLD, 1P830 50000K, EL70 BATTERY PACK WHERE INDICATED WITH AN "E" ON PLANS
(E)	EXTERIOR SECURITY TWIN SPOT LIGHT	RAB LIGHTING	9MSBULLETX121W (WHITE)	120V, 24 WATTS (2 - 12W), 4000K, 84 CRI, 1664 LUMENS, 64 LPW MOTION SENSOR WITH TWIN ADJUSTABLE BULLET FLOODS



ELECTRICAL LEGEND	
	SINGLE POLE SWITCH MOUNTED 40" A.F.F. UNLESS NOTED OTHERWISE
	3 WAY SWITCH MOUNTED 40" A.F.F. UNLESS NOTED OTHERWISE
	4 WAY SWITCH MOUNTED 40" A.F.F. UNLESS NOTED OTHERWISE
	DIMMER SWITCH (SEE NOTES) MOUNTED 40" A.F.F. UNLESS NOTED OTHERWISE
	15A CONVENIENCE OUTLET
	15A QUAD OUTLET MTD.
	15A CONV. OUTLET MTD. ABOVE COUNTER
	GROUND FAULT INTERRUPT RECEPTACLE MOUNTED (HEIGHT AS INDICATED OR 6" ABOVE BACKSPASH)
	15 AMP CONV. OUTLET - TOP HALF HOT (WALL SWITCH ACTIVATED)
	WATER PROOF (EXTERIOR) RECEPTACLE
	FLOOR OUTLET WITH SAFETY COVER (COORDINATE LOCATION IN THE FIELD W/ OWNER - ARCHITECT)
	QUAD OUTLET-GROUND FAULT DEACTIVATED
	20A DEDICATED REFRIGERATOR RECEPT. (VERIFY WITH MANUF. SPECS)
	30A RANGE/COOKTOP WALL OVEN RECEPTACLE (VERIFY WITH MANUF. SPECS)
	10A ELECTRIC DRYER RECEPTACLE (VERIFY WITH MANUF. SPECS)
	20A DEDICATED CLOTHES WASHER RECEPT (VERIFY WITH MANUF. SPECS)
	30A DISHWASHER RECEPTACLE (VERIFY WITH MANUF. SPECS)
	20A MICROWAVE RECEPTACLE (VERIFY WITH MANUF. SPECS)
	TELEPHONE JACK MTD.
	TELEPHONE JACK WALL MOUNTED
	COMBUSOL STRUCTURED WIRING
	PROGRAMMABLE THERMOSTAT
	LED CEILING MOUNTED LIGHT FIXTURE (SEE SCHEDULE FOR SIZE)
	PENDANT OR CHANDELIER LIGHT FIXTURE (SEE SCHEDULE FOR SYMBOL)
	FLUORESCENT LIGHT FIXTURE (HINGES SWITCHED AT JAMB)
	EXHAUST FAN (RECESSED) SEPARATELY SWITCHED
	EXTERIOR SPOT LIGHT (SEE SCHEDULE FOR SYMBOL)
	WALL MTD. EXTERIOR LIGHT FIXTURE (SEE SCHEDULE FOR SYMBOL)
	WALL MTD. INTERIOR LIGHT FIXTURE (SEE SCHEDULE FOR SYMBOL)
	WALL MTD. VALANCE LIGHT FIXTURE (SEE SCHEDULE FOR SYMBOL)
	SMOKE DETECTOR, HARDWIRED
	CARBON MONOXIDE DETECTOR, HARDWIRED
	COMBINATION SMOKE & CARBON MONOXIDE DETECTOR, HARDWIRED
	HEAT DETECTOR, HARDWIRED
	CEILING MOUNTED UTILITY LIGHT FIXTURE (SEE SCHEDULE FOR SYMBOL)
	CEILING MOUNTED LIGHT FIXTURE (SEE SCHEDULE FOR SYMBOL)
	EXTERIOR CEILING MTD. LIGHT FIXTURE (SEE SCHEDULE FOR SYMBOL)
	EXTERIOR POLE MTD. LIGHT FIXTURE (SEE SCHEDULE FOR SYMBOL)
	RECESSED CEILING FIXTURE (SEE SCHEDULE FOR SYMBOL)
	RECESSED DIRECTIONAL DOWNLIGHT - ARROW POINTS TOWARD OBJECT (SEE SCHEDULE FOR SYMBOL)
	CLO. MOUNTED FLUORESCENT STRIP (SEE SCHEDULE FOR SYMBOL)
	UNDERCABINET/TASK LIGHTING (SEE SCHEDULE FOR SYMBOL)
	CHAIN, CABLE OR STEM SUSPENDED LED FIXTURE (SEE SCHEDULE FOR SIZE & SYMBOL)
	CEILING MOUNTED PADDLE FAN W/ REMOTE (SEE SCHEDULE FOR SYMBOL)
	GAS METER
	WATER METER
	ALARM
	ELEC. METER
	EQUIPMENT MOTOR
	DISPOSAL (BATCH FEED)
	MOTION DETECTOR
	CABLE TV
	DOOR BELL / CHIME
	INTERCOM
	200 AMP CIRCUIT BREAKER PANEL - 200A SERVICE
	400 AMP CIRCUIT BREAKER PANEL - 400A SERVICE
	TRANS. AUTOMATIC TRANSFORMER SWITCH BOX

ELECTRICAL NOTES	
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL GOVERNING CODES AND REGULATIONS. AT THE TIME OF PERMIT APPLICATION, THE PERMIT APPLICANT SHALL STATE WHICH CODE WILL BE FOLLOWED.	
2. THE INTENT OF THESE DRAWINGS IS SCHEMATIC AND NATURE AND INTENDED ONLY TO PROVIDE DESIRED LOCATIONS FOR LIGHTING, COMMUNICATIONS, AND POWER. ALL ADDITIONAL ITEMS REQUIRED BY CODE SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.	
3. ALL SUBSTITUTION REQUEST SHALL BE MADE IN WRITING, NO LATER THAN 15 DAY AFTER START OF CONSTRUCTION.	
4. SUB CONTRACTOR SHALL CREDIT OWNER ALL COST SAVINGS FROM APPROVED SUBSTITUTIONS SUBMITTED AFTER BID.	
5. ANY WORK NOT REQUIRED BY CODE SHALL NOT BE PERFORMED UNLESS APPROVED BY THE ARCHITECT, NINA CUCCIO PECK. ANY QUESTIONS REGARDING WORK TO BE PERFORMED SHALL BE DIRECTED TO THE ARCHITECT: NINA CUCCIO PECK	
6. SUB CONTRACTOR TO INCLUDE WIRING OF ALL HVAC EQUIPMENT, AND BUILT IN APPLIANCES IN CONTRACT BID.	
7. ALL LIGHT FIXTURES IN HABITABLE SPACES SHALL HAVE DIMMER SWITCHES EXCEPT WHERE PROHIBITED BY CODE.	
8. ALL UTILITY, CRAWL & ATTIC SPACES SHALL HAVE TIMER SETTINGS.	
9. ALL EXTERIOR LIGHTS SHALL BE ON MOTION SENSORS. ALL EXTERIOR SPOT LIGHTS SHALL BE SWITCHED BACK TO EGRESS DOORS	
10. WORKING SPACE AND CLEARANCES. SUFFICIENT ACCESS AND WORKING SPACE SHALL BE PROVIDED AND MAINTAINED AROUND ALL ELECTRICAL AND MECHANICAL EQUIPMENT TO PERMIT READY AND SAFE OPERATION AND MAINTENANCE OF SUCH EQUIPMENT IN ACCORDANCE WITH THE CURRENT BUILDING CODE. THE DIMENSION OF THE WORKING SPACE IN THE DIRECTION OF ACCESS TO PANELBOARDS SHALL NOT BE NOT LESS THAN 36" IN DEPTH, WITH A MIN. HEAD HEIGHT OF 78".	
11. SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH THE CONNECTICUT STATE BUILDING & ELECTRICAL CODE	
12. ALL WIRING METHODS SHALL BE IN ACCORDANCE WITH THE CONNECTICUT STATE BUILDING & ELECTRICAL CODE	
13. ALL REQUIRED LIGHTING AND RECEPTACLES SHALL BE IN ACCORDANCE WITH THE CONNECTICUT STATE BUILDING & ELECTRICAL CODE	
14. ALL GFCI AND AFCI OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE CONNECTICUT STATE BUILDING & ELECTRICAL CODE. ALL FIRST FLOOR OUTLETS SHALL BE GFCI, MOUNTED 42" A.F.F.	
15. ALL 120V 15A & 20A RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT	
16. ALL CLOSET AND STORAGE AREA LUMINAIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE CONNECTICUT STATE BUILDING & ELECTRICAL CODE .12" MIN. CLEARANCE TO ALL INCANDESCENT FIXTURES. 6" MIN. CLEARANCE FROM ALL LED & FLUORESCENT UNLESS LISTED OTHERWISE.	
17. ALL REQUIRED EMERGENCY LIGHTING AND EXIT SIGNS (NOTE SHOWN) SHALL BE COORDINATED WITH THE LOCAL FIRE MARSHALL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID.	
18. PROVIDE 3 EXTERIOR OUTLETS IN BID, EXACT LOCATIONS TO BE DETERMINED IN THE FIELD.	
TITLE: NEW CONSTRUCTION HAINS PARK BOATHOUSE AT ROGER'S LAKE 166 BOSTON POST ROAD OLD LYME, CT 06371	
SCHEME "A" ELECTRICAL PLAN HPB-BIDSET-REVISED - 072315.DWG	
NINA CUCCIO PECK ARCHITECTURE & INTERIORS 9 HALLS ROAD PO BOX 841 OLD LYME, CONNECTICUT 06371	
SCALE: AS NOTED	BID SET DATE: JULY 23, 2015
DRAWING RELEASE DATE: 07.23.15	CONTRACT SET DATE: 07/23/15
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LIGHTING FIXTURE SCHEDULE				
KEY	TYPE	MANUF.	MODEL	REMARKS
(A)	EXT. WALL MOUNTED A-LAMP LED SCONCE	T.B.D.	5250 FIXTURE ALLOWANCE	CONTRACTOR TO INCLUDE THE COST OF WIRING AND INSTALLATION
(B)	HIGH BAY SUSPENDED 8' LED FIXTURE	LITHONIA	PINSL88' HIGH BAY SUSPENDED	VD, OSR DRIVER, LP850 3000K, DWH WHITE JOINER, I1207 EMERGENCY BATTERY BACKUP PER PLANS MARKED "E". USE 120 AIRCRAFT CABLE AND FEED AS REQ'D PER MANUF. SPECS
(C)	2x2' SURFACE MOUNTED LED FIXTURE	LITHONIA	2ALLS2 SURFACE LED 2x2'	2ALLS2, 40L, 4000LUMENS, SLD, LP850 30000K, EL70 BATTERY PACK WHERE INDICATED WITH AN "E" ON PLANS
(D)	2x4' SURFACE MOUNTED LED FIXTURE	LITHONIA	2ALLS4 SURFACE LED 2x4'	2ALLS2, 40L, 4000LUMENS, SLD, LP850 30000K, EL70 BATTERY PACK WHERE INDICATED WITH AN "E" ON PLANS
(E)	EXTERIOR SECURITY TWIN SPOT LIGHT	RAB LIGHTING	#SMSBULLET2X12NW (WHITE)	120V, 24 WATTS (2 - 12W), 4000K, 84 CRI, 1664 LUMENS, 64 LPW MOTION SENSOR WITH TWIN ADJUSTABLE BULLET FLOODS



ELECTRICAL LEGEND	
	SINGLE POLE SWITCH MOUNTED 40" A.F.F. UNLESS NOTED OTHERWISE
	3 WAY SWITCH MOUNTED 40" A.F.F. UNLESS NOTED OTHERWISE
	4 WAY SWITCH MOUNTED 40" A.F.F. UNLESS NOTED OTHERWISE
	DIMMER SWITCH (SEE NOTES)
	15A CONVENIENCE OUTLET
	15A QUAD OUTLET MTD
	15A CONV. OUTLET MTD ABOVE COUNTER
	GROUND FAULT INTERRUPTER RECEPTACLE MOUNTED (HEIGHT AS INDICATED OR 6" ABOVE BACKSLASH)
	15 AMP CONV. OUTLET - TOP HALF HOT (WALL SWITCH ACTIVATED)
	WATER PROOF (EXTERIOR) RECEPTACLE
	FLOOR OUTLET WITH SAFETY COVER (COORDINATE LOCATION IN THE FIELD W/ OWNER - ARCHITECT)
	QUAD OUTLET - GROUND FAULT DESIGNATED
	20A DEDICATED REFRIGERATOR RECEPT. (VERIFY WITH MANUF. SPECS)
	30A RANGE/COOKTOP/WALL OVEN RECEPTACLE (VERIFY WITH MANUF. SPECS)
	30A ELECTRIC DRYER RECEPTACLE (VERIFY WITH MANUF. SPECS)
	20A DEDICATED CLOTHES WASHER RECEPT. (VERIFY WITH MANUF. SPECS)
	30A DISHWASHER RECEPTACLE (VERIFY WITH MANUF. SPECS)
	20A MICROWAVE RECEPTACLE (VERIFY WITH MANUF. SPECS)
	TELEPHONE JACK MTD.
	TELEPHONE JACK WALL MOUNTED
	CONDUIT/STRUCTURED WIRING
	PROGRAMMABLE THERMOSTAT
	FLUORESCENT CEILING MOUNTED LIGHT FIXTURE (SEE SCHEDULE FOR SIZE)
	PENDANT OR CHANDELIER LIGHT FIXTURE (SEE SCHEDULE FOR SYMBOL)
	FLUORESCENT LIGHT FIXTURE CHANGE SWITCHED AT JAMB
	EXHAUST FAN (RECESSED) SEPARATELY SWITCHED
	EXTERIOR SPOT LIGHT (SEE SCHEDULE FOR SYMBOL)
	WALL MTD. EXTERIOR LIGHT FIXTURE (SEE SCHEDULE FOR SYMBOL)
	WALL MTD. INTERIOR LIGHT FIXTURE (SEE SCHEDULE FOR SYMBOL)
	WALL MTD. VALANCE LIGHT FIXTURE (SEE SCHEDULE FOR SYMBOL)
	SMOKE DETECTOR, HARDWIRED
	CARBON MONOXIDE DETECTOR, HARDWIRED
	COMBINATION SMOKE & CARBON MONOXIDE DETECTOR, HARDWIRED
	HEAT DETECTOR, HARDWIRED
	CEILING MOUNTED UTILITY LIGHT FIXTURE (SEE SCHEDULE FOR SYMBOL)
	CEILING MOUNTED LIGHT FIXTURE (SEE SCHEDULE FOR SYMBOL)
	EXTERIOR CEILING MTD. LIGHT FIXTURE (SEE SCHEDULE FOR SYMBOL)
	EXTERIOR POLE MTD. LIGHT FIXTURE (SEE SCHEDULE FOR SYMBOL)
	RECESSED CEILING FIXTURE (SEE SCHEDULE FOR SYMBOL)
	RECESSED DIRECTIONAL DOWNLIGHT - ARROW POINTS TOWARD OBJECT (SEE SCHEDULE FOR SYMBOL)
	CLG. MOUNTED FLUORESCENT STRIP (SEE SCHEDULE FOR SYMBOL)
	UNDERCABINET/TASK LIGHTING (SEE SCHEDULE FOR SYMBOL)
	CHAIN OR STEM SUSPENDED FLUORESCENT FIXTURE (SEE SCHEDULE FOR SIZE & SYMBOL)
	CEILING MOUNTED PADDLE FAN W/ REMOTE (SEE SCHEDULE FOR SYMBOL)
	GAS METER
	WATER METER
	ALARM
	ELEC. METER
	EQUIPMENT MOTOR
	DISPOSAL (BATCH FEED)
	MOTION DETECTOR
	CABLE TV
	DOOR BELL / CHIME
	INTERCOM
	200 AMP CIRCUIT BREAKER PANEL - 200A SERVICE
	400 AMP CIRCUIT BREAKER PANEL - 400A SERVICE
	AUTOMATIC TRANSFORMER SWITCH BOX

LIFE SAFETY NOTES	
1. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE MEANT FOR THE ARCHITECT'S INTENTION FOR LAYOUT ONLY. ACTUAL SIZES, QUANTITIES AND HEAD LOCATIONS TO BE AS REQUIRED BY CODE. REFER TO SPECIFICATIONS FOR MATERIALS, INSTALLATION AND SUBMITTALS.	
2. CONTRACTOR SHALL PROVIDE STAMPED SHOP DRAWINGS AND CALCULATIONS BY FIRE PROTECTION ENGINEER TO BE SUBMITTED TO ARCHITECT AFTER FIRE MARSHALL AND OWNER'S INSURANCE COMPANY SIGN OFF, FOR APPROVAL INCLUDING FINAL DETERMINATION OF ALL QUANTITIES AND LOCATIONS.	
3. CONTRACTOR SHALL PROVIDE STAMPED AS BUILT DRAWINGS BY FIRE PROTECTION ENGINEER TO BE SUBMITTED TO ARCHITECT FOR FIRE DEPARTMENT AND OWNER'S INSURANCE COMPANY FOR FINAL APPROVAL.	
4. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING & PAYING FOR OF ALL PERMITS AND FEES AS REQUIRED BY ALL GOVERNING CODES AND REGULATION.	
5. CONTRACTOR TO COORDINATE ALL ELECTRICAL REQUIREMENTS WITH ELECTRICIAN PRIOR TO THE PLACEMENT OF ANY MATERIAL AND EQUIPMENT ORDERS.	
LIFE SAFETY LEGEND	
	ANNUNCIATOR PANEL WITH DRILL SWITCH
	PHOTOELECTRIC SMOKE DETECTOR W/BATTERY BACKUP, HARD WIRED & CENTRALLY MONITORED
	CARBON MONOXIDE DETECTOR, HARDWIRED, CENTRALLY MONITORED
	ILLUMINATED EXIT SIGN W/INTEGRAL NICKEL CADMIUM BATTERY, ARROW FOR DIRECTION (SEE 2 BELOW)
	TWIN EMERGENCY LIGHT W/INTEGRAL NICKEL CADMIUM BATTERY (SEE 3 BELOW)
	HEAT DETECTOR
	STROBE
	HORN & STROBE
	RED BEACON
	PULL STATION
LIFE SAFETY FIXTURES	
1. TYPICAL FIXTURES ALL REQUIRED BY LOCAL / REMOTE EMERGENCY BATTERIES AND CHARGERS SHALL BE NICKEL CADMIUM SELF DIAGNOSTICS TYPE, AND CIRCUITED FOR TWO LAMP OPERATION (WHERE FIXTURE HAS TWO OR MORE LAMPS) - CIRCUIT FIXTURE WITH TWO POWER FEEDS, (1) SWITCHED AND (2) NON-SWITCHED (FOR CONSTANT BATTERY CHARGING)	
2. UNIVERSAL EMERGENCY EXIT SIGN MANUF: LITHONIA LIGHTING MODEL: #ELMS-S-W-3-R-120/277-ELN-SD VOLTAGE: 120/277V LAMP: LED / RED BALLAST: SELF DIAGNOSTICS REMARKS: INTEGRAL NICKEL CADMIUM BATTERY AND CHARGER. CIRCUIT TO NON-SWITCHED SIDE OF LOCAL LIGHT CIRCUIT	
3. EMERGENCY TWIN HEAD LIGHTING MANUF: LITHONIA LIGHTING MODEL: #ELMS-S-W-3-R-120/277-ELN-SD VOLTAGE: 120/277V INPUT, 6W OUTPUT. LAMP: (2) 9W, 6V KRYPTON BALLAST: SELF DIAGNOSTICS REMARKS: INTEGRAL NICKEL CADMIUM BATTERY AND CHARGER. CIRCUIT TO NON-SWITCHED SIDE OF LOCAL LIGHT CIRCUIT	
TITLE: NEW CONSTRUCTION HAINS PARK BOATHOUSE AT ROGER'S LAKE 166 BOSTON POST ROAD OLD LYME, CT 06371	
SCHEME "E" ELECTRICAL PLAN HFB-BUDGET-REVISED - 072115.DWG	
NINA CUCCIO PECK ARCHITECTURE & INTERIORS 9 HALLS ROAD PO BOX 841 OLD LYME, CONNECTICUT 06371	
SCALE: AS NOTED	BID SET DATE: JULY 23, 2015
DRAWING RELEASE DATE: 07.23.15	CONTRACT SET DATE: (DIFFERENT DATES ABOVE)
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