

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. Huchinson**, an alternate on the Zoning Board of Appeals (ZBA) in attendance. **N. Huchinson** 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. Huchinson** 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.

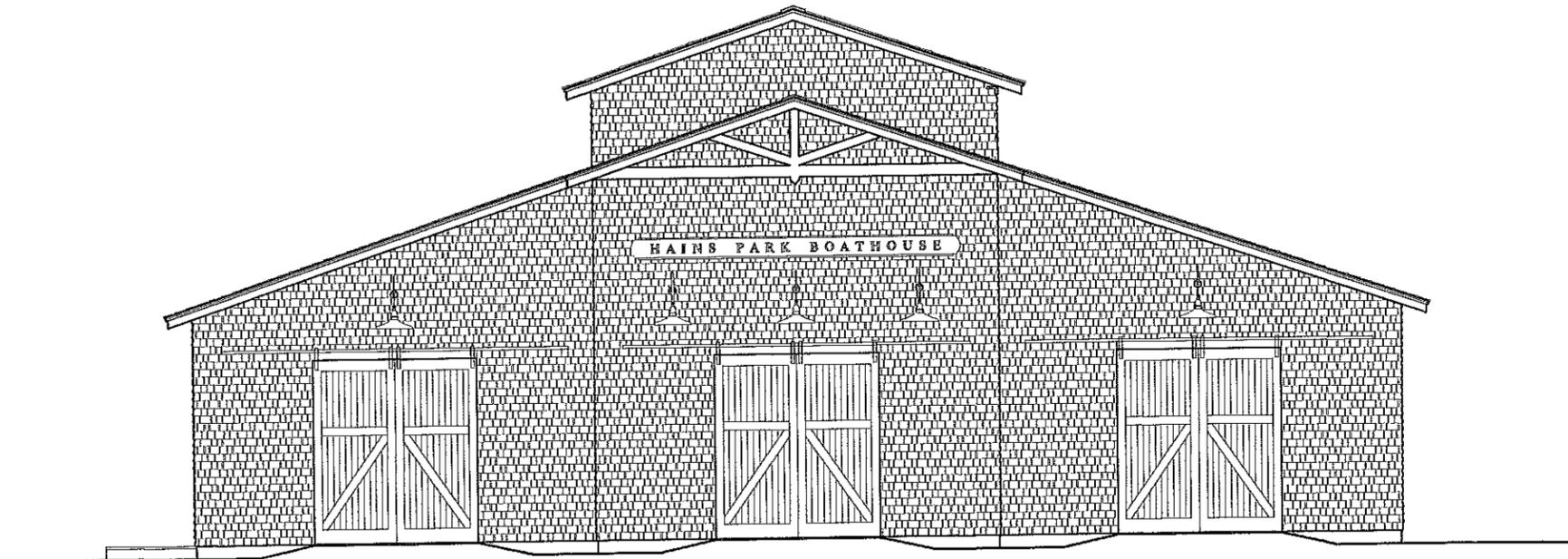
MOTION TO ADJOURN> PG (PF) 8:31 p.m. 6-0-0

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

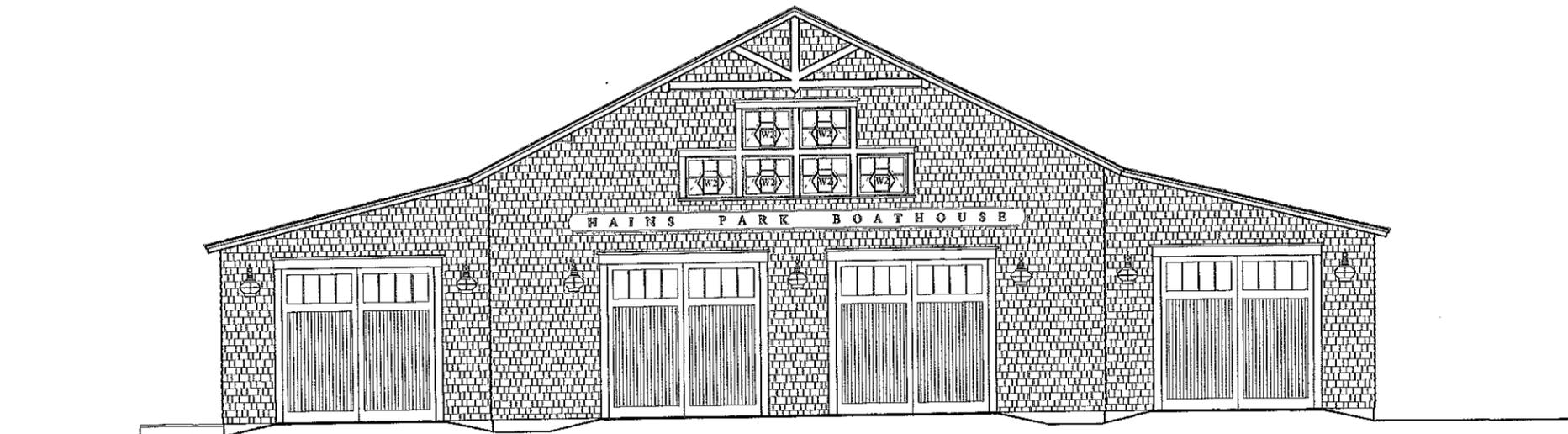
HAINS PARK BOATHOUSE AT ROGER'S LAKE

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

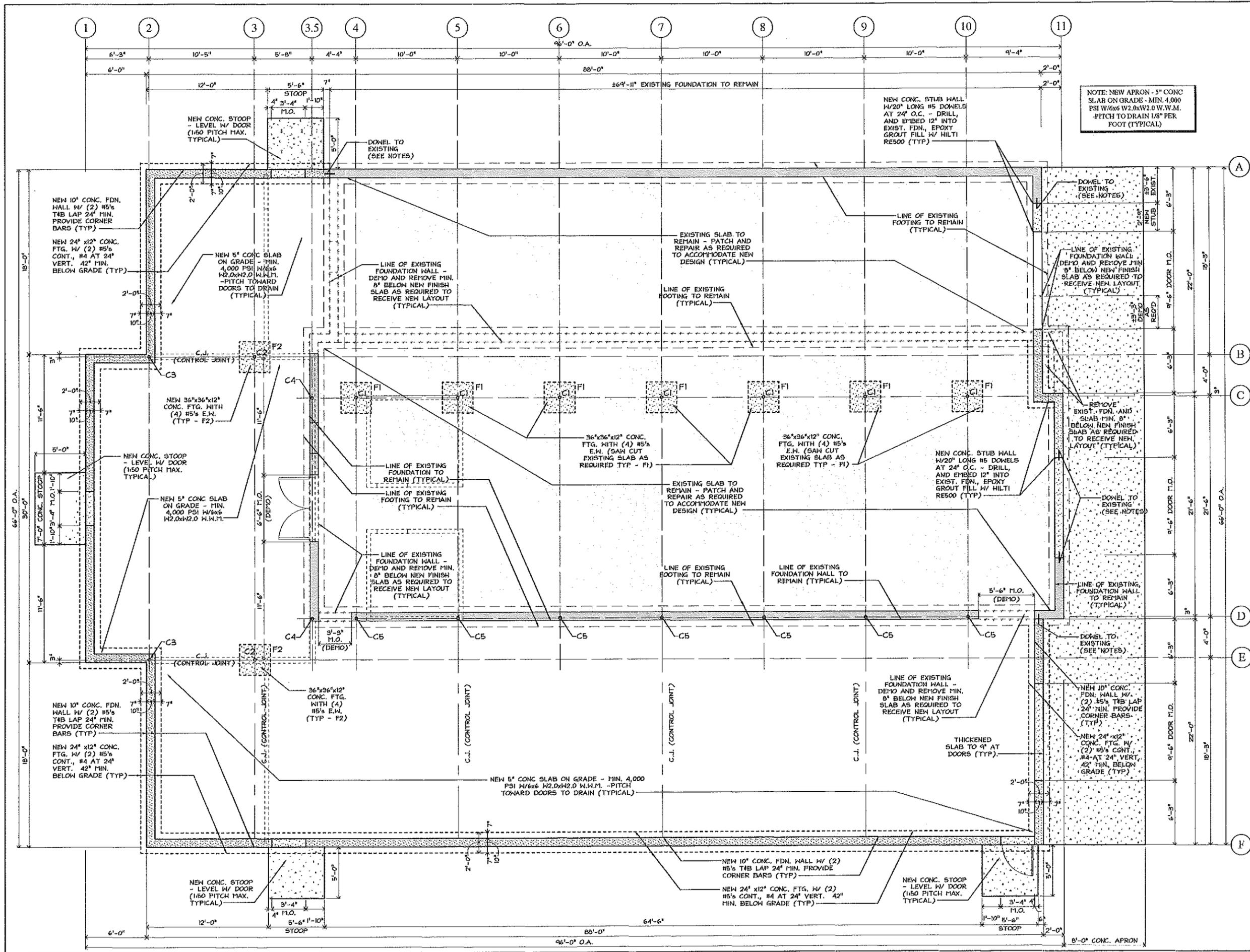
HPB-BIDSET-REVISED-072315.DWG

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

SCALE: AS NOTED
BID SET DATE: JULY 23, 2015

DRAWING RELEASE DATE: 0723.15
CONTRACT SET DATE: (REFUSION SET DATE AS NOTED)

T1.0



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

166 BOSTON POST ROAD
 OLD LYME, CT 06371

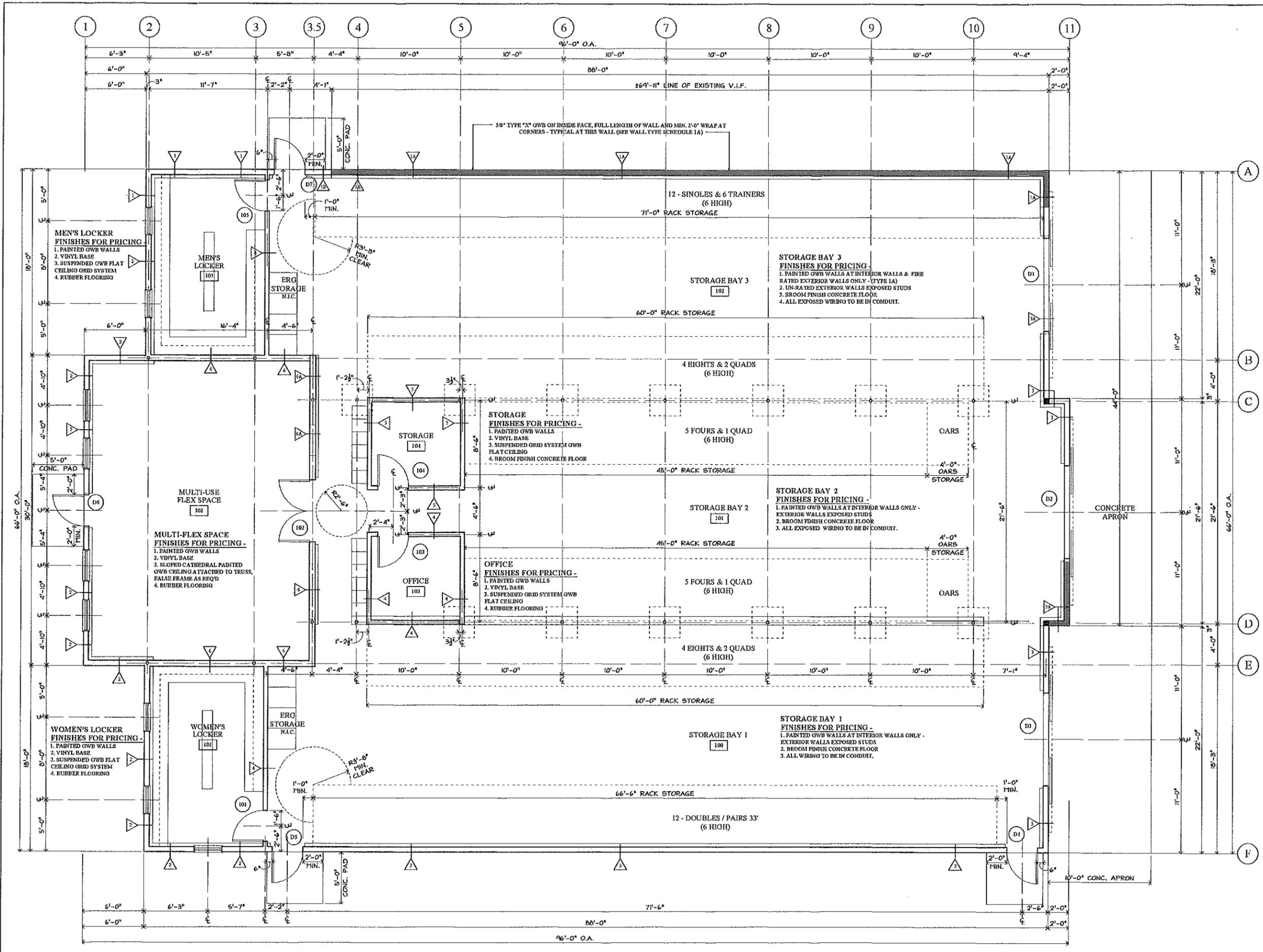
SCHEME "A" - PROPOSED
FOUNDATION PLAN
 HFB-BIDSET-REVISED-072315.DWG

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 (10/15/15/16/17)

A2.0a



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

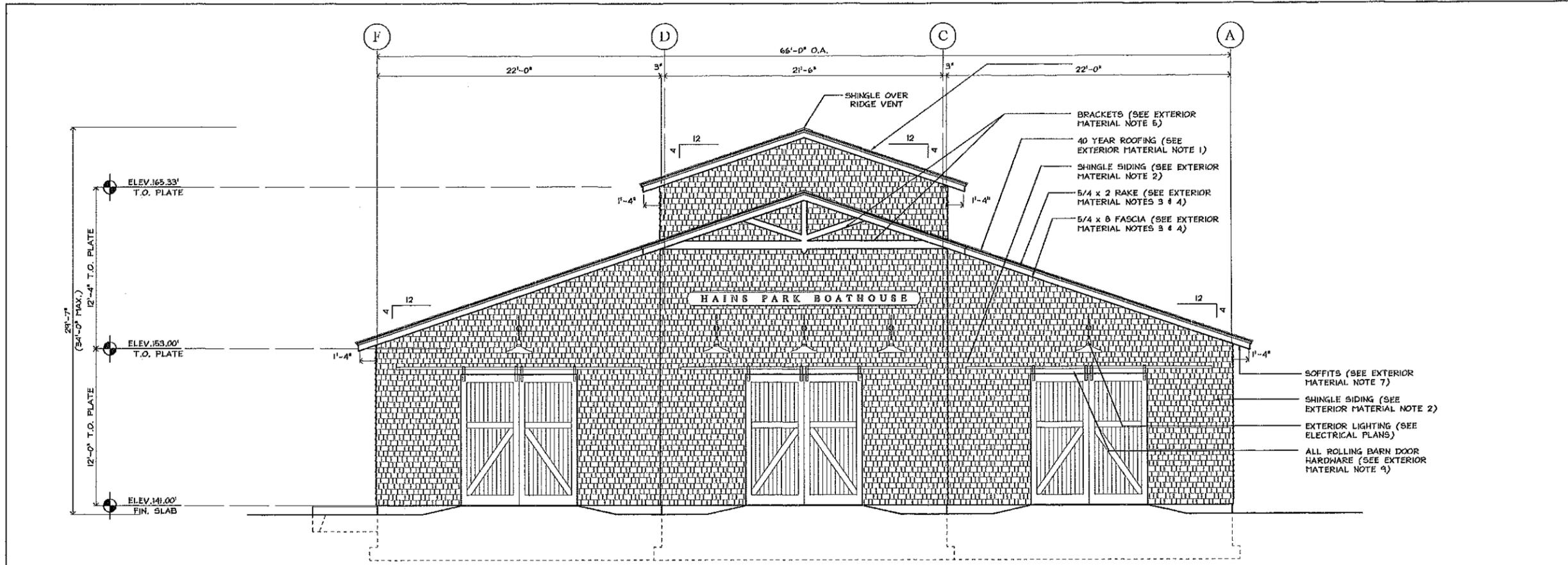
166 BOSTON POST ROAD
 OLD LYME, CT 06371

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

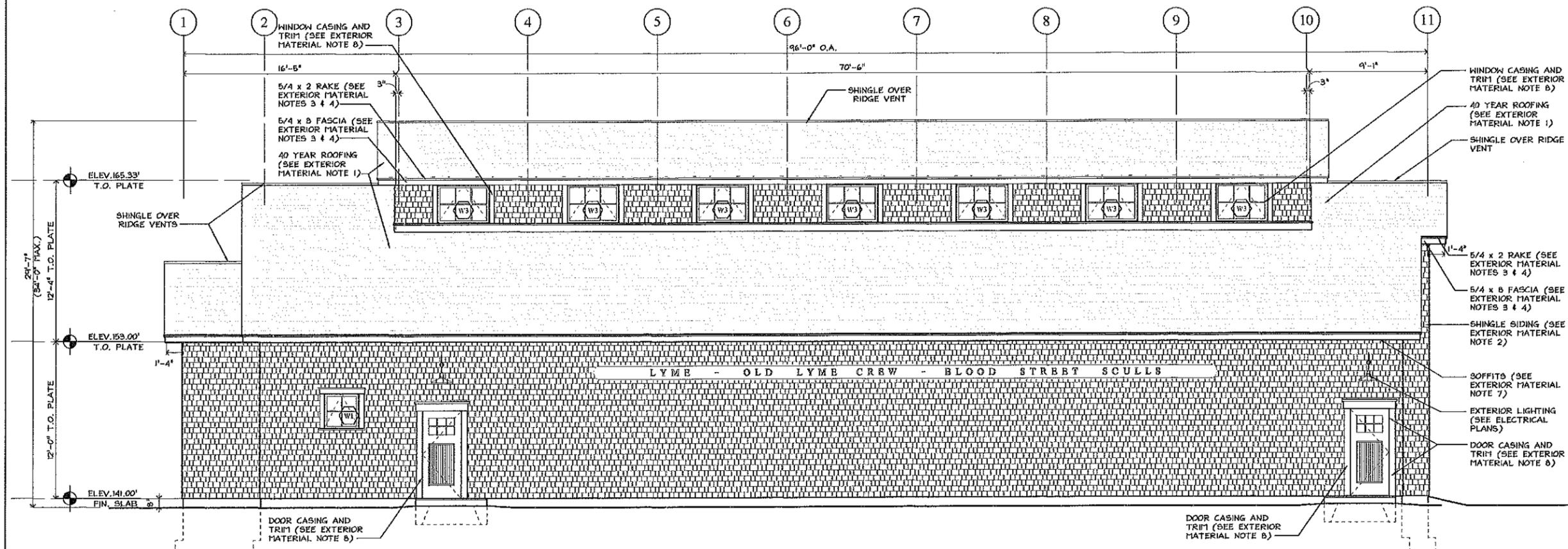
NINA CUCCIO PECK
 ARCHITECTURE & INTERIORS
 9 HALLS ROAD PO BOX 841 OLD LYME, CONNECTICUT 06371

| | |
|----------------------------------|---|
| SCALE: AS NOTED | BID SET DATE: JULY 23, 2015 |
| DRAWING RELEASE DATE: 0723.15 | CONTRACT SET DATE: (SEE BIDDING DATES A6072) |

A2.1a

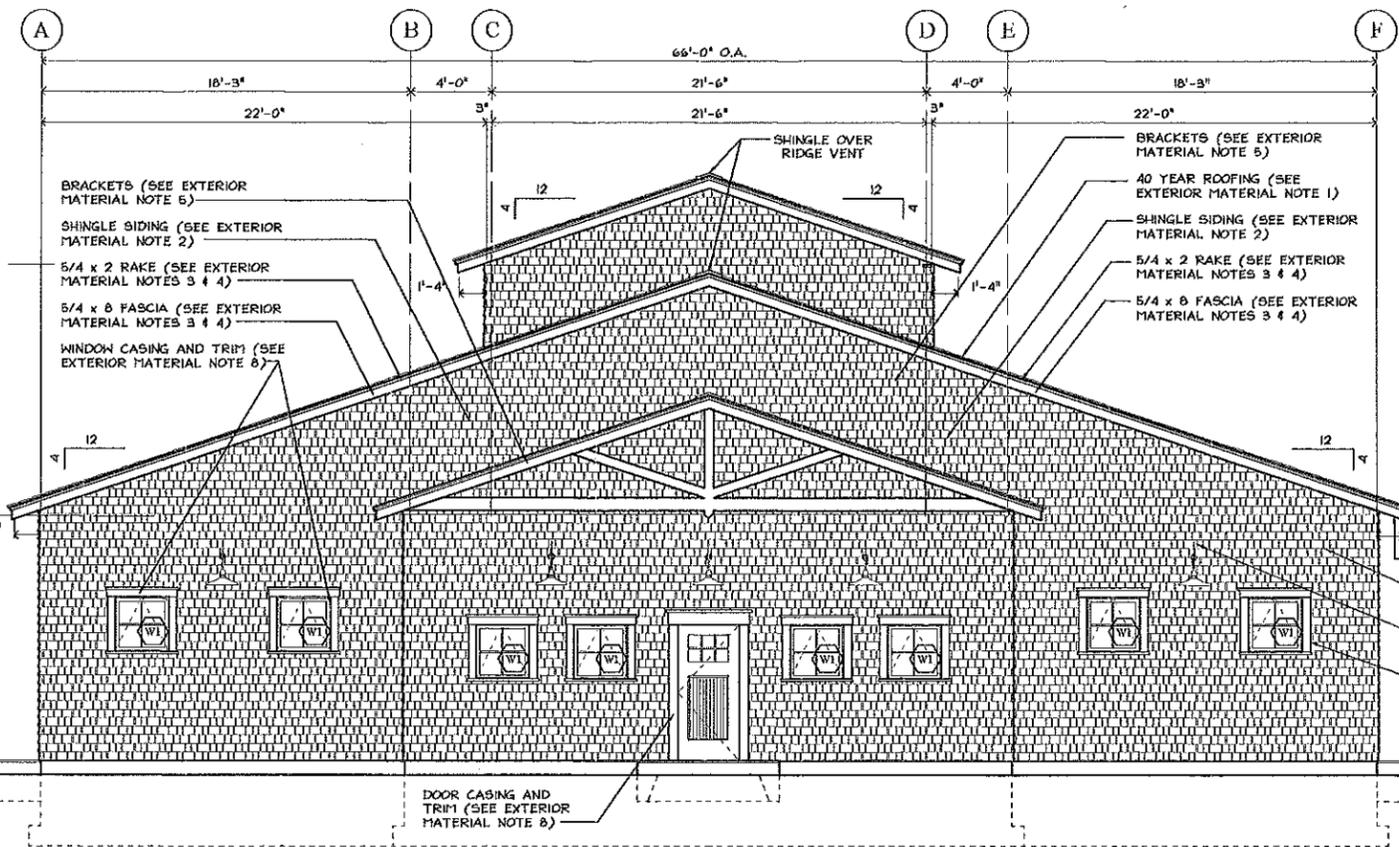


NORTH (ROGERS LAKE) ELEVATION

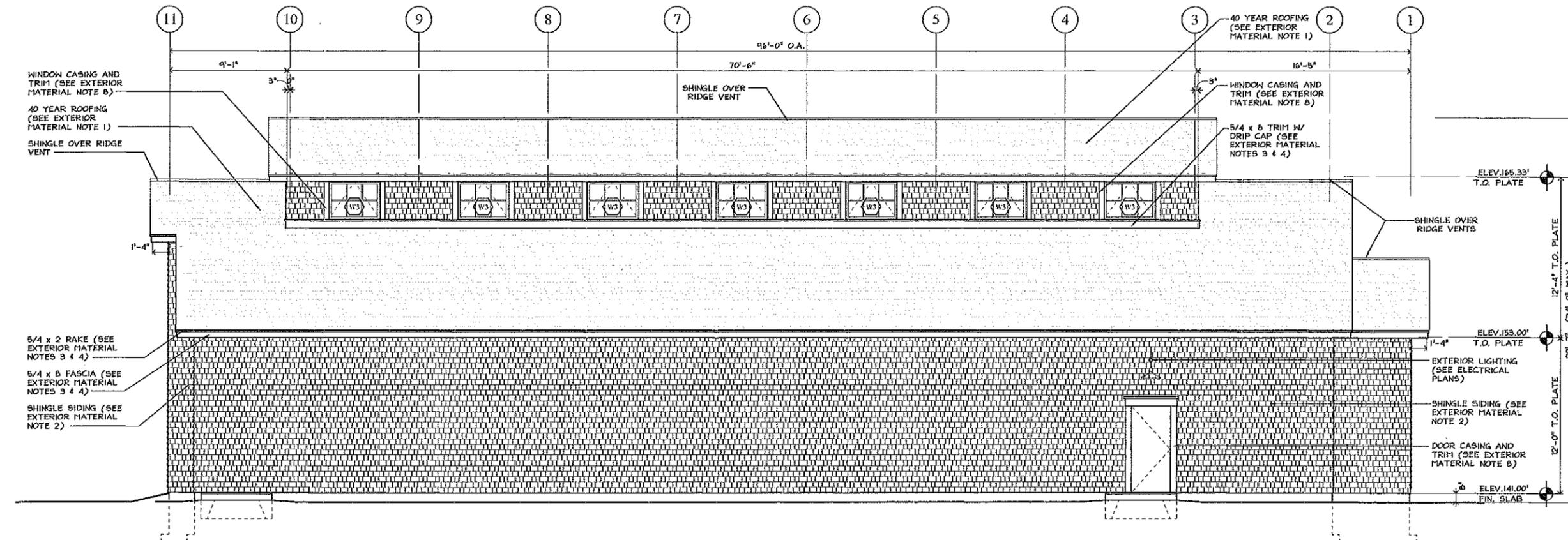


BOSTON POST ROAD (EAST) ELEVATION

| 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 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, (1") OR EQUAL. | |
| 2. ALL VINYL SHINGLE SIDING SHALL BE CERTAINTED TRIPLE 3/8" 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 APPURTENANCES SHALL BE PAINTED BORAL 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 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 3/8" INVISIBENT VINYL SOFFIT W/1" CHANNELS, COLOR AS SELECTED BY ARCHITECT. ALL HEADWALLS AT HIP ROOFS SHALL HAVE CORA-VENT X3 SHINGLE OVER VENT W/ WATER 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 5/4x1 1/2" W/3/4x2" 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 1. SIDING - HARD-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 ABERNATHY MAHOGANY BOARDS WITH CONTINUOUS COR-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 "E" 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 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 |
| 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
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 SHEED 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)
3. UNLESS NOTED OTHERWISE ALL EXTERIOR TRIM, MOLDINGS AND AFFURTENANCES SHALL BE PAINTED BORAL 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 3 1/2" INVISIBENT VINYL SOFFIT W/ 1" CHANNELS, COLOR AS SELECTED BY ARCHITECT. ALL HEADWALLS AT HIP ROOFS SHALL HAVE CORA-VENT X3 SHINGLE OVER VENT W/ WINTER GUARD (SEE MANUFACTURERS 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/ 5/4"x2" 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 - HADI-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 MAHOGANY 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 "B" OVERHEAD DOOR SPEC.

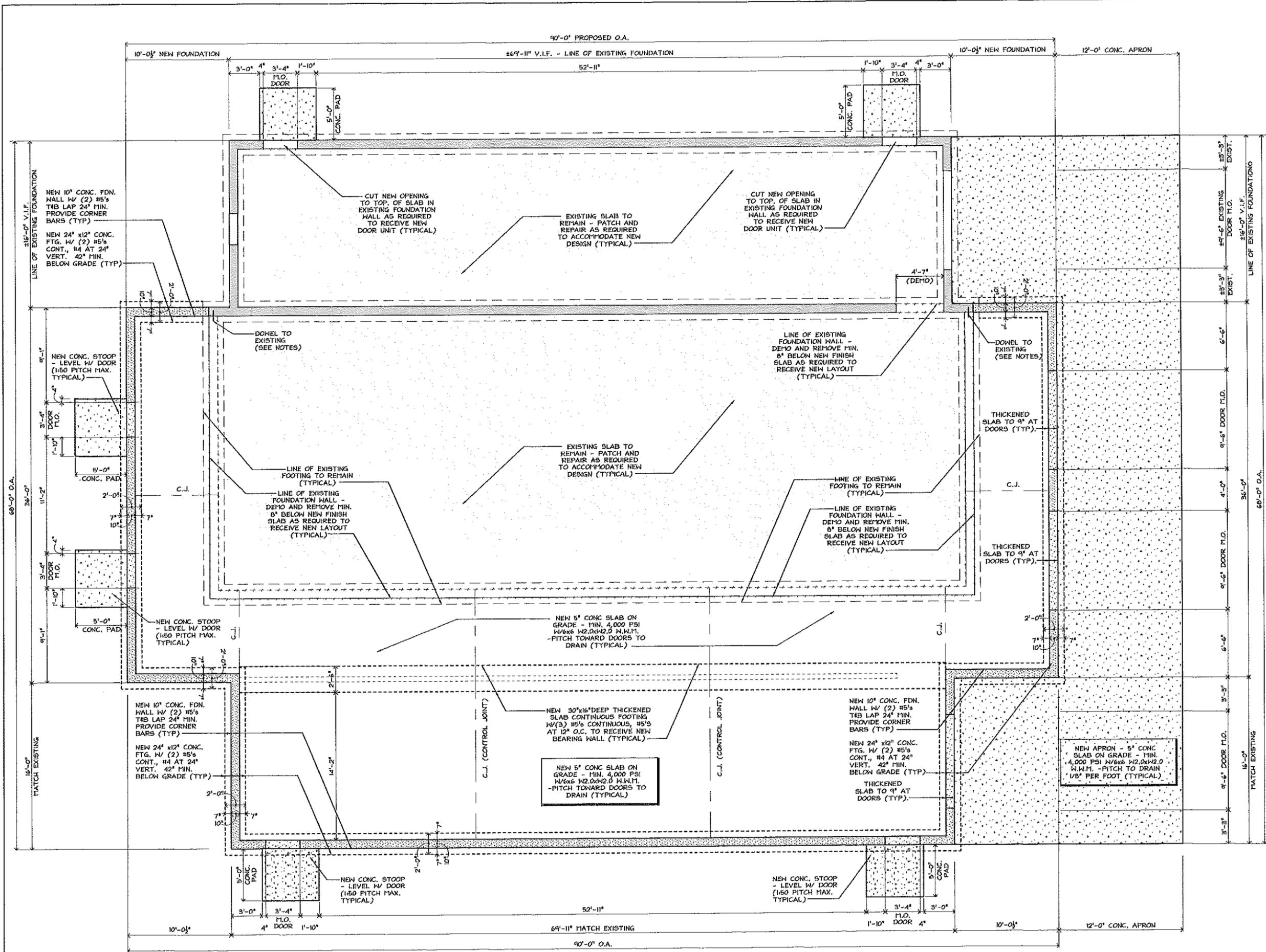
TITLE: NEW CONSTRUCTION
HAINS PARK BOATHOUSE AT ROGER'S LAKE
 166 BOSTON POST ROAD
 OLD LYME, CT 06371

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

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

SCALE: AS NOTED
 DRAWING RELEASE DATE: 07.23.15

BID SET DATE: JULY 23, 2015
 CONTRACT SET DATE: 08/18/15 (SEE DATE 06/07)



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

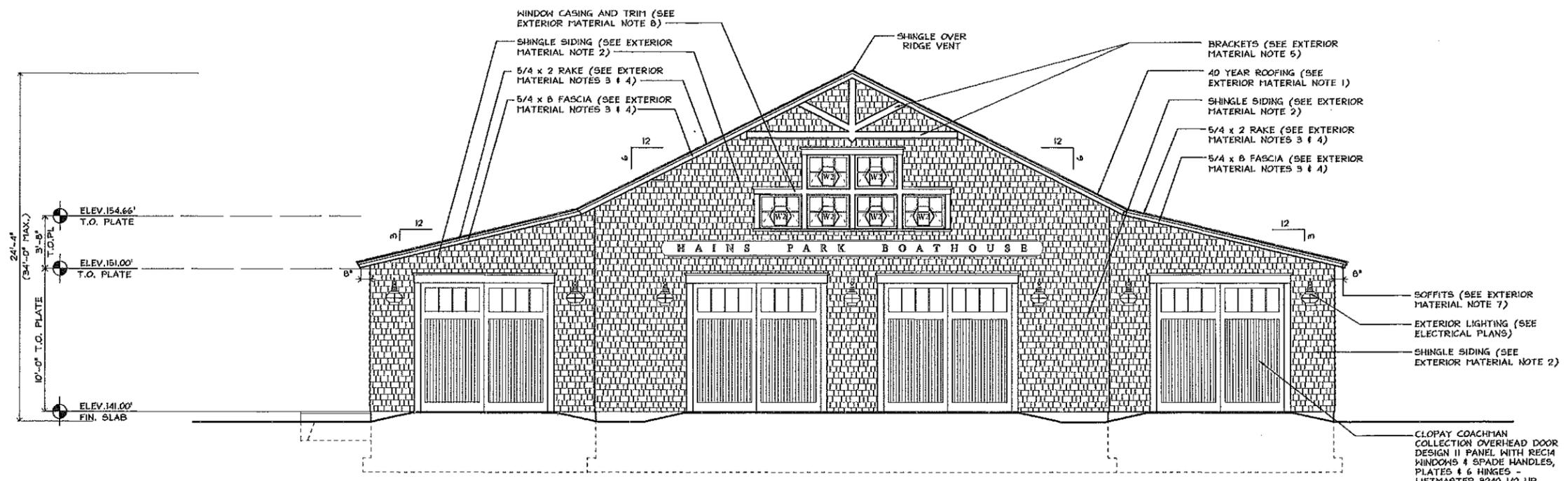
166 BOSTON POST ROAD
 OLD LYME, CT 06371

**SCHEME "E" - PROPOSED
 FOUNDATION PLAN**

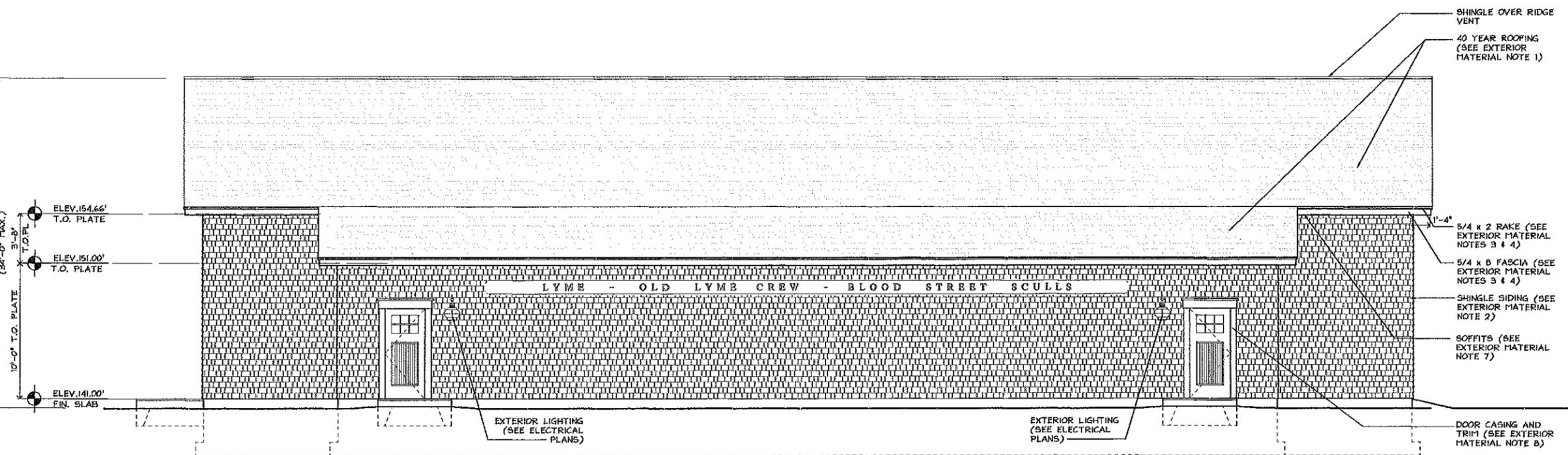
**NINA CUCCIO PECK
 ARCHITECTURE & INTERIORS**
 9 HALLS ROAD PO BOX 841 OLD LYME, CONNECTICUT 06371

SCALE: AS NOTED
 DRAWING RELEASE DATE: 07.23.15
 BID SET DATE: JULY 23, 2015
 CONTRACT SET DATE: (REVISED DATES ABOVE)

A2.0e



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 1/2" FELT AT 6:12 PITCH, (2) LAYERS 1 1/2" 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 X5 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 APPURTENANCES SHALL BE PAINTED BORAL 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 70L 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" INVISIBLE VINYL SOFFIT W/1" CHANNELS, COLOR AS SELECTED BY ARCHITECT. ALL HEADWALLS AT HIP ROOFS SHALL HAVE CORA-VENT X5 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 3/4"x1 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 1. SIDING - HARD-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 ALTERNATE MAHOAGANY BOARDS WITH CONTINUOUS COR-A-VENT SOFFIT VENTS. RUN ALL SOFFITS IN SHORT DIRECTION, FINISHED WITH SIKKENS CETOL 70L SATIN FINISH.
- ALT 4. WINDOWS TO HAVE VINYL ENCLOSURES AND WRAPS
- ALT 5. MATCH SCHEME 'E' OVERHEAD DOOR SPEC.

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

166 BOSTON POST ROAD
OLD LYME, CT 06371

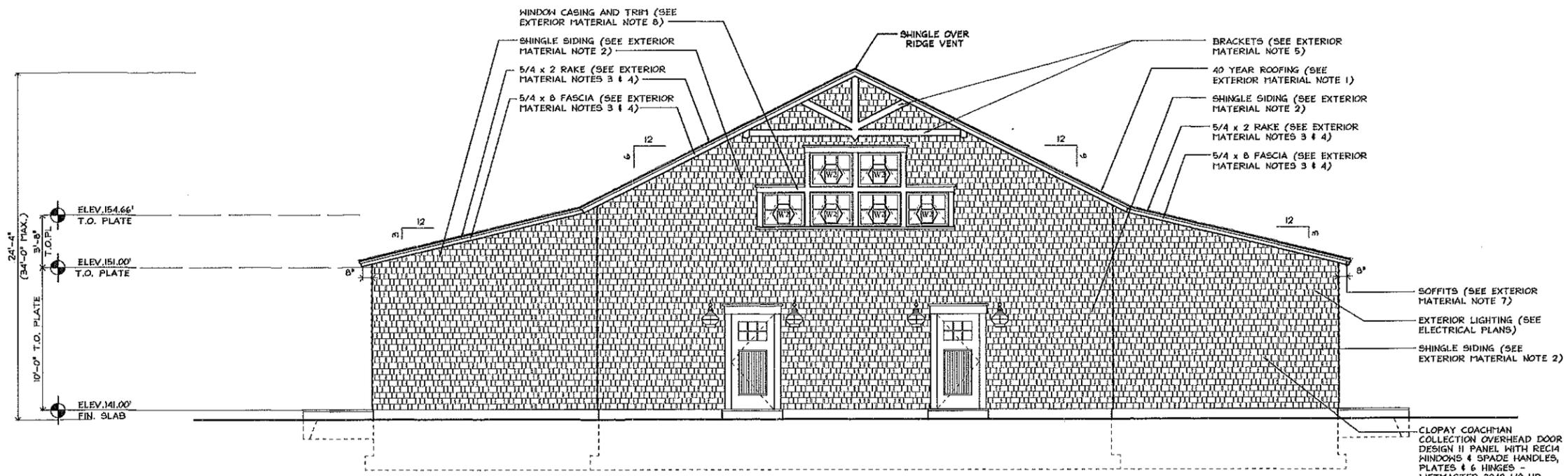
SCHEME "E" - PROPOSED
NORTH & EAST ELEVATIONS
HPB-BIDSET-REVISED - 072315.DWG

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

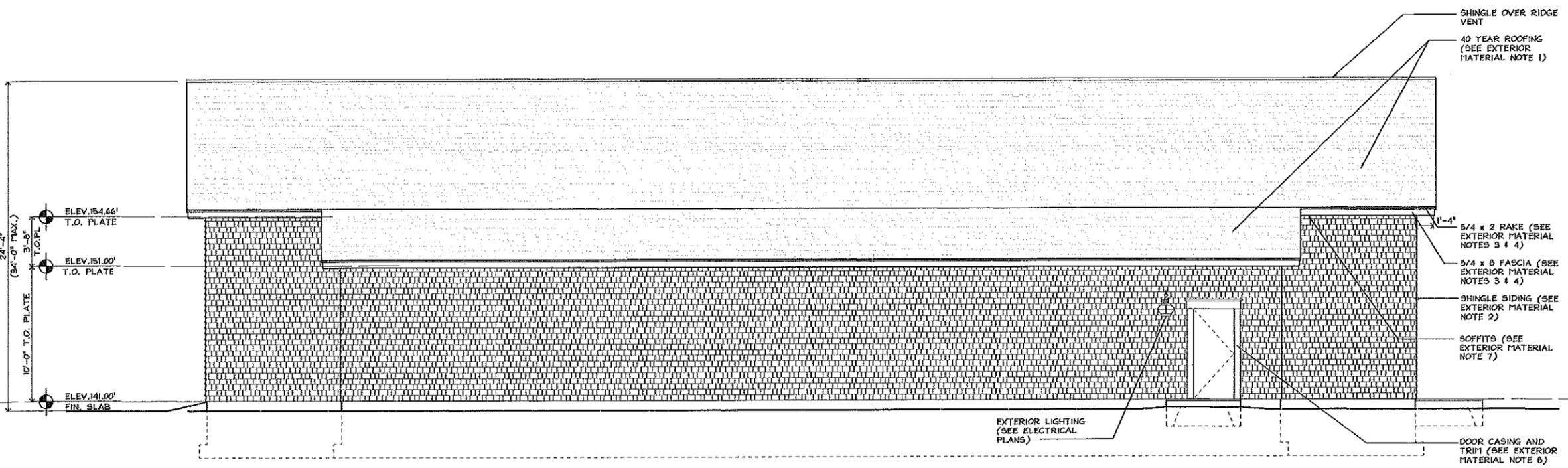
SCALE: AS NOTED
DRAWING RELEASE DATE: 07.23.15

BID SET DATE: JULY 23, 2015
CONTRACT SET DATE: 07.23.15

A3.0e



SOUTH (TOWN WOODS ROAD) ELEVATION



WEST 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 1/2" FELT AT 6:12 PITCH, (2) LAYERS 1 1/2" FELT AT 7:12 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 XS 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'S TYP) - COLOR TO BE SELECTED BY OWNER (TYPICAL)
3. UNLESS NOTED OTHERWISE ALL EXTERIOR TRIM, MOLDINGS AND AFFURTENANCES SHALL BE PAINTED BORAL 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 3 1/2" INVISIBLE VINYL SOFFIT W/ 1" CHANNELS, COLOR AS SELECTED BY ARCHITECT. ALL HEADWALLS AT HIP ROOFS SHALL HAVE CORA-VENT XS 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 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 MERANTI MAHOGANY 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 21, 2015 |
| DRAWING RELEASE DATE: 0723.15 | CONTRACT SET DATE: 08/18/2015 |

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 CN CLOSER KICK PANEL SILENCERS | LEVER CLASSROOM/ PANEL HARDWARE (PAIR) 3 PAIR BUTT HINGES 2 CN CLOSER SILENCERS 2 KICK PANELS 2 DOOR STOP / WALL BUMPER TOP HALF GLAZED TOP & BOTTOM FIN 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 DOOR STOP / WALL BUMPER KICK PANEL |

| HARDWARE SET "E" | HARDWARE SET "F" | HARDWARE SET "G" |
|---|---|---|
| PUSH/PULL PANELS 1 CN 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 RECL4 WINDOWS 2 SPADE HANDLES 2 SPADE PLATES 6 SPADE HINGES (3 PER LEAF) HIGH LIFT TRACK LIFTMASTER 3340 1/2 HP SCREW DRIVE GARAGE DOOR OPENER (INCLUDE IN BASE BID SCHEME "E", ALTERNATE BID SCHEME "A") |

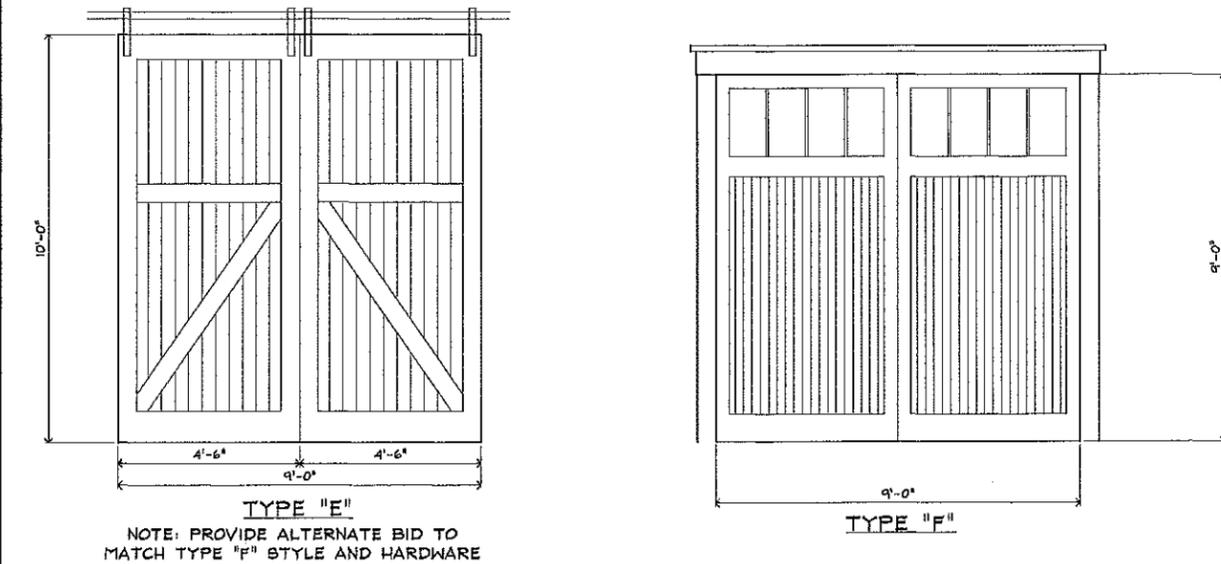
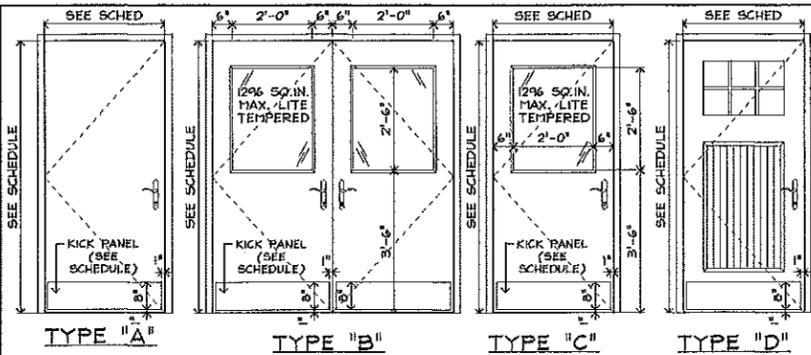
DOOR NOTES

- 1.) ALL DOORS TO RECEIVE LEVER HARDWARE. ALL DOOR HARDWARE SHALL BE SCHLAGE "MD" 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 |

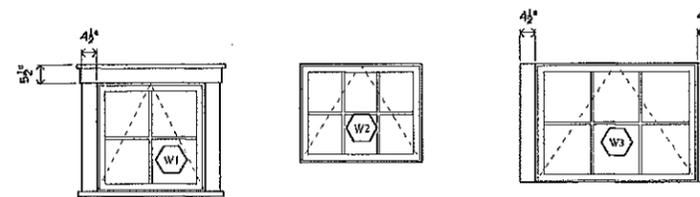
DOOR TYPE ELEVATIONS



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 RECL4 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 RECL4 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 RECL4 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 RECL4 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

- 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

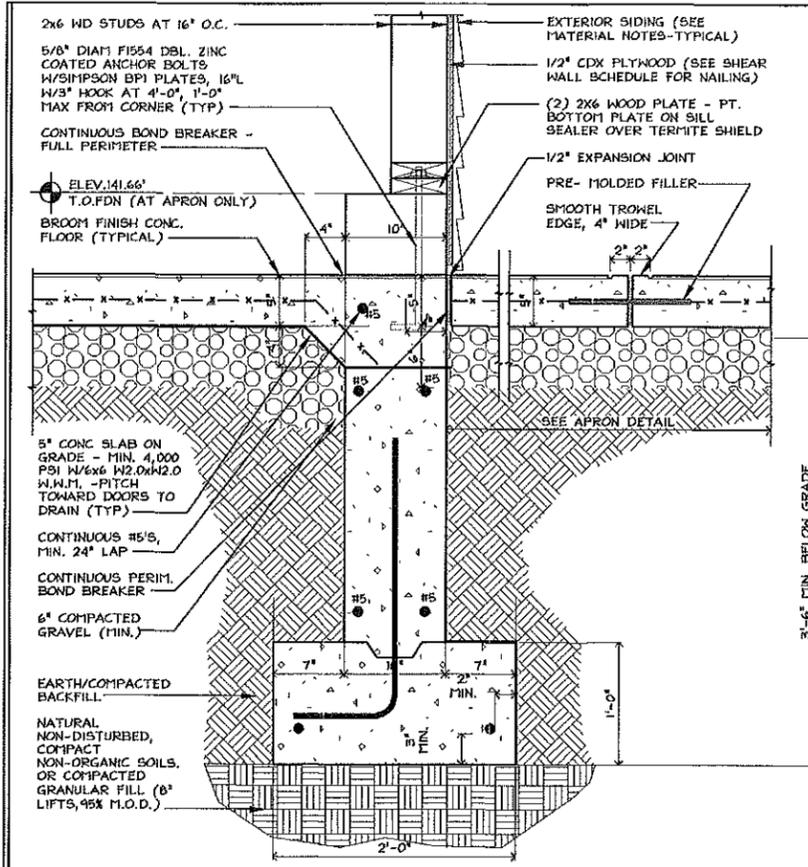
ROOM FINISH, WINDOW &
DOOR SCHEDULES & NOTES
HPB-BIDSET-REVISED - 072315.DWG

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

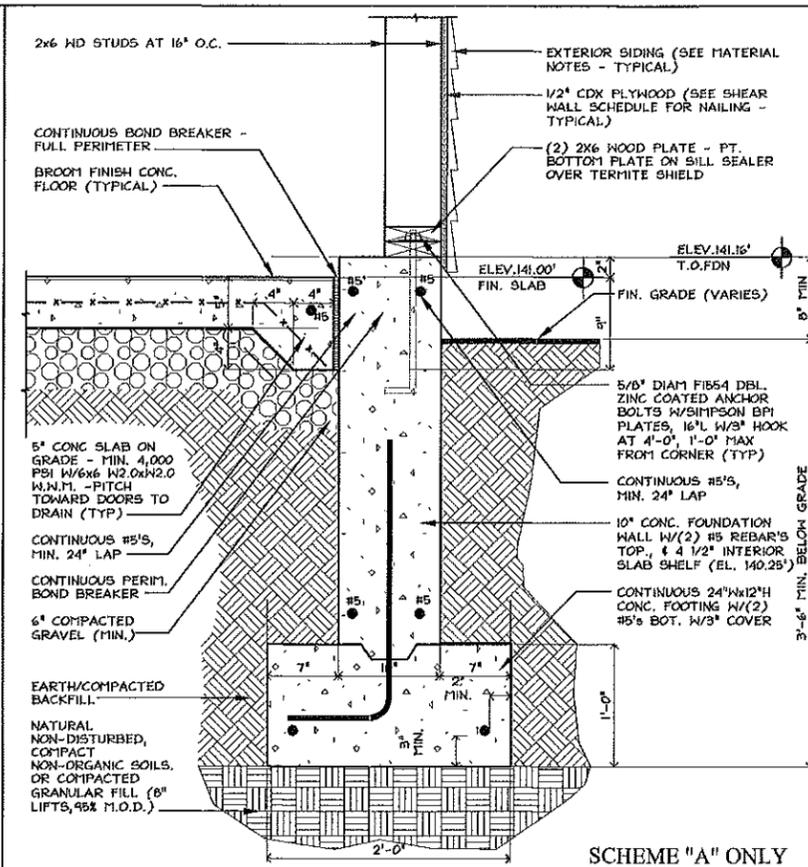
SCALE: AS NOTED
DRAWING RELEASE DATE: 07.23.15

BID SET DATE: JULY 23, 2015
CONTRACT SET DATE:
DEFINITION DATE: AS NOTED

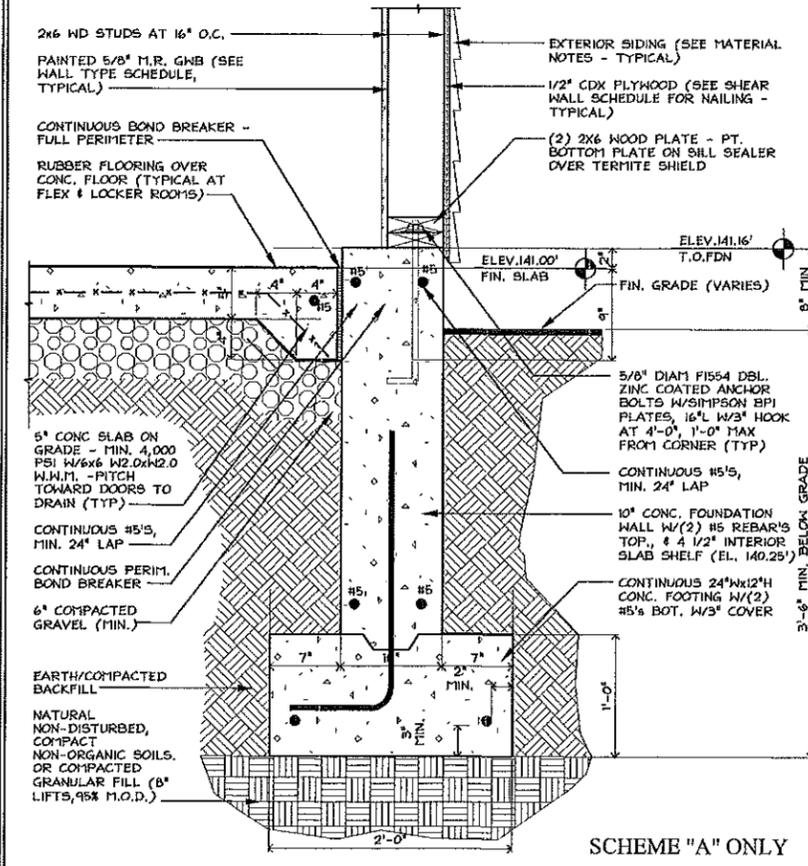
A4.0



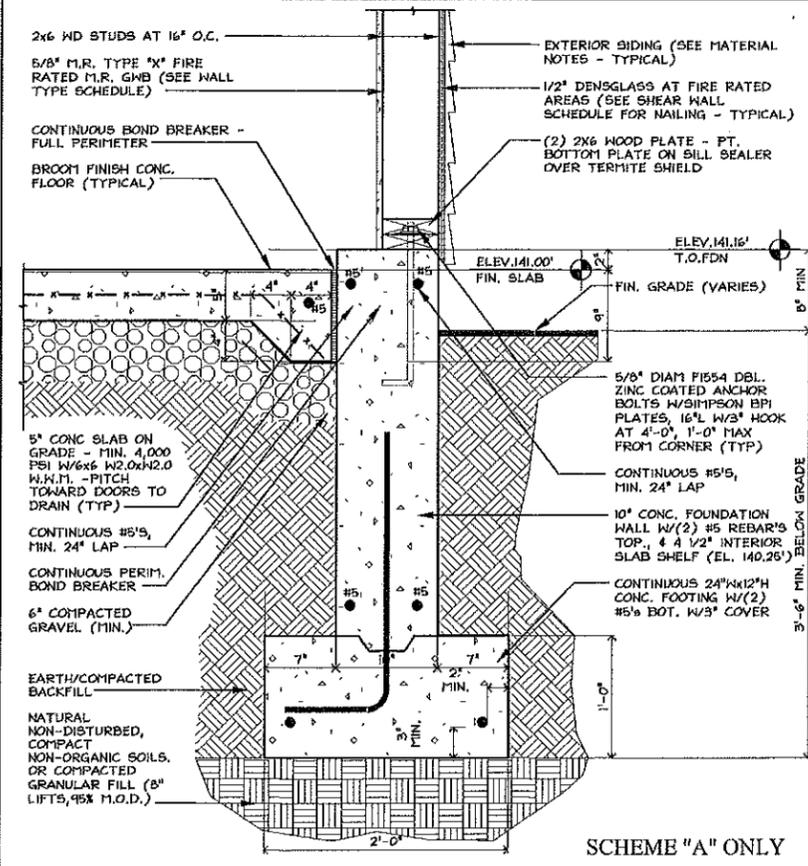
TYP. NEW FOUNDATION DETAIL AT GARAGE DOOR
SCALE: 1 1/2" = 1'-0"
AS0



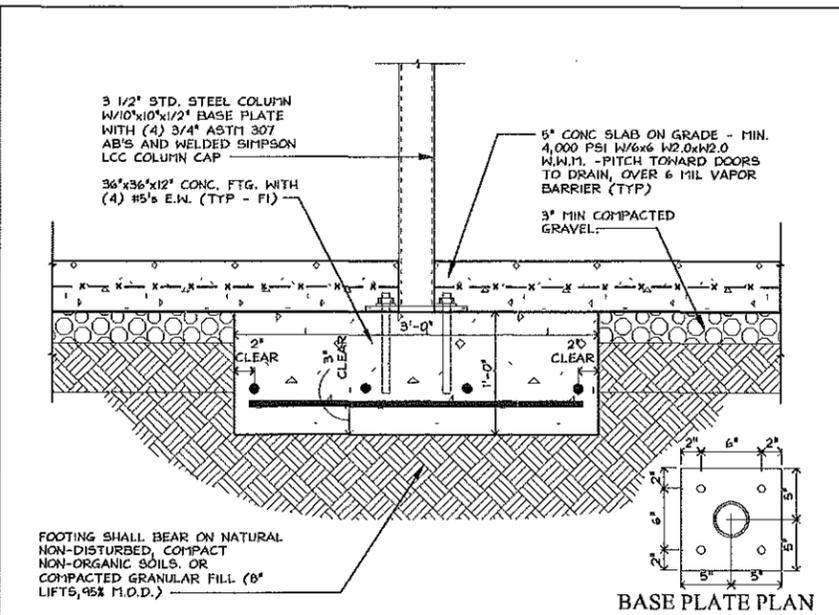
TYPICAL NEW FOUNDATION WALL AT UNFINISHED AREAS
SCALE: 1 1/2" = 1'-0"
AS0



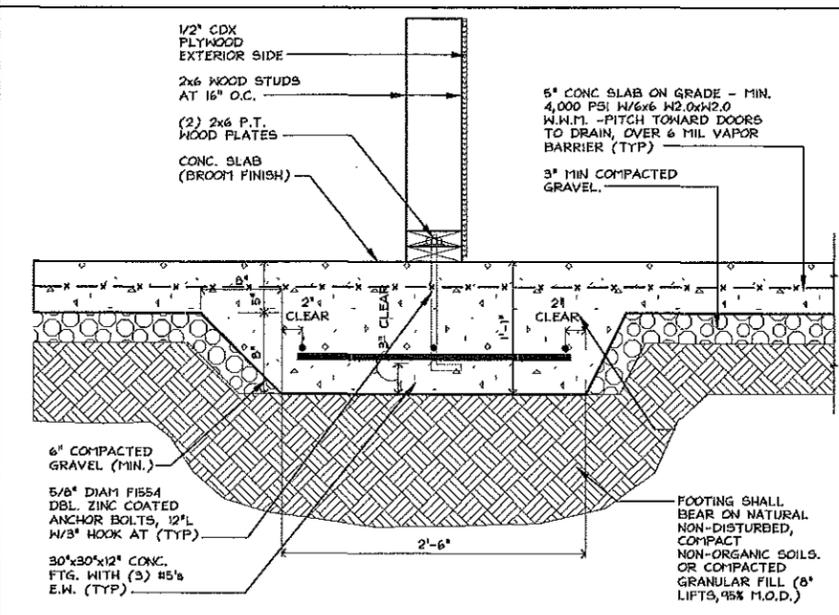
TYPICAL NEW FOUNDATION WALL AT LOCKERS / FLEX SPACE
SCALE: 1 1/2" = 1'-0"
AS0



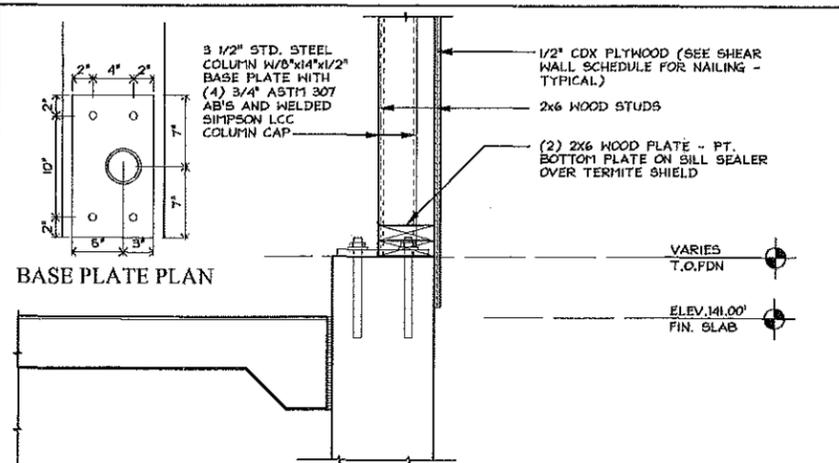
TYPICAL NEW FOUNDATION WALL DETAIL AT 1 HR RATED WALL
SCALE: 1 1/2" = 1'-0"
AS0



TYPICAL INTERIOR FOOTING AT "F1"/"F2", COLUMN "C1"/"C2"
SCALE: 1 1/2" = 1'-0"
AS0



CONTINUOUS FOOTING AT BEARING WALL / THICKENED SLAB
SCALE: 1 1/2" = 1'-0"
AS0



TYPICAL COLUMN ON FOUNDATION WALL - C3, C4 & C6
SCALE: 1 1/2" = 1'-0"
AS0

- GENERAL NOTES**
- 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.
 - CONTRACTOR SHALL NOT DEVIATE FROM DRAWINGS OR SPECIFICATIONS WITHOUT PRIOR APPROVAL OF ARCHITECT.
- EXTERIOR ELEVATION MATERIALS NOTES**
- ALL ROOFING SHALL BE 40 YEAR ARCHITECTURAL ASPHALT SHINGLES, OVER 1 1/2" FELT AT 6:12 PITCH, (2) LAYERS 1 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, CORA-A-VENT X3 SERIES, (11") OR EQUAL.
 - 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).
 - UNLESS NOTED OTHERWISE ALL EXTERIOR TRIM, MOLDINGS AND APURTANCES SHALL BE PAINTED BORAL TRUXTERIOR TRIM.
 - ALL TRIM SHALL BE 5/8" THICK IN APPROPRIATE WIDTHS AS SHOWN ON EXTERIOR ELEVATIONS.
 - ALL BRACKETS TO BE CONSTRUCTED OF BUILT UP #1 CLEAR CEDAR, FINISHED WITH SIKKENS CETOL TOL SATIN FINISH. ARCHITECT TO PROVIDE FULL SCALE TEMPLATES.
 - ALL FLASHING TO POWDER COATED ALUMINUM, COLOR TO BE SELECTED BY ARCHITECT.
 - ALL SOFFITS SHALL HAVE CERTAINTED TRIPLE 1 1/2" INVISIBLE VINYL SOFFIT W/ 1" 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).
 - ALL WINDOWS SHALL HAVE TAPERED 5/4x2" SILL CAP W/ DRIP (1" SILL BORN 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.
 - 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 - HADI-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 COR-A-VENT SOFFIT VENTS. RIP 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

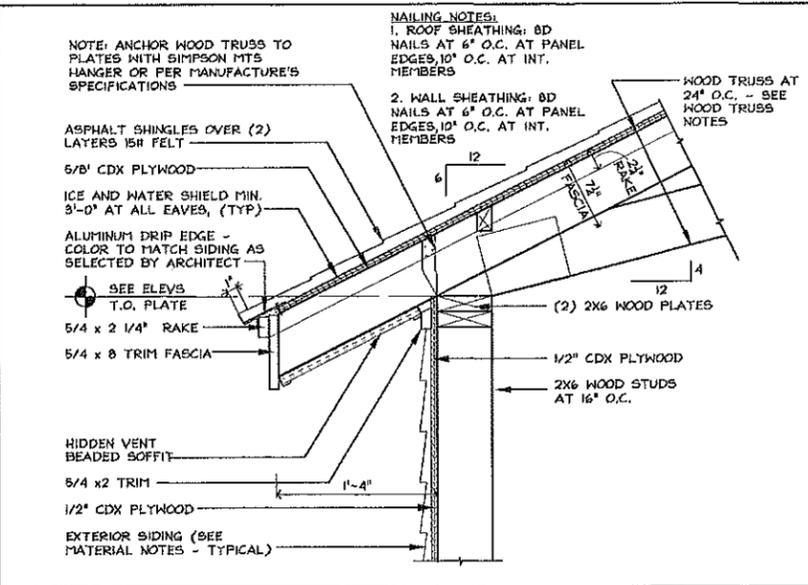
TYPICAL DETAILS
HPB-BDSH7-REVISED-072315.DWG

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

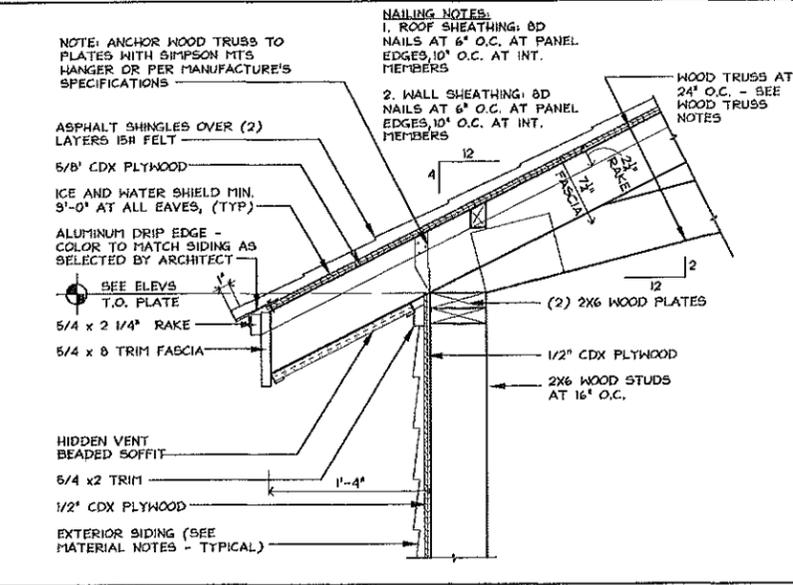
SCALE: AS NOTED
DRAWING RELEASE DATE: 07.23.15

BID SET DATE: JULY 23, 2015
CONTRACT SET DATE: (SEE LIST OF SET DATES ABOVE)

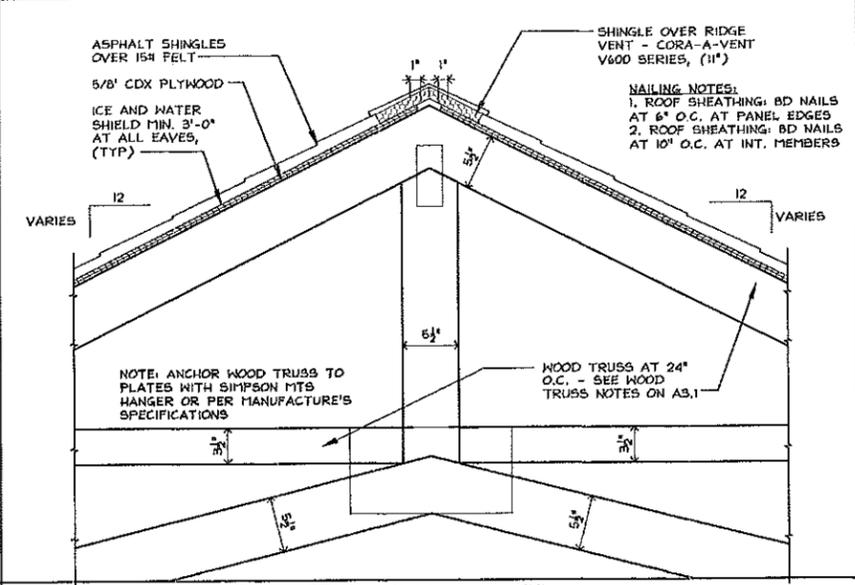
A5.0



TYPICAL TRUSS EAVE DETAIL AT 6:12 PITCH
SCALE: 1/2" = 1'-0"
AS.1



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



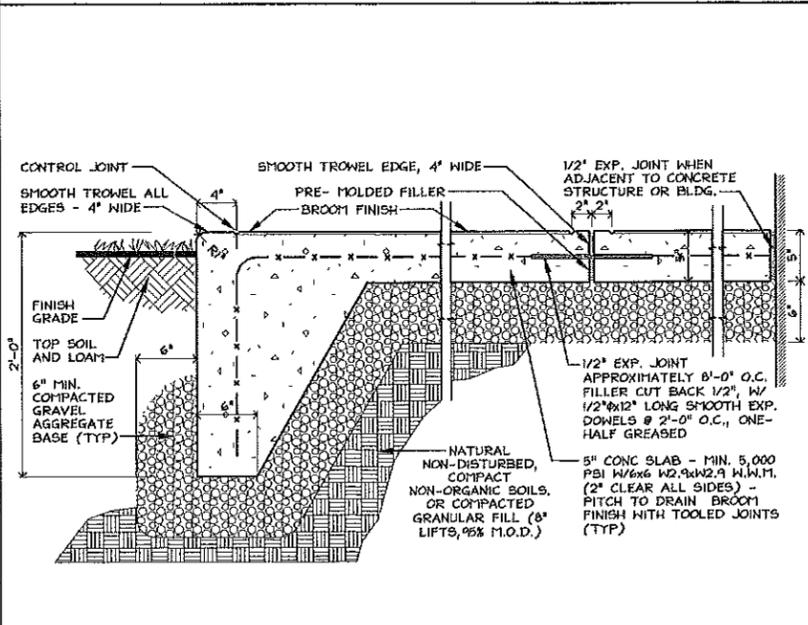
TYPICAL RIDGE VENT DETAIL AT ROOF TRUSS
SCALE: 1/2" = 1'-0"
AS.1

GENERAL NOTES

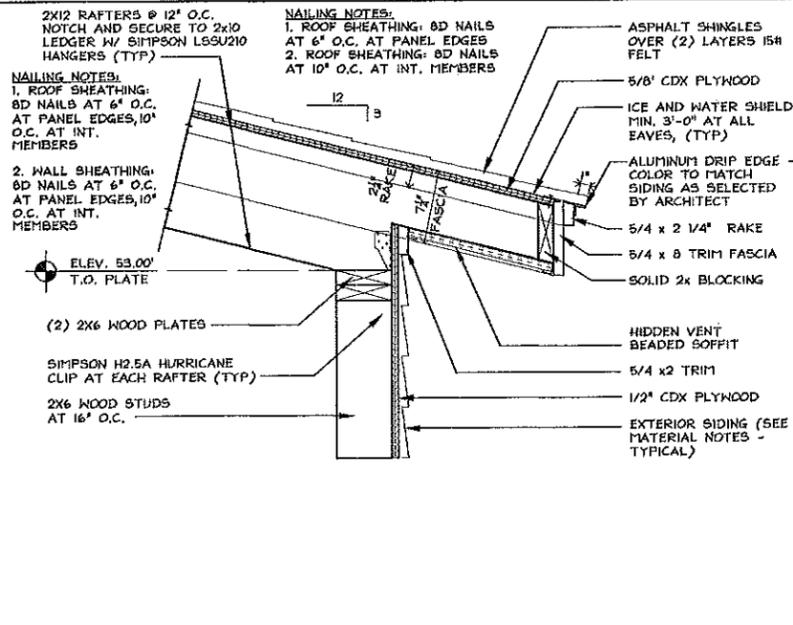
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS.
2. ANY CONFLICT BETWEEN DRAWINGS AND CODE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION.
3. CONTRACTOR SHALL NOT DEVIATE FROM DRAWINGS OR SPECIFICATIONS WITHOUT PRIOR APPROVAL OF ARCHITECT.

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, COR-A-A-VENT X3 SERIES, (1") 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 APPURTENANCES 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 1/2" BUSHY VENT VINYL SOFFIT W/ 7" CHANNELS, COLOR AS SELECTED BY ARCHITECT. ALL HEADWALLS AT HIP ROOFS SHALL HAVE COR-A-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"x1 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'S STAINLESS STEEL TO ACCOMMODATE A MINIMUM DOOR THICKNESS OF 2 1/4". MINIMUM WEIGHT OF 800# PER DOOR PANEL, AS MANUFACTURED BY REAL CARRIAGE HOUSE DOORS OR ARCHITECT APPROVED EQUAL.



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



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

RESERVED

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

ALTERNATE BID NOTES

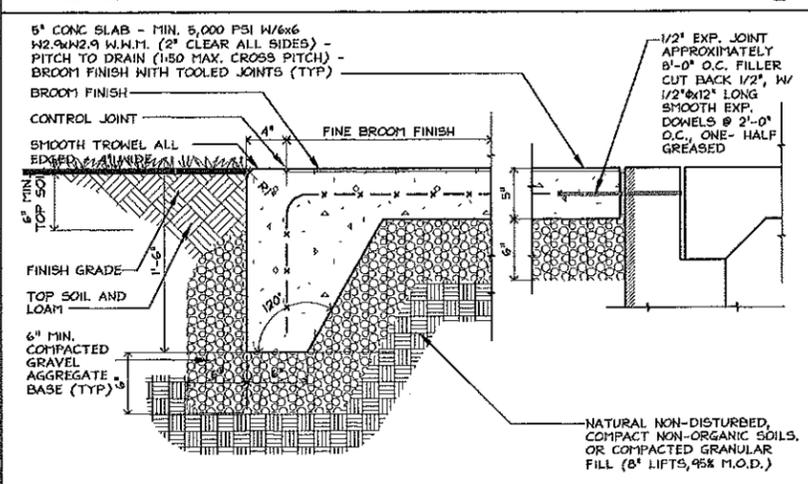
ALT 2. SIDING - HARD PLANK BOARD AND BATTEN (TYPICAL)

ALT 3. ALTERNATE TRIM 1" VINYL WRAP ENCLOSURE FOR VINYL SIDING

ALT 7. ALL SOFFITS SHALL RECEIVE 1x3 TAG V-GROOVE MERANTIMAHOGANY BOARDS WITH CONTINUOUS COR-A-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.



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

RESERVED

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

RESERVED

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

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

166 BOSTON POST ROAD
OLD LYME, CT 06371

TYPICAL DETAILS

HPB-BIDSET-REVISED-072315.DWG

NINA CUCCIO PECK
ARCHITECTURE & INTERIORS
9 HILLS 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: DIVISION 16 DETAILS ABOVE |

A5.1

STRUCTURAL NOTES AND SCHEDULES

DESIGN LOADS

1ST FLOOR LIVE LOAD = 40 PSF LL, 65 PSF TL
2ND FLOOR LIVE LOAD = 60 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

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF 2005 CONNECTICUT STATE BUILDING CODE AND SUPPLEMENTS, 2009 AMENDMENTS TO THE 2003 INTERNATIONAL BUILDING CODE.
- 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.
- 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.
- 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

- 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.
- 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.
- THE GENERAL CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF OSHA REGARDING OPEN HOLES, SLOPE STABILITY AND EXCAVATION PROCEDURES.
- ALL FOUNDATIONS FOOTINGS SHALL BE 4" OR MORE BELOW FINISHED GRADE. BACKFILLING OF FOUNDATIONS SHALL NOT EXCEED MORE THAN 2' UNBALANCED FILL CONDITIONS WITHOUT TEMPORARY SHORINGS OF FOUNDATION WALLS, UNLESS FLOOR SYSTEM HAS BEEN FRAMED AND DECKED. WHEREVER BEDROCK IS ENCOUNTERED, THE ROCK SHALL BE REMOVED TO 2" BELOW BOTTOM OF FOOTINGS OR 1" BELOW BOTTOM OF SLAB AND RESTORED IN 8" LITS OF COMPACTED CRUSHED STONE.
- AN THOROUGH 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.
- 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 5-5
#200 less than 5%
- CRUSHED STONE SHALL BE CLEAN CRUSHED STONE CONFORMING TO ASTM C33, 3/4" NOMINAL SIZE.

REINFORCED CONCRETE

- ALL CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE'S "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 308-11).
- 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
- ALL REINFORCING SHALL BE HIGH-STRENGTH DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60.
- 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.
- PROVIDE TOTAL AIR ENTRAINMENT OF 6% (1) FOR ALL CONCRETE EXPOSED TO WEATHER.
- MAXIMUM SLUMP FOR CONCRETE SHALL BE 4" 1/4" AND SHALL BE TESTED IN ACCORDANCE WITH ASTM C91.
- 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 (W/F) W/F SHALL BE PLACED AT A DISTANCE = 1/3 OF THE DEPTH FROM THE TOP OF SLAB, 1 1/2" MINIMUM.
- 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.
- PROVIDE TWO #5 BARS (1 EACH FACE) WITH 2'-0" PROJECTION AROUND ALL OPENINGS IN CONCRETE UNLESS SHOWN OTHERWISE.
- 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 BULHEADS, HORIZONTAL KEYS AND REINFORCING CONTINUING THROUGH. ALL CONSTRUCTION JOINTS SHALL BE AS DETAILED OR AS APPROVED BY THE STRUCTURAL ENGINEER.
- WIRE MESH REINFORCEMENT MUST LAP ONE FULL MESH AT SIDE AND ENDED LAPS, AND SHALL BE WROUGHT TOGETHER. PROVIDE ADEQUATE SUPPORTS FOR MESH TO INSURE ITS LOCATION AS SHOWN ON DRAWINGS.
- 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.
- 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.
- 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.
- ALL CONCRETE CURING SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN ACI 308.

STRUCTURAL STEEL

- ALL WORK SHALL BE IN CONFORMANCE WITH THE "AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL, 9TH EDITION, ALLOWABLE STRESS DESIGN."
- MATERIAL SPECIFICATIONS:
W SHAPES ASTM A992 (50 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
- 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.
- STEEL SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW PRIOR TO CONSTRUCTION.
- ALL STRUCTURAL STEEL SHALL BE THOROUGHLY CLEANED (SSPC-SP3) AND RECEIVE ONE COAT OF SHOP APPLIED PRIMER.

STRUCTURAL LUMBER/ROUGH CARPENTRY

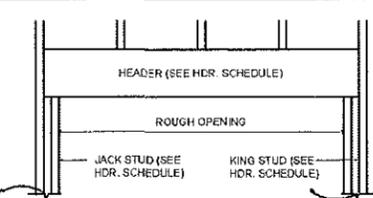
- ALL WORK SHALL BE IN CONFORMANCE WITH THE AMERICAN FOREST AND PAPER ASSOCIATION STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONAL LUMBER SHALL BE SPRUCE PINE FIR NORTH NO. 2 OR BETTER (10% MOISTURE CONTENT OR LESS.) ALL LUMBER EXPOSED TO WEATHER SHALL BE SOUTHERN YELLOW PINE NO. 2 OR BETTER WITH ACO PRESERVATIVE TREATMENT PRESERVATIVE AND A MOISTURE CONTENT OF 18% OR LOWER.
- ALL INTERIOR AND EXTERIOR BEARING WALLS SHALL BE 2x6 AT 16" ON-CENTER SPRUCE PINE FIR NORTH NO. 2 OR BETTER, UNLESS NOTED OTHERWISE.
- PROVIDE METAL HANGERS AT ALL FLUSH FRAMED CONNECTIONS.
- 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.
- ALL WALL SHEATHING SHALL BE 5/8" GRADE COX PLYWOOD.
- ALL ROOF DECK SHALL BE 5/8" GRADE COX PLYWOOD AND SHALL BE SUPPORTED BY METAL CLIPS.
- ALL FLOOR DECK SHALL BE 3/4" GRADE C-D TONGUE AND GROOVE PLYWOOD.
- 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.
- ALL ROOF AREAS THAT ARE OVER-FRAMED SHALL CONTAIN ROOF DECKING ON THE UNDER-FRAMED MATERIAL, UNLESS NOTED OTHERWISE.
- WHERE INDICATED, ALL LUMBER NOTED AS "LVL" SHALL BE MICRO-LAMINATED VENEER LUMBER, AS MANUFACTURED BY TRUSS JOIST MCILLAN.
- WHERE INDICATED, ALL MEMBERS NOTED AS "BCI" SHALL BE TJI ENGINEERED WOOD JOISTS, AS MANUFACTURED BY TRUSS JOIST MCILLAN. FLOOR BRIDGING AND/OR BLOCKING SHALL BE INSTALLED PER JOIST MANUFACTURER'S RECOMMENDATIONS.
- ALL PLYWOOD AND STRUCTURAL USE PANELS SHALL CONFORM TO THE REQUIREMENTS OF THE APA - THE ENGINEERED WOOD ASSOCIATION.
- ALL WALL STUDS CUT FOR OTHER TRADES OVER 1/4 OF THE STUD DEPTH SHALL BE DOUBLED.
- SHOP DRAWING SUBMITTALS ARE REQUIRED FOR THE FOLLOWING: JOISTS, HANGERS, BEAMS AND STEEL. PHOTO COPYING OF CONTRACT DOCUMENTATION FOR SUBMITTAL PURPOSES SHALL NOT BE PERMITTED.
- WHERE STUD WALLS ARE GREATER THAN 8'-0", PROVIDE A ROW OF 2X SOLID HORIZONTAL BLOCKING.
- ALL OPENINGS SHALL BE FRAMED BY DOUBLE MEMBERS UNLESS NOTED OTHERWISE.
- PROVIDE 1x4" 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.
- 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 | 150 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 POSTS) | 1.4 x 10 ⁶ psi | 1150 psi | 480 psi | 1500 psi | 175 psi |

FLOOR NAILING REQUIREMENTS

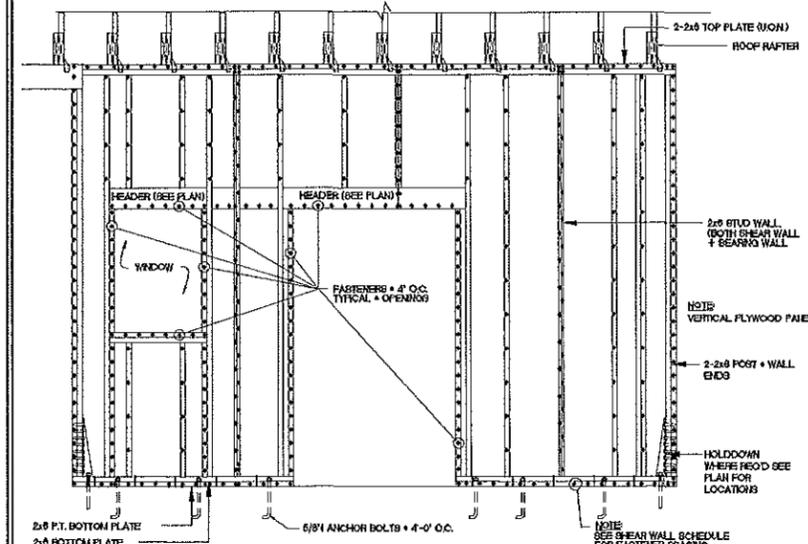
- BCI JOISTS AT BEARINGS: TWO 100 (3") BOX OR 120 (3 1/2") BOX NAILS (1 EACH SIDE), 1 1/2" MINIMUM FROM END.
- BLOCKING PANELS, RIM JOIST OR RIM BOARD TO BEARING PLATE: BCI BLOCKING PANELS OR RIM JOIST: 100 (3") BOX NAILS AT 6" ON-CENTER.
- TRUSS JOIST RIM BOARD: TOENAIL WITH 100 (3") BOX NAILS AT 6" ON-CENTER OR 160 (3 1/2") BOX NAILS AT 12" ON-CENTER.
- SHEAR TRANSFER CONNECTIONS EQUIVALENT TO DECKING NAIL SCHEDULE: 2x4 MINIMUM SQUASH BLOCKS: TWO 100 (3") BOX NAILS, ONE EACH AT TOP AND BOTTOM FLANGE.

TYPICAL HEADER BEARING DETAIL

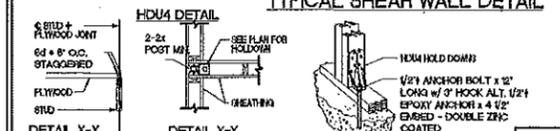
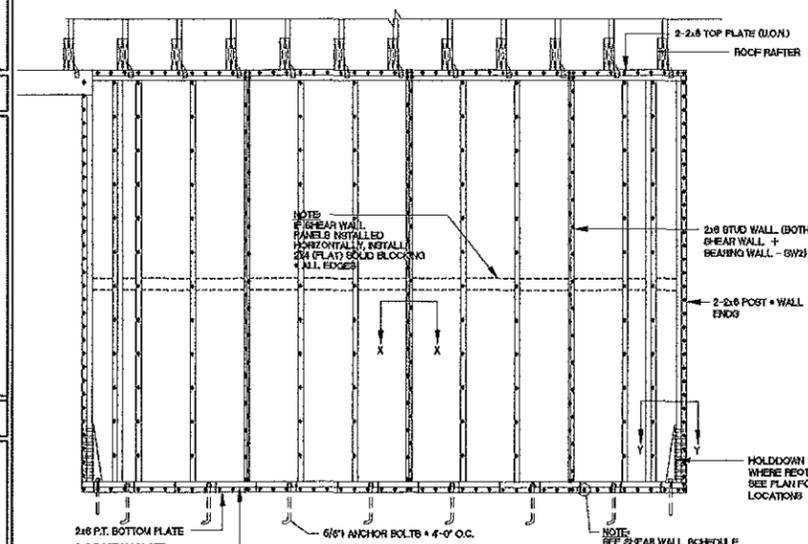


NOTE: STRAP BETWEEN HEADERS 8'-0" AND GREATER TO JACK STUD; SIMPSON H6.

TYPICAL SHEAR WALL DETAILS



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



- NOTES:**
- SHEAR WALL SHEATHING SHALL EXTEND FROM BOTTOM OF 2x6 PLATE TO UNDERSIDE OF DECKING AT EACH STORY.
 - ALL PANEL EDGES SHALL BE BLOCKED + ATTACHED PER SCHEDULE.
 - SHEATHING MUST BE SPUN OVER A SINGLE STUD.
 - HORIZONTAL BLOCKING MUST BE ADDED AT PANEL EDGES DO NOT LAND ON STUDS OR WALL TOP AND BOTTOM PLATES.

STRUCTURAL NOTES

- MINIMUM 3'-0" FROST DEPTH TO BE MAINTAINED FOR ALL FOOTINGS. ALL FOOTINGS SHALL BEAR ON NATURAL NON-DISTURBED, COMPACT NON-ORGANIC SOILS.
- CONTRACTOR TO COORDINATE EMBEDMENT OF ANCHOR BOLTS, HD, ETC. INTO CONCRETE.
- 5" CONC FLOOR SLAB ON GRADE REINFT W/ #4 W/ 2' O.C. W/ M. OR FIBER MESH OVER 6x6 VAPOR BARRIER OR 6\"/>

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: 07/23/15
DESIGN SET DATE: 05/07/15

TYPICAL SIMPSON CONNECTORS & NOTES

2x RAFTERS BASE - H1 SERIES CLIPS
2x RAFTER AT RIDGE BEAM - L50U SERIES
2x RAFTER AT SKEWED BEAM - S4U SERIES
2x SLAB - U SERIES
T1 SLAB - I17 SERIES
ISOLATED WOOD POST CAP - PCZPC POST CAP
ISOLATED WOOD POST BASE - ABU BASE
LALLY COLUMN - LCC SERIES STEEL COLUMNS - CCOS SERIES
LVL AT CMU - W1 SERIES
LVL BEAMS AS NOTED ON DRAWINGS

NOTES:

- ALL HANGERS FULL DEPTH AND FULLY NAILED.
- CONTRACTOR TO COORDINATE ELEVATIONS REQUIREMENTS OF CONNECTORS.
- INSTALLATION OF HANGERS SHALL BE CONCURRENT WITH FRAMING INSTALLATION.

S1.0

GALVANIZED FASTENER NOTES

ZMAX CONNECTORS AND 600 GALVANIZED FASTENERS SHALL BE USED FOR ALL SIMPSON CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD (TYPICAL). NAILS EXPOSED TO INCIDENT 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'-5" | (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:**
- ABOVE SCHEDULE IS ONLY TO BE USED WHEN DOOR/WINDOW HEADER SIZES ARE NOT SPECIFIED ON THE PLANS.
 - USE PLYWOOD/SHIMS BETWEEN HEADER PLYS TO MATCH HEADER TO WALL WIDTH.
 - 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.V.F. | EACH WAY FOUNDATION | STL. | STEEL |
| BTM | BOTTOM | FDN. | FOUNDATION | TEMP. | TEMPORARY |
| CMU | CONCRETE MASONRY | FTG. | FOOTING | T/ | TOP OF |
| COL | COLUMN | HDR. | HEADER | T.O.P. | TOP OF PIER |
| CONC. | CONCRETE | HOR. | HORIZONTAL | T.O.S. | TOP OF SLAB |
| CONT. | CONTINUOUS | HF. | 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/ CIVL ENGR. | O.F. | OUTSIDE FACE | TYP. | TYPICAL |
| DBL. | DOUBLE | PREM | PRE-ENGINEERED | U.N.O. | UNLESS NOTED |
| DLA | DIAMETER | MFR. | METAL BLDG. MFR. | OTHERWISE | OTHERWISE |
| EA | EACH | FL. | FLATE | VERT. | VERTICAL |
| E.C. | EPOXY-COATED | P.T. | PRESSURE TREATED | W | WITH |
| E.F. | EACH FACE | PROVD | PROVIDE | | |
| ENGR. | REQUIRED REINFORCING | REQD | REQUIRED | | |
| | | 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:
10d @ 8" O.C. ALONG PANEL EDGES.
10d @ 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 TWO SUPPORTS, ETC.

FRAMING PLAN NOTES

- TOP OF PLYWOOD SUBFLOOR DECK ELEVATION= XX.XX' UNLESS NOTED OTHERWISE. X.XX' INDICATES FLOOR DECK ELEVATION.
- INDICATES SPAN DIRECTION OF 3/4" TONGUE & GROOVE PLYWOOD FLOOR DECKING. DECKING SHALL BE GLUED AND NAILED AT 6" O.C.
- 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.
- INSTALL BLOCKING AND BRIDGING PER JOIST MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE DOUBLE FLOOR JOISTS BENEATH ALL NON-LOAD BEARING PARTITIONS.
- ALL NAILING SHALL BE FASTENED IN ACCORDANCE WITH TABLE 2304.9.1 OF THE CONNECTICUT STATE BUILDING CODE UNLESS NOTED OTHERWISE.

- COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
- COORDINATE ALL WALL PENETRATIONS, UTILITIES AND MECHANICAL CHASES WITH APPLICABLE TRADES.
- (HD) INDICATES SIMPSON HOLD-DOWN ANCHOR (SEE SHEARWALL SCHEDULE).
- SW1-7 INDICATES PERFORATED SHEARWALL DESIGNATION (SEE SHEARWALL SCHEDULE ON DRAWING S2.0)
- INDICATES SOLID WOOD SAWN LUMBER OR PSL POSTS, SEE PLANS FOR SIZE
- 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.
- HDR. - INDICATES BUILT-UP 2x HEADER (SEE HEADER SCHEDULE).
- ALL PLYWOOD WALL SHEATHING SHALL BE ORIENTED VERTICALLY.

GENERAL NOTES

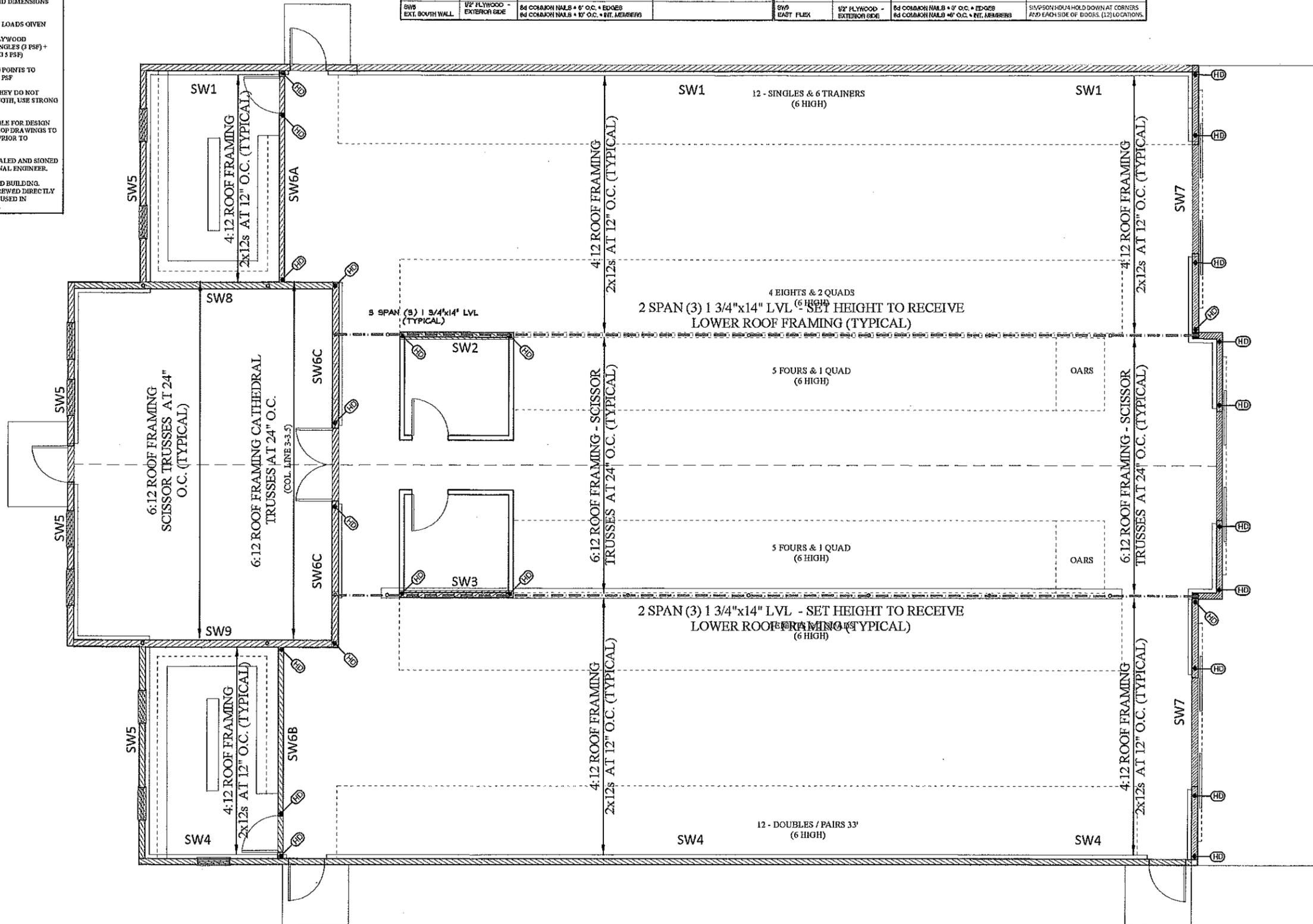
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS.
2. ANY CONFLICT BETWEEN DRAWINGS AND CODE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION.
3. CONTRACTOR SHALL NOT DEVIATE FROM DRAWINGS OR SPECIFICATIONS WITHOUT PRIOR APPROVAL OF ARCHITECT.

WOOD TRUSS NOTES

1. GROUND SNOW LOAD 30 PSF, BASIC WIND SPEED 115 (2 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 (0 PSF) + FIBERGLASS SHEETES (0 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.
8. 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.

SCHEME "A" - SHEAR WALL SCHEDULE

| MARK | PANEL SIZE / TYPE | NAILING ATTACHMENT | REMARKS | MARK | PANEL SIZE / TYPE | NAILING ATTACHMENT | REMARKS |
|-----------------------|------------------------------|--|---|----------------------|------------------------------|--|--|
| TYPICAL EXTERIOR WALL | 1/2" PLYWOOD - EXTERIOR SIDE | 8d COMMON NAILS @ 6" O.C. + EDGES 8d COMMON NAILS @ 12" O.C. + INT. MEMBERS | | SW1A INT. LOCKERS | 1/2" PLYWOOD - LOCKER SIDE | 8d COMMON NAILS @ 6" O.C. + EDGES 8d COMMON NAILS @ 12" O.C. + INT. MEMBERS | SIMPSON HDU4 HOLD DOWN AT CORNERS AND EACH SIDE OF DOORS. (3) LOCATIONS |
| SW1 EXT. WEST WALL | 1/2" PLYWOOD - EXTERIOR SIDE | 8d COMMON NAILS @ 6" O.C. + EDGES 8d COMMON NAILS @ 12" O.C. + INT. MEMBERS | | SW1B INT. LOCKERS | 1/2" PLYWOOD - LOCKER SIDE | 8d COMMON NAILS @ 6" O.C. + EDGES 8d COMMON NAILS @ 12" O.C. + INT. MEMBERS | SIMPSON HDU4 HOLD DOWN AT CORNERS AND EACH SIDE OF DOORS. (3) LOCATIONS |
| SW2 INTERIOR STORAGE | 1/2" PLYWOOD - BOTH SIDES | 8d COMMON NAILS @ 6" O.C. + EDGES 8d COMMON NAILS @ 12" O.C. + INT. MEMBERS | SIMPSON HDU4 HOLD DOWN AT CORNERS (2) LOCATIONS | SW1C INT. FLEX | 1/2" PLYWOOD - FLEX SIDE | 8d COMMON NAILS @ 6" O.C. + EDGES 8d COMMON NAILS @ 12" O.C. + INT. MEMBERS | SIMPSON HDU4 HOLD DOWN AT CORNERS AND EACH SIDE OF DOORS. (4) LOCATIONS |
| SW3 INTERIOR OFFICE | 1/2" PLYWOOD - EXTERIOR SIDE | 8d COMMON NAILS @ 6" O.C. + EDGES 8d COMMON NAILS @ 12" O.C. + INT. MEMBERS | SIMPSON HDU4 HOLD DOWN AT CORNERS (2) LOCATIONS | SW1D EXT. NORTH WALL | 1/2" PLYWOOD - EXTERIOR SIDE | 8d COMMON NAILS @ 6" O.C. + EDGES 8d COMMON NAILS @ 12" O.C. + INT. MEMBERS | SIMPSON HDU4 HOLD DOWN AT CORNERS AND EACH SIDE OF DOORS. (12) LOCATIONS |
| SW4 EXT. EAST WALL | 1/2" PLYWOOD - EXTERIOR SIDE | 8d COMMON NAILS @ 6" O.C. + EDGES 8d COMMON NAILS @ 12" O.C. + INT. MEMBERS | | SW1E WEST FLEX | 1/2" PLYWOOD - EXTERIOR SIDE | 8d COMMON NAILS @ 6" O.C. + EDGES 8d COMMON NAILS @ 12" O.C. + INT. MEMBERS | SIMPSON HDU4 HOLD DOWN AT CORNERS AND EACH SIDE OF DOORS. (12) LOCATIONS |
| SW5 EXT. SOUTH WALL | 1/2" PLYWOOD - EXTERIOR SIDE | 8d COMMON NAILS @ 6" O.C. + EDGES 8d COMMON NAILS @ 12" O.C. + INT. MEMBERS | | SW1F EAST FLEX | 1/2" PLYWOOD - EXTERIOR SIDE | 8d COMMON NAILS @ 6" O.C. + EDGES 8d COMMON NAILS @ 12" O.C. + INT. MEMBERS | SIMPSON HDU4 HOLD DOWN AT CORNERS AND EACH SIDE OF DOORS. (12) LOCATIONS |



STRUCTURAL NOTES

1. MINIMUM 2'-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" CONG. FLOOR SLAB ON GRADE REIN. W/ #4 @ 18" O.C. (TYPICAL) OVER 0.5L VAPOR BARRIER ON 2" MIN. COMPACTED GRAVEL.
4. EXTERIOR SLABS TO BE POURED ON 6" MIN. COMPACTED GRAVEL OVER CONCRETE GRANULAR SOILS PLACED IN 6" MAXIMUM LIFTS TO 90% COMPACTION RATIO.
5. ALL POSTS AND JAMBS TO BE FULLY STIKED. 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 F5 OF #1 S F1, EXCEPT AS NOTED ON THE ROOF FRAMING PLAN.
7. CONTRACTOR SHALL USE A.P.A. RATED SHEATHING SYSTEM. 3/4" T&G PLYWOOD DECKING GLEUED WITH PLUM 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 MECH. PLAS. T&W WOOD I CLAS. TIMBERTRAND OR PARALLAM AS PRODUCED BY TRUSS SLAB MACMILLAN, 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 OF COES, 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 WALLS. ALWAYS USE 50,000 PSI TENSILE FER. CU. YD. MINIMUM W/C RATIO 45.58 MINIMUM PORTLAND CEMENT SHALL BE ANSI ASTM C150, TYPE I, 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 SHORING, BRACING AND ALL SITE SAFETY RELATED TO ALL CONSTRUCTION MEANS AND METHODS.
15. ALL NAILED CONNECTIONS SHALL BE SECURED BY 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 6'-0" O.C. MAX.
B. RAFTERS 2" NOMINAL LESS THAN RAFTER DEPTH, SPACED 6'-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 LST2424 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 H5.
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 1" x 3" x 14" WASHERS (1'-0" 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 "A"
STRUCTURAL PLAN
 HPB-DISEP-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:
 (REVISION SET DATES ARE 07/23)

GENERAL NOTES

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

WOOD TRUSS NOTES

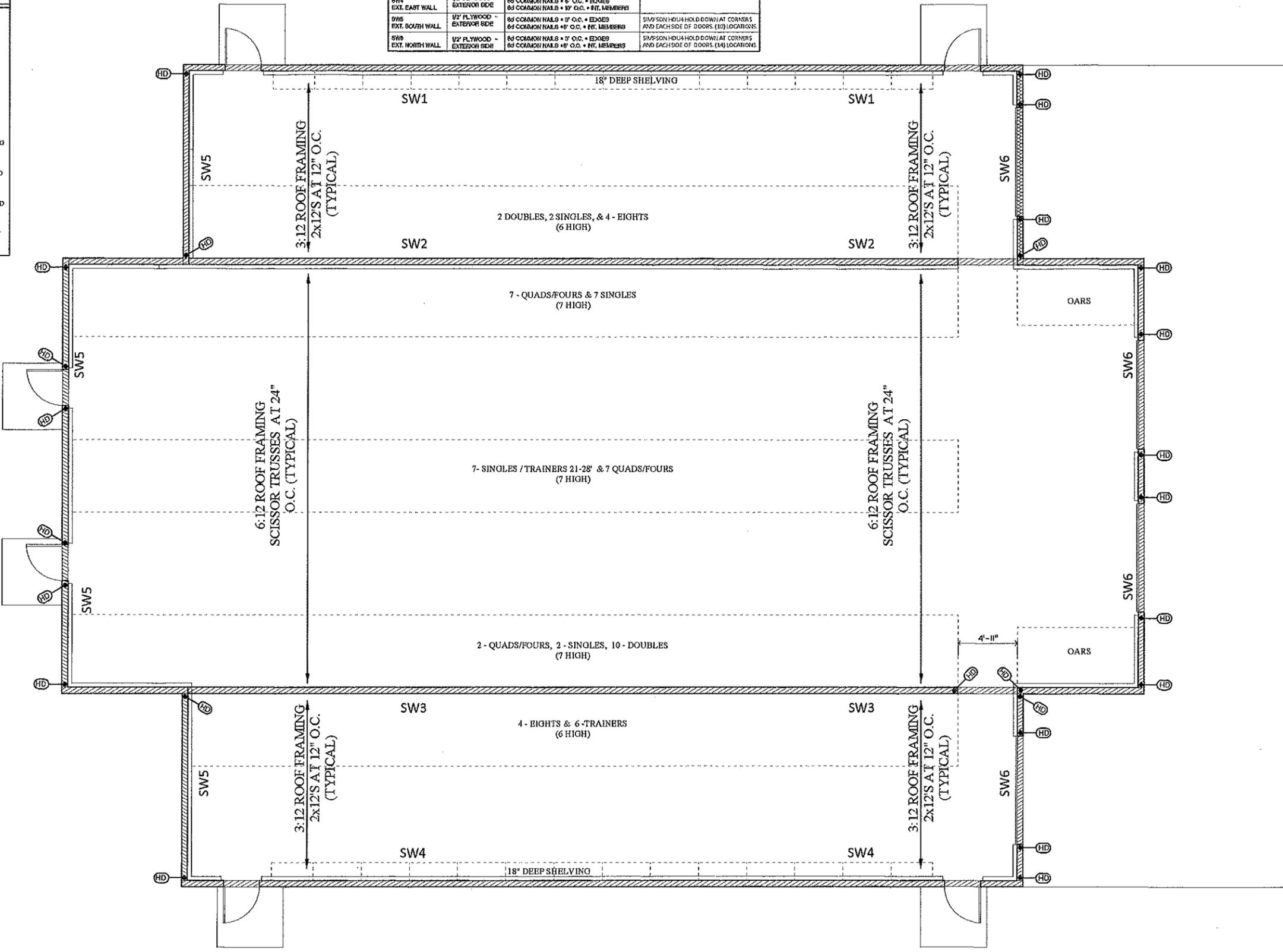
- GROUND SNOW LOAD 30 PSF, BASIC WIND SPEED 115 (3 SECOND GUSTS), 15 PSF DEAD LOAD TOP & BOTTOM CHORD, 30 PSF TOP CHORD
- COORDINATE TRUSS GEOMETRY AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
- DESIGN LOADS FOR ROOF TRUSSES: LOADS GIVEN ARE ON HORIZONTAL PROJECTION. DEAD LOADS: TRUSS DEAD LOAD + PLYWOOD SHEATHING (3 PSF) + FIBERGLASS SHINGLES (3 PSF) + BOTTOM CHORD DEAD LOAD (CEILING 5 PSF)
- ANCHOR ALL TRUSSES AT BEARING POINTS TO RESIST TOTAL UNIFORM UPLIFT OF 15 PSF
- DESIGN TRUSS WEB MEMBERS SO THEY DO NOT REQUIRE BRACING ALONG THEIR LENGTH, USE STRONG BACKS IF REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF TEMPORARY BRACING. SUBMIT SHOP DRAWINGS TO DESIGN PROFESSIONAL FOR REVIEW PRIOR TO FABRICATION.
- SUBMIT TRUSS SHOP DRAWINGS SEALED AND SIGNED BY A CT STATE LICENSED PROFESSIONAL ENGINEER.
- 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.

SCHEME "E" - SHEAR WALL SCHEDULE

| MARK | PANEL SIZE / TYPE | NAILING ATTACHMENT | REMARKS |
|-----------------------|------------------------------|--|---|
| TYPICAL EXTERIOR WALL | 1/2" PLYWOOD - EXTERIOR SIDE | 8d COMMON NAILS @ 6" O.C. + EDGES 8d COMMON NAILS @ 12" O.C. + INT. MEMBERS | |
| SW1 EXTL WEST WALL | 1/2" PLYWOOD - EXTERIOR SIDE | 8d COMMON NAILS @ 6" O.C. + EDGES 8d COMMON NAILS @ 12" O.C. + INT. MEMBERS | |
| SW2 INTIOR STORAGE | 1/2" PLYWOOD - BOTH SIDES | 8d COMMON NAILS @ 6" O.C. + EDGES 8d COMMON NAILS @ 12" O.C. + INT. MEMBERS | SMIPSON HOUJIA HOLD DOWN AT OPENINGS (2) LOCATIONS |
| SW3 INTIOR STORAGE | 1/2" PLYWOOD - EXTERIOR SIDE | 8d COMMON NAILS @ 6" O.C. + EDGES 8d COMMON NAILS @ 12" O.C. + INT. MEMBERS | SMIPSON HOUJIA HOLD DOWN AT CORNERS (2) LOCATIONS |
| SW4 EXTL EAST WALL | 1/2" PLYWOOD - EXTERIOR SIDE | 8d COMMON NAILS @ 6" O.C. + EDGES 8d COMMON NAILS @ 12" O.C. + INT. MEMBERS | |
| SW5 EXTL SOUTH WALL | 1/2" PLYWOOD - EXTERIOR SIDE | 8d COMMON NAILS @ 6" O.C. + EDGES 8d COMMON NAILS @ 12" O.C. + INT. MEMBERS | SMIPSON HOUJIA HOLD DOWN AT CORNERS AND EACH SIDE OF DOORS (10) LOCATIONS |
| SW6 EXTL NORTH WALL | 1/2" PLYWOOD - EXTERIOR SIDE | 8d COMMON NAILS @ 6" O.C. + EDGES 8d COMMON NAILS @ 12" O.C. + INT. MEMBERS | SMIPSON HOUJIA HOLD DOWN AT CORNERS AND EACH SIDE OF DOORS (14) LOCATIONS |

STRUCTURAL NOTES

- MINIMUM 3'-0" FROST DEPTH TO BE MAINTAINED FOR ALL FOOTINGS. ALL FOOTINGS SHALL BEAR ON NATURAL NON-DISTURBED, COMPACT NON-ORGANIC SOILS.
- CONTRACTOR TO COORDINATE EMBEDMENT OF ANCHOR BOLTS, HDU, ETC. INTO CONCRETE.
- 3" CONC. FLOOR SLAB ON GRADE REINF. W6x6-W2 @ 12" W/W.M. (OR FIBERGLASS) OVER 6-MIL VAPOR BARRIER ON 6" MIN COMPACTED GRAVEL.
- EXTERIOR SLABS TO BE POURED ON 6" MIN COMPACTED GRAVEL, OVER COMPACTED GRANULAR SOILS PLACED IN 8" MAXIMUM LIFTS TO 95% COMPACTION RATIO.
- 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).
- ALL FRAMING LUMBER SHALL BE DRY (19% MAXIMUM MOISTURE CONTENT) SPRUCE PINE FIR No 2 GRADE W/A BASE VALUE PD OF 275 PSI, EXCEPT AS NOTED ON THE ROOF FRAMING PLAN.
- CONTRACTOR SHALL USE A P.A. RATED SHEATHING SYSTEM 5/8" T&G PLYWOOD DECORATED WITH ELASTIC ADHESIVE AND SCREWED AT 12" O.C. INTERMEDIATE, 6" O.C. ABOUT PERIMETER UNLESS NOTED OTHERWISE.
- ALL OPENINGS SHALL BE FRAMED WITH DOUBLE MEMBERS UNLESS SHOWN OTHERWISE SEE HEADER SCHEDULE.
- ALL LAMINATED VENEER LUMBER AND COMPOSITE LUMBER SHALL BE JOCKLAMS, T1 WOOD SLABS, TIMBERSTRAND OR PARALLAMS AS PRODUCED BY TRUSS SLAB MANUFACTURER, OR AN APPROVED EQUIVALENT.
- ALL METAL FRAMING CONNECTIONS SHALL BE FULLY NAILED AS PER MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR TO SUBMIT FOR REVIEW EXACT CONNECTION MANUFACTURER'S DATA SHEETS FOR EACH TYPE OF CONNECTION SPECIFIED.
- 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.
- 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, 4800 LBS CEMENT PER CU. YD. MINIMUM W/C RATIO + 5% MINIMUM PORTLAND CEMENT SHALL BE ANSASTM C150, TYPE I, AGGREGATE SHALL BE ANSASTM C33, WATER SHALL BE POTABLE.
- 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.
- ALL NAILED CONNECTIONS SHALL BE SECURED IN ACCORDANCE WITH THE CONNECTICUT STATE BUILDING CODE NAILING SCHEDULE UNLESS NOTED OTHERWISE ON DRAWINGS AND SCHEDULES.
- ALL WINDOW AND DOOR HEADERS SHALL BE AS INDICATED ON SCHEDULE.
- 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.
- ROOF SHEATHING: 1/2" PLYWOOD WITH 8d NAILS AT 6" ON CENTER AT PANEL EDGES.
- RAFTER STRAPS AT RIDGE: SIMPSON LST424 AT EVERY THIRD RAFTER.
- RAFTER STRAPS TO WALL PLATE: SIMPSON H2 SA AT EACH RAFTER.
- STRAP BETWEEN HEADERS 8'-0" AND GREATER TO JACK STUD: SIMPSON H6.
- FIRST FLOOR STUD TO SILL PLATE: 1/2" PLYWOOD WITH 8d NAILS AT 2' ON CENTER.
- 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" O MAXIMUM FROM EACH CORNER AND END OF PLATE).
- EXTERIOR PLYWOOD SHEATHING: 1/2" PLYWOOD WITH 8d NAILS AT 6" ON CENTER AT PANEL EDGES UNLESS OTHERWISE NOTED.
- 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.
- CONTRACTOR SHALL NOT DEVIATE FROM DRAWINGS OR SPECIFICATIONS WITHOUT PRIOR APPROVAL OF ARCHITECT.



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

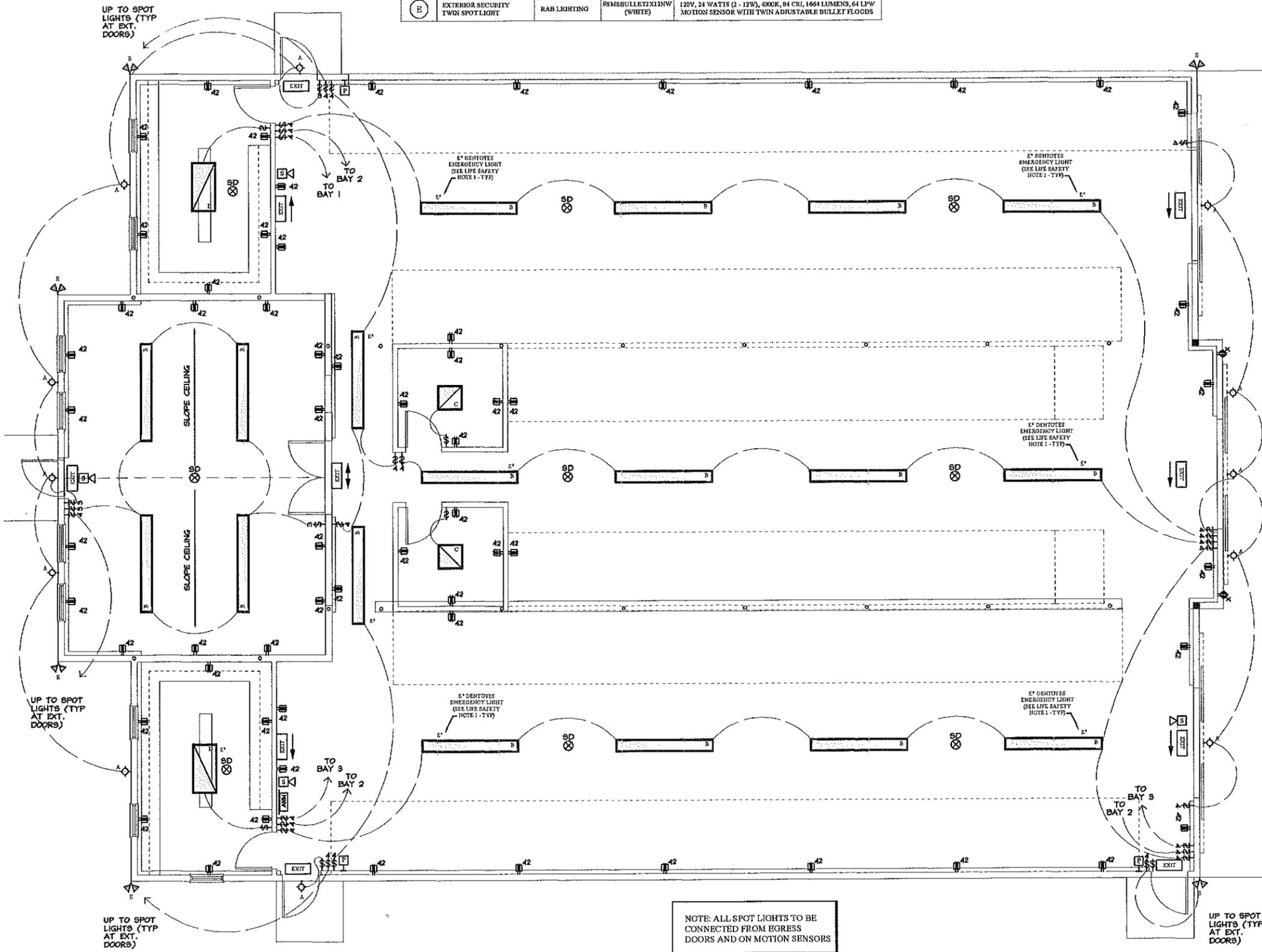
SCHEME "E"
STRUCTURAL PLAN
 HPS-BIDSET-REVISED-072315.DWG

NINA CUCCIO PECK
 ARCHITECTURE & INTERIORS
 9 HILLS 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: (REFER TO DATE ABOVE) |

S2.1e

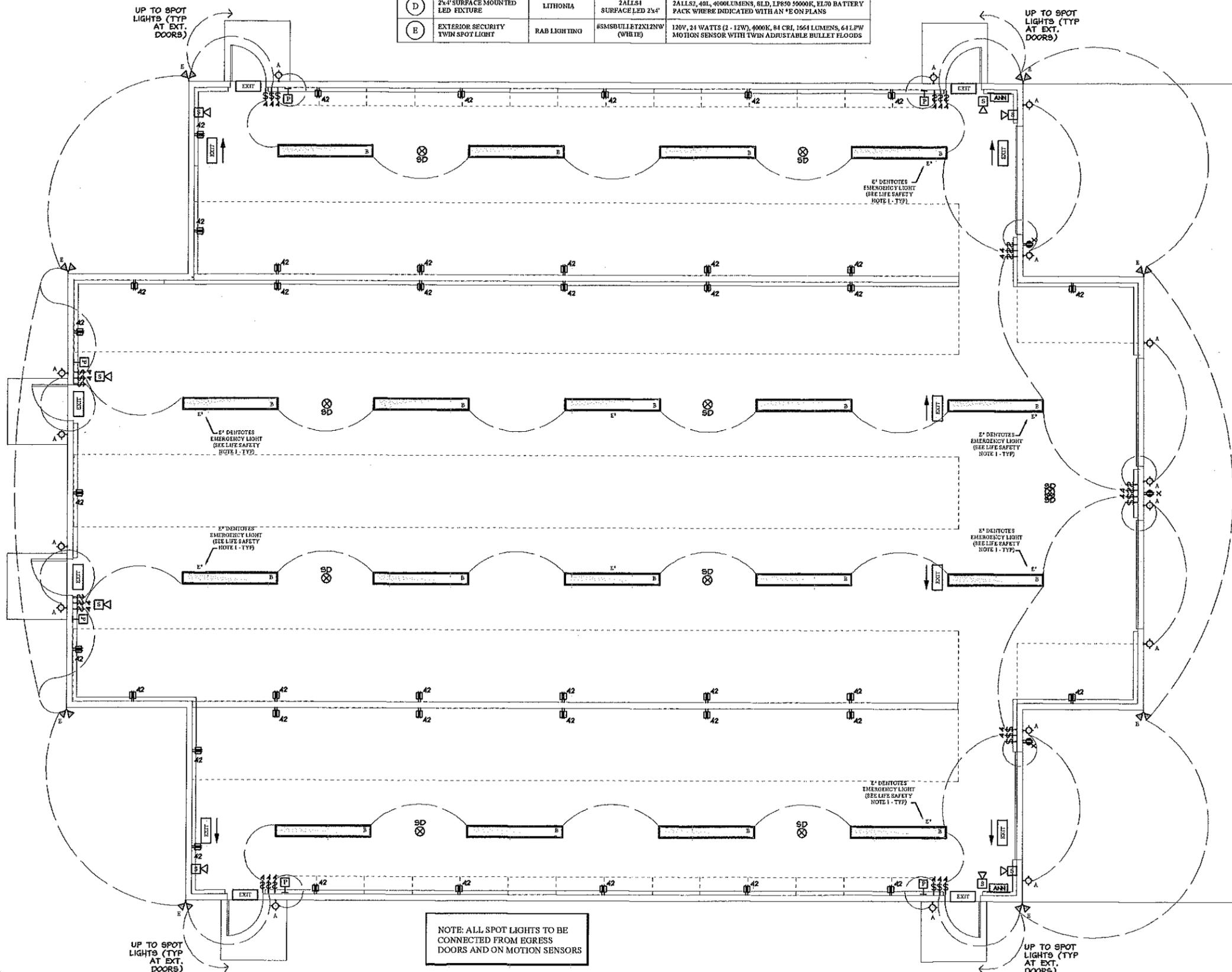
| LIGHTING FIXTURE SCHEDULE | | | | |
|---------------------------|-------------------------------------|--------------|------------------------------|---|
| KEY | TYPE | MANUF. | MODEL | REMARKS |
| (A) | EXT. WALL MOUNTED 4-LAMP LED SCENCE | T.B.D. | 5290 FIXTURE ALLOWANCE | CONTRACTOR TO INCLUDE THE COST OF WIRING AND INSTALLATION |
| (B) | HIGH BAY SUSPENDED 8' LED FIXTURE | LITHONIA | FINSL8 8' HIGH BAY SUSPENDED | WD, 03R DRIVER, LP830 5000K, DMH WHITE JOINER, ILL07 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 50000K, EL70 BATTERY PACK WHERE INDICATED WITH AN "E" ON PLANS |
| (D) | 2x4' SURFACE MOUNTED LED FIXTURE | LITHONIA | 2ALLS4 SURFACE LED 2x4' | 2ALLS4, 40L, 4000LUMENS, SLD, LP850 50000K, EL70 BATTERY PACK WHERE INDICATED WITH AN "E" ON PLANS |
| (E) | EXTERIOR SECURITY TWIN SPOT LIGHT | RAB LIGHTING | 88MSBULLETX121NW (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 DEIONATED |
| | 20A DEDICATED REFRIGERATOR RECEPT. (VERIFY WITH MANUF. SPECS) |
| | 20A 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 |
| | COMBODUUL 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 (HINGE 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. VAIENCE 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 |
| | 200 AMP CIRCUIT BREAKER PANEL - 200A SERVICE |
| | 400 AMP CIRCUIT BREAKER PANEL - 400A SERVICE |
| | AUTOMATIC TRANSFORMER SWITCH BOX |
| | DISPOSAL (BATCH FEED) |
| | MOTION DETECTOR |
| | CABLE TV |
| | DOOR BELL / CHIME |
| | INTERCOM |

| 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 SHOW 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 DIMMER 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 (15 & 20A) RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT. | |
| 16. ALL CLOSET AND STORAGE AREA LUMINAIRS 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: (SEE HIGH BID DATE) 07/23/15 |
| E2.1a | |

| 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 | PN5LS8' HIGH BAY SUSPENDED | WD, 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' | 2ALLS4, 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 |
| | 3 WAY SWITCH |
| | 4 WAY SWITCH |
| | DIMMER SWITCH (SEE NOTES) |
| | 15A CONVENIENCE OUTLET |
| | 15A QUAD OUTLET MTD |
| | 15A CONV. OUTLET MTD ABOVE COUNTER |
| | GROUND FAULT INTERRUPT RECEPTACLE MOUNTED (HEIGHT AS INDICATED OR 6" ABOVE BACKSPLASH) |
| | 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) |
| | 20A 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 (SINGLE 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. VALENCE 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) |
| | CIG. MOUNTED FLUORESCENT STRIP (SEE SCHEDULE FOR SYMBOL) |
| | UNDERCABINET/TASK LIGHTING (SEE SCHEDULE FOR SYMBOL) |
| | CHAND. 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 |
| | TRANS. 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 |
| | FULL 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, (I) SWITCHED AND (II) NON-SWITCHED (FOR CONSTANT BATTERY CHARGING) | |
| 2. UNIVERSAL EMERGENCY EXIT SIGN MANUF: LITHONIA LIGHTING MODEL #EQLS-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-SD-N 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-BUSSET-REVISED - 072315.DWG

NINA CUCCIO PECK
 ARCHITECTURE & INTERIORS
 8 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 DATE ABOVE) |

E2.1e