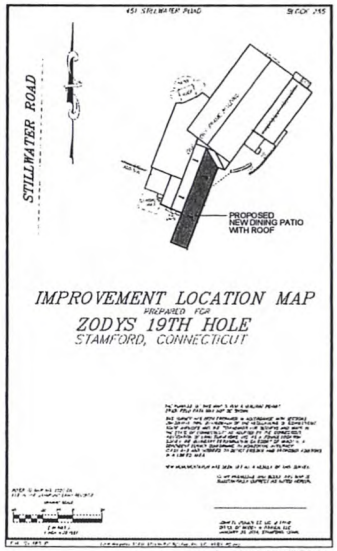

revised 12/11/2020

ZODY'S 19th HOLE RESTAURANT
E. GAYNOR BRENNAN GOLF COURSE
NEW DINING PATIO

451 STILLWATER AVENUE
STAMFORD, CT 06902

LIST OF DRAWINGS:

PCDF ARCHITECTURE LLC (ARCHITECTURAL)

CV COVER SHEET

EX-1.1 PLAN - FIRST FLOOR / EXTERIOR ELEVATIONS - EXISTING

A-0.1 SPECIFICATIONS
A-0.2 SPECIFICATIONS
A-0.3 SPECIFICATIONS

A-1.0 DEMOLITION PLAN + EXTERIOR ELEVATION
A-1.1 CONSTRUCTION PLAN
A-1.2 FINISH PLAN
FP-1.3 FIRE PROTECTION PLAN / POWER + COMMS PLAN
A-1.4 ROOF PLAN + DETAIL

A-2.1 EXTERIOR ELEVATIONS - REAR + SIDE

A-3.1 BUILDING SECTION A-A / TYP. POST / FASCIA DETAIL

CARL MEZOFF, P.E. (STRUCTURAL)

S-1.0 FOUNDATION PLAN, DETAILS

S-1.1 ROOF FRAMING PLAN, DETAILS

BUILDING DEPARTMENT NOTES:

OCCUPANCIES FOR BUILDING = A-2 ASSEMBLY
CONSTRUCTION CLASSIFICATION = TYPE III-B
CONSTRUCTION AREA = 708 sf +/- (NEW DINING PATIO)

CONNECTICUT BUILDING DEPARTMENT SUMMARY:

APPLICABLE CODES:

CONNECTICUT STATE BUILDING CODE 2018
CONNECTICUT FIRE SAFETY CODE 2018
NFPA 101 LIFE SAFETY CODE 2018
INTERNATIONAL FIRE CODE 2015
INTERNATIONAL BUILDING CODE 2015
NATIONAL ELECTRIC CODE NFPA 70 2017
INTERNATIONAL MECHANICAL CODE 2015
INTERNATIONAL PLUMBING CODE 2015
INTERNATIONAL EXISTING BUILDING CODE 2015
INTERNATIONAL ENERGY CONSERVATION CODE 2015
ICC/ANSI A117.1 - 2009

PROJECT SCOPE OF WORK:

NEW STONE TILE DINING PATIO WITH ROOF

HAZARD CLASSIFICATION:

GROUP A - ORDINARY HAZARD

OCCUPANCY:

OCCUPANT LOAD: ASSEMBLY USE
NFPA 101 - TABLE 7.3.1.2
15 SQUARE FEET PER PERSON = 47 PERSONS (NEW DINING PATIO)
15 SQUARE FEET PER PERSON = 130 PERSONS (EXISTING MAIN DINING, SUNROOM DINING, BAR DINING)
7 SQUARE FEET PER PERSON = 12 PERSONS (EXISTING BAR)
TOTAL OCCUPANCY = 189 PERSONS

MAXIMUM DEAD END:

20 FEET NFPA 101 TABLE A.7.6.1
20 FEET IBC TABLE 1016.3

COMMON PATH OF TRAVEL LIMIT:

75 FEET NFPA 101 TABLE A.7.6.1
75 FEET IBC TABLE 1013.3 EXCEPTION 2

ISSUE FOR PERMIT AND CONSTRUCTION

PCDFA

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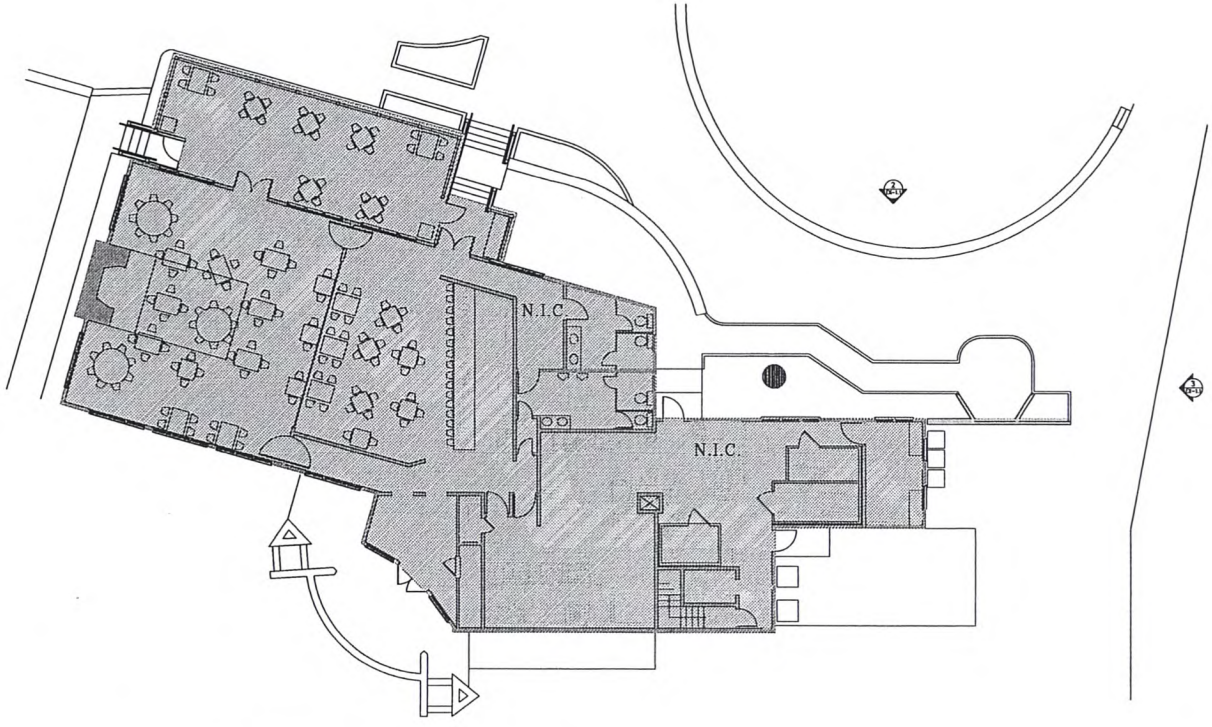
NEW DINING PATIO
ZODY'S 19TH HOLE
451 STILLWATER AVENUE
STAMFORD, CT

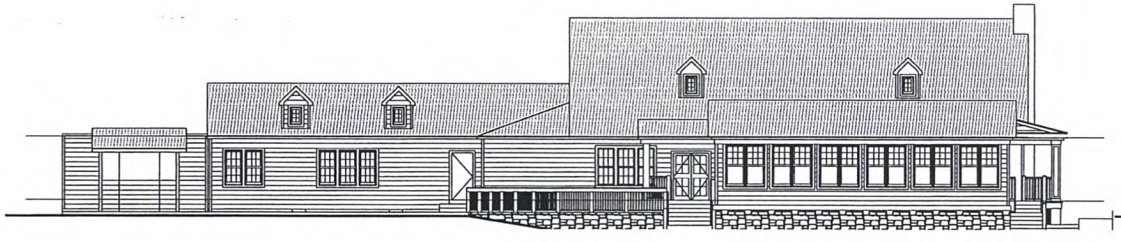
DATE	ISSUE / REVISION
10/05/2020	ISSUE FOR REVIEW
11/14/2020	ISSUE FOR BUILDING PERMIT
12/11/2020	ISSUE FOR BUILDING PERMIT REV
1/25/2020	FP-1.3 SHEET (RENAMED FROM A-1.3)

COVER SHEET

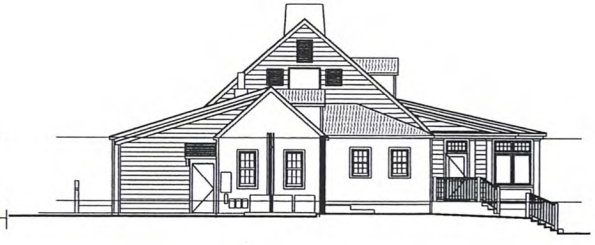
DRAWING NUMBER
CV



1 PLAN - FIRST FLOOR EXISTING
SCALE = 1/8" = 1'-0"



2 EXTERIOR ELEVATION - EXISTING
SCALE = 1/8" = 1'-0"



3 EXTERIOR ELEVATION - EXISTING
SCALE = 1/8" = 1'-0"

NORTH

ISSUE FOR PERMIT AND CONSTRUCTION

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NEW DINING PATIO
ZODY'S 19TH HOLE
451 STILLWATER AVENUE
STAMFORD, CT

DATE	ISSUE / REVISION
10/09/2020	ISSUE FOR REVIEW
11/14/2020	ISSUE FOR BUILDING PERMIT

PLAN - EXISTING / EXTERIOR ELEVATIONS EXISTING

DRAWING NUMBER
EX-1.1

00700 GENERAL CONDITIONS

A. THE AIA A107 "ABBREVIATED FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR COMMERCIAL PROJECTS OF LIMITED SCOPE WHERE THE BASIS OF PAYMENT IS A STIPULATED SUM," 1997 EDITION, EXCEPT AS MODIFIED OR SUPPLEMENTED BELOW, SHALL GOVERN THE WORK.

B. REFERENCES TO THE "OWNER" SHALL MEAN E. GAYNOR BRENNAN GOLF COURSE AND ZODY'S 19TH HOLE

01100 SUMMARY

A. DEFINITIONS:

2. OWNER: E. GAYNOR BRENNAN GOLF COURSE AND ZODY'S 19TH HOLE

B. SPECIAL WORK REQUIREMENTS:
1. COMPLY WITH ALL DESIGN AND CONSTRUCTION REQUIREMENTS OF THE OWNER. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY IN THE EVENT OF A CONFLICT WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.
2. USE OF PREMISES: CONFORM TO ALL OF THE REQUIREMENTS OF THE OWNER.

C. SEPARATE WORK:
1. CERTAIN ITEMS WILL BE FURNISHED AND INSTALLED BY OWNER OR CONTRACTOR, OR ANY COMBINATION THEREOF.
2. REFER TO RESPONSIBILITY MATRIX ON SHEET A-000 FOR CLARIFICATION OF SEPARATE WORK ITEMS.
3. PERFORM WORK SO AS TO ALLOW THE PERFORMANCE OF WORK BY OTHER CONTRACTORS WITHOUT HINDRANCE.

D. ITEMS FURNISHED BY OWNER FOR INSTALLATION BY THE CONTRACTOR
1. CERTAIN ITEMS WILL BE FURNISHED BY OWNER FOR INSTALLATION BY THE CONTRACTOR. THESE ITEMS ARE NOTED IN THE RESPONSIBILITY MATRIX.
2. CONTRACTOR SHALL COORDINATE WORK TO FACILITATE INSTALLATION OF THESE ITEMS.
3. OWNER RESPONSIBILITIES:
a) ARRANGE FOR AND DELIVER SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES TO CONTRACTOR.
b) ARRANGE AND PAY FOR PRODUCT DELIVERY TO SITE.
c) ARRANGE FOR REPLACEMENT OF DAMAGED, DEFECTIVE, OR MISSING ITEMS.
d) ARRANGE FOR MANUFACTURERS' WARRANTIES, INSPECTIONS, AND SERVICE.
4. CONTRACTOR'S RESPONSIBILITIES:
a) REVIEW SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES.
b) RECEIVE AND UNLOAD PRODUCTS AT SITE; INSPECT FOR COMPLETENESS, FOR DAMAGE, JOINTLY WITH OWNER.
c) HANDLE, STORE, PROTECT, INSTALL AND FINISH PRODUCTS.
d) REPAIR OR REPLACE ITEMS DAMAGED BY WORK OF THIS CONTRACT.

E. CONTRACTOR COORDINATION
1. CONTRACTOR SHALL COORDINATE THE WORK TO ASSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF CONSTRUCTION ELEMENTS, WITH PROVISIONS FOR ACCOMMODATING ITEMS TO BE INSTALLED LATER.
2. CONTRACTOR SHALL COORDINATE SPACE REQUIREMENTS FOR MECHANICAL AND ELECTRICAL SYSTEMS, AND SHALL MAKE RUNS PARALLEL WITH LINES OF BUILDING.
3. CONTRACTOR SHALL EXECUTE CUTTING AND PATCHING TO INTEGRATE ELEMENTS OF THE WORK. REMOVE ILL-TIMED AND DEFECTIVE WORK AND REPLACE WITH NEW WORK CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
4. CONTRACTOR SEAL ALL NEW PENETRATIONS THROUGH FLOORS, WALLS, AND CEILINGS AS SPECIFIED HEREIN.

01270 UNIT PRICES

A. UNIT PRICES WILL BE EXERCISED AT THE OPTION OF OWNER. PRICES STATED FOR EACH UNIT PRICE SHALL BE VALID FOR THE DURATION OF THE CONTRACT AND SHALL INCLUDE ALL COSTS INCLUDING OVERHEAD AND PROFIT.

B. UNIT PRICE NO. 1 - LEVELING OF EXISTING FLOOR SLAB
1. ITEM: STATE THE PRICE FOR LEVELING AND FILLING EXISTING EXPOSED FLOOR SUBSTRATE TO SPECIFIED TOLERANCE, IN ACCORDANCE WITH SECTION 03547. PRICE SHALL INCLUDE LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO RECONDITION THE FLOOR INCLUDING PREPARATION, PRIMING AND FILLING AS SPECIFIED.
2. UNIT MEASURE: PER SQUARE FOOT TO A DEPTH OF 1/4 INCH.

C. UNIT PRICE NO. 2 - TILE FLOOR CRACK ISOLATION MEMBRANE
1. ITEM: STATE THE PRICE FOR PROVIDING CRACK ISOLATION MEMBRANE AS SPECIFIED IN SECTION 09300.
2. UNIT MEASURE: PER SQUARE FOOT.

01312 PROJECT MEETINGS

A. PRE-CONSTRUCTION MEETING: PRIOR TO THE START OF WORK, CONTRACTOR AND OWNER SHALL HOLD A PRE-CONSTRUCTION MEETING TO DETERMINE THE EXACT SEQUENCING AND PHASING OF CONSTRUCTION.

B. PROGRESS MEETINGS: ATTEND PROGRESS MEETINGS CALLED BY THE ARCHITECT, GC OR OWNER THROUGHOUT THE PROGRESS OF THE WORK.

C. PRE-INSTALLATION MEETING: CONVENE A PRE-INSTALLATION MEETING WHEN IT IS SPECIFIED FOR A CERTAIN PORTION OF THE WORK. REQUIRE ATTENDANCE OF PARTIES DIRECTLY AFFECTING, OR AFFECTED BY, THE WORK OF THE APPLICABLE SPECIFICATION SECTION.

D. THE ARCHITECT IS TO PROVIDE ALL MEETING AGENDAS, MINUTES AND DISTRIBUTION THEREOF.

01330 SUBMITTAL PROCEDURES, SCHEDULES AND SHOP DRAWINGS

A. SUBMITTAL PROCEDURE.
1. IDENTIFY DEVIATIONS FROM CONTRACT DOCUMENTS.
2. REVIEW AND SIGN EACH SUBMITTAL PRIOR TO SUBMITTAL TO OWNER. UNSIGNED SUBMITTALS MAY BE RETURNED WITHOUT REVIEW.
3. UNLESS SPECIFIED OTHERWISE, SUBMIT THE NUMBER OF SUBMITTALS THE CONTRACTOR REQUIRES, PLUS TWO THAT WILL BE RETAINED BY OWNER'S REPRESENTATIVE.
4. TRANSMIT EACH ITEM TO OWNER UNLESS DIRECTED OTHERWISE. INCLUDE PROJECT NAME, CONTRACTOR NAME, SUBCONTRACTOR OR SUPPLIER NAME, AND DRAWING SHEET, DETAIL NUMBER, OR SPECIFICATION SECTION NUMBER CORRESPONDING TO THE SUBMITTAL AS APPROPRIATE.
5. MAKE SUBMITTALS AS REQUIRED TO CAUSE NO DELAY IN THE WORK. ALLOW SUFFICIENT TIME FOR POSSIBLE REVISION AND RESUBMITTAL OF REJECTED SUBMITTALS.
6. REVISE AND RESUBMIT REJECTED SUBMITTALS AS REQUIRED TO OBTAIN APPROVAL.

B. PROGRESS AND VALUE SCHEDULES: SUBMIT THE FOLLOWING TO OWNER.
1. PROGRESS SCHEDULE: SUBMIT HORIZONTAL BAR CHART WITH SEPARATE BAR FOR EACH MAJOR TRADE OR OPERATION, IDENTIFYING FIRST WORK DAY OF EACH WEEK.
2. SCHEDULE OF VALUES:
a) SUBMIT TYPED SCHEDULE ON FORM AS APPROVED BY OWNER.
b) SUBDIVIDE INTO EACH MAJOR TRADE OR CATEGORY OF WORK.
c) INCLUDE A LINE ITEM AMOUNT FOR EACH ALLOWANCE, AS APPLICABLE.
d) INCLUDE IN EACH LINE ITEM A DIRECTLY PROPORTIONAL AMOUNT OF CONTRACTOR'S OVERHEAD AND PROFIT.
3. SUBMIT PROGRESS AND VALUE SCHEDULES IN DUPLICATE WITHIN 5 DAYS AFTER NOTICE TO PROCEED.
4. SUBMIT REVISED SCHEDULES WITH EACH APPLICATION FOR PAYMENT.

C. SHOP DRAWINGS, PRODUCT DATA AND SAMPLES:
1. SHOP DRAWINGS:
a) SUBMIT SHOP DRAWINGS IN THE FORM OF 2 LEGIBLE RIGHT-READING COPIES, EXCEPT THAT SHOP DRAWINGS 11"X17" OR SMALLER MAY BE SUBMITTED IN THE FOR OF TWO BLACKLINE OR ELECTROSTATIC COPIES.
b) UNLESS SPECIFIED OTHERWISE: SHOP DRAWINGS SHALL SHOW QUANTITIES, MATERIALS, METHODS OF ASSEMBLY, ADJACENT CONSTRUCTION, DIMENSIONS, AND OTHER APPROPRIATE INFORMATION TO FULLY ILLUSTRATE THE WORK.
2. PRODUCT DATA:
a) MARK EACH COPY TO IDENTIFY APPLICABLE PRODUCTS, MODELS, OPTIONS AND OTHER DATA; SUPPLEMENT MANUFACTURER'S STANDARD DATA TO PROVIDE INFORMATION UNIQUE TO THE WORK.
b) SUBMIT THE NUMBER OF COPIES THAT CONTRACTOR REQUIRES, PLUS 2 COPIES THAT WILL BE RETAINED BY THE ARCHITECT.
3. SAMPLES:
a) SUBMIT SAMPLES AS SPECIFIED IN THE TECHNICAL SECTIONS.
b) INCLUDE IDENTIFICATION ON EACH SAMPLE GIVING FULL INFORMATION.
c) SUBMIT THREE SAMPLES, ONE OF WHICH WILL BE RETAINED BY OWNER, UNLESS INDICATED OTHERWISE IN THE TECHNICAL SECTION.

D. CERTIFICATES: SUBMIT THE ORIGINAL SIGNED VERSION TO OWNER.

01430 QUALITY CONTROL

A. STANDARDS:
1. COMPLY WITH INDUSTRY STANDARDS EXCEPT WHEN FIELD CONDITIONS OR SPECIFIED REQUIREMENTS INDICATE MORE RIGID STANDARDS OR MORE PRECISE WORKMANSHIP.
2. PERFORM ALL WORK TO MEET OR EXCEED THE REQUIREMENTS OF APPLICABLE CODES, ORDINANCES, LAWS, REGULATIONS, SAFETY ORDERS, AND DIRECTIVES FROM AUTHORITIES HAVING JURISDICTION OVER THE WORK.
3. ACCESSIBILITY: EQUIPMENT, ACCESSORIES AND WORK PROVIDED SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES WITH RESPECT TO HANDICAP AND BARRIER-FREE ACCESSIBILITY, AND WITH THE AMERICANS WITH DISABILITIES ACT (ADA). THE MORE RESTRICTIVE STANDARDS SHALL GOVERN.
4. PERFORM WORK WITH PERSONS QUALIFIED TO PRODUCE WORKMANSHIP OF SPECIFIED QUALITY.
5. INSTALL PRODUCTS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONFLICT EXISTS BETWEEN MANUFACTURER'S RECOMMENDATIONS AND THE SPECIFIED REQUIREMENTS, NOTIFY ARCHITECT AND OWNER IMMEDIATELY.

B. EXAMINATION PRIOR TO INSTALLATION:
1. PRIOR TO STARTING WORK OF EACH TRADE OR LOCATION, CAREFULLY INSPECT INSTALLED WORK OF OTHER TRADES AND VERIFY THAT SUCH WORK IS COMPLETE TO THE POINT WHERE WORK OF THIS SECTION MAY PROPERLY COMMENCE. NOTIFY THE ARCHITECT OF CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK.
2. DO NOT BEGIN INSTALLATION UNTIL UNSATISFACTORY CONDITIONS ARE RESOLVED. BEGINNING WORK CONSTITUTES ACCEPTANCE OF SITE CONDITIONS AND RESPONSIBILITY FOR DEFECTIVE INSTALLATION CAUSED BY PRIOR OBSERVABLE CONDITIONS.

01500 TEMPORARY FACILITIES AND CONTROLS

A. TEMPORARY UTILITIES: PROVIDE TEMPORARY UTILITIES, SERVICES, AND CONSTRUCTION AS REQUIRED TO PERFORM THE WORK. COORDINATE TEMPORARY FACILITIES AND CONTROLS WITH THE OWNER AND ARCHITECT.
1. ELECTRICITY: CONNECT TO EXISTING SERVICE. OWNER WILL PAY COSTS OF ENERGY USED. TAKE MEASURES TO CONSERVE ENERGY.
2. LIGHTING: PERMANENT LIGHTING MAY BE USED DURING CONSTRUCTION. PROVIDE ADDITIONAL TEMPORARY LIGHTING AS REQUIRED.
3. HEATING AND VENTILATION: PERMANENT SYSTEM MAY BE USED. OWNER WILL PAY FOR THE COST OF ENERGY USED.
4. TELEPHONE: PROVIDE TEMPORARY TELEPHONE SERVICE DURING CONSTRUCTION.
5. WATER: UTILIZE EXISTING FACILITIES. OWNER WILL PAY FOR WATER USED.

B. CONTROLS
1. DUST CONTROL: PROVIDE TEMPORARY ENCLOSURES AS REQUIRED TO PREVENT PENETRATION OF DUST INTO LANDLORD'S OCCUPIED AREAS SEPARATE FROM WORK AREAS. PREVENT DAMAGE TO OPERATING SYSTEMS AND COMPONENTS, AND CREATE ENVIRONMENTAL CONDITIONS NECESSARY FOR THE PROPER INSTALLATION OF MATERIALS AND SYSTEMS OF THIS PROJECT.
2. NOISE CONTROL: PROVIDE NECESSARY PRECAUTIONS AND CONTROLS AS REQUIRED BY THE OWNER.

C. MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO SITE AND WITHIN SITE TO PROVIDE UNINTERRUPTED ACCESS TO EMERGENCY VEHICLES TO E. GAYNOR BRENNAN GOLF COURSE AND CUSTOMERS AND STAFF OF ZODY'S 19TH HOLE.

D. FIRE SAFETY: COMPLY WITH LOCAL REGULATIONS AND WITH APPLICABLE PROVISIONS OF UNIFORM FIRE CODE ARTICLE 87 FOR FIRE SAFETY DURING DEMOLITION AND CONSTRUCTION OPERATIONS.

E. TEMPORARY CONSTRUCTION:
1. OBTAIN APPROVAL FROM OWNER FOR MODIFICATIONS TO EXISTING SYSTEMS OR FACILITIES NOT INDICATED.
2. BARRICADES (IF REQUIRED BY OWNER):
a) PROVIDE FULL HEIGHT BARRICADE TO SEPARATE CONSTRUCTION AREA FROM EXTERIOR.
b) BARRICADE SHALL CONFORM TO OWNER'S REQUIREMENTS. WHEN NO REQUIREMENTS EXISTS, THE BARRICADE SHALL CONFORM TO THE FOLLOWING:
1) BARRICADE SHALL CONSIST OF METAL STUD FRAMING AND GYPSUM BOARD OR PLYWOOD TOWARD THE PUBLIC SIDE. PAINT SHEATHING WITH COLOR AS DIRECTED BY THE OWNER.
2) PROVIDE LOCKED DOOR IF REQUIRED FOR ACCESS TO THE CONSTRUCTION AREA. IF A DOOR IS REQUIRED, IT MUST SWING IN.
3. REMOVE AND DISPOSE OF TEMPORARY BARRICADES OR FACILITIES WHEN USE IS NO LONGER REQUIRED. CLEAN AND REPAIR DAMAGE CAUSED BY INSTALLATION OR USE OF TEMPORARY BARRICADES OR FACILITIES.

F. CONSTRUCTION CLEANING:
1. CONTROL ACCUMULATION OF WASTE MATERIALS AND RUBBISH ON A DAILY BASIS. PERIODICALLY DISPOSE OF WASTE OFF-SITE.
2. MAINTAIN AREAS FREE OF DUST AND OTHER CONTAMINANTS DURING FINISHING OPERATIONS.

G. SMOKING: SMOKING SHALL BE PROHIBITED IN ALL INTERIOR SPACES.

01600 PRODUCT REQUIREMENTS

A. DELIVERY, STORAGE, AND HANDLING
1. TRANSPORT AND HANDLE PRODUCTS BY METHODS REQUIRED TO PREVENT PRODUCT DAMAGE.
2. MANUFACTURED PRODUCTS SHALL REMAIN IN MANUFACTURER'S CONTAINERS OR PACKAGING, AND STORED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, UNTIL READY FOR INSTALLATION.

B. PRODUCT OPTIONS AND SUBSTITUTIONS
1. FURNISH PRODUCTS SPECIFIED, EXCEPT WHERE "OR APPROVED" IS USED, SUBSTITUTE PRODUCTS MAY BE SUBMITTED TO ARCHITECT FOR APPROVAL.
2. SUBSTITUTIONS WILL BE CONSIDERED ONLY FOR THE FOLLOWING REASONS
a) A PRODUCT BECOMES UNAVAILABLE DUE TO NO FAULT OF THE CONTRACTOR.
b) A SUBSTITUTE PRODUCT WILL BE IN OWNER'S BEST INTEREST BY PROVIDING A COST SAVINGS OR SCHEDULE BENEFIT.
3. DOCUMENT EACH SUBSTITUTION REQUEST WITH COMPLETE DATA SUBSTANTIATING COMPLIANCE OF PROPOSED SUBSTITUTION WITH CONTRACT DOCUMENTS ON SUBSTITUTION REQUEST FORM PREPARED BY GC AND SUBMITTED TO ARCHITECT.
4. A SUBSTITUTION REQUEST CONSTITUTES A REPRESENTATION THAT CONTRACTOR:
a) HAS INVESTIGATED PROPOSED PRODUCT AND HAS DETERMINED THAT IT MEETS OR EXCEEDS PERFORMANCE OF THE SPECIFIED PRODUCT, IN ALL RESPECTS.
b) SHALL PROVIDE THE SAME WARRANTY FOR SUBSTITUTION AS FOR SPECIFIED PRODUCT.
c) WILL COORDINATE INSTALLATION AND MAKE ANY CHANGES THAT MAY BE REQUIRED FOR WORK TO BE COMPLETE IN ALL RESPECTS.
d) WILL WAIVES CLAIMS FOR ADDITIONAL COSTS THAT MAY SUBSEQUENTLY BECOME APPARENT.
e) AGREES TO PAY ALL COSTS OF REDESIGN RELATED TO THE SUBSTITUTION.
5. THE OWNER'S REPRESENTATIVE WILL DETERMINE ACCEPTABILITY OF PROPOSED SUBSTITUTION, AND WILL NOTIFY CONTRACTOR OF ACCEPTANCE OR REJECTION WITHIN A REASONABLE TIME.

01770 CLOSEOUT PROCEDURES

A. FINAL CLEANING:
1. THOROUGHLY CLEAN ALL SURFACES PRIOR TO FINAL ACCEPTANCE.
2. REMOVE ALL WASTE AND SURPLUS MATERIALS, RUBBISH, AND CONSTRUCTION FACILITIES FROM THE SITE.

B. CLOSEOUT PROCEDURES:
1. COMPLY WITH PROCEDURES STATED IN GENERAL CONDITIONS OF THE CONTRACT (DOCUMENT AIA A-701) FOR SUBSTANTIAL AND FINAL COMPLETION.
2. SUBMIT ALL CERTIFICATES OF APPROVAL ISSUED BY THE GOVERNING AUTHORITIES, INCLUDING WITHOUT LIMITATION, THE FOLLOWING:
a) CERTIFICATE OF OCCUPANCY.
3. SUBMIT FINAL APPLICATION FOR PAYMENT IDENTIFYING TOTAL ADJUSTED CONTRACT SUM, PREVIOUS PAYMENTS, AND SUM REMAINING DUE.
4. SUBMIT "CONTRACTOR'S AFFIDAVIT FOR PAYMENT OF DEBTS AND CLAIMS", AIA DOCUMENT G706.
5. SUBMIT CONTRACTOR'S LIEN RELEASE FORM AND LIEN RELEASE FORMS FOR EACH SUBCONTRACTOR.
6. ALL CLOSEOUT PROCEDURES SHALL BE COMPLETE WITHIN 45 DAYS OF STORE OPENING.

C. PROJECT RECORD DOCUMENTS:
1. MAINTAIN A COMPLETE SET OF RECORD DRAWINGS THAT CLEARLY AND NEATLY INDICATE EXACT INSTALLED LOCATIONS OF ITEMS THAT WILL BE CONCEALED IN THE WORK SUCH AS CONDUIT, PIPING, DUCTS, REINFORCING, MECHANICAL AND ELECTRICAL EQUIPMENT, AND SIMILAR ITEMS. SHOW ALL CHANGES FROM THE CONTRACT DOCUMENTS, AND ALL UNCOVERED EXISTING CONDITIONS THAT WILL BE SUBSEQUENTLY CONCEALED.
2. RECORD DRAWINGS SHALL BE USED FOR NO OTHER PURPOSE AND SHALL BE STORED SEPARATELY FROM THOSE USED FOR CONSTRUCTION.
3. DOCUMENTS SHALL BE IN SAME FORMAT AS THE CONSTRUCTION DOCUMENTS.
4. AT CONTRACT CLOSEOUT, SUBMIT DOCUMENTS WITH TRANSMITTAL LETTER CONTAINING DATE, PROJECT TITLE, CONTRACTOR'S NAME AND ADDRESS, LIST OF DOCUMENTS AND SIGNATURE OF CONTRACTOR.

D. SUBMITTALS: IN ADDITION TO SUBMITTALS REQUIRED BY THE CONDITIONS OF THE CONTRACT, AND SUBMITTALS REQUIRED BY SECTION 01330, FURNISH SUBMITTALS REQUIRED BY GOVERNING AUTHORITIES, AND SUBMIT A FINAL STATEMENT OF ACCOUNTING GIVING TOTAL ADJUSTED CONTRACT SUM, PREVIOUS PAYMENTS, AND SUM REMAINING DUE.

E. OPERATION AND MAINTENANCE DATA: (TWO COPIES REQUIRED, SEPARATE BINDERS):
1. SUBMIT COMPLETE DATA FOR EACH PIECE OF EQUIPMENT AND COMPONENT USED IN THE WORK.
2. SUBMIT OPERATION AND MAINTENANCE DATA FOR MECHANICAL AND ELECTRICAL SYSTEMS.
3. ARRANGE IN A BINDER WITH A SECTION FOR EACH SYSTEM.

F. WARRANTIES, GUARANTEES AND BONDS: (TWO COPIES REQUIRED IN SEPARATE BINDERS):
1. SUBMIT ALL APPLICABLE MANUFACTURER WARRANTIES, GUARANTEES AND BONDS.

G. SPARE PARTS AND MAINTENANCE MATERIALS: FURNISH PRODUCTS, SPARE PARTS, AND MAINTENANCE MATERIALS IN QUANTITIES SPECIFIED IN EACH SECTION, IN ADDITION TO THAT USED FOR CONSTRUCTION OF WORK. COORDINATE WITH OWNER. DELIVER TO OWNER'S REPRESENTATIVE AND OBTAIN RECEIPT PRIOR TO FINAL PAYMENT.

H. RETAIN FINISH OVERAGES IN THE FOLLOWING QUANTITIES: FIELD TILE = 8, ACCENT = 4, SPECIAL = 8 COVE, 4 EACH CORNER, PAINT = 1 GT. EACH

02225 SELECTIVE DEMOLITION

A. BY WHATEVER MEANS NECESSARY, VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO DEMOLITION.

B. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE THE WORK.

C. PROTECT EXISTING UTILITIES AND STRUCTURAL MEMBERS FROM DAMAGE.

D. DURING DEMOLITION OPERATIONS, NOTIFY THE ARCHITECT OF CONDITIONS THAT DIFFER SUBSTANTIALLY FROM THOSE INDICATED, SPECIFIED, OR EXPECTED. PERFORM NO DEMOLITION IN SUCH AREAS, UNLESS APPROVED BY THE ARCHITECT.

E. EXCEPT WHERE NOTED OR SPECIFIED OTHERWISE, TAKE POSSESSION OF MATERIALS BEING DEMOLISHED, AND IMMEDIATELY REMOVE FROM SITE AND LEGALLY DISPOSE OF. DO NOT OVERLOAD EXISTING CONSTRUCTION TO REMAIN WITH DEMOLISHED MATERIALS.

F. CAREFULLY REMOVE, STORE, AND PROTECT MATERIALS AND COMPONENTS TO BE REUSED.

G. CAREFULLY REMOVE, PROTECT, AND TURN OVER AS DIRECTED, MATERIALS AND COMPONENTS CLAIMED BY RILEY MAZDA FOR SALVAGE. PRIOR TO DEMOLITION, CONTACT ZODY'S 19TH HOLE TO DETERMINE WHICH ITEMS WILL BE CLAIMED.

H. WHERE CUT EDGES OF THE EXISTING CONSTRUCTION WILL BE VISIBLE IN THE COMPLETED WORK, CUT IN UNIFORM STRAIGHT LINES. CONCRETE AND MASONRY SHALL BE SAW-CUT OR CORE DRILLED.

I. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, AT NO ADDITIONAL COST TO ZODY'S 19TH HOLE

2. CONCRETE RESURFACING:
1. REMOVE EXISTING FLOOR-FINISH ADHESIVE RESIDUE BY A CONTAINED ABRASIVE BLASTING SYSTEM USING REUSABLE SYNTHETIC BEADS OR STEEL SHOT.
2. INSTALLER QUALIFICATIONS: ABRASIVE BLASTER SHALL HAVE A MINIMUM OF 5 YEARS EXPERIENCE IN WORK OF THE TYPE AND SCOPE SPECIFIED AND BE SKILLED IN THE PROPER OPERATION AND TECHNIQUES RECOMMENDED BY THE BLAST EQUIPMENT MANUFACTURER.
3. ABRASIVE BLASTING:
a) SCHEDULE NOISE-PRODUCING OPERATIONS TO OCCUR AT APPROVED TIMES COORDINATED WITH THE OWNER.
b) USE SELF-CONTAINED, DUST CONTROLLED EQUIPMENT.
c) PRIOR TO BEGINNING WORK, ASSESS TRANSITIONS. MAKE ALLOWANCES FOR ADJUSTMENT OF ABRASIVE BLASTING IN TRANSITIONAL AREAS. VERTICAL EDGES ARE NOT ACCEPTABLE.
d) VISIBLE "CHATTERING" OR "POCKING" OF THE RESURFACED FLOOR IS NOT ACCEPTABLE; RE-BLAST SUCH AREAS WITH FINER MATERIAL IN A SLOWER PASS TO CORRECT DEFECTIVE WORK.
e) REMOVE ONLY ENOUGH MATERIAL TO ASSURE THE SLAB IS FREE OF NOTICEABLE VISIBLE DEFECTS.

02750 CONCRETE CUTTING, PATCHING AND REPAIR

A. PROVIDE A SMOOTH, EVEN AND INVISIBLE TRANSITION TO NEW CONSTRUCTION. WHEN FINISHED SURFACES ARE CUT SO THAT AN INVISIBLE TRANSITION WITH NEW WORK IS NOT POSSIBLE, TERMINATE EXISTING SURFACE ALONG THE NEAREST BREAK LINE, JOINT, OR CORNER.

B. MATERIALS: UNLESS SPECIFIED OTHERWISE, CONFORM TO ACI 301. PROVIDE REINFORCING STEEL TO MATCH EXISTING IN DEMOLISHED WORK.

C. PATCHING OF EXISTING CONCRETE SLABS ON GRADE:
1. ENSURE THAT BELOW-GRADE CONSTRUCTION IS COMPLETE IN THE SLAB AREA TO BE PATCHED.
2. REPLACE EXISTING SUBGRADE MATERIALS TO MATCH EXISTING AND MECHANICALLY COMPACT. REPLACE AND MAKE CONTINUOUS VAPOR BARRIERS AND OTHER SIMILAR CONSTRUCTION DISTURBED OR DAMAGED DURING DEMOLITION OR CONSTRUCTION OPERATIONS.
3. RE-COMPACT EXISTING SUBGRADE TO 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.
4. PATCH SLAB WITH CONCRETE HAVING A MINIMUM 28-DAY STRENGTH OF 3000 PSI AND A MAXIMUM WATER/CEMENT RATIO OF 0.45. USE SUPERPLASTICIZER ADMIXTURE AS NECESSARY FOR WORKABILITY.
5. FINISH CONCRETE TO MATCH ADJACENT SURFACES.

03301 CONCRETE

A. SUMMARY
1. COMPLY WITH REQUIREMENTS ON THE STRUCTURAL DRAWINGS.
2. WHEN SHOWN ON ARCHITECTURAL, COMPLY WITH THE FOLLOWING REQUIREMENTS.

B. MATERIALS:
1. CONFORM TO ACI 301.
2. CONCRETE MATERIALS
a) CEMENT: ASTM C150, NORMAL - TYPE I PORTLAND CEMENT, GREY COLOR.
b) NORMAL WEIGHT FINE AND COARSE AGGREGATES: ASTM C33 SEVERE WEATHER EXPOSURE.
3. FORM MATERIALS: APA B-B PLYFORM CLASS 1, EXT
4. REINFORCING STEEL: ASTM C615, GRADE 60.
5. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE.
6. ADMIXTURES
a) AIR-ENTRAINMENT: ASTM C 260.
b) WATER REDUCER NORMAL: ASTM C 494, TYPE A.
c) ACCELERATOR: ASTM C 494, TYPE C OR E, NON-CORROSIVE, NON-CHLORIDE.
d) HIGH RANGE WATER REDUCER (SUPERPLASTICIZER): ASTM C 494, TYPE F OR G AND SHALL BE OF THE SECOND OR THIRD GENERATION TYPE. SHALL BE BATCH PLANT ADDED TO EXTEND PLASTICITY TIME AND REDUCE WATER 20 TO 30 PERCENT.
e) FREEZE PROTECTION ADMIXTURE: ASTM C 494, TYPE E.
7. ACCESSORIES
a) NON-SHRINK GROUTS: NON-CATALYZED NATURAL AGGREGATE GROUT; MINIMUM 7000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
b) FORM RELEASE AGENT: THAT WILL NOT BOND WITH, STAIN OR ADVERSELY AFFECT CONCRETE SURFACES, AND WILL NOT IMPAIR SUBSEQUENT TREATMENTS OF CONCRETE SURFACES WHEN APPLIED TO MOST FORMS OR FORM LINERS.
c) BONDING AGENT: A TWO COMPONENT MOISTURE INSENSITIVE, 100% SOLIDS EPOXY ADHESIVE WITH A SHEAR BOND TO CONCRETE STRENGTH OF OVER 1400 PSI.

C. CONCRETE MIX:
1. MIX CONCRETE IN ACCORDANCE WITH ASTM C94, MINIMUM 3000 PSI 28 DAY COMPRESSIVE STRENGTH.
2. ALL CONCRETE SHALL CONTAIN THE SPECIFIED WATER REDUCING OR HIGH RANGE WATER REDUCING ADMIXTURE TO ATTAIN A MAXIMUM WATER/CEMENT RATIO OF 0.5.
3. ALL CONCRETE REQUIRED TO BE AIR ENTRAINED SHALL CONTAIN AIR ENTRAINING ADMIXTURE TO PRODUCE 4% TO 6% AIR.
4. ALL CONCRETE PLACED IN AMBIENT TEMPERATURES FROM 40 DEGREES F TO 20 DEGREES F SHALL CONTAIN A FREEZE PROTECTION ADMIXTURE AT THE MANUFACTURER'S REQUIRED DOSAGE.

D. USE PLYWOOD FORMS, UNLESS SPECIFIED OR APPROVED OTHERWISE.

E. REINFORCEMENT
1. FABRICATE AS INDICATED AND IN ACCORDANCE WITH ACI 315.
2. PLACE, SUPPORT, AND SECURE REINFORCEMENT AGAINST DISPLACEMENT.
3. LOCATE REINFORCING SPLICES NOT INDICATED ON THE DRAWINGS AT POINTS OF MINIMUM STRESS.

F. MOISTURE CURE ALL CONCRETE FOR A MINIMUM OF 7 DAYS, UNLESS APPROVED OR SPECIFIED OTHERWISE.

03350 POLISHED CONCRETE - HTC SUPERFLOOR
1.1 GENERAL: PROVIDE A SEALED AND POLISHED CONCRETE FLOOR FINISH AS SHOWN AND SPECIFIED.
A. SUBMITTALS: PROVIDE THE FOLLOWING
1. MANUFACTURER'S PRODUCT DATA ON ALL MACHINES AND CHEMICALS USED DURING INSTALLATION.
2. MANUFACTURER'S CERTIFICATION THAT INSTALLER IS A CERTIFIED APPLICATOR OF HTC-SUPERFLOOR OR EQUIVALENT FLOOR FINISHES AND FAMILIAR WITH THE HTC-SUPERFLOOR INSTALLATION PROCEDURES AND REQUIREMENTS.
B. QUALITY ASSURANCE:
1. INSTALLER QUALIFICATIONS: AN EXPERIENCED INSTALLER, APPROVED BY WWW.HTC-AMERICA.COM, WITH NOT LESS THAN THREE YEARS SUCCESSFUL EXPERIENCE IN INSTALLING SEALED AND POLISHED CONCRETE FLOORS.
a) CERTIFIED AND APPROVED INSTALLERS
1. PACIFIC DECORATIVE CONCRETE, INC. WWW.PACIFICDECORATIVE.COM (818) 725-8268.
2. ALTERNATE INSTALLER MUST SUBMIT REFERENCES FORM FIVE SIMILAR PROJECTS TO BE PRE APPROVED BY ARCHITECT.
C. PROJECT CONDITIONS:
1. COMPLY WITH MANUFACTURERS ENVIRONMENTAL LIMITATIONS FOR SUBSTRATE TEMPERATURE AND MOISTURE CONTENT, AMBIENT TEMPERATURE AND HUMIDITY.
2. CONCRETE SHALL BE CURED FOR A MINIMUM OF 21 DAYS, AND FREE FROM ALL COATINGS, INCLUDING CURING AGENTS.
3. APPLICATION OF FINISH SYSTEM SHALL OCCUR PRIOR TO FIXTURE & TRIM INSTALLATION AND OR SUBSTANTIAL COMPLETION.
4. CLOSE FLOOR TO TRAFFIC DURING FLOOR FINISH APPLICATION AND AFTER APPLICATION, FOR THE TIME AS RECOMMENDED BY MANUFACTURER.
5. CONCRETE SUBSTRATE TO BE IN SOUND CONDITION. IF CONCRETE PATCH WORK IS REQUIRED, CONTRACTOR CAN PATCH CONCRETE AT OWNER REQUEST AS EXTRA WORK.

2.' MATERIALS:
A. CONCRETE POLISH PROCESS WWW.HTC-AMERICA.COM CONCEPTS/SUPERFLOOR A PROCESS INVOLVING SPECIALIZED EQUIPMENT, DIAMOND ABRASIVES, AND CHEMICALS WHICH ENHANCES THE DENSITY, HARDNESS, WEATHERING, AND LIGHT REFLECTIVITY.
B. ARCHITECTURAL COLOR AGENT: WWW.AMERIPOLISH.COM COLOR TBD
C. CONCRETE DENSIFIER/ HARDENER
1. WWW.CONVERGENTCONCRETE.COM. OR EQUAL.
D. AMERIPOLISH STAIN GUARD: WWW.AMERIPOLISH.COM
3.1 INSTALLATION:
A. HTC-SUPERFLOOR POLISH PROCESS:
1. FILL CONSTRUCTION JOINTS (1/4" WIDE OR MORE) WITH ARDEX TWP (TILT-WALL PATCH). COLOR TO MATCH SLAB.
2. GRIND CONCRETE (TO WITHIN 2-3 INCHES OF WALLS) WITH 3 OR 4 HEAD PLANETARY GRINDER WITH 800 LBS OR MORE DOWN FORCE FITTED WITH 25, 40, OR 50 GRIT METALS BONDED DIAMOND ABRASIVES. REMOVE CONSTRUCTION DEBRIS, FLOOR SLAB IMPERFECTIONS, AND ACHIEVE A UNIFORM SCRATCH PATTERN. VACUUM FLOOR THOROUGHLY WITH A SQUEEGEE VACUUM ATTACHMENT.
3. GRIND CONCRETE (TO WITHIN 2-3 INCHES OF WALLS) WITH 80 GRIT AND 150 METAL BONDED DIAMONDS. GRIND 90 DEGREES FORM PREVIOUS GRIND AND REMOVE ALL SCRATCHES FROM PREVIOUS GRIT. VACUUM FLOOR THOROUGHLY AFTER EACH GRIND.
4. GRIND FLOOR EDGES WITH 40, 80, 120, AND 220 GRIT GRINDING PADS. VACUUM FLOOR THOROUGHLY AFTER EACH GRIND.
5. POLISH FLOOR WITH 100 AND 200 GRIT RESIN BONDED DIAMONDS. FIRST POLISH THE EDGES WITH PADS OF THE SAME GRIT AND THEN FLOOR FIELD. AFTER EACH POLISH, CLEAN FLOOR THOROUGHLY WITH CLEAN WATER, AN AUTOSCRUBBER AND A WET VACUUM.
6. INSTALL ARCHITECTURAL COLOR AGENT AS SPECIFIED. COLOR TBD.
7. INSTALL IMPREGNATING SILICATE DENSIFYING AGENT. FOLLOW PROCEDURES FOR NUMBER OF COATS TO APPLY. ALLOW 12 TO 24 HOURS FOR FULL CURE.
8. POLISH FLOOR TO 800 GRIT LEVEL WITH RESIN BONDED DIAMONDS. FOLLOW INSTRUCTIONS FROM #4.
9. INSTALL AMERIPOLISH STAIN GUARD. BUFF WITH WHITE PAD AS NEEDED.
10. POLISH ALL EDGES TO MATCH FIELD POLISH.

03547 CEMENTITIOUS UNDERLAYMENT

A. SUMMARY:
1. PROVIDE LEVELING OF EXISTING CAST-IN-PLACE CONCRETE SLABS.
2. PROVIDE RAMPS AND TAPERS TO ALIGN FINISH MATERIALS.

B. SUBMITTALS: MANUFACTURER'S PRODUCT DATA AND INSTALLATION INSTRUCTIONS.

C. MATERIALS:
1. FAST-SETTING SELF-LEVELING UNDERLAYMENT SYSTEM: SELF-LEVELING, POURABLE, CEMENT-BASED MATERIAL, MINIMUM 28 DAY COMPRESSIVE STRENGTH 4,500 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C109; MINIMUM BOND STRENGTH 200 PSI; ONE OF THE FOLLOWING.
a) "ULTRA PLAN" BY MAPEI CORPORATION (800-42-MAPEI).
b) "SDL" SELF-LEVELING UNDERLAYMENT CONCRETE BY ARDEX INC. (412-264-4240.)
c) "LEVEL-RIGHT FS-10" BY MAXXON (800-356-7887).
2. FAST-SETTING TROWELABLE UNDERLAYMENT SYSTEM:
a) "DURACEM TOP 102" BY MAPEI CORPORATION (800-42-MAPEI).
b) "SD-F" FAST-SETTING UNDERLAYMENT BY ARDEX INC. (412-264-4240).
c) "EUCO-SPEED" BY EUCLID CHEMICAL COMPANY (800-321-7628).
3. ACCESSORIES: FURNISH PRIMERS, PATCHING COMPOUNDS AND SAND FILLERS AS RECOMMENDED BY THE UNDERLAYMENT MANUFACTURER FOR THE CONDITIONS OF THE PROJECT.

D. PREPARATION:
1. VERIFY AREAS TO BE LEVELED ARE AT OR BELOW FINAL DESIGN ELEVATION.
2. SURVEY THE FLOOR TO IDENTIFY AREAS THAT EXCEED TOLERANCE LIMITATIONS.
3. ENSURE THAT SUB-FLOOR IS CLEAN, DRY, HARD, SOUND, AND FREE OF OILS, OR OTHER SUBSTANCE THAT WOULD AFFECT PROPER BONDING AND CURING. SHOTBLAST SURFACE AS NECESSARY TO ACHIEVE A CLEAN SURFACE.

E. APPLICATION
1. INCLUDE IN BID: INSTALL TROWELABLE UNDERLAYMENT AT LOCATIONS WHERE SLOPES ARE INDICATED AND AT OTHER LOCATIONS AS APPROPRIATE TO INSTALLATION CONDITIONS.
2. UNIT PRICE NO. 1: INSTALL SELF-LEVELING UNDERLAYMENT AT OTHER LOCATIONS AS NECESSARY TO CORRECT SLAB FLATNESS AND LEVELNESS.
3. SET SCREEDS, MARKERS, AND REFERENCE BLOCKS. SET SCREEDS AT ALL CONSTRUCTION AND CONTROL JOINTS TO ESTABLISH WEAKENED PLANE JOINTS IN UNDERLAYMENT.
4. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE SUBSEQUENT FINISHING OF THE MATERIAL IS REQUIRED, FLOAT TO LEVEL SURFACE. DO NOT OVER TROWEL.
5. APPLY PRIMER TO AREAS TO RECEIVE UNDERLAYMENT. REPEAT APPLICATION IF NECESSARY TO ACHIEVE PROPER BUILD.
6. MIX MATERIALS AND POUR OR PUMP AND SQUEEGEE INTO PLACE TO ACHIEVE APPROPRIATE THICKNESS. PROVIDE FILL THICKNESS AS NECESSARY TO ALIGN ADJACENT FINISH FLOORING SURFACES.
7. CURE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. USE NO CURING COMPOUNDS THAT WOULD AFFECT THE BOND OF SUBSEQUENT FINISH MATERIALS.
8. TOLERANCES: "VERY FLAT", LEVEL TO WITHIN 1/8" IN 10 FEET, FF 50, FL 30, OVER TEST AREA; FF 25, FL 15, LOCAL MINIMUM.

05500 METAL FABRICATIONS

A. SUMMARY:
1. METAL FABRICATIONS NOT SPECIFIED IN OTHER SECTIONS.
2. UNISTRUT METAL FRAMING AND THREADED ROD, WHEN INDICATED ON THE DRAWINGS.

B. SUBMITTALS:
1. MANUFACTURER'S PRODUCT DATA AND INSTALLATION INSTRUCTIONS.
2. SUBMIT SHOP DRAWINGS STAMPED BY STRUCTURAL ENGINEER LICENSED IN AREA OF CODE JURISDICTION.

C. MATERIALS:
1. GALVANIZED STEEL: ASTM A653; G90 GALVANIZED FINISH, 20 GAGE UNLESS NOTED OTHERWISE.
2. STAINLESS STEEL: ASTM A167, TYPE 302 OR 304.

D. PRODUCTS:
1. UNISTRUT:
a) UNISTRUT CORPORATION: WAYNE, MI (800/521-7730) "P1000 SERIES"; 12 GAGE, GALVANIZED FINISH. SUBMIT ALTERNATE PRODUCTS FOR APPROVAL.
b) PROVIDE COMPATIBLE MATCHING FITTINGS FOR COMPLETE INSTALLATION INDICATED ON THE DRAWINGS, AND AS INDICATED.
2. THREADED ROD: ASTM A575, AND A576; THREADED, HOT-ROLLED STEEL; SIZES AS INDICATED ON APPROVED SHOP DRAWINGS.

E. INSTALLATION
1. UNLESS INDICATED OTHERWISE, INSTALL UNISTRUT ITEMS PLUMB AND LEVEL. INSTALL ELEMENTS ACCURATELY IN THE POSITIONS INDICATED.
2. SUPPORT WORK RIGIDLY IN POSITION. PROVIDE REINFORCING ANCHORS AND BACKING AS DETAILED, AND AS OTHERWISE NECESSARY FOR SECURE ATTACHMENT.
3. INSTALL ORNAMENTAL METAL IN ACCORDANCE WITH APPLICABLE REQUIREMENTS SPECIFIED FOR FABRICATION.
4. ISOLATE ORNAMENTAL FABRICATIONS FROM DISSIMILAR MATERIALS.

F. SPECIAL INSTALLATION FOR UNISTRUT:
1. COORDINATE LAYOUT WITH OWNER REQUIREMENTS; REVIEW OVERHEAD SUPPORT LOCATIONS WITH THE OWNER AND ARCHITECT PRIOR TO ATTEMPTING INSTALLATION.
2. INSTALL ITEMS PLUMB AND LEVEL FROM OVERHEAD STRUCTURAL SUPPORTS APPROVED BY THE OWNER.

07840 FIRESTOPPING

A. SUMMARY: PROVIDE FIRESTOPPING MATERIALS FOR PENETRATIONS IN FIRE-RATED CONSTRUCTION.

B. QUALITY ASSURANCE:
1. PRIOR TO INSTALLATION OF FIRE STOPPING SYSTEMS OBTAIN APPROVAL FROM THE JURISDICTIONAL CODE AUTHORITIES FOR THE FIRE STOPPING SYSTEMS AND APPLICATIONS PROPOSED. NOTIFY THE ARCHITECT IF APPROVAL CANNOT BE OBTAINED.
2. FIRESTOPPING: SHALL BE TESTED IN ACCORDANCE WITH ASTM E119, ASTM E814, OR UL 1479 TO MEET THE HOURLY FIRE RATINGS OF THE CONSTRUCTION BEING SEALED.

C. FIRESTOPPING SYSTEMS: CONTRACTOR SHALL PROVIDE SYSTEMS MEETING THE REQUIREMENTS SPECIFIED AND SUITABLE FOR THE CONDITIONS INDICATED.

D. FIRESTOPPING INSTALLATION: CONTRACTOR SHALL INSTALL FIRESTOPPING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND AS NECESSARY TO MEET ALL FIRE RATING REQUIREMENTS.

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NEW DINING PATIO
ZODY'S 19TH HOLE

451 STILLWATER AVENUE
STAMFORD, CT

DATE	ISSUE / REVISION
11/14/2020	ISSUE FOR BUILDING PERMIT

ISSUE FOR PERMIT AND CONSTRUCTION

SPECIFICATIONS
SHEET 1 OF 3

DRAWING NUMBER
A-0.1

06100 ROUGH CARPENTRY

A. SUMMARY:
1. BLOCKING AND NAILERS.
2. PLYWOOD.

B. DIMENSION LUMBER:
1. MANUFACTURED IN ACCORDANCE WITH PS 20; STAMPED AND GRADED IN ACCORDANCE WITH WWPA, WCLIB, OR NLGA GRADING RULES.
2. MOISTURE CONTENT. KILN DRIED TO 19% MAXIMUM MOISTURE CONTENT.
3. SPECIES: HEM-FIR, SPRUCE-PINE-FIR (SPF), OR DOUGLAS FIR LARCH, UNLESS INDICATED OR SPECIFIED OTHERWISE.
4. ARCHITECTURAL LUMBER GRADES. UNEXPOSED NON-STRUCTURAL WOOD FRAMING AND BLOCKING INDICATED ON THE ARCHITECTURAL DRAWINGS SHALL BE GRADED AS FOLLOWS:
a) NON-STRUCTURAL FRAMING (2" TO 4" THICK, 2" TO 6" WIDE): "CONSTRUCTION - LIGHT FRAMING," "STUD," OR BETTER.
b) BLOCKING AND NAILERS: "UTILITY - LIGHT FRAMING," OR BETTER.

C. PANEL MATERIALS:
1. PLYWOOD: APA RATED; CD GRADE EXTERIOR; PLYWOOD, UNLESS APPROVED OTHERWISE; THICKNESSES AS INDICATED.
2. TERMINAL BACKBOARDS: APA AC GRADE EXTERIOR, FIRE RETARDANT TREATED.

D. FASTENERS: HOT-DIPPED GALVANIZED OR COPOLYMER COATED STEEL FOR TREATED WOOD LOCATIONS.

E. FIRE RETARDANT TREATMENT:
1. FIRE-RETARDANT TREAT ALL INTERIOR CONCEALED LUMBER AND PLYWOOD, AND OTHER WOOD AS INDICATED OR SPECIFIED.
2. PRESSURE TREAT LUMBER IN ACCORDANCE WITH AWPA C-20 AND PLYWOOD IN ACCORDANCE WITH AWPA C-27.
3. ALL FIRE RETARDANT TREATED WOOD SHALL BEAR A UL "FR-S" LABEL, OR A LABEL FROM AN APPROVED INSPECTION AGENCY CERTIFYING THAT THE MATERIAL HAS A FLAME SPREAD RATING NO HIGHER THAN 25 WITH NO EVIDENCE OF SIGNIFICANT PROGRESSIVE COMBUSTION WHEN TESTED IN ACCORDANCE WITH ASTM E84.

F. INSTALLATION:
1. BLOCKING AND NAILERS (WOOD BLOCKING): INSTALL WOOD BLOCKING TO RECEIVE MECHANICAL FASTENERS FOR SUPPORT OF PLUMBING AND ELECTRICAL FIXTURES AND EQUIPMENT, CABINETS, DOOR STOP PLATES, TOILET AND BATH ACCESSORIES, AND ALL OTHER WALL AND CEILING MOUNTED COMPONENTS. METAL BACKING MAY BE SUBSTITUTED AS SPECIFIED IN SECTION 09111.
2. INTERIOR PLYWOOD SHEATHING:
a) PLYWOOD BACKING: INSTALL PER REQUIREMENTS FOR WOOD BLOCKING IN APPLICATIONS BETTER SUITED TO PANEL MATERIALS. BACKING TO BE BETWEEN STUDS IN WALL CAVITY BEHIND GYP. BD. FINISH.
b) TERMINAL BACKBOARDS: MECHANICALLY ATTACH FIRE-RETARDANT TREATED PLYWOOD TERMINAL BACKBOARD DIRECTLY OVER GYPSUM BACKING BOARD.

06200 FINISH CARPENTRY

A. SUMMARY:
1. WOOD MILLWORK TRIM AND BASEBOARDS.
2. WOOD VENEER (SYMBOLS WD-1 AND WD-2 ON DRAWINGS)

B. MATERIALS
1. FINISH MILLWORK LUMBER: AS SCHEDULED (FURNISHED BY OWNER).
2. VENEER SHEET MATERIAL: AS SCHEDULED (FURNISHED BY OWNER)

C. FABRICATION
1. SHOP CUT AND MILL ALL LUMBER TO THE SHAPES INDICATED.
2. TOLERANCES FOR OVERALL ASSEMBLY DIMENSIONS SHALL BE WITHIN 1/32 OF AN INCH.
3. SHOP FIT, ASSEMBLE AND FINISH MILLWORK TO THE GREATEST EXTENT POSSIBLE.

D. INSTALLATION:
1. MAKE ALL JOINTS TO CONCEAL SHRINKAGE; MITER ALL EXTERIOR CORNERS; COPE ALL INTERIOR CORNERS. MITER OR SCARF ALL END-TO-END JOINTS, INSTALL ALL TRIM PIECES AS LONG AS POSSIBLE, JOINTING ONLY WHERE SOLID SUPPORT IS OBTAINED. MAKE NO JOINTS CLOSER THAN 4 FEET FROM CORNERS.
2. SAND ALL EXPOSED SURFACES SMOOTH AND PROVIDE FINISH COATING AS SPECIFIED IN SECTION 09900.

06430 TRIM CARPENTRY

1. EXTERIOR TRIM, CELLULAR PVC. MATCH EXISTING PROFILES USING CELLULAR PVC (AZEK, KLEER OR EQUAL). INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. SCARF (BEVEL) ENDS OF JOINTS. MAKE JOINTS WITH AZEK PVC ADHESIVE (OR GORILLA PVC CEMENT) WITH FASTENERS INTO BACKUP MATERIAL ADJACENT TO GLUED JOINTS. ALLOW FOR 1/8" PER 18' RUN FOR EXPANSION IF INSTALLING IN COLD WEATHER. INSTALL WITH TIGHT JOINTS IN WARM WEATHER. ATTACH WITH SIMPSON "FASCIA FASTENING SYSTEM" USING 316 STAINLESS STEEL FASCIA SCREW WITH 6-LOBE RECESS IN A PANCAKE HEAD. INSTALL SCREWS WITH HEADS FLUSH WITH SURFACE (USING COUNTER BORE OVERSIZED BIT PROVIDED BY SIMPSON). USE SCREWS WITH HEAD COLOR TO MATCH FINISH OF TRIM. CELLULAR PVC DOES NOT REQUIRE PAINTING. HOWEVER IF INSTALLATION RESULTS IN SMUDGES, HAND PRINTS, DIRT MARKS, SCUFFS OR OTHER MARKS VISIBLE FROM 10', PAINT SURFACES (AT NO ADDITIONAL COST TO OWNER). USE ONLY 100% ACRYLIC LATEX PAINT HAVING A URETHANE ADDITIVE SUITABLE FOR APPLICATION TO PVC.

07200 BUILDING INSULATION

A. MATERIALS: PROVIDE AS INDICATED ON DRAWINGS. (SEE SECTION 09820 FOR ACOUSTICAL INSULATION.)
1. THERMAL BATT INSULATION: PRE-FORMED GLASS FIBER BATT WITH FSK-25 REFLECTIVE MEMBRANE ON ONE SIDE.
2. TAPE: TO MATCH FOR SCRIM KRAFT FACE, 2-INCH MINIMUM WIDTH.

B. INSTALLATION: INSTALL INSULATION IN ACCORDANCE WITH MANUFACTURER'S PRINTED RECOMMENDATIONS AND AS INDICATED ON DRAWINGS.

07515 ROOF PATCHING AND REPAIR

A. SUMMARY:
1. REMOVAL, PATCHING AND/OR REPAIR OF EXISTING ROOF AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND TO FORM A COMPLETE AND CONTINUOUS ROOF MEMBRANE AND FLASHING ASSEMBLY.
2. A CONTRACTOR APPROVED BY THE OWNER SHALL PERFORM ALL WORK.
3. PERFORM WORK IN ACCORDANCE WITH THE GUARANTEE REQUIREMENTS OF THE EXISTING ROOF ASSEMBLY. GC AND ROOFING SUBCONTRACTOR TO VERIFY GUARANTEE REQUIREMENTS. FIELD-VERIFY CONDITIONS, MATERIALS AND REQUIREMENTS.

B. NEW ROOFING MEMBRANES, INSULATION, ACCESSORIES AND FLASHING MATERIALS SHALL MATCH EXISTING.

07840 FIRESTOPPING

A. SUMMARY: PROVIDE FIRESTOPPING MATERIALS FOR PENETRATIONS IN FIRE-RATED CONSTRUCTION.

B. QUALITY ASSURANCE
1. PRIOR TO INSTALLATION OF FIRE STOPPING SYSTEMS, OBTAIN APPROVAL FROM THE JURISDICTIONAL CODE AUTHORITIES FOR THE FIRE STOPPING SYSTEMS AND APPLICATIONS PROPOSED. NOTIFY THE ARCHITECT IF APPROVAL CANNOT BE OBTAINED.
2. FIRESTOPPING SHALL BE TESTED IN ACCORDANCE WITH ASTM E119, ASTM E814, OR UL 1479 TO MEET THE HOURLY FIRE RATINGS OF THE CONSTRUCTION BEING SEALED.

C. FIRESTOPPING SYSTEMS: CONTRACTOR SHALL PROVIDE SYSTEMS MEETING THE REQUIREMENTS SPECIFIED AND SUITABLE FOR THE CONDITIONS INDICATED.

D. FIRESTOPPING INSTALLATION: CONTRACTOR SHALL INSTALL FIRESTOPPING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND AS NECESSARY TO MEET ALL FIRE RATING REQUIREMENTS.

07600 - FLASHING AND SHEET METAL

1. EPDM: INSTALL EPDM (ETHYLENE PROPYLENE DIENE MONOMER) ROOFING MEMBRANE FULLY ADHERED IN COMPLIANCE WITH THE MANUFACTURER'S DIRECTIONS AND EMPLOYING THE MANUFACTURER'S DETAILS. MINIMUM THICKNESS: 60 MILS. USE ROOFING PRODUCTS FROM A SINGLE MANUFACTURER. APPROVED MANUFACTURERS: CARLISLE, FIRESTONE AND VERSICO.

07850 FIRE-RATED JOINTS

A. SUMMARY:
1. REQUIREMENTS FOR FIRE-RATED ASSEMBLIES AT CONSTRUCTION JOINTS IN FIRE-RATED CONSTRUCTION, INCLUDING JOINTS AT THE FOLLOWING LOCATIONS:
a) WHERE PARTITION HEADS MEET THE UNDERSIDE OF OVERHEAD FLOOR OR ROOF CONSTRUCTION.
2. REQUIREMENTS FOR FIRE-RATED CONSTRUCTION JOINT ASSEMBLY COMPONENTS DEFINED IN OTHER SECTIONS.

B. REFERENCES
1. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
a) E119 - METHOD FOR FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS
2. UNDERWRITERS LABORATORIES (UL)
a) STANDARD 2079 - TESTS FOR FIRE RESISTANCE OF BUILDING JOINT SYSTEMS.
3. INTERNATIONAL BUILDING CODE (IBC)

C. SYSTEM DESCRIPTION
1. EACH FIRE-RATED CONSTRUCTION JOINT ASSEMBLY SHALL BE SELECTED TO MAINTAIN THE EXISTING FIRE RATING OF THE ASSEMBLY IN WHICH IT USED.
2. EACH FIRE-RATED CONSTRUCTION JOINT ASSEMBLY SHALL BE RESILIENT AS NECESSARY TO ACCOMMODATE DIFFERENTIAL MOVEMENT BETWEEN ASSEMBLIES OR DEFLECTION OF ROOFS AND FLOORS.

D. QUALITY ASSURANCE:
1. FIRE-RATED CONSTRUCTION JOINT ASSEMBLIES: SHALL BE SUCCESSFULLY TESTED IN ACCORDANCE WITH ASTM E119, INCLUDING HOSE STREAM TEST, TO MEET THE HOURLY FIRE RATINGS OF THE CONSTRUCTION BEING SEALED.
2. FIRE-RATED CONSTRUCTION JOINT ASSEMBLIES AT PARTITION HEADS SHALL HAVE BEEN SUCCESSFULLY TESTED IN ACCORDANCE WITH THE DYNAMIC REQUIREMENTS OF UL 2079, INCLUDING HOSE STREAM TEST, TO MEET THE HOURLY FIRE RATINGS OF THE CONSTRUCTION BEING SEALED.

E. FIRE-RATED CONSTRUCTION JOINT ASSEMBLIES
1. METAL STUD PARTITION HEAD CONSTRUCTION JOINT ASSEMBLY:
a) SYSTEM: BASED ON UL ASSEMBLIES LISTED ON THE DRAWINGS.
b) FIRE-RATED RUNNER: "FIRE TRAK" BY FIRE TRAK CORPORATION, KIMBALL MN (612-398-7800).
c) GYPSUM BOARD: AS SPECIFIED IN SECTION 09250.
d) MINERAL WOOL PACKING MATERIAL AND VOID FILL MATERIAL PER UL RATED ASSEMBLIES FOR DYNAMIC WALL HEAD CONDITIONS AS DETAILED IN THE DRAWINGS.

F. INSTALLATION
1. INSTALL CONSTRUCTION JOINT ASSEMBLIES IN ACCORDANCE WITH THE FIRE-RATED ASSEMBLIES LISTED, AND AS NECESSARY TO MEET ALL FIRE RATING REQUIREMENTS.
2. COORDINATE INSTALLATION OF INTEGRAL COMPONENTS AS NECESSARY TO ENSURE THE FIRE RATING OF THE ASSEMBLIES.

07920 JOINT SEALANTS

[illegible]

08111 HOLLOW METAL DOORS AND FRAMES

[illegible]

08210 WOOD DOORS

[illegible]

08305 ACCESS DOORS

[illegible]

08710 DOOR HARDWARE

[illegible]

08720 DOOR AND HARDWARE INSTALLATION

[illegible]

09111 LIGHTGAGE METAL SUPPORT SYSTEMS

[illegible]

6. COORDINATE ERECTION OF STUD SYSTEM WITH REQUIREMENTS OF ASSEMBLIES MOUNTED INTO WALL OPENINGS, AND OTHER CONSTRUCTION WITHIN MOUNTED PARTITION CONSTRUCTION.
7. COORDINATE THE INSTALLATION OF FRAMING WITH THE GYPSUM BOARD INSTALLER TO ENSURE SUPPORT AT BOARD EDGES. PROVIDE FRAMING IMMEDIATELY EITHER SIDE OF EXPANSION JOINTS.
8. STUD SPLICING NOT PERMISSIBLE.
9. STUD BRIDGING
a) AT INTERIOR PARTITIONS GREATER THAN 4 FEET IN LENGTH, AND WITH RIGID FACING MATERIAL ON ONE STUD FLANGE ONLY, PROVIDE 3/4" BRIDGING CHANNELS IN HORIZONTAL ROWS AT A MAXIMUM OF 5'-0" ON CENTER FOR THE FULL HEIGHT OF THE PARTITION.
b) INTERIOR FULL HEIGHT PARTITIONS (STUDS EXTENDING FROM THE FLOOR TO THE STRUCTURE ABOVE) WITH RIGID FACING MATERIAL STOPPING 3'-0" OR MORE BELOW TOP OF STUDS - PROVIDE ONE ROW 3/4" BRIDGING CHANNEL HORIZONTALLY AT TERMINATION OF GYPSUM BOARD MATERIAL, AND ONE ADDITIONAL ROW FOR EACH 5'-0" OF EXPOSED STUDS.
c) INSTALL STUD BRIDGING CHANNELS IN LONG LENGTHS. WIRE TYING AND LAPPING THE JOINTS A MINIMUM OF 12." ATTACH BRIDGING CHANNEL TO EACH STUD AS SHOWN IN MANUFACTURER'S PRINTED INSTRUCTIONS.

E. GYPSUM BOARD SOFFIT AND SUSPENDED GYPSUM BOARD CEILING FRAMING:
1. SECURE RUNNERS TO STRUCTURE ABOVE. PROVIDE REINFORCING WASHERS AT EACH FASTENER TO PREVENT THE FASTENER FROM BEING PULLED THROUGH THE TOP RUNNER DUE TO THE APPLIED LOADS.
2. SCREW-FASTEN FRAMING AT EACH JOINT.
3. PROVIDE SUPPORT AND/OR BRACING TO MEET SEISMIC REQUIREMENTS.

F. BACKING:
1. PROVIDE STEEL BACKING FOR SUPPORT OF WALL MOUNTED ITEMS.
2. UNLESS INDICATED OTHERWISE, STEEL BACKING SHALL CONSIST OF MINIMUM 4 INCH WIDE 18 GAGE STEEL PLATE SCREWED RIGIDLY TO THE STUDS.
3. COORDINATE REQUIRED BLOCKING FOR FURNITURE, SHELVING, CABINETS, WALL STOPS, ETC., WITH THE APPROPRIATE VENDOR.

G. INSTALLATION TOLERANCES
1. INSTALL MEMBERS TO PROVIDE SURFACE PLANE WITH MAXIMUM VARIATION OF 1/8-INCH IN 10 FEET IN ANY DIRECTION.
2. VARIATION FROM VERTICAL (WALLS): 1/8 INCH IN 10 FEET.
3. LOCATE ASSEMBLIES WITHIN 1/4 INCH OF REQUIRED LOCATIONS.

09250 GYPSUM BOARD SYSTEMS

A. QUALITY CONTROL
1. PROVIDE ASSEMBLIES MEETING THE HOURLY FIRE RATINGS INDICATED.
2. ASSEMBLIES SHALL BE APPROVED BY THE LOCAL JURISDICTIONAL CODE AUTHORITIES.

B. MATERIALS
1. GYPSUM BOARD
a) 5/8 INCH THICK UNLESS NOTED OTHERWISE.
b) STANDARD BOARD: ASTM C36. PROVIDE TYPE "X" IN FIRE-RATED PARTITIONS WHERE INDICATED, AND WHERE INCORPORATED AS A PART OF A FIRE-RATED ASSEMBLY.
c) WATER RESISTANT BOARD: ASTM C630.
2. ACCESSORIES:
a) TRIM: CONCEALED FLANGE SCREW-ON TYPE; METAL OR PVC AT CONTRACTOR'S OPTION; GA 216.
b) REVEAL MOLDINGS: FRY REGLET CO., PITTCON INDUSTRIES, INC., GORDON INC. OR APPROVED, ALUMINUM EXTRUSIONS WITH TAPING FLANGES; SHAPES AS INDICATED.
c) JOINT COMPOUND, TAPE, AND FINISHING COMPOUND: ASTM C475 AND GA 216.
d) SCREWS: ASTM C1002.

C. INSTALLATION:
1. INSTALLATION STANDARD: UNLESS SPECIFIED OTHERWISE, PERFORM WORK IN ACCORDANCE WITH GYPSUM ASSOCIATION 216, "RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD."
2. SCREW-FASTEN BOARD TO FRAMING, UNLESS APPROVED OTHERWISE.
3. SPACE CONTROL JOINTS AS INDICATED. WHEN NOT INDICATED, LOCATE AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. INSTALL WATER RESISTANT BOARD AS A SUBSTRATE FOR SURFACES SCHEDULED TO RECEIVE BONDED FINISHES IN RESTROOMS.
5. WHERE GYPSUM BOARD IS INSTALLED TO PATCH OR RESURFACE EXISTING FIRE RATED WALLS, INSTALL SO AS TO MAINTAIN EXISTING FIRE RATING.
6. INSTALL SQUARE EDGE EXTERIOR GYPSUM SHEATHING BOARDS PARALLEL OR PERPENDICULAR TO FRAMING. INSTALL BOARDS PARALLEL TO FRAMING AT FIRE RATED WALLS. APPLY SHEATHING WITH JOINTS STAGGERED. ALL EDGES SHALL BE FIRMLY SUPPORTED.
7. FINISHING (INTERIOR)
a) 3 COAT SMOOTH WALL FINISH.
b) GYPSUM BOARD SURFACES SHALL FORM A SMOOTH SURFACE FREE OF RIDGES, JOINT MARKS, FASTENER DEPRESSIONS, AND JOINT FILLER LINES. TAPERED BOARD JOINTS SHALL BE TAPED, FILLED, AND FEATHERED TO 12 INCHES EITHER SIDE OF THE JOINT. NON-TAPERED BOARD JOINTS SHALL BE TAPED, FILLED, AND FEATHERED TO 18 INCHES EITHER SIDE OF THE JOINT.

PCDFA

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NEW DINING PATIO
ZODY'S 19TH HOLE

451 STILLWATER AVENUE
STAMFORD, CT

DATE	ISSUE / REVISION
11/14/2020	ISSUE FOR BUILDING PERMIT

ISSUE FOR PERMIT
AND CONSTRUCTION

SPECIFICATIONS
SHEET 2 OF 3

DRAWING NUMBER
A-0.2

09300 TILE

REFER TO FINISH SCHEDULES

A. QUANTITY STATEMENTS
1. TILE, WITH PERTINENT INSTALLATION AND MAINTENANCE INSTRUCTIONS, WILL BE FURNISHED BY OWNER FOR INSTALLATION BY CONTRACTOR.
2. QUANTITIES OF TILE PURCHASED WILL BE BASED ON THE APPROVED QUANTITY STATEMENT FURNISHED BY THE CONTRACTOR FOR THE EXACT AMOUNT REQUIRED FOR THE INSTALLATION. OVERAGE QUANTITIES WILL BE ADDED SEPARATELY BY THE OWNER FOR EACH TYPE OF TILE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURACY OF QUANTITY STATEMENTS. IN THE EVENT THAT INSUFFICIENT QUANTITY IS DISCOVERED AFTER ORDER HAS BEEN PLACED, PROCEED AS FOLLOWS:
a) IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING OF THE ADDITIONAL QUANTITIES REQUIRED WHEREUPON THE OWNER WILL, AT HIS COST, OBTAIN THE ADDITIONAL QUANTITIES.
b) INSTALL ADDITIONAL QUANTITIES AT NO ADDITIONAL COST TO THE OWNER.
c) PAY FOR UNUSUAL TRANSPORTATION COSTS INCURRED IN OBTAINING ADDITIONAL MATERIALS.
d) TILE FURNISHED FOR OVERAGE MAY BE INSTALLED, IF NECESSARY. NOTIFY OWNER OF QUANTITY OF TILE INSTALLED SO THAT HE MAY OBTAIN ADDITIONAL TILE FOR OVERAGE STOCK.

B. SUBMITTALS
1. PRODUCT DATA: SUBMIT FOR EACH TYPE OF GROUT, ADHESIVE, ADDITIVE, ACCESSORY, AND MEMBRANE SPECIFIED.
2. SAMPLES:
a) GROUT: SUBMIT CURED SAMPLES OF GROUT COLOR.
b) SCREEDS: SUBMIT SAMPLES OF EACH TYPE AND FINISH OF SCREED: MINIMUM 3 INCH LENGTH.

C. QUALITY ASSURANCE: CONFORM TO ANSI STANDARD SPECIFICATIONS FOR THE INSTALLATION OF CERAMIC TILE.

D. TILE TYPES: AS SCHEDULED ON THE DRAWINGS AND DESCRIBED ABOVE.

E. SETTING MATERIALS FOR TILE:
1. THINSET MORTAR: LATEX-PORTLAND CEMENT IN ACCORDANCE WITH ANSI A118.4. 100% ACRYLIC LATEX ADDITIVE AT ALL LOCATIONS. MAPEI CORP "GRANIRAPID" OR "KERABOND" WITH "UNIVERSAL KERALASTIC" BY LATICRETE INTERNATIONAL, INC., "211 CRETE FILLER POWDER" WITH 4237 LATEX THIN-SET MORTAR ADDITIVE." OR APPROVED.
2. METAL SCREED: AS MANUFACTURED BY SCHLÜTER SYSTEMS, INC. (800 225-8902), OR CERAMIC TOOL COMPANY (414)258-8066); DULL BRASS TILE EDGING TRIM; SIZES AS REQUIRED FOR INSTALLATION OF TOP OF SCREED FLUSH WITH TOP OF TILE, AS DETAILED.
3. CRACK ISOLATION MEMBRANE: ONE OF THE FOLLOWING.
a) LATICRETE "BLUE 92 ANTI-FRACTURE MEMBRANE".
b) THE NOBLE COMPANY "NOBLESEAL TS." REINFORCED CPE SHEET MEMBRANE.
c) N.A.C. PRODUCTS INC. "ECB MEMBRANE," SELF-BONDING REINFORCED MODIFIED ASPHALT SHEET MEMBRANE, 36" WIDTH.

F. PREPARATION: CLEAN SUBSTRATE SURFACES FREE OF GREASE, DIRT, DUST, ORGANIC IMPURITIES, CURING AGENTS, AND OTHER MATERIALS THAT WOULD IMPAIR BOND. CLEAN FLOORS WITH "BLAST-TRACK" UNIT IF NECESSARY.

G. SLAB LEVELING:
1. PROVIDE SLAB LEVELING AS SPECIFIED IN SECTION 03547.

H. INSTALLATION OF TILE BACKER AND ACCESSORIES.
1. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. INSTALL UNITS WITH EDGES FIRMLY SUPPORTED ON FRAMING MEMBERS.
3. ATTACH UNITS WITH SCREWS SPACED 6 INCHES ON CENTER ALONG FRAMING.
4. SPACE BOARDS 1/8 TO 3/16 INCH APART. STAGGER BOARD JOINTS WITH THOSE OF ADJACENT ROWS. FILL JOINTS BETWEEN GLASS MESH PANELS WITH BONDING MORTAR, EMBED REINFORCING, COVER OVER WITH MORE BONDING MORTAR AND TROWEL SMOOTH.

J. CRACK ISOLATION:
1. INSTALL CRACK ISOLATION MEMBRANE ON A UNIT PRICE BASIS IN ACCORDANCE WITH SECTION 01270.
2. CRACK ISOLATION MEMBRANE MAY BE REQUIRED AT THE FOLLOWING LOCATIONS
a) AT CONTROL AND CONSTRUCTION JOINTS IN CONCRETE FLOORS.
b) AT CHANGES IN SUBSTRATE MATERIALS.
c) SHRINKAGE CRACKS 1/16 INCH OR LARGER IN EXISTING SLABS.
3. EXTEND A MINIMUM OF 24 INCHES EACH SIDE OF CRACK OR JOINT.
4. SUBSTRATE EXAMINATION:
a) SUBSTRATES ARE SUBJECT TO EXAMINATION BY THE OWNER PRIOR TO INSTALLATION OF TILE OR SLAB-LEVELING MATERIALS. FURNISH A MINIMUM OF 7 DAYS NOTICE.
b) THE EXAMINATION WILL DETERMINE THE NEED FOR CRACK ISOLATION MEMBRANE AT LOCATIONS NOT SCHEDULED ABOVE.

K. SCREED INSTALLATION:
1. INSTALL SCREEDS AT TILE FIELD EDGES AT THE LOCATIONS INDICATED.
2. ACCURATELY CUT TO LENGTH FOR FLUSH TIGHTLY BUTTED JOINTS. PROVIDE MITER CUT ANGLE JOINTS.
3. INSTALL IN LONGEST POSSIBLE LENGTHS, EXCEPT THAT NO SCREED SECTION SHALL BE LONGER THAN 12 FEET OR SHORTER THAN 4 FEET.
4. INSTALL SCREEDS FREE FROM WAVES AND VARIATIONS IN HEIGHT, FLUSH WITH TOP OF ADJACENT TILE SURFACES.
5. SET SCREEDS DIRECTLY IN SETTING BED AS THE TILE INSTALLATION PROCEEDS. COMPLY WITH SCREED MANUFACTURER'S INSTRUCTIONS TO ACHIEVE MORTAR TIGHTLY COMPACTED BETWEEN SCREED AND TILE EDGE.

L. INSTALLATION OF TILE:
1. INTERIOR FLOOR APPLICATION - THINSET OVER CONCRETE SUBSTRATE OR CRACK ISOLATION MEMBRANE.
a) TCA SYSTEM: SIMILAR TO F113.
b) INSTALLATION STANDARD: ANSI A108.5.
c) SETTING MATERIALS: LATEX MODIFIED THINSET MORTAR, 3/32 INCH MINIMUM THICKNESS.
2. OVER GYPSUM (GREEN) BACKER BOARD:
a) TCA SYSTEM: SIMILAR TO W244.
b) INSTALLATION STANDARD: ANSI A108.5.
c) SETTING MATERIALS: LATEX MODIFIED THINSET MORTAR, 3/32 INCH MINIMUM THICKNESS.
3. JOINT PATTERN:
a) LAY OUT TILE PATTERN PRIOR TO COMMENCING TILE INSTALLATION.
b) ACCURATELY LOCATE GROUT JOINTS ON LINES INDICATED; WHERE NOT INDICATED, ADJUST GROUT JOINTS WITHIN SPECIFIED TOLERANCES TO MINIMIZE USE OF CUT TILES AT FIELD EDGES.
c) WHERE CUT TILES ARE NECESSARY, POSITION FLOOR TILE SUCH THAT CUT TILE AT EACH EDGE OF EACH RECTILINEAR FIELD IS NOT LESS THAN HALF OF A FULL SIZE UNIT.
d) UNLESS OTHERWISE INDICATED, TILE JOINTS SHALL BE 1/8" WIDE.
4. CLEAN JOINTS OF MORTAR TO MINIMUM DEPTH OF 1/4 INCH TO ALLOW SUBSEQUENT GROUT INSTALLATION.
5. TOLERANCES
a) JOINT WIDTH VARIATION: PLUS OR MINUS 25% OF THE PROPOSED JOINT WIDTH.
b) TAPER: PLUS OR MINUS 25% FROM ONE END TO THE OTHER.
c) NO PORTION OF A TILE SURFACE SHALL VARY MORE THAN 1/16 INCH ABOVE OR BELOW AN ADJACENT TILE SURFACE.
d) INSTALL TILE FIELDS LEVEL TO WITHIN TOLERANCE SPECIFIED FOR FINISHED SUBSTRATE.
6. SPECIAL FLOOR TILE INSTALLATION REQUIREMENTS:
a) WASH BACKS OF EACH TILE TO REMOVE ALL DUST AND SOIL THAT WOULD COMPROMISE ADHESION.
b) DAMPEN SUBSTRATE AS NECESSARY TO PREVENT EXCESSIVE SUCTION. TROWEL MORTAR ONTO SURFACES TO RECEIVE TILE.
c) APPLY MORTAR BOND COAT WITH NOTCHED TROWEL AS REQUIRED FOR PROPER LEVEL.
d) SET TILE WITHIN TIME SPAN RECOMMENDED BY MORTAR MANUFACTURER.
e) BACK BUTTER TILES PRIOR TO SETTING TO ACHIEVE MAXIMUM MORTAR COVERAGE OVER BACK OF TILE AND SUBSTRATE.
f) SET TILES IN ACCURATE ALIGNMENT. BEAT IN WITH A WOOD BLOCK, RUBBER HAMMER, OR TWIST AS NECESSARY TO LEVEL TILES.

M. GROUTING
1. MIX GROUTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GROUT ALL JOINTS, EXCEPT EXPANSION JOINTS, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. FLOAT JOINTS TO A SLIGHTLY CONCAVE PROFILE.
3. REMOVE EXCESS GROUT FROM TILE SURFACES IN ACCORDANCE WITH THE GROUT AND TILE MANUFACTURER'S RECOMMENDATIONS. DO NOT USE EXCESS AMOUNTS OF WATER.
4. PROTECT ADJACENT SURFACES FROM DAMAGE IF ACID CLEANERS ARE USED.
5. DO NOT GROUT JOINTS INDICATED TO RECEIVE SEALANTS, INCLUDING INSIDE RIGHT ANGLE CORNER JOINTS BETWEEN FLOORS AND WALLS OF COLUMN BASES. GROUT JOINTS PERPENDICULAR TO EXPANSION JOINTS SHALL BE FINISHED FLUSH WITH TILE EDGES.
6. CURED GROUT JOINTS SHALL BE MADE FREE OF EFFLORESCENCE, PRIOR TO SEALING.
7. CURE INSTALLATION IN ACCORDANCE WITH THE GROUT MANUFACTURER'S RECOMMENDATIONS. PROTECT TILE AND GROUT DURING CURING OPERATIONS.

N. EXPANSION JOINTS
1. PLACE EXPANSION JOINTS AS INDICATED ON THE DRAWINGS.
2. PLACE EXPANSION JOINTS AT CONTROL AND EXPANSION JOINTS IN EXISTING CONCRETE SLABS, AND AT INTERSECTIONS WITH WALLS AND COLUMNS.
3. JOINT SIZES: SET TO MATCH WIDTH OF TYPICAL GROUTED JOINT.
4. LEAVE EXPANSION JOINTS FREE OF MORTAR.
5. SEALANT MATERIALS AND INSTALLATION ARE SPECIFIED IN SECTION 07920.

O. GRIND AND POLISH QUARRY TILE IN COMPLIANCE WITH TILE MANUFACTURER'S RECOMMENDATIONS TO REMOVE LIPPAGE BETWEEN TILES AND PROVIDE AN EVEN PLANE. USE MACHINES, ABRASIVE PADS AND POLISHING COMPOUNDS AS RECOMMENDED. REDUCE GRITS OF SUCCESSIVE PADS TO PROVIDE SMOOTH, FINELY HONED, EVEN FLOORING.

P. CLEANING:
1. WASH AND THOROUGHLY RINSE ALL TILE. LEAVE ALL TILE SURFACES CLEAN. AUTO-SCRUB FLOOR WITH SEALER MANUFACTURER'S RECOMMENDED CLEANER AS REQUIRED TO REMOVE ALL CONTAMINANTS.
2. ALLOW FLOOR TO DRY FOR A MINIMUM OF ONE DAY PRIOR TO SEALANT APPLICATION.

Q. TILE AND GROUT SEALING: APPLY TWO COATS OF SEALER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE MAXIMUM PENETRATION INTO TILE AND GROUTS. APPLY THIRD COAT IF REQUIRED TO ACHIEVE DESIRED GLOSS.

R. SPECIAL PROTECTION REQUIREMENTS FOR TILE SURFACES:
1. AREAS SUBJECT ONLY TO FOOT TRAFFIC: LAY DOWN NON-STAINING CURING PAPER LAPPED AND SEALED AT JOINTS AND EDGES WITH NASHUA BRAND DUCT TAPE. DO NOT USE POLYETHYLENE OR PRODUCTS CONTAINING BITUMINOUS MATERIALS.
2. AREAS SUBJECT TO ROLLING TRUCKS, DOLLIES AND OTHER EQUIPMENT: IN ADDITION TO THE ABOVE, SUCH AREAS SHALL BE FURTHER PROTECTED BY CONTINUOUS PLYWOOD OR HARDBOARD RUNWAYS.

09510 ACOUSTICAL CEILINGS

A. SUBMITTALS: MANUFACTURER'S PRODUCT LITERATURE.

B. MATERIALS
1. ACOUSTICAL LAY-IN CEILING PANELS: PRODUCTS AS SCHEDULED ON THE DRAWINGS.
2. SUSPENSION SYSTEM: AS SCHEDULED IN 2 X 2 AND 2 X 4 AND 4 X 4 GRIDS, AS SHOWN ON THE DRAWINGS.

C. INSTALLATION
1. INSTALL SYSTEM IN ACCORDANCE WITH ALL SEISMIC DESIGN REQUIREMENTS FOR ACOUSTICAL CEILINGS OF THE CONNECTICUT BUILDING CODE.
2. INSTALL SYSTEM IN ACCORDANCE WITH ASTM C636, AS APPLICABLE.
3. INSTALL GRID TO PRODUCE FINISHED CEILING TRUE TO LINES AND LEVELS INDICATED, WITHIN THE SPECIFIED TOLERANCES.
4. INSTALL SUSPENSION SYSTEMS IN A MANNER TO SUPPORT ALL SUPERIMPOSED LOADS, WITH MAXIMUM PERMISSIBLE DEFLECTION OF 1/270 OF SPAN.
5. HANG SYSTEM INDEPENDENT OF WALLS, COLUMNS, DUCTS, PIPES AND CONDUIT. WHERE DUCTS OR OTHER EQUIPMENT PREVENT THE REGULAR SPACING OF HANGERS, PROVIDE SECONDARY CARRYING MEMBERS FOR INDIRECT SUPPORT OF THE SUSPENSION SYSTEM, OR REINFORCE THE NEAREST ADJACENT HANGERS AND RELATED CARRYING CHANNELS AS REQUIRED TO SPAN THE REQUIRED DISTANCE.
6. PROVIDE ALL ANCHORS REQUIRED FOR THE INSTALLATION OF THE CEILING SYSTEM. DO NOT ANCHOR SYSTEM IN ANY MANNER THAT MIGHT CAUSE DAMAGE TO THE STRUCTURAL SYSTEM.
7. INSTALL EDGE MOLDING AT INTERSECTION OF CEILING AND VERTICAL SURFACES, USING LONGEST PRACTICAL LENGTHS. MITER CORNERS. PROVIDE EDGE MOLDINGS AT JUNCTIONS WITH OTHER INTERRUPTIONS. FABRICATE EDGE MOLDINGS TO FIT THE SURFACES ENCOUNTERED.
8. FIT ACOUSTIC LAY-IN PANELS IN PLACE, FREE FROM DAMAGED EDGES OR OTHER DEFECTS DETRIMENTAL TO APPEARANCE AND FUNCTION. FIT BORDER UNITS NEATLY AGAINST ABUTTING SURFACES.
9. TOLERANCES
a. VARIATION FORM FLAT AND LEVEL SURFACE: 1/8 INCH IN 10 FEET.
b. VARIATION FROM PLUMB OF GRID MEMBERS CAUSED BY ECCENTRIC LOADS: TWO DEGREES MAXIMUM.
10. HOLD-DOWN CLIPS: INSTALL HOLD-DOWN CLIPS AT ALL PANELS WITHIN 20 FEET OF AN EXTERIOR DOOR.

09614 CONCRETE SEALER

A. SUMMARY: SEALING OF INTERIOR CONCRETE FLOOR SURFACES INDICATED TO REMAIN EXPOSED ON THE DRAWINGS.

B. MATERIAL: PROVIDE SEALER AS SCHEDULED ON THE DRAWINGS.

C. PREPARATION:
1. CLEAN SURFACES TO RECEIVE SEALER, USING MANUFACTURER'S RECOMMENDED CLEANING METHODS OR COMPOUNDS, AND IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.
a) AT A MINIMUM, SCRUB ENTIRE AREA WITH 3M-TYPE NYLON BUFF PAD MOUNTED ON HAND-HELD FLOOR POLISHER. VACUUM LOOSE MATERIALS.
2. MASK OR OTHERWISE PROTECT ADJACENT SURFACES.

D. APPLICATION
1. APPLY 2 COATS OF CONCRETE FLOOR SEALER TO INTERIOR CONCRETE FLOOR SURFACES AS SCHEDULED.
2. APPLY SEALER BASE COAT UNLESS OTHERWISE APPROVED BY THE SEALER MANUFACTURER.
3. ROLLER OR SPRAY APPLY SEALER IN ACCORDANCE WITH THE MANUFACTURER'S APPLICATION INSTRUCTIONS.

09820 ACOUSTICAL INSULATION AND SEALANTS

A. MATERIALS:
1. ACOUSTIC INSULATION: ASTM C665, TYPE I, UNFACED GLASS FIBER BATTS, BLANKETS, OR ROLLS; MINIMUM FIRE HAZARD CLASSIFICATION RATING OF 25/50 PER ASTM E84; MINIMUM 3-INCH THICK, UNLESS REQUIRED OTHERWISE TO MEET THE STC REQUIREMENTS INDICATED OR SPECIFIED. WIDTHS TO FRICTION-FIT BETWEEN STUDS, WHERE INDICATED FOR INSTALLATION IN STUD WALLS.
2. ACOUSTICAL SEALANT: NON-HARDENING, NON-SKINNING, FOR USE IN CONJUNCTION WITH GYPSUM BOARD, SIMILAR TO USG "ACOUSTICAL SEALANT."
3. ACCESSORIES: FURNISH OTHER ACCESSORIES SUCH AS FASTENERS AND RETAINERS, NOT SPECIFICALLY DESCRIBED, BUT REQUIRED FOR A COMPLETE INSTALLATION.

B. INSULATION:
1. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, AND AS INDICATED.
2. TRIM INSULATION NEATLY TO FIT SPACES. INSTALL WITHOUT GAPS OR VOIDS.

C. SEAL PENETRATIONS THROUGH ACOUSTICAL ASSEMBLIES, EXCEPT FOR PENETRATIONS IN FIRE RATED CONSTRUCTION TO RECEIVE FIRESTOPPING.

09900 PAINTING

A. SUMMARY:
1. INTERIOR PAINTING OF NEW SURFACES.
2. PAINTING OF PREVIOUSLY UNPAINTED INTERIOR STEEL ELEMENTS AS INDICATED ON THE DRAWINGS.

B. SUBMITTALS
1. SUBMIT A LIST OF EACH PAINT SYSTEM TO BE USED IN THE WORK.
2. SUBMIT TWO SAMPLES OF EACH COLOR AND PAINT SYSTEM INDICATED.

C. QUALITY ASSURANCE:
1. PAINT COATINGS SHALL BE FREE OF DUST, DIRT, FLOW LINES, STREAKS, SAGS, BLISTERS, PINHOLES, BUGS, RUNS, OR OTHER SURFACE IMPERFECTIONS.
2. IN ADDITION TO THE COATS SPECIFIED, PROVIDE ADDITIONAL COATS AS REQUIRED TO OBTAIN ADEQUATE HIDE.

D. MAINTENANCE MATERIALS: FURNISH A MINIMUM OF ONE GALLON OF EACH COLOR PAINT TO ZODY'S 19TH HOLE FOR FUTURE TOUCH-UP WORK.

E. MATERIALS
1. PAINTS SPECIFIED IN THIS SECTION ARE AS SCHEDULED, UNLESS OTHERWISE INDICATED.
2. PRODUCTS BY THE FOLLOWING MANUFACTURERS ARE ACCEPTABLE:
a) PITTSBURGH PAINTS.
b) PRATT & LAMBERT.
c) THE SHERWIN-WILLIAMS COMPANY.
d) KELLY-MOORE PRESERVATIVE PAINT COMPANY.
e) PARKER/PAZZE
3. PAINT MATERIALS ARE TO BE FULLY VOC COMPLIANT, AND OF THE HIGHEST QUALITY INTENDED FOR APPLICATION BY PROFESSIONAL COMMERCIAL PAINTERS.
4. DIRECT-TO-METAL (DTM) ACRYLIC PRIMER:
a) ICI/DEVOE "DEVFLEX 4020" PRIMER.
b) SHERWIN WILLIAMS "DTM ACRYLIC PRIMER."

F. SURFACE PREPARATION:
1. PREPARE SURFACES BY REMOVING DIRT, DUST, GREASE, OIL, MOISTURE, AND OTHER CONTAMINANTS THAT WILL IMPAIR THE PROPER ADHESION OF THE FINISH.
2. WOOD - OPAQUE PAINT FINISH
a) SPOT COAT KNOTS, PITCH STREAKS, AND SAPPY SECTIONS WITH SEALER.
b) FILL NAIL HOLES AND CRACKS, SAND FILLER SMOOTH AND LEVEL WITH WOOD SURFACE.
3. GYPSUM BOARD: REMOVE LIGHT DUST, AND DIRT.
4. EXISTING FINISHED SURFACES TO BE REPAINTED:
a) REMOVE LOOSE, BLISTERED, SCALED, OR CRAZED FINISHES TO BARE SUBSTRATE; FEATHER NEW WORK INTO EXISTING WORK. PREPARE SURFACES TO THE NEAREST BREAK LINE IF NECESSARY TO BLEND NEW FINISHES WITH OLD FINISHES.
b) WASH AND RINSE SURFACES WITH TRISODIUM PHOSPHATE AND WATER OR OTHER SOLUTION REQUIRED TO REMOVE REMAINING FILM, WAX, OIL, GREASE, SMOKE OR FOREIGN MATTER WHICH WILL IMPAIR BOND, OR CAUSE BLEED THROUGH OF NEWLY APPLIED FINISHES.
c) LIGHTLY SAND, OR APPLY A LIQUID DEGLOSSER ON EXISTING SEMI-GLOSS AND HIGH-GLOSS FINISHES BEFORE REFINISHING.
5. EXISTING UNPAINTED INTERIOR STEEL ELEMENTS (ABOVE 10 FEET) INDICATED TO RECEIVE PAINT:
a) REMOVE LOOSE, AND SCALING RUST WITH WIRE BRUSH.
b) LEAVE SURFACE FREE OF DUST AND DIRT THAT WILL IMPAIR BOND OF NEWLY APPLIED FINISH.
6. EXISTING UNPAINTED INTERIOR STEEL ELEMENTS (BELOW 10 FEET) INDICATED TO RECEIVE PAINT:
a) SOLVENT CLEAN IN ACCORDANCE WITH STEEL STRUCTURES PAINTING COUNCIL (SSPC) SP-1.
b) COMMERCIAL BLAST PER SSPC SP-6.
c) LEAVE SURFACE FREE OF DUST AND DIRT THAT WILL IMPAIR BOND OF NEWLY APPLIED FINISH.

G. SPECIAL APPLICATION REQUIREMENTS
1. UNLESS SPECIFIED OR INDICATED OTHERWISE, FOLLOW PAINT MANUFACTURER'S LABEL DIRECTIONS FOR GENERAL APPLICATION PROCEDURES AND COVERAGE RATES.
2. DO NOT APPLY FINISHES ON SURFACES THAT ARE NOT SUFFICIENTLY DRY. MAKE SURE EACH COAT OF FINISH IS DRY AND HARD BEFORE A FOLLOWING COAT IS APPLIED UNLESS THE MANUFACTURER'S DIRECTIONS STATE OTHERWISE.
3. CONCRETE: REMOVE CONTAMINANTS BY HIGH-PRESSURE WASHING, WITH DETERGENT, AND WIRE BRUSHING.
4. OPAQUE FINISHES
a) APPLY NUMBER OF COATS SCHEDULED FOR EACH APPLICATION, EXCEPT THAT ADDITIONAL FINISH COATS SHALL BE APPLIED AS NECESSARY FOR COMPLETE HIDING OF SUBSTRATE COLORS.
b) APPLY PRIMER COATS UN-TINTED. WHERE MORE THAN ONE COAT OF PAINT IS REQUIRED, TINT EACH SUCCEEDING COAT UP TO THE FINAL COAT SIMILAR IN TINT, BUT SLIGHTLY LIGHTER IN VALUE (SHADE).
c) SAND LIGHTLY BETWEEN COATS IF NECESSARY TO ACHIEVE REQUIRED FINISH. SAND BETWEEN COATS APPLIED TO WOOD SUBSTRATES.
5. ROLLERS FOR APPLICATION, AND BACKROLLING OF LATEX PAINTS SHALL HAVE A NAP OF 3/8 INCH OR LESS.
6. WHERE ROLLER TEXTURE IS SCHEDULED FOR APPLICATION TO PLASTER AND GYPSUM BOARD SURFACES, FINISH COATS MAY BE ROLLER-APPLIED, OR SPRAY APPLIED AND BACKROLLED AT CONTRACTOR'S OPTION.
7. FACTORY PRIMED SURFACES: APPLY SCHEDULED FINISH SYSTEM, LESS PRIMER COAT, EXCEPT AS NECESSARY TO FOR PATCHING DAMAGE TO FACTORY PRIME COATING.
8. EXCEPT WHERE SCHEDULED OR INDICATED OTHERWISE, THE INTENT IS TO PAINT NEW ROOMS AND AREAS. EXISTING AREAS THAT HAVE NOT BEEN REMODELED OR DO NOT HAVE PATCHED SURFACES ARE NOT TO BE REPAINTED. WHERE EXISTING SURFACES HAVE BEEN REMODELED OR PATCHED THE ENTIRE ROOM IS TO BE REPAINTED, INCLUDING THE ASSOCIATED ACCESS PANELS, ELECTRICAL PANELS, HOLLOW METAL DOORS AND FRAMES (BOTH SIDES) AND SIMILAR ELEMENTS WITHIN THE ROOM.

H. INTERIOR PAINTING SYSTEMS:
1. GYPSUM BOARD, GYPSUM PLASTER, AND GFRG - LATEX SYSTEM:
a) SYSTEM: THREE COATS - FIRST COAT ACRYLIC LATEX PRIMER SEALER (UNTINTED), SECOND AND THIRD COAT LATEX PAINT.
b) SHEEN: ROLLER TEXTURE, EGGSHELL SHEEN, EXCEPT PROVIDE FLAT SHEEN AT LIGHT COVES, CEILINGS, SKYLIGHT AREAS, CLERESTORY AREAS, INTERIOR FASCIAS, AND OTHER LIGHT SENSITIVE SURFACES. VERIFY LOCATIONS OF EACH SHEEN WITH OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
c) APPLICATION:
1) USE ON ALL EXPOSED GYPSUM BOARD, PLASTER, AND GFRG SURFACES, INCLUDING THE EXPOSED PORTIONS OF WALL SURFACES BETWEEN ADJACENT FABRIC COVERED PANELS AND MIRRORS.
2) PROVIDE PRIME COAT ONLY BEHIND PERMANENTLY MOUNTED MECHANICALLY ANCHORED MIRRORS, FABRIC PANELS AND SIMILAR ELEMENTS.
3) DO NOT APPLY PRIMER OR PAINT COATINGS TO SURFACES TO RECEIVE ADHESIVELY MOUNTED MIRRORS OR TILE.
2. WOOD - OPAQUE FINISH LATEX SYSTEM:
a) SYSTEM: THREE COATS, FIRST COAT LATEX WOOD PRIMER, AND SECOND AND THIRD COAT LATEX ENAMEL.
b) SHEEN: SEMI-GLOSS, UNLESS INDICATED OTHERWISE.
c) APPLICATION: USE ON ALL WOOD OR MEDIUM DENSITY FIBERBOARD SURFACES INDICATED TO RECEIVE OPAQUE COATING NOT OTHERWISE SPECIFIED IN SECTIONS 06400 OR 06210.
3. FERROUS METAL AND GALVANIZED - ACRYLIC SYSTEM:
a) SYSTEM: THREE COATS, FIRST COAT ACRYLIC DTM PRIMER; SECOND AND THIRD COATS LATEX FINISH. THE PRIMER MAY BE OMITTED AT FACTORY PRIMED SURFACES, EXCEPT AS NECESSARY TO RECOAT DAMAGED OR ABRADED PREPRIMED SURFACES.
b) SHEEN: SEMI-GLOSS, UNLESS INDICATED OTHERWISE.
c) APPLICATION: INTERIOR FERROUS METAL SURFACES INCLUDING HOLLOW STEEL METAL DOORS AND FRAMES, PIPE STEEL HAND AND GUARD RAILS, OVERHEAD DOORS AND FRAMES, ACCESS DOORS AND PANELS AND FIRE EXTINGUISHER CABINETS.

I. STRIPES ON FLOORING
a. EPOXY COATING AS SPECIFIED, "SAFETY YELLOW" COLOR, ONE COAT.
b. LOCATIONS:
1) PATHWAY AND CAUTION STRIPING AT LOCATIONS INDICATED ON THE DRAWINGS.
c. APPLY TO MATERIALS THAT HAVE BEEN PREPARED ACCORDING TO PAINT MANUFACTURER'S REQUIREMENTS.
d. APPLY TO EXISTING CONCRETE PRIOR TO CONCRETE SEALING AS SPECIFIED IN SECTION 03300. IF THIS IS NOT POSSIBLE, REMOVE SEALER IN AREAS TO RECEIVE PAINT USING DEGREASER OR REMOVER AS RECOMMENDED BY SEALER MANUFACTURER. REAPPLY SEALER FOLLOWING CURING OF STRIPING PAINT.

I. COLORS: AS SCHEDULED ON THE DRAWINGS.

10260 CORNER GUARDS

A. INTERIOR METAL CORNER GUARDS: 18 GAGE STAINLESS SHEET STEEL, 3-1/2 INCH LEGS BY FULL ROOM HEIGHT IN LENGTH. ALL EDGES EASED WITH EDGES SEALED WITH SILICONE CAULK.

B. MOUNT CORNER GUARDS WITH BOTTOM OF GUARD AGAINST TOP OF WALL BASE, UNLESS OTHERWISE INDICATED.

C. ADHESIVE-APPLY OR INSTALL WITH APPROVED DOUBLE STICK TAPE.

10400 INTERIOR SIGNAGE

A. SUMMARY
1. CODE-REQUIRED INTERIOR SIGNAGE.
2. INSTALLATION OF SIGNAGE.

B. SYSTEM DESCRIPTION
1. ACCESSIBILITY SIGNAGE: PROVIDE ACRYLIC PLASTIC REVERSE SILK SCREENED SIGNS WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY, RAISED LETTERS, AND BRAILLE, AT ACCESSIBLE TOILET FACILITIES.

C. QUALITY ASSURANCE
1. REGULATORY REQUIREMENTS: SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE JURISDICTIONAL CODE AUTHORITIES.

D. MATERIALS:
1. PLASTIC SHEET: 1/8-INCH THICK ACRYLIC SHEET, LOW GLOSS FINISH.
2. DOUBLE STICK TAPE: 3M "SCOTCH BRAND 4607 DOUBLE-STICK, DOUBLE-COATED TAPE, 1"4" WIDE.

10520 FIRE EXTINGUISHERS AND CABINETS

A. SUBMITTALS: PRODUCT LITERATURE, INCLUDING EXTINGUISHER DIMENSIONS.

B. EXTINGUISHERS: MULTI-PURPOSE DRY CHEMICAL TYPE: HEAVY DUTY DOT STEEL TANK, UL RATING 3A-40B:C, 10 LB CAPACITY. FM APPROVED; RED ENAMEL FINISH; PRESSURE GAGE; METAL VALVES AND SIPHON TUBES.

C. FIRE EXTINGUISHER CABINETS
1. TYPE: POTTER-ROEMER, INC. #7063-DV/78-RR, LARSEN'S MANUFACTURING COMPANY SS-2409-R3, JL INDUSTRIES #1827V-6.
2. STYLE: SEMI-RECESSED (APPROXIMATELY 2-1/2" PROJECTION; ROLLED EDGE) STEEL FRAME AND DOOR WITH CONTEMPORARY 2 INCH WIDE DOUBLE STRENGTH GLASS INSERT.
3. FINISH: MANUFACTURER'S STANDARD BAKED WHITE ENAMEL FRAME, DOOR, AND INTERIOR.
4. LETTERING: BLACK LETTERING IN VERTICAL FORMAT.

D. FIRE EXTINGUISHER BRACKETS: MANUFACTURER'S STANDARD J-TYPE. PROVIDE AT FIRE EXTINGUISHER LOCATIONS WHERE NO CABINET IS INDICATED.

E. INSTALLATION:
1. INSTALL BRACKETS 48 INCHES FROM FINISHED FLOOR TO TOP OF BRACKET.
2. SECURE RIGIDLY IN PLACE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

10800 TOILET ACCESSORIES

A. SUBMITTALS: SUBMIT MANUFACTURER'S PRODUCT DATA, INCLUDING DESCRIPTION OF EACH ITEM TO BE SUPPLIED AS REQUIRED UNDER PROVISIONS OF SECTION 01330.

B. MANUFACTURER: BOBRICK WASHROOM EQUIPMENT COMPANY, UNLESS APPROVED OTHERWISE.

C. ACCESSORIES:
1. GRAB BARS (GB): BOBRICK B-6106 SERIES, SIZE AND CONFIGURATION AS INDICATED.
2. PAPER TOWEL DISPENSER (PTD): B-2620, SURFACE MOUNT WITH KNOB LATCH
3. TOILET PAPER DISPENSER (TPD): B-76857
4. DOOR COAT HOOK (DCH): B-682.
5. MIRROR: B-290 2436.

D. INSTALLATION: SECURE EACH ITEM IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND IN FULL COMPLIANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. USE TAMPER-PROOF FASTENERS.

DIVISION 14 - CONVEYING SYSTEMS

NOT USED

DIVISION 15 - MECHANICAL

REFER TO THE SPECIFICATIONS ON MECHANICAL DRAWINGS

DIVISION 16 - ELECTRICAL

1. PROVIDE ALL REQUIRED POWER FOR TRADES THROUGHOUT PROJECT.

2. PROVIDE ALL REQUIRED CONNECTIONS TO TENANT SUPPLIED EQUIPMENT.

3. ELECTRICAL ENGINEERING AS REQ'D TO BE DESIGN/BUILD. SEE ELECTRICAL SUBCONTRACTOR'S DRAWINGS FOR ELECTRICAL WIRING, CIRCUITING, SWITCHING AND EMERGENCY LIGHTING AND SPECIFICATIONS. SUBMIT ELECTRICAL DRAWINGS TO LOCAL BUILDING DEPARTMENT FOR PERMIT AS REQUIRED.

4. COVER PLATE COLOR TO MATCH EXIST'G

5. ELECTRICAL RECEPTACLES TO BE MOUNTED AT 18 INCHES AFF (TYP)

6. ELECTRICAL LIGHT SWITCHES TO BE MOUNTED AT 44 INCHES AFF (TYP)

7. GANG TYPE WALL PLATES TO BE USED WHERE MORE THAN ONE LIGHT SWITCH IS CALLED FOR IN A PARTICULAR LOCATION.

8. EQUIPMENT TO HAVE WHITE BAKED ENAMEL FINISH U.O.N.

9. ELECTRICAL OUTLETS ABOVE COUNTERS TO BE MOUNTED HORIZONTALLY 6 INCHES ABOVE COUNTER / BACKSPLASH U.O.N.

10. ELECTRICAL SUBCONTRACTOR TO COORDINATE WITH MILLWORK ANY ELECTRICAL DEVICES IN CABINETRY.

11. ALL WIRING TO BE CONCEALED.

12. CONDUIT TO BE 3/4 INCH MIN U.O.N AND BE SUPPORTED WITH STANDOFFS WIRED TO CEILING SUPPORTS OR AS REQUIRED BY LOCAL CODES AND ORDINANCES.

13. PROVIDE ELECTRICAL WIRING AND CONNECTIONS TO TENANT SUPPLIED FURNITURE SYSTEMS UPON COMPLETION.

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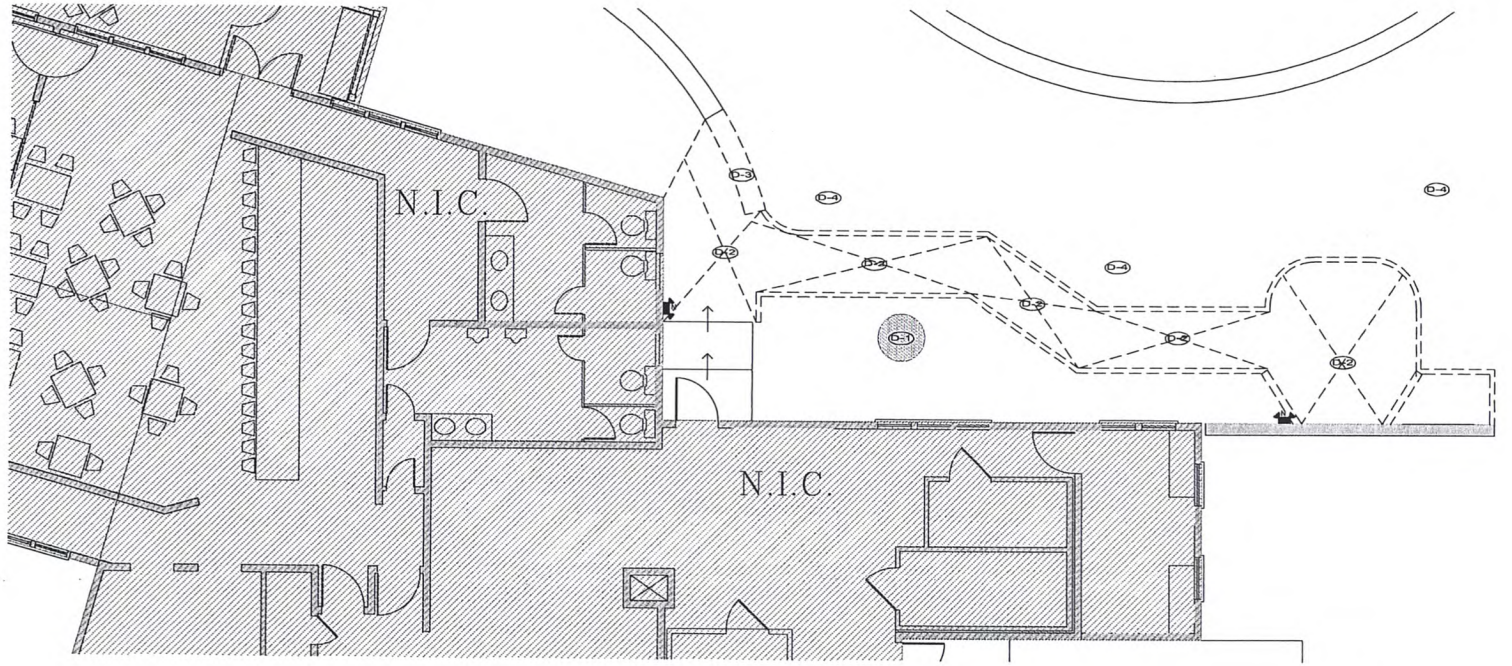
11/14/2020	ISSUE FOR BUILDING PERMIT

ISSUE FOR PERMIT
AND CONSTRUCTION

SPECIFICATIONS
SHEET 3 OF 3

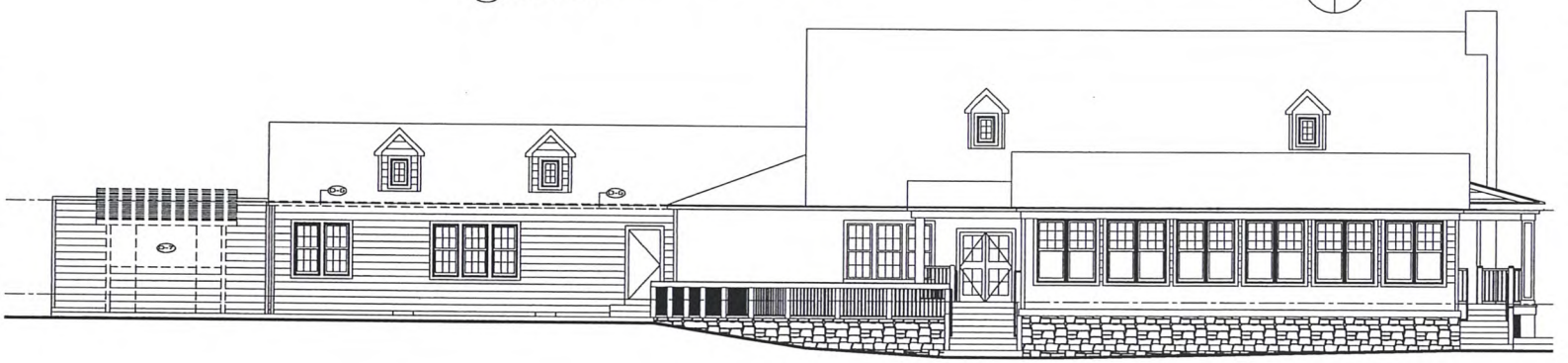
DRAWING NUMBER

A-0.3



1 DEMOLITION PLAN - FIRST FLOOR
SCALE = 1/4" = 1'-0"

NORTH



2 DEMOLITION - EXTERIOR ELEVATION
SCALE = 3/16" = 1'-0"

DEMOLITION LEGEND:

N.I.C. DENOTES AREA NOT IN CONTRACT

EXISTING PARTITIONS TO REMAIN

EXISTING PARTITIONS TO BE REMOVED.

DEMOLITION NOTES:

1. ALL APPLICABLE NOTES AND INFORMATION INDICATED ON OTHER DRAWINGS ALSO APPLY TO THIS PLAN.
2. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE PREMISES EXCEPT THOSE ITEMS TO BE REUSED, RETURNED TO OWNER, OR AS OTHERWISE DIRECTED.
3. THE GENERAL CONTRACTOR SHALL CAREFULLY REMOVE, PROTECT AND STORE ALL CONSTRUCTION ELEMENTS TO BE REUSED.
4. WHERE REMOVALS ARE NOT POSSIBLE WITHOUT DAMAGE TO EXISTING ITEMS, G.C. SHALL REPAIR OR REPLACE DAMAGED ITEMS AS REQUIRED.
5. ALL EXISTING FLOOR FINISHES IN AREAS INDICATED TO BE REMOVED U.O.N.
6. VERIFY WITH FINISH PLAN EXTENT OF EXISTING FINISHES TO BE REMOVED.
7. VERIFY WITH OWNER EXTENT OF DEMOLITION NOT COVERED WITHIN THE AREA OF WORK.
8. THE GENERAL CONTRACTOR IS TO PROVIDE FLASH PATCHING FOR THE EXISTING SLAB IN AREAS OF DEMOLITION AS REQUIRED.
9. THE GENERAL CONTRACTOR SHALL PERFORM ALL WORK IN A MANNER NOT TO DISTURB OPERATIONS IN THE BUILDING AND SHALL NOTE ALL OVERTIME COSTS TO COMPLETE THE WORK.
10. THE GENERAL CONTRACTOR IS TO COORDINATE ALL PHASES OF DEMOLITION FOR THE PROJECT AND NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTING CONDITIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE SCOPE OF WORK PRIOR TO COMMENCEMENT OF DEMOLITION.
11. PROTECT AND SEAL ALL WINDOW VENTILATORS DURING DEMOLITION AND CONSTRUCTION.
12. DO NOT REMOVE ANY BUILDING CORE DOORS, TELEPHONE OR ELECTRICAL CLOSET DOORS, OR FIRE EXIT DOORS UNLESS SPECIFICALLY NOTED.
13. DO NOT REMOVE ANY BUILDING CLASS "E" FIRE PROTECTION SIGNALS OR EQUIPMENT UNLESS SPECIFICALLY NOTED. PROTECT AS REQUIRED FOR THE DURATION OF THE PROJECT.
14. GENERAL CONTRACTOR TO PROVIDE TEMPORARY DUST CURTAIN PARTITIONS AT ALL LOCATIONS THAT DEMOLITION WORK MEETS EXISTING AREAS SPECIFIED TO REMAIN.
15. PROTECT EXISTING ELECTRICAL COVER PLATE IN GRADE IN AREA OF NEW PATIO. CONTACT UTILITY TO ARRANGE FOR RAISING ELECTRICAL MANHOLE COVER TO NEW PATIO FINISH FLOOR ELEVATION AND ALSO CONTACT "CALL BEFORE YOU DIG" TO CONFIRM EVERYTHING NEEDED ABOUT ELECTRICAL COVER INDICATED ON CONSTRUCTION PLAN A-1.0

DEMOLITION KEY NOTES:

D-1 EXISTING ELECTRICAL COVER PLATE TO REMAIN. REFER TO DEMO NOTE 15 ABOVE.

D-2 REMOVE EXIST'G PAVED WALKS AND CURBING AS REQ'D IN AREA OF NEW PATIO

D-3 REMOVE PORTION OF EXIST'G RAILING AND WALL IN THIS LOCATION AS REQ'D TO CREATE NEW ENTRY PATH AS INDICATED.

D-4 REMOVE EXIST'G ASPHALT GOLF CART PATH AS REQ'D IN AREA OF NEW WORK TO CREATE NEW CONFIGURATION INDICATED. PATCH TO MATCH EXIST'G

D-5 REMOVE EXIST'G SOFFIT, GUTTER AND EAVE AS REQ'D TO INSTALL NEW LEDGER FOR NEW EPDM ROOF. PATCH EXIST'G WALL AS REQ'D

D-6 PREP AS REQ'D WHERE NEW ASPHALT SHINGLE ROOF MEETS BOTH NEW EPDM ROOF AND EXIST'G ASPHALT SHINGLE ROOF

D-7 REMOVE EXIST'G GOLF SCOREBOARD AREA COMPLETE. REMOVE WING WALLS AND ROOF AND PATCH AREA OF NEW WORK TO MATCH EXIST'G WALL SIDING AS REQ'D

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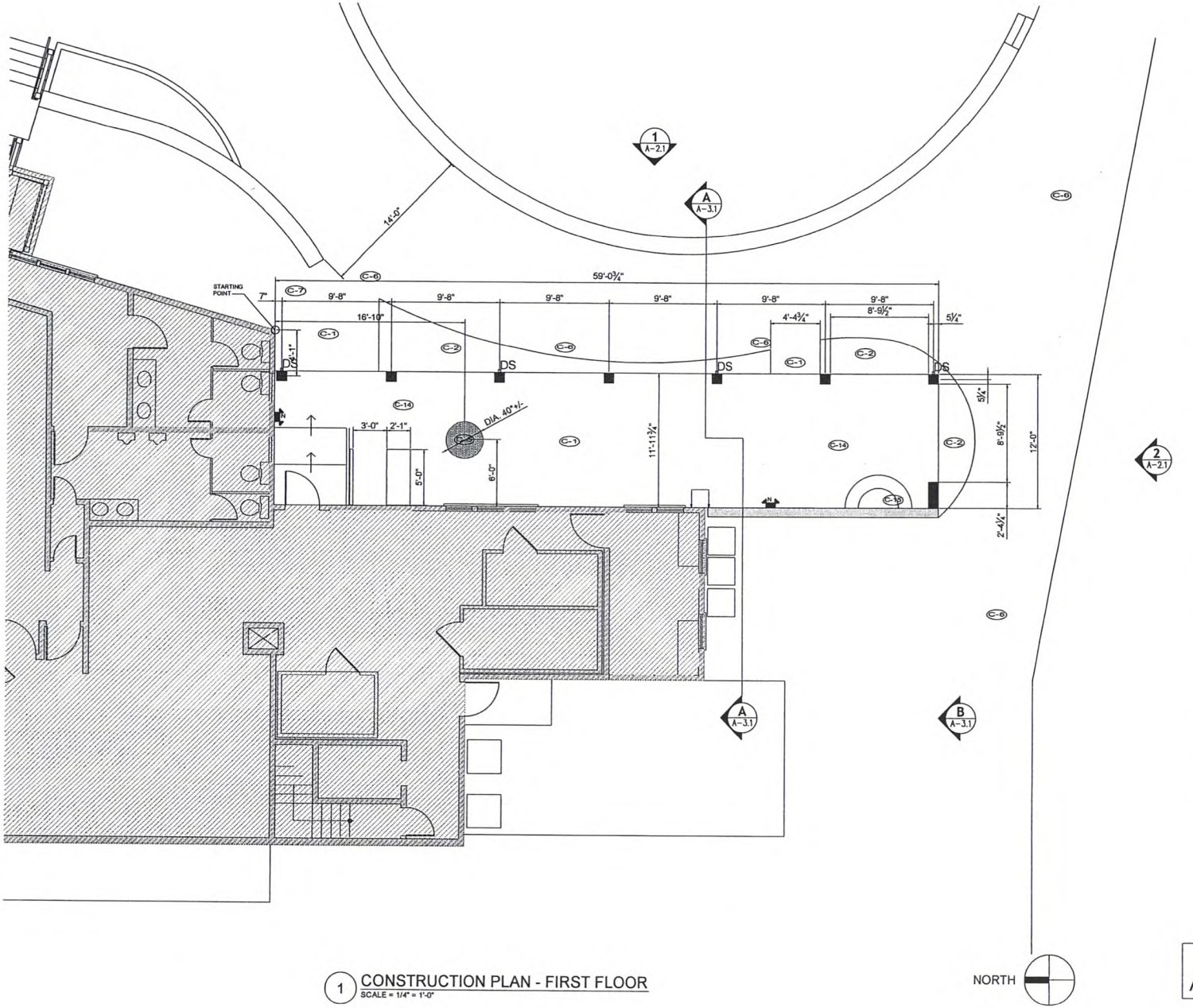
11/25/2020	ISSUE FOR BUILDING PERMIT REV

DEMOLITION PLAN / EXTERIOR ELEVATION

DRAWING NUMBER

A-1.0



1 CONSTRUCTION PLAN - FIRST FLOOR
SCALE = 1/4" = 1'-0"

CONSTRUCTION LEGEND:

1. NEW WORK TO COMPLY WITH APPLICABLE STATE OF CT AND LOCAL CODES. CONTRACTOR TO EXCEED CODE REQUIREMENTS WHERE INDICATED ON DRAWINGS.

2. WHERE DISCREPANCIES EXIST BETWEEN DETAIL AND SMALLER SCALE DRAWINGS, DETAIL DRAWINGS TAKE PRECEDENCE. GC SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

3. DO NOT SCALE DRAWINGS.

4. DIMENSIONS SHOWN OF EXISTING CONDITIONS ARE TO ASSIST GC AND ARE NOT GUARANTEED. GC TO VERIFY DIMENSIONS IN THE FIELD.

6. ELEVATIONS NOT SHOWN TO RECEIVE SAME OR COMPLIMENTARY FINISHES TO MATERIALS SHOWN.

7. NEW ELECTRICAL WORK TO CONFORM TO LATEST ISSUE OF NATIONAL ELECTRIC CODE. LOCATION OF FIXTURES & OUTLETS TO BE SELECTED BY OWNER AND COMPLIANT WITH APPLICABLE CODES.

CONSTRUCTION LEGEND:

- EXISTING PARTITION TO REMAIN.
- NEW PARTITION.
- EXISTING GLAZING / WINDOWS
- SWING-TYPE DOOR AND FRAME.
- INDICATES ALIGNMENT.
- THIS SYMBOL INDICATES PARTITION TO BE LOCATED ON CENTERLINE OF PERIMETER WINDOW MULLION.
- DS NEW GUTTER DOWNSPOUT - CONNECTS INTO EXISTING UNDERGROUND DRAINAGE

CONSTRUCTION KEY NOTES:

C-1 NEW STONE TILE ON 2 INCHES OF WASHED, COARSE-GRAINED CONCRETE SAND MEETING ASTM C33 AND NOT PASSING A #200 SCREEN. PLACE BEDDING SAND ON 6 INCHES OF COMPACTED PROCESSED AGGREGATE ON MECHANICALLY COMPACTED SUBBASE. FILL PAVER JOINTS WITH POLYMETRIC SAND

C-2 NEW PLANTING AREA WITH BELGIAN BLOCK CURB EDGING

C-3 WOOD POST WITH CELLULAR PVC CASING/TRIM

C-3a WOOD PILASTER TO MATCH NEW POSTS WITH CELLULAR PVC CASING/TRIM

C-4 NEW WOOD SIDING TO MATCH EXIST'G ON BUILDING

C-5 RESET EXISTING ELECTRIC COVER PLATE AS REQ'D IN NEW STONE PATIO. PROVIDE SLEEVE IF REQ'D TO RAISE ELEVATION

C-6 NEWPATCH ASPHALT DRIVEWAY/GOLF CART PATH AS REQ'D IN AREAS OF NEW WORK

C-7 PROVIDE ZERO STEP OR ELEVATION CHANGE AT JOINT BETWEEN NEW AND EXISTING SURFACES TO BE ADA COMPLIANT

C-8 NEW GOLF BALL PROTECTIVE SCREEN MESH ATTACHED TO NEW PATIO ROOF WITH HOOKS AND TIE-DOWNS (TBD) - FULL WIDTH OF EACH OPEN BAY BETWEEN POSTS (TYP). PROVIDE OPENING FLAPS AT ENTRY POINTS

C-9 NEW WAITSTAFF STATION

C-10 NEW LOW PARTITION BEHIND WAITSTAFF STATION

C-11 NEW ALUM. GUTTERS AND DOWNSPOUTS - CONNECT TO EXISTING UNDERGROUND DRAINAGE. GUTTER PROFILE TO MATCH EXISTING GUTTERS ON BUILDING

C-12 NEW COMPOSITE WOOD RAILING WITH TOP AND BOTTOM RAILS AND BALUSTERS 3 7/8 INCHES ON CENTER. PROVIDE BLOCKING AT EACH POST TO RECEIVE RAILINGS

C-13 NEW EPDM ROOF

C-14 PROVIDE NEW SPRINKLER SYSTEM FOR DINING PATIO ROOF (EXTERIOR APPLICATION - FREEZE RESISTANT TYPE). GC TO PROVIDE SPRINKLER LAYOUT FOR FIRE MARSHAL APPROVAL PRIOR TO INSTALLATION

C-15 NEW VENTLESS GAS OUTDOOR FIREPIT/FIREPLACE WITH PROTECTIVE SCREEN (TBD)

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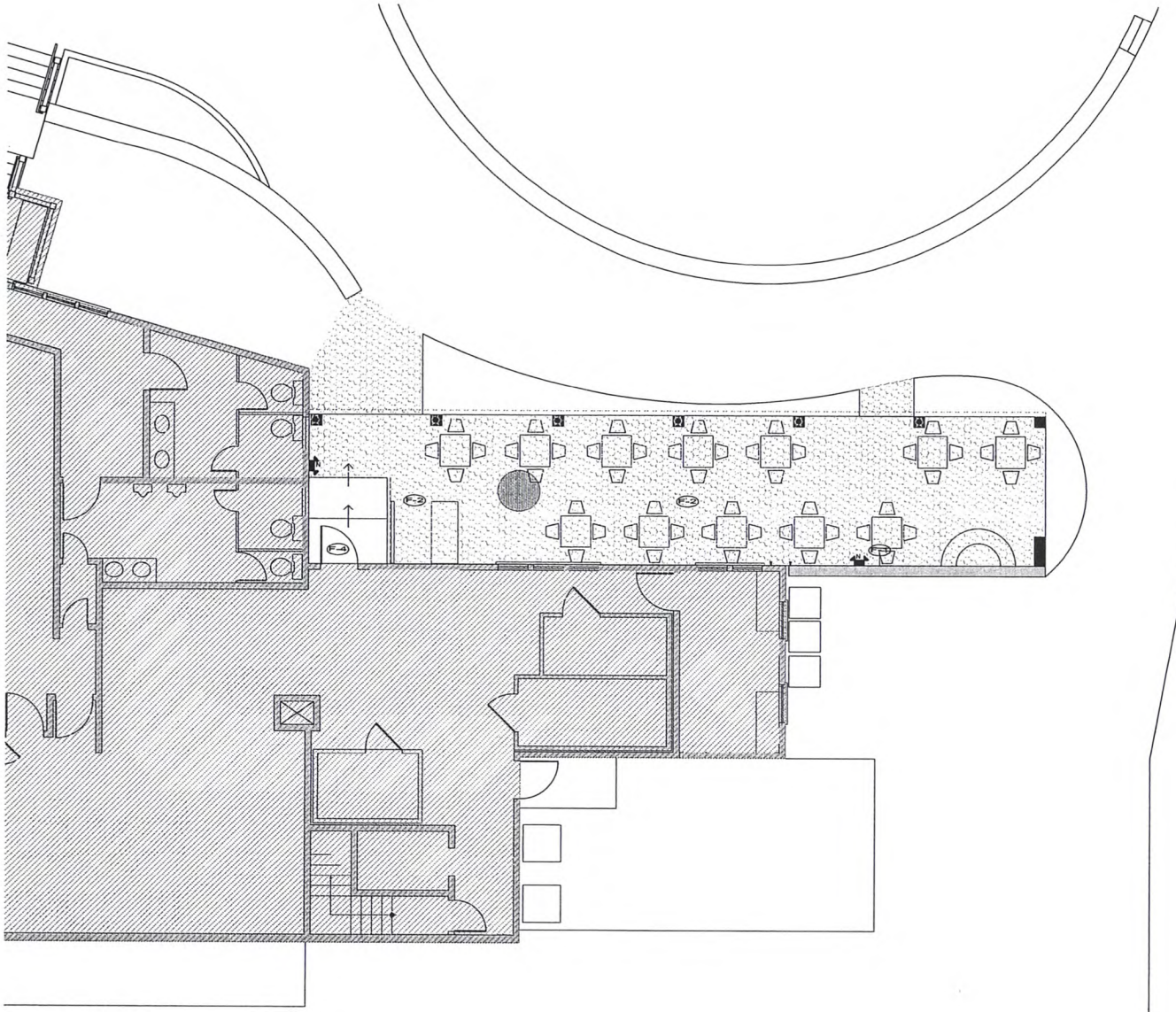
12/08/2020	ISSUE FOR BUILDING PERMIT REV

CONSTRUCTION PLAN
FIRST FLOOR

DRAWING NUMBER
A-1.1



1 FINISH PLAN - FIRST FLOOR
SCALE = 1/4" = 1'-0"

NORTH

CONSTRUCTION LEGEND:

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2. WHERE DISCREPANCIES EXIST BETWEEN DETAIL AND SMALLER SCALE DRAWINGS, DETAIL DRAWINGS TAKE PRECEDENCE. GC SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

3. DO NOT SCALE DRAWINGS.

4. DIMENSIONS SHOWN OF EXISTING CONDITIONS ARE TO ASSIST GC AND ARE NOT GUARANTEED. GC TO VERIFY DIMENSIONS IN THE FIELD.

6. ELEVATIONS NOT SHOWN TO RECEIVE SAME OR COMPLIMENTARY FINISHES TO MATERIALS SHOWN.

7. NEW ELECTRICAL WORK TO CONFORM TO LATEST ISSUE OF NATIONAL ELECTRIC CODE. LOCATION OF FIXTURES & OUTLETS TO BE SELECTED BY OWNER AND COMPLIANT WITH APPLICABLE CODES.

FINISH NOTES:

1. PROVIDE SAMPLES IN TRIPLICATE OF ALL FINISHES FOR ARCHITECT REVIEW & APPROVAL.
2. ALL SPECIFIED MATERIALS SHALL BE INSTALLED WITH COMPLETE ADHERENCE TO CRI #104-1993
3. ALL FINISHES SHALL COMPLY WITH CHAPTER #8 OF THE INTERNATIONAL BUILDING CODE (IBC).
4. STONE TILE PATIO SHALL RUN UNDER WAITSTAFF CABINETRY

NEW STONE TILE PATIO - PATTERN SIMILAR TO EXISTING PATIO. OWNER TO SELECT TILE AND GC TO INSTALL

FINISH KEY NOTES:

F-1 PAINT EXISTING EXTERIOR WALL SIDING IN AREAS OF NEW WORK TO MATCH EXISTING COLOR OF BUILDING

F-2 PAINT NEW PATIO CEILING PANELS AND RAFTERS

F-3 NOT USED

F-4 PAINT EXISTING EXTERIOR DOOR AND FRAME INTO KITCHEN IN AREA OF NEW PATIO

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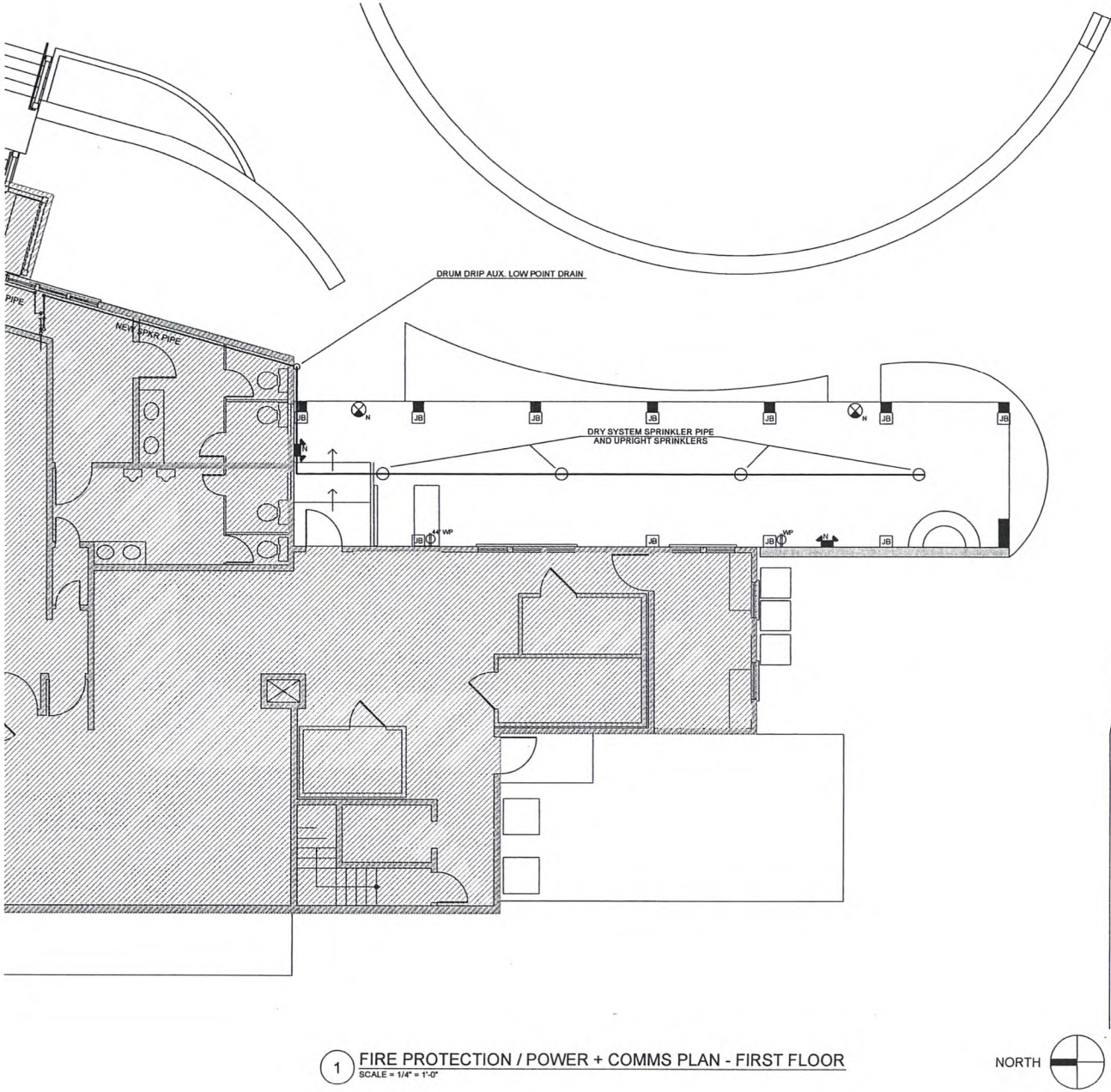
10/03/2020	ISSUE FOR REVIEW
11/14/2020	ISSUE FOR BUILDING PERMIT
11/24/2020	ISSUE FOR BUILDING PERMIT REV

ISSUE FOR PERMIT AND CONSTRUCTION

FINISH PLAN
FIRST FLOOR

DRAWING NUMBER
A-1.2



1 FIRE PROTECTION / POWER + COMMS PLAN - FIRST FLOOR
SCALE = 1/4" = 1'-0"

CONSTRUCTION LEGEND:

1. NEW WORK TO COMPLY WITH APPLICABLE STATE OF CT AND LOCAL CODES. CONTRACTOR TO EXCEED CODE REQUIREMENTS WHERE INDICATED ON DRAWINGS.

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POWER & COMMUNICATIONS LEGEND:

- WP — WATERPROOF DUPLEX POWER RECEPTACLE 18" A.F.F. (U.O.N.)
- JB — JUNCTION BOX SET AT 8'-0" AFF (CONFIRM WITH OWNER)
- N — NEW 2 HEAD EMERGENCY LIGHT
- N — NEW EXIT SIGN (FOR EXTERIOR USE)

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NEW DINING PATIO
ZODY'S 19TH HOLE

451 STILLWATER AVENUE
STAMFORD, CT

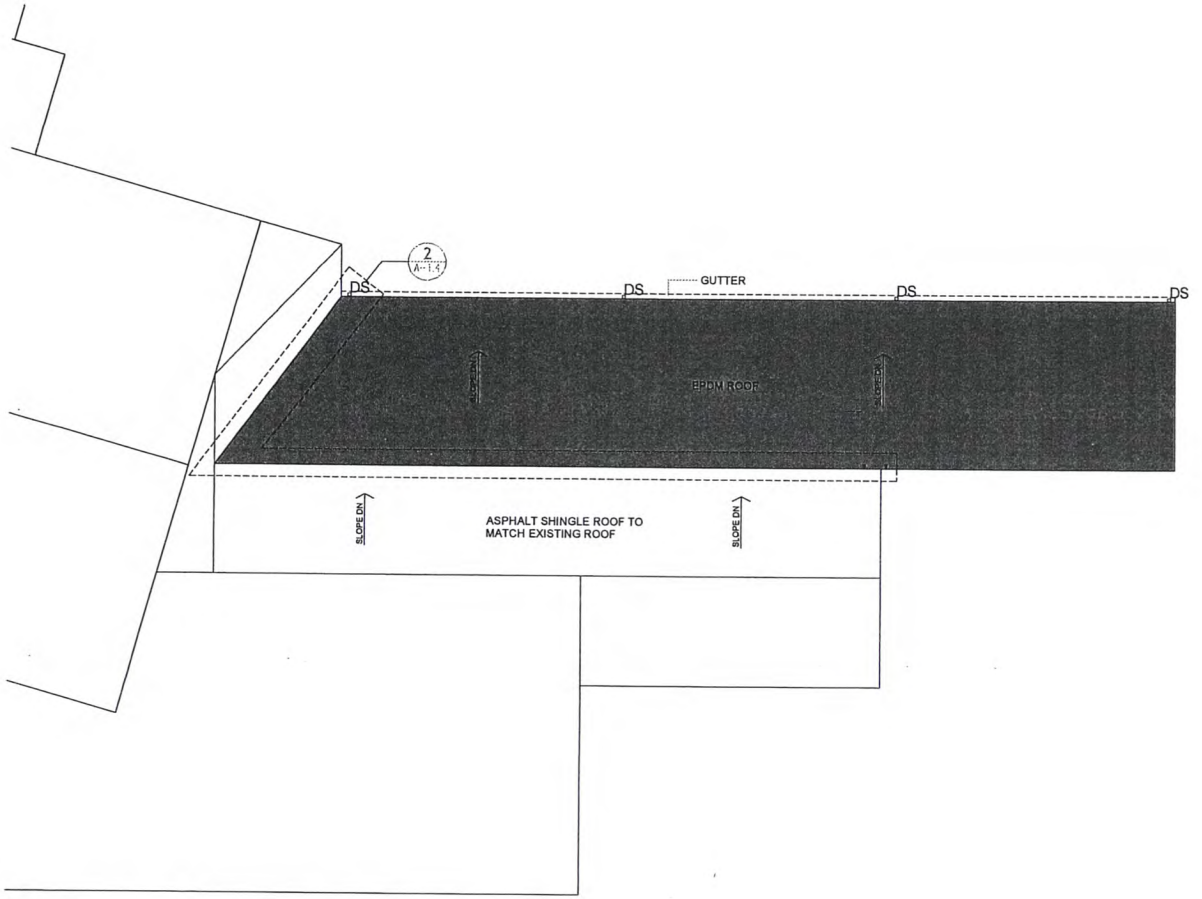
DATE	ISSUE / REVISION
10/09/2020	ISSUE FOR REVIEW
11/14/2020	ISSUE FOR BUILDING PERMIT
12/07/2020	ISSUE FOR BUILDING PERMIT REV
12/23/2020	SPRINKLER INFO ADDED

ISSUE FOR PERMIT
AND CONSTRUCTION

FIRE PROTECTION PLAN
PARTIAL AT DINING PATIO /
POWER + COMMS PLAN

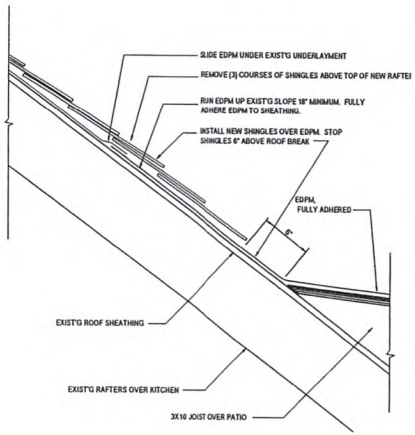
DRAWING NUMBER

FP-1.3



1 ROOF PLAN
SCALE = 1/4" = 1'-0"

NORTH



2 DETAIL - EPDM TO ASPHALT SHINGLE ROOF TIE-IN
SCALE = 1" = 1'-0"

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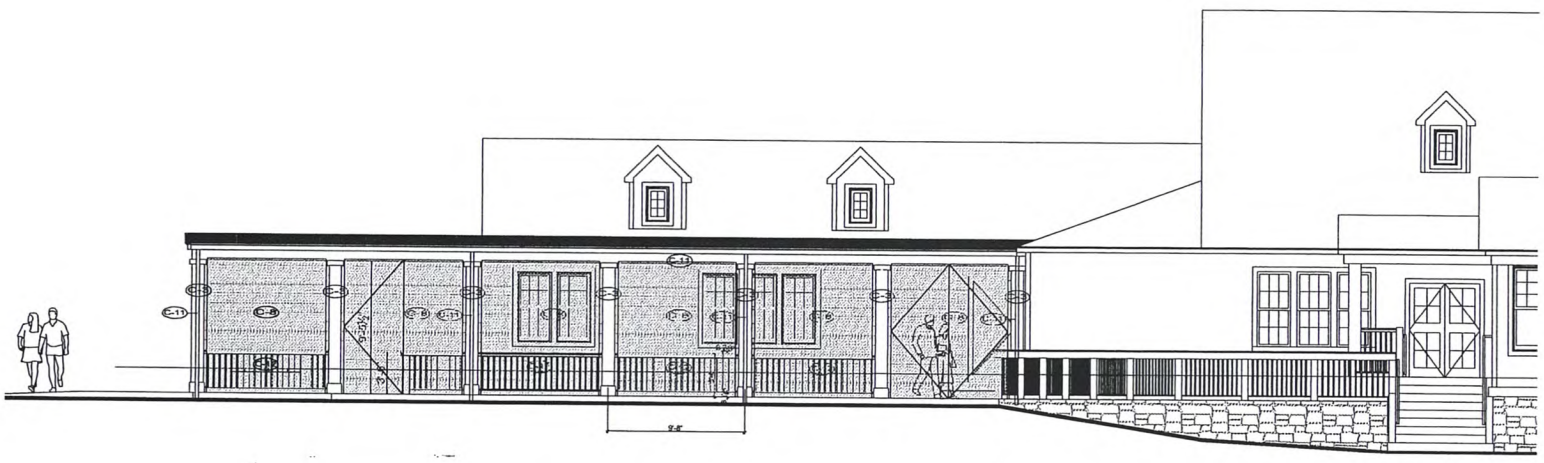
NEW DINING PATIO
ZODY'S 19TH HOLE
451 STILLWATER AVENUE
STAMFORD, CT

DATE	ISSUE / REVISION
10/9/2020	ISSUE FOR REVIEW
11/14/2020	ISSUE FOR BUILDING PERMIT
11/25/2020	ISSUE FOR BUILDING PERMIT REV

ISSUE FOR PERMIT
AND CONSTRUCTION

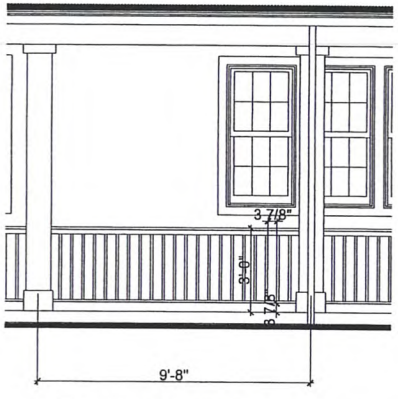
ROOF PLAN + DETAIL

DRAWING NUMBER
A-1.4



1 ELEVATION - REAR (PARTIAL)
SCALE = 1/4" = 1'-0"

2 ELEVATION - SIDE
SCALE = 1/4" = 1'-0"



3 DETAIL - NEW RAILING (TYP)
SCALE = 1/2" = 1'-0"

CONSTRUCTION LEGEND:

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CONSTRUCTION KEY NOTES:

- E-1 NEW STONE TILE ON 2 INCHES OF WASHED, COARSE-GRAINED CONCRETE SAND MEETING ASTM C33 AND NOT PASSING A #200 SCREEN. PLACE BEDDING SAND ON 6 INCHES OF COMPACTED PROCESSED AGGREGATE ON MECHANICALLY COMPACTED SUBBASE. FILL PAVER JOINTS WITH POLYMETRIC SAND
- E-2 NEW PLANTING AREA WITH BELGIAN BLOCK CURB EDGING
- E-3 WOOD POST WITH CELLULAR PVC CASING/TRIM
- E-3a WOOD PILASTER TO MATCH NEW POSTS WITH CELLULAR PVC CASING/TRIM
- E-4 NEW WOOD SIDING TO MATCH EXIST'G ON BUILDING
- E-5 RESET EXISTING ELECTRIC COVER PLATE AS REQ'D IN NEW STONE PATIO. PROVIDE SLEEVE IF REQ'D TO RAISE ELEVATION
- E-6 NEW/PATCH ASPHALT DRIVEWAY/GOLF CART PATH AS REQ'D IN AREAS OF NEW WORK
- E-7 PROVIDE ZERO STEP OR ELEVATION CHANGE AT JOINT BETWEEN NEW AND EXISTING SURFACES TO BE ADA COMPLIANT
- E-8 NEW GOLF BALL PROTECTIVE SCREEN MESH ATTACHED TO NEW PATIO ROOF WITH HOOKS AND TIE-DOWNS (TBD) - FULL WIDTH OF EACH OPEN BAY BETWEEN POSTS (TYP). PROVIDE OPENING FLAPS AT ENTRY POINTS
- E-9 NEW WAITSTAFF STATION
- E-10 NEW LOW PARTITION BEHIND WAITSTAFF STATION
- E-11 NEW ALUM. GUTTERS AND DOWNSPOUTS - CONNECT TO EXISTING UNDERGROUND DRAINAGE. GUTTER PROFILE TO MATCH EXISTING GUTTERS ON BUILDING
- E-12 NEW COMPOSITE WOOD RAILING WITH TOP AND BOTTOM RAILS AND BALUSTERS 3 7/8 INCHES ON CENTER. PROVIDE BLOCKING AT EACH POST TO RECEIVE RAILINGS
- E-13 NEW EPDM ROOF
- E-14 PROVIDE NEW SPRINKLER SYSTEM FOR DINING PATIO ROOF (EXTERIOR APPLICATION - FREEZE RESISTANT TYPE). GC TO PROVIDE SPRINKLER LAYOUT FOR FIRE MARSHAL APPROVAL PRIOR TO INSTALLATION
- E-15 NEW VENTLESS GAS OUTDOOR FIREPIT/FIREPLACE WITH PROTECTIVE SCREEN (TBD)

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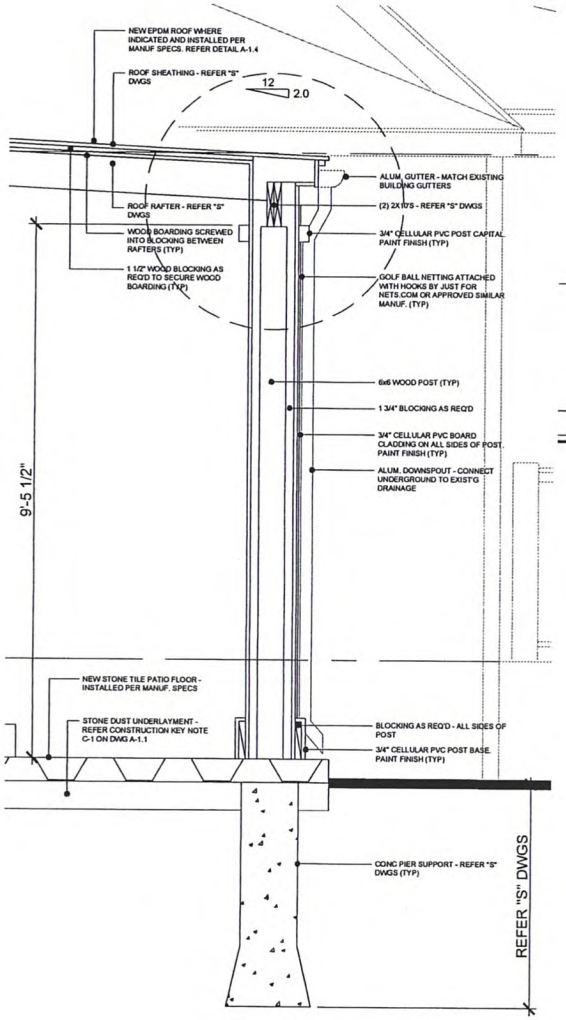
NEW DINING PATIO
ZODY'S 19TH HOLE
451 STILLWATER AVENUE
STAMFORD, CT

DATE	ISSUE / REVISION
10/09/2020	ISSUE FOR REVIEW
11/14/2020	ISSUE FOR BUILDING PERMIT
1/28/2020	ISSUE FOR BUILDING PERMIT REV

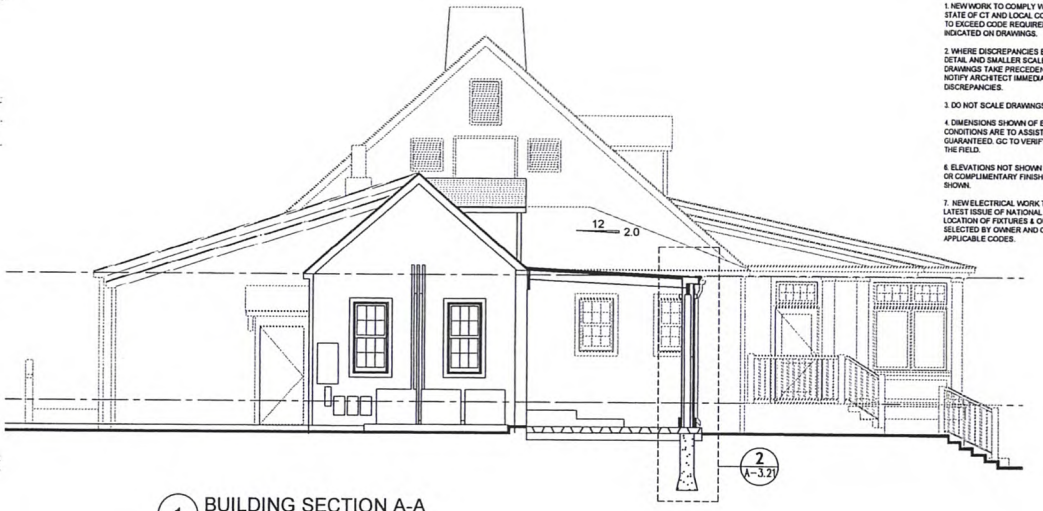
ISSUE FOR PERMIT AND CONSTRUCTION

EXTERIOR ELEVATIONS

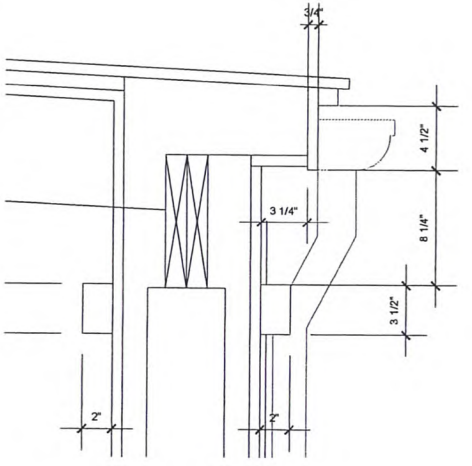
DRAWING NUMBER
A-2.1



2 TYPICAL POST
SCALE = 1" = 1'-0"



1 BUILDING SECTION A-A
SCALE = 1/4" = 1'-0"



3 TYPICAL FASCIA
SCALE = 3" = 1'-0"

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ISSUE FOR PERMIT AND CONSTRUCTION

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NEW DINING DECK
ZODY'S 19TH HOLE
451 STILLWATER AVENUE
STAMFORD, CT

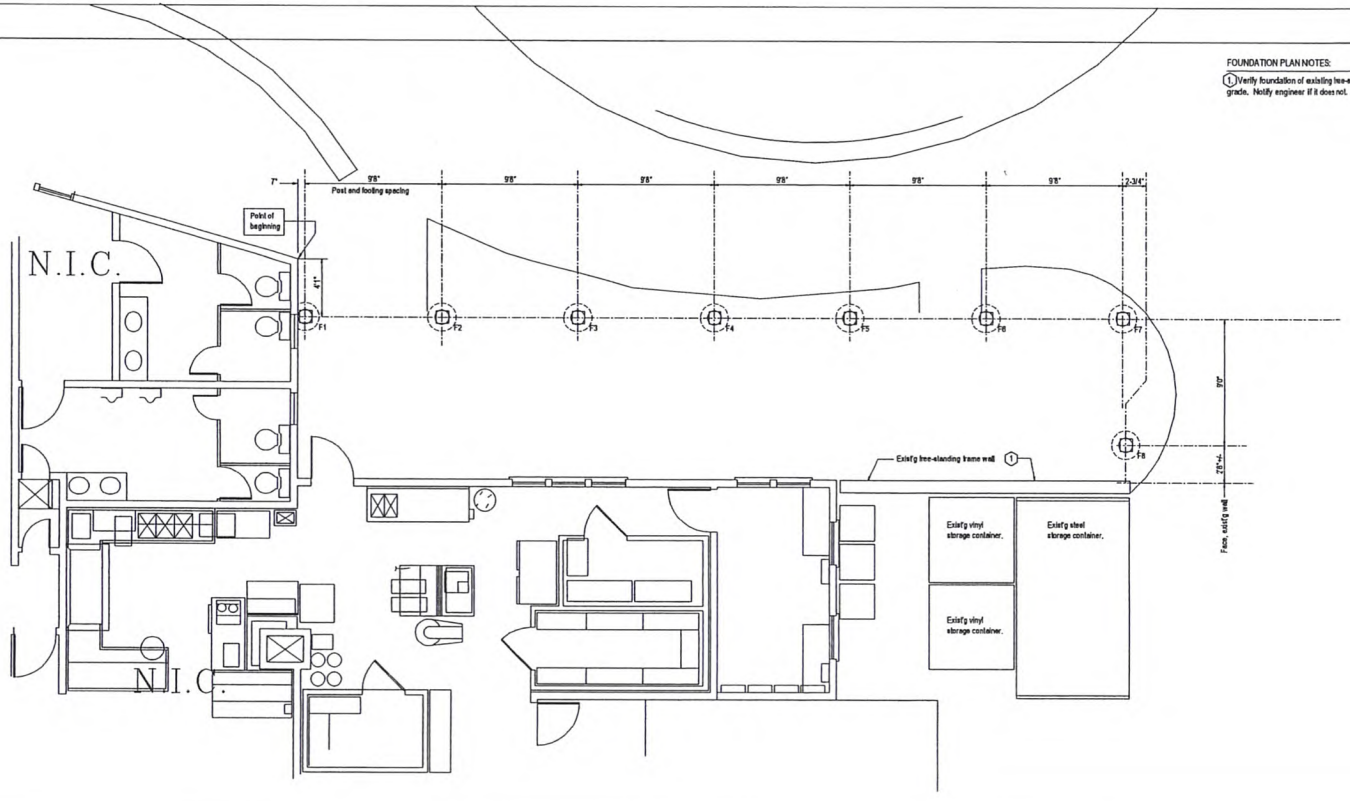
DATE	ISSUE / REVISION
10/26/2020	ISSUE FOR REVIEW
11/14/2020	ISSUE FOR BUILDING PERMIT
11/28/2020	ISSUE FOR BUILDING PERMIT REV

BUILDING SECTION A-A / TYP. POST / FASCIA DETAIL

DRAWING NUMBER
A-3.1

FOUNDATION PLAN NOTES:

1. Verify foundation of existing free-standing wall extends to 42" below finish grade. Notify engineer if it does not.



9 FOUNDATION PLAN
1/4" = 1'-0"

03000 - Concrete:

1. **Concrete Materials:** Cast-in-place concrete shall be either ready mixed concrete or bag-mix concrete, at the contractor's option.

2. **Bag-Mix Concrete:** Bag-mix concrete shall be "Pro Spec Metro Mix 240 AE" as manufactured by Bonsal American, Charlotte, NC, having minimum compressive strengths of 2,000 psi, 5,000 psi and 6,000 psi at one day, 7 days and 28 days, respectively. Store, mix and place bag mix concrete in strict conformance to the manufacturer's written instructions.

3. **Ready Mix Concrete:** Ready mix concrete shall be controlled stone or gravel concrete with a compressive strength of 4,000 psi at 28 days. Use Type 1 Portland cement conforming to ASTM C150. 3/8 maximum aggregate size normal weight aggregates conforming to ASTM C33 and potable water. Proportion the concrete to have 2" to 4" slump and 4% to 6% air entrainment. Set accelerators, set retarders, low range water reducing agents and high range water reducing agents are permitted. Chloride containing additives are not permitted.

4. **Cold weather work:** Cold weather concrete work shall conform to ACI 306.1. Protect concrete from physical damage or reduced strength that could be caused by frost, freezing action, or low temperatures. Use non-chloride accelerating admixture in concrete that will be placed at temperatures below 40F for 24 hours following pour.

5. **Standards:** Detailing, fabrication and design shall be in accordance with ACI-301, 315 and 318, latest edition.

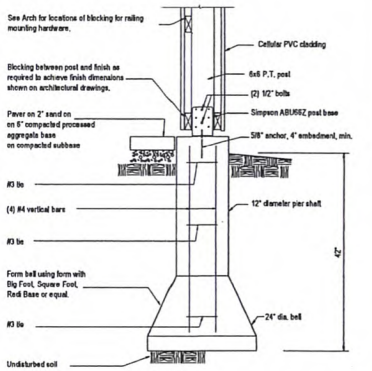
6. **Steel:** Reinforcing for cast-in-place concrete shall conform to the following specifications:
   ASTM A615, Grade 60 Deformed Billet Steel Bars for Concrete Reinforcement.
   ASTM A82, Cold Drawn Steel Wire

7. **Reinforcing Steel Cover:** Meet ACI 332-14 requirements for minimum thickness of concrete over reinforcing bars ("Cover"):
   Concrete exposed to the exterior: 1.50".
   Concrete in contact with the earth: 3.00".

8. **Placement time requirements:** Place concrete within 90 minutes after it leaves the ready-mix plant. Keep delivery tickets to verify this requirment has been met. Reject loads older than 90 minutes. Do not accept "hot" loads containing undelivered concrete from previous loads.

9. **Form Stripping:** Leave forms in place as long as possible (7 days, minimum) to assist the curing process. Do not remove forms before concrete has reached twice the stress it will be subjected to after stripping. More time before stripping will be required in cold weather.

15 CONCRETE NOTES AND SPECIFICATIONS



16 SECTION THROUGH TYPICAL PIER FOOTING
1/2" = 1'-0"

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STRUCTURAL CONSULTANT:

Carl Mezoff, PE
1100 Rock Rimmon Road
Stamford, CT 06903
203 329 0066
CM File 1929

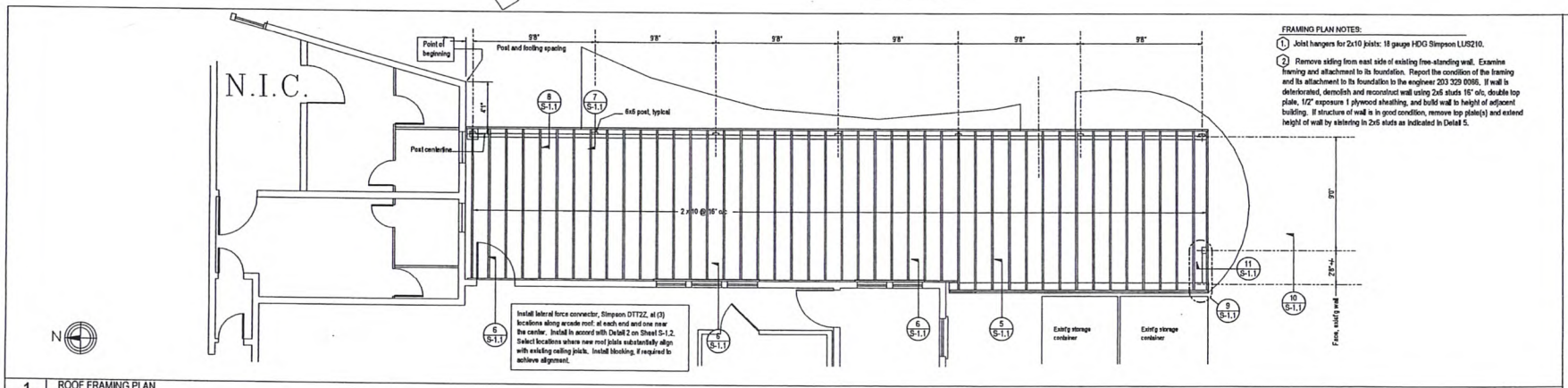
NEW DINING DECK
ZODY'S 19TH HOLE

451 STILLWATER AVENUE
STAMFORD, CT 06902

DATE	ISSUE / REVISION
11-14-20	For construction
11-18-20	For review, for review
11-25-20	For permit and construction

FOUNDATION PLAN, DETAILS

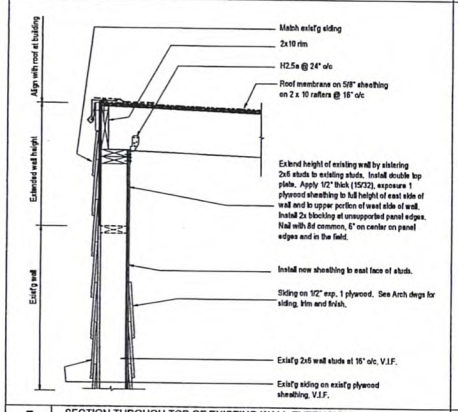
DRAWING NUMBER
S-1.0



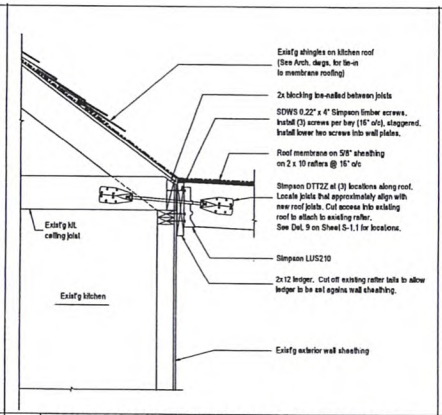
FRAMING PLAN NOTES:

1. Joist hangers for 2x10 joists: 18 gauge HDG Simpson LUS210.
2. Remove siding from east side of existing free-standing wall. Examine framing and attachment to its foundation. Report the condition of the framing and its attachment to its foundation to the engineer 203 329 0066. If wall is deteriorated, demolish and reconstruct wall using 2x6 studs 16" o/c, double top plate, 1/2" exposure 1 plywood sheathing, and build wall to height of adjacent building. If structure of wall is in good condition, remove top plate(s) and extend height of wall by sistering in 2x6 studs as indicated in Detail 5.

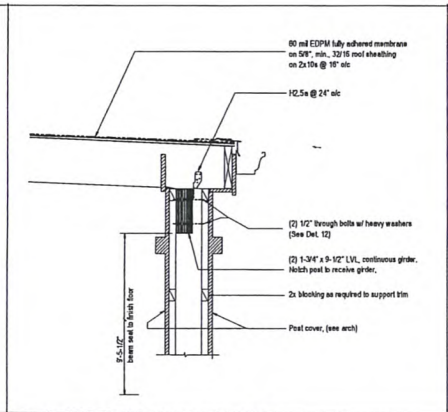
1 ROOF FRAMING PLAN
1" = 1'-0"



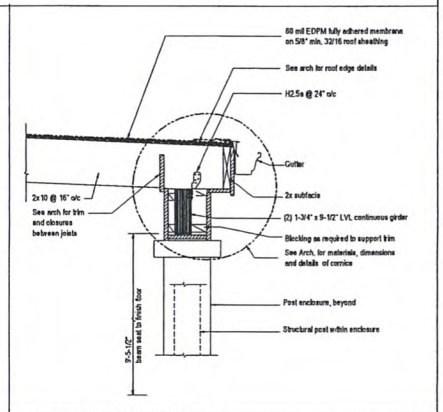
5 SECTION THROUGH TOP OF EXISTING WALL EXTENSION
1" = 1'-0"



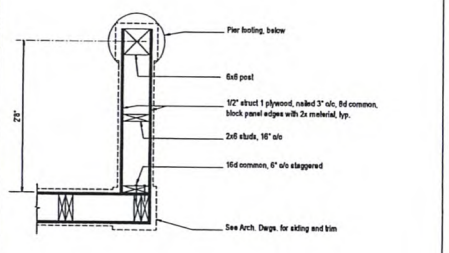
6 SECTION THOUGH TIE-IN OF LOW SLOPE ROOF TO EXISTING ROOF
1" = 1'-0"



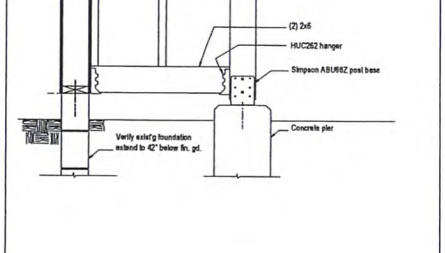
7 SECTION THOUGH ROOF AT EAVE COLUMN
1" = 1'-0"



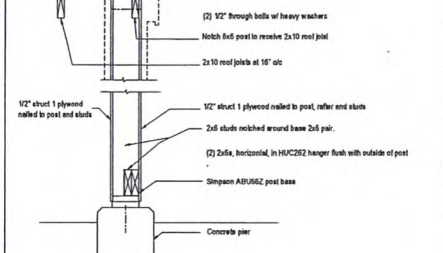
8 TYPICAL SECTION THOUGH EAVE
1" = 1'-0"



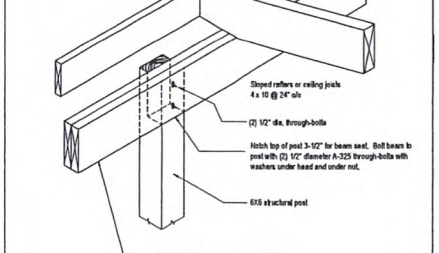
9 PLAN SECTION THROUGH RETURN SHEAR WALL
1" = 1'-0"



10 ELEVATION OF FRAMING OF RETURN SHEAR WALL
1" = 1'-0"



11 TRANSVERSE SECTION THROUGH RETURN SHEAR WALL
1" = 1'-0"



12 ISOMETRIC OF POST-TO-BEAM CONNECTION AT PERIMETER
1" = 1'-0"

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Stamford, CT 06903
203 329 0066
CM File:1929

NEW DINING DECK
ZODY'S 19TH HOLE

451 STILLWATER AVENUE
STAMFORD, CT 06902

DATE	ISSUE / REVISION
11-14-20	For permit
11-25-20	General revision, for review
11-25-20	For permit and construction

ROOF FRAMING PLAN, DETAILS

DRAWING NUMBER

S-1.1