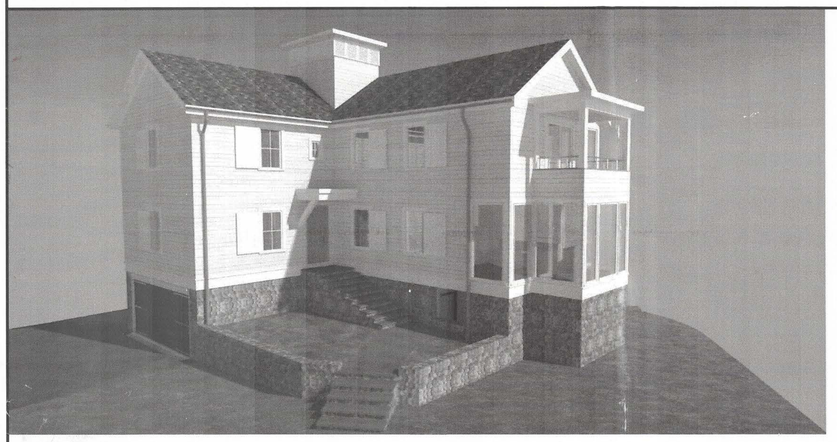
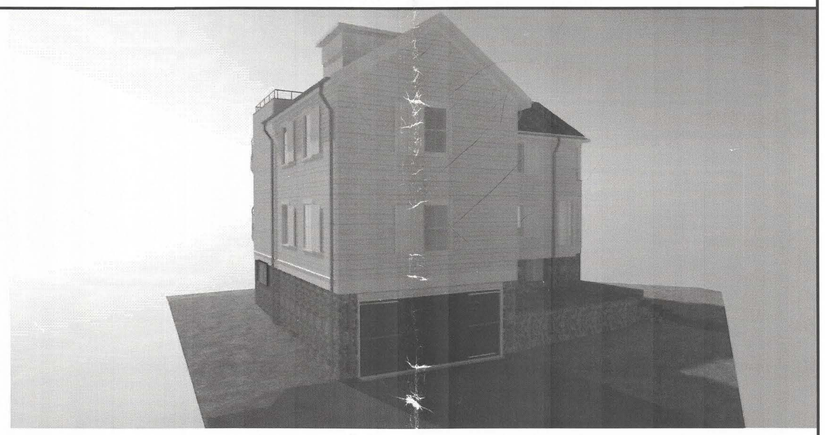
233 Hillspoint Road

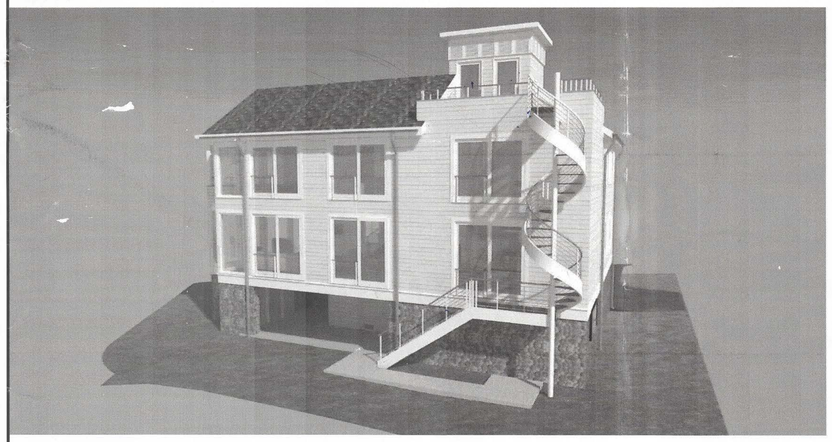
Westport, CT 06880

SHEET INDEX

ID	Subset	Title
A0.00	General	Cover Sheet
A1.00	Construction	Lower Level
A1.10	Construction	Main Level
A1.20	Construction	Upper Level
A1.30	Construction	Attic Level
A1.40	Construction	Roof Level
A2.00	Elev & Sections	North
A2.10	Elev & Sections	East
A2.20	Elev & Sections	South
A2.30	Elev & Sections	South
A2.40	Elev & Sections	Section







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233 LLC
254 Hillspoint Road
Westport, CT 08880-6619
203-856-0572

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Beinfield Architecture PC
1 Marshall Street, Suite 202
South Norwalk, Connecticut 06854
203-838-5789 w

GENERAL CONTRACTOR
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(203) 834-0569 w

ATTORNEY
Mr. John F Fallon, Attorney
53 Sherman St
Fairfield, CT 06824
(203) 256-3247 w

APPROVED
Zoning Board of Appeal
Sign
Date
with conditions
- Sidewalk
- Construction agreement

Staff
4/10/18

RECEIVED
APR 04 2018
WESTPORT Z.B.A.

SEAL
STATE OF CONNECTICUT
BRUCE D. BEINFIELD
NO. 05787
LICENSED ARCHITECT

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T 203 838 5789 WWW.BEINFIELD.COM

PROJECT:
233 Hillspoint Road
233 Hillspoint Road
Westport, CT 06880

TITLE:
General
Cover Sheet

DATE	ISSUE
CAM UPDATE	3/15/2018
CAM	10/09/2017

JOB NO.	233HILL
DATE	3/15/2018
SCALE	AS NOTED
DRAWN BY	AAB

A0.00

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ZBA
approved

GENERAL NOTES AND SPECIFICATION (IN PROGRESS)

DIVISION 00 INSTRUCTIONS

10 Supplementary Conditions

62.10 Provide materials, labor, equipment and services necessary to furnish, deliver and install all work as shown on the drawings, as specified, and as required by job conditions.

41 Bidding

41.10 By submitting a bid, the contractor is acknowledging that he/she has visited the site, and is familiar with the site, the contract documents, and the conditions under which the work will take place.
41.11 All bids shall be submitted directly to the owner.

62 Schedule of Payments: To be Determined

63 Change Order

63.01 Payment to the Contractor for work designed after the uncovering of hidden conditions shall be made by the process of "Change Order" following submission of a fully detailed and itemized, written cost quote for the additional work by the Contractor, prior to execution of the work.

65 Completion

65.01 Subject to the Architect's discretion and in addition to the requirements in the General Conditions; the date of Substantial Completion shall be fixed at the date of receipt of Certificate of Occupancy.

73 Contractor's Insurance

73.01 General:
- a Certificates of Insurance Acceptable to the Owner shall be furnished to the Owner prior to the commencement of the work.
- b All insurance shall be written by a company licensed in the State of Connecticut and rated by Best Insurance Reports as A or A+ for its general policyholders rating and AAAA or better for its Financial Rating.
- c The Contractor shall provide the Owner with an original and two copies of a Certificate of Liability Insurance summarizing the coverage outlined above.

10.10 Insurance Coverage: Before commencing the work, the Contractor shall procure and maintain at his expense, until completion of the work, the following insurance coverage:
- a General Liability: Commercial General Liability Insurance (including Contractor's Protective Liability Insurance if the Contractor sublets to another any portion of the work under this contract), Contractual Liability Insurance, and Explosion Collapse and Underground Hazard Insurance with the following limits -
  - i $1,000,000 per occurrence/$2,000,000 aggregate
- b Automobile Liability: Comprehensive Automotive Equipment Liability Insurance including Owner, non-Owner, and hired equipment -
  - i Combined Single Limit: $1,000,000
- c Umbrella Liability: Umbrella form of policy with the following limits -
  - i Each Occurrence: $1,000,000
  - ii Aggregate: $1,000,000
- d Workers' Compensation and Employer's Liability Insurance: In accordance with the laws of the State of Connecticut and with following limits -
  - i EL Each Accident: $1,000,000
  - ii EL Disease - Policy Limit: $1,000,000
  - iii EL Disease - Each Employee: $1,000,000

11.10 Additional Insured: All policies shall be drawn to cover a period of not less than one year from the date of issue. The following parties shall be named as Additional Insured -

- a **Owner/Client** – 233 LLC
  254 Hillspoint Road
  Westport, CT 06880-6619
  (203) 856-0572
- b **Architect** – Beinfield Architecture PC
  1 Marshall Street, Suite 202
  South Norwalk, Connecticut 06854

DIVISION 01 GENERAL REQUIREMENTS

13 Summary

13.01 The General Conditions of the Contract for Construction; AIA Document A201, current edition, is a part of this Contract and is incorporated herein by reference. Where any Article of the AIA General Conditions is changed by these Supplements, the unaltered provisions of that Article shall remain in effect. To the extent that there shall be conflict between the terms and provisions of the General Conditions and the Supplementary Conditions, the Supplementary Conditions shall control.
13.02 The Contractor shall prepare the Certificate for Payment on the latest AIA Forms G702 and G703, and shall submit all Change Orders on the latest AIA form G701.
13.03 The Contractor is to familiarize himself/herself with all conditions and limitations under which this project is to be performed, and correlated his/her observations with the requirements of the Drawings and Specifications.
13.04 The contractor shall be responsible for receiving and inspecting materials and preparing damage reports of all equipment and materials received by him, including those supplied to the contractor or his subcontractors by the owner.
13.05 Security and protection of property including that of the owner within designated storage areas and during off loading, transfer and installation, shall be the exclusive responsibility of the contractor.
13.06 Craftsmanship by journeymen of the respective trades, performing work under this contract, shall be done to the highest standards.
13.07 Safety: Conformance with federal and state regulations pertaining to safety shall be solely the contractor's responsibility.
13.08 Scope of work:
- a Under all Divisions shall include all labor, materials, equipment (including rented equipment) and services scheduled, indicated or referred to either in the drawings or herein specified. The contents of the Contract Documents are complimentary, and what is required by one shall be as binding as if required by all.
- b Any work not cited specifically on the Contract Documents, but which can be reasonably inferred there from as being necessary to produce the intended results in a quality manner, shall be considered as included in the scope of work. Any item or materials noted in one detail or section of the drawings shall be included in the scope of work for all other similar areas or elements.
- c Prior to commencing work contractor shall verify existing conditions indicated and report discrepancies to architect.

13.09 Structural
- a Structural Engineers construction documents and specifications supersede these specifications.
- b All structural work shall conform to the requirements of the Building Codes adopted by the State in which the project is located.
- c All structural sections and details shall be considered typical and apply for the same, and similar conditions, unless otherwise specifically noted.
- d All structural work shall be coordinated with architectural and mechanical systems and shall conform to the project specifications.

14 Items Furnished by Owner for Installation by Contractor

14.01 N/A

21 Material Allowances N/A

33 Submittals

33.01 Refer to General Conditions, Supplementary General Conditions, and the specific trade sections of these Specifications (or consult with Architect) requirements for submittals as follows: shop drawings, samples, manufacturers data, list of Sub-Contractors, request for substitutions.
33.02 Samples: Where samples of materials or workmanship are required, approved samples shall be retained by architect, and shall be the standard by which final work is judged. Failure to conform to the colors, quality, finish, or other pertinent features of the sample shall be cause for rejection of the work.

41 Regulatory Requirements

10.10 Codes: All work shall comply with applicable state and local codes, ordinances, CAM and/or zoning approvals.
11.10 Where contract documents and codes are in disagreement, codes shall take precedence over documents, any such disagreement shall be brought to the attention of the Architect immediately upon discovery.
12.10 Code references for this project are as follows:
- a State of Connecticut Building Codes
  - i 2012 International Residential Code
  - ii 2012 International Existing Building Code
  - iii 2012 International Plumbing Code
  - iv 2012 International Mechanical Code
  - v 2012 International Energy Conservation Code
  - vi 2014 National Electrical Code (NFPA 70)
  - vii 2016 CT State Building Code Amendments

13.10 Permit Fees: The Contractor(s) shall obtain and pay for all permits required to perform the work under this contract.
14.10 Permit Requirements: The Contractor shall perform all work in conformance with all federal, state, or local codes, laws regulations or standards of all such Authorities having jurisdiction over the work.
15.10 Construction in a Coastal Flood Zone
- a All work shall comply with Technical Fact Sheet F.E.M.A. P-499, Home Builder's Guide to Coastal Construction.

42 References

42.01 Abbreviations and Acronyms
- a "Furnished by Owner": (FBO) Items that shall be so furnished, but the contract price shall include installation, coordination, and roughing in any required systems related to all such items.
- b "Not in contract": (NIC) shall refer to items not to be included in the current scope of work.
- c "Provided": (i.e. furnished AND installed) by the Owner under separate contract. Contractor shall afford other Contractors reasonable opportunity for the introduction and storage of their work, and shall properly connect and coordinate his work with theirs.
- d "Or equal": Approved in advance by the Owner. Materials and methods proposed by the Contractor to be used in lieu of the named materials and methods shall in all ways be equal or exceed the qualities of the named materials and methods.

42.02 Reference Standards
- a Dimensions: Framing dimensions on the drawings are from face of stud or face of masonry to face of stud or face of masonry, unless otherwise noted. Steel dimensions are to center line of steel member or column.
- b Missing Dimensions: Drawings should not be scaled to determine dimensions. Any questions regarding dimensions should be directed to the Architect.
- c Field Dimensions: The Contractor shall verify field all information pertaining to existing conditions by actual measurement and observation at the site before ordering materials or doing any work. Any discrepancies between actual conditions and those shown in the contract documents must be reported to the Architect at once.

45 Quality Control

10.10 Comply with Industry Standards and applicable laws and regulations of authorities having jurisdiction including, but not limited to:
- a Building Code requirements
- b Health and safety regulations including OSHA
- c Utility Company regulations
- d Environmental protection regulations
- e Terms and conditions of regulatory approvals, permits and licenses.

11.10 Inspections: The Contractor shall be responsible for notifying the building inspector(s) of the progress of the work and requesting all necessary inspections in a timely manner.
12.10 Lien Waver: The Contractor shall provide a lien waiver from all Sub-Contractors prior to C.O. and receiving final payment.
13.10 Certificates: The Contractor shall secure all Certificates of Inspection and Certificate of Occupancy as required by all authorities having jurisdiction over the Work, and shall deliver same to Owner.

51 Temporary Utilities

51.01 The Contractor shall procure, and keep in service for the duration of the work, temporary phone, and sanitary service as required for execution of the work, for the duration of the work.
51.02 All costs of closing in the work, including temporary covers and enclosures, shall be borne by the Contractor. Such temporary enclosures as are necessary to maintain protection of interior space shall be maintained always.
51.03 The Contractor shall be responsible for providing temporary electrical power as needed during construction.

52 Temporary Field Office

52.01 The Contractor shall set up a jobsite office in a construction trailer at the jobsite. This office shall contain copies of all of the Contract Documents, as well as copies of all submittals, shop drawings and product samples that have been reviewed and approved during the construction process.
52.02 The Project Superintendent shall be reachable during normal working hours via either a cell phone or a land line to the jobsite office. In addition, the Project Superintendent shall have at his disposal a laptop, tablet or fax machine, so that the Architect may be able to easily transmit sketches and other information to the jobsite.
52.03 The building permit must be clearly displayed on the office as required by the local authorities.
52.04 The contractor will install a portable lavatory at the site which is to be maintained throughout the duration of construction.

71 Site Management

71.01 Store combustible material in containers in fire safe locations.
71.02 Locate fire extinguishers where convenient and effective for purpose intended, but not less than 1 per floor.
71.03 Smoking is prohibited at the jobsite.
71.04 Temporary Heat: Building shall be maintained at temperatures required for the installation of the work.
71.05 Weather: Contractor shall be responsible weather protection during construction.

72 Protection of Adjacent Construction

72.01 Provide protection for areas to be undisturbed during construction.
- a If damages occur, repair to match existing.
- b Cost of repair and restoration of items damaged because of construction activity is the Contractor's responsibility.

72.02 Confine construction operations to a minimum reasonable area. Limits of contractor's operating and staging area shall be defined at a preconstruction conference, and shall conform with all applicable conditions of zoning and other regulatory approvals.

73 Cleaning and Waste Management

73.01 Site Maintenance: During the course of work the Contractor shall take special care to protect and preserve the state of the existing site, where not cited for demolition.
- a Prevent accumulation of debris on site during construction to ensure safety.

73.02 Waste Management: The Contractor shall provide an on-site dumpster for the disposal of debris. No debris shall be buried on site.
73.03 Final Cleaning: Work shall include comprehensive and complete "vacuum" cleaning of entire premises and washing of all windows and glass to the satisfaction of the Architect.
- a Premises shall be turned over to the Owner in move-in condition prior to issuance of the Certificate of Substantial Completion.

78 Closeout Submittals

65.02 Warranties: All materials and workmanship provided under this Agreement shall be guaranteed against defects for a period of one year from the Date of Substantial Completion, unless specific products or labor are guaranteed for a longer period.
65.03 Product Documentation: Upon completion of the work, furnish Owner with all written warranties, installation instructions and operating manuals provided by manufacturers of products and equipment specified herein.
65.04 Sub-Contractors: The Client shall be provided with a list of the Sub-Contractors. This list to include their names, addresses, and telephone numbers where they can be reached for emergency service.

DIVISION 02 EXISTING CONDITIONS

(STRUCTURAL ENGINEERS CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SUPERSEDE THESE SPECIFICATIONS)

03 Existing Conditions

03.01 Salvage Rights
- a Any items scheduled, indicated, or desired to be retained by the Owner shall be properly stored on site per the Architect's Instructions.
- b No "salvage rights" shall be assumed on the part of the Contractor.

03.02 Shoring and Support of Existing Structure
- a Contractor shall provide and be solely responsible for all temporary shoring, bracing, and sheeting required to maintain stability of the structure during construction.
- b Contractor shall make safe all floors, roofs, walls and adjacent property as project conditions require.
- c Shoring and sheeting, if required, shall be designed by a state licensed professional engineer hired by the contractor, who shall submit shop drawings and calculations for the Owner's and Architect's review.

03.03 Sedimentation and Erosion Control: At the commencement of the project, the Contractor shall install sedimentation and erosion control devices on the property, as required by site conditions. These shall include, but not be limited to the following.
- a Anti-tracking pad
- b Siltation fencing
- c Staked hay bales

13 Demolition

13.01 Provide temporary shoring and bracing and take other precautions to prevent settlement, collapse or movement of walls, floors, or other existing construction. Remove temporary shoring, bracing, etc. when the necessity for same ceases to exist.
13.02 Protect the work scheduled to remain and, if damaged, repair to match existing. Cut away carefully all parts to be demolished to reduce the number of necessary repairs.
13.03 Prevent accumulation of debris and overloading of any parts of the structure with any materials or equipment that may endanger structural safety.
13.04 Erect and maintain all temporary barriers as needed to sustain thermal comfort and clean, dust-free conditions in all areas not scheduled for construction.
13.05 Legally dispose of all demolition materials off-site and do not allow products of demolition to accumulate on site.
13.06 Where new work is to be built into existing work, the existing work shall be removed and replaced with new to the extent as required to solidly build and anchor the new work in place.
13.07 Cutting and patching shall be neatly and carefully done, and materials and methods shall match existing corresponding work unless particularly shown or specified otherwise. Exposed patches and repairs shall be as inconspicuous as possible and shall be subject to approval by the architect.
13.08 Exercise due care to protect and maintain in service all existing site utilities, to include but not be limited to: gas systems, oil systems, water and sanitary systems, telephone, communication, security and audio systems and electrical service entrance. Work required on such systems to accommodate9, restore or replace to their former conditions all existing constructions, finishes, telephone, security, audio and electrical connections, equipment, site work and other improvements that are to remain and that have been damaged because of the operations required for the project's completion.

DIVISION 03 CONCRETE

(STRUCTURAL ENGINEERS CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SUPERSEDE THESE SPECIFICATIONS)

01 Concrete General

01.01 *See structural specifications and or drawings*
01.02 Insulation: See *Division 7* of these specifications
01.03 Expansion joints: See *Division 7* of these specifications.
01.04 Cement Stucco or Parging: *See Finishes Div. 09*
01.05 High Water Table, Foundation Waterproofing**:** *See Division 7*

06 Slabs

06.01 *See structural specifications and or drawings*
06.02 Floor slabs shall be uniform true and straight plane surfaces as indicated, with monolithic surface screened with straight edge, floated to required level and finished per finish floor requirements.
06.03 Drainage Below Slab: See *Division 7* of these Specifications.
06.04 Radon Piping: See Division 7 of these Specifications.

10 Form Work

10.01 Design, erect, support, brace and maintain formwork to support vertical and lateral loads that might be applied.
10.02 Provide for openings, offsets, sinkages, keyways, recesses, moldings, rustications, reglets, chamfers, blocking, screeds, bulkheads, anchorages and inserts, and other features required in work.
10.03 Coat contact surfaces of forms with a form-coating compound before pouring concrete.

11 Flood Vents

11.01 Flood vent design and layout shall comply with Technical Bulletin 1, F.E.M.A. August 2008, Openings in Foundation Walls and Walls of Enclosures
11.02 Locate as shown on construction drawings.
- a Flood Vent Specification: *SmartVent* or approved other, http://smartvent.com/

15 Accessories

15.01 *See structural specifications and or drawings*

20 Reinforcement

20.01 *See structural specifications and or drawings*

DIVISION 04 MASONRY

(STRUCTURAL ENGINEERS CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SUPERSEDE THESE SPECIFICATIONS)

01 General

01.01 All Masonry products shall be sound, clean, dry and free from cracks.
01.02 Weather protection: Below 40° F ambient temperature, carefully adhere to Portland Cement Association reference standard: "Table 5-1: Recommendations for Cold Weather Masonry Construction. During hot weather, take care and precautions that all masonry materials are placed without having acquired excess heat.
01.03 Execute all miscellaneous cutting and patching of existing masonry as necessary for the introduction of the work of other trades. Provide lintels, flashing, weep holes, anchors and other accessories where indicated and as further required to comply with highest standards of masonry practice and professional workmanship.
01.04 Set masonry units, plumb and true to line in regular bond, with joints, pointed to uniform concave cross section, and well-bonded adjacent construction. Set units, both bottom and end, if full bed of mortar with joints uniform in thickness and head joints in alternative courses plumb over the ones below.

28 Concrete Masonry Units

28.01 Shall be grade A units and shall comply with ASTM C-90.
28.02 Cores of top two courses, and otherwise as indicated, shall be filled with 3,000 PSI Concrete.
28.03 Anchor Bolts: Shall be 1/2" diameter x 9" long, minimum, set into masonry at 4'-0" o.c., maximum.
28.04 Reinforcement:
- a Horizontal reinforcing shall be Standard "*Dur-O-Wal*" at every other course.
- b Vertical reinforcement shall be as shown on drawings and shall conform to A.S.T.M. Spec (A615), for deformed bars with a minimum yield stress of 40,000 PSI.
- c Metal reinforcement, ties and anchors shall be of corrosion-resistant metal or shall be coated with corrosion resistant metal.

28.05 Joint treatment: Joints on exposed CMU shall be flush.
28.06 Mortar
- a Mortar for masonry shall conform to ASTM Spec (C270)
- b Calcium Chloride or admixtures containing calcium chloride shall not be used in mortar or grout in which reinforcement, metal ties, or anchors are embedded.

28.07 Chimney: Concrete block chimney mass with finish, see drawings.
- a Chimney finish selection "to be determined".

43 Stone Masonry Veneer *(N/A)*

44 Brick Masonry Units *(N/A)*

44.01 Brick Selection: T.B.D.
44.02 Reinforcing: Shall be as truss or ladder type 8 ga. joint reinforcing @ 16" on center vertically and as otherwise indicated on drawings and shall comply with ASTM A-15.
44.03 Mortar: Shall be type M or S and shall comply with ASTM C 270. Water shall be clean and potable.

45 Masonry Fireplaces

45.01 General
- a Firebrick shall be low duty refractory brick; ASTM C64; *Whitacre-Greer Manuf.*, supplied by O & G, 1-1/4" thick x 9", red color, in a herringbone pattern; Mortar shall be fire clay mortar, medium duty, ASTM C105. **Architect and owner to approve firebrick sample prior to installation.**
- b Fireplace damper shall be manufactured by *VESTAL MFG., CO.* composed of ALL iron parts or architect approved equal.
- c Clay flue lining and ceramic chimney pot to comply with ASTM C315.
- d Surround and Hearth: Slate surrounds and flush black slate hearth.
- e Shall have tight-fitting flue dampers or doors, and combustion air.

DIVISION 05 METALS

(STRUCTURAL ENGINEERS CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SUPERSEDE THESE SPECIFICATIONS)

10 Structural Metal General

10.01 *See structural specifications and or drawings*
10.02 All work shall comply with reference standard: AISC "Code of Standard Practice".
10.03 Take field measurements prior to shop drawings and fabrication.
10.04 Structural member(s) shall be delivered to job site pre-drilled and shop-primed with fabricators standard rust-inhibiting primer.
10.05 Install flitch plates in spaces indicated and prepare plates by re-drilling all holes required. Coordinate with work in Rough Carpentry.
10.06 Workmanship: AISC "Specifications for Design, Fabrication and Erection or Structural Steel for Buildings" latest edition.
10.07 Welds: Shall conform to AWS Specifications.
10.08 Installation
- a Provide temporary shoring and bracing member(s) with connections of sufficient strength to bear all imposed loads.
- b Remove temporary member(s) accurately to lines and elevations indicated.
- c Align and adjust member(s) with adjacent conditions before permanently fastening.
- d Perform necessary adjustments to compensate for discrepancies in elevations and alignment.
- e Erect all work level, plumb and free from rack. Fasten, secure and fully tighten all connections before closing in.

11 Decorative Metal Stair

11.01 General
- a Prepare shop drawings of all metal stairs, railings and guards for Architect's and Structural Engineer's review and approval prior to fabrication and installation. Take field measurements prior to shop drawings and fabrication.
- b Stair stringers and tread supports to be constructed of ½" thick Structural Steel (ASTM A36). All work shall comply with reference standard: AISC "Code of Standard Practice".
- c Handrails, and handrail supports to be constructed of cut and welded steel bars.
- d Erect all work level, plumb and free from rack.
- e All welds shall conform to AWS Specifications.
- f All steel is to be painted with a metal paint primer, and 3 coats of enamel semi-gloss metal paint. Architect to approve paint finish sample prior to painting of railing.
- g Stairs, railings and guards to be in compliance with the codes, rules, and regulations of all Federal, State and local governing agencies. In case of conflict between regulations or between regulations and Specifications, the Contractor shall comply with the strictest applicable codes, regulations, or Specifications.
- h All railing supports are to be securely anchored to adjacent wood framing as indicated on drawings and as required to support railings.
- i Coordinate with wood components if applicable.

11.02 Guardrail Strength
- a All top rails at guardrails or handrails are to be able to resist a 200lb concentrated load applied along the top in any direction. *(IRC 2009, Table R301.5)*
- b Guard infill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50lbs. on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirements. *(IRC 2009, Table R301.5)*

11.03 Steel Finishing/Patina
- a Decorative finishing/patina to be a combination of: "Rusty Red", "Antique Brown" and "Easy Black" supplied by *Sur-Fin Chemical Corporation*, Los Angeles, CA, (800)282-3533, or approved equal.
- b Patina to be sealed with a clear coat of "Incralac" supplied by *StanChem Inc.*, East Berlin, CT, (860)828-0571, or approved equal.

12 Cable Railings

12.01 General
- a All cables to be 6mm diameter stainless steel rope manufactured by *"Jacob"* (distributed by *DécorCable Innovations, LLC* of Chicago, IL, (800)444-6271) or architect approved alternate manufacturer.
- b All cables to be equally spaced.
- c All cables are to be secured to steel supports with stainless steel angled post fittings with external threads manufactured by "Jacob" (distributed by *DécorCable Innovations, LLC* of Chicago, IL, (800)444-6271) or architect approved alternate manufacturer.

DIVISION 06 WOOD, PLASTICS AND COMPOSITES

(STRUCTURAL ENGINEERS CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SUPERSEDE THESE SPECIFICATIONS)

10 Rough Carpentry

10.01 General
- a *See structural specifications and or drawings*
- b Provide rough carpentry work as indicated, and as required by job conditions, including but not limited to the following: wall, floor, ceiling and roof framing and sheathing; all fasteners, attachments and accessories; all blocking, shimming, furring, fire stops, sleepers, grounds and nailers; additional framing required to introduce the work of other Contractors and trades.
- c All framing lumber at exposed exterior locations or which abuts concrete or foundations, such as sill plates, shall be pressure treated with Penta-chlorophenol.
- d Erect all work true to line, dimension, level, squared, plumb and securely fasten. All work shall conform to the highest standards of quality professional workmanship.
- e Do not impair integrity of structural members by improper drilling or cutting. All work shall be adequately braced until all portions of the building affecting its stability are in place and securely fastened. Do not notch joists.
- f All necessary connections must be made and all possible shrinkage allowed for. New structure shall be fully closed in and heated to 75°F for minimum of two weeks prior to installation of interior drywall or finish. Adjustments for shrinkage and warpage shall be made by the Contractor for one year after substantial completion.
- g Provide solid blocking and/or framed openings in partition framing for installation of toilet accessories and other miscellaneous fixtures or accessories as indicated on drawings or in allowances subject to on site discretion and selection by Architect.
- h Scope of work shall include all miscellaneous blocking, bridging, fire stopping and bracing as indicated and as further required by State of Connecticut Basic Building Code and by other Authorities having jurisdiction over the work.
- i Coordinate mechanical duct and register locations with structure prior to framing. Floor framing below and above the following interior spaces shall be arranged to allow floor and ceiling H.V.A.C. registers to be precisely centered on the adjacent door or window openings. Review all duct and register locations with Architect prior to commencement of framing.

10.02 Framing Materials
- i Stud framing:
- ii Exterior Walls: Use 2 x 6 stud framing, unless otherwise noted on drawings.
- iii Interior Walls: 2 x 4 studs for interior walls, 2 x 6 at wall openings, see drawings for locations.
- iv Spacing interior and exterior - shall be 16" o.c., maximum.
- v Provide single sole plate at bottom and double top plate for exterior and load bearing partitions. Single top plate allowed for non-bearing interior partitions.
- vi Frame Openings: Shall be framed with multiple studs and headers. Provide nailed header members of thickness equal to width of studs. Set headers on edge and support on jack studs.
- vii Space short members above and below openings in the same manner as for walls.
- viii Provide (2)2 x 10 headers for all openings unless otherwise noted or required by Building Codes.
- ix Load bearing partitions: Provide double jack studs for openings 6' and less in width, and triple jack studs for wider openings, unless otherwise noted on the Drawings.
- x Joist Framing:
  - i Provide framing members of size and spacing indicated on the drawings.

SEAL

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PROJECT: 233 Hillspoint Road
LOCATION: 233 Hillspoint Road, Westport, CT 06880
TITLE: General Specifications

DATE	ISSUE
CAM UPDATE	3/15/2018
CAM	10/09/2017

JOB NO.	233HILL
DATE	3/15/2018
SCALE	AS NOTED
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ii Provide double joist headers at joist ends and around floor and ceiling openings.
iii Provide double joists under partitions parallel to joists.

xi Rafter Framing:
i Provide framing members of size and spacing indicated on the drawings.
ii Notch with birds-mouth to fit exterior wall top plate and toe nail to plate or use special metal ties or framing anchors, unless otherwise shown on drawings.
iii Provide hurricane clips at roof framing members as required by code.

xii Bridging:
i Provide solid wood blocking at support points. Blocking to be graded the same as the framing lumber it is bracing
ii Diagonal bridging at all floor spans over 8 feet (minimum), two rows of bridging for spans of 14 feet or greater.

xiii Wood blocking:
i Contractor to provide all blocking and members required by code, in addition to those shown.
ii Provide 2x nailers and supports for all components that require support, including but not limited to gypsum board, sheathing, paneling, applied half timbering, trim work, cabinetry, shelving, and light fixtures.
iii Blocking shall be solid and shall match the depth of the main members.

xiv Fire-stopping: Provide fire-stopping as required by code.
xv Framing connectors: Shall be *Simpson* or equal.
xvi Connecticut High Wind Connection/Strapping: Framing shall follow the requirements of the current edition of the Wood Frame Construction Manual. Including hurricane ties at all roof rafters and perforated strapping between floors.

11 SIP Roof Panels *(N/A)*

20 Finish Carpentry

20.01 Finish Carpentry General:
a Finish trim shall be of sizes and shapes shown on drawings.
b Order material and lay out work to minimize number of joints in standing and running trim.
c Provide mock-up of trim assemblies for approval prior to ordering materials or proceeding with installation of the work.
d All millwork and trim shall be carefully cut, erected and secured with tight-fitting joints. Use finishing nails for all finish work.
e All work shall be installed plumb, level, square, true to line and plane, and in conformance with the highest standards of quality professional workmanship.
f Where finish carpentry abuts work of other trades, cope and fit as required.
g Exposed nails shall be set for putty. Sharp corners of finish woodwork shall be slightly chamfered. Stagger conceal or place joints in unobtrusive locations.
h Back miter outside corners; cope or butt inside corners, scarf straight running points, in all finish work.
i All work shall be thoroughly cleaned and sanded to receive the finish.
j After installation, employ protection measures as necessary to assure that work will be without damage or deterioration at time of final acceptance.

20.02 Exterior Finish Carpentry:
k Shall include installation of Exterior trim including cornice work, rakes, corner boards, watermarks, panels, window casings, exterior columns, pilasters, beam trim, decking, porches, porch rails and porch ceilings.
l All wood material to get acclimated to local temperature and humidity prior to installation.
m Finishing Nails: Hot dipped galvanized
a Porch Ceiling and Roof Underside of Eaves:
i Install over 1 layer of 1/2in plywood
ii Sealed on all sides and cut edges prior to installation.
iii Finish Specification: FIR, clear vertical grain(CVG), paint grade, traditional beaded board, 5/8in thk. min. x 2 1/in wide nominal
b Covered Wood Porch Floor:
i Provide material in longest lengths available
ii Concealed fasteners, screws shall be stainless steel, no face screwing
iii Use proper strength blades and drill bits as required by the hardness of the material
iv Miter and biscuit joints at corners where framing changes direction
v Pitch to drain
vi Finish Specification: IPE WOOD DECKING: 1x5 tongue and groove; sustainably harvested and FSC ceritified, unfinished

20.03 Interior Finish Carpentry:
a Interior Finish carpentry shall include hanging all new interior doors, installation of all base, casing, crown, wainscoting and other wood moldings indicated on drawings and finish schedule. Supply and install all rails, balusters, closet poles and shelves, and wood mantles unless otherwise noted.
b All wood material to get acclimated to interior temperature and humidity prior to installation.
c Trim Material Specification: Clear white pine or poplar, unless otherwise noted, kiln dried to maximum MC of 12% and free from defects or warpage.

20.04 Interior Ceiling Beams:
a Where shown on drawings, supply and install decorative beams and ceiling treatments as per the details provided.

43 Interior Staircases *See also Construction Documents*

10.10 General:
a Stair manufacturer shall be responsible for all field dimensions and layout, and for producing and installing stair in accordance with all applicable codes and standards.
b Submit shop drawings and material samples for all stairs. Balusters, newels, and rails.
c Coordinate with steel components, if applicable.
d Guardrail Strength
i All top rails at guardrails or handrails are to be able to resist a 200lb concentrated load applied along the top in any direction. *(IRC Table R301.5)*
ii Guard infill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50lbs. on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirements. *(IRC Table R301.5)*

11.10 Main Staircase:
a Open riser construction
b White oak treads, 2in thick, concealed fasteners
c *See construction drawings* for additional information

12.10 Lower Level Steps:
a Poured in place concrete
b *See construction drawings* for additional information

13.10 Attic Staircase(full): *(N/A)*

44 Attic Compact Dropdown Ceiling Ladder

44.01 General:
a Shall be located in a hallway or readily accessible location
b Minimum unobstructed headroom in the attic space shall be 30in
c Quantity and locations to be determined in the field

44.02 Exception: For Attic Containing Appliances/Equipment, provide opening and a clear, unobstructed, passageway large enough to allow removal of the largest appliance, but not less than 30in high and 22in wide.

44.03 Ladder Specification: TRADITIONAL WOOD: Werner or approved other, size, weigth capacity and height determined per location

DIVISION 07
THERMAL & MOISTURE PROTECTION

06 Sealants and Caulking

10.10 General:
a Sealant Primer shall be as recommended by sealant manufacturer.
b Joint Fillers shall be closed cell rubber, butyl rod stock, closed cell neoprene sponge or polyethylene rod. Joints and spaces to be sealed shall be dry and free from dust and loose matter. Joints and spaces to be sealed which are more than 3/4" deep shall be packed to within 3/4" of wood blocking or as denoted on drawings. Joint spaces to be sealed shall be thoroughly dry before sides of joints. Mask adjacent surfaces as necessary for proper protection.
c Apply sealant with a gun, except where use of gun is not practicable, use suitable hand tools. Material shall be driven into joint grooves. Finish joints flush except where noted to be recessed. Finishing to be done with approved jointing tools. Clean adjacent surfaces that have been soiled by sealing compound.

11.10 Exterior Sealant: Shall be *Dow Corning* 795 Silicone above grade, and one-part polyurethane, FS TT-S-0023OC Class A at grade level, or equal.

12.10 Interior sealant: Shall be non-shrinking, butyl rubber compound, FS TT-S-002657, Type 1, supplied in cartridges for gun application. In wet areas use sanitary Silicone sealant, ASTM C920, Type 3, Class 125 or FS TT-001543A, Class B resistant to mildew and mold growth.

11 Damp-proofing

10.11 General: Asphalt bitumastic coating, made by *Koppers Company*, or approved equal, 2 coats applied outside edge of top footing to 3" below grade, per manufacturer's printed instructions. Allow 24 hours minimum curing time between coats.

11.11 High Water Table, Foundation & Basement Waterproofing: *(N/A)*
a Spray-on exterior concrete and masonry waterproofing membrane, *Rub-R-Wall*, or architect approved equal. With the addition of Tuff-N-Dry membrane. Select product as required by project specifics. Follow manufactures specifications and instructions.
b Provide 4in dia. PVC perforated pipes within gravel below basement slab, every +/-12 feet. Connect through sleeved footings to footing drain.

12 Insulation

10.12 Insulation General
a Insulation to extend over entire framing area of work exposed to outside ambient conditions: walls, attic and as further indicated on drawings.
b Installation of all insulation shall be performed with the utmost care; strict compliance with manufacturers specifications and insulation instructions and with the highest standard of professional workmanship. Extend insulation full thickness as shown and over entire surface to be insulated. Apply snugly around obstructions, and fill voids with caulking and insulation.

11.12 Slab Insulation: Perimeters shall be 2" Rigid Insulation, *"Dow"*; Styrofoam extruded polystyrene".

12.12 Wall/Floor/Ceiling Cavity Insulation:
a. SPRAY FOAM, closed cell spray foam insulation or a combination of open and closed cell as required by application. "Icynene" or approved equal

13.12 Climate Zone for New Residential Construction, *see code for R/U-Insulation Requirements*:
a Connecticut Climate Zone 5A

13 Wall and Roof Sheathing

10.10 Wall Sheathing:
a Zip System
b Thickness ½"
c Panel size: 4'x8'
d Tape: ZIP tape: 3.75" x 90 rolls
e Following manufactures standards and specifications for care and installation

11.10 Roof Sheathing:
a Zip system combination roof sheathing and underlayment.
b Thickness 5/8"
c Panel size: 4'x8'
d Edge profile: machine profiled edges
e Tape: ZIP tape: 3.75" x 90 rolls 6" wide at valleys.
a Following manufactures standards and specifications for care and installation

14 Siding, Wood Shingles

10.14 General
a White cedar shingles, 16in. Provide and install cedar shingle roofing at areas indicated on drawings.
i Exposure: 5in
a Fasten wood shingles with 2 4d stainless steel shake nails. Nail 1 ¼" min above bottom of butt of successive course. Provide doubled first course. Install in accordance with recommended procedures detailed in the "Exterior and Interior Wall Manual" of the Cedar shake and shingle bureau.
b Lay out work to minimize odd sized courses around windows and doors. Lay out work so that vertical joints between shingles are offset at least 2" from previous courses
c Space shingles 1/8" to 1/4" apart
d Weave outside corners
e Fit inside corners, flash behind shingles

15 Roofing, Wood Shingles

10.15 General
b Red cedar, taper sawn shingle with 5" exposure. Provide and install cedar shingle roofing at areas indicated on drawings.
c Shingles to be No. 1 Grade Perfection red cedar 18" long with 5" exposure re-butted and re-joined with concealed nails atop ventilated underlayment
i Underlayment Specification: *Benjamin Obdyke*, Cedar Breather or approved equal, follow manufacture specification and installation specifications
d Factory Mutual requirements for "Class 1" of "Noncombustible", including zoned wind resistance.
c Bundles of shingles shall be mixed to ensure natural color distribution per manufacturer's instructions. All valleys shall be installed with shingles lapping the overlay flashing not less than 7" on each side.

11.15 Storage: Store in a dry, well ventilated, weather-tight place. Unless protected from weather or other moisture sources, do not leave unused felts on the roof overnight or when roofing work is not in progress. Store rolls of felt and other sheet materials on end on pallets or other raised surface. Handle and store materials or equipment in a manner to avoid significant or permanent deflection of deck.

12.15 Fastening: Provide type 316 stainless steel fasteners in. Electro-galvanized (EG) fasteners are NOT acceptable for cedar shingle roof. Install two fasteners per shingle approx. 3/4in from the edge. At no time should face nailing be used, including on repair locations.

16 Roofing, Wood Shakes

11.10 General
a The first course of shakes at the eaves must be doubled, using either 15" of 18" shakes for the starter course or a wood shingle starter course. The first course should extend a minimum of 1 1/2" beyond the finished fascia board or last sheathing board. When gutters or eaves troughs are used the projections shall be reduced to ensure proper spill into gutters.
b After each course of shakes has been applied, apply an 18" strip of No. 30 roofing felt, laid over the top portion of the shakes and extend onto the sheathing. The bottom edge of this felt should be laid in lengths equal to twice the distance of the exposure.
c Spacing between shakes (joints or slots) should be 1/2" and joints of adjacent courses should be offset a minimum of 1 1/2".
d Cover all hips and ridges with shakes having a uniform width of 4"-6".
e Attach the hip and ridge shakes with an alternate overlap and with an exposure equal that of all preceding courses of shakes.
f All hip and ridges should be of the mitered edge type, with concealed nailing

12.10 Fastening: Provide type 316 stainless steel fasteners in. Electro-galvanized (EG) fasteners are NOT acceptable for cedar shingle roof. Install two fasteners per shingle approx. 3/4in from the edge. At no time should face nailing be used, including on repair locations.

17 Roofing, Standing Seam *(N/A)*

18 Flashing

10.18 Flashing General
a Sheet Metal for Flashing and Counter-Flashing: Shall be 16 oz. tin-zinc alloy coated copper.
b Sheet Metal for Valley Flashing: Valleys with unequal slopes and/or water flow to include a 1-1/2in high baffle.

11.18 Metal Accessories: 16 oz.
a Machine bend sheets as shown on drawings and as directed in accordance with the highest standards of professional workmanship.
b Comply with the design and installation recommendations of SMACNA's "Architectural Sheet Metal Manual". Install work with laps, joints and seams that will be permanently watertight and weatherproof.
c Place flanges of work in a full, thick bed of asphalt roofing cement where required or where denoted on drawings.
d Clean exposed metal surfaces and remove substances that may cause corrosion or deterioration of finish.
e Asphalt mastic roofing cement shall conform to ASTM D 2822.
f Follow shingle manufacturer's directions for hip and lap, sidewall flashing and chimney flashing.
g Provide and install 16 oz. Tin-Zinc alloy coated copper caps where shown on drawings.
h Install flashing at roof surface intersections and at intersections or floor surface with other parts of the building.
i Flash pipes projecting through roof with one-piece copper framing a flange which extends at least 6" on all sides.
j Waterproofing Membranes: Provide and install "*W.R. Grace*", Ice and Water Shield, or equal, at all valley, sidewalls, eaves and where roof pitch is less than 4:12. Follow manufactures specifications and instructions for installation.

19 Gutters and Downspouts

10.19 General: Where shown, or required by application. Size to be confirmed by metal contractor.
a Material: Galvalume
b Color: Natural
c Shape: Half-Round - 5in

11.19 Storm Water Management: Provide storm water management system as shown on Civil Engineers drawings. Contractor shall coordinate installation of underground piping to carry storm water to detention system.

20 Interior Sound Attenuation

10.20 Provide sound attenuation material surrounding all bedrooms, bathrooms, kitchen and other specialty rooms requiring acoustical treatment.
a *"Applegate Insulation"*, Cotton Armor, cotton denim insulation or approved equivalent around non-high humidity rooms.
b *"Roxul"*, Safe'n'Sound stone wool based insulation or approved equivalent around high humidity rooms.

11.20 Horizontal expansion joints to have 1" deep sealant over filler strip.

21 Radon Piping *(future-proofing)*

10.21 Follow EPA radon-resistant construction basics and techniques.
a Provide 4" perforated PVC under slab manifold drainage. following the perimeter foundation. Pipes shall conform to ASTM D2729 with bell and spigot joints. Provide all required fittings, and glue joints.
b Lay pipe with perforations down and solidly bedded in crushed stone. Provide full bearing for each pipe section throughout its length, to true grades and alignment, and continuous slope in direction of flow.
c Plastic Sheeting or Vapor Retarder: Place 6mil. Polyethylene on top of the gravel
d Vent pipe: Provide stub up vertically through slab as directed in field. Pipe to be 3in or 4in solid PVC schedule 40. Pipe to be labeled "Radon System"
i Should, after testing a radon system is necessary, extend vent pipe through the house's conditioned space and roof (rear side) to safely vent radon and other soil gases outside above the house. System exhaust fan is to be located in the attic space.
ii Sealing and Caulking: Seal all openings, cracks, and crevices in the concrete foundation floor (including the slab perimeter crack) and walls with polyurethane caulk
iii Radon Junction Box: *See Electrical Div. 26*

DIVISION 08
OPENINGS

10 Doors

10.10 Doors General:
a Doors shall be of type, material and quality, and to extent, indicated on drawings and door schedule.
b Protect wood doors during transit, storage and handling to prevent damage, soiling or deterioration. comply with manufacturer's instructions and with the "on-site care" requirements of NWMA pamphlet "care and finishing of wood doors."
c Install doors and frames after completion of all other work that would raise moisture content or damage surfaces. Condition doors to average prevailing humidity in installation area prior to hanging.
d Place shims and fasteners near top and bottom, and at intermediate points of all points of all jambs. Erect and install all doors plumb, level, in square openings and true to line and plane.
e Seal all door edge surfaces immediately after final cutting fitting and machining with a sealer appropriate to the scheduled final finish.

11.10 Door Clearances:
a 1/8in side and top
b 1/4in over raised thresholds
c 3/4in over flush thresholds
d 1in over under-layment to receive carpet or hardwood floor to receive area carpet, confirm/coordinate with thickness of carpet in field.

12.10 Door Hardware: *See Division 08, Hardware*

10.01 Shop Drawings: General Contractor to submit shop drawings of all doors & garage door for architect review and approval prior to their fabrication.

10.02 *See Door Schedule* on drawings for specific information

11 Windows

11.01 Windows General
a Windows shall be of type manufactured and quality to extent indicated on drawings and specified on window schedule.
b Comply with manuf. instructions and recommendations for installation of wood window units, hardware, accessories, and other components of work. provide locking hardware on all operable windows not so equipped by manufacturer.
c Provide cap flashing and drip at tops of all windows.
d Set units plumb, level, and true to line without warp or rack of frames or sash.
e Provide proper support and anchor securely in place.
f Refer to section 7 for joint fillers and sealants required for installation.
g Institute protection through remainder of construction period, to ensure that wood window units will be without damage or deterioration at time of acceptance.
h Wash and polish glass on both faces not more than 4 days prior to date schedule for final inspection. comply with glass manufacturer's recommendations for final cleaning and maintenance.
i Adjust operating sash and hardware to provide smooth operation with tight, weatherproof closure. Lubricate hardware and moving parts.

11.02 Shop Drawings: G.C. to submit shop drawings of all windows for Architect review and approval prior to their fabrication.

11.03 Unit Material: Clear western pine, all jambs, sills, sashes; exposed wood surfaces to be free of finger-jointed construction

11.04 Window Type: see window schedule

11.05 Sash Type: Simulated divided light with spacer bar; color T.B.D.; 7/8 muntins typ.; no sash ploughs.

11.06 Sash Divisions: see window schedule

11.07 Glazing: Low-E, with argon insulating glass.
a Glazing to be tempered if sill height is less than 18" A.F.F.
b Adjacent to a door where the nearest vertical edge is within a 24in arc of the door in a closed position and whose bottom edge is less than 60in above the floor or walking surface.
c Exposed area of an individual pane greater than 9 sq/ft.
d Adjacent to stairways, landings and ramps within 36in horizontally of a walking surface when the exposed surface of the glass is less than 60in above the plane of the adjacent walking surface.
e Adjacent to stairways within 60in horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60in above the nose of the tread.
~~f Avalanche Parameters: window indicated need to withstand 25 psf.~~
g Extension Jambs: to be installed by window fabricator, except as noted; see window schedule for required unit depth.
h Jamb Liners: T.B.D.
i Exterior Casing: see window schedule
j Window Horns: T.B.D.

11.08 Interior Trim: Stool preparation required on all windows; trim is to be provided by G.C.; see Architects drawings for detailing.

11.09 Screen: Manuf. standard
a Finish/color – T.B.D.
b Screen Material - "High transparency screen"

11.10 Window Hardware: *See Division 08, Hardware*

11.11 Window Interior Finish: Painted, color (TBD)

11.12 *See additional Window Schedule* on drawings for specific information.

12 Hardware

12.01 General
a Finish hardware shall include butts, exit devices, door closers, push-pulls, kick-plates, door holders, door stops, coordinators, flush-bolts, weather-stripping, saddles, and all other items necessary to complete project.
b Hardware shall be provided and installed by contractor and shall be as noted on drawings.
c All received packages shall be legibly and adequately labeled, indicating the part of the work for which it is intended.
d Install all hardware, specified elsewhere, as required, in accord with manufacturer's instructions, and in compliance with highest standards of quality professional workmanship.
e Provide lock sets & deadbolts for all exterior swinging doors. Refer to architect for hardware specifications.
f All hardware shall have the required screws, bolts and fastenings necessary for its installation, packed in the same package with the hardware.
g Contractor shall guarantee all finish hardware furnished under this section to be free from defects of any kind as to material and workmanship, in every respect, for a period of one year from date of acceptance thereof and he shall repair and replace any and all defective work during that period without cost to the owner and to the satisfaction of the Owner and Architect.

12.02 Door Hardware Schedule

a Manuf. (TBD)
b Material: (TBD)
c Finish: (TBD)
d Hinges: (TBD) 3 per door up to 7ft. Confirm in field

12.03 Window Hardware Schedule

a Hardware: Manuf. standard
b Finish/color: (TBD)
c Casement: To have folding handles; provide motorized operators as noted on the schedule.

DIVISION 09
FINISHES

21 Gypsum Board

21.01 Gypsum Board General:
a Drywall construction shall not be commenced until framing has been completed, exterior tightly sealed and the interior heated to 75°F. for a minimum 2 weeks or as necessary to insure allowance for all possible shrinkage of framing lumber for a period of one year shall be corrected at Contractor's expense. During installation of gypsum wallboard and joint compounds, the interior building temperature shall be consistently maintained above 60°F.
b All ends and edges shall butt over nailing members. Use wallboards of maximum practicable lengths. Minimize and stagger end joints. All work shall be performed in compliance with REFERENCE STANDARDS: Gypsum Construction Handbook, United State Gypsum. All cutouts at flanges, plates, switches must be cut so no voids are visible upon placement of finish plat, etc. Any such voids occurring must be repaired to satisfaction of Architect.
c All drywall shall be SCREWED in place with 1 1/4" USG type bugle head sheetrock screw. (2) layers 1/4" at all curved surfaces.
d Install ceiling boards in the direction that will minimize the number of end butt joints. Stagger end joints at least 1'-0".

21.02 Gypsum Schedule:
a Walls & Ceilings: Gypsum Wallboard: ASTM C-36, with tapered edges. Unless otherwise specified, gypsum wallboard shall be 5/8" thick type X, level 5 finish
i Primer-Surfacer Specification: *USG Sheetrock*, Tuff-Hide or approved equal
b Bathrooms/laundry: Water resistant gypsum wallboard shall be 5/8" thick sheetrock brand "Mold Tough" gypsum panels. Panels treated for resistance to moisture, mold and mildew. Panels comply with ASTM c-36, and are tested for strength and water absorption under ASTM C473, level 5 finish
i Primer-Surfacer Specification: USG Sheetrock, Tuff-Hide or approved equal

21.03 Surfaces to receive tile: "Duroc"

21.04 Joint tape
a Shall be USG reinforced "Perf-atape" or approved equal. Joint compound: USG "*Durabond*" or approved equal; ASTM C474-5. Prefill open joints and rounded or beveled edges, if any, using type of compound recommended by manufacturer. Apply joint tape at joints between gypsum boards, except where trim accessories are indicated.
b Apply joint compound in 3 coats and sand between last 2 coats, and after last coat as necessary to assure true, smooth and uniform surfaces.

21.05 Metal Corner Bead : Shall be USG #103 "Dura-Bead" at all outside corners.

91 Painting

91.01 Schedule of Painting; See Finish Schedule for finial paint and finishes colors selections.
a Drywall and plaster: Alkyd primer and 2 coats flat latex paint (Satin or semi-gloss oil base in kitchens and baths where and as directed).
b Finish trim, interior: Alkyd primer and 2 coats alkyd base semi gloss paint.
c Finish heavy timber, interior: N/A
d Exterior wood trim: Primer and 2 coats alkyd base semi gloss paint. Color to match existing.
e Exterior Siding: finish to be determined
f Metals: Primer and 2 coats enamel glass paint
g Exterior brick: N/A
h Floors: 1 coat stain: 2 coats water-based urethane
i Garage, Mech., Utility Floors: 2 coats of *Griots*, Industrial Non-Lifting Floor Paint, Gray. Floor must be etched with muriatic acid prior to painting. (www.griotsgarage.com) or approved equal.

91.02 Painting General:
a Paint all pain-table surfaces within the limits of, and as directly affected by, the scope of all scheduled new work, as indicated and to include but not be limited to: Interior partitions; walls and ceilings; Interior woodwork, trim and appurtenances; Exterior wall and trim; Stain and clear finish on woodwork as indicated
b Paint shall be highest quality grade manufactured by *Pratt & Lambert, Devoe or Benjamin Moore.* All paint shall be delivered to the site in original containers labeled by manufacturer, with seals unbroken. Substitutions will be acceptable only upon written approval of Architect.
c Applicator must examine areas and conditions under which painting work is to be applied and notify Contractor of conditions detrimental to proper and timely completion of work. Do not proceed with work until unsatisfactory conditions have been corrected in a manner acceptable to Applicator. Starting of painting work will be construed as Applicator's acceptance of surfaces and conditions within any area.
d Apply water-based paints only when temperature of surfaces and surrounding air are between 50°F and 90°F, unless otherwise permitted by paint manufacturer's printed instruction. Apply solvent-thinned paints only when temperature of surfaces and surrounding air are between 45°F and 95°F unless otherwise permitted by paint manufacturer's printed instructions.
e Remove hardware, hardware accessories, machines surfaces, plates, lighting fixtures, and similar items in place and not to be finish-painted, or provide surface-applied protection prior to surface preparation and painting operation. Remove, if necessary, for complete painting of item sand adjacent surfaces. Following completion of painting of each space or area, reinstall removed items. Metal plates and appurtenances shall be painted with enamel paint of a color to match surrounding surfaces.
f Clean wood surfaces to be painted of dirt, oil, or other foreign substances with scrapers, mineral spirits, and sandpaper, as required. Sandpaper smooth those finished surfaces exposed to view, and dust off. Scrape and clean small, dry, seasoned knots and apply a thin coat of white shellac or other recommended knot sealer, before application of priming coat. After priming, fill holes and imperfections in finish surfaces with putty or plastic wood-filler. Sandpaper smooth when dried.
g Seal tops, bottoms, and cut-outs or unprimed wood doors with a heavy coat of shellac, varnish or equivalent sealer immediately upon final cutting and installation.
h Apply paint film of uniform finish, color and appearance. Give special attention to ensure that surfaces; including edges, corners, crevices, welds, and exposed fasteners receive a dry film thickness equivalent to that of flat surfaces. Paints shall be evenly and smoothly spread and shall be free of any runs, drips, sags, brush marks or holidays. No successive coats shall be applied until the preceding coat is dry and hard.
i It is the overriding concern and intent of the Contract Documents for work under this Section that all painting work be of good quality, complete and comprehensive, and, upon completion, that the premises be in acceptable move-in condition throughout.
j Consult with Architect in field as specific job conditions required. A less than professional job will be considered unacceptable.
k Upon completion of painting work, clean window glass and other paint-spattered surfaces. Remove spattered paint by proper methods of washing and scraping, using care not to scratch or otherwise damage finished surfaces.

91.03 Protection:
a Drop Cloths: Shall be used for protection of all surfaces. Employ skilled mechanics to insure quality workmanship. Use applicators and techniques best suited for the type of materials being finished. Use brushwork and rollers on interior; all brushwork on exterior; no spraying is permitted except where specifically called for.
b Protect work of other trades, whether to be painted or not, against damage by painting and finishing work. Correct any damage by cleaning, repairing or replacing, and repainting, as acceptable to Architect. Provide "Wet Paint" signs as required to protect newly-painted finishes. Remove temporary protective wrappings provided by others for protection of their work, after completion of painting operations. At the completion of work of other trades, touch-up and restore all damaged or defaced painted surfaces.
c Upon completion of floor finishing, apply heavy paper protection over floors. Leave paper protection in place until final cleaning. Prior to final cleaning any portion of the work found damaged shall be repaired or replaced.

92 Parging

92.01 General:
a. Portland cement parge coat shall be type L, M, or P and shall comply with ANSI A422 and ASTM C150.
b. Application shall be two coats, continuous from sill to top of footing; finish coat shall be moist cured and covered for 48 hours' minimum.
c. Parging shall be coved formed at top of footing.
d. Allow parging to harden before installation of damp-proofing.

93 Flooring, Hardwood

93.01 General:
a Wood flooring is not to be delivered to the jobsite or install until the building is enclosed.
b Where the minimum jobsite conditions are present, the flooring can be delivered and stored in the rooms in which it will be installed.
c Do not deliver wood flooring to the jobsite or install wood flooring until appropriate temperature and humidity conditions have been achieved. Appropriate temperature and humidity conditions are defined as those conditions to be experienced in the building after occupancy.
d Do not deliver wood flooring to the jobsite or install wood flooring until all concrete, masonry, plastering, drywall, texturing and painting primer coats are completed.
e Subfloors (wood or concrete) should be checked by an appropriate method for establishing moisture content. Average subfloor moisture content should be within the range as specified for the product by the product manufacturer.
a If heating and/or air-conditioning is in operating condition, it needs to be operating. If It is not possible for the permanent heating and/or air-conditioning system to be operating before, during and after installation, a temporary heating and/or dehumidification system that mimics normal temperature and humidity conditions can enable the

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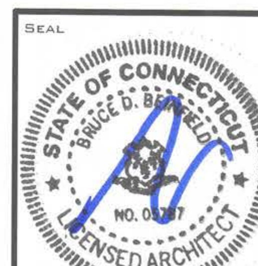

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PROJECT: 233 Hillspoint Road
LOCATION: 233 Hillspoint Road, Westport, CT 06880
TITLE: General Specifications

DATE	ISSUE
CAM UPDATE	3/15/2018
CAM	10/09/2017

JOB NO. 233HILL
DATE 3/15/2018
SCALE AS NOTED
DRAWN BY AAB

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installation to proceed until the permanent heating and/or air-conditioning system is operating.

b Moisture Content:
  i For solid strip flooring (less than 3" wide), there is be no more than 4 percent moisture content difference between properly acclimated wood flooring and subflooring materials.
  ii For wide-width solid flooring (3" or wider), there is to be no more than 2 percent difference in moisture content between properly acclimated wood flooring and subflooring materials.

c Floor Material Specification: WHITE OAK, rift and quartered 3/4in, random 6in, 7in 1nd 8in.
d Floor Finish Specifications: EUROPEON OIL, Rubio Monocoat, natural oil, color TBD

DIVISION 10
SPECIALTIES

28 Toilet, Bath, Kitchen and Laundry Accessories *(see Accessories Schedule, to be provided)*

28.01 General
  a Purchased and installed by contractor.
  b Follow manufactures specifications for installation.

29 Fireplaces Insert

29.01 General:
  a Unit Insert Specification: See drawings for unit selection
  b Follow manufactures specifications for installation

55 Mail Box

55.01 If requested by Client, specification to be determined
55.02 Location: to be determined in field with Architect and Client.

57 Wardrobe and Closet Specialties

57.01 Coat Closet: 1 closet pole, 1-5/16in heavy duty oak and 1 shelf, paint grade, 3/4in ply with poplar leading edge 1 1/2in
57.02 Standard Bedroom Walk-In: per closet fabricator/designer
57.03 Master Walk-In Closet: per closet fabricator and design layout drawing
57.04 Linen Closet: Wood shelves, paint grade, 3/4in ply with poplar leading edge 1 1/2in, 16in vertical spacing, paint grade, field fabricated

58 Egress Ladder within Window Well *(NA)*

DIVISION 11
EQUIPMENT

22 Safe

22.01 If requested by Client, specification to be determined
22.02 Location: to be determined in field with Architect and Client.
22.03 Structural: Structural Engineer to review weight and structural manufactures structural requirements.

30 Residential Appliances *(see Appliance Schedule, to be provided)*

30.01 General
  a Purchased and installed by contractor.
  b Follow manufactures specifications for installation.

31 Audio-Visual Equipment

31.01 General
  a If requested by Client, specifications to be determined
  b Coordinate with Audio-Visual Consultant

DIVISION 12
FURNISHINGS

24 Window Shades, Electric

24.01 General
  a If requested by Client, locations to be shown on construction drawings.
  b Coordinate specifications with Audio-Visual Consultant or Installer

c	Window Shade Specifications
i	Manuf.: *Lutron,* or approved equal, http://www.lutron.com/
ii	Model: As per location
iii	Size: As per location
iv	Material: To be selected in field

30 Millwork (Casework)

10.10 General:
  a Cabinets and counters are to be provided by and are the responsibility of the General Contractors Millwork Subcontractor. General Contractor shall coordinate installation.
  b General contractor to provide proper blocking as required for installation. *see Division 6, wood plastics and composites*
  c Anchor cabinets securely in place with concealed (when doors and drawers are closed) fasteners, anchored into structural support members of wall construction. Comply with manufacturer's instructions for support of units.
  d Install cabinets plumb, level, true and straight with no distortions. Shim as required using concealed shims.
  e Where wood cabinets abut other finished work, scribe and cut for accurate fit. Provide filler strips, scribe strips and moldings as indicated or required, and in finish to match cabinet face.
  f See construction drawings for millwork layout, design and specifications.

10.11 Cabinets, Custom:
  a Quality Assurance: All cabinets shall be "Custom Grade" as defined by the Architectural Woodwork Institute.
  b Cabinet Boxes: Constructed of 3/4" maple veneer plywood
  c Face Frames: Nominal 5/4" thick applied face frames with concealed fasteners
  d Doors and Drawer Faces:
    i 5/4" thick stile and rail construction, flush inset in face frame.
    ii Provide Flat panel doors and drawer fronts with ogee sticking.
    iii Drawer boxes shall be solid maple construction with dovetail joinery.
    iv Drawer Slides Specification: *Blum* "Blumotion Tandem" or equal full extension slides
    v Door Hinges: MORTISED BUTT HINGE, style and finish as selected by owner
    vi Knobs and pulls shall be as selected by owner, provide one per drawer, and one per door.
  e Finishing:
    i Unless otherwise noted on drawings, cabinets shall be shop primed and painted.
    ii Interiors of cabinets shall receive clear lacquer finish.
    iii Cabinets with glass doors shall have interiors finished to match exteriors.

36 Countertops

36.01 General:
  a Counters are to be provided by and are the responsibility of the General Contractors Fabricator. General Contractor shall coordinate installation.
  b General contractor to provide proper blocking as required for installation. *see Division 6, wood plastics and composites*
  c Anchor countertops securely in place with concealed fasteners, anchored into structural support members of wall construction.
  d Install countertops plumb, level, true and straight with no distortions. Shim as required using concealed shims.
  e See construction drawings for countertop layout, design and specifications.

DIVISION 13
SPECIAL CONSTRUCTION

01 Pool/Spa

10.10 General
  a Codes: All work shall comply with state and local codes and ordinances, shall be furnished and/or installed, as noted, and shall be done to the highest standards of craftsmanship by journeymen of the respective trades performing work under this contract.
  b Permit Fees: The Contractor(s) shall obtain and pay for all permits required to perform the work under this contract.
  c Permit Requirements: The Contractor shall perform all work in conformance with all federal, state, or local codes, laws regulations or standards of all such Authorities having jurisdiction over the work.
  d *Gunite/Shotcrete* pool design as shown in construction documents: depth 3' to 8'; heated; includes custom entry steps; custom benches per print; 2 underwater lights; cleaning robot; installed winter safety cover
  e Site Work: Includes excavating any material within the pool area, relocating any fill onsite, and installing a crushed stone base under the pool floor. Once the shell is in, contractor will grade the site, trench for all plumbing and utilities, and backfill all trenching.
  f Steel Reinforcing: As required by pool design
  g Tile and Coping: Custom band of water line tile and bluestone coping.
  h Equipment: As required by pool design. All underground piping to be set in a bed of sand with a sand fill over the tops of the pipes prior to backfilling.
  i Interior Finish: Two coats of hand troweled *marbelite*, finish color to be determined.
  j Pool Enclosure:
    i Locate as shown on the construction drawings.
    ii The top of the barrier shall be at least 48in above finished ground level measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between finished ground level and the barrier shall be 2in measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above finished ground level, such as an above-ground pool, the barrier shall be at finished ground level, such as the pool structure, or shall be mounted on top of the pool structure. Where the barrier is mounted on the pool structure, the opening between the top surface of the pool frame and the bottom of the barrier shall not allow passage of a 4in diameter sphere.

DIVISION 14
CONVEYING SYSTEMS

06 Elevator, Residential

06.01 General
  a If requested by Client, specifications to be determined.
  b Coordinate with Elevator Consultant/Installer, Structural Engineer and local code requirements.
  c If located in flood prone area, cab automatic resting position to be above flood zone designation.
  d Mauf.: *Custom Elevator Manufacturing Co. Inc.* or approved equal, http://www.customelevatorinc.com/

DIVISION 22
PLUMBING

01 Plumbing General

01.01 Plumbing fixtures indicated shall be provided and installed by Contractor.
01.02 Furnish and install a complete hot and cold domestic water distribution system to all fixtures as required. Connect system to existing water service as shown and required.
01.03 Furnish and install all drainage and vent piping within the building, including vent flashing at roof connections (T.B.D.) and as required by all codes. Contractor to confirm location of vent stack exhaust through roof prior to installation with Architect.
01.04 Make connections to all fixtures through approved traps. Each trap to be vented, either by circuit loop or by individual vent, as required. System shall be provided with valves so located and arranged as to give complete regulating control of the fluid in the pipes, and at all equipment and fixtures.
01.05 All water piping shall be ASTM B88-71 Type L copper (type K where below grade or slab) water tube with wrought copper fittings and soldered joints. All water piping shall be covered with 1/2" fiberglass insulation with universal jacket.
01.06 All drainage and vent piping shall be ASTM D2836-72 solvent welded PVC, ASTM D2751 solvent welded ABS plastic, or ASTM A74-69 cast iron soil pipe.
01.07 Supply vent and drain piping shall be sized as indicated or as required to meet all codes and standards of Authorities having jurisdiction, and to comply with highest accepted practices of the trade.
01.08 Provide cleanouts, heavy duty threaded type, at the base of all stacks, and at changes or direction to horizontal drains, in accessible locations. Provide access panels to all cleanouts where required and as directed by Architect.
01.09 Provide hangars and supports, not to exceed spacing as required by code and to assure stable straight and firmly anchored runs. Use separate hanger(s) for each branch. Support vertical risers at each floor with approved extension pipe clamps.
01.10 Lay out the plumbing system in careful coordination with the Drawings and existing conditions, determining proper elevations for all components of the system and using only the minimum number of bends to produce a satisfactorily functioning system. Lay out all pipes to fall within partition, walls, or roof cavities, and to not require furring other than as shown on the Drawings. Promptly notify Architect of any problems encountered in correlating plumbing layout with other work.
01.11 Do not cut into or reduce the size of any load-carrying member without the prior approval of the Architect. Install all piping generally level and plumb, free from traps, and in a manner to conserve space for other work. Cushion all traps and bearings to minimize transfer of sound. Provide complete isolation of all dissimilar metals. Firmly anchor all pipes into position. Provide uniform pitch of at least 1/4 inch per foot for all horizontal waste and soil piping within the building. Pitch all vents for proper drainage. Provide air chamber at all fixtures; 16in minimum length and same diameter as the branch. Conceal all piping unless otherwise shown on the Drawings.
01.12 Upon completion of rough-in, full test supply system at full pressure, verify and assure that system if free from leaks, obtain all approvals and certificates of inspection from all authorities having jurisdiction.
01.13 Provide re-circulating hot water to all sinks, bathtubs and showers. Point of use hat water where indication on plans.
01.14 All vent stacks and other roof penetrations required by the plumbing system are to be located in the areas specifically approved by the Architect.
01.15 Exterior wall note: Wherever possible, avoid installation of plumbing in exterior walls. Where plumbing most be located in exterior walls, the Contractor is to take all necessary precautions to ensure that pipes will be freeze-proof.
01.16 Fuel Source: *see Division 23, Heating, Ventilating & Air Conditioning*
01.17 Hose Bib: Provide 3/4", anti-siphon, frost-free hose bibs where indicated on plans.
01.18 Floor Drains: Provide floor drain with automatic trap primer where indicated on plans.

40 Plumbing Fixtures

40.13 General
  a Purchased and installed by contractor.
  b Follow manufactures specifications for installation.
  c *See Plumbing Schedule* for plumbing fixture selections.

DIVISION 23
HEATING, VENTILATING & AIR CONDITIONING (HVAC)

01 General

01.01 All work shall be performed in accordance with the requirements of the State of Connecticut Basic Building Code, the Connecticut Fire Safety Code, and with all requirements of NFPA, NEC, and the Darien Building Department.
01.02 All materials used shall be new and free from defects. All work shall be performed in accordance with the best practices of the trade. All electrical equipment shall be UL-listed.
01.03 All work performed or provided under this contract shall be guaranteed against defects in workmanship and/or materials for minimum period of one year from date of installation.
01.04 All work performed or provided under this contract shall be guaranteed against defects in workmanship and/or materials for minimum period of one year from date of installation. Bid shall be accompanied by a written H.V.A.C. proposal for work included in bid. The mechanical Sub-Contractor shall prepare proposal for review by Architect.
01.05 Thermostat locations are to be determined in the field; approval of locations by the Architect is required prior to thermostat installation.
01.06 By submitting a bid, Contractor represents that he has visited the site, familiarized himself with all conditions and limitations under which this project is to be performed, and correlated his observations with the requirements of the Drawings and Specifications. Failure to determine existing conditions and limitations shall not be considered a basis for the granting of additional compensation.
01.07 Provide all labor, supervision, materials, equipment, tests and permits necessary to provide a complete, satisfactory, and workable HVAC system as shown and as called for in these Specifications.
01.08 Heating & Cooling System: Furnish, design and install HVAC. Zoned, hydro-air heating system, oil fired with central A/C. Provide recalculating hot water. Provide prices for the following additional options:
  a **Option 01:** Provide a humidification system as part of the HVAC bid package
  b **Option 02:** Provide an air filtering system
  c **Option 03:** Provide a hanging hydronic heater to temper garage
01.09 Floor Grills in Wood Floors
  a To be flush wood grills. Wood species of grill to match that of adjacent floor.
  b Manufacturer: *Wood Ventures, Inc.* tel. (800) 524-5230 or Architect approved equal.
  c Ductwork leading to wood grills to be sized with due consideration on of increased friction and reduced free area provided by wood grills.
  d All register boxes will be painted black and installed with Stiffeners to facilitate the cutting of neat holes by sheetrock contractor.

13 Propane Tank(In-ground) *(NA)*

30 Ductwork General

30.01 Coordinate mechanical duct and register locations with structure prior to framing.
  a Main level will utilize floor distribution.
  b Upper level will utilize attic distribution.
  c Ductwork to be located on perimeter of attic.
30.02 Contractor to provide new equipment specifications and shop drawings showing distribution layout of proposed ductwork and location of proposed supply and return registers for Architect's approval. Contractor shall review all ductwork and register locations with Architect in field prior to final installation.
30.03 All ductwork shall be constructed of galvanized sheet steel, in strict accordance with ASHRAE and SMACNA Standards. All ductwork, unless otherwise noted, shall be run concealed in wall, joist spaces and concrete slab as shown on drawings. Ductwork shall be continuous, shall be built in a strong, workmanlike manner, with airtight joints and seams presenting a smooth surface on the inside and a neat finish on the outside. Curves and bends shall be constructed so as to allow for an easy flow of air. Unless otherwise shown on the Drawings, in inside radius of all curves and bonds shall be not less than the width of the duct in the plane of the bend.
30.04 All floor outlets shall be covered during construction to minimize debris from collecting in ductwork.
30.05 All refrigeration lines to be sized and installed according to manufacturer's specifications. In addition, each condenser will be installed on a steel reinforced concrete pad and be provided with liquid line dryers to prevent water or other contaminate from destroying refrigerant in compressors. Refrigeration lines installed in walls during rough construction shall be charged with a holding charge of nitrogen at 100 pounds not only as an initial test but also as a means of checking the lines during construction to discover if any damage has been done by other trades before walls are sealed up and decorating has been completed.
30.06 All miscellaneous control items (transformers, relays, etc.) shall be provided and installed by HVAC Contractor as well as all low voltage terminations.
30.07 Transverse joints shall be made as airtight as possible, with all laps in the direction of airflow.
30.08 Duct Insulation: *refer to Mechanical and Energy Codes*
30.09 Performance:
  a Ductwork will be designed and installed to produce air velocities and SOUND LEVELS BELOW THOSE SPECIFIED BY ASHRAE (American Society of Heating, Refrigeration and Air Conditioning Engineers) for churches and libraries - NC-25.
  b The finished HVAC system is to will provide 72 degrees inside at -5 degrees outside during winter, and 75 degrees inside at 95 degrees outside during summer.
30.10 Warranty: "No Heat" warranty provided for two (2) years from date of startup. "No Cooling" calls will be handled for two (2) years from date of start up during regular working hours. All routine maintenance (filter changes, etc.) will be done just before Owner takes occupancy.

83 Radiant Floor Heating

10.10 General:
  a The installation shall be in strict accordance with manufacturers' instructions in accordance with their warranty policy.
  b System shall be complete with all materials and controls from one single manufacturer source.
10.11 Hydronic Sub-floor Heating: *(N/A)*
10.12 Electric Sub-floor Heating:
  a. Provide a complete electric floor space heating system, where indicated on plans, by *Nuheat Industries Ltd.* or Architect approved equal.

35 Venting

35.01 Dryer Venting:
  a Shall be rigid metal pipe and fittings.
  b Connect with 2 layers of metal foil tape, do not use screws.
  c Shall terminate to the outside of the building. Locate in field with Architect.
  d Vent Specification: Vent cover, *Seiho Inter. Inc.*, http://www.seiho.com/, SFB-P(with Backdraft Flapper Damper), 4in, Aluminum, anodized

35.02 Exhaust Fan, Bathrooms
  35.02.01 Bathroom/Powder Rm, Standard
    a Purchased and installed by contractor
    b Ducted, stand alone, fan exhaust system
    c Mechanical contractor shall select model as required for each location
    d Follow manufactures specifications for installation
    e Supply with timer control
    f Exhaust Fan Specification: *Broan-Nu Tone LLC,* or approved equal, http://www.broan.com/, Ultra Green, Single Speed Fan, XB80, 80 CFM(contractor to confirm CFM required), 4in duct, Aluminum, anodized
    g Exhaust Grill: *Seiho Inter. Inc.*, http://www.seiho.com/, Model SX with insect screen, clear anodized aluminum, verify diameter required
  35.02.02 Bathroom, Master
    a Purchased and installed by contractor
    b Ducted, inline, remote, fan exhaust system with backdraft damper
    c Provide intake register and timer control at these locations:
      i Directly in front of shower door
      ii Within water closet
    d Mechanical contractor shall size model as required for location
    e Follow manufactures specifications for installation
    f Remote Inline Exhaust Fan Kit Specification: *Fantech*, or approved equal, http://www.fantech.net/, PB Series with Dual Grill (contractor to confirm CFM required), Duct size as required, Manufacturers standard
    g Exhaust Grill Specification: *Seiho Inter. Inc.*, http://www.seiho.com/, Model SX with insect screen, clear anodized aluminum, verify diameter required

DIVISION 26
ELECTRICAL

01 General

01.01 Furnish and install all wire, cable, conductors, connectors, conduit, junction boxes, electrical services and other rough in equipment, outlets, lamps, and trim and required to render a complete and fully operating inspected and approved electrical power distribution and lighting system as indicated on drawings and schedules.
01.02 All work shall comply with National Electrical Code, edition in force, and with all regulations of all authorities having jurisdiction, and deliver same to Owner upon completion of work.
01.03 Data indicated on the Drawings and Lighting Fixture Schedule are as exact as can be secured, but their absolute accuracy is not guaranteed. Exact locations, distances, levels and other conditions will be governed by field conditions. Use the Drawings and these Specifications for guidance and secure the Architect's approval of all changes in location. Verify all measurements of the site. No extra compensation will be made because of differences between locations shown on the Drawings and measurements at the building.
01.04 Final lighting locations shall be determined in field. Contractor shall modify framing as required for centering at no additional cost to Owner.
01.05 It shall be the Contractor's responsibility to perform all circuit calculations for all new electrical work as required for approval by local authorities. Verify at the time of and for the purpose of bidding the amperage required by code to meet load imposed by existing facilities and new work. Contract price shall include cost, and Contractor shall specify scope, or any and all new work required at electrical service entrance.
01.06 General Contractor shall verify whether existing service is adequate for new Addition work. If new electric service is required, it shall be furnished and installed complete to point of connection with utility company's facilities. Any and all charges by utility company for connecting and interfacing with new electric service shall be included. Scope shall include but not be limited to main, disconnect and distribution panel, metering equipment, feeder system in conduit, power or branch circuit panel(s) and circuit breakers; all connections, equipment, labor, services and materials as required to provide a complete and fully operating inspected and approved electric service.
01.07 Contractor shall properly ground the entire system as required by all regulations, National Electrical Code, and any other authority having jurisdiction.
01.08 Provide ground fault interrupters as required by authorities having jurisdiction. The interrupting capacity of circuit breakers shall be as required by code.
01.09 Coordinate ceiling construction and finish prior to ordering lighting fixtures. Correlate and check all fixture designations with finishes in order to coordinate fixtures trim with ceiling type.
01.10 Furnish and install all lamps for all fixtures. Incandescent lamps shall be inside frosted, unless otherwise noted.
01.11 Convenience outlets shall be provided as indicated, and as further required, at no additional charge to satisfy fully code and other requirements of all authorities having jurisdiction.
01.12 Provide 400-amp service for the residence, to be verified by electrical contractor.
01.13 Electrical Fittings
  a Provide and install all electrical fittings. Fixtures, switches, receptacles and dimmers shall be as noted on the *Electrical Schedule.*
  b Center fixtures as indicated on drawings. Contractor shall modify framing as required for centering.
  c Switches shall be ganged together with single faceplate wherever possible.
  d Outlet Locations:
    i Wall Outlets: Locate horizontally and centered on the flat portion of the baseboards. Typically locate within 12" to the side of window openings so that the outlet could be hidden by the window treatment.
    ii Outlets Above Kitchen Counter: T.B.D.
  e Contractor shall not substitute any electrical item without written approval from the Architect.
01.14 Appliances and Accessories
  a Provide and install outlets and electrical hookups for appliances and accessories in accordance with manufacturer's specifications.
  b See millwork fabricators drawings or schedules for all appliances and accessories.
01.15 Lighting Equipment
  a Minimum of 50 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps *(IRC Section N1104.1).*
01.16 Radiant Floor Heating: See *Division 23*
01.17 Alarm System: Standard alarm system components and installation.
01.18 Emergency Power Generator: Provide an emergency power generator, gas/propane fired.
  a Contractor to provide all required equipment, conduits, excavation, concrete work electrical connections and all gas connections.
  b The following circuits shall be connected to the generator:
    i All house circuits
  c Location to be determined in the field.
01.19 Audio Visual System:
  a The owner to contract directly with an Audio-Visual System vendor.
  b Contractor to coordinate work of other trades with AV system.
  c Electrical contractor to provide power as required to system.

41 Lightning Protection for Structure (Option: Provide budget)

41.01 Complete concealed Lightning Protection System
  a *Woods Lightning Protection Company* of Shelton, CT (203) 929-1868, or Architect approved equal.
  b Contractor shall submit system proposal for Architects review and approval prior to installation.

42 Radon System

42.01 Install an electrical junction box (outlet) in the attic for use with a vent fan, should, after testing for radon, a more robust system be needed

DIVISION 31
EARTHWORK

10 Site Clearing

10.01 Remove shrubs, grass and other vegetation, improvements or obstructions interfering with new construction. Remove such items elsewhere on site or premises as specifically indicated. Removal includes digging out stumps and roots.
10.02 Remove all materials from clearing and grubbing as well as excess or unsuitable topsoil and excess or unsatisfactory subsoil not scheduled for on-site retention.
10.03 It shall be the responsibility of the Contractor to arrange and provide proper and legal means of off-site disposal for all debris of clearing and grubbing.

11 Site Protection

11.01 Provide adequate protection by fencing, barricading or wrapping to prevent damage to existing improvements, trees and vegetation indicated to remain in place.
11.02 Keep areas within branch spread of existing plants free of construction materials and vehicular traffic.
11.03 Employ licensed arborist to repair any damages occurred. Arborist to be selected by Owner.

22 Grading

22.01 All disturbed area to be rough-graded smooth and clear of large rocks (1" diameter and greater) and debris.
22.02 Rough grades to be 6" below finish grades noted on the drawings.
22.03 Contractor to provide installation of topsoil and finish grading, hand racked.
22.04 All grass seeding and landscape plantings by others.

23 Excavation and Fill

23.01 Excavation
  a Excavate earth to depths and widths required. Slope sides of excavations to comply with applicable codes; shore and in safe condition until completion of back filling. Provide a contingency for blasting.
  b Do not allow water to accumulate in excavations; remove standing water with pumps, sumps and dewatering systems as necessary to prevent softening of foundation bottoms.
  c Excavation for Mechanical/Electrical Work: Excavation and backfill required in conjunction with any underground mechanical and electrical utilities, and buried mechanical and electrical appurtenances is included as work of this section.
23.02 **Backfilling** *(see also Structural Engineers construction documents for additional specifications)*
  a Backfill excavations as promptly as work permits but not prior to inspection and acceptance of all construction specified below finish grade, removal of concrete formwork, and all other debris, and adequate bracing above grade of structure to be back filled against.
  b Backfill and fill with satisfactory excavated or borrow material, free of clay, large rock, debris, waste, frozen or organic materials and other deleterious matter. Place backfill and fill materials in not more than 6" loose depth layers and compact to a density equal to adjacent subsoil between layers.
  c Fill beneath building slabs on grade shall be a washed, evenly graded mixture of crushed stone, or crushed or uncrushed gravel; 100% passing a 1 1/2" sieve and maximum 5% passing a No. 4 sieve. Compact in 6" maximum layers to 90% maximum density between successive layers.

DIVISION 32
SITE IMPROVEMENTS

14 Landscape Stonework

14.01 General:
  a Cement: White cement ASTM C150, type 1, non-staining per ASTM C91.
  b Hydrated lime: ASTM C251, type S.
  c Aggregate: ASTM C144, non-staining with fine aggregate produced from natural sands or ground stone.
  d Water: Potable, neutral pH.
  e Precut stone units to size and shape as shown on drawings. Use powered masonry saw for cutting units at site. Avoid use of less than half size units.
  f Do not use stone units with chips, cracks, voids, stain or other defects visible in finished work. Clean stone before setting by scrubbing with fiber brushes and water. Wet stone, as required, before setting. Comply with manufacturer's instructions for application of materials.
  g Clean installed work after mortar and grout has set, using materials and methods which will not be detrimental to installed work.
  h Deliver stone material to project in undamaged condition.
  i Store cementitious materials off the ground, under cover and in dry location.
  j Store aggregates where grading and other required characteristics can be maintained.
  k Store masonry accessories including metal items to prevent deterioration by corrosion and accumulation of dirt.
  l Remove and replace stone units which are loose, chipped, broken, stained or otherwise damaged, or if units do not match adjoining units as intended. Provide new units to match adjoining units and install in fresh mortar or grout, pointed to eliminate evidence of replacement.
  m Clean installed work after mortar and grout has set, using materials and methods which will not be detrimental to installed work.
  n Stoops and Steps: *see construction drawings* for material specifications
  o Terrace: see construction drawings for material specifications

16 Driveway

16.01 Material: Asphalt with Armor Coat Oil & Crushed oyster shells
  a Follow standard practices for installation

18 Tennis Court *(N/A)*

31 Fences and Gates

31.01 As shown on drawings

32 Retaining Walls

32.01 As shown on drawings

33 Irrigation

33.01 By others

34 Landscape Planting

34.01 By others

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PROJECT: 233 Hillspoint Road
LOCATION: 233 Hillspoint Road Westport, CT 06880
TITLE: General Specifications

DATE	ISSUE
3/15/2018	CAM UPDATE
10/09/2017	CAM

JOB NO. 233HILL
DATE 3/15/2018
SCALE AS NOTED
DRAWN BY AAB

A0.12

DIVISION 33
STORMWATER UTILITIES

31 **Sub-drainage**

31.01 Drainage Fill Beneath Building Slabs on Grade: Shall be a washed, evenly graded mixture of crushed stone, or crushed or uncrushed gravel; 100% passing a 1 1/2" sieve and maximum 5% passing a No. 4 sieve. Compact in 6" maximum layers to 90% maximum density between successive layers.

31.02 Foundation and Storm Drain: Shall be polyvinyl chloride pipe; ANSI/ASTM D 2729. Perforated drainage pipe shall be placed with perforations down and joints tightly closed, and surrounded with clean and compacted drainage fill; overlaid with one layer 15 lb. asphalt felt. Solid pipe shall be placed with joints tightly closed and pitching at minimum 1/8" to one foot to drywell.

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PROJECT:
233 Hillspoint Road
LOCATION:
233 Hillspoint Road
Westport, CT 06880

TITLE:
General
Specifications

DATE	ISSUE
CAM UPDATE	3/15/2018
CAM	10/09/2017

JOB NO.	233HILL
DATE	3/15/2018
SCALE	AS NOTED
DRAWN BY	AAB

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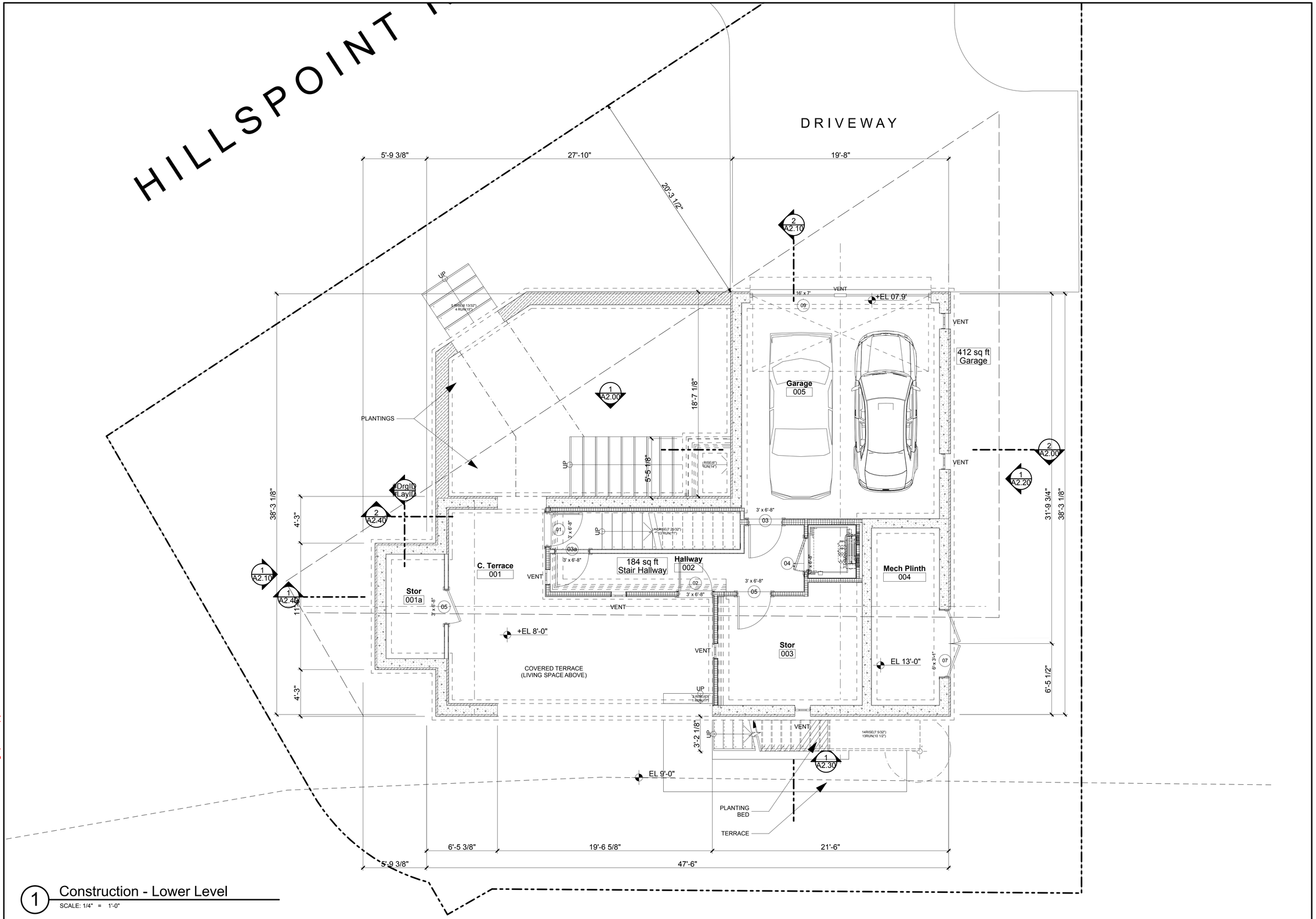

1 Construction - Lower Level

SCALE: 1/4" = 1'-0"

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PROJECT: 233 Hillspoint Road

LOCATION: 233 Hillspoint Road Westport, CT 06880

TITLE: Construction Lower Level

DATE	ISSUE
CAM UPDATE	3/15/2018
CAM	10/09/2017

JOB NO.	233HILL
DATE	3/15/2018
SCALE	AS NOTED
DRAWN BY	AAB

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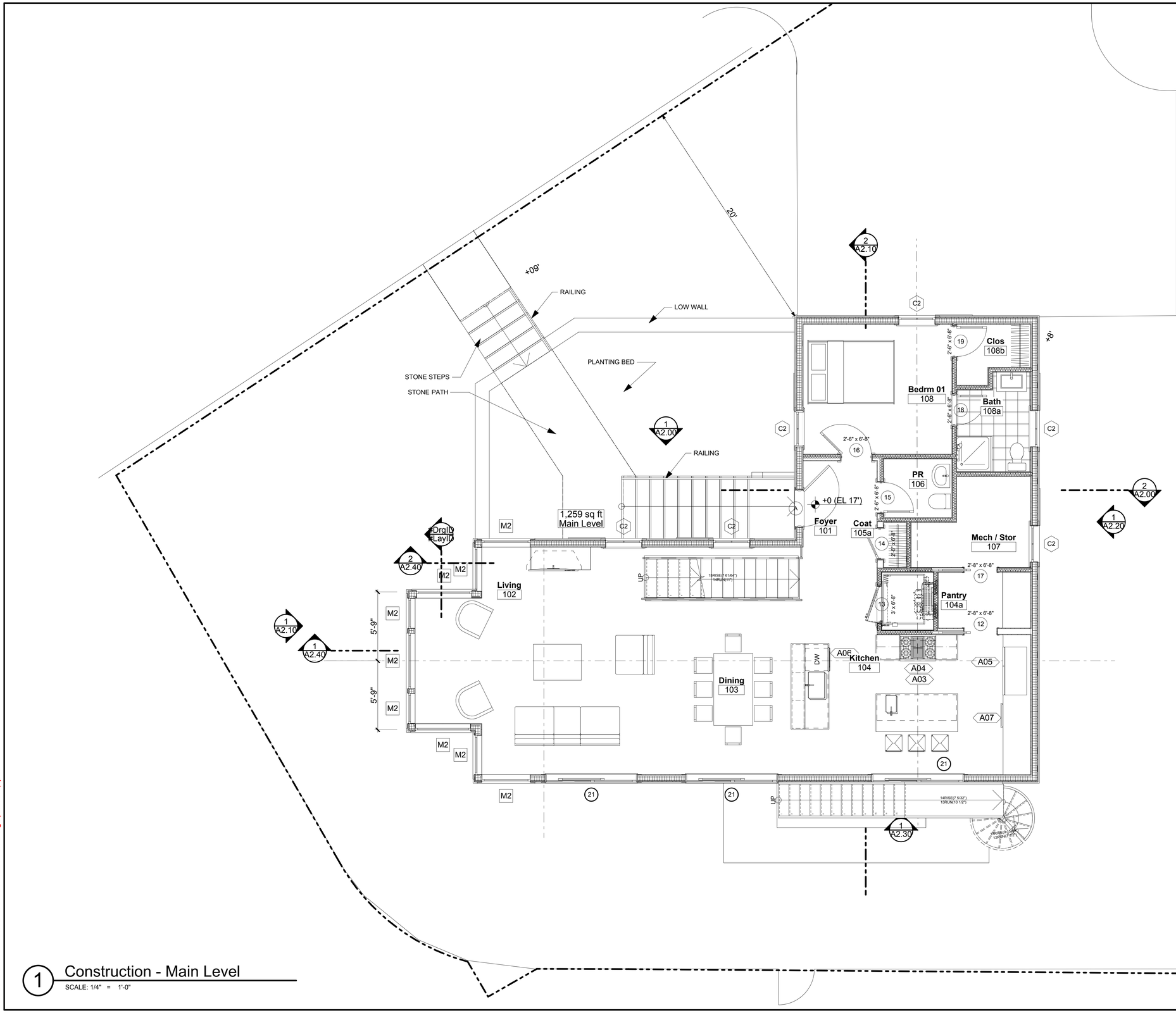

1 Construction - Main Level

SCALE: 1/4" = 1'-0"

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PROJECT:
233 Hillspoint Road

LOCATION:
233 Hillspoint Road
Westport, CT 06880

TITLE:
Construction
Main Level

DATE	ISSUE
CAM UPDATE	3/15/2018
CAM	10/09/2017

JOB NO.	233HILL
DATE	3/15/2018
SCALE	AS NOTED
DRAWN BY	AAB

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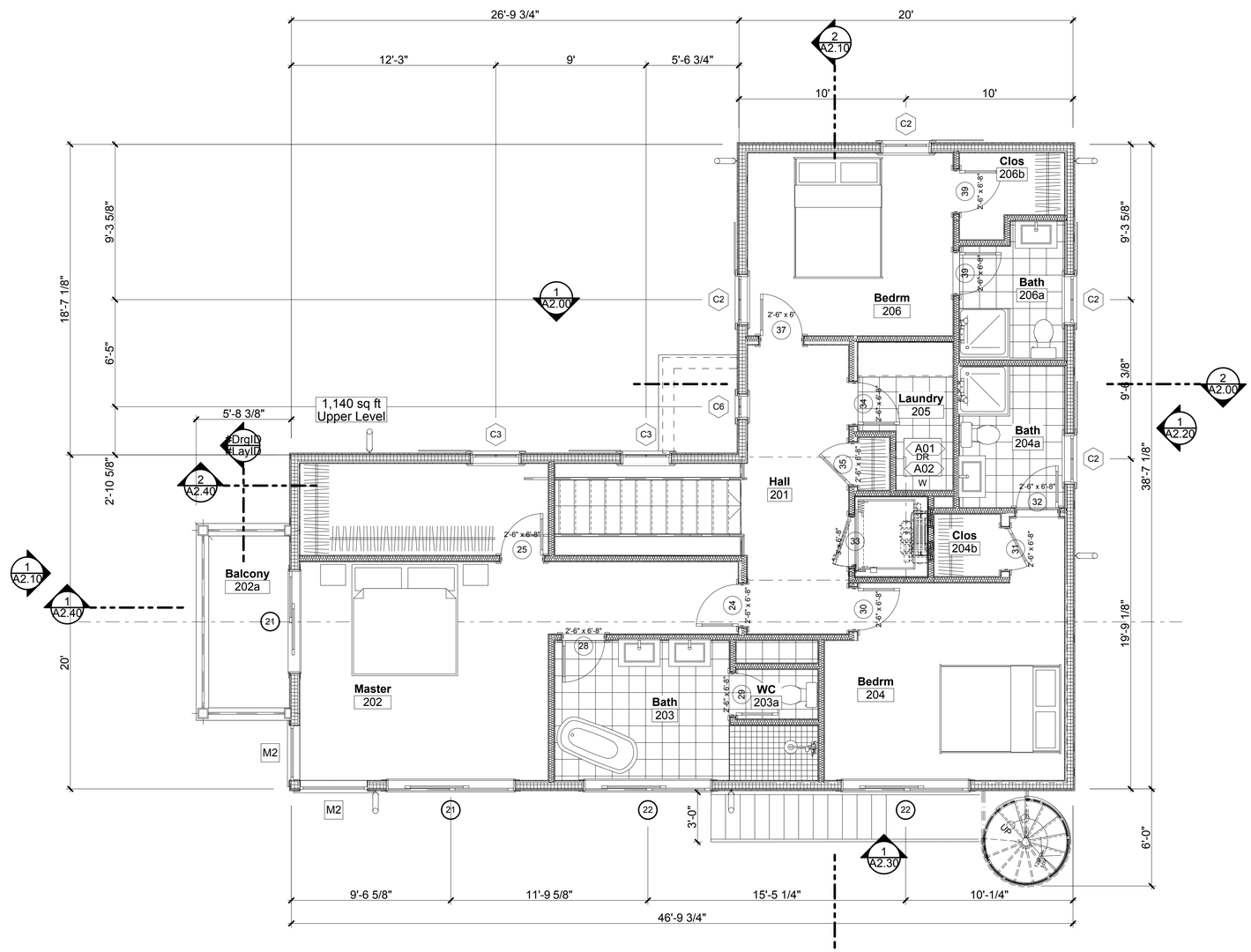

1 Construction - Upper Level

SCALE: 1/4" = 1'-0"

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TITLE: Construction Upper Level

PROJECT: 233 Hillspoint Road

LOCATION: 233 Hillspoint Road Westport, CT 06880

CAM UPDATE	3/15/2018
CAM	10/09/2017
DATE	ISSUE

JOB NO.	233HILL
DATE	3/15/2018
SCALE	AS NOTED
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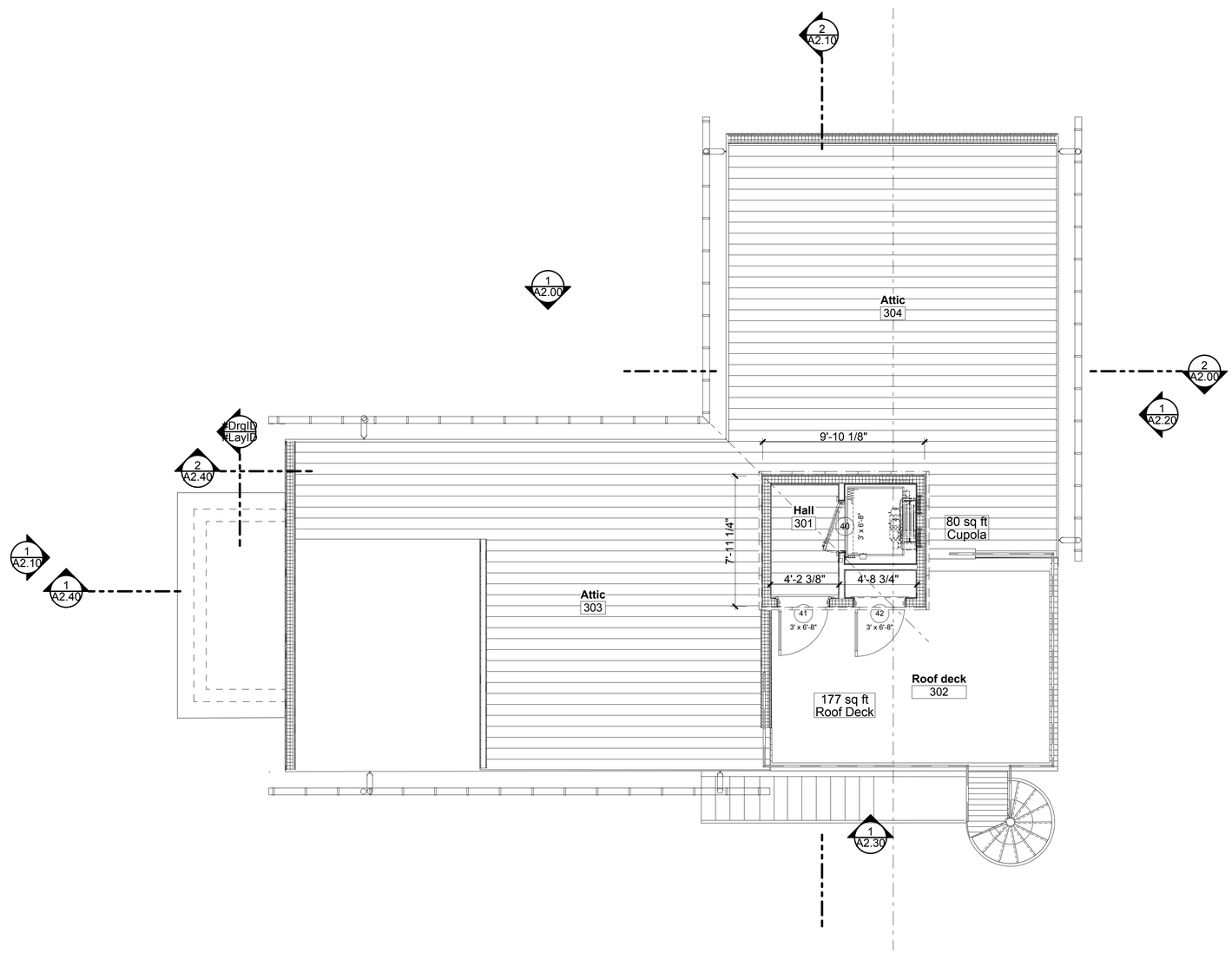

1 Constructioin - Attic Level

SCALE: 1/4" = 1'-0"

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PROJECT:
233 Hillspoint Road

LOCATION:
233 Hillspoint Road
Westport, CT 06880

TITLE:
Construction
Attic Level

DATE	ISSUE
CAM UPDATE	3/15/2018
CAM	10/09/2017

JOB NO.	233HILL
DATE	3/15/2018
SCALE	AS NOTED
DRAWN BY	AAB

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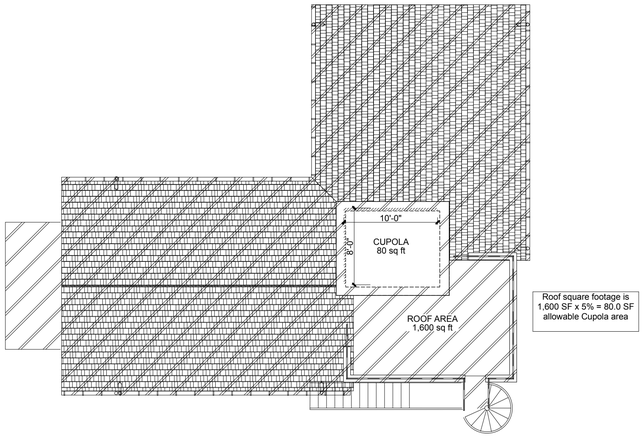
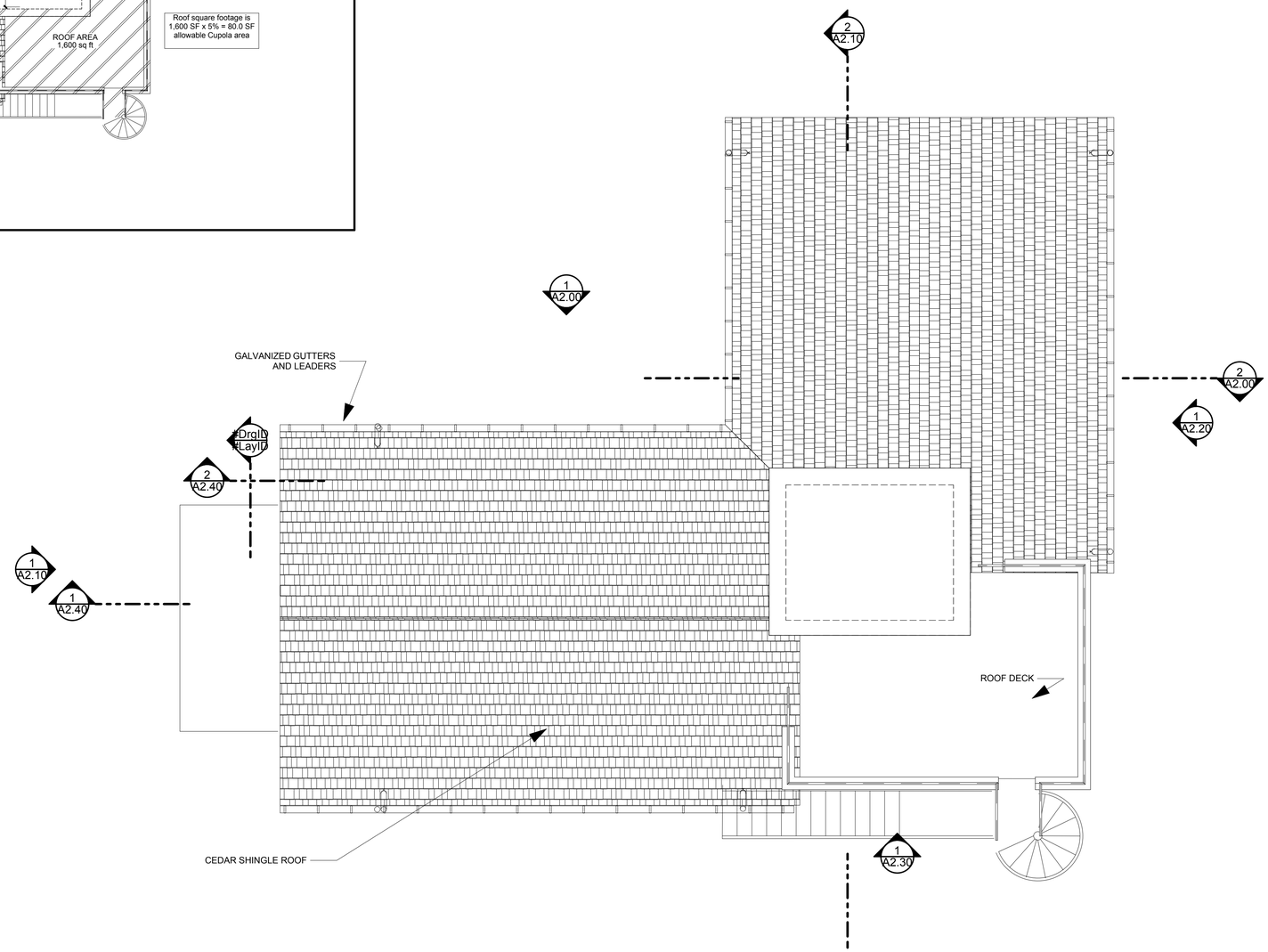


2 Roof Level Diagram

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



1 Construction - Roof Level

SCALE: 1/4" = 1'-0"

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PROJECT: 233 Hillspoint Road

LOCATION: 233 Hillspoint Road
Westport, CT 06880

TITLE: Construction
Roof Level

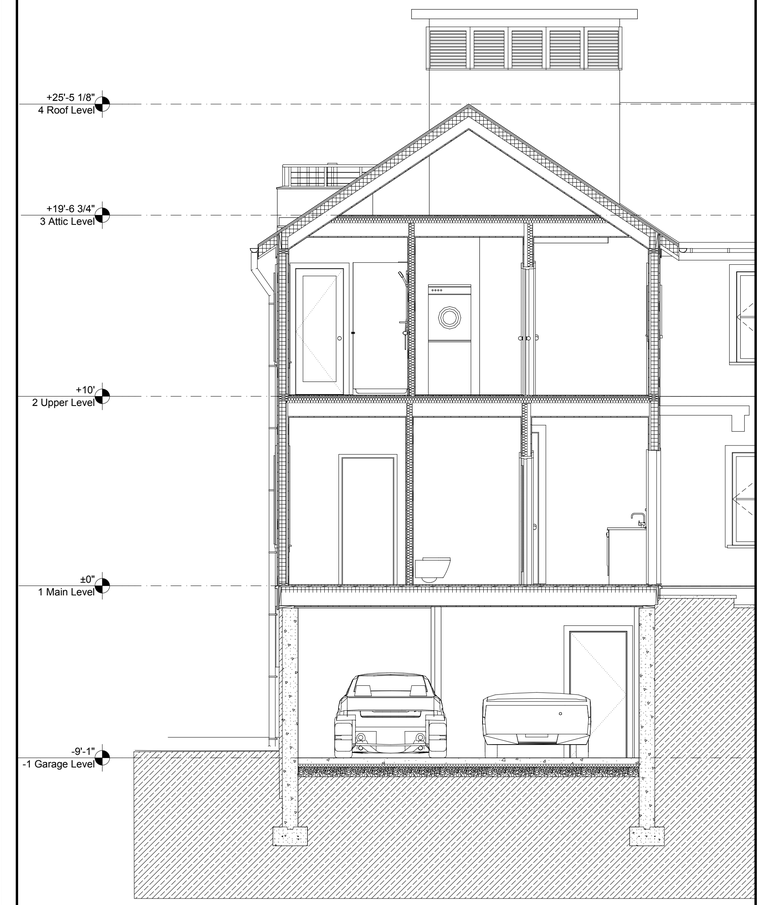
DATE	ISSUE
CAM UPDATE	3/15/2018
CAM	10/09/2017

JOB NO.	233HILL
DATE	3/15/2018
SCALE	AS NOTED
DRAWN BY	AAB

A1.40

1 North Elevation

SCALE: 1/4" = 1'-0"



2 Cross Section thru Garage

SCALE: 1/4" = 1'-0"

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PROJECT: 233 Hillspoint Road

LOCATION: 233 Hillspoint Road Westport, CT 06880

TITLE: Elev & Sections North

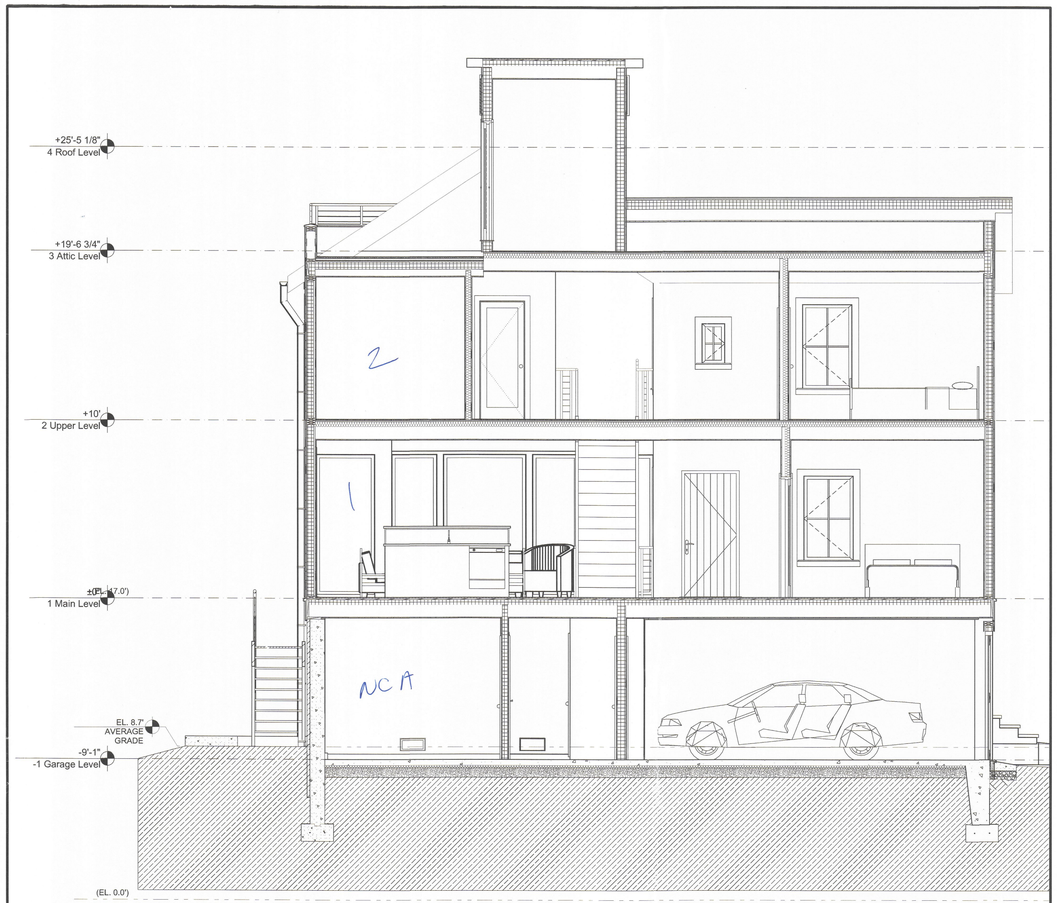
DATE	ISSUE
CAM UPDATE	3/15/2018
CAM	10/09/2017

JOB NO.	233HILL
DATE	3/15/2018
SCALE	AS NOTED
DRAWN BY	AAB

A2.00

1 West Elevation

SCALE: 1/4" = 1'-0"



2 Long Section at Garage

SCALE: 1/4" = 1'-0"

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ANDREW A. BEINFIELD
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PROJECT:
233 Hillspoint Road

233 Hillspoint Road
Westport, CT 06880

TITLE:
Elev & Sections
East

DATE	ISSUE
CAM UPDATE	3/15/2018
CAM	10/09/2017

JOB NO.	233HILL
DATE	3/15/2018
SCALE	AS NOTED
DRAWN BY	AAB

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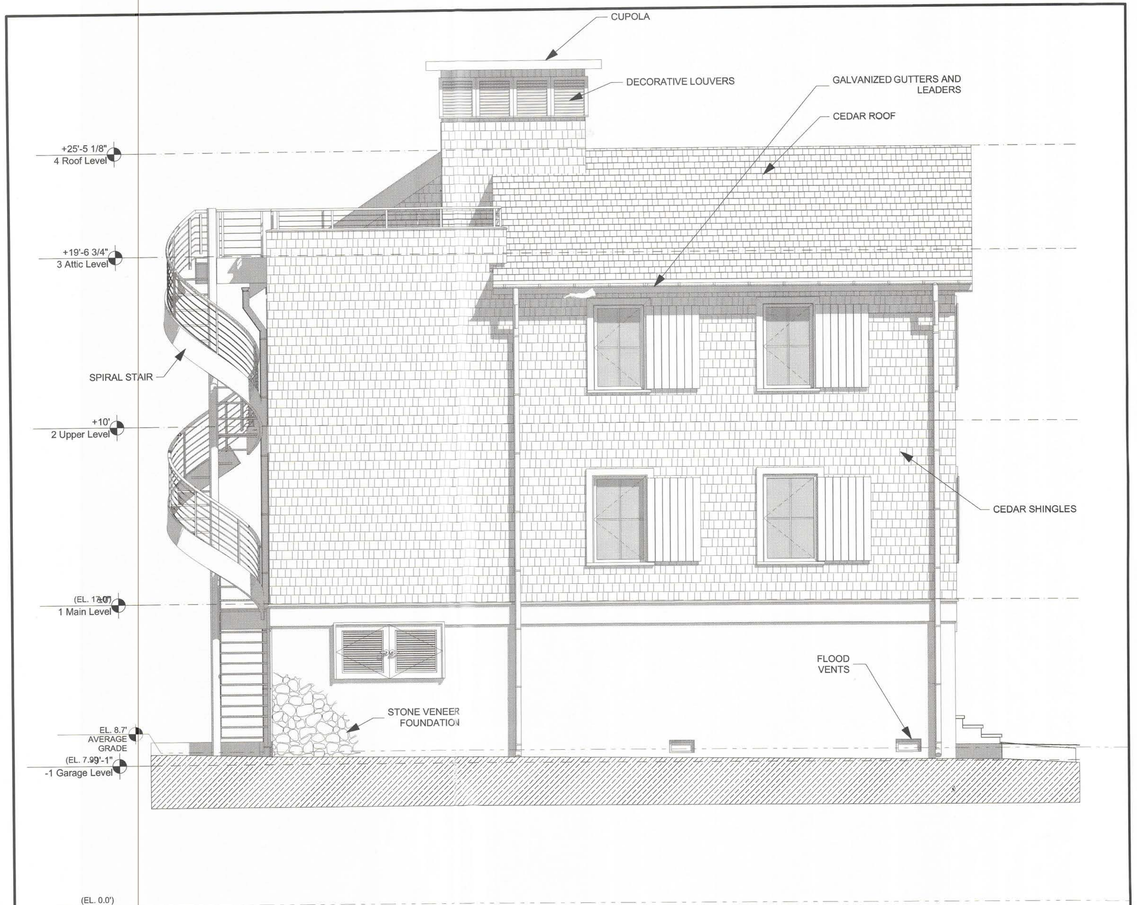

1 East Elevation

SCALE: 1/4" = 1'-0"

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NO. 05787
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T 203 838 5789 WWW.BEINFIELD.COM

PROJECT:
233 Hillspoint Road

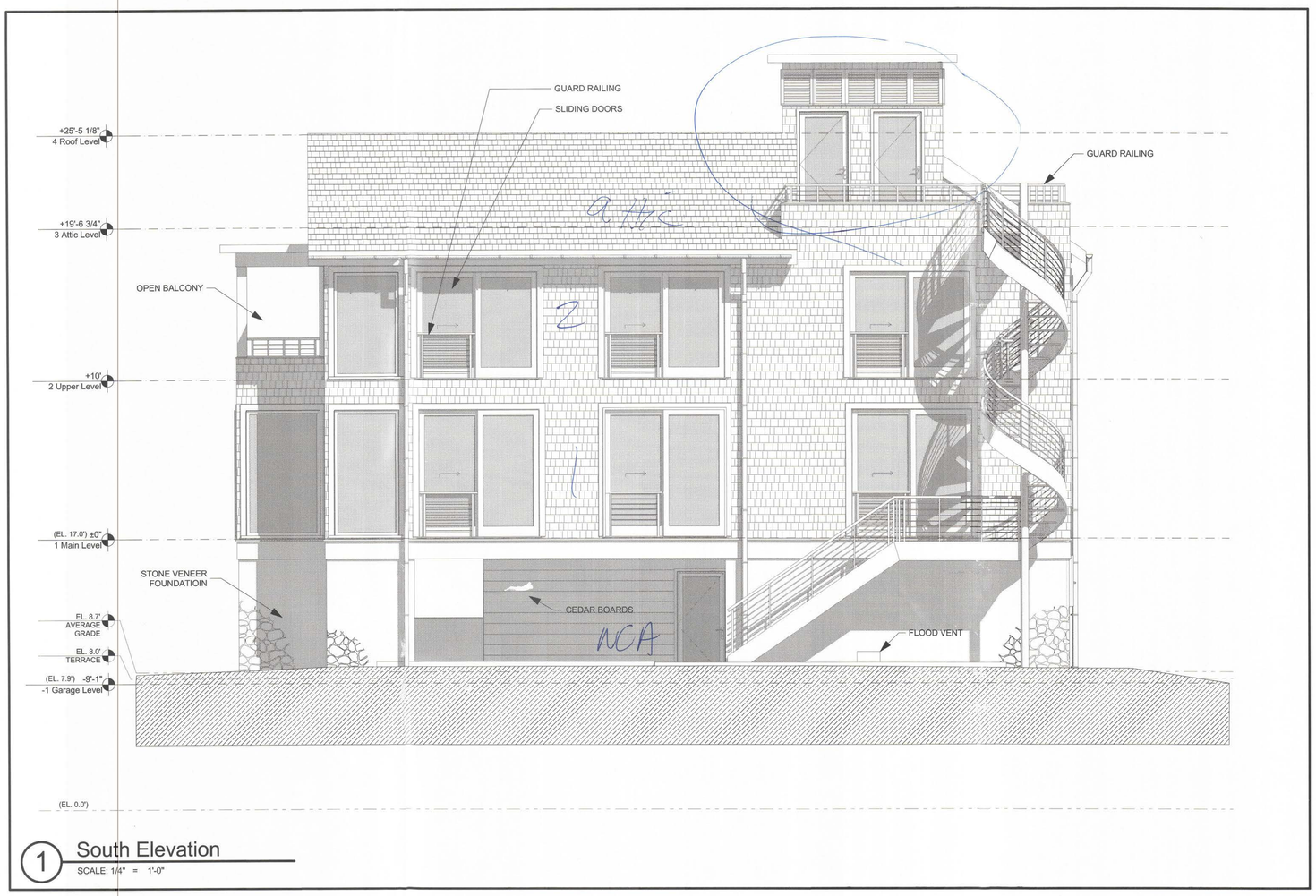
LOCATION:
233 Hillspoint Road
Westport, CT 06880

TITLE:
Elev & Sections
South

DATE	ISSUE
CAM UPDATE	3/15/2018
CAM	10/09/2017

JOB NO.	233HILL
DATE	3/15/2018
SCALE	AS NOTED
DRAWN BY	AAB

A2.20



1 South Elevation

SCALE: 1/4" = 1'-0"

C:\Users\andrew\OneDrive\233HILL Arch Dwgs(current).pln

STATE OF CONNECTICUT
ANDREW C. BEINFIELD
LICENSED ARCHITECT

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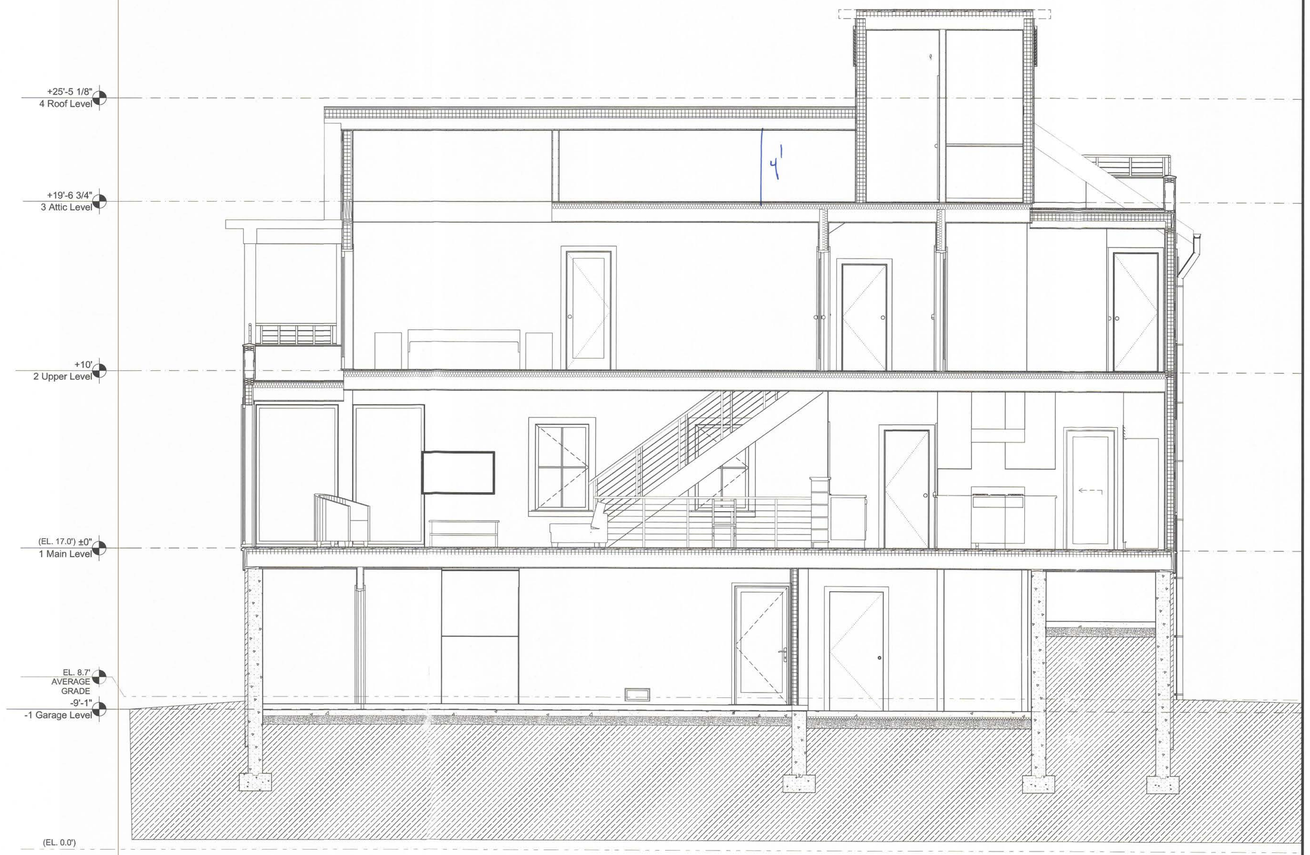

1 Long Section at Kitchen

SCALE: 1/4" = 1'-0"

2 Long Section through Stair

SCALE: 1/4" = 1'-0"

SEAL

STATE OF CONNECTICUT
ALAN A. BEINFIELD
NO. 05787
LICENSED ARCHITECT

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