

PROPOSED
INTERIOR AND FACADE
RENOVATIONS FOR:
NORTH WALKE HOUSING
CORPORATION
24 Haviland Street
Norwalk CT

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INTERIOR & FACCADE RENOVATIONS FOR: NORTH WALKE HOUSING CORPORATION PROJECT LOCATED AT: 24 HAVILAND STREET NORWALK, CONNECTICUT

LIST OF ABBREVIATIONS

A.C.T.	ACOUSTICAL TILE	Q.G.	CEILING	FE.	FEEL	L.C.C.	LEAD COATED COPPER
A.F.F.	ABOVE FINISHED FLOOR	Q.M.L.	CONCRETE MASONRY UNIT	F.E.C.	FIRE EXTINGUISHER CABINET	L.H.	LINUMATED PLASTIC
ALUM.	ALUMINUM	CONC.	CONCRETE	FIN.	FINISH	L.P.	LOW POINT
ASB.	ACCESS PANEL	OS.	OUTSIDE	F.R.	FIRE RATED	L.R.	LOUVER
A.S.	ALUMINUM SQUEEZE	C.S.B.C.	CONN. STATE BUILDING CODE	CA.	CERAMIC TILE	MAX.	MAXIMUM
⊙	BOARD	C.W.M.	CLEAN & WAX	GL.	GLASS	MECH.	MECHANICAL
BD.	BUILDING	G.W.	GUM WATER	GP. BD.	GYP. BOARD	WH.	WARRANTY
BDG.	BUILDING	D.F.	DRINKING FOUNTAIN	HC	HANDICAPPED	M.O.	MASONRY OPENING
BKG.	BLOCKING	DPS*	DISPENSER	HGT	HEIGHT	M.S.	MARBLE SADDLE
B.M.	BENCH MARK	D.L.	DETAIL	H.L.	HOLLOW METAL	MSY	MASONRY
B.R.K.	BRICK	D.N.	DOWN	H.O.	HOOD OPERATOR (ELECTRIC MACHINIC)	M.T.P.A.	METAL THERMOPLASTIC
B.U.	BUILT-UP	D.M.S.	DOWN FOUND OR DIAMETER	H.P.	HOT POINT	N.I.S.	NOT IN CONTACT
C.B.	CHALK BOARD	E.	ENTRY	H.R.	HEATING, VENTILATING, AIR CONDITIONING	O.C.	ON CENTER
CB	CATCH BASIN	E.F.S.	EXTERIOR FIN. SYSTEM	H.V.	HVAC	O.D.	OUTSIDE DIAMETER
CBP.	CAPACITY	E.P.	ELEVATION	H.W.	HOT WATER	P.G.	PIPE
CBT.	CERAMIC TILE	E.M.C.	ELECTRIC METER	I.D.	INSIDE DIAMETER	P.I.	PIPE
C.I.	CAST IRON	E.X.S.T.	ELECTRIC WATER HEATER	INFO	INSULATION	P.L. LAM.	PLASTIC LAMINATE
C.L.	CONTROL JOINT	E.P. JT.	EXPANSION JOINT	INSTR.	INSTRUMENT	P.P.D.	PAINT PAINED PRODUCTION SCREEN
C	CENTER LINE	F.D.	FLOOR DRAIN FOUNDATION	INSTR. HGT	INSTRUMENT HEIGHT	P.S.	PLYWOOD
		F.N.	FOUNDATION	J.O.W.	JAMB OPENING WIDTH	WASH. F.	WOOD WASHING

GENERAL NOTES

- NOTE: THE FOLLOWING NOTES APPLY TO ALL AREAS OF REQUIRED WORK.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE 2003 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH 2005 CITY SUPPLEMENT WITH 2009, 2011, 2013 AMENDMENTS.
 - 2003 INTERNATIONAL MECHANICAL CODE (IMC)
 - 2003 INTERNATIONAL PLUMBING CODE (IPC)
 - 2009 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2011 NATIONAL ELECTRICAL CODE
 - THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION STANDARDS SPECIFY THE AMERICAN NATIONAL STANDARDS COMMITTEE EDITION, SHALL APPLY TO ALL THE WORK IN THIS CONTRACT.
 - ALL WORK SHALL CONFORM TO EXISTING CODES, REGULATIONS, AND SETBACK REQUIREMENTS, AND BE DONE IN A FIRST CLASS CRAFTSMAN-LIKE MANNER, ACCORDING TO GOOD CONSTRUCTION PRACTICES.
 - ALL CONTRACTORS TO HAVE ADEQUATE INSURANCE AND SHALL SUBMIT PROOF OF SAME BEFORE STARTING WORK.
 - ALL CONTRACTORS SHALL OBTAIN AND PAY FOR ANY PERMITS REQUIRED FOR HIS DISCIPLINE.
 - ALL CONTRACTORS SHALL VISIT THE PROJECT SITE AND FAMILIARIZE THEMSELVES WITH ALL BUILDING AND WORKING CONDITIONS.
 - IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
 - IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURE AND SEQUENCING, AND TO ENSURE THE SAFETY OF ALL PERSONS IN BUILDING AND ITS COMPONENT PARTS DURING CONSTRUCTION.
 - ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS IN THE FIELD AS REQUIRED BEFORE SUBMITTING SHOP DRAWINGS AND/OR PRIOR TO PERFORMING ALL WORK REQUIRED AS SHOWN ON THESE DRAWINGS. ALL WALLS AND /OR PERMANENTLY LOCATED ITEMS SHALL BE CHALKED ON THE FLOOR TO VERIFY ACCURACY OF LAYOUT PRIOR TO CONSTRUCTION. ALL DISCREPANCIES THAT MAY ARISE BETWEEN THE FINISHED PRODUCT OF THIS PROJECT SHALL BE DISCUSSED WITH THE ARCHITECT AND OWNER BEFORE PROCEEDING WITH THE PROJECT.
 - DESIGN ASSUMPTION: SOIL-BEARING CAPACITY IS 2.0 TONS PER SQUARE FOOT.
 - BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE AT LEAST 3'-6" BELOW FINISHED GRADE.
 - CONTROLLED FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS AND COMPACTED WITH A VIBRATOR ROLLER TO 95 PERCENT OF THE MAXIMUM DRY DENSITY. FILL MATERIAL SHALL BE COMPACTED AT OR NEAR THE OPTIMUM MOISTURE CONTENT.
 - CONCRETE SHALL BE AIR-ENTRAINED NORMAL WEIGHT CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI. CALCIUM CHLORIDE SHALL NOT BE USED.
 - REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60.
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 - AT NEW CONSTRUCTION: WOOD FRAME, WESTERN TYPE, TRIPLE STUDS AT ALL CORNERS, WOOD BUILT-UP UNITS AS REQUIRED. DOUBLE PLATE UNDER ALL WINDOWS AND ATOP OF ALL WALLS. DOUBLE JOISTS UNDER ALL ROOFS. ALL JOISTS SHALL BE MADE OF THE SAME KIND AND GRADE OF LUMBER. CONTRACTOR TO PROVIDE A CONTINUOUS BEAD OF GLEU ATOP ALL JOISTS BEFORE SETTING AND NAILING PLYWOOD. ALL REMAINING LUMBER AND PLYWOOD SHALL BE CLEARLY MARKED WITH A GRADE STAMP.
 - TYPICAL WALL HEADER OVER WINDOW AND DOOR OPENINGS SHALL BE (2)-2X10'S WITH 1/2" PLYWOOD FILTER SUPPORTED BY (2)-2 X 6 JACK STUDS AND (1) FULL HEIGHT STUD AT EACH END OF HEADER. (UNLESS OTHERWISE NOTED).
 - ALL WOOD FRAMING IN CONTACT WITH CONCRETE, MASONRY OR EXPOSED TO THE WEATHER SHALL BE CCA PRESERVATIVE TREATED SOUTHERN YELLOW PINE NO.2 OR BETTER AND SHALL BE CLEARLY AND STAMPED FOR GROUND CONTACT USE. PLYWOOD IN CONTACT WITH CONCRETE, MASONRY OR EXPOSED TO THE WEATHER SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH NAPA STANDARDS 09 FOR PLYWOOD.
 - FRAMING LUMBER SHALL BE DOUGLAS FIR NO. 2 OR SOUTHERN YELLOW PINE NO. 2 OR BETTER.
 - STRUCTURAL LUMBER USED FOR JOISTS, RAFTERS AND COLUMNS SHALL BE NOT LESS THAN NO. 2 GRADE DOUGLAS FIR AND SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE UNIT STRESSES:

BUILT UP FRAMING LUMBER USED FOR STUDS, PARTITIONS, AND MISCELLANEOUS FRAMING SHALL NOT BE LESS THAN NO. 2 GRADE DOUGLAS FIR AND SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE UNIT STRESSES:	
EXTRUDE FIBER IN BENDING	F _b = 550 PSI
TENSION PARALLEL TO GRAIN	F _t = 375 PSI
MODULUS OF ELASTICITY	E = 1,400,000 PSI
 - ALL DIMENSIONS ARE TO THE FACE OF STUD WALLS UNLESS OTHERWISE NOTED.
 - ANY CUTTING, PATCHING, OR REPAIRING FOR THIS PROJECT SHALL BE PERFORMED BY EACH CONTRACTOR AS REQUIRED.
 - ALL CONTRACTORS TO BE RESPONSIBLE FOR KEEPING AREAS ADJACENT TO WORK CLEAN AND FREE FROM DEBRIS. AREAS TO BE CLEANED AT THE END OF EACH WORK DAY.
 - REMOVE ALL CONSTRUCTION DEBRIS IN A LEGAL MANNER. PROTECT PERKS, DIRT, WAZE.
 - ALL SURFACES DISTURBED BY DEMOLITION & NEW CONSTRUCTION OPERATIONS SHALL BE PATCHED & REPAIRED TO MATCH AND BLEND WITH EXISTING ADJACENT SURFACES UNLESS OTHERWISE NOTED.
 - ALL EXISTING SURFACES TO BE REPAIRED SHALL BE PATCHED AND REPAIRED AS REQUIRED UOE TO UNFINISHED FLOORS, CORNERS, OR OTHER WALL DAMAGE. ANY UNFINISHED ELECTRICAL, SECURITY, OR OTHER SUCH JUNCTION BOXES OR CONTROL PANELS SHALL BE REMOVED WITH OWNER APPROVAL.
 - ALL COLORS, MATERIALS, ETC. TO BE SELECTED BY THE OWNER. SUBMIT SAMPLES FOR APPROVAL OR FOR ANY SUBSTITUTIONS WHICH ARE PROPOSED.
 - BLOCK SOLID TO BEARING UNDER ALL HEADERS, BEAMS, AND GIRDERS. DOUBLE FRAME AROUND ALL ROOF AND FLOOR OPENING, UNLESS NOTED OTHERWISE.
 - DOUBLE FRAME AROUND ALL ROOF AND FLOOR OPENING, UNLESS NOTED OTHERWISE.
 - DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO FLOOR JOIST. NOTHING IN THE TOP AND BOTTOM OF SOLID SWAN (DIMENSIONAL) JOISTS SHALL NOT BE LOCKED IN THE MIDDLE THIRD OF THE SPAN. JOISTS SHALL BE LAPPED AND NOTED TO BE LAPPED IN THE TOP OR BOTTOM OF THE JOIST AND SHALL NOT EXCEED 1/3 OF THE DEPTH OF THE JOIST.
 - LAMINATED VENEER LUMBER (LVL) SHALL BE MIDRIGALM PARALLEL STRIP LUMBER (PSI) SHALL BE PARALLEL (TRUSS JOIST MICHILLAN SHALL MANUFACTURE LVL AND PSI MATERIAL).
 - ALL WINDOWS WITH GLASS LESS THAN 18" ABOVE FINISH FLOOR TO BE TEMPERED GLASS.
 - PROVIDE SMOKE DETECTORS AS SHOWN, WIRED IN SERIES (UL LISTED WITH BATTERY BACK-UP).
 - ALL ELECTRICAL & PLUMBING WORK SHALL COMPLY WITH ALL LOCAL AND STATE CODES HAVING JURISDICTION.
 - PROVIDE PEEL AND STICK FLASHING AT FOUR SIDES OF ALL WINDOW AND DOOR OPENINGS PRIOR TO SETTING WINDOWS AND DOORS (THICK).
 - ALL GYPSUM BOARD TO BE 1/2" BEVELED EDGE OR AS SHOWN ON DRAWINGS. 3 COAT TAPPING PER MANUFACTURER'S WRITERS INSTRUCTIONS. ALL JOINTS TO BE TAPPED WITH 1/8" DIA. TAPPING AS REQUIRED FOR SPECIFIC DEPTH. TAPPING SHALL BE DONE IN MINIMUM 70 DEGREES TEMPERATURE DURING 24 HOURS BEFORE AND DURING 24 HOURS AFTER INSTALLATION. PROVIDE TEMPERATURE HEAT AS REQUIRED.
 - COST PROPOSAL TO INCLUDE ALL WORK SHOWN ON THE DRAWING D-1, A-1, A-2, A-3 AND A-4 ALONG WITH A CONTRACT BETWEEN OWNER AND CONTRACTOR FOR SMALL PROJECTS. PLUS ALL NEW ELECTRICAL, PLUMBING AND HVAC WORK AS REQUIRED FOR THE OWNER'S FINAL AND PROPER USE OF THE PREMISES (INCLUDING EQUIPMENT, MATERIALS, FINISHES AND MATERIALS) PAINT ALL WALLS, CEILINGS AND FLOORS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXTERIOR WALLS (FIRE-RATED SPRING S AND GED) CONTRACTOR IS TO ALSO INCLUDE THE FOLLOWING SCOPE OF WORK TO THE BASE BID COMPLETE FINISH THEM FOR ALL NEW DOORS, ALL DOORS AND HARDWARE, ALL LIGHT FIXTURES (AS SELECTED BY THE OWNER) VENE COMPOSITION TILE (VCT) ENGINEER/ LAMINATE WOOD FLOOR, CABINET AND REINFORC STRIPS.
 - TO ALSO INCLUDE: A. ALL DOORS AND WINDOWS TO HAVE NEW TRAIL SULTS, ARROW, WOODWORK TO SIMILAR TO EXISTING. B. ALL NEW DOORS TO BE SOLID CORE MASSIVE WITH NEW HARDWARE.
 - EXACT LOCATION OF ALL OUTLETS, TELEPHONE, CABLE TV HOOKUPS AND CONTRACTOR & CODE REQUIREMENTS.
 - ALL ELECTRICAL WORK SHALL MEET THE STATE AND LOCAL CODE AND BE PERFORMED BY ELECTRICAL CONTRACTOR, INCLUDING EMPT BOXES AND LIGHT FIXTURES TO BE DETERMINED BY OWNER, ELECTRICAL CONTRACTOR & CODE REQUIREMENTS.
 - ALL ELECTRICAL WORK SHALL MEET THE STATE AND LOCAL CODE AND BE PERFORMED BY ELECTRICAL CONTRACTOR, INCLUDING EMPT BOXES AND LIGHT FIXTURES TO BE DETERMINED BY OWNER, ELECTRICAL CONTRACTOR & CODE REQUIREMENTS.
 - ALL ELECTRICAL WORK SHALL MEET THE STATE AND LOCAL CODE AND BE PERFORMED BY ELECTRICAL CONTRACTOR, INCLUDING EMPT BOXES AND LIGHT FIXTURES TO BE DETERMINED BY OWNER, ELECTRICAL CONTRACTOR & CODE REQUIREMENTS.
 - ALL HVAC SHALL BE ON A DESIGN BUILD BASIS, INCLUDING NEW FINRAGES EQUIPMENT, DUCTWORK, DISTRIBTERS TRIMS AS REQUIRED FOR PROPER USE OF THE PREMISES.
 - ALL WINDOWS TO BE BY ANDERSEN CO. SERIES 400 OR APPROVED EQUAL WITH HIGH PERFORMANCE GLASS OVER LOW-E GLASS WITH WINDOERS CONTRACTOR TO VERIFY SIZE AND QUANTITY BEFORE TO ORDERING. PROVIDE OPERING CONTROL DEVICE KIT FOR ALL WINDOWS.
 - CONTRACTOR IS RESPONSIBLE FOR PROVIDING WOOD LOAD BEARING POST AS SHOWN ON PLANS & @ FIRST FLOOR LEVEL, DOWN TO TOP OF EXISTING FOUNDATION WALL. CUT, PATCH & PAINT EXISTG. WALLS AS REQD.
 - THE OWNER/ TENANT, WITHOUT WAIVING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADJUSTING TO ACCORDINGLY. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS OF THE PROJECT BEFORE THE TIME OF ORDERING SUCH CHANGE.
 - IF CAROL ARCHITECTS WILL NOT BE RESPONSIBLE FOR ANY HAZARDOUS MATERIALS FOUND ON SITE SUCH AS ASBESTOS, LEAD, ETC. OWNER TO HIRE AN INDEPENDENT CONSULTANT OR LAB FOR TESTING, PREPARING ABATEMENT PROCEDURES AND REMOVAL SUPERVISION AND FINAL TESTING.
 - SEE ALSO THE PROJECT MANUAL FOR ADDITIONAL INFORMATION TO BE INCLUDED AS PART OF THIS PROJECT.
 - ALL CONTRACTORS AND SUBCONTRACTORS SHALL SUBMIT IN WRITING AND APPROVAL PRIOR TO ANY ADDITIONAL WORK TO BE PERFORMED, ALL PROPOSALS FOR MATERIALS THROUGH A WRITTEN AUTHORIZATION FROM THE OWNER/ TENANT.

REVISION	DATE	COMMENTS

LIST OF ABBREVIATIONS AND GENERAL NOTES

SCALE:	AS SHOWN
DRAWING NO.:	

COVER

6-13-2016