

BAKERY DELI @ TYLERVILLE VILLAGE

TYLERVILLE VILLAGE UNIT 2-2 1610 SAYBROOK ROAD HADDAM, CT

INTERIOR RENOVATIONS TO PORTIONS OF EXISTING BUILDING

FELLNER ARCHITECTS, LLC
382 TOWN STREET EAST HADDAM CT 06423
ARCHITECT

ABBREVIATIONS

ACoust	ACOUSTICAL	HARDB	HARDBOARD
ADDL	ADDITIONAL	HD	HEAD
AFF	ABOVE FINISH FLOOR	H.M.	HOLLOW METAL
ALUM	ALUMINUM	HDR/L	HANDRAIL
AP	ACCESS PANEL	HR	HOUR
APPROX	APPROXIMATE	HRDWR	HARDWARE
APT	APARTMENT	INFO	INFORMATION
ASSOC	ASSOCIATION	INSUL	INSULATION
BARR	BARRIER	JST	JOIST
B.O.	BY OWNER	JTS	JOINTS
BD	BOARD	K.S.	KICK SPACE
BIT	BITUMINOUS	LC	LAUNDRY CLOSET
BLDG	BUILDING	L.C.C.	LEAD COATED COPPER
CL	CLOSET	L.L.V.	LONG LEG VERTICAL
CLR	CLEAR	LT	LIGHT
CLG	CEILING	MEP	MECHANICAL, ELECTRICAL, & PLUMBING
CLOS	CLOSET	MFR	MANUFACTURER
CONC	CONCRETE	MAS	MASONRY
CONT	CONTINUOUS	MAX	MAXIMUM
COORD	COORDINATE	MIN	MINIMUM
CMU	CONCRETE MASONRY UNIT	MTL	METAL
CPT	CARPET	M.E.	MATCH EXISTING
CSEB	CT STATE BUILDING CODE	MR.	MOISTURE RESISTANT
DF	DRINKING FOUNTAIN	N.I.C.	NOT IN CONTRACT
DIA	DIAMETER	O.C.	ON CENTER
DISCONT	DISCONTINUOUS	O.H.	OVERHEAD
DIST	DISTANCE	OPG	OPENING
DN	DOWN	PLYND	PLYWOOD
DOCS	DOCUMENTS	POLY	POLYETHYLENE
DR	DOOR	PRE-FAB	PREFABRICATED
D.S.	DOWNSPOUT	PRE-FIN	PRE-FINISHED
DTL	DETAIL	PRE-MANF	PRE-MANUFACTURED
D.W.	DISHWASHER	PROV	PROVIDE
DWGS	DRAWINGS	PT	PRESERVATIVE TREATED
EA	EACH	PTD	PAINTED
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	PTS	PLUGGED & TOUGH-SANDED
ELEV	ELEVATION	RE	REFERENCE
EQ	EQUAL	REINF	REINFORCEMENT
ETR	EXISTING TO REMAIN	REQ'D	REQUIRED
EXIST	EXISTING	RL6S	RAILINGS
EXP	EXPANSION	RELOC	RELOCATE / RELOCATED
EXT	EXTERIOR	RM	ROOM
FA	FIRE ALARM	R.R.	ROOF RAFTER
FBRGLS	FIBERGLASS	R/WL	RAINWATER LEADER
FE	FIRE EXTINGUISHER	SIM	SIMILAR
FEC	FIRE EXTINGUISHER CABINET	SCHED	SCHEDULE
FD	FLOOR DRAIN	SPEC	SPECIFICATIONS
FDC	FIRE DEPT. CONNECTION	ST	STORAGE
F.C.	FIRE CODE	STRUCT	STRUCTURE
FFEL	FINISHED FLOOR ELEVATION	SUBFLR	SUB FLOOR
FIN	FINISH / FINISHED	SUSP	SUSPENDED
F.J.	FLOOR JOISTS	T4B	TOP AND BOTTOM
FL/FLR	FLOOR	T4G	TONGUE AND GROOVE
F.O.	FACE OF	TEMP	TEMPORARY
FNDTN	FOUNDATION	T.O.	TOP OF
FTG	FOOTING	TLT	TOILET
GA	GAUGE	T.M.E.	TO MATCH EXISTING
G.A.P.	GYPSUM ACOUSTIC PANEL	T.S.	TRANSITION STRIP
GALV	GALVANIZED	TYP	TYPICAL
GD	GREASE DUCT	U.O.N.	UNLESS OTHERWISE NOTED
G.I.	GALVANIZED IRON	UA	UNIVERSALLY ACCESSIBLE
GL	GLASS	UC	UTILITY CLOSET
GYP	GYPSUM	US	UNDERSIDE
GWB	GYPSUM WALL BOARD	VEST	VESTIBULE
		VIF	VERIFY IN FIELD
		W	WITH
		WD	WOOD
		WI.	WHERE INDICATED
		WINDW	WINDOW
		WVF	WELDED WIRE FABRIC

MATERIALS LEGEND

	CONCRETE		GYPSUM BOARD
	COMPACTED EARTH		PLYWOOD
	EARTH		SOLID WOOD BLOCKING
	CELLULOSE OR MINERAL WOOL BATT INSULATION		DISCONT. WD BLOCKING
	FIBERGLASS BATT INSULATION		FINISH WOOD
	RIGID INSULATION		CONCRETE MASONRY

SYMBOLS LEGEND

	ROOM NAME & NUMBER		WALL SECTION
	DOOR MARK		WINDOW MARK
	INTERIOR ELEVATIONS		COLUMN GRID LINES
	DETAIL NUMBER		REFERENCE POINT
	EXTERIOR ELEVATIONS		ASSEMBLY TYPE
	BUILDING SECTION		LAVATORY ACCESSORY MARK
	OCCUPANT LOAD APPLIED		REVISION MARK
	OCCUPANT LOAD CAPACITY		MEANS OF EGRESS TABULATION
	WIDTH REQUIRED		
	WIDTH PROVIDED		

GENERAL NOTES

- GENERAL CONTRACTOR SHALL FIELD SURVEY LOCATION AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT.
- GENERAL CONTRACTOR SHALL COMPLETE ALL WORK AS INDICATED ON THESE PLANS UNLESS OTHERWISE NOTED.
- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS, APPROVALS, INSPECTIONS, CERTIFICATE FOR COMPLIANCE AND CERTIFICATE OF OCCUPANCY AS REQUIRED, UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR SHALL VERIFY EXISTING MECHANICAL, ELECTRICAL, FIRE SUPPRESSION, FIRE ALARM, & PLUMBING CONDITIONS PRIOR TO PROCEEDING WITH WORK. IF PROBLEMS EXIST, THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE MUNICIPAL BLDG. DEPT., THE OWNER, AND THE ARCHITECT.
- GENERAL CONTRACTOR SHALL FURNISH THE MUNICIPAL BLDG. DEPT. WITH ALL REQUIRED CERTIFICATES OF INSURANCE AND WAIVERS OF LIENS FOR APPROVAL PRIOR TO COMMENCING WORK, IF REQUIRED.
- GENERAL CONTRACTOR SHALL REGULARLY CHECK IN WITH AND COORDINATE ALL WORK WITH THE OWNER AND/OR OWNER'S REPRESENTATIVE.
- GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION BARRICADE AND TEMPORARY POWER, LIGHT & TELEPHONE SERVICE IN ACCORDANCE WITH THE MUNICIPAL BLDG. DEPT. REQUIREMENTS. GENERAL CONTRACTOR SHALL REMOVE ALL SUCH ITEMS AT THE COMPLETION OF WORK, OR AS REQ'D.
- GENERAL CONTRACTOR SHALL CLEAN ALL AFFECTED SPACES AND SITE AREAS UPON COMPLETION OF THE WORK, IN ACCORDANCE WITH SPECIFICATIONS.
- GENERAL CONTRACTOR SHALL MAINTAIN ON SITE, AT ALL TIMES, ALL REQUIRED CONSTRUCTION DOCUMENTS, INCLUDING ALL REVISIONS, RIDERS AND ADDENDA.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND REQUIREMENTS DURING CONSTRUCTION. USE OF DUST PARTITIONS IS REQUIRED.
- GENERAL CONTRACTOR SHALL COMPLETE ALL WORK IN A GOOD, NEAT AND WORKMANLIKE MANNER.
- GENERAL CONTRACTOR AND SUPPLIERS OF LABOR & MATERIALS SHALL PROVIDE A ONE (1) YEAR GUARANTEE ON ALL WORK AND MATERIALS FROM DATE OF CERTIFICATE OF OCCUPANCY AND COMPLETION OF ALL FINCH LIST ITEMS, TO THE COMPLETE SATISFACTION OF THE OWNER.
- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AND PROVIDE AND INSTALL ALL MATERIALS IN ACCORDANCE WITH THE OWNER'S AND THE ARCHITECT'S DESIGN CRITERIA. ARCHITECT IS TO BE IMMEDIATELY NOTIFIED OF ANY CONFLICT BETWEEN THE CONSTRUCTION DOCUMENTS AND OWNER REQUIREMENTS THAT MAY ARISE DURING CONSTRUCTION.
- THE GENERAL CONTRACTOR OR HIS AUTHORIZED AGENT IS RESPONSIBLE FOR THE RECEIPT OF ALL OWNER-SUPPLIED MATERIAL AND/OR EQUIPMENT. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER AND/OR OWNER'S REPRESENTATIVE IF ANY MATERIAL OR EQUIPMENT HAS NOT ARRIVED AT THE JOB SITE PRIOR TO THE TIME FRAME FOR SUCH MATERIAL. ALL SHIPMENTS MUST BE INSPECTED UPON ARRIVAL FOR DAMAGES, SHORTAGES AND INCORRECT MATERIALS. ALL PROBLEMS MUST BE IMMEDIATELY REPORTED TO THE OWNER AND/OR OWNER'S REPRESENTATIVE. THE GENERAL CONTRACTOR SHALL ALSO IMMEDIATELY NOTIFY THE CARRIER OF ANY DAMAGES AND/OR SHORTAGES AND OBTAIN A RECEIPT FOR SUCH.
- SUBMIT SHOP DRAWINGS FOR REVIEW, DESCRIBING AND LOCATING ALL ITEMS BEING FURNISHED, INCLUDING LARGE SCALE DETAILS OF PRINCIPAL CONSTRUCTION FEATURES, PRODUCT DATA, AND SAMPLES REQUIRED BY CONTRACT DOCUMENTS. SEE SPECS - 'SUBMITTALS'.
- MILLWORK CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.
- GENERAL CONTRACTOR SHALL SUPPLY SAMPLES OF ALL DOOR, WINDOW & CABINETS HARDWARE (INCLUDING AT MILLWORK) FOR REVIEW AND APPROVAL.
- GENERAL CONTRACTOR SHALL COORDINATE ALL TRADES AS NECESSARY TO COMPLETE THE WORK OUTLINED IN THESE DOCUMENTS.
- GENERAL CONTRACTOR SHALL COMPLETE ALL WORK IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION. IF ANY CONFLICT OF CODES SHOULD ARISE, THE STRICTER CODE SHALL PREVAIL.
- DIMENSIONS ARE SHOWN FROM FACE OF STUDS / MASONRY UNLESS OTHERWISE ALIGNED WITH FINISH FACE OF EXISTING COLUMNS, PARTITIONS OR CENTER LINES OF COLUMNS.
- FLOORING CONTRACTOR TO ENSURE LEVELNESS OF ALL FLOOR AREAS PRIOR TO FINISHED FLOORING INSTALLATION.
- SEE FLOOR, WALL, CEILING, ROOF, ETC. ASSEMBLY TYPES FOR ALL CONDITIONS, AS LOCATED ON PLANS.
- EXISTING FIRE SUPPRESSION SYSTEM TO REMAIN, RELOCATE AND ADD SPRINKLER HEADS AS REQUIRED BY NEW CEILINGS, WALLS, ETC.
- EXISTING FIRE ALARM SYSTEM TO REMAIN, RELOCATE AND ADD ANNOUNCEMENT DEVICES AS REQUIRED BY NEW CEILINGS, WALLS, ETC.
- ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE SUPPRESSION & FIRE ALARM WORK UNDER SEPARATE CONTRACT AS DESIGN/BUILD BY SUBCONTRACTORS.
- ELECTRICAL CONTRACTOR SHALL VERIFY ALL LOCATIONS OF POWER AND UTILITIES PRIOR TO INSTALLATION.
- MECHANICAL CONTRACTOR SHALL ALERT GENERAL CONTRACTOR OF PROBLEMS OR DISCREPANCIES AND STOP AFFECTED WORK UNTIL DISCREPANCIES ARE RESOLVED AND APPROVAL IS GIVEN BY OWNER.
- DOOR HARDWARE SUPPLIER/INSTALLER SHALL, THROUGH THE GENERAL CONTRACTOR, COORDINATE KEYING SCHEDULE W/ OWNER AND TENANT(S) (AS APPLICABLE).
- CONTRACTOR SHALL PROVIDE BLOCKING AS REQ'D FOR ALL MILLWORK, PLUMBING FIXTURES, GRAB BARS, ETC. INSIDE PARTITIONS, AS APPLICABLE.

DRAWING LIST

T-1.0	TITLE SHEET, ABBREVIATIONS, GENERAL NOTES
C-1.0	CODE COMPLIANCE INFORMATION
AD-1.0	DEMOLITION FLOOR PLAN
A-1.0	TENANT FLOOR PLAN
A-1.1	INTERIOR ELEVATIONS, MILLWORK & SCHEDULES
A-2.0	REFLECTED CEILING PLAN
SP-1.0	SPECIFICATIONS
SP-1.1	SPECIFICATIONS

REVISIONS:



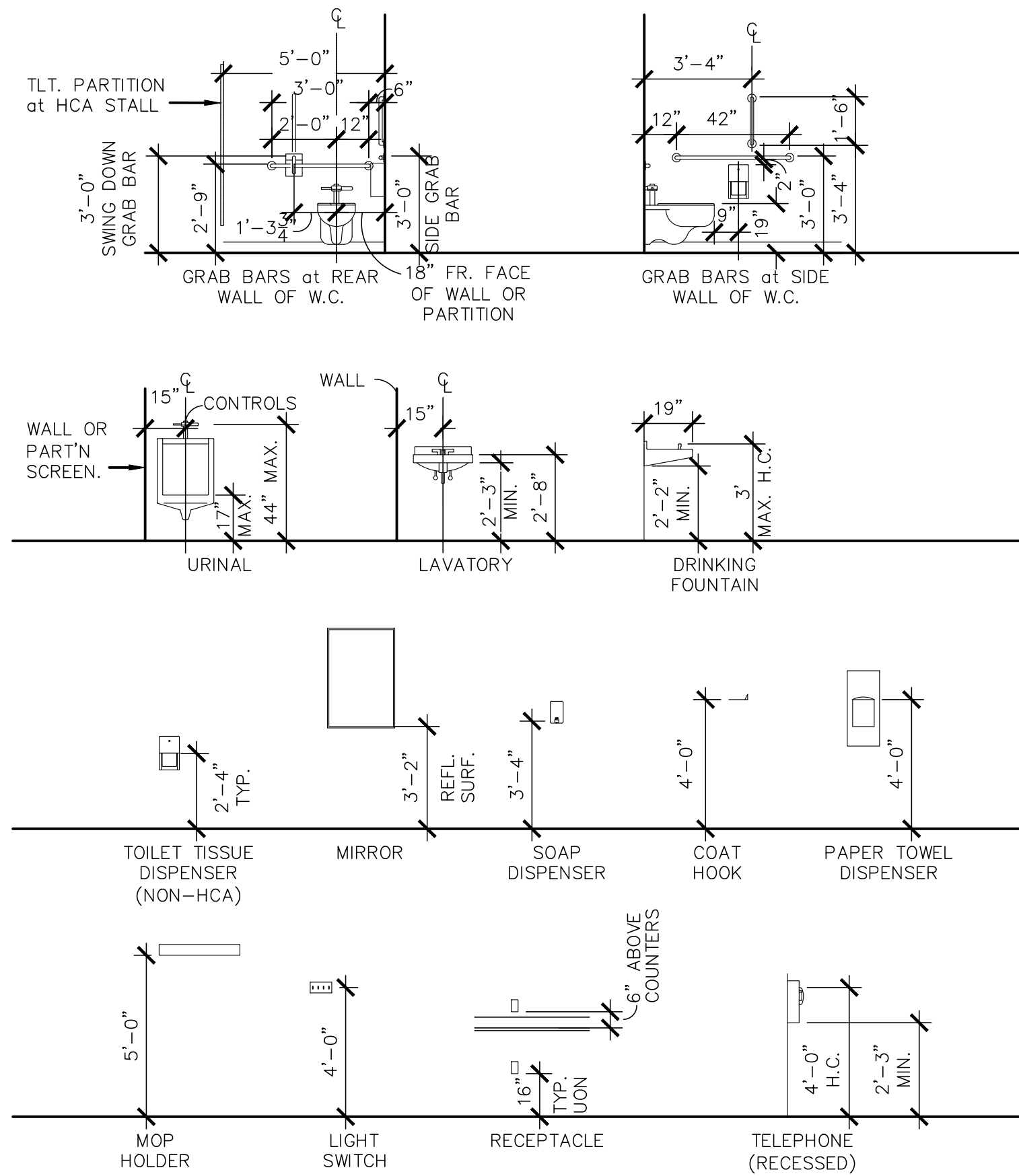
382 TOWN STREET
EAST HADDAM, CONNECTICUT 06423
TEL. (860) 873-8230

PROJECT NAME : **BAKERY DELI @ TYLERVILLE VILLAGE**
TYLERVILLE VILLAGE UNIT 2-2 1610 SAYBROOK ROAD HADDAM, CT

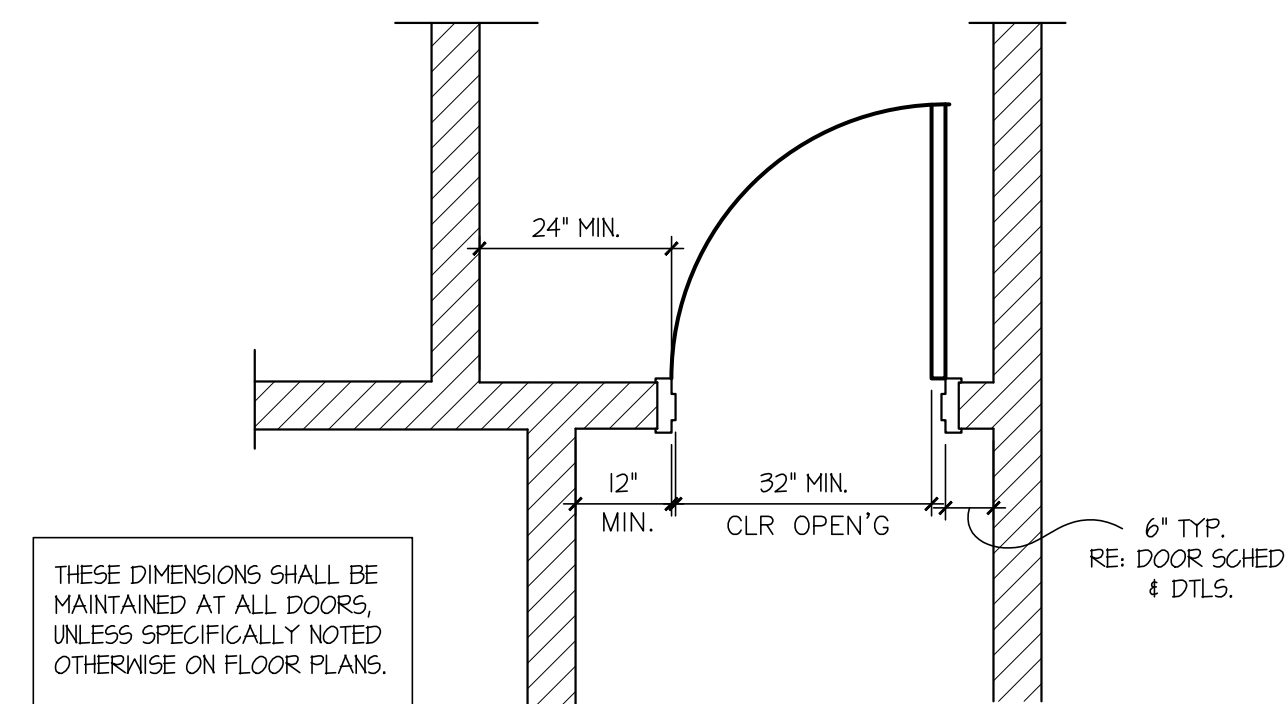
SHEET NAME : **TITLE SHEET, ABBREVIATIONS, GENERAL NOTES**

JOB NO. : 22-25
DRAWN BY: MCD
SCALE : AS NOTED
DATE : 09-08-2022

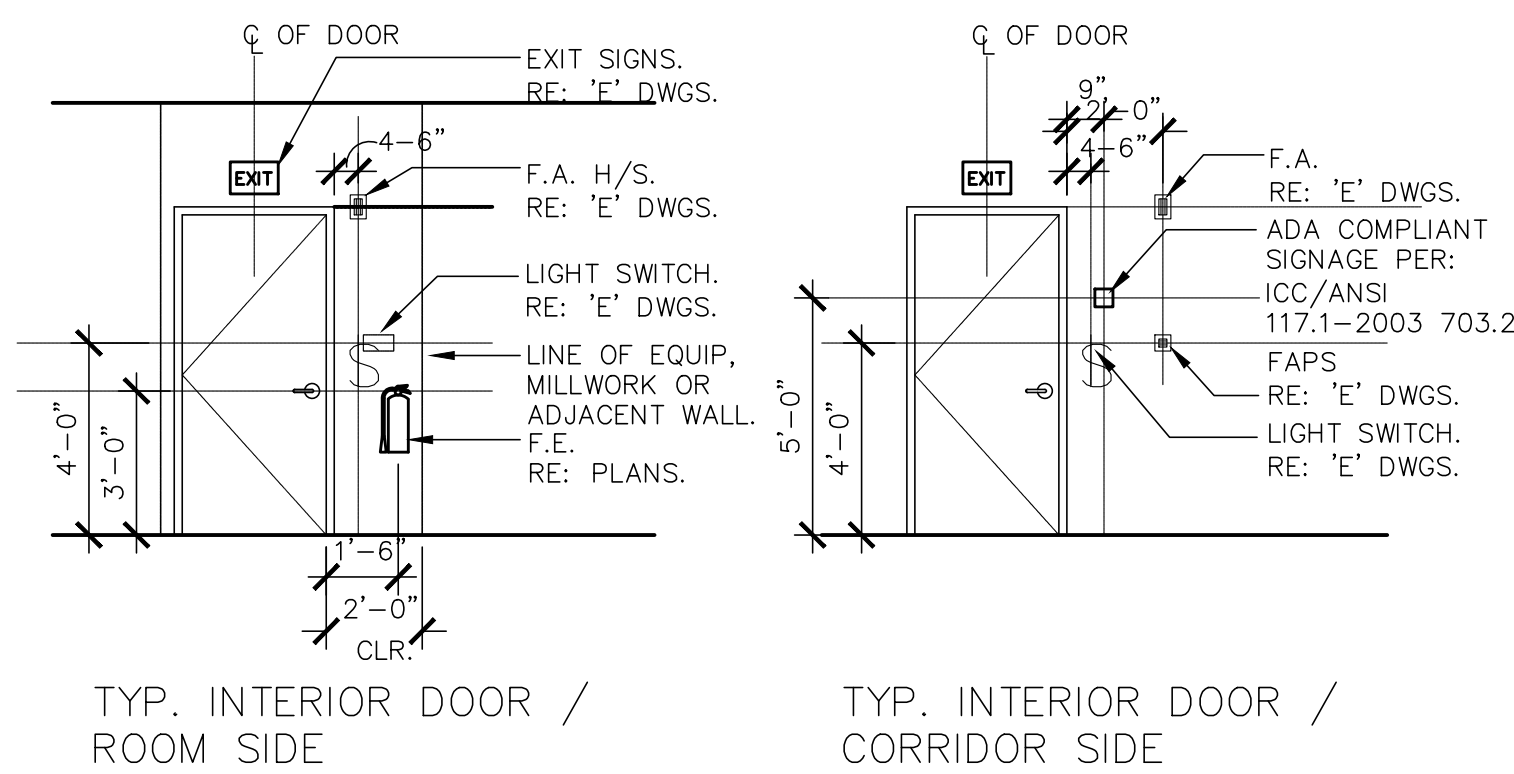
SHEET NO. **T-1.0**



3 TYP. MOUNTING HEIGHTS
C-1.0 SCALE: 1/4"=1'-0"



2 TYP. HCA CLEARANCES AT DOORS
C-1.0 SCALE: 1/2"=1'-0"



1 TYP. MOUNTING HTS at DOORS
C-1.0 SCALE: 1/4"=1'-0"

CODE REVIEW

CONNECTICUT STATE BUILDING CODE 2019:
2019 Connecticut State Building Code (Contains CT amendments to the codes below)
2015 International Building Code
2004 ICC/ANSI A117.1 - Accessible and Usable Buildings and Facilities
2015 International Existing Building Code
2015 International Plumbing Code
2015 International Mechanical Code
2015 International Energy Conservation Code
2011 NFPA 70, National Electrical Code

2019 CT Fire Safety Code to include:
2015 International Fire Code with CT amendments
2015 NFPA 101 with CT amendments
CT General Statute Chapter 538 (as referenced in CT Fire Safety Code)

CONNECTICUT STATE BUILDING CODE SUMMARY & CONFORMANCE NOTES

A. Classification

Use Group: M - MERCANTILE (UNCHANGED)

The intent is to renovate an existing space for a new tenant

Type of Construction: VB (assumed existing building)
Height & Area Limitation for M: 1 Story (Table 504.4), 4000 sf (Table 506.2)
Height & Area Calculated: 1 story, with 2561 gsf

Existing 1-story Mixed Use building currently composed of M- Mercantile and B- Businesses throughout
This is not a change of use for an Existing Building without a sprinkler system

NOTE: The proposed modifications apply to a portion of an existing building where the current space is classified as Mercantile and is being renovated for another. Therefore it is considered NOT A CHANGE OF USE

B. Fire resistance Ratings of Building Elements (hrs) Table 601

Structural frame including columns & beams	0
Bearing walls, exterior and interior	0
Non bearing walls, exterior	0
Non bearing walls, interior	0
Floor construction including beams and joists	0
Roof construction including beams and joists	0

C. Required Separation of Occupancies (hrs) Table 508.4

Required Separation between Group 'B' and Existing Group 'B' Occupancies is 0 (hrs.)

Required Separation between Group 'M' and Existing Group 'M' Occupancies is 0 (hr.)

D. Occupancy

M- Mercantile

Total Gross Area: 2561 gsf

Retail Occupancy: 462 sf(net) / 30 = 16 Occupants

Kitchen Area Occupancy: 703 sf(net) / 200 = 6 Occupants

Dining Area Occupancy: 412 sf(net) / 15 = 32 Occupants

Storage Area Occupancy: 364 sf(net) / 300 = 2 Occupants

Total = 56 Occupants

E. Egress

Number of exits: Two exist required as per 1006.2.1 : (2) Means of Egress EXISTING provided.

Egress Component Width: 1005.3.2

M. (Interior, Including Staff)

28 people @ main entrance: x .2 = 6.4' min. (32" min. governs) 35' provided.

Means of Egress Distribution: The existing tenant space has been designed with one main egress as well as an additional egress door at the opposite end of the building.

Exit Access Travel Distance Table 1011.2

200' max allowable without automatic fire suppression system.

Actual max = 52'-6"

Common path of egress travel Table 1006.2.1

75' max allowable without automatic fire suppression system.

Actual max = 52'-6"

Dead Ends 1020.4 (Exception 2)

20' max allowable with full automatic fire suppression system.

Actual max = none

Illuminated Exit Signs 1013: Required; provided at all exits & egress path direction-changes.

Emergency Lighting: Required; provided in all spaces. Coord all final locations with AHJ

F. Plumbing Fixtures:

As is not a change of use the existing ADA accessible bathrooms shall remain however an existing employee bathroom will be relocated and modified and will be compliant.

G. Universal Accessibility

1. The public portions of the proposed renovation will be universally accessible.

2. There is the existing main entrance doors with a step at the exterior, and an existing fully accessible exit that is on a barrier-free route to a universally accessible parking space.

3. Proposed Main Exit is the primary means of Egress and meets Identified Occupant Egress Capacity

H. Firestopping & Draftstopping Requirements

1. Provide firestopping/fireblocking at all new concealed spaces of stud walls including turned or stubbed-off spaces & at new ceiling/floor or roof levels, new interconnections between vertical & horizontal spaces (i.e. soffits over cabinets, dropped ceilings, cove ceilings, etc.), new concealed spaces between stairway stringers at top & bottom of run (as applicable), new openings around vents, pipes, ducts, chimneys & fireplaces at ceiling & floor levels (as applicable). Prefab: fireplaces with chimneys, flues, etc. (as applicable) shall be properly firestopped, as per code.

2. Firestopping shall consist of approved noncombustible materials, securely fastened in place.

3. Fireblocking shall consist of approved noncombustible materials or two thicknesses of 1" lumber with broken lap joint, or 1 thickness of 2x2 wood structural panel with joints backed by 2x2 wood structural panel, or 2" lumber installed with tight joints (installed in open spaces of wood framing).

4. The integrity of all firestopping/fireblocking shall be continuously maintained, and shall not be concealed from view until inspected & approved.

5. Fire resistive joints systems are to comply with code.

6. Draftstopping shall consist of 1/2" gypsum board, or 3/8" plywood, adequately supported.

L. Interior Wall and Ceiling Finish Requirements Table 803.4

Interior exit stairways, ramps and passageways: Class A (sprinklered)
Corridors and enclosure for exit access stairways and ramps: Class A (sprinklered)
Rooms and enclosed spaces: Class C (sprinklered, Occupant Load of 300 or less)

J. Interior Floor Finish Requirements: as per IBC 803.4, Comply with IBC Table 803.4.
Corridors for Exit Access: Class C
Rooms or Enclosed Spaces: Class C

K. Incidental Accessory Use Area Separations:

Mechanical Room: 1 HR, unless equipment is less than 400,000btu/hr input, less than 15 psi & 10 hp, or provided with automatic fire suppression system.

Storage Rooms > 100# 1 HR, unless provided with automatic fire suppression system.

L. General Notes

1. Provide smoke dampers at new ducts penetrating smoke barriers.

2. Fire Alarm & Detection System: It is assumed that the EXISTING system will be modified to accommodate any new work within the proposed new tenant space and be tied back to the existing.

3. A manual fire alarm system is not required, as per IBC 907.2.1 Group A.
• Total occupant load is less than 300
• Fewer than 100 occupants above or below lowest level of exit discharge.

4. Automatic fire suppression system as per IBC 903.2.1.2 is not required.
• The restaurant renovation is in an existing non-sprinklered building that is NOT undergoing a change of use and is not increasing the restaurant's fire area and does not exceed 12500 square feet.

• The existing MERCANTILE does NOT have an occupant load that exceeds 100 persons.
• The fire area is located on the level of exit discharge serving this occupancy.

• The fire area is located on the level of exit discharge serving this occupancy.

CONNECTICUT FIRE PREVENTION CODE:

A. Classification

NFPA 1 - 6.1.1 : Mercantile
IFC : Mercantile

B. Occupant Load

See "Occupancy" above.
(NFPA 1 - 14.8.1.2 & IBC - Table 1004.1.2 load factors are identical for this use)

C. Means of Egress Requirements

1. Min Egress Corridor Width: See Egress Corridor Width data above. (NFPA 1 - 14.8.3.4 and IBC - 1005.3.2 and IFC - 1020.2 are similar for this use)

2. Number of Means of Egress: 1 required as per NFPA 1 - 14.9.1.1. 2 means of egress provided.

3. Max Dead-Ends: 20' as per IFC - (BE) 1020.4.

4. Max Exit Access Travel Distance: 200' as per IFC - (BE Table 1011.2)

5. Common Path of Travel: Greater than 75'. 1 means of egress required as per IFC (BE) Table 1006.2.1.

6. Egress Lighting and Illuminated Exit Signs: Provided throughout all spaces within scope of work as per IFC - 1008. Existing in areas outside scope of work.

7. Vertical Opening Protection: N/A

8. Minimum Aisle Widths Required: Minimum Aisle width shall not be less than 36" clear

9. Egress through Storerooms: N/A

D. General Requirements

1. Exit Access Corridor Fire Separation: N/A

2. Interior Wall and Ceiling Finishes: IFC - Table 803.3

Class C in exits and exit access corridors (N/A)

Interior Wall and Ceiling Finishes: NFPA - 2013.3.1

Class B in exits and exit access corridors

Class B in Rooms and Enclosed Spaces

3. Interior floor and wall-base Finishes: IFC - 804

Corridors for Exit Access: Class I in accordance with NFPA 253

Rooms or Enclosed Spaces: DOC FF-1 "pill test", or with ASTM D 2854

Automatic Fire Sprinkler System: NOT Required

4. Automatic Smoke Detection System: IFC shall comply with all applicable requirements in Section 907.

5. Manual Fire Alarm System: Not required as per IFC - 907.2.2 Group B due to occupant load less than 500 or more persons and not more than 100 persons above or below the lowest level of discharge.

6. Portable Fire Extinguisher(s): Not required, as per NFPA 1 - Table 13.6.1.2 (CT amendment). Required as per IFC - 906.1

NOTE:

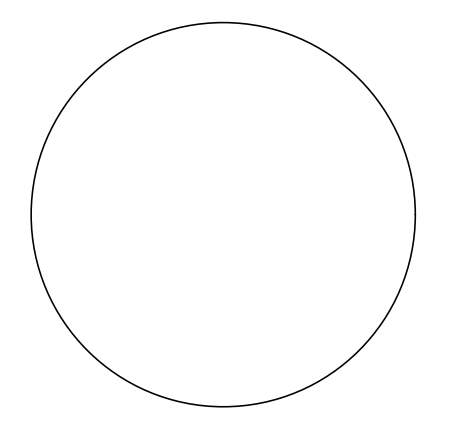
THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING TO THE TOWN OF ELLINGTON ALL THE REQUIRED DESIGN CALCULATIONS AND CONSTRUCTION DRAWINGS FOR THE MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM SYSTEMS, THESE DRAWINGS WILL BE CONSIDERED SEPARATE SUBMITTALS, INDEPENDENT OF THE ARCHITECTURAL CONSTRUCTION DRAWINGS AS PART OF THE OWNERS REQUEST FOR IT TO BE DESIGN / BUILD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RECEIVE ALL THE REQUIRED APPROVALS AND APPLICABLE PERMITS PRIOR TO COMMENCEMENT OF ANY SUCH WORK.

REVISIONS:



PROJECT NAME : **BAKERY DELI @ TYLERVILLE VILLAGE**
TYLERVILLE VILLAGE UNIT 2-2 1610 SAYBROOK ROAD HADDAM, CT

SHEET NAME : **CODE COMPLIANCE INFORMATION**



JOB NO. : 22-25
DRAWN BY: MCD
SCALE : AS NOTED
DATE : 09-08-2022
SHEET NO. : **C-1.0**

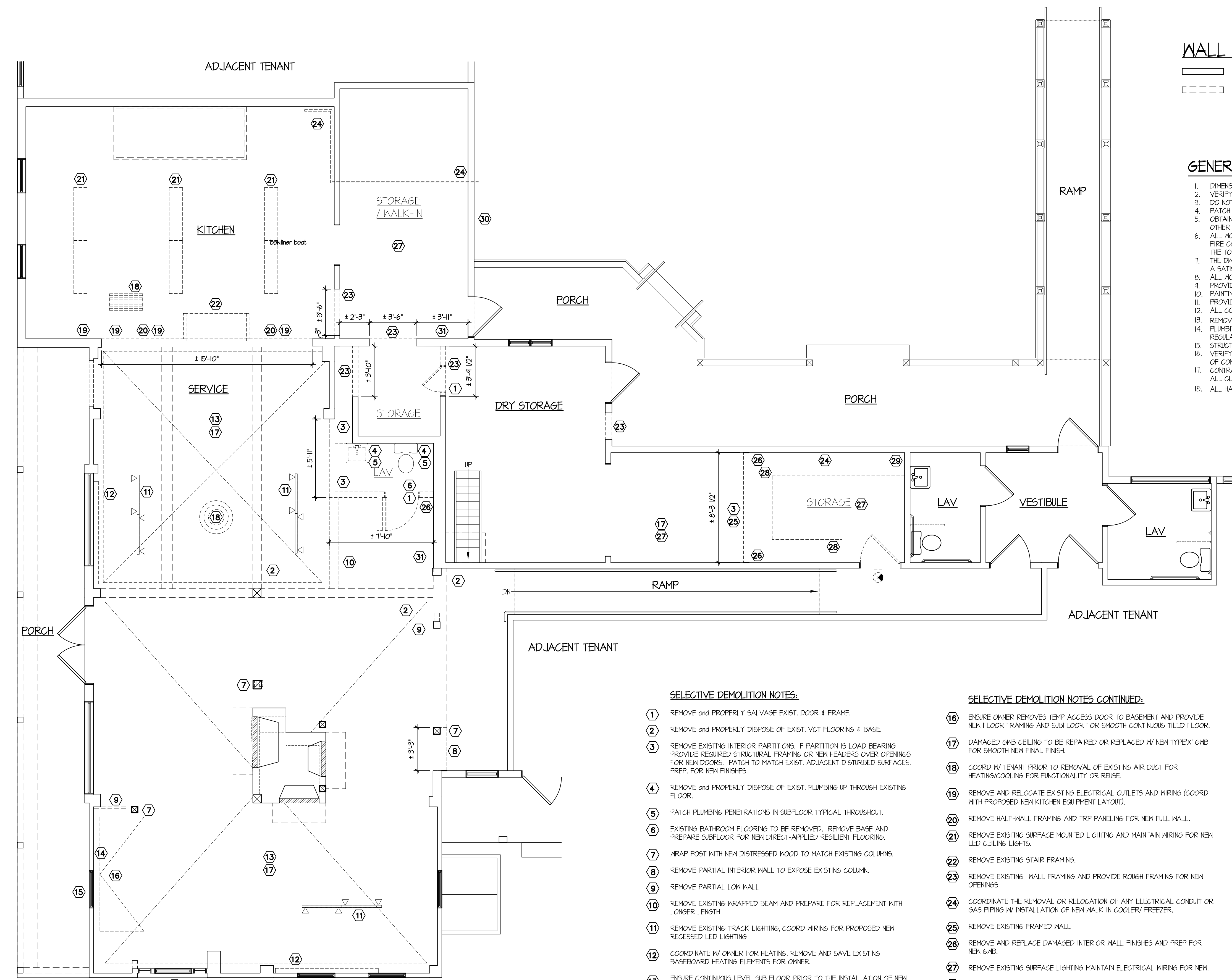
FELLNER
ARCHITECTS
 382 TOWN STREET
 EAST HADDAM, CONNECTICUT 06423
 TEL (860) 873-8230

BAKERY DELI @ TYLERVILLE VILLAGE
 TYLERVILLE VILLAGE UNIT 2-2 1610 SAYBROOK ROAD HADDAM, CT

DEMOLITION FLOOR PLAN

PROJECT NAME : **BAKERY DELI @ TYLERVILLE VILLAGE**
 SHEET NAME : **DEMOLITION FLOOR PLAN**

JOB NO. : 22-25
 DRAWN BY: MCD
 SCALE : AS NOTED
 DATE : 09-08-2022
 SHEET NO. : **AD-1.0**



WALL LEGEND

[Solid line] EXIST WALL
 [Dashed line] DEMOLISH / REMOVE EXIST WALL / ELEMENTS

- GENERAL NOTES**
- DIMENSIONS ARE TO FACE OF STUDS U.O.N.
 - VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 - DO NOT SCALE DRAWING. USE DIMENSIONS AS SHOWN.
 - PATCH & FINISH ALL FLOOR, WALL, CEILING SURFACES AS NEEDED FOR SMOOTH FINISH.
 - OBTAIN ALL NECESSARY APPROVALS FROM DEPT'S. OF ZONING, BUILDINGS & ANY OTHER AUTHORITIES HAVING JURISDICTION, SECURING ALL PERMITS PRIOR TO CONSTR.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE W/ CT. STATE BLDG. CODE, CT. STATE FIRE CODE, ELEC. CODES, ETC. AND ALL APPLICABLE CODES, REGULATIONS, ETC. OF THE TOWN OF HADDAM.
 - THE DWGS. ARE INTENDED TO COVER ALL MATERIALS & LABOR FOR A COMPLETE JOB & A SATISFACTORY COMPLETION OF THE WORK.
 - ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
 - PROVIDE MOISTURE-RESISTANT G.N.B. IN ALL WET AREAS.
 - PAINTING TO INCLUDE 1 COAT PRIMER & 2 COATS FINISH.
 - PROVIDE & INSTALL FLOORING AS APPLICABLE.
 - ALL CONSTRUCTION SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER COMPLETION.
 - REMOVE ALL DEBRIS FROM SITE.
 - PLUMBING, HVAC, & ELEC. CONTRACTORS SHALL SECURE PERMITS, AS PER LOCAL REGULATIONS.
 - STRUCTURAL WOOD FRAMING, DOUGLAS FIR NO. 2 U.O.N.
 - VERIFY ALL DIMENSIONS, INCLUDING VERTICAL HEIGHTS, PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 - CONTRACTOR TO FABRICATE ALL BUILT-IN AREAS, AS APPLICABLE, AS PER OWNERS INSTRUCTIONS. ALL CLOSETS TO HAVE ROOD & SHELVES. HEIGHTS OF ALL SHELVES TO BE DETERMINED BY OWNER.
 - ALL HANDRAILS AT STAIRS TO HAVE RETURNED ENDS OR TERMINATE AT WENEL POSTS.

- SELECTIVE DEMOLITION NOTES:**
- REMOVE AND PROPERLY SALVAGE EXIST. DOOR & FRAME.
 - REMOVE AND PROPERLY DISPOSE OF EXIST. VGT FLOORING & BASE.
 - REMOVE EXISTING INTERIOR PARTITIONS, IF PARTITION IS LOAD BEARING PROVIDE REQUIRED STRUCTURAL FRAMING OR NEW HEADERS OVER OPENINGS FOR NEW DOORS. PATCH TO MATCH EXIST. ADJACENT DISTURBED SURFACES. PREP. FOR NEW FINISHES.
 - REMOVE AND PROPERLY DISPOSE OF EXIST. PLUMBING UP THROUGH EXISTING FLOOR.
 - PATCH PLUMBING PENETRATIONS IN SUBFLOOR TYPICAL THROUGHOUT.
 - EXISTING BATHROOM FLOORING TO BE REMOVED. REMOVE BASE AND PREPARE SUBFLOOR FOR NEW DIRECT-APPLIED RESILIENT FLOORING.
 - WRAP POST WITH NEW DISTRESSED WOOD TO MATCH EXISTING COLUMNING.
 - REMOVE PARTIAL INTERIOR WALL TO EXPOSE EXISTING COLUMN.
 - REMOVE PARTIAL LOW WALL.
 - REMOVE EXISTING WRAPPED BEAM AND PREPARE FOR REPLACEMENT WITH LONGER LENGTH.
 - REMOVE EXISTING TRACK LIGHTING, COORD WIRING FOR PROPOSED NEW RECESSED LED LIGHTING.
 - COORDINATE W/ OWNER FOR HEATING. REMOVE AND SAVE EXISTING BASEBOARD HEATING ELEMENTS FOR OWNER.
 - ENSURE CONTINUOUS LEVEL SUB FLOOR PRIOR TO THE INSTALLATION OF NEW CERAMIC TILE FLOORING AS SELECTED BY TENANT.
 - REMOVE EXISTING STRINGER FROM EXISTING EXTERIOR WALL FRAMING.
 - REMOVE EXISTING STRINGER FROM EXISTING EXTERIOR WALL FRAMING.
 - ENSURE OWNER INSTALLS NEW OPENING AND ROUGH FRAMING FOR NEW WINDOW.

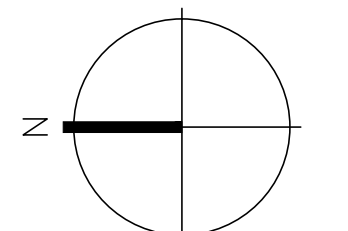
- SELECTIVE DEMOLITION NOTES CONTINUED:**
- ENSURE OWNER REMOVES TEMP ACCESS DOOR TO BASEMENT AND PROVIDE NEW FLOOR FRAMING AND SUBFLOOR FOR SMOOTH CONTINUOUS TILED FLOOR.
 - DAMAGED GNB CEILING TO BE REPAIRED OR REPLACED W/ NEW TYPEX' GNB FOR SMOOTH NEW FINAL FINISH.
 - COORD W/ TENANT PRIOR TO REMOVAL OF EXISTING AIR DUCT FOR HEATING/COOLING FOR FUNCTIONALITY OR REUSE.
 - REMOVE AND RELOCATE EXISTING ELECTRICAL OUTLETS AND WIRING (COORD WITH PROPOSED NEW KITCHEN EQUIPMENT LAYOUT).
 - REMOVE HALF-WALL FRAMING AND FRP PANELING FOR NEW FULL WALL.
 - REMOVE EXISTING SURFACE MOUNTED LIGHTING AND MAINTAIN WIRING FOR NEW LED CEILING LIGHTS.
 - REMOVE EXISTING STAIR FRAMING.
 - REMOVE EXISTING WALL FRAMING AND PROVIDE ROUGH FRAMING FOR NEW OPENINGS.
 - COORDINATE THE REMOVAL OR RELOCATION OF ANY ELECTRICAL CONDUIT OR GAS PIPING W/ INSTALLATION OF NEW WALK IN COOLER/ FREEZER.
 - REMOVE EXISTING FRAMED WALL.
 - REMOVE AND REPLACE DAMAGED INTERIOR WALL FINISHES AND PREP FOR NEW GNB.
 - REMOVE EXISTING SURFACE LIGHTING MAINTAIN ELECTRICAL WIRING FOR NEW.
 - REMOVE ALL BUILT IN SHELVING.
 - REMOVE AND RELOCATE EXISTING EXPOSED ON DEMAND HOT WATER HEATER.
 - REMOVE EXTERIOR CONDENSER UNIT.
 - REMOVE ALL EXISTING ELECTRICAL WIRING AND PANELS TO REPLACE WITH NEW.

- THE DEMOLITION SHOWN HERE IS DIAGRAMMATIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVALS REQUIRED TO ACCOMMODATE ALL NEW WORK COMPLETELY AND ORDERLY. BUILDING WILL BE OCCUPIED DURING DEMOLITION & CONSTRUCTION. PROVIDE TEMPORARY LIGHTING THROUGHOUT. REFER TO SPEC SECTION 01500, TEMPORARY FACILITIES AND CONTROLS. COORD. W/ ALL DWGS. FOR REQ'D CUT AND PATCH LOCATIONS. PATCH EXISTING SURFACES SCHEDULED TO REMAIN BUT DAMAGED OR EXPOSED DURING DEMOLITION, TO MATCH EXISTING ADJACENT SURFACES, TYP. and PREP. FOR FINISH.
- THE INTENT OF THE WORK IS:
 - TO PROVIDE A CLEAR, ORDERLY AND CRAFTSMAN-LIKE INTERFACE BETWEEN NEW WORK AND EXISTING CONSTRUCTION TO REMAIN AT ALL AREAS OF RENOVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INCIDENTAL WORK REQUIRED TO INTERFACE NEW AND EXISTING WORK.
 - IN ALL OTHER AREAS WHERE INCIDENTAL SELECTIVE DEMOLITION IS REQUIRED TO ACCOMMODATE ME/P/FF WORK, CUT AND PATCH ALL DISTURBED MATERIALS TO MATCH ADJACENT MATERIALS TO REMAIN, AND PRIME & PAINT PATCHED AREAS. THE CONTRACTOR IS REQUIRED TO DETERMINE SCOPE OF DEMOLITION IN THESE AREAS, INCLUDING LOCATIONS, SIZES AND METHODOLOGY FOR DEMOLITION, AND SHALL BE RESPONSIBLE TO PERFORM ALL REQUIRED WORK WITHIN THE BASE BID.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
- ALL DEMOLITION MATERIALS INCLUDING ASBESTOS AND LEAD PAINT ARE TO BE REMOVED FROM SITE AS DIRECTED IN THE SPECIFICATIONS. ALL MATERIALS ARE TO BE DISPOSED OF OFF-SITE IN A LEGAL MANNER. ALL MATERIALS THAT THE OWNER DOES NOT TAKE POSSESSION OF SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND SHALL BE REMOVED FROM THE SITE.
- THE CONTRACTOR SHALL REMOVE ALL HAZARDOUS MATERIALS PRIOR TO THE CONTRACTOR BEGINNING WORK. ANY HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION OR CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY. THE CONTRACTOR WILL ARRANGE FOR ITS REMOVAL. REFER TO SPEC DIVISION 2.
- CLEAN AND PREPARE ALL SURFACES TO RECEIVE NEW FINISH. REMOVE ALL RESIDUAL ADHESIVES OR FASTENERS, PATCH WHERE NECESSARY. ALL LOOSE PAINT SHALL BE REMOVED, ALL SURFACES, INCLUDING ALL PTD, UTILITIES AND EQUIP. TO BE PREPARED FOR NEW FINISHES AS SCHEDULED. ALL REMOVAL OF MATERIALS WHERE ASBESTOS HAS BEEN IDENTIFIED AS PRESENT SHALL BE ABATED AS SPECIFIED.
 - REFER TO STRUCTURAL AND ME/P/FF DRAWINGS FOR ADDITIONAL REQUIREMENTS.
 - ALL FURNITURE, SPECIALTIES OR MISC. EQUIP. SCHEDULED FOR RE-USE SHALL BE PROTECTED FOR THE LIFE OF THE CONTRACT. STORE AS DIRECTED BY OWNER IN A SECURE, APPROVED LOCATION WITHIN THE BUILDING. DO NOT REINSTALL IN SPACE UNTIL ALL CONSTRUCTION AND PAINTING OPERATIONS ARE COMPLETE.
 - RE: 'A'-5' DWGS. FOR EXTENTS OF ROOF GUT & PATCH AND ASSOCIATED DEMOLITION.
 - UNLESS OTHERWISE SPECIFICALLY NOTED, ALL FURNISHINGS, NON-FIXED EQUIPMENT, DEMOUNTABLE &/OR OFFICE SYSTEM PARTITIONS SHALL BE REMOVED FROM THE WORK AREA PRIOR TO START OF DEMOLITION.

1 DEMOLITION FLOOR PLAN
 AD-1.0 SCALE: 1/4"=1'-0"

2 SELECTIVE DEMOLITION NOTES
 AD-1.0 NO SCALE

3 GENERAL NOTES
 AD-1.0 NO SCALE



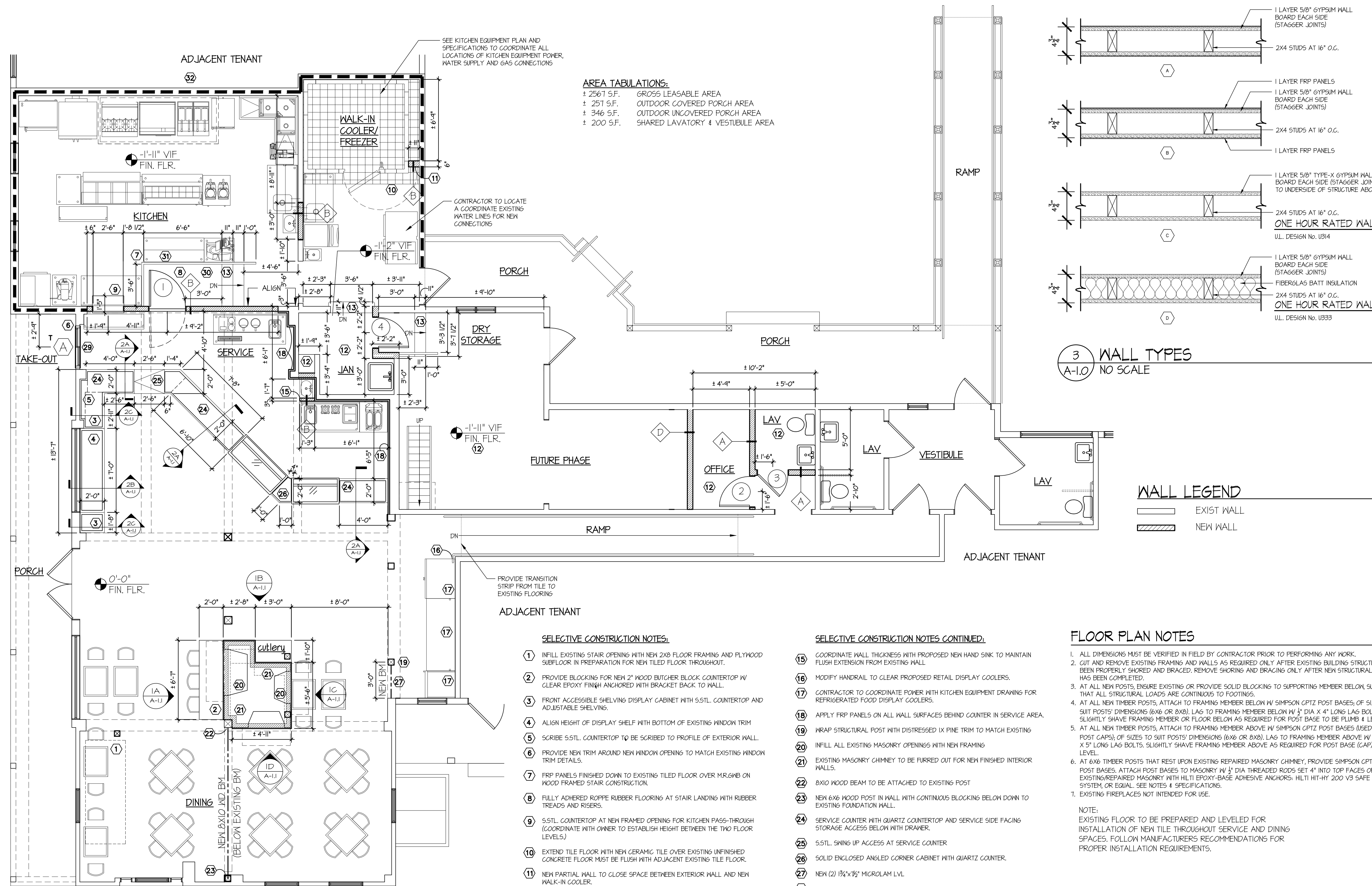
REVISIONS:

PROJECT NAME :

SHEET NAME :

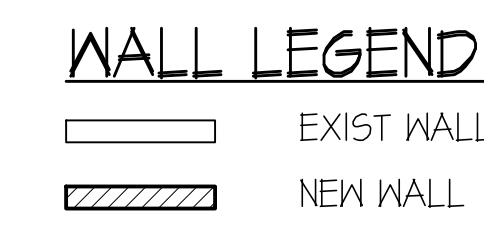
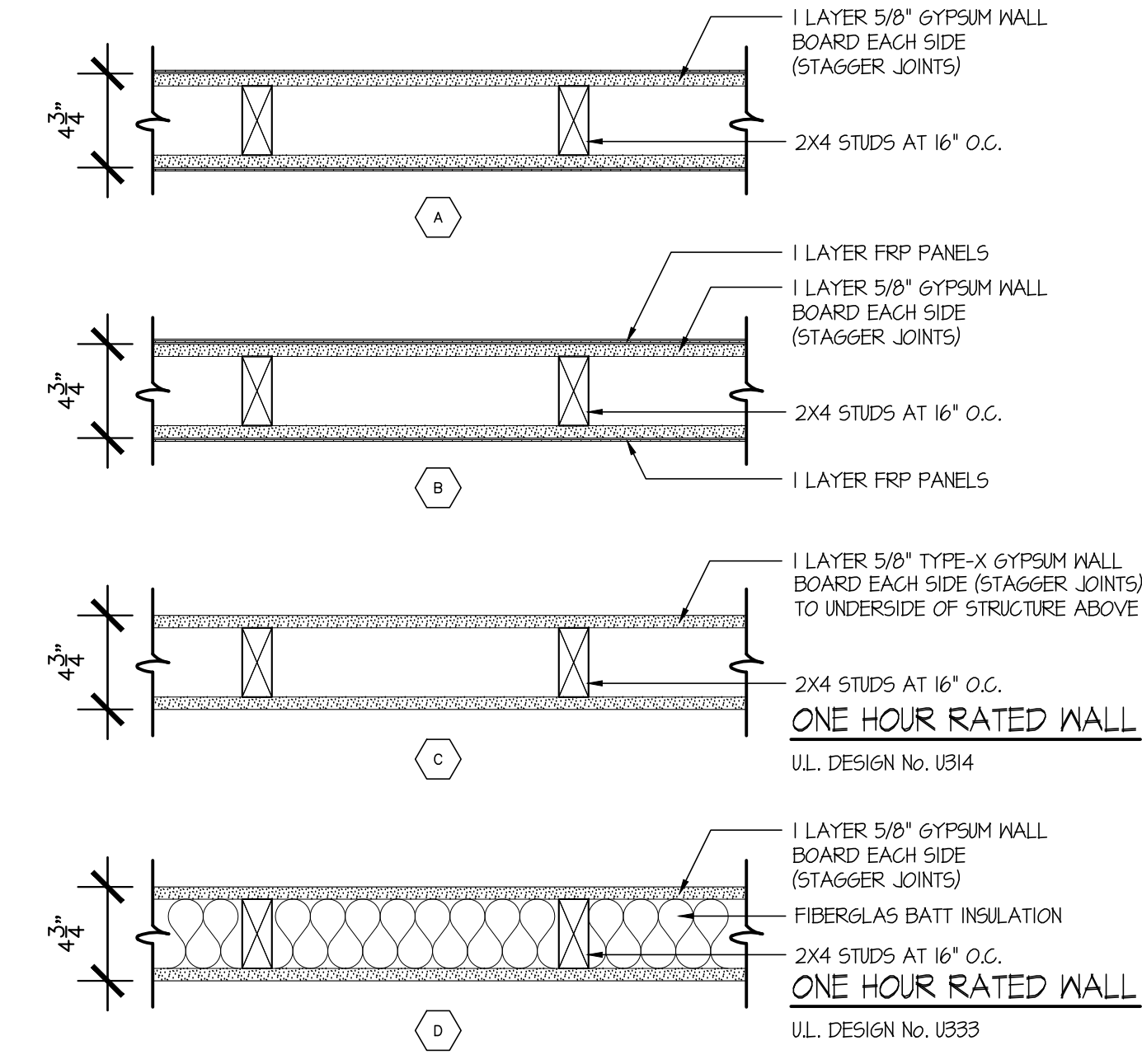
JOB NO. : 22-25
DRAWN BY: MCD
SCALE : AS NOTED
DATE : 10-10-2022
SHEET NO. :

A-1.0



AREA TABULATIONS:

± 2567 S.F.	GROSS LEASABLE AREA
± 251 S.F.	OUTDOOR COVERED PORCH AREA
± 346 S.F.	OUTDOOR UNCOVERED PORCH AREA
± 200 S.F.	SHARED LAVATORY & VESTIBULE AREA



SELECTIVE CONSTRUCTION NOTES:

- 1 INFILL EXISTING STAIR OPENING WITH NEW 2X8 FLOOR FRAMING AND PLYWOOD SUBFLOOR IN PREPARATION FOR NEW TILED FLOOR THROUGHOUT.
- 2 PROVIDE BLOCKING FOR NEW 2" WOOD BUTCHER BLOCK COUNTERTOP W/ CLEAR EPOXY FINISH ANCHORED WITH BRACKET BACK TO WALL.
- 3 FRONT ACCESSIBLE SHELVING DISPLAY CABINET WITH 5STL. COUNTERTOP AND ADJUSTABLE SHELVING.
- 4 ALIGN HEIGHT OF DISPLAY SHELF WITH BOTTOM OF EXISTING WINDOW TRIM
- 5 SCRIBE 5STL. COUNTERTOP TO BE SCRIBED TO PROFILE OF EXTERIOR WALL.
- 6 PROVIDE NEW TRIM AROUND NEW WINDOW OPENING TO MATCH EXISTING WINDOW TRIM DETAILS.
- 7 FRP PANELS FINISHED DOWN TO EXISTING TILED FLOOR OVER MR.GMB ON WOOD FRAMED STAIR CONSTRUCTION.
- 8 FULLY ADHERED ROFFPE RUBBER FLOORING AT STAIR LANDINGS WITH RUBBER TREADS AND RISERS.
- 9 5STL. COUNTERTOP AT NEW FRAMED OPENING FOR KITCHEN PASS-THROUGH (COORDINATE WITH OWNER TO ESTABLISH HEIGHT BETWEEN THE TWO FLOOR LEVELS)
- 10 EXTEND TILE FLOOR WITH NEW CERAMIC TILE OVER EXISTING UNFINISHED CONCRETE FLOOR MUST BE FLUSH WITH ADJACENT EXISTING TILE FLOOR.
- 11 NEW PARTIAL WALL TO CLOSE SPACE BETWEEN EXTERIOR WALL AND NEW WALK-IN COOLER.
- 12 FULLY ADHERED COMMERCIAL VINYL FLOORING WITH CONTINUOUS VINYL BASE
- 13 FULLY ADHERED ROFFPE RUBBER TREADS AND RISERS.
- 14 NOT USED.

SELECTIVE CONSTRUCTION NOTES CONTINUED:

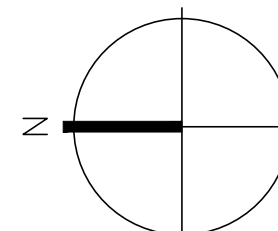
- 15 COORDINATE WALL THICKNESS WITH PROPOSED NEW HAND SIGN TO MAINTAIN FLUSH EXTENSION FROM EXISTING WALL
- 16 MODIFY HANDRAIL TO CLEAR PROPOSED RETAIL DISPLAY COOLERS.
- 17 CONTRACTOR TO COORDINATE POWER WITH KITCHEN EQUIPMENT DRAWING FOR REFRIGERATED FOOD DISPLAY COOLERS.
- 18 APPLY FRP PANELS ON ALL WALL SURFACES BEHIND COUNTER IN SERVICE AREA.
- 19 WRAP STRUCTURAL POST WITH DISTRESSED IX PINE TRIM MATCH EXISTING
- 20 INFILL ALL EXISTING MASONRY OPENINGS WITH NEW FRAMING
- 21 EXISTING MASONRY CHIMNEY TO BE FURRED OUT FOR NEW FINISHED INTERIOR WALLS.
- 22 6X10 WOOD BEAM TO BE ATTACHED TO EXISTING POST
- 23 NEW 6X6 WOOD POST IN WALL WITH CONTINUOUS BLOCKING BELOW DOWN TO EXISTING FOUNDATION WALL.
- 24 SERVICE COUNTER WITH QUARTZ COUNTERTOP AND SERVICE SIDE FACING STORAGE ACCESS BELOW WITH DRAWER.
- 25 5STL. SNIING UP ACCESS AT SERVICE COUNTER
- 26 SOLID ENCLOSED ANGLER CORNER CABINET WITH QUARTZ COUNTER.
- 27 NEW (2) 1 3/4"x1 1/2" MICROLAM LVL.
- 28 NOT USED.
- 29 NEW (2) 2X6 BEAM
- 30 NEW WOOD STAIR: FRAMED W/ 2X8 F.L @16" O.C., (2) 2X6 BEAMS, 4X4 POSTS AND 3/4" PLYND T&G GLULAM FLYND FLOORING.
- 31 42" HIGH HANDRAIL W/ HANDRAIL AND 12" EXTENSION
- 32 PROVIDE REQUIRED SERVICE/REPAIRS TO EXISTING HOOD SYSTEM AND ANSUL SYSTEM TO MAKE OPERATIONAL, INCLUDING ALL PIPING, VALVES, CONTROLS ETC.

FLOOR PLAN NOTES

1. ALL DIMENSIONS MUST BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO PERFORMING ANY WORK.
 2. CUT AND REMOVE EXISTING FRAMING AND WALLS AS REQUIRED ONLY AFTER EXISTING BUILDING STRUCTURE HAS BEEN PROPERLY SHORED AND BRACED. REMOVE SHORING AND BRACING ONLY AFTER NEW STRUCTURAL WORK HAS BEEN COMPLETED.
 3. AT ALL NEW POSTS, ENSURE EXISTING OR PROVIDE SOLID BLOCKING TO SUPPORTING MEMBER BELOW, SUCH THAT ALL STRUCTURAL LOADS ARE CONTINUOUS TO FOOTINGS.
 4. AT ALL NEW TIMBER POSTS, ATTACH TO FRAMING MEMBER BELOW W/ SIMPSON CP12Z POST BASES, OF SIZES TO SUIT POSTS' DIMENSIONS (6X6 OR 8X8). LAG TO FRAMING MEMBER BELOW W/ 1/2" DIA X 4" LONG LAG BOLTS. SLIGHTLY SHAVE FRAMING MEMBER OR FLOOR BELOW AS REQUIRED FOR POST BASE TO BE PLUMB & LEVEL.
 5. AT ALL NEW TIMBER POSTS, ATTACH TO FRAMING MEMBER ABOVE W/ SIMPSON CP12Z POST BASES (USED AS POST CAPS), OF SIZES TO SUIT POSTS' DIMENSIONS (6X6 OR 8X8). LAG TO FRAMING MEMBER ABOVE W/ 1/2" DIA X 5" LONG LAG BOLTS. SLIGHTLY SHAVE FRAMING MEMBER ABOVE AS REQUIRED FOR POST BASE (CAP) TO BE LEVEL.
 6. AT 6X6 TIMBER POSTS THAT REST UPON EXISTING REPAIRED MASONRY CHIMNEY, PROVIDE SIMPSON CP1266 POST BASES. ATTACH POST BASES TO MASONRY W/ 1/2" DIA THREADED RODS SET 4" INTO TOP FACES OF EXISTING/REPAIRED MASONRY WITH HILTI EPOXY-BASED ADHESIVE ANCHORS: HILTI HIT-HY 200 V3 SAFE SET SYSTEM, OR EQUAL. SEE NOTES & SPECIFICATIONS.
 7. EXISTING FIREPLACES NOT INTENDED FOR USE.
- NOTE:
EXISTING FLOOR TO BE PREPARED AND LEVELLED FOR INSTALLATION OF NEW TILE THROUGHOUT SERVICE AND DINING SPACES. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR PROPER INSTALLATION REQUIREMENTS.

1 PROPOSED FLOOR PLAN
A-I.O SCALE: 1/4"=1'-0"

2 SELECTIVE CONSTRUCTION NOTES
A-I.O NO SCALE



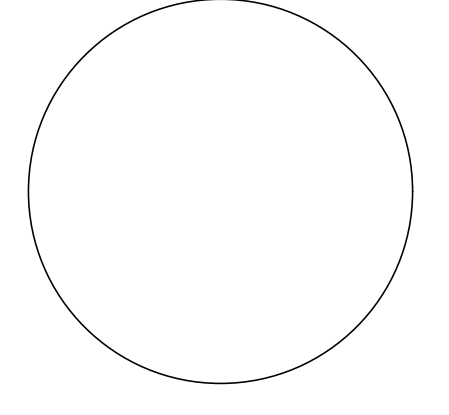
REVISIONS:

FELLNER
ARCHITECTS
382 TOWN STREET
EAST HADDAM, CONNECTICUT 06423
TEL (860) 873-8230

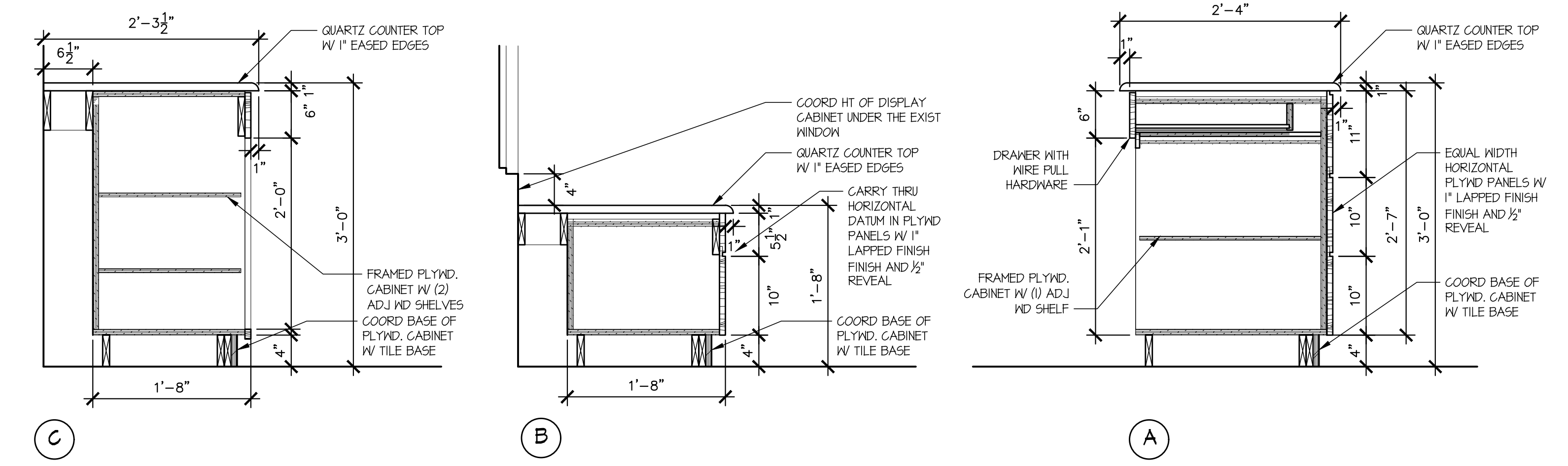
BAKERY DELI @ TYLERVILLE VILLAGE
TYLERVILLE VILLAGE UNIT 2-2 1610 SAYBROOK ROAD HADDAM, CT

PROJECT NAME : **BAKERY DELI @ TYLERVILLE VILLAGE**
SHEET NAME : **INTERIOR ELEVATIONS, MILLWORK AND SCHEDULES**

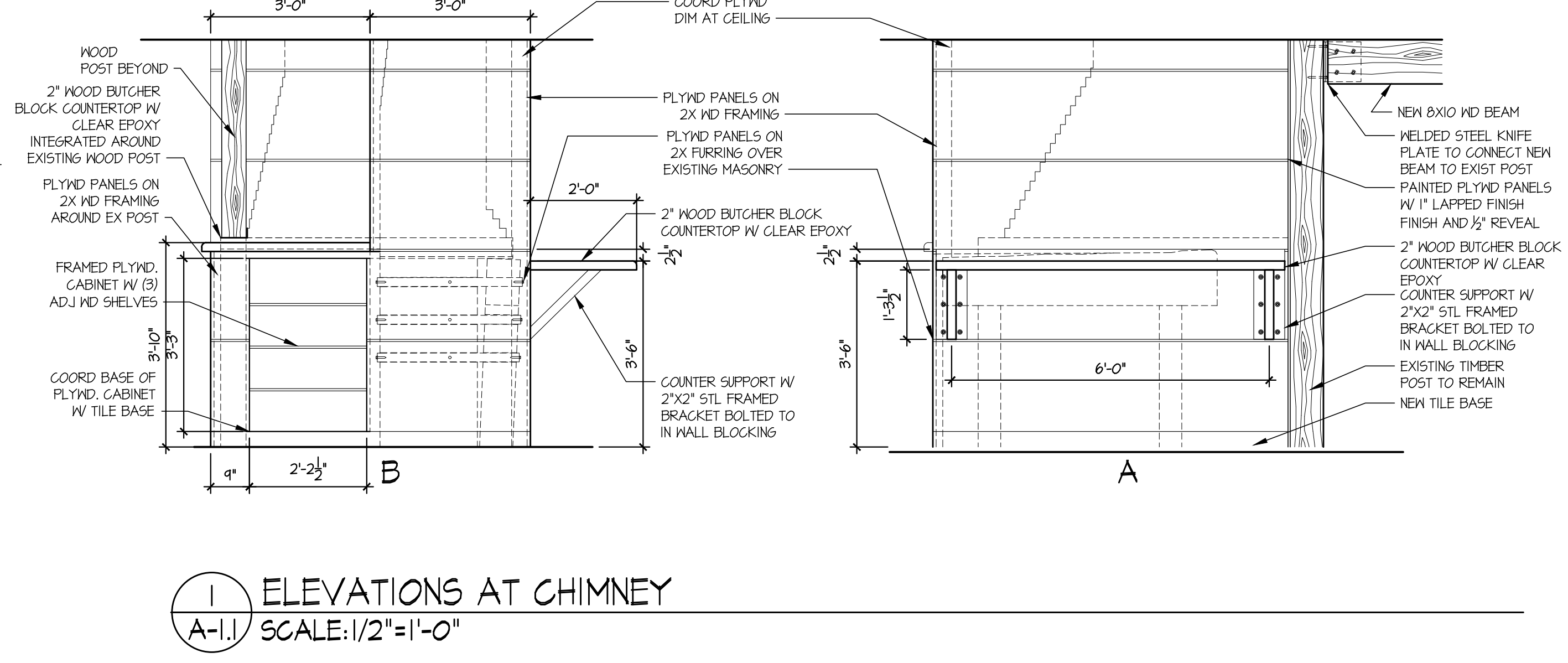
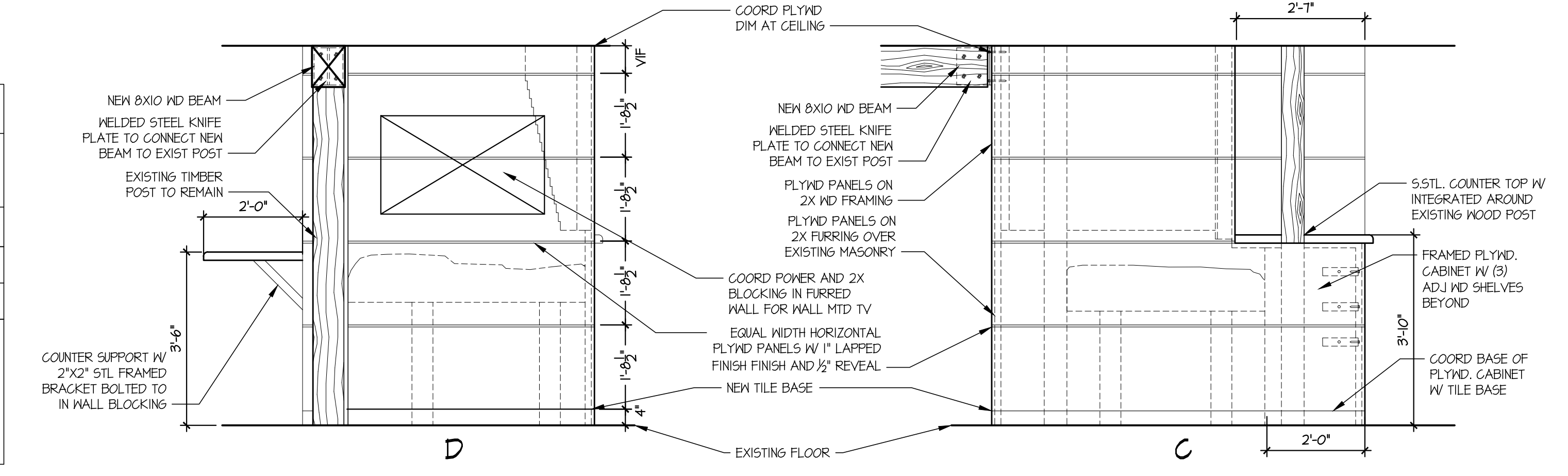
PROJECT NAME :



JOB NO. : 22-25
DRAWN BY : MCD
SCALE : AS NOTED
DATE : 10-10-2022
SHEET NO. **A-1.1**



2 SERVICE COUNTER MILLWORK DETAILS
A-1.1 SCALE: 1" = 1'-0"



1 ELEVATIONS AT CHIMNEY
A-1.1 SCALE: 1/2" = 1'-0"

WINDOW SCHEDULE

MARK	WINDOW SERIES	WINDOW		INTERIOR FINISH	EXTERIOR FINISH	REMARKS
		OPERATION	R.O. SIZE- WxH			
FIRST FLOOR						
A	ANDERSEN 100 SERIES	GLIDING	3'-0" x 3'-0"	VINYL-WHT	VINYL-WHT	CONTRACTOR TO INTEGRATE EXISTING VINYL SIDING WITH NEW J-MOLD FOR NEW OPENING IN EXTERIOR WALL ALONG WITH REQUIRED FLASHING AND WEATHERPROOFING

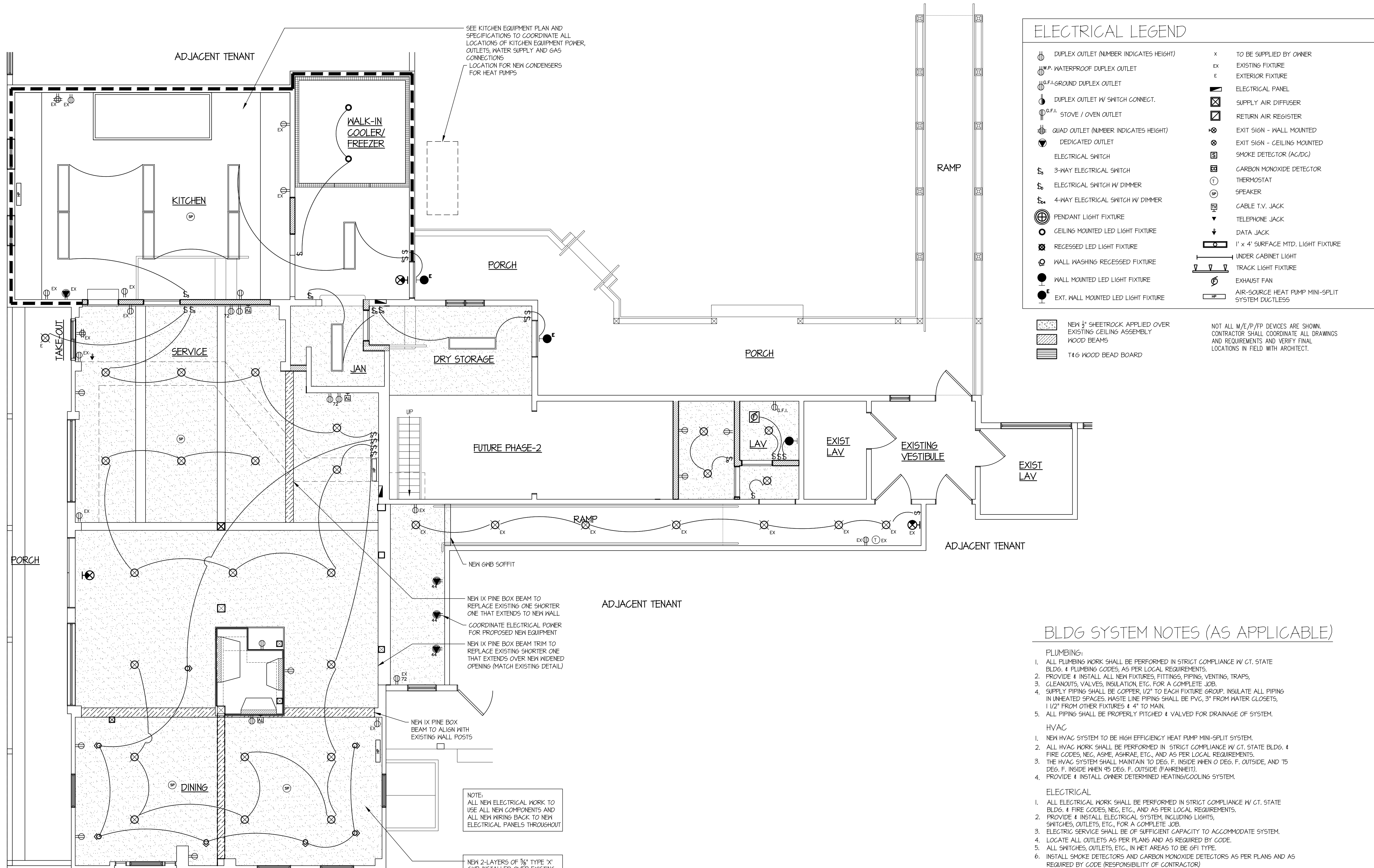
1. ALL WINDOWS TO HAVE INSULATED HIGH PERFORMANCE LOW-E4 GLASS, PROVIDE EXTENSION JAMBS AS REQUIRED FOR WALL CONSTRUCTION. 2. CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS.
2. VERIFY ALL WINDOW DIMENSIONS PRIOR TO ORDERING.
3. SUBMIT WINDOW SHOP DRAWINGS TO OWNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
4. SUBMIT WINDOW FINISH SAMPLES TO OWNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
5. SUBMIT WINDOW HARDWARE & HARDWARE FINISH SAMPLES TO OWNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
6. PROVIDE PERFORMANCE UPGRADES AS NECESSARY FOR FEDERAL TAX CREDIT (IF APPLICABLE).
7. CONTRACTOR TO COORD. ROUGH OPENING SIZE IN EXISTING EXTERIOR WALL FOR NEW WINDOW UNIT.
8. SEE FLOOR PLANS FOR ALL TEMPERED WINDOW LOCATIONS (MARKED 'T')

DOOR SCHEDULE

MARK	LOCATION	DOOR			LEAF/ FINISH	FRAME/ FINISH	HARDWARE	REMARKS
		TYPE	MODEL / LINE	OPENING SIZE				
GROUND FLOOR								
1	KITCHEN	INSWING/OUTSWING INTERIOR DOOR	H.M. MTL FLUSH	3'-0" x 6'-8"	MTL, PTD	MTL, PTD	PASSAGE	DOUBLE DIRECTION SWING HINGES W/ FULL SIZE 5/8" STL. DOUBLE DIRECTION SWING HINGES W/ FULL SIZE 5/8" STL. DOUBLE DIRECTION SWING HINGES W/ FULL SIZE 5/8" STL.
2	OFFICE	SWING INTERIOR	MDF SOLID CORE RAISED PANEL	2'-6" x 6'-8"	MDF, PTD	WD, PTD	PASSAGE	
3	BATH ROOM	SWING INTERIOR	MDF SOLID CORE RAISED PANEL	2'-6" x 6'-8"	MDF, PTD	WD, PTD	PRIVACY	
4	DRY STORAGE	SWING INTERIOR	MDF SOLID CORE SMOOTH	2'-6" x 6'-8"	MDF, PTD	WD, PTD	PASSAGE	
5								

NOTES:
1. VERIFY ALL DOOR DIMENSIONS PRIOR TO ORDERING.
2. SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW AND APPROVAL FOR ALL EXTERIOR DOORS.
3. SUBMIT FINISH SAMPLES TO OWNER FOR REVIEW AND APPROVAL FOR ALL DOORS.
4. SUBMIT HARDWARE & HARDWARE FINISH SAMPLES TO OWNER FOR REVIEW AND APPROVAL FOR ALL DOORS.
5. VERIFY ALL DOOR HARDWARE FUNCTIONS W/ OWNER. COORDINATE KEYING W/ OWNER.
6. ALL DOORS TO HAVE ANSI A117-2003 COMPLIANT LEVER HANDLES, UNLESS OTHERWISE NOTED.
7. ALL VISION LITES ON DOORS TO BE TEMPERED GLASS.
8. ALL INTERIOR POCKET DOORS TO HAVE 1500 SOFT-CLOSE POCKET DOOR FRAME KITS BY JOHNSON HARDWARE.
9. ALL INTERIOR BYPASS SLIDING DOORS TO HAVE 1005M SOFT-CLOSE SLIDING HARDWARE BY JOHNSON HARDWARE.
10. CONTRACTOR TO BE RESPONSIBLE FOR ALL DOOR QUANTITIES.
11. EXTERIOR DOOR TO BE COORD. W/ OWNER TO MATCH BUILDINGS EXISTING DOORS IN STYLE MATERIAL AND HARDWARE.
12. ALL EXTERIOR DOOR UNITS TO BE SHIPPED W/ NAILING FINISH ONLY (NO FACTORY EXTERIOR TRIM)

REVISIONS:



ELECTRICAL LEGEND

	DUPLEX OUTLET (NUMBER INDICATES HEIGHT)		TO BE SUPPLIED BY OWNER
	WATERPROOF DUPLEX OUTLET		EXISTING FIXTURE
	G.F.F. GROUND DUPLEX OUTLET		ELECTRICAL PANEL
	DUPLEX OUTLET W/ SWITCH CONNECT.		SUPPLY AIR DIFFUSER
	G.F.F. STOVE / OVEN OUTLET		RETURN AIR REGISTER
	QUAD OUTLET (NUMBER INDICATES HEIGHT)		EXIT SIGN - WALL MOUNTED
	DEDICATED OUTLET		EXIT SIGN - CEILING MOUNTED
	ELECTRICAL SWITCH		SMOKE DETECTOR (AC/DC)
	3-WAY ELECTRICAL SWITCH		CARBON MONOXIDE DETECTOR
	ELECTRICAL SWITCH W/ DIMMER		THERMOSTAT
	4-WAY ELECTRICAL SWITCH W/ DIMMER		SPEAKER
	PENDANT LIGHT FIXTURE		CABLE T.V. JACK
	CEILING MOUNTED LED LIGHT FIXTURE		TELEPHONE JACK
	RECESSED LED LIGHT FIXTURE		DATA JACK
	WALL WASHING RECESSED FIXTURE		1' x 4' SURFACE MTD. LIGHT FIXTURE
	WALL MOUNTED LED LIGHT FIXTURE		UNDER CABINET LIGHT
	EXT. WALL MOUNTED LED LIGHT FIXTURE		TRACK LIGHT FIXTURE
	EXHAUST FAN		AIR-SOURCE HEAT PUMP MINI-SPLIT SYSTEM DUCTLESS

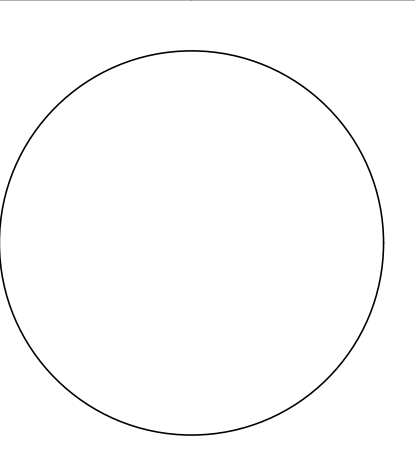
NOT ALL M/E/P/F/P DEVICES ARE SHOWN. CONTRACTOR SHALL COORDINATE ALL DRAWINGS AND REQUIREMENTS AND VERIFY FINAL LOCATIONS IN FIELD WITH ARCHITECT.

BLDG SYSTEM NOTES (AS APPLICABLE)

- PLUMBING:
- ALL PLUMBING WORK SHALL BE PERFORMED IN STRICT COMPLIANCE W/ CT. STATE BLDG. & PLUMBING CODES, AS PER LOCAL REQUIREMENTS.
 - PROVIDE & INSTALL ALL NEW FIXTURES, FITTINGS, PIPING, VENTING, TRAPS, CLEANOUTS, VALVES, INSULATION, ETC. FOR A COMPLETE JOB.
 - SUPPLY PIPING SHALL BE COPPER, 1/2" TO EACH FIXTURE GROUP. INSULATE ALL PIPING IN UNHEATED SPACES. WASTE LINE PIPING SHALL BE PVC, 3" FROM WATER CLOSETS, 1 1/2" FROM OTHER FIXTURES & 4" TO MAIN.
 - ALL PIPING SHALL BE PROPERLY FITCHED & VALVED FOR DRAINAGE OF SYSTEM.
- HVAC
- NEW HVAC SYSTEM TO BE HIGH EFFICIENCY HEAT PUMP MINI-SPLIT SYSTEM.
 - ALL HVAC WORK SHALL BE PERFORMED IN STRICT COMPLIANCE W/ CT. STATE BLDG. & FIRE CODES, NEC, ASME, ASHRAE, ETC., AND AS PER LOCAL REQUIREMENTS.
 - THE HVAC SYSTEM SHALL MAINTAIN TO DEG. F. INSIDE WHEN 0 DEG. F. OUTSIDE, AND 15 DEG. F. INSIDE WHEN 45 DEG. F. OUTSIDE (FAHRENHEIT).
 - PROVIDE & INSTALL OWNER DETERMINED HEATING/COOLING SYSTEM.
- ELECTRICAL
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE W/ CT. STATE BLDG. & FIRE CODES, NEC, ETC., AND AS PER LOCAL REQUIREMENTS.
 - PROVIDE & INSTALL ELECTRICAL SYSTEM, INCLUDING LIGHTS, SWITCHES, OUTLETS, ETC. FOR A COMPLETE JOB.
 - ELECTRIC SERVICE SHALL BE OF SUFFICIENT CAPACITY TO ACCOMMODATE SYSTEM.
 - LOCATE ALL OUTLETS AS PER PLANS AND AS REQUIRED BY CODE.
 - ALL SWITCHES, OUTLETS, ETC. IN NET AREAS TO BE GFI TYPE.
 - INSTALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS PER PLANS AND AS REQUIRED BY CODE (RESPONSIBILITY OF CONTRACTOR).
 - USE IC-RATED RECESSED LIGHTING FIXTURES (AS REQUIRED, WITH CEILING INSULATION APPLICATIONS).

BAKERY DELI @ TYLERVILLE VILLAGE
 TYLERVILLE VILLAGE UNIT 2-2 1610 SAYBROOK ROAD HADDAM, CT
PROPOSED TENANT REFLECTED CEILING PLAN

PROJECT NAME :
SHEET NAME :



JOB NO. : 22-25
 DRAWN BY : MCD
 SCALE : AS NOTED
 DATE : 10-10-2022
 SHEET NO. :

1 REFLECTED CEILING FLOOR PLAN
 A-2.0 SCALE: 1/4"=1'-0"
 ALL ELEMENTS NEW, U.O.N.

SPECIFICATIONS & NOTES (continued)

5.0. MECHANICAL

- All plumbing, heating & air conditioning work which expands upon existing systems shall be fully integrated with existing systems. The resulting systems shall be fully operational and in perfect working order.
- Plumbing & HVAC Subcontractors shall secure separate permits for their work, as per Municipal requirements.
- Plumbing & HVAC Subcontractors shall provide all labor & material for a complete job.
- All material shall be U.L. listed / approved.
- All ducts, vents, pipes, wiring, etc. that penetrate rated floor, wall and ceiling construction assemblies shall be of non combustible and rated material and have rated collars, sleeves, fire caulk, etc. that are suitable to the rating of each respective assembly.

5.1 PLUMBING

- GENERAL
 - All plumbing work shall be performed in strict compliance with CT State Building & Plumbing Codes and any other applicable codes, ordinances & regulations of the Municipality and local Public Works Department & Health Department.
- EQUIPMENT (as applicable)
 - All fixtures, as per plans, and additional fixtures to be determined by Owner.
 - All piping, fittings, valves, etc.
- EXECUTION
 - Provide Owner with manufacturer's specifications & manuals for fixtures and equipment.
 - Plumbing Subcontractor shall check entire plumbing system and repair/replace components as may be needed. Cap piping, where required. Reroute supply, waste & vent piping to new fixtures. Ensure proper pitch for waste lines, connecting to existing building waste piping.
 - Plumbing Subcontractor shall check existing water service, etc. for capacity and proposed requirements, during initial investigation & estimating of costs. Check Hot Water Heater, storage, etc. Replace equipment as may be required. (Verify w/ owner)
 - Install all plumbing fixtures and fittings. Installation shall include all necessary water distribution piping, venting of fixture groups, traps, drain piping, as well as misc. hangers, sleeves, clips, etc. for a complete installation.
 - The plumbing fixtures are subject to final approval by the Owner before ordering. Provide itemized cost figures. Provide cuts, types, colors, etc. for Owner's review and selection.
 - Supply piping shall be type L copper, 1/2" to each fixture and 3/4" to each fixture group, as required by code. Insulate all piping not located in heated spaces, especially below conc. slabs.
 - Waste line piping shall be PVC, 3" from water closets, 1 1/2" from other fixtures, and 4" to main or as required by code.
 - Vent risers shall be installed throughout the system connecting to the waste lines and carried through roof (properly flashed). Locate roof vents per Owner's approval.
 - Provide non-freeze type exterior spigots (if applicable).
 - Cleanouts shall be installed at the end of each horizontal run, at each branch connection, and at base of all vertical stacks, same size as pipe they serve.
 - Arrange hot water supply piping for adequate circulation.
 - All piping shall be properly pitched and valved for drainage of system.
 - Provide main house shut-off and drain (as applicable). All fixtures to have individual shut-offs.
 - Provide and install all propane gas piping & hook-ups for gas water heater, Kitchen cooktop & dryer, (if applicable), with strict compliance with applicable codes, ordinances, and Town requirements.
 - All work shall be guaranteed for one full year after date of acceptance by Owner.
 - All ducts, vents, pipes, wiring, etc. that penetrate rated floor, wall and ceiling construction assemblies shall be of non combustible and rated material, and shall have rated collars, sleeves, fire caulk, etc. that are suitable to the rating of each respective assembly.

5.2 HEATING, VENTILATING AND AIR CONDITIONING

- All heating and cooling work shall be performed in strict compliance with CT State Building & Fire Codes, NEC, ASME, SMACNA ASHRAE, and any other applicable codes, ordinances & regulations of the Municipality and local Public Works Department & Health Department.
- The heating & cooling system shall maintain 70 degrees inside when zero degrees outside and 75 degrees inside when 45 degrees outside.
 - EQUIPMENT (as applicable)
 - All piping, coils, filters, fans, etc.
 - Air conditioner & indoor coil, & exterior condenser. (if applicable).
 - Ductwork, diffusers & grilles.
 - Thermostats & controls.
 - All electrical components.
 - Exhaust fans with ductwork to exterior of building (cooktop hood - as applicable).
 - All necessary insulation of equipment, ductwork & piping.
 - Air Sourced Ductless High efficiency mini-split heat pump and condenser-- by Mitsubishi or approved equal (as applicable).
 - Fuel Tank (verify oil or gas; as applicable).
 - EXECUTION
 - HVAC Subcontractor shall check existing conditions for capacity, accommodating proposed expansion, during initial investigation & estimating of costs. Remove obsolete components, reroute piping and/or ductwork, etc. as may be required (as applicable).
 - HVAC Subcontractor shall calculate heating & cooling loads and size system accordingly. Determine zones for optimum environmental control. Review all system requirements with Owner & Architect (as applicable).
 - Verify size, location & other requirements for fuel tank (as applicable). Include all necessary metering and control devices. Secure all necessary permits and Municipal approvals.
 - Provide & install HVAC system for a complete installation for new and reconfigured areas.
 - Contractor shall provide access and insulated spaces, to meet system requirements.
 - Electrical hookups to HVAC system, exhaust fans and all electrical equipment shall be performed by Electrical Subcontractor.
 - Provide Owner with manufacturer's specifications, instruction manuals, etc.
 - All exposed elements (i.e. grilles, etc.) to be approved by Owner.
 - All work shall be guaranteed for one full year after date of acceptance by Owner.
- All ducts, vents, pipes, wiring, etc. that penetrate rated floor, wall and ceiling construction assemblies shall be of non combustible and rated material, and shall have rated collars, sleeves, fire caulk, etc. that are suitable to the rating of each respective assembly.

6.1 ELECTRICAL

- All Electrical work shall be fully integrated into other systems. The resulting system shall be fully operational and in perfect working order. The Electrical Subcontractor shall secure separate permits for his work. All electrical work shall be performed in strict compliance with the NEC, CT State Building & Fire Codes, as well as any other applicable codes, ordinances and regulations. All material shall be U.L. listed / approved.
- The electric service shall be of sufficient capacity to meet the needs of this project. Electrical Subcontractor shall provide any and all calculations as may be requested by the Utility Co. or the Municipality. Verify existing service of sufficient amperage to meet new required loads. (See "execution" below)
- Electrical Subcontractor shall provide all labor & material for a complete job.
 - Equipment & Systems (as applicable)
 - Lighting fixtures, lamps, including wiring, switches, dimmers, outlets & plates.
 - G.F.C.I. outlets.
 - A.F.C.I. outlets (All outlets within scope of work, U.O.N.).
 - Power wiring for all mechanical equipment.
 - Exhaust fans, wiring & controls.
 - Circuit breaker panel, disconnect, sub-panels, and electric meter.
 - Wiring & connections for all kitchen appliances & equipment.
 - Telephone & data wiring. (verify w/ Owner)
 - Execution
 - Provide new electric service as required. Verify size based on demand. Include and coordinate all necessary metering and control devices. Secure all required permits.
 - Electrical Subcontractor shall check capacities of existing electrical system in terms of existing electrical loads and proposed new electrical loads, during initial investigation & estimating of costs.
 - Electrical Subcontractor shall completely check all existing light fixtures, switches, outlets, wiring, panel box, and misc. electrical components to remain. Make repairs/replacements, as may be required.
 - Incorporate existing light fixtures, switches, and outlets to remain, and their corresponding circuits with proposed alterations. Relocate components as may be required, and remove all obsolete components. Add new components as shown on plans and as may be required for a complete job. Modify or add to electric panel, as may be needed.
 - New Electrical, TV, Data & Telephone service (as applicable) to be buried in PVC conduits, as per code, from existing street utilities.
 - Electrical Contractor shall determine the number of circuits required for safe operation.
 - Provide Owner with manufacturer's instructions, manuals, etc. for all equipment.
 - Final location of switches, phone jacks, receptacles, thermostats, & fixtures shall be confirmed with the Owner and Tenant (as applicable) at the job site. All switch groups shall be grouped according to the drawings in banks with single cover plates.
 - Locate all outlets as shown on drawings, and as per code requirements.
 - Provide & install G.F.C.I. circuit protection at Kitchen, Laundry Rm., Bathrooms, Garage, exterior areas, etc. (as applicable) as required by all current applicable codes.
 - Provide & install A.F.C.I. circuit protection as required by all current applicable codes.
 - Plates, switches & colors to be approved by Tenant and Owner. Submit samples for approval.
 - Check with Owner and Tenant (as applicable) for telephone, TV, Data, etc. outlet locations.
 - Furnish & install direct wired 120V smoke detectors (w/ battery backup) & direct wired carbon monoxide detectors (w/ battery backup) as required by code, as shown on plans.
 - Install telephone, TV, data, etc. wiring before enclosing walls. Coordinate hookups with service-providers.
 - All work shall be guaranteed for one (1) full year after date of acceptance by Owner.
 - Install thermostat wiring before enclosing walls. Coordinate with HVAC Subcontractor.
 - Electrical Subcontractor shall provide Owner with selection cuts for electrical fixtures & components.
 - Install all wiring, starters, switches, etc. for mechanical & other systems, as required. Electrical Subcontractor to coordinate with General Contractor & other trades.
 - Consult Owner regarding permanently-on security lighting.

NOTE:

THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING TO THE CITY OF NEW HAVEN ALL THE REQUIRED DESIGN CALCULATIONS AND CONSTRUCTION DRAWINGS FOR THE MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM AND FIRE SUPPRESSION SYSTEMS. THESE DRAWINGS WILL BE CONSIDERED SEPARATE SUBMITTALS, INDEPENDENT OF THE ARCHITECTURAL CONSTRUCTION DRAWINGS AS PART OF THE OWNERS REQUEST FOR IT TO BE DESIGN / BUILD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RECEIVE ALL THE REQUIRED APPROVALS AND APPLICABLE PERMITS PRIOR TO COMMENCEMENT OF ANY SUCH WORK.

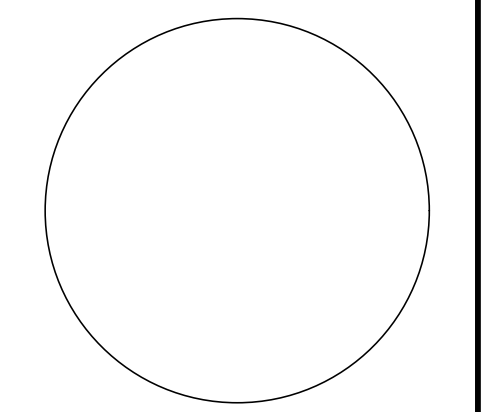
REVISIONS:



382 TOWN STREET
EAST HADDAM, CONNECTICUT 06423
TEL (860) 873-8230

PROJECT NAME : **BAKERY DELI @ TYLERVILLE VILLAGE**
TYLERVILLE VILLAGE UNIT 2-2 1610 SAYBROOK ROAD HADDAM, CT

SHEET NAME : **SPECIFICATIONS**



JOB NO. : 22-25
DRAWN BY: MCO
SCALE : AS NOTED
DATE : 09-08-2022

SHEET NO. **SP-1.1**