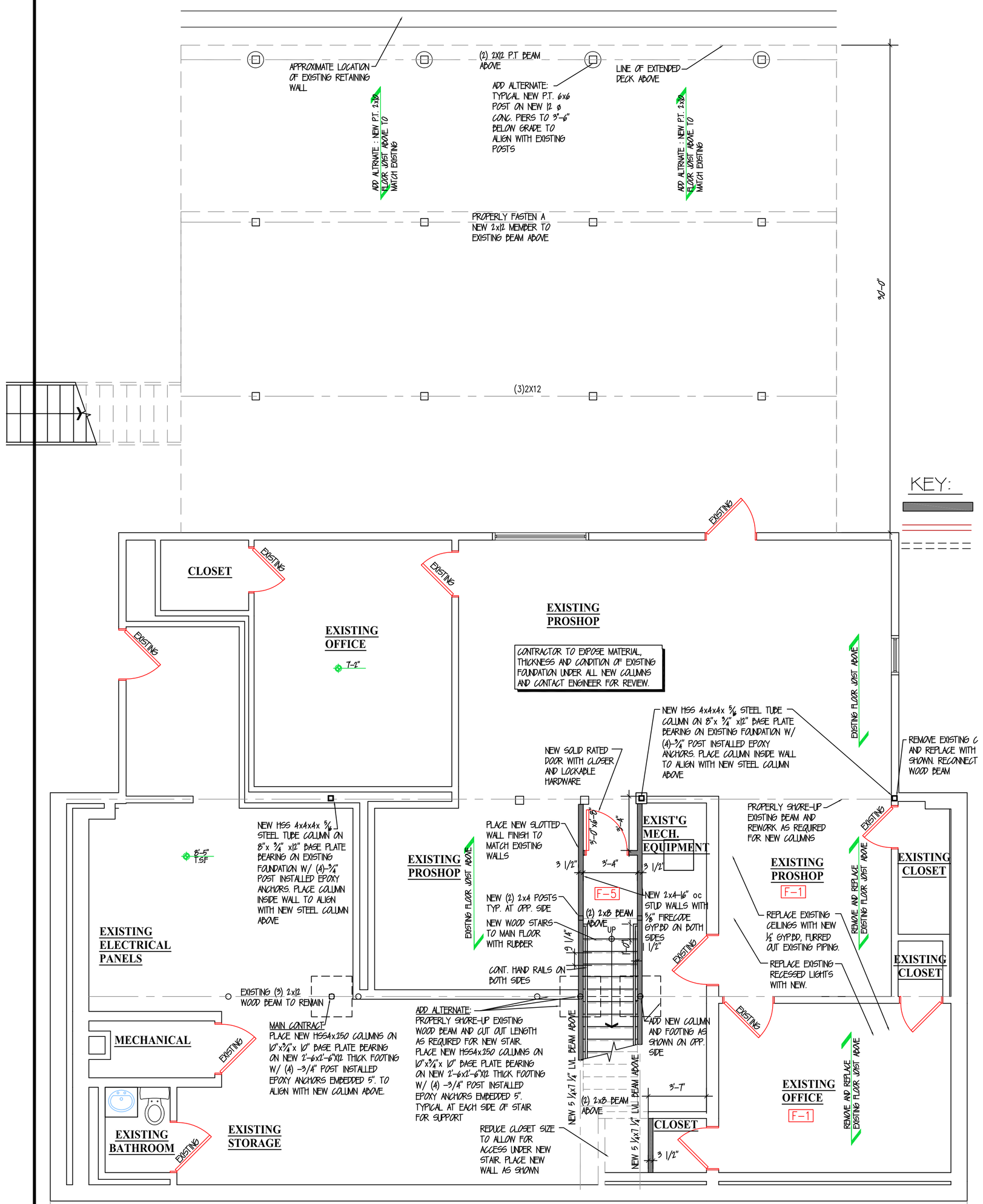
GENERAL NOTES

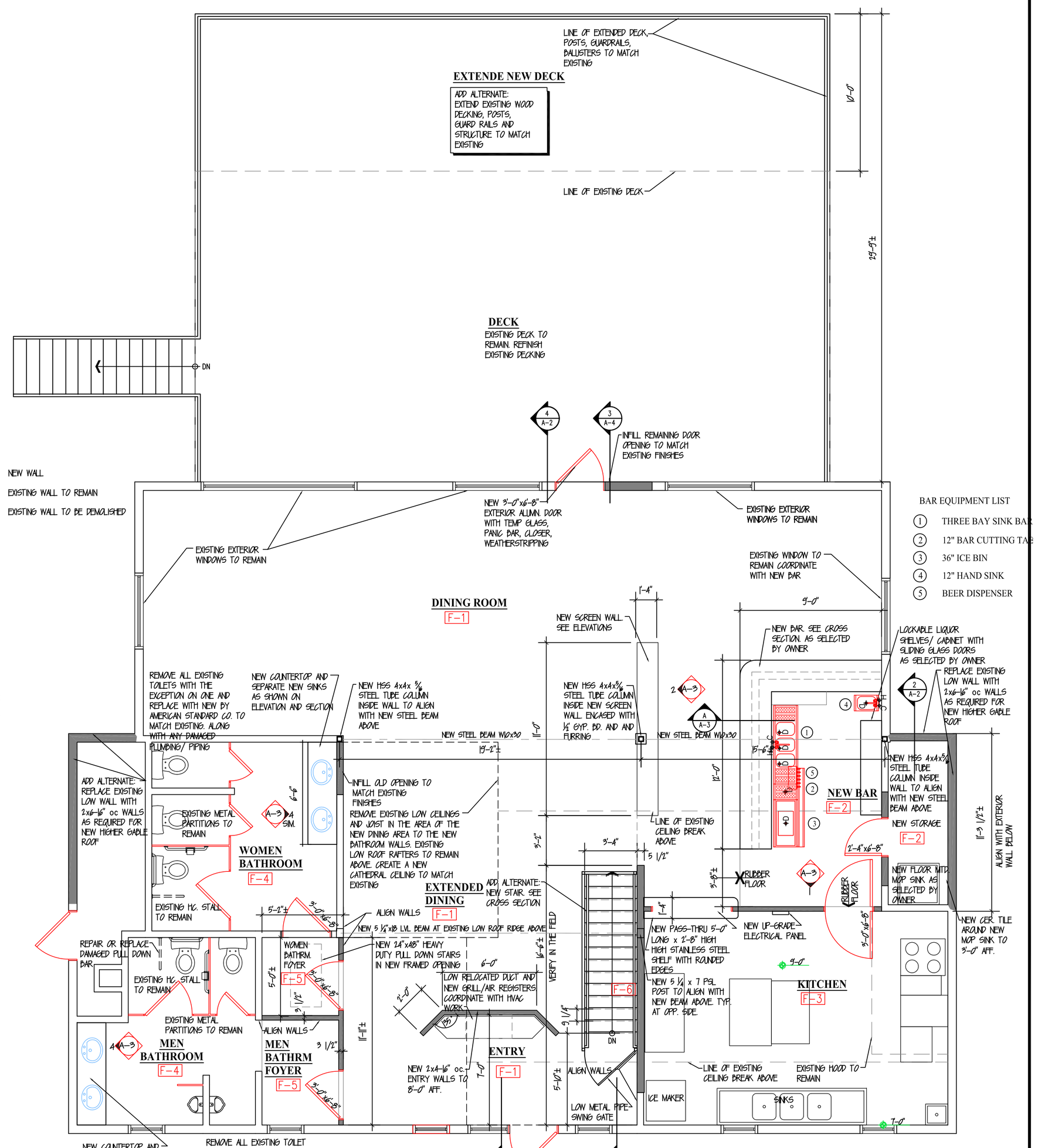
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2003 INTERNATIONAL BUILDINGL CODE (IBC) WITH 2005 CT SUPPLEMENT WITH 2009, 2011, 2013 AMENDMENTS
   2003 INTERNATIONAL MECHANICAL CODE (IMC)
   2003 INTERNATIONAL PLUMBING CODE (IPC)
   2009 INTERNATIONAL RESIDENTIAL CODE
   2009 INTERNATIONAL ENERGY CONSERVATION CODE
   2011 NATIONAL ELECTRICAL CODE
2. ALL CONTRACTORS SHALL VISIT THE PROJECT SITE AND FAMILIARIZE THEMSELVES WITH ALL BUILDING AND WORKING CONDITIONS.
3. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
4. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURE AND SEQUENCE, AND TO ENSURE THE SAFETY OF THE EXISTING BUILDING AND ITS COMPONENT PARTS DURING CONSTRUCTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, BRACING, UNDERPINNING, ETC. THAT MAY BE NECESSARY.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, ANGLES, AND EXISTING CONDITIONS BEFORE PROCEEDING WITH ANY WORK. INCLUDING WINDOW SIZE AND MODEL NUMBERS.
6. WHERE DETAILS ARE NOT INDICATED, THEY SHALL BE CONSIDERED TYPICAL AND APPLY AT SAME AND SIMILAR CONDITIONS.
7. ALL DIMENSIONS ARE TO THE FACE OF STUD WALLS UNLESS OTHERWISE NOTED.
8. TYPICAL WALL HEADER OVER WINDOW AND DOOR OPENINGS SHALL BE (2)-2X10'S WITH 1/2" PLYWOOD FILLER SUPPORTED BY (2)-2 X 4 JACK STUDS AND (1) FULL HEIGHT STUD AT EACH END OF HEADER. (UNLESS OTHERWISE NOTED).
9. FRAMING LUMBER SHALL BE DOUGLAS FIR NO. 2 OR SOUTHERN YELLOW PINE NO. 2 OR BETTER.
   A. 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:
   B. LIGHT 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:

EXTREME FIBER IN BENDING	Fb = 550 PSI
TENSION PARALLEL TO GRAIN	Ft = 375 PSI
COMPRESSION PARALLEL TO GRAIN	Fc = 1,350 PSI
MODULES OF ELASTICITY	E = 1,400,000 PSI

10. BLOCK SOLID TO BEARING UNDER ALL HEADERS, BEAMS, AND GIRDERS.
11. LAMINATED VENEER LUMBER (LVL) SHALL BE MICROLLAM. PARALLEL STRAND LUMBER (PSL) SHALL BE PARALLAM. (TRUSS JOIST MACMILLAN SHALL MANUFACTURE LVL AND PSL MATERIAL).
12. ALL ELECTRICAL, & PLUMBING WORK SHALL COMPLY WITH ALL LOCAL AND STATE CODES HAVING JURISDICTION.
13. DISPOSE OF ALL CONSTRUCTION DEBRIS IN A LEGAL MANNER. PROTECT ALL AREAS OF THE BUILDING BEYOND CONSTRUCTION AREAS FROM DEBRIS, DUST, NOISE.
14. ALL SUBCONTRACTORS ARE TO REVIEW THE SITE IN ORDER TO FAMILIARIZE THEMSELVES WITH THE EXISTING BUILDING CONDITIONS, PRIOR TO ISSUING A COST PROPOSAL TO THE GENERAL CONTRACTOR AND OR THE OWNER.
15. EXACT LOCATION OF ALL OUTLETS & LIGHT FIXTURES TO BE DETERMINED BY OWNER, ELECTRICAL CONTRACTOR & CODE REQUIREMENTS.
16. ALL PROPOSED HVAC WORK INCLUDING NEW DUCTWORK (SUPPLY AND RETURNS) TO BE DONE ON A DESIGN BUILT BASES. LF. GARCIA ARCHITECTS WILL NOT BE RESPONSIBLE FOR ANY NEW WORK OR EXISTING HVAC DESIGN, WORK OR SYSTEM PERFORMANCE.
17. COST PROPOSAL TO INCLUDE ALL WORK SHOWN ON THE DRAWING D1-A-1, A-2, A-3 ,A-4 AND AIA CONTRACT BETWEEN OWNER AND CONTRACTOR FOR SMALL PROJECTS. PLUS ALL ELECTRICAL WORK AS REQUIRED FOR THE OWNER'S FINAL AND PROPER USE OF THE PREMISES. (INCLUDING EQUIPMENT, MATERIALS, FITTINGS AND MANPOWER.) PAINT AND FINISHES AS SHOWN ON SCHEDULE. CONTRACTOR IS TO ALSO INCLUDE THE FOLLOWING SCOPE OF WORK TO THE BASE BID. COMPLETE FINISH TRIM FOR ALL NEW DOORS AND HARDWARE. ALL LIGHT FIXTURES (AS SELECTED BY THE OWNER)
18. ALL COLORS, MATERIAL ETC. TO BE SELECTED BY THE THE OWNER. SUBMIT SAMPLES FOR APPROVAL OR ANY SUBSTITUTIONS WHICH ARE PROPOSED.
19. ALL SIGNAGE THROUGHOUT.THE. BUILDING IS TO MEET THE AMERICAN DISABILITIES (ADA) REQUIREMENTS
20. ALL SECURITY , PHONE DISCONNECT/ RECONNECT TO BE COORDINATE BY THE GENERAL CONTRACTOR WITH THE OWNER (NOT SHOWN ON THE DRAWINGS
21. L.F. GARCIA 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 REMOVAL, SUPERVISION AND FINAL TESTING.
22. ALL CONTRACTORS AND SUBCONTRACTORS SHALL SUBMIT IN WRITING ALL PROPOSALS FOR ADDITIONAL WORK TO THE OWNER FOR REVIEW AND APPROVAL, PRIOR TO ANY ADDITIONAL WORK TO BE PERFORMED. NO ADDITIONAL WORK IS TO PROCEED WITHOUT A WRITTEN AUTHORIZATION FROM THE OWNER.



PROPOSED LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"



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

PROJECT NAME & LOCATION:

PROPOSED RENOVATIONS FOR:
Ridgefield Golf Course Restaurant
545 Ridgebury Rd.
Ridgefield,CT 06877
c/O
Frank Sergiovanni

PREPARED BY:

L.F. GARCIA ARCHITECTS LLC.

15 BOND ST
E. NORWALK CT. 06855
PHONE (203) 981-5800

THIS DRAWING IS THE PROPERTY OF LF. GARCIA ARCHITECTS LLC. ANY REPRODUCTION OR USE OF THIS DRAWING MUST BE APPROVED BY THE ARCHITECT.

REVISION	DATE	COMMENTS

DRAWING TITLE:
PROPOSED FLOOR PLANS INTERIOR ELEVATION AND GENERAL NOTES

SCALE: AS SHOWN

DRAWING NO.
A-1

DATE: 11-13-2014