

QUISENBERRY ARCARI

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REHABILITATION / RECONSTRUCTION WORK FOR:

LILLIAN HALLOCK

APPLICANT #2380

ISSUE DATE: 10/24/14

REBID DATE: 12/17/14

6 OVERBROOK DRIVE

NEW FAIRFIELD, CT

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COMMUNITY DEVELOPMENT BLOCK GRANT
DISASTER RECOVERY PROGRAM (CDBG-DR)

OWNER OCCUPIED REHABILITATION
& REBUILDING PROGRAM (OORR)

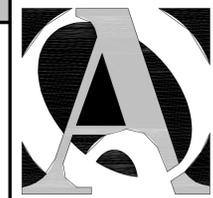
SPONSORED IN CONJUNCTION WITH FUNDING FROM
THE CONNECTICUT DEPARTMENT OF HOUSING



LOCATION MAP



ABBREVIATIONS		FINISHES		CONCRETE MASONRY		ARCHITECTURAL SYMBOLS	
A.F.F.	Above Finish Floor	HGT.	Height	GYPSTUM BOARD 1. PROVIDE AND INSTALL GYPSUM WALL BOARD IN ACCORDANCE WITH AMERICAN STANDARD SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD, AS APPROVED BY THE AMERICAN STANDARDS ASSOCIATION, LATEST EDITION; APPLICABLE PARTS THEREOF ARE HEREBY MADE A PART OF THIS SPECIFICATION EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE CALLED FOR IN THE SPECIFICATION, IN LOCAL CODES, OR BY THE MANUFACTURER OF THE GYPSUM WALLBOARD, WHOSE REQUIREMENTS SHALL BE FOLLOWED. 2. PROVIDE AND INSTALL MOISTURE-RESISTANT GYPSUM WALLBOARD WHERE REQUIRED. 3. PROVIDE 5/8" GYPSUM BOARD AT ALL WALLS WHERE REQUIRED, UNLESS OTHERWISE SPECIFIED.			
A.C.	Acoustic, Acoustical	H.M.	Hollow Metal	PAINT 1. APPLICATION OF PAINT OR OTHER COATING SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. READY-MIXED PAINT SHALL NOT BE THINNED, EXCEPT AS PERMITTED IN THE APPLICATION INSTRUCTIONS.		CONCRETE 1. ALL CONCRETE WORK SHALL BE IN COMPLIANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING" (ACI 301). 2. CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT THE AGE OF 28 DAYS: 3000PSI, EXCEPT 4000PSI FOR EXTERIOR WORK. 3. CONCRETE SHALL HAVE A SLUMP NOT EXCEEDING 5", EXCEPT FOR 4" SLABS. 4. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE CURING OF CONCRETE AS DIRECTED BY ACI 301. USE OF CALCIUM CHLORIDE SHALL NOT BE PERMITTED. 5. REINFORCING BARS SHALL BE DEFORMED BILLET STEEL BARS AND CONFORM TO ASTM A-61 5-GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM-A-185. 6. REINFORCING BARS MARKED "CONT" SHALL BE LAPPED 32 BAR DIAMETERS AT SPLICES AND CORNERS, HOOKED AT DISCONTINUOUS ENDS. WELDED WIRE FABRIC SHALL BE LAPPED 6" AT END SPLICES. 7. CONTRACTOR SHALL INSTALL ALL ANCHORS, ANCHOR BOLTS, LEVELING PLATES, AND ALL INSERTS TO BE SET IN CONCRETE AS REQUIRED FOR THE WORK OF ALL TRADES. 8. ALUMINUM OBJECTS SHALL NOT BE EMBEDDED OR IN CONTACT WITH CONCRETE. 9. REINFORCED CONCRETE FLOOR SLABS SHALL BE PLACED ON A MINIMUM OF 6" OF CRUSHED 3/4" STONE ON STRUCTURAL FILL PLACED IN 8" LAYERS AND COMPACTED TO 95% OF MODIFIED OPTIMUM DENSITY ON FIRM, INORGANIC, VIRGIN SOIL. NOT LESS THAN ONE LAYER OF STRUCTURAL FILL SHALL BE USED.	
A.C.T.	Acoustical Tile	HORIZ.	Horizontal	THERMAL & MOISTURE PROTECTION 1. PROVIDE AND INSTALL BUILDING THERMAL INSULATION IN ACCORDANCE WITH THE FOLLOWING: A. EXTERIOR WALLS: R-19 MINIMUM B. SLOPED CEILINGS: R-30 MINIMUM C. FLAT CEILINGS: R-38 MINIMUM D. CEILINGS OVER UNCONDITIONED SPACE: R-21 MINIMUM E. CEILINGS OVER BASEMENT: R-21 MINIMUM 2. INSTALL VENTING IN SLOPED CEILING AREAS TO PERMIT AIRFLOW ALONG THE COOL SIDE OF THE INSULATION FROM THE EAVE TO RIDGE. 3. DO NOT LEAVE KRAFT-PAPER FACED INSULATION EXPOSED. INSTALL TYPE FSK FOIL TO PROTECT EXPOSED INSULATION. 4. INSTALL EITHER INTERIOR AND/OR EXTERIOR FOUNDATION INSULATION AS REQUIRED BY LOCAL BUILDING CODES.		GENERAL NOTES 1. ALL CONSTRUCTION ON THIS HOME, AND ANY CHANGES MADE TO THE DESIGN OF THIS HOME, EITHER BEFORE OR DURING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE BUILDING CODE. NOTHING REPRESENTED WITHIN THESE PLANS SHALL ALLEVIATE THE APPLICABLE CODE REQUIREMENTS FOR THE CONSTRUCTION RELATED TO THIS PROJECT. 2. NOTIFY QUISENBERRY ARCARI ARCHITECTS, LLC AT (860) 677-4594 IMMEDIATELY IF PROBLEMS SHOULD ARISE DURING THE CONSTRUCTION OR THIS HOME WITH RESPECT TO STRUCTURAL INTEGRITY, FRAMING CONFLICTS, OR GENERAL CONCERNS. 3. THESE DRAWINGS DO NOT REPRESENT ALL COMPONENTS OR DETAILS REQUIRED TO PROPERLY CONSTRUCT THIS HOME. IT IS ASSUMED THAT THE WORK WILL BE PERFORMED BY COMPETENT, SKILLED AND LICENSED TRADE CONTRACTORS IN ACCORDANCE WITH INDUSTRY STANDARDS AND CARE. 4. UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL NEW FINISHES (ROOFING, SIDING, TRIM, ETC.) SHALL MATCH EXISTING. 5. PATCH EXISTING AREAS AFFECTED BY THE NEW WORK. MATCH EXISTING FINISHES UNLESS DIRECTED OTHERWISE BY THE OWNER. 6. EXTEND EXISTING SERVICES (MECHANICAL, PLUMBING, ELECTRICAL, ETC.) TO ACCOMMODATE THE NEW CONSTRUCTION. PROVIDE UPGRADES TO EXISTING COMPONENTS AS NECESSARY TO PROVIDE SATISFACTORY PERFORMANCE WITHIN THE COMPLETED STRUCTURE.	
AC	Air Conditioning	H.B.	Hose Bibb	MECHANICAL NOTES 1. MECHANICAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK. NOTIFY THE ARCHITECT OF ANY CONDITIONS WHICH MAY ADVERSELY AFFECT THE PROPER INSTALLATION OF THE NEW SYSTEMS. 2. MECHANICAL CONTRACTOR SHALL DESIGN, PURCHASE AND INSTALL ALL NEW COMPONENTS AS REQUIRED TO PROPERLY CONDITION THE SPACE(S) AFFECTED BY THIS CONSTRUCTION PROJECT. IF THE MODIFICATION OF EXISTING SYSTEMS IS NECESSARY, SUCH MODIFICATIONS SHALL NOT ADVERSELY AFFECT THE OPERATION OF THESE SYSTEMS OR COMPONENTS. 3. COORDINATE MECHANICAL WORK WITH THE WORK OF OTHER TRADES. DO NOT ALTER THE WORK OF PREVIOUS TRADES WITHOUT PRIOR APPROVAL. 4. PERFORM ALL NEW MECHANICAL WORK IN ACCORDANCE WITH LOCAL CODES AND ACCEPTED STANDARDS OF PRACTICE.		FOUNDATION 1. PROVIDE EXTERIOR DRAINS AS REQUIRED BY SITE CONDITIONS. 2. INSTALL FOUNDATION WATERPROOFING TO BELOW GRADE SURFACES. 3. INSTALL FOUNDATION INSULATION AS REQUIRED BY LOCAL CODES.	
A.H.U.	Air Handling Unit	IN.	Inch	ELECTRICAL NOTES 1. ELECTRICAL DRAWINGS ARE INTENDED TO BE USED FOR SCHEMATIC DESIGN ONLY. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF FINAL ELECTRICAL DESIGN. 2. FINAL LOCATIONS OF ALL ELECTRICAL DEVICES AND THEIR INTENDED OPERATION IS TO BE COORDINATED WITH THE OWNER. 3. ELECTRICAL CONTRACTOR SHALL PURCHASE AND INSTALL ALL NEW COMPONENTS AS REQUIRED TO PROPERLY SERVICE THE SPACE(S) AFFECTED BY THIS CONSTRUCTION PROJECT. IF THE MODIFICATION OF EXISTING ELECTRICAL SYSTEMS IS NECESSARY, SUCH MODIFICATIONS SHALL NOT ADVERSELY AFFECT THE OPERATION OF THESE SYSTEMS. 4. ELECTRICAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK. 5. COORDINATE ELECTRICAL WORK WITH THE WORK OF OTHER TRADES. DO NOT ALTER THE WORK OF PREVIOUS TRADES WITHOUT PRIOR APPROVAL. 6. ELECTRICAL CONTRACTOR MUST PROVIDE AND INSTALL ALL DUCT WORK ASSOCIATED WITH EXHAUST FANS. 7. PERFORM ALL NEW ELECTRICAL WORK IN ACCORDANCE WITH LOCAL CODES AND ACCEPTED STANDARDS OF PRACTICE.		GRADING AND UTILITY NOTES 1. PROPOSED GRADES INDICATE INTENT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS AS REQUIRED TO MEET FIELD CONDITION. 2. WHERE FIELD CONDITIONS CALL FOR ON-SITE ADJUSTMENTS OF FINISHED GRADES, THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION. 3. EROSION CONTROL FABRIC TO BE USED ON ALL SLOPES GREATER THAN 3:1. 4. CONTRACTOR TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. NOTIFY SITE PLANNER OF DISCREPANCIES PRIOR TO BEGINNING WORK. 5. STRIP AND STOCKPILE TOPSOIL FOR REUSE ON SITE. 6. PITCH ALL WALKS AT 2% CROSS SLOPE UNLESS OTHERWISE NOTED. 7. ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, GRATES, MANHOLE COVERS, VALVE BOXES, ETC. TO BE FLUSH WITH THE PROPOSED SURFACE ELEVATIONS WITHIN THE LIMITS OF CONSTRUCTION. 8. ALL EXISTING UTILITY LINES TO BE ABANDONED SHALL BE ABANDONED ACCORDING TO UTILITY COMPANY REQUIREMENTS. 9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE STANDARDS. 10. ALL EXCESS MATERIAL, EXCEPT TOPSOIL, SHALL BE LEGALLY DISPOSED OF OUTSIDE THE PROJECT LIMITS. 11. REFERENCE IS MADE IN THESE DOCUMENTS TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION. FORM 816, 2004 AND SUPPLEMENTS THERETO. 12. DAMAGE TO EXISTING UTILITIES AS A RESULT OF THE CONTRACTORS OR ANY OF HIS SUBCONTRACTORS' ACTIVITIES DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER. 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEWATERING DURING THE EXECUTION OF HIS WORK. 14. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS DEVELOPED FROM THE BEST AVAILABLE INFORMATION. THE ACTUAL LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF EXCAVATION ACTIVITIES. 15. ACCESS AND UTILITIES TO EXISTING FACILITIES MUST BE MAINTAINED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MUST MAINTAIN THE FOLLOWING ACCESSSES WITHIN THE PROJECT SITE: SUFFICIENT TRAVEL LANE(S), APPROVED BY THE OWNER, TO ENABLE ALL EMERGENCY VEHICLES TO ACCESS THE ENTIRE PROJECT SITE. 16. CONTRACTOR TO VERIFY THAT ALL EXISTING UTILITIES THAT ARE TO BE REUSED ARE FUNCTIONAL.	
ALT.	Alternate	INCL.	Included	ELECTRICAL MOUNTING HEIGHTS 1. ALL DIMENSIONS ARE TO THE CENTER OF THE DEVICE UNLESS OTHERWISE NOTED. SEE ELECTRICAL DRAWINGS FOR TYPES AND LOCATIONS. 2. RECEPTACLES: 18" A.F.F. (AT LOCATIONS ABOVE CASEWORK, MOUNT BOTTOM OF RECEPTACLE AT 2" ABOVE BACKFLASH, AT LOCATIONS BELOW CASEWORK, MOUNT AT 24" A.F.F.) 3. EXTERIOR RECEPTACLES: 24" A.F.F. (20" A.F.F.) 4. SWITCHES: 48" A.F.F. 5. BOILER EMERGENCY SWITCHES: 60" A.F.F. 6. DATA / PHONE OUTLETS: 18" A.F.F. 7. TV OUTLETS: 18" A.F.F. OR 18" BELOW FINISHED CEILING 8. WALL PHONE: 48" A.F.F. TO CENTER OF EARPIECE 9. SECURITY KEYPAD: 48" A.F.F.		WOOD 1. ALL STRUCTURAL WOOD SHALL BE IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" AND THE "MANUAL OF HOUSE FRAMING" AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFA), INCLUDING PROVISIONS FOR NAILING, FIRE STOPPING, ANCHORAGE, FRAMING AND BRACING. 2. UNLESS NOTED OTHERWISE ON THE DRAWINGS, STRUCTURAL LUMBER SHALL BE AS FOLLOWS: A. INTERIOR EXPOSURE: STRUCTURAL WOOD PROTECTED FROM MOISTURE SHALL BE HEM-FIR #2 OR BETTER B. EXTERIOR EXPOSURE: STRUCTURAL WOOD EXPOSED TO MOISTURE, THE WEATHER, IN CONTACT WITH CONCRETE, LOCATED WITHIN 8 INCHES OF SOIL, OR LESS THAN 18 INCHES FROM THE FLOOR OF A CRAWL SPACE SHALL BE PRESERVATIVE TREATED SOUTHERN YELLOW PINE #2 OR BETTER, WITH RETENTION MEETING OR EXCEEDING THE REQUIREMENTS OF THE BUILDING CODE. C. PLYWOOD: PLYWOOD SHALL BE IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) SPECIFICATIONS (Y 510). PLYWOOD FLOOR DECKING SHALL BE CONTINUOUS OVER TWO OR MORE SPANS WITH THE FACE-GRAIN RUNNING PERPENDICULAR TO SUPPORT JOISTS. I. ROOF SHEATHING: C-DEXT-APA, 1/2" THICK II. WALL SHEATHING: C-D/EXT-APA, 1/2" THICK III. SUBFLOORING: C-D/EXT-APA, 3/4" THICK 3. NAILING SCHEDULE SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODES "RECOMMENDED FASTENING SCHEDULE". NAIL PLYWOOD SHEATHING AND SUBFLOORING 6" O.C. AT EDGES AND 12" O.C. ALONG INTERMEDIATE SUPPORTS, LEAVING SPACES BETWEEN PANELS AS RECOMMENDED BY THE APA. UTILIZE RING-SHANK OR SCREW TYPE NAILS FOR PLYWOOD SUBFLOORING AND APPLY APPROPRIATE CONSTRUCTION ADHESIVE TO ADEQUATELY SECURE PLYWOOD TO FLOOR JOISTS. 4. INSTALL JOIST HANGERS, COLUMN CAPS AND BASES WHERE REQUIRED. METAL FABRICATIONS SHALL BE OF APPROPRIATE SIZE AND TYPE FOR THE MEMBERS AND SUPPORT CONDITIONS. WHERE FLANGE SUPPORT JOIST HANGERS ARE USED IN CONJUNCTION WITH STEEL BEAMS, CARE SHALL BE TAKEN TO INSTALL THE HANGERS CLEAR OF CONTACT WITH THE STEEL BEAM BY INSTALLING 2X WOOD TOP PLATES. 5. NOTCHING SHALL NOT EXCEED 1/6TH OF THE DEPTH OF A JOIST OR RAFTER AND SHALL OCCUR ONLY IN THE OUTER QUARTER OF THE SPAN. NOTCHES SHALL NOT BE PERMITTED IN THE MIDDLE HALF OF THE SPAN. NOTCH LENGTH SHALL NOT EXCEED 1/3RD OF THE JOIST DEPTH. NOTCHES ARE NOT PERMITTED IN ENGINEERED LUMBER PRODUCTS. 6. HOLES IN JOISTS OR RAFTERS SHALL OCCUR IN THE MIDDLE 1/3RD OF THE SPAN. THE HOLE DIAMETER SHALL NOT EXCEED 1/3RD OF THE JOIST DEPTH. HOLES IN ENGINEERED LUMBER PRODUCTS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES. 7. ENGINEERED LUMBER INDICATED ON THE DRAWINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. JOISTS LABELED "JI" ARE COMPOSITE I-JOISTS AS MANUFACTURED BY TRUS-JOIST. MEMBERS LABELED "LVL" ARE LAMINATED VENEER LUMBER (1.9E MICROLAM BY TRUS-JOIST). THE SUBSTITUTION OF OTHER PRODUCTS ARE ONLY PERMITTED WITH BACKUP ENGINEERING PLANS AND CALCULATIONS.	
ALUM.	Aluminum	INFO.	Information				
ALF.	Aluminum Frame	I.D.	Inside Diameter				
ANCH.	Anchor, Anchorage	INSUL.	Insulation				
AB.	Anchor Bolt	INT.	Interior				
L	Angle	JT.	Joint				
ANOD.	Anodized	K.P.	Kick Plate				
APPR.	Approved	LAB	Laboratory				
ARCH.	Architect, Architectural	LAV.	Lavatory				
ASB.	Asbestos	LTG.	Lighting				
A.P.B.O.	As Provided By Owner	MACH.	Machine				
A.S.B.O.	As Selected By Owner	MAINT.	Maintenance				
ASPH.	Asphalt	MFRG.	Manufacturer				
ASSY.	Assembly	M.BD.	Marker Board				
ASST.	Assistant	MA5.	Masonry				
AUTO.	Automatic	M.O.	Masonry Opening				
BM	Beam	MAT.	Material				
BRG.	Bearing	MAX.	Maximum				
BEV.	Bevel, Beveled	MECH.	Mechanical				
BIT.	Bituminous	MEZZ.	Mezzanine				
BLK.	Block	MIN.	Minimum				
BLKG.	Blocking	MISC.	Miscellaneous				
BD.	Board	N	North				
BOT.	Bottom	N.I.C.	Not In Contract				
B.O.	Bottom Of	N.T.S.	Not To Scale				
B.E.J.	Brick Expansion Joint	OFF.	Office				
BLDG.	Building	O.C.	On Center				
B.U.R.	Built Up Roofing	O.H.	Overhead				
CAB.	Cabinet	O.D.	Outside Diameter				
C.U.H.	Cabinet Unit Heater	PTD.	Painted				
CAP.	Capacity	PR.	Fair				
CASE	Casement	P.T.D.	Paper Towel Dispenser				
CLG.	Ceiling	PASS.	Passage				
CLGHT.	Ceiling Height	PERP.	Perpendicular				
CEM.	Cement	PLAS.	Plaster				
CTR.	Center	PLAM.	Plastic Laminate				
CL.	Centerline	PL.	Plate				
C.T.	Ceramic Tile	PLUMB.	Plumbing				
C.BD.	Chalk Board	PLYWD.	Plywood				
CLO.	Closet	PVC.	Polyvinylchloride				
COL.	Column	P.E.J.	Precast Expansion Joint				
CONC.	Concrete	PREFAB.	Prefabricated				
CONF.	Conference	QTY.	Quantity				
CJ	Control Joint	Q.T.	Quarry Tile				
CONT.	Continuous	RAD.	Radius				
CONTR.	Contractor	RWC.	Rain Water Conductor				
CORR.	Corridor	RECV.	Receiving				
CRS.	Course, Courses	REFR.	Refrigerator				
DEG.	Degree	REINF.	Reinforce				
DEMO.	Demolition	REM.	Remove				
DEPT.	Department	REQD.	Required				
DET.	Detail	REV.	Revised, Revision				
DIA.	Diameter	R.	Riser				
DIM.	Dimension	R.D.	Roof Drain				
DIST.	Distance	RM.	Room				
DR.	Door	S.N.D.	Sanitary Napkin Dispenser				
DBL.	Double	S.N.R.	Sanitary Napkin Receptacle				
D.H.	Double Hung	SCHED.	Schedule				
DN	Down	SC.	Scupper				
D.S.	Downspout	SECT.	Section				
DWG.	Drawing	S.J.	Seismic Joint				
D.F.	Drinking Fountain	SHT.	Sheet				
EA.	Each	SIM.	Similar				
ELEC.	Electric, Electrical	S.D.	Soap Dispenser				
EWC.	Electric Water Cooler	S.T.D.	Sound Transmission Class				
EL.	Elevation	S.T.C.	Sound Transmission Coefficient				
ELEV.	Elevator	SPEC.	Specifications				
EMERG.	Emergency	SQ.	Square				
EQ.	Equal	S.F.	Square Feet				
EQUIP.	Equipment	S.S.	Stainless Steel				
EXIST.	Existing	STD.	Standard				
E.T.R.	Existing To Remain	STL.	Steel				
EXP.	Expansion	STOR.	Storage				
E.J.	Expansion Joint	STRUCT.	Structure, Structural				
EXT.	Exterior	S.STL.	Structural Steel				
E.I.F.S.	Exterior Insulation Finish System	SUSP.	Suspend, Suspension				
FT.	Feet, Foot	S.A.T.C.	Susp. Acoustic Tile Ceiling				
F.R.G.P.	Fiber Reinforced Gypsum Panel	T.BD.	Tack Board				
FIN.	Finish, Finished	THRU.	Through				
F.E.	Fire Extinguisher	T.P.D.	Toilet Paper Dispenser				
F.R.	Fire Retardant	T.M.E.	To Match Existing				
FPRFG.	Fireproofing	T&G.	Tongue and Groove				
FIXT.	Fixture	T.O.	Top Of				
FLASH.	Flashing	T.	Tread				
FLR.	Floor	TYP.	Typical				
F.D.	Floor Drain	U.L.	Underwriter's Laboratory				
FLR.FIN.	Floor Finish	U.H.	Unit Heater				
FTG.	Footing	U.V.	Unit Ventilator				
FDN.	Foundation	U.O.N.	Unless Otherwise Noted				
FURN.	Furnish, Furnishings, Furniture	VEST.	Vestibule				
FURR.	Furred, Furring	VCT.	Vinyl Composition Tile				
GA.	Gauge	W.P.	Waterproofing				
GALV.	Galvanized	W.W.F.	Welded Wire Fabric				
GYP. BD.	Gypsum Board	W.BD.	White Board				
G.C.	General Contractor	W/	With				
H.C.	Handicapped	WD.	Wood				



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REHABILITATION/RECONSTRUCTION WORK FOR:
LILLIAN HALLOCK
 APPLICANT #2380
 NEW FAIRFIELD, CT
 6 OVERBROOK DRIVE

Sheet Description:

GENERAL NOTES

Issue Dates:

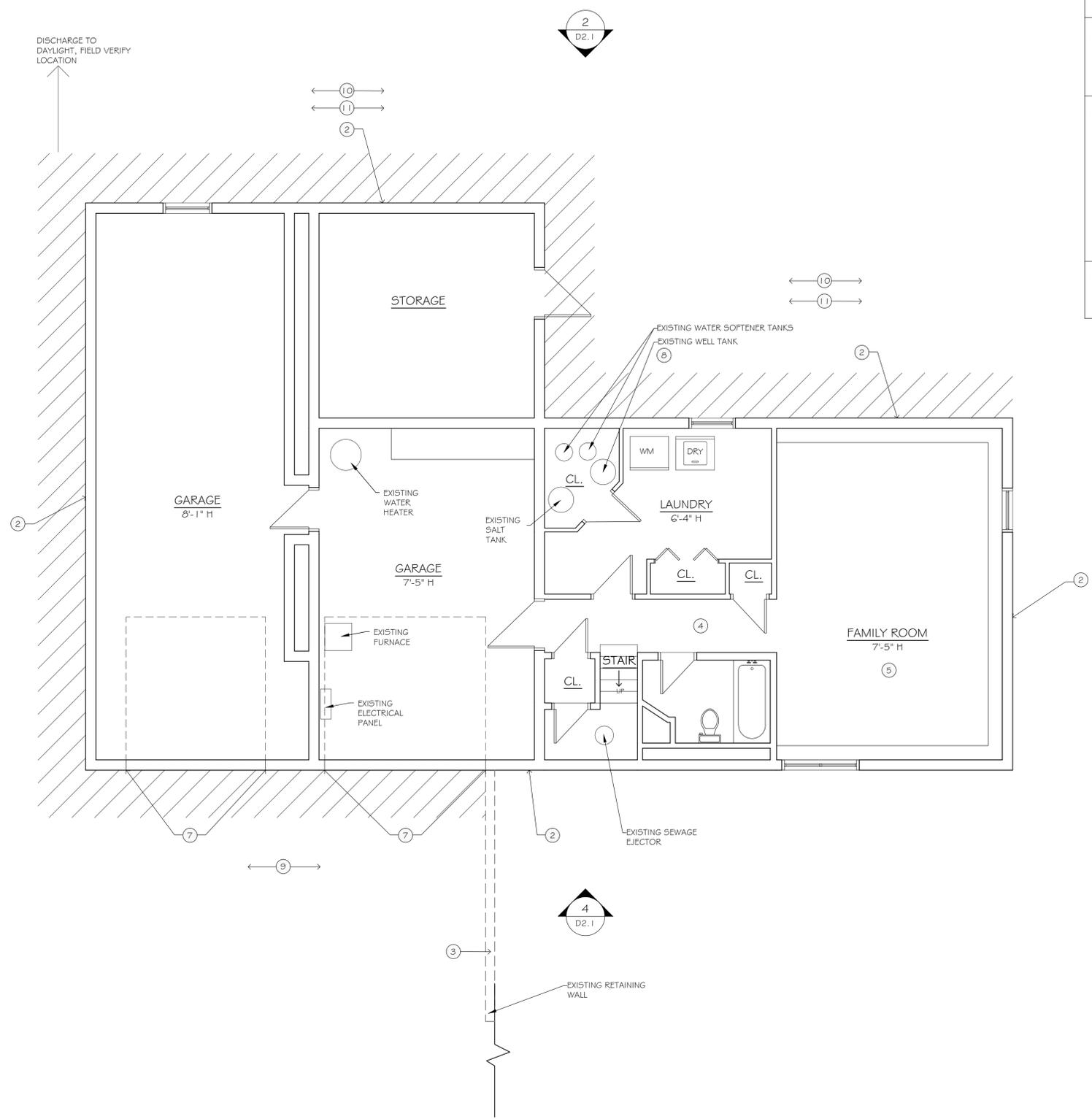
10/24/14

12/17/14 REBID

No Scale

Project #: QA 1346-27 **Drawn By:** ESR

Sheet #: G1.1



- FLOOR PLAN KEY NOTES** ALL DIMENSIONS AND MATERIALS TO BE VERIFIED IN FIELD BY CONTRACTOR
- BASE BID**
- ① REMOVE EXISTING WINDOW STOPS, GLAZING & CAULKING/SEALANT AND RELATED ASSEMBLIES AS REQUIRED TO REGLAZE THE WINDOW SYSTEM, TYF.
 - ⑤ REMOVE ENTIRETY OF EXISTING CARPET FLOORING SYSTEM. WORK TO INCLUDE BUT NOT LIMITED TO CARPET, BASE, PAD, TACK STRIP, ADHESIVES, ACCESSORIES, THRESHOLDS, & ACCESSORIES. PREPARE CONCRETE TO RECEIVE NEW CARPET.
 - ⑥ REMOVE EXISTING SKYLIGHT & FLASHING ASSEMBLIES AS REQUIRED FOR REPLACEMENT.
- ADD ALTERNATE #1**
- ② REMOVE EXISTING SIDING AS REQUIRED FOR REPAIR.
 - ⑦ REMOVE EXISTING GARAGE DOOR TRIM AS REQUIRED FOR REPLACEMENT.
- ADD ALTERNATE #2**
- ③ REMOVE EXISTING RETAINING WALL, EXTERIOR STAIRS, STOOP, WALKWAY & POLE LIGHT FIXTURE AS REQUIRED FOR REPLACEMENT.
 - ④ REMOVE EXISTING GRADE AS REQUIRED TO WATERPROOF FRONT WALL AT BASEMENT. PREPARE EXISTING FOUNDATION WALL FOR WATERPROOFING. EXTERIOR FOUNDATION WALL SURFACE TO BE POWER-WASHED CLEAN & DEBRIS FREE. CONTRACTOR IS RESPONSIBLE TO EXCAVATE AROUND FOUNDATION PER OSHA REGULATIONS.
 - ⑨ REPLACE EXISTING ASPHALT ASSEMBLY AS REQUIRED TO ACCOMMODATE NEW WORK.
 - ⑩ REMOVE EXISTING DECK CONSTRUCTION AS REQUIRED TO ACCOMMODATE GRADING WORK.
 - ⑪ HATCHED AREA INDICATES EXTENT OF AREA TO BE EXCAVATED TO ACCOMMODATE NEW DRAINAGE, REMOVE EXISTING GRADE.
- ADD ALTERNATE #3**
- ⑧ REMOVE EXISTING WATER SOFTENER TANK & WELL PUMP, REFER TO PLUMBING DRAWINGS.

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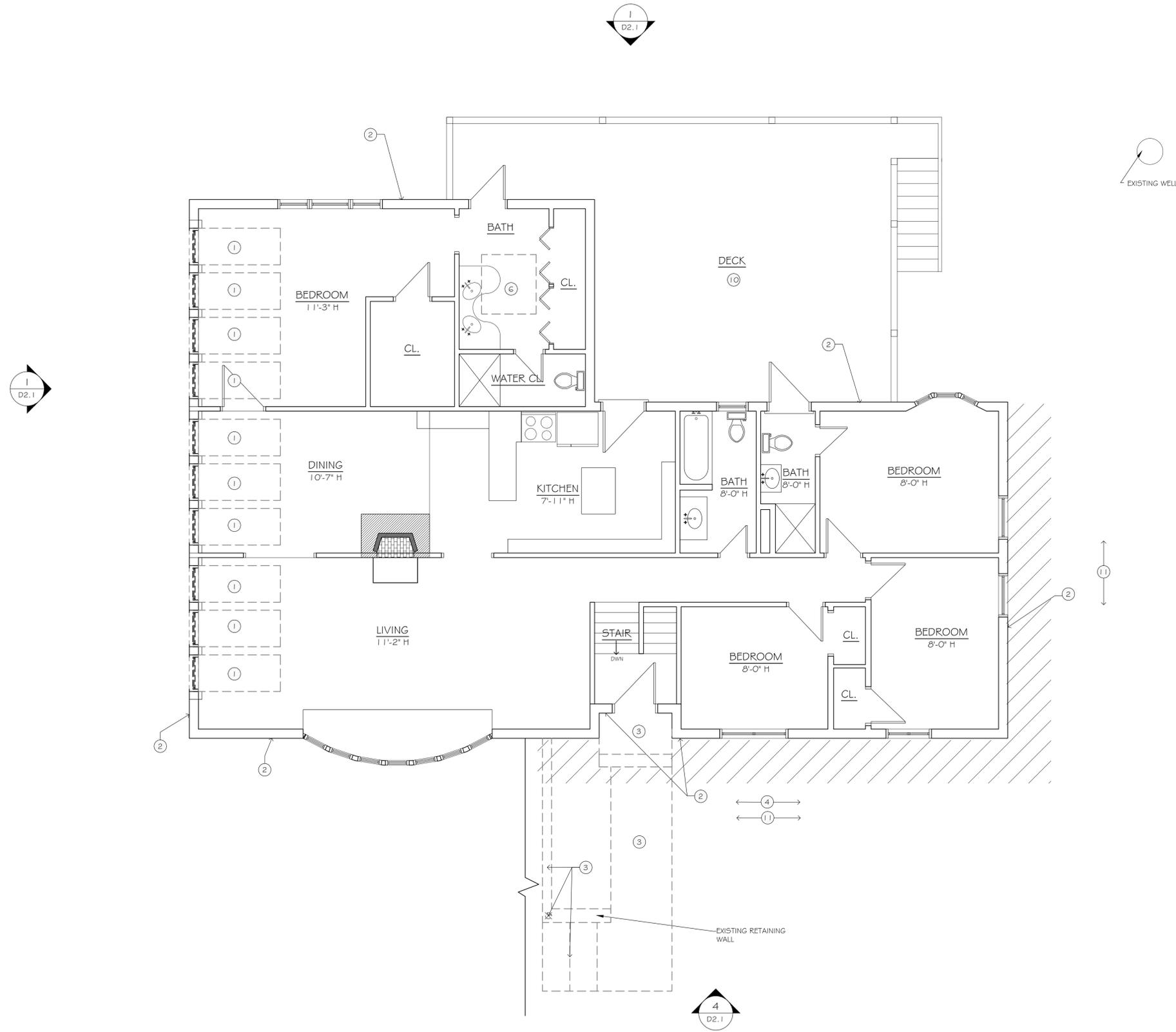
BASEMENT DEMOLITION PLAN

Issue Dates:
 10/24/14
 12/17/14 REBID

1/4" = 1'-0"
 Project #: QA 1346-27
 Drawn By: ESR

Sheet #:
D1.1

BASEMENT DEMOLITION PLAN
 SCALE: 1/4" = 1'-0" 1



- FLOOR PLAN KEY NOTES** ALL DIMENSIONS AND MATERIALS TO BE VERIFIED IN FIELD BY CONTRACTOR
- BASE BID**
- ① REMOVE EXISTING WINDOW STOPS, GLAZING & CAULKING/SEALANT AND RELATED ASSEMBLIES AS REQUIRED TO REGLAZE THE WINDOW SYSTEM, TYP.
 - ⑤ REMOVE ENTIRETY OF EXISTING CARPET FLOORING SYSTEM. WORK TO INCLUDE BUT NOT LIMITED TO CARPET, BASE, PAD, TACK STRIP, ADHESIVES, ACCESSORIES, THRESHOLDS, & ACCESSORIES. PREPARE CONCRETE TO RECEIVE NEW CARPET.
 - ⑥ REMOVE EXISTING SKYLIGHT & FLASHING ASSEMBLIES AS REQUIRED FOR REPLACEMENT.
- ADD ALTERNATE #1**
- ② REMOVE EXISTING SIDING AS REQUIRED FOR REPAIR.
 - ⑦ REMOVE EXISTING GARAGE DOOR TRIM AS REQUIRED FOR REPLACEMENT.
- ADD ALTERNATE #2**
- ③ REMOVE EXISTING RETAINING WALL, EXTERIOR STAIRS, STOOP, WALKWAY & POLE LIGHT FIXTURE AS REQUIRED FOR REPLACEMENT.
 - ④ REMOVE EXISTING GRADE AS REQUIRED TO WATERPROOF FRONT WALL AT BASEMENT. PREPARE EXISTING FOUNDATION WALL FOR WATERPROOFING. EXTERIOR FOUNDATION WALL SURFACE TO BE POWER-WASHED CLEAN & DEBRIS FREE. CONTRACTOR IS RESPONSIBLE TO EXCAVATE AROUND FOUNDATION PER OSHA REGULATIONS.
 - ⑨ REPLACE EXISTING ASPHALT ASSEMBLY AS REQUIRED TO ACCOMMODATE NEW WORK.
 - ⑩ REMOVE EXISTING DECK CONSTRUCTION AS REQUIRED TO ACCOMMODATE GRADING WORK.
 - ⑪ HATCHED AREA INDICATES EXTENT OF AREA TO BE EXCAVATED TO ACCOMMODATE NEW DRAINAGE, REMOVE EXISTING GRADE.
- ADD ALTERNATE #3**
- ⑧ REMOVE EXISTING WATER SOFTENER TANK & WELL PUMP. REFER TO PLUMBING DRAWINGS.

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REHABILITATION/RECONSTRUCTION WORK FOR:

LILLIAN HALLOCK
 APPLICANT #2380
 6 OVERBROOK DRIVE
 NEW FAIRFIELD, CT

Sheet Description:

FIRST FLOOR DEMOLITION PLAN

Issue Dates:

10/24/14
 12/17/14 REBID

1/4" = 1'-0"

Project #: QA 1346-27
 Drawn By: ESR

Sheet #:

D1.2

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

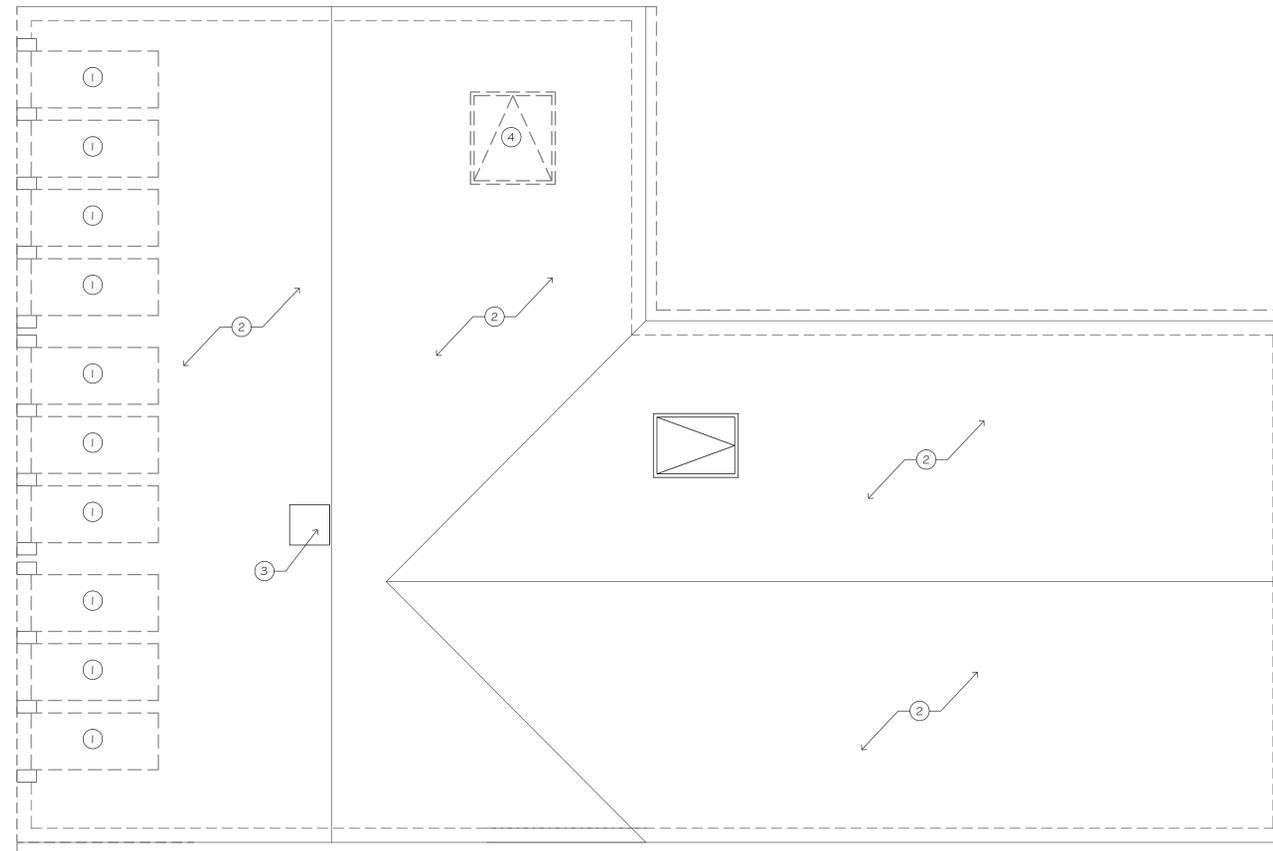
ROOF DEMO KEY NOTES ALL DIMENSIONS & MATERIALS TO BE VERIFIED IN FIELD BY CONTRACTOR.

BASE BID

- ① REMOVE EXISTING WINDOW STOPS, GLAZING & CAULKING/SEALANT AND RELATED ASSEMBLIES AS REQUIRED TO REGLAZE THE WINDOW SYSTEM, TYP.
- ② REMOVE EXISTING ASPHALT SHINGLE ASSEMBLY IN ITS ENTIRETY. WORK TO INCLUDE, BUT NOT LIMITED TO: SHINGLES, FELTS, FLASHINGS, WEATHER SHIELD, DRIP EDGES, GUTTERS, DOWNSPOUTS, VENT BOOTS, STACKS, EDGE METALS, GUARDS & ACCESSORIES. PREPARE SUBSTRATE TO RECEIVE NEW ASPHALT SHINGLE ASSEMBLY, TYP.
- ③ REPOINT ENTIRE CHIMNEY & REMOVE EXISTING METAL CHIMNEY CAP AS REQUIRED FOR REPLACEMENT
- ④ REMOVE SKYLIGHT AND THE CORRESPONDING FLASHING ASSEMBLY AS REQUIRED FOR REPLACEMENT. SIZE TO BE VERIFIED IN FIELD BY CONTRACTOR.



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DEMOLITION ROOF PLAN

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

1

REHABILITATION/RECONSTRUCTION WORK FOR:

LILLIAN HALLOCK

APPLICANT #2380

6 OVERBROOK DRIVE NEW FAIRFIELD, CT

Sheet Description:

DEMOLITION ROOF PLAN

Issue Dates:

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1/4" = 1'-0"

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QA 1346-27

Drawn By:
ESR

Sheet #:

D1.3

ELEVATION DEMOLITION NOTES

ALL DIMENSIONS & MATERIALS TO BE VERIFIED IN FIELD BY CONTRACTOR.

BASE BID

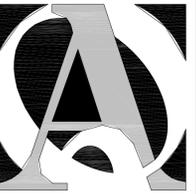
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- ⑤ REMOVE SKYLIGHT AND THE CORRESPONDING FLASHING ASSEMBLY AS REQUIRED FOR REPLACEMENT. SIZE TO BE VERIFIED IN FIELD BY CONTRACTOR.
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- ⑧ REPOINT ENTIRE CHIMNEY & REMOVE EXISTING METAL CHIMNEY CAP AS REQUIRED FOR REPLACEMENT

ADD ALTERNATE #1

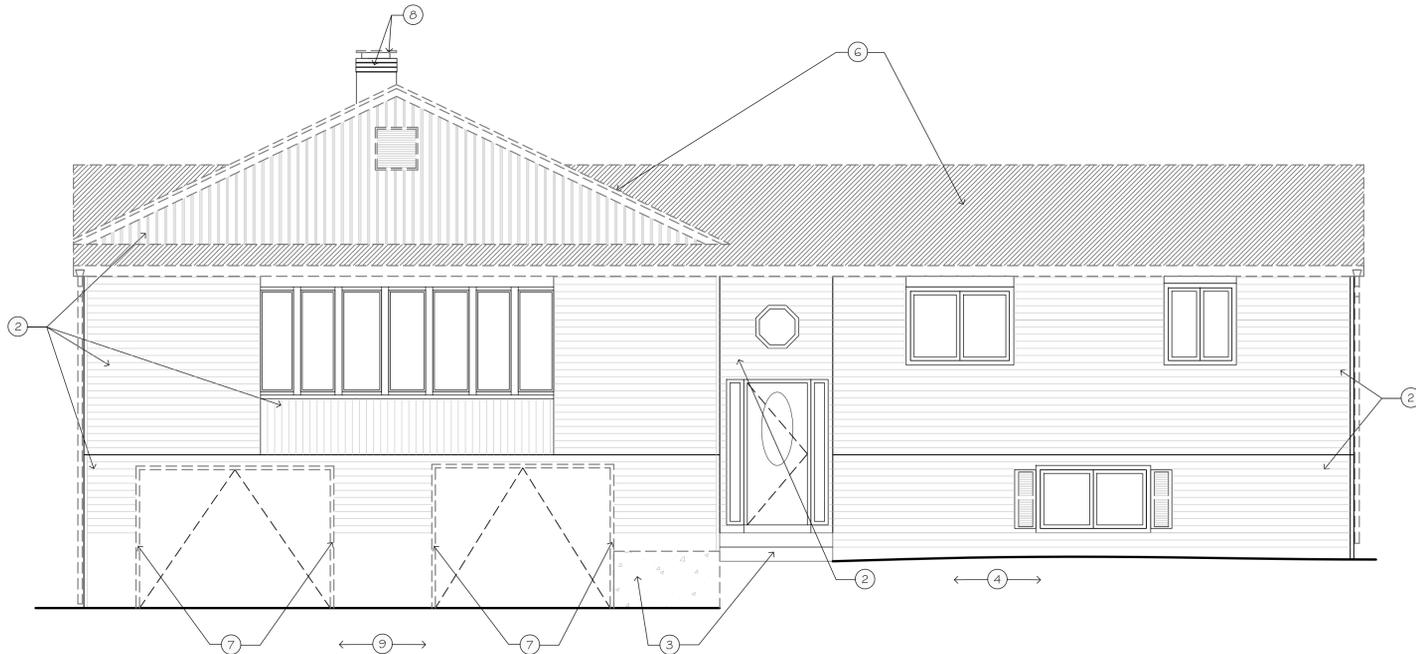
- ② REMOVE EXISTING SIDING & WINDOW FLASHING AS REQUIRED FOR REPLACEMENT.
- ⑦ REMOVE EXISTING GARAGE DOOR TRIM AS REQUIRED FOR REPLACEMENT.

ADD ALTERNATE #2

- ③ REMOVE EXISTING RETAINING WALL, EXTERIOR STAIRS, STOOP, WALKWAY & POLE LIGHT FIXTURE AS REQUIRED FOR REPLACEMENT.
- ④ REMOVE EXISTING GRADE AS REQUIRED TO WATERPROOF FRONT WALL AT BASEMENT. PREPARE EXISTING FOUNDATION WALL FOR WATERPROOFING. EXTERIOR FOUNDATION WALL SURFACE TO BE POWER-WASHED CLEAN & DEBRIS FREE. CONTRACTOR IS RESPONSIBLE TO EXCAVATE AROUND FOUNDATION PER OSHA REGULATIONS. REPLACE EXISTING ASPHALT ASSEMBLY AS REQUIRED TO ACCOMMODATE NEW WORK.
- ⑨ REMOVE EXISTING DECK CONSTRUCTION AS REQUIRED TO ACCOMMODATE GRADING WORK.
- ⑩ REMOVE EXISTING GRADE TO ACCOMMODATE NEW DRAINAGE & PITCH AWAY FROM HOME.



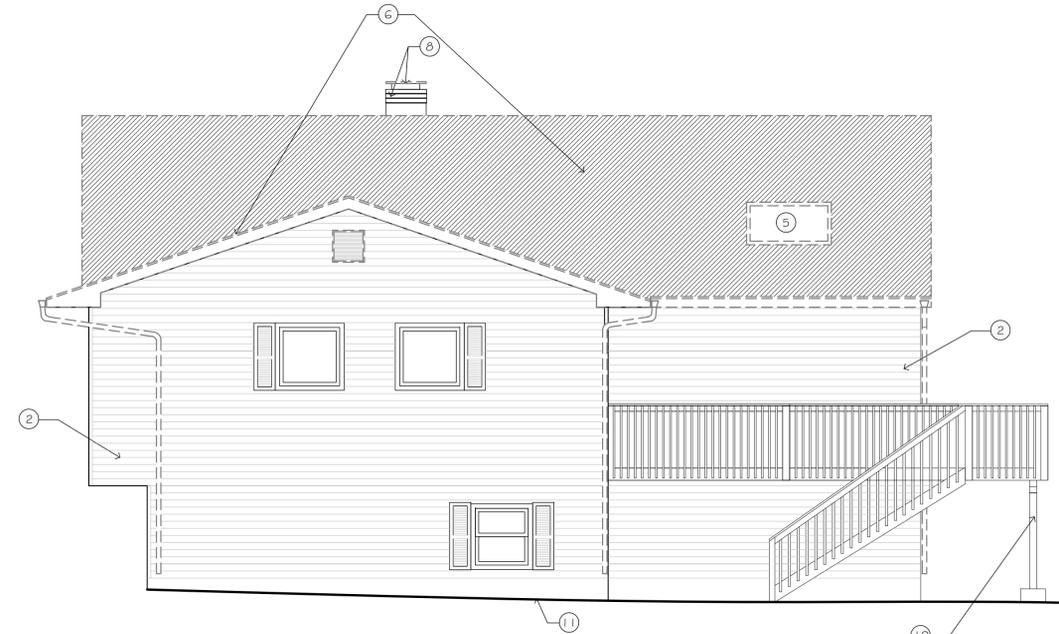
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DEMOLITION ELEVATION

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

4



DEMOLITION ELEVATION

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

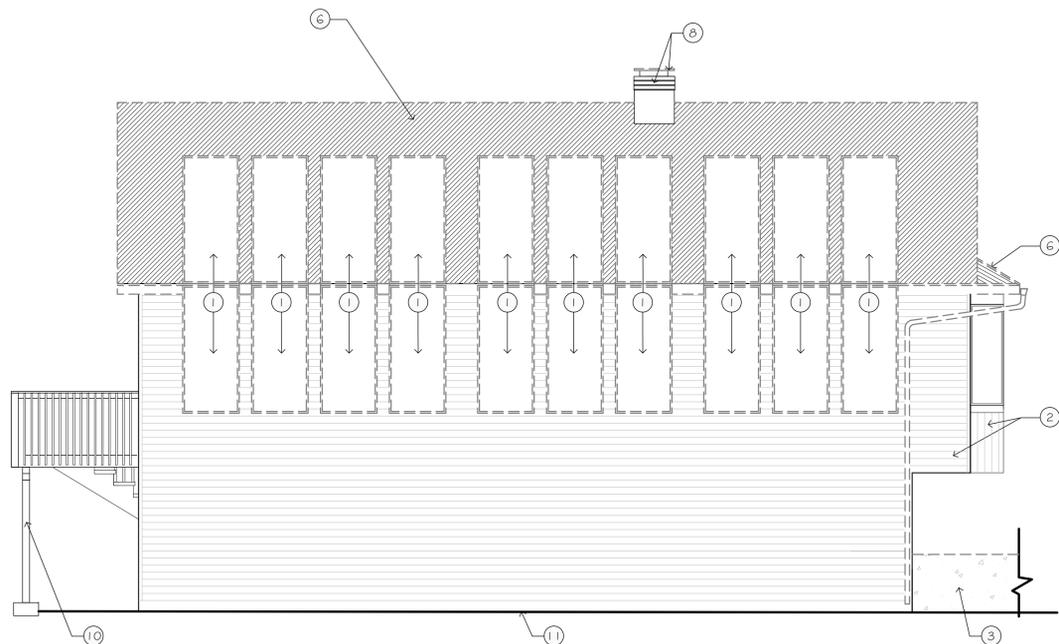
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DEMOLITION ELEVATION

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

2



DEMOLITION ELEVATION

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

1

REHABILITATION/RECONSTRUCTION WORK FOR:

LILLIAN HALLOCK

APPLICANT #2380

6 OVERBROOK DRIVE NEW FAIRFIELD, CT

Sheet Description:

DEMOLITION ELEVATIONS

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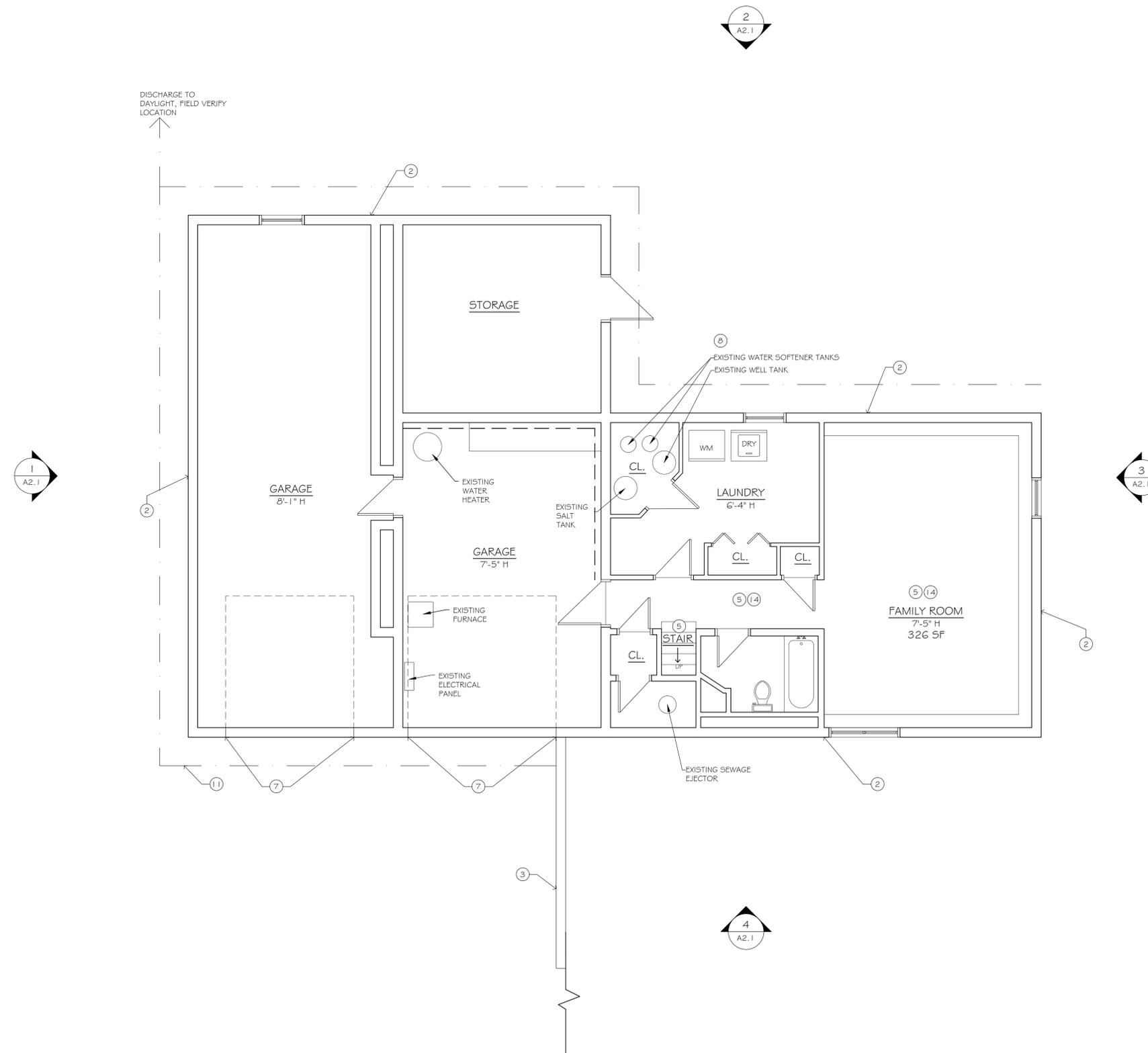
Drawn By:

ESR

Sheet #:

D2.1

DISCHARGE TO DAYLIGHT, FIELD VERIFY LOCATION



BASEMENT FLOOR PLAN

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

1

FLOOR PLAN KEY NOTES

REFER TO F.I.1 FOR FINISH SCHEDULE.
ALL DIMENSIONS AND MATERIALS TO BE VERIFIED IN FIELD BY CONTRACTOR.

BASE BID

- ① PROVIDE & INSTALL NEW INSULATED GLAZING PANELS WITH THE EXISTING WINDOW OPENINGS. PROVIDE & INSTALL NEW, FULL PERIMETER WINDOW STOPS & CAULKING/SEALANT. PROVIDE SYSTEM ACCESSORIES AS REQUIRED TO COMPLETE THE WORK. G.C. TO VERIFY CONDITIONS IN THE FIELD PRIOR TO BIDDING, TYP. G.C. TO FIELD VERIFY ALL DIMENSIONS & QUANTITIES PRIOR TO ORDERING GLAZING PANELS, TYP. REFER TO SPECIFICATIONS.
- ⑤ PROVIDE & INSTALL NEW CARPET ASSEMBLY THROUGHOUT. WORK TO INCLUDE: CARPET, PAD, BASE, TRANSITION STRIPS, TACK STRIPS, & ADHESIVES AS REQUIRED. PROVIDE ALL SYSTEM ACCESSORIES AS REQUIRED TO COMPLETE THE WORK. REFER TO SPECIFICATIONS AND FINISH SCHEDULE FOR COLOR AND STYLE.
- ⑥ PROVIDE & INSTALL NEW SKYLIGHT AND THE CORRESPONDING FLASHING ASSEMBLY. EXACT SIZE & DIMENSIONS TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
- ⑫ CEILING TO RECEIVE (1) COAT PRIMER & (2) COATS PAINT. REPAIR & PATCH ANY DAMAGED SHEETROCK AFTER INSTALLATION OF NEW SKYLIGHT. PAINT COLOR TO BE CHOSEN BY HOMEOWNER. REFER TO SPECIFICATIONS & FINISH SCHEDULE.
- ⑬ PATCH, PUTTY, SAND, PREP & REPAINT/REFINISH ENTIRE WALL, CEILING & TRIM ASSEMBLY AS REQUIRED BY THE WINDOW REGLAZING/REPAIR WORK. WALLS TO RECEIVE (1) COAT PRIMER & (2) COATS PAINT. PAINT COLOR TO BE CHOSEN BY HOMEOWNER. REFER TO SPECIFICATIONS & FINISH SCHEDULE.
- ⑭ PAINT EXISTING SPACE. WORK TO INCLUDE PREP, PUTTY, SAND, TOUCH-UP & PAINT OF CEILINGS, WALLS, TRIM & ACCESSORIES. TYP. WALLS TO RECEIVE (1) COAT PRIMER & (2) COATS PAINT. CEILING TO RECEIVE (1) COAT PRIMER & (2) COATS PAINT. PAINT COLOR TO BE CHOSEN BY HOMEOWNER. REFER TO SPECIFICATIONS & FINISH SCHEDULE.

ADD ALTERNATE #1

- ② PROVIDE & INSTALL NEW VINYL SIDING TO MATCH EXISTING. NEW FLASHINGS & SIDINGS AROUND WINDOW OPENINGS. WINDOW SURROUNDS TO BE WRAPPED IN BREAK METAL, PROFILE & SIZES TO MATCH EXISTING. REFER TO SPECS. (TYPICAL). REPLACE EXISTING GABLE VENTS, COLOR TO MATCH SIDING. ENSURE NO WATER INFILTRATION. PROVIDE CONTINUOUS PERIMETER INSULATION FOR COMPLIANCE WITH THE ENERGY CODE. EXACT EXISTING SIDING COLOR, STYLE & DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
- ⑦ PROVIDE & INSTALL NEW PVC TRIM SURROUNDING THE GARAGE OPENING. PROVIDE & PRIME (1) COAT & PAINT (2) COATS. PAINT COLOR TO BE CHOSEN BY THE HOMEOWNER. REFER TO SPECIFICATIONS. EXACT SIZE & DIMENSIONS TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

ADD ALTERNATE #2

- ③ NEW ENGINEERED BLOCK RETAINING WALL. BLOCK STYLE & COLOR SHALL BE SELECTED BY THE HOMEOWNER FROM MANUFACTURER'S FULL RANGE. SEE DETAIL 13/A3.1.
- ④ PROVIDE & INSTALL WATERPROOFING AT FRONT WALL OF BASEMENT. REGRADE TO PITCH AWAY FROM THE HOME. REFER TO SPECIFICATIONS.
- ⑨ REPLACE PAVEMENT ASSEMBLY TO MATCH EXISTING AS REQUIRED. PAVEMENT THICKNESS TO MATCH EXISTING.
- ⑩ REPLACE DECK CONSTRUCTION AS REQUIRED TO ACCOMMODATE GRADING WORK. RESTORE TO EXISTING CONDITION.
- ⑪ DASHED LINE INDICATES EXTENT OF NEW PERIMETER CURTAIN DRAIN, TYP. SEE DETAIL 12/A3.0. PATCH ALL EXISTING SYSTEMS & SURFACES TO MATCH ORIGINAL, TYP.
- ⑮ NEW PRECAST CONCRETE STOOP & STAIRS TO MATCH EXISTING. 4,000 PSI INSTALLED PER MFG'S REQUIREMENTS. MAX 8-1/4" RISER, MIN. 9" TREAD, 1" NOSING. NEW 4" CONCRETE WALK (4000 PSI MIN.) ON 6" MIN. COMPACTED GRANULAR BASE. PROVIDE SAW CUT JOINTS @ 5' O.C. MAP EXPANSION JOINTS @ 15' O.C. MAX.
- ⑯ NEW POLE LIGHT FIXTURE. WIRING SHALL BE IN NEW PVC CONDUIT OR DIRECT BURIAL WIRING. BASIS OF DESIGN: Z-LITE WAKEFIELD 90" H BLACK POST LIGHT #522MP1-BK.

ADD ALTERNATE #3

- ⑧ PROVIDE & INSTALL NEW WATER SOFTENER TANK, WELL PUMP & ASSOCIATED EQUIPMENT/ACCESSORIES. REFER TO MEP DRAWINGS-F.I.1.



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REHABILITATION/RECONSTRUCTION WORK FOR:

LILLIAN HALLOCK

APPLICANT #2380

6 OVERBROOK DRIVE NEW FAIRFIELD, CT

Sheet Description:

BASEMENT FLOOR PLAN

Issue Dates:

10/24/14

12/17/14 REBID

1/4" = 1'-0"

Project #: QA 1346-27

Drawn By: ESR

Sheet #:

A1.1



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FIRST FLOOR FLOOR PLAN

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A1.2

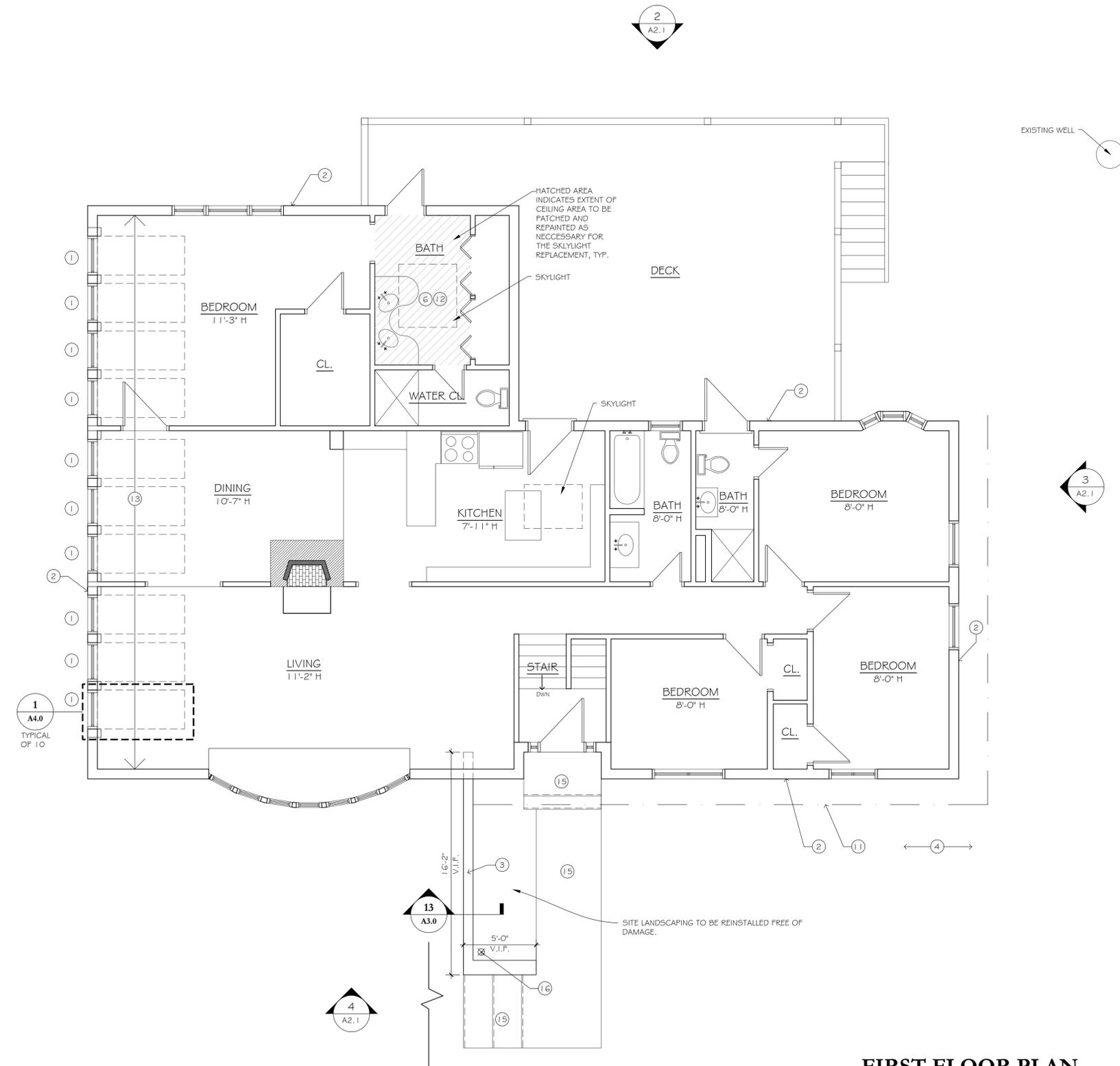
FLOOR PLAN KEY NOTES
 REFER TO F.I. 1 FOR FINISH SCHEDULE.
 ALL DIMENSIONS AND MATERIALS TO BE VERIFIED IN FIELD BY CONTRACTOR.

- BASE BID**
- ① PROVIDE & INSTALL NEW INSULATED GLAZING PANELS WITH THE EXISTING WINDOW OPENINGS. PROVIDE & INSTALL NEW, FULL PERIMETER WINDOW STOPS & CAULKING/SEALANT. PROVIDE SYSTEM ACCESSORIES AS REQUIRED TO COMPLETE THE WORK. G.C. TO VERIFY CONDITIONS IN THE FIELD PRIOR TO BIDDING. TYP. G.C. TO FIELD VERIFY ALL DIMENSIONS & QUANTITIES PRIOR TO ORDERING GLAZING PANELS, TYP. REFER TO SPECIFICATIONS.
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- ADD ALTERNATE #2**
- ③ NEW ENGINEERED BLOCK RETAINING WALL. BLOCK STYLE & COLOR SHALL BE SELECTED BY THE HOMEOWNER FROM MANUFACTURER'S FULL RANGE. SEE DETAIL 13/A3.1.
 - ④ PROVIDE & INSTALL WATERPROOFING AT FRONT WALL OF BASEMENT. REGRADE TO PITCH AWAY FROM THE HOME. REFER TO SPECIFICATIONS.
 - ⑨ REPLACE PAVEMENT ASSEMBLY TO MATCH EXISTING AS REQUIRED. PAVEMENT THICKNESS TO MATCH EXISTING.
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 - ⑯ NEW POLE LIGHT FIXTURE. WIRING SHALL BE IN NEW PVC CONDUIT OR DIRECT BURIAL WIRING. BASIS OF DESIGN: Z-LITE WAKEFIELD 90" H BLACK POST LIGHT #522MP1-BK.

- ADD ALTERNATE #3**
- ⑧ PROVIDE & INSTALL NEW WATER SOFTENER TANK, WELL PUMP & ASSOCIATED EQUIPMENT/ACCESSORIES. REFER TO MEP DRAWINGS-F.I.1.



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

1

ROOF PLAN KEY NOTES

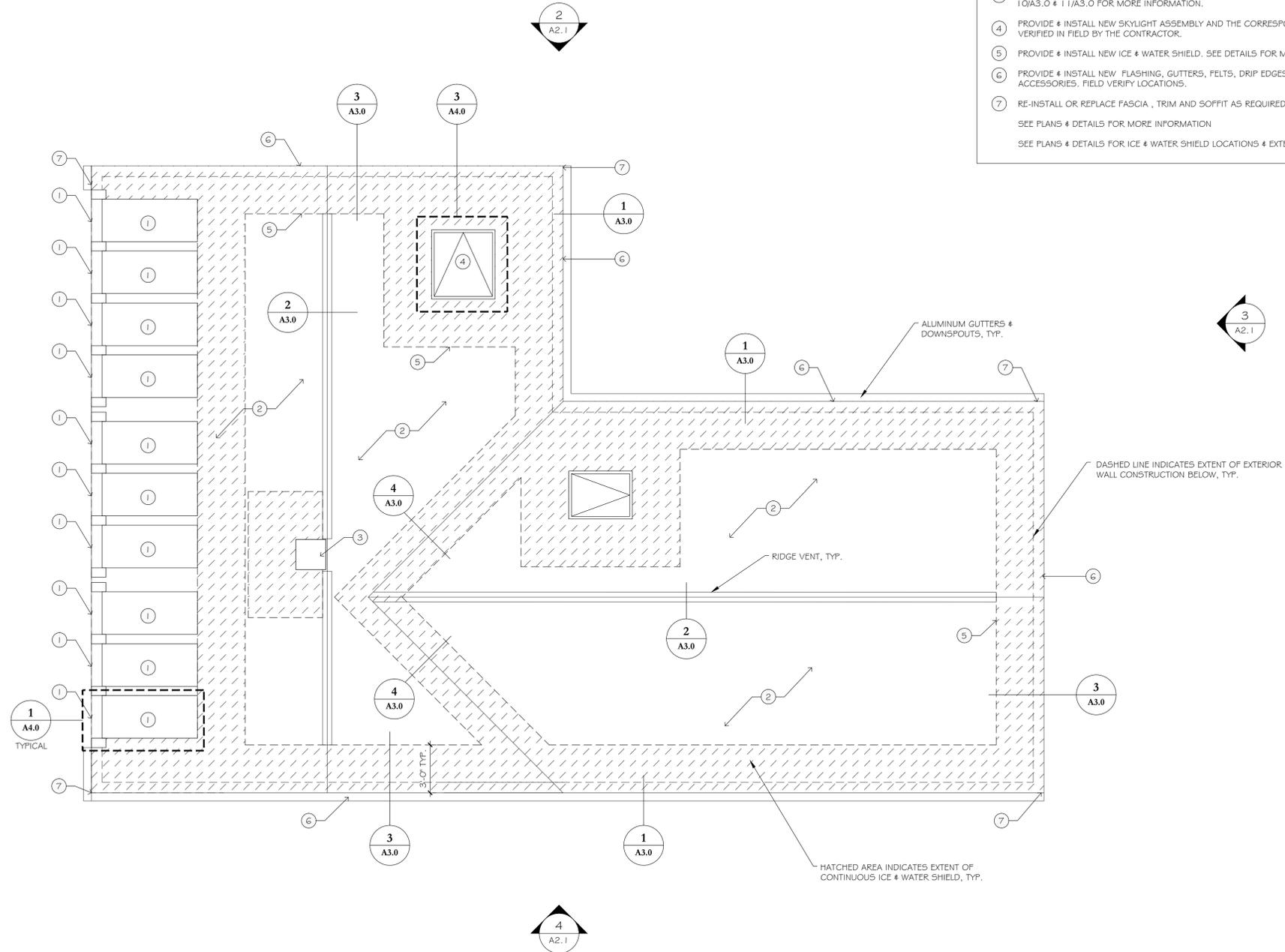
ALL DIMENSIONS & MATERIALS ARE TO BE VERIFIED IN FIELD BY CONTRACTOR

BASE BID

- ① PROVIDE & INSTALL NEW INSULATED GLAZING PANELS WITH THE EXISTING WINDOW OPENINGS. PROVIDE & INSTALL NEW, FULL PERIMETER WINDOW STOPS & CAULKING/SEALANT. PROVIDE SYSTEM ACCESSORIES AS REQUIRED TO COMPLETE THE WORK. G.C. TO VERIFY CONDITIONS IN THE FIELD PRIOR TO BIDDING, TYP. G.C. TO FIELD VERIFY ALL DIMENSIONS & QUANTITIES PRIOR TO ORDERING GLAZING PANELS, TYP. REFER TO SPECIFICATIONS.
- ② PROVIDE & INSTALL NEW ASPHALT SHINGLES ASSEMBLY. WORK TO INCLUDE, BUT NOT LIMITED TO: SHINGLES, WEATHER SHIELD, RIDGE VENTS, VENT BOOTS, STACKS, & ROOF SHEATHING AS NEEDED. SEE DETAILS FOR MORE INFORMATION.
- ③ REPOINT ENTIRE CHIMNEY & PROVIDE & INSTALL NEW METAL CHIMNEY CAP TO MATCH EXISTING. SEE DETAILS 10/A3.0 & 11/A3.0 FOR MORE INFORMATION.
- ④ PROVIDE & INSTALL NEW SKYLIGHT ASSEMBLY AND THE CORRESPONDING FLASHING ASSEMBLY. SIZE TO BE VERIFIED IN FIELD BY THE CONTRACTOR.
- ⑤ PROVIDE & INSTALL NEW ICE & WATER SHIELD. SEE DETAILS FOR MORE INFORMATION.
- ⑥ PROVIDE & INSTALL NEW FLASHING, GUTTERS, FELTS, DRIP EDGES, DOWNSPOUTS, EDGE METALS, GUARDS & ACCESSORIES. FIELD VERIFY LOCATIONS.
- ⑦ RE-INSTALL OR REPLACE FASCIA, TRIM AND SOFFIT AS REQUIRED. ANY NEW PIECES TO MATCH EXISTING. SEE PLANS & DETAILS FOR MORE INFORMATION.
SEE PLANS & DETAILS FOR ICE & WATER SHIELD LOCATIONS & EXTENTS



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ROOF PLAN

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

1

REHABILITATION/RECONSTRUCTION WORK FOR:

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APPLICANT #2380

6 OVERBROOK DRIVE NEW FAIRFIELD, CT

Sheet Description:

ROOF PLAN

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10/24/14

12/17/14 REBID

AS NOTED

Project #:

QA 1346-27

Drawn By:

ESR

Sheet #:

A1.3

FLOOR PLAN KEY NOTES

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- ⑥ PROVIDE & INSTALL NEW ROOFING INCLUDING BUT NOT LIMITED TO: SHINGLES, FELTS, FLASHINGS, WEATHER SHIELD, DRIP EDGES, GUTTERS, DOWNSPOUTS, VENT BOOTS, STACKS, EDGE METALS, GUARDS & ACCESSORIES. ROOF TO MATCH EXISTING.
- ⑧ REPOINT ENTIRE CHIMNEY & PROVIDE & INSTALL NEW METAL CHIMNEY CAP TO MATCH EXISTING

ADD ALTERNATE #1

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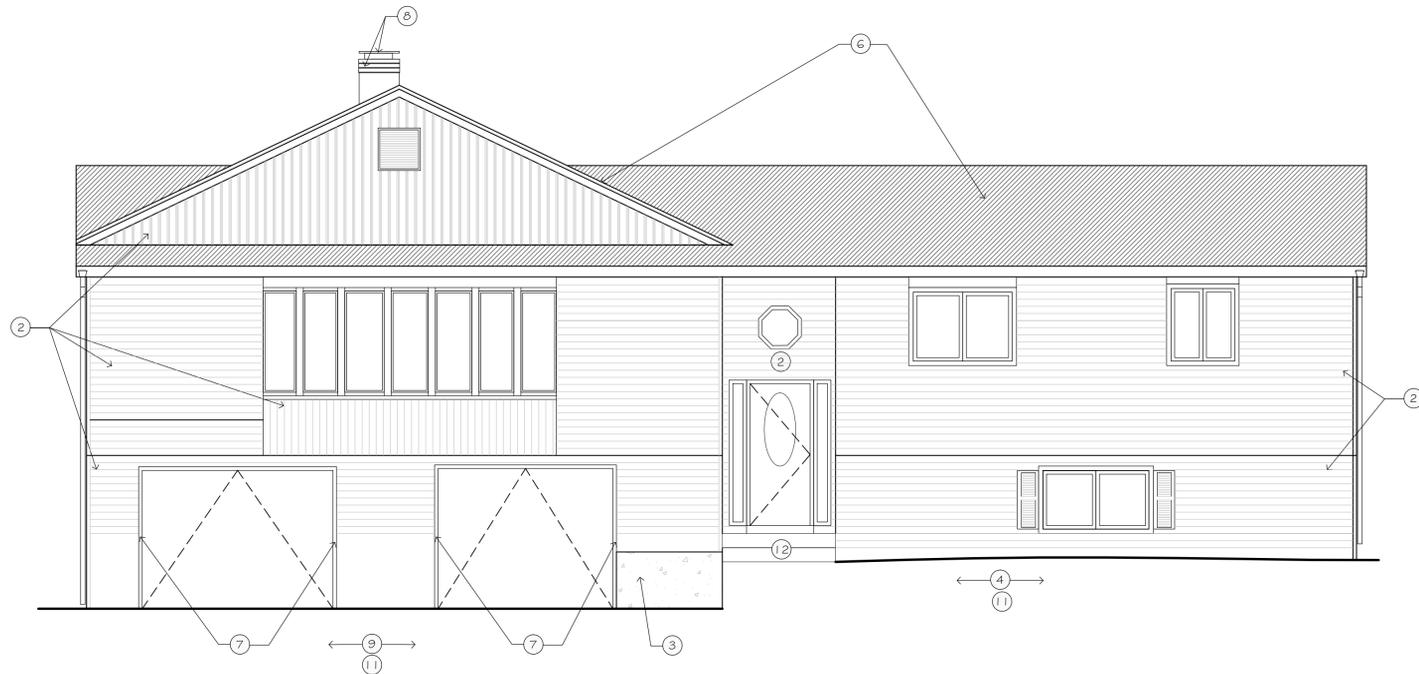
ADD ALTERNATE #2

- ③ PROVIDE & INSTALL NEW RETAINING NEW ENGINEERED BLOCK RETAINING WALL. BLOCK STYLE & COLOR SHALL BE SELECTED BY THE HOMEOWNER FROM MANUFACTURER'S FULL RANGE. ENSURE NO WATER INFILTRATION INTO THE GARAGE. SEE DETAIL 13/A3.1.
- ④ PROVIDE & INSTALL WATERPROOFING AT FRONT WALL OF BASEMENT. REGRADE TO PITCH AWAY FROM THE HOME. REFER TO SPECIFICATIONS.
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- ⑪ PROVIDE & INSTALL A CONTINUOUS CURTAIN DRAIN AROUND THE FULL PERIMETER OF THE RESIDENCE. SEE DETAIL 12/A3.0. PATCH ALL EXISTING SYSTEMS & SURFACES TO MATCH ORIGINAL, TYP.
- ⑫ NEW PRECAST CONCRETE STOOP & STAIRS TO MATCH EXISTING. 4,000 PSI INSTALLED PER MFG'S REQUIREMENTS. MAX 8-1/4" RISER, MIN. 9" TREAD, 1" NOSING. NEW 4" CONCRETE WALK (4000 PSI MIN.) ON 6" MIN. COMPACTED GRANULAR BASE. PROVIDE SAW CUT JOINTS @ 5' O.C. MAP EXPANSION JOINTS @ 15' O.C. MAX.

REFER TO FINISH SCHEDULE ON F1.1
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ELEVATION

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4



ELEVATION

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

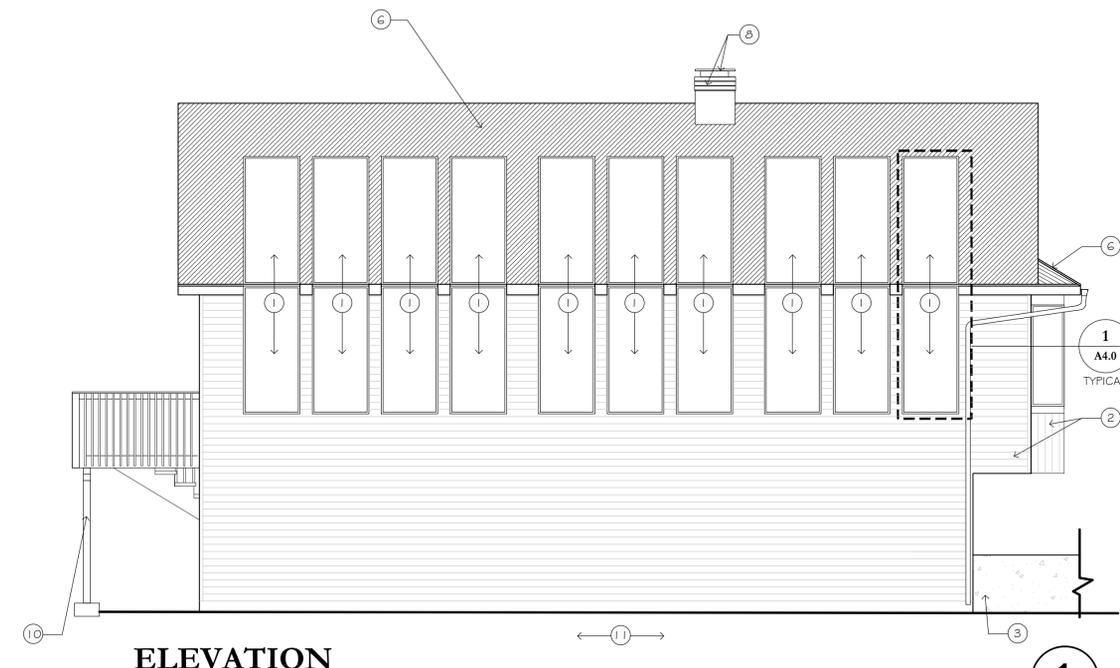
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ELEVATION

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

2



ELEVATION

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

1

REHABILITATION/RECONSTRUCTION WORK FOR:

LILLIAN HALLOCK

APPLICANT #2380

6 OVERBROOK DRIVE NEW FAIRFIELD, CT

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DEMOLITION ELEVATIONS

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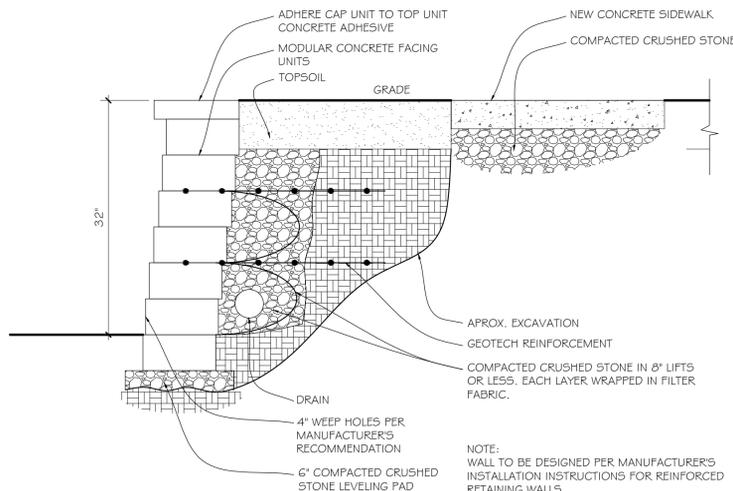
QA 1346-27

Drawn By:

ESR

Sheet #:

A2.1

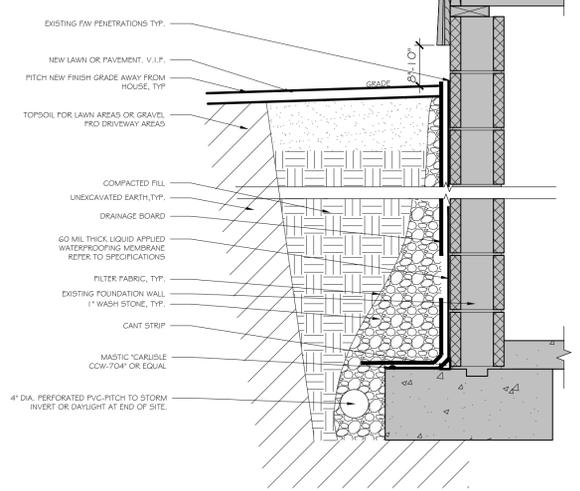


**ENGINEERED BLOCK WALL
ADD ALTERNATE #2**

SCALE: 1" = 1'-0"

13

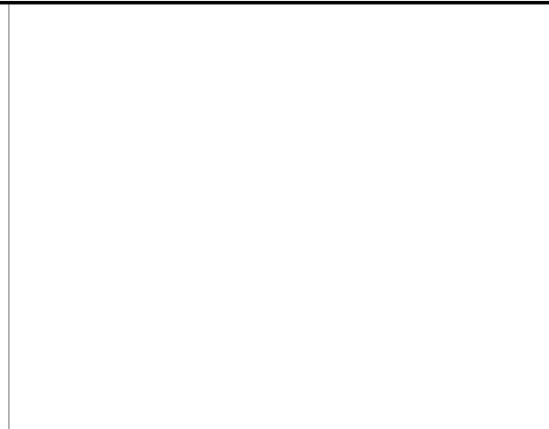
- NOTES:**
1. PREPARE EXISTING FOUNDATION WALL PRIOR TO APPLYING WATERPROOFING. EXTERIOR FOUNDATION WALL SURFACE TO BE POWER-WASHED CLEAN & DEBRIS FREE.
 2. CONTRACTOR IS RESPONSIBLE TO EXCAVATE AROUND FOUNDATION PER OSHA REGULATIONS.
 3. FILL CRACKS IN EXISTING CMU FOUNDATION WALL WITH HYDRAULIC CEMENT THERMO WATERPLUG OR EQUAL. PRIOR TO APPLYING LIQUID APPLIED WATERPROOFING MEMBRANE. WATERPROOFING MEMBRANE TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.



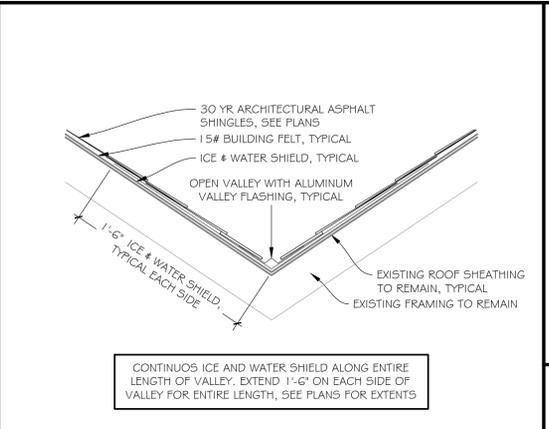
**FOUNDATION WALL WATERPROOFING DETAIL
ADD ALTERNATE #2**

SCALE: 1" = 1'-0"

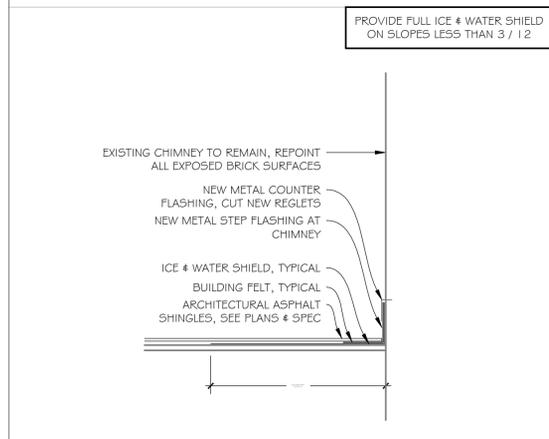
12



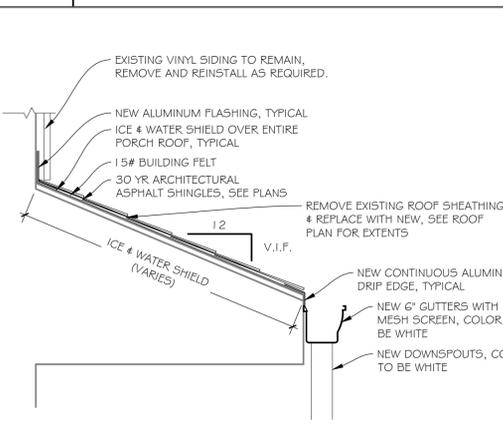
8 TYPICAL GABLE END TO ROOF SLOPE DETAIL



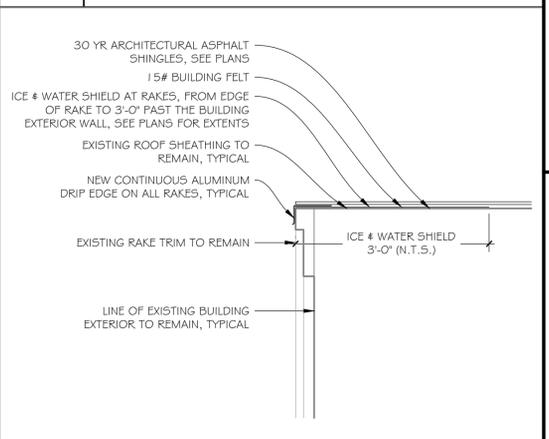
4 TYPICAL VALLEY DETAIL



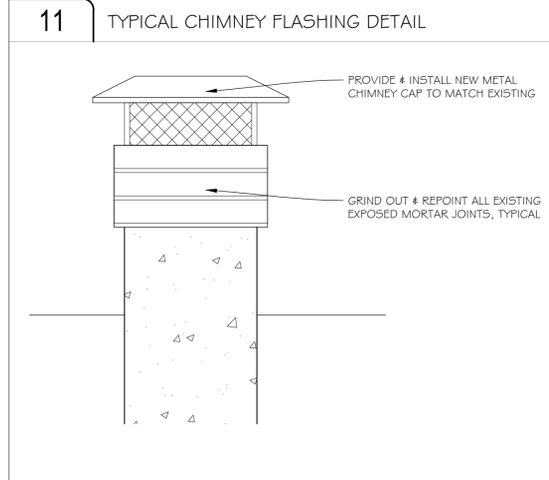
11 TYPICAL CHIMNEY FLASHING DETAIL



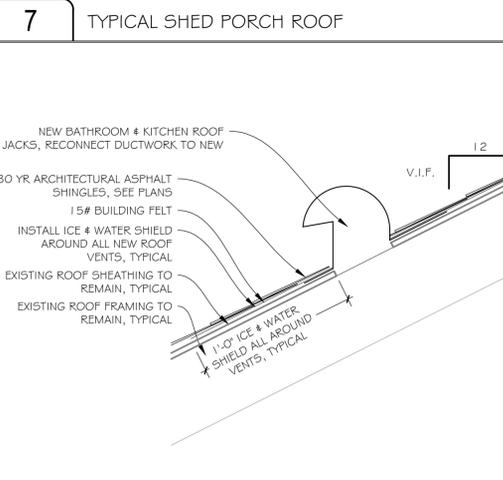
7 TYPICAL SHED PORCH ROOF



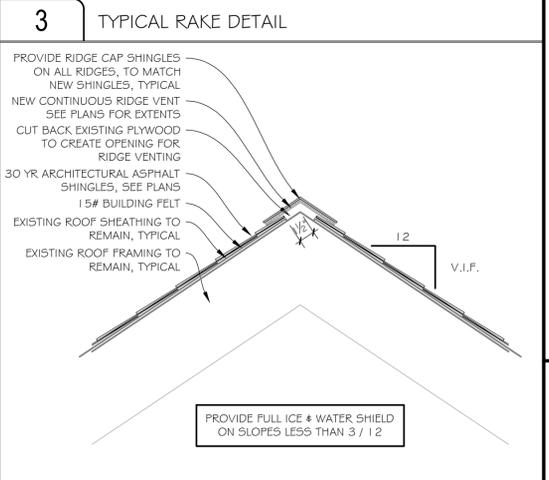
3 TYPICAL RAKE DETAIL



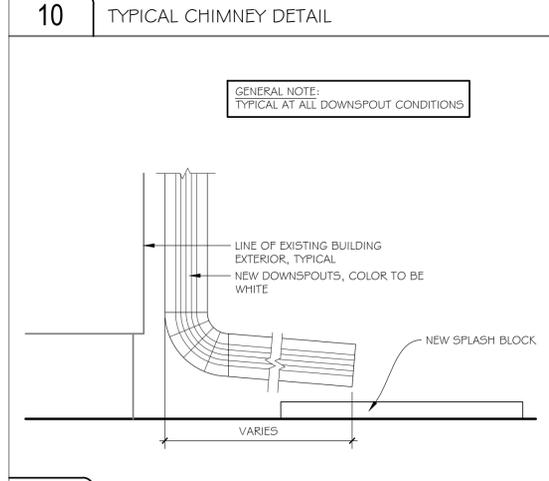
10 TYPICAL CHIMNEY DETAIL



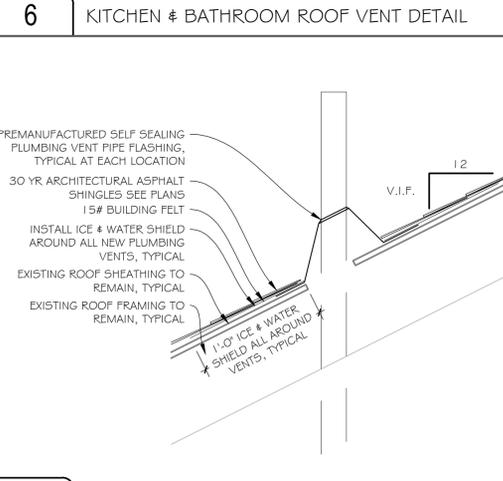
6 KITCHEN & BATHROOM ROOF VENT DETAIL



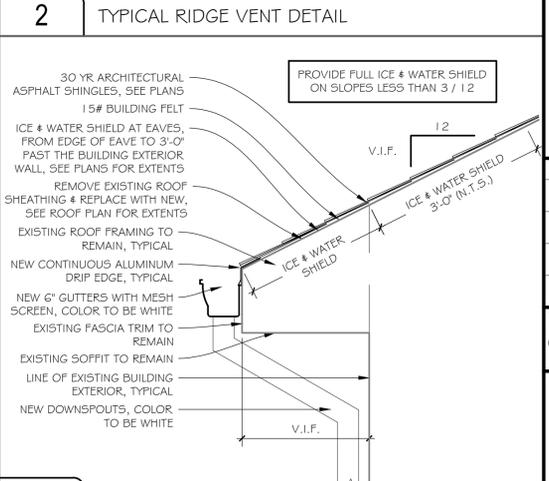
2 TYPICAL RIDGE VENT DETAIL



9 TYPICAL DOWNSPOUT & SPLASH PAD



5 TYPICAL PLUMBING VENT DETAIL



1 TYPICAL EAVE DETAIL

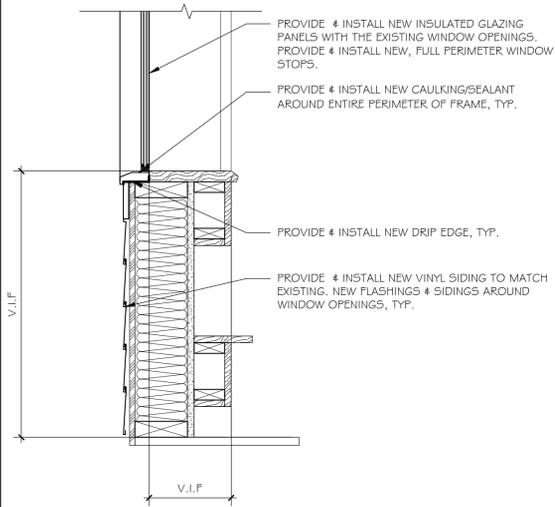
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REHABILITATION/RECONSTRUCTION WORK FOR:
LILLIAN HALLOCK
APPLICANT #2380
6 OVERBROOK DRIVE
NEW FAIRFIELD, CT

Sheet Description:
SECTIONS & DETAILS

Issue Dates:
10/24/14
12/17/14 REBID
AS NOTED
Project #: QA 1346-27
Drawn By: ESR

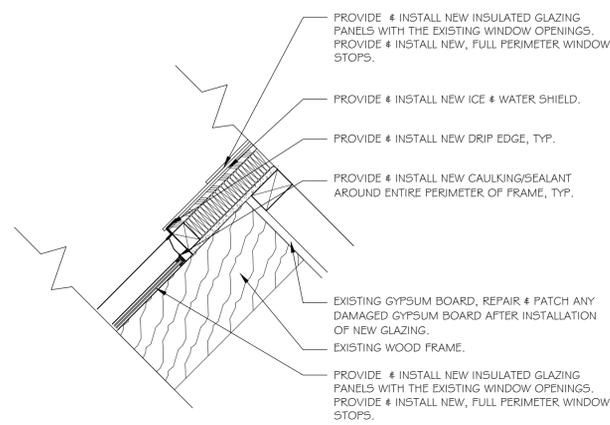
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A3.0



WINDOW DETAIL

SCALE: 1" = 1'-0"

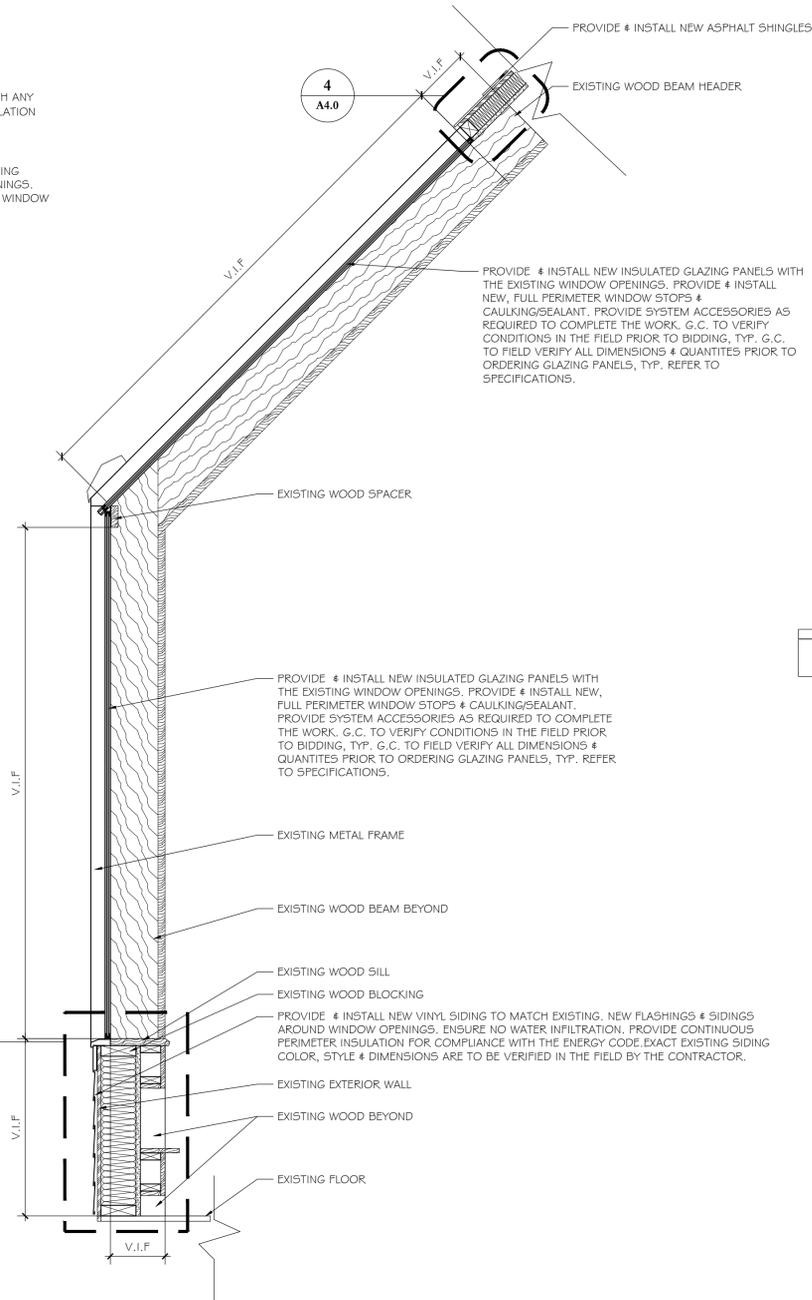
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WINDOW DETAIL

SCALE: 1" = 1'-0"

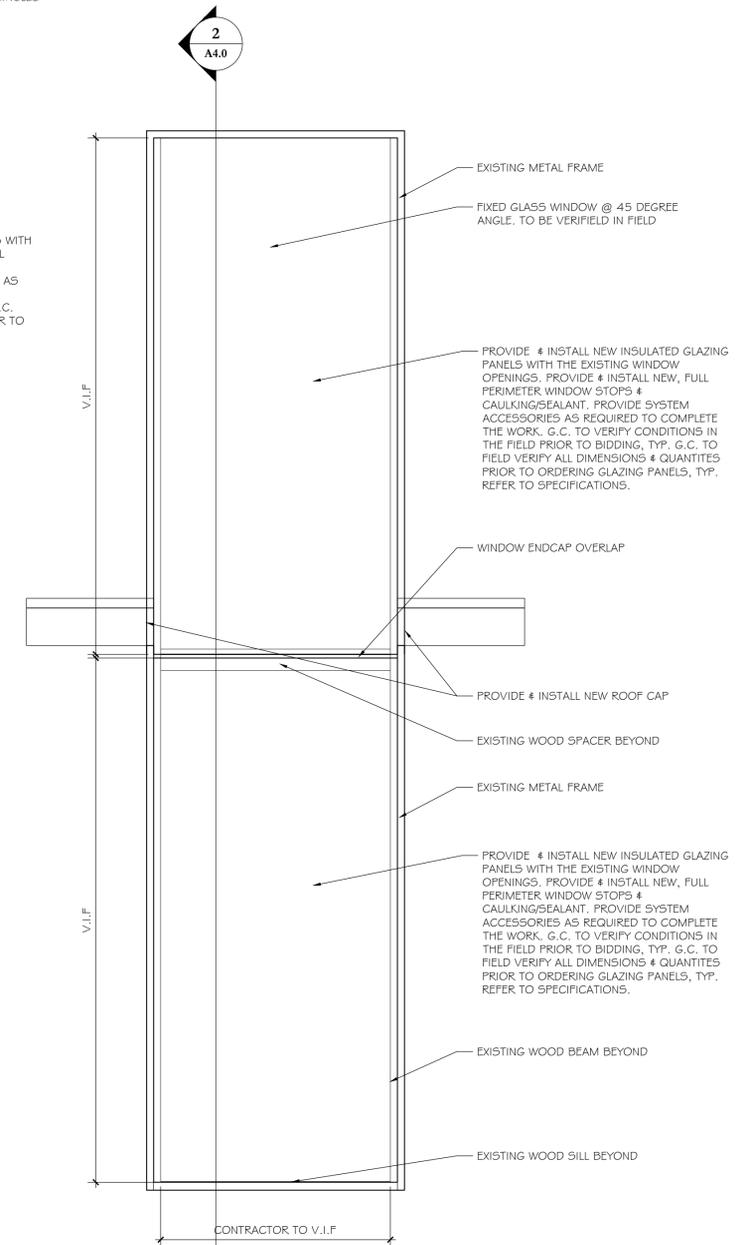
4



WINDOW SECTION

SCALE: 1" = 1'-0"

2



WINDOW ELEVATION

SCALE: 1" = 1'-0"

1

NOTE:

ALL DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO ORDERING # INSTALLATION



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REHABILITATION/RECONSTRUCTION WORK FOR:

LILLIAN HALLOCK

APPLICANT #2380

6 OVERBROOK DRIVE NEW FAIRFIELD, CT

Sheet Description:

WINDOW DETAILS
BASE BID

Issue Dates:

10/24/14

12/17/14 REBID

1" = 1'-0"

Project #:

QA 1346-27

Drawn By:

ESR

Sheet #:

A4.0

FINISH NOTES

FINISH LEGEND



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GENERAL

- REFER TO FLOOR PLAN & INTERIOR ELEVATIONS FOR ADDITIONAL MISCELLANEOUS FINISH WORK AND NOTES.
- REFER TO CONTRACT DOCUMENTS FOR PRODUCT SPECIFICATIONS
- ALL INTERIOR FINISHES SHALL MEET THE REQUIREMENTS OF THE CONNECTICUT FIRE SAFETY CODE AND SHALL BE CLASS A.
- USE ONLY MANUFACTURES REQUIRED ADHESIVES AND SEALANTS FOR ALL INTERIOR FINISHES. ALL ADHESIVES USED ARE TO BE ENVIRONMENTALLY SAFE AND CONTAIN NO SOLVENTS, ALCOHOL, GLYCOL, AMMONIA OR CARCINOGENS AND MUST BE A LOW V.O.C. PRODUCTS.

FLOORING

- ALL FLOOR FINISHES TO EXTEND TO MEET WALL AND/OR BASE OF CASEWORK.
- FLOORING AND BASE TO EXTEND INTO CLOSETS.
- PROVIDE MANUFACTURER APPROVED UNDERLAYMENT FOR ALL FLOORING TYPES CALLED OUT IN CONTRACT DOCUMENTS

FLOORING

- CARPET
- CP-1 STAINMASTER
 COLLECTION: ACTIVE FAMILY
 STYLE: OAK GROVE
 MODEL #: TBD (COLOR TO BE CHOSEN BY HOMEOWNER)
 WEIGHT: 40 OZ
- CARPET PADDING:
- LEGGETT # PLATT 1 | .9MM FOAM CARPET PADDING
 ITEM #: 409081
 MODEL #: BMO033
 WEIGHT: 1.65
- (BASEMENT) SEE SPECIFICATIONS

WALL BASE

CEILING

- PAINT
- P-7 BENJAMIN MOORE
 COLOR: COLOR TO BE CHOSEN BY HOMEOWNER
 FINISH: FLAT
 (CEILINGS)

WALLS

- ALL NEW GYP. BD. SHALL BE PAINTED.
- PATCH AND PAINT ALL EXISTING WALLS AS REQUIRED DUE TO DEMOLITION TO CREATE A SMOOTH SURFACE.

MISCELLANEOUS

WALLS

- PAINT
- P-1 BENJAMIN MOORE
 COLOR: COLOR TO BE CHOSEN BY HOMEOWNER
 FINISH: EGG SHELL
 (BASEMENT WALLS)
- P-2 BENJAMIN MOORE
 COLOR: COLOR TO BE CHOSEN BY HOMEOWNER
 FINISH: SEMI GLOSS
 (INTERIOR TRIM)
- P-3 BENJAMIN MOORE
 COLOR: COLOR TO BE CHOSEN BY HOMEOWNER
 FINISH: EGG SHELL
 (GENERAL WALLS)
- P-4 BENJAMIN MOORE
 COLOR: COLOR TO BE CHOSEN BY HOMEOWNER
 FINISH: EGG SHELL
 (BEDROOM WALLS)
- P-5 REFER TO SPECIFICATIONS FOR DETAILS
 COLOR: COLOR TO BE CHOSEN BY HOMEOWNER
 (EXTERIOR GARAGE TRIM)
- P-6 REFER TO SPECIFICATIONS FOR DETAILS
 COLOR: COLOR TO BE CHOSEN BY HOMEOWNER
 (RETAINING WALL & FRONT STEP)

MISCELLANEOUS

REHABILITATION/RECONSTRUCTION WORK FOR:

LILLIAN HALLOCK

APPLICANT #2380

6 OVERBROOK DRIVE NEW FAIRFIELD, CT

Sheet Description:

FINISH SCHEDULE

Issue Dates:

10/24/14

12/17/14 REBID

Project #:
QA 1346-27

Drawn By:
ESR

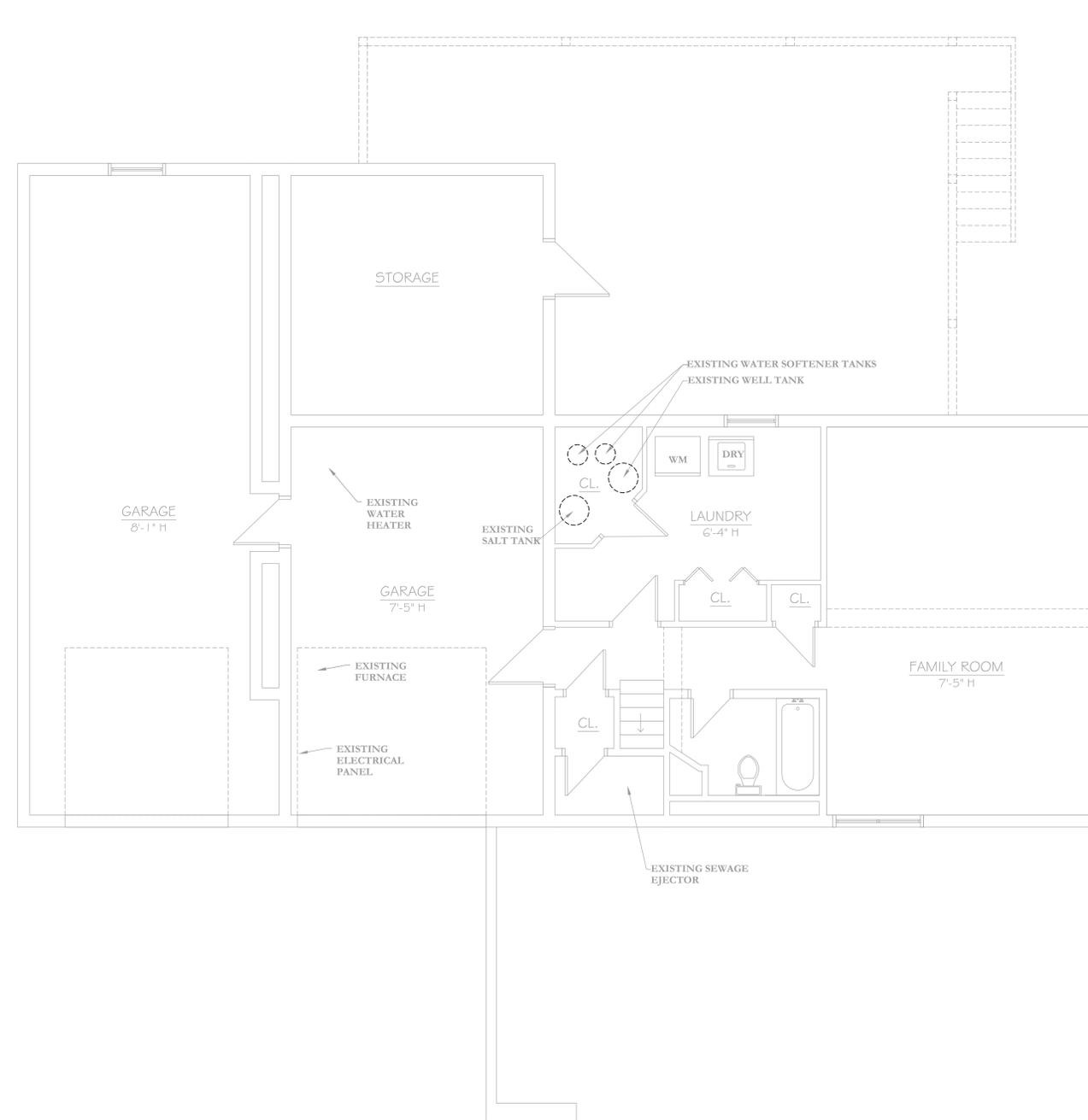
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F1.1



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○ APPROXIMATE LOCATION
OF EXISTING WELL.

SCOPE OF WORK

STATEMENT OF PROBLEM:

WATER PRESSURE IN RESIDENCE IS INSUFFICIENT AND WELL PUMP IS SHORT CYCLING.

PROPOSED SCOPE OF WORK:

1. IT IS BELIEVED THE EXISTING WELL PUMP HAS A NOMINAL CAPACITY OF 10 GPM AND A 1/2HP MOTOR. CONTRACTOR SHALL SUBCONTRACT SERVICES OF A REPUTABLE WELL CONTRACTOR TO REMOVE/REINSTALL WELL PUMP TO OBTAIN EXISTING CONDITIONS OF THE WELL (i.e. PUMP MAKE/MODEL, DEPTH OF WELL/PUMP, WELL RECHARGE RATE, ETC...) TO DETERMINE IF WELL PUMP IS PROPERLY SIZED AND INSTALLED FOR THE RESIDENCE. REPORT FINDINGS/RECOMMENDATIONS TO ENGINEER. DISINFECT WELL UPON COMPLETION OF WORK.
2. BASED UPON PRESUMED WELL PUMP CAPACITY, THE EXISTING PRESSURE TANK APPEARS TO BE UNDERSIZED. REPLACE EXISTING AMTROL WELL-X-TROL MODEL WX-202 WITH NEW AMTROL WELL-X-TROL MODEL WX-205. PROVIDE MODEL TFP5-RV WELL TANK FITTINGS COMPLETE WITH BALL VALVE, PRESSURE SWITCH, PRESSURE GAUGE, DRAIN VALVE AND TANK CROSS. PROVIDE NEW LEAD FREE CHECK VALVE. ADJUST NEW PRESSURE SWITCH AND TANK AIR PRE-CHARGE (IF NECESSARY) TO PROVIDE A 40/60 PSI PUMP CUT-IN/CUT-OUT PRESSURE.
3. REMOVE EXISTING WATER CONDITIONING SYSTEM. CONTRACTOR SHALL SUBCONTRACT REPUTABLE WATER TREATMENT COMPANY TO PROVIDE A NEW WATER CONDITIONING SYSTEM TO REPLACE THE EXISTING. SUBMIT TO ENGINEER WATER QUALITY TEST REPORTS PERFORMED BY THE WATER TREATMENT COMPANY TO RECORD BOTH THE PRE- AND POST-TREATMENT CONDITIONS.
4. REPLACE ALL EXISTING BALL VALVES IN TANK CLOSET WITH NEW LEAD-FREE BALL VALVES.
5. INSULATE ALL EXPOSED WATER PIPING IN TANK CLOSET WITH 1" FIBERGLASS INSULATION WITH ASJ JACKET EQUAL TO JOHNS MANVILLE MICRO-LOK AP. SEAL ALL JOINTS WITH THE FACTORY-APPLIED, SELF SEAL LAP AND BUTT STRIPS. SEAL ALL OPEN ENDS OF INSULATION WITH MASTIC.

REHABILITATION/RECONSTRUCTION WORK FOR:

LILLIAN HALLOCK

APPLICANT #2380

NEW FAIRFIELD, CT

6 OVERBROOK DRIVE

Sheet Description:

**PLUMBING
PLAN -
ALTERNATE #3**

Issue Dates: 12-12-14

1/4" = 1'-0"

Project #: QA 1346-27
Drawn By: KAH

Sheet #:

P1.1

BASEMENT PLUMBING PLAN - ALTERNATE #3

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