

REQUEST FOR QUOTATION
STO-93 Rev. 10/01

INSTRUCTIONS

Please quote us your prices on the commodities listed below.
All prices must be F.O.B. Destination and you must show Unit Price, Amount, and Total or bid may be rejected.

Since the State of Connecticut is exempt from the payment of Federal Excise Taxes and the Connecticut Sales Tax, do not include such taxes.

We reserve the right to reject in whole or in part any or all bids submitted.

The contractor agrees and warrants that in the performance of this contract he will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, sex, sexual orientation, learning disability, mental retardation or physical disability, including, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United State or of the State of Connecticut. If the contractor agrees and warrants that he will make good faith efforts to employ minority business enterprises as subcontractors and suppliers of materials on such project. The contractor further agrees to provide the Commission Human Rights and Opportunities with such information requested by the Commission concerning the employment practices and procedures of the contractor as related to the provisions of this section and section 46a-56. For the purposes of this section "minority business enterprise" means any subcontractor or supplier of materials fifty-one percent or more of the capital stock, if any, or assets of which is owned by a person or persons: (1) Who are active in the daily affairs of the enterprise; (2) who have the power to direct the management and policies of the enterprise; and (3) who are members of a minority, as such term is defined in subsection (a) of section 32-9n.

VENDOR:

This is not an order. Fill in and return to STATE OF CONNECTICUT at the address shown below.

ISSUED BY (Agency) DORS/Bureau of Rehabilitation Services		(Return bid attention of) Andre Pope	BID NO. 19BRS009
AGENCY ADDRESS 55 Farmington Avenue, Hartford, CT 06105			DATE ISSUED 6/18/2019
SHIP PREPAID TO (ABOVE AGENCY AT ADDRESS SHOWN.) (Unless other address is entered here) Wethersfield, CT			DATE AND TIME BID REQUIRED 7/9/2019 4:00 P.M.
SIGNED (For Agency) Cheryl Nuehring	TITLE Education Consultant	TELEPHONE NO. (860) 424-4840	DATE MATERIAL REQUIRED 60 days

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	To be completed by bidder Unit Price Amount	
	<p align="center"><u>REQUEST FOR QUOTE</u></p> <p>Home modification for a person with a disability in Branford, CT</p> <p><u>"PLEASE EMAIL FOR SPECIFICATIONS-NOT AVAILABLE ON-LINE"</u></p> <p>VENDOR REQUIREMENT: MUST VISIT THE SITE AND MEET WITH THE CLIENT AND INSPECT ALL FIELD CONDITIONS BEFORE SUBMITTING A BID. MUST BE PRE-APPROVED AND MEET THE BUREAU OF REHABILITATION SERVICES QUALIFICATIONS BEFORE RECEIVING AN AWARD. ANY DEVIATION FROM THE ARCHITECT'S DRAWINGS, AND/OR ANY SUBSTITUTION OF EQUIPMENT (EQUIVALENT) MUST BE APPROVED BY THE ARCHITECT.</p> <p>RETURN BID TO: Andre Pope at the above address E-MAIL: DORS.quotes@ct.gov PHONE# (860) 424-4840 FAX# (860) 424-4850 WEB SITE: www.ct.gov/brs **When submitting a bid via email, the bid number must be referenced on the subject line</p>				
	<i>Delivery (If applicable):</i>				
				TOTAL: \$	

To be completed by bidder	QUOTATION NO.	DATE SUBMITTED	DELIVERY AS REQ'D ABOVE (Unless noted here)		
	SIGNED	TITLE	TELEPHONE NO. & EXTENSION	CASH DISCOUNT TERMS	PAYMENT TERMS
by bidder	VENDOR FEIN/SSN	ARE YOU INCORPORATED	PURCHASE ORDER ADDRESS (If different from bidder's address above)		
		<input type="checkbox"/> YES <input type="checkbox"/> NO		_____% ____ days, DAYS	NET 45

CODE INFORMATION

Bureau of Rehabilitation Services
 Bisson Residence
 806 Nott Street
 Wethersfield, Connecticut

2018 Connecticut State Building Code
 2015 International Residential Code
 2018 Connecticut Fire Safety Code
 2017 NFPA 70 National Electrical Code

Use Group Classification: Single Family Residential

Construction Type: 5B; Combustible, Un-Protected

Allowable Building Height: 3 Stories
 Actual Building Height: 1 Story

Allowable Building Area (per floor): Not Limited

Primary Means of Escape (IRC R311.2): 1 required, 2 provided
 Primary Means of Escape (IRC R311.2): 36" x 80" Minimum, side hinged.
 Secondary Means of Escape (IRC R310.1): Bedroom Escape Windows

Dwelling Unit Separation (IRC R317.1): N/A
 Garage Separation (IRC R309): N/A

Fire Protection Systems

Smoke Alarms (IRC R314): Existing
 Carbon Monoxide Detectors (IRC R315): Existing
 Detection System Power Source (IRC R314): Existing

Interior Finish Requirements (All Interior Finish Treatments Shall Meet Connecticut Fire Rating Requirements as Follows):

1. Wall and Ceiling Finishes: (Minimum Requirements)
 - A. Flamespread less than 200, Smoke Density less than 450 when tested in accordance with ASTM E-84.
 - B. Alternate testing procedures in accordance with NFPA 286 allowable, contact Architect for specific requirements.
2. Floor Finishes: (No Minimum Requirements)

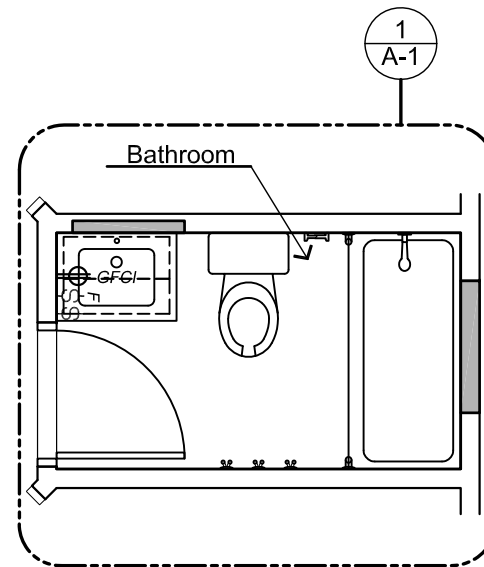
LIST OF DRAWINGS:

- | | |
|-----|-------------------------------------|
| T-1 | TITLE SHEET AND SPECIFICATIONS |
| T-2 | SPECIFICATIONS |
| T-3 | SPECIFICATIONS |
| T-4 | SPECIFICATIONS |
| T-5 | SPECIFICATIONS |
| | |
| D-1 | PARTIAL 1ST FLOOR DEMOLITION PLAN |
| | |
| A-1 | PARTIAL 1ST FLOOR CONSTRUCTION PLAN |
| A-2 | PARTIAL 1ST FLOOR REFLECTED CEILING |
| A-3 | PARTIAL 1ST FLOOR FINISH PLAN |
| A-4 | INTERIOR ELEVATIONS |
| A-5 | PLUMBING SCHEDULE |

CONTACT INFORMATION:

The consumer contact for this project is:

Shauna Bisson 203-592-3767



Partial First Floor Plan

AREA OF WORK

SCALE: N.T.S.



NOTE: ANY DEVIATION FROM THESE PLANS AND SPECIFICATIONS SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT (MAIER DESIGN GROUP LLC) AND THE BUREAU OF REHABILITATION SERVICES FOR REVIEW AND WRITTEN APPROVAL PRIOR TO ANY CHANGES BEING MADE. THE BUREAU OF REHABILITATION SERVICES AND MAIER DESIGN GROUP LLC ARE NOT LIABLE FOR LOSS, COMPENSATION OR ADDITIONAL WORK REQUIRED AS A RESULT OF UNAUTHORIZED DEVIATION FROM THE GENERAL REQUIREMENTS OR DESIGN INTENT OF THE PROJECT AS OUTLINED IN THESE DRAWINGS.



34 Sequassen Street, Hartford, CT 06106
 Tel: 860.293.0093 / Fax: 860.293.0094

Bureau of Rehabilitation Services
Bisson Residence, 806 Nott Street, Wethersfield, CT
Interior Renovations

Maier Design Group LLC, 34 Sequassen Street, Hartford, CT 06106 / Tel: 860.293.0093 / Fax: 860.293.0094

MDG - 2018.075
 31 MARCH 2019

T-1

SPECIFICATIONS

00600 - SUPPLEMENTAL GENERAL REQUIREMENTS

- A Awarded Contractor shall execute AIA Document A105-2007, Standard Form of Agreement between Owner and Contractor for a Residential or Small Commercial Project.
- B AIA Document A105-2007, Standard Form of Agreement between Owner and Contractor for a Residential or Small Commercial Project shall be in force for the work of this contract, and the terms, conditions and provisions of that document shall be considered to be a part of this work. The following notes and specifications are intended to supplement AIA A105, not supersede it. In the event of a conflict AIA Document A105 shall take precedence over notes in the Contract Documents.
- C All work shall comply with all applicable codes, laws, standards and regulations including but not limited to the Connecticut State Building Code, NFPA 101 Life Safety Code, ADAAG, Connecticut General Statutes, and local ordinances and zoning.
- D Contractor shall pay for and obtain all permits prior to commencing ANY work. The contractor shall indicate the permit value on the bid form. Any changes to permit fees due to change orders shall be handled as a SINGLE change order at the end of the job.
- E Bidder shall be held to have examined the project location and to have compared it with the Drawings and Specifications and to have satisfied himself of the conditions existing at the site, the storage and handling of materials and all other matters that may be incidental to the Work under the Contract before submitting his proposal. Submission of a proposal will be considered as evidence that an examination has been made. No allowance will subsequently be made to the Contractor by reason of any error on his part due to his neglect to comply with the requirements of this clause.
- F Submission of bid will be considered presumptive evidence that each bidder is conversant with local facilities and difficulties, the requirements of the documents and of pertinent Local and State codes, state of labor and material markets, and has made due allowance in his bid for all contingencies.
- G No compensation will be allowed for any difficulties which the bidder could have discovered or reasonably anticipated prior to bidding.
- H The contractor shall assume full responsibility for his sub-contractors. Performance, timely completion of work, and adherence to the contract documents shall be monitored at all times by the contractor. Sub-contractors shall not be allowed to work unsupervised unless approval is given by the Architect and the Owner.
- I Before performing Work or ordering any materials, Contractor shall verify all dimensions of any existing and new Work and shall be responsible for their accuracy. Any differences found shall be submitted to the Architect for consideration before proceeding with the Work. No extra compensation will be permitted because of differences between actual dimensions and measurements indicated on the project Drawings.
- J The project limits are established on the Drawings. Contractor shall confine his operations within the project limits and shall utilize the area in an efficient and orderly manner.
- K The Contractor is responsible for coordinating the use of building facilities and utilities with the Owner and is prohibited from interrupting any occupant's day to day activities. Hours of operation, use of parking, access to facilities contained within the building and placement of dumpsters and other equipment will be dictated by the Owner. The Contractor will comply with these requirements.
- L The Contractor shall coordinate ALL work included in the Contract with the Owner and shall perform ALL work in a manner that does not affect any existing maintenance or service agreements. The Contractor shall make every effort to employ sub-contractors recommended by the Owner.
- M Extreme care must be taken to minimize and contain noise, dust and construction debris. Materials may be stored on site at a location to be determined by the Owner, however materials must not exceed beyond the designated area. All materials and equipment required for the work shall be stored or placed so as not to endanger the general public, the Owner's employees and clients, or the Contractors own workers.
- N The Contractor shall provide suitable protection for the general public and their own workers for the duration of the work. No exits shall be blocked, adequate lighting shall be maintained throughout all areas affected by the work, and all life safety and security equipment and systems must remain fully operational and accessible.
- O All manufactured articles, material, and equipment shall be applied, installed, connected, erected, used, cleaned and conditioned, as directed by manufacturer's instructions unless specified herein to the contrary.
- P Wherever possible, building standard materials shall be utilized unless specifically designated otherwise by these documents. In case of a discrepancy between apparent building standards and specified products, request written clarification from the Architect prior to proceeding.
- Q Contractor shall and does hereby warrant and/or guarantee the Work as follows: For a period of 1 year from the date of Final Completion, and Owner acceptance, the Contractor shall and does hereby guarantee all Work whether Work is performed by his Subcontractors or performed by him directly. (Nothing in the above intends or implies that this guarantee shall apply to Work which has been abused or neglected by the Owner or his successors in interest.) Individual components and assemblies specified herein with warrantee periods greater than 1 year shall be provided with warrantee periods as called for in their specific specification section(s).
- R Any dimensions, finishes or materials noted M.E., Match Existing, VIF, Verify, or +/- shall be checked and confirmed by the Contractor in the field. Errors or omissions attributable to inadequate or incomplete field measurements or field determinations made by the Contractor or any of his agents, are the sole responsibility of the Contractor.
- S Where conflicts between the drawings and/or specifications occur, the Contractor shall notify the Architect during the bidding period for a clarification. In the absence of a clarification during the bidding process, the more restrictive and/or more costly option shall apply unless specifically noted otherwise by the Architect.

01110 - GENERAL REQUIREMENTS

A PROJECT DESCRIPTION

The scope of work shall include to modify the existing bathroom. Replace the sink, vanity, toilet, and bathtub. Install new grab bars on both ends of the new tub. Wood framed platform will be install under the new tub. Existing walls and floor will receive new tile. Existing marble threshold at bathroom will be replaced along with a new door to match existing style.

B CONTRACTOR QUALIFICATIONS

- The Contractor shall have been regularly engaged in construction and the installation and fabrication of the type work set forth in the Contract Documents for a period of not less than five (5) years prior to the Bid date set forth in the Contract Documents.
- The Contractor shall have adequate equipment, facilities and personnel for the proper performance of the work set forth in the Contract Documents, and all such equipment, facilities and personnel shall be subject to the approval of the Owner.
- The Owner shall be the sole judge and shall have the final privilege to approve or disapprove the qualifications of the Contractor, and to approve or disapprove his equipment, facilities and personnel available to perform the work required by the Contract Documents.
- General Contractor shall have a current CT Home Improvement Contractor Licenses.

C WORK SEQUENCE

- The building will be occupied throughout the duration of the project. Work must be closely coordinated and scheduled with the Owner.
- Any exterior building penetrations cannot remain open to the elements overnight. All such openings or penetrations must be fully secured at the end of each work day.

D JOB SITE SAFETY

- Caution shall be exercised by the Contractor at all times for the protection of persons and property and all safety regulations and other provisions of applicable Federal, State and local laws, Building and Construction codes, including the requirements of the Occupational Safety and Health Administration shall be observed.
- The drawings do not include standards or guidelines for construction safety. The Contractor is responsible for the adequacy and safety of all construction methods and the safe prosecution of the Work, including but not limited to forms, false-work, scaffolding, protective barricades, temporary paths, protective rails and warning lights. It is expressly stipulated that any examination and/or approval by the Architect and/or their consultants of the contractor's plans for such items as well as for any other items needed for the prosecution of the work will cover only general conformance with the design concept of the project and general compliance with the information given in the Contract Documents. Contractor shall assume full and complete responsibility for safe prosecution of the Work at all times and for obtaining satisfactory results.
- Design, engineering, construction, maintenance, repair, and inspection of all temporary work is the sole responsibility of the Contractor. Any review or comments made by the Architect and/or their consultants in regards to temporary work shall not be construed of as acceptance or design of such work.
- During the course of the performance of the Work, if any operation, practice, or condition is deemed by the Architect and/or their consultants to be unsafe, the Contractor, whether notified verbally or in writing, shall take such corrective action immediately as appropriate.
- Nothing in the foregoing paragraphs shall be construed as relieving the Contractor from full responsibility of safe prosecution of the Work at all times. In the event the Owner, the Architect and/or their consultants are held by court of administrative body to be liable for personal injuries or damages to property arising from deficiencies in the job-site safety, the Contractor shall promptly indemnify and hold them harmless.

E INSPECTIONS, CODES AND REGULATIONS

- The Contractor shall comply with all codes and regulations of the local Municipality, the State of Connecticut, all utility companies (including but not limited to telephone and cable companies) and all other governing agencies having jurisdiction over the project.
- The Contractor shall be responsible for the proper inspection of his work during its installation by his workmen, his sub-contractors, all lawful authorities, other workmen which may be engaged by the Owner.
- The Contractor shall, prior to the acceptance of all work by the Owner, furnish written proof of the acceptance of all work by the local Municipality, the Utility Companies, the State of Connecticut, and all other governing agencies having jurisdiction over the Project.
- The Contractor shall obtain and pay for all necessary permits, fees, and other requirements prior to commencing any work. This includes all fees in connection with the installation of the work and any fees charged by the local Municipality, by Utility Companies, and all other governing Agencies having jurisdiction over the Project.

F CLEANING, REMOVAL OF DEBRIS

- The Contractor shall periodically and as directed during the progress of the work, remove and properly dispose of all debris, and shall keep the premises clean and clear of all obstructions. Upon completion of the work, he shall remove all temporary construction, facilities and materials, and shall leave the Building and the Project Site in a neat and clean condition.
- All debris due to removal and installation of new work shall be removed daily from the Job Site by the Contractor.

G INTERPRETATION OF DRAWINGS & SPECIFICATIONS

- Any questions or disagreements arising as to the true intent of this specification or the Drawings, or the kind and quality of work required thereby, shall be decided by the Architect, whose interpretations thereof shall be final, conclusive, and binding on all parties.
- In the case of any discrepancies between Drawings and Specifications, or within either document itself, the better quality, greater quantity or more costly work shall be included in the Contract Price, and shall be furnished and installed in the performance of the required work.

H PROTECTION OF WORK & PROPERTY

- The Contractor shall be responsible for the maintenance and protection of all equipment, materials, and tools, supplied by him and stored or installed on the job site, from loss or damage of all causes, until final acceptance.
- The Contractor shall be responsible for the protection of any finished work of other trades from damage or defacement by his operations and must remedy any such injury at his own expense.

I CONTRACTOR CONDUCT

- All contractors and their employees shall conduct themselves in a manner that is lawful, courteous, businesslike, and respectful of the Owner.
- Contractors and their employees shall not engage in behavior that is rude, threatening, or offensive. Use of profane or insulting language is prohibited. Harassment of any type, including sexual harassment is strictly prohibited. Abusive, derogatory, obscene or improper language, gestures, remarks, whistling, cat calls or other disrespectful behavior will not be tolerated. Roughhousing, fighting, fistcuffs, physical threats, destruction of property, vandalism, littering, or physical abuse of anyone on site is not permitted under any circumstance.
- The use, possession, distribution, or sale of any weapon, alcohol, illegal drug, or controlled dangerous substance by any contractor or contractor's employee is prohibited. Offenders will be asked to leave the site and/or will be reported to the local police department.
- Contractors and their employees are not permitted to smoke in or near the building.

01400 - QUALITY CONTROL

A GENERAL

- The Contractor shall monitor and control quality of the work, and shall coordinate suppliers, manufacturers, products, services, site conditions and workmanship in order to produce work of specified quality.
- Contractor shall comply with manufacturer's handling and installation instructions. Conflicts between manufacturer's instructions and the Contract Documents shall be brought to the attention of the Architect prior to proceeding with any work.
- The contractor shall be responsible for providing any layout, surveying, testing or inspections necessary to complete the work specified herein. Any additional required testing or inspections of structural repairs, structural modifications, hazardous or otherwise controlled materials shall be performed as required by an independent firm appointed, employed and paid for by the Owner. Reports shall be submitted by the independent firm in duplicate to the Architect and Contractor indicating the results of all tests and indicating compliance or non-compliance with the Contract Documents. The Contractor shall cooperate fully with the independent testing firm and allow the firms' agents full access to the Work. Contractor shall furnish or supply samples, mix designs, equipment, storage and incidental labor (within traditional and accepted standards) as requested by the independent testing firm, at the Contractor's cost. Testing does not relieve the Contractor from the requirements to perform the work as specified herein. Re-testing required because of non-conformance to specified requirements or defective work shall be performed by the same independent testing firm on instructions by the Architect or Engineer and shall be paid for by the Owner and charged back to the Contractor by deducting the cost of the tests from the Contract Sum/Price.

01600 - SUBMITTAL PROCEDURES

A SHOP DRAWINGS

- Prior to delivery to the job site, but sufficiently in advance of requirements necessary to allow the Architect ample time for review, the Contractor shall submit for review one (1) hardcopy and one (1) electronic copy (PDF) of shop drawings and product information for all equipment, materials, hardware, fixtures, equipment, etc., and further shall obtain review approval for same from the Architect before installing any of the same in the work of the Project.
- The review shall be only for general conformance with the design concept and general compliance with the information given in the Contract Documents. It shall not include review of quantities, dimensions, weights or gauges, fabrication processes, construction methods, etc., all of which shall be the sole responsibility of the Contractor. The Contractor shall not be relieved from furnishing materials or work as may be required for the completion of all items of work intended by the Owner.
- Prior to submission of shop drawings, the Contractor shall thoroughly check each shop drawing and shall reject those not conforming to the Contract Documents and he shall indicate by his signature thereon that the shop drawings submitted in his opinion meet the full requirements of the Contract Documents.

B SUBSTITUTIONS

- Substitutions of equipment or materials other than those indicated on the Drawings or in the Specifications, shall be confined to only those manufacturer's listed, or those otherwise indicated, and may be made only upon written approval from the Architect.
- The Contractor shall submit his substitution for approval before releasing order for fabrication and/or shipment. Submittal will be forwarded with a letter of transmittal or cover letter listing all items for approval. The Architect reserves the right to disapprove such substitution, provided, in his opinion, the item offered is not equal to the item specified.
- Where a Contractor proposes to use an item of material or equipment other than that specified or detailed on Drawings, and which requires any redesign of the roof and/or structure, or architectural lay-out, all such redesign and all new drawings and details required thereof shall, with the approval of the Architect be prepared by the Contractor at his own expense.
- Where such approved deviation requires a different quantity and arrangement of material and equipment from that specified or indicated on the drawings, subject to the approval of the Architect, the Contractor shall provide any such material, structural supports, and any other items at no additional cost to the Owner.
- Whenever any product is specified in the Contract Documents by a reference to the name, trade name, make or catalog number of any manufacturer or supplier, "or approved equal", the Owner in conjunction with the Architect shall be sole judges as to whether a proposed equal is to be approved as such. For the purposes of these documents, the word "equal" shall be defined as "equivalent".
- Contractor shall have the burden of proving, at his own expense and to the satisfaction of the Owner and Architect, that the proposed determination is equal to the named product. In making such determination the Architect may establish such objective and appearance criteria he may deem proper in order for the proposed product to be approved. This applies to ALL trades and ANY substitutions.

01700 - PROGRESS CLEANING

A GENERAL

- Maintain areas under the General Contractor's control free of waste materials, debris, and rubbish. Maintain in a clean and orderly condition.
- Remove debris and rubbish from beneath access floor, pipe chases, plenums, crawl spaces, and other closed or remote spaces before closing the space.
- Periodically clean areas before start of surface finishing and continue cleaning on an as-needed basis.
- The General Contractor shall control cleaning operations so that dust and other particulates will not adhere to wet or newly-coated surfaces.
- Remove waste materials, debris, and rubbish from site daily and dispose of legally off-site. No scrap/debris shall remain inside the building or anywhere on site upon final acceptance of the project.

SPECIFICATIONS CONTINUED ON NEXT SHEET



STATE OF CONNECTICUT
DEPARTMENT OF REHABILITATION
SERVICES
BUREAU OF REHABILITATION SERVICES
(BRS)
55 FARMINGTON AVE.
12TH FLOOR
HARTFORD, CT 06105

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370 James Street, Suite 306
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(203) 974-3000

BRS COUNSELOR
Rene Moreno
(203) 974-3033

INTERIOR RENOVATIONS
BISSON RESIDENCE
806 NOTT STREET
WETHERSFIELD, CT

MAIER design group, llc.
architecture & interiors

34 Sequassen Street, Hartford, CT 06106
Tel: 860.293.0093 / Fax: 860.293.0094

Title: **SPECIFICATIONS**

Project Number: 2018_075 Issue Date: 31 MARCH 2019

Scale: NA CAD File: 18075_T-2.dwg

Drawn By: RK Checked By: DBA

Revisions:

SPECIFICATIONS

01800 - CONTRACT CLOSE-OUT

A GENERAL

1. The Contractor shall clean the site PRIOR to final project assessment (Punch List). Cleaning shall include new AND existing surfaces. Contractor shall clean interior glass, mirrors and finish surfaces exposed to view, remove temporary signage, labels and barriers, remove stains and foreign substances, polish all glossy surfaces, vacuum carpeting, clean all floor surfaces as recommended by material manufacturer, remove all debris from construction areas, and remove waste and surplus materials.
2. At the completion of the project and prior to final acceptance by the Owner, provide the Owner with One complete Operations and Maintenance Manual (O&M Manuals) for the stair climber.

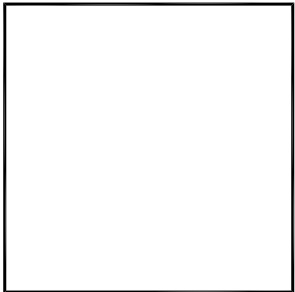
02072 - DEMOLITION


- A Dashed lines indicate existing construction to be removed or modified. Exercise care during demolition activities to maintain adjacent spaces and construction designated to remain. Take care during selective demolition not to damage or disturb any items to remain.
- B Patch and repair all existing surfaces and finishes intended to remain where damaged by demolition or construction activities. Patched surfaces to match and align with existing surfaces. Unfinished surfaces exposed by demolition or construction activities not specifically noted to receive new finishes shall be refinished to match nearest (or adjacent) similar surfaces. Painted surfaces requiring patching shall be repainted completely to nearest corner or edge. Other finish materials shall be repaired or replaced to nearest existing natural edge, joint or corner.
- C The Contractor shall provide any shoring required during demolition and construction activities. Design and construction of shoring shall be the responsibility of the Contractor and shall be reviewed and approved by a licensed structural engineer.
- D Owner shall have first right of refusal of all items. All fixtures, casework or other elements indicated to be removed and not specifically called out to be reused or salvaged are to be disposed of as follows: Where Owner requests items to be retained, Contractor shall return those items to a location (on site) designated by the Owner. Other items shall be appropriately disposed of by Contractor in accordance with the General Conditions.
- E Exercise care to insure that all items designated in the drawings (or specified herein) to be reused are carefully removed, stored and protected until they can be re-installed by the appropriate trade. Take note of any materials or items requiring special handling or repair before reinstallation and notify Owner and Architect before proceeding.
- F Provide and maintain temporary barriers and signage as required to protect the owner from the demolition areas. Erect weatherproof enclosures at any exterior openings and provide temporary egress routes as necessary to maintain safety for building occupants.
- G Disconnect, remove and cap any utilities uncovered within the demolition areas. Contractor shall remove all switches and receptacles located in walls scheduled to be removed. Wiring and feeds shall be removed back to nearest accessible junction box or fixture housing, assuring power is maintained to other fixtures or receptacles on the same circuit.
- H Proceed with Work in an orderly, careful, safe manner. Remove material as Work progresses, leaving area clean at completion of demolition activities.

02075 - CUTTING AND PATCHING

- A Employ skilled and experienced installer to perform cutting and patching.
- B Submit written request in advance of cutting or altering elements which affects structural integrity of element, integrity of weather-exposed or moisture-resistant elements, efficiency, maintenance, or safety of element, visual qualities of sight exposed elements or work by Owner by Owner's Vendor(s).
- C Execute cutting, fitting, and patching to complete Work, and to fit parts together, to integrate with other Work, to uncover Work, to install or correct ill-timed Work, to remove and replace defective and non-conforming Work, to remove samples of installed Work for testing and to provide openings in elements of Work for penetrations of mechanical and electrical Work.
- D Execute work by methods to avoid damage to other Work, and which will provide proper surfaces to receive patching and finishing.
- E Cut masonry and concrete materials using masonry saw or core drill.
- F Restore Work with new Products in accordance with requirements of Contract Documents or to match existing adjacent products.
- G Fit Work tight to pipes, sleeves, ducts, conduit, and other penetrations through surfaces.
- H Maintain integrity of wall, ceiling, or floor construction; completely seal voids.
- I Refinish surfaces to match adjacent finishes. For continuous surfaces, refinish to nearest intersection; for an assembly, refinish entire unit. Patch or replace portions of existing surfaces which are damaged, lifted, discolored, or showing other imperfections. Where a change of plane of 1/4 inch or more occurs, request instructions from Architect.
- J Where new Work abuts or aligns with existing, provide a smooth and even transition. Patch Work to match existing adjacent Work in texture and appearance.
- K When finished surfaces are cut so that a smooth transition with new Work is not possible, terminate existing surface along a straight line at a natural line of division and submit recommendation to Architect for review.
- L Identify any hazardous substance or condition exposed during the Work to the Architect for decision or remedy.

SPECIFICATIONS CONTINUED ON NEXT SHEET






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(BRS)
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12TH FLOOR
HARTFORD, CT 06105

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Rene Moreno
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INTERIOR RENOVATIONS
BISSON RESIDENCE
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MAIER design group, llc.
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Title: **SPECIFICATIONS**

Project Number:	Issue Date:
2018.075	31 MARCH 2019
Scale:	CAD File:
NA	18075_T-2.dwg
Drawn By:	Checked By:
RK	DBA

Revisions:

SPECIFICATIONS

06114 - BLOCKING

A GENERAL

1. The contractor shall coordinate locations of concealed blocking with all other trades. Blocking shall be provided as called out in the drawings AND as necessary to securely fasten any wall mounted items.
2. Blocking shall be securely fastened to framing members using galvanized nails or screws.
3. At all existing walls which are scheduled to receive new wall mounted items, the contractor shall open up wall cavities as necessary (and patch as described in Section 02072 Demolition) to install new blocking in any condition where an existing stud cannot be utilized.
4. Toggle and expansion type anchors are NOT a substitute for providing blocking and will NOT be accepted.

B MATERIALS

1. Acceptable materials shall include any NELMA graded, kiln dried (KD) dimension framing lumber.

06200 - FINISH CARPENTRY

A GENERAL

1. The Millwork sub-contractor shall visit the site prior to beginning any work to verify site conditions, confirm locations of millwork, and to take accurate field notes and dimensions adequate for preparing shop drawings.
2. The Millwork sub-contractor shall prepare shop drawings for the Architect's review and approval showing plans, elevations and sections through all custom millwork items. The shop drawings shall indicate materials, finishes and all required hardware.

B TRIM FABRICATION AND INSTALLATION

1. Fabrication and installation shall be in accordance with AWI Standard Specification 300 for Custom Grade, Grade II Interior Trim with Opaque Finish.
2. Coped joints shall not occur in the primary line of view and ends of trim shall be mitered to conceal end grain. Cope inside corners and miter outside corners. Scarf end to end joints.
3. Prime all surfaces of trim prior to installation. Touch up all cut surfaces as installation proceeds.
4. Sand work smooth and set exposed nails or screws. Apply wood filler in exposed fastener indentations and sand smooth.
5. Fasten trim to metal surfaces with blind trim screws and conceal all fasteners heads with putty prior to finishing. Pre-drill prior to fastening.

08210 - PRE-HUNG INTERIOR DOORS

A GENERAL

1. Section includes pre-hung interior swinging, bi-pass and bi-fold door and jamb assemblies.
2. Coordinate door throat (jamb/header thickness) with wall thickness.
3. Coordinate all work with Section 08710 and Section 09900.
4. Substitutions considered in accordance with Section 01600.

B SUBMITTALS

1. Submit shop drawings indicating door opening criteria, elevations, sizes, type, swing, and special requirements.
2. Submit product data indicating door core material, reinforcement locations and construction type.

C MATERIALS

1. Raised Panel Door Slabs: "Safe 'N Sound" Molded Panel Series by Masonite or equivalent embossed, raised panel design door slab with the following construction: 1 3/8 inch thick with 2 5/8 inch thick softwood top and bottom horizontal edge, 1 1/4 inch thick hardwood stiles, hardwood edge banding, ANSI A208.1 Grade LD-1 bonded and formed medium density particle board core, and factory prefinished 1/8 inch thick (1-ply) die formed textured hardboard faces ("Colonist Textured") bonded to core with Type II adhesive. Panel design to match existing.
2. Door hardware shall be as specified in Section 08710 for interior doors.

D INSTALLATION

1. Install in accordance with manufacturer's instructions, plumb, level, and operating smoothly without binding.
2. Operating door fitting clearance is 1/16 inch on the hinge side and 1/8 inch on the lock side. Operating doors should be fitted with adequate clearance. Allow for damp weather swelling.
3. At all swinging doors, shim behind all hinges with solid, tapered wood shims and replace one of the two top most screws in each hinge with 2 1/2 inch or 3 inch long brass screw which penetrates shims and locks jamb to buck. At all doors greater than 36 inches in width provide 4 hinges
4. Install finish casing and paint doors, jambs and casing as specified in Section 09900. Protect finished work from damage.

08710 - DOOR HARDWARE

A PRODUCTS

1. Cylinder sets shall be Schlage "F" Series ANSI Grade 2 standard residential bored locksets with trim and finish to match existing.
2. Hinge pin door stop shall be Ives No. 70 solid brass, adjustable residential door stop.
3. Other hardware shall be as supplied by pre-hung fabricator.

B SUBMITTALS

1. Submit hardware schedule indicating locations, function, finish, options and mounting requirements for each specified type of hardware. Include all pertinent electrical characteristics and connection requirements.

C MOUNTING HEIGHTS

1. Mount hardware to suit door elevations. Unless otherwise directed by the Architect, install hardware at the following mounting heights:
 - a. Locksets: 40 inches AFF to centerline of lever.
 - b. Exit Devices: 40 inches AFF, match lockset locations.
 - c. Push Plates: 45 inches AFF to centerline of plate.
 - d. Pull Handles: 42 inches AFF to centerline of grip.
 - e. Deadlocks: 48 inches AFF to centerline.
 - f. Where doors have intermediate rails, align locksets or exit devices with centerline of rail if between 38 and 42 inches AFF, consult Architect if out of that range.
 - g. Hinges and other hardware: in accordance with BHMA guidelines and standards.

D SCHEDULE

3. All bathroom doors shall be furnished with passage function lockset, 3 hinges per leaf and wall mounted door bumper.

09300 - TILE

A TILE

1. All tile shall be ANSI A137.1-1998 polished and unpolished modular porcelain tile. All floor tiles shall be unpolished, all wall tiles shall be polished. Contractor shall include all necessary trim pieces required to complete the work.
2. Floor and wall tile shall be as selected by the owner from samples provided by the contractor. Samples shall meet the minimum performance requirements contained herein.
3. Wall tile shall be glazed ceramic tile suitable for vertical, wet use with a minimum PEI class rating of 2.
4. Floor tile shall be ASTM C373 compliant, certified solid porcelain ceramic tile with a minimum PEI class rating of 4.
5. Contractor shall include all necessary trim pieces necessary to complete the installation.

B ADDITIONAL MATERIALS

1. Floor tile mortar shall be ANSI A118.4 latex portland cement mortar.
2. Floor tile grout shall be ANSI A118.6, sanded tile grout with latex additive, color to be selected from grout manufacturer's standard selection.
3. Wall tile mortar shall be ANSI A118.4 latex portland cement mortar. Thin set bond type organic adhesives shall not be permitted.
4. Wall tile grout shall be ANSI A118.6, tile grout, color as selected by Owner. Provide moisture and bacteria resistant silicone sealant at corners and other locations subject to movement (color matched to grout).
5. Sheathing material under tile shall be James Hardie "HardieBacker" tile backer board (1/2" thick for walls, 1/4" thick for floors) with 2-inch-wide coated glass fiber tape reinforcement for joints and corners and high strength screw fasteners as recommended by manufacturer.

C WATERPROOFING SYSTEM

1. Uncoupling membrane shall be Schluter-DITRA 1/8" thick, orange, high-density polyethylene membrane with 1/2" by 1/2" square cavity grid structure over entire surface and polypropylene anchoring fleece laminated to product underside.
2. Waterproofing shall be Schluter-KERDI 0.0008 inch thick orange polyethylene membrane with polypropylene fleece laminated to both sides.
3. Floor drains shall be Schluter-KERDI-DRAIN with Type 304 Stainless Steel grate material.

D PROCEDURES

1. Coordinate installation of floor drain(s) with plumber.
2. Install waterproofing in strict accordance with manufacturer's instructions. Refer to Section 06112 for sheathing material selections. Instructions contained within this specification that do not concur with the waterproofing specifications shall be brought to the attention of the Architect.
3. Perform tile work in accordance with ANSI A137.1. Conform to TCA Handbook, ANSI A108.5, and ANSI A108.10.
4. Do not install adhesives in an unventilated environment.
5. Maintain a minimum 50 degrees F during installation of all tile assemblies, follow all manufacturer instructions for maximum temperature of installation.

09900 - PAINTING

A SUBMITTALS

1. Submit 10" x 10" samples of all paints on GWB substrate illustrating color, sheen and texture.
2. Submit 10" x 10" samples of all stains illustrating color and sheen on each different substrate specified. Substrates shall match wood species specified for stained finishes.
3. Submit all manufacturer's instructions indicating required surface preparation and conditions required for application and finish types.

B MATERIALS

1. Sherwin Williams, or equivalent, latex enamel paint as called out herein and in the drawings and to match existing colors adjacent to areas requiring new finish.
2. Primers, sealers, cleaning agents and accessory materials shall be as recommended and required by the paint or stain manufacturer.

C PROCEDURE

1. All surfaces shall be finished and prepared as recommended by the paint or stain manufacturer. By beginning the work, the Painting sub-contractor accepts the quality of the substrate being painted.
2. All surfaces to be painted shall receive primer coat and finish coat(s) as scheduled.

D SCHEDULE

1. Drywall Walls: Eggshell finish. 1st coat: Sherwin Williams PrepRite 200 Latex Primer, 2nd coat: Sherwin Williams ProMar 200 Latex Eg-Shel, 3rd coat: Sherwin Williams ProMar 200 Latex Eg-Shel.
2. Drywall Ceilings and Soffits: Flat finish. 1st coat: Sherwin Williams PrepRite 200 Latex Primer, 2nd coat: Sherwin Williams ProMar 200 Latex Flat, 3rd coat: Sherwin Williams ProMar 200 Latex Flat.
3. Interior Wood Casing and Trim: Semi-gloss finish. 1st coat: Sherwin Williams PrepRite Classic Primer, 2nd coat: Sherwin Williams Duration Home Semi-Gloss, 3rd coat: Sherwin Williams Duration Home Semi-Gloss.
4. Hardboard Faced Doors: Semi-gloss finish. 1st coat: Sherwin Williams PrepRite Wall & Wood Oil Primer/Undercoater, 2nd coat: Sherwin Williams Duration Home Semi-Gloss, 3rd coat: Sherwin Williams Duration Home Semi-Gloss.
5. Metal Surfaces: Semi-gloss finish. 1st coat: Sherwin Williams Pro-Industrial Pro-Cryl Universal Primer B66-310 Series. 2nd coat: Sherwin Williams Metalatex Semi-Gloss Coating (B42 Series). 3rd coat: Sherwin Williams Metalatex Semi-Gloss Coating (B42 Series).

10800 - TOILET AND BATH ACCESSORIES

A REGULATORY INFORMATION

1. All items shall conform to ICC/ANSI A117.1 as amended by the State of Connecticut.

B PRODUCTS

1. Grab bars shall be InPro Corporation DSGB Series, 1 1/4" diameter colored grab bars with concealed flange mounting and set screws. Finish shall be glossy, high impact, hard co-polymer coating. Color to be selected by Owner from full range of colors. Refer to drawings and schedules for further style and layout information.
2. Shower curtain system shall be InPro Corporation "Clickeze" system with "Ultra Cube" track and "Chalet" 100% Dacron polyester shower curtain fabric, color to be selected by Owner. Refer to Reflected Ceiling Plans for track layout and location.

C SUBMITTALS

1. Submit manufacturer's original product literature showing each specified component, mounting requirements and finish information.

D GENERAL

1. Contractor shall field verify dimensions prior to ordering.
2. Contractor shall install solid wood blocking within wall cavities as necessary to accommodate all accessories. Coordinate blocking locations in the field with all other trades. Refer to Section 06114 for further information.

SPECIFICATIONS CONTINUED ON NEXT SHEET



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RK	DBA

Revisions:

T-4

SPECIFICATIONS

15000 - MECHANICAL/ELECTRICAL/PLUMBING DESIGN BUILD WORK

A GENERAL

- The documents comprising this proposal request are general in nature. It is the intent that bidders submit a proposal for complete and operable systems as might be reasonably inferable from the information contained herein. HVAC and plumbing devices, equipment and fixtures are shown for architectural coordination purposes only and DO NOT imply any design of the systems.
- The sub-contractors shall be responsible for providing all necessary field verification, field measuring, design and documentation required for code review purposes, permitting, construction and installation. They shall visit the site prior to beginning any work to verify site conditions, confirm locations, and to take accurate field notes and dimensions adequate for preparing ALL design documentation.
- The contractor shall coordinate all proposed work with other trades and appropriate town and state authorities.
- All required design, modifications (and additions to) the existing systems shall be determined in the field by a qualified, licensed sub-contractor specializing in the specific trade. Systems shall be designed and installed in full compliance with all codes, laws and regulations governing work in the State of Connecticut.
- Each trade contractor shall provide all cutting, coring, patching, fire-safing and fire caulking related to the work of their respective trade. Seal all penetrations through walls, ceilings and floors to maintain fire rating and water tightness. Refer to Section 02075 for additional requirements for cutting and patching.
- Each trade contractor shall provide all hoisting, material handling, cleanup and disposal of debris associated with the work of their respective trade.
- Each trade contractor shall be responsible to safe off the utilities to items of equipment that are to be demolished. General demolition shall be by general contractor.
- Each trade contractor shall provide all access panels and access doors required to access work of their respective trade. General Contractor shall install access panels or access doors.
- Each trade contractor shall include permits, startup, balancing, testing and commissioning of all systems installed by them.
- Each trade contractor shall submit all warranty paperwork for all new equipment installed under their contract. All paperwork shall be submitted to Owner prior to receiving final payment.
- Each trade contractor shall be responsible for all engineering and documentation performed by a licensed professional engineer in the State of Connecticut to secure their respective trade permits. All costs shall be included with the bid.
- Where the word "provide" is used in these specifications, it shall mean to provide, install, commission and make operable, unless otherwise noted herein.
- ABSOLUTELY NO WORK SHALL BE PERFORMED FROM THE DRAWINGS IN THIS SET ALONE.**

B SUBMITTALS

- Submit original manufacturer's product literature of all items visible from the occupied space for aesthetic review purposes.
- Submit copies of permit drawings for review and coordination by the Architect.
- THE ARCHITECT WILL NOT PROVIDE A DESIGN REVIEW.** Function, adequacy and code compliance of the design is the sole responsibility of the sub-contractor.

15100 - PLUMBING

A GENERAL

- Refer to Section 15000-Mechanical/Plumbing Design Build for General Conditions prior to commencing any work. Coordinate work with other trades.
- The contractor shall renovate, modify and add to the existing Plumbing systems as required to accommodate the new architectural floor plan changes as shown on the architectural drawings.
- Contractor shall provide a full scope of design, qualified supervision, labor, materials and incidentals required for a complete installation conforming to the requirements herein.
- Provide verifying documentation of existing sanitary pipe inverts, sizes and exact locations and also all new pipe inverts at connection to existing and beginning of new pipe runs.
- Contractor shall install an ASSE 1017 approved adjustable thermostatic mixing valve(s) at all hot water supply lines feeding sinks that are capable of limiting the water temperature to 110 F. The maximum temperature setting allowable by the device shall be 140 F. Approved devices include the Honeywell AM-1 or Taco 500.
- Contractor shall install tempered water "anti-sweat" valves on all tank type toilet supply lines.
- Supply valves in toilet rooms shall all be wall mounted. NO FLOOR PENETRATIONS SHALL BE PERMITTED.
- Appliances shall meet the minimum energy factory required by the Federal National Appliance Energy Conservation Act of 1987.
- All potable water systems included in the scope of work shall be purged of deleterious matter and disinfected prior to utilization. Coordinate the method to be followed with the local water authority. In the absence of a prescribed method follow the procedures in either AWWA C651 or AWWA C652.
- All systems shall utilize a separate waste and vent system.

B PLUMBING STANDARDS

- Cap existing sanitary waste, vent and hot and cold water piping serving existing fixtures to be removed. Carefully remove for storage of fixtures.
- Provide sanitary waste, vent and hot and cold water piping to new fixtures and equipment. Verify layout with architectural drawings.

C PRODUCTS

- Specific fixtures shall be as called out in the drawings. Shutoffs, unions, connections, traps and other code required devices not specifically called out shall be provided as required by the International Plumbing Code, IPC-2003.
- Domestic potable water piping shall be Type "L" copper tubing with sweat type connections and fittings soldered with alloy Sn95 solder in accordance with ASME B31.9. Support horizontal runs at 6'-0" maximum spacing, diameters shall be suitable to meet requirements of the International Plumbing Code, IPC-2003.
- ALTERNATE domestic potable water piping shall be Cross-Linked Polyethylene (PEX) listed by NSF as safe for use with drinking water and meets or exceeds the requirements of ASTM F877 as manufactured by Zurn-PEX or approved equal. Installation shall be in accordance with manufacturer's written instructions. Horizontal pipe shall be supported every 32 inches' maximum; vertical runs shall be supported at each floor level. Long runs shall take into account expansion and contraction of material with relief loops or 12 inch horizontal offsets. Provide tubing manufacturer's standard manifolds and connectors as necessary to complete the work. Tubing diameters shall be suitable to meet requirements of the International Plumbing Code, IPC-2003. If using this alternate, provide price differential in the bid form.
- Interior sewage and waste piping shall be ASTM D2665 Schedule 40 DMV PVC piping in diameters suitable to meet requirements of the International Plumbing Code, IPC-2003.
- Insulate all potable water lines with 1" thick preformed fiberglass pipe insulation with Zeston fitting covers installed as directed by manufacturer except where visible from finished space. Insulate visible piping with TrueBro "LavGuard2" prefabricated hard plastic pipe insulation.

D SUBMITTALS

- Submit original manufacturer's product literature of all items visible from the occupied space for aesthetic review purposes.
- Provide a full list of all proposed materials, equipment and incidentals complying with the requirements herein and all applicable codes.
- THE ARCHITECT WILL NOT PROVIDE A DESIGN REVIEW.** Function, adequacy and code compliance of the design is the sole responsibility of the sub-contractor.

16000 - ELECTRICAL WORK

A GENERAL

- Refer to Section 15000-Mechanical/Electrical/Plumbing Design Build for General Conditions prior to commencing any work. Coordinate work with other trades.
- The contractor shall renovate, modify and add to the existing Electrical systems as required to accommodate the new architectural floor plan changes as shown on the architectural drawings. Refer to existing Electrical plans for reference.
- All electrical devices, equipment and fixtures are shown for architectural coordination purposes only and DO NOT imply any design of the system. The sub-contractor shall be responsible for verifying quantity, spacing and final layout of all devices to insure final installation meets code prior to submitting a bid.
- All required modifications of and additions to the existing electric service, existing wiring or circuiting shall be determined in the field by a qualified, licensed sub-contractor specializing in those specific systems. Contractor shall provide a full scope of design, qualified supervision, labor, materials and incidentals required for a complete installation conforming to the requirements herein.
- The sub-contractor shall be responsible for providing all necessary field verification, field measuring, design and documentation required for code review purposes, permitting, construction and installation.
- ABSOLUTELY NO WORK SHALL BE PERFORMED FROM THE DRAWINGS IN THIS SET ALONE.**

B SUBMITTALS

- Submit original manufacturer's product literature of all items visible from the occupied space for aesthetic review purposes. Function, adequacy and code compliance of the design is the sole responsibility of the sub-contractor.
- Provide a full list of all proposed materials, equipment and incidentals complying with the requirements herein and all applicable codes.

C SYSTEM DESIGN

- The system shall comply with all applicable building codes as referenced in the Drawings.
- The system shall be sized adequately to power all specified equipment. The sub-contractor shall coordinate power requirements with all other sub-contractors and all building systems.
- The system design shall include Ground Fault (GFCI) protection on all bathroom circuits.
- The sub-contractor will install all line and low voltage wiring in accordance with the applicable sections of the 2005 NFPA 70 National Electric Code.
- The sub-contractor shall coordinate all recessed fixture locations with building framing locations. Discrepancies from layout in reflected ceiling plans shall be brought to the attention of the Architect prior to sheetrock installation.

D LIGHT FIXTURES

- Refer to Drawings for Light Fixture Schedules and Reflected Ceiling layout.

E OTHER COMPONENTS

- Switches, receptacles, Cable TV outlets and Telephone outlets shall all match existing color and material.
- Fan light timer switch shall be M.H. Rhodes MARKTIME 42 Series, No. 42517 electronic wall box time controller.
- All branch wiring shall be Romex plastic jacketed copper wiring with ground, sized in accordance with the 2005 NFPA 70 National Electric Code.

END OF SPECIFICATIONS



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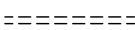
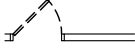

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RK	DBA

Revisions:

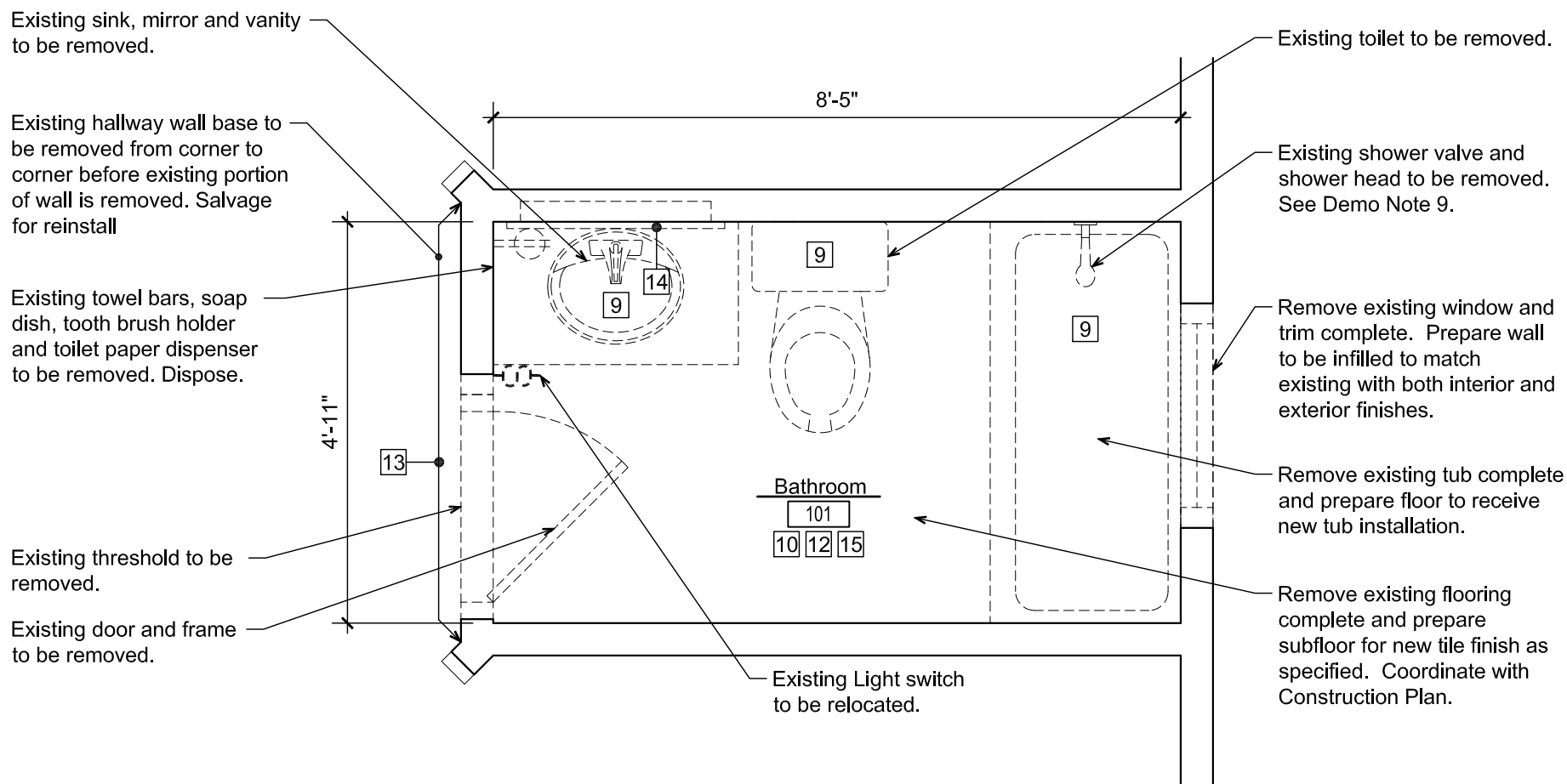
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DEMOLITION KEY

-  Existing construction to remain shown thus, typical. Refer to Finish Plans and Notes for any required preparation or repairs.
-  Selective portions of existing construction to be removed or modified shown thus, typical.
-  Existing door and frame to be removed complete shown thus, typical. Remove existing frames unless noted otherwise.
-  Numbered note tag.

DEMOLITION NOTES:

- | | | | |
|---|--|---|---|
| <p>Demo 1 Refer to the Specifications and the General Notes prior to beginning any work for further information regarding methods and materials.</p> <p>Demo 2 The Contractor shall thoroughly familiarize himself with the residence, the Drawings, and the Specifications prior to beginning any demolition. All work shall be coordinated with the designated Project Manager.</p> <p>Demo 3 Contractor shall provide any shoring required during demolition and construction procedures. Design and construction of shoring shall be the responsibility of the contractor.</p> <p>Demo 4 Dashed lines indicate existing construction to be removed or modified. Exercise care during demolition activities to maintain adjacent spaces and construction designated to remain. Take care during selective demolition not to damage or disturb any items to remain.</p> | <p>Demo 5 Existing floor and wall finishes shall be removed in areas to receive new finishes. Protect existing floors and walls not scheduled to be refinished from damages during construction.</p> <p>Demo 6 Patch and repair all existing surfaces and finishes intended to remain where damaged by demolition or construction activities. Patched surfaces to match and align with existing surfaces. Unfinished surfaces exposed by demolition or construction activities not specifically noted to receive new finishes shall be refinished to match nearest or adjacent similar surfaces.</p> <p>Demo 7 Exercise care to insure that all items designated in the drawings (or specified herein) to be reused are carefully removed, stored and protected until they can be reinstalled by the appropriate trade.</p> | <p>Demo 8 Unless specifically noted otherwise, Contractor shall remove all switches and receptacles located in walls scheduled to be removed back to nearest accessible junction box or fixture housing, assuring power is maintained to other fixtures or receptacles on the same circuit. Existing electric and communications outlets within the demolition area shall be disconnected and wiring removed.</p> <p>Demo 9 Remove bathtub and fixtures complete. Temporarily cut and cap waste and supply piping as necessary. Include all labor and materials to be removed and replace slab as necessary.</p> <p>Demo 10 Coordinate any required work under bathroom floor (for plumbing, etc.) with Owner and spaces below. Include cutting and patching as necessary to return disturbed spaces back to complete, original condition.</p> | <p>Demo 11 Existing wall tile to be removed and replaced. Typical at walls in Bathroom 101.</p> <p>Demo 12 Remove all wall mounted accessories and return to owner.</p> <p>Demo 13 Existing flooring to remain. take care not to damage. Provide adequate protection.</p> <p>Demo 14 Remove existing light fixture and accessories and return to Owner.</p> <p>Demo 15 Remove existing wall and floor tile complete. Prepare for new tile to be installed.</p> |
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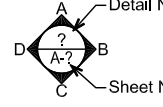
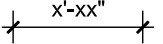
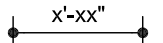

TITLE: PARTIAL FIRST FLOOR DEMOLITION PLAN

Project Number: 2018.075	Issue Date: 31 MARCH 2019
Scale: 1/2" = 1'-0"	CAD File: 18075_D-1.dwg
Drawn By: RK	Checked By: DBA

Revisions:

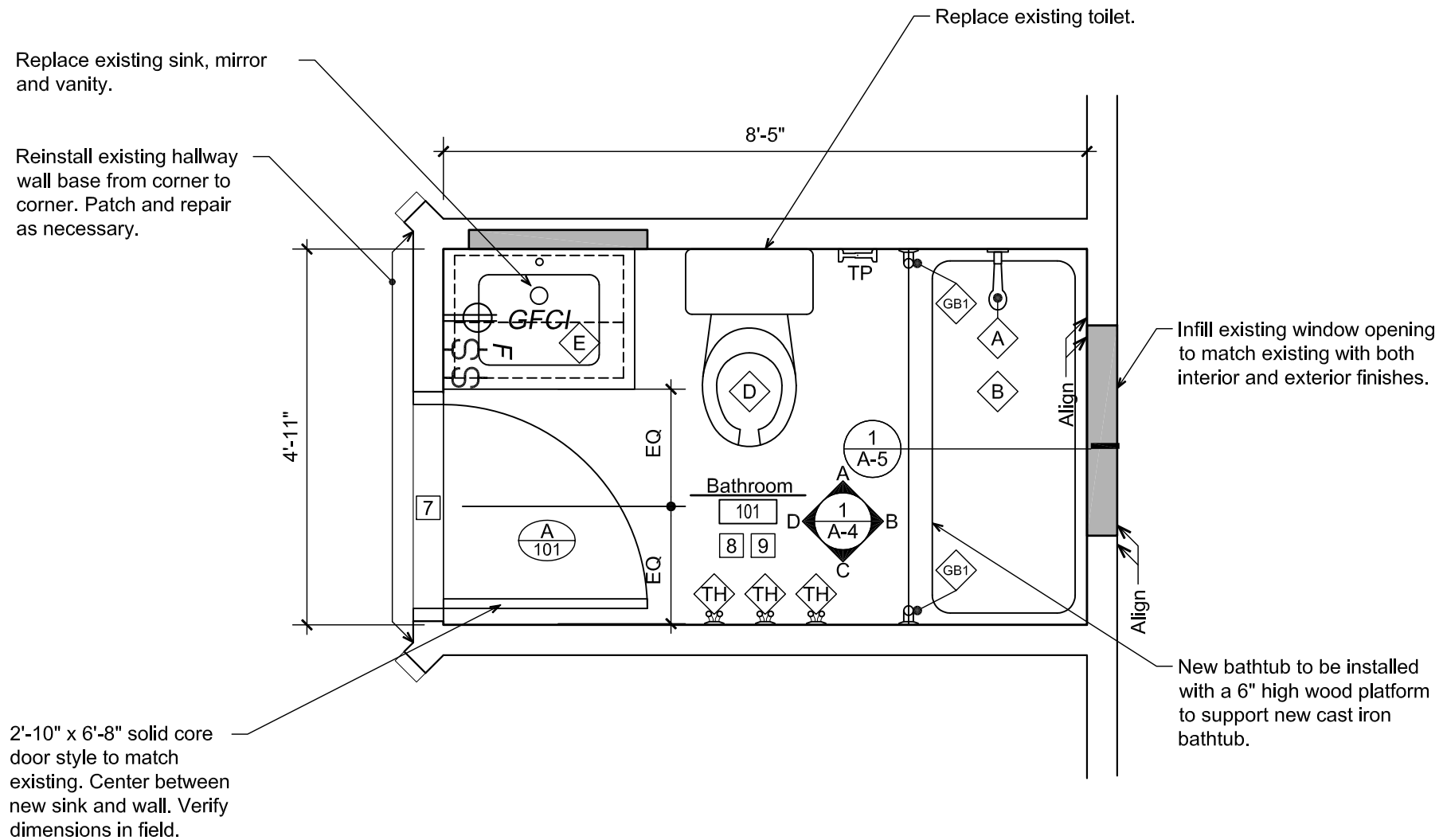
CONSTRUCTION KEY

-  Existing door and frame to remain shown thus, typical.
-  New door and frame shown thus, typical.
-  Existing partition to remain, patch and repair as necessary to prepare surface for new finishes scheduled.
-  New partition construction shown thus, typ. All walls shall be 2x4's @ 16" o.c. with 1/2" drywall on each face unless specifically noted otherwise.
-  Numbered note

-  Interior Elevation Flag
-  Denotes dimension from face of framing to face of framing or face of existing finished surface unless specifically noted otherwise.
-  Denotes dimension between two centerlines.
-  Spot elevation indicated thus. Dimensions in parenthesis are negative numbers.

CONSTRUCTION NOTES:

- No. 1 Numbered notes refer to this sheet only unless specifically indicated otherwise.
- No. 2 General Contractor shall contact BRS Counselor to schedule midpoint and final inspections of the work by the Architect. The General Contractor shall be responsible for scheduling and coordinating all required inspections by local authorities.
- No. 3 All Electrical devices, equipment and fixtures are shown for architectural coordination purposes only.
- No. 4 All Plumbing fixtures are shown for architectural coordination purposes only. No attempt has been made to indicate or quantify code required devices or equipment. Contractor shall be responsible for providing all field verification, field measuring, design and documentation required for code review purposes, permitting, construction and installation. Contractor shall refer to Architectural Drawings for all required specialty fixtures, mounting heights and clearances prior to roughing in any plumbing.
- No. 5 Re-tile all walls and paint ceiling in Bathroom 101. Install solid wood blocking for all wall mounted items. Refer to Interior Elevations for grab bar locations, bathroom accessories, etc.
- No. 6 Install new base in hallway to match existing. Patch and repair any damaged wall base due to construction and match existing.
- No. 7 Install ADA compliant marble half saddle threshold.
- No. 8 Prepare walls to receive new finishes. Install new tile as specified.
- No. 9 Prepare floor to receive new finishes. Install new tile as specified.



PARTIAL FIRST FLOOR CONSTRUCTION PLAN

SCALE: 1/2" = 1'-0"

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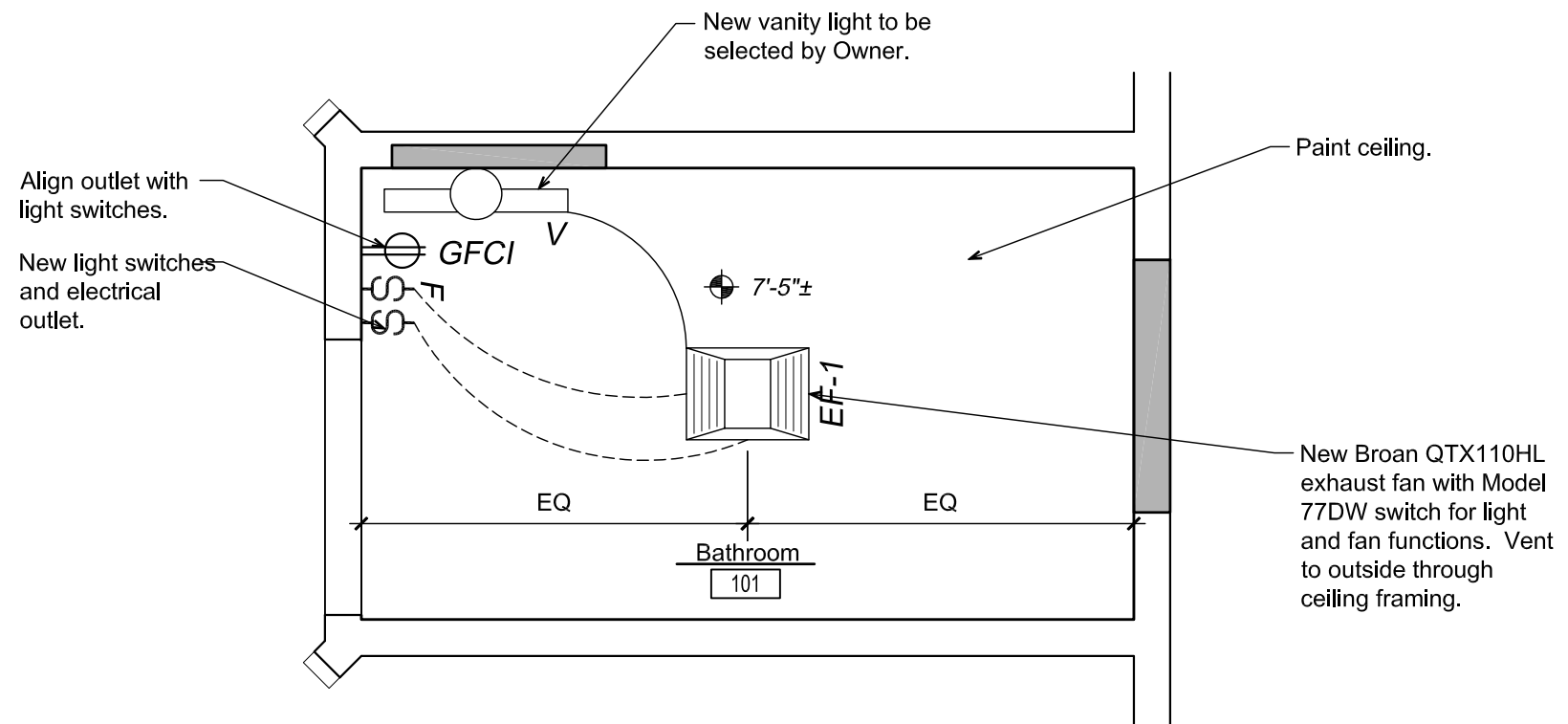
Project Number:	Issue Date:
2018.075	15 MARCH 2019
Scale:	CAD File:
1/4" = 1'-0"	18075_A-1.dwg
Drawn By:	Checked By:
RK	DBA

Revisions:

A-1

REFLECTED CEILING NOTES:

- RCP 1 Refer to the Specifications prior to beginning any work or ordering materials.
- RCP 2 Numbered Notes refer to this sheet only unless specifically indicated otherwise.
- RCP 3 Fixtures and devices shown on this plan are for Architectural coordination purposes only. Refer to Mechanical, Electrical and Plumbing design/build specifications for further information.
- RCP 4 All ceilings throughout Scope of Work affected by demolition and construction activities shall be patched and matched to adjacent ceiling finish then painted with two coats of flat white ceiling paint. Except as noted otherwise.



PARTIAL FIRST FLOOR REFLECTED CEILING PLAN

SCALE: 1/2" = 1'-0"

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This: **FIRST FLOOR REFLECTED CEILING**




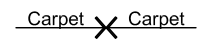

Project Number:	Issue Date:
2018.075	31 MARCH 2018
Scale:	CAD File:
1/2" = 1'-0"	18075_A-2.dwg
Drawn By:	Checked By:
RK	DBA

Revisions:

A-2

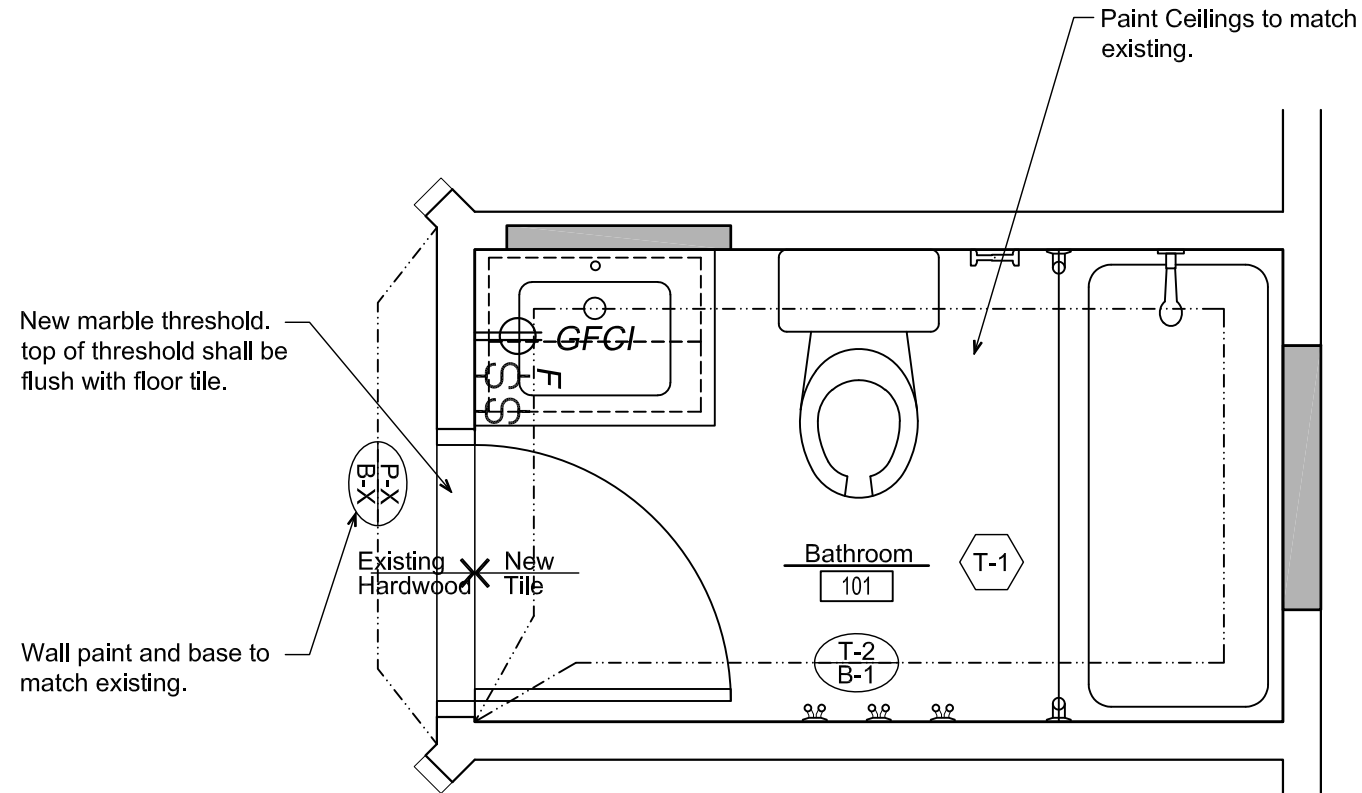
FINISH SCHEDULE		
KEY	ITEM	DESCRIPTION
P-1	General Wall Paint	Egg Shell finish
P-2	Door Paint	Semi-Gloss finish
P-3	Ceiling Paint	Egg Shell finish
P-X	Wall Paint	Match existing
B-1	Tile Wall Base	Match floor tile
T-1	Floor Tile	As specified
T-2	Wall Tile	As specified

Note: Colors and tile to be determined by the Owner.

FINISH KEY	
-----	Denotes areas where new finish is required full height of wall, unless otherwise noted.
	Denotes wall and base finish.
	Denotes new floor finish.
	Denotes new millwork finish.
	Denotes floor transition.
	Numbered Note Tag

FINISH NOTES:

- | | | | |
|-------|---|-------|--|
| FIN 1 | Refer to specifications prior to commencing any work. | FIN 6 | Provide all floor preparation necessary to install new flooring materials in a manner consistent with the specifications and the finish manufacturer's requirements. |
| FIN 2 | Numbered Notes refer to this sheet only unless specifically indicated otherwise. | FIN 7 | Verify that all floor surfaces to receive new finishes are smooth and flat within a maximum variation of 1/4 inch in ten feet and ready to receive work. Fill minor or local low spots and other defects with suitable filler compatible with finish floor material. |
| FIN 3 | All conditions shall be verified in the field prior to proceeding with any work. Notify Architect of any discrepancies. | FIN 8 | All flooring materials shall extend under millwork cabinet to face of finish wall beyond. |
| FIN 4 | DO NOT apply finishes to any wall mounted electrical devices unless specifically noted otherwise. Remove all cover plates and mask off all devices while applying new finishes and reinstall or replace cover plates prior to Project Closeout. | | |
| FIN 5 | All floor and wall surfaces to receive new finishes shall be properly prepared and cleaned in accordance with manufacturer's specifications prior to application of new finish material. | | |



PARTIAL FIRST FLOOR FINISH PLAN

SCALE: 1/2" = 1'-0"

1

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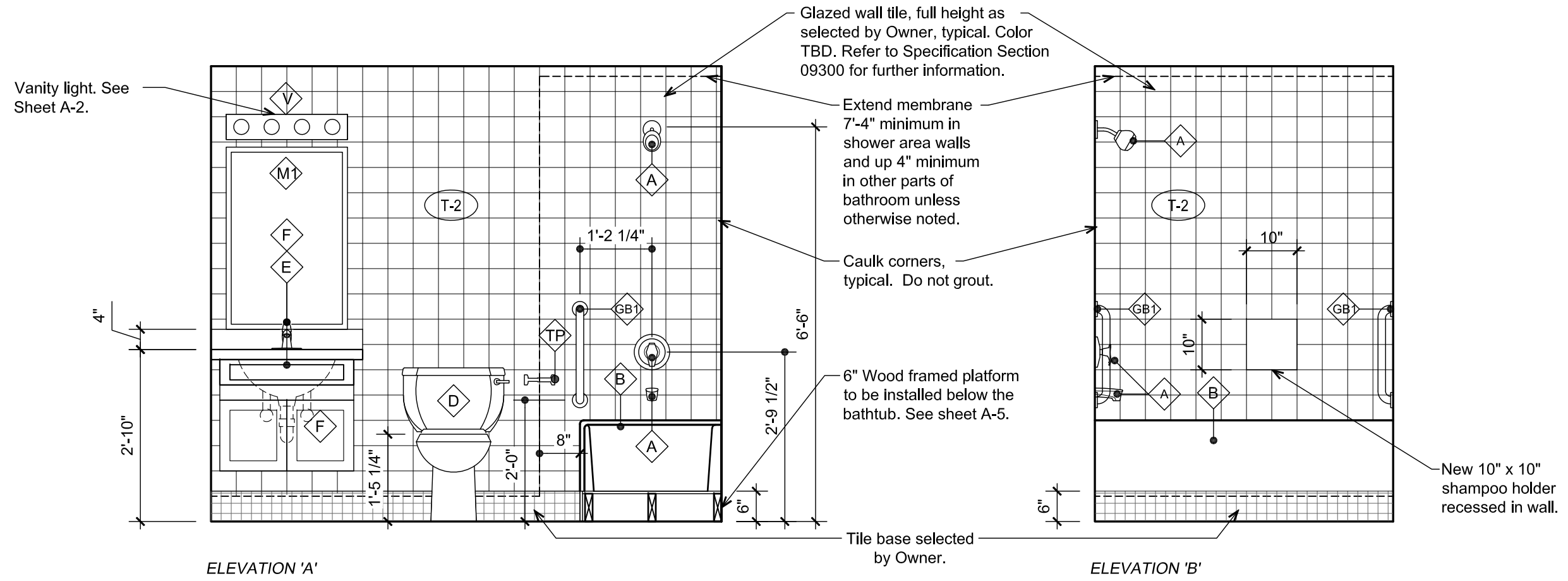
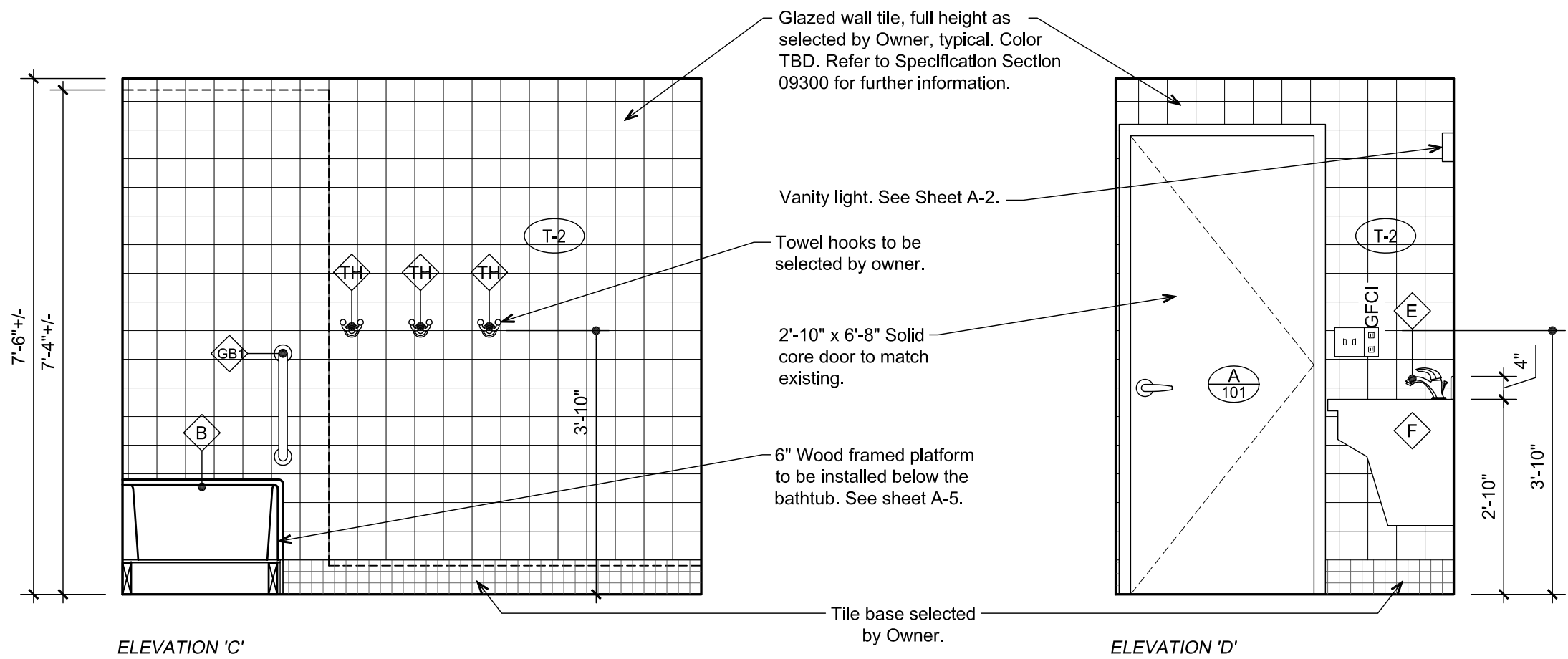
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PARTIAL FIRST FLOOR FINISH PLAN

Project Number:	Issue Date:
2018.075	31 MARCH 2019
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Drawn By:	Checked By:
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Revisions:

A-3



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INTERIOR ELEVATIONS

Project Number: 2018.075
 Issue Date: 31 MARCH 2019

Scale: 1/2" = 1'-0"
 CAD File: 18075_A-4.dwg

Drawn By: RK
 Checked By: DBA

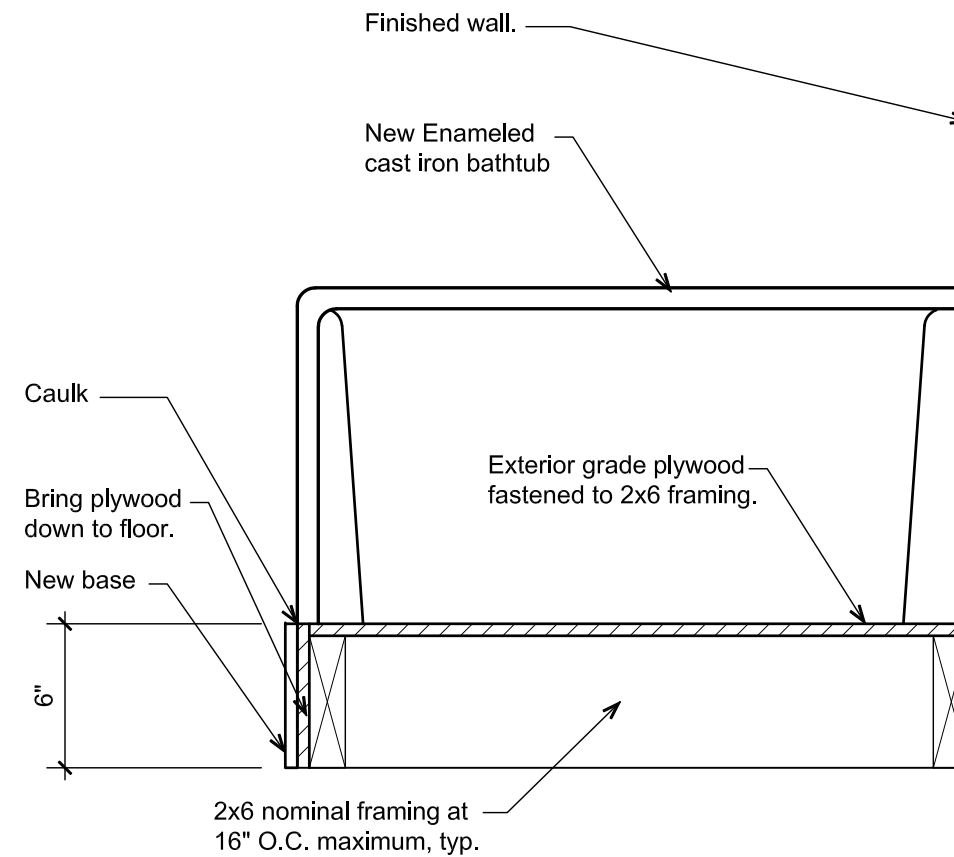
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BATHROOM 101 ELEVATIONS

SCALE: 1/2" = 1'-0"

PLUMBING FIXTURE SCHEDULE

Tag	Item/Description	Nominal Size	Finish	Manufacturer	Model Number	ADA	Notes
A	'Allura' Tub and Shower System	See Manf. Data	Chrome	Symmons	S-4702	YES	
B	"Kohler Enameled Cast Iron Bath and Shower Base	See Manf. Data	By Owner	Kohler	K-713	YES	
D	"Cadet Pro" Right Height Elongated Toilet	16 1/2" High	White	American Standard	215AA.104	YES	Provide with #5321.110 toilet seat or equal
E	Fairmont Designs Shaker Americana 30" Wall Mount Vanity with sink	See Manf. Data	White Top	Fairmont Designs	1513-WV3021	YES	Vanity: TC-3122W1
F	"C-Spout" Series Single Handle Bathroom Faucet	4" C.T.C.	Chrome	Delta	583LF-WF	YES	Single-handle lavatory faucet with metal waste assembly
GB1	18 Inch Grab Bar	18" x 1-1/4 Dia.	Satin SS	Bobrick	B-5806.99x18	YES	Refer to Elevations
TP	Toilet Paper Holder (Chrome Roller)	5-3/4" x 4-1/2"	Chrome	Basco	7115	YES	Verify mounting height in field
TH	Towel Hook	N/A	Chrome	TBD	TBD	YES	
M1	Mirror	-	-	TBD	TBD	YES	
V	Vanity Light	-	-	TBD	TBD	YES	



TUB WOOD FRAMED PLATFORM

SCALE: 1 1/2" = 1'-0"

1



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PLUMBING SCHEDULE

Project Number: 2018.075	Issue Date: 31 MARCH 2018
Scale: 1 1/2" = 1'-0"	CAD File: 18075_A-5.dwg
Drawn By: RK	Checked By: DBA

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