

SPECIFICATIONS

Division #1 - GENERAL CONDITIONS

1. Scope of Work: The Contractor shall provide all labor, materials, appliances and equipment necessary for a complete job.
2. Materials: Shall be installed according to their manufacturers' specifications.
3. Codes: All work shall conform to all applicable local and state Building codes including, but not limited to the 2015 edition of the International Residential Code, 2015 International Fire Code and the 2018 Connecticut Supplement 2017 National Electric Code and any local or other codes or bodies having jurisdiction as well as highest standards of practice for each trade.
4. Design Loads:
 - First Floor - 100 lbs./sf live load
 - Attic Floor - 20 lbs./sf live load 10 lbs/ sf dead load
 - Roof - 35lbs./sf live load - Vertical, 10 lbs./ sf deadload
5. All construction debris shall be carted off site. It shall NOT be buried on site.

Division #2 - SITE WORK

2.01 - CLEARING, TREE REMOVAL, GRUBBING

1. Immediate area surrounding location of new residence and location for new sub-surface sewage disposal area shall be made free of tree growth and grubbed clear. Trees, trunks and limbs over 4" in diameter shall be cut to 2'0" lengths and stacked out of the construction area. All other brush and small tree growth shall be chipped and piled outside the construction area. Remove all dead and fallen trees from property.
2. Safeguard from injury all existing trees that are to remain in contract limits.
3. Do NOT bury trunks, roots or other growth on site.

2.02 - EXCAVATING AND BACKFILLING

1. Strip topsoil, to a minimum of 6" depth, from entire area of driveway, parking and building areas of construction. All other area to be undisturbed. Pile stripped topsoil for later re-use.
2. Excavate as necessary for construction of main structure. Backfill and grade as indicated on drawings.
3. Excavation for all foundations shall extend to virgin soil, (minimum 2,000 pounds per square foot), or rock, in all cases regardless of depth shown on drawings. Evacuation for footings and piers shall be carried a minimum of 3'6" below grade, and /or to undisturbed ground.
4. Excavate all earth, boulders, loose and soft rock to the depths indicated on drawings. All piers to bear on solid undisturbed soil
5. Contractor shall do all necessary backfilling after the foundation walls and piers are complete, and shall be tamped to avoid any settling. Pitch all finished grades away from building to assure proper drainage.
6. Contractor shall use clean fill as required and shall tamp every 12".
7. Contractor shall rake and give uniform surface free from roots, rocks, etc. around areas that have been disturbed. All disturbed areas to receive min. 6" topsoil and seeded with Sun & Shade grass seed mixture.

Division #3 - CONCRETE

1. Footings shall have a minimum depth of 10" and shall be at least twice the width of the wall above.
2. Concrete for piers, footings and foundation walls shall have a minimum of 3000 p.s.i. and reinforced as indicated on drawings.
3. Footings shall be formed and poured on cleaned, solid soil or ledge rock. Steps in footings shall not exceed 16" vertically and no two steps shall be closer than 32".
4. Only ready-mixed concrete shall be used. Do not add water to mixed concrete for easier movement of concrete in formwork.
5. Plastisizers may be used if approved in advance by Architect.
6. Do not pour concrete if the outside temperature is below 50 degrees F.
7. Placing reinforcing steel:
 - Remove scale and rust before placing reinforcing steel. Place and secure accurately.
 - Use metal spacers to hold steel in place. Wire stirrups to the bars at top and bottom.
 - Tie crossing bars together. Laps steel 30 diameters at splices. Stagger splices.
8. Anchorage items: inserts, belts, dowels, hangers, and similar items shall be of number and size and so located as to ensure sufficient anchorage for the purpose intended.
9. Placing concrete. "Pours" shall be so scheduled and completed that no unsafe structural conditions or unsightly finish will result.

10. Tamp the concrete in place manually by mechanical vibrators, or both, until voids have been eliminated and a compact consistency achieved.
11. Joints. Expansion joints between concrete slabs on grade and joints that abut against vertical surfaces or at any other locations shown on drawings shall have asphalt saturated fiber type filler strips, one-half inch thick, by full thickness of slab.
12. Exterior horizontal joints shall be held one-half inch below surface and sealed with poured hot bitumen.
13. Concrete finishes: Finished floor slab surfaces shall be plane surfaces as follows. Where drains occur, slope floor evenly to drains. Exterior work: platforms, driveways, and sidewalks shall slope to drain.
14. Concrete slabs shall be installed with a monolithic finish. The surface shall be screeded with straightedge, floated to require level, and steel troweled to a smooth hard finish.
15. Exterior, steps, and walks shall receive wood float finish, lightly broomed. Interior slabs shall be steel trowled.
16. Surfaces of concrete work, other than slabs, shall have all excess projections and loose material removed after stripping. Patch honeycomb and minor defects with mortar made of one-part cement and two parts sand.
17. Foundation Drain: Provide 4" preformed PVC foundation drain wrapped with geo-textile Fabric, slopes to drain to daylight.

Division #6 - CARPENTRY

- #### 6.01 - Framing:
1. Framing of the structure shall be Douglas fir and erected plumb level and true, securely nailed.
 2. Joists, studs and rafters shall be doubled about all openings. All flush joints, headers shall be connected with metal hangers. Double frame under all partitions running parallel to framing. Sizes of joists sheathing and rafters are shown on plans. Framing lumber shall be F-1200psi. Where engineers lumber is shown, refer to manufacturer specifications and details for all installation information. Provide cross-bridging or solid blocking at all joists longer than 10'0". Provide "cats" 3'0" on center on all studs longer than 9'0".
 3. Lumber shall be live stock, thoroughly seasoned, and well manufactured. Materials generally shall be free from warp that cannot be corrected by bridging or nailing.
 4. Woodwork, which is to be painted, shall have exposed surfaces free of defects that would show after being painted.
 5. Woodwork that is to be finished to show the grain shall be bright, uniform in color, and free from blemishes.
 6. General. Lay out and erect all structural members of rough carpentry, framing, sheathing, bridging, and other items of work as necessary to install the finished work. All members shall be properly braced, plumb and leveled. Use sufficient number of nails. Screws, and bolts to insure the rigidity of the construction.
 7. Framing. Erect framing closely fitted and accurately set in place to the required lines and levels. Do not impair structural members by improper cutting or drilling.
 8. Columns shall be continuous without splices from base to girder. Wood columns shall rest on concrete or masonry bases.
 9. Girders shall have one-half inch air space at ends and sides. Joints of girders shall be over supports.
 10. Framing joist into side of wood beams or girder shall be done with steel angles 3 X 3 inches, with steel joist hangers or with wood ledger strip at least 2 X 2 inches and toe nailed to girder.
 11. Framing over girders and bearing partitions. Joists may be butted together over the center bearing, provided joists are tied together, or joists may be lapped and nailed together. Minimum lap, 4 inches' maximum overhang, 12 inches.
 12. Bridging. Maximum spacing, 10 feet. Bridging shall be cross-bridging using 1 x 3 inch boards or solid bridging using for bridging joist dimension lumber in offset fashion.
 13. Wall and partition framing. Unless otherwise shown, space studs 16 inches o.c. Double studs at openings. Construct partition corners of not less than three full members. Walls and bearing partitions shall have double top plates. Plates resting on masonry or concrete shall be anchored with bolts.
 14. Wood sheathing shall be of 7/16" oriented strand board (OSB). The joints shall be made over supports and each board shall bear on at least three supports.
 15. Attic sub-floor shall be 7/16" OSB. The joints shall be made over supports and each board shall bear on at least three joists.
 16. Nail OSB sheathing and sub-floor 1/8 inch apart at side joints and 1/8 inch apart at end joints. Nailing shall be six inches o.c. at supported edges and twelve inches o.c. at intermediate supports.

REVISIONS

SEAL

CROSS RIVER ARCHITECTS, LLC
ROBERT J. EBERTS R.A., PRINCIPAL

PROJECT
RYAN RESIDENCE
152 WEST MOUNTAIN ROAD
RIDGEBFIELD, CT

DRAWING

| No. | Date |
|-----|----------|
| 1 | 7/1/2020 |

TITLE
SPECIFICATIONS

DATE
JUNE 15, 2019

SCALE
1/4" = 1'-0"

PROJECT #
1/9

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