

Proposed Renovation To

Lymes' Youth Service Bureau

59 Lyme Street Old Lyme, CT

July 31, 2024

Bid Set

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE CURRENT CONNECTICUT STATE BUILDING CODE.
- THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND EXISTING FIELD CONDITIONS AND PROMPTLY NOTIFY THE OWNER OF ANY UNFORESEEN SUBSURFACE CONDITIONS OR DISCREPANCIES BETWEEN ASSUMED CONDITIONS, DIMENSIONS, ELEVATIONS, LOCATIONS, ETC., AND THOSE ACTUALLY ENCOUNTERED IN THE FIELD, AND SHALL WAIT FOR INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL TEMPORARY SHORING, BRACING AND JOB SITE SAFETY RELATED TO ALL CONSTRUCTION MEANS AND METHODS.
- DESIGN CRITERIA

DEAD LOADS	ROOF CONSTRUCTION	15 psf
	FLOOR CONSTRUCTION	15 psf
	WALL CONSTRUCTION	8 psf
LIVE LOADS	GROUND SNOW LOAD	30 psf
	ATTICS WITHOUT STORAGE	10 psf
	ATTICS WITH STORAGE	20 psf
	BEDROOM AREAS	30 psf
	OTHER AREAS	40 psf
	DECKS	40 psf

BID NOTES:

- PROVIDE NEW CONSTRUCTION HOOD STAIRCASES TO THE FOLLOWING DIMENSIONS:
 - #1 = ±7" RISE & 9" RUN (SITE-BUILT)
 - #2 = ±7" RISE & 11" RUN (PRE-MANUFACTURED UNIT)
 - #3 = ±7-1/4" RISE & 9" RUN (SITE-BUILT)

CONTRACTOR TO CARRY THE FOLLOWING MATERIAL ALLOWANCES (INSTALL BY CONTRACTOR):

- \$18,000 CABINETS/BUILT-INS
- \$2,500 DOOR HARDWARE (INT/EXT)
- \$15,000 FINISHED FLOORING

ATTIC

- PROVIDE & INSTALL (SCREW-IN-PLACE) 1/2" CDX PLYWOOD OVER EXISTING SUBFLOOR THROUGHOUT ATTIC

INTERIOR DOORS:

- ALL INTERIOR DOORS TO BE "JELDWEN" SOLID CORE PR-445 (PTD) WITH SATIN NICKEL HINGES

INTERIOR TRIM:

- ALL PAINTED INTERIOR WINDOW AND DOOR CASING = AB10FJ WINDOW STOOL = PSTOOL4 BASEBOARD = AB11FJ

PLUMBING NOTES:

- ALL NEW WATER SUPPLY PIPING TO BE "PEX" STYLE AND PVC FOR ALL WASTE LINES
- ALLOWANCE OF \$5,000.00; ALL PIPING AND FIXTURE INSTALLATION BY CONTRACTOR

INSULATION:

- INSULATE ALL EXTERIOR WALLS (FILL CAVITY) WITH CLOSED CELL SPRAYFOAM INSULATION. RIM JOISTS TO RECEIVE MIN. 2" AND ROOFLINES TO RECEIVE MIN. R-49 CLOSED CELL SPRAYFOAM INSULATION WITH INTUMESCENT FIREPROOFING PAINT ON ALL EXPOSED AREAS. BASEMENT CEILING TO RECEIVE R-30 KRAFT FACED BATT INSULATION.

WALL FINISHES:

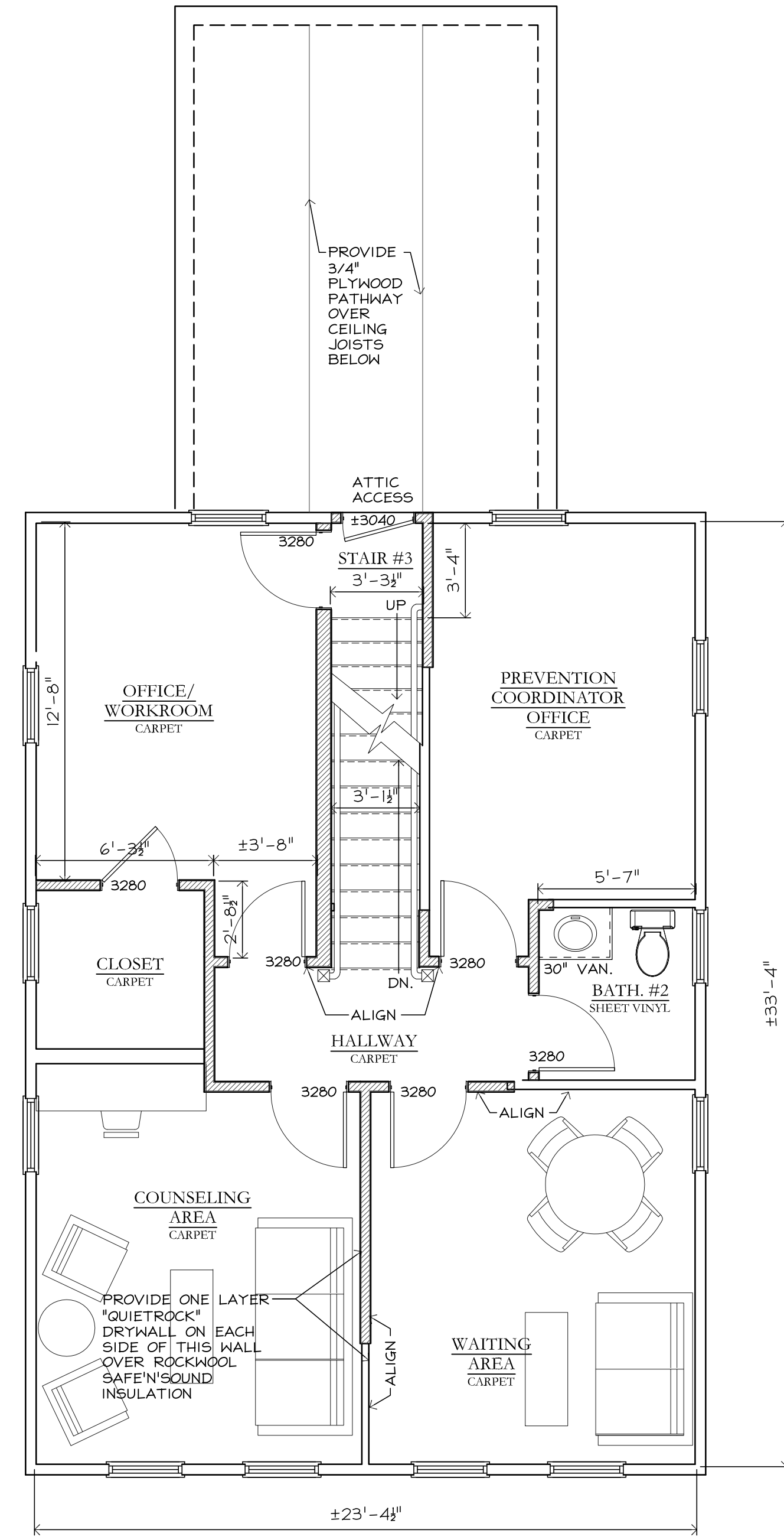
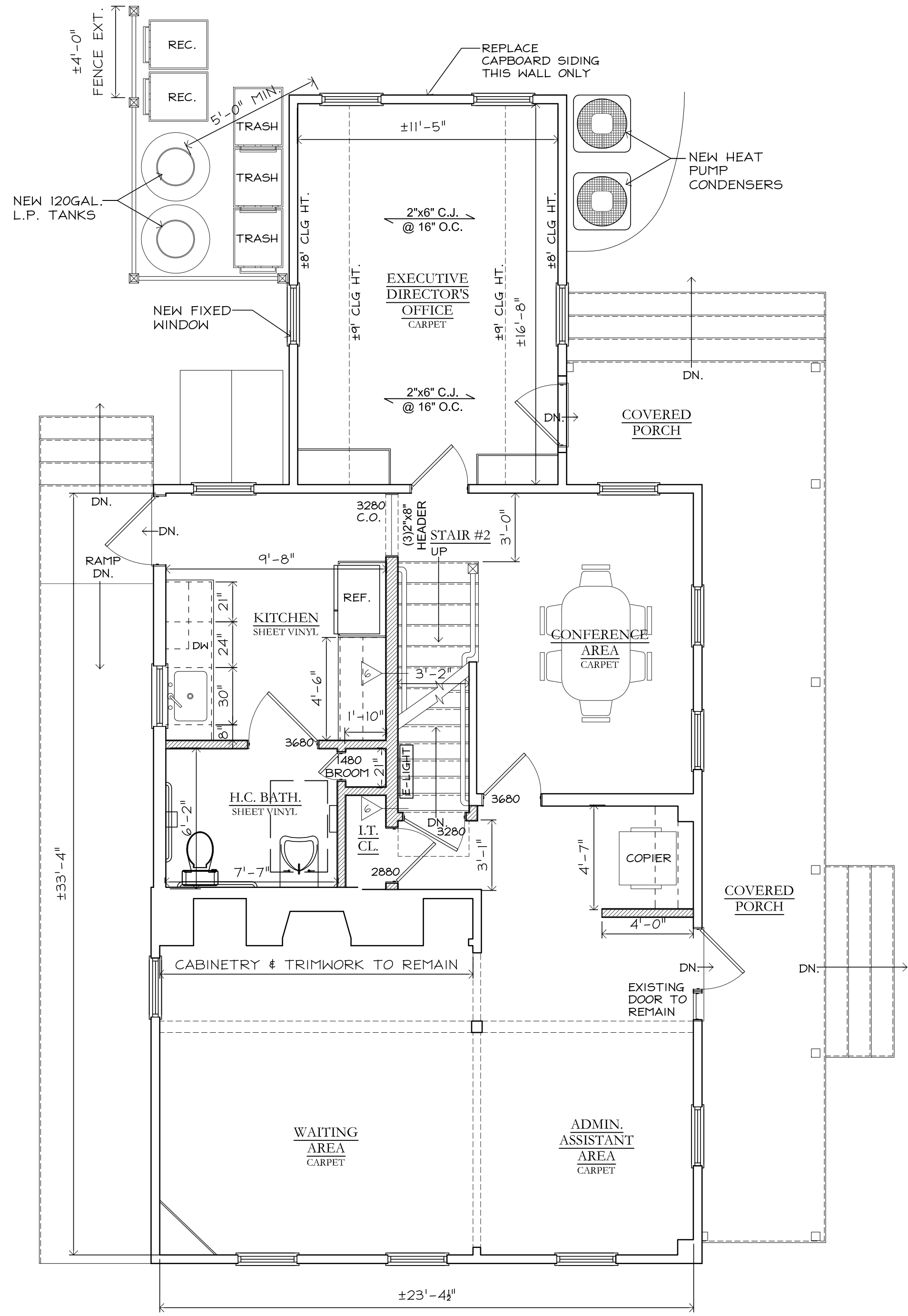
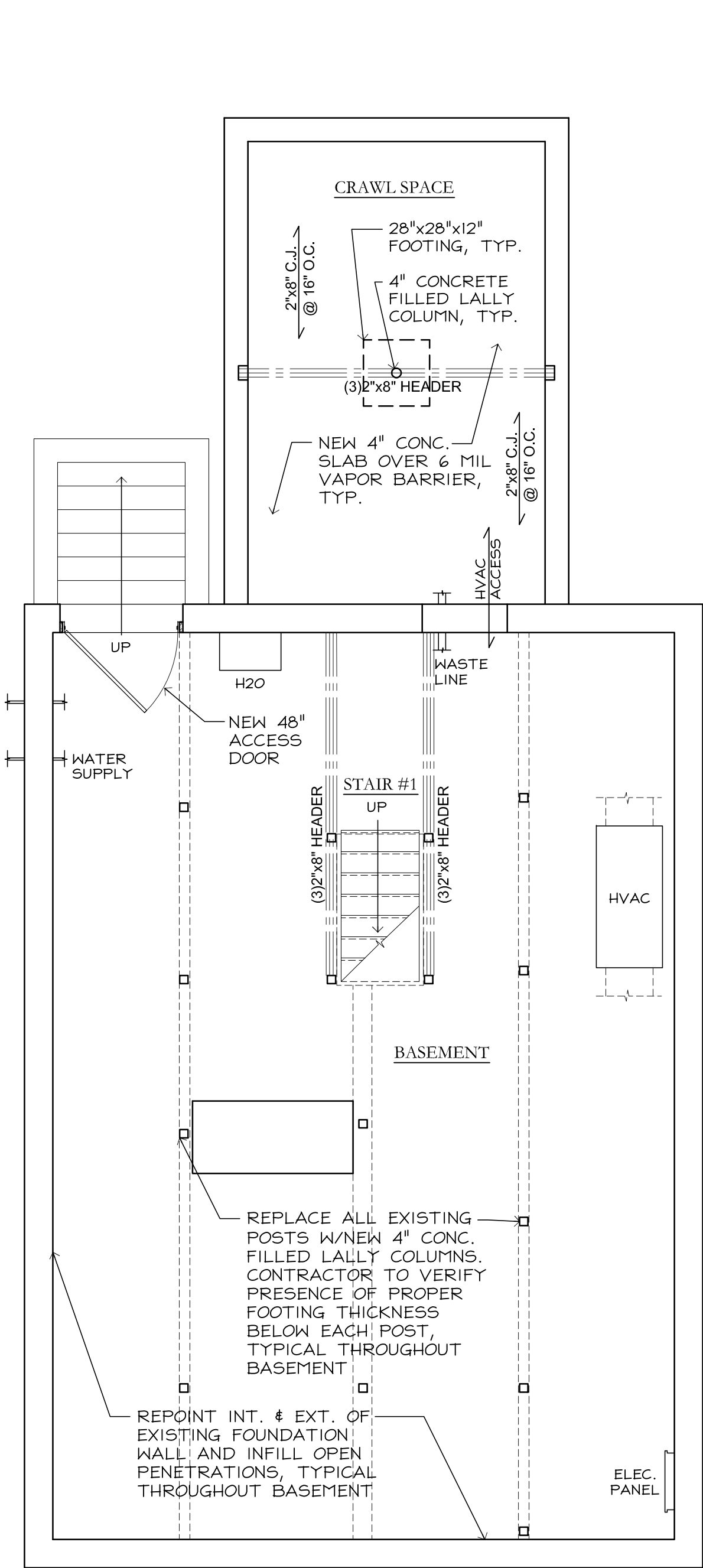
- ALL WALLS TO RECEIVE 1/2" GYPSUM BOARD, CEILINGS TO RECEIVE 1/2" (OR 5/8" DRYWALL IF JOIST SPACINGS ARE GREATER THAN 16" O.C.). ALL GYPSUM BOARD TO RECEIVE (1) COAT PRIMER & (2) COATS FINISH PAINT - COLORS T.B.D.

WINDOWS:

- SEE ATTACHED WINDOW SCHEDULE FOR OWNER SUPPLIED NEW CONSTRUCTION MARVIN WINDOWS. CONTRACTOR TO INSTALL NEW WINDOWS IN-PLACE OF ALL EXISTING WINDOWS. PROVIDE NEW 5/4" EXTERIOR CASINGS ("SOLID GOLD" WOOD TRIMBOARDS) TO MATCH EXISTING 3-PIECE FLAT TRIM & SUBSILL - PAINT TO MATCH EXISTING; PROVIDE PROPER FLASHING FOR WATER/AIR SHED TO EXTERIOR

KEY:

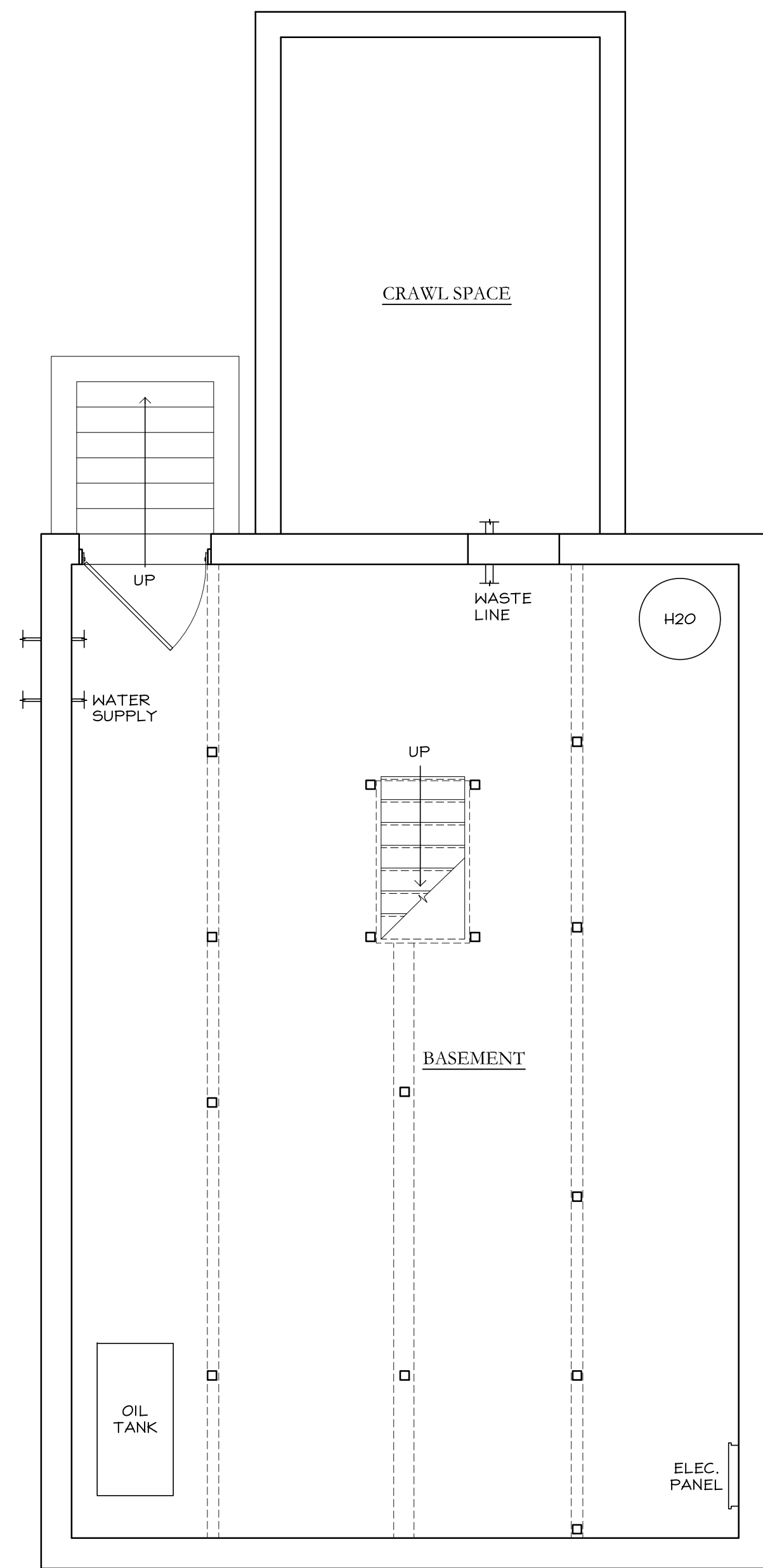
	NEW 2"x4" FRAMED WALL (WALL TAGGED "6" SHALL BE 2"x6")
	EXISTING HALL TO REMAIN (UNLESS NOTED OTHERWISE - SEE NOTES BELOW)



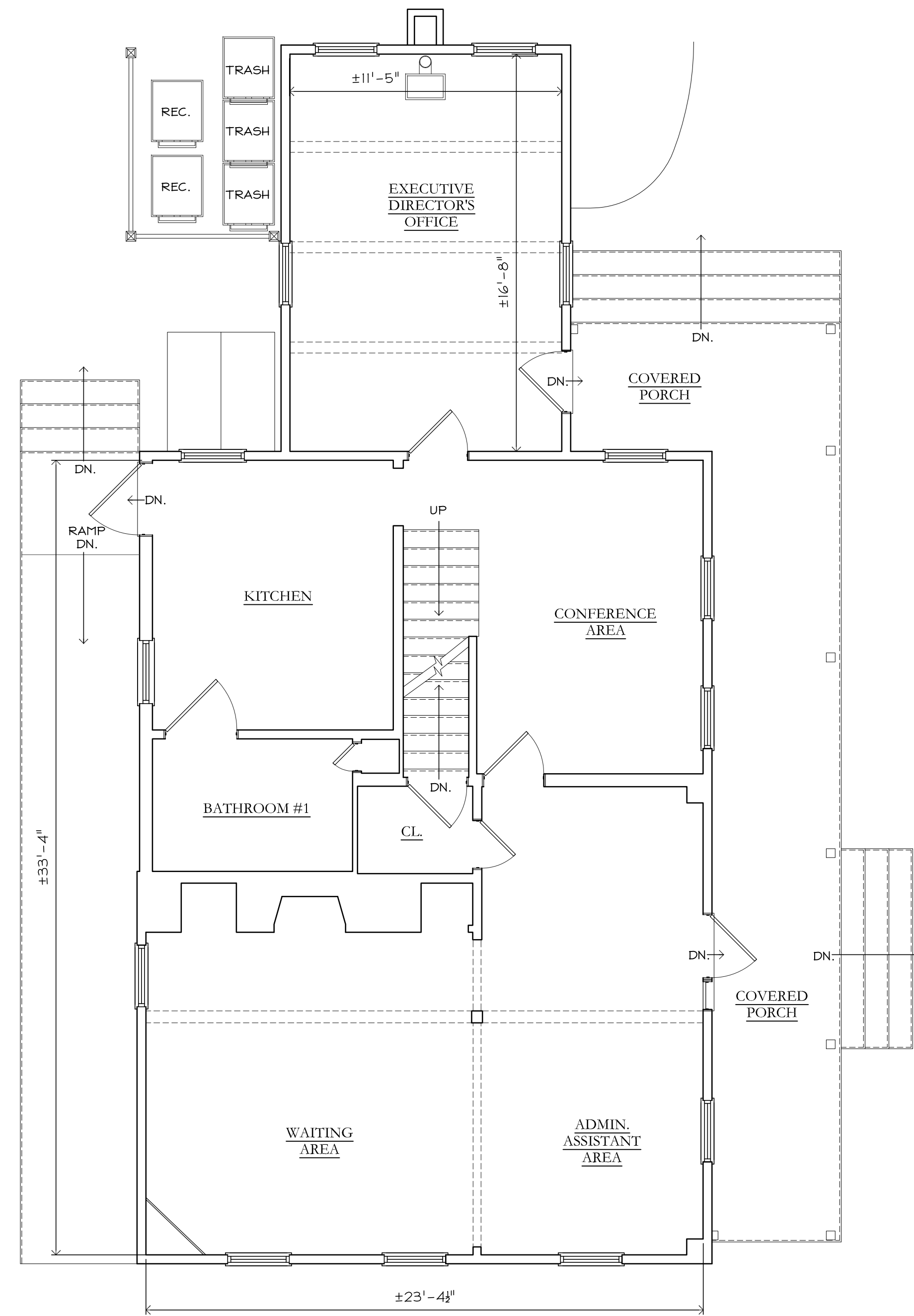
LYMES' YOUTH SERVICE BUREAU
 59 LYME STREET
 OLD LYME, CONNECTICUT

DWG. TITLE: BID SET: PROPOSED FLOOR PLANS
 DATE: 07/31/24
 SCALE: 1/4" = 1'-0"

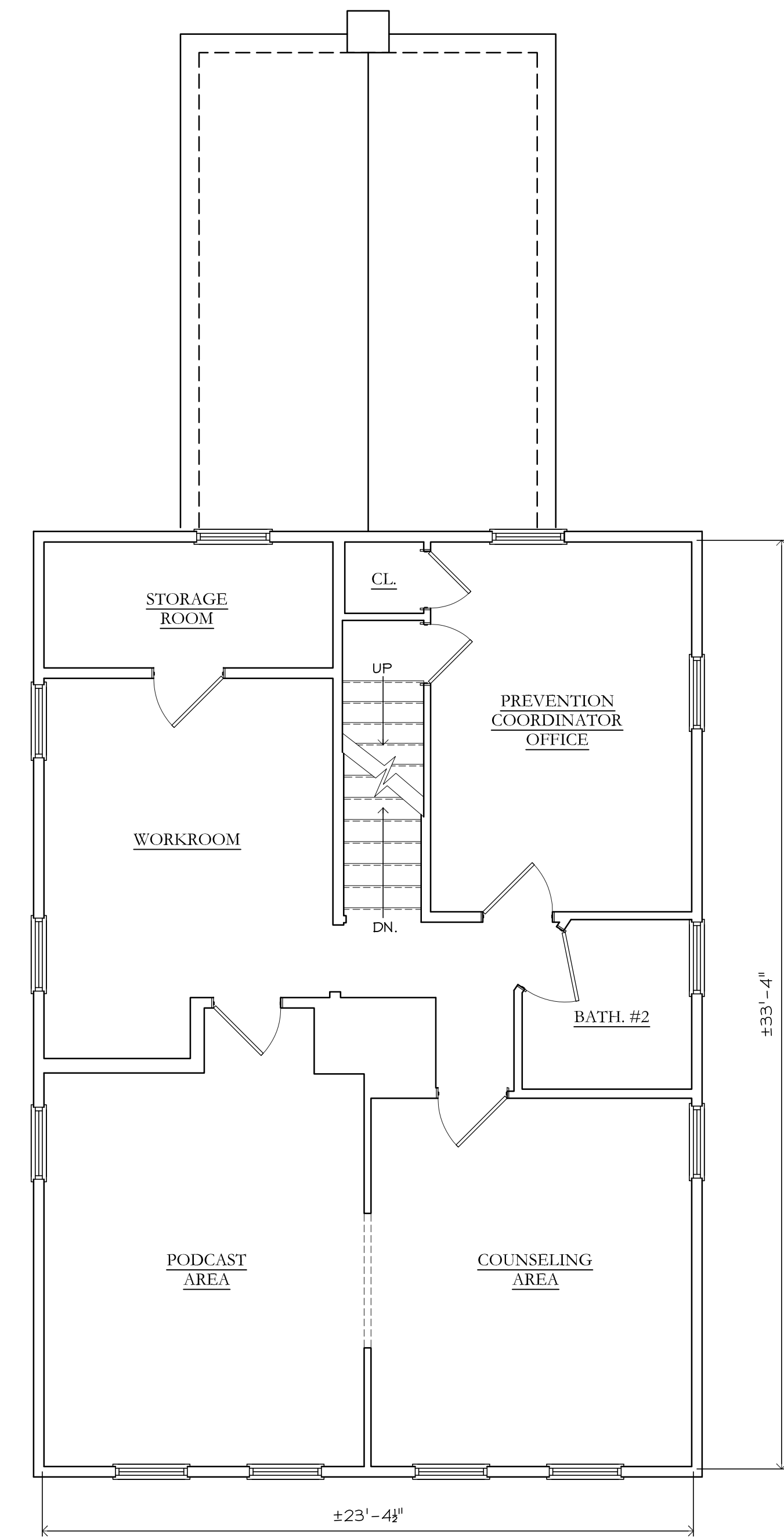
SHEET No. **A1**



BASEMENT



MAIN LEVEL PLAN



UPPER LEVEL PLAN

LYMES' YOUTH SERVICE BUREAU

59 LYME STREET
OLD LYME, CONNECTICUT

DWG. TITLE:
**BID. SET:
EXISTING FLOOR PLANS**

DATE:
07/31/24

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

SHEET No.

X1

KEY/NOTES:

----- EXISTING ITEM TO DEMOLISH AND REMOVE

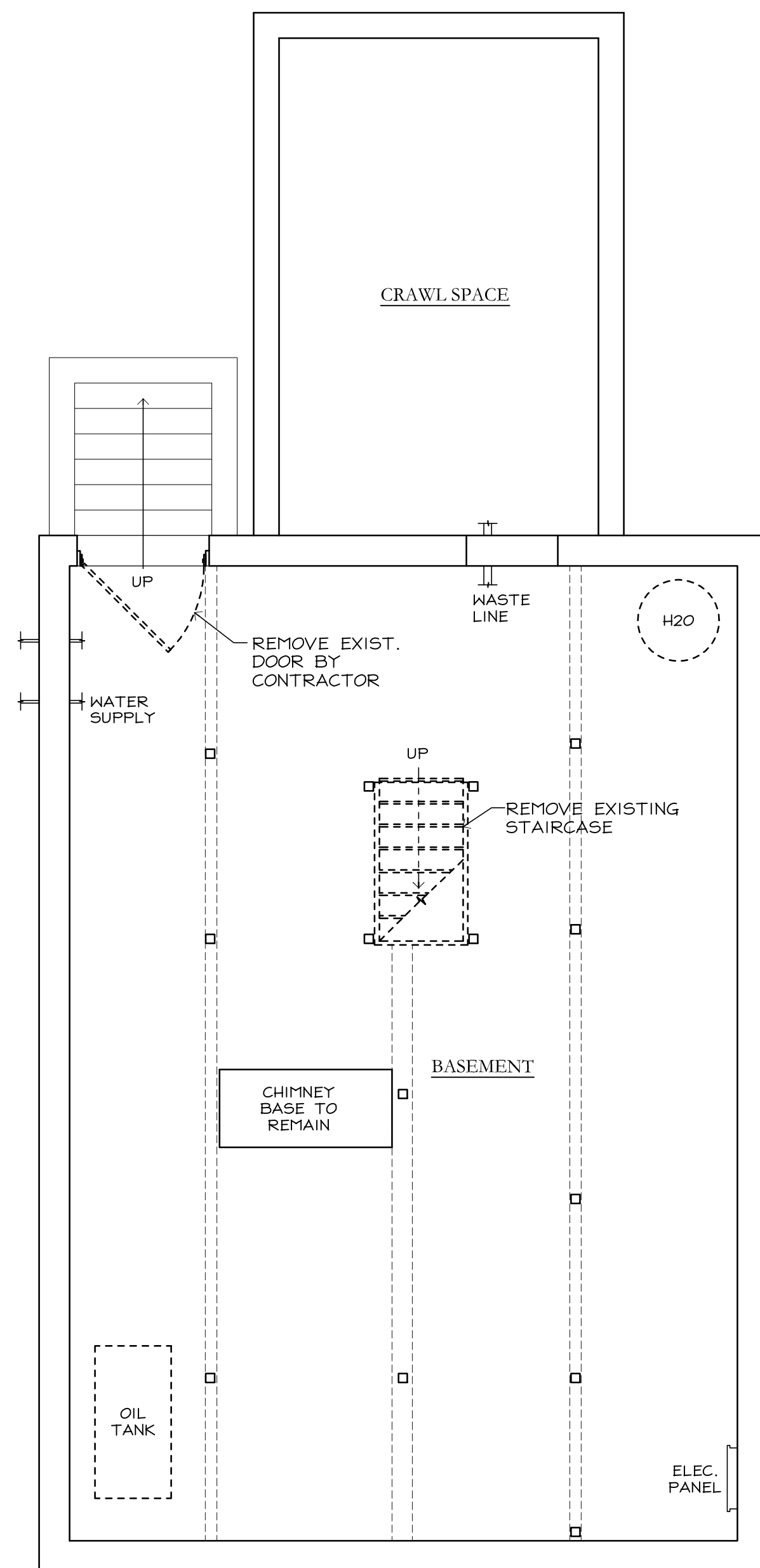
===== EXISTING WALL TO REMAIN (UNLESS NOTED OTHERWISE - SEE NOTES BELOW)

DEMO BY OWNER:

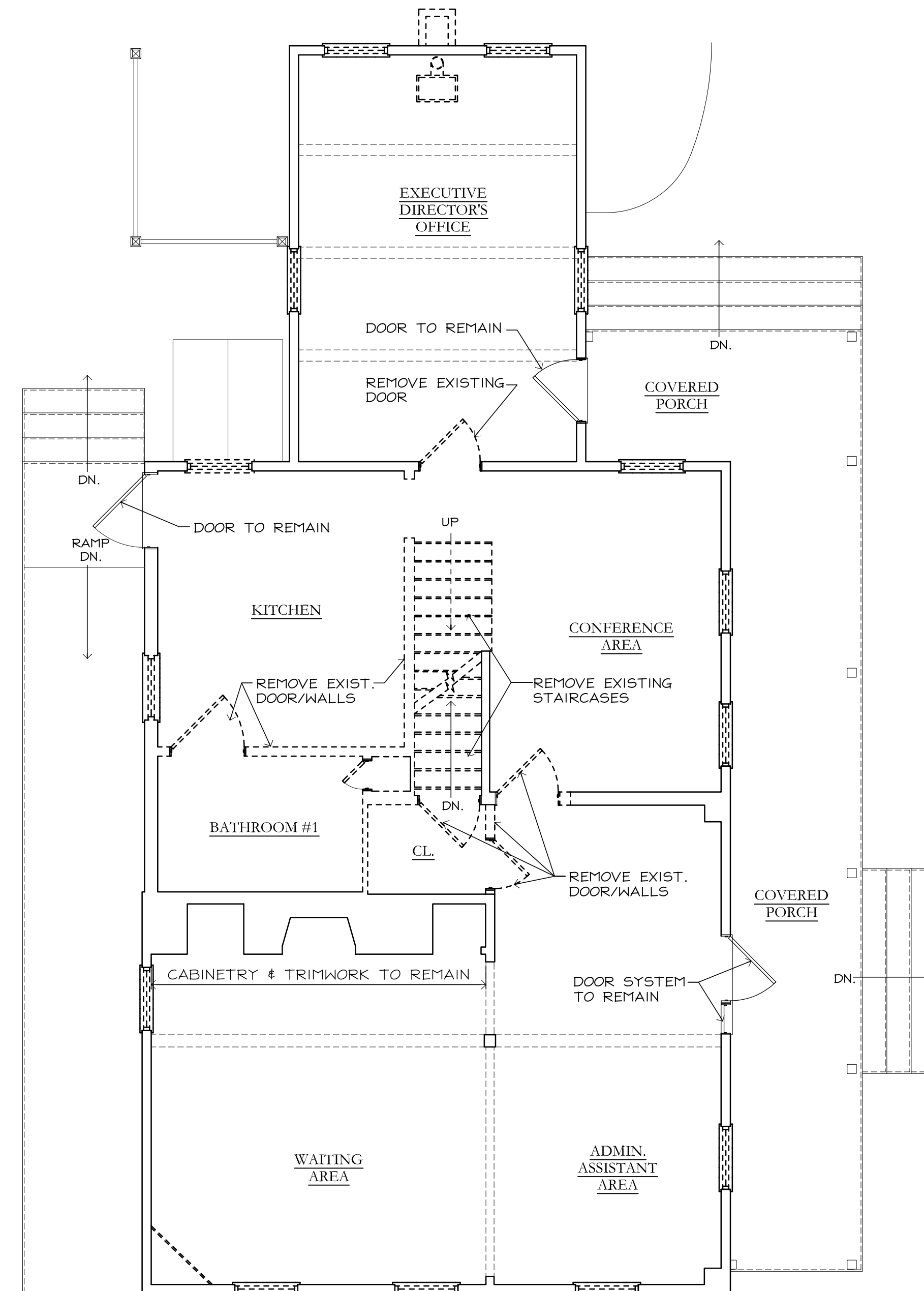
- * ALL EXISTING SHEETROCK/PLASTERED WALLBOARDS, INSULATION, ROUGH PLUMBING & ELECTRICAL WIRING (BACK TO EXIST. PANEL) TO BE REMOVED
- * ALL EXISTING CARPETING TO BE REMOVED (HARDWOOD FLOORING TO REMAIN WHERE PRESENT)
- * REMOVE EXISTING CHIMNEY FROM UNDERSIDE OF UPPER LEVEL FLOOR JOISTS THROUGH ROOF SYSTEM - INFILL ROOF FRAMING AND PATCH SHINGLES AROUND CHIMNEY OPENING
- * EXISTING EXECUTIVE DIRECTOR'S OFFICE - DEMO ALL WALL COVERINGS (DRYWALL, ETC); FINISHED & SUBFLOOR, FLOOR JOIST SYSTEM, ETC

DEMO BY CONTRACTOR:

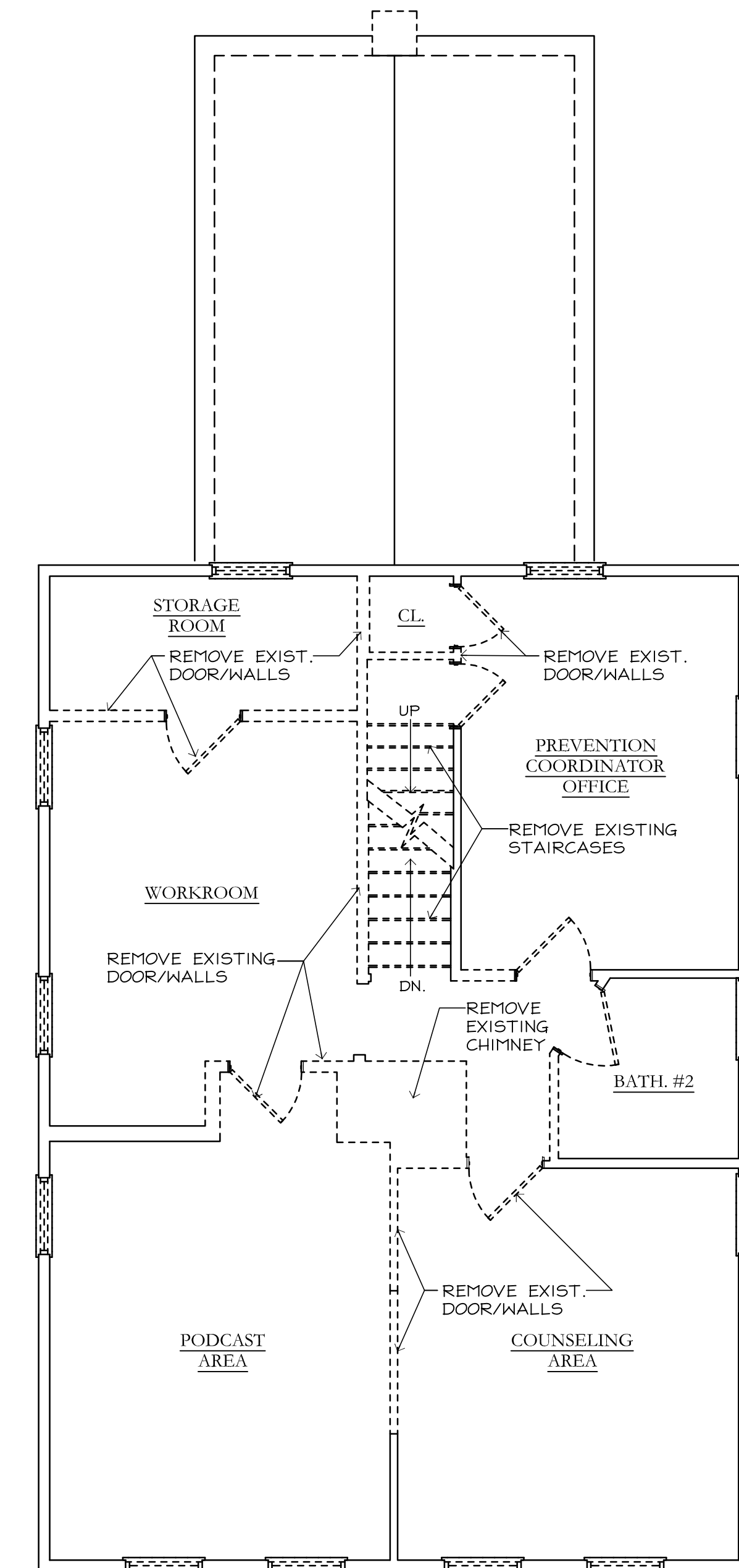
- * CONTRACTOR REQUIRED TO STABILIZE FRAMING WHEN REMOVING LOAD BEARING WALLS/POSTS.
- * REMOVE & REPLACE ALL EXISTING BASEMENT POSTS
- * REMOVE (3) EXISTING STAIRCASES AND PREP NEW FRAMED OPENINGS AS REQ. FOR NEW STAIRCASES AS NOTED ON SHEET A1
- * REMOVE ALL EXISTING WINDOWS AND PREP FOR "NEW CONSTRUCTION" WINDOWS TO MATCH EXISTING
- * EXT. WINDOW TRIM TO BE REMOVED FOR NEW WINDOW INSTALLATION AND FLASHING BY CONTRACTOR.



BASEMENT PLAN



MAIN LEVEL PLAN



UPPER LEVEL PLAN

LYMES' YOUTH SERVICE BUREAU

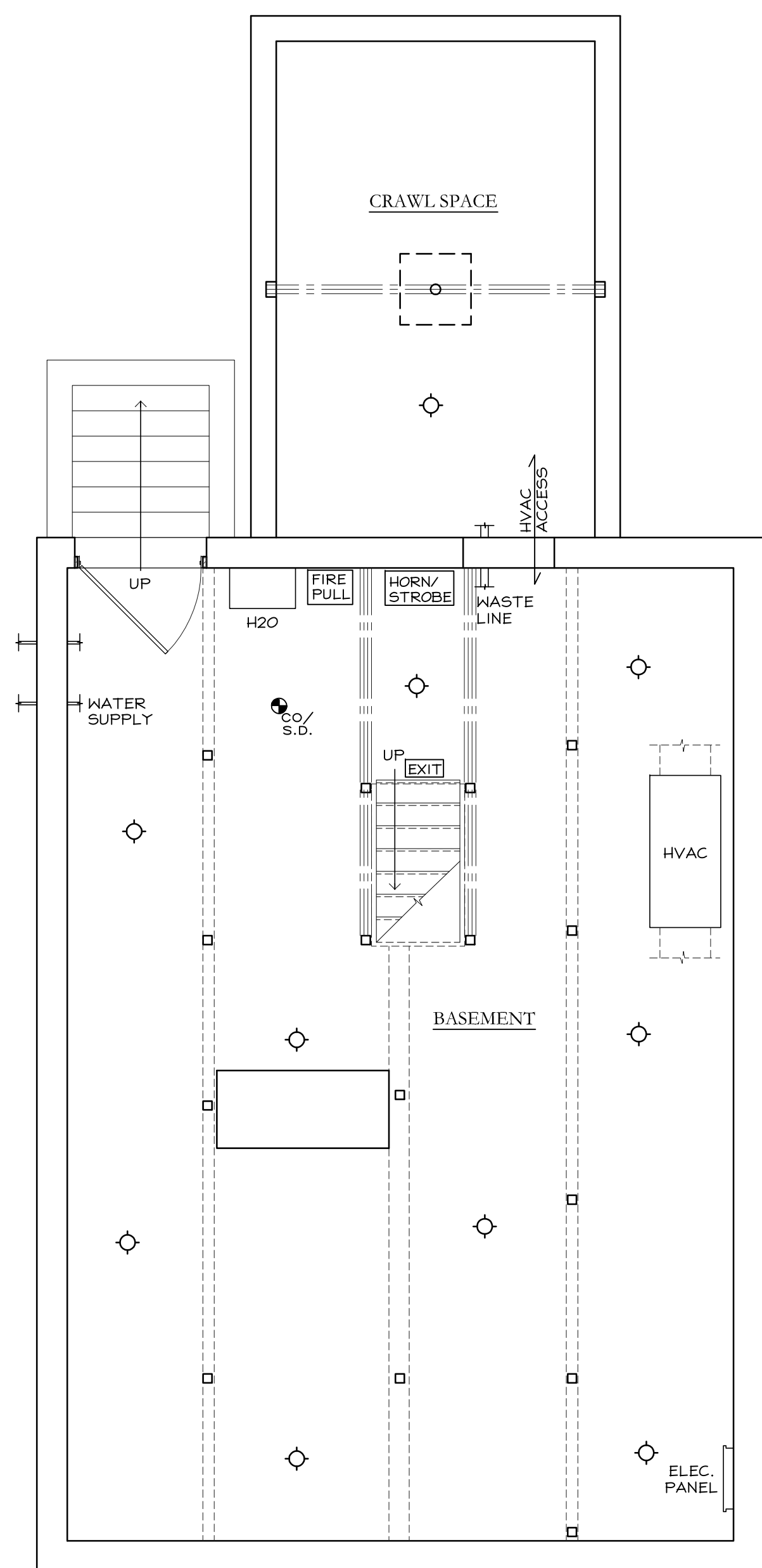
59 LYME STREET
OLD LYME, CONNECTICUT

DWG. TITLE
BID SET:
DEMOLITION
FLOOR PLANS

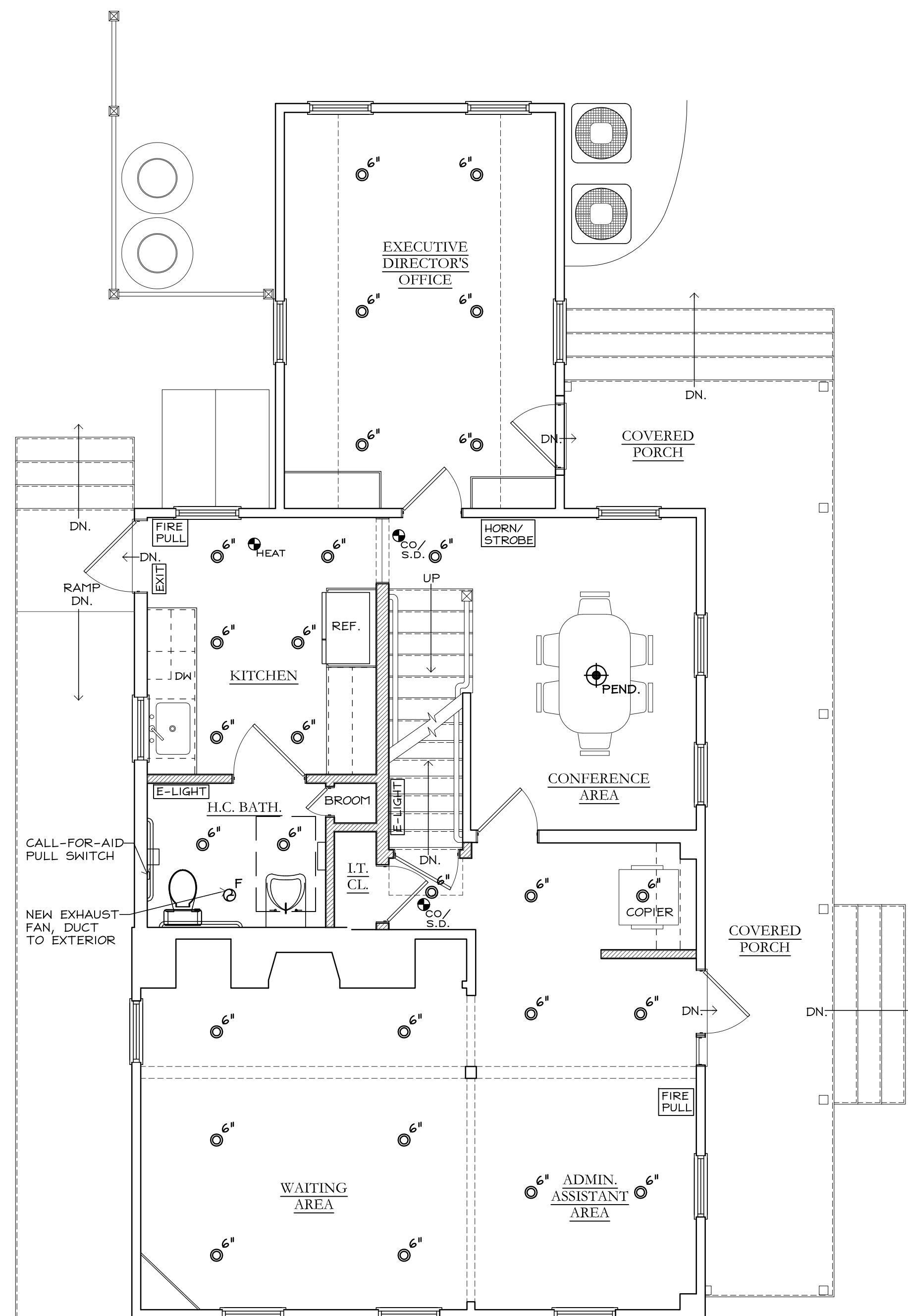
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SHEET No.

D1



BASEMENT PLAN

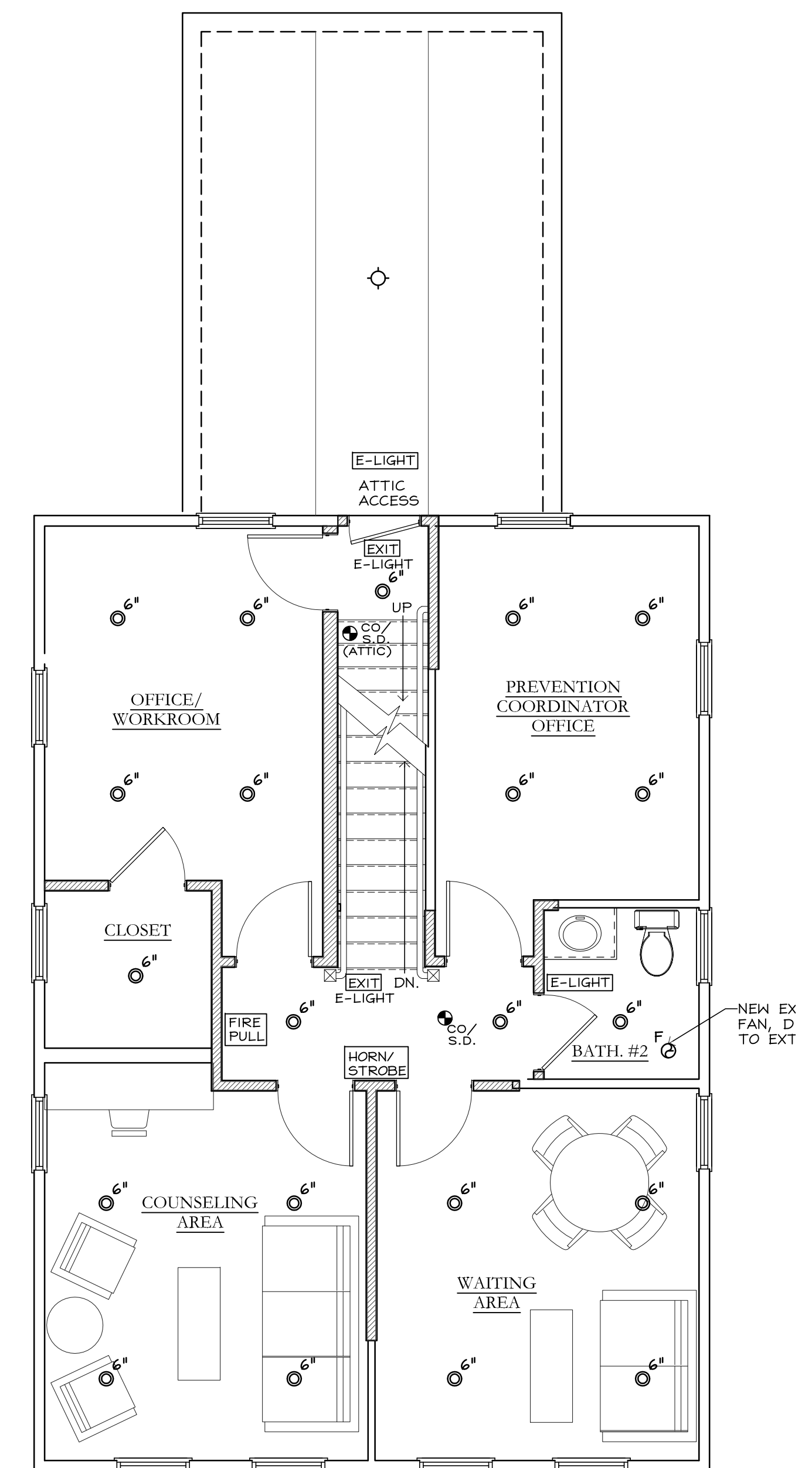


MAIN LEVEL PLAN

MECHANICAL NOTES:
WATER HEATER:
 -NAVIEN BRAND ON-DEMAND BOILER FOR HOT WATER TO FAUCETS AND (2) ZONES FOR BACK-UP HEATING COMPONENT OF DUAL FUEL HEAT PUMP
HVAC:
 -DUAL FUEL HEAT PUMPS (BOSCH OR SIMILAR) TO PROVIDE HEAT & A/C FOR FINISHED LEVELS (MAIN LEVEL UNIT = 1-ZONE; UPPER LEVEL UNIT = 1-ZONE);
 -ERV WHOLE HOUSE FRESH AIR VENTILATION SYSTEM
 -PROVIDE (2) 120gal ABOVE GROUND LP TANKS FOR HEATING & HOT WATER SYSTEMS. OPTION FOR BURIED 250gal TANK - LOCATION T.B.D.

ELECTRICAL NOTES:
 -CONTRACTOR TO INVESTIGATE UPGRADING ELECTRICAL SERVICE TO 200AMP SYSTEM
 -NEW WIRING, SWITCHES, RECEPTACLES & LIGHT FIXTURES THROUGHOUT ENTIRE BUILDING
 -BASEMENT LIGHTING TO BE STANDARD KEYLESS FIXTURES AS NOTED ON PLAN
 -PROVIDE SECURITY/FIRE ALARM SYSTEM TO CODE
 -PROVIDE LIGHT FIXTURE ALLOWANCE OF \$4,000.00; INSTALLATION BY CONTRACTOR
 -PROVIDE CONDUIT FROM ATTIC TO ELECTRICAL PANEL LOCATION FOR FUTURE SOLAR PANEL SYSTEM

KEY:
 F EXHAUST FAN (RECESSED) SEPARATELY SWITCHED
 ◊ CEILING MOUNTED LIGHT FIXTURE
 6" 6" LED RECESSED LIGHT FIXTURE



UPPER LEVEL PLAN

LYMES' YOUTH SERVICE BUREAU

59 LYME STREET
 OLD LYME, CONNECTICUT

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E1