27 Main Street P.O. Box 0548 Salisbury, CT 06068



TOWN OF SALISBURY

PLANNING AND ZONING COMMISSION

Number 2025 - 0281

(860) 435-5190

FAX: (860) 435-5172

APPLICATION FOR SPECIAL PERMIT

Owner of Record: Robert and Robin East	ston
Address of Owner: 45 East 89th Street, I	New York NY 10128
Property Location: Tax Map #_39	Lot# 17 Land Records: Vol. Page
Property Address: 104 Interlaken Road, L	akeville, CT 06039
Acreage: 3.63	Zone: RR-1
Bounded generally on the	North by: State Highway 112 Inerlaken Boad
(Full name of owner of record.	East by: Interlaken Inn Associates
Attach addition pages if needed)	South by: Joan Stueve Ingalls, Trustee
	West by: Ann Villano
Special Permit Use Requested: vertic	cal Construction to a non-conforming structure
Section 5.03 (?)	of the Salisbury Zoning Regulations.
Written statement of Proposed Use	
Site Plan - 4 copies (See attached sh	
Soil Erosion and Sediment Control	
	BHC regarding sewer and water: N/A
Historic District Commission, if app	
Conservation District Commission,	
	Proposed structures & signs (2 copies) _See Attachedd
	(other than buildings): N/A
Written Assurance of Bond or Lette	r of Credit: N/A
Additional Remarks:	
801	
Owner's Signature:	Date: 4-1-2025
Applicant's Signature and Title:	Owner/President- UCE Fine Builders
Applicant's Address and phone nun	ber: PO Box 1150, 111 Thomaston Road, Litchfield, CT 06759 860-489-7273
Filed at the Planning and Zoning Co	ommission Office this 8 day of April ,20 25
Fee Paid: 300 Co	4760 Received By: All
D.O.R. 4/21/25	Title: Lub

NOTE: One copy of the written statement of proposed use SHALL be sent to all abutting landowners by certified mail. This is the responsibility of the owner/applicant. The signed return receipts shall be submitted with this application.



Application for Special Permit **Statement of Proposed Use** 104 Interlaken Road, Lakeville, CT

Joan Stueve Ingalls, Trustee 102 Interlaken Road Lakeville, CT 06039

Application for Special Permit Easton 104 Interlaken Road, Lakeville, CT

This is to inform you that Robert and Robin Easton are seeking a Special Permit to perform construction at their residence at 104 Interlaken Road in accordance with the attached Statement of Proposed Use.

The application and accompanying documents are available for review at the Land Use Office located at the Town Hall in Salisbury, Connecticut.

Respectfully submitted,

UCE Fine Builders, Inc.

Jack Baer Owner/President Applicant for the Owners



Application for Special Permit **Statement of Proposed Use** 104 Interlaken Road, Lakeville, CT



Ann Villano 118 Interlaken Road Lakeville, CT 06039

Application for Special Permit Easton 104 Interlaken Road, Lakeville, CT

This is to inform you that Robert and Robin Easton are seeking a Special Permit to perform construction at their residence at 104 Interlaken Road in accordance with the attached Statement of Proposed Use.

The application and accompanying documents are available for review at the Land Use Office located at the Town Hall in Salisbury, Connecticut.

Respectfully submitted,

UCE Fine Builders, Inc.

Jack Baer Owner/President Applicant for the Owners



Application for Special Permit **Statement of Proposed Use** 104 Interlaken Road, Lakeville, CT



Interlaken Inn Associates 15 Interlaken Estates Lakeville, CT 06039

Application for Special Permit Easton 104 Interlaken Road, Lakeville, CT

This is to inform you that Robert and Robin Easton are seeking a Special Permit to perform construction at their residence at 104 Interlaken Road in accordance with the attached Statement of Proposed Use.

The application and accompanying documents are available for review at the Land Use Office located at the Town Hall in Salisbury, Connecticut.

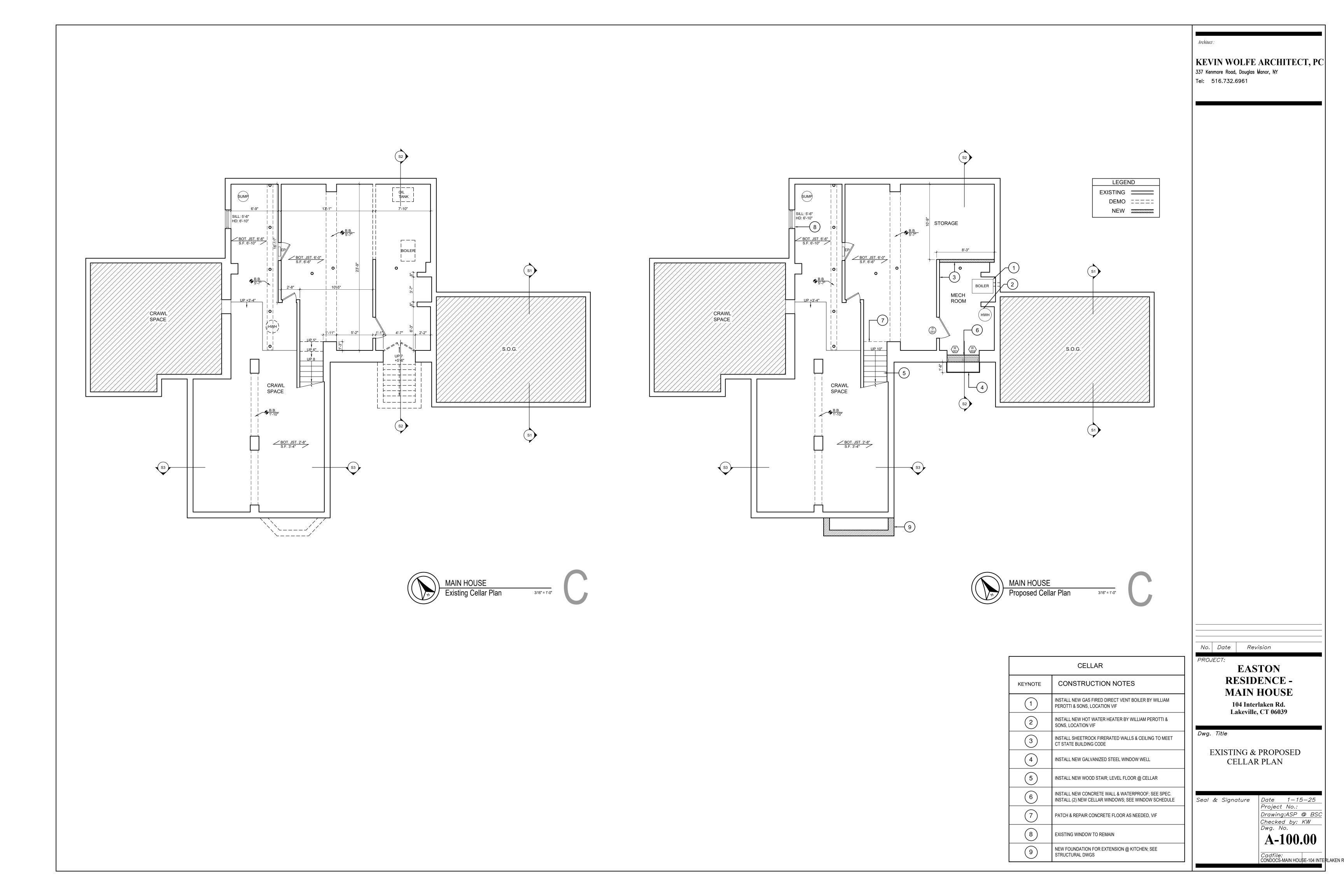
Respectfully submitted,

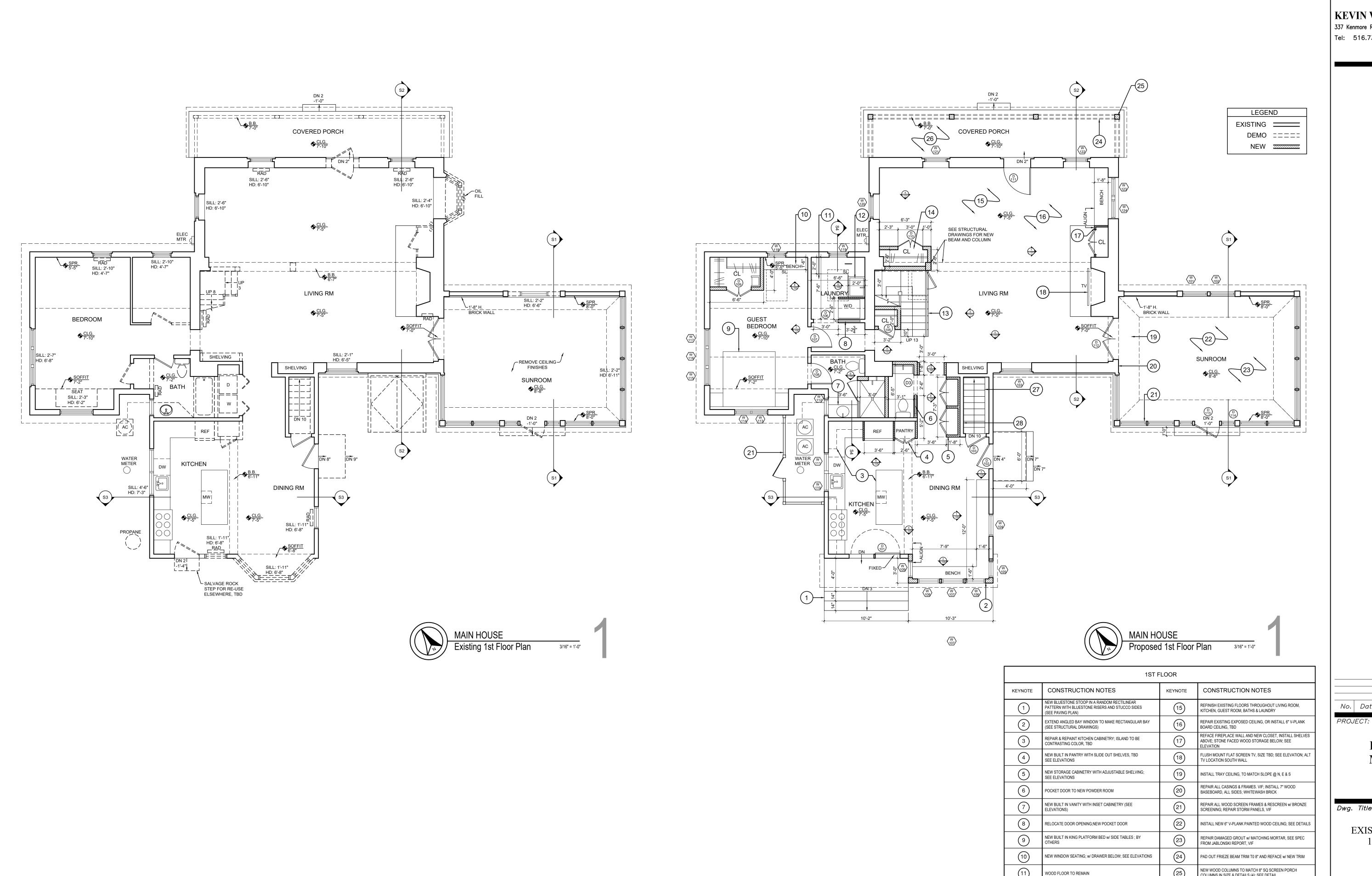
UCE Fine Builders, Inc.

Jack Baer Owner/President Applicant for the Owners



Application for Special Permit **Statement of Proposed Use** 104 Interlaken Road, Lakeville, CT





KEVIN WOLFE ARCHITECT, PC 337 Kenmore Road, Douglas Manor, NY

Tel: 516.732.6961

No. Date Revision

> **EASTON RESIDENCE -MAIN HOUSE**

104 Interlaken Rd. Lakeville, CT 06039

Dwg. Title

COLUMNS IN SIZE & DETAILS (4); SEE DETAIL

INSTALL NEW CELLAR STAIR (VIF)

NEW SLOP SINK

NEW CLOSET

NEW STAIR; SEE SHOP DRAWINGS BY OTHERS

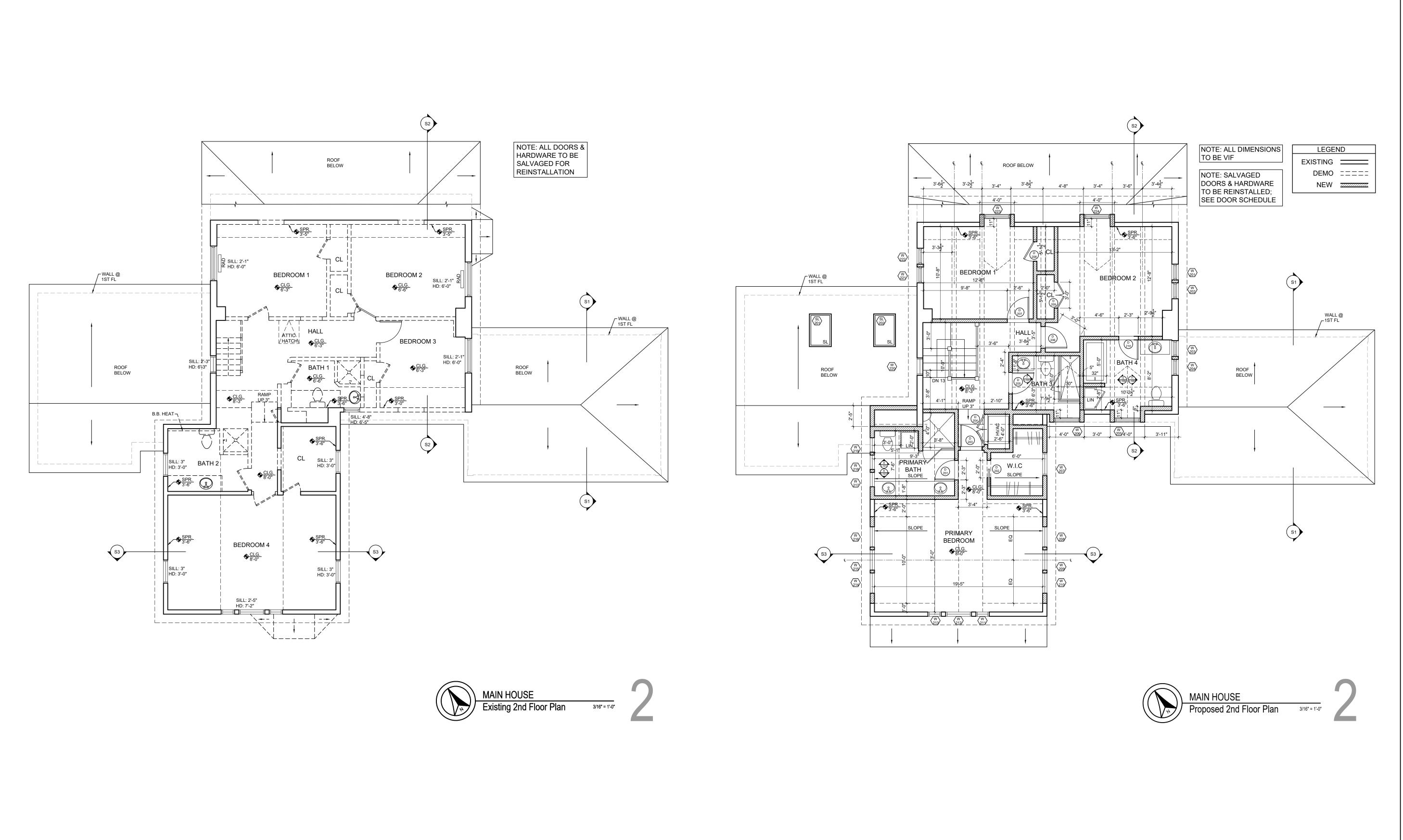
REPAIR DAMAGED GROUT w/ MATCHING MORTAR; SEE JABLONSKI REPORT, VIF

5'-0" WOOD LATTICE FENCE w/ 6" POSTS & ACCESS GATE TO SCREEN AC

INSTALL PAINTED WOOD 2 $\frac{1}{2}$ " T & G BEAD BOARD, ALL SIDES

EXISTING & PROPOSED 1st FLOOR PLAN

Seal & Signature | Date 1-15-25 Project No.: Drawing:ASP @ BSC Checked by: KW



KEVIN WOLFE ARCHITECT, PC 337 Kenmore Road, Douglas Manor, NY

Tel: 516.732.6961

No. Date Revision PROJECT:

EASTON RESIDENCE -MAIN HOUSE

104 Interlaken Rd. Lakeville, CT 06039

Dwg. Title

EXISTING & PROPOSED 2nd FLOOR PLAN

Seal & Signature

Date 1-15-25

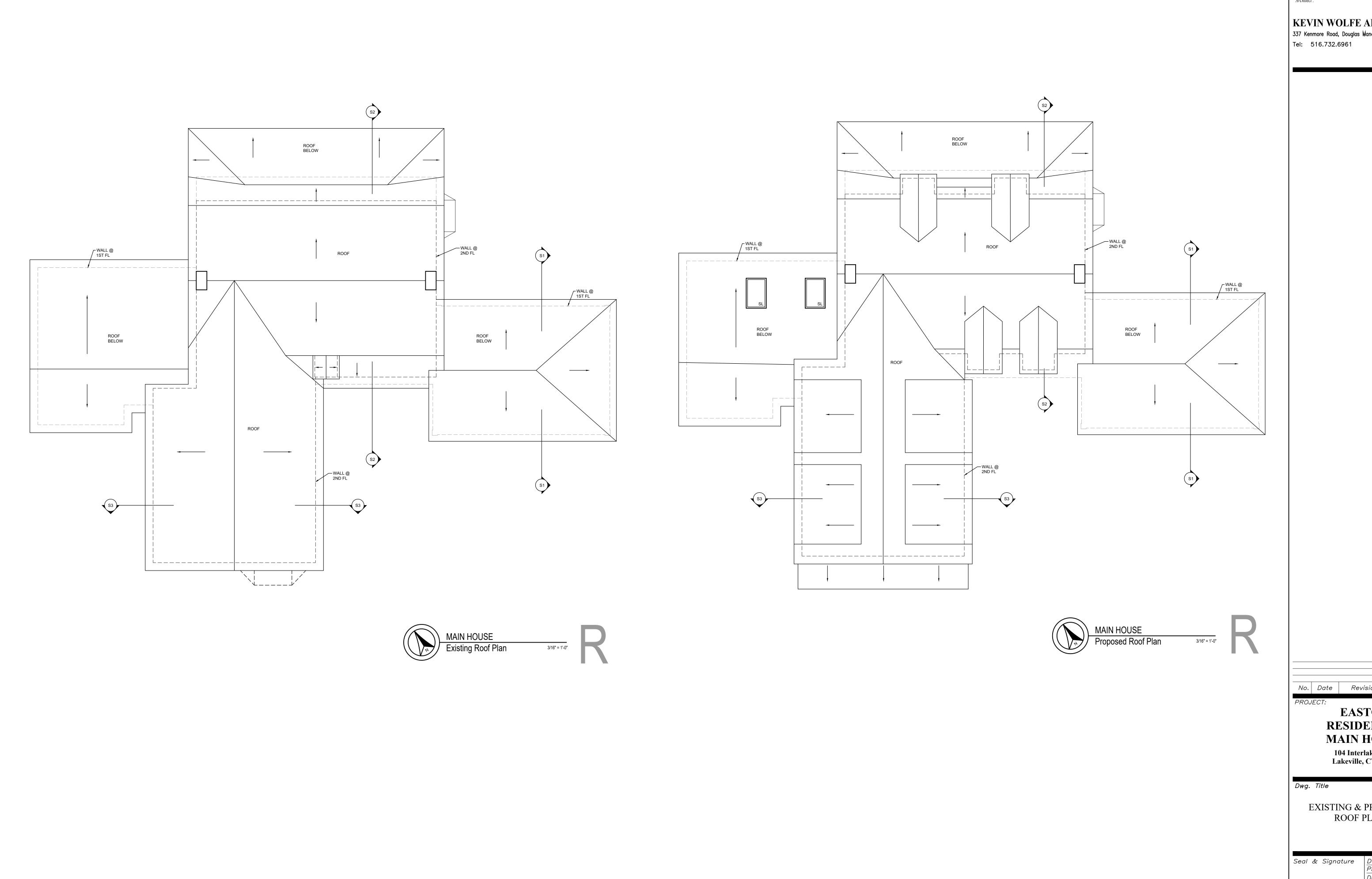
Project No.:

Drawing:ASP @ BSC

Checked by: KW

Dwg. No.

A-102.00



KEVIN WOLFE ARCHITECT, PC 337 Kenmore Road, Douglas Manor, NY

No. Date Revision

EASTON RESIDENCE -MAIN HOUSE

104 Interlaken Rd. Lakeville, CT 06039

EXISTING & PROPOSED ROOF PLAN

Seal & Signature

Date 1-15-25

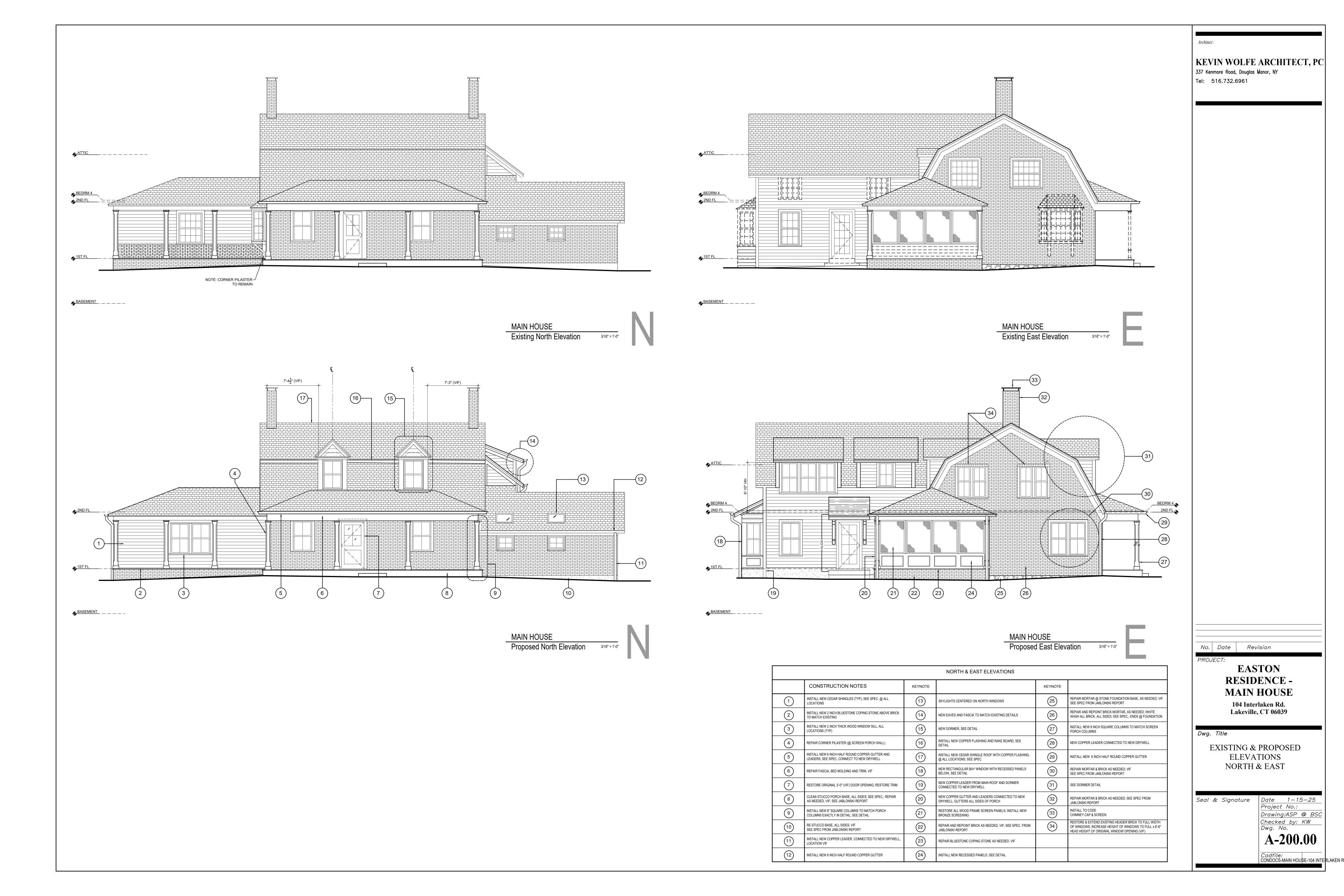
Project No.:

Drawing:ASP @ BSC

Checked by: KW

Dwg. No.

A-103.00





BLUESTONE RISERS AND STUCCO SIDES, SEE PAVING PLAN

INSTALL NEW BLUESTONE STEPS TO PORCH; SEE PAVING PLAN

REPAIR BLUESTONE COPING STONE AS NEEDED, VIF; ALL SIDES

SIDES; INSTALL NEW CELLAR WINDOWS; SEE WINDOW

INSTALL NEW RECESSED PANELS; SEE DETAIL

NEW DORMER, SEE DETAIL

NEW DORMER, SEE DETAIL

ITCHEN ENTRY ROOF - SEE DETAILS

REPOINT CHIMNEYS, VIF; INSTALL NEW CHIMNEY CAPS @ BOTH CHIMNEYS

NSTALL NEW 6" HALF ROUND COPPER GUTTER

KEVIN WOLFE ARCHITECT, PC 337 Kenmore Road, Douglas Manor, NY

No. Date Revision

EASTON RESIDENCE -MAIN HOUSE

104 Interlaken Rd. Lakeville, CT 06039

Dwg. Title

CORNERBOARDS @ NEW DORMERS TO MATCH EXISTING

EXTEND ROOF; RESTORE BRICK AND GAMBREL ROOF WOOD

RESTORE EXISTING HEADER BRICK & WINDOW OPENING; TO

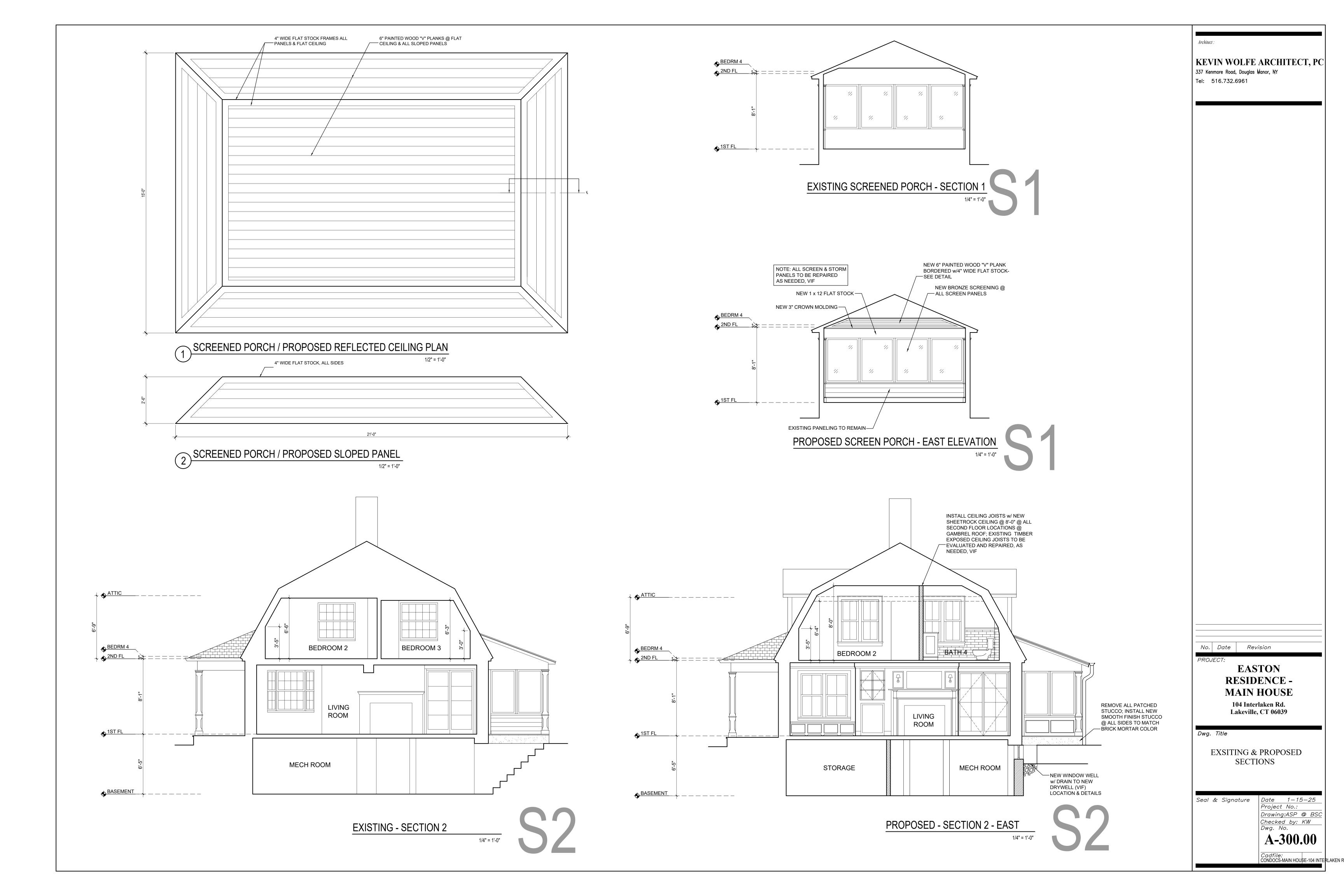
RESTORE & EXTEND HEADER BRICK TO FULL WIDTH OF WINDOWS; INCREASE HEIGHT TO FULL ± 6'-6" HH OF ORIGINAL WINDOW OPENING (VIF)

SEAL & WATERPROOF TOP OF CHIMNEY

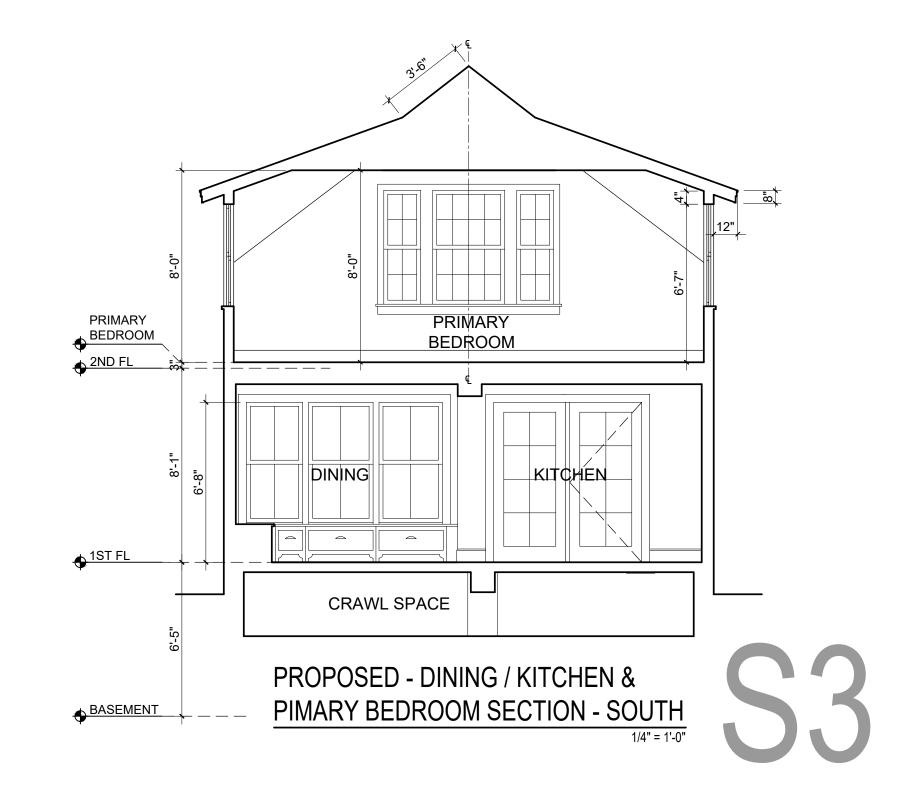
FULL ± 6'-6" HH (VIF)

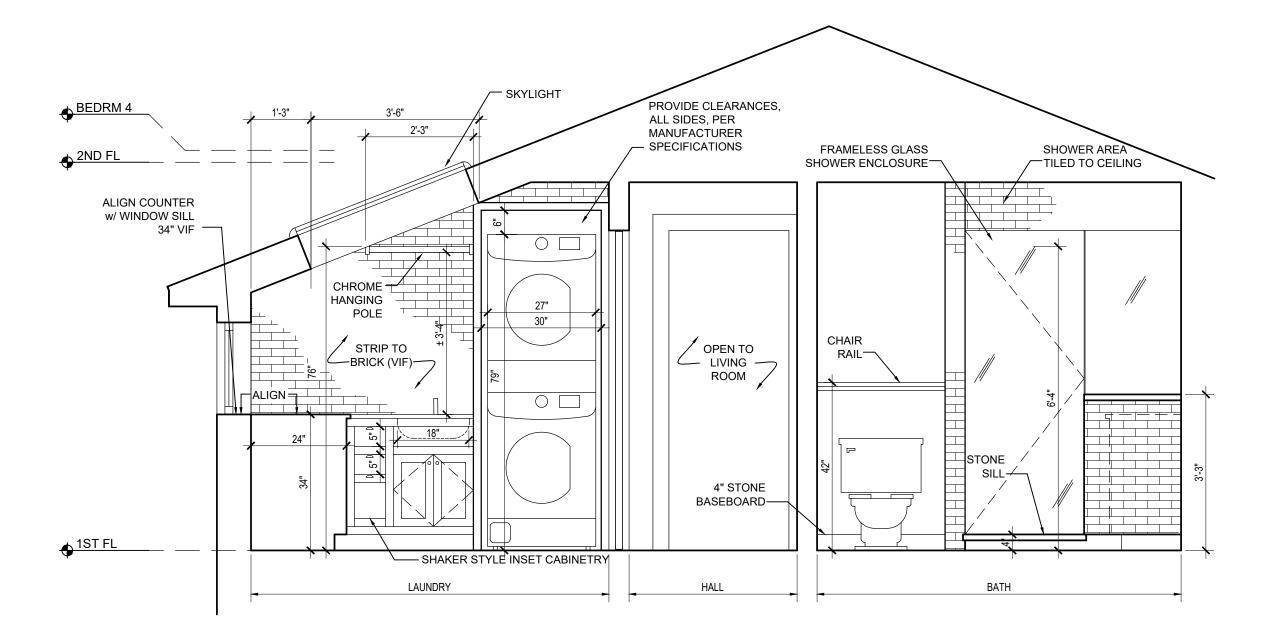
EXISTING & PROPOSED **ELEVATIONS** SOUTH & WEST

Seal & Signature Date 1-15-25Project No.: Drawing:ASP @ BSC Checked by: KW Dwg. No.



◆ BEDRM 4 BEDROOM 4 2ND FL ===== KITCHEN ♦ 1ST FL CRAWL SPACE _EXISTING - KITCHEN & BEDROOM 4 SECTION - SOUTH BASEMENT _____





PROPOSED - EAST SECTION @ BATH & LAUNDRY

1/2" = 1'-0"

KEVIN WOLFE ARCHITECT, PC 337 Kenmore Road, Douglas Manor, NY

Tel: 516.732.6961

No. Date Revision PROJECT:

EASTON RESIDENCE -MAIN HOUSE

104 Interlaken Rd. Lakeville, CT 06039

Dwg. Title

EXISTING & PROPOSED SECTIONS

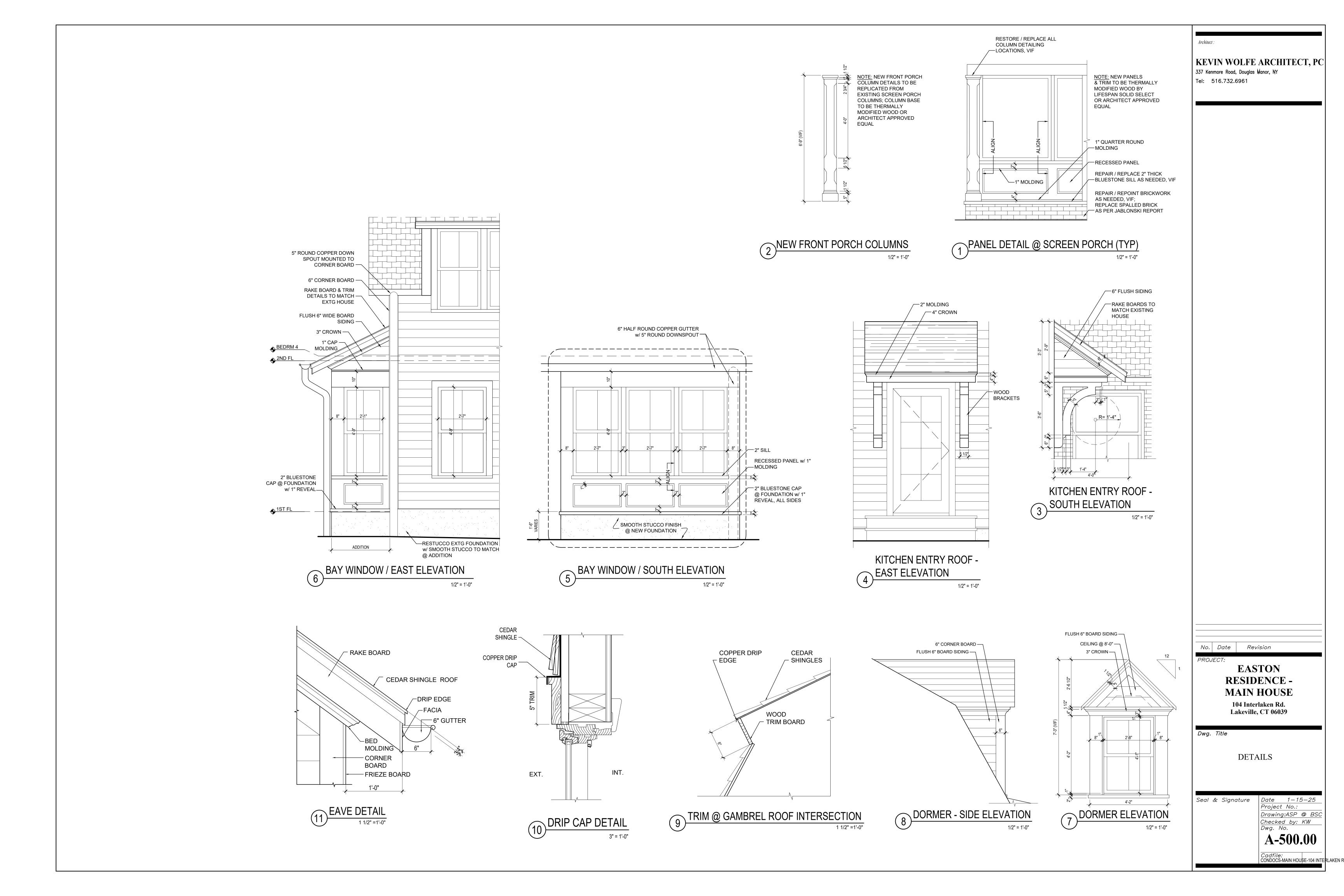
Seal & Signature | Date 1-15-25 Project No.:

Drawing:ASP @ BSC

Checked by: KW

Dwg. No.

A-301.00



NOT

ALL NEW WINDOWS ARE MARVIN ULTIMATE WOOD, W/INSULATED LOW-E GLASS AND W/ WOOD SCREENS @ ALL LOCATIONS

1) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINTING ALL SIZES, STYLES, SWINGS AND SPECIFICATIONS OF ALL INTERIOR AND EXTERIOR WINDOWS AND DOORS PRIOR TO ORDERING OR FABRICATION (CONFIRM W/ ARCHITECT)

- 2) CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL WINDOWS & DOORS PRIOR TO ORDERING ANY ITEM
- 3) ALL WINDOWS TO HAVE 2" SILLS @ EXTERIOR
- 4) ALL WINDOWS AND DOORS TRIM AND CASING BY GC AS PER DRAWINGS
- 5) ALL EXTERIOR SCREEN FRAMES TO BE WOOD W/ BRONZE SCREENING
- ALT: BRIGHTVIEW MESH
- 6) ALL CASEMENT SCREENS TO BE WOOD , PRIMED, W/ BRONZE SCREENING
- ALT: BRIGHTVIEW MESH
- 7) RESTORED WINDOWS TO INCLUDE NEW WOOD STORM WINDOW WITH SCREEN (SEE SPECIFICATION BELOW)

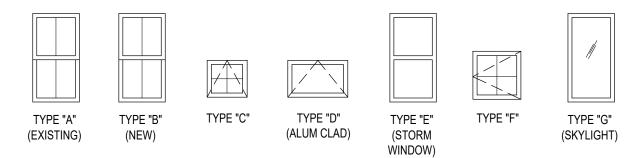
STORM WINDOW SPECIFICATIONS:

- NEW STORM WINDOWS WILL BE FABRICATED USING SAPELE MAHOGANY (OR COMPARABLE) WOOD, 1 $\frac{1}{8}$ INCHES THICK (VIF), AND SINGLE PANE $\frac{1}{8}$ INCH LOW E GLASS FOR EXTERIOR INSTALLATION FOR 6 DOUBLE HUNG WINDOWS
- STORM WINDOWS WILL BE SINGLE SASH "ALL SEASON HANGING WINDOW" BY SPENCER WORKS

 (https://www.spencerworks.com/spencerworks.pdf) WITH ONE 1 ½" WIDE HORIZONTAL DIVIDER ALIGNED TO AND THE
- SAME DIMENSION AS THE WIDTH OF THE MEETING RAIL
 STORM WINDOWS WILL BE INSTALLED USING PERIOD APPROPRIATE HARDWARE WITH STAINLESS STEEL EXTERIOR
- HANGERS AND CLIPS

 STORM WINDOWS WILL NOT BE REMOVED SEASONALLY. CONSEQUENTLY, A VENTING SYSTEM MUST BE DEVISED TO
- ENSURE PROPER AIR CIRCULATION FROM BOTTOM TO TOP
 GLASS IS TO BE INSTALLED USING TRADITIONAL LINSEED OIL PUTTY BEVEL (OR COMPARABLE PRODUCT)
- EXTERIOR STORM WINDOWS WILL BE PAINTED WITH ONE COAT PRIMER AND TWO COATS FINISH PAINT TO MATCH THE SELECTED SASH PAINT COLOR, TBD
- FABRICATION WILL BE BASED ON ACTUAL MEASUREMENTS, VIF, TO ENSURE PROPER FIT
- A REMOVABLE SCREEN PANEL TO BE PROVIDED AT THE LOWER HALF OF THE SASH
- TOE / HEEL MEASUREMENT FOR STORM WINDOWS TO BE VIF BY GC OR MANUFACTURER
- STORM WINDOWS TO BE FABRICATED BY SPENCER WORKS, OR ARCHITECT APPROVAL EQUAL:

John Spencer
Spencer Works, Inc.
2120 South 7th Street
Lincoln, NE 68502
Phone: 402.499.7848
Fax: 402.474.4214
Email: spencerwrk@yahoo.com



WINDOW SCHEDULE

										CELLAR
		FRAM	E SIZE		7.75					
NUMBER	LOCATION	WIDTH	HEIGHT	MATERIAL	TYPE	CODE	HARDWARE	GLASS	MUNTIN	COMMENTS
W001	CELLAR - S	2'-0	1'-7 1/8"	ALUM CLAD	D	CUWAWN 2424	OIL RUBBED BRONZE	LOW E2	5/8" SDL	w/ SCREEN
W002	CELLAR - S	2'-0	1'-7 1/8"	ALUM CLAD	D	CUWAWN 2424	OIL RUBBED BRONZE	LOW E2	5/8" SDL	w/ SCREEN

ALTERNATE: MARVIN INTEGRITY / ULTREX
NOTE: CELLAR WINDOW EXTERIOR COLOR TO BE SELECTED BASED
ON HOUSE TRIM COLOR, TBD; INTERIOR PRIMED WHITE

MIDIH HEIGHI 11 3/8" 5'-1" W 11 3/8" 5'-1" W 5 3/8" 4'-1 1/25" W 7 3/8" 4'-9" W 5 3/8" 4'-9" W 5 3/8" 4'-9" W 5 3/8" 4'-9" W 1 3/8" 4'-9" W 1 3/8" 4'-1" W 1 3/8" 3'-1" W 9 3/8" 4'-1" W 1 3/8" 4'-1" W 2'-0" 2'-0 1/16" W	WOOD WOOD WOOD WOOD WOOD WOOD WOOD WOOD	TYPE B B B B B B B B B B B B B	WUDH 3026 WUDH 3026 WUDH 3620 WUDH 2624 WUDH 2024 WUDH 2424 WUDH 2424 WUDH 2424 WUDH 2420 WUDH 2420 WUDH 2014	HARDWARE OIL RUBBED BRONZE OIL RUBBED BRONZE	GLASS LOW E2 LOW E2	MUNTIN 5/8" SDL 5/8" SDL	2×2 2×2 2×2 2×2 2×2 2×2 2×2 2×2 2×2 2×2
11 3/8" 5'-1" W 5 3/8" 4'-1 1/25" W 7 3/8" 4'-9" W 1 3/8" 4'-9" W 5 3/8" 4'-1" W 7 3/8" 4'-1" W	WOOD WOOD WOOD WOOD WOOD WOOD WOOD WOOD	B B B B B B B B B B B B B B B	WUDH 3026 WUDH 3620 WUDH 2624 WUDH 2024 WUDH 2424 WUDH 2424 WUDH 2424 WUDH 2424 WUDH 2420 WUDH 2420	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2x2 2x2 2x2 2x2 2x2 2x2 2x2 2x2 2x2 2x2
5 3/8" 4'-1 1/25" W 7 3/8" 4'-9" W 1 3/8" 4'-9" W 5 3/8" 4'-9" W 5 3/8" 4'-9" W 5 3/8" 4'-9" W 1 3/8" 4'-9" W 5 3/8" 4'-1" W 1 3/8" 3'-1" W 9 3/8" 4'-1" W 1 3/8" 4'-1" W 2'-0" 2'-0 1/16" W	WOOD WOOD WOOD WOOD WOOD WOOD WOOD WOOD	B B B B B B B B B	WUDH 3620 WUDH 2624 WUDH 2024 WUDH 2424 WUDH 2424 WUDH 2424 WUDH 2024 WUDH 2420 WUDH 2420	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2x2 2x2 2x2 2x2 2x2 2x2 2x2 2x2 2x2
7 3/8" 4'-9" W 1 3/8" 4'-9" W 5 3/8" 4'-9" W 5 3/8" 4'-9" W 5 3/8" 4'-9" W 1 3/8" 4'-9" W 1 3/8" 4'-1" W 1 3/8" 3'-1" W 9 3/8" 4'-1" W 1 3/8" 4'-1" W 2'-0" 2'-0 1/16" W	WOOD WOOD WOOD WOOD WOOD WOOD WOOD WOOD	B B B B B B B B	WUDH 2624 WUDH 2024 WUDH 2424 WUDH 2424 WUDH 2424 WUDH 2024 WUDH 2420 WUDH 2420	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2x2 2x2 2x2 2x2 2x2 2x2 2x2 2x2
1 3/8"	WOOD WOOD WOOD WOOD WOOD WOOD WOOD	B B B B B B B B	WUDH 2024 WUDH 2424 WUDH 2424 WUDH 2424 WUDH 2024 WUDH 2420 WUDH 2420	OIL RUBBED BRONZE	LOW E2	5/8" SDL 5/8" SDL 5/8" SDL 5/8" SDL 5/8" SDL 5/8" SDL	2x2 2x2 2x2 2x2 2x2 2x2 2x2
5 3/8" 4'-9" W 5 3/8" 4'-9" W 5 3/8" 4'-9" W 1 3/8" 4'-9" W 5 3/8" 4'-1" W 5 3/8" 4'-1" W 9 3/8" 4'-1" W 1 3/8" 4'-1" W 2'-0" 2'-0 1/16" W	WOOD WOOD WOOD WOOD WOOD	B B B B B B	WUDH 2424 WUDH 2424 WUDH 2424 WUDH 2024 WUDH 2420 WUDH 2420	OIL RUBBED BRONZE	LOW E2 LOW E2 LOW E2 LOW E2 LOW E2 LOW E2	5/8" SDL 5/8" SDL 5/8" SDL 5/8" SDL 5/8" SDL	2 x 2 2 x 2 2 x 2 2 x 2 2 x 2
5 3/8" 4'-9" W 5 3/8" 4'-9" W 1 3/8" 4'-9" W 5 3/8" 4'-1" W 5 3/8" 4'-1" W 1 3/8" 3'-1" W 9 3/8" 4'-1" W 1 3/8" 4'-1" W 2'-0" 2'-0 1/16" W	WOOD WOOD WOOD WOOD	B B B B	WUDH 2424 WUDH 2424 WUDH 2024 WUDH 2420 WUDH 2420	OIL RUBBED BRONZE	LOW E2 LOW E2 LOW E2 LOW E2	5/8" SDL 5/8" SDL 5/8" SDL 5/8" SDL	2 x 2 2 x 2 2 x 2 2 x 2
5 3/8" 4'-9" W 1 3/8" 4'-9" W 5 3/8" 4'-1" W 5 3/8" 4'-1" W 1 3/8" 3'-1" W 9 3/8" 4'-1" W 1 3/8" 4'-1" W 1 3/8" 4'-1" W 1 3/8" 4'-1" W 1 3/8" 4'-1" W 2'-0" 2'-0 1/16" W	WOOD WOOD WOOD	B B B	WUDH 2424 WUDH 2024 WUDH 2420 WUDH 2420	OIL RUBBED BRONZE OIL RUBBED BRONZE OIL RUBBED BRONZE OIL RUBBED BRONZE	LOW E2 LOW E2 LOW E2	5/8" SDL 5/8" SDL 5/8" SDL	2 x 2 2 x 2 2 x 2
1 3/8"	WOOD WOOD WOOD	B B	WUDH 2024 WUDH 2420 WUDH 2420	OIL RUBBED BRONZE OIL RUBBED BRONZE OIL RUBBED BRONZE	LOW E2	5/8" SDL 5/8" SDL	2 x 2 2 x 2
5 3/8" 4'-1" W 5 3/8" 4'-1" W 1 3/8" 3'-1" W 9 3/8" 4'-1" W 1 3/8" 4'-1" W 1 3/8" 4'-1" W 1 3/8" 4'-1" W 1 3/8" 4'-1" W 2'-0" 2'-0 1/16" W	WOOD	B B	WUDH 2420 WUDH 2420	OIL RUBBED BRONZE OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2
5 3/8" 4'-1" W 1 3/8" 3'-1" W 9 3/8" 4'-1" W 1 3/8" 4'-1" W 1 3/8" 4'-1" W 1 3/8" 4'-1" W 1 3/8" 4'-1" W 2'-0" 2'-0 1/16" W	WOOD	В	WUDH 2420	OIL RUBBED BRONZE			
1 3/8" 3'-1" W 9 3/8" 4'-1" W 9 3/8" 4'-1" W 1 3/8" 4'-1" W 1 3/8" 4'-1" W 1 3/8" 4'-1" W 2'-0" 2'-0 1/16" W					LOW E2	5/8" SDL	0.40
9 3/8" 4'-1" W 9 3/8" 4'-1" W 1 3/8" 4'-1" W 1 3/8" 4'-1" W 1 3/8" 4'-1" W 2'-0" 2'-0 1/16" W 2'-0" 2'-0 1/16" W	WOOD	В	MIIDH 3014				2 x 2
9 3/8" 4'-1" W 1 3/8" 4'-1" W 1 3/8" 4'-1" W 1 3/8" 4'-1" W 2'-0" 2'-0 1/16" W 2'-0" 2'-0 1/16" W	<u> </u>	-	**************************************	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2
1 3/8" 4'-1" W 1 3/8" 4'-1" W 1 3/8" 4'-1" W 2'-0" 2'-0 1/16" W 2'-0" 2'-0 1/16" W	WOOD	В	WUDH 1620	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2
1 3/8" 4'-1" W 1 3/8" 4'-1" W 2'-0" 2'-0 1/16" W 2'-0" 2'-0 1/16" W	WOOD	В	WUDH 1620	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2
1 3/8" 4'-1" W 2'-0" 2'-0 1/16" W 2'-0" 2'-0 1/16" W	WOOD	Α	RESTORE	OIL RUBBED BRONZE	CLEAR	5/8" SDL	+ STORM
2'-0" 2'-0 1/16" W 2'-0" 2'-0 1/16" W	WOOD	Α	RESTORE	OIL RUBBED BRONZE	CLEAR	5/8" SDL	+ STORM
2'-0" 2'-0 1/16" W	WOOD	Α	RESTORE	OIL RUBBED BRONZE	CLEAR	5/8" SDL	+ STORM
	WOOD	С	WUDH 2424	OIL RUBBED BRONZE	LOW E2	5/8" SDL	4 LITE - LH
0 3/4" 4'-2" W	WOOD	С	WUDH 2424	OIL RUBBED BRONZE	LOW E2	5/8" SDL	4 LITE - LH
	WOOD	Α	RESTORE	OIL RUBBED BRONZE	CLEAR	5/8" SDL	+ STORM
2'-8" 4'-2" W	WOOD	Α	RESTORE	OIL RUBBED BRONZE	CLEAR	5/8" SDL	+ STORM
2'-8" 4'-2" W	WOOD	Α	RESTORE	OIL RUBBED BRONZE	CLEAR	5/8" SDL	+ STORM
5 3/8" 4'-5" W	WOOD	В	WUDH 2422	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2
5 3/8" 4'-5" W	WOOD	В	WUDH 2422	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2
!'-		'-5 3/8" 4'-5" WOOD	'-5 3/8" 4'-5" WOOD B	'-5 3/8" 4'-5" WOOD B WUDH 2422	'-5 3/8" 4'-5" WOOD B WUDH 2422 OIL RUBBED BRONZE	'-5 3/8" 4'-5" WOOD B WUDH 2422 OIL RUBBED BRONZE LOW E2	

5	W VVIIVE	110								1011 2001
		FRAME SIZE								
NUMBER	LOCATION	WIDTH	HEIGHT	MATERIAL	TYPE	CODE	HARDWARE	GLASS	MUNTIN	COMMENTS
W115-A	GUEST - W	2'-1 3/8"	4'-1"	WOOD	Е		STAINLESS STEEL	LOW E2	5/8"	
W116-A	GUEST - W	2'-1 3/8"	4'-1"	WOOD	Е		STAINLESS STEEL	LOW E2	5/8"	
W117-A	GUEST - W	2'-1 3/8"	4'-1"	WOOD	Е		STAINLESS STEEL	LOW E2	5/8"	
W120-A	LIVING ROOM - W	3'-0 3/4"	4'-2	WOOD	Е		STAINLESS STEEL	LOW E2	5/8"	
W121-A	LIVING ROOM - N	2'-8''	4'-2	WOOD	Е		STAINLESS STEEL	LOW E2	5/8"	
W122-A	LIVING ROOM - N	2'-8"	4'-2	WOOD	Е		STAINLESS STEEL	LOW E2	5/8"	

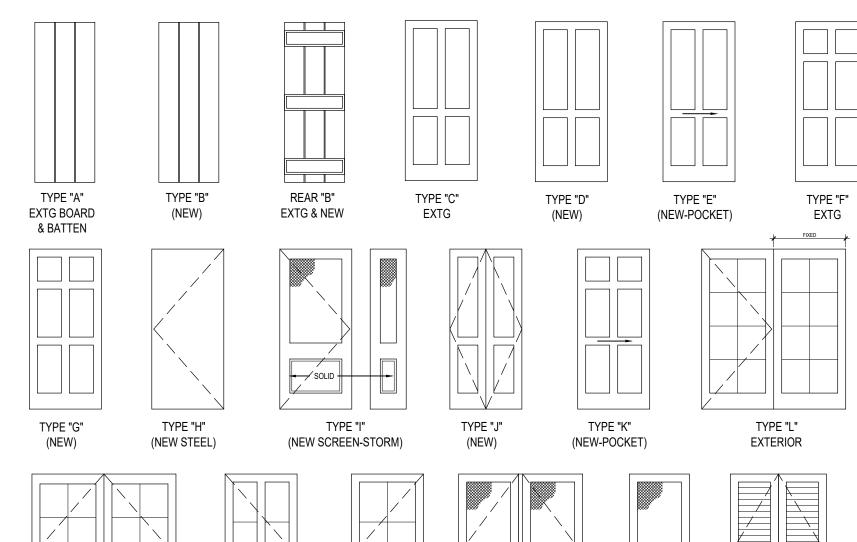
NOTE: RESTORED WINDOWS TYPE "A" TO RECEIVE CUSTOM MADE EXTERIOR WOOD STORM WINDOW TYPE E SIZED TO EACH WINDOW, WITH LOW E GLASS TO MATCH MARVIN LOW E GLASS SPECIFICATION

		FRAM	IE SIZE							
NUMBER	LOCATION	WIDTH	HEIGHT	MATERIAL	TYPE	MARVIN #	HARDWARE	GLASS	MUNTIN	COMMENT
W201	BEDROOM - 2 - E	1'-9 3/8"	4'-5 1/2"	WOOD	В	WUDH 1622	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2
W202	BEDROOM - 2 - E	1'-9 3/8"	4'-5 1/2"	WOOD	В	WUDH 1622	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2
W203	BATH - 4 - E	1'-9 3/8"	4'-5 1/2"	WOOD	В	WUDH 1622	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2 HH-6'-6"
W204	BATH - 4 - E	1'-9 3/8"	4'-5 1/2"	WOOD	В	WUDH 1622	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2 HH-6'-6"
W205	BATH - 4 - S	2'-7 3/8"	4'-1"	WOOD	В	WUDH 2620	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2 HH-6'-10"
W206	BATH - 3 - S	2'-7 3/8"	4'-1"	WOOD	В	WUDH 2620	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2 HH-6'-10"
W207	WIC - E	2'-1 3/8"	3'-9"	WOOD	В	WUDH 2018	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2 HH-6'-10"
W208	PRIMARY - E	2'-1 3/8"	4'-5"	WOOD	В	WUDH 2022	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2 HH-6'-10"
W209	PRIMARY - E	2'-1 3/8"	4'-5"	WOOD	В	WUDH 2022	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2 HH-6'-10"
W210	PRIMARY - E	2'-1 3/8"	4'-5"	WOOD	В	WUDH 2022	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2 HH-6'-10"
W211	PRIMARY - S	1'-9 3/8"	4'-9''	WOOD	В	WUDH 1624	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2
W212	PRIMARY - S	2'-11 3/8"	4'-9''	WOOD	В	WUDH 3024	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2
W213	PRIMARY - S	1'-9 3/8"	4'-9''	WOOD	В	WUDH 1624	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2
W214	PRIMARY - W	2'-1 3/8"	4'-5"	WOOD	В	WUDH 2022	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2 HH-6'-10"
W215	PRIMARY - W	2'-1 3/8"	4'-5"	WOOD	В	WUDH 2022	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2 HH-6'-10"
W216	PRIMARY - W	2'-1 3/8"	4'-5"	WOOD	В	WUDH 2022	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2 HH-6'-10"
W217	BATH - 2 - W	2'-0"	2'-8 1/16"	WOOD	F	WUCA 2432	OIL RUBBED BRONZE	LOW E2	5/8" SDL 4 LITE	HH-6'-10"
W218	BATH - 2 - W	2'-0"	2'-8 1/16"	WOOD	F	WUCA 2432	OIL RUBBED BRONZE	LOW E2	5/8" SDL 4 LITE	HH-6'-10"
W219	BATH - 2 - W	2'-0"	2'-8 1/16"	WOOD	F	WUCA 2432	OIL RUBBED BRONZE	LOW E2	5/8" SDL 4 LITE	HH-6'-10"
W220	HALL - W	1'-9 3/8"	4'-5"	WOOD	В	WUDH 1622	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2 HH-6'-6"
W221	BEDROOM - 1 - W	1'-9 3/8"	4'-5"	WOOD	В	WUDH 1622	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2 HH-6'-6"
W222	BEDROOM - 1 - W	1'-9 3/8"	4'-5"	WOOD	В	WUDH 1622	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2 HH-6'-6"
W223	BEDROOM - 1 - N	2'-7 3/8"	4'-1"	WOOD	В	WUDH 2620	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2 HH-6'-10"
W224	BEDROOM - 2 - N	2'-7 3/8"	4'-1	WOOD	В	WUDH 2620	OIL RUBBED BRONZE	LOW E2	5/8" SDL	2 x 2 HH-6'-10"
KYLI	GHTS								G	SUEST ROC
		ROUGH OP	ening size					_		
NUMBER	LOCATION	1	1	MATERIAL	TYPE	VELUX #	HARDWARE	GLASS	MUNTIN	COMMENT

- 1								OIL KODDED BROTILE	-		
	SKYLI	GHTS								G	SUEST ROOM
			ROUGH OP	ENING SIZE							
	NUMBER	LOCATION	WIDTH	HEIGHT	MATERIAL	TYPE	VELUX #	HARDWARE	GLASS	MUNTIN	COMMENT
	SL 201	GUEST	30 9/16"	38 3/8"	METAL	G	MO4	ELECTRI "FRESH AIR"	LOW E2	YES	WITH SCREEN / SHADE
	SL 202	LAUNDRY	30 9/16"	38 3/8"	METAL	G	MO4	ELECTRI "FRESH AIR"	LOW E2	YES	WITH SCREEN / SHADE

DOOR SCHEDULE

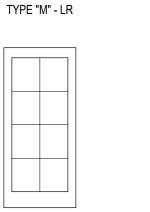
		OPEN	ING SIZE		T) (DE	D FO ODIDTION				
NUMBER	LOCATION	WIDTH	HEIGHT	MATERIAL	TYPE	DESCRIPTION	HARDWARE			COMMEN
D 001	MECH ROOM	3'-0"	5'-6"	STEEL	Н	FLUSH	CHROME			FIREPROO
										1ST F
NUMBER	LOCATION	OPEN	ING SIZE	MATERIAL	TYPE	DESCRIPTION	HARDWARE	GLASS	MUNTIN	COMMEN
NOMBLK	LOCATION	WIDTH	HEIGHT	TVI) (TERI) (E	111 L	DESCRIPTION	TI/ (KD W/ KE	OL7 100	MOMIN	
D 101	KITCHEN	6'-0"	6'-8"	WOOD	L	EXT / 1 FIXED DOOR	OIL RUBBED BRONZE	LOW E2	5/8" SDL	DOOR-MA
D 101-A	KITCHEN	6'-0"	6'-8"	WOOD	Р	SCREEN	OIL RUBBED BRONZE	LOW E2	NONE	8 LITE BY UPSTA MAHOGANY /
D 102	KITCHEN	3'-0"	6'-8"	WOOD	S	EXT	OIL RUBBED BRONZE	LOW E2	5/8" SDL	B LIIE BY UI DOOR-MA
D 102-A	KITCHEN	3'-0"	6'-8"	WOOD	Q	SCREEN	OIL RUBBED BRONZE	NONE	NONE	BY UPSTATE / DO BRONZE SCREET
D 103	KITCHEN / CELLAR	2'-8"	6'-8"	WOOD	D	4 PANEL	RESTORE / REINSTALL			BY UPSTATE
D 104	POWDER	2'-6"	6'-8"	WOOD	E	4 PANEL	TO MATCH ORIGINAL			POCKET / B'
D 105	HALL CLOSET	2'-6"	6'-4"	WOOD	С	SALVAGE / WIC	RESTORE / REINSTALL			STRIP PAINT
D 106	LAUNDRY	3'-0"	6'-6"	WOOD	Е	4 PANEL	TO MATCH ORIGINAL			POCKET / B
D 107	GUEST / ENTRY	2'-6"	6'-4"	WOOD	С	SALVAGE ENTRY	RESTORE / REINSTALL			STRIP PAINT
D 108	GUEST / BATH	2'-3"	6'-4"	WOOD	С	SALVAGE CLOSET	RESTORE / REINSTALL			STRIP PAINT
D 109	GUEST / CLOSET	3'-0"	6'-4" (VIF)	WOOD	J	2 PANEL	TO MATCH ORIGINAL			BY UPSTATE
D 110	LR/CL	3'-0"	6'-6"	WOOD	J	2 PANEL	TO MATCH ORIGINAL DETAIL			
D 111	L R / FRONT DR	3'-0"	6'-6"	MAHOGANY	0	1 PANEL w/ 4 LITE GLASS	RESTORE / REINSTALL	LOW E	5/8" SDL	BY UPSTATE MAHOGAN
D 111-A	L R / FRONT DR	3'-0"	6'-6"	MAHOGANY	Q	SCREEN DOOR	OIL RUBBED BRONZE	NONE	NONE	4 LITE BY UPSTA MAHOGANY; E
D 111 *	L R / FRONT DR	2'-8"	6'-6"	WOOD	N	SALVAGE FOR GARAGE	RESTORE / REINSTALL	EXTG	EXTG	STRIP PAINT
D 112	LR/PORCH	5'-0''	6'-4"	WOOD	М	FRENCH	OIL RUBBED BRONZE	LOW E	5/8" SDL	8 LITE BY UPSTA MAHOGANY;
D 113	SCREEN PORCH	3'-0"	6'-8"	WOOD	I	SCREEN	OIL RUBBED BRONZE	STORM	NONE	BY UPSTATE D W/ REMOVAL
D 114	SCREEN PORCH	1'-7"	6'-8"	WOOD	I	SCREEN-FIXED	NONE	STORM	NONE	BY UPSTATE D W/ REMOVAL
										2ND F
		OPEN	ING SIZE							00.44.5
NUMBER	LOCATION	WIDTH	HEIGHT	MATERIAL	TYPE	DESCRIPTION	HARDWARE			COMMEN
D 201	PRIME BATH	2'-6"	6'-8"	WOOD	F	6 PANEL	RESTORE / REINSTALL			STRIP PAINT
D 202	WIC	2'-0"	6'-8"	WOOD	K	6 PANEL	RESTORE / REINSTALL			POCKET-BY
D 203	P. BDRM / ENTRY	2'-8"	6'-8"	WOOD	F	6 PANEL	RESTORE / REINSTALL			STRIP PAINT
D 204	HALL / HVAC	4'-0"	6'-8"	WOOD	R	LOUVER	RESTORE / REINSTALL			VIF TYPE BY HV
D 205	BATH 3	2'-6"	6'-6"	WOOD	В	BD & BATTEN	RESTORE / REINSTALL			BY UPSTATE
D 206	BDRM 2	2'-8"	6'-3"	WOOD	В	BD & BATTEN	RESTORE / REINSTALL			BY UPSTATE
D 207	BDRM 1 / ENTRY	2'-6"	6'-0"	WOOD	Α	SALV. BDRM 1	RESTORE / REINSTALL			STRIP PAINT
D 208	BDRM 1 - CL	2'-3"	6'-0"	WOOD	Α	SALV. BDRM 1	RESTORE / REINSTALL			STRIP PAINT
D 209	BDRM 2 - CL	3'-0"	6'-6"	WOOD	В	BD & BATTEN	RESTORE / REINSTALL			BY UPSTATE
D 210	BATH 4	2'-3"	6'-6"	WOOD	В	BD & BATTEN	RESTORE / REINSTALL			BY UPSTATE
										-
		OPEN	ING SIZE							
NUMBER	LOCATION	WIDTH	HEIGHT	MATERIAL	TYPE	DESCRIPTION	HARDWARE			COMMEN
TBD	2ND FLOOR HALL	1'-10"	5'-4"	WOOD	T	FLUSH	OIL RUBBED ALUM			LADDER; INS
	1						1		1	-

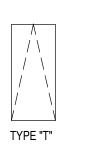


TYPE "O" - NEW

FRONT DOOR

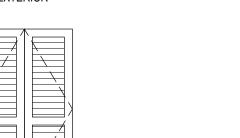
TYPE "P" - KITCHEN





TYPE "N" - EXTG

FRONT DOOR



TYPE "R"

TYPE "Q"

104 Interlaken Rd. Lakeville, CT 06039

Revision

EASTON

RESIDENCE -

MAIN HOUSE

KEVIN WOLFE ARCHITECT, PC

337 Kenmore Road, Douglas Manor, NY

Tel: 516.732.6961

Dwg. Titi

No. Date

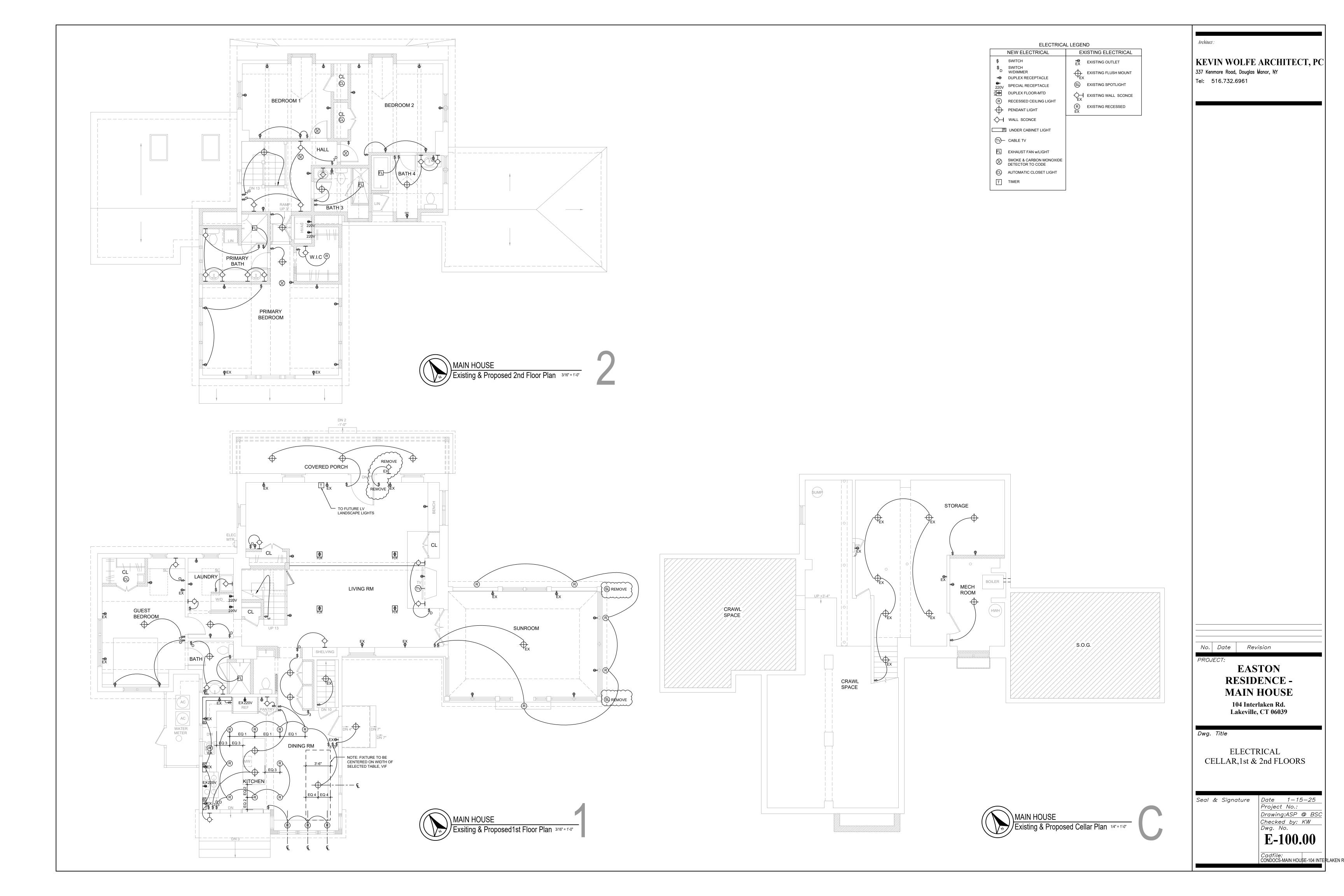
PROJECT:

DOOR & WINDOW SCHEDULE

Seal & Signature Date 1-15-25

Date 1-15-25
Project No.:
Drawing:ASP @ BSC
Checked by: KW

A-600.00



b. Mention in this specification or indications on drawings of articles, operations, methods, or materials requires that the Contractor provide each item mentioned indicated or implied, to achieve the intended building, according to the methods of best construction process and building material manufacturer's specifications for installation. All materials used shall be new, of first quality, suitable for purpose intended and conditions encountered.

c. All work shall comply with all applicable building codes and therequirements of all authorities having jurisdiction. The General Contractor shall obtain and pay for the Building Permit. The contractor shall obtain, pay for and turn over to the Owner all other required permits and inspection certificates, including certificate of

d.At completion, the entire building and all its fixtures and adjacent ground shall be completely cleaned, ready to be furnished and occupied by owner. All glass and mirrors shall be left in spotless unbroken condition. All window glass shall be cleaned inside and out. All labels on glass removed.

e. All work shall be fully guaranteed by the General Contractor for a period of a minimum of one year from the date of the certificate of occupancy. Longer guarantee periods shall be required in the individual sections of this specification. Guarantee shall include both labor and materials.

f. The Contractor shall coordinate his work with others performing related work under separate contracts with the owner. This work shall include but may not be limited to installation telephone, cable and site work.

g. The Contractor shall exercise extreme care to protect existing trees and site

h.The GC is to erect a four foot high wood 2x 4 fence with orange mesh to protect the large maple trees at the front of the site; layout TBD by an arborist hired by the owner.

i. No trucks or equipment are to be stored on the front lawn. j. The job site shall be maintained in a neat and orderly state throughout

k. Entry to the site is to be through the driveway dedicated to the barn.

a. The Contractor shall perform all operations of demolition and removal indicated on the drawings and as may be required by the work. All work shall be done carefully, neatly and in a systematic manner. b. No debris shall be allowed to accumulate on site. The site shall be left broom

clean at completion of demolition. c. No structural elements shall be removed unless portions affected are adequately supported by temporary shoring as required to protect the stability and integrity of the existing structure (See Structural Drawings by others). e. Remove all wiring and plumbing, as required. Removed pipes or lines shall be cut to a point of concealment behind or below finish surfaces, and shall be

properly capped or plugged. f. The Contractor shall provide adequate weather protection for the building and its contents during the course of the work. All openings in any wall or roof shall be protected from all forms of weather or water penetration.

a. Stake out all corners of the structure and establish all elevations to Architect's and Owner's satisfaction. Install batten boards prior to excavation. Prepare construction staging area and parking area. Stake and rope off area of property which is not to be driven on or disturbed as marked by architect and arborist in field at commencement of job. Storage of materials shall be confined to the existing concrete slab, and the gravel driveway and parking area for the barn. b. Extreme care shall be taken to protect all existing trees and tree roots to remain entire progress of work. Erect sturdy barriers around all adjacent trees to insure their protection, TO BE STAKED OUT WITH ARBORIST BEFORE CONSTRUCTION BEGINS.

c.Remove trees and vegetation as shown on the drawings or as required by site conditions. Strip existing topsoil from construction areas and areas to be graded and stockpile for reuse.

d. Excavation for the new foundation for the Kitchen bay window shall be to depths shown on the Structural drawings. Earth removed shall be used for backfill and rough grading work. Assume any rock encountered shall be removed by means other than pneumatic hammer or blasting.

e. Back fill around new foundation. Rough grade as required by site plan. Finish grade using stockpiled topsoil as required by site plan. All EXISTING grades at all locations shall slope be amended to slope away from the house for a minimum of 5 Feet from building. Existing grades are to be adjusted for the new foundation for the Kitchen bay window, TBD with the Architect.

g. Finish grade, reusing existing top soil. Fine grading, seeding and planting by

f. All grading to be accomplished with equal cut and fill. Additional fill if required

h. At the existing building, all grades are to be adjusted to ensure a positive pitch away from the building.

i. On completion of building, all scrap and surplus building material, debris, etc., shall be legally disposed of, off Owner's property, and not buried as fill or burned. Data shown on site plan has been taken from surveys of site made by others. The Architect and Owner cannot guarantee the absolute accuracy of the information

4.CONCRETE (See Structural Drawings by others)

5.MASONRY

b) Front path

a) Terrace Bluestone from the existing Terrace shall be salvaged and reset according to the Paving Plan. The bluestone shall be dry laid over a 6" compacted aggregate base with a four inch sand base that the stones are laid onto; polymeric sand joints are to be tight, 1/2" wide, maximum.

Bluestone from the existing Front Path shall be salvaged and reset according to the Paving Plan, connecting the graveled parking area to the Front Porch. New bluestone required to match existing in color and finish as closely as possible. c) Rear stoops (2)

A new East stoop and a new South stoop to the Kitchen shall be made using bluestone to match the existing color and range of the existing bluestone terrace. See Paving Plan for layout. 6. CARPENTRY

A. STRUCTURAL FRAMING (Structural Drawings by others override this specification)

1. Framing; Douglas Fir, construction grade, stamped by an approved grading association of the West Coast Association, cut from sizes nearest span length, (f=1,500 psi E=1,760,000). Other timber with same performance specification will be acceptable subject to Architect's approval.

2. All nailing shall satisfy FHA minimum standards. 3. Exterior walls shall be framed with 2 x 6's at 16" o.c. typically. Interiorpartitions except as shown in the drawings shall be framed with 2 x 4's at 16" o.c. 4. Cross bridging shall be provided in all floor and roof framing at intervals not

exceeding 8 feet. Use hot-dipped galvanized steel or wood bridging. 5. Where flush framing is indicated, the method of fastening is to be by means of UGrip Joist and beam hangers for 2x10's and up, Type B-28. Wherever required to provide additional strength at connections, use -L-Grip anchors. See Structural plans for specific connection notes.

6. Blocking under all edges of roof and floor sheathing not over framing shall be 7. Where engineered lumber is specified, care should be taken to keep wood

completely dry until space is fully enclosed. All sills to be CCA treated. Sill

insulation to be installed between top of foundation wall and sill. B. SHEATHING, SHINGLES AND TRIM

1. Subflooring: 3/4" tongue and groove plywood, where applicable. 3/4" square-edged plywood may be used if solid 2x4 blocking is provided under edges which do not occur over joists.Glue and nail to joists with 6d coated nails at 8" o.c. and 6" at edges.

2. Roof sheathing: 5/8" CDX plywood 6d nails 6"o.c., no staples. 30 lb. roofing felt underlayment, and Water & Ice Shield at valleys and edges.

3. Wall sheathing: 5/8" CDX plywood 6 d nails 6" o.c. with no staples. Cover all exterior sheathing with two layers of 15 pound building felt or architect approved

4. Plywood floor sheathing shall be laid with the length of sheets perpendicular to joists and end joints staggered. Sub-flooring shall be glued and nailed to joists with 6 d coated nails at 8" o.c. in center and 6" o.c. at edges.

5. Exterior wall shingles are to be 18" by 5/8" butt Eastern white cedar (Thuja occidentalis) Extra A Clear grade, re-squared and rebutted, by Maibec installed with 6 inches to the weather, and pre-stained white, exact color to be selected by Architect and Owner. Submit shingle sample to Architect for approval.

6. All new exterior trim work that is in contact with wet areas, including the screened porch recessed panels, and front porch column bases, shall be made from thermally modified wood, or Architect approved equal.

C. CABINETS AND CLOSETS

1. Shelving: 3/4" thick prefinished natural colored maple 2. Closet hang rods: 1 1/8" diameter heavy-wall chrome plated pipe. 3. New Pantry shelving and Kitchen cabinetry interiors shall be fabricated from pre-finished natural colored maple (no flakeboard, chipboard or furniture core is

4. Guarantee: The Contractor shall provide an unconditional 5-year guarantee for the structural stability of all cabinet work. The guarantee shall cover the operation and sturdiness of all doors, drawers and countertops. Excluded from this guarantee is damage done by the Owner

5. Kitchen, cabinetry, benches and bathroom vanities to be fabricated, coordinated and installed by UCE Fine Builders. UCE to provide shop drawings for all cabinetry and built-ins for the Architect to review.

8. MOISTURE PROTECTION

to finished surfaces after final completion.

A. FLASHING & GUTTERS 1. Copper flashing shall be provided at (but not necessarily be limited to) all roof to wall transitions and chimney and roof valleys for a new cedar shingle roof. 2. All flashing shall be copper.

3. All exposed unsupported edges are to be hemmed. 4. Provide suitable joints and fastenings to allow for thermal expansion anticipated. 5. All metal gutters are to be half round 6" copper, mounted to the edge of the

roofing system (VIF for locations) with 5" downspouts to be installed and connected to new drywell(s) with PVC pipe cleanouts at grade. PVC cleanouts to be black or painted black to blend in with the landscape.

6. C. SEALANT

a. "Mono" Tremco; Fed. Spec. TT-500230, color approved by the architect. All exterior saddles, metal frames, wood door frames between wood and concrete and elsewhere as indicated and/or required, shall be sealed by an experienced applicator. Sealing wherever possible shall be from the outside of the building. Where openings are more than 3/4" in depth, pack first with approved closed cell non-staining neoprene joint filler tucked into within 3/4" of surface, then seal.

b. Pipes penetrating exterior walls to be packed with "Leadwall" to a depth of 3/4" from face to wall and filled with a sealant.

c.All openings through Mechanical Room for pipes, ducts, etc., shall be completely sealed with Tremco Acoustical Sealant, applied in accordance with manufacturer's specifications.

B. GUARANTEE

Upon completion of the work, the Contractor shall furnish the Owner with a five (5) year guarantee for all labor and material against defects in all roofing, flashing

8. ROOF SHINGLES

a. ROOFING:

Roofing Shingles Specification: • Material: Alaskan white cypress (Chamaecyparis nootkatensis), #1 Grade, Blue Label • Shingle Dimensions: 18 inches long, 5/8" butt

• **Installation Exposure**: Installed 5 inches to the weather • Shingle Gap: Maximum 3/8" gap between shingles • Preservative Treatment: Shingles to be pressure-impregnated with Certi-Last

proper placement and minimize damage to the shingles)

wood preservative • Sheathing: Installed over 1" by 4" skip sheathing vented to eave vents and a ridge vent for proper ventilation • Fastening: GC (General Contractor) to hand-nail shingles using stainless steel

Alloy Type 316 nails (to ensure corrosion resistance) • Installation Requirements: o No continuous venting products (e.g., ridge caps with integrated venting) are allowed o No power nailing permitted (all nails must be driven by hand to ensure

Ice and Water Shield:

• Installation of Ice & Water Shield: General Contractor to install Ice & Water **Shield** in all valleys and along roof edges, extending a minimum of **three feet** from the edge of the roof. This is to ensure water resistance and prevent water infiltration in vulnerable areas, especially during freeze-thaw cycles or heavy rain.

Ventilation Requirements:

• Roof Penetrations: All vents penetrating the roof (e.g., plumbing vents, exhaust vents, and ridge vents) shall be **copper** to ensure long-term durability, corrosion resistance, and aesthetic uniformity with the cedar roofing system.

a. Blown in insulation shall be R19 for the walls and R30 for roof (or according to local codes if greater) manufactured by Icynene, or Architect approved equal. b. Install in accordance with the manufacturer's instructions. Take care not to obstruct air flow over insulation in roof.

c. At roof rafters where insulation is installed, apply Styrofoam chutes to hold insulation slightly away from underside of roof sheathing allowing air to flow from eave to attic space.

a. Fiberglass batt insulation shall be R19 for the walls and R30 for roof (or according to local codes if greater) manufactured by Owens Corning, or Architect approved equal. Vapor barrier shall face interior warm side of the construction. b. Install in accordance with the manufacturer's instructions. Take care to install fiberglass insulation at ends of roof and floor joist spaces adjacent to exterior walls. Take care not to obstruct airflow over insulation in roof.

d. At roof rafters where insulation is installed, apply Styrofoam chutes to hold on slightly away from underside of roof sheathing allowing air to flow from eave to attic space and at cathedral ceilings.

10. WINDOWS, DOORS

A. WINDOWS

1. Windows shall be manufactured by "Marvin" with insulated glass and 5/8" simulated divided lights w/ metal spacer bar. See drawings for window types. All windows to be mahogany and pre-primed white, finish exterior color to be selected by Architect. All new double hung windows to include pre-primed wood framed screens with

bronze mesh screening 2. Hardware to be Stone River Bronze unless otherwise noted. All operable windows to have full wood screens at the (interior) for casements to match painted woodwork at the interior, unless otherwise noted.

3. Exterior window trim to match exactly the scale and dimensions of existing windows; interior casings to be 5 inch wide flat stock with a one inch back band and painted.

4. Salvaged windows at the Living Room and the Guest Bedroom are to be restored (by GC or by others, TBD) with their installation coordinated by the GC. 1) Salvaged windows to have new exterior wood storm windows custom made by others, and installed by the GC.

4. B. GLASS

1. All glazing shall be double insulating type glass, except for new storm windows for 6 existing windows that are to remain, unless otherwise noted. 2. All glass within 18" of floor, stair treads, and in doors shall be tempered, as required by code. B. DOORS

All interior doors are to be salvaged from the existing building and reinstalled, VIF. See Door Schedule.

Any new interior and exterior doors are to be by Upstate Door, or Architect approved equal. Contact info:

Nick Phillippi 26 Industrial Street Warsaw, NY 14569 P (800) 570-8283/ (585) 786-3880 x 130 F (585) 786-3888

www.upstatedoor.com 1. Exterior glazed doors shall be 1 3/4" thick African mahogany, Exterior grade doors, glazed with tempered glass, and pre-primed interior and exterior. Front door is to be 2" thick (VIF), custom made by Upstate Door or architect approved

2.Exterior doors shall be constructed using exterior grade glue. 3. New interior doors where required shall be 1 1/2" thick by heights and

widths as shown in the drawings, with details to match existing salvaged doors, as per the Door Schedule. New doors to match salvaged doors in details and materials, when possible, TBD. 4. Provide removable wood framed screen doors, 1 1/8" thick to match exterior glazed doors at all exterior door locations, including the front door, with bronze mesh screening.

5. Restore removable porch storm panels as needed, VIF; new storm panels to be made if needed, TBD. 6. Exterior entrance locksets keyed alike: for all doors from exterior to interior.

D. SADDLES

Saddle: All wood to wood transitions at interior locations will be flush with no saddles. At ALL exterior door openings, saddles are to be 3 inch New York State bluestone, or mahogany or Architect approved equal. No aluminum saddles are to be used.

E. DOOR HARDWARE 1. New exterior door hardware is to be Stone River Bronze, style to be selected by architect. Submit sample for architect's approval. Finish on all new interior and exterior hardware to be oil rubbed bronze, except where noted. 2. All existing interior door hardware is to be salvaged, and restored by Al Bar Wilmette, and reinstalled. Front door hardware is to be salvaged, and restored by Al

Bar Wilmette, and reinstalled: Al Bar Wilmette Platers 127 Green Bay Road Wilmette, IL 60091 Contact: Greg Bettenhauser email:info@albarwilmette.com

Phone: 866-823-8404 New interior door hardware, where required, to match existing as closely as possible.

F. MIRRORS

1. Mirrors shall be 1/4" thick glazing quality polished plate glass with backs heavily electroplated with copper and given a prime coat of mirror backing paint. Mirror pieces shall have square edges ground smooth and polished. 2. Mirrors shall be supported with mastic. No "J" moldings will be permitted. 3. Mirrors shall be guaranteed against silver spoilage for a period of five years from

H. GUARANTEES

the date of Certificate of Occupancy.

1. All insulating glass units shall be warranty guaranteed not to develop material obstruction of vision due to dust film or vapor condensation on the inner glass surfaces caused by failure of seal, other than through glass breakage, within a period of ten years from the date of the Certificate of Occupancy (or project completion). All glass broken prior to issuance of final completion, regardless of the cause of breakage, shall be replaced by Contractor without additional cost to the Owner. Glass replacement under 10 year warranty shall include furnishing of replacement glass at no cost to owner.

2. All doors shall be guaranteed against warping or delamination for a period of one year from the date of the Certificate of Occupancy.

a. Gypsum board: Drywall products shall be manufactured by U.S. Gypsum Co., or

1) Typical walls and ceilings throughout: 5/8" sheet rock, tapered edges. 2) Walls of wet areas, 5/8" W/R Gypsum panels, tapered edges. b. Metal Accessories: Corner Bead: #103 Dur-A-Bead; Casing Bead: U.S.G. #200B metal trim; screws; Tape and Compound: Perf-A-Tape Joint System consisting of Perf-A-Tape Reinforcement and Perf-A-Tape Compound. At edges f all exposed sheet rock, use #200B metal trim. Plastic Corner bead not acceptable. c. Reference Standard: Gypsum Drywall Construction Handbook, 4th edition.

d. Installation: 1. Drywall construction shall not be started until building has dried out sufficiently so that gypsum board and accessories will not be adversely affected by moisture.

2. During installation of gypsum wall board and joint compounds, the building temperature shall be maintained above 50 F. 3. Furring, if not true to line and plane and if incorrectly spaced must be corrected. 4. All ends and edges of all gypsum wallboard shall occur over nailing members. To minimize end joints, use wallboards of maximum practical lengths. Boards shall be brought into contact, but shall not be forced into place. Where ends of edges abut, they shall be neatly fitted. Stagger end joints at ceilings. Boards shall run vertically on all walls and shall be full

5. Corner beads shall be one-piece for full height corner on all corners, according to manufacturer's specifications. All metal trim accessories shall be screwed or nailed in place, no crimping permitted.

6. All cuts shall be made neatly, either with a saw with face-up or by cutting the face paper, snapping core on support at the line and snapping back after cutting back paper with a knife. All cut-outs for electric switch boxes, outlets, pipes, ductwork, grilles, etc., shall be made only with a drill, keyhole saw or specific tools designed for such purpose and shall fit 7. All drywall shall be screwed to wood framing and furring using materials

and spacing as specified by U.S.G. for each application. 8. All joints and corners shall receive 3-coat compound treatment with tape at joints and metal beads at corners and points where sheet rock meets dissimilar materials and is not covered by moldings. 9.Last coat of compound shall be thinned to ensure smooth surface so there is no change in texture between paper face and joints.

12. FLOORING

All existing interior flooring at the first and second floors is to remain. Patch and repair as needed, VIF. All floorboards to be checked for stability and repaired as needed. a. Finishing: Wood floors to be evaluated as to the best refinishing treatment, based on their age and condition.

13. CERAMIC TILE

Architect to select and GC to install tile, as shown in the drawings. All showers and tub locations to be tiled to the ceiling. Architect to select and GC to install tile and stone.

14. INTERIOR WALLS AND CEILINGS

Living Room ceiling: The new steel beam shall be trimmed out with simple flat stock wood trim with a

reveal at the vertical side boards. Trim to be installed over fireproofing surrounding the beam, as required by state and local codes (See Structural Drawings). Once the beam is installed and the floor leveled, a determination will be made how to finish the Living Room ceiling. It is expected that the deepest original timber beams will be left exposed; smaller beams will be covered over and finished in

V-groove 1 x 6 T&G

paneling, by Windsor One, or architect approved equal, TBD.

The ceiling at the first floor shall be repaired as needed in the Guest

Bedroom/Dining/Kitchen areas. **Picture molding:** At the first floor, there will be a one inch picture molding at all wall to ceiling junctures, in the Living Room, Guest Room, over the existing Kitchen cabinetry and at the new refrigerator and Pantry built-ins. Baseboards: Baseboards throughout the first and second floor rooms shall be 1 by

6 inches with a 1 inch cap. Cased Openings and Window Trim: All cased openings and window trim shall be 5 inch flat stock with a one inch back band, with a 1 ½ inch thick window sill. Window stool to be 4 inches high.

Mechanical Room: New walls and the ceiling at the cellar Mechanical Room shall be 5/8 " sheetrock fire rated to meet state and local fire code requirements. **Molding Selections:**

Exact selections will be described in a separate document with Fixtures and Finishes selections.

15. EXTERIOR TRIM

All exterior trim to be 5 inch wide flat stock to trim windows and doors and with a copper flashed cap at each window and door opening; repair and modify all existing soffits and square ends to accept new 6

inch copper gutters. All windowsills to be two inches thick.

16. PAINT a.Material: All paint to be Benjamin Moore Custom Colors. Assume 12 colors. b. Application: Exterior - All existing wood trim to be painted with two coats of oil based finish paint, one coat primer. All interior wood trim to have three coats of oil based paint over one coat of primer. All GWB to have two coats of Latex paint

and one coat primer. c.Contractor to provide 4 Ft. x 4 Ft. color samples for owner and architect's approval for each paint color selected. 12 samples to be supplied at no extra cost.

d.Ceilings to be flat. Trim shall be Impervo Satin

B.SANITARY DRAINAGE SYSTEM

Walls shall be flat. 17.PLUMBING

A.SCOPE OF WORK Include all labor, materials and equipment, etc., necessary to provide a completely new plumbing system as indicated; soil, waste, vent, hot and cold water piping, and to connect to the existing town water and to the existing on-site septic system. All plumbing to comply with state codes and as required by the town.

1.A complete sanitary drainage system shall be installed for all fixtures consisting of waste and vent lines, with connections to all fixtures shown or specified, and to connect to existing septic system. All materials used are to meet state codes. 2. Waste and vent piping shall be DWV copper for all pipes sizes 1 1/2" and below. All soil piping 2" and over shall be heavy cast iron for connection with existing waste line. No HUB cast iron pipe may be used. 3.Lead soil connections to water closets shall weigh 8 pounds per foot. Connections between iron and copper and lead pipes shall be made with brass ferrules and wiped joints. Branches shall be carried in iron as close to fixtures as

4. Traps shall be placed where necessary and in accordance with state and local

5.Cleanouts shall be provided at connections to horizontal drain in accessible positions and as called for by local and state codes.

6. Waste lines shall drain to a house drain. 7. In general, all fixtures shall be vented into vertical risers. Horizontal lines to vent pipes shall drain to fixtures, to above traps and shall pitch not less than 1/4" per

foot. Sizes of vent branches to fixtures shall be as required by state and local codes.

C. WATER SUPPLY

Domestic water piping shall be type "L" hard copper tubing with wrought sweat fitted joints and shall be extended to new fixtures as required by the installation. Minimum pipe size for fixture supply shall be 3/4". All exposed piping shall be chrome plated.

D.AIR CHAMBERS

All branches at fixtures shall be provided with air chambers 18" long, of full size of each supply pipe E.INSULATION

All hot and cold water piping shall be insulated with 1" thick sectional fiberglass

insulation minimum 3.25#/ cu. ft. density with standard vapor barrier jacket,

banded or approved alternate.

F.WORKMANSHIP All work herein specified or required shall be of the best quality, and installed by skilled mechanics. All piping shall be properly supported and secured to prevent movement and/or vibration. Piping shall be pitched to drain and provided with drain valves. It is mandatory that all supply and waste systems shall be absolutely quiet in operation; provide insulation fittings and insulation supports as required; water pipes shall be oversized. No plumbing lines shall be located in exterior

walls. Provide 4 freeze proof hose bibs at locations to be VIF.

G.TESTS The entire sanitary system and drainage system shall be tested by the plumbing contractor in the presence of and to the satisfaction of the inspector of the department of jurisdiction, in compliance with the regulations of the said department. The entire water system shall be tested by hydrostatic pressure of 100 pounds per square inch at the lowest point of the system and there shall be no leak for 4 consecutive hours.

H.PLUMBING FIXTURES

All bathroom fixtures by to be selected by owner and architect, and purchased by the GC.

SUMP PUMP/CELLAR DRAINAGE SYSTEM

As part of the project, existing sump pump and French drain system to be evaluated and upgraded as necessary. All exterior piping for this system is to be replaced and buried below grade to connect to a new drywell, location and sizing TBD.

I.DRAINAGE DOWN SYSTEM

1.All water lines shall be laid out so as to permit complete drainage of water lines at one (1) or no more than two (2) locations in basement area.

2. Contractor shall submit proposed drainage system for Architect's approval before

Prior to final acceptance, Contractor shall perform a water pressure test with various faucets open, to determine that adequate pressure and flow exists to all

18.HEATING/AIR CONDITIONING (By Perotti Brothers)

GC to provide a completely new HVAC system in both existing and new construction. Drawings to be provided by Perotti Brothers.

All work, equipment and materials under this section shall meet the approval of all State and Local Officials having jurisdiction and shall comply strictly with all applicable codes. Requirements of the above shall take precedence over plans and specifications. All necessary permits shall be obtained by this Contractor at his own expense.

1. All equipment and materials shall be new and of the first quality suitable for the purpose intended and conditions encountered 2. All work shall be performed in a neat and workmanlike manner with due regard for good practice and best finished appearance. 3. Any unsatisfactory work, equipment or materials as determined by the Architect, shall be corrected or replaced at once without cost to Owner.

The subcontractor whose bid is selected for this work shall base his bid on the completed drawings of the Mechanical Engineer. Said layout, when approved, to

all equipment, materials and labor necessary to provide and install a complete

It is the intent and purpose of these plans and specifications to cover and include

1)Zone 1: First Floor

3)Second Floor. The system is based on maintaining the interior spaces at 78 F when the outside temperature is 95 F dry bulb and 75 F wet bulb in the summer. Work also includes locating new equipment at the west side of the house, location

INTENT: The intent of the specification is to provide for a complete apparatus in every respect and to cover all necessary materials and labor whether specifically mentioned or not. The entire system, including design, equipment, duct work, etc.,is to conform to the latest code of the National Warm Air Heating and Air Conditioning Association. All work must conform to local building and fire laws

K. BALANCING OF SYSTEMS

This Contractor shall provide for sufficient time and instruction to balance the air the Mechanical Engineer and Owner.

L.INSTRUCTIONS

Contractor shall furnish to the Owner, an instruction book in a folder covering all phases of the operation of the equipment and accessories furnished. Contractor shall also give the Owner verbal instructions on the operation and adjustment of the various types of equipment.

M.GUARANTEE

1. Contractor shall guarantee all work performed and all equipment furnished for one year from date of letter of completion from the Town of Lakeville. 2. In addition to the above, Contractor shall obtain and submit to the Owner, a

1.All wiring for lighting. 2. Circuits and connections to all equipment and appliances. 3.Low voltage control wiring for HVAC system

B.MATERIALS

2. Service shall be of sufficient size to handle maximum anticipated loads. 3. Wiring for new electric service shall be copper. 4.All receptacles and switches shall be white. 5.All switches and receptacles to be Leviton Decora or Lutron Nova, color to be selected by architect. Cabinets and undercounter lights @ the kitchen and all shall be separately switchable.

C.GUARANTEE

D.PREWIRE APPROVAL

Prior to any wiring set all boxes for all devices including lighting switches, convenience outlets, lighting fixtures for Owner and Architect's approval. All electrical boxes shall be set so that no cover plates shall touch or interfere with any wood trim, door casings, and baseboards except as indicated on drawings. All ceiling boxes for lighting fixtures shall be metal. Boxes in ceilings shall be capable of supporting a 50 lb. lighting fixture.

G.C. is to notify the Architect 4 weeks prior to date when fixtures are needed on

23.KITCHEN APPLIANCES

END

proceeding. Contractor to provide connection to the existing town sewer system.

J.WATER PRESSURE TEST

19.A. GENERAL

B.MATERIALS AND WORKMANSHIP

4. Every part of the HVAC System shall be tested and left in proper working order.

C.WORK INCLUDED

represent the basis upon which contract is awarded. SCOPE OF WORK:

system of an air conditioning and heating system for the entire house, as specified by the HVAC contractor, with three zones:

2)Zone 2: Guest Bedroom and Bath

and certificate of Fire Underwriter must be furnished.

systems to all CFM quantities required to operate the barn to the satisfaction of

written full ten (10) year manufacturer's warranty on all refrigerant compressors.

A.SCOPE OF WORK: Provide complete electrical system to code as called for in the drawings and including:

4. Relocation of electric service, as required.

1.All Class I, N.E.M.A. - approved and in accordance with local codes.

For one (1) year against all faulty workmanship and materials.

E.LIGHT FIXTURES Light fixtures are to be selected by the owner and purchased by the G.C.

21.AUDIO, COMPUTER, ALARM, SATELLITE NETWORK Audio, computer, alarm and satellite network to be installed and coordinated by G.C. 22.STRUCTURAL

(See Structural Drawings by others)

(All appliances to be selected by owner and purchased by GC)

Seal & Signature | Date 1-15-25 Project No.: Drawing:ASP @ BSC <u>Checked by: KW</u>

No. | Date |

PROJECT:

Dwg. Title

Revision

EASTON

RESIDENCE -

MAIN HOUSE

104 Interlaken Rd.

Lakeville, CT 06039

SPECS

GENERAL NOTES

KEVIN WOLFE ARCHITECT, PC

337 Kenmore Road, Douglas Manor, NY

Tel: 516.732.6961

Dwg. No.

