

67.32EXISTING ELEVATION

TREE

○ DRAINAGE INLET

⚡ LIGHT POLE

⚡ HYDRANT

CONCRETE RET'N WALL

BUILDING

CONCRETE CURB

TC TOP CURB

BC BOTTOM CURB

TW TOP WALL

BW BOTTOM WALL

DROP CURB

UTILITY POLE

LIGHT

⚡ HYDRANT

LIGHT POLE

WATER VALVE

TRAFFIC SIGN

GAS VALVE

DRAINAGE INLET

CB CATCH BASIN

⊙ SEWER MANHOLE

⊙ ELECTRICAL MANHOLE

⊙ WATER MANHOLE

—W— WATER MAIN

—S— SEWER

—E—E— ELECTRIC LINE

—G—G— GAS LINE

— OVER HEAD WIRES

—(C.L.F.)

TC TOP OF CURB

BC BOTTOM OF CURB

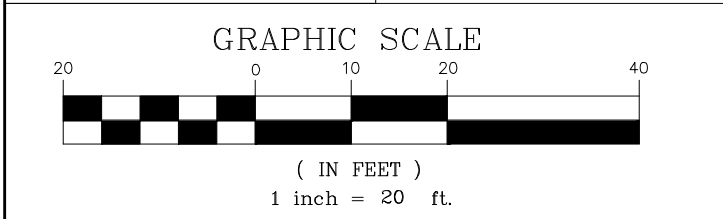
TW TOP OF WALL

BW BOTTOM OF WALL

LEGAL GRADE

(W.I.F.)

UMH= UTILITY MANHOLE



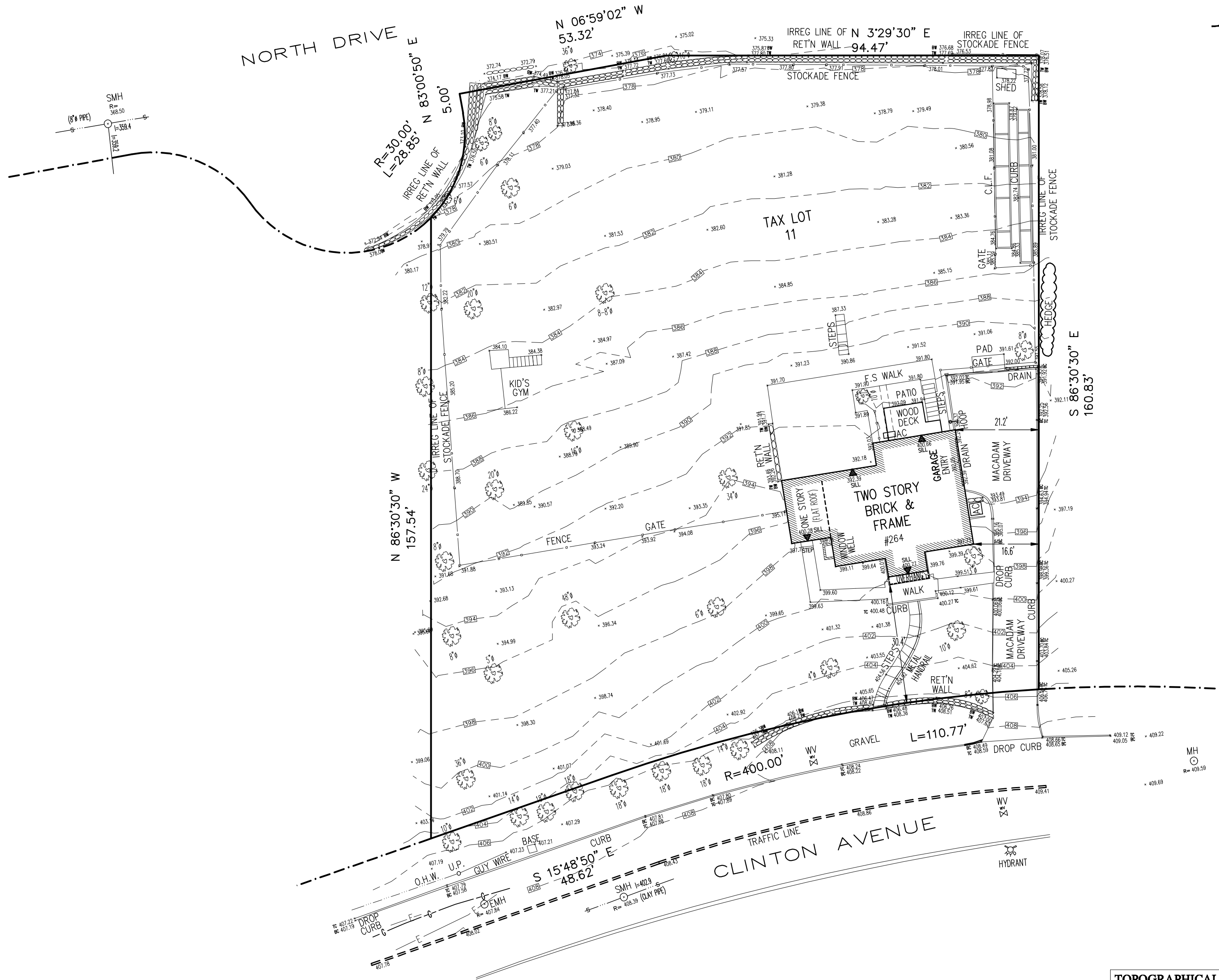
| | REVISIONS | |
|------|-----------|----|
| DATE | DESC. | BY |
| | | |
| | | |

1. ELEVATIONS SHOWN HEREON REFER TO NAVD88 VERTICAL DATUM.
2. THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUBSTRUCTURES IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS.
3. ONE SEWER MANHOLE FOUND IN THE ROADWAY.
4. GAS AND ELECTRIC INFORMATION SHOWN HEREON TAKEN FROM THE FIELD MARKINGS
5. CONSULT THE APPROPRIATE UTILITY COMPANY PRIOR TO DESIGNING IMPROVEMENTS.

6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

7. CODE 753 (UTILITY MARKINGS), NO UTILITY MARKINGS WERE FOUND ON THE DAY OF FIELD TRIP.

CALL BEFORE YOU DIG:
PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION CALL 1800-272-4480.



Summit Land Surveying P.C.
21 Drake Lane
White Plains NY 10607
Tel. 9146297758

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.

Rakesh R. Behal, L.S. New York State License Number 090666.

Rakesh R. Behal, L.S. New York State License Number 0506666.

**TOPOGRAPHICAL SURVEY OF
TAX LOT 11 IN BLOCK 142, SECTION 3.160
AS SHOWN ON THE OFFICIAL TAX MAPS OF
VILLAGE OF DOBBS FERRY
LOCATED AT
VILLAGE OF DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER COUNTY NEW YORK.**

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| Lot Area =±26,521 sq. ft. ±0.61 acres | PARCEL I.D. 3.160-142-11 (264 CLINTON AVENUE) |
| UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS VIOLATION OF 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL NOT BE CONSIDERED TO BE A TRUE AND VALID COPY. | DATE: 04-18-2020. |
| BELOW SURFACE ENCROACHMENTS ARE NOT SHOWN. THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED. | SCALE: 1"= 20.0' Measurement in U.S. Standard. |
| A TITLE REPORT OF THE SUBJECT PROPERTY WAS NOT PROVIDED, A DEED OF THE SUBJECT PROPERTY WAS NOT PROVIDED. | JOB NUMBER WCRO4489-264 CLINTON(TOPO). |
| Certifications indicated are limited only to the person for whom this survey was prepared and on his or her behalf to the title company, governmental agency and lending institution for the title number listed hereon. The certifications are not transferable. | COPYRIGHT ©2020 SUMMIT LAND SURVEYING P.C. |
| Not for Title Transfer. | |

DRYWELL CALCULATIONS
PER WESTCHESTER DEPARTMENT OF HEALTH
BEST PRACTICES GUIDELINES:

TOTAL PROPOSED IMPERVIOUS AREA 2,380 SF

HOUSE ADDITION 540 SF
POOL SURROUND AND WALLS 1,432 SF
DECK 302 SF
PATIO ADDITION AND STEPS 106 SF

100YR STORM = 9" (.75 ft) OF RAINFALL PER SF
Undeveloped SCS 70 = runoff depth of 5.33"
Developed SCS 98 = runoff depth of 8.76"
8.76 - 5.33 = 3.43" (0.29 ft)
0.29 ft x 2,380 SF = 690 CF

690 CF CAPACITY DRYWELL REQUIRED

Percolation Rate Calculations
Area of Percolation
 $A_c = \pi D_h A_v = 3.14(1ft) \times 8.5 \text{ in}/12\text{in}/ft = 2.23 \text{ sf}$
 $A_b = 3.14(2' - 3.14(5'2'') = 785 \text{ sf}$
 $A_p = A_c + A_b = 2.23 + 0.785 = 3.01 \text{ sf}$

24 Hour Volume of Percolation
 $V_p = 0.785 \text{ SF} \times 1" / 12\text{in}/ft = 0.065 \text{ cf}$
 $S_r = 0.065 / 3.01 \text{ SF} / 28\text{min} = 0.00077$
 $0.00077 \times 60\text{min} \times 24 \text{ hr} = 1.11 \text{ cf}/\text{sf}/\text{day}$

Soil Percolation Rate
 $S_r = 1.11 - 25\% \text{ (clogging factor)}$
 $S_r = 1.11 - 0.28 = 0.83 \text{ cf}/\text{sf}/\text{day}$

24 Hour Volume per Drywell
 $V_p = 79.26 \text{ cf}$
 $V_p = 7.0 \text{ ft} \times 4.33 \text{ ft} \times 0.83 = 25.16 \text{ cf}/\text{chamber}$
 $V_t = 79.26 \text{ cf} + 25.16 \text{ cf} = 104.4 \text{ cf}/\text{chamber}$
690 CF CAPACITY REQUIRED
(6) 330XL CULTEC TANK REQUIRED
SURROUNDED BY 10 YARDS MIN OF DRAINAGE GRAVEL
270 cf of gravel x 40% voids = 108 cf
(6)104.4 = 626 cf of chambers + 108 cf = 734cf capacity

EXISTING SITE DRAINAGE:
EXISTING SITE DRAINAGE HAS BEEN OBSERVED
AND IS FUNCTIONING AS INTENDED AND WILL
NOT POSE ANY CONFLICT WITH THE PROPOSED
STORM WATER MANAGEMENT SYSTEM

STORMWATER RETENTION SYSTEM NOTES:

The area of the proposed infiltration system shall
be protected from compaction throughout
construction.

The infiltration system is not to be connected
until all construction is complete and the site is
stabilized.

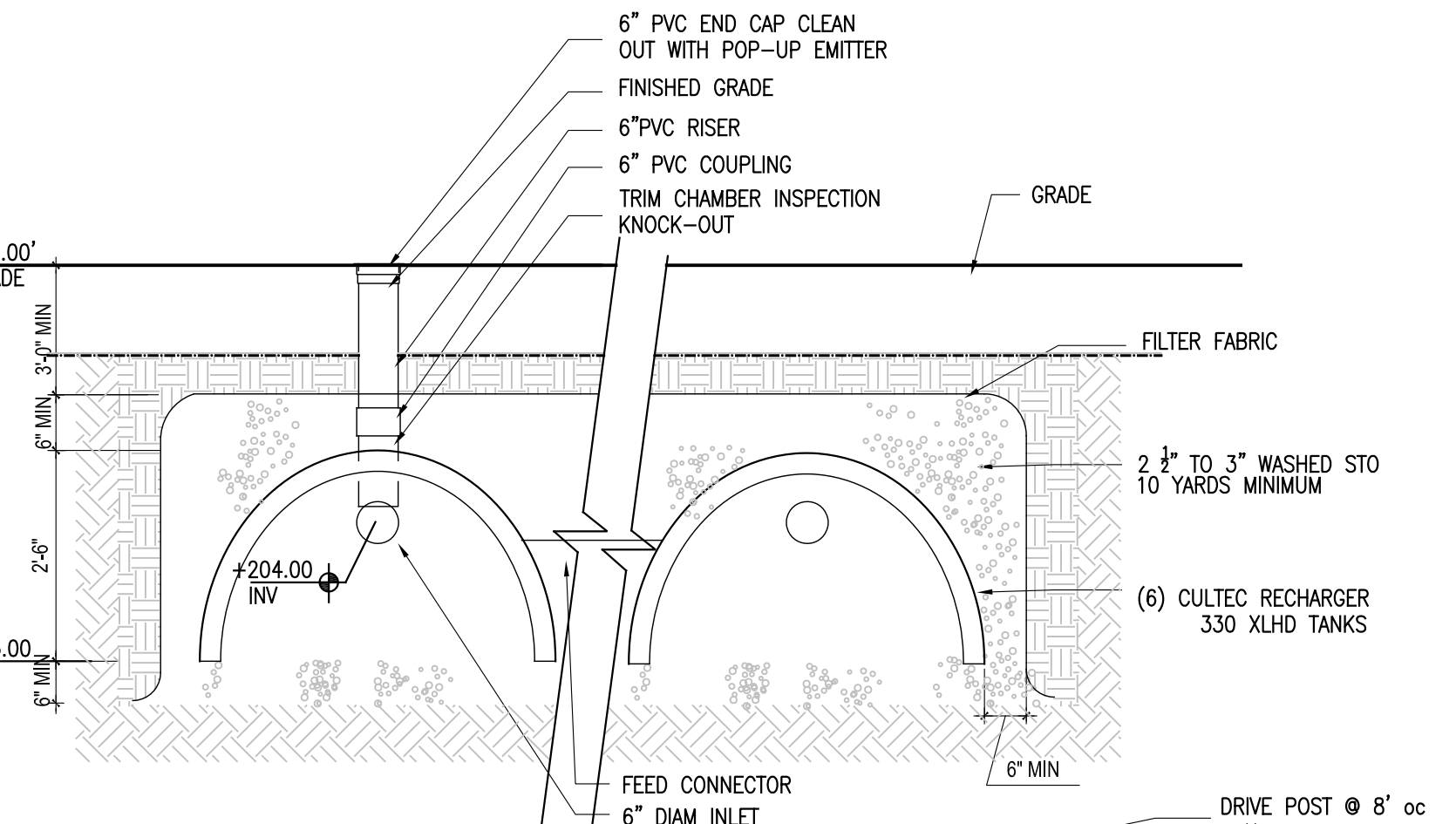
The storm water management system shall be
inspected periodically
and shall be maintained in working order per the
Westchester Department of Health requirements.

Utility locations shall be verified prior to
excavation. Code 753 shall be performed prior to
excavation.

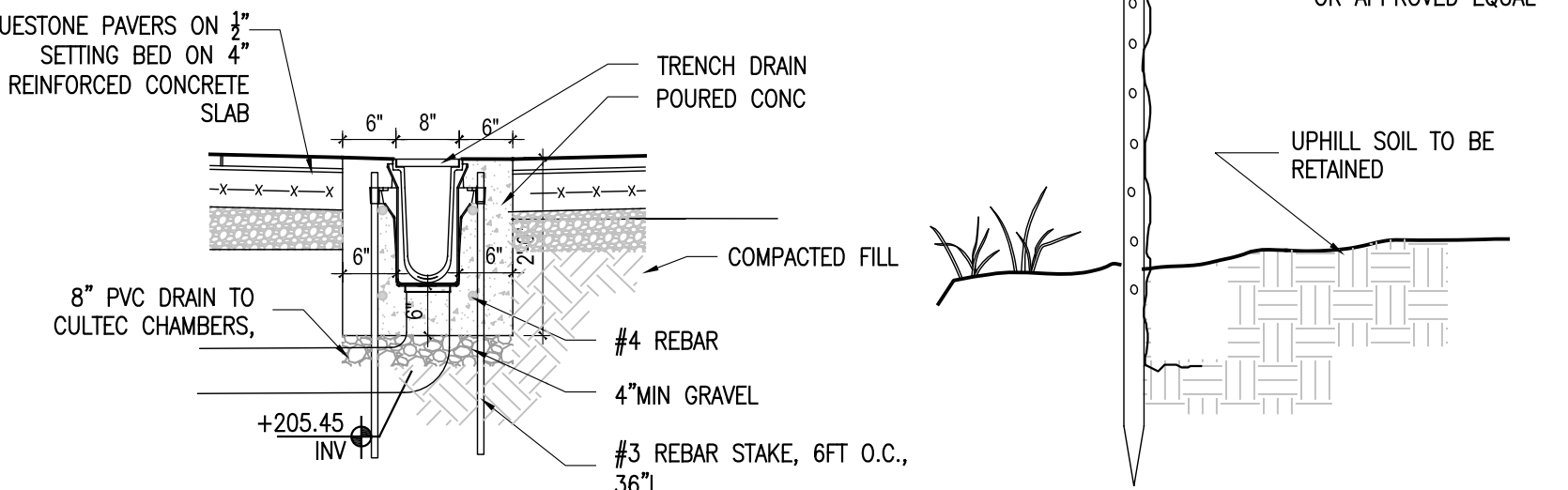
All excavations shall comply with OSHA regulation
1926.650 with regard to excavations over 4 feet.

The grades should pitch away from the building
but not cause any deleterious ponding on this
property or adjacent property. Any ponding shall
be corrected.

* SCS values per TR55 Table 2.1

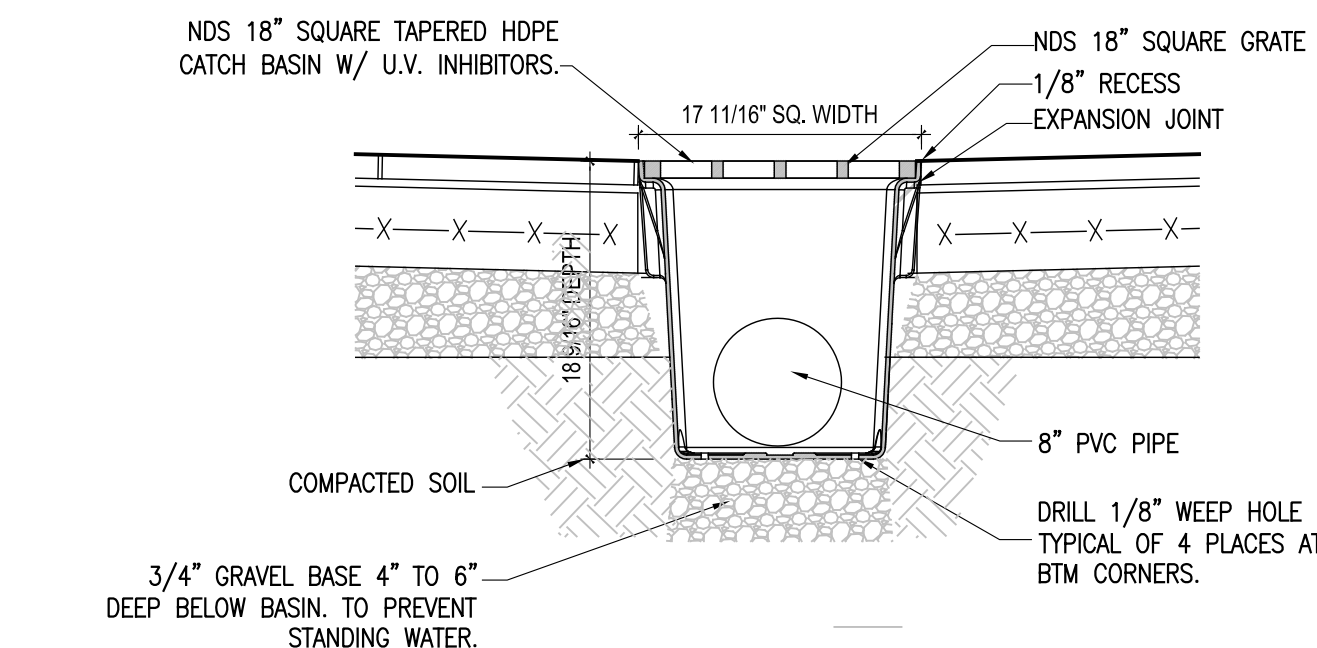


2 SECTION DETAIL AT INFILTRATORS
1/2" = 1'-0"

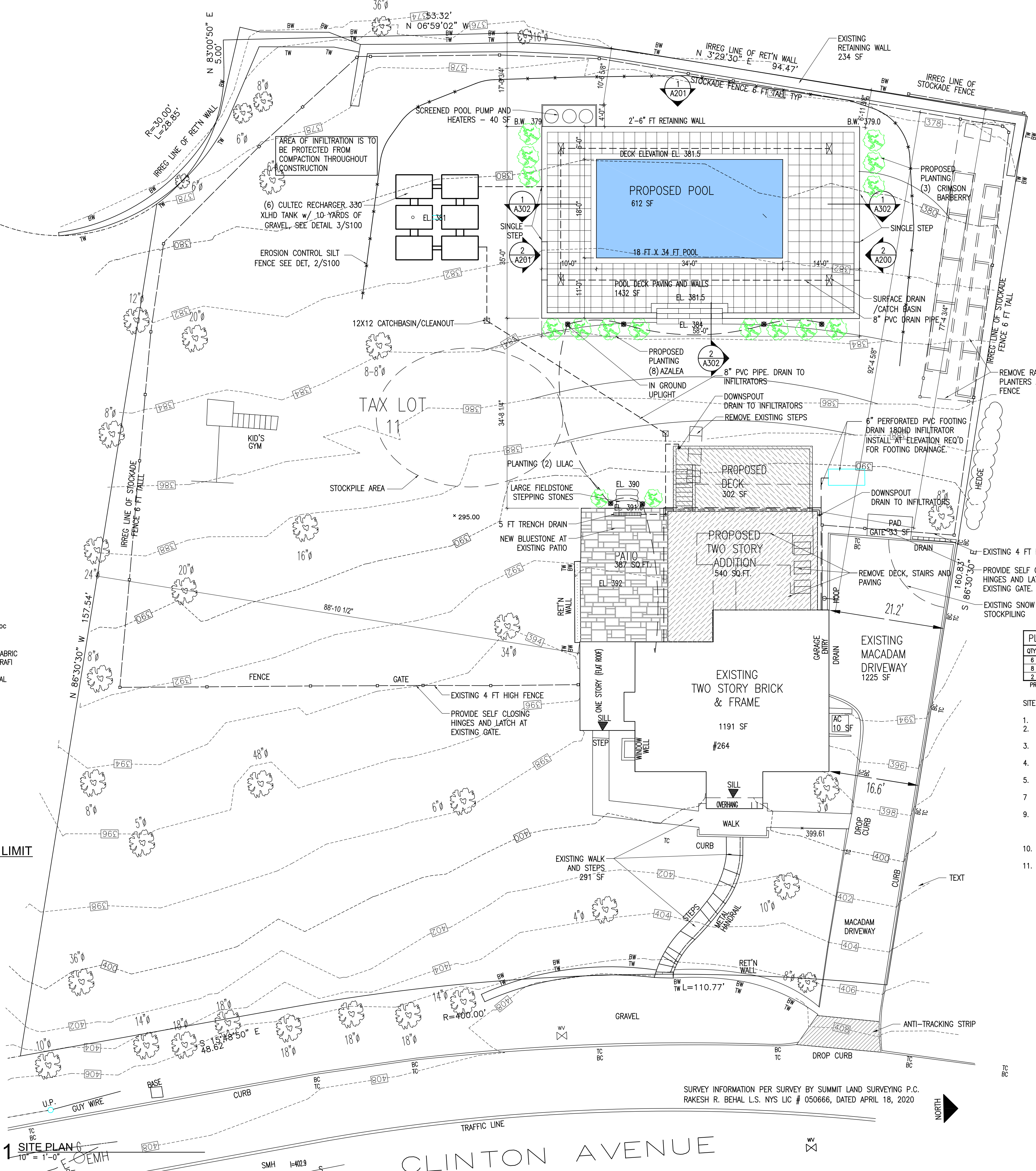


3 SECTION DETAIL AT TRENCH DRAIN
1/2" = 1'-0"

4 SILT FENCE CONSTRUCTION LIMIT
NTS



5 CATCH BASIN DETAIL
1" = 1'-0"



| ZONING CALCULATIONS | | |
|-----------------------------------------|------------------------------------------|--------------|
| 264 CLINTON AVENUE, DOBBS FERRY, NY | | |
| SECTION/BLOCK/LOT NUMBER - 3.160/142/11 | | |
| ZONING DISTRICT | OF-3 | |
| LOT AREA | 26,522 SF | |
| EXISTING OCCUPANCY | SINGLE FAMILY | |
| PROPOSED OCCUPANCY | SINGLE FAMILY | |
| REQUIRED MINIMUM SIDEYARD SETBACKS | 15 FT ONE | 40 FT TWO |
| EXISTING SIDE YARD SETBACKS | 16.6 FT ONE | 105.5 FT TWO |
| PROPOSED SIDE YARD SETBACKS | NO CHANGE | NO CHANGE |
| REQUIRED FRONT YARD SETBACK | 30.0 FT | |
| EXISTING FRONT YARD SETBACKS | 30.4 FT | |
| PROPOSED FRONT YARD SETBACKS | NO CHANGE | |
| REQUIRED REAR YARD SETBACK | 25.0 FT | |
| EXISTING REAR YARD SETBACK | 92.4 FT | |
| PROPOSED REAR YARD SETBACK | 77.40 FT | |
| MAXIMUM BUILDING HEIGHT PERMITTED | 35.0 FT | 2.5 STORIES |
| EXISTING BUILDING HEIGHT | 24.9 FT | 2.5 STORIES |
| PROPOSED BUILDING HEIGHT | 24.9 FT (TO MATCH EXISTING BLDG HEIGHT) | |
| MAXIMUM BLDG COVERAGE PERMITTED | 20% OR 5,304 SQ.FT. | |
| EXISTING BUILDING COVERAGE | 1191 SQ.FT. OR 4.5 % | |
| PROPOSED + EXISTING BUILDING COVERAGE | 1191 + 540 = 1,730 SQ.FT. OR 6.5% | |
| EXISTING IMPERVIOUS COVERAGE | 3,389 SQ.FT. | |
| PROPOSED + EXISTING IMPERVIOUS COVERAGE | 3,389 + 2,926 = 6,315 SQ.FT OR 23.8 % | |
| MAXIMUM IMPERVIOUS COVERAGE PERMITTED | 40% OR 10,609 SQ.FT. | |

NOTE:
ALL EXTERIOR DOORS WITHIN
FENCED AREA RE TO BE
ALARMED AS REQUIRED FOR
POOL ACCESS.

AREA OF DISTURBANCE
APPROX. 8,000 SF

APPROXIMATELY 90 YDS OF
FILL TO BE REMOVED FROM
SITE

EXTERIOR LIGHTING TO
COMPLY WITH VILLAGE CODE
SECTION 300-41

DRAWING INDEX:
S100 SITE PLAN ZONING CALCULATIONS
SP100 SPECIFICATIONS
SP101 SPECIFICATIONS
SP200 SCHEDULES
D100 DEMOLITION FLOOR PLANS
A100 CONSTRUCTION PLANS
ST100 STRUCTURAL PLANS
ME100 MECHANICAL/ELEC PLANS
A200 EXTERIOR ELEVATIONS
A300 EXTERIOR ELEVATIONS
A301 BUILDING SECTION
A302 POOL SECTION
A400 INTERIOR ELEVATIONS

| PLANTING SCHEDULE | | | |
|-------------------|-------------------------------|--------|-----------------------|
| QTY | TYPE | SIZE | REMARKS |
| 3 | GAL. CRIMSON PYRAMID BARBERRY | 3 GAL. | SEE PLAN FOR LOCATION |
| 8 | AUTUMN EMBERS AZALEA | 3 GAL. | SEE PLAN FOR LOCATION |
| 2 | BLOOMERANG LILAC | 3 GAL. | SEE PLAN FOR LOCATION |

PROVIDE PLANTING SOIL AND FERTILIZER AS RECOMMENDED BY NURSERY.

SITE PLAN NOTES:

- NO ROCK BLASTING IS REQUIRED
- THE TOWN ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SITUATION AND EROSION OF DISTURBED SOILS.
- AS BUILT PLANS OF THE PROPOSED DRIVEWAY AND DRAINAGE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
- FILL MATERIAL IMPORTED TO THE SITE SHALL BE CERTIFIED IN WRITING BY A NEW YORK LICENSED ENGINEER AS CLEAN, NON-CONTAMINATED FILL, SUITABLE FOR THE INTENDED USE.
- AS BUILT DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY
- ALL UNDERGROUND UTILITY LINES ARE TO BE MARKED PRIOR TO START OF CONSTRUCTION. WATER AND GAS LINES ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION
- THERE IS TO BE NO INCREASED RUNOFF TO ADJACENT PROPERTIES AS A RESULT OF THE PROPOSED WORK. ALL RE-GRADING SHALL INSURE THAT RUNOFF TO ADJACENT PROPERTIES IS NOT INCREASED OR ALTERED FROM EXISTING CONDITIONS. ANY NATURAL RUNOFF OF SITE SHALL NOT BE INCREASED OR CREATE ON SITE PONDING.
- THE PROPOSED INFILTRATION SYSTEM SHALL NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPLETED AND THE CONTRIBUTING AREA IS STABILIZED
- APPROXIMATELY 50 YARDS OF CUT MATERIAL IS TO BE EXPORTED FROM SITE.

INFILTRATION ACCESS PORTS ARE TO
BE SHOWN ON THE AS-BUILT

CONSTRUCTION SEQUENCE:

- INSTALLATION OF EROSION CONTROLS
- SITE CLEARING/ DEMOLITION
- EXCAVATION
- ADDITION CONSTRUCTION
- SITING - INSTALLATION OF INFILTRATION SYSTEM
- REMOVAL OF EROSION CONTROLS
- FINAL GRADING, PLANTING

THE GENERAL CONTRACTOR SHALL NOTIFY THE BUILDING DEPARTMENT AT LEAST 48 HOURS BEFORE ANY OF THE FOLLOWING SO THAT INSPECTIONS MAY BE PERFORMED

- START OF CONSTRUCTION
- INSTALLMENT OF SEDIMENT AND EROSION CONTROL
- COMPLETION OF SITE CLEARING
- COMPLETION OF ROUGH GRADING
- INSTALLATION OF SMP'S
- COMPLETION OF FINAL GRADING AND STABILIZATION OF DISTURBED AREAS.
- CLOSURE OF CONSTRUCTION
- COMPLETION OF FINAL LANDSCAPING

THE RESTORATION WORK PERFORMED WITHIN THE VILLAGE RIGHT OF WAY SHALL BE PERFORMED TO THE SATISFACTION OF THE VILLAGE ENGINEER AND DEPT OF PUBLIC WORKS.

BEFORE THE SITE PLANS ARE SIGNED BY THE CHAIRMAN OF THE PLANNING BOARD, THE APPLICANT SHALL BE REQUIRED TO POST A PERFORMANCE BOND OR OTHER TYPE OF ACCEPTABLE MONETARY GUARANTY WHICH SHALL BE IN THE AMOUNT DETERMINED BY THE PLANNING BOARD AND THE VILLAGE ENGINEER IN A FORM SATISFACTORY TO THE VILLAGE ATTORNEY.



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| GENERAL NOTES | <p>23. CURRENT DRAWINGS: MAINTAIN A COMPLETE AND CURRENT SET OF CONTRACT DOCUMENTS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR THE USE OF ALL TRADES. A REPRESENTATIVE OF THE GENERAL CONTRACTOR AUTHORIZED TO DISCUSS THE WORK AND RECEIVE INSTRUCTIONS FROM THE ARCHITECT SHALL BE AT THE JOB SITE AT ALL TIMES THAT WORK IS IN PROGRESS.</p> <p>24. LAYOUT OF WORK: LAY OUT THE WORK FROM THE DIMENSIONS AND ALIGNMENTS SHOWN ON THE DRAWINGS AND BE RESPONSIBLE FOR ALL MEASUREMENTS IN CONNECTION THEREWITH. THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS, TO THE ARCHITECT. DO NOT SCALE DRAWINGS: DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS, LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN ADVANCE, OF ANY DISCREPANCIES OR QUESTIONS. NO EXTRA CHARGE OF COMPENSATION WILL BE ALLOWED ON ACCOUNT OF ANY DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS WHICH MAY BE FOUND AS INDICATED ON THE DRAWINGS. THE GENERAL CONTRACTOR SHALL ASSUME FULL AND UNDIVIDED RESPONSIBILITY FOR THE ACCURACY, FIT & STABILITY OF ALL PARTS OF THE WORK.</p> <p>25. SHOP DRAWINGS & SAMPLES: THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT SAMPLES, AND MANUFACTURER'S TECHNICAL INFORMATION FOR THE ARCHITECT'S REVIEW, PRIOR TO THE COMMENCEMENT OF FABRICATION. SUBMISSIONS SHALL BE IN THE FORM REQUIRED BY THE SPECIFICATIONS OR AS REQUESTED BY THE ARCHITECT.</p> <p>A) PROVIDE ACCURATELY PREPARED, LARGE SCALE AND DETAILED SHOP DRAWINGS PREPARED SPECIFICALLY FOR THIS PROJECT ON REPRODUCABLE SHEETS. SHOW ADJACENT CONDITIONS AND RELATED WORK. SHOW ACCURATE FIELD AND CLEARLY NOTE FIELD CONDITIONS. IDENTIFY MATERIALS AND PRODUCTS IN THE WORK SHOWN. NOTE SPECIAL COORDINATION REQUIRED. HIGHLIGHT OR INDICATE DEVIATIONS FROM THE CONTRACT DOCUMENTS. REPRODUCTION OF CONTRACT DOCUMENTS OR STANDARD INFORMATION AS THE BASIS OF SHOP DRAWINGS WILL NOT BE ACCEPTED.</p> <p>B) PROVIDE SAMPLES IDENTICAL WITH FINAL MATERIALS AND PRODUCTS TO BE INSTALLED IN THE WORK. WHERE INDICATED, PREPARE SAMPLES TO MATCH THE ARCHITECT'S SAMPLES. LABEL EACH SAMPLE WITH DESCRIPTION, SOURCE, VARIETAL NAME OR MANUFACTURER'S NAME AND MODEL NUMBER. ARCHITECT WILL REVIEW SAMPLES FOR CONFIRMATION OF VISUAL DESIGN INTENT, COLOR, PATTERN, TEXTURE AND TYPE ONLY.</p> <p>26. APPROVALS: THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS IS FOR CONFORMANCE WITH THE DESIGN CONCEPT ONLY. APPROVAL OF A SPECIFIC ITEM DOES NOT INDICATE APPROVAL OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITIES, DIMENSIONS, COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS, AND COORDINATION OF THE WITH OTHER TRADES. THE CONTRACTOR IS NOT RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS, NOR BY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS BY THE ARCHITECT'S REVIEW OF THESE DRAWINGS.</p> <p>27. QUALITY ASSURANCES:</p> <p>A) ALL WORK SHALL BE PERFORMED AND SUPERVISED BY WORKMEN THOROUGHLY FAMILIAR WITH THE MATERIALS AND METHODS SPECIFIED.</p> <p>B) WORK SHALL BE INSTALLED PLUMB AND LEVEL. SHOULD EXISTING ADJACENT WORK NOT BE PLUMB AND LEVEL, NEW WORK SHALL BE INSTALLED AS NECESSARY TO MEET THE EXISTING WORK, WITHOUT APPEARING TO EMPHASIZE THE VARIANCE. THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT TO DETERMINE HOW BEST TO DEEMPHASIZE THE VARIANCE PRIOR TO COMMENCING THE WORK.</p> <p>28. CHANGE ORDERS: CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANGES FOR WHICH THEY EXPECT ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.</p> <p>29. PROTECTION DURING CONSTRUCTION: PROVIDE AND MAINTAIN COVERINGS AND PROTECTION TO PREVENT DAMAGE, DISCOLORATION OR SOILING OF EXISTING AND NEW CONSTRUCTION, FINISHES, FURNISHINGS, FABRICS AND THE OWNERS POSSESSIONS. MAINTAIN PROTECTION UNTIL OWNER'S FINAL ACCEPTANCE. UPON OWNER'S ACCEPTANCE, REMOVE PROTECTION AND CLEAN ALL EXPOSED SURFACES IN THE ENTIRE SPACE. ANY DAMAGES DUE TO THIS WORK OR ACCIDENTS SHALL BE REPAIRED, REPLACED OR PATCHED AT THE DISCRETION OF THE ARCHITECT. CONTRACTOR SHALL BEAR FINANCIAL RESPONSIBILITY FOR SUCH DAMAGE AND ANY WORK UNDERTAKEN TO CORRECT IT.</p> <p>30. TEMPORARY UTILITIES: THE OWNER SHALL PROVIDE TEMPORARY ELECTRIC POWER AND WATER FOR REASONABLE USE BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF TEMPORARY UTILITIES FROM THE POINT OF ORIGIN PROVIDED BY THE OWNER.</p> <p>31. DELIVERIES: EACH CONTRACTOR SHALL MAKE ALL REQUIRED ARRANGEMENTS FOR DELIVERY AND TRANSFER OF EQUIPMENT AND MATERIALS TO THE JOB SITE.</p> <p>32. CUTTING AND PATCHING: PERFORM ALL CUTTING AND PATCHING REQUIRED BY THE INSTALLATION OF NEW STRUCTURAL STEEL FRAMING, STEEL OR MASONRY UNITS, STRUCTURAL DECKING OR SLABS, STAIRS, PLUMBING, PLUMBING FIXTURES AND CONNECTIONS, WIRING, ELECTRICAL AND TELEPHONE OUTLETS, SWITCHES, HEATING AND VENTILATION ELEMENTS AND DEVICES TO PROVIDE A FINISHED PROJECT.</p> <p>A) MATERIALS USED IN CUTTING AND PATCHING SHALL BE IDENTICAL TO ORIGINAL MATERIALS, UNLESS OTHERWISE NOTED. IF IDENTICAL MATERIALS ARE NOT AVAILABLE, PROVIDE FINISHED WORK THAT WILL RESULT IN EQUAL OR BETTER THAN EXISTING PERFORMANCE CHARACTERISTICS.</p> <p>B) USE CUTTING METHODS LEAST LIKELY TO DAMAGE ELEMENTS RETAINED OR ADJOINING WORK. USE TOOLS TO ENSURE NEAT, ACCURATELY FORMED HOLES AND EDGES AT ADJACENT WORK.</p> <p>C) LOCATE UTILITIES BEFORE CUTTING. CAP VALVE, SEAL AND PLUG ABANDONED UTILITIES TO PREVENT ENTRY OF MOISTURE OR OTHER FOREIGN MATTER.</p> <p>D) PATCHING SHALL BE PERFORMED SO AS TO PROVIDE SOLID, TRUE AND ALIGNED SUBSTRATA FOR THE INSTALLATION OF FINISH MATERIALS.</p> <p>E) PATCHING SHALL SEAMLESSLY JOIN THE IMMEDIATE EXISTING ADJACENT CONSTRUCTION IN MATERIAL, FINISH AND COLOR, UNLESS OTHERWISE NOTED. JOINTS SHALL BE DURABLE AND INVISIBLE. CREATE FLAT, EVEN PLANES WITH UNIFORM CONTINUOUS APPEARANCE. MATERIALS USED SHALL BE IDENTICAL TO MATERIALS CUT AND PATCHED.</p> <p>F) REPAINT ENTIRE ASSEMBLIES, NOT JUST PATCHED AREAS.</p> <p>33. REMOVALS: MAINTAIN A CLEAN AND NEAT WORK SITE AT ALL TIMES. CLEAN UP AND REMOVE FROM THE PREMISES ALL WASTE MATERIALS, RUBBISH, WRAPPINGS, CONTAINERS AND SALVAGES AS GENERATED BY THE CONSTRUCTION, DEMOLITION, AND BY THE DELIVERY AND INSTALLATION OF WOODWORK, FURNITURE AND APPLIANCES, WHETHER PROVIDED UNDER THIS CONTRACT OR NOT.</p> <p>34. FINAL CLEANUP: LEAVE ALL SPACES VACUUM CLEAN AND ORDERLY, READY FOR OWNER OCCUPANCY. ALL SURFACES, INCLUDING COUNTERS, CABINET SHELVES AND TOPS, MANTLES, MOLDINGS, DOOR AND WINDOW HEADS, PLUMBING AND LIGHTING FIXTURES, APPLIANCES, HEATING AND AIR-CONDITIONING EQUIPMENT (INCLUDING RADIATORS, FIN-TUBE AND CONVECTORS) AND FLOORS SHALL BE THOROUGHLY DUSTED WITH A FREQUENTLY RINSED DAMP CLOTH. AFTER DUSTING ALL SURFACES, FLOORS SHALL BE VACUUMED USING ATTACHMENTS APPROPRIATE FOR THE FINISH. WINDOWS SHALL BE SCRAPPED CLEAN WITH A RAZOR AND WASHED WITH VINEGAR AND NEWSPRINT.</p> | HVAC NOTES | <p>01. THE VENTILATING SYSTEM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE CODE AND WITH THE APPLICABLE REQUIREMENTS OF REFERENCE STANDARD 13 (RS-13).</p> <p>02. HEATING SYSTEM IS TO BE PROVIDED AND CAPABLE OF MAINTAINING 70 DEGREES F INSIDE AT 0 DEGREES OUTSIDE. COOLING SYSTEM SHALL BE CAPABLE OF MAINTAINING 70 DEGREES F AT 95 DEGREES OUTSIDE.</p> <p>03. THE HVAC SYSTEM SHALL BE PROVIDED WITH ZONE CONTROLS, PIPING DUCTWORK, GRILLS, DIFFUSERS, REGISTERS AND ACCESSORIES SO AS TO INSURE COMPLETE PERFORMANCE OF THE SYSTEM.</p> <p>04. PROVIDE BATHROOM NOT HAVING NATURAL VENTILATION WITH MECHANICAL VENTILATION CAPABLE OF FIVE (5) AIR CHANGES PER HOUR. VENT FANS TO EXTERIOR.</p> <p>05. INTERIOR DUCTWORK SHALL BE MINIMUM 24 GAUGE GALVANIZED METAL AND SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODE AND THE LATEST SMACNA STANDARDS.</p> <p>06. NEW GRILLES, REGISTERS AND THERMOSTATS SHALL BE LOCATED IN WALLS AND CEILINGS PER THE ARCHITECT'S DRAWINGS AND FIELD DIRECTION.</p> <p>07. UPON COMPLETION OF THE VENTILATION SYSTEM, A TEST SHALL BE CONDUCTED IN THE PRESENCE AND UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER QUALIFIED TO CONDUCT SUCH TESTS, OR OTHER PERSON HAVING NOT LESS THAN FIVE (5) YEARS EXPERIENCE SUPERVISING THE INSTALLATION OF VENTILATING SYSTEMS AND QUALIFIED TO CONDUCT SUCH TESTS. THE TEST SHALL DEMONSTRATE COMPLIANCE WITH THE CODE REQUIREMENTS FOR VENTILATION AND PROPER FUNCTIONING OF ALL OPERATING DEVICES BEFORE THE SYSTEM IS APPROVED.</p> <p>08. THE TESTER SHALL FILE A CERTIFICATE INDICATING WHETHER THE TEST SHOWS THE RATE OF AIR SUPPLY AND EXHAUST MEETS THE REQUIREMENTS OF THE CODE.</p> <p>09. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL BALANCE ALL SYSTEMS TO THE SATISFACTION OF THE OWNER.</p> | TELEPHONE & ELECTRIC NOTES (cont.) | <p>16. EXISTING DEVICES TO BE ABANDONED SHALL HAVE COVERPLATES REMOVED, SHALL BE PROPERLY BLOCKED AND SHALL BE SET BACK SO THAT THEY WILL BE COMPLETELY COVERED BY NEW WALL FINISHES OR SHALL BE PATCHED SO THAT THEY DO NOT "TELEGRAPH" THEIR LOCATION.</p> <p>17. ALL WIRING SHALL BE RUN IN RIGID OR FLEXIBLE CONDUIT RUNS CONCEALED IN WALLS AND CEILINGS AS PERMITTED BY CODE. SURFACE MOUNTED CONDUIT IS STRICTLY PROHIBITED, UNLESS SPECIFICALLY NOTED ON THE DRAWINGS.</p> <p>18. ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL MECHANICAL WORK, CABINET WORK AND PARTITION WORK. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL POWER WIRING REQUIRED FOR THE VENTILATION AND AIR CONDITIONING SYSTEMS. CONTROL WIRING TO BE BY HVAC CONTRACTOR.</p> <p>19. WHERE OUTLETS, JUNCTION BOXES AND OTHER DEVICES ARE LOCATED BEHIND CABINETS, THE CABINET CONTRACTOR SHALL PROVIDE FOR ACCESS TO THESE BOXES IF DESIGN APPEARANCE, STRUCTURE OR FUNCTION OF THE CABINET IS NOT IMPAIRED.</p> <p>20. THE CONTRACTOR SHALL CHECK CEILING CONDITIONS FOR STRUCTURAL AND MECHANICAL INTERFERENCE PRIOR TO THE INSTALLATION OF ANY RECESSED LIGHTING. AREAS OF CONFLICT WITH THE FIXTURE LOCATIONS INDICATED ON THE DRAWINGS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. OBTAIN THE ARCHITECT'S APPROVAL PRIOR TO SELECTING ALTERNATE LOCATIONS OR SPACING OF LIGHTING FIXTURES.</p> <p>21. ALL ELECTRICAL, TELEPHONE AND CABLE TV CONDUIT SHALL BE SUPPORTED BY STAND-OFFS AND SHALL BE SECURED TO BUILDING STRUCTURE SEPARATELY FROM OUTLETS, DEVICES AND FIXTURES, WHICH ARE SECURED TO THE BUILDING. OUTLET BOXES SHALL BE INDEPENDENTLY SUPPORTED FROM THE BUILDING STRUCTURE AND SHALL NOT BE SUPPORTED BY CONDUIT.</p> <p>22. THE CONTRACTOR SHALL CLEAN AND RELAMP ALL EXISTING LIGHT FIXTURES TO REMAIN OR TO BE RELOCATED.</p> <p>23. ALL CABLE TV AND TELEPHONE WORK SHALL BE COORDINATED BY THE GENERAL CONTRACTOR WITH THE OWNER'S TELEPHONE AND CABLE TV REPRESENTATIVES AND THE ELECTRICAL CONTRACTOR. THE CONTRACTOR SHALL LOCATE NEW TELEPHONE AND CABLE TV JACKS WHERE INDICATED ON THE DRAWINGS AND SHALL PROVIDE ALL NECESSARY CONDUIT RUNS TO TELEPHONE EQUIPMENT, PANELS AND STRIP PANELS AND TO THE INCOMING CABLE TV SERVICE. ALL TELEPHONE AND CABLE TV WIRING SHALL BE RUN IN A FULLY CONCEALED CONDUIT. CONDUIT SIZES ARE TO BE DETERMINED BY THE TELEPHONE COMPANY AND CABLE TV COMPANY ENGINEERS.</p> <p>24. INSTALL LIGHTING FIXTURES PROVIDED BY THE OWNER IN THE LOCATIONS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE AND SECURE SUBSTRATE FOR LIGHTING FIXTURE INSTALLATIONS.</p> <p>25. CLEAN ALL DIFFUSERS, LAMPS, GLASSWARE, LUMINAIRES, TRIM AND REFLECTORS, AND REPLACE BURNED-OUT LAMPS IMMEDIATELY BEFORE FINAL ACCEPTANCE. ALL FIXTURES ARE TO BE FULLY LAMPED AND OPERATIONAL AT FINAL ACCEPTANCE.</p> <p>26. ALL SWITCHES SHALL BE BUILDING STANDARD, SET 12" FROM DOOR BUCK TO CENTERLINE OF FIRST SWITCH PLATE, UNLESS OTHERWISE INDICATED ON THE ELECTRICAL AND TELEPHONE PLAN OR DETAIL DRAWINGS.</p> <p>27. ALL WALL OUTLETS AND TELEPHONE JACKS SHALL BE MOUNTED VERTICALLY UNLESS OTHERWISE NOTED. HEIGHT FROM THE FINISHED FLOOR TO THE CENTERLINE OF THE PLATE SHALL BE 12" U.O.N.</p> <p>28. ALL OUTLETS ON COLUMNS SHALL BE CENTERED ON THE COLUMN FACE UNLESS OTHERWISE NOTED.</p> <p>29. ELECTRICAL CONTRACTOR SHALL PROVIDE STUB-UPS AND DRAGLINES IN WALLS TO RECEIVE TELEPHONE AND COMPUTER WIRING. STUB-UPS ARE TO END 6" ABOVE THE HUNG CEILING AND ARE TO BE BENT 90 DEGREES IN A SMOOTH RADIIUS.</p> <p>30. CONTRACTOR SHALL SUPPLY AND INSTALL ALL POWER PANELS, DISCONNECT SWITCHES AND SEPARATE CIRCUITS AS REQUIRED FOR COMPLETE CODE COMPLIANT INSTALLATION.</p> <p>31. ALARM SYSTEM: THE ALARM SYSTEM IS TO BE PROVIDED AND INSTALLED BY OWNER. THE CONTRACTOR IS TO INFORM THE OWNER OF THE OPTIMUM TIME/ DATE FOR THE THE SECURITY SYSTEM TO BE INSTALLED.</p> <p>32. FIRE ALARM AND SMOKE DETECTOR TO BE PROVIDED AS PER CODE.</p> |
| | | PLUMBING NOTES | | | |
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| | | TELEPHONE & ELECTRIC NOTES | | | |
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RHYU
ALTERATION
264 CLINTON AVENUE
DOBBS FERRY, NY

CONSTRUCTION
DRAWINGS

date:
MARCH 08, 2021

drawn by:

scale:
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SPECIFICATIONS

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| PAINTING NOTES (cont.) 10. COMPLY WITH ALL MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS REGARDING ENVIRONMENTAL CONDITIONS UNDER WHICH THE COATING CAN BE APPLIED, THE THINNING OF COATING MATERIALS, AND THE REQUIRED DRYING TIMES BETWEEN SUCCESSIVE COATS. APPLY ONE COAT OF PRIMER AND TWO COATS OF PAINT. 11. APPLY ADDITIONAL COATS WHEN UNDERCOATS, STAIN, OR OTHER CONDITIONS SHOW THROUGH FINAL COAT OF PAINT, UNTIL PAINT FILM IS OF UNIFORM FINISH, COLOR AND APPEARANCE. INSURE THAT SURFACES, INCLUDING EDGES, CORNERS, CREVICES, WELDS AND EXPOSED FASTENERS RECEIVE A DRY FILM THICKNESS EQUIVALENT TO THAT OF FLAT SURFACES. 12. UPON COMPLETION OF THE PAINTING WORK, CLEAN AND TTR IS TOO-ORIM ALL WINDOW GLASS WITH A RAZOR BLADE AND CLEAN OTHER PAINT SPATTERED SURFACES (INCLUDING LIGHT FIXTURES) USING DILIGENT CARE NOT TO SCRATCH OR OTHERWISE DAMAGE FINISHED SURFACES. REMOVE TEMPORARY PROTECTIVE WRAPPINGS PROVIDED BY OTHERS FOR PROTECTION OF THEIR WORK, AFTER THE COMPLETION OF THE PAINTING OPERATION. 13. THE ARCHITECT SHALL REVIEW AND APPROVE THE FINAL PAINT APPLICATION, INCLUDING THE ADEQUACY OF COVERAGE AND THE VISUAL APPEARANCE OF THE END PRODUCT BEFORE FINAL PAYMENT IS AUTHORIZED. 14. THE CONTRACTOR SHALL INSTALL WALL COVERING PROVIDED BY THE OWNER, WHERE DESIGNATED ON THE DRAWINGS. ALL WALLCOVERINGS SHALL BE SMOOTH FREE FROM WRINKLES, BUBBLES AND LOOSE EDGES. ALL PASTE AND BRUSH MARKS SHALL BE COMPLETELY REMOVED. | CABINET NOTES (cont.) 20. PROVIDE PROPER AND ADEQUATE FRAMING AND SUPPORT FOR ALL STONE AND SOLID PLASTIC COUNTERTOPS. SHOP DRAWINGS SHALL BE PROVIDED TO THE SUPPLIER FOR VERIFICATION OF ATTACHMENT AND OVERALL SUPPORT OF COUNTERTOPS. 21. PROVIDE ALL WOOD GROUNDS, BLOCKING, NAILERS, AND FURRING FOR WORK OF THIS SECTION, WHERE SHOWN AND WHERE REQUIRED, DRESSED TO SIZE AS INDICATED OR REQUIRED TO SUIT THE SPECIFIC CONDITIONS. INSTALL GROUNDS, BLOCKING, NAILERS AND FURRING RIGIDLY, IN PROPER ALIGNMENT, TRUED WITH A LONG STRAIGHT EDGE OR SPIRIT LEVEL. ANCHOR WOODWORK TO ANCHORS OR BLOCKING, BUILT-IN OR DIRECTLY ATTACHED TO SUBSTRATA. SECURE TO GROUNDS, STOPPING AND BLOCKING WITH COUNTERSUNK, CONCEALED FASTENERS AND BLIND NAILING AS REQUIRED FOR A COMPLETE INSTALLATION. 22. PROVIDE ALL ROUGH HARDWARE INCLUDING NAILS, SCREWS, BOLTS, ANCHORS, HANGERS, CLIPS AND SIMILAR ITEMS. HARDWARE SHALL BE OF THE APPROPRIATE SIZE AND KIND TO ADEQUATELY SECURE THE WORK IN PLACE IN A RIGID AND SUBSTANTIAL MANNER. USE GALVANIZED OR STAINLESS STEEL HARDWARE AT EXTERIOR WALLS AND AT OTHER LOCATIONS WHERE MOISTURE WILL BE PRESENT (SUCH AS BATHROOMS AND KITCHENS). 23. USE ONLY CONCEALED FASTENERS FOR JOINING AND ASSEMBLING THE WORK. WHERE THIS IS IMPOSSIBLE, THE MEANS OF SECURING THE CABINERWORK SHALL BE PLACED IN INCONSPICUOUS AREAS AND METHODS OF JOINING AND ASSEMBLING MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. 24. CONNECTIONS AND FASTENINGS SHALL BE MADE IN SUCH A MANNER AS TO COMPENSATE FOR SWELLING AND SHRINKING AND AS WILL PERMIT THE WORK TO REMAIN PERMANENTLY IN PLACE WITHOUT ANY SPLITTING OR OPENING OF JOINTS. COVER ALL SURFACES FASTENINGS WITH MATCHING WOOD PLUGS OR WOODPUTTY. 25. INSTALL WORK TRUE TO LINES, LEVELS AND DIMENSIONS, SQUARE, ALIGNED AND PLUMB, SECURELY AND RIGIDLY FASTENED IN PLACE WITH NO DISTORTIONS OR RACKING. SHIM AS REQUIRED USING CONCEALED SHIMS. INSTALL TO A TOLERANCE OF 1/8" IN 10'-0" FOR PLUMB AND LEVEL (INCLUDING COUNTERTOPS), WITH 1/16" MAXIMUM OFFSET IN FLUSH ADJOINING SURFACES, AND 1/8" MAXIMUM OFFSETS IN REVEALED ADJOINING SURFACES. 26. ALL ITEMS OF FINISH HARDWARE FURNISHED UNDER THIS SECTION SHALL BE CAREFULLY FITTED AND SECURED IN PLACE AS PART OF THE WORK OF THIS SECTION. LOCATIONS AND POSITIONING OF THE HARDWARE SHALL BE SUBJECT TO THE ARCHITECT'S APPROVAL AND MUST BE INDICATED ON THE SHOP DRAWINGS. CARE SHALL BE TAKEN NOT TO MAR OR DAMAGE THE HARDWARE, OR OTHER WORK, DURING INSTALLATION OF THE HARDWARE. INSTALL DOORS PLUMB AND TRUE. HARDWARE SHALL BE FITTED TO ASSURE OPERATION WITHOUT FORCING. 27. UPON COMPLETION OF THE WORK, BEFORE FINAL ACCEPTANCE OF THE BUILDING BY THE OWNER, THIS CONTRACTOR SHALL, IN THE PRESENCE OF THE ARCHITECT, DEMONSTRATE THAT ALL THE HARDWARE IS IN SATISFACTORY WORKING ORDER; FIT ALL KEYS IN THEIR RESPECTIVE LOCKS AND UPON ACCEPTANCE OF THE WORK, SHALL TAG AND DELIVER ALL KEYS TO THE OWNER. 28. WHERE DIRECTED BY THE OWNER, AT ANY TIME DURING THE FIRST YEAR AFTER THE COMPLETION OF THE CONTRACT, THIS CONTRACTOR SHALL RETURN TO THE BUILDING AND ADJUST AND REFIT THE WORK AND HARDWARE, AND PUT ALL ITEMS IN SATISFACTORY WORKING ORDER. | CONCRETE 01. ALL CONCRETE WORK (BOTH MATERIALS AND CONSTRUCTION PROCEDURES) SHALL BE IN ACCORDANCE WITH ACI STANDARD 318-83. 02. INTERIOR CONCRETE SHALL BE CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. EXTERIOR CONCRETE SHALL BE CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS. 03. REINFORCING BARS SHALL BE DEFORMED BILLET STEEL BARS IN ACCORDANCE WITH ASTM A615, GRADE 60. ALL DETAILING OF REINFORCING SHALL BE IN ACCORDANCE WITH ACI STANDARD 315. 04. ALL EXPOSED EDGES OF CONCRETE AT GARAGE SLAB SHALL HAVE A 3/4" X 3/4" CHAMFER AND A CONTINUOUS #3 NOSING BAR. 05. CALCIUM CHLORIDE OR SOLUTIONS CONTAINING CHLORIDE WILL NOT BE PERMITTED AS ADMIXTURES IN ANY CONCRETE. 06. CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE AS FOLLOWS: SLABS: 3/4"; CONCRETE POURED ON GROUND: 3" | EXTERIOR TRIM AND MOLDINGS 01. ALL EXTERIOR TRIM, CASINGS, FASCIAS AND BEAD BOARD AT SOFFITS TO BE PAINTED AZEK (PVC) OR EQUAL. SEE CONSTRUCTION DRAWINGS AND DETAILS FOR DIMENSIONS AND TYPES 02. ALL TRIM TO BE PAINTED PER PAINTING SPECIFICATION SECTION. 03. ALL MOULDINGS TO BE FASTENED W/ FINISH NAILS. ALL NAIL HOLES TO BE FILLED PRIOR TO PAINTING AND SANDED. | STATE OF NEW YORK PLAN REQUIREMENTS 01. STANDARD USED FOR DESIGN OF THE 2020 INTERNATIONAL RESIDENTIAL CODE AND 02. FOR THE AREA OF THE NEW PROPOSED ADDITION SEE SITE PLAN. 03. DESIGN LOADING: A) DEAD LOAD: ROOFING 5.0 psf, PLYWOOD SHEETING 1.5 psf, JOISTS 3.5 psf, INSULATION 1.0 psf, CEILING 1.0 psf, ELECT. AND MISC. 3.0 psf. TOTAL=15.0 psf B) LIVE LOAD: ATTIC WITHOUT STORAGE 10.0 psf, FIRST FLOOR 40.0 psf, DECKS 40.0 psf, GROUND SNOW LOAD (Pg) 45.0 psf, WIND LOAD BASIC WIND SPEED 90 MPH, EXPOSURE B, SEISMIC DESIGN CATEGORY C. 04. WINTER DESIGN TEMPERATURE=13 DEGREES. 05. ICE SHIELD UNDERLAYMENT IS REQUIRED WITH MINIMUM 24 INCHES ALONG THE ROOF LINE MEASURED FROM THE INSIDE FACE OF THE EXTERIOR WALL. 06. THE PROPOSED ADDITION INDICATED MUST MEET THE ENERGY CONSERVATION CONSTRUCTION CODE OF THE 2015 INTERNATIONAL RESIDENTIAL CODE AND 2016 NYS ENERGY CODE SUPPLEMENT. 07. FOR FASTENER METHOD FOR ALL STRUCTURAL MEMBERS SEE FASTENER SCHEDULE. 08. CONTRACTOR IS TO INSTALL SMOKE AND CARBON MONOXIDE DETECTORS IN THE VICINITY OF ALL BEDROOMS EXISTING AND PROPOSED ADDITION IN COMPLIANCE WITH THE CURRENT RESIDENTIAL CODE. | |
| INTERIOR FINISH WOOD TRIM AND MOLDINGS 01. ALL FINISH WOOD TRIM, BASE, DOOR AND WINDOW CASINGS TO BE FREE OF KNOTS AND IMPERFECTIONS. SEE SP200 FOR MOLDING SPECIFICATIONS 02. ALL WOOD TRIM TO BE PAINTED PER PAINTING SPECIFICATION SECTION. 03. ALL MOULDINGS TO BE FASTENED W/ FINISH NAILS. ALL NAIL HOLES TO BE FILLED PRIOR TO PAINTING AND SANDED. | CABINET NOTES 01. PROVIDE ALL ITEMS OF CABINET WORK INDICATED ON THE DRAWINGS AND AS HEREIN SPECIFIED, INCLUDING ALL TOPS, SIDES, BACKS, BOTTOMS, DIVIDERS, SHELVES, FRONTS, DOORS AND DRAWER FRONTS. ALL ITEMS SHALL BE CONSTRUCTED OF PLYWOOD CORE WITH THE SPECIFIED HARD WOOD OR VENEER AS INDICATED ON DRAWINGS. INTERIORS TO BE BIRCH PLYWOOD WITH CLEAR SATIN FINISH. FINISH CABINETY TO BE BIRCH OR MAPLE. FINISH TO BE WHITE ACRYLIC LACQUER-SATIN SHOP SPRAY APPLICATION. 02. ALL CLOSETS TO BE PROVIDED WITH A WOOD HAT SHELF ON CONCEALED CLEATS AT X" A.F.F. AND A METAL HANG ROD AT X" A.F.F. PROVIDE CONCEALED BLOCKING FOR RODS AND SHELVES IN CLOSET WALLS. PROVIDE SUPPORTS AND RODS FOR [ROOM NAME] AS SHOWN IN ELEVATIONS. 03. MATERIALS AND WORKMANSHIP FOR ALL CABINETS AND ARCHITECTURAL WOODWORK SHALL BE GOVERNED BY THE REQUIREMENTS OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) QUALITY STANDARDS, LATEST EDITION. ALL WORK FOR THIS PROJECT SHALL CONFORM TO "PREMIUM GRADE" AS DEFINED BY THE AWI QUALITY STANDARDS, UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS. 04. SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION OF ANY ITEM. SHOP DRAWINGS SHALL INCLUDE PLANS AND ELEVATIONS AT 3/4"=1'-0" AND TYPICAL CONSTRUCTION DETAILS AT 3"-1'-0". SHOP DRAWINGS SHALL INDICATE ALL MATERIALS, THICKNESSES AND FINISHES AND SHALL SHOW ALL FINISH HARDWARE, ANCHORS, FASTENINGS AND ACCESSORIES. 05. SHOP DRAWINGS SHALL SHOW ALL JOINTING, JOINT TREATMENT AND BUTT JOINING IN PLASTIC LAMINATE, WOOD VENEERS AND STAINLESS STEEL, AND SHALL INDICATE THE DIRECTION OF THE GRAIN AND PATTERN (E.G. "BOOKMATCHED") FOR EACH CABINET PIECE. 06. ALL SHOP DRAWINGS SHALL CLEARLY NOTE ALL WORK ADJACENT TO OR ABUTTING THE WORK OF THIS SECTION. INCLUDE ALL PREPARATIONS FOR MECHANICAL, ELECTRICAL, TELEPHONE AND PLUMBING WORK REQUIRED. 07. VERIFY ALL DIMENSIONS AFFECTING THE WORK AT THE JOB SITE PRIOR TO FABRICATION. BRING FIELD DIMENSIONS WHICH ARE AT VARIANCE WITH THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT FOR DETERMINATION OF CORRECTIVE MEASURES. PERFORM ALL FABRICATION FROM FIELD MEASUREMENTS WITH PROVISIONS FOR SCRIBING AS REQUIRED TO MEET BUILD-IN CONDITIONS. 08. THE CONTRACTOR SHALL SUBMIT SAMPLES OF THE FOLLOWING ITEMS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION: A) STONE COUNTERTOP AS SPECIFIED - (3) 12" X 12" SAMPLES B) WOOD VENEER FINISH AS SPECIFIED - (2) 12" X 12" FOR EACH SPECIES, FINISHED ON ONE SIDE, AND LABELED AS TO SPECIES AND FINISH. C) CABINET HARDWARE - (1) EACH ACTUAL PIECE (TO BE RETURNED) D) GLASS - (3) 6" X 6" EACH TYPE 09. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF MAXIMUM DELIVERABLE SIZE OF ALL UNITS AND SUB-UNITS ONTO THE PROJECT PREMISES AND TO POINT OF INSTALLATION. 10. ALL WORK SHALL BE SHOP ASSEMBLED. WORK THAT IS TOO LARGE FOR ENTRANCE INTO THE USE AREA SHALL BE FABRICATED IN DETACHABLE SECTIONS WITH PROVISIONS FOR RECONNECTING THE SECTIONS IN THEIR FINAL POSITION THAT WILL NOT BE VISIBLE UPON COMPLETION OF THE INSTALLATION. 11. CONTRACTOR SHALL PROTECT FINISHED CABINET WORK FULLY FROM THE WEATHER WHILE IN TRANSIT FROM POINT OF ORIGIN OR FABRICATION TO THE SITE. AT THE SITE, THE CONTRACTOR IS RESPONSIBLE FOR PLACING ALL DELIVERED MATERIALS IMMEDIATELY UNDER COVER AND FOR ADEQUATELY PROTECTING ALL UNITS FROM WORK SITE DAMAGE. STORE AND HANDLE IN SUCH A MANNER AS TO KEEP CLEAN AND AVOID BLEMISHING OR DAMAGING THE CABINETWORK. 12. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR DELIVER FINISHED CABINETWORK TO ANY PART OF THE BUILDING UNTIL ALL SPACKLE, CEMENT, PLASTER AND OTHER "WET" WORK HAVE BEEN COMPLETED AND THOROUGHLY CURED AND DRIED. 13. COORDINATE THE WORK OF THIS SECTION WITH THE WORK OF OTHER TRADES. 14. VENEERS SHALL BE SELECTED FROM FLITCHES OF SPECIFIED QUALITY CONTAINING PROPER QUANTITIES TO ALLOW CONSISTENT GRAIN, COLOR AND TONE THROUGHOUT THE ENTIRE JOB. GRAIN PATTERN AND DIRECTION SHALL BE VERTICAL AND AS INDICATED ON THE APPROVED SHOP DRAWINGS. ARCHITECT TO APPROVE FLITCH SELECTIONS. 15. SURFACES OF SHELVING, DRAWER SIDES, SUB-FRONTS AND OTHER INTERIORS EXCEPT DRAWER BOTTOMS, SHALL BE SOLID STOCK BIRCH OR BIRCH VENEERED PLYWOOD, THICKNESS AS REQUIRED OR AS SHOWN ON THE DRAWINGS. SOLID STOCK WHITE MAPLE OR MAPLE VENEER PLYWOOD MAY BE SUBSTITUTED FOR BIRCH UPON APPROVAL OF SUBMITTED SAMPLES. ALL EXPOSED EDGES OF DOORS, SHELVES, ETC., SHALL BE Banded WITH SOLID WOOD BY METHOD INDICATED ON THE APPROVED SHOP DRAWINGS. 16. REINFORCING IS NOT ORDINARILY SHOWN ON THE DRAWINGS. IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO PROVIDE ANY AND ALL REINFORCING REQUIRED TO ENSURE A RIGID AND SUBSTANTIAL ASSEMBLY. THE FABRICATOR IS RESPONSIBLE FOR ADEQUATE RIGIDITY AND STRUCTURAL STABILITY. 17. ALL SURFACES SHALL BE FREE FROM DENTS, TOOL MARKS, WARPAGE, BUCKLES, GLUE, OPEN JOINTS OR OTHER DEFECTS AFFECTING SERVICEABILITY OR APPEARANCE AS DETERMINED BY THE ARCHITECT. 18. MAKE ALL JOINTS HARLINE TIGHT, FITTED ACCURATELY AND JOINED WITH HARDWOOD SPLINES OR DOWELS, GLUED TOGETHER, OR BY OTHER MEANS THAT HAVE BEEN INDICATED ON THE SHOP DRAWINGS AND REVIEWED AND APPROVED BY THE ARCHITECT. 19. COMPLY WITH ANI SECTION 1500, PREMIUM GRADE FOR SANDING, PLUGGING AND FILLING COUNTERTOP FASTENERS, BACK FRAMING AND SIMILAR PREPARATIONS FOR THE FINISHING OF ARCHITECTURAL WOODWORK AND CABINETY, AS APPLICABLE TO EACH UNIT. | FLOOR COVERING NOTES 01. THE GENERAL CONTRACTOR SHALL PREPARE THE EXISTING FINISHED FLOOR TO RECEIVE THE INSTALLATION OF ALL FLOOR COVERING. THIS WORK SHALL INCLUDE THE ELIMINATION OF RISERS AND PROJECTIONS, AND THE FILLING OF ALL DIPS AND UNEVEN AREAS WHICH MAY BE DETRIMENTAL TO THE INSTALLATION OF THE FLOOR COVERING. INSTALL 3/4" PLYWOOD SUB FLOOR. COMMENCEMENT OF FLOOR COVERING INSTALLATION INDICATES ACCEPTANCE OF THE SUBSTRATE CONDITIONS. 02. ALL CLOSETS SHALL HAVE THE IDENTICAL FLOOR COVERING AS ADJACENT AREAS. 03. FLOOR COVERING SHALL BE NEATLY AND ACCURATELY CUT TO FIT INTO ALL BREAKS, RECESSES AND REVEALS, AND TO FIT TIGHTLY AGAINST BASES, PERMANENT CABINETS OR FURNITURE AND EQUIPMENT. 04. WOOD FLOOR: PROVIDE THE FOLLOWING: A) SPECIES: OAK B) GRADE: SELECT C) CUT: PLAIN SAWN COMPLY WITH NATIONAL OAK FLOORING MANUFACTURERS ASSOCIATION (NOFMA) GRADING RULES FOR ABOVE SPECIES, GRADE AND CUT. PROVIDE FLOORING CARRYING NOFMA GRADE STAMP ON EACH BUNDLE OR PIECE. D) MATCHING: TONGUE-AND-GROOVED AND END MATCHED E) THICKNESS: 3/4" F) FACE WIDTH: 2 1/4" G) LENGTHS: PROVIDE STANDARD RANDOM LENGTH STRIPS, COMPLYING WITH APPLICABLE GRADING RULES H) SEASONING: MANUFACTURE SOLID WOOD FLOORING FROM KILN DRIED LUMBER I) FINISH: STAIN WITH PENETRATING, NON-FORMING WOOD STAIN OF COLOR CHOSEN BY ARCHITECT. SEAL WITH WATER-BASED POLYURETHANE COMPLYING WITH ENVIRONMENTAL AND FLAMMABILITY RESTRICTIONS, SPECIALLY COMPOUNDED FOR MULTIPLE COAT APPLICATION ON WOOD FLOORS J) WOOD TRIM K) ALL EXISTING OAK FLOORS ARE TO SANDED & REFINISHED 05. WOOD FLOOR INSTALLATION: COMPLY WITH FLOORING MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS, BUT NOT LESS THAN THAT RECOMMENDED IN NOFMA "HARDWOOD FLOORING INSTALLATION." FOLLOW DIRECTION INDICATED ON FLOOR PLAK. BLIND NAIL FLOORING PER NOFMA RECOMMENDATIONS; PROVIDE MIN. 3/4" EXPANSION SPACE TO BE FULLY CONCEALED BY TRIM AND NAIL BASEBOARD TO WALL AND SHOE MOULDING TO BASEBOARD. 06. WOOD FLOOR FINISH: SCHEDULE FLOOR FINISHING TO BE COMPLETED JUST BEFORE FINAL INSPECTION. MACHINE SAND TO REMOVE NON-LEVEL CONDITIONS AND MARKS. USE THREE GRADES OF SANDPAPER, ENDING WITH 00 GRADE VACUUM AND TACK CLEAN AND IMMEDIATELY APPLY FINISH. APPLY STAIN, WOOD FILLER, TWO COATS OF SEALER AND FLOOR FINISH ACCORDING TO MANUFACTURER'S INSTRUCTIONS. APPLY FINISH AS NEED TO BUILD A DRY FILM THICKNESS OF AT LEAST 3.0 MILS. ALLOW TO CURE 6 TO 7 DAYS, THEN APPLY HEAVY KRAFT PAPER TYPE PROTECTION. 07. CERAMIC TILE INSTALLATION: COMPLY WITH THE MOST CURRENT HANDBOOK FOR CERAMIC TILE INSTALLATION AS PUBLISHED BY THE TILE COUNCIL OF AMERICA, INC. AND AMERICAN NATIONAL STANDARDS SPECIFICATIONS FOR CERAMIC TILE (ANSI A137.1-1988). INSTALL CERAMIC TILE FLOORS, WALLS AND BASES USING THE THIN-SET METHOD COMPLYING WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. LAYOUT TILEWORK ACCURATELY AS SHOWN ON DRAWINGS AND PROVIDE TRIM SUCH AS CAPS, ANGLE TIES, COVES AND OTHER SHAPES AS REQUIRED TO COMPLETE WORK SEAMLESSLY. ALLOW TILE TO SET FOR A MINIMUM OF 48 HOURS BEFORE GROUTING AND SPREAD GROUT UNIFORMLY AND FILL JOINTS SOLIDLY. CLEAN TILES COMPLETELY AND PROTECT TILE FROM DAMAGE DURING CONSTRUCTION. 08. ALL CARPET IS TO BE PROVIDED AND INSTALLED BY OWNER. 09. TILE SHALL BE LAID IN A SQUARE PATTERN WITH COURSES PARALLEL TO WALLS, UNLESS OTHERWISE INDICATED ON THE DRAWINGS. TILE SHALL BE SECURELY CEMENTED AND SHALL BE LAID WITH JOINTS BUTTED TIGHTLY. THE ADHESIVE SHALL BE AS RECOMMENDED BY THE TILE MANUFACTURER AND APPLIED PER THE ADHESIVE MANUFACTURER'S RECOMMENDATIONS. | FOUNDATIONS AND SLABS ON GRADE 01. ALL FOOTINGS ARE DESIGNED FOR A MINIMUM SOL BEARING CAPACITY OF 4 KSF. 02. ALL FOOTINGS ARE TO BEAR ON UNDISTURBED VIRGIN SOIL. IF BEDROCK IS UNCOVERED, FOOTINGS ARE TO BEAR ON BEDROCK AND BE PINNED TO BEDROCK AT A MINIMUM OF 48" O.C. 03. ALL EXCAVATIONS ARE TO BE FREE OF WATER BEFORE POURING CONCRETE. 04. ALL INTERIOR SLABS ON GRADE SHALL BE 4" THICK MINIMUM WITH 6"x6" - 8/8 WVF AND A 6 MIL POLYETHYLENE VAPOR BARRIER. 05. WHERE COMPACTED FILL IS REQUIRED, WELL GRADED GRANULAR MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 12" AND COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D-1557. 06. ALL FOOTINGS TO BE FORMED, NO EARTH FORMS PERMITTED. | ROOF SHINGLES 01. PROVIDE LIFETIME TIMBERLINE ASPHALT SHINGLES AT SHED. COLOR TO MATCH EXISTING 02. PROVIDE 30 LB FELT UNDERLAYMENT AND ICE AND WATER SHIELD AT ALL PERMITER ROOF CONDITIONS. GUTTERS LEADERS FLASHING 1. LEADERS, GUTTERS AND FLASHING TO BE COPPER. GUTTER TO BE 6" OGEE STYLE TYPE, LEADER TO BE 4" ROUND. CONTRACTOR TO VERIFY SIZE AND CAPACITY FOR ROOF RUN-OFF. ALL LEADERS ARE TO BE TIED INTO THE STORM-WATER MANAGEMENT SYSTEM 02. HANGER TO BE #10 CIRCLE FASCIA MOUNTED HANGER 03. ALL METAL FLASHING TO BE COPPER EXISTING UTILITIES/ EXCAVATION 1. THE LOCATION OF ALL ALL EXISTING UTILITY LINES MUST BE CLEARLY MARKED PRIOR TO EXCAVATION. | GENERAL FRAMING/ COMPLIANCE NOTES 01. STRUCTURAL LUMBER SIZES UNLESS OTHERWISE NOTED ARE BASED ON DOUGLAS FIR #2 OR BETTER, WITH A FIBER STRESS OF Fb=1,350 PSI AND AN ELASTICITY E=1,300,000 PSI. 02. FRAME OPENINGS LARGER THAN 16 INCHES, ERECT DOUBLE HEADERS AND TRIMERS, FOR HEADER SIZES SPAN UP TO 4 FEET OPENING USE 2X12 WITH 1/2" PLYWOOD BETWEEN. 03. LAMINATED STRUCTURAL LUMBER (MICROLAM LLV) IS TO BE OF FIBER STRESS Fb=2,600 PSI MINIMUM AND (PARALLAM PSL) IS TO BE OF FLEXURAL STRESS OF Fb=2,900 PSI. 04. FOR FRAMING CONNECTION USE TOP FLANGE HANGERS AS MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL. SEE DETAILS. 05. FOR HEADER SIZES SEE PLAN AND SECTIONS. 06. DETAILS AND SECTIONS OF THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO INDICATE GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" IMPLY ALL CONDITIONS TREATED SIMILARLY. MODIFICATIONS TO BE MADE BY THE CONTRACTOR TO ACCOMMODATE MINOR VARIATIONS. 07. WALL SHEATING TO EXTEND TO THE TOP OF TOP PLATE. 08. GWB TO COMPLY WITH R702.1, R702.3, TABLE R702.1(2). 09. DEFLECTION OF ALL MEMBERS IS TO COMPLY WITH CLAUSE R 301.6 NYS RESIDENTIAL CODE. 10. ALL DETAILS ON THESE PLANS INDICATE PROVISION FOR CONTINUOUS LOAD PATH AS REQUIRED. 11. CONTRACTOR IS TO ENSURE FIT FOR ALL SIMPSON CONNECTORS, OR APPROVED EQUAL, BEFORE INSTALLATION. 12. DESIGN PRESSURE RATING OF WINDOWS IS TO BE DP-30 MINIMUM PER TABLE R301.2(2) NYS RESIDENTIAL CODE ALSO REFERENCE R613.2 AND R613.3. 17. NOTCHES AND HOLES IN STUDS IS TO COMPLY WITH 3.4.1.1.1 WFCM-95. 18. ALL HEADER SPANS IS TO COMPLY WITH TABLES 3.21A TO 3.22B WFCM-95. |
| CABINET NOTES 01. PROVIDE ALL ITEMS OF CABINET WORK INDICATED ON THE DRAWINGS AND AS HEREIN SPECIFIED, INCLUDING ALL TOPS, SIDES, BACKS, BOTTOMS, DIVIDERS, SHELVES, FRONTS, DOORS AND DRAWER FRONTS. ALL ITEMS SHALL BE CONSTRUCTED OF PLYWOOD CORE WITH THE SPECIFIED HARD WOOD OR VENEER AS INDICATED ON DRAWINGS. INTERIORS TO BE BIRCH PLYWOOD WITH CLEAR SATIN FINISH. FINISH CABINETY TO BE BIRCH OR MAPLE. FINISH TO BE WHITE ACRYLIC LACQUER-SATIN SHOP SPRAY APPLICATION. 02. ALL CLOSETS TO BE PROVIDED WITH A WOOD HAT SHELF ON CONCEALED CLEATS AT X" A.F.F. AND A METAL HANG ROD AT X" A.F.F. PROVIDE CONCEALED BLOCKING FOR RODS AND SHELVES IN CLOSET WALLS. PROVIDE SUPPORTS AND RODS FOR [ROOM NAME] AS SHOWN IN ELEVATIONS. 03. MATERIALS AND WORKMANSHIP FOR ALL CABINETS AND ARCHITECTURAL WOODWORK SHALL BE GOVERNED BY THE REQUIREMENTS OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) QUALITY STANDARDS, LATEST EDITION. ALL WORK FOR THIS PROJECT SHALL CONFORM TO "PREMIUM GRADE" AS DEFINED BY THE AWI QUALITY STANDARDS, UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS. 04. SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION OF ANY ITEM. SHOP DRAWINGS SHALL INCLUDE PLANS AND ELEVATIONS AT 3/4"=1'-0" AND TYPICAL CONSTRUCTION DETAILS AT 3"-1'-0". SHOP DRAWINGS SHALL INDICATE ALL MATERIALS, THICKNESSES AND FINISHES AND SHALL SHOW ALL FINISH HARDWARE, ANCHORS, FASTENINGS AND ACCESSORIES. 05. SHOP DRAWINGS SHALL SHOW ALL JOINTING, JOINT TREATMENT AND BUTT JOINING IN PLASTIC LAMINATE, WOOD VENEERS AND STAINLESS STEEL, AND SHALL INDICATE THE DIRECTION OF THE GRAIN AND PATTERN (E.G. "BOOKMATCHED") FOR EACH CABINET PIECE. 06. ALL SHOP DRAWINGS SHALL CLEARLY NOTE ALL WORK ADJACENT TO OR ABUTTING THE WORK OF THIS SECTION. INCLUDE ALL PREPARATIONS FOR MECHANICAL, ELECTRICAL, TELEPHONE AND PLUMBING WORK REQUIRED. 07. VERIFY ALL DIMENSIONS AFFECTING THE WORK AT THE JOB SITE PRIOR TO FABRICATION. BRING FIELD DIMENSIONS WHICH ARE AT VARIANCE WITH THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT FOR DETERMINATION OF CORRECTIVE MEASURES. PERFORM ALL FABRICATION FROM FIELD MEASUREMENTS WITH PROVISIONS FOR SCRIBING AS REQUIRED TO MEET BUILD-IN CONDITIONS. 08. THE CONTRACTOR SHALL SUBMIT SAMPLES OF THE FOLLOWING ITEMS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION: A) STONE COUNTERTOP AS SPECIFIED - (3) 12" X 12" SAMPLES B) WOOD VENEER FINISH AS SPECIFIED - (2) 12" X 12" FOR EACH SPECIES, FINISHED ON ONE SIDE, AND LABELED AS TO SPECIES AND FINISH. C) CABINET HARDWARE - (1) EACH ACTUAL PIECE (TO BE RETURNED) D) GLASS - (3) 6" X 6" EACH TYPE 09. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF MAXIMUM DELIVERABLE SIZE OF ALL UNITS AND SUB-UNITS ONTO THE PROJECT PREMISES AND TO POINT OF INSTALLATION. 10. ALL WORK SHALL BE SHOP ASSEMBLED. WORK THAT IS TOO LARGE FOR ENTRANCE INTO THE USE AREA SHALL BE FABRICATED IN DETACHABLE SECTIONS WITH PROVISIONS FOR RECONNECTING THE SECTIONS IN THEIR FINAL POSITION THAT WILL NOT BE VISIBLE UPON COMPLETION OF THE INSTALLATION. 11. CONTRACTOR SHALL PROTECT FINISHED CABINET WORK FULLY FROM THE WEATHER WHILE IN TRANSIT FROM POINT OF ORIGIN OR FABRICATION TO THE SITE. AT THE SITE, THE CONTRACTOR IS RESPONSIBLE FOR PLACING ALL DELIVERED MATERIALS IMMEDIATELY UNDER COVER AND FOR ADEQUATELY PROTECTING ALL UNITS FROM WORK SITE DAMAGE. STORE AND HANDLE IN SUCH A MANNER AS TO KEEP CLEAN AND AVOID BLEMISHING OR DAMAGING THE CABINETWORK. 12. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR DELIVER FINISHED CABINETWORK TO ANY PART OF THE BUILDING UNTIL ALL SPACKLE, CEMENT, PLASTER AND OTHER "WET" WORK HAVE BEEN COMPLETED AND THOROUGHLY CURED AND DRIED. 13. COORDINATE THE WORK OF THIS SECTION WITH THE WORK OF OTHER TRADES. 14. VENEERS SHALL BE SELECTED FROM FLITCHES OF SPECIFIED QUALITY CONTAINING PROPER QUANTITIES TO ALLOW CONSISTENT GRAIN, COLOR AND TONE THROUGHOUT THE ENTIRE JOB. GRAIN PATTERN AND DIRECTION SHALL BE VERTICAL AND AS INDICATED ON THE APPROVED SHOP DRAWINGS. ARCHITECT TO APPROVE FLITCH SELECTIONS. 15. SURFACES OF SHELVING, DRAWER SIDES, SUB-FRONTS AND OTHER INTERIORS EXCEPT DRAWER BOTTOMS, SHALL BE SOLID STOCK BIRCH OR BIRCH VENEERED PLYWOOD, THICKNESS AS REQUIRED OR AS SHOWN ON THE DRAWINGS. SOLID STOCK WHITE MAPLE OR MAPLE VENEER PLYWOOD MAY BE SUBSTITUTED FOR BIRCH UPON APPROVAL OF SUBMITTED SAMPLES. ALL EXPOSED EDGES OF DOORS, SHELVES, ETC., SHALL BE Banded WITH SOLID WOOD BY METHOD INDICATED ON THE APPROVED SHOP DRAWINGS. 16. REINFORCING IS NOT ORDINARILY SHOWN ON THE DRAWINGS. IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO PROVIDE ANY AND ALL REINFORCING REQUIRED TO ENSURE A RIGID AND SUBSTANTIAL ASSEMBLY. THE FABRICATOR IS RESPONSIBLE FOR ADEQUATE RIGIDITY AND STRUCTURAL STABILITY. 17. ALL SURFACES SHALL BE FREE FROM DENTS, TOOL MARKS, WARPAGE, BUCKLES, GLUE, OPEN JOINTS OR OTHER DEFECTS AFFECTING SERVICEABILITY OR APPEARANCE AS DETERMINED BY THE ARCHITECT. 18. MAKE ALL JOINTS HARLINE TIGHT, FITTED ACCURATELY AND JOINED WITH HARDWOOD SPLINES OR DOWELS, GLUED TOGETHER, OR BY OTHER MEANS THAT HAVE BEEN INDICATED ON THE SHOP DRAWINGS AND REVIEWED AND APPROVED BY THE ARCHITECT. 19. COMPLY WITH ANI SECTION 1500, PREMIUM GRADE FOR SANDING, PLUGGING AND FILLING COUNTERTOP FASTENERS, BACK FRAMING AND SIMILAR PREPARATIONS FOR THE FINISHING OF ARCHITECTURAL WOODWORK AND CABINETY, AS APPLICABLE TO EACH UNIT. | FLOOR COVERING NOTES 01. THE GENERAL CONTRACTOR SHALL PREPARE THE EXISTING FINISHED FLOOR TO RECEIVE THE INSTALLATION OF ALL FLOOR COVERING. THIS WORK SHALL INCLUDE THE ELIMINATION OF RISERS AND PROJECTIONS, AND THE FILLING OF ALL DIPS AND UNEVEN AREAS WHICH MAY BE DETRIMENTAL TO THE INSTALLATION OF THE FLOOR COVERING. INSTALL 3/4" PLYWOOD SUB FLOOR. COMMENCEMENT OF FLOOR COVERING INSTALLATION INDICATES ACCEPTANCE OF THE SUBSTRATE CONDITIONS. 02. ALL CLOSETS SHALL HAVE THE IDENTICAL FLOOR COVERING AS ADJACENT AREAS. 03. FLOOR COVERING SHALL BE NEATLY AND ACCURATELY CUT TO FIT INTO ALL BREAKS, RECESSES AND REVEALS, AND TO FIT TIGHTLY AGAINST BASES, PERMANENT CABINETS OR FURNITURE AND EQUIPMENT. 04. WOOD FLOOR: PROVIDE THE FOLLOWING: A) SPECIES: OAK B) GRADE: SELECT C) CUT: PLAIN SAWN COMPLY WITH NATIONAL OAK FLOORING MANUFACTURERS ASSOCIATION (NOFMA) GRADING RULES FOR ABOVE SPECIES, GRADE AND CUT. PROVIDE FLOORING CARRYING NOFMA GRADE STAMP ON EACH BUNDLE OR PIECE. D) MATCHING: TONGUE-AND-GROOVED AND END MATCHED E) THICKNESS: 3/4" F) FACE WIDTH: 2 1/4" G) LENGTHS: PROVIDE STANDARD RANDOM LENGTH STRIPS, COMPLYING WITH APPLICABLE GRADING RULES H) SEASONING: MANUFACTURE SOLID WOOD FLOORING FROM KILN DRIED LUMBER I) FINISH: STAIN WITH PENETRATING, NON-FORMING WOOD STAIN OF COLOR CHOSEN BY ARCHITECT. SEAL WITH WATER-BASED POLYURETHANE COMPLYING WITH ENVIRONMENTAL AND FLAMMABILITY RESTRICTIONS, SPECIALLY COMPOUNDED FOR MULTIPLE COAT APPLICATION ON WOOD FLOORS J) WOOD TRIM K) ALL EXISTING OAK FLOORS ARE TO SANDED & REFINISHED 05. WOOD FLOOR INSTALLATION: COMPLY WITH FLOORING MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS, BUT NOT LESS THAN THAT RECOMMENDED IN NOFMA "HARDWOOD FLOORING INSTALLATION." FOLLOW DIRECTION INDICATED ON FLOOR PLAK. BLIND NAIL FLOORING PER NOFMA RECOMMENDATIONS; PROVIDE MIN. 3/4" EXPANSION SPACE TO BE FULLY CONCEALED BY TRIM AND NAIL BASEBOARD TO WALL AND SHOE MOULDING TO BASEBOARD. 06. WOOD FLOOR FINISH: SCHEDULE FLOOR FINISHING TO BE COMPLETED JUST BEFORE FINAL INSPECTION. MACHINE SAND TO REMOVE NON-LEVEL CONDITIONS AND MARKS. USE THREE GRADES OF SANDPAPER, ENDING WITH 00 GRADE VACUUM AND TACK CLEAN AND IMMEDIATELY APPLY FINISH. APPLY STAIN, WOOD FILLER, TWO COATS OF SEALER AND FLOOR FINISH ACCORDING TO MANUFACTURER'S INSTRUCTIONS. APPLY FINISH AS NEED TO BUILD A DRY FILM THICKNESS OF AT LEAST 3.0 MILS. ALLOW TO CURE 6 TO 7 DAYS, THEN APPLY HEAVY KRAFT PAPER TYPE PROTECTION. 07. CERAMIC TILE INSTALLATION: COMPLY WITH THE MOST CURRENT HANDBOOK FOR CERAMIC TILE INSTALLATION AS PUBLISHED BY THE TILE COUNCIL OF AMERICA, INC. AND AMERICAN NATIONAL STANDARDS SPECIFICATIONS FOR CERAMIC TILE (ANSI A137.1-1988). INSTALL CERAMIC TILE FLOORS, WALLS AND BASES USING THE THIN-SET METHOD COMPLYING WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. LAYOUT TILEWORK ACCURATELY AS SHOWN ON DRAWINGS AND PROVIDE TRIM SUCH AS CAPS, ANGLE TIES, COVES AND OTHER SHAPES AS REQUIRED TO COMPLETE WORK SEAMLESSLY. ALLOW TILE TO SET FOR A MINIMUM OF 48 HOURS BEFORE GROUTING AND SPREAD GROUT UNIFORMLY AND FILL JOINTS SOLIDLY. CLEAN TILES COMPLETELY AND PROTECT TILE FROM DAMAGE DURING CONSTRUCTION. 08. ALL CARPET IS TO BE PROVIDED AND INSTALLED BY OWNER. 09. TILE SHALL BE LAID IN A SQUARE PATTERN WITH COURSES PARALLEL TO WALLS, UNLESS OTHERWISE INDICATED ON THE DRAWINGS. TILE SHALL BE SECURELY CEMENTED AND SHALL BE LAID WITH JOINTS BUTTED TIGHTLY. THE ADHESIVE SHALL BE AS RECOMMENDED BY THE TILE MANUFACTURER AND APPLIED PER THE ADHESIVE MANUFACTURER'S RECOMMENDATIONS. | EXTERIOR SHEATHING, FRAMING, INSULATION. 01. EXTERIOR PLYWOOD SHEATHING TO BE 1/2" APA RATED PLYWOOD SHEATHING. EXPOSURE DURABILITY CLASSIFICATION: EXPOSURE 1. FASTENERS TO BE GALVANIZED COMMON SIZE AND TYPE TO SUIT CONDITION. 02. ALL NEW EXTERIOR FRAMING TO BE 2X6 AT 16" O.C. FRAMING CONTINUOUS TO EXISTING FRAMING TO BE 2X4 FRAMING AT 16" O.C. INSTALL R21 BATT INSULATION AT 2X6 FRAMING. INSTALL R15 BATT INSULATION AT EXISTING 2X4 FRAMING WHEREVER POSSIBLE. 3. PROVIDE R49 BATT INSULATION AT EXISTING ATTIC SPACE AND ABOVE COLLAR TIES AT ADDTION. 4. PROVIDE CLOSED CELL FOAM INSULATION AT ALL 8" RAFTERS CAVITIES TO MIN R 48 LAP SIDING 01. SIDING TO BE ARTISAN LAP SIDING BY HARDIE PLANK IN STANDARD MFRS COLOR TO BE SELECTED BY OWNER 02. SIDING TO BE INSTALLED PRE MANUFACTURERS INSTRUCTIONS. ALL CORNERS ARE TO BE MITERED, MITERED JOINTS ARE TO BE TOUCHED UP WITH PAINT TO MATCH PREFINISHED SIDING COLOR. VAPOR BARRIER AND WINDOW/DOOR OPENINGS 01. PROVIDE SOLUTES MENTO 1000 VAPOR BARRIER ON EXISTING AND NEW EXTERIOR SHEATHING PRIOR TO SIDING INSTALLATION. FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS FOR CEDAR SIDING INSTALLATION 02. LAP ALL JOINTS MIN 6", SEAL ALL LAPS AND TERMINATIONS WITH TAPE. 03. PROVIDE HYDROFLASH BY BENJAMINE OBOYKE AT THE PERIMTER OF ALL FRAMED OPENINGS ALL FRAMED OPENINGS. FOLLOW MANUFACTURERS INSTRUCTIONS FOR INSTALLATION. | EXTERIOR TRIM AND MOLDINGS 01. ALL EXTERIOR TRIM, CASINGS, FASCIAS AND BEAD BOARD AT SOFFITS TO BE PAINTED AZEK (PVC) OR EQUAL. SEE CONSTRUCTION DRAWINGS AND DETAILS FOR DIMENSIONS AND TYPES 02. ALL TRIM TO BE PAINTED PER PAINTING SPECIFICATION SECTION. 03. ALL MOULDINGS TO BE FASTENED W/ FINISH NAILS. ALL NAIL HOLES TO BE FILLED PRIOR TO PAINTING AND SANDED. | STATE OF NEW YORK PLAN REQUIREMENTS 01. STANDARD USED FOR DESIGN OF THE 2020 INTERNATIONAL RESIDENTIAL CODE AND 02. FOR THE AREA OF THE NEW PROPOSED ADDITION SEE SITE PLAN. 03. DESIGN LOADING: A) DEAD LOAD: ROOFING 5.0 psf, PLYWOOD SHEETING 1.5 psf, JOISTS 3.5 psf, INSULATION 1.0 psf, CEILING 1.0 psf, ELECT. AND MISC. 3.0 psf. TOTAL=15.0 psf B) LIVE LOAD: ATTIC WITHOUT STORAGE 10.0 psf, FIRST FLOOR 40.0 psf, DECKS 40.0 psf, GROUND SNOW LOAD (Pg) 45.0 psf, WIND LOAD BASIC WIND SPEED 90 MPH, EXPOSURE B, SEISMIC DESIGN CATEGORY C. 04. WINTER DESIGN TEMPERATURE=13 DEGREES. 05. ICE SHIELD UNDERLAYMENT IS REQUIRED WITH MINIMUM 24 INCHES ALONG THE ROOF LINE MEASURED FROM THE INSIDE FACE OF THE EXTERIOR WALL. 06. THE PROPOSED ADDITION INDICATED MUST MEET THE ENERGY CONSERVATION CONSTRUCTION CODE OF THE 2015 INTERNATIONAL RESIDENTIAL CODE AND 2016 NYS ENERGY CODE SUPPLEMENT. 07. FOR FASTENER METHOD FOR ALL STRUCTURAL MEMBERS SEE FASTENER SCHEDULE. 08. CONTRACTOR IS TO INSTALL SMOKE AND CARBON MONOXIDE DETECTORS IN THE VICINITY OF ALL BEDROOMS EXISTING AND PROPOSED ADDITION IN COMPLIANCE WITH THE CURRENT RESIDENTIAL CODE. | |
| CABINET NOTES 01. PROVIDE ALL ITEMS OF CABINET WORK INDICATED ON THE DRAWINGS AND AS HEREIN SPECIFIED, INCLUDING ALL TOPS, SIDES, BACKS, BOTTOMS, DIVIDERS, SHELVES, FRONTS, DOORS AND DRAWER FRONTS. ALL ITEMS SHALL BE CONSTRUCTED OF PLYWOOD CORE WITH THE SPECIFIED HARD WOOD OR VENEER AS INDICATED ON DRAWINGS. INTERIORS TO BE BIRCH PLYWOOD WITH CLEAR SATIN FINISH. FINISH CABINETY TO BE BIRCH OR MAPLE. FINISH TO BE WHITE ACRYLIC LACQUER-SATIN SHOP SPRAY APPLICATION. 02. ALL CLOSETS TO BE PROVIDED WITH A WOOD HAT SHELF ON CONCEALED CLEATS AT X" A.F.F. AND A METAL HANG ROD AT X" A.F.F. PROVIDE CONCEALED BLOCKING FOR RODS AND SHELVES IN CLOSET WALLS. PROVIDE SUPPORTS AND RODS FOR [ROOM NAME] AS SHOWN IN ELEVATIONS. 03. MATERIALS AND WORKMANSHIP FOR ALL CABINETS AND ARCHITECTURAL WOODWORK SHALL BE GOVERNED BY THE REQUIREMENTS OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) QUALITY STANDARDS, LATEST EDITION. ALL WORK FOR THIS PROJECT SHALL CONFORM TO "PREMIUM GRADE" AS DEFINED BY THE AWI QUALITY STANDARDS, UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS. 04. SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION OF ANY ITEM. SHOP DRAWINGS SHALL INCLUDE PLANS AND ELEVATIONS AT 3/4"=1'-0" AND TYPICAL CONSTRUCTION DETAILS AT 3"-1'-0". SHOP DRAWINGS SHALL INDICATE ALL MATERIALS, THICKNESSES AND FINISHES AND SHALL SHOW ALL FINISH HARDWARE, ANCHORS, FASTENINGS AND ACCESSORIES. 05. SHOP DRAWINGS SHALL SHOW ALL JOINTING, JOINT TREATMENT AND BUTT JOINING IN PLASTIC LAMINATE, WOOD VENEERS AND STAINLESS STEEL, AND SHALL INDICATE THE DIRECTION OF THE GRAIN AND PATTERN (E.G. "BOOKMATCHED") FOR EACH CABINET PIECE. 06. ALL SHOP DRAWINGS SHALL CLEARLY NOTE ALL WORK ADJACENT TO OR ABUTTING THE WORK OF THIS SECTION. INCLUDE ALL PREPARATIONS FOR MECHANICAL, ELECTRICAL, TELEPHONE AND PLUMBING WORK REQUIRED. 07. VERIFY ALL DIMENSIONS AFFECTING THE WORK AT THE JOB SITE PRIOR TO FABRICATION. BRING FIELD DIMENSIONS WHICH ARE AT VARIANCE WITH THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT FOR DETERMINATION OF CORRECTIVE MEASURES. PERFORM ALL FABRICATION FROM FIELD MEASUREMENTS WITH PROVISIONS FOR SCRIBING AS REQUIRED TO MEET BUILD-IN CONDITIONS. 08. THE CONTRACTOR SHALL SUBMIT SAMPLES OF THE FOLLOWING ITEMS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION: A) STONE COUNTERTOP AS SPECIFIED - (3) 12" X 12" SAMPLES B) WOOD VENEER FINISH AS SPECIFIED - (2) 12" X 12" FOR EACH SPECIES, FINISHED ON ONE SIDE, AND LABELED AS TO SPECIES AND FINISH. C) CABINET HARDWARE - (1) EACH ACTUAL PIECE (TO BE RETURNED) D) GLASS - (3) 6" X 6" EACH TYPE 09. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF MAXIMUM DELIVERABLE SIZE OF ALL UNITS AND SUB-UNITS ONTO THE PROJECT PREMISES AND TO POINT OF INSTALLATION. 10. ALL WORK SHALL BE SHOP ASSEMBLED. WORK THAT IS TOO LARGE FOR ENTRANCE INTO THE USE AREA SHALL BE FABRICATED IN DETACHABLE SECTIONS WITH PROVISIONS FOR RECONNECTING THE SECTIONS IN THEIR FINAL POSITION THAT WILL NOT BE VISIBLE UPON COMPLETION OF THE INSTALLATION. 11. CONTRACTOR SHALL PROTECT FINISHED CABINET WORK FULLY FROM THE WEATHER WHILE IN TRANSIT FROM POINT OF ORIGIN OR FABRICATION TO THE SITE. AT THE SITE, THE CONTRACTOR IS RESPONSIBLE FOR PLACING ALL DELIVERED MATERIALS IMMEDIATELY UNDER COVER AND FOR ADEQUATELY PROTECTING ALL UNITS FROM WORK SITE DAMAGE. STORE AND HANDLE IN SUCH A MANNER AS TO KEEP CLEAN AND AVOID BLEMISHING OR DAMAGING THE CABINETWORK. 12. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR DELIVER FINISHED CABINETWORK TO ANY PART OF THE BUILDING UNTIL ALL SPACKLE, CEMENT, PLASTER AND OTHER "WET" WORK HAVE BEEN COMPLETED AND THOROUGHLY CURED AND DRIED. 13. COORDINATE THE WORK OF THIS SECTION WITH THE WORK OF OTHER TRADES. 14. VENEERS SHALL BE SELECTED FROM FLITCHES OF SPECIFIED QUALITY CONTAINING PROPER QUANTITIES TO ALLOW CONSISTENT GRAIN, COLOR AND TONE THROUGHOUT THE ENTIRE JOB. GRAIN PATTERN AND DIRECTION SHALL BE VERTICAL AND AS INDICATED ON THE APPROVED SHOP DRAWINGS. ARCHITECT TO APPROVE FLITCH SELECTIONS. 15. SURFACES OF SHELVING, DRAWER SIDES, SUB-FRONTS AND OTHER INTERIORS EXCEPT DRAWER BOTTOMS, SHALL BE SOLID STOCK BIRCH OR BIRCH VENEERED PLYWOOD, THICKNESS AS REQUIRED OR AS SHOWN ON THE DRAWINGS. SOLID STOCK WHITE MAPLE OR MAPLE VENEER PLYWOOD MAY BE SUBSTITUTED FOR BIRCH UPON APPROVAL OF SUBMITTED SAMPLES. ALL EXPOSED EDGES OF DOORS, SHELVES, ETC., SHALL BE Banded WITH SOLID WOOD BY METHOD INDICATED ON THE APPROVED SHOP DRAWINGS. 16. REINFORCING IS NOT ORDINARILY SHOWN ON THE DRAWINGS. IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO PROVIDE ANY AND ALL REINFORCING REQUIRED TO ENSURE A RIGID AND SUBSTANTIAL ASSEMBLY. THE FABRICATOR IS RESPONSIBLE FOR ADEQUATE RIGIDITY AND STRUCTURAL STABILITY. 17. ALL SURFACES SHALL BE FREE FROM DENTS, TOOL MARKS, WARPAGE, BUCKLES, GLUE, OPEN JOINTS OR OTHER DEFECTS AFFECTING SERVICEABILITY OR APPEARANCE AS DETERMINED BY THE ARCHITECT. 18. MAKE ALL JOINTS HARLINE TIGHT, FITTED ACCURATELY AND JOINED WITH HARDWOOD SPLINES OR DOWELS, GLUED TOGETHER, OR BY OTHER MEANS THAT HAVE BEEN INDICATED ON THE SHOP DRAWINGS AND REVIEWED AND APPROVED BY THE ARCHITECT. 19. COMPLY WITH ANI SECTION 1500, PREMIUM GRADE FOR SANDING, PLUGGING AND FILLING COUNTERTOP FASTENERS, BACK FRAMING AND SIMILAR PREPARATIONS FOR THE FINISHING OF ARCHITECTURAL WOODWORK AND CABINETY, AS APPLICABLE TO EACH UNIT. | FLOOR COVERING NOTES 01. THE GENERAL CONTRACTOR SHALL PREPARE THE EXISTING FINISHED FLOOR TO RECEIVE THE INSTALLATION OF ALL FLOOR COVERING. THIS WORK SHALL INCLUDE THE ELIMINATION OF RISERS AND PROJECTIONS, AND THE FILLING OF ALL DIPS AND UNEVEN AREAS WHICH MAY BE DETRIMENTAL TO THE INSTALLATION OF THE FLOOR COVERING. INSTALL 3/4" PLYWOOD SUB FLOOR. COMMENCEMENT OF FLOOR COVERING INSTALLATION INDICATES ACCEPTANCE OF THE SUBSTRATE CONDITIONS. 02. ALL CLOSETS SHALL HAVE THE IDENTICAL FLOOR COVERING AS ADJACENT AREAS. 03. FLOOR COVERING SHALL BE NEATLY AND ACCURATELY CUT TO FIT INTO ALL BREAKS, RECESSES AND REVEALS, AND TO FIT TIGHTLY AGAINST BASES, PERMANENT CABINETS OR FURNITURE AND EQUIPMENT. 04. WOOD FLOOR: PROVIDE THE FOLLOWING: A) SPECIES: OAK B) GRADE: SELECT C) CUT: PLAIN SAWN COMPLY WITH NATIONAL OAK FLOORING MANUFACTURERS ASSOCIATION (NOFMA) GRADING RULES FOR ABOVE SPECIES, GRADE AND CUT. PROVIDE FLOORING CARRYING NOFMA GRADE STAMP ON EACH BUNDLE OR PIECE. D) MATCHING: TONGUE-AND-GROOVED AND END MATCHED | | | | |

| BATHROOM A | | |
|----------------------------|---------------------------------------------------------------|------------------------|
| TYPE | MFR./ SPEC.# | FINISH |
| TOILET | TBD | WHITE |
| (2) UNDER MOUNT LAV BOWL | TBD | WHITE |
| 60" VANITY CAB | SEE ELEVATIONS AND CABINET SCHEDULE | PTD |
| (2) MEDICINE CABINET | TBD | TBD |
| WALL MTD LAVATORY FAUCET | TBD | CHROME |
| SHOWER HEAD | TBD | CHROME |
| SHOWER HEAD ARM | TBD | CHROME |
| SHOWER HAND HELD | TBD | CHROME |
| SHOWER CONTROL VALVE/MIXER | TBD | CHROME |
| TOWEL BAR (2) | 24". TBD | CHROME |
| TOWEL RING (1) | TBD | CHROME |
| TOILET PAPER HOLDER | TBD | CHROME |
| SHOWER ENCLOSURE | FRAMELESS 1/4" LOW IRON TEMPERED GLASS FITTINGS, HINGE PLATES | W/ SQUARE CHROME PATCH |
| SHOWER DRAIN | FLUSH TYPE INFINITY DRAIN, 24" LONG | CHROME |

| BATHROOM B | | |
|----------------------------|-------------------------------------|--------|
| TYPE | MFR./ SPEC.# | FINISH |
| TOILET | TBD | WHITE |
| UNDER MOUNT LAV BOWL | TBD | WHITE |
| 30" VANITY CAB | SEE ELEVATIONS AND CABINET SCHEDULE | PTD |
| ALCOVE BATHTUB | 32 X 66 - TBD | WHITE |
| MEDICINE CABINET | TBD | TBD |
| DECK MTD LAVATORY FAUCET | TBD | CHROME |
| SHOWER HEAD | TBD | CHROME |
| SHOWER HEAD ARM | TBD | CHROME |
| SHOWER HAND HELD | TBD | CHROME |
| SHOWER CONTROL VALVE/MIXER | TBD | CHROME |
| TOWEL BAR (2) | 24". TBD | CHROME |
| TOWEL RING (1) | TBD | CHROME |
| TOILET PAPER HOLDER | TBD | CHROME |

| WINDOW / EXTERIOR DOOR SCHEDULE | | | | | | |
|---------------------------------|------|--------------------|-----------------|----------------|----------|-----------------------------------|
| NO. | QTY. | TYPE | FRAME DIMENSION | | WALL DIM | REMARKS |
| | | | F.S. WIDTH | F.S. HEIGHT | | |
| 1 | 4 | FRENCH CASEMENT | 48" | 48 | | BRICK MOLD |
| 2 | 2 | CASEMENT | 30" | 54" | 6" STUD | |
| 3 | 1 | PATIO DOOR | 36"(DOOR SLAB) | 80"(DOOR SLAB) | 6" STUD | |
| 4 | 5 | FRENCH CASEMENT | 31" | 48" | | BRICK MOLD |
| 5 | 1 | AWNING GLASS BLOCK | 31" | 14" | | BRICK MOLD 6X6 ICESCAPES |
| 6 | 1 | CASEMENT | 18" | 36" | | BRICK MOLD |
| 7 | 6 | FRENCH CASEMENT | 39" | 48" | 6" STUD | |
| 8 | 1 | SIDE DOOR | 36"(DOOR SLAB) | 80"(DOOR SLAB) | 6" STUD | SIMPSON |
| 9 | 1 | FRENCH CASEMENT | 54" | 48" | 6" STUD | |
| 10 | 1 | CASEMENT | 28" | 28" | 6" STUD | |
| 11 | 1 | SLIDING DOOR | 60" | 80" | 6" STUD | HEAD TO ALIGN W/ ADJACENT WINDOWS |
| 12 | 2 | CASEMENT | 32" | 68" | 6" STUD | |
| 13 | 1 | CASEMENT | 32" | 32" | 6" STUD | |
| 14 | 4 | FRENCH CASEMENT | 42" | 54" | 6" STUD | |
| 15 | 1 | CASEMENT | 24" | 48" | | BRICK MOLD |
| 16 | 1 | PATIO DOOR | 30"(DOOR SLAB) | 80"(DOOR SLAB) | | BRICK MOLD |
| 17 | 2 | FRENCH CASEMENT | 54" | 54" | 6" STUD | |
| 18 | 2 | FRENCH CASEMENT | 34" | 48" | | BRICK MOLD |
| 19 | 4 | FRENCH CASEMENT | 42" | 54" | 6" STUD | |
| 20 | 4 | FRENCH CASEMENT | 42" | 54" | 6" STUD | |
| 21 | 1 | SLIDING DOOR | 72" | 80" | 6" STUD | HEAD TO ALIGN W/ ADJACENT WINDOWS |
| 22 | 1 | SLIDING DOOR | 72" | 84" | 6" STUD | HEAD TO ALIGN W/ ADJACENT WINDOWS |
| 23 | 1 | AWNING | 38" | 28" | 6" STUD | |
| 22 | 2 | AWNING | 32" | 32" | 6" STUD | |
| X1 | 1 | EXISTING STEEL | -- | -- | | RELOCATED -- BRICK MOLD |
| X2 | 1 | EXISTING STEEL | -- | -- | | RELOCATED -- BRICK MOLD |

* WINDOWS AND SLIDING DOOR AT ADDITION TO HAVE EXTENSION JAMBS FOR 2X6 FRAME CONSTRUCTION
DOOR AND WINDOW HARDWARE TO BE SELECTED FROM STANDARD HARDWARE SELECTIONS
ALL BEDROOMS TO BE PROVIDED WITH EGRESS WINDOWS AS REQUIRED BY 2017 IBC
SEE ELEVATIONS FOR MUNTIN PATTERNS, ALL MUNTINS TO BE SIMULATED TYPE
MAXIMUM FENESTRATION U VALUES: FIXED FENESTRATION 0.38, OPERABLE FENESTRATION 0.45, ENTRANCE DOORS 0.77

| LIGHT FIXTURE SCHEDULE | | | | | | |
|------------------------|---------------------|-------------------------------------------------------|--------|-------------------------|----------|---------------------------|
| SYMBOL | LOCATION | DESCRIPTION | MNF. | CAT. NO. | LAMP | COMMENTS |
| ⊗ | GENERAL | RECESSED DOWNLIGHT | JUNO | 447CWH/ TC 47 NON IC | MR56/LED | ROUND WHITE TRIM |
| ⬆ | GENERAL | RECESSED ELBOW WASHER | JUNO | 449WH/ IC44N IC HOUSING | MR16/LED | WHITE |
| ⊗ | DINING ROM/KITCHEN | PENDANT | | | LED | BY OWNER, INSTALLED BY GC |
| ⊗ | BATHROOM / EXTERIOR | W.P. RECESSED DOWNLIGHT | JUNO | 441-WH/ TC47 NON IC | MR16/LED | SHOWER/ DAMP |
| ⊗ | FAMILY ROOM | CEILING FAN | TBD | | | BY OWNER, INSTALLED BY GC |
| ⬆ | STORAGE/MECH RM | CLOSET LIGHT | | | LED | |
| ⬆ | BATHROOM | WALL SCONCE | MURANO | LUCE 6" CUBE | LED | BY OWNER, INSTALLED BY GC |
| ⬆ | EXTERIOR | WALL MOUNTED | TBD | TBD | LED | BY OWNER, INSTALLED BY GC |
| — — | CABINETRY | RECESSED LED LIGHT STRIP | LOOX | | LED | BY CABINET MANUF |
| Ⓜ | GENERAL | HARDWIRED SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR | | | | |
| ⊗ | BATHROOM EXUAUST | ULTRA QUITE TYPE | | | LED | |
| ⊗ | LANDSCAPE | EXTERIOR IN GROUND LIGHT | TBD | TBD | LED | BY OWNER, INSTALLED BY GC |

| ELECTRICAL DEVICE LEGEND | |
|--------------------------|------------------------------------------------------------------------------------|
| SYMBOL | DESCRIPTION/ COMMENTS |
| ▼ | TELEPHONE/ DATA JACK |
| ⊕ | DUPLEX OUTLET |
| ⊕ | DUPLEX OUTLET W/ SWITCHED RECEPTAL |
| ⊕ GFI | GFI OUTLET |
| ⊕ OVEN | APPLIANCE OUTLET -- VERIFY ELECTRICAL REQUIREMENT -- TO BE REMIRED TO NEW CB PANEL |
| \$ | LIGHT SWITCH |
| \$D | DIMMER SWITCH |
| \$3 | 3WAY LIGHT SWITCH |
| \$D,3 | 3WAY DIMMER SWITCH |
| —TV | CABLE TV |
| ⊕IP \$P | INTERNET/WIFI CONTROLLED SWITCH OR OUTLET |
| —T | THERMOSTAT |

| INTERIOR DOOR SCHEDULE | | | | | | | |
|------------------------|------|-----------------------|--------------|-----------------------|----------------|-------------------------------------------------|-------------------------------------|
| NO. | QTY. | TYPE | DOOR DIM. | TYPE/FINISH | FRAME TYPE | HINGES | |
| | | | WIDTH/HEIGHT | | | | |
| A | 2 | PASSAGE SINGLE DOOR | 30 X 80 | 6 PANEL DOOR | PTD WD CASING* | BALDWIN PASSAGE BY OWNER INSTALLED BY GC | BUTT HINGES FINISH TBD |
| B | 1 | GARAGE SINGLE DOOR | 30 X 80 | 1 HR RATED FLUSH H.M. | H.M.FRAME | SCHLAGE PASSAGE BY OWNER INSTALLED BY GC | SELF CLOSING BUTT HINGES FINISH TBD |
| C | 1 | CLOSET SINGLE DOOR | 30 X 80 | 6 PANEL DOOR | PTD WD CASING* | BALDWIN CLOS. DUMMY BY OWNER INSTALLED BY GC | BUTT HINGES FINISH TBD |
| D | 2 | BEDROOMS SINGLE DOOR | 30 X 80 | | PTD WD CASING* | BALDWIN PASSAGE BY OWNER INSTALLED BY GC | BUTT HINGES FINISH TBD |
| E | 2 | CLOSET SINGLE DOOR | 30 X 80 | 6 PANEL DOOR | PTD WD CASING* | BALDWIN CLOS. DUMMY BY OWNER INSTALLED BY GC | BUTT HINGES FINISH TBD |
| F | 2 | BATHROOM SINGLE DOOR | 30 X 80 | 6 PANEL DOOR | PTD WD CASING* | BALDWIN PRIVACY BY OWNER INSTALLED BY GC | BUTT HINGES FINISH TBD |
| E | 1 | CLOSET SINGLE DOOR | 24 X 80 | 6 PANEL DOOR | PTD WD CASING* | BALDWIN CLOS. DUMMY BY OWNER INSTALLED BY GC | BUTT HINGES FINISH TBD |
| H | 5 | CLOSET DOUBLE DOOR | 48 X 84 | 6 PANEL DOOR | PTD WD CASING* | BALDWIN CLOS. DUMMY BY OWNER INSTALLED BY GC | BUTT HINGES FINISH TBD |
| R | 1 | RELOCATED SINGLE DOOR | 30 X 80 | | PTD WD CASING* | EXISTING RELOCATED | |

INTERIOR DOORS TO RF 1 1/2" THICK TYP



RHYU
ALTERATION
264 CLINTON AVENUE
DOBBS FERRY, NY

CONSTRUCTION
DRAWINGS

date:
MARCH 08, 2021

drawn by:

scale:

NTS

title:

SCHEDULES

number:

SP200



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ALTERATION
264 CLINTON AVENUE
DOBBS FERRY, NY

CONSTRUCTION
DRAWINGS

date:
MARCH 08, 2021

drawn by:

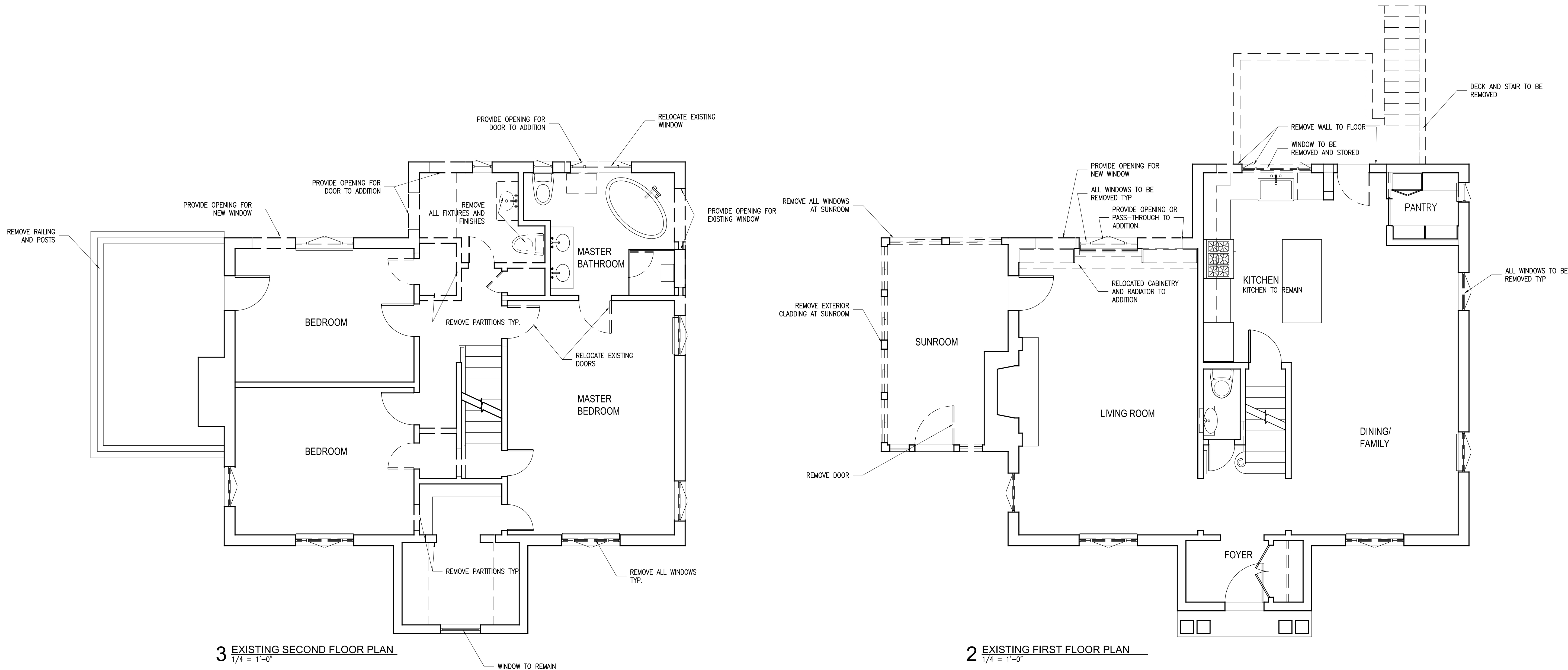
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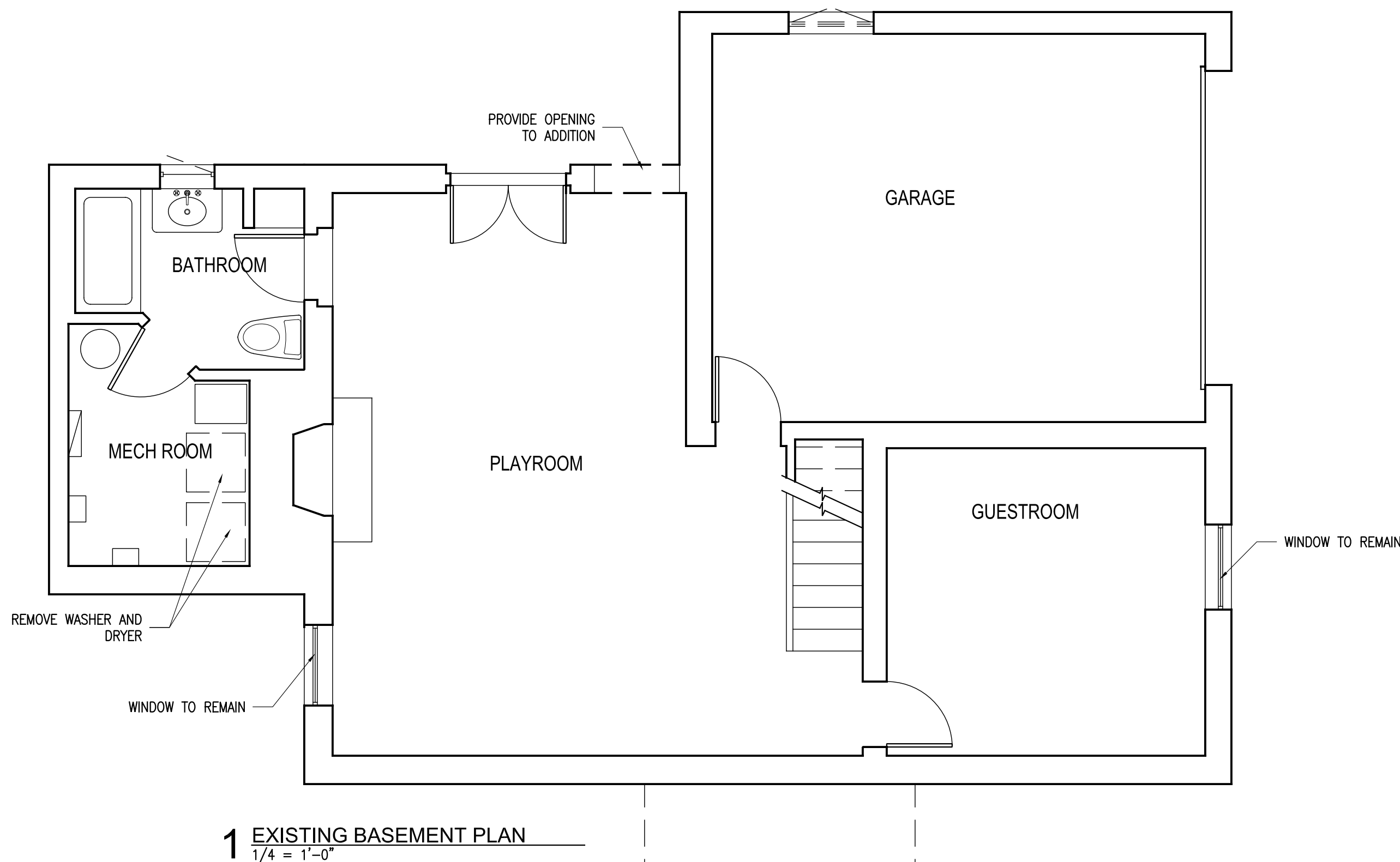
DEMOLITION
PLANS

number:

D100



| LEGEND FOR DEMOLITION PLAN | |
|----------------------------|---------------------------------|
| | EXISTING CONSTRUCTION TO REMAIN |
| | CONSTRUCTION TO BE REMOVED |





CONSTRUCTION DRAWINGS

MARCH 08, 2021

run by:

$$= 1'-0"$$

9:

PLANS

Number:

A100

INSULATION:

1. PROVIDE R20 BATT INSULATION AT ALL NEW 2X6 EXTERIOR WALLS
2. PROVIDE R49 BATT INSULATION AT ROOF FRAMING AT PROPOSED ADDITION
3. PROVIDE ENTIRE EXISTING ATTIC WITH R49 BATT INSULATION. REMOVE OLD INSULATION AS REQUIRED FOR COMPLETE INSTALLATION
4. PROVIDE R30 BATT INSULATION AT JOIST ABOVE CRAWL SPACE.



FIRE PROTECTION:
1. ALL SPACES ARE TO BE FULLY SPRINKLERED IN COMPLIANCE WITH THE LATEST EDITION OF THE NFPA FOR SINGLE FAMILY HOMES.

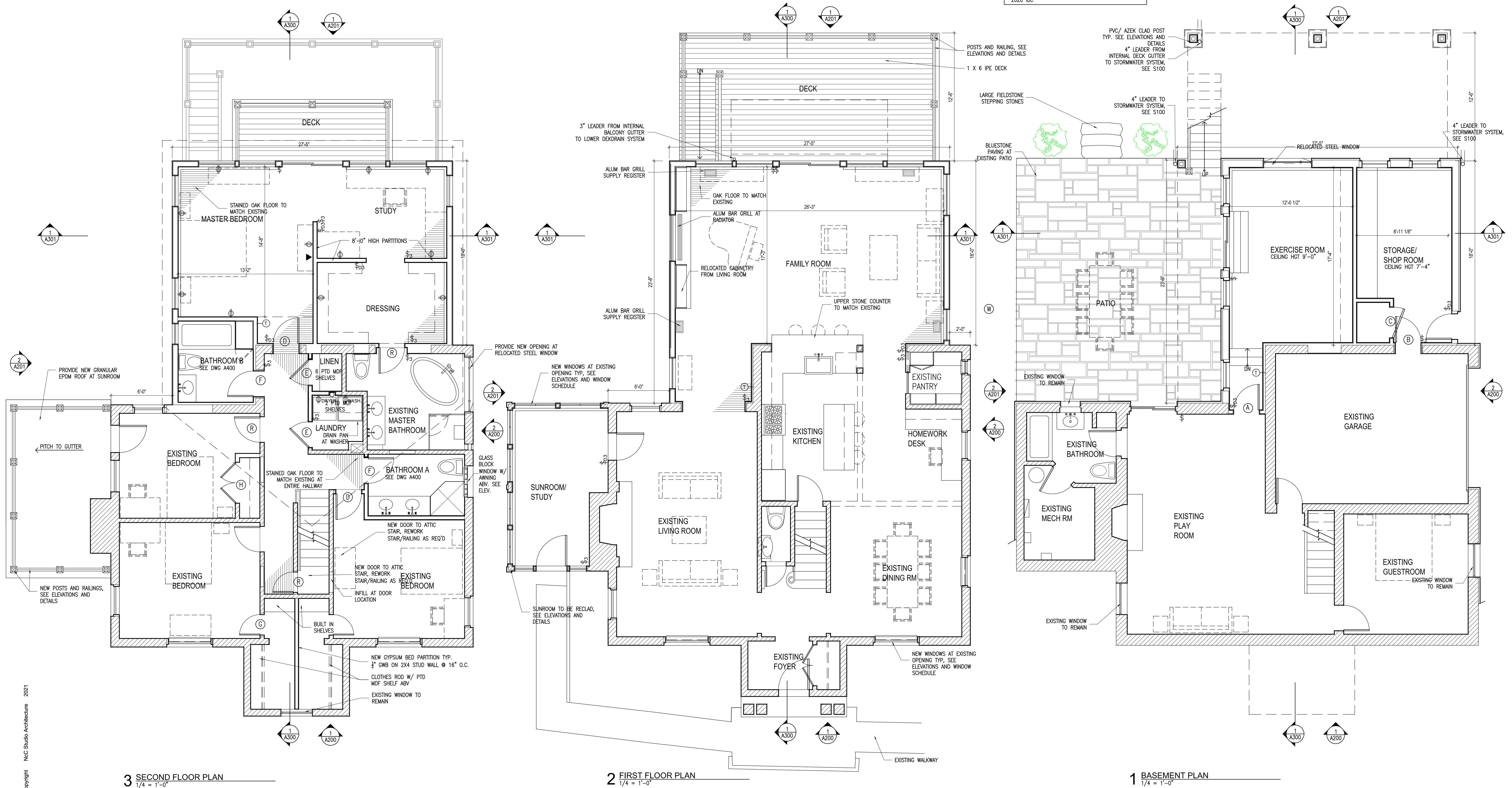
ROOM LIGHT AND VENTILATION:
1. ALL HABITABLE ROOMS HAVE A GLAZING AREA IN EXCESS OF 8% WITH OPENINGS FOR FRESH AIR IN EXCESS OF 4% OF THE FLOOR AREA OF SUCH ROOMS IN COMPLIANCE WITH THE 2015 IRC.

FIRE PROTECTION

ADDITION AND RENOVATION AREA EXCEEDS 50% OF EXISTING AREA. FIRESPRINKERS ARE TO BE PROVIDED THROUGHOUT.

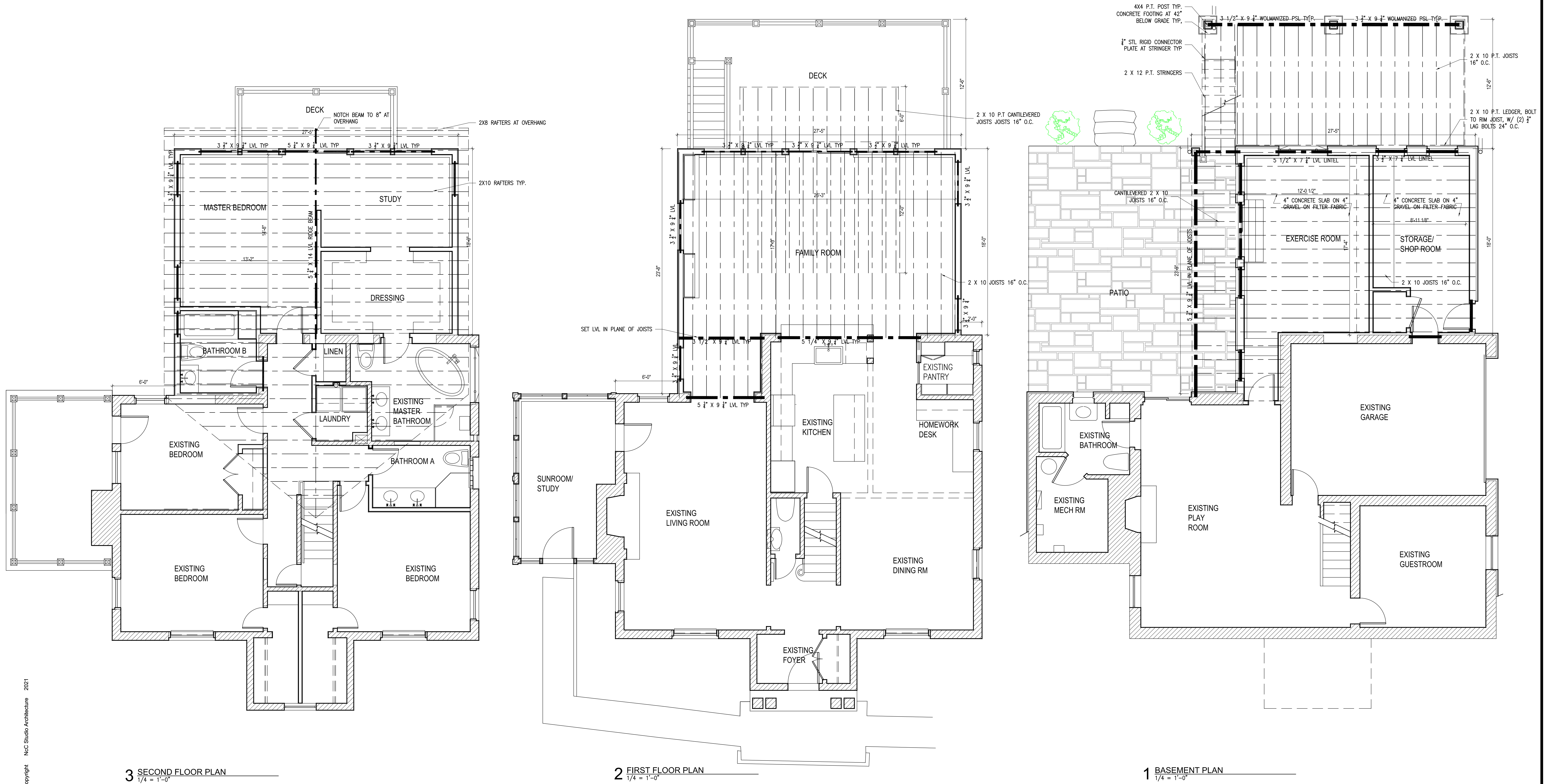
LEGEND FOR CONSTRUCTION PLAN

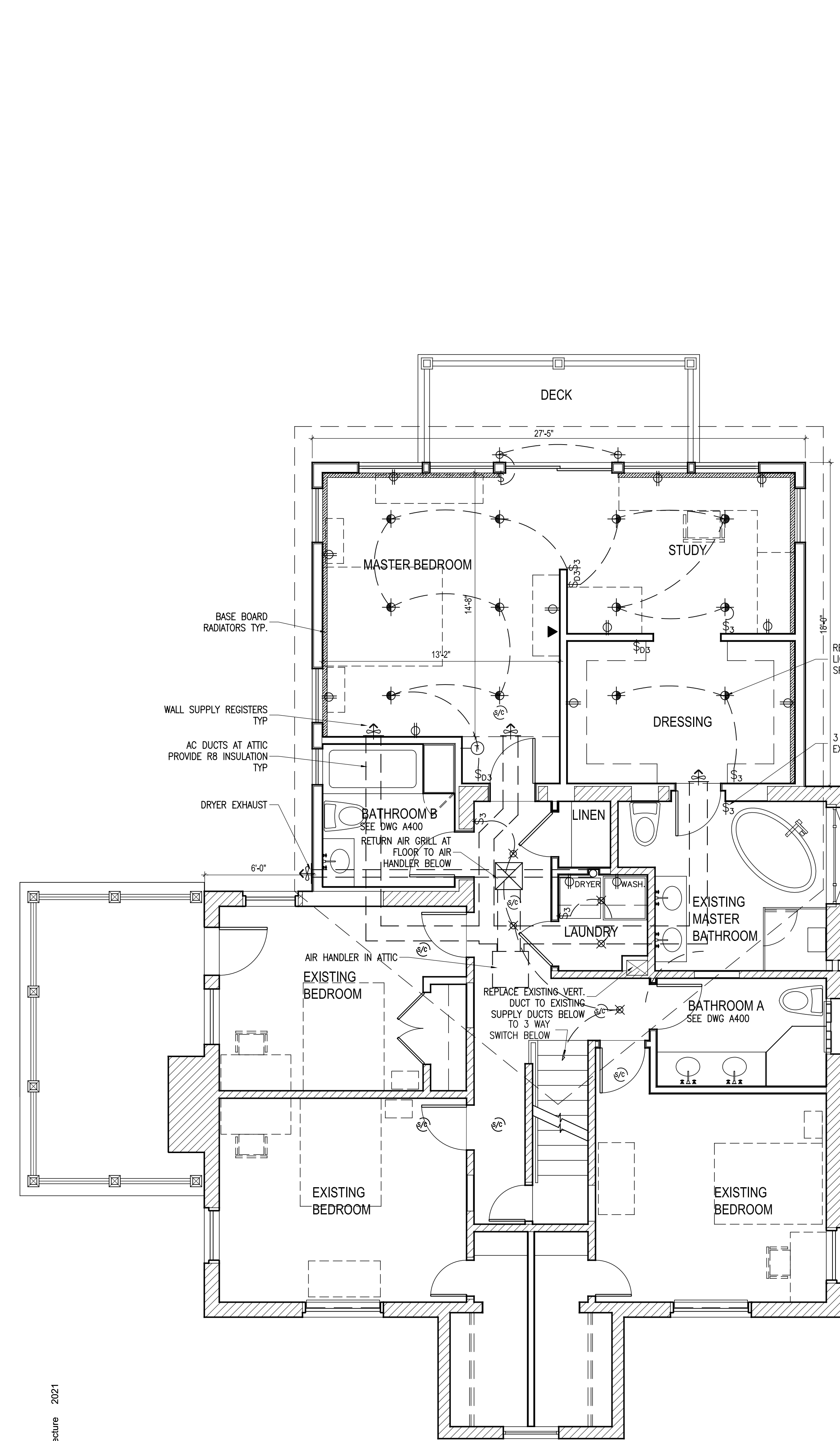
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|-------------------------------------------------------------------------------------|---------------------------------|
|  | EXISTING CONSTRUCTION TO REMAIN |
|  | NEW CONSTRUCTION/PARTITIONS |





NEW CONSTRUCTION/PARTITIONS



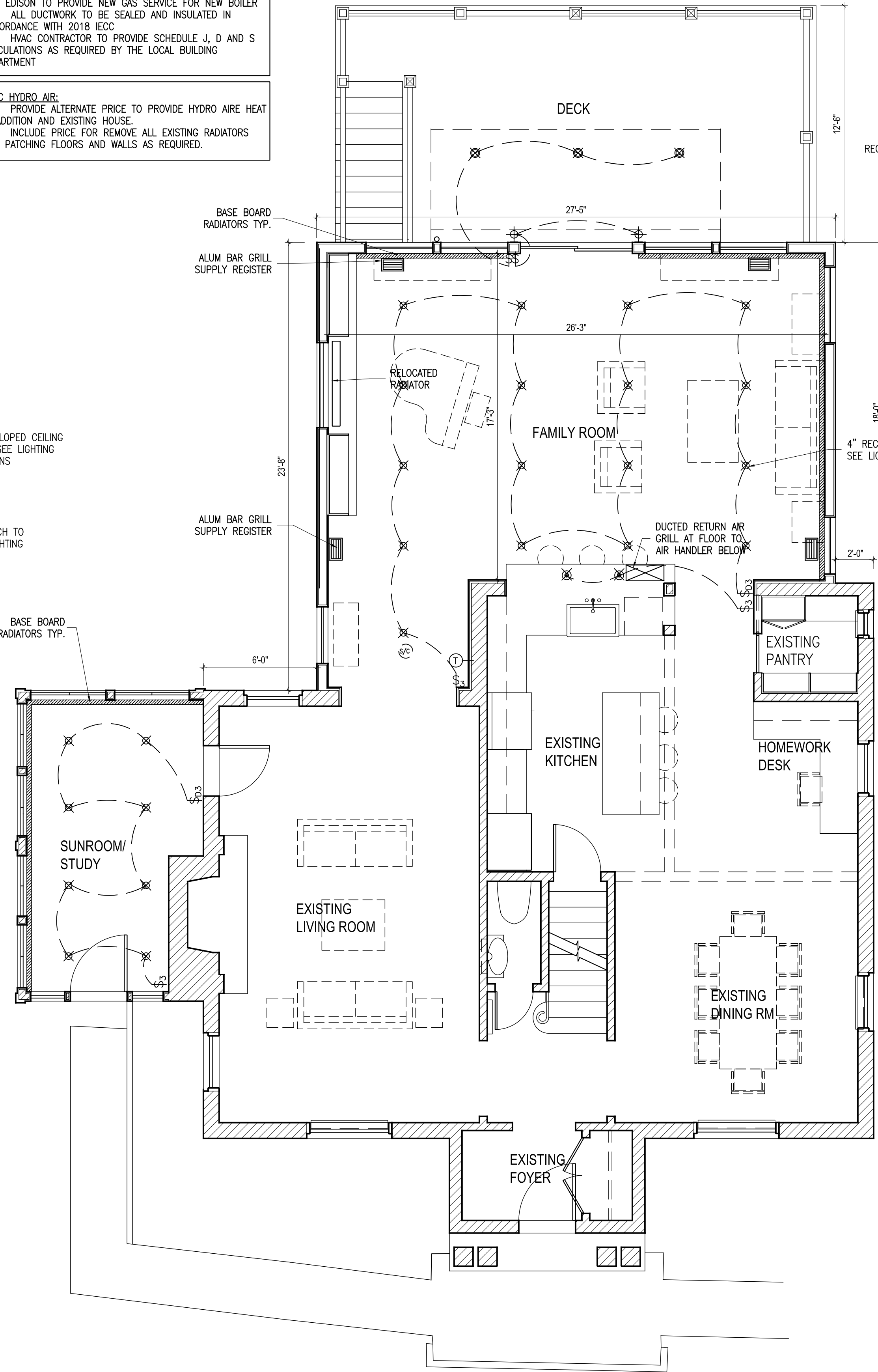


3 SECOND FLOOR PLAN
1/4" = 1'-0"

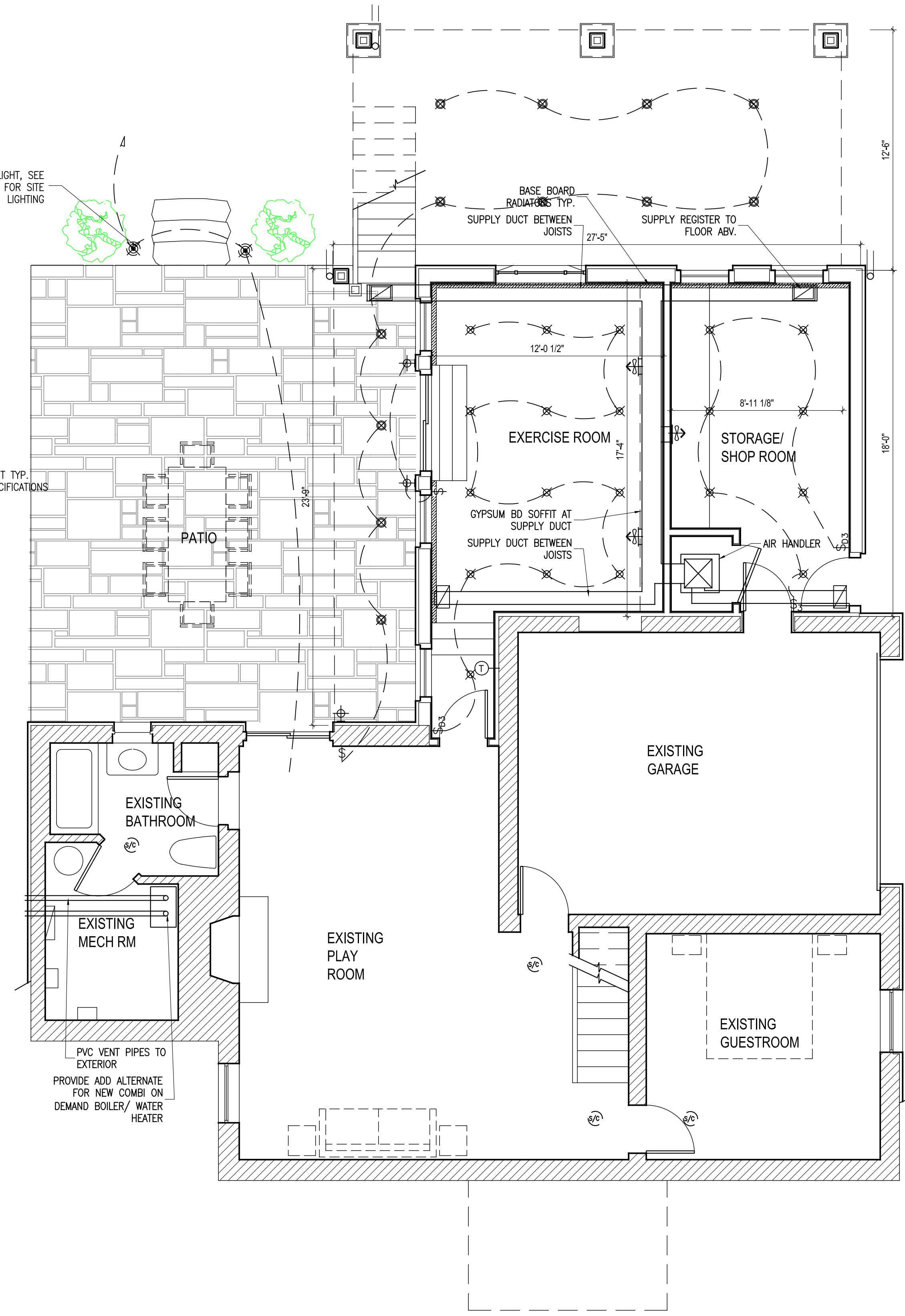
HVAC NOTES:
1. HVAC CONTRACTOR IS TO VERIFY ALL DUCT SIZES, REGISTER SIZES AND PLACEMENT TO INSURE ADEQUATE HEATING AND COOLING BASED ON THE DIAGRAMMATIC LAYOUT INDICATED.
2. ALL DUCT RUNS AND SIZES ARE TO BE REVIEWED WITH THE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO INSTALLATION.
3. SEPARATE ZONES ARE TO BE PROVIDED FOR ADDITION, FIRST FLOOR, SECOND FLOOR AND BASEMENT LEVEL.
4. CENTRAL AIR CONDITIONING SYSTEM IS TO BE SIZED TO INSURE ADEQUATE COOLING BY HVAC CONTRACTOR. CONDENSER UNITS ARE TO BE 18 SEER RATED.
5. HVAC CONTRACTOR IS TO PROVIDE ALL COMPLETED FORMS REQUIRED FOR CON EDISON REBATES AND ANY GOVERNMENT TAX CREDITS FOR HIGH EFFICIENCY EQUIPMENT.
6. MECHANICAL SYSTEMS, VENTILATION, DUCT SYSTEMS ARE TO COMPLY WITH 2020 INTERNATIONAL & NYS RESIDENTIAL CODE.
7. HVAC CONTRACTOR TO COORDINATE AND SCHEDULE WITH CON EDISON TO PROVIDE NEW GAS SERVICE FOR NEW BOILER.
8. ALL DUCTWORK TO BE SEALED AND INSULATED IN ACCORDANCE WITH 2018 IECC.
9. HVAC CONTRACTOR TO PROVIDE SCHEDULE J, D AND S CALCULATIONS AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.

HVAC HYDRO AIR:
1. PROVIDE ALTERNATE PRICE TO PROVIDE HYDRO AIR HEAT IN ADDITION AND EXISTING HOUSE.
2. INCLUDE PRICE FOR REMOVE ALL EXISTING RADIATORS AND PATCHING FLOORS AND WALLS AS REQUIRED.

HEATING:
1. PROVIDE SLANTFIN BASEBOARD HYDRONIC RADIATOR THROUGHOUT. CONTRACTOR TO VERIFY BASEBOARD LENGTH AND BTUH CAPACITY BASED ON BOILER PERFORMANCE FOR ALL SPACES.
2. BASEBOARD LAYOUT ASSUMES APPROX 40 BTUH PER SQ FT, W/ APPROX 500 BTUH/LF BASEBOARD OUTPUT. CONTRACTOR TO VERIFY LENGTHS BASED ON ACTUAL HEAT LOAD AND BOILER PERFORMANCE.



2 FIRST FLOOR PLAN
1/4" = 1'-0"



1 BASEMENT PLAN
1/4" = 1'-0"

LEGEND FOR CONSTRUCTION PLAN
EXISTING CONSTRUCTION TO REMAIN
NEW CONSTRUCTION/PARTITIONS





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DOBBS FERRY, NY

CONSTRUCTION
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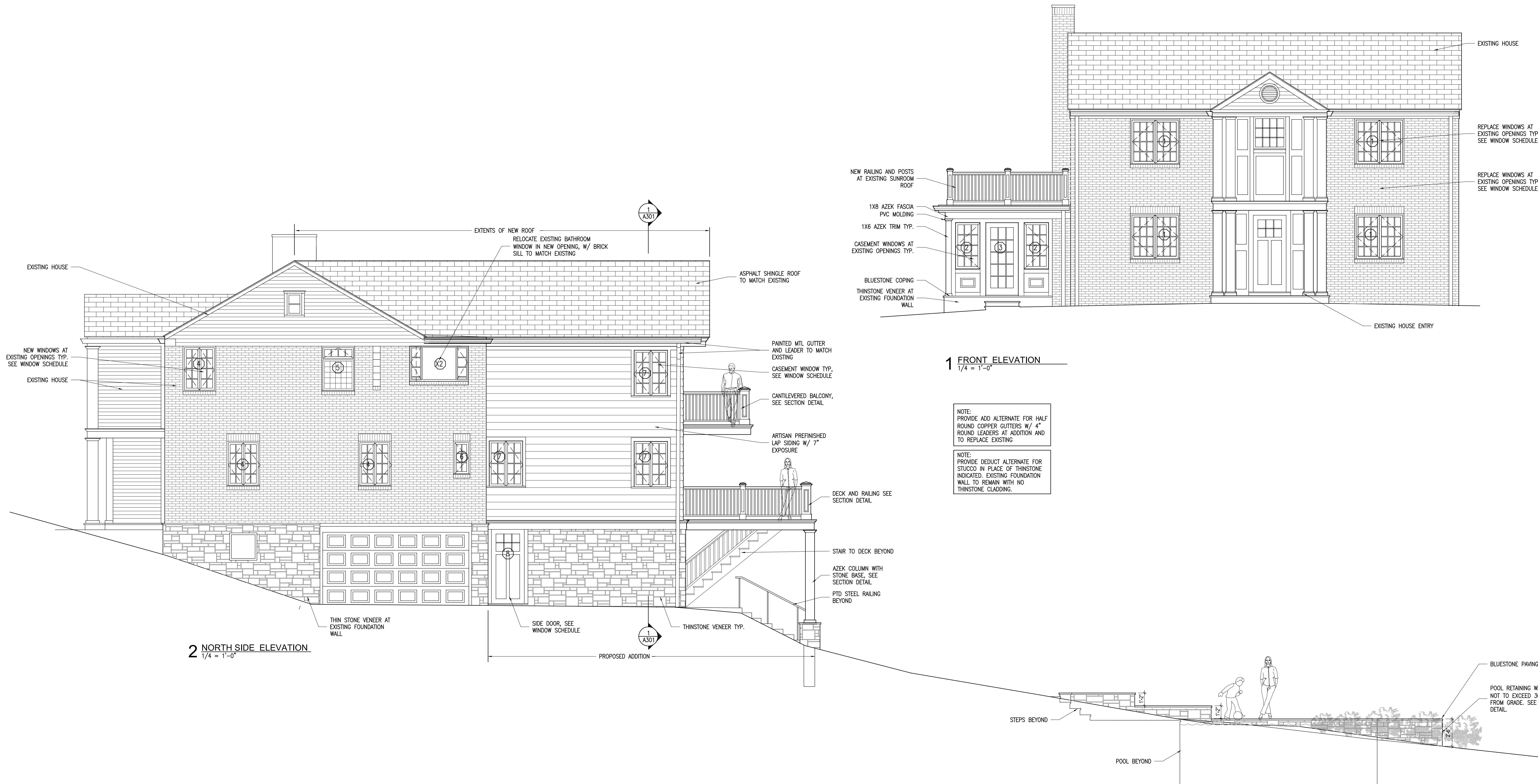
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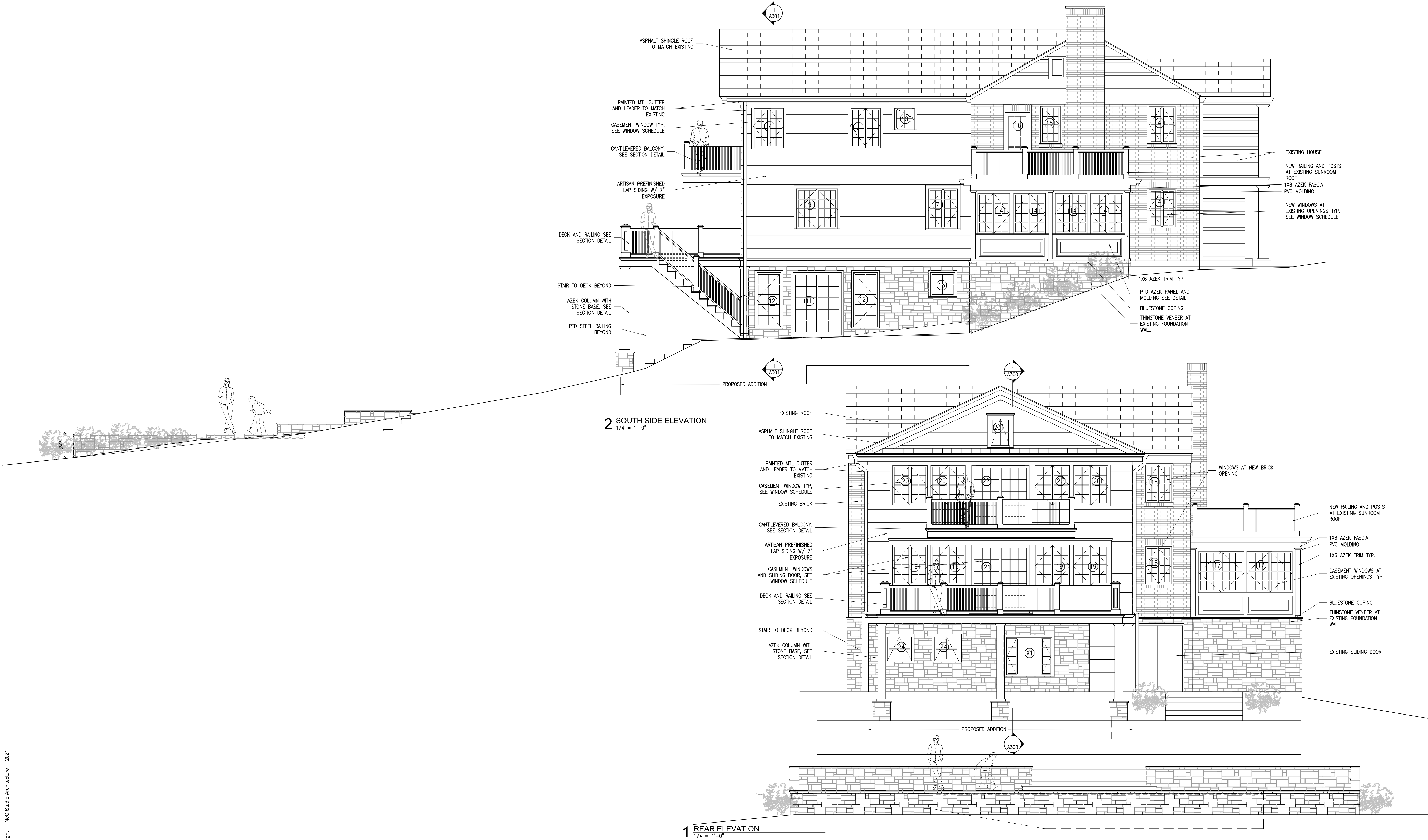
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site:
EXTERIOR
ELEVATION

number:

A201







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264 CLINTON AVENUE
DOBBS FERRY, NY

CONSTRUCTION
DRAWINGS

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MARCH 08, 2021

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

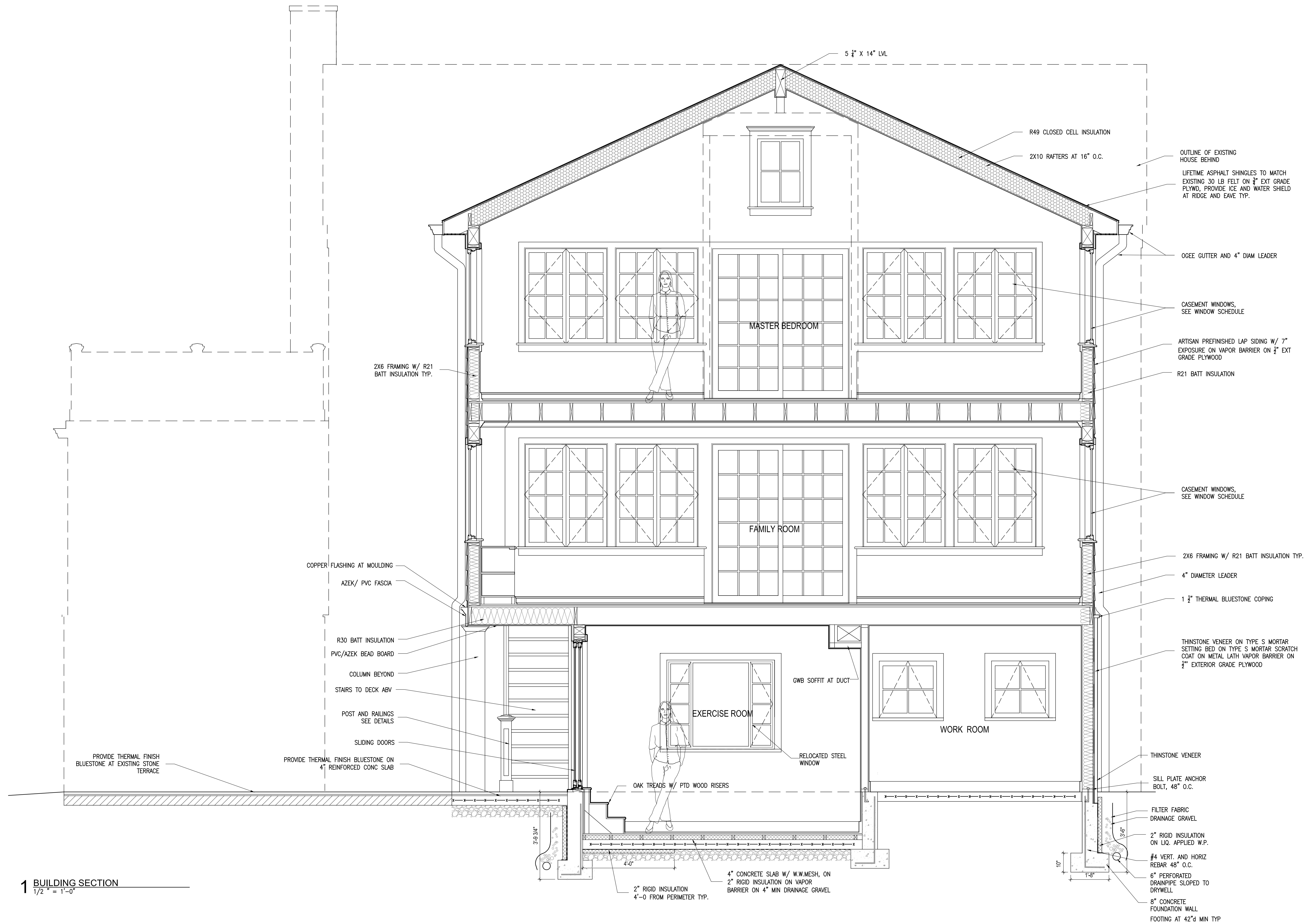
title:

BUILDING
SECTION

number:

A300





CONSTRUCTION DRAWINGS

umber:
A301



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ALTERATION
264 CLINTON AVENUE
DOBBS FERRY, NY

CONSTRUCTION
DRAWINGS

date:
MARCH 08, 2021

drawn by:

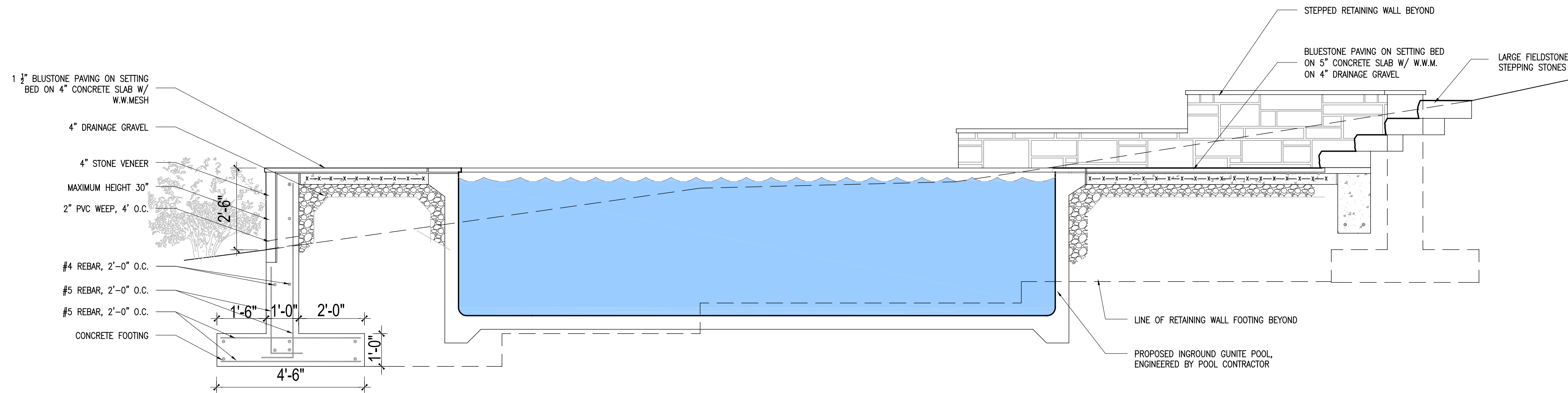
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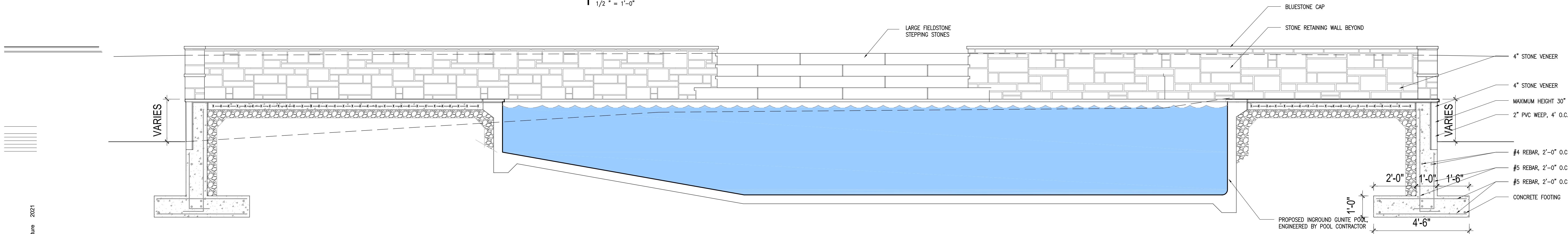
POOL
SECTIONS

number:

A302



1 POOL SECTION
1/2" = 1'-0"



1 POOL SECTION
1/2" = 1'-0"

