




DOBBS RESIDENCE

88 Lefurgy Avenue
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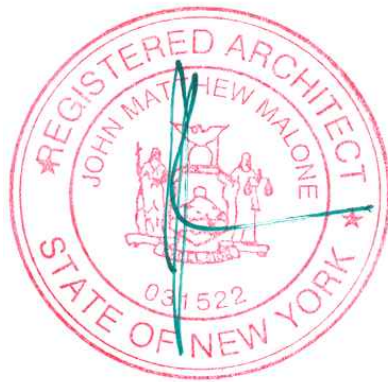
Bid Set	
March 10, 2021	
Bid Set - Addendum 1	
March 18, 2021	Revision 
Submission for Building Permit	
March 29, 2021	Revision 
Resubmission for Building Permit	
June 18, 2021	Revision 
Architectural & Historical Review Board Submission	
July 29, 2021	Revision 

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A	06/18/21	Permit Resubmission
	03/29/21	Permit Submission
B	03/18/21	Bid Set - Addendum 1
	03/10/21	Bid Set
NO.	DATE	ISSUE/REVISION

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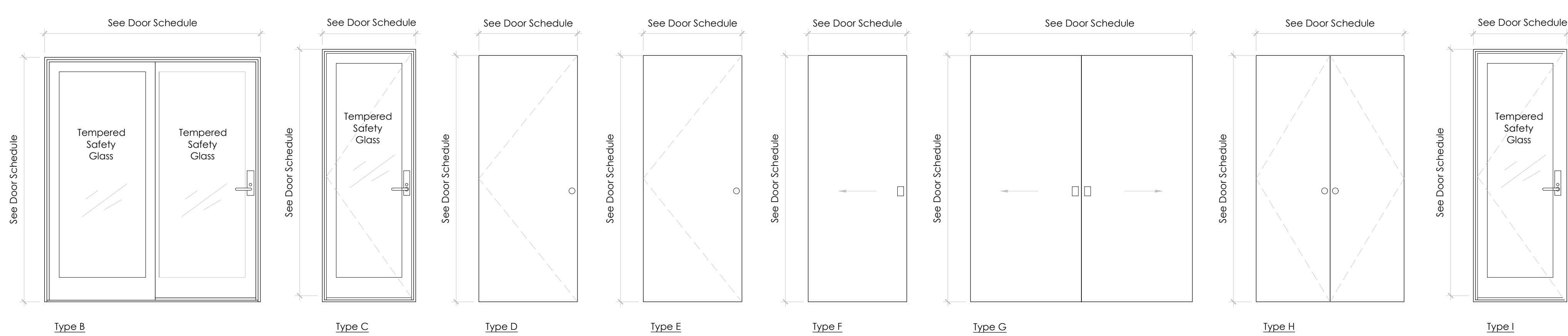
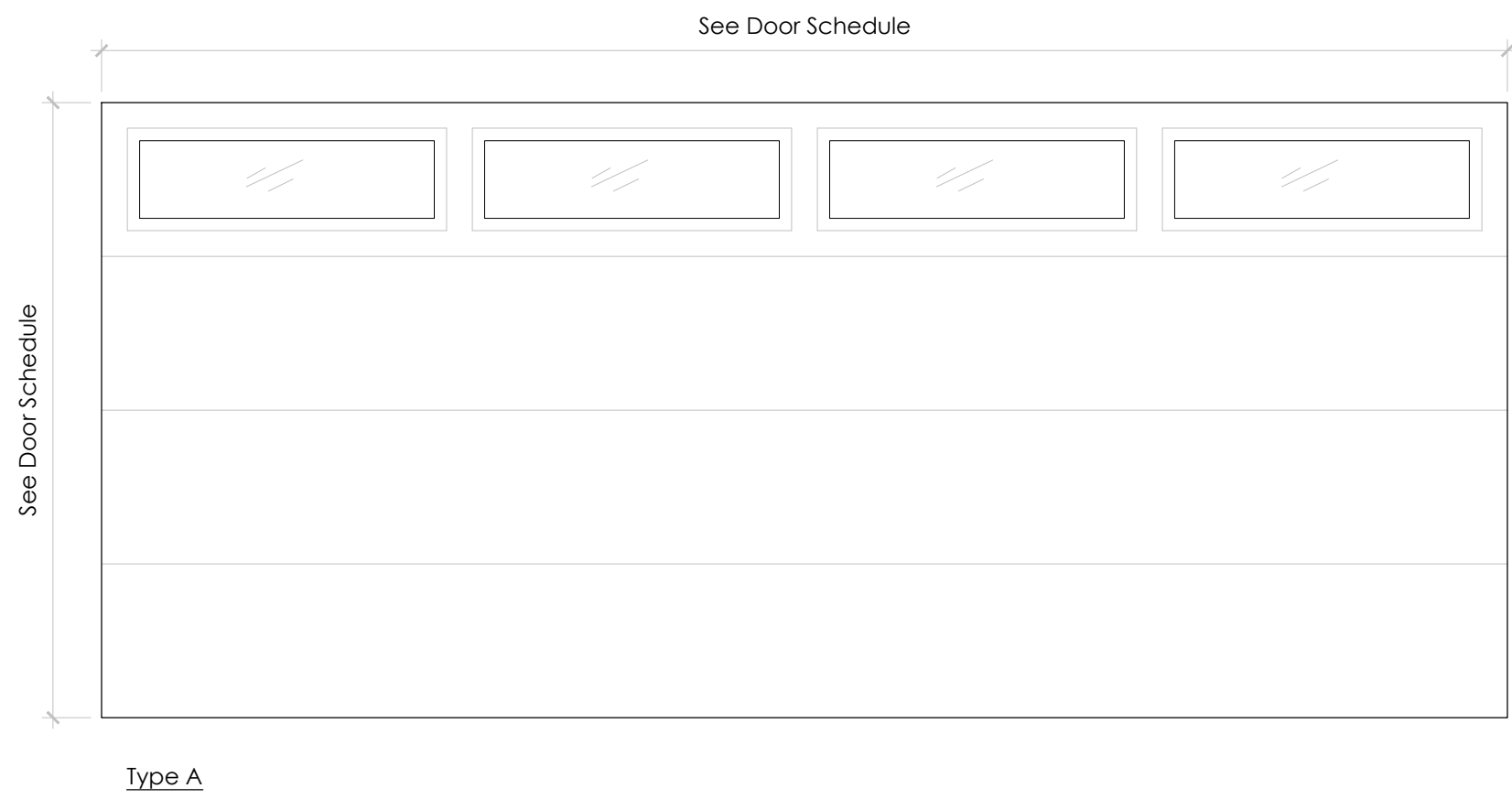
SCALE: AS NOTED

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JOB: 20-19

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Interior Doors



Door Types

[illegible]

Submit door and hardware specifications and shop drawings for architects approval
See door details for casing information.

1. As per manufacturer
2. Flush Wood
3. Stone

Type	Description	Manufacturer	Product No.	Width	Material	Finish	Remark
A	Modern Steel Garage Door	Clappay	Flush Panel	1 3/4"	Wood/Pine	Metal Steel	w/ contemporary slim in black windows - See Proposed elevation.
B	Elevate Sliding Patio Door	Marvin	ELSF06065 - OX	1 3/4"	Wood/Pine	Ebony Black/ Designer Black	4 9/16" Jamb Width, w/ Tempered safety glass
C	Elevate In-swing Patio Door	Marvin	ELUFD2668 - XL	1 3/4"	Wood/Pine	Ebony Black/ Designer Black	4 9/16" Jamb Width, w/ Tempered safety glass
D	Interior Flush Wood Interior Door	Jeldwen or Equal	Flush Panel	1 3/4"	Rift white oak veneer	Stained	45 min. Fire rated assembly, minimum .32 R-value w/ self closing hinges
E	Interior Flush Wood Interior Door	Jeldwen or Equal	Flush Panel	1 3/4"	Rift white oak veneer	Stained	
F	Interior Flush Wood Interior Pocket Door	Jeldwen or Equal	Flush Panel	1 3/4"	Rift white oak veneer	Stained	
G	Interior Flush Barn Door	Jeldwen or Equal	Flush Panel	1 3/4"	Rift white oak veneer	Stained	
H	Interior Double Flush Wood Interior Door	Jeldwen or Equal	Flush Panel	1 3/4"	Wood/Pine	Stained	
I	Exterior glass door	Trustile or Equal	TBD	1 3/4"	Wood / Pine	Stained	Door must be air sealed and gasketed

Category	Type	Description	Manufacturer	Product Number	Finish	Remark
Entry	1	Tubular Entry Set	Emtek	Single Cylinder: 4820	Flat Black	w/ Helios lever
Privacy	2	3 ½" x 3 ½" Square Corners Hinges	Emtek	0.125" Thickness: 96313	Flat Black	1 ½ pair per leaf
		Lever	Emtek	Helios Brass Lever	Flat Black	
		Square Rosette	Emtek	Passage Set - 5110	Flat Black	
		Privacy Lockset	Emtek	8181P	Flat Black	
Passage / Closet	3	3 ½" x 3 ½" Square Corners Hinges	Emtek	0.125" Thickness: 96313	Flat Black	1 ½ pair per leaf
		Lever	Emtek	Helios Brass Lever	Flat Black	
		Square Rosette	Emtek	Passage Set - 5110	Flat Black	
Double Closet	4	3 ½" x 3 ½" Square Corners Hinges	Emtek	0.125" Thickness: 96313	Flat Black	1 ½ pair per leaf
		Lever	Emtek	Helios Brass Lever	Flat Black	
		Square Rosette	Emtek	Passage Set - 5110	Flat Black	
Pocket	5	Edge Pull	Emtek	2221	Flat Black	
		Privacy Bolt	House of Antique Hardware	Solid Brass Pocket Door Privacy Bolt	Oil Rubbed Bronze	
		Sliding Door Track	Hafele	Hawa Junior 80/Z	N/A	
Barn Door	6	Modern Rectangular Face Mount - Steel	Emtek	B10113 - Flat wheel- Flat Hanger- Flat Black (DD)	Flat Black	
		Modern Rectangular Flush Pull 8"	Emtek	221710	Flat Black	

Submit door and hardware specifications and shop drawings for architects approval.

Finish hardware shall be premium grade Baldwin or as indicated in hardware schedule.

Functional and finish hardware shall be provided by and installed by contractor and shall be installed as per manufacturer's specifications.

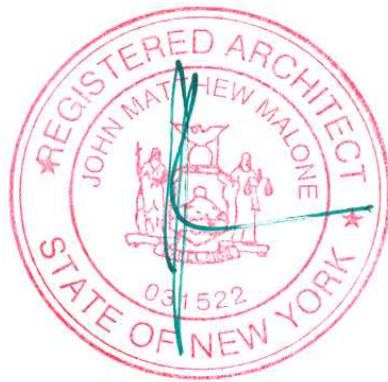
Verify backset distance and door thickness and coordinate with selected door hardware.

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A	03/18/21	Bid Set - Addendum 1
	03/10/21	Bid Set
NO.	DATE	ISSUE/REVISION

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All new windows to meet the requirements of 2020 Residential Code of New York and are to have a U-factor of 0.35 or less and SHGC of 0.4 or less. See Insulation and Fenestration Requirements by Component Chart and Table R4.02.1 Equivalent U-Factors on the General Notes sheet.

Windows serving as emergency escape and rescue opening shall meet the requirements of section R310.2 in the 2020 Residential Code of New York State, and have a net clear opening of not less than 5.7 square feet (0.530m²). The net clear height of the opening shall be not less than 24 inches (610mm) and the net clear width shall be not less than 20 inches (508mm). Window sill height shall have a sill height of not more than 44 inches (1118 mm) above the floor.

Prior to ordering, verify all rough openings and wall thickness for window jamb dimensions in field.



Window Schedule							
Type	Description	Manufacturer	Product No.	Frame Dimension	Material	Finish	Remark
A	Essential Casement / Picture Window	Marvin	ESCA2650 / ESCAP5050	7'-5 $\frac{1}{2}$ " x 4'-11 $\frac{1}{2}$ "	Aluminum/Pine	Ebony Black / Designer Black	Left Hand / Stationary. Window ESCA2650 meets egress - Clr. width opening 1'-8 $\frac{5}{8}$ " x Clr. height opening 4'-6 $\frac{5}{16}$ ". Egress opening 7.80 Sq.ft. Sill height will be no more than 44" max. AFF.
B	Essential Casement / Picture Window	Marvin	ESCA1650 / ESCAP6050	7'-5 $\frac{1}{2}$ " x 4'-11 $\frac{1}{2}$ "	Aluminum/Pine	Ebony Black / Designer Black	Left Hand / Stationary
B.1	Essential Casement / Picture Window	Marvin	ESCA1650 / ESCAP6050	7'-5 $\frac{1}{2}$ " x 4'-11 $\frac{1}{2}$ "	Aluminum/Pine	Ebony Black / Designer Black	Stationary / Right Hand
C	Elevate Picture Window	Marvin	ELCAP7347	6'-0" x 3'-11 $\frac{1}{8}$ "	Aluminum/Pine	Ebony Black / Designer Black	Stationary
D	Elevate Awning Window	Marvin	ELAWN4947	4'-0" x 3'-11 $\frac{1}{8}$ "	Aluminum/Pine	Ebony Black / Designer Black	See window type - Window in bathroom 002 to have tempered safety glass
E	Essential Awning Window	Marvin	ESAWN3030	2'-11 $\frac{1}{2}$ " x 2'-11 $\frac{1}{2}$ "	Aluminum/Pine	Ebony Black / Designer Black	See window type
F	Essential Casement / Picture Window	Marvin	ESCA2640 / ESCAP1640	3'-11 $\frac{1}{2}$ " x 3'-11 $\frac{1}{2}$ "	Aluminum/Pine	Ebony Black / Designer Black	Left Hand / Stationary. Window ESCA2640 meets egress - Clr. width opening 1'-8 $\frac{5}{8}$ " x Clr. height opening 3'-6 $\frac{5}{16}$ ". Egress opening 6.07 Sq.ft. Sill height will be no more than 44" max. AFF.
G	Essential Casement Window	Marvin	ESCA2050	1'-11 $\frac{1}{2}$ " x 4'-11 $\frac{1}{2}$ "	Aluminum/Pine	Ebony Black / Designer Black	Right Hand See window type - Window in bathroom 109 to have tempered safety glass
H	Custom Picture Window	TBD	TBD	10'-0" x 2'-11 $\frac{1}{2}$ "	Aluminum/Pine	Ebony Black / Designer Black	Stationary
I	Essential Picture Window	Marvin	ESCAP5050	4'-11 $\frac{1}{2}$ " x 4'-11 $\frac{1}{2}$ "	Aluminum/Pine	Ebony Black / Designer Black	Stationary
J	Essential Awning Window	Marvin	ESAWN3030	2'-11 $\frac{1}{2}$ " x 2'-11 $\frac{1}{2}$ "	Aluminum/Pine	Ebony Black / Designer Black	Stationary
J.1	Essential Trapazoid	Marvin	ESDGP4	2'-11 $\frac{1}{2}$ " x 4'-11" x 3'-11 $\frac{1}{2}$ "	Aluminum/Pine	Ebony Black / Designer Black	See window type
K	Essential Picture Window	Marvin	ESCAP5030	4'-11 $\frac{1}{2}$ " x 2'-11 $\frac{1}{2}$ "	Aluminum/Pine	Ebony Black / Designer Black	Stationary
K.1	Essential Trapazoid	Marvin	ESDGP4	4'-11 $\frac{1}{2}$ " x 3'-9 $\frac{5}{16}$ " x 2'-2 $\frac{1}{2}$ "	Aluminum/Pine	Ebony Black / Designer Black	See window type
L	Essential Awning Window	Marvin	ESAWN3030	2'-11 $\frac{1}{2}$ " x 2'-11 $\frac{1}{2}$ "	Aluminum/Pine	Ebony Black / Designer Black	Stationary
L.1	Essential Trapazoid	Marvin	ESDGP4	2'-11 $\frac{1}{2}$ " x 2'-8 $\frac{1}{8}$ " x 1'-1 $\frac{1}{8}$ "	Aluminum/Pine	Ebony Black / Designer Black	See window type

Light and Ventilation Calculations - 20-19 Dobbs Residence, 88 Lefurgy Avenue, Dobbs NY										
Room	Window/ Door Designation	Room Area	1. Required Glazing Area (sf), 8%	Provided Glazing Area, sf	Provided Artificial Illumination	1. Req'd Openable Area (sf), 4%	Provided Openable Area	Provided Mech. Ventilation	Remarks	
Proposed Master Suite 001	(2) Windows (1) Door	368	29.4	61.1	Yes	14.7	45.6	Yes	See mechanical drawings	
Proposed Bath 002	(1) Window	122	9.8	10.5	Yes	4.9	11.1	Yes	See mechanical drawings	
Powder Room 008	0	23.3	1.9	0.0	Yes	0.9	0.0	Yes	See mechanical drawings	
Proposed Kitchen 101/ Living/ Dining 102	(13)Windows (1) Door	652	52.2	156.7	Yes	26.1	33.8	Yes	See mechanical drawings	
Existing Bedroom 103	(1)Window	130.36	10.4	10.5	Yes	5.2	6.1	Yes	See mechanical drawings	
Existing Bedroom 104	(1)Window	130.25	10.4	10.5	Yes	5.2	6.1	Yes	See mechanical drawings	
Proposed Office Guest / Bedroom 105	(1)Window	126.46	10.1	10.5	Yes	5.1	6.1	Yes	See mechanical drawings	
Proposed Family Room 107	(2) Windows	198.36	15.9	29.2	Yes	7.9	7.9	Yes	See mechanical drawings	
Proposed Bath 108	0	57.9	4.6	0.0	Yes	2.3	0.0	Yes	See mechanical drawings	
Proposed Bath 109	(1)Window	41.4	3.3	6.7	Yes	1.7	5.5	Yes	See mechanical drawings	
Notes: 1. Required gazing area and required openable area is determined as per § R303.1 in the 2020 Residential Code of New York State.										

Window Schedule

SCALE: AS NOTED

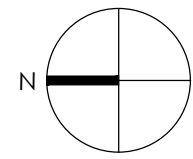
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JOB: 20-19

A-0.11

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	03/29/21	Permit Submission
NO.	DATE	ISSUE/REVISION

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Demolition Plan -
Lower Level

SCALE: AS NOTED

DATE: 10/21/20

JOB: 20-19

A-1.00

Legend

- Existing Partition Wall To Remain
- Existing Partition Wall To Be Demolished
- Existing Floor Area To Be Demolished

Demolition Notes

Examination: Qualified professional shall survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Survey condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective demolition operations. Promptly notify the Architect if any such conditions exist. Perform regular surveys as the work progresses to detect any hazards resulting from selective demolition activities, promptly notify the architect of any such hazards.

Preparation: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walkways, and adjacent properties. Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

Demolition: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the work within limitations of governing regulations and as follows:

Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. temporarily cover openings to remain.

Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.

Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.

Dispose of demolished items and materials promptly.

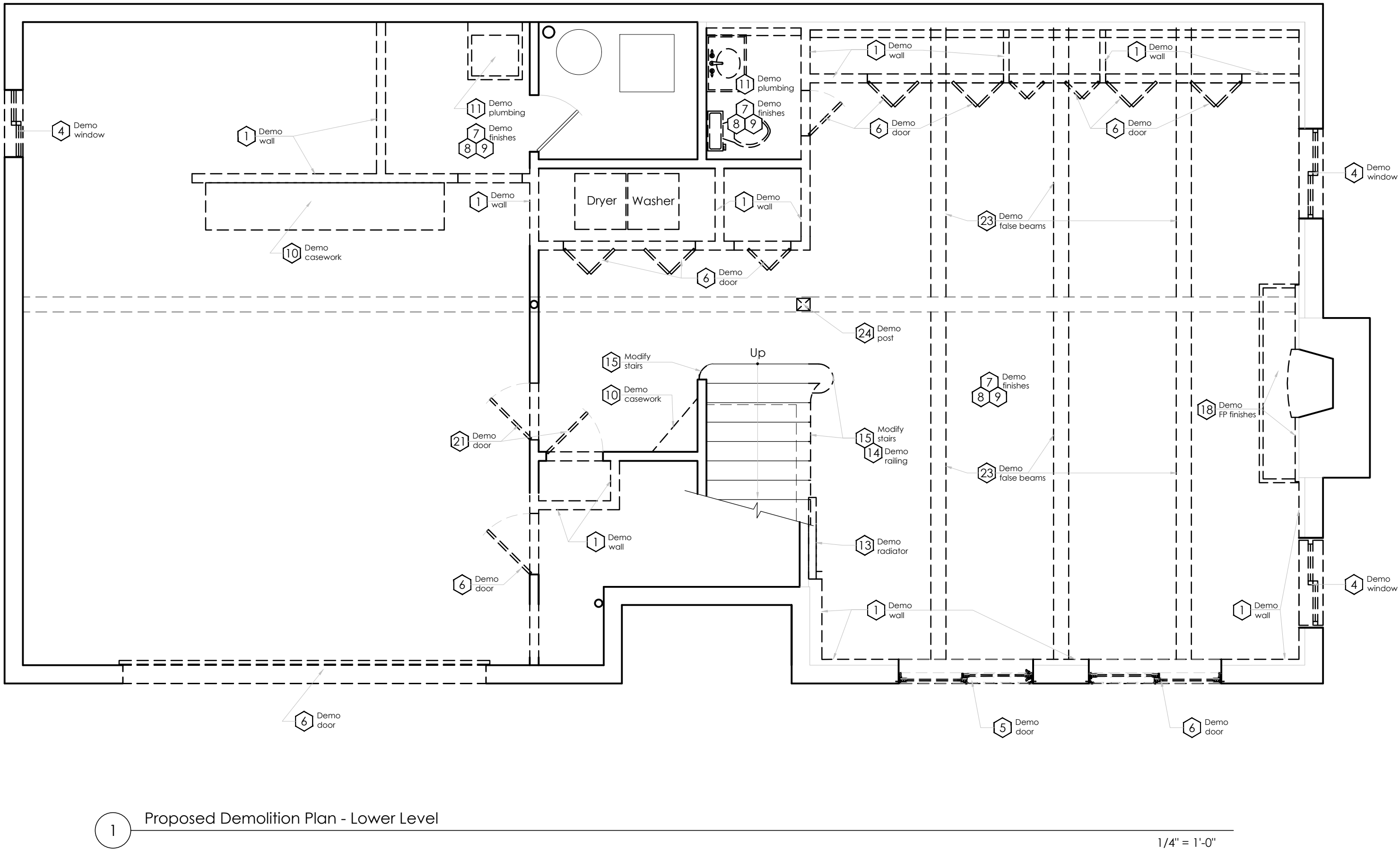
Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by architect, items may be removed to a suitable, protected storage location during selective demolition and reinstalled in their original locations after selective demolition operations are complete.

Utility service and mechanical and electrical systems: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations. Locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.

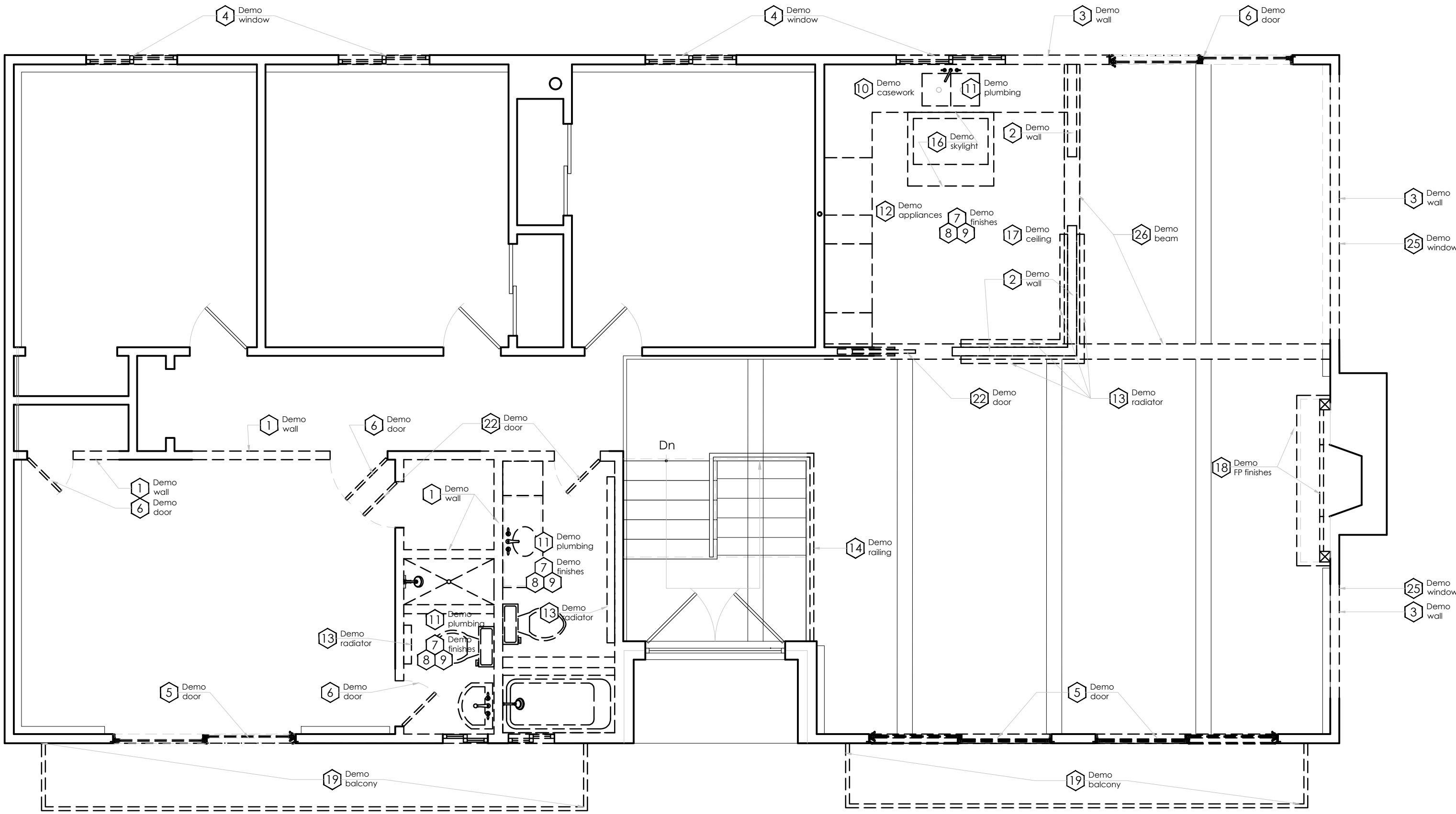
All electrical equipment including switches, receptacles and fixtures not indicated to remain are to be removed. All associated wiring to be abandoned is to be removed, see electrical floor plans for more information.

Disposal of demolished materials: Except for items or materials indicated to be recycled, reused, salvaged, reinstalled, or otherwise indicated to remain owner's property, remove demolished materials from project site and legally dispose of them in an epa-approved landfill. Do not burn demolished materials.

Cleaning: Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. return adjacent areas to condition existing before selective demolition operations began.



1 Proposed Demolition Plan - Lower Level



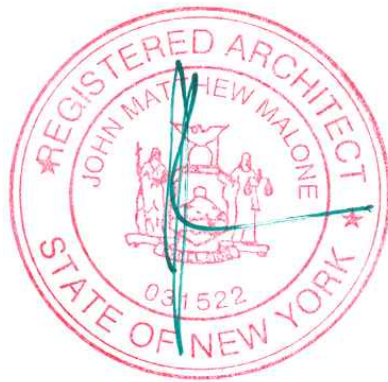
2 Proposed Demolition Plan - Upper Level

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Existing Elevations

SCALE: AS NOTED

DATE: 10/21/20

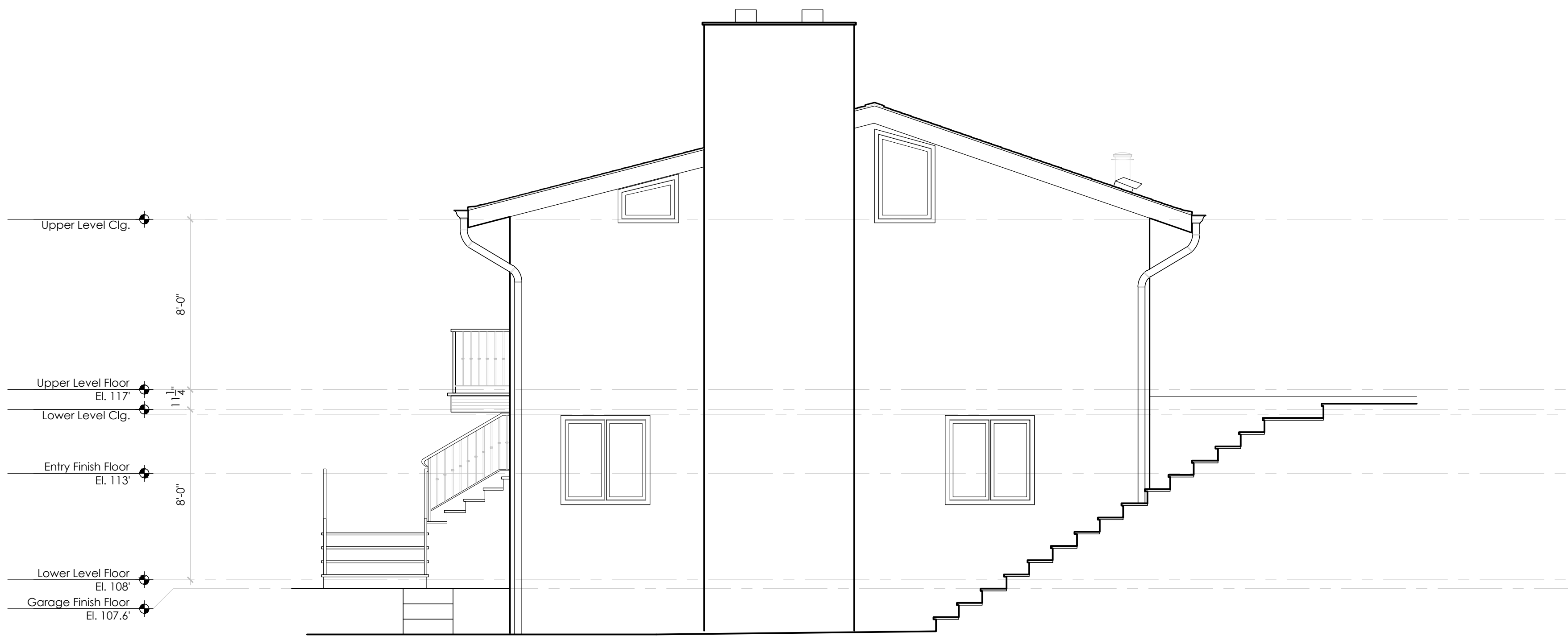
JOB: 20-19

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1 Existing West Elevation

1/4" = 1'-0"



2 Existing South Elevation

1/4" = 1'-0"

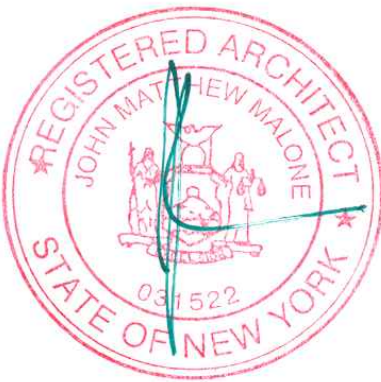
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NO.	DATE	ISSUE/REVISION
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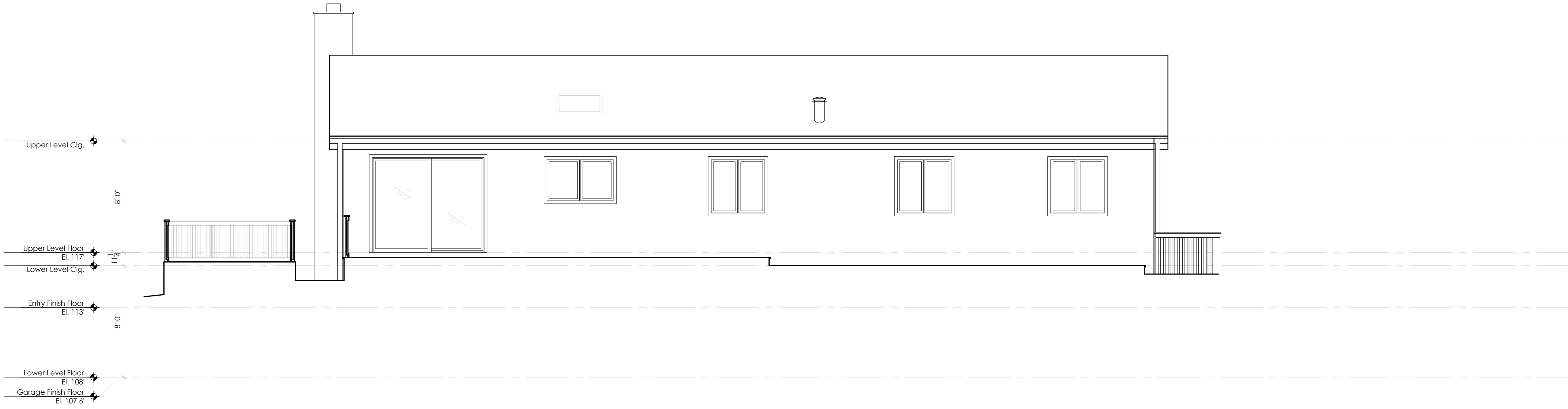
Existing Elevations

SCALE: AS NOTED

DATE: 10/21/20

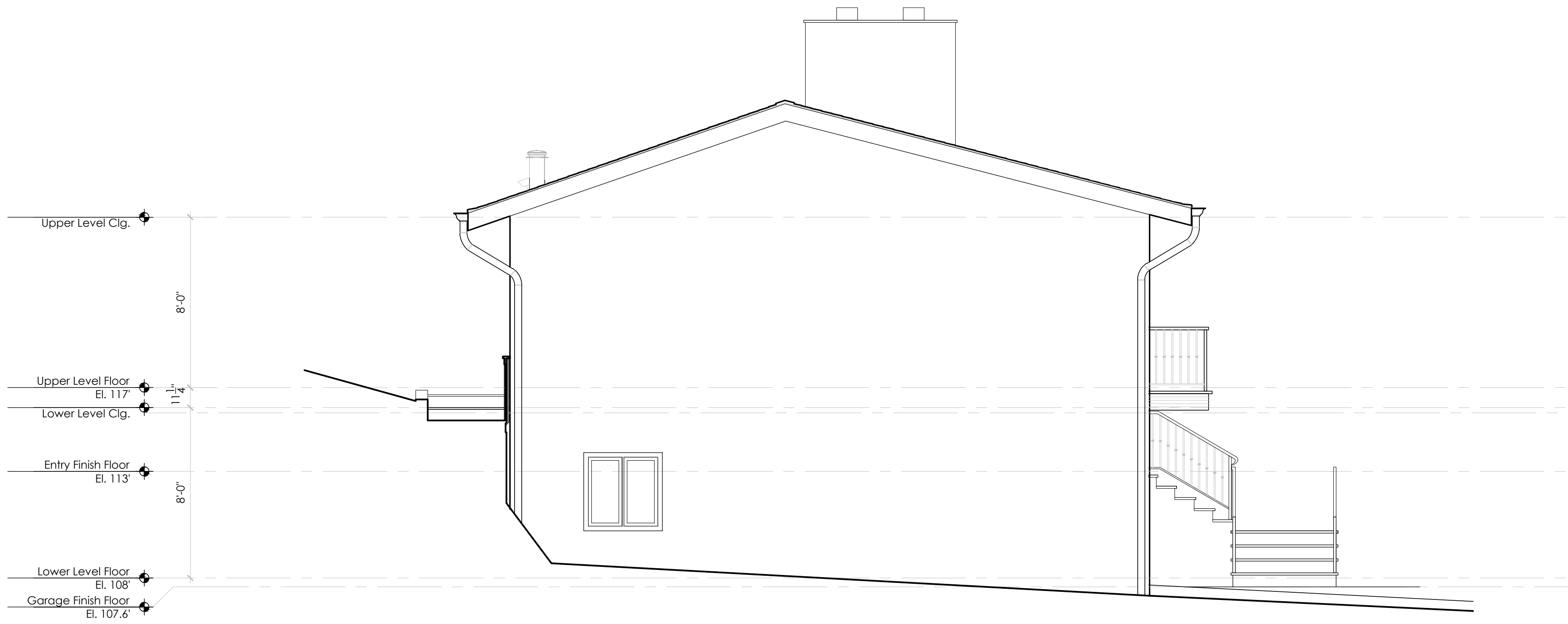
JOB: 20-19

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1 Existing East Elevation

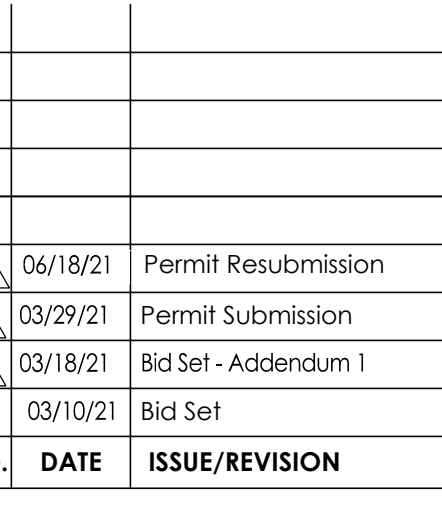
1/4" = 1'-0"



2 Existing North Elevation

1/4" = 1'-0"

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A circular professional seal for John Matthew Malone, a Registered Architect in the State of New York. The seal features the text "REGISTERED ARCHITECT" at the top and "STATE OF NEW YORK" at the bottom. In the center is a crest with a figure holding a torch and a scroll, with the number "031522" below it. The seal is stamped in red ink on a white background.

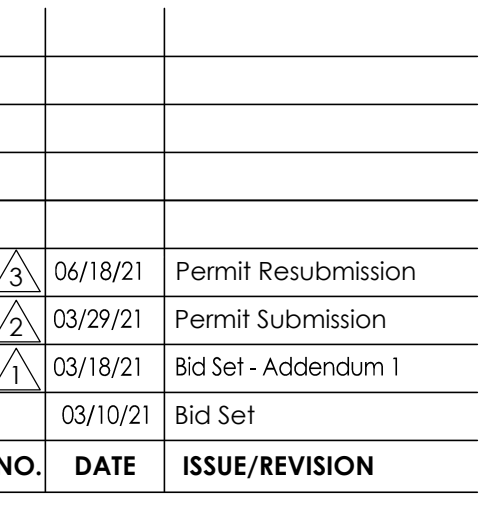
Proposed Plan

JOB: 20-19

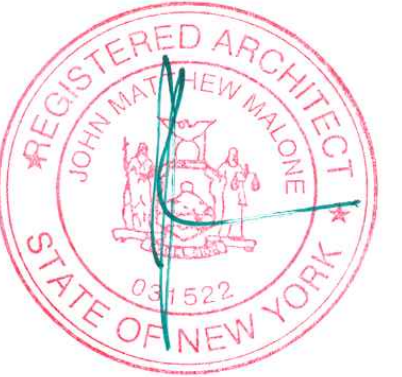
- 1 New wall - Align new wall with existing wall. See wall type.
- 2 New wall - See wall type.
- 3 New door - See door schedule for further information.
- 4 New window - See window schedule for further information.
- 5 New railing - New 36" high continuous iron handrail mounted to wall w/ metal brackets, min. 1 3/4" space between wall.
- 6 Exist. door - Existing door to remain.
- 7 New radiator - New radiator - See mechanical plans for further information.
- 8 New casework - Casework to be owner supplied, installed by G.C.. See enlarged plan for further information.
- 9 New casework - Coat hanging rod and shelf above on each side, provided installed by G.C.. See enlarged plan for further information.
- 10 New hearth - New stone or tile hearth - See interior elevations for further information.
- 11 Exist. fireplace - Existing fireplace to remain and receive new stone or tile surround. - See interior elevations for further information.
- 12 New FP doors - Existing fireplace to receive new glass fireplace doors. - See interior elevations for further information.
- 13 Existing stairs - Existing stairs to be modified to receive new wall at end.
- 14 New bath - Bathroom vanity, plumbing fixtures and accessories owner supplied, installed by G.C.. See enlarged plan for further information.
- 15 New built-in - New built-in bookcase
- 16 New laundry - Upper cabinets w/ adjustable shelving, lower cabinets with flush cabinet overlay doors to be, pre-finished maple plywood boxes to be supplied and installed by G.C.. Countertop to be plastic laminate, supplied and installed by G.C.. Colors to be and finished product to be reviewed with owner prior to purchasing. Plumbing fixtures and appliances to be owner supplied, installed by G.C.. See enlarged plan for further information.
- 17 Wine Room - Room to be prepped for future wine room. Walls and ceiling is to be insulated with closed cell foam insulation to R-15 Min. Closed cell foam insulation is to be installed as per manufacturer.
- 18 Mech. - Heat pump - Mitsubishi S7K2P12NA air handler to be coordinated with MX2 outdoor unit. See mechanical plans for further information.
- 19 New Window - New window is located in a hazardous location and is to comply with section R308 in the 2020 Residential Code of New York State. See window schedule for more information.
- 20 New Door - New door meets egress requirements as per section R310.3 in the 2020 Residential Code of New York State. See door schedule for more information.
- 21 New shower glass - Frameless shower glass panel and door 1/2" low iron glass. All glazing within any "Hazardous Locations" i.e: bathtubs, showers, whirlpools etc. to be tempered safety glass

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Proposed Bedroom 001, Proposed Bathroom 002, Proposed Closet 003, Proposed Mudroom 007, Proposed Laundry Room 008 is will comply with the energy efficiency code requirements as per the 2020 Residential Code of Proposed York State.

Any existing ceiling, wall or floor cavities exposed during construction will be insulated as per Section N1109.1.1 Exceptions 2 and 5.

All exterior walls and all Proposed walls abutting unconditioned space must be insulated to R-21 min. Insulation is to be installed as per manufacturer's instructions. Install air barriers as per manufacturers instructions.

The dwelling unit is to be tested and verified as having an air leakage rate not exceeding three air changes per hour. Testing shall be conducted in accordance with RESNET/ICC 380, ASTM E779 or ASTM E1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be performed by a qualified testing agency, at any time after creation of all penetrations of the building thermal envelope.

All gypsum board materials and accessories shall conform to ASTM C36, C79, C475, C514, C630, C931, C960, C1002, C1047, C1177, C1178, C1278, C1395 OR C1396. And shall be installed in accordance w/ The 2010 Residential Code of New York State.

Use moisture resistance GWB at all wet areas including bathrooms.

Use cement board as substrate for tile in all showers.

Dimensions are from finish to finish unless otherwise noted.

Contractor shall use corner beads at all exposed corners at soffits and ends in drywall partitions u.o.n. Partitions shall be anchored firmly as per U.S. gypsum specifications and building code requirements.

All mechanical, plumbing and electrical lines are to be concealed unless otherwise specified. Where such are to be sealed, partitions or ceilings shall not be closed-in until the lines have been tested.

01 Full Height Partition
One layer of 5/8" GWB on one side, 2x wood studs @ 16" o.c., from floor to ceiling w/ high density fiberglass batt R-21 min.

02 Full Height Partition
One layer of 5/8" GWB on each side, 2x wood studs @ 16" o.c., from floor to ceiling. Wall between Garage and Proposed Laundry area / Mud Room is to have high density fiberglass batt R-19 min. floor to ceiling.

03 Moisture Resistant Partition
One layer of 5/8" moisture resistant GWB on side facing wet area and one 5/8" GWB on side facing dry area, 2x wood studs @ 16" o.c., from floor to ceiling.

04 Moisture Resistant Partition
One layer of 5/8" moisture resistant GWB on side facing wet area of existing 2x wood studs from floor to ceiling.

05 Moisture Resistant Furred Partition
One layer of 5/8" moisture resistant GWB on interior side, 2x wood studs @ 16" o.c., from floor to ceiling w/ closed cell foam insulation, R-16-24 min.

- ① New wall - Align new wall with existing wall. See wall type.
- ② New wall - See wall type.
- ③ New door - See door schedule for further information.
- ④ New window - See window schedule for further information.
- ⑤ Exist. railing - Existing railing to be modified as necessary.
- ⑥ Exist. door - Existing door to remain.
- ⑦ Exist. radiator - Existing baseboard radiator to remain, covers are to be replaced. - See mechanical plans for further information.
- ⑧ Exist. radiator - Existing baseboard radiator to be modified, covers are to be replaced. - See mechanical plans for further information.
- ⑨ New radiator - Existing baseboard radiator to be modified. - See mechanical plans for further information.
- ⑩ New hearth - New stone or tile hearth - See interior elevations for further information.
- ⑪ Exist. fireplace - Existing fireplace to remain and receive new stone or tile surround. - See interior elevations for further information.
- ⑫ New FP doors - Existing fireplace to receive new glass fireplace doors. - See interior elevations for further information.
- ⑬ New kitchen - Kitchen cabinets are owner supplied, installed by G.C., Appliances and plumbing fixtures are owner supplied, installed by G.C., See enlarged plan and interiors for further information.
- ⑭ New bath - Bathroom vanity, plumbing fixtures and accessories owner supplied, installed by G.C., See enlarged plan for further information.
- ⑮ Gas connection - Supply gas connection for future grill use.
- ⑯ New window - New window meets egress requirements as per section R310.2.1 in the 2020 Residential Code of New York State. See window schedule for more information.
- ⑰ New shower glass - Frameless shower glass panel and door 3/8" low iron glass. All glazing within any "Hazardous Locations" i.e: bathtubs, showers, whirlpools etc. to be tempered safety glass

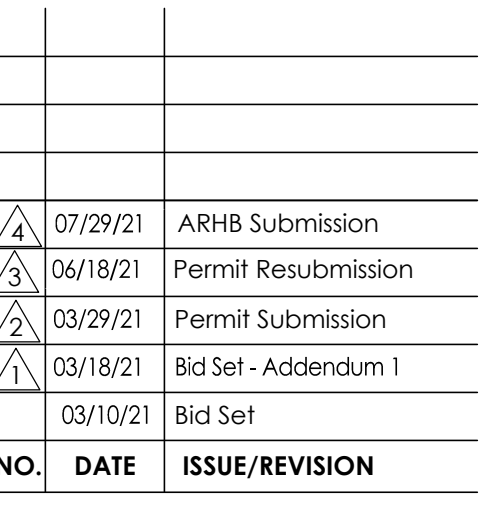
SCALE: AS NOTED

DATE: 10/21/20

JOB: 20-19

A-2.01

88 Lefurgy Avenue
 Hobbs Ferry, NY 10522



A circular professional seal for John Mathew Malone, a Registered Architect in the State of New York. The seal features the text "REGISTERED ARCHITECT" at the top, "JOHN MATHEW MALONE" in the center, and "STATE OF NEW YORK" at the bottom. The number "031522" is visible at the bottom center. The seal is stamped in red ink on a white background.

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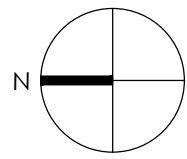
SCALE: AS NOTED

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JOB: 20-19

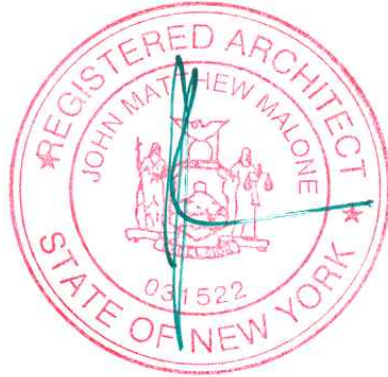
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NO.	DATE	ISSUE/REVISION

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Proposed Power and
Data Plans

SCALE: AS NOTED

DATE: 10/21/20

JOB: 20-19

A-2.20

Key

- New wall mounted duplex electrical receptacle @ 18" a.f.f. (typ) u.o.n.
- New wall mounted duplex electrical receptacle ground-fault circuit interrupter.
- New switched wall mounted duplex electrical receptacle @ 18" a.f.f. (typ) u.o.n.
- New wall mounted receptacle w/ usb charger @ 18" a.f.f. (typ) u.o.n.
- New switched floor mounted duplex electrical receptacle. Location to be verified by owner.
- Appliance connection
- New cable outlet
- New programmable thermostat
- Existing wall mounted duplex electrical receptacle
- Existing thermostat

Electrical Distribution Notes

All work shall be performed by licensed personnel, and shall comply with N.Y. State Uniform Fire Prevention and Building Code, the regulations of the National Board of Fire Underwriters, National Fire Protective Association and all federal, state, and municipal authorities having jurisdiction over the work.

All work shall comply w/ the National Electrical Code NFPA70 edition 2020.

Contractor shall obtain exact requirements before proceeding with the work.

Install wiring and conduit as required by code.

Circuit breakers shall be single switch bolted thermal magnetic protection type. Circuit breakers shall be ground fault interrupters where required.

Install all fixtures and luminaires as per manufacturer's instructions. All fixtures shall be tested to assure a flawlessly functional operation.

All switches and receptacles are to be leviton "decora", residential grade. dimmers are to be "sure slide" type. Coverplates and devices are to be white.

Adjacent switches and receptacles are to be installed in ganged with single coverplate.

Exact locations of outlets & switches shall be verified. Install new outlets at 18" to centerline above finish floor, except as noted. Locate dedicated appliance receptacles as per appliance manufacturers instructions. Receptacle locations shown on power and data plan. Provide additional receptacles as necessary to comply with applicable codes.

Light switches to be mounted at 3'-6" to centerline above finish floor.

Smoke alarms shall be listed and installed in accordance with the provisions of the Residential Code of New York State and household fire warning equipment provisions of NFPA 72. Smoke alarms shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms.

Data Notes

All data cabling to be CAT 6.

Cables are to be homeruns data termination point in electrical room - coordinate work w/ owner's vendor.

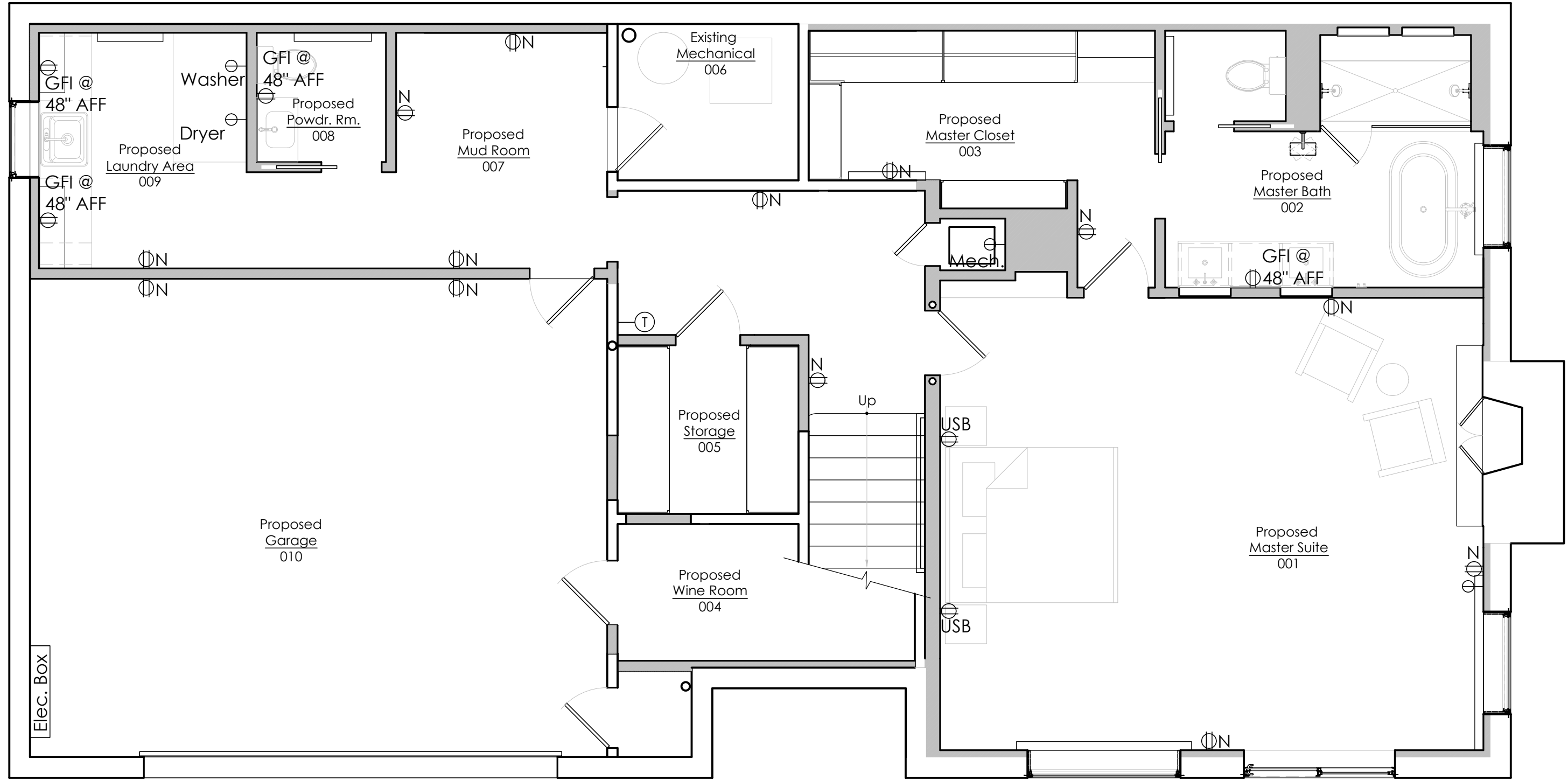
All telecom cabling is to be CAT 5E.

Cables are to be homeruns to main telecom panel in telecom closet - coordinate work with owners telecom vendor.

Electrician is to supply telecom, data and cable wires.

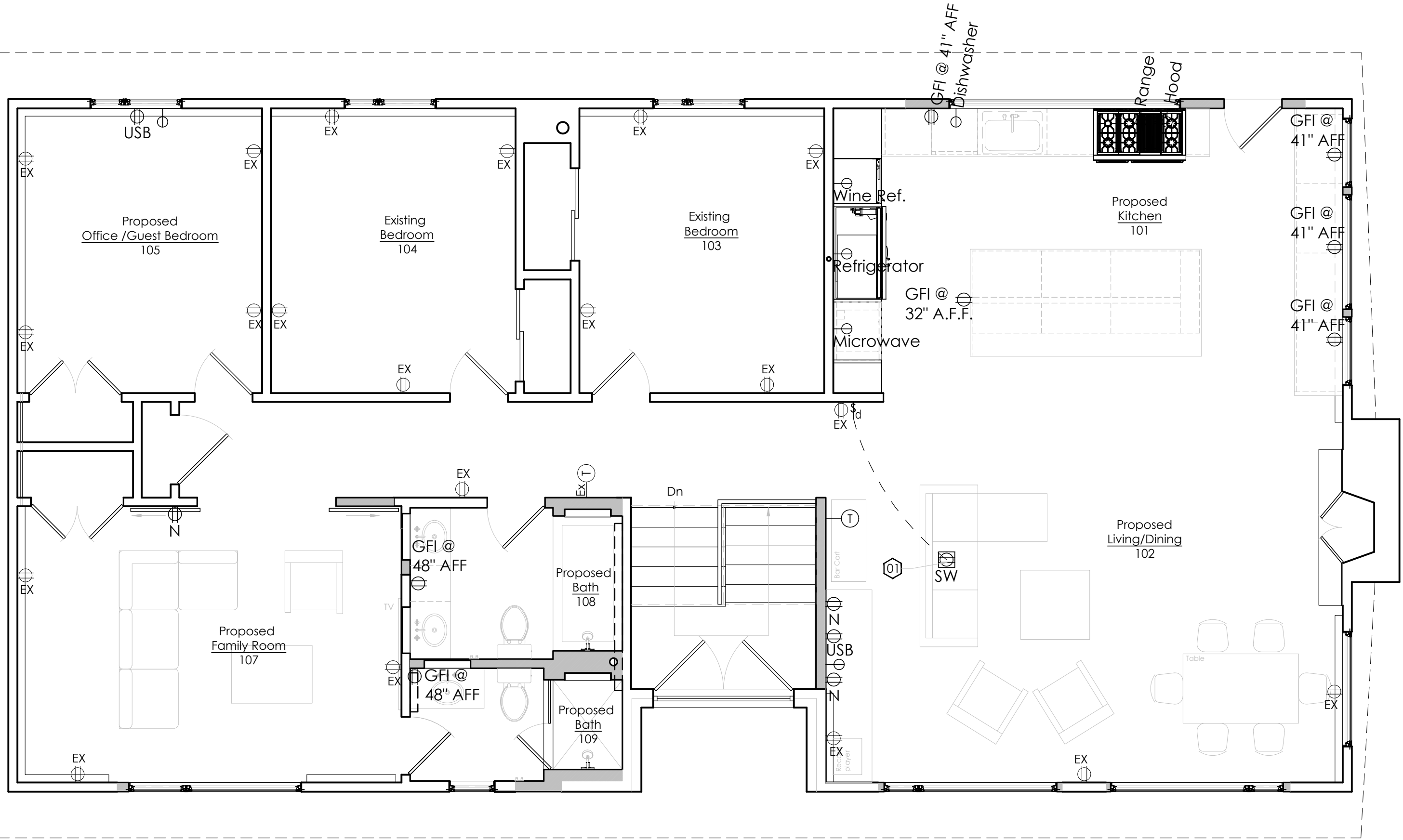
General Notes

- Switched floor outlet location to be verified with owner.



1 Proposed Power and Data Plan - Lower Level

1/4" = 1'-0"



2 Proposed Power and Data Plan - Upper Level

1/4" = 1'-0"

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A circle with a horizontal line segment extending from the center to the left edge. The letter 'N' is placed to the left of this segment.

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JOB: 20-19

See finish material schedule, elevations and finish location schedule for location and extent of ceramic tile.

Comply w/ tca installation guidelines.

Install stone thresholds as necessary; set on same type of setting bed as abutting field tile.

Install floor and wall tile w/ a joint width of 1/16"

Accurately form intersections and returns, perform cutting and drilling of tile without marring visible surfaces. Grind cut edges of tile abutting trim, finish or built-in items. Closely fit tile to electrical outlets, piping, fixtures, and other penetrations so plates, collars or covers overlap tile.

Lay tile grid pattern or as indicated on drawings. Adjust pattern to minimize cutting. Provide uniform joint widths, unless otherwise indicated.

Layout tile wainscot to next full tile beyond dimensions indicated.

Grout tile to comply with ansi 108-10. Provide samples of grout for architect or owner's approval prior to installation.

Unless otherwise specified, all areas are to be painted in accordance w/ the finish schedule. Paint colors shall be selected by owner.

Contractor shall apply to all surfaces indicated to be painted , one prime and two finish coats of premium paints or stains listed under finish location schedule.

Contractor, upon completion, shall remove all paint from all surfaces where it has been spilled or splashed, including light fixtures, diffusers, registers, fittings, etc. Protect all electric switches and outlet plates and remove surface hardware, etc. Before painting. Protect and replace same when painting is completed.

All painting or stain shall be applied in a manner which is free from runs sags sprinkles, streaks, shiner and brush marks. All material shall be applied uniformly. Before painting begins, all other crafts shall have completed their work and shall remove all dirt and debris resulting therefrom.

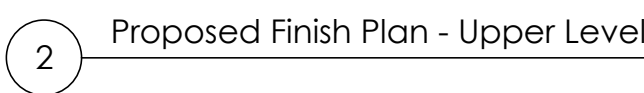
Contractor shall patch, putty or spackle all imperfections in surfaces of walls, ceilings and trim to provide continuously smooth surfaces prior to installation of finishes and floor materials.

Painting scope of work to include installation of owner supplied wall covering as indicated in finish location schedule.

Tag	Description	Location	Manufacturer	Product Name /Number	Finish/Color	Remark
WD01	Wood Flooring	Kitchen 101, Living / Dining Room 102	Existing	N/A	TBD	Wood flooring to be refinished
WD02	Wood Flooring	Kitchen 101	TBD	TBD	TBD	Wood flooring patching to match existing
WD03	Wood Flooring	Master Suite 001	Pioneer Millworks	Modern farmhouse rift & quartered clean white oak	TBD	Owner Supplied
FT01	Floor Tile	Bath 108	TBD	TBD	TBD	
FT02	Floor Tile	Bath 109	TBD	TBD	TBD	
FT03	Floor Tile - Shower Floor	Bath 109	TBD	TBD	TBD	
FT04	Floor Tile	Bath 002	TBD	TBD	TBD	
FT05	Floor Tile - Shower Floor	Bath 002	TBD	TBD	TBD	
FT06	Floor Tile	Basement1 Through-out - unless otherwise noted	TBD	TBD	TBD	
FT07	Floor Tile	Powder Room 008	TBD	TBD	TBD	
FT08	Floor Tile	Proposed Kitchen 101, Living/Dining 102 /Hallway	TBD	TBD	TBD	
WT01	Wall Tile - Backsplash	Kitchen 101	TBD	TBD	TBD	
WT02	Wall Tile	Living/Dining Room 102 Fireplace	TBD	TBD	TBD	
WT03	Wall Tile - Backsplash	Bath 108	TBD	TBD	TBD	
WT04	Wall Tile - Bath tub wall	Bath 108	TBD	TBD	TBD	
WT05	Wall Tile - Backsplash	Bath 109	TBD	TBD	TBD	
WT06	Wall Tile - Shower wall	Bath 109	TBD	TBD	TBD	
WT07	Wall Tile - Backsplash	Bath 002	TBD	TBD	TBD	
WT08	Wall Tile - Shower wall	Bath 002	TBD	TBD	TBD	
WT09	Wall Tile	Master Suite 001	TBD	TBD	TBD	
WT10	Wall Tile - Backsplash	Powder Room 008	TBD	TBD	TBD	
SS01	Kitchen Counter Top	Kitchen 101	TBD	TBD	TBD	
SS02	Fireplace Hearth	Living/Dining Room 102 Fireplace	TBD	TBD	TBD	
SS03	Bathroom Vanity Top	Bath 108	TBD	TBD	TBD	
SS04	Wall Niche	Bath 108	TBD	TBD	TBD	
SS05	Bathroom Vanity Top	Bath 109	TBD	TBD	TBD	
SS06	Wall Niche / Shower curb	Bath 109	TBD	TBD	TBD	
SS07	Bathroom Vanity Top	Bath 002	TBD	TBD	TBD	
SS08	Wall Niche / Shower curb /Bench	Bath 002	TBD	TBD	TBD	
SS09	Fireplace Hearth	Master Suite 001	TBD	TBD	TBD	
SS10	Powder Room Vanity Top	Powder Room 008	TBD	TBD	TBD	
PT01	Wall Paint	Through-out unless otherwise noted	Benjamin Moore	TBD	Egg shell	
PT02	Trim Paint	Through-out unless otherwise noted	Benjamin Moore	TBD		
PT03	Ceiling Paint	Through-out unless otherwise noted	Benjamin Moore	TBD	TBD	



1/4" = 1'-0"



1/4" = 1'-0"

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4	07/29/21	ARHB Submission
2	03/29/21	Permit Submission
1	03/18/21	Bid Set - Addendum 1
	03/10/21	Bid Set

NO.	DATE	ISSUE/REVISION
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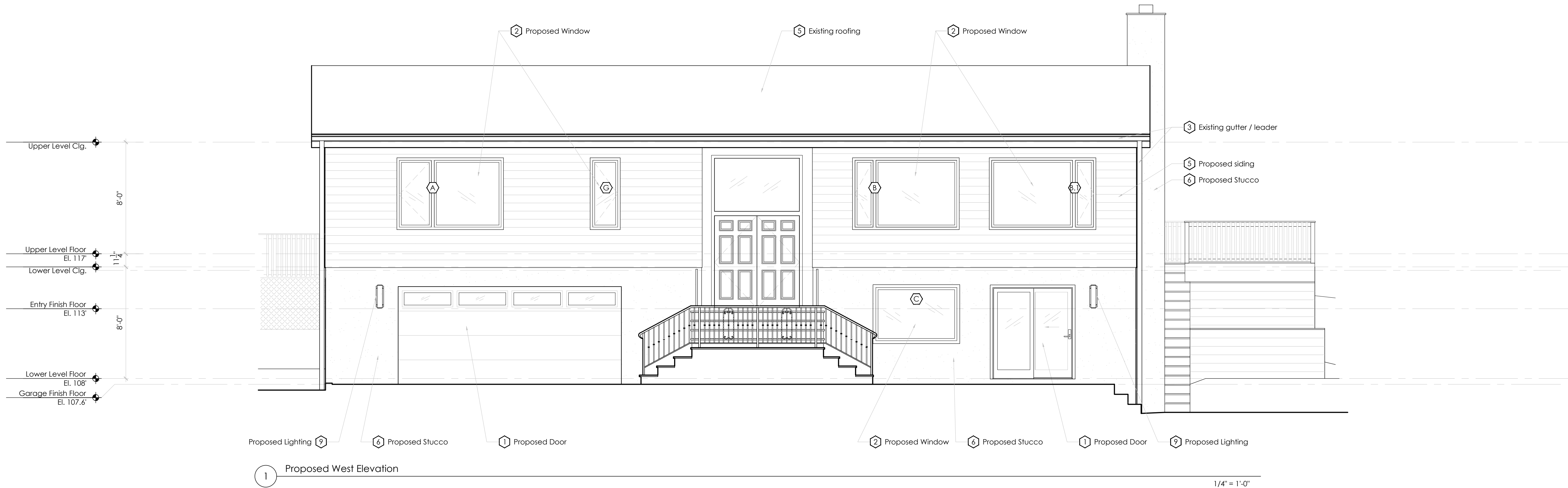
Proposed Elevations

SCALE: AS NOTED

DATE: 10/21/20

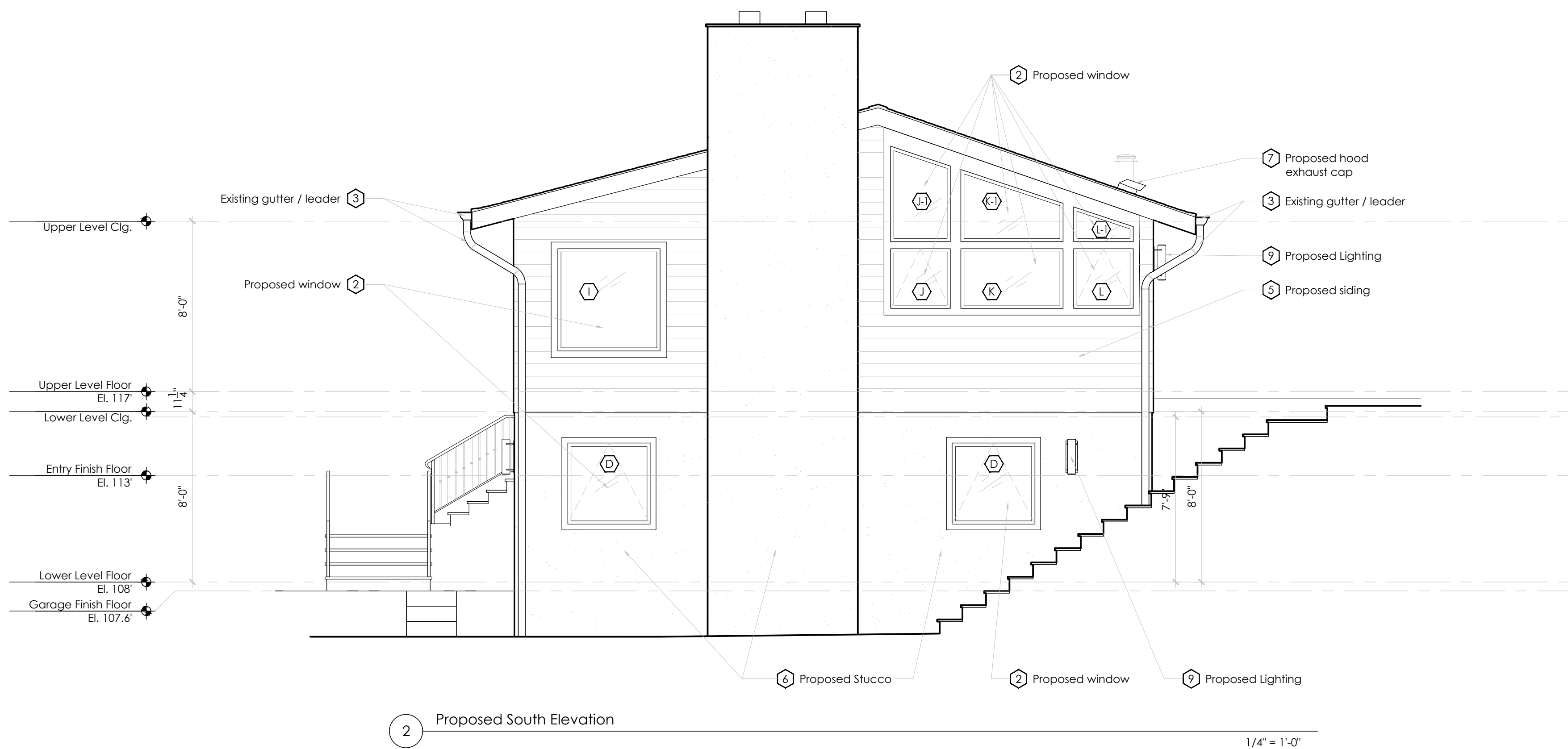
JOB: 20-19

A-3.00



Key Notes

- 1 Proposed door - See door schedule for more information
- 2 Proposed window - See window schedule for more information
- 3 Existing gutter / leader - Existing gutter to remain.
- 4 Existing roofing - Existing asphalt roofing to remain.
- 5 Proposed siding - 7" shiplap siding by Pioneer Millworks - See wall sections
- 6 Proposed stucco - A layer of new stucco applied on existing unleveled stucco.
- 7 Proposed hood exhaust cap - Proposed hood exhaust cap - See wall sections
- 8 Existing roofing - Existing roofing to be filled and patched as a result of skylight removal.
- 9 Proposed lighting - See reflected ceiling plan for more information

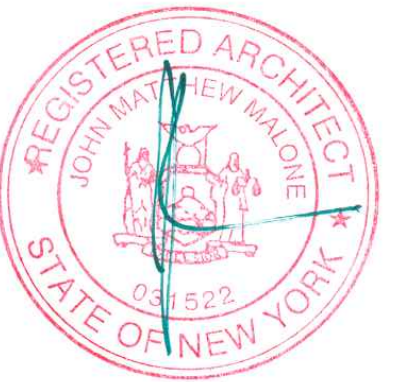


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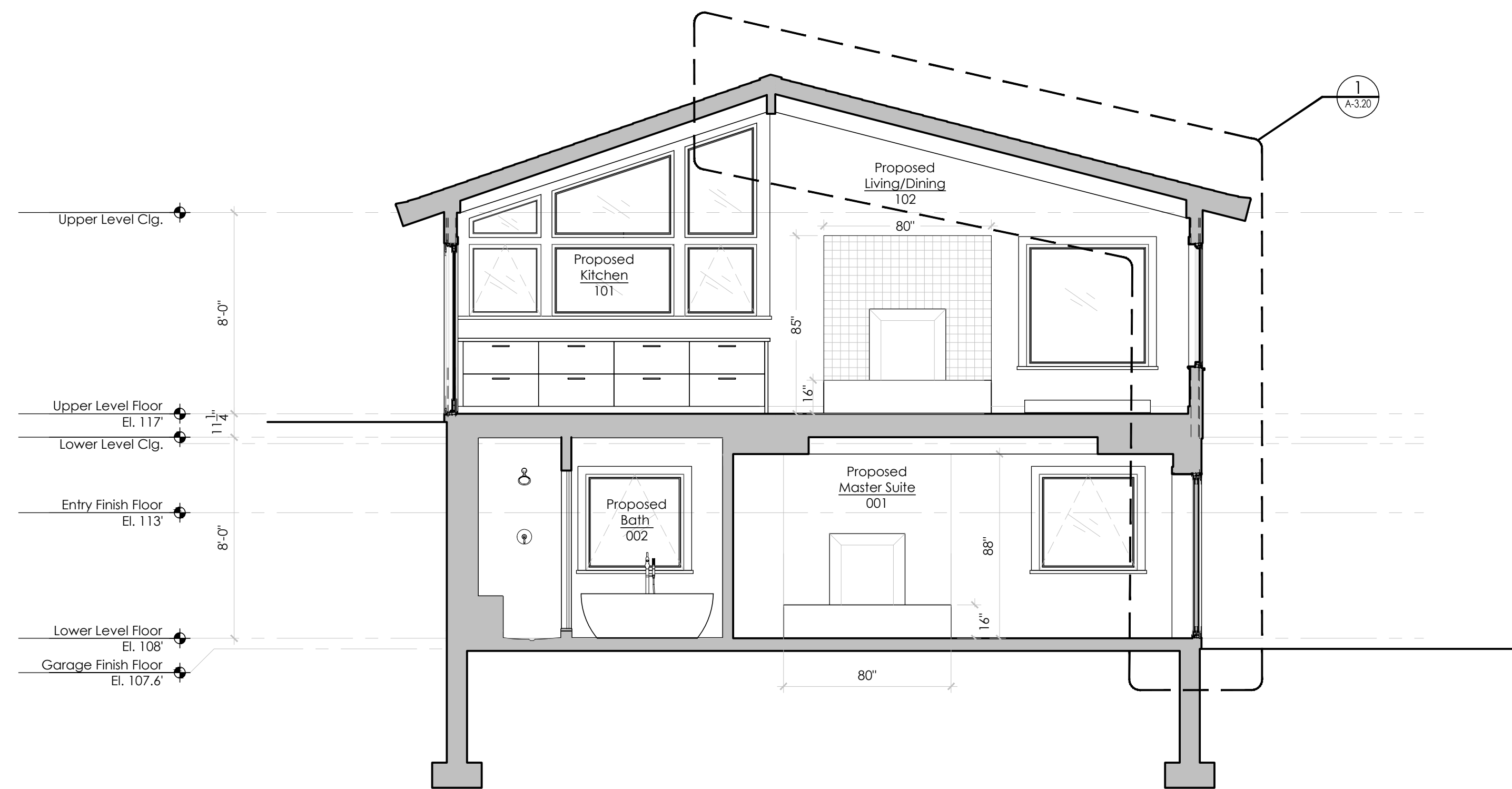
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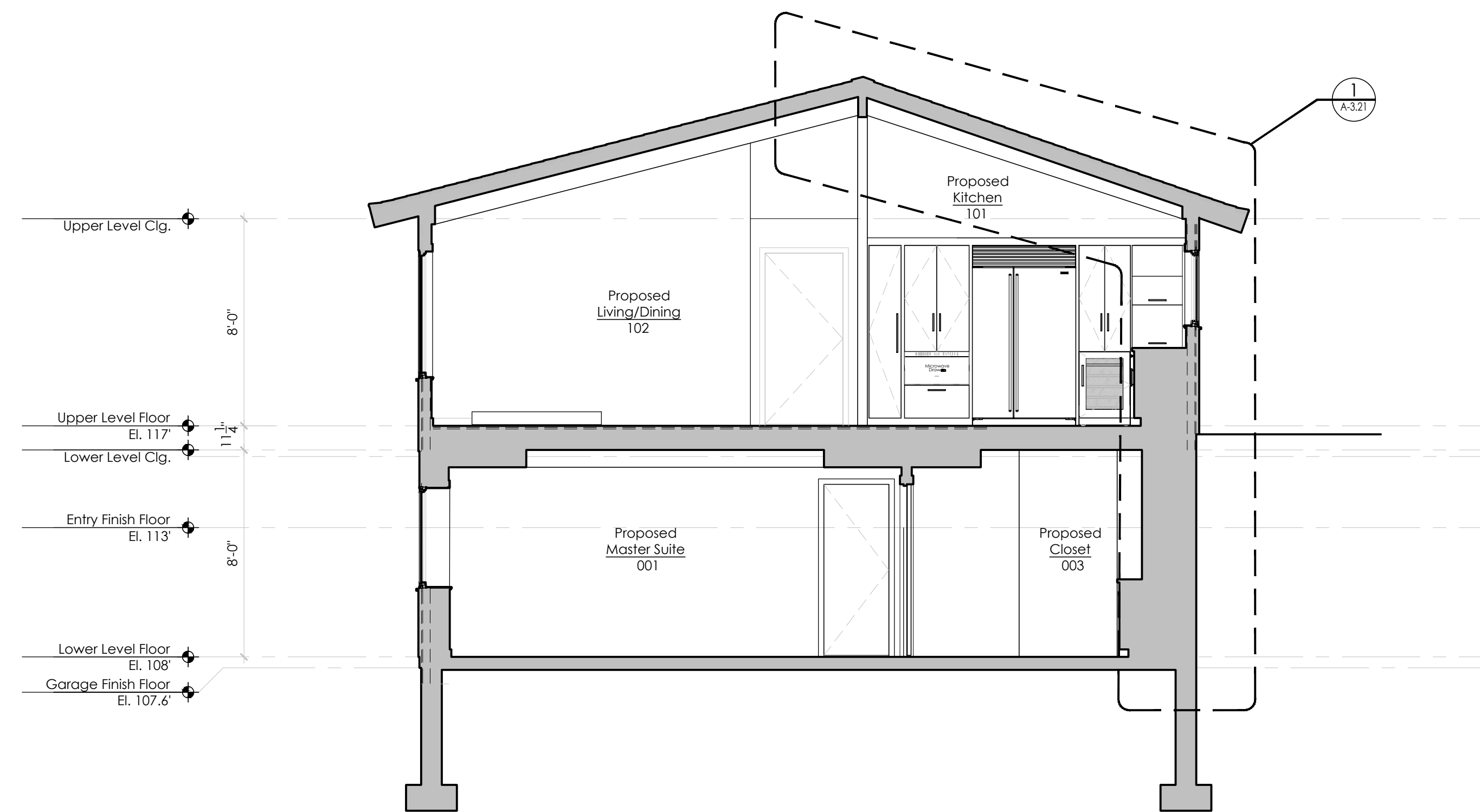
DATE: 10/21/20

JOB: 20-19

A-3.10



1 Proposed Building Section

$$1/4'' = 1'-0''$$


2 Proposed Building Section

$$1/4'' = 1'-0''$$


2 Proposed Building Section

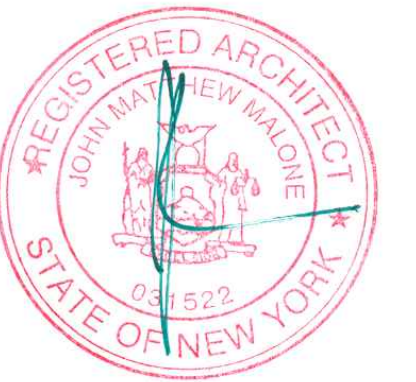
1/4" = 1'-0"

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3	06/18/21	Permit Resubmission
2	03/29/21	Permit Submission
1	03/18/21	Bid Set - Addendum 1
	03/10/21	Bid Set
NO.	DATE	ISSUE/REVISION

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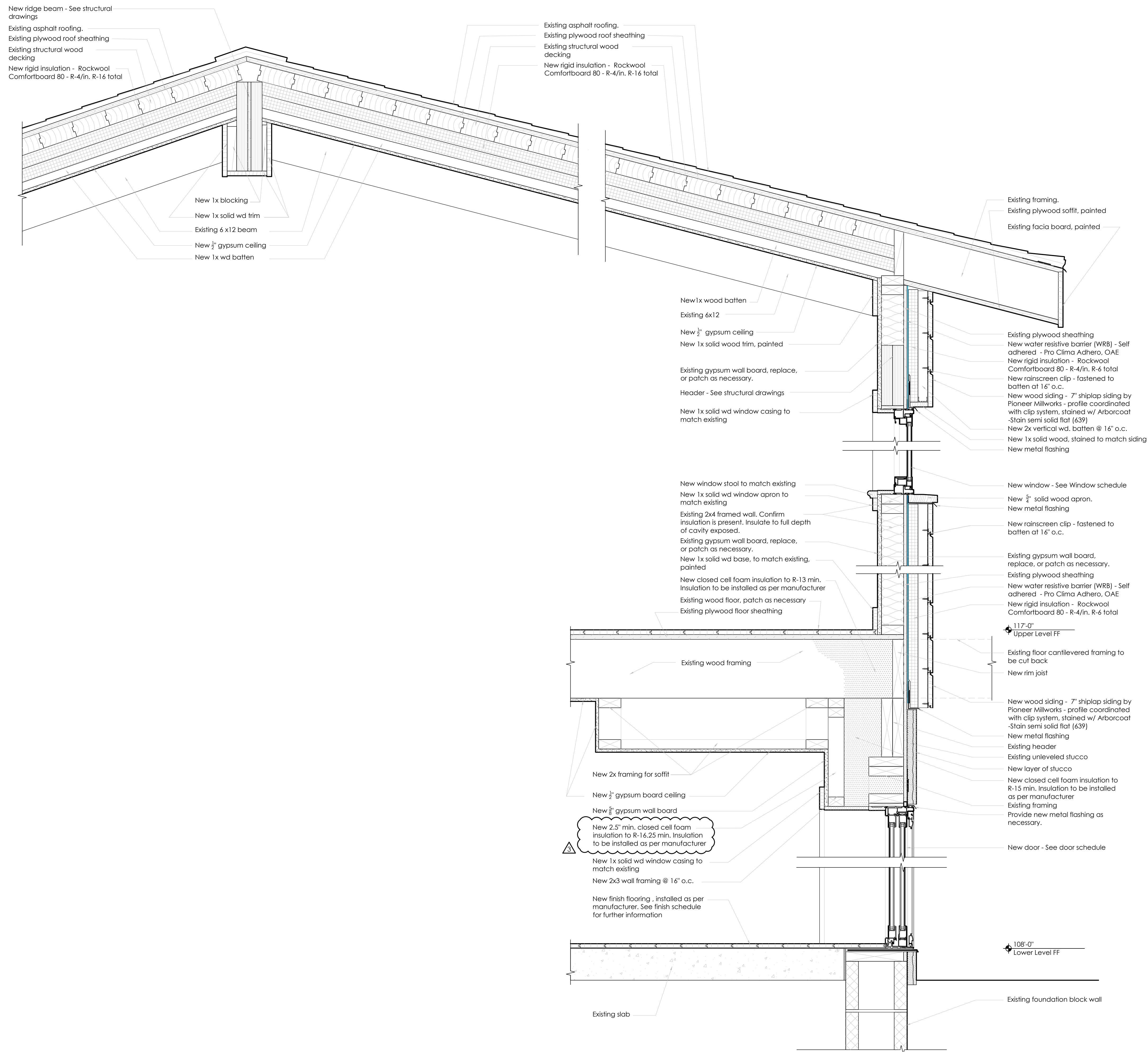
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SCALE: AS NOTED

DATE: 10/21/20

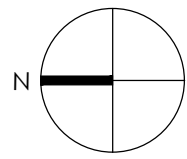
JOB: 20-19

A-3.20



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Interior Elevations

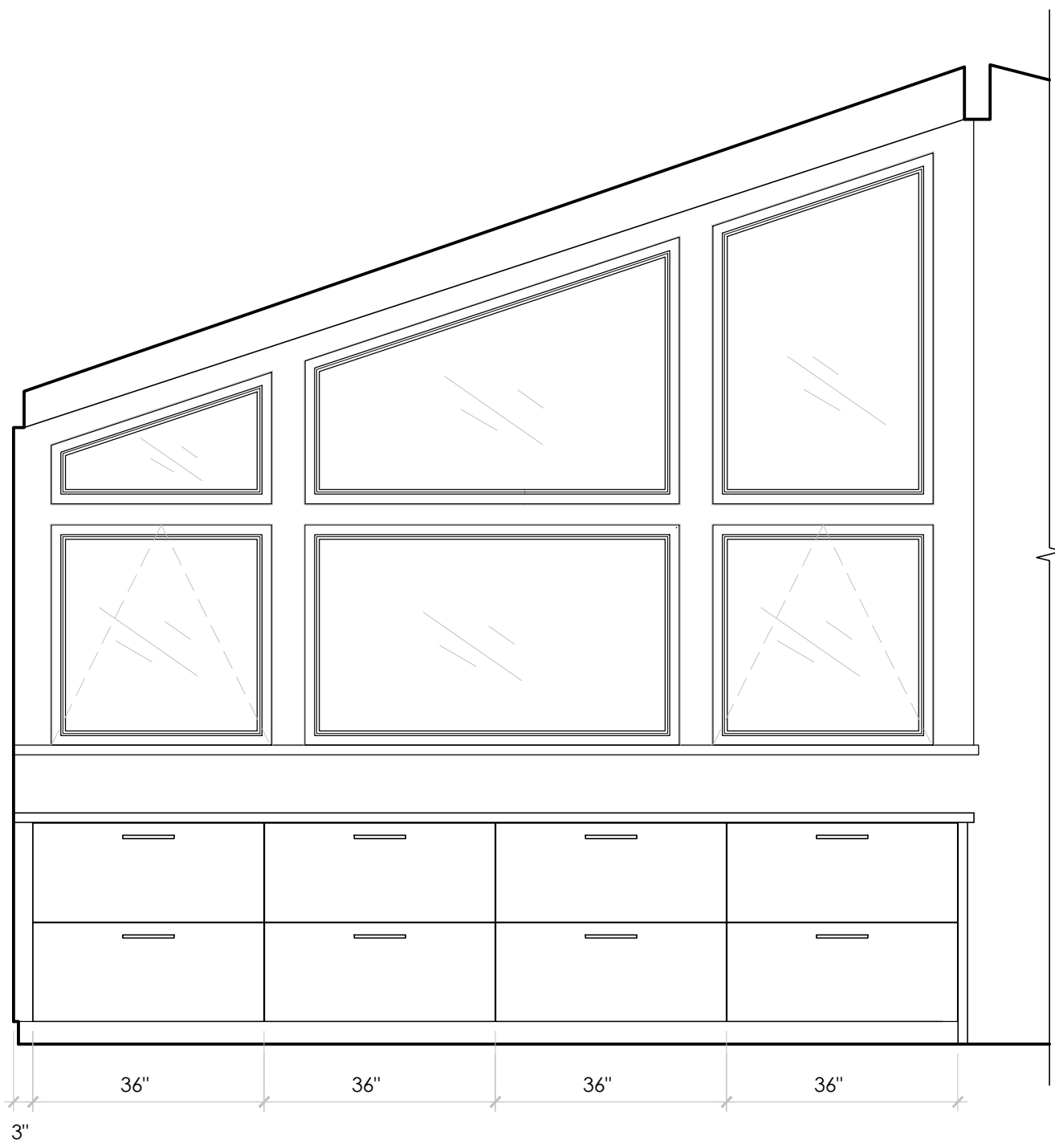
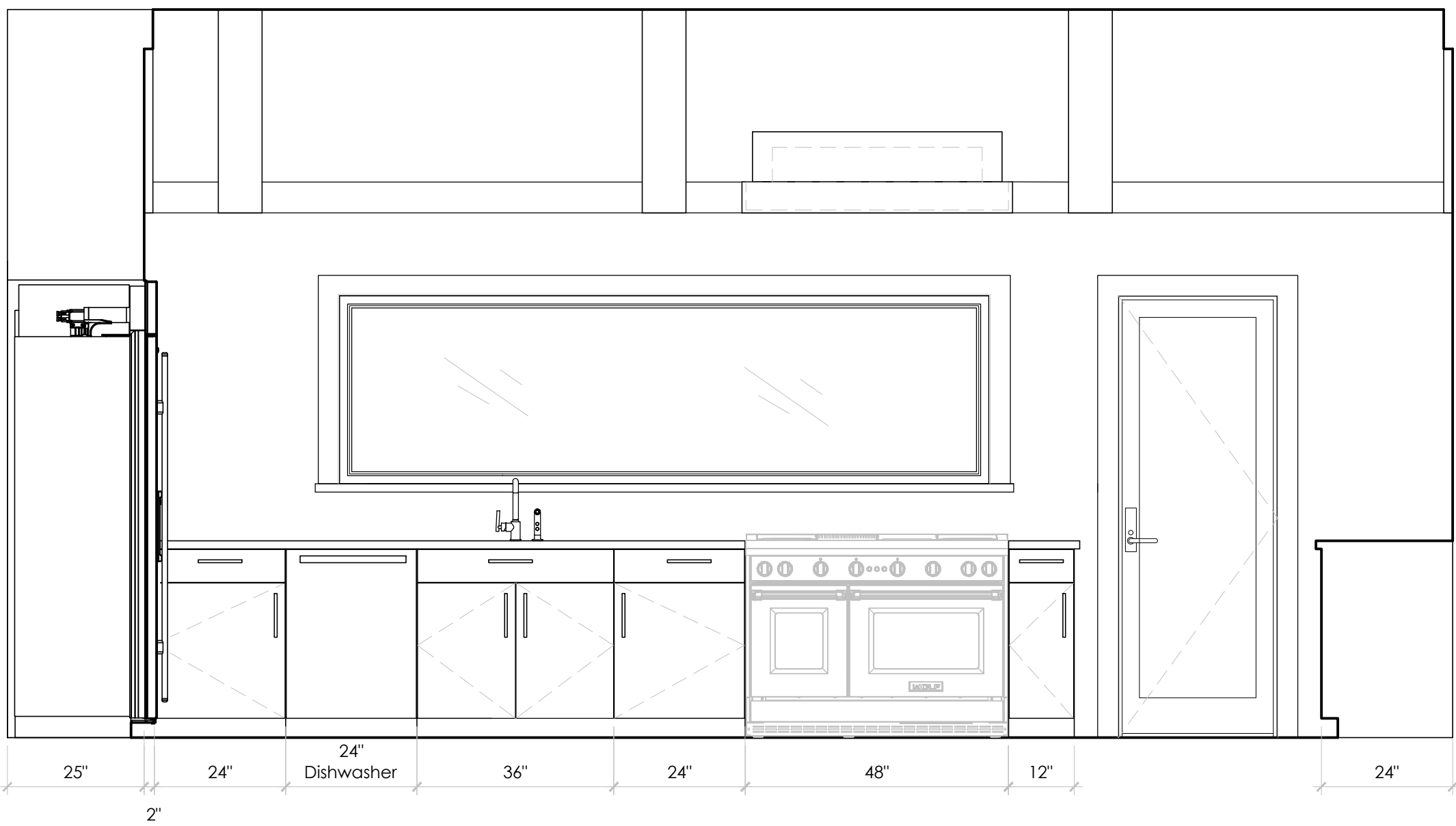
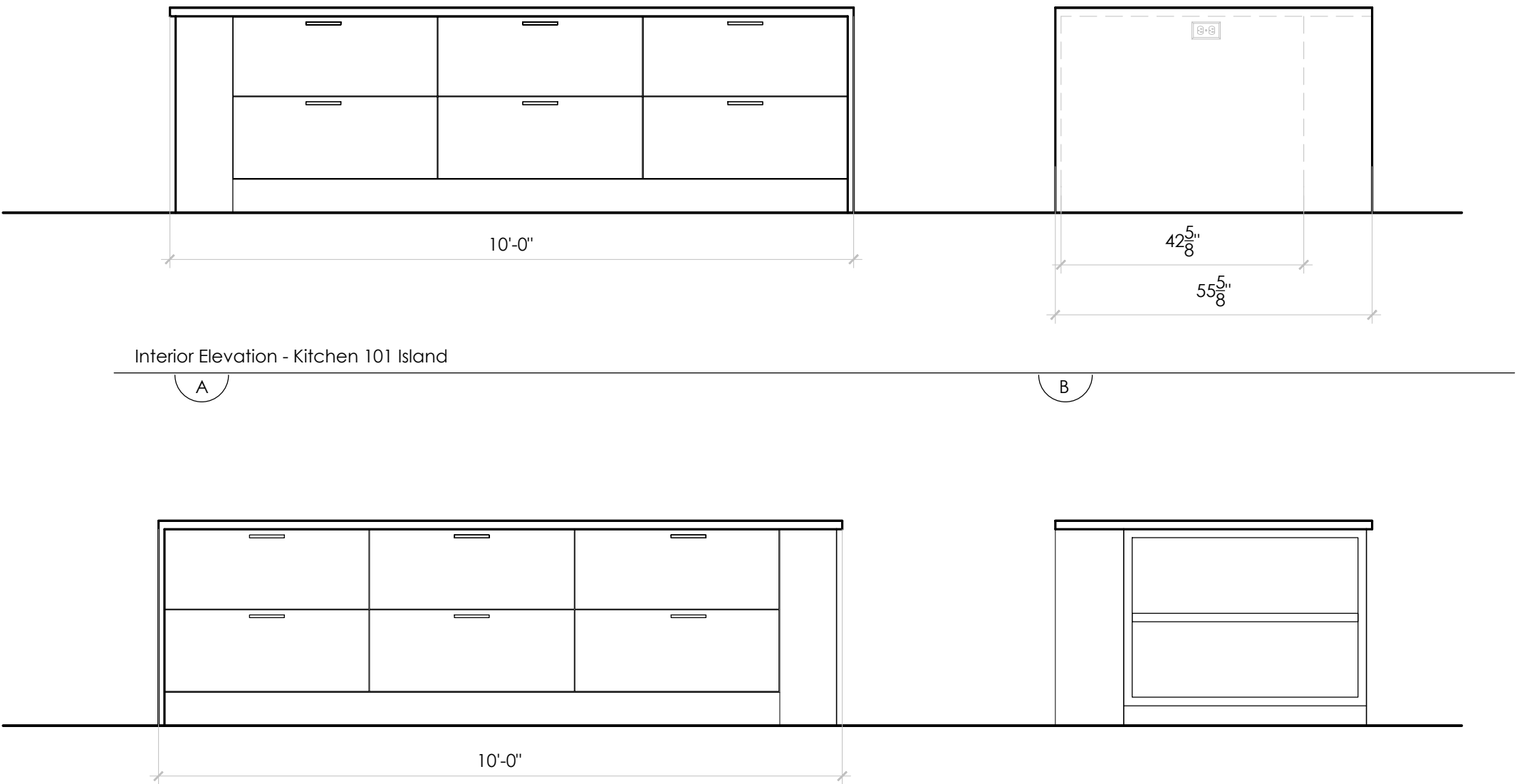
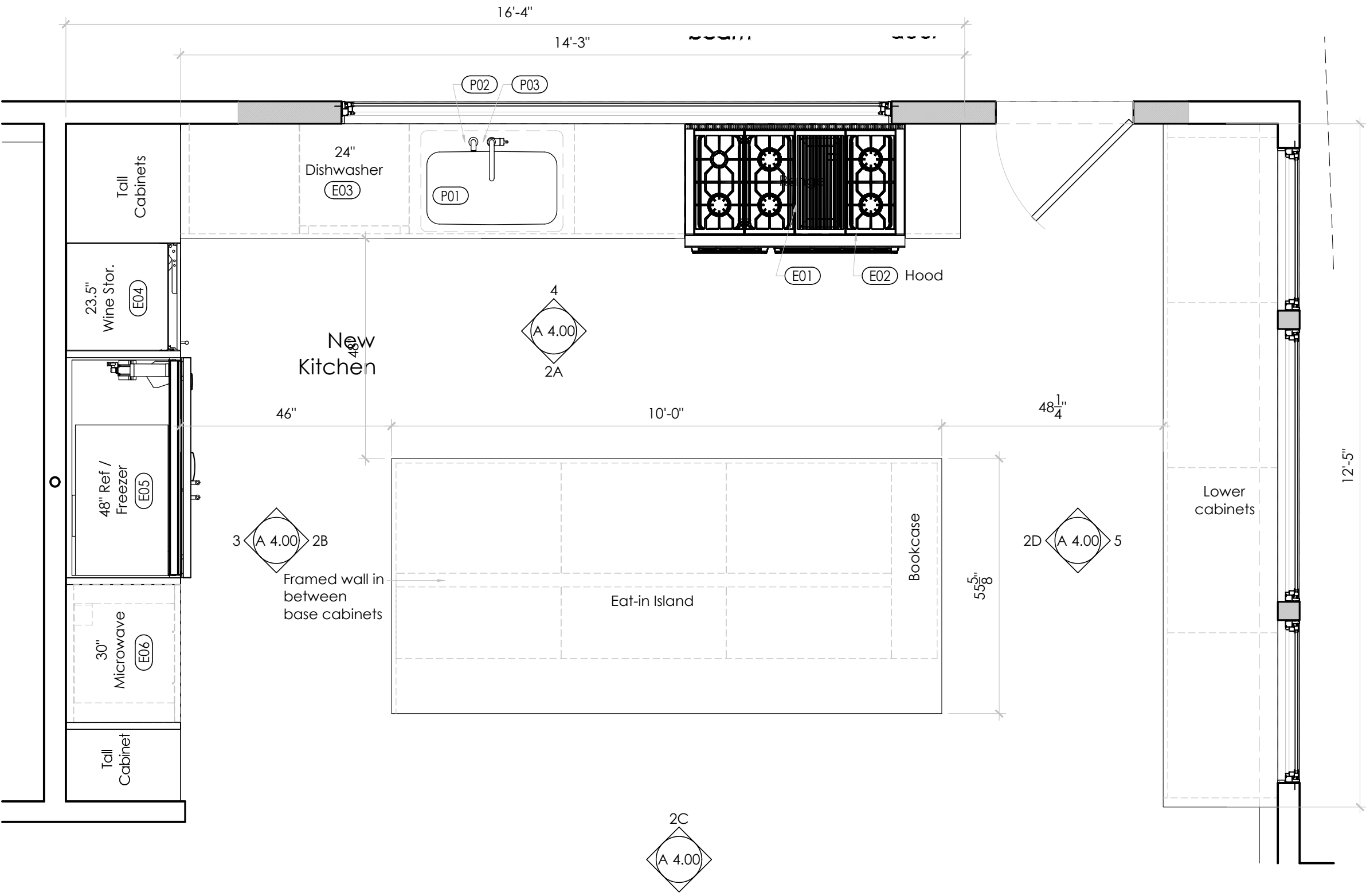
SCALE: AS NOTED

DATE: 10/21/20

JOB: 20-19

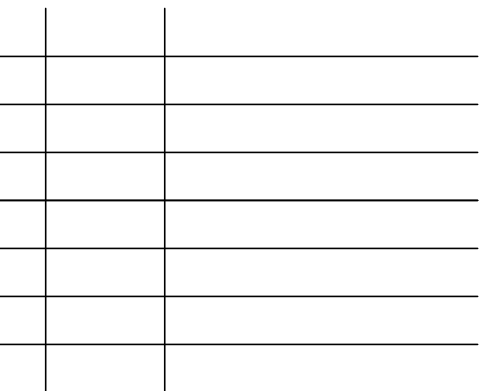
A-4.00

Note : Kitchen cabinets owner supplied, G.C. to install.
All dimensions to be verified in field.



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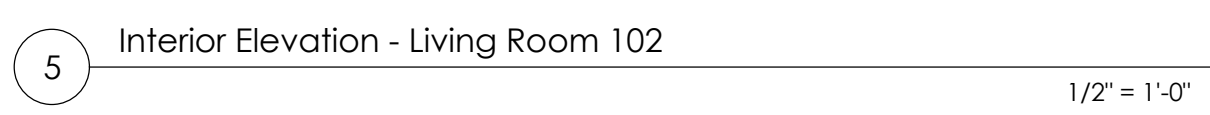
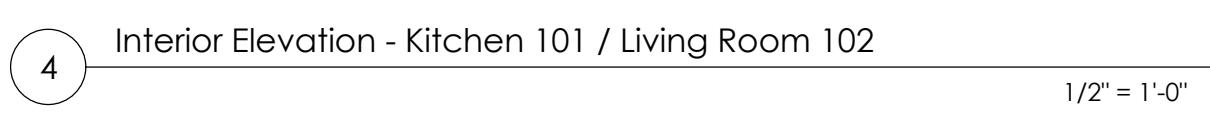


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Enlarged Plans

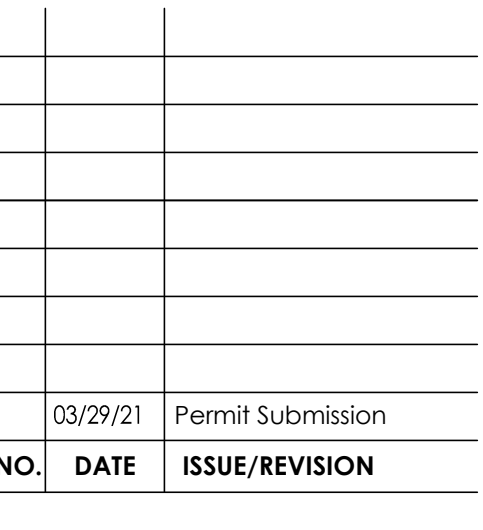
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DATE: 10/21/20

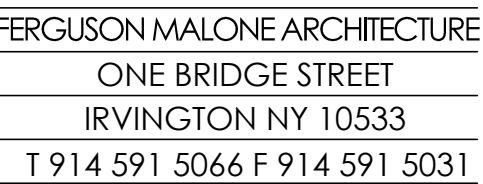
JOB: 20-19

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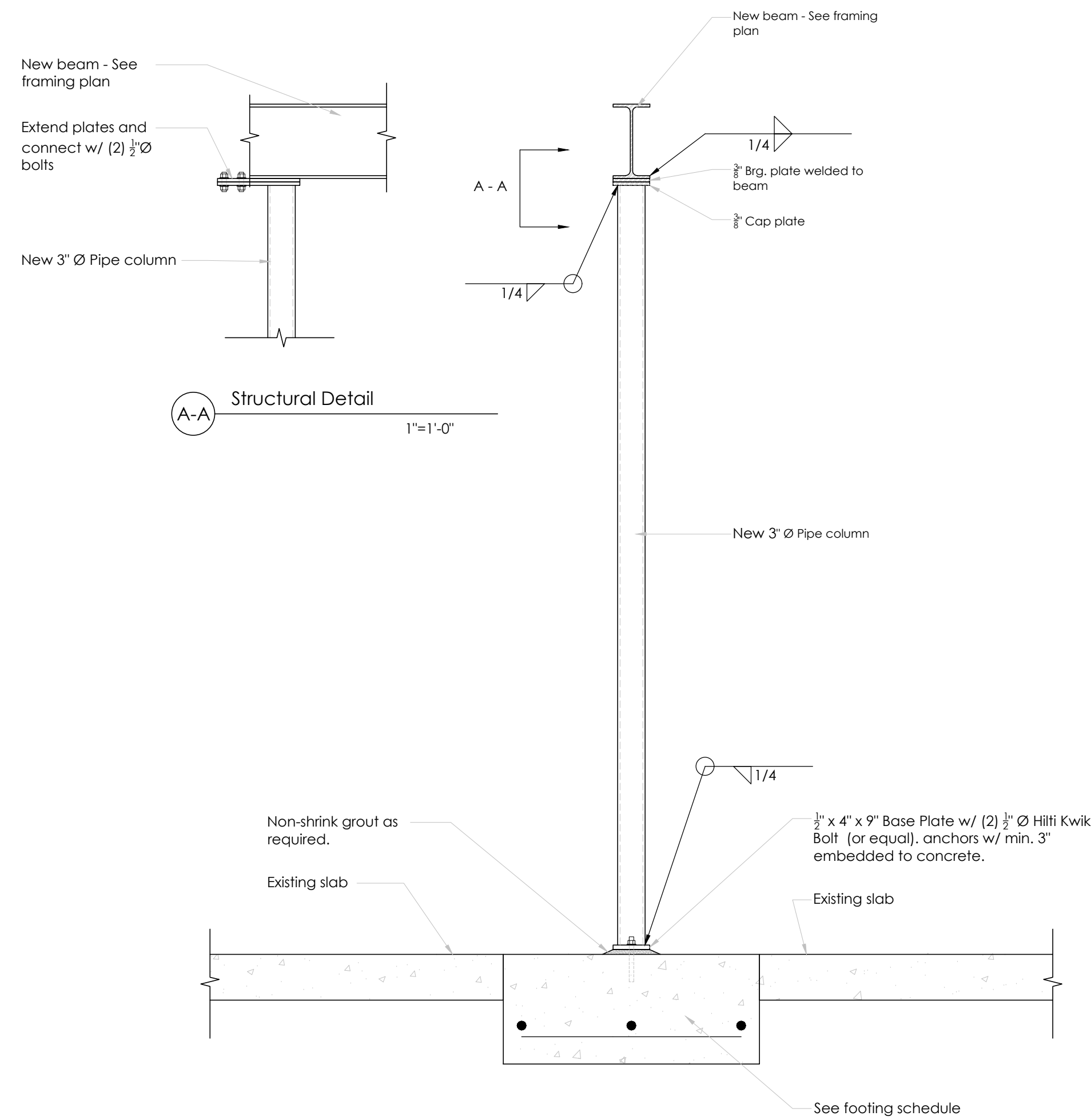
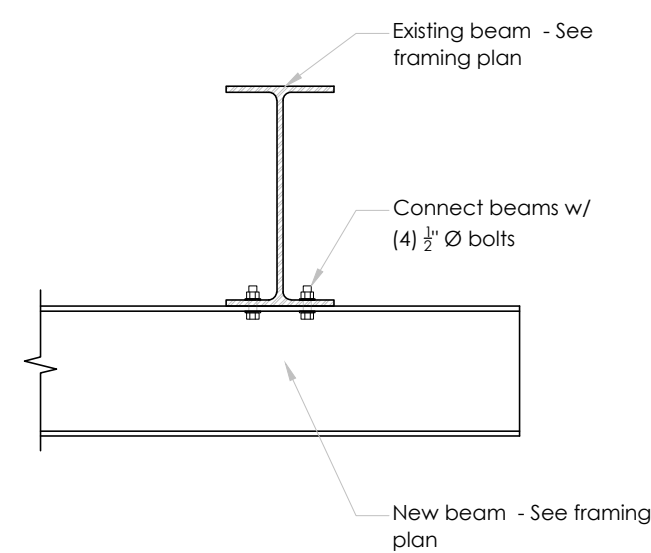
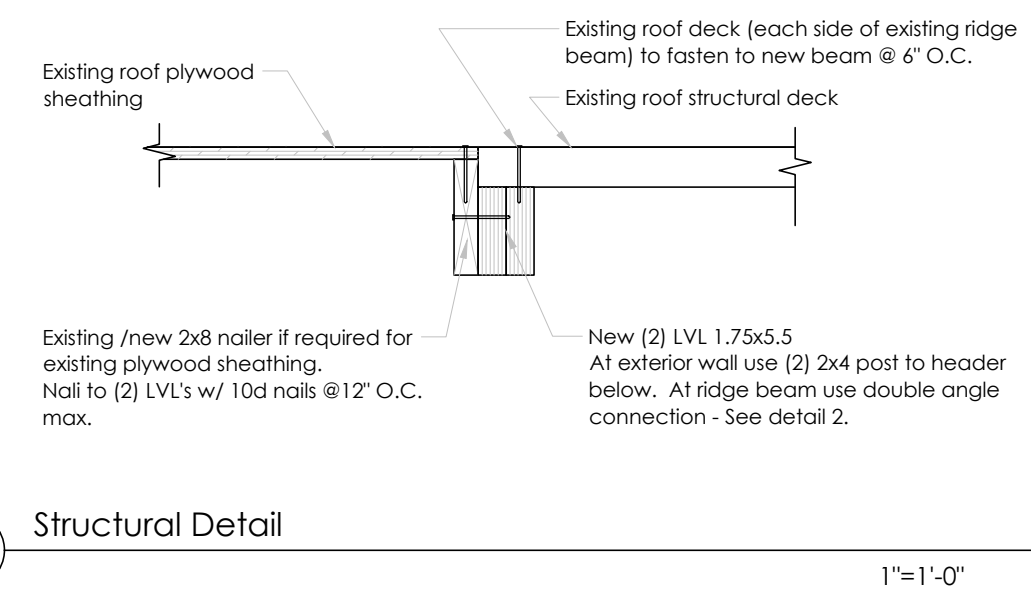
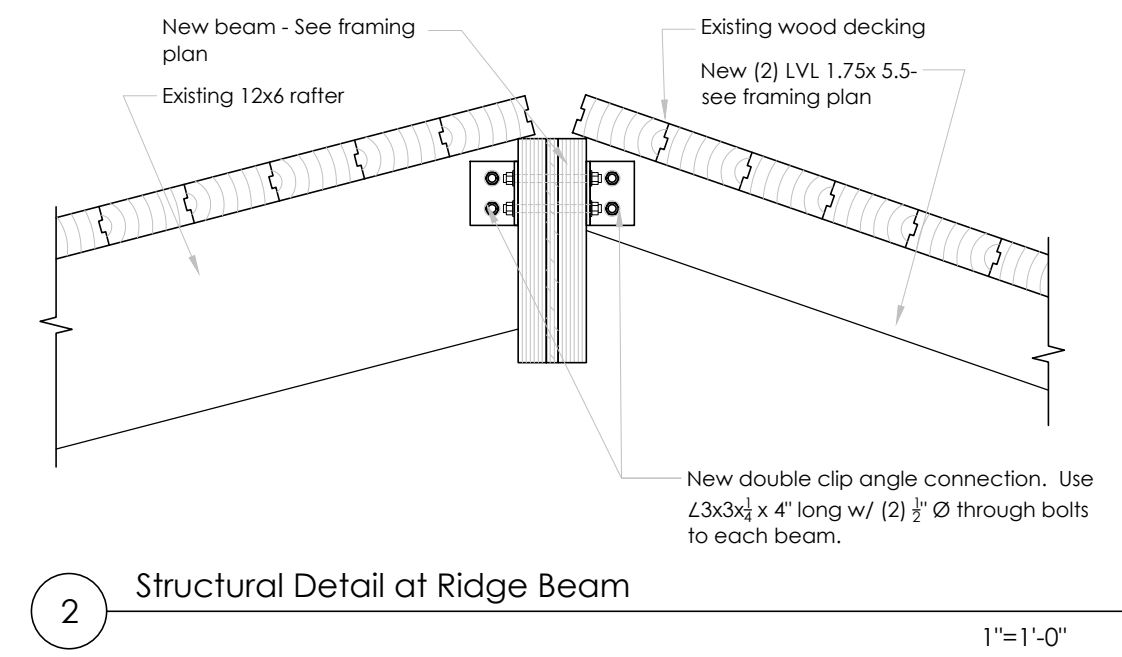
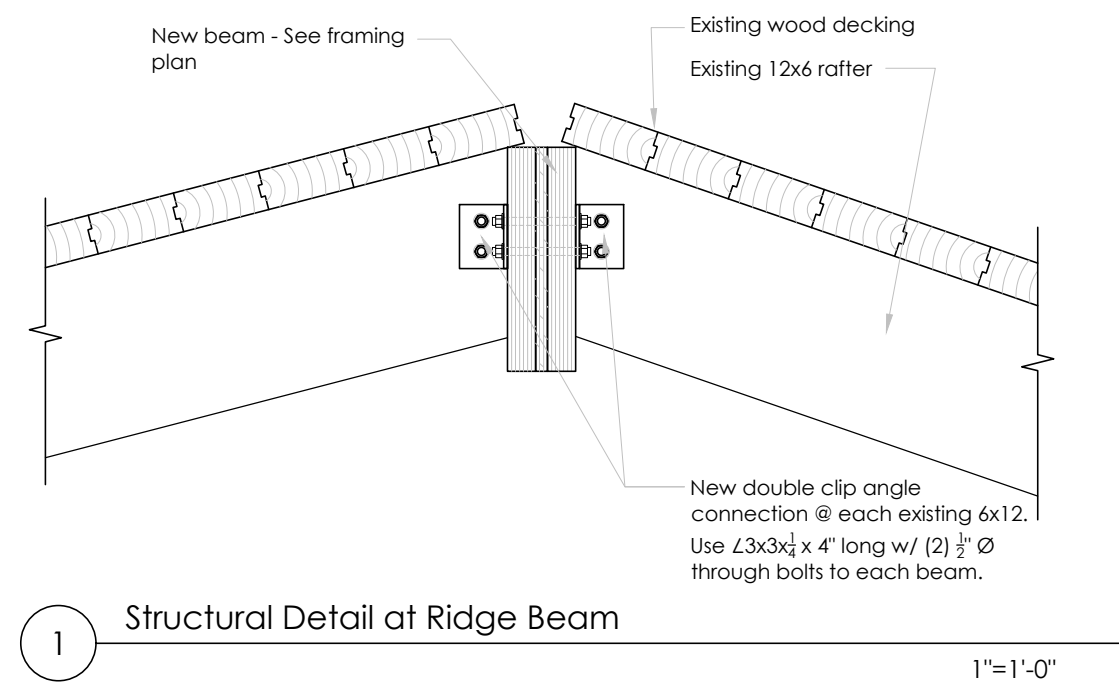


SCALE: AS NOTED

DATE: 10/21/20

JOB: 20-19

S-1.01



5 Structural Detail at Basement Post/Header

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P-1.00

Design and installation of plumbing shall be performed by licensed personnel as per applicable codes.

All fixtures shall be plumbed with fixture shutoff valves and hose bibs where required. Provide isolation valves at each fixture. All waste lines above grade shall be insulated for acoustical treatment. All underground waste lines shall be 4" pvc and installed in accordance with code

Where ever there is reconfiguration of existing hot water piping, piping is to be insulated to R3 min.

Cold water piping shall be insulated with min. 1/2 inch fiberglass as manufactured by Owens Corning. Install continuous on pipes and through walls and floors. All underground water lines shall be run with Insulplex or approved equal. Size of main water lines from well tank across building shall be min. 1". Then 3/4" branch lines up or down to local areas.

All work must be filed by contractor and inspected by local plumbing inspector.

Contractor shall supply and install all necessary plumbing to complete the project as implied in the drawings. This shall include all new rough-in, including all miscellaneous valves fixtures, hangers, valves etc, to meet both code and professional standards. This shall also include installing all fixtures and faucets supplied by owner or provided as otherwise specified. Protect fixtures and fittings throughout construction.

Premium quality silicone joint sealant and putty fixture setting compound shall be used.

Coordinate with tile contractor and other finishing trades.

Coordinate all work with heating, ventilating and air conditioning trades.

Newly installed toilet or replaced toilet must be either low flush toilets or equal to or less than 1.28 Gallons per flush (gpf) or dual -flush toilets where the low flush feature is no more than 1.28 gpf.

Newly installed or replaced shower head must provide an average flow of no more than 2 gallons per minute (gpm).

Newly installed or replaced lavatory faucet must provide an average flow rate of no more than 2 gallons per minute (gpm).

All air admittance valves must be provided with vented access to room.

All plumbing fixtures to be owner supplied except where noted. gc coordinate to coordinate delivery. GC to install all fixtures.

Carefully review equipment specifications for plumbing requirement.

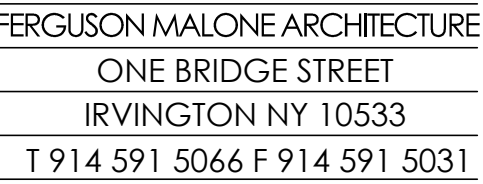
All plumbing to comply w/ state and local laws.


$$1/4'' = 1'-0''$$

$$1/4" = 1'-0"$$

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Premium quality silicone joint sealant and putty fixture setting compound shall be used.

All plumbing to comply w/ state and local laws.

RTC	Rise To Ceiling
VTR	Vent Thru Roof

- 01 Existing house trap
- 02 Plumbing Stack - 4" PVC
- 03 Water heater
- 04 Open vents shall not extend 6" through the roof.
- 05 Existing Sanitary pump

JOB: 20-19

P-1.01