

		ABBREVIA	ATIONIC		
					OO DOOGUDEMENT & CENEDAL DECUUDEMENTS
	A.F.F.	ABOVE FINISHED FLOOR	MTD.	MOUNTED METAL	OO- PROCUREMENT & GENERAL REQUIREMENTS 1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO
1	A.H.J.	AUTHORITY HAVING JURISDICTION	MTL. O.C.	ON CENTER	CONSTRUCTION. DIMENSIONS AND RELATED INSTALLATION CONDITIONS FOR ALL FABRICATED AND BUILT COMPONENTS SHALL BE FIELD VERIFIED
	вот.	ВОТТОМ	PT.	PRESSURE TREATED	2. GENERAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE WORKING CONDITIONS, HOURS OF LEGAL OPERATION AND RELATED PERFORMANCE CRITERIA. GENERAL CONTRACTOR SHALL CONTACT STEVEN SECON ARCHITECT REGARDING ANY DEVIATIONS OR FIELD CONDITIONS
	CLG.	CEILING	PTD.	PAINTED	CONFLICTING WITH THE DRAWINGS. 3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES,
	C.M.U. EL.	CONCRETE MASONRY UNIT ELEVATION	TYP. U.N.O.	TYPICAL UNLESS NOTED	AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, INSPECTIONS, AND CERTIFICATE(S) OF OCCUPANCY, INSURANCES, AND BONDS AS REQUIRED.
	FIXT.	FIXTURE		OTHERWISE	4. ALL MATERIALS SPECIFIED OR USED TO EXECUTE THIS PROJECT SHALL BE DELIVERED, STORED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
	CONC. GC	CONCRETE GENERAL CONTRACTOR	V.C.T. V.I.F.	VINYL COMPOSITE TILE VERIFY IN FIELD	5. ANY DESIRED SUBSTITUTION, OR DEVIATIONS FROM CONTRACT DOCUMENTS WILL REQUIRE WRITTEN APPROVAL FROM STEVEN SECON ARCHITECT PRIOR TO INSTALLATION.
2	GWB	GYPSUM WALL BOARD	WD.	WOOD	6. REMOVE EXISTING CONSTRUCTION AS REQUIRED TO ALLOW INSTALLATION OF NEW WORK SHOWN ON THE DRAWINGS. PATCH AREAS OF DEMOLITION FLUSH AND SMOOTH TO ADJACENT
	GL.	GLASS			SURFACES, READY FOR APPLICATION OF FINISHES. 7. SHUTDOWNS AND INTERRUPTIONS TO NORMAL ACTIVITIES SHALL BE REVIEWED WITH OWNER PRIOR TO IMPLEMENTATION. THE GC SHALL CONTACT AND COORDINATE UTILITY SHUT—DOWNS,
	HT.	HEIGHT			RECONNECTS AND UPGRADES WITH THE PROPER PROVIDER IN A TIMELY MANNER. 8. PROVIDE SHORING, STABILIZATION AND BRACING AS REQUIRED. PROVIDE PROPERTY, SITE AND PERSONAL PROTECTION AS REQUIRED, FOR THE SAFE AND ORDERLY EXECUTION OF THE WORK. PROVIDE P.E. ENGINEERING DRAWINGS AS REQUIRED BY LOCAL MUNICIPALITY.
					 PROVIDE WEATHER PROTECTION IN A TIMELY MANNER TO PROTECT THE SITE, PREMISES, MATERIALS, INSTALLED WORK AND PERSONNEL. ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS AND SERVICES TO BE COMPLETE
3					AND OPERATIONAL. INSTALLATIONS SHALL NOT CONFLICT WITH FIXTURES OR CONSTRUCTION SHOWN. MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE PERFORMED BY LICENSED TRADESMAN. 10, THE GENERAL CONDITIONS FOR THIS PROJECT ARE "THE GENERAL CONDITIONS OF THE
					CONTRACT FOR CONSTRUCTION AIA DOCUMENT A201, 1997 EDITION", AVAILABLE FROM ARCHITECT. 11. THE GC SHALL COORDINATE THE WORK OF ALL TRADE, INCLUDING OWNER-PROVIDED
					SUBCONTRACTORS. 12. THE GC SHALL SUBMIT A WRITTEN PROGRESS SCHEDULE AS WELL AS A LISTING OF ALL
					MAJOR SUBCONTRACTORS WITHIN 2 WEEKS OF AWARD FOR OWNER APPROVAL. 13. SUBMIT MONTHLY APPLICATIONS FOR PAYMENT OR AS INDICATED IN OWNER-CONTRACTOR AGREEMENT IN AIA G702 FORMAT. PROVIDE UNIT PRICES AND ALLOWANCES AS PER OWNER-CONTRACTOR AGREEMENT.
4					14. ALL DELIVERIES, STAGING AND AVAILABLE UTILITIES SHALL BE COORDINATED WITH OWNER PRIOR TO CONSTRUCTION.
•					15. PROVIDE REMOVALS AND PROPER, LEGAL DISPOSAL OF ALL WASTE. MINIMIZE DUST AND DISRUPTION DURING DEMOLITION. LEAVE PROJECT IN "BROOM—CLEAN" CONDITION. 16. WORK IN HARMONY WITH INDEPENDENT CONTRACTORS HIRED BY THE OWNER. 17. PROVIDE MINIMUM WARRANTY FOR ALL NEW & AFFECTED CONSTRUCTION OF 2 YEARS FROM TIME OF SUBSTANTIAL COMPLETION. PROVIDE OWNER WITH MANUALS AND WARRANTIES.
					18. WHERE NO SPECIFICATION IS GIVEN, THE MINIMUM STANDARD FOR INSTALLATION SHALL ACCORDING TO THE NATIONAL ASSOC. OF HOME BUILDERS "RESIDENTIAL CONSTRUCTION PERFORMANCE GUIDELINES" CURRENT EDITION. 19. THE GC AND EACH OF HIS SUBCONTRACTORS SHALL HAVE A MINIMUM OF 5 YEARS OF
					RELATED WORK EXPERIENCE ON PROJECTS OF A SIMILAR NATURE. FAILURE TO PROVIDE ADEQUATELY TRAINED TRADESMAN AND SUPERVISION WILL BE GROUNDS FOR TERMINATION.
5					20. WHERE CONFLICTS OR POSSIBLE CONTRADICTORY INFORMATION ARE SHOWN, THE BASIS OF THE BID SHALL BE BASED ON THE MORE EXPENSIVE MEANS. 21. CONTRACTORS' INPUT AND RECOMMENDATIONS ARE WELCOMED AND ANTICIPATED.
					CONSTRUCTION ALTERNATIVES WILL BE CONSIDERED IF THEY HAVE MERIT AND CAN ACHIEVE A BETTER RESULT THAN INDICATED HEREIN FOR THE SAME COST AND TIME. SUCH CHANGES SHALL NOT TAKE PLACE WITHOUT THE APPROVAL OF THE ARCHITECT AND OWNER. 22. CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAINTAIN WORKMENS COMPENSATION
					AND ADEQUATE LIABILITY INSURANCE FOR THE ENTIRE DURATION OF THE PROJECT PLUS 2 YEARS. OWNER HALL BE RESPONSIBLE FOR PROPERTY INSURANCE ON VALUE OF BUILDING PLUS CONSTRUCTION INCLUDING FIRE AND VANDALISM (BUILDERS RISK INSURANCE) DURING THE COURSE OF CONSTRUCTION.
6					23. ALL DEBRIS MUST BE REMOVED DAILY FROM JOBSITE AND PROPERLY DISPOSED OF. ALL FLAMMABLE MATERIALS MUST BE STORED IN UL APPROVED STORAGE CONTAINERS. FIRE EXTINGUISHERS WITH MINIMUM 10 LBS CAPACITY, RATED ABC TO BE PLACED EVERY 1000 SF OF PROPERTY DURING CONSTRUCTION. 02- EXISTING CONDITIONS
					1. CONTRACT DOCUMENTS HAVE BEEN PREPARED USING INFORMATION AVAILABLE AT THE TIME OF CONTRACT PREPARATION. SUBSURFACE EXPLORATIONS AND DATA DISCOVERED WILL BE NOTED ON DRAWINGS.
					2CONTRACTOR SHALL USE REASONABLE EXPERIENCE AND SENSE IN ESTABLISHING UNFORESEEN OR CONCEALED CONDITIONS.
					3. DEMOLITION OR EXCAVATION REVEALING UNFORSEEN OR CONCEALED CONDITIONS CONFLICTING WITH THE DRAWINGS OR INFLUENCING PROPOSED CONSTRUCTION, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AS SOON AS POSSIBLE
					4. REMOVE EXISTING CONSTRUCTION AS REQUIRED TO ALLOW INSTALLATION OF NEW WORK SHOWN ON THE DRAWINGS. PATCH AREAS OF DEMOLITION FLUSH AND SMOOTH TO ADJACENT SURFACES, READY FOR APPLICATION OF FINISHES.
7					5. SHUTDOWNS AND INTERUPTIONS TO NORMAL ACTIVITIES SHALL BE REVIEWED WITH OWNER PRIOR TO IMPLEMENTATION. THE GC SHALL CONTACT AND COORDINATE UTILITY SHUT-DOWNS, RECONNECTS AND UPGRADES WITH THE PROPER PROVIDER IN A TIMELY MANNER.
					6. PROVIDE SHORING, STABILIZATION AND BRACING AS REQUIRED. PROVIDE PROPERTY, SITE AND PERSONAL PROTECTION AS REQUIRED, FOR THE SAFE AND ORDERLY EXECUTION OF THE WORK. PROVIDE REMOVALS AND PROPER, LEGAL DISPOSAL OF ALL WASTE. LEAVE PROJECT IN "BROOM—CLEAN" CONDITION. ITEMS TO BE SALVAGED FOR RE—USE OR KEEPSAKE SHALLBE REMOVED TO THE FULLEST EXTENT POSSIBLE IN CAREFUL, NON—DESTRUCTIVE MANNER.
					7. IF DISCOVERED, SUSPECT OR BELIEVED CONTAMINATED OR HAZARDOUS CONDITIONS ARE EXPOSED AND PRESENT, SUCH CONSITION SHALL BE BROUGHT TO THE OWNERS AND ARCHITECTS ATTENTIONS AS SOON AS POSSIBLE. 3. CONCRETE
					1. THE DESIGN, MIXING, TRANSPORTING, AND CURING OF ALL STRUCTURAL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", THE ACI.
8					 STRUCTURAL CONCRETE SHALL POSSESS A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI. AGGREGATES SHALL CONFORM TO ASTM C33; THE COARSE COMPONENT EITHER WASHED
					GRAVEL OR CRUSHED STONE. FINE AGGREGATE SHALL BE CLEAN NATURAL SAND. 4. PORTLAND CEMENT SHALL BE IN COMPLIANCE WITH ASTM C150, TYPE I 5. DEFORMED REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTMA615, GRADE 60. 6. STANDARD DETAILS FOR HOOKS, BENDS, AND DEVELOPMENT LENGTHS SHALL BE IN CONFORMANCE WITH THE "CONCRETE REINFORCING STEEL HANDBOOK", THE CRSI
					ENGINEERING PRACTICE COMMITTEE. 7. SMOOTH WIRE FABRIC REINFORCEMENT SHALL BE IN COMPLIANCE WITH ASTM A185. SHEETS ONLY NO ROLLS, PER ACI ASTM A185. 8. GROUT SHALL BE NON-METALLIC AND NON-SHRINK, AND POSSESS A 28-DAY COMPRESSIVE STRENGTH OF 5,000 PSI.
					 EXPANSION ANCHORS SHALL BE STAINLESS STEEL "KWIK BOLTS" AS MANUFACTURED BY THE HILTI CO. NEW RE-BAR DOWELS SECURED TO EXISTING CONCRETE WITH "HIT C-100" ADHESIVE ANCHORS. PROVIDE REINFORCED CONCRETE UNDERPINNING AS REQUIRED TO 3'-6"BELOW GRADE.OR
9					TO EQUALIZE DEPTHS OF NEW AND ADJACENT FOOTINGS TO PREVENT UNDERMINING. SEQUENCE 3' WIDE POURS TO AVOID DAMAGE TO STRUCTURE. 11. SLABS ON GRADE FOR WALKS OR PATIOS SHALL BE 4" (6" AT DRIVEWAYS) AIR— ENTRAINED 3000 PSI WITH 6x6 WWF REINFORCEMENT ON 4" COMPACTED GRAVEL BASE. PROVIDE EXPANSION JOINTS AT 5' O.C., TOOLED FLAG CONTROL JOINTS AT 5' O.C
					FLOAT FINISH INDOOR EXPOSED SLABS. BROOM FINISH EXTERIOR EXPOSED SLABS. APPLY CURING COMPOUND. FINISH IN ACCORDANCE WITH ACI 318. 12. OBSERVE MINIMUM REBAR CONCRETE COVER PER ACI STANDARDS. 13. CONCRETE SHALL POSSESS A MAXIMUM SLUMP OF 3.5".
					14. PROVIDE ADEQUATE WEATHER PROTECTION FROM EXCESS COLD, HEAT OR WIND PER A.C.I. GUIDELINES AND PER ASTM C94.15. COORDINATE WITH RELATED TRADES FOR EMBEDS, SLEEVES, OPENINGS, CHASES AND
					RELATED FORMING REQUIREMENTS. 16. VERIFY CONCRETE HAS NOT EXCEEDED MAXIMUM ALLOWABLE MOISTURE CONTENT BY PRESCRIBED MOISTURE TESTING PER FLOORING MANUFACTURER DIRECTION.
					17. BOTTOM OF CONCRETE FOOTINGS TO BE MIN. 12" BELOW LOCAL FROSTLINE AND BEAR ON 2 TON PSF MIN. UNDISTURBED SOIL. IF FIELD CONDITIONS ARE NOT SUFFICIENT, NOTIFY ARCHITECT BEFORE PROCEEDING. DO NOT STEP MORE THAN TWO FEET HORIZONTAL TO ONE FOOT VERTICAL
10					18. ASPHALT DRIVEWAY TO BE BUILT OF 1 1/2" WEARING COURSE ON 1 1/2" BINDER COURSE ON 4" COMPACTED GRAVEL PER NATIONAL ASPHALT PAVEMENT ASSOCIATION STANDARDS. PAVING MIXTURE ASTM D351-5. AMBIENT TEMPERATURE TO BE ABOVE 40°F

OUTLINE SPECIFICATIONS

6. WOOD AND PLASTICS (CONT.)

WHEN LAYING ASPHALT COURSES. PROVIDE BELGIAN BLOCK CURB SET IN FULL 6" MORTAR

BED, TOOLED JOINTS. PROVIDE OPEN JOINTS WHERE NEEDED FOR DRAINAGE. DEPRESS CURB

AT WALKWAYS. DRIVEWAYS SHALL BE MINIMUM OF 1" HIGHER THAN STREET LEVEL WITH

1. COMPLY WITH PUBLICATIONS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR ALL MASONRY WORK. MASONRY WORK SHALL NOT PROCEED WHERE WEATHER CONDITIONS ARE , OR ARE EXPECTED TO PRODUCE AMBIENT TERMPERATURES BELOW 40°F WITHOUT PROPER TENTING/HEATING OR OTHER MEANS OF PROTECTION.

2. CONCRETE MASONRY UNITS TO BE SOLID FILLED AT TOP COURSE. PROVIDE ILL CONTACT STEVEN SECON ARCHITECT REGARDING ANY DEVIATIONS OR FIELD CONDITIONS HORIZONTAL TRUSS REINFORCING EVERY OTHER COURSE. LOAD BEARING UNITS (ASTM C-90, GR. U-1), FILLED SOLID WITH GROUT FOR FULL HT. AT BEARING POINTS-12" BOTH SIDES OF SUPERIMPOSED LOAD, GROUT SHALL BE LEAN WITH 8 TP 10" SLUMP, WHEN USING CMU AS FOUNDATION WALLS. GROUT ENTIRE TOP COURSE AND BOTTOM COURSE

FULL. PROVIDE FULLY GROUTED CORES AT VERTICAL REBARS. DO NOT BACKFILL UNTIL MAXIMUM STRENGTH HAS BEEN ATTAINED AND FLOOR JOISTS ARE INSTALLED, RUNNING BOND PATTERN UNLESS NOTED OTHERWISE.

3. USE TYPE M MORTAR FOR BELOW GRADE MASONRY. TYPE N ELSEWHERE. MORTAR SHALL BE SUFFICIENTLY PLASTIC AND MASONRY UNITS SAHLL BE PLACED TO FORM A TIGHT JOINT OF APPROX. 3/8" OR TO MATCH EXISTING.

4. PRECAST CONCRETE UNITS TO BE FABRICATED PER ASTM C 1364, WITH ALL REQUIRED STAINLESS STEEL STRAPS, PINS OR OTHER ANCHORAGE DEVICES. COLOR TO BE NATURAL BUFF. SLOPE HORIZONTAL SURFACES AT LEAST 1:12. PROVIDE DRIPS ON PROJECTING ELEMENTS, PROVIDE FULL TOOLED MORTAR JOINTS.

5. EXTEND CHIMNEY WITH MATCHING BRICK (NOTE TEXTURE AND COLOR). PROVIDE SHUTDOWNS AND INTERRUPTIONS TO NORMAL ACTIVITIES SHALL BE REVIEWED WITH OWNER ANCHORS WHERE REQ., USE TYPE N MORTAR. PROVIDE MORTAR WASH AT TOP. EXTEND FLUES TO NEW HEIGHT. PROVIDE CAP AND SCREEN.

> 6. BRICKWORK SHALL MATCH EXISTING PATTERN (U.N.O.) WITH TYPE SW STANDARD BRICKS. PROVIDE 2' X 2' MOCKUP FOR APPROVAL OF EACH BRICK TYPE. PROVIDE SPECIAL SHAPES WHERE REQUIRED TO PREVENT CUT SURFACES FROM EXPOSURE. PROVIDE TIES. FLASHING AND WEEPHOLES WHERE REQUIRED.

7. BRICK VENEER TO BE ANCHORED TO WALL FRAMING AT 16" HORIZ, 16" VERTICALLY MAXIMUM. FASTEN ALL ANCHORS SECURELY TO STUDS.

8. PROVIDE LINTELS PER SCHEDULE, MINIMUM 8" BEARING AT BOTH ENDS. 9. FLAGSTONE AND SLATE PAVERS TO BE 1 1/2" TH. TO MATCH EX. ON 2" STONE-DUST SETTING BEDS, FILTER FABRIC ON 4" THICK BED OF 3/4" GRAVEL

SUB-BASE ON COMPACTED SOIL. THE GENERAL CONDITIONS FOR THIS PROJECT ARE "THE GENERAL CONDITIONS OF THE 10. BRICK PAVERS TO BE 2 1/4 TH SET ON 2" STONE DUST ON FILTER FABRIC. ON 4" THICK BED OF 3/4" GRAVEL SUB BASE ON COMPACTED SOIL. PROVIDE 6" X 16 GA

SPIKED RETAIINING EDGING AT BRICKS RUNNING PARALLEL TO PATH. 10. MASONRY CHIMNEY AND FIREPLACES: WHERE SHOWN ON THE PLANS, SHALL BE BRICK OR STONE WHERE EXPOSED AND LAID IN A FULL BED OF CEMENT MORTAR WITH WELL TOOLED JOINTS. FLUES TO BE FIRE CLAY SIZE SHOWN ON THE PLANS. PROVIDE CAST IRON DAMPER, AS PIT AND CLEAN-OUT DOORS. PROVIDE FOR PROPER CLEARANCES WITH COMBUSTIBLE CONSTRUCTION. FIRE STOP AT ALL CLEARANCES WITH SUBMIT MONTHLY APPLICATIONS FOR PAYMENT OR AS INDICATED IN OWNER-CONTRACTOR NON-COMBUSTIBLE MATERIAL. CONTRACTOR SHALL ENSURE PROPER CLEARANCES OF CHIMNEY AND FIREPLACE PER N.Y.S. BUILDING AND ENERGY CODES.

> 11. PRE FAB CHIMNEY AND FIREPLACE: INSTALLATION OF PREFAB FLUES AND FIREPLACES SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATION. INSTALL FIRESTOPS AS REQUIRED BY CODE. FIRPLACE SHALL BE METAL PREFAB WITH COMPATIBLE FLUE AND SHALL BE UL LISTED. NOTE 2" CLEARANCE WHERE REQUIRED TO COMBUSTIBLE MATERIAL OR PER CODE.

12. FIREPLACES SHALL HAVE TEMPERED GLASS FIRE DOORS AND CLOSABLE COMBUSTION AIR INTAKE DUCTS AND COMPLY WITH N.Y.S. ENERGY CODE.

13. DAMPROOFING: FOUNDATION WALL SHALL BE DAMPROOFED WITH (2) COATS OF

14. PROVIDE 4" PVC PERFORATED PIPE FOOTING DRAIN LAID IN 16" STONE LAYER WITH LAYER OF FILTER FABRIC OVER. PITCH TO DAYLIGHT AND GRAVEL SPREADER OR IF SITE CONDITIONS REQUIRE, PITCH FOOTING DRAIN TO 50 GAL STONE DRYWELL (4'X 4' X 4" OF 1" GRAVEL IN FILTER FABRIC.) OR EQUAL

1. THE DESIGN, FABRICATION, TRANSPORTATION, AND ERECTION OF ALL STRUCTURAL STEEL SHALL BE IN CONFORMANCE WITH THE "STEEL CONSTRUCTION MANUAL", THE AISC. 2. WELDING OF STRUCTURAL STEEL SHALL BE IN CONFORMANCE WITH THE "STRUCTURAL WELDING CODE", THE AWS; D1.13. WELDING ELECTRODES SHALL BE E70XX FOR SMAW; ONSTRUCTION ALTERNATIVES WILL BE CONSIDERED IF THEY HAVE MERIT AND CAN ACHIEVE A AND LOW HYDROGEN.

5. WELDING ELECTRODES SHALL BE E70XX FOR SMAW; AND LOW HYDROGEN FOR FIELD

TYPE BY JOHN MANSVILLE IN MAXIMUM THICKNESS. INSTALLED PER MANUFACTURER STRUCTURAL STEEL FOR HOT ROLLED PLATES, ANGLES, CHANNELS SHALL BE ASTM A36. STRUCTURAL STEEL FOR W SECTION BEAMS SHALL BE 50 KSI A-992. STRUCTURAL STEEL PIPES SHALL BE IN COMPLIANCE WITH ASTM A501. WHERE USED FOR CONCEALED BY GYPSUM BOARD. COLUMNS, THE CENTER VOID SHALL BE ENTIRELY GROUT FILLED SOLID.

STRUCTURAL TUBING SHALL BE IN CONFORMANCE WITH ASTM A500, GRADE B. STRUCTURAL BOLTS SHALL BE MANUFACTURED TO ASTM A307, GRADE B. 5. FLASH ALL ADJOINING SURFACES AND PENETRATIONS WITH METAL FLASHING AND 8. ALL STRUCTURAL STEEL SHALL RECEIVE SURFACE PREPARATION IN ACCORDANCE WITH 9. PRIMING PAINT FOR STRUCTURAL STEEL SHALL BE "4-55 VERSARE PRIMER" AS

10. STEEL RAILINGS TO BE FABRICATED PER ASTM A500 & ASTM A53 FROM ₹ BAR-STOCK AT BALUSTERS, 2" SQ. TUBE NEWELS, 2" SHAPED HANDRAILINGS, BALL CAPS AT NEWELS PROVIDE EPOXY GROUT SLEEVE ANCHORAGE WITH 8" MIN. EMBEDMENT. RAILINGS MUST WITHSTAND 200#/LF AS GUARDRAILS,, 50#/LF AS HANDRAILS. 11. ALUMINUM RAILINGS MADE OF EXTRUDED BAR OR TUBE PER ASTM B221, ALLOY

6063-T5/T52. STAINLESS STEEL TUBING PER ASTM A554. SUBMIT 2" X 2" MINIMUM SAMPLE FOR APPROVAL OF EACH, FINISH CLEAR ANODIC AAMA 607.1 12. LIGHT GAUGE METAL FRAMING SHALL BE IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE PUBLICATIONS.

13. PROVIDE 1/2" TH STEEL STIFFENER PLATES AT POINT LOADS. PROVIDE 1/2" TH STEEL BEARING AND BASEPLATES AT COLUMN LOCATIONS, BEAM POCKETS AT FOUNDATION 14. STEEL FOR FLITCHPLATES SHALL BE A-50, PRE-DRILLED AND CONTINUOUS IN LENGTH

6. WOOD AND PLASTICS

MANUFACTURED BY THE TNEMEC CO.

THE DESIGN, TRANSPORTATION AND ERECTION OF ALL STRUCTURAL LUMBER SHALL BE IN CONFORMANCE WITH THE "TIMBER CONSTRUCTION MANUAL". THE AITC AND "MANUAL FOR WOOD FRAME CONSTRUCTION" PER AMERICAN FOREST AND PAPER ASSOC. LATEST ALL STRUCTURAL LUMBER SHALL BE MACHINE RATED FOR THE FOLLOWING PROPERTIES:

F(B) = 1.350 PSI F(V) = 75 PSI E = 1.350,000 PSI F(T) = 875 PSIF(C) = 325 PSI(PERPEN) F(C) = 825 PSI(PARA)ALL LUMBER SHALL BE KILN DRIED TO MAXIMUM MOISTURE CONTENT OF 15%. SILLS. NAILERS AND LEDGERS MAY BE CONSTRUCTION GRADE.

THE DESIGN, TRANSPORTATION, AND ERECTION OF ALL PLYWOOD SHALL BE IN ACCORDANCE WITH PROVISIONS OF THE AMERICAN PLYWOOD ASSOCIATION. 6. PLYWOOD FOR FLOORS AND WALLS SHALL BE "STRUCTURAL I INT-DFPA"

PLYWOOD FOR ROOFS SHALL BE "STRUCTURAL I EXT-DFPA" JOIST/RAFTER HANGERS SHALL BE #18 GAGE GALVANIZED STEEL UNO BY TECO OR SIMPSON, USE COMPATIBLE NAILS AS RECOMENDED BY MANUF.

CONSTRUCTION DOCUMENTS: PLYWOOD OVER JOISTS - 6" O/C: MIN 16D NAILS PLYWOOD OVER WALL STUDS - 6" O/C @ INTERIOR MEMBERS; MIN 16D NAILS 4" O/C @ PANEL EDGES: MIN 16D NAILS

10. ALL STRUCTURAL LUMBER THAT IS EXPOSED TO WEATHER, IN CONTACT WITH THE FOUNDATION OR WITHIN 18" OF EARTH SHALL BE ACQ-PRESSURE TREATED PRESERVATIVE. PRESSURE TREATMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN WOOD PRESERVERS' ASSOC. FASTENERS UNSED WITH PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL OR GALVANIZED G-185

9. NAILING SCHEDULES SHALL BE AS FOLLOWS; UNLESS NOTED OTHERWISE ON THE

PLYWOOD SHEATHING SHALL BE 5/8" THICK RADIANT BARRIER CDX AT ROOFS 1/2" THICK CDX AT WALLS INDICATED, AND 3/4" THICK CDX AT FLOORS. ALL PLYWOOD SHALL BE APA RATED AND INSTALLED IN STAGGERED PATTERN. CONSTRUCTION ADHESIVE FOR ALL PLYWOOD SUBFLOORING TO BE PER APA AFG-01. WARMBOARD FLOORS ARE SUITABLE FLOOR SHEATHING WHERE HYDRO-RADIANT HAS BEEN SPECIFIED.

ZIP WALL WALL/ROOF SYSTEMS MAY BE USED IN LIEU IF INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

12. ENGINEERED LUMBER BY TRUS-JOIST MCMILLAN INSTALLED PER MANUFACTURERS INSTRUCTIONS. PROVIDE PLACARD WHERE REQUIRED BY AHJ

13. DO NOT CUT HOLES IN DIMENSIONAL LUMBER FRAMING EXCEEDING 1/3 OF DEPTH WITH OUT CONTACTING ARCH. FOR REINFORCEMENT INSTRUCTIONS, DO NOT CUT HOLES OR NOTCHES WITHIN 2" OF TOP OF BOTTOM OF MEMBER HOLES AND NOTCHES IN ENGINEERED FRAMING SHALL BE IN ACCORDANCE WITH MANUF. RECOMMENDATIONS.

14. INSTALL PRESSURE TREATED SILL PLATES AT TOP OF FOUNDATION WALL ANCH'D WITH 1/2" DIA. 8" LONG ANCHOR BOLTS AT 6' O.C. MAX. OVER SILL SEAL. PROVIDE METAL TERMITE SHIFLD AT BASE OF SILL PLATES FULLY INSULATE RIM JOIST CAVITY 15. CROSS BRIDGE JOISTS AT MIDSPAN OR 8' O.C., CORNER BRACE AS REQ. PROVIDE

SOLID BLOCKING IN FLOOR CONSTRUCTION BELOW POSTS. 16. FIRESTOP PENETRATIONS AND FIRE BLOCK ALL WALLS AND CEILING/WALL INTERSECTIONS AND WHERE REQUIRED BY CODE.

17. PROVIDE DOUBLE JOISTS AND HEADERS AT FLOOR OPENINGS AND BELOW PARALLEL 18. MINIMUM BEARING SHALL BE 4" ON MASONRY AND 1 1/2" ON WD OR STL FOR DIM.

LUMBER, AND AS RECOMMENDED BY ENGINEERED LUMBER MANUF. 19. PRE-FAB WOOD TRUSSES SHALL COMPLY WITH THE TRUSS PLATE INSTITUTES

9. NAILING SCHEDULES SHALL BE AS FOLLOWS; UNLESS NOTED OTHERWISE ON THE CONSTRUCTION DOCUMENTS PLYWOOD OVER JOISTS - 6" O/C; MIN 16D NAILS

PLYWOOD OVER WALL STUDS - 6" O/C @ INTERIOR MEMBERS; MIN 16D NAILS 4" O/C @ PANEL EDGES: MIN 16D NAILS 10. ALL STRUCTURAL LUMBER THAT IS EXPOSED TO WEATHER, IN CONTACT WITH THE FOUNDATION OR WITHIN 18" OF EARTH SHALL BE ACQ-PRESSURE TREATED PRESERVATIVE. PRESSURE TREATMENT SHALL BE IN ACCORDANCE WITH THE

PLYWOOD SHEATHING SHALL BE 5/8" THICK RADIANT BARRIER CDX AT ROOFS 1/2" LAYER FOR EXTERIOR APPLICATIONS AND EXPANDED DIAMOND MESH. THICK CDX AT WALLS INDICATED, AND 3/4" THICK CDX AT FLOORS. ALL PLYWOOD ADHESIVE FOR ALL PLYWOOD SUBFLOORING TO BE PER APA AFG-01.

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12. ENGINEERED LUMBER BY TRUS-JOIST MCMILLAN INSTALLED PER MANUFACTURERS INSTRUCTIONS, PROVIDE PLACARD WHERE REQUIRED BY AHJ

13. DO NOT CUT HOLES IN DIMENSIONAL LUMBER FRAMING EXCEEDING 1/3 OF DEPTH WITH FOR SHOWER ENCL TO DRAIN USE WITH FULLY BONDED PVC LINER-PAN BELOW OR OUT CONTACTING ARCH. FOR REINFORCEMENT INSTRUCTIONS, DO NOT CUT HOLES OR NOTCHES WITHIN 2" OF TOP OF BOTTOM OF MEMBER HOLES AND NOTCHES IN ENGINEERED FRAMING SHALL BE IN ACCORDANCE WITH MANUF, RECOMMENDATIONS.

14. INSTALL PRESSURE TREATED SILL PLATES AT TOP OF FOUNDATION WALL ANCH'D WITH 7. PROVIDE WATERPROOF VINYL MEMBRANE (OR EQUAL) BELOW CER. & MARBLE FLOOR 1/2" DIA, 8" LONG ANCHOR BOLTS AT 6' O.C. MAX. OVER SILL SEAL. PROVIDE METAL TILE. TURN UP 4" AT WALLS. TERMITE SHIELD AT BASE OF SILL PLATES.

15. CROSS BRIDGE JOISTS AT MIDSPAN OR 8' O.C., CORNER BRACE AS REQ. PROVIDE SOLID BLOCKING IN FLOOR CONSTRUCTION BELOW POSTS.

16. FIRESTOP PENETRATIONS AND FIRE BLOCK ALL WALLS AND CEILING/WALL INTERSECTIONS AND WHERE REQUIRED BY CODE

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SUBMIT SHOP DRAWINGS FOR APPROVAL. 20. PROVIDE DOUBLED JOISTS BELOW INTERIOR PARTITIONS RUNNING PARALLEL WITH THE DISHWASHER, M.W. OVEN, HOOD, COOKTOP, WALL OVENS, REFRIGERATOR, DISPOSAL.

WOODWORK QUALITY STANDARDS"-PREMIUM QUALITY LEVEL. 22. INTERIOR TRIM AND MOLDING PROFILES AS NOTED IN FINISH SCHEDULE, USE CLEAR

POPLAR OR PINE. ALLOW WOOD TO SEASON ON SITE. SCARF JOINTS.

CONTAINING CHLOROPYRIFOS AS ITS ACTIVE INGREDIENT. 24. EXTERIOR TRIM BY AZEK OR APPROVED SUBSTITUTE. INSTALL PER MANUFACTURERS INSTRUCTIONS AND TECHNICAL LITERATURE.

7. THERMAL AND MOISTURE PROTECTION

1. BUILDING WRAP BY "HYDROGAP" DRAINABLE HOUSEWRAP BY BENJAMIN OBDYKE OR EQUAL, TAPE ALL SEAMS, FLASH ALL WINDOWS, DOORS AND PENETRATIONS WITH METAL PREFORMED FLASHING, SEAL, PROVIDE END DAMS WHERE REQUIRED. USE FLASHING TAPE AT OPENINGS BY "HYDROFLASH" SELF ADHERED FLASHING TAPE. ZIP-WALL SYSTEMS ARE AN ACCEPTABLE SUBSTITUTE

2. BATT INSULATION TO BE FIBERGLASS BATTS W/ WITH VAPOR BARRIER, R-21 WALLS. R-49 CEILINGS/ROOF OR FLOORS/CEILING W/ UNHEATED SPACES BELOW. VAPOR BARRIER TO WARM SIDE. FIRE-RETARDANT WHERE REQUIRED.

PERIMETER, 24" DOWN AND 24" IN.

3. RIGID INSULATION TO BE POLYISOCYANURATE: 2" AT SLAB EDGE AND FNDN

DIRECTIONS. MINIMUM R7 PER INCH. PROVIDE INTUMESCENT COATING IF NOT 5. VAPOR BARRIER TO BE 6 MIL POLYETHELENE. OVERLAP AND TAPE SEAMS.

FLASHING TAPE FOR WATERPROOF SEAL. PROVIDE SIMILAR DRIP EDGE. SECURE TO ADJACENT SURFACES WITH FASTENERS TO RESIST REQUIRED WIND LOADS. FABRICATI FASTEN AND SEAL PER S.M.A.C.N.A. STANDARDS, PROVIDE BUILT UP METAL-FLASHED 6.PROVIDE PAINTABLE SILICONE SEALANT IN COLOR TO MATCH ADJACENT WHERE REQUIRED, PROVIDE BACKER RODS WHERE NEEDED, INSTALL PER ASTM C920.

7. PROVIDE THROUGH-WALL AND FLOOR FIRESTOPPING FOR PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES PER ASTM E 814 BY TREMCO OR 3M FIRE PRODUCTS.

8. WOOD SIDING TO BE REBUTTED AND REJOINTED RED CEDAR SIDING, 7" EXPOSURE. FULLY BACK-PRIMED. USE NO 1. BLUE LABEL ONLY. INSTALL PER CEDAR SHAKE AND SHINGLE BUREAU MANUAL

PREMIUM VINYL SIDING BY "ALCOA", MASTIC SERIES, CEDAR SHAKE PATTERN CD-70P. INSTALL PER ASTM D3679. .06 MIN. THICKNESS. WITH MATCHING FACTORY FINISHED POLYESTER-COATED ALUMINUM TRIM ONLY WHERE CALLED FOR IN THE DRAWINGS. PROVIDE SAMPLES IN TEXTURE SELECTED IN STANDARD COLOR RANGE FOR APPROVAL. USE MAXIMUM LENGTHS TO REDUCE THE NUMBER OF SEAMS. OVERLAP SHOULD BE ORIENTED AWAY FROM MAIN APPROACH TO PROJECT.

9. PROVIDE PRE FINISHED ALUM. GUTTERS AND LEADERS WITH SPLASH BLOCKS OR CONNECTIONS TO DRYWELLS (V.L.F.) PROVIDE ALUMINUM DRIP EDGE AT THE EDGE OF ASPHALT SHINGLE ROOF. PROVIDE SCREEN BASKETS AND SCREENED GUTTER COVERS. ACCESSIBLE SHUTOFF VALVES FOR FIXTURES AND APPLIANCES. PROVIDE CORRUGATED HDPE BOOT AT GRADE TO JOIN SUBGRADE PIPING.

10. PROVIDE RIDGE VENT, CAVITY BAFFLES AND EAVE VENTS. $\frac{1}{300}$ MIN. VENT TO SF

11. ASPHALT LAMINATED ROOF SHINGLE BY "TIMBERLINE", 40 YEAR, 3 TAB ARCH. ASPHALT ON 30# ROOF FELT AT SLOPES 3:12 AND OVER, USE ICE & WATER SHIELD AT BOTTOM 36" FROM GUTTER AND AT VALLEYS. BELOW 3:12 USE ICE & WATER SHIELD THROUGHOUT PROVIDE SHINGLE SAMPLE FOR APPROVAL. INSTALL PER A.R.M.A. PROVIDE RECIRCULATING PUMP AS REQUIRED WITH THERMOSTATIC VALVE.

RESIDENTIAL ASPHALT ROOF MANUAL. 12. PROVIDE WATER-PROOFING AT THE OUTSIDE OF THE FOUNDATION WALLS CONSISTING OF "BITUTHENE" 4000 (OR EQUAL) 60 MIL SHEET WITH 1/4" ASPHALTIC PROTECTION BOARD AND DIMPLED DRAINAGE BOARD.

13. APPLY COLD-APPLIED ASPHALT EMULSION DAMPPROOFING TO THE CAVITY FACE OF MASONRY BACKUP FOR MASONRY CAVITY WALLS. USE PRIMER PLUS ONE COAT AT SF BASEMENT. A RATE OF 1 GALLON/100 SF.

14. FILL ALL SMALL CAVITIES IN FRAMING, AND ANNULAR PIPE PENETRATIONS WITH "GREAT STUFF" EXPANDABLE URETHANE SEALANT FOAM.

15. PROVIDE FIRE PUTTY SEALANT AT HOLES FOR PIPES, CONDUITS AND SIMILAR PENETRATIONS.

16. LOW SLOPE ROOFING SYSTEM TO BE BY "FIRESTONE" OR EQUAL, 60 MIL BLACK FULLY ADHERED EPDM INSTALLED PER MANUF INSTRUCTIONS WITH 20 YEAR NDL WARRANTY. PROVIDE: 3½" POLYISOCYANURATE ROOF INSULATION WITH COATED FIBERGLASS FACER SHEETS CONSISTING OF 2 LAYERS: A 1½" LAYER ON THE DECK WITH A 2" TOP LAYER, 2 X 4 P.T. BLOCKING AT PERIMETER OF ROOF, EDGE TRIM .04" PROVIDE NEW CAST-IRON RADIATORS OR RECESSED RADIATORS TO MATCH EXISTING. TO FIT NEATLY AND SECURLY OVER SHINGLES TO REMAIN.

17. INSULATE MECHANICAL SERVICE LINES AND EQUIP IN ACCORDANCE WITH BEST INDUSTRY AND TRADE PRACTICES.

8. OPENINGS (WINDOWS AND DOORS)

ARGON INSUL. , LOW E (.24 U MAX., .18 SHGC) GLAZING WITH SCREENS, EXTENSION PROGRAMMABLE "NEST" THERMOSTATS. HVAC UNIT CAPACITIES ARE PRELIMINARY AND JAMBS AS REQ'D, (NOTE DIFFERENT WALL THK.'S). FINISH AS SELECTED BY OWNER OR SHOULD BE CONFIRMED BY HVAC SUBCONTRACTOR. LOCATE CONDENSOR UNIT WITHIN AS REQUIRED TO MATCH EXISTING. WINDOW HARDWARE FINISH AS SELECTED BY OWNER. PROPERTY LINE SETBACKS ON PRECAST CONCRETE PADS. LOCATE REFRIGERANT LINES WITHIN EMPERED GLASS WHERE REQUIRED BY CODE. PROVIDE WINDOW ORDER-LIST FOR REVIEW EXTRA DEDICATED NON-FUNCTIONAL GUTTER LEADER. PROVIDE RUPTURE PANS AND ALARM BEFORE PURCHASE. ALL WINDOWS TO BE WEATHER STRIPPED, FLASHED AND CAULKED. AT EACH AHU. MINIMUM A/C SEER VALUE 16. CONDENSOR UNITS MUST MEET APPLICABLE SIMULATED DIVIDED LITES UNLESS OTHERWISE SHOWN. PROVIDE TEMPERED GLASS PER NOISE DB RATINGS. CODE. PROVIDE WINDOW ORDER-LIST FOR REVIEW BEFORE PURCHASE

2. HARDWARE AS MANUFACTURED BY: HINGES—"STANLEY", LOCKSETS AND LATCHSETS—BEAR ENERGY STAR RATING, WITH AFUE RATING OF 95% OF GREATER. PROVIDE MANUAL AND 'YALE", SELF-CLODING HINGES-"BOMMER", SLIDING DOOR SETS & POCKET SLIDERS-"HAGER", WEATHERSTRIPING & THRESHOLDS-"PEMKO", DOOR STOPS & BIFOLD DOOR SETS- "STANLEY". FINISH AS SELECTED OR AS REQUIRED TO MATCH EXISTING. HARDWARE FUNCTIONS PER BUILDERS HARDWARE MANUFACTURERS ASSOCIATION

3. EXT. DOORS ARE BASED ON "JELDWEN" OR "ANDERSEN" EXTERIOR GRADE 1 3/4" PINE SERIES, WITH ADJOINING SIDELIGHTS AS SHOWN. WITH FRAME. (OR AS NOTED ON DRAWINGS). OR JELDWEN INSULATED PREFINISHED DESIGN-PRO FIBERGLASS DOORS. SEE

9. FINISHES

ALL JOINTS 3 COATS FEATHERED

1. UNLESS NOTED OTHERWISE ALL GYPSUM WALLBOARD TO BE 1/2 TYPE X. USE WR (GREENBOARD) TYPE X AT ALL WALLS ADJACENT TO PLUMBING FIXTURES. SCREWED AND ÒLUED PER LÉVEL 5 GYPSUM ASSOCIATION STANDARDS. USE MOLD RESISTANT AT ALL SUBGRADE LEVELS AND NON-CONDITIONED SPACES (MOLD-TOUGH BY USG OR EQUAL). 2. PROVIDE CORNER BEADS, CASING BEADS AND TRIM AS REQUIRED TAPE AND SPACKLE

REQUIREMENTS OF THE AMERICAN WOOD PRESERVERS' ASSOC. FASTENERS UNSED 3. STUCCO PORTLAND CEMENT PLASTER TO BE 3 COAT ON EXPANDED DIAMOND LATH, WITH PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL OR GALVANIZED G-185 PROVIDE CONTROL JOINTS AT 20' MAX AND AT FLOOR LEVEL JUNCTURE. ALIGN WITH NEARBY WINDOW OR DOOR EDGE. PROVIDE SCREEDS, CORNER BEADS, AND ACESSORIES FOR COMPLETE INSTALLATION PER PORTLAND CEMENT ASSOCIATION STANDARDS.DOUBLE TYVEK

SHALL BE APA RATED AND INSTALLED IN STAGGERED PATTERN. CONSTRUCTION 4. WOOD FLOOR TO BE 3/4"X 2 1/4" T &G SELECT OAK TO MATCH EXIST'G (SEE FIN. SCHED)W/ BLDG FELT AND CAVITY INSUL WHERE REQ. ALLOW WOOD FLOOR MATERIAL TO SEASON ÓN SITE PER MANUF. GUIDELINES, ALLOW GAP AT EDGES FOR EXPANSION PER MANUFACTURERS RECOMMENDATION

> 5. CERAMIC TILE TO BE THINSET METHOD ACCORDING TO CERAMIC TILE INSTITUTE STANDARDS. PROVIDE COVE, BULLNOSED AND SPECIAL SHAPED TILE. GROUT AND SEAI USE GROUT AS RECOMMENDED BY TILE MANUF. COLOR TO BE SELCTED. SEAL GROUT. PROVIDE MARBLE SADDLES WHERE REQUIRED. AT FL. TILE USE MUDSET TILING APPLICATION SCHLUTER SYSTEM.

6. USE 1/2" CEMENT BACKER BOARD BEHIND CER. TILE AT TUB/SHWR SURROUNDS.

8. PAINT SHALL BE "PRATT AND LAMBERT" EXTERIOR LATEX, FLAT-SIDING SATIN- FOR TRIM AND DOORS, INTERIOR GWB: EGGSHELL LUSTER- WALLS SATIN- TRIM AND DOORS. PREP ALL SURFACES PER MANUF. INSTRUCTIONS PRIME AND PAINT ALL SCHEDULED SURFACES 2 COATS MIN. COLORS TO BE SELECTED. PROVIDE 2'X 2' MOCKUP FOR APPROVAL OF EACH COLOR. APPLY PAINT WITHIN AREAS LIGHTED AT A MINIMUM 100 FOOTCANDLES.

9. PROVIDE 10% ATTIC STOCK TILE & PAINT FOR FUTURE OWNER USE.

TOILET ACCESSORIES PROVIDED BY OWNER, INSTALLED BY GC. PROVIDE BLOCKING AND ANCHORAGE WHERE REQUIRED.

"NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION". 11. EQUIPMENT 12, 13, 14 NOT USED

1. INSTALL ALL APPLIANCES PROVIDED BY OWNER INCLUDING BUT NOT LIMITED TO :

CENTRAL VACUUM SYSTEM BY "EUREKA" DROP DOWN FABRIC FILTER SYSTEM, PROVIDE (1). 21. FINISH CARPENTRY TO COMPLY WITH AMERICAN WOODWORK INSTITUTES "ARCHITECTURAL ELECTRICAL INLET PER 600 SF OF FLOOR AREA. SYSTEM MINIMUM REQUIREMENTS INCLUDE 110 CFM SUCTION, 95' WATER COLUMN HEIGHT. PROVIDE ALL REQUIRED HOSES, ELECTRICAL CONNECTIONS, ADAPTERS, AND FITTINGS.

12. FURNISHINGS

10. SPECIALTIES

23 EXPOSED ENDS OF POSTS, BEAMS OR RAFTERS TO BE COATED WITH WATER REPELLANT KITCHEN CABINETS AND VANITIES SHALL BE PREMI. GRADE, 3/4" PLYWD FINISH CONSTR. IN PRESERVATIVE CONTAINING 3-IODO-2PROPYNYL CARBAMATE COMBINED WITH INSECTICIDE STOCK SIZES WITH FILLER PANELS AS REQ. (KRAFTMAID OR EQUAL) SOLID RECESSED PANEL SHAKER STYLE DOORS, W/ FULL EXTENSION HEAVY DUTY DRAWER GLIDES., RECYCLING BINS, ROLL-OUT SHELVES AND ACCESSORIES AS REQ'D LIGHT HONEY FINISH PINE, SUBMIT SAMPLE DOOR FOR APPROVAL INSTALL CABINETS PER AWI SECTION 1700, STRAIGHT, LEVEL AND FREE OF DISTORTION TO ALLOW FOR UNENCUMBERED OPERATION. CABINET HARDWARE SHALL COMPLY WITH BHMA A156.9.

PROVIDE CABINET SHOP DRAWINGS FOR REVIEW AND APPROVAL.

KITCHEN COUNTERTOPS TO BE 1 1/4IN. MED. GREY PIETRO CORDOZA WITH 4" STONE BACKSPLASH, COUNTERTOP SHALL HAVE LEADING BULLNOSED EDGE. BASKSPLASH SHALL BE TILED ABOVE SONE BACKSPLASH TO BOTTOM OF WALL CABINET. PROVIDE STONE SAMPLES OR SHOWRM VISIT FOR APPROVAL MIN. 3/4" OVERHANG BEYOUND BASE CABINETS. COORDINATE ALL CUTOUTS AND TEMPLATES WITH OTHER TRADES. INSTALL WITH FEWEST SEAMS POSSIBLE.

SOLID POLYMER SURFACING SHALL BE FABRICATED WITH THE FEWEST POSSIBLE SEAMS AND INSTALLED ON OPEN WEB SUBSTRATE ON 16" CENTERS.

13. SPECIAL CONSTRUCTION

4. "JM CORBOND III", SPRAY POLYURETHANE FOAM INSULATION SHALL BE CLOSED CELL 1. INSTALL ALL APPLIANCES PROVIDED BY OWNER INCLUDING BUT NOT LIMITED TO: DISHWASHER, M.W. OVEN, HOOD, COOKTOP, WALL OVENS, REFRIGERATOR, DISPOSAL. 14. CONVEYING

HANDICAPPED LIFT, DUMBWAITER, ELEVATOR

15-20. NOT USED

FIRE EXTINGUISHERS SHALL BE PROVIDED 1 PER HOUSE OR DWELLING UNIT, UNLESS SHOWN OTHERWISE, TYPE ABC MOUNTED AT 4' AFF TO TOP, 5 LB BY KIDDE OR EQUAL

FIRE SPRINKLER SYSTEM WHERE REQUIRED SHALL CONFORM WITH NFPA 13, LIGHT HAZARD. PROVIDE SHOP DRAWINGS. CONFIRM ADEQUATE WATER SUPPLY AND PRESSURE TEST

PLUMBING - DOMESTIC WATER PIPING SHALL BE PEX B WITH SUITABLE FITTINGS OR

COPPER, SOLDERED JOINTS, SANITARY AND VENT TO BE PVC OR CAST IRON. NOTE THAT ALL HORIZONTAL DRAIN LINES SHALL BE CAST IRON ABOVE HABITABLE SPACES. VERTICAL SANITARY AND DRAIN SHALL BE PVC OR CAST IRON, STORM UNDERGR. SHALL BE PVC. PROVIDE VALVES AND NECESSARY FITTINGS TO RENDER THE SYSTEM COMPLETE AND OPERATIONAL. PROVIDE FIXTURES AS SHOWN ON THE PLANS & INSTALL WATER HAMMER ARRESTER AT THE BOTTOM OF EACH LINE TO ABSORB SHOCK. GAS SERVICE LINES SHALL BE BLACK IRON PER CODE. ALL LINES SHALL BE FULLY AND SUCCESSFULLY TESTED BEFORE CONCEALMENT. INSULATE ALL LINES PER CODE.

PROVIDE 3 FROST FREE HOSEBIBS IF NOT CALLED OUT ON PLANS OTHERWISE.

ALL SERVICE LINES SHALL BE SECURELY INSTALLED AND PROPERLY PROTECTED FROM OTHER TRADES AS WELL AS PROPERLY INSULATED OR HEAT TRACED IF NEEDED. PROVIDE

PROVIDE NEW 80 GAL GAS FIRED WATER HEATER, COORD. LOCATION W/ ARCH. CONNECT FLUE PER CODE. INSTALL ON 4" HOUSEKEEPING PAD. RHEEM, A.O. SMITH OR EQUAL

PROVIDE NEW RINNAI TANKLESS GAS WATER HEATER, HIGH EFFICIENCY POINT OF USE "RHEEM" ELECTRIC WATER HEATER, SIZED MIN 2.5 GPM. OR EQUAL.

ALL BATHROOM PLUMBING FIXTURES TO BE WHITE. FAUCETS AND FITTINGS TO BE BRUSHED CHROME. FULLY TEST AND MAKE SYSTEMS OPERATIONAL.

PROVIDE NEW WATER-POWERED SUMP PUMP BY LIBERTY SJ10 OR EQUAL IN SUITABLE POLYETHYLENE PIT, ACCESSORIES, PIPING. CONNECT TO PERIMETER FRENCH DRAIN AND PROVIDE DISCHARGE TO CODE APPROVED DRAINAGE OUTLET. 1 PIT AND PUMP PER 1000

PERIMETER FRENCH DRAIN TO BE BUILT OF PERFORATED 4" PERFORATED PVC WRAPPED IN LAYER OF 1" GRAVEL AND FILTER FABRIC PIPED TO SUMP-PIT OR DRYWELL WITH MINIMUM SLOPE OF 1V:100H. PATCH PERIMETER OF BASEMENT FLOOR SLAB. PROVIDE "WET" ALARM WHEN WATER COMES WITH 4" OF SUMP PIT TOP. CONTACT OWNER FOR ALARM NOTIFICATION INSTRUCTIONS

23. HEATING VENTILATION AND AIR CONDITIONING (HVAC)

ALL SERVICE LINES SHALL BE SECURELY INSTALLED AND PROPERLY PROTECTED FROM OTHER TRADES AS WELL AS PROPERLY INSULATED OR HEAT TRACED. PROVIDE ACCESSIBLE SHUTOFF VALVES FOR FIXTURES AND APPLIANCES.

ALUMINUM WITH KYNAR FINISH. EDGING AT FRONT OF THE ROOF CUSTOM FABRICATED PROVIDE VALVES WHERE REQUIRED. BASEBOARD RADIATORS TO MATCH EXISTING OR IF NEW USE RUNTAL MODEL VLX SERIES SIZED TO SUIT.

HVAC- PROVIDE AND MODIFY DUCTWORK REGISTERS AND DIFFUSERS, DAMPERS AS REQUIRED

TO CONDITION THE NEW AND EXISTING SPACES TO 72 DEGREES INDOORS WHEN OUTSIDE EMPERATURE REACHES 90 DEGREES, AND 70 DEGREES WHEN OUTSIDE TEMPERATURE

REACHES O DEGREES. PROVIDE FLUSHABLE STEAM HUMIDIFIER. PROVIDE 2 NEW HYDRO-AIR SYSTEMS BY CARRIER. 4 TON UNIT IN BASEMENT AND 3 TON . WINDOWS ARE MARVIN___OR ANDERSEN 400 SERIES WINDOWS, WOOD W/ VINYL CLAD UNIT IN ATTIC. SEPARATELY ZONE 1ST FL AND 2ND FL. PROVIDE WIFI ENABLED ,

COMBI GAS BOILERS BY NAVIEN NFC SERIES OR EQUAL TO BE SIZED APPROPRIATELY AND

2 YEAR WARRANTY. DHW UP TO 199K BTH/H PROVIDE EXHAUST VENTILATION FROM BATHROOMS, KITCHENS PER CODE IF NOT OTHERWISE

DUCTS: ALL DUCTS SHALL BE FABRICATED AND RIGIDLY INSTALLED WITH REQUIRED BRACING

PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL OF HVAC LAYOUT.

PROVIDE NEW "MITSUBISHI" MR SLIM DUCTLESS A/C (MBTU PER MANUF RECOMMENDATION) MINI SPLIT SYSTEM WITH CONDENSER AND WALL CARTRIDGE UNITS, TEMP CONTROLS AND REQ. ACCESSORIES. LOCATE CONDENSER PER OWNER'S DIRECTION

02 14 22 AHRB & PLANNING BD 11 15 21

DATE REVISION /ISSUE

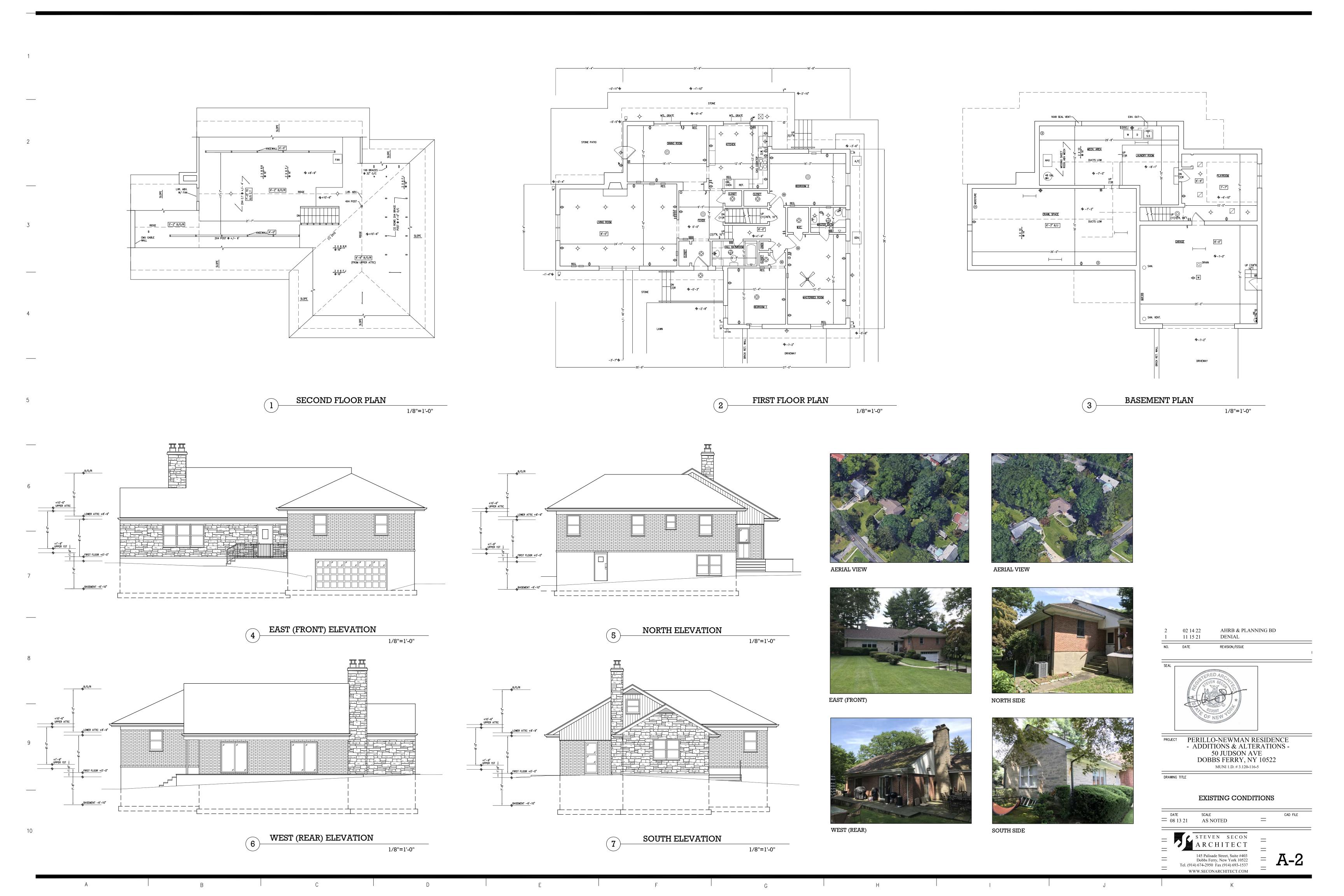


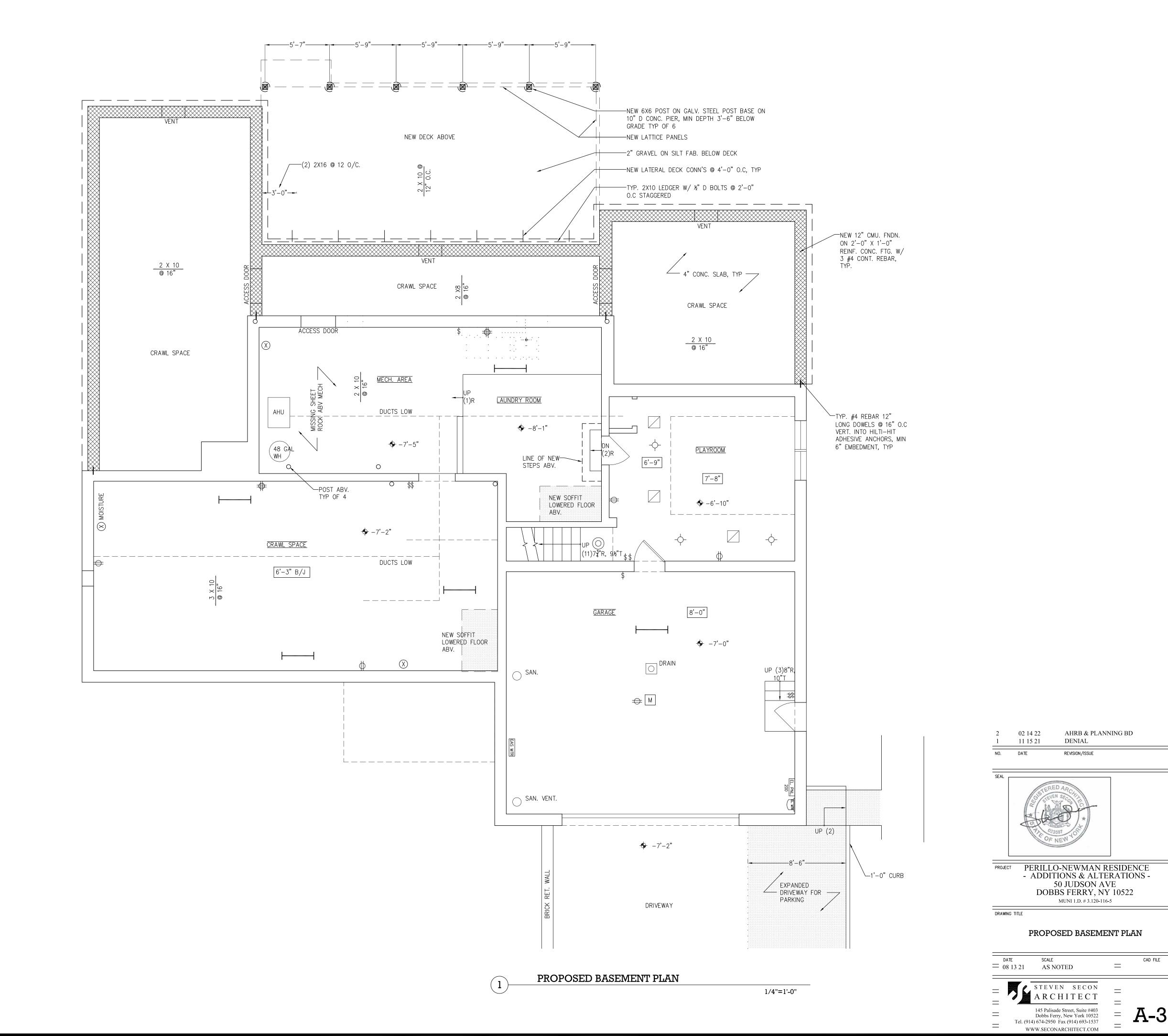
PERILLO-NEWMAN RESIDENCE - ADDITIONS & ALTERATIONS -50 JUDSON AVE DOBBS FERRY, NY 10522 MUNI 1.D. # 3.120-116-5

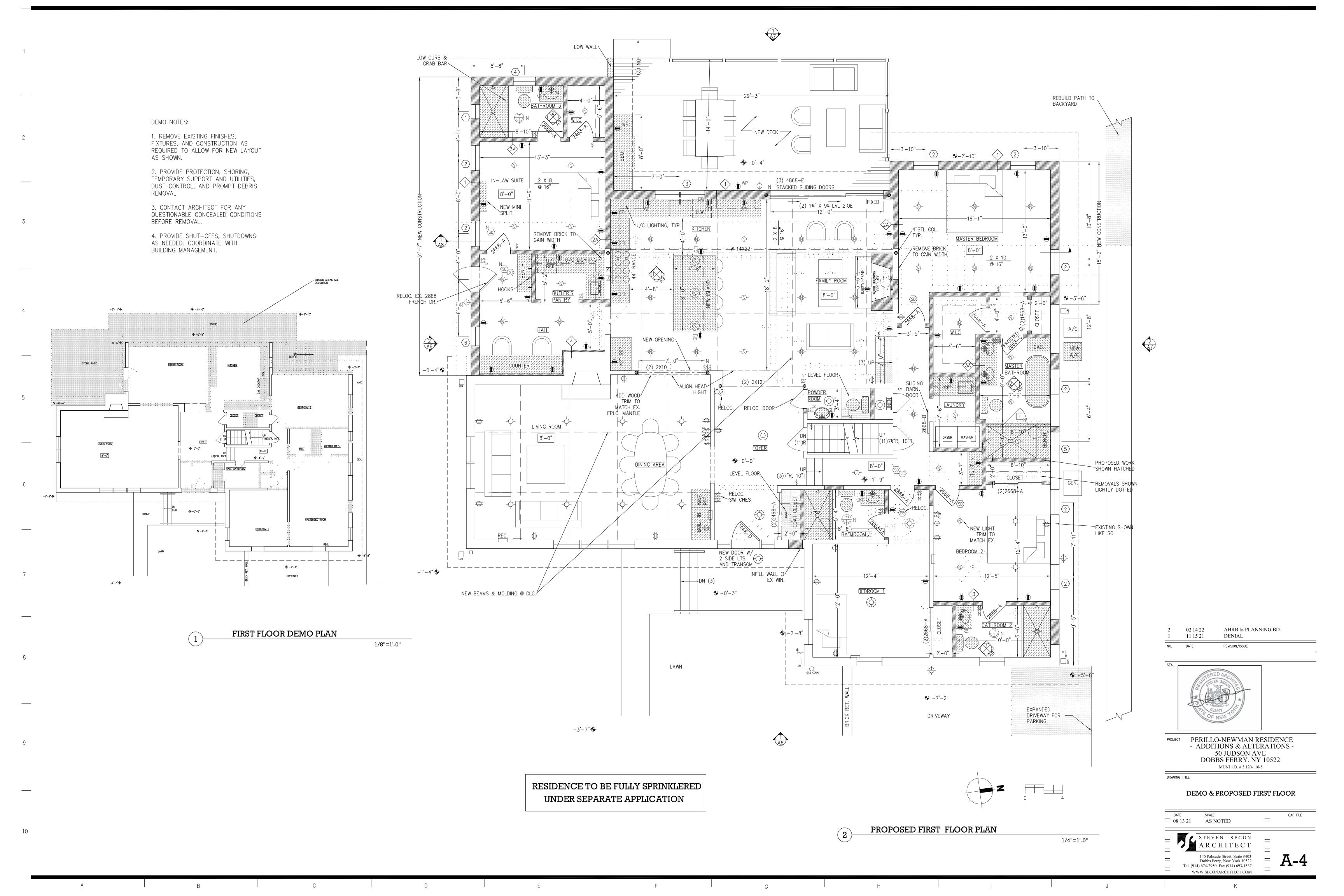
OUTLINE SPECIFICATIONS

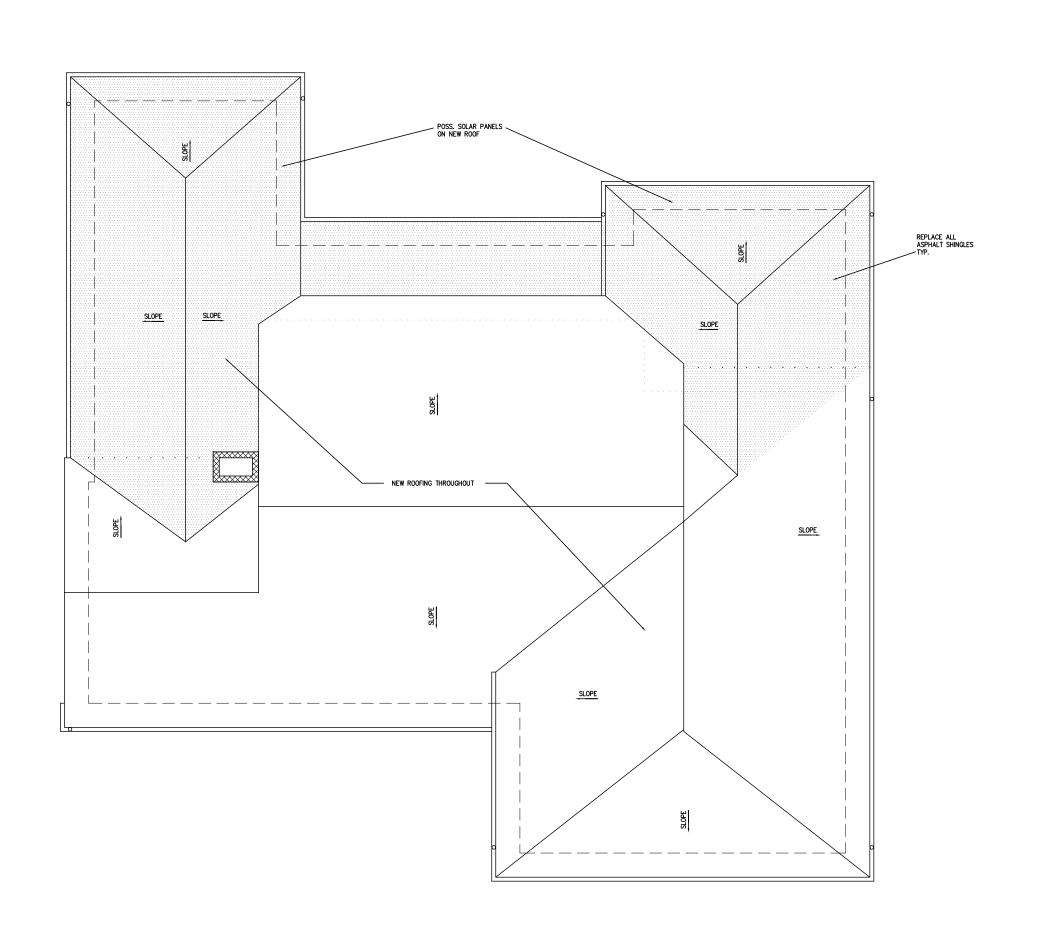


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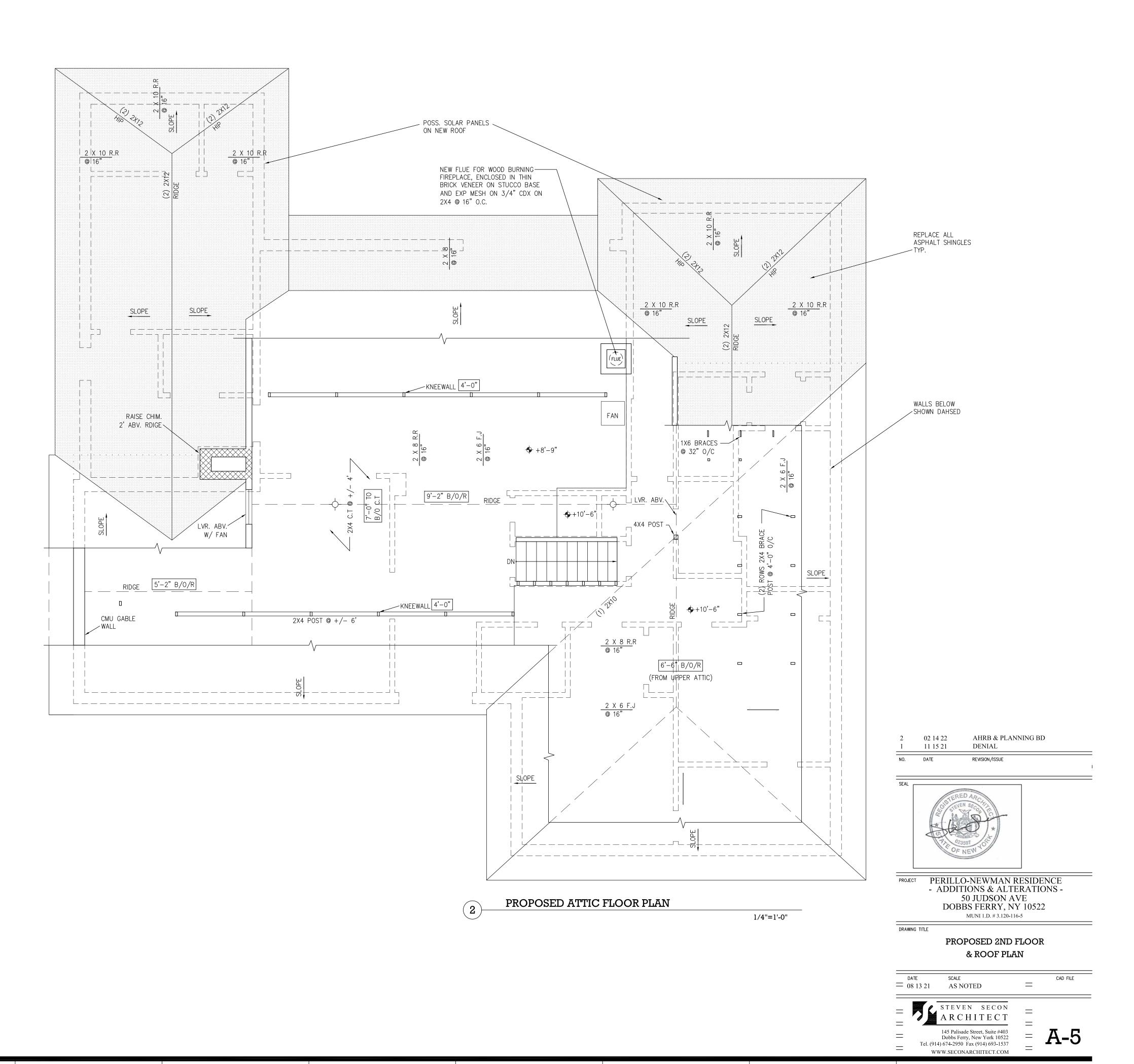


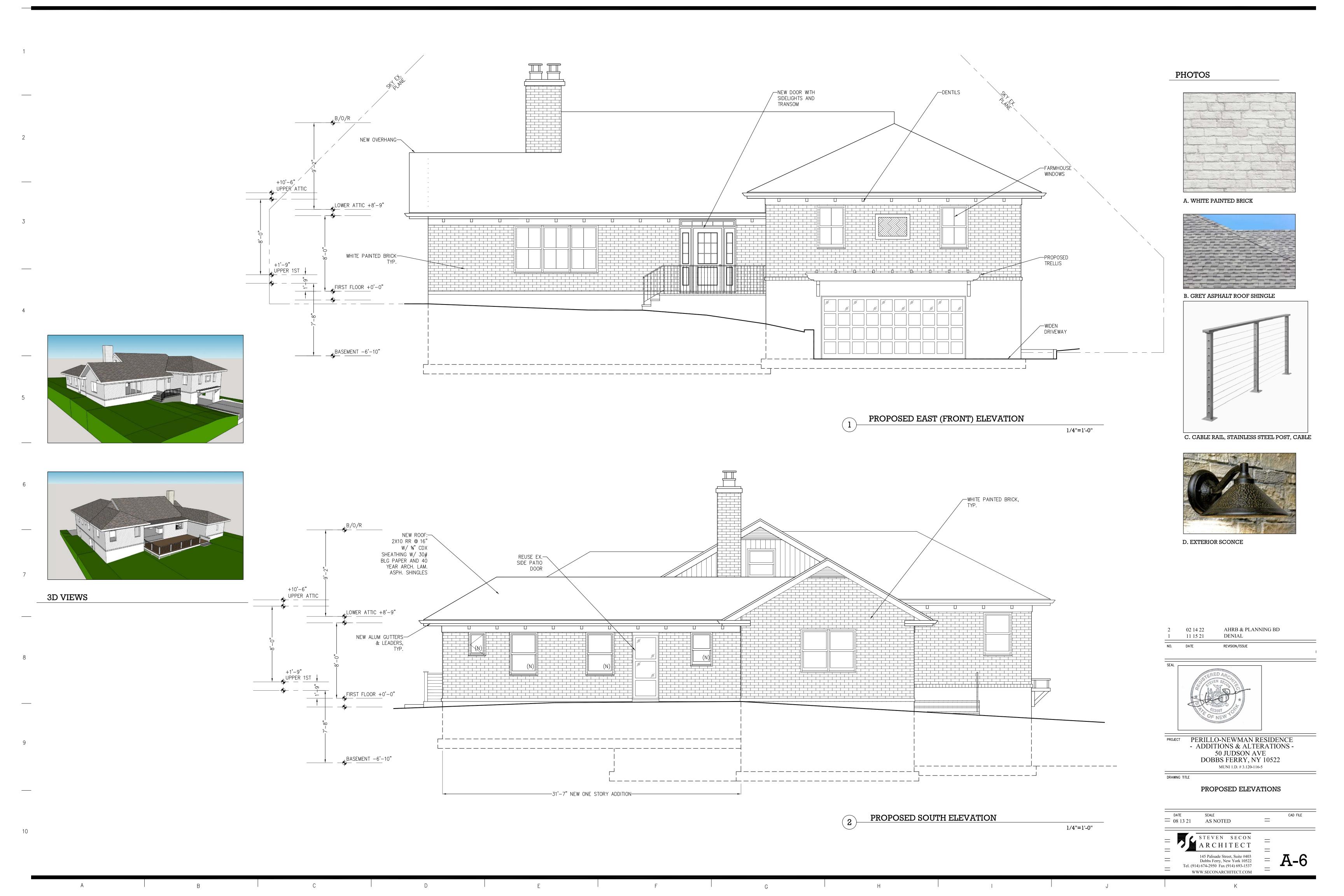


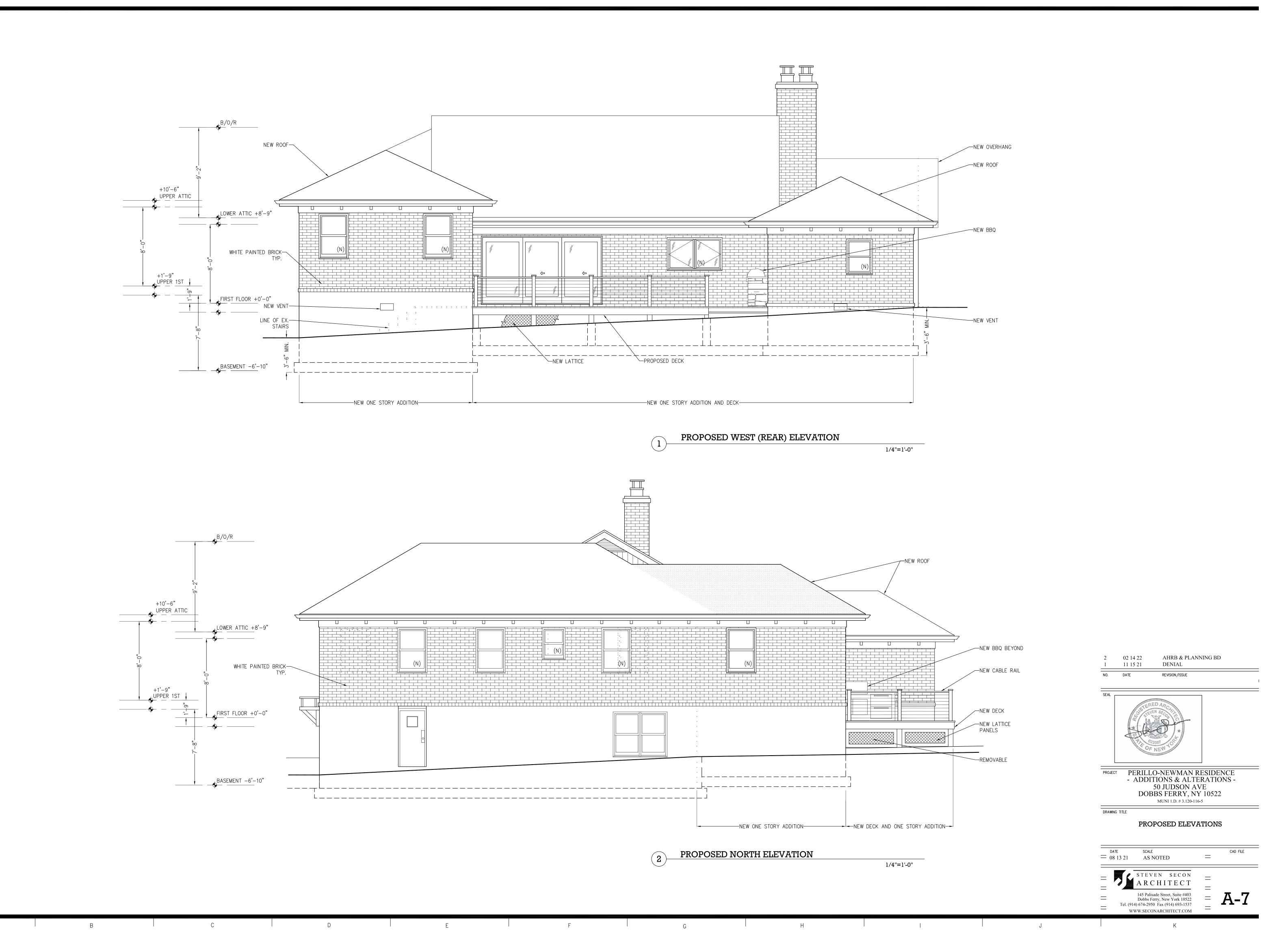


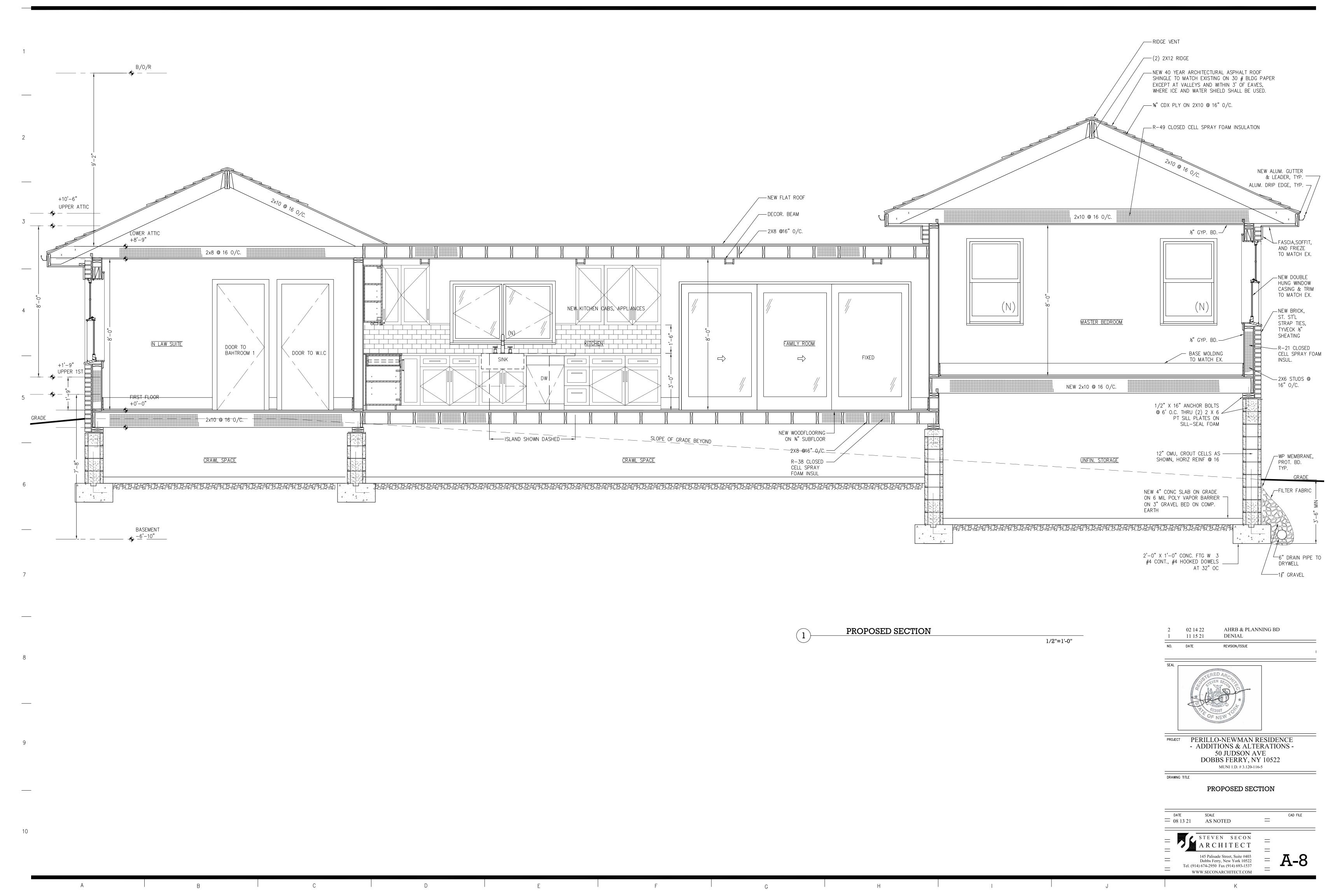
PROPOSED ROOF PLAN

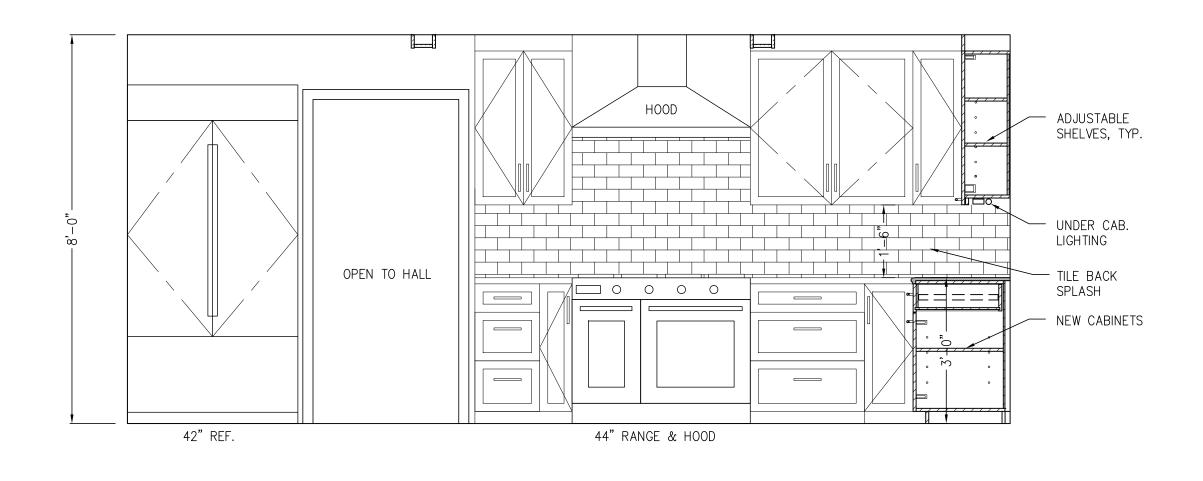
1/8"=1'-0"





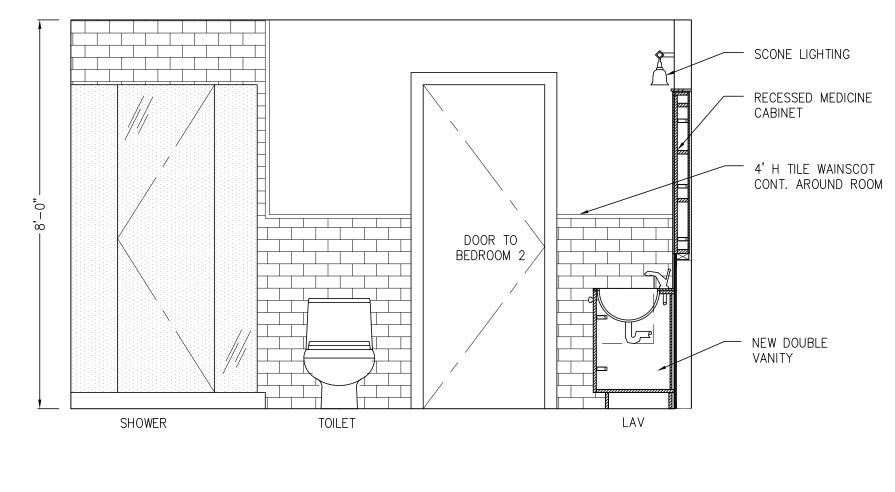






PROPOSED KITCHEN ELEVATION

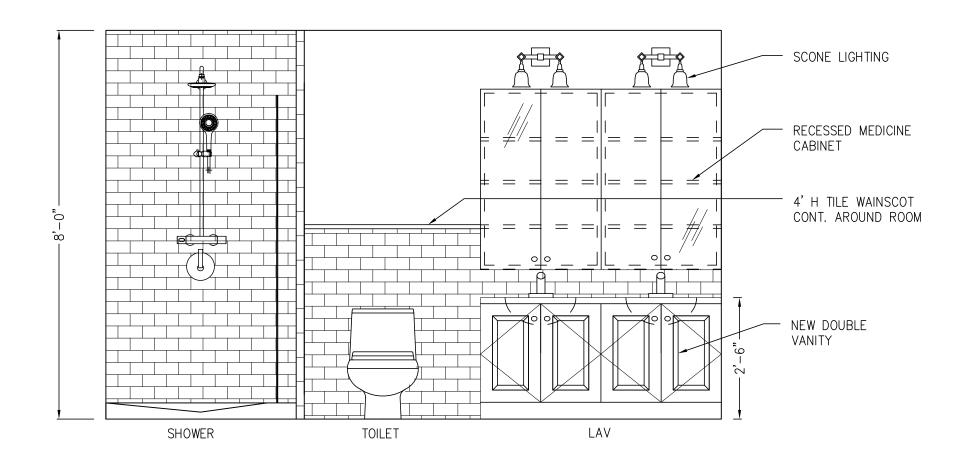
1/2"=1'-0"



PROPOSED BATHROOM 2

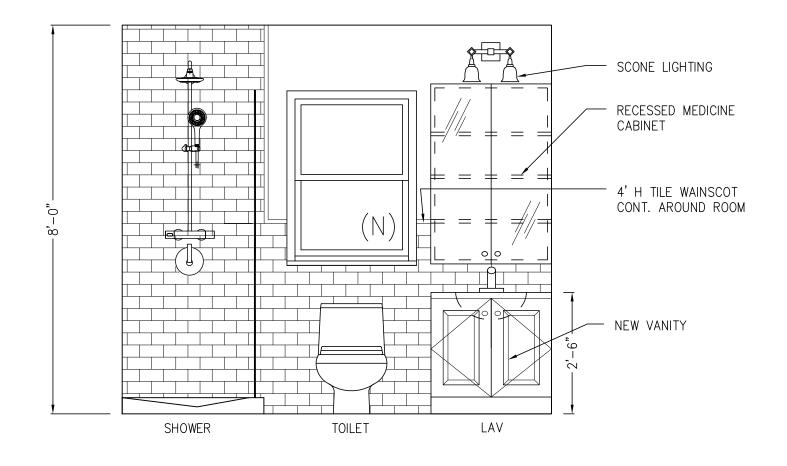
1/2"=1'-0"

10



PROPOSED MASTER BATHROOM ELEVATION

1/2"=1'-0"



PROPOSED IN-LAW SUITE BATHROOM

1/2"=1'-0"

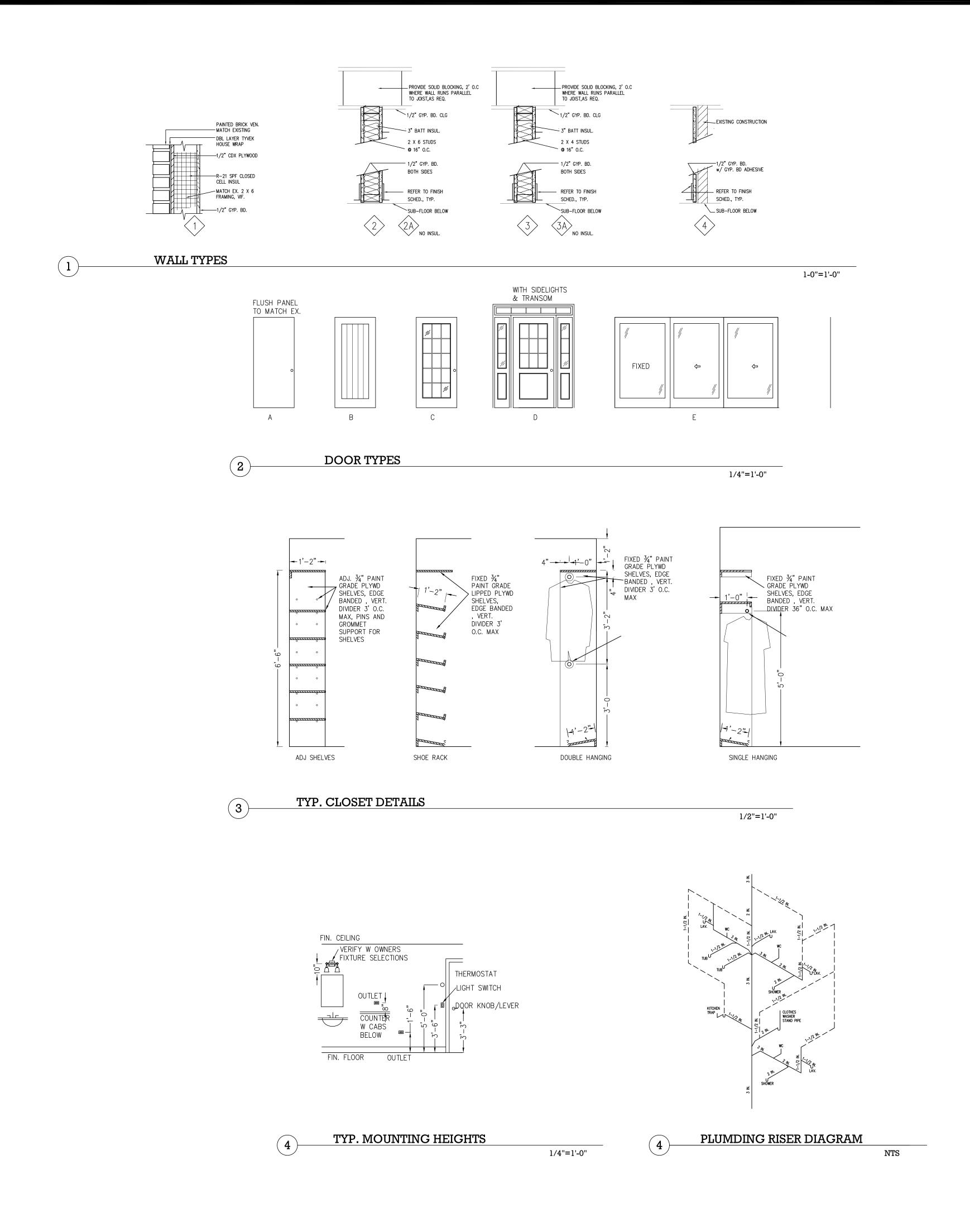
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PROJECT PERILLO-NEWMAN RESIDENCE
- ADDITIONS & ALTERATIONS 50 JUDSON AVE
DOBBS FERRY, NY 10522
MUNI 1.D. # 3.120-116-5

DRAWING TITLE

PROPOSED INTERIOR ELEVATIONS

= DATE 08 13 21	SCALE AS NOTED	=	CAD FILE
	STEVEN SECON ARCHITECT	=	
=	145 Palisade Street, Suite #403 Dobbs Ferry, New York 10522 914) 674-2950 Fax (914) 693-1537 WWW.SECONARCHITECT.COM	= =	A-9



FINISH SCHEDULE

	AREA	FLOOR	BASE	WALL	CEILING	MOLDINGS	REMARKS
r:	PLAYROOM	_	_	_	_	_	
BSMT	MECH. AREA	_	-	_	_	_	
щ	CRAWL SPACE	-	_	_	_	_	
	FOYER	_	_	_	_	_	
	LIVING ROOM	_	_	_	_	_	
FLOOR	DINING AREA	_	-	_	_	_	
Ę	FAMILY ROOM	WD-1	MATCH EXISTING	P-1	P-2	MATCH EXISTING	
1ST	KITCHEN	WD-1	MATCH EXISTING	P-1	P-2	MATCH EXISTING	SEE INTERIOR ELEVATIONS
	IN LAW SUITE	WD-1	MATCH EXISTING	P-1	P-2	MATCH EXISTING	
	BATHROOM 1	MCT	MATCH FL. TILE	CT-1/P-3	P-3	MATCH EXISTING	SEE INTERIOR ELEVATION
	BUTLER PANTRY	WD-1	MATCH EXISTING	P-1	P-2	MATCH EXISTING	
	HALL	WD-1	MATCH EXISTING	P-1	P-2	MATCH EXISTING	
	POWDER ROOM	_	-	_	_	_	
lST	BEDROOM 1	_	_	_	_	_	
	J/J BATHROOM	MCT	MATCH FL. TILE	CT-1/P-3	P-3	MATCH EXISTING	
UPPER	BEDROOM 2	_	_	_	_	_	
	LAUNDRY ROOM	MCT	MATCH EXISTING	P-1	P-2	MATCH EXISTING	
	MASTER BEDROOM	WD-1	MATCH EXISTING	P-1	P-2	MATCH EXISTING	
	MASTER BATHRM	MCT	MATCH FL. TILE	CT-1/P-3	P-3	MATCH EXISTING	SEE INTERIOR ELEVATION
	W.I.C	WD-1	MATCH EXISTING	P-1	P-2	MATCH EXISTING	
ᄶ	EXTERIOR	_	_	_	_	_	SEE EXTERIOR ELEVATIONS
EXTERIOR	STONE	_	_	_	_	_	_
XTX	RAILINGS	_	_	_	_	_	-
щ	DECK	_			_		

MCT MOSAIC CERAMIC TILE

PROVIDED BY OWNER SELECT, BRUCE OR EQ., STAINED & SEALED

PROVIDED BY OWNER

PRATT & LAMBERT

WD-1 2 1/4 T& G OAK STRIP WOOD FLOORING CT-1 GLAZED CERAMIC WALL TILE P-1 EGGSHELL LUSTER LATEX PAINT

P-2 FLAT, NO-DRIP LATEX PAINT PRATT & LAMBERT P-3 SATIN LUSTER LATEX PAINT PRATT & LAMBERT

WINDOW SCHEDULE

NO.	MODEL	TYPE	SIZE	R.O.	REMARKS
1	NOT USED				
2	WDH 2642	DOUBLE HUNG	2'-7%" X 4'-4%"	2'-8¼" X 4'-4%"	TO MATCH EX.
3	CX23	CASEMENT	5'-2¾" X 2'-1111%6"	5'-3¼" X 3'-0½"	_
4	WDH2432	DOUBLE HUNG	2'-5%" X 3'-4%"	2'-6%" X 3'-4%"	_
5	WDH18210	DOUBLE HUNG	1'-9%" X 3'-0%"	1'-10%" X 3'-0%"	
6	WDH2032	DOUBLE HUNG	2'-1%" X 3'-4%"	2'-2¼" X 3'-4¼"	_
	_	_	_	_	_
·	-	_	_	_	_
	_	_	_	_	_

•SEE A1 FOR SPEC'S •CONFIRM R.O. W/ MANUF, PRIOR TO ORDER • PROVIDE SCREENS, HARDWARE, EXT. JAMBS AS REQ. • PROVIDE TEMP. GL. PER CODE FOR WINDOWS & DOORS

	TYPE		REINFORCING LESS THAN 5'-0"	5'-0" TO 8'-0"	REMARKS
LOCATIONS EXPOSED TO VIEW	6" CMU BOND BEAM		2 - #4	2 - #5	REINFORCING 1 1/2" FROM BOTTO 8" MIN. BEARING EACH SIDE.
EXPC 10 \	8" OR 12" CMU BOND BEAM)	2 - #4	2 - #6	REINFORCING 1 1/2" FROM BOTTO 8" MIN. BEARING EACH SIDE.
	4" CMU STEEL ANGLE		3 1/2" X 3 1/2" X 5/16"	6" X 3 1/2" X 5/16" – LLV	8" MIN. BEARING EACH SIDE.
LOCATIONS CONCEALED FROM VIEW	6" CMU STEEL ANGLE		5" X 5" X 5/16"	6" X 4" X 3/8" LLV	8" MIN. BEARING EACH SIDE. SEE NOTE 2.
CONCE	8" CMU STEEL ANGLE		2 @ 3 1/2" X 3 1/2" X 5/16"	2 @ 6" X 3 1/2" X 5/16" – LLV	8" MIN. BEARING EACH SIDE. SEE NOTES 1 & 2.
	12" CMU STEEL ANGLE		3 @ 3 1/2" X 3 1/2" X 5/16"	3 @ 6" X 3 1/2" X 5/16" – LLV	8" MIN. BEARING EACH SIDE. SEE NOTES 1 & 2.

HEADER SCHEDULE

R.O. WIDTH	HEADER
UP TO 4'-0"	(2) 2 X 6
UP TO 6'	(2) 2 X 10
UP TO 8'	(3) 2 X 10
8'-10'	FLITCH BEAM 1

PROVIDE DOUBLE STUDS AT DOUBLE HEADERSPROVIDE TRIPLE STUDS AT TRIPLE HEADERS WHERE HEADERS PROJECT (NOT FLUSH WITH WALL) FUR OUT WALL TO FLUSH CONDITION

FLITCH BEAM 1: (2) 2 X 10 WITH(1) 1/2" TH \hat{X} 9" STL PLATES W/ 1/2" THRU BOLTS AT 16" OC STAGGERED WITH NUTS AND WASHERS

FLITCH BEAM 2: (3) 2 X 10
WITH(2) 1/2" TH X 9" STL
PLATES W/ 1/2" THRU BOLTS
AT 16" OC STAGGERED WITH
NUTS AND WASHERS

OWNER PROVIDED	ITEMS	ALL OTHER REQUIRED LABOR AND MATERIALS SHALL BE BY THE GC
• · · · · · · · · · · · · · · · · · · ·		SHALL DE DI THE GC

COMPONENT	OWNER FURNISH	OWNER INSTALL	REMARKS
COUNTERTOPS	Х	X	
KITCHEN CABINETS	Х	X	
APPLIANCES	Х		
CARPETING	Х	Х	
LANDSCAPE RESTORATION	X	Χ	
SECURITY WIRING & DEVICES	Χ	Χ	
DECORATIVE LIGHTING	Χ		SCONCES, CHANDELIER
TILES	Χ		
PAINTING			

SUBMITTALS REQUIRED

COMPONENT	SHOP DRAWING	SAMPLE	MOCKUP	CUT SHEE
CERAMIC TILE		Χ		
COUNTERTOP STONE		Х		
KITCHEN CABINETS	X	X		
WINDOWS	Χ	Χ		
CARPETING		Χ		
PAINTING/STAINING			Х	
SOFFIT REPAIR			Х	
ROOF MEMBRANES		Χ		X

_	2	02 14 22 11 15 21	AHRB & PLANNING BD DENIAL	
_	NO.	DATE	REVISION/ISSUE	
=	SEAL	STATE OF STA	RED ARCHIER SECONDER	

PROJECT PERILLO-NEWMAN RESIDENCE - ADDITIONS & ALTERATIONS -50 JUDSON AVE DOBBS FERRY, NY 10522 MUNI 1.D. # 3.120-116-5

DETAILS AND SCHEDULES

