

ABBREVIATIONS				OUTLINE SPECIFICATIONS			
A.F.F.	ABOVE FINISHED FLOOR	MTD.	MOUNTED	00. PROCUREMENT & GENERAL REQUIREMENTS	4. MASONRY	6. WOOD AND PLASTICS (CONT.)	9. FINISHES
A.H.J.	AUTHORITY HAVING JURISDICTION	MTL.	METAL	1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. DIMENSIONS AND RELATED INSTALLATION CONDITIONS FOR ALL FABRICATED AND BUILT COMPONENTS SHALL BE FIELD VERIFIED.	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 TEMPERATURES BELOW 40°F WITHOUT PROPER TENTING/HEATING OR OTHER MEANS OF PROTECTION.	1. NAILING SCHEDULES SHALL BE AS FOLLOWS; UNLESS NOTED OTHERWISE ON THE CONSTRUCTION DOCUMENTS: PLYWOOD OVER JOISTS - 4" 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	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 GLUED PER LEVEL 5 GYPSUM ASSOCIATION STANDARDS. USE MOLD RESISTANT AT ALL SUBGRADE LEVELS AND NON-CONDITIONED SPACES (MOLD-TOUT BY USE OR EQUAL).
BOT.	BOTTOM	O.C.	ON CENTER	2. GENERAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE WORKING CONDITIONS, HOURS OF LEGAL OPERATION AND RELATED PERFORMANCE CRITERIA. GENERAL CONTRACTOR SHALL CONTACT EVERY SECOND ARCHITECT REGARDING ANY DEVIATIONS OR FIELD CONDITIONS CONFLICTING WITH THE DRAWINGS.	2. CONCRETE MASONRY UNITS TO BE SOLID FILLED AT TOP COURSE. PROVIDE 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 10% CEMENT. SEAL, PROVIDE 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 PROCESS.	10. ALL STRUCTURAL LUMBER THAT IS EXPOSED TO WEATHER, IN CONTACT WITH THE FOUNDATION OR WITHIN 18" OF EARTH SHALL BE ACP-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 PROCESS.	2. PROVIDE CORNER BEADS, CASING BEADS AND TRIM AS REQUIRED BY TAPE AND SPACKLE ALL JOINTS, 3 COATS, FEATHERED.
CLG.	CEILING	PTD.	PAINTED	3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, 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.	3. USE TYPE N MORTAR FOR BELOW GRADE MASONRY. TYPE N ELSEWHERE. MORTAR SHALL BE SUFFICIENTLY PLASTIC. AND MASONRY UNITS SHAHL BE PLACED TO FORM A TIGHT JOINT OF APPROX. 3/8" OR TO MATCH EXISTING.	11. 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.	3. STUCCO PORTLAND CEMENT PLASTER TO BE 3 COAT ON EXPANDED DIAMOND LATH, PROVIDE CONTROL JOINTS AT 20' MAX AND AT FLOOR LEVEL JUNCTURE. ALIGN WITH NEARBY WINDOW OR DOOR EDGE. PROVIDE SCREDS, CORNER BEADS, AND ACCESSORIES FOR COMPLETE INSTALLATION PER PORTLAND CEMENT ASSOCIATION STANDARDS.DOUBLE TYVEK LAYER FOR EXTERIOR APPLICATIONS AND EXPANDED DIAMOND MESH.
C.M.U.	CONCRETE MASONRY UNIT	TYP.	TYPICAL	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.	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.	ZIP WALL WALL/ROOF SYSTEMS MAY BE USED IN LIEU IF INSTALLED IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS.	4. WOOD FLOOR TO BE 3/4"x 2 1/4" T & G SELECT OAK TO MATCH EXISTG (SEE FIN. SCHED./W/ BLDG FELT AND CAVITY INSUL WHERE REQ. ALLOW WOOD FLOOR MATERIAL TO SEASON ON SITE PER MANUF. GUIDELINES. ALLOW GAP AT EDGES FOR EXPANSION PER MANUFACTURERS RECOMMENDATION.
EL.	ELEVATION	U.N.O.	UNLESS NOTED OTHERWISE	5. ANY DESIRED SUBSTITUTION, OR DEVIATIONS FROM CONTRACT DOCUMENTS WILL REQUIRE WRITTEN APPROVAL FROM STEVEN SECON ARCHITECT PRIOR TO INSTALLATION.	5. EXTEND CHIMNEY WITH MATCHING BRICK (NOTE TEXTURE AND COLOR). PROVIDE ANCHORS WHERE REQ. USE TYPE N MORTAR. PROVIDE MORTAR WASH AT TOP. EXTEND FLUES TO NEW HEIGHT. PROVIDE CAP AND SCREEN.	12. ENGINEERED LUMBER BY TRUS-JOIST MCMILLAN INSTALLED PER MANUFACTURERS INSTRUCTIONS. PROVIDE PLACARD WHERE REQUIRED BY AHJ	5. CERAMIC TILE TO BE THINSET METHOD ACCORDING TO CERAMIC TILE INSTITUTE STANDARDS. PROVIDE COVE, BULLNOSED AND SPECIAL SHAPED TILE. GROUT AND SEAL. USE GROUT AS RECOMMENDED BY TILE MANUF. COLOR TO BE SELECTED. SEAL GROUT. PROVIDE MARBLE SADDLES WHERE REQUIRED. AT FL. TILE USE MUDSETT TILING APPLICATION. FOR SHOWER ENCL. TO DRAIN USE WITH FULLY BONDED PVC LINER-PAN BELOW OR SCHLUTER SYSTEM.
FIXT.	FIXTURE	V.C.T.	VINYL COMPOSITE TILE	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 SURFACES, READY FOR APPLICATION OF FINISHES.	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 WEPHOLES WHERE REQUIRED.	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.	6. USE 1/2" CEMENT BACKER BOARD BEHIND CER. TILE AT TUB/SHWR SURROUNDS.
CONC.	CONCRETE	V.I.F.	VERIFY IN FIELD	7. SHUTDOWNS AND INTERRUPTIONS 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.	7. BRICK VENER TO BE ANCHORED TO WALL FRAMING AT 16" HORIZ, 16" VERTICALLY MAXIMUM. FASTEN ALL ANCHORS SECURELY TO STUDS.	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 SHIELD AT BASE OF SILL PLATES.	7. PROVIDE WATERPROOF VINYL MEMBRANE (OR EQUAL) BELOW CER. & MARBLE FLOOR TILE. TURN UP 4" AT WALLS.
GC	GENERAL CONTRACTOR	WD.	WOOD	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.	8. PROVIDE LINTELS PER SCHEDULE, MINIMUM 8" BEARING AT BOTH ENDS.	15. CROSS BRIDGE JOISTS AT MIDSPAN OR 8' O.C. CORNER BRACE AS REQ. PROVIDE SLOD BLOCKING IN FLOOR CONSTRUCTION BELOW POSTS.	8. PAINT SHALL BE "PRATT AND LAMBERT" EXTERIOR LATEX, FLAT-SDING SATIN- FOR TRIM AND DOORS. INTERIOR GMB: EGGSHELL LUSTRE 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.
GWB	GYPSUM WALL BOARD			9. PROVIDE WEATHER PROTECTION IN A TIMELY MANNER TO PROTECT THE SITE, PREMISES, MATERIALS, INSTALLED WORK AND PERSONNEL.	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.	16. FIRESTOP PENETRATIONS AND FIRE BLOCK ALL WALLS AND CEILING/WALL INTERSECTIONS AND WHERE REQUIRED BY CODE.	9. PROVIDE 100% ATTIC STOCK TILE & PAINT FOR FUTURE OWNER USE.
GL.	GLASS			10. ALL MECHANICAL/ELECTRICAL, AND PLUMBING SYSTEMS AND SERVICES TO BE COMPLETE AND OPERATIONAL. INSTALLATIONS SHALL NOT CONFLICT WITH FIXTURES OR CONSTRUCTION SHOWN. MECHANICAL/ELECTRICAL AND PLUMBING WORK SHALL BE PERFORMED BY LICENSED TRADESMAN.	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 RETAINING EDGING AT BRICKS RUNNING PARALLEL TO PATH.	17. PROVIDE DOUBLE JOISTS AND HEADERS AT FLOOR OPENINGS AND BELOW PARALLEL PARTITIONS.	10. SPECIALTIES
HT.	HEIGHT			11. THE GC SHALL COORDINATE THE WORK OF ALL TRADE, INCLUDING OWNER-PROVIDED SUBCONTRACTORS.	11. 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 SLIP 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 NON-COMBUSTIBLE MATERIAL. CONTRACTOR SHALL ENSURE PROPER CLEARANCES OF CHIMNEY AND FIREPLACE PER N.Y.S. BUILDING AND ENERGY CODES.	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.	TOILET ACCESSORIES PROVIDED BY OWNER, INSTALLED BY GC. PROVIDE BLOCKING AND ANCHORAGE WHERE REQUIRED.
				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.	12. FIREPLACES SHALL HAVE TEMPERED GLASS FIRE DOORS AND CLOSABLE COMBUSTION AIR INTAKE DUCTS AND COMPLY WITH N.Y.S. ENERGY CODE.	19. PRE-FAB WOOD TRUSSES SHALL COMPLY WITH THE TRUSS PLATE INSTITUTES "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" SUBMIT SHOP DRAWINGS FOR APPROVAL.	11. EQUIPMENT 12, 13, 14 NOT USED
				13. SUBMIT MONTHLY APPLICATIONS FOR PAYMENT OR AS INDICATED IN OWNER-CONTRACTOR AGREEMENT IN AIA G702 FORM. PROVIDE UNIT PRICES AND ALLOWANCES AS PER OWNER-CONTRACTOR AGREEMENT.	12. FIREPLACES SHALL HAVE TEMPERED GLASS FIRE DOORS AND CLOSABLE COMBUSTION AIR INTAKE DUCTS AND COMPLY WITH N.Y.S. ENERGY CODE.	20. PROVIDE DOUBLED JOISTS BELOW INTERIOR PARTITIONS RUNNING PARALLEL WITH THE JOISTS.	1. INSTALL ALL APPLIANCES PROVIDED BY OWNER INCLUDING BUT NOT LIMITED TO : DISHWASHER, M.W. OVEN, HOOD, COOKTOP, WALL OVENS, REFRIGERATOR, DISPOSAL.
				14. ALL DELIVERIES, STAGING AND AVAILABLE UTILITIES SHALL BE COORDINATED WITH OWNER PRIOR TO CONSTRUCTION.	13. DAMPROOFING: FOUNDATION WALL SHALL BE DAMPROOFED WITH (2) COATS OF ASPHALT	21. FINISH CARPENTRY TO COMPLY WITH AMERICAN WOODWORK INSTITUTE'S "ARCHITECTURAL WOODWORK QUALITY STANDARDS"-PREMIUM QUALITY LEVEL.	2. CENTRAL VACUUM SYSTEM BY "TUREKAT" DROP DOWN FABRIC FILTER SYSTEM. PROVIDE (1) 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.
				15. PROVIDE REMOVALS AND PROPER, LEGAL DISPOSAL OF ALL WASTE, MINIMIZE DUST AND DISRUPTION DURING DEMOLITION. LEAVE PROJECT IN "BROOM-CLEAN" CONDITION.	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	22. INTERIOR TRIM AND MOLDING PROFILES AS NOTED IN FINISH SCHEDULE, USE CLEAR POPLAR OR PINE. ALLOW WOOD TO SEASON ON SITE. SCARF JOINTS.	12. FURNISHINGS
				16. WORK IN HARMONY WITH INDEPENDENT CONTRACTORS HIRED BY THE OWNER.	15. CROSS BRIDGE JOISTS AT MIDSPAN OR 8' O.C. CORNER BRACE AS REQ. PROVIDE SLOD BLOCKING IN FLOOR CONSTRUCTION BELOW POSTS.	23. EXPOSED ENDS OF POSTS, BEAMS OR RAFTERS TO BE COATED WITH WATER REPELLENT PRESERVATIVE CONTAINING 3-1000-2PHOPYNYL CARBAMATE COMBINED WITH INSECTICIDE CONTAINING CHLOROPYRIFOS AS ITS ACTIVE INGREDIENT.	KITCHEN CABINETS AND VANITIES SHALL BE PREM. GRADE, 3/4" PLYWD FINISH CONSTR. IN 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 AIA SECTION 1700. STRAIGHT, LEVEL AND FREE OF DISTORTION TO ALLOW FOR UNOCUMBERED OPERATION. CABINET HARDWARE SHALL COMPLY WITH BHMA A156.9.
				17. PROVIDE MINIMUM WARRANTY FOR ALL NEW & AFFECTED CONSTRUCTION OF 2 YEARS FROM TIME OF SUBSTANTIAL COMPLETION. PROVIDE OWNER WITH MANUALS AND WARRANTIES.	16. BRICK VENER TO BE ANCHORED TO WALL FRAMING AT 16" HORIZ, 16" VERTICALLY MAXIMUM. FASTEN ALL ANCHORS SECURELY TO STUDS.	24. EXTERIOR TRIM BY AZEK OR APPROVED SUBSTITUTE. INSTALL PER MANUFACTURERS INSTRUCTIONS AND TECHNICAL LITERATURE.	SOLID POLYMER SURFACING SHALL BE FABRICATED WITH THE FEWEST POSSIBLE SEAMS AND INSTALLED ON OPEN WEB SUBSTRATE ON 16" CENTERS.
				18. WHERE NO SPECIFICATION IS GIVEN, THE MINIMUM STANDARD FOR INSTALLATION SHALL ACCORDING TO THE NATIONAL ASSOC. OF HOME SPREADERS "RESIDENTIAL CONSTRUCTION PERFORMANCE GUIDELINES" CURRENT EDITION.	17. DAMPROOFING: FOUNDATION WALL SHALL BE DAMPROOFED WITH (2) COATS OF ASPHALT	4. "JM CORBOND III", SPRAY POLYURETHANE FOAM INSULATION SHALL BE CLOSED CELL TYPE BY JOHN MANVILLE IN MAXIMUM THICKNESS. INSTALLED PER MANUFACTURER DIRECTIONS. MINIMUM R7 PER INCH. PROVIDE INTUMESCENT COATING IF NOT CONCEALED BY GYPSUM BOARD.	KITCHEN COUNTERTOPS TO BE 1 1/4IN. MED. GREY PIETRO CORDOZZA WITH 4" STONE BACKSPLASH. COUNTERTOP SHALL HAVE LEADING BULLNOSED EDGE. BACKSPLASH SHALL BE TILED ABOVE SONE BACKSPLASH TO BOTTOM OF WALL CABINET. PROVIDE STONE SAMPLES OR SHOWROOM VISIT FOR APPROVAL. 1/4" OVERHANG BEYOND BASE CABINETS. COORDINATE ALL CUTOUTS AND TEMPLATES WITH OTHER TRADES. INSTALL WITH FEWEST SEAMS POSSIBLE.
				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.	18. 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	5. VAPOR BARRIER TO BE 6 MIL POLYETHYLENE, OVERLAP AND TAPE SEAMS.	SOLID POLYMER SURFACING SHALL BE FABRICATED WITH THE FEWEST POSSIBLE SEAMS AND INSTALLED ON OPEN WEB SUBSTRATE ON 16" CENTERS.
				20. WHERE CONFLICTS OR POSSIBLE CONTRADICTORY INFORMATION ARE SHOWN, THE BASIS OF THE BID SHALL BE BASED ON THE MORE EXPENSIVE MEANS.	19. PRE-FAB WOOD TRUSSES SHALL COMPLY WITH THE TRUSS PLATE INSTITUTES "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" SUBMIT SHOP DRAWINGS FOR APPROVAL.	5. FLASH ALL ADJOINING SURFACES AND PENETRATIONS WITH METAL FLASHING AND FLASHING TAPE FOR WATERPROOF SEAL. PROVIDE SIMILAR DRIP EDGE. SECURE TO ADJACENT SURFACES WITH FASTENERS TO RESIST REQUIRED WIND LOADS. FABRICATE, FASTEN AND SEAL PER S.I.M.A.C.N.A. STANDARDS. PROVIDE BUILT UP METAL-FLASHED CRICKETS AS REQUIRED.	13. SPECIAL CONSTRUCTION
				21. CONTRACTORS' INPUT AND RECOMMENDATIONS ARE WELCOMED AND ANTIOPATED. 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.	20. BRICK VENER TO BE ANCHORED TO WALL FRAMING AT 16" HORIZ, 16" VERTICALLY MAXIMUM. FASTEN ALL ANCHORS SECURELY TO STUDS.	6. WOOD SHINGL TO BE REBUTED AND REJOINTED RED CEDAR SHING, 7" EXPOSURE, FULLY BACK-PRIMED. USE NO. 1. BLUE LABEL. ONLY INSTALL PER CEDAR SHAKE AND SHINGLE BUREAU MANUAL.	1. INSTALL ALL APPLIANCES PROVIDED BY OWNER INCLUDING BUT NOT LIMITED TO : DISHWASHER, M.W. OVEN, HOOD, COOKTOP, WALL OVENS, REFRIGERATOR, DISPOSAL.
				22. CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAINTAIN WORKMENS COMPENSATION AND ADEQUATE LIABILITY INSURANCE FOR THE ENTIRE DURATION OF THE PROJECT PLUS 2 YEARS. OWNER SHALL BE RESPONSIBLE FOR PROPERTY INSURANCE ON VALUE OF BUILDING PLUS CONSTRUCTION INCLUDING FIRE AND VANDALISM (BUILDERS RISK INSURANCE) DURING THE COURSE OF CONSTRUCTION.	21. CROSS BRIDGE JOISTS AT MIDSPAN OR 8' O.C. CORNER BRACE AS REQ. PROVIDE SLOD BLOCKING IN FLOOR CONSTRUCTION BELOW POSTS.	7. PROVIDE THROUGH-WALL AND FLOOR FIRESTOPPING FOR PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES PER ASTM E 814 BY TREMCO OR 3M FIRE PRODUCTS.	14. CONVEYORS
				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.	22. FIREPLACES SHALL HAVE TEMPERED GLASS FIRE DOORS AND CLOSABLE COMBUSTION AIR INTAKE DUCTS AND COMPLY WITH N.Y.S. ENERGY CODE.	8. WOOD SHINGL TO BE REBUTED AND REJOINTED RED CEDAR SHING, 7" EXPOSURE, FULLY BACK-PRIMED. USE NO. 1. BLUE LABEL. ONLY INSTALL PER CEDAR SHAKE AND SHINGLE BUREAU MANUAL.	HANDICAPPED LIFT, DUMWATER, ELEVATOR
				02. EXISTING CONDITIONS	23. DAMPROOFING: FOUNDATION WALL SHALL BE DAMPROOFED WITH (2) COATS OF ASPHALT	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.	15-20. NOT USED
				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.	24. EXTERIOR TRIM BY AZEK OR APPROVED SUBSTITUTE. INSTALL PER MANUFACTURERS INSTRUCTIONS AND TECHNICAL LITERATURE.	9. PROVIDE FIRE FINISHED ALUM. GUTTERS AND LEADERS WITH SPLASH BLOCKS OR CONNECTIONS TO DRYWELLS (V.I.F.) PROVIDE ALUMINUM DRIP EDGE AT THE EDGE OF ASPHALT SHINGLE ROOF. PROVIDE SCREED BASKETS AND SCREENED GUTTER COVERS. PROVIDE CORRUGATED HOPE BOLT AT GRADE TO JOIN SUBGRADE PIPING.	21. FIRE SUPPRESSION
				2. CONTRACTOR SHALL USE REASONABLE EXPERIENCE AND SENSE IN ESTABLISHING UNFORESEEN OR CONCEALED CONDITIONS.	25. CROSS BRIDGE JOISTS AT MIDSPAN OR 8' O.C. CORNER BRACE AS REQ. PROVIDE SLOD BLOCKING IN FLOOR CONSTRUCTION BELOW POSTS.	10. PROVIDE RIDGE VENT, CAVITY BAFFLES AND EAVE VENTS. 3/4 MIN. VENT TO SF RATIO.	FIRE EXTINGUISHERS SHALL BE PROVIDED 1 PER HOUSE OR DWELLING UNIT, UNLESS SHOWN OTHERWISE. TYPE ABC MOUNTED AT 4' AFF TO TOP OF 5 LB BY KIDDE OR EQUAL.
				3. DEMOLITION OR EXCAVATION REVEALING UNFORESEEN OR CONCEALED CONDITIONS CONFLICTING WITH THE DRAWINGS OR INFLUENCING PROPOSED CONSTRUCTION, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AS SOON AS POSSIBLE.	26. BRICK VENER TO BE ANCHORED TO WALL FRAMING AT 16" HORIZ, 16" VERTICALLY MAXIMUM. FASTEN ALL ANCHORS SECURELY TO STUDS.	11. ASPHALT LAMINATED ROOF SHINGLE BY "TIMBERLINE", 40 YEAR, 3 TAB ARCH. ASPHALT ON 3/8" 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. RESIDENTIAL ASPHALT ROOF MANUAL.	FIRE SPRINKLER SYSTEM WHERE REQUIRED SHALL CONFORM WITH NFPA 13, LIGHT HAZARD. PROVIDE SHOP DRAWINGS. CONFIRM ADEQUATE WATER SUPPLY AND PRESSURE TEST
				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.	27. DAMPROOFING: FOUNDATION WALL SHALL BE DAMPROOFED WITH (2) COATS OF ASPHALT	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.	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.
				5. SHUTDOWNS AND INTERRUPTIONS 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.	28. FIREPLACES SHALL HAVE TEMPERED GLASS FIRE DOORS AND CLOSABLE COMBUSTION AIR INTAKE DUCTS AND COMPLY WITH N.Y.S. ENERGY CODE.	13. ASPHALT LAMINATED ROOF SHINGLE BY "TIMBERLINE", 40 YEAR, 3 TAB ARCH. ASPHALT ON 3/8" 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. RESIDENTIAL ASPHALT ROOF MANUAL.	PROVIDE 3 FROST FREE HOSEBIBS IF NOT CALLED OUT ON PLANS OTHERWISE.
				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 KEPSAKE SHALLBE REMOVED TO THE FULLEST EXTENT POSSIBLE IN CAREFUL, NON-DESTRUCTIVE MANNER.	29. CROSS BRIDGE JOISTS AT MIDSPAN OR 8' O.C. CORNER BRACE AS REQ. PROVIDE SLOD BLOCKING IN FLOOR CONSTRUCTION BELOW POSTS.	14. 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.	ALL SERVICE LINES SHALL BE SECURELY INSTALLED AND PROPERLY PROTECTED FROM OTHER TRADES AS WELL AS PROPERLY INSULATED OR HEAT TRACED IF NEEDED. PROVIDE ACCESSIBLE SHUTOFF VALVES FOR FIXTURES AND APPLIANCES.
				7. IF DISCOVERED,SUSPECT OR BELIEVED CONTAMINATED OR HAZARDOUS CONDITIONS ARE EXPOSED AND PRESENT, SUCH CONSTION SHALL BE BROUGHT TO THE OWNERS AND ARCHITECTS ATTENTIONS AS SOON AS POSSIBLE.	30. BRICK VENER TO BE ANCHORED TO WALL FRAMING AT 16" HORIZ, 16" VERTICALLY MAXIMUM. FASTEN ALL ANCHORS SECURELY TO STUDS.	15. APPLY COLD-APPLIED ASPHALT EMULSION DAMPROOFING TO THE CAVITY FACE OF MASONRY BACKUP FOR MASONRY CAVITY WALLS. USE PRIMER PLUS ONE COAT AT A RATE OF 1 GALLON/100 SF.	PROVIDE NEW 80 GAL GAS FIRED WATER HEATER, COORD. LOCATION W/ ARCH. CONNECT FUEL PER CODE. INSTALL ON 4" HOUSEKEEPER PAD, RHEEM, A.O. SMITH OR EQUAL.
				8. CONCRETE	31. CROSS BRIDGE JOISTS AT MIDSPAN OR 8' O.C. CORNER BRACE AS REQ. PROVIDE SLOD BLOCKING IN FLOOR CONSTRUCTION BELOW POSTS.	16. LOW SLOPE ROOFING SYSTEM TO BE BY "FIRESTONE" OR EQUAL, 60 MIL BLACK PLY FULLY ADHERED EPDM INSTALLED PER MANUF. INSTRUCTIONS WITH 20 YEAR NOL WARRANTY. PROVIDE 1/2" POLYSTYRENE/ISOCYANURATE ROOF INSULATION WITH COATED FIBERGLASS FASER SHEETS CONSISTING OF 2 LAYERS, A 1 1/2" LAYER ON THE DECK WITH A 2" TOP LAYER, 2 X 4 P.T. BLOCKING AT PERIMETER OF ROOF, EDGE TRIM .04" ALUMINUM WITH KYNAR FINISH, EDGING AT FRONT OF THE ROOF CUSTOM FABRICATED TO FIT NEATLY AND SECURELY OVER SHINGLES TO REMAIN.	PROVIDE NEW RINNAI TANKLESS GAS WATER HEATER, HIGH EFFICIENCY
				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	32. FIREPLACES SHALL HAVE TEMPERED GLASS FIRE DOORS AND CLOSABLE COMBUSTION AIR INTAKE DUCTS AND COMPLY WITH N.Y.S. ENERGY CODE.	17. INSULATE MECHANICAL SERVICE LINES AND EQUIP IN ACCORDANCE WITH BEST INDUSTRY AND TRADE PRACTICES.	POINT OF USE "RHEEM" ELECTRIC WATER HEATER, SIZED MIN 2.5 GPM. OR EQUAL.
				2. STRUCTURAL CONCRETE SHALL POSSESS A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI	33. DAMPROOFING: FOUNDATION WALL SHALL BE DAMPROOFED WITH (2) COATS OF ASPHALT	18. INSULATE MECHANICAL SERVICE LINES AND EQUIP IN ACCORDANCE WITH BEST INDUSTRY AND TRADE PRACTICES.	PROVIDE RECIRCULATING PUMP AS REQUIRED WITH THERMOSTATIC VALVE.
				3. AGGREGATES SHALL CONFORM TO ASTM C33, THE COARSE COMPONENT EITHER WASHED GRAVEL OR CRUSHED STONE. FINE AGGREGATE SHALL BE CLEAN NATURAL SAND.	34. CROSS BRIDGE JOISTS AT MIDSPAN OR 8' O.C. CORNER BRACE AS REQ. PROVIDE SLOD BLOCKING IN FLOOR CONSTRUCTION BELOW POSTS.	19. INSULATE MECHANICAL SERVICE LINES AND EQUIP IN ACCORDANCE WITH BEST INDUSTRY AND TRADE PRACTICES.	ALL BATHROOM PLUMBING FIXTURES TO BE WHITE, FAUCETS AND FITTINGS TO BE BRUSHED CHROME. FULLY TEST AND MAKE SYSTEMS OPERATIONAL.
				4. PORTLAND CEMENT SHALL BE IN COMPLIANCE WITH ASTM C150, TYPE I	35. CROSS BRIDGE JOISTS AT MIDSPAN OR 8' O.C. CORNER BRACE AS REQ. PROVIDE SLOD BLOCKING IN FLOOR CONSTRUCTION BELOW POSTS.	20. 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.	PROVIDE NEW WATER-POWERED SUMP PUMP BY LIBERTY 5/10 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 SF BASEMENT.
				5. DEFORMED REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A618, GRADE 60.	36. BRICK VENER TO BE ANCHORED TO WALL FRAMING AT 16" HORIZ, 16" VERTICALLY MAXIMUM. FASTEN ALL ANCHORS SECURELY TO STUDS.	21. APPLY COLD-APPLIED ASPHALT EMULSION DAMPROOFING TO THE CAVITY FACE OF MASONRY BACKUP FOR MASONRY CAVITY WALLS. USE PRIMER PLUS ONE COAT AT A RATE OF 1 GALLON/100 SF.	PERIMETER FRENCH DRAIN TO BE BUILT OF PERFORATED 4" PERFORATED PVC WRAPPED IN LAYER OF 1" GRAVEL AND FILTER FABRIC PUMP TO SUMP-PIT OR DRYWELL WITH MINIMUM SLOPE OF 1%:100. PATCH PERIMETER OF BASEMENT FLOOR SLAB. PROVIDE "WET ALARM WHEN WATER COMES WITH 4" OF SUMP PIT TOP. CONTACT OWNER FOR ALARM NOTIFICATION INSTRUCTIONS.
				6. STANDARD DETAILS FOR HOOKS, BENDS, AND DEVELOPMENT LENGTHS SHALL BE IN CONFORMANCE WITH THE "CONCRETE REINFORCING STEEL HANDBOOK", THE CRSI ENGINEERING PRACTICE COMMITTEE.	37. CROSS BRIDGE JOISTS AT MIDSPAN OR 8' O.C. CORNER BRACE AS REQ. PROVIDE SLOD BLOCKING IN FLOOR CONSTRUCTION BELOW POSTS.	22. PROVIDE THROUGH-WALL AND FLOOR FIRESTOPPING FOR PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES PER ASTM E 814 BY TREMCO OR 3M FIRE PRODUCTS.	23. HEATING VENTILATION AND AIR CONDITIONING (HVAC)
				7. SMOOTH WIRE FABRIC REINFORCEMENT SHALL BE IN COMPLIANCE WITH ASTM A185. SHEETS ONLY NO ROLLS, PER ACI ASTM A185.	38. BRICK VENER TO BE ANCHORED TO WALL FRAMING AT 16" HORIZ, 16" VERTICALLY MAXIMUM. FASTEN ALL ANCHORS SECURELY TO STUDS.	23. EXPOSED ENDS OF POSTS, BEAMS OR RAFTERS TO BE COATED WITH WATER REPELLENT PRESERVATIVE CONTAINING 3-1000-2PHOPYNYL CARBAMATE COMBINED WITH INSECTICIDE CONTAINING CHLOROPYRIFOS AS ITS ACTIVE INGREDIENT.	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.
				8. GROUT SHALL BE NON-METALLIC AND NON-SHRINK, AND POSSESS A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI	39. CROSS BRIDGE JOISTS AT MIDSPAN OR 8' O.C. CORNER BRACE AS REQ. PROVIDE SLOD BLOCKING IN FLOOR CONSTRUCTION BELOW POSTS.	24. EXTERIOR TRIM BY AZEK OR APPROVED SUBSTITUTE. INSTALL PER MANUFACTURERS INSTRUCTIONS AND TECHNICAL LITERATURE.	PROVIDE NEW CAST-IRON RADIATORS OR RECESSED RADIATORS TO MATCH EXISTING. PROVIDE VALVES WHERE REQUIRED. BASEBOARD RADIATORS TO MATCH EXISTING OR IF NEW USE RANTAL MODEL, LAYER 2 TO SUT.
				9. EXPANSION ANCHORS SHALL BE STAINLESS STEEL "KYNK BOLTS" AS MANUFACTURED BY THE HILLI CO. NEW RE-BAR DOWELS SECURED TO EXISTING CONCRETE WITH "HIT C-100" ADHESIVE ANCHORS.	40. BRICK VENER TO BE ANCHORED TO WALL FRAMING AT 16" HORIZ, 16" VERTICALLY MAXIMUM. FASTEN ALL ANCHORS SECURELY TO STUDS.	25. CROSS BRIDGE JOISTS AT MIDSPAN OR 8' O.C. CORNER BRACE AS REQ. PROVIDE SLOD BLOCKING IN FLOOR CONSTRUCTION BELOW POSTS.	PROVIDE NEW CAST-IRON RADIATORS OR RECESSED RADIATORS TO MATCH EXISTING. PROVIDE VALVES WHERE REQUIRED. BASEBOARD RADIATORS TO MATCH EXISTING OR IF NEW USE RANTAL MODEL, LAYER 2 TO SUT.
				10. PROVIDE REINFORCED CONCRETE UNDERPINNING AS REQUIRED TO 3"-6"BELOW GRADE OR TO EQUALIZE DEPTHS OF NEW AND ADJACENT FOOTINGS TO PREVENT UNDERMINING. SEQUENCE 3" WIDE POURS TO AVOID DAMAGE TO STRUCTURE.	41. CROSS BRIDGE JOISTS AT MIDSPAN OR 8' O.C. CORNER BRACE AS REQ. PROVIDE SLOD BLOCKING IN FLOOR CONSTRUCTION BELOW POSTS.	26. BRICK VENER TO BE ANCHORED TO WALL FRAMING AT 16" HORIZ, 16" VERTICALLY MAXIMUM. FASTEN ALL ANCHORS SECURELY TO STUDS.	HVAC- PROVIDE AND MODIFY DUCTWORK, REGISTERS AND DIFFUSERS, DAMPERS AS REQUIRED TO CONDITION THE NEW AND EXISTING SPACES TO 72 DEGREES INDORS WHEN OUTSIDE TEMPERATURE REACHES 90 DEGREES, AND 70 DEGREES WHEN OUTSIDE TEMPERATURE REACHES 0 DEGREES. PROVIDE FLUSHABLE STEAM HUMIDIFIER.
				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.	42. FIREPLACES SHALL HAVE TEMPERED GLASS FIRE DOORS AND CLOSABLE COMBUSTION AIR INTAKE DUCTS AND COMPLY WITH N.Y.S. ENERGY CODE.	27. INSULATE MECHANICAL SERVICE LINES AND EQUIP IN ACCORDANCE WITH BEST INDUSTRY AND TRADE PRACTICES.	PROVIDE 2 NEW HYDRO-AIR SYSTEMS BY CARRIER, 4 TON UNIT IN BASEMENT AND 3 TON UNIT IN ATTIC. SEPARATELY ZONE 1ST FL. AND 2ND FL. PROVIDE WBT ENGLAND.
				12. OBSERVE MINIMUM REBAR CONCRE			

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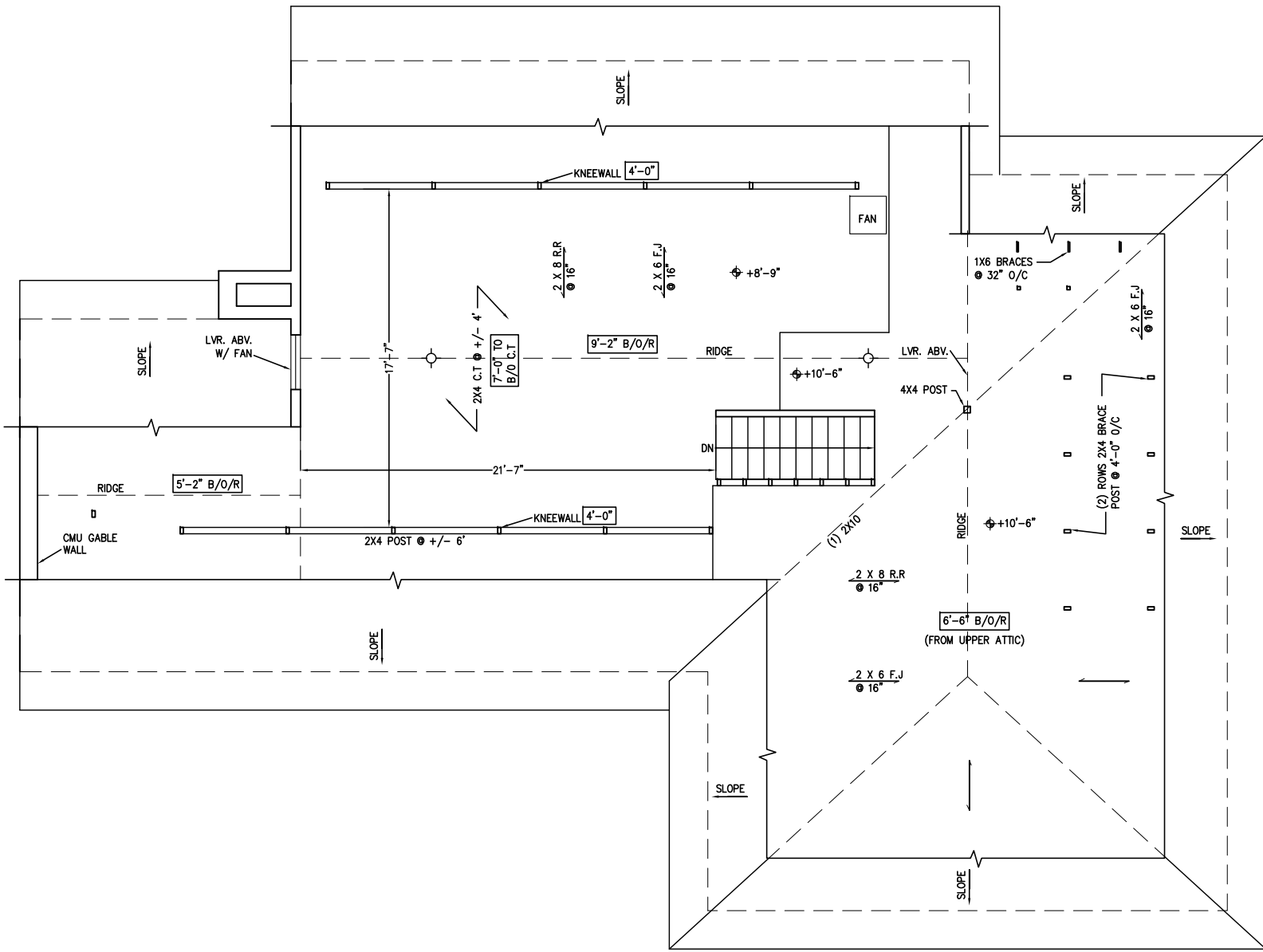
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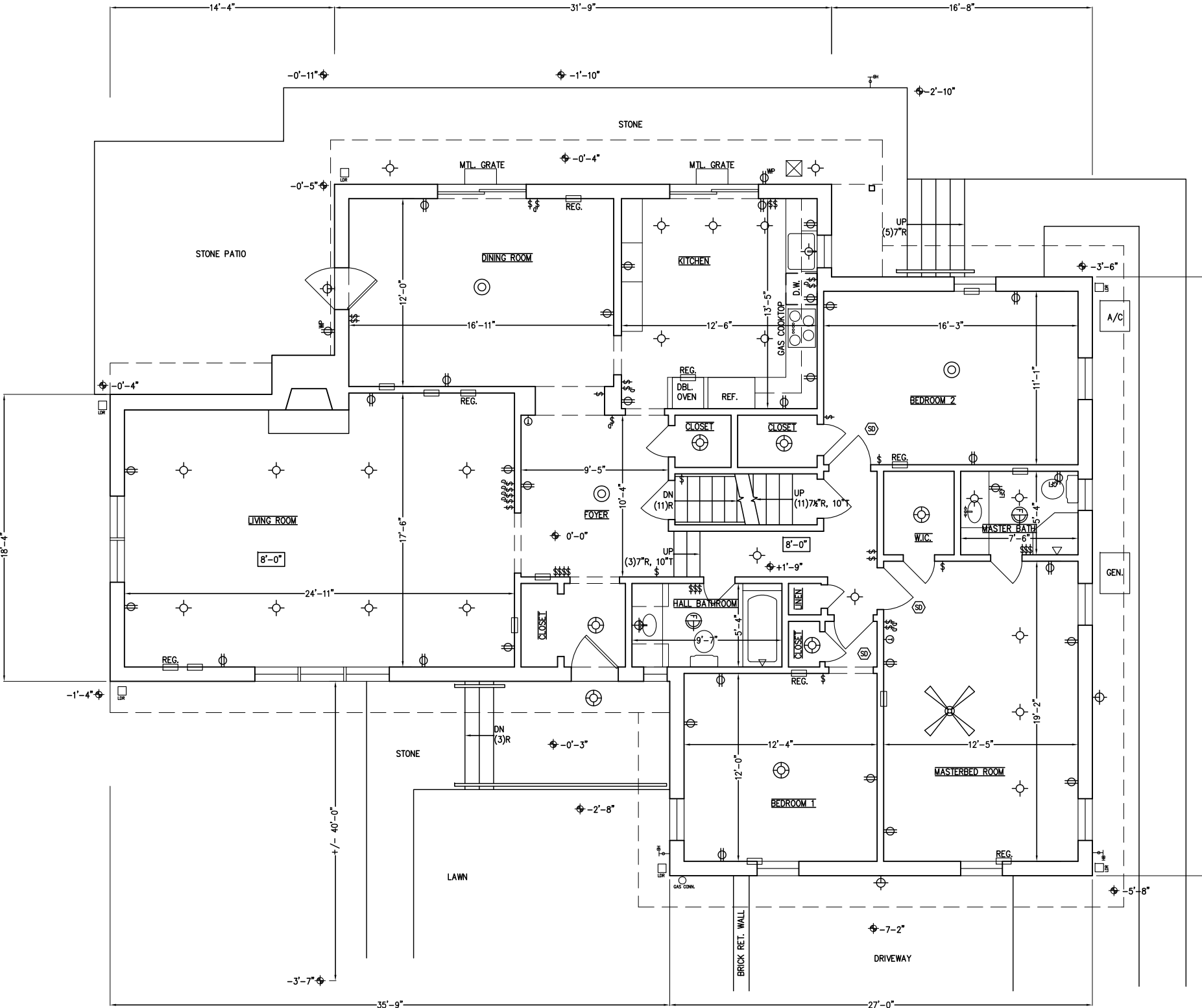
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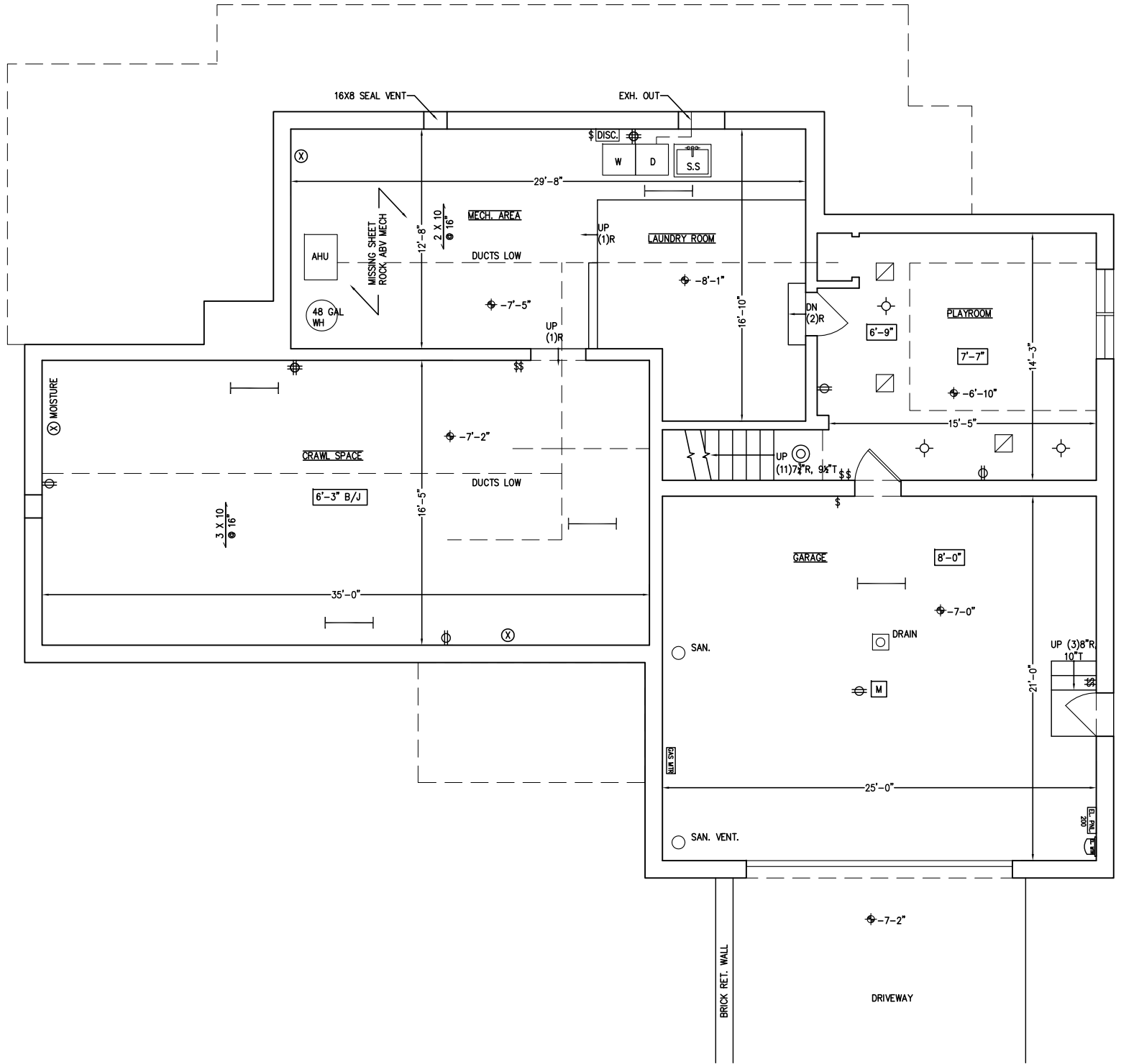
1 SECOND FLOOR PLAN

1/8"=1'-0"



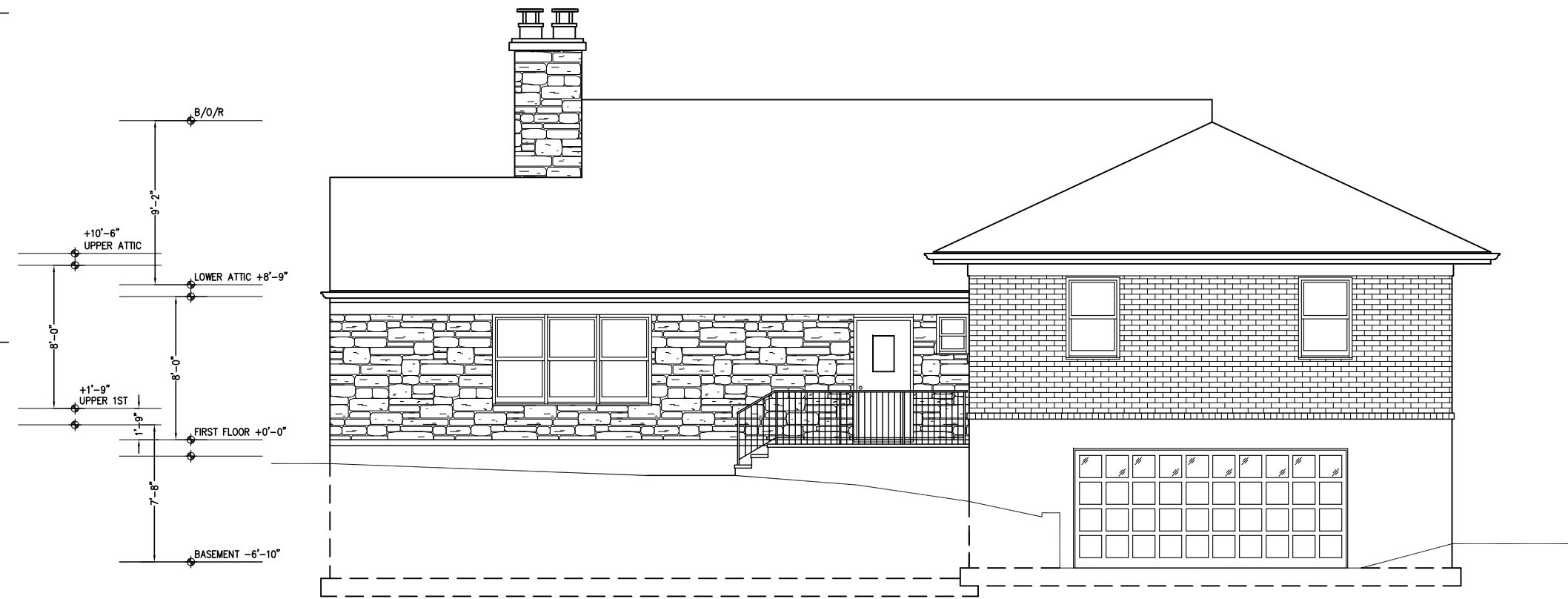
2 FIRST FLOOR PLAN

1/8"=1'-0"



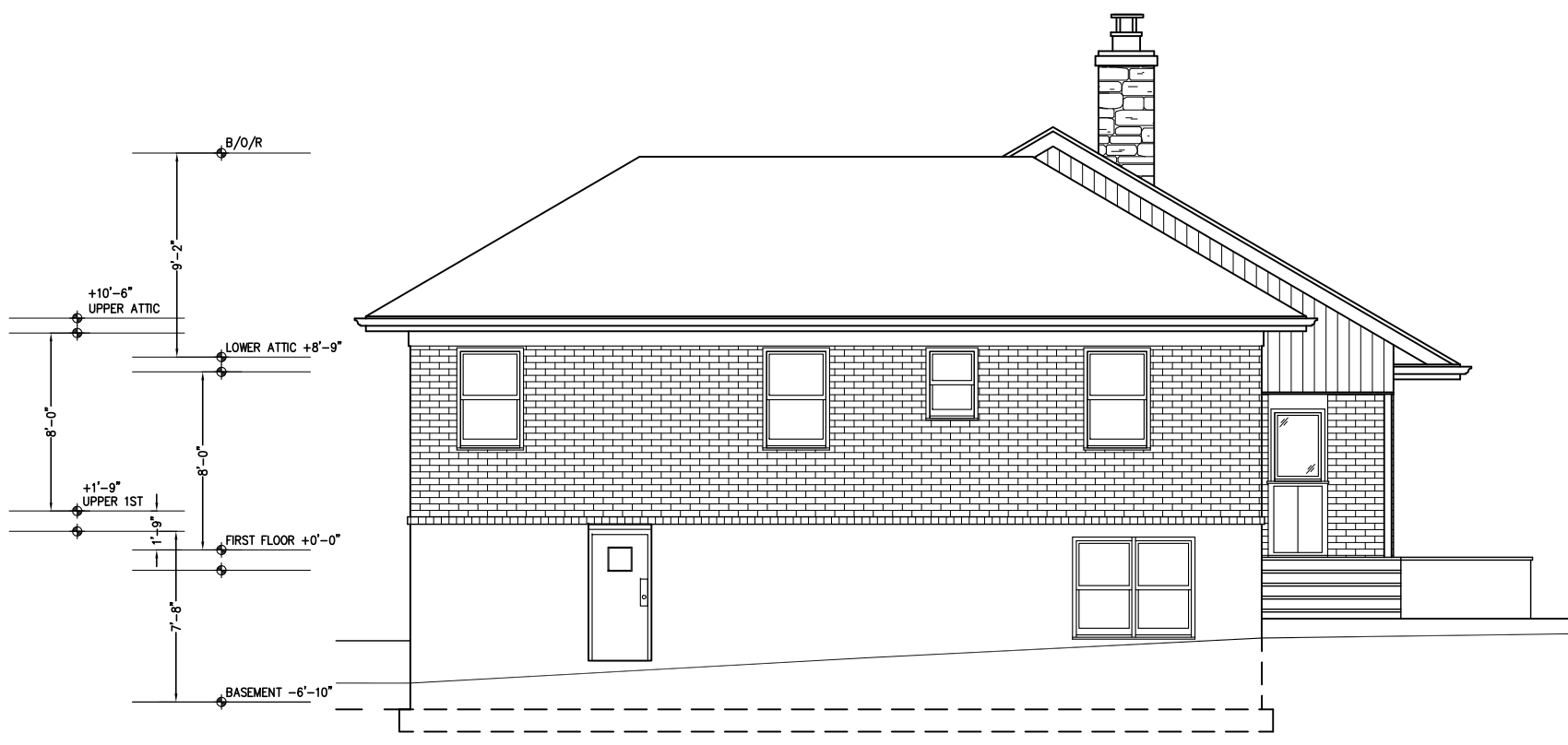
3 BASEMENT PLAN

1/8"=1'-0"



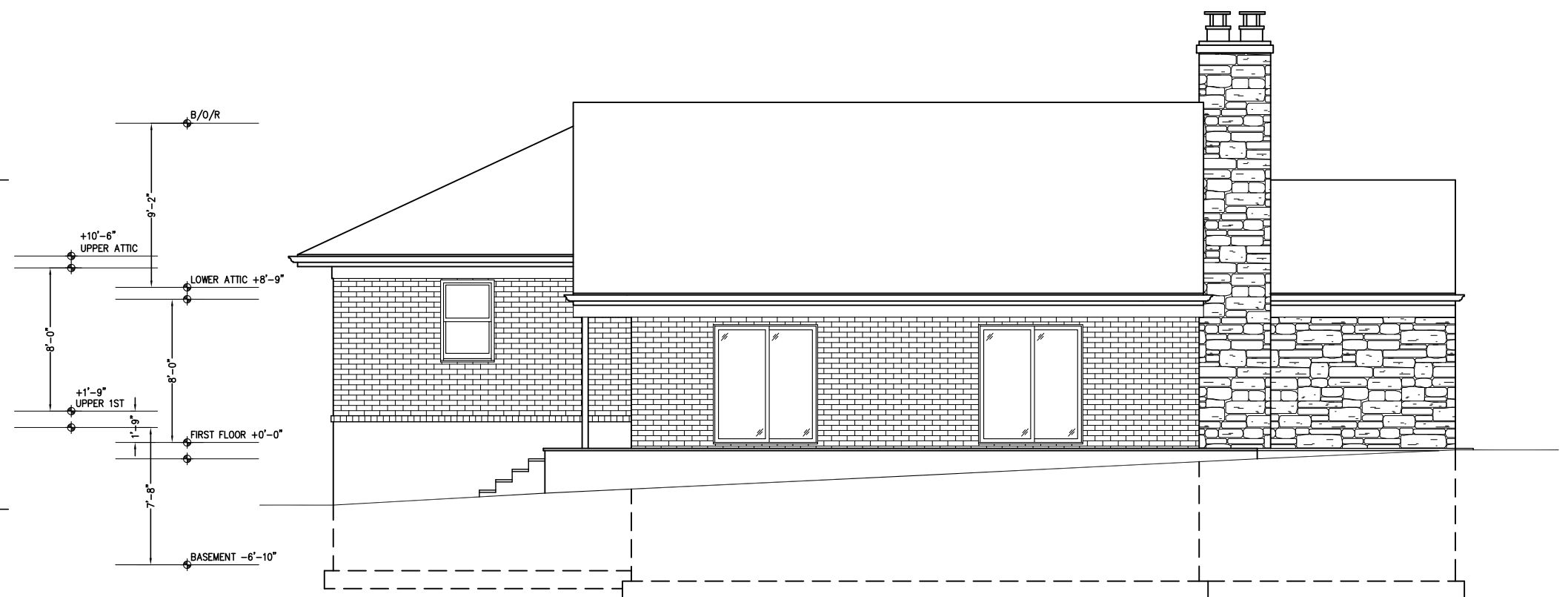
4 EAST (FRONT) ELEVATION

1/8"=1'-0"



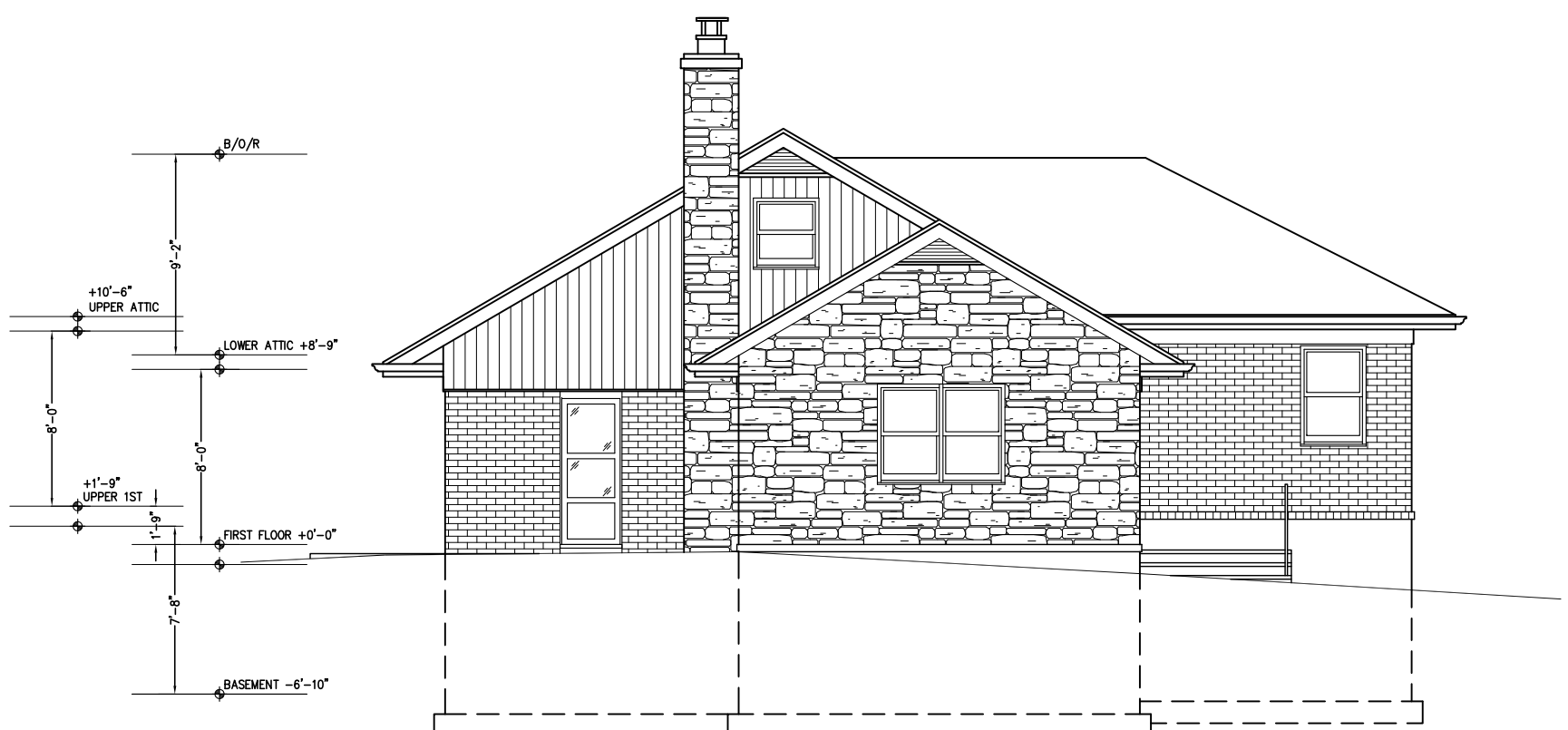
5 NORTH ELEVATION

1/8"=1'-0"



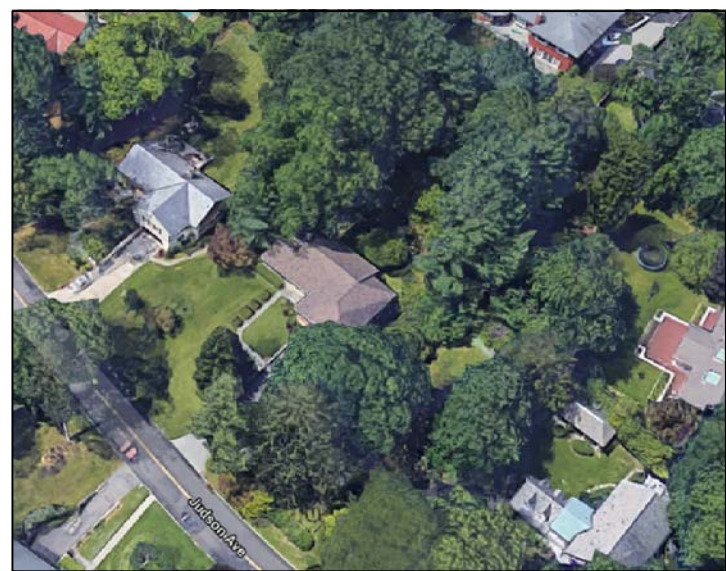
6 WEST (REAR) ELEVATION

1/8"=1'-0"



7 SOUTH ELEVATION

1/8"=1'-0"



AERIAL VIEW



AERIAL VIEW



EAST (FRONT)



NORTH SIDE

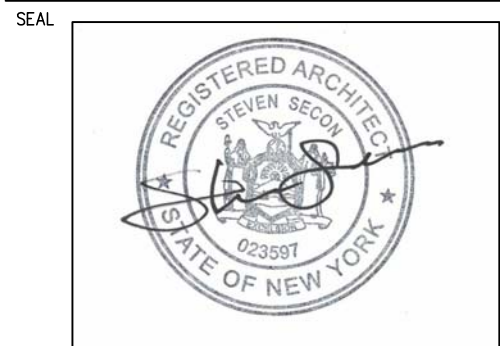


WEST (REAR)



SOUTH SIDE

2	02 14 22	AHRB & PLANNING BD
1	11 15 21	DENIAL
NO.	DATE	REVISION/ISSUE



PROJECT PERILLO-NEWMAN RESIDENCE
- ADDITIONS & ALTERATIONS -
50 JUDSON AVE
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MUNI I.D. # 3.120-116-5

DRAWING TITLE

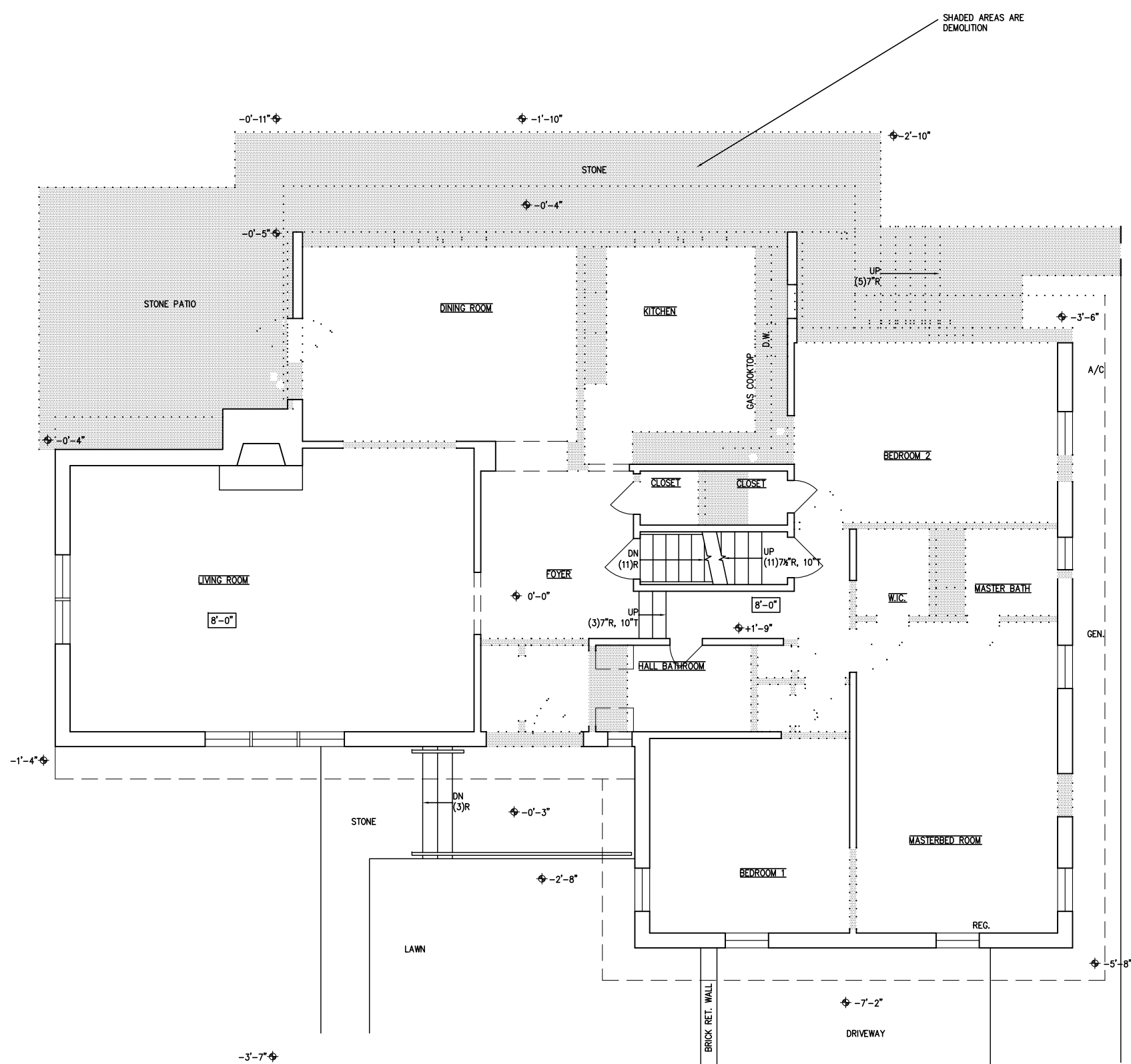
EXISTING CONDITIONS

DATE 08 13 21 SCALE AS NOTED CAD FILE

STEVEN SECON
ARCHITECT
145 Palisade Street, Suite #403
Dobbs Ferry, New York 10522
Tel. (914) 674-2990 Fax (914) 693-1537
WWW.SECONARCHITECT.COM

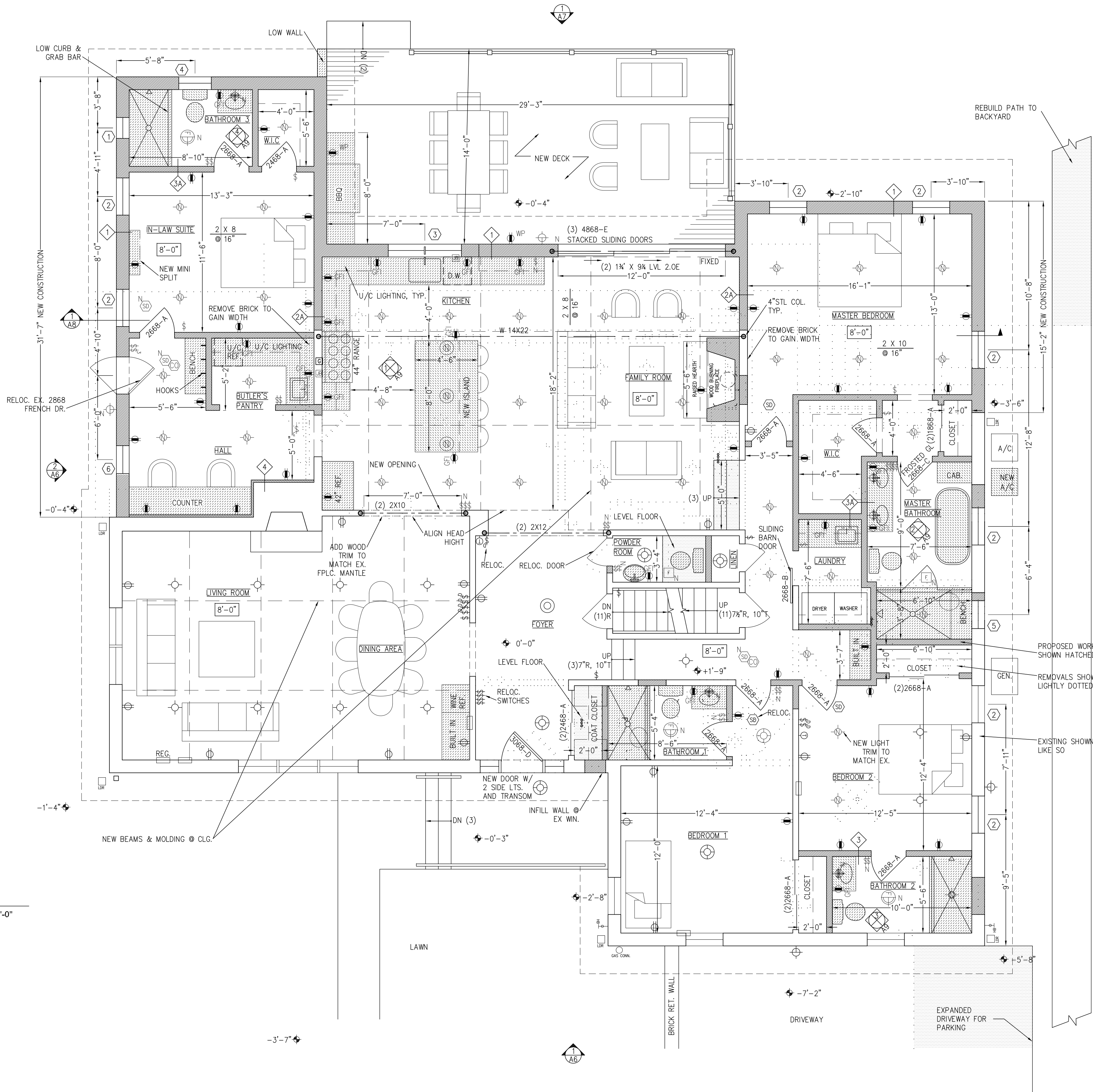
DEMO NOTES:

1. REMOVE EXISTING FINISHES, FIXTURES, AND CONSTRUCTION AS REQUIRED TO ALLOW FOR NEW LAYOUT AS SHOWN.
2. PROVIDE PROTECTION, SHORING, TEMPORARY SUPPORT AND UTILITIES, DUST CONTROL, AND PROMPT DEBRIS REMOVAL.
3. CONTACT ARCHITECT FOR ANY QUESTIONABLE CONCEALED CONDITIONS BEFORE REMOVAL.
4. PROVIDE SHUT-OFFS, SHUTDOWNS AS NEEDED. COORDINATE WITH BUILDING MANAGEMENT.



1 FIRST FLOOR DEMO PLAN

1/8"=1'-0"

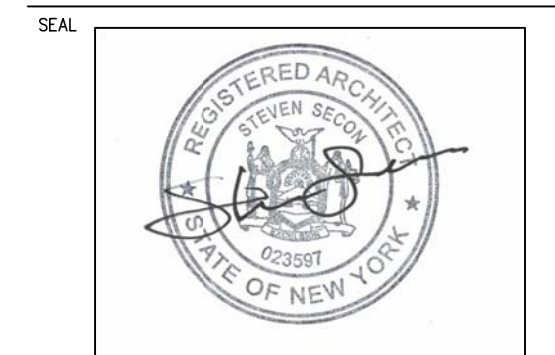


RESIDENCE TO BE FULLY SPRINKLERED
UNDER SEPARATE APPLICATION

2 PROPOSED FIRST FLOOR PLAN

1/4"=1'-0"

2	02 14 22	AHRB & PLANNING BD
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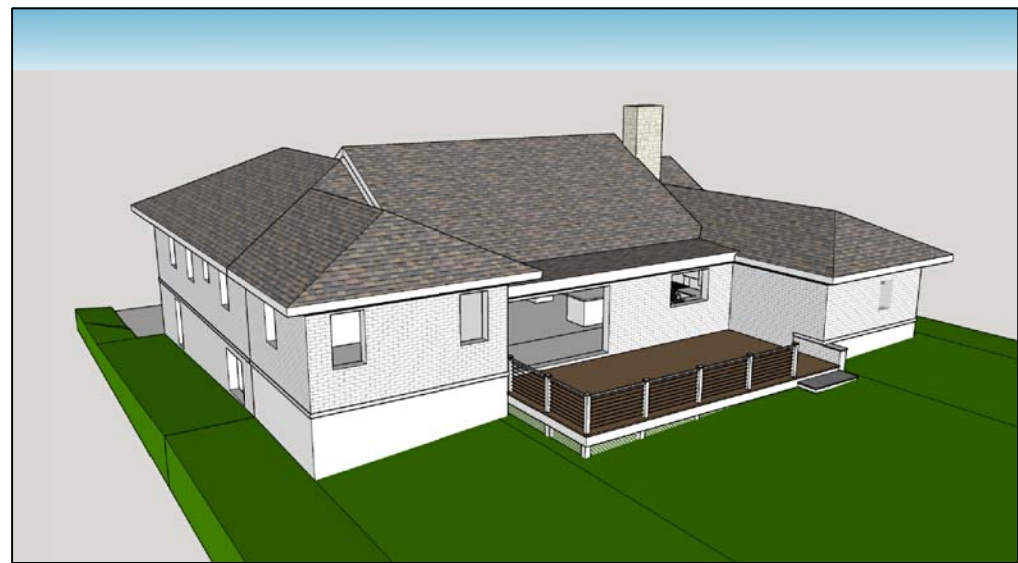
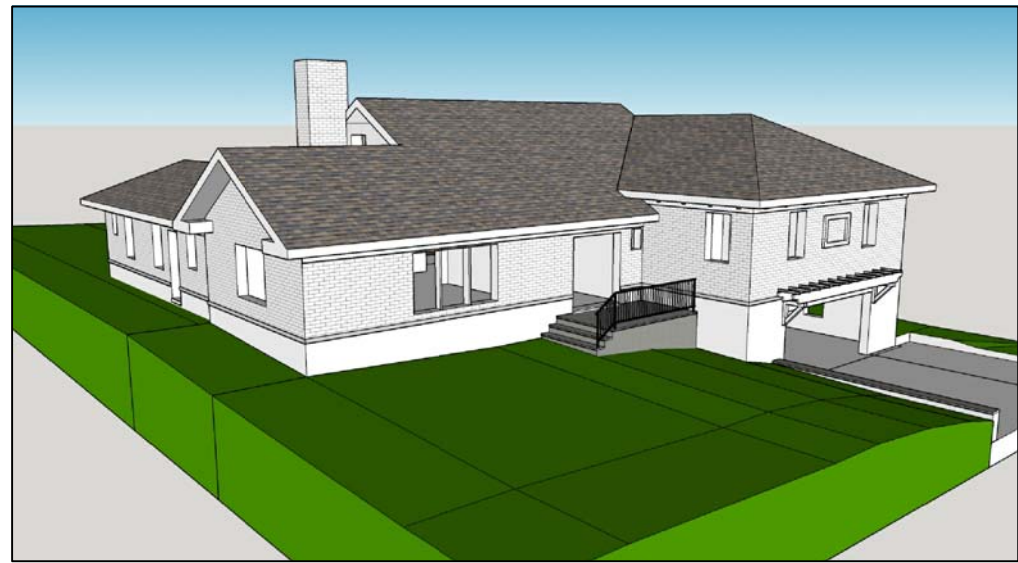
DEMO & PROPOSED FIRST FLOOR

DATE	SCALE	CAD FILE
08 13 21	AS NOTED	

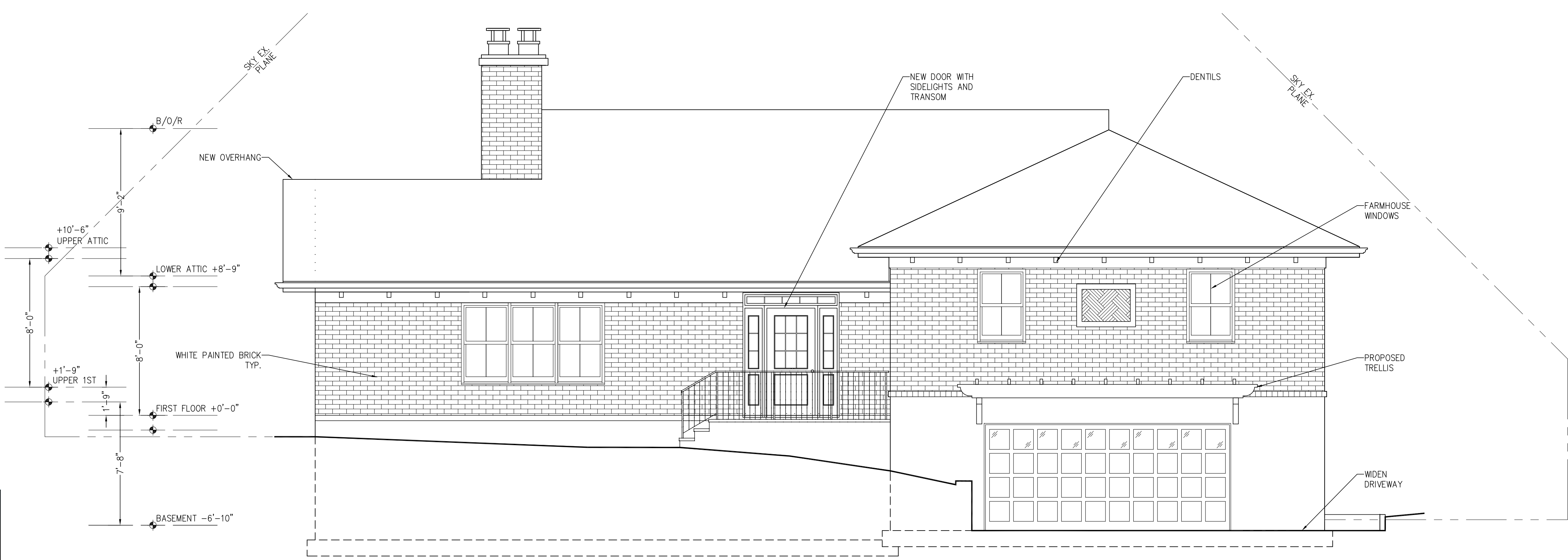
STEVEN SECON
ARCHITECT
145 Palisade Street, Suite #403
Dobbs Ferry, New York 10522
Tel. (914) 674-2950 Fax (914) 693-1537
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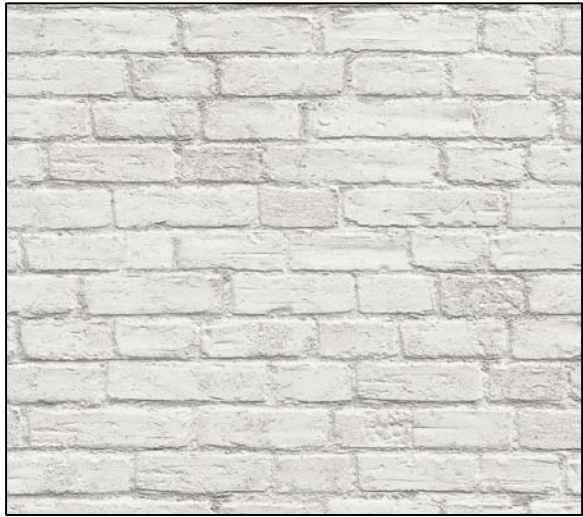
3D VIEWS



1 PROPOSED EAST (FRONT) ELEVATION

1/4"=1'-0"

PHOTOS



A. WHITE PAINTED BRICK



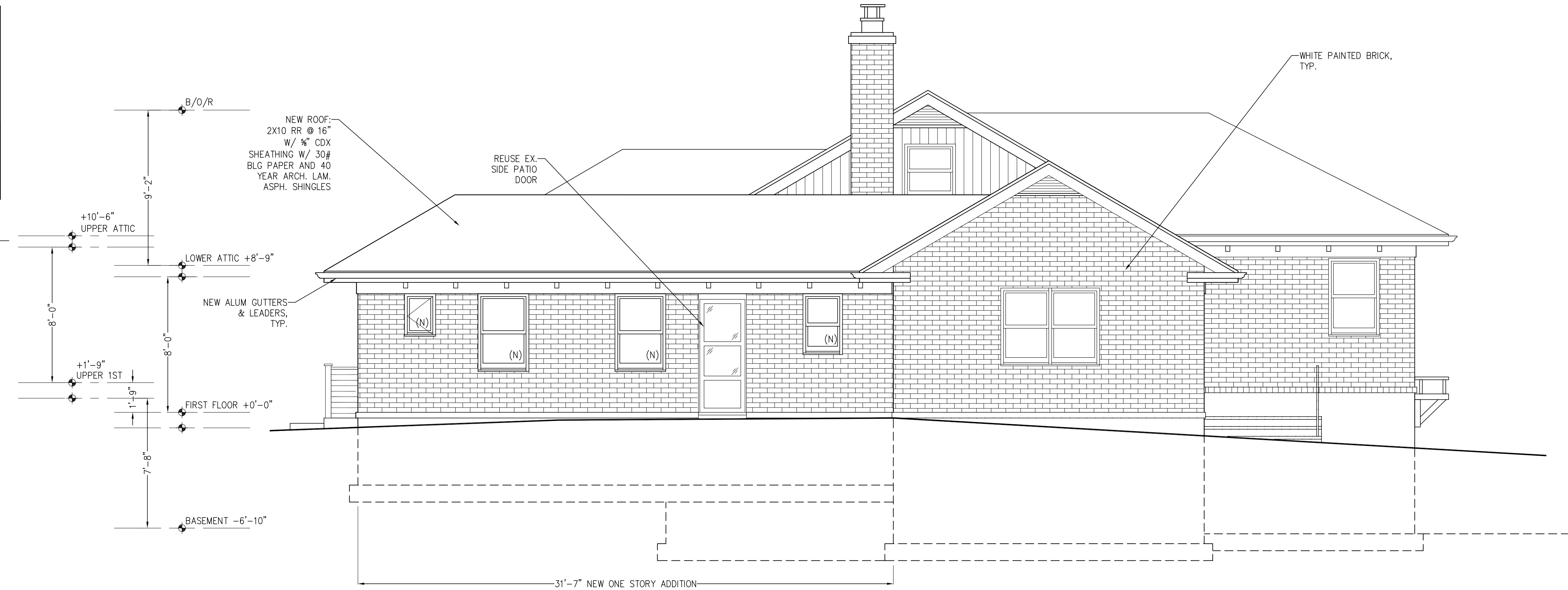
B. GREY ASPHALT ROOF SHINGLE



C. CABLE RAIL, STAINLESS STEEL POST, CABLE



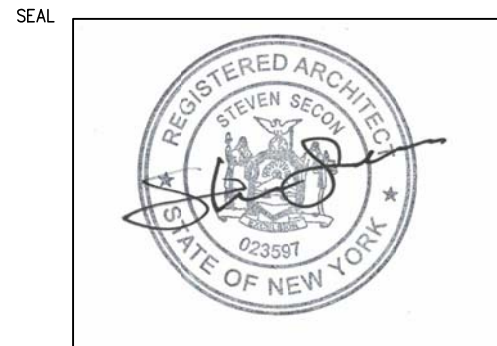
D. EXTERIOR SCONCE



2 PROPOSED SOUTH ELEVATION

1/4"=1'-0"

2	02 14 22	AHRB & PLANNING BD
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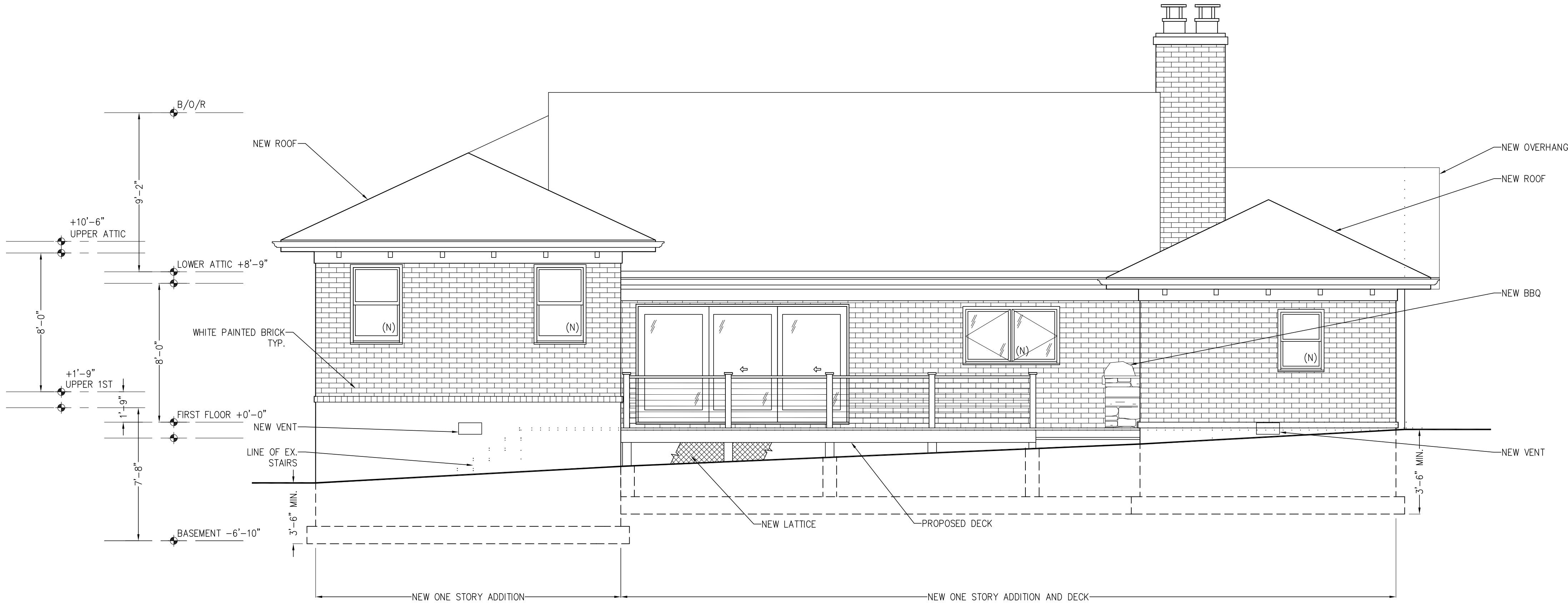
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PROPOSED ELEVATIONS

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STEVEN SECON ARCHITECT		
145 Palisade Street, Suite #403 Dobbs Ferry, New York 10522 Tel. (914) 674-2950 Fax (914) 693-1537 WWW.SECONARCHITECT.COM		

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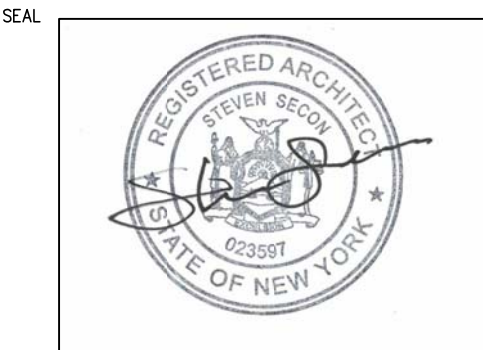


1 PROPOSED WEST (REAR) ELEVATION
1/4"=1'-0"



2 PROPOSED NORTH ELEVATION
1/4"=1'-0"

2	02 14 22	AHRB & PLANNING BD
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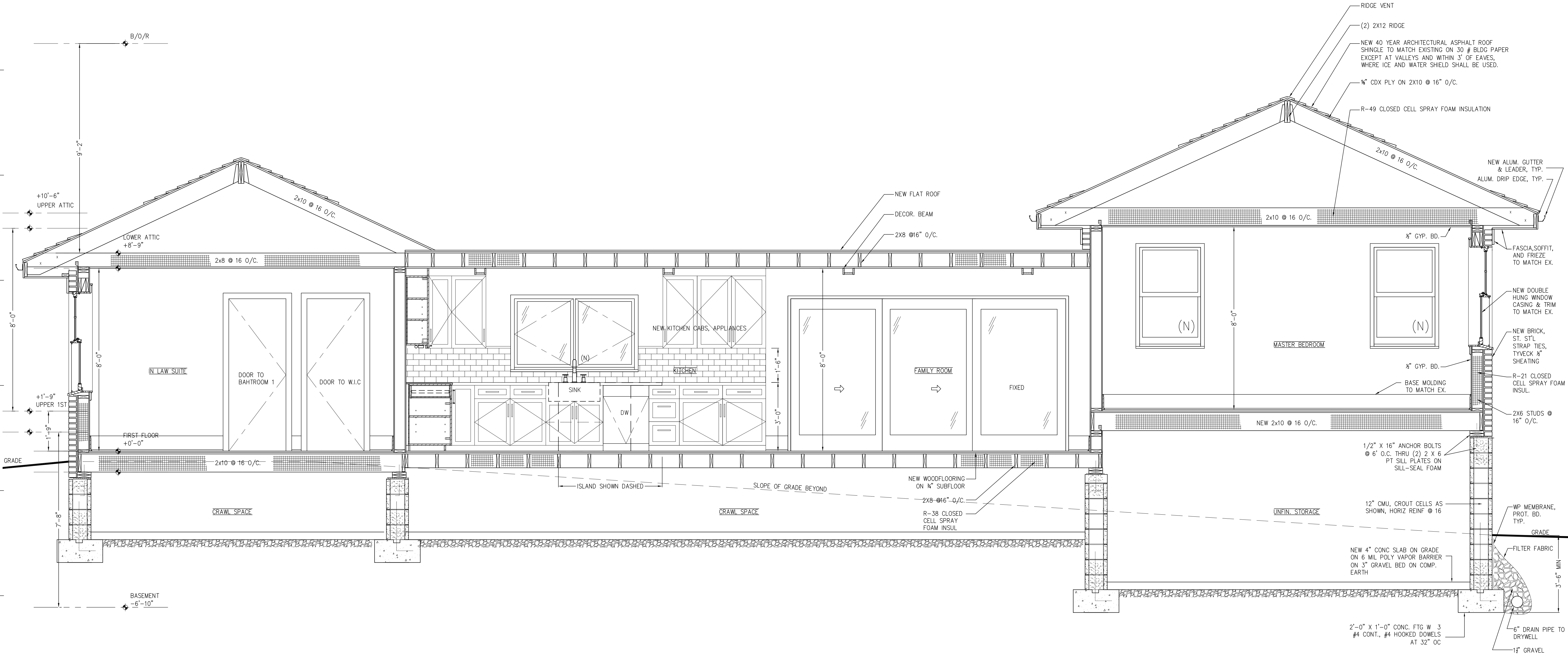
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ARCHITECT
145 Palisade Street, Suite #403
Dobbs Ferry, New York 10522
Tel. (914) 674-2950 Fax (914) 693-1537
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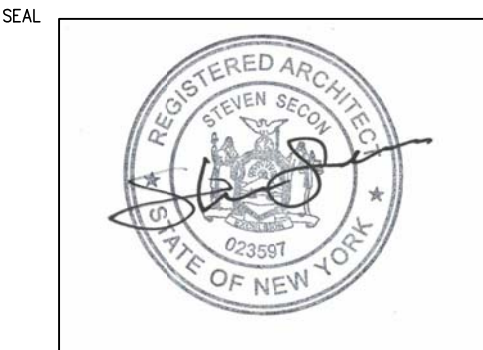


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PROPOSED SECTION

1/2"=1'-0"

2	02 14 22	AHRB & PLANNING BD
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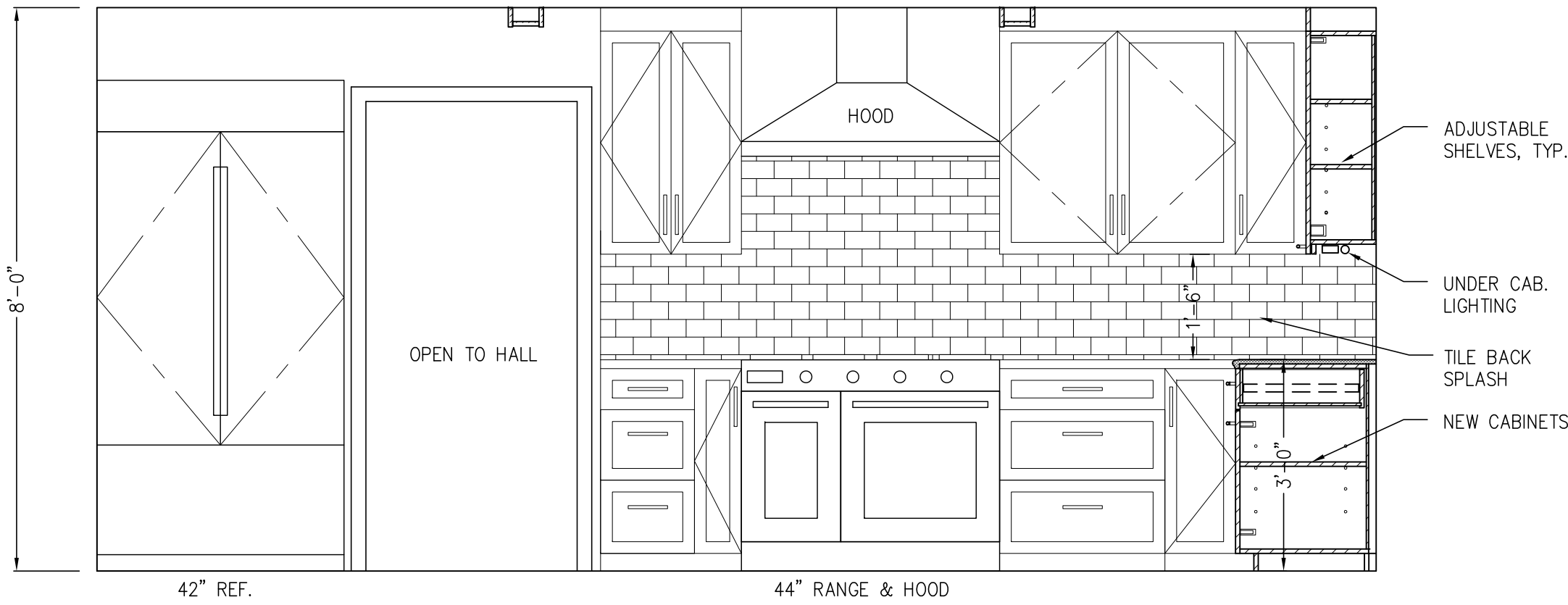
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PROPOSED SECTION

DATE	SCALE	CAD FILE
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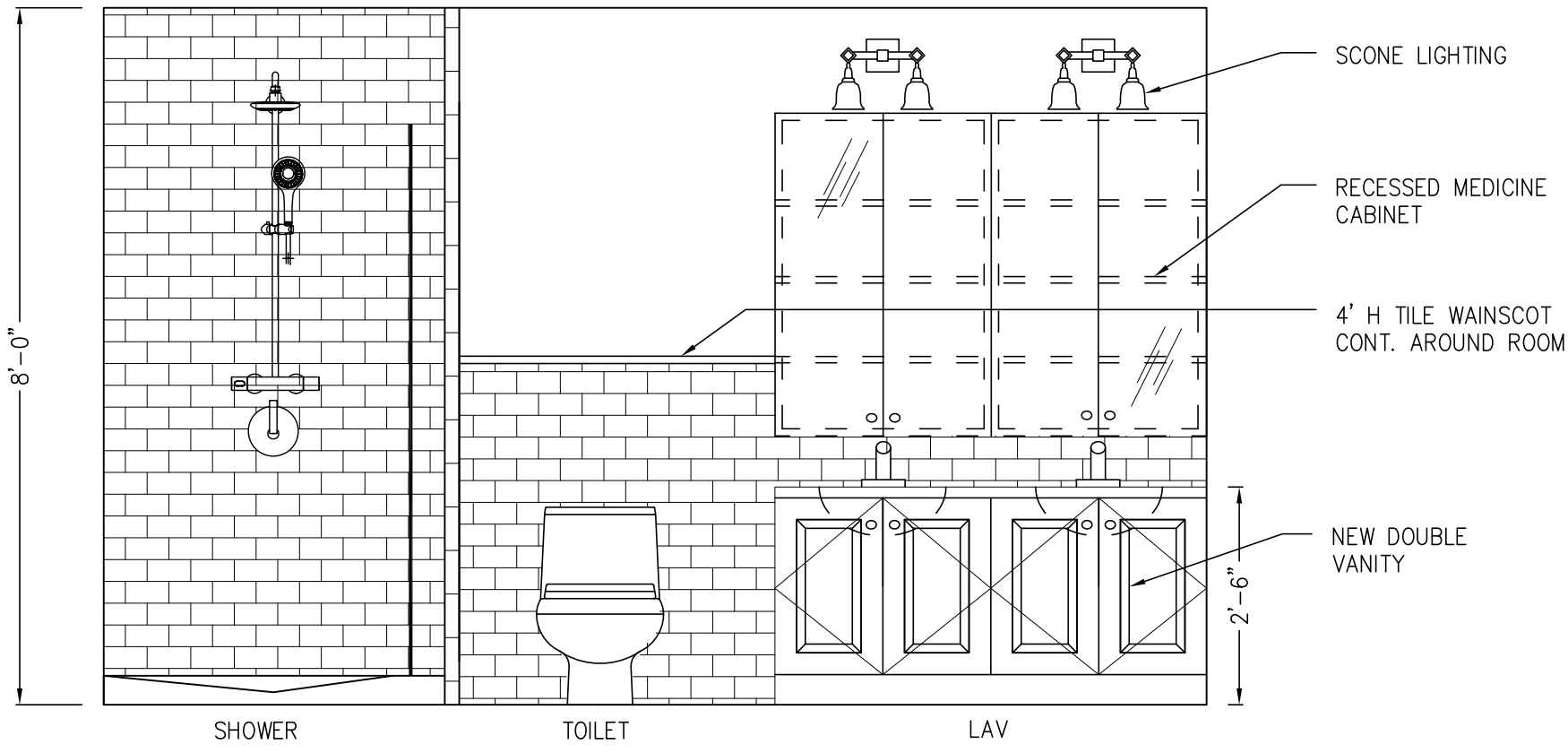
STEVEN SECON
ARCHITECT
145 Palisade Street, Suite #403
Dobbs Ferry, New York 10522
Tel. (914) 674-2950 Fax (914) 693-1537
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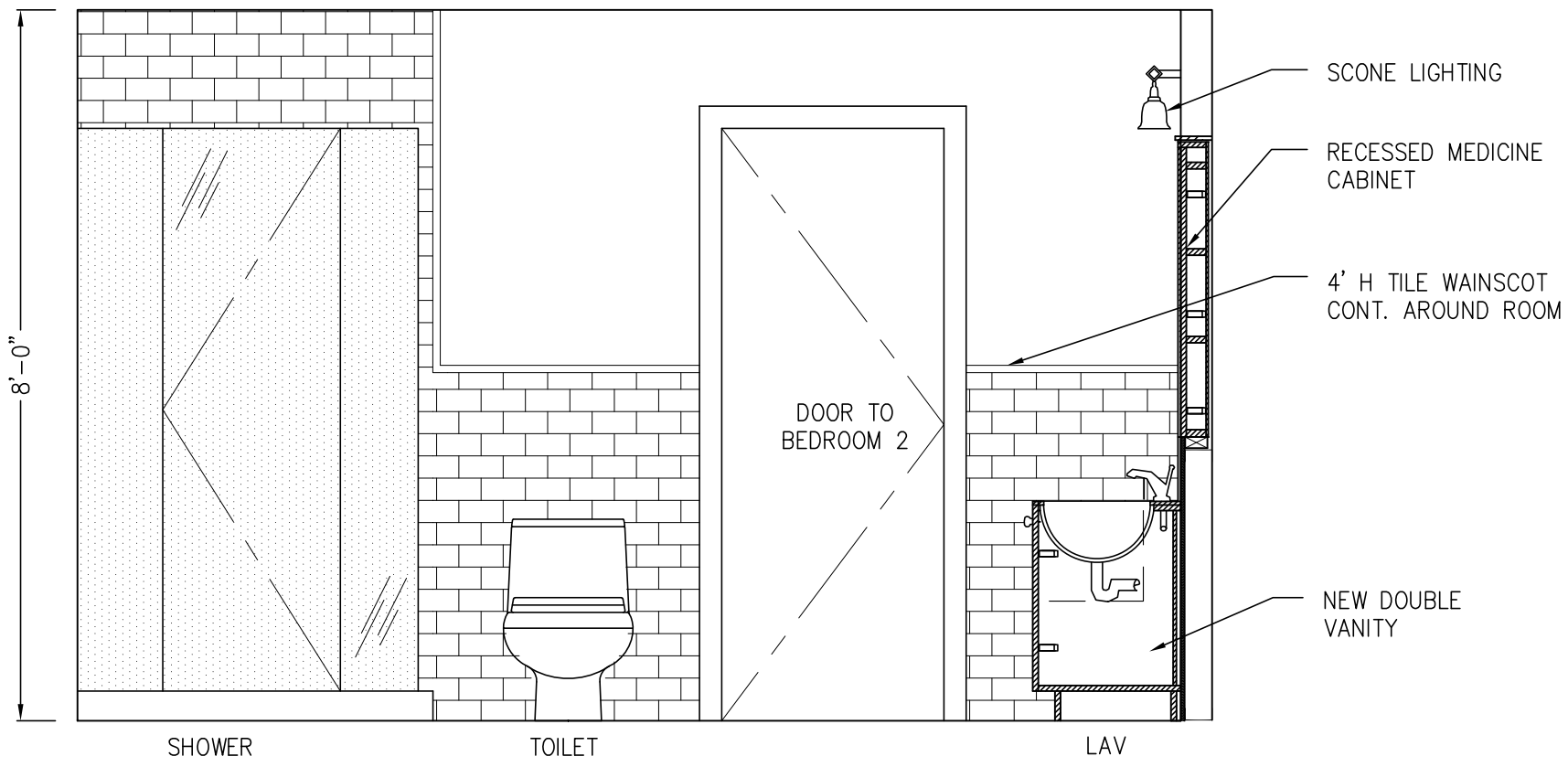
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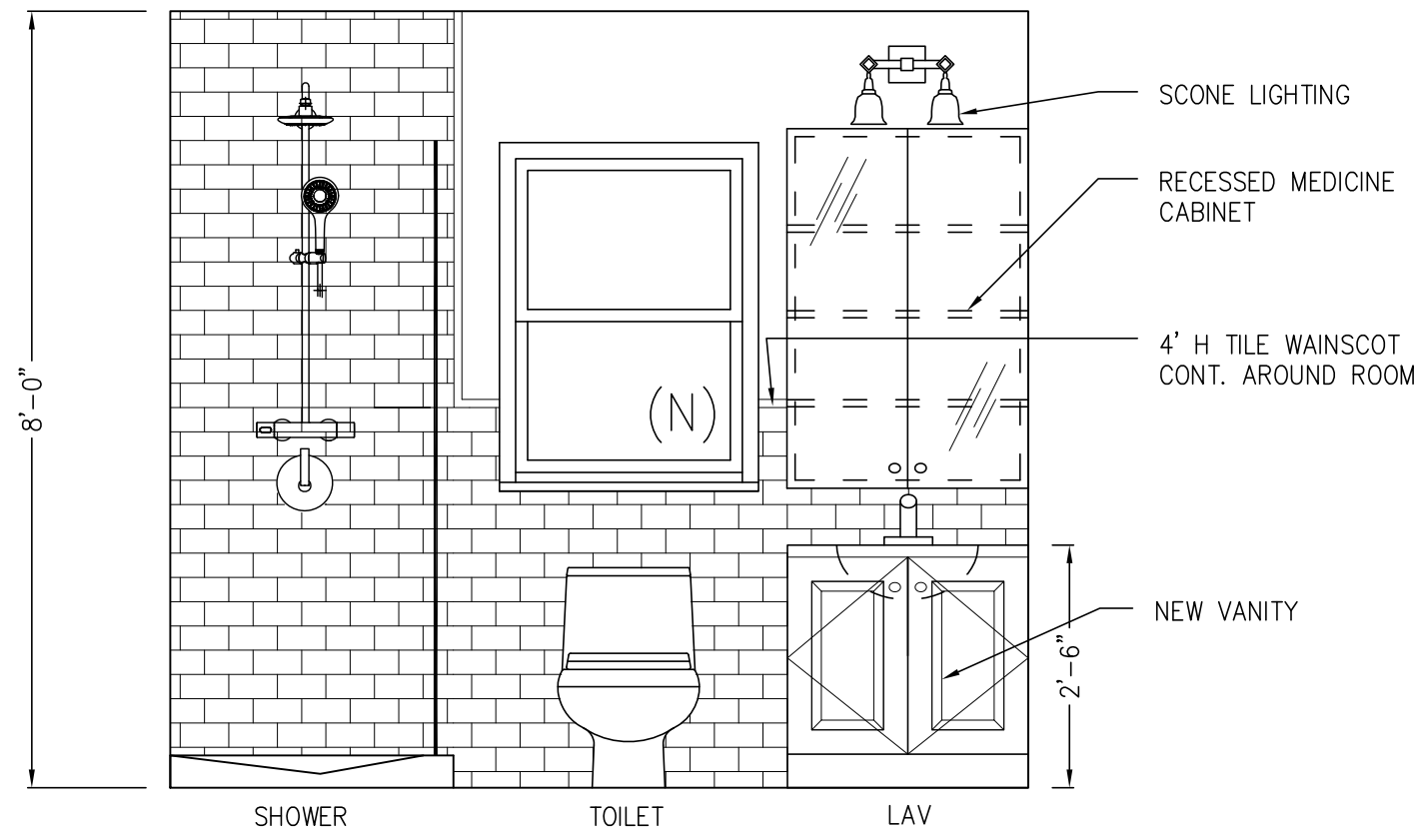
1 PROPOSED KITCHEN ELEVATION 1/2"=1'-0"



2 PROPOSED MASTER BATHROOM ELEVATION 1/2"=1'-0"

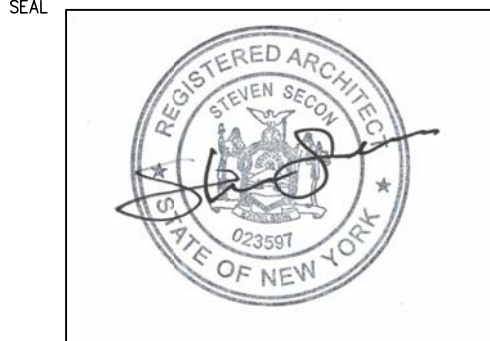


3 PROPOSED BATHROOM 2 1/2"=1'-0"



4 PROPOSED IN-LAW SUITE BATHROOM 1/2"=1'-0"

2	02 14 22	AHRB & PLANNING BD
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- ADDITIONS & ALTERATIONS -
50 JUDSON AVE
DOBBS FERRY, NY 10522
MUNI I.D. # 3.120-116-5

DRAWING TITLE
PROPOSED INTERIOR ELEVATIONS

DATE	SCALE	CAD FILE
08 13 21	AS NOTED	

STEVEN SECON
ARCHITECT

145 Palisade Street, Suite #403
Dobbs Ferry, New York 10522
Tel. (914) 674-2950 Fax (914) 693-1537
WWW.SECONARCHITECT.COM

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OWNER PROVIDED ITEMS SHALL BE BY THE GC

SUBMITTALS REQUIRED

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