

MATERIALS, INSTALLED WORK AND PERSONNEL

1. GENERAL CONTRACTOR SHALL VERIEY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. DIMFNSIONS AND RELATED INSTALLATION CONDITIONS FOR ALL FABRICATED AND BUILT COMPONENTS SHALL BE FIFLD VERIFIED

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 CONFLICTING WITH THE DRAWINGS.

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.

4. ALL MATERIALS SPECIFIED OR USED TO EXECUTE THIS PROJECT SHALL BE DELIVERED STORED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS UNLESS

5. ANY DESIRED SUBSTITUTION, OR DEVIATIONS FROM CONTRACT DOCUMENTS WILL REQUIRE WRITTEN APPROVAL FROM STEVEN SECON ARCHITECT PRIOR TO INSTALLATION.

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.

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.

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. 9. PROVIDE WEATHER PROTECTION IN A TIMELY MANNER TO PROTECT THE SITE, PREMISES,

9. 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

10. THE GENERAL CONDITIONS FOR THIS PROJECT ARE "THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AIA DOCUMENT A201, 1997 EDITION", AVAILABLE FROM

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 <u>2 WEEKS</u> OF AWARD FOR OWNER APPROVAL.

AGREEMENT IN AIA G702 FORMAT. PROVIDE UNIT PRICES AND ALLOWANCES AS PER OWNER-CONTRACTOR AGREEMENT

13. SUBMIT MONTHLY APPLICATIONS FOR PAYMENT OR AS INDICATED IN OWNER-CONTRACTOR

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. 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.

23. ALL DEBRIS MUST BE REMOVED DAILY FROM JOBSITE AND PROPERLY DISPOSED OF. ALL FLAMMABLE MATERIALS MUST BE STORED IN UL APPROVED STORAGE CONTAINERS FIR 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

2..CONTRACTOR 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.

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 CONDITION SHALL BE BROUGHT TO THE OWNERS AND ARCHITECTS ATTENTIONS AS SOON AS POSSIBLE.

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. 2. STRUCTURAL CONCRETE SHALL POSSESS A 28-DAY COMPRESSIVE STRENGTH OF 3,000

3. AGGREGATES SHALL CONFORM TO ASTM C33; THE COARSE COMPONENT EITHER WASHED GRAVEL OR CRUSHED STONE. FINE AGGREGATE SHALL BE CLEAN NATURAL SAND. PORTLAND CEMENT SHALL BE IN COMPLIANCE WITH ASTM C150, TYPE I . 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 FNGINFFRING 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. 9. 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"

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 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

18. CONCRETE DRIVEWAY TO BE BUILT OF 6" AIR ENTRANED CONCRETE WITH 6X6-W2.0X2.0 WWF ON 4" COMPACTED GRAVEL. 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 THICKENED APRON.

19. PROVIDE 4" PERF PVC FOOTING DRAIN TO DAYLIGHT OR DEDICATED DRYWELL OF NO LESS THAN 2 CY GRAVEL WRAPPED IN FILTED FABRIC, LOCATE MIN 10' FROM BLDG AND PROP.

4. MASONRY

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 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 TULL. 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 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. BRICK VENEER TO BE ANCHORED TO WALL FRAMING AT 16" HORIZ, 16" VERTICALLY MAXIMUM. FASTEN ALL ANCHORS SECURELY TO STUDS. THINBRICK VENEER AT LEFT SIDE OF HOUSE AND REAR-SIDE SET ON STUCCO BASE ON EXPANDED METAL LATH WITH SCREENS AND SPECIAL SHAPES AT CORNERS AND OPENINGS, PROVIDE 2 X 2' MOCKUP FOR APPROVAL

7. AT AREAS SHOWN TO REPLACE EXISTING CULTURED STONE, THE CONTRACTOR MAY BED AND COVER THE EXISTING CULTURED STONE WITH THINBRICK OR REMOVE THE CULTURE STONE AND REPLACE WITH FULL BRICK IN ORDER TO MAINTAIN A CONTINUOUS

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.

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 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

10. BRICK PAVERS TO BE 2 1/4 TH SET ON 2" STONE DUST ON FILTER FABRIC, ON 4"

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. 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

15. WOOD BURNING UNIT FIREPLACE BY MONESSEN SB50HB (OR EQUAL) WITH HERRINGBONE LINER AND 12" DOUBLE WALL FLUE, ACCESSORIES AND TEMP GLASS DOOR.

1. THE DESIGN, FABRICATION, TRANSPORTATION, AND ERECTION OF ALL STRUCTURAL STEEL A RATE OF 1 GALLON/100 SF. SHALL BE IN CONFORMANCE WITH THE "STEEL CONSTRUCTION MANUAL", THE AISC. WELDING OF STRUCTURAL STEEL SHALL BE IN CONFORMANCE WITH THE "STRUCTURAL WELDING CODE", THE AWS; D1.13. WELDING ELECTRODES SHALL BE E70XX FOR SMAW; AND LOW HYDROGEN

WELDING ELECTRODES SHALL BE E70XX FOR SMAW; AND LOW HYDROGEN FOR FIELD 4. STRUCTURAL STEEL FOR HOT ROLLED PLATES, ANGLES, CHANNELS SHALL BE ASTM A36 STRUCTURAL STEEL FOR W SECTION BEAMS SHALL BE 50 KSI A-992.

5. STRUCTURAL STEEL PIPES SHALL BE IN COMPLIANCE WITH ASTM A501. WHERE USED FOR FULLY ADHERED EPDM INSTALLED PER MANUF INSTRUCTIONS WITH 20 YEAR NDL COLUMNS, THE CENTER VOID SHALL BE ENTIRELY GROUT FILLED SOLID. 6. STRUCTURAL TUBING SHALL BE IN CONFORMANCE WITH ASTM A500, GRADE B STRUCTURAL BOLTS SHALL BE MANUFACTURED TO ASTM A307, GRADE

ALL STRUCTURAL STEEL SHALL RECEIVE SURFACE PREPARATION IN ACCORDANCE WITH SSPC-SP3 FOR POWER TOOL CLEANING 9. PRIMING PAINT FOR STRUCTURAL STEEL SHALL BE "4-55 VERSARE PRIMER" A MANUFACTURED BY THE TNEMEC CO.

10. 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 11. STEEL FOR FLITCHPLATES SHALL BE A-50, PRE-DRILLED AND CONTINUOUS IN LENGTH 8. WINDOWS AND DOORS & OPENINGS

1. 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 PSI

F(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" 7. 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 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 REQUIREMENTS OF THE AMERICAN WOOD PRESERVERS' ASSOC. FASTENERS UNSEL WITH PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL OR GALVANIZED G-185

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 TFRMITF SHIELD 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 "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION".

. PROVIDE DOUBLED JOISTS BELOW INTERIOR PARTITIONS RUNNING PARALLEL WITH THE

WOODWORK QUALITY STANDARDS"-PREMIUM QUALITY LEVEL.

6. WOOD AND PLASTICS (CONT.)

22. INTERIOR TRIM AND MOLDING PROFILES AS NOTED IN FINISH SCHEDULE, USE CLEAR POPLAR OR PINE, ALLOW WOOD TO SEASON ON SITE, SCARE JOINTS.

23 EXPOSED ENDS OF POSTS, BEAMS OR RAFTERS TO BE COATED WITH WATER REPELLANT PRESERVATIVE CONTAINING 3-IODO-2PROPYNYL CARBAMATE COMBINED WITH INSECTICIDE 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

PERIMETER, 24" DOWN AND 24" IN.

1. BUILDING WRAP BY "HYDROGAP" DRAINABLE HOUSEWRAP BY BENJAMIN OBDYKE OR FOUAL 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. 3. RIGID INSULATION TO BE POLYISOCYANURATE: 2" AT SLAB EDGE AND FNDN

4. "JM CORBOND III", SPRAY POLYURETHANE FOAM INSULATION SHALL BE CLOSED CELL TYPE BY JOHN MANSVILLE IN MAXIMUM THICKNESS. INSTALLED PER MANUFACTURER DIRECTIONS. MINIMUM R7 PER INCH. PROVIDE INTUMESCENT COATING IF NOT CONCEALED BY GYPSUM BOARD. R7 PER INCH MIN.

5. VAPOR BARRIER TO BE 6 MIL POLYETHELENE. OVERLAP AND TAPE SEAMS. 5. FLASH ALL ADJOINING SURFACES AND PENETRATIONS WITH METAL FLASHING AND LASHING 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.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. N/A

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. N/A

9. PROVIDE PRE 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 SCREEN BASKETS AND SCREENED GUTTER COVERS. 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.

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

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

16. LOW SLOPE ROOFING SYSTEM TO BE BY "FIRESTONE" OR EQUAL, 60 MIL BLACK WARRANTY, PROVIDE: 31/4" POLYISOCYANURATE ROOF INSULATION WITH COATED IBERGLASS FACER SHEETS CONSISTING OF 2 LAYERS A 1¼" LAYER ON THE DECK WITH A 2" TOP LAYER. 2 X 4 P.T. BLOCKING AT PERIMETER OF ROOF, FDGF TRIM .04 ALUMINUM WITH KYNAR FINISH. EDGING AT FRONT OF THE ROOF CUSTOM FABRICATED TO FIT NEATLY AND SECURLY OVER SHINGLES TO REMAIN.

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

RESIDENTIAL ASPHALT ROOF MANUAL.

. WINDOWS ARE ANDERSEN 400 SERIES SDL WINDOWS, WOOD W/ VINYL CLAD ,ARGON INSUL. , LOW E (.34 U MAX.) SDL. USE REPLACEMENT SASHES IN REPLACEMENT WINDOWS TEMPERATURE REACHES 90 DEGREES, AND 70 DEGREES WHEN OUTSIDE TEMPERATURE SHOWN AS (R). ALL BEDROOM WITH AT LEAST ONE EGRESS— SIZED WINDOW. COLOR, AND REACHES O DEGREES. PROVIDE FLUSHABLE STEAM HUMIDIFIER. HARDWARE FINISH AS SELECTED BY OWNER

FINISH AS SELECTED BY OWNER. TEMPERED GLASS WHERE REQUIRED BY CODE. PROVIDE WINDOW ORDER-LIST FOR REVIEW BEFORE PURCHASE. ALL WINDOWS TO BE WEATHER STRIPPED, FLASHED AND CAULKED.

GLAZING WITH SCREENS, EXTENSION JAMBS AS REQ'D, (NOTE DIFFERENT WALL THK.'S).

2. HARDWARE AS MANUFACTURED BY: HINGES-"STANLEY", LOCKSETS AND LATCHSETS-"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

ADJOINING SIDELIGHTS IF SHOWN. WITH FRAME. (OR AS NOTED ON DRAWINGS). SEE DOOR SPECIFIED.

4. INTERIOR DOORS ARE BASED ON "JELD WEN" INT. GRADE SOLID CORE SINGLE PANEL PANEL CONFIGURATION. SEE DOOR TYPES.

FACE DOOR, INTERIOR USE SHALL BE 16 GA. FRAMES WITH 18 GA. STEEL FACE DOOR.

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 ACOUSTICAL INSULATE DUCTS IN OFFICES, MEETING AND MEDIA ROOMS. DUCT SEALING AND GLUED 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

ALL JOINTS, 3 COATS. FEATHERFD. 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 SCREEDS, CORNER BEADS, AND ACESSORIES FOR INSULATE ALL LINES PER CODE. COMPLETE INSTALLATION PER PORTLAND CEMENT ASSOCIATION STANDARDS.DOUBLE TYVEK

LAYER FOR EXTERIOR APPLICATIONS AND EXPANDED DIAMOND MESH. 4. WOOD FLOOR TO BE 3/4"X 2 1/4" T &G SELECT OAK TO MATCH EXIST'G (SEE FIN. SCHED.)W/ BLDG FFLT 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. STAINED AND SEALED (2 COAT MIN SATIN). ALL FLOORS TO BE UNIFORM IN COLOR AND LUSTER

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 SELCTED. SEAL GROUT. PROVIDE MARBLE SADDLES WHERE REQUIRED. AT FL. TILE USE MUDSET TILING APPLICATION, FOR SHOWER ENCL TO DRAIN USE WITH FULLY BONDED PVC LINER-PAN BELOW OR

6. USE 1/2" CEMENT BACKER BOARD BEHIND CER. TILE AT TUB/SHWR SURROUNDS. 7. PROVIDE WATERPROOF VINYL MEMBRANE (OR EQUAL) BELOW CER. & MARBLE FLOOR TILE. TURN UP 4" AT WALLS.

8. PAINT SHALL BE "BENJAMIN MOORE" EXTERIOR LATEX, FLAT-SIDING FOR BRICK, USE PRIMER AS RECOMMENDED BY MANUF 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.

11. EQUIPMENT 12, 13, 14 NOT USED

1. INSTALL ALL APPLIANCES PROVIDED BY OWNER INCLUDING BUT NOT LIMITED TO DISHWASHER, M.W. OVEN, HOOD, COOKTOP, WALL OVENS, REFRIGERATOR, DISPOSAL.

KITCHEN CABINETS AND VANITIES SHALL BE PREMI. 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 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 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

1. INSTALL ALL APPLIANCES PROVIDED BY OWNER INCLUDING BUT NOT LIMITED TO : DISHWASHER, M.W. OVEN, HOOD, COOKTOP, WALL OVENS, REFRIGERATOR, DISPOSAL.

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

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 LINDERGR 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

PROVIDE 3 FROST FREE HOSEBIBS IF NOT CALLED OUT ON PLANS OTHERWISE. ALL SERVICE LINES SHALL BE SECURELY INSTALLED AND PROPERLY PROTECTED FROM

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.

PROVIDE RECIRCULATING PUMP AS REQUIRED WITH THERMOSTATIC VALVE. ALL BATHROOM PLUMBING FIXTURES TO BE WHITE. FAUCETS AND FITTINGS TO BE

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)

VALVES FOR FIXTURES AND APPLIANCES.

TO CONDITION THE NEW AND EXISTING SPACES TO 72 DEGREES INDOORS WHEN OUTSIDE

PROVIDE 1 NEW HYDRO-AIR SYSTEMS BY CARRIER. 4 TON UNIT IN ATTIC. SEPARATELY ZONE BEDROOMM WINE FROM LIVING AREA . PROVIDE WIELENABLED . PROGRAMMABLE "NEST" FINISH AS SELECTED BY OWNER OR AS REQUIRED TO MATCH EXISTING. WINDOW HARDWARE THERMOSTATS. HVAC UNIT CAPACITIES ARE PRELIMINARY AND SHOULD BE CONFIRMED BY HVAC SUBCONTRACTOR. LOCATE CONDENSOR UNIT WITHIN PROPERTY LINE SETBACKS ON

> COMBI GAS BOILERS BY NAVIEN NFC SERIES OR EQUAL TO BE SIZED APPROPRIATELY AND BEAR ENERGY STAR RATING, WITH AFUE RATING OF 95% OF GREATER. PROVIDE MANUAL AND 2 YEAR WARRANTY. DHW UP TO 199K BTH/H

3. EXT. DOORS ARE BASED ON "JELD WEN" EXTERIOR INSULATED PAINT GRADE , WITH PROVIDE EXHAUST VENTILATION FROM BATHROOMS, KITCHENS PER CODE IF NOT OTHERWISE

PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL OF HVAC LAYOUT.

DUCTS: ALL DUCTS SHALL BE FABRICATED AND RIGIDLY INSTALLED WITH REQUIRED BRACING AND SUPPORTS. THE MAIN SUPPLY AND RETURN DUCT SHALL BE ISOLATED FROM THE HEATER AND BLOWER BY MEANS OF FABRIC INSULATORS. PROVIDE DUCT DAMPER FOR EACH RUN. INSULATE ALL DUCTS R12 MINIMUM LOCATED IN GARAGE, ATTIC, AND UNHEATED AREAS.

WOOD FLOOR WHERE APPLICABLE. BALANCING: HEATING CONTRACTOR SHALL BALANCE ENTIRE HOUSE SO THAT ALL ROOMS

HEAT AND COOL EVENLY TO THE REQUIRED TEMPERATURE SET ON THE THERMOSTAT.

ELECTRICAL RADIANT FLOOR HEAT BY "SUN TOUCH" OR EQUAL WITH PROGRAMMABLE THERMOSTAT. PROVIDE RADIANT MATS IN SUITABLE SIZES TO MEET SITE CONDITIONS.

PROVIDE AND INSTALL ELECTRICAL DEVICES AND FIXTURES SHOWN. PROVIDE NEW CIRCUITS AS REQUIRED. USE LINE COVER AND SWITCHPLATES, COLOR TO MATCH WALL, STYLE TO MATCH EX. TAMPERPROOF DUPLEX RECEPTACLES. PROVIDE 2 LEVITON - T5630-W - USB CHARGER/TAMPER RESISTANT RECEPTACLE EACH FLOOR AS DIRECTED BY OWNER USE GROUND FAULT INTERRUPTERS AT ALL AREAS WITHIN 6' OF WATER SOURCE AND ENTIRE KITCHEN. INSTALL ELECTRICAL DUPLEX OUTLETS @ 2' O/C AT KITCHEN COUNTERS

ALL ELECTRICAL WORK TO CONFORM TO LATEST EDITION OF THE NATIONAL ELECTRICAL CODE. MODIFY AND/OR SUPPLEMENT DOOR BELL SYSTEM TO SUIT NEW LAYOUT. PROVIDE AT THE MINIMUM FRONT AND REAR/SIDE BELLS. PROVIDE WALL LIGHT SWITCHES FOR LIGHTING AT ALL ROOMS AT STRIKE SIDE OF DOOR INSIDE ROOM.

PROVIDE 3-WAY WALL SWITCHES FOR LIGHTING AT ALL CORRIDORS AND STAIRS AT EACH END CONC. OF PASSAGE, PROVIDE NEW ELECT. DUPLEX RECEPTACLES AT 12' O/C IN HABITABLE RMS. PROVIDE 3 CABLE TV OUTLETS IN LOCATIONS DIRECTED BY OWNER. PROVIDED METAL

PROVIDE 3 CABLE TV OUTLETS IN LOCATIONS DIRECTED BY OWNER. PROVIDED METAL JUNCTION AND DEVICE BOXES.

INSTALL ARC-FAULT INTERUPTERS WHERE REQUIRED.

CABLING SHALL BE CAT 5 MINIMUM . PROVIDED WITH TIE-OFFS. COORDINATE WITH OWNER'S SECURITY AND/OR COMPUTER VENDOR FOR THEIR INSTALLATION

REQUIREMENTS AS NEEDED BEFORE DRYWALL INSTALLATION. COORDINATE SMART-HOME REMOTE ACCESS WITH OWNERS COMPUTER/SAFETY VENDOR

28 ELECTRONIC SAFETY AND SECURITY

COORDINATE WITH OWNER'S SECURITY AND/OR COMPUTER VENDOR FOR THEIR INSTALLATION REQUIREMENTS AS NEEDED BEFORE DRYWALL INSTALLATION.

PROVIDE AND INSTALL NECESSARY DEVICES AND WIRING TO ASSURE THAT COMPLETED CONDITIONS COMPLY WITH: SECTION R.31.3.1 — REQUIRES THAT ANY/ALL BEDROOMS/COMMON HALLWAYS SHALL BE EQUIPPED W/ HARD WIRED AND INTEGRATED <u>SMOKE DETECTORS</u> (W/ A BATTERY BACK-UP) W/ A CARBON MONOXIDE DETECTOR OUTSIDE ALL BEDROOM(S) IN THE CORRIDOR AND

ANY/ALL BASEMENT HABITABLE SPACES AND IN ANY/ALL MECHANICAL ROOM(S)

RECONFIGURE DOORBELL SYSTEM TO WORK WITH NEW LAYOUT,

PROVIDE PROTECTION OF ALL STRUCTURES, PERSONEL, TREES AND PLANTING THAT MAY BE AFFECTED BY THE CONSTRUCTION ACTIVITIES.

PROVIDE PROTECTION OF ALL LOCATE UNDERGROUND UTILITIES BEFORE EXCAVATION, OBTAIN REQUIRED APPROVALS AND INSPECTIONS. CALL BEFORE YOU DIG, 811, OR EXCAVATE 1-800-962-7962. CONFIRMATION NUMBER MUST BE PROVIDED

PROVIDE SILT FENCE AT ADJACENT AREAS TO EXCAVATION & , GRADING AND CONSTRUCTION.

STOCKPILE ALL TOPSOIL AS DIRECTED BY OWNER. REGRADE, AND RE-SEED ALL DISTURBED

ASSURE MINIMUM 1/4" PER 1'-0" POSITIVE DRAINAGE AWAY FROM STRUCTURE.

SOIL SHALL BE EXCAVATED AS REQUIRED, FIELD VERIFY 2 TON/SF BEARING CAPACITY, AND

BF FREE OF DEBRIS. WASTE. FLOWING WATER, VEGETATION OR OTHER DELETERIOUS MATTER. NOTIFY ARCHITECT OF SUBSTANDARD SOIL CONDITIONS. SUBSTANDARD SOIL CONDITIONS MUST BE REMOVED TO A DEPTH OF ADEQUATE BEARING CAPACITY AND THEN REPLACED WITH ENGINEERED COMPACTED FILL WHICH SHALL CONSIST OF CLEAN WELL GRADED SAND AND GRAVEL COMPACTED TO 95% DENSITY, PLACED IN 8" LIFTS WITH EACH LAYER AND BASE EARTH LAYER THOROUGHLY COMPACTED BY MAKING 4 PASSES

AREAS WITHIN 6' OF EXISTING CONSTRUCTION (WHOSE SOIL HAS NOT BEEN DISTURBED WITHIN 30 YEARS) SHALL BE CONSIDERED BACKFILL AND REQUIRES ADDITIONAL SOIL TAMPING TO DEMONSTRATE 95% COMPACTION AT SOIL BEARING FACE.

SHOWN ON THE DRAWINGS. BACKFILLING SHALL BE PERFORMED IN 8" LIFTS AND COMPACTED TO ACHIEVE RECOMMENDED ACI DENSITIES. TRENCHES SHALL BE BACK FILLED IN 6" LIFTS, BEDDED WITH GRAVEL. COORDINATE WITH ALL TRADES. PLACE SUBGRADE PLASTIC WARNING TAPE ABOVE LINES 1' BELOW GRADE.

GRAVEL FOR DRAINAGE, TO BE CLEAN BANK-RUN 1" STONE KEEP EXCAVATION CLEAR OF

WATER BY PUMPING OR OTHER APPROVED MEANS.

OF ULTIMATE STRENGTH.

WITH A VIBRATORY PLATE.

STOCKPILE ALL TOPSOIL AS DIRECTED BY OWNER. REGRADE, AND RE-SEED ALL DISTURBED

AREAS. SUPPLEMENT TOPSOIL AS NEEDED TO MEET NEW GRADING REMOVE, BALL & BURLAP AFFECTED PLANTINGS AND WATER AND MAINTAIN DURING CONSTRUCTION, REPLANT ACCORDING TO OWNERS DIRECTIONS. NEW PLANTINGS AND RELATED GRADING AND TOPSOILD TO BE COORDINATED WITH OWNERS INSTALLER.

NURSERIES DIRECTIONS. PLANTING AND MAINTENANCE INSTRUCTION TO BE GIVEN TO OWNER 17. SUBGRADE SPRINKLER IRRIGATION SYSTEMS TO BE REPAIRED/REPLACED/RECONFIGURED AS NEEDED DUE TO NEW WORK TO PROPER WORKING ORDER WHEN ENCOUNTERED. PROVIDE

PLANTINGS SHALL BE STORED, TRANSPORTED AND INSTALLED IN ACCORDANCE WITH LOCAL

AQUASTAT AND TIMER PER OWNERS DIRECTION.

SERVICE UPGRADES TO BE COORDINATED WITH LOCAL PROVIDERS

PROVIDE TEMPORARY UTILITIES DURING CONSTRUCTION WHEN NEEDED. COORDINATE ALL NEW UTILITY CONNECTIONS BETWEEN SUPPLIER AND OWNER. ASSURE FUTURE LOAD DEMANDS FOR

PRESSURE TREATED PTD. PAINTED CONCRETE MASONRY UNIT TYPICAL ELEVATION UNLESS NOTED U.N.O. OTHERWISE FIXTURE VINYL COMPOSITE TILE CONCRETE GENERAL CONTRACTOR VERIFY IN FIELD V.I.F. GYPSUM WALL BOARD

ABBREVIATIONS

MOUNTED

ON CENTER

ABOVE FINISHED FLOOR MTD.

AUTHORITY HAVING

JURISDICTION

GLASS

THE FOLLOWING EROSION CONTROL SCHEDULE SHALL BE UTILIZED:

2. INSTALL A CONSTRUCTION ENTRANCE TO THE DEVELOPMENT AREA.

3. ESTABLISH CONSTRUCTION STAGING AREA.

6. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON

5. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION.

8. STRIP TOPSOIL AND STOCKPILE AT THE LOCATIONS SPECIFIED ON THE PLANS (UP GRADIENT OF FROSION CONTROL MEASURES). TEMPORARILY STABILIZE TOPSOIL STOCKPILES (HYDROSEED DURING MAY 1ST THROUGH OCTOBER 31ST PLANTING SEASON

9. CONSTRUCT BUILDING FOUNDATIONS. 10. GRADE DRIVEWAY TO SUB-GRADE ELEVATION AND INSTALL DRAIN SYSTEM INCLUDING

EX-FILTRATION GALLERY ALL PROPOSED CONNECTIONS 11. INSTALL ALL PROPOSED UTILITY CONNECTIONS.

13. INSTALL 4'-6" TOPSOIL, FINE GRADE, SEED THE ENTIRE PROJECT SITE AND INSTALL LANDSCAPE PLANTINGS. SPREAD SALT HAY OVER SEEDED AREAS. 14. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION.

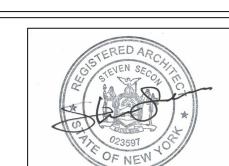
"THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION MEASURES IFDEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION

""AS-BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY."

DO NOT BACKFILL AGAINST FOUNDATION UNTIL CONC./CMU INSTALLATION HAS REACHED .75 % SHOULD ROCK BLASTING BE REQUIRED, A PERMIT APPLICATION IN ACCORDANCE WITH - BLASTING OF THE DOBBS FERRY VILLAGE CODE MUST BE SUBMITTED TO THE VILLAGE BY THE

"INFILTRATION SYSTEM ACCESS PORTS SHALL BE SHOWN ON THE "AS-BUILT"."

03 16 22 02 14 22 DENIAL



- ADDITIONS & ALTERATIONS -50 JUDSON AVE DOBBS FERRY, NY 10522

OUTLINE SPECIFICATIONS

MUNI 1.D. # 3.120-116-5



Tel. (914) 674-2950 Fax (914) 693-1537 WWW SECONARCHITECT COM

CONSTRUCTION SEQUENCING

1. PLACE ORANGE CONSTRUCTION FENCING AROUND AREAS TO BE USED FOR EX-FILTRATION TO AVOID COMPACTION

4. INSTALL TREE PROTECTION ON TREES AS NOTED ON PLANS.

7. REMOVE TREES WHERE NECESSARY (CLEAR & GRUB) FOR THE PROPOSED

CONSTRUCTION.

OR BY COVERING WITH A TARPAULIN(S) NOVEMBER 1ST THROUGH APRIL 30TH. INSTALL SILT FENCE AROUND TOF OF SLOPE

12. INSTALL DRIVEWAY PAVEMENT AND WALKWAYS.

*SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR EVERY TWO WEEKS AND PRIOR TO AND AFTER EVERY 1/2" OR GREATER RAINFALL EVENT

NOTES AS PER VILLAGE ENGINEER:

OF DISTURBED PROVIDE CLEAN FILL WHERE REQUIRED TO MATCH ADJACENT GRADES AS REQUIRED.. OR AS

APPLICANT FOR REVIEW/APPROVAL."

AHRB & ENG COMMENTS AHRB & PLANNING BD 11 15 21 REVISION/ISSUE

PROJECT PERILLO-NEWMAN RESIDENCE

DRAWING TITLE



SUBMIT SHOP DRAWINGS FOR APPROVAL, N/A

21. FINISH CARPENTRY TO COMPLY WITH AMERICAN WOODWORK INSTITUTES "ARCHITECTURAL 9. PROVIDE 10% ATTIC STOCK TILE & PAINT FOR FUTURE OWNER USE.

BACKSPLASH. COUNTERTOP SHALL HAVE LEADING BULLNOSED EDGE. BASKSPLASH SHALL BE TILED ABOVE SONE BACKSPLASH TO BOTTOM OF WALL CABINET. PROVIDE STONE SAMPLES OR JUNCTION AND DEVICE BOXES. SHOWRM VISIT FOR APPROVAL, MIN. 3/4" OVERHANG BEYOUND BASE CABINETS. COORDINAT

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

BEFORE CONCEALMENT. INSULATE ALL LINES PER CODE.

ACCESSIBLE SHUTOFF VALVES FOR FIXTURES AND APPLIANCES.

THER TRADES AS WELL AS PROPERLY INSULATED OR HEAT TRACED IF NEEDED. PROVIDE

BRUSHED CHROME. FULLY TEST AND MAKE SYSTEMS OPERATIONAL.

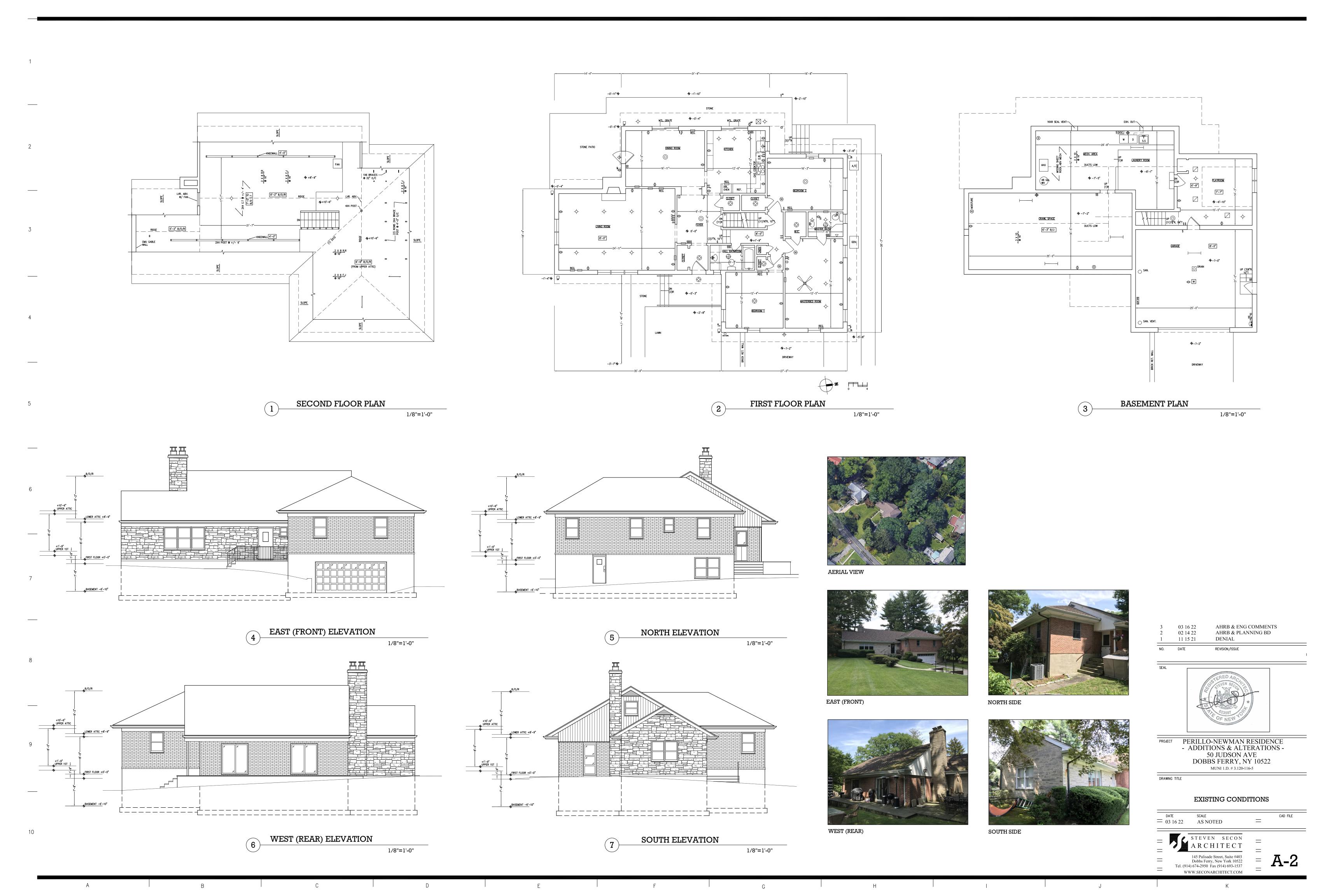
ALL SERVICE LINES SHALL BE SECURELY INSTALLED AND PROPERLY PROTECTED FROM OTHER TRADES AS WELL AS PROPERLY INSULATED OR HEAT TRACED. PROVIDE ACCESSIBLE SHUTOFF HVAC- PROVIDE AND MODIFY DUCTWORK REGISTERS AND DIFFUSERS, DAMPERS AS REQUIRED

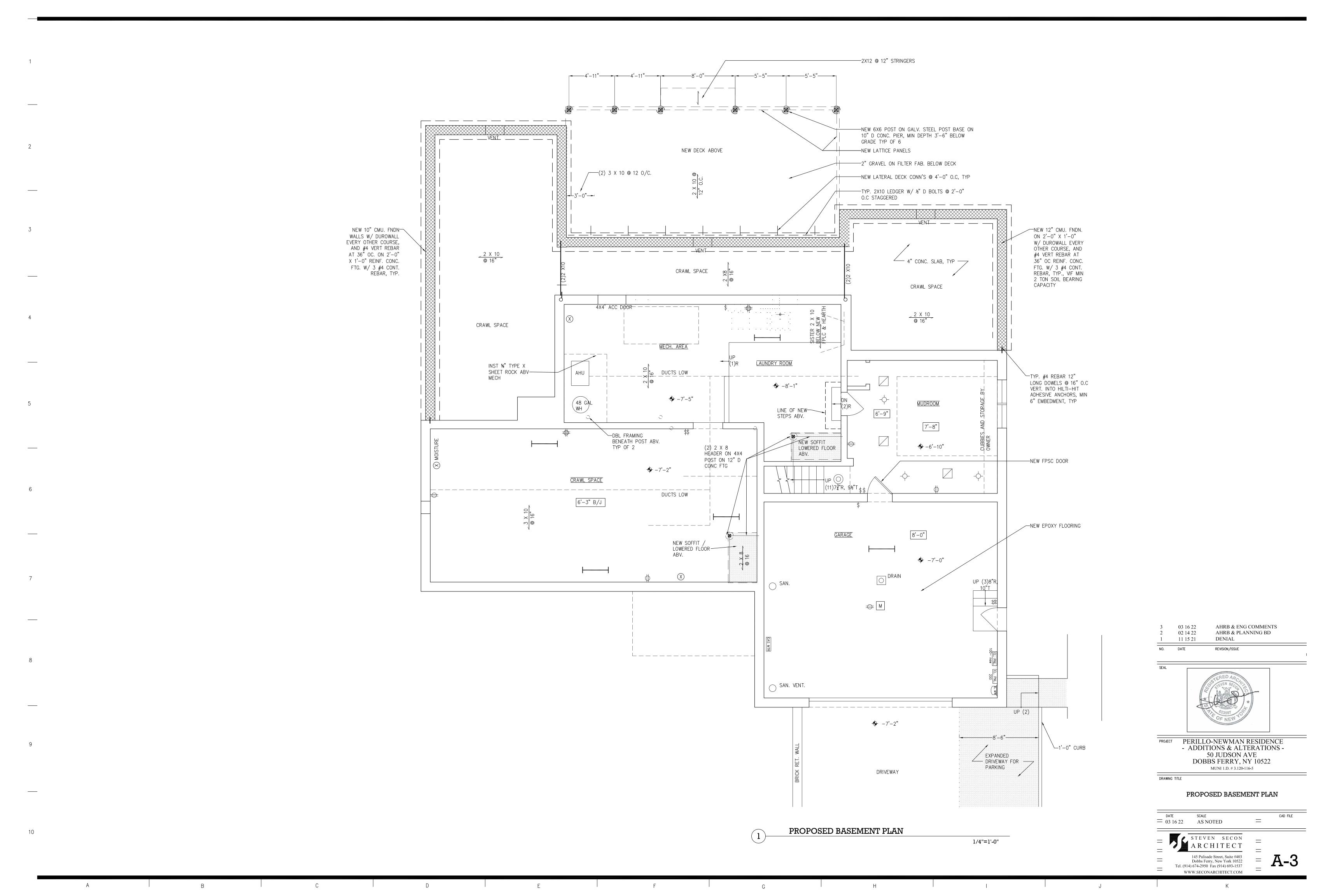
PRECAST CONCRETE PADS LOCATE REFRIGERANT LINES WITHIN EXTRA DEDICATED NON-FUNCTIONAL GUTTER LEADER. PROVIDE RUPTURE PANS AND ALARM AT EACH AHU. MINIMUM A/C SEER VALUE 16. CONDENSOR UNITS MUST MEET APPLICABLE NOISE DB RATINGS. HANF FROM ROOF JOIST WITH VIBRATION ISOLATORS, SISTER ROOF JOIST WHERE ROOF RAFTERS ARE LESS THAN 2X6 OR LESS.

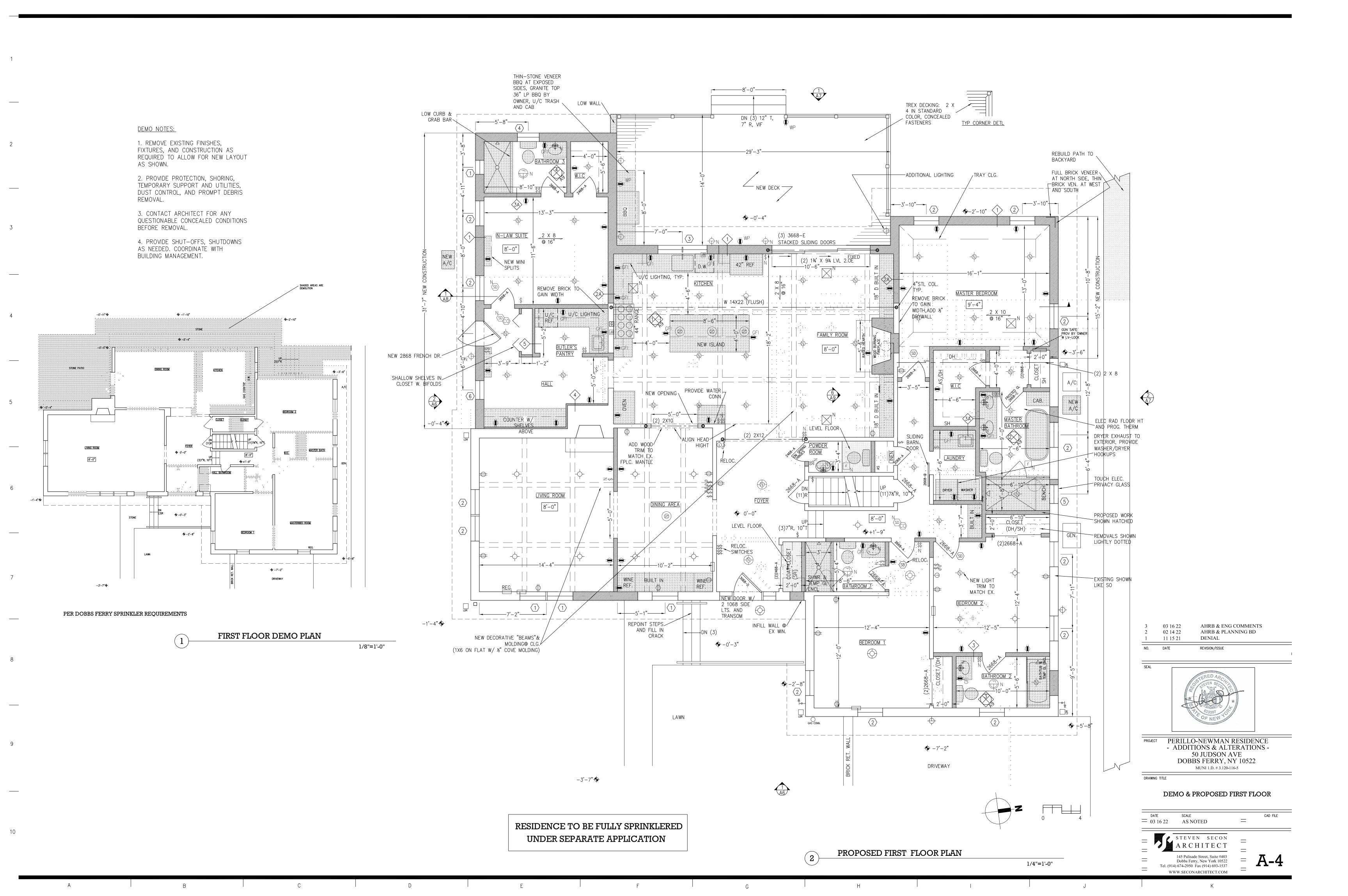
PROVIDE NEW 9000 BTU "MITSUBISHI" MR SLIM DUCTLESS A/C (OR AS PER MBTU PER MANUF RECOMMENDATION) MINI SPLIT SYSTEM WITH CONDENSER AND WALL CARTRIDGE UNITS, 5. STEEL DOORS FOR EXTERIOR USE SHALL BE INSULATED 14 GA. FRAMES, AND 16 STEEL TEMP CONTROLS AND REQ. ACCESSORIES. LOCATE CONDENSER PER OWNER'S DIRECTION

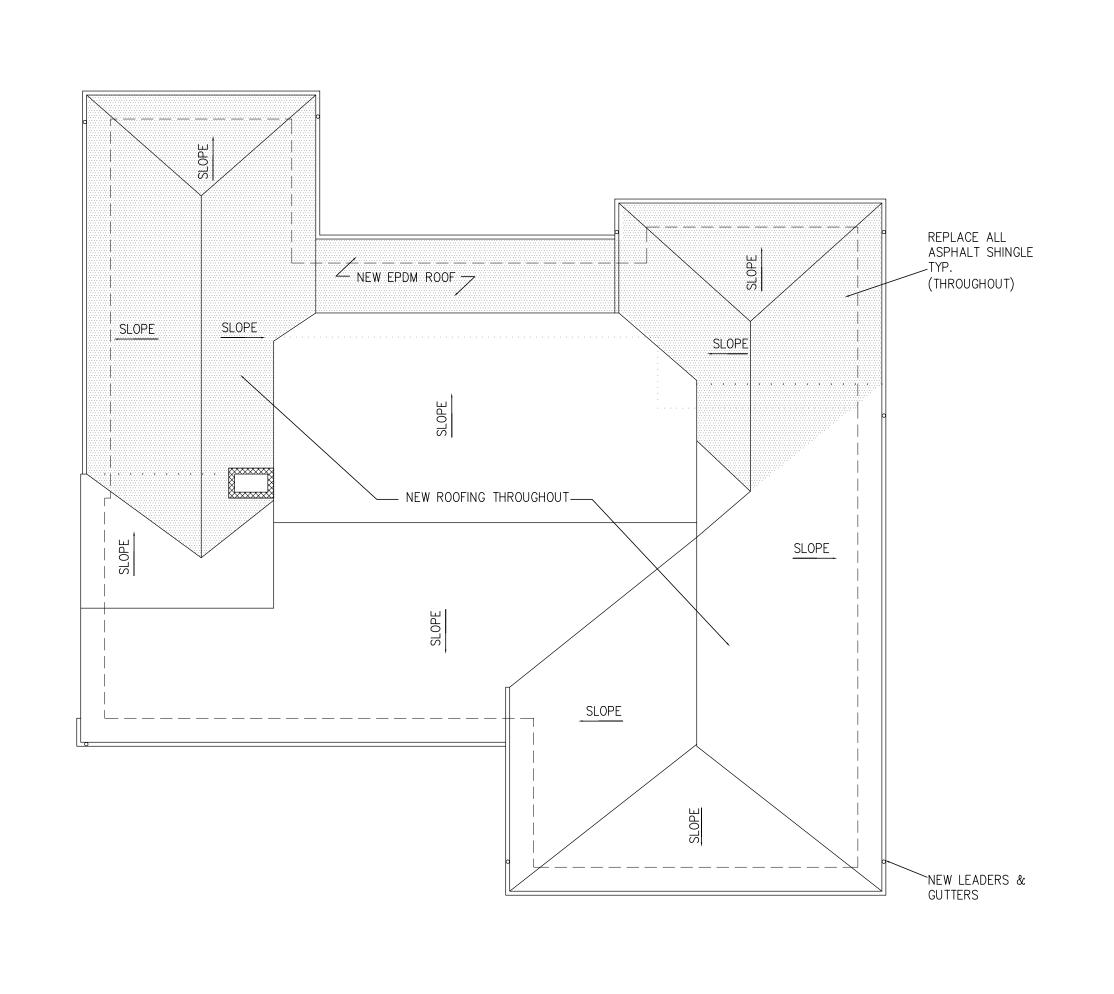
> RELATED BLOWER DOOR TESTING TO BE PROVIDED WHERE REQUIRED. GRILLS AND REGISTERS: PROVIDE SUPPLY AND RETURN REGISTERS IN EACH ROOM. ALL SUPPLY GRILLS TO HAVE ADJUSTABLE DAMPERS. FLOOR GRILLS TO BE WOOD TO MATCH

> PROVIDE THERMAL INSULATION WITH RELECTIVE BARRIER BELOW FLOOR. PROVIDE ELECTRICAL TOE-KICK HEATER BY "BROAN NUTONE 114" OR EQUAL WITH



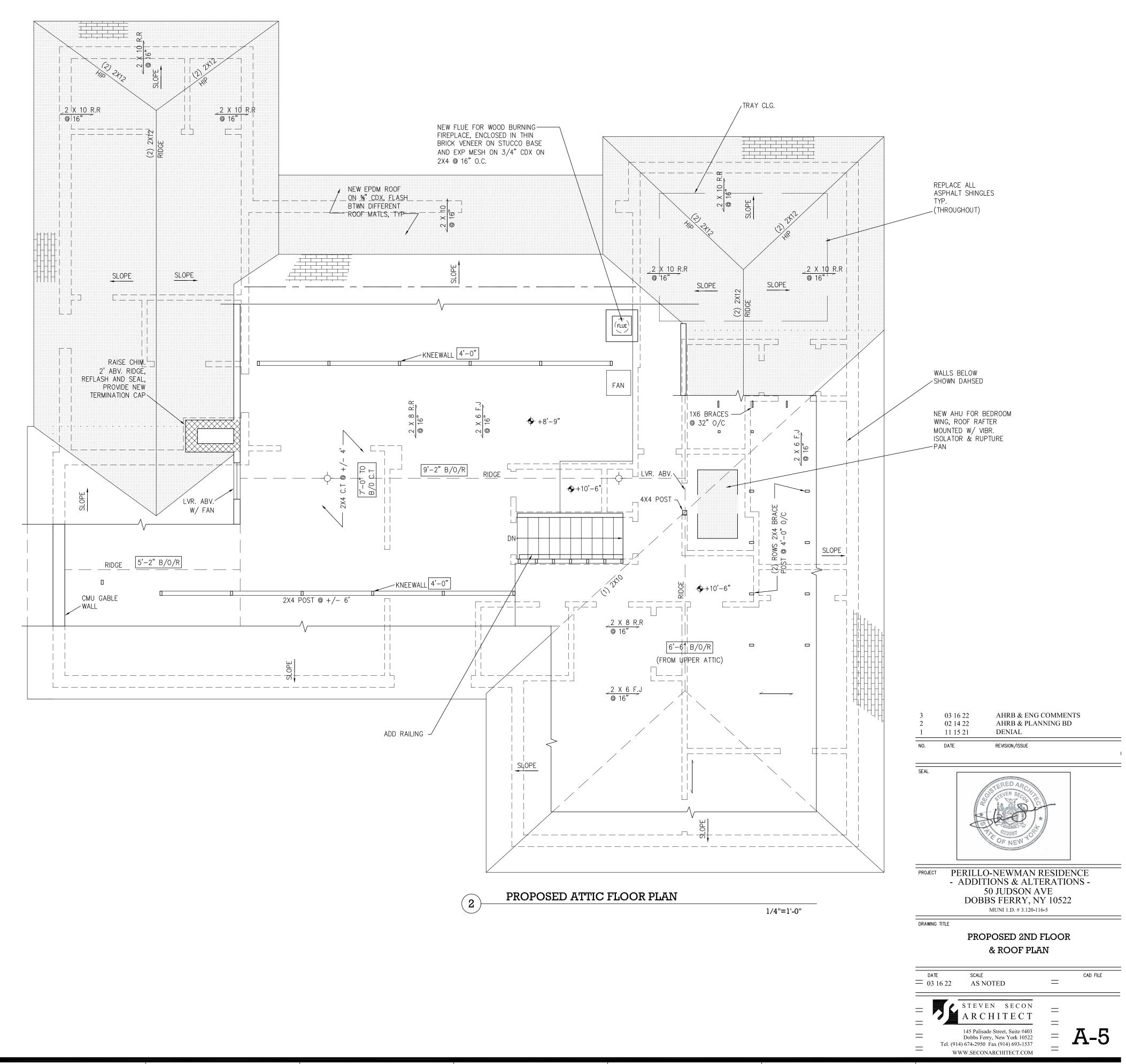


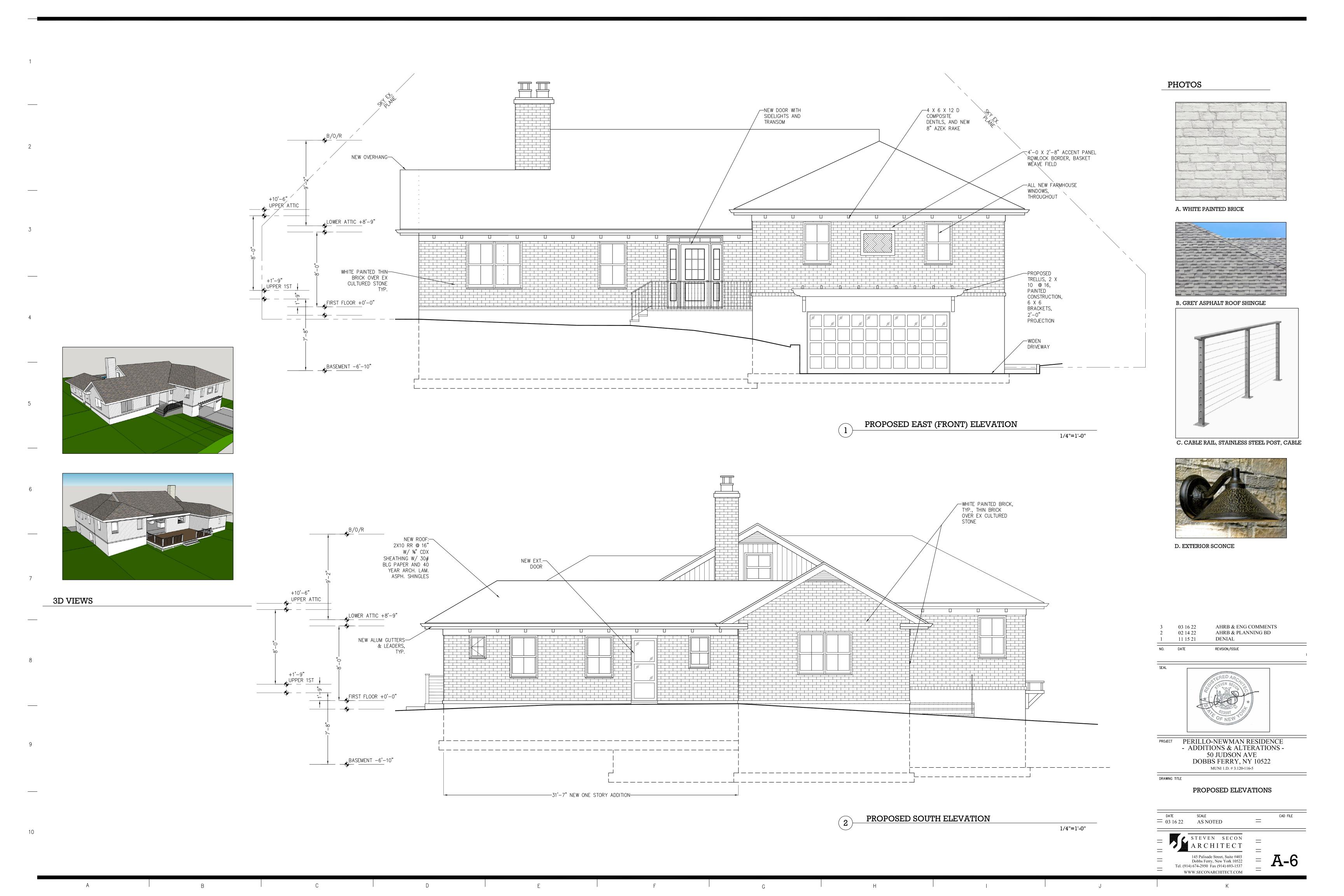


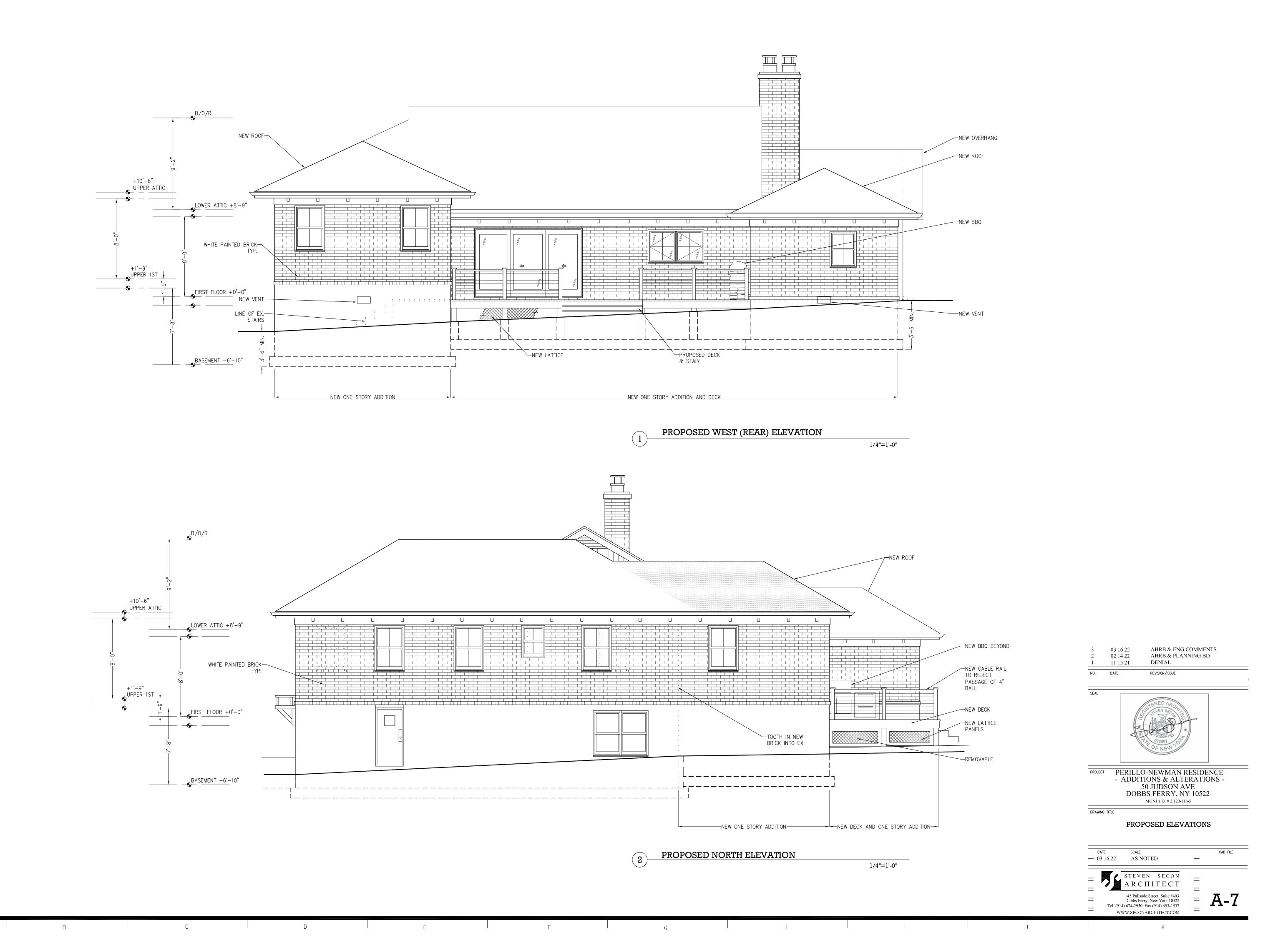


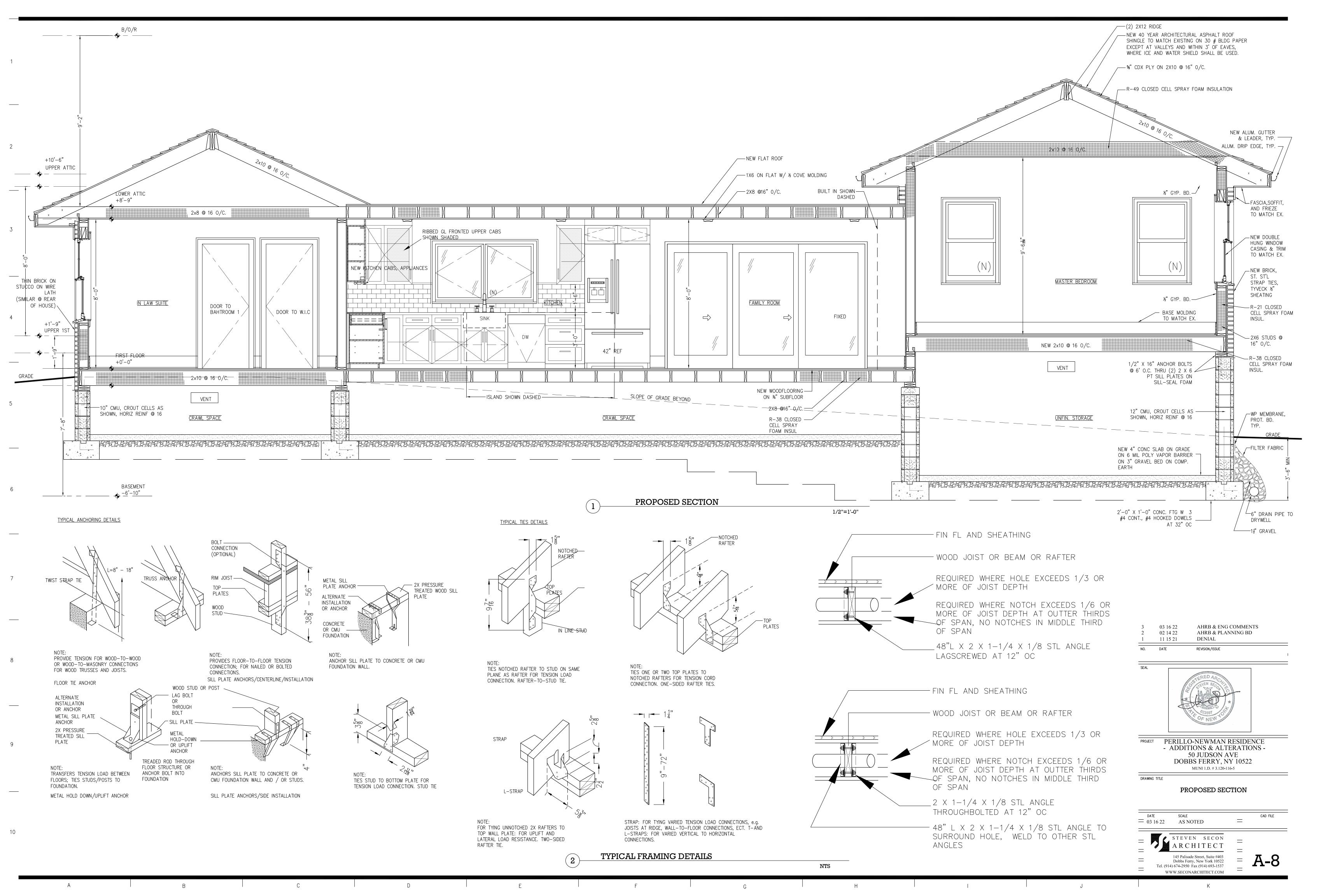
PROPOSED ROOF PLAN

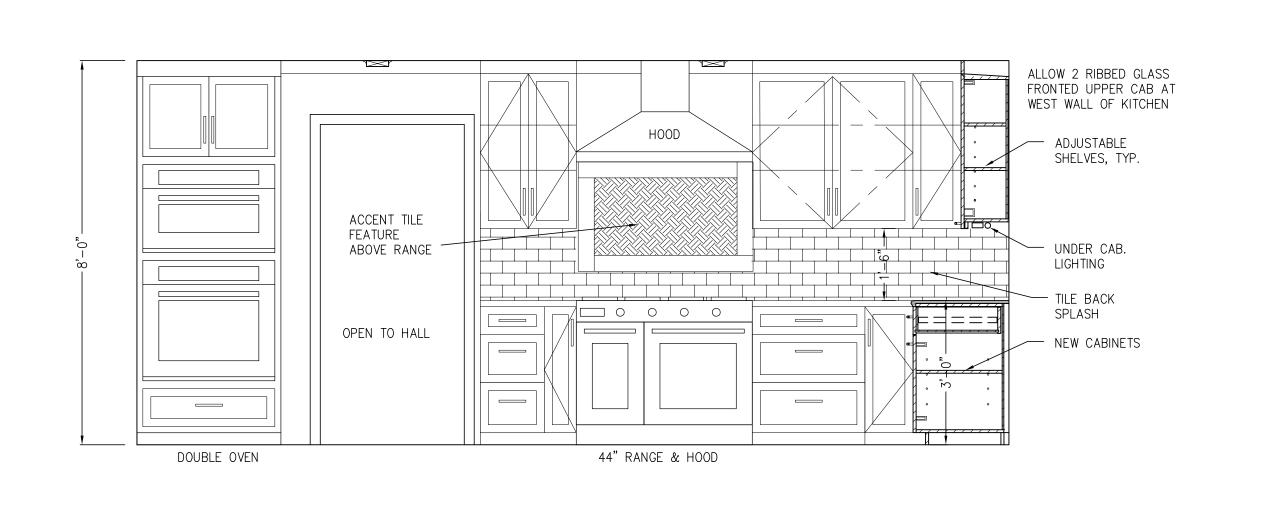
1/8"=1'-0"



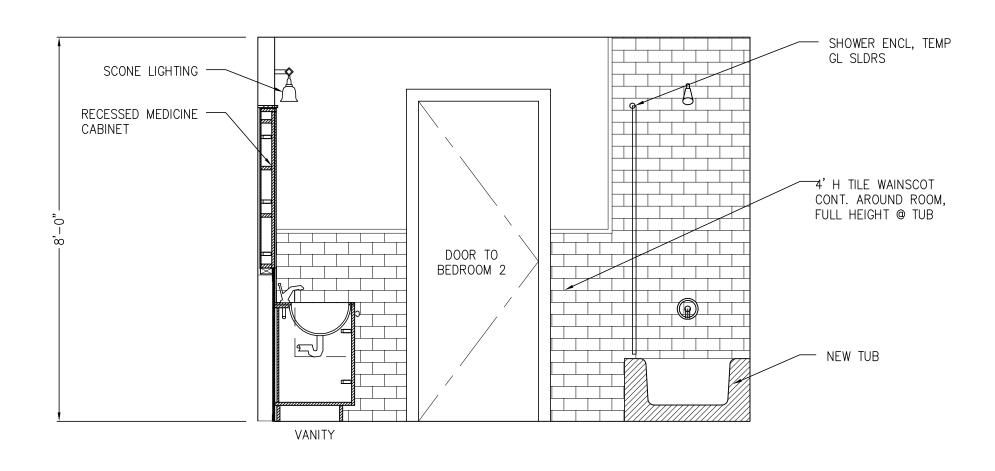




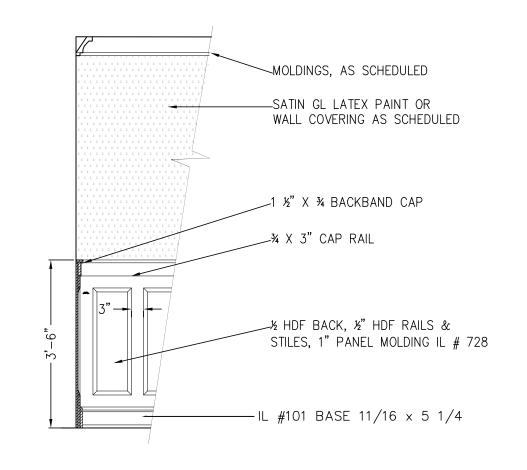




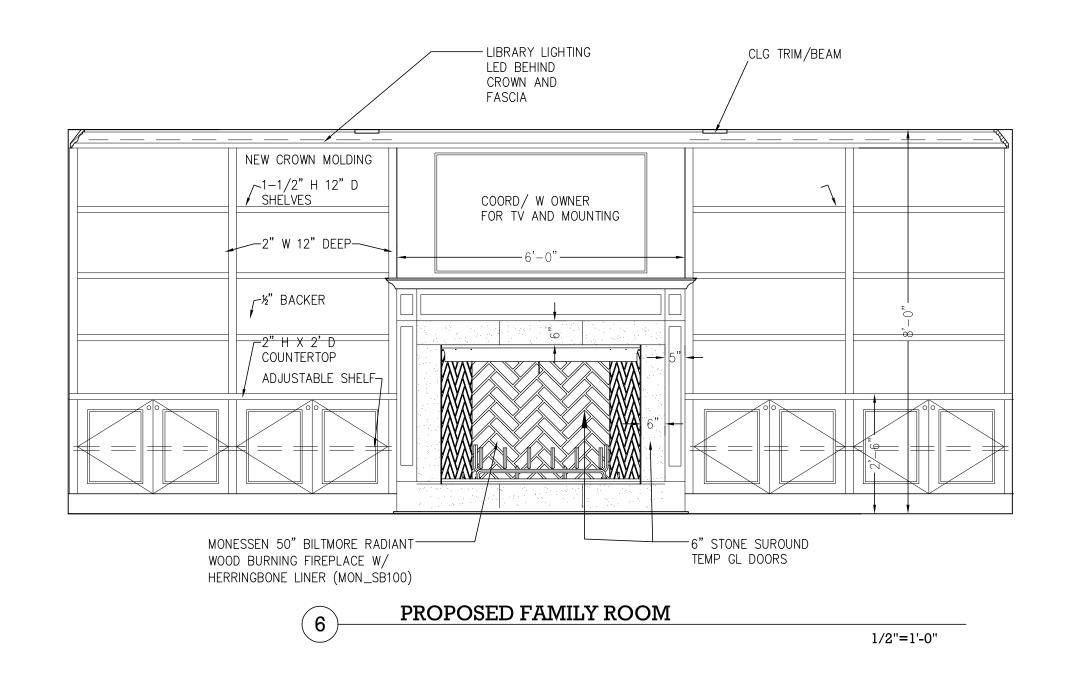
PROPOSED KITCHEN ELEVATION 1/2"=1'-0"

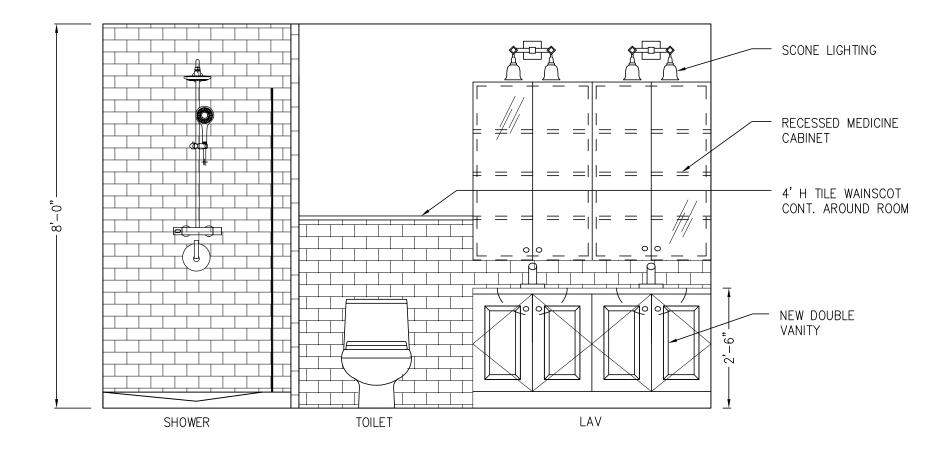


PROPOSED BATHROOM 2 1/2"=1'-0"

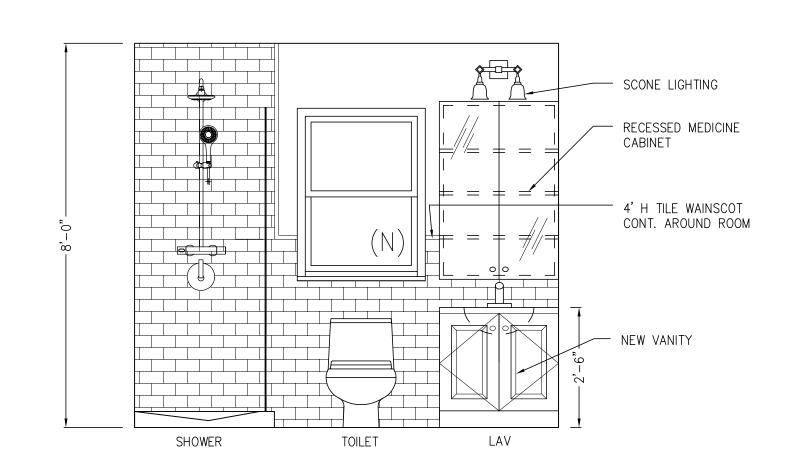


TYP. WOOD WAINSCOTTING DETAIL 1/2"=1'-0"

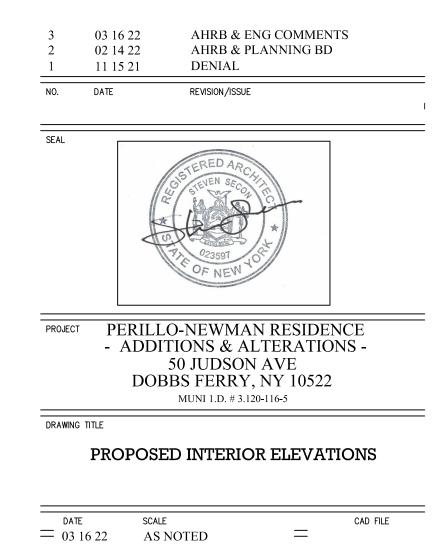




PROPOSED MASTER BATHROOM ELEVATION 1/2"=1'-0"

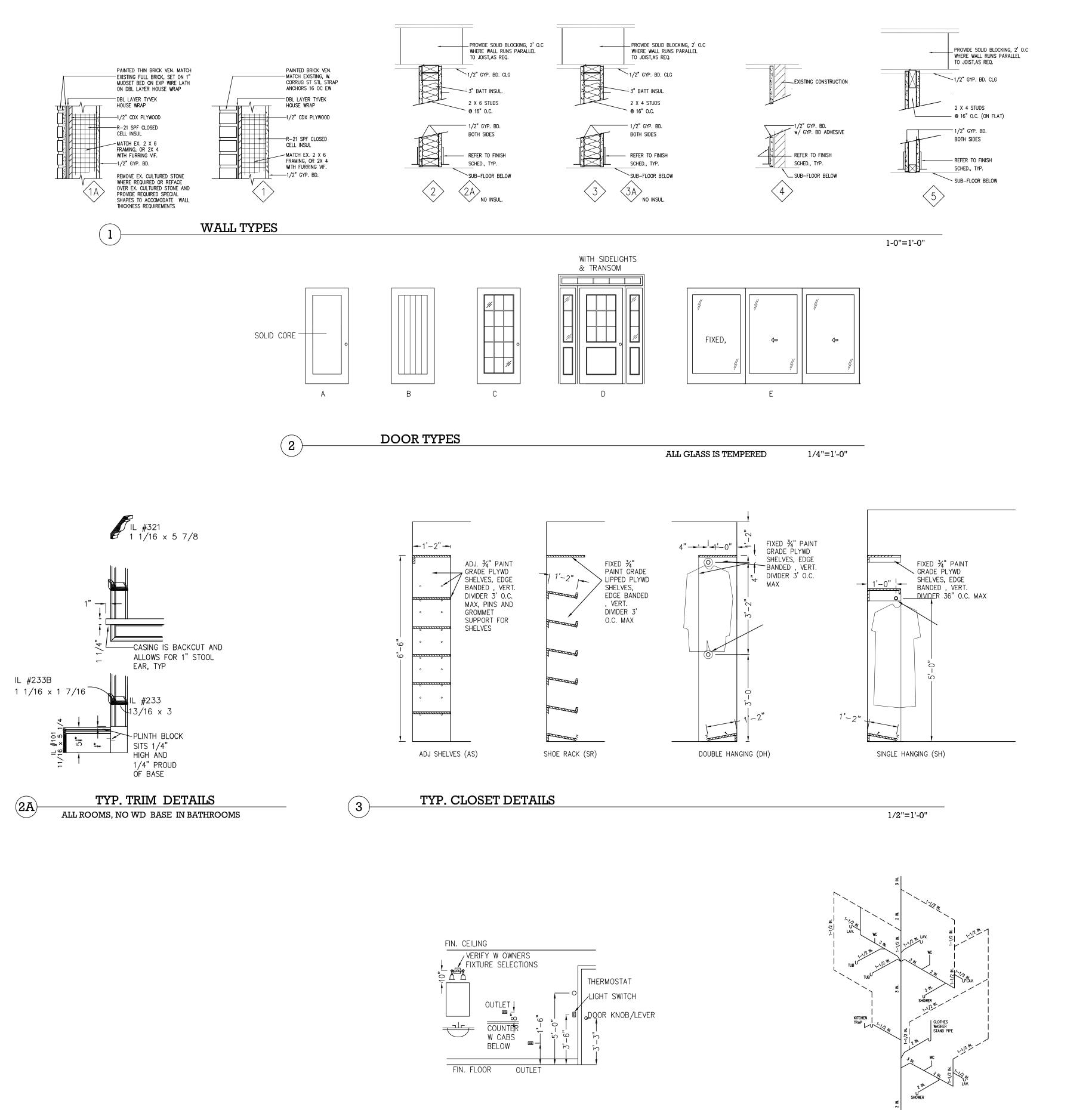


PROPOSED IN-LAW SUITE BATHROOM 1/2"=1'-0"



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TYP. MOUNTING HEIGHTS

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1/4"=1'-0"

PLUMDING RISER DIAGRAM

NTS

FINISH SCHEDULE

	AREA	FLOOR	BASE	WALL	CEILING	MOLDINGS	REMARKS
BSMT	MUDROOM	LVP	VCB	P-1	P-2	NEW CASING & CROWN	SEE 2A/A10
	MECH. AREA	_	_		_		
	CRAWL SPACE	_	_		_		
OR	FOYER	WD-1	_	_	_	NEW BASE, CASING & CROWN	4' WD WAINSCOT ALL AROUND
	LIVING ROOM	REFIN	_	-	_	NEW BASE, CASING & CROWN	
	DINING AREA	_	_	-	-	NEW BASE, CASING & CROWN	4' WD WAINSCOT ALL AROUND
ST FLOOR	FAMILY ROOM	WD-1	_	P-1	P-2	NEW BASE, CASING & CROWN	
$_{ m IST}$	KITCHEN	WD-1	_	P-1	P-2	NEW BASE, CASING & CROWN	SEE INTERIOR ELEVATIONS
	IN LAW SUITE	WD-1	_	P-1	P-2	NEW BASE, CASING & CROWN	
	BATHROOM 1	MCT	CT-1	CT-1/P-3	P-3	NEW CASING & CROWN	4' CT WAINSCOT ALL AROUND, FULL HT AT TU
	BUTLER PANTRY	WD-1	_	P-1	P-2	NEW BASE, CASING & CROWN	
	HALL	WD-1	_	P-1	P-2	NEW BASE, CASING & CROWN	
	POWDER ROOM	MCT	CT-1	CT-1/P-3	P-3	NEW CASING & CROWN	4' CT WAINSCOT ALL AROUND
	BEDROOM 1	REFIN	_		_	NEW BASE, CASING & CROWN	
_	BATHROOM 1	MCT	CT-1	CT-1/P-3	P-3	NEW CASING & CROWN	4' CT WAINSCOT ALL AROUND, FULL HT AT TU
UPPER 1ST	BATHROOM 2	MCT	CT-1	CT-1/P-3	P-3	NEW CASING & CROWN	4' CT WAINSCOT ALL AROUND, FULL HT AT TO
PEF	BEDROOM 2	REFIN	_	_	_	NEW BASE, CASING & CROWN	
Б	LAUNDRY ROOM	LVP	VCB	P-1	P-2	NEW CASING & CROWN	
	MASTER BEDROOM	WD-1	_	P-1	P-2	NEW BASE, CASING & CROWN	
	MASTER BATHRM	MCT	CT-1	CT-1/P-3	P-3	NEW CASING & CROWN	SEE INTERIOR ELEVATION
	W.I.C	WD-1	_	P-1	P-2	NEW BASE, CASING & CROWN	
굕	EXTERIOR	_	_	WHITE WASHED	BR CK	_	SEE EXTERIOR ELEVATIONS
EXTERIOR	STONE	_	_	_	_	_	-
XTE	RAILINGS	CABLE-RAIL SY	/STEM S	-	_	_	_
Щ	DECK	TREX			_		

MCT MOSAIC CERAMIC TILE
WD-1 2 1/4 T& G OAK STRIP WOOD FLOORING

PROVIDED BY OWNER

FLOORING SELECT, BRUCE OR EQ., STAINED & SE

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

CT-1 GLAZED CERAMIC WALL TILE PROVIDED BY OWN
P-1 EGGSHELL LUSTER LATEX PAINT BENJAMIN MOORE
P-2 FLAT. NO-DRIP LATEX PAINT BENJAMIN MOORE

P-2 FLAT, NO-DRIP LATEX PAINT BENJAMIN MOORE
P-3 SATIN LUSTER LATEX PAINT BENJAMIN MOORE

AINED & SEALED VCB VINYL COVE BASE ROPPE

LVP LUXURY VINYL PLANK ARMSTRONG

WINDOW SCHEDULE

NO.	MODEL	TYPE	SIZE	R.O.	REMARKS
1	WDH2846	DOUBLE HUNG	2'-9% " X 4'-8%"	2-10%" X 4'-8%"	
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'-2%" X 3'-4%"	-
	_	_	_	_	_
	-	_	_	_	_

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

LIN	LINTEL SCHEDULE					
	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 BOTTOM. 8" MIN. BEARING EACH SIDE.		
LOCA EXPC TO	8" OR 12" CMU BOND BEAM	2 - #4	2 - #6	REINFORCING 1 1/2" FROM BOTTOM. 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.		
	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.		
				S 10'-0". _ ANGLE LINTELS AT LOCATIONS		

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 HEADERS
PROVIDE 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 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 MATERIA SHALL BE BY THE GC					
COMPONENT	OWNER FURNISH	OWNER INSTALL	REMARKS		
COUNTERTOPS	X	Χ			
KITCHEN CABINETS	X	X			
APPLIANCES	Х				
CARPETING	Х	X			
LANDSCAPE RESTORATION	X	Χ			
SECURITY WIRING & DEVICES	X	Χ			
DECORATIVE LIGHTING	X		SCONCES, CHANDELIER		
TILES	X				
PAINTING	X	Χ			
PLUMBING FIXTURES	X				
PLUMBING ACCESSORIES	Χ				

SUBMITTALS REQUIRED				
COMPONENT	SHOP DRAWING	SAMPLE	MOCKUP	CUT SHEET
CERAMIC TILE		Χ		
COUNTERTOP STONE		Χ		
KITCHEN CABINETS	Χ	Χ		
WINDOWS	X	Х		
CARPETING		Х		
PAINTING/STAINING			Х	
ROOF SHINGLES		Χ		X

3 03 16 22 AHRB & ENG COMMENTS
2 02 14 22 AHRB & PLANNING BD
1 11 15 21 DENIAL

NO. DATE REVISION/ISSUE

SEAL

SEAL

STERED ARCHITICAL

OSTEVEN SECONTRO

O23597

O23597

OF NEW OFFI

PROJECT PERILLO-NEWMAN RESIDENCE
- ADDITIONS & ALTERATIONS 50 JUDSON AVE
DOBBS FERRY, NY 10522

DRAWING TITLE

DETAILS AND SCHEDULES

MUNI 1.D. # 3.120-116-5

