

OUTLINE SPECIFICATIONS

- THE DESIGN, FABRICATION, TRANSPORTATION, AND ERECTION OF ALL STRUCTURAL STEEL
- STRUCTURAL STEEL PIPES SHALL BE IN COMPLIANCE WITH ASTM A501. WHERE USED FOR

- FOR WOOD FRAME CONSTRUCTION" PER AMERICAN FOREST AND PAPER ASSOC. LATEST
- REQUIREMENTS OF THE AMERICAN WOOD PRESERVERS' ASSOC. FASTENERS UNSED WITH

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.

3. RIGID INSULATION TO BE POLYISOCYANURATE: 2" AT SLAB EDGE AND FNDN PERIMETER, 24" DOWN AND 24" IN.

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

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

FASTEN AND SEAL PER S.M.A.C.N.A. STANDARDS, PROVIDE BUILT UP METAL-FLASHED CRICKETS AS REQUIRED 7.PROVIDE PAINTABLE SILICONE SEALANT IN COLOR TO MATCH ADJACENT WHERE

FLASHING TAPE FOR WATERPROOF SEAL. PROVIDE SIMILAR DRIP EDGE. SECURE TO

ADJACENT SURFACES WITH FASTENERS TO RESIST REQUIRED WIND LOADS, FABRICATE,

8. PROVIDE THROUGH-WALL AND FLOOR FIRESTOPPING FOR PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES PER ASTM E 814 BY TREMCO OR 3M FIRE PRODUCTS. 9. SIDING TO MATCH EXISTING. INSTALL PER CEDAR SHAKE AND SHINGLE BUREAU

REQUIRED. PROVIDE BACKER RODS WHERE NEEDED. INSTALL PER ASTM C920.

10. 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. 24 & 25. NOT USED

PROVIDE CORRUGATED HDPE BOOT AT GRADE TO JOIN SUBGRADE PIPING.

11. 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.

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

13. FILL ALL SMALL CAVITIES IN FRAMING. AND ANNULAR PIPE PENETRATIONS WITH "GREAT STUFF" EXPANDABLE URETHANE SEALANT FOAM. 14. PROVIDE FIRE PUTTY SEALANT AT HOLES FOR PIPES, CONDUITS AND SIMILAR

15. 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: 31/4" POLYISOCYANURATE ROOF INSULATION WITH COATED FIBERGLASS FACER SHEETS CONSISTING OF 2 LAYERS; A 11/2" LAYER ON THE DECK ALUMINUM WITH KYNAR FINISH. EDGING AT FRONT OF THE ROOF CUSTOM FABRICATED JUNCTION AND DEVICE BOXES. TO FIT NEATLY AND SECURELY OVER SHINGLES TO REMAIN.

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

8. OPENINGS (WINDOWS AND DOORS)

1. WINDOW TO BE REPLACED IN KIND IS BASED ON ANDERSEN 400 SERIES WINDOWS, WOOD W/ VINYL CLAD ,ARGON INSUL. , HEAT-LCOK MODLE, SMART SUN GLAZING LOW E (.24 U MAX., .18 SHGC) GLAZING WITH SCREENS, EXTENSION JAMBS AS REQ'D, (NOTE DIFFERENT WALL THK.'S). FINISH AS SELECTED BY OWNER OR AS REQUIRED TO MATCH EXISTING, WINDOW HARDWARE 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. SIMULATED DIVIDED LITES UNLESS OTHERWISE SHOWN. PROVIDE TEMPERED GLASSS PER REQUIREMENTS AS NEEDED BEFORE DRYWALL INSTALLATION. CODE. PROVIDE WINDOW ORDER-LIST FOR REVIEW BEFORE PURCHASE

. 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

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 S). OR JELDWEN INSULATED PREFINISHED DESIGN-PRO FIBERGLASS DOORS. SEE $\frac{1}{31.5}$

4. INTERIOR DOORS ARE BASED ON "JELDWEN" INT. GRADE 1 3/8" THICK. PANEL CONFIGURATION TO MATCH EXISTING . PINE OR MDF WITH FRAME. SEE DOOR TYPES.

1-800-962-7962. CONFIRMATION NUMBER MUST BE PROVIDED. 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 2. PROVIDE CORNER BEADS, CASING BEADS AND TRIM AS REQUIRED TAPE AND SPACKLE AREAS.

ALL JOINTS, 3 COATS, FEATHERED. 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 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 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.

5. CERAMIC THE TO BE THINSET METHOD ACCORDING TO CERAMIC THE INSTITUTE STANDARDS, PROVIDE COVE, BULLNOSED AND SPECIAL SHAPED THE, GROUT AND SEAL USE GROUT AS RECOMMENDED BY THE MANUE, 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 PROVIDE CLEAN FILL WHERE REQUIRED TO MATCH ADJACENT GRADES AS REQUIRED., OR AS BELOW OR SCHLUTER SYSTEM.

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 "PRATT AND LAMBERT" EXTERIOR LATEX, FLAT-SIDING SATIN- FOR TRIM AND DOORS, INTERIOR GWB: EGGSHELL LUSTER- WALLS PAINT ALL SCHEDULED SURFACES 2 COATS MIN. COLORS TO BE SELECTED. PROVIDE 2' WATER BY PUMPING OR OTHER APPROVED MEANS. 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.

10. - 21. NOT USED

22. PLUMBING

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 HAMMER ARRESTER AT THE BOTTOM OF EACH LINE TO ABSORB SHOCK. GAS SERVICE AFTER INSTLLATION. LINES SHALL BE BLACK IRON PER CODE. ALL LINES SHALL BE FULLY AND SUCCESSFULLY TESTED BEFORE CONCEALMENT. INSULATE ALL LINES PER CODE.

OTHER TRADES AS WELL AS PROPERLY INSULATED OR HEAT TRACED IF NEEDED. PROVIDE ACCESSIBLE SHUTOFF VALVES FOR FIXTURES AND APPLIANCES.

PROVIDE RE-CIRCULATING PUMP AS REQUIRED WITH THERMOSTATIC VALVE. ALL BATHROOM PLUMBING FIXTURES TO BE WHITE. FAUCETS AND FITTINGS TO BE BRUSHED CHROME UNLESS OTHERWISE SPECIFIED BY OWNER. FULLY TEST AND MAKE SYSTEMS OPERATIONAL.

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.

HVAC- PROVIDE AND MODIFY DUCTWORK REGISTERS AND DIFFUSERS, DAMPERS AS REQUIRED TO CONDITION THE NEW AND EXISTING SPACES TO 72 DEGREES INDOORS WHEN OUTSIDE TEMPERATURE REACHES 90 DEGREES, AND 70 DEGREES WHEN OUTSIDE TEMPERATURE REACHES O DEGREES. PROVIDE FLUSHABLE STEAM HUMIDIFIER.

PROVIDE EXHAUST VENTILATION FROM BATHROOMS PER CODE IF NOT OTHERWISE SPECIFIED. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL OF HVAC LAYOUT.

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

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. ACOUSTICAL INSULATE DUCTS IN OFFICES, MEETING AND MEDIA ROOMS. DUCT SEALING AND RELATED BLOWER DOOR TESTING TO BE PROVIDED AND DOCUMENTED WHERE REQUIRED. MAX. LEAKAGE RATE OF 4 CFM PER 100 SF.

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 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. INSULATE ALL LINES PER CODE

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 INSTALL ARC-FAULT INTERUPTERS WHERE REQUIRED.

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 OF PASSAGE. PROVIDE NEW ELECT. DUPLEX RECEPTACLES AT 12' O/C IN HABITABLE RMS. WITH A 2" TOP LAYER, 2 X 4 P.T. BLOCKING AT PERIMETER OF ROOF, EDGE TRIM .04" PROVIDE 3 CABLE TV OUTLETS IN LOCATIONS DIRECTED BY OWNER. PROVIDED METAL

27 COMMUNICATIONS

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 SECURIT

COORDINATE WITH OWNER'S SECURITY AND/OR COMPUTER VENDOR FOR THEIR INSTALLATION

PROVIDE AND INSTALL NECESSARY DEVICES AND WIRING TO ASSURE THAT COMPLETED CONDITIONS COMPLY WITH: SECTION R313.1 - REQUIRES THAT ANY/ALL BEDROOMS/COMMON HALLWAYS SHALL BE EQUIPPED W/ HARD WIRED AND INTEGRATED SMOKE DETECTORS (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

PROVIDE SILT FENCE AT ADJACENT AREAS TO EXCAVATION & , GRADING AND CONSTRUCTION. SUBGRADE LEVELS AND NON-CONDITIONED SPACES (MOLD-TOUGH BY USG OR EQUAL). 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 BE 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 WITH A VIBRATORY PLATE.

30 YEARS) SHALL BE CONSIDERED BACKFILL AND REQUIRES ADDITIONAL SOIL TAMPING TO DEMONSTRATE 95% COMPACTION AT SOIL BEARING FACE.

AREAS WITHIN 6' OF EXISTING CONSTRUCTION (WHOSE SOIL HAS NOT BEEN DISTURBED WITHIN

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. DO NOT BACKFILL AGAINST FOUNDATION UNTIL CONC./CMU INSTALLATION HAS REACHED .75 % OF ULTIMATE STRENGTH.

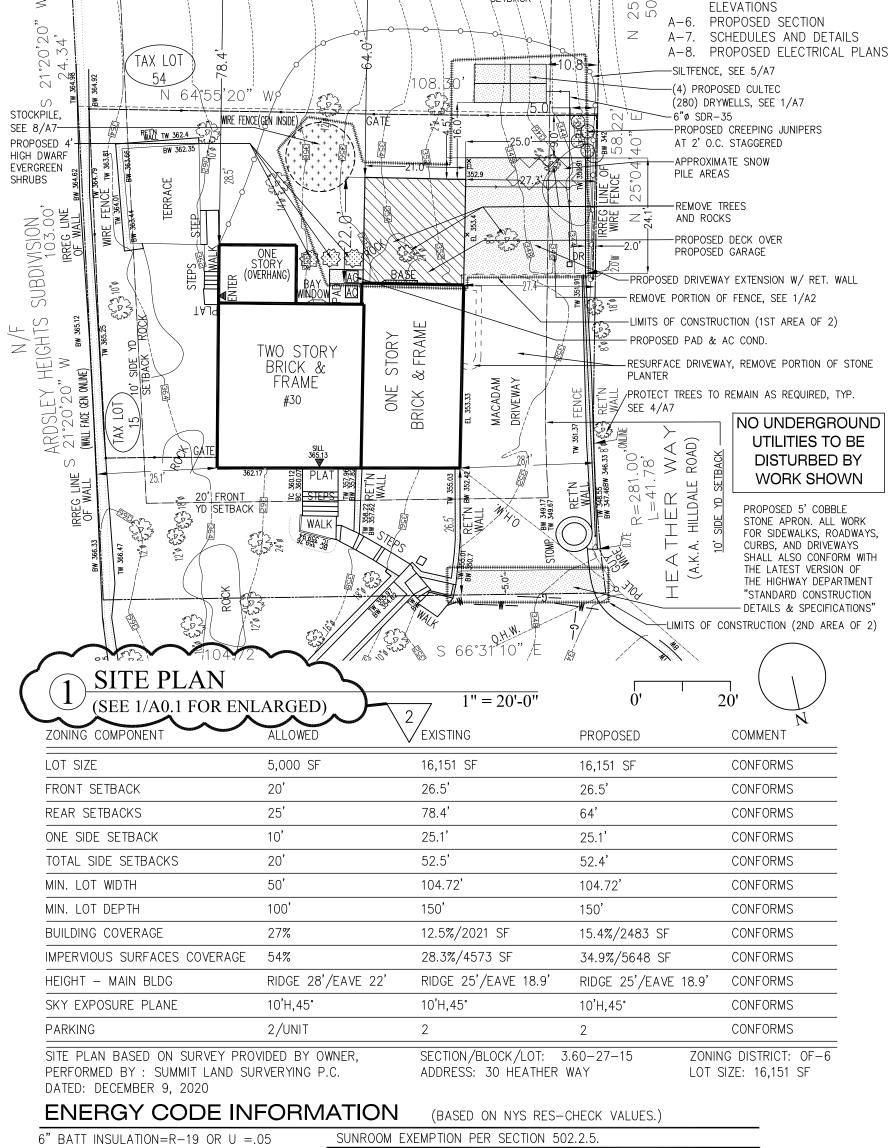
SATIN- TRIM AND DOORS. PRÉP ALL SURFACES PER MANUF. INSTRUCTIONS PRIME AND GRAVEL FOR DRAINAGE, TO BE CLEAN BANK-RUN 1" STONE KEEP EXCAVATION CLEAR OF

GRADING AND TOPSOILD TO BE COORDINATED WITH OWNERS INSTALLER.

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

SUBGRADE SPRINKLER IRRIGATION SYSTEMS TO BE REPAIRED/REPLACED TO PROPER WORKING ORDER WHEN ENCOUNTERED. PROVIDE AQUASTAT AND TIMER PER OWNERS DIRECTION. BE PVC. PROVIDE VALVES AND NECESSARY FITTINGS TO RENDER THE SYSTEM COMPLETE PLANTINGS SHALL BE STORED, TRANSPORTED AND INSTALLED IN ACCORDANCE WITH LOCAL AND OPERATIONAL. PROVIDE FIXTURES AS SHOWN ON THE PLANS & INSTALL WATER 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 ALL SERVICE LINES SHALL BE SECURELY INSTALLED AND PROPERLY PROTECTED FROM AQUASTAT AND TIMER PER OWNERS DIRECTION.



SITE PLAN & ZONING DATA

10" BATT INSULATION= R-30 OR U=.03 RIGID INSULATION=R-10 OR U=.10 CLOSED CELL SPF INSUL=R-6.5 U=.15 ARGON FILLED WINDOW SASH=R-3 OR U=.34 SHEATHING, GYP. BD, ROOFING=NEGLIGIBLE

<u>.05 X 1754 SF + .34 X 280 SF.</u> =.10 2034 SF ROOF/FLOOR .03 X 1450 SF.

.10 X 50 SF. + .34 X 12

62 SF

ROOF/CEILING .026 .047 OUNDATION WALL .047 TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL TRAINING. THIS PROJECT COMPLIES WITH THE NEW YORK STATE ENERGY AND

CONSERVATION CODE. =.031450 SF FOUNDATION WALLS

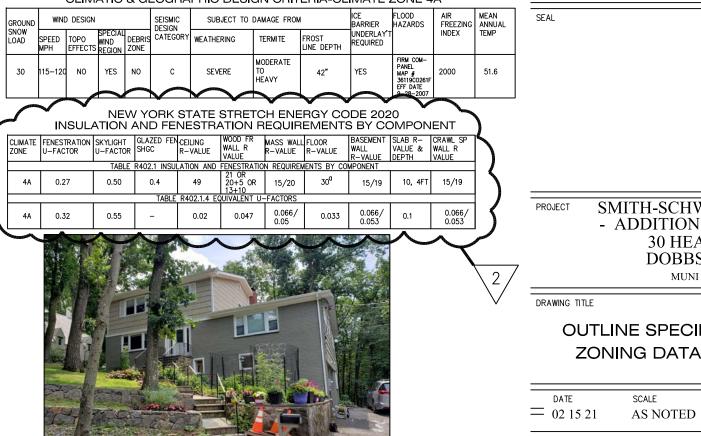
	Steven Secon
=.15	STEVEN SECON, A.I.A.

ASSEMBLY

XTERIOR WALL

BLDG DEPT COMMENTS 02 15 21 01 04 21 BLDG DEPT

I.R.C. CODE INFORMATION CLIMATIC & GEOGRAPHIC DESIGN CRITERIA-CLIMATE ZONE 4A



SMITH-SCHWARTZ RESIDENCE - ADDITION & ALTERATIONS -30 HEATHER WAY DOBBS FERRY, NY MUNI 1.D. # 3.60-27-15

ALLOWABLE U VALUE

06

OUTLINE SPECIFICATIONS, SITE PLAN ZONING DATA, NOTES & LEGEND

LIST OF DRAWINGS

A-O. OUTLINE SPECIFICATIONS, SIT

AND LEGEND

ELEVATIONS

A-0.1 ENLARGED SITE PLAN W/

A-1. EX FL PLANS & ELEVATIONS

A-2. PROPOSED BSMNT FL PLAN

A-3. PROPOSED FIRST FLOOR PLAN

A-4. PROPOSED NORTH AND WEST

? A-5. PROPOSED SOUTH AND EAST

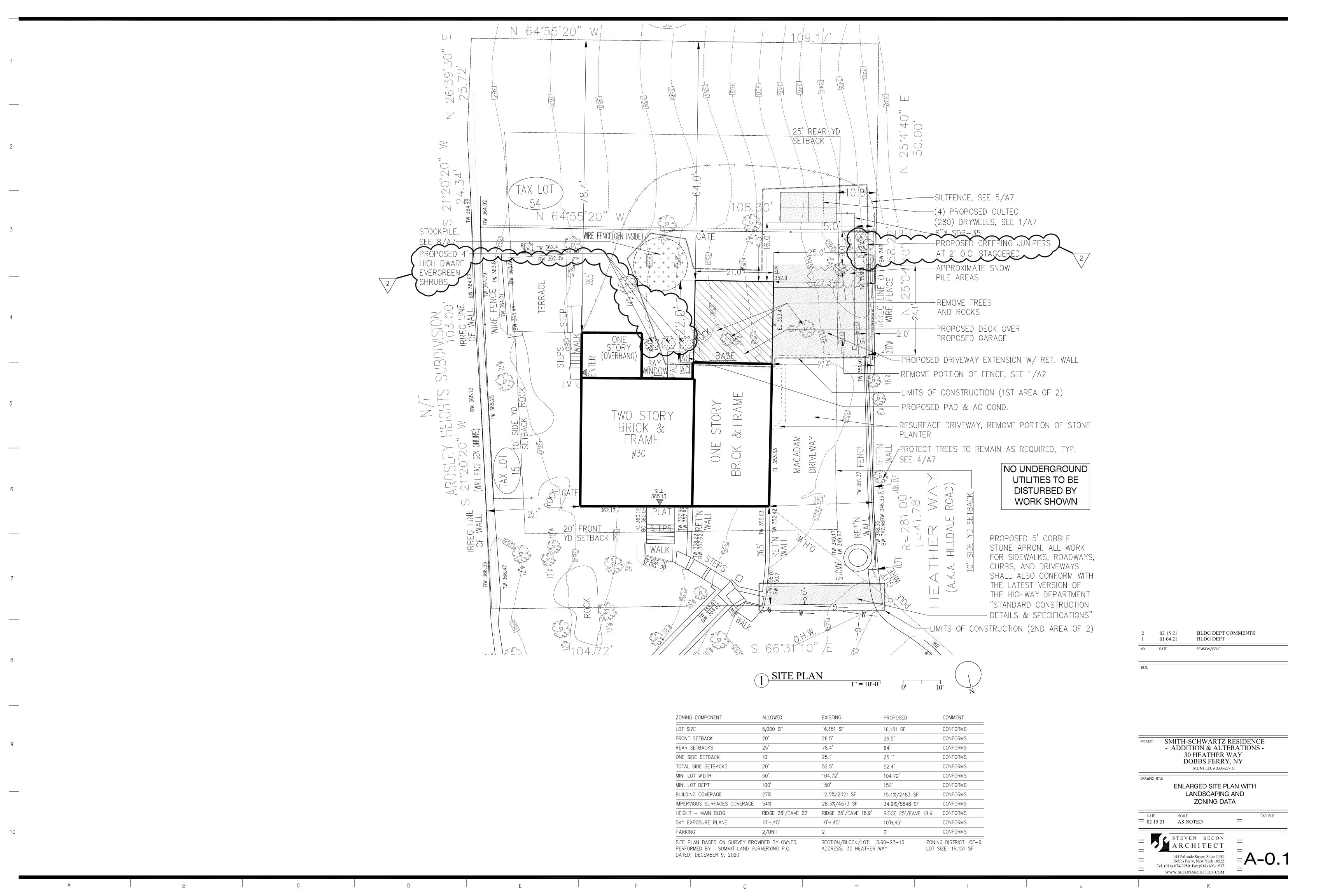
PLAN, ZONING DATA, NOTES

LANDSCAPING/VEGETATION

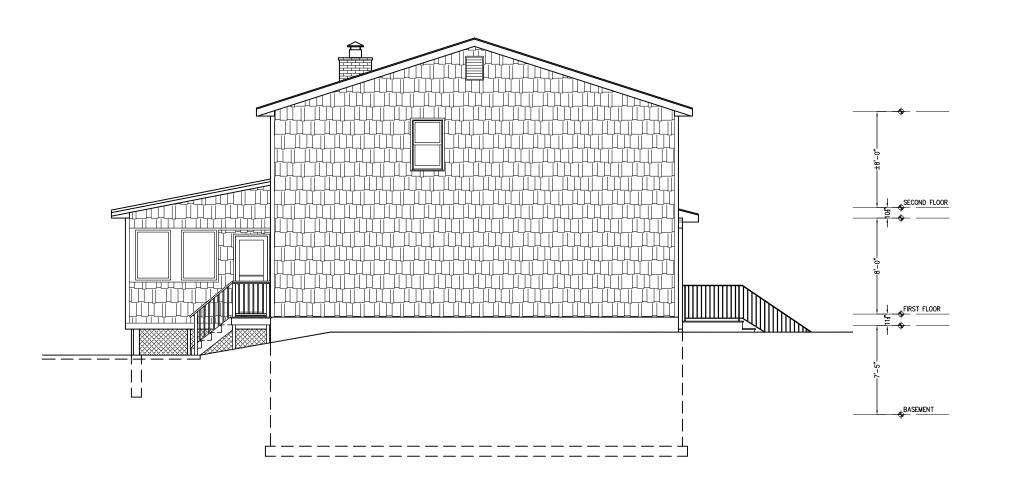
 STEVEN SECON ARCHITECT 145 Palisade Street, Suite #403 Dobbs Ferry, New York 10522 Tel. (914) 674-2950 Fax (914) 693-1537

FRONT VIEW

WWW SECONARCHITECT COM







EXISTING WEST ELEVATION

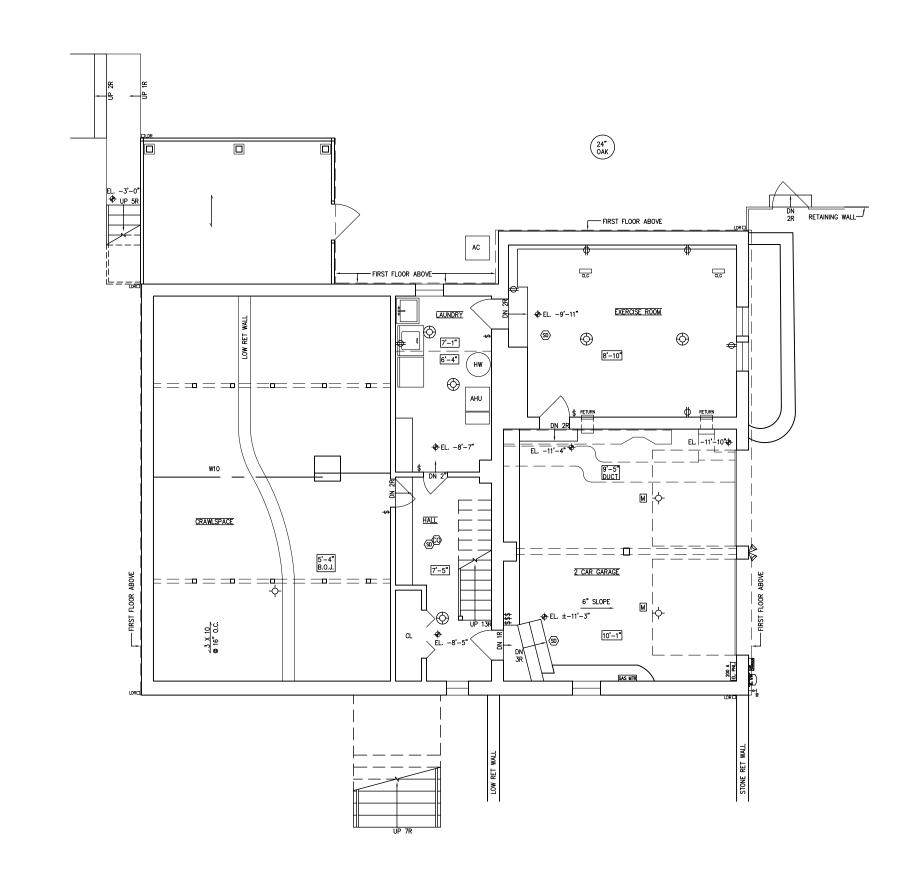
1/8"=1'-0"

CONSTRUCTION SEQUENCING:

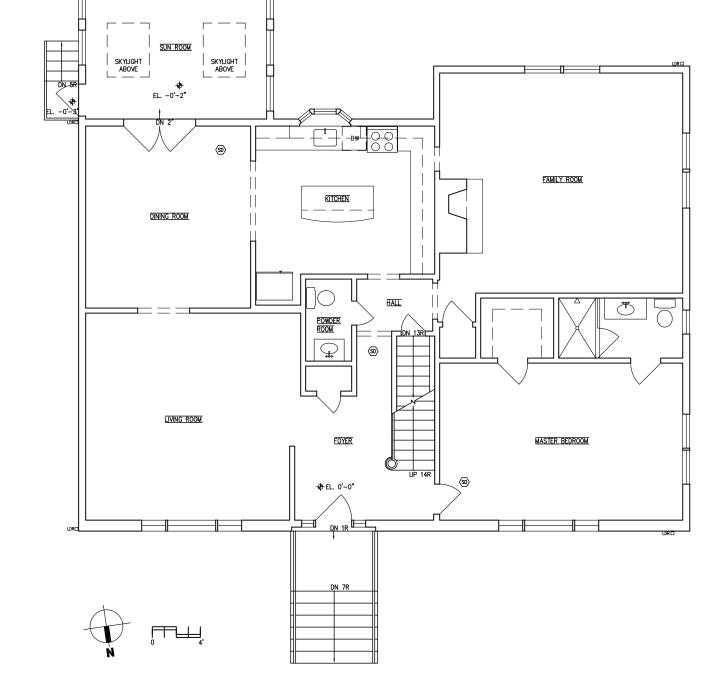
THE FOLLOWING EROSION CONTROL SCHEDULE SHALL BE UTILIZED:

- 1. PLACE ORANGE CONSTRUCTION FENCING AROUND AREAS TO BE USED FOR EX-FILTRATION TO AVOID COMPACTION
- 2. INSTALL A CONSTRUCTION ENTRANCE TO THE DEVELOPMENT AREA.
- 3. ESTABLISH CONSTRUCTION STAGING AREA.
- 4. INSTALL TREE PROTECTION ON TREES AS NOTED ON PLANS.
- 5. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION.
- 6. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON THE PLAN
- 7. REMOVE TREES WHERE NECESSARY (CLEAR & GRUB) FOR THE PROPOSED
- CONSTRUCTION.
- 8. STRIP TOPSOIL AND STOCKPILE AT THE LOCATIONS SPECIFIED ON THE PLANS (UP GRADIENT OF EROSION CONTROL MEASURES). TEMPORARILY STABILIZE TOPSOIL STOCKPILES (HYDROSEED DURING MAY 1ST THROUGH OCTOBER 31ST PLANTING SEASON OR BY COVERING WITH A TARPAULIN(S) NOVEMBER 1ST THROUGH APRIL 30TH. INSTALL SILT FENCE AROUND TOE OF SLOPE.
- 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.
- 12. INSTALL DRIVEWAY PAVEMENT AND WALKWAYS.
- 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.

*SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR EVERY TWO WEEKS AND PRIOR TO AND AFTER EVERY ½" OR GREATER RAINFALL EVENT



5 EXISTING BASEMENT FLOOR PLAN



2 02 15 21 BLDG DEPT COMMENTS
1 01 04 21 BLDG DEPT

NO. DATE REVISION/ISSUE

NOTES AS PER VILLAGE ENGINEER:

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

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

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

"FILL IMPORTED TO THE SITE SHALL BE CERTIFIED IN WRITING BY A NEW YORK LICENSED PROFESSIONAL ENGINEER AS CLEAN, NON-CONTAMINATED FILL SUITABLE FOR THE INTENDED USE."

"SHOULD ROCK BLASTING BE REQUIRED, A PERMIT APPLICATION IN ACCORDANCE WITH CHAPTER 125 — BLASTING OF THE DOBBS FERRY VILLAGE CODE MUST BE SUBMITTED TO THE VILLAGE BY THE APPLICANT FOR REVIEW/APPROVAL."

"THE RESTORATION FOR WORK PERFORMED WITHIN THE VILLAGE RIGHT-OF-WAY SHALL BE PERFORMED TO THE SATISFACTION OF THE VILLAGE ENGINEER AND DEPARTMENT OF PUBLIC WORKS."

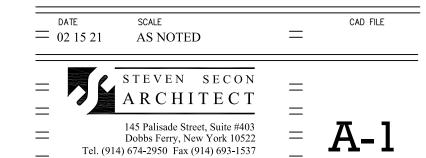
"BEFORE THE SITE PLANS ARE SIGNED BY THE CHAIRMAN OF THE PLANNING BOARD, THE APPLICANT SHALL BE REQUIRED TO POST A PERFORMANCE BOND OR OTHER TYPE OF ACCEPTABLE MONETARY GUARANTY WHICH SHALL BE IN AN AMOUNT DETERMINED BY THE PLANNING AND THE VILLAGE ENGINEER IN A FORM SATISFACTORY TO THE VILLAGE ATTORNEY"

6 EXISTING FIRST FLOOR PLAN

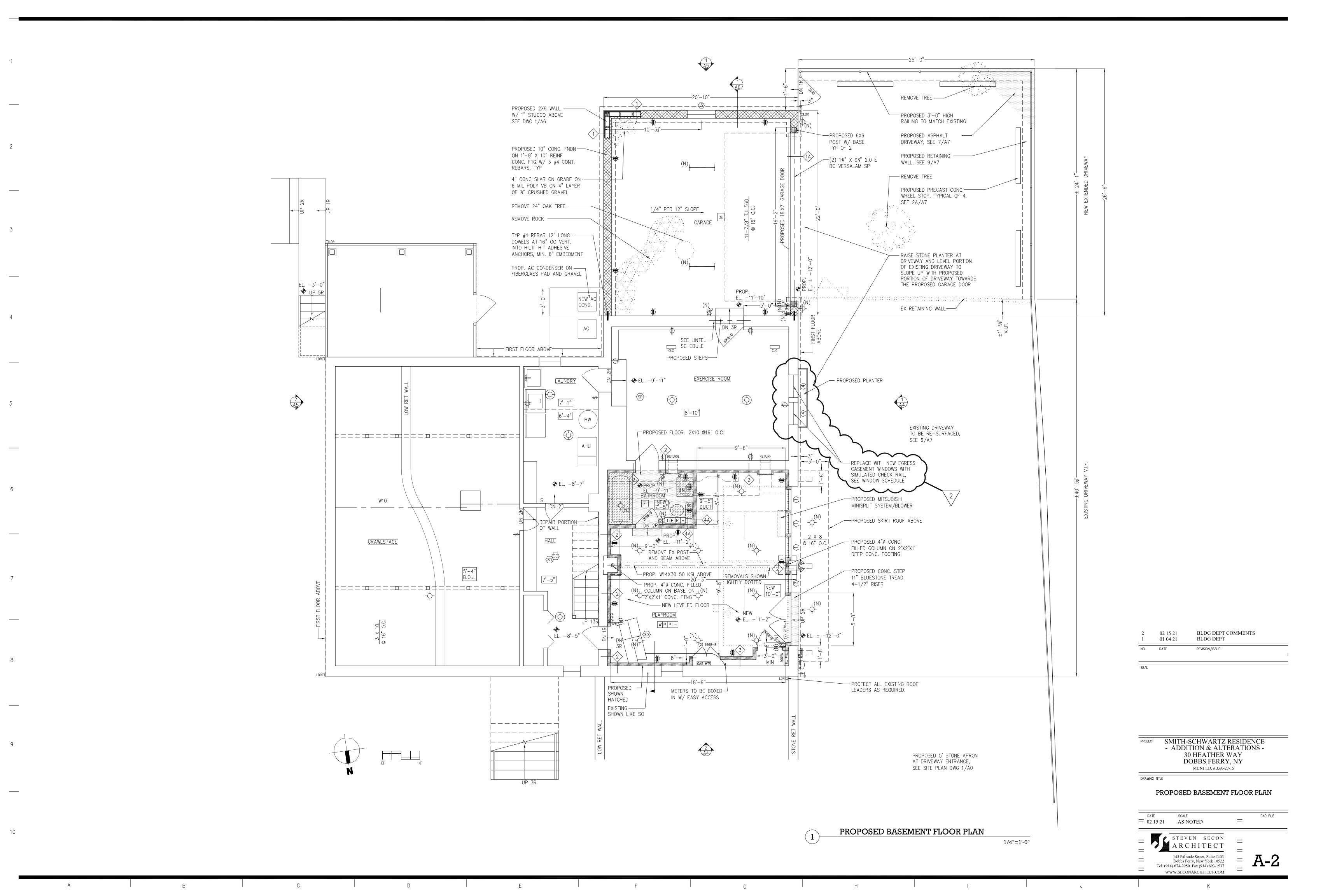
PROJECT SMITH-SCHWARTZ RESIDENCE
- ADDITION & ALTERATIONS 30 HEATHER WAY
DOBBS FERRY, NY
MUNI 1.D. # 3.60-27-15

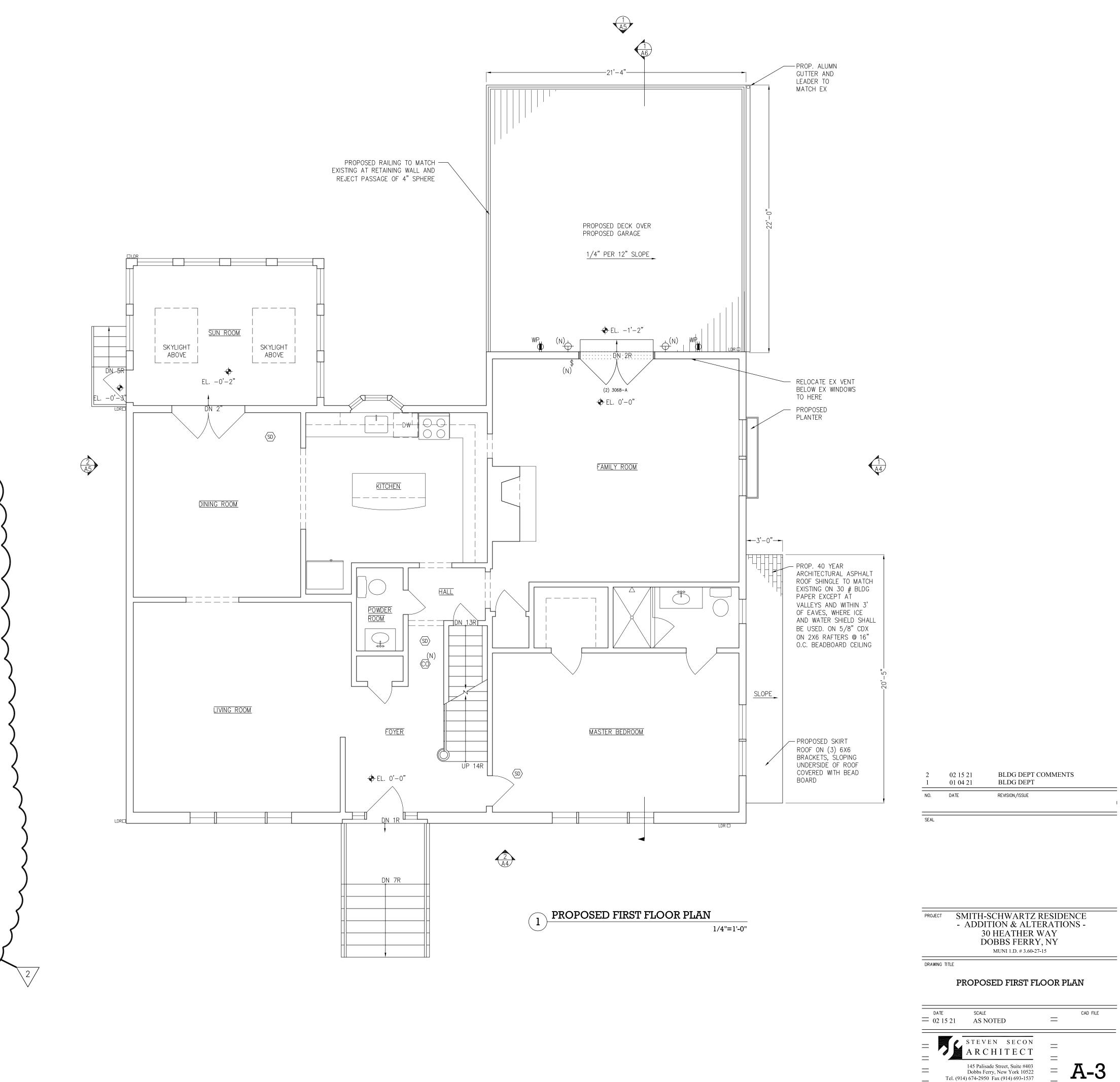
DRAWING TITLE

EXISTING FLOOR PLANS AND ELEVATIONS
CONSTRUCTION SEQUENCING
VILLAGE ENGINEER NOTES

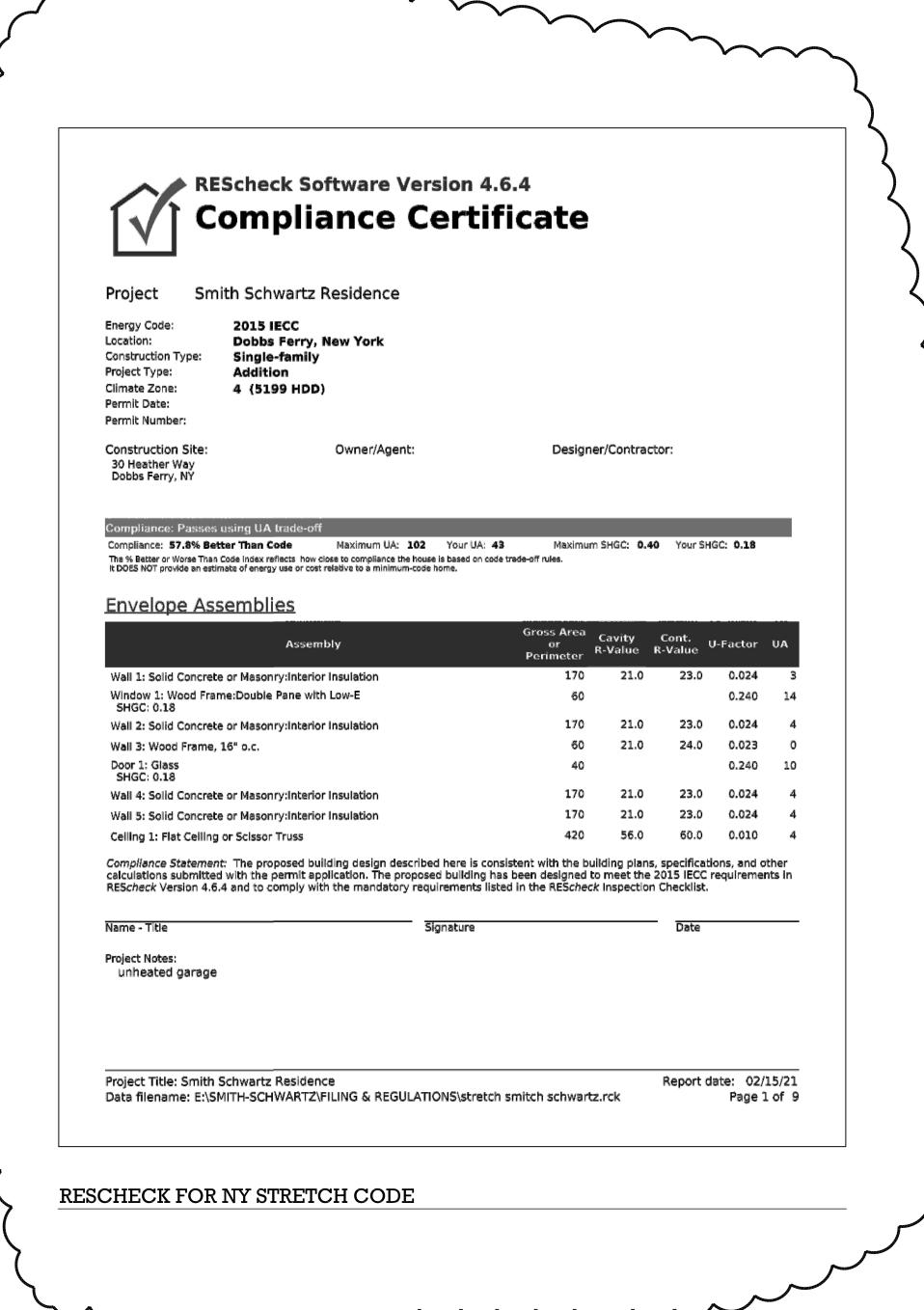


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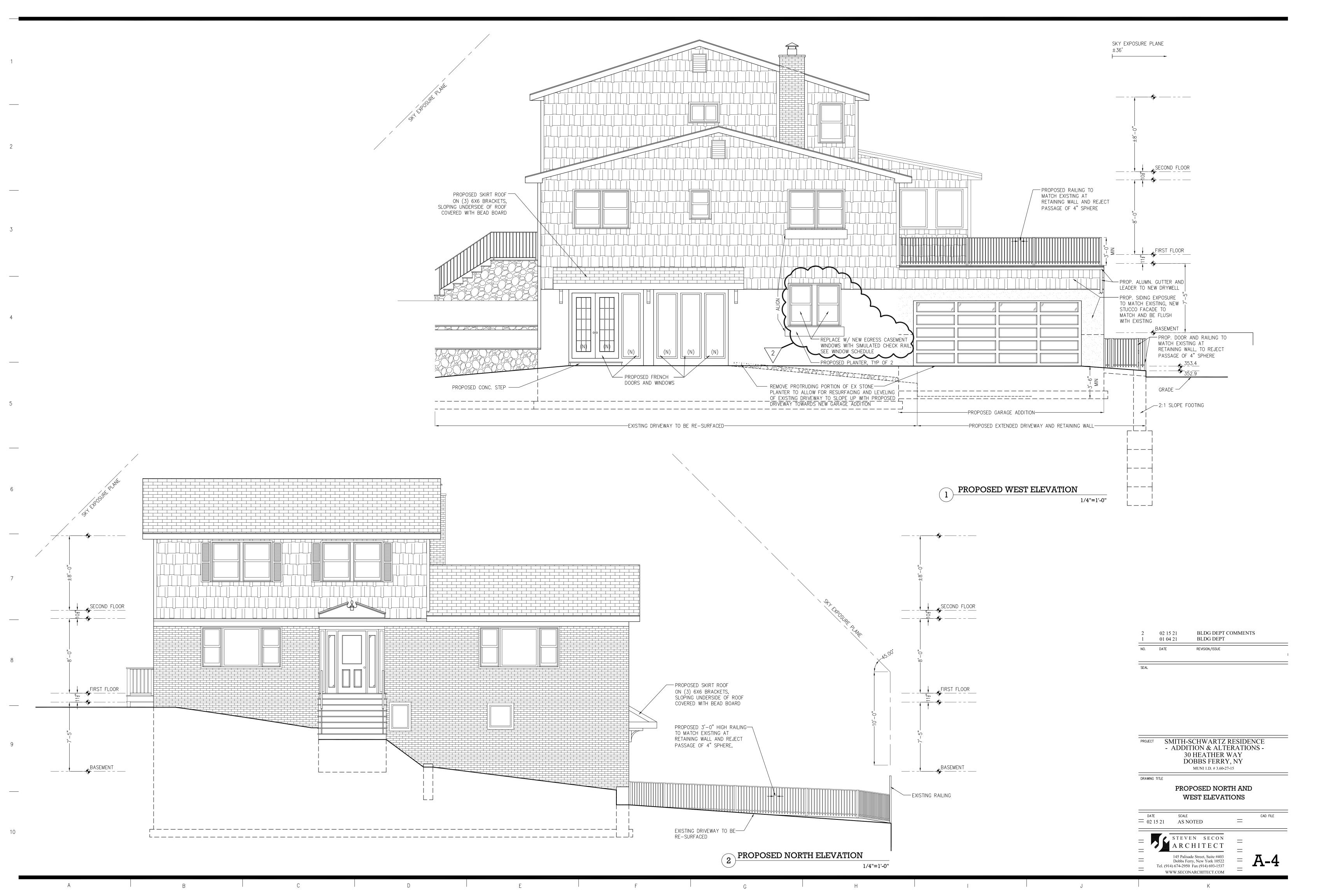


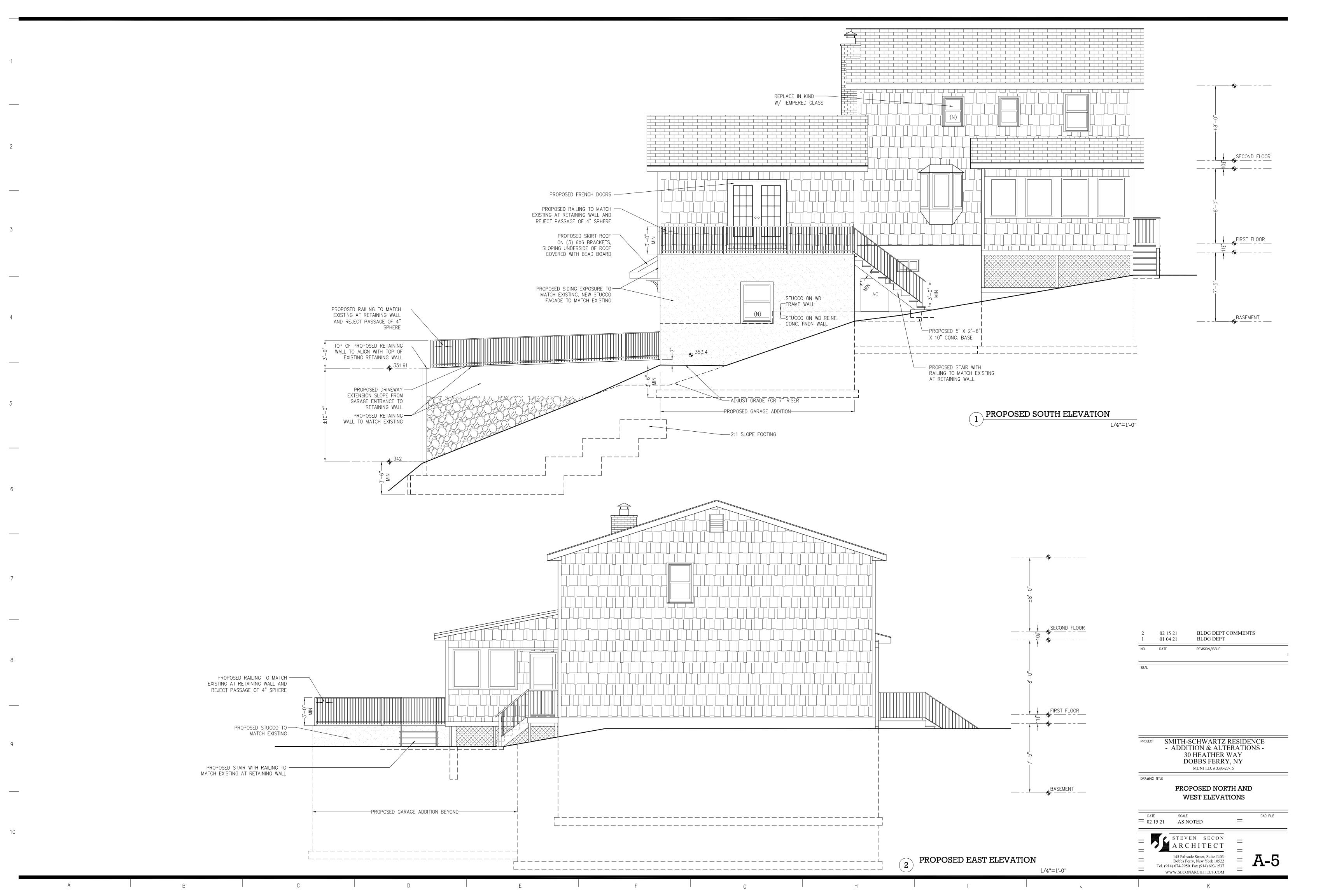


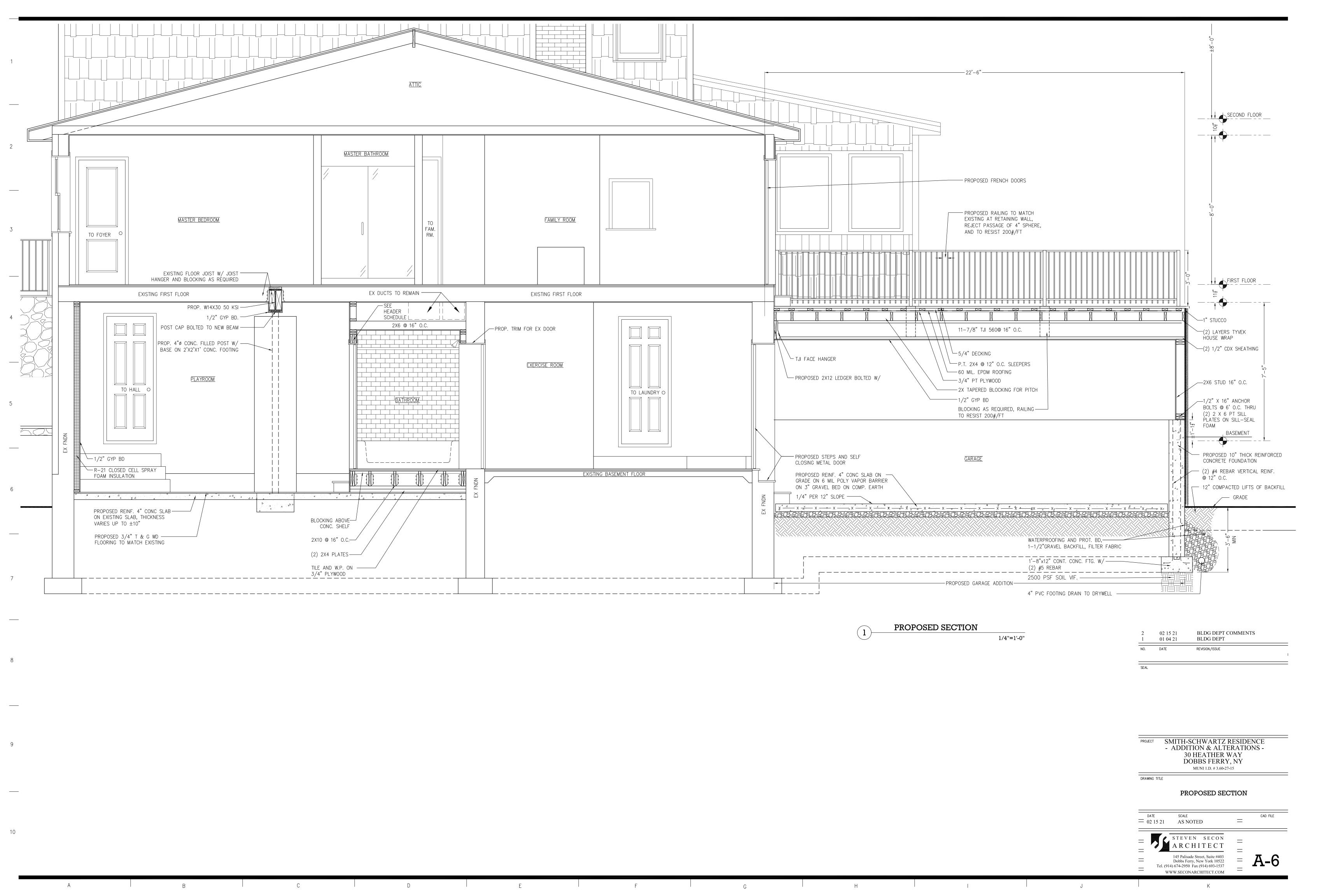
WWW.SECONARCHITECT.COM

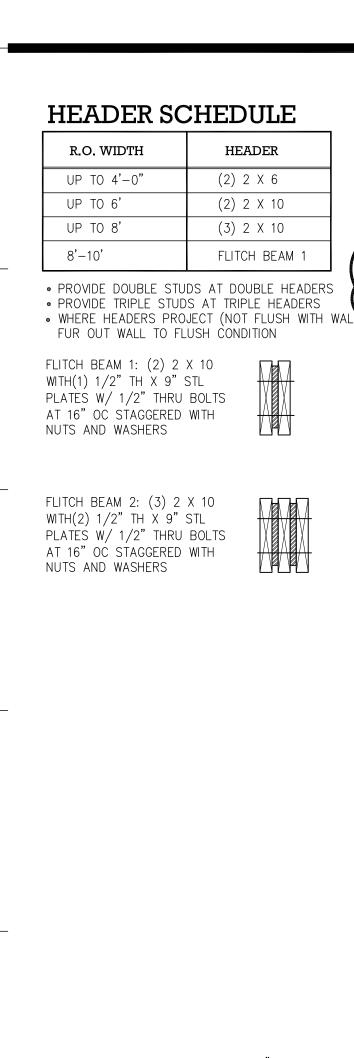


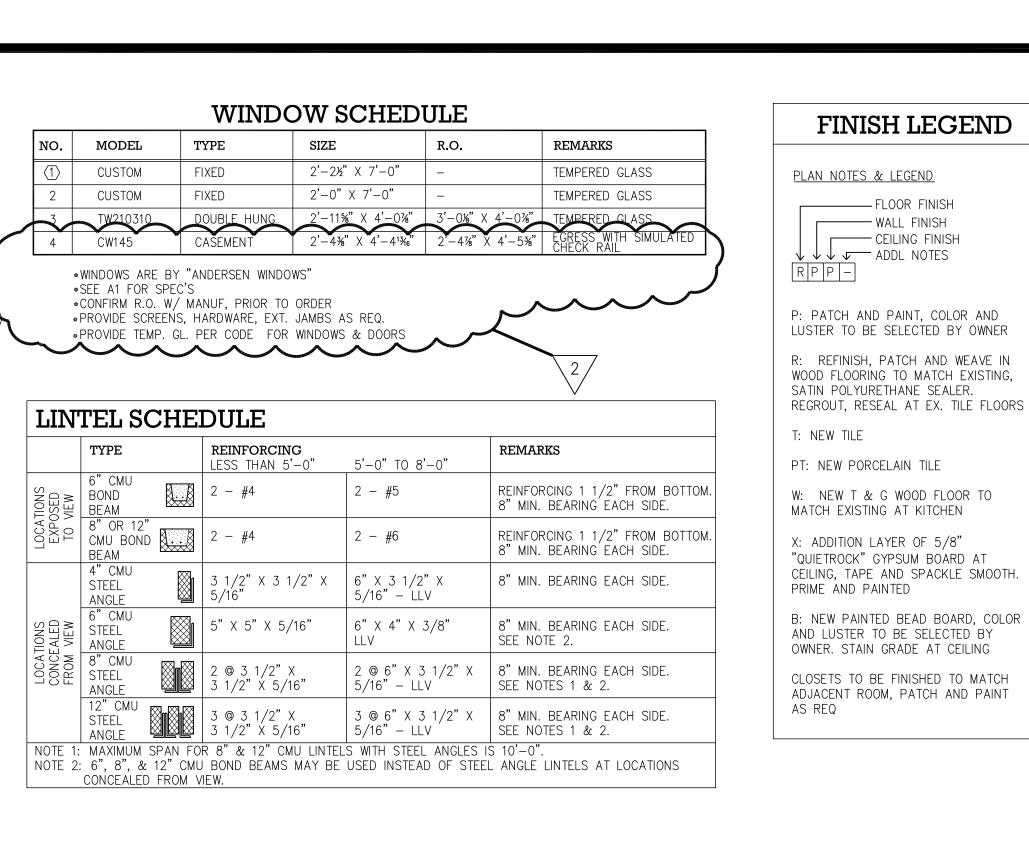
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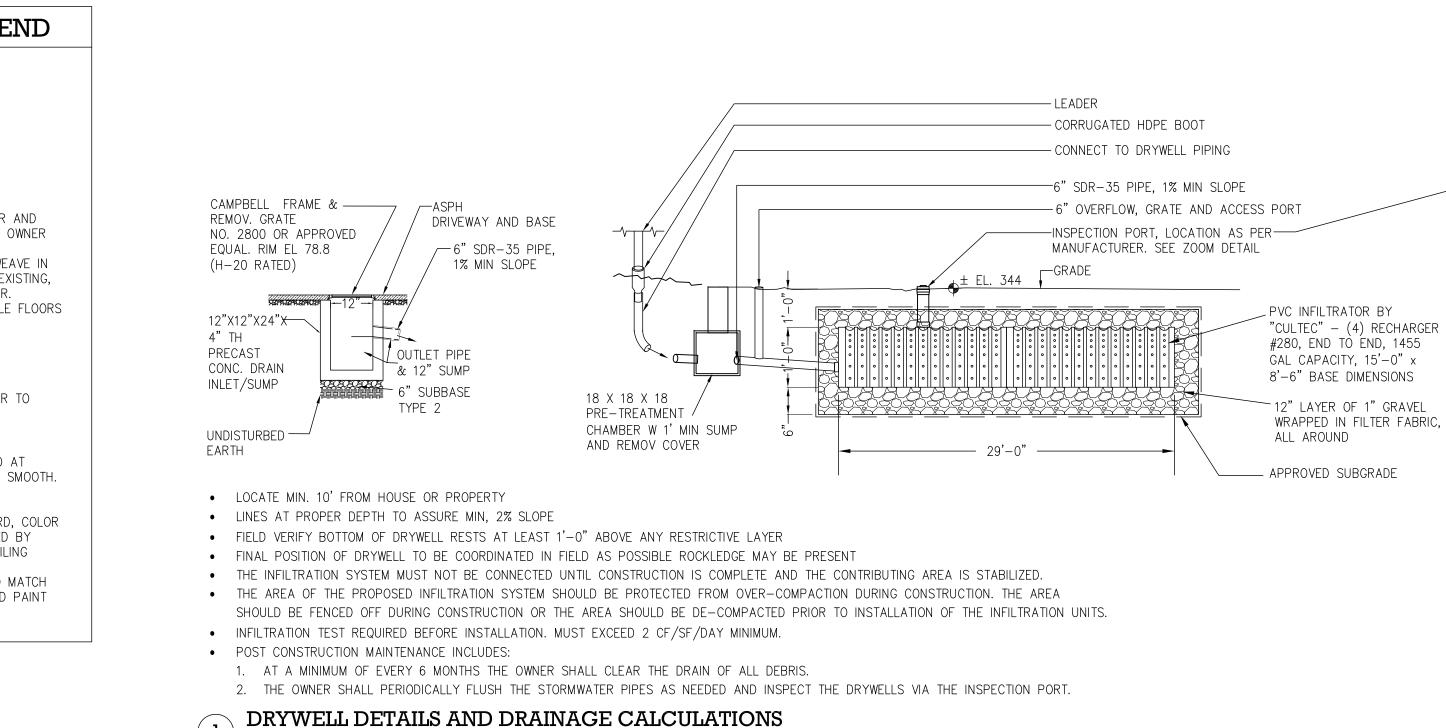


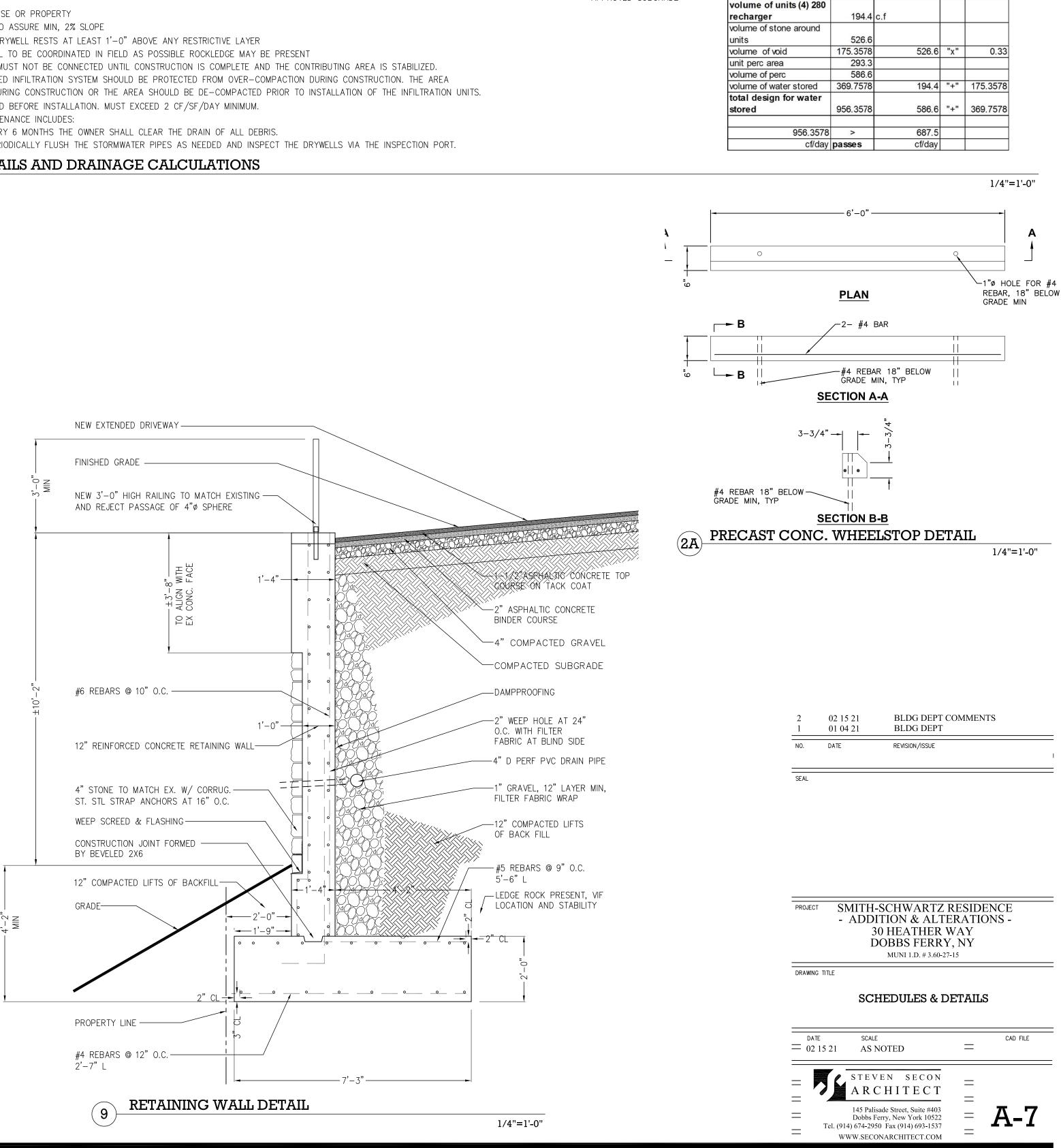












__6.0" SDR−35 / SCH. 40 PVC

ENDCAP CLEAN-OUT ADAPTER

─ 6.0" SDR-35 / SCH. 40 PVC

-6.0" SDR-35 / SCH. 40 PVC

KNOCK-OUT TO MATCH O.D. OF

6.0" INSPECTION PORT PIPE

-6.0" SDR-35 / SCH 40 PVC

(INSERTED 8.0" INTO

W/ SCREW-IN CAP

- FINISHED GRADE

RISER

CHAMBER)

storm water calculator

687.5 c.f./day

2 c.f./s.f./day

100 year storm

drainage area

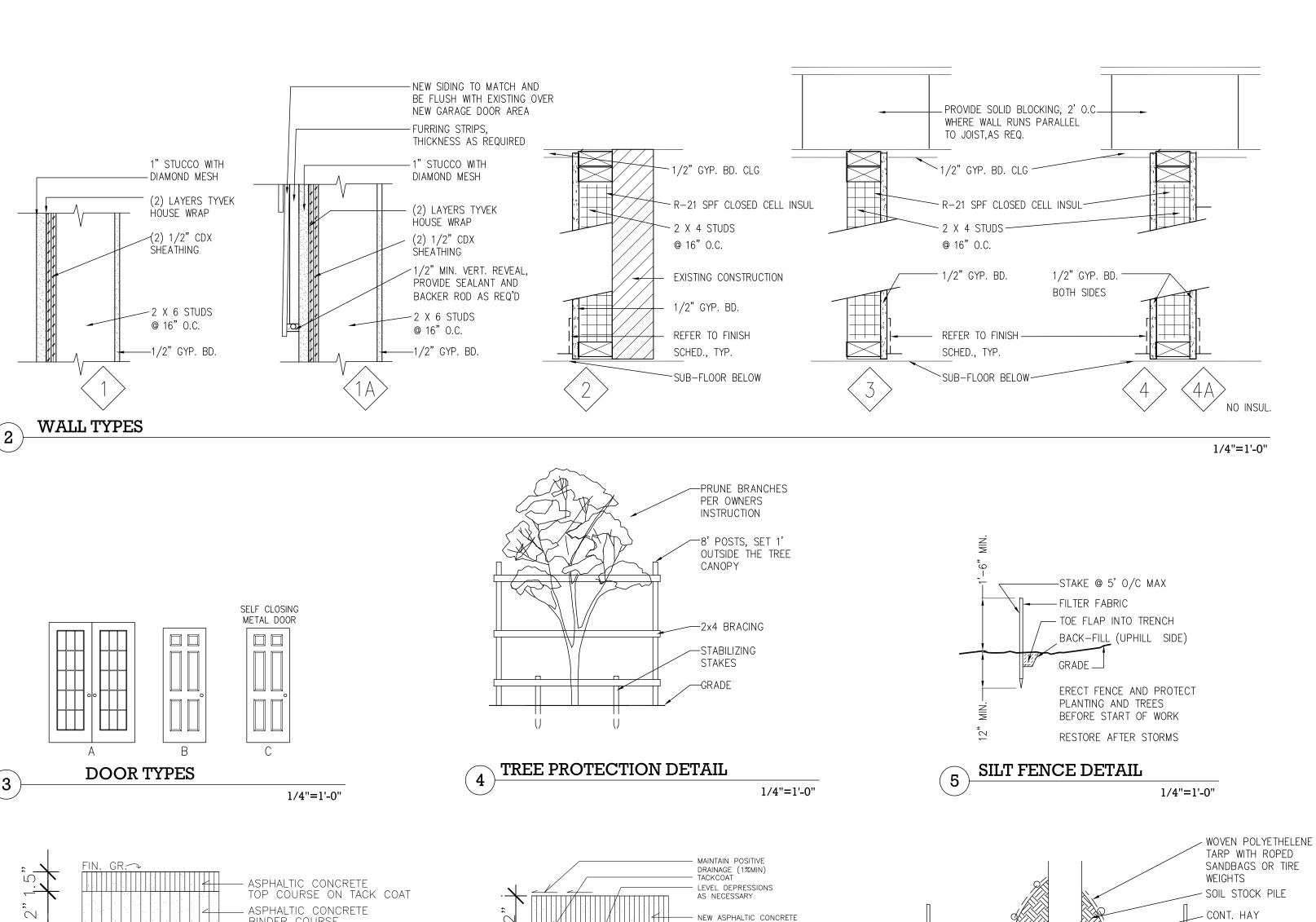
9" per 24 hours

percolation rate

total volume to be stored

COUPLING

TRIM CHAMBER INSPECTION PORT



TOP COURSE-2"

TOP COURSE

BINDER COURSE

ASPHALT RESURFACING DETAIL

- EXISTING ASPHALTIC CONC.

- EXISTING ASPHALTIC CONC.

3"=1'-0"

BALES, STAKED

3"=1'-0"

-GRADE

CUT/FILL MATERIAL SHALL NOT BE IMPORTED TO OR EXPORTED FROM

DRAINAGE, AND THAT ANY PROPOSED GRADING ALONG THE EXISTING PROPERTY LINES SHALL BE CONSISTENT WITH THE EXISTING TOPOGRAPHY

NO ADVERSE IMPACT WILL BE CREATED BY THE NEW IMPERVIOUS

STOCKPILE DETAIL

SURFACES UPON THE ADJOINING PROPERTIES AND / OR STREET

THE SITE

BINDER COURSE

3"=1'-0"

COMPACTED GRAVEL

NEW ASPHALT DRIVEWAY DETAIL

10

