

GENERAL NOTES:

1) THE CONTRACTOR USING THESE DRAWINGS SHALL PERFORM ALL WORK IN ACCORDANCE WITH CONNECTICUT STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, 2020 INTERNATIONAL ENERGY CONSERVATION CONSTRUCTION CODE, AND LOCAL BUILDING CODES HAVING JURISDICTION. THIS SHALL NOT BE CONSTRUED TO MEAN THAT ACT REQUIREMENTS SET FORTH ON THE DRAWINGS MAY BE MODIFIED BECAUSE THEY ARE MORE STRINGENT THAN THE CODE REQUIREMENTS OR BECAUSE THEY ARE NOT SPECIFICALLY REQUIRED BY CODE. IF THE CONTRACTOR(S) DOES NOT HAVE ACCESS TO THE DOCUMENTS, HE OR SHE SHOULD CONTACT THE PROFESSIONAL OF RECORD FOR DIRECTIONS TO WHERE THESE SPECIFICATIONS ARE MADE IN GENERAL FORM ONLY AND NOT SPECIFICALLY FOR ONE BUILDING. THE OWNER IN APPLYING THESE SPECIFICATIONS ASSUMES COMPLETE RESPONSIBILITY FOR THEIR USE, CHANGE OR OMISSIONS.

2) CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO THE START OF WORK AND THEY SHALL FAMILIARIZE THEMSELVES WITH THE INTENT OF THE DRAWINGS AND SPECIFICATIONS AND MAKE THE WORK AGREE WITH THE SAME BEFORE ORDERING ACT MATERIAL, OR DOING ACT WORK.. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSION AND CONDITIONS ON THE JOB. THE PROFESSIONAL OF RECORD OR ENGINEER OF RECORD MUST BE NOTIFIED OF ACT VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE CONTRACTOR SHALL NOT SCALE OFF DRAWINGS. ALL WRITTEN DIMENSION SHALL HAVE PRECEDENCE OVER GRAPHIC SCALED DIMENSIONS. SHOULD THE CONTRACTOR FAIL TO NOTIFY THE DESIGNER OF ERRORS OR DISCREPANCIES WITHIN A REASONABLE TIME, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF RECTIFYING SUCH ERRORS.

3) SHOULD ACT CONTRADICTION OR AMBIGUITY OCCUR IN OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE INTERPRETATION AND DECISION OF THE PROFESSIONAL OF RECORD WITH RESPECT THERETO SHALL BE FINAL AND BINDING ON BOTH PARTIES.

4) THE CONTRACTOR PERFORMING THE WORK SHALL OBTAIN ALL BUILDING DEPARTMENT APPROVALS AND REQUIRED PERMITS BEFORE COMMENCEMENT OF WORK. CONTRACTORS ARE TO FILE INSURANCE CERTIFICATE. AT THE COMPLETION OF WORK, THEY SHALL HAVE ALL THE WORK INSPECTED BY THE BUILDING DEPARTMENT AND SHALL FILE AND OBTAIN A CERTIFICATE OF COMPLETION.

5) A PERMIT CARD, BEARING THE PERMIT NUMBER, APPLICATION NUMBER, AND LOCATION OF THE PREMISES FOR WHICH THE PERMIT IS ISSUED SHALL BE POSTED OR DISPLAYED AT THE JOB SITE.

6) WHENEVER THE TERM "APPROVAL," "APPROVED", "ACCEPTABLE", "SATISFACTORY", "PROPER" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THE CANTRACT DOCUMENTS, IT SHALL BE THE PROFESSIONAL OF RECORD. THE TERMS "APPROVED" OR "APPROVAL" MEAN WRITTEN APPROVAL. THE WORD "PROVIDE" INCLUDES FURNISHING, INSTALLING AND CONNECTING THE ITEMS CITED. THE WORD "FURNISH" MEANS DELIVERY TO THE BUILDING. THE WORD "INSTALL" MEANS FUNCTION INCLUDING HOOKING-UP IF REQUIRED.

7) ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED INTO THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATION, APPLICABLE, AND CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW. ALL MATERIALS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS. ALL ITEMS N.I.C. (NOT IN CONTRACT) SHALL BE FURNISHED BY OTHERS.

8) PROPRIETARY NAMES IDENTIFYING ITEMS OF WORK ARE USED TO DESIGNATE THE STANDARD OF CONSTRUCTION. ITEMS OF EQUAL QUALITY MAY BE SUBMITTED FOR THE PROFESSIONAL OF RECORD'S REVIEW FOR APPROVAL.

9) THE DESIGNER/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF CONSTRUCTION OR THE CONSTRUCTION SITE. THE DESIGNER/ENGINEER ARE NOT BEING RETAINED AS PROJECT MANAGERS TYP ACT AND ALL VIOLATIONS FOR THE PROPOSED SITE TO BE IDENTIFIED TO THE PROFESSIONAL SEALING THESE DRAWINGS BY THE CONTRACTOR. THE PROFESSIONAL OF RECORD HAS NO RESPONSIBILITY FOR ACT VIOLATIONS IN THE GIVEN AREA OF WORK ON THE PROJECT SITE.

10) CONTRACTOR SHALL FURNISH PROOF AND MAINTAIN ALL THE REQUIRED WORKER'S COMPENSATION INSURANCE, AS WELL AS GENERAL LIABILITY AND ACT OTHER REQUIRED INSURANCES. CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS AS REQUIRED TO PRECLUDE INJURY TO OWNERS AND CONTRACTORS PERSONNEL. OWNER SHALL BE NAMED ON ALL INSURANCE POLICIES BY CONTRACTOR FOR THIS JOB.

11) CONTRACTOR SHALL REROUTE AS REQUIRED EXISTING PLUMBING, ELECTRICAL SERVICE / WIRING, AND HEATING LINES OR DUCTS WHICH INTERFERE WITH THE NEW CONSTRUCTION. PLUMBING WORK SHALL BE INSTALLED, BY A LICENSED PLUMBER AND IS IN ACCORDANCE WITH CONNECTICUT STATE AND NATIONAL PLUMBING CODES.

12) PRIOR TO BEGINNING THE WORK, CONTRACTOR SHALL VERIFY IF EXISTING ELECTRICAL SERVICE, HEATING, AND AIR CONDITIONING SYSTEMS ARE ADEQUATE FOR THE NEW WORK. IF NOT, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY. ELECTRICAL WORK SHALL BE INSTALLED BY AN LICENSED ELECTRICIAN AND IN ACCORDANCE WITH CONNECTICUT AND NATIONAL ELECTRICAL CODES. A FIRE UNDERWRITERS LABORATORY CERTIFICATE SHALL BE OBTAINED FOR ALL ELECTRICAL WORK, AND SUPPLIED TO THE OWNER AND THE PROFESSIONAL OF RECORD.

13) THE DRAWINGS DO NOT PURPORT TO SHOW ALL REMOVALS. THE CONTRACTOR SHALL REMOVE ACT AND ALL MATERIALS NECESSARY FOR THE COMPLETION OF THE NEW WORK.

14) ACCESS PANELS: ALL EQUIPMENT SWITCHES, AND VALVES THAT ARE CONCEALED MUST BE PROVIDED WITH ACCESS PANELS.

15) DURING DEMOLITION WORK, PROPERLY PROTECT ALL EXISTING WORK SCHEDULED TO REMAIN. PROVIDE ACT SHORING, BRACING AND TEMPORARY PARTITIONS AS REQUIRED TO PROTECT ADJOINING EXISTING AREAS SO THAT THE OWNER CAN CONTINUE DAILY OPERATIONS WITH MINIMAL INTERRUPTIONS.

16) ALL ITEMS REMOVED IN THE WORK SHALL REMAIN THE OWNERS PROPERTY WITH THE EXCEPTION OF DEBRIS & ACT REMAINING ITEMS THAT THE OWNER SLATES FOR DISPOSAL. SHALL BE CARTED OFF SITE & LEGALLY DISPOSED OF. THE COST OF THE DEBRIS REMOVAL/DUMPSTER IS THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE INDICATED IN THE CONTRACT. AT THE COMPLETION OF EACH WORKDAY, EACH TRADE SHALL BE RESPONSIBLE FOR CLEANING UP THEIR WORK. RUBBISH REMOVAL SHALL BE DONE IN A DUST-INHIBITIVE FASHION, AND THE JOB SITE BE FREE OF ALL DEBRIS AND BROOM CLEANED UPON COMPLETION.

17) THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, APPLIANCES AND EQUIPMENT REQUIRED TO COMPLETE ALL WORK, ETC., AS SHOWN ON DRAWINGS. NECESSARY FOR A COMPLETE JOB, UNLESS OTHERWISE SPECIFIED. ALL MATERIALS AND WORKMANSHIP SHALL BE OF GOOD QUALITY.

18) MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION, OR OPERATION OF ACT PART OF THE WORK, AS DETERMINED BY THE DESIGNER, SHALL BE INCLUDED IN THE WORK THE SAME AS IF HEREIN SPECIFIED OR INDICATED.

19) ALTERATION TO EXISTING WORK SHALL BE PATCHED AND FINISHED, AS NECESSARY, TO MATCH EXISTING CONTIGUOUS SURFACES OR NEW FINISHES SHOWN.

20) EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJOINING REMAINING AREAS AS A RESULT OF HIS WORK, AND SHALL REPAIR DAMAGED SURFACES TO THEIR PRE-EXISTING CONDITIONS OR AS MAY BE REQUIRED TO COMPLETE THE ENTIRE SCOPE OF WORK.

21) SHOP DRAWINGS FROM ALL OTHER TRADES ARE SUPPLEMENTARY TO THE PROFESSIONAL OF RECORDURAL DRAWINGS AND MUST BE APPROVED BY THE PROFESSIONAL OF RECORD AND WITH HIS CONSULTANT(S) VIA WRITTEN CORRESPONDENCE THRU THE PROFESSIONAL OF RECORD FOR HIS CONSULTANT(S). THE CONTRACTOR SHALL CHECK AND COORDINATE ALL THE DRAWINGS BEFORE FABRICATION AND/OR INSTALLATION OF ANY WORK. CONTRACTOR SHALL IMMEDIATELY NOTIFY PROFESSIONAL OF RECORD OF ANY DISCREPANCIES OR ERRORS. CONTRACTOR SHALL COORDINATE ALL WORK ON THESE DRAWINGS WITH WORK OF ALL OTHER TRADES.

22) ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE SAME OR THEIR EXACT MEANING, PROFESSIONAL OF RECORD SHALL BE NOTIFIED FOR CLARIFICATION.

23) CONTRACTOR SHALL EXERCISE SUFFICIENT CARE TO MINIMIZE DAMAGE TO EXISTING AREAS (INCLUDING LAWNS AND SHRUBS), AREA DAMAGED DUE TO THE NEW CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION

24) GRADING AROUND NEW CONSTRUCTION SHALL SLOPE AWAY FROM NEW STRUCTURE AND BLEND INTO EXISTING

25) CONNECT AND/OR RECONNECT ALL DOWN SPOUTS TO DRY WELLS IF REQUIRED BY CODE.

26) THE CONTRACTOR SHALL DELIVER TO THE PROFESSIONAL OF RECORD, UPON COMPLETION OF ALL WORK UNDER THE CONTRACT, AND BEFORE FINAL PAYMENT IS MADE, HIS WRITTEN GUARANTEE MADE OUT TO THE OWNER, IN FORM SATISFACTORY TO THE PROFESSIONAL OF RECORD, GUARANTEEING ALL THE WORK, MATERIALS, EQUIPMENT, ETC., PROVIDED UNDER THE CONTRACT TO FREE FROM DEFECTIVE MATERIALS AND/OR FAULTY WORKMANSHIP, AND TO BE WATERTIGHT AND LEAKPROOF. THE CONTRACTOR AGREES TO REPLACE OR RE-EXECUTE IN A MANNER SATISFACTORY TO THE PROFESSIONAL OF RECORD, WITHOUT COST TO OWNER OR THE PROFESSIONAL OF RECORD, SUCH WORK AS MAY BE FOUND TO BE DEFECTIVE AND/OR FAULTY, IN THE OPINION OF THE PROFESSIONAL OF RECORD, AND PAY FOR ALL DAMAGE AND/OR MATERIALS REQUIRED FOR SUCH REPLACEMENT OR RE-EXECUTION.

27) THE CONTRACTOR'S/OVERALL GUARANTEE SHALL COVER A MINIMUM PERIOD OF (ONE YEAR FROM THE POINT OF SUBSTANTIAL COMPLETION) EXCEPT FOR ROOFING AND FLASHING AS CALLED FOR IN THE PRODUCT SPECIFICATIONS FOR PERIODS OF TIME AS INDICATED.

"SUBSTANTIAL COMPLETE MEANS THAT THE STRUCTURE OR PROJECT IS BEING USED FOR THE PURPOSE IT WAS DESIGNED FOR IN PART OR IN WHOLE.

28) INDEMNIFICATION AGREEMENT OR HOLD HARMLESS CLAUSE, INSURED BY CONTRACTUAL LIABILITY, SHALL BE IDENTIFIED AND ITS LANGUAGE TO THE EFFECT THAT THE CONTRACTOR AGREES TO INDEMNIFY AND SAVE HARMLESS THE OWNER AND THE PROFESSIONAL OF RECORD AGAINST LOSS OR EXPENSE, BY REASON OF THE LIABILITY IMPOSED BY LAW UPON THE OWNER AND THE PROFESSIONAL OF RECORD, FOR DAMAGE BECAUSE OF BODILY INJURIES, INCLUDING DEATH, AT ANY TIME RESULTING THEREFROM ACCIDENTALLY SUSTAINED BY ANY PERSON OR PERSONS OR ON ACCOUNT OF DAMAGE TO PROPERTY ARISING OUT OF OR IN CONSEQUENCE OF THE PERFORMANCE OF THE CONTRACT, WHETHER SUCH INJURIES TO PERSONS OR DAMAGE TO PROERTY ARE DUE TO OR CLAIMED TO BE DUE TO ANY NEGLIGENCE OF THE OWNER AND/OR THE PROFESSIONAL OF RECORD, HIS EMPLOYEES, OR AGENTS OR ANY OTHER PERSON. THIS AGREEMENT SHALL NOT APPLY, IF THE INSURED OR INDEMNITEE IS AN PROFESSIONAL OF RECORD, ENGINEER, OR SURVEYOR, TO ANY LIABILITY ARISING OUT OF DEFECTS IN MAPS, PLANS, DESIGNS OR SPECIFICATIONS PREPARED OR USED BY SUCH PROFESSIONAL OF RECORD, ENGINEER, OR THEIR DESIGNATED AGENTS.

29) THE GENERAL CONTRACTOR TO MAINTAIN A FULL SET OF COMPLETE, UP-TO-DATE PLANS AVAILABLE AT THE JOB SITE. CONTRACTOR TO PROVIDE MARKED UP AS BUILTS PRIOR TO FINAL PAYMENT.

FOUNDATIONS & CAST-IN-PLACE CONCRETE:

1) PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL CHECK AND VERIFY THE CONDITION OF ALL EXISTING FOUNDATION WALLS AND FOOTINGS WHICH MAY EFFECT THE NEW WORK. STRUCTURAL INTEGRITY, THICKNESS AND DEPTH BELOW GRADE MUST BE VERIFIED.

2) PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL PROPERTY LINES AND SETBACK LINES AS WELL AS ALL UNDERGROUND UTILITIES (WATER, SANITARY, ELECTRIC, OIL, GAS, PHONE, ETC.) ALL CONCRETE SHALL BE IN ACCORDANCE WITH ACT BUILDING CODE EXTERIOR FOUNDATIONS TO BEAR A MINIMUM OF 3'-8" INTO UNDISTURBED SOIL WITH A MINIMUM ALLOWABLE BEARING CAPACITY OF 3000 PSF MINIMUM. EXTERIOR FOOTINGS SHALL RECEIVE 2X4 KEY WITH REINFORCING BARS PER DRAWING DETAILS AND NOTED BELOW. ALL IN ACCORDANCE WITH NYS STATE BUILDING CODE.

3) ALL CONCRETE SHALL BE STONE CONCRETE AND SHALL DEVELOP A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 3,000 PSI. SLAB ON GRADE TO BE STONE CONCRETE WITH A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 3,500 PSI. CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED. READY MIX OR JOB MIXED CONCRETE MAY BE USED AT CONTRACTOR OPTION MUST MEET COMPRESSIVE STRENGTH.

4) NO ADMIXTURE ALLOWED UNLESS APPROVE BY DESIGN PROFESSIONAL IN WRITTING.

5) SET AND BUILD INTO CONCRETE WORK ALL ANCHORS, SLEEVES AND ANY OTHER EMBEDDED ITEMS.

6) PREPARATION OF SUBGRADE: THE SUBGRADE FOR ALL CONCRETE WORK SHALL BE PROPERLY PREPARED BY REMOVAL OF ANY UNDESIRABLE MATERIAL AND REPLACED WITH SUITABLE GRANULAR MATERIAL, THOROUGHLY TAMPED. THE SUBGRADE SURFACE SHALL BE FINE GRADED AND THOROUGHLY COMPACTED PRIOR TO PLACEMENT OF ANY CONCRETE.

7) REMOVE TOPSOIL AND OTHER SURFACE MATERIALS IN PREPARATION FOR POURING CONCRETE SLABS. INTERIOR SLABS ON GRADE TO BE POURED ON COMPACTED 95% POROUS FILL OR SUITABLE ON-SITE MATERIAL. A 4 MIL THICK POLYETHYLENE VAPOR BARRIER SHEET TO BE LAID UNDER SLAB. SLAB TO BE STEEL TROWELED. SLAB TO BE REINFORCED WITH W.W.F. 6 X 6 #1010.

8) CONCRETE FORMS MUST USE AN APPROVED RELEASE AGENT. FORM WORK MAY NOT BE REMOVED FOR A MINIMUM OF (2)TWO DAYS AND BELOW FREEZING FOR A MINIMUM OF (4)FOUR DAYS.

9) FOUNDATION WALLS SHALL BE DAMP PROOFED FROM BOTTOM OF FOOTING TO WITHIN 1" OF GRADE WITH TROWEL COAT OF BITUMINOUS MASTIC. SEPARATED BY A LAYER OF ASPHALT SATURATED MESH.

10) CONTRACTOR MAY BACK FILL AGAINST FOUNDATION WALLS, ONLY AFTER SEVEN (7) DAYS OF CONCRETE CURE TIME USING PROPER CONSTRUCTION METHODS, AND EQUIPMENT, TO AVOID DAMAGE TO THE WALLS. WALLS ARE TO BE BRACED ADEQUATELY WITH FIRST FLOOR JOIST AND PLYWOOD DECK. ALL GRADING TO BE BACK PITCHED FROM ALL NEW AND EXISTING STRUCTURES

11) STEP FOOTINGS, WHERE ELEVATION CHANGES, 1 VERTICAL TO 2 HORIZONTAL.

12) PROVIDE REBAR DOWELS FROM FOOTINGS INTO P.C. FOUNDATION WALL DOWELS TO HAVE MIN 6" HOOK END EMBEDDED INTO FOOTINGS AND MIN 24" INTO FOOUNDATION WALL TYP.

13) ROD REINFORCEMENT SHALL BE INTERMEDIATE GRADE DEFORMED BARS, CONFORMING TO ASTM A615-60; REINFORCEMENT SHALL CONFORM TO ASTM A185 AND A82.

14) DETAILS AND GENERAL PROVISIONS, FOR CONCRETE CONSTRUCTION, SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST ACT BUILDINGS CODE, ACI 318, AND MANUAL ACI 315.

15) COORDINATION OF ALL THROUGH WALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR

16) UPON BACKFILLING FOUNDATION, CHEMICALLY TREAT SOIL FOR PROTECTION FROM TERMITES AS PER AGENCIES HAVING JURISDICTION.

17) WHERE NEW FOUNDATION WALLS ABUT EXISTING FOUNDATION WALLS, PROVIDE 1/2" DIAMETER X 12" LONG STEEL DOWELS EMBEDDED INTO NEW CONCRETE AND DRILLED AND GROUTED INTO EXISTING FOUNDATION WALLS AT A MAXIMUM OF 2'-0" O.C VERTICALLY.

18) PORTLAND CEMENT COMPLYING WITH ASTM C-150.

19) AGGREGATE COMPLYING WITH ASTM C-33.

20) REINFORCING SHALL COMPLY WITH ASTM A-615, GADE 60, FOR BARS AND ASTM A-185 FOR WELDED WIRE MESH.

21) UNLESS OTHERWISE INDICATED, ALL CONCRETE SHALL BE 3,000 PSI AND SHALL COMPLY WITH ASTM C-34 IF TRANSIT MIX.

22) ALL EXPOSED EXTERIOR CONCRETE SHALL BE AIR ENTRAINED.

23) FORMS: FORMS SHALL BE METAL OR PLYWOOD. FORMS SHALL BE CAREFULLY SET TO LINE AND GRADE.

24) IMMEDIATELY PRIOR TO PLACING THE CONCRETE, THE SUBGRADE SHALL BE THOROUGHLY DAMPENED SO THAT IT IS MOIST THROUGHOUT, BUT WITHOUT PUDDLES OF WATER.

MASONRY STEPS, PLATFORMS AND RAMPS

1) TOP SURFACE OF STEPS SHALL BE PITCHED TOWARD THE NOSINGS. RISERS SHALL SLANT OUT TOWARDS NOSINGS. NOSINGS SHALL BE FINISHED WITH A BULL-NOSE.

2) AFTER TROWELLING, TOP SURFACES OF PLATFORMS, STEPS AND OR RAMPS SHALL BE LIGHTLY BROOMED. RAMPS SHALL BE BROOMED AT RIGHT ANGLES TO THE DIRECTION OF PITCH.

3) RAMPS SHALL BE CONSTRUCTED TO THE DIMENSIONS INDICATED. MAXIMUM SLOPE SHALL BE 1 INCH IN 12 INCHES. MAX RISE TO BE 30" WITHOUT INTERMEDIATE PLATFORM TO CODE MIN 5'-0"x5'-0".

4) CONCRETE SHALL CONFORM TO ACI 301 & ACI 308 WITH SPECIAL ATTENTION TO COLD WEATHER INSTALLATION AND REMOVALS OF FORMS

CARPENTRY

1) ALL CARPENTRY WORK SHALL BE PERFORMED IN CONCORDANCE WITH GOOD TRADE PRACTICE, RECOMMENDATIONS OF MANUFACTURERS' AND IN CONFORMANCE WITH THE NEW YORK STATE BUILDING CODE, AND THESE SPECIFICATIONS.

A. PROVIDE, AT LEAST, DOUBLE JOISTS AND HEADERS, AT SKYLIGHTS, STAIRWAYS, PARALLEL WALLS, MISCELLANEOUS OPENINGS, WATER CLOSET DRAIN BENDS, AND AT ALL VENT AND MECHANICAL OPENINGS 2' OR MORE IN WIDTH, UNLESS OTHERWISE SHOWN ON THE DRAWINGS. PROVIDE SOLID BRACING FOR FULL WIDTH OF RAFTERS, GIRDERS, ETC.

B. ROOF SHEATHING, SHALL BE LAID WITH FACE GRAIN AT RIGHT ANGLES TO SUPPORTS; LOCATE END JOINTS OVER SUPPORTS; STAGGER JOINTS

2) ALL DIMENSIONS SHOWN ARE TO ROUGH FRAMING. PRIOR TO FRAMING, CONTRACTOR SHALL VERIFY LOCATIONS OF ALL PROPOSED LIGHT FIXTURES, FANS, AND OTHER ELECTRICAL AND MECHANICAL APPLURTENCE, AS PER REFLECTED CEILING PLANS. CONTRACTOR SHALL RELOCATE ANY EXISTING FRAMING WHICH INTERFERES WITH PROPOSED LOCATIONS OF NEW LIGHT FIXTURES, FANS, ETC

3) ALL WOOD POSTS, RESTING ON TOP OF CONCRETE WALLS, SHALL HAVE CLIP ANGLE ANCHORAGE TO CONCRETE BASE. ALL POSTS, RESTING ON TOP OF STEEL BEAM, SHALL HAVE CLIP ANGLES BOLTED OR WELDED TO THE FLANGES OF THE STEEL BEAM.

4) ALL STRUCTURAL FRAMING LUMBER SHALL BE #2 OR BETTER DOUG-FIR, FB=1200 P.S.I. & E =1,400,000 P.S.I. UNLESS OTHERWISE INDICATED, WITH SPF UTILITY SHOES AND PLATES, STUD GRADE FPF: ALL LINTELS SHALL BE DOUG-FIR WITH FB = 1200 P.S.I.. NO HEM FIR, AT ALL FREESTANDING 90° CORNERS PROVIDE INSET 1"x6" ANGLED WIND BRACING.

5) STRUCTURAL HEADERS OVER DOORS AND WINDOWS SHALL BE (2) 2X8 (UNLESS OTHERWISE NOTED).

6) FLITCH PLATE BEAMS AS NOTED SHALL BE THROUGH BOLTED AT 16" O.C. STAGGERED TOP AND BOTTOM MIN. 2" CLEAR OF BEAM EDGE.

7) BELOW EACH END OF ALL WOOD BEAMS AND HEADERS, WOOD WITH STEEL FLITCH PLATE BEAMS OR STEEL BEAMS, THE CONTRACTOR SHALL PROVIDE THE APPROPRIATE COLUMN OR POST SUPPORT. BELOW WOOD BEAMS PROVIDE MINIMUM OF (2) 2X4 OR (2) 2X6 WOOD POSTS. BELOW WOOD WITH STEEL FLITCH BEAMS, PROVIDE MIN. 4X4 DOUGLAS FIR POSTS. BELOW STEEL BEAMS PROVIDE 4" DIA. STANDARD WEIGHT STEEL PIPE COLUMNS (UNLESS OTHERWISE NOTED). BLOCK ALL WOOD POSTS SOLID TO CONCRETE OR STEEL BELOW.

8) ALL FLUSH CONNECTIONS SHALL BE MADE WITH HEAVY DUTY JOIST HANGERS.

9) WHERE RAFTERS AND JOISTS FRAME, INTO OTHER WOOD BEAMS, PROVIDE TECO U-GRIP. 18 GAGE GALVANIZED STEEL JOIST AND BEAM HANGERS.

10) ALL RAFTERS AT CATHEDRAL OR VAULTED CEILINGS SHALL HAVE HURRICANE CLIPS INSTALLED WHERE THE RAFTERS AND WALL MEET

11) ALL ROOF OVERHANGS, EXTERIOR COLUMNS, ETC., SHALL BE SECURELY FASTENED BY MECHANICAL MEANS TO PREVENT UPLIFT OR MOVEMENT DUE TO WIND LOADS.

12) PROVIDE HORIZONTAL 'CATS' AT ALL BAYS IN ALL BEARING WALLS, AS WELL AS STRONG BACKS FOR WOOD JOISTS (FACTORY MANUFACTURED)

13) PROVIDE FIRE STOPPING AS PER CODE.

14) MAINTAIN 2" CLEARANCE BETWEEN FACE OF CHIMNEY AND WOOD CONSTRUCTION AT ALL SIDES OF ROOF, CEILING, WALLS AND FLOOR.

15) ALL ROOF AND WALL PLYWOOD PANELS SHALL BE EXTERIOR CDX GRADE, WITH EXTERIOR GLUE, SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S PRODUCTS STANDARD PS-1, AND SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. ALL PLYWOOD SUB-FLOOR PANELS SHALL BE OF SAME AS ABOVE, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARD PS-L, AND SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.

16) WOOD MEMBERS IN CONTACT WITH MASONRY, OR CONCRETE, MUST BE PRESERVATIVE TREATED TO DEFINITE RETENTIONS AND PENETRATIONS IN ACCORDANCE WITH THE AWWA STANDARDS C-1 AND C-2.

17) LUMBER IS TO BE FURNISHED AND INSTALLED, COMPLETE WITH ALL FASTENINGS, ANCHORS, BLOCKING, BRIDGING, SADDLES, HANGERS, ETC. REQUIRED TO COMPLETE THE JOB. WHERE FASTENERS ARE NOT SPECIFICALLY INDICATED OR SPECIFIED THEY SHALL BE FURNISHED IN ADEQUATE NUMBER AND SIZE.

18) PROVIDE WOOD BRIDGING (7' -0" ON CENTER MAXIMUM SPACING) FOR ALL WOOD JOISTS AND SOLID BRIDGING BETWEEN JOISTS AT BEARING ON WOOD STUD BEARING WALLS. SECURE BOTTOM OF BRIDGING AFTER SUB-FLOOR HAS BEEN NAILED.

19) ALL EXTERIOR WALL CORNERS TO BE FILLED WITH INSULATION DURING THE FRAMING PROCESS PRIOR TO CLOSING THE CORNER.

20) WOOD STAIRS AND RAILING: STAIRS SHALL HAVE AT LEAST 1 HANDRAIL - 3/4" MIN./ 38" MAX, W/ BALUSTER TO BE SPACED LESS THAN 4" O.C. TYP. RISERS SHALL NOT EXCEED 8 1/4", NOSING 3/4" MIN./1 1/4" MAX., TREAD MIN. 9". TREADS SHALL BE CAPABLE OF WITHSTANDING A LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT OF RAIL AND 50 POUNDS PER FOOT THRUST HORIZONTALLY OR VERTICALLY. SHOP DRAWINGS BY OTHERS TP BE PROVIDED FOR REVIEW TYP.

21) ALL FLOORS UNLESS OTHERWISE NOTED SHALL RECEIVE 1 LAYER OF 3/4" T&G EXTERIOR PLYWOOD SUB-FLOORING. SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN ACROSS SUPPORTS; GLUED AND NAILED (OR SCREWED 1-3/4") WITH 6D COMMON NAILS 6 INCHES O.C. ALONG SUPPORTED EDGES AND 10 INCHES O.C. AT INTERMEDIATE SUPPORTS; BREAK JOINTS IN ADJACENT COURSES; LOCATE END JOINTS OVER SUPPORTS AND DRIVE NAILS FLUSH OR SLIGHTLY BELOW SURFACE. UNDERLAYMENT, WHERE REQUIRED, SHALL BE SIMILARLY INSTALLED. ALL FLOORS COVERED WITH CARPET SHALL HAVE (1) LAYER 1/2" PLYWOOD UNDERLAYMENT OR APPROVED EQUAL, OVER SUB-FLOOR.

22) ALL LUMBER SHALL BE PROTECTED FROM THE WEATHER WITH A TARPULIN OR HEAVY GAUGE PLASTIC. ALL WOOD MATERIAL SHALL BE STOCK PILED ON WOOD DUNNAGE, IN A RELATIVELY FLAT DRY AREA. LUMBER RECEIVED AT THE JOB SHALL BE MOLD AND MILDEW FREE. PROFESSIONAL OF RECORD RESERVES RIGHT TO REJECT ANY MATERIAL STOCKPILED OR INSTALLED WITH VISUAL MOLD OR MILDEW.

23) BLIND STEP FLASH WITH METAL FLASHING. ALL JUNCTIONS WHERE VERTICAL MEETS HORIZONTAL (ROOF, CHIMNEYS, WINDOWS, DOORS, ETC.)

24) ALL EXTERIOR TRIM, UNLESS OTHERWISE NOTED CORNER BOARDS, FASCIAS, RAKE BOARDS, ETC. SHALL BE CLEAR PINE, BACKPRIMED ONE COAT MINIMUM BEFORE INSTALLATION, UNLESS OTHERWISE DIRECTED.

25) ANY OR ALL COMPOSITE, "GLULAM", "MICROLAM" OR JOISTS ETC. MUST BE APPROVED PRIOR TO INSTALLATION BY PROFESSIONAL OF RECORD AND SHOP DRAWINGS BEAR THE SEAL OF THE MANUFACTURER'S PE OR RA ON IT'S SHOP DRAWINGS PROIR TO APPROVAL FOR FABRICATION.

THERMAL & MOISTURE PROTECTION

1) FOUNDATION WALL: ON PROPERLY PREPARED AND PRIMED SURFACES APPLY 2 COATS OF HOT ASPHALT DAMP PROOFING. EACH COAT TO BE APPLIED AT A RATE OF 2.5 GALLONS PER 100 SF MIN. APPLY EACH COAT FROM BASE OF FOOTING TO FINISH GRADE. IF FOUNDATIONS ARE CONCRETE BLOCK, APPLY A COAT OF PORTLAND CEMENT PARGING PRIOR TO ASPHALT APPLICATION. CONCTETE TO BE PRIMED W/ BITUMEN MANUFACTURER APPROVED PRIMER. COVER BITUMEN W/ A LAYER OF 4 MIL POLY VAPOR BARRIER AND A RIGID DRAINAGE BD. DIMPLES TO THE BITUMEN SIDE.

2) INSULATION: PROVIDE TYPE 11 NON-REFLECTIVE VAPOR BARRIER ON ONE SIDE MINERAL FIBER INSULATION BATTS W/ INTEGRATED NAILING FLANGE IN THE R-VALUE BELOW:

GLAZING - 'U' FACTOR: 40
CEILING: R-38
EXTERIOR WALLS: R-18
FLOOR: R-21
BASEMENT WALL: R-10
SLAB PERIMETER: R-9, 4 FEET
CRAWL SPACE: R-19

3) CAULKING AND SEALANTS TO BE SELECTED BY CONTRACTOR TO SUIT APPLICATION AND MATERIAL.

4) SHINGLES TO BE 3- DIMENSIONAL LAMINATED STRIP 'UL' CLASS 'A' MINERAL SURFACE, SELF SEALING, LAMINATED MULTI-PLY CONSTRUCTION WEIGHING NOT LESS THAN 245 LBS PER SQUARE. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

5) INSTALL METAL FLASHING AND STEP FLASHING AS REQUIRED, PROVIDE SELF ADHESIVE FLASHING OVER NEW METAL FLASHING TO SUB-SYSTEM INTERSECTION

6) INSTALL (2) BEADS OF SEALANT AT ALL EXTERIOR DOOR SADDLES, AND (1) BEAD MIN. AT ALL WINDOW NAILING FLANGE PERIMETERS PRIOR TO INSTALLING WINDOWS.

7) ROVIDE ROOF DRAINAGE AS REQUIRED, PROVIDE A COMPLETE GUTTER AND LEADER SYSTEM TO INCLUDE ALL GUTTERS, LEADERS, FASTENERS, ETC.

8) ICE & WATERSHIELD TO BE INSATLLED PER CODE AT ALL ROOF, ROOFS WITH PITCH OF 5 ON 12 OR LESS TO BE COMPLETELY COVERED WITH ICE & WATERSHIELD TYP.

METALS

1) STEEL PLATES, SHAPES AND BARS TO CONFORM TO ASTM A36

2) STEEL PIPE TO CONFORM TO ASTM A55, TYPE 'E' OR 'S' GRADE 'B'.

3) FASTENERS - UNFINISHED BOLTS AND NUTS CONFORM TO ASTM A307, GRADE 'A'

4) ALL STEEL DESIGN SHALL CONFORM TO THE LATEST EDITION OF AISC, CONTRACTOR TO BE RESPONSIBLE FOR ERECTION OF STEEL AND SEQUENCING OF INSTALLATION.

5) PROVIDE ALL NECESARY BEARING PLATES, COLUMN BASES AND CAPS, AND FASTENERS AS REQUIRED.

6) ALL VENTING TO FRESH AIR TYP. MECH'L ROOM VENTS TO BE LOCATED 12" FROM CEILING FOR INTAKE AND 12" FROM FLOOR FOR OUTPUT.

7) (1) SQUARE INCH OF VENT FOR EVERY 4,000 BTU'S OF INPUT FOR BOILER AND HOT WATER HEATER TYP.

MECHANICAL:

1) PRIOR TO BIDDING WORK, THE CONTRACTOR SHALL VERIFY THAT THE EXISTING HEATING AND AIR CONDITIONING SYSTEMS ARE ADEQUATE FOR THE NEW WORK, AND NOTIFY THE OWNER IMMEDIATELY IF DEFICIENT

2) UNLESS OTHERWISE NOTED IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT THE SIZE, DESIGN AND TYPE OF MECHANICAL SYSTEMS WHICH WILL BE USED; IN SUFFICIENT DETAIL TO THE OWNER AT TIME OF BID.

3) HEATING SYSTEM SHALL BE CAPABLE OF MAINTAINING A 70 DEG. F INTERIOR TEMPERATURE @0 DEG. OUTDOOR TEMPERATURE WITH A 15MPH WIND FOR A PERIOD OF 24 HR.

4) RELOCATE ALL HVAC DIFFUSERS, RETURNS, AND RELATED DUCTWORK AS REQUIRED TO CLEAR NEW CONSTRUCTION.

5) PROVIDE MINIMUM 50 C.F.M. FAN CONTROLLED WITH A SWITCH, AT BATHROOM UNLESS OTHERWISE NOTED.

ELECTRICAL:

1) PRIOR TO BIDDING WORK, THE CONTRACTOR SHALL VERIFY THAT THE EXISTING ELECTRICAL SERVICE IS ADEQUATE FOR THE NEW WORK, AND NOTIFY THE OWNER IMMEDIATELY IF DEFICIENT

2) RELOCATE EXISTING ELECTRICAL SERVICE AND METER, IF REQUIRED BY NEW WORK, TO NEAREST OR ADJACENT ACCEPTABLE WALL LOCATION.

3) ALL ELECTRICAL WORK, MATERIALS AND METHODS OF INSTALLATION ARE TO BE IN CONFORMANCE WITH ALL APPLICABLE LOCAL CODES AND NEC LATEST EDITION.

4) ALL WIRING IS TO BE AS PER CODE.

5) ALL ELECTRICAL DEVICES (I.E. SWITCHES, DIMMERS, ETC.) TO BE "DECORA" TYPE, UNLESS OTHERWISE NOTED.

6) PROVIDE CLOSED CELL NEOPRENE GASKETS AT ALL ELECTRICAL DEVICES LOCATED IN EXTERIOR WALLS

7) SUPPLY AND INSTALL SMOKE DETECTORS AS PER CODE, MIN (1) PER BEDROOM, (1) OUTSIDE BEDROOMS WITHIN 10'-0" AND (1) PER FLOOR.

8) SUPPLY CARBON MONOXIDE DETECTORS - MIN (1) PER FLOOR

9) PROVIDE ELECTRICAL CONNECTIONS (AS REQUIRED) FOR ALL KITCHEN APPLIANCES, LAUNDRY APPLIANCES, BATHROOM SPECIALTIES (SAUNA, STEAM UNIT, WHIRLPOOL BATH, ETC.), CENTRAL VACUUM SYSTEM, H.V.A.C. EQUIPMENT AND ALL OTHER (TELEPHONE, VIDEO, AUDIO, ETC.) REQUIRED CONNECTIONS.

10) CONTRACTOR SHALL VERIFY THAT FIXTURE TYPE IS PROPERLY SUITED FOR ITS INTENDED LOCATION (DIRECT CONTACT W/ INSULATION, ABOVE A BATH, ETC).

11) CONTRACTOR SHALL VERIFY DEPTHS OF ALL FIXTURES TO FIT WITHIN FRAMING PRIOR TO ORDERING SAME.

12) PROVIDE STEPPED BAFFLES AT ALL RECESSED LIGHTING FIXTURES AS REQUIRED.

13) PROVIDE REQUIRED LAMPS @ ALL LIGHTING FIXTURES. LAMPS AT ALL RECESSED FIXTURES SHALL BE HALOGEN UNLESS OTHERWISE NOTED.

14) ALL SWITCHES SHALL BE DECORA W/PRESET (EXCEPT AT CLOSETS, FLUORESCENT FIXTURES, EXHAUST FANS OR AS DIRECTED BY OWNER.

15) PROVIDE HIGH CAPACITY SLIDE DIMMERS WHERE REQUIRED.

16) PROVIDE G.F.I. PROTECTED RECEPTACLES AT ALL WET AREAS AS PER CODE.

17) PROVIDE EXTERIOR RECEPTABLES AS PER CODE

18) NOTE: ONLY CERTAIN OUTLET LOCATIONS ARE INDICATED, ALL OTHER OUTLET LOCATIONS SHALL BE AS PER CODE AND OWNERS REQUIREMENTS. ALL OUTLET LOCATIONS SHALL BE REVIEWED WITH PROFESSIONAL OF RECORD PRIOR TO INSTALLATION.

19) FIRE UNDERWRITERS' CERTIFICATION SHALL BE DELIVERED TO THE OWNER PRIOR TO FINAL ACCEPTANCE AND FINAL PAYMENT OF WORK.

FINISHES:

1) ALL GLAZING AT GLASS DOORS, ENTRANCE SIDELIGHTS, TUB AND SHOWER ENCLOSURES SHALL BE FULLY TEMPERED AS PER A-207-A. GLASS TO BE IDENTIFIED.

2) ALL PARTITIONS, EXTERIOR WALLS AND CEILINGS, WILL BE COVERED WITH 1/2" GYPSUM WALL BOARD TYPE "X" WHERE NOTED, UNLESS NOTED OTHERWISE. MOISTURE RESISTANT TYPE GYPSUM WALL BOARD TO BE USED AT BATHROOMS AND OTHER "WET" AREAS WITH