**Rodrigo Vasconcellos** 

9 Whippoorwill Lane Armonk NY 10504 914-494-2293 Rodrigo@palette-pro.com Sincerely,

October 29, 2020

Re: Building Permit no. 2020-3348

Dear RPRC Board Members:

The RPRC reviewed the above referenced application back in January and the proposed design of the home was warranted. I'm currently under construction at 9 Whippoorwill Lane and had to make a few changes to the exterior/interior of the home and the building inspector requested that a new application was necessary due to the exterior changes to the home.

Here is a summary of the exterior changes that you can also review on the attached revised plans.

- Chimney design was changed to maintain original straight design. See detail 2 A-202
- Side Deck was shortened by approx. 200 SF. See detail 2 A-202
- Exterior door to side deck was replace to a window since the deck was shortened. See detail 2 A-202
- Basement exterior door & Master Balcony exterior door was change from a double slider to a single slider. See Exterior West Elevation.

Please reach out to me with any questions.

Sincerely,

**Rodrigo Vasconcellos** 

Enclosure

# **ADDITION & ALTERATIONS** FOR: PRISCILLA & RODRIGO VASCONCELLOS 9 WHIPPOORWILL LN, ARMONK, NY 10504 ZONE: R-2A SECTION:107.04 BLOCK: 1 LOT: 6

### **GENERAL CONDITIONS:**

- THESE DOCUMENTS REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT, AND MAY NOT BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF THE
- CONTRACTORS SHALL VISIT THE SITE AND BE RESPONSIBLE FOR HAVING RECORDED ALL ONDITIONS WITHIN THE SCOPE OF THE PROJECT. NO CLAIMS FOR EXTRA COMPENSATION, BASED ON IGNORANCE OF VISIBLE OR IMPLIED EXISTING CONDITIONS WILL BE CONSIDERED
- ALL WORK IS TO CONFORM TO ALL APPLICABLE REQUIREMENTS OF LOCAL GOVERNING CODES, STATE CONSTRUCTION AND ENERGY CONSERVATION CODES, HEALTH CODE, FIRE DEPARTMENT REGULATIONS, FHA FRAMING STANDARDS, OSHA CODES, FHMU AND UTILITY CODES, AND BEST TRADE PRÁCTICES.
- ALL DIMENSIONS AND CONDITIONS SHOWN AND ASSUMED ON THE DRAWINGS MUST BE VERIFIED AT THE SITE BY THE CONTRACTOR BEFORE ORDERING MATERIAL OR DOING ANY WORK. ANY DISCREPANCIES OR ERRORS IN THE PLANS, SPECIFICATIONS, AND/OR DETAILS MUST BE REPORTED TO THE ARCHITECT AT ONCE. NO CHANGE IN PLANS. DETAILS OR DIMENSIONS IS PERMISSIBLE WITHOUT THE CONSENT OF THE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO NOTIFY THE ARCHITECT WITHIN A REASONABLE TIME, HE SHALL BI RESPONSIBLE FOR THE COST OF RECTIFYING SUCH ERRORS.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION, OR OPÉRATION OF ANY PART OF THE WORK, AS DETERMINED BY THE ARCHITECT, SHALL BE INCLUDED IN THE WORK THE SAME AS IF HEREIN SPECIFIED OR INDICATED.
- CONTRACTORS ARE TO FILE INSURANCE CERTIFICATE AND OBTAIN ALL PERMITS. SCHEDULE ALL REQUIRED INSPECTIONS WITH NOTIFICATION TO INSPECTORS AND ARCHITECT, OBTAIN ALL CODE APPROVALS AND HFMU CERTIFICATES, AND FILE FOR AND OBTAIN CERTIFICATE OF OCCUPANCY. NO WORK SHALL START PRIOR TO OBTAINING PERMITS.
- GENERAL CONTRACTOR SHALL CARRY PROPERTY DAMAGE INSURANCE AND PUBLIC LIABILITY INSURANCE, WORKMAN'S COMPENSATION, AUTO INSURANCE, GENERAL LIABILITY AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES AND AS OWNER REQUIRES.
- THE ARCHITECT HAS INDICATED AND ESTIMATED CERTAIN CONDITIONS, EITHER NOT SHOWN OR NOT CONSIDERED RELIABLE ON OLDER DRAWINGS FURNISHED TO ARCHITECT BY OWNER, OR NOT MEASURABLE DUE TO TOTAL ABSENCE OF ANY DRAWINGS, OR TOO INACCESSIBLE TOO INACCESSIBLE TO VERIFY IN THE FIELD PRIOR TO PREPARING DRAWINGS THE ARCHITECT THEREFORE TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THESE DRAWINGS FOR BIDDING SCOPE ONLY, AND WILL FURNISH MORE DETAILED INFORMATION LATER WHEN AREAS ARE ACTUALLY ACCESSIBLE AND MEASURABLE, BY THE CONTRACTORS. ANY WORK THAT MUST BE DON ADDITIONALLY IN AREAS WHERE INFORMATION OR INDICATIONS WHERE WORK IN LAID OUT, SHALL BE BILLED TO THE OWNER AS AN EXTRA CHARGE, SUBJECT TO THE ARCHITECTS APPROVAL OF AN ITEMIZED COST BREAKDOWN.
- CONTRACTORS SHALL COORDINATE ALL WORK PROCEDURES AND WORKING HOURS WITH LOCAL AUTHORITIES, NEIGHBORHOOD ASSOCIATIONS, AND ANY OTHER GOVERNING AUTHORITIES.
- 10. ALL INDICATED SURVEY MATERIAL IS FOR GENERAL REFERENCE ONLY. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR CORRECTNESS OF ANY OF THE
- CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING AND NEW ONDITIONS AND MATERIALS WITH AND ADJACENT TO THE CONSTRUCTION AREA ANY DAMAGE CAUSED BY THE EXECUTION OF THE WORK INDICATED OR IMPLIED HEREIN SHALL BE REPAIRED OR REPLACED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S SOLE EXPENSE.
- 12. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF CONSTRUCTION DEBRIS RUBBISH AND OFF SITE DISPOSAL IN A RESPONSIBLE MANOR 3. CONTRACTOR SHALL KEEP WORK SITE FREE FROM DEBRIS AND ACCUMULATED REFUSE, AND SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM
- ENTRY BY UNAUTHORIZED PARTIES. 14. CONTRACTOR SHALL LAY OUT WORK AND BE RESPONSIBLE FOR ITS CORRECTNESS AND
- SAFETY, AND SHALL GIVE NECESSARY DIMENSIONS TO ALL PARTIES BY STARTING ANY WORK, CONTRACTOR SIGNIFIES ACCEPTANCE OF THE PREVIOUSLY INSTALLED BACKUP MATERIALS AND FRAMING, AND VALVES ANY RIGHT TO BLAME PRIOR WORK FOR ANY DEFECTS IN HIS OWN WORK.
- 6. CONTRACTOR TO ORDER SPECIFIC MATERIALS INDICATED HEREIN IMMEDIATELY AFTER BEING AUTHORIZED TO PROCEED. THE SUBSTITUTIONS PERMITTED WITHOUT APPROVAL OF THE ARCHITECT, AND CONTRACTOR WILL BE HELD LIABLE FOR DELAYS CAUSED BY CONTRACTOR'S FAILURE TO ORDER MATERIAL PROMPTLY.
- CONTRACTOR IS TO DESIGN AND INSTALL ADEQUATE AND CODE APPROVED SHORING AND BRACING WHERE NEEDED TO SAFELY COMPLETE STRUCTURAL WORK CONTRACTOR TO ASSUME FULL AND SOLE RESPONSIBILITY FOR STRUCTURAL ADEOUACY THE SHORING. AND DIAG FOR ANY INJURIES, DAMAGE, CRACKS, OR DEFECTS CAUSED BY SHORING OR BRACING, AND SHALL REPAIR ALL SUCH DAMAGE AT HIS SOLE EXPENSE.
- 8. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL PAYMENT. THE GENERAL CONTRACTOR IS TO FURNISH WRITTEN GUARANTEE ON HIS WORK AND ALL SUBCONTRACTOR'S WORK, AGAINST DEFECTS RESULTING FROM THE USE OF INTERIOR MATERIALS, EQUIPMENT, OR WORKMANSHIP, AS DETERMINED SOLELY BY THE ARCHITECT. ALL SUCH DEFECTS ARE TO BE REPLACED OR REPAIRED, COMPLETE WITH LABOR AND MATERIALS, AT NO COST TO OWNER.
- SUBSTITUTIONS OF EQUIPMENT OR MATERIALS OTHER THAN THOSE SHOWN ON THE DRAWINGS OR IN THE SPECIFICATIONS SHALL BE MADE ONLY UPON APPROVAL OF THE ARCHITECT OR OWNER AS NOTED ON THE DRAWINGS OR IN THESE SPECIFICATIONS. THE CONTRACTOR SHALL SUBMIT HIS SUBSTITUTION FOR APPROVAL BEFORE RELEASING ANY ORDER FOR FABRICATION AND/OR SHIPMENTS. THE ARCHITECT RESERVES THE RIGHT TO DISAPPROVE SUCH SUBSTITUTION. PROVIDED IN HIS SOLE OPINION. THE ITEM OFFERED IS NOT FOUAL OF THE ITEM SPECIFIED. WHERE A CONTRACTOR PURPOSES TO USE AN ITEM OTHER THAN THAT SPECIFIED OR DETAILED ON THE DRAWINGS. WHICH REOUIRES ANY REDESIGN OF THE STRUCTURE, PARTITIONS, PIPING, WIRING OR OF ANY OTHER PART OF THE MECHANICAL, ELECTRICAL, OR ARCHITECTURAL LAYOUT, ALL SUCH REDESIGN, AND ALL
- NEW DRAWINGS AND DETAILING REQUIRED THEREFOR SHALL, WITH THE APPROVAL OF THE ARCHITECT, BE PREPARED BY THE CONTRACTOR AT HIS OWN EXPENSE. ). ALL WORK SHALL BE INSTALLED SO THAT ALL PARTS REQUIRED ARE READILY ACCESSIBLE FLUOF FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR. MINOR DEVIATIONS FROM THE FT DRAWINGS MAY BE MADE TO ACCOMPLISH THIS, BUT CHANGES OF MAGNITUDE SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT.
- 21. UPON COMPLETION OF THE WORK. THE ENTIRE PROJECT IS TO BE COMPLETELY CLEANED AND THE SITE RESTORED TO EXISTING CONDITION, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING COMPLETE SWEEPING OF ALL AREAS, AND REMOVAL OF ALL RUBBISH AND DEBRIS,
- EXCEPT THAT CAUSED BY OWNER OR OTHER DOING N.I.C. WORK. REMOVAL OF ALL LABELS FROM GLASS, FIXTURES, AND EQUIPMENT, ETC. AND SPRAY CLEANING OF ALL GLASS /MIRRORS. REMOVAL OF STAINS, AND PAINT FROM GLASS, HARDWARE, FINISHED FLOORING,
- CABINETS. ET FINAL CLEANING OF ALL CHROME AND ALUMINUM METAL WORK. RESTORATION OF PROPERTY BY RETURNING SHRUBS TO ORIGINAL LOCATIONS, FILLING OF ALL RUTS AND RAKED TOPSOIL AND REPAIRS TO DAMAGED BLACKTOP.
- UNLESS OTHERWISE NOTED, MATERIALS SHALL BE PREPARED, INSTALLED, FITTED, AND ADJUSTED IN ACCORDANCE WITH MANUFACTURES' SPECIFICATIONS, DETAILS, AND RECOMMENDATIONS.
- H.V.A.C 24. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS RESPONSIBILITY DURING THE PROGRESS OF THE PROJECT.
- 25. GENERAL CONTRACTORS TO NOTIFY THE ARCHITECT OF ANY UNFORESEEN CONDITIONS ARISE DURING CONSTRUCTION.
- 5. GENERAL CONTRACTORS SHALL COORDINATE WITH THE VARIOUS TRADES INVOLVED IN THE CONSTRUCTION OF THE PROJECT 7. THE CONTRACTOR SHALL PROTECT AND NOT DAMAGE TREES, PLANTINGS OR SHRUBS
- WHERE CONSTRUCTION WORK IS REQUIRED AT THE EXISTING EXTERIOR OF THE BUILDING. 28. THE ENTIRE WORK AREA SHALL BE DELIVERED TO THE OWNER IN PROPER WORKING

CONDITIONS

# MATERIAL LEGEND

 $\leq$ 

AL/ ALUN

AFF

AHU

EL/ELEV

(E)/EXIS

HDWD

H.M

| HT/⊢

INCAND

Earth Concrete Concrete Block Brick Marble Plywood Metal Wood Finish Wood Rough Insulation **Rigid Insulation** Glazing/Mirror Gravel

# ABBREVIATION LEGEND

ACOUSTICAL AMERICANS WITH DISABILITIES ACT ADJUSTABLE ABOVE FINISHED FLOOR ALUMINUM ACOUSTICAL CEILING TILE ARCHITECTURAL/ARCHITECT AIR-HANDLER UNIT BOARD BUILDING BLOCK

BUILDING STANDARD

PLBG PLYWD P.M.U CHAIR RAIL CONTROL JOINT CENTER LINE CEILING CLEAR CONCRETE MASONRY UNIT CROWN MOLD OTY COLUMN

P-LAM

R/RAD

RECP

R.T.U

SCHED

V.W.C

R.O.

CONCRETE CONSTRUCTION CONTRACTOR/CONTRACT RCP CONTINUOUS CARPET CERAMIC TILE

DRINKING FOUNTAIN DIAMETER DIAGONAL DIMENSION DOWN DEPTH DOOR DOWN SPOUT DETAIL

ELECTRICAL **ELEVATION/ ELEVATOR** EMERGENCY ENTRANCE EPOXY /ELECTRICAL PANEL EQUAL EXISTING TO REMAIN ELECTRIC WATER COOLER T.O.W FXISTING EXPANSION JOINT EXTERIOR

FIRE ALARM FIRE EXTINGUISHER FLOOR DRAIN FIXTURE FLUORESCENT FOOT/ FEET FURRED/ FURRING

FABRIC WALL COVERING

FIBERGLASS REIN. PLASTIC GLAZED CERAMIC TILE GLASS/GLAZED GROUND GROSS SQUARE FOOTAGE GYPSUM

HOLLOW CORE HARDWARE HARDWOOD HIGH INTENSITY DISCHARGE HOLLOW METAL

GYPSUM WALL BOARD

HEATING, VENTILATION & AIR CONDITIONING INSIDE DIAMETER INCANDESCENT

HFIGHT

IANITOR CLOSET JUNCTION BOX LAMINATE

INSULATION

LINEAR FEET LENGTH LIGHT LAVATORY MATERIAL

MANUFACTURER MASONRY OPENING METAL MULLION

)	
	NEW NOT APPLICABLE NOT IN CONTRACT NET SQUARE FOOTAGE NOT TO SCALE
	OVER ALL ON CENTER OUTSIDE DIAMETER OVERFLOW OPPOSITE HAND
	PARTITION PROPERTY LINE PLASTIC LAMINATE PLUMBING PLUMODD PRE-CAST MASONRY UNIT PANEL POLISHED PROJECT/PROJECTION PAINTED PRESSURE TREATED
	QUANTITY
	RELOCATED RUBBER BASE REFLECTED CEILING PLAN RADIUS RECEPTACLE ROUGH OPENING RENTABLE SQUARE FOOTAGE ROOF TOP UNIT
	SOLID CORE SCHEDULE SECTION SQUARE FOOT/ SQUARE FOOTAGE SIMILAR SPECIFY/ SPECIFIED SQUARE STAINLESS STEEL STANDARD STEEL SUSPENDED

TEMPERED

THRESHOLD

TOP OF WALL

VINYL TILE

WITHOUT

WOOD

WATER CLOSET

WATER HEATER

WORKING POINT

WITH

TOP OF STEEL/SLAB

TO MATCH EXISTING

VINYL WALL COVERING

TOP OF

	UNDERCUT
	U.L. APPROVED
	UNLESS OTHERWISE NOTED
	USABLE SQUARE FOOTAGE
70	UNDERSIDE
	VERIFY IN FIELD
	VOLUME
Zone	VINYL COMPOSITION TILE

I Zone: MIN. L OT AREA LOT FRONT

## **PROJECT DESCRIPTION**

BASEMENT AND FIRST FLOOR ALTERATIONS TO AN EXISTING SINGLE-FAMILY DWELLING; 1,235.81 S.F. SECOND FLOOR ADDITION

## **CODE SUMMARY**

ALL WORK SHALL BE IN ACCORDANCE WITH THE TOWN OF NORTH CASTLE CODES & ORDINANCES. NEW YORK STATE APPLICABLE BUILDING CODES:

2015 INTERNATIONAL BUILDING CODE BUILDING 2015 INTERNATIONAL RESIDENTIAL CODE 2017 UNIFORM CODE SUPPLEMENT EXISTING BUILDING 2015 INTERNATIONAL EXISTING BUILDING CODE 2015 INTERNATIONAL FIRE CODE PLUMBING 2015 INTERNATIONAL PLUMBING CODE MECHANICAL 2015 INTERNATIONAL MECHANICAL CODE FUEL GAS 2015 INTERNATIONAL FUEL GAS CODE ENERGY 2015 INTERNATIONAL ENERGY CONSERVATION CODE PROPERTY MAINTENANCE 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE ACCESSIBILITY ANSI/ICC A117.1

USE AND OCCUPANCY CLASSIFICATION: SINGLE-FAMILY RESIDENCE: R-3 (IBC: TABLE 310.5

CONSTRUCTION TYPE: TYPE VB (IBC: TABLE 601)

E: RODRIGO@PALETTE-PRO.COM

CONTRACTOR

FIRE

### **PROJECT DIRECTORY**

ROCCO DILEC

RDstudio, inc

T: 914.774.0534

**OWNER/CLIENT** PRISCILLA & RODRIGO VASCONCELLOS 9 WHIPPOORWILL LN ARMONK, NY 1504 T: 914.494.2293

ARCHITECT **BUILDING** DEPARTMENT TOWN OF NORTH CASTLE BUILDING DEPT. 363 WESTCHESTER AVENUE 17 BEDFORD ROAD. PORT CHESTER, NY 10573 ARMONK, NY 10504 T: 914.273.3000 E: RDILEO@RDSTUDIO-INC.COM E: BUILDING@NORTHCASTLENY.COM

## DRAWING LIST

A-304	HVAC DIAGRAMMATIC PLANS
A-303	PLUMBING RISER DIAGRAM; TYP. STAIRCASE REQUIREMENTS
A-302	CONSTRUCTION DETAILS
A-301	CROSS-SECTIONS
A-202	EXTERIOR NORTH AND SOUTH ELEVATIONS
A-201	EXTERIOR EAST AND WEST ELEVATIONS
A-107	SECOND FLOOR REFLECTED CEILING PLAN
A-106	FIRST FLOOR REFLECTED CEILING PLAN
A-105	BASEMENT REFLECTED CEILING PLAN
A-104	ROOF PLAN
A-103	SECOND FLOOR PLAN
A-102	FIRST FLOOR PLAN
A-101	BASEMENT PLAN
A-004	DEMOLITION FLOOR PLANS AND ELEVATIONS
A-003	GROSS LAND COVERAGE DIAGRAMS; FLOOR AREA CALCULATIONS
A-002e	GENERAL NOTES; EXTERIOR WINDOW AND DOOR SCHEDULES
A-002d	SPECIFICATIONS
A-002c	SPECIFICATIONS
A-002b	SPECIFICATIONS
A-002a	SPECIFICATIONS
A-001	GENERAL CONDITIONS; SITE PLAN; ZONING COMPLIANCE SCHEDULE
	KAWING LIST

#### Structural Design Data Assumed Soil Bearing: 3,000 PSF.

Concrete:	
Deflection Limits:	
Live Loads:	
1st & 2nd Floor:	

Roof:

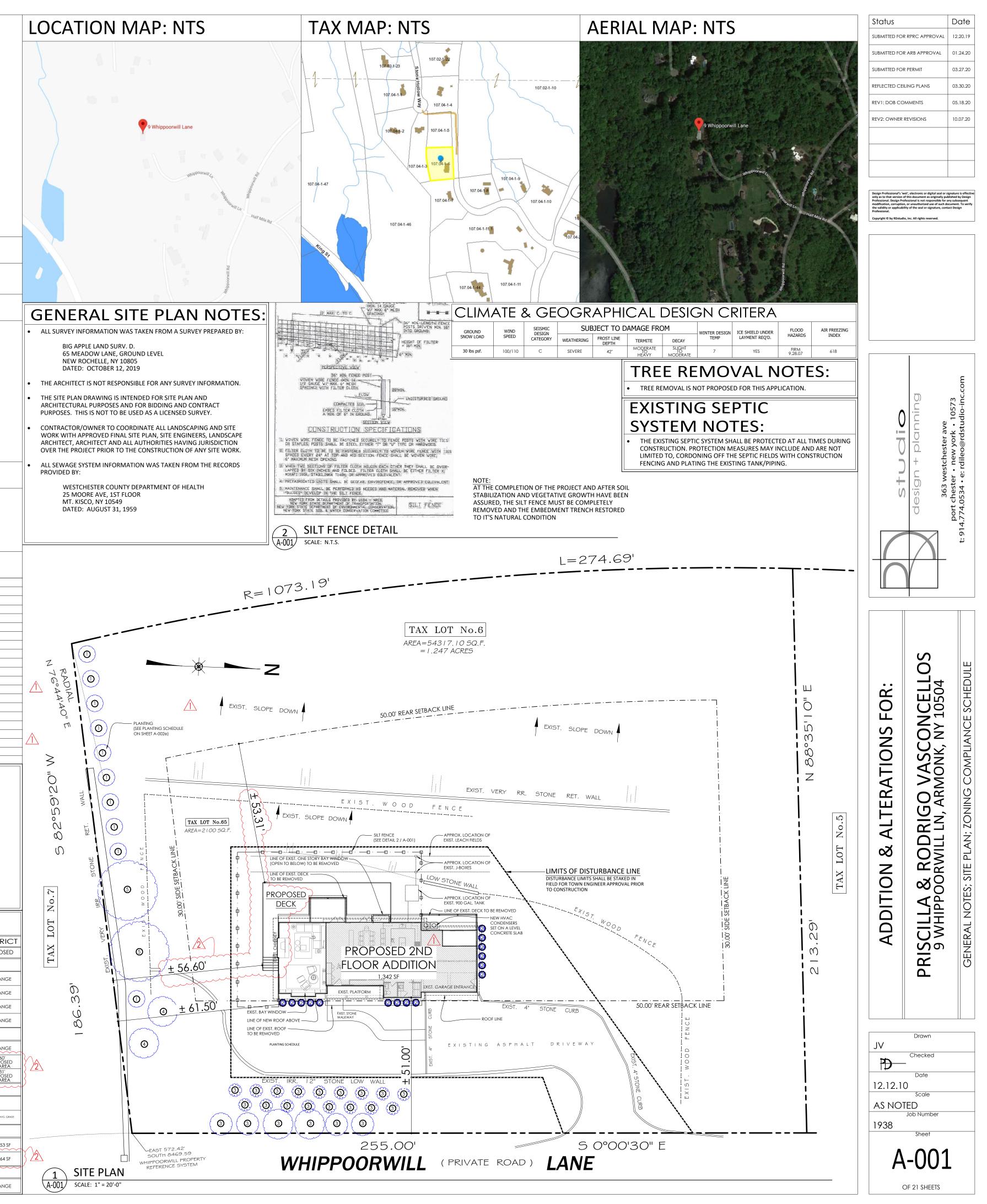
40 psf. Attic w/o Storage: 10 psf. 30 psf.

3,000 PSI.

L/360

# Steel to be ASTM-36

Zone:	R-2A: 1- FAMILY	y residenti.	AL DISTRICT
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE REQUIREME	NTS:		
LOT AREA (SQUARE FEET):	2 ACRES OR 87,120 SF	1.247 ACRES OR 54,317 SF	NO CHANGE
LOT FRONTAGE (FEET):	150.00'	255.00'	NO CHANGE
LOT WIDTH (FEET):	150.00'	±255.00'	NO CHANGE
LOT DEPTH (FEET):	150.00'	±186.43'	NO CHANGE
MINIMUM YARD REQUIRE	MENTS:		
FRONT (FEET):	50.00'	±51.00'	NO CHANGE
ONE SIDE (FEET):	30.00'	±61.50'	±56.60' @ PROPOSED DECK AREA
REAR (FEET):	50.00'	±117.50'	±53.31' @ PROPOSED DECK AREA
MAXIMUM BUILDING HEIG	HT REQUIREMENTS:		·····
STORIES:	21/2	11/2	21/2
FEET:	30.00'	±18.00'	±25.75' FROM AVG. GRADE
MAXIMUM LOT COVERAG	GE REQUIREMENTS:		
GROSS FLOOR AREA:	8,372.56 SF	±3,190.72 SF	±4,426.53 SF
GROSS LAND COVERAGE:	10,318.34 SF	±4,691.34 SF	±5,524.64 SF
MINIMUM DWELLING UNIT	SIZE REQUIREMENTS:		
DWELLING UNIT SIZE (SQUARE FEET):	800 SF	NO CHANGE	NO CHANGE



#### DIVISION 1: GENERAL REQUIREMENTS

#### SECTION 01090: REFERENCE STANDARDS

THIS CONTRACT SHALL BE WRITTEN ON AIA FORM #A101, WITH AIA GENERAL CONDITIONS IN EFFECT AS IF WRITTEN OUT IN FULL. THE SCOPE OF THE WORK SHALL INCLUDE ALL WORK AS INDICATED ON DRAWINGS PREPARED BY RD STUDIO INC. AND SPECIFIED HERFIN

- THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL OF THE WORK FOR THE CONTRACT SUM AND WITHIN THE CONTRACT TIME. THE DRAWINGS & SPECIFICATIONS ARE TO BE CONSIDERED AS COMPLEMENTARY, AND ALL WORK NECESSARY FOR THE EXECUTION OF THE WORK, IF SHOWN ON THE DRAWINGS AND NOT DESCRIBED IN THE SPECIFICATIONS OR IF DESCRIBED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS OR ANY WORK WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK WITHIN THE LIMITS ESTABLISHED BY THE DRAWINGS, AND BY THE SPECIFICATIONS, SHALL BE CONSIDERED AS PART OF THE CONTRACT. AND SHALL BE EXECUTED BY THE CONTRACTOR IN THE SAME MANNER AND W/ THE SAME CHARACTER OF MATERIALS AS OTHER PORTIONS OF THE CONTRACT WITHOUT EXTRA COMPENSATION.
- IDENTIFY THE CONSTRUCTION START & COMPLETION DATES AND THE NUMBER OF CALENDAR DAYS NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL BEAR COMPLETE RESPONSIBILITY TO COORDINATE HIS WORK W/ THE WORK OF OTHERS.
- IDENTIFY IN THE CONSTRUCTION CONTRACT; FINISHES, HARDWARE, FIXTURES, TRIM, ETC., NOT SPECIFIED ON THESE DRAWINGS.
- ALL WORK SHALL COMPLY WITH FEDERAL, STATE & LOCAL CODES & ORDINANCES, THE PROVISIONS OF THE NEW YORK STATE ENERGY CONSERVATION CODE, AND AGENCIES HAVING JURISDICTION OVER THE WORK TO BE PERFORMED, INCLUDING UTILITY COMPANIES, AND SHALL BE DONE TO THE HIGHEST STANDARD OF CRAFTSMANSHIP BY JOURNEYMEN OF THE RESPECTIVE TRADES.
- PERFORM ALL WORK IN ACCORDANCE WITH ASHRAE, SMACNA, OSHA, PERTINENT NPPA CODES AND THE RULES AND REGULATIONS OF ALL CITY, STATE AND FEDERAL AUTHORITIES HAVING JURISDICTION. PROVIDE OWNER WITH CERTIFICATES OF INSPECTION.
- TEMPORARY FACILITIES FOR THE PROTECTION OF TOOLS AND EQUIPMENT SHALL CONFORM TO LOCAL REGULATIONS, AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- CONTRACTOR SHALL PRESENT THE BUILDING TO THE OWNER FOR ACCEPTANCE, CLEAN AND READY FOR OCCUPANCY. ALL GLASS, TILE, & GLAZED MATERIALS SHALL BE CLEANED AND POLISHED, FLOORS SHALL BE SWEPT BROOM CLEAN, CARPETS SHALL BE VACUUMED, FIXTURES SHALL BE WASHED AND FREE OF LABELS, AND THE EXTERIOR SHALL BE HAND RAKED AND FREE OF TRASH AND
- WINTER PROTECTION, HEAT, AND SNOW REMOVAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY. ALL SPACE HEATING SHALL BE DONE IN A SAFE MANNER, WITH PERIODIC CHECKS ON THE SYSTEMS, AND SHALL COMPLY WITH THE NEW YORK STATE INDUSTRIAL COMMISSION AND OSHA REQUIREMENTS.
- 9. APPLICATIONS FOR PAYMENT SHALL BE SUBMITTED ON AIA FORMS #G702 AND #G703.
- 10. DO NOT SCALE THE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- . THE CONTRACTOR SHALL CARRY BUILDERS RISK "ALL RISK" INSURANCE, NAMING THE OWNER AS ADDITIONALLY INSURED, TO COVER THE COST OF THIS WORK AND ALL COVERAGE AS DEFINED IN ARTICLE 11 OF THE GENERAL CONDITIONS. THE OWNER SHALL BE PRESENTED WITH CERTIFICATES OF THE CONTRACTOR'S INSURANCE PRIOR TO THE START OF THE WORK.
- 13. THE CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS AS DEFINED IN ARTICLE 4,16 OF THE GENERAL CONDITIONS. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE SITE PRIOR TO SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE.

12. RENTAL CHARGES, SAFETY, PROTECTION, AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

- 14. COSTS FOR THE BUILDING PERMIT SHALL BE PAID BY THE OWNER.
- 5. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY, AND COMPLIANCE WITH ARTICLE 10 OF THE GENERAL CONDITIONS IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.
- 16. THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO SUBMITTING HIS PROPOSAL. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING.
- 17. THE CONTRACTOR SHALL TAKE PARTICULAR CARE TO AVOID DAMAGING ANY TREES OR OTHER EXISTING LANDSCAPE ELEMENTS NOT RELATED TO THE CONSTRUCTION, OR THOSE DESIGNATED BY THE LANDSCAPE ARCHITECT OR OWNER TO BE RETAINED.
- 18. WHERE MATERIALS ARE STORED IN PUBLIC AREAS OR WHERE WORK IS IN PROGRESS, PROTECT SAME WITH FENCES, SHEDS, SUITABLE BARRIERS OR GUARD RAILS AND ILLUMINATE WITH ELECTRIC LIGHTS AT NIGHT.
- 19. ANY DEFECTS IN MATERIALS OR WORKMANSHIP WHICH DEVELOP WITHIN ONE YEAR OF THE DATE OF COMPLIANCE SHALL BE CORRECTED BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER. THIS INCLUDES THE REPAIR OF DAMAGE DONE AS A RESULT OF THE DEFECT, AS WELL AS THE CORRECTION OF THE DEFECT ITSELF. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL STRUCTURAL FAULTS, LEAKS, AND THE LIKE, UNLESS HE HAS OBJECTED IN WRITING TO THE ARCHITECT'S DETAIL OR SPECIFICATION, AND THE OWNER HAS AGREED TO ASSUME THE RISK. APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR FROM HIS GUARANTEE IF A DEFECT DEVELOPS IN THE WORK INDICATED.
- 20. EXTRA CHARGES WILL BE ALLOWED ONLY WHEN AUTHORIZED IN WRITING BY THE OWNER AND THE ARCHITECT BEFORE THE CHANGE IS INCURRED. THE CONTRACTOR SHALL USE AIA FORM G701.
- 21. CERTAIN ITEMS SHALL BE INDICATED AS ALLOWANCES AND SELECTED BY THE OWNER. THE CONTRACTOR SHALL INCLUDE IN HIS proposal the amount of the allowance plus his charge for ordering, installing, coordinating with other work AND ALL OTHER RELATED TASKS EXCLUSIVE OF THE COST OF THE ITEMS.
- 22. ALL MANUFACTURED ITEMS SHALL BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. 23. SUBCONTRACTORS MUST REGISTER ANY COMPLAINTS REGARDING WORK PREPARED AS A BASE FOR THEIR CONTRACT BEFORE

STARTING WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF RESPONSIBILITY FOR SUCH BASE WORK.

- 24. THE CONTRACTOR SHALL BE REGISTERED TO WORK IN THE COUNTY AND THE CITY OR TOWN HAVING JURISDICTION. THE CONTRACTOR'S SUBCONTRACTORS SHALL ALSO BE REGISTERED TO WORK IN THE COUNTY AND THE CITY OR TOWN HAVING
- 25. THE CONTRACTOR SHALL PROVIDE FOR TEMPORARY TELEPHONE, TOILET UNITS & HEATING UNITS.
- 26. REQUESTS FOR CHANGES IN PRODUCTS, MATERIALS, EQUIPMENT, AND METHODS OF CONSTRUCTION MADE AFTER AWARD OF THE CONTRACT ARE CONSIDERED "SUBSTITUTIONS". REQUESTS FOR SUBSTITUTIONS WILL BE CONSIDERED BY THE ARCHITECT AFTER THE CONTRACTOR HAS SUBMITTED THREE COPIES OF THE REQUEST. THE SUBMISSION SHALL INCLUDE ALL SUPPORTING INFORMATION FROM THE MANUFACTURER OR A DETAILED DESCRIPTION OF THE PROPOSED INSTALLATION OR FABRICATION METHOD.
- 27. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL BLOCKING AND GROUNDS AS REQUIRED FOR THE INSTALLATION OF WINDOW BLINDS, DRAPERIES AND CURTAINS.
- 28. INSTALL ALL N.I.C. ITEMS, EXCEPT MILLWORK, AND OWNER'S ACCESSORIES AS REQUIRED FOR PROJECT COMPLETION.
- 29. ALL SUB-CONTRACTOR'S SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL THROUGH THE CONTRACTOR PRIOR TO WORK BEING PERFORMED, UNLESS OTHERWISE NOTED.
- 30. ALL PARTITION DIMENSIONS ARE FROM FINISHED SURFACE, UNLESS OTHERWISE NOTED.
- 31. FIREPROOF BLOCKING SHALL BE INSTALLED IN CEILINGS OR PARTITIONS AS REQUIRED.
- 32. THE CONTRACTOR SHALL HAVE HAD EXPERIENCE ON AT LEAST THREE PROJECTS INVOLVING QUALITIES & COMPLEXITIES AT LEAST EQUAL TO THOSE REQUIRED UNDER ALL DIVISION DETAIL IN THESE DRAWINGS.
- 33. THE OWNER IS TO PROVIDE AN AS-BUILT SURVEY PREPARED BY A LICENSED SURVEYOR.
- 34. CONTRACTOR TO ISSUE ALL WARRANTEES, EQUIPMENT INSTRUCTION MANUALS, AND OTHER RELATED INFORMATION TO THE OWNER IN A SINGLE LOOSE LEAF BINDER. ALL NECESSARY NAMES, ADDRESSES & TELEPHONE NUMBERS OF MANUFACTURERS SHALL BE CLEARLY LISTED IN THE BEGINNING OF THE BOOK.
- 35. CONTRACTOR TO PROVIDE ARCHITECT W/ A SCHEDULE OF WORK TO BE UPDATED BI-WEEKLY
- 36. THERE WILL BE SCHEDULED JOB MEETINGS AT THE SITE.
- 37. THE CONTRACTORS SHALL BE RESPONSIBLE FOR FILING FOR ALL REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO: ELECTRICAL, PLUMBING AND HVAC WORK UNDER SEPARATE PERMIT(S).
- 38. ALL CONSTRUCTION SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES.
- 39. ALL BRACING AND SHORING SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF NEW YORK STATE AND ALL OTHER APPLICABLE NATIONAL, STATE AND LOCAL CODES.
- 40. ALL WORK SHALL COMPLY WITH THE HIGHEST INDUSTRY STANDARDS.

#### **DIVISION 2: SITE WORK**

#### SECTION 02050: DEMOLITION

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF ALL DEMOLITION WORK FOR THIS PROJECT. FEDERAL LAW REQUIRES THAT INDIVIDUALS RECEIVE CERTAIN INFORMATION BEFORE RENOVATING MORE THAN SIX SQUARE FEET OF PAINTED SURFACES IN A ROOM FOR INTERIOR PROJECTS OR MORE THAN TWENTY SQUARE FEET OF PAINTED SURFACE FOR EXTERIOR PROJECTS OR WINDOW REPLACEMENT OR DEMOLITION IN HOUSING BUILT BEFORE 1978.

- USE FOR WHICH THESE AREAS WAS INTENDED HAS BEEN DISCONTINUED.
- DRAWINGS AND SUCH ADDITIONAL ITEMS AS MAY BE REQUIRED BY THE OWNER.
- OBTAIN OWNER'S APPROVAL BEFORE PROCEEDING W/ THE WORK.
- ARCHITECT
- WITH ANY WORK
- FRAMING SYSTEM
- CUT NEW AND/OR ENLARGE EXISTING OPENINGS IN INTERIOR AND EXTERIOR WALLS IN SIZES, LOCATIONS AND CONFIGURATIONS AS INDICATED. SUPPORT HEADERS AS REQ'D.
- OPERATIONS. USE PLYWOOD, SHEET PLASTIC, HOMOSOTE AND MASONITE AS REQUIRED TO ENSURE PROTECTION.
- 9. CAREFULLY PROTECT ALL WORK ADJACENT TO AREAS IN WHICH WORK IS TO BE DONE AND IN AREAS USED FOR ACCESS.
- 12. PROVIDE ADEQUATE FIRE PROTECTION IN ACCORDANCE W/ LOCAL FIRE DEPT. REQUIREMENTS
- 13. REPLACE MARRED OR OTHERWISE DAMAGED ITEMS WITHOUT COST TO THE OWNER

- 16. REMOVE ALL WORK INDICATED OR IMPLIED BY THE DRAWINGS & SPECIFICATIONS
- ARCHITECT'S & OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- EXCESSIVE DEBRIS BE ALLOWED TO ACCUMULATE.
- 19. PROVIDE SHORING AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF THE BUILDING.
- DAMAGE CAUSED BY INADEQUATE PROTECTION.
- NEW FINISH
- PROGRAM IN RESIDENTIAL RENOVATIONS.

#### SECTION 02110: SITE CLEARING

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF ALL SITE CLEARING WORK FOR THIS PROJECT.

- GRUB SITE IN LOCATIONS AS DIRECTED.
- 4. STRIP TOPSOIL AND STOCKPILE IN AREAS INDICATED OR DIRECTED FOR FUTURE USE.

#### SECTION 02200: EARTHWORK

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF ALL EXCAVATION, ROUGH GRADING AND BACK FILL WORK FOR THIS PROJECT.

- 3. PROTECT EXISTING UTILITY LINES AS REQUIRED.
- PAVEMENTS, WALKS, STRUCTURES AND THE LIKE.
- 5. STRIP AND STOCK TOPSOIL WITH AREAS SUBJECTED TO RE-GRADING AND CONSTRUCTION OF IMPROVEMENTS, BUILDINGS,
- UNDERGROUND SYSTEMS AND THE LIKE.
- FOR THE COMPLETION OF THE WORK.
- CONTENT FROM SITE AT NO ADDITIONAL COST TO THE OWNER.
- WITH HIGH CLAY CONTENT SHALL BE REMOVED FROM SITE.
- REQUIRED BY LIFE SAFETY CODES.
- 12. BARRICADE OPEN HOLES OCCURRING AS PART OF THIS WORK.
- ARCHITECT AND/OR OWNER.
- 15. PROVIDE UNDER SLAB DRAINAGE COURSE IN CONJUNCTION WITH CONCRETE WORK.

- CONTRACT DRAWINGS. ELEVATION SHALL BE VERIFIED FROM EXISTING BENCH MARKS BY A LICENSED SURVEYOR. NOTIFY THE ARCHITECT FOR INSPECTION AFTER WORK IS LAID OUT AND PRIOR TO START OF ANY EXCAVATION.

PRIOR TO COMMENCING WITH ANY WORK. THE CONTRACTOR SHALL MAKE A THOROUGH EXAMINATION OF THOSE PORTIONS OF THE STRUCTURE ON WHICH THE WORK IS TO BE PERFORMED TO INSURE THAT AREAS TO BE DEMOLISHED ARE UNOCCUPIED AND THAT THE

PRIOR TO THE COMMENCEMENT OF DEMOLITION AND REMOVAL OPERATIONS, THE CONTRACTOR AND THE OWNER'S REPRESENTATIVE SHALL INSPECT THE OVERALL PREMISES FOR EQUIPMENT AND ACCESSORIES TO BE SALVAGED INCLUDING THOSE SHOWN ON THE

3. NOTIFY THE OWNER & ARCHITECT FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING ANY WORK RELATING TO EXISTING UTILITIES (ELECTRICAL, SEWER, WATER, HEAT, GAS, ETC.), THAT WILL TEMPORARILY DISCONTINUE OR DISRUPT SERVICE TO THE EXISTING HOUSE.

4. ALL ITEMS DESIGNATED TO BE SAVED WILL BE TAGGED OR OTHERWISE IDENTIFIED IN A SUITABLE MANNER FOR DISPOSITION. CAREFULLY REMOVE ALL SUCH ITEMS TO BE REUSED, STORED AND THE LIKE AND STORE SAME WHERE DIRECTED BY THE OWNER AND/OR

. SUBMIT SCHEDULE OF DEMOLITION PROCEDURES TO THE ARCHITECT (AND OBTAIN APPROVAL THEREOF) PRIOR TO COMMENCING

6. PROVIDE ALL TEMPORARY SHORING SYSTEMS AS NECESSARY IN CONJUNCTION WITH REMOVAL, REPLACEMENT OR ALTERATION OF

8. PROPERLY PROTECT EXISTING RESIDENCE AND SURROUNDING AREAS FROM DAMAGE, DUST AND DEBRIS DURING ALL CONSTRUCTION

10. OBTAIN AND PAY FOR ALL PERMITS, AS APPLICABLE, FOR TRANSPORT AND DISPOSAL OF DEBRIS AND HAZARDOUS MATERIALS

11. PROTECT ALL FLOORS, WALLS, CEILINGS, FINISHES, FIXTURES AND EQUIPMENT TO REMAIN WITH "RIGID" PROTECTION MATERIAL.

14. DO NOT DEMOLISH OR REMOVE ANY ITEM UNTIL IT IS CERTAIN THAT A CONDITION WILL NOT BE CREATED WHICH MIGHT JEOPARDIZE THE WEATHER TIGHTNESS OR THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING.

15. REMOVE ALL DEBRIS AND REFUSE MATERIALS FROM THE PREMISES AS RAPIDLY AS DEMOLITION PROGRESSES.

17. DEMOLITION WORK SHALL BE DONE ONLY AS REQUIRED FOR THAT PHASE OF CONSTRUCTION BEING PERFORMED. THE CONTRACTOR SHALL TAKE GREAT CARE TO PROTECT WORK WHICH IS TO REMAIN. ANY DAMAGE TO WORK REMAINING SHALL BE REPAIRED TO THE

18. ALL WRECKED MATERIALS SHALL BE REMOVED FROM THE PREMISES, EXCEPT AS NOTED. IN NO CASE SHALL DANGEROUS OR

20. COVER ALL OPENINGS DURING DEMOLITION WITH PLYWOOD & SHEET PLASTIC TO PROTECT THE INTERIOR FROM DAMAGE BY WEATHER, AND TO PROTECT THE UNAFFECTED PORTIONS OF THE EXISTING RESIDENCE. CONTRACTOR SHALL PAY FOR & REPAIR ANY

21. WHERE REMOVING EXISTING FINISHES, REMOVE ALL ADHESIVE, LEAVE FLOORS AND WALLS SMOOTH AND FLUSH, READY TO RECEIVE

22. CONTRACTOR SHALL COMPLY WITH PROVISIONS OF LATEST EPA GUIDE LINES FOR LEAD; RENOVATION, REPAIR, AND PAINTING

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING ON-SITE TREES WHICH ARE NOT INDICATED TO BE REMOVED. 2. PROTECT EXISTING FEATURES, TREES AND OTHER ITEMS AS DESIGNATED BY THE LANDSCAPE ARCHITECT, ARCHITECT AND/OR OWNER.

3. REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS AS REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REMOVE SIMILAR ITEMS ELSEWHERE ON SITE OR PREMISES AS SPECIFICALLY INDICATED BY THE LANDSCAPE ARCHITECT AND SITE ENGINEER. "REMOVAL" INCLUDES THE DIGGING OUT AND OFF-SITE DISPOSAL OF STUMPS AND ROOTS.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING ON-SITE TREES WHICH ARE NOT INDICATED TO BE REMOVED.

2. PROTECT EXISTING FEATURES, TREES AND OTHER ITEMS DESIGNATED TO REMAIN. GRUB SITE IN LOCATIONS AS DIRECTED.

4. PERFORM ALL SITE EXCAVATION AND FILLING AS REQUIRED TO PRODUCE NEW CONTOUR MAP INCLUDING GRADING WORK FOR

6. PERFORM REQUIRED SITE DEMOLITION OPERATIONS AS NECESSARY TO ACCOMPLISH THE PROJECT WORK.

7. PERFORM ALL REQUIRED EXCAVATION FOR FOOTINGS, FOUNDATIONS, PITS, SLABS, WALLS AND ALL OTHER ITEMS NOTED OR REQUIRED

8. BACK FILL ALL EXCAVATIONS WITH CLEAN BACK FILL MATERIALS; ANY AND ALL ADDITIONAL FILL MATERIAL AS MAY BE REQUIRED SHALL BE FURNISHED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. REMOVE CLAY OR SOIL WITH HIGH CLAY

9. EXCESS FILL, IF ANY, SHALL BE USED FOR FINISHED GRADING WHERE SHOWN OR, IF SURPLUS, BE DISPOSED OF OFF-SITE. CLAY OR SOIL

10. SECURE REQUIRED APPROVALS FROM MUNICIPALITY, UTILITY COMPANIES AND OTHER GOVERNING BODIES HAVING JURISDICTION.

11. PROVIDE ALL SITE PROTECTION, ENCLOSURES AND OTHER TEMPORARY CONSTRUCTION AND PROTECTION REQUIRED BY CONDITIONS, ORDINANCES, ETC., INCLUDING ALL FENCES, BARRICADES, GUARDRAILS, WARNING LIGHTS AND OTHER ITEMS AS NECESSARY AND

13. PROVIDE TREE PROTECTION IN ACCORDANCE WITH THE DRAWINGS. PROTECT TREES AS DESIGNATED BY THE LANDSCAPE ARCHITECT,

14. PERFORM ALL PUMPING, DEWATERING, ETC., NECESSARY TO MAINTAIN EXCAVATED SPACES FREE OF ACCUMULATED WATER.

16. EXISTING GRADES AND OTHER EXISTING CONDITIONS ARE SHOWN ON THE DRAWINGS TO THE BEST KNOWLEDGE OF THE ARCHITECT. IT

IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE AND TO VERIFY ALL EXISTING CONDITIONS.

17. TAKE PROPER PRECAUTIONS NOT TO DAMAGE ANY EXISTING SITE CONDITIONS SPECIFICALLY EXCLUDED OR EXCEPTED FROM THE CONTRACT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE OCCURRING DURING THE COURSE OF THE WORK

UNDER CONSTRUCTION. CONTRACTOR SHALL, AT HIS OWN EXPENSE, MAKE ANY AND ALL REPAIRS AS REQUIRED TO RESTORE TO THE ORIGINAL CONDITION ANY AREA OR ITEM SO DAMAGED OR DISTURBED DUE TO WORK REQUIRED BY THIS CONTRACT. 18. ALL WORK SHALL BE LAID OUT BY THE CONTRACTOR GIVING ALL POINTS, LINES AND LEVELS FROM ESTABLISHED POINTS ON THE

PARTICULARLY WHEN THE WORK IS EXPOSED TO DIRECT SUNLIGHT, SHALL BE DONE TAKING SPECIAL PRECAUTIONS TO AVOID CRACKING OF THE CONCRETE FROM RAPID DRYING. 4. PROVIDE FOUNDATION SYSTEMS INCLUDING WALLS, INDIVIDUAL AND CONTINUOUS FOOTINGS, PIERS, PITS AND THE LIKE AS MAY BE REQUIRED TO COMPLETE THE FOUNDATION WORK OF THIS PROJECT.

**DIVISION 3: CONCRETE** 

SECTION 03001: DESIGN INFORMATION

EXECUTION OF THE CONCRETE OPERATIONS FOR THIS PROJECT.

A. WATER CEMENT RATION: MAX. 6 GALS./BAG OF CEMENT.

NON-EXPOSED CONCRETE.

. SLUMP: 3-4 INCH MAXIMUM

READY MIX CONCRETE ASSOCIATION

5. PROVIDE FLOAT FINISHED "MUD" SLAB IN CRAWL SPACE AND/OR BASEMENT. TOLERANCES IN LEVEL SHALL NOT EXCEED THOSE GIVEN IN ACI 302, PARAGRAPH 7.14 (CLASS AX). SLOPE FLOORS TO DRAINS. DEPRESS SLABS IF REQUIRED FOR FINISH FLOORING.

BUT IS NOT LIMITED TO: EARTH, RUBBISH, PLAIN OR REINFORCED CONCRETE, HARD PAN, SOFT ROCK, ROCK, CLAY, QUICKSAND,

B. UNDER SLABS: WELL COMPACTED, APPROVED, CLEAN EARTH OR BANK RUN GRAVEL, TO THE UNDERSIDE OF THE POROUS FILL

21. PROVIDE ALL BRACING, SHEATHING AND SHORING NECESSARY TO PERFORM AND PROTECT ALL EXCAVATION AS INDICATED IN THE

22. BACK FILL OPERATIONS SHALL RESULT IN DENSITY OF EACH LAYER OF FILL BEING 95 PERCENT OF MAXIMUM DENSITY AT OPTIMUM

20. IF AN EXCAVATION IS CARRIED BEYOND THE DEPTH INDICATED ON THE DRAWINGS OR SPECIFIED, CONTRACTOR SHALL PROVIDE FILL TO

IF SUCH EXCESS EXCAVATION RESULTS FROM ANY ERROR OF THE CONTRACTOR, THEN THE CONTRACTOR SHALL BEAR THE COST OF

DRAWINGS, AS REQUIRED FOR SAFETY, OR TO CONFORM TO GOVERNING LAWS. NO EXTRA PAYMENT WILL BE MADE FOR ANY BRACING,

MOISTURE. MOISTURE DENSITY DETERMINATIONS SHALL BE PERFORMED ON REPRESENTATIVE SOIL SAMPLES IN ACCORDANCE WITH

23. JUST BEFORE FINAL COMPLETION OF THE JOB, FILL TO REQUIRED SUB GRADE LEVELS ANY AREAS WHERE SETTLEMENT OCCURS. GRADE

24. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONTROL MEASURES NECESSARY TO PREVENT DAMAGE RESULTING FROM EROSION AND

25. ALL AREAS WITHIN THE PROJECT SITE SHALL BE RAKED CLEAN OF ALL TRASH, WOOD FORMS AND OTHER DEBRIS UPON COMPLETION OF

26. FINISH GRADE OPERATIONS SHALL RESULT IN A PITCH 1/2" ON 12" FOR A MINIMUM DISTANCE OF 6'-0" FROM ALL FOUNDATION WALLS

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK

1. COMPRESSIVE STRENGTH OF ALL CONCRETE SHALL BE A MINIMUM OF 3,000 PSI AT 28 DAYS AGE WHEN TESTED IN THE FIELD IN

B. AIR CONTENT: 4 TO 7 % FOR ALL CONCRETE EXPOSED TO THE WEATHER, SLABS ON GRADE AND FOUNDATION WALLS. 2 TO 4 % FOR

READY MIX CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C 94 AND ACI 614. ALL PLANT AND TRANSPORTING

PLACEMENT OF CONCRETE MAY BEGIN. PLACEMENT OF CONCRETE WHEN THE AIR TEMPERATURE EXCEEDS 70 DEGREES F

EQUIPMENT SHALL COMPLY WITH THE CONCRETE PLANT STANDARDS AND TRUCK MIXER AND AGITATOR STANDARDS OF THE NATIONAL

3. THE CONTRACTOR SHALL BE ADEQUATELY PREPARED TO PROTECT THE CONCRETE FROM ADVERSE INFLUENCE OF HOT WEATHER BEFORE

ACCORDANCE WITH ASTM METHODS OR AS OTHERWISE NOTED ON THE STRUCTURAL ENGINEER DRAWINGS.

CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE

SEDIMENTATION TO ON-SITE AND OFF-SITE AREAS. PROVIDE WETLAND PROTECTION IF AND AS SHOWN ON THE DRAWINGS

THE WORK SPECIFIED HEREIN, SPOIL PILES LEVELED AND EXCESS MATERIALS DISPOSED OF AS DIRECTED BY THE ARCHITECT

AND TERRACES. CONTRACTOR SHALL TIE THE PROPOSED INTO THE EXISTING GRADE & SEED THE LAWN.

BOULDERS, MASONRY, METAL AND OTHER ITEMS OR MATERIALS ENCOUNTERED.

A. UNDER FOOTINGS: CONCRETE AS SPECIFIED FOR FOOTINGS.

SHEATHING AND SHORING.

ASTM D 1557-70, MFTHOD D.

TO SLOPE AWAY FROM BUILDING

THE EXCESS EXCAVATION AND THE FILLING TO THE REQUIRED LEVEL.

REQUIRED LEVEL AS FOLLOWS, IF NOT OTHERWISE SPECIFIED BY THE STRUCTURAL ENGINEER:

- 6. FINISH ALL CONCRETE WORK: TROWEL SMOOTH EXPOSED CONCRETE; FLOAT FINISH CONCRETE TO RECEIVE STONE/MASONRY FINISH.
- 7. CURE AND PROTECT ALL CONCRETE AND CEMENT WORK.
- 8. PERFORM ALL CUTTING, PATCHING, GROUTING, REPAIRING AND POINTING UP AS REQUIRED IN CONNECTION WITH BOTH NEW AND ALTERED WORK.
- 9. PROVIDE CONCRETE BLOCK IN FILL IN EXISTING OPENINGS IN FOUNDATION WALLS IF SHOWN OR REQUIRED

### SECTION 03010: CONCRETE MATERIALS

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF THE CONCRETE OPERATIONS FOR THIS PROJECT.

- 1. ASTM C 150, TYPE I, USE ONE BRAND ONLY FOR EACH TYPE OF CEMENT USED THROUGHOUT THE PROJECT.
- 2. NORMAL WEIGHT FINE AGGREGATE: WASHED, INERT, NATURAL OR MANUFACTURED OR COMBINATION THEREOF, SAND CONFORMING
- TO ASTM C 33 GRADATION 3. NORMAL WEIGHT COARSE AGGREGATE: WELL GRADED CRUSHED STONE OR WASHED GRAVEL CONFORMING TO ASTM C 33, SIZE 57 FOR
- FOUNDATIONS AND 67 FOR SLABS AND STRUCTURE. 4. POTABLE, CLEAN AND FREE FROM OILS, ACIDS, ALKALI, ORGANIC MATTER AND OTHER DELETERIOUS MATERIAL.
- 5. FORM MATERIALS
- A. EXPOSED CONCRETE FINISH 5/8 INCH PLYFORM COATED WITH FORM RELEASE OIL; MOLDED FIBERGLASS OR OTHER SMOOTH COATED MATERIAL APPROVED BY THE ARCHITECT
- FORM TIES AND SPREADERS PREFABRICATED ASSEMBLIES BY RICHMOND, SUPERIOR, DAYTON OR APPROVED EQUAL. WIRE TIES SHALL NOT BE USED.
- 6. REINFORCING BARS: ASTM A 615, GRADE 60 AND DEFORMATIONS ASTM A 305. ALL CONTINUOUS REINFORCING BARS SHALL BE LAPPED 36 TIMES THE BAR DIAMETER AT SPLICES UNLESS OTHERWISE NOTED.
- 7. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 AND SHALL BE SUPPLIED IN SHEETS.
- 9. GROUT-READY TO USE NON-METALLIC NON-SHRINK GROUT SIMILAR AND EQUAL TO "SONOGROUT 10K" BY SONNEBORN OR "SUPREME" BY CROMIX CONSTRUCTIONS CHEMICALS AND CONFORMING TO CORPS OF ENGINEERS CRD-D-621.
- 10. VAPOR BARRIER 6 MIL POLYETHYLENE.
- 11. MEMBRANE CURING COMPOUND ASTM C 309, TYPE 1. PRODUCT USED SHALL BE SHOWN TO BE COMPATIBLE WITH SUBSEQUENT APPLICATION OF BEDDINGS AND FLOOR ADHESIVES WHERE APPLICABLE.
- 12. EXPANSION JOINT FILLERS ASTM D 1751 WITH POURED TOP FILLER OR AASHTO M153-II,CORK TYPE NON-EXTRUDING MATERIAL AT THE OPTION OF THE CONTRACTOR UNLESS DESIGNATED ON THE DRAWINGS.
- 13. UNDER SLAB DRAINAGE COURSE SELECTED BANK RUN OR CRUSHED STONE WITH NO MORE THAN 5 % OF FINES PASSING A 200 MESH
- 14. ALL REINFORCING STEEL SHOWN ON PLANS IS BOTTOM STEEL UNLESS OTHERWISE SHOWN.

8. ACCESSORIES-PRODUCT STANDARD PS7-766, CLASS C.

D. CHAMFER STRIPS - 1/2" 45 DEGREE WOOD OR "PVC"

- C. FORM OIL CHEMICAL TYPE, COMPLYING WITH CORPS OF ENGINEERS CE204M, SECTION 3-03-K
- B. UNEXPOSED CONCRETE FINISH FORMS OF METAL, WOOD OR OTHER MATERIAL APPROVED BY THE ARCHITECT.

#### 19. ALL EXCAVATION IS UNCLASSIFIED AND THE COST THEREOF SHALL BE INCLUDED IN THE BID PRICE. UNCLASSIFIED EXCAVATION INCLUDES, SECTION 03315: CONCRETE PLACEMENT

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF THE CONCRETE OPERATIONS FOR THIS PROJECT.

- 1. FOOTINGS AND PIERS SHALL BE POURED ON UNDISTURBED SOIL W/ MIN. ALLOWABLE BEARING CAPACITY OF 1,500 P.S.F., OR AS OTHERWISE NOTED BY STRUCTURAL ENGINEER.
- 2. FOOTINGS AND PIERS SHALL BE SIZED AS SHOWN ON DRAWINGS.
- 3. NO CONCRETE SHALL BE POURED ON FROZEN GROUND OR IN AREAS THAT MAY BE SUBJECTED TO FREEZING CONDITIONS.
- 4. CONCRETE SHALL BE PLACED AS NEAR TO IT'S FINAL POSITION AS POSSIBLE TO MINIMIZE SEGREGATION OF MORTAR FROM THE COURSER MATERIAL
- 5. ALL WORK SHALL COMPLY WITH ACI STANDARDS CONCERNING WEATHER AND ADDITIVES. NO ADDITIVES SHALL BE USED WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT. ALL ORGANIC AND/OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM SUBGRADE AND BACKFILL AREAS AND BACKFILLED
- W/ ACCEPTABLE FILL. 7. SLAB SUBGRADES SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY. ALL BACKFILL AROUND AND ABOVE ALL FOUNDATION

ELEMENTS, FOOTINGS AND WALLS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.

#### DIVISION 5: METALS

#### SECTION 05001: DESIGN INFORMATION

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF ALL METAL WORK FOR THIS PROJECT.

- 1. PROVIDE ALL REQUIRED SUPPORT IRON, ANGLES AND THE LIKE AS REQUIRED TO COMPLETE THE INSTALLATION OF THIS PROJECT.
- 2. FINISH TO "CARPENTRY", MISCELLANEOUS ANGLES, CLIPS AND OTHER METAL REINFORCEMENTS AS MAY BE REQUIRED TO COMPLETE THE OPERATIONS.
- 3. PERFORM ALL DRILLING AND TAPING REQUIRED FOR THE ATTACHMENT OF THIS WORK TO THE WORK OF OTHERS.
- 4. PROTECT ALL DISSIMILAR MATERIALS; PERFORM ALL SHOP, PRIME AND FIELD TOUCHUP OPERATIONS.

#### SECTION 05010: METAL MATERIALS

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF ALL MISCELLANEOUS AND ORNAMENTAL METAL WORK FOR THIS PROJECT.

- 1. FERROUS METAL WORK: STRUCTURAL STEEL SHAPES-ASTM A 36, GALVANIZED WHEN EXPOSED TO WEATHER OR MOISTURE, PRIME COATED FOR INTERIOR; STEEL PLATES FOR BENDING OR COLD FORMING-ASTM A 283, GRADE C; STANDARD STEEL SHEETS-ASTM A 245 OR A 246, GALVANIZED WHEN EXPOSED TO MOISTURE OR WEATHER.
- 2. FASTENERS, INSERTS, MISCELLANEOUS: BOLTS & NUTS (STEEL)-ASTM A 307; FASTENERS AND ANCHORAGE DEVICES SHALL BE OF TYPE, GRADE, CLASS AND STYLE BEST SUITED FOR THE RESPECTIVE PURPOSES; GALVANIZED, CADMIUM PLATED OR STAINLESS STEEL; USE FLAT HEAD PHILLIPS TYPE MACHINE SCREWS FOR EXPOSED FASTENINGS OR TAMPER PROOF DEVICES AS DIRECTED BY ARCHITECT AND/OR CONDITIONS OF USE
- 3. PROTECTIVE COATING SYSTEMS: GALVANIZING-ASTM A 153 FOR IRON AND STEEL HARDWARE; A 123 FOR ROLLED, PRESSED AND FORGED STEEL SHAPES, PLATES, BARS AND STRIPS 1/8 INCH THICK AND HEAVIER; A 386 FOR ASSEMBLED PRODUCTS; A 526 HOT DIP GALVANIZING IN ACCORDANCE WITH A 525, DESIGNATION G90 FOR ALL CARBON STEEL SHEET; PROTECTIVE COATING-COLD APPLIED ASPHALTIC MASTIC, SSPC-12,30 DMT/COAT.
- 4. FABRICATION, GENERAL: WELDING-COMPLY WITH REQUIREMENTS OF THE AMERICAN WELDING SOCIETY (AWS); ALL WELDING: BY LICENSED WELDER; WELDING ELECTRODES-E70XX CLASSIFICATION OF AWS A5.1; GRIND WELDS SMOOTH.
- 5. SHOP PAINTING: FERROUS METAL PRIMER-MODIFIED ALKYD RUST INHIBITIVE MATERIAL SIMILAR AND EQUAL TO TNEMEC 99; GALVANIZED SURFACE REPAIRS AND WELDS, "ZINC-RICH" MATERIAL, UNLESS NOTED OTHERWISE.

#### SECTION 05720: RAILS AND HANDRAILS (EXTERIOR RAILING CABLE RAILS)

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIAL, LABOR AND EQUIPMENT AND THE LIKE NECESSARY FOR THE COMPLETE EXECUTION OF ALL METAL RAIL AND HANDRAIL WORK FOR THIS PROJECT.

- 1. THE STAIR RAIL & GUARDRAIL SHALL BE FABRICATED OF STEEL AS INDICATED ON THE PLANS, REFER TO THE DRAWINGS FOR DESIGN AND DETAILS. THE HANDRAIL AND GUARDRAIL CAP AND STAIR CAP TO BE WOOD, IN SPECIES AND PROFILE AS SHOWN ON THE DRAWINGS.
- 2. RAILING FRAME COMPONENTS AND CABLE HARDWARE SHALL BE DESIGNED TO WITHSTAND LOADS ENCOUNTERED WITHOUT EXCESSIVE DEFLECTION OR DISTORTION WHEN CABLES ARE TENSIONED TO REQUIRED AMOUNTS TO CONFORM TO BUILDING CODES
- 3. THE FABRICATOR SHALL PROVIDE THE ARCHITECT, OWNER, AND GENERAL, CONTRACTOR WITH SHOP DRAWINGS PRIOR TO FABRICATION. THE SHOP DRAWINGS SHALL SHOW THE INSET PATTERN. SPACING OF BALUSTERS IN A SCALE LARGE ENOUGH TO FULLY DESCRIBE ITS DESIGN.
- 4. AFTER THE ARCHITECT, OWNER, AND GENERAL CONTRACTOR HAVE APPROVED THE SHOP DRAWINGS, THE FABRICATOR SHALL PROVIDE A FULL SIZE MOCKUP OF THE RAIL FOR APPROVAL. FULL FABRICATION MAY BEGIN ONLY AFTER THE APPROVAL OF THE MOCK-UP

5. PROVIDE A CABLE RAILING SYSTEM BY STAINLESS CABLE RAILING SOLUTIONS OR EQUAL. PROVIDE HIDDEN FASTENER/TENSIONING DEVICES.

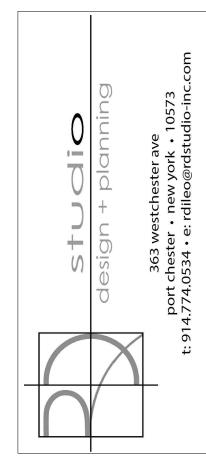
- 5.1. PROVIDE 3/16" STAINLESS STEEL CABLES, SPACED 3" APART
- 5.2. PROVIDE BUTTON TERMINALS AT POSTS 5.3. PROVIDE HAND SWAGE TENSIONING TERMINALS
- 6. PRE-INSTALLATION MEETING: CONVENE A PRE-INSTALLATION MEETING APPROXIMATELY TWO WEEKS BEFORE START OF
- CONSTRUCTION OF RAILING FRAME COMPONENT MOUNTING SURFACES. REQUIRE ATTENDANCE OF PARTIES DIRECTLY AFFECTING WORK OF THIS SECTION, INCLUDING CONTRACTOR, ARCHITECT, FABRICATOR, AND INSTALLER. REVIEW THE FOLLOWING:
- 6.1. SPECIFIC METHOD OF INSTALLATION OF RAILING FRAME COMPONENTS INTO MOUNTING SURFACES.
- 6.2. INSTALLATION, ADJUSTING, CLEANING, AND PROTECTION OF CABLE RAILING SYSTEM. 6.3. COORDINATION WITH OTHER WORK.

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10.07.20

REV2: OWNER REVISIONS

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### **DIVISION 6: WOOD & PLASTIC**

#### SECTION 06001: WOOD AND PLASTICS

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIAL, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF ALL WOOD AND PLASTICS WORK FOR THIS PROJECT.

- THE INTENT IS TO BUILD A THOROUGHLY SOUND, WELL FRAMED STRUCTURE, AND THE CONTRACTOR'S KNOWLEDGE AND EXPERIENCE COUNT FOR MORE THAN THE LETTER OF THESE SPECIFICATIONS. CHANGES MAY BE MADE, WITH THE ARCHITECT'S APPROVAL, IF A BETTER FINAL RESULT CAN BE THEREBY OBTAINED.
- PROVIDE ALL WOOD BLOCKING, BATTENS, NAILERS, GROUNDS, FURRING AND THE LIKE REQUIRED TO SECURE THE WORK OF THIS AND ALL OTHER SECTIONS.
- PROVIDE TEMPORARY PARTITIONS, DUST AND NOISE CONTROL ENCLOSURES, TEMPORARY DOORS AND BUCKS, TEMPORARY EXTERIOR OPENING ENCLOSURES, AND THE LIKE.
- PROVIDE ALL FASTENERS, ANCHORAGE ITEMS AND ROUGH HARDWARE, BLOCKING, SHIMS, AND THE LIKE IN CONNECTION WITH THE RECEIVING. STORING AND SETTING OF DOORS AND FRAMES: FINISH HARDWARE: WOOD WINDOWS: TOILET ACCESSORIES AND SUCH OTHER "VENDOR" SUPPLIED ITEMS CUSTOMARILY INSTALLED UNDER THE WORK OF THIS TRADE
- ALL MATERIALS FOR THE WORK OF THIS SECTION SHALL CONFORM WITH VOLUNTARY PRODUCT STANDARDS AND TRADE ASSOCIATION UNITS AS FOLLOWS:
- A. NORTHEASTERN LUMBER MANUFACTURER'S ASSOCIATION, INC. (NELMA); SOUTHERN PINE INSPECTION BUREAU (SPIB); WESTERN WOOD PRODUCTS ASSOCIATION (WWPA). B. ARCHITECTURAL WOOD WORK INSTITUTE (AWI
- C. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
- AMERICAN WOOD PRESERVERS' ASSOCIATION AND INSTITUTE (AWPA) (AWPI). APPLICABLE FEDERAL SPECIFICATIONS FOR FASTENERS, BOLTS, NAILS, SCREWS, ETC.
- STRUCTURAL STANDARDS AS SET FORTH BY NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA).
- G. NEW YORK STATE UNIFORM CODE FOR BUILDING AND FIRE PREVENTION. H. UNDERWRITERS' LABORATORIES, INC. (UL)
- 5. NO WOOD FRAMING TO BE CUT OR NOTCHED UNLESS IT IS SUITABLY REINFORCED.
- ALL WOOD JOISTS EXCEEDING 8'-0" IN LENGTH SHALL BE BRACED W/ CROSS BRIDGING; MAX. DISTANCE BETWEEN BRIDGING SHALL BE
- ALL NEW WOOD BEAMS TO BE DOUGLAS FIR OF THE SIZE & SPACING INDICATED ON THE PLANS AND SHALL HAVE FB=850 P.S.I., UNLESS OTHERWISE NOTED.
- ALL NEW WOOD DELIVERED TO SITE SHALL BEAR GRADE & SPECIES MARKINGS.
- 10. ALL WOOD HEADERS, TRIMMERS & TAIL BEAMS TO BE HUNG IN APPROVED METAL HANGERS.
- 11. THE ENDS OF ALL WOOD BEAMS BEARING ON CONCRETE OR MASONRY WALLS SHALL BE FIRECUT AND PLACED ON PT WOOD PLATE. BEVEL SHALL BE 2" THE DEPTH OF THE BEAM.
- 12. SET ONE ROW OF 2X4 HORIZONTAL BRIDGING 4'-0" OFF FLOOR IN ALL PARTITIONS FOR SHEETROCK.
- 13. ANCHOR WOOD JOISTS PERPENDICULAR TO WALL W/ APPROVED TYPE ANCHORS EVERY 4'-0" O.C. AND WHERE PARALLEL TO WALL PROVIDE ANCHORS EVERY 6'-0" O.C.

#### SECTION 06060: CONNECTORS AND SUPPORTS

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF ALL CONNECTORS AND SUPPORTS WORK FOR THIS PROJECT.

- ALL CONNECTORS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. AND SHALL BE INSTALLED USING ALL NAILING AND THE LIKE THAT IS REQUIRED BY THE MANUFACTURER OR OTHERWISE SPECIFIED IN THE SECTION.
- WHERE A SPECIFIC CONNECTOR IS NOT INDICATED ON THE DRAWING, THE CONTRACTOR SHALL SELECT A CONNECTOR THAT IS THE CORRECT DEPTH FOR THE FRAMING MEMBER AND HAS THE CORRECT LOAD BEARING CAPACITY AS CERTIFIED BY THE MANUFACTURER. THE ARCHITECT MUST APPROVE ALL SUCH SELECTIONS PRIOR TO PURCHASE OR INSTALLATION.
- PROVIDE BACKUP PLATES AND OTHER DEVICES AS PART OF THE WORK OF THIS SECTION.

A TIMELY BASIS SO THAT THE PROJECT MAY BE COMPLETED AS EXPEDITIOUSLY AS POSSIBLE.

- MINIMUM FASTENER SIZE AND SPACING SHALL COMPLY WITH REQUIREMENTS SET FORTH IN THE STATE BUILDING CODE, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- BOLTS AND SCREWS SHALL PENETRATE STRUCTURAL SUBSTRATE AT LEAST 1/2 OF A WOOD SUBSTRATE THICKNESS, AT LEAST THREE (3") INCHES INTO CONCRETE AND MASONRY SUBSTRATES AND AS SHOWN ON THE DRAWINGS. NAILS. SPIKES. SCREWS. BOLTS AND SIMILAR ITEMS SHALL BE OF SIZES AND TYPES TO RIGIDLY SECURE MEMBERS IN PLACE AND AS
- SHOWN ON THE DRAWINGS. BOLTS AND LAG BOLTS SHALL COMPLY WITH ASTM A307-88A AND SHALL BE ZINC PLATED THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE FACT THAT LEAD TIME FOR SIMPSON STRAPPING MAY BE THREE WEEKS. AND THAT OTHER CONNECTORS MAY NOT BE IN STOCK. THE CONTRACTOR IS ASKED TO ANTICIPATE THESE LEAD TIMES AND TO PLACE ORDERS ON
- MISCELLANEOUS CONNECTORS AND SUPPORTS:
- A. PLYWOOD SHEATHING CLIPS: EXTRUDED ALUMINUM, ALLOY 6063-T6 OF SIZE TO FIT PROJECT FURNISHED MATERIAL. B. TOGGLE BOLTS FOR FASTENING WOOD TO HOLLOW WALL CONSTRUCTION SHALL BE OF SPRING WING TYPE, NOT LESS THAN 3/8 INCH DIAMFTER.
- C. SCREWS SHALL BE NOT LESS THAN 1/4" INCH DIAMETER SELF-DRILLING TYPE. WOOD TO WOOD CONNECTIONS: ANNULAR RING NAILS IN GAUGES AS DETAILED AND/OR REQUIRED WITH LENGTH TO PROVIDE A MINIMUM OF 1-1/2 INCH EMBEDMENT INTO THE FINAL PIECE RECEIVING THE NAIL POINTS, EXCEPT FULL DEPTH INTO PLYWOOD.

#### SECTION 06122: STRUCTURAL PLYWOOD

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF ALL STRUCTURAL PLYWOOD WORK FOR THIS PROJECT.

- ALL MATERIALS FOR THE WORK OF THIS SECTION SHALL CONFORM WITH THE VOLUNTARY PRODUCT STANDARDS AND TRADE ASSOCIATION UNITS AS FOLLOWS:
- A. AMERICAN PLYWOOD ASSOCIATION (APA).
- B. DOUGLAS FIR PLYWOOD ASSOCIATION (DFPA).
- ALL PLYWOOD SHALL BE IN THICKNESSES AS SHOWN ON THE DRAWINGS.
- A. FLOOR SHEATHING/UNDERLAYMENT PLYTANIUM "STURD-I-FLOOR" EXPOSURE 1, TONGUE AND GROOVE DESIGN, GLUED AND SCREWED OR APPROVED EQUAL. WOOD FLOORS - 1 LAYER OF 3/4".
  - MUD-SET 1 LAYER OF 3/4" W/ 1/2" CEMENT BOARD.
- THIN SET FLOORS 1 LAYER OF 3/4", W/ 1/2" CEMENT BOARD AND SCHLUTER-DITRA. FLOOR SHEATHING/UNDERLAYMENT - 1 1/8" WARMBOARD-S, 4'X8' TONGUE AND GROOVE
- OR APPROVED EQUAL. (1) LAYER THROUGHOUT FIRST FLOOR RADIANT HEATING ROOF SHEATHING - APA "RATED SHEATHING, EXT", PROVIDE EITHER TONGUE AND GROOVE EDGES OR PLY-CLIP FASTENERS.
- SIDE WALL SHEATHING APA "RATED SHEATHING, EXT"
- GENERAL PURPOSE CONCEALED APA, EXT A/C. GENERAL PURPOSE EXPOSED, ONE SIDE PAINTED - APA MDO EXT.
- INSTALL PLYWOOD IN CONFORMANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION. STAGGER ALL JOINTS IN SHEATHING WORK
- LAY FLOOR PLYWOOD, GOOD SIDE UP, GLUED DOWN TO JOISTS, WITH FACE GRAIN PERPENDICULAR TO FRAMING, WITH JOINTS STAGGERED. JOINTS SHALL BE TIGHT & FASTENERS SHALL BE AT 6 INCH CENTERS AT EDGES AND 10 INCH CENTERS IN INTERMEDIATE LOCATIONS
- ROOF SHEATHING SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO FRAMING AND NAILED 8 INCH CENTERS AT EDGES AND 12 INCH CENTERS IN FIELD.
- SIDE WALL SHEATHING SHALL BE SECURED TO STUDS WITH SELF-DRILLING SCREWS AT 8 INCH CENTERS AT EDGES AND 12 INCH CENTERS IN FIFLD.

### **DIVISION 6: WOOD & PLASTIC**

#### SECTION 06001: WOOD AND PLASTICS

## EXECUTION OF ALL WOOD AND PLASTICS WORK FOR THIS PROJECT.

- BETTER FINAL RESULT CAN BE THEREBY OBTAINED.
- ALL OTHER SECTIONS
- OPENING ENCLOSURES, AND THE LIKE.
- OTHER "VENDOR" SUPPLIED ITEMS CUSTOMARILY INSTALLED UNDER THE WORK OF THIS TRADE.
- 5. ALL MATERIALS FOR THE WORK OF THIS SECTION SHALL CONFORM WITH VOLUNTARY PRODUCT STANDARDS AND TRADE ASSOCIATION UNITS AS FOLLOWS:
- WOOD PRODUCTS ASSOCIATION (WWPA)
- ARCHITECTURAL WOOD WORK INSTITUTE (AWI). AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
- AMERICAN WOOD PRESERVERS' ASSOCIATION AND INSTITUTE (AWPA) (AWPI) APPLICABLE FEDERAL SPECIFICATIONS FOR FASTENERS, BOLTS, NAILS, SCREWS, ETC.
- G. NEW YORK STATE UNIFORM CODE FOR BUILDING AND FIRE PREVENTION.
- H. UNDERWRITERS' LABORATORIES, INC. (UL)

8'-0".

- OTHERWISE NOTED
- 9. ALL NEW WOOD DELIVERED TO SITE SHALL BEAR GRADE & SPECIES MARKINGS.
- 10. ALL WOOD HEADERS, TRIMMERS & TAIL BEAMS TO BE HUNG IN APPROVED METAL HANGERS
- 11. THE ENDS OF ALL WOOD BEAMS BEARING ON CONCRETE OR MASONRY WALLS SHALL BE FIRECUT AND PLACED ON PT WOOD PLATE BEVEL SHALL BE 2" THE DEPTH OF THE BEAM.
- 12. SET ONE ROW OF 2X4 HORIZONTAL BRIDGING 4'-0" OFF FLOOR IN ALL PARTITIONS FOR SHEETROCK.
- PROVIDE ANCHORS EVERY 6'-0" O.C.

#### SECTION 06060: CONNECTORS AND SUPPORTS

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF ALL CONNECTORS AND SUPPORTS WORK FOR THIS PROJECT.

1. ALL CONNECTORS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. AND SHALL BE INSTALLED USING ALL NAILING AND THE LIKE THAT IS REQUIRED BY THE MANUFACTURER OR OTHERWISE SPECIFIED IN THE SECTION.

- THE ARCHITECT MUST APPROVE ALL SUCH SELECTIONS PRIOR TO PURCHASE OR INSTALLATION
- 3. PROVIDE BACKUP PLATES AND OTHER DEVICES AS PART OF THE WORK OF THIS SECTION.
- OTHERWISE NOTED ON THE DRAWINGS.
- INCHES INTO CONCRETE AND MASONRY SUBSTRATES AND AS SHOWN ON THE DRAWINGS.
- 8. MISCELLANEOUS CONNECTORS AND SUPPORTS:
- DIAMETER SCREWS SHALL BE NOT LESS THAN 1/4" INCH DIAMETER SELF-DRILLING TYPE.

#### SECTION 06122: STRUCTURAL PLYWOOD

### EXECUTION OF ALL STRUCTURAL PLYWOOD WORK FOR THIS PROJECT.

- ASSOCIATION UNITS AS FOLLOWS:
- A. AMERICAN PLYWOOD ASSOCIATION (APA). B. DOUGLAS FIR PLYWOOD ASSOCIATION (DFPA).
- 2. ALL PLYWOOD SHALL BE IN THICKNESSES AS SHOWN ON THE DRAWINGS.
- SCREWED OR APPROVED EQUAL. WOOD FLOORS - 1 LAYER OF 3/4".
  - MUD-SET 1 LAYER OF 3/4" W/ 1/2" CEMENT BOARD.
- B. FLOOR SHEATHING/UNDERLAYMENT 1 1/8" WARMBOARD-S, 4'X8' TONGUE AND GROOVE.
- SIDE WALL SHEATHING APA "RATED SHEATHING, EXT"
- GENERAL PURPOSE CONCEALED APA, EXT A/C. GENERAL PURPOSE EXPOSED, ONE SIDE PAINTED - APA MDO EXT.
- 3 SHEATHING WORK.
- LOCATIONS
- CENTERS IN FIELD.
- IN FIELD

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIAL, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE

THE INTENT IS TO BUILD A THOROUGHLY SOUND, WELL FRAMED STRUCTURE, AND THE CONTRACTOR'S KNOWLEDGE AND EXPERIENCE COUNT FOR MORE THAN THE LETTER OF THESE SPECIFICATIONS. CHANGES MAY BE MADE, WITH THE ARCHITECT'S APPROVAL, IF A

PROVIDE ALL WOOD BLOCKING, BATTENS, NAILERS, GROUNDS, FURRING AND THE LIKE REQUIRED TO SECURE THE WORK OF THIS AND

PROVIDE TEMPORARY PARTITIONS, DUST AND NOISE CONTROL ENCLOSURES, TEMPORARY DOORS AND BUCKS, TEMPORARY EXTERIOR

PROVIDE ALL FASTENERS, ANCHORAGE ITEMS AND ROUGH HARDWARE, BLOCKING, SHIMS, AND THE LIKE IN CONNECTION WITH THE RECEIVING, STORING AND SETTING OF DOORS AND FRAMES; FINISH HARDWARE; WOOD WINDOWS; TOILET ACCESSORIES AND SUCH

A. NORTHEASTERN LUMBER MANUFACTURER'S ASSOCIATION, INC. (NELMA); SOUTHERN PINE INSPECTION BUREAU (SPIB); WESTERN

# STRUCTURAL STANDARDS AS SET FORTH BY NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA).

#### 6. NO WOOD FRAMING TO BE CUT OR NOTCHED UNLESS IT IS SUITABLY REINFORCED.

7. ALL WOOD JOISTS EXCEEDING 8'-0" IN LENGTH SHALL BE BRACED W/ CROSS BRIDGING; MAX. DISTANCE BETWEEN BRIDGING SHALL BE

8. ALL NEW WOOD BEAMS TO BE DOUGLAS FIR OF THE SIZE & SPACING INDICATED ON THE PLANS AND SHALL HAVE FB=850 P.S.I., UNLESS

13. ANCHOR WOOD JOISTS PERPENDICULAR TO WALL W/ APPROVED TYPE ANCHORS EVERY 4'-0" O.C. AND WHERE PARALLEL TO WALL

WHERE A SPECIFIC CONNECTOR IS NOT INDICATED ON THE DRAWING, THE CONTRACTOR SHALL SELECT A CONNECTOR THAT IS THE CORRECT DEPTH FOR THE FRAMING MEMBER AND HAS THE CORRECT LOAD BEARING CAPACITY AS CERTIFIED BY THE MANUFACTURER.

MINIMUM FASTENER SIZE AND SPACING SHALL COMPLY WITH REQUIREMENTS SET FORTH IN THE STATE BUILDING CODE, UNLESS

BOLTS AND SCREWS SHALL PENETRATE STRUCTURAL SUBSTRATE AT LEAST 1/2 OF A WOOD SUBSTRATE THICKNESS, AT LEAST THREE (3")

6. NAILS, SPIKES, SCREWS, BOLTS AND SIMILAR ITEMS SHALL BE OF SIZES AND TYPES TO RIGIDLY SECURE MEMBERS IN PLACE AND AS SHOWN ON THE DRAWINGS. BOLTS AND LAG BOLTS SHALL COMPLY WITH ASTM A307-88A AND SHALL BE ZINC PLATED THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE FACT THAT LEAD TIME FOR SIMPSON STRAPPING MAY BE THREE WEEKS. AND THAT

OTHER CONNECTORS MAY NOT BE IN STOCK. THE CONTRACTOR IS ASKED TO ANTICIPATE THESE LEAD TIMES AND TO PLACE ORDERS ON A TIMELY BASIS SO THAT THE PROJECT MAY BE COMPLETED AS EXPEDITIOUSLY AS POSSIBLE.

A. PLYWOOD SHEATHING CLIPS: EXTRUDED ALUMINUM, ALLOY 6063-T6 OF SIZE TO FIT PROJECT FURNISHED MATERIAL. B. TOGGLE BOLTS FOR FASTENING WOOD TO HOLLOW WALL CONSTRUCTION SHALL BE OF SPRING WING TYPE, NOT LESS THAN 3/8 INCH

D. WOOD TO WOOD CONNECTIONS: ANNULAR RING NAILS IN GAUGES AS DETAILED AND/OR REQUIRED WITH LENGTH TO PROVIDE A MINIMUM OF 1-1/2 INCH EMBEDMENT INTO THE FINAL PIECE RECEIVING THE NAIL POINTS, EXCEPT FULL DEPTH INTO PLYWOOD.

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE

1. ALL MATERIALS FOR THE WORK OF THIS SECTION SHALL CONFORM WITH THE VOLUNTARY PRODUCT STANDARDS AND TRADE

A. FLOOR SHEATHING/UNDERLAYMENT - PLYTANIUM "STURD-I-FLOOR" EXPOSURE 1, TONGUE AND GROOVE DESIGN, GLUED AND

THIN SET FLOORS - 1 LAYER OF 3/4", W/ 1/2" CEMENT BOARD AND SCHLUTER-DITRA.

OR APPROVED EQUAL. (1) LAYER THROUGHOUT FIRST FLOOR - RADIANT HEATING

C. ROOF SHEATHING - APA "RATED SHEATHING, EXT", PROVIDE EITHER TONGUE AND GROOVE EDGES OR PLY-CLIP FASTENERS.

INSTALL PLYWOOD IN CONFORMANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION. STAGGER ALL JOINTS IN

4. LAY FLOOR PLYWOOD, GOOD SIDE UP, GLUED DOWN TO JOISTS, WITH FACE GRAIN PERPENDICULAR TO FRAMING, WITH JOINTS STAGGERED. JOINTS SHALL BE TIGHT & FASTENERS SHALL BE AT 6 INCH CENTERS AT EDGES AND 10 INCH CENTERS IN INTERMEDIATE

ROOF SHEATHING SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO FRAMING AND NAILED 8 INCH CENTERS AT EDGES AND 12 INCH

SIDE WALL SHEATHING SHALL BE SECURED TO STUDS WITH SELF-DRILLING SCREWS AT 8 INCH CENTERS AT EDGES AND 12 INCH CENTERS

#### SECTION 06220: MILLWORK

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE

- COMPLETE EXECUTION OF ALL MILLWORK WORK FOR THIS PROJECT. GENERAL METAL FABRICATION: SHOP-FABRICATE WORK TO GREATEST EXTENT POSSIBLE. COMPLY WITH DETAILS SHOWN AND WITH APPLICABLE REQUIREMENTS OF CDA "COPPER IN ARCHITECTURE HANDBOOK" AND OTHER RECOGNIZED INDUSTRY PRACTICES. ALL INTERIOR CASINGS, BASES, AND THE LIKE AS INDICATED. ALL EXTERIOR FINISH TRIM OVER 8", FASCIAS, & SOFFITS, ETC. TO BE OF A FABRICATE FOR WATERPROOF AND WEATHER-RESISTANT PERFORMANCE WITH EXPANSION PROVISIONS FOR RUNNING WORK, WEATHER RESISTANT MATERIAL. SUCH AS CEDAR, MAHOGANY OR SYNTHETIC. ALL STAIN GRADE EXTERIOR SHALL BE MAHOGANY. SUFFICIENT TO PERMANENTLY PREVENT LEAKAGE. DAMAGE, OR DETERIORATION OF THE WORK. FORM WORK TO FIT SUBSTRATE. COMPLY WITH MATERIAL MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR FORMING MATERIAL. FORM EXPOSED 2. STANDING AND RUNNING TRIM SETTING: ACCOMPLISH ALL WORK INVOLVED HEREIN IN ACCORDANCE WITH AWI QUALITY STANDARD COPPER WORK WITHOUT EXCESSIVE OIL-CANNING, BUCKLING, AND TOOL MARKS, TRUE TO LINE AND LEVELS INDICATED, WITH EXPOSED EDGES FOLDED BACK TO FORM HEMS. 300, "CUSTOM" FABRICATION
- INSTALL RUNNING AND OTHER FINISH TRIM WITH TIGHT JOINTS. SECURE WITH FINISHING NAILS, EXCEPT AS OTHERWISE SPECIFIED. SET PRODUCT DATA: SUBMIT METAL MANUFACTURER'S AND FABRICATOR'S SPECIFICATIONS, INSTALLATION INSTRUCTIONS, AND GENERAL EXPOSED HEADS OF NAILS FOR PUTTY. SAND AS NECESSARY TO REMOVE IRREGULARITIES AND TOOL MARKS LEAVE WORK FREE FROM RECOMMENDATIONS FOR ROOFING APPLICATIONS. DEFECTS AND BLEMISHES AND IN PROPER CONDITION TO RECEIVE SPECIFIED FINISHES. JOINTS SHALL BE TIGHT AND FORMED TO CONCEAL SHRINKAGE. CORNERS SHALL BE MITERED UNLESS OTHERWISE SHOWN. RUNNING TRIM SHALL BE IN LONG LENGTHS AND 3. SAMPLES: 6 INCH SQUARE SPECIMENS OF SPECIFIED COPPER ROOFING MATERIAL. JOINTED ONLY WHERE SOLID FASTENING CAN BE MADE. END JOINTS IN BUILT-UP MEMBERS SHALL BE WELL DISTRIBUTED. CROWN JOINTS SHALL BE SCARFED. MITER EXTERIOR CORNERS AND SCOPE INTERIOR ANGLES. WHERE REQUIRED, CAREFULLY SCRIBE WOOD SHOP DRAWINGS: SHOW MANNER OF FORMING, JOINING, AND SECURING COPPER ROOFING, AND PATTERN OF SEAMS. SHOW EXPANSION JOINT DETAILS AND WATERPROOF CONNECTIONS TO ADJOINING WORK AND AT OBSTRUCTIONS AND PENETRATIONS. WORK TO THE ADJACENT WORK.
- PRIMING: EXCEPT WHERE STAIN OR NATURAL FINISH IS SPECIFIED, THOROUGHLY PRIME ALL (6) SIDES AND EDGES OF ALL INTERIOR INDUSTRY STANDARD: EXCEPT AS OTHERWISE SHOWN OR SPECIFIED, COMPLY WITH APPLICABLE RECOMMENDATIONS AND DETAILS OF CDA 4115-1929, "COPPER IN ARCHITECTURE HANDBOOK" BY COPPER DEVELOPMENT ASSOCIATION (CDA). CONFORM TO FINISHING LUMBER AS SOON AS DELIVERED TO THE SITE. PRIME ALL MILLWORK WHICH IS ASSEMBLED OR BUILT UP OF MORE THAN ONE PIECE IN THE WOODWORKING MILL BEFORE MATERIAL IS FABRICATED OR BUILT UP. TRIM ELEMENTS SCHEDULED TO BE NATURAL FINISH DIMENSIONS AND PROFILES INDICATED. AND NOT FACTORY FINISHED SHALL BE CLEAR SEALED IMMEDIATELY UPON RECEIPT ON SITE TO INSURE INTEGRITY OF WORK AND PROFILES PRIOR TO ERECTION AND FINAL FINISHING. 6. WIND UPLIFT: PROVIDE ROOF ASSEMBLIES MEETING REQUIREMENTS OF UL 580 FOR CLASS 90 WIND UPLIFT RESISTANCE.
- BACK PAINTING: NO INTERIOR MILLWORK OR TRIM SHALL BE INSTALLED UNTIL ALL SURFACES IN CONTACT WITH MASONRY OR PLASTER, COPPER ROOFING SHEETS: COLD-ROLLED COPPER SHEET COMPLYING WITH ASTM B 370 TEMPER DESIGNATION, H00, UNLESS OR CONCEALED IN FINISHED WORK, HAVE BEEN BACK PAINTED WITH A HEAVY COAT OF ALKYD PAINT. OTHERWISE INDICATED, AND AS FOLLOWS: 7.1. WEIGHT: 16 OZ. PER SQ. FT. UNLESS OTHERWISE INDICATED.
- 6. PREPARATION FOR PAINTER'S FINISH: CLEAN, SMOOTHLY DRESS, AND SANDPAPER ALL EXPOSED SURFACES. NO PLANE OR TOOL MARKS SHALL SHOW. FURTHER DRESS ALL EXPOSED SURFACES OF INTERIOR FINISH WOODWORK WITH FINE GRIT SANDPAPER OR STEEL WOOL, TO SMOOTH AND CLEAN SURFACES. DEEPLY SET NAILS AND SCREWS FOR PUTTY STOPPING OR PLUGGING AS SPECIFIED.

#### SECTION 06430: WOOD STAIR AND HANDRAILS

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF ALL WOOD STAIR AND HANDRAIL WORK FOR THIS PROJECT.

- COMPLY WITH ALL APPLICABLE CODES FOR RAIL, TREAD AND RISER DIMENSIONS WHERE NOT INDICATED ON DRAWINGS.
- 2. HANDRAIL AS INDICATED ON DRAWINGS.
- 3. WOOD TREADS TO MATCH WOOD FLOORING MATERIAL AND FINISH REFER TO DRAWINGS FOR ADDITIONAL INFO.

### DIVISION 7: THERMAL & MOISTURE PROTECTION

#### SECTION 07200: INSULATION

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF ALL INSULATION WORK FOR THIS PROJECT.

- UNDER-SLAB INSULATION SHALL BE GAGED R 5/INCH OF THICKNESS AND SHALL BE AS MANUFACTURED BY ONE OF THE FOLLOWING: DOW CHEMICAL COMPANY - "STYROFOAM SM". UC INDUSTRIES - "FOAMULAR".
- ALL 2 X 6 EXTERIOR WALLS SHALL BE INSULATED WITH SPRAY FOAM CLOSED CELL INSULATION. INSULATION TO BE FIRE RATED IF NOT CALLED TO BE COVERED WITH FINISH SURFACE. REFER TO ENERGY COMPLIANCE CHART AND NOTES FOR REQUIRED R VALUE.
- EXISTING 2 X 4 EXTERIOR WALLS SHALL BE INSULATED WITH SPRAY FOAM CLOSED CELLINSULATION, INSULATION TO BE FIRE RATED IF NOT CALLED TO BE COVERED WITH FINISH SURFACE. REFER TO ENERGY COMPLIANCE CHART AND NOTES FOR REQUIRED R VALUE.
- BASEMENT WALLS @ PERIMETER SHALL BE INSULATED WITH SPRAY FOAM CLOSED CELL INSULATION. DO NOT INSTALL VAPOR BARRIERS AT ANY BASEMENT PARTITIONS. DO NOT INSOLATE INTERIOR BASEMENT PARTITIONS. INSULATION TO BE FIRE RATED IF NOT CALLED TO BE COVERED WITH FINISH SURFACE. REFER TO ENERGY COMPLIANCE CHART AND NOTES FOR REQUIRED R VALUE.
- ALL CEILING RAFTERS, DORMERS, AND CATHEDRAL CEILINGS SHALL BE INSULATED WITH SPRAY FOAM CLOSED CELL INSULATION. INSULATION TO BE FIRE RATED IF NOT CALLED TO BE COVERED WITH FINISH SURFACE. REFER TO ENERGY COMPLIANCE CHART AND NOTES FOR REQUIRED R VALUE.
- PROVIDE "THERMAFIBER" MINERAL WOOL SOUND ATTENUATION AT ALL INTERIOR PARTITIONS, FLOORS AND CEILINGS FRAMING THE PERIMETER OF THE MASTER SUITE, AS WELL AS, ALL INTERIOR PARTITIONS, FLOORS, AND CEILINGS FRAMING BATHROOMS. PROVIDE/INSTALL R-15 AT INTERIOR PARTITIONS AND R-30 BETWEEN FLOORS AND CEILINGS
- PROVIDE/ INSTALL LOW-EXPANDING FOAM AT ALL VOIDS IN WINDOWS, DOORS AND OTHER FRAMES IN EXTERIOR WALLS AND ROUGH FRAMING AND SHEATHING PRIOR TO FLASHING AND SIDING INSTALLATION.
- PROVIDE TYVEK HOUSE WRAP AT ALL EXTERIOR VERTICAL SURFACES OR #15 BUILDING FELT OR APPROVED EQUAL.
- 9. ASPHALT SATURATED FELTS SHALL BE: 30 POUND, COATED TWO SIDES: ASTM D 2718 OR D2626 AT OPTION OF CONTRACTOR OR APPROVED EQUAL.
- 10. PROVIDE/ INSTALL SPRAY FOAM CLOSED CELL INSULATION AROUND PIPING @ EXTERIOR WALLS.

#### SECTION 07300: ASPHALT SHINGLES

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION I SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF ALL ASPHALT SHINGLE WORK FOR THIS PROJECT.

- ROOF SHINGLES SHALL BE GAF TIMBERLINE HD FIBERGLASS ASPHALT ARCHITECTURAL SHINGLES INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- ALL ROOF VALLEYS SHALL BE OPEN AND SHALL BE FLASHED.
- 3. UNCONDITIONAL 20 YEAR GUARANTEE SHALL BE REQUIRED OF ROOFING CONTRACTOR FOR ALL WORK IN CONNECTION WITH LAYING OF ROOFS AND INSTALLATION. CONTRACTOR SHALL BE LIABLE FOR ALL EXPENSES CAUSED BY DEFECTS IN THE ABOVE GUARANTEE PERIOD. PROVIDE OWNER WITH MANUFACTURERS' BOND.
- 4. PROVIDE SELF ADHERING MEMBRANE AT ROOF EAVES AND NEW ROOM/ WALL VENTS AND AROUND ALL ROOF PENETRATIONS. NOTE: MEMBRANE APPLICATION SHALL BE 36" IN WIDTH AT ALL LOCATIONS AND SHALL BE PUTT EDGED AND AND SEALED. LAPPING IS NOT PERMITTED
- PROVIDE ASPHALT SATURATED FELTS, 30 POUND, COATED 2-SIDES; ASTM D 2718 OR D2626 AT OPTION OF CONTRACTOR. FELT SHALL LAP ALL RIDGES AND HIPS AT LEAST 12" TO FORM DOUBLE THICKNESS AND SHALL BE LAPPED 2" OVER THE METAL OF ANY VALLEYS OR BUILT-IN GUTTERS.
- 6. FELT FASTENERS: LARGE HEAD GALVANIZED ROOFING NAILS, DRIVEN THROUGH TIN BUTTONS, LENGTH TO PENETRATE THE SHEATHING.
- 7. SELF ADHERING FLASHINGS AND UNDERLAYMENT: REINFORCED RUBBERIZED ASPHALT LAMINATED TO POLYETHYLENE SHEETING IN 30 MIL. THICKNESS SIMILAR AND EQUAL TO "ICE AND WATER SHIELD" BY W.R. GRACE.
- 8. DO NOT INSTALL UNDERLAYMENT OR SHINGELS ON WET SURFACES.

#### SECTION 074113: METAL ROOF PANELS

#### GENERAL REQUIREMENTS:

- 8. BATTEN CAPS: 20 OZ. PER SQ. FT. COPPER UNLESS OTHERWISE INDICATED
- MISCELLANEOUS MATERIALS: PROVIDE MATERIALS AND TYPES OF FASTENERS, SOLDER, WELDING RODS, PROTECTIVE COATINGS, SEPARATORS, SEALANTS AND ACCESSORY ITEMS AS RECOMMENDED BY COPPER SHEET MANUFACTURER AND FABRICATOR FOR COPPER ROOFING WORK, EXCEPT AS OTHERWISE INDICATED.
- 10. EXPANSION JOINT SEALANT: FOR HOOKED-TYPE EXPANSION JOINTS, WHICH MUST BE FREE TO MOVE, PROVIDE NONSETTING, NONHARDENING, NONMIGRATING, HEAVY-BODIED POLYISOBUTYLENE MASTIC SEALANT.
- 11. PAPER SLIP SHEET: MINIMUM 4-LB. ROSIN-SIZED BUILDING PAPER.
- 12. ACCESSORIES: EXCEPT AS INDICATED AS WORK OF ANOTHER SPECIFICATION SECTION, PROVIDE COMPONENTS REQUIRED FOR A COMPLETE ROOF SYSTEM, INCLUDING TRIM, COPINGS, FASCIAS, RIDGE CLOSURES, CLIPS, SEAM COVERS, BATTENS, FLASHINGS, GUTTERS, LOUVERS, SEALANTS, GASKETS, AND CLOSURE STRIPS, LEADERS & DRIP EDGES. 12.1. SEALING TAPE: PRESSURE-SENSITIVE 100 PERCENT SOLIDS POLYISOBUTYLENE COMPOUND SEALING TAPE WITH RELEASE PAPER
- BACKING. PROVIDE PERMANENTLY ELASTIC, NONSAG, NONTOXIC, NONSTAINING TAPE. 12.2. JOINT SEALANT: ONE-PART ELASTOMERIC POLYURETHANE, POLYSULFIDE, BUTYL, OR SILICONE RUBBER SEALANT AS RECOMMENDED BY THE BUILDING MANUFACTURER.
- 13. BITUMINOUS COATING: COLD-APPLIED ASPHALT MASTIC, SSPC-PAINT 12, COMPOUNDED FOR 15-MIL DRY FILM THICKNESS PER COAT EXCEPT AS OTHERWISE INDICATED. PROVIDE INERT-TYPE NONCORROSIVE COMPOUND, NOMINALLY FREE OF SULFUR COMPONENTS AND OTHER DELETERIOUS IMPURITIES.
- 14. ROOFING FELT: ASPHALT OR COAL TAR SATURATED FELT WEIGHING NOT LESS THAN 30 LBS PER 100 SQUARE FEET.
- 15. FABRIC UNDERLAYMENT: MANUFACTURER'S STANDARD NONWOVEN POLYESTER FABRIC MARKETED FOR USE IN COLD-APPLIED SINGLE PLY ROOF SYSTEMS, WEIGHING 6.0 OZ. PER SQ. YD., WHITE, NONSWELLING, ROT AND MILDEW RESISTANT.
- 16. BATTEN BARS AND STRIPS: IF SIZE IS NOT INDICATED, PROVIDE BATTENS OF NOMINAL 2 INCH BY 2 INCH SIZE (1-1/2 INCH BY 1-1/2 INCH MINIMUM)
- 17. COPPER BATTEN BARS: 20-OUNCE COLD-ROLLED COPPER.
- 18. WOOD BATTEN STRIPS: FABRICATED TO SIZE INDICATED FROM LUMBER COMPLYING WITH REQUIREMENTS OF SECTION 06100 ROUGH CARPENTRY AND PRESERVATIVE TREATED BY PRESSURE PROCESS USING A CHEMICAL SOLUTION THAT IS NONHYGROSCOPIC AND NONCORROSIVE TO TYPE OF COPPER ROOFING.
- 19. NAILS: COPPER OR HARDWARE BRONZE, 0.109 INCH MINIMUM NOT LESS THAN 7/8 INCH LONG BARBED WITH LARGE HEAD.
- 20. SCREWS AND BOLTS: COPPER, BRONZE OR BRASS.
- 21. CLEATS: 16 OUNCE COLD ROLLED COPPER; 2 INCHES WIDE X 3 INCHES LONG.
- 22. SOLDER: ASTM SPECIFICATION B 32, COMPOSITION 50/50 TIN/LEAD; 60/40 TIN/LEAD FOR LEAD-COATED COPPER.
- 23. FLUX: MURIATIC ACID NEUTRALIZED WITH ZINC OR APPROVED BRAND OF SOLDERING FLUX,
- 24. CONTRACTOR TO PROVIDE SNOW STOPS AS INDICATED ON DRAWINGS AND/ OR AS DIRECTED BY ARCHITECT.

#### SECTION 074646: STUCCO

GENERAL REQUIREMENTS: THE	GENERAL REQUIREMENTS OF DIV	ISION 1 SHALL APPLY TO ALL	WORK UNDER THIS HEADING. THE V	NORK
CONSISTS OF THE PROVISION C	)F ALL MATERIALS, LABOR AND E	QUIPMENT AND THE LIKE NEC	CESSARY AND/OR REQUIRED FOR TH	ίE
COMPLETE EXECUTION OF ALL	STUCCO WORK FOR THIS PROJECT	CT.		

- 1. SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO, EXTERIOR WALLS AND INTERIOR FACE OF FIREPLACE.
- 2. SUBMIT MANUFACTURER'S PRINTED LITERATURE AND TEST RESULTS INDICATING PRODUCT INFORMATION RELATED TO SPECIFIC REQUIREMENTS.
- MASON TO PREPARE A 3' X 3' SAMPLE PANEL IN AN APPROVED LOCATION FOR ARCHITECTS' APPROVAL. APPROVED SAMPLE WILL BE THE CRITERION FOR THE ENTIRE PROJECT.
- 4. CALIFORNIA STUCCO TEXTURE/FLEX OVER E-Z WALL BASE. REFER TO APPLICATION INSTRUCTIONS FROM CALIFORNIA STUCCO FOR BUT NOT LIMITED TO MOISTER BARRIER, LATH, FASTENERS, AND ACCESSORIES.
- APPLY TRADITIONAL THREE COAT STUCCO CONSISTING OF THREE SEPARATE LAYERS OF CEMENT PLASTER MATERIAL : A TROWEL APPLIED SCRATCH COAT APPLIED OVER LATH GROOVED TO PROVIDE KEYWAY FOR NEXT COAT : 2 A SAND FINISHED BROWN COAT 3 A CEMENTIOUS FINISH COAT 5.1. APPLY SCRATCH COAT DIRECTLY TO CLEAN BLOCK WALL OR WOOD STRUCTURE OVER "D" PAPER OR BETTER AND GALVANIZED METAL LATH AS APPROVED. USE A METAL RAKE TO CREATE "SCRATCH LINES" THICKNESS SHOULD BE APPROX 3/8" TO 1/2" THICK COVER WIRE 100%
- 5.2. APPLY SMOOTH FINISH COAT OF ABOUT 1/8" 6. SUBMIT MANUFACTURER'S PRINTED LITERATURE AND TEST RESULTS INDICATING PRODUCT INFORMATION RELATED TO SPECIFIC
- REQUIREMENTS 7. STUCCO SHALL BE DELIVERED & STORED IN A DRY, VENTILATED SPACE IN MANUFACTURER'S UNOPENED CONTAINERS, PROTECTED
- FROM MOISTURE &/OR DAMAGE. INSTALLED STUCCO SHALL BE PROTECTED FROM OTHER CONSTRUCTION WORK UNTIL ACCEPTANCE. MAINTAIN TEMPERATURE ABOVE 38 DEGREES DURING APPLICATION AND DRYING PERIOD.
- 9. INSTALL AN APPROVED DRAINAGE PLAIN OVER BUILDING SHEATHING NO 15 BUILDING PAPER OR A SINGLE LAYER OF "WRINKLE WRAP" SUCH AS "STUCCO WRAP" OVERLAP 6" STARTING FROM THE BOTTOM. AS PER CALIFORNIA STUCCO TEXTURE/FLEX OVER E-Z WALL BASE INSTALLATION.
- 10. INSTALL PERFORATED WEEP SCREED AT THE BOTTOM OF THE WALL AND OVER OPENINGS APPROVE WITH ARCHITECT BEFORE INSTALLATION.
- 11. INSTALL STUCCO JOINTS @ THESE TYPICAL LOCATIONS (STUCCO JOINTS MUST BE COORDINATED WITH THE ARCHITECT): 11.1. OVER THE RIM JOIST AT THE INTERSECTION BETWEEN FLOORS. 11.2. OVER THE INTERSECTION OF DISSIMILAR MATERIALS.
- 11.3. ON TALL WALLS AND LONG RUNS, APPLIED VERTICALLY AND HORIZONTALLY. BREAK AREAS INTO AREAS LESS THAN 18'-0".
- 12. DO NOT MIX MATERIALS OR APPLY STUCCO WHEN THE AIR TEMPERATURE IS BELOW 35 DEGREES. 13. STUCCO COLOR & TEXTURE TO MATCH EXISTING & TO BE APPROVED BY ARCHITECT, PROVIDE SAMPLES.

#### SECTION 07462: SIDING

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION I SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF ALL CLAPBOARD SIDING WORK FOR THIS PROJECT.

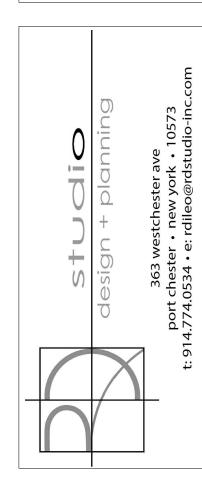
- 1. EXTERIOR SIDING SHALL BE JAMES HARDIE 'THE ASPYRE COLLECTION'. SEE DRAWINGS TO SIDING TYPE, COLOR AND LOCATION.
- 2. PROVIDE/SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL PRIOR TO PURCHASE
- 3. INSTALL IN ACCORDANCE W/ MANUFACTURERS RECOMMENDATIONS.

#### Status

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Date





#### SECTION 07500: MEMBRANE ROOFING

GENERAL REQUIREMENTS: THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, AND EQUIPMENT TO PROVIDE ALL WORK AS SPECIFIED AND NOTED ON THESE DOCUMENTS. THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING.

- MEMBRANE ROOFING TO BE SOPREMA PVC MEMBRANE SENTINEL G200 WHITE. INSTALL PER MANUFACTURERS RECOMMENDATION.
- 1.1. STORAGE: STORE ROLLS IN A CLEAN, DRY LOCATION AND COVER AS NECESSARY TO PROTECT ROLLS FROM ENVIRONMENTAL DAMAGE SUCH AS EXTREME COLD, HEAT, OR MOISTURE. MONITOR VARYING ENVIRONMENTAL CONDITIONS DURING STORAGE, HANDLING AND APPLICATION OF SENTINEL G200.
- 1.2. APPLICATION: SENTINEL G200 can be installed with SENTINEL H2O or SENTINEL S Bonding
- adhesives. Please refer to the specific adhesive data sheet for application guidelines. SENTINEL G200 cannot be used with mechanically attached systems.
- All laps must be heat welded to ensure a water tight seal.
- 2. MEMBRANE ROOFING INSULATIONS TO BE SOPREMA SOPRA-ISO+ TAPERED. INSTALL PER MANUFACTURERS RECOMMENDATION. 2.1. STORAGE: STORE PANEL FLAT AND MAINTAIN IN A HORIZONTAL POSITION TO PREVENT DAMAGE. STORE PANELS IN A CLEAN DRY
- LOCATION AND COVER AS NECESSARY TO PROTECT FROM ENVIRONMENTAL DAMAGE SLICH AS EXTREME COLD. HEAT, OR MOISTURE. MONITOR VARYING ENVIRONMENTAL CONDITIONS DURING STORAGE, HANDLING AND APPLICATION OF SOPRA-ISO+ 2.2. APPLICATION: PRIOR TO INSTALLATION, ENSURE ALL SOPRA-ISO+ TAPERED PANELS HAVE NOT BEEN SUBJECT TO MOISTURE. PLACE SOPRA-ISO+ TAPERED IN AN OFFSET OR STAGGERED PATTERN TO ENSURE BOARD JOINTS ARE NOT OVERLAPPING IN MULTILAYER ASSEMBLIES. APPLY TO APPROVED SUBSTRATE VIA DUOTACK ADHESIVE OR HOT ASPHALT FOLLOWING MANUFACTURER SPECIFICATIONS. SOPRAISO+ TAPERED MAY ALSO BE MECHANICALLY FASTENED TO APPROVED SUBSTRATES. REFER TO THE SOPREMA SBS ROOFING MANUAL FOR ADDITIONAL APPLICATION GUIDELINES.
- MEMBRANE ROOFING DRIP EDGE TO BE SOPREMA SENTINEL SKIRTED DRIP EDGE. INSTALL PER MANUFACTURERS RECOMMENDATION. SEE PLAN FOR LOCATION AND COLOR.

#### SECTION 07620: SHEET METAL FLASHING AND TRIM

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF ALL SHEET METAL WORK FOR THIS PROJECT.

- 1. THE CONTRACTOR SHALL INSTALL ALL FLASHINGS REQUIRED TO ENSURE THE WEATHER TIGHTNESS OF THE STRUCTURE.
- 2. FLASHING MATERIALS (SEE DRAWINGS FOR TYPE, LOCATION AND COLOR): 2.1. COPPER: ASTM B152 AND B370, 16 OUNCE COLD ROLLED EXCEPT WHERE SOFT TEMPER IS REQUIRED FOR FORMING. 2.2. ALUMINUM: B209 ALLOY, ALCAD 3003, TEMPER H-14.
- 3. ALL SIDE WALL FLASHING AT ROOF TO WALL INTERSECTIONS AND AT LEAST 6" UNDER THE ROOFING AND TURN UP AT LEAST 6" AGAINST sheathing.
- . STEP FLASHING ALL STEP FLASHING SHALL EXTEND AT LEAST 6" UNDER THE ROOF. COUNTER-FLASHING AT STEP FLASHING SHALL BE INSTALLED IN A CONTINUOUS SAW CUT JOINT AT LEAST 6" ABOVE THE ROOF.
- . ALL NEW DOOR HEADS SHALL RECEIVE PRE FORMED ALUMINUM PRE-FINISHED FLASHING THAT SHALL BE INSTALLED AS DIRECTED BY DOOR MANUFACTURER.
- ALL NEW WINDOW HEADS SHALL RECEIVE PRE FORMED ALUMINUM PRE-FINISHED FLASHING THAT SHALL BE INSTALLED AS DIRECTED BY WINDOW MANUFACTURER.
- CHIMNEYS SHALL BE CAP FLASHED WITH COPPER THROUGH ALL MASONRY. FLASHING SHALL BE SOLDERED AND EXTENDED UP 1" WITHIN FLUE LININGS.
- THE CONTRACTOR SHALL INSTALL GUTTERS & DOWNSPOUTS AS PER MANUFACTURERS' SPECIFICATIONS TO SERVE ADEQUATE FLOW OF STORM WATER. PROVIDE DRY WELL AS REQUIRED. COORDINATE DOWNSPOUT LOCATIONS WITH ARCHITECT IN THE FIELD. MATERIAL TO MATCH EXIST OR AS SPECIFIED ON DRAWINGS.

#### SECTION 07630: TERMITE SHIELD

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF ALL WORK UNDER THIS HEADING.

A. TERMITE SHIELD MATERIAL MITE-OUT COPPER TERMITE SHIELD WITH SILL SEAL BY HOHMANN & BARNARD, INC. WWW.H-B.COM OR APPROVED EQUAL.

#### SECTION 07920: SEALANTS, CAULKING AND SEALS

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF ALL SEALANT, CAULKING, AND SEAL WORK FOR THIS PROJECT.

- INSTALL 6" X 5/8" HIGH-DENSITY FIBERGLASS OR MINERAL WOOL SILL SEALER ESPECIALLY FORMULATED FOR THIS USE.
- INSTALL SEALANT SYSTEMS IN ALL JOINTS BETWEEN DISSIMILAR MATERIALS ON BUILDING EXTERIOR AS INDICATED AND/OR REQUIRED TO OBTAIN WATER AND AIR TIGHT SEALS USING TYPE II MATERIALS THROUGHOUT.
- INSTALL SEALANT SYSTEMS IN ALL INTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS AS INDICATED OR REQUIRED TO ENSURE POSITIVE SEALS USING TYPE IIB MATERIALS AT ALL WET AREAS AND TYPE IV MATERIALS AT ALL PAINTED AREAS.
- AND SHALL FORM A GENERAL MATERIAL REFERENCE FOR ALL SECTIONS PERFORMING SEALANT OPERATIONS.
- TYPE II: GENERAL SEALANT COMPOUND ONE PART LOW-MODULUS SILICONE SEALANT SIMILAR AND EQUAL TO: DOW CORNING (790) BACKING SHALL BE CLOSED CELL POLYETHYLENE FORM FOR GENERAL USE.
- TYPE IIB: SANITARY SEALS (USE AT INTERIOR WET AREAS ONLY COUNTER TOPS TO SURROUNDS, JOINT TO JOINT, PLUMBING FIXTURES to walls and similar areas.) Material shall be a single component, mildew resistant silicone sealant similar and FQUAL TO:
- DOW CORNING-786.
- . TYPE IV: (FOR INTERIOR SEALANT SYSTEMS AROUND DOOR FRAMES, WINDOW REVEALS AND SIMILAR LOCATIONS IN PAINTED SURFACES.) MATERIAL SHALL BE ACRYLIC LATEX OR PAINTABLE SILICONE OF SUITABLE NATURE SIMILAR AND EQUAL TO THAT AS

MANUFACTURED BY TREMCO OR EQUAL

- PROVIDE BACKING AS REQUIRED. COLOR TO MATCH MATERIAL COLOR IT IS BEING APPLIED TO.
- D. DO NOT USE OIL-BASE OR BITUMINOUS-BASE ROOF CEMENT WITH FIRESTONE RUBBERGARD EPDM
- E. DO NOT USE HEAT GUNS OR OPEN FLAMES TO DRY ADHESIVES AND PRIMERS.
- F. IF USING WATER-BASED BONDING ADHESIVE, TEMPERATURES MUST BE AT LEAST 40 °F (4.4)

### **DIVISION 8: DOORS & WINDOWS**

#### SECTION 08215: PANEL WOOD DOORS

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK EXECUTION OF ALL GYPSUM BOARD WORK FOR THIS PROJECT. CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF ALL PANEL DOOR WORK FOR THIS PROJECT.

- STYLES OF THE DOORS SHALL BE AS SHOWN ON THE DRAWINGS.
- 2. ALL DOORS SHALL HAVE BUMPERS OR SILENCERS. DOOR STOPS TO BE FLOOR MOUNTED TYPE
- 3. INTERIOR DOORS, WHERE SHOWN ON THE DRAWINGS, SHALL BE AS SHOWN ON THE SCHEDULE. THE CONTRACTOR MAY PURCHASE PREFABRICATED DOORS IF THE DOOR IS APPROVED BY THE ARCHITECT AND THE OWNER. REVIEW SAMPLE OF DOOR WITH ARCHITECT AND OWNER PRIOR TO PLACING ORDER.
- 4. CONTRACTOR TO PROVIDE & INSTALL POCKET DOOR HARDWARE TRACK BY "HAFELE" OR APPROVED EQUAL AT ALL POCKET DOOR LOCATIONS. CONTRACTOR TO INSTALL ALL OWNER PROVIDED EDGE PULLS, SURFACE PULLS & JAMB BOLTS.
- EXTERIOR DOORS SHALL BE CONSTRUCTED IN THE DESIGNS SHOWN ON THE SCHEDULE. THE DOORS SHALL BE CONSTRUCTED TO GYPSUM WALLBOARDS IN BATHROOMS OR OTHER DAMP AREAS TO BE 1/2 INCH GYPSUM DRYWALL BRAND GREEN BOARD APPLIED TO INCLUDE ALL DETAILS SHOWN OR IMPLIED BY THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE THE OWNER AND THE ARCHITECT WITH WALLS AND CEILINGS. FASTENERS APPLIED TO FRAMING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. PROVIDE A LEVEL 3 SHOP DRAWINGS OF THE DOOR AND A SAMPLE OF THE WOOD PRIOR TO FABRICATION. WALL FINISH READY FOR PAINT OR WALL COVERINGS. ALL INTERNAL & EXTERNAL CORNERS & EDGES SHALL RECEIVE APPROPRIATE METAL CASING BEADS TO ENSURE SHARPNESS OF WORK. . WORK DAMAGED IN TRANSIT SHALL NOT BE SET, BUT SHALL BE REPLACED WITH PERFECT WORK AT THE CONTRACTOR'S EXPENSE. PRIOR
- TO INSTALLATION, CHECK ALL PREFABRICATED FRAMES AND CORRECT FOR RACK, TWIST AND OUT-OF-SQUARE. WALL SURFACES SCHEDULED TO RECEIVE CERAMIC TILE TO RECEIVE 1/2" "WONDERBOARD" OR EQUAL "FRCP" PANELS. GREEN BOARD IS NOT ACCEPTABLE FOR TILE SUBSTRATE. INSTALL WOOD DOORS IN CONFORMANCE WITH AWI REQUIREMENTS FOR FIT AND CLEARANCES, TOLERANCES AND AWI SECTION 1300
- REQUIREMENTS FOR MAXIMUM DIAGONAL DISTORTION. 8. DO ALL NECESSARY CUTTING, DRILLING AND FITTING FOR SECURE WORK IN POSITION, INCLUDING ALL NECESSARY CUTTING, DRILLING
- AND TAPING OF THE WORK TO ACCOMMODATE THE WORK OF OTHER TRADES. 9. PROVIDE ALL ANCHORS, SUPPORTS, BRACKETS, EXPANSION DEVICES, FASTENERS, BLOCKING, INSULATION, VENTS, FLASHINGS, WEEPS
- AND SIMILAR ELEMENTS SHOWN AND/OR REQUIRED IN CONJUNCTION WITH THE REQUIRED WORK. 10. WEATHER STRIPPING SHALL BE FLEXIBLE POLYVINYL CHLORIDE MATERIAL IN EXCLUSIVE DUAL DUROMETER DESIGN, COMPRESSED
- BETWEEN FRAME AND SASH FOR POSITIVE SEAL ON ALL FOUR SIDES. 11. SCREENING FOR EXTERIOR DOORS SHALL BE BLACK VINYL COATED 18 / 16 MESH FIBERGLASS SCREEN CLOTH COMPLYING WITH FS L-S-125B, SET IN FRAMES COLORED TO MATCH DOOR FITTED TO OUTSIDE OR INSIDE OF DOOR AS REQUIRED. SUPPLIED DOORS SHALL BE EQUIPPED WITH HARDWARE PURCHASED BY OWNER.
- "CUSTOM" FABRICATION FOR SPECIFIED AND/OR SCHEDULED ASSEMBLIES.
- 13. FURNISH AND APPLY, IN CONNECTION WITH THIS WORK, ALL HARDWARE NOT REQUIRING SPECIAL FINISH, SUCH AS SCREWS, ANCHORS, 5. TILE FLOORING SHALL BE PROVIDED BY OWNER. BRACES, BOLTS, ETC., AS REQUIRED TO ERECT THIS WORK PROPERLY. 6. USE ONLY PRODUCTS THAT HAVE BEEN TESTED & LISTED BY THE CERAMIC TILE INSTITUTE IN ITS' "TESTED MATERIALS" LIST, UNLESS 14. DOORS AND WINDOWS SHALL BE INSTALLED PLUM AND SQUARE, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REMEDIES DUE TO OTHERWISE SPECIFIED.
- POOR INSTALLATION AND OUT SQUARE FRAMES. USE SHIMS AS REQ'D.
- EXTERIOR GLUED MAHOGANY PLYWD., 3/4" OVERLAY FRAME. PAINT GRADE. 16. PROVIDE SHOP DRAWING PRIOR TO PURCHASE. STAIN BY OTHERS.

#### SECTION 08305: ACCESS DOORS

EXECUTION OF ALL ACCESS DOOR WORK FOR THIS PROJECT.

- 1. THE CONTRACTOR SHALL MAKE ALL CRAWL SPACES, ATTIC & OTHER CONCEALED SPACES ACCESSIBLE. ACCESS DOORS TO ALL CONCEALED SPACES SHALL BE SOLID CORE FLUSH WOOD DOORS. THE DOORS SHALL BE FRAMELESS AND TRIMLESS, AND ALL HARDWARE SHALL BE CONCEALED.
- 15. EXTEND TILE INTO RECESSES AND UNDER EQUIPMENT & FIXTURES TO FORM A COMPLETE COVERING WITHOUT INTERRUPTIONS. 3. THE CONTRACTOR TO PROVIDE & INSTALL REMOVABLE ACCESS PANELS AS REQ'D. TO MAKE ALL AREAS OF THE ATTIC ACCESSIBLE. THE LOCATION OF THESE ACCESS PANELS SHALL BE AS INCONSPICUOUS AS POSSIBLE. THE PANELS SHALL BE FLUSH BIRCH TO BE PAINTED. 16. TERMINATE TILE NEATLY AT OBSTRUCTIONS, EDGES AND CORNERS, WITHOUT DISRUPTION IF PATTERN OR JOINT ALIGNMENT. THEIR EXACT LOCATIONS AND CONFIGURATIONS SHALL BE REVIEWED WITH THE OWNER & THE ARCHITECT IN THE FIELD.

#### SECTION 08610: WINDOWS

### EXECUTION OF ALL WINDOW WORK FOR THIS THIS PROJECT.

- . PROVIDE NEW WINDOWS IN ACCORDANCE WITH THE WINDOW AND DOOR SCHEDULE, COMPLETE WITH DIVIDED LITES AS SHOWN ON : 1/8" IN 10' HORIZONTALLY IN ALL DIRECTIONS; 1/8" IN 8' VERTICALLY IN ALL DIRECTIONS. THE SCHEDULE AND EXTERIOR ELEVATIONS, OPERABLE HARDWARE, WEATHER-STRIPPING, INSECT SCREENS AND THE LIKE. ALL WINDOWS TO BE DOUBLE GLAZED. ALL WINDOW HARDWARE SHALL BE WHITE. CLAD TO BE AS SELECTED, EXTERIOR TRIM TO MATCH EXIST. 22. DO NOT BEGIN GROUTING FLOOR TILES UNTIL THEY ARE FIRMLY SET AND, IN NO CASE, IN LESS THAN 48 HOURS AFTER THEY HAVE BEEN INSTALLED. INTERIOR TO BE WOOD.
- MATERIAL TABLE: SEALANT AND BACKUP MATERIALS SHALL BE AS FOLLOW AND SHALL RELATE TO SCOPE OF WORK DESCRIBED HEREIN 2. FOR PURPOSES OF ESTABLISHING A STANDARD OF QUALITY AND NOT FOR THE PURPOSES OF LIMITING COMPETITION, THE BASIS OF THE 23. REMOVE SPACERS, ROPES, GLUE AND SIMILAR FOREIGN MATERIAL PRIOR TO GROUTING. SPECIFICATION IS UPON FACTORY FABRICATED UNITS AS MANUFACTURED BY LEPAGE COMPANY AND COORDINATED THROUGH CHARLES WEIMER, 201-394-2610. 24. WHEN USING PROPRIETARY GROUT, ADHERE STRICTLY TO THE MANUFACTURERS' DIRECTIONS UNLESS OTHERWISE SPECIFIED OR APPROVED IN ADVANCE BY THE ARCHITECT.
  - 3. PROVIDE ALL ANCHORS. SUPPORTS. BRACKETS. EXPANSION DEVICES. FASTENERS. BLOCKING, INSULATION, VENTS, FLASHINGS, WEEPS AND SIMILAR ELEMENTS SHOWN, IMPLIED OR REQUIRED IN CONJUNCTION WITH THE WORK.
  - 4. INSTALL WINDOW SYSTEMS TO PLUMB LINE AND LEVEL. INSURE COMPLETE AND EASY OPERATION OF ALL ELEMENTS IN THE ASSEMBLY. 26. PROVIDE HARD FINISHED GROUT WHICH IS UNIFORM IN COLOR, SMOOTH AND WITHOUT VOIDS, PINHOLES OR LOW SPOTS. UPON COMPLETION OF WORK, CLEAN ALL GLASS OF LABELS, DIRT, ETC. AND REMOVE ANY FOREIGN SUBSTANCES FROM WINDOW PARTS. LEAVE IN COMPLETE ACCEPTABLE CONDITION SATISFACTORY TO THE ARCHITECT. 27. LEAVE TILE CLEAN.

1. NEW DOORS SHALL BE IN THE DESIGNS SHOWN ON THE DRAWINGS IN TERMS OF BOTH DETAIL AND MATERIAL. THE DIMENSIONS &

- 12. EXTERIOR DOOR FRAME AND TRIM SYSTEMS SHALL BE ACCOMPLISHED WITH THE AWI QUALITY STANDARD 900 AND SHALL BE OF
- 15. PROVIDE & INSTALL GARAGE DOOR AS MANUFACTURED BY "HOLMES" OR APPROVED EQUAL. SEE SCHEDULE FOR SIZE, T & G JOINTS BET. SECTIONS, TRUE DIVIDED LITE, SINGLE PANEL. CORE MATERIAL TO BE 1 1/4" POLYSTYRENE, EXTERIOR & INTERIOR SKINS TO BE 1/4"
- GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE
- GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE 20. PROVIDE UNIFORM JOINT WIDTHS.

#### **DIVISION 9: FINISHES**

#### SECTION 09250: GYPSUM BOARD

- GYPSUM WALLBOARD SHALL BE 1/2 INCH GYPSUM DRYWALL APPLIED TO WALLS AND CEILINGS. FASTENERS APPLIED TO FRAMING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. PROVIDE A LEVEL 4 WALL FINISH READY FOR PAINT OR WALL COVERINGS. ALL INTERNAL & EXTERNAL CORNERS & EDGES SHALL RECEIVE APPROPRIATE METAL CASING BEADS TO ENSURE SHARPNESS OF WORK.
- GYPSUM WALLBOARD IN BASEMENT SHALL BE 1/2 INCH GYPSUM DRYWALL BRAND MOLD TOUGH APPLIED TO WALLS AND CEILING FINISHED. FASTENERS APPLIED TO FRAMING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. PROVIDE A LEVEL 4 WALL FINISH READY FOR PAINT OR WALL COVERINGS. ALL INTERNAL & EXTERNAL CORNERS & EDGES SHALL RECEIVE APPROPRIATE METAL CASING BEADS TO ENSURE SHARPNESS OF WORK.
- GYPSUM WALLBOARD IN GARAGES AND MECHANICAL ROOMS TO BE 5/8 INCH FIRE-RATED TYPE 'X' GYPSUM DRYWALL APPLIED TO 2. THE CONTRACTOR SHALL PROVIDE \_\_ DIRECT WIRE SMOKE DETECTORS & CARBON MONOXIDE DETECTORS AS REQUIRED BY BUILDING WALLS AND CEILINGS. FASTENERS APPLIED TO FRAMING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. PROVIDE A LEVEL 3 CODE OF NEW YORK STATE. WALL FINISH READY FOR PAINT OR WALL COVERINGS. ALL INTERNAL & EXTERNAL CORNERS & EDGES SHALL RECEIVE APPROPRIATE METAL CASING BEADS TO ENSURE SHARPNESS OF WORK.

#### SECTION 09300: TILE

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF ALL TILE WORK FOR THIS PROJECT.

- CERAMIC TILE FLOORS SHALL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF ANSI A137.1, LATEST EDITION THEREOF, AS PROVIDED BY OWNER.
- TILE SHALL BE SET IN A MUD BASE UNLESS OTHERWISE NOTED OR DIRECTED BY THE ARCHITECT. GC TO INSTALL MARBLE SADDLES AT ALL TRANSITIONS.
- 3. COORDINATE DEPRESSED SLABS AND FRAMING AS REQUIRED TO ACCOMMODATE TILE.
- 4. THE CONTRACTOR SHALL ENSURE THAT THE SUB FLOOR IS SECURELY SCREWED TO THE FLOOR JOISTS AT 6" O.C. PRIOR TO SETTING TILE.
- PRIOR TO COMMENCING THE TILE WORK, SCHEDULE AND ATTEND A MEETING AT THE JOBSITE TO DISCUSS CONFORMANCE W/ CONTRACT DOCUMENT REOUIREMENTS.
- 8. PROTECT ADJACENT SURFACES DURING THE PROGRESS OF TILE WORK. PATCH & MATCH AS REQUIRED.
- 9. CLOSE ROOM & SPACES TO TRAFFIC OF ALL TYPES UNTIL MORTAR AND GROUT HAVE SET FOR 72 HOURS.
- 10. SHADE THE WORK AREA FROM DIRECT SUNLIGHT DURING THE INSTALLATION AS NEEDED TO PREVENT RAPID EVAPORATION CAUSED BY EXCESSIVE HEAT.
- 11. OBSERVE THE MANUFACTURERS' RECOMMENDATIONS SAFETY PRECAUTIONS, INCLUDING THOSE PERTAINING TO VENTILATION.
- 12. ILLUMINATE THE WORK AREA DURING INSTALLATION, PROVIDING THE SAME LEVEL AND ANGLE OF ILLUMINATION AS WILL BE AVAILABLE FOR FINAL INSPECTION.
- 13. MIX AND USE PROPRIETARY MATERIALS IN STRICT ACCORDANCE W/ THE MANUFACTURERS' PRINTED INSTRUCTIONS.
- 14. PREPARE THE SURFACES, SET, FIT, GROUT, AND CLEAN THE WORK OF THIS SECTION IN STRICT ACCORDANCE W/ THE REFERENCED STANDARDS & THE MANUFACTURERS' RECOMMENDATIONS.
- 17. LAY TILE IN GRID PATTERN UNLESS OTHERWISE INDICATED ON THE DRAWINGS OR DIRECTED BY THE ARCHITECT
- 18. ALIGN JOINTS WHEN ADJOINING TILES ON FLOOR, BASE, TRIM AND WALLS ARE THE SAME SIZE.
- 19. LAYOUT TILE WORK AND CENTER THE TILE FIELDS BOTH DIRECTIONS IN EACH SPACE OR ON EACH WALL AREA
- 21. DO NOT EXCEED THE FOLLOWING DEVIATIONS FROM LEVEL AND PLUMB, AND FROM ELEVATIONS, LOCATIONS, SLOPES AND ALIGNMENTS
- 25. FILL ALL GAPS & SKIPS. DO NOT PERMIT MORTAR MOUNTING MESH TO SHOW THROUGH GROUTED JOINTS.
- 28. REPLACE CRACKED, CHIPPED, BROKEN AND OTHERWISE DEFECTIVE TILES.
- 29. REMOVE WORK NOT COMPLYING WITH CONTRACT DOCUMENT REQUIREMENTS OR THE REFERENCED STANDARDS, AND PROMPTLY REPLACE W/ WORK WHICH DOES COMPLY.
- 30. GROUT COLOR AS SELECTED BY ARCHITECT .UP TO (4) DIFFERENT GROUT COLOR PER SECTION OR ROOM CAN BE SELECTED ACCORDING TO TILE COLOR
- 31. INSTALL SCHLUTER DITRA UNDERLAYMENT BELOW ALL TILE/STONE FLOORING

#### SECTION 09310: METAL EDGE

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF ALL SPECIAL CEILING WORK FOR THIS PROJECT

- THE CONTRACTOR SHALL PROVIDE METAL EDGE FOR TILE BY SCHLUTER SYSTEMS - SCHIENE AE 100 MATERIAL- SHALL MATCH FINISHES IN THE ROOM
- SIZE- VERIFY TILE/STONE THICKNESS IN THE ROOM

#### SECTION 09550: WOOD FLOORING

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF ALL WOOD FLOORING WORK FOR THIS PROJECT.

- 1. WOOD FLOORING TO BE SELECTED BY OWNER.
- 2. FLOORING SHALL BE STORED ON THE PREMISES A MINIMUM OF SEVEN (7) DAYS PRIOR TO INSTALLATION COMMENCES, OR AS REQUIRED FOR ACCLIMATION
- 3. ALL FLOORING BUNDLES SHOULD BE BROKEN AND LOOSELY PILED TO ACCLIMATE THE FLOORING TO MOISTURE CONDITIONS IN THE BUILDING
- 4. THE FLOORING SHALL NOT BE INSTALLED UNTIL ALL MASONRY, PLASTERING, TILE WORK AND OVERHEAD MECHANICAL TRADES ARE COMPLETE AND THE BUILDING IS ENCLOSED AND WEATHERTIGHT.
- PERMANENT HEAT, LIGHT AND VENTILATION SHALL BE INSTALLED AND OPERATING DURING AND AFTER INSTALLATION, MAINTAINING A TEMPERATURE RANGE OF 55%%127 F TO 75%%127 F AND A RELATIVE HUMIDITY RANGE OF 35% TO 50%.
- 6. FINISHING NOT IN CONTRACT. PERFORMED BY OTHERS AND COORDINATED BY CONTRACTOR.

#### SECTION 09900: PAINTING

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF ALL SPECIAL CEILING WORK FOR THIS PROJECT.

#### 1. BY OWNER

#### **DIVISION 10: SPECIALTIES**

#### SECTION 10520: MISCELLANEOUS SPECIALTIES

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF ALL PANEL DOOR WORK FOR THIS PROJECT.

- 3. THE CONTRACTOR SHALL SUBMIT CATALOGUE CUTS OF THE SMOKE DETECTORS & CARBON MONOXIDE DETECTORS TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- 4. THE CONTRACTOR SHALL INSTALL \_\_ DIRECT WIRE HEAT DETECTORS AS AS REQUIRED BY CODE.
- 5. COORDINATE THE INSTALLATION OF THE OWNERS' AUDIO/VIDEO HOME THEATER SYSTEM.
- GC TO INSTALL CENTRAL VACUUM SYSTEM (NIC) BY STERLING VACUUM OR APPROVED EQUAL. SUBMIT CATALOGUE CUTS OF SYSTEM PRIOR TO ORDERING / INSTALLATION.

#### SECTION 10916: CLOSET SPECIALTIES

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED FOR THE COMPLETE EXECUTION OF ALL CLOSET WORK FOR THIS PROJECT.

- 1. CONTRACTOR SHALL SUPPLY AND INSTALL (UNLESS OTHERWISE NOTED) (1) SHELF AND (1) 1 1/4 DIA. CHROME HANG ROD IN ALL CLOSETS. HANG RODS SHALL BE 5'-2" ABOVE FINISHED FLOOR AND 12" OUT FROM WALL; ALL SHELVES SHALL BE 14" DEEP, SHELF TO BE 3" ABOVE ROD. PROVIDE CENTER SUPPORT BRACKETS WHEN SHELVING IS 3'-6" OF LONGER, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL SUPPLY AND INSTALL (UNLESS OTHERWISE NOTED) (5) ADJUSTABLE SHELVES IN ALL LINEN CLOSETS. ALL SHELVES SHALL BE 14" DEEP, 15" APART AND BOTTOM SHELF TO BE 20" AFF. PROVIDE CENTER SUPPORT BRACKETS WHEN SHELVING IS 3'-6" OF LONGER, UNLESS OTHERWISE NOTED.
- 3. ALL SHELVES SHALL BE BIRCH PLY WITH 1X SOLID EDGE, CLEAR LACQUER FINISH, UNLESS OTHERWISE NOTED.

**DIVISION 11: EQUIPMENT** 

### NOT USED

### **DIVISION 12: FURNISHINGS**

NOT USED

**DIVISION 13: SPECIAL CONSTRUCTION** NOT USED

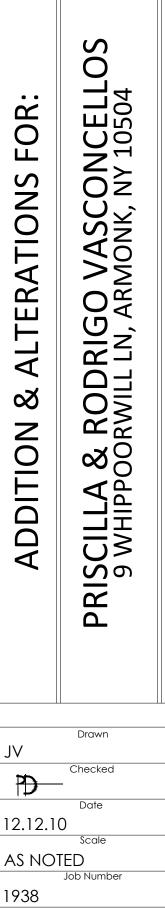
### **DIVISION 14: CONVEYING SYSTEMS**

NOT USED

#### Status Date SUBMITTED FOR RPRC APPROVAL 12.20.19 SUBMITTED FOR ARB APPROVAL 01.24.20 SUBMITTED FOR PERMIT 03.27.20 REFLECTED CEILING PLANS 03.30.20 **REV1: DOB COMMENTS** 05.18.20 **REV2: OWNER REVISIONS** 10.07.20

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#### **DIVISION 15: MECHANICAL**

#### SECTION 15410: PLUMBING

GENERAL REQUIREMENTS: CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS AND/OR PROVIDE ALL UTILITY CONNECTIONS INCLUDING BUT NOT LIMITED TO THIS SECTION. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, AND EQUIPMENT TO PROVIDE ALL WORK AS SPECIFIED AND NOTED ON THESE DOCUMENTS. THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING.

- 1. GENERAL
- A. REFER TO THE PLUMBING DRAWINGS & SPECIFICATIONS.
- B. CONTRACTOR TO REMOVE ALL ABANDONED PLUMBING THROUGHOUT. REPLACE PLUMBING THROUGHOUT. PLUMBING SHALL COMPLY WITH CURRENT PLUMBING CODE & INDUSTRY STANDARDS.
- C. PLUMBER TO PROVIDE BACK FLOW PREVENTER, IF REQUIRED BY MUNICIPALITY.
- D. SOIL AND VENT LINES: HOUSE TRAP AND FRESH AIR INLET AS REQUIRED BY CODE. CLEAN OUTS AT CHANGE IN DIRECTION OF HORIZONTAL RUNS AND AT FOOT OF ALL RISERS. ALL SOIL AND WASTE RISERS, INCLUDING ELBOWS OF WYES AT BOTTOM, SHALL BE THOROUGHLY SOUND-DEADENED WITH ASPHALTIC PAINT AND FIBERGLASS.
- E. EXTEND EXISTING SYSTEM OR INSTALL NEW IN ORDER TO PROVIDE A COMPLETE SYSTEM OF HOT AND COLD WATER SUPPLY AND HOT WATER RETURN LINES TO ALL FIXTURES AND EQUIPMENT AS SPECIFIED OR IMPLIED HEREIN. ALL LINES SHALL PITCH TO A SINGLE DRAIN (SOIL AND WASTE PIPING SHALL HAVE A MIN. PITCH OF 1/8" PER/LIN. FOOT. ALL PIPING SHALL HAVE VALVE BRANCH RUNOUTS. BRANCHES SHALL BE OF AMPLE SIZE FOR FIXTURES BEING SERVED. PROVIDE 18" AIR CHAMBERS ON HOT AND COLD WATER LINES AT ALL FIXTURES. INSTALL SHUT-OFF VALVE ON ALL HOT AND COLD WATER LINES AT ALL FIXTURES. PROVIDE SLEEVES AND ESCUTCHEONS AS REQUIRED.
- F. APPLIANCES, FIXTURES & EQUIPMENT WHICH ARE FURNISHED BY OTHERS AND WHICH REQUIRE HOT AND COLD WATER AND WASTE AND VENT CONNECTIONS SHALL BE CONNECTED BY THIS CONTRACTOR.
- G. THIS CONTRACTOR SHALL PROVIDE AND INSTALL ALL PIPE HANGERS AND SUPPORTS IN ACCORDANCE WITH THE BOCA MECHANICAL CODE SECTION M-808.0. ONE COAT OF BLACK PAINT SHALL BE REQUIRED ON ALL PIPE HANGERS AND OTHER EXPOSED IRONWORK AND FERROUS PIPING
- H. CONTRACTOR IS RESPONSIBLE FOR FINAL HOOK-UP OF ALL PLUMBING FIXTURES.
- I. CONTRACTOR TO COORDINATE HIS WORK W/ OTHER CONTRACTORS IN ESTABLISHING PIPE RUNS AND SPACE CONDITIONS
- J. CONTRACTOR SHALL PROVIDE 2" DIA. MIN. DRAIN IN THE MASTER BATH SHOWER TO ACCOMMODATE A SHOWER HEAD, RAIN HEAD, HAND HELD AND 3 BODY SPRAYS. CONTRACTOR SHALL INSTALL A SHOWER HEAD & HAND HELD IN ALL OTHER BATHS. HEATED TOWEL BARS IN ALL BATHS
- K. PROVIDE ALTERNATE FOR INSTALL OF HOT WATER RECIRCULATION LINE.

#### WORK

- A. IT IS THE INTENT OF THESE SPECIFICATION TO HAVE THE CONTRACTOR PROVIDE FOR THE FURNISHINGS OF ALL LABOR, MATERIALS, PROTECTION AND SUPERVISION NECESSARY AND REQUIRED TO COMPLETE THE PLUMBING WORK AS INDICATED ON THE DRAWINGS AND DESCRIBED OR REFERRED TO IN THESE SPECIFICATIONS.
- B. ALL PLUMBING AND DRAINAGE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PERTINENT REQUIREMENTS OF NEW YORK BUILDING CODE, LOCAL MUNICIPALITIES, NATIONAL SANITATION FOUNDATION, HEALTH DEPARTMENT AND OTHER AGENCIES OR DEPARTMENTS HAVING JURISDICTION.
- C. ALL WORK SHOWN ON THE DRAWINGS IS DIAGRAMMATIC AND SHALL BE INSTALLED TO FIT ACTUAL BUILDING CONDITIONS, ALL SUBJECT TO APPROVAL, THE CONTRACTOR SHALL AS PART OF THIS CONTRACT, FURNISH ALL INCIDENTALS SUCH AS PIPES, FITTINGS, VALVES. PIPE HANGERS AND SUPPORTS, ETC., AND ALL REMOVALS, TESTING, CLEANING AND MISCELLANEOUS ITEMS NECESSARY TO LEAVE EACH SYSTEM COMPLETE IN EVERY DETAIL AND READY FOR OPERATION.
- D. IF MENTION HAS BEEN OMITTED IN THE SPECIFICATIONS OF ANY WORK SHOWN IN THE DRAWINGS OR IF WORK NOT SHOWN ON THE DRAWINGS IS CALLED FOR IN THE SPECIFICATIONS, SAME SHALL BE INCLUDED AS PART OF THE WORK OF THE CONTRACTOR.
- E. SPECIAL CARE SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT UNNECESSARY DAMAGE TO EXISTING STRUCTURE. ALL REMOVAL AND CUTTING TO PERMIT INSTALLATION OF THE NEW EQUIPMENT OR PIPING SHALL BE DONE ONLY AFTER RECEIVING APPROVAL OF THE OWNER. EQUIPMENT TO BE REMOVED IS THE PROPERTY OF THE OWNER AND SHALL BE DISPOSED OF AS DIRECTED.
- F. PROVIDE ALL LABOR AND NEW MATERIALS REQUIRED AS INDICATED ON DRAWINGS.
- G. CARE SHALL BE TAKEN WHEN CUTTING INTO EXISTING WATER AND DRAINAGE LINE TO PREVENT ACCIDENTAL FLOODING OF PREMISES. ALL SHUTDOWNS AND ALL REMOVALS SHALL BE IN COORDINATED WITH OWNER.
- H. PERFORM ALL NECESSARY REMOVALS OF EXISTING PLUMBING PIPING AND MATERIAL. ALL EXISTING PLUMBING MATERIAL SHALL BE REMOVED BEFORE NEW WORK 1S COMMENCED, ALL IN ACCORDANCE WITH STAGING REQUIREMENT OF THE CONTRACT.
- I. THE PLUMBING CONTRACTOR SHALL PROVIDE THE BUILDING DEPARTMENT WITH THE REQUIRED SCHEMATIC DRAWING. THE CONTRACTOR SHALL PROCURE AND PAY FOR ALL CHARGES FOR PERMITS, INSPECTION, ETC., PERTAINING TO THE PLUMBING WORK AND, AT THE COMPLETION OF THE WORK, SHALL SECURE AND DELIVER TO THE OWNER A CERTIFICATE OF APPROVAL OF ALL WORK.
- J. THE CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- PLUMBING NOTES
- A. IT IS THE INTENT THAT EACH PART OF THE SYSTEM SHALL BE COMPLETE IN ALL
- B. DETAILS AND WATER LINES PROVIDED WITH ALL CONTROL VALVES NECESSARY FOR SATISFACTORY OPERATIONS AND MAINTENANCE
- C. EXAMINE CAREFULLY THE PLANS OF OTHER TRADES IN DETAIL AND ALL CONDITIONS RELATIVE TO THE INSTALLATION OF PIPING.
- D. IN NO CASE SHALL PIPING BE EXPOSED BEYOND FINISHED PLASTER LINES UNLESS SPECIFICALLY SHOWN OTHERWISE ON DRAWINGS. CONSULT WITH THE OTHER TRADES AND INSTALL PIPING IN SUCH A WAY AS TO LEAST INTERFERE WITH THE INSTALLATION OF OTHER TRADES.
- E. THE WATER PIPING SHALL BE INSTALLED SO AS TO DRAIN, AND BRANCHES SHALL NOT BE TRAPPED BUT SHALL HAVE CONTINUOUS
- F. PIPING SHALL BE INSTALLED SO AS TO AVOID DUCTS AND ELECTRICAL LIGHT OUTLETS AND BEFORE THE INSTALLATION OF SAME CONSULT WITH THE OTHER TRADES AND FACILITATE THE ERECTION OF THE EQUIPMENT.
- G. AFTER CUTTING ALL PIPES SHALL BE REAMED OUT TO FULL BORE, AND BEFORE ERECTION THE INSIDE OF ALL PIPES SHALL BE THOROUGHLY CLEANED.
- H. PLUMBING CONTRACTOR SHALL COORDINATE LOCATION OF SHUT-OFF VALVES AND ACCESS DOOR WITH THE GENERAL CONTRACTOR AND ARCHITECT.
- I. INSTALL SHUT OFF VALVES FOR COMMON AREAS. INSTALL IN CLOSETS WERE POSSIBLE, VERIFY FOR ACCESS PANELS.
- J. ALL SHUT-OFF VALVES MUST BE ACCESSIBLE.
- 4. RELATED WORK ON OTHER DRAWINGS
- A. ELECTRICAL CONDUITS, POWER WIRING, ETC., FOR EQUIPMENT.
- 5. OPENINGS AND CHASES
- A. PROVIDE ALL OPENINGS, CHASES, RECESSES AND BUCKS THAT ARE REQUIRED FOR THE ADMISSION OF THE WORK. THE CONTRACTOR SHALL DETER, MINE IN AMPLE TIME, PRIOR TO THE INSTALLATION OF ALL WORK. ALL REQUIRED OPENINGS FOR ADMISSION OF FLOOR DRAINS. ETC.
- B. INSPECT THE GENERAL PLANS FOR PIPE SPACES. DO ALL NECESSARY CUTTING, IF SUCH 15 REQUIRED, TO ALLOW FOR THE ADMISSION OF THE WORK. REMOVE ALL SURPLUS MATERIALS AND DISPOSE OF SAME, ALL AND WHERE DIRECTED.
- 6. MATERIALS GENERAL REQUIREMENTS
- A. ALL MATERIALS SHALL BE NEW AND SUITABLE FOR THE CONDITIONS AND DUTIES IMPOSED UPON SAME AT THE BUILDING. MATERIALS SHALL MATCH EXISTING FOR SIMILAR SERVICE EXCEPT AS OTHERWISE NOTED HEREIN. THEY SHALL GENERALLY BE OF REPRESENTATIVE MANUFACTURE. BRAND NAMES ARE SPECIFIED TO INDICATE A STANDARD OF QUALITY ONLY. ALL MATERIALS SHALL COMPLY WITH THE LATEST A.S.T.M. STANDARDS.
- 7. DRAINAGE SYSTEM
- A. SOIL AND WASTE LINES: BELOW GROUND, CAST IRON PIPE (HUB).
- B. SOIL, WASTE, AND VENT LINES: ABOVE GROUND VERTICAL DROPS SHALL BE CAST IRON "NO HUB". NO EXCEPTIONS. PIPING SHALL BE SUPPORTED AT EVERY FIVE FEET AND AT EVERY CHANGE IN DIRECTION FOR HORIZONTAL PIPING.
- C. SOIL, WASTE, & VENT LINES: PVC TO BE USED FOR INDIRECT SOIL, WASTE & VENT. CONTRACTOR TO VERIFY MUNICIPAL CODE FOR PVC **RESTRICTIONS / REQUIREMENTS.**

8. DRAINAGE SYSTEM

2. PERFORMANCE REQUIREMENTS

COMPLY WITH NSF STANDARD 14

COMPLY WITH NSF STANDARD 61

3. SHOW COMPLIANCE WITH ASTM F877

**RESTRICTIONS / REQUIREMENTS.** 

9. TESTS

CONDITIONS.

ARE SET.

10. SPECIFYING CONDITIONS

11. CODES, PERMITS AND INSPECTIONS

SECTION 15700: MECHANICAL

TO INCLUDE HUMIDIFICATION

ALTERNATIVE FOR SEER 21. PROVIDE IN BID.

FIELD WITH ARCHITECT.

CUTS FOR APPROVAL BEFORE PROCEEDING.

G. CONTRACTOR SHALL CLEAN EXISTING DUCTS.

2. CODES, PERMITS, AND INSPECTIONS

3. REGULATIONS

METHODS:

ROUGH-IN TEST - PER SECTION R403.3.3

POST CONSTRUCTION TEST - PER SECTION R403.3.3

4. TESTS

OFFICIAL.

VARIABLE SPEED AIR HANDLERS

EQUIPMENT SHALL BE SEER 16.

JACKET (ASJ).

HEADING.

- CROSS-LINKED POLYETHYLENE (PEX) TUBING. AS SHOWN ON DRAWINGS OR AS SPECIFIED.

- CROSS-LINKED POLYETHYLENE (PEX) TUBE, ASTM F1807 FITTINGS AND ASTM F2159 FITTINGS.

A. INSTALL NEW PEX FOR THE HOT AND COLD POTABLE WATER DISTRIBUTION SYSTEMS TO FIXTURES REQUIRING AS INDICATED ON THE DRAWINGS. CONTRACTOR TO VERIFY MUNICIPAL CODE FOR PEX TUBING RESTRICTIONS / REQUIREMENTS.

SPECIFIER NOTE: THE WORK COVERED BY THIS SECTION INCLUDES MATERIALS REQUIRED TO SUPPLY, INSTALL AND PRESSURE TEST

SECTION INCLUDES ASTM F877 CROSS-LINKED POLYETHYLENE (PEX) TUBING HOT AND COLD WATER DISTRIBUTION SYSTEMS, ASTM F876

A. TO PROVIDE A PEX TUBING HOT AND COLD POTABLE WATER DISTRIBUTION SYSTEM. WHICH IS MANUFACTURED. FABRICATED AND INSTALLED TO COMPLY WITH REGULATORY AGENCIES AND TO MAINTAIN PERFORMANCE CRITERIA STATED BY THE PEX TUBING MANUFACTURER WITHOUT DEFECTS, DAMAGE OR FAILURE

B. SOIL, WASTE, & VENT LINES: PVC TO BE USED FOR INDIRECT WASTE. CONTRACTOR TO VERIFY MUNICIPAL CODE FOR PVC

C. HOT AND COLD WATER PIPING EXPOSED TO VIEW SHALL MATCH FINISHES IN THE ROOM

D. FIXTURES TRAPS AND WASTE PIPING EXPOSED TO VIEW SHALL MATCH FINISHES IN THE ROOM

#### A. PRESSURE TESTS SHALL BE REQUIRED IN THE PRESENCE OF THE ARCHITECT AFTER ALL WORK IS ROUGHED IN AND BEFORE FIXTURES

B. WHEN ALL FIXTURES, EQUIPMENT, WATER AND WASTE PIPING, ETC. INSTALLED UNDER THIS CONTRACT HAS BEEN COMPLETENESS, NOTIFY THE ENGINEERS AND OWNER OF READINESS FOR INSPECTION AND MAKE TESTS REQUIRED BY AUTHORITIES.

#### IT SHALL BE ABSOLUTELY MANDATORY FOR ALL BIDDERS TO VISIT THE SITE AND INSPECT ALL EXISTING CONDITIONS FIRSTHAND. ARRANGEMENTS FOR INSPECTION SHALL BE FURTHER CONFIRMED AND VERIFIED WITH THE OWNER.

BEFORE STARRING ANY WORK EXAMINE EXISTING CONDITIONS, AND THOROUGHLY CHECK DRAWINGS, SPECIFICATIONS, ADJOINING OR UNDERLYING CONDITIONS IN WHICH THE WORK OF THESE SPECIFICATIONS IS TO BE PERFORMED, AND ALL DIMENSIONS. REPORT IN WRITING, TO THE OWNER ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE

PROPER EXECUTION AND COMPLETION OF THE WORK OF THESE SPECIFICATIONS. DO NOT COMMENCE ANY WORK UNTIL ANY AND ALL SUCH CONDITIONS HAVE BEEN CORRECTED.

FAILURE TO NOTIFY THE OWNER AND/OR THE ENGINEER OF UNSATISFACTORY CONDITIONS WILL BE CONSTRUED AS AN ACCEPTANCE OF ALL

EXECUTION OF WORK OF THESE SPECIFICATIONS CONSTITUTES ACCEPTANCE OF THE BASE OF ADJOINING WORK AND OTHER CONDITIONS AS SATISFACTORY IN EVERY RESPECT AND LATER CLAIMS OF DEFECTS IN SUCH CASES WILL NOT BE ALLOWED.

### A. SECURE PERMITS AND INSPECTION CERTIFICATES AND TRANSMIT SAME TO THE OWNER AT THE COMPLETION OF THE WORK.

B. THIS CONTRACTOR SHALL PERFORM ALL INSPECTIONS IN ACCORDANCE WITH THE LOCAL AUTHORITIES HAVING JURISDICTION.

ALL CITY, STATE AND FEDERAL AUTHORITIES HAVING JURISDICTION. PROVIDE OWNER WITH CERTIFICATES OF INSPECTION. D. INSULATION: ALL HOT AND COLD WATER PIPING SHALL BE INSULATED WITH 1" THICK FIBERGLASS HAVING AN APPLIED ALL SERVICE

ANY SUBSTITUTION TO THE ABOVE MUST BE SUBMITTED IN WRITING FOR ARCHITECTS /OWNER'S APPROVAL

#### GENERAL REQUIREMENTS: THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, AND FOULIPMENT TO PROVIDE ALL WORK AS SPECIFIED AND NOTED ON THESE DOCUMENTS. THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS

#### A. REFER TO THE MECHANICAL DRAWINGS & SPECIFICATIONS, IF PROVIDED

B. INSTALL A HYDRO AIR HEATING AND COOLING SYSTEM (DUAL HEATING AND AC UNITS) THROUGHOUT OUT THE DWELLING. SYSTEM

#### THE HEATING SYSTEM SHALL BE DESIGNED TO HEAT THE HOUSE TO 72 DEGREES F. WHEN THE OUTSIDE TEMPERATURE IS 0 DEGREES F., WITH A WIND OF 15 MPH. THE AIR-CONDITIONING SYSTEM SHALL BE DESIGNED TO COOL THE HOUSE TO 68 DEGREES F. WHEN THE OUTSIDE TEMPERATURE IS 95 DEGREES F. THE CONTRACTOR IS TO ADVISE THE ARCHITECT UPON INSPECTION AND INCLUDE IN THE BID ANY COSTS PROJECTED FOR UPGRADING THE EXISTING SYSTEM AS REQ'D. TO ACCOMMODATE ALL AREAS.

1. ALL MECHANICAL EQUIPMENT AND DUCTWORK NEEDS TO BE INSTALLED AS FOLLOWS:

A. SUPPLY THE ARCHITECT WITH A MECHANICAL SCHEMATIC EQUIPMENT, LINE SETS, DUCT AND DIFFUSER LAYOUT AND CATALOGUE

#### B. CONTRACTOR TO INSULATE RIGID DUCTWORK FOR MAXIMUM EFFICIENCY OF NEW SYSTEM.

C. CONTRACTOR TO COORDINATE HIS WORK W/ OTHER CONTRACTOR IN ESTABLISHING PIPE RUNS AND SPACE CONDITIONS. D. THERMOSTATS TO BE HONEYWELL (MODEL: TH9320WF5003) WIFI 9000 COLOR TOUCHSCREEN THERMOSTAT. VERIFY LOCATION IN

E. (3) ZONES - NO DAMPERS AND OR SPLIT SYSTEMS CONTRACTOR TO PROVIDE 1 ZONE FOR BASEMENT. CONTRACTOR TO PROVIDE 1 ZONE FOR FIRST FLOOR. CONTRACTOR TO PROVIDE 1 ZONE FOR THE SECOND FLOOR. F. CONTRACTOR TO BOX IN ALL REQUIRED DUCTWORK.

#### A. PERFORM ALL WORK IN ACCORDANCE WITH ASHRAE, SMACNA, O.S.H.A. PERTINENT NFPA CODES AND THE RULES AND REGULATIONS OF ALL CITY, STATE AND FEDERAL AUTHORITIES HAVING JURISDICTION PROVIDE OWNER WITH CERTIFICATES OF INSPECTION.

B. SECURE PERMITS AND INSPECTION CERTIFICATES AND TRANSMIT SAME TO THE OWNER AT THE COMPLETION OF THE WORK.

C. THIS CONTRACTOR SHALL PERFORM ALL INSPECTIONS IN ACCORDANCE WITH THE LOCAL AUTHORITIES HAVING JURISDICTION.

#### A. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH AND COMPLY WITH ALL REGULATIONS AND RULES TO MAINTAIN THE SAFETY OF THE PREMISES AND ITS OCCUPANTS AT ALL TIMES.

A. DUCTS SHALL BE PRESSURE TESTED (AKA DUCT LEAKAGE OR BLAST TEST) TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING

#### A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE

#### SECTION 15852: REGISTERS, GRILLES & DIFUSERS

GENERAL REQUIREMENTS: THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, AND EQUIPMENT TO PROVIDE ALL WORK AS SPECIFIED AND NOTED ON THESE DOCUMENTS. THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING

- 1. CONTRACTOR TO PROVIDE AND INSTALL ALUMINUM PAINTABLE WALL AND CEILING REGISTERS BY AIR HORIZONS LLC -#LBG15-724-PSF. VERIFY COLOR WITH ARCHITECT. BLACK OUT CONSTRUCTION BRACE BARS, CORE RETAINER BARS AND SCREW. SUBMIT CUT SHEETS TO ARCHITECT FOR APPROVAL
- 2. CONTRACTOR TO PROVIDE AND INSTALL FLUSH WOOD FLOOR REGISTERS BY REGGIO. FINISH TO MATCH WOOD FLOOR FINISH. SUBMIT CUT SHEETS TO ARCHITECT FOR APPROVAL.
- THE ELECTRICAL CONTRACTOR SHALL REMOVE ALL ELECTRICAL OUTLETS, SWITCHES AND OTHER DEVICES, COMPLETE WITH CONTRACTOR TO PROVIDE AND INSTALL ALUMINUM FLOOR REGISTERS IN TILE BY REGGIO - VERIFY COLOR WITH ARCHITECT. SUBMIT ASSOCIATED WIRING, CONDUITS, ETC. FROM PARTITIONS THAT ARE TO BE REMOVED. WHERE THE REMOVAL OF THESE ITEMS MAKES CUT SHEETS TO ARCHITECT FOR APPROVAL. DEAD ELECTRICAL WIRING THAT IS TO REMAIN, THE CONTRACTOR SHALL INSTALL JUNCTION BOXES AND OTHER DEVICES AND PROVIDE BYPASS CONNECTIONS NECESSARY TO MAKE THE CIRCUITS AFFECTED CONTINUOUS AND READY FOR OPERATION. 4. CONTRACTOR TO PROVIDE AND INSTALL REGISTERS IN TOEKICKS BY REGGIO @ KITCHEN CABINETRY. VERIFY COLOR WITH ARCHITECT. OTHERWISE, WIRING SHALL BE REMOVED BACK TO THE NEAREST ELECTRICAL JUNCTION BOX THAT IS TO REMAIN OR TO THE SUBMIT CUT SHEETS TO ARCHITECT FOR APPROVAL. PANELBOARD.

### **DIVISION 16: ELECTRICAL**

#### SECTION 16001: DESIGN INFORMATION

GENERAL REQUIREMENTS: THE GENERAL REQUIREMENTS OF DIVISION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS AND/OR PROVIDE ALL UTILITY CONNECTIONS INCLUDING BUT NOT LIMITED TO THIS SECTION. THE WORK CONSISTS OF THE PROVISION OF ALL MATERIAL, LABOR AND EQUIPMENT AND THE LIKE NECESSARY AND/OR REQUIRED TO EXECUTE THE NEW ELECTRIC WORK FOR THIS PROJECT AS SHOWN ON THE DRAWINGS. ALL MATERIALS SHALL BE "NEW" AND ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GOVERNING CODES AND REGULATIONS SET FORTH BY THE BOARD OF FIRE UNDERWRITERS AND THE TOWN HAVING JURISDICTION.

- A. REFER TO THE ELECTRICAL DRAWINGS & SPECIFICATIONS.
- B. PROVIDE AND INSTALL 22KW GENERAC GENERATOR ON A 34"X54" CONCRETE PAD, REFER TO DRAWINGS FOR LOCATION.
- M. LIGHTING FIXTURES BALLAST MANUFACTURED PRIOR TO 1976 AND CONTAINING PCB FILLED OR IMPREGNATED COMPONENTS, SHALL BE REMOVED FROM THE FIXTURE HOUSING AND LEGALLY DISPOSED OF IN MANNER ACCEPTABLE TO THE EPA AND STATE APPLICABLE CODES. THE CONTRACTOR SHALL PERFORM ALL REQUIRED TESTING, FILING, BALLAST REMOVAL RECORDING AND PRODUCTS DISPOSAL ALL IN STRICT ACCORDANCE ALL CHARGES ASSOCIATED WITH TESTING, FILING, DISPOSAL, PREPARATION AND SUBMISSION C. CONTRACTOR TO REMOVE ALL ABANDONED WIRING THROUGHOUT. REPLACE WIRING THROUGHOUT. WIRING SHALL COMPLY WITH OF ALL REQUIRED DOCUMENTATION SHALL BE INCLUDED IN THE PROPOSAL. NO EXTRA COSTS SHALL BE GRANTED FOR THE FAILURE CURRENT ELECTRICAL CODE & INDUSTRY STANDARDS. OF THE CONTRACTOR TO INCLUDE ALL REQUIRED COSTS IN HIS BID. ALL REQUIRED FORMS, RECORDS, TEST, DISPOSAL AND TRANSPORTATION COST AND THE LIKE SHALL BE INCLUDED IN THE CONTRACTOR'S PROPOSAL AND SUBMITTED TO OWNER. NO EXTRAS SHALL BE REQUESTED FOR THE FAILURE OF THE CONTRACTOR TO PROVIDE THE ABOVE. PROVIDE CERTIFICATE THAT THE ABOVE HAVE BEEN ADHERED TO
- D. REFER TO THE DRAWINGS FOR ELECTRICAL PANEL LOCATION(S).
- E. 200 AMP SERVICE TIED INTO EXISTING ABOVE GROUND ELECTRICAL SERVICE LINES.
- 1. GENERAL CONDITIONS
- A. PERFORM ALL WORK IN ACCORDANCE WITH LOCAL BUILDING CODE, AND THE NEW YORK CITY ELECTRICAL CODE, OSHA REGULATIONS OF ALL LOCAL, STATE AND FEDERAL AUTHORITIES HAVING JURISDICTION. PROVIDE OWNER WITH CERTIFICATES OF INSPECTION. BASE BUILDING RULES AND REGULATIONS APPLY, A COPY OF WHICH IS AVAILABLE FROM THE BUILDING OFFICE.
- BIDDERS, BEFORE SUBMITTING A PROPOSAL, SHALL VISIT AND EXAMINE CAREFULLY THE AREAS AFFECTED BY THIS WORK TO BECOME THE ELECTRICAL CONTRACTOR SHALL AT THE CONCLUSION OF WORK OF THIS SECTION ALL PROTECTING MATERIALS, DIRT, DUST, FAMILIAR WITH EXISTING CONDITIONS AND WITH THE DIFFICULTIES THAT WILL ATTEND THE EXECUTION OF THIS WORK. SUBMISSION OF A SMEARS, STAINS, PAINT SPOTS, AND THE LIKE AND LEAVE IN A CLEAN CONDITION. CLEAN AND REMOVED ALL SMUDGES, PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS WILL NOT BE FINGERPRINTS ETC. FROM LIGHTING FIXTURES AFTER INSTALLATION. RECOGNIZED FOR EXTRA LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH EXAMINATION BEEN MADE.
- PROVIDE TEMPORARY LIGHT AND POWER FOR THE NEW CONSTRUCTION AREAS, IN ACCORDANCE WITH LOCAL CODE AND ACCEPTED STANDARDS ESTABLISHED BY OSHA. ENERGY COSTS WILL BE BORN BY THE OWNER.
- D. SPLICES IN CONDUCTORS SHALL BE ELIMINATED WHEREVER POSSIBLE, AND WHERE NECESSARY ARE ONLY TO BE MADE IN READILY ACCESSIBLE JUNCTION BOXES.
- C. PERFORM ALL WORK IN ACCORDANCE WITH ASHRAE, SMACNA, OSHA, PERTINENT NPPA CODES AND THE RULES AND REGULATIONS OF E. PROVIDE APPROVED FIRE STOPPING AT ALL PENETRATIONS THROUGH FIRE RATED FLOORS, WALLS AND PARTITIONS.
  - WORK INCLUDES THE PROVISION OF ALL FIXTURES AS SHOWN ON THE DRAWINGS, INCLUDING WIRING, DEVICES, BOXES, PANELS, EQUIPMENT HOOK UPS AND THE LIKE IN ACCORDANCE WITH THE UNDERWRITER'S REQUIREMENTS AND AS REQUIRED BY THE WORK TO HIGHEST INDUSTRY STANDARDS.
  - G. WIRING SHALL BE ROMEX, ALL FITTINGS AND BOXES SHALL BE PVC. NO ALUMINUM WIRING OR FITTINGS ARE PERMITTED.
  - H. PROVIDE WIRE FOR AND CONNECT ALL POWER EQUIPMENT FURNISHED BY OTHERS.
  - SWITCHES TO BE LUTRON DIVA DIMMER AND SWITCH. NO SINGLE DIMMER SHALL CONTROL A TOTAL MAXIMUM WATTAGE IN EXCESS OF 600 ALLOWABLE RATED WATTAGE. SWITCH COLOR SHALL BE VERIFIED WITH ARCHITECT AND OWNER PRIOR TO PURCHASE. WHEN SITUATIONS EXIST WHERE MULTIPLE SWITCHES ARE SCHEDULED AND CONFLICT REGARDING CLEARANCES OR STRUCTURAL FRAMING CONSTRAINTS, COORDINATE LOCATIONS AND CONFIGURATIONS WITH ARCHITECT.
  - RECEPTACLES TO BE LEVITON DECORA TAMPER RESISTANT. RECEPTACLE COLOR TO BE VERIFIED WITH ARCHITECT AND OWNER PROIR TO PURCHASE. RECEPTACLE AND AMPERAGE AND TYPE TO BE PER CODE. WHEN SITUATIONS EXIST WHERE MULTIPLE RECEPTACLES CONFIGURATIONS WITH ARCHITECT.
  - K. PROVIDE FIXTURES, FITTINGS, AND LAMPS AS INDICATED ON THE DRAWINGS.
  - THE INTENT IS TO EXTEND THE EXISTING ELECTRICAL SYSTEM WHILE CONFORMING TO THE LATEST EDITION TO THE NATIONAL ELECTRICAL CODE. SUPPLY NEW SERVICE OR SIDE CAR PANELS AS REQUIRED. IF ADDITIONAL PANELS REQUIRED, NOTIFY OWNER AS TO THE COST W/ THE BID. AT COMPLETION, FURNISH A CERTIFICATE OF INSPECTION OF THE NATIONAL BOARD OF FIRE UNDERWRITERS. AND ANY DEPT HAVING JURISDICTION. PAY FOR ALL PERMITS & INSPECTIONS
  - M. CIRCUITS SHALL BE ROMEX CABLE INSTALLED ACCORDING TO THE UNDERWRITER'S CODE. WIRE FOR A MAXIMUM VOLTAGE DROP OF 2 PERCENT, BUT NO WIRE SHALL BE SMALLER THAN #12. CIRCUITS SHALL BE DESIGNED FOR 15 AMPERE LOAD BUT SHALL BE SUFFICIENT IN NUMBER SO THAT THE INITIAL LOAD DOES NOT EXCEED 1000 WATTS.
  - N. COORDINATE, PROVIDE AND INSTALL TELEPHONE, SPEAKER AND CABLE T.V. WIRING AS INDICATED ON THE PLAN.
  - O. ALL VISIBLE ELECTRICAL EQUIPMENT, SUCH AS SWITCHES, OUTLETS, AND COVER PLATES SHALL BE INSTALLED BY COMPETENT CRAFTSMEN IN A FIRST CLASS MANNER, CONSISTENT IN HEIGHT, SQUARE AND LEVEL.
  - P. DO NOT SCALE ANY DRAWINGS. DIMENSIONS ARE TO BE FOLLOWED. WHERE DIMENSIONS ARE ABSENT, PLACEMENT SHALL BE AS PER ARCHITECT'S DIRECTION.
  - Q. SHOULD JOB CONDITIONS REQUIRE RELOCATION OF PLANNED TELEPHONE OR ELECTRICAL OUTLETS, FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY ARCHITECT'S FIELD REPRESENTATIVE FOR APPROVAL OF ALTERNATE LOCATION PRIOR TO THE START OF ANY WORK.
  - R. EXCEPT AS NOTED, ALL ELECTRICAL AND TELEPHONE WALL OUTLETS ARE TO BE MOUNTED AT 14" A.F.F.
  - S. NO FLOOR OR WALL OUTLETS SHALL BE CONNECTED TO LIGHTING CIRCUITS.
  - T. ALL BACK-TO-BACK OUTLETS IN ADJOINING ROOMS TO BE STAGGERED.
  - U. THE CONTRACTOR SHALL COORDINATE ALL WORK SHOWN ON ARCHITECT'S AND SUBCONTRACTORS' DRAWINGS AND SHALL BE RESPONSIBLE FOR POINTING OUT ANY CONFLICTS OR OMISSIONS.
  - V. THE ELECTRICAL CONTRACTOR SHALL INCLUDE AND COORDINATE ELECTRICAL REQUIREMENTS FOR ALL HVAC EQUIPMENT, EXHAUST FANS, WATER HEATERS, AND SPECIAL EQUIPMENT, ETC.
  - W. UPGRADE EXISTING ELECTRICAL SYSTEM AS REQ'D. CONTRACTOR TO PROVIDE A PROPOSAL WITH BID IF UPGRADE IS REQUIRED. CONTRACTOR TO CLEARLY LABEL ALL PANELS.
  - X. UPGRADE EXISTING ELECTRICAL SYSTEM AS REQ'D BY MECHANICAL DRAWING.
  - Y. CONTRACTOR TO PROVIDE & INSTALL AN ELECTRIC RADIANT HEATING MAT & THERMOSTAT IN MASTER BATHROOM.
  - Z. CONTRACTOR TO PROVIDE & INSTALL ELECTRICITY FOR THE STEAM SHWR/WHIRPOOL IN THE MASTER BATHROOM. VERIFY LOCATION OF STEAM GENERATOR & ACCESS PANEL IN FIELD.
  - 2. COORDINATION WITH OTHER TRADES
  - A. CONTRACTOR SHALL CONSULT THE PLANS COVERING THE WORK FOR THE VARIOUS OTHER TRADES, THE FIELD LAYOUTS OF THE CONTRACTOR FOR THE TRADES, AND THEIR SHOP DRAWINGS. HE SHALL BE GOVERNED ACCORDINGLY IN LAYING OUT HIS WORK. ACCESS TO THESE PLANS, LAYOUTS AND DRAWINGS MAY BE OBTAINED IN THE FIELD BY APPLYING TO THE OWNER OR THE GENERAL CONTRACTOR.
  - WORKMANSHIP
  - THE INSTALLATION SHALL BE SO THAT ITS SEVERAL COMPONENT PARTS WILL FUNCTION AS A WORKABLE SYSTEM, COMPLETE WITH ALL ACCESSORIES NECESSARY FOR ITS OPERATION AND SHALL BE LEFT WITH ALL EQUIPMENT PROPERLY ADJUSTED AND IN WORKING ORDER. THE WORK SHALL BE EXECUTED IN CONFORMITY WITH THE BEST ACCEPTED STANDARD PRACTICE, SO AS TO CONTRIBUTE TO EFFICIENCY OF OPERATION AND MAINTENANCE, MAXIMUM ACCESSIBILITY AND APPEARANCE, AND MINIMUM COST IN CONSTRUCTION. FUTURE ALTERATIONS AND ADDITIONS ADJUSTING ITSELF EASILY TO BUILDING USAGE.
  - B ELECTRICAL WORK SHALL BE INSTALLED BY JOURNEYMAN ELECTRICIANS UNDER THE DIRECT SUPERVISION OF A COMPETENT FOREMAN AT ALL TIMES. AT NO TIME SHALL ELECTRICAL WORK BE INSTALLED BY APPRENTICE ELECTRICIANS WITHOUT IMMEDIATE ON-THE-JOB SUPERVISION OF A JOURNEYMAN ELECTRICIAN.
  - 4. DEMOLITION NOTES
  - A. THE CONTRACTOR SHALL INCLUDE ALL COSTS FOR REMOVALS AND RELOCATION IN THE CONTRACT. THESE COSTS SHALL INCLUDE WORK DESCRIBED IN THE SPECIFICATIONS AND SHOWN ON THE DRAWINGS WITH ALLOWANCES FOR NORMAL UNFORESEEN DIFFICULTIES WHEN CONCEALED WORK HAS BEEN OPENED. NO CLAIMS FOR ADDITIONAL WORK ASSOCIATED WITH DEMOLITION WILL BE ACCEPTED EXCEPT IN SPECIFIC CASES CONSIDERED JUSTIFIABLE BY THE ARCHITECT/ENGINEER.

- B. ALL WORK SHALL BE DONE WHEN AND DIRECTED BY THE GENERAL CONTRACTOR AND/OR OWNER.
- C. THE CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING ELECTRICAL WORK WHICH INTERFERES WITH THE NEW ARCHITECTURAL AND ELECTRICAL LAYOUTS AND SCHEMES IN FULL COORDINATION WITH THE ARCHITECT'S DEMOLITION PLAN. ALL WORK WHICH IS NO LONGER REQUIRED TO FUNCTION SHALL BE DE-ENERGIZED AND DISCONNECTED AT THE SOURCE OF POWER
- D. ALL ELECTRICAL WORK IN ADJOINING AREAS WHICH IS REQUIRED TO FUNCTION BUT IS AFFECTED BY DEMOLITION WORK SHALL BE RECONNECTED AND RESTORED TO ITS PRESENT FUNCTION AS PART OF THE ELECTRICAL SYSTEM OF THE BUILDING.
- ALL PRESENT MATERIAL AND EQUIPMENT IN USEABLE CONDITION WHICH IS TO BE REMOVED UNDER THIS CONTRACT, SHALL REMAIN THE PROPERTY OF THE OWNER AND/OR SHALL BE DISPOSED OF BY THE ELECTRICAL CONTRACTOR AS DIRECTED.
- G. PORTIONS OF FEEDER LINES THAT HAVE TO BE REMOVED AND ABANDONED AS A RESULT OF DEMOLITION WORK, BUT ARE REQUIRED TO CONTINUE TO FUNCTION, SHALL BE CUT AT CONVENIENT LOCATIONS, REROUTED AND RECONNECTED FOR CONTINUATION OF THEIR PRESENT FUNCTION. NEW FEEDER EXTENSIONS SHALL MATCH EXISTING ONES IN ALL RESPECTS, CONDUCTOR CAPACITY, CONDUIT SIZE, ETC.
- H. REFER TO ARCHITECTURAL DRAWINGS FOR MORE INFORMATION.
- ALL PRESENT MATERIAL& EQUIPMENT IN USABLE CONDITION, WHICH IS TO BE REMOVED UNDER THIS CONTRACT, REMAINS THE PROPERTY OF THE OWNER AND/OR SHALL BE DISPOSED OF BY THE ELECTRICAL CONTRACTOR AS DIRECTED.
- ALL RACEWAYS WHICH BECOME EXPOSED FINISHED SURFACES BECAUSE OF THE ALTERATION WORK SHALL BE REMOVED & REROUTED BEHIND THE FINISHED SURFACE.
- ALL FIRE ALARM DEVICES IN AFFECTED AREAS SHALL BE PROTECTED FOR ALL NEW WORK, BUT CONTRACTOR SHALL MAINTAIN THE CONTINUITY OF THE FIRE ALARM DEVICES & EQUIPMENT NOT RELATED TO THIS SCOPE OF WORK.
- 5. CLEANING
- A. WHEN DIRECTED BY OWNER, REMOVE FROM ENTIRE INSTALLATION OF WORK OF THIS SECTION ALL PROTECTING MATERIALS, DIRT, DUST, SMEARS, STAINS, PAINT SPOTS, AND THE LIKE AND LEAVE IN A CLEAN CONDITION. CLEAN AND REMOVE ALL SMUDGES, FINGERPRINTS, ETC. FROM LIGHTING FIXTURES AFTER INSTALLATION.
- C. ALL TESTS SHALL BE MADE BEFORE ANY CIRCUIT OR MAIN SWITCH IS MADE HOT. CIRCUITS SHALL BE PHASED OUT AND CONNECTED TO THE PANEL OR MAIN SWITCH IN PROPER MANNER. LOADS SHALL BE DISTRIBUTED AS EVENLY AS POSSIBLE ON ALL PHASES. ALL WIRES SHALL BE ENTIRELY FREE FROM GROUND AND SHORT CIRCUITS.

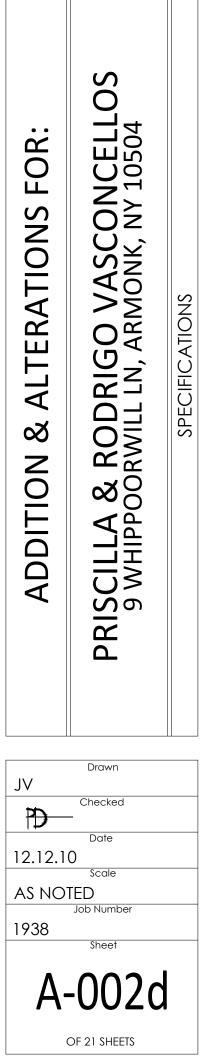
#### Status

SUBMITTED FOR RPRC APPROVAL	12.20.19
SUBMITTED FOR ARB APPROVAL	01.24.20
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REV1: DOB COMMENTS	05.18.20
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Date





#### **GENERAL CONSTRUCTION NOTES:** ALL DIMENSIONS GIVEN ARE TO ROUGH OPENINGS AND/OR FRAMING. THESE DRAWINGS ARE TO SHOW AS CLOSE AS POSSIBLE ALL CONDITIONS OF THE EXISTING STRUCTURE. ALL CONSTRUCTION AND STRUCTURE THAT WAS NOT ACCESSIBLE ARE SHOWN IN ASSUMED LOCATIONS AND APPROXIMATE SIZE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THESE CONDITIONS FOR ANY CONSTRUCTION MEANS, METHODS, MATERIALS, ETC. THE ARCHITECT HAS NO RESPONSIBILITY FOR THE ORIGINAL CONSTRUCTION, STRUCTURE, LOCATIONS OF THE STRUCTURE AND ANY CONDITIONS THAT ARE NOT VISIBLE. THE ARCHITECT IS SOLELY RESPONSIBLE FOR THE PROPOSED ADDITIONS AND/OR ALTERATIONS THE ARCHITECT DOES NOT HAVE CONSTRUCTION SUPERVISION RESPONSIBILITY AND HERE BY LIMITS THE RESPONSIBILITY TO THE INFORMATION PROVIDED WITHIN. CONTRACTOR/OWNER TO FILE AND PAY FOR ALL BUILDING PERMITS AND APPROVALS REQUIRED BY THE JURISDICTION HAVING AUTHORITY OVER THE PROJECT. CONTRACTOR/OWNER TO SCHEDULE AND PAY FOR ALL INSPECTIONS AS REQUIRED BY THE JURISDICTION HAVING AUTHORITY OVER THE PROJECT. ALL PLUMBING & ELECTRICAL WORK TO MEET ALL LOCAL, STATE, AND FEDERAL CODE. ELECTRICAL/PLUMBER CONTRACTOR TO VERIFY ALL EXISTING ELECTRICAL TO REMAIN IS CODE COMPLIANT. • ALL NEW HANDRAILS AND GUARDS TO CONFORM TO SECTION R311.7.8 'HANDRAILS' AND SECTION R312 'GUARDS & WINDOW FALL PROTECTION' OF THE RESIDENTIAL CODE OF NEW YORK STATE. GENERAL CONTRACTOR TO NOTIFY OWNER OF ANY UNFORESEEN CONDITIONS THAT MAY ARISE. ALL ITEMS INDICATED IN THESE DRAWINGS AS 'TO BE SELECTED BY OWNER' WILL BE GIVEN AN ALLOWANCE BY THE CONTRACTOR. CONTRACTORS WILL BE RESPONSIBLE FOR SUPPLYING & INSTALLING ALL ITEMS INDICATED IN THESE DRAWINGS AS 'TO BE SELECTED BY OWNER'

- ALL NEW PLUMBING FIXTURES TO BE SELECTED BY OWNER.
- ALL NEW PAINT TO BE SELECTED BY OWNER.
- ALL NEW FLOOR & WALL TILE TO BE SELECTED BY OWNER
- ALL NEW INTERIOR DOOR HARDWARE TO BE SELECTED BY OWNER.
- UNLESS NOTED OTHERWISE ALL INTERIOR & EXTERIOR FINISH MATERIAL TO BE SELECTED BY OWNER.
- UNLESS NOTED OTHERWISE ALL EXISTING ELEMENTS DISTURBED BY CONSTRUCTION IS TO BE PATCHED & REPAIRED TO MATCH EXIST.
- CONTRACTOR TO PROVIDE A THERMAL INSULATION TECHNICAL DATA SHEET INDICATING THE R-VALUE PER 1" TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLING

### **GENERAL DEMOLITION NOTES:**

- CONTRACTOR TO PERFORM ALL DEMOLITION WORK TO ACCOMMODATE NEW CONSTRUCTION, UNLESS NOTED OTHERWISE.
- THESE DRAWINGS ARE TO SHOW AS CLOSE AS POSSIBLE ALL CONDITIONS OF THE EXISTING STRUCTURE. ALL CONSTRUCTION AND STRUCTURE THAT WAS NOT ACCESSIBLE ARE SHOWN IN ASSUMED LOCATIONS AND APPROXIMATE SIZE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THESE CONDITIONS FOR ANY CONSTRUCTION MEANS, METHODS, MATERIALS. ETC.
- IN ANY CONDITION THE CONTRACTOR IS NOT TO REMOVE ANY STRUCTURAL WALLS, STRUCTURAL COLUMNS, STRUCTURAL BEAMS, PRIOR TO INSTALLING ADEQUATE SHORING AND/OR BRACING.
- CONTRACTOR IS TO DESIGN AND INSTALL ADEQUATE AND CODE COMPLIANT SHORING AND/OR BRACING WHERE NEEDED TO SAFELY COMPLETE STRUCTURAL WORK. CONTRACTOR TO ASSUME FULL AND SOLE RESPONSIBILITY FOR STRUCTURAL ADEQUACY OF THE SHORING. AND FOR ANY INJURIES, DAMAGE, CRACKS, OR DEFECTS CAUSED BY SHORING AND/OR BRACING, AND SHALL REPAIR ALL SUCH DAMAGE AS THE CONTRACTOR'S SOLE EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING & NEW CONDITIONS. ANY DAMAGE CAUSED BY THE EXECUTION OF THE WORK INDICATED OR IMPLIED HEREIN SHALL BE REPAIRED OR REPLACED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S SOLE EXPENSE
- CONTRACTOR SHALL KEEP WORK SITE FREE FROM DEBRIS AND ACCUMULATED REFUSE AND SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING THE PREMISES FROM ENTRY OF UNAUTHORIZED PARTIES.
- CONTRACTOR TO REPLACE AND/OR REPAIR ALL EXISTING STUDS, JOISTS, SUB-FLOORING, PLUMBING, ELECTRICAL, HVAC, THAT IS DAMAGED, ROTTED, OR NOT CODE COMPLIANT. THESE CONDITIONS ARE CONSIDERED UNFORESEEN CONDITIONS AND THE CONTRACTOR WILL BE COMPENSATED FOR ADDITIONAL WORK UPON THE APPROVAL FROM BOTH THE DESIGNER/OWNER.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY TO SUITABLY SCREEN DEMOLITION WORK FROM OTHER SPACES WITHIN DWELLING .
- ANY ASBESTOS AND/OR LEAD PAINT ENCOUNTERED DURING CONSTRUCTION SHALL BE REMOVED BY A LICENSED ASBESTOS CONTRACTOR AND/OR LICENSED LEAD PAINT CONTRACTOR IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL CODES AT THE OWNERS EXPENSE
- CONTRACTOR TO CAREFULLY PROTECT ALL FIRE ALARM SYSTEMS DURING CONSTRUCTION, SUCH THAT THESE SYSTEMS REMAIN OPERABLE AND FUNCTIONAL FOR THE COURSE OF THE PROJECT.
- FIRE ALARM SYSTEM SHALL REMAIN ACTIVE DURING CONSTRUCTION. ALL FINAL CONNECTIONS/DISCONNECTIONS OF FIRE ALARM DEVICES SHALL BE PERFORMED BY THE FIRE ALARM VENDOR.
- ALL ELECTRICAL & PLUMBING DEMOLITIONS MUST BE PERFORMED BY A LICENSED ELECTRICIAN AND LICENSED PLUMBER. ALL ELECTRICAL & PLUMBING DEMOLITION MUST CONFORM TO ALL CITY, STATE AND FEDERAL CODE.

#### STRUCTURAL/FRAMING NOTES:

- ALL POST BEARING CONDITIONS SHALL RECEIVE SOLID BEARING OF THE SAME SIZE OR GREATER DOWN TO THE FOUNDATION WALLS OR BEARING BEAM BELOW. VERIFY ALL CONDITIONS IN FIELD WITH ARCHITECT.
- ALL POST BEARING CONDITIONS TO RECEIVE ADDITIONAL STUDS FOR TOTAL POST DIMENSION TO EQUAL OR SURPASS SUPPORTED BEAM THICKNESS. IF THIS CONDITION CAN NOT BE MET, VERIFY BEARING PLATE OR OTHER CONNECTION WITH ARCHITECT IN FIELD.
- UNLESS OTHERWISE INDICATED ALL EXTERIOR/INTERIOR WINDOWS, EXTERIOR/INTERIOR DOORS & EXTERIOR/INTERIOR OPENINGS SHALL HAVE MINIMUM (3) 2 X 10 HEADER WITH ½" PLYWOOD SPACERS BETWEEN AT 2 X 6 WALLS & (2) 2 X 10 HEADER WITH ½" PLYWOOD SPACER AT 2 X 4 WALLS. IF THIS CONDITION CAN NOT BE MET, VERIFY WITH ARCHITECT IN FIELD.
- ALL NEW PARTITIONS RUNNING PARALLEL TO EXISTING JOISTS BELOW SHALL RECEIVE DOUBLE JOISTS CENTERED ON NEW PARTITION. VERIFY ALL CONDITIONS IN FIELD WITH ARCHITECT.
- FOR JOISTS SPANNING 10'-0" OR MORE, INSTALL ONE (1) ROW OF SOLID CROSS BRIDGING @ MID-SPACE. FOR JOISTS SPANNING 20'-0" OR MORE, INSTALL TWO (2) ROWS OF SOLID CROSS BRIDGING @ <sup>1</sup>/<sub>3</sub> SPAN.
- ALL DROPPED SOFFITS ARE TO BE FRAMED W/ 2 X 4 FRAMING @ 16" O.C. UNLESS NOTED OTHERWISE. DROPPED SOFFIT FRAMING TO BE SISTERS TO EXIST. CEILING JOISTS & EXIST. WALL STUDS AND SECURED W/ MIN (4) 10d NAILS.
- ALL 'ALIGN' INDICATORS ON PLANS, SECTIONS & ELEVATIONS ARE TO IMPLY THAT BOTH SIDES OF ALL NEW ROUGH FRAMING & FINISHES ARE TO ALIGN WITH BOTH SIDES OF ALL EXIST. ROUGH FRAMING & FINISHES. VERIFY ALL CONDITIONS IN FIELD WITH ARCHITECT.
- CONTRACTOR AND/OR ELECTRICAL SUB-CONTRACTOR TO COORDINATE ALL SWITCHES, RECEPTACLES, LIGHT FIXTURES, ETC. WITH NEW/EXIST. ROUGH FRAMING, MILLWORK, INTERIOR TRIM, TILE AND ADJACENT FINISHES. SEE REFLECTED CEILING PLAN & INTERIOR ELEVATIONS FOR LOCATIONS
- ALL FLUSH BEAMS AND JOIST CONNECTIONS TO RECEIVE HEAVY DUTY 'SIMPSON STRONG-TIE' METAL HANGERS. FOLLOW MANUFACTURER INSTALLATION RECOMMENDATIONS.

### GENERAL MECHANICAL NOTES:

- ALL WORK SHALL BE FULLY INTEGRATED INTO EXISTING/NEW MECHANICAL SYSTEMS. THE RESULTING SYSTEM SHALL BE FULLY OPERATIONAL AND IN PERFECT WORKING ORDE CONSTRUCTION IS COMPLETE.
- ALL MECHANICAL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MECHANICAL & ENERGY CONSERVATION CODE AS WELL AS ALL OTHER APPLICABLE ORDINANCES AND REGULATIONS, WHETHER OR NOT SPECIFICALLY STATED
- THE CONTRACTOR AND/OR MECHANICAL SUB-CONTRACTOR TO REVIEW AND COOR ALL WORK WITH OWNER AND ARCHITECT PRIOR TO COMMENCING WORK. MECHA EQUIPMENT, SHAFTS, SOFFITS, DUCTWORK, DIFFUSER, RETURNS, ZONES SPECIFICAT AND LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO COMMENCING WORK
- NEW RANGE HOOD MUST BE LESS THAN 400CFMS AND COMPLY WITH SECTION M1 CONTRACTOR TO PROVIDE A TECHNICAL DATA SHEET TO THE BUILDING DEPT. FOR APPROVAL PRIOR TO INSTALLING.

### GENERAL PLUMBING NOTES:

- ALL WORK SHALL BE FULLY INTEGRATED INTO EXISTING PLUMBING SYSTEMS. THE RE SYSTEM SHALL BE FULLY OPERATIONAL AND IN PERFECT WORKING ORDER ONCE CONSTRUCTION IS COMPLETE.
- ALL PLUMBING WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL OTHE APPLICABLE CODES, ORDINANCES AND REGULATIONS, WHETHER OR NOT SPECIFICALLY STATED. THE PLUMBING SUB-CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL PLUMBING WORK TO CONFORM TO ANY AND ALL CODES. RULES AND REGULATIONS OF ANY AGENCIES HAVING JURISDICTION OVER THE WORK. WHETHER SPECIFICALLY INDICATED IN THE PLANS OR SPECIFICATIONS, OR NOT. WHERE ADDITIONAL SWITCHES AND/OR RECEPTACLES ARE REQUIRED, THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL SUBMIT LOCATIONS TO THE ARCHITECT FOR ACCEPTANCE.
- THE PLUMBING SUB-CONTRACTOR SHALL SECURE A SEPARATE PERMIT FOR HIS WORK.
- THE CONTRACTOR AND/OR PLUMBING SUB-CONTRACTOR TO REVIEW AND COORDINATE ALL WORK WITH OWNER AND/OR ARCHITECT PRIOR TO COMMENCING WORK.
- CONTRACTOR AND/OR PLUMBING SUB-CONTRACTOR TO COORDINATE ALL PLUMBING WORK OCATIONS WITH MILLWORK, INTERIOR TRIM, EQUIPMENT AND ADJACENT FINISHES.
- WHEN SITUATIONS EXIST WHERE PLUMBING IS SCHEDULED AND CONFLICT REGARDING CLEARANCES OR STRUCTURAL FRAMING CONSTRAINTS, COORDINATE LOCATIONS AND CONFIGURATIONS WITH ARCHITECT.
- MOUNTING HEIGHTS OF ALL PLUMBING CONNECTIONS SHALL BE COORDINATED WITH OWNER/ARCHITECT PRIOR TO ROUGH-IN.

#### **GENERAL ELECTRICAL NOTES:**

- ALL WORK SHALL BE FULLY INTEGRATED INTO EXISTING ELECTRICAL SYSTEMS. THE RESULTING SYSTEM SHALL BE FULLY OPERATIONAL AND IN PERFECT WORKING ORDER ONCE CONSTRUCTION IS COMPLETE. ALL ELECTRICAL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE N.E.C., AS
- WELL AS ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS, WHETHER OR NOT SPECIFICALLY STATED. THE ELECTRICAL SUB-CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL ELECTRICAL WORK TO CONFORM TO ANY AND ALL CODES, RULES AND REGULATIONS OF ANY AGENCIES HAVING JURISDICTION OVER THE WORK, WHETHER SPECIFICALLY INDICATED IN THE PLANS OR SPECIFICATIONS, OR NOT. WHERE ADDITIONAL SWITCHES AND/OR RECEPTACLES ARE REQUIRED, THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL SUBMIT LOCATIONS TO THE ARCHITECT FOR ACCEPTANCE.
- THE ELECTRICAL SUB-CONTRACTOR SHALL SECURE A SEPARATE PERMIT FOR HIS WORK. THE CONTRACTOR AND/OR ELECTRICAL SUB-CONTRACTOR TO REVIEW AND COORDINATE ALL WORK WITH BUILDING SUPERINTENDENT, OWNER AND/OR ARCHITECT PRIOR TO
- COMMENCING WORK. CONTRACTOR AND/OR ELECTRICAL SUB-CONTRACTOR TO COORDINATE ALL SWITCHES, RECEPTACLES, LIGHT FIXTURES, ETC. WITH MILLWORK, INTERIOR TRIM, EQUIPMENT AND ADJACENT FINISHES. SEE REFLECTED CEILING PLAN & INTERIOR ELEVATIONS FOR LOCATIONS
- MOUNTING HEIGHTS OF ALL SWITCHES AND RECEPTACLES SHALL BE COORDINATED WITH OWNER/ARCHITECT PRIOR TO ROUGH-IN. LOCATIONS SHALL BE COORDINATED WITH BUILT-IN CABINETRY, ETC
- CONTRACTOR AND/OR ELECTRICAL SUB-CONTRACTOR TO VERIFY ALL TYPES OF CABLES FOR .V., TELEPHONE, INTERNET, ETC. WITH MANUFACTURER PRIOR TO INSTALLATION.
- ALL ELECTRICAL OUTLET IN 'WET' LOCATIONS WILL BE OF THE G.F.I. TYPE. ALL NEW T.V. AND TELEPHONE LINE TO BE HOME RUN AND WIRED TO THE BASEMENT AREA.
- OWNER TO BE RESPONSIBLE FOR FINAL HOOK-UP WITH T.V./CABLE COMPANY.
- RICAL CONTRACTOR TO INSTALL JIA. IN-WALL CABLE ( PLATES AT EACH TV LOCATION. CONTRACTOR TO VERIFY LOCATION CONDUIT LENGTH IN FIELD WITH ARCHITECT AND OWNER.
- ELECTRICAL CONTRACTOR TO WIRE NEW HYDRO SYSTEM.

### DESIGN: ASCE/SEI 7-10, METHOD 1: WIND LOADING CONNECTION REQUIREMENTS (NORMAL WIND SPEED 110 MPH3 SECOND GUSTS) STANDARD REQUIREMENTS:

- ROOF SHEATHING: 1/2" PLYWOOD WITH 8D NAILS AT 6" ON CENTER AT PANEL EDGES. RAFTER STRAPS AT RIDGE: 2 X 6 COLLAR TIES AT 16" ON CENTER, TIGHT TO THE RIDGE BOTTOM.
- RAFTER STRAPS TO SECOND FLOOR WALL STUD: SIMPSON H2A AT EACH RAFTER. SECOND FLOOR WALL PLATE TO TO SECOND FLOOR STUDS: 4'-0" WIDE 1/2" PLYWOOD WITH 8D NAILS AT 2" ON CENTER.
- STRAP BETWEEN HEADERS 8'-0" AND GREATER TO JACK STUD: SIMPSON H6. SECOND FLOOR STUDS TO FIRST FLOOR STUDS: 4'-0" WIDE 1/2" PLYWOOD WITH 8D NAILS AT 2" ON CENTER.
- FIRST FLOOR STUD TO SILL PLATE: 4'-0" WIDE 1/2" PLYWOOD WITH 8D NAILS AT 2" ON CENTER. SILL PLATE TO FOUNDATION WALL: 1/2" DIAMETER DOUBLE ZINC COATED ANCHOR BOLTS AT 48" ON CENTER. (1'-0" MAXIMUM FROM EACH CORNER AND PLATE ENDS)
- EXTERIOR PLYWOOD SHEATHING: 1/2" PLYWOOD WITH 8D NAILS AT 6" ON CENTER AT PANEL EDGES. UNLESS OTHERWISE NOTED. PROVIDE 2 X 4 SOLID BLOCKING ON THE FLAT BETWEEN ALL STUDS AT ALL HORIZONTAL PLYWOOD JOINTS FOR THE CONTINUATION OF THE NAILING PATTERN.

#### JOB SPECIFIC REQUIREMENTS:

- SHEAR WALL # 1: (EXTERIOR LEFT SIDE WALL OF LIVING ROOM): 1/2" PLYWOOD BOTH SIDES WITH 8D NAILS AT 2" ON CENTER AT PANEL EDGES. SIMPSON HD19 HOLD DOWN AT FRONT CORNER AND NEXT TO DECK DOOR (2) LOCATIONS. SHEAR WALL # 2: (INTERIOR LEFT SIDE WALL OF GARAGE): 1/2" PLYWOOD WITH 8D NAILS AT 2" ON CENTER AT PANEL EDGES. SIMPSON HD12 HOLD DOWN AT CORNERS AND EACH SIDE OF SIDE ENTRY DOOR. (4) LOCATIONS.
- AT PANEL EDGES. SIMPSON HD5B HOLD DOWN AT BACK RIGHT CORNER, EACH SIDE OF WINDOW AND NEXT TO SIDE DOOR. (4) LOCATIONS.
- SHEAR WALL # 4: (EXTERIOR BACK WALL OF HOUSE): 1/2" PLYWOOD WITH 8D NAILS AT 2" ON CENTER AT PANEL EDGES. SHEAR WALL # 5: (EXTERIOR FRONT WALL OF HOUSE): 1/2" PLYWOOD WITH 8D NAILS AT 4" ON CENTER AT PANEL EDGES.

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SHEAR WALL # 3: (EXTERIOR RIGHT SIDE WALL OF GARAGE): 1/2" PLYWOOD WITH 8D NAILS AT 4" ON CENTER

к	MANFACTURER	COUNT (MODEL NUMBER)	UNIT DESCRIPTION	ROUGH OPENING (WIDTH X HEIGHT)	DIVIDED LIGHT (WIDTH X HEIGHT)	REMARKS
$\overline{)}$	MARVIN	(2) ELCAP5771 T	(2) MULLED CASEMENT PICTURE WINDOWS	9'-6" X 5'-11 <sup>3</sup> ⁄8"	4 x 4 (EACH UNIT)	TEMPERED GLASS
2〉	MARVIN	ELAWN2523	AWNING WINDOW	2'-1" X 1'-11 5/8"	2 x 2	
3	MARVIN	ELAWN2523	AWNING WINDOW	2'-1" X 1'-11 ½"	2 x 2	
4	MARVIN	ELCA3755 E	CASEMENT WINDOW	3'-1" X 4'-7 <sup>5</sup> ⁄8"	3 x 4	EGRESS
5〉	MARVIN	ELCA3755 E	CASEMENT WINDOW	3'-1" X 4'-7 <sup>5</sup> ⁄8"	3 x 4	EGRESS
6	MARVIN	ELCA2939 / ELCAP4939 / ELCA2939	CASEMENT/CASEMENT PICTURE/CASEMENT WINDOW ASSEMBLY	8'-10" X 3'-3 <sup>5</sup> ⁄8"	2 x 3 - N/A - 2 x 3	
7>	MARVIN	(4) ELCA3755 E	(4) MULLED CASEMENT WINDOWS	12'-2 ½" X 4'-7 %"	3 x 4	EGRESS
8>	MARVIN	ELCA3755 E	CASEMENT WINDOW	3'-1" X 4'-7 <sup>5</sup> ⁄8"	3 x 4	EGRESS
9>	MARVIN	ELCA2555	CASEMENT WINDOW	2'-1" X 4'-7 <sup>5</sup> ⁄8"	2 x 4	
10	MARVIN	ELCA2163 / ELCAP5763 / ELCA2163	CASEMENT/CASEMENT PICTURE/CASEMENT WINDOW ASSEMBLY	8'-1" X 5'-3 <sup>5</sup> ⁄8"	1 x 3 - N/A - 1 x 3	
11	MARVIN	(2) ELCA2947 2W E	(2) MULLED 2 WIDE- CASEMENT WINDOWS	9'-5 ½" X 3'-11 ½"	2 x 3 (EACH UNIT)	EGRESS
12	MARVIN	(2) ELCA2947 2W E	(2) MULLED 2 WIDE- FIXED CASEMENT WINDOWS	9'-5 ½" X 3'-11 ½"	2 x 3 (EACH UNIT)	FIXED WINDOWS
13	MARVIN	CUSTOM	AWNING PICTURE	4'-9" X 5'-3 <sup>5</sup> ⁄8"	4 x 4	
14	MARVIN	ELCAP5763	CASEMENT PICTURE	4'-9" X 2'-11 <sup>5</sup> ⁄8"	4 x 2	
15>	MARVIN	(2) ELCA3755 E	(2) MULLED CASEMENT WINDOWS	6'-1 ½" X 4'-7 %"	3 x 4 (EACH UNIT)	EGRESS
16	MARVIN	ELCA3755 E	CASEMENT WINDOW	3'-1" X 4'-7 <sup>5</sup> ⁄8"	3 x 4	EGRESS
17	MARVIN	ELCA3755 E	CASEMENT WINDOW	3'-1" X 4'-7 <sup>5</sup> ⁄8"	3 x 4	EGRESS
18	MARVIN	ELCA3755 E	CASEMENT WINDOW	3'-1" X 4'-7 <sup>5</sup> ⁄8"	3 x 4	EGRESS
19	MARVIN	ELCA3755 E	CASEMENT WINDOW	3'-1" X 4'-7 <sup>5</sup> ⁄8"	3 x 4	EGRESS
20	MARVIN	ELCA3755 E	CASEMENT WINDOW	3'-1" X 4'-7 5⁄8"	3 x 4	EGRESS
21	MARVIN	ELCA3755 E	CASEMENT WINDOW	3'-1" X 4'-7 <sup>5</sup> ⁄8"	3 x 4	EGRESS
22>	MARVIN	ELCA3755 E	CASEMENT WINDOW	3'-1" X 4'-7 <sup>5</sup> ⁄8"	3 x 4	EGRESS
23	MARVIN	ELCA3739 E	CASEMENT WINDOW	3'-1" X 3'-3 <sup>5</sup> ⁄8"	3 x 3	EGRESS
24>	MARVIN	ELCA3755 E	CASEMENT WINDOW	3'-1" X 4'-7 <sup>5</sup> ⁄8"	3 x 4	EGRESS
25>	MARVIN	ELCA3755 E	CASEMENT WINDOW	3'-1" X 4'-7 <sup>5</sup> ⁄8"	3 x 4	EGRESS
26>	MARVIN	ELCA3739 E	CASEMENT WINDOW	3'-1" X 3'-3 ½"	3 x 3	EGRESS
27>	MARVIN	ELCA3739 E	CASEMENT WINDOW	3'-1" X 3'-3 5⁄8"	3 x 3	EGRESS
28>	MARVIN	ELCA3755 E	CASEMENT WINDOW	3'-1" X 4'-7 5⁄8"	3 x 4	EGRESS
29>	MARVIN	ELCA3755 E	CASEMENT WINDOW	3'-1" X 4'-7 <sup>5</sup> ⁄8"	3 x 4	EGRESS

WINDOWS TO BE 'MARVIN-ELEVATE SERIES'. SEE SCHEDULE FOR WINDOW UNIT TYPE GLASS TO BE CLEAR DOUBLE PANE W/ LOW E. . INTERIOR FINISH TO BE PINE UNFINISHED: TO BE FIELD PRIMED & PAINTED BY CONTRACTOR. TRADITIONAL FOLDING HANDLE HARDWARE (CASEMENT) & STANDARD LOCK & KEEPER (DOUBLE HUNG) HARDWARE. HARDWARE COLOR TO BE 'SATIN NICKEL'

5. EXTERIOR FINISH TO BE 'EBONY' W/ 'STANDARD ELEVATE' INSECT SCREEN ON OPERABLE WINDOWS. INSECT SCREEN FRAME COLOR TO BE 'EBONY' VERIFY W/ ARCHITECT 5. GRILLE TYPE SHALL BE %" SDL W/ SPACE BAR, COLOR TO BE 'EBONY'. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO RELEASING WINDOW ORDER

 CONTRACTOR TO SUBMIT SUPPORT OF ALL WINDOWS AND TRIM WITH CAULK. VERIFY CAULK COLOR WITH ARCHITECT
 CONTRACTOR TO SEAL PERIMETER OF ALL WINDOWS AND TRIM WITH CAULK. VERIFY CAULK COLOR WITH ARCHITECT 10. UNLESS NOTED OTHERWISE, CONTRACTOR TO FURNISH AND INSTALL ALL WINDOWS

EXT	ERIOR	DOOR	SCHE	DU

	MARK	MANUFACTURER	COUNT (MODEL NUMBER)	UNIT			
	1	RUSTICA	T.B.D.	VAL			
	2	CLOPLAY	CR800	'RES			
	3	CLOPLAY	CR800	'RES			
	4	T.B.D.	CUSTOM	BOR			
	5	MARVIN ELEVATE	ELSPD10065	SLID			
	6	MARVIN ELEVATE	ELSPD10065	SLID			
	7	MARVIN ELEVATE	ELSPD6065	SLID			
	8	MARVIN ELEVATE	ELIFD6068 OX / ELIFD3060	SWI			
	9	MARVIN ELEVATE	ELIFD6068 OX / ELIFD3060	SWI			
	NOTES						
	1.1. 1.2. 1.3.	INTERIOR FINISH TO BE 'BAF EXTERIOR FINISH TO BE 'EBC GLASS TO BE TEMPERED CLE	E SERIES', UNLESS NOTED OTHERWISE RE PINE'; TO BE FIELD PRIMED & PAINTE DNY' W/ 'STANDARD ELEVATE' SLIDING I EAR DOUBLE PANE W/ LOW E. DI W/ SPACE BAR COLOR TO BE 'EBONY	NSECT SC			

UNLESS NOTED OTHERWISE, CONTRACTOR TO FURNISH AND INSTALL ALL DOORS

 GRILLE TYPE SHALL BE <sup>5</sup>/<sub>8</sub>" SDL W/ SPACE BAR, COLOR TO BE 'EBONY
 MATTE BLACK NORTHFIELD EXTERIOR HARDWARE ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO RELEASING DOORS ORDER CONTRACTOR TO SEAL PERIMETER OF ALL WINDOWS AND TRIM WITH CAULK. VERIFY CAULK COLOR WITH ARCHITECT
 CONTRACTOR TO SEAL PERIMETER OF ALL WINDOWS AND TRIM WITH CAULK. VERIFY CAULK COLOR WITH ARCHITECT

#### Status Date SUBMITTED FOR RPRC APPROVAL 12.20.19 SUBMITTED FOR ARB APPROVAL 01.24.20 SUBMITTED FOR PERMIT 03.27.20 REFLECTED CEILING PLANS 03.30.20 REV1: DOB COMMENTS 05.18.20

10.07.20

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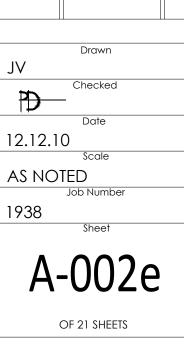
REV2: OWNER REVISIONS



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### PIANTING SCHEDULE

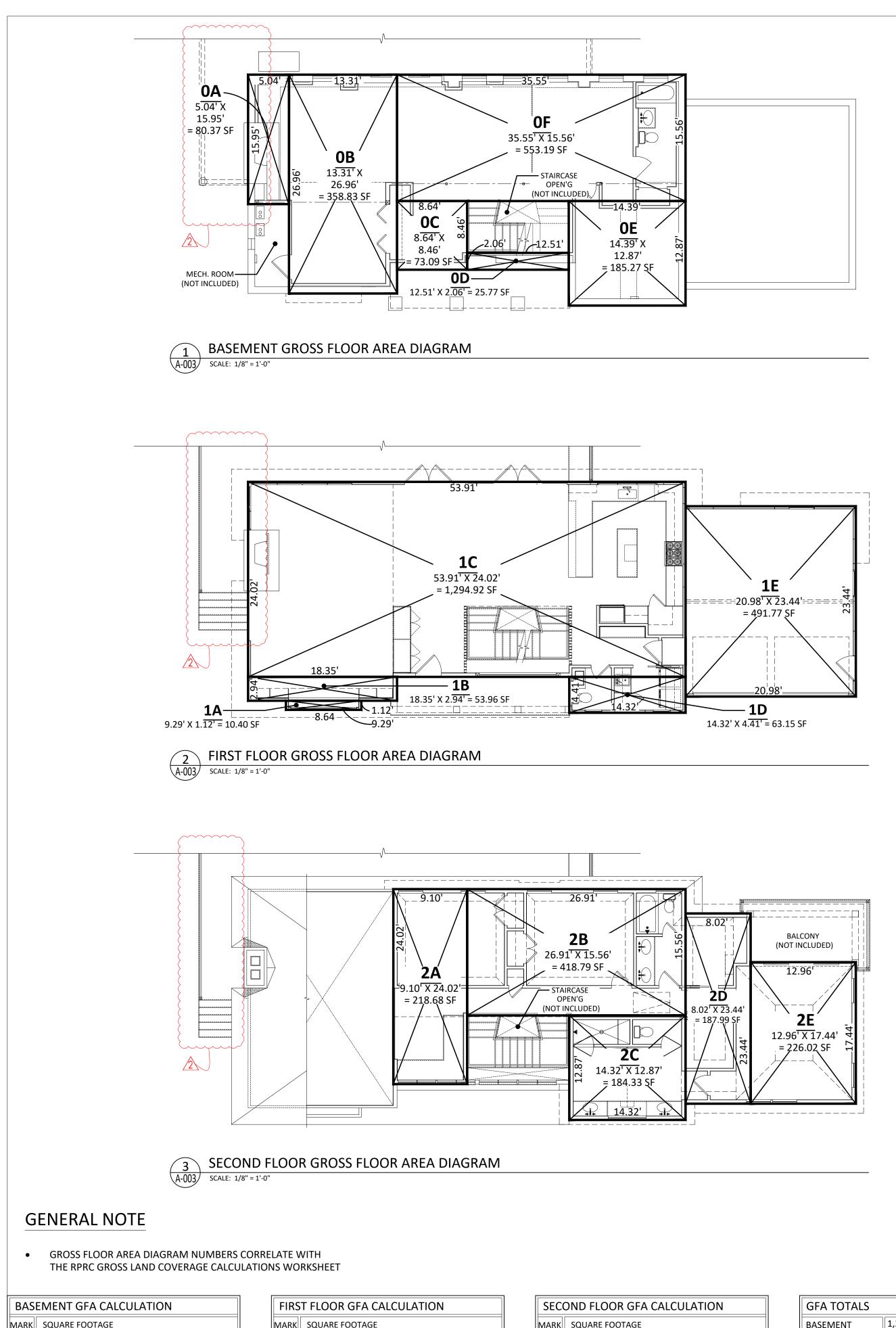
MARK	NAME	QUANTITY	SIZE	REMARKS
1	AMERICAN BROWN ARBORVITAE	10	10' - 15' TALL	FOUNDATION PLANTING
2	LITTLE-LEAF BOXWOOD	15	3' - 4' TALL	GROUND COVER
4	EXISTING SHRUBS & TRESS TO REMAIN	V.I.F.	V.I.F.	
5	EXISTING TRESS TO REMAIN	V.I.F.	V.I.F.	
6	EXISTING TRESS TO REMAIN	V.I.F.	V.I.F.	

HARDWARE DIVIDED LIGHT REMARKS

NIT DESCRIPTION	ROUGH OPENING (WIDTH X HEIGHT)	HARDWARE SET	DIVIDED LIGHT (WIDTH X HEIGHT)	REMARKS
/ALLEY DUTCH DOOR	3'-3" X 6'-8 ¾" (VERIFY W/ MANUF.)	T.B.D.	N/A	WEATHERED VERTICAL GRAIN TEXTURE, RUSTICA WASH FINISH. VERIFY W/ OWNER
RESERVE' OVERHEAD GARAGE DOOR	9'-1" X 9'-1" (VERIFY W/ MANUF.)	T.B.D.	GLASS PANELS (SEE ELEVATIONS)	SEE ELEVATIONS; VERIFY FINISH W/ ARCHITECT
RESERVE' OVERHEAD GARAGE DOOR	9'-1" X 9'-1" (VERIFY W/ MANUF.)	T.B.D.	GLASS PANEL (SEE ELEVATIONS)	SEE ELEVATIONS; VERIFY FINISH W/ ARCHITECT
BORAL DOOR W/ TRANSOM	3'-1" X 6'-8 ¾" / 3'-1" X 1'-10" (VERIFY W/ MANUF.)	T.B.D.	TRANSOM (SEE ELEVATIONS)	CLEAR LOW-E GLASS; VERIFY FINISH W/ ARCHITECT
SLIDING PATIO DOOR	9'-10" X 6'-8"	T.B.D.	2 x 5 @ EACH PANEL (SEE ELEVATIONS)	CLEAR LOW-E GLASS; TEMPERED
SLIDING PATIO DOOR	9'-10" X 6'-8"	T.B.D.	2 x 5 @ EACH PANEL (SEE ELEVATIONS)	CLEAR LOW-E GLASS; TEMPERED
SLIDING PATIO DOOR	6'-0" X 6'-8"	T.B.D.	2 x 5 @ EACH PANEL (SEE ELEVATIONS)	CLEAR LOW-E GLASS; TEMPERED
WINGING PATIO DOOR	9'-0 <sup>5</sup> ⁄ <sub>16</sub> " X 6'-8"	T.B.D.	2 x 5 @ EACH PANEL (SEE ELEVATIONS)	CLEAR LOW-E GLASS; TEMPERED
WINGING PATIO DOOR	9'-0 <sup>5</sup> ⁄ <sub>16</sub> " X 6'-8"	T.B.D.	2 x 5 @ EACH PANEL (SEE ELEVATIONS)	CLEAR LOW-E GLASS; TEMPERED

ROUGH OPENING

NTRACTO SCREEN.

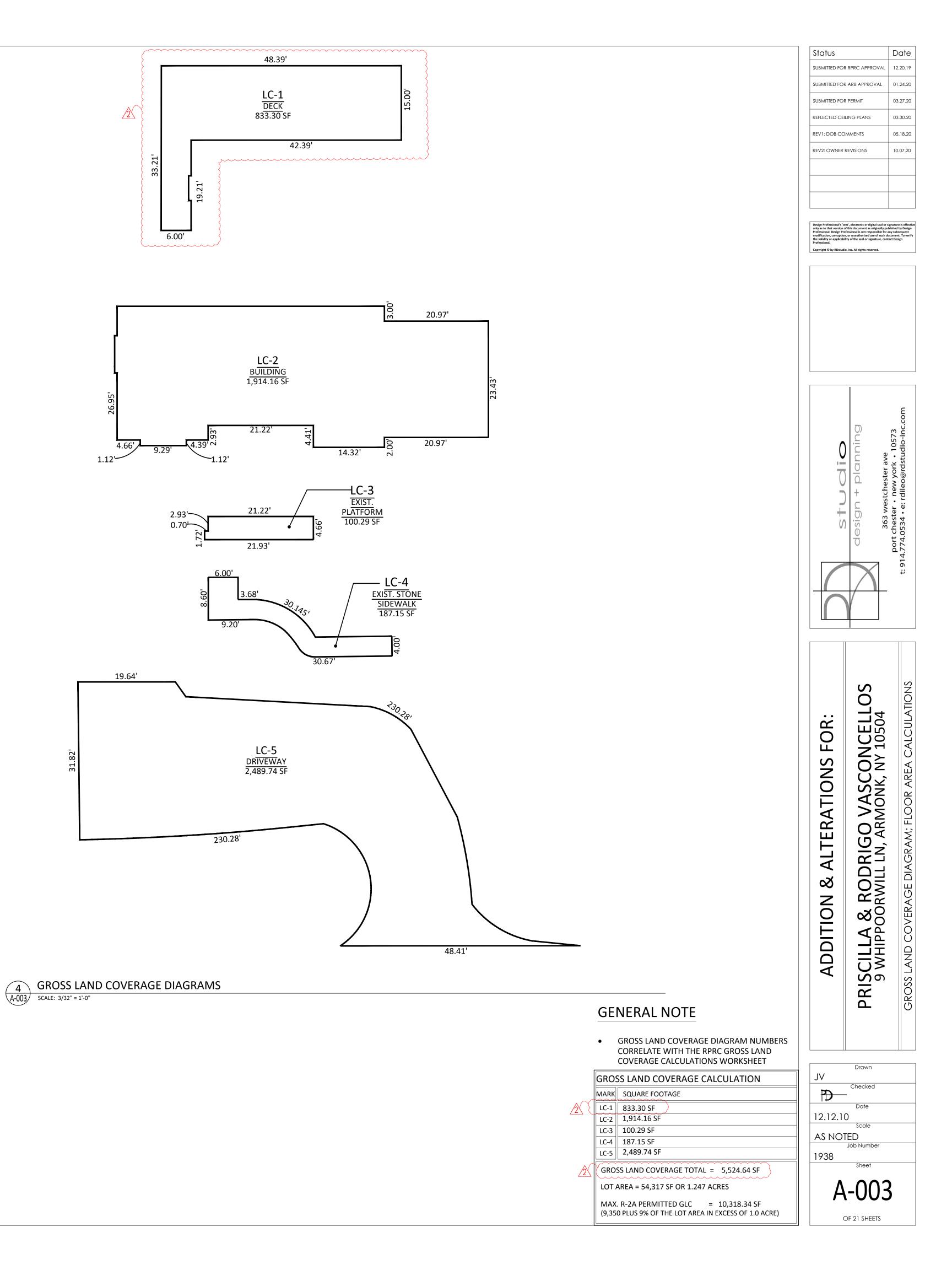


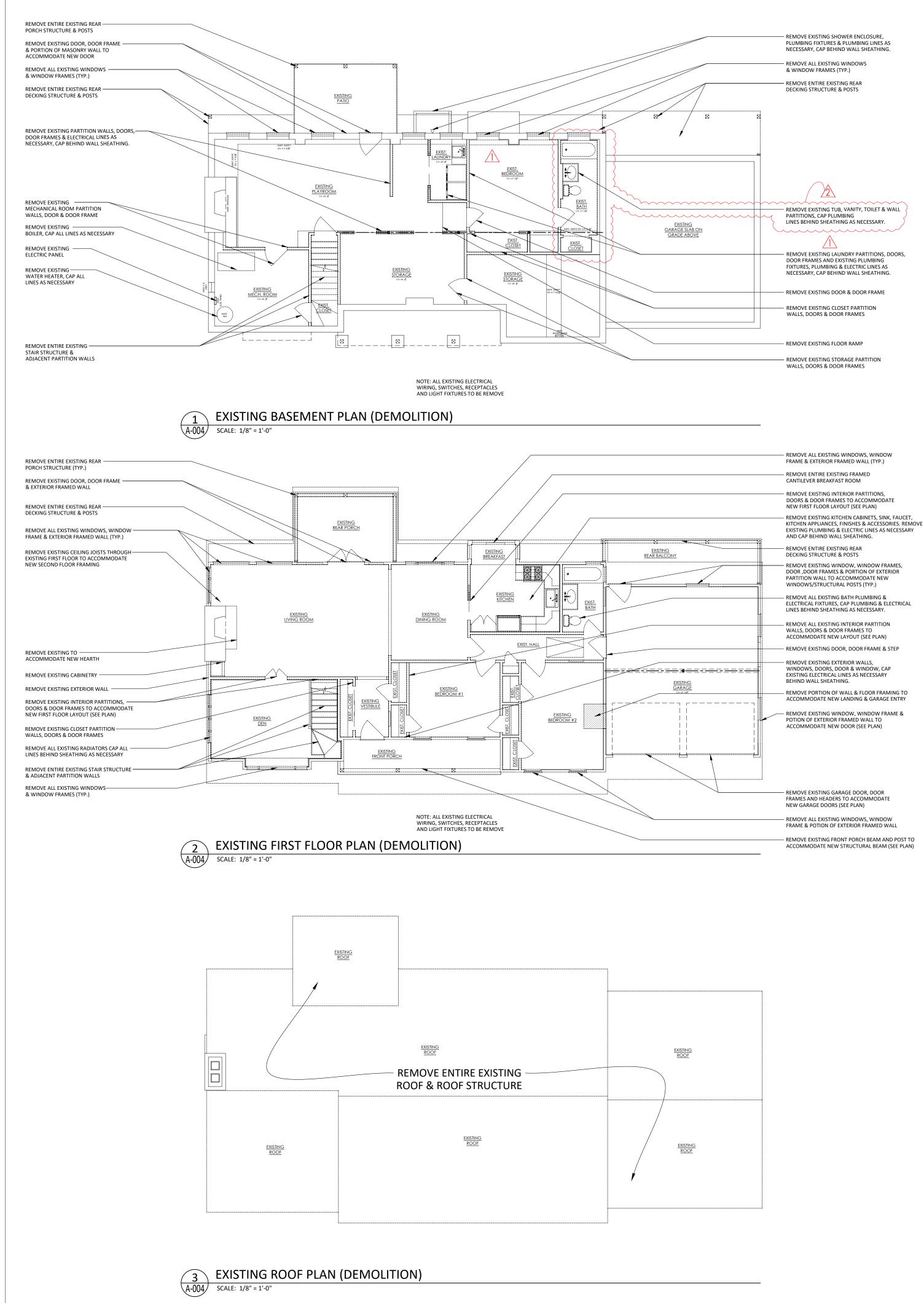
BAS	BASEIVIENT GFA CALCULATION				
MARK	SQUARE FOOTAGE				
0A	5.04' X 15.95' = 80.37 SF				
OB	13.31' X 26.96' = 358.83 SF				
0C	8.64' X 8.46' = 73.09 SF				
0D	12.51' X 2.06' = 25.77 SF				
0E	14.39' X 12.87' = 185.27 SF				
OF	35.55' X 15.56' = 553.19 SF				
BASEMENT GFA TOTAL = 1,276.52 SF					

FIRS	T FLOOR GFA CALCULATION	SECO	OND FLOOR GFA CALCULATION
MARK	SQUARE FOOTAGE	MARK	SQUARE FOOTAGE
1A	9.29' X 1.12' = 10.40 SF	2A	9.10' X 24.02' = 218.68 SF
1B	18.35' X 2.94' = 53.96 SF	2B	26.91' X 15.56' = 418.79 SF
1C	53.91' X 24.02' = 1,294.92 SF	2C	14.32' X 12.87' = 184.33 SF
1D	14.32' X 4.41' = 63.15 SF	2D	8.02' X 23.44' = 187.99 SF
1E	20.98' X 23.44' = 491.77 SF	2E	12.96' X 17.44' = 226.02 SF
FIRST	FLOOR GFA TOTAL = 1,914.2 SF	SECO	ND FLOOR GFA TOTAL = 1,235.81 SF

GFA TOTALS		
BASEMENT	1,276.52 SF	
FIRST FLOOR	1,914.2 SF	
SECOND FLOOR	1,235.81 SF	
ATTIC	N/A (CEILING HEIGHT BELOW 7.5'	
GROSS FLOOR AREA TOTAL = 4,426.53 SF		
LOT AREA = 54,31	7 SF OR 1.247 ACRES	

MAX. R-2A PERMITTED GFA = 8,372.56 SF (7,727 PLUS 6% OF THE LOT AREA IN EXCESS OF 1.0 ACRE)





#### - REMOVE EXISTING SHOWER ENCLOSURE PLUMBING FIXTURES & PLUMBING LINES AS NECESSARY, CAP BEHIND WALL SHEATHING. - REMOVE ALL EXISTING WINDOWS & WINDOW FRAMES (TYP.)

- REMOVE ENTIRE EXISTING REAR DECKING STRUCTURE & POSTS

REMOVE EXISTING TUB, VANITY, TOILET & WALL PARTITIONS. CAP PLUMBING LINES BEHIND SHEATHING AS NECESSARY. REMOVE EXISTING LAUNDRY PARTITIONS, DOORS, DOOR FRAMES AND EXISTING PLUMBING FIXTURES, PLUMBING & ELECTRIC LINES AS NECESSARY, CAP BEHIND WALL SHEATHING.

WALLS, DOORS & DOOR FRAMES

WALLS, DOORS & DOOR FRAMES

- REMOVE ALL EXISTING WINDOWS, WINDOW

FRAME & EXTERIOR FRAMED WALL (TYP.)

- REMOVE EXISTING INTERIOR PARTITIONS.

NEW FIRST FLOOR LAYOUT (SEE PLAN)

AND CAP BEHIND WALL SHEATHING

**REMOVE ALL EXISTING BATH PLUMBING &** 

- REMOVE ALL EXISTING INTERIOR PARTITION WALLS, DOORS & DOOR FRAMES TO ACCOMMODATE NEW LAYOUT (SEE PLAN)

- REMOVE EXISTING DOOR, DOOR FRAME & STEP

- REMOVE PORTION OF WALL & FLOOR FRAMING TO ACCOMMODATE NEW LANDING & GARAGE ENTRY

- REMOVE EXISTING WINDOW, WINDOW FRAME &

POTION OF EXTERIOR FRAMED WALL TO

ACCOMMODATE NEW DOOR (SEE PLAN)

- REMOVE EXISTING GARAGE DOOR, DOOR

FRAMES AND HEADERS TO ACCOMMODATE

REMOVE ALL EXISTING WINDOWS, WINDOW

FRAME & POTION OF EXTERIOR FRAMED WALL

- REMOVE EXISTING FRONT PORCH BEAM AND POST TO

ACCOMMODATE NEW STRUCTURAL BEAM (SEE PLAN)

NEW GARAGE DOORS (SEE PLAN)

- REMOVE EXISTING EXTERIOR WALLS,

**BEHIND WALL SHEATHING** 

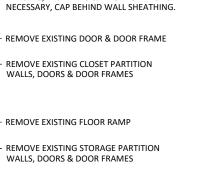
ELECTRICAL FIXTURES, CAP PLUMBING & ELECTRICAL LINES BEHIND SHEATHING AS NECESSARY.

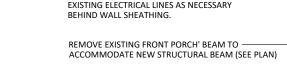
DOORS & DOOR FRAMES TO ACCOMMODATE

- REMOVE EXISTING KITCHEN CABINETS, SINK, FAUCET,

- REMOVE ENTIRE EXISTING FRAMED

CANTILEVER BREAKFAST ROOM

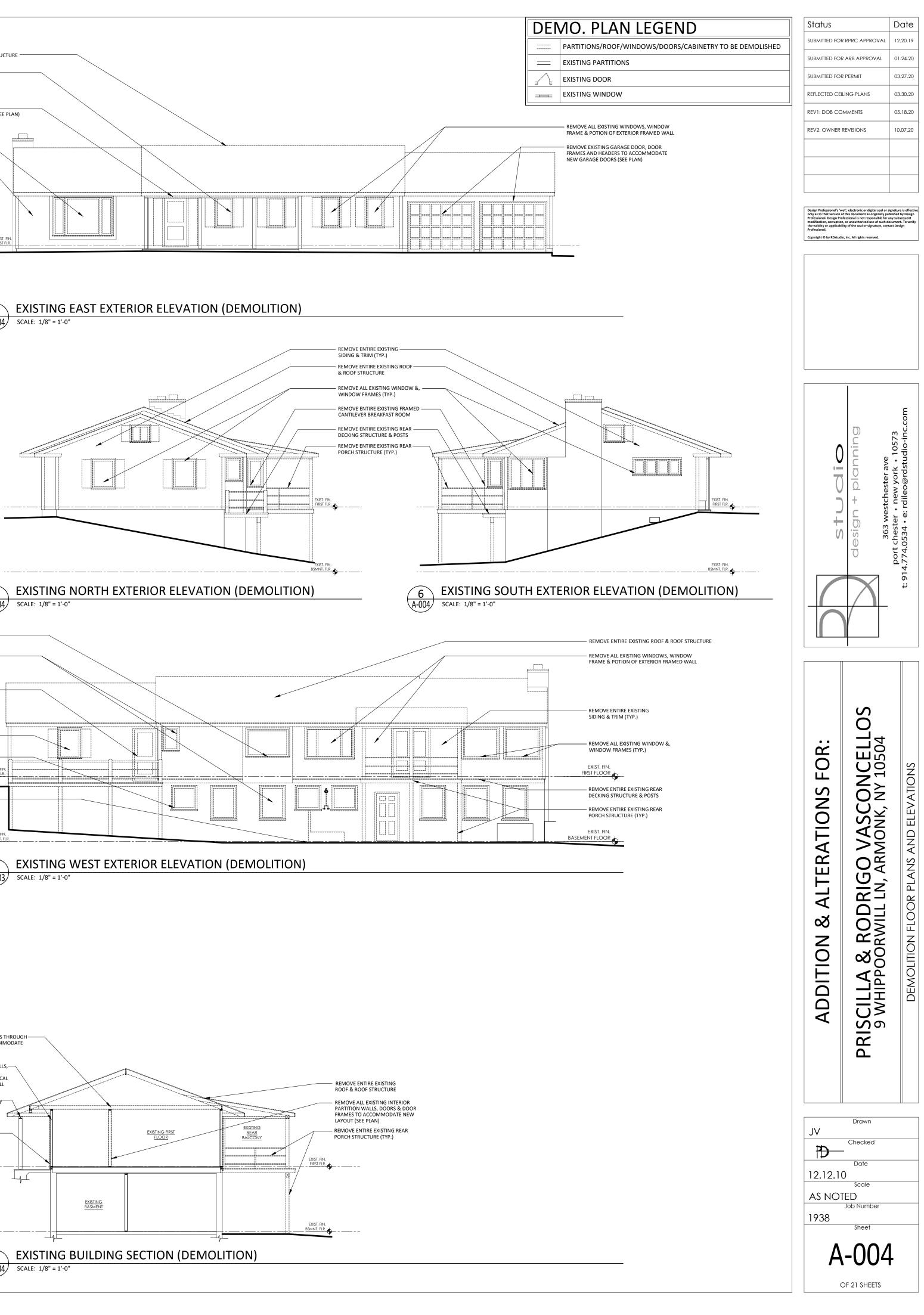




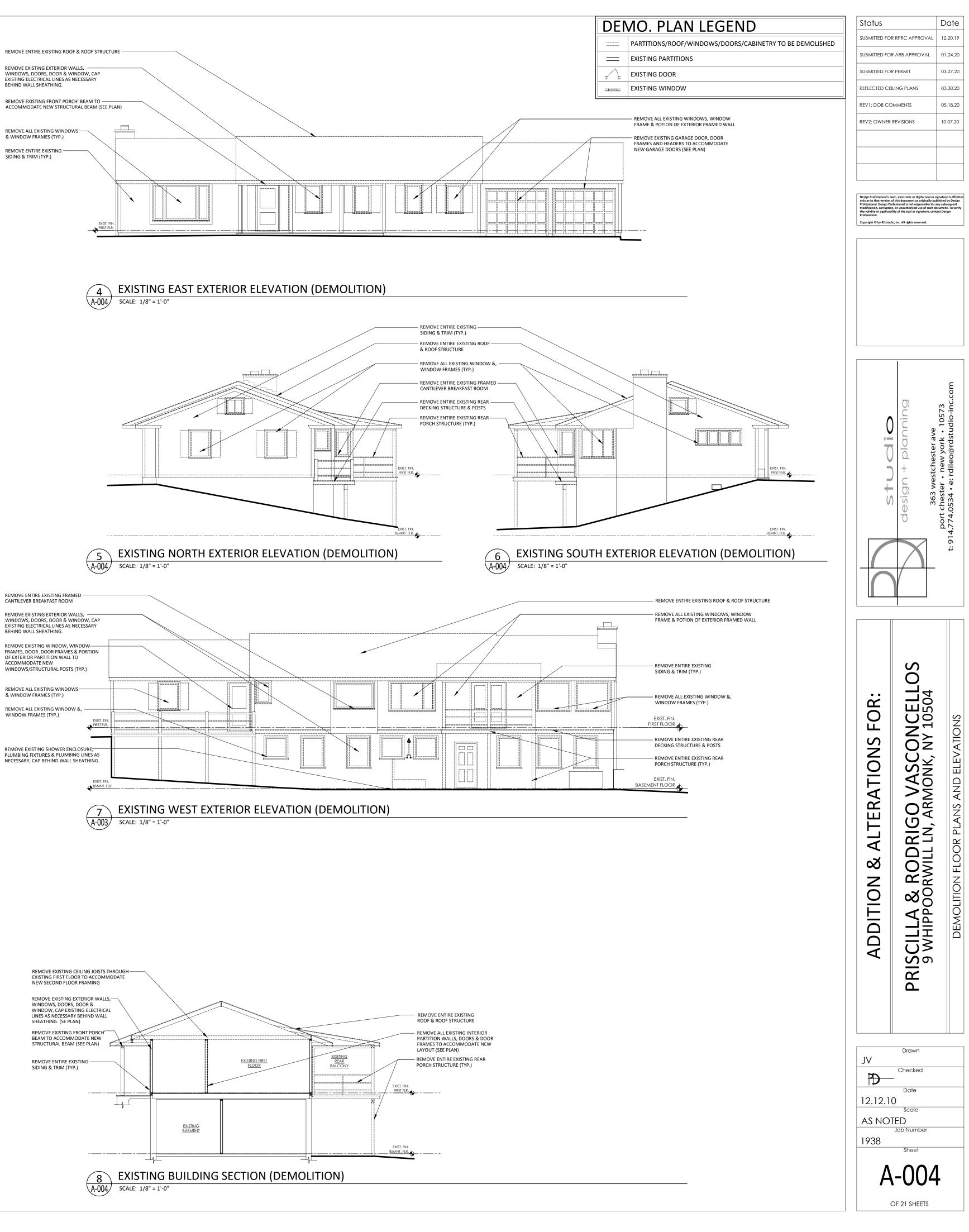
& WINDOW FRAMES (TYP.) REMOVE ENTIRE EXISTING -SIDING & TRIM (TYP.)

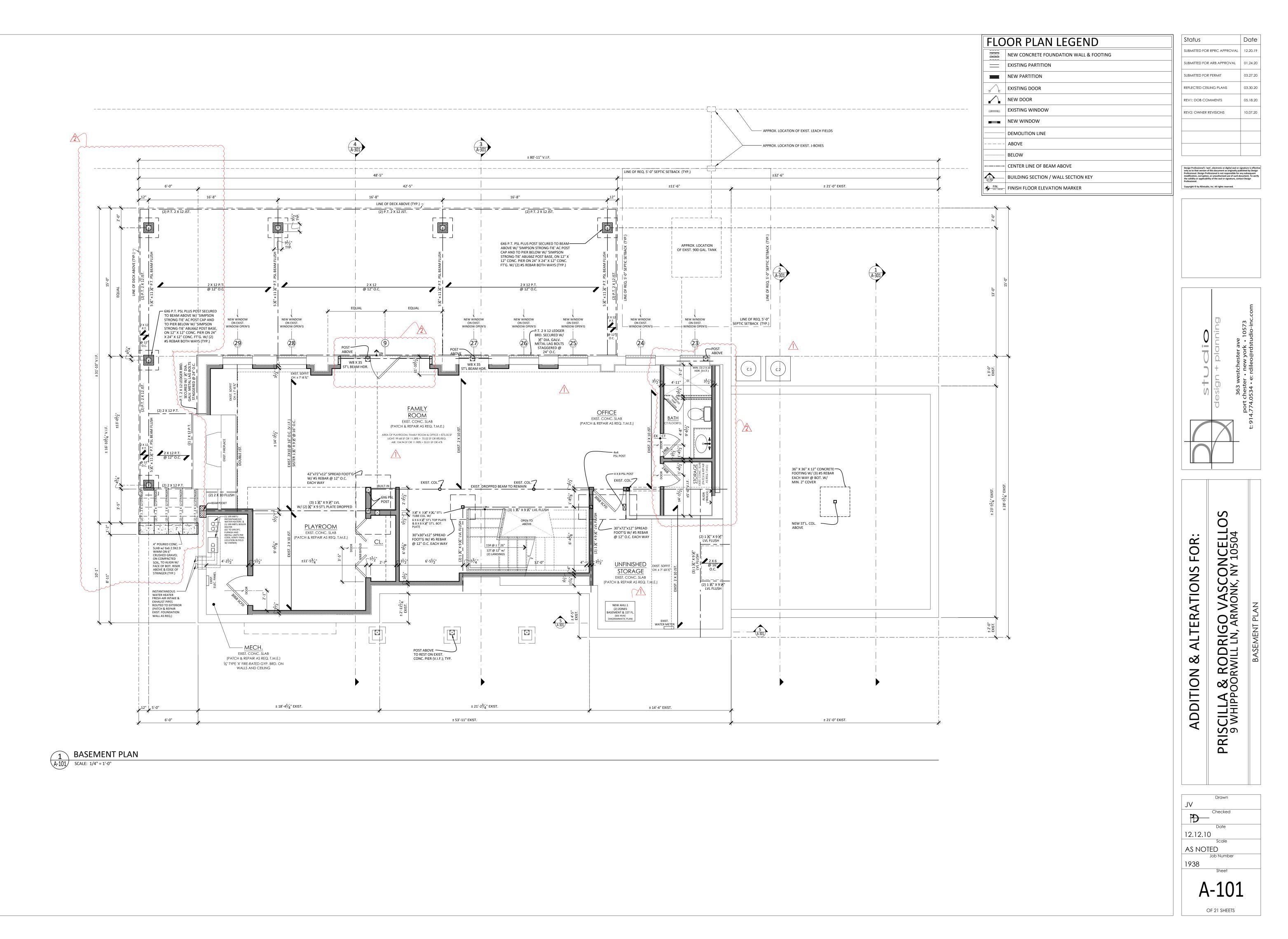
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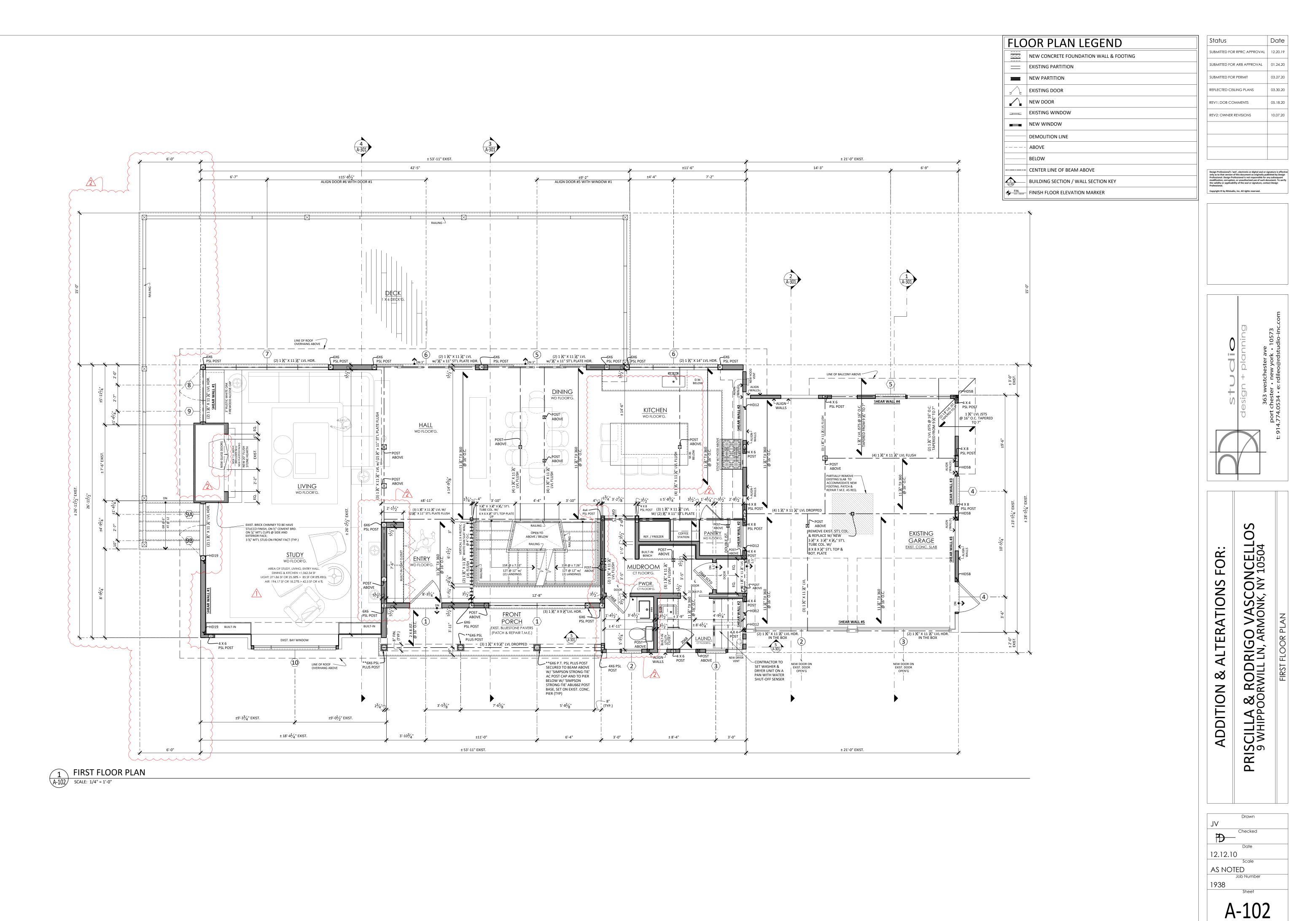
EXISTING EAST EXTERIOR ELEVATION (DEMOLITION)

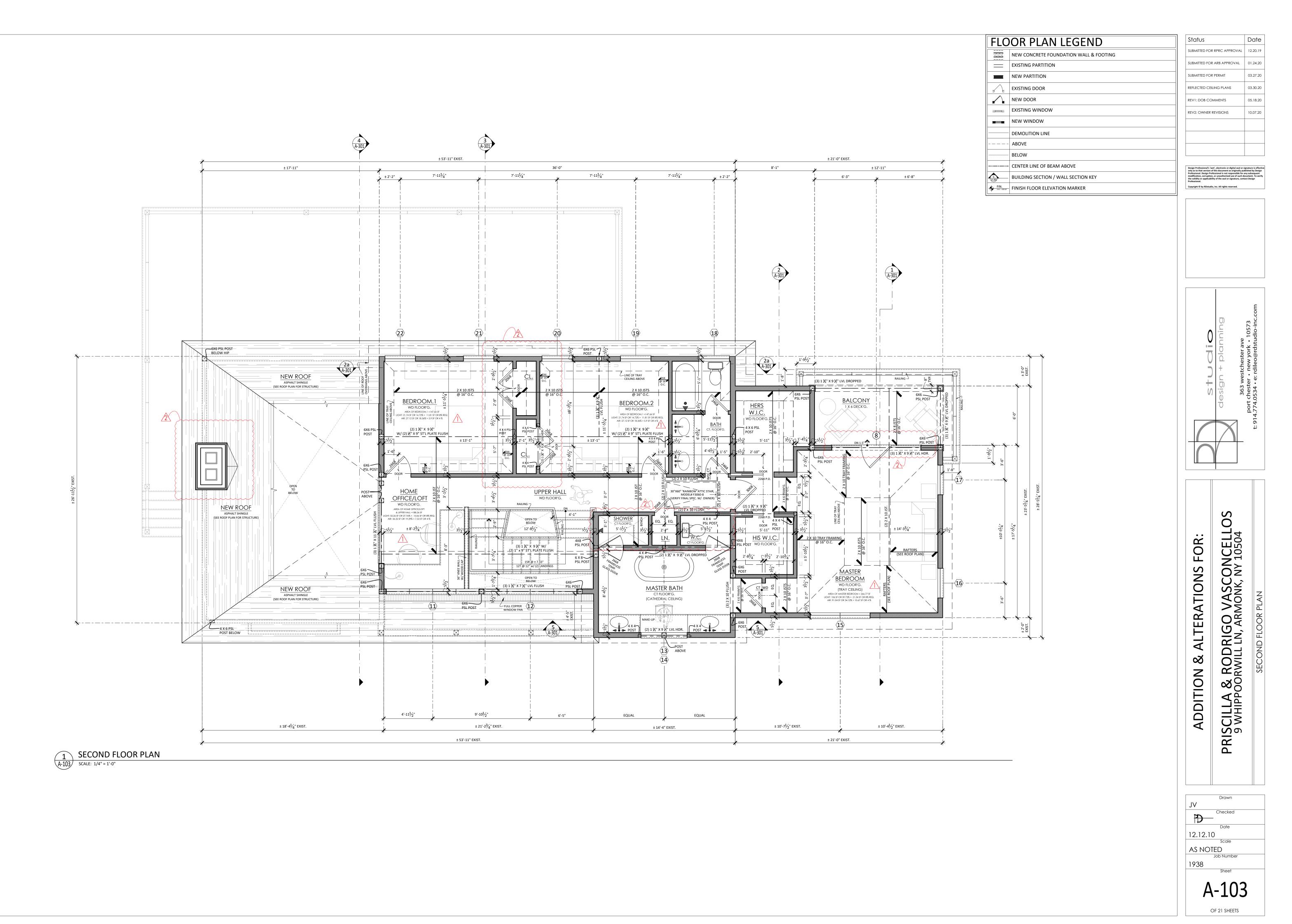


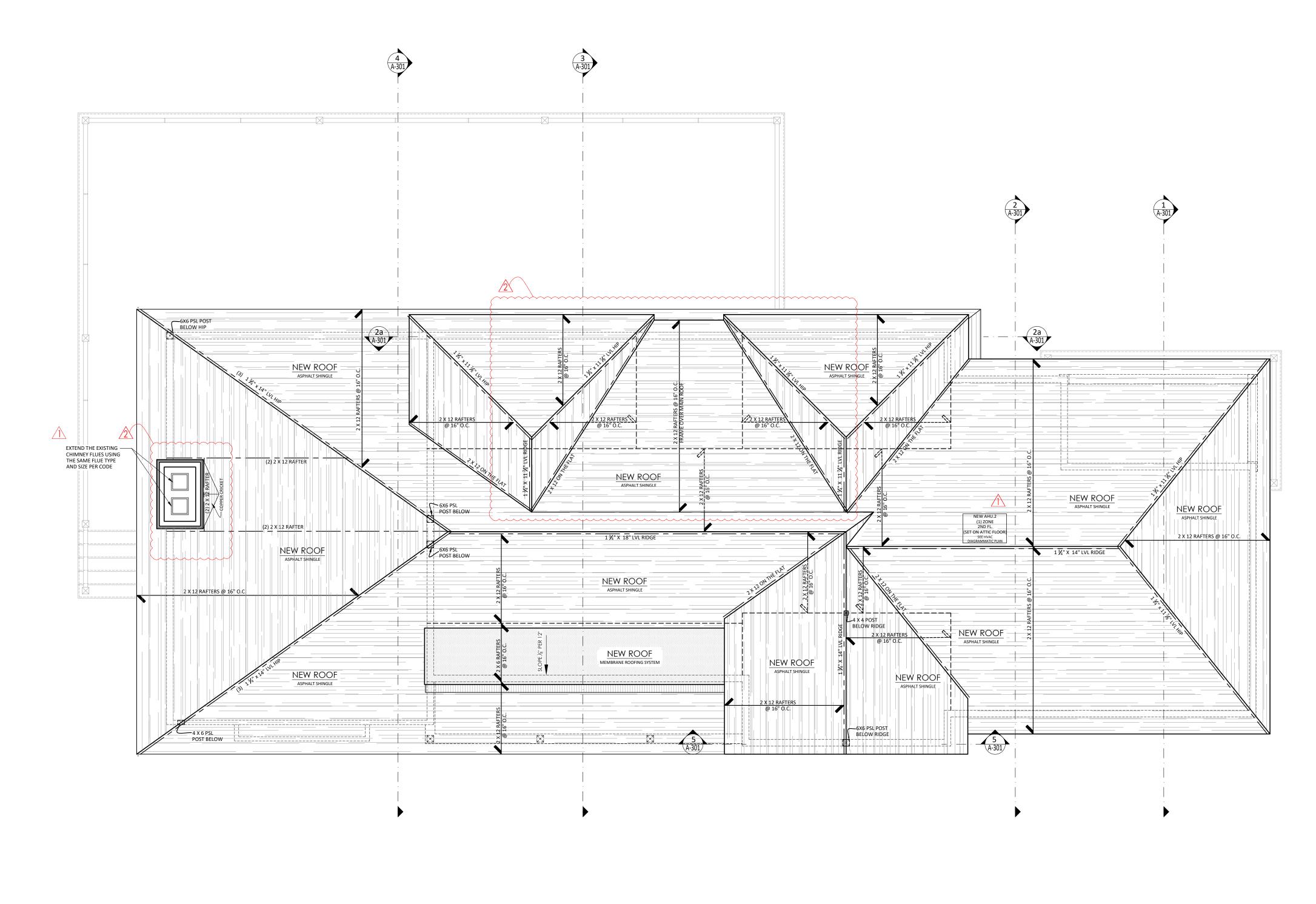
$\bigcirc$	
REMOVE ENTIRE EXISTING FRAMED	
WINDOWS, DOORS, DOOR & WINDÓW, CAP EXISTING ELECTRICAL LINES AS NECESSARY BEHIND WALL SHEATHING.	
REMOVE EXISTING WINDOW, WINDOW FRAMES, DOOR ,DOOR FRAMES & PORTION OF EXTERIOR PARTITION WALL TO ACCOMMODATE NEW WINDOWS/STRUCTURAL POSTS (TYP.)	
REMOVE ALL EXISTING WINDOWS & WINDOW FRAMES (TYP.)	
REMOVE ALL EXISTING WINDOW &, WINDOW FRAMES (TYP.)	
REMOVE EXISTING SHOWER ENCLOSURE, PLUMBING FIXTURES & PLUMBING LINES AS NECESSARY, CAP BEHIND WALL SHEATHING. EXIST. FIN.	
¢ <sup>DSMINI, FLK</sup>	





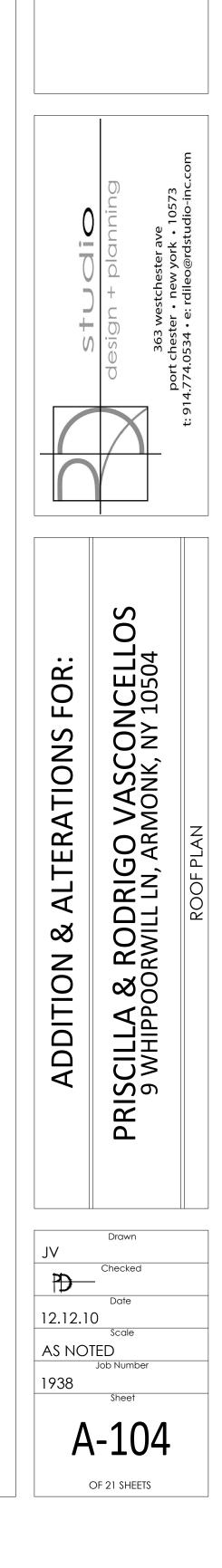








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FLO	OR PLAN LEGEND	Status	Date
	NEW CONCRETE FOUNDATION WALL & FOOTING	SUBMITTED FOR RPRC APPROVAL	12.20.19
	EXISTING PARTITION	SUBMITTED FOR ARB APPROVAL	01.24.20
	NEW PARTITION	SUBMITTED FOR PERMIT	03.27.20
	EXISTING DOOR	REFLECTED CEILING PLANS	03.30.20
	NEW DOOR	REV1: DOB COMMENTS	05.18.20
	EXISTING WINDOW	REV2: OWNER REVISIONS	10.07.20
	NEW WINDOW		
	DEMOLITION LINE		
	ABOVE		
	BELOW		
	CENTER LINE OF BEAM ABOVE		
5 A.00	BUILDING SECTION / WALL SECTION KEY	Professional. Design Professional is not responsible for a modification, corruption, or unauthorized use of such do	iny subsequent ocument. To ver
<b>FIN.</b> ELEV. = 000.00'	FINISH FLOOR ELEVATION MARKER	Copyright © by RDstudio, inc. All rights reserved.	
		EXISTING PARTITION         NEW PARTITION         EXISTING DOOR         NEW DOOR         EXISTING WINDOW         EXISTING WINDOW         DEMOLITION LINE            ABOVE         BELOW            CENTER LINE OF BEAM ABOVE         EXISTION / WALL SECTION KEY	Image: Plant LEGEIND         Image: New Concrete Foundation wall & Footing         Image: Existing Partition         Image: Existing Door         Image: Existing Door         Image: Existing Oor         Image: Existing Window         Image: Existing Content of Beam Above         Image: Below         Image: Exist Line OF BEAM ABOVE         Image: Building Section / Wall Section KEY         Image: Final Exist Content of the section of the section section of the secting section of the sectin section of the section section of the sect



2	EXTERIOR WEST ELEVATION
A-201	SCALE: 1/4" = 1'-0"

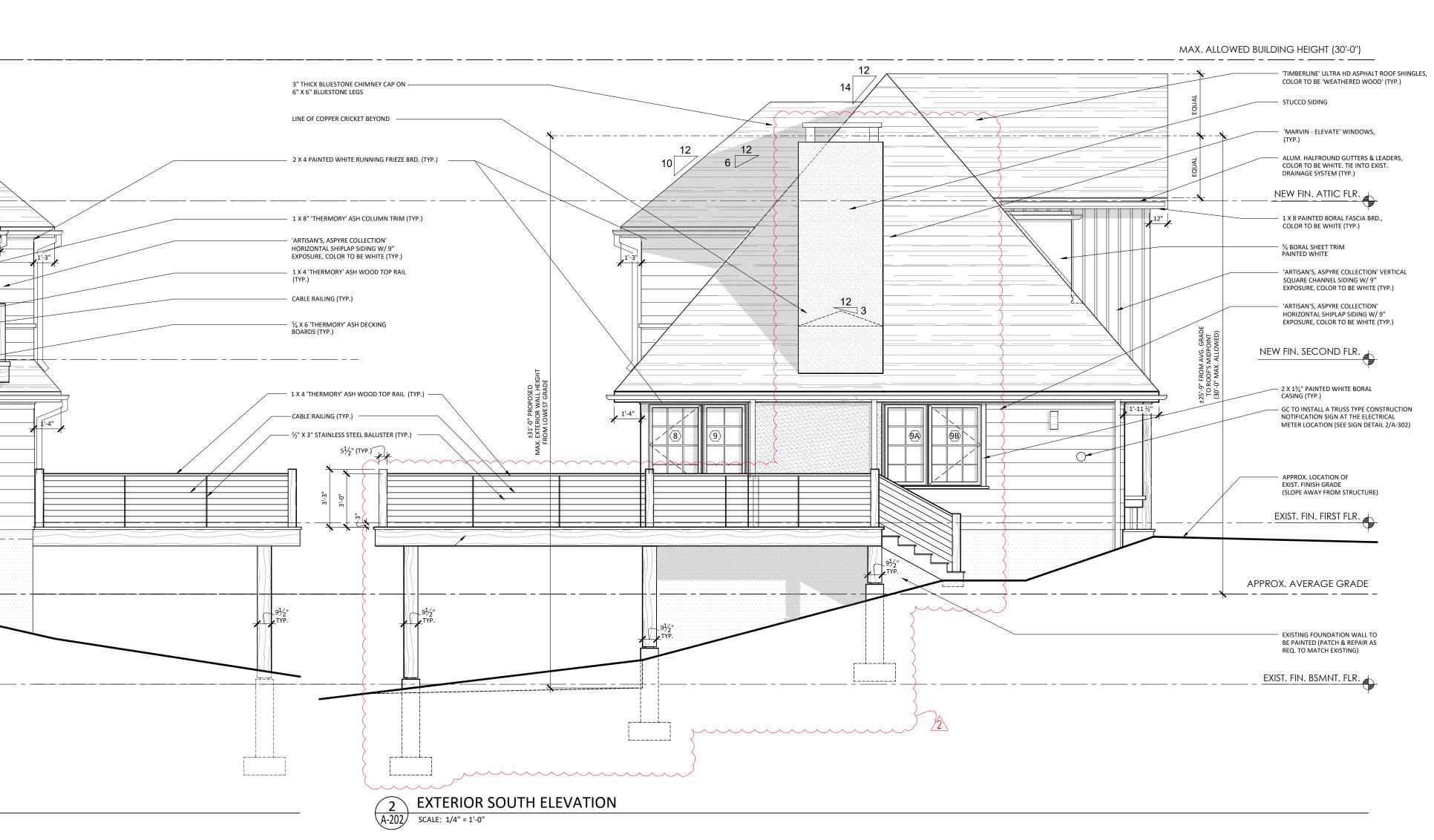
3" THICK BLUESTONE CHIMNEY CAP ON 6" X 6" BLUESTONE LEGS		
STUCCO SIDING (TYP.)		*
5/4 X _ BORAL TRIM BOARDS PAINTED WHITE (TYP.)	3.4 <sup>-1</sup>	2'-0"
NEW FIN. ATTIC FLR.		+
T 'MARVIN - ELEVATE' CASEMENT WINDOWS (TYP.)	10'-0" TO CHIM	NEY
PAINTED BORAL HISTORIC SILL, COLOR TO BE WHITE (TYP.)		
COPPER CRICKETBLACK ALUM. FLASHING (TYP.)		
2 X 4 PAINTED WHITE BORAL RUNNNING FRIEZE BRD. (TYF		
NEW FIN. SECOND FLR		
ALUM. HALFROUND GUTTERS & LEADERS, COLOR TO BE WHITE. TIE INTO EXIST. DRAINAGE SYSTEM (TYP.)		
'ARTISAN'S, ASPYRE COLLECTION'		
EXPOSURE, COLOR TO BE WHITE (TYP.) 1 X 4 'THERMORY' ASH TOP RAIL (TYP.)		
1 X 6 'THERMORY' ASH CLADDED POST (TYP.)		~~ <u>~</u> ~
1 X 12 'THERMORY' ASH FASCIA BRD. (TYP.)		
EXIST. FIN. FIRST FLR		
·		
APPROX. LOCATION OF EXIST. FINISH GRADE (SLOPE AWAY FROM STRUCTURE)		
APPROX. AVERAGE GRADE		
1 X 8" 'THERMORY' ASH COLUMN TRIM BOARDS (TYP.)		
EXIST. FIN. BSMNT. FLR.		
1 EXTERIOR EAST EL A-201 SCALE: 1/4" = 1'-0"	EVATION	
	30'-0'')	
A-201 SCALE: 1/4" = 1'-0"		
A-201 SCALE: 1/4" = 1'-0"	30'-0'') 	
A-201 SCALE: 1/4" = 1'-0" MAX. ALLOWED BUILDING HEIGHT (3	30'-0'') 	
A-201 SCALE: 1/4" = 1'-0" MAX. ALLOWED BUILDING HEIGHT ( 'TIMBERLINE' ULTRA HD ASPHALT ROOF SHINGLES, COLOR TO BE 'WEATHERED WOOD' (TYP.) ALUM. HALFROUND GUTTERS & LEADERS, COLOR TO BE WHITE. TIE INTO EXIST. DRAINAGE SYSTEM (TYP.)	30'-0'') 	
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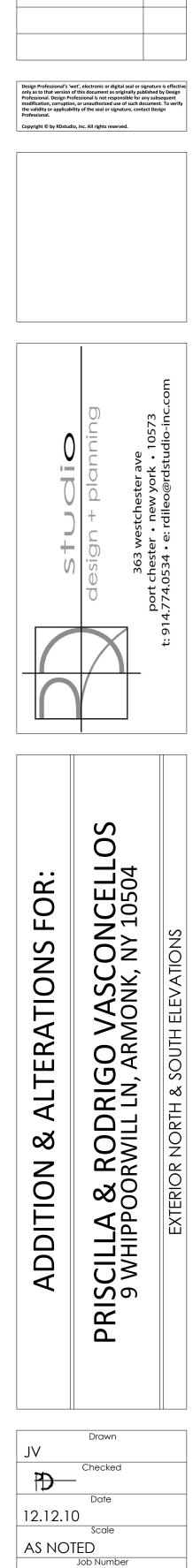
MAX. ALLOWED BUILDING HEIGHT (30'-0")



# 1 EXTERIOR NORTH ELEVATION A-202 SCALE: 1/4" = 1'-0"

MAX. ALLOWED BUILDING HEI					
LUM. HALFROUND GUTTERS & LEADERS, ——— DLOR TO BE WHITE. TIE INTO EXIST. RAINAGE SYSTEM (TYP.)	EQUAL			12	12 10
X 8 PAINTED BORAL FASCIA BRD., ————— DLOR TO BE WHITE (TYP.)	EQUAL	$\langle \rangle$			
NEW FIN. ATTIC FLR.					
MARVIN - ELEVATE' CASEMENT WINDOWS, —— YP.)					
X 1 ¾" PAINTED WHITE ORAL CASING (TYP.)			Rub-FLOOR'G		
AINTED BORAL HISTOR <del>IC</del>			M SUB-FL		
YP.) RTISAN'S, ASPYRE COLLECTION' VERTICAL QUARE CHANNEL SIDING W/ 9" (POSURE, COLOR TO BE WHITE (TYP.)	DE		W R.o. FROM		
NEW FIN. SECOND FLR.	NG. GRA				
, RTISAN'S, ASPYRE COLLECTION'	±25'-9" FROM AVG. GRADE TO ROOF'S MIDPOINT (30'-0" MAX. ALLOWED)		MINDOW R.O. FROM T.O. SLAB		
EXIST. FIN. GARAGE SLAB				<u> </u>	
PPROX. LOCATION OF EXIST. FINISH GRADE					
APPROX. AVERAGE GRADE					· ·
XISTING FOUNDATION WALL TO BE PAINTED					





1938

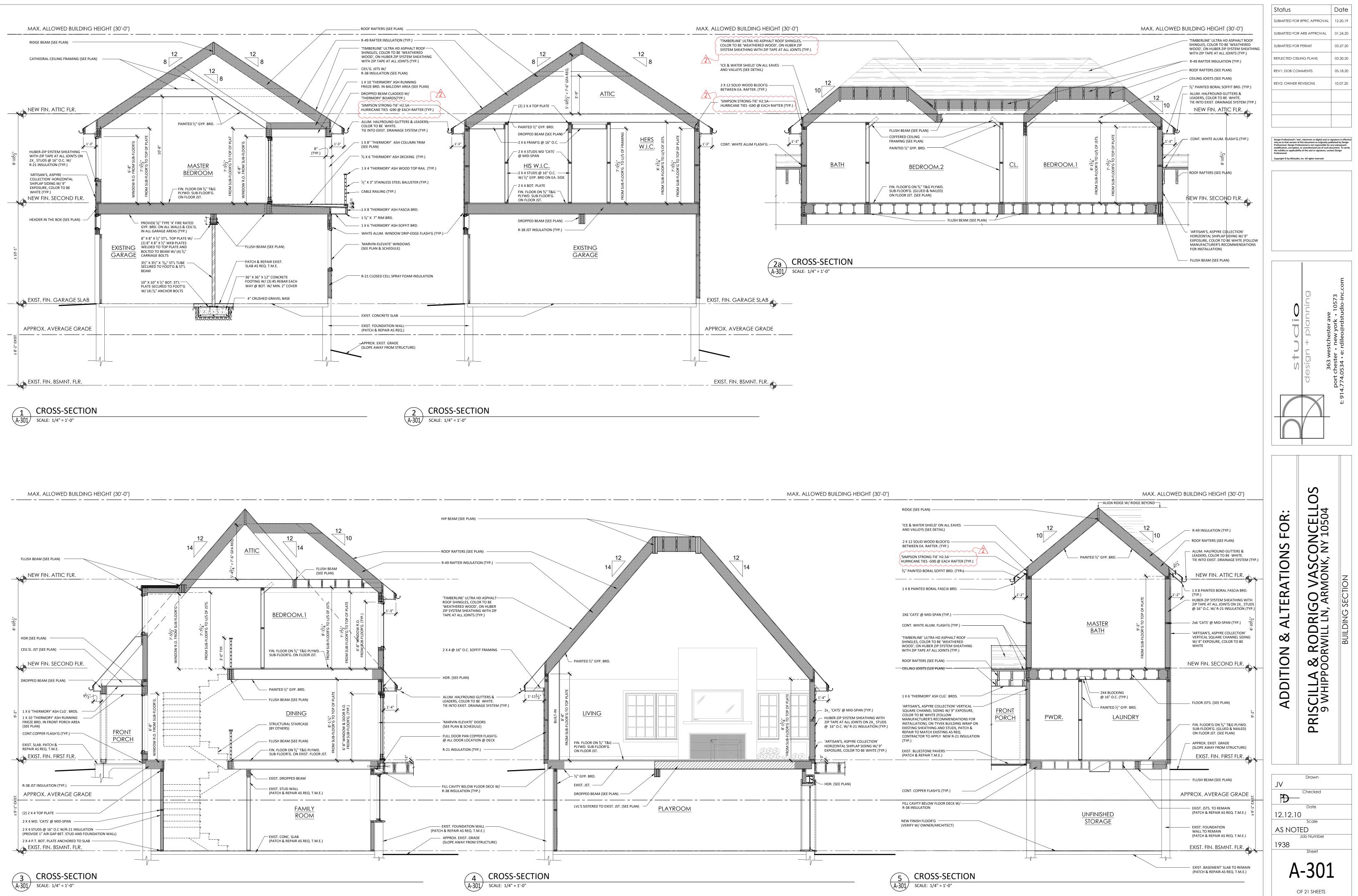
Sheet

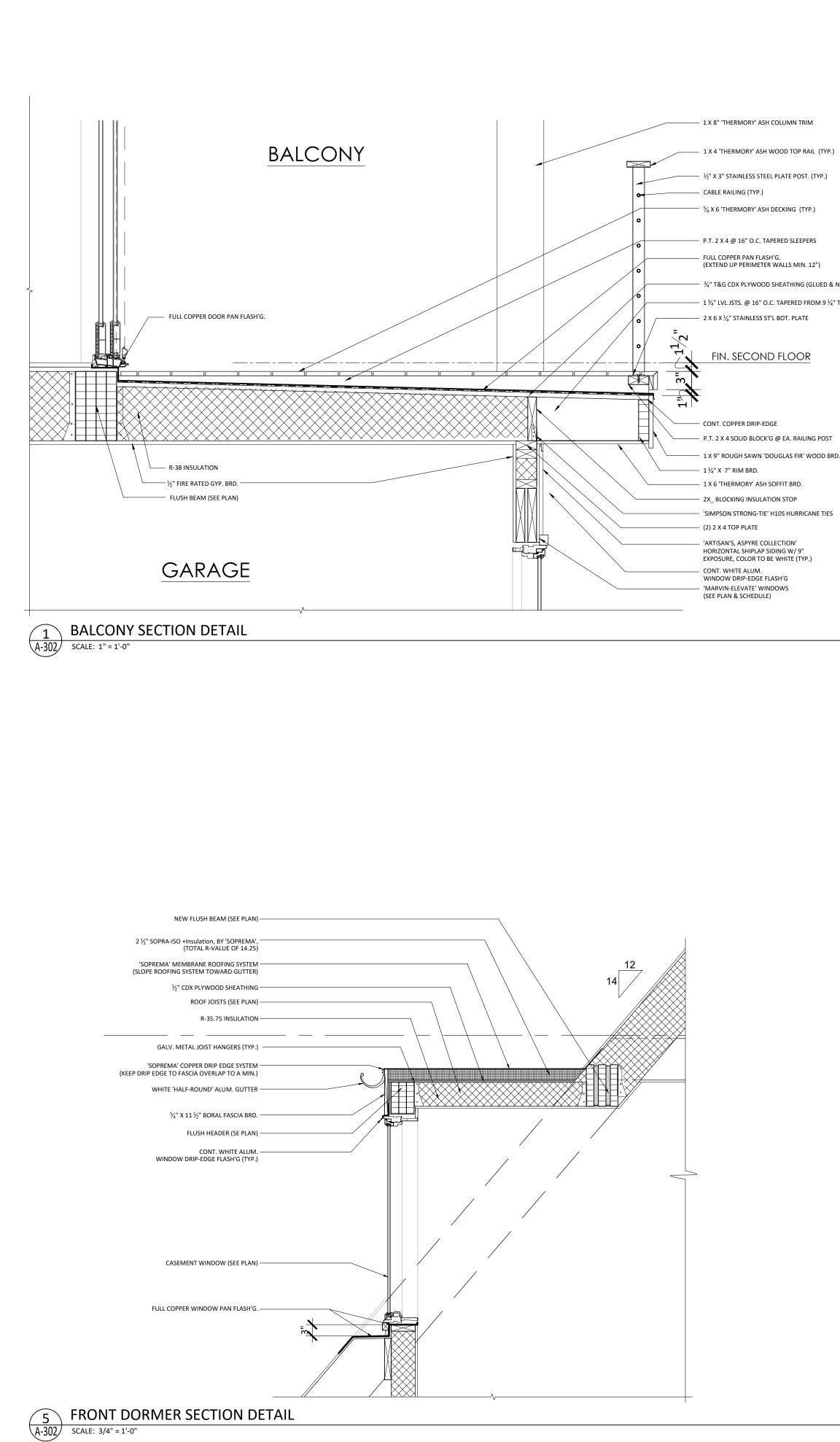
A-202

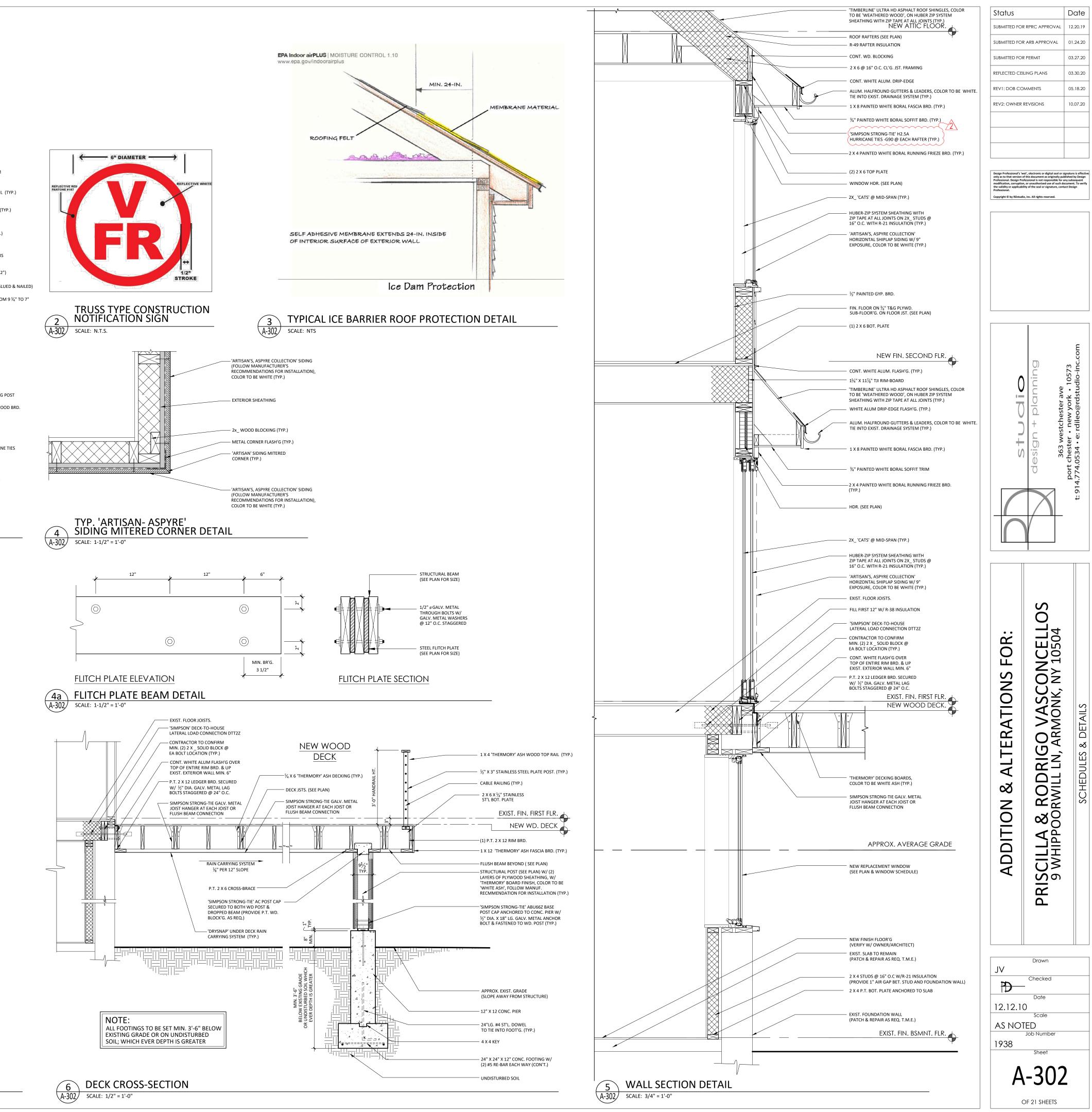
OF 21 SHEETS

### Status

Date SUBMITTED FOR RPRC APPROVAL 12.20.19 SUBMITTED FOR ARB APPROVAL 01.24.20 SUBMITTED FOR PERMIT 03.27.20 REFLECTED CEILING PLANS 03.30.20 REV1: DOB COMMENTS 05.18.20 REV2: OWNER REVISIONS 10.07.20



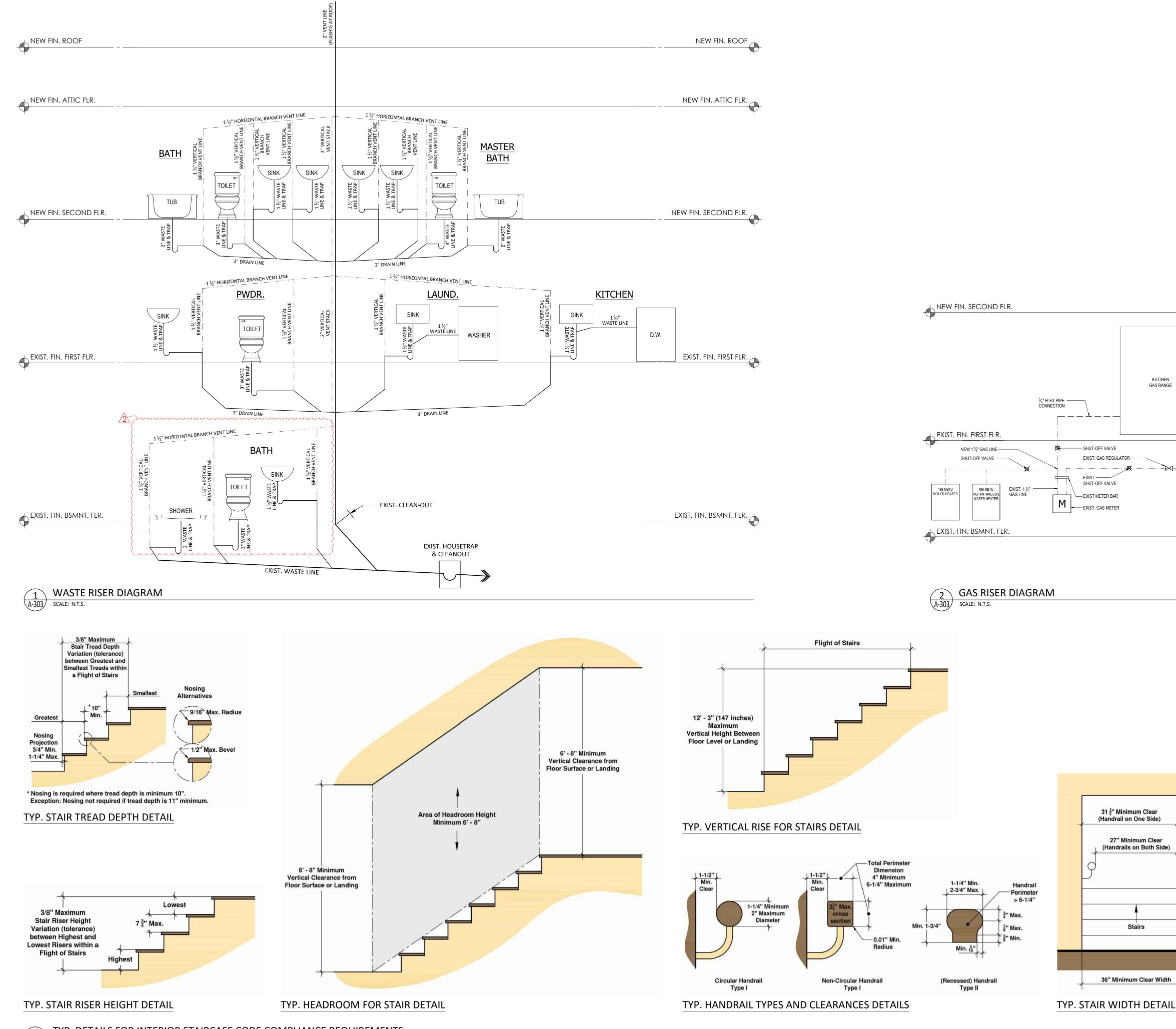




- 1 X 4 'THERMORY' ASH WOOD TOP RAIL (TYP.) - ½" X 3" STAINLESS STEEL PLATE POST. (TYP.)

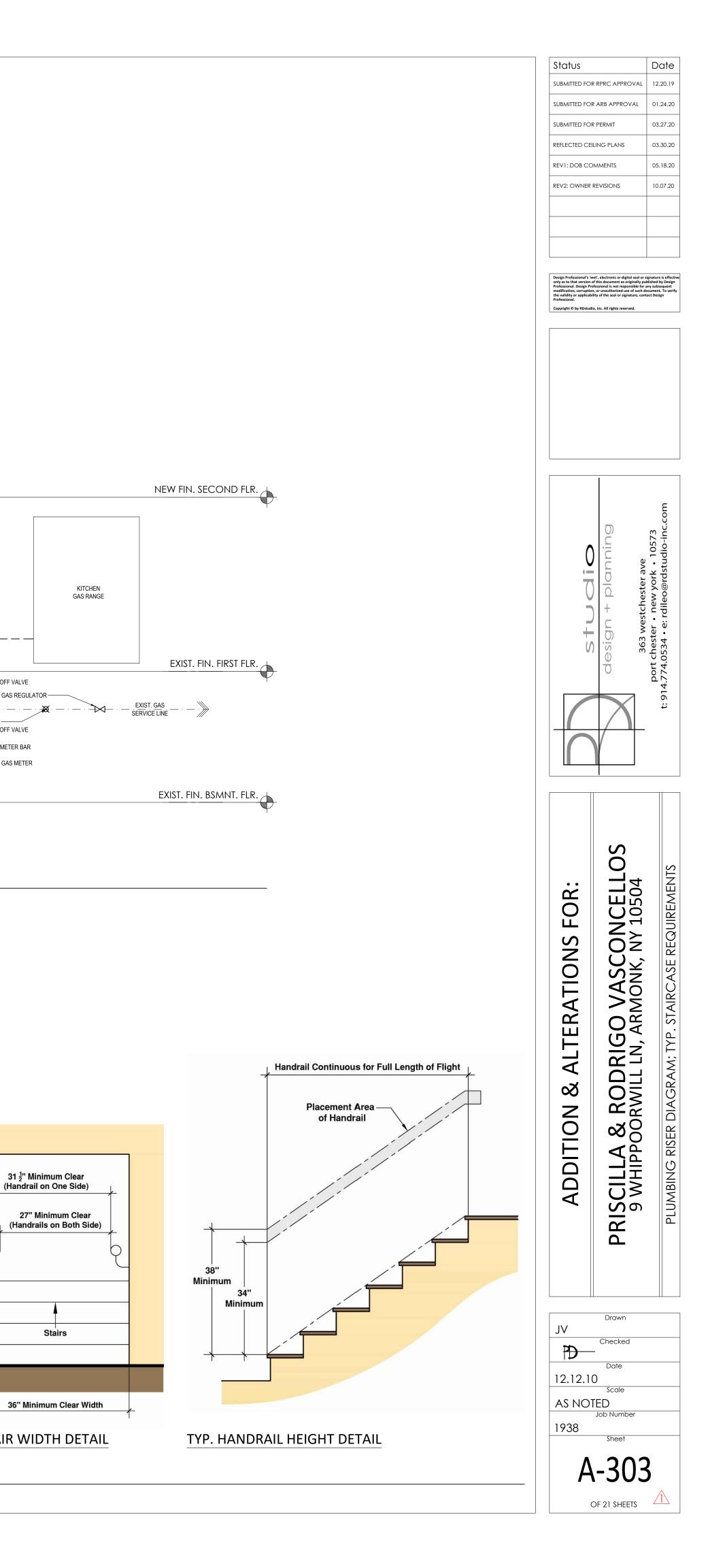
(EXTEND UP PERIMETER WALLS MIN. 12")

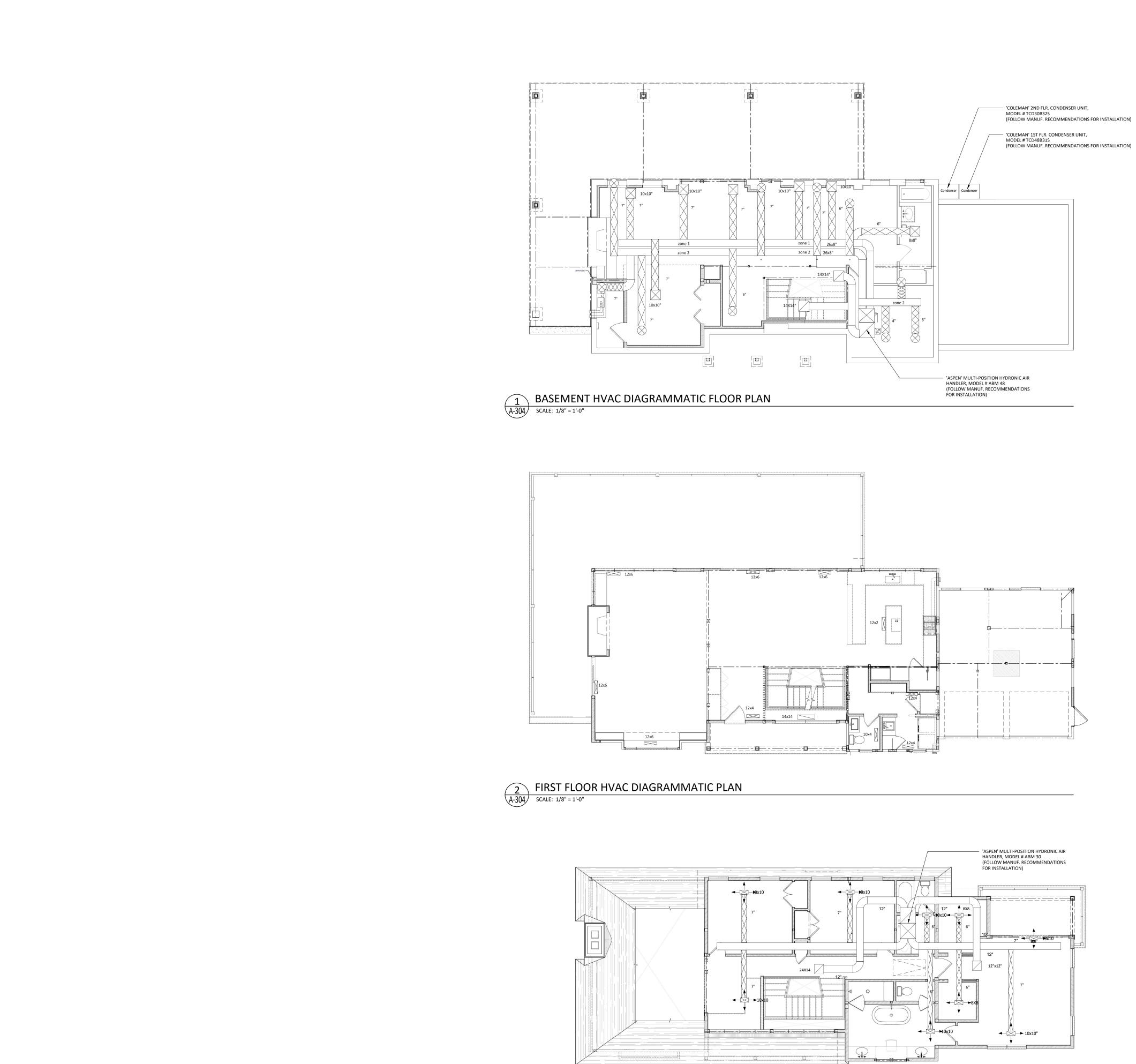
3/4" T&G CDX PLYWOOD SHEATHING (GLUED & NAILED) 1 <sup>3</sup>⁄<sub>4</sub>" LVL JSTS. @ 16" O.C. TAPERED FROM 9 <sup>1</sup>⁄<sub>4</sub>" TO 7"



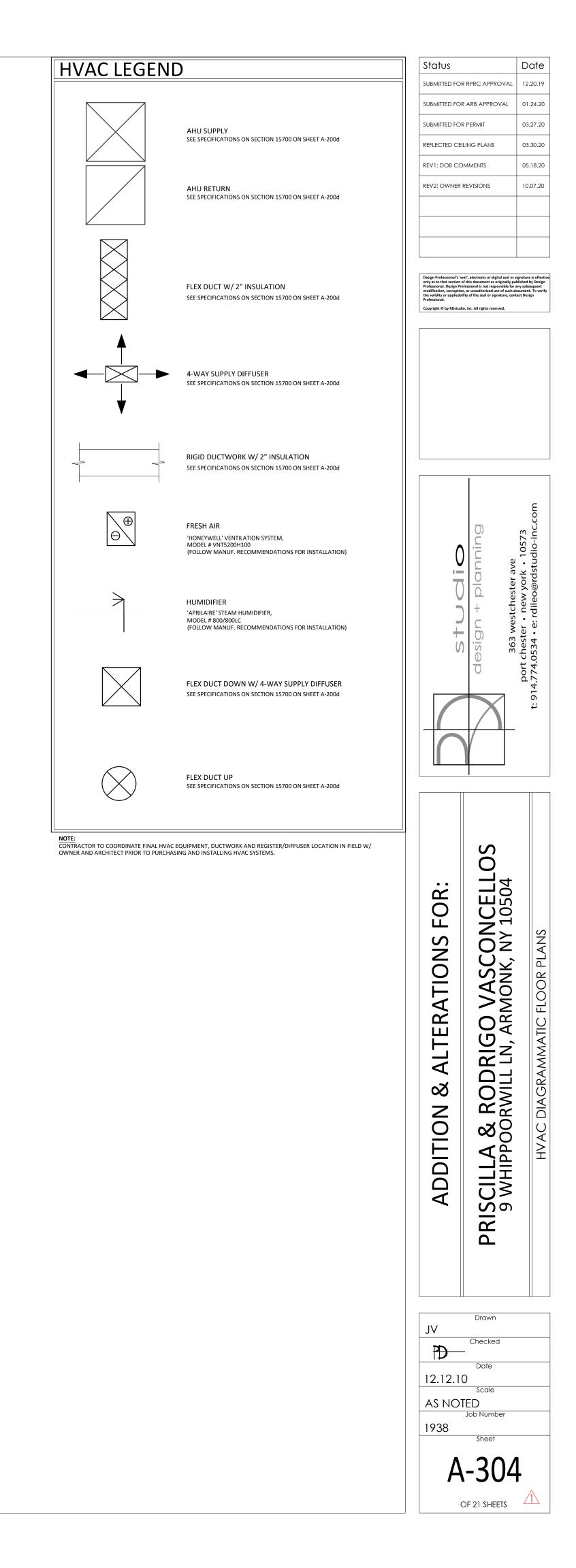
TYP. DETAILS FOR INTERIOR STAIRCASE CODE COMPLIANCE REQUIREMENTS 3 TYP. DE A-303 SCALE: N.T.S.







# 3 SECOND FLOOR HVAC DIAGRAMMATIC PLAN A-304 SCALE: 1/8" = 1'-0"





### TOWN OF NORTH CASTLE

WESTCHESTER COUNTY 17 Bedford Road Armonk, New York 10504-1898

RESIDENTIAL PROJECT REVIEW COMMITTEE Adam R. Kaufman AICP, Chair Telephone: (914) 273-3000 x43 Fax: (914) 273-3554 www.nortcastleny.com

#### **RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) PROCEDURES**

The RPRC was created to streamline the residental review process and quickly reviews all residential projects. Projects determined to have no impact are permitted to apply to the Building Department while more complicated projects are directed to the appropriate review board(s).

THE RPRC reviews all applications for residential permits (including, but not limited to, buildings permits, steep slope permits, wetlands permits and pool permits), but excluding permits only relating to interior alterations/renovations.

To get on an RPRC agenda you must submit a single PDF file containing the following to the Planning Department:

- 1. Complete all items on the RPRC checklist
- 2. RPRC Application fee. Check made payable to: Town of North Castle.
- 3. Floor Area and Gross Land Coverage work sheets (with backup information)
- 4. Plans for your project according the RPRC Checklist
- 5. Submit one single PDF file containg all information listed above to the Planning Department: planning@northcastleny.com.

Once your application h as been submitted, you may follow your application on the RPRC webpage located at http://www.northcastleny.comlresidential-project-review-committee-rprc

Determination Letters are posted on the website (click on determination letters, find the date of your meeting and click on the name of your project - Letters are posted the day after the meeting, typically by 1 :00 p.m.)



Town of North Castle Residential Project Review Committee

17 Bedford Road Armonk, New York 10504 (914) 273-3542 (914) 273-3554 (fax)

#### **RPRC COMPLETENESS REVIEW FORM**

This form represents the standard requirements for a completeness review for all Residential Project Review Committee submissions. Failure to provide all of the information requested will result in a determination that the application is incomplete.

Project Name on Plan: Vasconcellos Residence				
Initial Submittal Revised Preliminary				
Street Location: 9 Whippoorwill Lane, Armonk NY 10504				
Zoning District: R-2A Property Acreage: 1.247 Tax Map Parcel ID: 107.04-1-6				
Date:10/26/2020				
DEPARTMENTAL USE ONLY				
Date Filed: Staff Name:				
Preliminary Plan Completeness Review Checklist Items marked with a are complete, items left blank are incomplete and must be completed, "NA" means not applicable.				
1. Plan prepared by a registered architect or professional engineer				
2. Aerial photo (Google Earth) showing the applicant's entire property and adjacent properties and streets				
3. Map showing the applicant's entire property and adjacent properties and streets				
1. A locator map at a convenient scale				
5. The proposed location, use and design of all buildings and structures				
β. Existing topography and proposed grade elevations				
7. Location of drives				
3. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences				

#### **RPRC COMPLETENESS REVIEW FORM**

Page 2

<b></b> ₽.	Description of method of water supply and sewage disposal and location of such facilities
<b>1</b> 0.	The name and address of the applicant, property owner(s) if other than the applicant and of the planner, engineer, architect, surveyor and/or other professionals engaged to work
<b>1</b> .	Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
<b>[</b> ]2.	If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.
<b>3</b> .	If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <u>http://www.northcastleny.com/townhall.html</u>

On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY 17 Bedford Road Armonk, New York 10504-1898

PLANNING DEPARTMENT Adam R. Kaufman, AICP Director of Planning Telephone: (914) 273-3542 Fax: (914) 273-3554 www.northcastleny.com

#### **GROSS LAND COVERAGE CALCULATIONS WORKSHEET**

Application Name or Identifying Title: Vasconcellos Residence	Date: 10/26/2020			
Tax Map Designation or Proposed Lot No.: 107.04-1-6				
Gross Lot Coverage				
1. Total lot Area (Net Lot Area for Lots Created After 12/13/06):	54,317 SF			
2. <b>Maximum</b> permitted gross land coverage (per Section 355-26.C(1)(b)):	10,318.34 SF			
3. <b>BONUS</b> maximum gross land cover (per Section 355-26.C(1)(b)):				
Distance principal home is beyond minimum front yard setback 1.0 x 10 =	10 SF			
4. <b>TOTAL Maximum Permitted gross land coverage</b> = Sum of lines 2 and	d 310,318.34 SF			
5. Amount of lot area covered by <b>principal building:</b> 1,914.16 SF _ existing + <u>o</u> proposed =	1,914.16 SF			
6. Amount of lot area covered by <b>accessory buildings:</b> <u>0</u> existing + <u>0</u> proposed =	0 SF			
7. Amount of lot area covered by <b>decks:</b> <u>491.77 SF</u> existing + <u>341.53</u> proposed =	_833.30 SF			
8. Amount of lot area covered by <b>porches:</b> <u>100.29 SF</u> existing + <u>0</u> proposed =	100.29 SF			
9. Amount of lot area covered by <b>driveway</b> , <b>parking areas and walkways</b> : 2,676.89  SF existing + $0  SF$ proposed =	2,676.89 SF			
10. Amount of lot area covered by <b>terraces:</b> $0  ext{ existing } + 0  ext{ proposed } =$	0 SF			
11. Amount of lot area covered by <b>tennis court, pool and mechanical equip:</b> <u>o</u> existing + <u>o</u> proposed =	0 SF			
12. Amount of lot area covered by <b>all other structures:</b> 0 existing + $0$ proposed =	0 SF			
13. Proposed gross land coverage: Total of Lines $5 - 12 =$	5,524.64 SF			

If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Restlemia Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's Degulations.

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Signature and S	/v/ 👌	040541	eparing	Worksh	eet	
	TE	OF NEV	NYO			

10/26/2020 Date



#### TOWN OF NORTH CASTLE

WESTCHESTER COUNTY 17 Bedford Road Armonk, New York 10504-1898

PLANNING DEPARTMENT Adam R. Kaufman, AICP Director of Planning Telephone: (914) 273-3542 Fax: (914) 273-3554 www.northcastleny.com

#### GROSS LAND COVERAGE WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross land coverage of a property as necessary to show compliance with gross land coverage limitations of the Town Code.

- 1. Scaled worksheets are to be prepared based upon a site plan which represents existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All site plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
- 2. Each component of the gross land coverage is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
- 3. A summary table for each component is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the gross land coverage for the entire site.
- 4. Any exception of land coverage from the gross land coverage must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
- 5. A schematic illustration of the format is shown below



LOT AREA, NET – Lot area m inus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in C hapter 209 Wetlands and Drai nage, of the Tow n Code, a nd the area of any steep slopes, as defined Chapter 213, except that in the case of one-fam ily lots, the deduct ion for steep slopes shall be only fifty (50) percent.

Lot Size	Maximum Permitted Gross Land Coverage for One-Family
	Dwelling Lots <sup>1</sup>
	(square feet)
Less than 5,000 square feet	50% of the lot area
5,000 to 9,999 square feet	2,500 plus 30% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	4,000 plus 24% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	5,200 plus 18% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	6,420 plus 15% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	8,050 plus 12% of the lot area in excess of 0.75 acres
1.0 to 1.999 acres	9,350 plus 9% of the lot area in excess of 1.0 acres
2.0 acres or more	13,270 plus 7.5% of the lot area in excess of 2.0 acres

\*Permitted g ross land coverage limitations for two-family dwelling lots in the R-2F District shall be twenty five (25) percent greater than that permitted for one-family dwelling lots.

NOTWITHSTANDING ABOVE LIMITATIONS, AN ADDITIONAL 1 0 SQUA RE FEET O F G ROSS LA ND COVERAGE SHALL BE PERMITTED FOR EACH ONE FOOT OF FRONT YARD SETBACK OF THE PRINCIPAL DWELLING IN EXCESS OF THE MINIMUM FRONT YARD SETBACK REQUIRED.

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PLANNING DEPARTMENT

Adam R. Kaufman, AICP

**Director of Planning** 

TOWN OF NORTH CASTLE

WESTCHESTER COUNTY 17 Bedford Road Armonk, New York 10504-1898

January 29, 2019 Telephone: (914) 273-3542 Fax: (914) 273-3554 www.northcastleny.com

#### FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: Vasconcellos Residence	Date: 10/26/2020
Tax Map Designation or Proposed Lot No.: 107.04-1-6	
Floor Area	
1. Total Lot Area (Net Lot Area for Lots Created After 12/13	3/06): <u>54,317 SF</u>
2. <b>Maximum</b> permitted floor area (per Section 355-26.B(4))	8,372.56 SF
3. Amount of floor area contained within first floor: 1,914.20SF existing + <u>o</u> proposed =	1, <u>914.20 SF</u>
4. Amount of floor area contained within second floor: existing +1,235.81 SF	1,235.81 SF
5. Amount of floor area contained within garage: 491.77  SF existing + 0  SF proposed = -	491.77 SF
6. Amount of floor area contained within porches capable of 0  sf existing + $0  sf$ proposed =	being enclosed:0 SF
7. Amount of floor area contained within basement (if applic <u>1,210.28 SF</u> existing + <u>66.24 SF</u> proposed =	able – see definition):
8. Amount of floor area contained within attic (if applicable - existing + proposed =	– see definition):
9. Amount of floor area contained within all accessory building existing + proposed =	ngs: 0 SF
10. Pro posed <b>floor area:</b> Total of Lines $3 - 9 =$	. 4,426.53 SF

If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town's maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town's regulations.



10/26/2020 Date



#### TOWN OF NORTH CASTLE

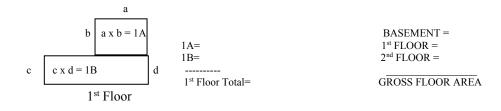
WESTCHESTER COUNTY 17 Bedford Road Armonk, New York 10504-1898

PLANNING DEPARTMENT Adam R. Kaufman, AICP Director of Planning Telephone: (914) 273-3542 Fax: (914) 273-3554 <u>www.northcastleny.com</u>

#### GROSS FLOOR AREA WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross floor area of a building or group of buildings as necessary to show com pliance with a building or group of buildings as necessary to show compliance with floor area limitations of the Town Code or as otherwise necessary to illustrate the intended or potential use of a structure.

- 1. Scaled worksheets are to be pre pared base d upon floor plans w hich represent existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All floor plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
- 2. The floor area of each floor is to be divided int o s imple polygons (squares, rectangles, etc.) each being drawn on theplan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
- 3. A summary table for each floor is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the floor area for the entire floor.
- 4. A similar summary table is to be provided listing the total floor a re of each floor within the resulting floor area of each building.
- 5. Any exception of floor area from the gross floor area must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
- 6. A schematic illustration of the format is shown below.



LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

FLOOR AREA, GROSS -- The sum of the horiz ontal areas of the several stories of the building or buildings, excludi ng any floor area used for o ff-street parking or loading purposes (except for on e- and two-family residences), measured from the exterior walls or, in the case of a com mon wall separating two buildings, from the center line of such a common wall, and including any two-story or any enclosed porch, or one ha ving a roof and capable of being enclosed. See the definition of "basement" for exclusion o f basement/mechanical areas in nonresidential buildings from "floor area, gross." For one-and two-family residences, any attic space with a floor to ce iling height of 7.5 feet or greater shall be included as part of gross floor area, as shall those portions of any basement with a floor to ceiling height of 7.5 feet or greater if the basement is considered a "story" in accordance with one of the following three alternative measurements:

- A. Where the finished s urface of the floor ab ove the basement is more than six feet above average grade.
- B. Where the finished s urface of the floor ab ove the basement is more than six feet above the finished ground level for more than 50% of the total building perimeter.
- C. Where the finished surface of the floor above the basement is more than 12 feet above the finished ground level at any point along the building perimeter.

Lat Siza	Marine Domeittad Cragg Floor
Lot Size	Maximum Permitted Gross Floor
	Area for One-Family Dwellings and
	Accessory Buildings <sup>1</sup>
	(square feet)
Less than 5,000 square feet	1,875 or 50% of the lot area,
	whichever is greater
5,000 to 9,999 square feet	2,500 plus 25% of the lot area in
	excess of 5,000 square feet
10,000 to 14,999 square feet	3,750 plus 20% of the lot area in
	excess of 10,000 square feet
15,000 square feet to 0.499	4,750 plus 15% of the lot area in
acres	excess of 15,000 square feet
0.5. 0.540	· •
0.5 to 0.749 acres	5,768 plus 10% of the lot area in
	excess of 0.5 acres
0.75 to 0.999 acres	6,856 plus 8% of the lot area in
	excess of 0.75 acres
1.0 to 1.499 acres	7,727 plus 6% of the lot area in
	excess of 1.0 acres
1.5 to 1.999 acres	9,034 plus 5% of the lot area in
	excess of 1.5 acres
2.0 to 3.999 acres	10,122 plus 4% of the lot area in
	excess of 2.0 acres
4.0 acres or more	13,607 plus 3% of the lot area in
	excess of 4.0 acres

\*Permitted gross floor area for two-family dwellings in the R-2F District shall be one-third (1/3) greater than that permitted for one-family dwellings.

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