



# 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 x 43  
Fax: (914) 273-3554  
www.nortcastleny.com

## RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

### Section I- PROJECT

ADDRESS: 10 SUNRISE DRIVE, ARMONK, N.Y., 10504

### Section III- DESCRIPTION OF WORK:

Master bath renovation  
Construct closet within existing Master Bedroom  
Eliminate dormers in Master bedroom facing  
back yard, thereby changing roof line

### Section III- CONTACT INFORMATION:

APPLICANT: Dena Domenicali and Ramesh Shah  
ADDRESS: 10 Sunrise Drive, Armonk, NY 10504  
PHONE: 914 273 4807 MOBILE: 914 844 4897 EMAIL: denaadomenicali@gmail.com

↑ note middle initial "a"

PROPERTY OWNER: Dena Domenicali and Ramesh Shah  
ADDRESS: 10 Sunrise Drive, Armonk, NY 10504  
PHONE: 914 273 4807 MOBILE: 914 844 4897 EMAIL: denaadomenicali@gmail.com

PROFESSIONAL: Eric Baker, architect  
ADDRESS: 129 Long Close Road, Stamford, CT. 06902  
PHONE: 973 707 7640 MOBILE: 973-216-2585  
EMAIL: eric@ericbakerarchitects.com

### Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 100.04-2-39

# SHAH DOMENCALI - RESIDENCE

## SPECIFICATIONS & GENERAL CONDITIONS

### SECTION 1: GENERAL CONDITIONS

#### GENERAL REQUIREMENTS

CONTRACTOR RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXIST. CONDITIONS. DISCREPANCIES BETWEEN DRAWINGS & SITE CONDITIONS MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY & PRIOR TO EXECUTING / CONTINUING ALL WORK. FIELD ALTERATIONS MADE BY THE CONTRACTOR W/O WRITTEN DIRECTION OR APPROVAL OF THE CONTRACTOR.

EXECUTE WORK IN ACCORDANCE W/ DIMENSIONS AS THEY ARE SHOWN. CONSTRUCTION DOCUMENTS ARE NOT TO BE SCALED. DIMENSIONS ON DWGS. ARE TO FACE OF STUD, BLOCK, ETC. UNLESS OTHERWISE NOTED. INTERIOR DIMS ARE TO FACE OF G.W.B. & CLEAR DIMS. ARE TO FIN. FACE. CONTACT ARCHITECT IMMEDIATELY REGARDING ANY DIMENSIONAL DISCREPANCIES, CONFLICTS, MAJOR DEVIATIONS, OR ERRORS.

CONTACT ARCHITECT IF SIGNIFICANT ALTERATION IS REQ. TO ANY DIMENSION OR CLEARANCE REQ. ARE COMPROMISED DUE TO SELECTED FINISHES PRIOR TO EXECUTING ANY WORK.

ALL DIMENSIONS & CONDITIONS (REFERRED OR OTHERWISE) SHOWN WITHIN THE CONSTRUCTION DOCUMENTS MUST BE FIELD VERIFIED BY EACH CONTRACTOR PRIOR TO ORDERING MATERIAL(S) OR EXECUTING WORK. NO CLAIMS FOR EXTRA COMPENSATION WILL BE GRANTED BASED UPON IGNORANCE AND / OR OVERSIGHT OF ANY VISIBLE OR IMPLICIT CONDITIONS. SHOULD THE CONTRACTOR FAIL TO NOTIFY THE ARCHITECT EXPEDITIOUSLY REGARDING ANY FIELD CONDITION, CHANGE IN PLANS, DIMENSIONAL ISSUES, ETC. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST & RECTIFYING SUCH CONDITIONS. ARCHITECT IS TO BE COMPENSATED AT \$90 / HOUR RATE FOR ANY WORK / REDESIGN NEEDED TO CLARIFY.

AT RECONSTRUCTION, FIELD CONDITIONS UNACCESSIBLE FOR FIELD VERIFICATION PRIOR TO COMPLETION OF THE DOCUMENTS MAY REQUIRE ESTIMATION BY THE ARCHITECT. THE ARCHITECT MAY REPRESENT VARIOUS CONDITIONS & SCOPE OF WORK BASED UPON THESE ESTIMATIONS, WITHIN THE DOCUMENTS OF BID PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE MORE DETAILED INFORMATION WHEN THESE AREAS ARE UNCOVERED DURING CONSTRUCTION, ARE ACCESSIBLE, AND / OR ARE MEASURABLE. THE ARCHITECT IS TO FURNISH CLARIFICATION OR ADDITIONAL INFORMATION WHERE NECESSARY.

WHEN UNANTICIPATED FIELD CONDITIONS ARE DISCOVERED, OR CONDITIONS NOT CONSIDERED NORMAL BY THE ARCHITECT ARE UNCOVERED, THE CONTRACTOR MAY BE ENTITLED TO EXTRA SUM(S) OF MONEY COMMENSURATE W/ THE WORK ENTIALED. A DETAILED SUBMISSION INCLUDING A BREAKDOWN OF ALL COSTS TO BE INCURRED MUST BE SUBMITTED TO THE ARCHITECT AND OWNER FOR THEIR REVIEW AND APPROVAL PRIOR TO WORK IN ORDER TO RECEIVE PAYMENT.

CONTRACTOR SHALL SUBMIT A SCHEDULE FOR THE CONSTRUCTION WORK FOR THE PROJECT TO THE OWNER AND THE ARCHITECT. THE CONTRACTOR SHALL ADVISE THE OWNER OF ANY LONG LEAD TIMES / ITEMS, & TIME SENSITIVE DECISION THAT MAY IMPACT THE SCHEDULE.

CONTRACTOR SHALL MAKE ARRANGEMENTS FOR PAYMENT W/ THE OWNER. A COPY OF THE PAYMENT SCHEDULE SHALL BE SUBMITTED TO THE OWNER & TO THE ARCHITECT FOR HIS REVIEW.

CONTRACTOR SHALL SUBMIT SAMPLES & CATALOGUE CUTS OF ALL ITEMS SPECIFIED, EXC. SIDING, ROOFING, FLOORING, WOOD / DECORATIVE TRIM DOORS & WINDOWS, DOOR & WINDOW HARDWARE / OPTIONS, BATH & KITCHEN FIXTURES, CABINETRY, AND HARDWARE, GAS / ELECTRIC FIREPLACE UNITS TILE, LIGHTING FIXTURES, PAINT COLORS, ETC. TO THE OWNER & THE ARCHITECT FOR THEIR REVIEW & APPROVAL. MOCKUPS TO BE PROVIDED AS NECESSARY TO PROPERLY DESCRIBE ITEMS INVOLVED.

ALL VOLUNTARY SUBSTITUTIONS BY CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW & APPROVAL BY THE OWNER & THE ARCHITECT PRIOR TO CONSTRUCTION / INSTALLATION. CONTRACTOR TO PROVIDE CATALOGUE CUTS, SAMPLES, AND MOCKUPS NECESSARY TO PROPERLY DESCRIBE ITEMS INVOLVED.

WHERE A CONTRACTOR PROPOSES TO USE AN ITEM OTHER THAN AS SPECIFIED OR DETAILED WITHIN THE CONSTRUCTION DOCUMENTS & AS A RESULT REDESIGN OF THE STRUCTURE, ARCHITECTURAL LAYOUT, PARTITIONS, M.E.P., DETAILING, CONSULTANT SERVICES ARE REQUIRED, AND / OR ADDITION WORK IS EXECUTED BY THE ARCHITECT IT WILL BE AT THE CONTRACTOR'S OWN EXPENSE & RESPONSIBILITY FOR PAYMENT OF ALL COSTS ASSOCIATED W/ ADOPTING AS NECESSARY TO PROPERLY DESCRIBE ITEMS INVOLVED.

CONTRACTOR TO PROMPTLY NOTIFY ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY, OR ERROR THEY MAY DISCOVER UPON EXAMINATION OF THE BIDDING DOCUMENTS & AFTER REVIEWING THE SITE, LOCAL, & EXISTING CONDITIONS.

CONTRACTOR IS SOLELY RESPONSIBLE FOR DEvisING MEANS, METHODS, & PROCEDURES, FOR EXECUTING & ENSURING SAFE, ORDERLY, & TIMELY EXECUTION OF ALL WORK. CONTRACTOR MUST ALLOW FOR SAFE PASSAGE OF OWNER, PERSONNEL, & GENERAL PUBLIC TO OCCUPIED PORTIONS OF THE DWELLING(S) / BUILDING(S) INVOLVED.

CONTRACTORS, INCLUDING THOSE SEPARATELY CONTRACTED OR OTHERWISE EMPLOYED, ARE RESPONSIBLE FOR COORDINATING SCHEDULES & WORK FOR EACH INDIVIDUAL TRADE IN ORDER TO INSURE PROPER & TIMELY COMPLETION OF ALL WORK. ACCOMMODATIONS TO BE MADE FOR WORK IMPACTING OTHER TRADES & ESPECIALLY WHERE CONCURRENT OR OVERLAPPING WORK OCCURS.

CONTRACTOR SHALL HAVE USE OF THE SITE, OR PORTIONS THEREOF, FOR STORAGE OF MATERIALS & EQUIPMENT REQUIRED IN EXECUTING THE CONSTRUCTION OF THE WORK. STORAGE ACCOMMODATIONS SHALL BE SUBJECT TO ANY WRITTEN REQ. ISSUED BY THE OWNER.

CONTRACTOR IS TO PROVIDE TEMPORARY FACILITIES, UTILITIES, LIGHTING, GENERATORS, EQUIPMENT, ETC. TOILET FACILITIES (INCLUDING APPROPRIATE CLEANING & DISPOSAL) TO BE PROVIDED BY THE CONTRACTOR THROUGHOUT THE ENTIRE LENGTH OF THE CONSTRUCTION PERIOD.

SHOULD CONFLICTING REQ. OCCUR, THE MOST RESTRICTIVE IS TO GOVERN (UNLESS OTHERWISE NOTED). ARCHITECTURAL DRAWINGS HAVE BEEN EXECUTED IN ORDER TO OBTAIN PERMITS. SUBSEQUENT TO PERMIT SET SUBMITTAL ANY ADDITIONAL DETAILING OR WORK REQUESTED / REQUIRED TO BE EXECUTED BY THE ARCHITECT SHALL BE DONE AS ADDITIONAL SERVICES - ARCHITECT SHALL BE COMPENSATED AT STANDARD HOURLY RATE OUTLINED IN SCHEDULE OF FEES IN OWNER / ARCHITECT CONTRACT.

CONTRACTOR TO PROVIDE ARCHITECT W/ ON GOING DETAILED BREAKDOWN OF ALL FINAL CONSTRUCTION COSTS, UNIT PRICING, CHANGE ORDERS, & FINAL DOLLAR AMOUNT FOR FINAL CONSTRUCTED PROJECT.

### REGULATORY REQUIREMENTS

ALL CONSTRUCTION, WORKMANSHIP, MATERIALS, ETC. TO BE IN STRICT ACCORDANCE WITH ALL CURRENT CODES. ALL CONTRACTORS & SUBCONTRACTORS SHALL PROVIDE PROOF OF INSURANCE IN PROPER & APPROPRIATE COVERAGE AMOUNTS FOR THE TYPE & SCOPE OF THE PROJECT INVOLVED. ALL COVERAGE AMOUNTS MUST PROVIDE ADEQUATE PROTECTION TO THE OWNER, ARCHITECT, THE MEMBERS THEREOF AND THEIR SUCCESSORS, ALL AGENTS, OFFICERS, & SERVANTS OF THE OWNER, THE CONTRACTOR(S), SUBCONTRACTOR(S) AGAINST ALL CLAIMS, LIABILITIES, DAMAGES, ACCIDENTS, ETC. SUCH INSURANCE SHALL REMAIN IN FORCE THROUGHOUT THE LIFE OF THE CONTRACT & LENGTH OF CONSTRUCTION / ANY WORK BEING EXECUTED.

EACH CONTRACTOR, BY MAKING THEIR BID, REPRESENT THAT THEY HAVE READ & FULLY UNDERSTAND THE CONTRACT DOCUMENTS. THEIR BID ASSUMES TO BE IN ACCORDANCE W/ ALL OF THE CONTRACT DOCUMENTS, & THAT EACH OF THE CONTRACTORS HAS VISITED & THOROUGHLY REVIEWED THE SITE, IT'S EXIST. CONDITIONS, & ALL LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE BID IS TO BE BASED UPON THE MATERIALS, SYSTEMS, EQUIPMENT, LABOR, ETC. NECESSARY, (DESCRIBED, IMPLIED, OR OTHERWISE) BY THE CONTRACT DOCUMENTS W/O EXCEPTIONS. BIDS TO MAKE ACCOMMODATIONS FOR ALTERNATES & ALLOWANCE ITEMS.

CONTRACTOR WILL BE RESPONSIBLE FOR OBTAIN ALL NOTICES, OBTAIN ALL PERMITS, LICENSES, CERTIFICATES OF INSPECTION, OF APPROVAL, OR OCCUPANCY, AND ANY OTHER SUCH INSTRUMENTS REQUIRED FOR ALL WORK TO BE EXECUTED PER THE PROJECT SCOPE. CONTRACTOR(S) ARE TO PAY FOR ALL PERMITS & FEES ASSOCIATED W/ FULLY COMPLETING THE CONTRACTED SCOPE OF WORK & PROJECT CONSTRUCTING.

CONTRACTOR WILL BE RESPONSIBLE FOR SECURING REQ. INSPECTIONS EXPEDITIOUSLY TO INSURE TIMELY COMPLETION OF ALL WORK.

#### DESIGN LOADS

FLOOR: 40PSF LIVE LOAD+15PSF DEAD LOAD=55PSF TOTAL LOAD  
CEILING: 30PSF LIVE LOAD+10PSF DEAD LOAD=40PSF TOTAL LOAD  
ROOF: 30PSF LIVE LOAD+10PSF DEAD LOAD=40PSF TOTAL LOAD

#### QUALITY CONTROL

LABOR & WORKMANSHIP SHALL BE IN ACCORDANCE W/ THE BEST ACCEPTED STANDARDS OF THE INDUSTRY. ALL MATERIALS SHALL BE THE BEST GRADE & QUALITY FOR THEIR INTENDED PURPOSE. ANY MINOR DETAILS NOT SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER & ACCEPTABLE CONSTRUCTION, INSTALLATION, OR OPERATION OF ANY PART OF THE WORK & IS DETERMINED BY THE ARCHITECT SHALL BE INCLUDED & EXECUTED WITHIN THE SAME STANDARDS OF EXCELLENCE & GOOD WORKMANSHIP PREVIOUSLY DESCRIBED ABOVE.

EXCEPT AS OTHERWISE NOTED, THE CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST DEFECTS FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. NECESSARY REPAIRS OR CHANGES SHALL INCLUDE CORRECTING ANY DEFECTIVE OR INFERIOR WORK & CORRECTING ALL DAMAGE TO PROPERTY CAUSED BY OR DURING CONSTRUCTION.

THESE DRAWINGS & DOCUMENTS WERE CREATED WITH THE INTENT THAT THE WORK SHALL BE PERFORMED BY A QUALIFIED GENERAL CONTRACTOR.

CONTRACTOR TO EMPLOY SKILLED & EXPERIENCED WORKERS, TECHNICIANS, MECHANICS AND CRAFTSMAN TO PERFORM ALL WORK.

IF DURING THE COURSE OF EXECUTING WORK CONDITIONS ARE FOUND THAT MAY REQUIRE ADDITIONAL ARCHITECTURAL OR ENGINEERING INTERVENTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING THESE CONDITIONS TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY FOLLOWING DISCOVERY. ALL WORK SHALL BE CEASED & NO NEW WORK IS TO BE EXECUTED.

CONTRACTOR SHALL MAINTAIN A CLEAN & ORDERLY JOB SITE W/ ALL DEBRIS PROPERLY DISPOSED OF AND CONTAINED BY THE END OF EACH WORK DAY. REMOVAL OF DEBRIS FROM THE JOB SITE PREMISES & ALL ASSOCIATED COSTS ARE THE DIRECT RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR IS TO ENDEAVOR TO BLEND EXISTING & NEW ASPECTS OF ALL WORK AS SMOOTHLY AS POSSIBLE - MATCHING LEVELS, SURFACES, FINISH MATERIALS, SEAMS OR CREATION W/ LACK THEREOF, ETC. WHEREVER ACHIEVABLE. CONTRACTOR TO IDENTIFY ALL POTENTIAL IRREGULARITIES PRIOR TO COMMENCING WORK & MAKE ALL ADJUSTMENTS FOR BEST POTENTIAL OUTCOME FOR WORK.

CONTRACTOR TO PROTECT & EXECUTE ALL WORK BY METHODS TO AVOID DAMAGE TO ALL EXISTING TO REMAIN OR OTHER EXECUTED WORK. PROVIDE BARRIERS, ENCLOSURES, TARPS, ETC. TO SEPARATE ADJACENT AREAS FROM CONSTRUCTION & MINIMIZE IMPACT OF DUST, DEBRIS, AND WORK. PROTECT ALL AREAS AFFECTED BY DEMOLITION WORK AND / OR CONSTRUCTION FROM EXT. EXPOSURE AND / OR WEATHER DAMAGE.

CONTRACTOR RESPONSIBLE FOR PROMPT REPAIR AND / OR REPLACEMENT (AT NO COST TO THE OWNER) OF ALL DAMAGE OCCURRING TO EXIST. TO REMAIN, ALL WORK - NEW, EXIST. OR OTHERWISE, OTHER MATERIALS & EQUIPMENT, ETC. DURING THE COURSE OF CONSTRUCTION.

SUB-FLOOR & FINISH FLOOR ELEVATIONS AS INDICATED ON ARCHITECTURAL DRAWINGS ARE TO ILLUSTRATE ARCHITECTURAL INTENT. ON-SITE CONDITIONS MAY REQUIRE MINOR ADJUSTMENT. CONTRACTOR TO ADJUST UNDERLAYMENT TO INSURE FLOOR FINISHES ALIGN / TRANSITION FLUSH. NOTIFY ARCHITECT IMMEDIATELY & PRIOR TO EXECUTING ANY WORK IF CONDITIONS PROHIBIT DESIRED RESULT OR FLUSH CONDITIONS.

TYPICAL SLAB ON GRADE SHALL BE 4" MIN. THICKNESS, GARAGE SLABS TO BE MIN. 5" THICKNESS & CRAWL SPACE SLABS 3" MIN. CONCRETE TO BE REINFORCED W/ #2, #3, #4, #5, #6, #8, #10, #11, #14, #16, #18, #20, #22, #25, #29, #32 CLEAN GRAVEL, OVER PROPERLY COMPACTED FILL - UNLESS OTHERWISE DETAILED OR SPECIFIED.

CONCRETE SLABS SHALL BE POURED OVER COMPACTED FILL. CONTRACTOR SHALL PROTECT BURIED UTILITY LINES, RADON EVACUATION PIPING, PLUMBING, CONDUIT, ETC. FROM DAMAGE DURING CONCRETE POUR PROCESS.

STEEL TROWEL SURFACES WHICH WILL RECEIVE QUARRY TILE, CERAMIC TILE RESIDENT FLOORING, OR OTHER FINISH MATERIAL REQUIRING TROWEL SURFACE.

ALL HOLLOW LOAD-BEARING WALLS SHALL CONSTRUCTED OF ASTM C-90 BLOCK.

ALL SOLID LOAD-BEARING WALLS SHALL CONSTRUCTED OF ASTM C-145 BLOCK.

ALL UNIT MASONRY SHALL BE PROTECTED FROM FREEZING FOR NOT LESS THAN 48 HOURS AFTER INSTALLATION.

FILL BLOCK SOLID IN PIERS & UNDER ALL MASONRY SUPPORT OF BEAMS, GIRDER, OR ANY OTHER BEARING POINT/CONCENTRATED LOADS. AT LOCATIONS WHERE A WOOD POST OR STL COLUMN BEARS ON A BLOCK WALL - FILL ALL BLOCKS SOLID WITH 3/4" WIDTH (CENTERED ON THE POST/COLUMN), UNLESS OTHERWISE DETAILED SPECIFIC ON DRAWINGS OR BY LICENSED BY STRUCTURAL ENGINEER.

### SECTION 2: SITE WORK

ROUGH GRADING, INCLUDING THE REPOSITIONING OF EXCAVATED SOIL, SHALL BE EXECUTED BY THE CONTRACTOR, AS DIRECTED BY THE OWNER, & AS INDICATED BY THE DOCUMENTS.

FINISH GRADING IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR TO VERIFY EXIST. EXTERIOR DRAIN W/ OWNER. MODIFY EXIST. AS NEEDED & EXTEND / CONNECT NEW TO EXIST. TO ACCOMMODATE NEW CONSTRUCTION, ADDITIONS, ETC.

SOIL BEARING CAPACITY TO BE CONFIRMED BY THE CONTRACTOR / OWNER BY MEANS OF AN APPROVED SOIL BEARING TEST & FURNISHED TO THE ARCHITECT PRIOR TO COMMENCING CONSTRUCTION. ALLOWABLE BEARING CAPACITY HAS BEEN ASSUMED TO BE 4,000 PSF MIN. - PENDING RECEIPT OF PROFESSIONALLY EXECUTED TESTING RESULTS.

ARCHITECT IS NOT RESPONSIBLE FOR DESIGN, DETAILING, OR LIABILITY ASSOC. W/ EXT. - IE: GRADING, TOPOGRAPHY, RETAINING WALLS, DECKS, LANDSCAPE, DRAINAGE, DRIVEWAYS, POOLS(S), SPECIALTY ITEMS, ETC. OWNER TO RETAIN SERVICES OF APPROP. PROFESSIONALS UNDER SEPARATE CONTRACT. ALL WORK TO BE COORD. W/ ARCHITECT FOR CONFORMANCE OF DESIGN INTENT W/ THE ARCHITECTURE.

#### FOUNDATIONS / FOOTINGS

ALL FOOTINGS SHALL BEAR ON UNDISTURBED VIRGIN SOIL & FILL FREE OF ORGANIC MATERIAL. SOIL(S) TO BE COMPACTED TO SUSTAIN A LOAD OF AT LEAST 4,000 PSF.

DO NOT BACKFILL UNTIL FLOOR FRAMING IS SECURELY IN PLACE.

SLOPE GRADE AWAY FROM FOUNDATION / BUILDING AT (1 UNIT: 12 UNITS) MINIMUM FOR A DISTANCE OF AT LEAST 8FT. MEASURED PERPENDICULAR TO THE WALL, U.O.N. WATER IS TO BE DIVERTED AWAY FROM FOUNDATION WALLS TYPICAL. POSSIBLE SETTLEMENT OF BACKFILL TO BE ACCOUNTED & ADJUSTED FOR WHEN ESTABLISHING THE FINAL GRADING CONDITIONS. ENGINEERING OR LANDSCAPING PLANS / SPEC. TO BE EXECUTED & PROVIDED BY OTHERS.

ALL BACKFILLING SHALL BE COMPRISED OF SOIL FREE OF CONSTRUCTION DEBRIS, LARGE ROCKS, FOREIGN MATERIALS, ORGANIC MATERIAL, ETC. & SHALL BE PLACED EMPLOYING METHODS THAT DO NOT DAMAGE OR COMPROMISE THE FOUNDATION WALL, WATERPROOFING SYSTEMS, DAMP PROOFING, ETC. & ASSURE MINIMUM SETTLEMENT OF BACKFILL. COMPACT TO 95% DENSITY.

CONTRACTOR TO PERFORM APPROPRIATE TESTING IF THERE IS THE POSSIBILITY OF A HYDROSTATIC PRESSURE CONDITION, OR SUBSURFACE GROUND WATER NEEDS ADDITIONAL MITIGATING SYSTEMS. (IE: WATER TABLE LEVEL RISING ABOVE FLOOR ELEVATIONS AT FLOORS BELOW GRADE). NOTIFY ARCHITECT IMMEDIATELY. EXECUTE TESTING PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE W/ OWNER, ARCHITECT, & ANY SEPARATELY CONSTRUCTED SPECIALIST PRIOR TO CONSTRUCTION.

FOOTINGS TO BEAR A MIN. OF 3'-6" BELOW FINISH GRADE, UNLESS OTHERWISE INSTRUCTED BY MORE RESTRICTIVE CODE REQUIREMENTS.

THE TOPS OF ALL FOUNDATIONS SHALL BE SET TO ACCOMMODATE THE ARCHITECTURAL FINISHES.

TYPICAL FOOTINGS SUPPORTING TYPICAL FOUNDATION WALL CONSTRUCTION SHALL BE CONTINUOUS POURED CONCRETE, MIN. 12" DEEP (U.O.N.) & CONTAIN A (MIN) 2X4 CONTINUOUS KEYWAY CENTERED ON FOOTING / AT BASE OF FOUNDATION WALL W/ #4 BAR LONG WAY & #5 BAR @ 14" C.T.C. SHORT WAY (FIRST LAYER). TO BE PLACED 3" MIN. FROM EXT. FACE OF FTG. (REFER TO DWGS. / DETAILS).

CMU FOUNDATION WALLS TO RECEIVE DUR-O-WALL TIES (OR APPROVED EQUAL) AT EVERY OTHER COURSE, UNLESS OTHERWISE SPECIFIED BY LICENSED STRUCTURAL ENGINEER.

PLACE FILL UNDER SLABS IN 8" LAYERS - COMPACTED TO 95% DENSITY.

#### SECTIONS 3: CONCRETE, 4: MASONRY, 5: METALS

CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. CONCRETE WORK SHALL CONFORM TO ACI 301 SPECIFICATIONS FOR CONCRETE FOR BUILDINGS, & ALL RECOMMENDED PRACTICES CONTAINED THEREIN SHALL BE CONSIDERED MANDATORY FOR THIS PROJECT. ADDITIONS TO THE MIX SHALL NOT BE MADE AT THE JOB SITE. CONTRACTOR TO RETAIN ALL CONCRETE TRUCK RECEIPTS W/ CONCRETE RECORDS FOR ARCHITECT REVIEW.

ALL (CONCRETE) REINFORCING TO BE INTERMEDIATE GRADE, NEW BILLET STEEL, DEFORMED BARS CONFORMING TO ASTM A615M, GRADE 60. ALL BARS SHALL BE FREE OF DEBRIS & RUST, & SECURELY FASTENED IN PLACE SUCH THAT REINFORCING WILL NOT BE DISPLACED BY FORM WORK, CONSTRUCTION, OR CONCRETE PLACEMENT OPERATIONS.

ALL WELDED WIRE FABRIC SHALL CONFIRM TO ASTM A 185. FLAT SHEETS - UNFINISHED. CONTRACTOR MAY ELECT TO USE FIBER MESH REINFORCING IN ADDITION. CONCRETE FORMULA TO BE SUBMITTED TO ARCHITECT.

THE MINIMUM CONCRETE COVERAGE FOR REINFORCING PLACEMENT SHALL BE 3" FOR FOOTINGS, & 2" FOR WALLS & 3/4" FOR SLAB W/O WEATHER EXPOSURE.

CONCRETE REINFORCING TO LAP 36 DIAMETERS, UNLESS OTHERWISE SPECIFIED.

TYPICAL SLAB ON GRADE SHALL BE 4" MIN. THICKNESS, GARAGE SLABS TO BE MIN. 5" THICKNESS & CRAWL SPACE SLABS 3" MIN. CONCRETE TO BE REINFORCED W/ #2, #3, #4, #5, #6, #8, #10, #11, #14, #16, #18, #20, #22, #25, #29, #32 CLEAN GRAVEL, OVER PROPERLY COMPACTED FILL - UNLESS OTHERWISE DETAILED OR SPECIFIED.

PROVIDE G.M. POLYETHYLENE VAPOR BARRIER DIRECTLY UNDER SLABS ON GRADE.

CONCRETE SLABS SHALL BE POURED OVER COMPACTED FILL. CONTRACTOR SHALL PROTECT BURIED UTILITY LINES, RADON EVACUATION PIPING, PLUMBING, CONDUIT, ETC. FROM DAMAGE DURING CONCRETE POUR PROCESS.

STEEL TROWEL SURFACES WHICH WILL RECEIVE QUARRY TILE, CERAMIC TILE RESIDENT FLOORING, OR OTHER FINISH MATERIAL REQUIRING TROWEL SURFACE.

ALL HOLLOW LOAD-BEARING WALLS SHALL CONSTRUCTED OF ASTM C-90 BLOCK.

ALL SOLID LOAD-BEARING WALLS SHALL CONSTRUCTED OF ASTM C-145 BLOCK.

ALL UNIT MASONRY SHALL BE PROTECTED FROM FREEZING FOR NOT LESS THAN 48 HOURS AFTER INSTALLATION.

FILL BLOCK SOLID IN PIERS & UNDER ALL MASONRY SUPPORT OF BEAMS, GIRDER, OR ANY OTHER BEARING POINT/CONCENTRATED LOADS. AT LOCATIONS WHERE A WOOD POST OR STL COLUMN BEARS ON A BLOCK WALL - FILL ALL BLOCKS SOLID WITH 3/4" WIDTH (CENTERED ON THE POST/COLUMN), UNLESS OTHERWISE DETAILED SPECIFIC ON DRAWINGS OR BY LICENSED BY STRUCTURAL ENGINEER.

WHERE BLOCK WALLS DECREASE IN THICKNESS, THE TOP COURSE OF THE THICKER PORTION OF WALL SHALL BE SOLID MASONRY OR FILLED SOLID. (REFER TO LATEST CODE REQUIREMENTS).

### SECTION 3: ROUGH FRAMING & CARPENTRY

MASONRY WALLS SHALL BE SECURELY BRACED & SUPPORTED DURING ERECTION.

PROVIDE TRUSS TYPE (HEAVY-DUTY) MASONRY REINFORCING - WIDTH TO MATCH BLOCK WALL THICKNESS. TO BE DUR-O-WALL, OR PERFORMANCE EQUAL, IN ALL MASONRY WALLS. PROVIDE REINFORCING AS FOLLOWS (U.O.N.):

- A: IN THE FIRST TWO BED JOINTS
- B: IN THE THREE BED JOINTS IMMED. BELOW SLAB BEARING
- C: IN EVERY SECOND BED JOINT - TYPICAL

NOT USED

ALL STRUCTURAL STEEL WORK SHALL BE FABRICATED, ERECTED, & CONFORM TO THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, ALLOWABLE STRESS DESIGN & PLASTIC DESIGN - LATEST EDITION(S), & PER ALL MANUFACTURER, ENGINEERING & CODE REQUIREMENTS.

ALL STRUCTURAL STEEL SHALL BE NEW, CLEAN, STRAIGHT & SHALL CONFORM TO ASTM SPECIFICATIONS A 36. FOR ALL STEEL SHAPES, U.O.N.

ALL FORMED STEEL SHALL BE PROTECTED PER CODE REQUIREMENTS.

ALL PIPES SHALL CONFORM TO ASTM A53/A501, TYPE E OR S, GRADE B & F=36KSI.

ALL COLUMNS TO BE MILLED TO BEAR AT BASE PLATES.

DO NOT BACKFILL UNTIL FLOOR FRAMING IS SECURELY IN PLACE.

SLOPE GRADE AWAY FROM FOUNDATION / BUILDING AT (1 UNIT: 12 UNITS) MINIMUM FOR A DISTANCE OF AT LEAST 8FT. MEASURED PERPENDICULAR TO THE WALL, U.O.N. WATER IS TO BE DIVERTED AWAY FROM FOUNDATION WALLS TYPICAL. POSSIBLE SETTLEMENT OF BACKFILL TO BE ACCOUNTED & ADJUSTED FOR WHEN ESTABLISHING THE FINAL GRADING CONDITIONS. ENGINEERING OR LANDSCAPING PLANS / SPEC. TO BE EXECUTED & PROVIDED BY OTHERS.

ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A307. TO BE 3/4" DIA. MIN. U.O.N. ALL HIGH STRENGTH BOLTS SHALL BE FRICTION TYPE CONFORMING TO ASTM A325 & SHALL BE PROVIDED W/ HARDENED WASHERS UNDER TIGHT ELEMENT OR BOLT HEAD.

ALL WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE FOR ARC & GAS WELDING IN BUILDING CONSTRUCTION. ELECTRODES SHALL BE E7018 ASTM A233, CLASS E60XX.

#### SECTIONS 6: WOODS & PLASTICS

ALL FASTENERS SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER & IT'S FASTENINGS" BY THE NATIONAL LUMBER MANUFACTURERS ASSOCIATION. (EXCEPTION: MORE RESTRICTIVE CODE REQ., MANUF. RECOMMENDATION, OR ENGINEERS' SPECIFICATION SHALL TAKE PRECEDENCE).

SOLID BLOCKING AT JOISTS SHALL BE INSTALLED NOT LESS THAN ONE (1) INCH FOR EVERY EIGHT FEET OF SPAN, PER CODE REQUIREMENTS.

WOOD BLOCKING USED FOR SUPPORT OF ASSEMBLIES TO BE FIRE TREATED AND CONFORM TO ALL LATEST CODE REQUIREMENTS.

EXTERIOR WALLS SHALL BE BRACED PER LATEST CODE REQUIREMENTS, MIN.

NAILING SHALL BE IN ACCORDANCE WITH LATEST NJ STATE CODES. FASTENERS TO BE PER LATEST CODE REQUIREMENTS AND PER ALL MANUFACTURER RECOMMENDATIONS, REQUIREMENTS, AND SPECIFICATIONS.

NAILS EXPPOSED TO EXTERIOR, WEATHER, OR MOISTURE SHALL BE GALVANIZED.

BUILT-UP BEAMS SHALL BE SPIKED TOGETHER WITH 2 - 16D NAILS AT 16 INCHES O.C. MINIMUM. REFER TO DOCUMENTS & ENGINEER DWGS/SPEC FOR ADDITIONAL REQUIREMENTS.

ALL JOIST HANGERS TO BE GALVANIZED METAL, SECURED W/ GALVANIZED NAILS & PER MANUFACTURER INSTALLATION GUIDELINES/SPECIFICATIONS FOR HANGER BEING INSTALLED. HANGERS SHALL COMPLY W/ IRC-NY ED. CODE.

SIMPSON STRONG-TIE JOIST HANGERS & CONNECTORS SHALL BE USED AT ALL CONNECTIONS OF FRAMING, ENGINEERED LUMBER, JOISTS, POSTS, FLUSH CONDITIONS - (IE: JOIST TO BEAM), ETC. U.O.N. ON DWGS. OR BY LICENSED STRUCTURAL ENGINEER.

WALL SILL PLATES SHALL BE ANCHORED TO FOUNDATION WALLS OR PIERS. ANCHOR BOLTS TO BE 3/4" MIN. DIA. THE BOLTS SHALL BE EMBEDDED IN FOUNDATION WALLS TO A DEPTH OF NOT LESS THAN 8" OF POURED-IN-PLACE CONCRETE AND NOT LESS THAN 15" IN GROUTED UNIT MASONRY. THERE SHALL BE A MIN. OF (2) ANCHOR BOLTS PER SECTION OF PLATE W/ INTERMEDIATE BOLTS SPACED 6' O.C. MAX. (AS REQ. BY CODE)

FLOORING PLYWOOD TO BE GLUED AND SCREWED TO FLOOR JOISTS. SCREWS TO BE 1 1/2" @ 6" OC MIN.

MINIMUM CLEAR HEIGHT BELOW ALL BEAMS AT BASEMENT(S) SHALL BE 6'-6" MIN. (AS REQUIRED BY CODE).

WOOD FRAMING & SHEATHING WITHIN 8" OF FINISHED GRADE.

SYNTHETIC SIDING WITHIN 6" OF FINISHED GRADE.

WOOD IN CONTACT WITH FOUNDATION, CONCRETE, OR STEEL.

STUDS IN ALL WALLS GREATER THAN 8'-0" IN HEIGHT TO RUN CONTINUOUS FOR FULL HEIGHT OF THE WALL. AT 15'-0" OR GREATER, DOUBLE STUDS TO RUN ENTIRE LENGTH.

ALL STUDS AT CHIMNEY FRAMING TO BE CONTINUOUS FROM ATTIC FLOOR LEVEL & UP. STAGGER ANY SPECIES 32" MIN. FACE WITH 3/2" PLYWOOD AT INSIDE FACE OF CHIMNEY FRAMING - TYP. ALL ADJACENT WALLS.

PLYWOOD SHALL BE APA GRADE STAMPED & SHALL NOT EXCEED THE SPANS INTENDED FOR EACH APPLICABLE GRADE STAMP. PLYWOOD SHEATHING SHALL BE PROVIDED AND INSTALLED AS FOLLOWS (U.O.N.):

FLOORS: 3/4" APA "STUD"-FLOOR 24"-32" OR APPROVED EQUAL PLYWOOD TO BE TONGUE & GROOVE.

FLOORS TO BE TILED: (1)LAYER 3/4" APA + (1)LAYER 1/2" APA PLYWOOD TO BE TONGUE & GROOVE.

WALLS: 5/8" EXTERIOR

ROOF: 3/4" EXTERIOR APA 48/24

ALL PLYWOOD TO BE MANUFACTURED WITH EXTERIOR GLUE, UNLESS OTHERWISE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.

PROVIDE "SIMPSON" HURRICANE STRAPS FOR ALL RAFTERS. ALL CONSTRUCTION METHODS TO EXCEED WIND SPEED OF 115 MPH AND TO FOLLOW CODE SECTION R 301.2.1.1 REQUIREMENTS.

#### ENGINEERED WOOD JOISTS & PARALLEL STRAND LUMBER

PLYWOOD SHALL BE APA GRADE STAMPED & SHALL ALL ENGINEERED LUMBER, JOISTS, BEAMS, ETC. TO BE MANUFACTURED BY - GEORGIA - PACIFIC OR TRUSS JOISTS

ALL PARALLEL STRAND LUMBER / BEAMS SHALL BE PARALLAM PSL. AS MANUFACTURED BY GEORGIA PACIFIC - TRUSS JOIST MANUFACTURER, WITHOUT SUBSTITUTION. COORD. WITH ARCHITECT FOR MINIMUM DESIGN STRESSES ALLOWABLE.

PSL MEMBERS CONSISTING OF TWO OR MORE BEAMS SHALL BE FASTENED TOGETHER WITH THREE ROWS OF 16D COMMON WIRE AT 12" O.C. FOR MEMBERS OF THREE OR MORE PIECES NAIL, AS SPECIFIED, FROM EACH SIDE AS DIRECTED BY MANUF.

FURNISH, PROTECT & INSTALL ENGINEERED WOOD, PSL, & STRUCTURAL PRODUCTS IN ACCORDANCE WITH SPECIFICATIONS & MANUFACTURER RECOMMENDATIONS. INSTALL ALL HARDWARE, FASTENERS, CONNECTORS, STIFFENERS, BRACING, ETC. AS RECOMMENDED, (UNLESS OTHERWISE DETAILED OR SPECIFIED BY LICENSED ENGINEER).

ALL WALLS OVER 10 FT IN HT WILL BE BUILT WITH ENGINEERED LUMBER

UP TO 12 FEET - 2X6 LVL

12 FEET TO 18 FEET 2X8 LVL

### SECTION 4: WATERPROOFING & DAMP PROOFING

CONTRACTOR TO VERIFY ANY DISCREPANCY OR QUESTIONABLE FRAMING, HEADER, OR STRUCTURAL DESIGNATION(S) / DETAILS W/ ARCHITECT / ENGINEER PRIOR TO FRAMING.

ALL WOOD FRAMING INCLUDING DETAILS FOR BRIDGING, BLOCKING, FIRE STOPPING, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" & ITS SUPPLEMENTS. INSTALL IN ACCORDANCE W/ NFPA MANUAL FOR HOUSE FRAMING.

FRAMING LUMBER SHALL HAVE EACH PIECE OF LUMBER GRADE STAMPED & SHALL BE SURFACE DRIED, EXCEPT WOOD STUDS - TO BE KILN DRIED, & SHALL CONFORM TO THE FOLLOWING SPECIES & GRADE:

RAFTERS & JOISTS: DOUGLAS FIR - LARCH #2  
BEAMS, GIRDERS, & HEADERS: DOUGLAS FIR - LARCH #1  
STUDS & PLATES: DOUGLAS FIR - LARCH STUD GRADE

TYPICAL EXTERIOR STUD WALLS TO BE 2X6 (PER JOB) WOOD STUD FRAMING, U.O.N. (MAY VARY WHERE CONSTRUCTION IS TO MATCH EXISTING. REFER TO DWGS.)

TYPICAL INTERIOR STUD WALLS TO BE 2X4 WOOD STUD FRAMING, U.O.N. (MAY VARY WHERE CONSTRUCTION IS TO MATCH EXIST. - REFER TO DWGS.)

SPACING TO BE ASSUMED @ 16" OC U.O.N. SPACING NOT TO EXCEED 24" OC UNLESS SPECIFIED AS SUCH BY LICENSED STRUCTURAL ENGINEER.

REFER TO TYPICAL HEADER CHART FOR SIZING. DIMENSIONAL LUMBER & MICRO LAM EQUIVALENTS PROVIDED FOR QUICK REFERENCE. SPECIFIC ENGINEER DESIGNATIONS TAKE PRECEDENCE OVER "TYPICALS". INSTALL AS INDICATED ON DOCUMENTS.

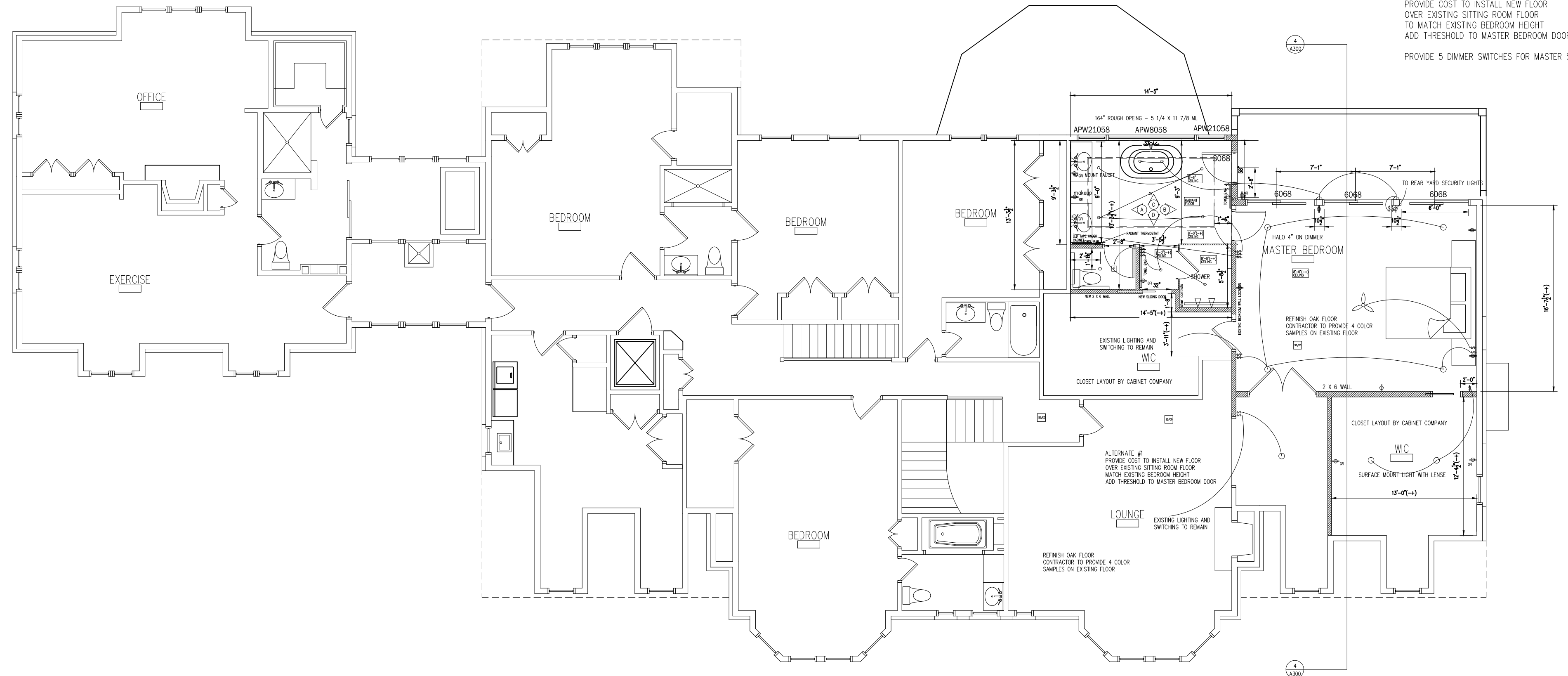
DOUBLE UP STUDS AT ALL OPENINGS & AT ENDS OF WALLS. PROVIDE A SOLID OR BUILT-UP POST (USING MULTIPLE WOOD STUDS) AT EACH SUPPORT END OF ALL BEAMS, GIRDERS, HEADERS, ETC. SUPPORT SHALL BE AT MIN. - EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING & MATCH THE DEPTH OF ADJACENT STUDS. HEADERS SPANNING 7'-0" OR MORE SHALL BE SUPPORTED ON DOUBLE STUDS. MIN.

ALL SPIICES SHALL BE STAGGERED @ 32" MIN.

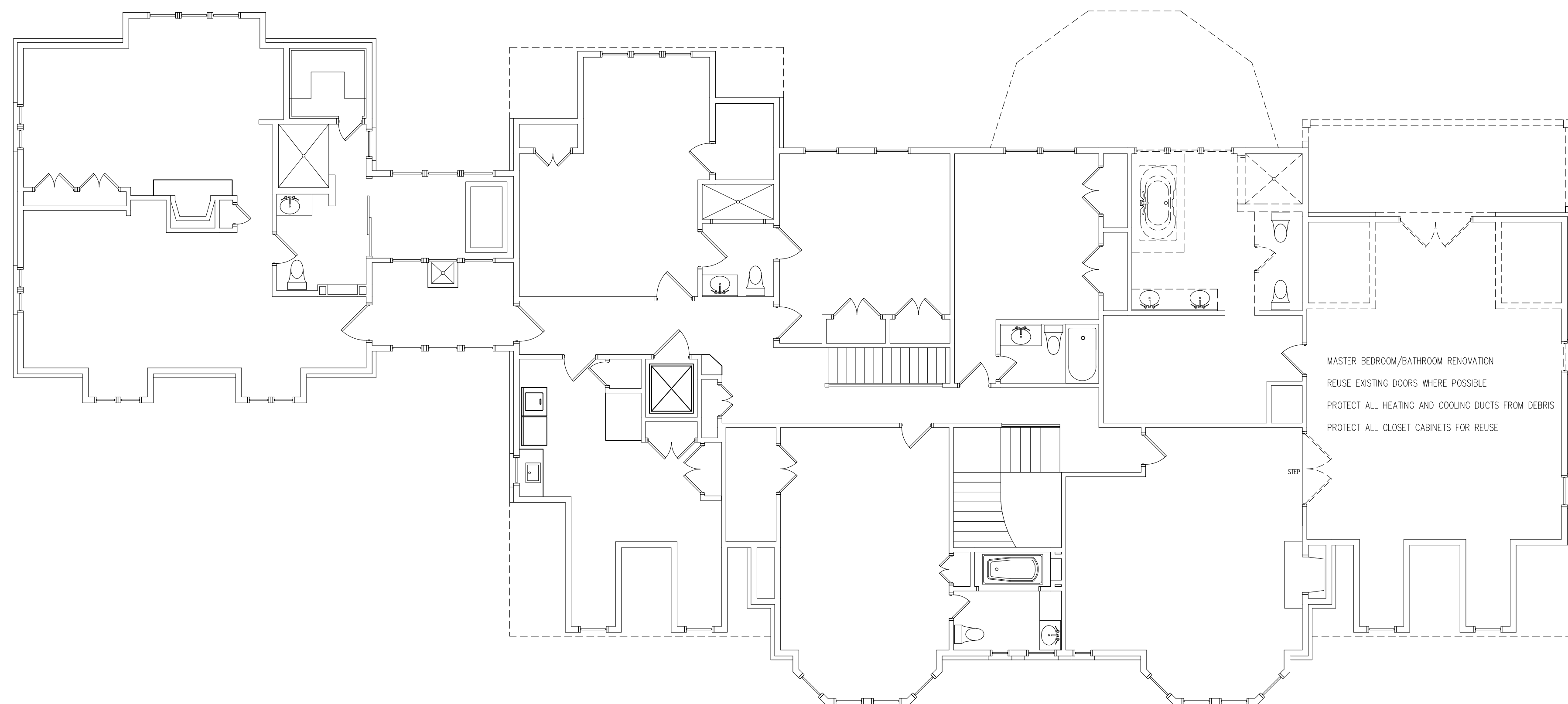
LAP ALL PLATES @ CORNERS & AT INTERSECTION OF WALLS.

**DEMOLITION NOTES:**

- 1.) DEMOLISH AND REMOVE WALLS AS DESIGNATED ON THE DEMOLITION PLAN. PROTECT ALL ADJACENT AS NECESSARY.
- 2.) ALL DEMOLITION SHALL BE PERFORMED BY SKILLED MECHANICS, LICENSED IN THEIR TRADE IF REQUIRED.
- 3.) REMOVE DOORS, SADDLES AND DOOR FRAMES AS SHOWN ON THE DRAWINGS.
- 4.) PROTECT ALL FLOORS WHICH ARE INDICATED ON THE DRAWINGS TO REMAIN.
- 5.) ALL ELECTRICAL LINES DISTURBED BY THE DEMOLITION OF WALLS, CEILINGS AND FLOORS SHALL BE PROPERLY REMOVED BACK TO PANEL BOX. COMMUNICATIONS LINES SHALL BE REMOVED, CAPPED, RELOCATED AND / OR MODIFIED AS PER THE OWNER'S INSTRUCTIONS.
- 6.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ANY ADDITIONAL DEMOLITION AND REMOVAL AS MAY BE REQUIRED BY THE SCOPE OF THE CONTRACT DOCUMENTS.
- 7.) THE CONTRACTOR SHALL TAKE CARE DURING DEMOLITION TO MAINTAIN EXISTING SERVICES (I.E. GAS, ELECTRIC, ETC.) ANY DAMAGE TO THE BUILDING OR FURNITURE AND DECOR WITHIN DURING THE COURSE OF THE WORK, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DEMOLITION SHALL BE PERFORMED WITH MINIMUM INTERFERENCE TO BUILDING EGRESS CORRIDORS.
- 8.) THE CONTRACTOR SHALL ASSUME RISK REGARDING DAMAGE OR LOSS WHETHER BY REASON OF FIRE, THEFT, OR ANY OTHER CASUALTY TO THE DEMISED PREMISES AFTER THE CONTRACT IS SIGNED; NO SUCH DAMAGE OR LOSS SHALL RELIEVE THE CONTRACTOR FROM CONTRACT OBLIGATION TO COMPLETE THE WORK.
- 9.) THE CONTRACTOR SHALL DISPOSE OF ALL DEMOLISHED MATERIAL, INCLUDING CARTING AWAY DEMOLISHED MATERIAL FROM THE SITE, IN A MANNER APPROVED BY THE BUILDING MANAGEMENT AND GOVERNMENT REGULATIONS, IMMEDIATELY AFTER DEMOLITION, UNLESS OTHERWISE INSTRUCTED BY THE ARCHITECT.
- 10.) ALL MATERIALS NOTED FOR DEMOLITION BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE. THE CONTRACTOR SHALL CHECK WITH OWNER REGARDING RETAINAGE AND / OR RELOCATION OF ALL EQUIPMENT AND MATERIALS REMOVED.
- 11.) ALL ADJACENT BUILDING AREAS TO BE THOROUGHLY PROTECTED DURING REMOVALS. ALL WALLS AND FLOORS TO BE PROTECTED ALONG PASSAGEWAYS TO STREET. ELEVATOR CABS TO BE PROTECTED AS REQUIRED. ALL DUST AND DEBRIS TO BE CONTAINED WITHIN THE AREA OF WORK.
- 12.) THE CONTRACTOR IS REQUIRED TO PROVIDE PATCHING AND REPAIR TO ADJACENT WALLS, CEILINGS AND FLOORS DAMAGED IN THE COURSE OF DEMOLITION AND REMOVAL.
- 13.) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS AND INSPECTIONS WHEN AND IF REQUIRED IN CONNECTION WITH THE DEMOLITION, REMOVAL AND DISPOSAL OF ALL DEBRIS.
- 14.) ALL MOVABLE FURNITURE, AND EQUIPMENT SHALL BE REMOVED FROM THE WORK AREA BY THE OWNER PRIOR TO START OF ANY DEMOLITION WORK.



1 CONSTRUCTION PLAN  
SCALE: 3/32" = 1'-0"



2 DEMOLITION PLAN  
SCALE: 3/32" = 1'-0"

MASTER BEDROOM/BATHROOM RENOVATION  
OWNER TO SUPPLY:  
TILE  
PLUMBING  
BATHROOM ACCESSORIES  
SPECIALTY LIGHTING OVER SINKS  
RECESSED MIRRORS  
PROVIDE COST TO INSTALL NEW FLOOR  
OVER EXISTING SITTING ROOM FLOOR  
TO MATCH EXISTING BEDROOM HEIGHT  
ADD THRESHOLD TO MASTER BEDROOM DOOR  
PROVIDE 5 DIMMER SWITCHES FOR MASTER SUITE

ERIC BAKER ARCHITECTS  
ARCHITECTURE AND INTERIOR DESIGN  
855 BLOOMFIELD AVENUE  
GLEN RIDGE, NEW JERSEY  
T: 973.707.7640 F: 973.707.7639

CONSULTANTS:

No.	Date	Issues and Revisions
1	4FEB22	PERMIT SET

Registration and Signature:



Drawing Title:

FLOOR PLANS

Project No:  
Drawn By: EDB  
Checked By:  
Scale:

Drawing Number

A100  
3 of 6



CABLE RAIL SYSTEM FOR REAR MASTER DECK



TIMBERTECH DECKING - ASHWOOD COLOR



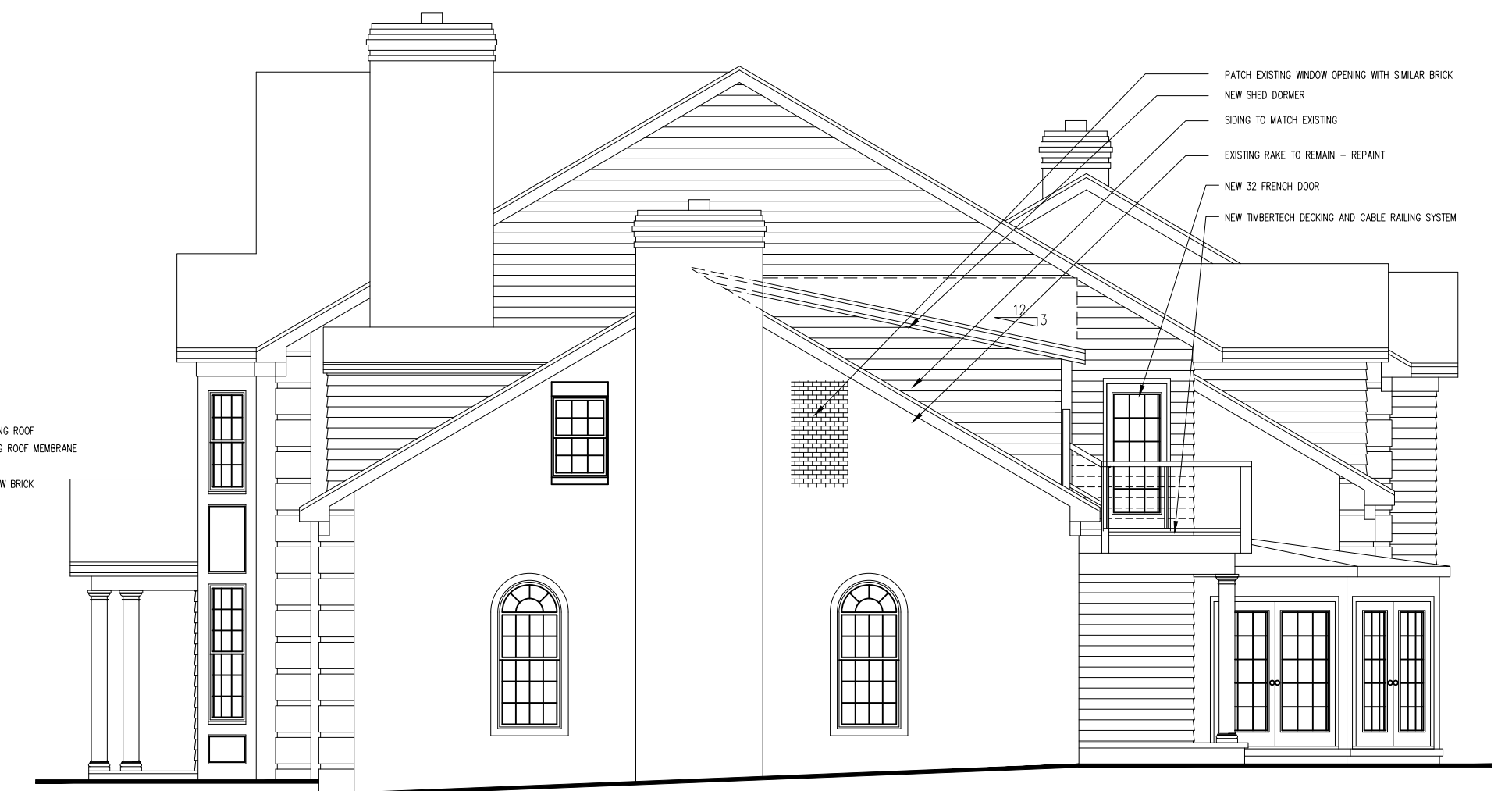
1 REAR ELEVATION  
SCALE: 3/32" = 1'-0"



2 REAR ELEVATION - DEMOLITION  
SCALE: 3/32" = 1'-0"



3 SIDE ELEVATION - DEMOLITION  
SCALE: 3/32" = 1'-0"



4 SIDE ELEVATION - CONSTRUCTION  
SCALE: 3/32" = 1'-0"

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ARCHITECTURE AND INTERIOR DESIGN

855 BLOOMFIELD AVENUE  
GLEN RIDGE, NEW JERSEY  
T: 973.707.7640 F: 973.707.7639

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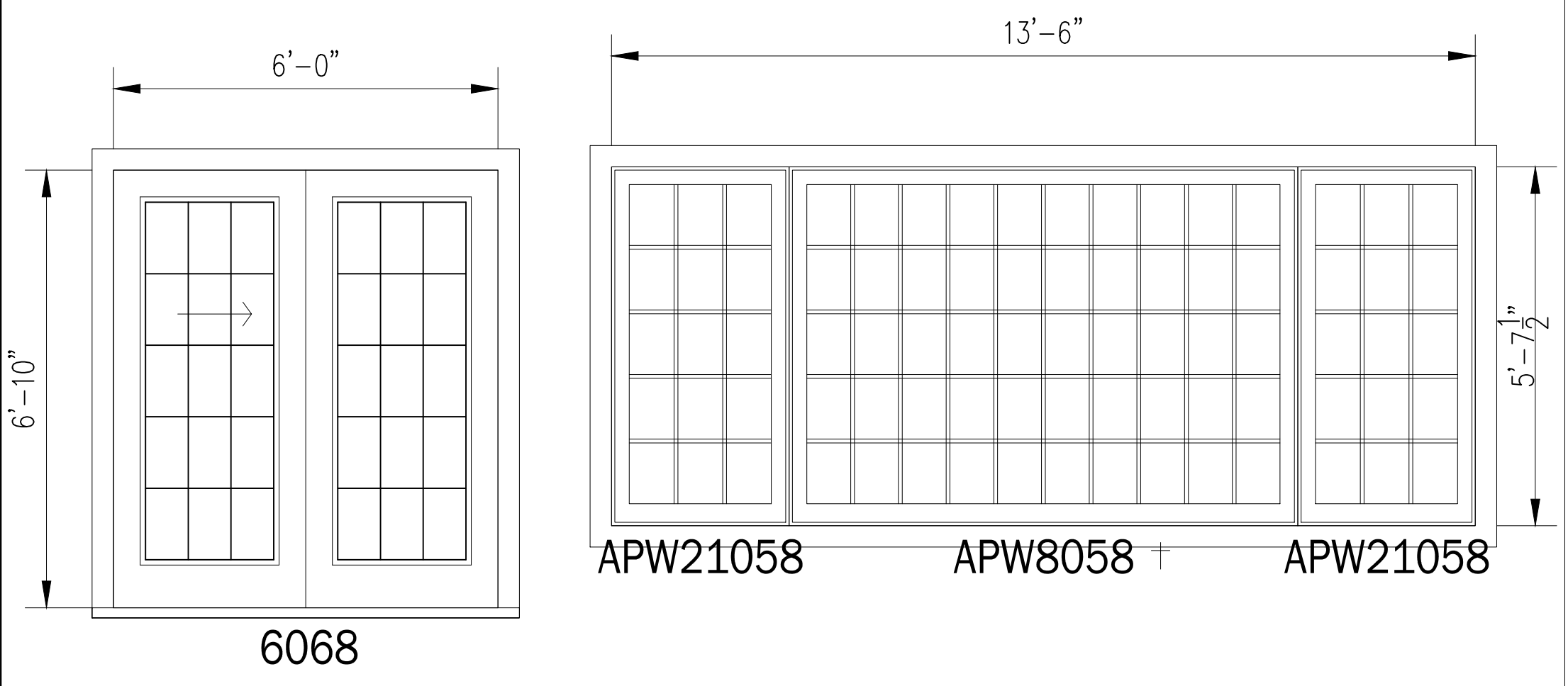
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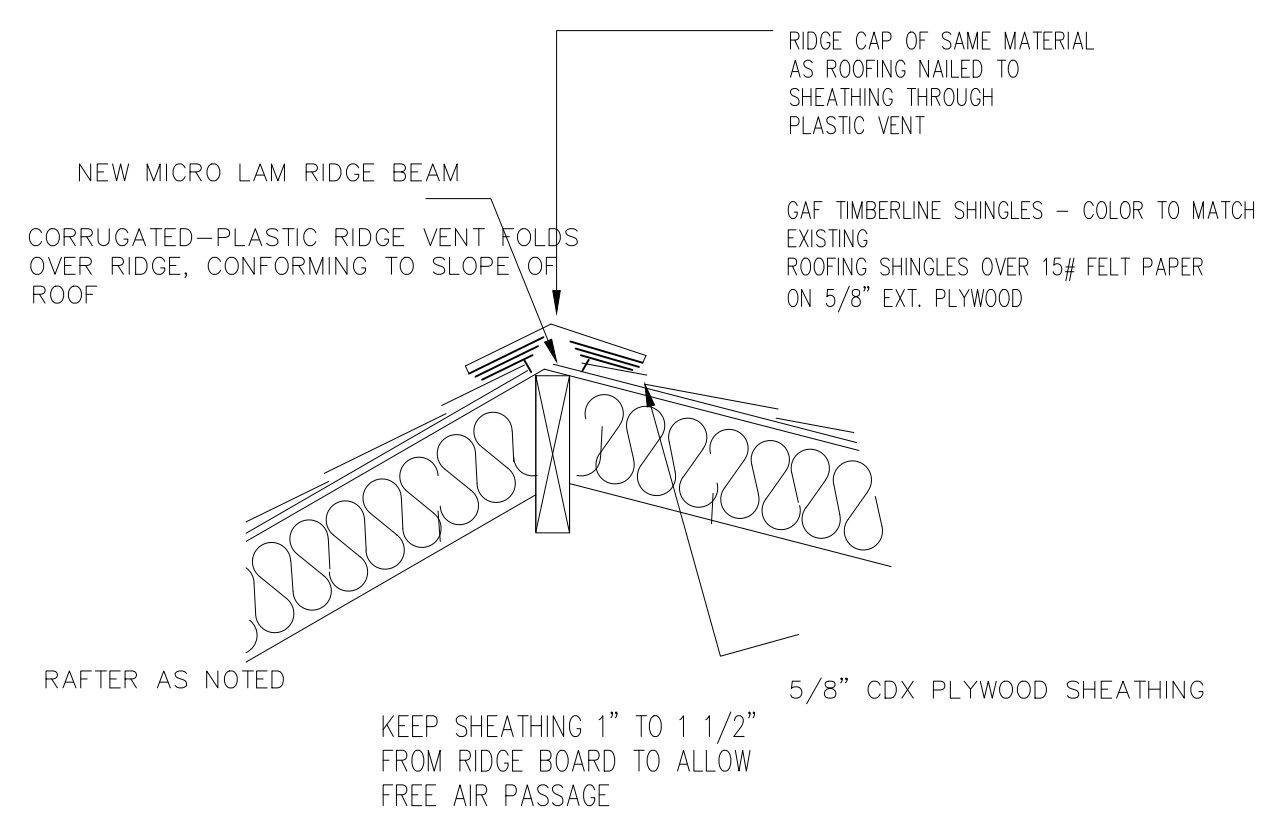
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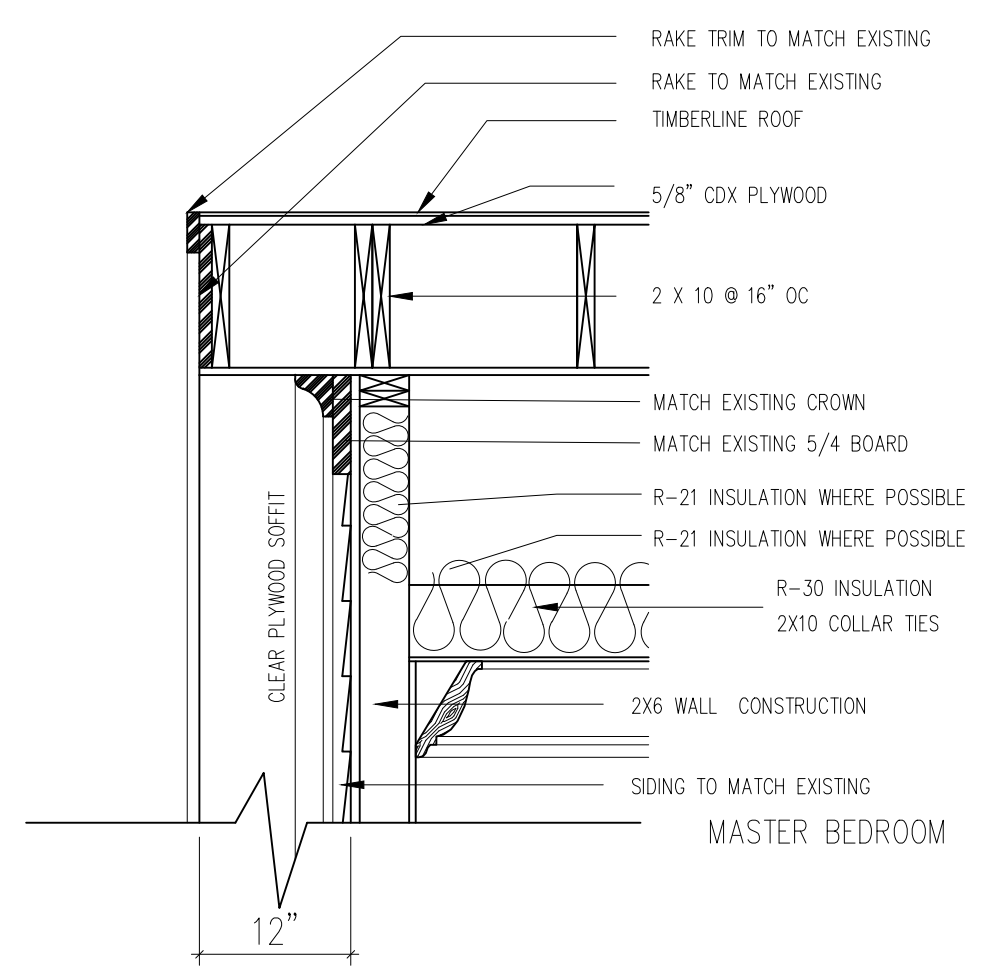
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4 of 6



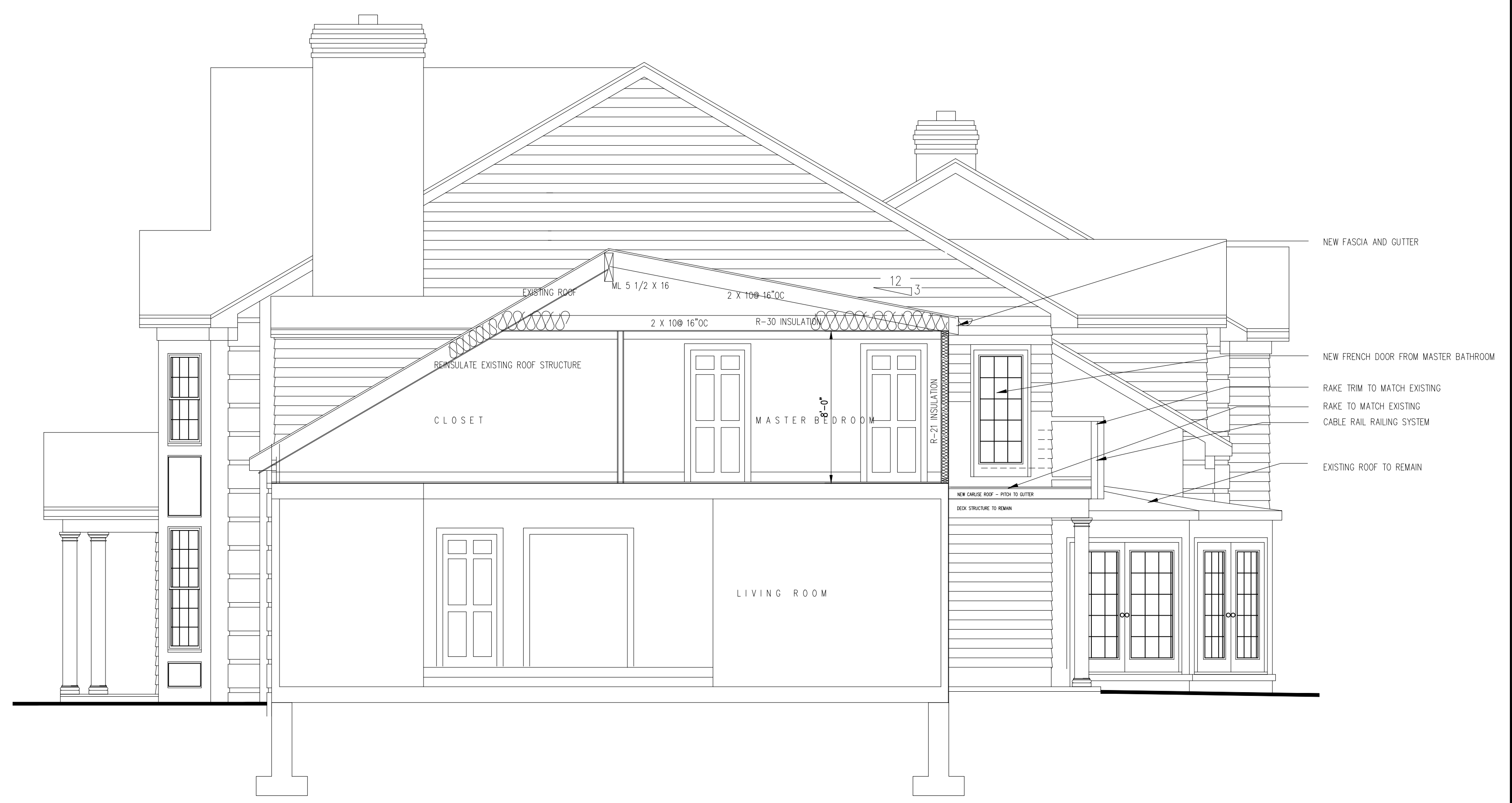
1 WINDOWS AND DOORS  
SCALE: 1/4" = 1'-0"



2 RIDGE VENT  
SCALE: NTS



3 RAKE WALL AND OVERHANG  
SCALE: NTS



4 BUILDING SECTION THROUGH MASTER BEDROOM  
SCALE: 3/16" = 1'-0"

ERIC BAKER ARCHITECTS  
ARCHITECTURE AND INTERIOR DESIGN  
855 BLOOMFIELD AVENUE  
GLEN RIDGE, NEW JERSEY  
T:973.707.7640 F:973.707.7639

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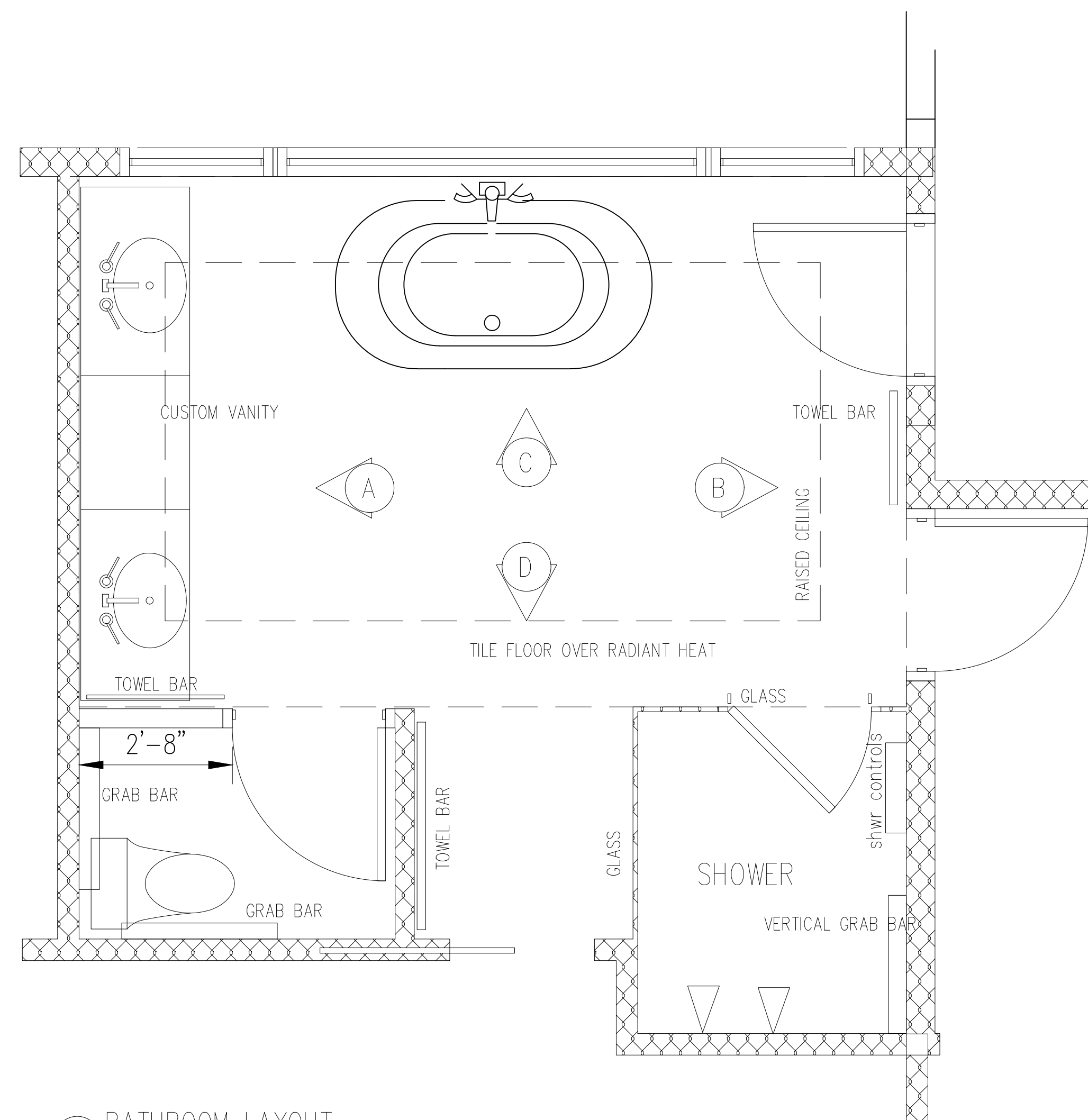
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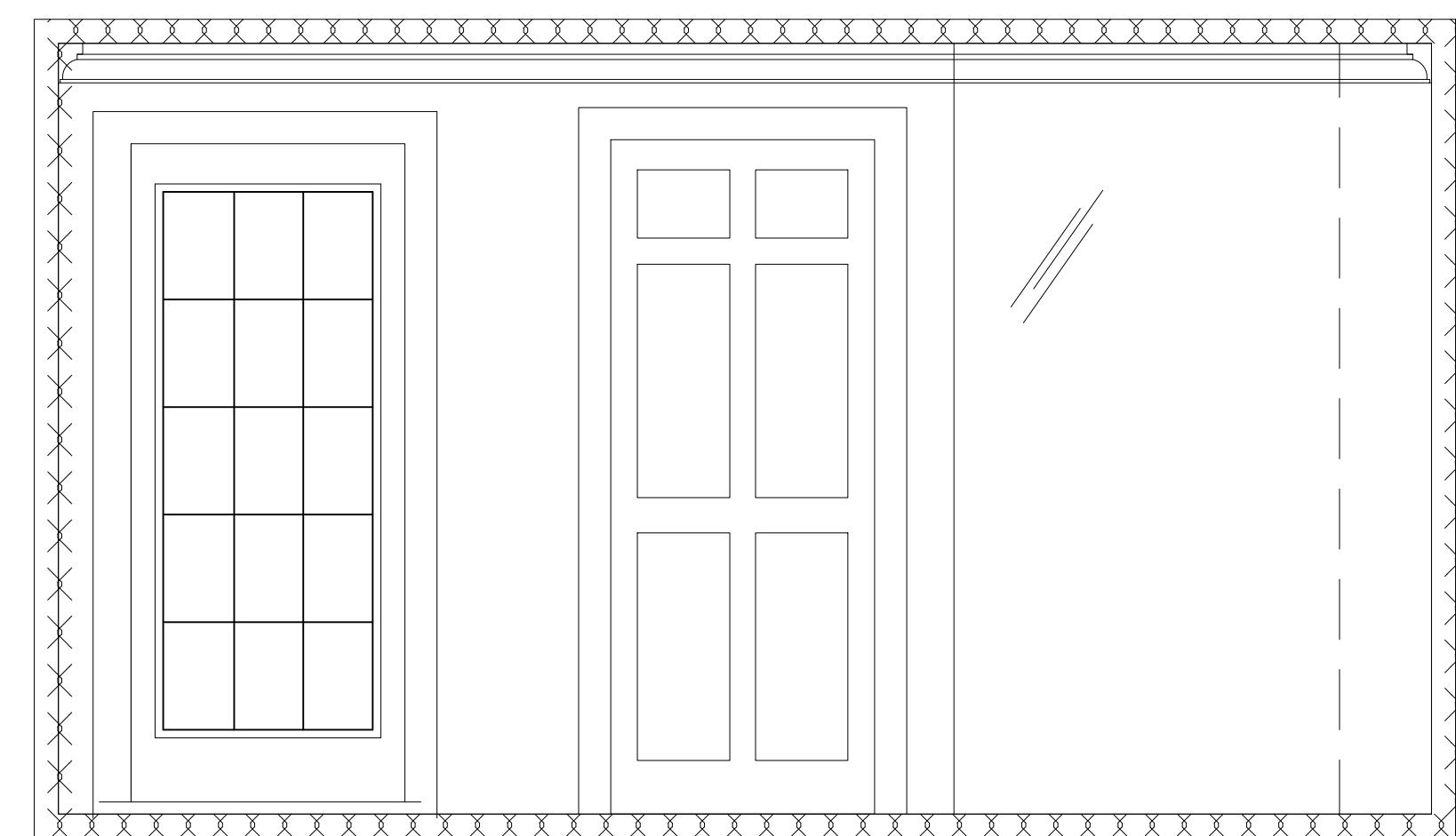
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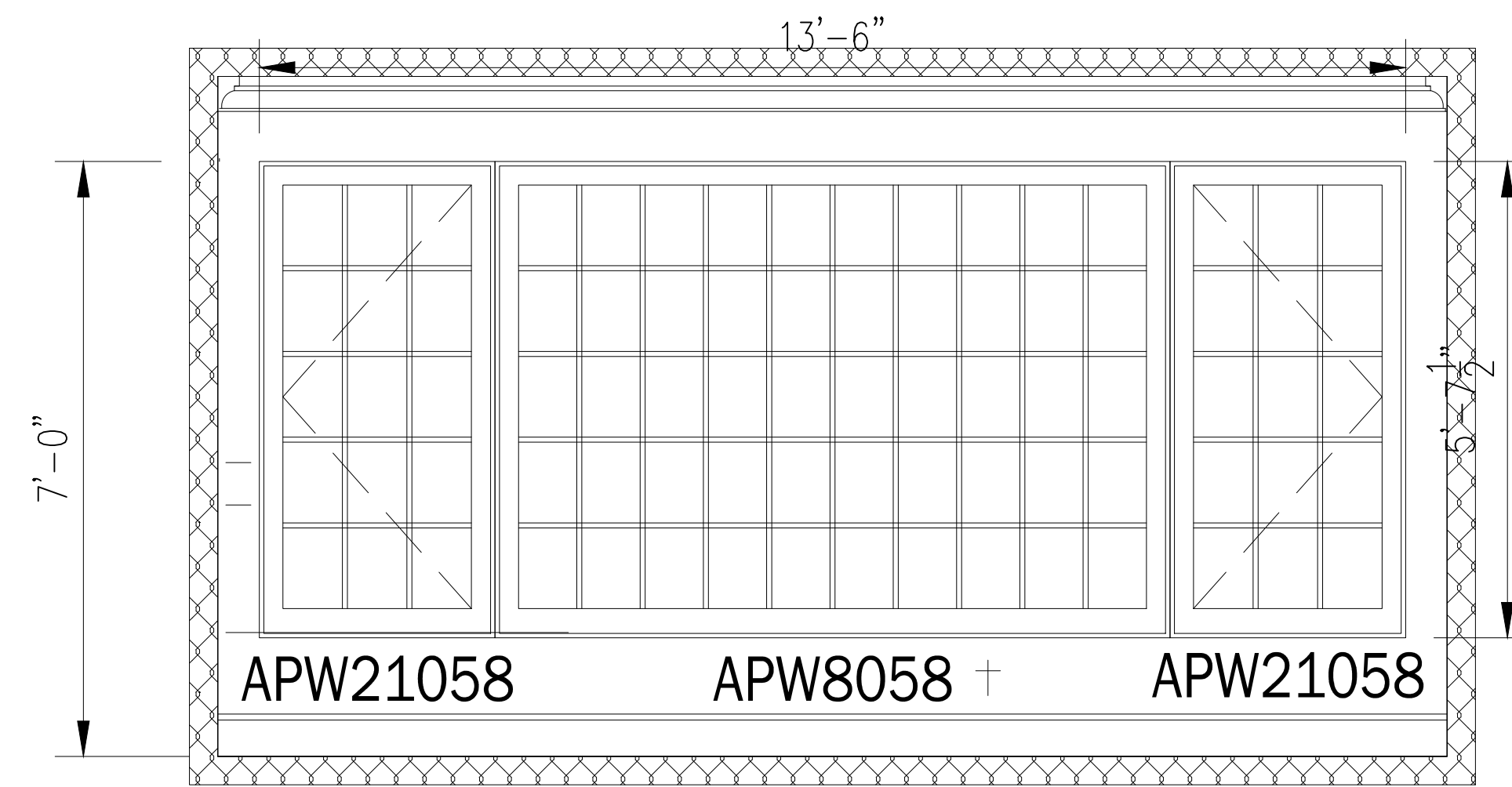
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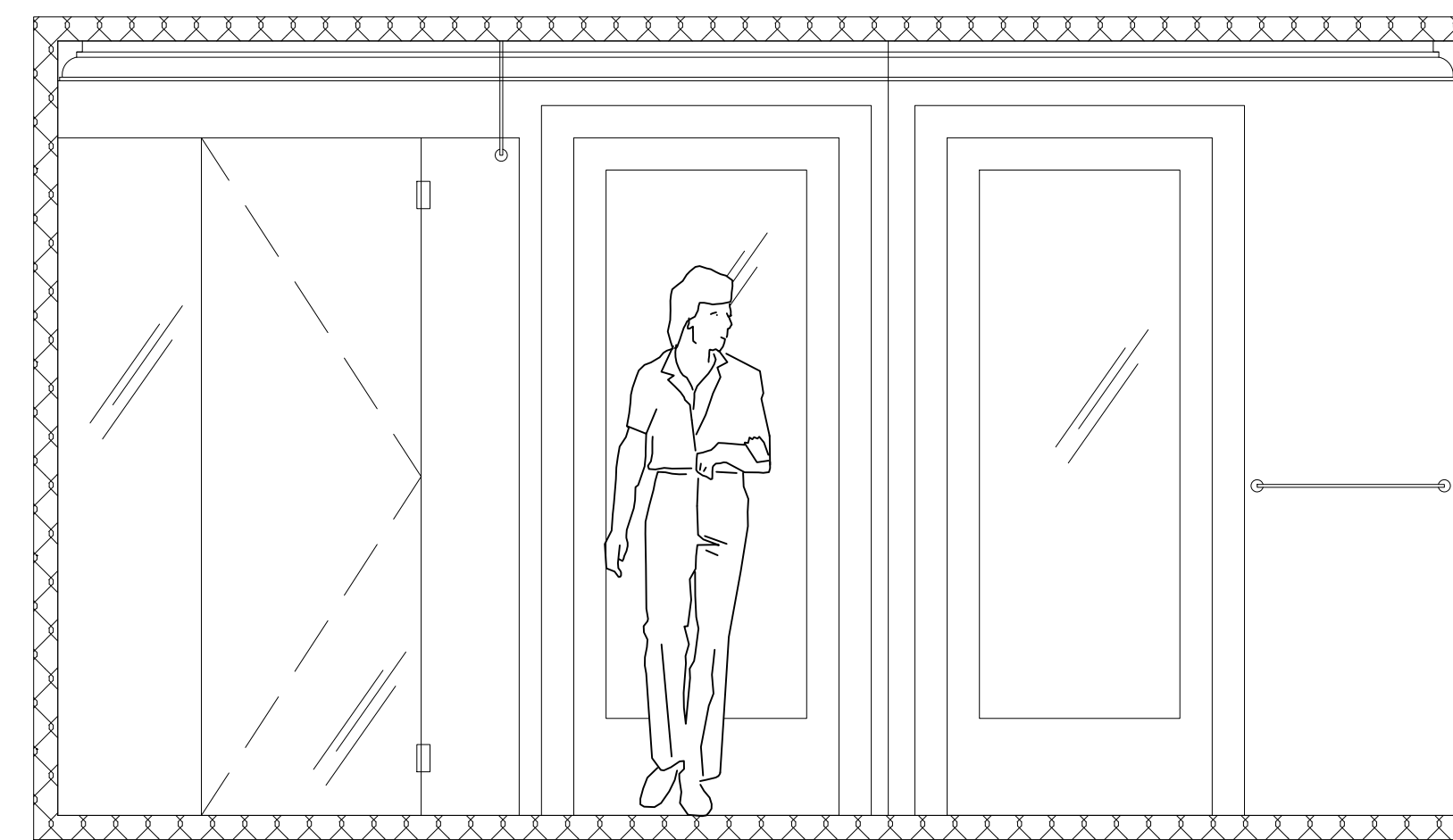
1 BATHROOM LAYOUT  
SCALE: 3/8" = 1'-0"



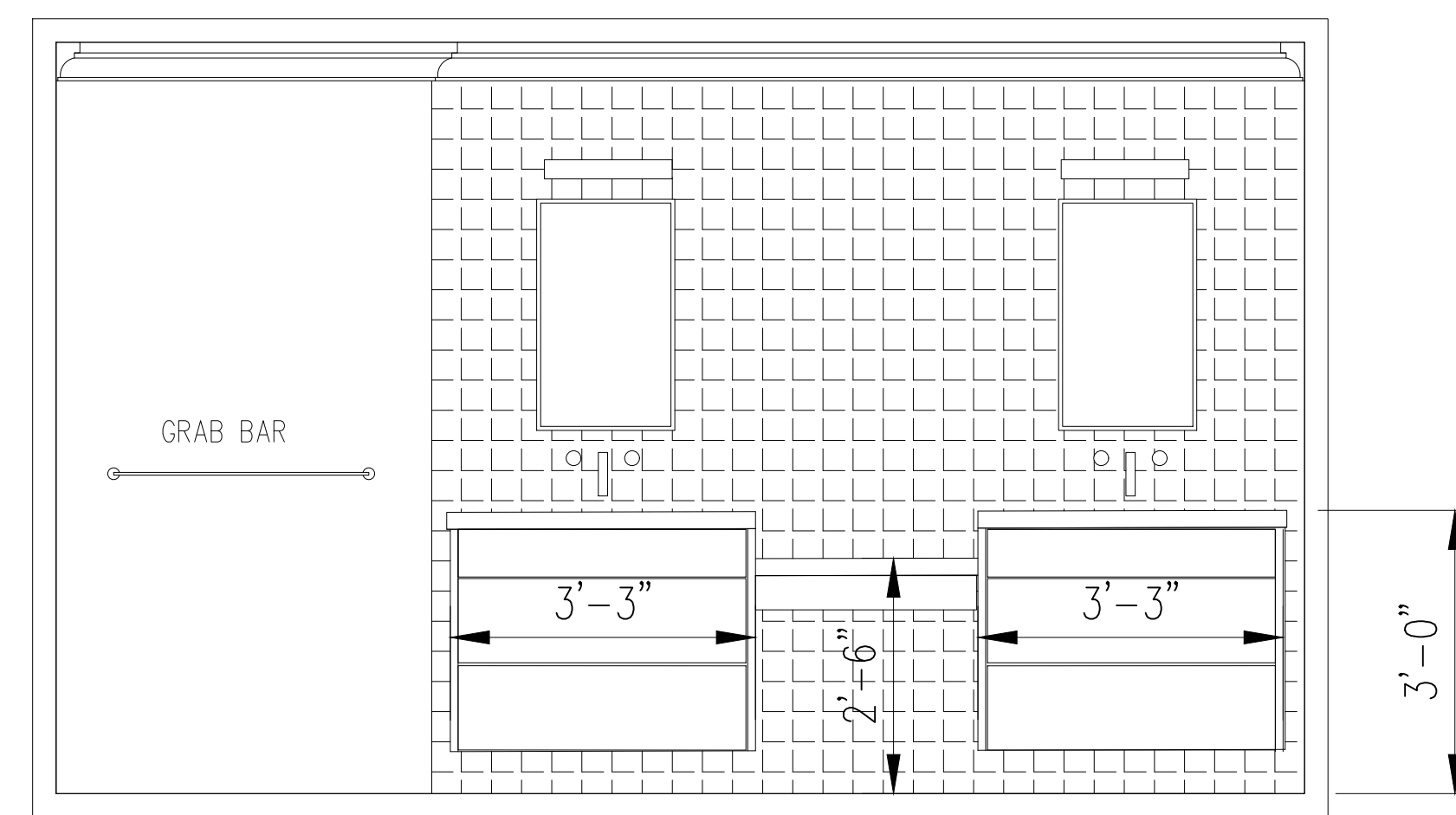
B DOOR TO DECK  
SCALE: 3/8" = 1'-0"



C WINDOW ELEVATION  
SCALE: 3/8" = 1'-0"



D SHOWER WALL  
SCALE: 3/8" = 1'-0"



A VANITY WALL  
SCALE: 3/8" = 1'-0"

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ARCHITECTURE AND INTERIOR DESIGN

855 BLOOMFIELD AVENUE  
GLEN RIDGE, NEW JERSEY  
T: 973.707.7640 F: 973.707.7639

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Registration and Signature:

Drawing Title:

INTERIOR ELEVATIONS

Project No:  
Drawn By: EDB  
Checked By:  
Scale:

Drawing Number

# SPECIFICATIONS & GENERAL CONDITIONS

## CABINERY, BUILT-INS, & SPECIALTY SHELVING

- 01 CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL CLOSET INTERIOR & BUILT-INS (ROD & SHELF IS TO BE ASSUMED, TYP. U.O.N.) OWNER TO PROVIDE ADDITIONAL ORGANIZER REG. & REVIEW LAYOUTS W/ CONTRACTOR PRIOR TO BIDDING & AGAIN PRIOR TO FABRICATION / INSTALLATION. CONTRACTOR TO PROVIDE NEW PRICING TO OWNER FOR FINAL APPROVAL ON ALL CHANGES TO SCOPE OF WORK.
- 02 CLOSET INTERIOR SHELVING TO BE CONFIRMED BY CLOSET CONTRACTOR.
- 03 MASTER BEDROOM CLOSET SYSTEM BY CLOSET MANUFACTURER.
- 04 CONTRACTOR RESPONSIBLE FOR PURCHASING, DELIVERY COORDINATION AND INSTALLATION FOR ALL VANITIES & CABINETS - U.O.N. PRIOR TO ORDER, CONTRACTOR TO COORD. W/ ANY OTHER TRADES OR WORK INVOLVED & NECESSARY TO PROVIDING A COMPLETE, OPERATIONAL & PROPERLY INSTALLED FINISHED PRODUCT.
- 05 CONTRACTOR RESPONSIBLE TO COORDINATE ALL BUILT-IN REQUIREMENTS & DESIGN CRITERIA PRIOR TO BIDDING & PRIOR TO FABRICATION / INSTALLATION W/ OWNER FOR FINAL APPROVALS.

## INTERIOR MILLWORK

- 01 ALL WOOD SHALL BE KILN DRIED WHITE PINE OR POPLAR, U.O.N. COORDINATE FINAL MATERIALS & DESIGN REQUIREMENTS W/ OWNER & ARCHITECT PRIOR TO BIDDING & CONFIRM PRIOR TO FABRICATION.

## INTERIOR TRIM

- 01 CROWN MOLDING- 5" PROVIDE SAMPLES  
BASE MOLDING- 5" PROVIDE SAMPLES  
CASE MOLDING- 5" PROVIDE SAMPLES  
CONTRACTOR TO SUBMIT SAMPLES FOR OWNERS REVIEW. PROVIDE 4" STOODS TO ALL WINDOW SILLS WITH CASING BELOW WINDOW SILL.

## DIVISION 15: MECHANICAL SYSTEMS

### MECHANICAL SYSTEMS

- 01 EVERY ROOM OR SPACE INTENDED OF HUMAN OCCUPANCY SHALL BE PROVIDED W/ NATURAL OR MECHANICAL VENTILATION.
- 02 CONTRACTOR TO FIELD VERIFY, REVIEW AND INSPECT ALL EXISTING HVAC, MECHANICAL, UTILITIES, ETC. FOR PROPER OPERATION OF EXISTING TO REMAIN. CONTRACTOR TO IDENTIFY COMPATIBILITY W/ PROPOSED & PROVIDE ANY REQUIRED MODIFICATIONS & NECESSARY REPAIRS.
- 03 FINAL UTILITIES, HVAC & MECHANICAL SYSTEMS, ETC. TO FULLY ACCOMMODATE ALL NEW ADDITION(S) & PERFORMANCE REQUIREMENTS FOR BOTH NEW & EXISTING ITEMS.
- 04 ALL WORK SHALL BE LEFT IN SATISFACTORY OPERATING CONDITION.
- 05 CONTRACTOR TO NOTIFY OWNER & ARCHITECT OF ANY CONDITIONS FOUND WHICH REQUIRE REPAIR OR MAY PREVENT PROPER OPERATION OF EQUIPMENT OR DEVIATIONS FROM MANUFACTURERS PERFORMANCE DATA / SPECIFICATIONS.
- 06 CLEAN AND/OR REPLACE FILTERS FOR ALL OPERATING EQUIPMENT PRIOR TO OWNER OCCUPANCY.
- 07 LOCATIONS FOR FUEL SUPPLY TANKS, METERS, MAIN SHUTOFF VALVES, RELIEF VALVES, SPECIALIZED REGULATORS, ETC. SHALL BE APPROVED BY ADMINISTRATIVE AUTHORITY & CONFORM TO ALL FEDERAL, STATE & LOCAL REGULATIONS.
- 08 ALL UNDERGROUND CONTAINERS SHALL BE NO CLOSER THAN 10" FROM STRUCTURES WHICH EXTEND BELOW GRADE LEVEL.
- 09 CONTRACTOR TO PROVIDE ALL OPERATIONS & MAINTENANCE (O&M) MANUALS, WARRANTY PAPERWORK, ETC. TO THE OWNER - TO INCLUDE SUBMITTAL LITERATURE PARTS LISTS, LUBRICATION INSTRUCTIONS AND SO ON FOR ALL MECHANICAL EQUIPMENT FURNISHED OR UPGRADED FOR THE PROJECT.
- 10 CONTRACTOR TO COORDINATE SPACE REQUIREMENTS & INSTALLATION OF ALL MECHANICAL WORK, MATERIALS & COMPONENTS. (ACCOMMODATE OTHER SYSTEMS & COMPONENTS INVOLVED DURING PLANNING, SIZING & LAYOUT).

## STONE, MARBLE AND TILE WORK

ALL TILE & STONE SELECTIONS SHALL BE MADE BY THE OWNER. CONTRACTOR IS RESPONSIBLE FOR CALCULATING PROPER MATERIAL AMOUNTS, PURCHASING AND DELIVERING OR COORDINATING DELIVERY FOR ALL STONE, TILE, MARBLE, ETC. TO THE JOB SITE.

## DUCTWORK INSULATION

ALL NEW SUPPLY & RETURN DUCTS SHALL BE EITHER INTERNALLY INSULATED OR INSULATED ON DUCT EXTERIOR. REFER TO DOCUMENTS. IDENTIFY DUCTS TO BE INTERNALLY INSULATED. PROVIDE 1/2" THICK FIBERGLASS DUCT WRAP W/ FOIL FACED VAPOR BARRIER ON ALL SUPPLY DUCTWORK IN NON-AIR CONDITIONED SPACES & ANY OTHER LOCATIONS LOCATED AS PER DOCUMENTS. SUPPLY & RETURN REGISTERS TO BE FIELD LOCATED, HEIGHT A.F.F. TO BE SPECIFIED. REGISTER GRILLE STYLE & FINISH AS SELECTED BY OWNER.

## PIPING INSULATION

INSULATE ALL HEATING HOT WATER PIPES IN EXTERIOR WALLS, CRAWL SPACES, BASEMENTS AND ALL OTHER UNHEATED SPACES / CAVITIES.

CONTRACTOR RESPONSIBLE TO VERIFY PIPE HEIGHTS & LOCATIONS, ADJUST TO JOB CONDITIONS. COORDINATE WORK & LOCATIONS W/ AFFECTED TRADES PRIOR TO INSTALLATION TO AVOID CONFLICTS W/ OTHER WORK.

CONTRACTOR RESPONSIBLE TO INSULATE EXISTING AND NEW PIPING

## PLUMBING

THE USE OF LEAD SOLDER IS STRICTLY PROHIBITED ON INSTALLATION OF POTABLE WATER SYSTEMS & COMPONENTS.

CONTRACTOR RESPONSIBLE TO VERIFY PIPE HEIGHTS & LOCATIONS, ADJUST TO JOB CONDITIONS. COORDINATE WORK & LOCATIONS W/ OTHER AFFECTED TRADES PRIOR TO INSTALLATION TO AVOID CONFLICTS W/ OTHER WORK.

IN FINISHED AREAS ALL PIPING TO BE CONCEALED WITHIN THE CONSTRUCTION & COORDINATE WORK & LOCATIONS W/ OTHER AFFECTED TRADES PRIOR TO INSTALLATION TO AVOID CONFLICTS W/ OTHER WORK.

POTABLE WATER SYSTEM IS TO BE PROTECTED FROM CONTAMINATION BY USE OF BACK FLOW PREVENTERS & AS CONDITIONS REQUIRE.

SANITARY SEWER TO BE CONNECTED INTO MUNICIPAL SEWER SYSTEM OR TO SEPTIC AS APPROVED BY PLUMBING / HEALTH SUB-CODE OFFICIAL HAVING JURISDICTION OVER WHERE CONSTRUCTION IS LOCATED.

CONTRACTOR TO PROVIDE BID PRICING FOR REMOVAL, RELOCATION AND/OR MODIFICATION TO EXISTING SEPTIC SYSTEM OR ANY PORTION THEREOF.

WASTE LINES ARE TO BE CAST IRON (BELOW THE FLOOR LEVEL) & VENTING (ABOVE THE FLOOR LEVEL) TO BE GALVANIZED STEEL OR DWY COPPER. PROVIDE CLEANOUTS AS REQUIRED PER CODE.

CAST IRON PIPING SHALL BE SMOOTH GRAY, EXTRA HEAVY, 4" DIA. TESTED AT 50 LBS. PSI WATER PRESSURE AND 13 LB/FT WEIGHT.

SHOULD PVC PIPING BE SUBSTITUTED (INSTEAD OF CAST IRON) AT WASTE LINES - TO BE PVC SCHEDULE 40 OR BETTER. SUBSTITUTION SHALL BE APPROVED BY OWNER & ARCHITECT. GALVANIZED PIPE SHALL BE SCHEDULE 40 GALVANIZED STEEL.

WATER SUPPLY LINES ARE TO BE TYPE "L" COPPER & SHALL BE SEAMLESS, HARD DRAWN COPPER TUBING BY ANACONDA, REVERE, MUELLER, OR APPROVED EQUAL TESTED AT 250 LBS. W/ SWEATED FITTINGS.

ALL HOT & COLD WATER SUPPLY PIPING SHALL HAVE MULTIPLE CHAMBERS TO PREVENT "WATER HAMMERING". (PLUMBER TO COORD. EXACT NUMBER & RATIO ARCHITECT).

NATURAL GAS PIPING TO BE SCHEDULE 40 WELDED SEAMLESS, BLACK & SHALL COMPLY W/ GAS UTILITY COMPANY REQUIREMENTS, LOCAL, STATE & FEDERAL REGULATIONS & NFPA STANDARD NO. 53 & 54.

SUPPLY & WASTE LINE SIZING SHALL CONFORM TO THE FOLLOWING MINIMUMS: (UNLESS OTHERWISE PER CODE REQUIREMENTS).

FIXTURE	HW	CW	DRAIN	TRAP	VENT
WATER CLOSET	N/A	1/2"	3"	N/A	3"
LAVATORY / SINK	1/2"	1/2"	1 1/2"	1 1/2"	1 1/2"
SHOWER / TUB	1/2"	1/2"	2"	2"	1 1/2"
LAUNDRY TUB	1/2"	1/2"	1 1/2"	1 1/2"	1 1/2"

\*3" PVC PIPE MAY BE USED IF APPROVED BY LOCAL SUB-CODE OFFICIAL & OWNER.

ALL ALTERNATE RECOMMENDATIONS BY CONTRACTOR SHALL BE REVIEWED W/ ARCHITECT PRIOR TO COMMENCING ALL WORK.

PROVIDE ESCUTCHEONS AT ALL PIPE SLEEVES & AROUND UNCOVERED PIPES WHICH ARE PASSING THROUGH WALLS, FLOORS, FINISH MATERIALS, ETC.

VALVES SHALL BE JENKINS, HAMMOND, CRANE, OR EQUAL SUITABLE FOR SOLDERING, SCREWED, OR FLANGED ENDS AS APPROPRIATE.

## PLUMBING FIXTURES & HARDWARE

ALL PLUMBING FIXTURES TO BE SELECTED & PURCHASED BY OWNER. CONTRACTOR TO INSTALL 2 MASTER BATH SINKS AND WALL MOUNT FAUCETS AND ONE TUB, TOILET AND 2 SHOWER HEADS - TUB WITH FLOOR MOUNTED FAUCET.

ALL HARDWARE & SPECIALTY ITEMS TO BE AS SELECTED BY OWNER. SUPPLIER & CONTRACTOR RESPONSIBLE TO VERIFY COMPATIBILITY OF HARDWARE TO FIXTURES & CODE CONFORMANCE PRIOR TO PLACING ORDER & AGAIN PRIOR TO INSTALLATION.

SUPPLIER & CONTRACTOR RESPONSIBLE TO VERIFY CODE COMPLIANCE OF ALL FIXTURE LAYOUTS & COORDINATE W/ FINAL SELECTED FIXTURES PRIOR TO PLACING ORDER & AGAIN PRIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE & INSTALL PLUMBING & FIXTURES IN ACCORDANCE W/ ALL APPLICABLE CODE REQUIREMENTS.

## HEATING

CONTRACTOR SHALL REUSE THE EXISTING HEAT SYSTEM, RECONFIGURE AS REQUIRED.

ADD ELECTRIC RADIANT FLOORING TO MASTER BATHROOM.

## AIR CONDITIONING

CONTRACTOR SHALL REUSE THE EXIST AIR CONDITIONING EQUIPMENT, EXTEND / RECONFIGURE AS REQUIRED.

## DIVISION 16: ELECTRICAL

### ELECTRICAL - GENERAL REQUIREMENTS

- 01 CONTRACTOR TO FIELD VERIFY, REVIEW AND INSPECT ALL EXISTING ELECTRICAL SYSTEMS & COMPONENTS FOR PROPER OPERATION OF EXISTING TO REMAIN CONTRACTOR TO IDENTIFY COMPATIBILITY W/ PROPOSED & PROVIDE ANY REQUIRED UPGRADES OR MODIFICATIONS & NECESSARY REPAIRS.

- 02 FINAL ELECTRICAL SYSTEMS & ASSOCIATED COMPONENTS OR SYSTEMS TO FULLY ACCOMMODATE ALL NEW ADDITION(S) & PERFORMANCE REQ. FOR BOTH NEW & EXISTING ITEMS.

- 03 CONTRACTOR TO COORDINATE SPACE REQUIREMENTS & INSTALLATION OF ALL ELECTRICAL WORK, MATERIALS AND COMPONENTS AS INDICATED. CONTRACTOR TO IDENTIFY COMPATIBILITY W/ PROPOSED, ANY REQ. OR IMPLIED BY THE SCOPE OF WORK INDICATED BY THE DOCUMENTS.

- 04 FOLLOWING ROUTING SHOWN FOR PIPES, DUCTWORK, CONDUIT, ETC. AS CLOSELY AS PRACTICAL WHILE MAKING ACCOMMODATIONS FOR OTHER TRADE WORK & INSTALLING WORK / MATERIALS IN MOST EFFECTIVE & EFFICIENT LAYOUT ACHIEVABLE. MAXIMIZE ACCESSIBILITY FOR OTHER INSTALLATIONS, FOR MAINTENANCE AND ACCESSIBILITY.

- 05 IN FINISHED AREAS ALL ROUGH ELECTRICAL TO BE CONCEALED WITHIN THE CONSTRUCTION & COORDINATE LOCATIONS OF FIXTURES & FINAL ELECTRICAL COMPONENTS W/ FINISH ELEMENTS & MATERIALS.

- 06 CONTRACTOR TO LAYOUT ALL ELECTRICAL FIXTURE, OUTLET, SWITCH & CONTROL LOCATIONS, ETC. PRIOR TO EXECUTING WORK. CONTRACTOR TO PROVIDE WALK THROUGH W/ OWNER & ARCHITECT TO CONFIRM ALL LOCATIONS, COUNTS, ETC. OWNER / ARCHITECT TO INSTRUCT CONTRACTOR OF ALL CHANGES OR MODIFICATIONS AT THIS TIME & PROVIDE APPROVALS.

- 07 CONTRACTOR TO VERIFY THAT SPECIFIED ELECTRICAL CHARACTERISTICS, TESTS, METER READINGS, ETC. AGREE W/ THOSE REQUIRED BY THE EQUIPMENT OR SYSTEMS MANUFACTURER - CONTRACTOR TO CONFIRM PROPER TESTING EXECUTION & PERFORMANCE STANDARDS ARE MET.

- 08 ALL FIXTURES, FIXTURE COMPONENTS AND ANY PERTINENT FINISH SELECTIONS TO BE SELECTED BY OWNER.

- 09 ALL RECESSED FIXTURES TO HAVE PROPER FIRE-RATED ENCLOSURES.

- 10 HARDWIRED CONTINUOUSLY MONITORING SMOKE DETECTORS W/ BATTERY BACK-UP SHALL BE INSTALLED AT EACH LEVEL INCLUDING BASEMENT & ATTIC. ALL BEDROOMS & HALLWAYS ADJACENT TO BEDROOMS, ETC. LOCATIONS, COMPONENTS & INSTALLATION SHALL BE PER LATEST CODE REQUIREMENTS. FINAL COUNTS & LOCATIONS SHALL BE FIELD DETERMINED W/ ELECTRICAL CONTRACTOR.

- 11 WALL SWITCHES SHALL BE INSTALLED AS NOTED ON ARCHITECTURAL PLANS, UNLESS OTHERWISE NOTED BY OWNER / ARCHITECT DURING LAYOUT WALKTHROUGH. WALL SWITCHES TO BE ASSUMED AS DECOR TYPE, U.O.N. DIMMER SWITCHES TO BE REVIEWED & APPROVED BY OWNER.

- 12 SWITCHES TO EXTERIOR LIGHT(S) SHALL HAVE LIGHT INDICATOR.
- 13 ALL WALL SWITCHES SHALL BE ASSUMED TO BE 48" A.F.F. (CENTER OF BOX) TYP. VERIFY MOUNTING HT. IN FIELD PRIOR TO INSTALLATION. COORDINATE W/ EXISTING.

- 14 ALL TELEPHONE, DATA CABLING, CABLE TELEVISION, ALARM SYSTEM, SPECIALTY ELECTRICAL WORK, INTERCOM SYSTEM, SECURITY, ETC. TO BE PER OWNER REQUEST.

- 15 CONTRACTOR TO INSTALL (1) JACK, MINIMUM FOR EACH - TELEPHONE & CABLE TV AT EACH BEDROOM AND ROOM - V.I.F. & PER OWNERS APPROVAL.

- 16 NOT USED

- 17 CONTRACTOR SHALL COORDINATE ALL ELECTRICAL LOCATIONS W/ FINISH MATERIAL INSTALLATIONS (IE: TILE, TRIM WORK, ETC). NOTIFY ARCHITECT & OWNER OF ANY WORK NEEDED, RELOCATION, ADJUSTMENT OR CLARIFICATION DUE TO AESTHETIC (OR LOGISTICAL) IMPACT W/ FINISH MATERIALS.

- 18 "GFI" OUTLETS TO BE INSTALL AT ALL LOCATIONS ADJACENT TO WATER SOURCES / WET LOCATIONS & PER ALL APPLICABLE CODE REQUIREMENTS.

- 19 FLOOR MOUNTED OUTLETS SHALL NOT BE CONNECTED TO LIGHTING CIRCUITS IN ANY SITUATION. - (NON SPECIFIED)

- 20 SUBSEQUENT TO REMOVAL OF ANY EXISTING OUTLET, SWITCH, LIGHTING FIXTURE, OR OTHER ELECTRICAL ITEM CONTRACTOR SHALL REMOVE ALL VACANT FEEDERS BACK TO THE NEAREST JUNCTION BOX, AT MINIMUM.

- 21 NOT USED

- 22 CONTRACTOR RESPONSIBLE TO ORDER, COORDINATE DELIVERY OF MATERIALS TO JOB SITE, ASSEMBLE, INSTALL AND EXECUTE ALL CONNECTION WORK ASSOCIATED W/ COMPLETE INSTALLATION FOR ALL LIGHTING FIXTURES. PROVIDE INITIAL LAMPING.

- 23 ALL VISIBLE ELECTRICAL EQUIPMENT & ACCESSORIES SUCH AS SWITCHES, OUTLETS / RECEPTACLES, COVER PLATES AND FLOOR MOUNTED OUTLETS SHALL BE INSTALLED IN A COMPETENT FIRST CLASS MANNER. CONTRACTOR SHALL CAREFULLY INSTALL ALL WORK - TO BE TIGHTLY FIT, PROPERLY GANGED, SQUARE AND LEVEL. FACE PLATES, ESCUTCHEONS, COVERS, ETC. SHALL BE INSTALLED W/ SIMILAR CARE & FULLY COVER ALL CUTOUTS (NO VISIBLE GAPS).

- 24 UPON COMPLETION OF WORK, ELECTRICAL CONTRACTOR TO SUPPLY ALL PERTINENT INFORMATION. RE: THE ELECTRICAL PANEL TO ARCHITECT & OWNER - SUCH AS WHICH BREAKERS CONTROL WHICH CIRCUITS & COORDINATE W/ WHICH ROOMS, ETC.

- 25 ALL CONDUIT TO BE INSTALLED IN ACCORDANCE W/ NEMA "STANDARD OF INSTALLATION".

- 26 ALL NEW WIRING, DEVICES, EQUIPMENT, FIXTURES, ETC. TO BE UL LISTED & EACH ITEM APPROVED FOR ITS DESIGNATION USE & INSTALLATION LOCATION.

- 27 DECORATIVE & SURFACE MOUNTED LIGHTING FIXTURES, BOTH INTERIOR & EXTERIOR SHALL BE AS PER OWNER SELECTION.

- 28 "MIN 4" - DOWN LIGHTING TO BE LED - HALO OR EQUAL.

- 29 CONTRACTOR TO CONFIRM SERVICE REQUIREMENTS

- 30 ALL FINISH, STYLE & LIGHTING COMPONENT OPTIONS SHALL BE AS PER OWNER SELECTION - TYP., U.O.N.

- 31 PROVIDE LED TAPE LIGHTING UNDER BATHROOM VANITY

### LENSES, LOUVERS & ACCESSORIES

- 01 ALL SWITCHES TO BE AT 42" AFF. V.I.F. & COORD. W/ EXISTING. ALL SWITCHES TO TOGGLE - COLOR TO BE REVIEWED WITH OWNER PRIOR TO INSTALLATION.

- 02 ALL RECEPTACLES / OUTLETS TO BE REVIEWED. BASE RECEPTACLES TO BE SET 12" AFF. (WF) ABOVE COUNTER RECEPTACLES TO BE 6" MIN. ABOVE COUNTER (WF) CONTRACTOR TO COORDINATE W/ FINISH MATERIAL, BACKSPASHES, ETC. ALL SPECIALTY OUTLETS TO BE FIELD LOCATED & VERIFIED.

- 03 COVER PLATES TO BE WHITE, UNLESS OTHERWISE SPECIFIED BY OWNER / ARCHITECT. OWNER TO SPECIFY RECEPTACLE, SWITCH AND PLATE COLORS & DESIGNATE WHICH COLORS ARE ASSOCIATED W/ WHICH LOCATIONS IF MORE THAN ONE COLOR DESIGNATION IS BEING SPECIFIED BY OWNER.

- 04 SMOKE DETECTORS SHALL BE REINSTALLED WHERE WORK IS BEING IMPLEMENTED.

END SPECIFICATION

## JOB DESCRIPTION

MASTER BATH AND BEDROOM RENOVATION  
KITCHEN

REMOVE REAR DORMER AND ROOF FROM MASTER

REMOVE ENTIRE BATHROOM AND MASTER CLOSET CABINETS

PREPARE ALL FLOORS FOR REFINISHING

REMOVE DECK RAILING AND FLOORING

REMOVE DOORS AND WINDOWS IN MASTER AND BATHROOM

INSTALL ALL NEW LIGHTING, INSULATION AND WINDOWS IN RENOVATED SPACE

REFINISH FLOORS THROUGHOUT MASTER SUITE

## WOOD HEADER SCHEDULE

\* SEE PLANS, SPECIFICATIONS & DETAILS FOR ADDITIONAL INFO.

\* (3) 2X MEMBERS AT 6" WALLS.

SPAN	SUGGESTED HEADER CONSTRUCTION	MICROLAM EQUAL
UP TO 5'-0"	(2) 2X8 + 1/2" PLYWOOD	(2) 1 3/4"X7 1/8"ML + 1/2" STEEL PLATE
5'-1" TO 5'-9"	(2) 2X10 + 1/2" PLYWOOD	(2) 1 3/4"X9 1/8"ML
5'-10" TO 6'-7"	(2) 2X12 + 1/2" PLYWOOD	(2) 1 3/4"X11 3/8"ML
6'-7" TO 8'-6"	SEE DWGS/PER STRUCT. ENG.	(2) 1 3/4"X11 3/8"ML
8'-6" TO 10'-0"	SEE DWGS/PER STRUCT. ENG.	(2) 1 3/4"X11 3/8"ML + 1/2" STEEL PLATE OR (3) 1 3/4"X11 3/8"ML

NOTES: ALL HEADERS SHALL BE COORDINATED W/ WALL CONSTRUCTION (INCLUDING THICKNESS & DEPTH). VERIFY ALL DROPPED HEADER, SPECIAL, NON-TYPICAL OR QUESTIONABLE CONDITION W/ ARCHITECT PRIOR TO INSTALLATION / FRAMING. SCHEDULE SHALL BE USED AT "STANDARD" CONDITIONS ONLY.

## EXTERIOR CMU WALL REINFORCING SCHEDULE

MAX. HT. OF UNBALANCED FILL	VERTICAL REINFORCING
UP TO 5'-0"	#4 @ 48" O.C.
5'-1" TO 6'-0"	#5 @ 48" O.C.
6'-1" TO 7'-0"	#6 @ 48" O.C.
7'-1" TO 8'-0"	#7 @ 48" O.C.
8'-1" TO 9'-0"	#8 @ 48" O.C.
1'-1" AND UP	PER STRUCTURAL ENGINEER

NOTES:

- 01 REFER TO SPEC. FOR ADDITION INFO. NOTIFY ARCHITECT IMMEDIATELY REGARDING ANY CONDITIONS NEEDING FIELD VERIFICATION OR TO BE STRUCTURALLY ENGINEERED.

- 02 FILL CELLS SOLID W/ CONC. AT REM. LOCATIONS.

- 03 BACK FILL AGAINST FOUNDATION SHALL BE GRANULAR MATERIAL.

- 04 REINFORCING F = 60 KSI CONCRETE F = 4000 PSI

## LOOSE LINTEL SCHEDULE

OPENING SIZE	VERTICAL REINFORCING
UP TO 4'-0"	3 1/2" X 3 1/2" X 1/2" L
+/- 4'-0" TO 5'-0"	4" X 3 1/2" X 1/2" L
+/- 5'-0" TO 6'-0"	4" X 3 1/2" X 3/8" L
+/- 6'-0" TO 7'-0"	5" X 3 1/2" X 3/8" L
+/- 7'-0" TO 8'-0"	6" X 3 1/2" X 3/8" L
+/- 8'-0"	REFER TO NOTE NO. 6

NOTES: REFER TO & COORDINATE W/ SPEC., ARCH., EQUIP. & HVAC DWGS. (TYP)

- 01 PROVIDE ONE ANGLE FOR EACH 4" OF MASONRY WIDTH.

- 02 FOR 6" MASONRY USE 5" X 5" X 1/2" L FOR UP TO 5'-0" OPENINGS. USE 5" X 5" X 3/8" L FOR OPENINGS UP TO 8'-0".

- 03 LINTELS SHALL BEAR MINIMUM 6" AT EACH END OF OPENING.

- 04 ALL DOUBLE ANGLE LINTELS BACK TO BACK SHALL BE BOLTED @ 2'-6" O.C. MAX. MINIMUM OF (2) BOLTS PER LINTEL.

- 05 STRUCTURAL STEEL CONTRACTOR SHALL SUBMIT A COMPLETE SCHEDULE OF LOOSE LINTELS W/ THE ERECTION PLANS SHOWING MARK, MASONRY OPENING, ANGLE SIZE & LENGTH AND DIMENSIONED SECTION. WHERE LINTEL MARKS ARE USED ON PLAN - USE THE SAME MARK W/ SUBMARK A,B,C,D... ETC FOR DIFFERENT LENGTH.

- 06 W SECTION W/ 1/2" CONTINUOUS PLATE (W/ DEPTH - 1 1/2 OF SPAN; CONTINUOUS PLATE WIDTH = MASONRY LESS 1" BEARING EACH END TO BE 8" MIN.

- 07 WHERE EDGE OF OPENING IS LESS THAN 1'-0" FROM COL. FACE, EXTEND LINTEL & CONNECT TO COLUMN.

- 08 AT CAVITY WALLS EXTERIOR ANGLE SHALL HAVE 5" HORIZONTAL LENGTH.

## ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ADJUSTABLE
A/C	AIR CONDITIONING
AF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
AWI	AMER. PLYWOOD ASSOC.
AW	AMER. WOOD INSTITUTE
BD	BOARD
BM	BENCH MARK
BT	BOTTOM
BRG	BEARING
CABT	CABINET
CLG	CELING
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CRS	COURSE
CT	CERAMIC TILE
CTR	COUNTER
EA	EACH
ELEC	ELECTRIC(AL)
ELEV	ELEVATION
EQ	EQUAL
EQPT	EQUIPMENT
EW	EACH WAY
EX	EXISTING
EXH	EXHAUST
EXP	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FE	FIRE EXTINGUISHER
FIN	FINISH
FLR	FLOOR(ING)
FLOUR	FLOURESCENT
FR	FRAME(D)(ING)
FT	FOOT
FTG	FOOTING
FUR	FURR(ED)(ING)
GA	GAGE / GAUGE
GL	GLASS / GLAZING
GWB	GYPSUM WALL BOARD
GALV	GALVANIZED
HWR	HARDWARE
HCR	HORIZONTAL
HT	HEIGHT
HTG	HEATING
HWH	HOT WATER HEATER
INCL	INCLUDE(D)(ING)
INS	INSULATE(D)(ION)
INT	INTERIOR
JT	JOINT
JO	JOIST
KO	KNOCK-OUT
L	LENGTH / LONG
LAM	LAMINATE(D)(ION)
LAV	LAVATORY
LL	LIVE LOAD
LT	LIGHT
MAS	MASONRY
MATL	MATERIAL
MECH	MECHANICAL
MTL	METAL
MFG	MANUFACTURE(R)(D)
MIN	MINIMUM
MO	MASONRY OPENING
MT	MOUNT(ED)(ING)
MT	MOUNT(ED)(ING)
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OWNER FURNISHED
OH	OVERHEAD
OPG	OPENING
OPP	OPPOSITE
PLAM	PLASTIC LAMINATE
P/LF	POUNDS PER LINEAR FT.
PLAS	PLASTER
PNL	PANEL
PNT	PAINT
PR	PAIR
PSF	POUNDS / SQ. FT.
PSI	POUNDS / SQ. INCH
PT	POINT
PLWD	PLYWOOD
QT	QUARRY TILE
REINF	REINFORCED(ED)(ING)
REV	REVISED / REVISION
RM	