

The Client Residence

GENERAL NOTES - H.V.A.C.

I. WORK INCLUDED: CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT TO COMPLETE ALL HVAC WORK AND RELATED WORK AS SPECIFIED HEREIN AND SHOWN OR INTENDED ON THE CONSTRUCTION DOCUMENTS.

. HEATING: SHALL BE A HYDRO-AIR SYSTEM. CONTRACTOR SHALL PROVIDE A NEW GAS FIRED HOT-WATER BOILER BY WEIL-MCLAIN, PEERLESS, CROWN, OR ENERGY KINETICS DESIGNED TO MEET THE DEMAND OF THE ENTIRE HOUSE. BOILER SHALL BE LOCATED IN THE EXISTING BASEMENT AND SHALL BE A DIRECT-VENT TYPE. CONTRACTOR SHALL MAKE ALL NECESSAR' ADJUSTMENTS TO SYSTEM AS REQUIRED, INCLUDING PROPER LOCATION OF THERMOSTATS, DUCTS, AND PIPING AS REQUIRED. THE NEW BOILER SHALL BE INSTALLED TO MEET ALL FIRE CODES. PROVIDE WRITTEN H.V.A.C. SYSTEM DETAILS IN BID PROPOSAL.

3. AIR CONDITIONING: PROVIDE A NEW 3-ZONE A/C SYSTEM FOR THE......CONTRACTOR SHALL PROVIDE A COMPLETE SYSTEM, INCLUDING CONDENSORS, AIR HANDLERS, DUCTWORK, SUPPLY AND RETURN REGISTERS, AND THERMOSTATS. SYSTEM SHALL BE LENNOX, AMERICAN STANDARD, CARRIER OR OWNER APPROVED EQUAL AND SHALL MAINTAIN AN INDOOR TEMPERATURE OF 78 DEGREES DRY BULB WHEN THE OUTDOOR TEMPERATURE IS 95 DEGREES DRY BULB.

4. ENERGY RECOVERY VENTILATION: CONTRACTOR SHALL PROVIDE ENERGY RECOVERY VENTILATION (E.R.V.) UNITS FOR EACH ZONE AS MANUFACTURED BY AMERICAN STANDARD OR EQUAL DESIGNED TO PROVIDE ADEQUATE FRESH AIR AND REDUCE HUMITITY LEVELS.

5. DESIGN: HEATING SYSTEM SHALL MEET THE LATEST EDITION OF **ASHREA** SPECIFICATIONS. THE SYSTEM SHALL BE GUARANTEED TO MAINTAIN AN INDOOR TEMPERATURE OF 68 DEGREES WHEN OUTDOOR TEMPERATURE IS BELOW 0 DEGREES. HVAC CONTRACTOR SHALL PROVIDE DRAWINGS AND SPECIFICATIONS FOR THE PROPOSED WORK IF REQUIRED BY THE LOCAL BUILDING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A LICENCED MECHANICAL ENGINEER TO PREPARE ANY SUCH DRAWINGS.

BALANCING: CONTRACTOR SHALL BALANCE ENTIRE HOUSE SO THAT ALL ROOMS HEAT EVENLY TO THE REQUIRED TEMPERATURE SET ON THE THERMOSTAT.

. TESTING: THE HVAC CONTRACTOR SHALL HAVE ALL AIR HANDLERS AND DUCTS BLOWER-TESTED FOR AIR TIGHTNESS AND CERTIFIED BY A THIRD PARTY ADMINISTRATOR AS REQUIRED BY THE 2016 ENERGY CONSERVATION CONSTRUCTION CODE PRIOR TO INSTALLATION

OF INSULATION. ONE OF THE FOLLOWING CRITERIA MUST BE MET: 1) ROUGH-IN TOTAL LEAKAGE TEST WITH AIR HANDLER INSTALLED: LESS THAN OR EQUAL TO 6 CFM PER 100 SF OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G.

2) ROUGH-IN TOTAL LEAKAGE TEST WITHOUT AIR HANDLER INSTALLED: LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.

3) POST-CONSTRUCTION LEAKAGE TO OUTDOORS TEST: LESS THAN OR EQUAL TO 8 CFM PER 100 SF OF CONDITIONED FLOOR AREA. 4) POST-CONSTRUCTION TOTAL LEAKAGE TEST (INCLUDING AIR HANDLER ENCLOSURE) LESS THAN OR EQUAL TO 12 CFM PER 100 SF PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G.

8. GAS PIPE BONDING: A GAS PIPING SYSTEM THAT CONTAINS ANY CORRUGATED STAINLESS STEEL TUBING (CSST) SHALL BE ELECTRICALLY CONTINUOUS AND SHALL BE DIRECTLY BONDED TO THE ELECTRICAL SERVICE GROUNDING ELECTRODE SYSTEM IN FULL ACCORDANCE WITH G2411.1.1 (310.1.1) OF THE 2015 INTERNATIONAL RESIDENTIAL CODE

GENERAL NOTES - ELEVATIONS

1. ROOFING SHALL BE ARCHITECTURAL ASPHALT SHINGLES BY "GAF TIMBERLINE HD", "CERTAINTEED PREMIUM DESIGNER SERIES" OR OWNER APPROVED EQUAL. ROOFING WARRANTY SHALL BE LIFETIME. PROVIDE OWNER WITH SAMPLES PRIOR TO FINAL ORDERING. ALL ROOFING SHALL BE APPLIED OVER A SYNTHETIC MEMBRANE SUBSTRATE "GAF DECK ARMOR" OR EQUAL.

2. PROVIDE 72" WIDE ICE-SHIELD WATERPROOF MEMBRANE BY DUPONT AT ALL EAVES, 36" AT ALL VALLEYS AND CRICKETS.

3. PROVIDE FLASHING AT ALL HORIZONTAL TO VERTICAL INTTERSECTIONS, FRIEZES, WINDOW AND DOOR HEADS AND WATER TABLES.

4. FLASHING SHALL BE 16 OZ. COPPER BAKED ENAMEL ALUMINUM.

5. ALL EXTERIOR WALL SHEATHING SHALL BE PROPERLY COVERED WITH "TYVEK HOMEWRAP" BY DUPONT. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S

6A. SHINGLE SIDING SHALL BE WHITE CEDAR SHINGLES BY "MAIBEK", KENNEBUNK SERIES, FACTORY FINISHED ON ALL SIX SIDES. ALL CUT EDGES SHALL BE FIELD STAINED (2 COATS).

6B. LAP SIDING SHALL BE FIBER CEMENT HORIZONTAL BOARDS (HARDIE-PLANK) AS MANUFACTURED BY "JAMES HARDIE, INC". ALL SIDING SHALL BE FACTORY FINISHED (REVIEW COLOR WITH OWNER) AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

7. ALL EXTERIOR MOULDING PROFILES SHALL BE BY CPVC (CELLULAR POLY-VINYL-CHLORIDE) BY "AZEK", "FYPON" OR EQUAL. ALL FLAT STOCK MILLWORK (1x & 5/4 THICKNESS) AND BEADED BOARDS (5/8"x 5 1/4") SHALL BE BY "BORAL" "TRUEXTERIOR TRIM". ALL MILLWORK SHALL BE STORED AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EXTERIOR MILLWORK SHALL BE FASTENED WITH STAINLESS STEEL NAILS, PATCHED AND PAINTED WITH 2 COATS OF PREMIUM EXTERIOR PAINT.

8. GUTTERS AND LEADERS SHALL BE SEAMLESS BAKED ENAMEL (B.E.) ALUMINUM. PROVIDE 5" & 6" K-STYLE GUTTERS WITH 3"x4" LEADERS AS NOTED ON ELEVATIONS. COLOR SHALL MATCH FASCIA. REVIEW LOCATIONS AND DETAILS WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION.

9. PROVIDE CPVC J-BLOCKS AT EXTERIOR WALLS FOR MOUNTING OF LANTERNS, HOSE BIBS, ELECTRICAL OUTLETS, ETC.

GENERAL NOTES - FOUNDATION

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO CHECK AND VERIFY THAT ALL FOUNDATION DIMENSIONS ARE ACCURATE & CLOSE PRIOR TO PLACING CONCRETE. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES THAT EXCEED 3" FROM WRITTEN DIMENSIONS ON THE PLANS.

2. ALL FOOTINGS MUST BEAR ON SOLID, UNDISTURBED SOIL BELOW FROSTLINE.

3. CONCRETE STRENGTH (ACI SPECIFICATIONS) SHALL BE 3500 PSI FOR WALL, FOOTINGS, AND SLABS.

4. STEEL SHALL CONFORM TO ASTM SPECIFICATIONS A-36 FOR STRUCTURAL STEEL.

5. FOUNDATION WALL FOOTINGS SHALL BE REINFORCED CONCRETE (SEE WALL SECTION). 12-IN. DEEP AND 12-IN. (MIN) WIDER THAN WIDTH OF FOUNDATION, UNLESS NOTED OTHERWISE

6. ALL REBAR TO BE #4. SEE WALL SECTION(S) FOR REBAR PLACEMENT.

7. PROVIDE WALL AND/OR FOOTING SLEEVES AS REQUIRED FOR UTILITIES.

8. PROVIDE 1/2-IN. DIAMETER x 15-IN. ANCHOR J-BOLT AT 48-IN. O.C. (MAX.) TO SECURE P.T. MUD SILL PLATES TO TOP OF FOUNDATION WALL

9. CONCRETE BLOCK (C.M.U.) SHALL BE LOAD BEARING TYPE, ASTM C-90. CMU SHALL BE LAID LEVEL, WITH REBAR LINESS NOTED OTHERWISE PROVIDE CONTINUE OF SALLIMINED OF GALVANIZED STEEL MESH UNDER SECOND COURSE AS GROUT STOP. GROUT SOLID ALL CORES THROUGH WHICH STEEL DOWELS PASS THROUGH. EXPOSED JOINTS SHALL BE CONCAVE TYPE AND WELL TOOLED ON THE INTEROR. EXTERIOR JOINTS BELOW GRADE TO BE FLUSH TYPE TO RECEIVE WATERPROOFING.

10. FOUNDATION WALLS ENCLOSING AN INTERIOR SPACE SHALL BE WATERPROOFED (NOT DAMPPROOFED). WATERPROOFING SYSTEM SHALL BE SELF-ADHERED RUBBERIZED MEMBRANE BY RUB-R-WALL OR ARCHITECT APPROVED EQUAL, COMPLETE WITH ACCESSORIES. WATERPROOF SYSTEM SHALL BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. PROVIDE EXTRUDED POLYSTYRENE (E.P.S.) PROTECTION BOARD OVER ENTIRE WATERPROOFED SURFACES PRIOR TO BACKFILLING. PROTECTION BOARD TO BE AMOCOR-PB4 BY AMOCO OR EQUAL. WATERPROOFING SHALL EXTEND FROM FOOTING TO FINISH GRADE.

11. CEMENT MORTAR SHALL BE TYPE S CONFORMING TO ASTM C-270 SPECIFICATIONS.

12. VERTICAL BAR REINFORCING STEEL FOR CMU TO BE GRADE 60 DEFORMED BARS (ECXEPT FOR TIES TO BE PLAIN) AND CONFORM TO ASTM SPECIFICATIONS.

13. STONE VENEER SHALL BE SALVAGED FROM EXISTING PORCH FOUNDATION AND LAID PLUMB AND STRAIGHT IN MOSAIC PATTERN (MATCH EXISTING) AND IN A FULL BED OF CEMENT MORTAR WITH GALVANIZED METAL TIES SECURELY ATTACHED TO BACKUP WALL. CONSTRUCT SAMPLE FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO COMMENSING WITH FINISHED VENEER.

14. FLAGSTONES SHALL BE "ARCHITECTURAL BLUESTONE" SET IN A 3/4-IN. (MIN.) CEMENT MORTAR BED OVER A 4" REINF. CONC SLAB. FLAGSTONE TO BE 1 1/2-IN. THICK. ALL EXTERIOR SURFACES SHALL BE PITCHED FOR DRAINAGE TO CATCH BASIN. CONTRACTOR SHALL SUBMIT STONE AND MORTAR SAMPLES FOR THE OWNER'S REVIEW AND APPROVAL.

15. FILLED AREAS TO BE MECHANICALLY COMPACTED IN 6" LIFTS.

16. PROVIDE EXTERIOR AND INTERIOR FOOTING DRAINS TO NEW SUMP PUMP, CONNECT OUTFLOW TO INFILTRATOR.

17. BASEMENT FLOOR SHALL BE 3500 PSI, 4:IN. THICK REINFORCED CONCRETE SLAB. PROVIDE GRAVEL BASE AND VAPOR BARRIER AS PER WALL SECTION.

18. PROVIDE PRESSURE TREATED (P.T.) 2x MUD SILL PLATES AND SUB-FRAMING AT WINDOW AND DOOR ROUGH OPENINGS.

19. FLASHING: PROVIDE METAL FLASHING ABOVE ALL EXTERIOR OPENINGS, BENEATH DOOR SILLS, AT VERTICAL INTERSECTIONS, CHIMNEYS AND ANY WALL PENETRATIONS. BEND UP FLASHING AT DOOR JAMBS TO FORM A PAN. PROVIDE STEP FLASHING (BASE & CAP) AT CHIMNEYS AND VERTICAL WALL INTERSECTIONS. CAP SHALL EXTEND THROUGH VENEER AND UP BACK-UP WALL. FOLD EDGE OF CAP FLASHING OVER BASE. ALL EXPOSED AND CONCEALED FLASHING TO BE COLD-ROLLED COPPER. CONCEALED FLASHING TO BE ASPHALT-IMPREGNATED COPPER. WEIGHTS OF FLASHING SHALL BE 16 OZ.

20. CONCRETE-ENCASED ELECTRODE (E3508.1.2): AN ELECTRODE ENCASED BY AT LEAST 2 INCHES OF CONCRETE, LOCATED HORIZONTALLY NEAR THE BOTTOM OR VERTICALLY AND WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH. CONSISTING OF AT LEAST 20 FEET (6096 MM) OF ONE OR MORE BARE OR ZINC-GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2 INCH (12.7 MM) DIAMETER, OR CONSISTING OF AT LEAST 20 FEET (6096 MM) OF BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG SHALL BE CONSIDERED AS A GROUNDING ELECTRODE.

GENERAL NOTES - PLANS

. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO CHECK AND VERIFY THAT ALL FOUNDATION DIMENSIONS ARE ACCURATE & CLOSE PRIOR TO PLACING CONCRETE. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES THAT EXCEED 3" FROM WRITTEN DIMENSIONS ON THE PLANS.

SEE PLANS PREPARED BY KITCHEN DESIGNER FOR CABINET, PLUMBING FIXTURE AND APPLIANCE LAYOUT. G.C. SHALL PROVIDE CABINET SOFFIT WORK AS REQUIRED, REVIEW WITH ARCHITECT.

. ALL APPLIANCES (INCLUDING WASHER AND DRYER) SHALL BE SUPPLIED BY OWNER AND INSTALLED BY THE G.C. OWNER SHALL BE RESPONSIBLE TO PROVIDE G.C. WITH ALL SPECIFICATIONS FOR INSTALLATION, INCLUDING TYPE OF FUEL/POWER, PLUMBING & ELECTRICAL OFFSETS ETC. PROVIDE WATER LINE TO REFRIGERATOR. PROVIDE GAS LINE TO OVEN AND BBQ.

4. KITCHEN CABINETS, BATH ROOM VANITIES, BUILT-IN CABINETRY AND PLUMBING FIXTURES SHALL BE SELECTED BY OWNER.

5. PROVIDE SOUND DEADENING BATTS AT ALL INTERIOR WALLS ENCLOSING BATHROOMS, MASTER BEDROOM AND FLOOR BELOW MASTER BEDROOM.

6. PROVIDE (2) FROST-FREE TYPE HOSE BIBS. REVIEW LOCATIONS WITH OWNER.

. VENT ALL BATHROOM FANS AND COOKING RANGE EXHAUST FAN DIRECTLY TO THE EXTERIOR WITH RIGID SMOOTH-WALL METAL DUCTS AND SCREENED DAMPERS.

8 PROVIDE 5/8-IN. GYPSUM BOARD (G.W.B.) THROUGHOUT WALLS AND CEILING, EXCEPT AT BATHROOMS, WHICH SHALL BE 1/2" WATER RESISTANT GYPSUM BOARD.

9. PRIME AND PAINT ALL DRYWALL (3 COATS; 1 PRIME & 2 FINISH). STAIN AND POLYURETHANE ALL OAK WOOD (FURNITURE QUALITY FINISH). REVIEW TYPES AND COLORS WITH OWNER PRIOR TO TART OF WORK. SUBMIT SAMPLES TO OWNER FOR REVIEW AND APPROVAL

10. PROVIDE RAILINGS AND GUARDS AT ALL STAIRS GREATER THAN 3 RISERS. BALUSTERS SHALL BE SPACED WITH A MAXIMUM CLEAR OPENING OF LESS THAN 4".

11. HANDRAIL FOR STAIR SHALL BE CLEAR GRADE RED OAK, AND BALUSTERS SHALL BE CLEAR GRADE POPLAR OR PINE. G.C. SHALL SUBMIT HANDRAIL AND BALUSTER SAMPLES FOR SELECTION BY OWNER.

12. INTERIOR DOORS SHALL BE 1 3/8" RAISED 2-PANEL SOLID MASONITE, PAINT GRADE.

13. INTERIOR MILLWORK SHALL BE POPLAR BY "DYKES". DOOR, WINDOW, AND TRIMMED OPENING CASINGS SHALL BE: 1x8 POPLAR HEAD W/ DYKES 195 SOLID CROWN OVER AND DYKES # 52 HALF ROUND, JAMBS SHALL BE 1x4 POPLAR. FIRST FLOOR BASE MOULDINGS SHALL BE: DYKES #265 BASE & DYKES #135 CAP WITH #75 OUARTER ROUND SHOE.

SECOND FLOOR BASE MOULDINGS SHALL BE: DYKES #355 BASE WITH #75 QUARTER ROUND CROWN MOULDINGS SHALL BE: DYKES # 604 THROUGHOUT FIRST FLOOR. SEE DETAIL FOR

14. TILE WORK SHALL BE AS PER TCA SPECS (LATEST EDITION). TILE ON WALLS SHALL BE OVER 1/2" "DUR-ROCK" OR "DENSHIELD" TILE BACKER.

15. ALL WOOD FLOORS SHALL BE 5" WIDE, 3/4" THICK PRE-FINISHED FLOORING. SPECIES AND FINISH TO BE SELECTED BY THE OWNER.

16. PROVIDE WATERPROOF MEMBRANE "NOBLESEAL TS" OR EQUAL UNDER SHOWER FLOOR TILE. PITCH FLOOR TO DRAIN.

17. SHELVING IN PANTRY, LINEN CLOSETS, AND CLOTHES CLOSETS SHALL BE 3/4" BIRCH VENEER PLYWOOD WITH SOLID WOOD EDGES. PROVIDE (5) SHELVES AT EACH LINEN CLOSET.

18. OWNER WILL SUPPLY A MANUFACTURED GAS INSERT FOR THE EXISTING FIREPLACE WITH A WOOD MANTEL, STONE SURROUND, AND STONE HEARTH. OWNER WILL SUPPLY A MANUFACTURED GAS FIREPLACE FOR THE FAMILY ROOM. G.C. SHALL PROVIDE STONE HEARTH AND THIN-STONE VENEER. ALL DETAILS TO BE VERIFIED IN THE FIELD WITH THE OWNER AND ARCHITECT. G.C. SHALL INSTALL ALL MATERIALS SELECTED.

19. PROVIDE ALL DOOR AND CABINET HARDWARE AS NEEDED. PREPARE AND REVIEW HARDWARE SCHEDULE WITH OWNER. HARDWARE SHALL BE SELECTED BY OWNER.

20. CUSTOM BUILT-IN CABINETRY, SHELVES, CUBBIES, BENCHES, WINDOW SEATS, ETC.....SHALL BE FABRICATED BY THE G.C. FINISH CARPENTERS. ALL MATERIAL SHALL BE 1x POPLAR OR MDF, PRIMED AND PAINTED. REVIEW FINAL DESIGN AND SPECIFICATIONS WITH OWNER AND ARCHITECT. ALL CUBBIES WILL BE FLOOR TO CEILING AND WILL HAVE OPEN SHELVING, NO DOORS.

21. POCKET DOORS SHALL BE SITE HUNG (NOT PRE-HUNG) WITH HEAVY DUTY ALUMINUM TRACK AND TROLLEY SYSTEM.

. INSULATION: ALL INSULATION SHALL BE OPEN CELL (R-3.5/IN.) OR CLOSED CELL (R-6.5/IN.) SPRAY-FOAM (S.P.F.), SEE DETAILS FOR LOCATIONS.

FLOORS SHALL BE: R-30 OPEN CELL. WALLS SHALL BE: R-20 OR R-13+5, OPEN CELL + RIGID BD. ROOF RAFTERS SHALL BE: R-49 CLOSED CELL.

MASTER BEDROOM CROWN.

ALL PIPES AND DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED. ALL INSULATION SHALL BE IN ACCORDANCE WITH THE 2016 ENERGY CONSERVATION CONSTRUCTION CODE.

C1 COVER SHEET AND NOTES S1 SITE PLAN & DETAILS

A1 FOUNDATION & BASEMENT PLANS

SHEET INDEX

A2 FIRST FLOOR PLANS

A3 SECOND FLOOR PLANS

A4 THIRD FLOOR PLANS

A5 EXTERIOR ELEVATIONS

A6 DETAILS

A7 DETACHED GARAGE PLANS & DETAILS

E1 ELECTRICAL LAYOUTS - BSMT. & 1ST FLR. E2 ELECTRICAL LAYOUTS - 2ND & THIRD FLR.

BID NOTES

THE FOLLOWING ITEMS WILL BE PURCHASED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE. CONTRACTOR WILL BE RESPONSIBLE FOR ALL COORDINATION OF INSTALLATION:

KITCHEN CABINETRY (G.C. WILL BUILD SOFFITS IF REQUESTED)

KITCHEN APPLIANCES (SINKS, REF., RANGE, HOOD, MICROWAVE, COMPACTORS, ETC.).

BATHROOM FIXTURES (TUBS, SINKS, VANITIES, FAUCETS, ETC.). BATHROOM ACCESSORIES (GLASS DOORS, MEDICINE CABINET, PAPER HOLDERS, TOWEL BARS, ET

FLOOR AND WALL TILE. GROUT SHALL ALSO BE PURCHASED BY OWNER. 6. LIGHTING FIXTURES ONLY AS NOTED ON ELECTRICAL SCHEDULE.

. FRONT ENTRANCE DOOR & STORM DOOR.

8. DOOR HARDWARE (G.C. SHALL PREPARE SCHEDULE FOR OWNER). . WASHING MACHINE AND DRYER.

10. GAS FIREPLACE, MANTEL AND DOORS GARAGE DOORS AND OPENERS (INSTALLATION BY SEPARATE CONTRACTOR).

UNLESS NOTED ABOVE OR SPECIFICALLY OMITTED IN WRITING WITHIN THE CONTRACTOR'S BID THE GENERAL CONTRACTOR WILL BE RESPONSIBLE TO PURCHASE AND INSTALL ALL OTHER ITEMS SHOWN ON THE PLANS TO FULLY COMPLETE THE PROJECT AS INTENDED.

ALL BIDDERS ARE REQUIRED TO SUBMIT A DETAILED SCHEDULE OF VALUES WITH THEIR BID. THE SCHEDULE OF VALUES SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING ITEMS:

2. FOUNDATION & DRAINAGE

ON THE HOUSE AS REQUIRED.

8. ELECTRICAL

9. PLUMBING

3. FRAMING & SHEATHING 4. ROOFING & FLASHING

5. WINDOWS & EXTERIOR DOORS 14. WOOD FLOORS 6. EXTERIOR SIDING & MILLWORK 15. TILE WORK

7. GUTTERS & LEADERS 17. PAINTING 18. CLEAN UP & MISCELLANEOUS

11. INSULATION 12. GYPSUM WALLBOARD & TAPING 13. INTERIOR DOORS, STAIRS, & MILLWORK

10. HEATING & AIR CONDITIONING

16. SITE WORK MASONRY

GENERAL NOTES

. I, TIMOTHY P. LENER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS ANI SPECIFICATIONS ARE IN COMPLIANCE WITH ALL OF THE REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE AND 2016 SUPPLEMENT CODE OF THE STATE OF NEW YORK.

. G.C. SHALL REVIEW PLANS AND NOTES PRIOR TO START OF WORK. ARCHITECT SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCY

. ANY FIELD DIMENSION THAT VARIES MORE THAN 3" FROM THE WRITTEN PLAN DIMENSION SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR A FIELD VERIFICATION.

4. ALL WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE PRINTS. PLUS OR MINUS DIMENSIONS ARE SHOWN DUE TO VARIATIONS IN EXISTING CONDITIONS. PLEASE TAKE NOTE OF ALL "START POINT" AND "ALIGN" NOTES AS INDICATED ON PLANS. REVIEW QUESTIONABLE DIMENSIONS WITH ARCHITECT PRIOR TO INSTALLATION OF ANY MATERIALS

5. THE G.C. SHALL BE RESPONSIBLE TO FORWARD THE WINDOW/DOOR/SKYLIGHT ORDER (FROM THE SUPPLIER) TO THE ARCHITECT FOR REVIEW. NO WINDOW ORDER SHALL BE FINALIZED WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION. ARCHITECT WILL NOT BE RESPONSIBLE FOR INACCURACIES OF WINDOW ORDER..

6. THE OWNER WILL APPLY FOR THE BUILDING PERMIT AND PAY THE REQUIRED FEE.

. G.C. SHALL BE RESPONSIBLE TO SECURE ALL OTHER PERMITS FOR CONSTRUCTION, AND SHALL BE

RESPONSIBLE TO SUBMIT LICENSE AND INSURANCE INFORMATION TO THE GOVERNING AUTHORITIES 8. G.C. SHALL ACQUIRE THE APPROVED PERMIT FROM THE BUILDING DEPARTMENT AND POST IT ON T HOUSE AS REQUIRED. NO WORK SHALL COMMENCE UNTIL THE BUILDING PERMIT IS PROPERLY POSTED

). G.C. SHALL OBTAIN THE CERTIFICATE OF OCCUPANCY UPON COMPLETION OF WORK AND SUBMIT

0. ALL ELECTRICAL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOCAL AND NATIONAL FIRE UNDERWRITER CODES AND THE LOCAL UTILITY COMPANY.

TRUSS TYPE CONSTRUCTION NOTE

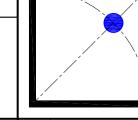
THIS PROJECT UTILIZES PRE-ENGINEERED WOOD CONSTRUCTION (PW). IN ACCORDANCE WITH TITLE 19 NYCRR PART 1265, THE OWNER SHALL BE RESPONSIBLE TO AFFIX A TRUSS IDENTIFICATION SIGN OR SYMBOL (AS SHOWN BELOW) ADIACENT TO THE EXTERIOR ELECTRICAL BOX. CIRCLE SHALI BE 6" DIAMETER WITH 2" STROKE. TEXT AND CIRCLE COLOR TO BE REFLECTIVE RED PANTONE #187 AND INNER CIRCLE SHALL BE REFLECTIVE WHITE. GO TO: WWW.SAFETYSIGN.COM/TRUSS-SIGNS.



FLOOR, INCLUDING BEAMS AND ROOF FRAMING

SMOKE/CARBON MONOXIDE ALARM NOTE

G.C SHALL BE RESPONSIBLE TO INSURE THAT SMOKE DETECTORS/ALARMS BE LOCATED ON EACH FLOOR AND IN ALL SLEEPING ROOMS, ONE CARBON MONOXIDE DETECTOR/ALARM SHALL BE ON EACH FLOOR AS PER SECTION R314 & R315 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE. ALL DETECTORS/ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP, UL APPROVED. ALL DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. ALL ALARMS SHALL BE CONNECTED TO CENTRAL SECURITY SYSTEM.



FIRE SPRINKLER NOTE

SEE FIRE SPRINKLER SYSTEM DESIGN BY ENGINEER. G.C TO PROVIDE BATTERY BACKUP FOR FIRE SPRINKLER SYSTEM.

W.C. DEPARTMENT OF HEALTH NOTE

THIS RESIDENCE IS CONNECTED TO A PUBLIC SEWER SYSTEM

WESTCHESTER COUNTY D.O.H. APPROVAL IS NOT REQUIRED.					
DESIGN LOADS		MATERIAL STRENGTHS			
SOIL BEARING: FLOOR: ATTIC FLOOR:	4000 PSF 55 PSF 30 PSF	CONCRETE FOOTINGS AND WALLS: CONCRETE SLABS: DIMENSIONAL LUMBER:	3000 PSI 3500 PSI 950 PSI		

ROOF (SNOW LOAD): ENGINEERED LUMBER (LVL): GUARD & HANDRAILS: 200 PSF STRUCTURAL STEEL: CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

2015 IRC TABLE R301.2 (1) SUBJECT TO DAMAGE FROM WIND DESIGN WINTER UNDER-LOAD SPEED TOPO SP. DEBRIS DESIGN DESIGN LAYMENT | FLOOD | FREEZE | ANNUAL FROST LINE (PSF) | (MPH) | EFF. | REG. | ZONE | CAT. | WEATHR'G | DEPTH (IN.) | TERMITE | TEMP. | REQUIRED | HAZARD | INDEX | TEMP. 30 90-100 NO NO NO C SEVERE 42 MODERATE TO HEAVY 4 YES

Client

Revisions

Date: 00/00/00

Do Not

Scale Prints

Sheet No.

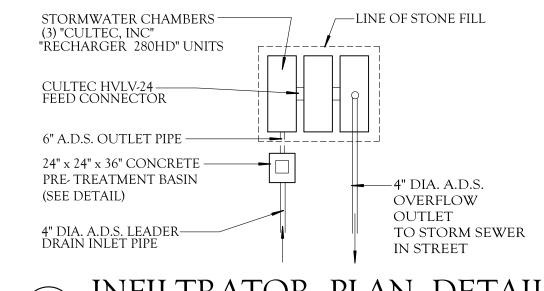
36,000 PSI

PERCOLATION RATE					
DIAMETER OF CYLINDER:	12"				
HEIGHT OF PERCOLATION DROP (H)	5.25				
TIME OF PERCOLATION (T)	20 MIN.				
FIELD PRECOLATION RATE (T/H):	3.81 MIN./IN.				
SURFACE AREA OF CYLIINDER: (Ac) = 3.1416 x d x h	3.1416 x 12" x 5.25"/144 = 1.37 SF				
BOTTOM AREA OF CYLINDER: (Ab) = $3.1416 \times r^2$	$3.1416 \times 6^2 / 144 = .79 \text{ SF}$				
TOTAL AREA OF PERCOLATION: (Ap) = Ac + Ab	1.37 + .79 = 2.16 SF				
VOLUME OF PERCOLATION: (Vp) = $Ab \times H / 12$	$.79 \times 5.25 / 12 = .346 \text{ CF}$				
SOIL PERCOLATION RATE: $(Sr) = V_p / A_p / T$.346 / 2.16 / 20 x 1440 = 11.53 FT./DA				
CLOGGING FACTOR: Sr - 25% (2.88 FT/DAY)	11.53 - 2.88 = 8.65 FT/DAY				
NET SOIL PERCOLATION RATE: (Sr)	8.65 FT/DAY				
INFILTRATOR CALCULATIONS					
ASSUME HYDROLIC SOIL GROUP B, 25 YEAR STORM FREQUENCY					
PRE-CONST. LAND USE: OPEN SPACE (GRASS LAWN-GOOD CONDITION):					
POST CONST. LAND USE: IMPERVIOUS (ROOF):	CN=98 5.76" RAINFALL DEPTH				
DIFFERENCE IN RUNOFF RAINFALL DEPTH: 5.76"-2.72":	3.04" DESIGN RAINFALL				
PROPOSED ROOF AND PATIO AREA TO BE RETAINED:	536 SF				
REQUIRED CAPACITY OF INFILTRATORS: 536 S.F. x 3.04"/12" =	136 CF				
	64.46 CF CAPACITY/UNIT				
USE CULTEC RECHARGER 280 HD W/ 6" STONE BASE: STONE VOID CALCULATED AT 40%					
STONE VOID CALCULATED AT 40%	8.00 FT				
,	8.00 FT 3.92 FT				
STONE VOID CALCULATED AT 40% CHAMBER LENGTH:					
STONE VOID CALCULATED AT 40% CHAMBER LENGTH: CHAMBER WIDTH:	3.92 FT				

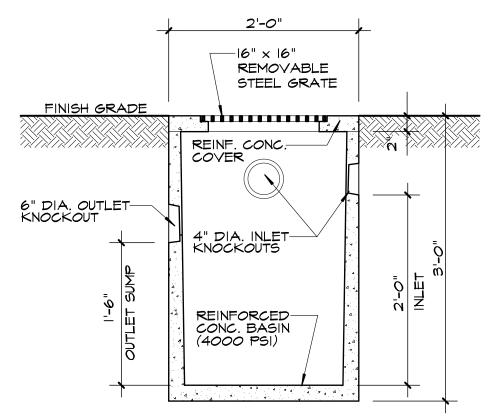
ZONING COMPLIANCE TABLE					
ZONE: 2	X S	SECTION 999, BLOCK 9, LOT 9			
BULK REGULATION	REQUIRED	EXISTING	PROVIDED/PROPOSED		
MIN. LOT AREA	7500 S.F.	7111 S.F.	7111 S.F.		
MIN. LOT FRONTAGE	75 FT.	50.00 FT.	50.00 FT.		
MIN. LOT WIDTH	75 FT.	50.00 FT.	50.00 FT.		
MIN. LOT DEPTH	75 FT.	142.25 FT.	142.25 FT.		
MIN. FRONT YARD	30 FT.	31.92 FT.	31.92 FT.		
MIN. ONE SIDE YARD	8 FT.	5.01 FT.	8.08 FT.		
MIN. COMBINED SIDE YARDS	20 FT.	19.68 FT.	23.08 FT.		
MIN. REAR YARD	25 FT.	68.25 FT.	52.42' FT.		
MAX. HEIGHT (STORIES/FT.)	2.5 STORIES/30 FT.	2.0 STORIES/26 FT.	2.5 STORIES/29.75 FT.		
MAX. BLDG. COVERAGE	20% (1422 SF)	25.83% (1837 SF)	25.83% (1837 SF)		

SITE PLAN GENERAL NOTES

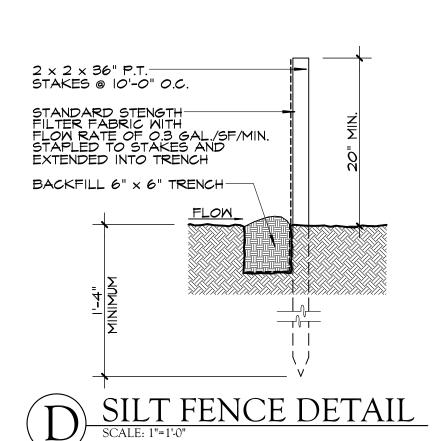
- 1. NO WOOD FRAMING SHALL BEGIN UNTIL AN "AS-BUILT" FOUNDATION SURVEY HAS BEEN SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL.
- 2. THE G.C. SHALL BE SOLEY RESPONSIBLE TO COORDINATE THE FOUNDATION SCHEDULE WITH THE OWNER. THE OWNER MUST CONTACT A LICENCED LAND SURVEYOR AT LEAST 2 WEEKS PRIOR TO POURING OF CONCRETE FOOTINGS.
- 3. THERE IS A 536 S.F. NET INCREASE OF IMPERVIOUS AREA ON THIS PROPERTY. DRAINAGE FROM THE NEW ROOF ADDITION AND STONE PATIO WILL BE CONNECTED TO THE NEW STORMWATER INFILTRATION SYSTEM. SEE PLANS. OVERLOW PIPE WILL DROP 2.58' IN 160 LF = 1.6% PITCH.
- 4. CLEARING/GRADING LIMIT LINES SHALL BE CLEARLY DELINEATED WITH APPROPRIATE EROSION CONTROLS (SEE DETAIL) IN THE FIELD THROUGHOUT THE CONSTRUCTION PERIOD AND NO ENCROACHMENT BEYOND THESE LIMITS BY WORKERS OR MACHINERY SHALL BE PERMITTED.
- 5. PRIOR TO BACKFILLING OF INFILTRATORS, THE BUILDING DEPARTMENT SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE IN ORDER TO SCHEDULE AN INSPECTION, CONTACT THE BUILDING DEPARTMENT AT 769-1926.

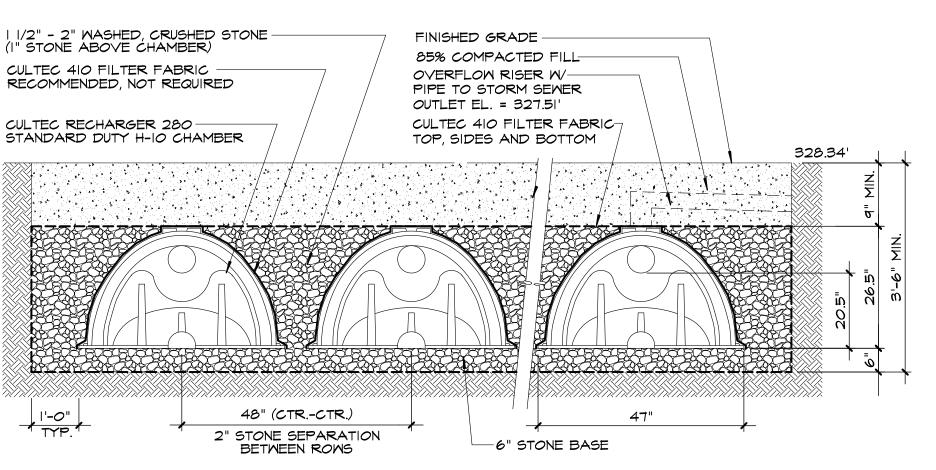










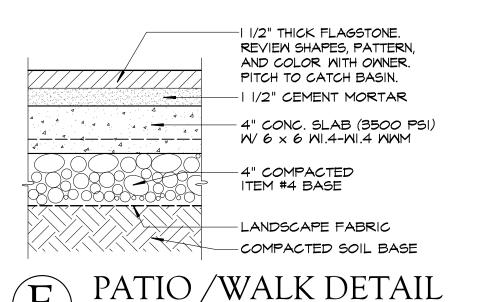


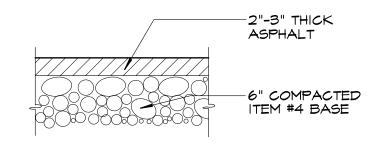
CROSS SECTION RECHARGER 280 STANDARD H-10 CULTEC CHAMBER SYSTEM

TYPICAL DETAIL, SEE PLAN FOR ACTUAL NUMBER OF UNITS SCALE: 1/2" = 1'-0" (8.12 CF./ LF.)

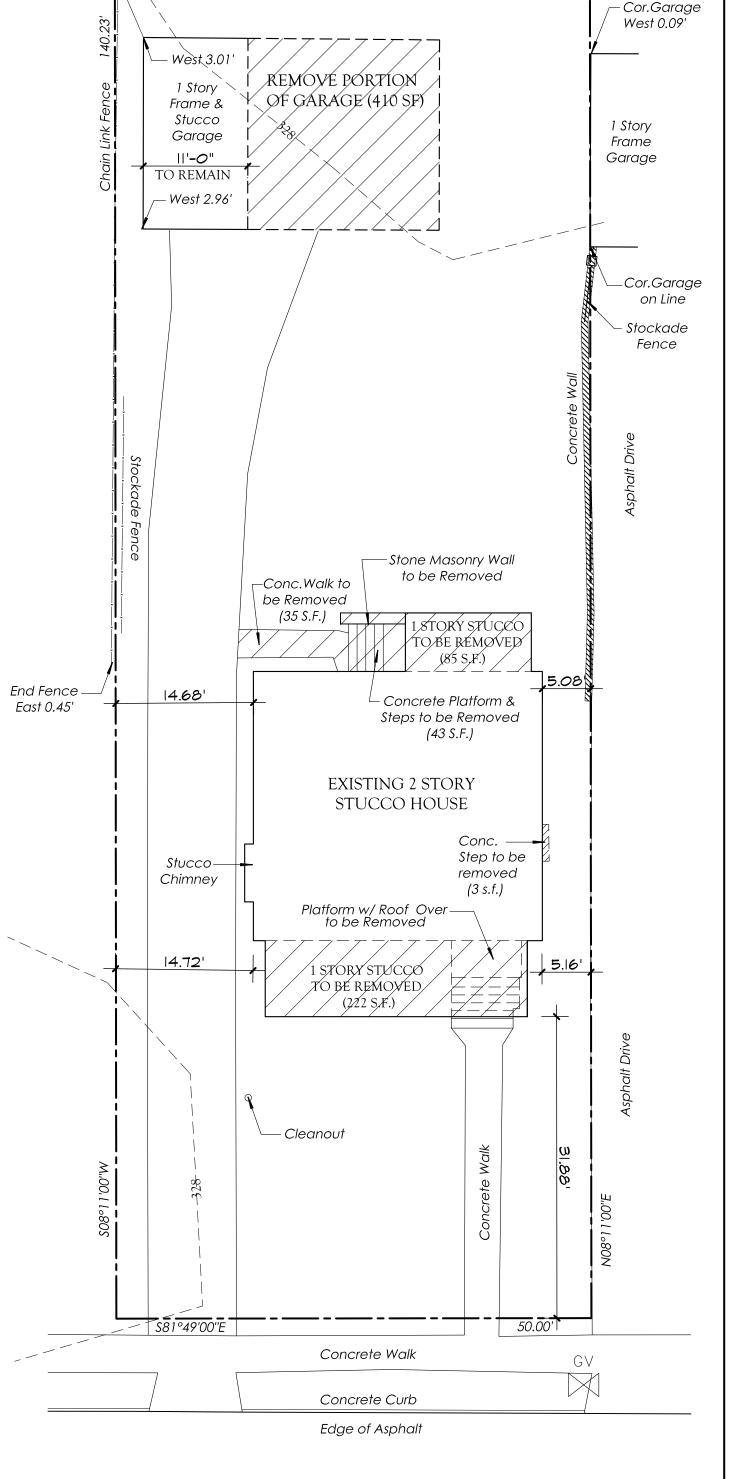
GENERAL NOTES:

-RECHARGER 280 BY CULTEC, INC. OF BROOKFIELD, CT.
-ALL RECHARGER 280 CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL
APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
-REFER TO MANUFACTURER, CULTEC, INC'S RECOMMENDED INSTALLATION GUIDELINES
-CALCULATIONS BASED ON 40% STONE VOID.









Fence

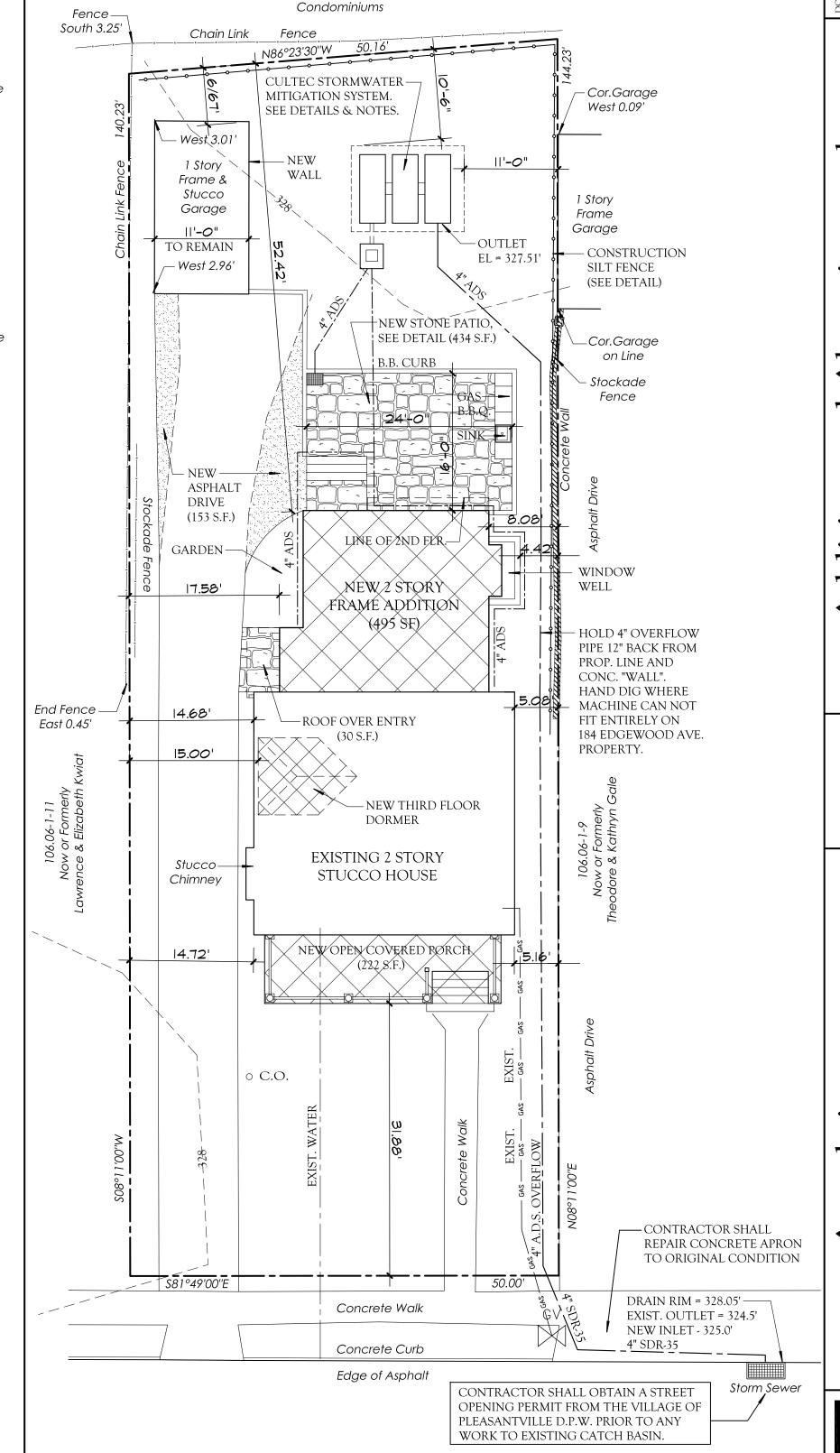
Chain Link

South 3.25'

SOME AVENUE



TOTAL IMPERVIOUS AREAS TO BE REMOVED: 798 S.F.



106.06-1-16 Now or Formerly Pleasantville Gardens

SOME AVENUE



Edge of Asphalt

THIS SITE PLAN IS BASED ON A SURVEY BY THOMAS C. MERRITTS, L.S. DATED 05/02/16.
THE ARCHITECT SHALL ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF
THE ORIGINAL SURVEY. REFER TO THE ORIGINAL SURVEY FOR ADDITIONAL INFORMATION.
ALL TOPOGRAPHY TAKEN FROM W.C.G.I.S. MAP.

TOTAL NEW IMPERVIOUS AREAS: 1334 S.F.

Sheet No.

Storm Sewer

SCALE: 1"=10'-0"

Client

Date: 00/00/00

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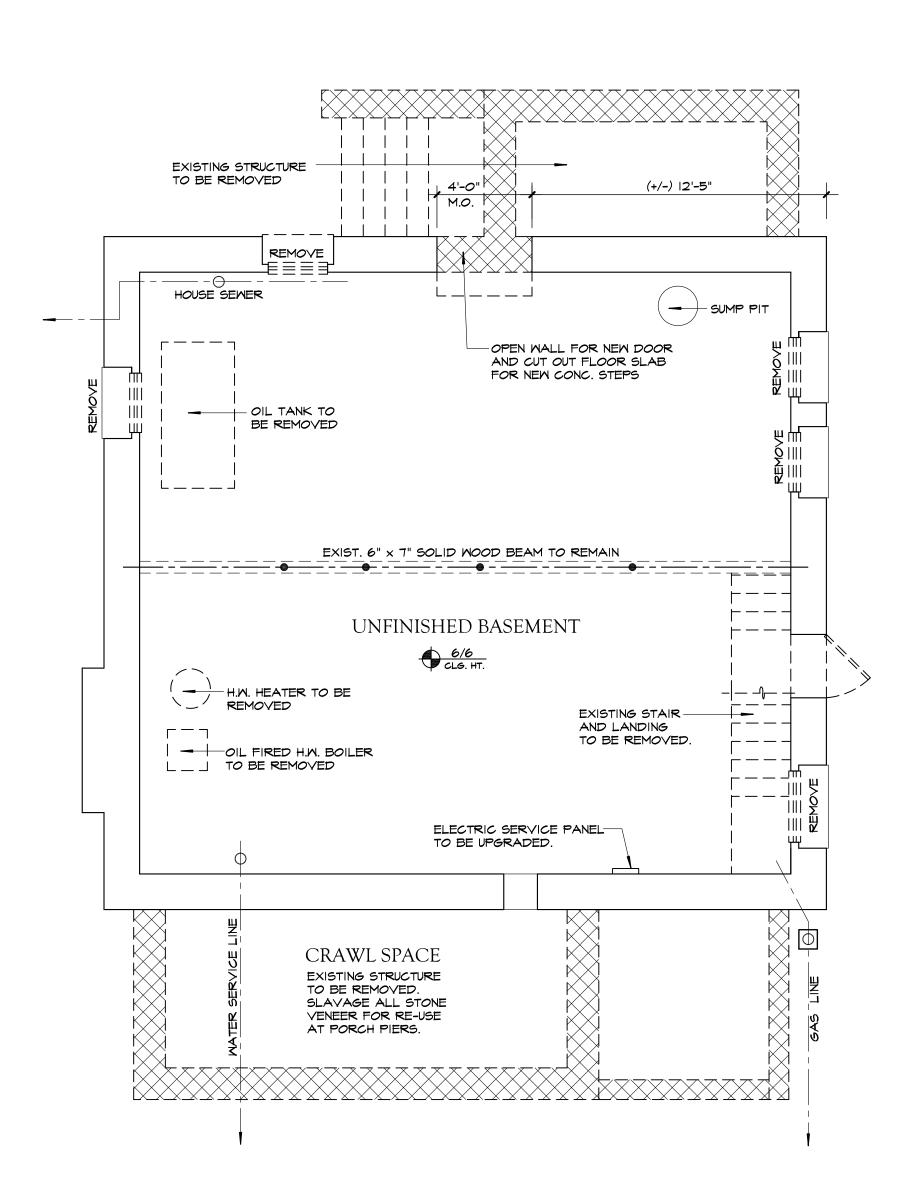
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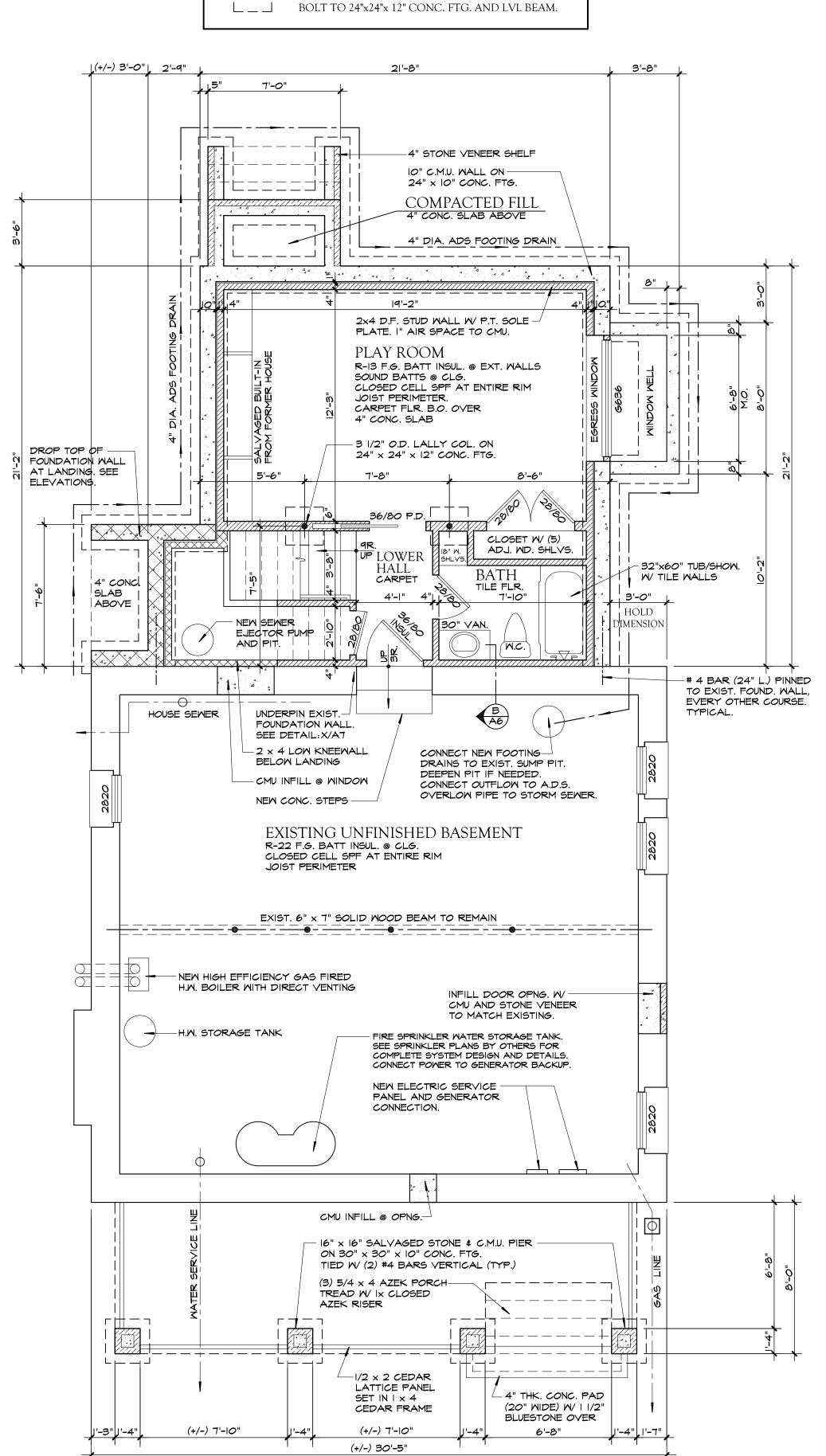
Client

GENERAL NOTES - FRAMING

- . DIMENSIONAL FRAMING LUMBER SHALL BE NO. 2 DOUGLAS FIR, Fb=950 PSI (MIN.).
- 2. LAMINATED VENEER LUMBER (LVL) SHALL BE Fb=2600 PSI AND **PARALLAM** (PSL) SHALL BE Fb=2900 PSI. ENGINEERED LJOISTS (TJI) AND LAMINATED VENEER LUMBER (LVL) SHALL BE BY TRUSS JOIST MACMILLAN OR APPROVED EQUAL BY ARCHITECT. ALL ENGINEERED MATERIALS SHALL BE STORED AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS.
- 3. ALL MUDSILL PLATES SHALL BE PRESSURE TREATED DOUBLE 2 x 6.
- 4. ROOF SHEATHING SHALL BE 5/8" EXTERIOR GRADE PLYWOOD, NAILED TO EACH RAFTER.
- 5. WALL SHEATHING SHALL BE 1/2" EXTERIOR GRADE PLYWOOD OR 1/2" ZIP-WALL ENGINEERED PANELS AS MANUFACTURED BY HUBER ENGINEERED WOODS. PLAIN ORIENTED STRAND BOARD (O.S.B.) IS NOT ACCEPTABLE.
- 6. SUBFLOOR TO BE ADVANTECH 3/4-IN. TOUNGE AND GROOVE HIGH DENSITY ENGINEERED PANEL BY HUBER ENGINEERED WOODS OR APPROVED EQUAL, GLUED AND NAILED TO FLOOR JOISTS. ADHESIVE TO BE **CONTECH PL-400**.
- 7. PROVIDE PROPERLY SIZED GALVANIZED METAL JOIST HANGERS BY **SIMPSON** AT ALL FLUSH CONNECTIONS. ALL NAILING OF HANGERS MUST BE IN STIRCT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS.
- 8. ALL SOLID (P.T. OR PSL) AND BUILT-UP (2x D.F.) WOOD POSTS SHALL BE CONTINUOUS (WITH SOLID BLOCKING AS REQUIRED) TO FOUNDATION WALLS OR GIRDERS.
- 9. ALL EXTERIOR METAL ANCHORS, FASTENERS, BOLTS, ETC...SHALL BE HOT DIPPED GALVANIZED STEEL.
- 10. PROVIDE 2x FIRESTOPPING AT DROP CEILINGS AND WHERE REQUIRED BY CODE. REVIEW WITH LOCAL BUILDING OFFICIAL HAVING JURISDICTION.
- 11. PROVIDE HURRICANE ANCHORS ("SIMPSON" H-5) AT ALL RAFTERS.
- 12. MAINTAIN 2" CLEARANCE FROM MASONRY CHIMNEY AND FROM METAL FLUES.
- 13. ALL STEEL, INCLUDING BEARING PLATES SHALL BE SHOP PRIMED AND RECIEVE A SECOND COAT IN THE FIELD UPON COMPLETION.







BASEMENT FLOOR PLAN

LEGEND - FOUNDATION PLANS

NEW CONCRETE BLOCK FOUNDATION WALL W/ REINFORCED POURED CONCRETE FOOTING

3 1/2" O.D. CONC. FILLED STEEL COL. W/ 3/4" THK.

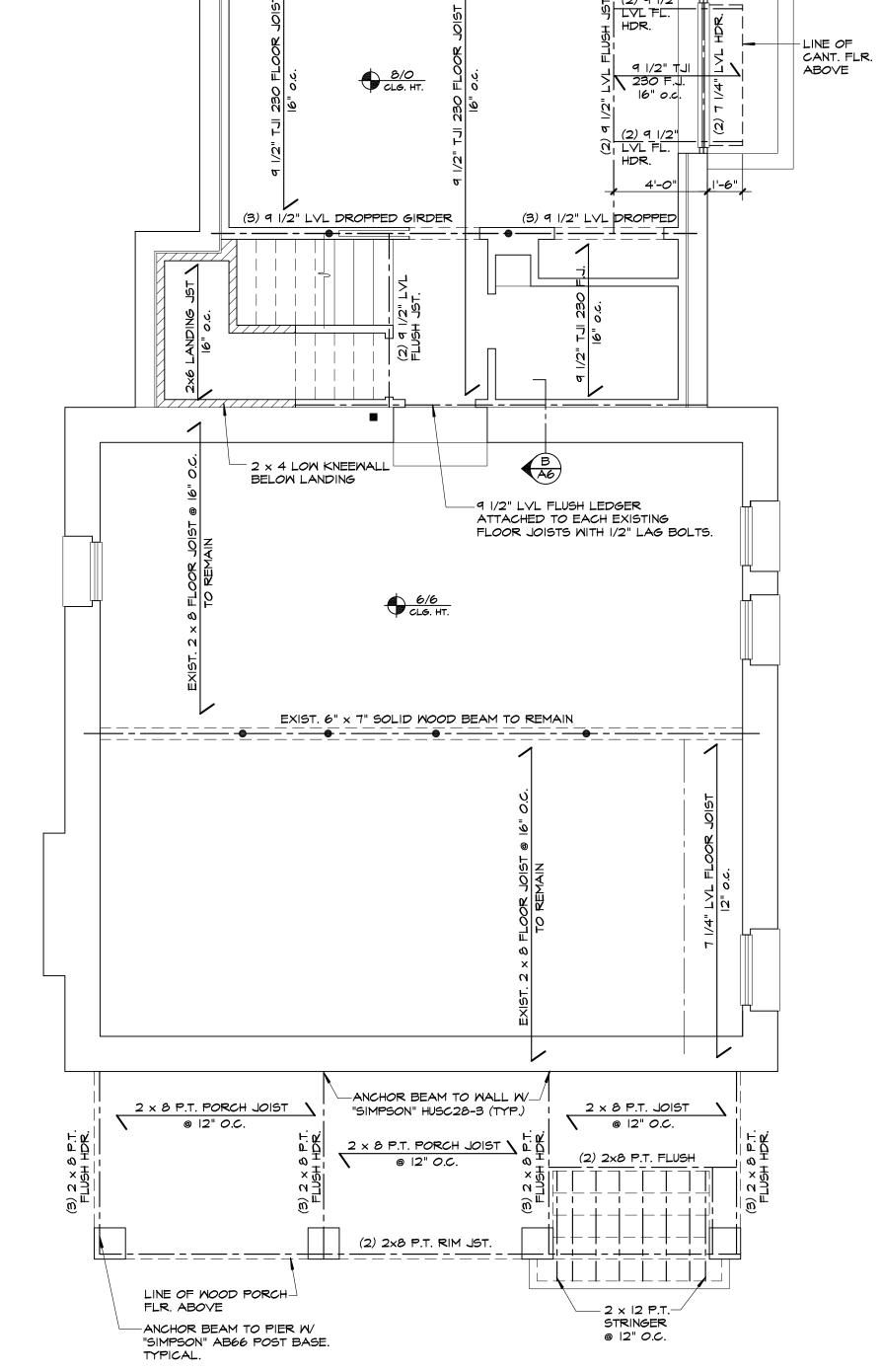
STEEL TOP & BOTTOM BEARING PLATES.

EXISTING WALL TO REMAIN

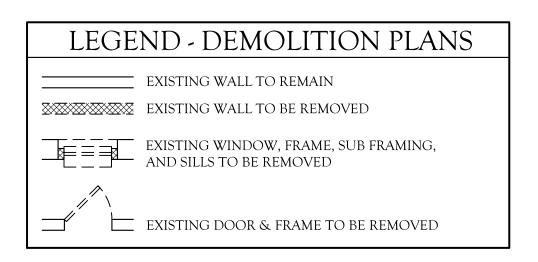
____ (FOOTING TO BE 12" WIDER THAN WALL)

4" STONE VENEER SHELF

NEW 2 x D.F. STUD WALL

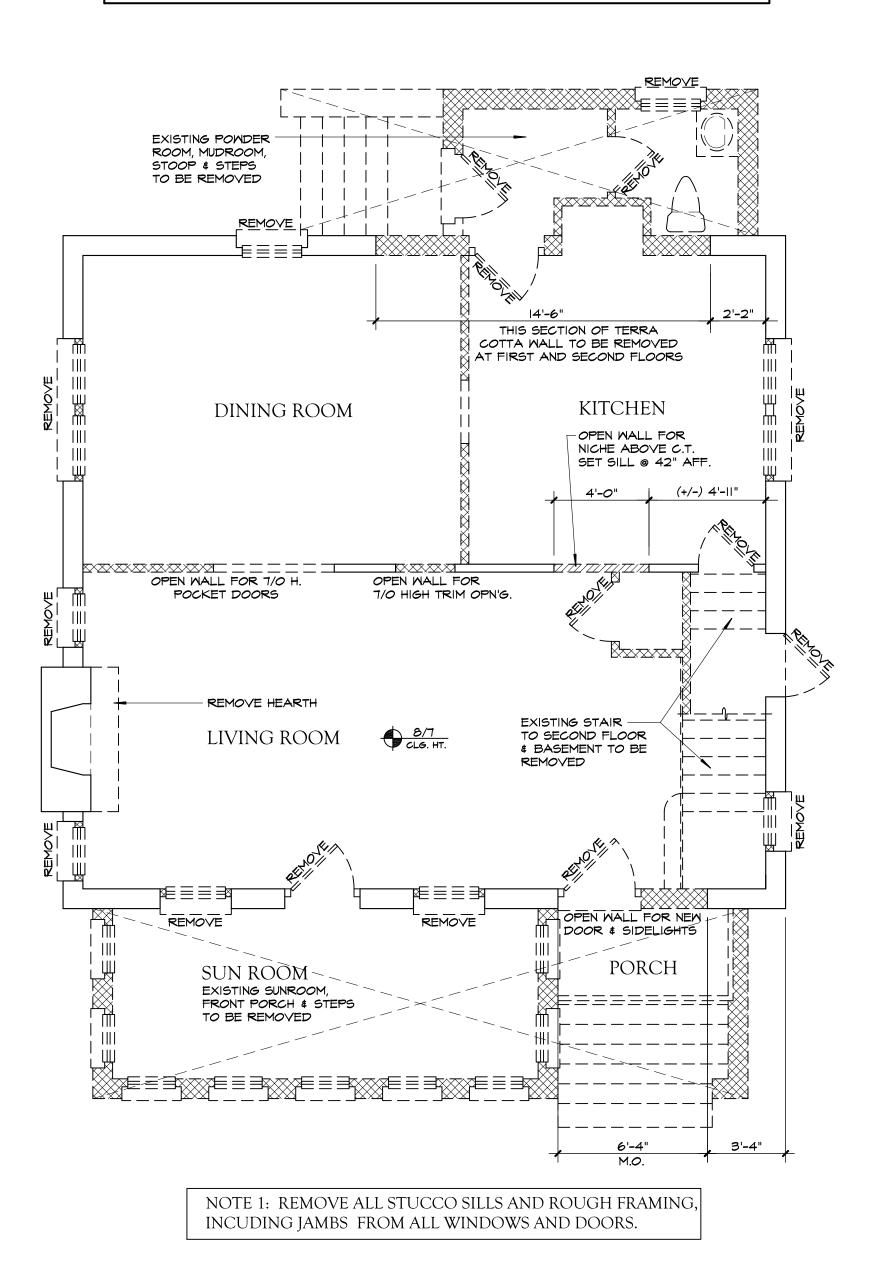


FIRST FLOOR FRAMING PLAN



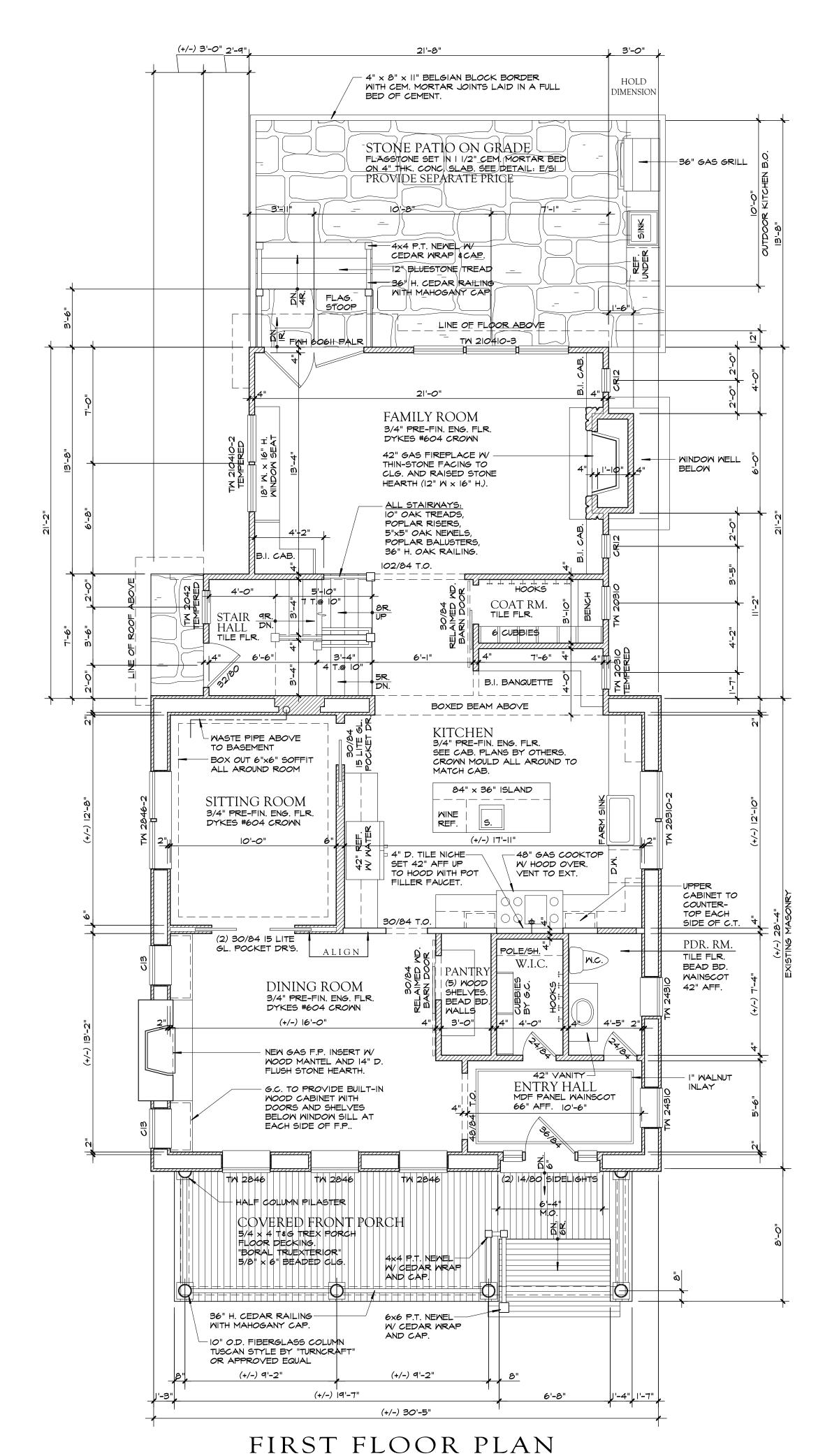
GENERAL NOTES - DEMOLITION

- 1. GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO ALL RULES AND REGULATIONS HAVING JURISDICTION WITHIN THE PROJECT AREA.
- 2. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO CHECK AND VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
- 3. G.C. SHALL LOCATE AND IDENTIFY UNDERGROUND UTILITY LINES, IF ANY, PRIOR TO START OF EXCAVATION. G.C. SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGED OR INTERRUPTED SERVICES RESULTING FROM THE WORK BEING PERFORMED.
- 4. G.C. SHALL PROVIDE TEMPORARY SUPPORT OF ALL BEARING WALLS TO BE REMOVED.
- 5. G.C. SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- 6. REMOVE AND REPLACE ANY DAMAGED OR ROTTED LUMBER. REVIEW QUESTIONABLE CONDITIONS WITH ARCHITECT.
- 7. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM SITE BY G.C. IN A MANNER WHICH IS LEGALLY CONFORMING TO THE LOCAL MUNICIPAL ORDINANCES.
- 8. G.C. SHALL PROTECT AREAS NOT IN THE SCOPE OF WORK FROM DAMAGE AND DUST DURING DEMOLITION AND CONSTRUCTION.
- 9. REMOVE ALL WINDOWS AND DOORS INCLUDING FRAMES, SILLS, AND SUB-FRAMING.
- 10. REMOVE ALL PLUMBING AND ELECTRICAL LINES.
- 11. REMOVE ALL EXISTING ROOF RAFTERS AND ATTIC FLOOR JOISTS FROM HOUSE.

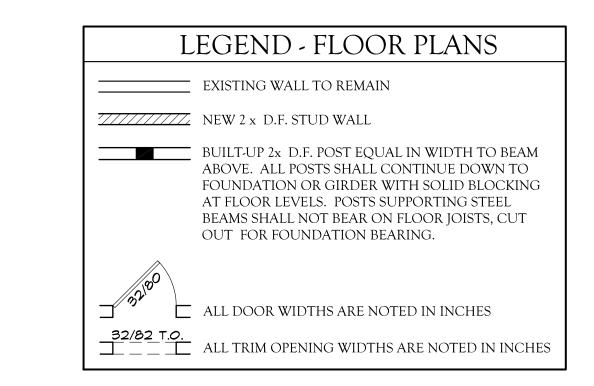


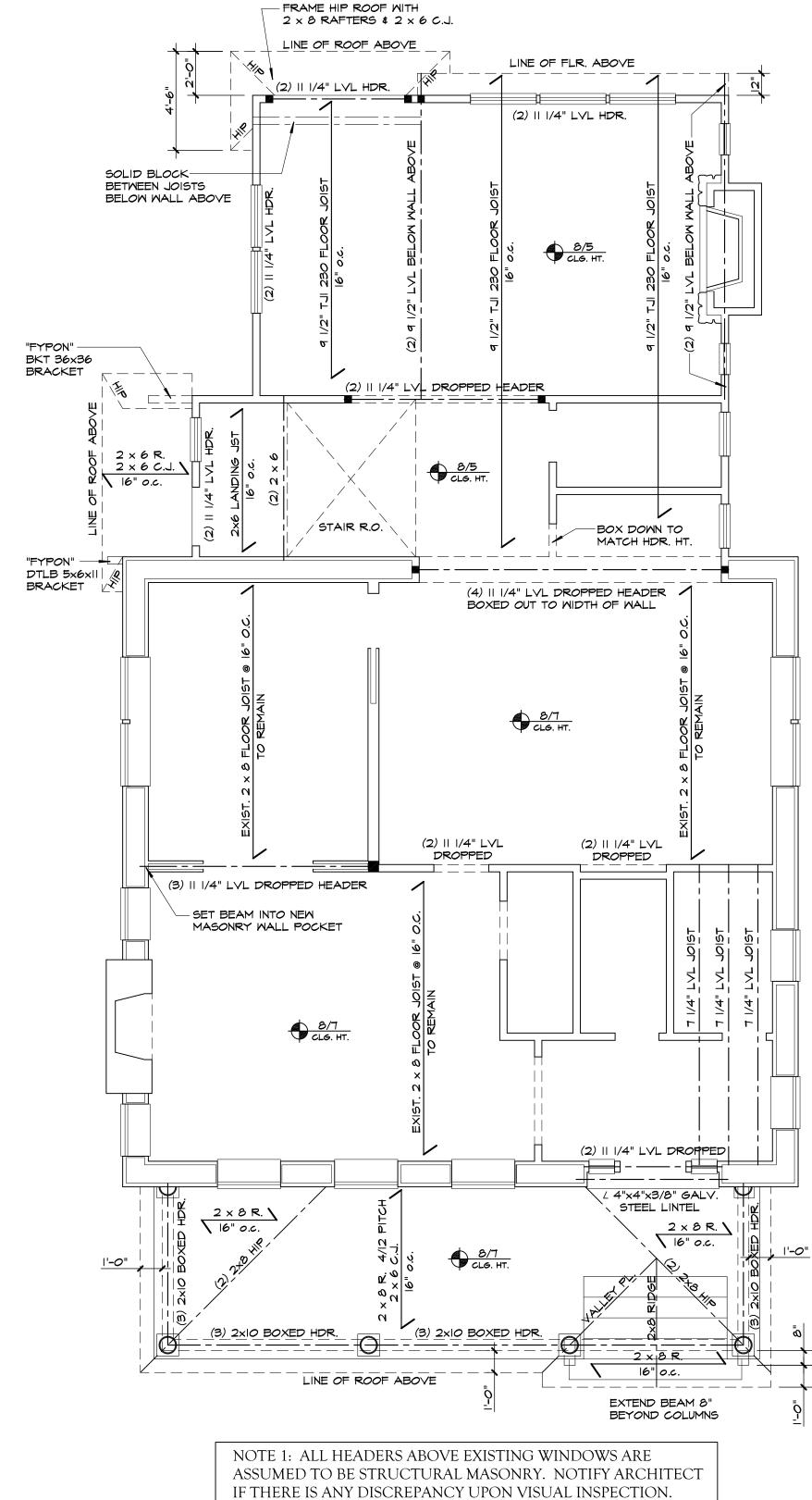


SCALE: 1/4"= 1'-0"



SCALE: 1/4"= 1'-0"





SECOND FLOOR FRAMING PLAN

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Addition and Alteration to the Client Residence Some Avenue, Town, State

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Revisions

Date: 00/00/00

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WINDOW & EXTERIOR DOOR NOTES

1. WINDOWS SHALL BE: "ANDERSEN" 400 SERIES TILT-WASH" (TW) WOOD WITH WHITE PERMA-SHIELD CLADDING. EXTENSION JAMBS SHALL BE FABRICATED AND APPLIED IN FIELD BY G.C.

2. INTERIOR FINISH SHALL BE: FACTORY PAINTED WHITE. VINYL JAMB LINER TRACK SHALL BE WHITE.

2. GLAZING SHALL BE: HIGH PERFORMANCE LOW "E" SMART SUN WITH ARGON GAS. (U-FACTOR OF .30 OR BETTER)

3. GRILLES SHALL BE: 7/8" SIMULATED DIVIDED LITES (SDL) WITH NO SPACER BARS. COORDINATE ALL GRILLE PATTERNS AS SHOWN ON ELEVATIONS. PROVIDE SIMULATED CHECK RAIL AT CASEMENT WINDOWS WHERE SHOWN ON ELEVATIONS.

4. INSECT SCREENS SHALL BE: "TRU-SCENE" HALF. FRAME COLOR TO BE WHITE.

5. LOCK AND KEEPER STYLE SHALL BE: "ESTATE"

6. HARDWARE FINISH SHALL BE: OIL RUBBED BRONZE

7. HINGED PATIO DOORS SHALL BE: "ANDERSEN" (FWH) 400 SERIES WOOD WITH WHITE PERMA-SHIELD CLADDING. PROVIDE FACTORY APPLIED EXTENSION JAMBS.

8. INTERIOR FINISH SHALL BE: FACTORY PAINTED WHITE. VINYL JAMB LINER TRACK SHALL BE

9. GLAZING SHALL BE: HIGH PERFORMANCE LOW "E" SMART SUN WITH ARGON GAS.

10. GRILLES SHALL BE: 7/8" SIMULATED DIVIDED LITES (SDL) WITH NO SPACER BARS. COORDINATE ALL GRILLE PATTERNS AS SHOWN ON ELEVATIONS.

11. INSECT SCREENS SHALL BE: GLIDING FIBERGLASS SCREEN PANEL, WHITE FRAME COLOR.

12. HARDWARE STYLE SHALL BE: NEWBURY

13. HARDWARE FINISH SHALL BE: OIL RUBBED BRONZE

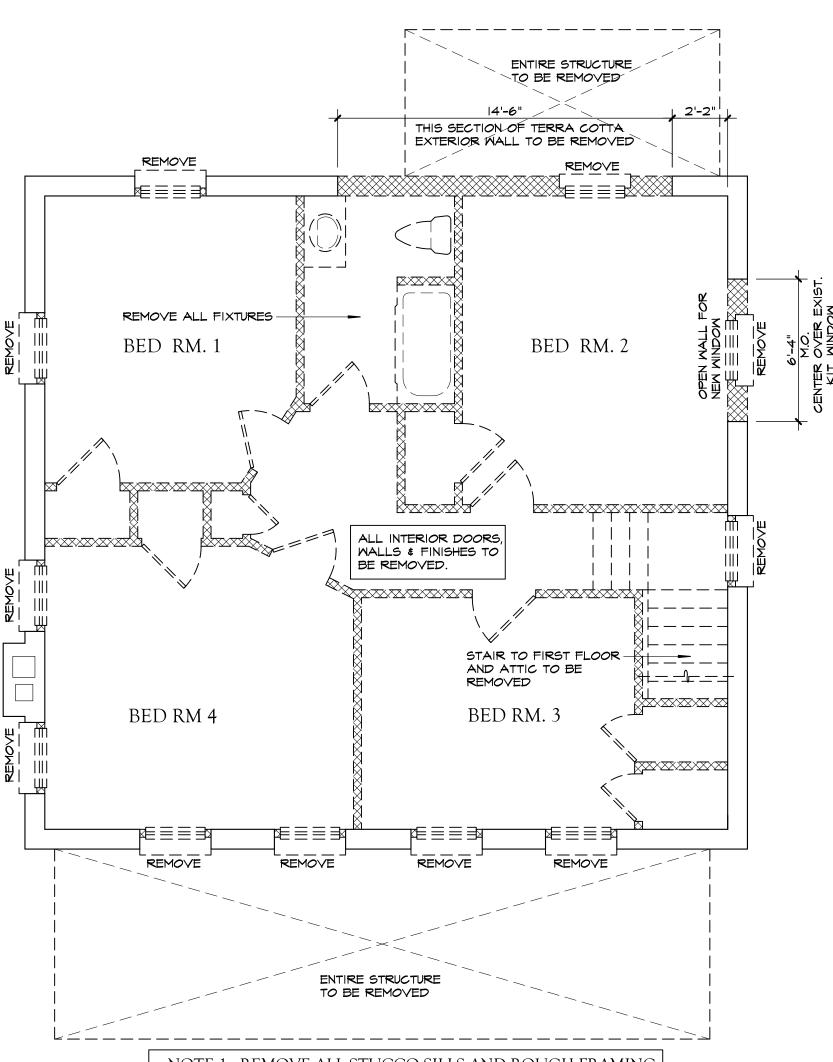
14. FRONT ENTRANCE DOOR SHALL BE: SIMPSON #944 DOUGLAS FIR WITH INSULATED GLASS AND SDL. SIDELIGHTS SHALL BE #1703, 14" WIDE.

15. SIDE ENTRANCE DOOR SHALL BE: SIMPSON #512 DOUGLAS FIR WITH INSULATED GLASS AND SDL.

16. THE G.C. SHALL BE RESPONSIBLE TO FORWARD THE WINDOW ORDER (FROM THE SUPPLIER) TO THE ARCHITECT FOR REVIEW. NO WINDOW ORDER SHALL BE FINALIZED WITHOUT THE ARCHITECT'S AUTHORIZATION. NO WINDOWS OR DOORS SHALL BE CHANGED BY THE BUILDER OR OWNER WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

17. PROVIDE MEMBRANE SILL PAN FLASHING AT ALL WINDOWS OVER LOWER ROOFS.

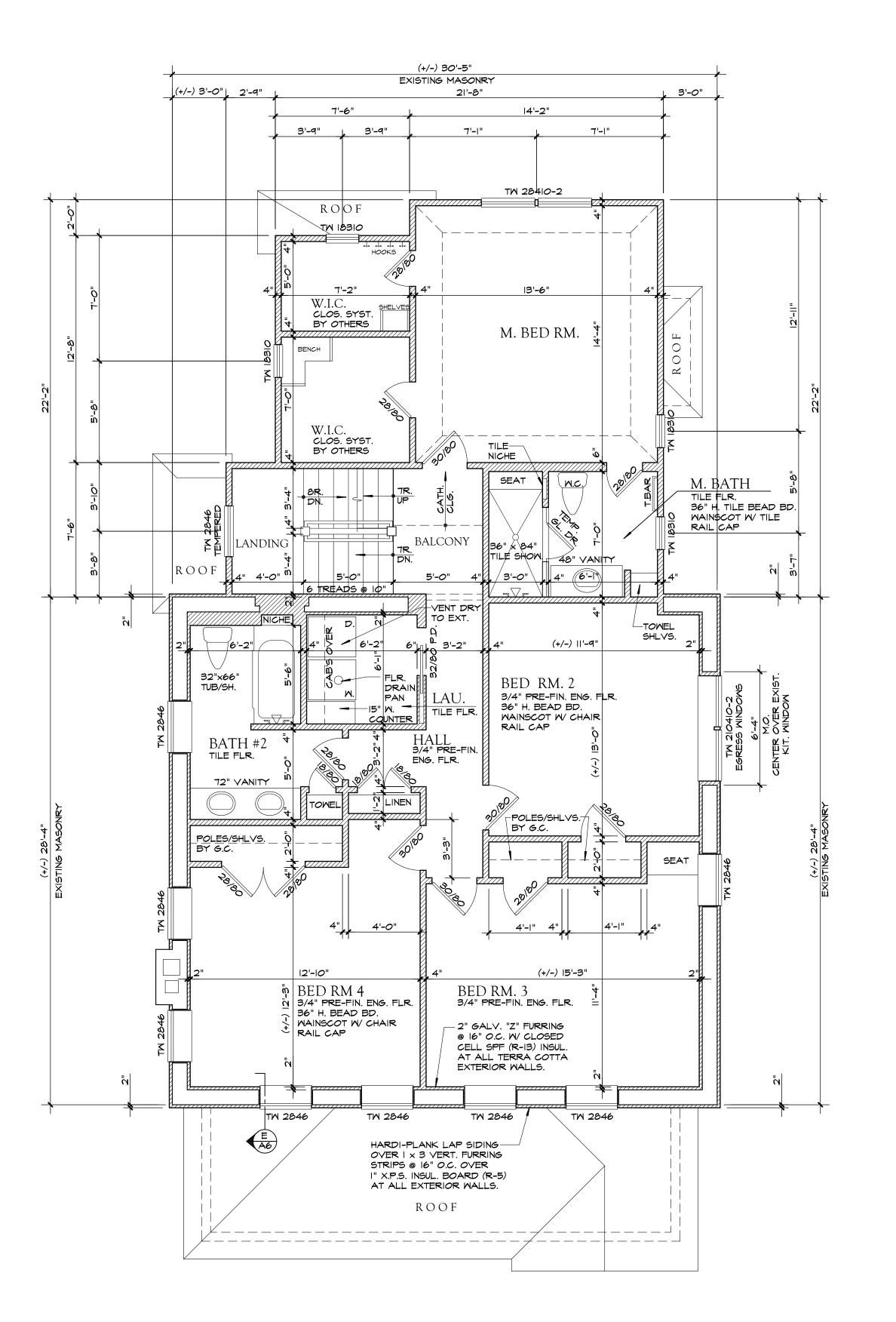
18. PROVIDE B.E. ALUM. DRIP CAP FLASHING AT ALL WINDOW AND DOOR HEADS.



NOTE 1: REMOVE ALL STUCCO SILLS AND ROUGH FRAMING, INCUDING JAMBS FROM ALL WINDOWS AND DOORS.

NOTE 2: REMOVE ALL ROOF RAFTERS, ATTIC FLOOR JOISTS, AND INTERIOR STUD WALLS.

SECOND FLOOR DEMOLITION PLAN

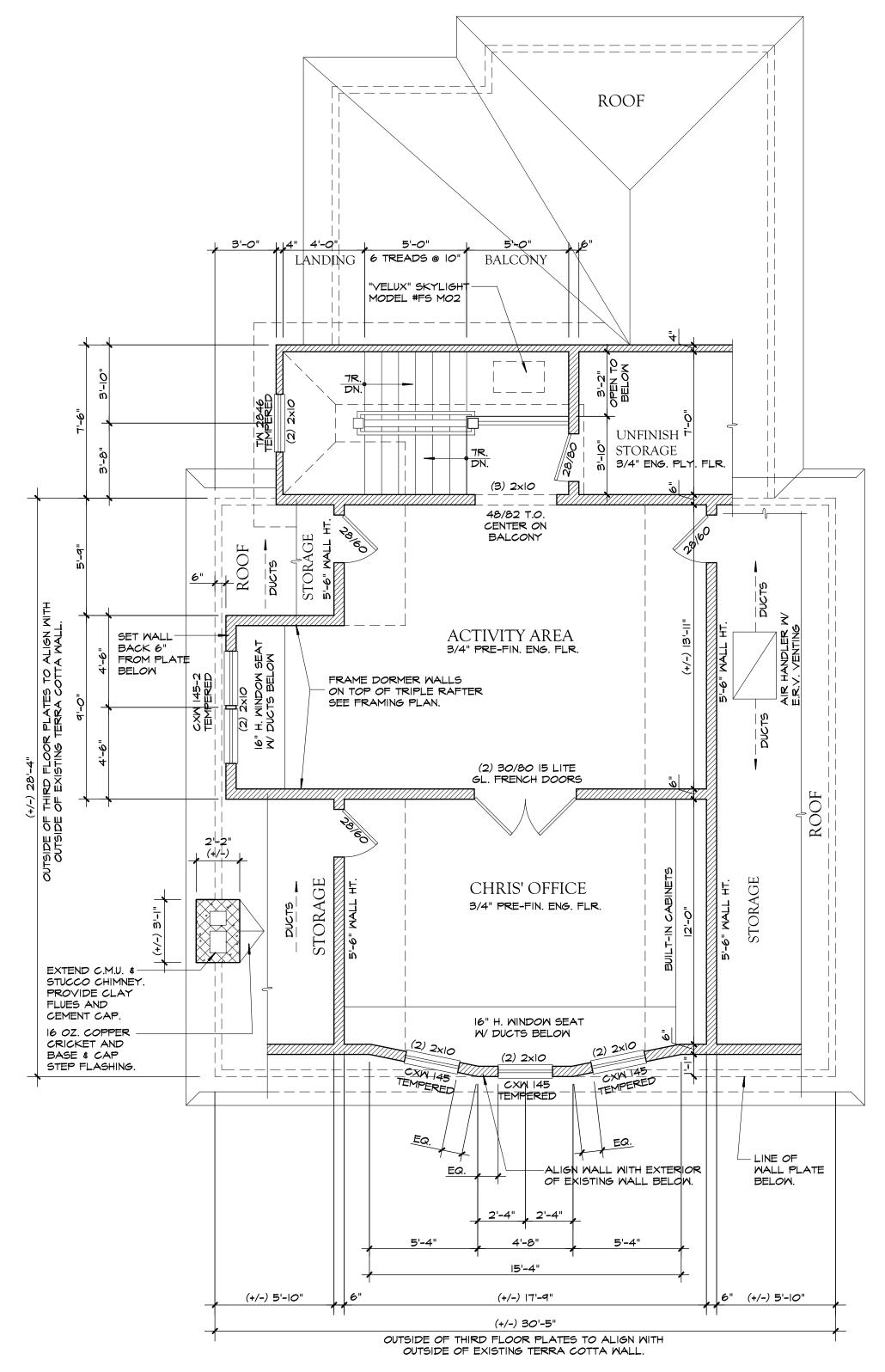


SECOND FLOOR PLAN

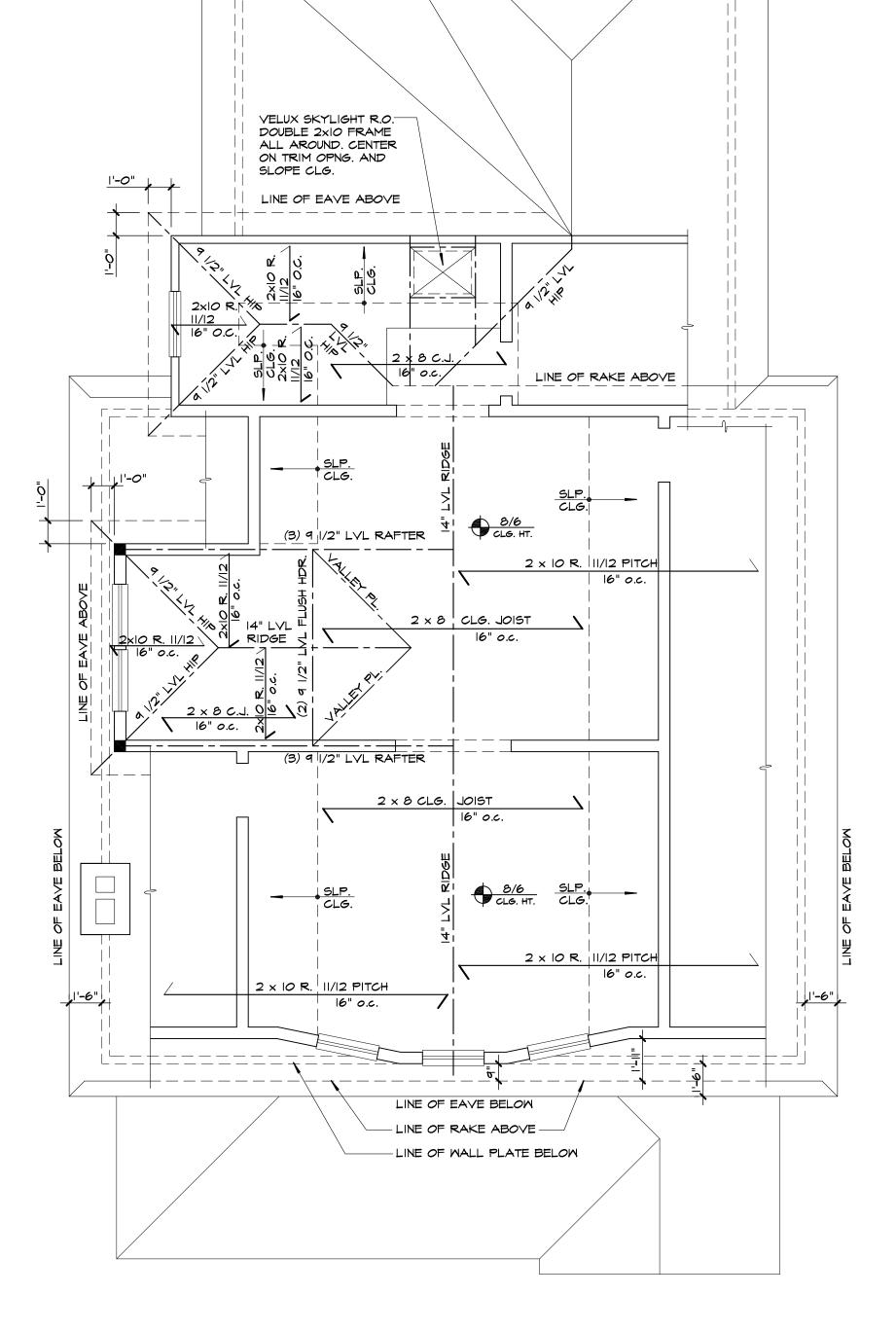


LINE OF EAVE ABOVE 9 1/2" LVL HDR. 2×10 R. 11/12 PITCH 16" o.c. 2 x 8 CLG. JOIST 9 1/2" LVL FLUSH HOR. -57AIR R.O. (2) 2×10 (+/-) 8'-5" CLG. HT. (+/-) 8'-5" CLG. HT.

Date: 00/00/00 Do Not Scale Prints Sheet No.



THIRD FLOOR PLAN



ROOF & CEILING FRAMING PLAN

THIRD FLOOR PLAN AREA DIAGRAM

THE TOTAL THIRD FLOOR PLATE AREA IS 1045 S.F. THE FLOOR AREA WITH 7'-6" CEILING HEIGHT IS 495 SF. (47% OF TOTAL). THEREFORE, THIS THIRD FLOOR IS NOT A STORY AS PER THE VILLAGE OF PLEASANTVILLE ZONING CODE.

LINE OF THIRD

FLOOR PLATES

1045 SF

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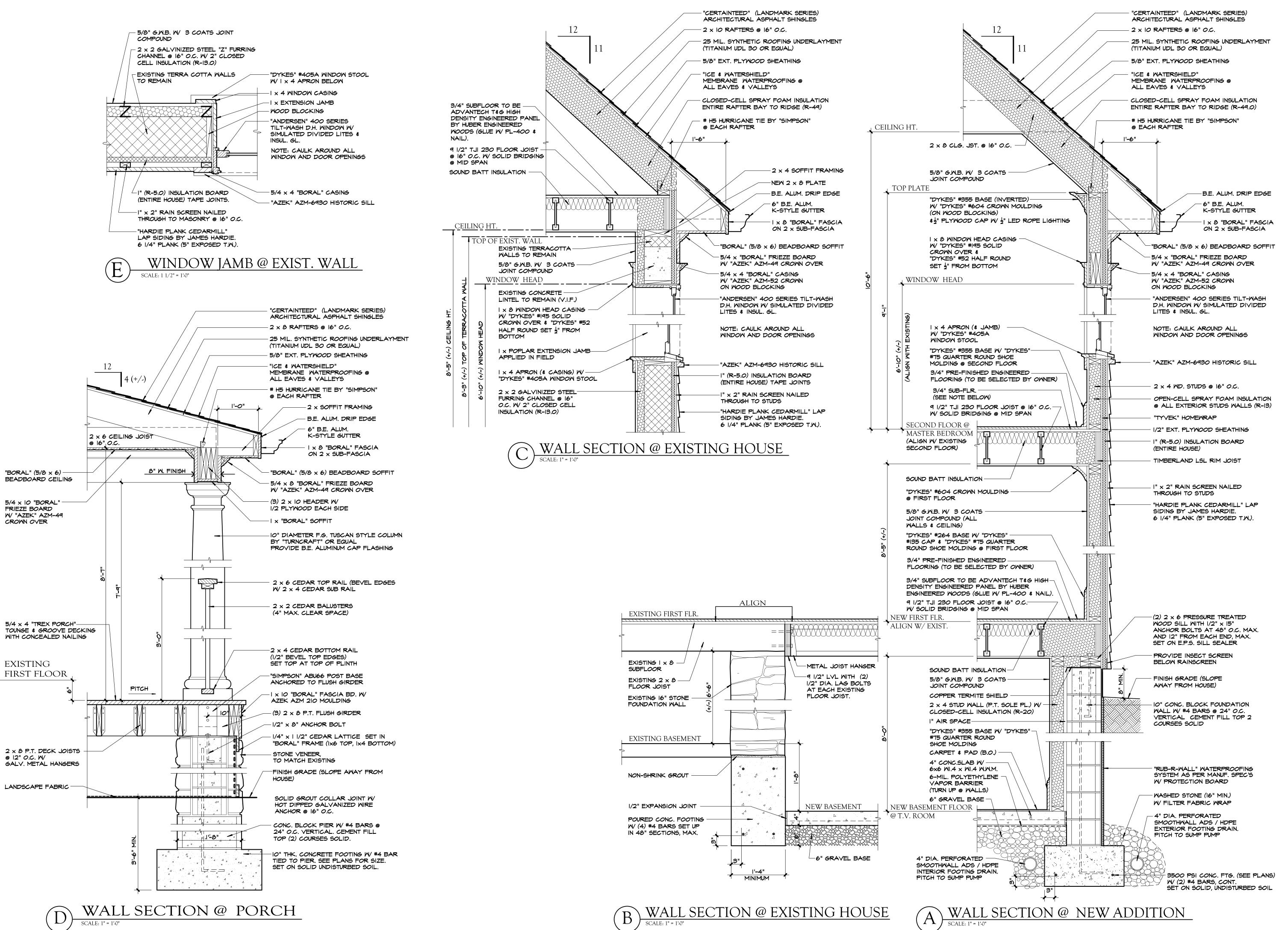


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Revisions Date: 00/00/00

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Addition and Alteration to the Client Residence

Timothy P. Lener, Architect, P.C. 394 Bedford Road, Pleasantville, New York 10570
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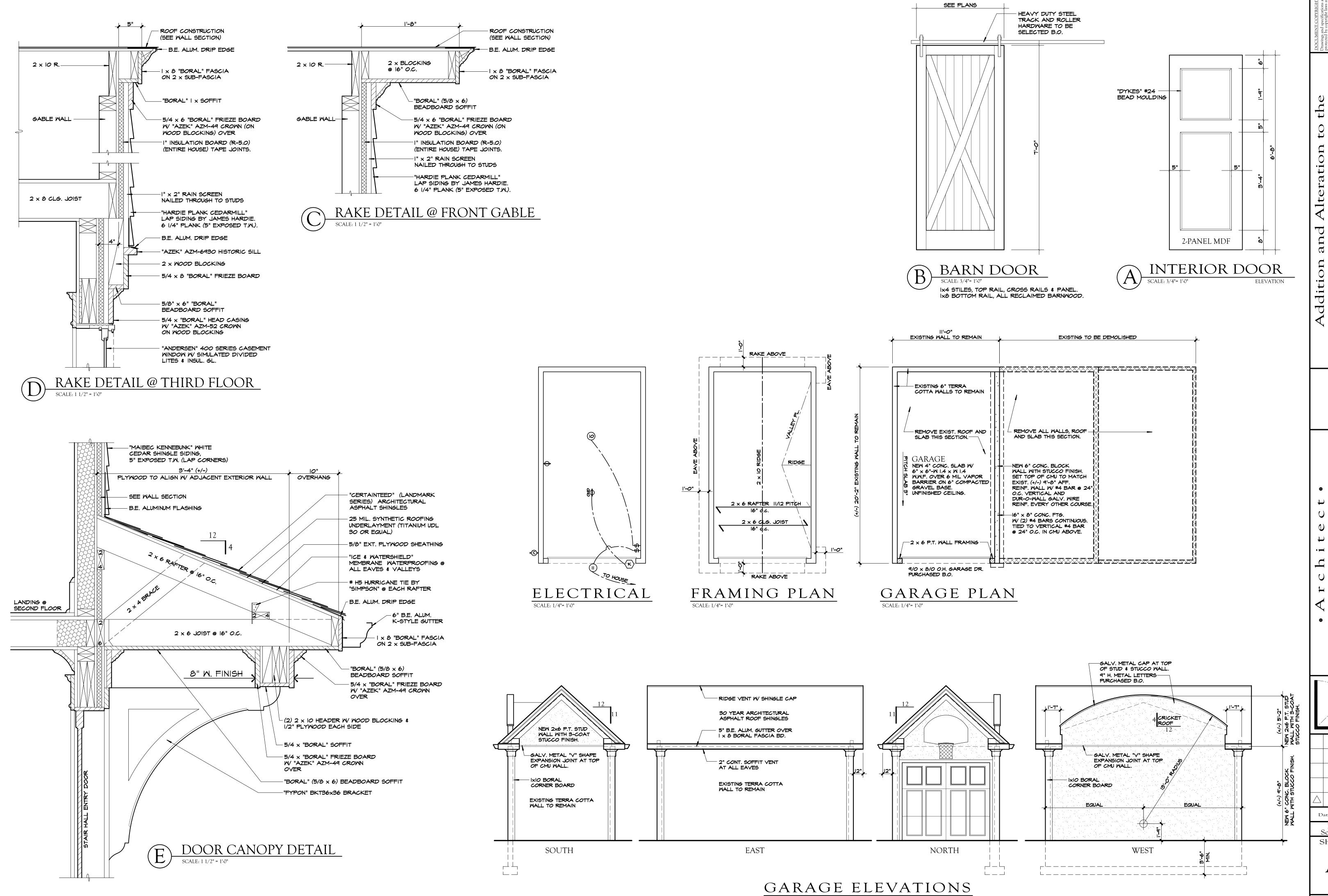
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on and Alteration to the Int Residence

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1. ALL ELECTRICAL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOCAL AND NATIONAL FIRE UNDERWRITER CODES, THE 2015 INTERNATIONAL RESIDENTIAL CODE, AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.

2. ELECTRICAL CONTRACTOR SHALL INSTALL A COMPLETE, NEW 200 AMP SERVICE AND PANEL THAT WILL PROPERLY HANDLE THE DEMAND FROM THE PROPOSED WORK.

3. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW AND CONFIRM ELECTRICAL FIXTURE TYPE (INCLUDING ALL MULTI-MEDIA SOURCES) AND LAYOUT IN THE FIELD WITH OWNER PRIOR TO START OF WORK. REVISE FIXTURE LOCATIONS IF REQUIRED AS DIRECTED BY OWNER.

4. ELECTRICAL CONTRACTOR SHALL PROVIDE SMOKE DETECTORS, CARBON MONOXIDE DETECTORS/ALARMS, AND HEAT SENSORS AS PER SECTION R314 & 315 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE. DETECTORS SHALL BE UL 217 & UL 2034 APPROVED, HARD WIRED WITH BATTERY BACKUP, AND INSTALLED IN SUCH A MANNER THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.

4a. LOCATION OF DETECTORS: SMOKE DETECTORS SHALL BE LOCATED 1) IN EACH SLEEPING ROOM, 2) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS, 3) ON EACH STORY OF THE HOUSE. CARBON MONOXIDE DETECTORS SHALL BE LOCATED: 1) ON EACH STORY CONTAINING A SLEEPING AREA, WITHIN 15 FEET OF THE SLEEPING AREA, 2) ON EACH STORY THAT CONTAINS A CARBON MONOXIDE SOURCE.

5. TAMPER-RESISTANT RECEPTACLES: IN AREAS SPECIFIED IN SECTION E3901.1, 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

6. ALL RECESSED LIGHT FIXTURES SHALL BE THE **LYTECASTER** SERIES BY **LIGHTOLIER** OR OWNER APPROVED EQUAL.

7. REVIEW ALL TRIM KIT FINISH, BULB TYPE & SIZE WITH OWNER PRIOR TO ORDERING RECESSED LIGHT FIXTURES. ALL BULBS SHALL BE LED TYPE.

8. SURFACE MOUNTED AND HANGING FIXTURES SHALL BE PURCHASED BY THE OWNER AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

9. VENT ALL EXHAUST FANS AND DRYER VENT TO EXTERIOR WITH SMOOTH, RIGID SHEET METAL (NO VINYL OR PVC) PIPING AND DAMPERS.

10. PROVIDE COMPLETE DOOR BELL SYSTEM FOR FRONT AND SIDE ENTRY HALLS (REVIEW TYPE). REVIEW LOCATION OF DOOR CHIMES WITH OWNER.

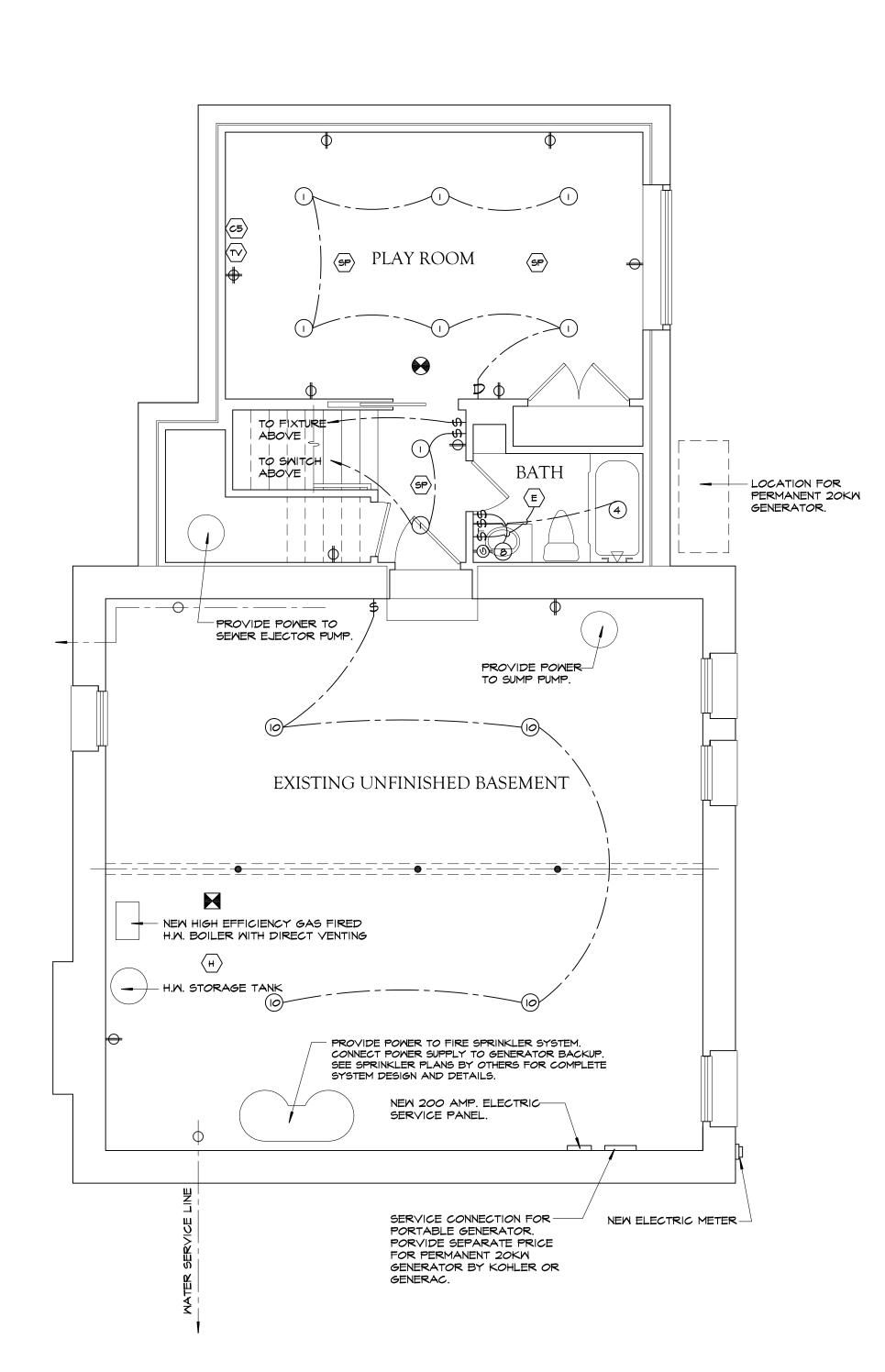
11. SWITCHES SHALL BE BY **LEVITON** OR APPROVED EQUAL. OWNER SHALL SELECT TYPE AND COLOR OF SWITCHES AND RECEPTACLES.

12. PROVIDE TYPE IC FRAME IN KIT AT ALL RECESSED LIGHTS ADJACENT TO THERMAL INSULATION.

13. INSTALL CENTRAL VACUUM CLEANING SYSTEM BY 'NUTONE", "ELECTROLUX" OR OWNER APPROVED EQUAL FOR ALL FLOORS. REVIEW LOCATION OF OUTLETS WITH OWNER.

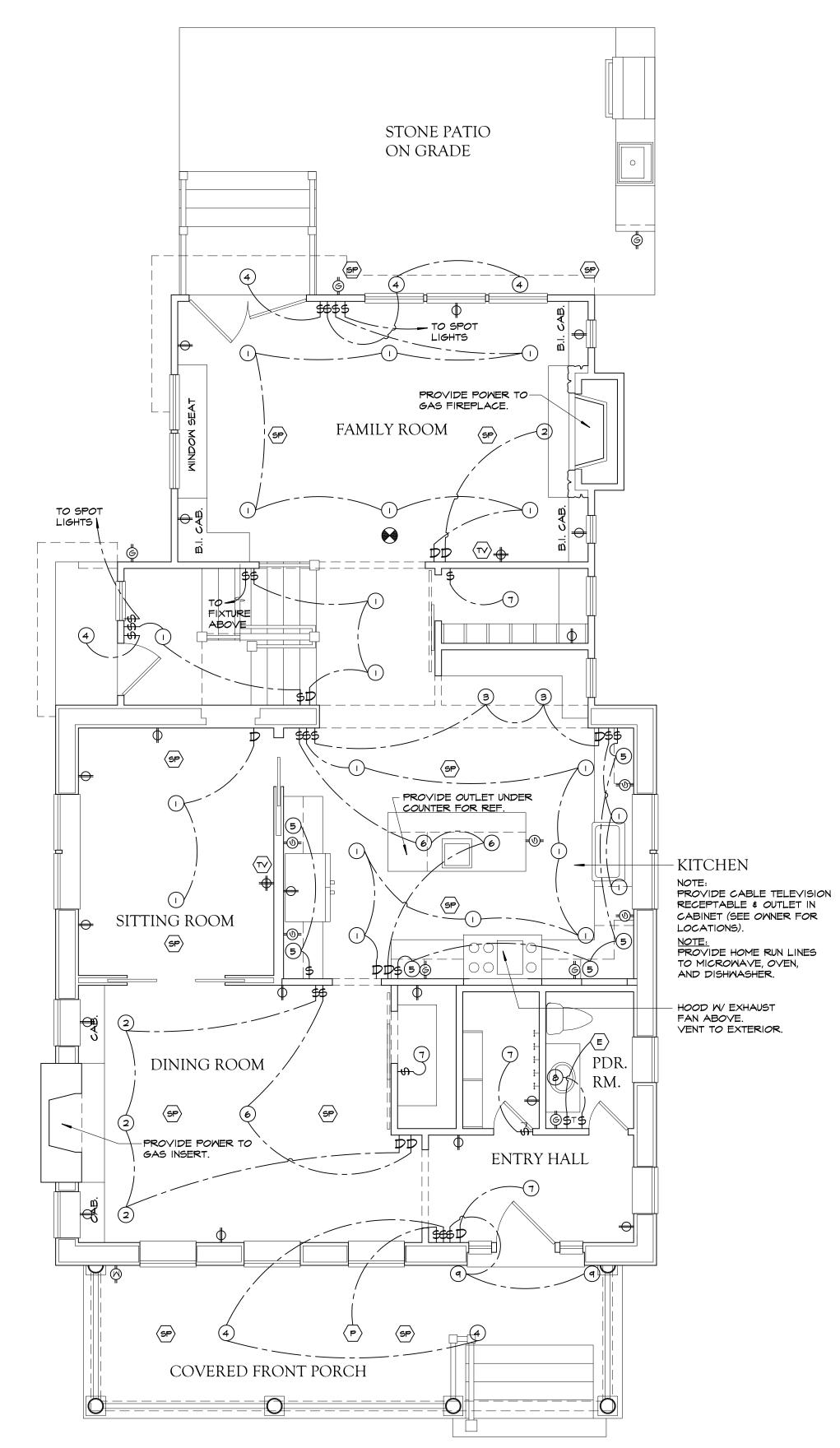
14. PROVIDE QUICKMATTM ELECTRIC FLOOR HEATING MAT BY "EASY WARM FLOOR" OR EQUAL IN MASTER BATHROOM BELOW TILE FLOOR. PROVIDE SEPARATE THERMOSTAT, WIRING AND ALL ACCESSORIES FOR A COMPLETE INSTALLATION.

ELECTRICAL FIXTURE LEGEND				
SYMBOL	FIXTURE TYPE			
	RECESSED DOWNLIGHT (5" APERTURE)			
2	RECESSED DOWNLIGHT (WALL WASHER) (5" APERTURE)			
3	RECESSED DOWNLIGHT (4" APERTURE 9.5 WATT (65 WATT) LED)			
4	RECESSED DOWNLIGHT (SUITABLE FOR WET LOCATIONS)			
5	XENON STRIP UNDERCABINET LIGHTS BY HERA OR EQUAL			
6	CHANDELIER / PENDANT LIGHT PURCHASED BY OWNER			
7	SURFACE MOUNTED CEILING LIGHT PURCHASED BY OWNER			
8	SURFACE MOUNTED WALL SCONCE PURCHASED BY OWNER			
(q)	CARRIAGE LANTERN (WALL MOUNT ON J-BLOCK) PURCHASED BY OWNER			
10	PORCELAIN LIGHT SOCKET			
	SPOT LIGHT (OUTDOOR)			
	COVE STRIP LIGHT			
MD	FIXTURE WITH MOTION DETECTOR			
\$	NEM MALL SMITCH			
ightharpoons	NEW MALL SMITCH WITH DIMMER			
\$⊤	MALL SMITCH MITH TIMER			
\$7	DOOR JAMB SWITCH			
\$0	OVERHEAD DOOR BUTTON SMITCH			
K	KEYPAD OVERHEAD DOOR OPENER			
\rightarrow	NEW DUPLEX RECEPTACLE			
+	QUAD-PLEX RECEPTACLE			
=(0)=	GROUND FAULT CIRCUIT INTERUPTER (GFCI)			
=(3)=	WEATHER PROTECTED RECEPTACLE (GFCI)			
220 	220 AMP RECEPTACLE			
OHD →	OVERHEAD GARAGE DOOR OPERATOR			
×	SMOKE DETECTOR & ALARM: HARD WIRED W/ BATTERY BACKUP. SEE ELECTRICAL NOTES 4 & 4a			
lacksquare	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR \$ ALARM. HARD WIRED W/ BATTERY BACKUP. SEE ELECTRICAL NOTES 4 \$ 4a			
H	HEAT SENSOR: HARD WIRED W/ BATTERY BACKUP INTER-CONNECTED TO SMOKE/CARBON MONOXIDE ALARMS			
P	PADDLE FAN WO LIGHT FIXTURE			
E	EXHAUST FAN / LIGHT (I.5 SONES MAX.) VENT TO EXTERIOR W/ METAL DUCT			
SP	AUDIO SPEAKER PURCHASED BY OWNER WIRING BY ELECTRICAL CONTRACTOR			
₹ ₹	RG6 COAXIAL CABLE TELEVISION RECEPTACLE			
(06)	CAT 6 ETHERNET COMPUTER NETWORK RECEPACLE			



BASEMENT ELECTRICAL PLAN

SCALE: 1/4"= 1'40"



FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/4"= 1'40"

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Addition and Alteration to the Client Residence

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Revisions

Date: 00/00/00

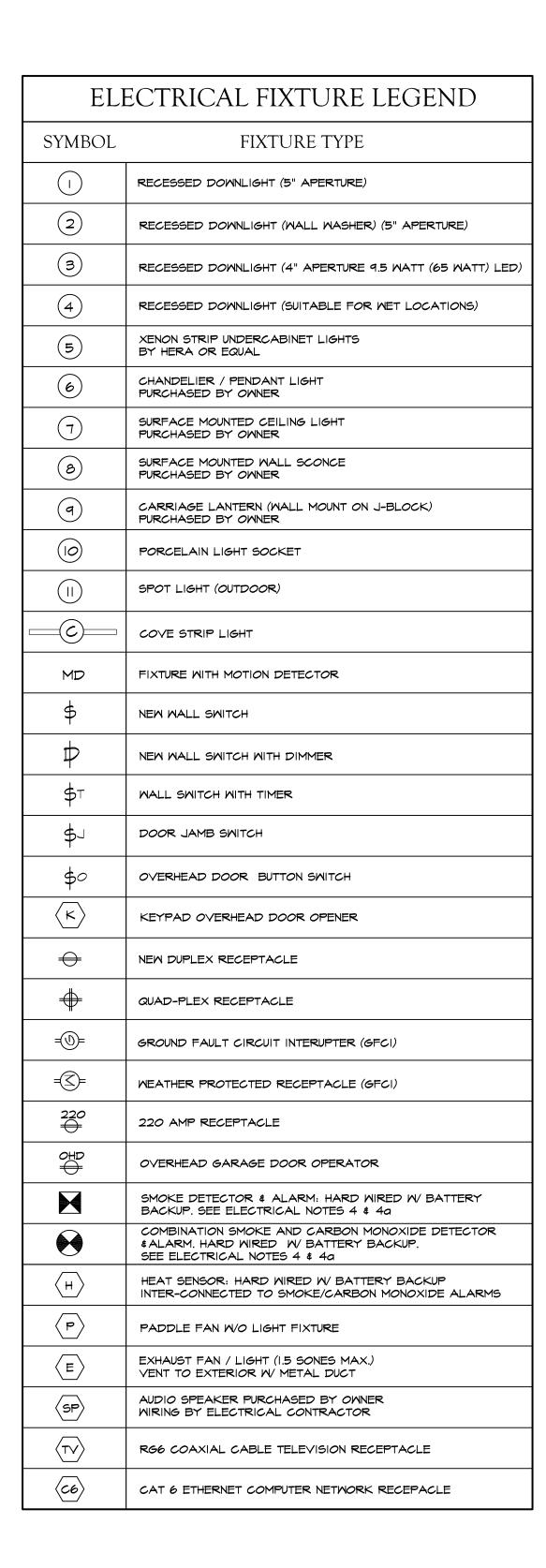
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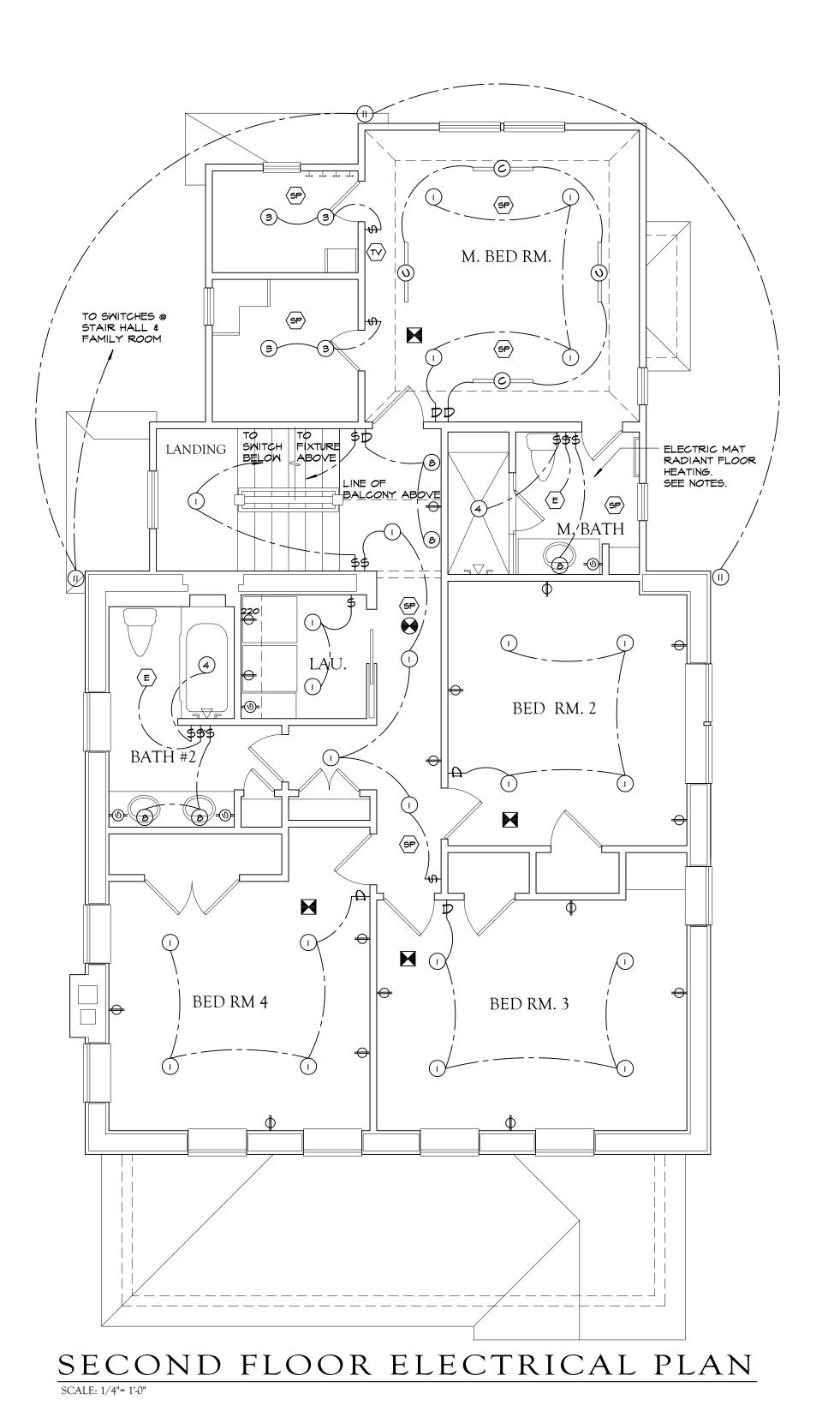
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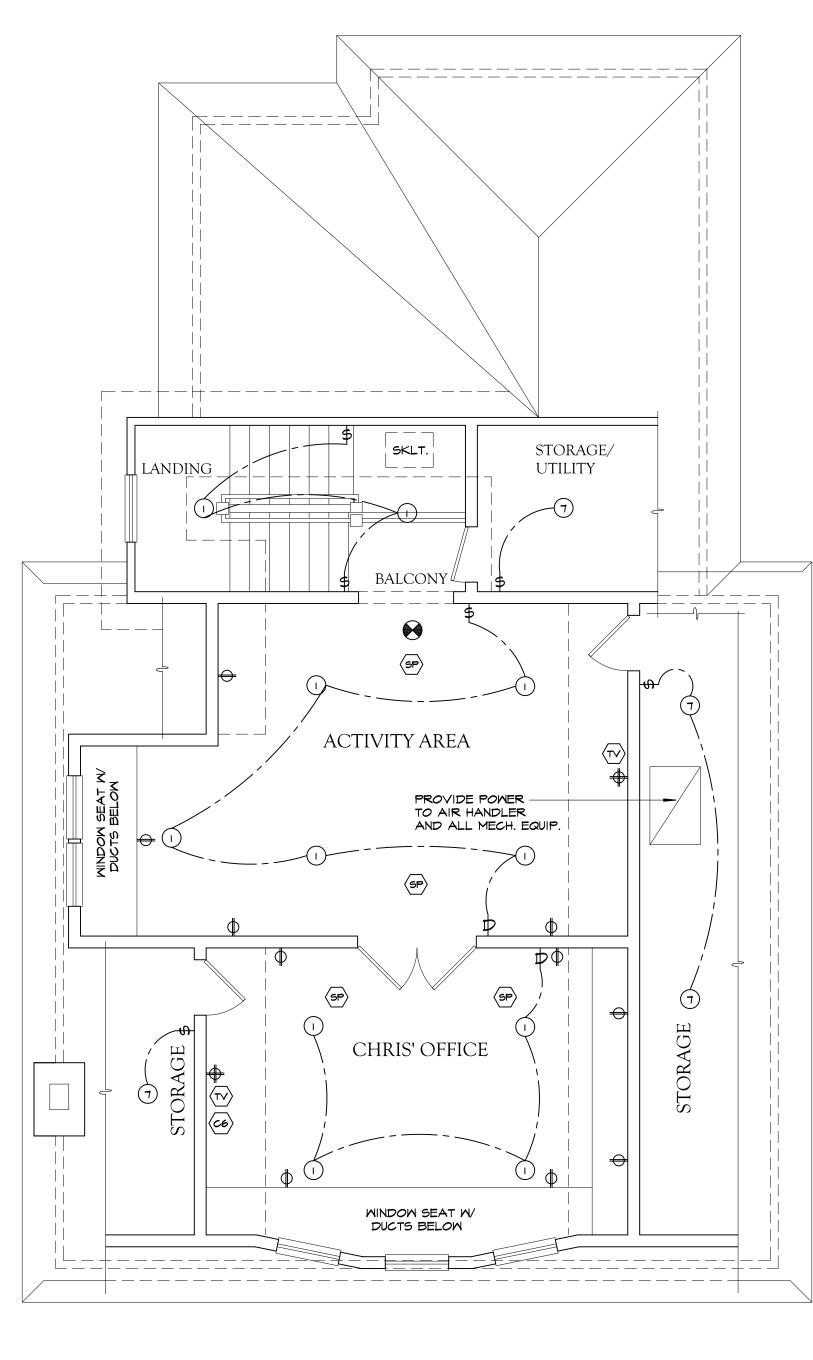
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THIRD FLOOR ELECTRICAL PLAN