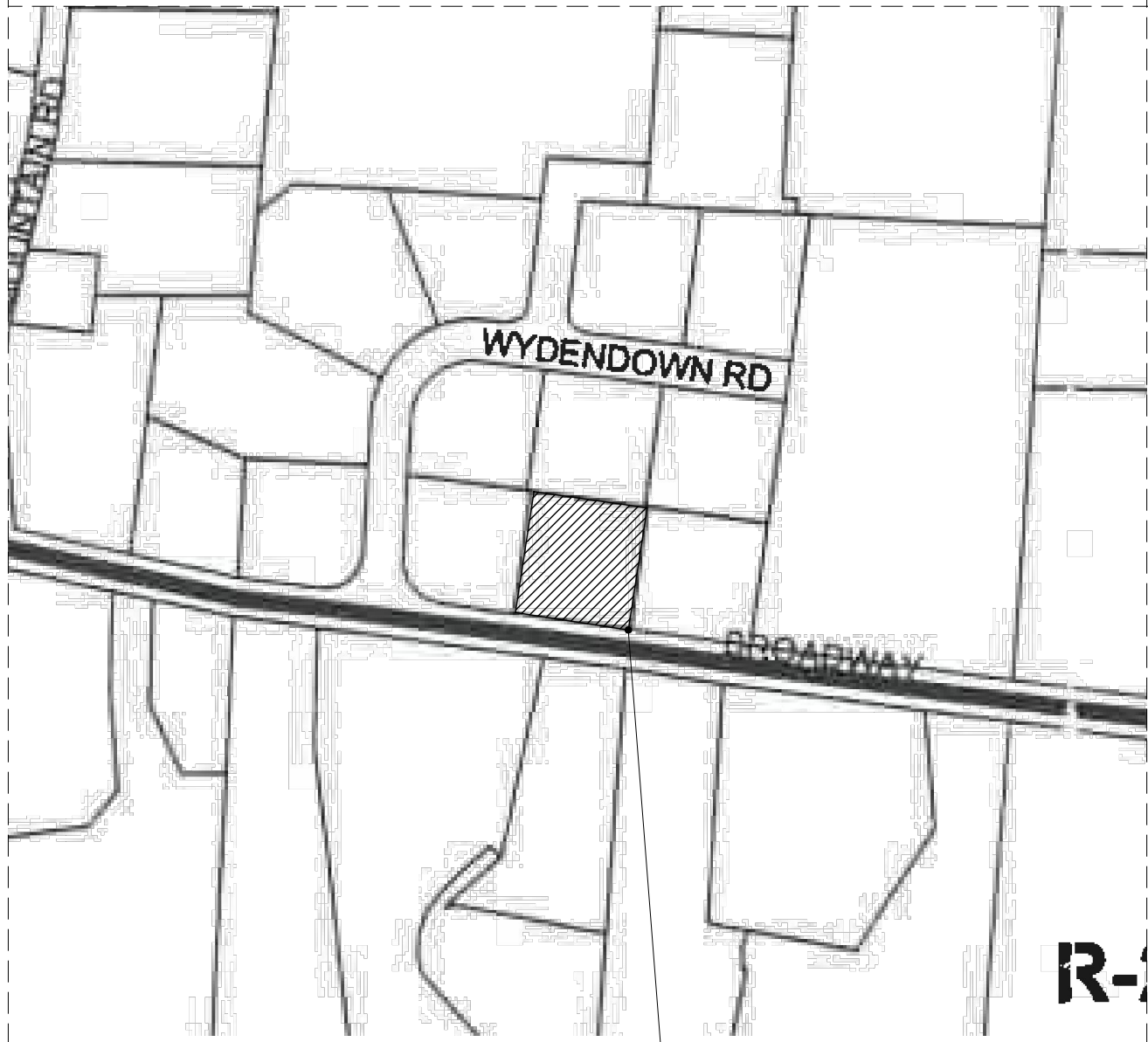




1 AREA MAP  
T-100 N.T.S.



2 ZONING MAP  
T-100 N.T.S.

DRAWING LIST

T-100.00	TITLE SHEET
G-100.00	GENERAL NOTES
S-100.00	SITE SURVEY
C-100.00	SITE PLAN
C-101.00	SITE DEMO
A-100.00	FLOOR PLANS
A-200.00	ELEVATIONS
A-201.00	ELEVATIONS
L-600.00	PLANTING DET. & SCHED.

CONST. SYMBOL LEGEND:

	CONCRETE BLOCK ON CONC. FOOTING (SEE ON FOUNDATION PLAN ON DWG. # A-1 & SECTION ON DWG.# A-6 FOR DET. & SIZES).
	NEW 2 x 4 OR 2 x 6 @ 16" O.C. WD. STUDS W/ W/ 1/2" GYP. BD. ON EACH SIDE TAPED & SPACKLED (3) TIMES SPACKLED (3) TIMES. PROVIDE FIBERGLASS INSULATION ALL EXTERIOR WALLS.
	NEW DOOR & FRAME. SIZE AS SHOWN ON PLAN.
	EXISTING WD. STUDS W/ GYP. BD. PARTITION TO BE REMOVED.
	EXISTING DOOR & FRAME TO BE REMOVED.
	EXISTING DOOR & FRAME TO REMAIN. REPLACE DOOR & FRAME AS PER G.C. & OWNER'S CONTRACT.

FRAMING NOTES:

- ALL PLYWOOD SHEATHING SHALL BE EXTERIOR GRADE A.P.A. - C-D EXT.
- ALL WOOD GIRDERS SHALL BE SECURELY SPIKES AND SUPPORTED ON SOLID BEARING. MINIMUM 4" OF BEARING.
- ALL WOOD JOISTS SHALL HAVE A MINIMUM OF 4" OF BEARING.
- PROVIDE DOUBLE FRAMING UNDER ALL PARTITIONS RUNNING PARALLEL TO JOISTS.
- ALL 2" X 4" STUDS SHALL BE SPACED NO FARTHER APART THAN 16" O.C.
- ALL 2" X 4" STUDS ALONG BEARING WALLS SHALL BE PLACED DIRECTLY BELOW FLOOR JOISTS FOR SOLID BEARING.
- ALL FRAMING MEMBERS SHALL BE FASTENED IN ACCORDANCE WITH STATE AND LOCAL CODE
- ALL WALLS SHALL BE BRACED WITH TECO FLAT WALL BRACING IF PLYWOOD SHEATHING IS NOT USED.
- USE TECO-U-GRIP JOIST AND BEAM HANGERS WHERE JOISTS ARE FLUSH.
- ALL DECK LUMBER TO BE WOLMANIZED EXTERIOR GRADE. ALL DECK HARDWARE TO BE GALVANIZED.
- FLOOR JOIST SPANS OVER 8'-0" BRACED WITH 5/4" X 3" BRIDGING.
- ALL SILLS IN CONTACT WITH MASONRY OR STEEL SHALL BE WOLMANIZED EXTERIOR GRADE.
- ALL HEADERS OVER WINDOWS AND DOORS TO BE (2) 2 X 12 UNLESS OTHERWISE NOTED ON PLAN.
- ALL NAILS FOR PLYWOOD SUBFLOOR TO BE 2" CORK SCREW NAILS.
- ALL STRUCTURAL STEEL TO BE ASTM A-36, FY = 36 KSI.
- ALL NAILS, SCREWS, BOLTS, ETC. FOR USE WITH EXTERIOR DECKS SHALL BE HOT DIPPED GALVANIZED.
- ALL SMOKE DETECTORS HARDWIRED WITH INTERCONNECTED BATTERY BACKUP.
- ELECTRICAL OUTLETS NOT TO EXCEED 12'-0" APART.
- GFI RECEPTACLES IN KITCHENS AND LAVATORIES.
- GFI RECEPTACLES IN GARAGE AND EXTERIORS OF STRUCTURE.
- STAIRWELL CLEARANCE MINIMUM 6'-8".
- DOUBLE FRAME UNDER ALL PARALLEL PARTITIONS AND TUBS.
- CONTRACTOR SHALL INVESTIGATE SITE AND VERIFY ALL DIMENSIONS.
- PROVIDE 95 % COMPACTION FOR ALL FILL UNDER SLABS.
- ALL FOOTINGS SHALL REST ON FIRM UNDISTURBED SOIL. ALL FOOTINGS SHALL BE 3'-0" MINIMUM BELOW FINISH GRADE.
- FLASH HEADS OF ALL EXTERIOR OPENINGS.
- CONCRETE MIX 1-3-5 3000 PSI.
- PROVIDE LEADERS AS REQUIRED WITH SPLASH BLOCKS OR CONNECT TO STORM DRAIN.
- PROVIDE ADEQUATE ROOF VENTS, THROUGH LOUVERS, SOFFITS AND RIDGE VENTS.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIREMENTS OUTLINED IN THE NEW YORK STATE UNIFORM CONSTRUCTION CODE AND LOCAL CODES AND ORDINANCES. ALL STRUCTURAL, ELECTRICAL AND MECHANICAL CODES SHALL COMPLY WITH GOVERNING CODES AS ADMINISTERED BY THE LOCAL BUILDING OFFICIALS AND SHALL BE CONSIDERED AS PART OF THESE CONSTRUCTION DOCUMENTS.

NOTE: ALL BATHS TO HAVE 100 CFM FANS EXH. TO EXT'R (PROVIDE E IN MAS BDRM)

ELECTRICAL LEGEND

	EMERGENCY LIGHT WITH MIN 1 1/2 HOUR BATTERY BACKUP
	RECESSED DOWN LIGHT
	SPOT LIGHT
	SURFACE MOUNTED
	EXIT LIGHT W/ MIN. 1 1/2 HOUR BATTERY BACKUP
	STANDARD DUPLEX OUTLET @ 14" A.F.F.
	QUADPLEX OUTLET @ 14" A.F.F.
	GROUND FAULT INTERRUPT DUPLEX OUTLET @ 48" A.F.F.
	DEDICATED DUPLEX OUTLET @ 14" A.F.F.
	SINGLE POLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	WATERPROOF SWITCH
	DIMMER SWITCH
	THERMOSTAT
	ELECTRICAL PANEL BOARD
	PHONE JACK
	SPEAKER
	EXHAUST FAN
	HARDWIRED SMOKE & CARBON MONOXIDE DETECTOR W/ 1 1/2 HOUR BATTERY BACKUP
	FIRE EXTINGUISHER
	JUNCTION BOX
	WALL WASHER WITH CHROME HOUSING.
	WATER PROOF LIGHT / FAN COMBINATION
	JUNCTION BOX FOR OWNER'S FIXTURE
	CEILING FAN
	CHANDELIER FIXTURES

**NOTE:**  
GENERAL CONTRACTOR IS TO VERIFY EXISTING OUTLET / SWITCH LOCATIONS. IF WHAT IS SHOWN EXISTS REUSE / REWIRE AS REQUIRED IF OUTLET S EXIST WHERE SHOWN REPLACEMENT IS NOT REQUIRED. ALL FIXTURES BY OWNER INSTALLED BY GENERAL CONTRACTOR WITH PER PER FIXTURE COST PER RECESSED DOWNLIGHT LIGHTOLIER / EQUAL. SMOKE DETECTORS ARE TO BE HANDWIRED AND INTERCONNECTED AT BOTH LEVELS PLUS (1) ATTIC LOCATION AND (1) AT BOTTOM OF BASEMENT STEPS.

ELECTRICAL NOTES:

- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE IN ACCORDANCE WITH ALL CODES AND AGENCIES HAVING JURISDICTION. ELECTRICAL LAYOUT SHOWN IS DIAGRAMMATIC ONLY.
- ALL SWITCHES TO BE 3'-10" ABOVE FINISH FLOOR TO CENTER LINE OF SWITCH UNLESS OTHERWISE NOTED.
- ALL CONVENIENCE OUTLETS ARE 14" ABOVE FINISH FLOOR TO CENTER LINE OF SWITCH UNLESS OTHERWISE NOTED.
- SMOKE DETECTORS SHALL BE U.L. APPROVED. THEY SHALL BE LOCATED ON CEILING WITH 12" CLEARANCE TO WALLS & WIRE TO SOUND ALARM W/ BATTERY BACK-UP
- NO POINT ALONG FLOOR LINE MEASURED HORIZONTALLY SHALL BE MORE THAN 6'-0" FROM A RECEPTACLE OUTLET.
- ALL ELECTRICAL INSTALLATION SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE. ALL MATERIAL AND EQUIPMENT SHALL BEAR THE LABEL OR APPROVAL OF THE UNDERWRITERS LABORATORIES, INC.
- GROUND FAULT INTERCEPTORS (OUTLET) SHALL BE PROVIDED AS PER SECTION 210-0 N.E.C. WITHIN 6'-0" OF SINK.

NOTES

08.23.22	ISSUED FOR DOB REVIEW
08.11.22	ISSUED FOR DOB REVIEW
08.02.22	ISSUED FOR DOB REVIEW
07.02.22	ISSUED FOR DOB REVIEW
06.27.22	ISSUED FOR DOB REVIEW
06.13.22	ISSUED FOR DOB REVIEW
DATE	SUBMISSIONS / REVISIONS

TITLE SHEET





- THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY, SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT.
- ALL CONSTRUCTION SHALL COMPLY WITH THE "IRC 2000" OFFICIALS AND CODE ADMINISTRATORS INTERNATIONAL, INC. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL FEDERAL, STATE & LOCAL CODES, ORDINANCES, RULES & REGULATIONS, WHERE SUCH CODES, RULES & REGULATIONS ARE AT VARIANCE WITH THE PLANS & NOTES; SAID CODES, RULES & REGULATIONS, ETC. SHALL TAKE PRECEDENCE OVER THE PLANS & NOTES.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES & REGULATIONS AND FOR OBTAINING ALL NECESSARY AND REQUIRED INSPECTIONS, APPROVALS, PERMITS, NECESSARY TO PERFORM ALL WORK AND SERVICES HEREIN NOTED OR INDICATED ON THE DRAWINGS.
- THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED FOR THE INTERIOR FINISHES OF THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER.
- UNLESS SHOWN ON THESE DRAWINGS, ALL MECHANICAL WORK SUCH AS, BUT NOT LIMITED TO ELECTRICAL, PLUMBING, HEATING, AIR CONDITIONING, VENTILATING, SITE WORK ETC., ARE TO BE ESTABLISHED AND DESIGNED BY OTHERS THAN THE ARCHITECT.
- ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR, THE CONTRACTOR MUST NOTIFY THE ARCHITECT OF ANY SUBSTITUTIONS BEFORE THEY ARE MADE.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IN WRITING AND RESOLVED AND DOCUMENTED IN WRITING BEFORE CONTINUING WITH THE WORK IN QUESTION.
- IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- ALL STUD WALLS ARE DIMENSIONED AT 4" UNLESS NOTED OTHERWISE.
- ASSUME MINIMUM FIBER STRESS 1200 P.S.I. FOR ALL STRUCTURAL BEAMS AND HEADERS UNLESS OTHERWISE NOTED.
- SMOKE DETECTORS TO BE AC POWERED AND U.L. APPROVED. W/ BATTERY BACK UP REFER TO ELECT. NOTE #7.
- ALL CONDITIONING UNITS MUST HAVE ADEQUATE RETURN AIR.
- ALL INTERIOR BATHS SHALL BE MECHANICALLY VENTILATED THROUGH NON-COMBUSTIBLE DUCTS (TO THE EXTERIOR) TO PROVIDE AIR CHANGE EVERY 12 MINUTES. (UNDERCUT BATHROOM DOOR 1") NOT REQUIRED W/ OPERABLE WINDOWS.
- ALL PATIOS AND PORCHES TO BE SLOPED 1/8" PER 1'-0" IN DIRECTION INDICATED ON FOUNDATION PLANS.
- ALL SILLS IN CONTACT WITH CONCRETE TO BE WOLMANIZED AND HAVE A CONTINUOUS SILL SEALER (FULL BED OF MASTIC).
- PROVIDE SOLID BLOCKING AND/OR DOUBLE JOISTS UNDER ALL PERPENDICULAR AND PARALLEL PARTITIONS AND AT FIREPLACE HEARTH AND STAIR OPENINGS.
- REMOVE RUBBISH FROM PREMISES AS OPENED AS NECESSARY OR DIRECTED.
- ALL WORK EQUIPMENT SHALL BE MAINTAINED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNER.
- SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING AND INSTALLING ANY EQUIPMENT. FOUR COPIES OF EACH SUBMITTAL ARE REQUIRED. THE CONTRACTOR MAY REQUEST APPROVAL PRIOR TO PRESENTATION OF A FINAL SUBMITTAL AT A NEGOTIATED PRICE TO OWNER, ALTERNATE MANUFACTURERS OF ALL ITEMS SPECIFIED ON THESE DRAWINGS. CONTRACTOR MUST CHECK ALL SHOP DRAWINGS, NOTING ANY DISCREPANCIES PRIOR TO SUBMISSION.
- THE CONTRACTOR SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS AND OBTAIN ALL APPROVALS AND PERMITS REQUIRED FOR APPROVAL IN CONNECTION WITH ALL WORK UNDER THESE CONTRACT DOCUMENTS. HE SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION. THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT AND ENGINEER.
- ALL WOOD FRAMING AT BEARING WALLS SHALL BE AS FOLLOWS: 1ST FLOOR: 2 X 4'S AT 16" O.C. 2ND FLOOR: 2 X 4'S AT 16" O.C.
- ROOFING SHALL BE CLASS C (MINIMUM.)
- ALL ROOF EDGES SHALL HAVE TWO LAYERS OF 15 LB. FELT UNDERLAYMENT SOLID MOPPED TOGETHER EXTENDING FROM INTERIOR FACE OF EXTERIOR WALL 24" MIN OVER HEATED SPACE BELOW.
- ALL EXPOSED MATERIALS FOR PORCHES, SOFFITS, OVERHANGS, BAY WINDOWS, ETC. TO BE APPROVED EXTERIOR GRADE.
- MINIMUM MECHANICAL VENTILATION REQUIREMENTS ARE:  
RESIDENTIAL AREAS: 5 AIR CHANGES PER HOUR  
BATHROOM: 7 AIR CHANGES PER HOUR
- CORROSION RESISTANT FLASHING IS REQUIRED AT THE TOP AND SIDES OF ALL WINDOWS AND ROOF OPENINGS AND AT THE INTERSECTION OF CHIMNEYS MASONRY AND/OR WOOD CONSTRUCTION AND FRAME WALLS/OR APPROVED WATER RESISTANT SHEATHING AND CASING TO BE USED AT TOP AND SIDES TO GUARANTEE LEAKPROOF.
- ALL DRYER VENTS SHALL BE CONNECTED TO THE OUTSIDE.
- DESIGN LOADS DO NOT INCLUDE SUPERIMPOSED LOADS SUCH AS A/C UNITS AND OTHER MECHANICAL EQUIPMENT. SHOP DRAWINGS OF EQUIPMENT AND PROPOSED SUPPORT FRAMING SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
- CALDKING, SEALANT AND EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES; BETWEEN WALL AND FOUNDATION BETWEEN WALL PANELS AT PENETRATIONS; OR UTILITY SERVICES THROUGH WALLS; FLOOR AND ROOFS; AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED WITH AN APPROVED MANNER.
- PROVIDE 22 1/2" x 30 1/2" ATTIC ACCESS.
- BASEMENT WALLS AND FLOORS OF HABITABLE AND OCCUPIED SPACES ARE TO BE WATERTIGHT AND PROPERLY REINFORCED TO WITHSTAND WATER PRESSURE AS NECESSARY.
- ALL CHIMNEYS SHALL TERMINATE 2'-0" MINIMUM DISTANCE ABOVE A POINT MEASURED 10'-0" HORIZONTALLY FROM THE NEAREST BUILDING OR ROOF AND 3' MIN. FROM HIGHEST POINT OF ROOF PENETRATION.
- FIRE STOP ALL STUD WALLS AT 8'-0" VERTICALLY.(OR AT EACH FLOOR LINE).
- DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, NAILING AND TAPING CORRECT STUD SPACING.
- ALL FRAMING TO BE IN CONFORMANCE WITH THE NATIONAL FOREST PRODUCTS "MANUAL FOR HOUSE CONSTRUCTION" AND THE LATEST "IRC 2000"
- ALL HVAC EQUIPMENT AND DUCTWORK SHALL COMPLY WITH ALL APPLICABLE STATE, NATIONAL AND LOCAL CODES.
- CONTINUOUS BEARING FROM POINT OF LOAD TO FOUNDATION SHALL BE PROVIDED BY MEANS OF COLUMNS AND SOLID BLOCKING AT FLOORS.
- CABINET SUPPLIER TO FIELD MEASURE AND PREPARE THE SITE FOR ALL NEW WORK. TO ASSURE AN EXACT FIT, THE CABINETS SHALL MATCH PLANS AND ELEVATIONS. (NOTIFY ARCHITECT OF ANY DISCREPANCIES).
- SLOPE GRADE AWAY FROM BUILDING AT 1/2" PER 1'-0" MIN. FOR A DISTANCE OF 10'-0" MINIMUM.
- PROVIDE A SPLASHBLOCK AT EACH DOWNSPOUT.
- WATER-RESISTANT GYP-SUM BACKER BOARD SHALL BE USED WITH BATH TUB AND SHOWER COMPARTMENTS.
- THERMOSTATS USED FOR HEATING AND COOLING SHALL BE CAPABLE OF BEING SET FROM 55 DEGREES F TO 85 DEGREES F AND SHALL BE CAPABLE OF OPERATING THE SYSTEM'S HEATING AND COOLING SEQUENCE.

#### FOUNDATIONS

- FOOTINGS ARE DESIGNED TO BEAR ON SOIL HAVING A MINIMUM SAFE BEARING VALUE OF 2000 PSF. PRIOR TO CONSTRUCTION, SOIL BEARING VALUE SHALL BE CERTIFIED TO THE ARCHITECT BY LETTER. CLEAN ALL POTHOLES AND FILL WITH 3000 PSI CONCRETE FORM SIDES OF FOOTINGS WITH WORKABLE SURFACES REQUIRED.
- BOTTOMS OF ALL FOOTINGS ARE 3'-0" BELOW EXISTING GRADE UNLESS OTHERWISE NOTED. TOPS OF FOOTINGS ARE AT SAME ELEVATION AT JUNCTIONS OF WALL FOOTING AND COLUMN FOOTING. WALL FOOTING REINFORCEMENT TO RUN CONTINUOUS THROUGH COLUMN FOOTING. BOTTOM OF FOOTING OF HIGHER FOOTING TO SLOPE TO BOTTOM OF LOWER FOOTING AT SLOPE OF 1 VERTICAL TO 2 HORIZONTAL.
- BUILDER SHALL INVESTIGATE SITE DURING CLEARING AND EARTH-WORK OPERATION FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH ITEMS ARE FOUND, CONTRACTOR SHALL REMOVE SAID ITEMS IN A SAFE AND PROPER MANNER AND PREPARE THE SITE FOR ALL NEW WORK. WHERE REQUIRED FILL BENEATH THE BUILDING SHALL CONSIST OF CLEAN, INERT, WELL-GRADED GRANULAR FILL PLACED IN MAXIMUM 8 INCH LAYERS (LOOSE THICKNESS), FILL BENEATH FOOTINGS TO BE COMPACTED TO 98% OF THE MAXIMUM STANDARD DRY DENSITY (ASTM D-698). FILL UNDER SLAB TO BE COMPACTED TO 95% OF THE SAME STRENGTH. PLACEMENT AND COMPACTION OF FILL TO BE SUPERVISED AND APPROVED IN WRITING BY A REGISTERED SOILS ENGINEER.
- CONTRACTOR SHALL ANALYZE SOILS FOR CONSTRUCTION PURPOSES AND SHALL NOTIFY THE OWNER IMMEDIATELY AS TO ANY UNFORESEEN CONDITIONS.
- WHERE FILLING IS NECESSARY TO MEET THE REQUIRED SLAB ELEVATIONS. PROVIDE GRANULAR FILL COMPACTED TO A MIN. COMPACTED DENSITY OF 95%.
- INSTALL PERIMETER PERFORATED PIPE DRAINS AROUND BUILDING FOUNDATIONS AND COVER PIPE WITH 12 INCHES OF GRAVEL ALL AROUND.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORT OF ALL TEMPORARY EMBANKMENTS AND EXCAVATIONS.
- CUT MISCELLANEOUS OPENINGS IN WALLS AND PARTITIONS FOR MECHANICAL AND ELECTRICAL TRADES, AS REQUIRED BY THE WORK OF SAID TRADES AND AS REQUIRED BY JOB CONDITIONS.
- BACK FILL SHALL CONSIST OF NON-EXPANSIVE, FREE-DRAINING, PREDOMINANTLY GRANULAR MATERIAL, FREE OF DEBRIS AND ORGANIC MATERIAL. CONCRETE
- ALL CONCRETE SHALL TEST 2500 PSI AT 28 DAYS. THE SLUMP JUST PRIOR TO PLACING SHALL BE 4 INCHES WITHIN A TOLERANCE OF PLUS OR MINUS 1 INCH (MAX). NOTE: GARAGE SLABS, PORCHES, PATIO SLABS, AND CONCRETE WALKS SHALL TEST 3500 PSI AT 28 DAYS AND SHALL BE AIR ENTRAINED.
- ALL CONCRETE SHALL BE PLACED IN THE DRY. NO CONCRETE SHALL BE PLACED LATER

- THAN 90 MINUTES AFTER MIXING HAS BEGUN. DEPOSIT CONCRETE IN ITS FINAL POSITION WITHOUT SEGREGATION AND REHANDLING.
- REINFORCING STEEL SHALL BE NEW BILLET HIGH STRENGTH STEEL OF U.S.A. MANUFACTURE CONFORMING TO LATEST A.S.T.M. A-615 GRADE G60 FABRICATED IN ACCORDANCE WITH MANUAL OF STANDARD PRACTICE OF THE A.C.I. UNLESS OTHERWISE NOTED AND PLACING OF REINFORCING SHALL BE IN ACCORDANCE WITH A.C.I. BUILDING CODE. MANUAL OF STANDARD PRACTICE, AND THE IBC 2000.
- REINFORCING SHALL HAVE 3" COVER IN FOOTINGS; 2" COVER ON MAIN REINFORCEMENT IN STEM WALLS.
- REINFORCING BARS ARE CONTINUOUS UNLESS OTHERWISE NOTED. LAP MESH 12 INCHES @ SPLICES. LAP STEM WALL BARS 32 BAR DIAMETER AT SPLICES (MIN).
- ALL MASONRY AND/OR CONCRETE WALLS BELOW GRADE SHALL BE DAMP-PROOFED (OR WATER PROOFED AS REQUIRED BY REGIONAL CONDITIONS.)
- ALL EXTERIOR SIDES OF CONCRETE BLOCK FOUNDATION WALLS SHALL BE DAMP PROOFED WITH 1/2" CEMENT PLASTER FULL HEIGHT AND TWO (2) COATS OF WATER RESISTANT ASPHALT PITCH BELOW GRADE.
- BOTTOM OF ALL EXTERIOR FOOTING SHALL BE MINIMUM 3'-0" BELOW EXTERIOR FINISH GRADE.
- ALL CMU TO BE LAID IN A FULL BED OF MORTAR.
- ALL FOOTINGS SHALL HAVE TWO (2) NO.5 REINFORCING RODS CONTINUOUS. UNLESS NOTED OTHERWISE. SIZE SHALL BE AS FOLLOWS :  
A. FOR 12" BLOCK USE A 24"W X 12"H FOOTING WITH 2" X 4" KEYWAY.  
B. FOR 8" BLOCK USE A 16"W X 8"H FOOTING WITH 2" X 3" KEYWAY.
- PROVIDE 1/2" BITUMINOUS FIBER EXPANSION JOINT AT THE INTERSECTION OF WALL AND SLAB.
- BASE AND TOP COURSE OF ALL MASONRY FOUNDATION WALLS SHALL BE FILLED SOLID WITH CONCRETE. PROVIDE SOLID BEARING UNDER ALL BEAMS AND GIRDER.
- ALL MASONRY SHALL BE AT LEAST A MINIMUM COMPRESSIVE STRENGTH OF 1,800 PSI AS SHOWN ON THE DRAWINGS, WHERE DIMENSIONS OF UNITS ARE NOT SHOWN, PROVIDE UNITS HAVING NOMINAL FACE DIMENSIONS OF 16" LONG BY 8" HIGH BY DEPTH SHOWN OR OTHERWISE REQUIRED, PROVIDE ACCESSORY SHAPES AS INDICATED OR REQUIRED.
- ALL INTERSECTING MASONRY WALLS SHALL BE BONDED TOGETHER WITH METAL ANCHORS AT 3'-4" O.C. VERTICALLY.
- ALL RETAINING FOUNDATIONS OR BASEMENT WALLS SHALL BE MADE OF MINIMUM 8" X 12" X 16" (NOMINAL DIMENSIONS) CONCRETE MASONRY UNITS FILLED SOLID WITH CONCRETE AND REINFORCED WITH NO. 5 STEEL DOWELS AT 24" O.C. AND DUR--O-WALL WITH MESH REINFORCING EVERY 12" COURSE.
- ENVIRONMENTAL CONDITIONS - PROTECT MASONRY WORK FROM THE WEATHER AND OTHER PHYSICAL OR CLIMATIC CHANGES THAT INTERFERE WITH THE PROPER SETTING AND CURING. PROTECT WORK FROM THE RAPID EVAPORATION OF WATER FROM THE MORTAR UNTIL IT IS PROPERLY CURED. TAKE ALL NECESSARY PRECAUTIONS TO GUARD MASONRY WORK FROM CONSTRUCTION ABUSE. USE TARPAULINS AND/OR OTHER COVERING FOR THIS PURPOSE. THIS PURPOSE.  
A. DO NOT PLACE MASONRY UNITS WHEN AIR TEMPERATURE IS BELOW 40 DEGREES F.  
B. PROTECT FROM DIRECT EXPOSURE TO WIND AND SUN WHEN ERRECTED IN AMBIENT AIR TEMPERATURE OF 99 DEGREES F. IN THE SHADE, AND WITH RELATIVE HUMIDITY LESS THAN 50%.
- INSTALLATION - THE FOLLOWING CONDITIONS SHALL BE OBSERVED DURING THE INSTALLATION OF THE MASONRY SECTION OF THE CONSTRUCTION:  
A. HORIZONTAL AND VERTICAL ALIGNMENTS OF THE FOUNDATION IS WITHIN 1" OF PLUMB.  
B. LAY ONLY DRY MASONRY UNITS.  
C. USE MASONRY SAWS TO CUT AND FIT MASONRY UNITS.  
D. SET UNITS PLUMB, TRUE--TO--LINE AND WITH LEVEL COURSES ACCURATELY SPACED.  
E. CLEAN THE TOP SURFACE OF FOUNDATIONS FREE FROM DIRT, DEBRIS, AND LANTANCE, AND EXPOSE THE AGGREGATE PRIOR TO START OF INSTALLATION OF 1ST COURSE.  
F. ACCURATELY FIT THE UNITS TO PLUMBING, DUCTS, OPENINGS, AND OTHER INTERFERENCES. NEATLY PATCHING.  
G. KEEP THE WALLS CONTINUALLY CLEAN, PREVENTING GROUT AND MORTAR STAINS. NOTE: UNLESS NOTED OTHERWISE, PROVIDE RUNNING BOND WITH MASONRY UNITS IN THE VERTICAL JOINTS LOCATED AT THE CENTER OF MASONRY UNITS IN THE ALTERNATE COURSE BELOW.

#### STRUCTURAL STEEL

- ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERRECTED IN ACCORDANCE WITH THE LATEST AISC CODE. STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION 1-36.
- ALL STEEL TO HAVE TWO COATS OF SHOP RUST INHIBITIVE PAINT.
- ALL CONNECTIONS TO BE FIELD AND RUST WELDED AND TO DEVELOP MEMBER IN SHEAR.
- NO SPLICES PERMITTED UNLESS APPROVED BY THE ENGINEER.
- PIPE COLUMNS SHALL BE DOMESTIC STEEL CONFORMING TO A.S.T.M. A-501. WELDED AND SEAMLESS CONCRETE EXPOSED TO THE WEATHER. ALL COLUMNS SHALL SIT ON 3/4" THICK STEEL BASE PLATES ANCHORED TO FOOTINGS WITH TWO (2) 3/4" DIAMETER ANCHOR BOLTS WITH 3" HOOKED END.
- SHOP COAT ALL STRUCTURAL STEEL WITH "RUSTOLEUM 1069 RED PRIMER" OR ZINC CHROMATE. FIELD COAT ALL STEEL WITH SAME PAINT. TOUCH UP ALL WELDS AND ABRASIONS IN FIELD WITH SAME PAINT.
- BOLT SHALL BE HIGH STRENGTH CONFORMING TO A.S.T.M. 1-325.
- ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED. AS DESCRIBED IN "AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE". TO PERFORM THE TYPE WORK REQUIRED.
- WELDING ELECTRODES SHALL CONFORM TO A.S.T.M. A-WS 5.5, H70XX SERIES. REFER TO FRAMING PLANS FOR LIVE LOADS AND WIND VELOCITIES.
- WELDERS SHALL CARRY EVIDENCE OF QUALIFICATION WITHIN THE PAST 12 MONTHS UNDER THE AWS PROCEDURE FOR THE TYPE OF WORK REQUIRED.
- ALL EXPOSED STEEL SHALL BE GROUND SMOOTH AND FREE OF ANY ROUGH OR SHARP EDGES.
- PROVIDE AND INSTALL ALL LOOSE LINTELS, BEARING PLATES, ANCHORS, REINFORCING BARS, ETC. WHETHER INDICATED ON THE DRAWINGS OR NOT. AS REQUIRED FOR THE PROPER AND COMPLETE EXECUTION OF THE WORK. CARPENTRY
- ALL LIGHT FRAMING AND STUDS, STRUCTURAL JOISTS AND PLANKS, ETC. SHALL CONFORM TO THE STANDARDS OF WOOD CONSTRUCTION SET FORTH BY THE WESTERN WOOD PRODUCTS ASSOC. (WWPA) AND ALL CONSTRUCTION PLYWOOD SHALL CONFORM TO THE NATIONAL BUREAU OF STANDARDS, PRODUCT STANDARD DIVISION.
- STRUCTURAL LUMBER, HORIZONTAL AND VERTICAL FRAMING, SHALL BE #2 DOUGLAS FIR OR APPROVED EQUAL CONSTRUCTION GRADE. MINIMUM FIBRE STRESS OF 1,200 PSI, FREE OF WARPING OR BEING CORRECTED BY BRIDGING OR NAILING.
- ALL MEMBERS SHALL BE PROPERLY BRACED, PLUMBED AND LEVEL. A SUFFICIENT NUMBER OF NAILS, SCREWS, AND BOLTS SHALL BE USED TO INSURE THE RIGIDITY OF THE CONSTRUCTION. USE GALVANIZED FOR EXTERIOR APPLICATIONS. NOTE: ALL NAILING TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "BOCA NATIONAL BUILDING CODE"
- ALL TJI AND MICRO-LAM STRUCTURAL MEMBERS SHALL BE MANUFACTURED ERRECTED AND BRACED IN ACCORDANCE TO THE LATEST SPECIFICATIONS AND/OR RECOMMENDATIONS OF THE "TRUSS JOIST CORPORATION".
- ROOFS SHALL BE BUILT TO WITHSTAND A 30 LB. LIVE LOAD AND BE CONSTRUCTED OF 2" X 10" FLOOR JOISTS AT 16" O.C. (UNLESS NOTED OTHERWISE) WITH 1/2" THICK C.D.X. GROUP 1 PLYWOOD SHEATHING. PROVIDE COLLAR BEAMS AND HANGERS AS REQUIRED.
- ATTIC FLOORS (CEILING) SHALL BE CONSTRUCTED OF 2" X 8" JOISTS AT 16" O.C. (UNLESS NOTED OTHERWISE) WITH 1/2" THICK PLYSCORE PLANKS, (TOTAL OF 3) LOOSE LAID. PROVIDE APPROPRIATE BRIDGING OF 2" X 3", CROSSED, TWO (2) NAILS EACH AND SPACED MAXIMUM OF 6'-0" O.C.
- FLOORS SHALL BE BUILT TO WITHSTAND A 40/30 LB. LIVE LOAD AS REQUIRED BY FLOOR LOCATION AND SHALL BE CONSTRUCTED OF 2" X 10" JOISTS AT 16" O.C. (UNLESS NOTED OTHERWISE) WITH 3/4" PLYWOOD(GLUE AND NAILED) APA RATED STURD-I-FLOOR. DOUBLE ALL JOISTS UNDER BATHROOM TUBS . DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS. PROVIDE METAL JOIST HANGERS FOR ALL JOISTS ABUTTING HEADERS OR GIRDERS, "TECO", "SIMPSON" OR EQUAL. SOLID BRIDGING FOR JOIST SPACING LESS THAN 1'-4".
- EXTERIOR WALLS SHALL BE WITHSTAND A 15 LB. WIND LOAD AND BE CONSTRUCTED OF 2" X 4" STUDS AT 16" O.C. (UNLESS NOTED OTHERWISE) WITH A SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE WITH 1/2" THICK PLYWOOD C.D.X. SHEATHING AND ONE (1) LAYER OF 15 LB. ASPHALT SATURATED FELT PAPER. PROVIDE DOUBLE 2" X 4" POSTS AT ALL OPENINGS.
- INTERIOR BEARING PARTITIONS SHALL BE 2" X 4" STUDS AT 16" O.C. (UNLESS NOTED OTHERWISE) WITH SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE. PROVIDE DOUBLE 2" X 4" POSTS AT ALL OPENINGS.
- DOUBLE ALL TRIMMERS AND HEADERS AROUND OPENINGS IN FLOORS, CEILINGS, AND ROOF OPENINGS.
- PRODUCE JOINTS WHICH ARE TIGHT, TRUE AND WELL CONNECTED WITH MEMBERS ASSEMBLED IN ACCORDANCE WITH THE DRAWINGS.
- FRAMING MEMBERS TO RECEIVE FINISHED SURFACE--ALIGN THE FINISH SUBSURFACE TO VARY NOT MORE THAN 1/8" FROM THE PLANE OF SURFACES OF ADJACENT FURRING OR FRAMING MEMBERS.
- ALL EXTERIOR LUMBER SHALL BE EXTERIOR GRADE TYPE. DECAY AND TERMITE RESISTANT WITH PRESERVATIVE TREATMENTS. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR SOIL SHALL BE PRESSURE TREATED PER UBC STANDARD 25-12.
- ALL PLYWOOD SHALL BE IDENTIFIED BY GRADE MARK OF AN APPROVED INSPECTION AGENCY AND SHALL BE STANDARD C-D..WITH EXT. GLUE UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
- ANCHOR ALL STUDS AT DOOR OPENINGS, ENDS AND CORNERS OF WALLS WHICH ARE SHEATHED WITH PLYWOOD AND/OR GYPSUM BOARD TO BOTTOM PLATE WITH TWO (2) SIMPSON A-35 FRAMING ANCHORS.
- BOLT HOLES SHALL BE DRILLED 1/16" LARGER THAN BOLT DIAMETER. PROVIDE WASHERS UNDER ALL BOLT HEADS AND NUT BEARING ON WOOD. HOLES SHALL BE PROPERLY ALIGNED. IN NO CASE SHALL MISALIGNMENT BE ALLOWED WITH PREVENTS PROPER BEARING OR ALIGNMENT OF MEMBERS. DRILLED HOLES SHALL NOT BE ALLOWED. BOLTS SHALL BE A307 BOLTS. NUTS SHALL BE TIGHTENED SNUG.
- ALL JOISTS SHALL HAVE A MINIMUM OF 1 1/2" BEARING AT SUPPORTS. LAPPING JOISTS SHALL HAVE 3" LAPS CENTERED OVER INTERIOR SUPPORTS.
- LEDGERS AND STUD WALL FOUNDATION SILL PLATES SHALL BE BOLTED TO CONCRETE WITH ANCHOR BOLTS OF SIZE AND MINIMUM SPACING AS SHOWN ON DRAWINGS. AT LEAST TWO BOLTS SHALL BE PROVIDED FOR EACH PIECE WITH ONE BOLT WITHIN 12" OF EACH END. PROVIDE TERMITE SHIELD AND SILL SEALER.
- ALL PLYWOOD WALL SHEATHING SHALL BE APPLIED AS FOLLOWS: CENTER VERTICAL JOINTS OVER STUDS AND CENTER HORIZONTAL JOINTS OVER 2" BLOCKING OR PLATE. NAIL TOP OF PANELS TO DOUBLE TOP PLATE. AND NAIL BOTTOM OF PANELS TO ANCHORED SILL PLATE. APPLY GYPSUM BOARD SO THAT END JOINTS OF ADJACENT

- COURSES DO NOT OCCUR OVER THE SAME STUD. PLYWOOD SUBFLOOR AND ROOF SHEATHING: INSTALL WITH FACE GRAIN AT RIGHT ANGLES TO SUPPORTS, CONTINUOUS OVER TWO OR MORE SPANS. ALLOW MINIMUM SPACE 1/16-INCH BETWEEN END JOINTS AND 1/8-INCH AT EDGE JOINTS FOR EXPANSION AND CONTRACTION OF PANELS.
- UNDERLAYMENT: LAY UNDERLAYMENT 3/8" A.P.A. RATED UNDERLAYMENT ON 36 ROSIN SIZED SHEATHING PAPER. FOR TILE FLOORS UNDERLAYMENT SHALL BE INSTALLED IN ACCORDANCE WITH CODE AS RECOMMENDED BY MANUFACTURER.
- BUILDING FELT: COVER SURFACES BEHIND SIDING, SHINGLES, AND WHERE INDICATED ON DRAWING WITH ASPHALT--SATURATED, NON PERFORATED, FELT WITHOUT WRINKLES OR BUCKLES. LAP HORIZONTAL JOINTS 3", 6" AT VERTICAL JOINTS, AND CARRY INTO OPENINGS. UP WALL 12" AND DOWN SIDES 6" MINIMUM. LOCATE END LAPS AT LEAST 18" FROM INTERIOR AND EXTERNAL CORNERS.
- PRIME BACK SIDE OF ALL EXTERIOR FASCIA BOARDS BEFORE INSTALLATION. FASCIA BOARD SHALL BE FREE OF KNOTS.

#### ROOFING

- FERROGLASS OR ASPHALT SHINGLES SHALL BE CLASS "C" (MINIMUM) TYPE OF THE UNDERWRITERS LABORATORIES, INC. OVER 15 LB. ASPHALT SATURATED FELT PAPER.
- INSTALL SHINGLES TO PROVIDE A DOUBLE THICKNESS AT ALL POINTS.
- STYLE AND COLOR SHALL BE AS SELECTED BY THE OWNER.
- VENTILATE ROOF INSULATION AS REQUIRED BY CODE AND AS SHOWN ON DRAWINGS.

#### INSULATION

- PROVIDE THE FOLLOWING FIBERGLASS BATT INSULATION AS SHOWN ON THE DRAWINGS:  
A. UNDER ROOFS, IN SOFFITS, AND GARAGE USE 9" THICK FOIL--BACKED R-30 INSULATION.  
B. WITHIN ALL EXTERIOR STUD WALL CONSTRUCTION USE 3 1/2" THICK, FOIL--BACKED, R-13 INSULATION.  
C. FOR SLAB--ON--GRADE CONSTRUCTION USE 1 1/2" (MIN.) THICK RIGID BOARD INSULATION. EXTEND RIGID INSULATION A FULL 2'-0" INTO BUILDING AND 2'-0" BELOW FINISHED SLAB AT PERIMETER OF CONSTRUCTION.

#### FLASHING AND SHEET METAL

- PROVIDE FLASHING AND SHEET METAL AS REQUIRED TO PREVENT PENETRATION OF THE ELEMENTS THROUGH THE EXTERIOR SHELL OF THE BUILDING.
- WHERE SHEET METAL IS REQUIRED BY MATERIAL OR GAUGE IS INDICATED IN THE DRAWINGS. PROVIDE THE HIGHEST GAUGE AND QUALITY.
- FORM, FABRICATE, AND INSTALL SHEET METAL SO AS TO ADEQUATELY PROVIDE FOR EXPANSION AND CONTRACTION IN THE FINISHED WORK:
- FINISH WATERTIGHT AND WEATHER TIGHT AS REQUIRED.
- EMBED METALS IN CONNECTION WITH ROOFS IN A SOLID BED OF APPROVED SEALANT, C. WHENEVER POSSIBLE, SECURE METAL BY MEANS OF CLIPS OR CLEATS WITHOUT NAILING THROUGH THE METAL.
- SPACE NAILS, RIVETS, AND SCREWS NOT MORE THAN 8" APART AND USE LEAD WASHERS WHEN EXPOSED TO THE WEATHER.
- FOR NAILING INTO WOOD USE BARBED ROOFING NAILS, 1-1/4" LONG L G GAUGE.
- FOR NAILING INTO CONCRETE USE DRILLED PUG HOLES AND PLUGS.
- ALL VENTS THROUGH ROOF SHALL HAVE CAP AND BASE FLASHING.

#### SEALANTS AND CAULKING

- SEAL AND CAULK JOINTS AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST THE PENETRATION OF AIR AND MOISTURE; EXTERIOR WALL JOINTS, JOINTS BETWEEN EQUIPMENT AND OTHER CONSTRUCTION, AND MISCELLANEOUS INTERIOR WALL CONDITIONS.
- PROVIDE PRIMER: BACK-UP MATERIALS, BOND-PREVENTATIVE MATERIALS AND ANY OTHERS REQUIRED FOR A COMPLETE AND PROPER INSTALLATION.
- THOROUGHLY AND COMPLETELY MASK JOINTS WHERE THE APPEARANCE OF SEALANT ON ADJACENT SURFACES WOULD BE OBJECTABLE.
- PROVIDE TWO (2) COMPONENT, RUBBER--BASED COMPOUND IN COLOR(S) AS SELECTED BY THE OWNER AND TOOL THE JOINTS TO A NEAT AND SMOOTH PROFILE.
- CAULK AND/OR SEAL ALL EXPOSED EXTERIOR AND INTERIOR JOINTS ABOVE AND BELOW GRADE AND ALL THOSE INTERIOR AND EXTERIOR JOINTS AND APPENDAGES CONCEALED BY OTHER BUILDING MATERIALS, FLASHING, ETC. IN COLOR AS NEAR AS POSSIBLE TO MATCH ABUTTING NATURAL OR PAINTED FINISHES.
- WOOD JOINTS SHALL BE PRODUCED BY GYPSUM--CONTECK, TREMCO, PECORA. CHEMICAL CORP., DOW CORNING, OR GENERAL ELECTRIC.

#### GUTTER, LEADERS, AND DRAINS

- PROVIDE PREFINISHED GALVANIZED ALUMINUM GUTTERS AND LEADERS AS REQUIRED AND AS SHOWN ON DRAWINGS IN BOOTS CONNECTED TO THE EXISTING DRAINAGE SYSTEM OR PITCHED AWAY FROM HOUSE TO DAYLITE. VERIFY IF EXISTING DRAINAGE SYSTEM MEETS LOCAL CODE. IF NOT, MODIFY AS REQUIRED TO MEET CODE. INSURE A WATERPROOF BASEMENT.
- PROVIDE CONTINUOUS FOUNDATION DRAINAGE AT EXTERIOR FOOTINGS PITCHED TO DRAIN TO DRAINAGE SYSTEM OR TO DAYLIGHT. DOORS
- PROVIDE WOOD, METAL, OR SLIDING DOORS, AND FRAMES IN DIMENSIONS AND DESIGN SHOWN ON THE DRAWINGS.
- FLUSH WOOD DOORS TO BE SOLID CORE, FABRICATED TO "CUSTOM GRADE" - STANDARD OF THE WOODWORK INSTITUTE OF CALIFORNIA 1-3/4" THICK; ALL INTERIOR DOORS TO BE "COLONIST" STYLE BY MASONITE.  
A. WHERE "PAINT GRADE" IS SELECTED BY THE OWNER, PROVIDE FACES OF BIRCH OR BEECH FOR OPAQUE FINISH.  
B. WHERE "STAIN GRADE" IS SELECTED BY THE OWNER, PROVIDE FACES OF RIFT CUT WHITE OAK FOR A TRANSPARENT FINISH.
- ALL BI-FOLD WOOD DOORS SHALL BE AS SELECTED BY OWNER PROVIDE HEAD TRACKS AND FLOOR GUIDES. SEE GRADES ABOVE.
- FLUSH SOLID CORE WOOD DOORS (FOR GARAGE DOORS UNLESS NOTED OTHERWISE) 1-3/4" THICK.  
A. WOOD AND METAL DOORS SHALL BE ANCHORED FIRMLY INTO POSITION AND PLUMB WITHIN A TOLERANCE OF A IN 1,000. REHW OR REPLACE AS REQUIRED DOORS WHICH ARE HINGEBOUND OR WHICH DO NOT SWING FREELY.
- PATIO--TYPE SLIDING DOORS TO BE AS MANUFACTURED BY ANDERSEN, PELLA OR APPROVED EQUAL WITH SILL, WEATHER--STRIPPING AND HARDWARE.
- FRAMES AND PANELS TO BE WOOD CORE TREATED WITH A WATER REPELLENT PRESERVATIVE AND COVERED WITH RIGID VINYL (P.V.C.). COLOR AS SELECTED.  
A. GLAZING TO BE HIGH PERFORMANCE. TEMPERED, DOUBLE PANE. INSULATING GLASS.  
C. PROVIDE GRILLE PATTERN (WHERE SELECTED). ROLLING INSECT SCREEN AND KEYED EXTERIOR CYLINDER.

#### FINISH HARDWARE

- PROVIDE ALL HARDWARE, TEMPLATES, ETC. AS REQUIRED FOR THE COMPLETE EXECUTION OF THE WORK.
- PROVIDE SECTIONS AS DIRECTED BY OWNER. WINDOWS
- PROVIDE WINDOWS AND FRAMES IN DIMENSIONS AND DESIGN SHOWN ON THE DRAWINGS.
- ALL WINDOWS SHALL BE AS MANUFACTURED BY ANDERSON (SEE PLANS FOR MANUFACTURERS PRODUCT NUMBER) OR APPROVED EQUAL. CASEMENT, AWNING, SINGLE--HUNG, HALF--ROUND OR SKYLIGHTS AS INDICATED.
- FRAMES, PANELS, AND SASH TO BE WOOD CORE TREATED WITH A WATER REPELLENT PRESERVATIVE AND COVERED WITH RIGID VINYL AS SELECTED.
- GLAZING TO BE HIGH PERFORMANCE. DOUBLE--PANE. INSULATING GLASS.
- PROVIDE GRILLE PATTERN (WHERE SELECTED). GLAZING BEADS, WEATHER--STRIPPING, FLASHING, INSECT SCREEN, HARDWARE, ETC. AS REQUIRED FOR COMPLETE INSTALLATION. EGRESS REQUIREMENTS ARE SATISFIED AS PER IRC 2000.

#### INTERIOR FINISHES

- ALL INTERIOR FINISHES TO BE MINIMUM CLASS III FLAME SPREAD AND SMOKE DEVELOPED RATING NOT TO EXCEED 450.

#### DRYWALL

- PROVIDE AND INSTALL ALL WORK IN RELATION TO DRYWALL CONSTRUCTION INCLUSIVE OF STUDS, BLOCKING AND MISCELLANEOUS ACCESSORIES AS REQUIRED FOR THE COMPLETION OF THE WORK.
- PROVIDE GYPSUM WALLBOARD IN 48" WIDTHS AND IN SUCH LENGTHS AS WILL RESULT IN A MINIMUM OF JOINTS AND INT HE TYPES REQUIRED -1/2" AND 5/8" THICKNESS, TYPE "X" FOR RATED WALLS AND GREEN BOARD FOR TOILET AND WET WALLS.
- USE A JOINTING SYSTEM, INCLUDING REINFORCING TYPE AND COMPOUND, DESIGNED AS A SYSTEM AND USED TOGETHER AND AS RECOMMENDED FOR THIS USE BY THE SELECTED GYPSUM WALLBOARD MANUFACTURER.
- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE U S G GYPSUM CONSTRUCTION HANDBOOK AND HAVE A SMOOTH HANDED FINISH THROUGHOUT THE CONSTRUCTION.

#### WOOD FLOORS (WHERE APPLICABLE)

- PROVIDE AND INSTALL ALL HARDWOOD FLOORING AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY THE OWNER.
- USE MAPLE OR OAK WOOD FLOORING THAT IS ISI GRADE. PRACTICALLY FREE OF DEFECTS WITH ONLY MILD COLOR VARIATIONS OR EQUAL WOOD MATCHING BOTH IN APPEARANCE AND PERFORMANCE, COLOR, WIDTH, AND THICKNESS AS SELECTED BY THE OWNER.
- HARDWOOD FLOORING SHALL BE SET DIRECTLY OVER SUBFLOOR THAT IS DRY AND FREE OF ALL FOREIGN MATERIALS. SUBFLOORS SHALL BE TROWELED AND SANDED TO A SMOOTH EVE SURFACE WHERE THE MAXIMUM TOLERANCE FROM PLANE IS PLUS OR MINUS 1/8" IN ANY 10'-0" RADII.
- CONCRETE SUBFLOORS ON OR BELOW GRADE SHALL BE PROPERLY WATERPROOFED BENEATH THE SLAB AND AT THE PERIMETER.
- WOOD FLOORING SHALL NOT BE INSTALLED UNTIL ALL MASONRY, PLASTERING, TILE, MARBLE, AND TERRAZZO WORK IS COMPLETED AND ALL MECHANICAL TRADES AND PAINTERS ARE DONE IN AREA TO RECEIVE FINISHED WOOD FLOORING.
- MACHINE SAND WOOD FLOOR SMOOTH AND LEVEL USING COARSE, MEDIUM, AND FINE GRADES OF SANDPAPER AND FINISH WITH A CLEAR, PENETRATING, WATER--REPELLENT WOOD PRESERVATIVE. CERAMIC TILE (WHERE APPLICABLE)
- PROVIDE AND INSTALL ALL CERAMIC TILE TO FLOORS AND WALLS AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY THE OWNER.
- ALL INSTALLATION SHALL BE ON THIN--SET GROUT.
- CERAMIC TILES SHALL BE 4" X 4" OR 2" X 2" IN COLORS SELECTED FROM

- MANUFACTURERS STANDARDS BY "AMERICAN CLEAN" OR APPROVED EQUAL.
- WORK SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE "HANDBOOK FOR CERAMIC TILE INSTALLATION" OF THE TILE COUNCIL OF AMERICA, LATEST EDITION.

#### RESILIENT FLOORS (WHERE APPLICABLE)

- PROVIDE AND INSTALL ALL WORK IN RELATION TO THE INSTALLATION OF RESILIENT FLOORING AND VINYL OR RUBBER COVE BASES AND COVERS.
- TILES SHALL BE 12" X 12" X 1/8" AND BASE SHALL BE 4" HIGH. TOPSET; IN COLORS SELECTED FROM MANUFACTURERS STANDARD COLORS BY "ARMSTRONG" OR "KENTILE" OR APPROVED EQUAL.
- SLIP FLOORING AND TILES SHALL BE SET DIRECTLY OVER SUBFLOOR AND OR CONCRETE SLAB. ANY FLOOR IRREGULARITIES SHALL BE FILLED WITH LATEX FILLER, TROWELED AND SANDED TO A SMOOTH EVEN SURFACE PRIOR TO INSTALLATION. CARPET (WHERE APPLICABLE)
- PROVIDE AND INSTALL CARPETING TO FLOORS AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY OWNER.
- CARPET TO MEET ASTM STANDARDS SET FORTH IN "FLAME SPREAD" AND "SMOKE DEVELOPED" TESTS.
- INSTALLATION METHOD SHALL BE JUTE BACK OR DIRECT GLUE DOWN, AS DIRECTED BY OWNER.
- COLORS AND STYLES AS SELECTED FROM MANUFACTURERS STANDARDS BY "MILLIKEN", "BENTLITE", "STRATTON" OR APPROVED EQUAL.

#### PAINTING

- PROVIDE SURFACE PREPARATION AND FINISH COATS ON ALL DOORS, WINDOWS, FRAMES, TRIMS, RAILINGS, DRYWALL PARTITIONS, SOFFITS, CEILINGS, FASCIAS, EXTERIOR SIDING, INTERIOR AND EXTERIOR BLOCK WORK AS DIRECTED BY THE OWNER.
- PAINT SCHEDULE:  
A. EXTERIOR CONCRETE - ONE (1) COAT OF ACRYLIC FILLER AND ONE (1) COAT OF ACRYLIC FINISH.  
B. EXTERIOR WOOD - ONE (1) COAT OF PRIMER AND TWO (2) COATS OF WEATHER PROTECTIVE FINISH.  
C. EXTERIOR METAL, GALVANIZED - TWO (2) COATS OF LINED ALKYD ENAMEL.  
D. METAL, FERROUS - ONE (1) COAT OF RUST PREVENTATIVE PRIMER AND TWO (2) COATS OF ALKYD ENAMEL.  
E. INTERIOR DRYWALL - ONE (1) COAT OF WHITE PRIMER AND TWO (2) COATS OF FLAT LATEX.  
F. INTERIOR WOOD - TWO (2) COATS OF SEMI--GLOSS LATEX.
- ALL SURFACES TO RECEIVE PAINT SHOULD BE FREE OF RUST, DIRT, GREASE, OIL, WAX, LOOSE PAINT, AND ALL OTHER FOREIGN MATTER.
- DO NOT PAINT IN DIRECT SUNLIGHT OR ANY EXTERIOR WORK IN FOGGY, DAMP WEATHER, DURING RAINY WEATHER OR WHEN THE TEMPERATURE IS BELOW 45 DEG. F.
- ALL COATS SHALL BE THOROUGHLY DRY AND HARD BEFORE APPLYING SUCCEEDING COATS.
- SUGGESTED MANUFACTURERS INCLUDE "BENJAMIN MOORE", "PITTSBURGH PAINTS", "GLIDDEN" OR "CON--LUX". FINISH CARPENTRY & MILLWORK

- PROVIDE FINISH TRIMS, SOFFITS, AND FASCIAS AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE OWNER.
- ALL INTERIOR DOOR AND WINDOW TRIMS AND ALL FLOOR BASES AS SELECTED BY OWNER. ELECTRICAL
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE IN ACCORDANCE WITH ALL CODES AND AGENCIES HAVING JURISDICTION. ELECTRICAL LAYOUT SHOWN IS DIAGRAMMATIC ONLY.
- ALL SWITCHES TO BE 3'-10" ABOVE FINISH FLOOR TO CENTER LINE OF SWITCH UNLESS OTHERWISE NOTED.
- ALL CONVENIENCE OUTLETS ARE 1'-0" ABOVE FINISH FLOOR TO CENTER LINE OF SWITCH UNLESS OTHERWISE NOTED.
- ALL INTERIOR WALL BRACKET FIXTURES TO BE AT 6"-6" ABOVE FINISH FLOOR TO CENTER LINE OF FIXTURE. (6'-10" AT BATHROOM MIRRORS)
- ALL EXTERIOR WALL BRACKET FIXTURES TO BE AT 6"-6" ABOVE FINISH FLOOR TO CENTER LINE OF FIXTURE.
- ELECTRIC SERVICE CONDUCTORS AND EQUIPMENT SHALL BE OF A CAPACITY ADEQUATE TO SERVE THE CALCULATED LOAD AND ANY SPARE CIRCUITS PROVIDED FOR FUTURE EXPANSION.
- SMOKE DETECTORS SHALL BE U.L. APPROVED. THEY SHALL BE LOCATED ON CEILING WITH 12" CLEARANCE TO WALLS & WIRE TO SOUND ALARM W/ BATTERY BACK--UP AS PER IRC 2000
- VERIFY LOCATION OF ALL RECEPTACLES FOR APPLIANCES WITH MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE AT LEAST TWO (2) 15 AMP CIRCUITS FOR LIGHTING AND GENERAL USE. FOR FIRST 500 S.F. OF GROSS AREA AND ONE (1) 15 AMP FOR EACH ADDITIONAL 500 S.F. OF AREA.
- PROVIDE AT LEAST TWO (2) 20 AMP CIRCUITS TO SERVICE RECEPTACLES IN KITCHEN, BATHROOMS, AND LAUNDRY. PROVIDE INDIVIDUAL BRANCH CIRCUIT FOR ANY FIXED APPLIANCES OR EQUIPMENT RATED MORE THAN 1,400 WATTS.
- NO POINT ABOVE FLOOR LINE MEASURED HORIZONTALLY SHALL BE MORE THAN 6'-0" FROM A RECEPTACLE OUTLET.
- ALL ELECTRICAL INSTALLATION SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE. ALL MATERIAL AND EQUIPMENT SHALL BEAR THE LABEL OR APPROVAL OF THE UNDERWRITERS LABORATORIES, INC.
- ELECTRICAL CONTRACTOR SHALL, BEFORE CONSTRUCTION, VERIFY SPACE REQUIRED FOR METER INSTALLATION AND SERVICE UPGRADES OR NEW SERVICE AS NEEDED FOR WORK SHOWN. GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF ANY PROBLEM.
- GROUND FAULT INTERRUPTERS SHALL BE PROVIDED AT ALL BATHROOM OUTLETS AS PER SECTION 210-0 N.E.C. & KITCHENS. WITHIN 6'-0" OF SINK.

#### PLUMBING

- ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBER AND SHALL BE IN ACCORDANCE WITH ALL CODES AND AGENCIES HAVING JURISDICTION. PLUMBING LAYOUT SHOWN IS DIAGRAMMATIC ONLY.
- WORK INCLUDES, BUT NOT LIMITED TO SOIL, WASTE, AND VENT PIPING INSTALLATION AND CONNECTION TO EXISTING SUPPLY AND SEWER. HOT AND COLD WATER PIPING, PLUMBING FIXTURES AND APPLIANCES AND GAS PIPING (WHERE APPLICABLE).
- ALL WATER PIPING BELOW CONCRETE FLOORS SHALL



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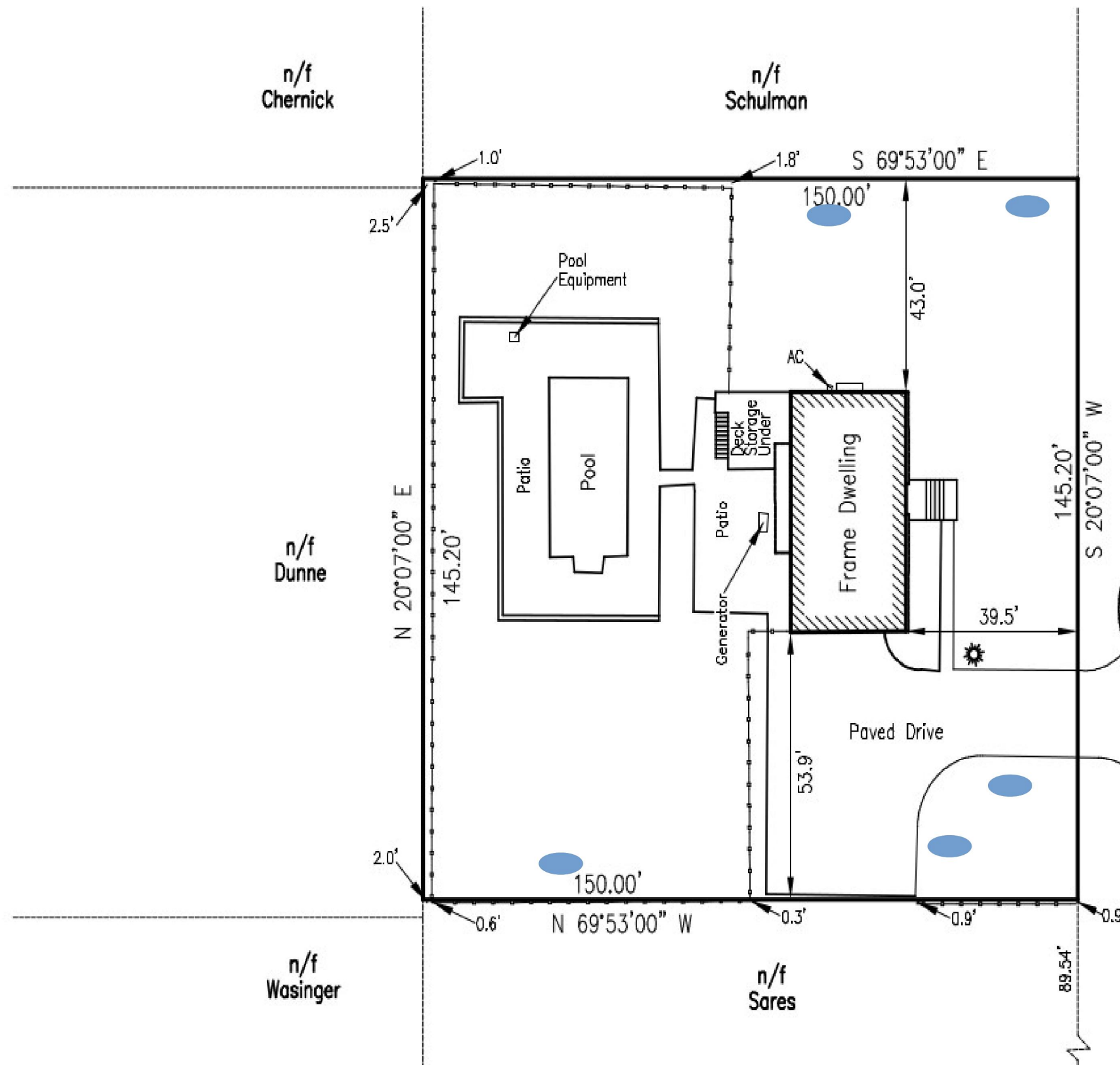
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ANY EASEMENTS AND/OR SUBSURFACE STRUCTURES UNRECORDED ARE NOT GUARANTEED  
UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY  
SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS RECORDED  
AND UNRECORDED

UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND  
SURFACE AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION

UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED  
UPON OR ADJACENT TO THE SURVEYED PREMISES

WETLANDS IF ANY ARE NOT SHOWN



5 trees  
to be  
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CERTIFIED ONLY TO:  
Vall Herard  
Stewart Title Insurance Company  
Meister Abstract Corp.

DATE	SUBMISSIONS / REVISIONS
08.23.22	ISSUED FOR DOB REVIEW
08.11.22	ISSUED FOR DOB REVIEW
08.02.22	ISSUED FOR DOB REVIEW
07.02.22	ISSUED FOR DOB REVIEW
06.27.22	ISSUED FOR DOB REVIEW
06.13.22	ISSUED FOR DOB REVIEW

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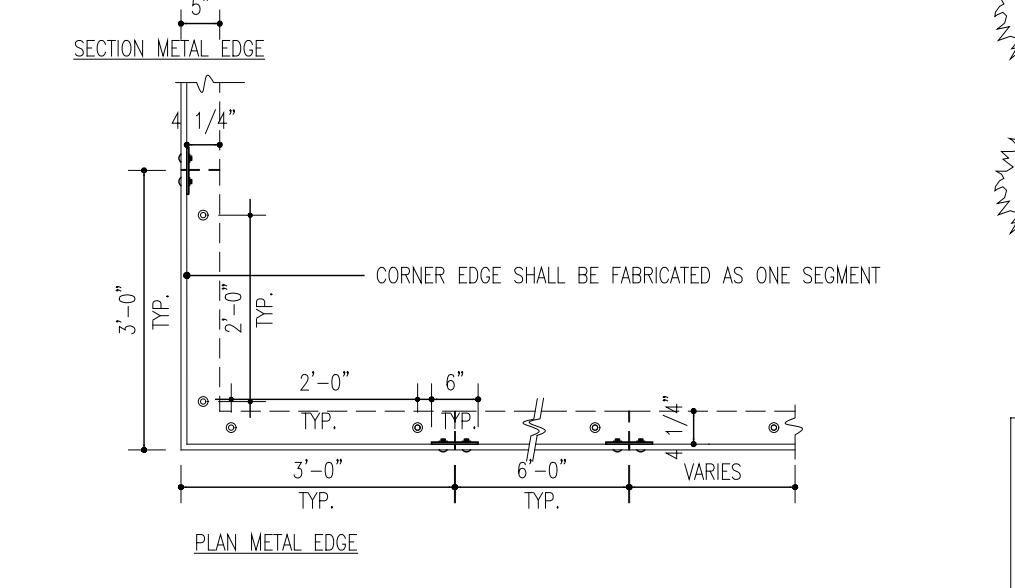
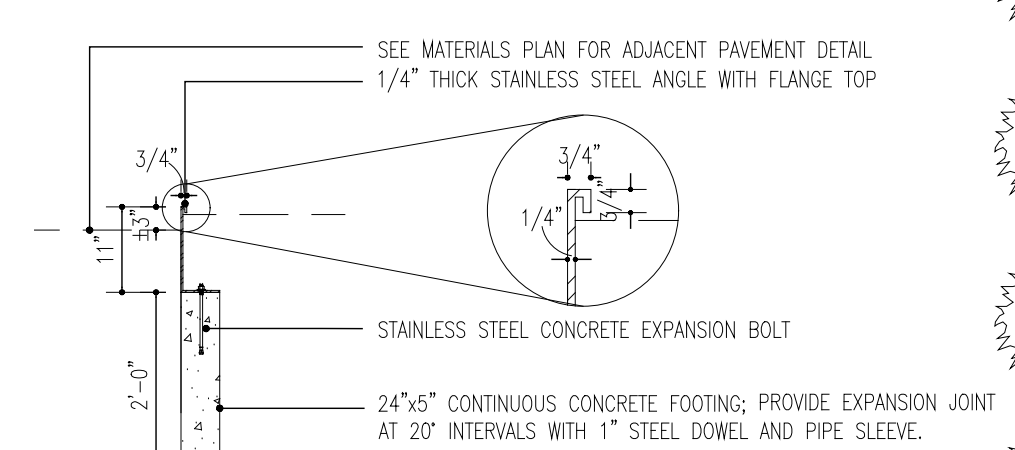
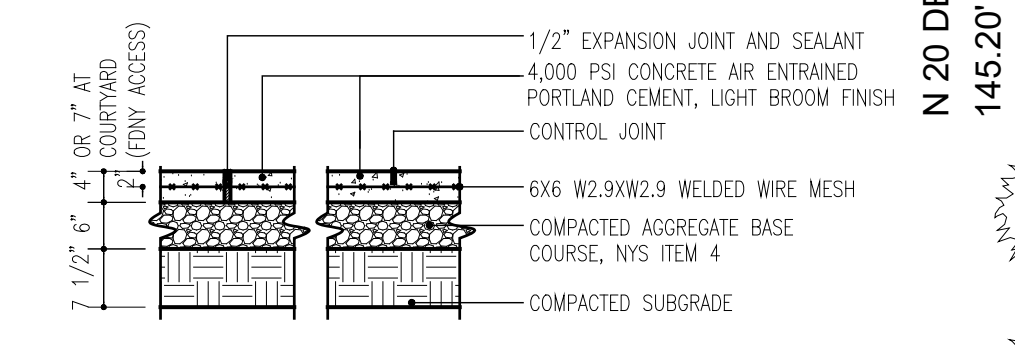
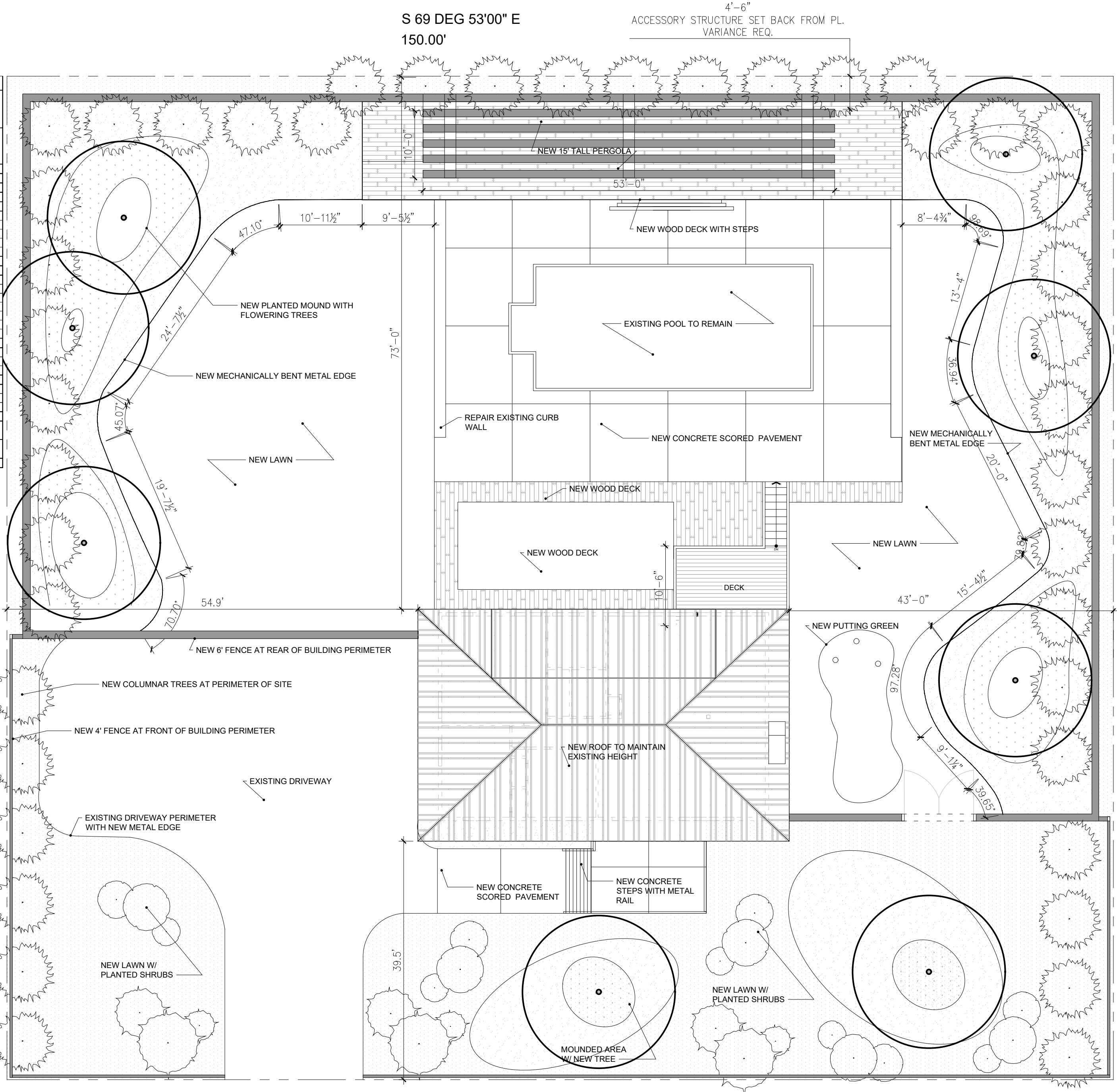
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## S I T E P L A N



Zoning Chart				
Address: 514 North Broadway Upper Nyack NY				
Tax Map Reference: Section: 60.13 Block: 3 Lot: 14		Construction Classification: Type V Use Classification:		
Zoning District: R-20	Required/Permitted	Existing	Proposed	Compliance
Lot Area	20,000 sq. ft. (min)	21,780 sq. ft.	21,780.00 sq. ft.	Complies
Lot Coverage	2,058 sq. ft.	2,058 sq. ft.	3,220 sq. ft.	Complies
Primary Structure			Pergola 530 sq. ft.	Complies
Accessory Structure	12 %			
Building Coverage	25 % max		12%	Complies
Development Coverage	5,000.00 sq. ft.	2,058 sq. ft.	3,220.00 sq. ft.	
Buildable Area	FAR 0.20	Building Area	9,300sq.ft / Lot Area 21,780 = 0.42*	Ex.non conf.
<b>Yard Regulations</b>				
Min Lot Width	100 ft	145.2 ft	145.2 ft	Complies
Frontage	100 ft	150	150 ft	Complies
Front Yard	35 ft	39.5 ft	39.5 ft	Complies
1 Side Yard	25 ft	43 ft	43 ft	Complies
2 Side Yards (total)	50 ft	97.9	97.9 ft	Complies
Rear Yard Principal	25 ft	73 ft	60 ft	Complies
Rear Yard Accessory	15 ft	N/A	4 ft	Variance Req.
<b>Height Regulations</b>				
No. of Stories	2 stories max		2 stories	Complies
Primary Max Building Ht.	28 ft		22 ft	Complies
Accessory Structure Ht.	15 ft		15 ft	Complies
<b>Gross Floor Area 0.20</b>				
Floor 1		sq. ft.	6,630.00 sq. ft.	Complies
Floor 2		sq. ft.	2,670.00 sq. ft.	Complies
TOTAL		sq. ft. Ex.	9,300.00 sq. ft.	
<b>Parking</b>				
Minimum Parking Setback	5 ft		5 ft	Complies

Per Rockland GIS MAP  
Please note this site falls between the 0%-15% slope and no site reductions have been made in this zoning chart  
\* Existing non conforming



EXISTING COORDINATES HAVE BEEN TAKEN FROM THE SURVEY CREATED BY : EDWARD T. GANNON LIC#049907 AND CERTIFIED TO VALL HERARD BY THE STEWART TITLE INSURANCE COMPANY MEISTER ABSTRACT CORP

1 SITE PLAN  
C-100 1"=10'-0"



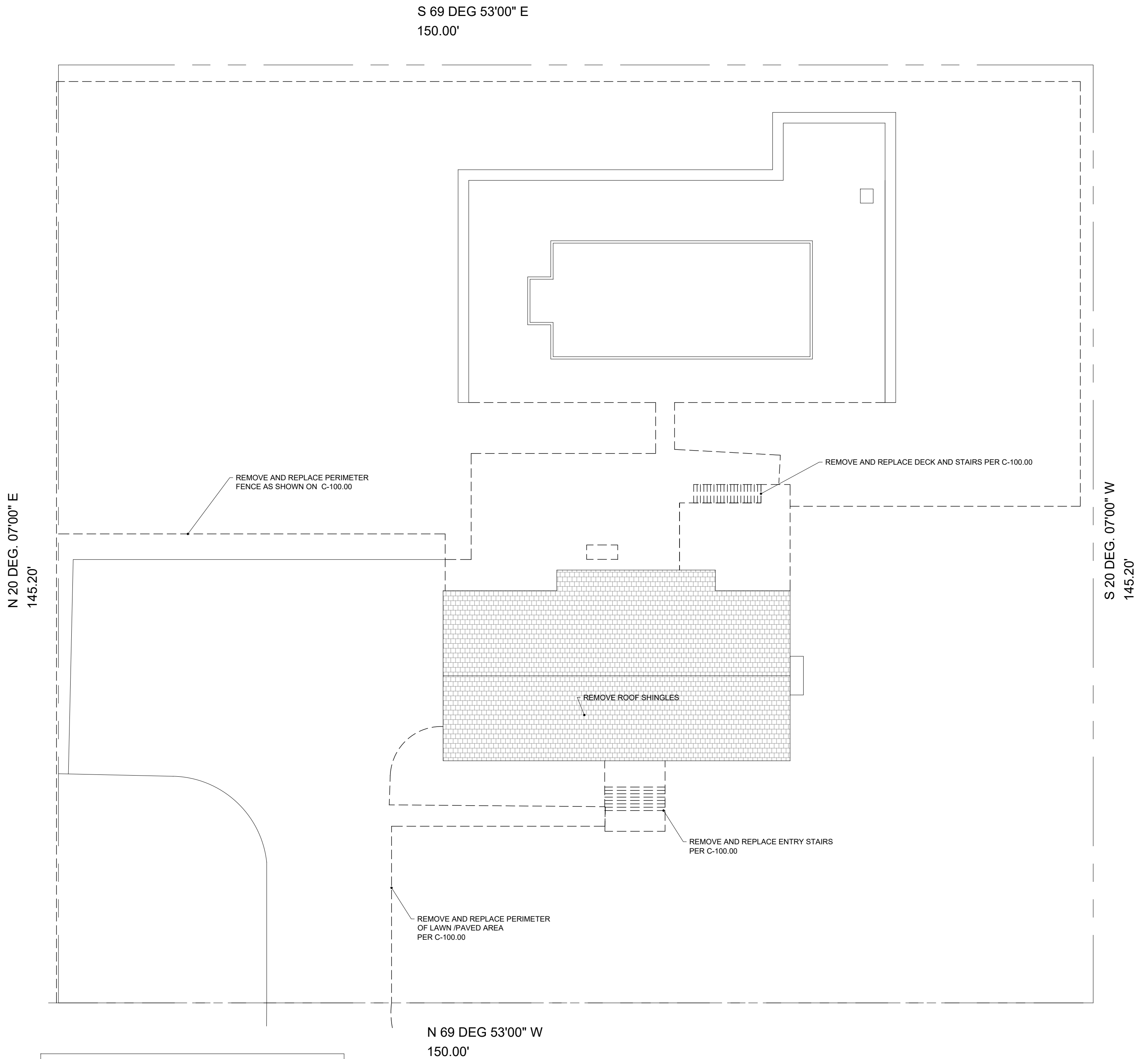
N O T E S

DATE	SUBMISSIONS / REVISIONS
08.23.22	ISSUED FOR DOB REVIEW
08.11.22	ISSUED FOR DOB REVIEW
08.02.22	ISSUED FOR DOB REVIEW
07.02.22	ISSUED FOR DOB REVIEW
06.27.22	ISSUED FOR DOB REVIEW
06.13.22	ISSUED FOR DOB REVIEW

S I T E  
D E M O

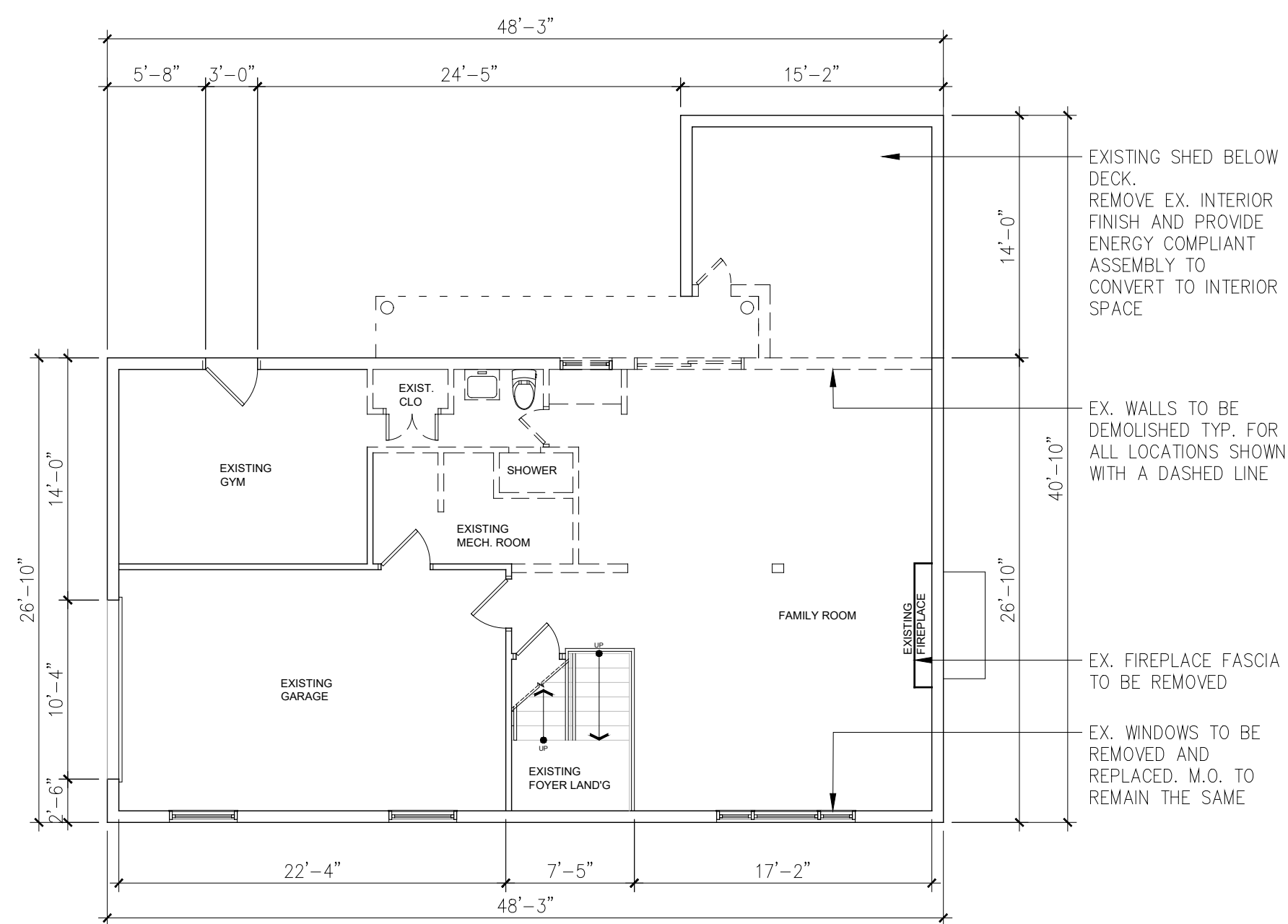


**C-101.00**

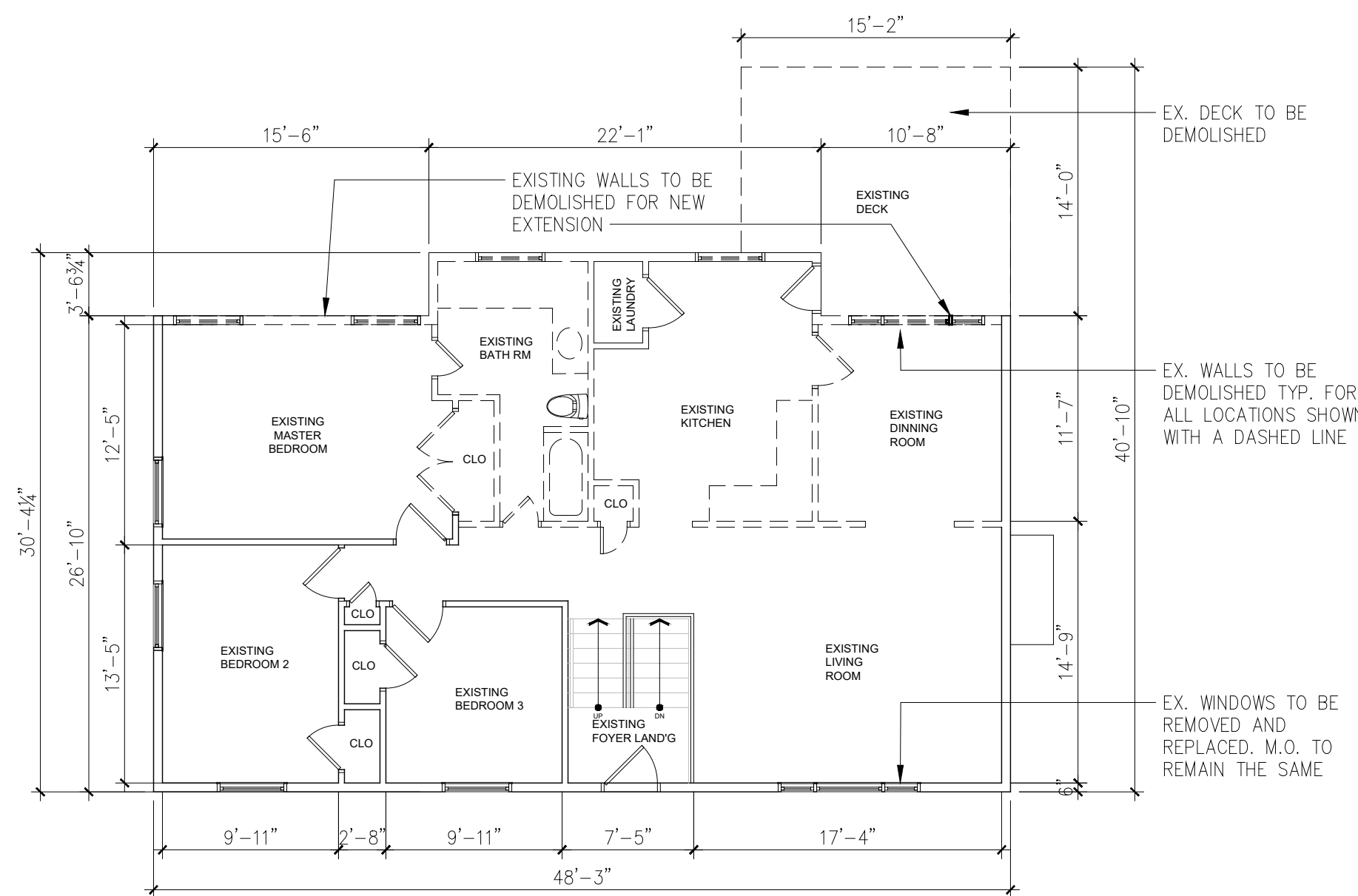


EXISTING COORDINATES HAVE BEEN TAKEN FROM THE SURVEY CREATED BY : EDWARD T. GANNON LIC#049907 AND CERTIFIED TO VALL HERARD BY THE STEWART TITLE INSURANCE COMPANY MEISTER ABSTRACT CORP

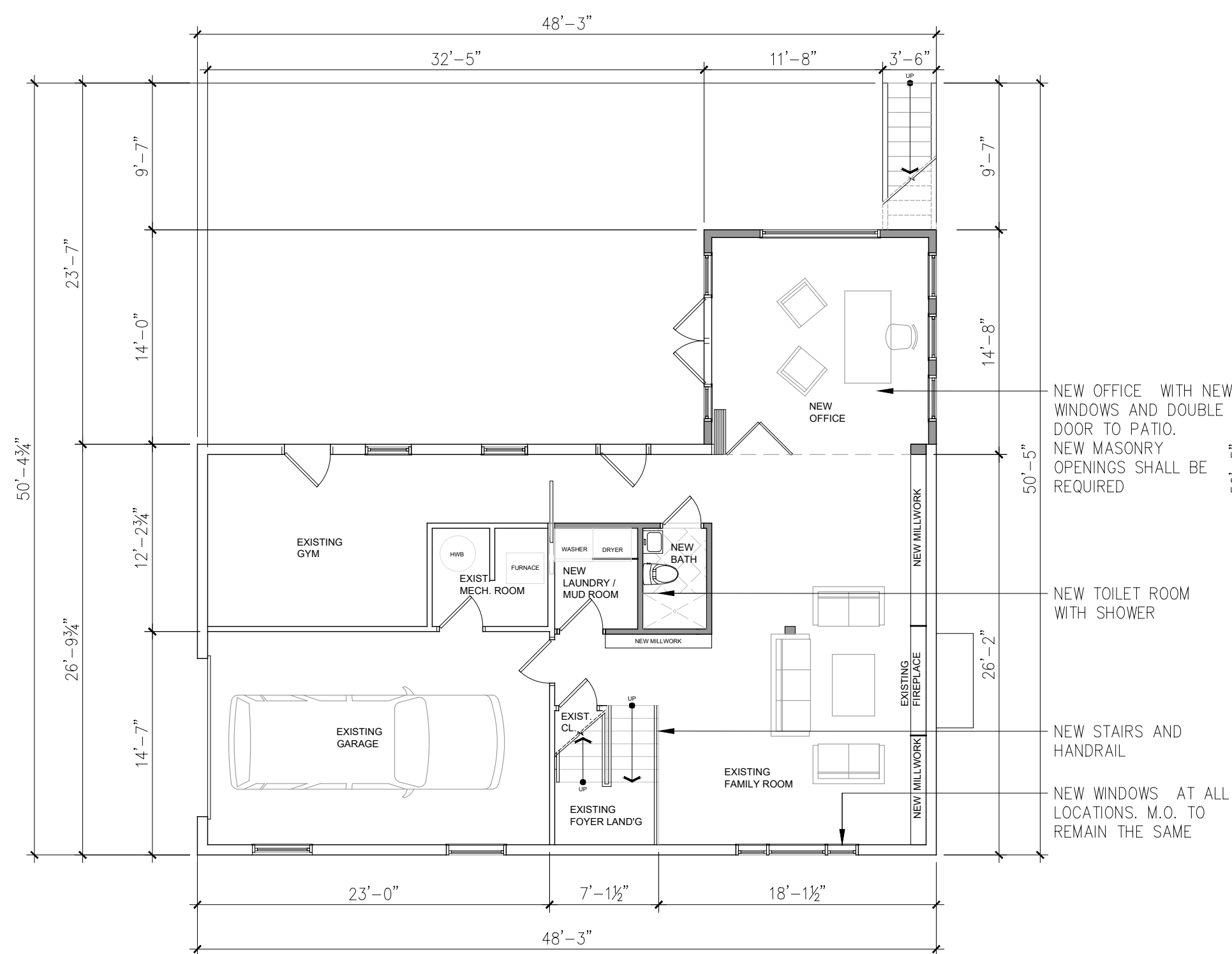




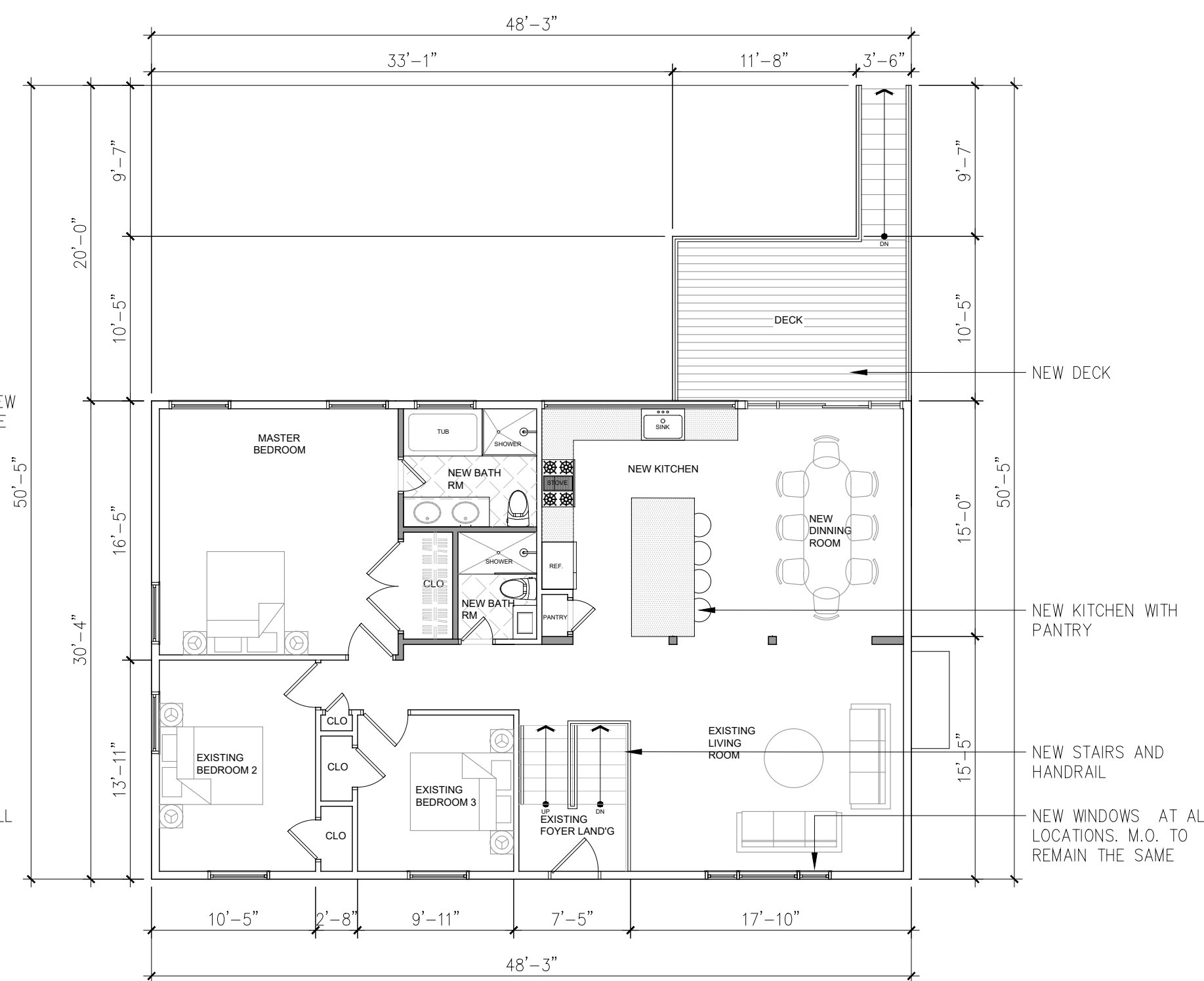
1 BASEMENT DEMOLITION PLAN  
A-100 1/8"=1'-0"



2 FIRST FLOOR DEMOLITION PLAN  
A-100 1/8"=1'-0"



3 PROPOSED BASEMENT FLOOR PLAN  
A-100 1/8"=1'-0"



4 PROPOSED FIRST FLOOR PLAN  
A-100 1/8"=1'-0"

DATE	SUBMISSIONS / REVISIONS
08.23.22	ISSUED FOR DOB REVIEW
08.11.22	ISSUED FOR DOB REVIEW
08.02.22	ISSUED FOR DOB REVIEW
07.02.22	ISSUED FOR DOB REVIEW
06.27.22	ISSUED FOR DOB REVIEW
06.13.22	ISSUED FOR DOB REVIEW

## FLOOR PLANS







FRONT  
ELEVATION

1  
A-200

1/4"=1'-0"



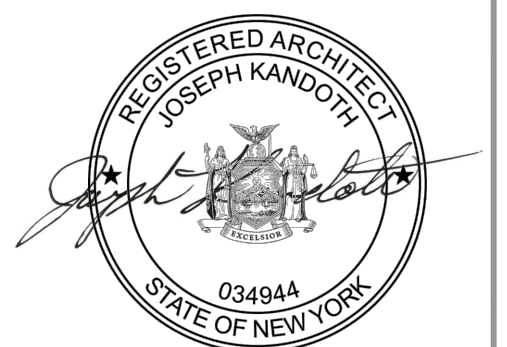
REAR  
ELEVATION

2  
A-200

1/4"=1'-0"

DATE SUBMISSIONS / REVISIONS

ELEVATIONS

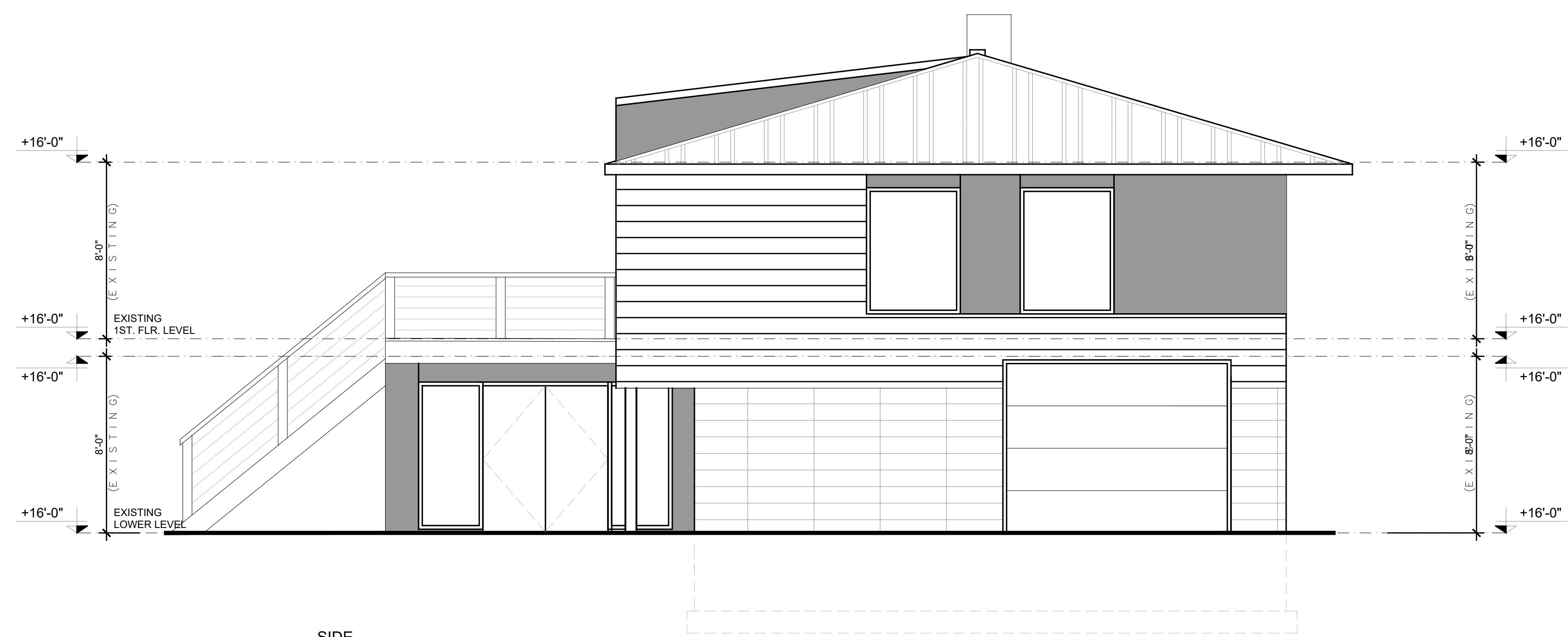




N O T E S



1  
SIDE ELEVATION  
A-201  
1/4"=1'-0"



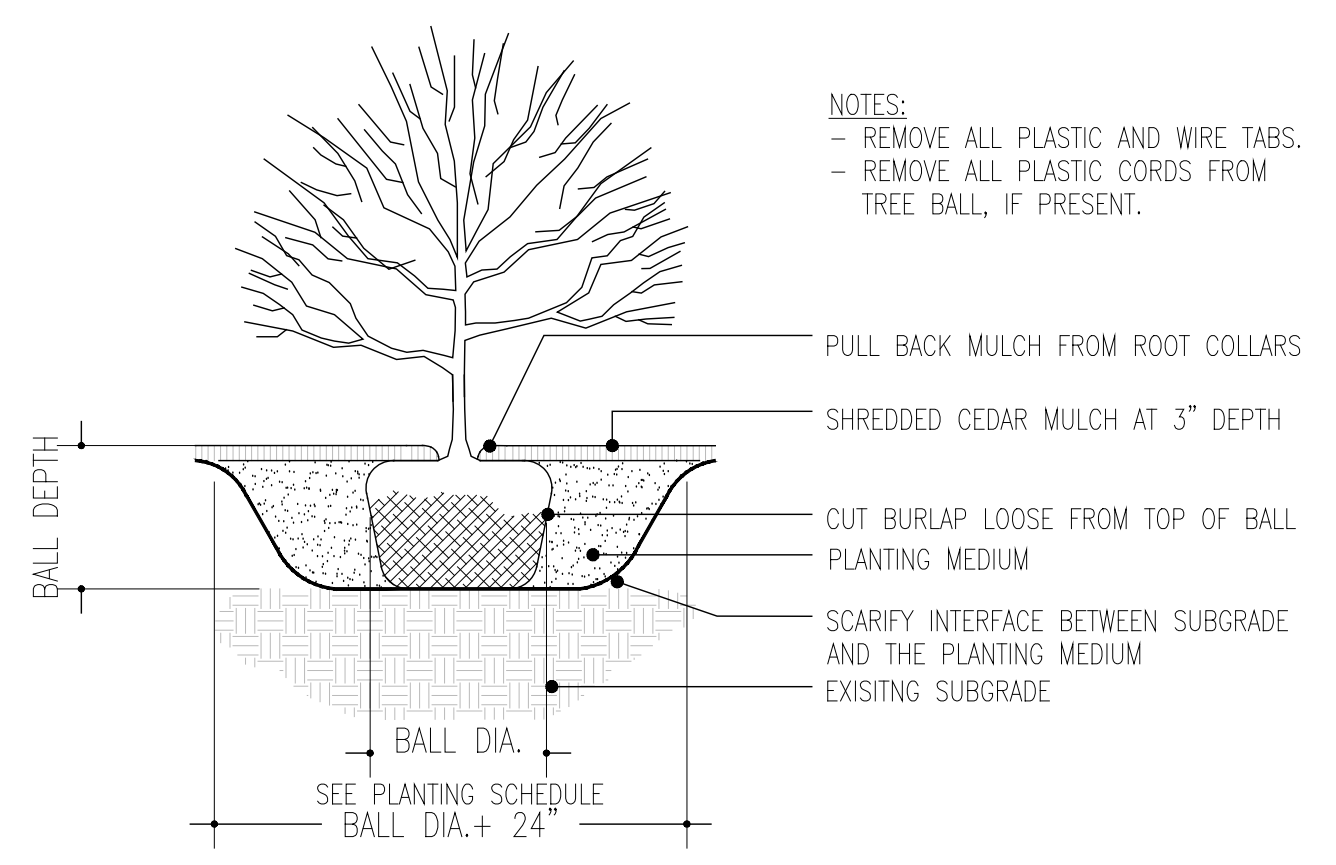
2  
SIDE ELEVATION  
A-201  
1/4"=1'-0"

DATE SUBMISSIONS / REVISIONS

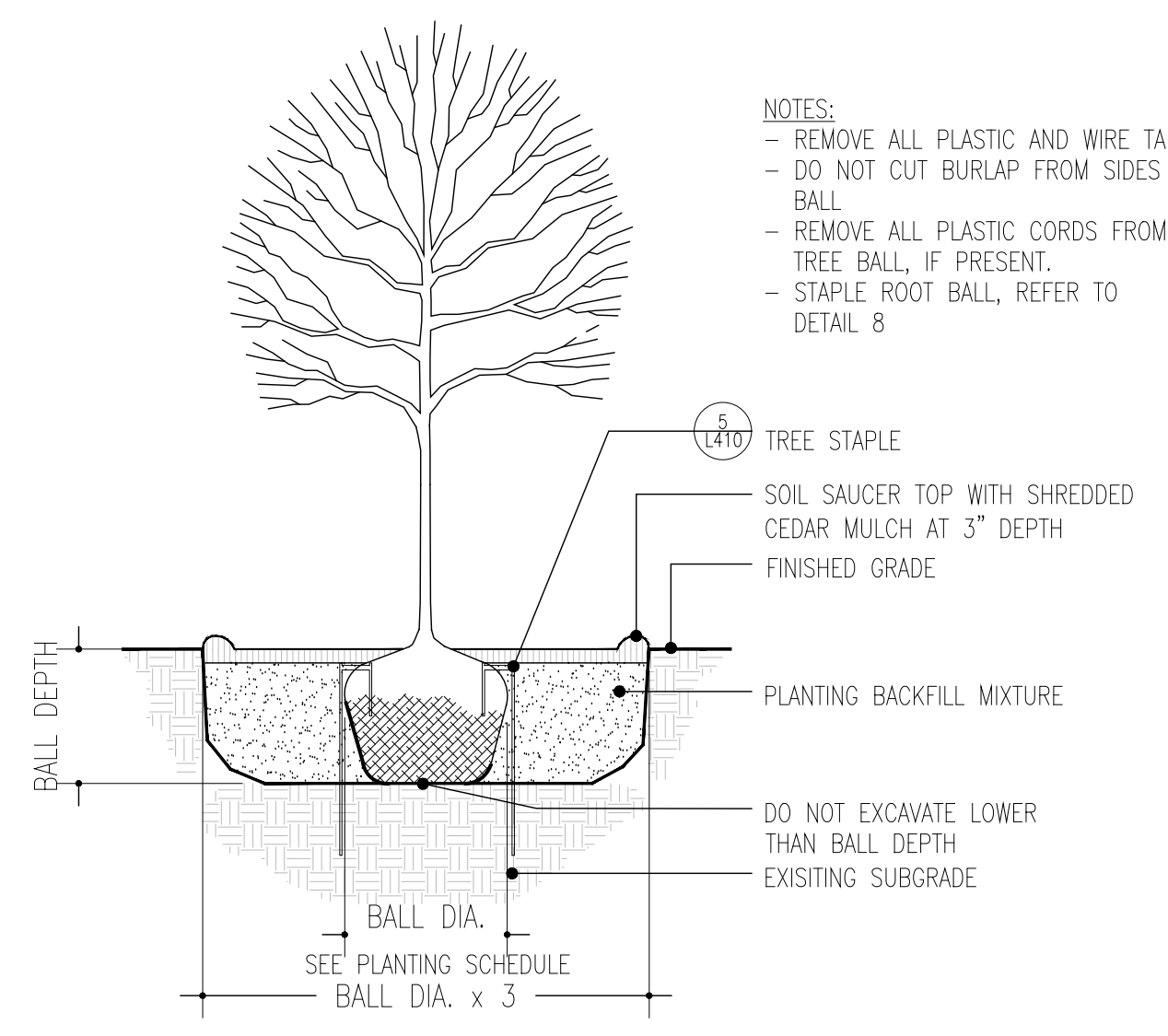
ELEVATIONS



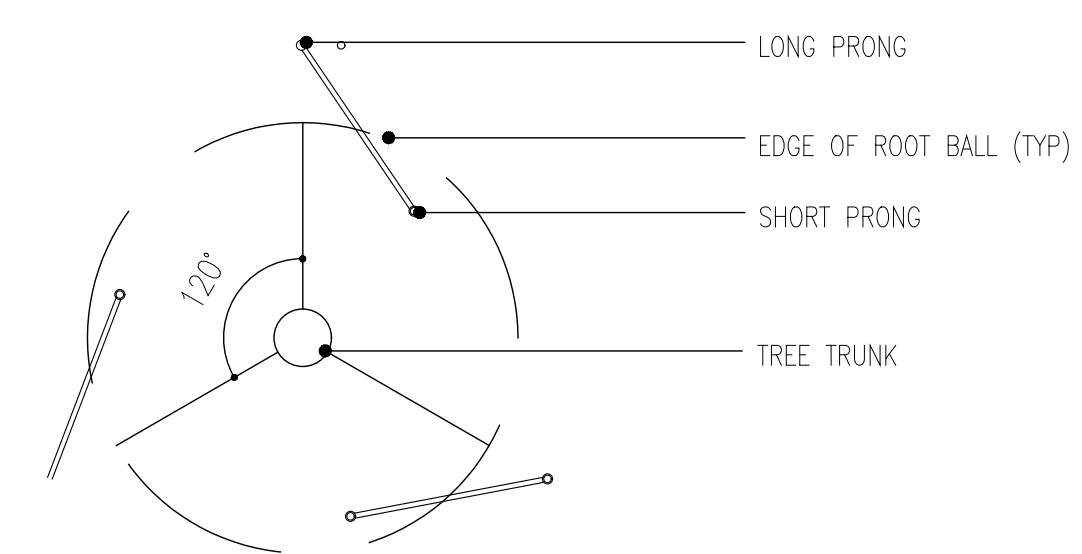
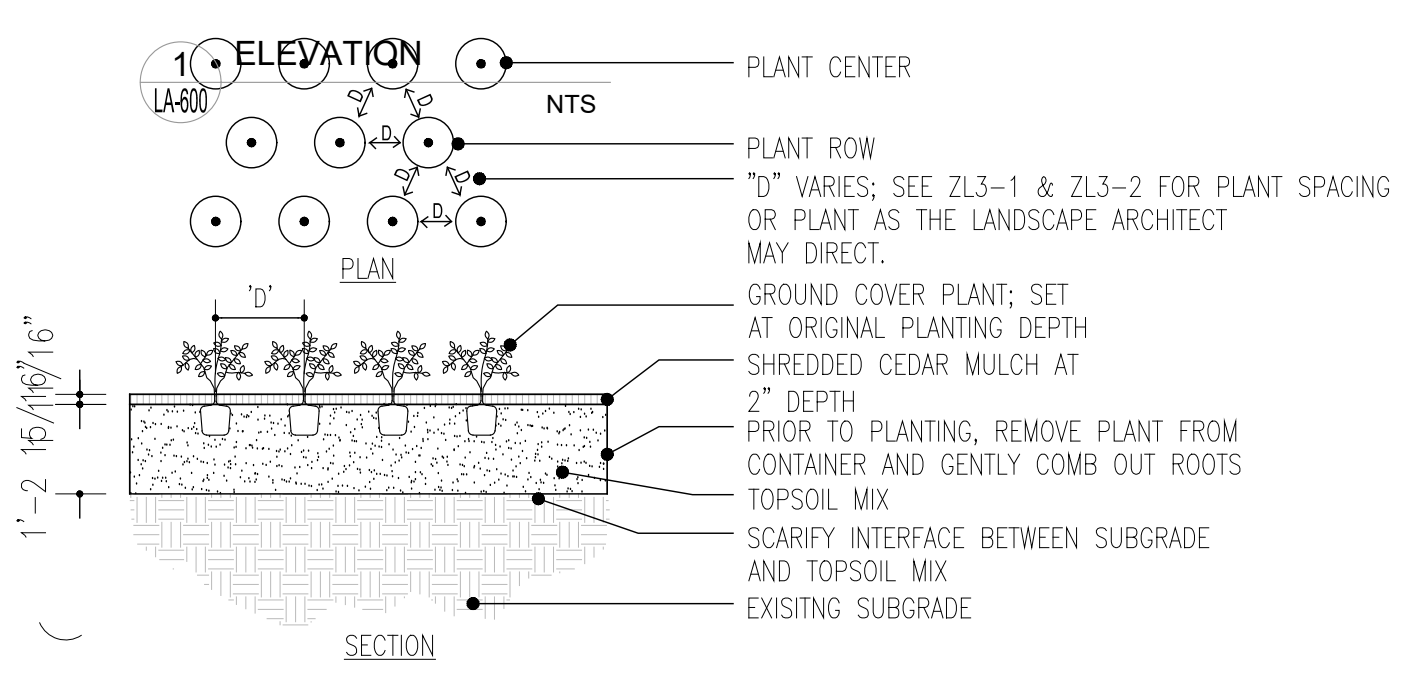




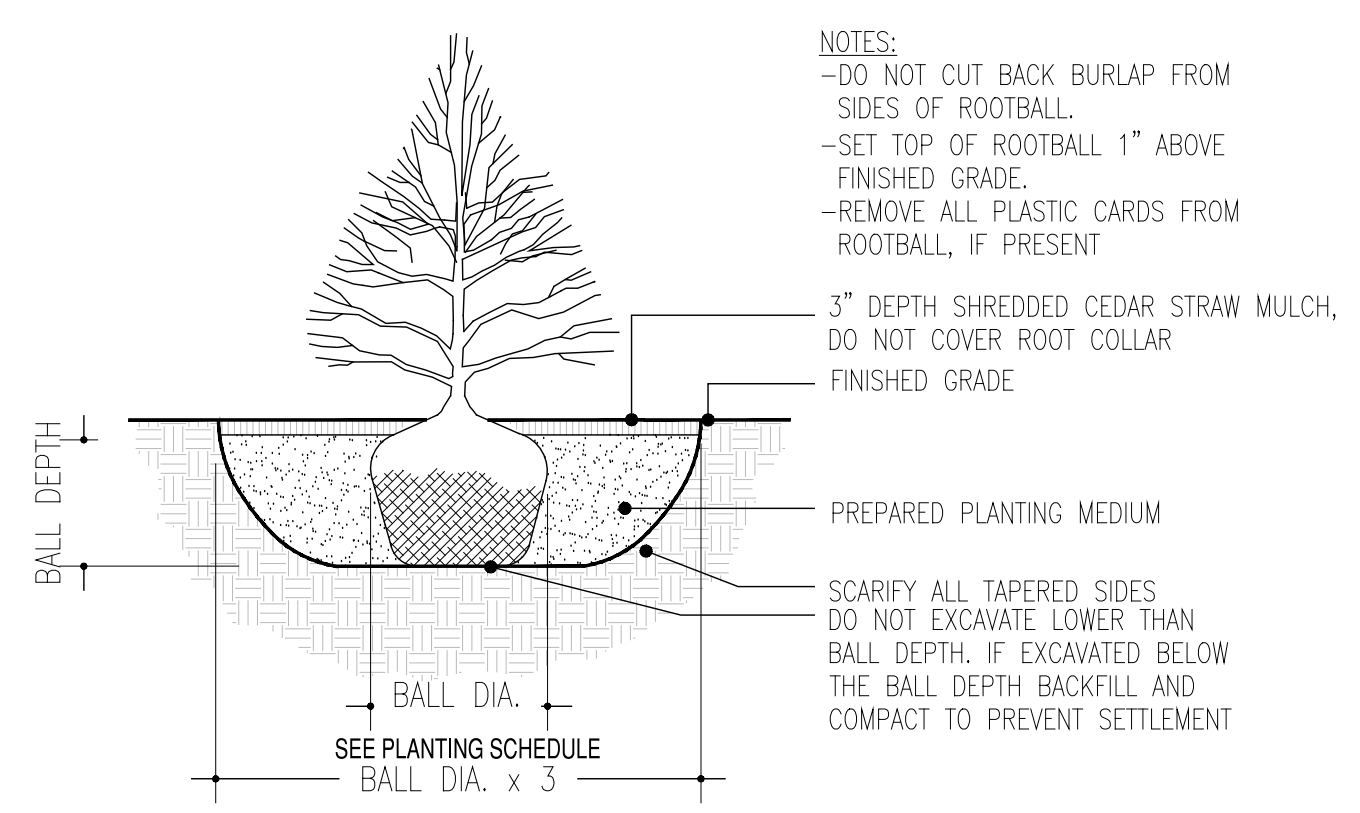
NOTES:  
- REMOVE ALL PLASTIC AND WIRE TABS.  
- REMOVE ALL PLASTIC CORDS FROM TREE BALL, IF PRESENT.



NOTES:  
- REMOVE ALL PLASTIC AND WIRE TABS.  
- DO NOT CUT BURLAP FROM SIDES OF BALL  
- REMOVE ALL PLASTIC CORDS FROM TREE BALL, IF PRESENT.  
- STAPLE ROOT BALL, REFER TO DETAIL 8



STAPLES SHALL BE BY TREE STAPLE, INC. (877-873-3749).  
SIZE OF STAPLES VARY ACCORDING TO TREE CALIPER AND BALL SIZE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND INSTALL THE CORRECT SIZE STAPLE IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS FOR THE SPECIFY BALL SIZE. SEE PLANT SCHEDULE FOR CALIPER AND BALL SIZING.



NOTES:  
-DO NOT CUT BACK BURLAP FROM SIDES OF ROOTBALL.  
-SET TOP OF ROOTBALL 1\"/>

### PLANTING SCHEDULE

TREES							
QTY	SYM	BOTANICAL NAME	COMMON NAME	CAL.	SIZE/HT	BALL	COMMENTS
7	101	Chamaecyparis obtusa	'Aurea Nana' Golden Hinoki Cypress	-	48"-54"	26"	Dwarf Evergreen with uniform branch habit; Prune Accordingly & Seasonally as Needed
1	102	Cornus kousa	Kousa Dogwood	8"-10" Cal.	12" Min.	60"	Heavy rootball, well formed, fully branching specimen
SHRUBS, GRASSES, HERBACEOUS PERENNIALS & ANNUALS							
QTY	SYM	BOTANICAL NAME	COMMON NAME	GAL.	SIZE/HT	BALL	COMMENTS
65	201	Taxus x media 'Hicksii'	Hicksii Yew		24"-36"	-	Well formed specimen, plant 24" O.C.
2	202	Hydrangea quercifolia	Oakleaf Hydrangea		30"-36"	-	Well formed specimen, plant 30" O.C.
35	203	Spirea x bumalda 'Goldflame'	Golden Flame Spirea	5 Gal.	CONT.	-	Well formed specimen, Plant 15" O.C.
61	205	Rhododendron 'Gumpo'	Gumpo Azalea	3 Gal.	CONT.	12"	Well formed specimen, Plant 15" O.C.
65	206	Azalea 'Delaware Valley White'	Delaware Valley White Azalea		36"-42"	-	Staggered planting, 15" O.C.
362	209	Panicum virgatum	Switch Grass	5 Gal.	CONT.	-	24" O.C. staggered spacing. Well formed broad specimen
215	210	Convallaria majalis	Lily of the Valley	1 Gal.	CONT.	-	Well formed specimen, Plant 8" O.C.
418	211	Liriope muscari 'Variegata'	Lilyturf	1 Gal.	CONT.	-	Well formed specimen, Plant 8" O.C.
250	212	Liatis spicata	Dense Blazing Star	5 Gal.	CONT.	-	Mix in grasses as directed in plan
43	213	Aimee 'Vibert'	Astilbe x rosea 'Peach Blossom'		12"-18"	12"	Well formed specimen, Plant 24" O.C.;
2	214	Picea glauca 'Haal'	Blue Dwarf Alberta Spruce		18"	-	Plant 18" O.C. Well formed root system to fill the pot
126	215	Phlox subulata	Pink Creeping Phlox	2 Gal.	CONT.	-	Plant 8" O.C. Well formed root system to fill the pot
52	216	Ophiopogon japonicus	Mondo Grass	2 Gal.	CONT.	-	Plant 6" O.C. Well formed root system to fill the pot
5	217	Buxus microphylla japonica	Wintergem Boxwood		18"	-	Plant 18" O.C. Well formed root system to fill the pot
75	218	Petunia	White Wave Petunia	3 Gal.	CONT.	-	Replace seasonally as needed
2	219	Berberis thunbergii	Crimson Pygmy Bayberry		12"	-	Plant 12" O.C. Well formed root system to fill the pot
32	220	Ipomoea batatas	Flowering sweet potatoe	1 Gal.	CONT.	-	Replace seasonally as needed
4	221	Rose JP Connell	JP Connell Thornless White Shrub Rose		18"	-	Plant 18" O.C. Well formed root system to fill the pot
18	222	Coreopsis verticillata 'Moonbeam'	Moonbeam Tickseed	2 Gal.	CONT.	-	Plant 8" O.C. Well formed root system to fill the pot
7	223	Taxus cuspidata 'Capitata'	Pyramidal Yew		18"	-	Plant 18" O.C. Well formed root system to fill the pot
56	224	Polystichum acrostichoides f. crispum	Christmas Fern		12"	-	Plant 12" O.C. Well formed root system to fill the pot
2	225	Rhododendron 'PJM'	PJM Rhododendron	10 Gal.	24"	-	Plant 24" O.C. Well formed root system to fill the pot
BULBS & GROUNDCOVERS							
QTY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE/HT	BALL	COMMENTS	
90	Vinca minor	Periwinkle				Groundcover to provide 100% Coverage of area designated.	
350	Allium globemaster	Globemaster Allium		Bulbs		Mix in grasses as directed in plan	
56	Allium hollandicum 'Purple Sensation'	Purple Sensation Allium		Bulbs		Mix in grasses as directed in plan	
18	Daffodil	Daffodil Bulbs		Bulbs		Mix in grasses as directed in plan	

DATE SUBMISSIONS / REVISIONS

PLANTING DET. + SCHED.



L-600.00