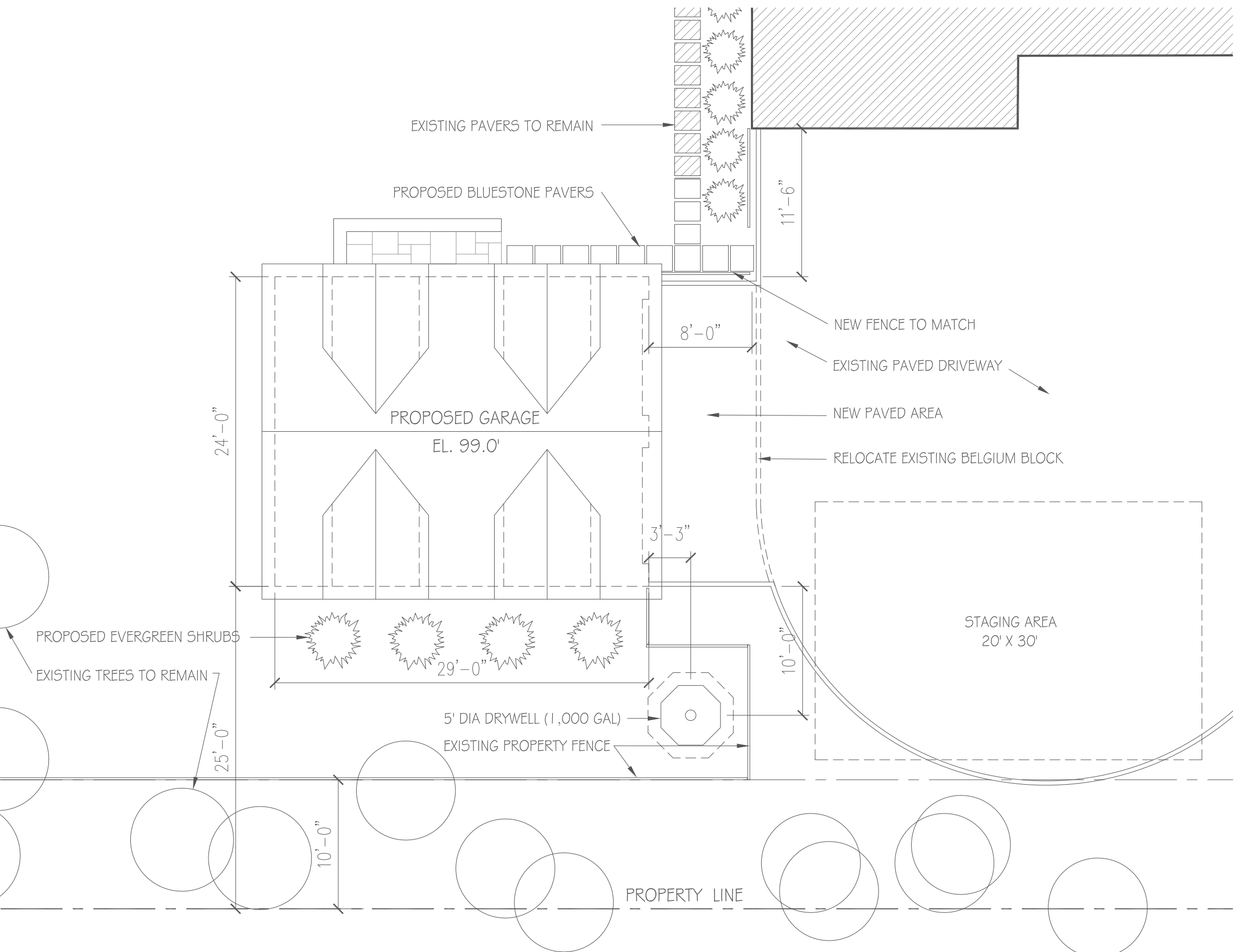


TOPOGRAPHY MAP

SCALE: 1" = 40'

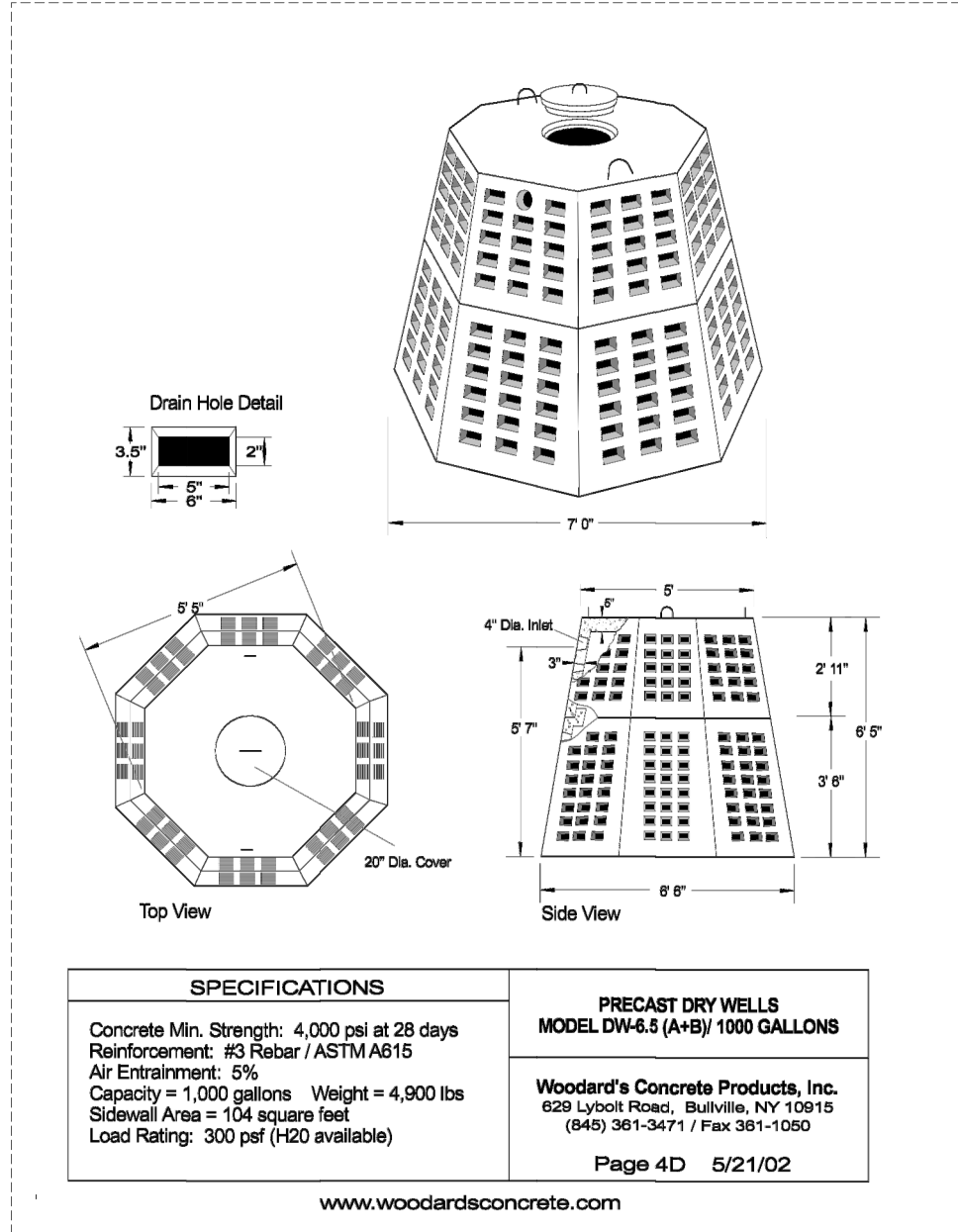
VICINITY MAP

SCALE: 1" = 1000'



SITE PLAN

SCALE: 1/8" = 1'-0"



DRYWELL DETAIL

530 NORTH BROADWAY, NYACK NY 10960
BLOCK/LOT: 60.09-03-46

BULK REQUIREMENTS ZONE: R-3

USE GROUP	MINIMUM LOT AREA	FRONT SETBACK (FEET)	SIDE SETBACK (FEET)	REAR SETBACK (FEET)	STREET FRONTAGE (FEET)	MAXIMUM HEIGHT	COVERAGE BLDG & STRUCT. (FEET)	COVERAGE PRIMARY (PERCENT)
REQUIRED	20,000 SF	35	25	25	100	35	2,400 SF	12%
EXISTING	73,382 SF	235.1	53.4/60.5	70.0 - BLDG 32.9 - POOL	204.0	NA	3,302 SF	4.5%
PROPOSED	NA	NA	25	44.30	NA	20.5	696 SF	.95%

NOTES:

RECORD OWNER & APPLICANT: MARIA REICH
530 NORTH BROADWAY
UPPER NYACK, NEW YORK 10960

GENERAL NOTES:

- ZONE: R-3
- AREA = 73,382 (1.6846 ACRES)
- TAX LOT: L60.09-3-46
- ALL UTILITIES ARE EXISTING, ANY NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
- THIS PLOT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIC BY SECTION 239-M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- THE CORNERS OF THE LOT SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER, AND AT LEAST 30" IN LENGTH, TO BE INSTALLED AFTER FINAL GRADING.
- ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
- WATER SUPPLY BY SUEZ NY.
- SANITARY SEWER AND WATER SERVICES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM HORIZONTAL SEPARATION OF TEN FEET SUBJECT TO THE VILLAGE AND STATE CONSTRUCTION AND UTILITY STANDARDS, AS APPLICABLE.
- ALL WORK SHALL CONFORM TO THE "NEW YORK STANDARDS FOR URBAN EROSION AND SEDIMENT CONTROL".
- PROTECTION OF TREES: NO MATERIAL OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE DRIP LINE OF ANY EXISTING TREES TO BE PRESERVED EXCEPT WHERE ENGAGED FOR TREE REMOVAL. NO EQUIPMENT SHALL BE OPERATED WITHIN 80% OF THE CRITICAL ROOT RADIUS OF ANY TREE PROPOSED TO BE PROTECTED IN THIS ORDINANCE NOR SHALL EQUIPMENT BE OPERATED AT ANY TIME IN SUCH MANNER TO BREAK, TEAR, BRUISE, DECORATE, OR OTHERWISE INJURE ANY LIVING OR DORMANT TREE.
- THE PLANNING BOARD AND ARCHITECTURAL BOARD APPROVAL FOR THE SITE AND GARAGE PLANS ARE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT AT THE TIME OF SITE PLAN SUBMISSION. TREE LOCATIONS HAVE BEEN IDENTIFIED AND SHALL BE PLANTED IN ACCORDANCE WITH THE VILLAGE REQUIREMENTS.
- THE SITE PLAN SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL, WITHIN WHICH TIME APPLICANT SHALL SECURE A BUILDING PERMIT.
- EXISTING TREES SHOWN ON THE SITE PLAN TO REMAIN, ARE TO REMAIN UNDISTURBED AND BE PROTECTED AS REQUIRED AT THE DRIP LINE OF THE BRANCHES OR AT EIGHT FOOT MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREES SHOWN TO REMAIN THAT IS REMOVED DURING CONSTRUCTION SHALL BE REPLACED BY A 4" CALIPER HARDWOOD SHADE TREE AS DIRECTED BY THE LANDSCAPE ARCHITECT. WHEN AN AREA OF AN EXISTING TREE EXISTING TREES IS SHOWN TO BE SAVED, AND AN AREA OF SUCH TREES HAS BEE REMOVED, A 2 1/2" - 3" CALIPER HARDWOOD SHADE TREE SHALL BE PLACED FOR EVERY 300 SF OF AREA DISTURBED.
- ALL TREES SCHEDULED FOR REMOVAL MUST HAVE A VALID VILLAGE OF UPPER NYACK TREE PERMIT PRIOR TO CUTTING OR REMOVAL.

PLANTING & LANDSCAPE NOTES

- ALL PLANTS SHALL BE NURSERY GROWN PLANTS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE AND AFTER PLANTING.
- ALL PLANTING SHALL BE PLACED UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT/CONTRACTOR. GIVE 48 HOURS NOTICE BEFORE PLANTING.
- GUARANTEE ALL PLANTS AND WORKMANSHIP FOR A PERIOD OF TWO PLANTING SEASONS (ONE FULL YEAR).
- PLACE 4" OF TOPSOIL ON ALL LAWN AREAS AND ALL AREAS NOT PAVED OR BUILT UPON.
- PLANT PITS SHALL BE 36" WIDER FOR TREES (MINIMUM OF TWO TIMES THE ROOT BALL DIAMETER) AND 24" WIDER FOR SHRUBS AND AS DEEP AS THE ROOT BALL. SET PLANTS AT SAME LEVEL AS ORIGINALLY GROWN ON BASE OF UNDISTURBED SOIL. THE TRUNK FLARE AND ROOT COLLAR SHALL BE VISIBLE AT THE TOP OF THE PLANT BED AT THE TIME OF FINAL INSPECTION. REMOVE ALL EXISTING SOIL FROM THE PLANT PIT AND BACKFILL WITH A MIXTURE OF ONE PART PEAT HUMUS; ONE PART DEHYDRATED COW MANURE; AND FOUR PARTS TOPSOIL. FERTILIZE ALL PLANTS WITH 2 TO 3 OZ PER FOOT OF SHRUB HEIGHT AND 2 TO 3 LBS. PER INCH OF TREE TRUNK OF 5-10-5 FERTILIZER. FOR EVERGREEN PLANTING, ADD 1 LB PER 100 SQUARE FEET OF PLANT BED EACH OF AMMONIUM SULFATE AND SUPERPHOSPHATE. LOOSEN SOIL AROUND EDGES OF PLANT PIT.
- FERTILIZE ALL AREAS BEFORE SEEDING OR SODDING WITH 15 LBS. PER 1,000 SQUARE FEET OF 10-20-10 FERTILIZER OR APPROVED EQUIVALENT. REPEAT AFTER 8 WEEKS.
- MULCH ALL PLANTS AND PLANTED AREAS WITH A 4" DEPTH OF SHREDDED PINE, OAK BARK OR OTHER SHREDDED BARK, TREATED FOR FIRE REPELLENCY. DO NOT PLACE MULCH AGAINST TREE OR SHRUB TRUNK. THE TRUNK FLARE AND ROOT COLLAR SHALL BE VISIBLE AT THE TOP OF THE PLANT BED WITH NO MULCH AGAINST TRUNK. DO NOT CREATE MOUND AROUND TREE. FINISH GRADE TO BE SAME AS ORIGINALLY GROWN.
- LAWN AREAS SHALL BE SEED AT 5 LBS PER 1,000 SF WITH THE FOLLOWING SEED MIXTURE: 20% JAMESTOWN II CHEWINGS FESCUE, 60% BARON KENTUCKY BLUEGRASS, 20% PALMER II PERENNIAL RYE, OR APPROVED EQUIVALENT. MULCH NEWLY SEEDD LAWN AT 90 LBS PER 1,000 SF WITH HAY OR STRAW MULCH.
- THE CONTRACTOR IS RESPONSIBLE TO PLANT THE TOTAL QUANTITIES OF ALL PLANTS SHOWN ON THE SITE PLAN. THE QUANTITIES OF PLANTING SHOWN GRAPHICALLY ON THE PLAN SHALL GOVERN.

ARCHITECT:
G. PALLADINO, RA
ARCHITECT

28 EAST STREET
WEST NYACK NY 10994
(201) 240-5987

REV	DATE	DESCRIPTION
	11/18/20	ISSUED FOR FILING
1	02/24/21	ISSUED FOR FILING

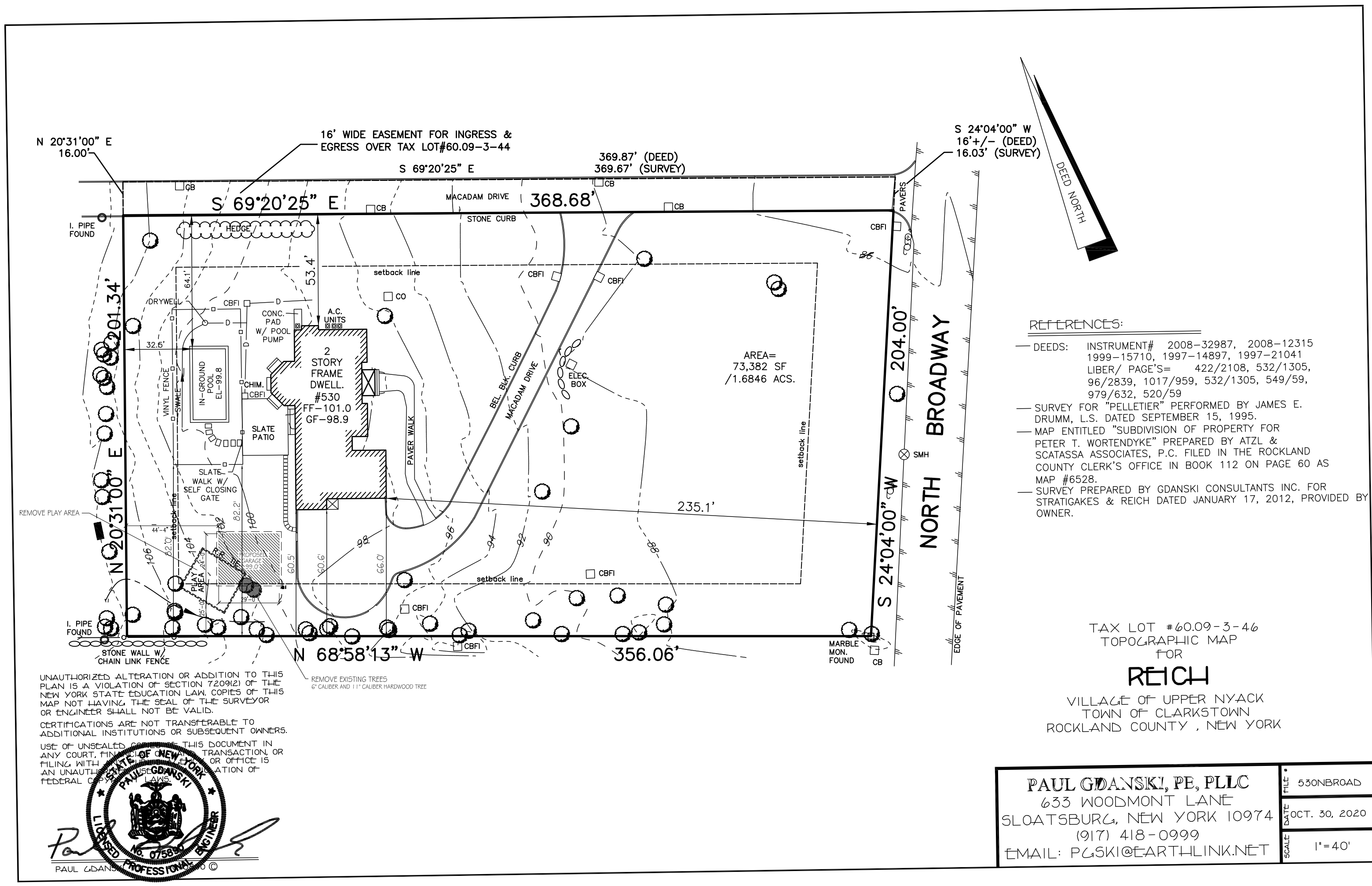
REICH RESIDENCE

ADDRESS: 530 NORTH BROADWAY
NYACK, NY 10960 NY

PROJECT: REICH RENOVATION
DRAWING: SITE PLAN / GENERAL NOTES

SHEET NO.

A-1



REFERENCES:

- DEEDS: INSTRUMENT# 2008-32987, 2008-12315, 1999-15710, 1997-14897, 1997-21041, LIBER/ PAGE'S= 422/2108, 532/1305, 96/2839, 1017/959, 532/1305, 549/59, 979/632, 520/59
- SURVEY FOR "PELLETIER" PERFORMED BY JAMES E. DRUMM, L.S. DATED SEPTEMBER 15, 1995.
- MAP ENTITLED "SUBDIVISION OF PROPERTY FOR PETER T. WORTENDYKE" PREPARED BY ATZL & SCATASSA ASSOCIATES, P.C. FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE IN BOOK 112 ON PAGE 60 AS MAP #6528.
- SURVEY PREPARED BY GDANSKI CONSULTANTS INC. FOR STRATIGAKES & REICH DATED JANUARY 17, 2012, PROVIDED BY OWNER.

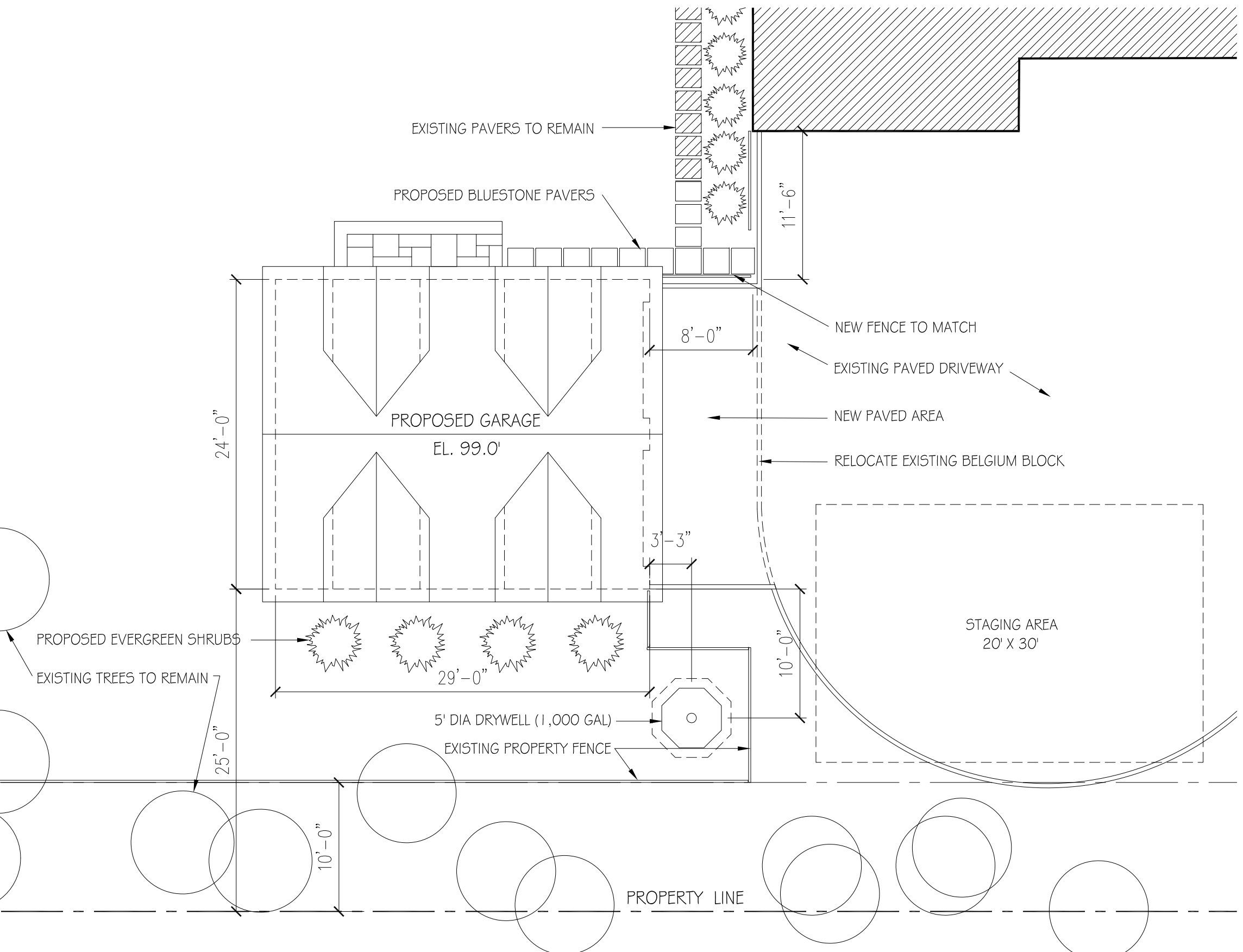
TAX LOT #60.09-3-46
TOPOGRAPHIC MAP
FOR
REICH
VILLAGE OF UPPER NYACK
TOWN OF CLARKSTOWN
ROCKLAND COUNTY, NEW YORK

PAUL GDANSKI, PE, PLLC
633 WOODMONT LANE
SLOAATSBURG, NEW YORK 10974
(917) 418-0999
EMAIL: P.GSKI@EARTHLINK.NET

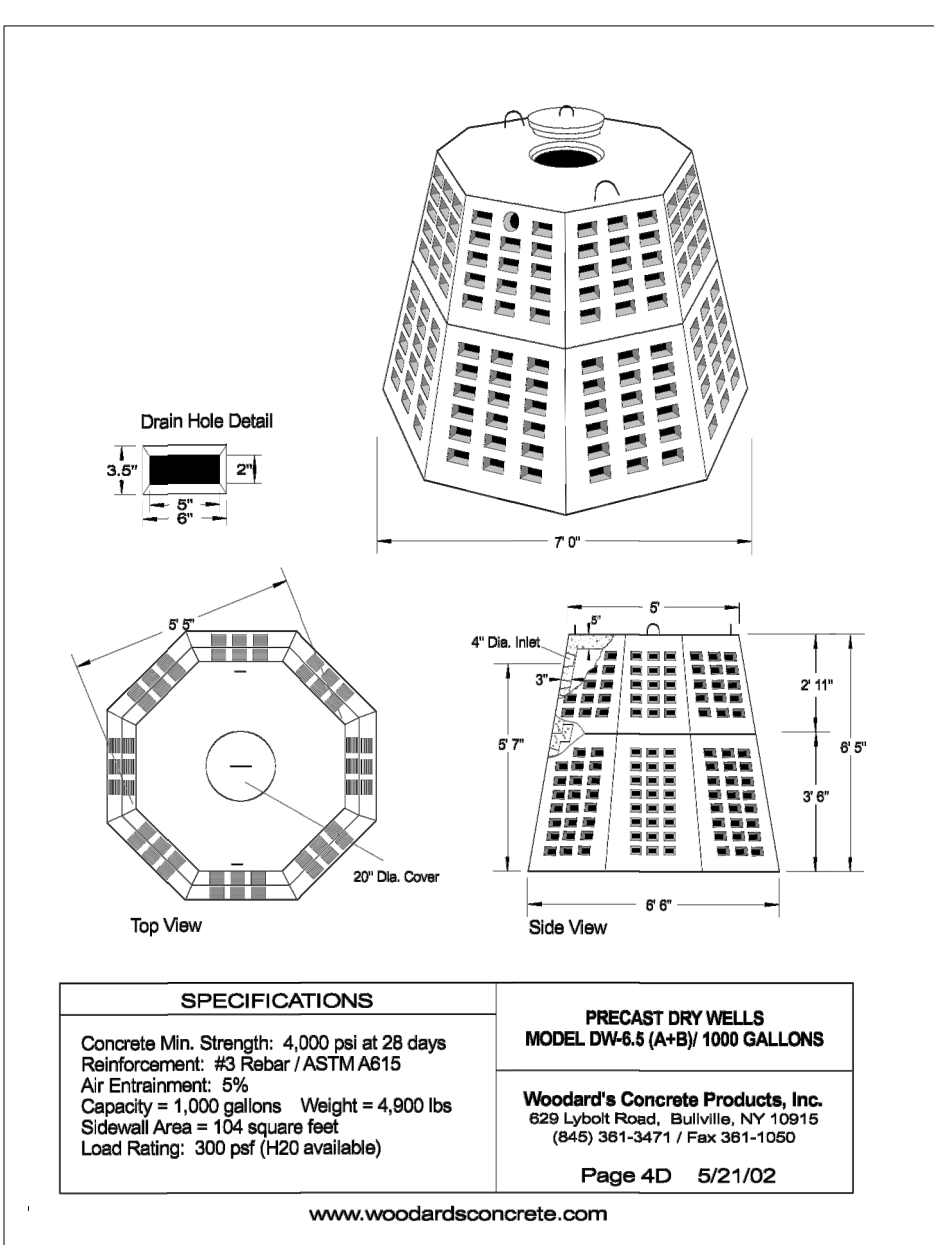


TOPOGRAPHY MAP
SCALE: 1" = 40'

VICINITY MAP
SCALE: 1" = 1000'



SITE PLAN
SCALE: 1/8" = 1'-0"



DRYWELL DETAIL

530 NORTH BROADWAY, NYACK NY 10960
BLOCK/LOT: 60.09-03-46

BULK REQUIREMENTS ZONE: R-3								
USE GROUP	MINIMUM LOT AREA	FRONT SETBACK (FEET)	SIDE SETBACK (FEET)	REAR SETBACK (FEET)	STREET FRONTAGE (FEET)	MAXIMUM HEIGHT	COVERAGE BLDG & STRUCT. (FEET)	COVERAGE PRIMARY (PERCENT)
REQUIRED	20,000 SF	35	25	25	100	35	2,400 SF	12%
EXISTING	73,382 SF	235.1	53.4/60.5	70.0 - BLDG 32.9 - POOL	204.0	NA	3,302 SF	4.5%
PROPOSED	NA	NA	25	44.30	NA	20.5	696 SF	.95%

- NOTES:**
RECORD OWNER & APPLICANT: MARIA REICH
530 NORTH BROADWAY
UPPER NYACK, NEW YORK 10960
- GENERAL NOTES:**
- ZONE: R-3
 - AREA = 73,382 (1.6846 ACRES)
 - TAX LOT: L60.09-3-46
 - ALL UTILITIES ARE EXISTING, ANY NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 - THIS PLOT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIC BY SECTION 239-M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 - THE CORNERS OF THE LOT SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER, AND AT LEAST 30" IN LENGTH, TO BE INSTALLED AFTER FINAL GRADING.
 - ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
 - WATER SUPPLY BY SUEZ NY.
 - SANITARY SEWER AND WATER SERVICES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM HORIZONTALS SEPARATION OF TEN FEET SUBJECT TO THE VILLAGE AND STATE CONSTRUCTION AND UTILITY STANDARDS, AS APPLICABLE.
 - ALL WORK SHALL CONFORM TO THE "NEW YORK STANDARDS FOR URBAN EROSION AND SEDIMENT CONTROL".
 - PROTECTION OF TREES: NO MATERIAL OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE DRIP LINE OF ANY EXISTING TREES TO BE PRESERVED EXCEPT WHERE ENGAGED FOR TREE REMOVAL. NO EQUIPMENT SHALL BE OPERATED WITHIN 80% OF THE CRITICAL ROOT RADIUS OF ANY TREE PROPOSED TO BE PROTECTED IN THIS ORDINANCE NOR SHALL EQUIPMENT BE OPERATED AT ANY TIME IN SUCH MANNER TO BREAK, TEAR, BRUISE, DECORATE, OR OTHERWISE INJURE ANY LIVING OR DORMANT TREE.
 - THE PLANNING BOARD AND ARCHITECTURAL BOARD APPROVAL FOR THE SITE AND GARAGE PLANS ARE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT AT THE TIME OF SITE PLAN SUBMISSION. TREE LOCATIONS HAVE BEEN IDENTIFIED AND SHALL BE PLANTED IN ACCORDANCE WITH THE VILLAGE REQUIREMENTS.
 - THE SITE PLAN SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL, WITHIN WHICH TIME APPLICANT SHALL SECURE A BUILDING PERMIT.
 - EXISTING TREES SHOWN ON THE SITE PLAN TO REMAIN, ARE TO REMAIN UNDISTURBED AND BE PROTECTED AS REQUIRED AT THE DRIP LINE OF THE BRANCHES OR AT EIGHT FOOT MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREES SHOWN TO REMAIN THAT IS REMOVED DURING CONSTRUCTION SHALL BE REPLACED BY A 4" CALIPER HARDWOOD SHADE TREE AS DIRECTED BY THE LANDSCAPE ARCHITECT. WHEN AN AREA OF AN EXISTING TREE EXISTING TREES IS SHOWN TO BE SAVED, AND AN AREA OF SUCH TREES HAS BEE REMOVED, A 2 1/2" - 3" CALIPER HARDWOOD SHADE TREE SHALL BE PLACED FOR EVERY 300 SF OF AREA DISTURBED.
 - ALL TREES SCHEDULED FOR REMOVAL MUST HAVE A VALID VILLAGE OF UPPER NYACK TREE PERMIT PRIOR TO CUTTING OR REMOVAL.

- PLANTING & LANDSCAPE NOTES**
- ALL PLANTS SHALL BE NURSERY GROWN PLANTS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE AND AFTER PLANTING.
 - ALL PLANTING SHALL BE PLACED UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT/CONTRACTOR. GIVE 48 HOURS NOTICE BEFORE PLANTING.
 - GUARANTEE ALL PLANTS AND WORKMANSHIP FOR A PERIOD OF TWO PLANTING SEASONS (ONE FULL YEAR).
 - PLACE 4" OF TOPSOIL ON ALL LAWN AREAS AND ALL AREAS NOT PAVED OR BUILT UPON.
 - PLANT PITS SHALL BE 36" WIDER FOR TREES (MINIMUM OF TWO TIMES THE ROOT BALL DIAMETER) AND 24" WIDER FOR SHRUBS AND AS DEEP AS THE ROOT BALL. SET PLANTS AT SAME LEVEL AS ORIGINALLY GROWN ON BASE OF UNDISTURBED SOIL. THE TRUNK FLARE AND ROOT COLLAR SHALL BE VISIBLE AT THE TOP OF THE PLANT BED AT THE TIME OF FINAL INSPECTION. REMOVE ALL EXISTING SOIL FROM THE PLANT PIT AND BACKFILL WITH A MIXTURE OF ONE PART PEAT HUMUS; ONE PART DEHYDRATED COW MANURE; AND FOUR PARTS TOPSOIL. FERTILIZE ALL PLANTS WITH 2 TO 3 OZ PER FOOT OF SHRUB HEIGHT AND 2 TO 3 LBS. PER INCH OF TREE TRUNK OF 5-10-5 FERTILIZER. FOR EVERGREEN PLANTING, ADD 1 LB PER 100 SQUARE FEET OF PLANT BED EACH OF AMMONIUM SULFATE AND SUPERPHOSPHATE. LOOSEN SOIL AROUND EDGES OF PLANT PIT.
 - FERTILIZE ALL AREAS BEFORE SEEDING OR SODDING WITH 15 LBS. PER 1,000 SQUARE FEET OF 10-20-10 FERTILIZER OR APPROVED EQUIVALENT. REPEAT AFTER 8 WEEKS.
 - MULCH ALL PLANTS AND PLANTED AREAS WITH A 4" DEPTH OF SHREDDED PINE, OAK BARK OR OTHER SHREDDED BARK, TREATED FOR FIRE REPELLENCY. DO NOT PLACE MULCH AGAINST TREE OR SHRUB TRUNK. THE TRUNK FLARE AND ROOT COLLAR SHALL BE VISIBLE AT THE TOP OF THE PLANT BED WITH NO MULCH AGAINST TRUNK. DO NOT CREATE MOUND AROUND TREE. FINISH GRADE TO BE SAME AS ORIGINALLY GROWN.
 - LAWN AREAS SHALL BE SEED AT 5 LBS PER 1,000 SF WITH THE FOLLOWING SEED MIXTURE: 20% JAMESTOWN II CHEWINGS FESCUE, 60% BARON KENTUCKY BLUEGRASS, 20% PALMER II PERENNIAL RYE, OR APPROVED EQUIVALENT. MULCH NEWLY SEEDD LAWN AT 90 LBS PER 1,000 SF WITH HAY OR STRAW MULCH.
 - THE CONTRACTOR IS RESPONSIBLE TO PLANT THE TOTAL QUANTITIES OF ALL PLANTS SHOWN ON THE SITE PLAN. THE QUANTITIES OF PLANTING SHOWN GRAPHICALLY ON THE PLAN SHALL GOVERN.

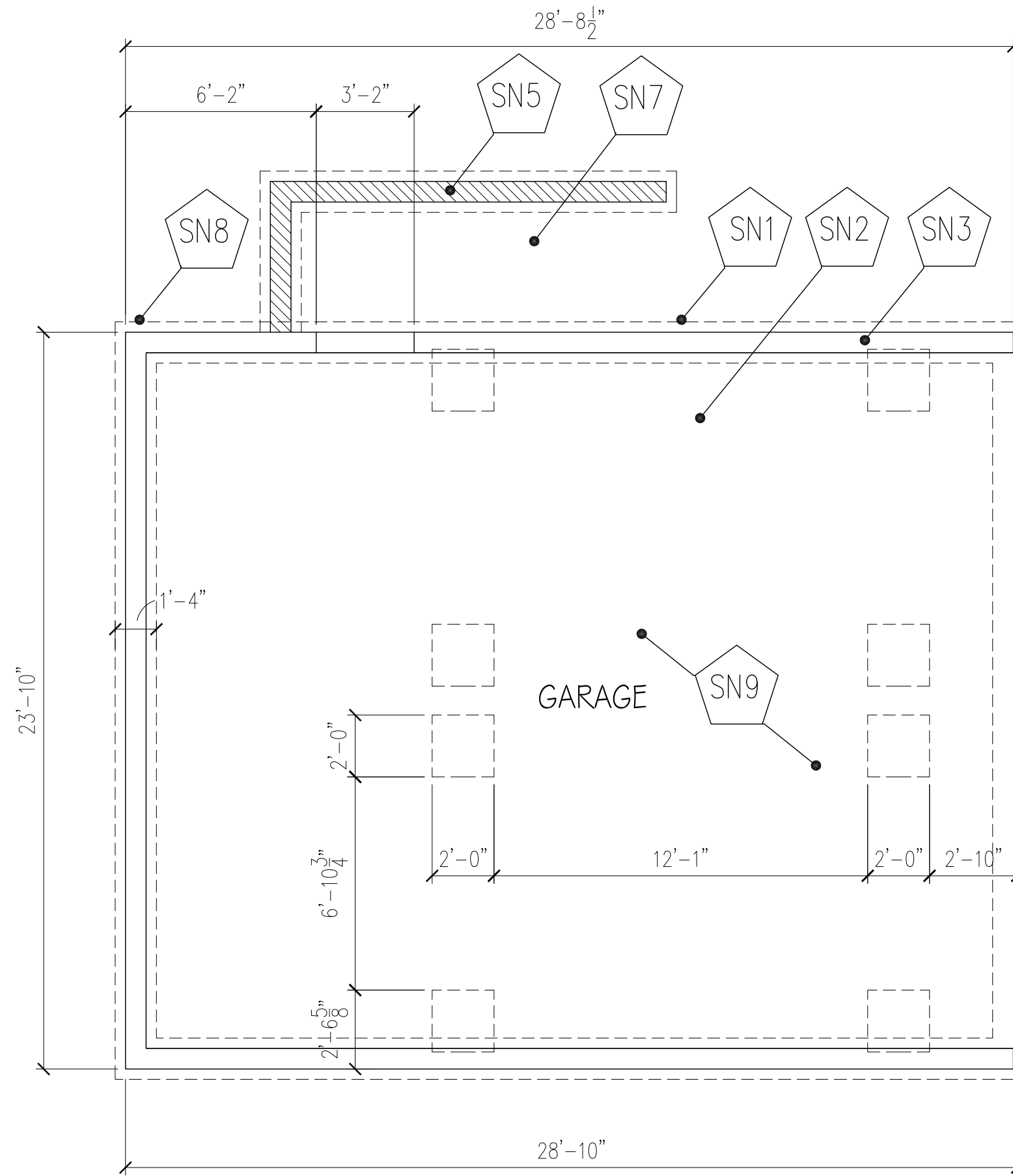
ARCHITECT:
G. PALLADINO, RA
ARCHITECT
28 EAST STREET
WEST NYACK NY 10994
(201) 240-5987

REV	DATE	DESCRIPTION
	11/18/20	ISSUED FOR FILING
1	02/24/21	ISSUED FOR FILING

REICH RESIDENCE
ADDRESS: 530 NORTH BROADWAY
NYACK, NY 10960 NY

PROJECT: REICH RENOVATION
DRAWING: SITE PLAN / GENERAL NOTES

SHEET NO.
A-1



1 - FOUNDATION PLAN

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

FOUNDATION SHEET NOTES

- 16" WIDE BY 12" DEEP CONCRETE FOOTING ON UNDISTURBED EARTH REINFORCED WITH 2 #5 BARS CONTINUOUS SET FOOTING MINIMUM 36" BELOW GRADE. TYPICAL.
- NEW 6" THICK 3,000psi CONCRETE SLAB REINFORCED WITH 6X6 #8 WWF OVER 4 MIL POLY VAPOR BARRIER OVER 4" CRUSHED STONE ON UNDISTURBED EARTH. INSTALL 24" WIDE X 2"/R-10 THICK GRID INSULATION AT PERIMETER OF SLAB.
- NEW 8" CONCRETE FOUNDATION WALL ON 16" WIDE X 12" DEEP CONCRETE FOOTING. REINFORCE WALL WITH #4 BARS AT 32" OC. EACH WAY.
- GARAGE DOORWAY MASONRY OPENING. LOWER FOUNDATION WALL TO PLACE SLAB OVER DOOR OPENING.
- 8" REINFORCED CMU RETAINING WALL WITH SYNTHETIC STONE VENEER. SET WALL ON 16" WIDE CONCRETE FOOTING MINIMUM 36" BELOW GRADE ON UNDISTURBED EARTH.
- SEAL ALL RIMS & BAND JOISTS THROUGHOUT WITH MINIMUM 2"/R14 SPRAY FOAM. INSULATE NEW FLOOR JOISTS ABOVE THROUGHOUT WITH R-38 FIBERGLASS BATTS. PROVIDE AND INSTALL INSULATION SUPPORT WIRES AT 24" OC.
- INSTALL BLUESTONE PAVERS AT ENTRY.
- LINE OF PERIMETER SLAB INSULATION AT PERIMETER. REFER TO DETAIL XX.
- HYDRO RADIANT HEAT FLOORING. INSTALL AS PER MANUFACTURERS SPECIFICATIONS.

GENERAL NOTES:

- DO NOT SCALE THE DRAWINGS. USE INDICATED DIMENSIONS ONLY.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF THE WORK. A COMPLETE SET OF THE MOST RECENT DOB APPROVED DRAWINGS SHALL BE MAINTAINED AT THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA.
- THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS.
- THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING EXECUTION OF THE WORK.
- THE CONTRACTORS SHALL LAY OUT HIS OWN WORK, SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR IN ADDITION TO COORDINATING WITH ALL OTHER TRADES; MECHANICAL, PLUMBING, ELECTRICAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS IN CONNECTION WITH WORK ON THE PROJECT.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY DEMOLITION AND REMOVALS AS INDICATED TO COMPLETE THE PROJECT.
- REMOVE ALL FLOORING IN AREAS INDICATED AND PREPARE SURFACE FOR NEW SUB-FLOORING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK AND APPLIANCES, EQUIPMENT FURNISHED BY OWNER.
- ALL NEW DOORS TO BE SOLID WOOD RAISED PANEL TO MATCH EXISTING. PRIMED AND PAINTED.
- ALL WORK SHALL CONFORM TO LOCAL AND NEW YORK STATE CODE REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL A BUILDING PERMIT HAS BEEN ISSUED AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- ALL INTERIOR DIMENSIONS ARE FINISH DIMENSIONS UNLESS OTHERWISE NOTED. DOOR SIZES ARE IN FEET INCHES. DOOR HEIGHT IS 6'-8" UNLESS OTHERWISE NOTED.
- ALL NEW EXTERIOR WALLS ARE 2X6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 2X4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
- DOUBLE UP EXISTING JOISTS UNDER PARALLEL PARTITIONS.
- ALL WOOD IN CONTACT WITH MASONRY & CONCRETE SHALL BE PRESSURE TREATED WITH A WOOD PRESERVATIVE.
- ALL WALL BASE PLATES SHALL BE SET WITH A MINIMUM 3/8" BEAD OF CAULK OR SEALANT. ALL PENETRATIONS THROUGH THE CEILINGS AND EXTERIOR WALLS SHALL BE AIR SEALED WITH EXPANDING FOAM AND/OR SILICONE CAULK.
- ALL NEW WINDOWS ARE ANDERSON 100 SERIES. UNITS TO BE LOW-E COATED WITH INSULATING GLASS & ARGON GAS. PROVIDE ALL OPERATING UNITS WITH SCREENS. UNIT SIZES AND NUMBERS ARE INDICATED ON PLAN.
- FLASH ALL WINDOW ROUGH OPENINGS WITH A PEEL & STICK TYPE MEMBRANE FLASHING. FLASH SILLS TO CREATE A DRAIN PAN PITCHED TO THE EXTERIOR SIDE.
- SEAL AROUND ALL DOOR AND WINDOW ROUGH OPENINGS WITH MINIMALLY EXPANDING FOAM. FOLLOW MANUFACTURERS PRECAUTIONS.
- ALL FASTENERS, NAILS, AND HANGERS WHICH COME IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
- INSTALL HANGERS AND CONNECTORS BY SIMPSON STRONG-TIE (SST) AS NOTED ON THE DRAWINGS. INSTALL ALL CONNECTORS WITH NAILS OR SCREWS AS SPECIFIED BY SIMPSON STRONG-TIE. DO NOT SUBSTITUTE CONNECTORS OR FASTENERS. ALL FASTENER COATINGS SHALL MATCH THE EXTERIOR COATING OF THE SPECIFIED HANGER. HDG TO HDG AND STAINLESS STEEL TO STAINLESS STEEL.
- INSTALL TRUS JOIST MACMILLAN 1.8E PARALLAM PSL COLUMNS WHERE NOTED ON THE DRAWINGS. ALL STRUCTURAL COLUMNS TO HAVE CONTINUOUS SOLID BEARING TO FOUNDATION WALL BELOW.
- INSTALL BOISE "VERSA-LAM" 2.0 3100LB LAMINATED STRUCTURAL LUMBER BEAMS IN SOLID WIDTHS AS INDICATED ON THE DRAWINGS. DO NOT NOTCH BEAMS. PROVIDE A MINIMUM 3" SOLID BEARING ENDS UNLESS OTHERWISE INDICATED.
- GC TO VERIFY EXISTING ROOF PITCH TO MATCH.

ARCHITECT:
G. PALLADINO, RA
ARCHITECT

28 EAST STREET
WEST NYACK NY 10994
(201) 240-5987

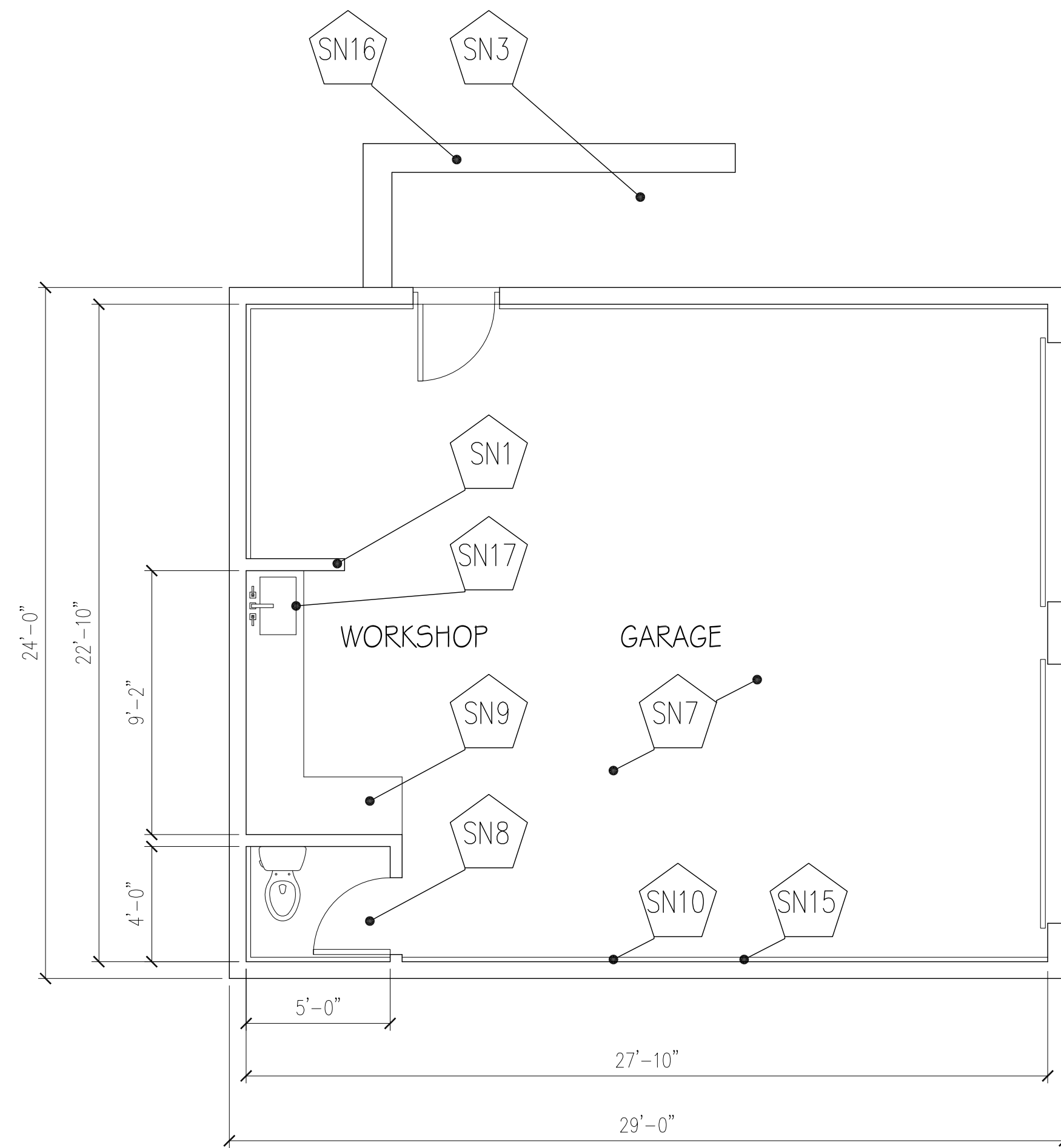
DATE:	ISSUE
11/18/20	ISSUED FOR FILING

REICH RESIDENCE
ADDRESS: 530 NORTH BROADWAY
NYACK, NY 10960 NY

PROJECT: REICH RENOVATION
DRAWING: FOUNDATION PLAN

SHEET NO.

A-2



1 - CONSTRUCTION PLAN

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

CONSTRUCTION SHEET NOTES:

- ALL INTERIOR WALLS TO BE 2X4 16" OC W/1/2" GYPSUM BOARD.
- ALL EXTERIOR WALLS TO BE 2X6 16" OC UNLESS OTHERWISE NOTED. INSULATE EXTERIOR WALLS WITH UNFACED HIGH DENSITY R-21 FIBERGLASS BATTS. FINISH STUD WALLS WITH 1/2" GYP. BOARD THROUGHOUT.
- DRY-LAID BLUESTONE PAVER WALKWAY
- LINE OF PERIMETER SLAB INSULATION AT PERIMETER. REFER TO SECTION.
- INTERIOR SINGLE SWING DOORS 3280 TO BE PRIMED AND PAINTED.
- EXTERIOR THERMATRU 3480 FIBERGLASS DOOR.
- POLISHED CONCRETE SLAB FINISH.
- PORCELAIN FLOOR TILE TO BE SELECTED.
- STAINLESS STEEL COUNTER TO BE SELECTED.
- ALL INTERIOR CONCRETE FOUNDATION WALLS TO BE PRIMED AND PAINTED. COLOR TO BE SELECTED.
- PRIME ALL EXTERIOR GYPSUM BOARD WALL & CEILING SURFACES WITH BENJAMIN MOORE VAPOR BARRIER PRIMER SEALER 260.
- PROVIDE AND INSTALL SIMPSON STRONG TIE (SST) HANGERS FOR ALL JOIST TO BEAM CONNECTIONS. REFER TO SHEET A4.
- NEW SINGLE WIDTH GARAGE DOOR. OWNER TO SELECT STYLE AND COLOR. 9 FEET WIDE BY 7 FEET HIGH.
- CONCRETE APRON AT GARAGE DOORS. TYPICAL.
- 36" HIGH CONCRETE WALL AROUND PERIMETER REINFORCED WITH #4 REBARS AT 32" OC. FINISH OUTSIDE WALL WITH STONE VENEER AS SELECTED BY ARCHITECT.
- 30" HIGH 8" CMU WALL REINFORCED WITH #5 REBARS AT 32" OC AND TRUSS TYPE REINFORCING EVERY OTHER COURSE. FINISH BOTH SIDES WITH STONE VENEER SELECTED BY ARCHITECT. FLASH TOP AND CAP WITH 2" BLUESTONE.
- 24" X 15" UNDERMOUNT SINK. PLUMBING FIXTURES TO BE SELECTED BY OWNER.

CONSTRUCTION LEGEND	
	NEW CONSTRUCTION
	EXISTING WALL
	EXISTING WALL TO BE DEMOLISHED
	SHEET NOTES

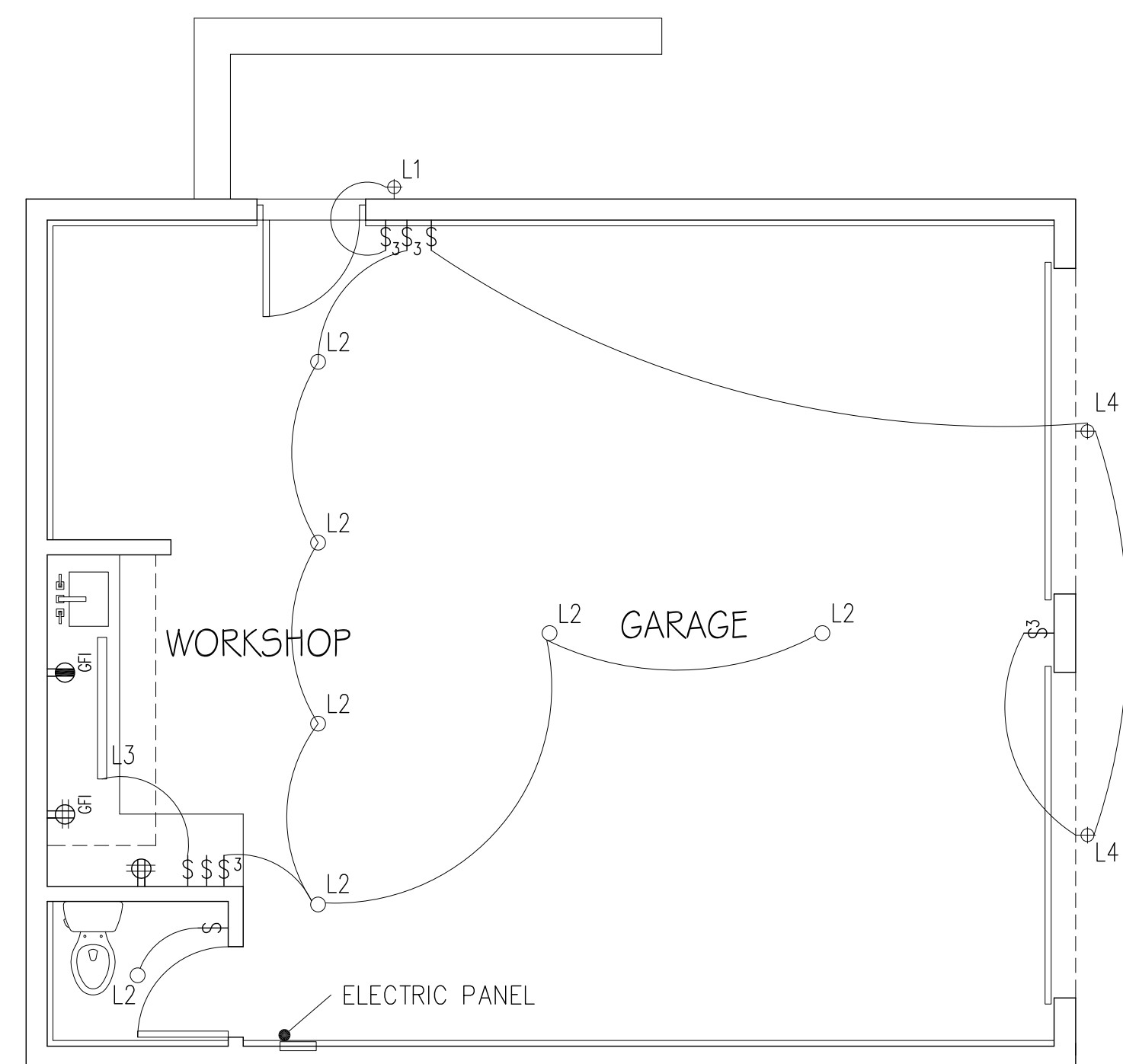
ELECTRICAL SYMBOL LEGEND	
	DUPLEX RECEPTACLE
	GFI OUTLET
	SWITCHED RECEPTACLE
	20 AMP DUPLEX RECEPTACLE
	SURFACE MOUNTED SCONCE - DOOR ENTRY
	RECESSED 2700K 4" LED FIXTURE
	SURFACE MOUNT PENDANT FIXTURE
	SURFACE MOUNTED SCONCE - GARAGE
	TRACK LIGHTING
	3" RECESSED LED FIXTURE - BAR
	SURFACE MOUNT PENDANT FIXTURE - OFFICE
	PHONE & DATA OUTLET, INSTALL ONE CAT 6 WIRE JACK AND ONE RJ-45 LAN JACK. HOME RUN TO CENTRAL PANEL.
	3 POLE SWITCH
	3 POLE SWITCH W/LIGHTOLIER DIMMER SWITCH
	SINGLE POLE SWITCH
	TOILET EXHAUST FAN. INSTALL IN EACH BATHROOM. INSTALL IN EACH BATHROOM WHERE INDICATED.
	CABLE TELEVISION JACK LOCATION. SET TO WALL HEIGHT AS NOTED. RG 6 CABLE & CAT 6. HOME RUN TO RID PANEL.
	HARDWIRED SMOKE DETECTOR
	HARDWIRED CARBON MONOXIDE DETECTOR

PLUMBING NOTES:

- ALL PLUMBING WORK SHALL CONFORM TO THE STANDARDS OF NEW YORK BUILDING CODE.
- ALL WORK SHALL BE DONE BY A PLUMBER LICENSED IN THE STATE OF NEW YORK.
- ALL PIPING IS TO BE CONCEALED IN WALLS, SOFFITS OR HUNG CEILINGS AND SHALL NOT BE EXPOSED UNLESS OTHERWISE NOTED.
- EXISTING PIPING SHALL BE MODIFIED AS REQUIRED TO PROVIDE A COMPLETE SYSTEM.

ELECTRICAL NOTES:

- COORDINATE DIMMER SWITCHES WITH LED MANUFACTURERS APPROVED DIMMER SWITCH LIST. DO NOT INSTALL NON-COMPATIBLE DIMMER SWITCHES.
- FIELD VERIFY SCONES HEIGHTS ON WALL WITH ARCHITECT AND OWNER BASED ON FIXTURE SELECTION.
- INSTALL FANTECH ERV #1 IN EAST END ATTIC.
- PROVIDE WIRING FOR ALL EQUIPMENT AS REQUIRED.
- ALL WIRING SHALL RUN CONCEALED.
- ALL WIRING TO COMPLY WITH THE MINIMUM LOCAL AND NEW YORK STATE ELECTRICAL CODE.
- ALL ELECTRICAL WORK SHALL BE EXECUTED BY A LICENSED ELECTRICIAN AND IN ACCORDANCE TO APPLICABLE CODES.
- 80 AMP PANEL. ELECTRICIAN TO PROPERLY CONNECT FROM MAIN HOUSE PANEL AS REQUIRED.
- WIRE CAR RACKS AS PER MANUFACTURERS SPECIFICATIONS.



2 - ELECTRICAL ELEVATION

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

GENERAL NOTES:

- DO NOT SCALE THE DRAWINGS. USE INDICATED DIMENSIONS ONLY.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF THE WORK. A COMPLETE SET OF THE MOST RECENT DOB APPROVED DRAWINGS SHALL BE MAINTAINED AT THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA.
- THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS.
- THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING EXECUTION OF THE WORK.
- THE CONTRACTORS SHALL LAY OUT HIS OWN WORK, SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR IN ADDITION TO COORDINATING WITH ALL OTHER TRADES; MECHANICAL, PLUMBING, ELECTRICAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS IN CONNECTION WITH WORK ON THE PROJECT.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY DEMOLITION AND REMOVALS AS INDICATED TO COMPLETE THE PROJECT.
- REMOVE ALL FLOORING IN AREAS INDICATED AND PREPARE SURFACE FOR NEW SUB-FLOORING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK AND APPLIANCES, EQUIPMENT FURNISHED BY OWNER.
- ALL NEW DOORS TO BE SOLID WOOD RAISED PANEL TO MATCH EXISTING. PRIMED AND PAINTED.
- ALL WORK SHALL CONFORM TO LOCAL AND NEW YORK STATE CODE REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL A BUILDING PERMIT HAS BEEN ISSUED AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- ALL INTERIOR DIMENSIONS ARE FINISH DIMENSIONS UNLESS OTHERWISE NOTED. DOOR SIZES ARE IN FEET INCHES. DOOR HEIGHT IS 6'-8" UNLESS OTHERWISE NOTED.
- ALL NEW EXTERIOR WALLS ARE 2X6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 2X4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
- DOUBLE UP EXISTING JOISTS UNDER PARALLEL PARTITIONS.
- ALL WOOD IN CONTACT WITH MASONRY & CONCRETE SHALL BE PRESSURE TREATED WITH A WOOD PRESERVATIVE.
- ALL WALL BASE PLATES SHALL BE SET WITH A MINIMUM 3/8" BEAD OF CAULK OR SEALANT. ALL PENETRATIONS THROUGH THE CEILINGS AND EXTERIOR WALLS SHALL BE AIR SEALED WITH EXPANDING FOAM AND/OR SILICONE CAULK.
- ALL NEW WINDOWS ARE ANDERSON 100 SERIES. UNITS TO BE LOW-E COATED WITH INSULATING GLASS & ARGON GAS. PROVIDE ALL OPERATING UNITS WITH SCREENS. UNIT SIZES AND NUMBERS ARE INDICATED ON PLAN.
- FLASH ALL WINDOW ROUGH OPENINGS WITH A PEEL & STICK TYPE MEMBRANE FLASHING. FLASH SILLS TO CREATE A DRAIN PAN PITCHED TO THE EXTERIOR SIDE.
- SEAL AROUND ALL DOOR AND WINDOW ROUGH OPENINGS WITH MINIMALLY EXPANDING FOAM. FOLLOW MANUFACTURERS PRECAUTIONS.
- ALL FASTENERS, NAILS, AND HANGERS WHICH COME IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
- INSTALL HANGERS AND CONNECTORS BY SIMPSON STRONG-TIE (SST) AS NOTED ON THE DRAWINGS. INSTALL ALL CONNECTORS WITH NAILS OR SCREWS AS SPECIFIED BY SIMPSON STRONG-TIE. DO NOT SUBSTITUTE CONNECTORS OR FASTENERS. ALL FASTENER COATINGS SHALL MATCH THE EXTERIOR COATING OF THE SPECIFIED HANGER. HDG TO HDG AND STAINLESS STEEL TO STAINLESS STEEL.
- INSTALL TRUS JOIST MACMILLAN 1.8E PARALLAM PSL COLUMNS WHERE NOTED ON THE DRAWINGS. ALL STRUCTURAL COLUMNS TO HAVE CONTINUOUS SOLID BEARING TO FOUNDATION WALL BELOW.
- INSTALL BOISE "VERSA-LAM" 2.0 3100LB LAMINATED STRUCTURAL LUMBER BEAMS IN SOLID WIDTHS AS INDICATED ON THE DRAWINGS. DO NOT NOTCH BEAMS. PROVIDE A MINIMUM 3" SOLID BEARING ENDS UNLESS OTHERWISE INDICATED.
- GC TO VERIFY EXISTING ROOF PITCH TO MATCH.

ARCHITECT:
G. PALLADINO, RA
ARCHITECT

28 EAST STREET
WEST NYACK NY 10994
(201) 240-5987

DATE: 11/18/20 ISSUE: ISSUED FOR FILING

REICH RESIDENCE

ADDRESS: 530 NORTH BROADWAY
NYACK, NY 10960 NY

PROJECT: REICH RENOVATION
DRAWING: CONSTRUCTION / ELECTRICAL PLAN

SHEET NO.

A-3

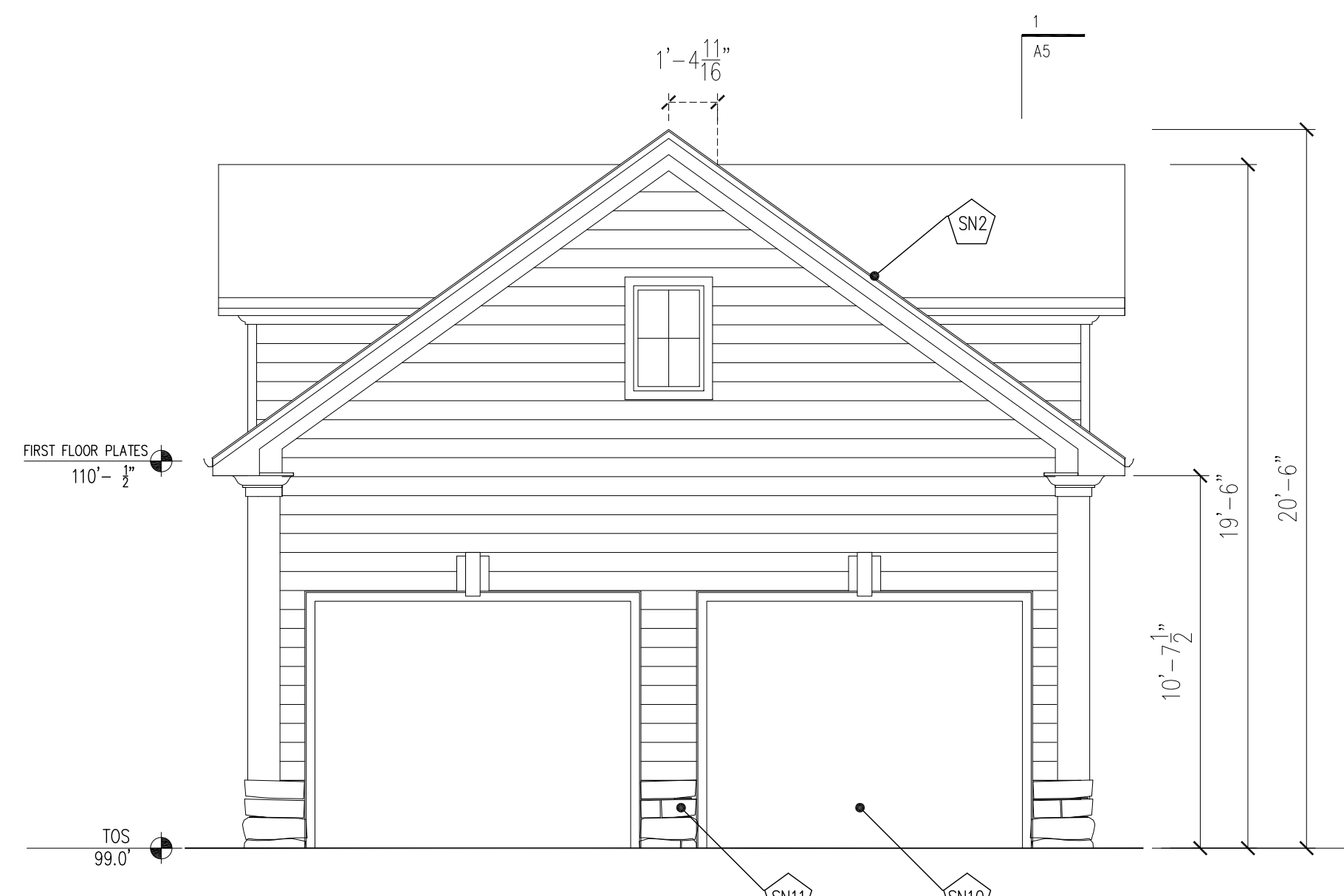
ARCHITECT:
G. PALLADINO, RA
ARCHITECT

28 EAST STREET
 WEST NYACK NY 10994
 (201) 240-5987

ELEVATION SHEET NOTES

1. 6" HORIZONTAL SIDING TO MATCH EXISTING
2. CONTINUOUS ALUMINUM DRIP EDGE AT ALL ROOF EDGES. PROVIDE GUTTERS AT EAVES
3. 1"x4"AKEK FASCIA TO MATCH EXISTING
4. GC TO VERIFY ROOF PITCH AND MATCH EXISTING
5. MATCH EXISTING ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES OVER 30# ROOFING FELT ON 5/8" CDX SHEATHING OVER 2X10 RAFTERS AT 16" OC. CONTINUE AND ALIGN NEW ROOF TO MATCH.
6. NEW ALUMINUM WHITE GUTTERS TO MATCH EXISTING
7. ANDERSON 100 SERIES ACW2434 CASEMENT WINDOW
8. ANDERSON 100 SERIES CASEMENT WINDOW
9. NEW INSULATED EXTERIOR DOOR
10. NEW INSULATED GARAGE DOORS
11. NEW FLAGSTONE
12. PAINTED WOOD CORNER TRIM TO MATCH EXISTING
13. 5" CROWN MOULDING TO MATCH EXISTING
14. 3" PAINTED WOOD MOULDING TO MATCH EXISTING

DATE:	ISSUE
11/18/20	ISSUED FOR FILING



1 - EAST ELEVATION

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



2 - NORTH ELEVATION

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



3 - SOUTH ELEVATION

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

REICH RESIDENCE
 ADDRESS: 530 NORTH BROADWAY
 NYACK, NY 10960 NY

PROJECT: REICH RENOVATION
 DRAWING: EXTERIOR ELEVATIONS

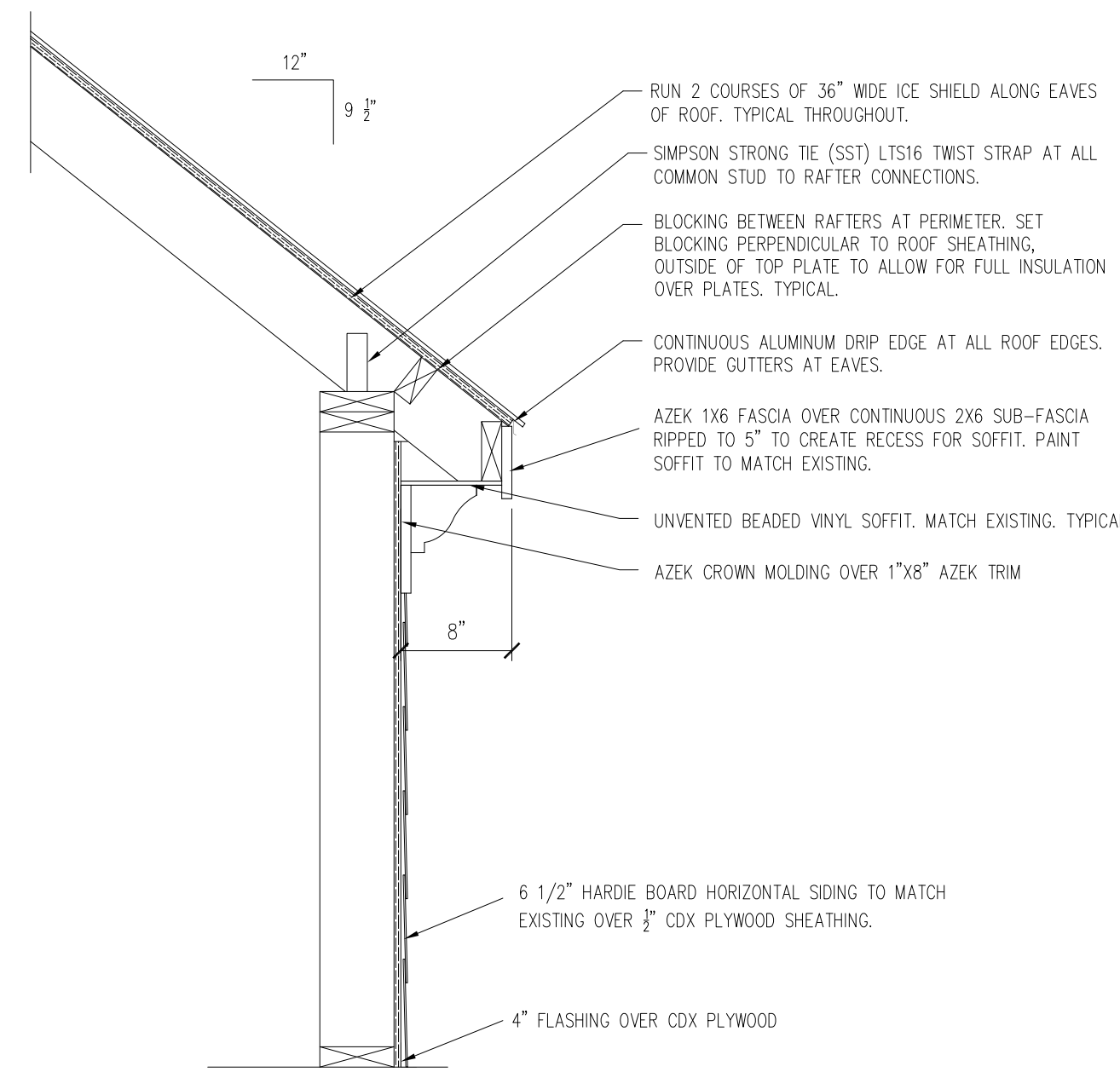
SHEET NO.

A-4

ARCHITECT:
G. PALLADINO, RA
ARCHITECT

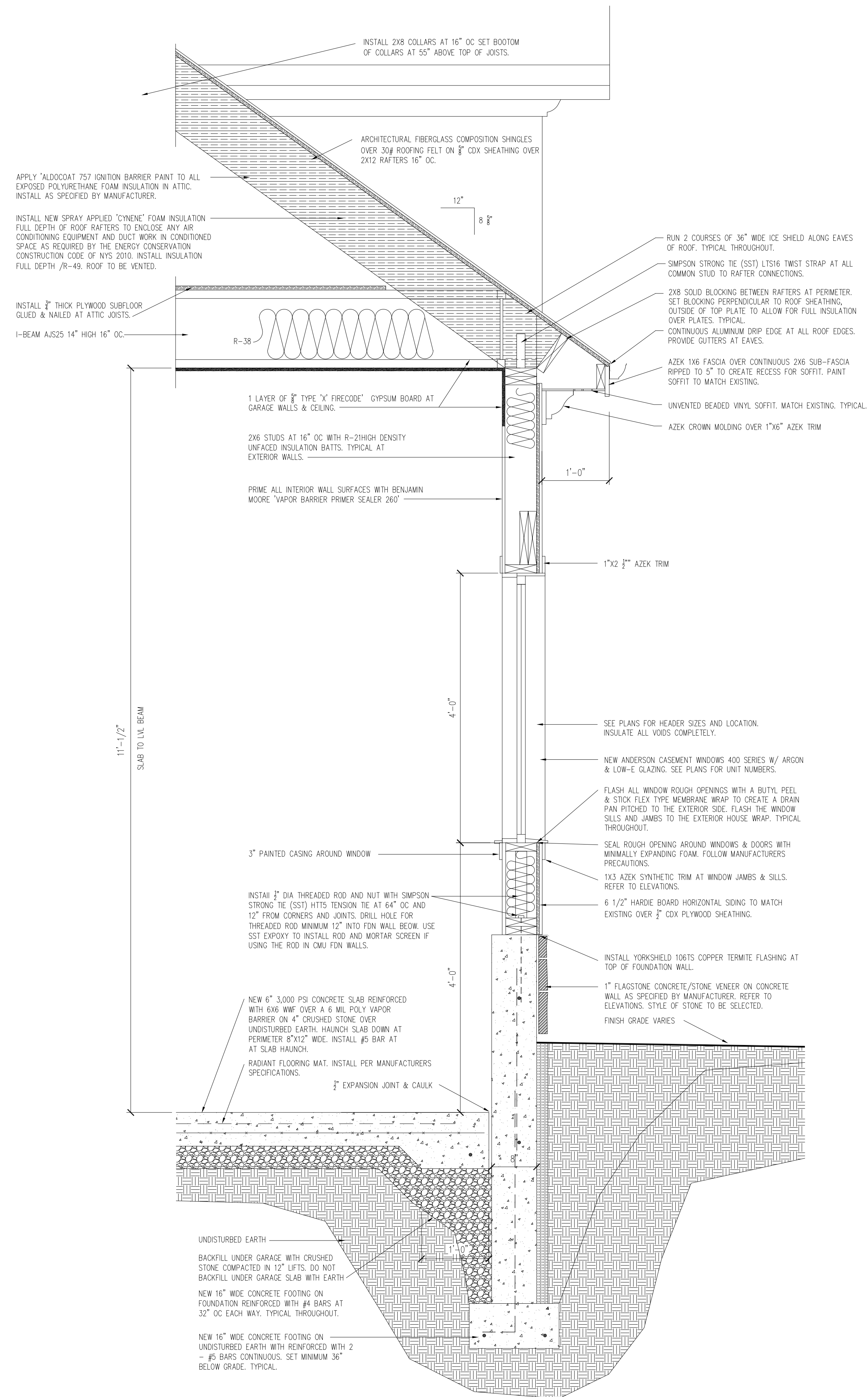
28 EAST STREET
WEST NYACK NY 10994
(201) 240-5987

DATE: 11/18/20 ISSUE: ISSUED FOR FILING



1 - DORMER SECTION

SCALE: 1" = 1'-0"



2 - SECTION

SCALE: 1" = 1'-0"

REICH RESIDENCE

ADDRESS: 530 NORTH BROADWAY
NYACK, NY 10960 NY

PROJECT: REICH RENOVATION
DRAWING: SECTIONS

SHEET NO.

A-5

GENERAL NOTES:

- DO NOT SCALE THE DRAWINGS. USE INDICATED DIMENSIONS ONLY.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF THE WORK. A COMPLETE SET OF THE MOST RECENT DOB APPROVED DRAWINGS SHALL BE MAINTAINED AT THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA.
- THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS.
- THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING EXECUTION OF THE WORK.
- THE CONTRACTORS SHALL LAY OUT HIS OWN WORK, SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR IN ADDITION TO COORDINATING WITH ALL OTHER TRADES; MECHANICAL, PLUMBING, ELECTRICAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS IN CONNECTION WITH WORK ON THE PROJECT.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY DEMOLITION AND REMOVALS AS INDICATED TO COMPLETE THE PROJECT.P
- REMOVE ALL FLOORING IN AREAS INDICATED AND PREPARE SURFACE FOR NEW SUB-FLOORING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK AND APPLIANCES, EQUIPMENT FURNISHED BY OWNER.
- ALL NEW DOORS TO BE SOLID WOOD RAISED PANEL TO MATCH EXISTING, PRIMED AND PAINTED.
- ALL WORK SHALL CONFORM TO LOCAL AND NEW YORK STATE CODE REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL A BUILDING PERMIT HAS BEEN ISSUED AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- ALL INTERIOR DIMENSIONS ARE FINISH DIMENSIONS UNLESS OTHERWISE NOTED. DOOR SIZES ARE IN FEET INCHES. DOOR HEIGHT IS 6'-8" UNLESS OTHERWISE NOTED.
- ALL NEW EXTERIOR WALLS ARE 2X6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 2X4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
- DOUBLE UP EXISTING JOISTS UNDER PARALLEL PARTITIONS.
- ALL WOOD IN CONTACT WITH MASONRY & CONCRETE SHALL BE PRESSURE TREATED WITH A WOOD PRESERVATIVE.
- ALL WALL BASE PLATES SHALL BE SET WITH A MINIMUM 3/8" BEAD OF CAULK OR SEALANT. ALL PENETRATIONS THROUGH THE CEILINGS AND EXTERIOR WALLS SHALL BE AIR SEALED WITH EXPANDING FOAM AND/OR SILICONE CAULK.
- ALL NEW WINDOWS ARE ANDERSON 100 SERIES. UNITS TO BE LOW-E COATED WITH INSULATING GLASS & ARGON GAS. PROVIDE ALL OPERATING UNITS WITH SCREENS. UNIT SIZES AND NUMBERS ARE INDICATED ON PLAN.
- FLASH ALL WINDOW ROUGH OPENINGS WITH A PEEL & STICK TYPE MEMBRANE FLASHING. FLASH SILLS TO CREATE A DRAIN PAN PITCHED TO THE EXTERIOR SIDE.
- SEAL AROUND ALL DOOR AND WINDOW ROUGH OPENINGS WITH MINIMALLY EXPADING FOAM. FOLLOW MANUFACTURERS PRECAUTIONS.
- ALL FASTENERS, NAILS, AND HANGERS WHICH COME IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
- INSTALL HANGERS AND CONNECTORS BY SIMPSON STRONG-TIE (SST) AS NOTED ON THE DRAWINGS. INSTALL ALL CONNECTORS WITH NAILS OR SCREWS AS SPECIFIED BY SIMPSON STRONG-TIE. DO NOT SUBSTITUTE CONNECTORS OR FASTENERS. ALL FASTENER COATINGS SHALL MATCH THE EXTERIOR COATING OF THE SPECIFIED HANGER. HDG TO HDG AND STAINLESS STEEL TO STAINLESS STEEL.
- INSTALL TRUS JOIST MACMILLAN 1.8E PARALLAM PSL COLUMNS WHERE NOTED ON THE DRAWINGS. ALL STRUCTURAL COLUMNS TO HAVE CONTINUOUS SOLID BEARING TO FOUNDATION WALL BELOW.
- INSTALL BOISE "VERSA-LAM" 2.0 3100LB LAMINATED STRUCTURAL LUMBER BEAMS IN SOLID NOTCHS AS INDICATED ON THE DRAWINGS. DO NOT WIDTH BEAMS. PROVIDE A MINIMUM 3" SOLID BEARING ENDS UNLESS OTHERWISE INDICATED.

DEMOLITION:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING, BRACING, AND PROTECTION OF ANY PART OF THE JOB SITE TO REMAIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, METHODS, PROCEDURES, SAFETY DIRECTIVES, AND REQUIREMENTS DURING THE COURSE OF DEMOLITION AND CONSTRUCTION.
- THE CONTRACTOR SHALL PROTECT ALL ADJACENT BUILDING AREAS AND PROPERTIES. ANY DAMAGE DONE TO ADJACENT AREAS SHALL BE REPAIRED OR REPLACED WITHOUT CHARGE TO THE OWNER.
- ALL MATERIALS WHICH ARE REMOVED OR DEMOLISHED SHALL BE DISPOSED OF OFF SITE AS REQUIRED BY LOCAL REGULATIONS.
- DOORS AND OTHER MATERIALS INTENDED FOR REUSE SHALL BE REMOVED, STORED AND PROPERLY PROTECTED.
- THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM ACCUMULATED DEBRIS AT ALL TIMES. EACH AREA SHALL BE LEFT IN A BROOM CLEAN CONDITION ONLY.
- THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY LIGHTING AND SANITATION FACILITIES AS REQUIRED BY CODE.

FOOTINGS, SUBSURFACE CONDITIONS AND BORROW FILL:

- ALL FOOTINGS PLACED ON SOIL SHALL BE PLACED ON UNDISTURBED SOIL. NO FOOTING SHALL BE PLACED ON ANY FILL MATERIAL. NO FOOTING SHALL BE PLACED UNTIL FOOTING BOTTOMS HAVE BEEN INSPECTED AND APPROVED. ASSUMED 2,000 PSF BEARING CAPACITY FOR SOILS.
- ALL FOOTING BOTTOMS SHALL BE INSPECTED AND APPROVED BY THE BUILDING DEPARTMENT HAVING JURISDICTION, BEFORE PLACING ANY CONCRETE.
- IF DURING THE EXCAVATION OF FOOTINGS, ROCK IS ENCOUNTERED, NOTIFY THE ARCHITECT. NO FOOTING SHALL BEAR ON BOTH ROCK AND SOIL FOR ITS ENTIRE LENGTH.
- PROVIDE AND COMPACT 3" CRUSHED STONE BACKFILL UNDER ALL SLABS AND AS SHOWN ON THE DRAWINGS. ALL COMPACTION SHALL BE PERFORMED WITH APPROVED MECHANICAL COMPACTORS ONLY.
- ALL REINFORCING STEEL SHALL BE INSPECTED BEFORE PLACING ANY CONCRETE. ALL STEEL SHALL BE PLACED IN FORMS FOLLOWING ALL ACI PROCEDURES.
- ALL CONCRETE SHALL BE PLACED CONTINUOUS FOR ALL FOOTINGS, GRADE BEAMS, RETAINING WALLS, AND SLABS. NO COLD JOINTS WILL BE ACCEPTED. SHOULD A CONTINUOUS JOINT BE REQUIRED, IT SHALL BE KEYED AND DOWELED AT 12" ON CENTER.

MISCELLANEOUS METALS:

- PROVIDE AND INSTALL ANCHOR BOLTS OR SCREWS ANCHORS AS NOTED AT 50" OC 12" FROM CORNERS AND PLATE ENDS AS SHOWN ON THE DRAWINGS AND REQUIRED BY CODE.
- PROVIDE AND INSTALL ALL SHOES, BRACKETS, HANGER BOLTS, WASHERS, AND NUTS REQUIRED TO INSTALL THE WORK OF ALL TRADES. PROVIDE AND INSTALL ALL FLASHING AS SHOWN OR REQUIRED TO COMPLETE THE WORK.
- STEEL LINTELS SHALL HAVE A MINIMUM OF 5" END BEARING. BEARING POINTS ON CMU MASONRY SHALL BE GROUTED SOLID FOR 24" BELOW THE LINTEL.
- ALL FASTENERS, NAILS AND HANGERS WHICH COME IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
- INSTALL HANGERS AND CONNECTORS BY SIMPSON STRONG-TIE (SST) AS NOTED ON THE DRAWINGS. INSTALL ALL CONNECTORS WITH NAILS OR SCREWS AS SPECIFIED BY SIMPSON STRONG-TIE. DO NOT SUBSTITUTE CONNECTORS OR FASTENERS. ALL FASTENER COATINGS SHALL MATCH THE EXTERIOR COATING OF THE SPECIFIED HANGER. HDG TO HDG AND STAINLESS TO STAINLESS.

MASONRY AND CONCRETE:

- ALL CONCRETE SHALL BE PLACED FOLLOWING THE ACI PROCEDURES. CONCRETE FOR FOOTINGS AND WALLS SHALL BE 3000 PSI DESIGN MIX IN ACCORDANCE WITH ACI. THE CONCRETE SHALL ATTAIN ITS MAXIMUM STRENGTH AT 28 DAYS. SLUMP SHALL BE 4" FOR FOOTINGS AND FOUNDATION WALLS.
- CONCRETE FOR SLABS SHALL BE 4000 PSI DESIGN MIX IN ACCORDANCE WITH ACI. PROVIDE 6X6 WWF REINFORCING IN 4" SLABS.
- NO CONCRETE SHALL BE PLACED WHEN THE AMBIENT TEMPERATURE IS BELOW 35 DEGREES F OR BELOW 40 DEGREES ON A FALLING TEMPERATURE, UNLESS SPECIAL PROVISIONS ARE MADE AND APPROVED FOR TEMPORARY HEAT THAT WILL MAINTAIN A TEMPERATURE OF 40 DEGREES F. DURING AND AFTER PLACEMENT FOR A PERIOD OF 48 HOURS. NO FROZEN WORK WILL BE ACCEPTED.
- CONCRETE THAT IS PLACED IN TEMPERATURES ABOVE 60 DEGREES F SHALL BE PROTECTED AGAINST RAPID DRYING AND MOISTURE LOSS IN ACCORDANCE WITH ACI.
- REINFORCING RODS SHALL CONFORM TO ASTM SERIAL DESIGNATION #615-60; DEFORMED AND ROLLED FORM NEW BILLET STEEL. SET ALL REINFORCING FOR INSPECTION BEFORE PLACING CONCRETE.
- ALL FORMS SHALL BE PROPERLY BRACED, TIED AND SUPPORTED DURING AND AFTER PLACEMENT OF CONCRETE. USE FORM RELEASE AGENTS WHICH WILL NOT TRANSFER TO THE CONCRETE. THE CONCRETE FORMS SHALL NOT BE STRIPPED UNTIL 48 HOURS AFTER PLACING CONCRETE.
- BACKFILL MAY PROCEED WHEN THE CONCRETE HAS ATTAINED 75% OF ITS FINAL STRENGTH.
- ALL CONCRETE BLOCK SHALL BE LOAD BEARING UNITS OF 1500 PSI MINIMUM. HORIZONTAL REINFORCING SHALL BE TRUSS TYPE PLACED EVERY SECOND COURSE.
- STORE ALL UNITS OFF OF THE GROUND TO PREVENT CONTAMINATION.
- BLOCK CONSTRUCTION SHALL BE PROTECTED IN HOT AND COLD WEATHER IN ACCORDANCE WITH THE NATIONAL CONCRETE MASONRY ASSOCIATION STANDARDS.
- CONCRETE BLOCK FOR FIREPLACE CHIMNEYS SHALL BE LOAD BEARING UNITS AS REQUIRED. ALL CLAY TILE FLUES SHALL BE INSTALLED ACCORDANCE TO CODE WITH THE PROPER MASONRY COVER.
- MORTAR SHALL BE TYPE M OR S. MIX ONE PART PORTLAND CEMENT, 1 1/2 TO 3/4 PART HYDRATED LIME AND 1 1/2 TO 3 PARTS SAND; MIX ON SITE WITH POTABLE WATER.
- NO AIR ENTRAINING ADMIXTURE ANTIFREEZE COMPOUNDS, SUCH AS CALCIUM CHLORIDE SHALL BE ADDED TO THE MORTAR.
- ALL MASONRY IS TO BE THOROUGHLY MOISTENED WITH CLEAN WATER, THEN CLEANED WITH AN APPROVED MASONRY CLEANING AGENT.
- ALL WORKMEN SHALL BE EXPERIENCED TRADEMEN, TRAINED AND QUALIFIED TO DO THE WORK AT HAND.
- INSTALL CULTURED STONE CONCRETE STONE VENEER WHERE INDICATED ON THE DRAWINGS. OWNER TO CHOOSE STYLE AND COLOR. AT STUD WALLS, INSTALL AS SPECIFIED BY THE MANUFACTURER OVER CAV CLEAR MASONRY MATT 3/8" THICK ON 30# BUILDING FELT OVER 1"/R-6.5 POLYISO CONTINUOUS RIGID INSULATION ON 3/4" CDX PLYWOOD SHEATHING ON 2X6 STUDS AT 16" OC.
- INSTALL CULTURED STONE CONCRETE VENEER AT THE CMU AND/OR CONCRETE RETAINING WALLS AS SPECIFIED BY THE MANUFACTURER FOR INSTALLATION OVER THE CMU. STYLE AND COLOR TO BE SELECTED.

CARPENTRY NOTES

- ALL LUMBER SHALL BE DOUGLAS FIR 1500 PSI KILN DRIED LUMBER. ALL SILL PLATES AND BURIED BLOCKING SHALL BE PRESSURE TREATED WITH A WOOD PRESERVATIVE.
- NEW SHEATHING SHALL BE EXTERIOR GLUE PLYWOOD 5/8" PLY AT 3/8" THICKNESS.
- ALL NEW WALL BASE PLATES SHALL BE SET IN A MINIMUM 3/8" CONTINUOUS BEAD OF CAULK OR SEALANT. ALL PENETRATIONS THROUGH CEILINGS AND EXTERIOR WALLS SHALL BE AIR SEALED WITH EXPANDING FOAM AND/OR SILICONE CAULK PRIOR TO FLASHING.
- WOOD I-JOISTS SHALL BE BCJ JOISTS BY BOISE CASCADE ENGINEERED WOOD PRODUCTS. INSTALL ALL WOOD I-JOISTS IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. PROVIDE SHOP DRAWINGS BY MANUFACTURERS SIZES AND SERIES ARE INDICATED ON THE DRAWINGS. DO NO NOTCH OR CUT HOLES IN LVL OR WOOD I-JOISTS EXCEPT AS NOTED IN MANUFACTURERS "ALLOWABLE HOLES" TABLE. INSTALL JOISTS IN SIMPSON STRONG-TI JOIST HANGERS AND AS NOTED ON THE DRAWINGS & DETAILS.

CARPENTRY NOTES CONTINUED:

- ALL HORIZONTAL SIDING TO MATCH EXISTING.
- EXTERIOR SYNTHETIC TRIM SHALL BE AZEK TRIM BOARDS AS NOTED ON THE DRAWINGS AND DETAILS. INSTALL ALL SYNTHETIC PRODUCTS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS FOR FASTENING, BUTT JOINTS SEALING, FILLING AND FINISHING. ALL TRIM TO RECEIVE 2 FINISH COATS OF EXTERIOR LATEX PAINT. COLOR TO BE CHOSEN BY OWNER.
- INSTALL TRUSS JOIST MACMILLAN 1.8E PARALLAM PLS POSTS WHERE INDICATED ON THE DRAWINGS. COLUMNS TO BE INSTALLED WITH CONTINUOUS SOLID BEARING TO FOUNDATION BELOW, AND SIMPSON STRONG TIE CAPS AND BASES.
- WINDOWS SHALL BE ANDERSON 100 SERIES. WINDOWS TO BE INSTALLED WITH NAILING FLANGE AT THE OUTSIDE FACE OF THE EXTERIOR INSULATION PLANE. PROVIDE WITH FACTORY EXTENSION JAMBS AS REQUIRED. ALL SAFETY SHALL BE LABELED PER IRC R 308.1 SUPPLY 2 OVER 1 GRILLES AS SHOWN ON THE ELEVATIONS OR AS CHOSEN BY OWNER AND OPERABLE UNITS WITH SCREENS.
- FLASH ALL WINDOW ROUGH OPENINGS WITH A PEEL & STICK TYPE BUTYL MEMBRANE FLASHING. FLASH SILLS TO CREATE A DRAIN PAN PITCHED TO THE EXTERIOR FACE OF THE EXTERIOR INSULATION PLANE. RUN SILL PAN CONTINUOUS OVER CORNERS AND UP JAMBS MINIMUM 8". TYPICAL THROUGHOUT.
- SEAL AROUND ALL DOOR AND WINDOW ROUGH OPENING WITH MINIMALLY EXPANDING POLYURETHANE FOAM. FOLLOW MANUFACTURERS PRECAUTIONS.
- CAULK AROUND ALL WINDOWS AND DOOR OPENINGS WITH A SILICONE PAINTABLE TYPE CAULKING. TOOL ALL JOINTS NEATLY AND CLEAN OFF EXCESS SEALANT.
- WEATHER STRIPPING NOT SUPPLIED WITH DOORS SHALL BE SUPPLIED AND INSTALLED AS REQUIRED FOR A COMPLETE AND PROPER INSTALLATION. WEATHER STRIPPING AND EXTERIOR DOOR THRESHOLDS SHALL BE BY ZERO WEATHER STRIPPING.
- INSTALL ALL BLOCKING, BRIDGING, FIRESTOPS, PLATES, SHIMS, FURRING, CROSS BRACING AND THE LIKE AS REQUIRED BY CODE AND AS SHOWN ON THE DRAWINGS.
- PROVIDE TWO ROWS OF CROSS BRIDGING IN FLOOR SPANS OVER 10 FEET.
- DOUBLE UP JOISTS UNDER PARALLEL PARTITIONS.
- ALL FRAMING SHALL BE LEFT OPEN FOR INSPECTION BEFORE COVERING WALLS. THE CONTRACTOR SHALL COORDINATE AND SECURE ALL APPROVALS AND INSPECTIONS AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- INSTALL "THERMAX" POLYSOCYANURATE FOIL-FACED RIGID FOAM SHEATHING WHERE NOTED ON THE DRAWINGS AND DETAILS. R-VALUE 6.5 PER INCH. TAPE AND SEAL ALL JOINTS IN FOAM SHEATHING WITH THERMAX FOIL TAPE. FOLLOW MANUFACTURERS SPECIFICATIONS.
- RIGID INSULATION SHALL BE FOAMULAR 600 2" THICK EXTRUDED POLYSTYRENE CLOSED CELL FOAM PANELS WHERE NOTED, WITH CONTINUOUS SKINS ON FACE AND BRICK. R-VALUE IS TO BE A MINIMUM OF R-10.
- ALL FASTENERS, NAILS AND HANGERS WHICH COME IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL AS NOTED ON THE DRAWINGS.
- PROVIDE AND INSTALL FULL THICKNESS, HIGH DENSITY BATT INSULATION BY KNAUFF IN ALL WALLS AND CEILINGS AS SHOWN ON THE DRAWINGS. PROVIDE UNFACED BATTS AS INDICATED, SPLIT BATTS AS REQUIRED FOR PROPER FILING OF CAVITIES ABOUT WIRES, FIXTURES & PIPING. KNAUFF INSULATION IS SUPPLIED BY CAPITAL GYPSUM IN HAVERSTRAW OR SWACKHAMMER HARDWARE IN WHITE PLAINS.
- SEAL ALL RIMS & BANDS JOISTS THROUGHOUT WITH MINIMUM 2"/R14 SPRAY FOAM KIT BY 'TOUCH N SEAL' OR EQUAL. INSTALL FIBERGLASS BATTS AS NOTED OVER SPRAYED FOAM SEAL AT PERIMETER.
- GYPSUM BOARD SHALL BE USG OR EQUAL. INSTALLED, BEADED, TAPED, AND COMPOUNDED PER MANUFACTURERS SPECIFICATIONS AND AS SHOWN ON THE DRAWINGS. GYPSUM BOARD SUPPORT SHALL COMPLY WITH THE IRC SECTIONS R702.3.2 – R702.3.7. MINIMUM WOOD SUPPORT 2", AND NOT MORE THAN 24" OC.
- GYPSYM BOARD THROUGHOUT SHALL BE 3/2" THICK ON WALLS AND CEILINGS. BATHROOMS SHALL RECEIVE 3/2" HUMITEK" WATER & MOLD RESISTANT GYPSUM BOARD.
- BATHROOM SHOWER WALLS SHALL RECEIVE 3/2" CEMENT BACKER BOARD FULL HEIGHT TO CEILING.
- FOAM PLASTIC SHALL BE LABELED PER IRC SEC 316.1 FOR USE AND BE AVAILABLE FOR ON SITE INSPECTION TO VERIFY END USE COMPLIANCE.
- PROVIDE AND INSTALL SPRAY APPLIED POLYURETHANE INSULATION FULL DEPTH OF THE RAFTERS TO R-49 AT THE ATTIC AS SHOWN ON THE DRAWINGS AND DETAILS.
- APPLY 'ALDOCOAT 757' IGNITION BARRIER PAINT TO ALL EXPOSED POLYURETHANE FOAM INSULATION AT ATTIC. INSTALL AS SPECIFIED BY MANUFACTURER.

CARPENTRY NOTES CONTINUED:

- ALL SIDING TO MATCH EXISTING. REPAIR ALL DAMAGED SHEATHING AS REQUIRED.
- EXTERIOR SYNTHETIC TRIM SHALL BE AZEK TRIM BOARDS AS NOTED ON THE DRAWINGS AND DETAILS. INSTALL ALL SYNTHETIC PRODUCTS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS FOR FASTENING, BUTT JOINTS SEALING, FILLING AND FINISHING. ALL TRIM TO RECEIVE 2 FINISH COATS OF EXTERIOR LATEX PAINT. COLOR TO BE CHOSEN BY OWNER.
- INSTALL TRUSS JOIST MACMILLAN 1.8E PARALLAM PLS POSTS WHERE INDICATED ON THE DRAWINGS. COLUMNS TO BE INSTALLED WITH CONTINUOUS SOLID BEARING TO FOUNDATION BELOW, AND SIMPSON STRONG TIE CAPS AND BASES.
- WINDOWS SHALL BE ANDERSON 100 SERIES. WINDOWS TO BE INSTALLED WITH NAILING FLANGE AT THE OUTSIDE FACE OF THE EXTERIOR INSULATION PLANE. PROVIDE WITH FACTORY EXTENSION JAMBS AS REQUIRED. ALL SAFETY SHALL BE LABELED PER IRC R 308.1 SUPPLY 2 OVER 1 GRILLES AS SHOWN ON THE ELEVATIONS OR AS CHOSEN BY OWNER AND OPERABLE UNITS WITH SCREENS.
- FLASH ALL WINDOW ROUGH OPENINGS WITH A PEEL & STICK TYPE BUTYL MEMBRANE FLASHING. FLASH SILLS TO CREATE A DRAIN PAN PITCHED TO THE EXTERIOR FACE OF THE EXTERIOR INSULATION PLANE. RUN SILL PAN CONTINUOUS OVER CORNERS AND UP JAMBS MINIMUM 8". TYPICAL THROUGHOUT.
- SEAL AROUND ALL DOOR AND WINDOW ROUGH OPENING WITH MINIMALLY EXPANDING POLYURETHANE FOAM. FOLLOW MANUFACTURERS PRECAUTIONS.
- CAULK AROUND ALL WINDOWS AND DOOR OPENINGS WITH A SILICONE PAINTABLE TYPE CAULKING. TOOL ALL JOINTS NEATLY AND CLEAN OFF EXCESS SEALANT.
- WEATHER STRIPPING NOT SUPPLIED WITH DOORS SHALL BE SUPPLIED AND INSTALLED AS REQUIRED FOR A COMPLETE AND PROPER INSTALLATION. WEATHER STRIPPING AND EXTERIOR DOOR THRESHOLDS SHALL BE BY ZERO WEATHER STRIPPING.
- INSTALL ALL BLOCKING, BRIDGING, FIRESTOPS, PLATES, SHIMS, FURRING, CROSS BRACING AND THE LIKE AS REQUIRED BY CODE AND AS SHOWN ON THE DRAWINGS.
- PROVIDE TWO ROWS OF CROSS BRIDGING IN FLOOR SPANS OVER 10 FEET.
- DOUBLE UP JOISTS UNDER PARALLEL PARTITIONS.
- ALL FRAMING SHALL BE LEFT OPEN FOR INSPECTION BEFORE COVERING WALLS. THE CONTRACTOR SHALL COORDINATE AND SECURE ALL APPROVALS AND INSPECTIONS AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- INSTALL "THERMAX" POLYSOCYANURATE FOIL-FACED RIGID FOAM SHEATHING WHERE NOTED ON THE DRAWINGS AND DETAILS. R-VALUE 6.5 PER INCH. TAPE AND SEAL ALL JOINTS IN FOAM SHEATHING WITH THERMAX FOIL TAPE. FOLLOW MANUFACTURERS SPECIFICATIONS.
- RIGID INSULATION SHALL BE FOAMULAR 600 2" THICK EXTRUDED POLYSTYRENE CLOSED CELL FOAM PANELS WHERE NOTED, WITH CONTINUOUS SKINS ON FACE AND BRICK. R-VALUE IS TO BE A MINIMUM OF R-10.
- ALL FASTENERS, NAILS AND HANGERS WHICH COME IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL AS NOTED ON THE DRAWINGS.
- PROVIDE AND INSTALL FULL THICKNESS, HIGH DENSITY BATT INSULATION BY KNAUFF IN ALL WALLS AND CEILINGS AS SHOWN ON THE DRAWINGS. PROVIDE UNFACED BATTS AS INDICATED, SPLIT BATTS AS REQUIRED FOR PROPER FILING OF CAVITIES ABOUT WIRES, FIXTURES & PIPING. KNAUFF INSULATION IS SUPPLIED BY CAPITAL GYPSUM IN HAVERSTRAW OR SWACKHAMMER HARDWARE IN WHITE PLAINS.
- SEAL ALL RIMS & BANDS JOISTS THROUGHOUT WITH MINIMUM 2"/R14 SPRAY FOAM KIT BY 'TOUCH N SEAL' OR EQUAL. INSTALL FIBERGLASS BATTS AS NOTED OVER SPRAYED FOAM SEAL AT PERIMETER.
- GYPSUM BOARD SHALL BE USG OR EQUAL. INSTALLED, BEADED, TAPED, AND COMPOUNDED PER MANUFACTURERS SPECIFICATIONS AND AS SHOWN ON THE DRAWINGS. GYPSUM BOARD SUPPORT SHALL COMPLY WITH THE IRC SECTIONS R702.3.2 – R702.3.7. MINIMUM WOOD SUPPORT 2", AND NOT MORE THAN 24" OC.
- GYPSYM BOARD THROUGHOUT SHALL BE 3/2" THICK ON WALLS AND CEILINGS. BATHROOMS SHALL RECEIVE 3/2" HUMITEK" WATER & MOLD RESISTANT GYPSUM BOARD.
- FOAM PLASTIC SHALL BE LABELED PER IRC SEC 316.1 FOR USE AND BE AVAILABLE FOR ON SITE INSPECTION TO VERIFY END USE COMPLIANCE.

CARPENTRY NOTES CONTINUED:

- PROVIDE AND INSTALL SPRAY APPLIED POLYURETHANE INSULATION FULL DEPTH OF THE RAFTERS TO R-49 AT THE ATTIC AS SHOWN ON THE DRAWINGS AND DETAILS.
- APPLY 'ALDOCOAT 757' IGNITION BARRIER PAINT TO ALL EXPOSED POLYURETHANE FOAM INSULATION AT ATTIC. INSTALL AS SPECIFIED BY MANUFACTURER.

FINISH NOTES

- INSTALL NEW INTERIOR DOORS TO MATCH EXISTING.
- INSTALL NEW INTERIOR WINDOW AND DOOR 3" TRIM.
- INSTALL NEW INTERIOR 4" BASE TRIM WHERE INDICATED ON DRAWINGS..
- CERAMIC AND STONE TILE FLOORS SHALL BE THIN-SET ON SOUND SUB-FLOORING. BATHROOM TILE FLOOR SHALL BE THIN SET ON CONCRETE SUB-FLOOR.
- BATHROOM WALL BASE SHALL BE TILE TO MATCH THE FLOOR.
- ALL DOOR HARDWARE TO BE SELECTED. THE CONTRACTOR SHALL PURCHASE AND INSTALL ALL REQUIRED HARDWARE FOR A COMPLETE AND PROPER INSTALLATION.
- FINISH HARDWARE, LIGHTING FIXTURES, AND SWITCH PLATES SHALL BE PROTECTED OR REMOVED BEFORE PAINTING IS STARTED AND SHALL BE REPLACED AFTER PAINTING IS COMPLETED.
- ALL NEW SURFACES TO RECEIVE FINISHES SHALL BE PROPERLY PREPPED IN STRICT ACCORDANCE TO THE PAINT AND FINISH MANUFACTURERS SPECIFICATIONS.
- ALL PAINTING SHALL CONSIST OF ONE PRIME COAT OVER NEW MATERIAL AND TWO FINISH COATS. WALLS AND CEILINGS ARE TO RECEIVE A FLAT FINISH. ALL DOORS, WOODWORK AND TRIM TO BE PAINTED SHALL RECEIVE A SEMI-GLOSS ENAMEL. ALL PAINTING SHALL BE SANDED BETWEEN COATS. COLORS TO BE SELECTED BY OWNER.
- INSTALL NEW COUNTERS AT WORKSHOP. ALL COUNTERS TO BE SELECTED BY OWNER.

ROOFING, WATERPROOFING, AND VAPOR BARRIER NOTES:

- ROOF SHINGLES SHALL BE GAF TIMBERLINE ARCHITECTURAL ROOF SHINGLES TO MATCH EXISTING. INSTALL OVER 30# ROOFING FELT. WHERE THE PITCH IS LESS THAN 4" PER FOOT, INSTALL SHINGLES OVER A CONTINUOUS ICE AND WATER SHIELD MEMBRANE. DO NOT INSTALL ROOF SHINGLES WHERE THE ROOF SLOPE IS LOWER THAN 2" PER FOOT.
- PROVIDE AND INSTALL ALUMINUM DRIP EDGE CONTINUOUS AT THE ENTIRE ROOF EDGE. COLOR TO MATCH EXISTING.
- INSTALL ALUMINUM GUTTERS AND DOWN SPOUTS AS REQUIRED AT NEW ROOF EAVES. COLORS TO MATCH EXISTING.
- FLASH ALL WINDOW ROUGH OPENING WITH A PEEL & STICK TYPE BUTYL MEMBRANE FLASHING. FLASH SILLS TO CREATE A DRAIN PAN PITCHED TO THE EXTERIOR SIDE. RUN PAN CONTINUOUS OVER 'HYDROGAP' HOUSE WRAP AT THE EXTERIOR FACE OF CONTINUOUS INSULATION.
- FLASH ALL WALL TO ROOF INTERSECTIONS WITH ALUMINUM STEP FLASHING.
- SEAL ALL PENETRATIONS THROUGH CEILINGS, EXTERIOR WALLS OR FOUNDATION WALLS WITH LOW-EXPANSION POLYURETHANE FOAM SEALER AND CAULK THE EXTERIOR JOINT FOR TIGHT SEAL.
- SEAL ALL RIMS & BAND JOISTS THROUGHOUT WITH MINIMUM 2"/R14 SPRAY FOAM KIT BY 'TOUCH N SEAL' OR EQUAL. INSTALL FIBERGLASS BATTS AS NOTED OVER SPRAYED FOAM SEAL AT PERIMETER.
- FLASH ALL ROOF EAVES WITH 2 COURSES OF 36" WIDE ICE & WATER SHIELD.

PLUMBING NOTES:

- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND APPROVALS ON ALL OF HIS WORK FROM ALL LOCAL AUTHORITIES AND COMPLY WITH ALL STATE AND LOCAL REQUIREMENTS.
- PROVIDE AND INSTALL ALL PIPING, WATER SERVICE FROM STREET, TANKS, PUMPS, DRAINS, SUB-SURFACE DRAINAGE PIPE, VALVING, INSULATION, FITTINGS AND TESTING AS REQUIRED AND AS SHOWN ON THE DRAWINGS.
- ALL PIPING SHALL BE PRESSURE TREATED FOR LEAKS BEFORE BACKFILLING OR ENCLOSING WALLS.
- DO ALL TRENCHING AND BACKFILLING ON ALL SOIL LINES.

PLUMBING NOTED CONTINUED:

- ALL INTERIOR WATER PIPES SHALL BE TYPE L COPPER PIPE WITH HARD DRAWN PLAIN ENDS, IN ACCORDANCE WITH ASTM SPECIFICATIONS, OR PEX INSTALLED ACCORDING TO THE MANUFACTURERS SPECIFICATIONS. FITTINGS FOR COPPER PIPES SHALL BE THOROUGHLY CLEANED AND FITTED. SOLDERING AND PRESSURE TESTED BEFORE BLOCKING OVER OR BURYING. ALL COPPER WATER SERVICE PIPING PLACED BELOW CONCRETE SLABS OR IN CRAWL SPACES SHALL BE INSULATED AND PROTECTED FROM ADJACENT MATERIALS.

ELECTRIC AND LIGHTING NOTES:

- THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS ON ALL HIS WORK FROM LOCAL AUTHORITIES AND COMPLY WITH AL NEW YORK STATE AND LOCAL CODE REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR TO INSTALL SERVICE REQUIREMENTS FROM THE UTILITY COMPANY'S TRANSFORMER AS REQUIRED BY CODE.
- ALL FEEDERS AND LINES SHALL BE ON A SIZE AS REQUIRED BY THE LOCAL AND STATE CODE, AND THE POWER COMPANIES DIRECTIVES.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, AND THE STATE OF NEW YORK
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL OUTLETS, SWITCHES AND COVER PLATES TO COMPLETE THE JOB. SUBMIT ALL SAMPLES OF PROPOSED MATERIALS.
- SMOKE DETECTORS SHALL BE INSTALLED IN LOCATIONS REQUIRED BY CODE AND AS INDICATED ON THE DRAWINGS.
- AT THE COMPLETION OF THE JOB, THE ELECTRICAL CONTRACTOR SHALL SECURE ALL REQUIRED CERTIFICATIONS AS REQUIRED BY THE LOCAL AUTHORITIES.
- REVIEW ALL LIGHTING AND SWITCH LOCATIONS WITH THE OWNER.
- NEW LIGHT FIXTURES SHALL BE HALO OR EQUAL. SUBMIT CUTS OF ALL PROPOSED LIGHT FIXTURES PRIOR TO PURCHASE TO THE OWNER FOR APPROVAL.
- THE CONTRACTOR SHALL VERIFY THAT THE REQUIRED SPACE IS AVAILABLE FOR ALL RECESSED LIGHT FIXTURES, AND SHALL INFORM THE ARCHITECT OF ANY OBSTRUCTION WHICH WOULD INTERFERE WITH THE PROPER INSTALLATION OF THE FIXTURES AS SHOWN. RECESSED LIGHT FIXTURES INSTALLED IN INSULATED CEILINGS SHALL BE PROVIDED WITH AN AIR-SEALED, INSULATION CONTACT HOUSING FROM THE MANUFACTURER.
- RADIANT FLOORING TO BE THERMO SOFT 120/240V. ALLOW 17W/SF. INSTALL PER MANUFACTURERS SPECIFICATIONS.

HVAC NOTES:

- ALL HEATING AND COOLING EQUIPMENT SHALL BE DESIGNED AND INSTALLED BY A LICENSED HVAC CONTRACTOR, AND SHALL MEET ALL APPLICABLE CODES. HEATING AND COOLING LOADS SHALL BE CALCULATED USING THE "MANUAL J" METHOD WITH ACTUAL BUILDING ENVELOPE.
- THE HVAC CONTRACTOR SHALL REVIEW LOCATIONS OF ALL EQUIPMENT AND REGISTERS WITH THE OWNER PRIOR TO FABRICATION AND INSTALLATION. ALL EQUIPMENT IS TO BE ENERGY STAR CERTIFIED IN CONDITIONED SPACE.
- DUCTS, AIR HANDLERS AND FILTERS BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH THE MECHANICAL CODE AND THE IRC.
- INSTALL NEW ELECTRONIC "SET BACK" ENERGY STAR THERMOSTATS FOR ALL NEW HEATING ZONES AS INDICATED BY OWNER. INSTALL ONE ON SECOND FLOOR.
- INSTALL NEW KITCHEN EXHAUST HOOD WITH CHARCOAL FILTER VENTED DIRECTLY TO THE EXTERIOR.
- BATHROOM EXHAUST FANS TO BE PART OF THE ENERGY RECOVERY VENTILATOR SYSTEM. INSTALL A FANTECH RTS2 20 MINUTE TIMER SWITCH AT BATHROOM.
- INSTALL A 4" GALVANIZED DUCT TO VENT THE DRYER. DO NOT USE FLEX DUCT.
- ALL DUCT WORK IS TO HAVE JOINTS SEALED WITH MASTIC. ALL DUCTWORK IS TO BE INSTALLED IN CONDITIONED SPACE, AND PRESSURE TESTED TO 25Pa.
- PER IRC SECTION R303: NATURAL VENTILATION WILL BE PROVIDED BY OPERABLE WINDOWS.

BUILDING CODE INFORMATION	
ALL CONSTRUCTION SHALL COMPLY WITH THE NEW YORK STATE:	
INTERNATIONAL RESIDENTIAL CODE 2015	
NATIONAL ELECTRICAL CODE 2015	
INTERNATIONAL ENERGY CONSERVATION CODE 2015	
INTERNATIONAL FUEL GAS CODE 2015	
INTERNATIONAL MECHANICAL CODE 2015	
NATIONAL STANDARD PLUMBING CODE 2015	
2017 NEW YORK STATE SUPPLEMENT	

ARCHITECT:
G. PALLADINO, RA
ARCHITECT

28 EAST STREET
WEST NYACK NY 10994
(201) 240-5987

DATE:	ISSUE
11/18/20	ISSUED FOR FILING

REICH RESIDENCE

ADDRESS: 530 NORTH BROADWAY
NYACK, NY 10960 NY

PROJECT: REICH RENOVATION
DRAWING: SPECIFICATIONS

SHEET NO.

SP-1