

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO NY RESIDENTIAL CODE AND LOCAL CODES.
2. MATERIALS, WORKMANSHIP AND INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH NOT ONLY THE MANUFACTURERS' PRINTED INSTRUCTIONS, BUT ALSO THE STANDARDS OF RECOGNIZED AGENCIES OR ASSOCIATIONS.
3. ALL MATERIALS SHALL BE NEW, UNLESS OTHERWISE SPECIFIED.
4. PROVIDE TEMPORARY PROTECTION OF MATERIALS AND EQUIPMENT.
5. CONTRACTOR SHALL PROTECT EXISTING PREMISES FROM DAMAGE DURING CONSTRUCTION.
6. IT IS INTENDED THAT THE GENERAL CONTRACTOR PROVIDE A COMPLETE JOB. ANY OMISSIONS IN THESE GENERAL INSTRUCTIONS OR THE OUTLINE OF WORK ARE NOT TO BE CONSTRUED AS REMOVING SUCH ITEMS FROM THE RESPONSIBILITIES OF THE GENERAL CONTRACTOR.
7. NO SUBSTITUTIONS WILL BE ACCEPTED UNLESS SUBMITTED IN WRITING TO ARCHITECT/OWNER & APPROVED BY ARCHITECT/OWNER
8. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN THE APPROPRIATE TRADES. CONTRACTOR SHALL KEEP SUFFICIENT WORKMEN ON THE JOB AT ALL TIMES TO PERFORM THE WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTERESTS OF THE PROJECT.
9. CONTRACTOR SHALL PROVIDE PROPER PROTECTION FOR ALL EXISTING WORK, FURNISHINGS AND FIXTURES LIKELY TO BE DAMAGED. WHEN THE EXTERIOR OPENINGS ARE MADE IN EXISTING WORK, THEY SHALL BE COVERED WITH WATERTIGHT PROTECTION AT THE END OF THE DAY'S WORK.
10. PATCH, REPAIR AND REPLACE ALL EXISTING WALLS, CEILINGS AND FLOORS DAMAGED DUE TO NEW CONSTRUCTION.
11. DAILY STARTING TIME AND COMPLETION FOR CONSTRUCTION IS TO BE COORDINATED WITH OWNER AND AGREED UPON BY BOTH PARTIES.
12. CONTRACTOR IS EXPECTED TO WORK ON JOB WITHOUT ANY UNREASONABLE DELAY. IF A DELAY IS TO OCCUR, NOTIFICATION TO THE OWNER SHALL BE REQUIRED.
13. WORK PERFORMED OVER ANY SURFACE CONSTITUTES ACCEPTANCE OF THAT SURFACE FOR THE SPECIFIED QUALITY OF THE WORK BEING PERFORMED THEREON.
14. THE CONTRACTOR IS TO NOTIFY ARCHITECT IN WRITING OF ANY ADAPTATIONS TO THESE DRAWINGS OR SPECIFICATIONS REQUIRED BY LOCAL LIFE AND SAFETY CODES OR ANY OTHER GOVERNING AGENCY.
15. THE CONTRACTOR SHALL REPORT TO ARCHITECT ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE WORK OF THIS CONTRACT.
16. ALL CONSTRUCTION AND SUBCONTRACTED WORK IS TO BE PERFORMED BY CONTRACTORS LICENSED IN THE STATE/COUNTY WHERE THE WORK IS BEING EXECUTED.
17. ALL CONTRACTORS ARE RESPONSIBLE TO CONFORM TO THE OWNER'S AND TOWN'S INSURANCE REQUIREMENTS AND TO PROVIDE A CERT. OF INSURANCE TO ALL PARTIES UPON AWARD OF CONTRACT.
18. ALL CONTRACTORS ARE TO CONFORM WITH THE BUILDING OWNER'S REQUIREMENTS FOR DELIVERY TO THE SITE AND LOCATION FOR STORAGE OF ALL CONSTRUCTION MATERIALS.

19. REMOVE DEBRIS AND ABANDONED ITEMS FROM AREA AND FROM CONCEALED SPACES. CONTRACTOR TO COORDINATE REMOVAL OF DEBRIS FROM SITE SO THAT IT DOES NOT INTERFERE WITH OWNER'S ACTIVITIES.
20. ANY CHANGES, WHETHER INTENTIONAL OR DUE TO UNEXPECTED EXISTING CONDITIONS THAT AFFECT THE CONTRACT SUM OR CONTRACT TIME SHOULD BE MADE IN WRITING AS A CHANGE ORDER. CHANGE ORDERS MUST BE APPROVED PRIOR COMMENCING THE WORK FOR THAT CHANGE ORDER.
21. EXECUTE PRIOR TO FINAL INSPECTION: CLEAN INTERIOR AND EXTERIOR SURFACES EXPOSED TO VIEW, REMOVE TEMPORARY LABELS, STAINS AND FOREIGN SUBSTANCES.
22. PERMITS:
 - A. GENERAL CONTRACTOR / SUBCONTRACTOR IS RESPONSIBLE FOR ALL INFORMATION AND DESIGN (INCLUDING ELECTRICAL, SPRINKLER, AND MECHANICAL) REQUIRED BY LOCAL BUILDING OFFICIAL TO OBTAIN ALL NECESSARY BUILDING PERMITS FOR CONSTRUCTION.
 - B. GENERAL CONTRACTOR SHALL PAY FOR ALL PERMITS REQUIRED, UNLESS OTHERWISE SPECIFIED BY OWNER.
 - C. GENERAL CONTRACTOR SHALL OBTAIN FINAL CERTIFICATE OF OCCUPANCY UPON COMPLETION OF WORK AND SHALL FORWARD SAME TO OWNER.
23. CLEANING:
 - A. MAINTAIN PREMISES AND PUBLIC PROPERTIES FREE FROM ACCUMULATIONS OF WASTE, DEBRIS AND RUBBISH, CAUSED BY OPERATIONS.
 - B. AT COMPLETION OF WORK, REMOVE WASTE MATERIALS, RUBBISH, TOOLS, EQUIPMENT, MACHINERY AND SURPLUS MATERIALS AND CLEAN ALL SIGHT-EXPOSED SURFACES. LEAVE PROJECT CLEAN AND READY FOR OCCUPANCY.
24. WARRANTIES:
 - A. CONTRACTOR SHALL WARRANTY THE WORK WILL BE FREE FROM DEFECTIVE MATERIALS AND WORKMANSHIP WITHIN A PERIOD OF ONE YEAR AFTER THE DATE OF OWNER'S ACCEPTANCE OR WITHIN SUCH PERIOD OF TIME AS MAY BE PRESCRIBED BY THE TERMS OF ANY APPLICABLE SPECIAL WARRANTY REQUIRED BY THE CONTRACT DOCUMENTS.
 - B. BY SUBMITTING A PROPOSAL OR AGREEMENT TO PERFORM WORK, THE CONTRACTOR AGREES THAT HE IS SKILLED AND EXPERIENCED IN THE USE AND INTERPRETATION OF PLANS AND SPECIFICATIONS. HE HAS CAREFULLY REVIEWED THE PLANS AND SPECIFICATIONS FOR HIS PROJECT AND HAS FOUND THEM TO BE FREE OF AMBIGUITIES AND SUFFICIENT FOR BID PURPOSES. FURTHER, HE HAS CAREFULLY EXAMINED THE SITE OF THE WORK AND FROM HIS OWN OBSERVATIONS HAS SATISFIED HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK; THE CHARACTER, QUALITY, AND QUANTITY OF MATERIALS; THE DIFFICULTIES LIKELY TO BE ENCOUNTERED AND OTHER ITEMS FOUND ON THE JOB.

LUMBER, FRAMING & DECK NOTES:

1. ALL FASTENERS USED IN DECK LEDGER CONNECTIONS TO BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
2. DECK LEDGERS SHALL BE PRESSURE-PRESERVATIVE-TREATED SOUTHERN PINE, INCISED PRESSURE-PRESERVATIVE-TREATED HEM-FIR, OR APPROVED, NATURALLY DURABLE, NO. 2 GRADE OR BETTER LUMBER.
3. LAG SCREWS 1/2 INCH AND LARGER SHALL BE PREDRILLED TO AVOID WOOD SPLITTING PER THE NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION.
4. COMPOSITE EXTERIOR DECK BOARDS, STAIR TREADS, GUARDS AND HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D7032 AND THE RELATED SECTION OF THE IRC, LATEST EDITION.
5. REFER TO COMPOSITE DECKING MANUFACTURER'S GUIDELINES FOR REQUIRED SPACING OF JOISTS.
6. FLASHING SHALL BE CORROSION-RESISTANT METAL OF NOMINAL THICKNESS NOT LESS THAN 0.019 INCH OR APPROVED NONMETALLIC MATERIAL THAT IS COMPATIBLE WITH THE SUBSTRATE OF THE STRUCTURE AND THE DECKING MATERIALS.

SLIDING PATIO DOOR

1. U-FACTORS ARE DETERMINED IN ACCORDANCE WITH THE NFRC TEST PROCEDURE
2. PATIO DOOR TO BE LISTED AND LABELED AS MEETING AAMA /WDMA/CSA 101/1.S.2/A440 OR HAS INFILTRATION RATES PER NFRC 400

SITWORK

1. PROTECT ALL EXISTING TREES, SHRUBS, PLANTINGS OR OTHER WORK DESIGNATED AS REMAINING. IF NEW WORK OF THE PROJECT WILL DAMAGE THESE ITEMS, THEN COORDINATE THE REMOVAL, TRANSPLANTING OR TEMPORARY REMOVAL AND STORAGE.
2. PROVIDE ADEQUATE NUMBER OF CARTING CONTAINERS TO SUFFICIENTLY REMOVE ALL DEBRIS ASSOCIATED WITH THE WORK. COORDINATE LOCATION OF CARTING CONTAINER ON PREMISES WITH OWNER.
3. PROVIDE ALL NECESSARY FILL AND TOPSOIL, GRADE AND SEED WHEN COMPLETE.

THE WATANABE RESIDENCE

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5.26.2021 PERMIT APPLICATION SUBMISSION

DRAWING TITLE
SPECIFICATIONS

PROJECT NO.	2101
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SCALE	AS NOTED
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