ALTERATION TO A SINGLE FAMILY RESIDENCE

346 CENTRE ISLAND ROAD

VILLAGE OF CENTRE ISLAND, NY

GENERAL CONDITIONS:

1. THESE NOTES SHALL APPLY TO THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR. EACH CONTRACTOR SHALL STUDY AND FAMILIARIZE HIMSELF WITH THE SITE AND WITH ALL TRADES AND ASPECTS OF THE WORK. EACH CONTRACTOR SHALL COOPERATE AND COORDINATE HIS WORK WITH THE WORK OF OTHER CONTRACTORS AND TRADES.
2. THE CONTRACTORS SHALL INSPECT THE SITE AND MAKE ALL APPROPRIATE INQUIRES TO DETERMINE CONDITIONS AND FIELD CONSTRUCTION CRITERIA PRIOR TO SUBMISSION OF BIDS, AND SHALL MAKE NO ADDITIONAL CLAIMS REGARDING SITE CONDITIONS THEREAFTER. THE CONTRACTORS AND OWNERS AGREEMENT TO ENTER INTO THE WORK SHALL SUFFICE AS THEIR ACCEPTANCE TO THE TERMS SPECIFIED HEREIN, AND SHALL BE INCORPORATED INTO ANY AND ALL AGREEMENTS BETWEEN THE OWNER AND CONTRACTOR.
3. NOTHING ON THESE DRAWINGS SHALL BE CONSTRUED AS MODIFYING IN ANY WAY THE CONTRACT BETWEEN THE OWNER AND CONTRACTOR OR THE CONTRACTOR AND SUB CONTRACTORS
4. THE DESIGN AND CONSTRUCTION OF THIS HOUSE SHALL COMPLY WITH NEW YORK STATE ENERGY CONSERVATION FOR THE EFFECTIVE USE OF ENERGY AND SHALL RECEIVE A HERS INDEX SCORE OF 70 MINIMUM. THE HERS CERTIFICATION IS PROVIDED IN BID DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND PAYING FOR THE HERS CONTROLLED INSPECTIONS AND SHALL BE REQUIRED TO SUBMIT A FINAL HERS RATING PERFORMED BY A RESNET–CERTIFIED HERS RATER.

EXISTING SITE CONDITIONS:

1. ALL EXISTING EQUIPMENT, UTILITIES, STRUCTURES AND OTHER ITEMS INTERFERING WITH THE INSTALLATION OF THE PROPOSED EQUIPMENT AND STRUCTURES SHALL BE REMOVED AND REPLACE AND SHALL BE SUBJECT TO APPROVAL OF THE OWNER.
2. THE CONTRACTOR SHALL DETERMINE AND/OR VERIFY THE ACTUAL LOCATION OF ANY UTILITIES, PIPING AND RELATED ITEMS PRIOR TO THE COMMENCEMENT OF WORK. ALL COSTS INCURRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE AGREED UPON BY THE OWNER.
3. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED CORRECT, BUT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATION AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET UNFORESEEN OR ANY OTHER CONDITIONS.
4. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS AND ARE SUBJECT TO REVISIONS AS PER ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS HEREIN SHOWN AND ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECT'S / REPRES. ATTENTION BEFORE COMMENCING WITH THE WORK.
5. IF IN THE COURSE OF THE CONSTRUCTION A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE PLANS THE CONTRACTOR SHALL STOP ALL WORK AND NOTIFY THE ARCHITECT SO AS TO ALLEVIATE SUCH CONFLICT WITHOUT BURDEN TO THE OWNER. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITIES AND LIABILITY ARISING THERE FROM.
6. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATION OF ANY EXISTING OVERHEAD OR UNDERGROUND ELECTRICAL OR OTHER HAZARDOUS UTILITY LINES AND TO ARRANGE FOR THEIR SAFE RELOCATION.
7. THE CONTRACTOR SHALL BE HELD TO HAVE VERIFIED DIMENSIONS AND CONDITIONS AT THE BUILDING, NO LATER CLAIMS WILL BE CONSIDERED FOR LABOR EQUIPMENT OR MATERIALS REQUIRED OR FOR DIFFICULTIES ENCOUNTERED BECAUSE OF LACK OF INFORMATION, LACK OF SITE INSPECTIONS OR IMPROPER EVALUATION OF THE WORK INVOLVED.
8. CONTRACTOR MUST VERIFY WITH HIS LICENSED ELECTRICIAN IF AN UPGRADE OF ELECTRICAL SERVICE IS REQUIRED FOR THIS PROJECT PRIOR TO SUBMITTING FOR BID AND/OR PERMIT.
9. CONTRACTOR TO VERIFY LOCATIONS OF MASTS. METERS, SUB–PANELS, ETC. FOR RELOCATION AS REQUIRED FOR THE PROJECT. CONTRACTOR MUST ALSO NOTIFY THE ARCHITECT OF LOCATIONS IF NOT SHOWN ON PLANS.

CONTRACTOR'S RESPONSIBILITIES FOR COORDINATION AND WORKMANSHIP:

1. THE CONTRACTOR SHALL COORDINATE SCHEDULING OF SUBCONTRACTORS AND OTHER CONTRACTS AND SHALL PROVIDE EVERY POSSIBLE COOPERATIVE EFFORT TO COORDINATE COMPLETION OF ALL WORK. THE GENERAL CONTRACTOR SHALL COMPLETE A COMPREHENSIVE SCHEDULE FOR ALL WORK PERTAINING TO ALL CONTRACTS AND SHALL SUBMIT THE SAME TO THE OWNER IN ACCEPTABLE FORMAT FOR REVIEW WELL IN ADVANCE OF WORK COMMENCEMENT.
2. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE OWNER TO MINIMIZE INTERRUPTIONS TO NORMAL OWNER OPERATIONS.
3. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, FITTING AND PATCHING OF HIS WORK THAT MAY BE REQUIRED TO COMPLETE THE WORK OF HIS CONTRACT. NO CONTRACTOR SHALL ENDANGER ANY WORK OF ANY OTHER CONTRACTOR BY EXCAVATING, CUTTING OR OTHERWISE ALTERING ANY OTHER CONTRACTORS WORK WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER. ANY COSTS CAUSED BY DEFECTIVE OF ILL–TIMED WORK SHALL BE BORNE BY THE PARTY RESPONSIBLE THEREFORE.
4. CONTRACTORS OR SUBCONTRACTORS WHOSE WORK AND INSTALLATIONS REQUIRE SLEEVES, HANGER INSERTS, BOLTS, ANCHORS, ETC., TO BE BUILT INTO THE WORK OF OTHER CONTRACTORS SHALL INSTALL OR PROVIDE THESE ITEMS TO THE APPROPRIATE CONTRACTOR WHO WILL SET THESE TO WORK IN THE LOCATIONS ESTABLISHED BY THE CONTRACTOR WHO REQUIRES THESE ITEMS. THESE ITEMS SHALL BE PROVIDED AND THEIR LOCATIONS COORDINATED SUFFICIENTLY IN ADVANCE, SO AS NOT TO DELAY THE PROGRESS OF A JOB AS A WHOLE. ALL SUCH ITEMS SHALL BE INCORPORATED SO THEY WILL MEET THE CORRECT PHYSICAL ELEVATIONS OF FLOORS AT EACH LEVEL. THEY SHALL BE SECURED INTO THE FRAMEWORK FOR CONCRETE SO AS TO MAINTAIN THEIR PROPER LOCATION AND POSITION DURING THE PLACING OF CONCRETE AND REMOVAL OF FORMWORK
5. THE CONTRACTORS SHALL MAKE TIMELY SUBMISSIONS TO THE OWNER OF THE VARIOUS ITEMS SET FORTH SO AS TO ALLOW REASONABLE AND ADEQUATE TIME FOR REVIEW, POSSIBLE CORRECTION, POSSIBLE RESUBMISSION AND FOR APPROVAL OF SUBMISSIONS WITHOUT DELAYING THE PROGRESS OF THE ENTIRE PROJECT OR ANY PHASE OF THE PROJECT.
6. ANY MATERIALS OR WORKMANSHIP FOUND AT THE TIME TO BE DEFECTIVE SHALL BE REMEDIED AT ONCE, REGARDLESS OF PREVIOUS INSPECTION. THE INSPECTION OF THE WORK IS INTENDED TO AID THE CONTRACTOR IN APPLYING LABOR AND MATERIALS IN ACCORDANCE WITH THE SPECIFICATIONS, BUT SUCH INSPECTION SHALL NOT RELEASE THE CONTRACTOR FROM ANY OF HIS CONTRACTUAL OBLIGATIONS.
7. ALL MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MFG. LATEST PRINTED SPECIFICATIONS AND WITH ALL GOVERNING CODE REQUIREMENTS.
8. ALL MATERIALS SHALL BE NEW, AS CALLED FOR IN THE DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. SUBSTITUTION OF ITEM SPECIFIED WITH EQUAL SHALL BE CONSIDERED. THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ARCHITECT SHALL MAKE NO SUBSTITUTIONS FOR PORTIONS OF THEIR WORK NOT SHOWN IN DETAIL BUT WHICH ARE SHOWN GENERALLY, OR FOR REASONABLE INFERABLE AS BEING REQUIRED FOR A PROPER AND COMPLETE INSTALLATION, THE MATERIAL, METHODS, AND WORKMANSHIP SHALL CONFORM, AS A MINIMUM, TO THE TYPICAL REPRESENTATIVE DETAIL THROUGHOUT THE CORRESPONDING PARTS OF THE BUILDING.
9. NO MATERIALS OF ANY KIND SHALL BE USED UPON THE WORK UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE OWNER. ALL MATERIAL REJECTED SHALL BE IMMEDIATELY REMOVED FROM THE WORK AND NOT AGAIN OFFERED FOR INSPECTION.
10. ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND ALL MECHANICS SHALL BE SKILLED IN THEIR TRADE.
11. ITEMS SHOWN ON PLAN BUT NOT SPECIFICALLY STATED IN THE SPECIFICATIONS AND/OR VICE VERSA SHALL BE CONSIDERED AS INCLUDED IN THE CONTRACT.
12. CONTRACTOR O CONDUCT PROGRESS SURVEYS DURING FRAMING. CONFIRM ALL WORK COMPLIES WITH ZONING REQUIREMENTS, INCLUDING RIDGE AND EAVE ELEVATIONS.

CODE COMPLIANCE:

1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BUILD IN COMPLIANCE WITH ANY AND ALL APPLICABLE BUILDING CODES AS WELL AS THE REQUIREMENTS OF ALL LOCAL AGENCIES. THESE RESPONSIBILITIES INCLUDE BUT ARE NOT LIMITED TO MATERIAL, EQUIPMENT, APPLICATIONS/INSTALLATIONS, THE PROPER SEQUENCE OF TRADES AND PHASES OF CONSTRUCTION, FILING PROCEDURES, AND GENERAL ACCEPTABLE BUILDING PRACTICES OUTLINED BY THESE CODES. THESE REQUIREMENT SHALL PERTAIN TO THE PROPERTY ADDRESSED HEREIN AS WELL AS ANY NEIGHBORING PROPERTIES THAT MAY BE AFFECTED BY IT'S ALTERATION. BE IT KNOWN THAT ALL NOTES AND SPECIFICATIONS SHOWN HEREIN, WHICH MAKE REFERENCE TO SAID RESPONSIBILITIES, ARE RECOMMENDATIONS OF THIS OFFICE AND ARE SUBJECT TO CHANGE AS PER ANY GOVERNING AGENCIES AND REPRESENTATIVES THEREOF, ANY DISCREPANCIES WHICH MAY ARISE BETWEEN THESE DRAWINGS AND SAID REQUIREMENTS SHALL BE BROUGHT TO THE ARCHITECT'S. ATTENTION BEFORE COMMENCEMENT OF WORK IN QUESTION.
2. EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE 2015 BLDG CODE OF NEW YORK STATE, NEW YORK STATE ENERGY CONSERVATION CODE, FEDERAL O.S.H.A., AND ALL OF THE LOCAL GOVERNMENT AGENCIES HAVING JURISDICTION, INSOFAR AS APPLICABLE TO HIS PORTION OF THE WORK.
3. NO NOTE OR DETAIL OR LACK THEREOF SHALL BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM AN EXECUTION OF ALL WORK IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.

TEMPORARY PROTECTION AND STRUCTURES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY ELECTRIC, WATER, TOILET FACILITIES, BARRICADES, SECURITY, AND CLEAN UP AS AGREED UPON BETWEEN THE OWNER AND THE CONTRACTOR. THE CONTRACTOR SHALL BROOM CLEAN ALL AFFECTED AREAS AND CART AWAY DEBRIS UPON THE COMPLETION OF EVERY WORK DAY.
2. THE CONTRACTOR SHALL CONDUCT ALL WORK TO PRECLUDE THE EFFECTS OF WEATHER ON COMPLETED WORK, OR WORK IN PROGRESS. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AND EXPENSE OF TEMPORARY ENCLOSURES WHERE NECESSARY. DUST PARTITIONS ARE TO BE PROVIDED BETWEEN ALL WORK AREAS AND REST OF THE BUILDING.
3. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LOSS OR DAMAGE ARISING FROM THE ACTION OF THE ELEMENTS SUCH AS WATER, HEAT, WIND OR OTHER UNFORESEEN DIFFICULTIES THAT MAY BE ENCOUNTERED IN PERFORMING THE WORK TO BE DONE UNDER HIS CONTRACT. IN THE EVENT OF ANY SUSPENSION OF WORK, EACH CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT HIS WORK AND MATERIALS AGAINST DAMAGE OR LOSS. ANY WORK OR MATERIALS THAT HAVE BEEN DAMAGED/DESTROYED OR LOST BECAUSE OF FAILURE OF ANY CONTRACTOR OR SUBCONTRACTOR TO SO PROTECT HIS WORK OR MATERIALS SHALL BE PROMPTLY REMOVED AND REPLACED BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL CONDUCT ALL WORK IN SUCH A MANNER SO TO NOT IMPAIR THE STRUCTURAL INTEGRITY OR STABILITY OF THE SAID PROPERTY, WORK SITE, ADJACENT STRUCTURES, EQUIPMENT OR UTILITIES. SHOULD DAMAGE OCCUR AS A RESULT OF THE WORK, THE CONTRACTOR SHALL REPAIR OR REPLACE SAID DAMAGED ITEMS TO THE SATISFACTION OF THE OWNER, AND AT THE CONTRACTORS EXPENSE. THE CONTRACTOR SHALL BEAR ANY AND ALL COSTS ASSOCIATED WITH WORK DISCONTINUATION, ENGINEERING CONSULTATION, MATERIALS TESTING, REPAIR AND ALL MISCELLANEOUS RELATED ITEMS.
5. THE CONTRACTOR SHALL BRACE, SHORE, REINFORCE AND/OR UNDERPIN ALL STRUCTURES, INCLUDING NEIGHBORING STRUCTURES, AS REQUIRED FOR SAFE OPERATION AND TO INSTALL NEW WORK.
6. THE CONTRACTOR IS TO TAKE ALL NECESSARY AND PRUDENT STEPS TO SHORE AND BRACE EXISTING STRUCTURES PRIOR TO INSTALLATION OF HEADERS FOR NEW OPENINGS. THE PROPER AND SAFE EXECUTION OF THIS WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. EQUIPMENT AND DEVICES OF A TEMPORARY NATURE REQUIRED FOR THE CONSTRUCTION PROCESS AND PROTECTION THEREOF, SUCH AS SCAFFOLDS, STAGING, PLATFORMS, RUNWAYS, HOISTS, LADDERS, CHUTES, TEMPORARY FLOORING, GUARDS, RAILINGS, SHAFT WAY PROTECTIONS, ETC. FOR THE PROTECTION OF WORKMEN AND THE PUBLIC SHALL BE PROVIDED, ERECTED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL NEW YORK STATE CODES, AND ALL OTHER LAWS, RULES OR ORDINANCES OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE, ERECT, MAINTAIN THOSE ITEMS REQUIRED FOR USE IN OBTAINING ALL NECESSARY PERMITS, INSPECTIONS AND APPROVALS, AND REMOVE THOSE ITEMS WHICH HAVE SERVED THEIR PURPOSE AND WHEN DIRECTED BY THE OWNER, UNLESS OTHERWISE STIPULATED BY THE OWNER.

DEMOLITION AND SUBSURFACE SOIL CONDITIONS:

1. CONTRACTOR SHALL STRIP ALL TOPSOIL FROM EFFECTED AREAS OF THE SITE AND SAVE FOR REDISTRIBUTION. THE CONTRACTOR SHALL REMOVE ALL EXCESS EARTH FROM THE SITE.
2. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL BELOW GRADE UTILITIES, WATER AND SEWAGE LINES, DRYWELLS, SEPTIC SYSTEMS, AND ANY OTHER FACILITIES.
3. ALL EXISTING FILL, ROOTS AND OTHER UNSUITABLE BEARING MATERIAL SHALL BE REMOVED AND FOOTINGS CARRIED TO THE BOTTOM OF SUCH EXCAVATION.
4. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF TWO (2) TONS PER SQUARE FOOT. CONTRACTOR TO VERIFY ASSUMED SOIL–BEARING CAPACITY AND SHALL ASSUME FULL RESPONSIBILITY FOR SAME. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY SOIL VARIATION OR CONDITION ADVERSELY AFFECTING ASSUMED BEARING CAPACITY PRIOR TO THE POURING OF ANY FOOTINGS.
5. IN THE EVENT THAT THE CONTRACTOR DISCOVERS CLAY, SILT, OR OTHER SOIL, THE CONTRACTOR SHALL COORDINATE A TEST BORING IN ACCORDANCE WITH THE OWNER/CONTRACTOR AGREEMENT TO VERIFY THE PRESUMED MINIMUM BEARING CAPACITY.
6. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3'–0" BELOW GRADE UNLESS OTHERWISE NOTED IN PLANS.
7. THE ARCHITECT AND OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PREFORMED. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL REMOVE AND/OR PERFORM THE ITEMS NOTE THIS SHEET IN A PROFESSIONAL MANNER IN ACCORDANCE WITH GOOD GENERAL PRACTICES. IN THE EVENT ANY STRUCTURAL DAMAGES OCCUR WITH INSTITUTING DEMOLITION PROCEDURES THE CONTRACTOR IS TO TEMPORARILY STABILIZE THE STRUCTURE TO A SAFE CONDITION AND NOTIFY THE ARCHITECT AND OR ENGINEER IMMEDIATELY FOR RECTIFICATION.

CONCRETE:

1. 1. PERFORM REQUIRED ALTERATION TO EXISTING CONCRETE. NEW WORK INSTALLED ADJACENT TO AND CONNECTING WITH PRESENT WORK SHALL MATCH EXISTING. JOINTS BETWEEN NEW AND EXISTING WORK SHALL BE TROWELED SMOOTH AND EVEN. PROVIDE EXPANSION JOINTS AS REQUIRED.
2. 2– FOOTINGS AT DIFFERENT LEVELS SHALL BE STEPPED SO THAT THE CLEAR DISTANCE BETWEEN ADJACENT BOTTOM EDGES SHALL NOT EXCEED A SLOPE OF ONE VERTICAL TO TWO HORIZONTAL OR DEPENDENT UPON LOCAL GOVERNING CODES, WHICHEVER IS MORE RESTRICTIVE.
3. 3. CONCRETE FOUNDATIONS SHALL BE POURED CONTINUOUSLY. IF POUR IS INTERRUPTED A VERTICAL KEY SHALL BE PROVIDED. HORIZONTAL JOINTS ARE NOT PERMITTED.
4. 4. CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF SLOTS, PIPE SLEEVES, INSERTS, ANCHOR BOLTS, ELECTRIC CONDUITS, ETC. AS REQUIRED FOR TRADES BEFORE PLACING CONCRETE.
5. 5. A CONCRETE BLOCK FOUNDATION WALL SHALL BE ACCEPTED IN LIEU OF POURED CONCRETE WHERE PERMITTED BY LOCAL CODES.
6. 6. FOR CRAWL SPACES, BASEMENTS AND CELLARS, ANCHOR BOLTS SHALL BE 5/8" DIA. WITH MINIMUM EMBEDDMENT OF 18" FOR MASONRY WALLS AND 7" FOR POURED CONCRETE WALLS. THERE SHALL BE A MINIMUM OF TWO BOLTS PER SILL, MAX. OF ONE FOOT FROM CORNERS AND 6" FROM END CONDITIONS, AND SPACED THEREAFTER A MAX. 6'–0" O.C. FOR SINGLE STORY STRUCTURES AND 3'–0" O.C. FOR TWO STORY STRUCTURES AND 23" O.C. FOR THREE STORY STRUCTURES. NOTE THAT TWO STORY STRUCTURES WITH ROOF SLOPES EQUAL TO OR GREATER THAN 7:12 SHALL BE CONSIDERED THREE STORIES.
7. 7. FOR SLABS ON GRADE AND LOCATIONS WHERE THE EXTERIOR WALL PLATE BEARS DIRECTLY ON THE FOUNDATION WALL, ANCHOR BOLTS SHALL BE 5/8" DIA. WITH MINIMUM EMBEDDMENT OF 18". THERE SHALL BE A MINIMUM OF TWO BOLTS PER SILL, MAX ONE FOOT FROM CORNERS AND 6" FROM END CONDITIONS, AND SPACED THEREAFTER 33" O.C.
8. 8. PROVIDE CONTINUOUS METAL TERMITE SHIELD WITH ALL JOINTS SEALED ALONG PERIMETER WALLS AND SHIELDED TERMITE COLLARS AT PLUMBING PIPES IN CRAWL SPACES UNLESS OTHERWISE NOTED.
9. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS TO BE AS FOLLOWS:
   A) FOOTINGS, PIERS, FOUNDATION WALLS: F'C =3,500 P.S.I. STONE CONCRETE (4000 PSI IN UNREINFORCED WALL)
   B) SLAB ON GROUND: F'C = 2,500 P.S.I. CONCRETE
   C) SUPERSTRUCTURE, SLAB: F'C' = 3,000 P.S.I.
10. ANTI–HYDRO SHALL BE ADDED IF POURING TAKES PLACE AT 32 DEGREES FAHRENHEIT OR LESS.
11. CONCRETE WORK INCLUDED:
    A) ALL FOOTINGS, FOUNDATIONS, STEPS, PLATFORMS, ETC, AS PER DRAWINGS
    B) ALL CONCRETE SLABS
    C) ALL OTHER WORK AS REQUIRED BY DRAWINGS
    D) SET ANCHOR BOLTS
12. DAMP PROOFING: WORK INCLUDED
    A. ALL SURFACES TO BE DAMP PROOFED SHALL BE DRY, CLEAN, SMOOTH, FREE OF DUST, DIRT, VOID OF CRACKS AND SHARED PROJECTIONS
    B. ALLOW 24 HOURS PRIOR TO BACKFILLING
    C. APPLY MASTIC EMULSION ONLY WHEN TEMPERATURE IS 40 DEGREES FAHRENHEIT RISING AND IN DRY WEATHER
    D. APPLY CELOTEX TROWEL MASTIC OR APPROVED EQUAL ON ALL FOUNDATION WALLS BELOW GRADE AT BASEMENT AND CRAWL SPACES – MASTIC SHALL BE APPLIED AT THE RATE OF 1/8" THICK WET.

ADDITIONAL INTERIOR FINISH NOTES:

1. INTERIOR COVERINGS AND/OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH R702 OF THE NEW YORK STATE RESIDENTIAL BUILDING CODE R702. ALL WALL AND CEILING FINISHES SHALL HAVE A FLAME–SPREAD RATING OF NOT GREATER THAN 200
2. ALL GLAZING SHALL CONFIRM TO NEW YORK STATE RESIDENTIAL BUILDING CODE SECTION R308.4 'GLAZING AT HAZARDOUS LOCATIONS'
3. FIRST FLOOR FLOORING SHALL BE 3/4" PREFINISHED TOUNGE AND GROOVE WOOD FLOOR AT ALL LOCATIONS – TBD BY OWNER–
   EXCEPT:
   3.1. POWDER ROOM FLOORING SHALL BE TILE ON EPOXY THINSET OVER HARDIE BACKER 1/4" AND SCHLUTER–DITRA MEMBRANE WITH TILE WALL BASE AND SANITARY COVE –TBD BY OWNER–
4. SECOND FLOOR FLOORING SHALL BE 3/4" PREFINISHED TOUNGE AND GROOVE WOOD FLOOR AT ALL LOCATIONS – TBD BY OWNER–
   EXCEPT:
   4.1. BATHROOMS FLOORING SHALL BE TILE ON EPOXY THINSET OVER HARDIE BACKER 1/4" AND SCHLUTER–DITRA MEMBRANE WITH TILE WALL BASE AND SANITARY COVE –TBD BY OWNER–
   4.2. LAUNDRY ROOM SHALL BE VINYL SHEET FLOORING AND 4" VINYL WALL BASE WITH A FLOOR FINISH REDUCER TO MATCH THE WOOD FLOORING OUTSIDE THE ROOM – TBD BY OWNER–
   4.3. BEDROOMS SHALL RECEIVE CARPETING THROUGHOUT

INSURANCE AND WARRANTIES:

1. EACH CONTRACTOR AND SUBCONTRACTOR SHALL SUBMIT PROOF OF INSURANCE WITH A COMPANY AUTHORIZED BY THE STATE OF NEW YORK HAVING COVERAGE FOR THE TYPE OF WORK SPECIFIED WITHIN THESE DRAWINGS IN THE AMOUNTS AND PERIODS SATISFACTORY TO THE OWNER. THE PROOF OF INSURANCE SHALL INCLUDE: COMMERCIAL GENERAL LIABILITY, CONTRACTUAL PERSONAL INJURY, AUTOMOBILE LIABILITY, MEDICAL PAYMENTS AND UMBRELLA LIABILITY. FAILURE TO SUBMIT CERTIFICATE OF INSURANCE MAY CAUSE YOUR BID TO BE DISQUALIFIED AS UNRESPONSIVE.
2. SIDNEY B. BOWNE AND THE OWNER SHALL BE AS ADDITIONAL INSURED. COPIES OF CERTIFICATES OF INSURANCE SHALL BE PROVIDED TO ALL PARTIES PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. THE CONTRACTOR, IT'S AGENTS, SERVANTS AND EMPLOYEES SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
4. IN ANY AND ALL CLAIMS AGAINST THE OWNER OR THE ARCHITECT OR ANY OF THEIR AGENTS OR EMPLOYEES BY ANY EMPLOYEES OF THE CONTRACTOR, OR SUBCONTRACTORS AND ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION UNDER THIS PARAGRAPH SHALL NOT LIMIT IN ANY WAY THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR OR SUBCONTRACTOR UNDER WORKER'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR ANY OTHER EMPLOYEE BENEFIT ACTS.
5. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE OF THE OWNER. GRANTING A CERTIFICATE OF OCCUPANCY, OR THE OWNERS USE OF THE PREMISES SHALL NOT CONSTITUTE ACCEPTANCE OF WORK.
6. THE CONTRACTOR SHALL ALSO DELIVER ALL MANUFACTURERS WARRANTIES, GUARANTEES, OPERATIONAL AND MAINTENANCE MANUALS PERTAINING TO HIS WORK.
7. EACH CONTRACTOR SHALL ALSO DELIVER TO THE OWNER WRITTEN GUARANTEES WHOSE TERMS AND EXTENT WILL BE ESTABLISHED IN THE AGREEMENT BETWEEN EACH CONTRACTOR AND THE OWNER.

SITE WORK:

1. CONTRACTOR SHALL EXCAVATE FROM EFFECTED AREAS OF THE SITE AND REDISTRIBUTE ALL TOPSOIL UPON COMPLETION OF THE WORK, AND PROVIDE FINISHED GRADING AND RESEEDING OF THE LAWN.
2. BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALLS UNTIL THE CONCRETE IS OF SUFFICIENT STRENGTH AND UNTIL THE WALLS ARE PROPERLY BRACED TOP AND BOTTOM BY THE HORIZONTAL FLOOR OR BY ADEQUATE TEMPORARY BRACING.
3. GRADING AROUND ALL NEW CONSTRUCTION SHALL SLOPE AWAY FROM THE FOUNDATION WALL AND SHALL BLEND INTO EXISTING GRADES.
4. ALL SITE WORK INCLUDING TOPOGRAPHY, STORM DRAINAGE, SPECIAL PAVING, LANDSCAPING, ETC. SHALL BE PROVIDED BY CONTRACTOR
5. CONTRACTOR SHALL PROVIDE FOR ALL DRIVEWAY MODIFICATION AS REQUIRED ALLOWING FOR ACCESS TO AND FROM THE SITE. ALL NEW CURBS, CURB CUTS AND PAVING MUST COMPLY WITH ALL REQUIREMENT FOR THE GOVERNING MUNICIPALITY AND NYS BUILDING CODE.

DOORS AND WINDOWS:

1. ALL WINDOWS ARE TO BE ANDERSON 200 SERIES OR OTHERWISE NOTED IN THESE DRAWINGS OR APPROVED FURNISHED WITH INSECT SCREENS, GRILLS, JAMB EXTENSIONS, TRIM, ETC. WITH 5/8" INSULATED GLASS UNLESS OTHERWISE NOTED.
2. FRONT ENTRY DOOR SHALL BE 3–LIGHT OVER 2–VERTICAL PANELS, FULLY INSULATED, SMOOTH TEXTURE, PAINT–READY–PRIMED, STEEL ENTRY DOOR BY JELD–WEN OR AEE..
3. INTERIOR GARAGE DOOR, AND CELLAR ENTRY DOOR SHALL BE INSULATED, 2 PANEL STEEL DOORS BY JELD–WEN OR APPROVED EQUAL.
4. ALL INTERIOR DOORS OTHER THAN INTERIOR GARAGE DOOR SHALL BE MOLDED, 2–PANEL (NO ARCH), FOAM–CORE, SINGLE BOAR, SMOOTH TEXTURE, PAINT–READY–PRIMED INTERIOR DOORS BY JELD–WEN. HTTP://WWW.JELD–WEN.COM/ OR AAE. USE SAME STYLE FOR BI–FOLD DOORS.
5. GARAGE DOOR SHALL BE 6–LIGHT OVER 4–PANEL, SIMULATED–COACHMEN–STYLE, PAINTABLE VINYL, INSULATED OVERHEAD GARAGE DOOR BY CLOPAY HTTP://WWW.CLOPAYDOOR.COM/ OR EQUAL.
6. GLIDING PATIO DOOR SHALL BE ANDERSEN100 SERIES WITH SIMULATED DIVIDED LIGHTS SAME AS WINDOWS
7. FOR ALL WINDOWS AND DOORS WITH GLAZING 18" OR BELOW ABOVE FINISHED FLOOR PROVIDE WITH TEMPERED GLASS. IF PROJECT LIES WITHIN A MILE OF THE COAST LINE, ALL WINDOWS AND DOORS SHALL BE PROVIDED WITH LAMINATED GLASS.
8. CONTRACTOR TO VERIFY ALL OF THE ARCHITECTS WINDOW AND DOOR SPECIFICATIONS PRIOR TO ORDERING ANY WINDOW/DOOR. IF THERE ARE ANY DISCREPANCIES WITH SIZES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSULT WITH ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.
9. CONTRACTOR SHALL CONSULT WITH OWNER PRIOR TO ORDERING ANY WINDOW OR DOOR HARDWARE FOR OWNER SPECIFICATIONS.

STAIR NOTES:

R311.2.2 PROVIDE UNDERSTAIR PROTECTION ENCLOSING ACCESSABLE SPACES UNDER STAIRS WITH WALLS AND ANY SOFFITS W/½" GWB
R311.3 MIN. WIDTH FOR HALLWAYS IS 3'–0"
R311.4.1 MIN 1 EXIT DOOR REQ'D WITHOUT TRAVEL THROUGH GARAGE
R311.4.2 MIN 3'–0" WIDE x 6'–8" HIGH
R311.4.3 PROVIDE LANDING ON EACH SIDE OF EXTERIOR DOOR, EXCEPT AT 2 OR FEWER RISERS ON EXTERIOR DOOR, NO LANDING REQUIRED ON EXTERIOR SIDE. THE FLOOR OR LANDING SHALL NOT EXCEED 1½" LOWER THAN TOP OF DOOR THRESHOLD, EXCEPT WHERE NOT A REQUIRED EXIT, MAX RISE 8–1/4"
R311.5.1 WIDTH SHAL NOT BE LESS THAN 36"CLEAR HANDRAIL PROJECTION IS 4.5" MAX.
R311.5.2 HEADROOM MIN=6'–8"
R311.5.3 TREADS AND RISERS. 8.25" MAX RISE, 9" MIN. TREAD
R311.5.4 PROVIDE FLOOR LANDING AT TOP AND BOTTOM OF STAIRS, EXCEPT FOR INTERIOR FLIGHT OF STAIRS, PROVIDED DOOR DOES NOT SWING OVER STAIRS. SIZE OF LANDING IS MIN. 36" IN DIRECTION OF TRAVEL. WIDTH TO BE EQUAL TO STAIR OF DOOR SERVED
R311.5.5. WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE NO STEEPER THAN 2% SLOPE
R311.5.6 PROVIDE AT LEAST ONE HANDRAIL ON ONE SIDE OF STAIR WITH 4 OR MORE RISERS
1. HEIGHT=34" MIN, 38" MAX.
2. CONTINUOUS TO FULL LENGTH OF STAIR ABOVE TOP RISER TO LOWEST RISER RETURN ENDS OR PROVIDE NEWEL POST OR SAFTY TERMS.
3. MIN. HANDRAIL SPACE BETWEEN WALL AND RAIL IS 1–½"

INTERIOR FINISH WORK:

1. TRIM, CASINGS, WINDOW AND DOOR FRAMES, ETC. SHALL BE 2½" PAINT GRADE CLAM SHELL TRIM. UNLESS OTHERWISE NOTED ON DRAWINGS. WINDOWS SHALL GET 1X4 SKIRT. PAINT OR STAIN AS PER OWNER.
2. WALL BASE SHALL BE 4½" PAINT GRADE CLAM SHELL UNLESS OTHERWISE NOTED ON DRAWINGS, PAINT OR STAIN AS PER OWNER.
3. CONTRACTOR SHALL PROVIDE WOOD STEPS TO GRADE UNLESS OTHERWISE NOTED. NUMBER OF STEPS REQUIRED TO BE DETERMINED IN FIELD. ALL DECK LUMBER TO BE A.C.Q.
4. ALL EXTERIOR WOOD FENCING AND DECKING TO BE WATER SEALED.
5. CONTRACTOR SHALL SEAL AND/OR PRIME ALL DOORS IMMEDIATELY UPON INSTALLATION..
6. ALL GLAZING AND SKYLIGHTS SHALL BE IN ACCORDANCE WITH NYS RESIDENTIAL BUILDING CODES FOR IMPACT RESISTANCE.
7. ALL REQUIRED WINDOWS SHALL COMPLY WITH ALL EGRESS CODES AS APPLICABLE.
8. GYPSUM BOARD SHALL BE ½" USG 'SHEETROCK' OR EQUAL. PROVIDE WATER RESISTANT GYPSUM BOARD IN BATHROOMS AND ½" CEMENT BACKER BOARD FOR TILED WALLS IN TUB AND SHOWER AREAS.
9. ALL GYPSUM BOARD WALLS AND CEILINGS SHALL BE TAPED, SPACKLED AND SANDED WITH A MINIMUM OF THREE (3) COATS OF SPACKLE, PRIMED AND READY FOR WALL FINISHING AS PER OWNER.
11. THE OWNER SHALL SELECT ALL COLORS FOR INTERIOR PAINTING, EXTERIOR PAINTING, TILE, COUNTER TOP, AND/OR FINISHES.
12. ALL PAINTING SHALL BE APPLIED AS PER MANUFACTURER'S DIRECTIONS.
13. THE OWNER SHALL SELECT ALL COLORS FOR APPLIANCES AND CABINETRY.
14. THE CONTRACTOR SHALL BROOM CLEAN ALL AFFECTED AREAS AND DEBRIS AT THE END OF EACH WORKDAY.
15. WATERPROOF ALL BATHROOM FLOORS AND PROVIDE COVE BASE AS PER NYS RESIDENTIAL BUILDING CODES.
16. ALL STAIR CONSTRUCTION SHALL COMPLY WITH NYS RESIDENTIAL BUILDING CODE.
17. GLASS ENCLOSURES AROUND SHOWERS AND TUBS SHALL BE IN COMPLIANCE WITH THE NYS RESIDENTIAL BUILDING CODE.

ELECTRICAL:

1. ALL ELECTRICAL WORK SHALL BE CONFINED TO THE SPACE AND LOCATION ALLOWED FOR IT, AND SHALL BE IN STRICT CONFORMANCE TO THE NATIONAL ELECTRICAL CODE, GOVERNING MUNICIPALITY AND NFPA 72.
2. PROVIDE SEPARATE CIRCUITS FOR ALL APPLIANCES, AMPERAGES BASED ON MANUFACTURERS SPECIFICATIONS.
3. CONTRACTOR IS TO VERIFY WITH OWNER, IF THE OWNER WILL BE PURCHASING APPLIANCES AND HAVING THEM INSTALLED BY OTHERS PRIOR TO SUBMITTING BID ON PROJECT.
4. CONTRACTOR SHALL INSTALL, AS PER OWNERS DIRECTION, ANY AND ALL INTERCOM, ALARM, THERMOSTAT, TELEPHONE AND OR/TV ANTENNA WIRING IN WALLS PRIOR TO SHEETROCK INSTALLATION. ALL WIRING SHALL BE BOARD OF FIRE UNDERWRITERS APPROVED AND INCLUDE ALL WIRING FOR NEW SWITCHES, OUTLETS, FIXTURES, RE–CIRCUTING NECESSARY TO ALLOW FOR ALL NEW WORK, ALL REWIRING OF EXISTING FIXTURES AND LABELING OF CIRCUIT BREAKERS TO INDICATE CIRCUIT USE. ALSO REQUIRED IS TO FURNISH NFBU CERTIFICATE AT COMPLETION OF WORK.
5. FURNISH AND INSTALL SINGLE SMOKE DETECTING ALARM DEVICE IN COMPLIANCE WITH SEC. 317 OF NYS RESIDENTIAL BUILDING CODE. LOCATE DETECTORS OUTSIDE EACH SEPARATE SLEEPING AREA, IN EACH SLEEPING AREA AND ON EACH FLOOR LEVEL.
6. CONTRACTOR SHALL VERIFY WITH THE OWNER, LOCATION AND QUANTITY OF LIGHTING FIXTURES, SWITCHES, OUTLETS, ETC. PRIOR TO PROVIDING BID ON PROJECT.
7. PROVIDE A MINIMUM OF ONE OUTLET IN A HALLWAY THAT EXCEEDS 9'–0" IN LENGTH.
8. PROVIDE ONE OUTLET IN EACH ROOM A MINIMUM OF 6'–0" FROM THE ENTRANCE TO THAT ROOM.
9. PROVIDE A MINIMUM OF ONE G.F.C.I. OUTLET WITHIN 3'–0" OF ANY SINK AND A MINIMUM OF ONE IN EVERY BATHROOM UNLESS OTHERWISE SPECIFIED.
10. CONTRACTOR TO VERIFY LOCATIONS OF MASTS, METERS, SUB–PANELS, ETC. FOR RELOCATION AS REQUIRED FOR THE PROJECT. CONTRACTOR MUST ALSO NOTIFY THE ARCHITECT OF LOCATIONS IF NOT SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF WORK AND BIDDING.
11. ALL 125 VOLT, SINGLE PHASE 15– AND 20– AMPERE RECEPTACLES INSTALLED IN BATHROOMS, SHALL HAVE GROUND FAULT CIRCUT INTERRUPTER PROTECTION AND CONFIRM WITH NEW YORK STATE RESIDENTIAL BUILDING CODE E.3802.1
12. ALL 125 VOLT, SINGLE PHASE, 15–AND 20– AMPERE RECEPTACLES INSTALLED IN GARAGES AND GRADE LEVEL PORTIONS OF UNFINISHED ACCESSORY BUILDINGS USED FOR STORAGE OR WORK AREAS SHALL HAVE GROUND FAULT CIRCUT INTERRUPTER PROTECTION AND CONFIRM WITH NEW YORK STATE RESIDENTIAL BUILDING CODE E.3802.2
13. ALL 125 VOLT, SINGLE PHASE, 15–AND 20– AMPERE RECEPTACLES INSTALLED OUTDOORS SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION AND CONFIRM WITH NEW YORK STATE RESIDENTIAL BUILDING CODE E.3802.3
14. ALL 125 VOLT, SINGLE PHASE, 15–AND 20– AMPERE RECEPTACLES INSTALLED IN UNFINISHED CELLARS SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION AND CONFIRM WITH NEW YORK STATE RESIDENTIAL BUILDING CODE E.3802.5 UNFINISHED AREAS OF CELLARS ARE DEFINED AS PORTIONS OF AREAS OF THE BASEMENT NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS AND THE LIKE.
15. ALL 125 VOLT, SINGLE PHASE, 15–AND 20– AMPERE RECEPTACLES INSTALLED TO SERVE COUNTERTOP SURFACES SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION AND CONFIRM WITH NEW YORK STATE RESIDENTIAL BUILDING CODE E.3802.6
16. PROVIDE POWER IN THE ATTIC FOR HVAC.
17. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15– AND 20– AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC–FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT TO CONFIRM WITH NEW YORK STATE RESIDENTIAL BUILDING CODE E.3802.11
18. ALL ELECTRICAL, PHONE, SECURITY & AUDIO /VIDEO TO BE COORDINATED BETWEEN OWNER AND CONTRACTOR
19. PROVIDE REINFORCEMENT FOR LIGHT FIXTURES AS REQUIRED FOR SUPPORT.
20. VERIFY LOCATION IN FIELD OF ALL CEILING FIXTURES WITH ARCHITECT PRIOR TO INSTALLATION.
21. ALL DEVICE LOCATIONS IN MILLWORK & TILE REQUIRE COORDINATION WITH SPECIFIC TRADES. REFER TO SHOP DRAWINGS OR LAYOUT IN FIELD [TILE].
22. SWITCHES: 48" AFF AND (VIF)" FROM FINISH JAMB, U.O.N.
23. POWER & COMMUNICATION RECEPTACLES: –ALL: MOUNT HORIZONTAL, U.O.N. –IN CABINETRY: COORDINATE WITH SHOP DRAWINGS. –UNDER DESKS: 24" AFF. –PICTURE LIGHTS: (VIF)" AFF. –GFI: COORDINATE WITH TILE OR MILLWORK LAYOUT. –ALL OTHERS: CENTERLINE OF LOWER FLAT SECTION OF BASEBOARD (VERIFY)
24. WHERE IMPLIED BUT NOT SPECIFIED, CENTER DEVICES ON WALLS AND CEILINGS. ACCOUNT FOR CASING WIDTH AND THICKNESS WHERE APPLICABLE.
25. DO NOT CUTSTUDS, POSTS JOISTS OR RAFTERS.
26. UNLESS OTHERWISE SPECIFIED PROVIDE DUPLEX – 'HUBBLE' #BA 2529 w/ SA 3725 COVER 1– QUADPLEX –'HUBBLE' #BA 4214 w/ SA 3625 COVER PHONE – 'HUBBLE' #BA 2529 w/ SA 2925 COVER
27. ENTRY LIGHTS, GARAGE ENTRY LIGHT, VANITY LIGHTS, KITCHEN PENDANTS SHALL BE SELECTED BY OWNER PER CONTRACT ALLOWANCES.
28. ATTIC SHALL HAVE KEYLESS LIGHT

PLUMBING NOTES:

1. PLUMBING WORK SHALL BE IN STRICT CONFORMANCE WITH ALL STATE AND LOCAL CODES.
2. HOT WATER HEATER SHALL HAVE A MAXIMUM TEMPERATURE SETTING OF 140 DEGREES FAHRENHEIT
3. PROVIDE INSULATION ON ALL NEW PIPING AS REQUIRED BY CODE.
4. REMOVE AND REPLACE ALL EXISTING PIPING AS REQUIRED TO ASSURE THE PROPER EXECUTION OF WORK
5. POTABLE WATER LINES SHALL BE TYPE "L" COPPER
6. THE PLUMBING CONTRACTOR SHALL PERFORM ALL REQUIRED GAS OR OIL PIPING AND VERIFY SITE CONDITIONS AND REQUIREMENTS PERTAINING THERETO AND OBTAIN SIGN–OFFS FROM THE JURISDICTION.
7. SANITARY DISPOSAL SYSTEM SHALL BE COUNTY DEPARTMENT OF HEALTH SERVICES APPROVED FOR DESIGN AND INSTALLATION.

ROOFING:

1. ALL METAL FLASHING SHALL BE ALUMINUM.
2. CONTRACTOR SHALL PROVIDE GUTTERS AND LEADERS AS REQUIRED AND SHALL CONNECT TO THE APPROVED STORM WATER DRAINAGE SYSTEM.
3. ALL SKYLIGHT OPENINGS SHALL BE PROPERLY FLASHED.
4. ALL WORK SHALL BEAR A WRITTEN ONE (1) YEAR GUARANTEE FROM ROOFING CONTRACTOR FROM THE DATE OF THE OWNER'S ACCEPTANCE, ADDITIONAL MANUFACTURER WARRANTIES SHALL BE PROVIDED.
5. ALL ROOF INTERSECTIONS TO HAVE FLASHING EXTEND 8" (MEASURED VERTICALLY) ABOVE FLAT ROOFS.
6. FOR ROOFS PITCHED BETWEEN 3:12 AND UP, NEW ROOFING SHALL BE ASPHALT SHINGLES (UNLESS OTHERWISE NOTED) OVER 15# FELT, 1 LAYER OF UNDERLAYMENT REQUIRED WHEN ROOF PITCH IS 4:12 AND ABOVE, OTHERWISE TWO LAYERS SHALL BE USED FROM 3:12 UP TO 4:12. INSTALL AND LAP JOINTS AS PER NYS RESIDENTIAL BUILDING CODE AND MANUFACTURERS SPECIFICATIONS. PROVIDE ICE AND WATER SHIELD UNDERLAYMENT FROM EDGE OF ALL ROOF OVERHANGS EXTENDING 2'–0" (PROJECTED HORIZONTALLY) FROM THE INTERIOR SIDES OF THE EXTERIOR WALLS BELOW. ASPHALT SHINGLES TO BE ATTACHED WITH A MIN OF TWO 12GX3/4" LONG GALVANIZED ROOFING NAILS MIN TWO PER SINGLE SHINGLE AND SIX PER STRIP SHINGLE.
7. FOR ROOFS PITCHED BETWEEN 1:12 AND 3:12, NEW ROOFING SHALL BE ROLLED ROOFING WITH ICE AND WATER SHIELD UNDERLAYMENT FROM EDGE OF ALL ROOF OVERHANGS EXTENDING WITHIN 2'–0" (PROJECTED HORIZONTALLY) FROM THE INTERIOR SIDES OF THE EXTERIOR WALLS BELOW, FOR ALL ROOF OVERHANGS.
8. FOR ROOFS BELOW 1:12 BUILT UP ROOFING SHALL BE A 20 YEAR JOHNS MANVILLE ROOFING SYSTEM, CONSISTING OF 1 LAYER OF NRG11 ISO, 1 LAYER OF DYNABASE SET IN MBRCAA AND 1 LAYER OF DYNAKAP SET IN MBRCAA.
9. NEW WORK SHALL TIE IN AND LAP SO AS TO PREVENT LEAKAGE ACCORDING TO ACCEPTABLE BUILDING PRACTICES ADDRESSED IN THE NYS RESIDENTIAL BUILDING CODE.
10. ALL EXTERIOR NAILING SHALL BE ALUMINUM OR GALVANIZED.
11. FLASHING TO BE PROVIDED AT ALL ROOF PENETRATIONS, PIPES, VENTS, SKYLIGHTS, CHIMNEYS AND ROOF VENTILATORS. FLASHING TO BE PROVIDED AT HIPS, RIDGES, VALLEYS, CHANGES OF ROOF SLOPE, GABLE ENDS AND TOP OF FOUNDATION WALLS.
12. INSTALL SHIMS TO PROVIDE ROOF PITCH UNDER SHEATHING AND PERPENDICULAR TO ROOF JOISTS TO PROVIDE FOR ROOF VENTING IN FLAT ROOF AREAS.
13. ALL INTERIOR LEADERS ARE TO HAVE 1/2" FOAM SOUND ATTENUATION OVER PVC PIPING.
14. CONTRACTOR SHALL PROVIDE GUTTERS AND LEADERS AS REQUIRED AND SHALL CONNECT THEM TO APPROVED STORM WATER DRAINAGE SYSTEM

number	date	revision
1	-	-

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date: MARCH 2021
scale: AS SHOWN
project no.: 2020-018
drawn by: JSG
checked by: XX

project name: THEM RESIDENCE
346 CENTRE ISLAND ROAD
V. OF CENTRE ISLAND, NY 11771

drawing title: GENERAL NOTES

drawing no.: CS-1.0

1 SITE PLAN

1" = 10'-0"

CLIMATE & GEOGRAPHIC DESIGN CRITERIA													AS PER TABLE R301.2(1) CLIMATE & GEOGRAPHIC DESIGN CRITERIA FOR ZONE 4
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE SHIELD UNDERLAY REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEA ANNU TEM
	WIND SPEED	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
20	120 MPH	NO	NO	N / A	NASSAU - B	SEVERE	3'-0"	MODERATE TO SEVERE	15 F.	YES	SEE R.E. DEPT.	1500 OR LESS	52.9

GENERAL NOTES

* GENERAL NOTES APPLY TO ALL CONSTRUCTION DOCUMENTS.

A. GENERAL

1. ALL CONTRACTORS AND SUBCONTRACTORS WILL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SITE AND CONDITIONS PRIOR TO SUBMITTING A BID. ALL SUBCONTRACTORS WILL PROVIDE ALL LABOR, SUPERVISION, AND MATERIALS AS REQUIRED. ALL WORK TO BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS.
2. THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL NOT HAVE CONTROL OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS SITE, NOR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT AND CONSTRUCTION DOCUMENTS.
3. ALL CONTRACTORS WILL PROVIDE ADEQUATE BRACING AND SHORING TO ENSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED BUILDING COMPONENTS, IE: STRUCTURAL WALLS, INTERIOR WALL ASSEMBLIES, ETC. DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
4. WORK WILL BE COORDINATED WITH ALL TRADES IN ORDER TO AVOID INTERFERENCE. AND AVOID OMISSIONS.
5. ALL MATERIALS USED WILL BE NEW AND BEAR U.L. LABELS WHERE REQUIRED AND MEET APPROPRIATE NATIONAL, STATE AND LOCAL STANDARDS.
6. LAYOUT ALL PARTITIONS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORS BY DISCREPANCY. ALL DRYWALL PARTITIONS WILL BE INSTALLED AS NOTED ON THE DRAWINGS.
7. EACH SUBCONTRACTOR WILL AMEND AND MAKE GOOD AT HIS OWN COST, ANY DEFECTS OR OTHER FAULTS IN HIS WORKMANSHIP AND/OR HIS SUPPLIED MATERIALS.
8. ALL CONTRACTORS WILL GUARANTEE ALL LABOR AND CONTRACTOR PROVIDED MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF OCCUPANCY.
9. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING, CUTTING AND/OR INSTALLING MATERIAL, PRODUCT OR EQUIPMENT. IN THE EVENT OF ANY DISCREPANCIES, CONTACT THE CONSTRUCTION PROJECT MANAGER BEFORE PROCEEDING WITH THAT WORK.
10. ALL SUBCONTRACTORS WILL PROVIDE A CERTIFICATE OF INSURANCE TO THE GENERAL CONTRACTOR PRIOR TO STARTING ANY WORK ON THIS PROJECT. CERTIFICATE OF INSURANCE CANNOT BE TERMINATED OR CANCELED WITHOUT 10 DAYS PRIOR WRITTEN NOTICE TO THE CONSTRUCTION PROJECT MANAGER.

ANY ADDITIONS OR CHANGES TO WORK MUST BE AUTHORIZED IN WRITING BY THE ARCHITECT OR ENGINEER OF RECORD. NO ALTERATIONS WILL BE MADE ON THIS PROJECT EXCEPT UPON WRITTEN ORDER BY THE ARCHITECT OR ENGINEER OF RECORD.

NO SUBSTITUTIONS OF ANY KIND FOR MATERIALS SPECIFIED ON THESE CONSTRUCTION DOCUMENTS IS ALLOWED UNLESS NOTED OTHERWISE. NO "EQUIVALENT" SUBSTITUTIONS WILL BE MADE, UNLESS DUE TO THE LACK OF AVAILABILITY OF THE ORIGINAL MATERIAL SPECIFIED AND APPROVED IN WRITING BY THE CONSTRUCTION PROJECT MANAGER AND THE ARCHITECT OR ENGINEER OF RECORD

WEATHER CONDITIONS: CONTRACTORS WILL PROTECT ALL PARTS OF THEIR WORK FROM WEATHER DAMAGE DUE TO FROST, RAIN, HEAT, ETC. AND WILL MAKE GOOD TO THE SATISFACTION OF THE CONSTRUCTION PROJECT MANAGER AND GENERAL CONTRACTOR ANY PORTION OF THE WORK WHICH MAY HAVE BECOME DAMAGED.

RESPONSIBILITY OF CONTRACTORS: EACH SUBCONTRACTOR AND THE GENERAL CONTRACTOR ARE RESPONSIBLE FOR WORKMANSHIP AND MATERIALS. EACH SUBCONTRACTOR AND THE GENERAL CONTRACTOR ARE RESPONSIBLE FOR THE CARE AND PROTECTION OF HIS OWN WORK AND MATERIALS.

SITE SAFETY: EACH CONTRACTOR WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED OSHA STANDARDS FOR THE PROTECTION AND SAFETY FOR THEIR EMPLOYEES ON SITE. THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL BE HELD HARMLESS BY THE OWNER, GENERAL CONTRACTOR AND RELATED AWARDED TRADES ON THIS PROJECT FOR ACCIDENTS OR INJURIES CAUSED OR ACCRUED ON THIS PROPERTY DURING THE PRE/ACTUAL/POST CONSTRUCTION PHASES OF THIS PROJECT.

LIENS: ALL SUBCONTRACTORS AND THE GENERAL CONTRACTOR WILL DELIVER TO THE CONSTRUCTION PROJECT MANAGER, A COMPLETE RELEASE OF ALL CLAIMS ARISING OUT OF THIS CONTRACT.

PILFERAGE: EACH CONTRACTOR WILL BE RESPONSIBLE FOR HIS OWN EQUIPMENT AND MATERIALS USED IN CONSTRUCTION AND DELIVERED TO THE JOB SITE, TO BE INSTALLED BY THE CONTRACTOR. THE OWNER, ARCHITECT AND/OR ENGINEER WILL NOT BE HELD LIABLE FOR STOLEN EQUIPMENT, MATERIALS OR DAMAGE OF THE SAME ON THIS JOB SITE.

GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF DEBRIS ACCUMULATED BY EACH TRADE. HOWEVER, EACH TRADE WILL KEEP THE JOB SITE CLEAN AND SAFE AT ALL TIMES, ALONG WITH A BROOM FINISH AT THE END OF EACH WORKING DAY.

SCHEDULE OF WORK: THE CONSTRUCTION PROJECT MANAGER WILL STATE TO THE GENERAL CONTRACTOR DURING THE BIDDING PROCESS, THE REQUIRED NUMBER OF CALENDAR DAYS TO COMPLETE THIS WORK.

20. REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS AND SYMBOLS.
21. MATERIALS AND SYSTEMS NOTES ARE TYPICAL IN NATURE AND APPLY TO MULTIPLE DRAWINGS. NOTES ON ANY ONE DRAWING ARE TO APPLY TO ALL OTHER SIMILAR MATERIALS AND SYSTEMS UNLESS NOTED OTHERWISE. THE GENERAL NOTES APPLY TO ALL THE CONSTRUCTION DOCUMENTS.
22. GENERAL CONTRACTOR TO COORDINATE FLOOR AND WALL PENETRATIONS WITH THE CONSTRUCTION PROJECT MANAGER, INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL AND PLUMBING.
23. FOR THE PURPOSE OF THESE DRAWINGS AND SPECIFICATIONS, THE TERM "BY OWNER" SHALL MEAN ITEM PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR AS PART OF THE WORK OF THIS CONTRACT. THE TERM "NOT IN CONTRACT" (NIC) SHALL MEAN AN ITEM PROVIDED AND INSTALLED BY THE OWNER UNDER A SEPARATE CONTRACT.
24. THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2015 RESIDENTIAL BUILDING CODE OF NEW YORK STATE AND 2016 NEW YORK STATE UNIFORM CODE SUPPLEMENT.

DIMENSIONING

1. ALL DIMENSIONS ARE IN FEET-INCHES UNLESS NOTED OTHERWISE.
2. DIMENSIONS GOVERN. DO NOT SCALE DRAWINGS.
3. VERIFY DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH THE WORK. NOTIFY THE ARCHITECT OF RECORD OF ANY DISCREPANCIES.
4. EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR FACE OF BRICK OR STRUCTURAL SHEATHING UNLESS NOTED OTHERWISE.
5. INTERIOR WALLS AND PARTITIONS ARE DIMENSIONED TO FACE OF STUD UNLESS NOTED OTHERWISE.
6. DOORS ARE LOCATED BY THEIR JAMB RELATIVE TO ADJACENT WALLS AND PARTITIONS. DOOR OPENINGS ARE DIMENSIONED TO THE STRIKE OR HINGE FACE OF THE DOOR FRAMES. ALL INTERIOR DOORS AT 4" FROM PARTITION WALL UNLESS NOTED OTHERWISE.

MISCELLANEOUS

SEAL EXTERIOR JOINTS AROUND DOORS, WINDOWS AND LOUVER FRAMES AND AT PENETRATIONS OF MECHANICAL, ELECTRICAL AND PLUMBING ELEMENTS TO PREVENT AIR AND WATER LEAKAGE.

ISOLATE DISSIMILAR METALS EFFECTIVELY FROM EACH OTHER TO PREVENT ELECTROLYTIC ACTION.

PROVIDE ACCESS PANELS AS REQUIRED FOR MECHANICAL AND PLUMBING VALVES.

KEY MAP

SITE DATA

346 CENTRE ISLAND ROAD
VILLAGE OF CENTRE ISLAND | DISTRICT: 0900

SECTION: 28 | BLOCK: 57 | LOT: 33,34,35,36

SITE INFORMATION

ZONING
RESIDENCE DISTRICT ---------- A-2
GROUND SNOW LOAD ---------- 20 # / FT
WIND LOAD ---------- 120 MPH
WEATHER ---------- (SEVERE)
SEISMIC ---------- D-17 / A

LOT AREA ---------- 20,846.5 SF .48ac
ALLOWABLE BUILDING AREA = 30% = 6,253.95 SF

PROP. BUILDING AREA
FIRST FLOOR FOOTPRINT ---------- 2,578.0 SF
GARAGE FOOTPRINT---------- 456.6 SF
FRONT PORCH ---------- 0.0 SF
REAR PORCH EXT'G ---------- 732.9 SF
REAR PORCH PROP. ---------- 215.7 SF
TOTAL FOOTPRINT AREA ---------- 3,983.2 SF (19%)

PROP. HABITABLE/CONDITIONED AREA:
FIRST FLOOR (-250sf GARAGE allow)---------- 2,328 SF
SECOND FLOOR ---------- 2,227 SF
TOTAL HABITABLE/CONDITIONED AREA ----- 4,555 SF

MAX ALLOWABLE FA= 20,846.5 X .184 = 3,835.75 SF

(AREA IN EXCESS OF ALLOWABLE = 719.25 SF)

SET BACKS	REQUIRED	EXISTING
FRONT	40 FT	50.10 FT
SIDE (EAST)	25 FT	40.75 FT
SIDE (WEST)	25 FT	50.10 FT
REAR	25 FT	37.41 FT

number	date	revision
1	-	-

date: MARCH 2021
scale: AS SHOWN
project no. 2020-018
drawn by: JSG
checked by: XX

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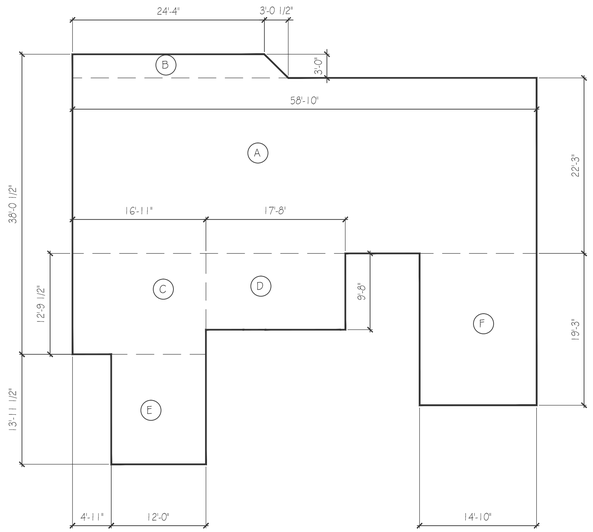
project name:
THEM RESIDENCE
346 CENTRE ISLAND ROAD
V. OF CENTRE ISLAND, NY 11771

drawing title:
SITE PLAN
ZONING DATA

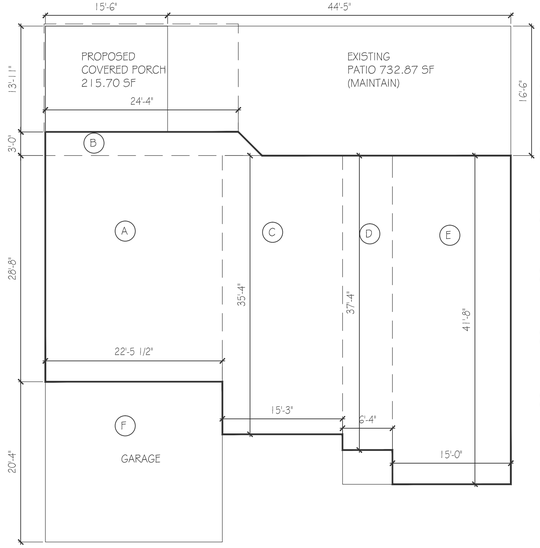
drawing no.
C-1.0



SECOND FLOOR

A	22.25 x 58.83 =	1,308.96 sf
B	03.00 x 24.33 =	77.50 sf *
C	12.79 x 16.92 =	216.41 sf
D	09.67 x 17.67 =	170.87 sf
E	13.96 x 12.00 =	167.50 sf
F	19.25 x 14.83 =	285.54 sf

TOTAL AREA = 2,226.78 sf



FIRST FLOOR

A	28.67 x 22.46 =	643.93sf
B	03.00 x 24.33 =	77.50 sf *
C	35.33 x 15.25 =	538.78 sf
D	37.33 x 06.33 =	236.30 sf
E	41.67 x 15.00 =	625.05 sf
F	22.46 x 20.33 =	456.61 sf

GROSS AREA = 2,578.17 sf
GARAGE ALLOWANCE = (250.00 sf)

NET TOTAL AREA = 2,328.17sf

KEY MAP

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drawing title:
SITE PLAN
AREA CALCULATIONS

drawing no.
C-1.1

SEC	BLK	LOT	NAME	ADDRESS
28	C	1	CRAIG LALLY	345 CENTRE ISLAND RD
28	57	39,38,37	CRAIG LALLY	345 CENTRE ISLAND RD
28	57	36,35,34,33	MIKE THEM	346 HARBOR DRIVE
28	57	152	KESAN HASAN	355 HARBOR DRIVE
28	43	1,2	MARTIN & CATHERINE SIRY	347 HARBOR DRIVE
28	43	3,4,5,	PATRICIA BRUDERMAN	348 HARBOR DRIVE
28	43	6,7,8	MARCO & E ROSA	349 HARBOR DRIVE
28	43	9,10,11	WALTER & JAN ROIL	350 HARBOR DRIVE

number	date	revision
1	-	-

date: MARCH 2021
scale: AS SHOWN
project no. 2020-018
drawn by: JSG
checked by: XX

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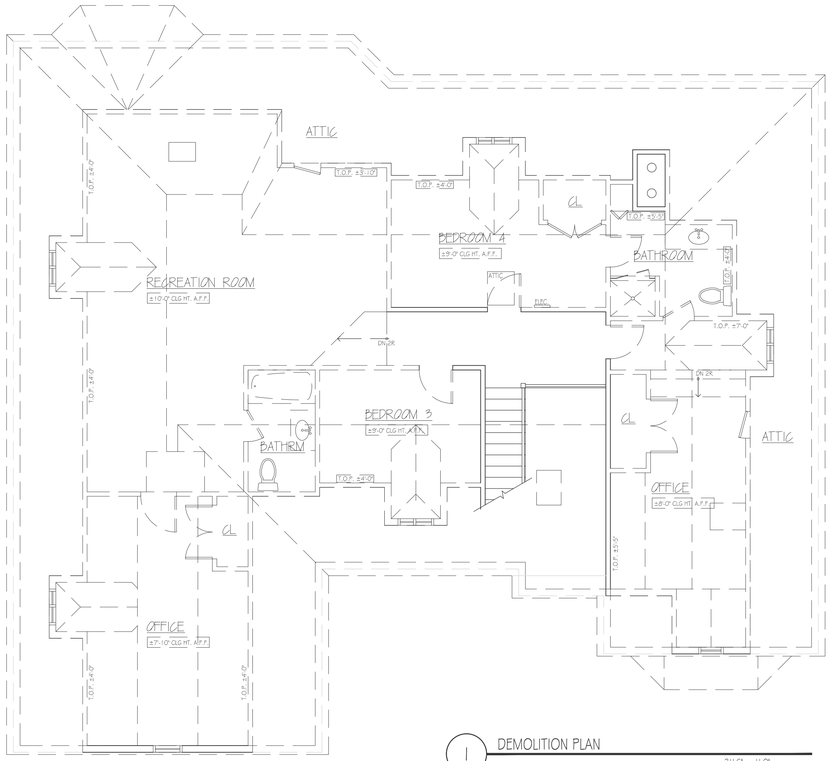
project name: THEM RESIDENCE
346 CENTRE ISLAND ROAD
V. OF CENTRE ISLAND, NY 11771

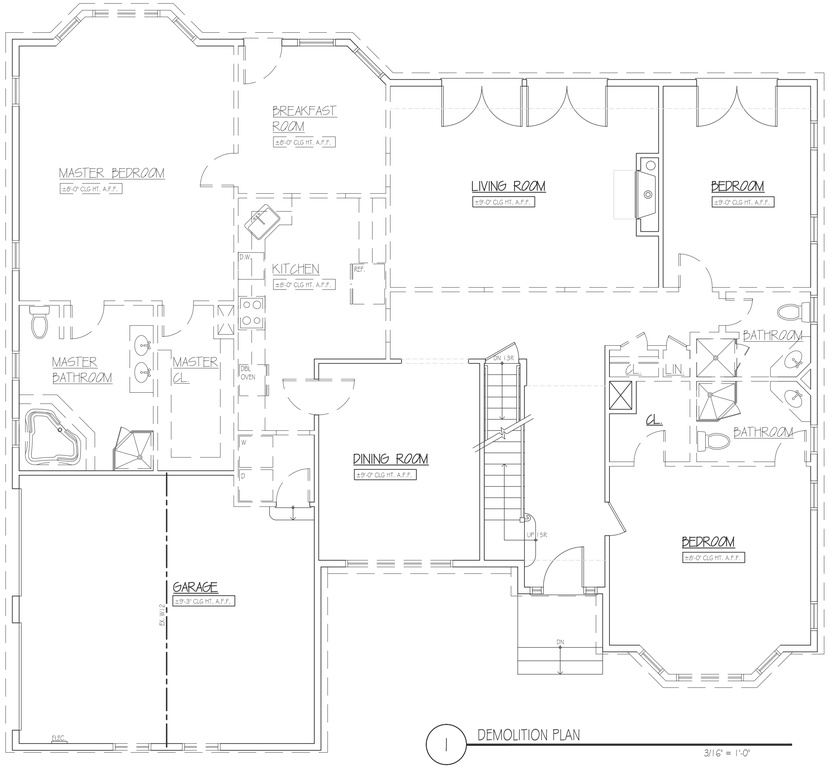
drawing title: RADIUS MAP
100' RADIUS

drawing no. C-2.1



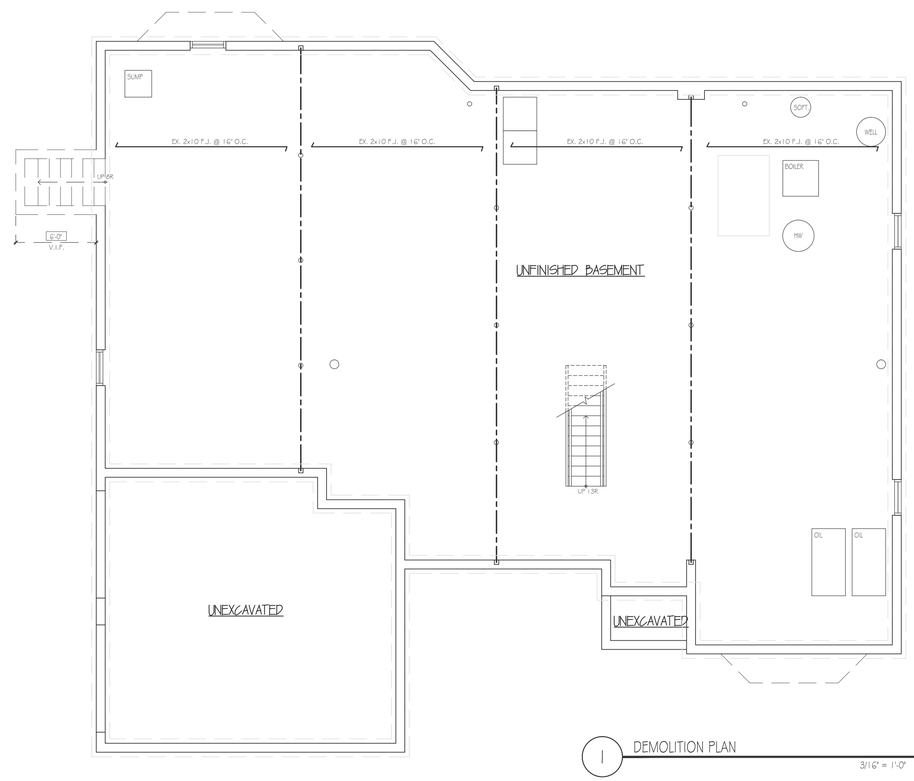
1 DEMOLITION PLAN

3/16" = 1'-0"



1 DEMOLITION PLAN

3/16" = 1'-0"



1 DEMOLITION PLAN

3/16" = 1'-0"

number	date	revision
1	-	-

date: MARCH 2021

scale: AS SHOWN

project no. 2020-018

drawn by: JSG

checked by: XX

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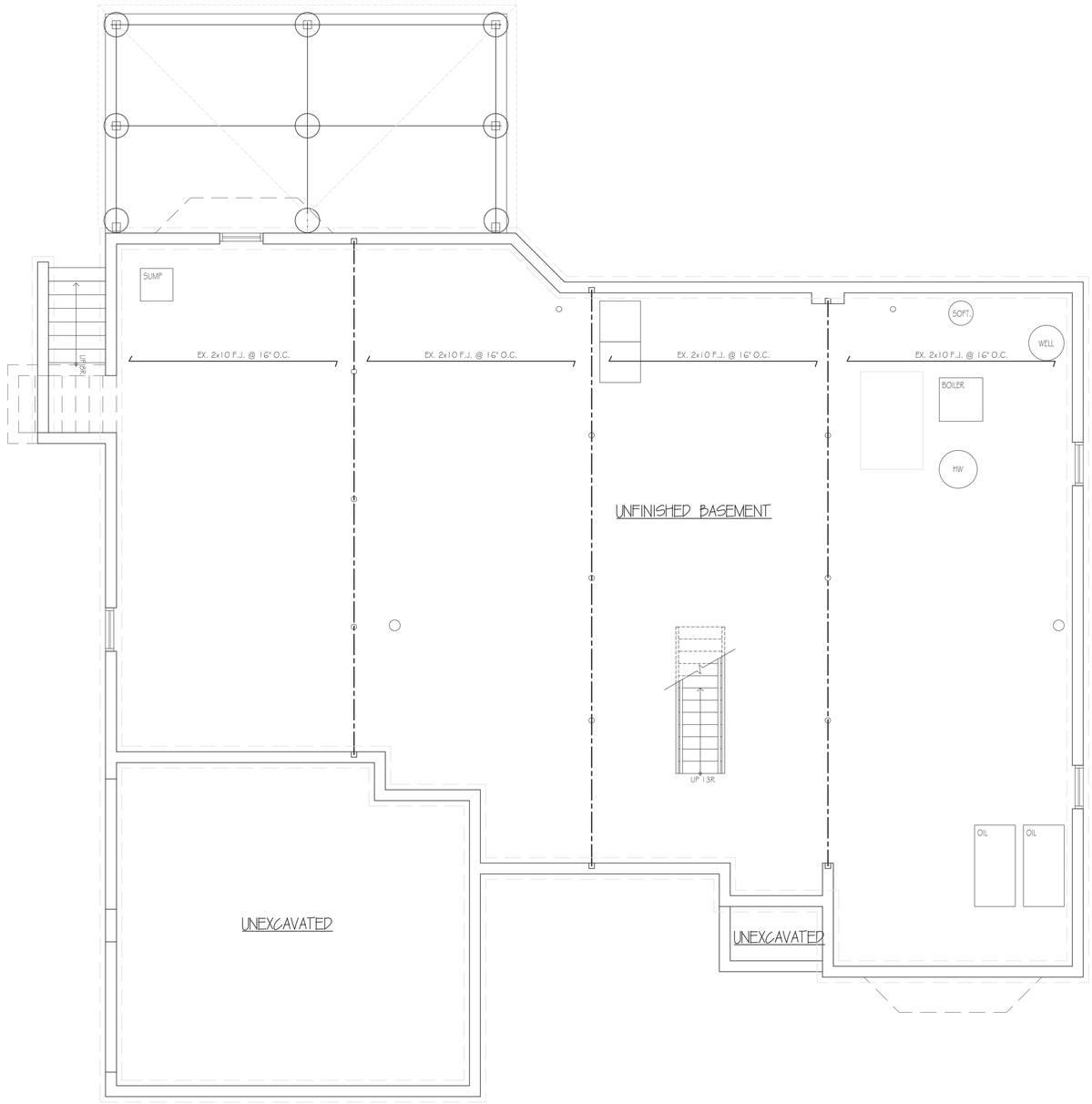
project name: THEM RESIDENCE
346 CENTRE ISLAND ROAD
V. OF CENTRE ISLAND, NY 11771

drawing title: DEMOLITION & REMOVAL PLAN

drawing no. D-1.0



1 BASEMENT PLAN

1/4" = 1'-0"

number	date	revision
1	-	-

date: MARCH 2021

scale: AS SHOWN

project no. 2020-018

drawn by: JSG

checked by: XX

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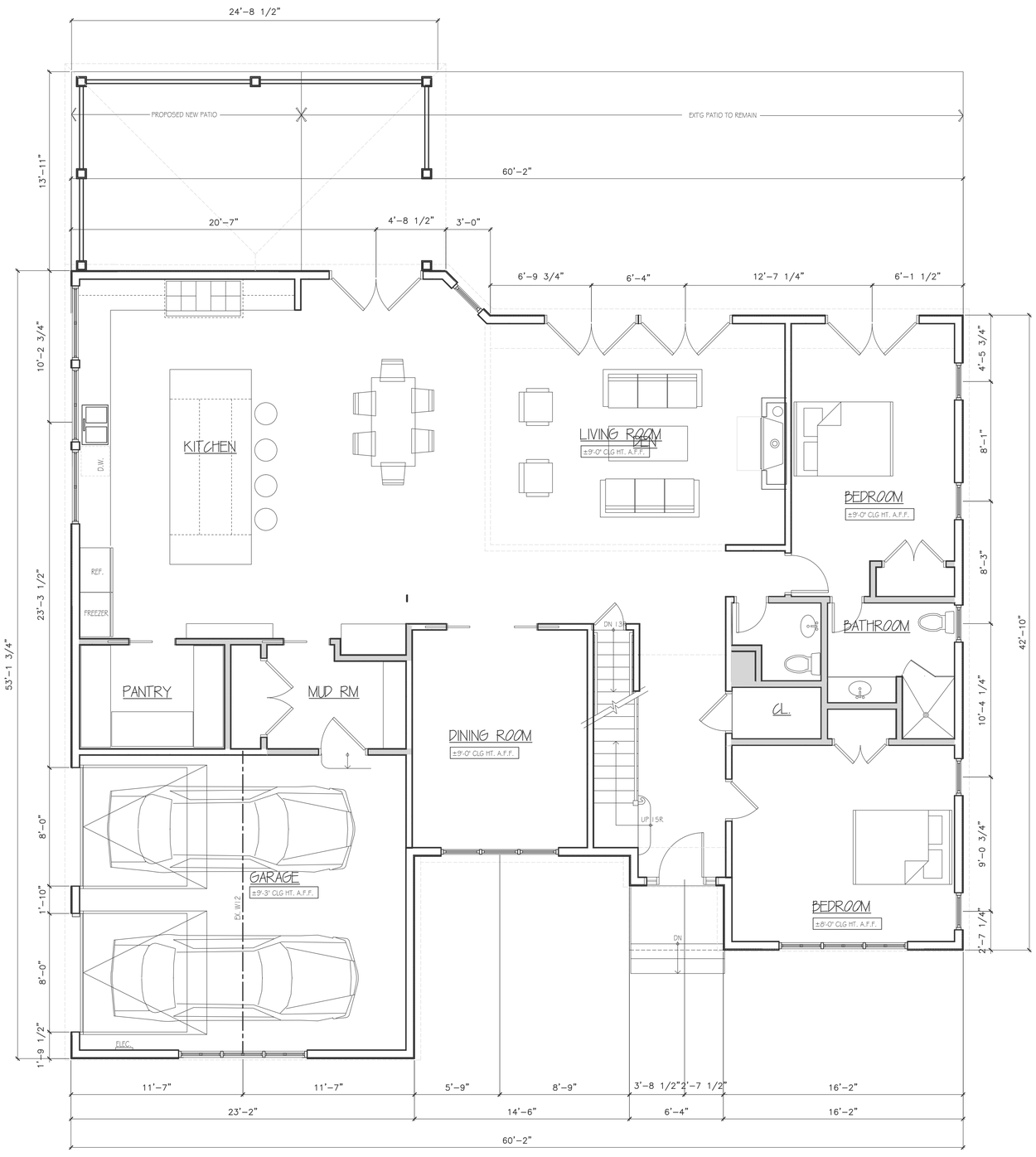
project name: THEM RESIDENCE
346 CENTRE ISLAND ROAD
V. OF CENTRE ISLAND, NY 11771

drawing title: BASEMENT PLAN

drawing no. A-1.0



1 FIRST FLOOR PLAN

1/4" = 1'-0"

number	date	revision
1	-	-

date: MARCH 2021

scale: AS SHOWN

project no. 2020-018

drawn by: JSG

checked by: XX

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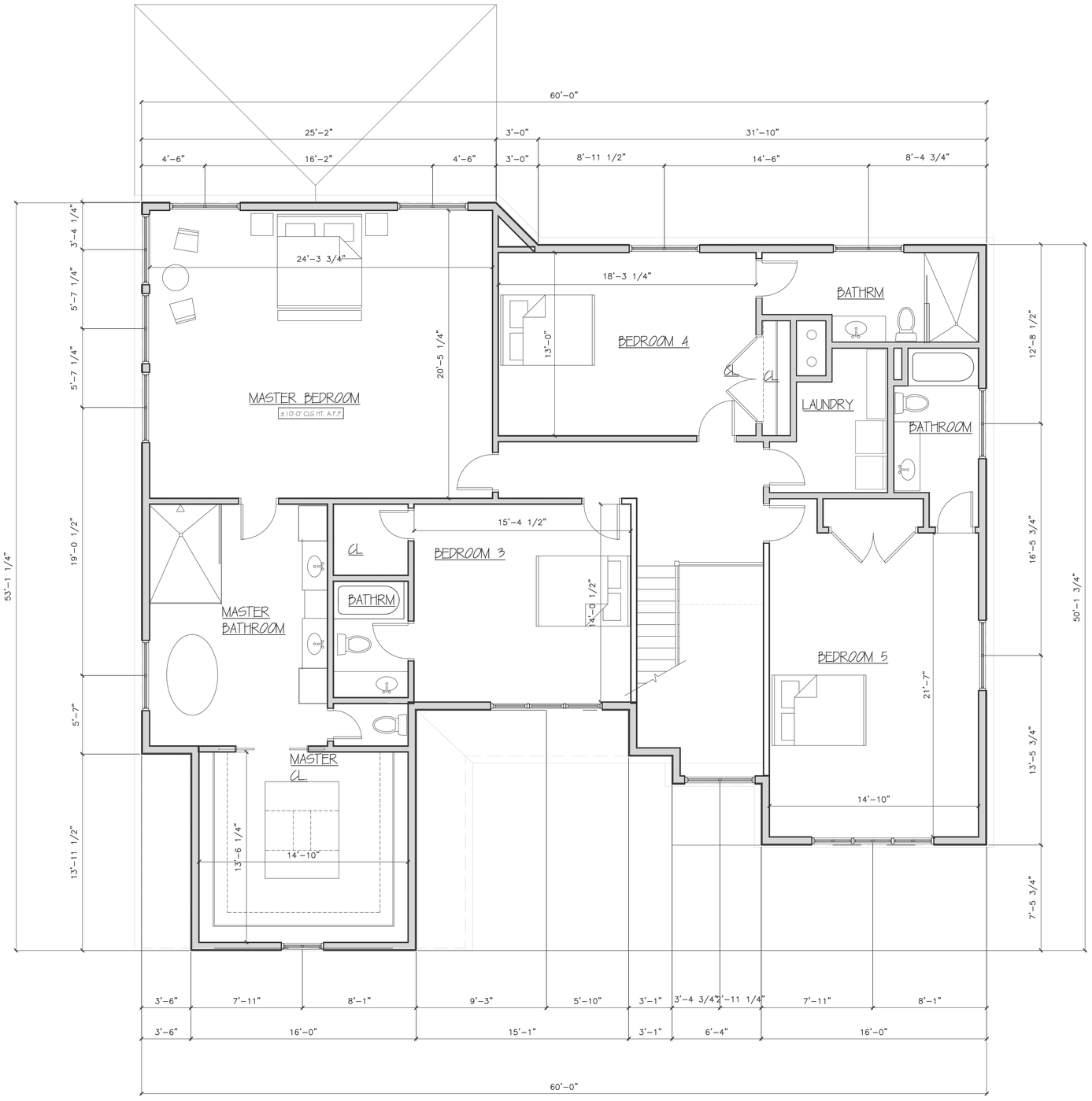
project name: THEM RESIDENCE
346 CENTRE ISLAND ROAD
V. OF CENTRE ISLAND, NY 11771

drawing title: FIRST FLOOR PLAN

drawing no. A-1.1



1 SECOND FLOOR PLAN

1/4" = 1'-0"

number	date	revision
1	-	-

date: MARCH 2021
scale: AS SHOWN
project no. 2020-018
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project name:
THEM RESIDENCE
346 CENTRE ISLAND ROAD
V. OF CENTRE ISLAND, NY 11771

drawing title:
SECONF FLOR PLAN

drawing no.
A-1.2

1 FRONT ELEVATION

1/4" = 1'-0"

1 LEFT ELEVATION

1/4" = 1'-0"

number	date	revision
1	-	-

date: MARCH 2021
scale: AS SHOWN
project no. 2020-018
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checked by: XX

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project name: THEM RESIDENCE
346 CENTRE ISLAND ROAD
V. OF CENTRE ISLAND, NY 11771

drawing title: FRONT ELEVATION
LEFT SIDE ELEVATION

drawing no. A-2.1

1 REAR ELEVATION

1/4" = 1'-0"

1 RIGHT ELEVATION

1/4" = 1'-0"

number	date	revision
1	-	-

date: MARCH 2021

scale: AS SHOWN

project no. 2020-018

drawn by: JSG

checked by: XX

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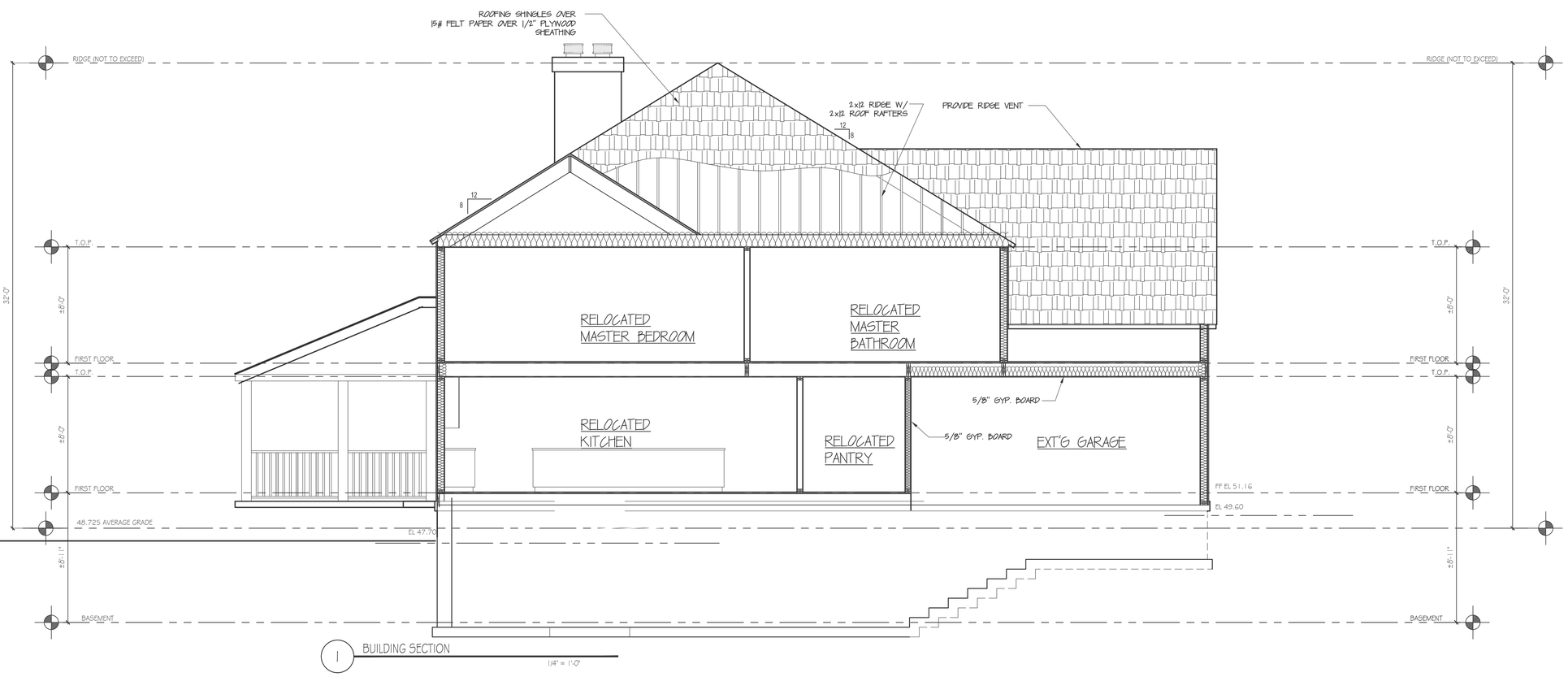
project name: THEM RESIDENCE
346 CENTRE ISLAND ROAD
V. OF CENTRE ISLAND, NY 11771

drawing title: REAR ELEVATION
RIGHT SIDE ELEVATION

drawing no. A-2.0



1 BUILDING SECTION

1/4" = 1'-0"

number	date	revision
1	-	-

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scale: AS SHOWN
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project name:
THEM RESIDENCE
346 CENTRE ISLAND ROAD
V. OF CENTRE ISLAND, NY 11771

drawing title:
BUILDING SECTION

drawing no.
A-3.0