

GENERAL NOTES AND CONDITIONS

1. **DO NOT SCALE THE DRAWINGS.** USE INDICATED DIMENSIONS ONLY.
2. ALL WORK SHALL CONFORM TO LOCAL AND STATE CODE REQUIREMENTS.
3. ALL CONTRACTORS SHALL SECURE ALL PERMITS AND PAY FOR ALL FEES AS LOCAL LAW REQUIRES TO PERFORM THE WORK.
4. NO WORK SHALL COMMENCE UNTIL A BUILDING PERMIT HAS BEEN ISSUED, AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
5. LOT LINES AND ELEVATIONS SHALL BE DETERMINED BY A LICENSED LAND SURVEYOR. A FINAL SURVEY SHALL BE FILED BY THE CONTRACTOR AS LOCAL LAW REQUIRES.
6. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS OTHERWISE INDICATED.
7. THE GENERAL CONTRACTOR SHALL SECURE ALL SIGN-OFFS AND OBTAIN ANY PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK.
8. ALL ELECTRICAL AND PLUMBING WORK SHALL BE PERFORMED BY CONTRACTORS LICENSED BY THE STATE OF NEW YORK.
9. ELECTRICAL WORK SHALL BE INSPECTED BY, AND A CERTIFICATE OF APPROVAL OBTAINED FROM THE NEW YORK BOARD OF FIRE UNDERWRITERS.
10. THERE SHALL BE **NO FIELD CHANGES** TO THE CONTRACT DOCUMENTS UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.
11. THE OWNER HAS THE RIGHT TO REJECT ANY SLOPPY, OR POORLY INSTALLED WORK, AND UNAUTHORIZED WORK DONE CONTRARY TO THE INTENT OF THE CONSTRUCTION DOCUMENTS. THE REJECTED WORK SHALL BE REPLACED OR REMOVED AT THE CONTRACTOR'S EXPENSE.
12. THE OWNER SHALL ADVISE THE CONTRACTOR OF ALL BURIED SERVICES ON THE SITE BEFORE PROCEEDING WITH THE EXCAVATION, AND THE CONTRACTOR SHALL MARK SAME CLEARLY FOR REFERENCE IN THE FIELD.
13. THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS SHALL BE FULLY INSURED AND SHALL CARRY, MAINTAIN, AND SHOW PROOF OF WORKERS COMPENSATION LIABILITY INSURANCE AND ANY ADDITIONAL INSURANCE REQUIRED BY THE OWNER.
14. THE CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS FOR STEEL FRAMING TO THE ARCHITECTS OFFICE FOR APPROVAL PRIOR TO STARTING WORK.
15. THE CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MATERIALS AS NOTED BELOW FOR APPROVAL BEFORE INSTALLATION IN THE FIELD.
16. THE CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS AND REPORT AT ONCE, ANY INCONSISTENCY, OMISSION, OR ERROR TO THE ARCHITECT. THE CONTRACTOR SHALL DISCONTINUE WORK IN THE AFFECTED AREA UNTIL THE ISSUE HAS BEEN RESOLVED.
17. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT THE CONTRACT DOCUMENTS, OR APPROVED SHOP DRAWINGS.
18. THE CONTRACTOR SHALL WARRANT TO THE OWNER AND ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.
19. ALL PIPING SHALL BE PRESSURE TESTED FOR LEAKS BEFORE BACK FILLING OR ENCLOSING WALLS.
20. UPON COMPLETION OF THE CONTRACT AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL CLEAN THE ENTIRE JOB SITE REMOVING ALL DEBRIS INSIDE AND OUT. THE CONTRACTOR SHALL REPAIR ANY PROPERTY DAMAGED DURING THE COURSE OF CONSTRUCTION SUBJECT TO THE APPROVAL OF THE OWNER.

DEMOLITION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING, BRACING AND PROTECTION OF ANY PART OF THE JOB SITE TO REMAIN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, METHODS, PROCEDURES, SAFETY DIRECTIVES, AND REQUIREMENTS DURING THE COURSE OF DEMOLITION AND CONSTRUCTION.
3. 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.
4. ALL MATERIALS WHICH ARE REMOVED OR DEMOUSHED SHALL BE DISPOSED OF OFF SITE AS REQUIRED BY LOCAL REGULATIONS.
5. STONE, VENEER, DOORS, TRIMS, AND OTHER MATERIALS INTENDED FOR REUSE SHALL BE REMOVED, STORED AND PROPERLY PROTECTED.
6. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM ACCUMULATED DEBRIS AT ALL TIMES. EACH AREA SHALL BE LEFT IN A BROOM CLEAN CONDITION DAILY.
7. THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY LIGHTING AND SANITATION FACILITIES AS REQUIRED BY CODE.

FOOTINGS, SUBSURFACE CONDITIONS AND BORROW FILL

1. 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.
2. ALL FOOTING BOTTOMS SHALL BE INSPECTED AND APPROVED BY THE BUILDING DEPARTMENT HAVING JURISDICTION, BEFORE PLACING ANY CONCRETE.
3. 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.
4. PROVIDE AND COMPACT ¾" CRUSHED STONE BACKFILL UNDER ALL SLABS, AND AS SHOWN ON THE DRAWINGS. ALL COMPACTION SHALL BE PERFORMED WITH APPROVED MECHANICAL COMPACTORS ONLY.
5. ALL REINFORCING STEEL SHALL BE INSPECTED BEFORE PLACING ANY CONCRETE. ALL STEEL SHALL BE PLACED IN FORMS FOLLOWING ALL ACI PROCEDURES.
6. ALL CONCRETE SHALL BE PLACED CONTINUOUS FOR ALL FOOTINGS, GRADE BEAMS, RETAINING WALLS, AND SLABS. NO COLD JOINTS WILL BE ACCEPTED. SHOULD A CONSTRUCTION JOINT BE REQUIRED, IT SHALL BE KEVED AND DOWELED AT 12" ON CENTER.

STRUCTURAL STEEL NOTES

1. STEEL CONSTRUCTION SHALL CONFORM TO THE AISC "MANUAL OF STEEL CONSTRUCTION", NINTH EDITION.
2. MATERIALS FOR STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:

BEAMS, GIRDERS, COLUMNS, & MISC. STEEL	A-36
COLUMNS OR GIRDERS NOTED Fy = 50	A-572 Gr.50
PLATE	A-36
STRUCTURAL SQUARE TUBE	A-500 Gr.50
3. ALL BOLTED CONNECTIONS SHALL BE MADE USING A-325-F BOLTS, ¾" DIAMETER INSTALLED IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A-325 OR A-490 BOLTS" UNLESS OTHERWISE DETAILED.
4. **ANCHOR BOLTS SHALL BE A-36 OR A-307 STEEL.** STEEL COLUMNS SHALL BE CONCRETE FILLED AND HAVE TOP AND BASE PLATES WHICH ARE TWO TIMES THE DIAMETER OF THE COLUMN, AND 516" THICK.

MISCELLANEOUS METALS

1. PROVIDE AND INSTALL ANCHOR BOLTS OR SCREW ANCHORS AS NOTED AT 56"OC AND 12" FROM CORNERS AND PLATE ENDS AS SHOWN ON THE DRAWINGS AND REQUIRED BY CODE.
2. PROVIDE AND INSTALL ALL DOWELS AND ANCHORS AS SHOWN IN THE DETAILS OR AS REQUIRED TO COMPLETE THE JOB.
3. PROVIDE AND INSTALL ALL SHOES, BRACKETS, HANGERS 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.
4. STEEL LINTELS SHALL HAVE A MINIMUM OF 5" END BEARING, BEARING POINTS ON CMU MASONRY SHALL BE GROUDED SOLID FOR 24" BELOW THE LINTEL.
5. ALL FASTENERS, NAILS AND HANGERS WHICH COME IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
6. 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

1. 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.
2. CONCRETE FOR SLABS SHALL BE 3000 PSI DESIGN MIX IN ACCORDANCE WITH ACI. PROVIDE 6x6 10'10" WWF REINFORCING IN 4' SLABS.
3. NO CONCRETE SHALL BE PLACED WHEN THE AMBIENT TEMPERATURE IS BELOW 38 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.
4. CONCRETE THAT IS PLACED IN TEMPERATURES ABOVE 60 DEGREES F SHALL BE PROTECTED AGAINST RAPID DRYING AND MOISTURE LOSS IN ACCORDANCE WITH ACI.
5. REINFORCING RODS SHALL CONFORM TO ASTM SERIAL DESIGNATION #615-60, DEFORMED AND ROLLED FORM NEW BULLET STEEL. SET ALL REINFORCING FOR INSPECTION BEFORE PLACING CONCRETE.
6. 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.
7. BACKFILL MAY PROCEED WHEN THE CONCRETE HAS ATTAINED 75% OF ITS FINAL STRENGTH.
8. ALL CONCRETE BLOCK SHALL BE LOAD BEARING UNITS OF 1500PSI MINIMUM. HORIZONTAL REINFORCING SHALL BE TRUSS TYPE PLACED EVERY SECOND COURSE.
9. STORE ALL UNITS OFF OF THE GROUND TO PREVENT CONTAMINATION.
10. BLOCK CONSTRUCTION SHALL BE PROTECTED IN HOT AND COLD WEATHER IN ACCORDANCE WITH THE NATIONAL CONCRETE MASONRY ASSOCIATION STANDARDS.
11. CONCRETE BLOCK FOR FIREPLACE CHIMNEYS SHALL BE LOAD BEARING UNITS AS REQUIRED. ALL CLAY TILE FLUES SHALL BE INSTALLED ACCORDING TO CODE, WITH THE PROPER MASONRY COVER.
12. MORTAR SHALL BE TYPE M OR S. MIX ONE PART PORTLAND CEMENT, ¼ TO ½ PART HYDRATED LIME AND 1½ TO 3 PARTS SAND, MIXED ON SITE WITH POTABLE WATER.
13. NO AIR ENTRAINING ADMIXTURE ANTIFREEZE COMPOUNDS, SUCH AS CALCIUM CHLORIDE SHALL BE ADDED TO THE MORTAR.
14. ALL MASONRY IS TO BE THOROUGHLY MOISTENED WITH CLEAN WATER, THEN CLEANED WITH AN APPROVED MASONRY CLEANING AGENT.
15. ALL WORKMEN SHALL BE EXPERIENCED TRADESMEN, TRAINED AND QUALIFIED TO DO THE WORK AT HAND.

CARPENTRY NOTES

1. 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.
2. METAL STUDS SHALL BE 16 GAUGE AT 16"OC OR AS NOTED ON THE PLANS.
3. WOOD JOISTS SHALL BE GPI JOISTS BY GEORGIA-PACIFIC ENGINEERED WOOD PRODUCTS. INSTALL ALL WOOD JOISTS IN STRICT ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS. PROVIDE SHOP DRAWINGS BY MANUFACTURER, SIZES AND SERIES ARE INDICATED ON THE DRAWINGS. **DO NOT NOTCH OR CUT HOLES IN LVL OR WOOD JOISTS EXCEPT AS NOTED IN MANUFACTURERS' ALLOWABLE HOLES' TABLE.** INSTALL JOISTS IN SIMPSON STRONG-TIE TOP FLANGE HANGERS AS NOTED ON THE DRAWINGS & DETAIL.
4. ALL PENETRATIONS THROUGH CEILINGS AND EXTERIOR WALLS SHALL BE AIR SEALED WITH EXPANDING FOAM AND/OR SILICONE CAULK PRIOR TO FLASHING.
5. EXTERIOR FINISHES VARY BY LOCATION REFER TO THE ELEVATIONS. STUCCO SHALL BE 3 COAT CEMENT STUCCO OVER GALVANIZED SELF FURRING EXPANDED WIRE LATH ON EXISTING OR NEW MASONRY WALLS. FINISH SHALL BE WITH WOOD FLOAT. INSTALL PLASTIC COMPONENT ACCESSORIES TO COMPLETE THE JOB. COLOR OF FINISH COAT TO BE CHOSEN BY OWNER. PLASTIC COMPONENTS: 800.327.7077 - www.plasticcomponents.com.
6. BEVELED & SHINGLE SIDING SIDING THROUGHOUT SHALL BE CEMENT SIDING BY HARJOE BUILDING PRODUCTS AS NOTED ON THE DRAWINGS & DETAILS. INSTALL SIDING OVER CONTINUOUS ¾" R5 POLYSTO RIGID INSULATION. SIDING TO BE INSTALLED BLIND NAILED WITH HOT-DIPPED GALVANIZED NAILS. FOLLOW MANUFACTURERS SPECIFICATIONS FOR INSTALLATION. SIDING TO BE INSTALLED WITH MANUFACTURERS COLORPLUS FACTORY PAINT FINISH IN COLOR AS NOTED. SEAL ALL CUT EDGES WITH MANUFACTURERS EDGE SEALANT.
7. WINDOWS SHALL BE ANDERSEN 400 SERIES DOUBLE GLAZED WITH LOW E COATING AND ARCOX GAS INSULATING GLASS. NEW WINDOWS TO BE INSTALLED WITH FACTORY EXTENSION JAMBS AS REQUIRED. PROVIDE ALL UNITS WITH SCREENS. UNIT NUMBERS ARE INDICATED ON THE PLANS.
8. NEW EXTERIOR 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 JOINT SEALING, FILING AND FINISHING. ALL TRIM TO RECEIVE 2 FINISH COATS OF EXTERIOR LATEX PAINT. COLOR TO BE CHOSEN BY OWNER. AZEK: www.azek.com
7. FLASH ALL WINDOW ROUGH OPENINGS WITH A PEEL & STICK TYPE BUTYL MEMBRANE FLASHING. FLASH SILLS TO CREATE A DRAIN PAN PITCHED TO THE EXTERIOR SIDE. RUN SILL PAN CONTINUOUS OVER CORNERS AND UP JAMBS. MINIMUM 8". FLASH SILL PAN UNDER WALL FELT WRAPPED AROUND JAMB OPENINGS. TYPICAL THROUGHOUT.
8. SEAL AROUND ALL DOOR AND WINDOW ROUGH OPENINGS WITH MINIMALLY EXPANDING POLYURETHANE FOAM. FOLLOW MANUFACTURES PRECAUTIONS.
9. CAULK AROUND ALL WINDOWS AND DOOR OPENINGS WITH A SILICONE PAINTABLE TYPE CAULKING. TOOL ALL JOINTS NEATLY AND CLEAN OFF EXCESS SEALANT.
10. WEATHERSTRIPPING NOT SUPPLIED WITH DOORS SHALL BE SUPPLIED AND INSTALLED AS REQUIRED FOR A COMPLETE AND PROPER INSTALLATION. WEATHERSTRIPPING AND EXTERIOR DOOR THRESHOLDS SHALL BE BY ZERO WEATHERSTRIPPING.
11. 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.
12. INSTALL ALL BLOCKING, BRIDGING, FIRESTOPS, PLATES, SHIMS, FURRING, CROSS BRACING AND THE LIKE AS REQUIRED BY CODE AND AS SHOWN ON THE DRAWINGS.
13. PROVIDE TWO ROWS OF CROSS BRIDGING IN FLOOR SPANS OVER 10 FEET.
14. DOUBLE UP JOISTS UNDER PARALLEL PARTITIONS.

15. ALL FRAMING SHALL BE LEFT OPEN FOR INSPECTION BEFORE COVERING WALLS. THE CONTRACTOR SHALL COORDINATE AND SECURE ALL APPROVALS AND INSPECTIONS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
16. INSTALL THERMAX POLYISOCYANURATE 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.
17. RIGID INSULATION SHALL BE FOAMULAR 600 2" THICK EXTRUDED POLYSTYRENE. CLOSED CELL. FOAM PANELS WHERE NOTED, WITH CONTINUOUS SKINS ON FACE AND BACK. R-VALUE IS TO BE A MINIMUM OF R-10.
18. 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.
19. ALL BUILT IN SHELVING SHALL BE PAINT GRADE ¾" BIRCH PLYWOOD, WITH THE EXPOSED EDGES FACED WITH OAK STRIPPING.
20. 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 CAPITOL GYPSUM IN HAVERSTRAW OR SWACKHAMMER HARDWARE IN WHITE PLAINS.
21. SEAL ALL RIMS & BAND JOISTS THROUGHOUT WITH MINIMUM 2"x14" SPRAY FOAM KIT BY "TOUCH n SEAL" OR EQUAL. INSTALL FIBERGLASS BATTS AS NOTED OVER SPRAYED FOAM SEAL AT PERIMETER.
22. GYPSUM BOARD SHALL BE: USE OR EQUAL, INSTALLED, BEADED, TAPED, AND COMPOUNDED PER MANUFACTURERS SPECIFICATIONS AND AS SHOWN ON THE DRAWINGS.
23. GYPSUM BOARD THROUGHOUT SHALL BE 5/8" THICK ON WALLS AND CEILINGS. BATHROOMS & BASEMENT SHALL RECEIVE 5/8" HUMITEK WATER & MOLD RESISTANT GYPSUM BOARD.
24. BATHROOM SHOWERS AND BATHTUB WALLS SHALL RECEIVE ¾" CEMENT BACKER BOARD FULL HEIGHT TO CEILING.
25. PROVIDE AND INSTALL A BILCO TYPE "E" ROOF HATCH WITH LADDER AND EXTENSION POLE GRAB BAR. INSTALL AS SPECIFIED BY MANUFACTURER.
26. INSTALL A CONTINUOUS WOOD GRIP RAIL AT NEW AND EXISTING STAIRS AS REQUIRED BY THE RCNYS.
27. PROVIDE AND INSTALL ALUMINUM MAILBOXES FOR EACH APARTMENT AS NOTED ON THE DRAWINGS AND AS CHOSEN BY THE OWNER.

FINISH NOTES

1. INSTALL NEW INTERIOR DOORS AS INDICATED ON THE DRAWINGS AND AS CHOSEN BY OWNER.
1. INSTALL NEW INTERIOR 3" WINDOW AND DOOR CASING AT THE FIRST FLOOR.
2. INSTALL NEW INTERIOR 5" BASE TRIM AS CHOSEN BY OWNER AT THE FIRST FLOOR.
4. INSTALL NEW PRE-FINISHED HARDWOOD FLOORING AS CHOSEN BY OWNER AND AS NOTED ON THE DRAWINGS. INSTALL ALL WOOD FLOORS OVER ROSIN PAPER OR BUILDING PAPER.
5. CERAMIC TILE FLOORS SHALL BE THIN-SET ON ¾" PLYWOOD SUB-FLOORING WHERE INDICATED ON THE DRAWINGS. BATHROOM TILE FLOORS SHALL BE THIN-SET ON CONCRETE BACKER BOARD OVER PLYWOOD SUB-FLOOR. TILE STYLES AND COLORS TO BE CHOSEN BY OWNER.
6. BATHROOM WALL BASE SHALL BE TILE TO MATCH THE FLOOR. INSTALL WALL TILE FULL HEIGHT AT SHOWERS AND BATHTUB WALLS. INSTALL BATHTUB AND SHOWER WALL TILE OVER CONCRETE BACKER BOARD.
7. ALL DOOR HARDWARE SHALL BE CHOSEN BY THE OWNER UNLESS INDICATED OTHERWISE. THE CONTRACTOR SHALL PURCHASE AND INSTALL ALL REQUIRED HARDWARE FOR A COMPLETE AND PROPER INSTALLATION.
8. FINISH HARDWARE, LIGHTING FIXTURES, AND SWITCH PLATES SHALL BE PROTECTED OR REMOVED BEFORE PAINTING IS STARTED, AND SHALL BE REPLACED AFTER PAINTING AND FINISHING ARE COMPLETED.
9. ALL NEW SURFACES TO RECEIVE FINISHES SHALL BE PREPARED IN STRICT ACCORDANCE TO THE PAINT OR FINISH MANUFACTURERS SPECIFICATIONS.
10. ALL PAINTING SHALL CONSIST OF ONE PRIME COAT OVER NEW MATERIAL AND TWO FINISH COATS. WALLS AND CEILINGS ARE TO RECEIVE A FLAT FINISH. ANY DOORS, TRIM OR WOODWORK TO BE PAINTED SHALL RECEIVE A SEMI-GLOSS ENAMEL. ALL PAINTING SHALL BE SANDED BETWEEN COATS. COLORS TO BE CHOSEN BY OWNER.

ROOFING, WATERPROOFING AND VAPOR BARRIER NOTES

1. ROOF SHINGLES SHALL BE FIBERGLASS COMPOSITION SHINGLES WITH A LIFETIME WARRANTY. INSTALL OVER 30# ROOFING FELT. WHERE ROOF PITCH IS LESS THAN 4" PER FOOT, INSTALL SHINGLES OVER A CONTINUOUS ICE & WATER SHIELD MEMBRANE. DO NOT INSTALL ROOF SHINGLES WHERE THE ROOF SLOPE IS LOWER THAN 2" PER FOOT.
2. PROVIDE AND INSTALL ALUMINUM DRIP EDGE CONTINUOUS AT THE ENTIRE ROOF EDGE. INSTALL ALUMINUM GUTTERS AT THE EAVES.
3. INSTALL THERMAX POLYISOCYANURATE 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 TAPE.
4. FLASH ALL WINDOW ROUGH OPENINGS WITH A PEEL & STICK TYPE BUTYL MEMBRANE FLASHING. FLASH SILLS TO CREATE A DRAIN PAN PITCHED TO THE EXTERIOR SIDE. RUN PAN CONTINUOUS OVER CORNERS AND UP JAMBS. MINIMUM 8". FLASH SILL PAN UNDER TYVEK OR WALL FELT WRAPPED AROUND JAMB OPENINGS.
5. FLASH ALL WALL TO ROOF INTERSECTIONS WITH ALUMINUM STEP FLASHING.
6. INSTALL "RUBBER WALL" SPRAY ON FOUNDATION WATERPROOFING ON ALL FOUNDATION WALLS AND AS INDICATED ON THE DRAWINGS AND DETAILS.
7. INSTALL AN EDPM GLUE-UNDER ROOFING MEMBRANE AT THE NEW FIRST FLOOR ROOF DECK ON INSULATION BOARDS PITCHED TO DRAIN AT ¼" PER FOOT OVER ¾" PLYWOOD SHEATHING. INSTALL AS DIRECTED BY THE MANUFACTURER AND RUN UP ADJOINING WALLS. REFER TO THE DETAILS SHEET A-6.
8. APPLY BENJAMIN MOORE LATEX VAPOR BARRIER PRIMER SEALER #260 PAINT ON THE INTERIOR FACE OF ALL EXTERIOR WALLS AND CEILINGS.
9. SEAL ALL PENETRATIONS THROUGH CEILINGS, EXTERIOR WALLS OR FOUNDATION WALLS WITH LOW-EXPANSION POLYURETHANE FOAM SEALER AND CAULK THE EXTERIOR JOINT FOR A TIGHT AIR SEAL.
10. PAN FLASH EXTERIOR LANDINGS WITH A PEEL & STICK TYPE BUTYL MEMBRANE UNDER DOOR SILLS.
11. FLASH ALL ROOF EAVES WITH 2 COURSES OF 36" WIDE ICE & WATER SHIELD.

PLUMBING NOTES

1. 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.
2. 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.
3. ALL PIPING SHALL BE PRESSURE TREATED FOR LEAKS BEFORE BACKFILLING OR ENCLOSING WALLS.
4. DO ALL TRENCHING AND BACKFILLING OF ALL SOIL LINES. CONNECT NEW WASTE LINES TO EXISTING EJECTOR IN FRONT YARD.
5. ALL INTERIOR WATER PIPE SHALL BE "PEX" OR TYPE L COPPER PIPE, WITH HARD DRAWN PLAIN ENDS, IN ACCORDANCE WITH ASTM SPECIFICATIONS. FITTINGS FOR COPPER PIPE SHALL BE THOROUGHLY CLEANED AND FITTED, SOLDERED AND PRESSURE TESTED BEFORE BLOCKING OVER OR BURYING. ALL WATER SERVICE PIPING PLACED BELOW CONCRETE SLABS OR IN CRAWL SPACES SHALL BE INSULATED AND PROTECTED FROM ADJACENT MATERIALS.
6. ALL SOIL AND WASTE PIPING SHALL BE CAST IRON, SIZED AND INSTALLED ACCORDING TO CODE, AND ALL VENT PIPING SHALL BE COPPER OR PVC, INSTALLED ACCORDING TO CODE.
7. PROVIDE SOUND INSULATION AROUND ALL WASTE LINES, AND OTHER PIPING OR AS INDICATED ON THE DRAWINGS.
8. FURNISH ALL VALVES REQUIRED FOR THE PROPER CONTROL OF THE VARIOUS FIXTURES AND MECHANICAL EQUIPMENT, SO THAT ALL FIXTURES MAY BE ISOLATED FOR REPAIR AND SERVICING WITHOUT INTERFERENCE OF SERVICE TO THE REST OF THE SYSTEM.
9. CONNECTIONS BETWEEN DISSIMILAR METALS SHALL BE ISOLATED BY DI-ELECTRIC FITTINGS.
10. ALL PLUMBING FIXTURES SHALL BE KOHLER OR AS CHOSEN BY THE OWNER, AND INSTALLED BY THE PLUMBING CONTRACTOR.
11. INSTALL A NEW SUMP PUMP, PIT AND PERIMETER DRAIN SYSTEM AT THE EXISTING BASEMENT. REFER TO THE PLANS.

ELECTRIC AND LIGHTING NOTES

1. THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS ON ALL OF HIS WORK, FROM ALL LOCAL AUTHORITIES, AND COMPLY WITH ALL NEW YORK STATE AND LOCAL CODE REQUIREMENTS.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR TO INSTALL SERVICE REQUIREMENTS FROM THE UTILITY COMPANY'S TRANSFORMER AS REQUIRED BY CODE.
3. ALL FEEDERS AND LINES SHALL BE OF A SIZE AS REQUIRED BY THE LOCAL AND STATE CODE, AND THE POWER COMPANIES DIRECTIVES.
4. UPGRADE EXISTING ELECTRICAL SERVICE AND PANEL TO 200 amp SERVICE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, AND THE STATE OF NEW YORK.
6. THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL OUTLETS, SWITCHES AND COVER PLATES TO COMPLETE THE JOB. SUBMIT SAMPLES OF PROPOSED MATERIALS.
7. SMOKE & CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN LOCATIONS REQUIRED BY CODE AND AS INDICATED ON THE DRAWINGS.
8. AT THE COMPLETION OF THE JOB, THE ELECTRICAL CONTRACTOR SHALL SECURE ALL REQUIRED CERTIFICATIONS AS REQUIRED BY THE LOCAL AUTHORITIES.
9. REVIEW ALL LIGHTING AND SWITCH LOCATIONS WITH THE OWNER PRIOR TO ROUGH-IN.
10. REFER TO THE ELECTRIC PLANS AND THE OWNER FOR FIXTURES. SUBMIT CUT SHEETS OF ALL PROPOSED LIGHT FIXTURES TO THE OWNER PRIOR TO PURCHASE FOR APPROVAL.
11. 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.
12. RECESSED LIGHT FIXTURES INSTALLED IN INSULATED CEILINGS SHALL BE PROVIDED WITH AN AIR-SEALED, INSULATION CONTACT HOUSING FROM THE MANUFACTURER.

HVAC NOTES

1. 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 FACTORS.
2. ALL NEW MECHANICAL EQUIPMENT SHALL BE ENERGY STAR RATED.
3. THE HVAC CONTRACTOR SHALL REVIEW LOCATIONS OF ALL EQUIPMENT AND REGISTERS WITH THE OWNER PRIOR TO FABRICATION AND INSTALLATION.
4. INSTALL NEW ELECTRONIC "SET-BACK" ENERGY STAR THERMOSTATS FOR EACH APARTMENT AND AS INDICATED BY OWNER.
5. PROVIDE AND INSTALL A "DUCTLESS" AC CONDENSER AND BLOWER SYSTEM FOR EACH EXISTING SECOND FLOOR APARTMENT. REFER TO PLANS.
6. INSTALL A NEW KITCHEN EXHAUST HOOD WITH CHARCOAL FILTER VENTED DIRECTLY TO THE EXTERIOR AT EACH APARTMENT.
7. INSTALL BATHROOM EXHAUST FANS AT ALL BATHROOMS AND AS NOTED ON THE PLANS. VENT ALL BATHROOM EXHAUST FANS DIRECTLY TO THE EXTERIOR IN SEALED HARD DUCT.
8. INSTALL A 4" GALVANIZED DUCT FOR DRYER EXHAUST VENTED DIRECTLY TO THE EXTERIOR. DO NOT INSTALL FLEX DUCT FOR DRYER VENTS.

CONDITIONS

1. ALL CHANGES AND SUBSTITUTIONS TO THE DRAWINGS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND COMMENT. ALL MATERIAL CHANGES SHALL BE SUBMITTED WITH SAMPLES AND APPROPRIATE LITERATURE.
2. ALL SUBSTITUTIONS SHALL BE EQUAL IN PERFORMANCE AND WARRANTY.
3. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR MATERIAL SUBSTITUTIONS AND CHANGES TO THE JOB WHICH ARE NOT AUTHORIZED BY HIM IN WRITING.
4. REGARDLESS OF CHANGES, SUBSTITUTIONS AND MODIFICATIONS TO MATERIAL, EQUIPMENT, AND FIXTURES AS THEY PERTAIN TO THE JOB, THE CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE TO THE NEW YORK STATE BUILDING CODE, AND ALL LOCAL CODES AND ORDINANCES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE AND ASSUME ALL RESPONSIBILITY FOR ALL MATERIALS, METHODS, PROCEDURES, SAFETY REQUIREMENTS, AND DIRECTIVES, IN CONTRACTING AND BUILDING OF THE JOB.
6. THE CONTRACTOR SHALL BE IN DIRECT CHARGE OF ALL CONSTRUCTION, SUPERVISION, AND ALL ERRORS OR OMISSIONS DURING THE COURSE OF CONSTRUCTION.

DESIGN LOADS

THE DESIGN LOADS ARE AS FOLLOWS:
FLOOR - LIVE LOAD 40 PSF
DEAD LOAD 15 PSF
ROOF - LIVE LOAD 30 PSF GROUND SNOW LOAD
DEAD LOAD 20 PSF

FIRE SPRINKLER SYSTEM

1. FIRE SPRINKLER SYSTEM DESIGN SHALL BE IN ACCORDANCE WITH THE 2020 FCNYS.
2. SUBMIT SHOP DRAWINGS FOR REVIEW SIGNED AND SEALED BY A NEW YORK STATE ENGINEER.
3. THE NEW WATER SERVICE CONNECTION SHALL MEET ALL HEALTH DEPARTMENT AND LOCAL WATER DEPARTMENT REQUIREMENTS.

BUILDING CODE REVIEW

1. ALL WORK SHALL COMPLY WITH THE 2020 BUILDING CODE OF NEW YORK STATE, 2020 FIRE CODE OF NEW YORK STATE, 2020 EXISTING BUILDING CODE OF NEW YORK STATE, 2020 ENERGY CONSERVATION AND CONSTRUCTION CODE, AND NEW YORK STRETCH CODE.
2. USE GROUP IS R-2, CONSTRUCTION TYPE 5b, HEIGHT 2 STORIES, BUILDING AREA 1st FLOOR 3,563 SF, 2nd FLOOR 1,619 SF, 7,000 SF ALLOWABLE W/ 13R SPRINKLER SYSTEM.
3. PER SECTION (F) 903.2.8 INSTALL FIRE SPRINKLER SYSTEM THOUGHT GROUP R FIRE AREA.
4. ONE TYPE B DWELLING UNIT IS REQUIRED AND PROVIDED.
5. PER 2020 EBCNYS WORK AREA IS A CHANGE OF OCCUPANCY AND LEVEL 2 ALTERATION.

N Midland Apartments
245 N. Midland Avenue
Nyack, N.Y. 10960

KIER B. LEVESQUE, R.A.
ARCHITECT
49 THIRD AVENUE
NYACK, NEW YORK 10960
845-358-2359

SPECIFICATIONS

SCALE AS SHOWN
DATE ...
JOB NO. 1584
REVISIONS: SHEET NO.

2 CONSTRUCTION
AUGUST 5, 2016
3 REAPPROVAL
JULY 14, 2022

SP-1

NY LICENSE # 15938