| ZONING BOARD OF APPEALS Town of Orangetown 20 Greenbush Road Orangeburg, New York 10962 (914) 359-8410 (ex. 4331) Date: June 15, 2023   |  |
|---|--|
| TO: OBAPAE Environmental Management and Engineering Rockland County Sewer District #1 New York State Dept. of Transportation Palisades Interstate Park Commission Orange and Rockland Utilities Orangetown Highway  | Rockland County Drainage Rockland County Health Rockland County Planning Rockland County Highway |
| Review of Plans: Ford 33 Realty LLC, 33 Corporate Dri Section 73.19 Block 1 Lot 9; LIO zone This matter is scheduled for:   | ve, Orangeburg, NY   |
| Chapter 43, LIO District, Section 3.12, Group CC, Colupermitted, 37' proposed) for an addition to the existing be Corporate Drive, Orangeburg, New York and identified 73.19, Block 1, Lot 9 in the LIO zoning district.  | building. The premises are located at 33   |
| Please review the information enclosed and provide c<br>mailed, e-mailed or faxed to the Zoning Board Office  |  |
| If your Agency does not have any comments at this ti<br>sending back this sheet.  • US Postal: 20 South Greenbush Road, Orange<br>• Email to Zoning Board: darbolino@orangetov<br>• Fax to the Town of Orangetown ZBA @845 35   | eburg, NY 10962<br><u>vn.com</u> or  |
| Zoning Board Meeting Date: July 19, 2023  ( ) Comments attached ( ) No Comments at this time. Please send future co ( ) No future correspondence for this site should be and this agency does not have any further comments. ( ) This project is out of the jurisdiction of this agen | sent to this agency. Plans reviewed  |
| This project is before the Zoning Board on Wednesdayour completed review to this office by July 19, 2023.   |  |
| Reviewing Agency  | -  |
| Namedate:   |  |

33

Thank you, Deborah Arbolino

Signature:\_

| Name of Municipality: | TOWN OF ORANGETOWN | Date Submitted: |   |
|-----------------------|--------------------|-----------------|---|
|                       |                    |                 | , |

|  |  | nmercial   |   |                                  |
|--|--|--|---|----------------------------------|
|  | Diampina Daard   | Interolat  | Residential   |                                  |
|  | Planning Board  Zoning Board of  | Appeals  | Residential Historical Bo   | ard<br>Board                     |
|  | 400000g B0214 01 /   | , the case   | Architectural   | Doard                            |
|  | Subdivision<br>Number of Lots<br>Site Plan   |  | Consultation<br>Pre-Preliminary/S<br>Preliminary                        | ketch                            |
|  | Site Plan Conditional Use  |  | Final Interpretation  |                                  |
|  | Special Permit Variance Performance Standard   | ds Review  | PERMIT#: BLDC - 95 ASSIGNED INSPECTOR: Glenn                            | 2-22                             |
|  | Use Variance<br>Other (specify):   |  | 1   |                                  |
|  |  |  | Referred from Planning Boar<br>If yes provide date of<br>Board meeting: | d: YES / NO<br>Planning          |
| Project Name   | Ford 33 Realty   |  |   |                                  |
| Street Addres  | 33 Carnarata Driva   |  |   |                                  |
|  | S: 33 Corporate Drive  |  |   |                                  |
|  |  | 52   |   |                                  |
|  | , Orangeburg, NY 1096  | 62   |   |                                  |
| ax Map Desi  | , Orangeburg, NY 1096  |  |   |                                  |
| ax Map Desi  | , Orangeburg, NY 1096  |  | Lot(s   | s); 9                            |
| ax Map Desi  | , Orangeburg, NY 1096  |  | Lot(s   | ·): <u>9</u><br>·):              |
| ax Map Desi<br>S<br>S  | , Orangeburg, NY 1096  gnation: ection: 73.19  ection:   |  | Lot(s   | ); <u>9</u><br>):                |
| ax Map Desi<br>S<br>S<br>Directional Lo                                      | , Orangeburg, NY 1096 gnation: ection: 73.19 ection:   | Block: <u>1</u><br>Block:                              |   |                                  |
| ax Map Desi S S Directional Lo   | , Orangeburg, NY 1096 gnation: Section: 73.19 Section: side of Corpora   | Block: 1 Block: Block:                                 |   | . approximately                  |
| ax Map Desi S S Directional Lo   | , Orangeburg, NY 1096 gnation: Section: 73.19 Section: side of Corpora   | Block: 1 Block: Block:                                 |   | . approximately                  |
| ax Map Desi S S Virectional Loon the South Own of Orangeto                   | , Orangeburg, NY 1096 gnation: Section: 73.19 Section: side of Corpora   | Block: 1 Block: 1 Block:  te Drive of the intersection | on of Olympic Drive<br>rangeburg  | _, approximately<br>, in the<br> |
| ax Map Desi S S Directional Lo On the South Own of Orangeto Acreage School I | , Orangeburg, NY 1096  gnation: Section: 73.19 Section: Side of Corpora  feet West Sown in the har of Parcel 2.0  District Pearl River | Block: 1 Block:  te Drive of the intersection          |   | _, approximately<br>, in the     |
| ax Map Desi S S Directional Lo On the South Own of Orangeto Acreage School I | , Orangeburg, NY 1096  gnation: ection: 73.19  ection:  side of Corpora feet West own in the hall of Parcel 2.0                        | Block: 1 Block:  te Drive of the intersection          | on of Olympic Drive<br>rangeburg<br><b>Zoning District</b> LIO          | _, approximately<br>, in the     |

#### APPLICATION REVIEW FORM

# FILL IN WHERE APPLICABLE. (IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

| If subdivision                         | on:   |
|--|---|
| 1) 1                                   | s any variance from the subdivision regulations required? N/A   |
| 2) 1                                   | s any open space being offered? If so, what amount? N/A   |
| · ·                                    | s this a standard or average density subdivision? N/A   |
| If site plan:                          |   |
| 1) E                                   | Existing square footage N/A   |
| 2) T                                   | otal square footage N/A   |
| 3) N                                   | lumber of dwelling units N/A  |
| If special pe                          | ermit, list special permit use and what the property will be used for.  |
| Are there <b>slope</b> and net area No | s greater than 25%? If yes, please indicate the amount and show the gross on the site? If yes, please provide the names. No |
|  | ns on the site? If yes, please provide the names. №  nds on the site? If yes, please provide the names and type:            |
| No                                     | inds of the site: If yes, please provide the flames and type.   |
| Project Hist                           | •   |
|  | ever been reviewed before?  |
|  | status of any previous approvals.   |
|  |   |
| List tax map secthis project.          | tion, block & lot numbers for all other abutting properties in the same ownership as  |



# OFFICE OF BUILDING, ZONING, PLANNING, ADMINISTRATION AND ENFORCEMENT TOWN OF ORANGETOWN

20 Greenbush Road Orangeburg, N.Y. 10962

Jane Slavin, R.A. Director

(845)359-8410

Fax: (845) 359-8526

## DENIAL TO THE ZONING BOARD OF APPEALS

| Date: April 25, 2022   | *.  |                                 |  |                               |                          | •          |          |
|--|---|---------------------------------|--|-------------------------------|--------------------------|------------|----------|
| Applicant: Ford 33 Realty LLC                                      | <b>3</b>                                  |                                 |  |                               |                          |            | :        |
| Address: 33 Corporate Dr. Ora                                      | ngeburgt, NY                              |                                 |  |                               | 12                       |            |          |
| RE: Application Made at: same                                      |   |                                 |  |                               |                          |            |          |
| Chapter 43, Table 3.12, Column<br>Max height 3' per foot from from | l LIO District,<br>at lot line allows     | Column 2 (<br>27'6" with 3      | Group CC, C<br>7' proposed                   | olumn 3                       | All other                | uses, Col  | umn 12   |
| On Variance required   |   |                                 |  |                               |                          |            | . +      |
| *  | :   |                                 |  |                               |                          |            |          |
|  |   |                                 |  |                               |                          |            |          |
|  | •   |                                 |  |                               |                          |            |          |
|  |   |                                 |  |                               |                          | ş          | • • •    |
| Section: 73.119  | Block:                                    | <b>1</b>                        | Lot:   | 9:                            |                          |            |          |
| Dear Ford 33 LLC   |   | ·                               | •  |                               |                          |            |          |
| Dear   | <u>.</u>                                  |                                 |  |                               |                          |            |          |
| Please be advised that the Build                                   |   |                                 |  |                               | •                        |            |          |
| pril 12, 2022 , has been deni                                      | ed. I have enclo                          | sed a Xerox                     | copy of yo                                   | ur applic                     | ation, whe               | re you w   | ill find |
| at the bottom the reason for den                                   | ial.                                      |                                 |  |                               |                          | i Figure   |          |
| In Accordance with Toning C  | Walifal 40 Oller                          | · 10-222 #                      | nalam <b>as</b> na sestin <b>a</b> ili. Ili. | uniter and state of the state | ellen Self von der ellen |            |          |
| In Accordance with Zoning, C<br>Building Inspector or Similar      | administrative                            | )   19:322   <br>  ffice    thi | ie time to a                                 | ppeal a                       | <u>letermina</u>         | ition of a | i i      |
| determination with the Town  | Clerk.                                    | MIRC IS LIII                    | (LY (OU) Bay                                 | SHOWL                         | ne must c                | i such a   |          |
|  |   |                                 |  |                               |                          | 1 1.<br>2  |          |
| The Clerk to the Zoning Board                                      | of Appeals, Debb                          | ie Arbolino                     | , will assist                                | you in th                     | e preparat               | ion neces  | sary to  |
| appear before the board,   |   |                                 |  |                               |                          |            |          |
| Sincerely,   | <i>i</i>                                  | Λ                               |  |                               |                          | - 12       |          |
| A = A = A  | 11/16                                     | ha/                             |  |                               | ·                        | •          |          |
| $ \wedge$ $\wedge$   | $\underline{-u_{\parallel}r_{\parallel}}$ | <u> </u>                        |  |                               |                          |            |          |
| Richard Oliver   | V   | i.                              |  |                               |                          | .1         |          |
| Deputy Building Aspector   | . 1                                       | . 1                             |  |                               |                          |            | ::       |
| \$\frac{1}{2} \land 12   | water                                     | 4/28                            | 122/   | A.                            |                          |            | "        |
| Signature of Director  | ( 1                                       | l                               | L  | 1,3                           | Date                     | Samuel e   |          |
| NOTE: PLEASENEEP FOR YOU   | UR RECORDS                                |                                 | *  | CC: Ros                       | Date<br>anna Sfraga      | <u>k</u> i |          |
| 12-31-18-CCC   |   |                                 |  | *                             | Liz Decor                | t          |          |



### OFFICE OF BUILDING, ZONING, PLANNING, ADMINISTRATION AND ENFORCEMENT TOWN OF ORANGETOWN

20 Greenbush Road Orangeburg, N.Y. 10962

Jane Slavin, R.A. Director

(845)359-8410

Fax: (845) 359-8526

## Referral to the ARCHITECTURE AND COMMUNITY APPARANCE BOARD OF REVIEW

| Date:  | April 25, 2021   | Section:_   | 73.19   | Block:   | 1  | Lot:  | 9  |  |
|--|--|---|---|--|--|---|--|--|
| Applica  | nt: Ford 33 Rea  | ly LLC  |   |  |  |   |  |  |
| Address  | 33 Corporat  | e Dr. Orai  | ngeburg, N  | Y  |  |   |  |  |
| RE: App  | lication Made at:  | same  |   |  |  |   |  | - III  |
|  |  |   |   |  |  |   |  |  |
| Referred For: $\underline{C}$  | hapter 2 § 2   | <u>-4To re</u>  | view ap   | plicatio   | ns for   | building j  | permits.   | ia ia  |
| of 1,000 cubic subdivision of la of Orangetown I and Community t conforms in altingle- or two-finspector, in his | tion for a buildin feet of cubical cund, and any such filed with the Toy Appearance Boall respects to all of amily residence a discretion, may thin § 2-5, that it | ontents prop<br>application<br>wn Board, Pl<br>ard of Review<br>ther applical<br>or residential<br>refer such a | for a building anning Board within seven ble laws and out accessory standard application. | struction, an permit, land or Building of days of the reliances. The tructure on it to the Board | d every ap<br>use or any<br>inspector s<br>submissio<br>his law sha<br>ndividual | oplication for the other developmentall be referred to the application of the apply to a property, except | e developme<br>ent with the I<br>o the Archite<br>ion, provided<br>a application<br>that the Bui | nt or<br>fown<br>cture<br>I that<br>for a<br>Iding |
| Comments; rai  | 111  |   |   |  |  |   |  |  |
|  |  | -   |   |  |  |   |  |  |
|  |  |   |   |  |  | ·····   |  |  |
| Please be advise<br>to the Orangeto<br>copy of your ap<br>Cheryl Coopers   | ed that the Building of that the Building on Architecture a plication, where you mith, will assist you. 4330 or CCool  | ig Permit Ap<br>and Commur<br>ou will find<br>ou in the pro   | nity Appearant<br>at the bottom<br>eparation nece   | ce Board of I<br>the reason for<br>ssary to appoin   | Review, Ao<br>or referral.   | CABOR. I have<br>The Clerk to the   | enclosed a X<br>ACABOR,  | erox   |
| Richard  | d 4)   | ls fin<br>A   | <b>u</b> ]21  | <u> </u>   |  |   |  |  |
| Signal<br>NOTIL<br>8-12-20   | PLEASE KEEP FO   | OR YOUR RI  | CORDS   |  | · · · · · · · · · · · · · · · · · · ·  | Date<br>C: Liz Deco<br>Cheryl C   | rt<br>Dopersmith   |  |

@200 FT From edgls (4)

|                  |                        | 0 -                                       | PΔ  | GE#   |
|------------------|------------------------|---|---|-------|
| SWIS             | PRINT KEY              | NAME                                      | ADDRESS   | WL IF |
| 392489           | 73.15-1-18             | BREO NY LLC<br>Peter Smith                | 731 Lexington Ave, New York, NY 10022   |       |
| 392489           | 73.19-1-1              | BREO NY LLC<br>Peter Smith                | 731 Lexington Ave, New York, NY 10022   | •     |
| 392489<br>392489 | 73.19-1-2<br>73.19-1-3 | 30 Corporate LLC<br>Csilleberg Inc        | 151 N Main St Ste 400 New City, NY 10956<br>20 Corporate Dr. Orangeburg, NY 10962                 |       |
| 392489<br>392489 | 73.19-1-8<br>73.19-1-9 | 29 Corporate Drive LLC Ford 33 Realty LLC | 200 Performance Dr Ste 207, Mahwah, NJ 07495<br>100 Challenger Rd Ste 105, Ridgefield Park, NJ 07 | 7650  |

1 Olympic Dr. Drangeburg NY 10962 73.19-1-5 Chartwell Drange burg Realty LIC

#### Project Narrative

Ford 33 Realty 33 Corporate Drive Orangeburg, New York 10962 Section 73.19, Block 1, Lots 9 23-2915

Based on the nature of the items being stored and the availability of these items for distribution it is imperative that additional storage be provided.

The client proposes to elevate the roof of the existing building and with the availability of additional unclaimed storage, this needed storage problem can be resolved.

| Clerk of Boar | ds Review: | 1 |
|---------------|------------|---|
| Date:         | Initials:  | l |

|             |       | 1000   |       |
|-------------|-------|--------|-------|
| ENTITY      | DISCI | COLIDE | CODM  |
| F14 1 1 1 1 | DISCE | COURE  | CURIN |

| Building Dept. | (Accepted By): |
|----------------|----------------|
| Date:          | _Initials:     |

TOWN OF ORANGETOWN

Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE)
20 Greenbush Road
Orangeburg, New York 10962

Tef: (845) 359-8410 Website: <u>www.orangetown.com</u>

THIS FORM MUST ACCOMPANY ALL LAND USE APPLICATIONS SUBMITTED BY AN ENTITY AS DEFINED IN CHAPTER 43, ARTICLE 16 OF THE TOWN CODE OF THE TOWN OF ORANGETOWN.

| PROJECT NAME:           | Ford 33 Realty LLC          |                                |  |  |
|-------------------------|-----------------------------|--------------------------------|--|--|
| PROPERTY ADDRESS:       | 33 Corporate Drive Orango   | eburg, NY 10962                |  | and the second of the second o |
| TAX LOT ID:             | 73.19-1-9                   |                                | er e | The second secon |
| NAME OF APPLICANT:      | Ford 33 Realty LLC          |                                |  |  |
| OWNER OF PROPERTY       | Ford 33 Realty LLC          |                                |  |  |
| Land Use Application/Br | lef Description of Project: | Commercial Building            |  |  |
|                         |                             | Renovate existing office space | mehine                                   | Roof   |

#### PART ONE:

- Pursuant to Section Chapter 43, Article 16 of the Town Code, the disclosure of the names and address of all
  persons or entities owning any interest or controlling position of any limited liability company, limited liability
  partnership, general or limited partnership, professional corporation, joint venture, doing business as name or
  venture, association, business trust, or non-publically traded corporation, (hereinafter referred to as the "Entity") is
  required when filing a land-use application.
- Set forth the names of <u>all</u> members, officers, shareholders, directors, partners or other authorized persons of the Entity for the past year from the date of filing of any land-use board application.
- 3. Attach a copy of <u>all</u> Entity documents filed with the NYS Secretary of State, or in any other State of formation, including:
  - a. All records regarding membership interests in the Entity;
  - b. Records regarding the transfer of membership interests since the date of formation.
- 4. If a member of the Entity is <u>not</u> a natural person, please provide the name(s) and address(es) for the of the non-natural person member of that Entity, and provide the formation filing documents for such Entity.
- 5. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).



| Name of Entity:                          | Ford 33 Realty LLC  |
|--|---|
| en e |   |
| Address:                                 | 100 Challenger Road<br>Suite 105<br>Ridgefield Park, NJ 07660 |
| Telephone Number:                        | 551-225-8334  |
| E-Mail Address:                          | akiva@fodmed.com  |
| State/Date of Formation:                 | November 1, 2020  |
| Contact Person:                          | Akiva Goldberger  |

#### PART TWO:

- 6. Please list all persons, officers, limited or general partners, directors, members, shareholders, managers, authorized persons, beneficial owners, and any others with any interest in or with the above referenced entity.
- 7. Please NOTE that an "authorized person" means an individual or entity, whether or not a shareholder, member, officer or director, or person identified by any other title, who is authorized to act, solely or in conjunction with others, on behalf of or for the Entity.
- 8. List all persons with a membership or voting interest or controlling position in the Entity. Please provide that parties' business or personal address and telephone number, email address and other contact information.
- 9. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).

| Name of Individual            | Address  | Telephone          | Email             | Interest or Role in Entity |
|-------------------------------|--|--------------------|-------------------|----------------------------|
| 1. Akiva Goldberger           | 100 Challenger Road Suite 105<br>Ridgefield Park, NJ 07660 |                    | akiva@fordmed.com | 45%                        |
| 2. OI Alt Investments,<br>LLC | 1805 Swathmore Ave.<br>Lakewood, NJ 08701                  | -                  |                   | 16.875%                    |
| 3. Libeck Enterprises,<br>LLC | 126 W. Maple Ave.<br>Monsey, NY 10952                      | (845)<br>426- 7496 | heiny75@gmail.com | 11.25%                     |
| 4. Moshe Scheiner             | 30 Dr. Frank Road<br>Spring Valley, NY 10977               |                    |                   | 11.25%                     |
| 5. Rates Enterprises          | 2 McLeod Terrace<br>New City, NY 10956                     |                    |                   | 10%                        |
| 6. Kushner Family IDF,<br>LLC | 111 Madison Avc.<br>Lakewood, NJ 08701                     |                    |                   | 5.625%                     |

#### PART THREE

- 10 Is any person identified in Part TWO currently employed by or hold a paid or unpaid position with a department agency or land use board of the Town of Orangelown? Please circle: YES NO
- 11: Is any person identified in PART TWO the spouse, sibling, parent, child, or grandchild of any individual who is employed by or holds a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle:

  YES / NO
- 12 Does any person identified in PART TWO perform services for or have a contract or employed by an entity that has a contract to perform services for the Town of Orangetown? Please circle YES (NO
- 13 If the answer is "YES" to any of the above, please provide a supplement sheet and list every Board. Department Office, agency or other position with the Town of Orangetown in which the party has a position paid or unpaid or provides services for, and identify the agency, title and date of hire.

#### PART FOUR

- C. I.S.

- 14 The information contained herein shall be updated with the Clerk of the Boards no later than THIRTY (30) DAYS after any change in information.
- 15 NOTE: Any person who (a) provides false or fraudulent beneficial ownership information; (b) willfully fails to provide complete or updated information; or (c) during the application process, fails to obtain or maintain credible, legible and updated beneficial ownership information shall be subject to suspension of any pending application by the applicant entity, or a "stop work" order on any work relating to the application, or both, in addition to any other applicable penalties under the Town Code, or State and Federal Statute, or both.

| STATE OF NEW YORK   |                                       |                             |       |
|---|---------------------------------------|-----------------------------|-------|
| ) \$5.:<br>COUNTY OF ROCKLAND )   | a v                                   | 나왔어요 그를 됐어?                 |       |
|   |                                       |                             |       |
| 1. Ath Willinger  | being duly sworn, deposes and         | says that I am (Title)      |       |
| , an active or qualified member of th   | e farl II Kindhun                     | Lic                         |       |
| a business duly authorized by law to do business in the State of No<br>Affidavit are true, accurate and complete. I further understand that | Il Land Use Applications may be       | VA a significant impant     |       |
| upon the health, salety and general welfare of the Town of Orac   | hae eineildedni eli has awalaar       | wellows and that the        |       |
| Town Board is required to be certain that anyone with an interest land use approval or permission must have no conflict of interest         | or controlling position of an Entitle | ly, who applies for any     |       |
| NYS General Municipal Law, and that the disclosure of any o   | illicers directors membare en         | 20holdose mann              | M4    |
| authorized persons, denencial owners, any other controlling o   | e viling avode ant distribution       | nd all comess to the second | 1.045 |
| membership or voling interest in the entity is required to be made  | In any land use poolication or a      | American Smart              |       |
| from the Town, to be certain no conflict of interest exists and wittake place.  | mout the disclosure, a full review    | of any conflict cannot      |       |
|   |                                       |                             |       |
|   |                                       |                             |       |
|   |                                       | Signature                   |       |
|   |                                       | Sand Park Control           |       |
| Sworn to and subscribed in my presence  |                                       |                             |       |
| This 3 day of 144 2023  | JUDAH VORCHI                          | HEIMER 2333                 |       |
| -1  | Notary Public - Stale of              | it New York                 |       |
|   | No. 01V06353<br>Qualified in Rocktor  |                             |       |
| NOTARY PUBLIC   | My Commission Expires J               | anuary 23 202)              |       |
|   |                                       |                             | 8     |
| 3   |                                       |                             |       |
|   |                                       |                             |       |
|   |                                       |                             |       |
|   | July 2                                |                             |       |
|   |                                       |                             |       |
|   |                                       |                             |       |
|   |                                       |                             |       |
|   |                                       |                             |       |

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GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

GENERAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE WORKING CONDITIONS, HOURS OF LEGAL OPERATION AND RELATED PERFORMANCE CRITERIA. GENERAL CONTRACTOR SHALL CONTACT STEVEN SECON ARCHITECT REGARDING ANY DEVIATIONS OR FIELD CONDITIONS CONFLICTING WITH THE DRAWINGS.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH: 2020 BCNYS & APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF AUTHORITIES HAVING 10. PROVIDE REINFORCED CONCRETE UNDERPINNING AS REQUIRED TO 3'-6"BELOW GRADE.OR GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, INSPECTIONS,

ALL MATERIALS SPECIFIED OR USED TO EXECUTE THIS PROJECT SHALL BE DELIVERED, STORED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

AND CERTIFICATE(S) OF OCCUPANCY, INSURANCES, AND BONDS AS REQUIRED.

ANY DESIRED SUBSTITUTION, OR DEVIATIONS FROM CONTRACT DOCUMENTS WILL REQUIRE

WRITTEN APPROVAL FROM STEVEN SECON ARCHITECT PRIOR TO INSTALLATION. REMOVE EXISTING CONSTRUCTION AS REQUIRED TO ALLOW INSTALLATION OF NEW WORK SHOWN ON THE DRAWINGS. PATCH AREAS OF DEMOLITION FLUSH AND SMOOTH TO ADJACENT

SURFACES, READY FOR APPLICATION OF FINISHES. SHUTDOWNS AND INTERRUPTIONS TO NORMAL ACTIVITIES SHALL BE REVIEWED WITH OWNER PRIOR TO IMPLEMENTATION. THE GC SHALL CONTACT AND COORDINATE UTILITY SHUT-DOWNS, I6. VERIFY CONCRETE HAS NOT EXCEEDED MAXIMUM ALLOWABLE MOISTURE CONTENT BY RECONNECTS AND UPGRADES WITH THE PROPER PROVIDER IN A TIMELY MANNER.

PROVIDE SHORING, STABILIZATION AND BRACING AS REQUIRED. PROVIDE PROPERTY , SITE AND PERSONAL PROTECTION AS REQUIRED, FOR THE SAFE AND ORDERLY EXECUTION OF THE

PROVIDE MEATHER PROTECTION IN A TIMELY MANNER TO PROTECT THE SITE, PREMISES, MATERIALS, INSTALLED WORK AND PERSONNEL.

OPERATIONAL. INSTALLATIONS SHALL NOT CONFLICT WITH FIXTURES OR CONSTRUCTION SHOWN. MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE PERFORMED BY LICENSED TRADESMAN.

HE GENERAL CONDITIONS FOR THIS PROJECT ARE "THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AIA DOCUMENT A201, 1997 EDITION", AVAILABLE FROM ARCHITECT.

THE GC SHALL COORDINATE THE WORK OF ALL TRADES.

OWNER-CONTRACTOR AGREEMENT.

COURSE OF CONSTRUCTION.

<del>ihe gc shall submit a written progress schedule</del> as well as a listing of all major SUBCONTRACTORS WITHIN 2 WEEKS OF AWARD FOR OWNER APPROVAL. SUBMIT MONTHLY APPLICATIONS FOR PAYMENT OR AS INDICATED IN OWNER-CONTRACTOR

AGRREMENT IN AIA 6702 FORMAT. PROVIDE UNIT PRICES AND ALLOWANCES AS PER

ALL DELIVERIES, STAGING AND AVAILABLE UTILITIES SHALL BE COORDINATED WITH OWNER PRIOR TO CONSTRUCTION.

PROVIDE REMOVALS AND PROPER, LEGAL DISPOSAL OF ALL WASTE. LEAVE PROJECT IN "BROOM-CLEAN" CONDITION.

WORK IN HARMONY WITH INDEPENDENT CONTRACTORS HIRED BY THE OWNER.

PROVIDE MINIMUM WARRANTY FOR ALL NEW & AFFECTED CONSTRUCTION OF 2 YEARS FROM TIME OF SUBSTANTIAL COMPLETION. PROVIDE OWNER WITH MANUALS AND WARRANTIES. WHERE NO SPECIFICATION IS GIVEN, THE MINIMUM STANDARD FOR INSTALLATION SHALL ACCORDING TO THE NATIONAL ASSOC. OF HOME BUILDERS "RESIDENTIAL CONSTRUCTION" PERFORMANCE GUIDELINES" CURRENT EDITION.

THE GC AND EACH OF HIS SUBCONTRACTORS SHALL HAVE A MINIMUM OF 5 YEARS OF RELATED WORK EXPERIENCE ON PROJECTS OF A SIMILAR NATURE.

WHERE CONFLICTS OR POSSIBLE CONTRADICTORY INFORMATION ARE SHOWN, THE BASIS OF THE BID SHALL BE BASED ON THE MORE EXPENSIVE MEANS.

CONTRACTORS' INPUT AND RECOMMENDATIONS ARE WELCOMED AND ANTICIPATED.

CONTRACTOR SHALL PROVIDE SEGREGATED ACCOUNTING RELATED TO ENERGY SAVINGS FOR OWNERS TAX CREDIT PURPOSES. THIS INCLUDES, BUT IS NOT LIMITED TO WINDOWS, EXTERIOR DOORS, INSULATION, ROOF SHEATHING, HVAC SYSTEMS, CAULKING, WEATHERSEALS, HOT WATER BEDS, FILTER FABRIC ON 4" THICK BED OF 3/4" GRAVEL SUB-BASE ON COMPACTED SOIL. PRODUCTION, ENERGY SAVING LAMPS.

CONSTRUCTION ALTERNATIVES WILL BE CONSIDERED IF THEY HAVE MERIT AND CAN ACHIEVE A BRICKS RUNNING PARALLEL TO PATH. BETTER RESULT THAN INDICATED HEREIN FOR THE SAME COST AND TIME. SUCH CHANGES SHALL NOT TAKE PLACE WITHOUT THE APPROVAL OF THE ARCHITECT AND OWNER. CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAINTAIN WORKMENS COMPENSATION AND ADEQUATE LIABILITY INSURANCE FOR THE ENTIRE DURATION OF THE PROJECT PLUS 2 YEARS. OMNER HALL BE RESPONSIBLE FOR PROPERTY INSURANCE ON VALUE OF BUILDING PLUS CONSTRUCTION INCLUDING FIRE AND VANDALISM (BUILDERS RISK INSURANCE) DURING THE

<u>2. SITEWORK</u> PROVIDE PROTECTION OF ALL TREES AND PLANTING THAT MAY BE AFFECTED BY THE

CONSTRUCTION ACTIVITIES. PROVIDE SILT FENCE AT ADJACENT AREAS TO EXCAVATION \$ , GRADING AND CONSTRUCTION. CODE. STOCKPILE ALL TOPSOIL AS DIRECTED BY OWNER. REGRADE, AND RE-SEED ALL DISTURBED

ASSURE MINIMUM 1/4" PER 1'-0" POSITIVE DRAINAGE AWAY FROM STRUCTURE. SOIL SHALL BE EXCAVATED AS REQUIRED, FIELD VERIFY 2 TON/SF BEARING CAPACITY, AND BE FREE OF DEBRIS, WASTE, FLOWING WATER, VEGETATION OR OTHER DELETERIOUS MATTER. NOTIFY ARCHITECT OF SUBSTANDARD SOIL CONDITIONS.

SUBSTANDARD SOIL CONDITIONS MUST BE REMOVED TO A DEPTH OF ADEQUATE BEARING CAPACITY AND THEN REPLACED WITH ENGINEERED COMPACTED FILL WHICH SHALL CONSIST OF LEAN WELL GRADED SAND AND GRAVEL COMPACTED TO 95% DENSITY, PLACED IN 8" LIFTS WITH EACH LAYER AND BASE EARTH LAYER THOROUGHLY COMPACTED BY MAKING 4 PASSES WITH A VIBRATORY PLATE.

AREAS MITHIN 6' OF EXISTING CONSTRUCTION (WHOSE SOIL HAS NOT BEEN DISTURBED MITHIN 30 YEARS) SHALL BE CONSIDERED BACKFILL AND REQUIRES ADDITIONAL SOIL TAMPING TO DEMONSTRATE 95% COMPACTION AT SOIL BEARING FACE.

PROVIDE CLEAN FILL WHERE REQUIRED TO MATCH ADJACENT GRADES AS REQUIRED., OR AS SHOWN ON THE DRAWINGS. BACKFILLING SHALL BE PERFORMED IN 8" LIFTS AND COMPACTED TO ACHIEVE RECOMMENDED ACI DENSITIES.

LOCATE UNDERGROUND UTILITIES BEFORE EXCAVATION, OBTAIN REQUIRED APPROVALS AND INSPECTIONS.

CALL BEFORE YOU DIG, 811, OR EXCAVATE 1-800-962-7962. CONFIRMATION NUMBER MUST BE PROVIDED.

TRENCHES SHALL BE BACK FILLED IN 6" LIFTS, BEDDED WITH GRAVEL. COORDINATE WITH ALL TRADES. PLACE SUBGRADE PLASTIC WARNING TAPE ABOVE LINES I' BELOW GRADE.

WATER BY PUMPING OR OTHER APPROVED MEANS.

OF ULTIMATE STRENGTH. GRAVEL FOR DRAINAGE, TO BE CLEAN BANK-RUN I' STONE KEEP EXCAVATION CLEAR OF

DO NOT BACKFILL AGAINST FOUNDATION UNTIL CONC./CMU INSTALLATION HAS REACHED .75 %

100 GAL, DRYWELL TO BE 4' X 4' X 4' OF 2" MIN GRAVEL, NO FINES, TOP 12" BELOW GRADE. FULLY WRAPPED IN FILTER FABRIC WITH 6" PVC INLET AND MARKER STONE., IO' MIN AWAY FROM HOUSE & PROP. LINES. 1800 GAL DRYWELL TO BE 8' DIAM X 6' HIGH PERFORATED PRECAST CONCRETE W/ PRECAST CONC. LID, W. MANHOLE AND LIFTING RING. WRAP PRECAST DRYWELL IN 12" THICK LAYER OF 2"

MIN 6" PVC, IO' AWAY FROM HOUSE AND PROP. LINES. 550 GAL DRYWELL TO BE PVC INFILTRATOR BY "CULTEC" OR EQUAL MODEL 330 RECHARGER H-20 WITH 418 GALLON CAPACITY SURROUNDED BY 12" LAYER OF 1 " GRAVEL ON ALL SIDES, BOTTOM AND TOP, FULLY WRAPPED IN FILTER FABRIC FED BY 6" PVC INLET. SEE DETAILS

GRAVEL A SIDES AND BELOW, PROVIDE FILTER FABRIC LAYER SEPARATOR. INFLUENT PIPE

REMOVE, BALL & BURLAP AFFECTED PLANTINGS AND WATER AND MAINTAIN DURING CONSTRUCTION, REPLANT ACCORDING TO OWNERS DIRECTIONS. NEW PLANTINGS AND RELATED

GRADING AND TOPSOILD TO BE COORDINATED WITH OWNERS INSTALLER. SUBGRADE SPRINKLER IRRIGATION SYSTEMS TO BE REPAIRED/REPLACED TO PROPER

WORKING ORDER WHEN ENCOUNTERED. PROVIDE AQUASTAT AND TIMER PER OWNERS DIRECTION.

<u>3. CONCRETE</u>

THE DESIGN, MIXING, TRANSPORTING, AND CURING OF ALL STRUCTURAL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", THE ACI.

. STRUCTURAL CONCRETE SHALL POSSESS A 28-DAY COMPRESSIVE STRENGTH OF 3,000 . AGGREGATES SHALL CONFORM TO ASTM C33; THE COARSE COMPONENT EITHER WASHED GRAVEL OR CRUSHED STONE. FINE AGGREGATE SHALL BE CLEAN NATURAL SAND. PORTLAND CEMENT SHALL BE IN COMPLIANCE WITH ASTM C150, TYPE I

UZZJAG COOPER JR.

DESIGNS

5. DEFORMED REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTMA615, GRADE 60. 6. STANDARD DETAILS FOR HOOKS, BENDS, AND DEVELOPMENT LENGTHS SHALL BE IN CONFORMANCE WITH THE "CONCRETE REINFORCING STEEL HANDBOOK", THE CRSI

3. GROUT SHALL BE NON-METALLIC AND NON-SHRINK, AND POSSESS A 28-DAY COMPRESSIVE

ENGINEERING PRACTICE COMMITTEE ONLY NO ROLLS, PER ACI ASTM A185.

SMOOTH WIRE FABRIC REINFORCEMENT SHALL BE IN COMPLIANCE WITH ASTM A185. SHEETS INSTRUCTIONS.

STRENGTH OF 5,000 PSI 9. EXPANSION ANCHORS SHALL BE STAINLESS STEEL "KMIK BOLTS" AS MANUFACTURED BY THE HILTI CO. NEW RE-BAR DOWELS SECURED TO EXISTING CONCRETE WITH "HIT C-100" SHALL BE IN ACCORDANCE WITH MANUF. RECOMMENDATIONS. ADHESIVE ANCHORS.

TO EQUALIZE DEPTHS OF NEW AND ADJACENT FOOTINGS TO PREVENT UNDERMINING. SEQUENCE 3' WIDE POURS TO AVOID DAMAGE TO STRUCTURE. II. SLABS ON GRADE FOR WALKS OR PATIOS SHALL BE 4" (6" AT DRIVEWAYS) AIR-ENTRAINED 3000 PSI WITH 6x6 WWF REINFORCEMENT ON 4" COMPACTED GRAVEL BASE. PROVIDE EXPANSION JOINTS AT 5' O.C., TOOLED FLAG CONTROL JOINTS AT 5' O.C..

FLOAT FINISH INDOOR EXPOSED SLABS. BROOM FINISH EXTERIOR EXPOSED SLABS. APPLY CURING COMPOUND. FINISH IN ACCORDANCE WITH ACI 318. 12. OBSERVE MINIMUM REBAR CONCRETE COVER PER ACI STANDARDS. 13. CONCRETE SHALL POSSESS A MAXIMUM SLUMP OF 3.5".

14. PROVIDE ADEQUATE WEATHER PROTECTION FROM EXCESS COLD, HEAT OR WIND PER A.C.I. GUIDELINES AND PER ASTM 694. 15. COORDINATE WITH RELATED TRADES FOR EMBEDS, SLEEVES, OPENINGS, CHASES AND

RELATED FORMING REQUIREMENTS.

<u>4. MASONRY</u>

PRESCRIBED MOISTURE TESTING PER FLOORING MANUFACTURER DIRECTION. I7. BOTTOM OF CONCRETE FOOTINGS TO BE MIN. I2" BELOW LOCAL FROSTLINE AND BEAR ON 2 TON PSF MIN. UNDISTURBED SOIL. IF FIELD CONDITIONS ARE NOT SUFFICIENT, NOTIFY ARCHITECT BEFORE PROCEEDING. DO NOT STEP MORE THAN TWO FEET HORIZONTAL TO ONE FOOT VERTICAL

COMPLY WITH PUBLICATIONS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR ALL MASONRY WORK. MASONRY WORK SHALL NOT PROCEED WHERE WEATHER CONDITIONS ARE , OR ARE ALL MECHANICAL.ELECTRICAL, AND PLUMBING SYSTEMS AND SERVICES TO BE COMPLETE AND EXPECTED TO PRODUCE AMBIENT TERMPERATURES BELOW 40°F WITHOUT PROPER TENTING/HEATING OR OTHER MEANS OF PROTECTION.

> CONCRETE MASONRY UNITS TO BE SOLID FILLED AT TOP COURSE. PROVIDE HORIZONTAL TRUSS REINFORCING EVERY OTHER COURSE. LOAD BEARING UNITS (ASTM C-90, GR. U-1), FILLED SOLID WITH GROUT FOR FULL HT. AT BEARING POINTS-12" BOTH SIDES OF SUPERIMPOSED LOAD. GROUT SHALL BE LEAN WITH 8 TP 10" SLUMP. WHEN USING CMU AS FOUNDATION WALLS, GROUT ENTIRE TOP COURSE AND BOTTOM COURSE FULL. PROVIDE FULLY GROUTED CORES AT VERTICAL REBARS. DO NOT BACKFILL UNTIL MAXIMUM STRENGTH HAS BEEN ATTAINED AND FLOOR JOISTS ARE INSTALLED, RUNNING BOND PATTERN UNLESS NOTED OTHERWISE.

USE TYPE M MORTAR FOR BELOW GRADE MASONRY. TYPE N ELSEWHERE. MORTAR SHALL BE SUFFICIENTLY PLASTIC AND MASONRY UNITS SAHLL BE PLACED TO FORM A TIGHT JOINT OF APPROX. 3/8" OR TO MATCH EXISTING.

PRECAST CONCRETE UNITS TO BE FABRICATED PER ASTM C 1364, WITH ALL REQUIRED STAINLESS STEEL STRAPS, PINS OR OTHER ANCHORAGE DEVICES. COLOR TO BE NATURAL BUFF. SLOPE HORIZONTAL SURFACES AT LEAST 1:12. PROVIDE DRIPS ON PROJECTING ELEMENTS. PROVIDE FULL TOOLED MORTAR JOINTS.

EXTEND CHIMNEY WITH MATCHING BRICK (NOTE TEXTURE AND COLOR). PROVIDE ANCHORS WHERE REQ., USE TYPE N MORTAR. PROVIDE MORTAR WASH AT TOP. EXTEND FLUES TO NEW HEIGHT. PROVIDE CAP AND SCREEN.

BRICKWORK SHALL MATCH EXISTING PATTERN (U.N.O.) WITH TYPE SW STANDARD BRICKS. PROVIDE 2' X 2' MOCKUP FOR APPROVAL OF EACH BRICK TYPE. PROVIDE SPECIAL SHAPES WHERE REQUIRED TO PREVENT CUT SURFACES FROM EXPOSURE. PROVIDE TIES, FLASHING AND WEEPHOLES WHERE REQUIRED.

BRICK VENEER TO BE ANCHORED TO WALL FRAMING AT 16" HORIZ, 16" VERTICALLY MAXIMUM. FASTEN ALL ANCHORS SECURELY TO STUDS.

PROVIDE LINTELS PER SCHEDULE, MINIMUM 8" BEARING AT BOTH ENDS.

THIN BRICK VENEER SYSTEM BY: "AMBRICO" (800 248 8280) EZ-WALL SYSTEM WITH GALVANIZED 2' X 4' EZ-WALL PANEL, EZ-WALL MASTIC AND 1/2" SEVERE WEATHERING BRICK FROM "GLEN GERY CORP" AND AND GROUT FROM "AMBRICO MORTAR MIX". SUBMIT SAMPLE BRICK AND 2 X 2' MOCKUP FOR APPROVAL

FLAGSTONE AND SLATE PAVERS TO BE 11/2" TH. TO MATCH EX. ON 2" STONE-DUST SETTING BRICK TO BE 2 I/4 TH SET ON 2" STONE DUST ON FILTER FABRIC, ON 4" THICK BED OF 3/4"

GRAVEL SUB BASE ON COMPACTED SOIL. PROVIDE 6" X 16 GA SPIKED RETAIINING EDGING AT MASONRY CHIMNEY AND FIREPLACES: WHERE SHOWN ON THE PLANS, SHALL BE BRICK OR

STONE WHERE EXPOSED AND LAID IN A FULL BED OF CEMENT MORTAR WITH WELL TOOLED JOINTS. FLUES TO BE FIRE CLAY SIZE SHOWN ON THE PLANS. PROVIDE CAST IRON DAMPER, AS PIT AND CLEAN-OUT DOORS. PROVIDE FOR PROPER CLEARANCES WITH COMBUSTIBLE CONSTRUCTION. FIRE STOP AT ALL CLEARANCES WITH NON-COMBUSTIBLE MATERIAL. CONTRACTOR SHALL ENSURE PROPER CLEARANCES OF CHIMNEY AND FIREPLACE PER N.Y.S. BUILDING AND ENERGY CODES.

PRE FAB CHIMNEY AND FIREPLACE: INSTALLATION OF PREFAB FLUES AND FIREPLACES SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATION. INSTALL FIRESTOPS AS REQUIRED BY CODE. FIRPLACE SHALL BE METAL PREFAB WITH COMPATIBLE FLUE AND SHALL BE UL LISTED. NOTE 2" CLEARANCE WHERE REQUIRED TO COMBUSTIBLE MATERIAL OR PER

FIREPLACES SHALL HAVE TEMPERED GLASS FIRE DOORS AND CLOSABLE COMBUSTION AIR INTAKE DUCTS AND COMPLY WITH N.Y.S. ENERGY CODE.

DAMPROOFING: FOUNDATION WALL SHALL BE DAMPROOFED WITH (2) COATS OF ASPHALT WATERPROOFING OVER  $\frac{1}{2}$ " CEMENT PARGE (BLOCK WALL) OR CEMENT WASH (POURED WALL) PROVIDE 4" PERFORATED PIPE FOOTING DRAIN LAID IN 16" D STONE WITH LAYER OF SALT HAY AND FILTER FABRIC OVER. DRAIN TO OUTFLOW ABOVE GROUND OR STONE DRYWELL.

THE DESIGN, FABRICATION, TRANSPORTATION, AND ERECTION OF ALL STRUCTURAL STEEL SHALL BE IN CONFORMANCE WITH THE "STEEL CONSTRUCTION MANUAL", THE AISC. WELDING OF STRUCTURAL STEEL SHALL BE IN CONFORMANCE WITH THE "STRUCTURAL WELDING CODE", THE AWS; DI.13. WELDING ELECTRODES SHALL BE ETOXX FOR SMAW; AND

LOW HYDROGEN 3. WELDING ELECTRODES SHALL BE ETOXX FOR SMAW; AND LOW HYDROGEN FOR FIELD

4. STRUCTURAL STEEL FOR HOT ROLLED PLATES, ANGLES, CHANNELS SHALL BE ASTM A36. STRUCTURAL STEEL FOR W SECTION BEAMS SHALL BE 50 KSI A-992. 5. STRUCTURAL STEEL PIPES SHALL BE IN COMPLIANCE WITH ASTM A501. WHERE USED FOR COLUMNS, THE CENTER VOID SHALL BE ENTIRELY GROUT FILLED SOLID.

6. STRUCTURAL TUBING SHALL BE IN CONFORMANCE WITH ASTM A500, GRADE B. STRUCTURAL BOLTS SHALL BE MANUFACTURED TO ASTM A307, GRADE B. 8. ALL STRUCTURAL STEEL SHALL RECEIVE SURFACE PREPARATION IN ACCORDANCE WITH SSPC-SP3 FOR POWER TOOL CLEANING.

9. PRIMING PAINT FOR STRUCTURAL STEEL SHALL BE "4-55 VERSARE PRIMER" AS MANUFACTURED BY THE TNEMEC CO. IO. STEEL RAILINGS TO BE FABRICATED PER ASTM A500 & ASTM A53 FROM & BAR-STOCK AT BALUSTERS, 2" 5Q. TUBE NEWELS, 2" SHAPED HANDRAILINGS, BALL CAPS AT NEWELS PROVIDE EPOXY GROUT SLEEVE ANCHORAGE WITH 8" MIN. EMBEDMENT. RAILINGS MUST WITHSTAND

200#/LF AS GUARDRAILS,, 50#/LF AS HANDRAILS. II. ALUMINUM RAILINGS MADE OF EXTRUDED BAR OR TUBE PER ASTM B221, ALLOY 6063-T5/T52. STAINLESS STEEL TUBING PER ASTM A554. SUBMIT 2" X 2" MINIMUM SAMPLE FOR APPROVAL OF EACH. FINISH CLEAR ANODIC AAMA 607.1

12. LIGHT GAUGE METAL FRAMING SHALL BE IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE PUBLICATIONS 13. PROVIDE 1/2" TH STEEL STIFFENER PLATES AT POINT LOADS. PROVIDE 1/2" TH STEEL BEARING AND BASEPLATES AT COLUMN LOCATIONS, BEAM POCKETS AT FOUNDATION

<u>6. WOOD AND PLASTICS</u> THE DESIGN, TRANSPORTATION AND ERECTION OF ALL STRUCTURAL LUMBER SHALL BE IN CONFORMANCE WITH THE "TIMBER CONSTRUCTION MANUAL", THE AITC AND "MANUAL FOR WOOD FRAME CONSTRUCTION" PER AMERICAN FOREST AND PAPER ASSOC. LATEST

2. ALL STRUCTURAL LUMBER SHALL BE MACHINE RATED FOR THE FOLLOWING PROPERTIES: F(B) = 1,350 PSI F(V) = 75 PSI E = 1,350,000 PSI F(T) = 875 PSIF(C) = 325 PSI(PERPEN) F(C) = 825 PSI(PARA)

5. ALL LUMBER SHALL BE KILN DRIED TO MAXIMUM MOISTURE CONTENT OF 15%. . SILLS, NAILERS AND LEDGERS MAY BE CONSTRUCTION GRADE 5. THE DESIGN, TRANSPORTATION, AND ERECTION OF ALL PLYWOOD SHALL BE IN

ACCORDANCE WITH PROVISIONS OF THE AMERICAN PLYWOOD ASSOCIATION. PLYWOOD FOR FLOORS AND WALLS SHALL BE "STRUCTURAL I INT-DFPA" PLYWOOD FOR ROOFS SHALL BE "STRUCTURAL I EXT-DFPA" 8. JOIST/RAFTER HANGERS SHALL BE #18 GAGE GALVANIZED STEEL UNO BY TECO OR

SIMPSON, USE COMPATIBLE NAILS AS RECOMENDED BY MANUF. 9. NAILING SCHEDULES SHALL BE AS FOLLOWS; UNLESS NOTED OTHERWISE ON THE CONSTRUCTION DOCUMENTS: PLYWOOD OVER JOISTS - 6" O/C; MIN 16D NAILS

PLYWOOD OVER WALL STUDS - 6" O/C @ INTERIOR MEMBERS; MIN 16D NAILS 4" O/C @ PANEL EDGES; MIN 16D NAILS 10. ALL STRUCTURAL LUMBER THAT IS EXPOSED TO WEATHER, IN CONTACT WITH THE FOUNDATION OR WITHIN 18" OF EARTH SHALL BE ACQ-PRESSURE TREATED PRESERVATIVE. PRESSURE TREATMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN WOOD PRESERVERS' ASSOC. FASTENERS UNSED WITH PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL OR GALVANIZED G-185 PROCESS.

II. PLYWOOD SHEATHING SHALL BE 5/8" THICK RADIANT BARRIER CDX AT ROOFS I/2" THICK CDX AT WALLS INDICATED, AND 3/4" THICK CDX AT FLOORS. ALL PLYWOOD SHALL BE APA RATED AND INSTALLED IN STAGGERED PATTERN. CONSTRUCTION ADHESIVE FOR ALL PLYWOOD SUBFLOORING TO BE PER APA AFG-OI. 12. ENGINEERED LUMBER BY TRUS-JOIST MCMILLAN INSTALLED PER MANUFACTURERS

DO NOT CUT HOLES IN DIMENSIONAL LUMBER FRAMING EXCEEDING 1/3 OF DEPTH WITH OUT CONTACTING ARCH. FOR REINFORCEMENT INSTRUCTIONS, DO NOT CUT HOLES OR NOTCHES WITHIN 2" OF TOP OF BOTTOM OF MEMBER HOLES AND NOTCHES IN ENGINEERED FRAMING

INSTALL PRESSURE TREATED SILL PLATES AT TOP OF FOUNDATION WALL ANCH'D WITH I/2" DIA, 8" LONG ANCHOR BOLTS AT 6' O.C. MAX. OVER SILL SEAL. PROVIDE METAL TERMITE SHIELD AT BASE OF SILL PLATES.

CROSS BRIDGE JOISTS AT MIDSPAN OR 8' O.C., CORNER BRACE AS REQ. PROVIDE SOLID BLOCKING IN FLOOR CONSTRUCTION BELOW POSTS.

FIRESTOP PENETRATIONS AND FIRE BLOCK ALL WALLS AND CEILING/WALL INTERSECTIONS AND WHERE REQUIRED BY CODE.

PROVIDE DOUBLE JOISTS AND HEADERS AT FLOOR OPENINGS AND BELOW PARALLEL PARTITIONS. MINIMUM BEARING SHALL BE 4" ON MASONRY AND 1 1/2" ON WD OR STL FOR DIM. LUMBER, AND

AS RECOMMENDED BY ENGINEERED LUMBER MANUF. PRE-FAB WOOD TRUSSES SHALL COMPLY WITH THE TRUSS PLATE INSTITUTES "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION". SUBMIT SHOP

PROVIDE DOUBLED JOISTS BELOW INTERIOR PARTITIONS RUNNING PARALLEL WITH THE JOISTS. FINISH CARPENTRY TO COMPLY WITH AMERICAN WOODWORK INSTITUTES "ARCHITECTURAL

DRAWINGS FOR APPROVAL.

WOODWORK QUALITY STANDARDS"-PREMIUM QUALITY LEVEL. MOLDING PROFILES AS NOTED IN FINISH SCHEDULE, USE CLEAR POPLAR OR PINE. ALLOW MOOD TO SEASON ON SITE. SCARF JOINTS.

EXPOSED ENDS OF POSTS, BEAMS OR RAFTERS TO BE COATED WITH WATER REPELLANT PRESERVATIVE CONTAINING 3-10D0-2PROPYNYL CARBAMATE COMBINED WITH INSECTICIDE CONTAINING CHLOROPYRIFOS AS ITS ACTIVE INGREDIENT. 7. THERMAL AND MOISTURE PROTECTION

BUILDING WRAP BY "TYVEK" OR EQUAL, TAPE ALL SEAMS, FLASH ALL WINDOWS, DOORS AND PENETRATIONS WITH METAL PREFORMED FLASHING, SEAL, PROVIDE END DAMS WHERE

BATT INSULATION TO BE FIBERGLASS BATTS W/ WITH VAPOR BARRIER, R-19 WALLS, R-30 CEILINGS/ROOF OR FLOORS/CEILING W/ UNHEATED SPACES BELOW. VAPOR BARRIER TO WARM SIDE. FIRE-RETARDANT WHERE REQUIRED.

RIGID INSULATION TO BE POLYISOCYANURATE: 2" AT SLAB EDGE AND FNDN PERIMETER, 24" DOWN AND 24" IN.

"CERTASPRAY", SPRAY POLYURETHANE FOAM INSULATION SHALL BE CLOSED CELL TYPE BY CERTAINTEED IN MAXIMUM THICKNESS. INSTALLED PER MANUFACTURER DIRECTIONS.

VAPOR BARRIER TO BE 6 MIL POLYETHELENE. OVERLAP AND TAPE SEAMS. FLASH ALL ADJOINING SURFACES AND PENETRATIONS WITH METAL FLASHING AND SEAL. PROVIDE SIMILAR DRIP EDGE. SECURE TO ADJACENT SURFACES WITH FASTENERS TO RESIST REQUIRED WIND LOADS. FABRICATE, FASTEN AND SEAL PER S.M.A.C.N.A. STANDARDS, PROVIDE BUILT UP METAL-FLASHED CRICKETS AS REQUIRED.

PROVIDE PAINTABLE SILICONE SEALANT IN COLOR TO MATCH ADJACENT WHERE REQUIRED. PROVIDE BACKER RODS WHERE NEEDED. INSTALL PER ASTM 6920.

PROVIDE THROUGH-WALL AND FLOOR FIRESTOPPING FOR PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES PER ASTM E 814 BY TREMCO OR 3M FIRE PRODUCTS. WOOD SIDING TO BE REBUTTED AND REJOINTED RED CEDAR SIDING, 7" EXPOSURE, FULLY

BACK-PRIMED. USE NO I. BLUE LABEL ONLY. INSTALL PER CEDAR SHAKE AND SHINGLE BUREAU PREMIUM VINYL SIDING BY "ALCOA", MASTIC SERIES, CEDAR SHAKE PATTERN CD-70P. INSTALL PER ASTM D3679. .06 MIN. THICKNESS. WITH MATCHING FACTORY FINISHED POLYESTER-COATED ALUMINUM TRIM ONLY WHERE CALLED FOR IN THE DRAWINGS. PROVIDE

SAMPLES IN TEXTURE SELECTED IN STANDARD COLOR RANGE FOR APPROVAL. USE MAXIMUM

LENGTHS TO REDUCE THE NUMBER OF SEAMS. OVERLAP SHOULD BE ORIENTED AWAY FROM

MAIN APPROACH TO PROJECT. WOOD TRIM TOP BE SELECT PINE OR POPLAR, FULLY BACK PRIMED. PROVIDE CAP FLASHING AT WINDOW HEADS AND SILLS, TRIM BOARDS, WATERTABLES, TRANSITIONS BETWEEN SHINGLE

PROVIDE PRE FINISHED ALUM. GUTTERS AND LEADERS WITH SPLASH BLOCKS OR CONNECTIONS TO DRYWELLS (V.I.F.) PROVIDE ALUMINUM DRIP EDGE AT THE EDGE OF ASPHALT SHINGLE ROOF. PROVIDE SCREEN BASKETS AND SCREENED GUTTER COVERS. PROVIDE CORRUGATED HDPE BOOT AT GRADE TO JOIN SUBGRADE PIPING.

PROVIDE RIDGE VENT, CAVITY BAFFLES AND EAVE VENTS. 300 MIN. VENT TO SF RATIO. ASPHALT LAMINATED ROOF SHINGLE BY "TIMBERLINE", 40 YEAR, 3 TAB ARCH. ASPHALT ON

30# ROOF FELT AT SLOPES 3:12 AND OVER, USE ICE \$ WATER SHIELD AT BOTTOM 36" FROM GUTTER AND AT VALLEYS. BELOW 3:12 USE ICE & WATER SHIELD THROUGHOUT PROVIDE SHINGLE SAMPLE FOR APPROVAL. INSTALL PER A.R.M.A. RESIDENTIAL ASPHALT ROOF MANUAL. COPPER STANDING SEAM ROOFING TO BE 16 OZ. WITH LOCKING SEAMS SPACED 16" O.C. INSTALLED IN ACCORDANCE WITH COPPER DEVELOPMENT ASSOC. STANDARDS. PROVIDE ALL NECESSARY CLOSURE PIECES, BRACKETS, CLIPS AND UNDERLAYMENTS AS REQ. PROVIDE SEPARATOR MEMBRANE TO PREVENT GALVANIC ACTION WITH NON-COMPATIBLE METALS. PROVIDE WATER-PROOFING AT THE OUTSIDE OF THE FOUNDATION WALLS CONSISTING OF

"BITUTHENE" 4000 (OR EQUAL) 60 MIL SHEET WITH 1/4" ASPHALTIC PROTECTION BOARD AND

DIMPLED DRAINAGE BOARD. APPLY COLD-APPLIED ASPHALT EMULSION DAMPPROOFING TO THE CAVITY FACE OF MASONRY BACKUP FOR MASONRY CAVITY WALLS. USE PRIMER PLUS ONE COAT AT A RATE OF I GALLON/100 SF.

FILL ALL SMALL CAVITIES IN FRAMING, AND ANNULAR PIPE PENETRATIONS WITH "GREAT STUFF" EXPANDABLE URETHANE SEALANT FOAM.

PROVIDE FIRE PUTTY SEALANT AT HOLES FOR PIPES, CONDUITS AND SIMILAR PENETRATIONS. LOW SLOPE ROOFING TO BE BY "SIPLAST" OR EQUAL, PARADIENE 20/30 SBS MEMBRANE AND COLD APPLIED ADHESIVE AND VERAL COPING PROVIDE 1/2" PERLITE BD ON TAPERED RIGID INSULATION WHERE REQ.

INSULATE MECHANICAL SERVICE LINES AND EQUIP. IN ACCORDANCE WITH BEST INDUSTRY AND TRADE PRACTICES. 8. WINDOWS AND DOORS

MINDOWS ARE JELDMEN MINDOWS, VINYL CLAD , INSUL , LOW E (.34 U MAX.) GLAZING WITH SCREENS, EXTENSION JAMBS AS REQ'D, (NOTE DIFFERENT WALL THK.'S). FINISH AS SELECTED BY OWNER OR AS REQUIRED TO MATCH EXISTING. WINDOW HARDWARE FINISH AS SELECTED BY OWNER. TEMPERED GLASS WHERE REQUIRED BY CODE. PROVIDE WINDOW ORDER-LIST FOR REVIEW BEFORE PURCHASE. ALL WINDOWS TO BE WEATHER STRIPPED, FLASHED AND CAULKED.

HARDWARE AS MANUFACTURED BY: HINGES-"STANLEY", LOCKSETS AND LATCHSETS- "YALE", SELF-CLODING HINGES-"BOMMER", SLIDING DOOR SETS & POCKET SLIDERS-"HAGER", WEATHERSTRIPING & THRESHOLDS-"PEMKO", DOOR STOPS & BIFOLD DOOR SETS- "STANLEY", FINISH AS SELECTED OR AS REQUIRED TO MATCH EXISTING. HARDWARE FUNCTIONS PER BUILDERS HARDWARE MANUFACTURERS ASSOCIATION STANDARDS.

ADJOINING SIDELIGHTS AS SHOWN. WITH FRAME. (OR AS NOTED ON DRAWINGS). INTERIOR DOORS ARE BASED ON "MORGAN" INT. GRADE | 3/8" \_\_\_ PANEL PINE 1000 SERIES WITH FRAME. (OR AS NOTED ON DRAWINGS)

EXT. DOORS ARE BASED ON "MORGAN" EXTERIOR GRADE | 3/4" PINE 1000 SERIES, WITH

STEEL DOORS FOR EXTERIOR USE SHALL BE INSULATED 14 GA. FRAMES, AND 16 STEEL FACE DOOR, INTERIOR USE SHALL BE 16 GA. FRAMES WITH 18 GA. STEEL FACE DOOR. <u>9. FINISHES</u> UNLESS NOTED OTHERWISE ALL GYPSUM WALLBOARD TO BE 1/2 TYPE X. USE WR (GREENBOARD) TYPE X AT ALL WALLS ADJACENT TO PLUMBING FIXTURES. SCREWED AND

GLUED PER LEVEL 5 GYPSUM ASSOCIATION STANDARDS. USE MOLD RESISTANT AT ALL

SUBGRADE LEVELS AND NON-CONDITIONED SPACES (MOLD-TOUGH BY USG OR EQUAL). PROVIDE CORNER BEADS, CASING BEADS AND TRIM AS REQUIRED TAPE AND SPACKLE ALL JOINTS, 3 COATS, FEATHERED.

STUCCO PORTLAND CEMENT PLASTER TO BE 3 COAT ON EXPANDED DIAMOND LATH, PROVIDE

CONTROL JOINTS AT 20' MAX AND AT FLOOR LEVEL JUNCTURE. ALIGN WITH NEARBY WINDOW

RECOMMENDATION.

OR DOOR EDGE. PROVIDE SCREEDS, CORNER BEADS, AND ACESSORIES FOR COMPLETE INSTALLATION PER PORTLAND CEMENT ASSOCIATION STANDARDS. WOOD FLOOR TO BE 3/4"X 2 1/4" T &G OAK TO MATCH EXIST'G (SEE FIN. SCHED.)W/ BLDG FELT AND CAVITY INSUL WHERE REQ. ALLOW WOOD FLOOR MATERIAL TO SEASON ON SITE PER MANUF. GUIDELINES, ALLOW GAP AT EDGES FOR EXPANSION PER MANUFACTURERS

CERAMIC TILE TO BE THINSET METHOD ACCORDING TO CERAMIC TILE INSTITUTE STANDARDS. PROVIDE COVE, BULLNOSED AND SPECIAL SHAPED TILE. GROUT AND SEAL. USE GROUT AS RECOMMENDED BY TILE MANUF. COLOR TO BE SELCTED. SEAL GROUT. PROVIDE MARBLE SADDLES AT FL. TILE USE MUDSET TILING APPLICATION FOR SHOWER ENCL TO DRAIN W/FULLY BONDED PVC LINER-PAN BELOW.

USE 1/2" CEMENT BACKER BOARD BEHIND CER. TILE AT TUB/SHWR SURROUNDS.

PROVIDE WATERPROOF VINYL MEMBRANE (OR EQUAL) BELOW CER. & MARBLE FLOOR TILE. TURN UP 4" AT WALLS. PAINT SHALL BE "PRATT AND LAMBERT" EXTERIOR LATEX, FLAT-SIDING

SATIN- FOR TRIM AND DOORS, INTERIOR GWB: EGGSHELL LUSTER- WALLS SATIN- TRIM AND DOORS. PREP ALL SURFACES PER MANUF. INSTRUCTIONS PRIME AND PAINT ALL SCHEDULED SURFACES 2 COATS MIN. COLORS TO BE SELECTED. PROVIDE 2' X 2' MOCKUP FOR APPROVAL OF EACH COLOR. APPLY PAINT WITHIN AREAS LIGHTED AT A MINIMUM 100 FOOTCANDLES.

PROVIDE 10% ATTIC STOCK TILE & PAINT FOR FUTURE OWNER USE. <u>IO. SPECIALTIES</u>

TOILET ACCESSORIES PROVIDED BY OWNER, INSTALLED BY GC. PROVIDE BLOCKING AND ANCHORAGE WHERE REQUIRED.

INSTALL ALL APPLIANCES PROVIDED BY OWNER INCLUDING BUT NOT LIMITED TO: DISHWASHER, M.W. OVEN, HOOD, COOKTOP, WALL OVENS, REFRIGERATOR, DISPOSAL.

KITCHEN CABINETS AND VANITIES SHALL BE PREMI. GRADE, 3/4" PLYMD FINISH CONSTR. IN STOCK SIZES WITH FILLER PANELS AS REQ. (KRAFTMAID OR EQUAL) SOLID RECESSED PANEL SHAKER STYLE DOORS, W/ FULL EXTENSION HEAVY DUTY DRAWER GLIDES., RECYCLING BINS, ROLL-OUT SHELVES AND ACCESSORIES AS REQ'D LIGHT HONEY FINISH PINE, SUBMIT SAMPLE DOOR FOR APPROVAL. INSTALL CABINETS PER AWI SECTION 1700, STRAIGHT, LEVEL AND FREE OF DISTORTION TO ALLOW FOR UNENCUMBERED OPERATION. CABINET HARDWARE SHALL COMPLY WITH BHMA A156.9.

PROVIDE CABINET SHOP DRAWINGS FOR REVIEW AND APPROVAL.

<u>15. MECHANICAL</u>

KITCHEN COUNTERTOPS TO BE I 1/4in. MED. GREY PIETRO CORDOZA WITH 4" STONE BACKSPLASH. COUNTERTOP SHALL HAVE LEADING BULLNOSED EDGE. BASKSPLASH SHALL BE TILED ABOVE SONE BACKSPLASH TO BOTTOM OF WALL CABINET. PROVIDE STONE SAMPLES OR SHOWRM VISIT FOR APPROVAL. MIN. 3/4" OVERHANG BEYOUND BASE CABINETS. COORDINATE ALL CUTOUTS AND TEMPLATES WITH OTHER TRADES. INSTALL WITH FEWEST SEAMS POSSIBLE.

PLASTIC LAMINATE CABINETS AND COUNTERTOPS TO COMPLY WITH AWI SECTION 400. SOLID POLYMER SURFACING SHALL BE FABRICATED WITH THE FEMEST POSSIBLE SEAMS AND INSTALLED ON OPEN WEB SUBSTRATE ON 16" CENTERS.

PLUMBING - DOMESTIC WATER PIPING SHALL BE COPPER, SOLDERED JOINTS, SANITARY AND VENT TO BE CAST IRON, STORM UNDERGR. SHALL BE PVC. PROVIDE VALVES AND NECESSARY FITTINGS TO RENDER THE SYSTEM COMPLETE AND OPERATIONAL. PROVIDE FIXTURES AS SHOWN ON THE PLANS & INSTALL WATER HAMMER ARRESTER AT THE BOTTOM OF EACH LINE

PROVIDE 3 FROST FREE HOSEBIBS IF NOT CALLED OUT ON PLANS OTHERWISE.

TO ABSORB SHOCK, GAS SERVICE LINES SHALL BE BLACK IRON PER CODE.

ALL SERVICE LINES SHALL BE SECURELY INSTALLED AND PROPERLY PROTECTED FROM OTHER TRADES AS WELL AS PROPERLY INSULATED OR HEAT TRACED. PROVIDE ACCESSIBLE SHUTOFF VALVES FOR FIXTURES AND APPLIANCES.

PROVIDE NEW 80 GAL GAS FIRED HW HEATER, COORD. LOCATION W/ ARCH. ALL BATHROOM PLUMBING FIXTURES TO BE WHITE. FAUCETS AND FITTINGS TO BE BRUSHED OR SATIN CHROME. FULLY TEST AND MAKE SYSTEMS OPERATIONAL.

PROVIDE NEW CAST-IRON RADIATORS OR RECESSED RADIATORS TO MATCH EXISTING. PROVIDE VALVES WHERE REQUIRED.

HVAC- PROVIDE AND MODIFY DUCTWORK REGISTERS AND DIFFUSERS, DAMPERS AS REQUIRED TO CONDITION THE NEW AND EXISTING SPACES TO 12 DEGREES INDOORS WHEN OUTSIDE TEMPERATURE REACHES 90 DEGREES, AND 70 DEGREES WHEN OUTSIDE TEMPERATURE REACHES O DEGREES. PROVIDE FLUSHABLE STEAM HUMIDIFIER. LOCATE NEW HVAC UNIT IN ATTIC, SEPARATELY ZONE IST FL AND 2ND FL. PROVIDE PROGRAMMABLE THERMOSTATS. HVAC UNIT CAPACITIES ARE PRELIMINARY AND SHOULD BE CONFIRMED BY HVAC SUBCONTRACTOR. LOCATE CONDENSOR UNIT WITHIN PROPERTY LINE SETBACKS ON PRECAST CONCRETE PADS. LOCATE REFRIGERANT LINES WITHIN EXTRA DEDICATED NON-FUNCTIONAL GUTTER LEADER. PROVIDE RUPTURE PANS AND ALARM AT EACH AHU. MINIMUM A/C SEER VALUE 13. CONDENSOR UNITS MUST MEET APPLICABLE NOISE DB RATINGS.

PROVIDE EXHAUST VENTILATION FROM BATHROOMS, KITCHENS PER CODE IF NOT OTHERWISE SPECIFIED.

PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL OF HVAC LAYOUT. FIRE SPRINKLER SYSTEM WHERE REQUIRED SHALL CONFORM WITH NFPA 13, LIGHT HAZARD. PROVIDE SHOP DRAWINGS. CONFIRM ADEQUATE WATER SUPPLY.

CENTRAL VACUUM SYSTEM BY "EUREKA" DROP DOWN FABRIC FILTER SYSTEM. PROVIDE (I) ELECTRICAL INLET PER 600 SF OF FLOOR AREA. SYSTEM MINIMUM REQUIREMENTS INCLUDE: 110 CFM SUCTION, 95' WATER COLUMN HEIGHT. PROVIDE ALL REQUIRED HOSES, ELECTRICAL CONNECTIONS, ADAPTERS, AND FITTINGS.

PROVIDE NEW WATER-POWERED SUMP PUMP BY LIBERTY SJIO OR EQUAL IN SUITABLE POLYETHYLENE PIT, ACCESSORIES, PIPING. CONNECT TO PERIMETER FRENCH DRAIN AND PROVIDE DISCHARGE TO CODE APPROVED DRAINAGE OUTLET. I PIT PER 1000 SF BSMT PERIMETER FRENCH DRAIN TO BE BUILT OF PERFORATED 4" PERFORATED PVC WRAPPED IN LAYER OF I" GRAVEL AND FILTER FABRIC PIPED TO SUMP-PIT OR DRYWELL WITH MINIMUM SLOPE OF IV: 100H. PATCH PERIMETER OF BASEMENT FLOOR SLAB. PROVIDE "WET" ALARM WHEN WATER COMES WITH 4" OF SUMP PIT TOP. CONTACT OWNER FOR ALARM NOTIFICATION

PROVIDE NEW "MITSUBISHI" MR SLIM DUCTLESS A/C (12.6 MBTU) WITH CONDENSOR AND REQ.

ACCESSORIES. LOCATE CONDSENSOR PER OWNER'S DIRECTION

DUCT INSULATION:

INSTRUCTIONS.

DUCTS: ALL DUCTS SHALL BE FABRICATED AND RIGIDLY INSTALLED WITH REQUIRED BRACING AND SUPPORTS. THE MAIN SUPPLY AND RETURN DUCT SHALL BE ISOLATED FROM THE HEATER AND BLOWER BY MEANS OF FABRIC INSULATORS. PROVIDE DUCT DAMPER FOR EACH RUN. INSULATE ALL DUCTS LOCATED IN GARAGE, ATTIC, AND UNHEATED AREAS. ACOUSTICAL INSULATE DUCTS IN OFFICES, MEETING AND MEDIA ROOMS

GRILLS AND REGISTERS: PROVIDE SUPPLY AND RETURN REGISTERS IN EACH ROOM. ALL

SUPPLY GRILLS TO HAVE ADJUSTABLE DAMPERS. FLOOR GRILLS TO BE WOOD TO MATCH

WOOD FLOOR WHERE APPLICABLE. BALANCING: HEATING CONTRACTOR SHALL BALANCE ENTIRE HOUSE SO THAT ALL ROOMS HEAT AND COOL EVENLY TO THE REQUIRED TEMPERATURE SET ON THE THERMOSTAT.

SUPPLY DUCTS IN UNCONDITIONED ATTICS OR OUTSIDE THE BUILDING MUST BE INSULATED TO

RETURN DUCTS IN UNCONDITIONED ATTICS OR OUTSIDE THE BUILDING MUST BE INSULATED TO

SUPPLY DUCTS IN UNCONDITIONED SPACES MUST BE INSULATED TO R-8

RETURN DUCTS IN UNCONDITIONED SPACES (EXCEPT BASEMENTS) MUST BE INSULATED TO R-2 INSULATION IS NOT REQUIRED ON RETURN DUCTS IN BASEMENTS

DUCT CONSTRUCTION: ALL JOINTS, SEAMS, AND CONNECTIONS MUST BE SECURELY FASTENED WITH WELDS, GASKETS, MASTICS, (ADHESIVES), MASTIC PLUS-EMBEDDED-FABRIC, OR TAPES. DUCT TAPE IS NOT PERMITTED. -EXCEPTION- CONTINUOUSLY WELDED AND LOCKING-TYPE LONGITUDINAL JOINTS AND SEAMS ON DUCTS OPERATING AT LESS THAN 2 IN. W.G. (500 PA) DUCTS SHALL BE SUPPORTED EVERY IO FEET OR IN ACCORDANCE WITH THE MANUFACTURER'S

COOLING DUCTS WITH EXTERIOR INSULATION MUST BE COVERED WITH A VAPOR RETARDED. AIR FILTERS ARE REQUIRED IN THE RETURN AIR SYSTEM.

THE HVAC SYSTEM MUST PROVIDE A MEANS FOR BALANCING AIR AND WATER SYSTEM. TEMPERATUIRE CONTROLS:

EACH DWELLING UNIT HAS AT LEAST ONE THERMOSTAT CAPABLE OF AUTOMATICALLY

HVAC PIPING CONVEYING FLUIDS ABOVE 105 DEGREES F OR CHILLED FLUIDS BELOW 55

ADJUSTING THE SPACE TEMPERATURE SET POINT OF THE LARGEST ZONE.

DEGREES F MUST BE INSULATED TO THE LEVELS IN TABLE 2. MINIMUM INSULATION THICKNESS FOR CIRCULATION HOT WATER PIPES INSULATION THICKNESS IN

HEATING AND AIR CONDITIONING, SHALL BE OIL-FIRED HYDRO AIR SYSTEM, COMPLETE WITH BOILER, HYDRONIC ZONE CONTROL, THERMOSTATES, OIL TANK, ETC. FOR 5 ZONES. PROVIDE DOMESTIC HOT WATER COIL OR SEPARATE CIRCULATING STORAGE TANK IF REQUIRED IN BOILER. PROVIDE AIR HANDLING UNITS, CONDENSERS, INSULATED SUPPLY DUCTS AND VENTS TO EACH ROOM. HEATING AND COOLING SYSTEM TO BE DESIGNED AND GUARANTEED TO CONFORM TO THE LATEST ASHREA SPECIFICATIONS AND THE ENERGY CODE OF NEW YORK STATE. HEATING SYSTEM SHALL BE DESIGNED AND GUARANTEED TO MAINTAIN 73° DEGREES F INDOOR TEMPERATURE WITH 1° DEGREES F OUTDOOR TEMPERATURE.

DUCTS: ALL DUCTS SHALL BE FABRICATED AND RIGIDLY INSTALLED WITH REQUIRED BRACING AND SUPPORTS. THE MAIN SUPPLY AND RETURN DUCT SHALL BE ISOLATED FROM THE HEATER AND BLOWER BY MEANS OF FABRIC INSULATORS. PROVIDE DUCT DAMPER FOR EACH RUN. INSULATE ALL DUCTS LOCATED IN GARAGE, ATTIC, AND UNHEATED AREAS.

GRILLS AND REGISTERS: PROVIDE SUPPLY AND RETURN REGISTERS IN EACH ROOM. ALL SUPPLY GRILLS TO HAVE ADJUSTABLE DAMPERS. BALANCING: HEATING CONTRACTOR SHALL BALANCE ENTIRE HOUSE SO THAT ALL ROOMS HEAT BUILDING DEPARTMENT NOTES

THIS PROJECT INVOLVES RAISING THE ROOF OF AN EXISTING ONE STORY WAREHOUSE BLOCK & STEEL BUILDING WITH STRUCTURAL STEEL PANELS.

A HEIGHT VARIANCE OF 37'-O" IS REQUESTED IN LIEU OF 27.50'

REQUIRED. USE GROUP: CONSTRUCTION TYPE:

III A PROTECTED EXISTING AND PROPOSED OCCUPANCY: OCCUPANT LOAD (300 GROSS) 118 PEOPLE

EXISTING SPRINKLER SYSTEM ENABLED ISSUE DATE:

05-17-23 #21-05 CHECKED BY: SHEET NO:

33 CORPORATE DRIVE ORANGEBURG NY, 10962 **SECTION - BLOCK - LOT: 73.19-1-9**  ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING WITH UZZIAH COOPER JR. DESIGNS, SUBMIS DISTRIBUTION TO MEET OFFICIAL REG CONNECTION WITH THE PROJECT IS NOT TO CONSTRUED AS PUBLICATION IN DEROG OF THE RIGHTS OF UZZIAH COOPER JR. DESIGNS, REPRODUCTION OR PUBLICATION

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ARCHITECT NY 036003

DRAWN BY: SCALE: AS NOTED DRAWING NO:

403 E 32nd Street  $\bigwedge$  04-21-22  $\mid$  revisions as PER Build'G dep't Paterson NJ, 07504 01-10-22 | ISSUED TO BUILDING DEP'T 845-821-1472 UzziahCooperRA@hotmail.com 01-20-21 | EXISTING CONDITIONS DATE SUBMISSIONS / REVISIONS

BUILDING DEPARTMENT NOTES GENERAL NOTES

PROPOSED ROOF RAISE FOR:

EVENLY TO THE REQUIRED TEMPERATURE SET ON THE THERMOSTAT.

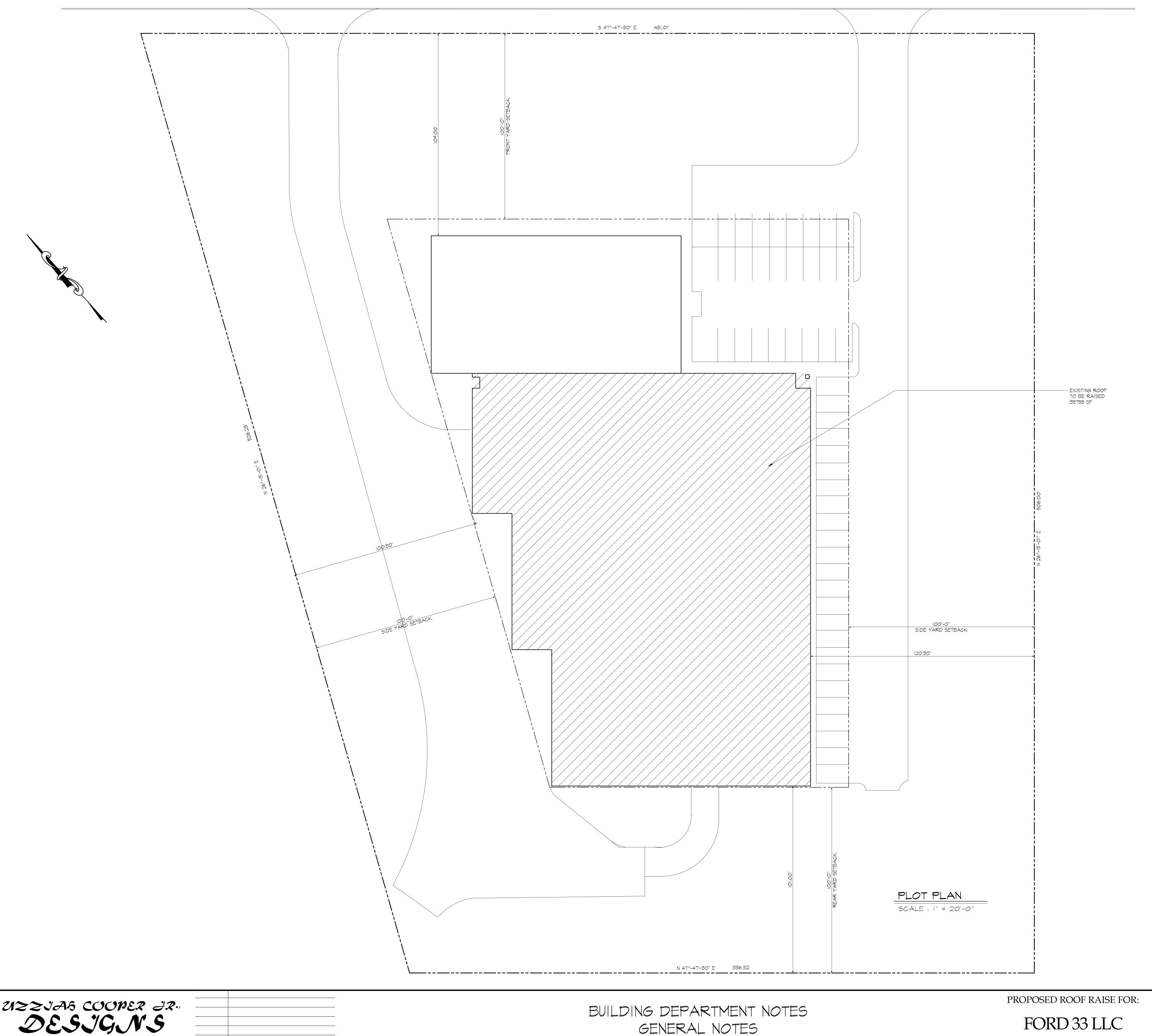
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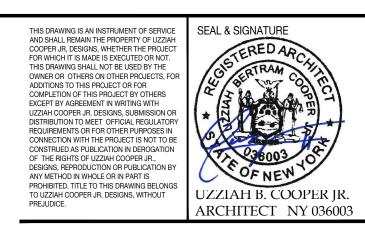


ZONING SCHEDULE SECTION-BLOCK-LOT 73.19-1-9 ACTUAL LOT AREA (SF): 206,785 MINIMUM LOT AREA: 87,120 SF ZONE: LIO USE GROUP: S-1, B CLASS: 2A CRITERIA REQUIRED EXISTING PROPOSED VARIANCE LOT AREA (SF) 87,120 206,785 NO CHANGE NO LOT WIDTH (MIN.) 336.32' NO CHANGE AVG LOT WIDTH N/AN/ALOT DEPTH N/A N/A N/A LOT FRONTAGE 481.01' NO CHANGE 27.50' 3" PER 1'-0" FRONT YARD S.B. (1) 110.00' NO CHANGE SIDE YARD S.B. (1) NO CHANGE | SIDE YARD S.B. (2) NO CHANGE TOTAL SIDE YARD NO CHANGE REAR YARD S.B. 100.00' NO CHANGE BUILDING COV. N/AN/A N/A ₫ LOT COVERAGE. N/A N/A N/A 6 F. A. R. 0.4000.225 0.225 82713.82 46571.00 F. A. R. (SF) EXISTING ADDED TOTAL PROP ▼ VOLUME (CF) 961682 9967 ✓ | OFFICE FLOOR AREA (SF) 35667 : | WAREHOUSE FLOOR AREA (SF) | MEZZANINE FLOOR AREA (SF) 937 TOTAL HABITABLE AREA (SF) 46571

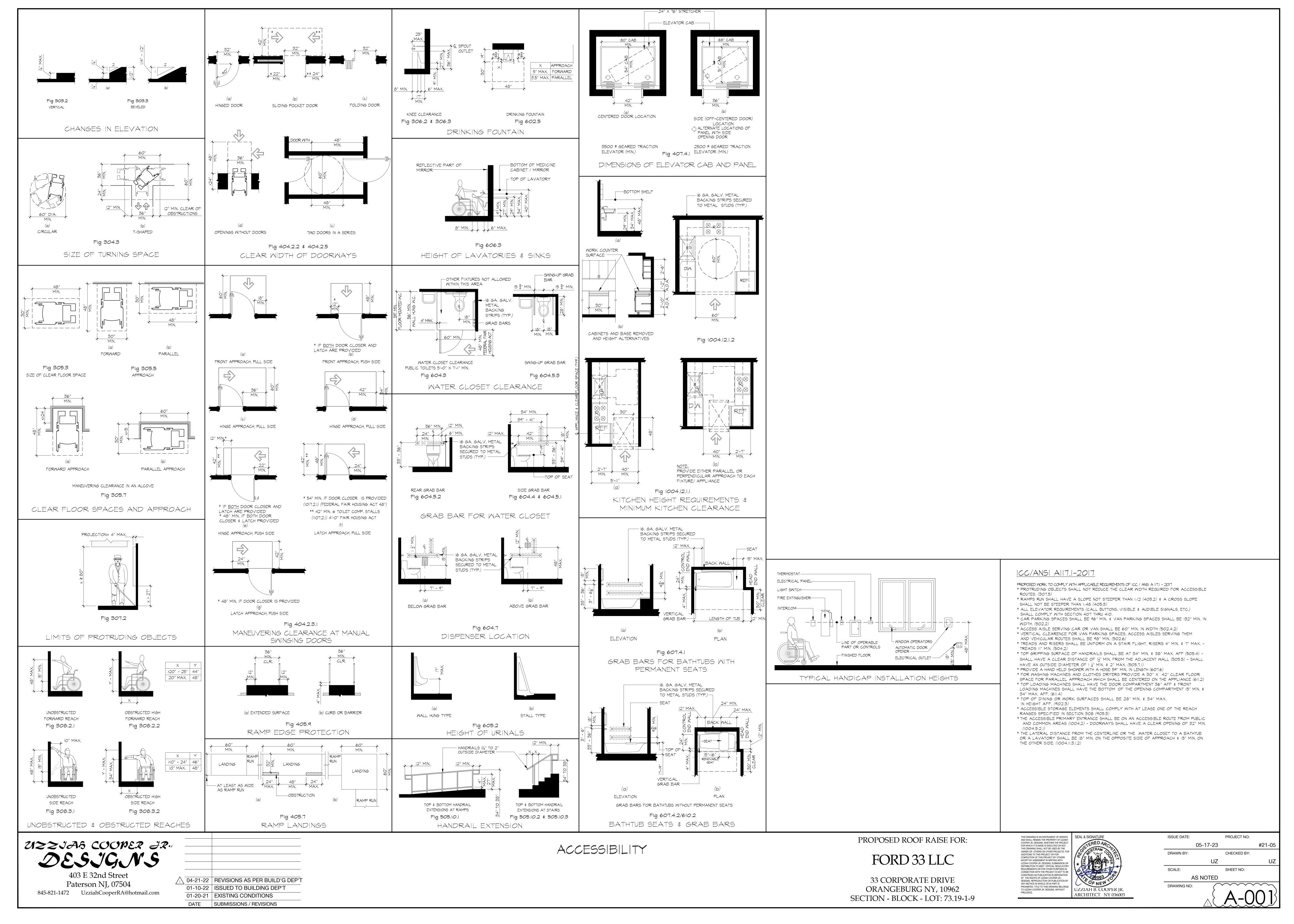
UZZJAG COOPER JR.,
DESJGNS

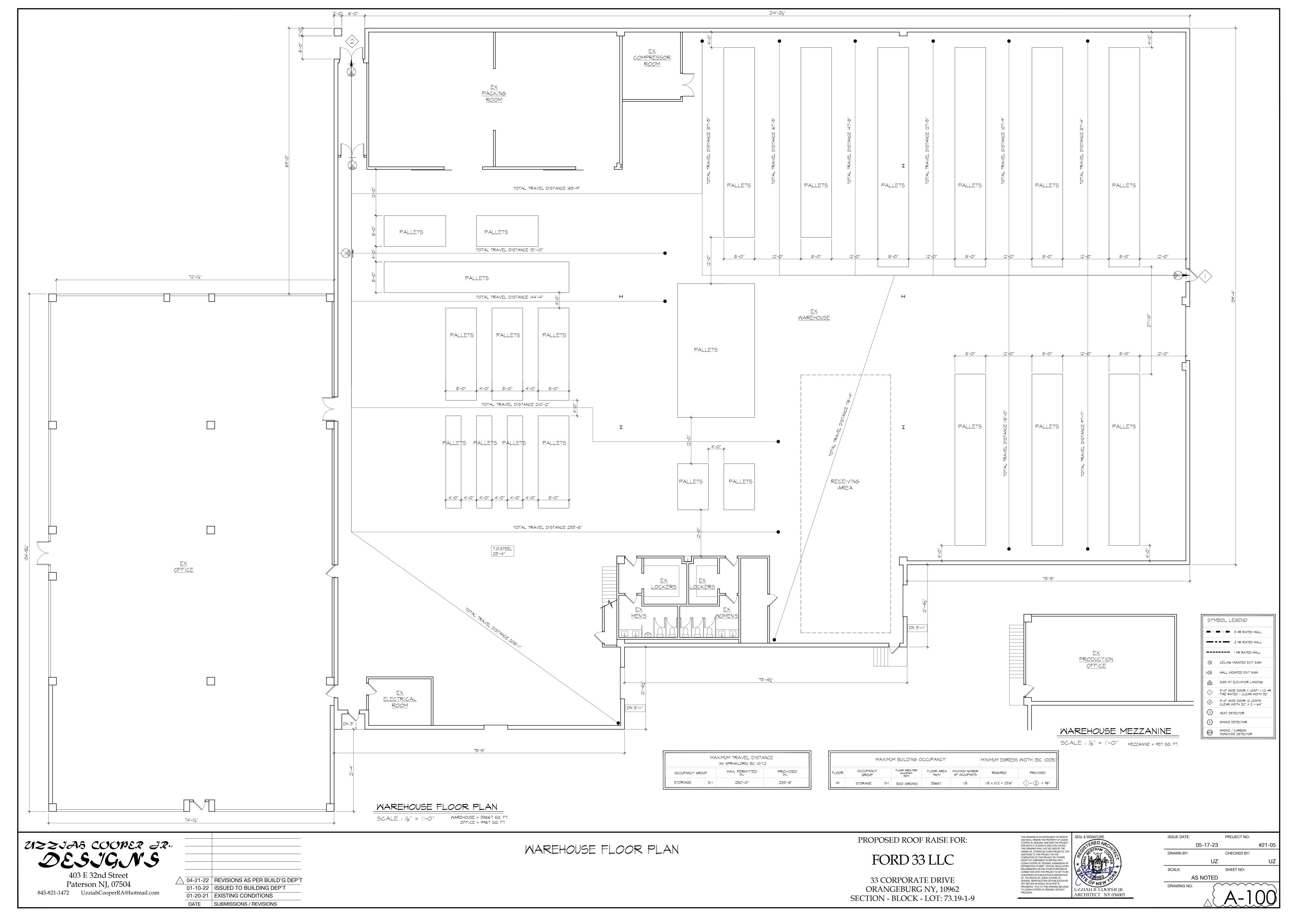
403 E 32nd Street Paterson NJ, 07504 845-821-1472 UzziahCooperRA@hotmail.com 04-21-22 REVISIONS AS PER BUILD'G DEP'T 01-10-22 ISSUED TO BUILDING DEP'T 01-20-21 EXISTING CONDITIONS DATE SUBMISSIONS / REVISIONS

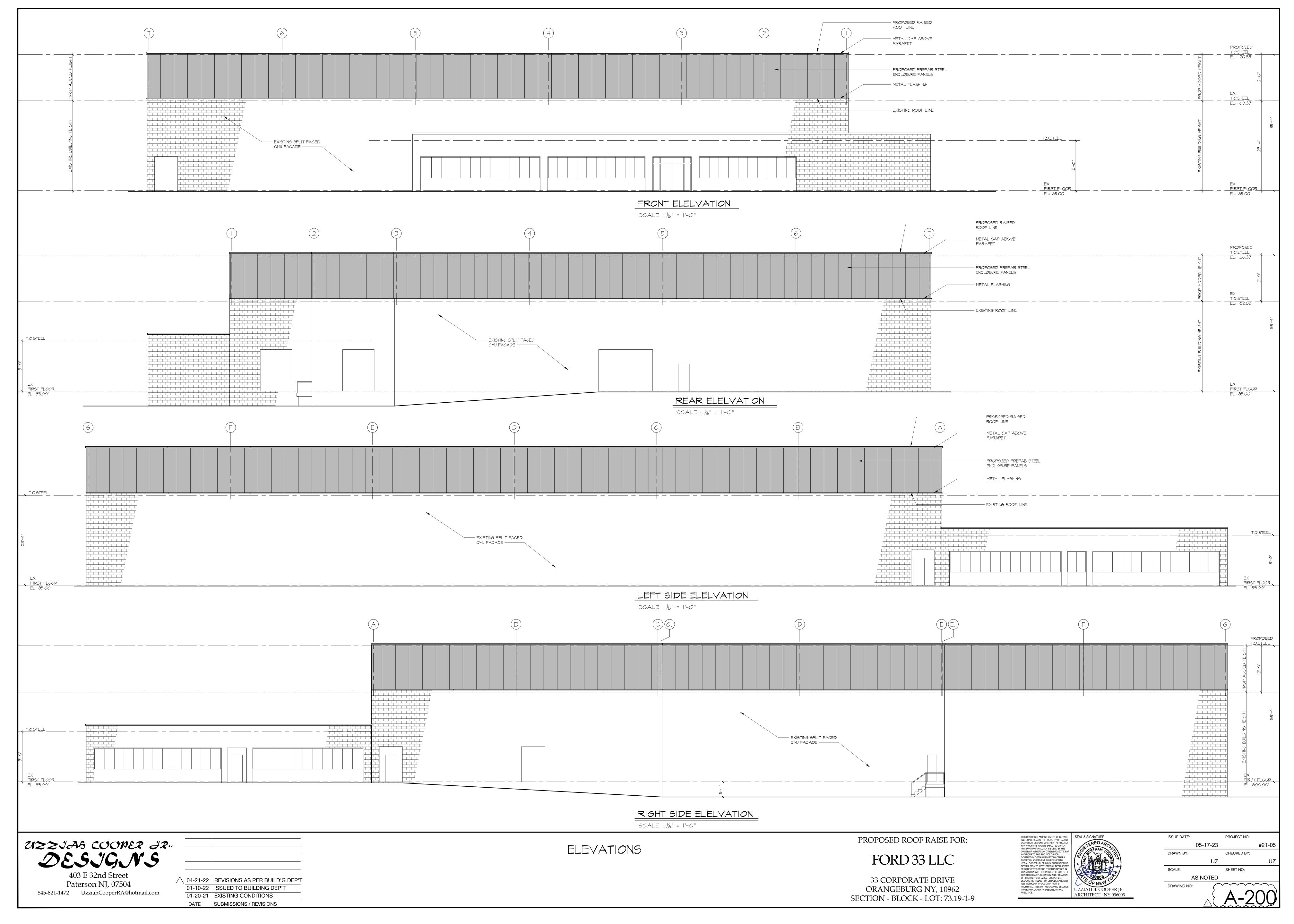
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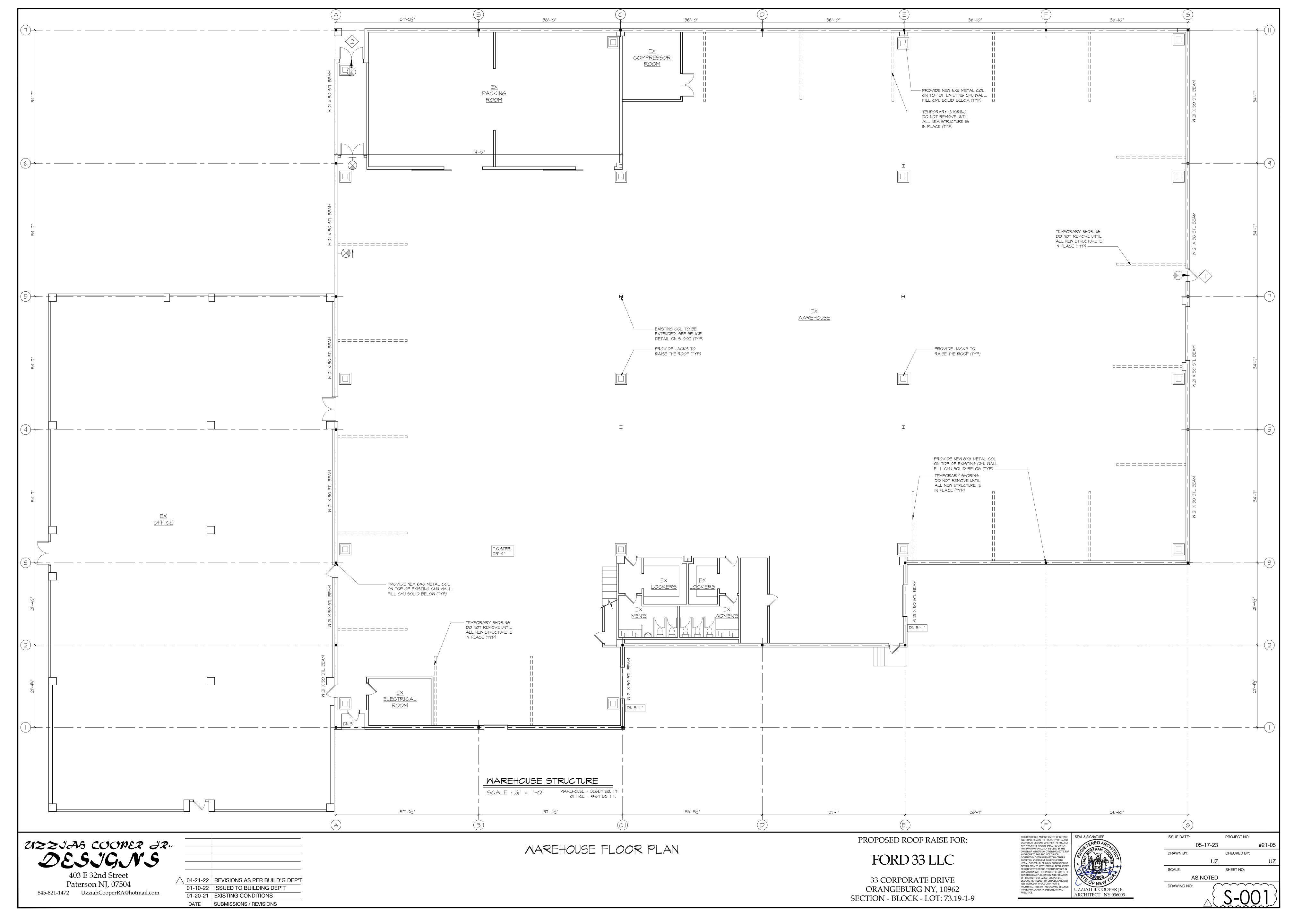


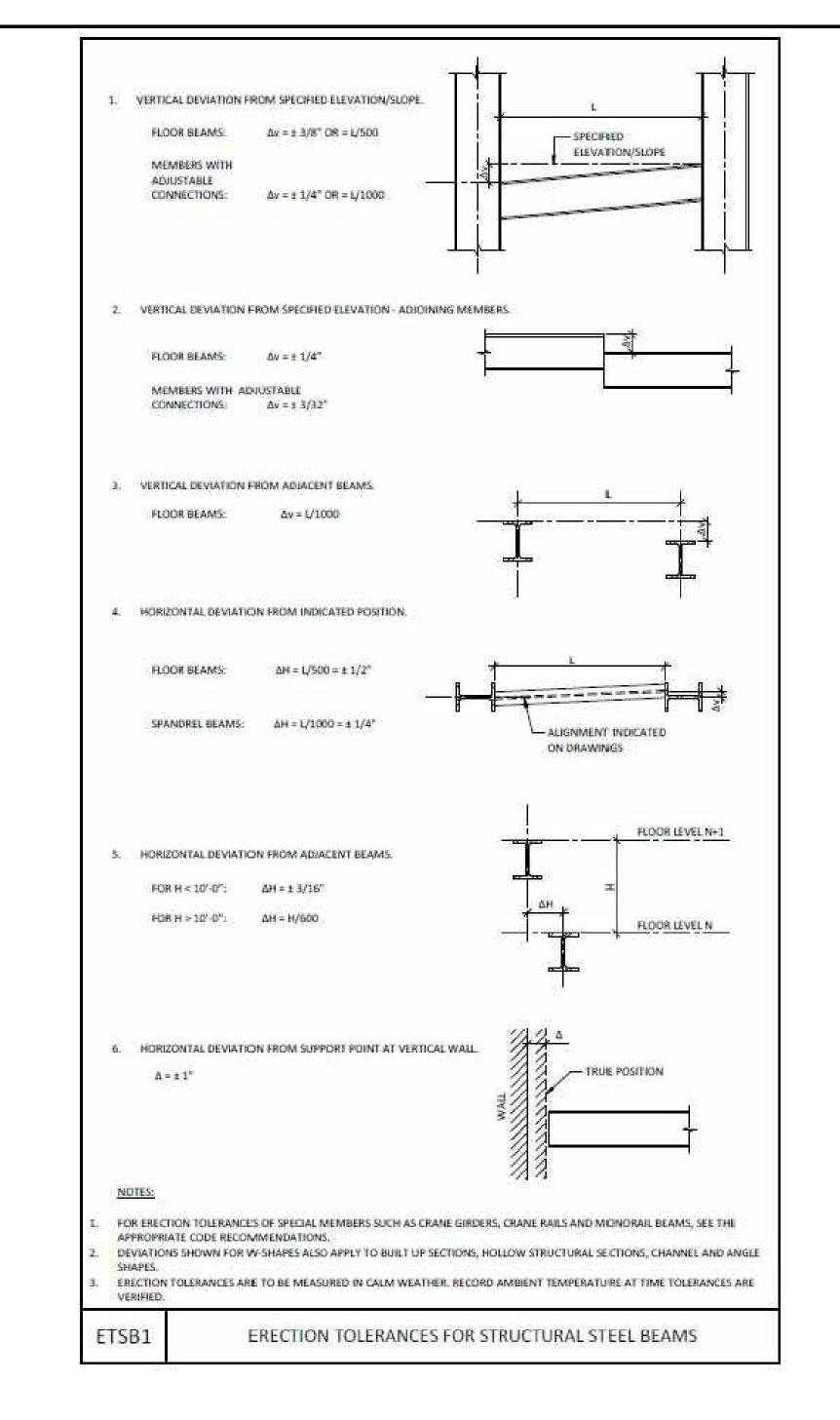
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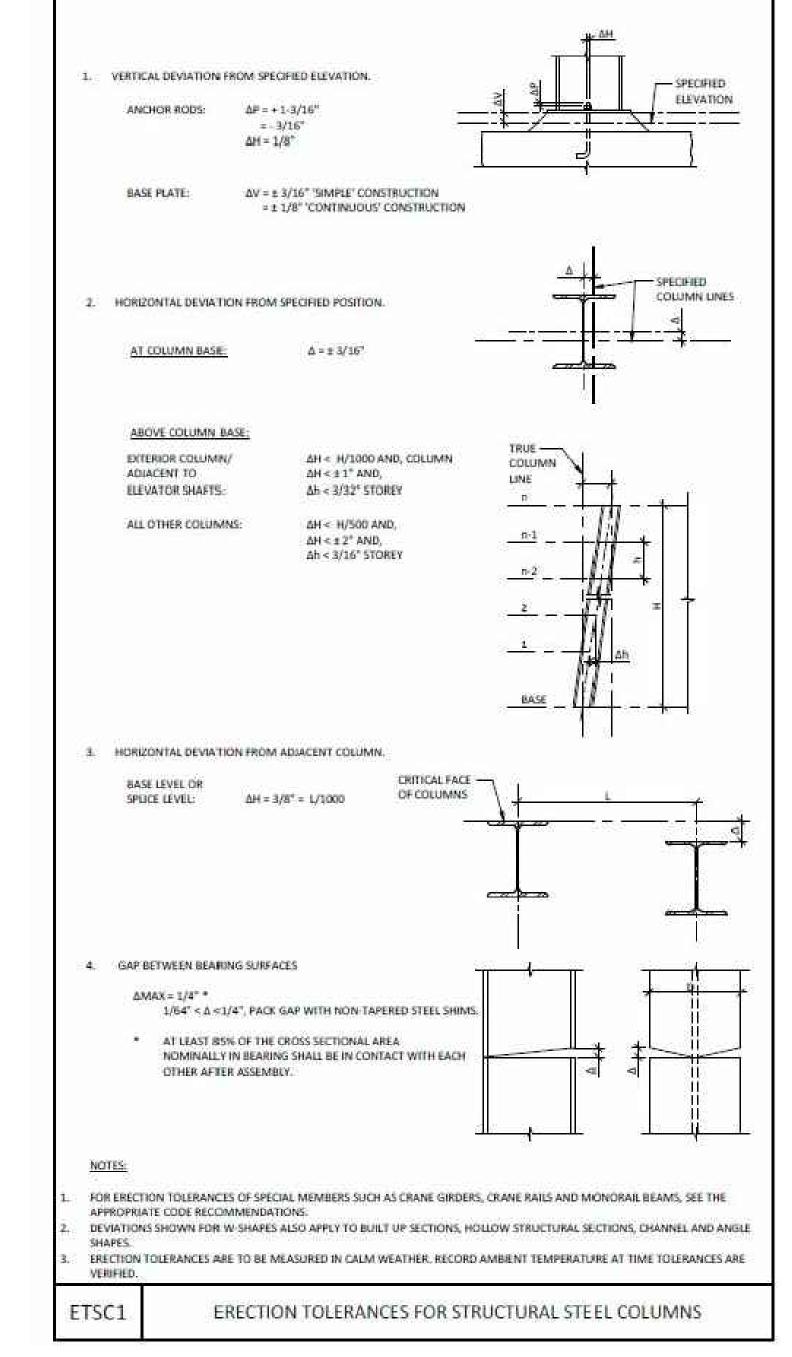


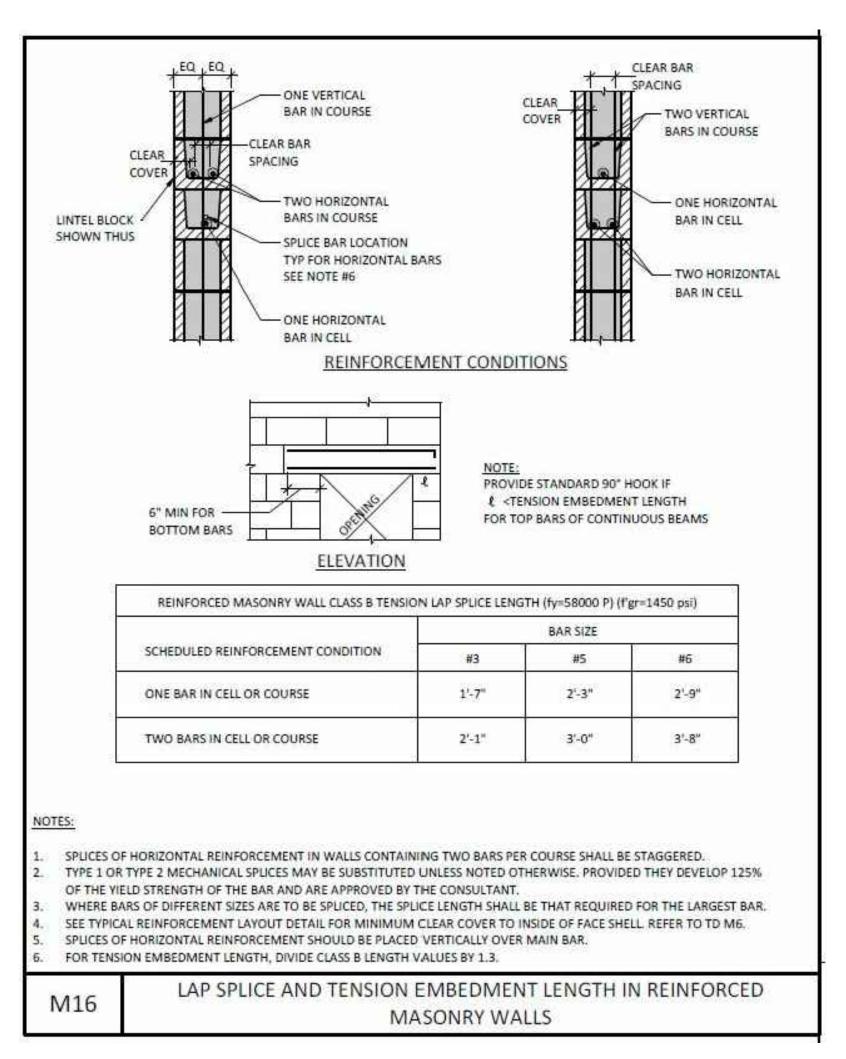


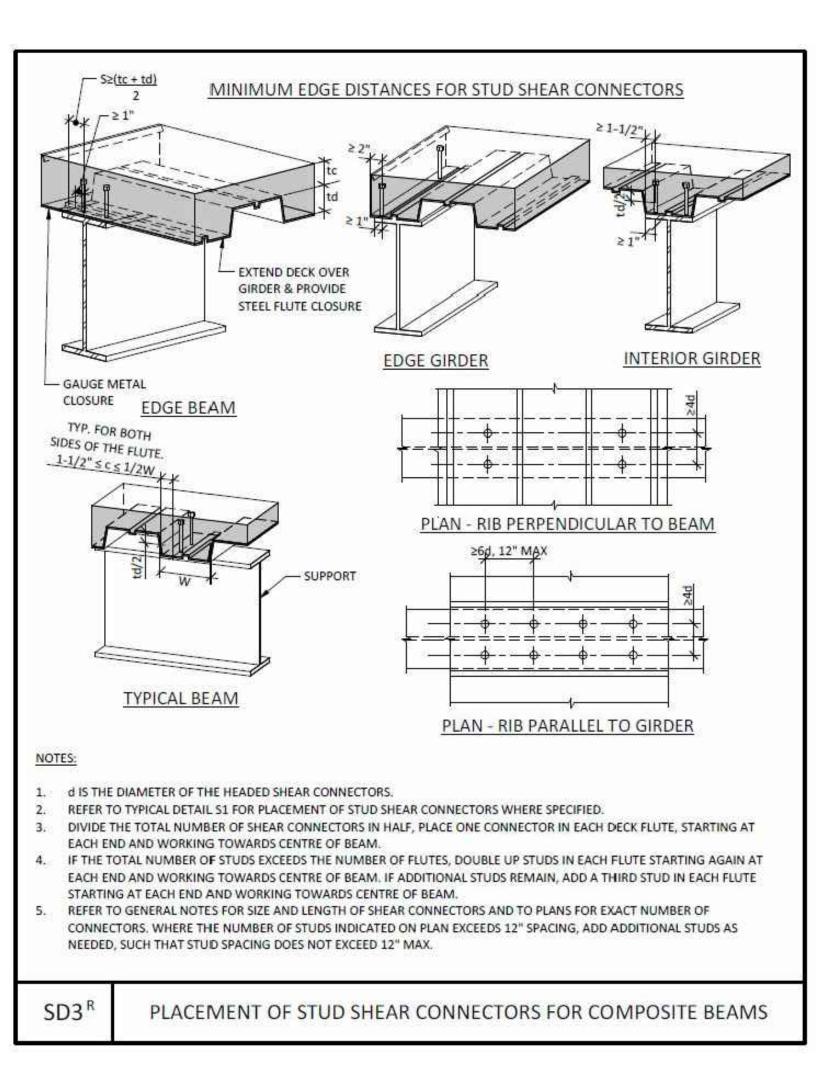


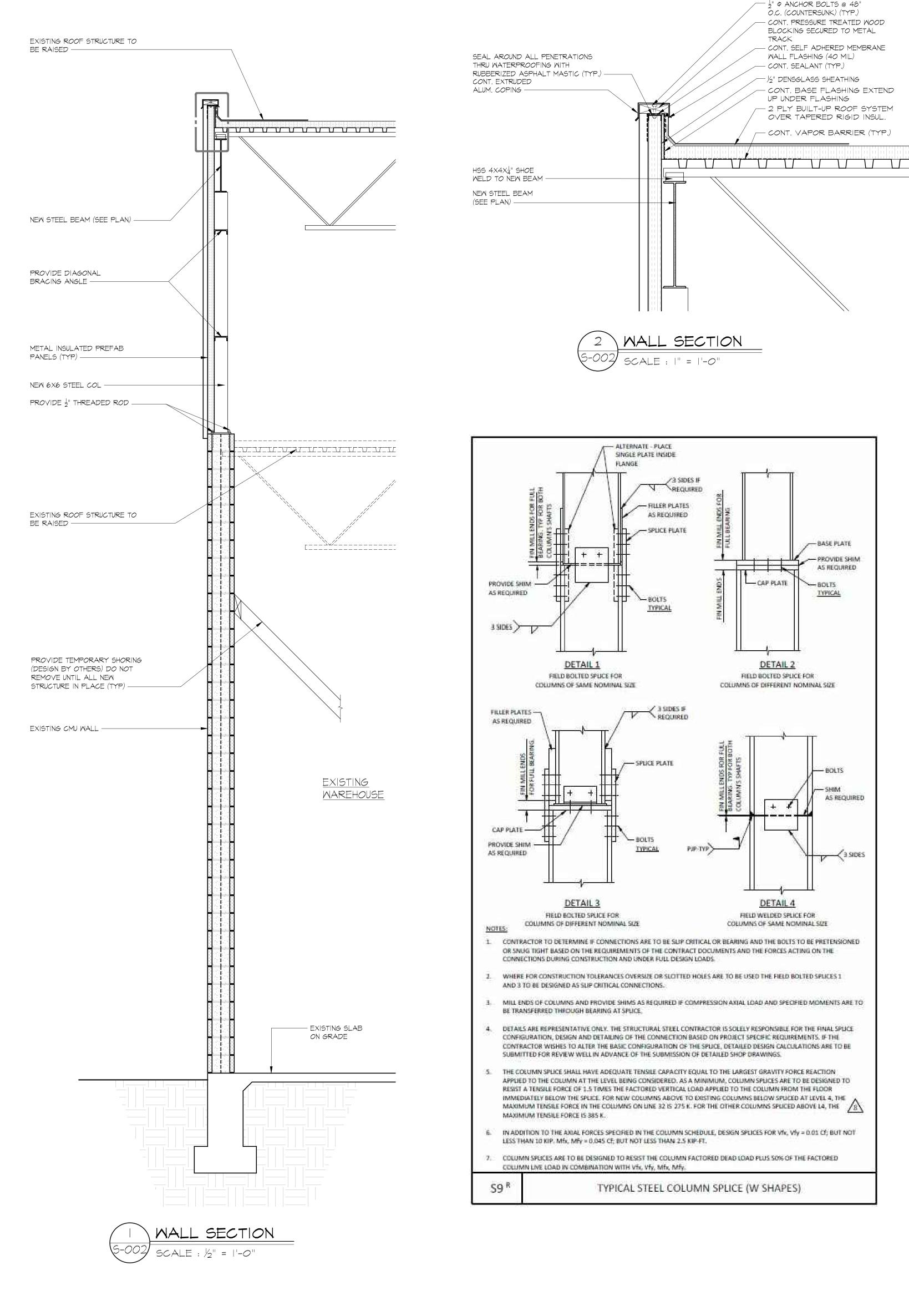














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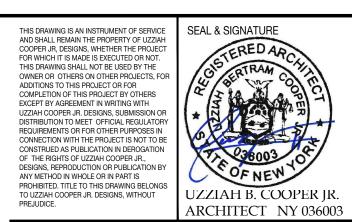
DATE SUBMISSIONS / REVISIONS

SECTION DETAILS

PROPOSED ROOF RAISE FOR:

FORD 33 LLC

33 CORPORATE DRIVE ORANGEBURG NY, 10962



ISSUE DATE: PROJECT NO: 05-17-23 CHECKED BY: DRAWN BY: SCALE: SHEET NO: AS NOTED

SECTION - BLOCK - LOT: 73.19-1-9