



**SIDE ELEVATION**



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**SPECIFICATIONS**

**DIVISION 1: GENERAL REQUIREMENTS**

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EXECUTION OF WORK DESCRIBED IN THESE CONSTRUCTION DOCUMENTS.  
 GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ANY AND ALL PERMIT NECESSARY AND MAKE ALL ARRANGEMENTS FOR INSPECTIONS REQUIRED BY THE GOVERNING BODY OR MUNICIPALITY.  
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS AND SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, LATEST EDITION.  
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NYS ENERGY CONSERVATION CONSTRUCTION CODE, LATEST EDITION.  
 ALL WORK SHALL BE PERFORMED BY PERSONS EXPERIENCED WITH THIS TYPE OF WORK DESCRIBED HEREIN. MATERIALS USED FOR THIS PROJECT SHALL BE NEW AND MANUFACTURED FOR THE PURPOSE INDICATED ON THE CONSTRUCTION DOCUMENTS.

**DIVISION 2: SITEWORK**

**SUBSURFACE INVESTIGATION:**  
 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE PREPARATIONS INCLUDING UTILITY SEARCHES AND UNDERGROUND INVESTIGATIONS AS REQUIRED BY LOCAL ORDINANCES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL EVALUATION AS THEY PERTAIN TO THIS PROJECT UNLESS OTHERWISE PROVIDED BY OWNER.  
**SITE PREPARATIONS:**  
 GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE SITE CLEARING AND GRADING TO PROVIDE A SAFE WORKPLACE.  
**LANDSCAPING:**  
 GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE GRADING AND LAWN PLACEMENT AS PER THE AGREEMENT MADE BETWEEN THE CONTRACTOR AND THE OWNER. ALL FOUNDATION GRADING SHALL MEET MUNICIPAL GRADING REQUIREMENTS AND DRAIN AWAY FROM THE BUILDING TO AREAS DESIGNATED BY THE MUNICIPALITY.

**DIVISION 3: CONCRETE**

**CONCRETE FORMWORK:**  
 SHALL MEET OR EXCEED INDUSTRY STANDARDS FOR THE TYPE USED AND SHALL BE SET TRUE AND LEVEL.  
**CONCRETE REINFORCING:**  
 ALL REINFORCING SHALL MEET BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, LATEST EDITION. WIRE REINFORCING SHALL CONFORM TO ASTM A625. STEEL REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60. PROTECTION FOR REINFORCING CONCRETE IS AS FOLLOWS:  
 FOOTINGS: 3" COVER BOTTOM AND SIDES  
 PIER AND WALLS: 2" COVER ALL AROUND  
 SLABS: 3/4" COVER AT MAIN REINFORCING  
**CAST-IN-PLACE CONCRETE:**  
 ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. EXTERIOR CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI. SIDEWALK SHALL INCLUDE 3/8" MESH REINFORCING CONTROL JOINTS AT MAX OF 4'-0", PITCH AWAY FROM BUILDING.

**DIVISION 4: MASONRY**

**MASONRY BLOCK:**  
 ALL CONCRETE MASONRY UNITS USED FOR THIS PROJECT SHALL MEET OR EXCEED INDUSTRY STANDARDS FOR THE TYPE USED AND SHALL BE SET TRUE AND LEVEL.  
**CMU'S:**  
 SHALL BE REINFORCED @ 16" OC WITH #5 BAR OR BETTER AND ALL TUBEWALL REINFORCING SHALL BE USED EVERY OTHER COURSE. CORES THAT ALLOW WITH BEARING LOCATIONS OF STRUCTURAL MEMBERS SHALL BE FILLED SOLID WITH GROUT.

**DIVISION 5: METALS**

**STRUCTURAL STEEL:**  
 ALL STRUCTURAL STEEL SHALL BE AS INDICATED ON THE CONSTRUCTION DOCUMENTS, BUT NOT LIMITED TO SAME. ALL STRUCTURAL STEEL SHALL CONFORM TO SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, LATEST EDITION.  
**STEEL PLATES & SHAPES:** ASTM A-572  
**PIPE COLUMNS:** ASTM A-513  
**SEAMLESS GRADE B PIPES & BOLTS:** ASTM A-529  
**ANCHOR BOLTS:** ASTM A-307  
 ALL STRUCTURAL STEEL SHALL RECEIVE A PRIME COAT OF RUST INHIBITIVE PAINT.

**DIVISION 6: WOOD & PLASTICS**

**ROUGH CARPENTRY:**  
 ALL FRAMING LAMBER SHALL BE INDICATED ON THE CONSTRUCTION DOCUMENTS. ALL PRESSURE TREATED WOOD SHALL BE EMPLOYED AT AREAS EXPOSED TO THE WEATHER OR IN CONTACT WITH SOIL OR FOUNDATIONS.  
**EXTERIOR GRAPEN/WOOD SHEATHING:** SHALL BE USED AT WALLS AND ROOF DECK AREAS.  
 ALL STRUCTURAL FRAMING MEMBERS SHALL BE DOUGLAS FIR OR MANUFACTURED PRODUCTS AS INDICATED ON CONSTRUCTION DOCUMENTS.  
**LUMBER PROPERTIES:** SHALL BE AS FOLLOWS: DOUG FIR: F1450, F1400, F1400S  
 ALL FRAMING SHALL BE 2X4 OR 2X6 STUDS @ 16" OC, MEM FR #2 F1450, F1400S.  
 ALL LAMINATED STRUCTURAL ELEMENTS SHALL BE AS MANUFACTURED BY LOUISIANA-PACIFIC OR AN EQUAL ALTERNATE. APPROVAL OF ALTERNATES SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING.

**ARCHITECTURAL WOODWORK:**

STAIR PARTS SHALL BE CONSTRUCTED TO MEET IRC FOR STRUCTURAL CHARACTERISTICS AND SHALL INCLUDE ALL PARTS FOR CODE COMPLIANT INSTALLATION.  
**PLASTIC FABRICATIONS:**  
 ALL PLASTIC LAMINATES SHALL BE AS MANUFACTURED BY FORMICA OR APPROVED ALTERNATE. TOPS SHALL BE ADHERED TO WOOD SUBSTRATES PER INDUSTRY STANDARDS.

**DIVISION 7: THERMAL & MOISTURE PROTECTION**

**DAMP PROOFING:**  
 FOUNDATIONS SHALL BE DAMP PROOFED WITH A FELT-DRY WAY INSTALLED PER MANUFACTURERS REQUIREMENTS FOR ALL HEIGHT FOUNDATIONS OR 2 COURSES OF SPRAY ON WATERPROOFING IF INDICATED OTHERWISE. CONTRACTOR SHALL ENSURE THAT ENTIRE SURFACE IS COVERED. MASONRY BLOCK WALLS SHALL BE SEALED PER MASONRY STANDARDS.  
**INSULATION:**  
 ALL INSULATIONS SHALL BE INSTALLED AS INDICATED ON THESE CONSTRUCTION DOCUMENTS AND/ OR PER THE NYS ENERGY CONSERVATION CONSTRUCTION CODE, LATEST EDITION.  
**SHINGLE ROOFING:**  
 ROOF SHINGLES SHALL BE AS MANUFACTURED BY IKO, OR AS SELECTED BY THE OWNER. STYLE, COLOR AND TYPE SHALL BE AS SELECTED BY OWNER. SHINGLES SHALL BE INSTALLED IN A MANNER ACCEPTABLE TO THE INDUSTRY.  
**FLASHING & SHEET METAL:**  
 ALL FLASHING SHALL BE ALUMINUM AND SHALL PROVIDE MINIMUM 8'-0" VERTICAL PROTECTION. MATERIALS SHALL BE COMPATIBLE WITH ADJACENT MATERIALS.

**GUTTERS & DOWNSPOUTS:**  
 ALL GUTTERS AND DOWNSPOUTS SHALL BE ALUMINUM (SEAMLESS) AS MANUFACTURED BY ALCOA PRODUCTS. STYLE, SHAPE AND COLOR AS SELECTED BY THE OWNER.  
**JOINT SEALERS:**  
 ALL JOINT SEALERS SHALL BE EMPLOYED AT CONNECTIONS TO THE BUILDING AND AS INSTALLED IN A MANNER ACCEPTABLE TO THE INDUSTRY.

**DIVISION 8: DOORS & WINDOWS**

**METAL DOORS & FRAMES:**  
 EXTERIOR DOORS SHALL BE STEEL INSULATED IN A STYLE AND COLOR AS SELECTED BY THE OWNER.  
**WOOD DOORS:**  
 INTERIOR WOOD DOORS SHALL BE SIZED AS INDICATED ON THE PLANS WITH A MIN. HT. OF 6'-0" UNLESS NOTED OTHERWISE. DOORS TO BE COLOURED OR PANEL PENDING UNLESS INDICATED OTHERWISE.  
**WINDOWS:**  
 WINDOWS AS INDICATED ON THE PLANS, MANUFACTURED BY "ANDERSEN", 4000 SERIES, OR "PELLA" PROFILE, OR APPROVED EQUAL. ALTERNATE WINDOWS MAY BE USED UNDER THE FOLLOWING CONDITIONS:  
 THEY MEET LIGHT AND ENERGY REQUIREMENTS AS SET FORTH IN THE IRC AND ENERGY CONSERVATION CONSTRUCTION CODES.  
**FINISH HARDWARE:**  
 INTERIOR HARDWARE SHALL BE IN A COLOR AND MANUFACTURE AS SELECTED BY THE OWNER. LEVER STYLE (HANDICAP ACCESSIBLE). OWNERS TO INDICATE LOCATIONS OF LOCKSETS AND ADDITIONAL HARDWARE NEEDS.  
**GLAZING:**  
 ALL GLAZING SHALL MEET IRC FOR STRUCTURAL CHARACTERISTICS. TYPE OF GLASS AS SELECTED BY OWNER IF ORNAMENTAL LOCATIONS ARE SPECIFIED.

**DIVISION 9: FINISHES**

**GYP-SUM BOARD:**  
 GYP-SUM WALLBOARDS IS REQUIRED ON ALL WALLS AND CEILINGS IN HABITABLE SPACES. WALLBOARDS SHALL BE 5/8" THICK OR AS INDICATED ON THE CONSTRUCTION DOCUMENTS. SEE PLANS FOR FIRE RATED CONSTRUCTION APPLICATIONS. MOISTURE RESISTANT WALLBOARD SHALL BE USED IN BATHROOMS AND AREAS SUSCEPTIBLE TO MOISTURE.  
**PAINTING:**  
 PAINT AND INTERIOR SPAN SHALL BE AS MANUFACTURED BY "BENJAMIN MOORE" OR AN APPROVED EQUAL. ALL FINISHED PAINTING SHALL BE ONE COAT OF PRIMER AND TWO FINISHED COATS. ITEMS TO BE STAINED SHALL INCLUDE FINAL COAT OF VARNISH.

**DIVISION 10: SPECIALTIES**

**STORAGE SHELVING:**  
 ALL STORAGE SHELVING SHALL BE 3/4" PL WOOD FINISHED WITH END STOPS AND CLOSET RODS SHALL BE STEEL OR AS APPROVED BY OWNER. BLOCK IN ALL ACCESSORY LOCATIONS BEHIND WALL.  
**DIVISION 15: MECHANICAL**

ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH ASHRAE GUIDELINES FOR DESIGN AND INSTALLATION.  
 ALL PLUMBING WORK SHALL BE AS PER NYS PLUMBING GUIDELINES FOR DESIGN AND INSTALLATION.  
 ALL MATERIALS SHALL CONFORM TO INDUSTRY STANDARDS.  
**DIVISION 16: ELECTRICAL**

ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE FOR DESIGN AND INSTALLATION.  
 ALL MATERIALS SHALL CONFORM TO INDUSTRY STANDARDS FOR THE SAME.

**GENERAL NOTES**

CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS, GRADE ELEVATIONS, UTILITY LOCATIONS AND SERVICE CONNECTIONS PRIOR TO THE COMMENCEMENT OF WORK.  
 ANY DIMENSIONAL DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING PRIOR TO THE FABRICATION OR ERECTION OF CONSTRUCTION COMPONENTS.

**LIGHTING SCHEDULE**

CONDUCTORS SHALL BE COPPER AND HAVE THIN INSULATION. ALL WIRE SHALL BE NEW AND HAVE SIZE AND INSULATION TYPE INDICATED ON IT'S COVER. ALL WIRE SHALL HAVE BEEN MANUFACTURED IN ACCORDANCE WITH THE LATEST APPLICABLE CODES. ALL WORK SHALL BE IN ACCORDANCE WITH NEC, OSHA, AND LOCAL CODES.  
 ANY ITEMS NOT SPECIFIED ON THE DOCUMENTS, BUT REQUIRED TO COMPLETE THIS PROJECT SHALL BE INSTALLED PER GENERALLY ACCEPTED STANDARDS.  
 CONDUIT SHALL BE EMT WITH ALL REQUIRED FITTINGS, WHERE FLEXIBLE BENDWAY IS REQUIRED, USE MC CABLE IS ALLOWABLE BY LOCAL CODES.  
 PROVIDE FISHHOOKING THROUGH ALL FIRE WALLS.  
 ALL RECEPTACLES, PHONE JACKS, ETC., SHALL BE FLUSH MOUNTED AT 18" AFF AND SHALL BE COMPLETE WITH THERMOPLASTIC COVER PLATE THAT MATCHES THE ADJACENT FINISHES.  
 ALL PANELS SHALL BE MANUFACTURED BY THE "150WATT" OR APPROVED EQUAL.  
 SMOKE DETECTORS SHALL BE TWO WIRE PHOTOELECTRIC - 240C SERIES SYSTEM SHALL BE HARDWIRED AND INTERCONNECTED. LOCATIONS PER NFPA STANDARD CODES AND INSTALLED IN CONCERT WITH SECURITY SYSTEM IF APPLICABLE.

**HEADER SCHEDULE**

CELL SIZE	HEADER
UP TO 8'-0"	(2) 2X6'S
UP TO 8'-0"	(2) 2X12'S
UP TO 9'-0"	(2) 2X12'S
UP TO 10'-0"	(5) 2X12'S

**PLUMBING FIXTURE SCHEDULE**

KOHLER WATER CLOSET  
 COLOR: AS SELECTED BY OWNER  
 LAVATORY INTEGRATED INTO COUNTER  
 COLOR: AS SELECTED BY OWNER  
 FACET STYLE AS SELECTED BY OWNER  
 COLOR: AS SELECTED BY OWNER  
 SHOWER HEAD AND INSETS: AS SELECTED BY OWNER  
 TOILET HISEL, TOWEL BARS AND MIRROR:  
 PROVIDED BY OWNER  
 COLOR & STYLE: AS SELECTED BY OWNER

**DESIGN DATA**

SNOW LOAD: 50# PER SQUARE FOOT  
 WIND LOAD: 130 MILES PER HOUR  
 SEISMIC DESIGN AREA: 4  
 LIVE LOAD: 40# PER SQUARE FOOT