petronio-david

NEW RESIDENCE
1 SKIDMORE DRIVE
SWEDEN, NEW YORK

INDEX

01 COVER
02 SITE PLAN
03 BASEMENT PLAN
04 FIRST FLOOR PLAN
05 SECOND FLOOR PLAN
06 SECTION A & INTERIORS
07 SECTION B & INTERIORS
08 SECTION C & INTERIORS
09 WALL DETAILS
10 EAST & NORTH ELEVATIONS
11 WEST & SOUTH ELEVATIONS
12 SPECIFICATIONS
13 SPECIFICATIONS
14 SPECIFICATIONS
15 SPECIFICATIONS

ABBREVIATIONS

ADJ	ADJUSTABLE
AFI	ARC FAULT INTERRUPTER
AP	ACCESS PANEL
AEC	ARC FAULT INTERRUPTER
AW	AWNING WINDOW
BC	BASE CABINET
BLK	BLOCKING
BT	BATH TOWEL BAR
CB	CORNER CABINET
CFM	CUBIC FEET/MINUTE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT (BLOCK)
CO	CLEAN OUT
CLG	CEILING
CR	CLOTHES ROD/SHELF
CRS	COURSE
CS	CASEMENT WINDOW
CT	CERAMIC TILE
DH	DOUBLE HUNG WINDOW
DS	DOWN SPOUT
DW	DISHWASHER
EXT	EXISTING
FD	FLOOR DRAIN
GB	GRAB BAR
GFI	GROUND FAULT INTERRUPTER
GT	GIRDER TRUSS
HB	HOSE BIB (FROST PROOF)
HWD	HARDWOOD FLOORING
HT	HAND TOWEL BAR
IB	INFILTRATION BARRIER
IAP	INSULATED ACCESS PANEL
JST	JOIST
JT	JOINT
KS	KNEE SPACE
LAV	LAVATORY (WALL HUNG)
MDF	MEDIUM DENSITY FIBERBOARD
MR	MIRROR/MEDICINE CABINET
OC	ON CENTER
PC	PANTRY CABINET
PD	PATIO DOOR
PT	PRESSURE TREATED
RA	RETURN AIR
SA	SUPPLY AIR
SB	SINK BASE CABINET
SL	SIDE LIGHT WINDOW
SR	SHOWER ROD
ST	SLATE TILE
STM	STORM SEWER
TLT	TOILET
TP	TOILET PAPER HOLDER
TR	TRANSOM WINDOW
VB	VAPOR BARRIER
VNL	VINYL FLOORING
VTR	VENT THRU ROOF
UP	UTILITY POLE
WC	WALL CABINET
WB	WALL BOARD
WH	WATER HEATER
WP	WEATHER PROOF
WPCO	WALL PLATE CLEAN OUT
WWM	WELDED WIRE MESH

DATE: 1/2001 SHEET: 01 of 15

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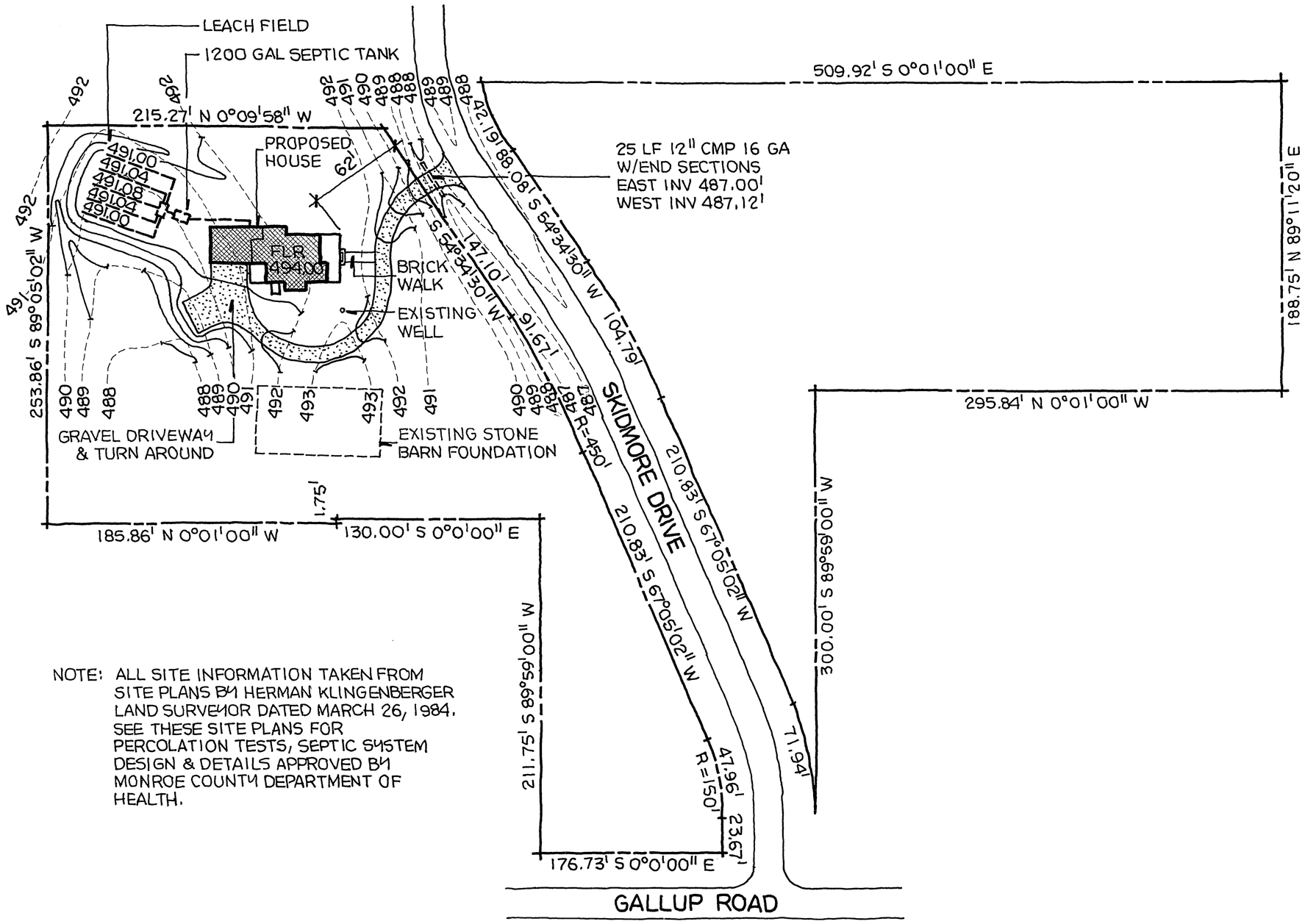

NOTE: ALL SITE INFORMATION TAKEN FROM SITE PLANS BY HERMAN KLINGENBERGER LAND SURVEYOR DATED MARCH 26, 1984. SEE THESE SITE PLANS FOR PERCOLATION TESTS, SEPTIC SYSTEM DESIGN & DETAILS APPROVED BY MONROE COUNTY DEPARTMENT OF HEALTH.

NORTH

site plan

0' 25' 50'

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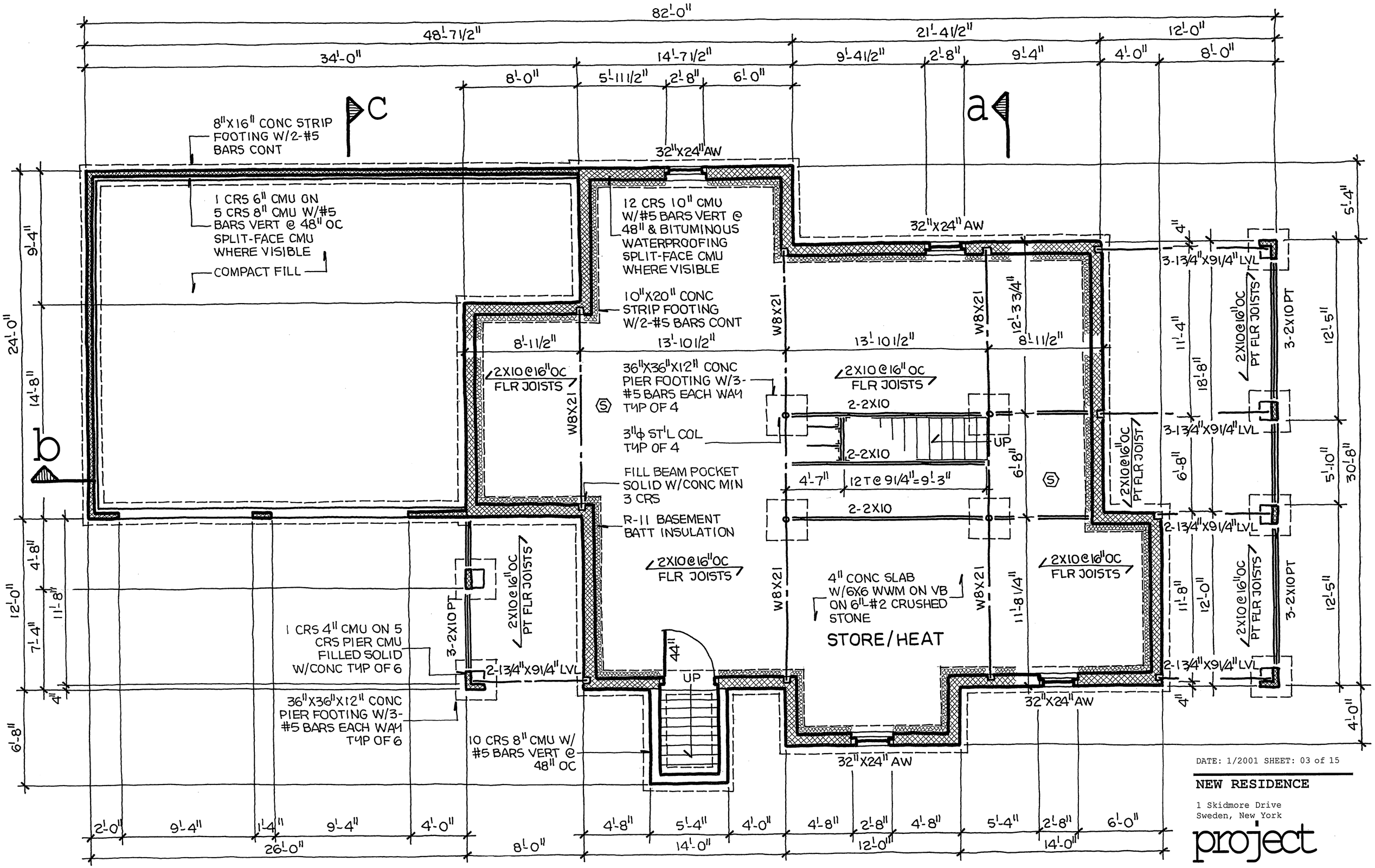

NORTH

basement plan

0' 2' 4'

(S) SMOKE DETECTOR

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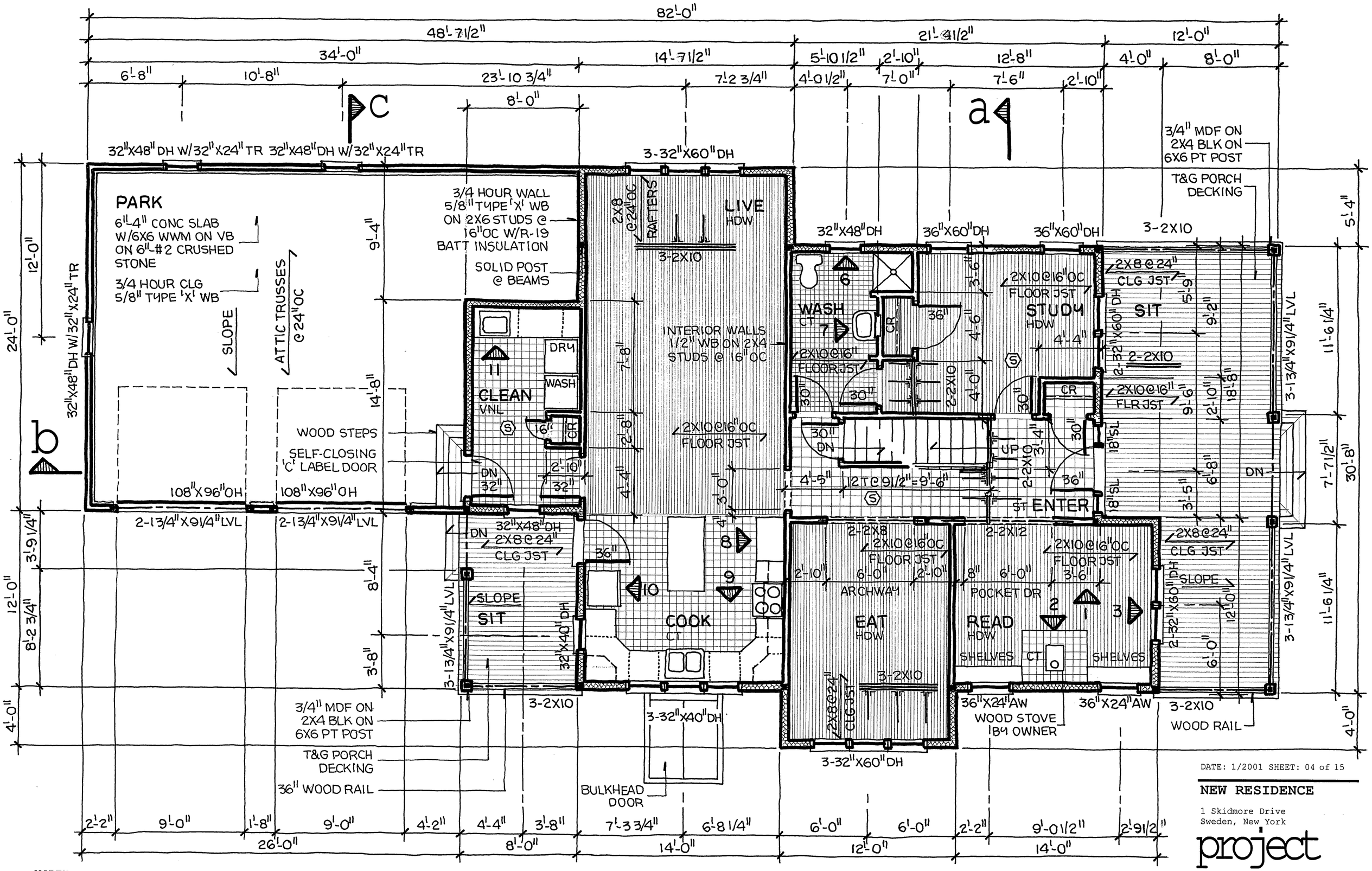

first floor plan

0' 2' 4'

(5) SMOKE DETECTOR

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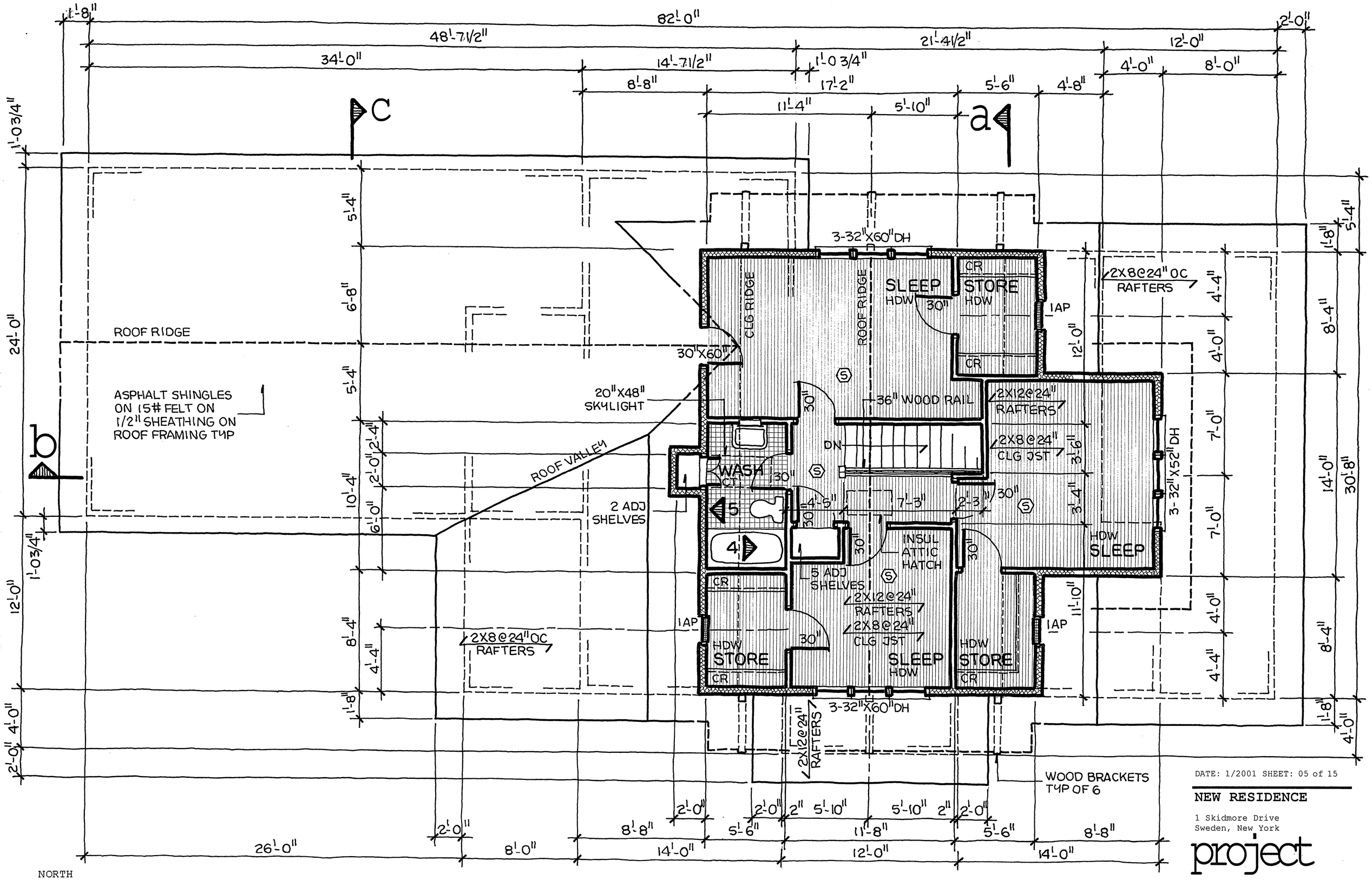

NORTH

second floor plan

0' 2' 4'

(5) SMOKE DETECTOR

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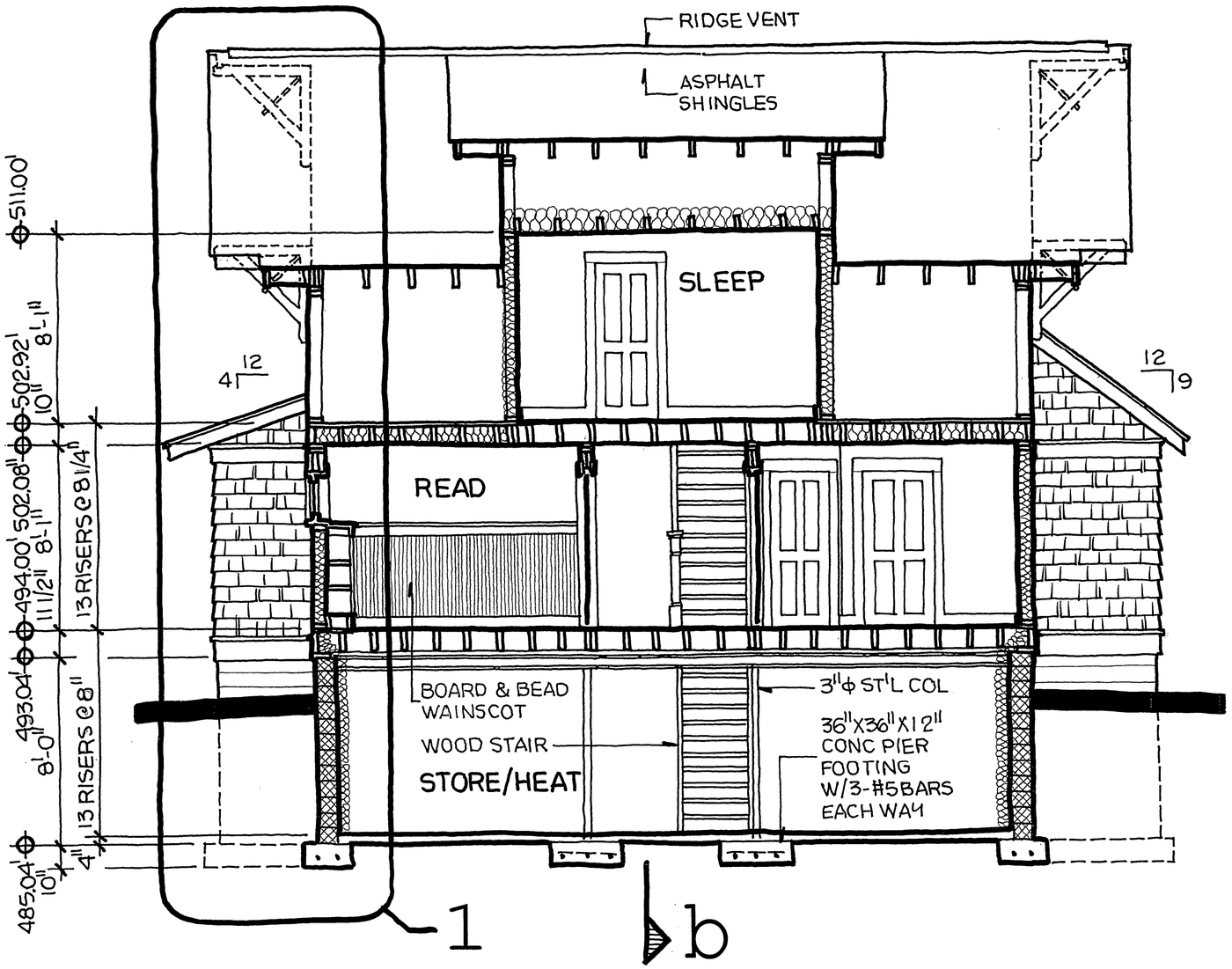
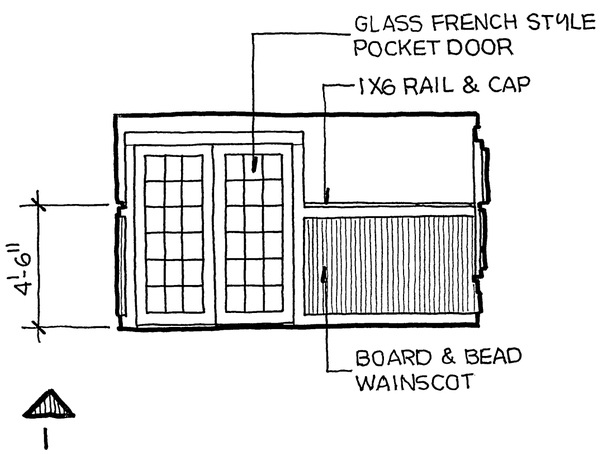
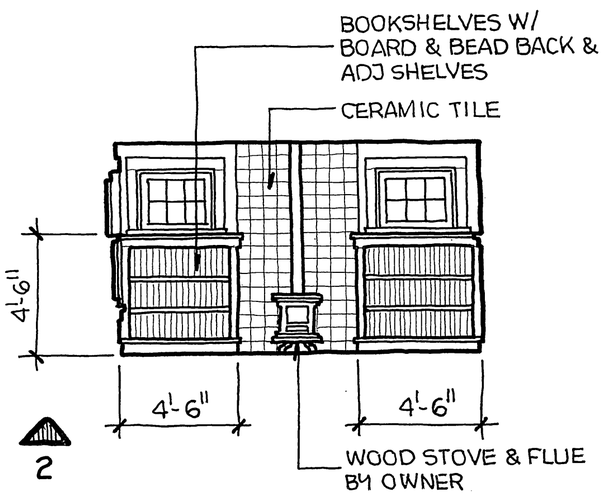
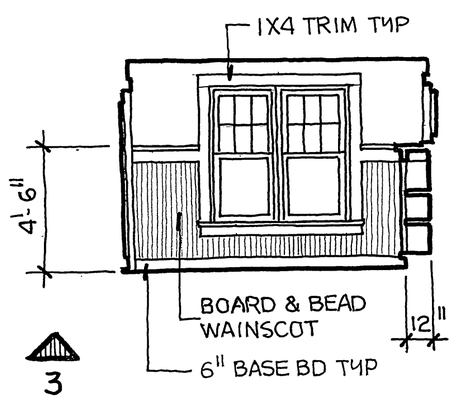


section a 0' 2' 4'







interiors 0' 2' 4'

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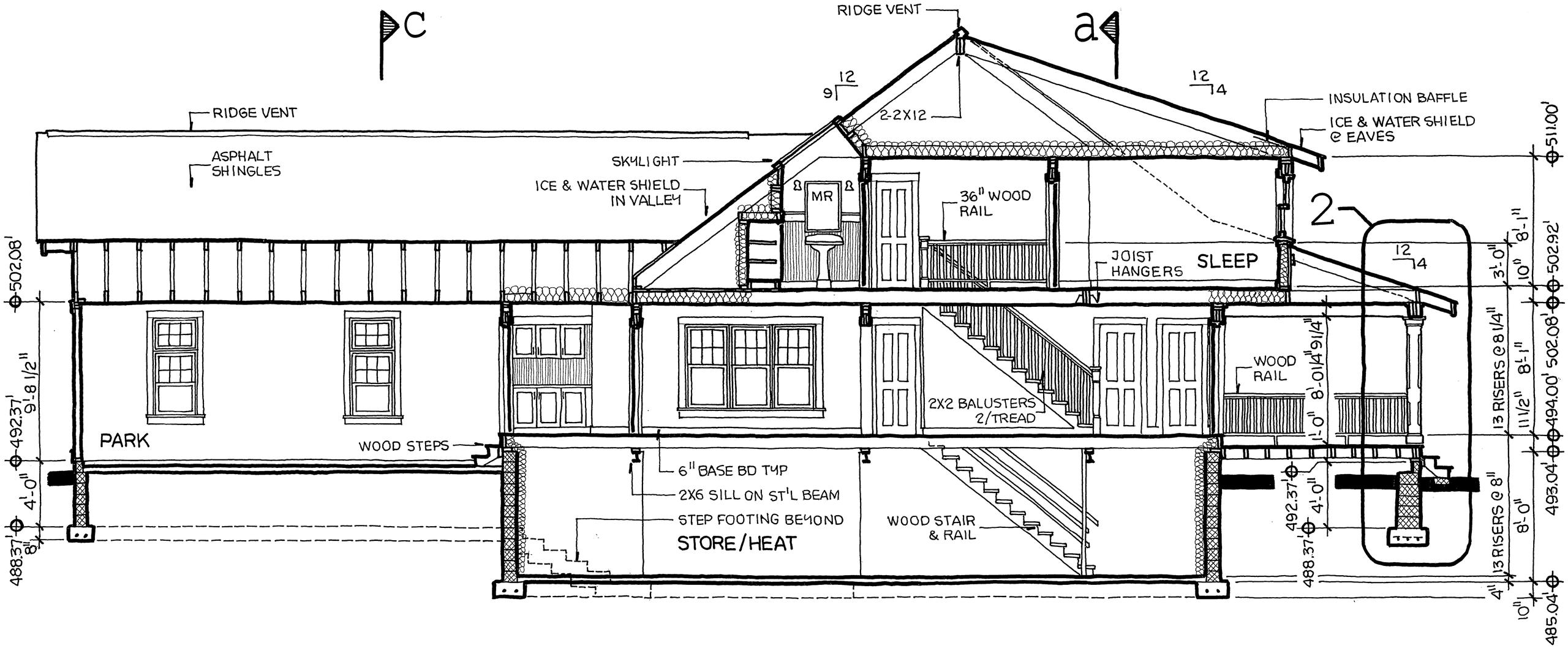
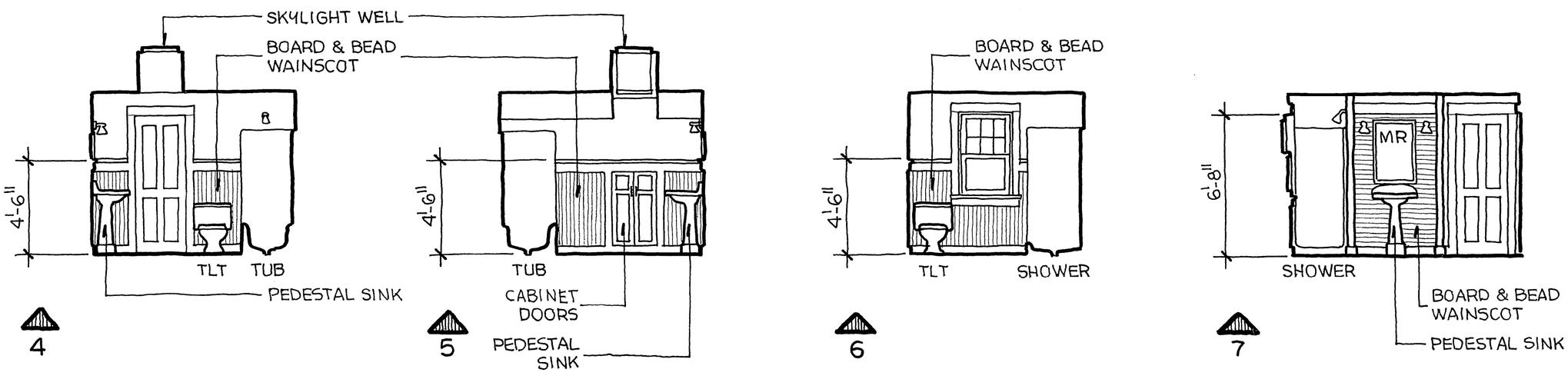


section b



interiors

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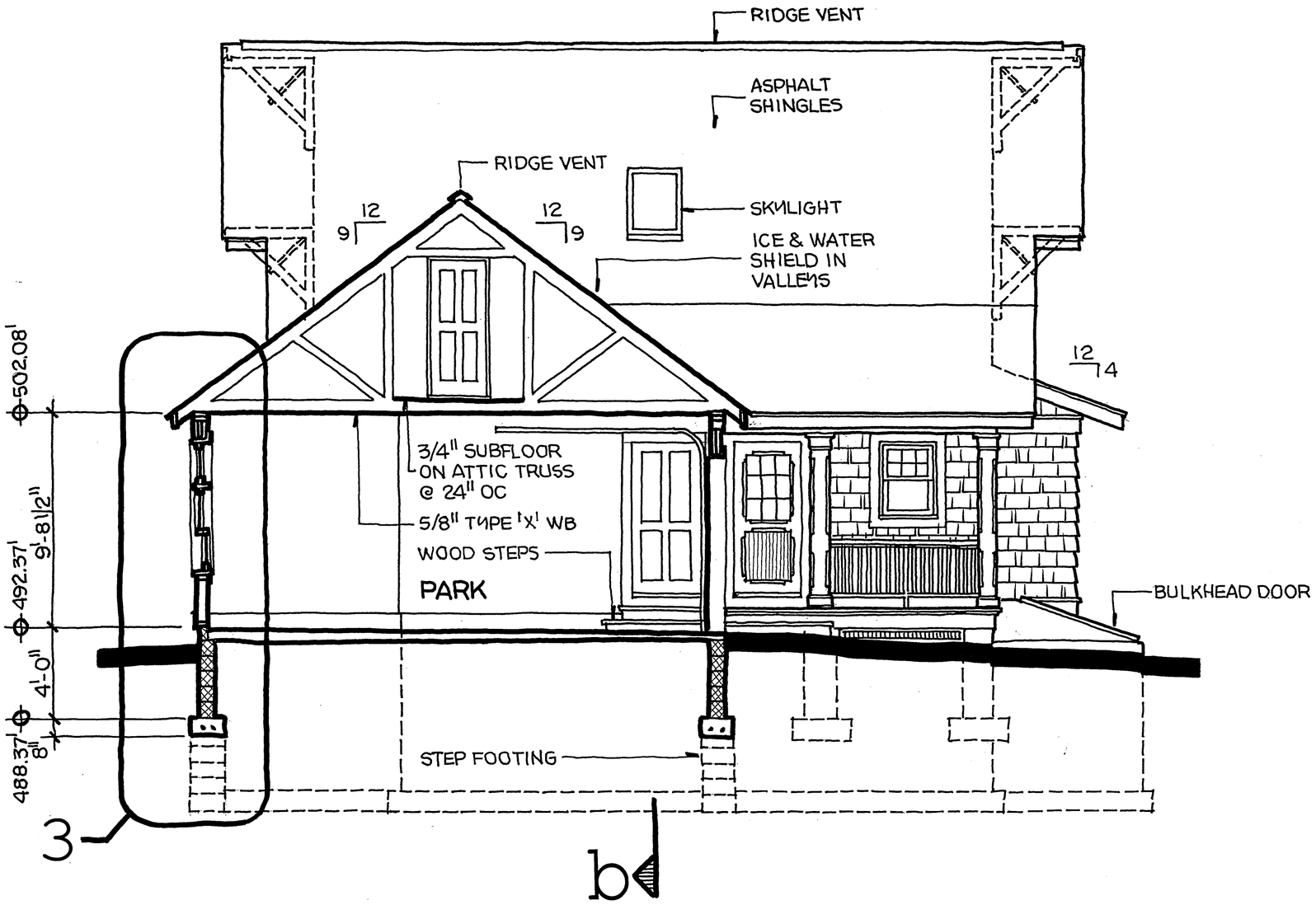
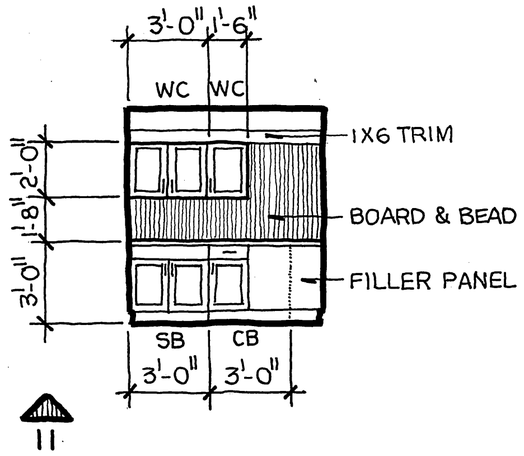
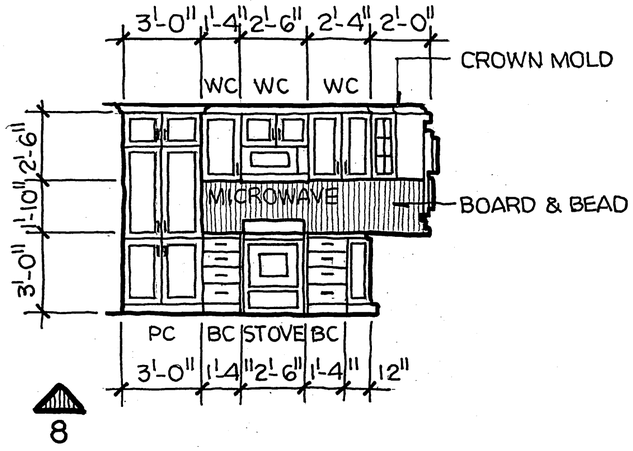
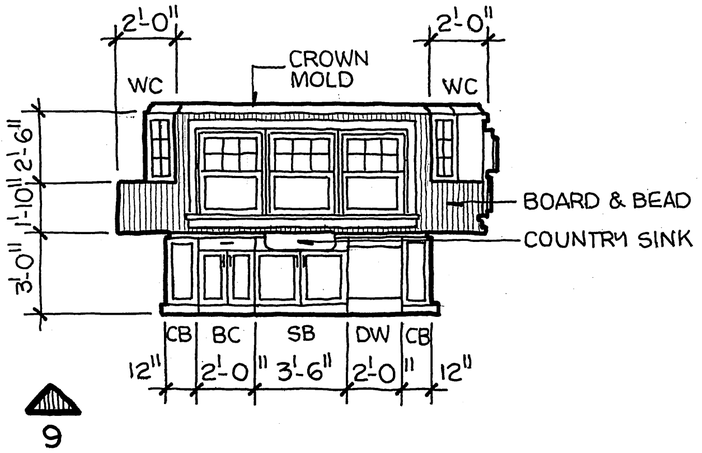
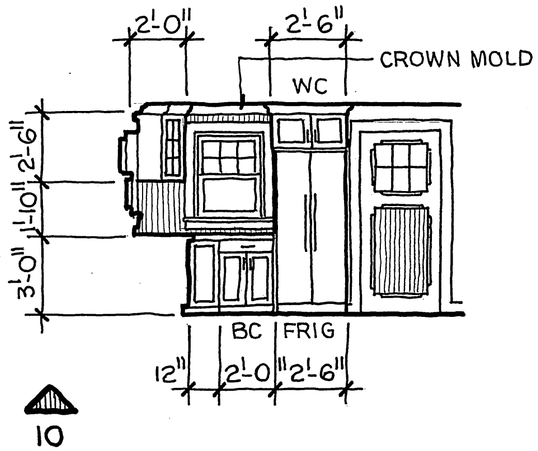


section c 0' 2' 4'









interiors 0' 2' 4'

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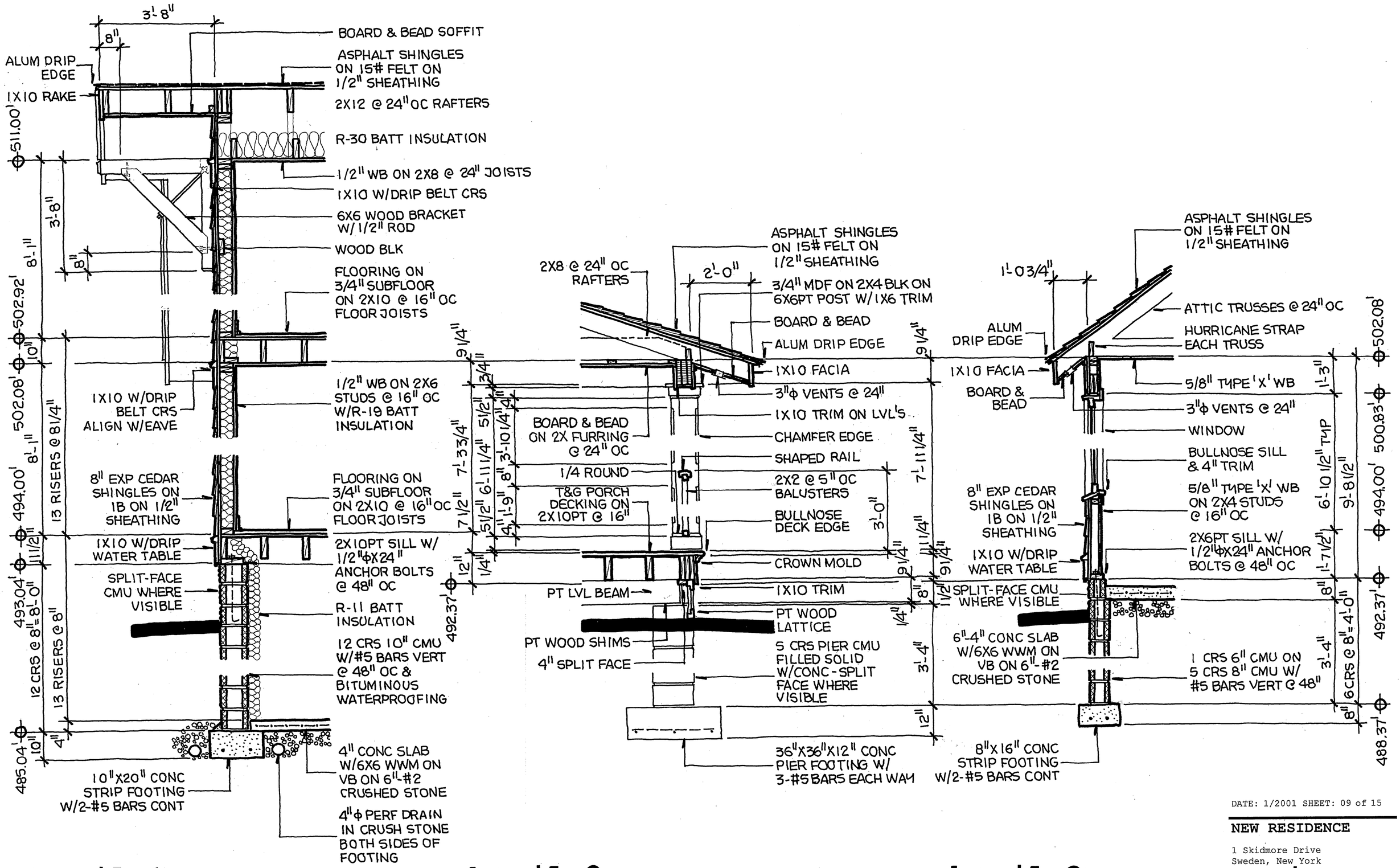

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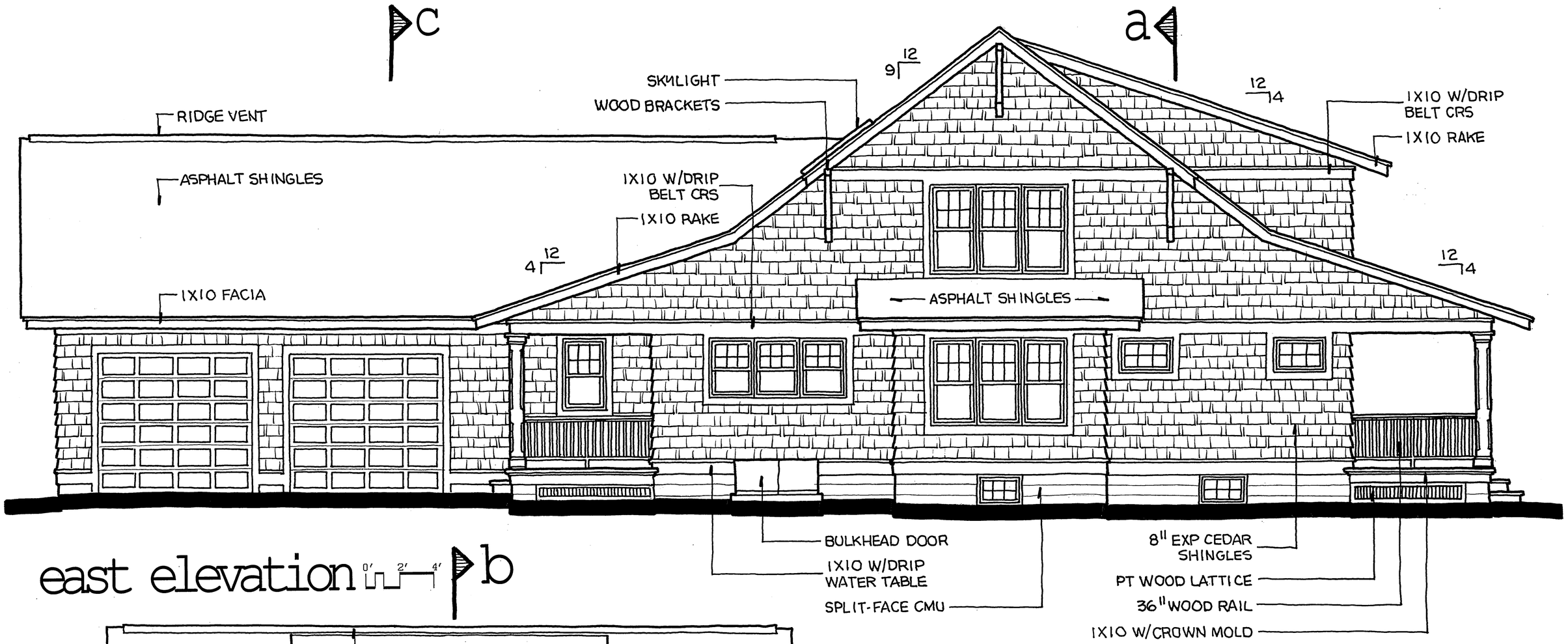

east elevation

north elevation

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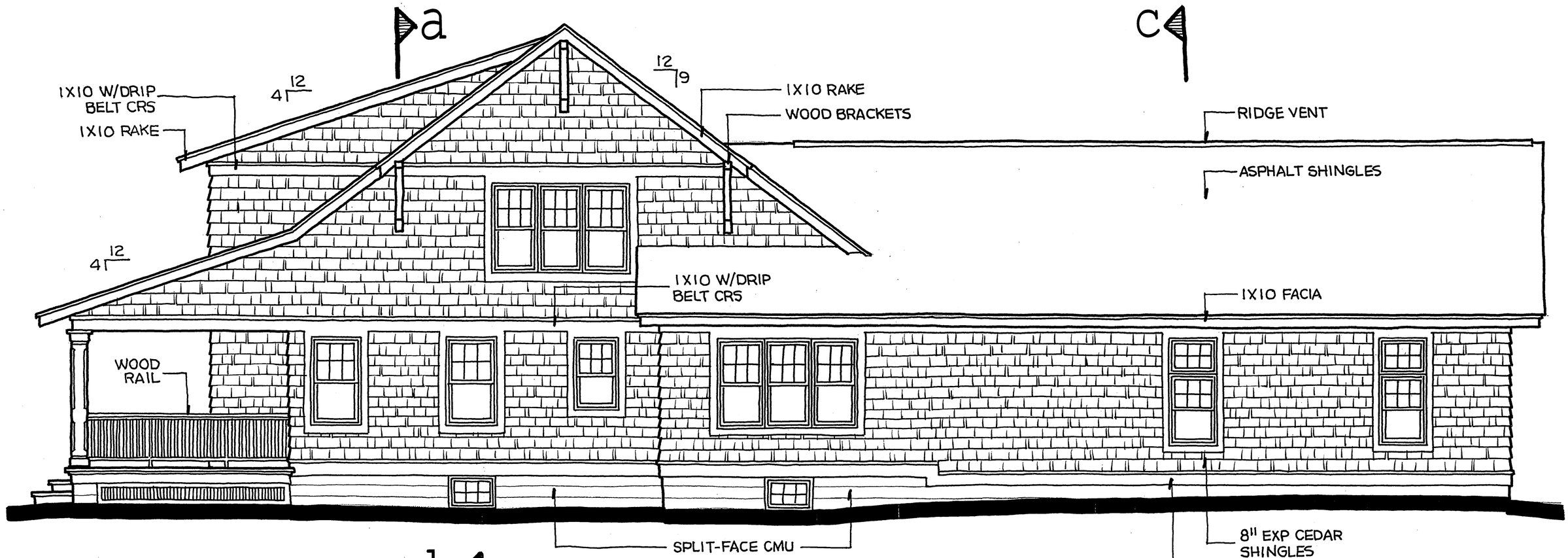
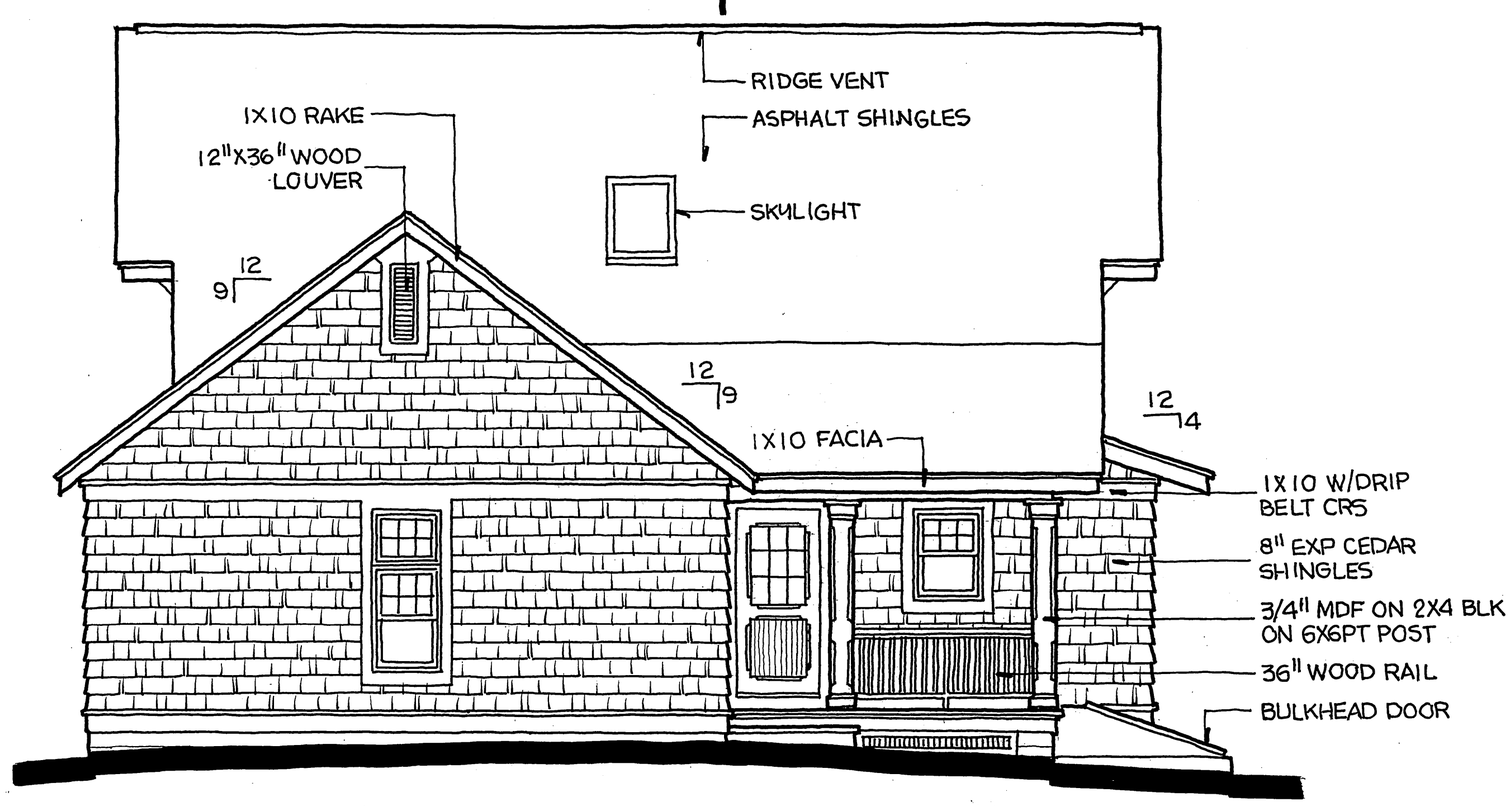


west elevation 0' 2' 4' b



south elevation 0' 2' 4'

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GENERAL

1. BUILDING CODE CONFORMANCE:
   A) Classification; This structure has been designed as a A-1 Single Family Dwelling, Type 5B Construction per the New York State Fire Prevention and Building Code.
   B) Compliance; These drawings have been prepared in accordance with the New York State Fire Prevention and Building Code and Energy Conservation Construction Code as of March 1, 1991.
   C) Interpretation; The Builder shall comply with all applicable state and local building, electrical, mechanical, sanitary, and energy conservation codes, and be responsible to the local building department and that department's interpretation of the code should it differ from these drawings.
   D) Permits; The Builder shall pay for and obtain the Building Permit and any other permits, governmental fees, licenses and inspections necessary and shall comply with, and give notices required by agencies having jurisdiction.
2. WORKMANSHIP AND MATERIALS:
   A) Responsibility; These drawings indicate finished structure. The Builder shall be responsible for construction means, methods, techniques, sequences, and procedures.
   B) Installation; The Builder shall supply materials and equipment of good quality and new, free of defects and properly applied, installed erected connected, used, cleaned and conditioned in accordance with manufacturer's specification, industry/trade standards and regulatory agency approvals in a good workmanship manner. Where reference is made to various test standards for materials, such standards shall be the latest edition or addendum.
   C) Products; To the fullest extent possible, the Builder shall provide products of the same generic kind, from a single source, for each unit of work. These drawings and outline specifications are non-proprietary, are the minimum quality levels allowed and may be exceeded by the Builder, unless otherwise noted. All proprietary products selected to be approved by Owner.
   D) Minimum Requirements; The Builder shall provide each item mentioned, indicated or implied to achieve the intended building according to the methods of best construction practice. In no event is any article, operation, method or material to fall below the standards set by FHA Minimum Property Standards.
   E) Limited Warranty; The Builder shall warrant that the work is in accordance with the drawings and outline specifications, and free of defects for a period of one year from the date of substantial completion. During the warranty period, the Builder shall within five days notice of defect, repair or replace at the Builder's option, any latent defects in materials or workmanship by the standards of construction relevant to upstate New York. The Limited Warranty does not cover;
      1) Damage resulting from fires, floods, storms, accidents or acts of God,
      2) Damage from alterations, misuse or abuse of the covered items by any person,
      3) Damage resulting from the Owners failure to observe operating instructions or standard maintenance,
      4) Damage resulting from a malfunction of equipment or lines of the telephone, gas, power, or water companies,
      5) Any item furnished or installed by the Owner, and
      6) Any appliance, piece of equipment, or other item that is a consumer product for the purposes of the Mannuson-Moss Act, 15 U.S.C.Sec.2301 etseq. of which the Builder has transferred any such warranty to the Owner.
3. PROJECT CONDITIONS:
   A) Job Site; The Builder shall keep the premises and surrounding area free from accumulation of waste materials and rubbish, and disposed of in accordance with local law. At completion of project the Builder shall remove all waste and surplus materials, non-permanent protection and labels, tools, construction equipment and clean all work including glass, exposed finishes and fixtures.
   B) Disposal; Remove all construction waste and dispose of in accordance with local law. No burning or burying of debris is allowed.
   C) Temporary Facilities; The Builder shall provide all temporary facilities, including equipment, utilities, construction and support structures, security and protection necessary to complete the construction. Provide all bracing, shoring, guying, or other means to avoid excessive stress and to hold structural elements in place during construction. Maintain, expand and modify as required. Comply with applicable laws and regulations.
4. PROTECTION OF PERSONS AND PROPERTY:
   A) Precautions; The Builder shall comply with OSHA Section 107 Safety Standards and take reasonable precautions for safety and protection to prevent damage, injury or loss to:
      1) employees on the work and other persons who may be affected thereby,
      2) the work and materials to be incorporated therein,
      3) other property at the site or adjacent thereto.
   B) Remedy; The Builder shall promptly remedy damage and loss to property at the site, caused in whole or in part by the Builder of anyone directly or indirectly employed by the Builder.
   C) Worker's Compensation; The Builder shall purchase and maintain Workman Compensation and Disability Insurance for not less than the limits of liability required by law. Certificates of such insurance shall be filed prior to commencing work with the local building department if required by that department.
   D) Insurance; The Builder shall secure and maintain through the entire length of the contract liability insurance naming the Builder, Owner and Architect, and shall protect those named and his subcontractors from claims for bodily injuries, death or property damage which may arise from operations under this contract whether such operations be by himself, or by any subcontractor, or by anyone employed by them directly or indirectly. The minimum limit of coverage shall be a $1,000,000 general liability policy provided by an insurance company authorized to do business in New York State.
5. DRAWINGS:
   A) Copyright; These drawings are an instrument of service and may not be altered, reproduced, copied, or used for construction without the permission of the Architect. Unauthorized alterations or additions to these drawings are a violation of New York State education law article 145, section 7209.
   B) Dimensions; These drawings are not to be scaled for dimensions, the Builder is to use dimensions given. Dimensions shown are nominal, from face of, or center line of stud or masonry, unless noted otherwise. Framing sizes and spacing shown on plans are for level above.
   C) Discrepancies; In the event of discrepancies between these drawings and pertinent codes, regulations, and reference standard, the more stringent provision shall govern.
   D) Intent; These drawings and outline specifications are cooperative. The Builder is responsible for all items of work necessary for the proper completion of the project in conformance with the intent of these drawings and outline specifications, including those items that are not specifically covered in these documents.
   E) Verification; The Builder shall verify all notes and dimensions and existing field conditions before starting work and shall be responsible for errors and or omissions thereafter.
   F) Scope; These drawings are for design and general construction only. Electrical, mechanical, and other building systems are to be design by others (specific trade/vendor).
   G) Record Drawings; The Builder shall maintain a complete set of prints, shop drawings and product data for record purposes. Give particular attention to work that will be concealed and difficult to measure and record at a later date, and work which may require servicing or replacement during the life of the building. Sign and date each mark-up. Include with record set all maintenance and operations manuals, spare parts, data, equipment and product warranties. Turn record set over to Owner at completion.
   H) Site Visits; The Architect will not be providing regular contract administration, site visits or inspections. Architect's involvement will be on an as-needed basis. The Builder shall assume all responsibility for changes to these drawings and outline specifications.

SITEWORK

1. FOOTINGS: Minimum depth 48" below finished grade and at least 6" into natural undisturbed soil.
2. EXCAVATION: All footings to rest on undisturbed (original) soil. Assumed minimum soil-bearing pressure to be 2,000 PSF. The Builder is to be responsible for all subgrade conditions and support of all temporary embankments and excavations. Call UCC before digging 1-800-962-7962.
3. BACKFILL: Non-expansive, predominantly granular material, free of debris and organic material. Backfill shall be placed carefully against both sides of wall and well compacted. Backfilling around basement shall not be performed until first floor framing is in place.
4. GRADING: 2% slope away from all sides of house (minimum 10').
5. DRIVEWAY: Grade with 8" - #3 (2 1/2" max.) crusher run and top with #1 washed crushed stone.
6. PERIMETER DRAINS: 4" perforated flexible plastic drainage pipe, surround with clean #2 (1 1/2" max.) crushed stone.
7. CROCK: Premolded plastic.
8. SEPTIC SYSTEM: Construct in accordance with details on drawing entitled Skidmore Subdivision, prepared by Herman J. Klingenberger, dated March 1984.

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CONCRETE

1. CONCRETE:
   A) Strength; Minimum 28 day field cured compressive strength;
      1) Footings: 3,500 psi.
      2) Slabs: 4,000 psi, air entrainment 4-6%.
   B) All concrete design and construction to conform to ACI 318-83 and ACI 301-72 (latest edition).
2. REINFORCEMENT: ASTM A615, Grade 60. Deformed #5 reinforcing bars, 3" concrete cover minimum, lap 2'-6" at ends.
3. WELDED WIRE FABRIC: ANSI/ASTM A185 welded steel, 6x6 - 10/10 configuration.
4. HARDENER: Treat exposed surfaces.

MASONRY

1. CONCRETE BLOCK (CMU): ASTM C90, standard and block Grade N-I, F'm = 1350 psi, minimum width as shown.
2. VERTICAL REINFORCING: #5 reinforcing bars in core grouted solid 6' O.C., 2 1/2" from inside face of block, vertical lap 2'-6".
3. HORIZONTAL JOINT REINFORCEMENT: Prefabricated welded steel wire complying with ASTM A82, wire truss configuration, with deformed continuous side rods and plain cross rods in widths approximately 2" less than width of wall. Install every other course.
4. MORTAR: ASTM C270, Grade S, f'c 1,800 psi.
5. GROUT: ASTM C476, F'c 2500 psi.
6. WATERPROOFING: Silicone modified bituminous sealer, brush applied membrane for below grade masonry foundation walls, minimum 40 mil, with drainage/protection board.
7. ANCHOR BOLTS: ASTM A307, non-headed type, 1/2"ϕ x 24" at 4' O.C. maximum, 2 per sill minimum.

STEEL

1. STRUCTURAL STEEL: ASTM A-36, Fy = 36 KSI wide flange steel beams. Sizes shown on plans are minimum depth and weight and may be exceeded (W 8 X 18 min).
2. STEEL COLUMNS: Standard adjustable 3" diameter schedule 40 pipe column, FHA approved.
3. MISCELLANEOUS METALS:
   A) Joist Hangers; 16 gauge galvanized steel, with current ICBO approval. For nailing schedule, see table 25-Q of 1982 UBC.
   B) Tie-Downs; Secure together bottom plate band joist, and sill with 16 gauge x 1 1/2" tie-downs 4' on center.

CARPENTRY

1. DESIGN LOADS: Should local requirements differ from the minimum loads below, the Builder shall make all necessary adjustments.
   A) Floor Loads;
      1) First Floor: 40 PSF.
      2) Second Floor: 30 PSF.
   B) Snow Loads; 35 PSF (adjusted for slope per code section 803.2)
   C) Dead Loads; All areas and roof 15 PSF.
   D) Construction Loads; Construction materials shall be spread out if placed on framed floors or roof. Loads shall not exceed the design live load per square foot.
2. FLOOR & ROOF FRAMING:
   A) Joists & Rafters; Kiln dried Hem-Fir, S4S, #2 or better unless otherwise noted. See plan for sizes and spacing.
   B) Strength; Minimum fiber stress in bending (F'b) for all wood joists, headers, and beams to be 1,000 psi unless otherwise noted.
   C) Framing; Double joists under all partitions and bathtubs. Provide metal or 1 x 3 cross bridging at mid span of joist members.
   D) Cutting; Builder assumes full responsibility for maintaining the structural integrity of joists, beams or studs which are notched or drilled to accommodate mechanical or electrical work.
3. WALL STUDS:
   A) Studs; Framing to be S4S 2x6 studs exterior and 2x4 studs interior walls. Spacing to be 16" on center typical.
   B) Framing; Support door and window headers with jack studs. Cap bearing and exterior wall studs with double top plate.
4. LAMINATED VENEER LUMBER (LVL): Minimum fibers stress in bending (Fb) = 2900 psi with a modulus of elasticity of 2,000,000 psi. Nominal size as shown on plans, produced by Georgia Pacific G-P LAM LVL or Trus Joist MacMillan PARALAM.
5. ROOF TRUSSES (GARAGE):
   A) Design and fabrication by a certified manufacturer.
   B) Design for live loads and calculate all other loads imposed on truss, including structural and installation bracing as required.
   C) Fabricate as attic storage type truss with overhangs as indicated.
6. SHEATHING:
   A) Subflooring; 3/4" plywood APA-STURD-I-FLOOR-EXT with exterior glue, 32/16 min., tongue and grooved edges. Site apply exterior panel adhesive to joists and nail with 8d nails 10" on center. Lay with face grain perpendicular to supports.
   B) Underfloor for Resilient Flooring; 1/2" underlayment.
   C) Exterior Wall and Roof Sheathing: 1/2" plywood with exterior glue 24/0. Site apply exterior panel adhesive to framing and nail with 6d galvanized nails at 12" on center.
      1) 1/2" Board and Bead profiled plywood roof sheathing where exposed at eaves and rakes, pattern perpendicular to rafters.
7. PRESSURE TREATED LUMBER: All framing lumber exposed to the weather, in contact with masonry or labeled "P.T." on the drawings to be pressure treated with chromated copper arsenate in accordance with the standards of the American Wood Preservers Association.
8. HEADERS ABOVE OPENINGS: The following pertains to openings in stud walls and partitions unless shown otherwise in plan, section, or details. Use double studs at each jamb. Size of member listed is minimum required for openings;
   A) to 4'-0" - (2- 2x8)
   B) to 6'-0" - (2- 2x10)
   C) to 10'-0" - (2- 2x12)
9. DECKING: 5/4" tongue and groove fir porch decking.
10. SIDING: 16" Blue Label red cedar shingles, 8" nominal exposure.
11. EXTERIOR TRIM: All exterior trim to be smooth sanded #1 cedar or Medium Density Fiberboard (MDF) to be painted.
    A) Window & Door Casings; 1 X 6 nominal, with slopped wood cap. Head trim to flat butt joint over jamb trim. Sills to extend to outside of jamb trim.
    B) Frieze Board; 1 X 10 nominal, kerf bottom for shingles.
    C) Cornice/Water-table (Horizontal Trim); Shaped wood drip over 1 X 10 nominal, kerf bottom for shingles.
    D) Brackets; 6 X 6 pine with diagonal brace and 1/2"ϕ, threaded rod tie-back.
    E) Column Casings; 10" X 10" (outside dimension) MDF box-out with biscuit jointed mitered corners, chamfered where shown.
    F) Railings & Balusters; 1 X 1 painted pine stick-work and balusters 5" O.C. with #1 shaped hard maple handrail.
    G) Porch Ceiling Panels; 1 X 4 tongue and groove, clear pine, board-and-bead profile (painted).
12. INTERIOR TRIM: All continuous runs of trim to be uninterrupted from corner to corner. Where a joint is required in a continuous run, joints are to be scarfed, not butted. All oak trim stained, pine trim pained. All trim profiles to be selected by Owner.
    A) Base Trim; 1 X 6, #1 oak first floor with oak shoe mold, 1 X 6 finger-jointed pine (painted) second floor.
    B) Window & Door Casings; 1 X 4, #1 oak first floor, 1 X 4 finger-jointed pine (painted) second floor. Head trim to flat butt joint over jamb trim. Sills to extend to outside of jamb trim.
    C) Wainscot; 1 X 4 tongue and groove, clear pine, vertical board-and-bead (painted) with pine ogee crown mold cap.
    D) Built-in Bookcase; 1 X pine frame with hardwood edged 3/4" plywood shelving and pine ogee crown mold cap.
    E) Basement Stairs;
       1) Stringer: 2 x 12, #2 hem-fir typical.
       2) Treads: 2 x 10, #2 hem-fir typical.
       3) Rail: 1 1/2" diameter oak, parallel to stringer, 36" above nose of steps.
    F) First Floor Stair;
       1) Stringer: Routed inside housed stringer and open balustrade outside stringer, #1 oak.
       2) Treads: #1 oak, bullnosed nosing and exposed return.
       3) Risers: 1 x 8, #1 oak, mitered to open ballustrade stringer.
       4) Balusters: 1 X 1 painted pine stick-work and balusters dovetailed 2 per tread into end of treads.
       5) Rail: #1 shaped hard maple handrail.

SPECIALTIES

1. BATHROOM ACCESSORIES:
   A) Medicine Cabinet: Recess mounted, hinged door with stainless steel frame and mirror, baked white enamel interior and two adjustable shelves. Style to be selected by Owner.
   B) Towel Bars; 5/8" square bar, 24" to 36" long.
   C) Paper Holders; Double plate, surface mounted.
   D) Toothbrush and Tumble Holders; Surface mounted.
   E) Shower Curtain Rod; 1/2" chrome plated, screw attached rod.
2. CLOSET POLES AND SHELVES: Premolded, white plastic coated wire shelf and closet pole.
3. CABINETS AND COUNTERTOPS:
   A) Cabinets; Frameless cabinet faces, with flat frame and panel doors, Shaker style, cherry or maple base and wall cabinets to be selected by Owner. Provide wall blocking as required.
   B) Countertops; 1/2" cast homogenous acrylic resin, non-porous solid surfacing, color to be selected by Owner.

NEW RESIDENCE

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THERMAL & MOISTURE

1. DESIGN VALUES: Should requirements differ from the minimum building envelope performance values below, the Builder shall make all necessary adjustments.
   A) Exterior Walls; R=18 minimum.
   B) Roof and Ceilings; R=24 minimum.
   C) Foundation Walls; R=10 minimum to 48" below grade.
   D) Floors Over Unheated Space; R=19 minimum.
   E) Exterior Glazing; R=1.7 minimum.
   F) Exterior Doors; R=2.5 minimum.
2. INSULATION: Install in a manner that provides continuity of insulation at plate lines, sill lines, band joists and corners.
   A) Sill Sealer; 1" x 6" fiberglass around complete perimeter.
   B) Exterior Walls; 6" foil faced fiberglass, friction fit batts, R=19.
   C) Ceilings; 10" foil faced fiberglass, friction fit batts, R=30.
   D) Baffle at Eave; 24" waxed corrugate cardboard shield installed to allow 2" minimum clearance for ventilation.
   E) Foundation; 3 1/2", nylon web reinforced face, fiberglass basement roll insulation, R=11. Install horizontally entire perimeter on pressure treated ledger.
3. VAPOR RETARDER: 6 mil polyethylene vapor barrier installed under slab. Lap 6" at all joints. Vapor barrier to be continuous with no breaks around perimeter.
4. INFILTRATION BARRIER: Wrap all exterior walls with infiltration barrier that will not prevent moisture vapor transmission.
5. ROOFING:
   A) Materials; Glass fiber mat base, coating asphalt, mineral granules, self sealing shingles, color to be selected by Owner.
   B) Type; Three tab strip, 12" x 36", 25 year warranty.
   C) Application; 5" exposure, full double coverage.
   D) Weight; Approximately 230 pounds per square.
   E) Apply shingles over 15 lb. roofing felt. Apply a starter strip of 36" X 40 mil rubberized bituthane ice and water shield membrane overhanging the eave flashing 1/4".
6. FLASHING:
   A) .032" aluminum flashing, factory finished, at intersections of roof and wall surfaces.
7. ROOFING ACCESSORIES:
   A) Eave Vent; 2"ϕ, pop-in perforated screened vents with insect screens.
   B) Drip Edge; 3 1/2" pre-finished aluminum.
   C) Caulk; Polyurethane caulk, paintable. Allow 7 days before painting.
   D) Ridge Vents; Continuous fiber-filled ridge vent with overlap shingle cover.

DOORS & WINDOWS

1. CODE CONFORMANCE: Builder to be responsible that brand name of windows or doors installed meet New York State exit requirements and energy conservation requirements.
   A) Maximum Infiltration Windows; .37 CFM per linear foot of operable sash.
   B) Maximum Infiltration Doors; .5 CFM per square foot of door area.
2. EXTERIOR ENTRANCE DOORS AND FRAMES: Pre-hung unit, 1 3/4" x 3'-0" x 6'-8" panelized wood door to be selected by Owner. Frame to be fully weatherstripped.
3. GARAGE MANDOOR TO HOUSE: Pre-hung unit 1 3/4 x 3'-0" x 6'-8" steel door with rigid urethane insulation and thermal break. Door must have 3/4 hour fire rating ("C" label).
4. INTERIOR DOORS: 1 3/8" x 6'-8" high pre-hung, 4 panel, solid pine units, to be selected by Owner, unless otherwise noted.
5. WINDOWS:
   A) Egress; Bedroom windows shall have a minimum openable area of 4 SF., with a minimum opening dimension of 18", with the bottom of opening no higher than 3'-6" above finished floor for emergency egress.
   B) Construction; All units simulated divided lites (interior and exterior), pine framed construction with double pane insulated low-e glass. Sizes shown on plans are nominal. Manufacturer; Marvin or Kolbe & Kolbe.
      1) Double Hung Windows; Tilt-wash style with screen panels.
      2) Awning Windows; Masonry jambs (basement) with screen panels.
6. PATIO DOORS: Insulated tempered glass, in hinged French style pine framed, fully weatherstripped, with positive locking dead bolt. Sizes shown on plans are nominal. Manufacturer; Marvin or Kolbe & Kolbe.
7. GARAGE OVERHEAD DOOR: Wood panel type door sections to be selected by Owner, complete with tracks, supports and hardware.
8. HARDWARE:
   A) Exterior Doors; Equip with dead bolt lock set.
   B) Bedroom and Bathroom; Equip with privacy lock.
   C) Miscellaneous Interior Doors; Passage set.
   D) Garage Mandoor to House; Equip with spring hinges.
   E) Windows; Equip with locking device.

FINISHES

1. GYPSUM BOARD DRYWALL:
   A) Walls; 1/2" except as otherwise noted.
   B) Walls Around Tub Area; 1/2" M.R. board.
   C) Ceilings; 5/8″ except as otherwise noted (where ever framing is at 24″ O.C.).
   D) Walls and Ceiling Around Garage; 5/8″ type 'X' fire rated.
   E) All panels to be applied horizontally across the framing. All taping, compounds and accessories to be manufactured by same manufacturer as the wallboard.
2. RESILIENT FLOORING: Vinyl sheet goods, .10" thick min., where shown on plans. Mastic and installation shall be in accordance with manufacturer's specifications.
3. HARDWOOD FLOORING: 25/32" x 1 3/8" straight edged, end matched #2 oak strap flooring. Countersink/face-nail each board in rows every 6″ without tool marks. One coat stain, color to be selected by Owner, and two coats clear latex polyurethane.
4. SOFTWOOD FLOORING: 3/4″ X 6″ nominal, tongue and groove yellow pine flooring. Blind nail every 16" without tool marks. One coat stain, color to be selected by Owner, and two coats clear latex polyurethane.
5. FLOOR AND WALL TILE: Floor and wall tile work to comply with ASTM A108.1 for applicable type and method of installation. Tile to be set in thin-set solvent based epoxy adhesive and grouted with latex/Portland cement mortar. All tile and grout colors to be selected by Owner.
   A) Wall Tile; 4″ X 4″ Nominal glazed ceramic tile.
   B) Ceramic Floor Tile; 2″ X 2″ nominal unglazed ceramic mosaic floor tile.
   C) Stone Floor Tile; 8″ X 8″ X 1/4″ smooth blue stone.
6. PAINTING: In all cases, primer and finish coats to be by same manufacturer. All colors selected by Owner.
   A) Exterior;
      1) Shingles: Penetrating oil based toner/sealer.
      2) Trim: One coat linseed oil based alkyd primer and two coats latex acrylic exterior house paint. Back prime all trim.
      3) Porch Decking: Pigmented acrylic latex deck stain.
   B) Interior Drywall;
      1) All Surfaces: One coat latex primer and two coats latex eggshell finish.
      2) Bathrooms and Kitchen: One coat latex primer and two coats seal-gloss latex paint.
   C) Wood Flooring and Stairs; Stain and two coats clear latex polyurethane.
   D) Interior Trim, Woodwork and Doors;
      1) All Doors: Stained.
      2) First Floor Base and Casings; Stained.
      3) Second Floor Base and Casings; One coat latex primer and two coats seal-gloss latex paint.

PLUMBING

1. CODE CONFORMANCE: All workmanship and materials shall comply with state and local codes. Pipe sizing, routing, venting, etc. to be determined by persons retained to do plumbing work and as allowed by State and Local licensing laws.
2. WATER SUPPLY: 1" Type K copper water service from well pump.
3. SANITARY WASTE: 4" PVC SDR 35 to septic system.
4. WATER SUPPLY PIPING:
   A) Above Ground; Hard copper, type L.
   B) Below Ground; Soft copper, type K.
   C) Fittings; Standard Weight, wrought copper w/95-5 solder.
5. GAS PIPING: Black steel, schedule 40.
6. INSULATION: 1/2" molded fiberglass, minimum.
7. SYSTEM INSTALLATION: Conceal all piping within building construction. Provide all pipes, fittings, flanges, unions, valves, hangers, insulation and accessories to insure proper operation of plumbing system. Install all fixtures per manufacturer's specifications.
8. KITCHEN SINKS: Country-apron-front style double compartment, enameled, cast-iron sink to be selected by Owner.
9. LAVATORIES: Water conserving, pedestal style, white vitreous china to be selected by Owner.
11. TOILETS: Water conserving, white vitreous china, elongated jet closet with solid wood seat, 3/8" supply, and non-siphoning type ball cock to be selected by Owner.
12. SHOWER: One piece fiberglass, handicap accessible, roll-in unit with no-scald faucet to be selected by Owner.
13. BATH TUB: One piece fiberglass tub, with no-scald faucet to be selected by Owner. Installation to be coordinated with wall framing.
14. SHUT OFF VALVES: In supply lines to all fixtures.
15. HOT WATER HEATER:
   A) Equipment; 40 gallon glass lined, high efficiency L.P. gas fired unit with 2" PVC exhaust, meeting or exceeding the requirements of ASHRAE 90-75 Standard for Energy Efficiency. Minimum 10 year warranty. Provide shut off valves.
   B) Performance; Minimum performance per Energy Conservation Construction Code, EF greater than or equal to .62 - .0019V for gas fired service water heater-storage type.
16. HOSE BIB: Provide frost-proof hose bibs at east and west side of house and in garage.
17. WASHING MACHINE CONNECTION: Hot and cold water supply and waste standpipe. Install washer in overflow pan with drain.

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THERMAL COMFORT

1. CODE CONFORMANCE:
   A) Design; Design of forced air heating and cooling systems shall be in accordance with the recommendations of the ASHRAE and applicable manuals of SMACNA, ACCA, and ARI. Installation shall comply with NFPA Standards 90B, 31 and 54. Unit and duct sizing, routing, venting, etc. to be performed by persons retained to do heating and ventilating work, and as allowed by State and Local licensing laws.
   B) Equipment; Minimum performance per Energy Conservation Construction Code, 90% AFUE for propane fired furnace.
2. EQUIPMENT:
   A) Furnace; L.P. gas fired, forced hot air, high efficiency unit (100 MBh input - 95MBh output, 1200 cfm @ 0.5" min.), with 2" PVC exhaust, cooling coil, condensate drain pan and pump, and programmable thermostat.
   B) Condensing Unit; 240V, 1ph, stand alone exterior unit in weather resistant enclosure with phosphatized finish (40 MBh - 30 MBh sens. min. nominal). Coils shall be seamless copper tubes with sub-cooling circuits, tested for leaks to 425 psig. Fans shall be vertical discharge propeller type with fan guards. Provide refrigerant piping between condensing unit and cooling coil. Size as required by manufacturer. Insulate suction line piping with 1" closed cell foam insulation.
3. AIR CONTROLS:
   A) Shutoff Damper; On all but one air supply.
   B) Balancing Damper; In duct or behind supply air register, friction fit or locking type, adjustable and in accessible location.
4. RETURN AIR:
   A) Return Air Inlet: All habitable rooms except bathroom, kitchen, utility space, or garage will have a means for air to get to a return inlet.
5. DUCT INSULATION:
   A) Supply and Return Air Duct and Plenum; All seams tightly sealed and insulated with the minimum R value of:
      1) R-8 in attics or over unheated space.
      2) R-4 in exterior wall cavity.
6. DRYER VENT: Through outside wall, with backdraft damper.

ELECTRICAL

1. CODE COMPLIANCE: All work and materials shall comply with State, Local and National electric codes. Circuiting, breaker sizes, panel loading, etc. to be performed by persons retained to do electrical work and as allowed by State and Local licensing laws.
2. CERTIFICATION: Underwriters inspection certificate required.
3. PANEL BOX: 200 AMP minimum, 42 space panel.
4. WIRING: THW-NM #12 minimum, ROMEX.
5. DEVICES, FIXTURES, PANELS, WIRES AND BOXES: UL approved.
6. OUTLETS AND LIGHTING FIXTURES: Comply with codes. All light fixtures to be selected by Owner.
7. OUTLETS IN BATHROOMS AND KITCHENS SINK: Ground fault interrupter.
8. KITCHEN POWER: Minimum 2-20 AMP circuits for countertop small appliances. Sizing of circuits for fixed equipment, stove, refrigerator, dishwasher, disposal unit by Builder.
9. SMOKE DETECTION EQUIPMENT: 110 volt fire and smoke detectors on each floor, in hallway ceiling near bedroom doors and in each bedroom.

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