

S P E C I F I C A T I O N S

DIVISION 1 - GENERAL DATA

CODES: All work, materials, assemblies, construction and equipment shall be in accordance with applicable rules, regulations and codes of agencies having jurisdiction and shall conform to generally accepted standards. In the absence of other standards the Residential Code of New York State shall govern.

VERIFICATIONS: Verify all dimensions and conditions on the site. Report any difference from the drawings and specifications to the Architect. Claims for extra payment resulting from the Contractor's failure to do so will not be approved. By submitting the bid, the bidder agrees and warrants that he has examined the drawings and specifications and has found them adequate for proper completion, with other not shown or not considered relevant to other drawings furnished to him by Architect or Engineer, and not measurable due to total absence of any drawings, or too inaccessible to verify in the field prior to preparing the drawings. The Architect therefore takes no responsibility for recovery of these drawings.

SCOPE OF THE WORK: The Contractor shall provide all necessary labor and materials for a complete job, unless otherwise specified. All materials, assembly and workmanship to be of good quality. All work shall be guaranteed against defects in workmanship and/or materials for a minimum period of one (1) year from date of acceptance or beneficial use by the owner.

PERMITS: Owner to secure Building Permit. Contractor to secure and pay for all other permits required for installation and general purposes, but not to be soiled for construction locations, dimensions, or any other conditions, architectural requirements and finished grades.

INSURANCE: Contractor shall carry workmen's Compensation Insurance & provide certificates for workmen's Compensation for every person employed by him on the premises and shall maintain such insurance in full force during the entire time of contract. The Contractor shall carry a minimum of \$1,000,000 / \$2,000,000 and subcontractors shall carry a minimum of \$1,000,000 / \$2,000,000 single limit comprehensive General Automobile Liability Insurance and provide certificates of same to owner prior to the execution of the agreement between owner and contractor. Building Contract shall provide Builders Risk Insurance Policy on home & shell but Owner an additional insured.

DRINKING: May be rough scaled for stationing and general purposes, but not to be soiled for construction locations, dimensions, or any other conditions, architectural requirements and finished grades.

SUBSTITUTIONS: Substitution of equipment or materials other than those specified in the drawings or in the specifications shall be made only upon the approval of the Architect and Owner as noted on the drawings or in these specifications.

ACCEPTANCE: By starting any work, Contractor signifies acceptance of the previously installed work and materials, and waives any right to claim prior work for any defect in his own work, his subcontractors permitted without approval of Owner. All work shall be installed on that all parts required are readily accessible for inspection, operation, maintenance and repair.

PATCHING: All patching shall be done in new matching or approved salvaged materials. Patch to match existing work in color, texture, grain and finish. Store unused salvaged material where requested by Owner.

MATERIALS: Install materials, fixtures, accessories and items in accordance with manufacturer's instructions.

DEMOLITION: Remove existing work affecting new work. Protect the work scheduled to remain and if damaged, repair to match existing and proposed work. Support existing structure as needed during cutting of floor openings or replacement of structural members. Remove all demolition materials without notice on the street to legal points at all times.

PROTECTION: Contractor shall be responsible for protection of all existing and new conditions and materials within and adjacent to the construction area. Any damage caused by the execution of the work indicated or implied herein shall be repaired or replaced to the Owner's satisfaction at the Contractor's sole expense.

DIVISION 2 - SITE WORK

1. Clear as required with min. damage to existing trees and shrubs. Store topsoil for reuse (in location specified by Owner).

2. Excavate and underpin foundations and underground utilities. Keep all excavations free from standing water at all times.

3. Backfill and compact to comply with local regulations. No backfill shall be placed until after the first floor framing is in place. Finish grading to match finished ground. Maintain minimum 6" from finished ground to final finished ground.

4. All excavated material to be graded on site.

5. Rock and sand, other landscaping by Owner.

6. Roof terrace and 1/2" porous blue stone on concrete slab.

DIVISION 3 - CONCRETE

1. All concrete work shall be done in accordance with the strength requirements of AC 308 or applicable.

2. Concrete shall have a minimum compressive strength of 3,000 psi at 28 days for reinforced concrete members and 2,800 psi at 28 days for unreinforced concrete.

3. Reinforcing materials: Deformed reinforcing bars conforming to ASTM B15, grade 60. New concrete slab - 4" with 10/40 w/m, topped 4" and placed 1" from the top of the slab. Set and build into concrete work of enclosure, sleeves and other embedded items required for other work.

DIVISION 4 - CONCRETE MASONRY UNITS

1. Concrete masonry units ASTM C90, C-145 size as indicated on drawings. All new footings and foundations poured concrete.

2. Mortar - Exterior: Type S. Setting bed mortar and grout: Type "M". Set mortar and grout in accordance with manufacturer's instructions. Unless otherwise noted all work shall be in running bond. Masonry shall be laid in accordance with manufacturer's instructions. Masonry shall be laid in accordance with manufacturer's instructions. Masonry shall be laid in accordance with manufacturer's instructions.

DIVISION 5 - WINDOWS & PARTI DOORS (ANDREWS / WOODMONT)

1. Provide and install windows and patio doors as indicated on drawings and window & door schedule. Provide in-kind screens, storm doors and all necessary hardware and exterior finish as required. All glass less than 18" away from floor &/or door shall have safety glass. New windows shall be white hardware & screen frames. 200, wood white primer w/ spoor bars. Provide windows and patio doors elevations.

DIVISION 6 - ROUGH CARPENTRY

1. Framing lumber shall be stress graded Douglas Fir-Larch structural No. 2, kiln-dried.

2. All framing shall be done in accordance with the latest edition of "National Design Specifications for Stress Graded Lumber and its Fastenings" published by the N.M.A. Wood Framing shall be 6" min. double finished pine.

3. Provide nails, screws, bolts, washers, nuts, connectors, hangers, pipes, angles and related connection assemblies as indicated or as required.

4. a) Wall and Partition Framing: 2x6 studs at exterior walls, 2x4 studs at interior walls or where shown on plans. Double studs at openings. Walls and bearing partition shall have double top plates. All top plates shall be double and shall top intersecting the plates. All top plates shall be double and shall top intersecting the plates. All top plates shall be double and shall top intersecting the plates. All top plates shall be double and shall top intersecting the plates.

DIVISION 7 - THERMAL & MOISTURE PROTECTION

1. Thermal Insulation: Kraft-fiberglass insulation shall be used in all exterior locations. Face side to be placed facing the heated space. Pick off walls and ceilings.

2. Interior Insulation: All gypsum board walls shall receive one (1) coat of latex primer and two (2) coats of latex paint with the exception of the bathroom and kitchen walls which will receive one (1) coat of latex primer and two (2) coats of latex paint. Trim, baseboards, windows and interior solid doors shall receive one (1) coat of latex primer (problem areas) and two (2) coats of BENJAMIN MOORE, INC. CALIFORNIA PAINT, or an approved equal. Ceilings shall receive one (1) coat of latex primer and two (2) coats of flat white.

DIVISION 8 - PAINTING & FINISHES

1. Exterior trim - Finish: Sash window and door trim to be oak or elm. Remove all existing siding & trim install new per spec w/ bond breakers at corners. Seamless steel nails to be used on all exterior trim.

2. Interior trim - 6" white or Poplar/rose pine. Base, cap, shoe, window & door casings. (open & shut). See molding schedule.

3. Exterior and interior wood trim and frames shall be installed straight, plumb and level with closely fitted joints. Bids not on as possible. Face nails shall be set and stopped with non-staining oiler to match finish. Stoppers, caps and stops at joints in unobstructible locations. All joints to be glued.

4. Glass: provide one shall and one seal. Lites Cassini provide 5" adjustable shelves. Unless otherwise noted.

DIVISION 9 - PLUMBING

1. The design and installation of all plumbing work shall be done by a licensed plumber in accordance with the codes and good standard practice.

2. Pipes: Water drainage and vent piping shall be P.V.C., properly sized, complete with future shut-off valves and hose bibs. Drains under concrete to be cast iron.

3. Insulation: Hot and cold water piping and valves shall be insulated with 1/2" thick unfaced fiberglass insulation as manufactured by Owens-Corning Insulation shall be continuous on pipes and installed through walls, partitions and floors. Install on plumbing lines in unheated spaces.

4. Valves: Provide isolation valves of each fixture.

5. All fixtures purchased by Owner and installed by Contractor (see attached fixture schedule).

6. Locate existing floor drains where affected by work. Verify location.

DIVISION 10 - ELECTRICAL

1. The installation of all electrical work shall be in accordance with the local code and the National Electrical Code whichever is more restrictive.

2. Add new installation to existing as required.

3. Locations of outlets, fixtures, etc. as shown on plans and/or as directed by Owner. All switches, outlets and fixtures per electrical schedule.

4. Provide exhaust fans where shown or specified on code. Provide smoke detector as required by code.

5. Existing electrical service to remain unless to be upgraded for existing load per owner. Installed. Price include automatic 20 circuit transfer switch by Iron Con.

6. Provide ADD/7/1 price for Kohler 120w Peak wattage Propane fire back on generator installed. Price include automatic 20 circuit transfer switch by Iron Con.

7. The kick vents kitchen cab, base - Location T.B.D.

DIVISION 11 - MECHANICAL

1. Provide new boiler, hot water heater and condensers.

2. Contractor to provide new oil fired furnace and forced hot air and control air registers for suitability for modifications prior to bid. Provide necessary modifications to provide heating system in new areas. Modify existing areas being altered as required. New heating to maintain 72 degrees interior when 0 degrees exterior. Alterations to base system will be coordinated and included by the Contractor in his bid.

3. All new system - (Review/Owner provide scope of work/Allowable)

Zone 1: Heating/Heat. Main Room / Kitchen, Fam. Room

DIVISION 12 - HARDWARE

1. Purchased by owner - installed by GC

2. The Great Seal

3. Hardware

4. Mechanical fixture Model #2, #3, #16

5. Plumbing box

6. Bath accessories

7. Medicine cabinets

8. Shutters and hardware

9. SECURITY

10. AUDIO/VIDEO

Value for items included in Base Bid

1. HVAC

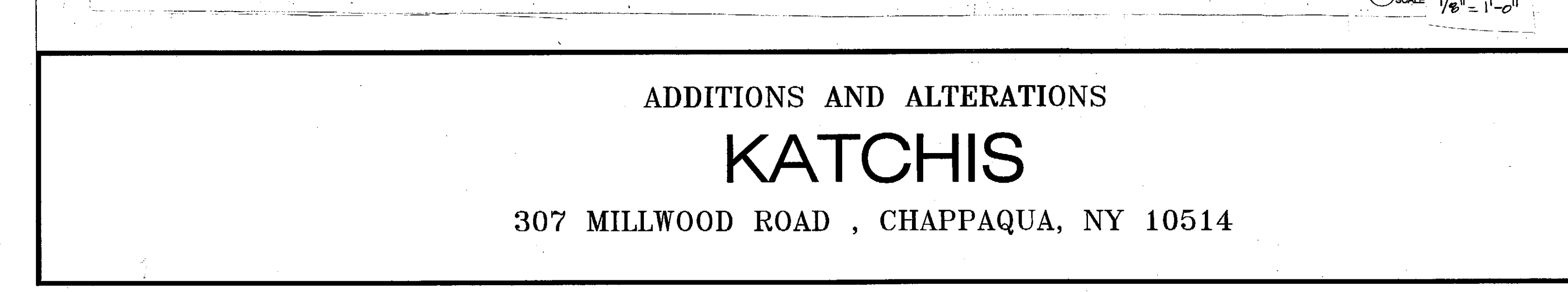
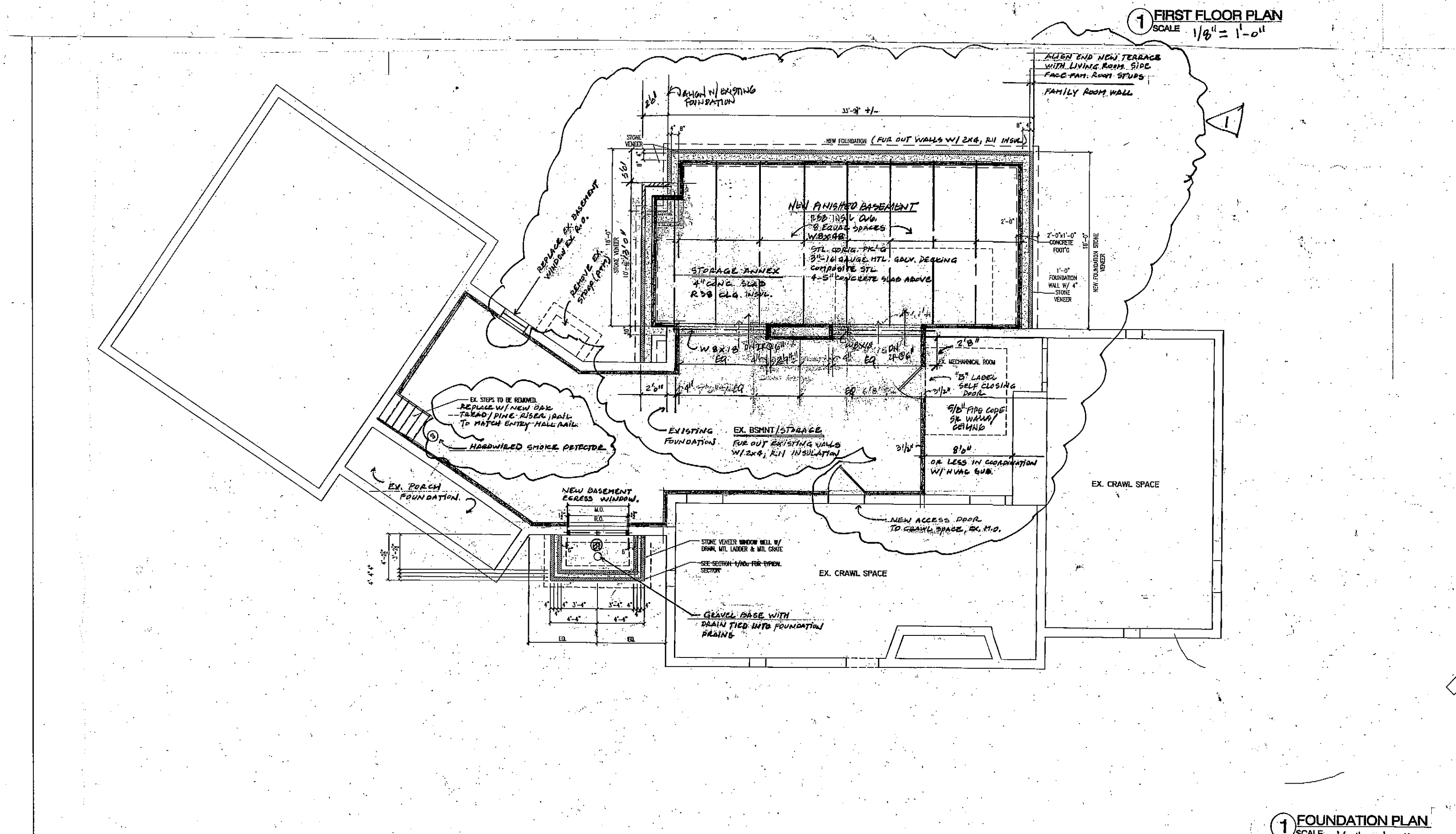
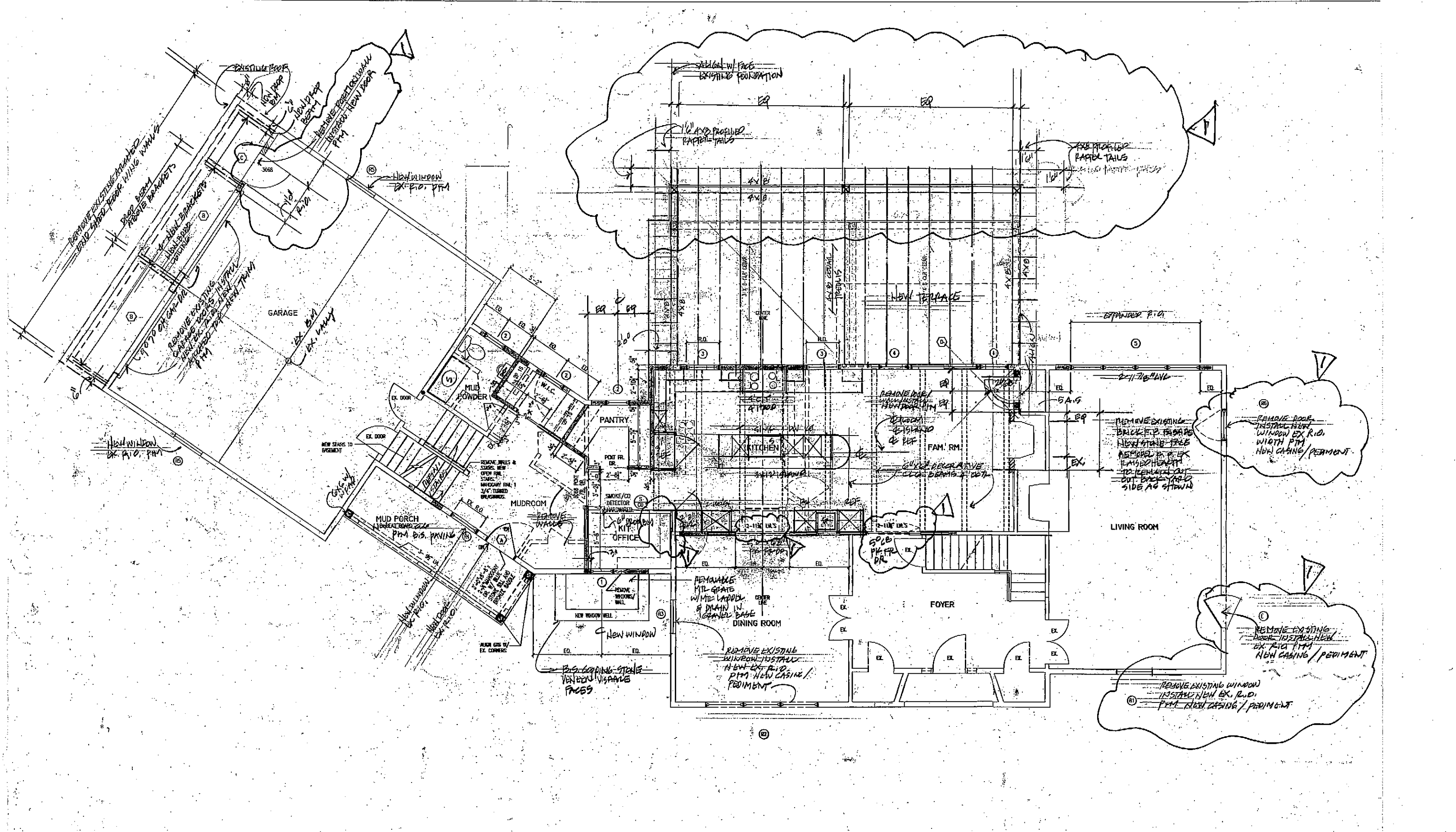
2. Painting and staining

3. Windows and French doors value included in bid

ALLOWANCES (Included in Bid)

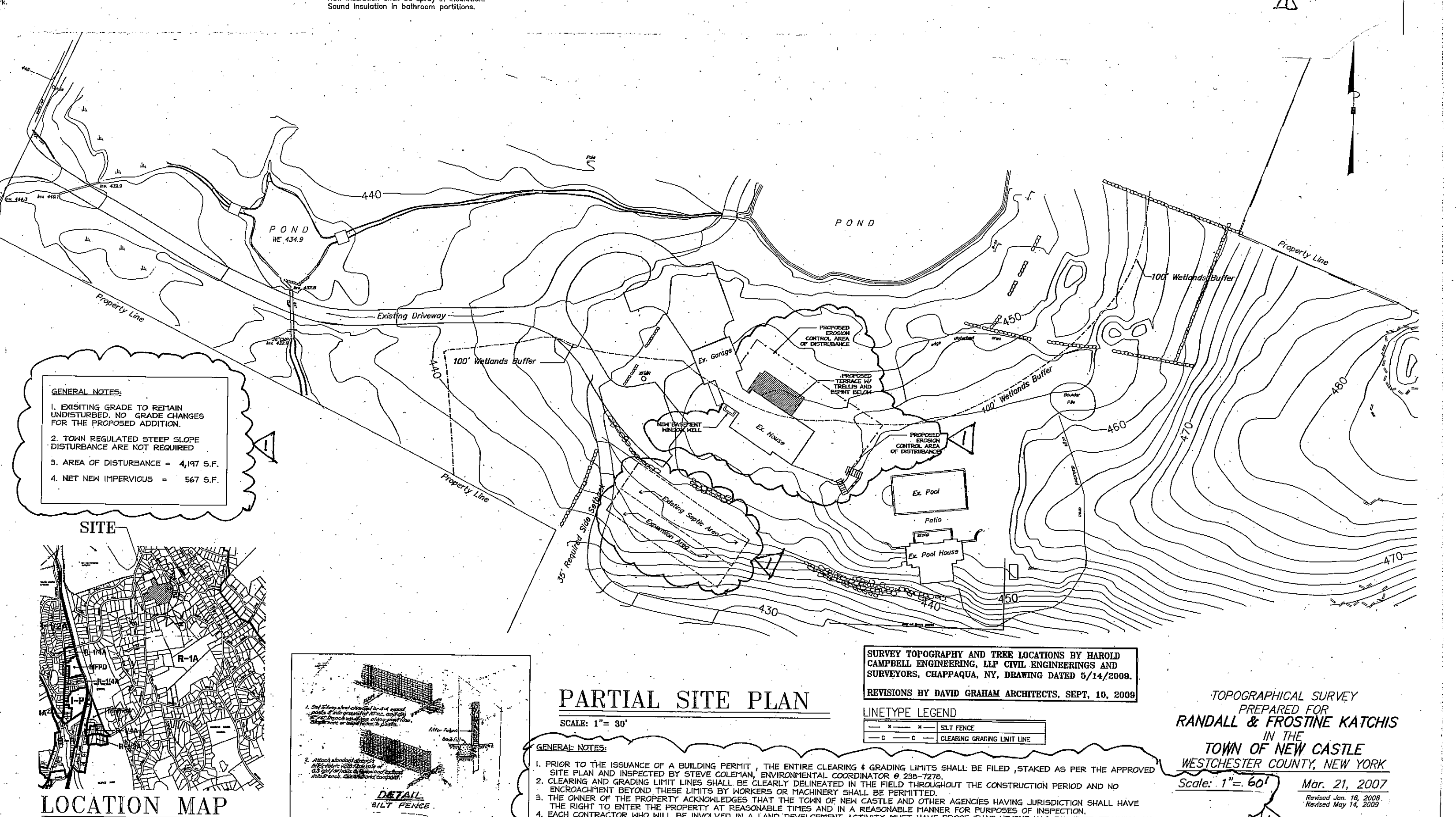
- 2 Garage Doors installed \$8,000
- Kitchen/first floor beams \$4,000 (Mat. Purch)

TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE CODE SECTIONS OF THE STATE ENERGY CONSERVATION CODE.



REVISIONS:

No.	Date	Description
1	12/26/2012	
2	01/22/2013	REV. WET LANDS
3	01/29/2013	B.D.
4		
5		
6		
7		
8		



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David Graham Architects 2009

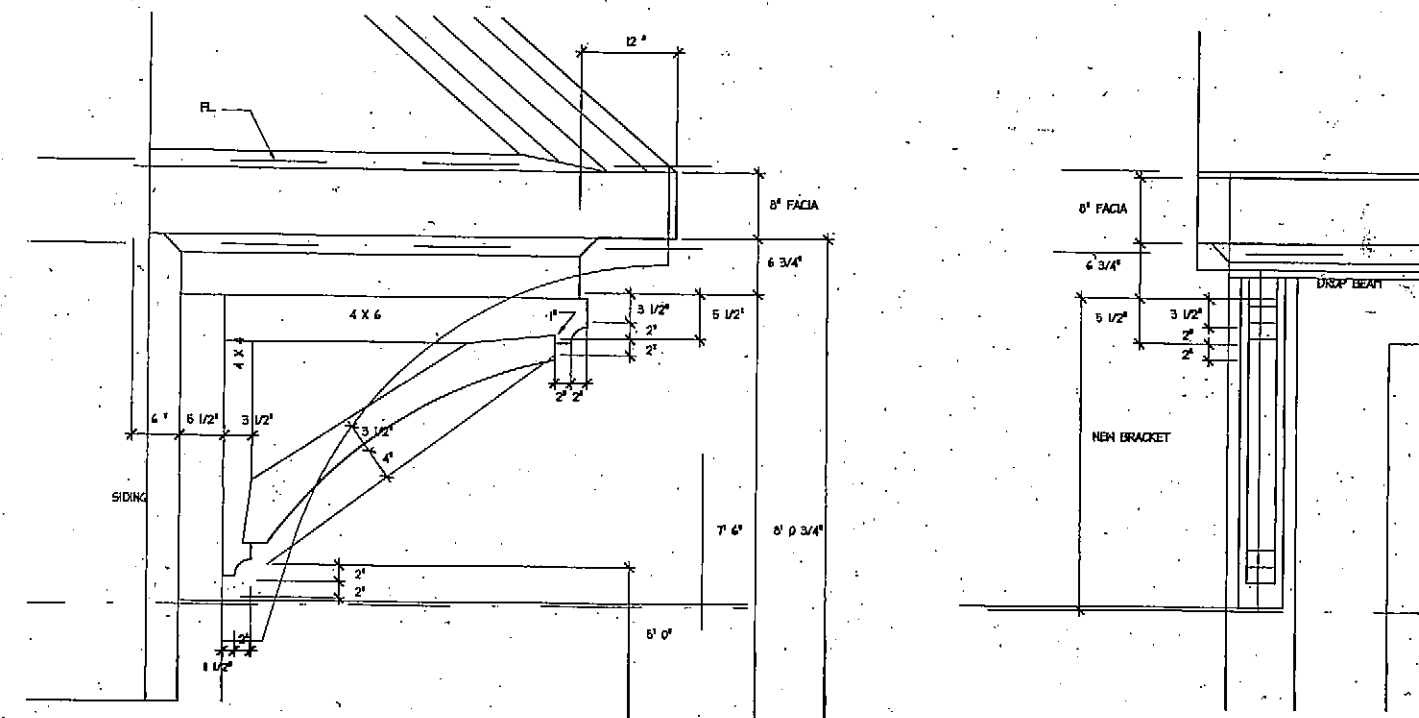
175 Main Street
Ossining, NY 10562
914-941-3889

Scale: AS NOTED

Date:

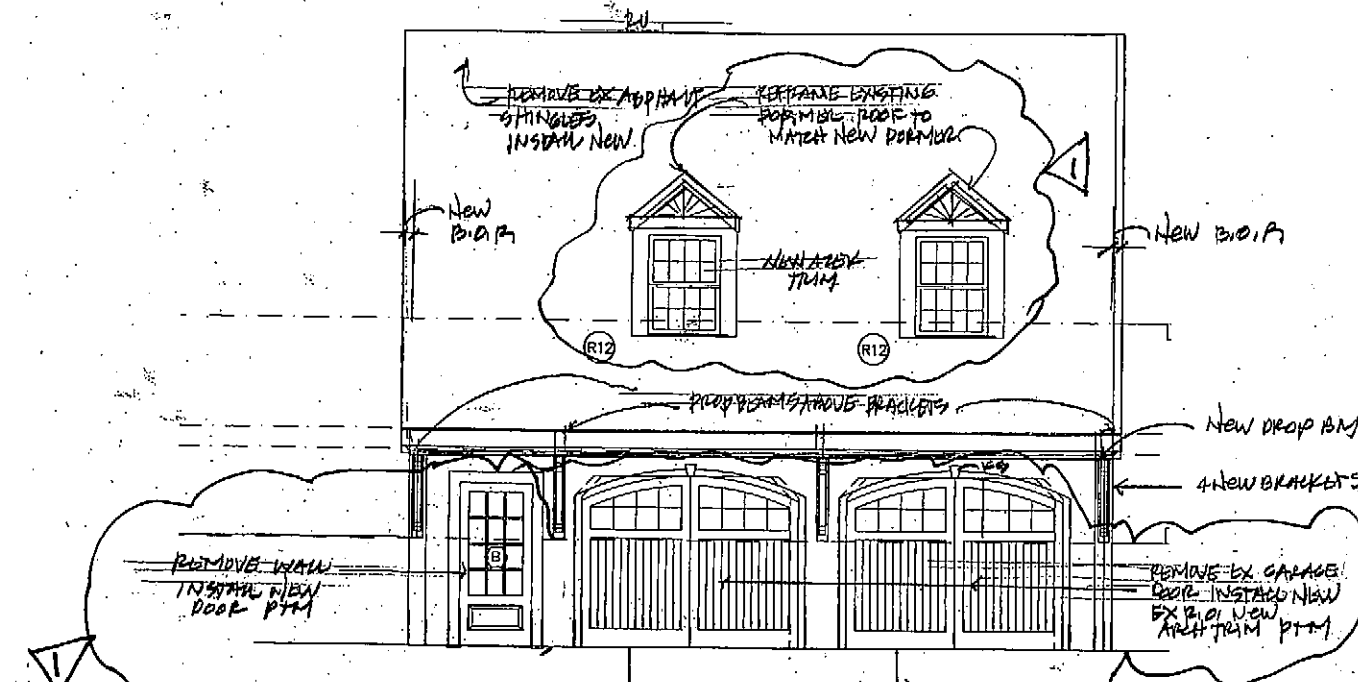
Proj. No.:

Drawing No.: A1

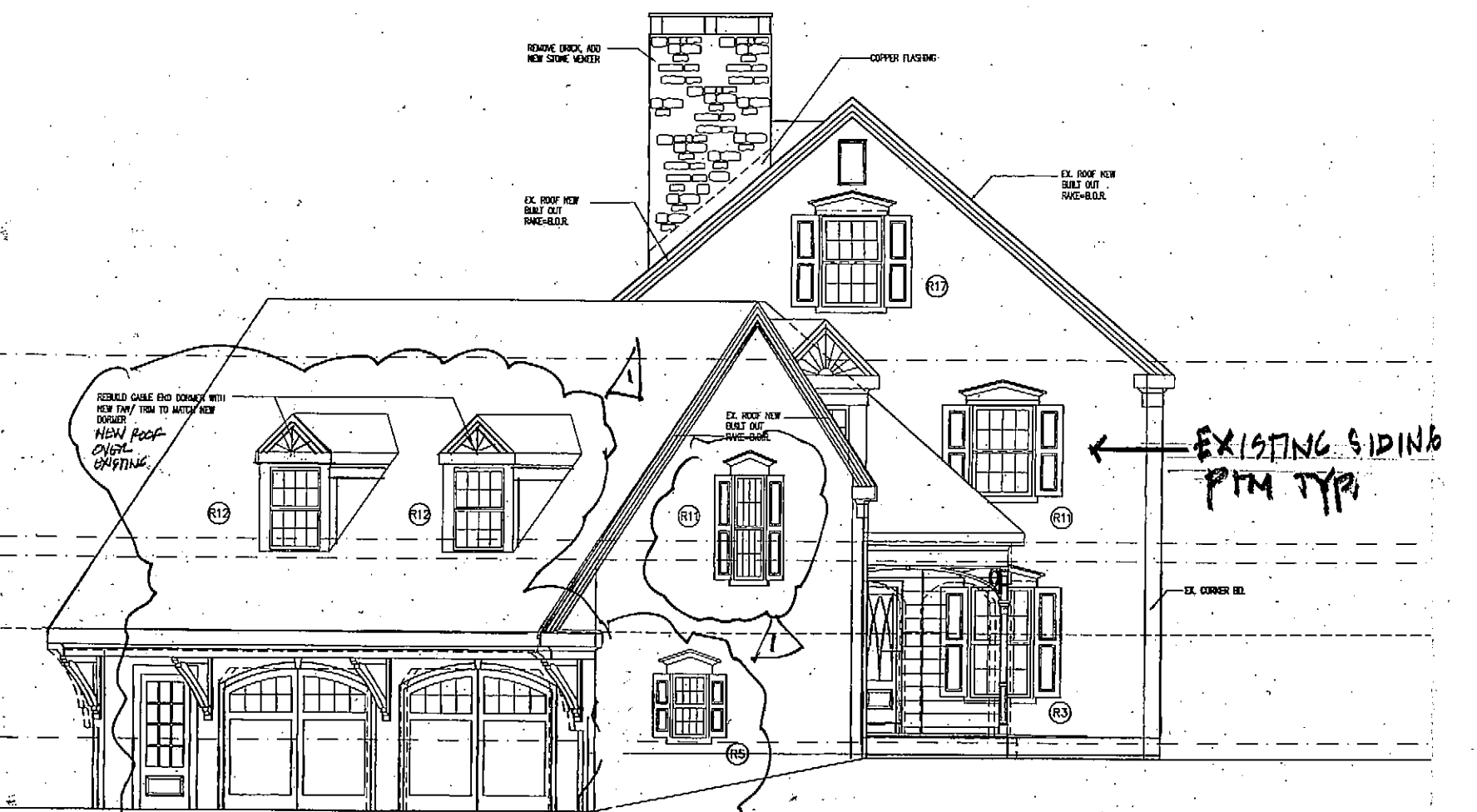


2 DETAIL OF BRACKET AT GARAGE
SCALE 1/2" = 1'-0"

REMOVE 2 SIDE BRACKETS AND ADD ROOF SUPPORTS
BRACKET AT EACH CORNER

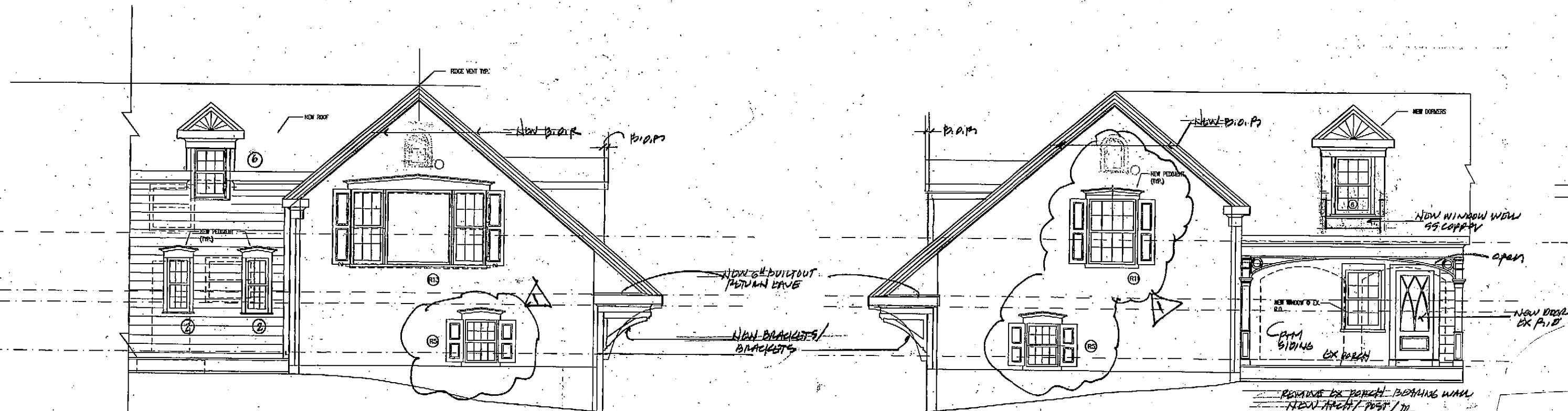


1 GARAGE SIDE ELEVATION
SCALE 1/8" = 1'-0"



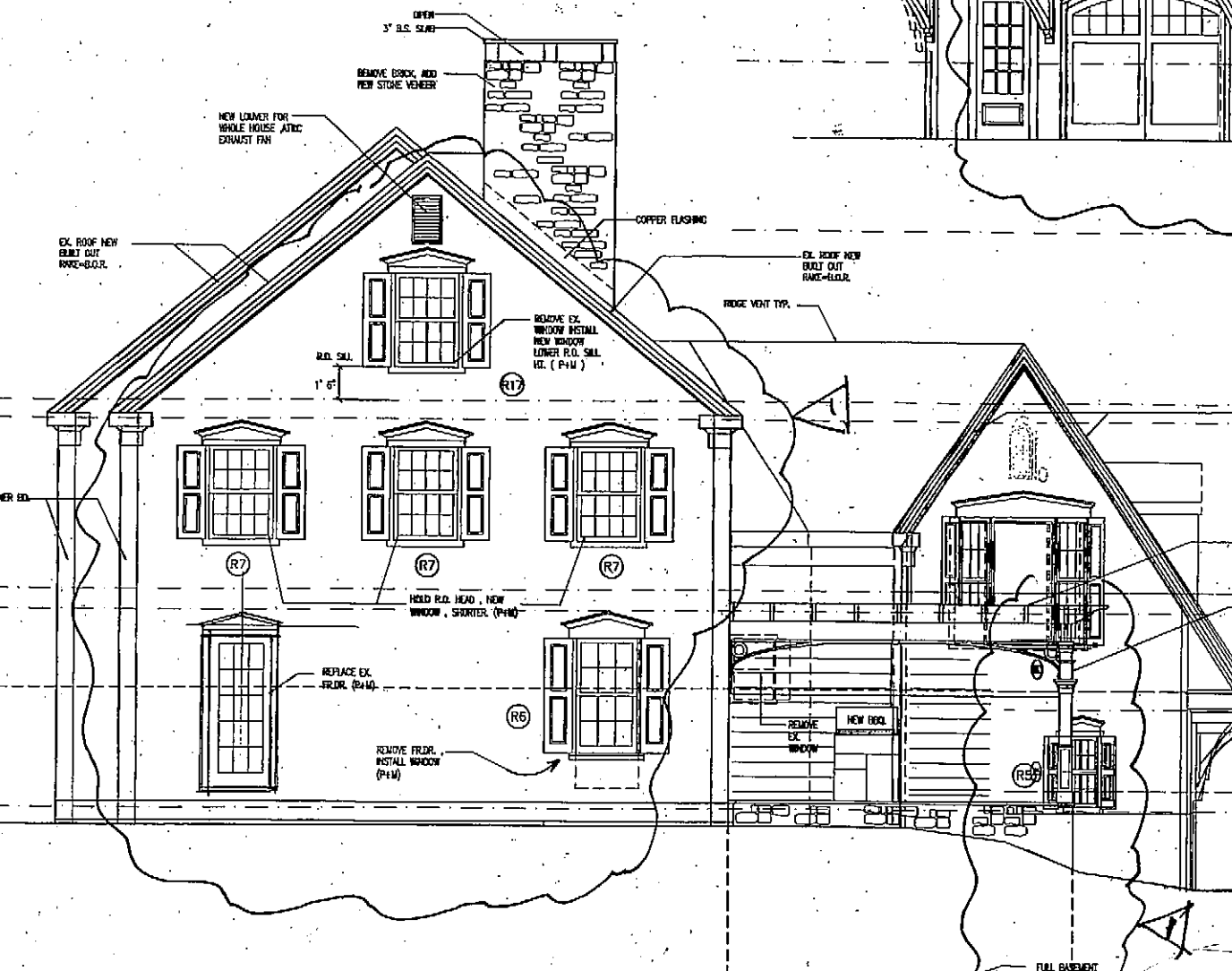
2 LEFT ELEVATION
SCALE 1/8" = 1'-0"

EXISTING SIDING
PTM TYP.

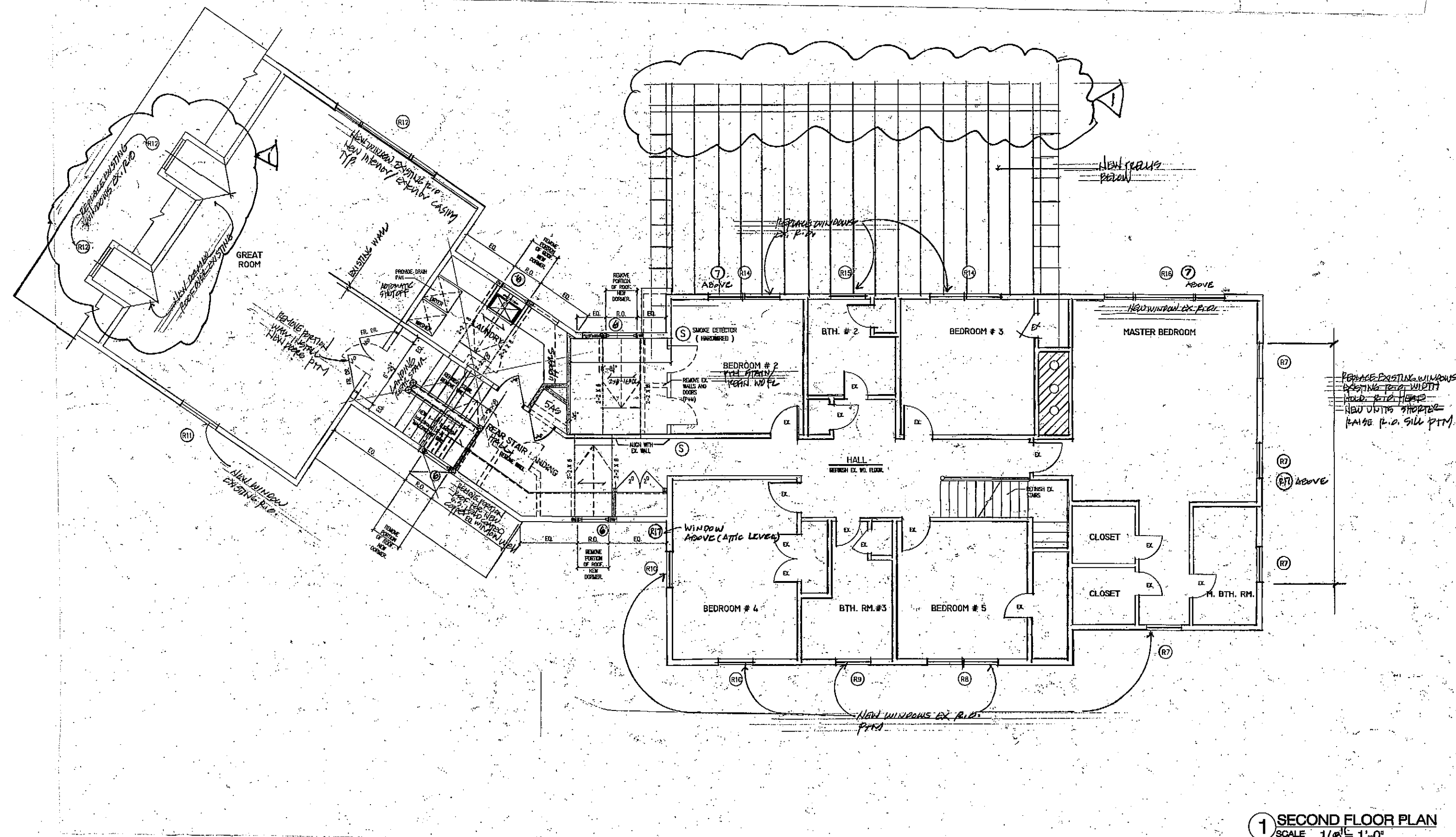


4 GARAGE LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"

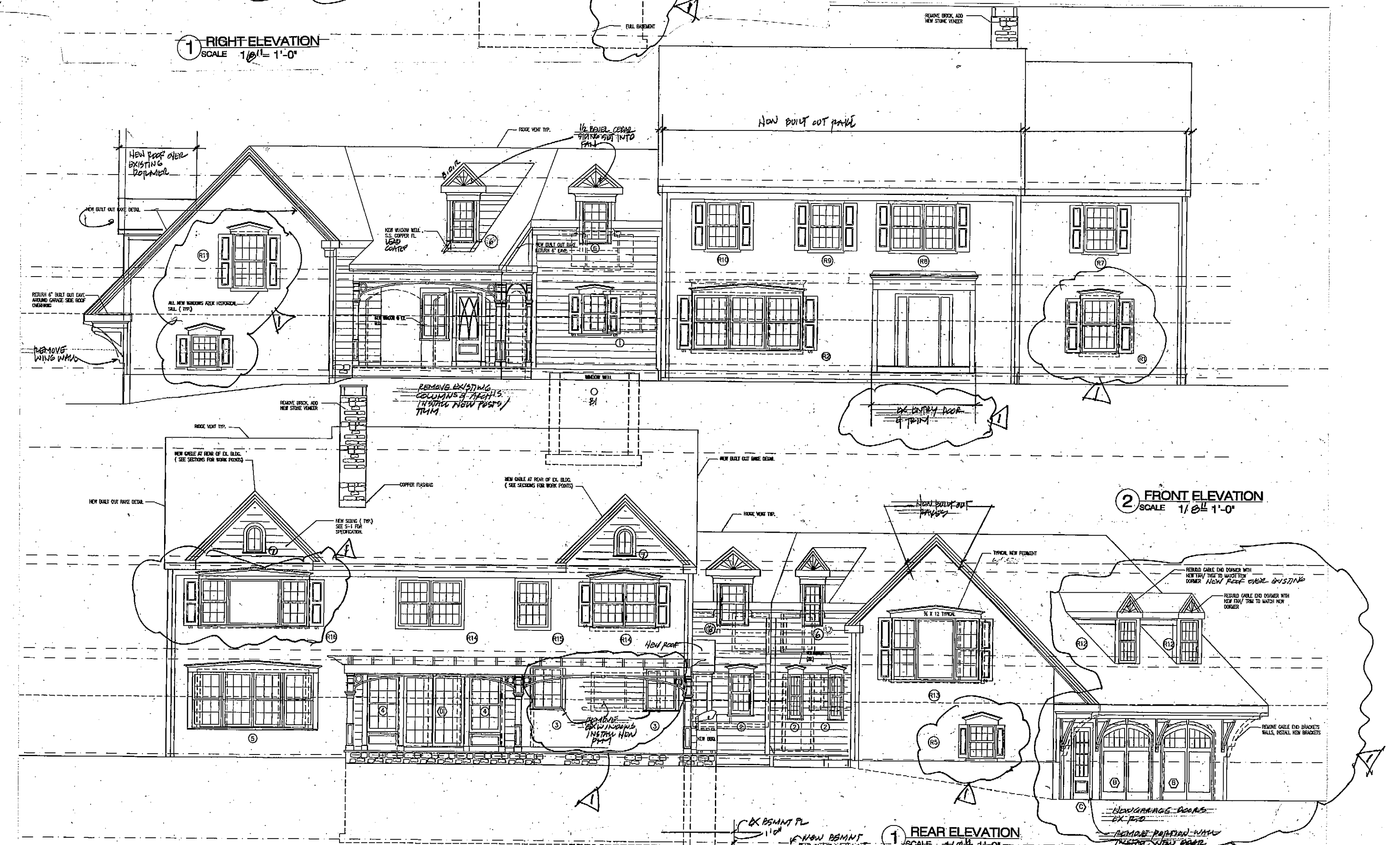
3 GARAGE RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



1 RIGHT ELEVATION
SCALE 1/8" = 1'-0"



1 SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



2 FRONT ELEVATION
SCALE 1/8" = 1'-0"

1 REAR ELEVATION
SCALE 1/8" = 1'-0"

ADDITIONS AND ALTERATIONS

KATCHIS

307 MILLWOOD ROAD, CHAPPAQUA, NY 10514

David Graham
Architects 2009

175 Main Street
Ossining, NY 10562
914-941-3889

Drawing Title:
SECOND
FLOOR PLAN
AND
ELEVATIONS

Revisions:

No.	Date	Description
1	12/26/2012	
2	01/22/2013	REV. WET LANDS
3	01/29/2013	B.D.
4		
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6		
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Revisions:

No.	Date	Description
9		
10		
11		
12		
13		
14		
15		

Scale:
AS NOTED
Date:
Proj. No.:

Drawing No.:

A2