

SITE PLAN

MARK DE CARLO RESIDENCE

RAWN BY: WDG

RECORD DATE: 4/30/2012

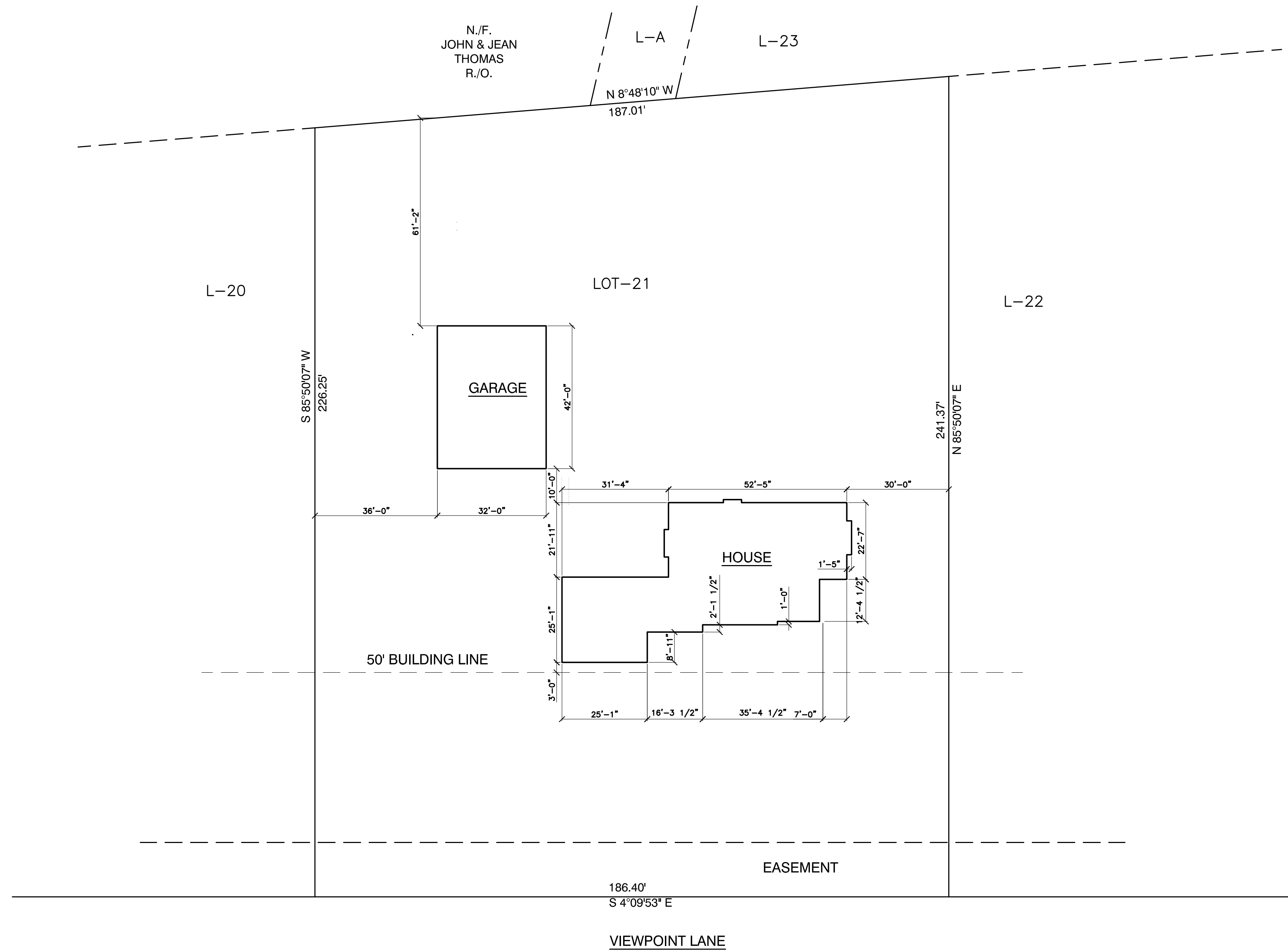
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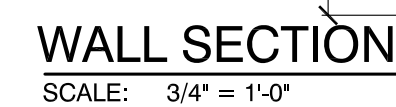
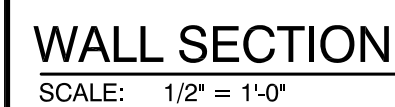
SHEET NUMBER

S1

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OB NUMBER: 1201





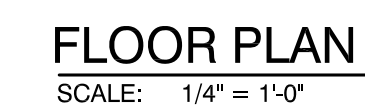
FOUNDATION AND BASEMENT PLAN

SCALE: 1/4" = 1'-0"



EX-1	3'-0" x 6'-10" FIBERGLASS EXTERIOR WOOD DOOR W/ 12" SIDELIGHT AND TRANSOM AS SELECTED BY OWNER
EX-2	16'-0" x8'-0" METAL GARAGE DOOR AS SELECTED BY OWNER
EX-3	3'-0" x 6'-8" FIBERGLASS EXTERIOR WOOD DOOR AS SELECTED BY OWNER
EX-4	3'-0" x 6'-10" ANDERSON 400 SERIES FRENCHWOOD HINGED PATIO DOOR - OUTSWINGING (MODEL# FWQ31611AL WITH TRANSOM MODEL #FWT3111)
EX-5	3'-0" x 6'-10" ANDERSON 400 SERIES FRENCHWOOD GLIDING PATIO DOOR (MODEL# FWG60611R WITH TRANSOM MODEL #FWT6011)
1	2'-4" x 6'-10" WOOD INTERIOR DOOR AS SELECTED BY OWNER
2	3'-0" x 6'-10" WOOD INTERIOR POCKET DOOR AS SELECTED BY OWNER
3	(2) 2'-6" x 6'-8" WOOD INTERIOR SLIDING DOOR LEAFS AS SELECTED BY OWNER
4	3'-0" x 6'-10" FIRE RATED "C" LABEL WOOD DOOR SELF CLOSING HINGES AS SELECTED BY OWNER
5	2'-6" x 6'-8" WOOD INTERIOR DOOR AS SELECTED BY OWNER
6	2'-8" x 6'-8" WOOD INTERIOR DOOR AS SELECTED BY OWNER
7	2'-6" x 6'-8" WOOD INTERIOR DOOR AS SELECTED BY OWNER
8	2'-8" x 6'-8" WOOD INTERIOR DOOR W/ GLASS AS SELECTED BY OWNER
9	1'-0" x 6'-8" WOOD INTERIOR DOOR AS SELECTED BY OWNER
10	2'-8" x 6'-8" WOOD INTERIOR DOOR AS SELECTED BY OWNER
11	(2) 3'-0" x 6'-8" WOOD INTERIOR SLIDING DOOR LEAFS AS SELECTED BY OWNER
12	2'-8" x 6'-8" WOOD INTERIOR DOOR AS SELECTED BY OWNER
13	(2) 2'-6" x 6'-8" WOOD INTERIOR SLIDING DOOR LEAF AS SELECTED BY OWNER
14	(2) 2'-6" x 6'-8" WOOD INTERIOR SLIDING DOOR LEAF AS SELECTED BY OWNER
15	2'-8" x 6'-8" WOOD INTERIOR DOOR AS SELECTED BY OWNER

	ANDERSON 400 SERIES #C145 W/ SDL GRILLS
	ANDERSON 400 SERIES #CN145 W/ SDL GRILLS
	ANDERSON 400 SERIES #CXW155 W/ SDL GRILLS
	ANDERSON 400 SERIES #AW251
	ANDERSON 400 SERIES #CW145 W/ SDL GRILLS
	ANDERSON 400 SERIES #CW155 W/ SDL GRILLS
	ANDERSON 400 SERIES #CXW15 W/ SDL GRILLS
	ANDERSON 400 SERIES #1AR28
	ANDERSON 400 SERIES #A31

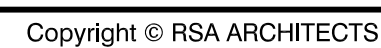


FLOOR PLAN

MARK DeCARLO RESIDENCE

A2

JOB NUMBER: 1201



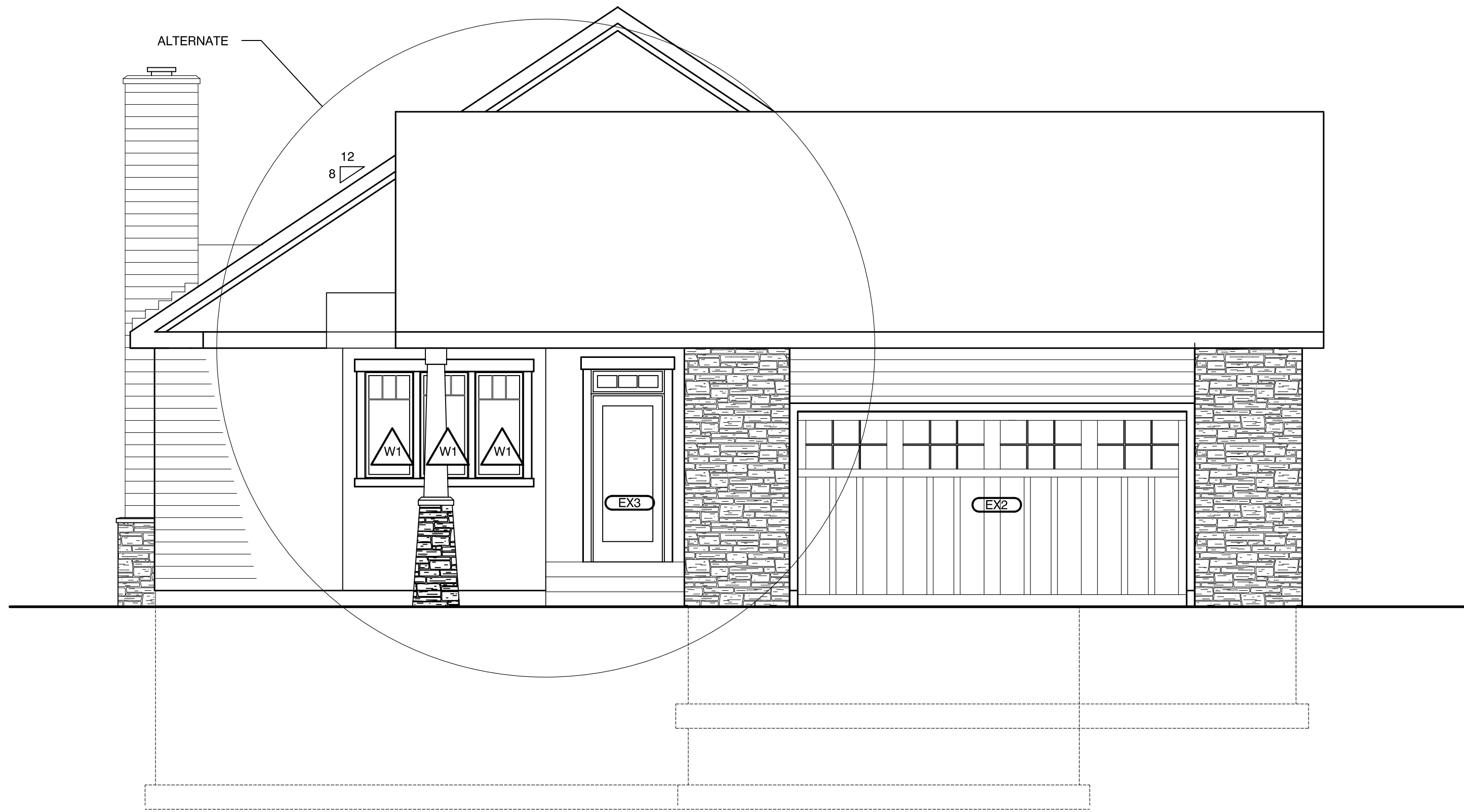
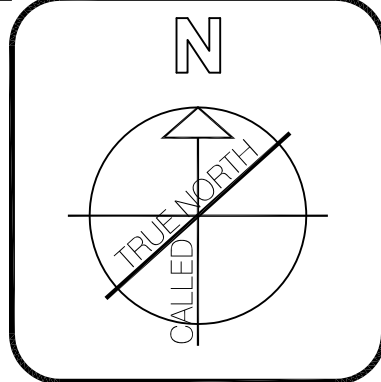


MARK DECARLO RESIDENCE

REVISION DATES:

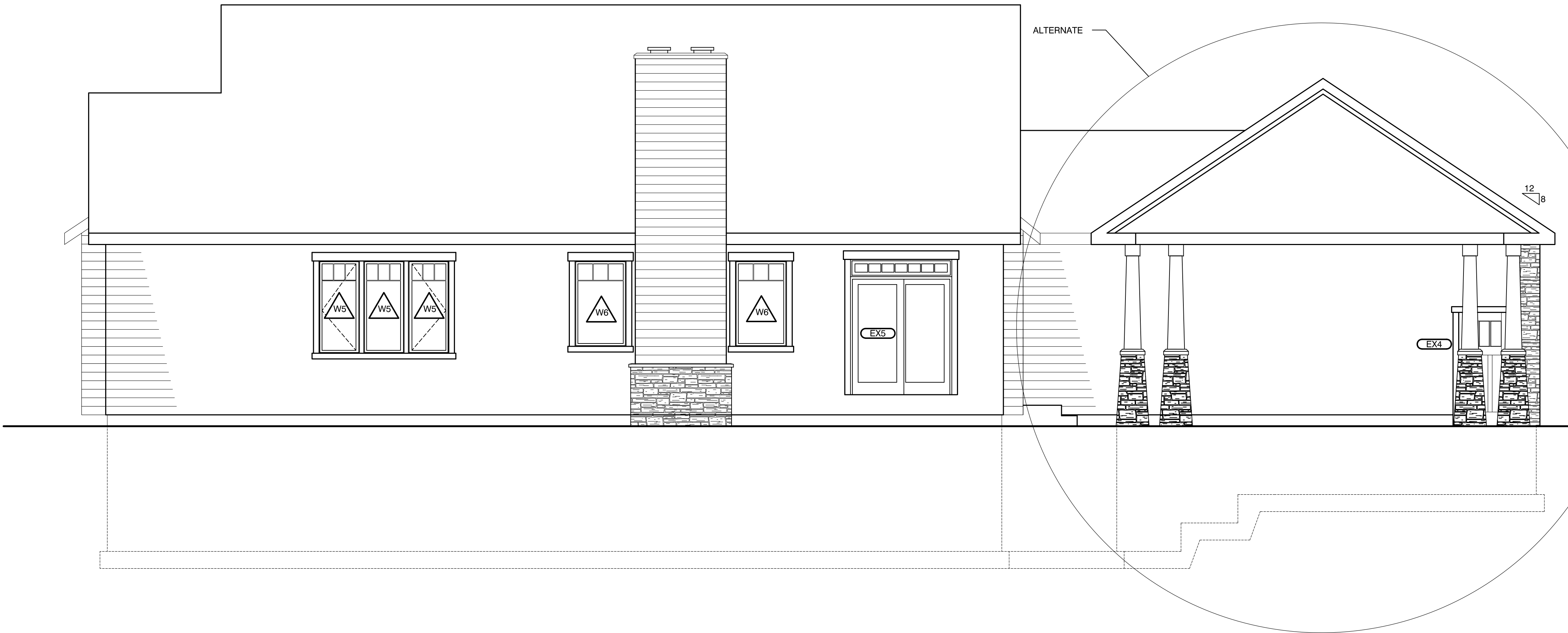
A4

JOB NUMBER: 1201



ELEVATION
SCALE: 1/4" = 1'-0"

12
A4



ELEVATION
SCALE: 1/4" = 1'-0"

11
A4A

EXTERIOR ELEVATIONS
ALTERNATE WITH PORCH
MARK DeCARLO RESIDENCE

DRAWN BY: WDG

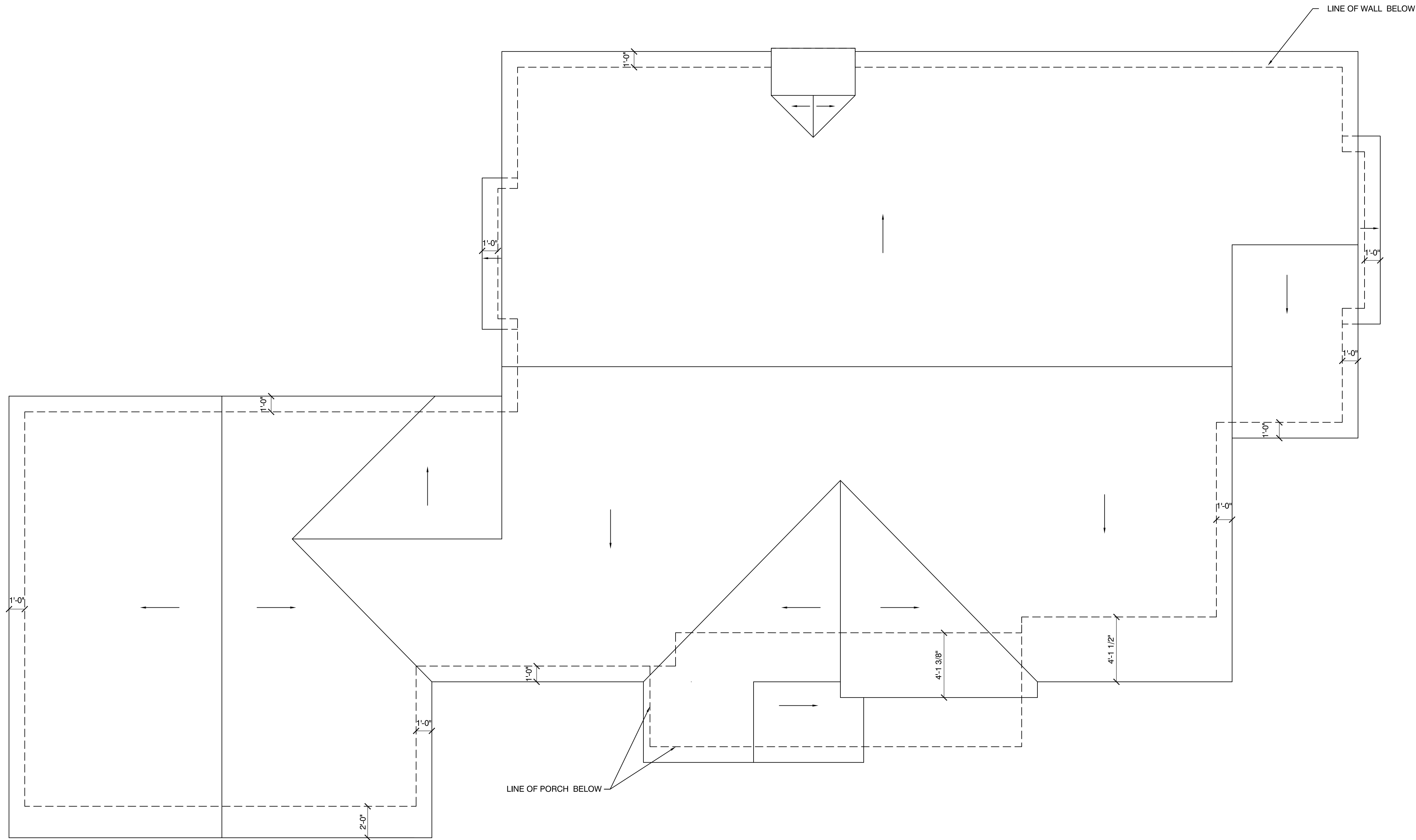
RECORD DATE: 4/30/2012

REVISION DATES:

SHEET NUMBER

A4A

JOB NUMBER: 1201



ROOF PLAN

MARK DeCARLO RESIDENCE

DRAWN BY: WDG

RECORD DATE: 4/30/2012

REVISION DATES:

SHEET NUMBER

A5

ROOF PLAN

SCALE: 1/4" = 1'-0"

11
A5

JOB NUMBER: 1201

SPECIFICATIONS

DIVISION 1 — GENERAL CONDITIONS

- General: The Contractor shall provide all labor necessary for the complete execution of all work described, shown or reasonably implied in the drawings and specifications, including all transportation, scaffolding, equipment, tools and materials required to carry out the intent of the Contract Documents and provide a complete job. All labor shall be done in the most workmanlike and thorough manner. Patchwork required to match existing shall be included. All materials shall be of the best quality, unless specified otherwise. The job site shall be kept orderly and neat at all times and the building shall be kept broom clean.
- Schedule: Completion of addition and exterior modifications 5 months after notice to proceed.
- Changes: No changes, change orders or extra work orders shall be executed without a written order confirmed in writing from the owner. A contract price adjustment shall be agreed upon by Owner and Contractor and the agreement or change order signed by the Owner and Contractor, before commencing such work.
- Clean-up and Close-out: Contractor shall clean all finish surfaces, remove temporary labels and repair any damage to finish surfaces to original condition. Contractor shall turn over to owner all manufacturers instructions, warranties, parts list, and other data relating to equipment installed in the project.
- Guarantee: If, within one (1) year after the date of substantial completion, any of the work is found to be defective or not in compliance with the contract documents, the contractor shall correct it promptly after receipt of written notice from the owner to do so, unless the owner has previously given the contractor a written acceptance of such a condition. The owner shall give such notice promptly upon discovery of the condition. Contractor shall be responsible for repair of adjacent surfaces required due to defective work.
- Building Permits, Certificates: The Contractor shall secure all building permits required to carry on his work according to local building laws and to the rules and regulations of any light, water, or power company and shall pay for such permits.
- Subcontractors: Must be approved for use by the Owner.
- Temporary Electric Power: When necessary, temporary electric power lines and outlets for the use of standard power tools and equipment used for construction purposes on the job shall be installed by the Electrical Contractor at no cost to the Owner. The Owner shall pay all utility Company Power consumption bills for construction purposes.
- Temporary Water: The Contractor shall pay for all pumps and connections for temporary water. If water is not available the cost of bringing water to the job shall be included in the Contractor's bid.
- Final Payment Release: Before final payments, the Contractor may be required to sign and duly attest a statement that he shall accept the same as settlement in full for all claims against the Owner, on account of work done under this contract, and furthermore, that all claims for materials provided, or labor performed, are paid and satisfied in full, and that there are no claims whatsoever against the Owner or property. The Contractor may be required to procure releases from mechanic's liens.
- Contractor's Insurance: Contractor shall maintain such insurance as will protect him from claims under Workman's Compensation Acts and other employee benefits and personal liability, from claims for damages because of bodily injury, including death, and for claims for damages to property which may arise out of and during operations under this Contract, whether such operations be by himself or by any subcontractors or anyone directly or indirectly employed by Contractor. The Contractor shall file with the Owner certificate of both liability and property damage insurance with the limits of \$500,000 for each accident and \$1,000,000 for the aggregate of operations. Coordinate with the owner all insurance so both contractor and owner are fully aware of coverage and exposures.
- The Contractor shall include such Allowances and Alternates in his bid as are required in these specifications and drawings (bid documents).

DIVISION 2 — SITE WORK

- Strip topsoil and stockpile prior to commencing grading and excavation.
- Cut and fill to grades as needed, undercut in area of driveway and slab on grade to allow for stone base material.
- Conduct all operations in a manner so as not to allow silted run off to damage adjacent property; use hay bales, swales and other appropriate means as required.
- Remove all materials including shale which are encountered, except rock. Rock is herein defined as hard ledge rock requiring blasting or air hammer for removal. Contractor shall demonstrate the material in question cannot be removed with a 300 series Excavator in good operating condition; material which can be removed by above equipment are not considered to be rock.
- Excess excavation material to be removed from site and disposed by contractor or spoiled on site as directed by the owner.
- Grade area around house to drain away from foundation and around house; Form gentle swales.
- Compact all areas of fill to eliminate settlement.
- Footing drain tile to be 4" perforated PVC. Storm water drain to be 4" unperforated PVC. Connect footing drain and storm water drain.
- Backfill around building, place 2' depth of bank run gravel at bottom of foundation back fill to allow drainage, above place soil backfill. No shale allowed for backfill. Compact backfill to eliminate settlement. Bank run gravel to be clean and free of dirt or silt with no stone larger than 3" diameter and 50% approximately #4 size.
- Place 4" depth of #2 run-of-crusher stone over entire area of drive and entire area of slab on grade compact.
- Upon completion of grading and backfill spread topsoil. Plant good quality lasting grass seed.

DIVISION 3 — CONCRETE

- Concrete 3,000 psi for footings and basement slabs with air entrainment (ASTM C260) and anti-hydro admixture ASTM C 494 in garage floor slab. Garage slab shall be 4000psi concrete. Slabs to be covered and moist cured for seven days.
- Contractor shall submit the concrete mix design to the owner 10 days prior to concrete work.
- Concrete must conform to slump tests of: minimum lump 4", maximum 6" in accordance with ASTM C143.
- All footings to be placed on undisturbed earth. All undercuts to be filled with concrete.
- Reinforcing steel: deformed steel bars conforming to ASTM A615 Grade 40. All slabs to have 6 x 6 — 10 x 10 WM. Reinforcing to be located in center of slab thickness. Footing reinforcing to be min. of 3 — #5 bars continuous in all footings; place 3" from bottom of footing.
- Stone base under all of basement slab, 4" thickness, compacted to 95% compaction minimum. Stone base under garage slab 6" thickness compacted to 95% minimum.
- 6-mil polyethylene vapor barrier under all slabs, overlap all joints 6" and tape continuously.
- Floor finish steel troweled flat smooth and free of marks, 1/4" in 10' tolerance.

DIVISION 4 — MASONRY

- Foundation block — standard two or three core lightweight aggregate concrete masonry units, ASTM C90, Type I, Grade N, size as shown on drawings. Cement parge exterior face. Apply one coat of bitumen modified polyethylene elastomeric waterproofing membrane. Sonneborn HLM 5000 or approved equal. (provide alternate price for HLM 5000 Hi Build system.
- Mortar mix shall meet ASTM C270, Type S; approximately 2:1:9 portland cement, lime, sand.
- All block to be laid in full bed of mortar with reinforcing and wall ties fully imbedded.
- Place truss-reinforcing every other course in block walls.
- Install flashing above all lintels and at roof. All flashings to be installed and pitched so that water drains out of building.

DIVISION 5 — STEEL

- Steel columns to be 3" diameter and/or adjustable type, A-36 steel with base plates and bearing plates.
- If Steel beams are to be used provide A-36 steel with bearing plates and bolted splice plates. Size steel as required by N.Y.S.E.C. load requirements.
- Apply one shop coat of silica chromate primer.
- Fabricate beam plates and stirrups as required.

DIVISION 6A — ROUGH CARPENTRY

- Deliver lumber and carpentry materials in a dry condition and store lumber to insure proper ventilation and drainage. Protect lumber from the elements with a tarpaulin. Protect millwork from damage and dampness during and after delivery.
- Moisture content of framing lumber not to exceed 19% and finish lumber and millwork not to exceed 12%.
- The lumber quality must meet the following: It must be sound, thoroughly seasoned, well manufactured, and free from warp which cannot be corrected by bridging or nailing. Woodwork exposed to view on exterior or interior of building shall be dressed four sides (S4S).
- All light framing lumber for floor joists and rafters to be select construction grade dimension Douglas Fir: E = 1,760,000 psi; Fb = 1,500; studs Douglas Fir industrial grade E = 1,760,000 psi; Fb = 1,200 psi, and air-dried-engineered lumber by Weyerhaeuser or approved equal, size as shown on the Architects drawing and or as required.

DIVISION 6A — ROUGH CARPENTRY (continued)

- Exterior sheathing to be 1/2", DFPA plywood, CDX grade, 4 ply. (glue and nail sheathing to studs)
- Roof sheathing to be 3/4" DFPA plywood, CDX grade 5ply.
- Plywood subfloor 3/4" tongue and groove; glue and screw to joist.
- All glu-laminated members shall meet the requirements of ANSI/AITC A1901 and shall provide allowable design values of Fb = 2100 psi, and E = 1,500,000 psi. Appearance of members shall be "Structural Grade". Provide contractor with all attachment hangers and plates as required. Manufacturer: Weyerhaeuser or approved equal.
- Pressure treated wood for all wall sills shall be treated with water borne preservative for above ground use complying with AMPB-L2. Preservative shall be applied in a closed cylinder by pressure process meeting AWPA Specification C1 and shall conform to AWPA Standard C2. Material shall be dried after treatment to maximum moisture content of 19%. Contractor to use preservative treatment solution for field coating all field cuts made after treatment.
- Building paper to be 15lb. asphalt impregnated felt paper or Tyvek. Lap minimum of 4" vertical and horizontal.
- Bridging 3/4" x 2-1/2" spruce, pine or fir.
- All nails used on exterior to be hot dipped galvanized.
- Framing to be square, level and properly braced. Under walls running parallel with floor joists place additional joist directly under wall. Double header all openings. All joists to have diagonal bridging at maximum 8'-0" o.c. spacing. Where joists run into headers without sitting on bearing, place 1-1/2" x 2-1/2" ledger attached to header on which joists will bear or provide steel joist hangers by Simpson or approved equal.
- Wall framing to be plumb and level. Provide lintels sufficient to carry loads for spans. Studs to be placed 16" o.c. Double studs at all openings. Lintels in 5 1/2" walls shall be 3 — 2" members with two layers 1/2" plywood; glue and nail. Lintels in 3-1/2" walls shall be 2 — 2" members with one layer 1/2" plywood; glue and nail.
- Plywood sheathing (roof and wall) and subfloor to be laid with all edges tight. 8' edge of plywood to wear on joists and studs. Stagger adjacent sheets of plywood. Apply in accordance with American Plywood Association requirements. Nail all plywood sheathing: 4" o.c. @ edge and 8" o.c. in field; no staples.
- Floor framing provide double joist under all walls.
- Provide pre-engineered truss system in lieu of rafters as shown. Truss manufacturer to provide stamped engineering drawing for all truss work. Structural engineers shall be licensed to practice engineering in the State of New York.
- Connectors and supports as manufactured by Simpson Strong-Tie or equal. Joist Hangers: Model #JH210, or as required. Framing Anchors: Model #A34, or as required.

DIVISION 6B — EXTERIOR FINISH CARPENTRY

- All exterior woodwork shall be executed in a workmanlike manner, no splicing, plugging or other makeshifts allowed. Set all joints plumb and true. Mitre all corners of all trim. Boards to be tongue and groove length practical. Siding to run full length with single boards, where possible.
- Exterior siding shall be 7/8" (6" exposure) fiber cement lap siding, manufactured by Hardi. Follow manufactures recommended installation instructions. Face nailing not allowed.
- Exterior trim: PVC as manufactured by AZEK, FYPON or approved equal.

DIVISION 6C — INTERIOR FINISH CARPENTRY

- All interior woodwork shall be executed in a workmanlike manner, no splicing, plugging or other makeshifts allowed. Set all joints plumb and true. Mitre all corners of all trim.
- Interior trim: Clear pine. See drawings for base, window and door casing profiles. Owner to stain and polyurethane trim. Contractor to install.
- Stair and railing: Stairs to be constructed of clear oak stringers, with oak treads and risers. L. L. Smith or equal. Railings and newel posts to match species and style of treads for complete installation. Balusters shall be wrought iron.
- Closet shelves to be constructed of 3/4" A-A grade plywood edge banded with clear pine. Closet rods "KV" series #8. One shelf and one closet rod full length, for each closet. Unless otherwise noted.
- Kitchen and bathroom countertops: Solid surface as selected by owner. Contractor to provide an allowance of \$3,000 as part of base bid.
- Contractor to install kitchen, bathroom and laundry cabinets. Contractor shall provide an allowance of \$5,500 as part of the Base Bid to cover the purchase price of cabinets as selected by Owner. Countertops to be supplied and installed by contractor.
- Provide and install all hardware for cabinets. Hardware selected by owner.
- Contractor to provide and install Natural Red Oak flooring, 3/4" thick throughout the house, except for kitchen, toilets, entry and mud room. Finish all wood floors with 3 coats of oil based finish.

DIVISION 7A — INSULATION AND VAPOR BARRIER

- Foundation Wall: 2" rigid insulation. Dow extruded polystyrene (Blueboard) or approved equal.
- Stud Wall Insulation: Blown in Blanket system (BIB), R=20.
- Roof insulation: Blown in Blanket system (BIB), R=38. Maintain clear ventilation path above insulation.
- Vapor Barrier: Install 6 mil polyethylene on inside surfaces of all exterior walls and ceilings. Lap edges 2" and tape continuously. Tape at electrical boxes.
- Air infiltration barrier: install on exterior face of sheathing equal to Tyvek house wrap.

DIVISION 7B — ROOFING AND FLASHING

- Architectural grade roof shingles. Provide 30 year fiberglass roof and ridge shingles by GAF or equal. Color selected by owner. Provide fiberglass starter course.
- Eave, rake, valley, ridge and side wall flashings: "Ice and water shield" manufactured by W.R. Grace or approved equal by architect. Lap all seems to shed water, lap sides 4" and ends 6" seems minimum. Apply membrane in valleys before moving onto eaves.
 - Eaves: Provide 2 to 3 courses of membrane lapping seams, beginning at the fascia membrane to continue up the roof to a minimum of 6ft. back from the exterior face of stud wall.
 - Rake: Apply 36" membrane at rake edge beginning at fascia.
 - Valley: Apply 36" membrane each side of valley.
 - Ridge: Apply 36" membrane each side of ridge.
 - Sidewall: Flash up side walls at lower roof 36", capping seams.
- Building paper to be 30lb. asphalt impregnated felt paper. Lap minimum 4" vertically and 6" horizontally.
- Aluminum drip edge: All roof edges. Color as selected by owner. Preformed aluminum at windows and doors and /or as supplied by window and door manufacturer.

DIVISION 7C — JOINT SEALERS

- Acceptable Manufacturers
Sonneborn Building Products
General Electric Dow
Coring Pexora Tremco
United States Gypsum 3M Company
- Type 1 Sealant for exterior: Urethane, single component, non-sag, ASTM C920, Type S, Grade NS, Class 25, uses NT, M, A, O. TT-S-00230C (COM-NBS) Interim Federal Specifications for Sealing Compound: Elastomeric Type, Single Component for Caulking, Sealing, and glazing, joint movement capability: plus or minus 25 percent. Sonneborn Sonolastic NP 1 or equal.
- Type 2 Sealant for interior: Silicone sealant, ASTM C920, Type S, Grade NS, Class 25, uses NT, G, A, O. TT-S-00230C (COM-NBS) Interim Federal Specification for Sealing Compound: Silicone Rubber Base for Caulking, Sealing, and Glazing, Joint Movement capability: plus or minus 25 percent. Sonneborn Omnisil, General Electric Silpruf or equal.
- Type 3 Sealant at exterior sill junction with block foundation: Silicone sealant, mildew-resistant. Mildew-resistant silicone sealant, ASTM C920, Type S, Grade NS, Class 25, Uses NT, G & A, TT-S-001543A. Sonneborn Omniplus, General Electric Sanitary 1700 or equal.
- Sealant Installation Joint Cleaner: Non-corrosive and non-staining type, recommended by sealant manufacturer, compatible with joint forming materials. Primer: Non-staining type recommended by sealant manufacturer to suit application. Backer rod: Provide non-gassing, closed-cell polyethylene rod designed for use with cold applied joint sealants passing ASTM C1263. Provide backer rod of size required for joint design, oversized 30 to 50 percent larger than joint width. Joint Filler: Provide closed-cell polyethylene joint filler designed for use with cold applied joint sealants. Provide joint filler of size required for joint design. Bond Breaker: Pressure sensitive tape recommended by sealant manufacturer to suit application.

DIVISION 8A — DOORS AND WINDOWS

- All windows and doors shall conform to air infiltration standards of the State Energy Conservation Construction Code (SECCC).
- All exterior joints between window frames, door frames and other openings and openings between adjoining materials shall be caulked or otherwise sealed in accordance with SECCC to meet the building envelope requirements, better in accordance with the SECCC.
 - Locate remote control operators as directed by the Owner.
- All window units are manufactured by Andersen 400 Series. Windows are perma-shield, double glazed, color as selected by the owner. Sizes are as noted on the drawings. Escape windows shall have a min. 5.7 sq. ft. opening and 24" min. clear opening height. Meeting sec. R310 of N.Y.S. residential code. Drawings show fixed, casement, patio, and bay type window. Glazing options shall be as selected by and directed by the Owner.
- 16'-0" wide Garage Door as selected by owner. Provide automatic operator door opening with remote control operation, plus all other required accessories. Locate remote control operators as directed by the Owner.
- Interior doors are as size as indicated on the door schedule. It is the contractor's option to have doors pre-hung on clear pine jambs and stops with hardware as specified below.

- Entrance doors: exterior entrance doors 1 3/4" fiberglass insulated shall have a U = .40 or better. Manufacturer: Thermo-Tu or approved equal. Configure per exterior elevations. Flush door with 45 minute fire rating is required at door between garage and mud room.

DIVISION 8B BUILDERS HARDWARE PRODUCTS

- 2.01 GENERAL MANUAL AND ADJUSTING TOOLS. Contractor shall furnish and deliver to the Owner as directed by the Architect, one book composed of all literature concerning the installation, maintenance and adjustments of all hardware to be installed in the building. The instruction pamphlets shall be assembled in a hard cover of equal or similar quality to "Accord by Brite of Acco Products, Inc., labeled on the front, "Maintenance Manual for Finish Hardware".
- A. Contractor shall supply to the Owner, two sets of all wrenches, adjustment tools, etc., for proper maintenance of hardware to be installed.
- 2.02 HARDWARE
 - Style and finish as selected by owner. Contractor to provide \$1,000 allowance.
- 2.03 FASTENERS
 - Items for application to metal shall be manufactured to template and furnished with machine screws. Items for application to concrete or masonry shall be furnished with machine screw expansion shields. Items for application to solid wood shall be furnished with wood screws; items for application to wood doors with mineral core shall be furnished for through-boldding application.
 - All exposed fastenings shall be finished to match the item fastened; fastenings shall be the same metal as the item fastened except that fastenings for aluminum items shall be brass or stainless steel.
 - All exposed fasteners (except for butts and kickplates) shall be spanner head tamperproof type. Provide four spanner wrenches of each size used to Owner at completion of work.
- 2.04 BUTT HINGES:
 - Butt hinges shall be 3-1/2" x 3-1/2", full mortise, standard weight, non-ball bearing.
- 2.05 LOCKSETS: as selected by owner.

DIVISION 9A — GYPSUM WALLBOARD

- Gypsum wallboard (GWB) to be 1/2" thick meeting ASTM specification C36, on all ceilings and walls except garage walls and ceiling where 5/8" type x fire rated GWB is required.
- GWB shall be erected and joints taped in strict conformance to manufacturer's requirements. Use metal corner beads on all exterior gypsum board corners. Metal bead trim shall be U.S. Gypsum #200-A Metal Trim. Nails shall be 1-5/8" long annular ring meeting requirements of ASTM C350. Durock 1/2" thickness cement board for use in bathtrooms behind tile work.
- Apply GWB first to the ceiling and then to the sidewalls; plan wallboard lengths to minimize joints. Do not force boards tight when nailing. Trimple the screw heads slightly below the surface of the wallboard, taking care not to break the paper face.
- Finish joints, dimples, corners and edges using a three-coat cement and tape system. Allow 24 hours for drying between applications of cement. Sand each coat after it is dry to a smooth, even surface. Final surface should not show joints or screw spots.
- Exterior walls between living space and garage to be 5/8" type "X".

DIVISION 9B — CERAMIC and PORCELAIN TILE (bathroom wainscot and tub surround) AND PORCELAIN TILE (floors).

- Ceramic /Porcelain as selected by the Owner.
- Ceramic Tile Grout: dryset grout (portland cement base).
- Schedule:
 - Kitchen, entry, mud room and toilet room floors.
 - Kitchen backsplash.
 - Master bedroom shower and walls.
 - Tub walls @ toilet room.
- Tile installation in accordance with Tile Council of America, Inc.: walls — W212— 85; floors F113—85.
- Tile Grout: latex portland cement grout. Color as selected by the Owner.
- Provide bull nose tiles where tile material abuts different finished materials.
- Contractor to provide \$1,500 allowance.

DIVISION 9C — PAINTING

- Owner to provide and perform painting.
- Owner to provide and stain wood trim.

DIVISION 11 — EQUIPMENT

- Contractor to provide base bid allowance of \$1,500 for kitchen appliances.

DIVISION 15A — PLUMBING

- Coordinate all plumbing systems with all other work.
- Conceal all piping above ceilings, in walls or below floors.
- Provide sufficient offsets throughout the system to allow for free expansion and contraction to prevent leaks and over-stressing of piping.
- Provide complete system with all domestic water, sanitary waste and vent, waste piping and equipment piping valves, clean outs, floor drains, and accessories and fixtures. Provide fixture and plumbing trim one as selected by Owner.
- Test all system for leaks, correct all deficiencies.
- Insulate all hot water piping to 6R, 4 mil vapor barrier and cold water to 4R, 4 mil vapor barrier including fittings.
- All work to be readily accessible for repair or replacement.
- Provide shut off valve immediately before each place of equipment; chromium plate at exposed piping; width 18" x 18" stainless steel access doors to gain access to conceal valves and piping requiring access.
- Trap all drains.
- House bibbs to be non freezing type, lines drainable outside. Provide 4 on sides of house as directed by Owner.
- Provide air chambers at sinks to prevent air hammer.
- Service to house shall be copper.
- Supply piping — Type "L" copper tubing, sizes: Interior mains 1/2" Hose Bibbs 1/2" Branch to Hot Water Heater 1/2" Bath Tub and Shower 1/2" Sink 1/2" Water Closet (Toilet) 1/2"
- Waste Piping — PVC Sizes: Water Closets 4" Sinks 1 1/2" Bath Tub and Shower 1 1/2" Lavatories 1 1/2"
- 6" minimum clearance between hot and cold water lines.
- Provide Y clean outs to all bands where sanitary runs of piping are over 18' long.
- Fixtures: All colors to be selected by Owner.
- Provide a one (1) year warranty from the date of Owner's final approval against defects in workmanship, materials and equipment.
- Provide double bowl s.s. kitchen sink heavy gauge as selected by Owner.
- The Contractor shall be responsible for obtaining and paying for the costs of all permits, scheduling of required inspections and performing any corrective work required as a result of such inspections at no additional cost to the Owner.
- Fixtures complete with all necessary trim as selected and approved by the Owner.
- Contractor to provide a \$3,500.00 allowance for plumbing fixtures.

