

RSA ARCHITECTS
Robertson Strong Apger Architects, P.C.
1054 James Street Syracuse, New York 13203

SITE PLAN

MARK DeCARLO RESIDENCE

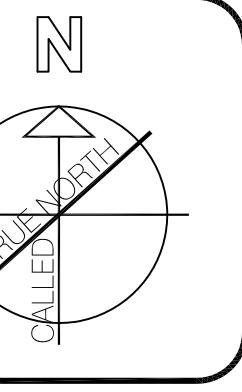
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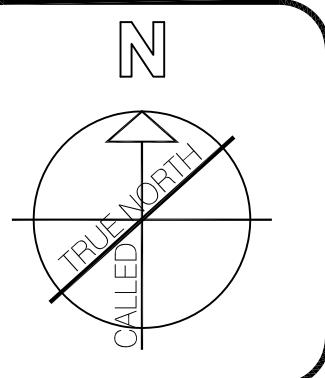
RECORD DATE: 4/30/2012

REVISION DATES:

SHEET NUMBER

S1





FOUNDATION AND BASEMENT PLAN

MARK DeCARLO RESIDENCE

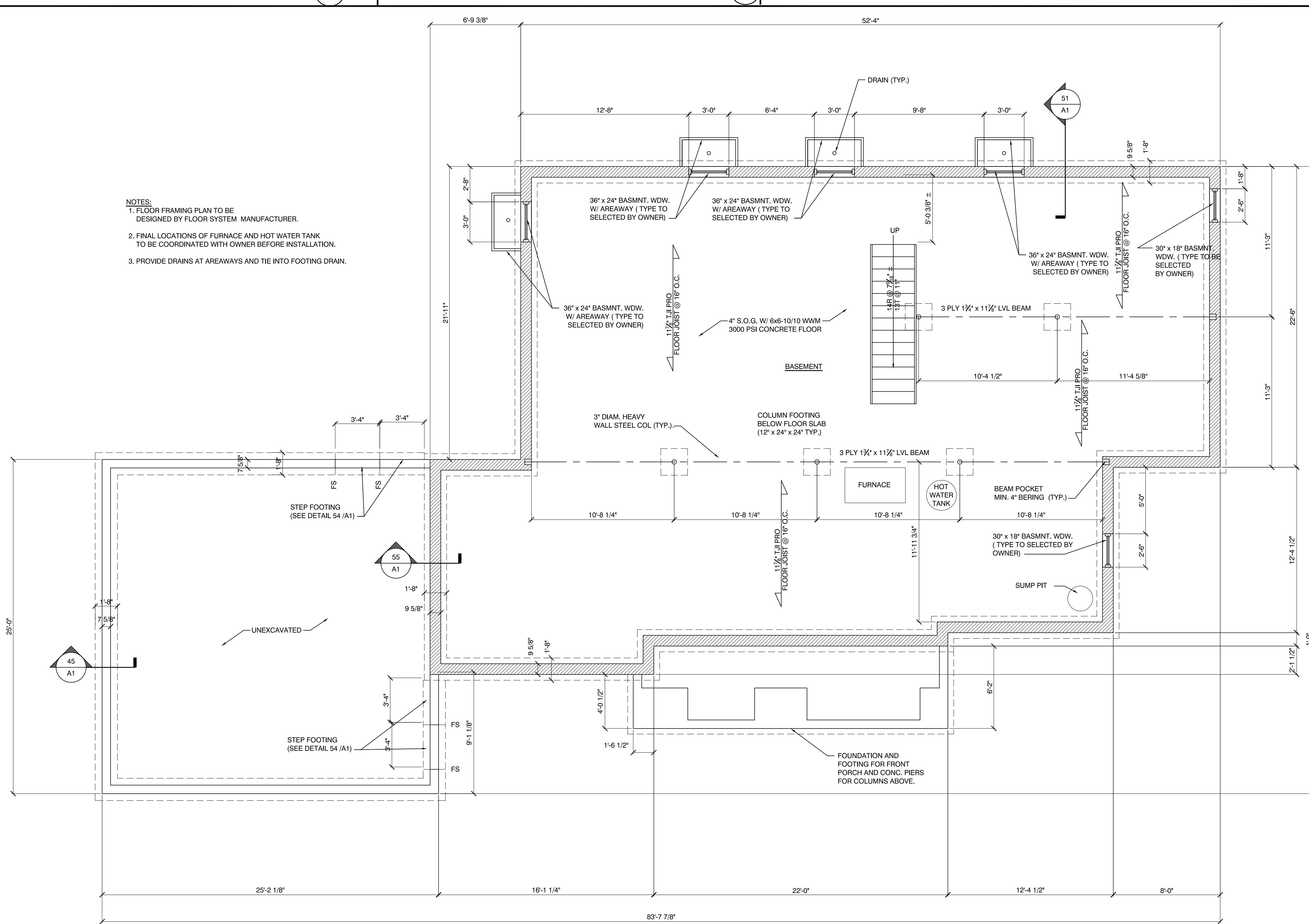
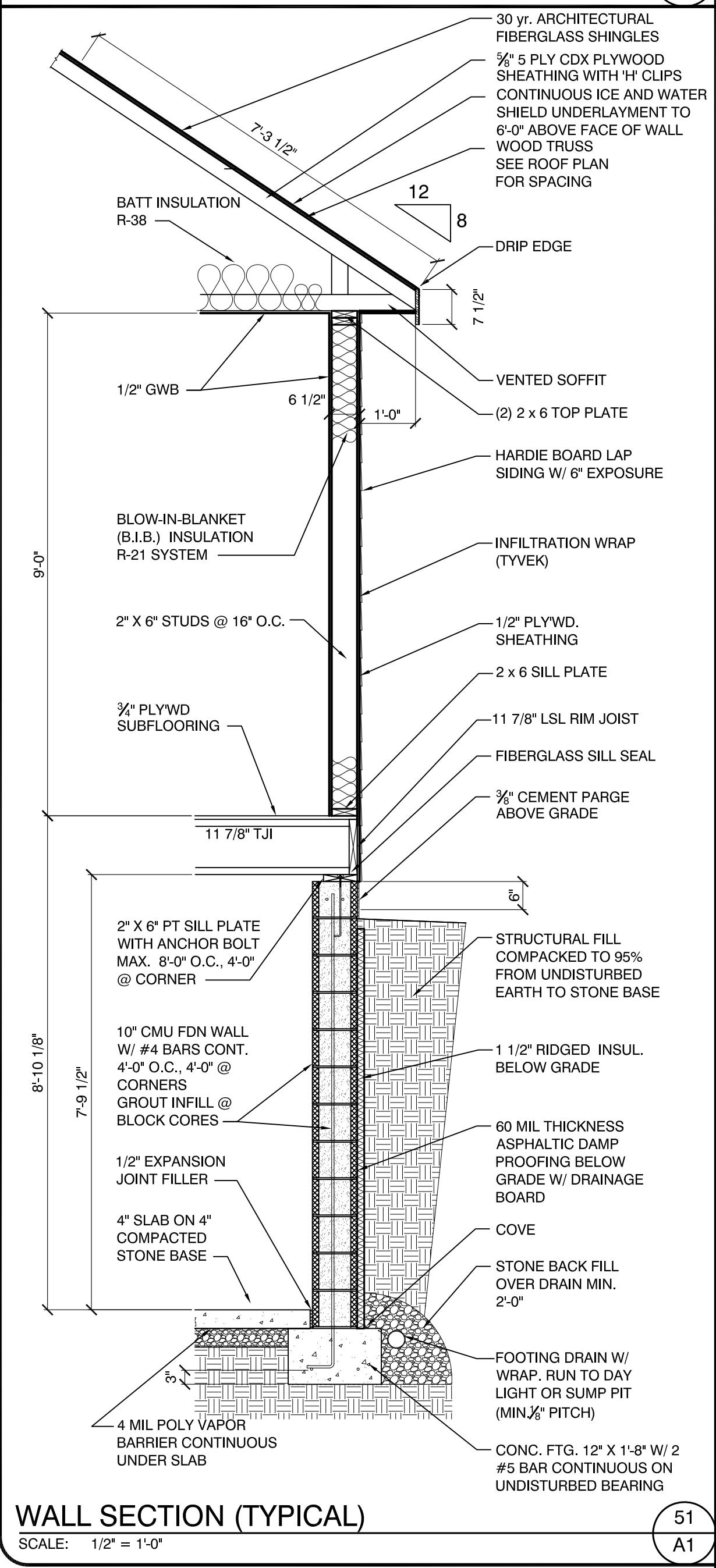
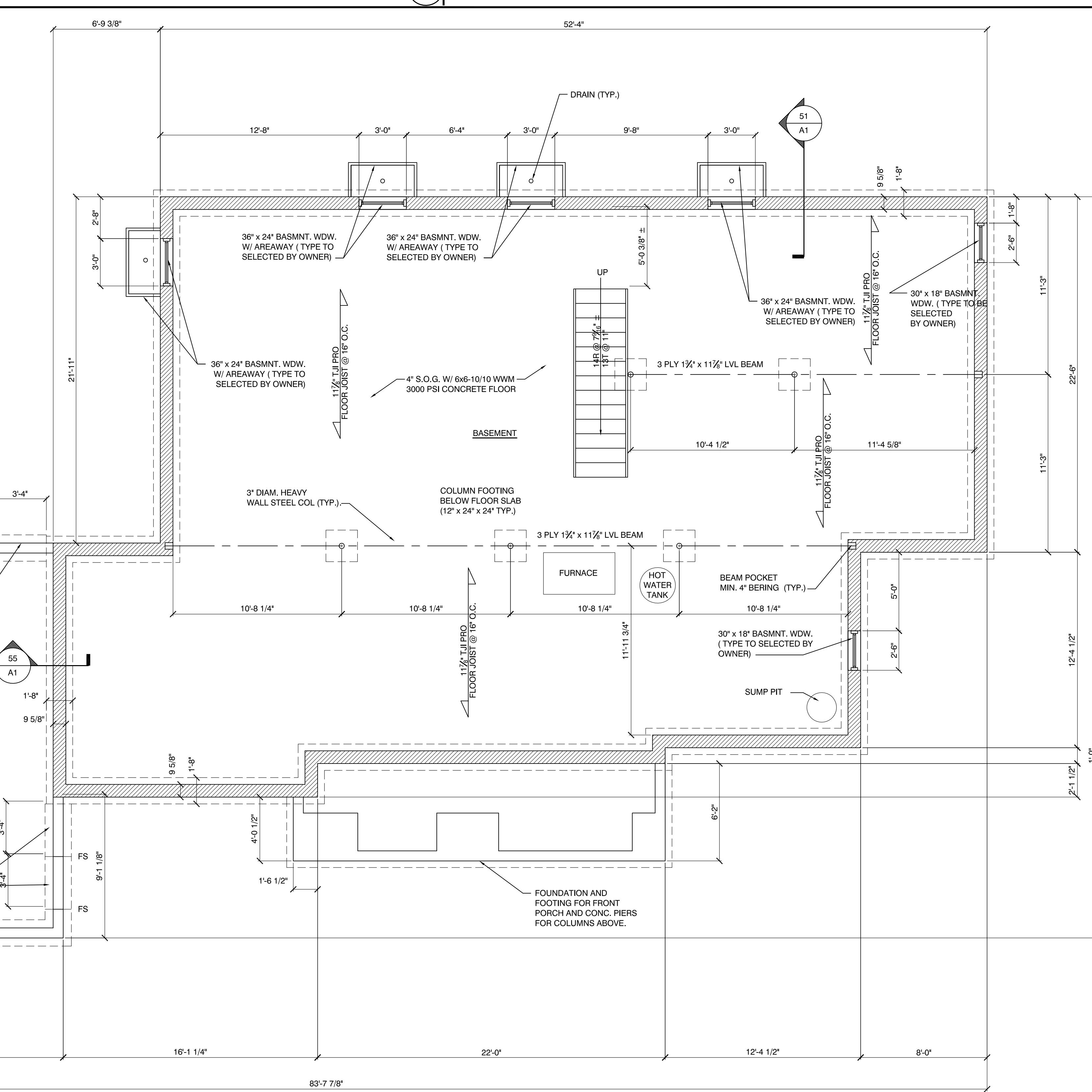
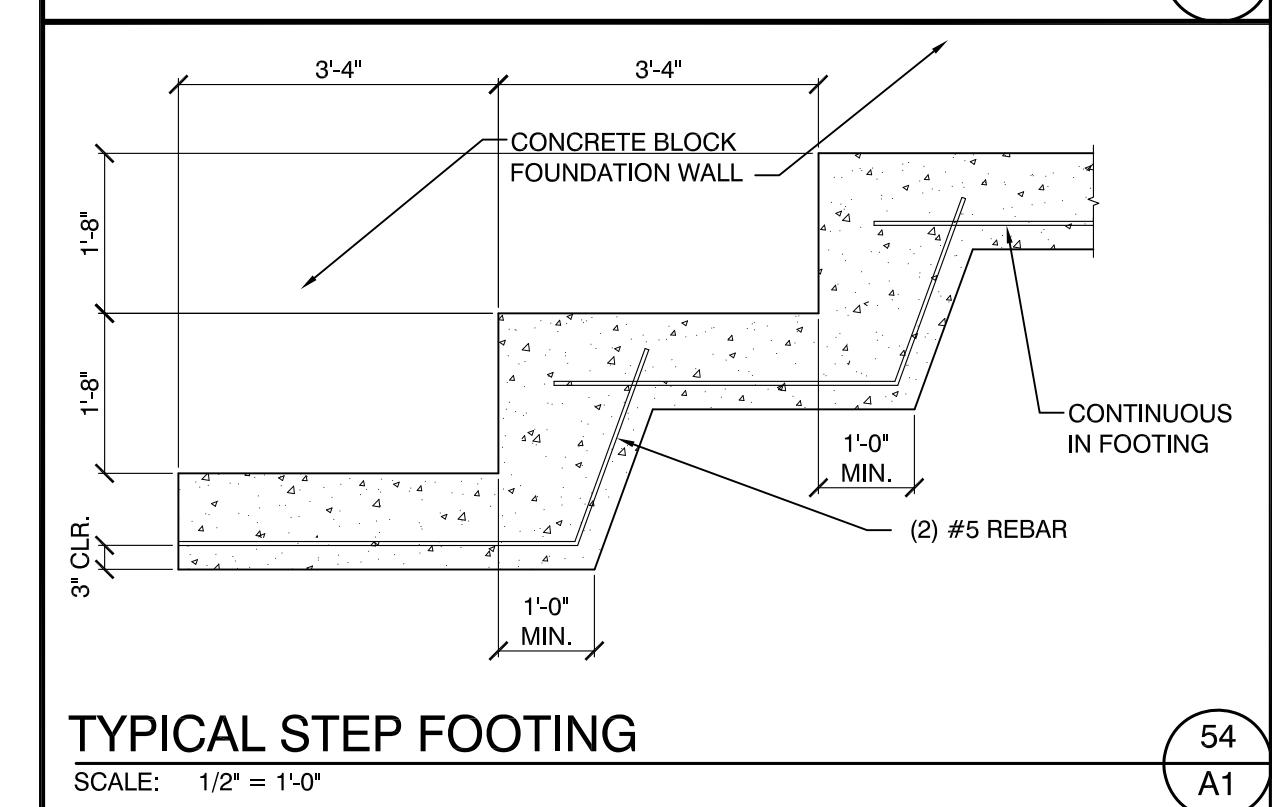
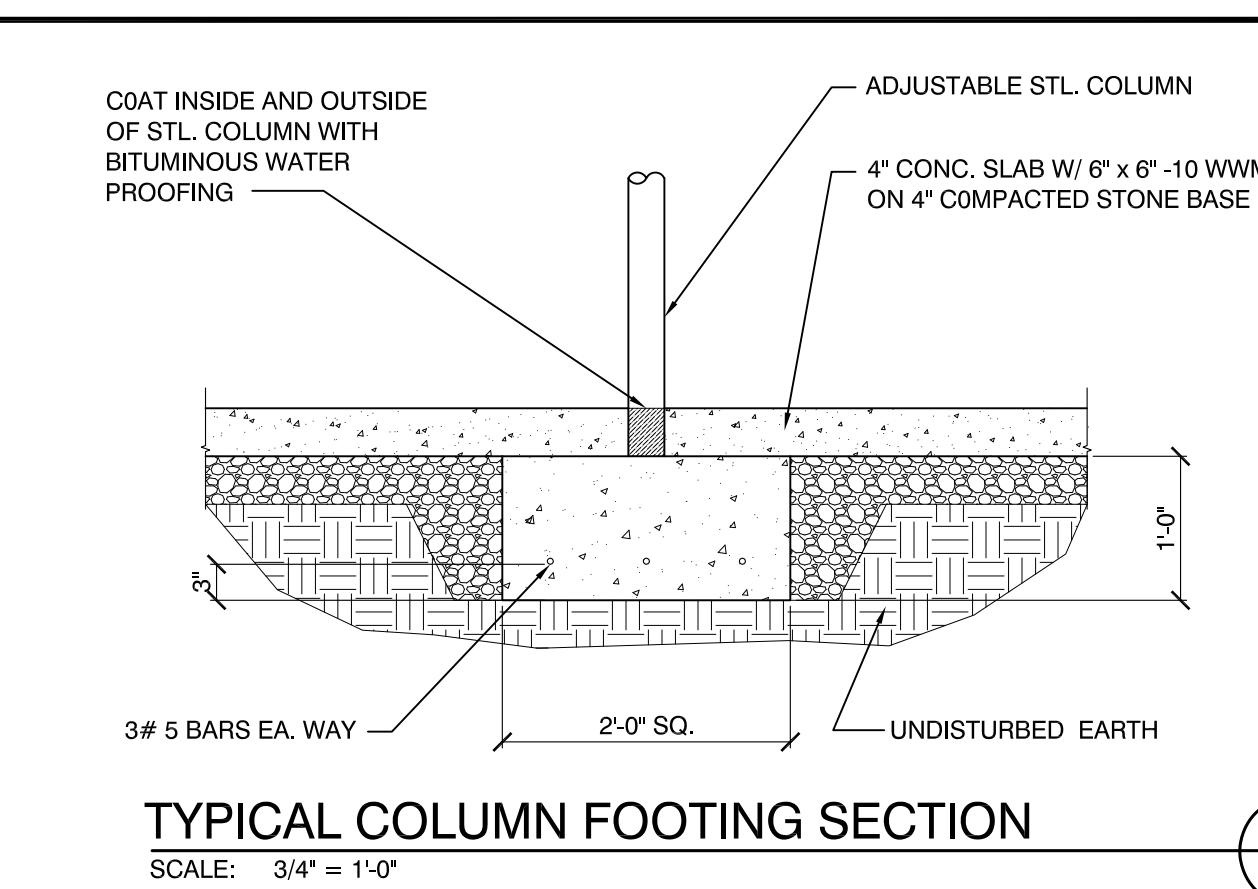
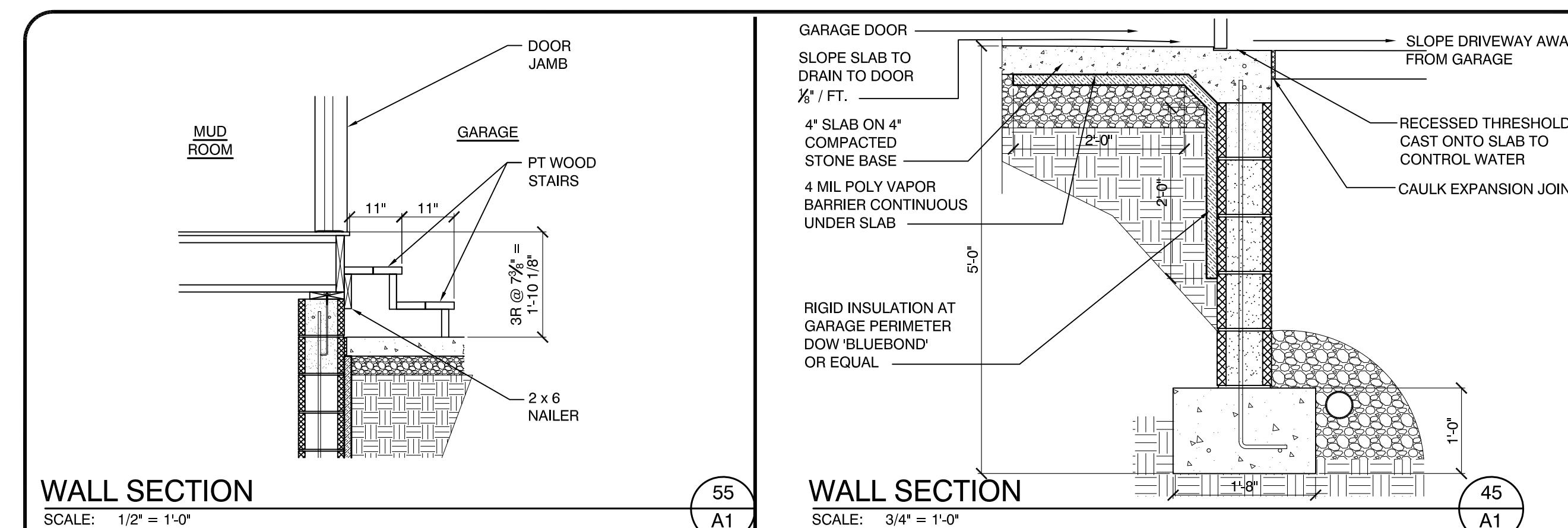
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RECORD DATE: 4/20/2012

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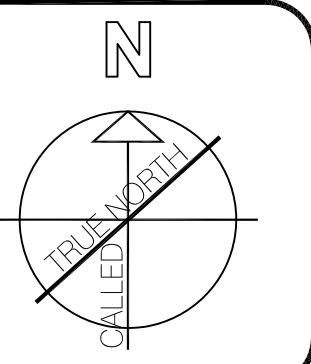


WALL SECTION (TYPICAL)

SCALE: 1/2" = 1'-0"

FOUNDATION AND BASEMENT PLAN

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



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1054 James Street, Syracuse, New York 13203

EXTERIOR ELEVATIONS

MARK DeCARLO RESIDENCE

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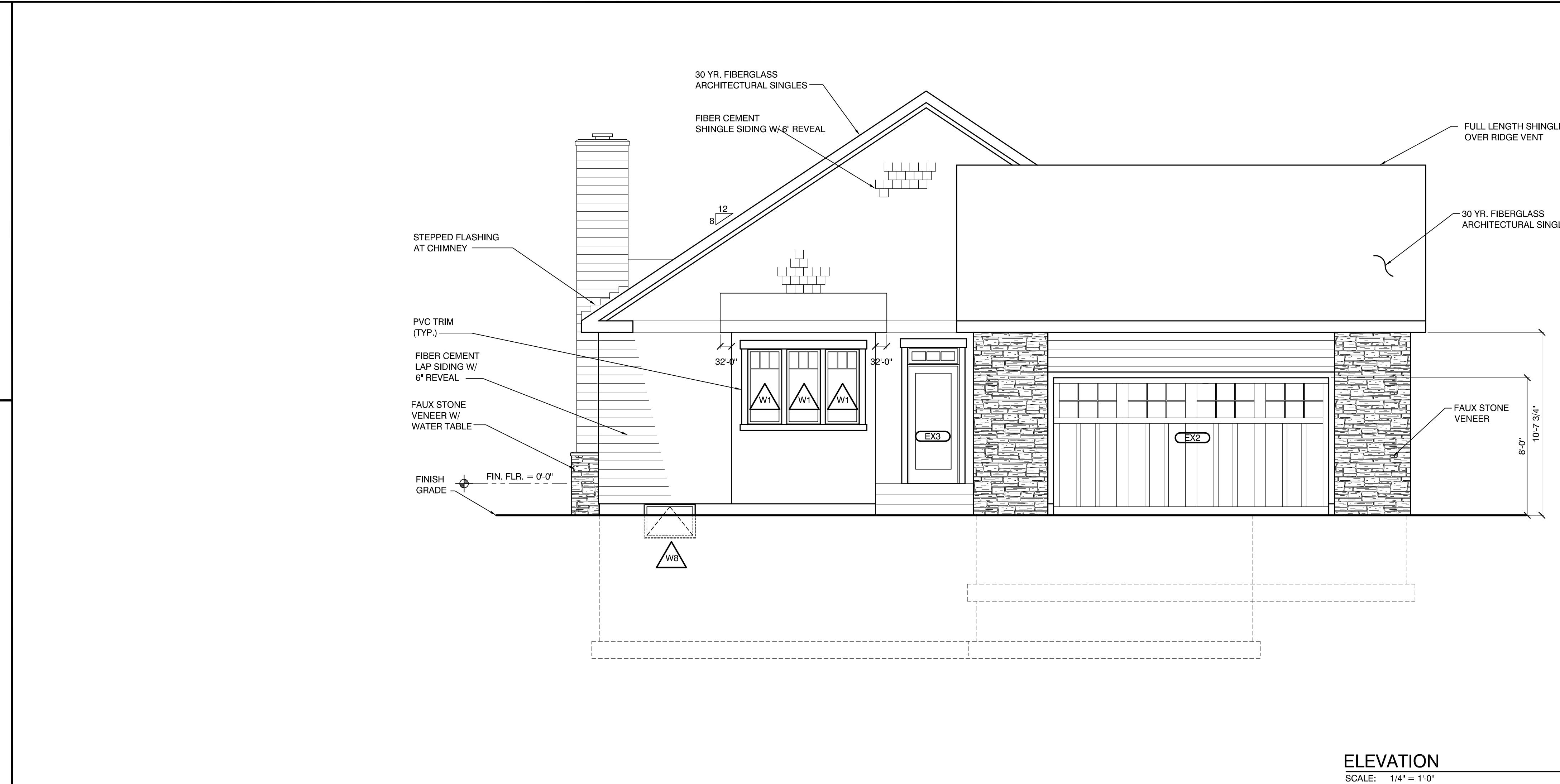
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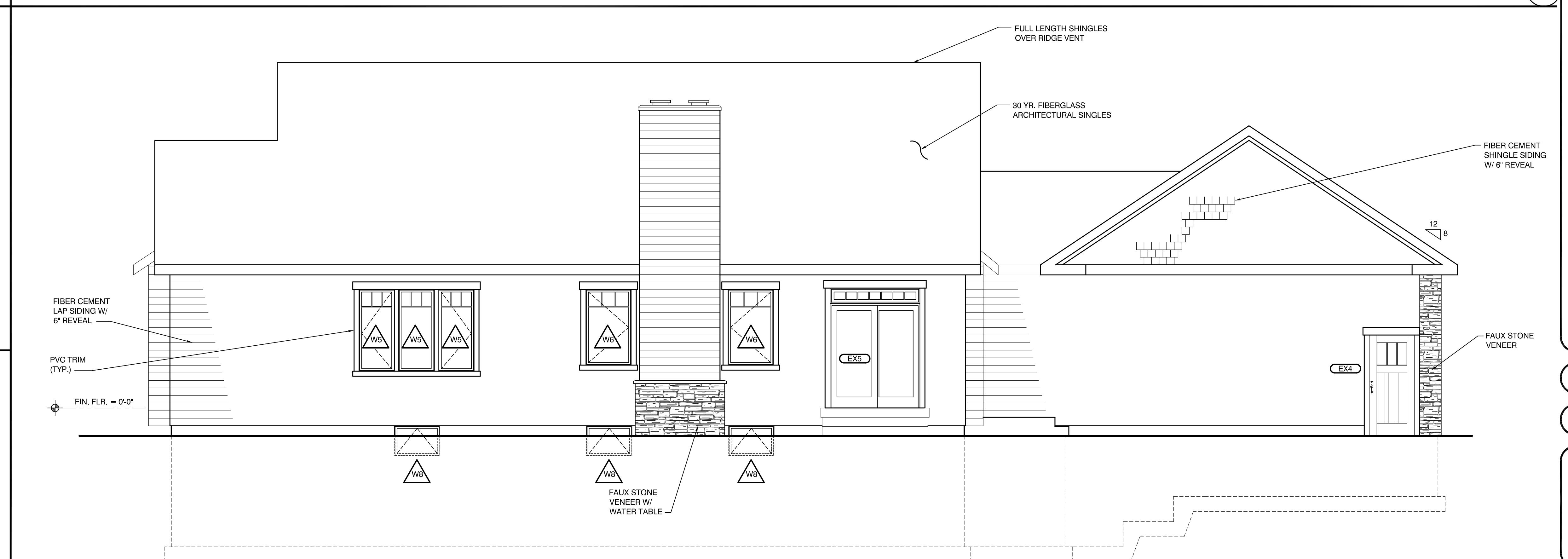
ELEVATION
SCALE: 1/4" = 1'-0"

11
A4
JOB NUMBER: 1201



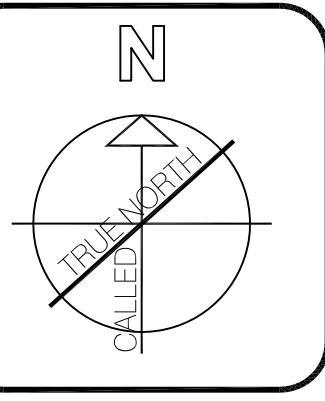
ELEVATION
SCALE: 1/4" = 1'-0"

12
A4

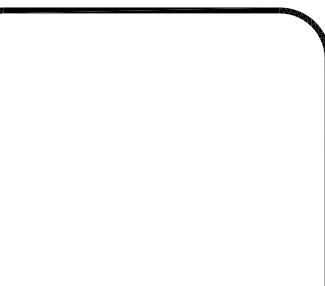


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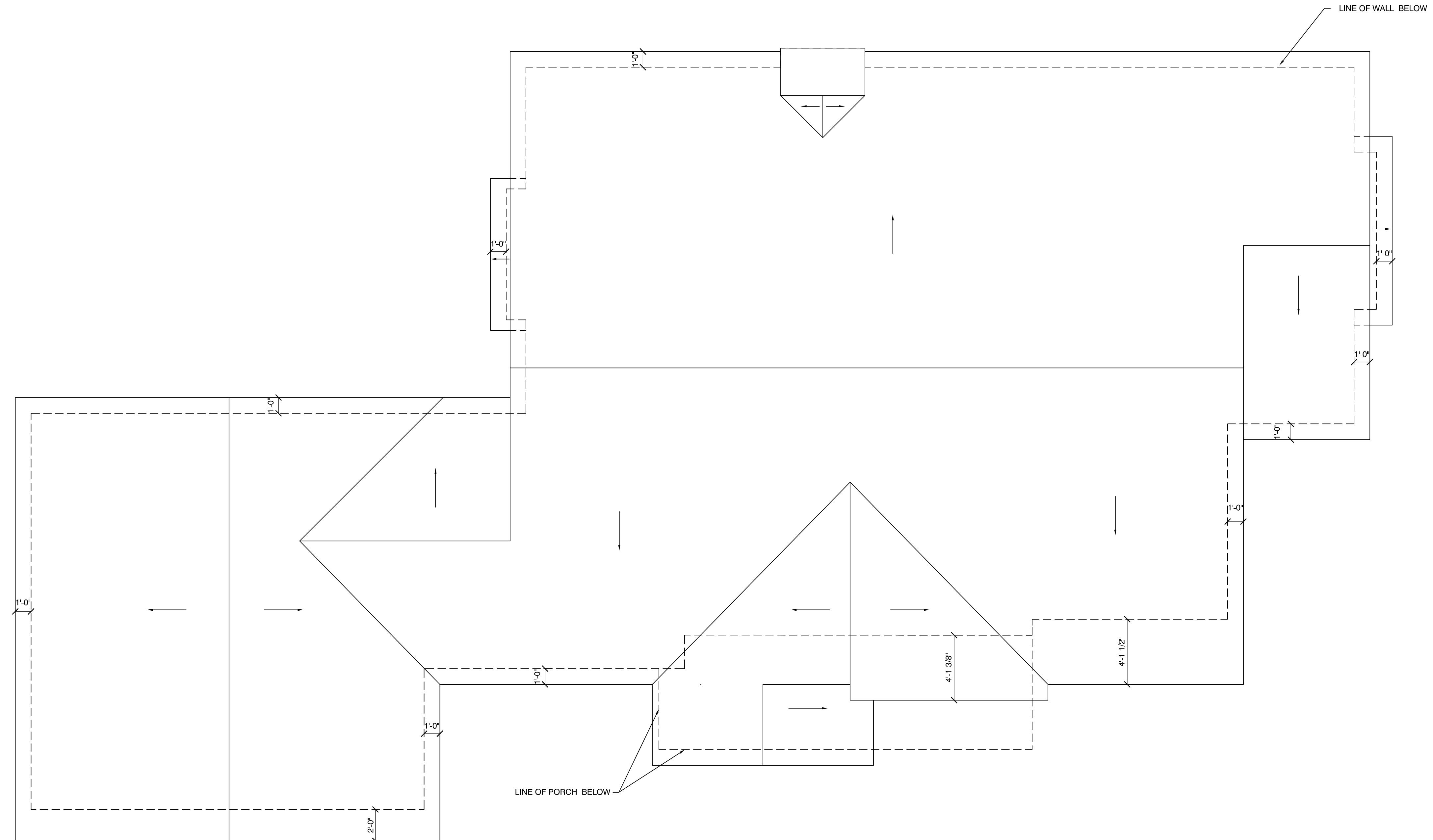


RSA ARCHITECTS
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1054 James Street Syracuse, New York 13203



ROOF PLAN

MARK DeCARLO RESIDENCE



DRAWN BY: WDG

RECORD DATE: 4/30/2012

REVISION DATES:

SHEET NUMBER

A5

SPECIFICATIONS

DIVISION 1 – GENERAL CONDITIONS

1. 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, apparatus, equipment, tools and materials required to carry out the intent of the Contract documents and provide a complete job. All labor shall be in the most workmanlike and thorough manner. Patching and repair to material existing shall be intended orderly and neat at all times and the building shall be kept broom clean.

2. Schedule: Completion of addition and exterior modifications 5 months after notice to proceed.

3. Changes: No changes, except orders or extra work orders shall be executed without a written order confirmed in writing from the Owner. A contract price adjustment shall be determined upon by Owner and Contractor and the agreement or change order signed by the Owner and Contractor, before commencing such work.

4. 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.

5. Guarantees: If, within one (1) year after the date of substantial completion, any of the work is found to be defective or not in accordance with the contract documents, the contractor shall correct it prior to 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.

6. Building Permits, Certificates: The Contractor shall secure all building permits required to carry out the 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.

7. Subcontractors: Must be approved for use by the Owner.

8. 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.

9. 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.

10. 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 further that there are no claims for which payment or liquidated damages have been 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.

11. 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 disfigurement, and from claims for property damage resulting from operations under this Contract, whether such operations are by himself or any subcontractors or anyone directly or indirectly employed by either of them. The Contractor shall file, with the insurance company, a certificate of liability insurance in the amount of 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.

12. 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

1. Strip topsoil and stockpile prior to commencing grading and excavation.

2. Cut and fill to grades as needed, undercut in area of driveway and slab on grade to allow for 2" base material.

3. Product of materials: In a manner so as not to allow silted run off to damage adjacent property, use hay bales, stakes and other appropriate means as required.

4. Removal of materials including slate which are encountered, except rock. Rock is herein defined as hard-ledge rock, requiring blasting or air hammer to remove. 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.

5. Excess excavation material to be removed from site and disposed by contractor or spelled on site as directed by the owner.

6. Grade area around house to drain away from foundation and around house; Form gentle swales.

7. Compact all areas of fill to eliminate settlement.

8. Footing drain tile to be 4" perforated PVC. Storm water drain to be 4" unperforated PVC. Connect footing drain and storm water drain.

9. 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 all 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.

10. Place 4" depth of #2 run-of-crusher stone over entire area of drive and entire area of slab on grade compact.

11. Upon completion of grading and backfill spread topsoil. Plant good quality lasting grass seed.

DIVISION 3 – CONCRETE

1. Concrete 3,000 psi for retaining and basement slab with dry environment (ASTM C260) and 4,000 psi hydrostatic ASTM C-494 in garage floor slab. Garage slab shall be 400psi concrete. Slabs to be covered and moist cured for seven days.

2. Contractor shall submit the concrete mix design to the owner 10 days prior to concrete work.

3. Concrete must conform to slump tests of: minimum lump 4", maximum 6" in accordance with ASTM C143.

4. All footings to be placed on undisturbed earth. All undercuts to be filled with concrete.

5. Reinforcing steel: deformed steel bars conforming to ASTM A615 Grade 40. All slabs to have 6 x 6 - 10 x 10 MM. Reinforcing to be located in center of slab thickness. Footings to be min. of 3 - #6 bars continuous in all footings, place 3" from bottom of footing.

6. 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.

7. 6-mil polyethylene vapor barrier under all slabs, overlap all joints 6" and tape continuously.

8. Floor finish steel troweled flat smooth and free of marks, 1/4" in 10' tolerance.

DIVISION 4 – MASONRY

1. Foundation block – standard two or three core lightweight aggregate concrete masonry units, ASTM C90, Type I, Grade N, size as shown on drawings. Cement grage exterior face. Apply one coat of bitumen modified polyethylene elastomeric waterproofing membrane. Sonneborn HLM 5000 or approved equal. (provide alternate price for HLM 5000 HLM Build system.

2. Mortar mix shall meet ASTM C270, Type S; approximately 2:1:9 portland cement, lime, sand.

3. All block to be laid in full bed of mortar with reinforcing and wall ties fully imbedded.

4. Place truss-reinforcing every other course in block walls.

5. 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

1. Steel plates to be 3" diameter and or adjustable type, A-36 steel with base plates and bearing plates.

2. 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.B.C. load requirements.

3. Apply one shot coat of silica chromate primer.

4. Fabricate beam plates and stirrups as required.

DIVISION 6A – ROUGH CARPENTRY

1. 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.

2. Moisture content of framing lumber not to exceed 19% and finish lumber and millwork not to exceed 12%.

3. The lumber quality must meet the following: It must be sound, thoroughly seasoned, well dried, straight, and free from warp which cannot be corrected by bracing or nailing. Woodwork exposed to view on exterior or interior of building shall be dressed four sides (S4S).

4. 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 or pre-engineered lumber by Weyerhaeuser or approved equal, size as shown on the Architects drawing and as required.

DIVISION 6A – ROUGH CARPENTRY (continued)

5. Exterior sheathing to be 1/2", DFPA plywood, CDX grade, 4 ply. (glue and nail sheathing to studs)

6. Roof sheathing to be 5/8" DFPA plywood, CDX grade 5ply.

7. Plywood subfloor 3/4" tongue and groove: glue and screw to joist.

8. All glu-laminated members shall meet the requirements of ANSI/AITC A190.1 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 required. Nails shall be 16d.

9. Pressure treated wood for all wall sills shall be treated with water borne preservative for above ground use complying with AWPA-L12. 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 a maximum moisture content of 19%. Contractor to use preservative treatment solution for field coating all field cuts made after treatment.

10. Building paper to be 15lb. asphalt impregnated felt paper or Tyvec. Lap minimum of 4" vertical and horizontal.

11. Bridging 3/4" x 2-1/2" spruce, pine or fir.

12. All nails used on exterior to be hot dipped galvanized.

13. 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 be 2" x 10" and end bearing 8" x 10". Double header into header 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.

14. 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.

15. Plywood sheathing (roof and wall) and subfloor to be laid with all edges tight. 8" edge of plywood to bear on joists and studs. Stagger adjacent sheets of plywood. Apply 150 mils of polyethylene sheeting over sheathing. Nails shall be 16d.

16. Floor framing provides double joist under all walls.

17. Provide pre-engineered truss system in lieu of rafters as shown. Truss manufacturer to provide stamped engineering drawings for all truss work. Structural engineers shall be licensed to practice engineering in the State of New York.

18. Connectors and supports as manufactured by Simpson Strong-Tie or equal. Joist Hangers: Model #LU210, or as required. Framing Anchors: Model #A34, or as required.

DIVISION 6B – EXTERIOR FINISH CARPENTRY

1. 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 longest length practical. Sliding to run full length with single strip.

2. Exterior siding shall be 7/8" (6" exposure) fiber cement lap siding, manufactured by Hardi. Follow manufacturers recommended installation instructions.

3. Exterior trim: PVC as manufactured by AZEK, FYPON or approved equal.

4. 202 HARDWARE

A. Style and finish as selected by owner. Contractor to provide \$1,000 allowance.

B. Design, supply and install new circuitry. Min. wire size 12 AWG. Install all required fixtures, boxes, switches, receptacles, plugboards, meter box, breakers, and disconnects for complete electrical system. All equipment shall bear the Underwriters Label (UL).

C. Supply and install all fixtures. Owner to select fixtures. Contractor to provide \$2,000 allowance for lighting fixtures.

D. Supply and install bathroom fans. Duct all fans to the exterior: include louver, back draft dampers, with accessories as necessary. Bathroom fan to be approved by Owner.

E. Coordinate electrical with mechanical so that no lights etc. interfere with mechanical equipment. Equipment to be installed, so that they do not interfere with other equipment. Do not mount light fixtures in radiant ceiling panels.

F. Make all final electrical hook-ups for all equipment.

G. Pay all utility service charges for installation of electric service at no charge to Owner.

H. Outlets shall be 12 inches away from floor unless otherwise noted.

I. Provide a one (1) year warranty from the date of owner's final approval, against defects in workmanship, materials and equipment.

** END OF SPECIFICATION **

DIVISION 6C – INTERIOR FINISH CARPENTRY

1. 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.

2. Interior trim: Clear pine. See drawings for base, window and door casing profiles. Owner to stain and polyurethane trim. Contractor to install.

3. Stair and railing: Stairs to be constructed of clear oak stringers, with oak treads and risers. Stair and railing to be stained to match species and style of treads for complete installation. Balusters shall be wrought iron.

4. Closet shelves to be constructed of 3/4" A-Grade plywood edge banded with clear pine. Closet rods "K" series #8. One shelf and one closet rod full length, for each closet. Unless otherwise noted.

5. Kitchen and bathroom countertops: Solid surface as selected by owner. Contractor to provide an allowance of \$3,000 as part of base bid.

6. Contractors to install kitchen, bathroom and laundry cabinets. Contractor shall provide all hardware as part of the base bid. Bid to cover the purchase price of cabinets as selected by Owner. Countertops to be supplied and installed by contractor.

7. Provide and install all hardware for cabinets. Hardware selected by owner.

8. 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.

9. 203 FASTENERS

A. 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 gypsum board shall be furnished with drywall screws designed for through-holding application.

B. All exposed fasteners shall be finished to match the item fastened, except for hardware which shall be the same metal as the item fastened except that fasteners for aluminum items shall be brass or stainless steel.

C. All exposed fasteners (except for bolts and kickplates) shall be spinner head tamperproof type. Provide four spinner wrenches of each size used to Owner at completion of work.

204 BUTT HINGES:

A. Butt hinges shall be 3-1/2" x 3-1/2", full mortise, standard weight, non-ball bearing.

205 LOCKSETS:

as selected by owner.

DIVISION 6A – GYPSUM WALLBOARD

1. 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.

2. 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 base trim shall be 1" x 1" Gyplok #200-A Metal Trim. Nails shall be 1-5/8" long annular nail meeting the requirements of ASTM C380. Durorock 1/2" thickness cement board for use in bathrooms behind tile work.

3. Apply GWB first to the ceiling and then to the sidewalls; plan wallboard lengths to minimize end joints. Do not force boards tight when nailing. Dimple the screw heads slightly below the surface of the wallboard, taking care not to break the paper face.

4. Finish joints, dimples, corners and edges using a three-coat cement and tape system. Allow 24 hours for drying before application of cement. Sand and coat after it is dry to a smooth, even surface. Final surface should not show pits or screw spots.

5. Exterior walls between living space and garage to be 5/8" type "X".

DIVISION 6B – CERAMIC and PORCELAIN TILE (bathroom wainscot and tub surround) AND PORCELAIN TILE (floors)

1. Ceramic /Porcelain as selected by the Owner.

2. Ceramic Tile Grout: dryset grout (portland cement base).

3. Schedule:

a. Kitchen, entry, mud room and toilet room floors.

b. Kitchen backsplash.

c. Bath room, bed room, shower and walls.

d. Tub walls @ toilet room.</p