GENERAL NOTES AND SPECIFICATIONS

6. Drawings and Specifications:
   a. Dimensions indicated are to finished surfaces, unless otherwise otherwise indicated. Where dimensions are marked with a plus or minus (+/-) sign, such dimensions are generally for convenience, and shall be subordinate to the other written dimensions or conditions.
   b. Layout and verify conditions so that work will agree with the lines, levels and dimensions indicated on the Drawings. Notify the Architect, and request instructions if there is any discrepancy between conditions encountered in the field and those indicated on the Drawings.
   c. The Drawings indicate the general arrangement and location of items indicated diagrammatically, such as structural, plumbing, heating, and electrical Work. Make necessary modifications in the layout work that may be required to suit actual field conditions. The Architect shall be notified prior to making any such such modifications.
   d. It is essential to the proper execution of the work that proper coordination between the various Drawings and Specifications be consistently made. Where Drawings indicate items of the Work in diagrammatic form, such indications shall be subject to written dimensional information provided elsewhere, or made in the field.

7. Materials and Products:
   a. Materials and products used in the work shall be new and delivered to the site in the manufacturer's packaging, unless otherwise indicated. Identical or similar classes of items used in the work shall be from a Single manufacturer.
   b. Materials and products used in the Work shall be applied or installed in strict accordance with the manufacturers' printed instructions and recommendations.
   c. Notify the Architect for instructions, in the Contractor's opinion, adherence to such literature or recommendations may have potentially adverse effects on the Work as a whole, or on individual components of the Work.
   d. Items supplied by the Owner for installation shall be installed in accordance with manufacturer's directions. Such items, where indicated on the Drawings, shall be marked "by Owner", or "NIC". Items supplied by the Owner may include the following:
      (1) Kitchen cabinets
      (2) Lighting fixtures
   e. Some items will be purchased by the Owner in order to expedite the Work, or shall be purchased by the Contractor under a "Cash Allowance". Such items shall installed in accordance with manufacturer's directions. Arrange for, and coordinate delivery and acceptance of all such items, and store and protect them as other material furnished by the Contractor. Connectors, fittings, and other installation materials not supplied with such items shall be provided by the Contractor. Items purchased by the Owner, or a "Cash Allowance" may include:
      (1) Ceramic wall and floor tile or stone surface material
      (2) Finish hardware, miscellaneous accessories, & shower enclosure
      (3) Plumbing fixtures
      (4) Lighting fixtures

8. Submit the following, for the Architect's review:
   a. A progress schedule of the work, for coordination with Work under Separate Contracts, and to expedite the construction Work.
   b. Shop drawings, as necessary, pursuant to the Contract Documents.
   c. Physical samples of materials and products which are proposed to be incorporated in the work, prior to ordering or fabrication of such materials and products.
   d. Shop drawings of prefabricated, shop fabricated, or composite assemblies, prior to the ordering or fabrication of such items.
   e. Samples of finishes for factory or prefinished items.
   f. Guarantees and warranties for materials, products, and assemblies, pursuant to the Contract Documents, at the conclusion of Work hereunder.

9. General Construction Notes:
   a. Regularly clean the premises of the Work to prevent accumulation of debris and to prevent interference with the Work.
   b. Perform drilling and cutting necessary for the work. After installation work is completed, patch any disturbed adjacent construction in a neat and satisfactory manner, in conformance with applicable provisions of the Contract Documents.
   c. Provide, maintain, and pay for temporary services necessary to perform the Work. Where existing facilities are available for for use, they may be utilized, subject to Contractor assuming responsibility for proper use and care.

10. Demolition and Removals:
   a. Demolition work shall be performed to neat lines, and so as to minimize inconvenience to the Owner, or damage to existing portions of the Work which are to remain.
   b. Items indicated to be salvaged shall be carefully removed and protected, until ready for reinstallation or removal from the site of the Work.
   c. Demolished items shall be promptly removed, and the premises kept broom clean.
   d. Remove related items necessary to properly complete the Work.
   e. Items to be demolished and removed shall include the following:
      (1) Entire interior of Basement level, including floor slabs, interior partitions finishes, accessories, and mechanical, plumbing and and electrical Work.
      (2) The entire North Porch, and interior of existing Kitchen & Dining rooms.
      (3) Other demolition as indicated or as necessary to complete the Work.
   f. Provide necessary protection such as drop cloths, etc., to protect Owner's property remaining at the site during the course of Work hereunder.

11. Concrete
   a. Work shall generally include replacement of concrete structural slabs as necessary, and replacement of concrete pavement/topping slab atop stone indicated.
   b. Work shall conform to ACI:301, as modified herein, the applicable provisions of ACI:318, "Code Requirements", ACI:347, "Concrete formwork", ACI:604 "Winter Concreting", ACI:605 "Hot Weather Concreting", and applicable provisions of the City of New York Administrative Building Code.
   c. Submit certification of compliance with MEA and BSA requirements.
   d. Submit trial mix designs and proportions, in compliance with NYC Building Code Methods.
   e. Concrete Work performed under cold-weather or hot-weather conditions shall be constructed in accordance with applicable ACI standards.
   f. Materials:
      (1) Cement: Portland Cement, ASTM:C150, Type I.
      (2) Fine aggregate: Sand, ASTM:C33
      (3) Coarse Aggregates:
         (a) For stone concrete crushed stone or river gravel, ASTM:C33, not over 1/2" for concrete fill for lightweight leveling slabs; not over 3/4" for all other concrete.
         (b) For lightweight concrete Expanded or lightweight stone ASTM:C330, not over 1/2" for concrete fill lightweight leveling slabs; not over 3/4" for all other concrete.
      (4) Reinforcing bars: Deformed steel rods, ASTM: A615, Grade 60, epoxy coated. Bars shall be fabricated prior to coating.
      (5) Reinforcing mesh: Welded wire mesh, ASTM:A185 and ASTM:A82, epoxy coated.
      (6) Premolded expansion joint filler: ASTM:D1751.
      (7) Air-entraining admixtures ASTM:C260. "Master Builders, Pozzolith 200N."
   g. Installations
      (1) Concrete Work shall be designed in accordance with ACI:301, amended as follows:
         (a) Air-entraining admixtures shall conform to ASTM:C260. Air entraining admixtures shall be as accepted by the Architect, and shall be used in accordance with manufacturer's recommendations.
         (b) Minimum compressive strength at 4,000 psi at 28 days unless otherwise indicated.
         (c) Concrete for all areas subject to weathering action or to freezing and thawing shall be air entrained with ASTM:C260.
         (d) Admixtures containing calcium chloride or other chloride salts shall not be used.
         (e) The design mix and water-cement ratio shall be determined in accordance with Method 1 or Method ii, of C27-605 of the City of New York Administrative Building Code.
         (f) All reinforcing steel shall be 60,000 psi yield point, conforming to ASTM:A615, grade 60.
      (2) Concrete shall be "site-mixed" or "ready-mixed", in accordance with RCo 10-3 of the City of New York Administrative Building Code.
      (3) Ready-mixed concrete shall conform to these ASTM: C94 and ACI: 614. Plant and transporting equipment shall comply with the concrete plant standards and truck mixer and agitator standards of the National Ready Mix Concrete Association.
      (4) Concrete Reinforcement:
         (a) Provide steel reinforcing bars or welded wire as necessary and as indicated.
         (b) Temperature bars shall be not less than No. 3 bars spaced eighteen inches (18") on centers.
         (c) Tie-bars shall be provided in slabs wherever the top reinforcement extends in one direction only, such tie bars to be not less than No. 3 bars eighteen inches (18") on centers or No. 4 bars thirty inches (30") on centers, with a minimum of two tie-bars at any location.
         (d) Metal reinforcement shall be secured in place by tying with annealed wire of not less than eighteen gauge.
      (5) Clearance from faces of concrete to reinforcing shall be as follows:
         (a) Slabs on grade, to bottoms: 2"
         (b) Slabs, at other clearances: 3-3/4"
         (c) Beams: 1-1/2"
         (d) Footings, to earth: 3"
   h. Placing of concrete:
      (1) Concrete shall be placed with due regard for weather conditions. Provide heated mix water, temporary heat, insulation, cold or hot weather additives or protection as necessary to suit environmental conditions.
      (2) When concrete is placed at or below a temperature of 40 degrees F. or when this temperature is likely to occur within 24 hours of placement, protect in accordance with ACI 306, "Recommended Practice for Cold Weather Concreting."
   i. Finishing: Finish horizontal concrete surfaces to established grades by means of strikeboard and pipe screeds. Power float and thoroughly compact the concrete to provide an even, level surface. Provide "broom" offar "float" finish on exposed slabs, with all edges and joints treated with smooth edging tool; curbs, bases and tops rubbed smooth to match existing.
   j. Curing and Protection:
      (1) Concrete shall be properly cured for 200 degree days after placement by covering or treating to prevent rapid loss of moisture. Concrete slabs shall be treated with a spray-applied liquid applied in accordance with manufacturer's directions.

12. Membrane Waterproofing
   a. Materials:
      (1) HDPE Sheet Waterproofing: HDPE sheet waterproofing develops a mechanical bond to concrete rather than a self-adhered bond. W. R. Grace & Co.: Preprufe 300R and 160R.
      (2) HDPE Sheet for Vertical Applications: 60-mil- thick, uniform, flexible sheets consisting of 30-mil- thick, HDPE sheet coated with a pressure-sensitive rubber adhesive, a protective adhesive coating, and a release liner. W.R.Grace & Co. Preprufe 160R.
      (3) HDPE Sheet for Horizontal Applications: 60-mil- thick, uniform, flexible sheets consisting of 30-mil- thick, HDPE sheet coated with a pressure-sensitive rubber adhesive, a protective adhesive coating, a detackifying surface treatment, an uncoated self-
      (4) Tape: Liquid mastic and adhesives, and adhesive tapes recommended by waterproofing manufacturer: W. R Grace's "Preprufe Tape" for HDPE sheet to seal through-wall penetrations, and laps, and tie-ins.
      (5) Metal Termination Bars: Aluminum bars, approximately 1 by 1/8 inch thick, predrilled at 8-inch centers.
      (6) Waterstop-TPRM: sodium bentonite and SBR butyl rubber based linear rectangular rod shape, 1" x 3/4" , for use at faulting to wall joints, secured with manufacturer's water-activated latex adhesive. Volclay Waterstop-CR 101 and Volclay WB-Adhesive manufactured by CETCO Building Materials Group, 847.358.8155.
      (7) Molded-Sheet Drainage Panel: Prefabricated, composite drainage panels manufactured with a permanently protective facing laminated to a molded-plastic-sheet drainage core.
         a. Horizontal Panels -- W.R Grace & Co., Hydroduct 220
         b. Vertical Panels -- W.R. Grace & Co., Hydroduct 660.

   b.Installation
      (1) Clean, prepare, and treat substrates according to manufacturer's written instructions. Provide dense, dust-free, and dry substrates for waterproofing application.
      (2) Form bottom and top of utility trenches with cased rodi to exert sharp corners for bed of sheet waterproofing membrane.
      (3) Wash off adjoining surfaces not receiving waterproofing to prevent spillage and overspray affecting other construction.
      (4) Prepare, treat, and seal vertical and horizontal surfaces at terminations and penetrations through waterproofing and at drains and protrusions according to ASTM D 4832.
      (5) HDPE sheet application applied vertically as blind-side waterproofing against timber lagging, shoterete, or similar soil-retaining construction.
         a. Install drainage board drainage panels over substrate. Lap edges and ends of panels to maintain continuity. Drainage panels may be used for horizontal or vertical drainage or, in vertical applications, to protect waterproof surface over shoterete or timber lagging.
      (6) Install HDPE sheets according to waterproofing manufacturer's written instructions.
      (7) Vertical Applications: Install sheet membrane with HDPE face against substrate. Accurately align sheets and maintain uniform 3-inch- minimum lap widths and end laps. Overlap and seal seams and stagger end laps and laps to ensure watertight installation.
         a. Securely fasten top termination of membrane with continuous metal termination bar anchored into substrate and cover with detailing tape.
      (8) Horizontal Applications: Install sheet membrane with HDPE face against substrate. Accurately align sheets and maintain uniform 3-inch- minimum lap widths and end laps. Overlap and seal seams. Overlap, stagger, and seal end laps with detail tape.
      (9) Corners: Seal lapped terminations and cut edges or, per waterproofing manufacturer's instructions, at changes in direction at inside and outside corners with detail tape.
      (10) Seal penetrations through sheet waterproofing to provide watertight seal with detail tape patches or wraps and a liquid-membrane troweling.
      (11) Install sheet waterproofing and auxiliary materials to produce a continuous watertight tie into adjacent waterproofing.
      (12) Repair tears, voids, and lapped seams in waterproofing not complying with requirements. Tape perforations of damaged or nonconforming area extending 6 inches beyond repaired area in all directions. Apply a patch of sheet membrane and firmly secure with detail tape.
      (13) Correct deficiencies in or remove waterproofing that does not comply with requirements, repair substrates, reapply waterproofing, and repair sheet flashings.
      (14) Shield sheet panel: Use adhesives or mechanical fasteners that do not penetrate waterproofing. Lap edge and ends of geotextile to maintain continuity. Protect installed molded-sheet drainage panels during sub
      (15) Waterstop: Apply adhesive to concrete surface a minimum of 1-1/4 inches, 1-1/4 inches from joint. Remove release liner and press waterstop into adhesive to watertight firmly against primed surface. Verify minimum concrete coverage will be maintained over faces and edges of waterstop. Tightly butt ends to form continuous waterstop.
         a. Take care not to let concrete vibrators come into contact with waterstop.
      (16) Protect waterproofing from damage and wear during remainder of construction period.
      (17) Protect installed from damage due to ultraviolet light, harmful weather exposure, physical abuse, and other causes. Provide temporary coverings where insulation will be subject to abuse and cannot be concealed and protected by permanent construction
      (18) Clean spillings and soiling from adjacent construction using cleaning agents and processes recommended by manufacturer of affected construction.

13. Masonry:
   a. Masonry and Concrete Work shall consist of repairs and modifications to existing masonry, construction of new masonry foundations and exterior walls, replacement of Cellar floor slab, and miscellaneous repairs and replacements.
   b. Materials:
      (1) Concrete blocks:
         (a) Exterior walls below grade: Solid load-bearing block, ASTM C-90.
         (b) Interior block: Hollow load-bearing block, ASTM: C-90.
      (3) Brick: Common face brick, to match existing in strength, size & texture, to weather shall be air-entrained.
      (4) Mortar:
         (a) Mortar for patching Work shall generally comply with ASTM: C270, type N1 "Painting Mortar", mixed to a strength at least to match the original mortar.
         (b) Mortar for rebuilding Work shall generally comply with ASTM: C270, type N, mixed to a strength & color to match adjacent mortar.
         (c) Additives, except for approved colorants, shall not be added to the mortar.
   f. Installations:
      (1) Masonry Work damaged or disturbed during the course of Work shall be properly repaired with similar materials.
      (6) Brick facades shall be completely scraped clean, power washed, and painted. Walls shall have joints raked out to a minimum depth of 3/4". Cut deeper joints at repairs, and where flashing is to be let into brickwork.
      (7) New brickwork shall match existing, with bricks chosen to match existing in color and texture, and with bond and coursing. Joints shall be properly aligned and "toothed" in, to produce inconspicuous joints between new and old.
      (8) Masonry shall be installed in accordance with good practice, with materials properly prepared. Masonry units shall be carefully cut to size prior to installation. Mortars shall be properly mixed, and shall be used within two (2) hours after initial mix. Mortars shall not be re-tempered after initial set.
      (9) Masonry walls and piers shall be temporarily braced against earth pressure, wind and other forces, until slabs, beams or columns designed to brace finished structures are in place.
      (10) Holes and depressions for piping, hardware or other such items which are removed during the course of Work shall be patched and filled smooth.

14. Steel and Metal Work
   a. Repair existing railings, stairs, structural steel beams, connections, replace steel stair and pipe railings, and provide other necessary structural steel work as indicated or as necessary.
   b. Work shall conform to "AISC Specification for the Design, Fabrication, and Erection of Structural Steel for Buildings" and the "Commentary" as well as "AISC Code of Standard Practice", and AISC recommended installation practices and other applicable standards.
   c. Persons or firms performing welding operations required hereunder shall be duly licensed and certified to perform such Work in the City of New York.
   d. Pay for conduct and comply with "Controlled inspection procedures mandated by the City of New York "Administrative Building Code", including "Controlled Inspections" for welding and high strength bolts.
   e. Existing steel structure shall be inspected by a duly licensed professional retained by the Owner, as structural steel is exposed during ongoing construction operations, or after performance of physical probes: such inspection directed at determining if the structure has been damaged or compromised in any way due to corrosion, deterioration, fire, or any other cause. The Owner's Engineer shall prepare necessary modification procedures for the Contractor.
   f. Materials:
      (1) Structural steel shall conform to ASTM: A36, and shall be shop primed with iron oxide primer.
      (2) Cold-rolled tubular structural steel: ASTM: A500, grade b, hot-dipped galvanized.
      (3) Steel plates: ASTM: A283.
      (4) High strength bolts: ASTM: A325F, hot-dipped galvanized.
      (5) Masonry anchors shall be "HRS, HIT C-20" type "Renovation Anchors," 1/2" min. dia. set 4" min. depth into supporting masonry, and installed in strict accordance with manufacturer's recommendations.
   g. Installation:
      (1) Examine site conditions prior to the start of Work and thoroughly review and check conditions and dimensions into which the Work will be installed.
      (2) Provide necessary shoring, bracing, and other temporary supports to support existing construction, and where the possibility of structural damage exists, or becomes apparent, during the course of operations hereunder.
      (3) Repair, or replace components, as necessary to metch original configurations and construction, which shall be damaged by the contractor prior to removal.
      (4) Steel shall be carried up true and level. Temporary bracing shall be introduced to restrain at loads to which the structure may be subjected, and such bracing shall not be removed until it is safe to do so.
      (5) Where new structural steel connects to existing steel carefully drill or field weld connections as necessary. Provide necessary reinforcement so that connections develop full load requirements.
      (6) Holes for bolts shall be punched or drilled with toilet drills.
      (8) Steel beams framing into masonry walls shall have bearing plates, and beams shall extend to end of bear fully on such plates.
      (9) Provide beam fillets over openings in exterior and interior non-bearing and bearing walls as follows, except where otherwise indicated:

Masonry Opening	Lintel
2'-0" or less	L4 x 3-1/2 x 5/16"
2'-1" to 4'-11"	L4 x 3-1/2 x 5/16"
5'-0" to 7'-0"	L5 x 3-1/2 x 5/16"
7'-0" to 8'-0"	WT8 x 25

      (a) 3-1/2" inch legs are horizontal.
      (b) Provide one L for each 4" of wall thickness.
      (c) Minimum bearing = 6" each end.
      (d) Angle lintels more than 1 wythe shall be bolted together at ends and midspan unless otherwise indicated.
   h. Connections: Shop fabricated connections shall be welded or bolted, field connections shall be bolted. Connections shall be as follows:
      (1) Standard AISC connections shall be used wherever possible.
      (2) Connections shall be designed to yield eccentric loading.
      (3) Connection capacities shall be a minimum of one-half (50%) of the uniform load capacities in the AISC tables.
   i. Welding:
      (1) Welding shall conform to "AISI: Standard Code for Arc Welding in Building Construction", and the City of New York "Administrative Building Code."
      (2) Welding shall be of the electric-arc method.
      (3) Welding operations shall be performed by persons duly licensed and certified to perform such Work, and shall be subject to "Controlled Inspections."
      (4) Joints shall be strong and rigid. Welding at repairs shall be continuous along entire line of contact. Exposed welds shall be ground smooth, as necessary.
   j. Painting and Finishing: Steel and metal Work shall be painted and finished as follows:
      (1) Clean steel of rust, scale, cement, concrete, and other foreign matter.
      (2) Prime (1 coat) and paint (2 coats) all metal surfaces.

15. Windows:
   a. Materials:
      (1) Windows shall be factory-primed wood double hung type, with frame and sash members to match the building's original windows. Windows shall have 10 year warranted insulated glass, with "Low E" coating & Argon gas filling. Windows shall have heavy duty block & tackle type balance & white thermoplastic jamb liners. Windows shall be similar to: "Marvin Wood Double Hung" windows.

16. Carpentry:
   a. Materials:
      (1) Bearing partitions shall be constructed of wood, Douglas Fir-Larch stud grade lumber, fb=775 psi min.
      (2) New joists shall be either 2"x8" Douglas Fir- Larch, No.1 or No.2 grade, fb=1500 psi, or "laminated veneer lumber" (LVL) 1-3/4"x 9 1/8" min. fb=2100 psi, unless otherwise indicated. Existing joists which are to be removed may be reused elsewhere in the Work.
      (3) Wood trim and other similar elements shall match existing similar adjacent items. Wood trim shall consist of salvaged and reused existing trim or new White Pine or Poplar, milled to match existing trim. Salvaged trim shall be carefully trimmed to size, repaired where necessary, with holes, breaks, and damaged portions filled smooth.
      (4) Wood flooring shall be 3/4" tongue and groove White Oak, number 1 grade.
   b. Installations:
      (1) Existing floor structures shall be "jacked" up over a period of time as far as possible to level existing floor structures. Existing masonry bearing walls and interior partitions and finishes which sit remain in the finished Work.
      (2) Partitions, floor structures, soffits, and other items shall be carefully laid out and constructed as indicated.
      (3) Bearing partitions shall be constructed of wood studs, plates and headers, with studs spaced at 1'-0" on centers, and doubled at openings. Plates and sills shall be doubled studs, laid vertically. Other partitions shall be constructed of steel or wood studs, with wood plates or metal runners, as appropriate, with studs spaced on 1'-0" centers max., and with studs doubled at corners and openings. Provide wood stud blocking at framing of all door and windows.
      (4) Partitions shall be constructed of metal studs and runners, or wood studs, with studs spaced at 1'-0" on centers, and doubled at openings.
      (5) Provide necessary blocking, trim, and accessories to properly support finish surfaces, and for blocking and support for built-in items.
      (6) Fill voids in existing wood flooring where partitions have been removed and where existing decorative patterns are disrupted, or where flooring is otherwise loose, missing or damaged, with new or salvaged wood to match existing. Flooring shall be made of
      (7) Door frames shall be properly and substantially fastened into place, with provisions for necessary bracing at head. Door trim shall be constructed to match existing trim.
      (8) Existing windows shall be removed and replaced with new windows of matching size. Provide new interior and exterior window trim to match the original.
      (9) Existing doors to be reused shall be repaired as necessary; new doors shall be of White Pine or Poplar, fabricated to match existing doors. Doors shall be properly hung, with hardware preparations adjusted to fit new conditions.
      (10) New stairways shall have stringers of White Pine or Poplar and treads and risers of Oak?
      (11) Existing door hardware shall consist of?
      (12) Hardware shall be properly and neatly installed as scheduled, exactly in accordance with manufacturer's directions and templates, and shall be adjusted for proper operation. Where new hardware is installed in existing doors or frames, such doors or frames shall be properly modified as necessary to receive new hardware.
      (13) Built-in Work shall be constructed off-site, and shall be delivered and installed into the Work in substantially complete components. Such Built-in Work shall be carefully and neatly installed, plumb and level and with joints tightly butted.

18. Roofing:
   a. "Built-up" roof system shall consist of a base layer vapor barrier, a layer of two ply (2") thick rigid cellular composite insulation, "Atlantic FesCore", and a fully adhered, non-bituminous, 60 mil (0.060") reinforced "EPDM" membrane. Components shall include all new flashings, gutters, leaders, skylights, etc.
   b. Metal roof system shall consist of a base layer vapor barrier, a layer of two inch (2") thick rigid cellular composite insulation, "Atlantic FesCore", and a 16 oz., lead-coated copper standing seam roof. Components shall include all new new flashings, gutters, leaders, etc.
   c. Preparation shall consist of removal of all existing roofing, skylights, vents, flashings, scuttle, etc; and repair and preparation of roof decks. Fill holes, depressions, and discontinuities in roof deck surfaces. Provide new scuttle. Provide a smooth continuous surface, ready for application of roofing.
   d. Apply vapor barrier, insulation, and roofing membrane, in accordance with manufacturer's recommendations. EPDM material shall be laid out with long edges of sheets perpendicular to slope of the roof, and with sheets laid from lower to higher elevations. Provide six inch min. fully cemented (6") overlap at EPDM seams or joints. Provide flashing, pitch pockets, etc. as necessary.
   e. Provide 16 oz. copper "stepped" flashing at juncture of roof surfaces and higher parapets or building walls. Provide 16 oz. copper flashings at other locations, as well as 24 ea. half-round copper gutters and circular tube leaders.
   f. Provide 16 oz. Formed and soldered copper pitch pockets around any item which will project through roof.
   g. New roofing systems shall be installed in strict conformance with manufacturer's instructions and standards, and provisions shall be made for inspection and approval of installation work by authorized factory representatives.

17. Gypsum Board Work:
   a. Materials:
      (1) Gypsum board shall be equal to "USG: Sheetrock", and veneer plaster base shall be equal to "USG: Veneer Plaster Base Board". 5/8" thick, unless otherwise indicated. Water resistant gypsum board shall used in areas subject to moisture conditions. Cementitious backer units ("CBU"), ANSI: A118.9, similar to: "USG Durock Interior Cement Board", shall be installed as a base for ceramic tile or stone.
      (2) Edge moldings shall consist of metal corner beads, 1-1/4" minimum wing, and casing beads, similar to: "USG: Durabead" and "USG: Number 200" trim.
   b. Installation:
      (1) Partitions, ceilings soffits, and other surfaces indicated to be constructed of gypsum board shall be constructed in accordance with "USG: Gypsum Construction Handbook".
      (2) Gypsum board shall be equal to "USG: Sheetrock", 5/8" minimum thickness. Moisture resistant gypsum board shall be used in areas subject to dampness or moisture conditions.
      (3) Where gypsum board is run over existing surfaces, laminate board to such surfaces with approved adhesive.
      (4) Metal edge beads shall be tightly installed, with arrises neatly and carefully formed and mitered. Beads shall be run in one length without intermediate joints.
      (5) Gypsum board shall be properly taped and compounded with "Ready Mixed Spackling Compound", finished smooth and ready for painting, with joints indistinguishable, and surfaces and arrises clean and sharp.
      (6) Joint compound shall be applied in at least three successive applications, leaving a smooth surface ready for painting or other finish.

19. Plaster Work
   a. Materials:
      (1) Exterior plaster on lath shall consist of Portland cement/ Lime/ sand/ cement plaster, applied to self-furring wire or gypsum lath.
      (2) Interior plaster on masonry shall consist of basecoat plasters, similar to "USG: Structolite", with a finish coat of hard white gypsum plaster.
      (3) Interior plaster on lath shall consist of basecoat plasters, similar to "USG: Structolite", applied to wire or gypsum lath, with a finish coat of hard white gypsum plaster
      (4) Exterior edge moldings shall consist of PVC corner beads. Provide wire reinforcement at areas subject to cracking, such as door heads, etc.
      (5) Interior edge moldings shall consist of metal corner beads. Provide wire reinforcement at areas subject to cracking, such as door heads, etc.
   b. Installation:
      (1) Gypsum plaster shall be constructed in accordance with "USG: Gypsum Construction Handbook".
      (2) Plaster surfaces shall be carefully and neatly formed, with plaster, with surfaces thoroughly "polished" and smooth.
      (3) Existing surfaces to be retained shall be patched as necessary with plaster, with surfaces between new and existing surfaces flush and indistinguishable.

18. Ceramic Tile and Stone:
   a. Ceramic tile and stone Work shall comply with: "TCAs Handbook for Ceramic tile Installation", and other applicable industry standards.
   b. Ceramic tile and/ or stone materials shall be purchased under a "Cash Allowance", as directed by the Architect, and installed as necessary, in accordance with Vendors' recommendations.
   c. Floor tile or stone shall be set with epoxy-modified portland cement "thin-set" mortar over prepared subfloors,pursuant to "TCAs' F113".
   d. Wall tile or stone shall be set with epoxy-modified portland cement mortar over CBU or prepared masonry rough walls. In accordance
   e. Cementitious Backer Board ("CBU"), ANSI: A118.9, similar to: "USG: Durock Interior Cement Board", shall be used as a base for ceramic tile or stone wall surface finish.
      with "TCAs W ".
   f. Joints between cementitious backer units shall be treated with latex cement mortar and "USG Durock Interior Tape."
   g. Ceramic tile joint lines shall align on all surfaces, with interior corners ceramic coved & exterior corners bullnosed. Stone joints shall align on all surfaces. Accompanying trim units shall be properly installed.
   h. Grout ceramic tile and stone with latex/portland cement grout, and protect with plastic vapor barrier for twenty-four (24) hours.
   i. Seal stone surfaces with field applied sealer, similar to: "Miracle Sealant Porous Plus" or "511 Impregnator", prior to grouting of stone. Grout with non-staining natural gray latex/portland cement grout, and protect with plastic vapor barrier for twenty-four (24) hours.

20. Painting and Finishing
   a. The entire work area shall be prepared and painted under this Contract. Painting shall be generally three (3) coats on unpainted surfaces, and two (2) coats on previously painted or primed surfaces.
   b. Wall coverings and wallpaper on existing surfaces shall be removed, as well as all extraneous items such as hooks, surface applied wiring, curtain rods and other such hardware, closet shelving, etc.
   c. Certain existing construction elements in the building shall be stripped of all existing paint, and left suitable for repainting or other finish. Items to be stripped shall include:
      (1) Existing wood doors and door trim which are to be reused in the Work.
   d. Surfaces shall be properly patched and sanded prior to start of painting, especially corner beads, etc. to remove excess joint compound. Mask all hardware, electrical devices, and prefinished items to prevent damage during painting operations.

21. Wood Floor Finish:
   a. Wood floors shall be sanded in a three-pass operation, finishing with extra-fine paper. Sanding shall be done in line with, or at a maximum 45° angle with the grain pof the flooring.
   b. Sawdust shall be swept and vacuumed after sanding and immediately removed from the building and properly discarded.
   c. Prior to and during application of floor finish, premises shall be properly ventilated.
   d. Floors shall be finished with one coat sealer, followed by one coat high gloss polyurethane and a final coat of Satin finish polyurethane, all properly "screened" or sanded between coats.

ALTERATIONS & ADDITION TO RESIDENCE

144 WEST 82ND ST. NEW YORK, NY 10024

BLOCK 1212, LOT 51
ALT. 1 APPLICATION

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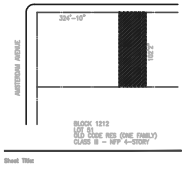
No.	Date	Revision
1	10/04/01	Pricing Alternative

Key Plan



Sheet Title

GENERAL NOTES & SPECIFICATIONS

GA Project No.:	2001.0.00
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Drafting: by:	
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Checked by:	
Date:	07/02/01

Stamps

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ALT 1

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