

PAULA
REICHLER
 KITCHEN & BATH ADDITION

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CONSTRUCTION LEGEND :

==== DENOTES EXISTING WALL
 ===== DENOTES NEW WALL

DEMOLITION LEGEND :

--- --- DENOTES ITEMS TO BE REMOVED
 ===== DENOTES ITEMS TO REMAIN

GENERAL CONSTRUCTION NOTES

A. OWNER SIGNOFF: The Owner's signature on these drawings indicates that the design is their choosing and acknowledges that a thorough explanation has been provided of all drawing details, and their complete understanding and acceptance of all elements and specific details contained on the drawings.

B. QUALITY OF WORK-PERFORMANCE STANDARDS: Quality of work shall be at or above that stated in "Residential Construction Performance Guidelines, Consumer Reference," 5th edition (RCFG) as published by the NAHB and in compliance with local Building Codes. In the absence of a relevant standard therein, the locally adopted Building Code applicable to the residence shall apply. In the absence of a relevant standard in either RCFG or locally adopted Building Code applicable to the residence then standard local industry practices shall apply.

C. MATERIALS: Where the materials are to be matched, Contractor shall make every reasonable effort to do so using materials stocked at contractors usual suppliers, but does not guarantee a perfect match. Contractor may substitute material of equal or better quality without the consent of the Owner, as long as form, fit and function are maintained.

D. All dimensions and designations on the job specifications or plans are subject to adjustment as required by job conditions. Such changes may be made at Contractor's sole discretion, as long as form, fit and function are maintained. VIF refers to dimensions subject to field verification.

E. SOLID BLOCKING: Solid blocking shall be provided for all bathroom accessories in new walls, and/or when sheetrock removal has been called out for existing walls.

F. USE OF THE DRAWINGS: These drawings are for the sole use of Clark Construction of Ridgefield, Inc. in the construction of the proposed remodel and/or addition. Owner specifically waives, releases and relinquishes any claim against Clark Construction of Ridgefield, Inc., and its principals, agents and employees for negligent design or any other claim arising out of the drawings that may result if the Owner or some third party uses or attempts to use the drawings or specifications to build the proposed remodel on their own or with another builder. Under those circumstances, the Owner accepts the drawings, plans and specifications "as is" without any representation or warranties from Clark Construction of Ridgefield, Inc. or its agents, servants, and employees, and that Owner will not rely on Clark Construction of Ridgefield, Inc., its principals, agents, or employees, nor upon the content of any of the drawings, plans or specifications provided to Owner, and that the drawings, plans and specifications provided to Owner are for conceptual and artistic purposes only. Clark Construction of Ridgefield, Inc. plans are copyright protected.

G. LOCATIONS: Unless otherwise specified, all plumbing fixtures, all electrical devices including but not limited to lights, switches, and junction boxes, all HVAC components including but not limited to ducts, trunks, supplies/returns, and baseboard heat shall be positioned as close as possible to the locations specified as is possible without relocating new or existing framing, mechanical components or wiring. Tile layouts will be field determined, and decos and patterns may be interrupted by electrical or plumbing fixtures.

H. Drawings are not intended to be scaled to determine exact dimensions. Graphic representation of items such as appliances, windows and doors are intended to acknowledge the existence of same at the approximate location shown. These items are not intended to depict an exact representation of same. SOLID BLOCKING: Solid blocking shall be provided for all bathroom accessories in new walls, and/or when sheetrock removal has been called out for existing walls.

I. EXISTING CONDITIONS: Scope of work does not include corrective work to existing conditions such as out of level floors and ceilings, or out of plumb and bowed or concave walls, unless otherwise specified. It is typical for a wood framed home to have some out of level irregularity in floors and ceilings. Existing conditions may necessitate the construction of soffits to conceal existing pipes, ductwork, wiring, dropped beams, etc. and/or the use of access panels and/or blank plates to provide for access to HVAC, plumbing, and/or electrical items. Relocation or such pipes, ductwork, wiring, framing, etc., to preclude the use of soffits or access panels is not included in the contract price, unless specifically stated. Existing plumbing piping will not be replaced unless otherwise specified, or as required to move a fixture.

J. SHEETROCK: 1. All new and existing exposed framing shall be finished with sheetrock, unless otherwise specified. 2. Walls and ceilings in garage separating habitable space shall be finished with 5/8" type X sheetrock. Walls in full bathrooms shall be finished with moisture resistant sheetrock. 3. All new sheetrock shall be finished with tape and three coats of compound. Any existing sheetrock effected as a result of proposed construction to be patched and blended to match existing as closely as possible.

K. PROPANE: Unless otherwise specified, any and all propane work, including but not limited to tank installation, relocation, removal or installation of lines, and/or hooking up or unhooking equipment, to be done by others.

L. DOOR AND WINDOW HEADERS: Unless otherwise specified, tops of new doors and windows shall match the height of existing door and windows as closely as possible. As a result, header heights shall be field determined. Door and window headers shall be comprised of (2) 2 x 8 Douglas fir unless otherwise specified.

M. FOUNDATION: 1. Actual location to centerline of point loads (P.L.) to be verified in field 2. Solid blocking to be provided at all point load locations 3. All pier locations shown are approximate. Exact locations to be determined in field 4. Any deviations from footing or foundation shown, by mason, to be approved by Clark Construction

Contract Drawing Signoff

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 Client Date

 Client Date

 Clark Construction of Ridgefield, Inc. Date

CLARK CONSTRUCTION
 OF RIDGEFIELD, INC.
 51 ETHAN ALLEN HIGHWAY
 RIDGEFIELD, CT

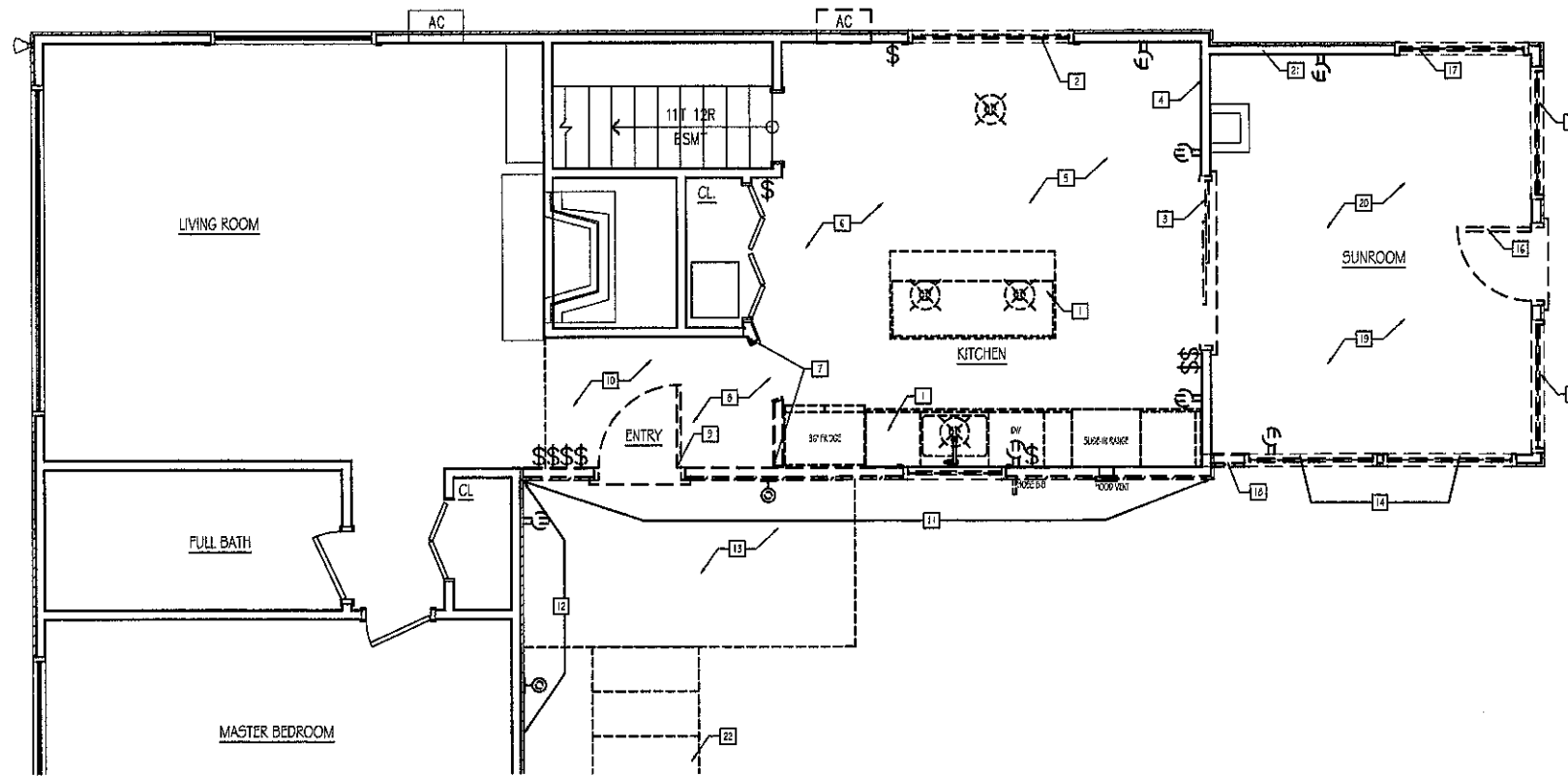


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COVER SHEET

C



1 DEMOLITION PLAN
D2 SCALE: 1/4" = 1'-0"

DEMO NOTES

- 1 DEMO EXISTING KITCHEN CABINETS, ALONG WITH THE COUNTERTOP, BACKSPLASH, KITCHEN SINK, ELECTRICAL & APPLIANCES.
- 2 DEMO EXISTING WINDOW UNIT. OPENING TO BE FRAMED IN & NEW SIDING TO BE INSTALLED AT THE EXTERIOR
- 3 DEMO @ EXISTING EXTERIOR SLIDER DOOR, INCLUDING CASING @ BOTH SIDES, HARDWARE & DOOR JAMBS. ROUGH OPENING TO REMAIN FOR NEW BARN DOOR INSTALLATION PER THE FRAMING PLAN
- 4 DEMO DRYWALL @ KITCHEN WALLS, DOWN TO THE STUDS. INCLUDE EXISTING ELECTRICAL.
- 5 DEMO DRYWALL @ KITCHEN CEILING, DOWN TO THE CEILING JOIST. INCLUDE EXISTING ELECTRICAL.
- 6 DEMO EXISTING ENGINEERED FLOORING @ THE KITCHEN, DOWN TO THE SUBFLOOR. INCLUDE REMAINING ADHESIVE IF REQUIRED.
- 7 DEMO EXISTING INTERIOR, ANGLED WALL FRAMING-SEPARATING THE ENTRY & KITCHEN.
- 8 DEMO FLOOR TILE @ ENTRY, DOWN TO THE SUBFLOOR. INCLUDE REMAINING ADHESIVE
- 9 REMOVE EXISTING FRONT ENTRY DOOR & SET ASIDE FOR REUSE.
- 10 DEMO EXISTING DRYWALL @ PORTION OF ENTRY CEILING, STOP AT THE LINE OF THE LIVING ROOM FIREPLACE WALL.
- 11 DEMO FRONT EXTERIOR WALL FRAMING TO ALLOW FOR NEW ADDITION. INCLUDE SOFFIT OVERHANG & ROOFING MATERIAL AS REQ'D FOR THE ADDITION TO TIE INTO THE EXISTING HOME. INCLUDE EXISTING WINDOW & ELECTRICAL.
- 12 DEMO EXISTING SIDING UP TO THE LOCATION OF THE NEW ADDITION. INCLUDE EXISTING EXTERIOR ELECTRICAL
- 13 DEMO EXISTING FRONT STEPS & PATIO TO ALLOW FOR NEW ADDITION
- 14 DEMO EXISTING WINDOW UNITS @ FRONT OF SUNROOM TO ALLOW FOR BOTH THE NEW BATHROOM ADDITION AS WELL AS A NEW WINDOW R.O
- 15 DEMO EXISTING WINDOW UNITS TO THE LEFT & THE RIGHT OF THE SUNROOM EXTERIOR DOOR.
- 16 DEMO EXISTING EXTERIOR DOOR @ SUNROOM, TO BE REPLACED W/ NEW @ EXISTING ROUGH OPENING
- 17 DEMO EXISTING WINDOW UNIT @ REAR OF SUNROOM. FRAMING TO BE RE-WORKED TO ACCOMMODATE NEW TRANSOM WINDOW PER THE FRAMING PLAN
- 18 PARTIAL DEMO @ EXTERIOR SIDING TO ALLOW FOR THE NEW POWDER ROOM, PER THE FRAMING PLANS
- 19 DEMO SUNROOM FLOORING TO THE SUBFLOOR. INCLUDE REMAINING ADHESIVE
- 20 DEMO SUNROOM CEILING DOWN TO THE ROOF RAFTERS.
- 21 DEMO CLAPBOARD PANELING @ SUNROOM WALLS, DOWN TO THE STUDS. INCLUDE EXISTING ELECTRICAL
- 22 REMOVE EXISTING FLAGSTONE PAVERS UP TO THE DRIVEWAY, SET ASIDE FOR REINSTALLATION AFTER THE ADDITION IS FRAMED.

BASEMENT DEMO

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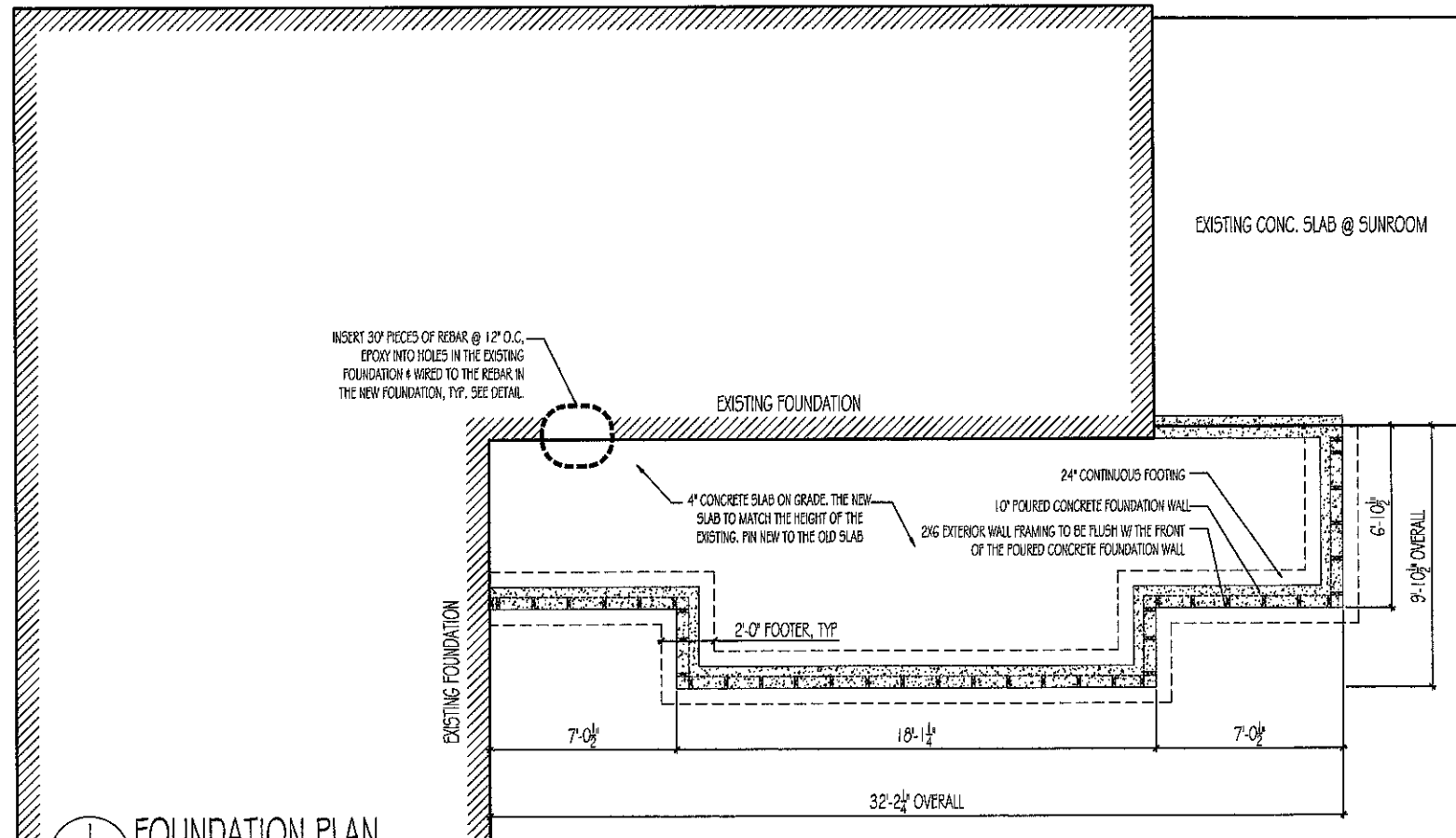
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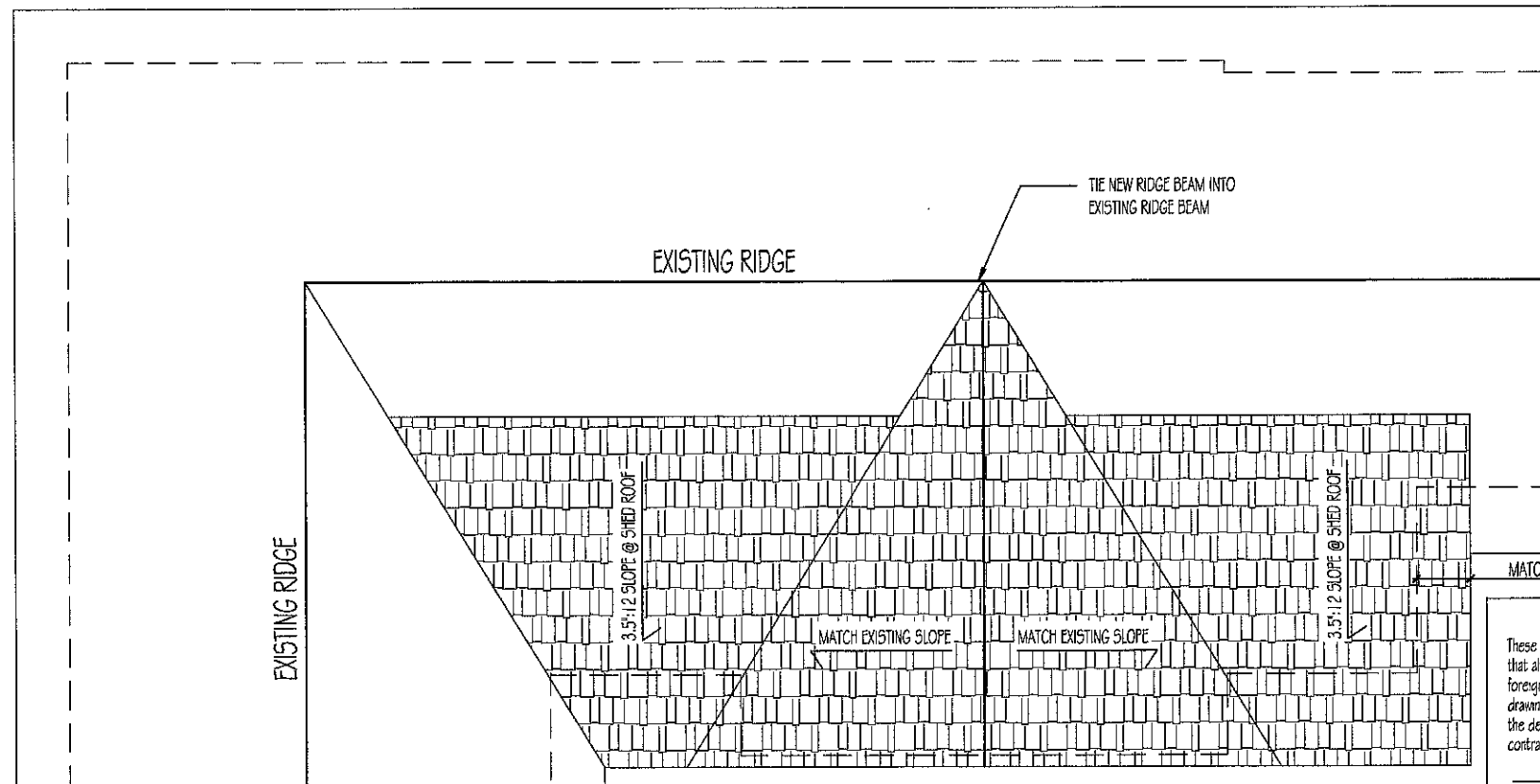
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DEMOLITION PLAN

D2



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



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

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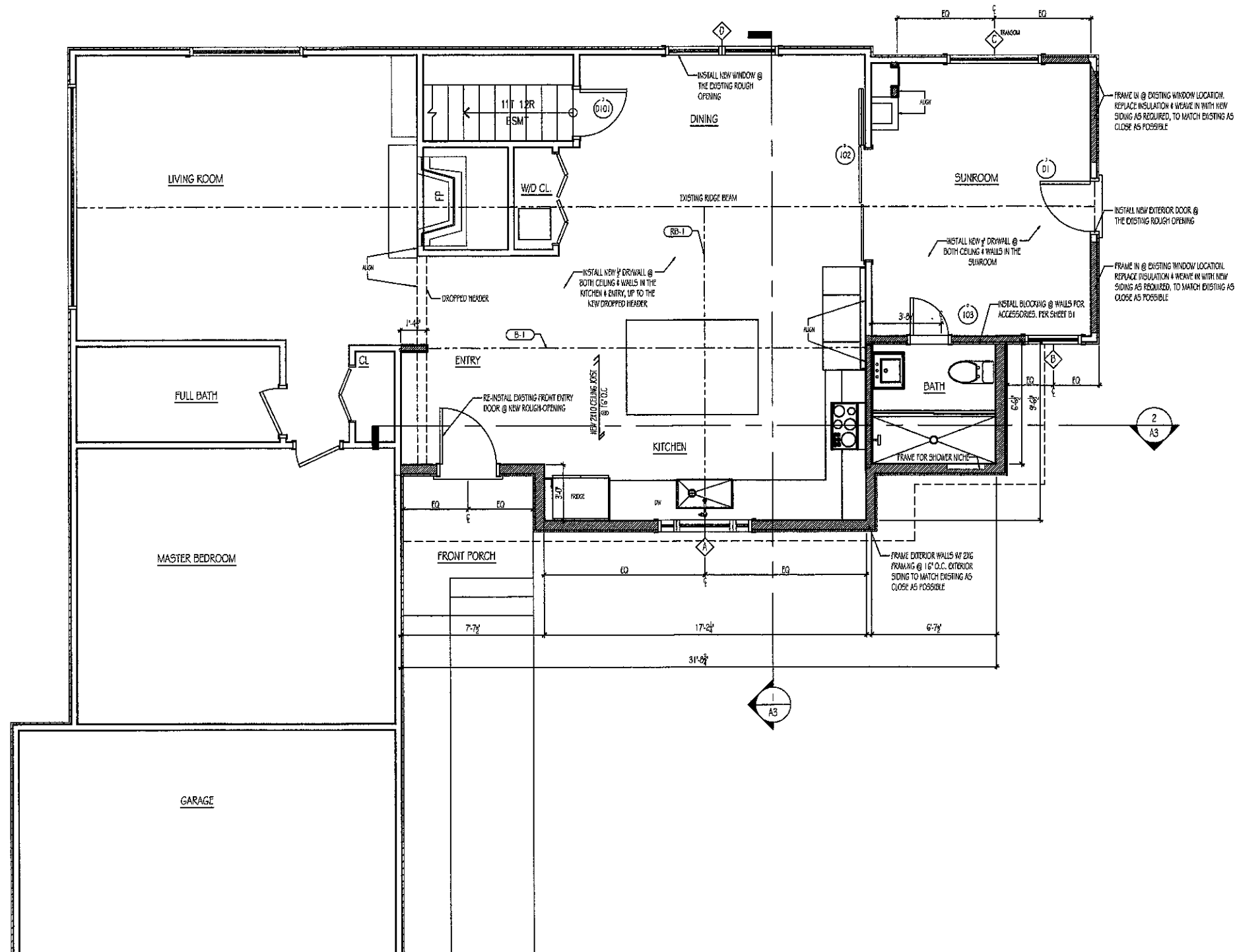
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FOUNDATION &
ROOF PLAN

A1



1
A2 FRAMING PLAN
SCALE: 1/4" = 1'-0"

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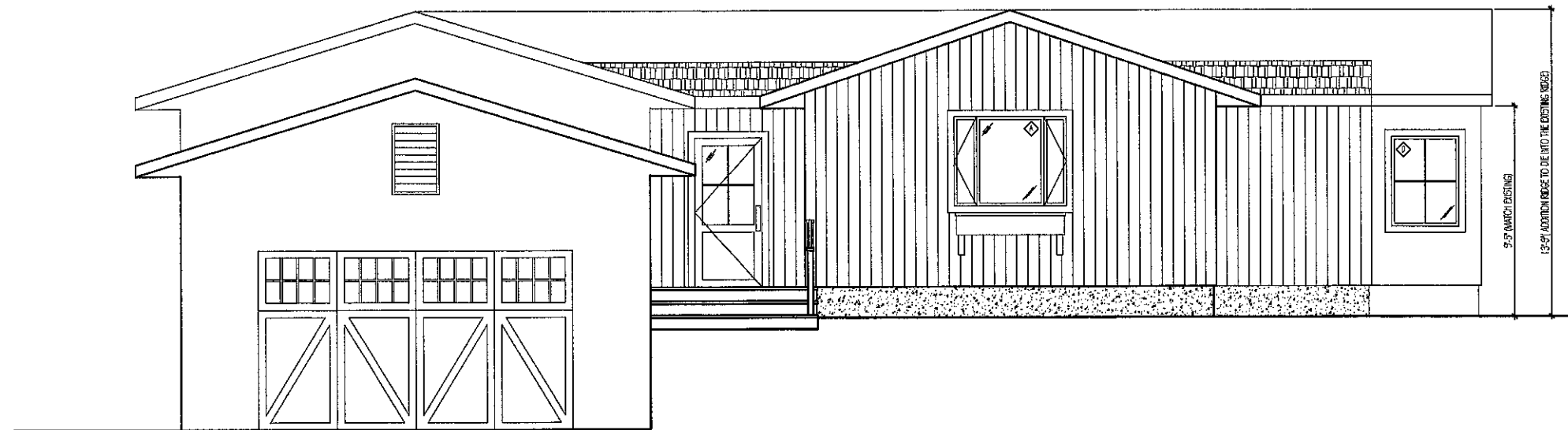
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FRAMING PLAN

A2



1
A4 EXTERIOR ELEVATION
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Contractor Date

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EXTERIOR ELEVATION

A4