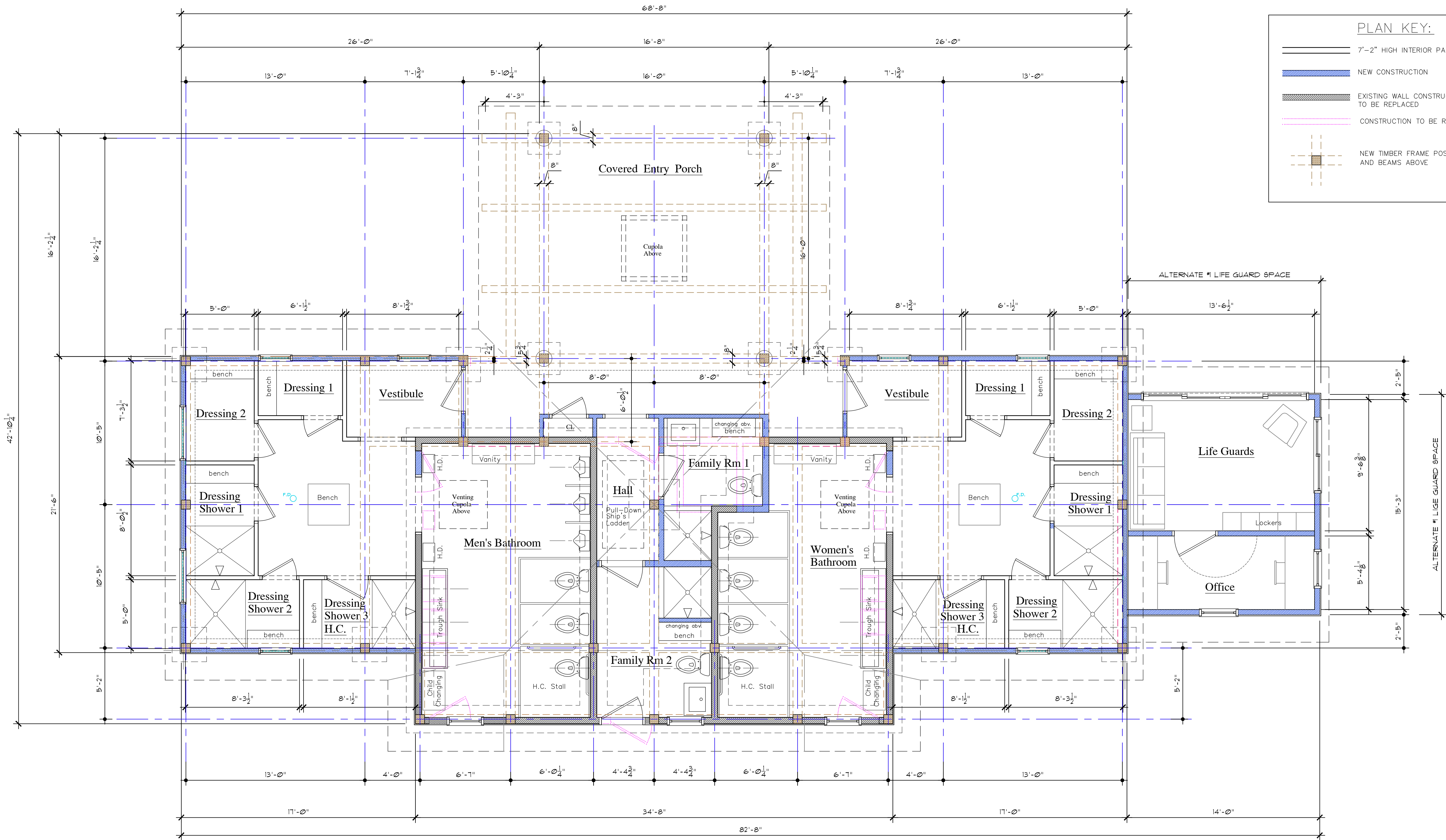


Revisions:		
△	Date:	Description:
	3-15-24	Design Devel. #1
	3-30-24	Design Devel. #2
	4-1-24	Design Devel. #3
	4-3-24	Preliminary Pricing

Drawing Title:	
FIRST FLOOR PLAN	
Date: 03-15-24	Lewisboro Bath House
Scale: AS NOTED	
Drawn: DPM	
Rev:	
Job#:	2005
A.1	



LEWISBORO BATH HOUSE FLOOR PLAN

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

GENERAL CONTRACTOR- SCOPE OF WORK:

- DEMOLISH ALL WALLS, PARTITIONS AND ROOF DOWN TO EXISTING FLOOR SLAB.
- EXISTING CONCRETE FOOTINGS, FOUNDATIONS, PIERS, GRADE BEAMS & FLOOR SLABS TO REMAIN.
- REMOVE ALL PLUMBING FIXTURES & EXISTING WATER LINES. TOILET & URINAL ROUGHS TO REMAIN.
- REMOVE ALL ELECTRICAL LIGHTING & POWER OUTLETS.
- CUT CONCRETE SLAB FOR ADDITIONAL SHOWER FLOOR DRAINS.
- CUT CONCRETE SLAB FOR 1 (ONE) ADDITIONAL FOOTING & PIER FOR CENTER FRAMING POST (SEE PLAN).
- INSTALL NEW PLUMBING WASTE LINES (ROUGHING) FOR NEW SHOWER DRAINS CONNECT TO EXISTING BUILDING WASTE LINES.
- INSTALL NEW PLUMBING DOMESTIC WATER LINES FOR NEW AND EXISTING PLUMBING FIXTURE LOCATIONS.
- PROVIDE NEW INSTANTANEOUS (ELECTRIC) HOT WATER HEATING UNITS SERVING ALL SINKS & SHOWERS.
- ALL NEW PLUMBING FIXTURES AND FITTINGS TO BE PROVIDED BY OWNER.
- PROVIDE NEW ELECTRICAL WIRING ROUGHING FOR POWER & LIGHTING & MISC DEVICES.
- INSTALL NEW LIGHTING & MISC. DEVICES PROVIDED BY OWNER.
- AFTER INSTALLATION OF NEW TIMBER FRAME AND ROOF SHEATHING (BY TIMBER FRAME COMPANY), CONSTRUCT NEW EXTERIOR & INTERIOR WOOD FRAMED WALLS & PARTITIONS AS PER PLAN.
- AFTER INSTALLATION OF NEW TIMBER FRAME AND ROOF SHEATHING (BY TIMBER FRAME COMPANY), CONSTRUCT NEW ROOFING MATERIALS & TRIM AT EAVES & RAKES.

- PREPARE EXISTING CONCRETE SLAB (REPAIRS & PATCHING) FOR NEW EPOXY PAINT WITH COLOR CHIP OVERLAY FOR NEW FINISHED CONCRETE SLAB.
- PROVIDE & INSTALL ALL NEW WINDOWS, VENTING SCREENS & DOORS AS PER PLAN.
- PROVIDE & INSTALL ALL NEW EXTERIOR SIDING, TRIM & SOFFITS AS PER ELEVATIONS.
- PROVIDE & INSTALL TWO (2) VENTING CUPOLAS WITH ROOFING AS PER ELEVATIONS.
- MAIN GLASS CUPOLA FRAME SUPPLIED BY TIMBER FRAME COMPANY. G.C. TO INSTALL WINDOWS, TRIM & ROOFING.
- PROVIDE & INSTALL ALL NEW TOILET PARTITIONS & BATHROOM ACCESSORIES AS PER PLAN.
- PRIME & FINISH PAINT / STAIN ALL EXTERIOR TRIM & SIDING.
- PRIME & FINISH PAINT / STAIN ALL INTERIOR TRIM & SIDING.
- "FAMILY ROOM #2" TO HAVE INSULATED WALLS & CEILING & ELECTRIC BASEBOARD HEAT FOR FULL-YEAR USE.
- CONTRACTOR TO PROVIDE & INSTALL A STANDING SEAM METAL ROOF WITH FACTORY FINISHED PAINTED SURFACE AND SAME FOR GUTTERS & LEADERS CONNECTED TO EXISTING RAIN WATER DRAINAGE SYSTEM.

- ALTERNATE #1- GENERAL CONTRACTOR TO PROVIDE ALTERNATE PRICE FOR "LIFE GUARD" EAST SIDE ADDITION. PRICING TO INCLUDE NEW CONCRETE FOOTINGS & FOUNDATIONS, CONCRETE FLOOR, 2 x 4 STUD FRAMED WALLS & INTERIOR PARTITION, 2 x 10 ROOF RAFTERS, WALL & ROOF PLYWOOD SHEATHING, ROOFING, TRIM & SIDING, INTERIOR & EXTERIOR FINISHES AS PER ABOVE. INCLUDE WINDOWS & DOORS, BASIC ELECTRIC POWER & LIGHTING.

TIMBER FRAME CONTRACTOR- SCOPE OF WORK:

- TIMBER FRAME COMPONENTS TO BE DOUGLAS FIR (CERTIFIED SUSTAINABLY HARVESTED)
- TIMBER FRAME CONTRACTOR TO PROVIDE FRAMING DRAWINGS FOR REVIEW & APPROVAL.
- TIMBER FRAME POSTS TO BE SET ON 1" THICK STAINLESS STEEL BASE PLATES ANCHORED INTO EXISTING CONCRETE SLAB THAT IS ABOVE EXISTING CONCRETE FOUNDATIONS, GRADE BEAMS & PIERS.
- TIMBER FRAME CONTRACTOR TO PROVIDE STRUCTURAL FRAMING DRAWINGS SIGNED & SEALED BY NYS LICENSED STRUCTURAL ENGINEER WITH LOAD CALCULATIONS FOR INCLUSION WITH THE ARCHITECTURAL PLANS & SPECIFICATIONS SUBMITTED TO THE TOWN OF LEWISBORO BUILDING DEPT. FOR BUILDING PERMIT FILING.
- TIMBER FRAME CONTRACTOR TO PROVIDE DOUGLAS FIR FRAMING & ROOF SHEATHING (T&G- 1 X 8) STAINING SAMPLES FOR OWNER & ARCHITECT'S APPROVAL.
- EXTERIOR WALL SHEATHING / SIDING TO BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR.
- MAIN GLASS CUPOLA FRAME SUPPLIED BY TIMBER FRAME COMPANY. G.C. TO INSTALL WINDOWS, TRIM & ROOFING.
- TIMBER FRAME CONTRACTOR TO DELIVER AND ASSEMBLE DOUGLAS FIR FRAMING MEMBERS & ROOF SHEATHING (T&G- 1 X 8).

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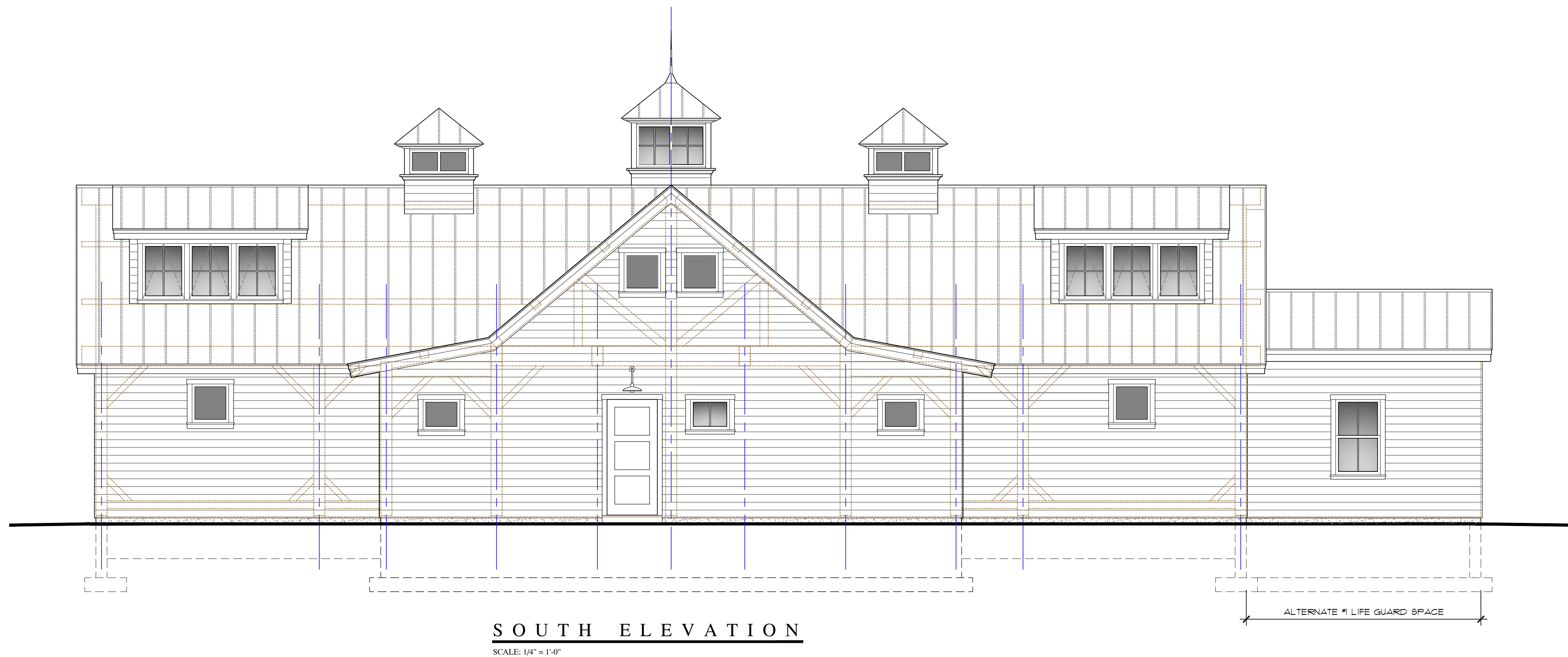
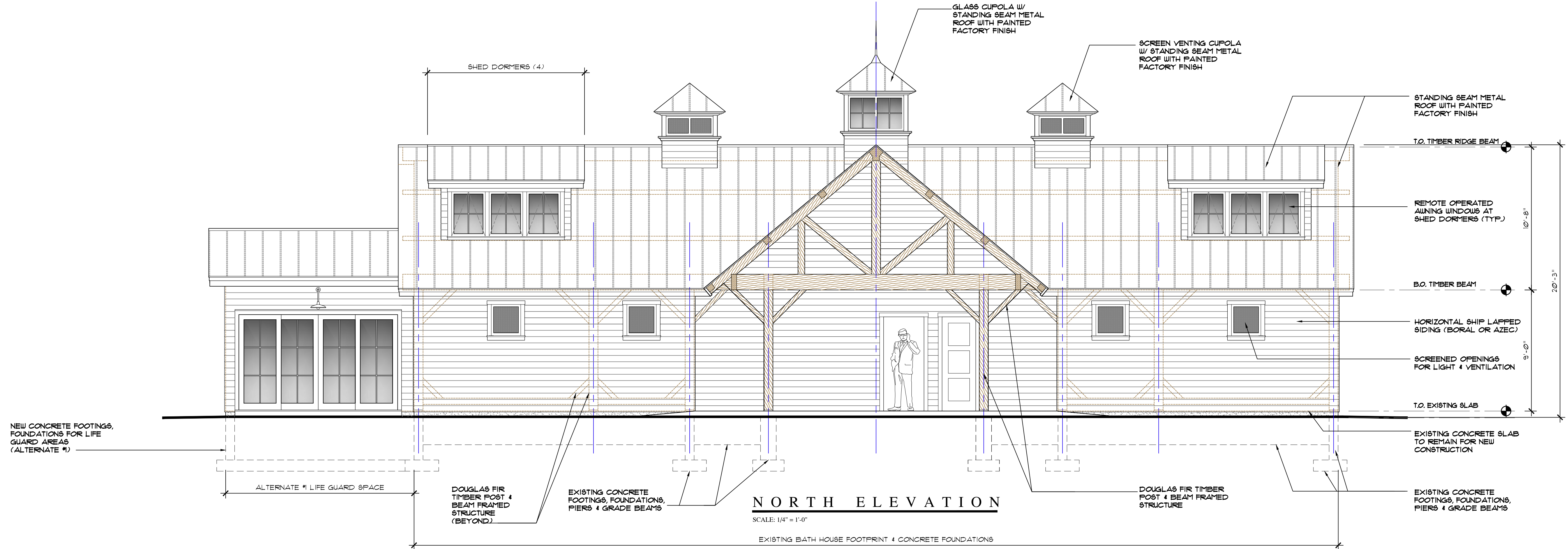
Renovations & Addition
Existing Bath House
Lewisboro Town Park
1079 NY-Route 35
South Salem, New York

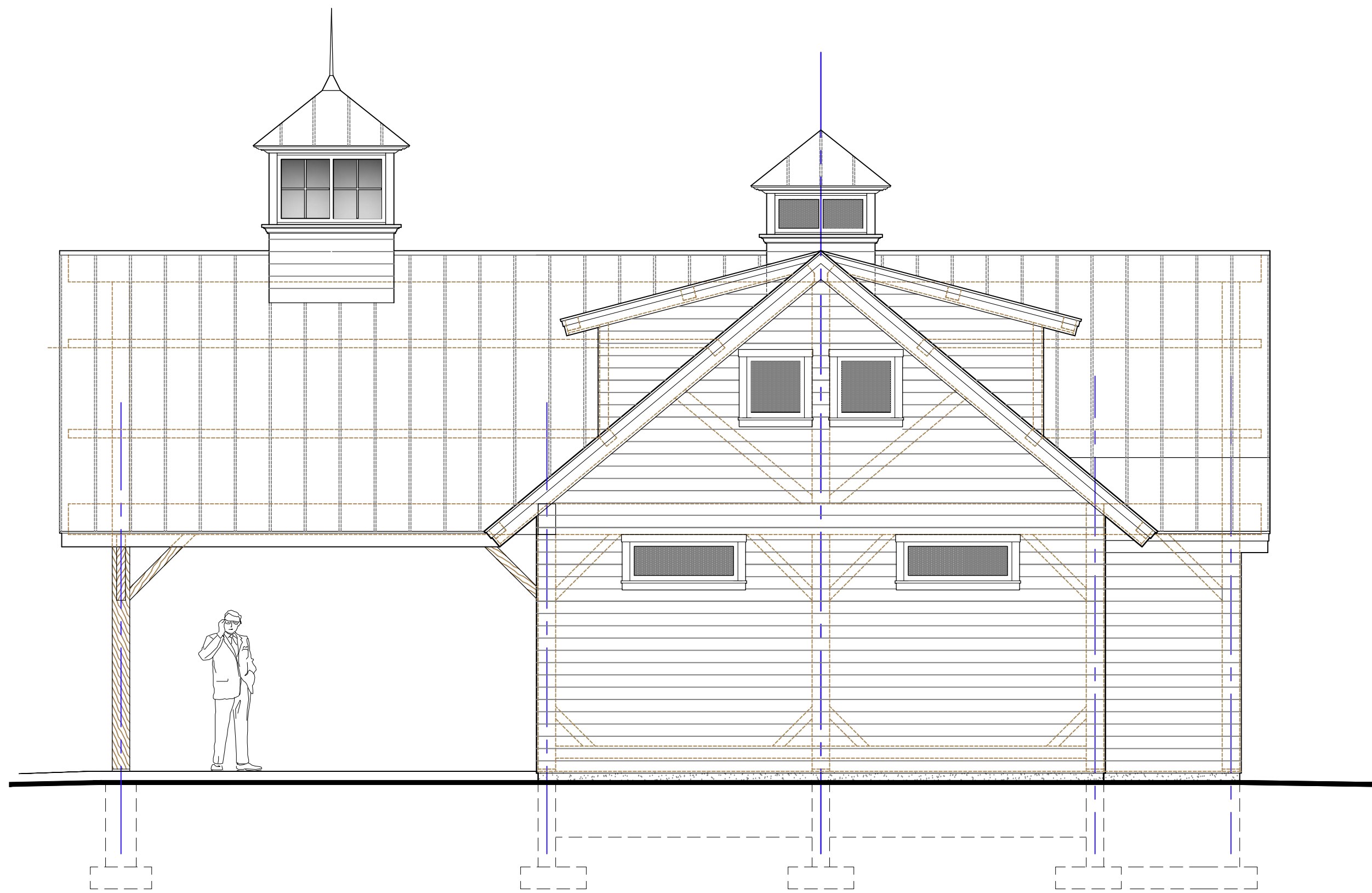
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Drawing Title:
ELEVATIONS:
FRONT & REAR

Date: 03-15-24
Scale: AS NOTED
Drawn: DPM
Rev: 2005
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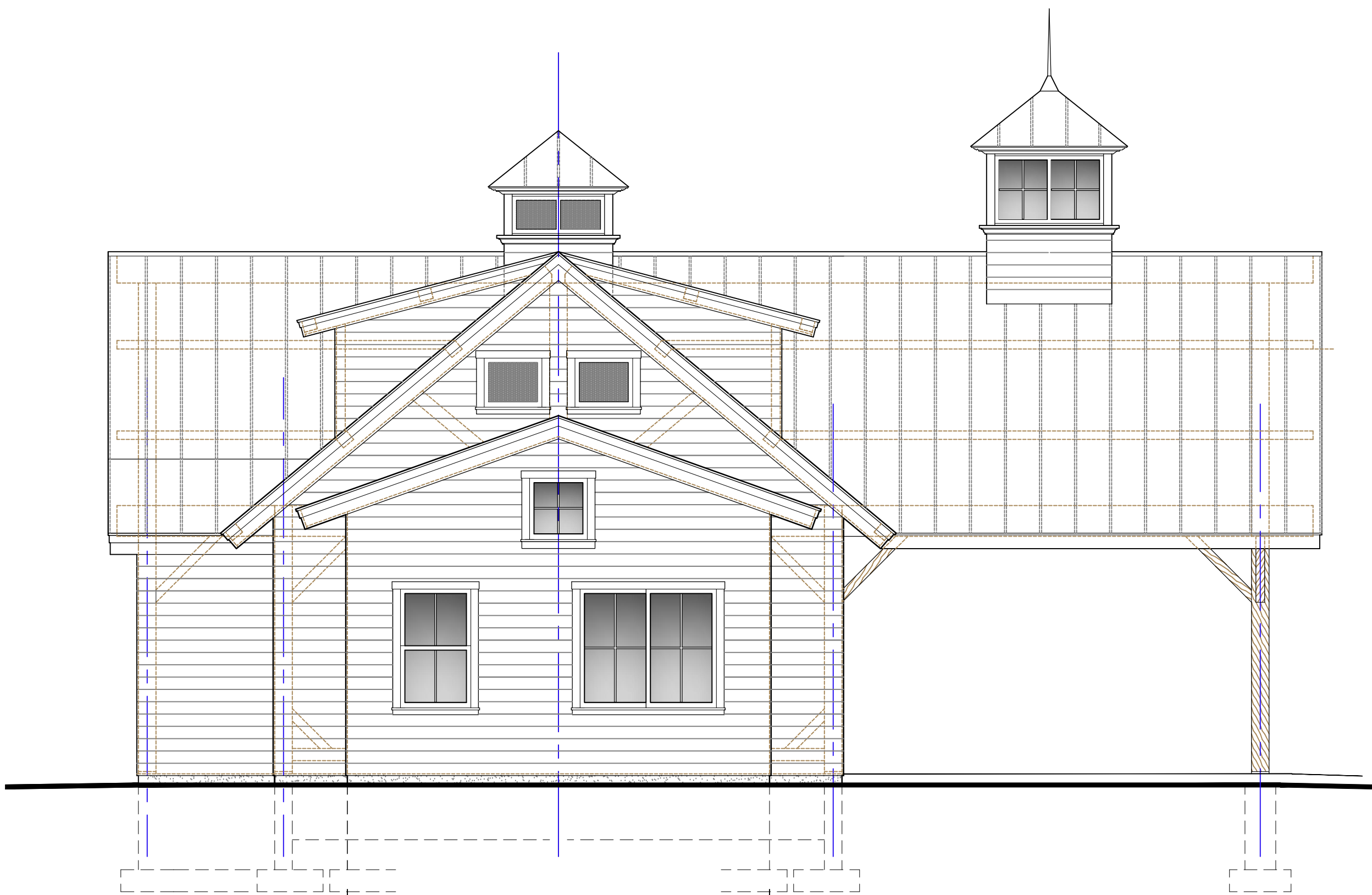
Lewisboro Bath House
A.2





WEST ELEVATION

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



EAST ELEVATION

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

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Renovations & Addition
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Drawing Title:

ELEVATIONS:
SIDE LEFT & RIGHT

Date: 03-15-24

Lewisboro Bath House

Scale: AS NOTED

Drawn: DPM

Rev:

Job#: 2005

A.3