GENERAL NOTES

1. ALL WORK SHALL CONFORM TO ALL LAWS, RULES, AND REGULATIONS, INCLUDING REFERENCES STANDARDS, OF THE 2020 RESIDENTIAL BUILDING CODE OF NEW YORK STATE, FIRE PREVENTION CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES. ALL MATERIALS AND EQUIPMENT USED IN THE PROJECT SHALL CONFORM TO, AND HAVE APPROVALS IN ACCORDANCE WITH THE LOCAL MUNICIPALITY, ALL REFERENCE SUBCODES, AND WITH ANY OTHER PUBLIC AUTHORITIES OR AGENCIES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.
2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS NECESSARY TO OBTAIN ALL PERMITS REQUIRED BY GOVERNING NEW YORK AGENCIES.
3. THE CONTRACTOR SHALL BE LICENSED WITHIN THE COUNTY OF WORK.
4. THE CONTRACTOR SHALL PROVIDE WORKMEN'S COMPENSATION, LIABILITY, AND PROPERTY DAMAGE INSURANCES TO LIMITS AS REQUIRED BY THE LOCAL MUNICIPALITY AND/OR OWNER, AND SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS REQUIRED BY THE LOCAL BUILDING DEPARTMENT AND ARRANGING FOR ALL REQUIRED NOTIFICATIONS, TESTINGS, INSPECTIONS, AND APPROVALS.
5. THE CONTRACTOR UPON COMPLETION OF THE WORK, SHALL APPLY AND ARRANGE FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS REQUIRED.

6. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.
7. IN A RENOVATION OR RESTORATION PROJECT, ALL DIMENSIONS AND CONDITIONS SHOWN ARE APPROXIMATE, AS ALL NEW WORK MUST JOIN AND ALIGN WITH EXISTING CONDITIONS. THE CONTRACTOR SHALL DETERMINE ACTUAL FINISHED DETAILS OF CONSTRUCTION RELATING TO HEIGHTS, SIZES, ETC. BASED ON FIELD MEASUREMENTS, ALL IN ORDER TO JOIN AND ALIGN NEW TO EXISTING WORK.
8. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED ON THE DRAWINGS.
9. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.).
10. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
11. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

12. THE CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR THE SITE AND ADJOINING PROPERTIES, BUILDING STRUCTURES, EQUIPMENT, CONTENTS, PAVEMENTS, SIDEWALKS, STREETS, CURBS, LANDSCAPING, UTILITIES, AND IMPROVEMENTS WITHIN THE AREA OF OPERATIONS UNDER THE CONTRACT. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY CLOSURES, GUARD RAILS, BARRICADES, ETC., TO ADEQUATELY PROTECT ALL WORKMEN, OCCUPANTS, AND THE PUBLIC FROM POSSIBLE INJURY. IF NECESSARY, TEMPORARY PROTECTION AND A CHAIN LINK FENCE SHALL BE CONSTRUCTED TO PREVENT UNAUTHORIZED ACCESS TO THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VANDALISM OR DAMAGE RESULTING FROM UNAUTHORIZED ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.
13. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
14. ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.
15. CONTRACTOR SHALL PROVIDE FOR THE LEGAL REMOVAL AND DISPOSITION OF RUBBISH AND DEBRIS, AND FOR THE GENERAL CLEANING FOR THE FOR THE DURATION OF THE PROJECT. THE SITE SHALL BE LEFT DAILY WITH ALL MATERIALS AND TOOLS STORED IN AN ORDERLY FASHION, WITH ALL AREAS BROOM SWEPT. NO ACCUMULATION OF DIRT OR DEBRIS SHALL BE PERMITTED. UPON PROJECT COMPLETION, THE CONTRACTOR SHALL LEAVE THE PREMISES FREE AND CLEAR OF ALL RUBBISH AND DEBRIS, AND IN A BROOM SWEPT CONDITION.
16. ALL EXPOSED FINISHED SURFACES SHALL BE TREATED, CLEANED, VACUUMED, OR POLISHED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
17. DISTURBANCE OR DAMAGE RESULTING DIRECTLY OR INDIRECTLY FROM THE OPERATION OF THE CONTRACTOR, INCLUDING DAMAGE TO PROPERTY INCLUDING BUILDINGS, EQUIPMENT, CONTENTS, LAWNS, PLANTINGS, OR OTHER LANDSCAPE ITEMS, SHALL BE PROMPTLY RESTORED, REPAIRED, AND/OR REPLACED TO THE COMPLETE SATISFACTION OF THE ARCHITECT AND OWNER AT NO ADDITIONAL COST TO THE OWNER.
19. UNLESS OTHERWISE PROVIDED, THE ARCHITECT AND ARCHITECT'S CONSULTANTS, INCLUDING EQUIPMENT MANUFACTURERS AND THEIR REPRESENTATIVES, SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. THIS INCLUDES, BUT IS NOT LIMITED TO: ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), LEAD PAINT CONTAMINANTS, OR ANY OTHER TOXIC SUBSTANCES OR CONTAMINATE. SHOULD ANY HAZARDOUS MATERIAL BE ENCOUNTERED OR SUSPECTED, THE CONTRACTOR SHALL CEASE WORK IMMEDIATELY AND REVIEW THE PROJECT CONDITIONS WITH THE ARCHITECT AND OWNER PRIOR TO PROCEEDING WITH ANY WORK OF THE CONTRACT.
20. EXCAVATION FOR UTILITY PIPING OR FOUNDATIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. CONTRACTOR SHALL NOTIFY THE LOCAL BUILDING DEPARTMENT AND/OR UTILITY COMPANY TO DETERMINE LOCATIONS OF ANY EXISTING UNDERGROUND UTILITIES, AND PROVIDE PROTECTION FOR SAME DURING EXCAVATION PROCEDURES.

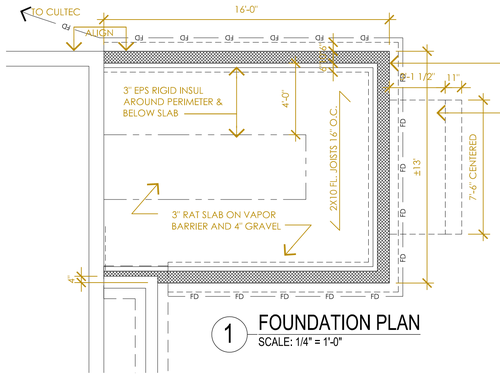
21. THESE DRAWINGS AS ARTICLES OF SERVICE ARE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR OTHER BUILDINGS, PROJECTS, OR PROPOSALS, OR PORTIONS THEREOF UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT. IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY. THE INFORMATION, CONCEPTS, IDEAS, AND DESIGN CONTAINED IN THESE DOCUMENTS ARE PROTECTED BY UNITED STATES COPYRIGHT LAWS.

PLUMBING AND DRAINAGE NOTES

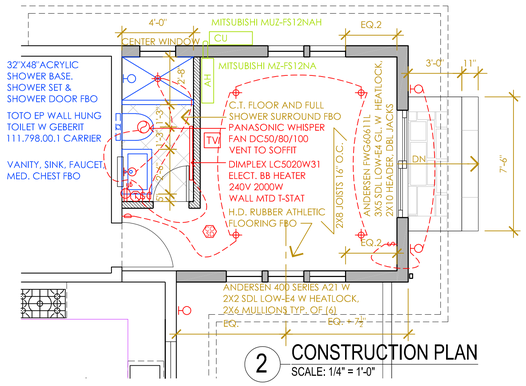
1. ALL PLUMBING AND GAS PIPING WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF NEW YORK STATE PLUMBING CODE, AND ALL OTHER APPLICABLE COUNTY AND MUNICIPAL CODES.
2. PLUMBING CONTRACTOR TO EXAMINE PROPOSED LAYOUT WITH REGARD TO EXISTING FIELD CONDITIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS.
3. PLUMBING CONTRACTOR SHALL INFORM ARCHITECT OF ANY REVISIONS TO THE PLANS DUE TO FIELD CONDITIONS OR COMPLIANCE WITH REQUIREMENTS OF THE APPLICABLE CODES.
4. PLUMBING CONTRACTOR SHALL ARRANGE AND OBTAIN INSPECTIONS AND ALL REQUIRED SIGN-OFFS.

ELECTRICAL NOTES

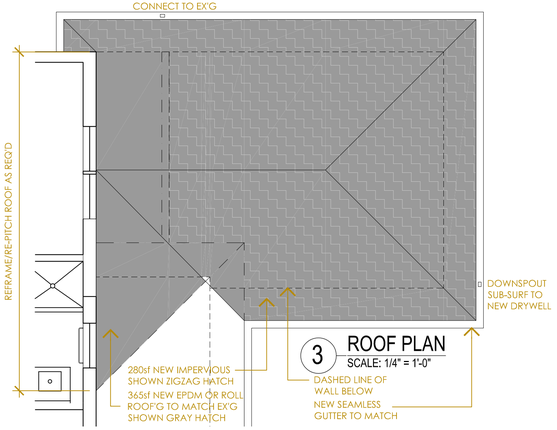
1. EXAMINE DRAWINGS AND BECOME FULLY INFORMED OF THE EXTENT AND CHARACTER OF WORK TO BE PERFORMED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. SUPPLY AND INSTALL ALL ITEMS, ARTICLES, MATERIALS, & OPERATIONS INCLUDING ALL LABOR, EQUIPMENT, MATERIALS, & TOOLS NECESSARY TO COMPLETE ALL SYSTEMS SHOWN ON DRAWINGS, RENDERING A COMPLETE INSTALLATION.
3. OBTAIN ALL PERMITS REQUIRED. ARRANGE FOR INSPECTION OF THE WORK BY INSPECTION AUTHORITY, AND PAY ALL FEES. PROVIDE FINAL CERTIFICATE TO THE CLIENT/OWNER.
4. CONFORM TO THE REQUIREMENTS OF THE ELECTRICAL CODE AND THE RULES & BY-LAWS OF ALL AUTHORITIES HAVING JURISDICTION.
5. ALL MATERIAL EQUIPMENT SHALL BE NEW, UL APPROVED, BEARING THE UL STAMP, AND BE COMMERCIAL GRADE UNLESS OTHERWISE NOTED.
6. PROVIDE TEMPORARY ELECTRICAL POWER FOR THE WORK OF OTHER TRADES AS REQUIRED BY THE GENERAL CONTRACTOR. 7. PROVIDE TYPED CIRCUIT DIRECTORIES FOR PANELBOARDS. 8. PROVIDE A CERTIFICATE OF GUARANTEE OF WORKMANSHIP AND MATERIAL FOR ONE YEAR FROM DATE OF ACCEPTANCE. SUBMIT "AS-BUILT" DRAWINGS WITH ONE SET OF MARKED UP PRINTS TO CLIENT/OWNER AFTER COMPLETION OF WORK.



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

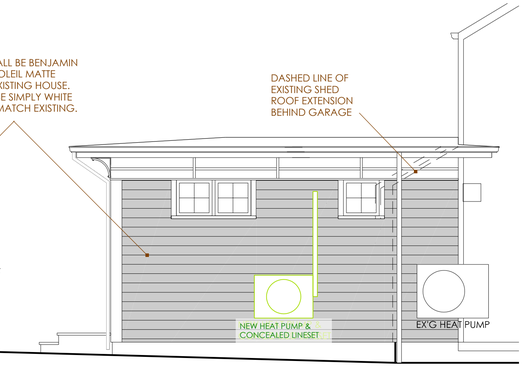


2 CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

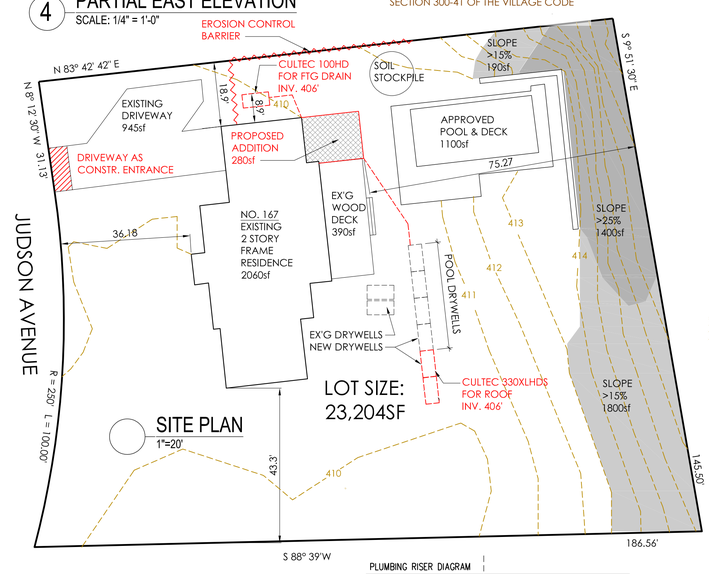


3 ROOF PLAN
SCALE: 1/4" = 1'-0"

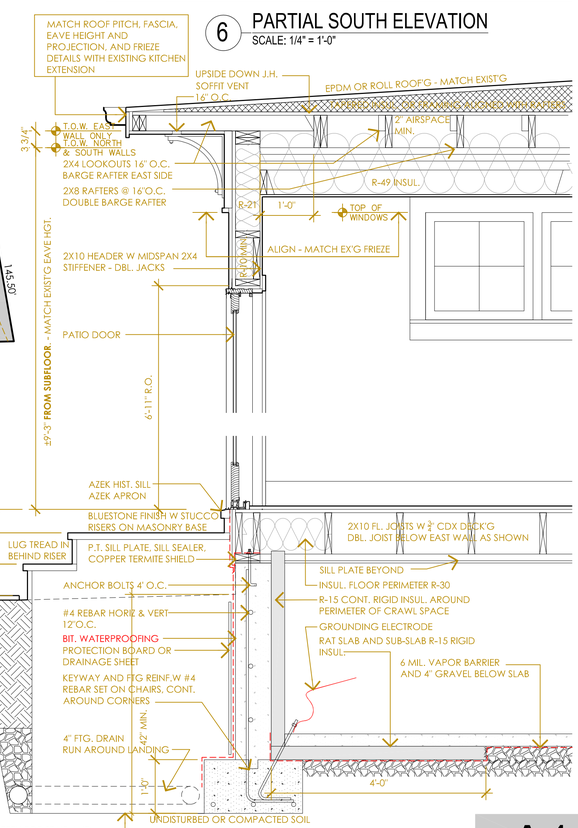
4 PARTIAL EAST ELEVATION
SCALE: 1/4" = 1'-0"



5 PARTIAL NORTH ELEVATION
SCALE: 1/4" = 1'-0"



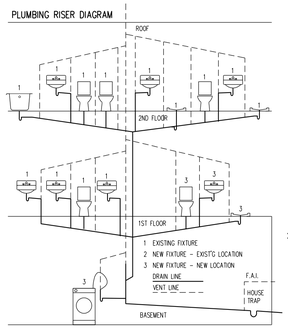
SITE PLAN
1"=20'



6 PARTIAL SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

7 WALL SECTION
SCALE: 3/4" = 1'-0"

PLUMBING RISER DIAGRAM



ELECTRIC & LIGHTING LEGEND
DEVICES - DIVA BY LUTON U.O.N.

OUTLETS NOT SHOWN. F&I , LOCATION & QTY PER ELECTRIC CODE U.O.N.

- DUPLEX OUTLET 15" AFF U.O.N.
- LIGHT SWITCH - MATCH HGT. OF EX'G U.O.N.
- DIMMER SWITCH USE ELV DIMMER AS REQ'D
- WALL SCONCE
- RECESSED I.C. TYPE LED LIGHT 3000K MAX - COORD LOCATION
- FAN - VENT TO EXTERIOR
- SMOKE DETECTOR W 10 YR. LITHIUM BATTERY U.O.N.
- CO/SMOKE DETECTOR W 10 YR. LITHIUM BATTERY U.O.N.
- TV — TV POWER AND SIGNAL OUTLET
- T — PROGRAMMABLE THERMOSTAT MOUNT @ 60" AFF U.O.N.

Stretch Energy Code Climate Zone 4 – Table 402.1.2

	Min. Req'd U-factor or R-value
Ceiling	R-49
Walls	R-21, 20+5, 13+10
Floor	R-30
Bsmt or Crawl Space	R-15 cont. / R-19 non-cont.
Slab on Grade	R-10 4'depth
Windows	0.27
Skylights	0.50

Uniform Design Loads (p.s.f.)

	Dead Load	Live Load	DL & LL
1st Floor	10	40	50
2nd Floor	10	30	40
Ext. Wall	12		12
Int. Wall	8		8
Ceiling	10		10
Deck	6	45	51
Roof	15	45	60

WALL TYPES

- EXISTING TO REMAIN
- REMOVE EXISTING
- SHORING WALL
- NEW REINF. MASONRY FDN WALL
- NEW EXT WALL: SIDING TO MATCH EXIST, 1/2" CDX PLYWD, 2X6 FRMG, R21 BATT INSUL, 1/2" TYPE X GYP BD. USE PRESSURE TREATED MATERIAL WHERE IN CONTACT W MASONRY
- NEW INT. PARTITION: 2X4 FRMG, 1/2" GYP BD. BOTH SIDES (ALIGN W/ EXIST WALLS)
  - PROVIDE SOUND ATTENUATION BATT IN WALLS BORDERING BATH
  - USE 2X6 FRAMING FOR ALL POCKET DOOR WALLS
  - USE CEMENTICIOUS BD. ON BATH SIDE.
- REVISION CLOUD

ZONING CHART FOR OF-3

	REQ'D	EXIST'G	PROPOSED
LOT SIZE	15,000sf	21,414*	NO CHANGE
FRONT YARD	30'	36.2'	↓
1 SIDE YARD	15'	18.9'	
2 SIDE YARDS	40'	62.2'	
REAR YARD	25'	76.3'	75.3'
BLDG COVER	20%	11.4%	12.7%
IMPERVIOUS	40%	19.1%	20.4%

* 23,204sf - 1790sf STEEP SLOPE DEDUCTION

NO ZONING VARIANCE IS REQUIRED

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	CLG	CEILING	ELEV	ELEVATOR	HGT	HEIGHT	O.C.	ON CENTER	SIM	SIMILAR
AFF	ABOVE FINISHED FLOOR	CLO., CLOS.	CLOSET	ENCL	ENCLOSURE	HW	HOT WATER	OP'NG	OPENING	SPECS	SPECIFICATIONS
APPL.	APPLIANCE	CMU	CONCRETE MASONRY UNIT	EXIST.	EXISTING	ICE	ICEMAKER	OPP.	OPPOSITE	S.S.	STEEL
BB.	BASE BOARD	C.O.	CLEAN OUT	F.B.O.	FURNISHED BY OWNER	INFO	INFORMATION	P-LAM	PLASTIC LAMINATE	S.S.	STAINLESS STEEL
BD.	BOARD	COL	COLUMN	FDN	FOUNDATION	J.H.	JOIST HANGER	PLYWD	PLYWOOD	TR	TRASH RECEPTACLE
BET	BETWEEN	CONC	CONCRETE	FIN	FINISH	MAX	MAXIMUM	P.T.	PRESSURE TREATED	TYP.	TYPICAL
BLDG	BUILDING	C.T.	CERAMIC TILE	FL., FLR.	FLOOR	MBATH	MASTER BATHROOM	PTD	PAINTED	U.O.N.	UNLESS OTHERWISE NOTED
BLKG	BLOCKING	C.W.	COLD WATER	FTG.	FOOTING	MBR	MASTER BEDROOM	RCP	REFLECTED CEILING PLAN	VCT	VINYL COMPOSITION TILE
BM.	BEAM	D.T.L	DETAILS	GALV	GALVANIZED	MIN	MINIMUM	REF.	REFRIGERATOR	V.I.F.	VERIFY IN FIELD
B.O.	BY OTHERS	DR.	DOOR	GC	GENERAL CONTRACTOR	MTD	MOUNTED	REQ'D	REQUIRED	WD	WOOD
BR	BRICK	DWGS	DRAWINGS	GL	GLASS	MTL	METAL	RM.	ROOM	WIN.	WINDOW
CABT.	CABINET	DWR	DRAWER			MW	MICROWAVE	SECT	SECTION		

REVISION		
10/1/21	PERMIT & BID DRAWING	
1/7/22	AHRB	
		1

TRADES LEGEND BY COLOR
CARPENTRY
CASEWORK
CASEWORK
ELECTRICAL
PLUMBING
HVAC
EVERYONE

REGISTERED ARCHITECT MITCHELL DAVID KOCH 028170-1 STATE OF NEW YORK

WORKOUT ROOM ADDITION
DOHERTY ROSAS RESIDENCE
167 JUDSON AVENUE
DOBBS FERRY, NY
SBL:3.170-151-7

GENERAL NOTES
LEGENDS, ABBREVIATIONS
PLANS, ELEVATIONS w SKY PLANE
BUILDING SECTION

A1

mitchell koch architects 76 main street irvington new york 10533 tel 914.623.0230 fax 914.301.3020 email mail@mkastudio.com