

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 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 DURATION OF THE PROJECT. THE SITE SHALL BE LEFT DAILY WITH ALL MATERIALS AND TOOLS STORED IN AN ORDERLY FASHION, WITH ALL AREAS BROOM SWEEPED. 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 SWEEP 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.
- TENANT SAFETY NOTES**
1. MEANS OF EGRESS: ALL EXISTING MEANS OF EGRESS FOR USERS OF THE BUILDING ARE TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS SUCH AS BUILDING MATERIALS, TOOLS, ETC.
2. FIRE SAFETY: ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY THE OWNER AND/OR GENERAL CONTRACTOR.
3. DUST CONTROL: DEBRIS, DIRT, AND DUST ARE TO BE KEPT TO A MINIMUM, & CONFINED TO THE IMMEDIATE CONSTRUCTION SITE. NO ACCUMULATION OF DEBRIS IS ALLOWED. CONSTRUCTION AREAS AND AFFECTED AREAS MUST BE KEPT ORDERLY AND BROOM SWEEP DAILY.
4. NOISE AFTER HOURS: CONSTRUCTION OPERATIONS WILL BE CONFINED TO BUILDING ALLOWABLE WORKING HOURS, 8:00 AM TO 6:00 PM, MONDAYS THROUGH SATURDAY.
5. CONSTRUCTION WORK WILL BE CONFINED TO THE PROPOSED CONSTRUCTION FLOORS OR AREAS. CONTRACTOR TO LIMIT THE AMOUNT OF DUST, DIRT, DEBRIS OR OTHER INCONVENIENCES CREATED BY THE CONSTRUCTION, TO THE IMMEDIATE CONSTRUCTION SITE.
6. PORTIONS OF THE BUILDING WILL BE OCCUPIED DURING THE COURSE OF CONSTRUCTION WORK.
- 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.

DEMOLITION NOTES

1. CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.
2. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
3. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. LEGALLY DISPOSE OF MATERIALS OFF-SITE. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.
4. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.
5. REMOVE OR RELOCATE ALL WIRING, PLUMBING, AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF PARTITIONS. REMOVED PIPES AND OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES, AND SHALL BE PROPERLY CAPPED OR PLUGGED. MAINTAIN EXISTING UTILITIES TO REMAIN AND PROTECT AGAINST DAMAGE DURING DEMOLITION. DO NOT INTERRUPT EXISTING BUILDING UTILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ARCHITECT AND/OR OWNER.
6. THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY DEPARTMENT OF BUILDINGS' RULES AND REGULATIONS.
7. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.
8. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED.
9. SCHEDULE DUMPSTER LOCATION, AND EXIT ROUTE WITH ARCHITECT AND/OR OWNER IN ADVANCE.
10. DO NOT USE CUTTING TORCHES FOR REMOVALS.
11. IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS CONFLICT WITH DEMOLITION, REPORT THE NATURE AND EXTENT OF THE CONFLICT TO THE ARCHITECT IN WRITTEN, ACCURATE DETAIL. PENDING RECEIPT OF INSTRUCTIONS, REARRANGE DEMOLITION SCHEDULE TO MAINTAIN PROGRESS.
12. IF ASBESTOS CONTAINING MATERIALS ARE ENCOUNTERED OR SUSPECTED, NOTIFY OWNER. CEASE DEMOLITION WORK IN THE AFFECTED AREA UNTIL ARCHITECT AND/OR OWNER ISSUES INSTRUCTION TO RESUME WORK.
- WALL TYPES**
- EXISTING TO REMAIN
--- ON DEMO PLAN, REMOVE EXISTING, OTHERWISE DENOTES OVERHEAD
■■■■ SHORING WALL
■■■■ NEW REINF. MASONRY FOR WALL
■ NEW EXT. WALL: SIDING TO MATCH EXIST, 1/2" CDX PLYWD, 2X6 FRMG, R20 BATT INSUL, 1/2" TYPE X GYP BD.
■ NEW INT. PARTION: 2X4 FRMG, 1/2" GYP BD, BOTH SIDES (ALIGN W/ EXIST WALLS)
--- REMOVE SOUND ATTENUATION BRK IN WALLS BORDERING BATH
--- USE 2X6 FRAMING FOR ALL POCKET DOOR WALLS
--- USE CEMENTICIOUS BD. ON BATH SIDE
- REVISION CLOUD**
- DRAWING LIST:**
- A0.0 COVER SHEET, SITE PLANS, DEMO. PLAN
A1.0 CONSTRUCTION PLANS
A2.0 EXISTING & PROPOSED EXTERIOR ELEVATIONS, PHOTOS
15. ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS. MINIMUM 18 GAUGE, BY SIMPSON STRONG TIE, INSTALLED AS PER MANUFACTURER'S RECOMMENDATION.
16. WHERE FRAMING LUMBER IS FLUSH FRAMED TO AN ENGINEERED BEAM, GLU LAM FLITCH PLATE OR STEEL BEAM, SET THESE BEAMS 1/2" INCH CLEAR BELOW TOP OF FRAMING LUMBER TO ALLOW FOR SHRINKAGE.
17. STAGGER ALL SPLICES A MINIMUM OF 32".
18. BRIDGING FOR SPANS UP TO 14 FEET, PROVIDE ONE ROW. BRIDGING FOR SPANS OVER 14 FEET, PROVIDE TWO ROWS.
19. BUILT UP BEAMS SHALL BE SPIKED WITH (2) - 16d NAILS AT 16" ON CENTER.
20. PLYWOOD SHALL BE APA GRADE STAMPED AND SHALL NOT EXCEED THE SPANS INTENDED FOR USE ON THE GRADE STAMP. ALL PLYWOOD SHALL BE MADE WITH EXTERIOR GLUE AND SHALL HAVE THE FOLLOWING THICKNESS: ROOFS 3/4" FLOORS 3/4" WALLS 1/2"

Stretch Energy Code — Climate Zone 4 —Table 402.1.2

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

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	10	40	50
Roof	15	30	45

Certification

I, Elizabeth van der Zandt, Architect, certify that these plans and specifications, to the best of my knowledge, comply with the New York State Energy Conservation Code.

Elizabeth van der Zandt, R.A.

WALL TYPES

— EXISTING TO REMAIN
--- ON DEMO PLAN, REMOVE EXISTING, OTHERWISE DENOTES OVERHEAD
■■■■ SHORING WALL
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--- USE 2X6 FRAMING FOR ALL POCKET DOOR WALLS
--- USE CEMENTICIOUS BD. ON BATH SIDE

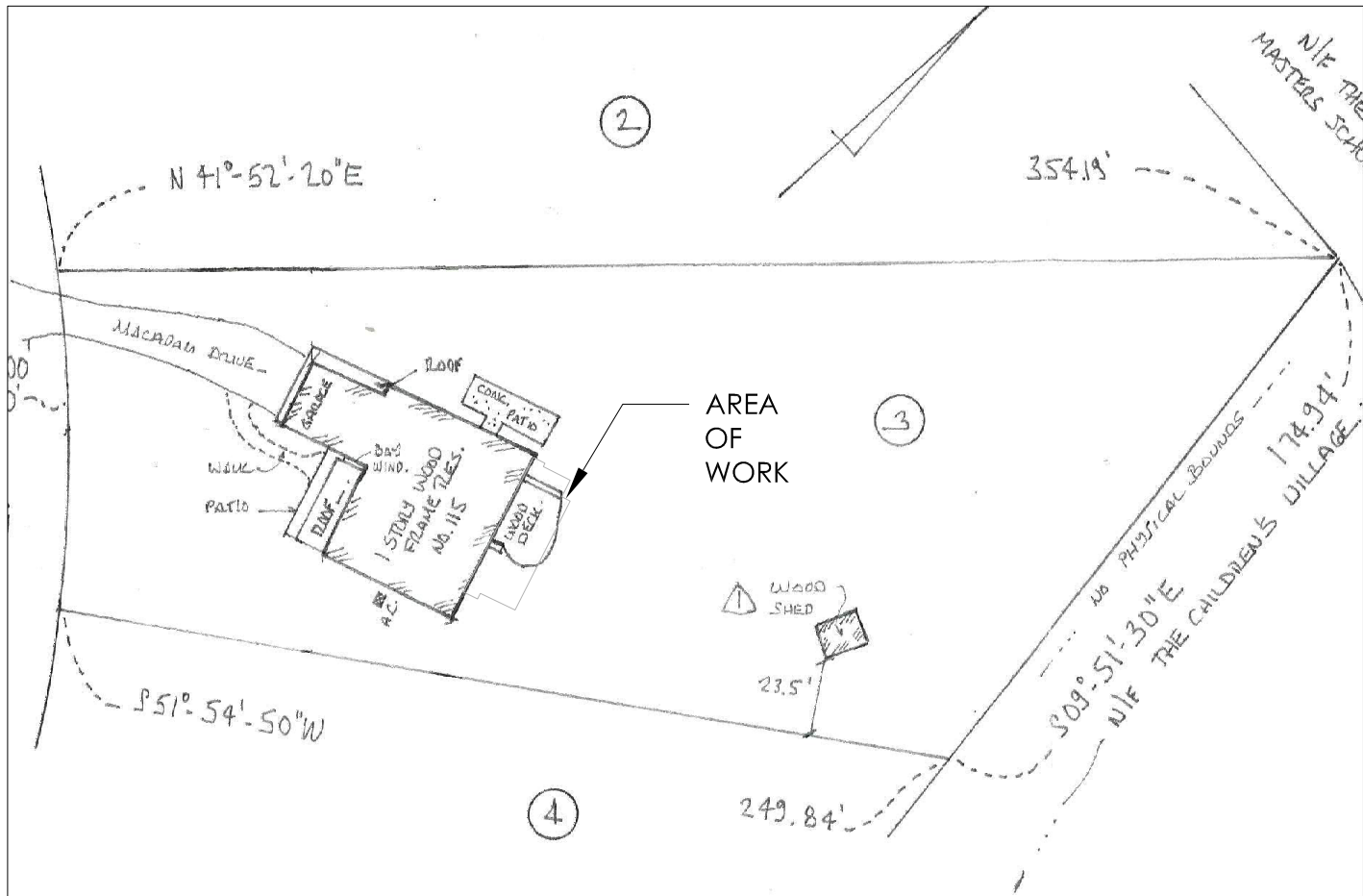
REVISION CLOUD

DRAWING LIST:

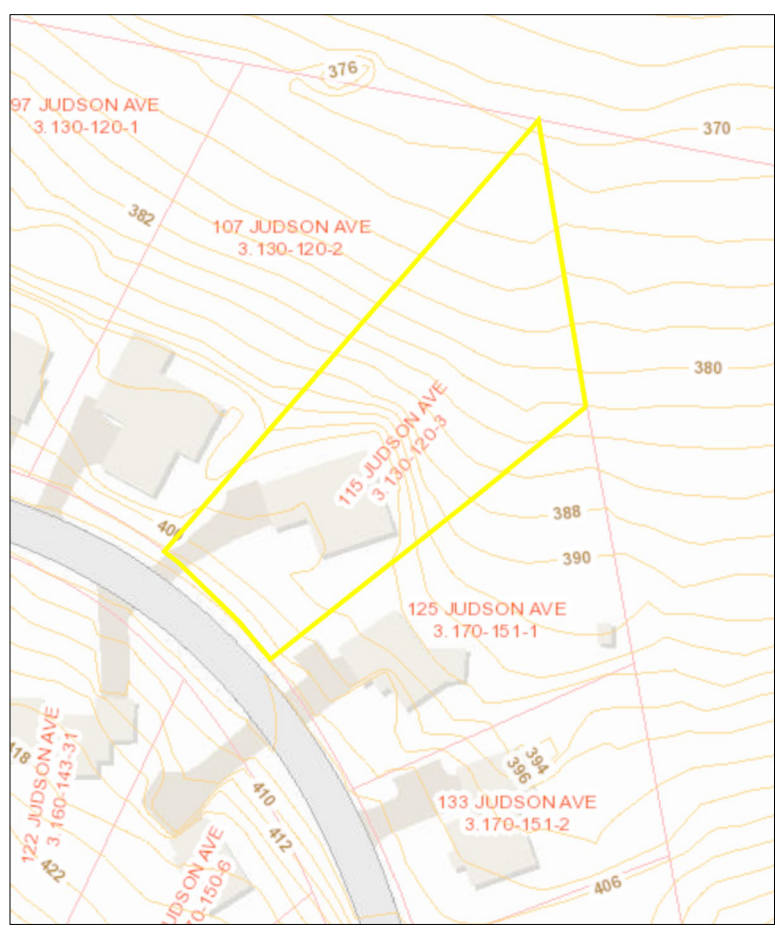
- A0.0 COVER SHEET, SITE PLANS, DEMO. PLAN
A1.0 CONSTRUCTION PLANS
A2.0 EXISTING & PROPOSED EXTERIOR ELEVATIONS, PHOTOS

ABBREVIATIONS

ACT	ACUSTICAL CEILING TILE	CLG	CEILING	ELEV	ELEVATOR	HGT	HEIGHT	O.C	ON CENTER	SIM	SIMILAR
AFT	ABOVE FINISHED FLOOR	CLO	CLOSET	ENCL	ENCLOSURE	HM	HOLLOW METAL	OPNG	OPENING	SPEC	SPECIFICATIONS
APPL	APPLIANCE	CLOS	CLOSET	EXCL	EXISTING	HW	HOT WATER	OPR	OPPOSITE	STL	STAINLESS STEEL
BB	BASE BOARD	C.O.	CLEAN OUT	EX'G	EXISTING	ICE	ICEMAKER	P-LAM	PLASTIC LAMINATE	S.S.	STAINLESS STEEL
BD	BOARD	COL	COLUMN	FG	FOUNDATION	INFO	INFORMATION	PLYWD	PLYWOOD	TYP	TYPICAL
BET	BETWEEN	CONC	CONCRETE	FG	FIBERGLASS	MAX	MAXIMUM	P-T	PRESSURE TREATED	UNL	UNLESS OTHERWISE NOTED
BUDG	BUILDING	C.T.	CERAMIC TILE	FL, FLR	FLOOR	MEATH	MASTER BATHROOM	PTD	PAINTED	VCT	VINYL COMPOSITION TILE
BULK	BLOCKING	CW	COLD WATER	FTG	FOOTING	MER	MASTER BEDROOM	RCP	REFLECTED CEILING PLAN	V.I.F	VERIFY IN FIELD
BM	BEAM	D.S	DOUGLAS	GALV	GALVANIZED	MIN	MINIMUM	REF	REQUIRED	NO	NO
B.O.	BY OTHERS	DWGS	DRAWINGS	CC	GENERAL CONTRACTOR	MTL	MOUNTED	RM	ROOM	WIN	WINDOW
BR	BRICK	DWR	DRAWER	GL	GLASS	MW	MICROWAVE	SECT	SECTION		
CABT	CABINET										



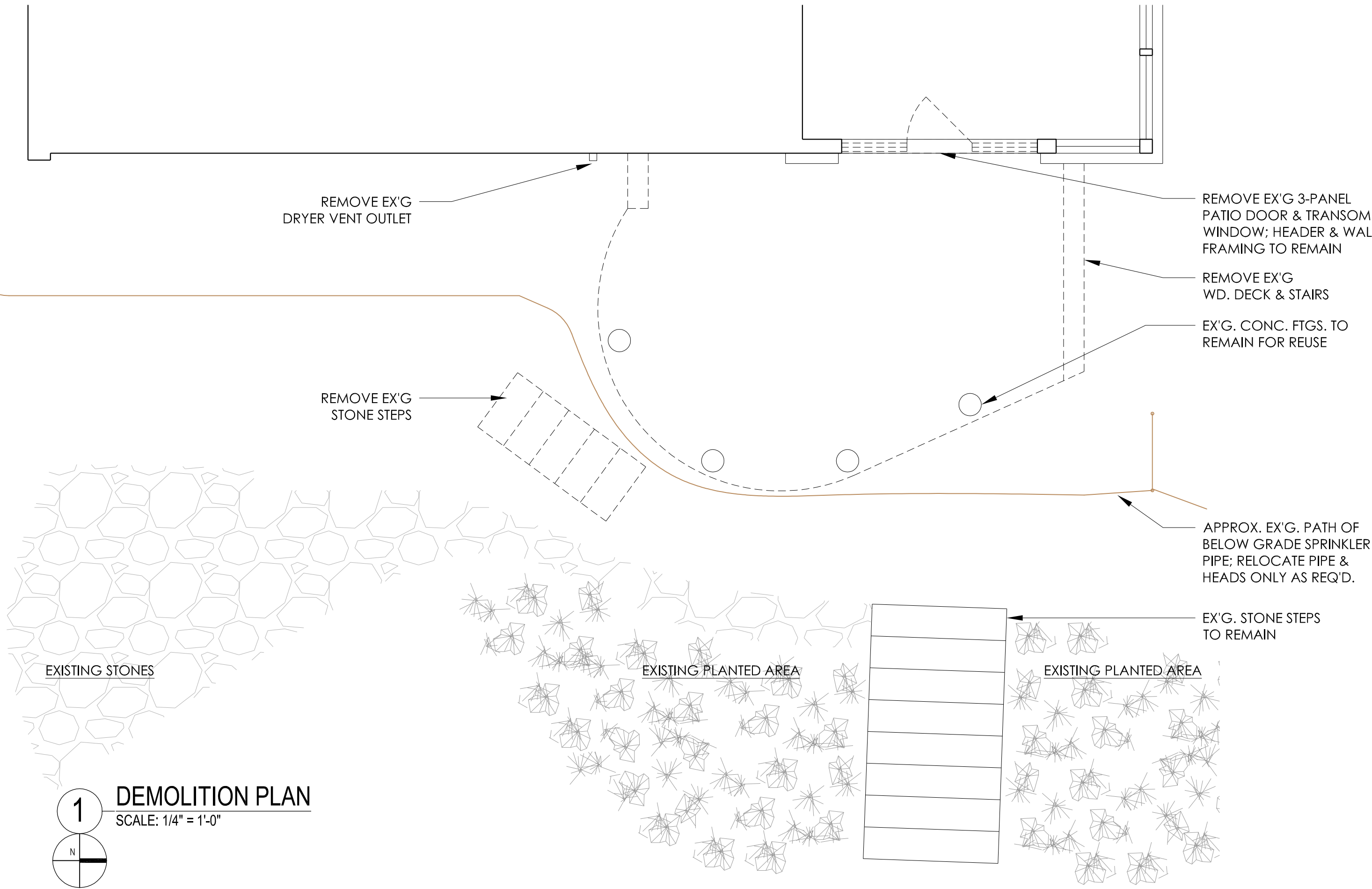
EXISTING SITE PLAN
SCALE: N.T.S.



AERIAL SITE LOCATION MAP
SCALE: N.T.S.

ZONING CALCULATIONS

LOCATION	115 JUDSON AVE		
ZONING DISTRICT	OF-3		
SBL #	3.130-120-3		
REQUIRED	EXISTING	PROPOSED	
USE	ONE FAMILY	ONE FAMILY	NO CHANGE
LOT SIZE	15,000 SF MIN.	36,590 SF	NO CHANGE
LOT WIDTH	100'	APPROX. 115' (VARIES)	NO CHANGE
LOT DEPTH	125'	APPROX. 300' (VARIES)	NO CHANGE
BUILDING COVERAGE	18%	7.9%	8.9%
IMPERVIOUS COVERAGE	40%	11.6%	NO CHANGE
FRONT YARD	40'	57.8'	NO CHANGE
REAR YARD	40'	135'	NO CHANGE
SIDE YARD ONE	15'	135'	NO CHANGE
SIDE YARDS TOTAL	40'	39.7'	NO CHANGE
BUILDING HEIGHT	30'	<30'	NO CHANGE



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

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AHRB SUBMISSION 3.17.2022

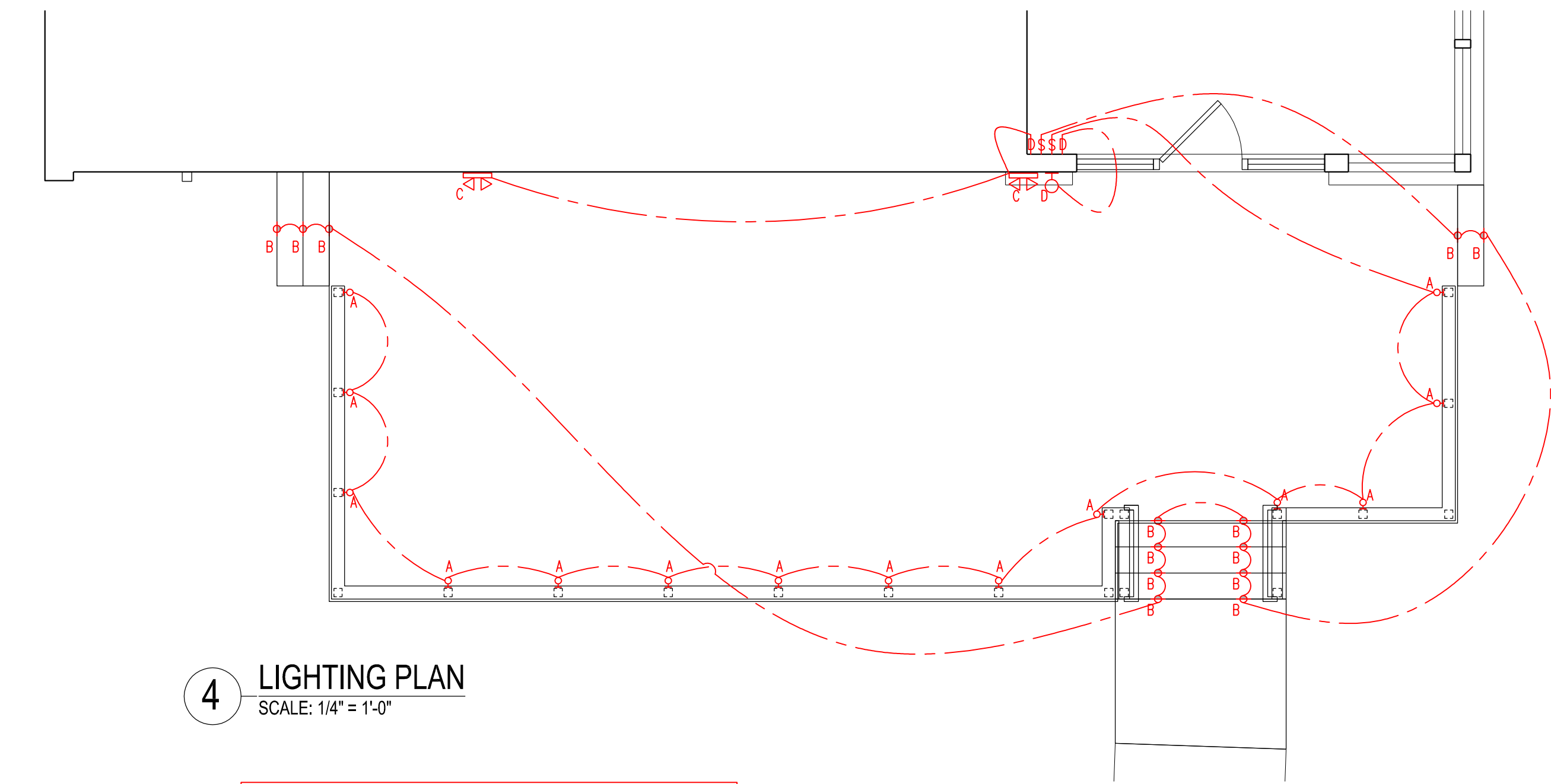
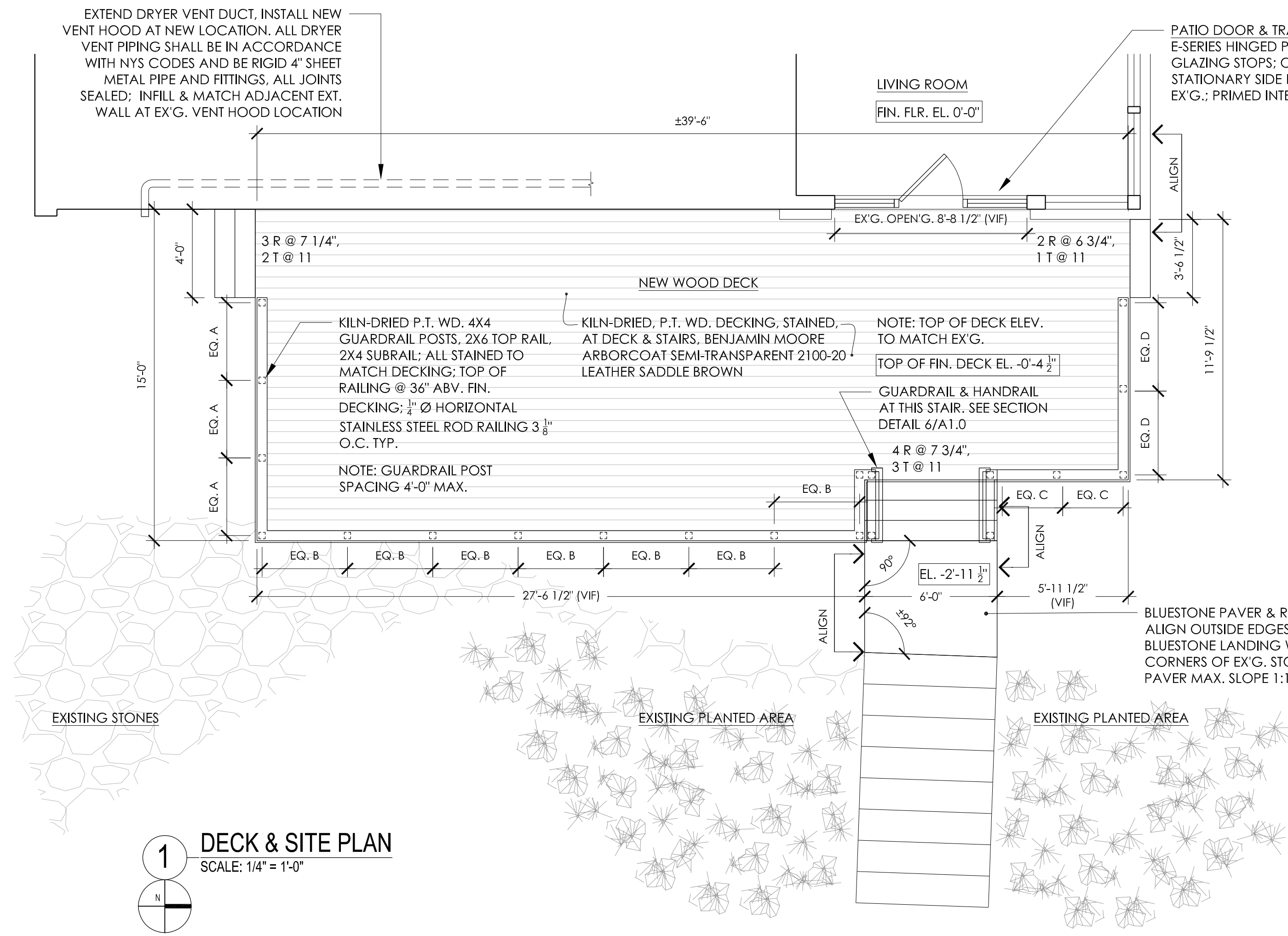
BUILDING PERMIT
FILING SET 2.7.2022

LONG RESIDENCE
DECK REPLACEMENT
115 JUDSON AVENUE
DOBBS FERRY, N.Y. 10522
SBL: 3.130-120-3

GENERAL NOTES
LEGENDS, ABBREVIATIONS
SITE PLANS, DEMOLITION PLAN
EXISTING & PROPOSED EAST ELEVATION

DWG. #

A0.0



LIGHTING SCHEDULE	
SCONCE ON POSTS; TREX LED WEDGE RAIL LIGHT; BRONZE FINISH; 12V DC TRANSFORMER	
RECESSED STEP LIGHT; TREX LED RISER LIGHT; BRONZE FINISH; 12V DC TRANSFORMER	
WALL-MOUNTED FLOOD LIGHT; WAC LIGHTING ENDURANCE, 3000 K MAX., BRONZE FINISH; FURNISH & INSTALL ELV DIMMER	
WALL SCONCE; ACCESS LIGHTING NEVIS LED OUTDOOR WALL SCONCE, BRONZE FINISH; FURNISH & INSTALL ELV DIMMER	
NOTE: SWITCHES & PLATES TO MATCH TYPICAL EXISTING.	
ALL NEW EXTERIOR LIGHTING WILL COMPLY WITH DOBBS FERRY VILLAGE CODE SECTION 300-41	

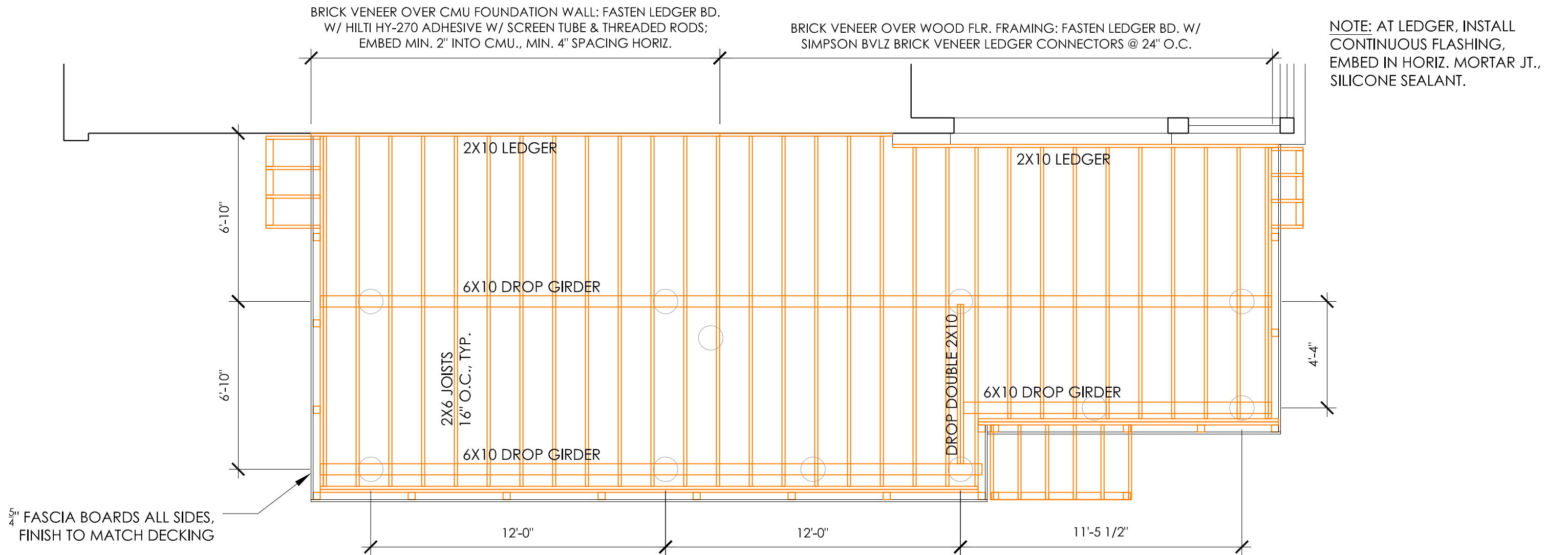
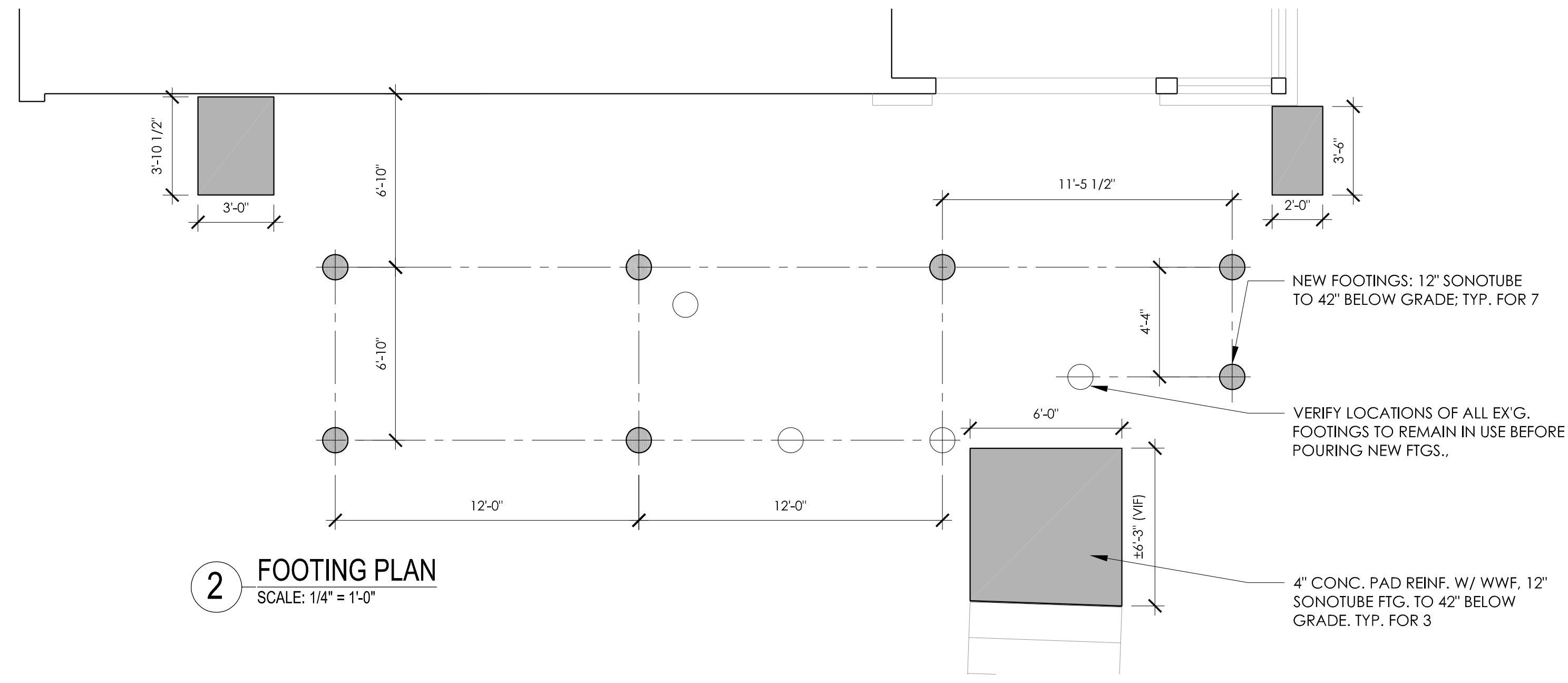


Leather Saddle Brown
2100-20

WOOD STAIN COLOR

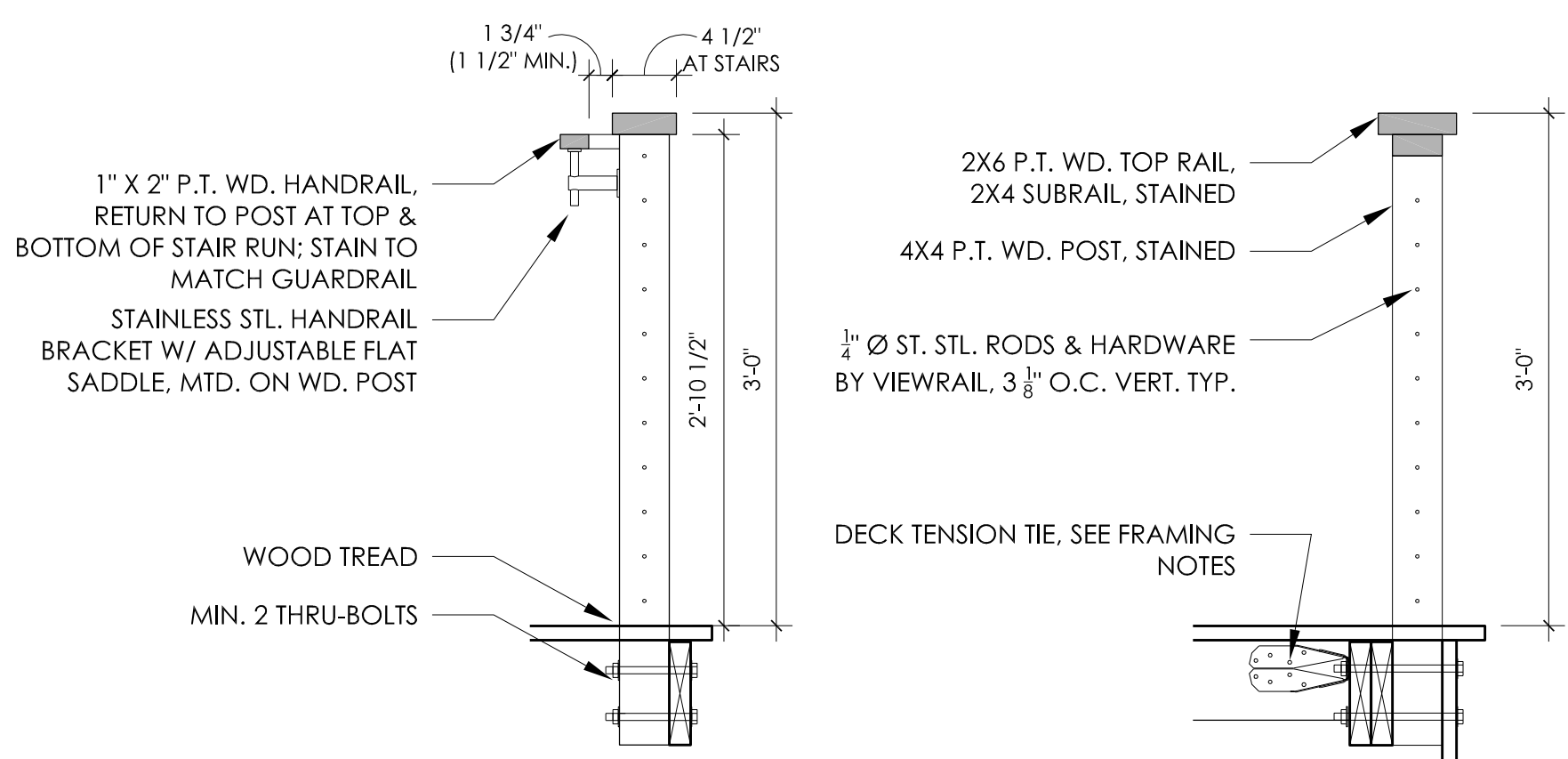


RAILING INFILL: STAINLESS STEEL ROD



FRAMING NOTES:

- ALL DECK FRAMING TO BE P.T. WOOD
- 6x10 GIRDERS ATTACH DIRECTLY TO FOOTINGS WITH SIMPSON ABU66Z POST BASES, ANCHORED TO FTGS. W/HILTI ANCHORS.
- TYP. JOISTS ARE 2X6, WITH LUS26 JOIST HANGER @ EACH END; CONCEALED-FLANGE JOIST HANGERS ON OUTERMOST JOISTS.
- ALL 4X4 GUARDRAIL POSTS TO BE CONNECTED TO DECK JOISTS WITH SIMPSON STRONGTIE DECK TENSION TIES, DT12Z.
- STAIRS: 2X STRINGERS, MAX. 16" O.C.; 2X4 BASE PLATE LAG-BOLTED TO CONC. PAD.



6 GUARDRAIL DETAIL
SCALE: 1" = 1'-0"

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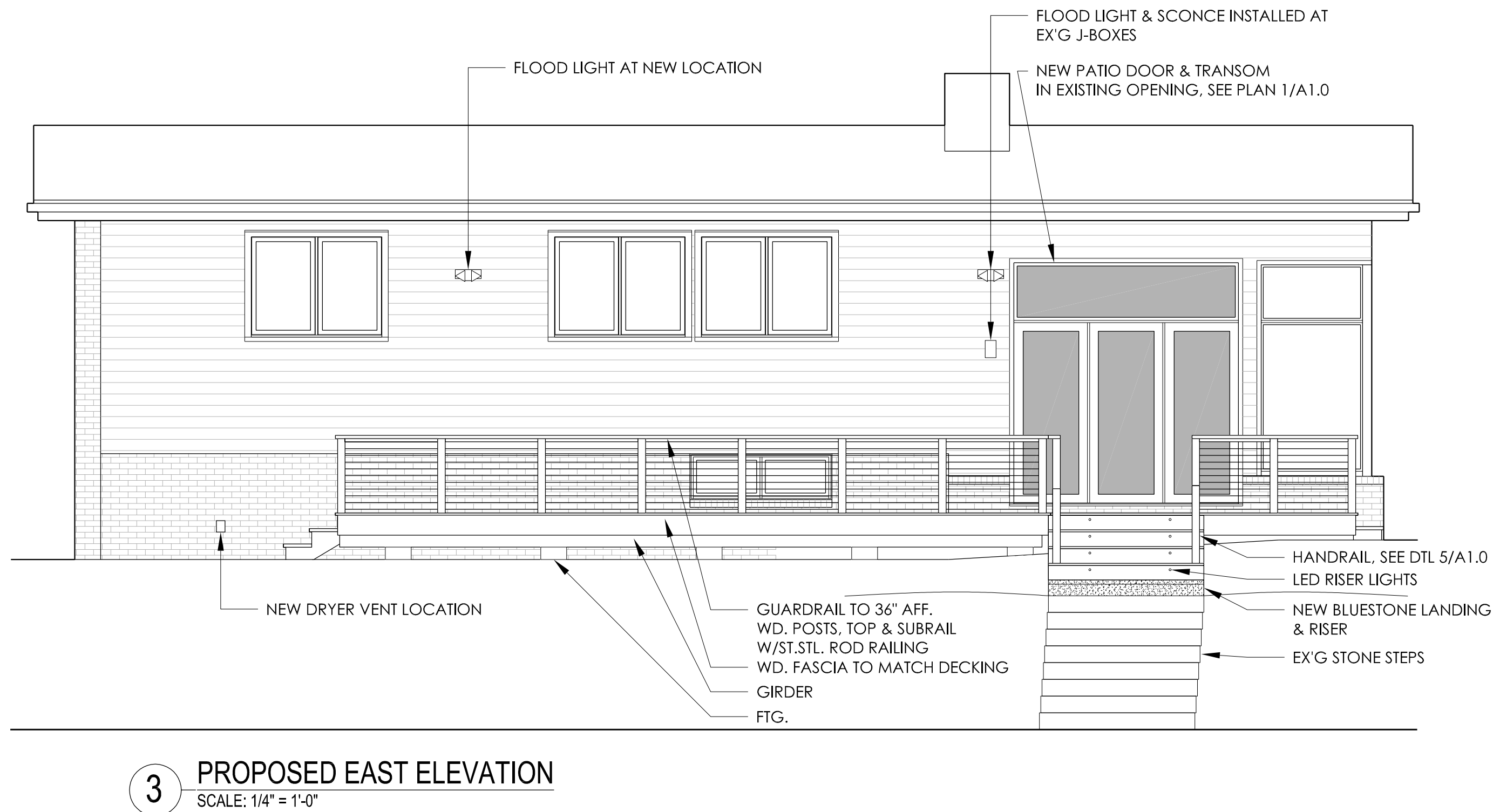
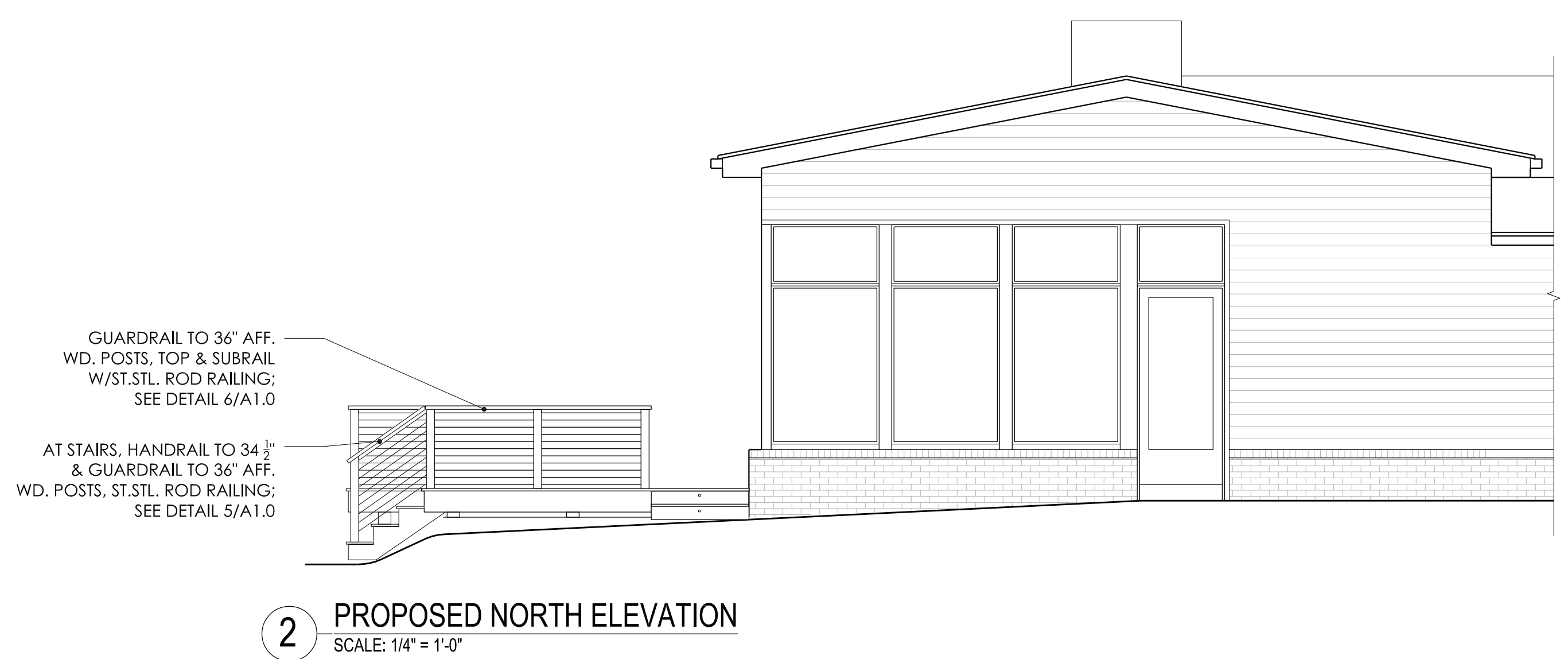
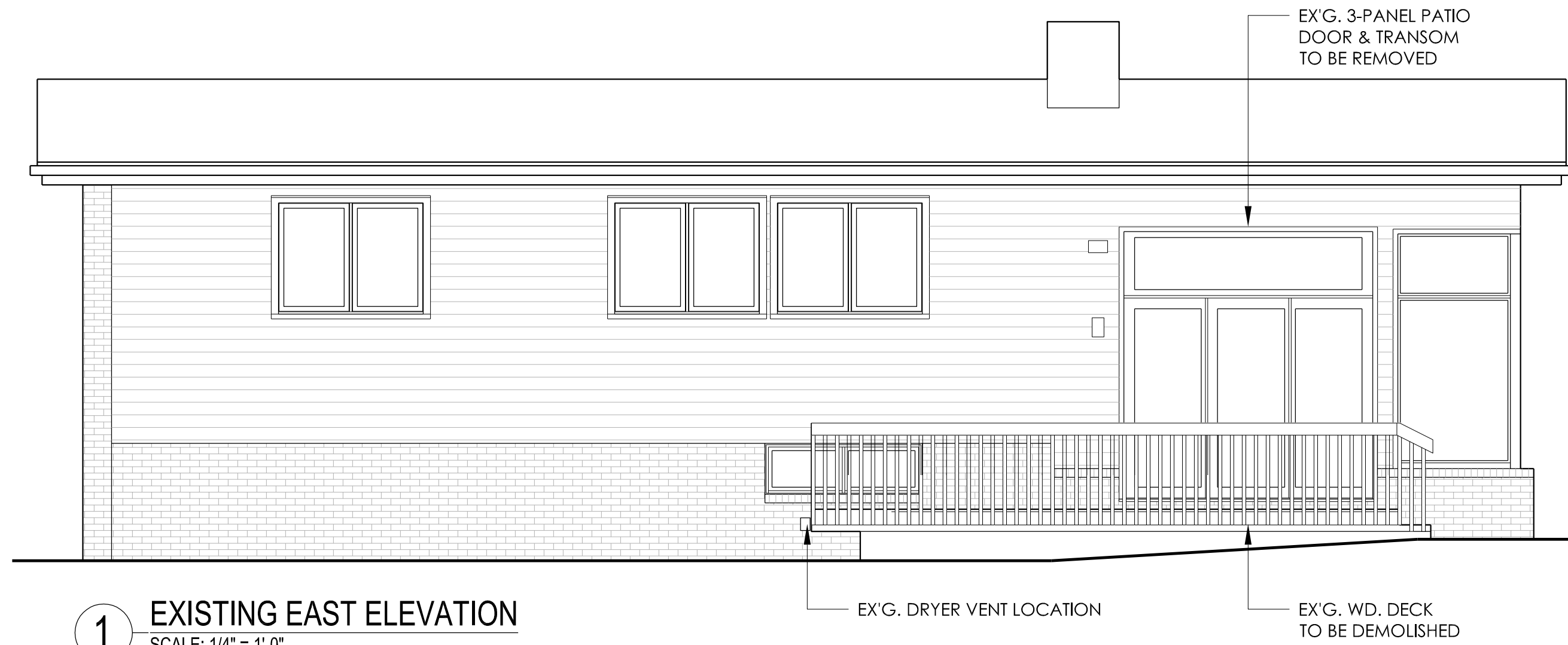
BUILDING PERMIT SET 2.7.2022

LONG RESIDENCE
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SBL: 3.130-120-3

DECK PLAN, FOOTING PLAN,
FRAMING PLAN, LIGHTING PLAN

DWG. #

A1.0



EAST SIDE OF HOUSE & DECK



NORTHEAST CORNER



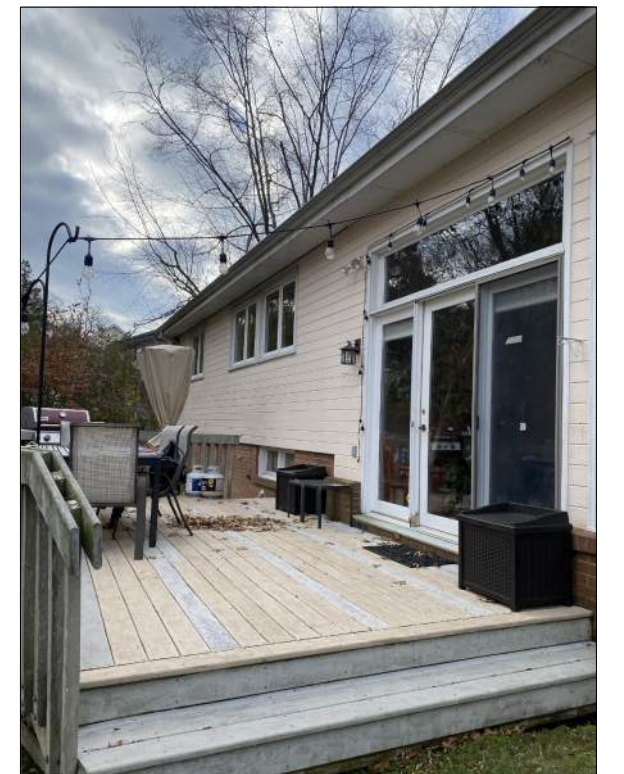
VIEW OF NORTHEAST CORNER OF HOUSE & NEIGHBORING PROPERTY TO THE NORTH



EAST SIDE OF HOUSE & NEIGHBORING PROPERTY TO THE SOUTH



SOUTHEAST CORNER OF HOUSE



EXISTING DECK