

GENERAL NOTES

01. PROJECT SCOPE: PERFORM ALL WORK REQUIRED BY THE CONTRACT DOCUMENTS FOR THE ALTERATION AND RENOVATION OF THE DESIGNATED PREMISES, INCLUDING ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, SCAFFOLDING AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER AND COMPLETE EXECUTION OF THE WORK. THESE GENERAL CONDITIONS SHALL APPLY TO ALL WORK AND ALL DRAWINGS IN THIS SET AND SHALL EXTEND TO ANY CHANGES, EXTRAS OR ADDITIONS AS AGREED TO DURING THE COURSE OF THE WORK.
02. PRE-BID SITE VISIT: DUE TO THE INACCESSIBILITY OF PARTS OF THE PREMISES OR STRUCTURE, DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS ARE PRESUMED TO BE REASONABLY CORRECT. VERIFY ALL EXISTING CONDITIONS IN THE FIELD COVERING OR AFFECTING THE WORK PRIOR TO SUBMITTING A BID.
03. EXCLUSIONS: BIDDERS SHALL MAKE KNOWN TO ARCHITECT ANY LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS TO THE PROJECT DURING THE PRIONG PHASE OF THE PROJECT. UNLESS NOTED THEY WILL BE PRESUMED INCLUDED BY ARCHITECT.
04. COMPLIMENTARY DOCUMENTS: THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND CONSTRUCTION NOTES ARE COMPLIMENTARY AND WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY ALL.
05. INCONSISTENCIES: WHERE DIFFERENCES BETWEEN THE DRAWINGS, NOTES AND SPECIFICATION OCCUR, THE DECISION OF THE ARCHITECT SHALL GOVERN AS TO WHICH TAKES PRECEDENCE. THE ARCHITECT SHALL PROMPTLY RESOLVE ANY SUCH DISCREPANCIES BROUGHT TO HIS ATTENTION BY THE CONTRACTOR.
06. MISSING INFORMATION: STUDY THE DRAWINGS, NOTES, SPECIFICATIONS AND OTHER INSTRUCTIONS. NOTIFY THE ARCHITECT OF INCONSISTENCIES OR MISSING INFORMATION REQUIRED FOR FABRICATION OR INSTALLATION OF THE WORK.
07. DOUBTFUL CONDITIONS/ FIELD CONDITIONS: VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AFFECTING THE WORK AT THE SITE. NOTIFY THE ARCHITECT OF ANY CONDITIONS OR MATERIALS THAT ARE FOUND CONTRARY TO THOSE INDICATED ON THE DRAWINGS, OR OF ANY DOUBTFUL CONDITIONS THAT MIGHT AFFECT THE QUALITY OF OR INTERFERE WITH THE PROPER COMPLETION OF THE PROJECT PRIOR TO COMMENCING WORK. COMMENCEMENT OF WORK INDICATES ACCEPTANCE OF EXISTING CONDITIONS.
08. CONTACT LIST: GENERAL CONTRACTOR SHALL SUPPLY, PRIOR TO COMMENCING WORK, A LIST OF ALL SUBCONTRACTORS TO ARCHITECT. THE NAME OF THE PRINIPAL CONTACT, THE ADDRESS, AND PHONE NUMBER OF EACH SUBCONTRACTOR SHALL BE INCLUDED IN THIS LIST.
09. DISTRIBUTION OF DRAWINGS: GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION.
10. PERMITS AND APPROVALS: OBTAIN ALL REQUIRED PERMITS AND PAY FEES FOR PERMITS, LICENSES, INSPECTIONS, FILINGS AND APPROVALS REQUIRED BY LOCAL LAWS, ORDINANCES AND REGULATIONS FOR COMPLETION OF THE PROJECT.
11. INSPECTIONS: SCHEDULE REQUIRED INSPECTIONS IN A TIMELY FASHION SO AS NOT TO INTERRUPT PROGRESS OF THE WORK.
12. NOTIFICATIONS: NOTIFY ADJACENT PROPERTY OWNERS AND THE BUILDING MANAGEMENT IN ACCORDANCE WITH THE PROVISIONS OF LAW AND AS REQUIRED BY THE BUILDING ALTERATION AGREEMENT.
13. WORK PERMIT: A VALID WORK PERMIT SHALL BE PROMINENTLY DISPLAYED AT THE JOB SITE FOR THE ENTIRE DURATION OF THE WORK.
14. INSURANCE: PROVIDE PROOF OF WORKER'S COMPENSATION INSURANCE AND DISABILITY INSURANCE COVERAGE AS REQUIRED BY NEW YORK STATE LAW, PRIOR TO THE COMMENCEMENT OF WORK. PROOF OF LIABILITY, PROPERTY DAMAGE AND OTHER INSURANCE SHALL BE PROVIDED IN THE AMOUNTS STATED IN THE CONTRACT BETWEEN THE OWNER AND CONTRACTOR. ALL CONTRACTORS INVOLVED IN THIS WORK SHALL CARRY PROPERTY DAMAGE AND PUBLIC LIABILITY INSURANCE AS REQUIRED BY GOVERNMENTAL AGENCIES HAVING JURISDICTION AND COMPLY WITH STATUTORY REQUIREMENTS FOR DISABILITY AND WORKMENS COMPENSATION. THEY WILL COMPLY WITH ALL RULES AND REGULATIONS DICTATED BY THE LANDLORD, THE TENANT, THE ARCHITECT AND OTHER GROUP(S) TO BE NAMED FROM LIABILITY DUE TO CONTRACTORS NEGLIGENCE.
15. COMPLIANCE WITH CODES: WORK IS TO BE PERFORMED IN ACCORDANCE WITH RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY, AND SANITARY LAWS, CODES, STATUTES, AND ORDINANCES. WHERE REQUIREMENTS OF THESE CODES ARE CONTRADICTORY OR MUTUALLY EXCLUSIVE, THE MORE STRINGENT RULE SHALL APPLY. ANY DISCREPANCIES, VARIATIONS, OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE REPORTED PROMPTLY TO ARCHITECT.
16. MEANS AND METHODS: THE CONTRACTOR SHALL SUPERVISE THE WORK USING HIS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND SHALL HAVE CONTROL OVER, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
17. SAFETY: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK. GIVE NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE SAFETY OF PERSONS AND PROPERTY, AND THEIR PROTECTION FROM DAMAGE, INJURY AND LOSS. INSURE THAT THE JOB SITE IS MAINTAINED AT ALL TIMES IN SUCH A WAY AS TO PREVENT INJURY OR DAMAGE TO ALL PERSONS WORKING ON OR VISITING THE PREMISES, AND TO PERSONAL PROPERTY.
18. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT ALL PARTIES FROM POTENTIAL HAZARDS PRODUCED BY THE REMOVAL OF OR DAMAGE TO LEAD-BASED PAINTS AND COATINGS, OR OTHER MATERIALS REPRESENTING SIMILAR HAZARDS, EXISTING ON OR ABOUT THE PROPERTY, IN ACCORDANCE WITH LOCAL LAWS AND REGULATIONS.
19. SCHEDULE: PROVIDE A CONSTRUCTION SCHEDULE TO THE ARCHITECT AND OWNER WITHIN ONE (1) WEEK OF BEING AWARDED CONTRACT. THE SCHEDULE SHALL INDICATE THE CHRONOLOGICAL PHASES OF THE CONTRACTOR'S WORK THROUGH THE COMPLETION OF THE PROJECT. THE SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIME, LENGTH OF TIME FOR EACH PHASE AND START AND COMPLETION DATES FOR EACH TRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE APPROVED SCHEDULE.
20. SEQUENCE AND COORDINATION: COORDINATE THE WORK OF ALL TRADES AND SUBCONTRACTORS FOR ALL PORTIONS OF THE WORK, AND COOPERATE IN THE SEQUENCING OF INSTALLATION REQUIRED FOR ITEMS THAT WILL BE FURNISHED BY THE OWNER.
21. APPROVED MATERIALS: THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED, THE ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON INFORMATION SUBMITTED BY THE CONTRACTOR. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED.
22. LICENSED TRADESPEOPLE: PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY CONTRACTORS LICENSED IN THEIR TRADE, WHO SHALL ARRANGE FOR AND OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND SIGN-OFFS.

23. CURRENT DRAWINGS: MAINTAIN A COMPLETE AND CURRENT SET OF CONTRACT DOCUMENTS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR THE USE OF ALL TRADES. A REPRESENTATIVE OF THE GENERAL CONTRACTOR AUTHORIZED TO DISCUSS THE WORK AND RECEIVE INSTRUCTIONS FROM THE ARCHITECT SHALL BE AT THE JOB SITE AT ALL TIMES THAT WORK IS IN PROGRESS.
24. LAYOUT OF WORK: LAY OUT THE WORK FROM THE DIMENSIONS AND ALIGNMENTS SHOWN ON THE DRAWINGS AND BE RESPONSIBLE FOR ALL MEASUREMENTS IN CONNECTION THEREWITH. THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS, LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN ADVANCE, OF ANY DISCREPANCIES OR QUESTIONS. NO EXTRA CHARGE OF COMPENSATION WILL BE ALLOWED ON ACCOUNT OF ANY DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS WHICH MAY BE FOUND AS INDICATED ON THE DRAWINGS. THE GENERAL CONTRACTOR SHALL ASSUME FULL AND UNDIVIDED RESPONSIBILITY FOR THE ACURACY, FIT & STABILITY OF ALL PARTS OF THE WORK.
25. SHOP DRAWINGS & SAMPLES: THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT SAMPLES, AND MANUFACTURER'S TECHNICAL INFORMATION FOR THE ARCHITECT'S REVIEW, PRIOR TO THE COMMENCEMENT OF FABRICATION. SUBMISSIONS SHALL BE IN THE FORM REQUIRED BY THE SPECIFICATIONS OR AS REQUESTED BY THE ARCHITECT.
- A) PROVIDE ACCURATELY PREPARED, LARGE SCALE AND DETAILED SHOP DRAWINGS PREPARED SPECIFICALLY FOR THIS PROJECT ON REPRODUCIBLE SHEETS. SHOW ADJACENT CONDITIONS AND RELATED WORK. SHOW ACCURATE FIELD AND CLEARLY NOTE FIELD CONDITIONS. IDENTIFY MATERIALS AND PRODUCTS IN THE WORK SHOWN. NOTE SPECIAL COORDINATION REQUIRED. HIGHLIGHT OR INDICATE DEVIATIONS FROM THE CONTRACT DOCUMENTS. REPRODUCTION OF CONTRACT DOCUMENTS OR STANDARD INFORMATION AS THE BASIS OF SHOP DRAWINGS WILL NOT BE ACCEPTED.
- B) PROVIDE SAMPLES IDENTICAL WITH FINAL MATERIALS AND PRODUCTS TO BE INSTALLED IN THE WORK. WHERE INDICATED, PREPARE SAMPLES TO MATCH THE ARCHITECTAN'S SAMPLES. LABEL EACH SAMPLE WITH DESCRIPTION, SOURCE, VARIETAL NAME OR MANUFACTURER'S NAME AND MODEL NUMBER. ARCHITECT WILL REVIEW SAMPLES FOR CONFIRMATION OF VISUAL DESIGN INTENT, COLOR, PATTERN, TEXTURE AND TYPE ONLY.
26. APPROVALS: THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS IS FOR CONFORMANCE WITH THE DESIGN CONCEPT ONLY. APPROVAL OF A SPECIFIC ITEM DOES NOT INDICATE APPROVAL OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITIES, DIMENSIONS, COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS, AND COORDINATION OF THE WITH OTHER TRADES. THE CONTRACTOR IS NOT RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS, NOR BY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS BY THE ARCHITECT'S REVIEW OF THESE DRAWINGS.
27. QUALITY ASSURANCES:
- A) ALL WORK SHALL BE PERFORMED AND SUPERVISED BY WORKMEN THOROUGHLY FAMILIAR WITH THE MATERIALS AND METHODS SPECIFIED.
- B) WORK SHALL BE INSTALLED PLUMB AND LEVEL. SHOULD EXISTING ADJACENT WORK NOT BE PLUMB AND LEVEL, NEW WORK SHALL BE INSTALLED AS NECESSARY TO MEET THE EXISTING WORK WITHOUT APPEARING TO EMPHASIZE THE VARIANCE. THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT TO DETERMINE HOW BEST TO DEEMPHASIZE THE VARIANCE PRIOR TO COMMENCING THE WORK.
28. CHANGE ORDERS: CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONALWORK OR CHANGES FOR WHICH THEY EXPECT ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.
29. PROTECTION DURING CONSTRUCTION: PROVIDE AND MAINTAIN COVERINGS AND PROTECTION TO PREVENT DAMAGE, DISCOLORATION OR SOILING OF EXISTING AND NEW CONSTRUCTION, FINISHES, FURNISHINGS, FABRICS AND THE OWNERS POSSESSIONS. MAINTAIN PROTECTION UNTIL OWNER'S FINAL ACCEPTANCE. UPON OWNER'S ACCEPTANCE, REMOVE PROTECTION AND CLEAN ALL EXPOSED SURFACES IN THE ENTIRE SPACE. ANY DAMAGES DUE TO THIS WORK OR ACCIDENTS SHALL BE REPAIRED, REPLACED OR PATCHED AT THE DISCRETION OF THE ARCHITECT. CONTRACTOR SHALL BEAR FINANCIAL RESPONSIBILITY FOR SUCH DAMAGE AND ANY WORK UNDERTAKEN TO CORRECT IT.
30. TEMPORARY UTILITIES: THE OWNER SHALL PROVIDE TEMPORARY ELECTRIC POWER AND WATER FOR REASONABLE USE BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF TEMPORARY UTILITIES FROM THE POINT OF ORIGIN PROVIDED BY THE OWNER.
31. DELIVERIES: EACH CONTRACTOR SHALL MAKE ALL REQUIRED ARRANGEMENTS FOR DELIVERY AND TRANSFER OF EQUIPMENT AND MATERIALS TO THE JOB SITE.
32. CUTTING AND PATCHING: PERFORM ALL CUTTING AND PATCHING REQUIRED BY THE INSTALLATION OF NEW STRUCTURAL STEEL FRAMING, STEEL OR MASONRY LINTELS, STRUCTURAL DECKING OR SLABS, STAIRS, PLUMBING, PLUMBING FIXTURES AND CONNECTIONS, WIRING, ELECTRICAL AND TELEPHONE OUTLETS, SWITCHES, HEATING AND VENTILATION ELEMENTS AND DEVICES TO PROVIDE A FINISHED PROJECT.
- A) MATERIALS USED IN CUTTING AND PATCHING SHALL BE IDENTICAL TO ORIGINAL MATERIALS, UNLESS OTHERWISE NOTED. IF IDENTICAL MATERIALS ARE NOT AVAILABLE, PROVIDE FINISHED WORK THAT WILL RESULT IN EQUAL OR BETTER THAN EXISTING PERFORMANCE CHARACTERISTICS.
- B) USE CUTTING METHODS LEAST LIKELY TO DAMAGE ELEMENTS RETAINED OR ADJOINING WORK. USE TOOLS TO ENSURE NEAT, ACCURATELY FORMED HOLES AND EDGES AT ADJACENT WORK.
- C) LOCATE UTILITIES BEFORE CUTTING. CAP VALVE, SEAL AND PLUG ABANDONED UTILITES TO PREVENT ENTRY OF MOISTURE OR OTHER FOREIGN MATTER.
- D) PATCHING SHALL BE PERFORMED SO AS TO PROVIDE SOLID, TRUE AND ALIGNED SUBSTRATA FOR THE INSTALLATION OF FINISH MATERIALS.
- E) PATCHING SHALL SEAMLESSLY JOIN THE IMMEDIATE EXISTING ADJACENT CONSTRUCTION IN MATERIAL, FINISH AND COLOR, UNLESS OTHERWISE NOTED. JOINTS SHALL BE DURABLE AND INVISIBLE. CREATE TRUE, EVEN PLANES WITH UNIFORM CONTINUOUS APPEARANCE. MATERIALS USED SHALL BE IDENTICAL TO MATERIALS CUT AND PATCHED.
- F) REPAINT ENTIRE ASSEMBLIES, NOT JUST PATCHED AREAS.



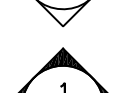

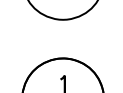

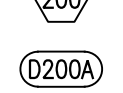
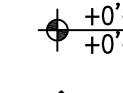
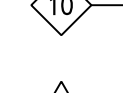
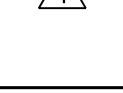
33. REMOVALS: MAINTAIN A CLEAN AND NEAT WORK SITE AT ALL TIMES. CLEAN UP AND REMOVE FROM THE PREMISES ALL WASTE MATERIALS, RUBBISH, WRAPPINGS, CONTAINERS AND SALVAGES AS GENERATED BY THE CONSTRUCTION, DEMOLITION, AND BY THE DELIVERY AND INSTALLATION OF WOODWORK, FURNITURE AND APPLIANCES, WHETHER PROVIDED UNDER THIS CONTRACT OR NOT.
34. FINAL CLEANUP: LEAVE ALL SPACES VACUUM CLEAN AND ORDERLY, READY FOR OWNER OCCUPANCY. ALL SURFACES, INCLUDING COUNTERS, CABINET SHELVES AND TOPS, MANTLES, MOLDINGS, DOOR AND WINDOW HEADS, PLUMBING AND LIGHTING FIXTURES, APPLIANCES, HEATING AND AIR-CONDITIONING EQUIPMENT (INCLUDING RADIATORS, FIN-TUBE AND CONVECTORS) AND FLOORS SHALL BE THOROUGHLY DUSTED WITH A FREQUENTLY RINSED DAMP CLOTH. AFTER DUSTING ALL SURFACES, FLOORS SHALL BE VACUUMED USING ATTACHMENTS APPROPRIATE FOR THE FINISH. WINDOWS SHALL BE SCRAPPED CLEAN WITH A RAZOR AND WASHED WITH VINEGAR AND NEWSPRINT.

35. PROJECT CLOSEOUT: UPON COMPLETION OF THE JOB, SUBMIT ALL CERTIFICATES OF INSPECTION AND A CERTIFICATE OF SUBSTANTIAL COMPLETION (AIA DOCUMENT G-704) TO THE ARCHITECT. UPON OWNER'S ACCEPTANCE, THE CONTRACTOR SHALL PERFORM A FINAL CLEANING.
36. WARRANTY & GUARANTEE:
- A) THE CONTRACTOR GUARANTEES THAT WORK COMPLETED UNDER THIS CONTRACT IS FREE FROM FAULTY MATERIALS AND WORKMANSHIP, INCLUDING IMPROPER INSTALLATION. THIS GUARANTEE SHALL COVER A MINIMUM PERIOD OF ONE (1) YEAR FOLLOWING THE DATE OF ACCEPTANCE OF THE WORK BY THE OWNER AND SHALL BIND THE CONTRACTOR TO REPAIR OR REPLACE, PROMPTLY AND EFFICIENTLY, ANY AND ALL WORK AND MATERIALS FOUND TO BE DEFECTIVE DURING THIS PERIOD, INCLUDING OTHER WORK NOT PERFORMED UNDER THIS CONTRACT, THAT IS DAMAGED BY SUCH DEFICIENCY.
- B) NEITHER THE FINAL CERTIFICATE NOR THE FINAL PAYMENT, NOR ANY OTHER PROVISION IN THE CONTRACT, SHALL RELIEVE THE CONTRACTOR OF RESPONSIBILITY DESCRIBED IN THIS SECTION.
- C) THIS WARRANTY IS IN ADDITION TO MANUFACTURER'S STANDARD WARRANTIES ON SPECIFIC PRODUCTS, MATERIALS AND ASSEMBLIES.
- D) IN THE EVENT THAT ADDITIONAL PROFESSIONAL SERVICES ARE REQUIRED TO VERIFY AND DIRECT REPAIRS OR REPLACEMENT OF WORK AS A DIRECT CONSEQUENCE OF THE FAILURE OF MATERIALS OR WORKMANSHIP GUARANTEED BY THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF FEES FOR SUCH PROFESSIONAL SERVICES, AND ANY OTHER FEES NECESSARY TO CORRECT THE WORK.

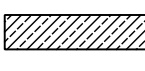
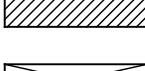

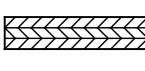


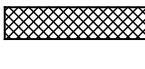
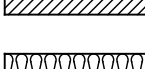
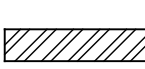
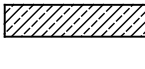
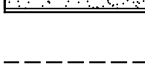
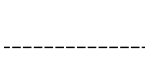




BUILDING CODE COMPLIANCE:

01. ALL CONSTRUCTION SHALL COMPLY WHIT THE 2020 RESIDENTIAL CODE OF NYS, 2020 PC OF NYS, 2022 MC OF NYS, 2020 FGC OF NYS, 2020BEC OF NYS, 2017 NEC AND CNR MUNICIPAL CODES.
02. FOR THE AREA OF THE NEW PROPOSED ADDITION SEE SITE PLAN.
03. DESIGN LOADING:
- A) DEAD LOAD: ROOFING 5.0 psf, PLYWOOD SHEETING 1.5 psf, JOISTS 3.5 psf, INSULATION 1.0 psf, CEILING 1.0 psf, ELECT. AND MISC. 3.0 psf. TOTAL=15.0 psf
- B) LIVE LOAD: ATTIC WITHOUT STORAGE 10.0 psf, FIRST FLOOR 40.0 psf, DECKS 40.0 psf, GROUND SNOW LOAD (Pg) 45.0 psf, WIND LOAD BASIC WIND SPEED 90 MPH, EXPOSURE B, SEISMIC DESIGN CATEGORY C.
04. WINTER DESIGN TEMPERATURE=13 DEGREES.
05. ICE SHIELD UNDERLAYMENT IS REQUIRED WITH MINIMUM 24 INCHES ALONG THE ROOF LINE MEASURED FROM THE INSIDE FACE OF THE EXTERIOR WALL.
07. FOR FASTENER METHOD FOR ALL STRUCTURAL MEMBERS SEE FASTENER SCHEDULE.
08. CONTRACTOR IS TO INSTALL SMOKE AND CARBON MONOXIDE DETECTORS IN THE VICINITY OF ALL BEDROOMS EXISTING AND PROPOSED ADDITION IN COMPLIANCE WITH THE CURRENT RESIDENTIAL CODE.

DRAWING SYMBOLS

-  BUILDING ELEVATION
-  INTERIOR ELEVATION
-  SECTION
-  COLUMN CENTER LINE
-  DETAIL
-  WINDOW DESIGNATION
-  DOOR DESIGNATION
-  ELEVATION / DATUM
-  WALL TYPES
-  REVISION NUMBER

DRAWING LEGEND

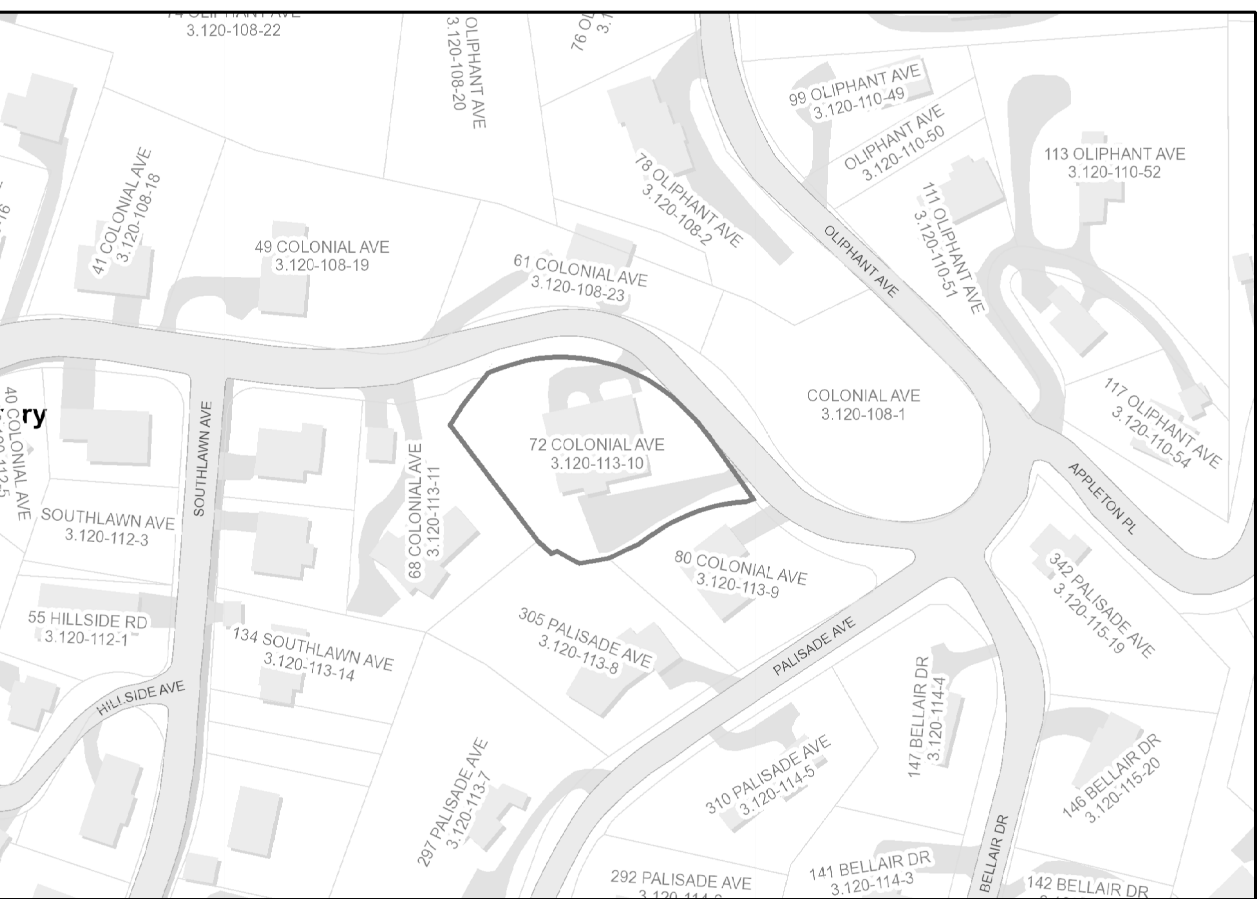
-  2 HOUR RATED GYPSUM WALL BOARD
-  EXISTING STRUCTURE
-  WOOD BLOCKING
-  PLYWOOD
-  PLYWOOD - DETAIL
-  WOOD - FINISH GRADE
-  MDF / PARTICLE BOARD
-  CONCRETE
-  CMU
-  BRICK
-  ACOUSTICAL INSULATION
-  STEEL
-  STONE
-  GYPSUM WALL BOARD
-  LINE ABOVE
-  LINE BELOW

DRAWING INDEX

- | | |
|------|---------------------------------------|
| A001 | GENERAL NOTES, LEGENDS |
| L100 | LANDSCAPE PLAN, STORMWATER MANAGEMENT |
| A100 | CONSTRUCTION PLANS |
| A200 | EXTERIOR ELEVATIONS, SITE SECTIONS |
| A500 | EXTERIOR DETAILS |
| A501 | EXTERIOR DETAILS |

ABBREVIATIONS

- | | | | |
|------------|-------------------------|-------------|----------------------------|
| A.F.F. | Above Finish Floor | MATL. | Material |
| A/C. | Air Conditioning | MECH. | Mechanical |
| ADJ. | Adjustable, Adjacent | MTL. | Metal |
| ALUM. | Aluminum | MIN. | Minimum |
| Z. | Angle | MAX. | Maximum |
| APPROX. | Approximate | MFR. | Manufacturer |
| ARCH. | Architect(ural) | N.A. | Not Applicable |
| @ | At | N.I.C. | Not In Contract |
| AUX. | Auxiliary | N.T.S. | Not To Scale |
| BET. | Between | N. | North |
| BLK. | Block(s) | No. or # | Number |
| BLKG. | Blocking | NOM. | Nominal |
| BD. | Board | O/ | On / Over |
| BOT. | Bottom | O.C. | On Center(s) |
| BLDG. | Building | OPNG. | Opening |
| B.M. | Benchmark | O.H. | Overhead |
| CAB. | Cabinet | O.D. | Outside Diameter |
| CLG. | Ceiling | OPP. HND. | Opposite Hand |
| CEM. | Cement | P.O.S. | Point of Sale |
| CL. | Center Line | PTN. | Portion |
| C.D. | Ceiling Diffuser | PNL. | Panel |
| C.R. | Ceiling Register | PTD. | Painted |
| CLOS., CL. | Closet | PL. | Properly Line |
| CLR. | Clear | P.O. | Panel Opening |
| C.W. | Cold Water | PLYWD. | Plywood |
| COL. | Column | PL. LAM. | Plastic Laminated |
| CONC. | Concrete | PREP. | Preparation |
| CONSTR. | Construction | P.S.I. | Pounds Per Square Inch |
| CMU. | Concrete Masonry Unit | P.S.F. | Pounds Per Square Foot |
| CONT. | Continuous | RD. | Round |
| CONTR. | Contractor | RAD. | Radius |
| C.J. | Control Joint | REC. | Recessed / Receptacle |
| CER. | Ceramic | REQ./REQ'D. | Required |
| D./DN. | Down | REF./REFL. | Reflected |
| DIA. | Diameter | REINF. | Reinforce(d)/(ing) |
| DET. | Detail | RES. | Resilient |
| RET. | Return / Retain | R. | Riser |
| DISP. | Dispenser | RM. | Room |
| DWG. | Drawing | R.O. | Rough Opening |
| DIAG. | Diagonal | SCH. | Schedule |
| E. | East | SEC. | Section |
| ELEC. | Electric(al) | SEP. | Separate |
| EL. | Equipment | S.F. | Subfloor |
| E.Q. | Equal | SIM. | Similar to |
| EA. | Each | SPEC. | Specification |
| EXH. | Exhaust | S. | South / Sink |
| F.D. | Floor Drain | ST./STL. | Stainless Steel |
| F.F. | Finish Floor | STL. | Steel |
| F.H. | Full Height | STOR. | Storage |
| FIN. | Finish(ed) | STR. | Structural, Structure |
| FIX. | Fixture | SW. | Switch |
| F.L./FLR. | Floor | SQ. | Square |
| F.R. | Fire Rated | S.C. | Solid Core |
| G. | Gas | SUSP. | Suspended |
| GA. | Gauge | STN. | Stone |
| GLV. | Galvanized | T.B.D. | To Be Determined |
| GL. | Glass | TEL. | Telephone |
| G.W.B. | Gypsum Wall Board | THERM. | Thermostat |
| GYP BD. | Gypsum Wall Board | THK. | Thickness |
| HDWR. | Hardware | T.O. CURB | Top of Curb |
| HWID. | Handrail | T.O. WALL | Top of Wall |
| H.R. | Heat, Vent. & Air Cond. | T.O. SLAB | Top of Slab |
| H.V.A.C. | Horizontal | T.O. STL. | Top of Steel |
| HT. | Height | T. | Tread |
| HOR. | Hot Water | TYP. | Typical |
| H.W. | Inside Diameter | TRYD. | Treated |
| I.D. | Insulation | TEMP. | Tempered |
| INSUL. | Interior | U. | Up |
| INT. | Include(d)/(ing) | U.N.O. | Unless Noted Otherwise |
| INCL. | Invert | U.L. | Underwriter's Laboratories |
| INV. | Joint | VAL. | Valve |
| JT. | Pounds | VEN. | Veneer |
| LBS. | Lead | VERT. | Vertical |
| LDR. | Lightweight | V.I.F. | Verify in Field |
| LW. | Laminate | V.B. | Vapor Barrier |
| LAM. | Long Leg Horizontal | W. | Water / Wide / West |
| LL.H. | Long Leg Vertical | W.P. | Waterproofing |
| LL.V. | Low Point | W.R. | Water Resistant |
| L.P. | | W./ W/O | With, Without |
| | | WD. | Wood |



KEY PLAN



Landscaping
72 Colonial Avenue
Dobbs Ferry, NY

100% CONSTRUCTION
DRAWINGS

JANUARY 28, 2022
REV: APRIL 19, 2022

drawn by:

scale:

NTS

title:

GENERAL NOTES
LEGENDS

number:

A001

LIGHT FIXTURE / DEVICE SCHEDULE					
SYMBOL	LOCATION	DESCRIPTION	MANUF.	CAT. NO.	COMMENTS
	EXTERIOR	RECESSED DIRECTIONAL	HINKLEY	HARDY ISLAND M216710	BRONZE
	DRIVEWALL WALL	STEP LIGHTS	HINKLEY	HARDY ISLAND M21594-LL	BRONZE
	FOUNTAIN	POND LIGHT	ATLANTIC	SOLWPL1	BLACK

ELECTRICIAN TO VERIFY ALL ELECTRICAL REQUIREMENTS
ALL EXTERIOR LIGHTING COMPLIES WITH VILLAGE CODE 300-41

ELECTRICAL DEVICE LEGEND	
SYMBOL	DESCRIPTION/ COMMENTS
	EXTERIOR GFI OUTLET
	LIGHT SWITCH

PLANTING SCHEDULE			
QTY	TYPE	SIZE	REMARKS
1	VARIEGATED JAPANESE MAPLE	6 FT MIN	SEE PLAN FOR LOCATION
2	FLOWERING DOGWOOD	6 FT MIN	SEE PLAN FOR LOCATION
1	WEeping CHERRY	6 FT MIN	SEE PLAN FOR LOCATION
1	COPPER BEECH	6 FT MIN	SEE PLAN FOR LOCATION
16	PENCIL HOLLY	6 FT MIN	SEE PLAN FOR LOCATION
8	AZALEA	3 GAL	SEE PLAN FOR LOCATION
8	ROUND BOXWOOD	3 GAL	SEE PLAN FOR LOCATION
8	VARIEGATED WEDDER GRASS	3 GAL	SEE PLAN FOR LOCATION
8	FLAME GRASS	3 GAL	SEE PLAN FOR LOCATION
8	AUTUMN EMBERS AZALEA	3 GAL	SEE PLAN FOR LOCATION
8	BLOOMERANG LILAC	3 GAL	SEE PLAN FOR LOCATION
8	LACE HYDRANGEA	3 GAL	SEE PLAN FOR LOCATION
8	ENDLESS SUMMER HYDRANGEA	3 GAL	SEE PLAN FOR LOCATION
8	AUTUMN EMBERS BARBERRY	3 GAL	SEE PLAN FOR LOCATION
8	RED CHOCHEBERRY	3 GAL	SEE PLAN FOR LOCATION
8	SHIP LAUREL	3 GAL	SEE PLAN FOR LOCATION
5	JUNIPER	3 GAL	SEE PLAN FOR LOCATION
8	CANADIAN BUNCH BERRY	3 GAL	SEE PLAN FOR LOCATION

PROVIDE PLANTING SOIL AND FERTILIZER AS RECOMMENDED BY NURSERY.
NOTE: SHADE ROCK GARDEN PLANTING NOT INDICATED ON PLANT SCHEDULE

SITE PLAN NOTES:

- NO ROCK BLASTING IS REQUIRED
- THE TOWN ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNPREDSEEN SILTATION AND EROSION OF DISTURBED SOILS.
- AS BUILT PLANS OF THE PROPOSED DRIVEWAY AND DRAINAGE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
- FILL MATERIAL IMPORTED TO THE SITE SHALL BE CERTIFIED IN WRITING BY A NEW YORK LICENSED ENGINEER AS CLEAN, NON-CONTAMINATED FILL SUITABLE FOR THE INTENDED USE.
- AS BUILT DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
- ALL UNDERGROUND UTILITY LINES ARE TO BE MARKED PRIOR TO START OF CONSTRUCTION. WATER AND GAS LINES ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION
- THERE IS TO BE NO INCREASED RUNOFF TO ADJACENT PROPERTIES AS A RESULT OF THE PROPOSED WORK. ALL RE-GRADING SHALL INSURE THAT RUNOFF TO ADJACENT PROPERTIES IS NOT INCREASED OR ALTERED FROM EXISTING CONDITIONS. ANY NATURAL RUNOFF OF SITE SHALL NOT BE INCREASED OR CREATE ON SITE PONDING.
- THE PROPOSED INFILTRATION SYSTEM SHALL NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPLETED AND THE CONTRIBUTING AREA IS STABILIZED
- APPROXIMATELY 170 YARDS OF CLEAN FILL MATERIAL IS TO BE IMPORTED TO SITE.

INFILTRATION ACCESS PORTS ARE TO BE SHOWN ON THE AS-BUILT

CONSTRUCTION SEQUENCE:

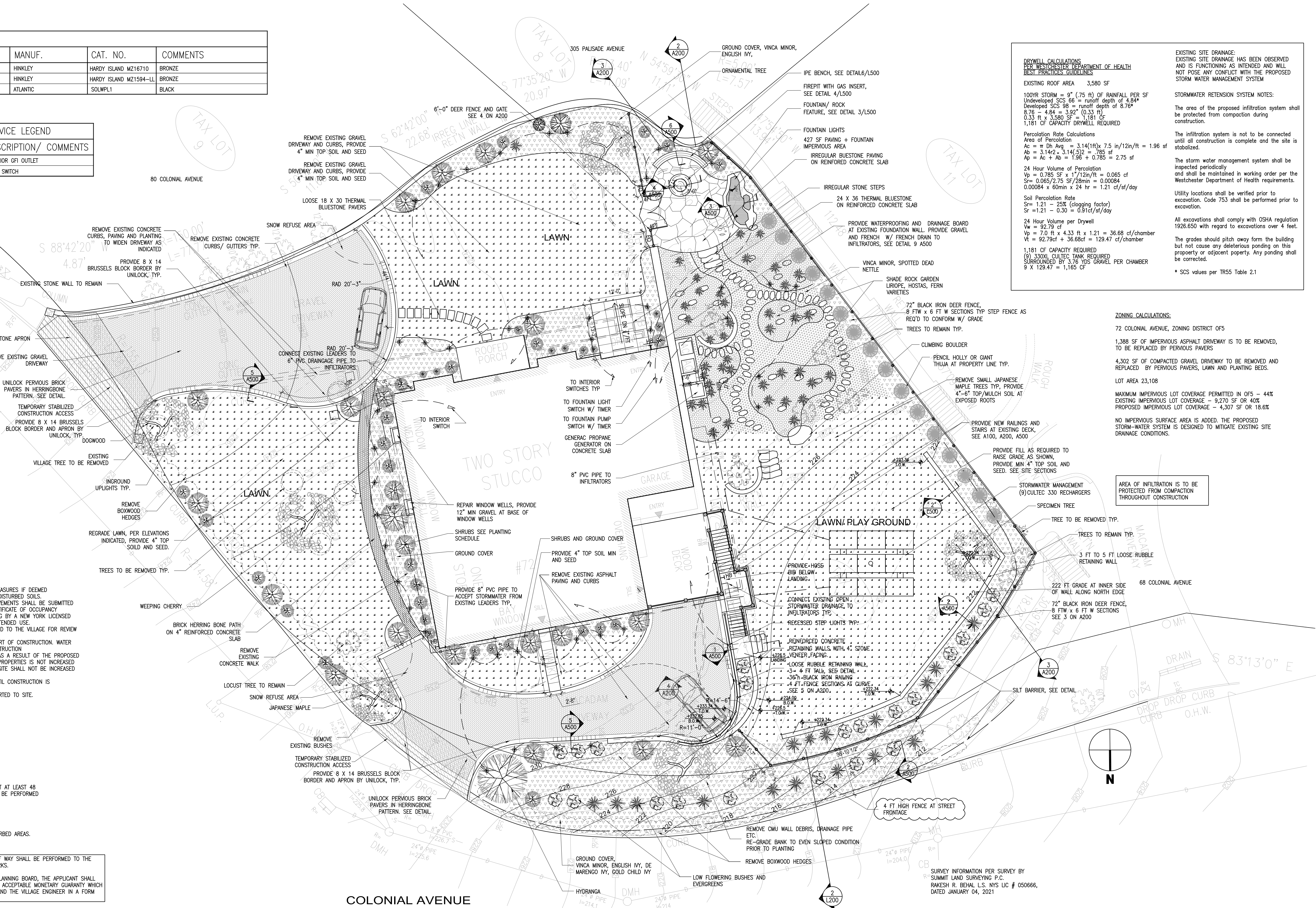
- INSTALLATION OF EROSION CONTROLS
- SITE CLEARING/ DEMOLITION
- EXCAVATION
- ADDITION CONSTRUCTION
- SITWORK - INSTALLATION OF INFILTRATION SYSTEM
- REMOVAL OF EROSION CONTROLS
- FINAL GRADING, PLANTING

THE GENERAL CONTRACTOR SHALL NOTIFY THE BUILDING DEPARTMENT AT LEAST 48 HOURS BEFORE ANY OF THE FOLLOWING SO THAT INSPECTIONS MAY BE PERFORMED

- START OF CONSTRUCTION
- INSTALLMENT OF SEDIMENT AND EROSION CONTROL
- COMPLETION OF SITE CLEARING
- COMPLETION OF ROUGH GRADING
- INSTALLATION OF SMP'S
- COMPLETION OF FINAL GRADING AND STABILIZATION OF DISTURBED AREAS.
- CLOSURE OF CONSTRUCTION
- COMPLETION OF FINAL LANDSCAPING

THE IMPROVEMENT WORK PERFORMED WITHIN THE VILLAGE RIGHT OF WAY SHALL BE PERFORMED TO THE SATISFACTION OF THE VILLAGE ENGINEER AND DEPT OF PUBLIC WORKS.

BEFORE THE SITE PLANS ARE SIGNED BY THE CHAIRMAN OF THE PLANNING BOARD, THE APPLICANT SHALL BE REQUIRED TO POST A PERFORMANCE BOND OR OTHER TYPE OF ACCEPTABLE MONETARY GUARANTY WHICH SHALL BE IN THE AMOUNT DETERMINED BY THE PLANNING BOARD AND THE VILLAGE ENGINEER IN A FORM SATISFACTORY TO THE VILLAGE ATTORNEY.



DRYWELL CALCULATIONS
PER WESTCHESTER DEPARTMENT OF HEALTH
BEST PRACTICES GUIDELINES

EXISTING ROOF AREA 3,580 SF

100YR STORM = 9" (.75 H) OF RAINFALL PER SF
Undeveloped SCS 66 = runoff depth of 4.84"
Developed SCS 66 = runoff depth of 8.76"
8.76 - 4.84 = 3.92" (0.33 ft)
0.33 ft x 3,580 SF = 1,181 cf
1,181 CF CAPACITY DRYWELL REQUIRED

Percolation Rate Calculations
Area of Percolation
 $A_c = \pi D_h \text{ Avg} = 3.14(1\text{ft}) \times 7.5 \text{ in}/12\text{in}/\text{ft} = 1.96 \text{ sf}$
 $A_b = 3.14r^2 = 3.14(.5)^2 = .785 \text{ sf}$
 $A_p = A_c + A_b = 1.96 + 0.785 = 2.75 \text{ sf}$

24 Hour Volume of Percolation
 $V_p = 0.785 \text{ SF} \times 17/12\text{in}/\text{ft} = 0.065 \text{ cf}$
 $S_r = 0.065/2.75 \text{ SF}/28\text{min} = 0.00084$
 $0.00084 \times 60\text{min} \times 24 \text{ hr} = 1.21 \text{ cf}/\text{sf}/\text{day}$

Soil Percolation Rate
 $S_r = 1.21 - 25\% \text{ (clogging factor)}$
 $S_r = 1.21 - 0.30 = 0.91\text{cf}/\text{sf}/\text{day}$

24 Hour Volume per Drywell
 $V_w = 92.79 \text{ cf}$
 $V_p = 7.0 \text{ ft} \times 4.33 \text{ ft} \times 1.21 = 36.68 \text{ cf}/\text{chamber}$
 $V_t = 92.79\text{cf} + 36.68\text{cf} = 129.47 \text{ cf}/\text{chamber}$

1,181 CF CAPACITY REQUIRED
(9) 330XL CULTIC TANK REQUIRED
SURROUNDED BY 3.76 YDS GRAVEL PER CHAMBER
9 X 129.47 = 1,165 CF

EXISTING SITE DRAINAGE:
EXISTING SITE DRAINAGE HAS BEEN OBSERVED
AND IS FUNCTIONING AS INTENDED AND WILL
NOT POSE ANY CONFLICT WITH THE PROPOSED
STORM WATER MANAGEMENT SYSTEM

STORMWATER RETENTION SYSTEM NOTES:

The area of the proposed infiltration system shall be protected from compaction during construction.

The infiltration system is not to be connected until all construction is complete and the site is stabilized.

The storm water management system shall be inspected periodically and shall be maintained in working order per the Westchester Department of Health requirements.

Utility locations shall be verified prior to excavation. Code 753 shall be performed prior to excavation.

All excavations shall comply with OSHA regulation 1926.650 with regard to excavations over 4 feet.

The grades should pitch away from the building but not cause any deleterious ponding on this property or adjacent property. Any ponding shall be corrected.

* SCS values per TR55 Table 2.1

ZONING CALCULATIONS:

72 COLONIAL AVENUE, ZONING DISTRICT OF5

1,388 SF OF IMPERVIOUS ASPHALT DRIVEWAY IS TO BE REMOVED, TO BE REPLACED BY PERVIOUS PAVERS

4,302 SF OF COMPACTED GRAVEL DRIVEWAY TO BE REMOVED AND REPLACED BY PERVIOUS PAVERS, LAWN AND PLANTING BEDS.

LOT AREA 23,108

MAXIMUM IMPERVIOUS LOT COVERAGE PERMITTED IN OF5 - 44%
EXISTING IMPERVIOUS LOT COVERAGE - 9,270 SF OR 40%
PROPOSED IMPERVIOUS LOT COVERAGE - 4,307 SF OR 18.6%

NO IMPERVIOUS SURFACE AREA IS ADDED. THE PROPOSED STORM-WATER SYSTEM IS DESIGNED TO MITIGATE EXISTING SITE DRAINAGE CONDITIONS.

AREA OF INFILTRATION IS TO BE PROTECTED FROM COMPACTION THROUGHOUT CONSTRUCTION



Landscaping
72 Colonial Avenue
Dobbs Ferry, NY

100% CONSTRUCTION
DRAWINGS

DATE: JANUARY 28, 2022
REV: JUNE 07, 2022
REV: AUGUST 02, 2022

Drawn By:

Scale:
1" = 10 FT

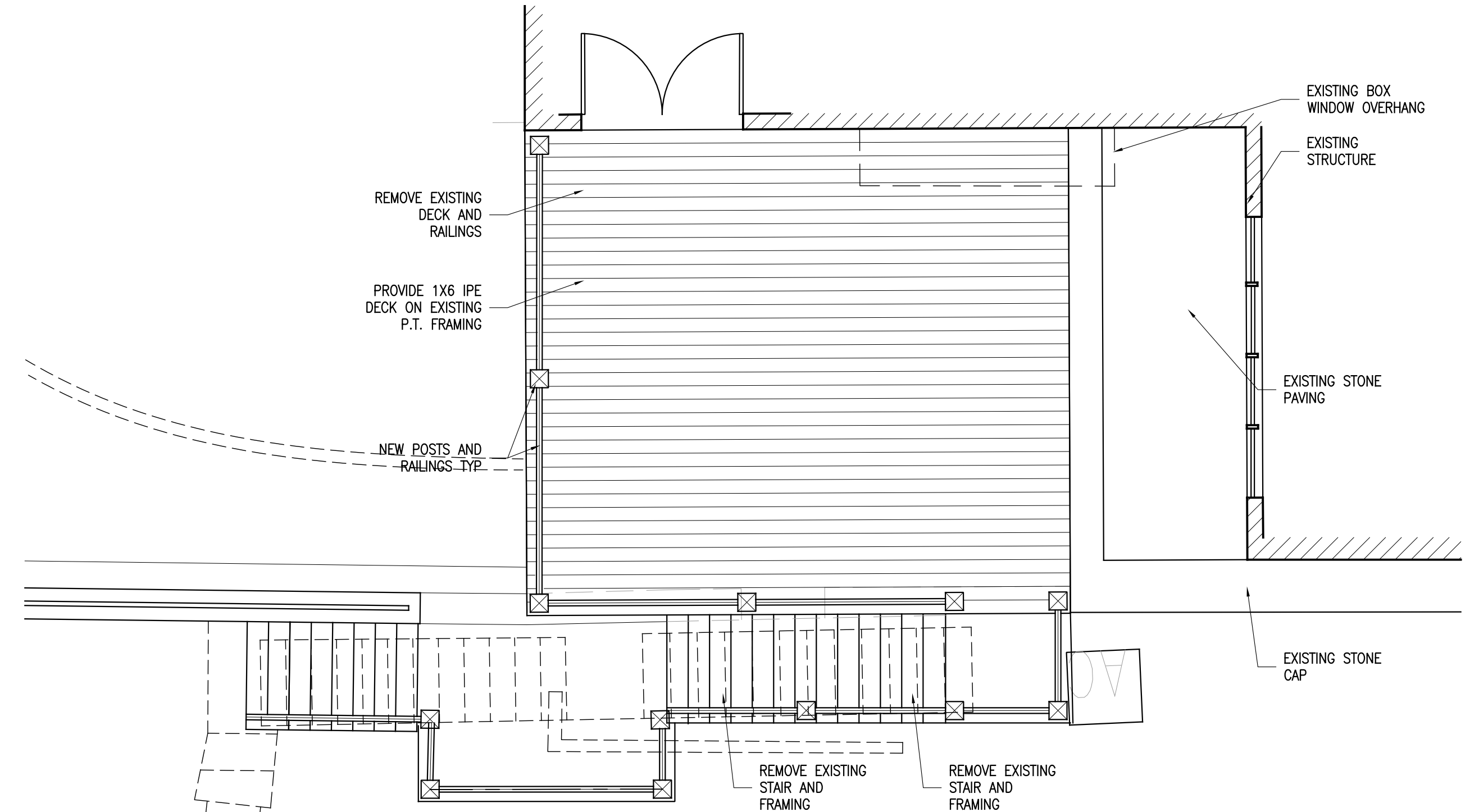
Site:
LANDSCAPING
PLAN
STORMWATER
MANAGEMENT

Number:

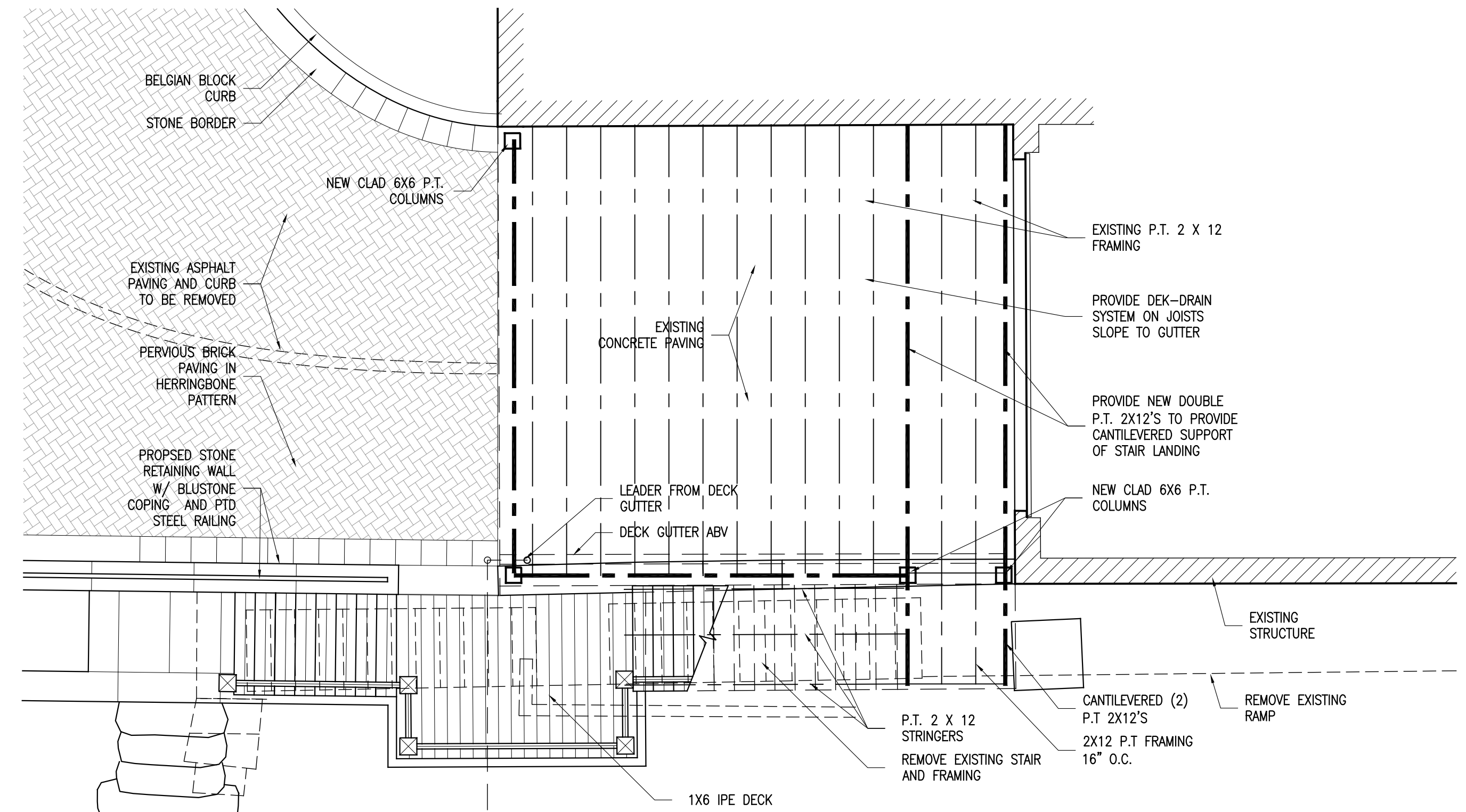
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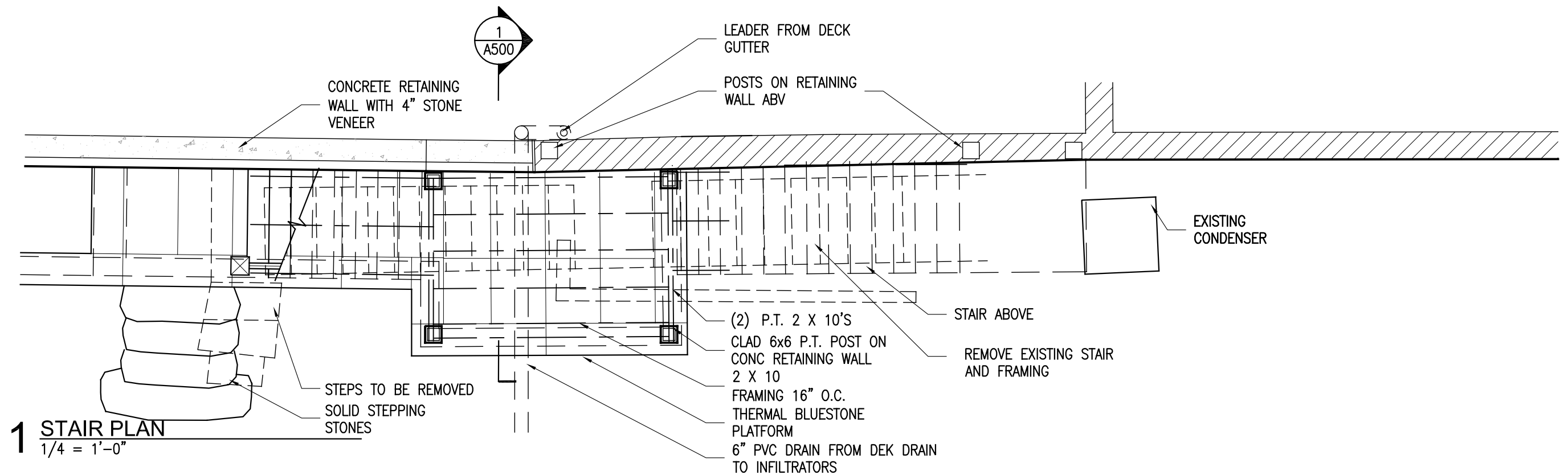
4 NORTH ELEVATION
1/4" = 1'-0"



2 DECK PLAN - FIRST FLOOR LEVEL
1/4" = 1'-0"



2 DECK PLAN - GARAGE LEVEL
1/4" = 1'-0"



1 STAIR PLAN
1/4" = 1'-0"



Landscaping
72 Colonial Avenue
Dobbs Ferry, NY

100% CONSTRUCTION
DRAWINGS

DATE: JANUARY 28, 2022
REV: APRIL 19, 2022

Drawn By:

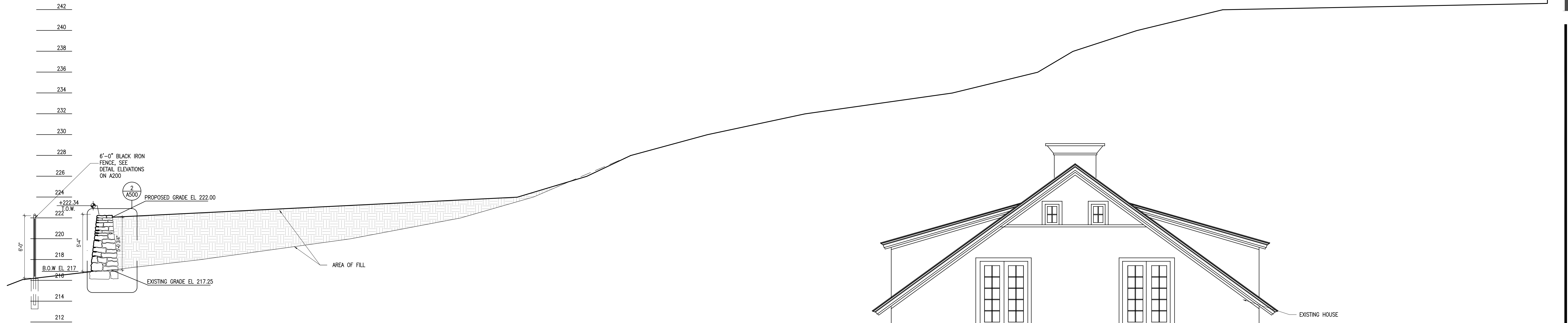
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1/4" = 1'-0"

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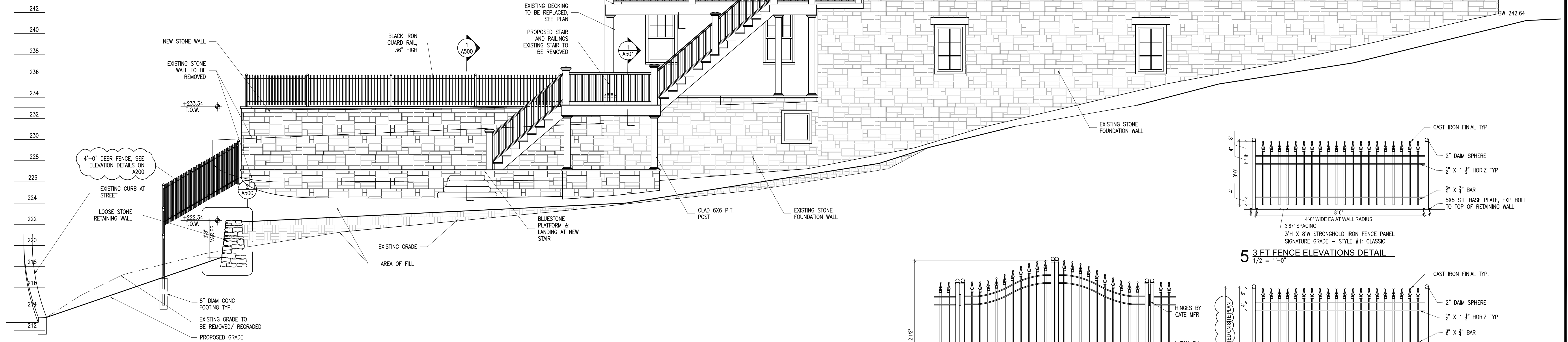
DECK PLANS
AND ELEVATIONS

Number:

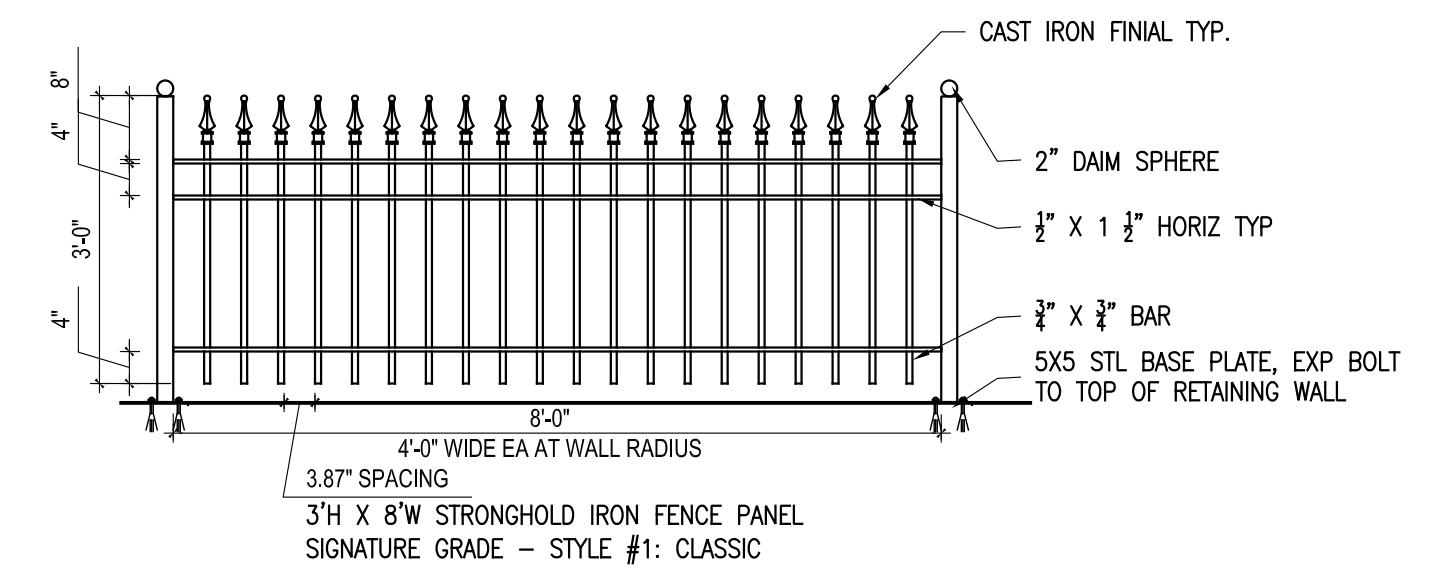
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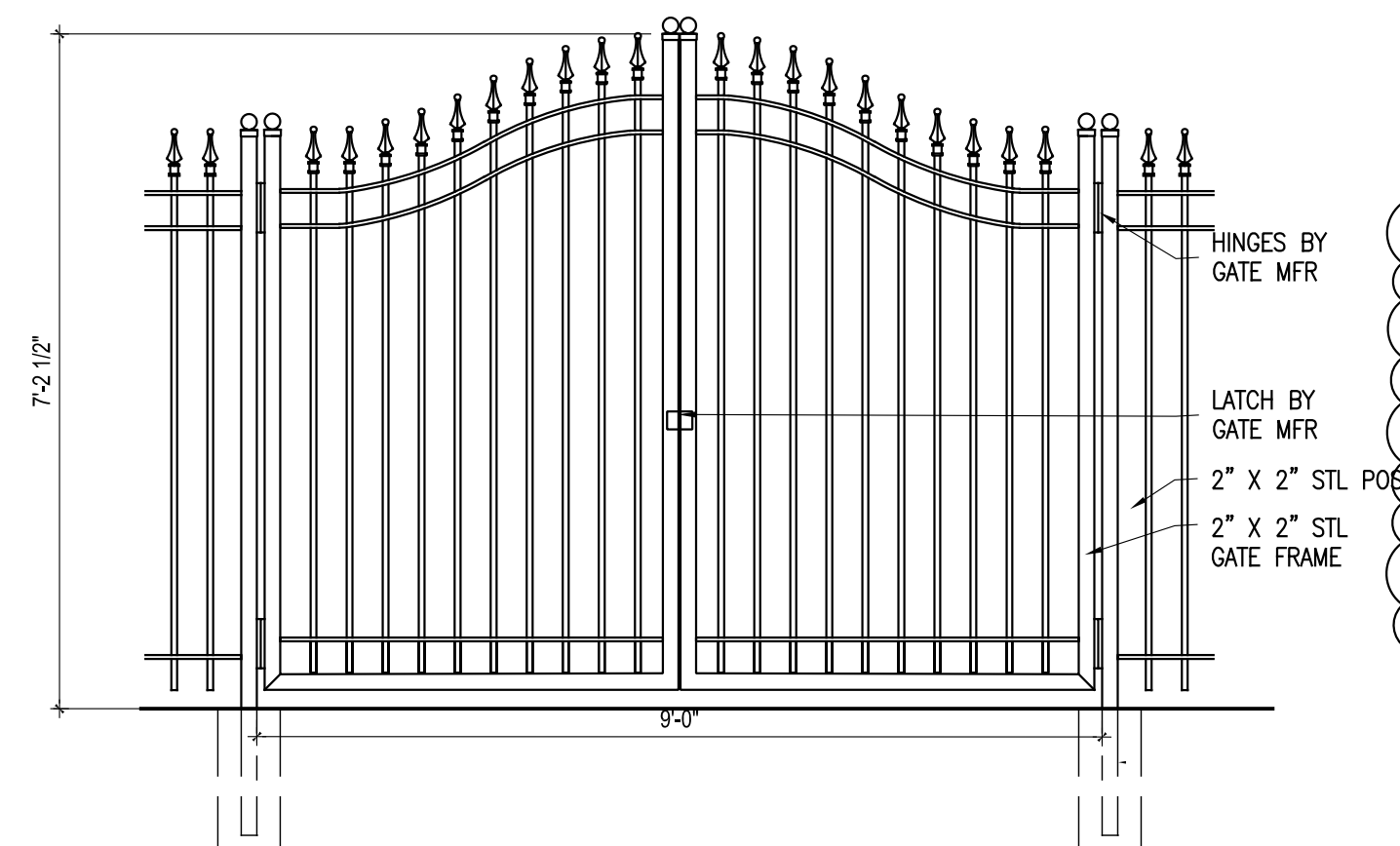
3 SITE SECTION



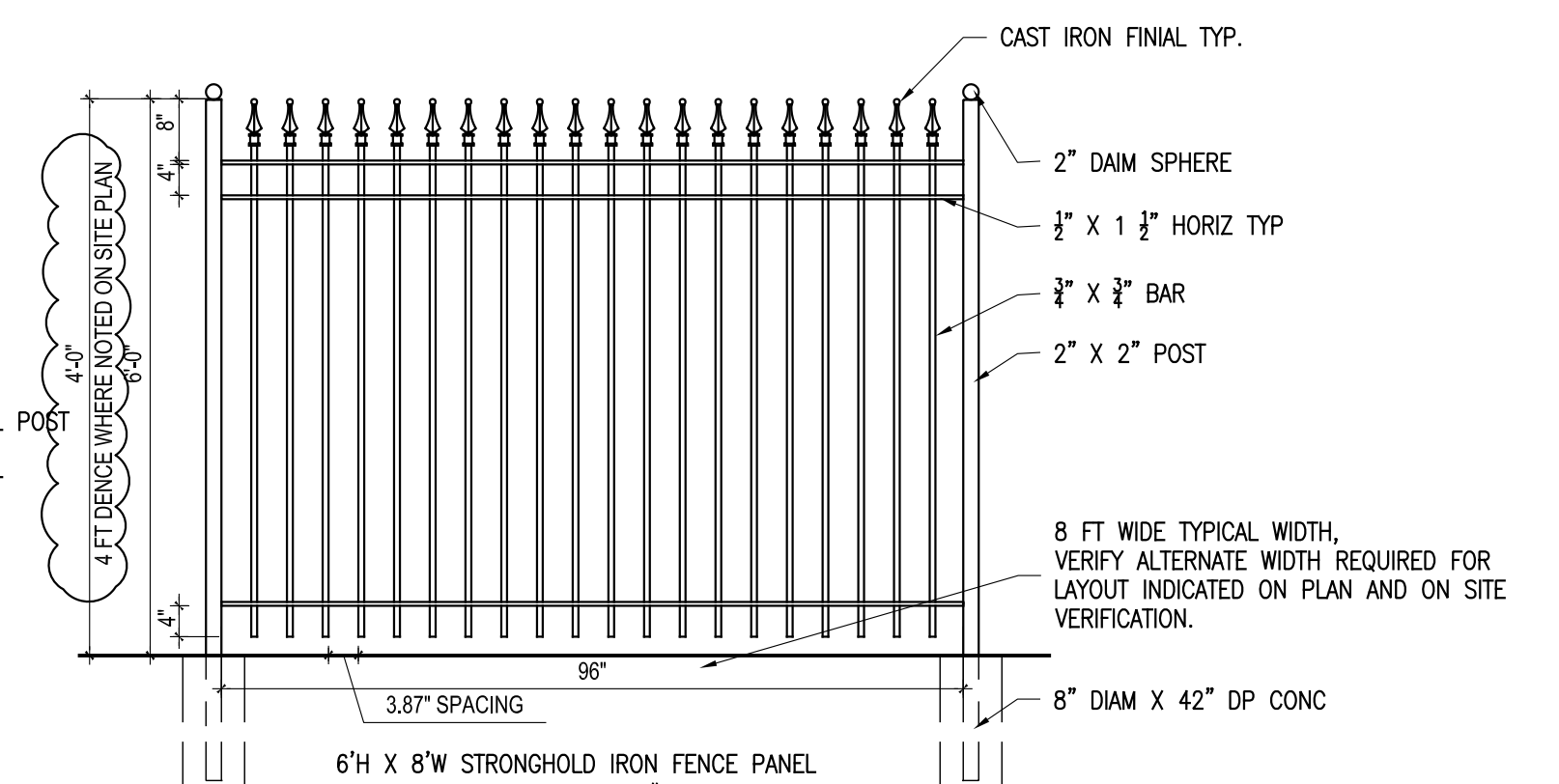
2 WEST ELEVATION AND SITE SECTION



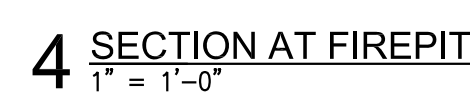
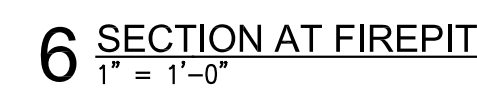
5 3 FT FENCE ELEVATIONS DETAIL



4 6 FT GATE ELEVATION DETAIL



3 6 FT FENCE ELEVATIONS DETAIL



Landscaping
72 Colonial Avenue
Dobbs Ferry, NY

100% CONSTRUCTION DRAWINGS

JANUARY 28, 2022
REV: APRIL 19, 2022

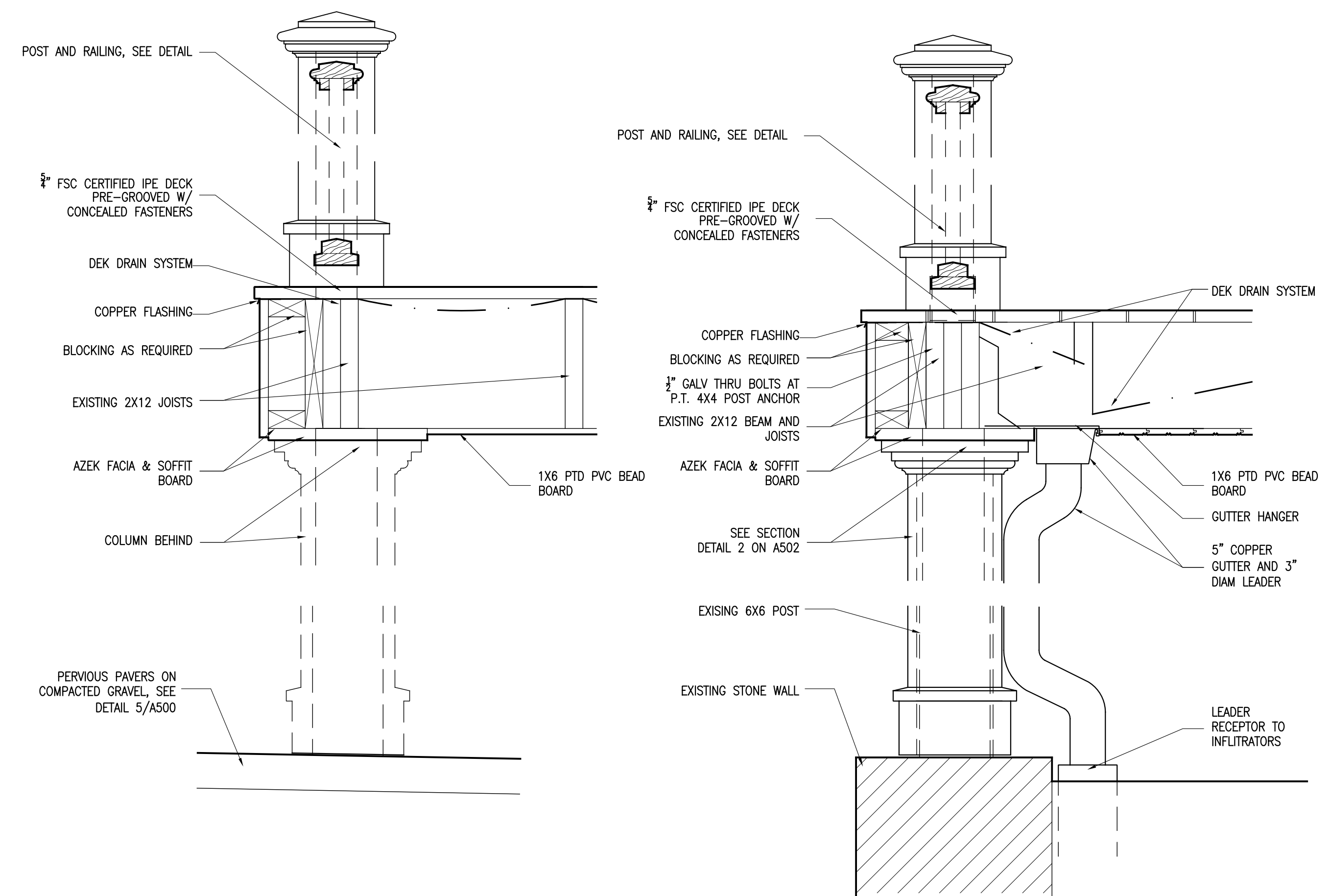
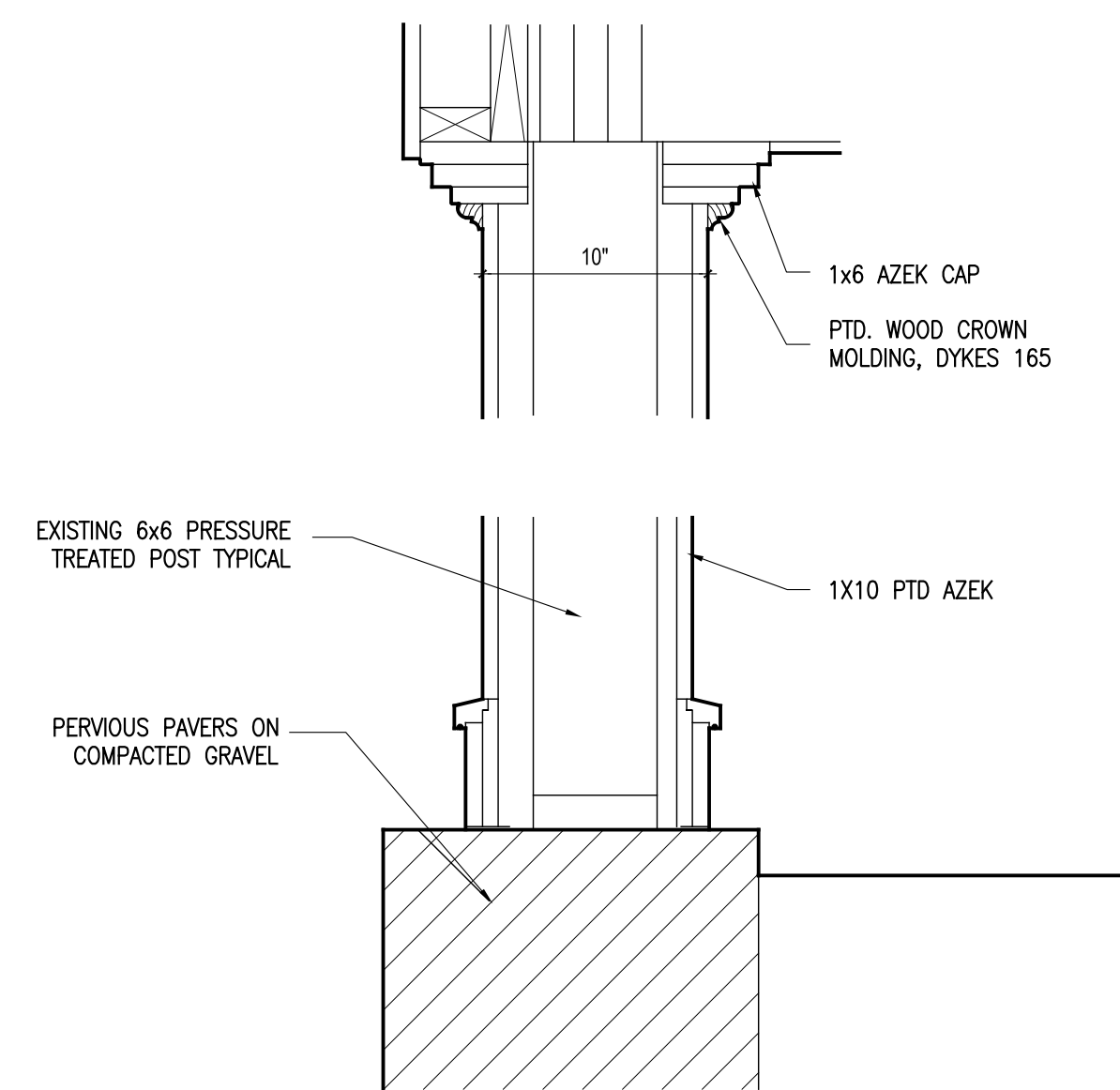
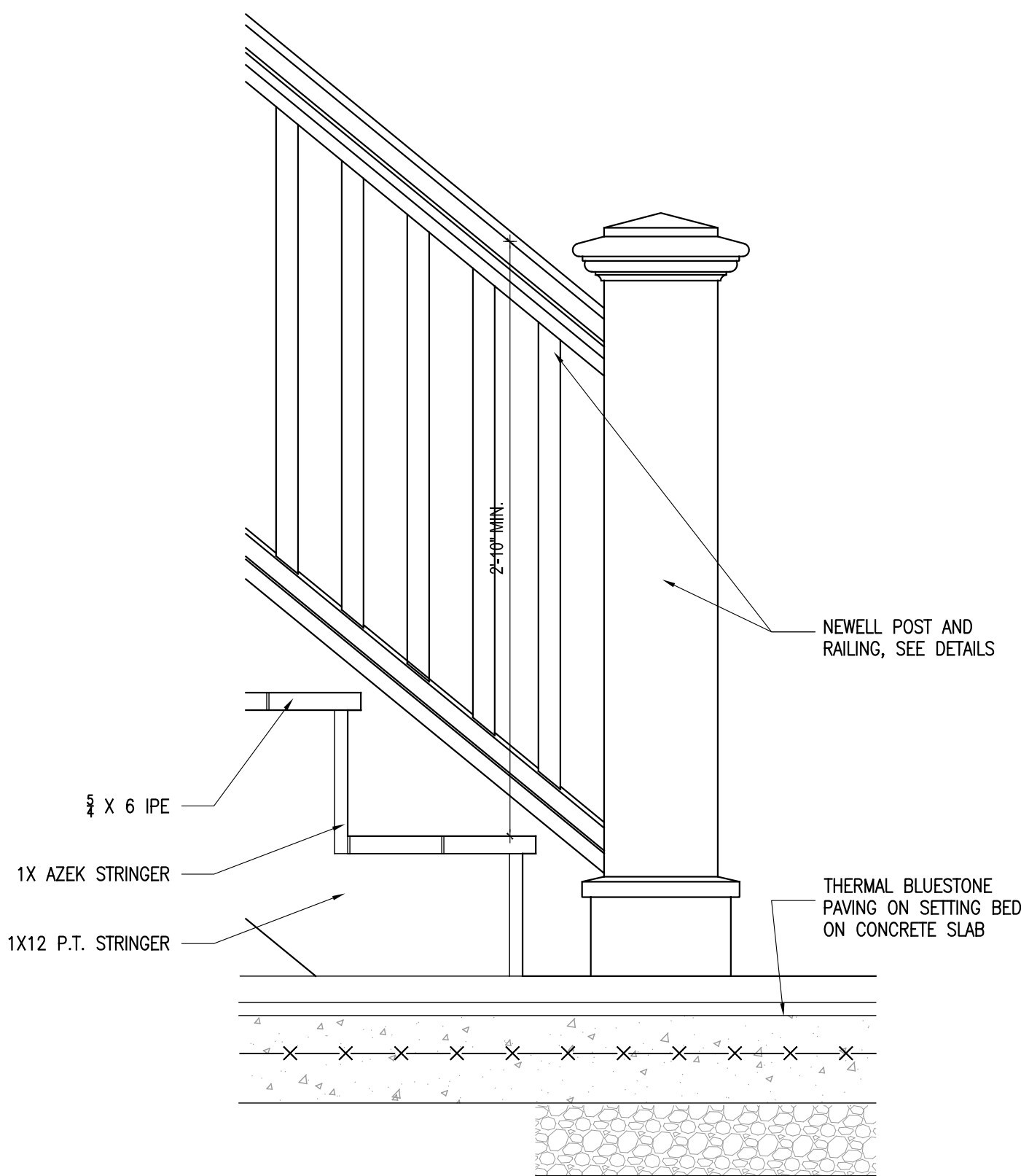
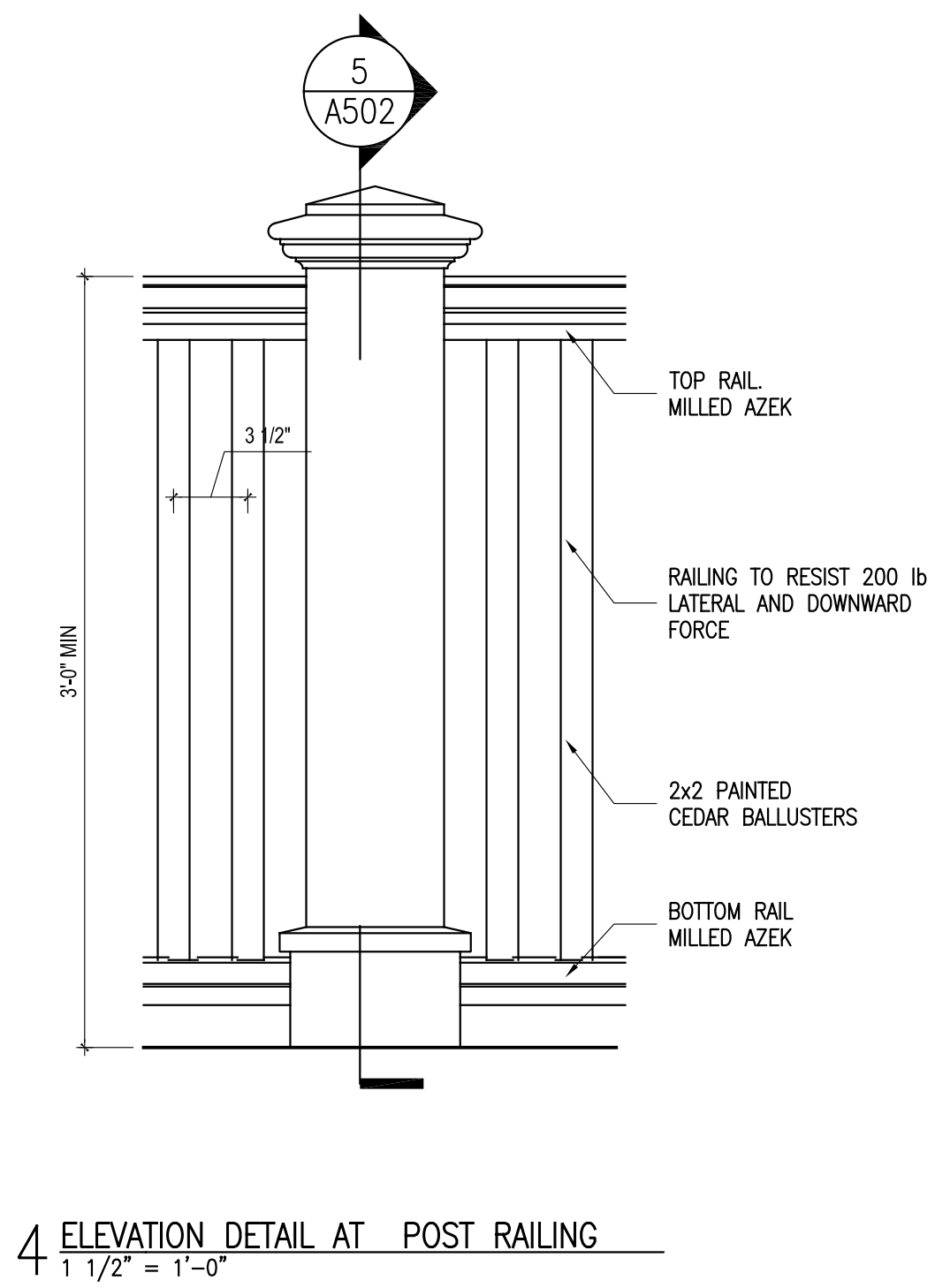
drawn by:

scale:

AS NOTED

SITE DETAILS

number.



Landscaping
2 Colonial Avenue
Dobbs Ferry, NY

100% CONSTRUCTION
DRAWINGS

REVIEW: APRIL 19, 2022

an by:

$$= 1'-0''$$

ECK DETAILS

Number: _____

A501