

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 SWEEP. 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, 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.

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.
4. CONSTRUCTION AREAS AND AFFECTED AREAS MUST BE KEPT ORDERLY AND BROOM SWEEP DAILY.
5. NOISE AFTER HOURS: CONSTRUCTION OPERATIONS WILL BE CONFINED TO BUILDING ALLOWABLE WORKING HOURS, 8:00 AM TO 6:00 PM, MONDAYS THROUGH SATURDAY.
6. 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.
7. 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.

SMOKE AND CARBON MONOXIDE DETECTORS WITHIN THE HOME MUST CONFORM TO IRC 314 AND 315. A COPY OF THOSE SECTIONS CAN BE OBTAINED AT THIS OFFICE.

- GENERAL NOTES:
- WHERE EXTERIOR WALLS ARE OPEN OR NEW, INSULATE TO R-21 MIN.
 - GC TO OBTAIN SIGN FROM DF BLDG DEPT INDICATING USE OF ENGINEERED WOOD/TRUSS CONSTRUCTION. GC TO MOUNT SIGN NEXT TO ELECTRIC METER.
 - ALL SAFETY GLASS TO BE LASER OR ACID ETCHED

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 PROGRESSES. 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 FREIGHT ELEVATOR HOURS OF OPERATION (AS REQUIRED), 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 AND BUILDING MANAGEMENT. CEASE DEMOLITION WORK IN THE AFFECTED AREA UNTIL ARCHITECT AND/OR OWNER ISSUES INSTRUCTION TO RESUME WORK.

STRUCTURAL NOTES

1. ALL STRUCTURAL WORK SHALL COMPLY WITH THE STATE OF NEW YORK BUILDING CODE.
2. STRUCTURAL WORK SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND THE SPECIFICATIONS.
3. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS, AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE.
4. ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL OF MINIMUM BEARING CAPACITY EQUAL TO 4000 PSF. THE ADEQUACY OF THE BEARING STRATUM SHALL BE VERIFIED IN THE FIELD PRIOR TO POURING THE CONCRETE. BOTTOM OF FOOTING ELEVATIONS SHALL BE ADJUSTED AS REQUIRED IN THE FIELD.
5. ENGINEERED FILL, IF REQUIRED, SHALL BE PLACED IN 8 INCH LIFTS, COMPACTED TO 95 % MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
6. DO NOT PLACE BACKFILL AGAINST FOUNDATION WALLS UNTIL ALL FLOORS OR ROOFS BRACING THESE WALLS ARE IN PLACE.
7. ALL CONCRETE SHALL BE NORMAL WEIGHT AGGREGATE OF MINIMUM COMPRESSIVE STRENGTH EQUAL TO 3000 PSI AT AGE 28 DAYS. CONCRETE WORK SHALL CONFORM TO ACI 301, "SPECIFICATIONS FOR CONCRETE FOR BUILDINGS", AND ALL RECOMMENDED PRACTICES CONTAINED THEREIN SHALL BE CONSIDERED MANDATORY FOR THIS PROJECT.
8. ALL FLOOR FOUNDATION CONCRETE AND GARAGE FLOOR SLAB SHALL BE AIR-ENTRAINED CONCRETE.
9. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60.
10. WELDED WIRE MESH CWMW SHALL CONFORM TO ASTM A185.
11. SLABS ON GROUND SHALL BE 4 INCHES THICK POURED OVER A 6-INCH LAYER OF POROUS FILL (UNLESS OTHERWISE SHOWN ON PLANS). PROVIDE 6" x 6" - W 1.4 x W 1.4 WELDED WIRE MESH 1 INCH BELOW TOP OF SLAB FABRIC PLACED. SLABS SHALL BE POURED IN ALTERNATE PANELS NOT EXCEEDING 2500 SQUARE FEET OR 80 FEET IN ANY ONE DIRECTION.
12. ALL STRUCTURAL STEEL SHALL CONFORM TO THE AISC, SPECIFICATIONS, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. ALL SHAPES AND PLATES SHALL BE ASTM A36. ALL PIPES SHALL BE ASTM A63 TYPE E OR S GRADE B.
13. BOLTS SHALL BE A307, 3/4 INCH DIAMETER MINIMUM, UNLESS NOTED OTHERWISE.
14. WELDING ELECTRODES SHALL BE ASTM A233, CLASS E60XX.
15. ALL WOOD FRAMING INCLUDING DETAILS FOR BRIDGING, BLOCKING, FIRE STOPPING, ETC. SHALL CONFORM TO THE LATEST ISSUE OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENTS. FRAMING SHALL BE INSTALLED IN ACCORDANCE WITH THE NFPA "MANUAL FOR HOUSE FRAMING" AND NAILING SHALL BE IN ACCORDANCE WITH APPENDIX C OF THE BOCA CODE.
16. FRAMING LUMBER SHALL HAVE EACH PIECE GRADE STAMPED, SHALL BE SURFACE DRY (EXCEPT STUDS WHICH SHALL BE KILN DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIE AND GRADE: RAFTERS, PURLINS, JOISTS DOUGLAS FIR-LARCH #2 BEAMS, GIRDERS, HEADERS DOUGLAS FIR-LARCH #1 STUDS, COLUMN, PLATES DOUGLAS FIR-LARCH STUD GRADE 17. ALL FACTORY MANUFACTURED GLUE LAMINATED WOOD FRAMING MEMBERS SHALL BE BY TRUS JOIST MACMILLAN.
18. 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 MANUFACTURERS RECOMMENDATION.
19. WHERE FRAMING LUMBER IS FLUSH FRAMED TO A 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.
20. STUD BEARING WALLS SHALL BE 2" x 6" AT 16" ON CENTER AT THE EXTERIOR 21. ALL RAFTERS AND JOISTS SHALL ALIGN DIRECTLY WITH STUDS BELOW. WHERE REQUIRED INSTALL ADDITIONAL STUDS.
22. AT THE ENDS OF ALL BEAMS AND GIRDERS PROVIDE A BUILT UP COLUMN WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH MATCHES THE DEPTH OF THE ADJACENT STUDS POST DOWN TO FOUNDATION, U.O.N.
23. USE DOUBLE STUDS AT THE END OF ALL WALLS AND WALL OPENINGS.
24. USE DOUBLE HEADERS AND TRIMMERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT INDICATED.
25. LAP ALL PLATES AT CORNERS AND AT THE INTERSECTION OF PARTITIONS. PROVIDE HEADERS OVER ALL
26. UNLESS OTHERWISE NOTED, PROVIDE OPENINGS AS FOLLOWS: INTERIOR WALLS (2) - 2" x 10" EXTERIOR WALLS (3) - 2" x 10"
27. STAGGER ALL SPLICES A MINIMUM OF 32"
28. BRIDGING FOR SPANS UP TO 14 FEET, PROVIDE ONE ROW. BRIDGING FOR SPANS OVER 14 FEET, PROVIDE TWO ROWS.
29. BUILT UP BEAMS SHALL BE SPIKED WITH (2) - 16d NAILS AT 16" ON CENTER.
30. PLYWOOD SHALL BE A/A 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 3/8" FLOORS 3/4" WALLS 3/8"
31. ALL PLYWOOD SHALL BE GLUE NAILED TO FLOOR JOISTS USING AN APA APPROVED ADHESIVE. (B.F. GOODRICH PL 400 OR EQUIV.)
32. USE HURRICANE ANCHORS BY SIMPSON STRONG TIE AT THE ENDS OF ALL RAFTERS.
33. UNITS SHALL BE INSTALLED OVER ALL NEW OPENINGS IN MASONRY WALLS AS FOLLOWS: MASONRY OPENING UNTEL 4'-0" OR LESS L4 x 3 1/2" x 5/16" 4'-1" TO 5'-0 L5 x 3 1/2" x 5/16" a) 3 1/2 LEGS ARE HORIZONTAL b) PROVIDE ONE "L" FOR EACH 4" OF WALL THICKNESS c) MINIMUM BEARING 6" EACH END
34. LIVE LOAD SCHEDULE ROOF 30 PSF SECOND FLOOR 40PSF FIRST FLOOR 40PSF

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.

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

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.



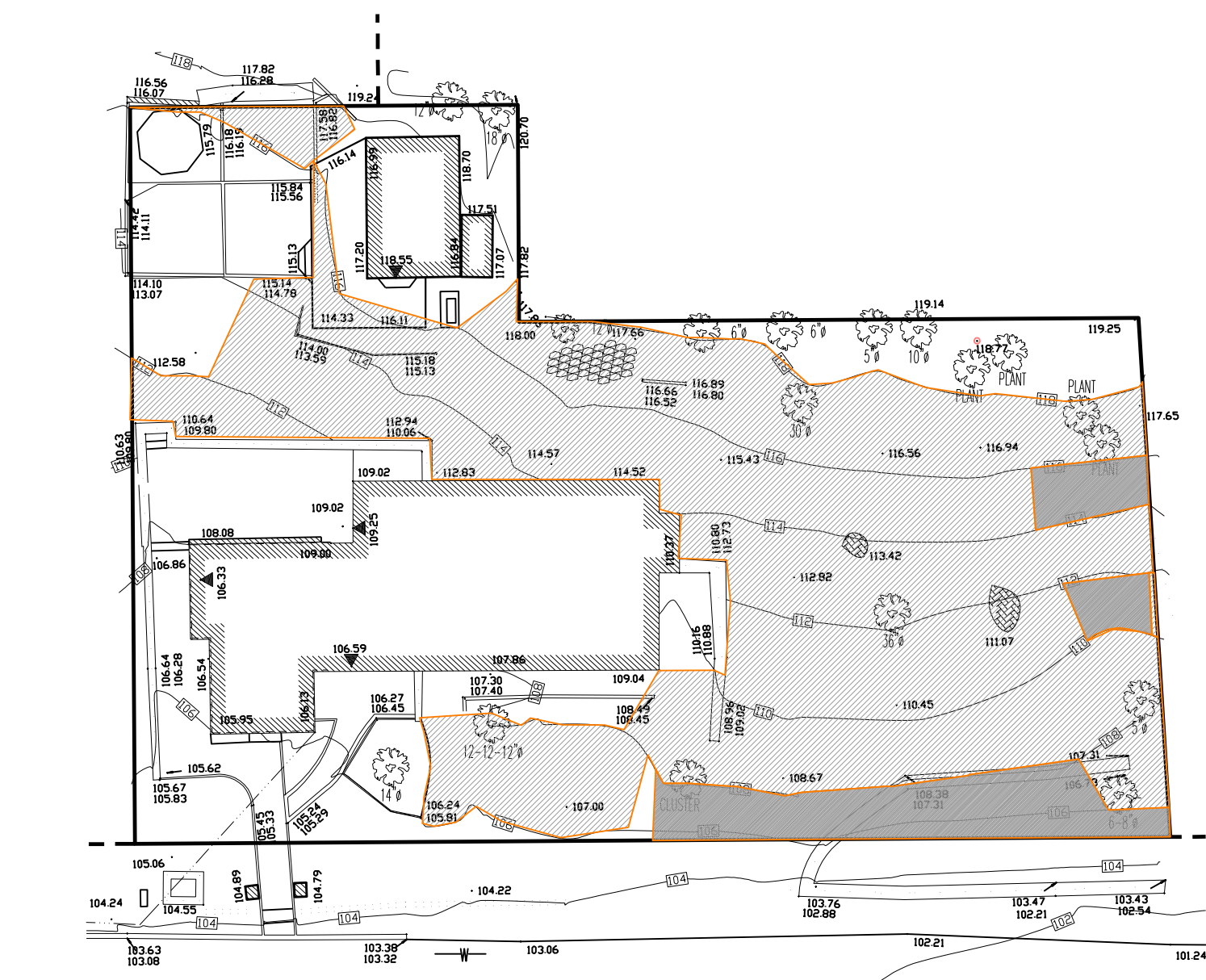
Elizabeth van der Zandt, R.A.

WALL TYPES

- EXISTING TO REMAIN
- REMOVE EXISTING
- SHORING WALL
- REVISION CLOUD

DRAWING LIST:

- A0.0 COVER SHEET
- A0.1 PROPOSED SITE PLAN
- A1.0 EXISTING & DEMOLITION, CONSTRUCTION PLANS
- A1.1 PLANS: STRUCTURAL, MEP, LIGHTING & RCP
- A2.0 EXISTING EXTERIOR ELEVATIONS
- A2.1 PROPOSED EXTERIOR ELEVATIONS



SLOPES ANALYSIS
SCALE: 1"= 20'-0"

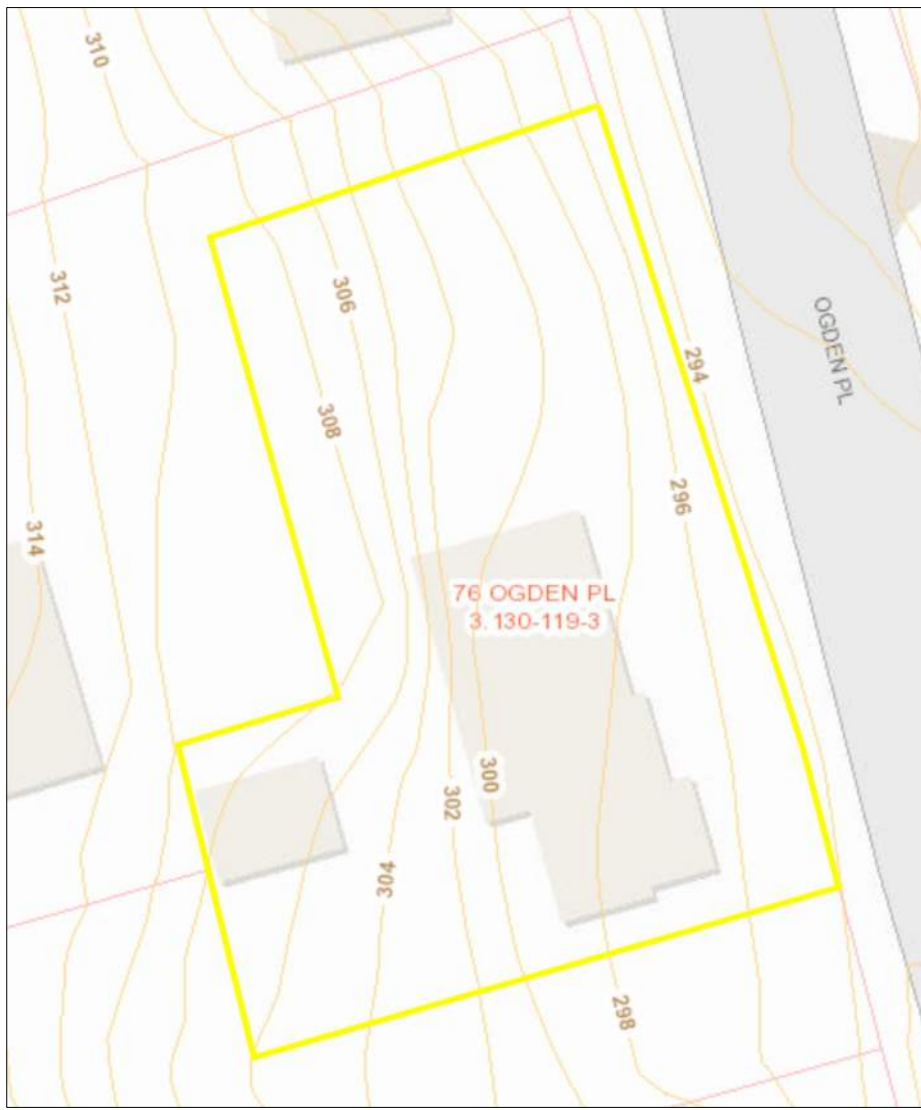
ABBREVIATIONS

- ACT ACQUISITION
- AFF ABOVE FINISHED FLOOR
- APPL APPLIANCE
- BB BASE BOARD
- BD BOARD
- BET BETWEEN
- BLDG BUILDING
- BLKG BLOCKING
- BM BEAM
- B.O. BY OTHERS
- BR BRICK
- CABT. CABINET
- CLOS. CLOSURE
- C.O. COLUMN
- CONC CONCRETE
- C.T. CERAMIC TILE
- CH CHILLER
- CLS CLS
- DWS DRAWINGS
- DWR DRAWER
- ELEV ELEVATOR
- ENCL ENCLOSURE
- EXST. EXISTING
- F.B.C. FINISH BY OWNER
- FDN FOUNDATION
- FIN FINISH
- FL. FLOOR
- FTG. FOOTING
- GALV GALVANIZED
- GC GENERAL CONTRACTOR
- GL GLASS
- CLG CLOSURE
- CLO. CLOSURE
- C.O. COLUMN
- CONC CONCRETE
- C.T. CERAMIC TILE
- CH CHILLER
- CLS CLS
- DWS DRAWINGS
- DWR DRAWER
- ELEV ELEVATOR
- ENCL ENCLOSURE
- EXST. EXISTING
- F.B.C. FINISH BY OWNER
- FDN FOUNDATION
- FIN FINISH
- FL. FLOOR
- FTG. FOOTING
- GALV GALVANIZED
- GC GENERAL CONTRACTOR
- GL GLASS

- HGT HEIGHT
- HW HOT WATER
- ICE ICEMAKER
- INFO INFORMATION
- J.H. JOIST HANGER
- J.H. JOIST HANGER
- MAST MASTER BATHROOM
- MER MASTER BEDROOM
- MIN MINIMUM
- MTD MOUNTED
- NETA. NET AREA
- MW MICROWAVE

- O.C. ON CENTER
- OP. OPPOSITE
- P-LAM PLYWOOD
- P.T. PLASTER TREATED
- PTD PAINTED
- RCP REFRIGERATOR
- REQ'D REQUIRED
- RM ROOM
- SECT SECTION

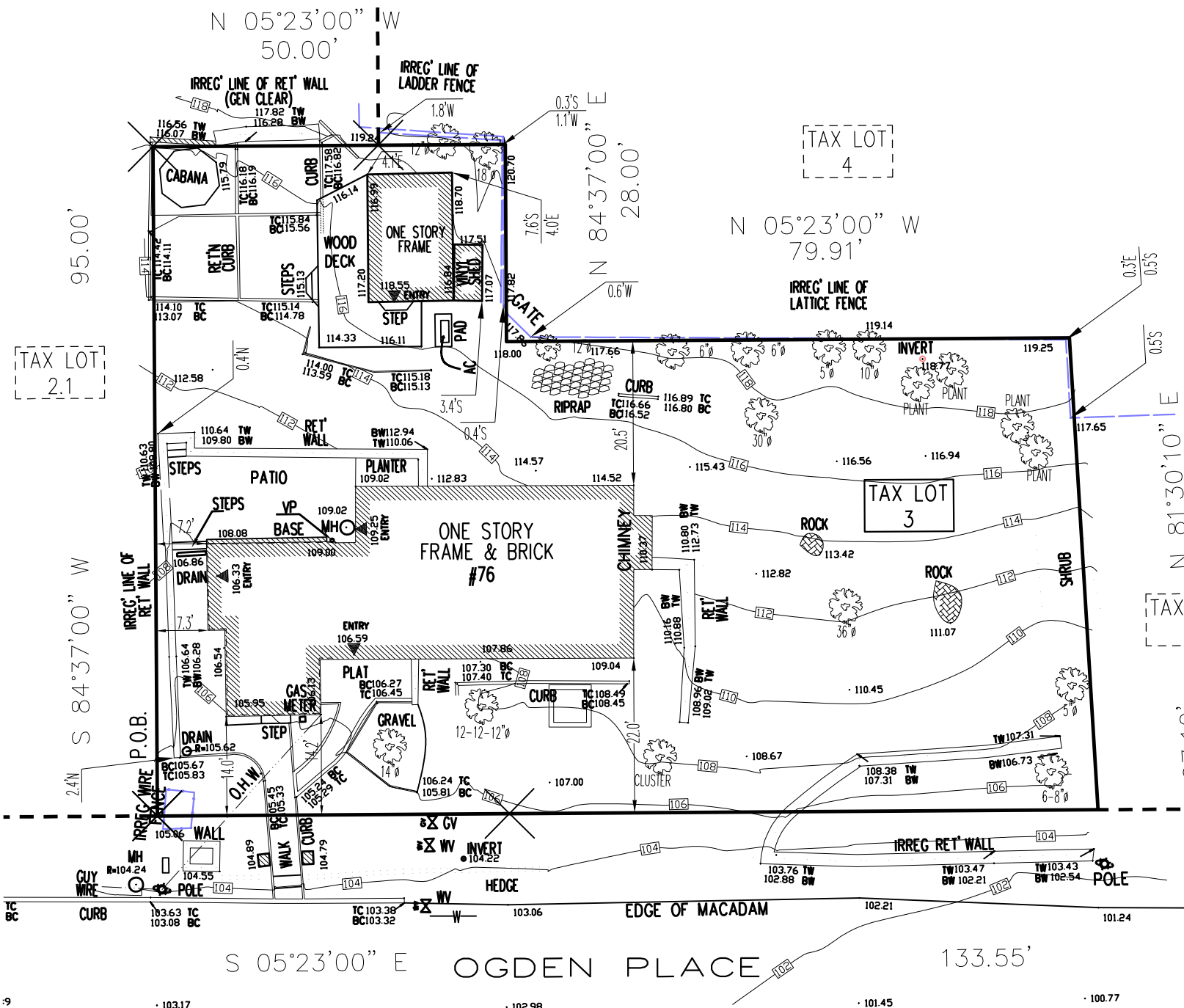
- SIM SIMILAR
- SPECS SPECIFICATIONS
- S.S. STAINLESS STEEL
- TR TRASH RECEPTACLE
- TYP TYPICAL
- U.O.N. UNLESS OTHERWISE NOTED
- VCT VINYL COMPOSITION TILE
- V.I.F. VERIFY IN FIELD
- WD WOOD
- WN WINDOW



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

ZONING CALCULATIONS

LOCATION	76 OGDEN PLACE		
ZONING DISTRICT	OF-6		
SBL #	3,130-119-3		
	REQUIRED	EXISTING	PROPOSED
USE	ONE FAMILY	ONE FAMILY	NO CHANGE
LOT SIZE	5,000 SF MIN.	10,226 GROSS/8,713.2 NET	NO CHANGE
LOT WIDTH	87.13'	133.5'	NO CHANGE
LOT DEPTH	100'	95'(S); 67.1'(N)	NO CHANGE
FRONT YARD	20'	14'	NO CHANGE
REAR YARD	25'	48', 20.5'	NO CHANGE
SIDE YARD ONE	15'	7.3'	NO CHANGE
SIDE YARD TWO	15'	60'	33.3'
SIDE YARDS TOTAL	35'	67.3'	40.6'
BUILDING COVERAGE	22%	21.7%	28.19%
IMPERVIOUS COVERAGE	44%	29%	35.7%
BUILDING HEIGHT	35' TO RIDGE	19' TO RIDGE	NO CHANGE



EXISTING SITE PLAN
SCALE: N.T.S.

ELIZABETH
VAN DER ZANDT
ARCHITECT

646.270.3494
lz@evdzarchitect.com

PB FOR PUBLIC
HEARING 11.15.2022

2ND PB APP. 10.20.2022

2ND ZBA
APPLICATION 10.11.2022

PB APPLICATION 9.15.2022

ZBA APPLICATION 8.22.2022

BUILDING PERMIT
FILING SET 6.14.2022

E. van der Zandt



VAN DER ZANDT RESIDENCE
ADDITION
76 OGDEN PLACE
DOBBS FERRY, NEW YORK 10522
SBL: 3,130-119-3

COVER SHEET
GENERAL NOTES
STEEP SLOPES ANALYSIS

DWG. #

A0.0



SCALE: 1" = 10'-0"



1. HEIGHT OF SILT FENCE NOT TO EXCEED 36"
2. CONTINUOUS LENGTHS OF FENCE SHOULD BE USED TO MINIMIZE # OF JOINTS.
3. FABRIC JOINTS TO BE SPICED TOGETHER MINUTELY AT SUPPORT POST WITH 6" MINIMUM OVERLAP AND SEALED SECURELY.
4. POSTS TO BE PLACED NO MORE THAN 6 FEET APART AND DRIVEN TO A MINIMUM DEPTH OF 12 INCHES. POSTS MAY BE 10 FEET APART IF FABRIC IS SUPPORTED BY WIRE MESH.
5. FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POSTS.
6. FILTER FABRIC SHALL EXTEND 8 INCHES INTO A TRENCH 4" WIDE AND 4" DEEP.
7. ALL SILT FENCES BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITIES AND MAINTAINED UNTIL ALL UPOUSE AREAS ARE PERMANENTLY STABILIZED.
8. SILT FENCES ARE TO BE INSPECTED WEEKLY AND AT LEAST DAILY DURING PROLONGED RAINFALL. ALL DAMAGES ARE TO BE REPAIRED IMMEDIATELY. SEDIMENT DEPOSITS ARE TO BE REMOVED IMMEDIATELY PRIOR TO STORM EVENT OR WHENEVER DEPOSITS EXCEED 1/3 THE HEIGHT OF THE FENCE.



-
- Diagram illustrating a stockpiling operation. A central pile of material is shown with a 2:1 slope. The pile is surrounded by strawbales or siltfence. The diagram indicates a minimum slope on the other side. The diagram is labeled with 'PILE' and 'ON COVER' at the top left, '2:1 SLOPE OR LESS' at the top right, 'MIN. SLOPE' at the bottom left, 'MIN. SLOPE' at the bottom right, and 'STRAWBALES OR SILTFENCE' in the center. Below the diagram is the heading 'INSTALLATION NOTES' followed by four numbered instructions.
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 3. UPON COMPLETION OF SOIL STOCKPILING EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
 4. SEE DETAIL DRAWING FOR INSTALLATION OF SILT FENCE.



Should rock blasting be required, a permit application in accordance with Chapter 125 - Blasting and Explosives of the Village of Dobbs Ferry Code must be submitted to the Village by the applicant for review/approval.

The Village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.

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 Professional Engineer as clean, non-contaminated fill suitable for the intended use.

"Before the site plan is 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 an amount determined by the Planning Board and the Village Engineer and in a form satisfactory to the Village Attorney".

- ALL TREES & PLANTS ARE EXISTING U.O.N.
- ALL NEW EXTERIOR LIGHTING WILL COMPLY WITH DOBBS FERRY VILLAGE CODE SECTION 300-41
- AREA OF DISTURBANCE: APPROX. 1,326 SF
- NEW IMPERVIOUS SURFACE: 560 SF



STORMWATER CALCULATIONS

100 YR STORM = 8.9" RAIN/24 HRS
8.9/12 = .74 FT DEPTH PER SF = .74 CU.FT.

NEW IMPERVIOUS COVERAGE = 560 SF
560 SF X .74 FT/SF = 414.4 CU.FT.

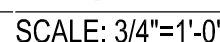
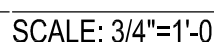
STORAGE REQUIRED: 414.4 CU.FT.

Storage Provided within Entire CULTEC Stormwater System - including stone

STORMWATER STORAGE CALCULATIONS PROVIDED BY CULTEC

REQUIRED STORAGE ATTAINED

3

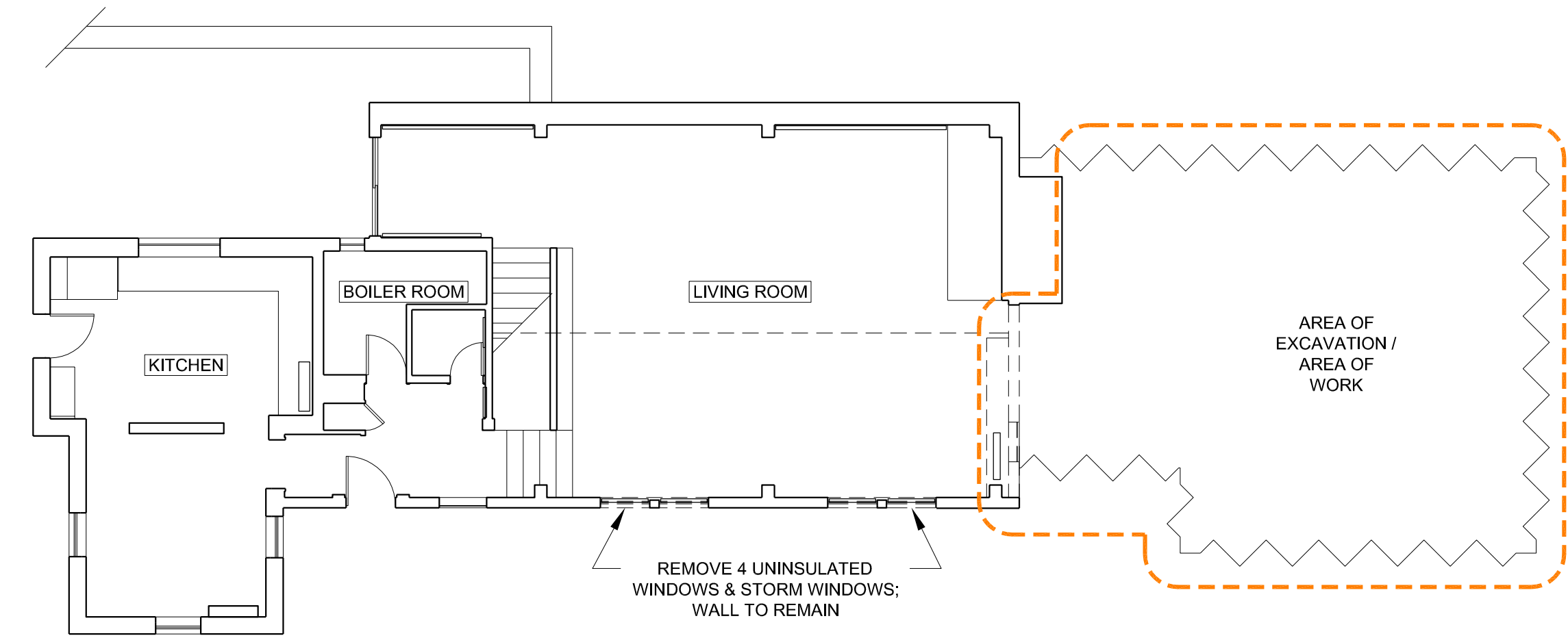


ALONG FRONT FACADE

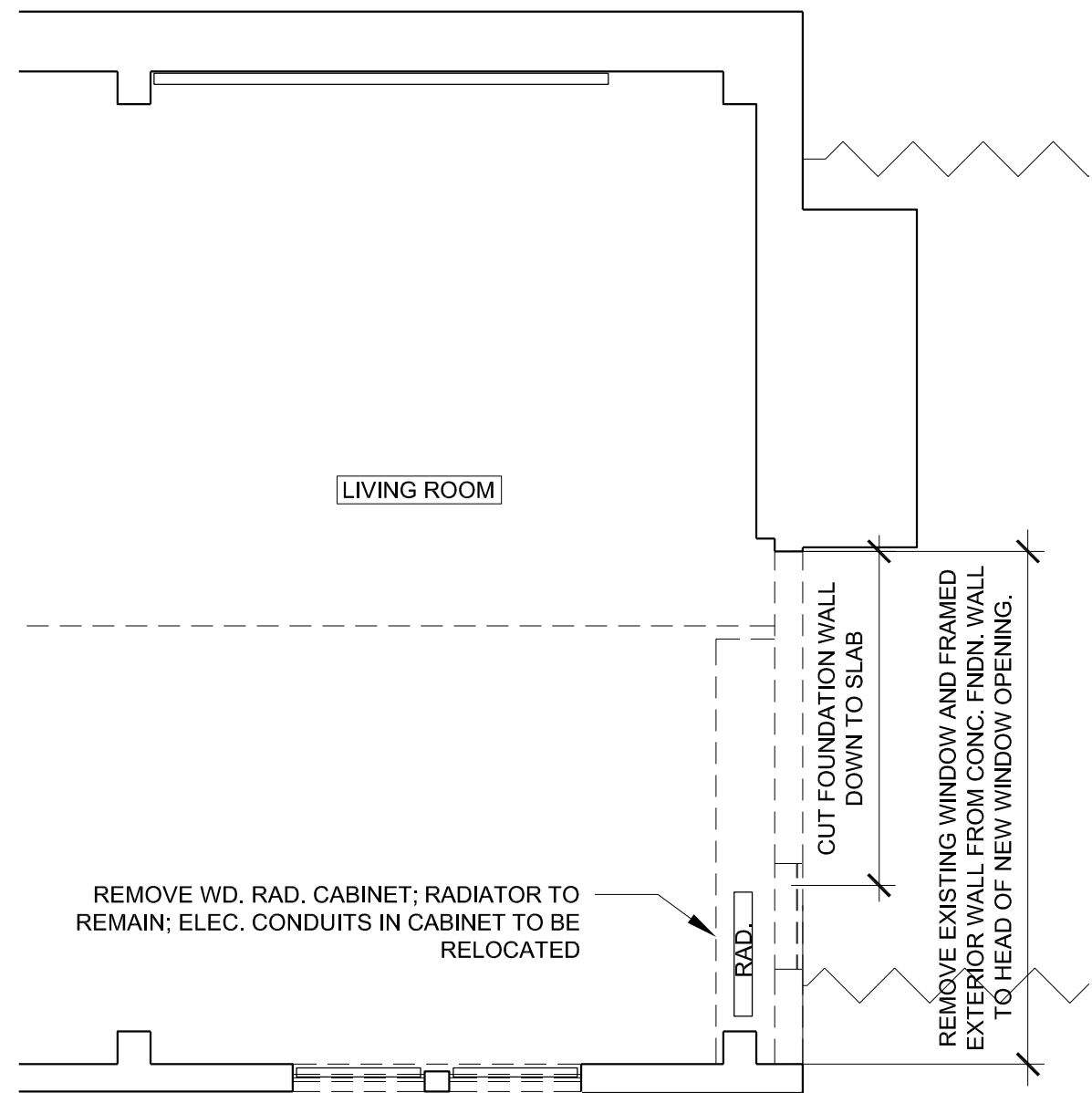
ALONG REAR FACADE

2

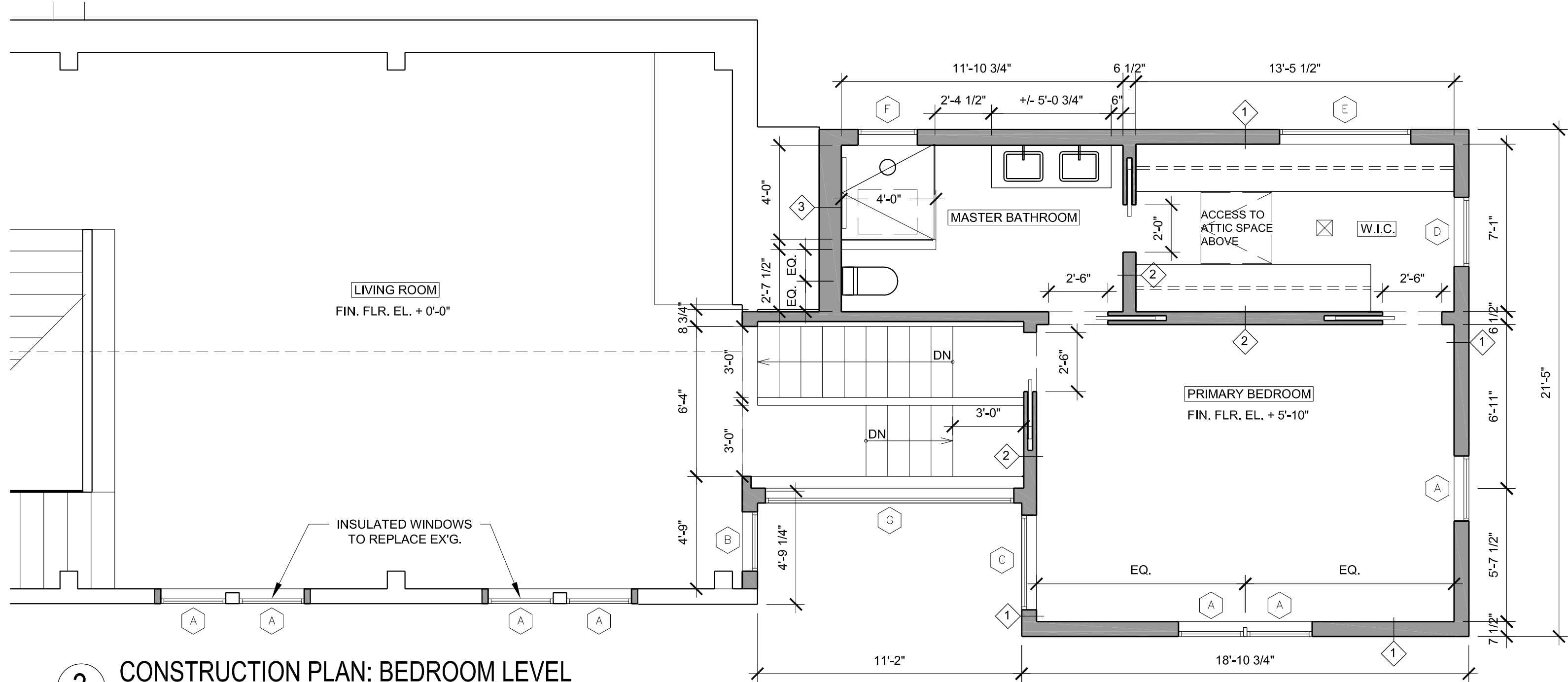
4



1 EXISTING & DEMO PLAN
SCALE: 1/8" = 1'-0"



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

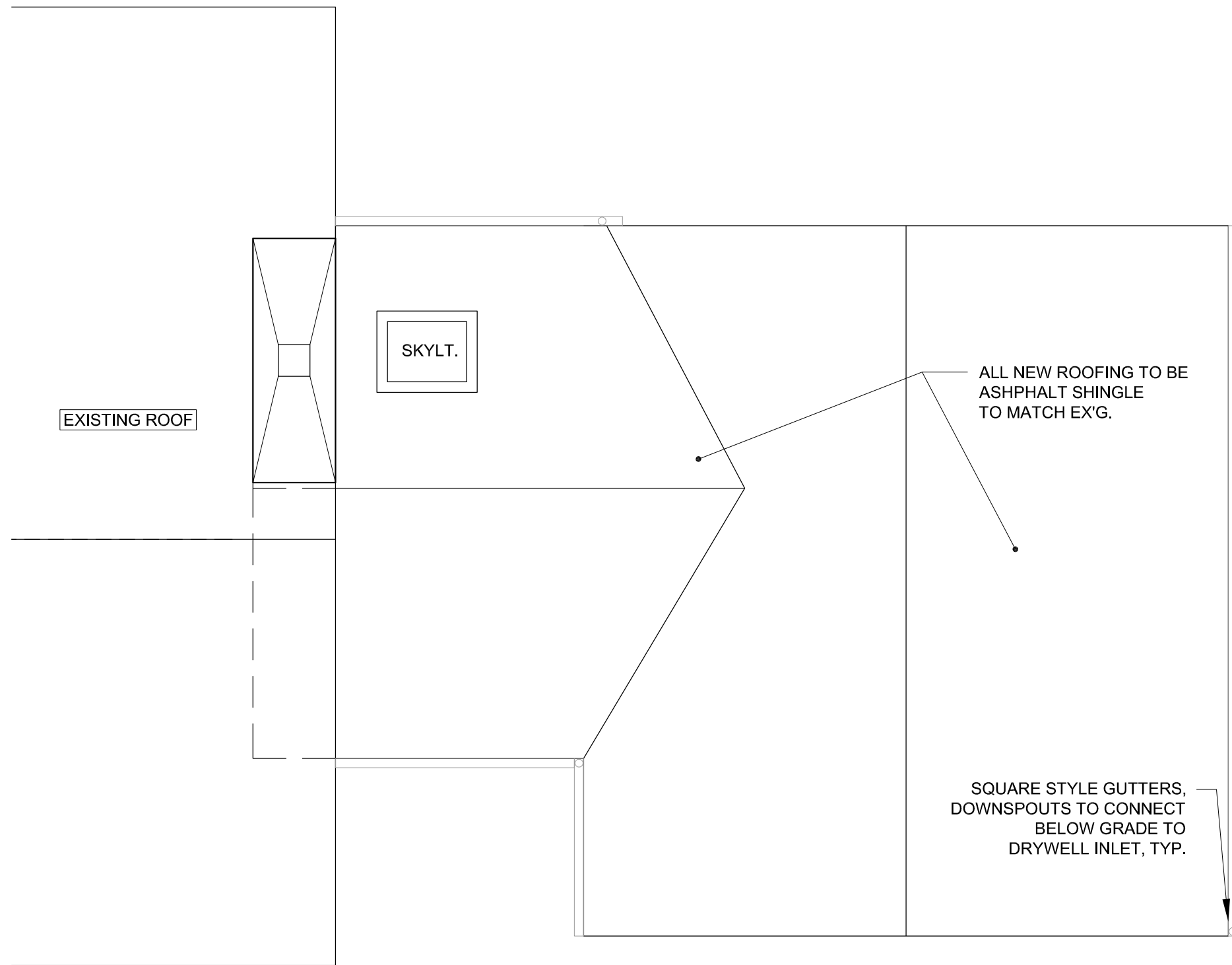


3 CONSTRUCTION PLAN: BEDROOM LEVEL
SCALE: 1/4" = 1'-0"

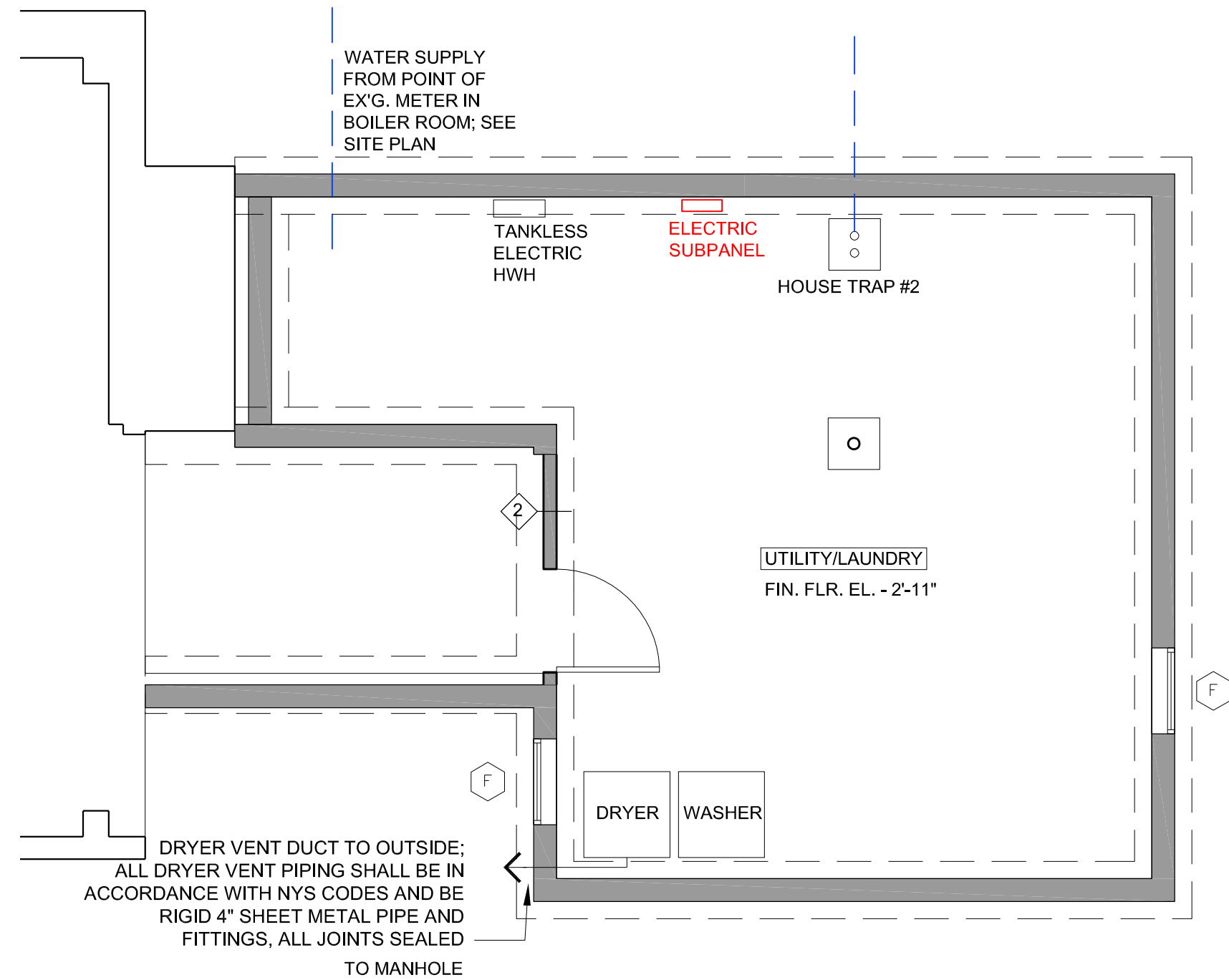
- WALL TYPE 1, EXTERIOR WALL: VERTICAL WD, SIDING (SEE DTLs.), 1/2" CDX PLYWD., 2x6 WD FRAMING @ 16" O.C., R-21 CLOSED CELL SPRAY FOAM, 1/2" GWB; IN BATHRM, ADD CEMENTITIOUS BOARD, TILE FINISH.
- WALL TYPE 2, INTERIOR PARTITION: 2X4 WD, FRAMING @ 16 O.C., OR 2X6 AT POCKET DOOR WALLS, 1/2" GWB BOTH SIDES, PROVIDE SOUND ATTENUATION BATT IN WALLS BORDERING BATH, AND CEMENTITIOUS BOARD ON BATH SIDE.
- WALL TYPE 3: 3" STL STUDS ATTACHED TO BRICK CHIMNEY, 1/2" CDX PLYWD., 2X6 WD, FRAMING 16" O.C., R-21 CLOSED CELL SPRAY FOAM, CEMENTITIOUS BOARD, TILE FINISH

NOTE: SCHLUTER WATERPROOFING SYSTEM OVER CEMENT. BD. @ SHOWER WALLS AND BATHRM, FLR.

NOTE: CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN FIELD; ALL DIMENSIONS ON CONSTRUCTION PLAN ARE TO FINISH.



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



5 BASEMENT CONSTRUCTION & MEP PLAN
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE - ALL WINDOWS BE ARGON GAS TYPE DOUBLE GLAZED AND SHALL HAVE A MAXIMUM U-VALUE OF 0.27							
NO.	TYPE	INSERT OR NEW CONSTR	LOCATION	MANUF.	MODEL #	UNIT SIZE	NOTES
A	CASEMENT	INSERT/NEW CONSTR.	LIVING RM. & BEDRM.	TBD	TBD	2'-9" X 8'-0"	BEDRM. UNITS TEMPERED
B	FIXED	NEW CONSTR	LIVING ROOM			2'-6" X 9'-0"	
C	FIXED	NEW CONSTR	MASTER BEDROOM			4'-0" X 8'-0"	TEMPERED
D	AWNING	NEW CONSTR	MASTER BEDRM W.I.C.			2'-11" X 1'-6"	
E	FIXED	NEW CONSTR	MASTER BEDRM W.I.C.			5'-6" X 1'-6"	
F	AWNING	NEW CONSTR	BATHM SHWR & BSMT			2'-6" X 1'-6"	
G	FIXED	NEW CONSTR	STAIR HALL			(2)5'-0" X 3'-6"	

NOTE - WINDOW IN SHOWER AREA SHALL BE TEMPERED GLASS. ALL WINDOWS IN EX'G CONSTRUCTION TO BE MEASURED IN FIELD

SKYLIGHT IN MASTER BATHROOM SHOWER: 2'-6" X 2'-0"; MAX. U-VALUE OF 0.50; MANUFACTURER TBD

ELIZABETH
VAN DER ZANDT
ARCHITECT

646.270.3494
ltz@evdzarchitect.com

PB FOR PUBLIC
HEARING 11.15.2022

2ND PB APP. 10.20.2022

2ND ZBA
APPLICATION 10.11.2022

PB APPLICATION 9.15.2022

ZBA APPLICATION 8.22.2022

BUILDING PERMIT
FILING SET 6.14.2022

E. van der Zandt

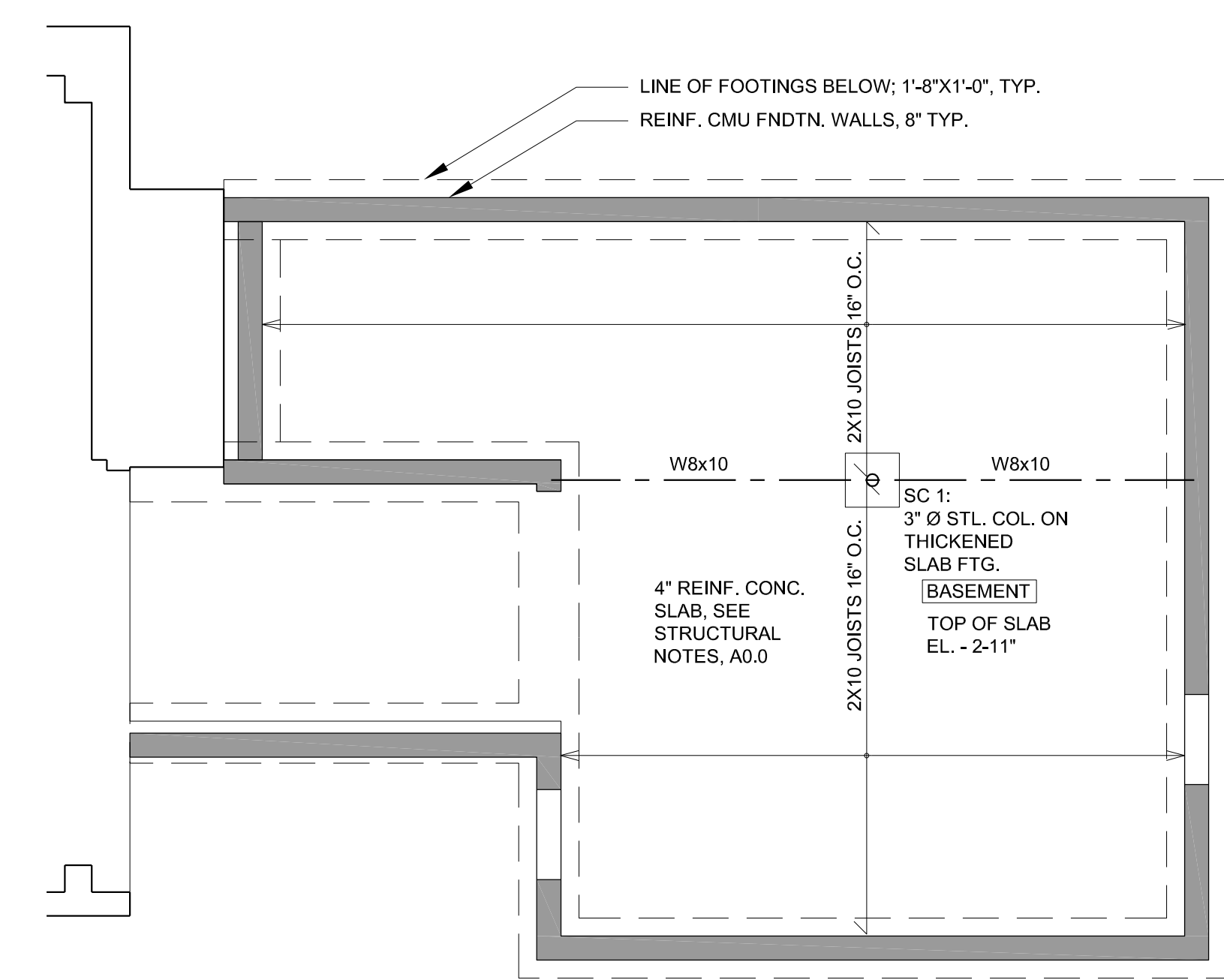


VAN DER ZANDT RESIDENCE
ADDITION
76 OGDEN PLACE
DOBBS FERRY, NEW YORK 10522
SBL: 3.130-119-3

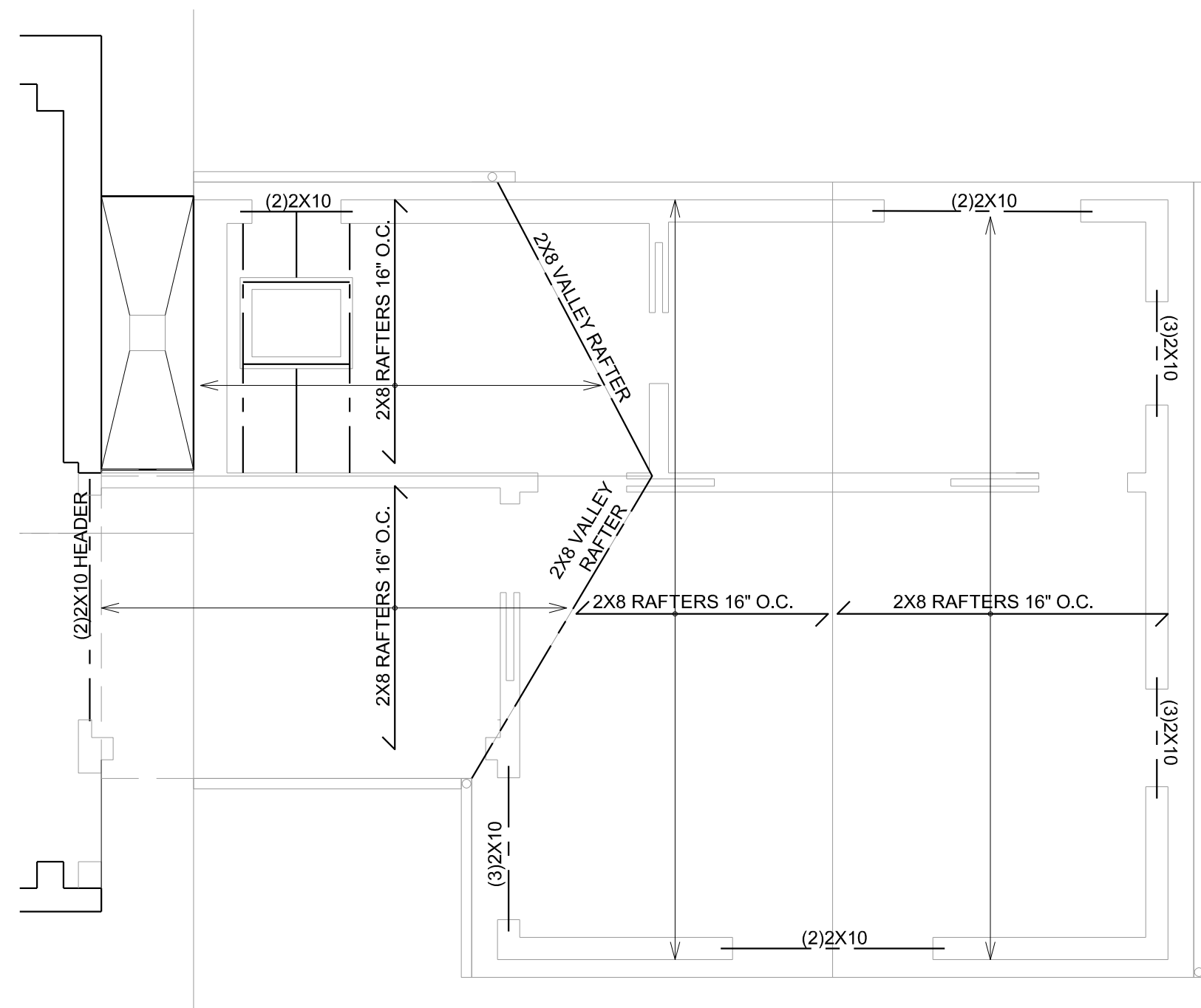
DEMOLITION & EXCAVATION PLAN
CONSTRUCTION PLANS
WINDOW SCHEDULE

DWG. #

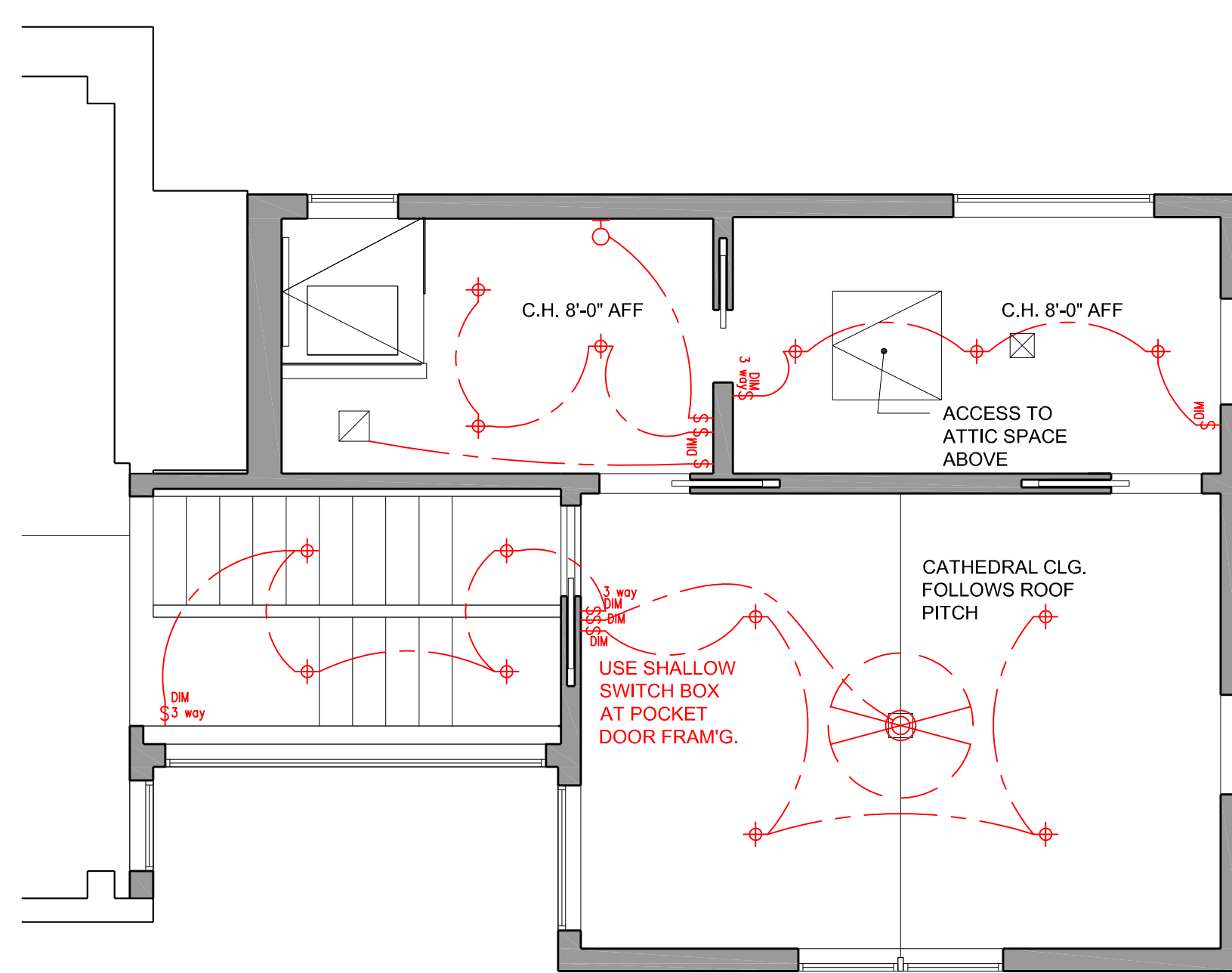
A1.0



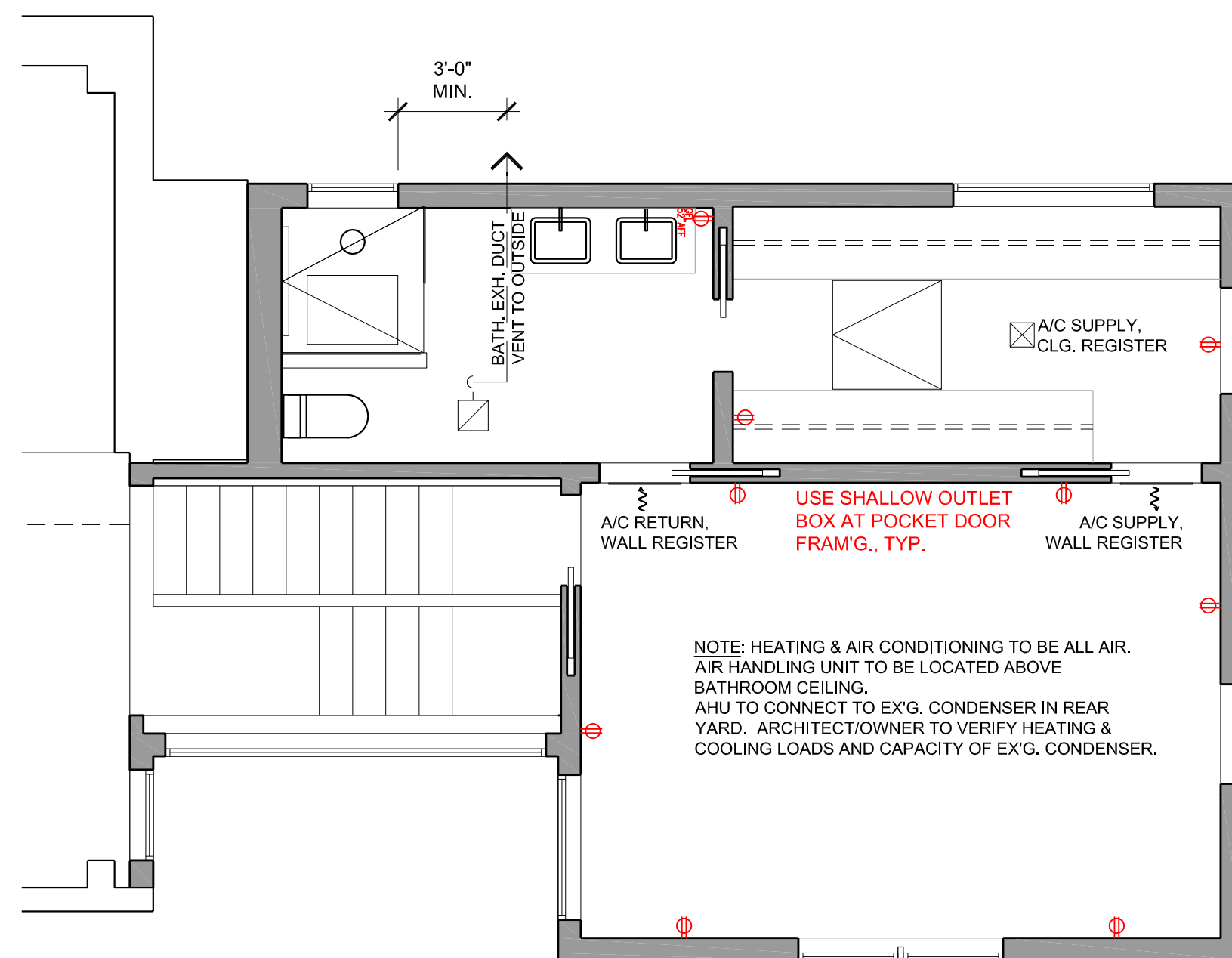
1 STRUCTURAL PLAN: FOUNDATION & FLOOR FRAMING
SCALE: 1/4" = 1'-0"



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



3 LIGHTING & RCP
SCALE: 1/4" = 1'-0"



4 BEDROOM LEVEL MEP PLAN
SCALE: 1/4" = 1'-0"

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.
⊕	DEDICATED DUPLEX OUTLET 15" AFF U.O.N.
⊕	QUAD OUTLET 15" AFF U.O.N.
⊕	LIGHT SWITCH - MATCH HGT. OF EX'G U.O.N.
⊕	DIMMER SWITCH
⊕	USE ELV DIMMER AS REQ'D
⊕	SURFACE MTD LIGHT
⊕	PENDANT LIGHT
⊕	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 POWER AND SIGNAL OUTLET
⊕	PROGRAMMABLE THERMOSTAT
⊕	MOUNT @ 60" AFF U.O.N.

ELIZABETH
VAN DER ZANDT
ARCHITECT

646.270.3494
liz@evdzarchitect.com

PB FOR PUBLIC
HEARING 11.15.2022
2ND PB APP. 10.11.2022
PB APPLICATION 9.15.2022
BUILDING PERMIT
FILING SET 6.14.2022

E. van der Zandt

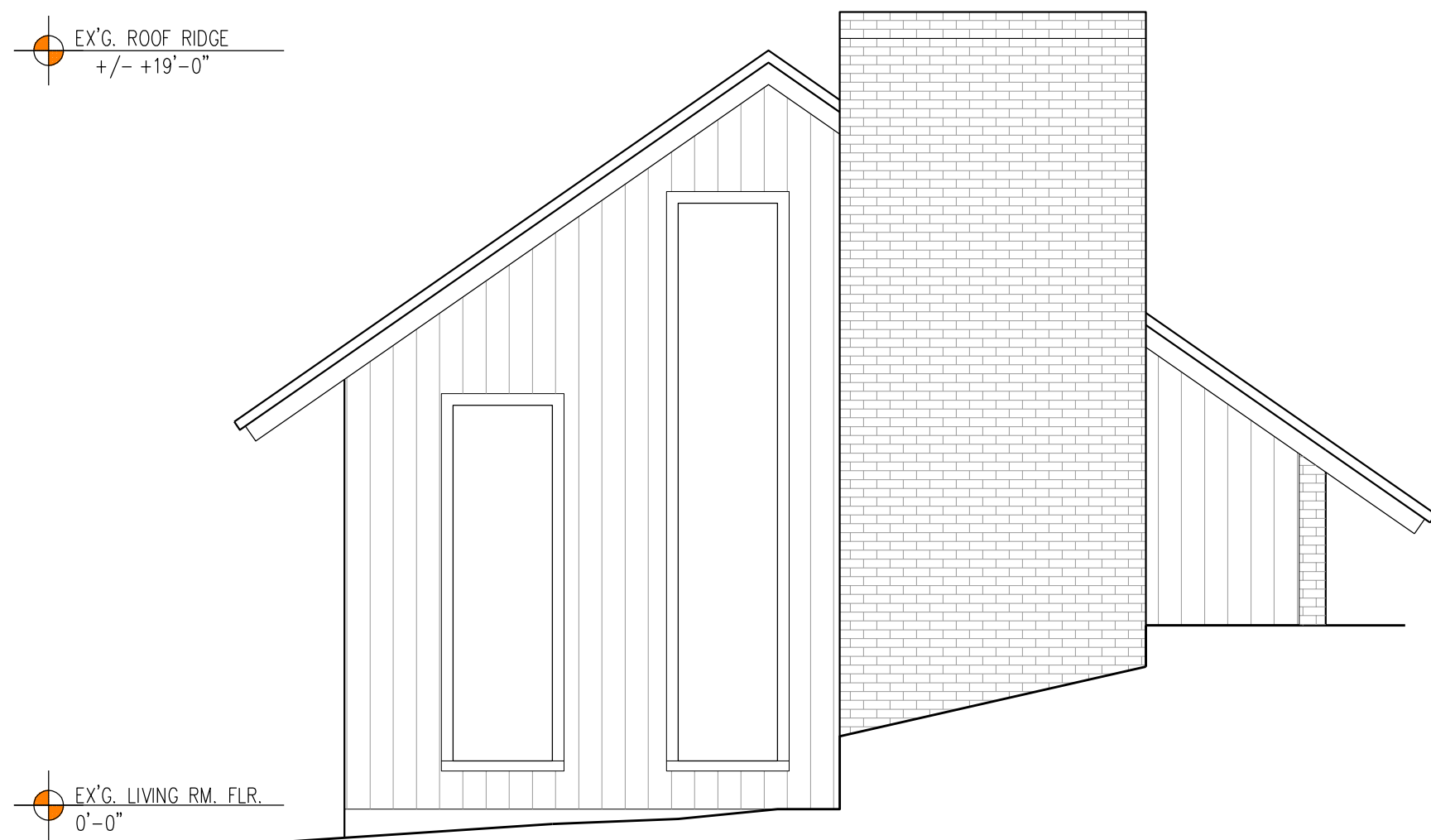


VAN DER ZANDT RESIDENCE
ADDITION
76 OGDEN PLACE
DOBBS FERRY, NEW YORK 10522
SBL: 3.130-119-3

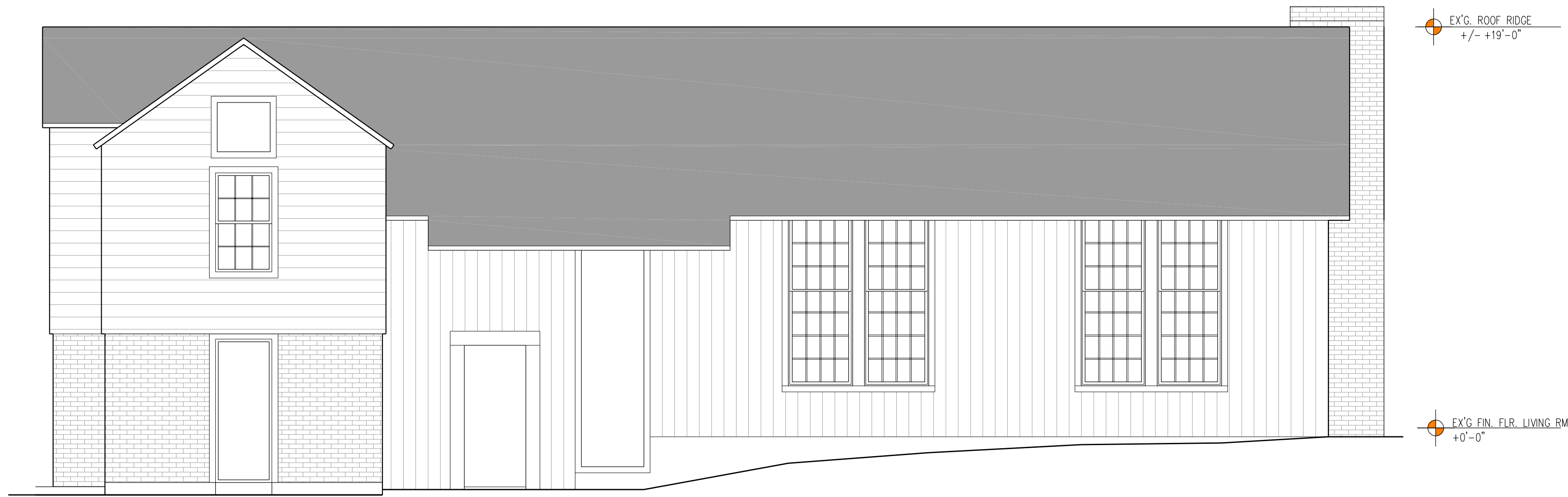
STRUCTURAL/FRAMING PLANS
LIGHTING & RCP
MEP PLANS

DWG. #

A1.1



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

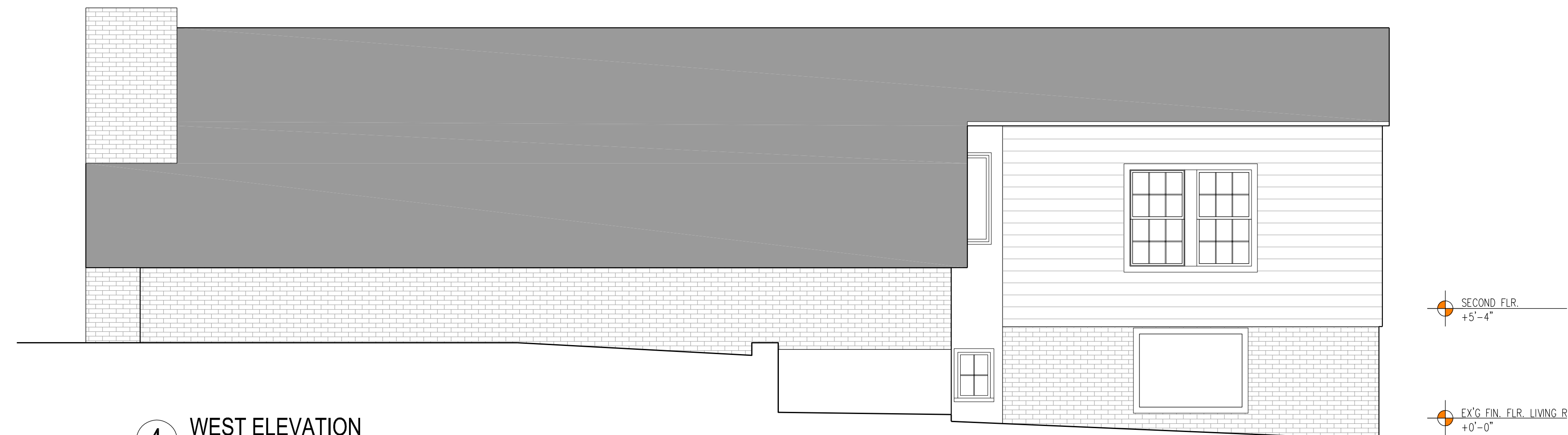


2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

NOTE: NO WORK PROPOSED
ON SOUTH SIDE OF HOUSE



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

ELIZABETH
VAN DER ZANDT
ARCHITECT

646.270.3494
liz@evdzarchitect.com

PB FOR PUBLIC
HEARING 11.15.2022
2ND PB APP. 10.11.2022
PB APPLICATION 9.15.2022
BUILDING PERMIT
FILING SET 6.14.2022

E. van der Zandt



VAN DER ZANDT RESIDENCE
ADDITION
76 OGDEN PLACE
DOBBS FERRY, NEW YORK 10522
SBL: 3.130-119-3

EXTERIOR ELEVATIONS: EXISTING

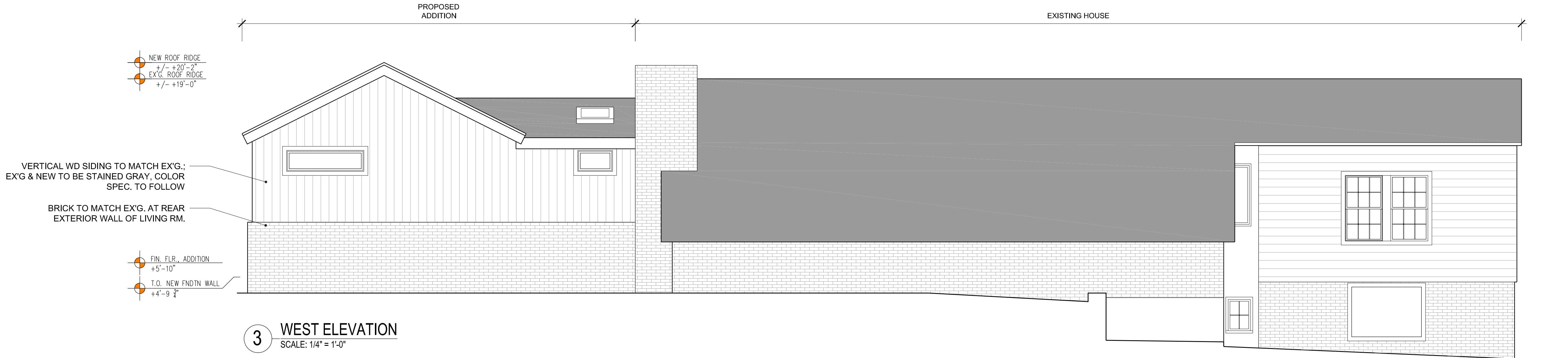
DWG. #

A2.0



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

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



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"

ELIZABETH
VAN DER ZANDT
ARCHITECT

646.270.3494
liz@evdzarchitect.com

PB FOR PUBLIC
HEARING 11.15.2022
2ND PB APP. 10.11.2022

2ND ZBA
APPLICATION 10.11.2022
PB APPLICATION 9.15.2022
ZBA APPLICATION 8.22.2022

BUILDING PERMIT
FILING SET 6.14.2022

E. van der Zandt



VAN DER ZANDT RESIDENCE
ADDITION
76 OGDEN PLACE
DOBBS FERRY, NEW YORK 10522
SBL: 3.130-119-3

EXTERIOR ELEVATIONS: PROPOSED

DWG. #

A2.1