

* EXISTING NON CONFORMING

GENERAL CONDITIONS:

SPECIFICATION: These specifications are made in general form only and not specifically for one building or the modular structure. The owner in applying these specifications assumes complete responsibility for their use, change or omissions.

Note: plumbing, electrical, HVAC and sprinkler design by others.

SCOPE OF WORK: The contractor shall provide all labor, materials, appliances and equipment required to complete all work, etc., as shown on drawings, necessary for a complete job, unless otherwise specified. All materials and workmanship shall be of good quality.

1. The designer/engineer shall not be responsible for the supervision of construction or the construction site. The designer/engineer are not being retained as project managers typ. Any and all violations for the proposed site to be identified to be professional sealing these drawings by the contractor, the professional accepts no responsibility for any violations in the given area of work on the project site.
2. All dimensions and conditions shown and assumed on the Drawings must be verified at the site by the contractor before ordering any material or doing any work. Any discrepancies or errors in the Plan, Specifications, and/or Details must be reported to the designer at once. No change in Plans, Details or Dimensions is acceptable without the consent of the Designer. Should the Contractor fail to notify the Designer within a reasonable time, the designers discretion, the designers discretion, the contractor will be responsible for the cost of rectifying such errors.
3. Minor details not usually shown on specified, but necessary for proper and acceptable construction installation, or operation of any part of the work, as determined by the Designer, shall be included in the Work the same as if herein specified or indicated.
4. Contractors are to file insurance certificate and obtain and pay for all permits, schedule all required inspections with notification to inspectors and the Designer, obtain all code approvals and NFIBU Certificate, and file for and obtain Certificate of Occupancy. No work shall start prior to obtaining permits.

5. All indicated survey material is for general reference only. The Designer assumes no responsibility for the accuracy or correctness of any of the indicated material. Contractor shall be responsible for protection of all existing and new conditions and materials with and adjacent to the construction area. Any damage caused by the execution of the Work indicated or implied herein shall be repaired or replaced to the owner's satisfaction at the contractor's sole expense.

6. Drawings may be rough scaled for estimating and general purposes, but are not to be scaled for construction locations, dimensions, or any other purposes. Consult with the Designer for final sizes, dimensions and locations.
7. Contractor to design and install adequate and Code approved shoring and bracing where needed to safely complete structural work. Contractor to assume full and sole responsibility for structural adequacy of the shoring and for any injuries, damage, cracks, or defects caused by shoring or bracing, and shall repair all such damage at his sole expense.
8. All work shall be guaranteed for one year after Final Payment. General Contractor to furnish written guarantee on his work and all subcontractor work, against defects resulting from the use of inferior materials, equipment, or workmanship, as determined solely by the Designer. All such defects are to be replaced or repaired, completely with labor and materials, at no cost to Owner.

FOUNDATIONS: Excavate all earth, boulders, loose and soft rock to the lines and depths indicated on drawings. All footings to bear in solid undisturbed earth. Excavate for all utilities as required.

FINISH GRADING: Finish grading shall be to provide surface drainage in all directions away from structure.



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Licensed in New York and Connecticut

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER ANY ITEM ON THIS DRAWING AND/OR RELATED SPECIFICATION. ALL ALTERATIONS MUST BE MADE IN COMPLIANCE WITH THE NEW YORK STATE EDUCATION LAW. THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS HEREON ASSUMES NO RESPONSIBILITY FOR ANY SUCH ALTERATION OR RE-USE WITHOUT HIS CONSENT.

Dobbs Ferry, NY 10522

City of White Plains

WESTCHESTER COUNTY

[illegible]

1	1.26.2023	PLANNING BOARD SUBMISSION
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REVISIONS

SITE PLAN, WALL PLAN ELEVATION, SECTION, & GENERAL NOTES

PROJECT: 56 Shady Ln

PARCEL ID: 3.100-72-5

ZONE: OF-6

PROPERTY OWNER:

Fianna Gomez Dewitts

56 Shady Ln

Dobbs Ferry NY 10522

STATE OF NEW YORK

DO NOT SCALE DRAWINGS

Original Date: 10.19.2022

Scale: AS NOTED

Drawn By: TLR

Checked By: M.JM

SHEET: 1 of 1