

POOL AND PATIO ADDITION, LANDSCAPE AND HARDSCAPE

WALLACH RESIDENCE

29 OSCEOLA AVENUE, DOBBS FERRY, NY

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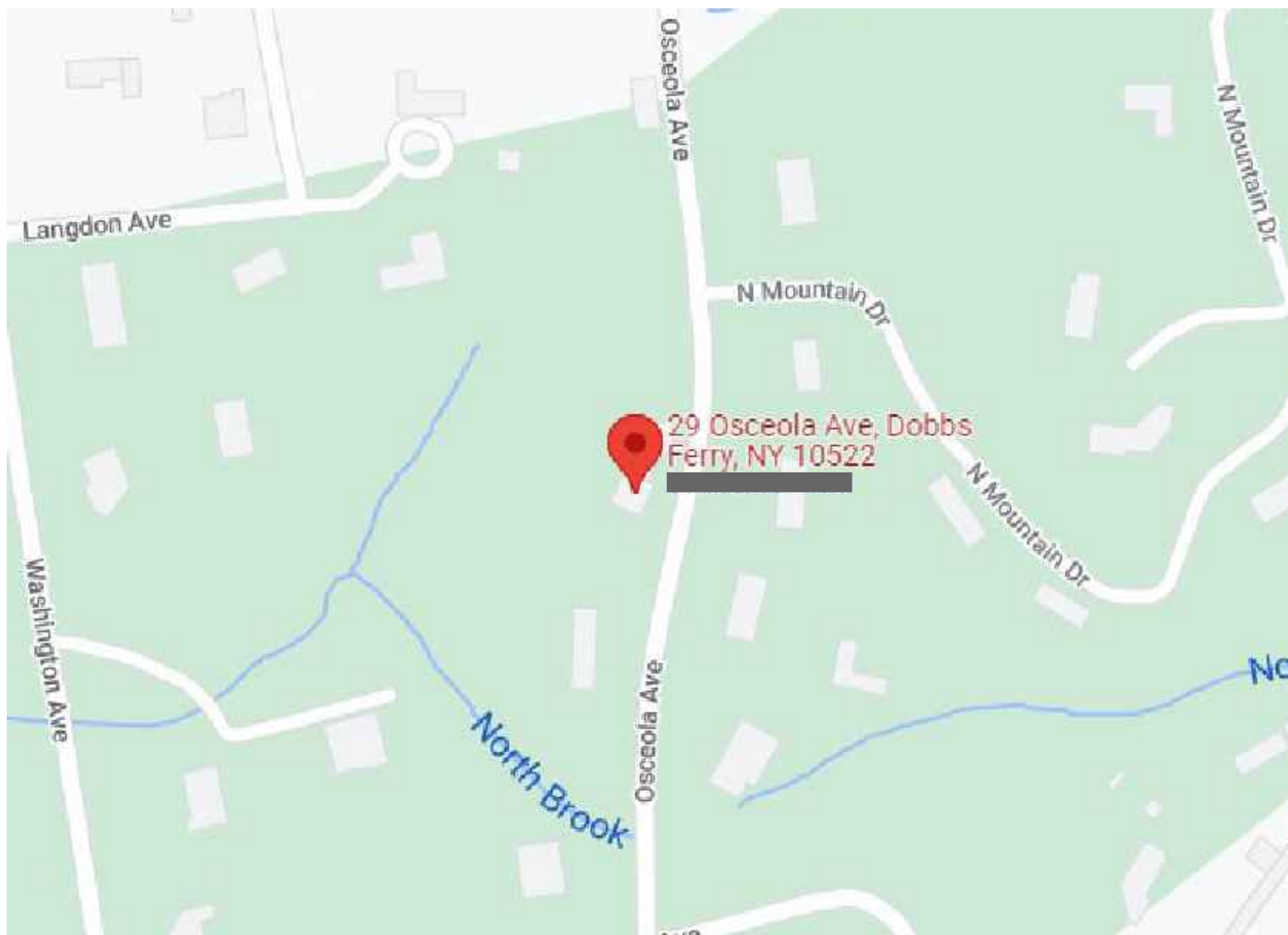
OWNERS:

TY & DORYN WALLACH
29 OSCEOLA AVENUE
DOBBS FERRY, NY 10522

CONSULTANTS

KEY PLAN

PLOT PLAN (1" = 200')



SYMBOLS AND MATERIALS LEGEND

	EXISTING WALLS TO REMAIN		WINDOW KEY
	CONCRETE		DOOR KEY
	EARTH		ROOM KEY
	WOOD BLOCKING CONTINUOUS		DRAWING NAME
	WOOD BLOCKING INTERMEDIATE (SHIMS)		DETAIL KEY
	BRICK		
	STEEL		
	FINISH WOOD		

ZONING

ALL WORK FOR THIS PERMIT IS EXTERIOR SITE WORK AND DOES NOT AFFECT HABITABLE SPACE OR BUILDING SETBACKS.

BUILDING INFO

ADDRESS	S/B/L	ZONE	OCCUPANCY CLASSIFICATION
29 OSCEOLA AVENUE	3.50/12/2.2	OF-2	R3 - SINGLE FAMILY

ZONING COMPLIANCE ANALYSIS (SEE SHEET G-101 FOR LOT COVERAGE AND OPEN SPACE CALCULATIONS)

	EXISTING	PROPOSED	MIN. ALLOWABLE	COMMENTS
LOT INFORMATION				
GROSS LOT AREA (SF)	28,155 SF.	28,155 SF. (NO CHANGE)	20,000 SF.	OVERSIZE LOT; USE 0.67 REDUCTION FACTOR FOR NET LOT AREA
NET LOT AREA (SF)	18,864 SF.	18,864 SF. (NO CHANGE)	20,000 SF.	PROPERTY IS NOT IN STEEP SLOPES
LOT WIDTH (FT)	277.75'	277.75' (NO CHANGE)	125'-0"	
LOT DEPTH (FT)	35.41'	35.41' (NO CHANGE)	125'-0"	EXISTING NON-CONFORMING
LOT COVERAGE BY BUILDINGS				
BUILDING COVERAGE (SF)	3687 SF.	3687 SF.		
BUILDING COVERAGE (%)	19.5 %	19.5 %	18.0% (MAX.)	EXISTING NON-CONFORMING
LOT COVERAGE BY IMPERVIOUS SURFACES				
TOTAL LOT COVERAGE (SF)	5412 SF.	6164 SF.		
TOTAL LOT COVERAGE (%)	28.7%	32.6%	40.0% (MAX.)	

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA													
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP	ICE BARRIER UNDERLAYMENT REQUIRED
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
30 PSF	115	NO	NO	NO	C	SEVERE	42"	MODERATE TO HEAVY	15° F	a) 3/11/94 b) 9/28/07, Flood Insurance Study c) Panel Numbers & Dates of current FIRMS & FBfMs, Amendments 36119C0329F - 9/28/07 36119C0337F - 9/28/07	618	52.2° F	YES

DESIGN LOADS

DESIGN LOADS ARE AS FOLLOWS PER SQUARE FOOT:

LOCATION	LIVE	DEAD	DEFLECTION LIMIT
ROOMS OTHER THAN SLEEPING	40lb.	10lb.	L/360
SLEEPING	30lb.	10lb.	L/360
ATTIC (NON STORAGE)	10lb.	5lb.	L/240
ATTIC (STORAGE)	20lb.	10lb.	L/240
ROOF (WITH FIN. CLG.)	30lb.(SNOW)	15lb.	L/240
ROOF (NO FIN. CLG.)	30lb.(SNOW)	7lb.	L/240

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GENERAL NOTES

GENERAL REQUIREMENTS

- SCOPE OF WORK: EXTERIOR SITE WORK INCLUDING INSTALLATION OF NEW POOL, NEW SPA, NEW DRAINAGE SYSTEM, NEW RETAINING WALL, NEW POOL ENCLOSURE FENCE, AND LANDSCAPING. ALSO INCLUDES MECHANICAL INSTALLATION OF NEW PROPANE TANK, POOL EQUIPMENT, AND GENERATOR. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE, MUNICIPAL CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
- BUILDING PERMITS & CERTIFICATES: THE CONTRACTOR SHALL SECURE ALL BUILDING PERMITS, INSPECTIONS, AND APPROVALS REQUIRED TO CARRY ON HIS WORK ACCORDING TO LOCAL BUILDING LAWS AND TO THE RULES AND REGULATIONS OF ANY LIGHT, WATER, OR POWER COMPANY AND SHALL PAY FOR SUCH PERMITS PRIOR TO STARTING WORK.
- THE CONTRACTOR AND ALL SUB CONTRACTORS SHALL PROVIDE PROOF OF WORKMAN'S COMPENSATION INSURANCE AND DISABILITY INSURANCE COVERAGE AS REQUIRED BY GOVERNING STATE LAW PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES, BUILDING MANAGEMENT, OR BOARD OF DIRECTORS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT TO THE ENGINEER ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS AND ANY CONDITIONS WHICH WOULD PREVENT CARRYING OUT THE WORK AS INDICATED IN THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION. DO NOT PENETRATE ANY STRUCTURAL ELEMENTS WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS ARE NOT TO BE SCALED. ALL WORK SHALL BE LAID OUT BY THE DIMENSIONS ON THE DRAWINGS AND THE CONTRACTOR SHALL LAY OUT HIS OWN WORK AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE CONTRACTOR SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES: PLUMBING, ELECTRICAL, ETC.. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
- SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE GENERAL STRUCTURAL NOTES OR THE STRUCTURAL DRAWINGS. WHERE ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN.
- 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 IN THE DRAWINGS. WHERE NO SPECIFIC DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. TYPICAL DETAILS ARE NOT CUT ON DRAWINGS, BUT APPLY UNLESS NOTED OTHERWISE.
- THE CONTRACT DOCUMENTS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, PROGRAMS IN CONNECTION WITH THE WORK.
- SHORING, BRACING, AND PROTECTING OF EXISTING AND ADJACENT STRUCTURES DURING CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PROTECT AND MAINTAIN THE INTEGRITY OF ADJACENT BUILDING, STRUCTURES, STREETS, ETC..
- THE CONTRACTOR SHALL DESIGN, PROVIDE, AND INSTALL TEMPORARY ERECTION BRACING AND/ OR SHORING FOR ALL DEMOLITION WORK AND STRUCTURAL WORK, AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF TEMPORARY ERECTION BRACING AND/OR SHORING.
- THE ENGINEER HAS NOT BEEN RETAINED TO PROVIDE SUPERVISION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL PROTECT AND SHALL BE RESPONSIBLE FOR EXISTING FACILITIES AND IMPROVEMENTS ADJOINING HIS AREA OF WORK, AND DAMAGE OR LOSS SHALL BE PROMPTLY REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, 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.
- ALL MATERIALS OR EQUIPMENT FURNISHED AND INSTALLED UNDER THIS CONTRACT SHALL BE NEW, OF THE BEST QUALITY AND OF THE LATEST MODEL OR DESIGN.
- ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.
- LABOR SHALL BE DONE IN THE MOST WORKMANLIKE AND THOROUGH MANNER.
- ANY SUBSTITUTIONS FROM WHAT IS SPECIFIED IN THE CONTRACT DOCUMENTS REQUIRE APPROVAL BY THE ENGINEER PRIOR TO INSTALLATION.
- ANY ENGINEERING DESIGN PROVIDED BY OTHERS SHALL BEAR THE SEAL OF A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED.
- ALL PIPING AND WIRING TO BE DEMOLISHED SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.

- THE CONTRACTOR SHALL PROVIDE ALL LABOR NECESSARY FOR THE COMPLETE EXECUTION OF ALL WORK DESCRIBED, SHOWN, OR REASONABLY IMPLIED IN THE DRAWINGS AND SPECIFICATIONS, INCLUDING ALL TRANSPORTATION, SCAFFOLDING, APPARATUS, EQUIPMENT, TOOLS AND SUPPLEMENTARY MATERIALS REQUIRED TO CARRY OUT THE INTENT OF THE CONTRACT DOCUMENTS AND PROVIDE A COMPLETE JOB.
- THE JOB SITE SHALL BE KEPT ORDERLY AND NEAT AT ALL TIMES AND KEPT BROOM CLEAN. ALL DEBRIS SHALL BE REMOVED FROM THE WORK AREA AT THE END OF EACH WORKING DAY. THE DISPOSAL OF ALL SUCH MATERIAL SHALL BE BY LEGAL MEANS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
- THE CONTRACTOR SHALL HAVE A BOUND CURRENT AND COMPLETE SET OF CONTRACT DOCUMENTS ON THE JOB SITE FOR ALL TRADES TO USE AT ALL TIMES.
- SUBCONTRACTORS: WORK SHALL BE PERFORMED BY WORKMEN SKILLED IN THE PARTICULAR TRADE INVOLVED, THAT IS, PLUMBING WORK SHALL BE PERFORMED BY PLUMBERS, ELECTRICAL WORK SHALL BE PERFORMED BY ELECTRICIANS, ETC. SUBCONTRACTORS MUST BE APPROVED FOR USE BY THE OWNER.
- UNLESS SHOWN ON THESE DRAWINGS, ALL MECHANICAL WORK SUCH AS, BUT NOT LIMITED TO, ELECTRICAL, PLUMBING, HEATING, AND AIR CONDITIONING ARE TO BE DESIGNED BY OTHERS THAN THE ENGINEER.
- CHANGES: NO CHANGES, CHANGE ORDERS, OR EXTRA WORK ORDERS SHALL BE EXECUTED WITHOUT A WRITTEN ORDER APPROVED IN WRITING BY THE OWNER. A CONTRACT PRICE ADJUSTMENT SHALL BE AGREED UPON BY THE OWNER AND CONTRACTOR, AND THE AGREEMENT OR CHANGE ORDER SHALL BE SIGNED BY THE OWNER AND CONTRACTOR BEFORE COMMENCING SUCH WORK.
- ALL WORK SHALL BE INSPECTED, TESTED AND APPROVED BY THE PROPER AUTHORITIES HAVING JURISDICTION. CERTIFIED COPIES OF THESE APPROVALS SHALL BE DELIVERED TO THE OWNER BEFORE FINAL PAYMENT.
- PUNCH LIST: BEFORE FINAL PAYMENT, CONTRACTOR SHALL FIX AND REPAIR ALL ITEMS ON OWNER'S PUNCH LIST.
- FINAL CLEAN-UP: UPON COMPLETION, THE CONTRACTOR SHALL CLEAN HIS WORK AREA & ANY OTHER SURFACES THAT MAY HAVE BEEN SOILED AS A RESULT OF HIS CONTRACT WORK. ALL FINISHED SURFACES SHALL BE CLEANED, TEMPORARY LABELS REMOVED AND DAMAGE TO FINISHED SURFACES REPAIRED TO ORIGINAL CONDITION. CONTRACTOR SHALL TURN OVER TO THE OWNER ALL MANUFACTURER'S INSTRUCTIONS, WARRANTIES, PARTS LIST, & OTHER DATA RELATING TO EQUIPMENT INSTALLED IN THE PROJECT.
- FINAL PAYMENT RELEASE: BEFORE FINAL PAYMENT, THE CONTRACTOR SHALL SUBMIT SIGNED LIEN WAIVERS FROM ALL SUBCONTRACTORS AND MAJOR SUPPLIERS IN CONNECTION WITH THIS PROJECT TO THE OWNER.
- THE CONTRACTOR SHALL HOLD THE ENGINEER AND THE LOCAL MUNICIPALITY HARMLESS AGAINST ALL CLAIMS FOR DAMAGES ARISING OUT OF HIS CONTRACT WORK.
- THE OWNER SHALL HOLD THE ENGINEER HARMLESS AGAINST ALL CLAIMS FOR DAMAGES ARISING FROM ANY CHANGES MADE TO THE CONSTRUCTION DOCUMENTS BY SOMEONE OTHER THAN THE ENGINEER OR FAILURE BY THE CONTRACTOR TO BUILD IN ACCORDANCE WITH THESE CONSTRUCTION DOCUMENTS.
- GUARANTEE: IF, WITHIN ONE (1) YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION, ANY OF THE WORK IS FOUND TO BE DEFECTIVE OR NOT IN COMPLIANCE WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL CORRECT IT PROMPTLY AFTER RECEIPT OF WRITTEN NOTICE FROM THE OWNER TO DO SO, UNLESS THE OWNER HAS PREVIOUSLY GIVEN THE CONTRACTOR A WRITTEN ACCEPTANCE OF SUCH A CONDITION, THE OWNER SHALL GIVE SUCH NOTICE PROMPTLY UPON DISCOVERY OF THE CONDITION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ADJACENT SURFACES REQUIRED DUE TO DEFECTIVE WORK.
- THE CONTRACTOR SHALL VERIFY THAT THERE ARE NO UNDERGROUND GAS, ELECTRICAL, SEWER, WATER OR OTHER PIPELINES OR CONDUITS BURIED AT THE PROPOSED LOCATIONS OF FOOTINGS OR OTHER AREAS OF GROUND DISTURBANCE.

FOUNDATIONS:

- ALL FOOTINGS ARE TO BEAR ON SUITABLE NATIVE SOIL OR CLEAN COMPACTED FILL WITH A MINIMUM ALLOWABLE BEARING PRESSURE OF 2,000 PSF.
- FOOTINGS ARE NOT TO BE CAST ON UNCONTROLLED FILL, SOIL, ORGANIC MATERIAL, FROZEN GROUND, MUD, SOFT CLAYS OR OTHER OBJECTIONABLE OR UNAPPROVED MATERIALS.
- DO NOT PLACE ANY BACKFILL AGAINST RETAINING WALLS UNTIL CONSTRUCTION IS COMPLETE AND DESIGN STRENGTHS OF CONCRETE AND GROUT HAVE BEEN ACHIEVED. ANY SECTION OF RETAINING WALL THAT IS BACKFILLED EARLY MUST BE ADEQUATELY BRACED TO WITHSTAND EARTH PRESSURE AND CONSTRUCTION LOADS.
- PROVIDE DOWELS IN FOUNDATIONS TO MATCH SIZE OF AND LAP WITH VERTICAL REINFORCING IN WALLS.

CAST IN PLACE CONCRETE:

- ALL WORK SHALL COMPLY WITH THE LATEST REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"; ACI 318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"; AND THE NEW YORK STATE BUILDING CODE.
- ALL CONCRETE FOR CAST IN PLACE WORK AND SLABS ON GRADE SHALL BE STONE AGGREGATE CONCRETE WITH A MINIMUM OF 28 DAY COMPRESSION STRENGTH PER THE FOLLOWING SCHEDULE:

WALLS AND SLABS	4,000 PSI
FOOTINGS	4,000 PSI
SLAB ON GRADE	3,000 PSI
ALL OTHER CONCRETE UNLESS NOTED OTHERWISE	4,000 PSI

- MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED.
- ADDITION OF WATER TO THE BATCH FOR THE CONCRETE WITH INSUFFICIENT SLUMP WILL NOT BE PERMITTED.
- NO ADMIXTURE SHALL BE ALLOWED WITHOUT PRIOR REVIEW AND ACCEPTANCE BY THE ENGINEER OF RECORD.
- ALL REQUIREMENTS FOR BATCHING, MIXING, FINISHING, CURING ETC. SHALL BE AS PER ACI 301.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 EXCEPT REINFORCING TO BE WELDED SHALL CONFORM TO ASTM A706 GRADE 60. ALL WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO ASTM A185, WIRE PER A62. LAPS IN W.W.F. SHALL BE MADE SUCH THAT THE OVERLAP MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET IS NOT LESS THAN THE SPACING OF CROSS WIRES PLUS 2".
- ALL REINFORCING SHALL BE SECURELY TIED IN PLACE AND ADEQUATELY SUPPORTED BEFORE PLACING CONCRETE. ALL BARS MARKED "CONTINUOUS" SHALL BE LAPPED PER TYPICAL DETAIL UNLESS OTHERWISE NOTED. ALL SPLICE LOCATIONS SUBJECT TO APPROVAL.
- PRIOR APPROVAL MUST BE GIVEN BY THE ENGINEER OF RECORD FOR THE USE OF FLY ASH IN THE CONCRETE MIX.

MASONRY CONSTRUCTION NOTES:

- MINIMUM MASONRY ASSEMBLY STRENGTH, 1'm = 1,500 PSI.
- FOR CONCRETE BLOCK AND GROUT STRENGTH REQUIREMENTS WHEN PRIOR TESTING IS NOT PERFORMED, REFER TO MASONRY ASSEMBLY STRENGTH, 1'm LISTED ABOVE AND REQUIRED MASONRY ASSEMBLY MINIMUM STRENGTHS TYPICAL DETAIL.
- ALL CONCRETE MASONRY UNITS (CMU) SHALL HAVE FULL COMPRESSIVE STRENGTH AS DESIGNATED AT TIME OF PLACEMENT.
- ALL CONCRETE MASONRY CONSTRUCTION SHALL CONFORM TO THE NEW YORK STATE BUILDING CODE, THE LATEST EDITION OF THE "NATIONAL CONCRETE MASONRY ASSOCIATION" (NCMA) SPECIFICATION FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY, AND TO THE LATEST EDITION OF ACI 530, "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES". SEE SPECIFICATIONS AND NOTES FOR SPECIFIC CONDITIONS.
- ALL CONCRETE MASONRY UNITS SHOWN ON STRUCTURAL DRAWING SHALL BE NORMAL WEIGHT LOAD BEARING TYPE AS DEFINED IN THESE GENERAL STRUCTURAL NOTES, AND SHALL CONFORM TO ASTM C90 TYPE I. UNITS SHALL BE TWO CELL, WIDTH AS SHOWN ON THE DRAWINGS, WITH A MINIMUM 1 1/2" FACE SHELL THICKNESS. GROUT SHALL BE PLACED FULL HEIGHT IN ALL CELLS, BOTH VERTICALLY AND HORIZONTALLY WHICH CONTAIN REINFORCING. CONSOLIDATE GROUT IMMEDIATELY AFTER PLACING. MECHANICALLY CONSOLIDATE ALL GROUT PLACED IN LIFTS OVER 12" TALL.
- ALL MASONRY UNITS SHALL BE LAID IN FULL RUNNING BOND, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- PROVIDE (9 GAUGE WIRE) HOHMANN AND BARNARD LADDER TYPE JOINT REINFORCING AT 16" O.C. VERTICALLY. JOINT REINFORCEMENT SHALL CONFORM TO ASTM A951.
- ALL MASONRY UNITS TO BE LAID IN MORTAR TYPE S AND SHALL CONFORM TO ASTM C270, MASONRY CEMENT SHALL NOT BE USED.
- GROUT FOR CORES, BOND BEAMS, AND WITHIN MASONRY UNITS SHALL CONFORM TO ASTM C476 FINE GROUT. NO ADMIXTURE TO BE ADDED. PROVIDE CLEAN OUTS IF GROUT LIFT EXCEEDS 5'-0". MAXIMUM GROUT LIFT SHALL BE 10'-0" UNLESS NOTED OTHERWISE ON PLANS. MIX GROUT TO A CONSISTENCY THAT HAS A SLUMP BETWEEN 8 AND 11 INCHES.
- ALL CONCRETE MASONRY UNITS TO BE LAID IN FULL BED OF MORTAR, SHELL FACE AND WEBS.
- ALL WALLS TO HAVE TEMPORARY HORIZONTAL BRACING AS REQUIRED DURING WALL CONSTRUCTION BEFORE FLOOR/ROOF HAS BEEN COMPLETED.
- PROVIDE #4 BARS WHERE REINFORCING IS SHOWN IN DETAILS, UNLESS NOTED OTHERWISE. SEE SCHEDULE FOR LAP SPLICE LENGTHS. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION TO MATCH VERTICAL WALL OR COLUMN REINFORCING. PROVIDE ONE BAR IN MINIMUM 8" DEEP GROUTED CONTINUOUS BOND BEAM AT TOP OF MASONRY RETAINING WALL. PROVIDE BENT BARS TO MATCH HORIZONTAL BOND BEAM REINFORCING AT CORNERS AND WALL INTERSECTIONS.
- VERTICAL REINFORCING (SIZE TO MATCH VERTICAL WALL REINFORCING) SHALL BE PROVIDED CONTINUOUSLY AT EACH WALL CORNER, AT EACH SIDE OF AN OPENING, AT EACH END OF WALL, AND AT A MAXIMUM SPACING AS SHOWN IN THE WALL SCHEDULE. VERTICAL REINFORCING SHALL BE CENTERED IN CELL UNLESS NOTED OTHERWISE.

SEAL & SIGNATURE



PROJECT:

POOL AND PATIO ADDITION,
LANDSCAPE AND HARDSCAPE
29 OSCEOLA AVENUE
DOBBS FERRY, NY 10522

DRAWING TITLE:

TITLE SHEET, ZONING ANALYSIS
& GENERAL NOTES

DATE: 11/18/2022 DWG NO:

DRAWN BY: LCG T-100.00

CHECKED BY: MVC

PROJECT NO: 22041

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OWNERS:

CONSULTANTS

KEY PLAN

REVISIONS		
	01.30.2023	FILING SET
	03.16.2023	PLANNING BOARD & AHRB SET

SEAL & SIGNATURE



PROJECT:

DRAWING TITLE:

SURVEY AND SITE PLAN

DATE: 11/18/2022

DRAWN BY: LCG

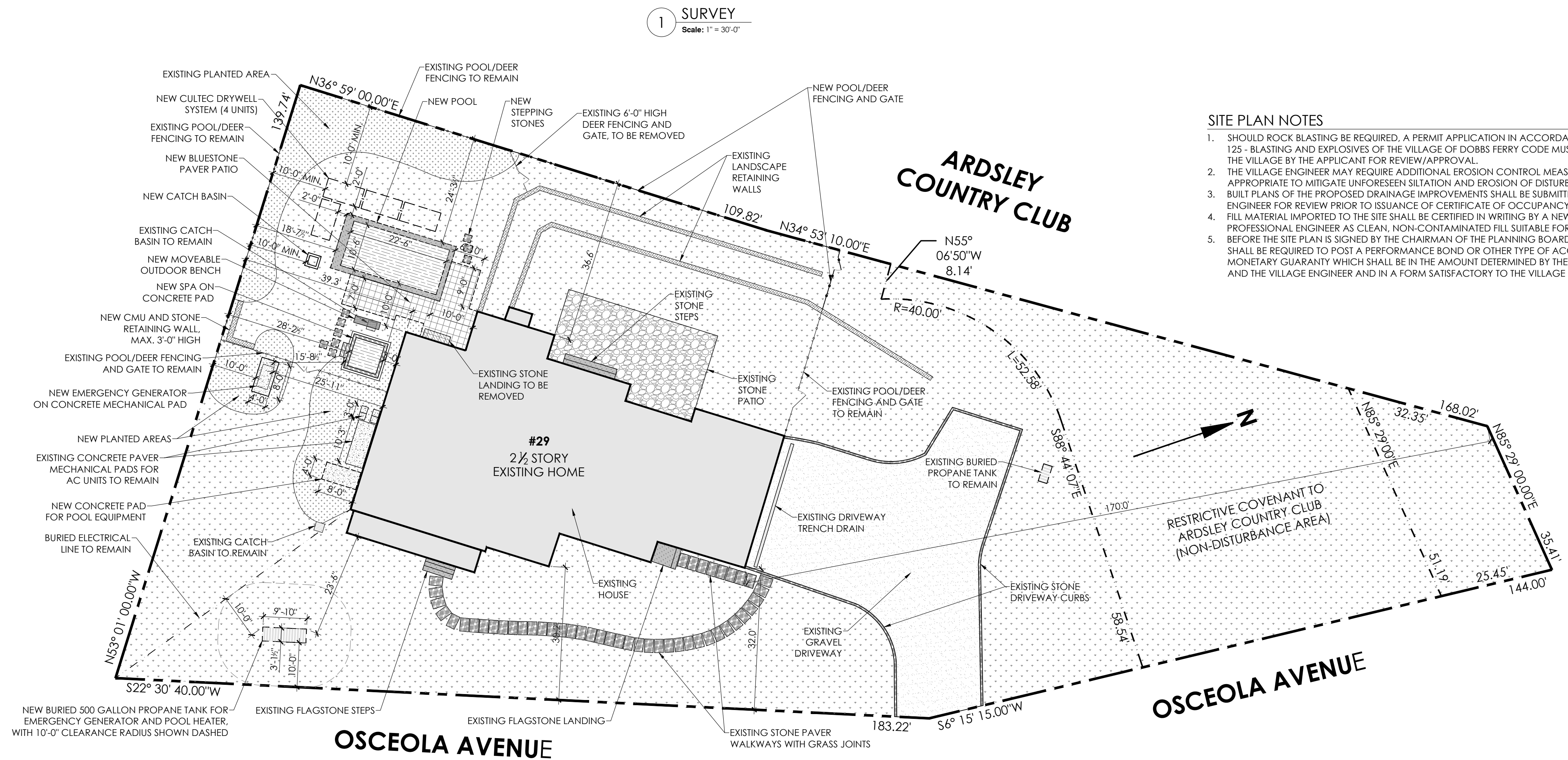
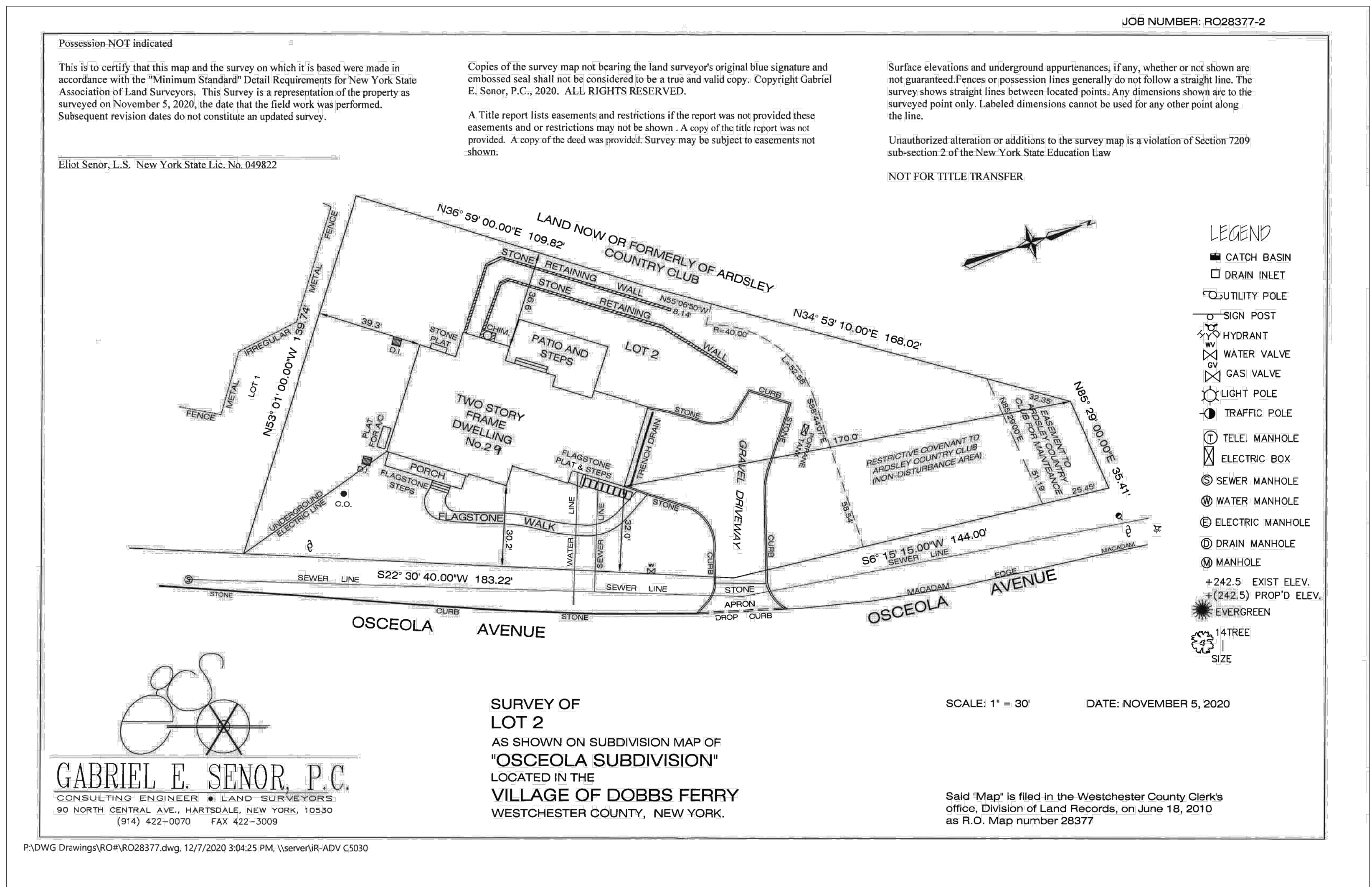
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VG NO:

REFERENCES

G-100.00

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SITE PLAN NOTES

1. 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.
2. THE VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
3. BUILT PLANS OF THE PROPOSED DRAINAGE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
4. THE VILLAGE ENGINEER MAY REQUIRE A LETTER OF WRITING BY A NEW YORK LICENSED PROFESSIONAL ENGINEER AS CLEAN, NON-CONTAMINATED FILL SUITABLE FOR THE INTENDED USE.
5. 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 GUARANTEE WHICH SHALL BE IN THE AMOUNT DETERMINED BY THE PLANNING BOARD AND THE VILLAGE ENGINEER AND IN A FORM SATISFACTORY TO THE VILLAGE ATTORNEY.

2 PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"

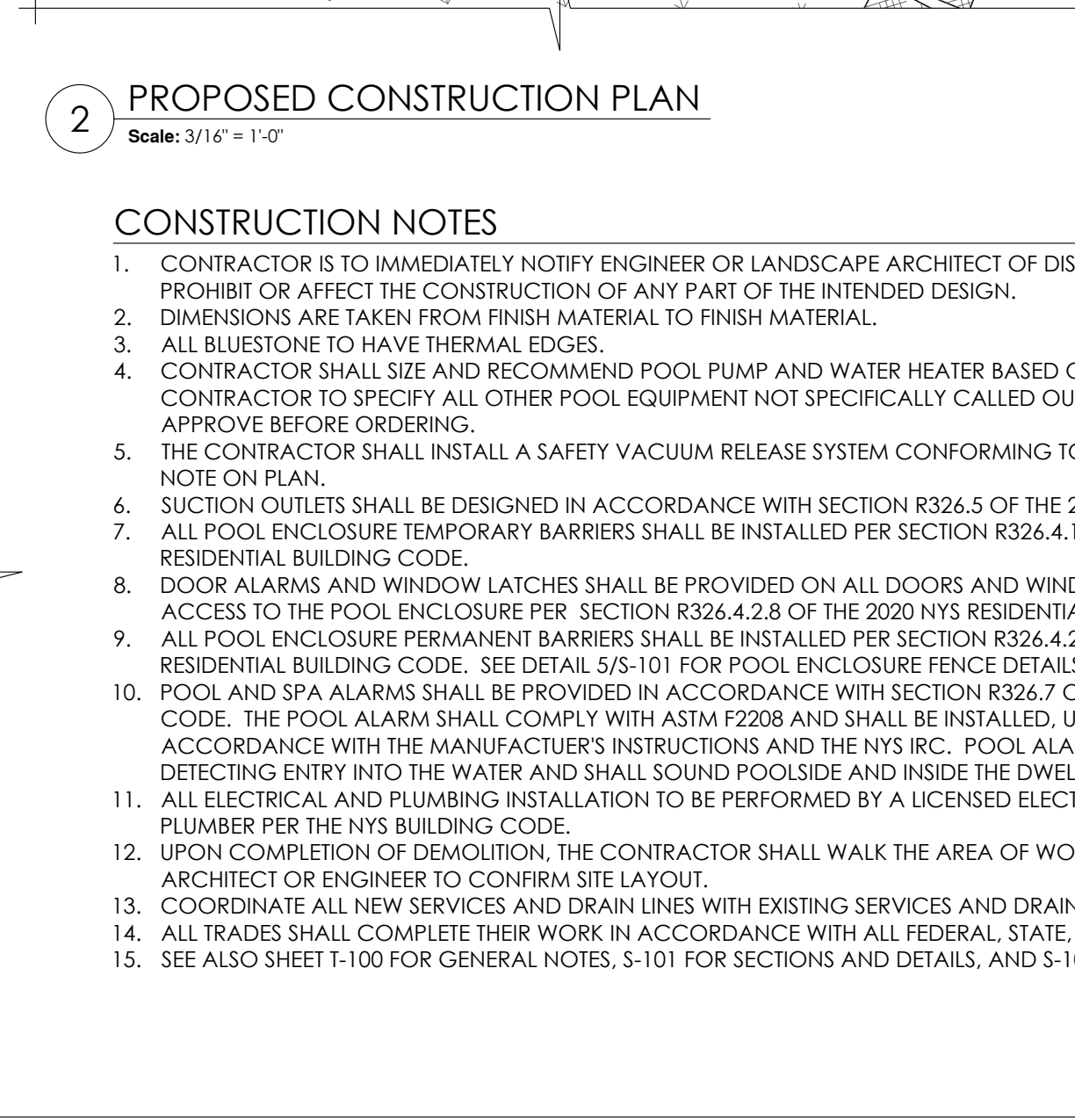
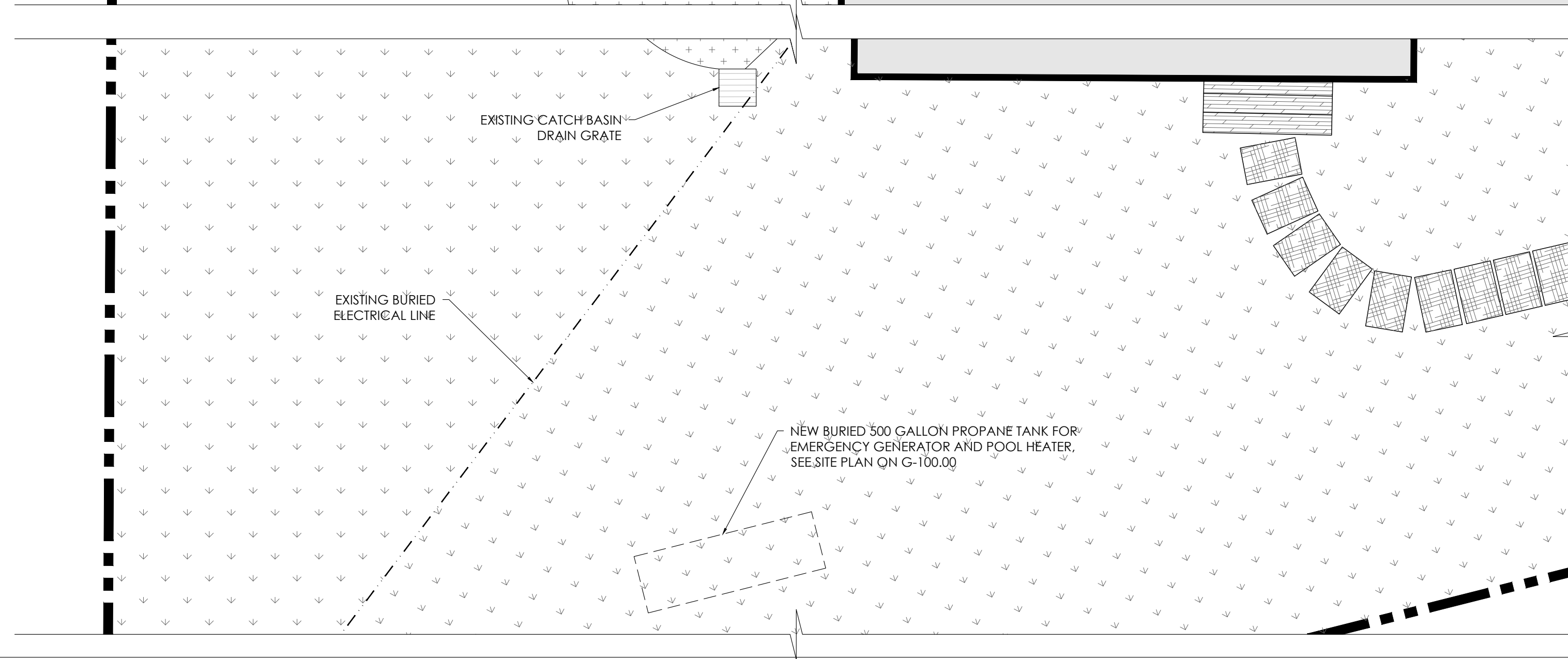


	PROPERTY LINE
	EXISTING BUILDING OUTLINE
	EASEMENT LINE
	UNDERGROUND ELECTRIC LINE
	EXISTING BUILDING
	EXISTING GRAVEL DRIVEWAY AREA
	EXISTING DRAIN GRATING
	GRASS AND PLANTED AREAS
	NEW OR EXISTING RETAINING WALLS
	EXISTING FLAGSTONE PATIO AND WALKWAY
	EXISTING STONE LANDINGS AND STEPS
	EXISTING CONCRETE MECHANICAL PADS
	NEW OR EXISTING STEPPING STONE WALKWAYS
	NEW OR EXISTING PROPANE TANK
	EXISTING STONE DRIVEWAY CURBS

PLAN MARK	BUILDING COVERAGE AREA	EXISTING	PROPOSED	ALLOWABLE
1	EXISTING HOUSE	3687 SF	3687 SF	
	<u>TOTAL BUILDING COVERAGE (SF)</u>	3687 SF	3687 SF	
	TOTAL BUILDING COVERAGE (%) (NET LOT AREA = 18,864 SF)	19.5%	19.5%	18.0% MAX. (EXISTING NON-CONFORMING)
2	EXISTING FLAGSTONE STEPS AND LANDING	47 SF	47 SF	
3	EXISTING STONE PAVER WALKWAYS WITH GRASS JOINTS	282 SF	282 SF	
4	EXISTING STONE DRIVEWAY CURBS	90 SF	90 SF	
5	EXISTING PROPANE TANK	8 SF	8 SF	
6	EXISTING STONE PATIO	996 SF	996 SF	
7	EXISTING STONE STEPS	28 SF	28 SF	
8	EXISTING LANDSCAPE RETAINING WALLS	213 SF	213 SF	
9	EXISTING STONE LANDING	11 SF	N/A	
10	EXISTING HVAC PADS	50 SF	50 SF	
11	NEW POOL	N/A	329 SF	
	NEW PAVER PATIO	N/A	285 SF	
13	NEW SPA AND STEPS	N/A	85 SF	
14	NEW CONCRETE MECHANICAL PAD FOR GENERATOR	N/A	32 SF	
15	NEW CONCRETE MECHANICAL PAD FOR POOL EQUIPMENT	N/A	32 SF	
	<u>TOTAL ADDITIONAL IMPERVIOUS SURFACE (SF)</u>	1725 SF	2477 SF	
	<u>TOTAL LOT COVERAGE (SF)</u>	5412 SF	6164 SF	
	TOTAL LOT COVERAGE (%) (NET LOT AREA = 18,864 SF)	28.7%	32.6%	40.0% MAX.

BUILDING COVERAGE AREA	EXISTING	PROPOSED
IMPERVIOUS SURFACE FROM BUILDING COVERAGE (SF)	3687 SF	3687 SF
ADDITIONAL IMPERVIOUS SURFACE (SF)	1725 SF	2477 SF
TOTAL IMPERVIOUS SURFACE (SF) (BUILDING COVERAGE + ADD'L IMPERVIOUS SURFACE)	5412 SF	6164 SF
<u>NET CHANGE IN IMPERVIOUS SURFACE</u>	6164 SF - 5412 SF = 752 SF INCREASE	

DATE: 11/18/2022	DWG NO:
DRAWN BY: LCG	G-101.00
CHECKED BY: MVC	
PROJECT NO: 22041	



	PROPERTY LINE
	EXISTING BUILDING OUTLINE
	EXISTING BUILDING
	GRASS AREAS
	PLANTED AREAS
	EXISTING DRAIN GRATING
	NEW OR EXISTING RETAINING WALLS
	EXISTING FLAGSTONE PATIO
	NEW BLUE STONE PAVER PATIO
	NEW OR EXISTING CONCRETE MECHANICAL PADS AND SPA FOUNDATION
	BLUE STONE POOL SURROUND
	POOL AND SPA WATER SURFACE
	SPA AND SPA STEPS
	MOVEABLE BENCH
	NEW OR EXISTING STEPPING STONE WALKWAYS

PROJECT NO: 22041



1. THE POOL ENCLOSURE FENCE MUST BE AT LEAST 48" HIGH, MEASURED ON THE SIDE OF THE FENCE THAT FACES AWAY FROM THE POOL.
2. THE MID RAIL MUST BE AT LEAST 45" ABOVE THE BOTTOM RAIL.
3. THE SPACING BETWEEN THE PICKETS MUST BE LESS THAN 4".
4. THE GATE MUST BE SELF-CLOSING, SELF-LATCHING AND OPEN AWAY (AWAY FROM THE POOL) AND AT LEAST 40" ABOVE GRADE.
5. IN ADDITION, IF THE LATCH HANDLE IS LOCATED LESS THAN 54" FROM GRADE, THEN THE LATCH HANDLE SHALL BE LOCATED AT LEAST 3" BELOW THE TOP OF THE GATE AND NEITHER THE GATE NOR THE BARRIER SHALL HAVE ANY OPENING GREATER THAN $\frac{1}{2}$ " WITHIN 18" OF THE LATCH HANDLE.
6. THE LATCH HANDLE FOR ALL POOL GATES SHALL BE INSTALLED TO COMPLY WITH SECTION R326.4.2.7.2 OF THE 2020 NYS RESIDENTIAL BUILDING CODE.
7. THE LATCH HANDLE SHALL BE INSTALLED ON THE POOL SIDE OF THE ENCLOSURE.
8. THE OPERATING LATCH MECHANISM OF THE LATCH MUST BE AT LEAST 54" ABOVE FINISHED GRADE.
9. THE BOTTOM RAIL SHALL NOT BE MORE THAN 2" ABOVE FINISHED GRADE UNDER THE FENCE.



S-101.00

PROJECT NO: 22041

CONDITION:

A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.....3"

B. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 THROUGH #18.....2"
#5, W31 OR D31 WIRE, AND SMALLER.....1½"

C. FORMED CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND:

SLABS, WALLS, JOISTS:

#14 AND #18.....1½"
#11 AND SMALLER.....¾"

BEAMS, COLUMNS:

PRIMARY REINFORCEMENT, TIES, STIRRUPS, OR SPIRALS.....1½"

MIN. COVER:

1 TYPICAL CLEAR CONCRETE COVERAGES

Scale: N.T.S.

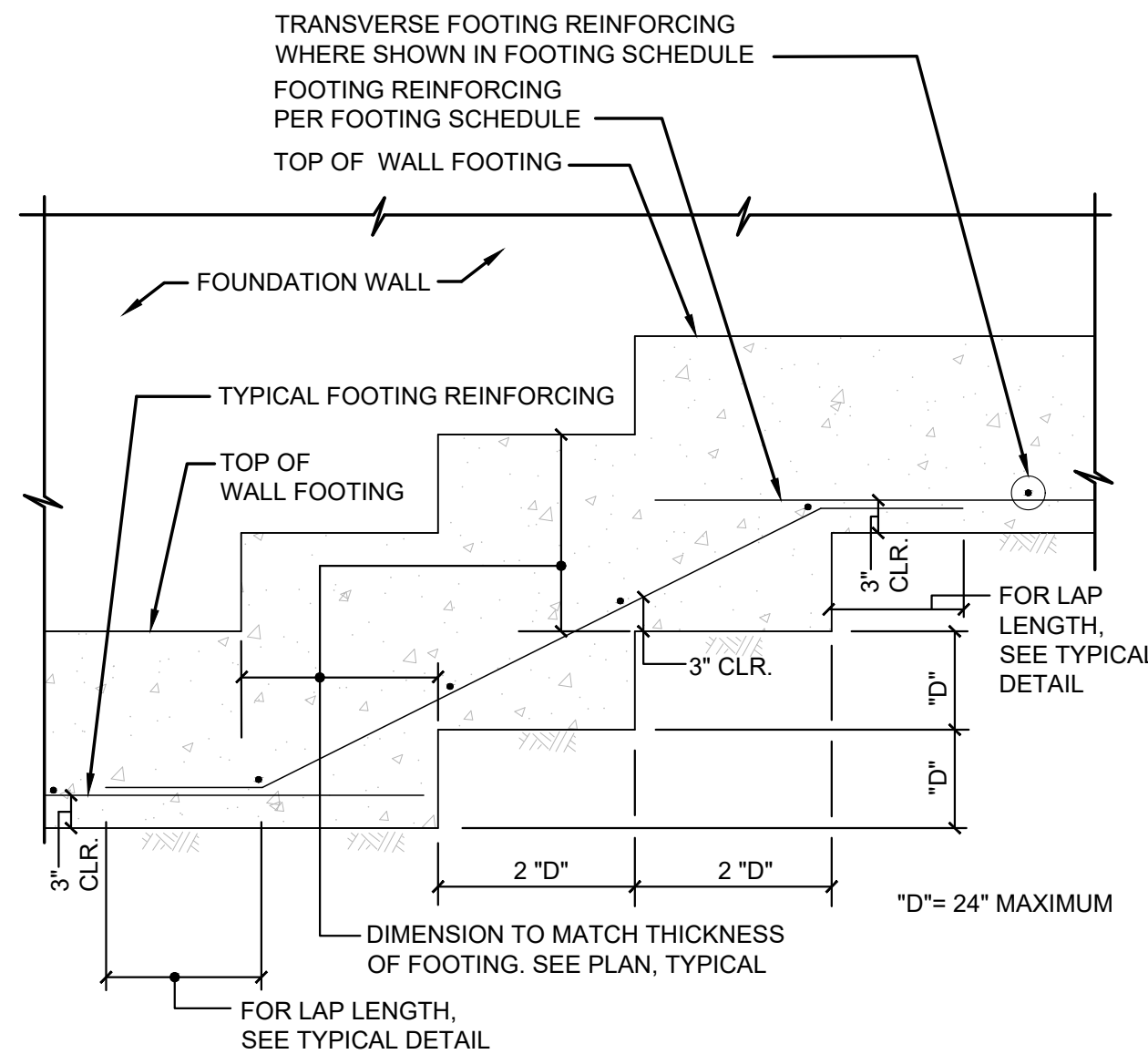
SPECIFIED REQUIRED MINIMUM NET AREA COMPRESSIVE STRENGTH OF MASONRY ASSEMBLY (f _m), PSI	MINIMUM NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNITS, PSI	MINIMUM 28 DAY COMPRESSIVE STRENGTH OF GROUT, PSI
1500	1900	2000
1750	2350	2000
2000	2800	2000
2250	3275	2250
2500	3750	2500
2750	4275	2750
3000	4800	3000

NOTES:

- ALL CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C90.
- GROUT SHALL CONFORM TO ASTM C476. FINE GROUT. DETERMINE COMPRESSIVE STRENGTH OF GROUT IN ACCORDANCE WITH ASTM C1019.
- MORTAR SHALL BE TYPE S MORTAR, WITH MINIMUM LABORATORY CUBE STRENGTH OF 1800 PSI, AND SHALL CONFORM TO ASTM C270. DETERMINE COMPRESSIVE STRENGTH OF MORTAR IN ACCORDANCE WITH ASTM TEST METHOD C109.
- FOR MINIMUM REQUIRED STRENGTH OF ASSEMBLY (f_m), SEE GENERAL STRUCTURAL NOTES.
- IF MINIMUM COMPRESSION STRENGTH OF MASONRY UNITS DOES NOT MEET THE CRITERIA SHOWN IN THE TABLE ABOVE, f_m SHALL BE DETERMINED BY PRISM TESTING. PRISM TESTING SHALL BE PERFORMED IN ACCORDANCE WITH ASTM C1314.

4 TYPICAL MASONRY ASSEMBLIES

Scale: N.T.S.



6 TYPICAL STEPPED FOOTING DETAIL

Scale: N.T.S.

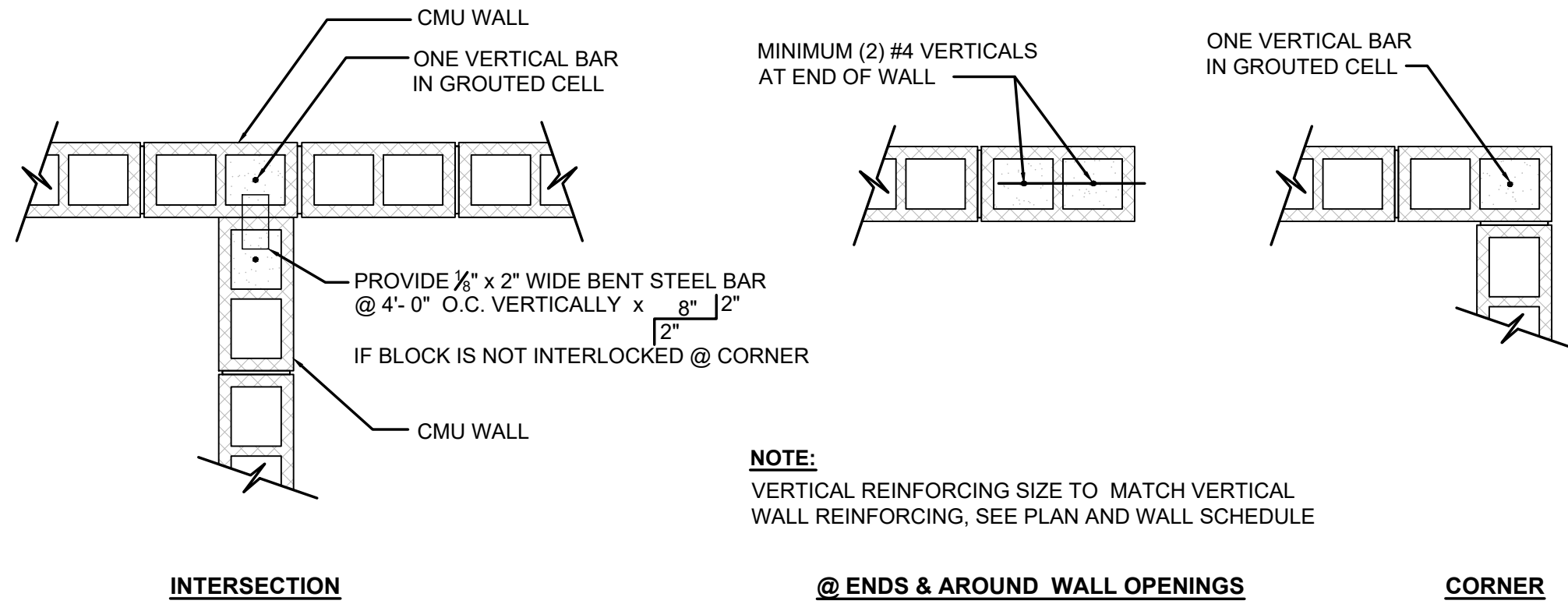
ASSEMBLY STRENGTH BLOCK SIZE BAR SIZE	f'm = 1,500 psi			f'm = 1,750 psi			f'm = 2,000 psi			f'm = 2,250 psi			f'm = 2,500 psi			f'm = 2,750 psi			f'm = 3,000 psi		
	8"	10"	12"	8"	10"	12"	8"	10"	12"	8"	10"	12"	8"	10"	12"	8"	10"	12"	8"	10"	12"
#3	19	19	19	18	18	18	17	17	17	16	16	16	15	15	15	15	15	15	15	15	15
#4	25	25	25	23	23	23	22	22	22	21	21	21	20	20	20	19	19	19	18	18	18
#5	31	31	31	29	29	29	27	27	27	26	26	26	24	24	24	23	23	23	22	22	22
#6	53	53	53	49	49	49	46	46	46	43	43	43	41	41	41	39	39	39	37	37	37
#7	75	66	66	69	61	61	65	57	57	61	54	54	58	51	51	55	49	49	53	47	47
#8	98	78	75	90	72	69	85	68	65	80	64	61	76	60	58	72	58	55	69	55	53
#9	123	99	84	114	91	78	107	85	73	101	81	69	96	76	65	91	73	62	87	70	60

NOTES:

- THIS TABLE IS BASED ON NYC BUILDING CODE SECTION 2107.2.3.
- REINFORCING IS ASSUMED TO BE PLACED IN THE CENTER OF THE CMU BLOCK.
- LAP SPLICE LENGTHS SHOWN ARE MINIMUM LENGTHS IN INCHES.
- LAP SPLICES SHOWN IN THE TABLE ARE FOR F_y = 60,000 PSI.
- FOR LAP SPLICES OF EPOXY COATED REINFORCING, MULTIPLY VALUES GIVEN ABOVE BY 1.5.

2 MINIMUM REINFORCING BAR SPLICE LENGTH IN MASONRY

Scale: N.T.S.



5 TYPICAL MASONRY WALL DETAILS

Scale: N.T.S.

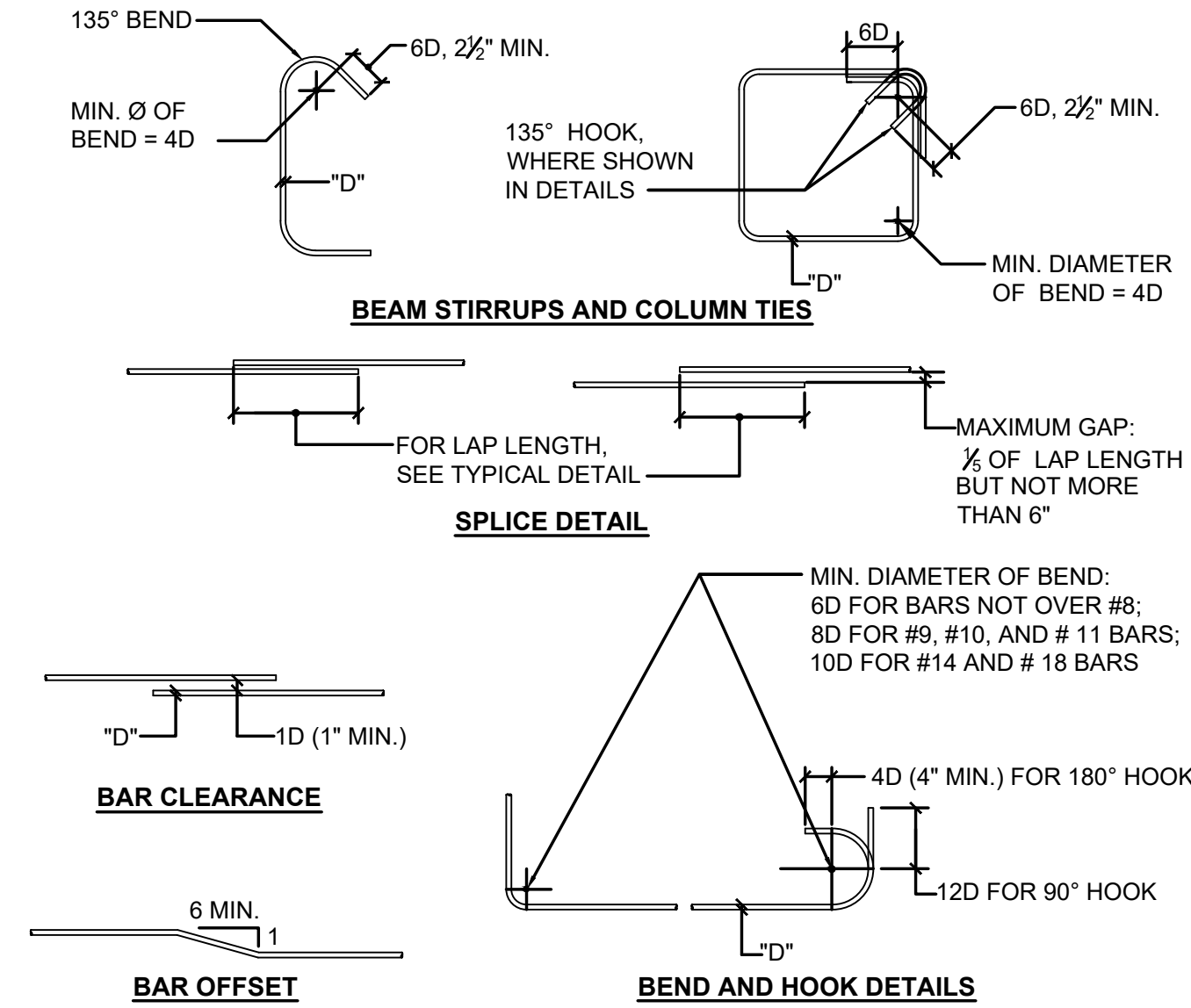
BAR SIZE	f'c = 3,000 psi		f'c = 4,000 psi		f'c = 5,000 psi		ALL f'c	
	TENSION SPLICE	TENSION SPLICE	TENSION SPLICE	TENSION SPLICE	TENSION SPLICE	TENSION SPLICE	COMPRESSION SPLICE	COMPRESSION SPLICE
	CATEGORY I	CATEGORY II	CATEGORY I	CATEGORY II	CATEGORY I	CATEGORY II	OPEN	ENCLOSED IN TIE
3	22	33	19	28	17	25	12	12
4	29	43	25	38	23	34	15	13
5	36	54	31	47	28	42	19	16
6	43	65	38	56	34	53	20	19
7	63	94	54	81	49	73	27	22
8	72	107	62	93	56	83	30	25
9	81	121	70	105	62	94	34	28
10	90	134	78	116	69	104	38	32
11	98	147	85	128	76	114	42	35

NOTES:

- UNLESS NOTED OTHERWISE ON PLANS OR DETAILS, LAP SPLICES IN CONCRETE BEAMS, SLABS, WALLS, STEM WALLS, AND FOOTINGS SHALL BE TENSION LAP SPLICES, AND LAP SPLICES IN CONCRETE COLUMNS SHALL BE COMPRESSION LAP SPLICES.
- USE SPLICE CATEGORY I WHEN EITHER A, OR B APPLIES, FOR ALL OTHER CASES, USE CATEGORY II.
A. THE CLEAR SPACING OF BAR BEING SPLICED IS NOT LESS THAN THE BAR'S DIAMETER (db), THE CLEAR COVER IS NOT LESS THAN (db), AND THE BAR IS LOCATED IN A COLUMN OR A BEAM.
B. CLEAR SPACING OF BARS BEING SPLICED IS NOT LESS THAN 2(db) AND THE CLEAR COVER IS NOT LESS THAN (db).
- TENSION LAP SPLICES SHOWN IN THE TABLE ARE FOR SPLICES IN NORMAL WEIGHT CONCRETE, IF SPLICE OCCURS IN LIGHTWEIGHT CONCRETE, MULTIPLY VALUES GIVEN IN TABLE BY 1.3.
- TENSION LAP SPLICE SHOWN IN THE TABLE ARE FOR SPLICES OF BOTTOM BARS, IF SPLICED BAR IS A TOP BAR, MULTIPLY VALUES GIVEN IN TABLE BY 1.3. TOP BAR IS DEFINED AS A HORIZONTAL BAR SO PLACED THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE SPLICE.
- TENSION LAP SPLICES SHOWN IN THE TABLE ARE FOR F_y = 60,000 psi. IF SPLICE BAR HAS A F_y = 40,000 psi., MULTIPLY VALUES GIVEN IN TABLE BY 0.67.
- TENSION AND COMPRESSION LAP SPLICES SHOWN IN TABLE ARE FOR NON-EPOXY COATED REINFORCING. FOR EPOXY COATED BARS WITH COVER LESS THAN (3db), MULTIPLY VALUES GIVEN IN TABLES BY 1.5. FOR ALL OTHER EPOXY COATED BARS, MULTIPLY VALUES GIVEN IN TABLE BY 1.2.
- ADJUSTMENT FACTORS OF NOTES 3 THROUGH 6 ARE CUMULATIVE, EXCEPT THE PRODUCT OF 4 AND 6 NEED NOT BE TAKEN GREATER THAN 1.7.
- LAP SPLICES SHOWN ARE IN INCHES.
- THIS TABLE BASED ON ACI 318-02 SECTIONS 12.2.2, 12.2.4, 12.15, 12.16, AND 12.17 IN LIEU OF USING THIS TABLE ACI 318-02 SECTIONS 12.2, 12.16, AND 12.17 MAY BE FOLLOWED.

7 MINIMUM REINFORCING BAR SPLICE LENGTH IN CONCRETE

Scale: N.T.S.



3 TYPICAL CONCRETE REINFORCING DETAILS

Scale: N.T.S.

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CONSULTANTS

KEY PLAN

REVISIONS

01.30.2023	FILING SET
03.16.2023	PLANNING BOARD & AHRB SET

SEAL & SIGNATURE



PROJECT:

POOL AND PATIO ADDITION,
LANDSCAPE AND HARDSCAPE
29 OSCEOLA AVENUE
DOBB'S FERRY, NY 10522

DRAWING TITLE:

TYPICAL DETAILS

DATE: 11/18/2022

DWG NO:

DRAWN BY: LCG

S-102.00

CHECKED BY: MVC

PROJECT NO: 22041