

GENERAL NOTES:

- 1) Verify all conditions and dimensions on the job site.
- 2) Written dimensions on these drawings shall have precedence over scaled dimensions and are nominal.
- 3) Engineer not responsible for supervision of construction or observation of work in progress.
- 4) Engineer to be notified of any change to plan and approved by him.
- 5) All work shall conform to all codes having jurisdiction, where conflicts of or between codes occur, the more stringent code shall supersede all others.
- 6) All contractors and/or sub-contractors are to plan the approved standards: A.I.S.C., Federal, U.S. etc., and the highest standards of their trade. All construction shall be performed to these standards.
- 7) Any plumbing or electrical work, to be done under separate applications.
- 8) All lumber to be minimum 850 p.s.i., construction grade lumber.
- 9) All concrete to be minimum 4,000 P.S.I., (concrete compressive strength at 28 days).
- 10) All structural steel to be A-36 ("steel yield strength of 36,000 P.S.I.").
- 11) No work to commence until approval is obtained from the Village of Dobbs Ferry Building Department, and all necessary permits have been secured.
- 12) All smoke/heat detectors to be hardwired with battery back-up.
- 13) Use only new materials without defects.
- 14) Set all work straight, plumb and level or with indicated slope.
- 15) Any variations from conditions as shown on these drawing shall be brought to the attention of the Engineer. Work Shall not proceed until clarification has been received. Discrepancies and omissions on drawings and specifications shall be reported to the engineer in writing for clarification.
- 16) Drawings are not to be scaled - use dimensions only. contractor and/or Sub-Contractor must check all conditions at the job site.
- 17) All new interior stud partitions are to be carried up and secured tight against ceiling, roof deck or structural steel unless otherwise noted on plan.
- 18) All gypsum board walls and ceilings to be 1/2" firecode sheetrock.
- 19) All plumbing and electrical work shall be filed for by licensed Contractors who shall perform the work in conformance with the code having jurisdiction. The Contractors shall obtain a final certificate of Occupancy or Compliance upon completion of his work.
- 20) The contractor shall be required to repair and patch any areas that are altered or damaged during the process of alterations.
- 21) The contractor is cautioned to make continuous observations of the existing structure during the performance of his work and should become aware of any situation that may require further investigation or study (such as cracks in masonry and partitions, additional deflections, etc.). He then shall notify the engineer.
- 22) The engineer shall be sole judge as the adequacy of the work performed as related to approval of work for payment by the owner. The engineer shall have the right to order the removal of defective work and material and have such areas corrected at no additional cost to the owner. The governmental inspectors shall also judge the work for minimum compliance with codes. Approval by such inspectors does not preclude decisions by the engineer. The general contractor shall make all necessary field adjustments as dictated by job conditions at no additional cost to the owner.
- 23) Any deviation from this plans shall cause the work to cease in the affected area until the change has been approved by the Engineer.
- 24) These drawings and specifications are valid only if they bear the impressed seal and original signature of the Engineer whose name appears hereon.
- 25) Any unauthorized alterations of or additions to these drawings is a violations of section 7209 (2) of the New York State Education Law. Such authorization shall only be in writing, signed and sealed by the Engineer.
- 26) All work shall comply with the 2020 Residential Code of NYS.
- 27) All work shall be Type SB Construction.

ALTERATIONS AND EXISTING CONDITIONS NOTES:

- 1) Verify all dimensions and elevations at the job site.
- 2) All cutting and patching to be done by hand.
- 3) Where existing work is to be cut, Contractor shall provide all shoring, bracing, wedging and dry-packing and shall be responsible for the safety of the structure during this operation.
- 4) The Contractor shall be required to repair and patch any areas that are altered or damaged during the process of alterations.
- 5) The Contractor is cautioned to make continuous observations of the existing structure during the performance of his work and should become aware of any situations that require further investigation or study (such as cracks in masonry and partitions, additional deflections, etc.), he shall notify the Engineer.

SMOKE ALARMS

R314.3 LOCATION

Smoke alarms shall be installed in the following locations:

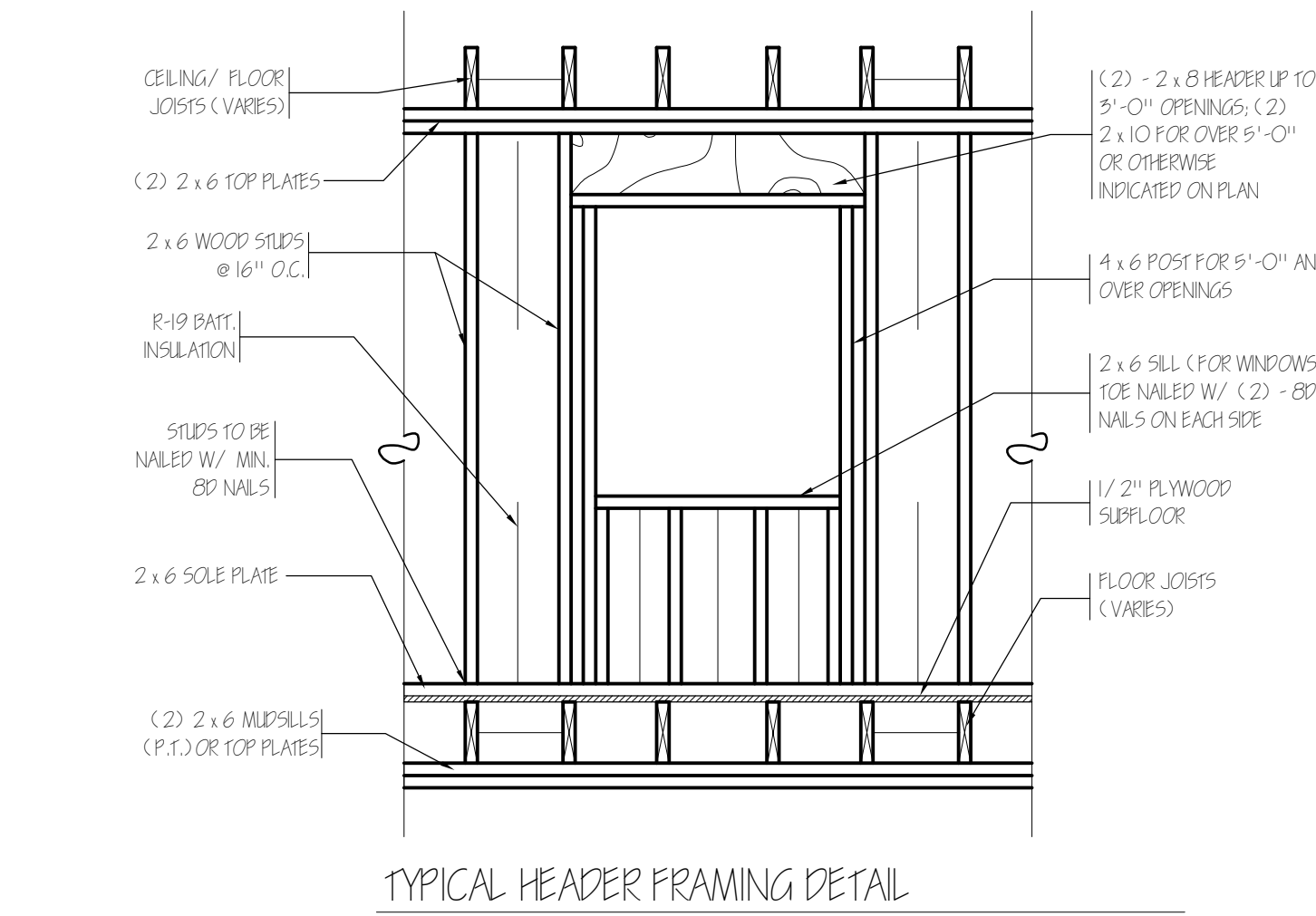
1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3.

R314.6 POWER SOURCE

Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

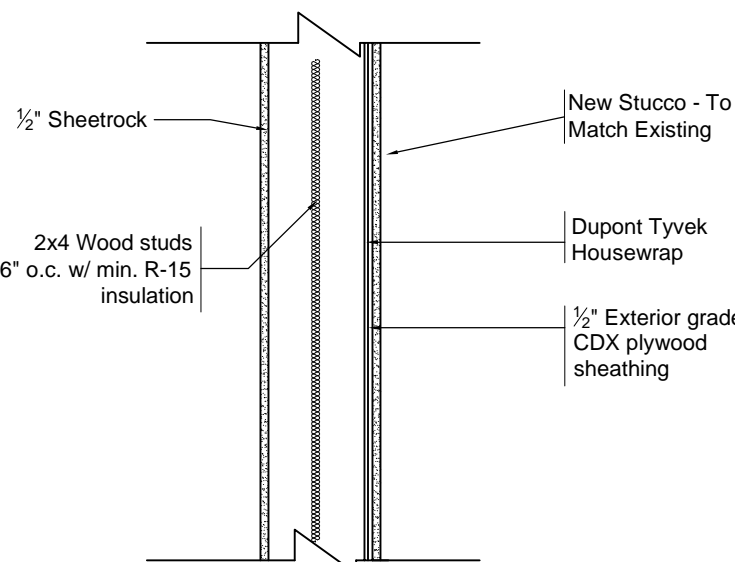
Exemptions:

1. Smoke alarms shall be permitted to be battery operated where installed in buildings without commercial power.
2. Smoke alarms installed in accordance with Section R314.2.2 shall be permitted to be battery powered.



TYPICAL INTERIOR WALL DETAIL

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



TYPICAL EXTERIOR WALL

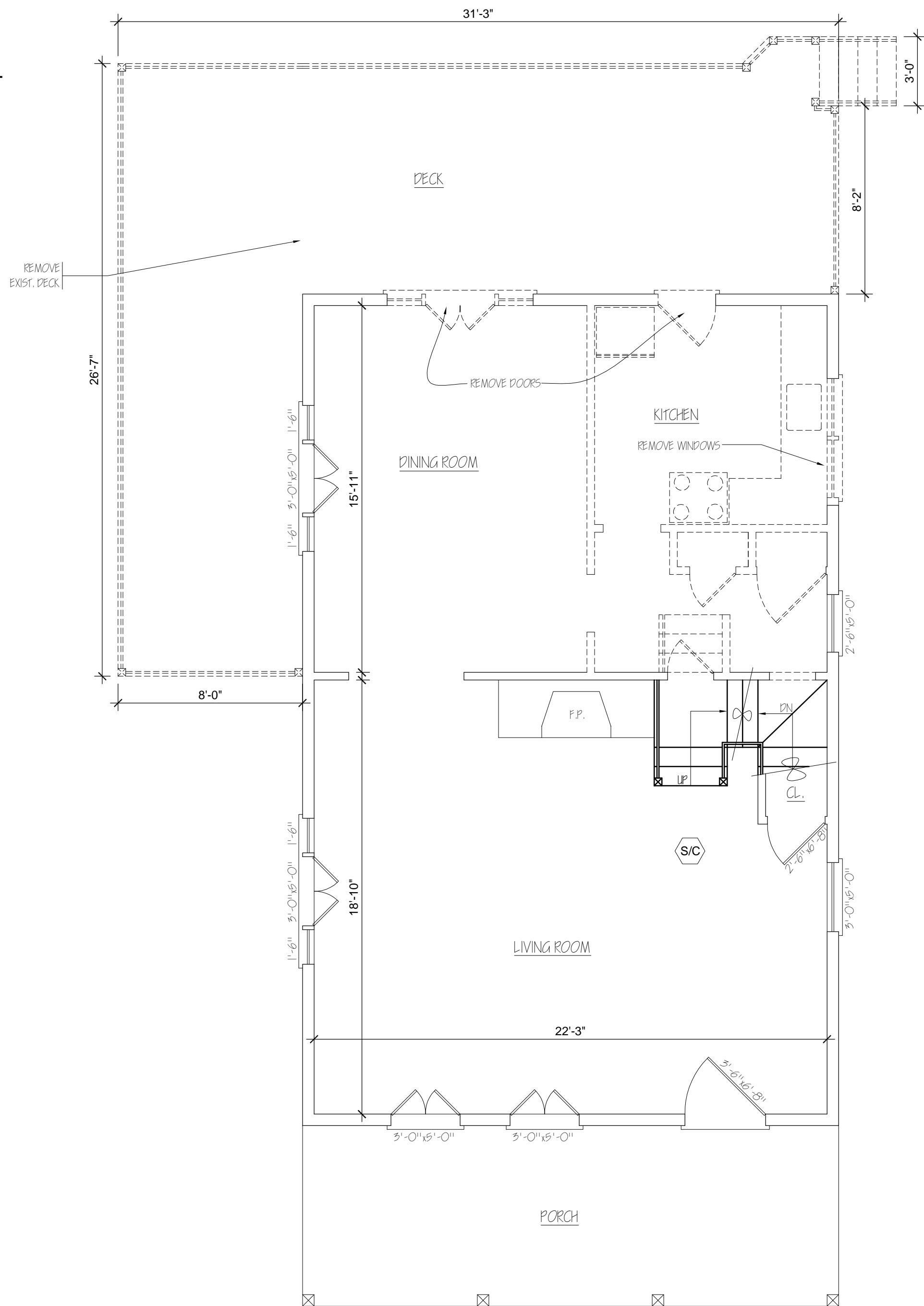
Scale: 1" = 1'-0"

Ground Snow Load	Wind				Seismic Design Category	Subject to Damaged From			Winter Design Temp. °C	Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp.
	Speed (mph) d	Topographic effects k	Special wind region l	Wind-borne debris zone m		Weathering a	Front Line Depth b	Termite C					
30 psf	*Special Wind Region	NO	YES	NO	C	Severe	42"	Moderate To Heavy	7 deg F	Yes	**FIRM COMMUNITY - PANEL MAP# 9619C0261F EFFECTIVE DATE, 9-28-2007	1500 or less	91.6 deg F

* 115 MPH to 120 MPH. The special wind region should serve as a warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the derived values taken from Section 1609.

** State if applicable. For Flood Hazards the Design Professionals shall state if they are applicable, Y/N. Verify with FIRM Maps. Maps are available on the village website (www.villagedobbsferry.org)

VILLAGE OF DOBBS FERRY ZONING AND LAND USE APPENDIX B: DIMENSION TABLES ZONE: OF-5		
	REQUIRED	PROPOSED
MINIMUM NET LOT AREA (SQ. FT.)	7,500	12,708
MAXIMUM LOT COVERAGE BY IMPERVIOUS SURFACES	44%	18%
MINIMUM REAR YARD SETBACK	25'	115.75'
MINIMUM SIDE YARD SETBACK	10'	19.3'
MINIMUM SIDEYARD SETBACK (PORCH)	25'	59.5'



EXISTING FIRST FLOOR PLAN

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

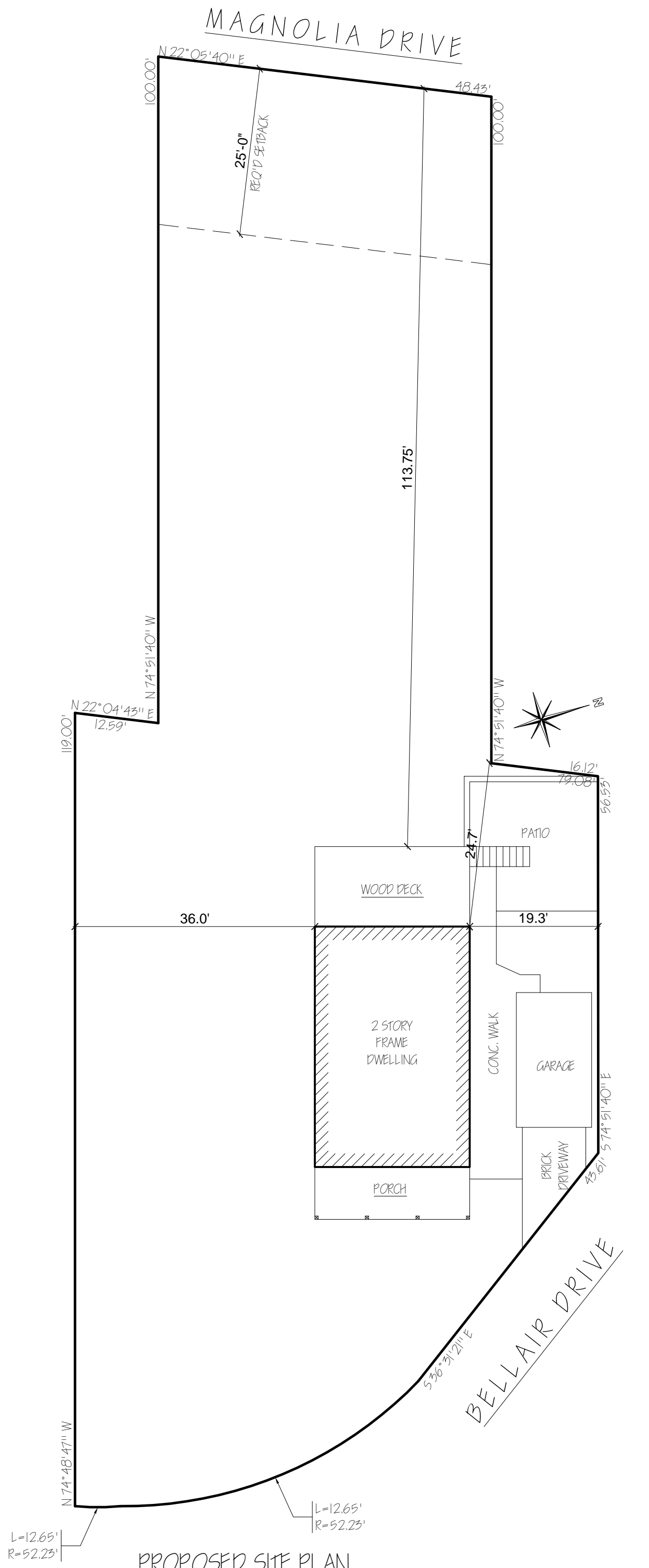
LEGEND

(S)	HARDWIRED SMOKE/HEAT DETECTOR INTERCONNECTED WITH BATTERY BACK-UP	=====	- EXISTING WALL TO REMAIN
(CM)	CARBON MONOXIDE DETECTOR WITH DIGITAL DISPLAY	- - - - -	- EXISTING WALL TO BE REMOVED
(F)	EXHAUST FAN TO EXTERIOR (50 CFM) W/ BACKDRAFT DAMPER	=====	- NEW INTERIOR WALL - 2 x 4 @ 16" O.C. W/ 3/4" SHEETROCK ON EACH SIDE
(S/C)	SMOKE/HEAT DETECTOR & CARBON MONOXIDE DETECTOR COMBINATION	=====	- NEW EXTERIOR WALL - SEE DETAIL 2

NOTE
REPLACEMENT WINDOWS
TO MATCH EXISTING
WINDOWS IN KIND

NOTE
ALL EXTERIOR LIGHTING
SHALL COMPLY WITH
SECT. 300-41

INSULATION AND PENESTRATION REQUIREMENTS BY COMPONENT											
CLIMATE ZONE	PENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED PENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASON WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE	
TABLE R402.1.2 INSULATION AND PENESTRATION REQUIREMENTS BY COMPONENT											
4A	0.32	0.55	0.4	49	20 OR 15+5	8/15	19	10/15	10, 2 FT	10/15	
TABLE R402.1.4 EQUIVALENT U-FACTORS											
4A STRETCH CODE	0.27	0.5	0.4	49	21 int. or 20 + 5 or 15 + 10	15/20	30	15/19	10, 4 FT	15/19	



PROPOSED SITE PLAN

SCALE: 1/4" = 15'
SITE PLAN INFORMATION
AS TAKEN FROM SURVEY
PREPARED BY:
LANC & TULLY
11/02/2022

Block: 144	Deck Replacement @ 57 Bellair Drive Dobbs Ferry, New York	Scale: as noted
Lot: 9		Date: 10/08/22
Sect: 3.160		Drawn by: J.M.A.S.
Zone: OF-5	Steven A. Costa, P.E. Consulting Engineer 756 Palisade Avenue Yonkers, NY 10703 (914) 968 - 5422	Check'd by: S.A.C
		Sheet No.
		1 of: 3

To the best of my knowledge, believe, and professional judgement of the undersigned, the plans and specification depicted on these drawings are in compliance with the applicable provision to the New York State Uniform Fire Prevention and Building Code and the New York Energy Conservation Construction Code currently in effect.

Any unauthorized alteration of or addition to this drawing is a violation of Section 7209 (2) of the New York State Education Law. Such authorization shall only be in writing and sealed by the Engineer. All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and are the exclusive property of Steven A. Costa, P.E. and were created, evolved and developed for use on, and in connection with the project. None of such items, designs, arrangements or plans shall be used, by, copied, reproduced or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Steven A. Costa, P.E. (Copyright 2022).