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 SWEPT. 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 SWEPT CONDITION.
16. ALL EXPOSED FINISHED SURFACES SHALL BE TREATED, 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.

TENANT SAFETY NOTES

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

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 PROCEEDS. 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 FOURING 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 PEOJECT.
8. ALL 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 WIIEE MESH CWWM SHALL CONFORM TO ASTM AI85 .
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 A53 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 APA 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 ½" FLOORS 3/4" WALLS ½"
31. ALL PLYWOOD SHALL BE GLUE NAILED TO FLOOR JOISTS USING AN APA APPROVED ADHESIVE. (B.F. GOODRICH PL 400 OR EQUAL)
32. USE HURRICANE ANCHORS BY SIMPSON STRONG TIE AT THE ENDS OF ALL RAFTERS.
33. LINTELS SHALL BE INSTALLED OVER ALL NEW OPENINGS IN MASONRY WALLS AS FOLLOWS: MASONRY OPENING LINTEL 4'-0" OR LESS L4 x 3 ½" x 5/16" 4'-1" TO 5'-0 L5 x 3 ½" 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, 20+5, 13+10
Floor	R-30	R-30
Bsmt or Crawl Space	R-15 cont. / R-19 non-cont.	
Slab on Grade	R-10 4'depth	
Windows	0.27	0.27
Skylights	0.50	

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
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
CLG	CEILING
CLO., CLOS.	CLOSET
CMU	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
C.T.	CERAMIC TILE
CW	COLD WATER
DTLS	DETAILS
DR.	DOOR
DWGS	DRAWINGS
DWR	DRAWER
ELEV	ELEVATOR
ENCL	ENCLOSURE
EXIST., EX'G	EXISTING
F.B.O.	FURNISHED BY OWNER
FDN	FOUNDATION
FIN	FINISH
FL., FLR.	FLOOR
FTG.	FOOTING
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
HGT	HEIGHT
HW	HOT WATER
ICE	ICEMAKER
INFO	INFORMATION
J.H.	JOIST HANGER
MAX	MAXIMUM
MBATH	MASTER BATHROOM
MBR	MASTER BEDROOM
MIN	MINIMUM
MTD	MOUNTED
MTL	METAL
MW	MICROWAVE
O.C.	ON CENTER
OP'NG	OPENING
OPP.	OPPOSITE
P-LAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
P.T.	PRESSURE TREATED
PTD	PAINTED
RCP	REFLECTED CEILING PLAN
REF	REFRIGERATOR
REQ'D	REQUIRED
RM.	ROOM
SECT	SECTION
SIM	SIMILAR
SPECS	SPECIFICATIONS
STL	STEEL
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
WIN.	WINDOW

Certification

I, Mitchell Koch, Architect, certify that these plans and specifications, to the best of my knowledge, comply with the New York State Energy Conservation Code.

Mitchell Koch, R.A.

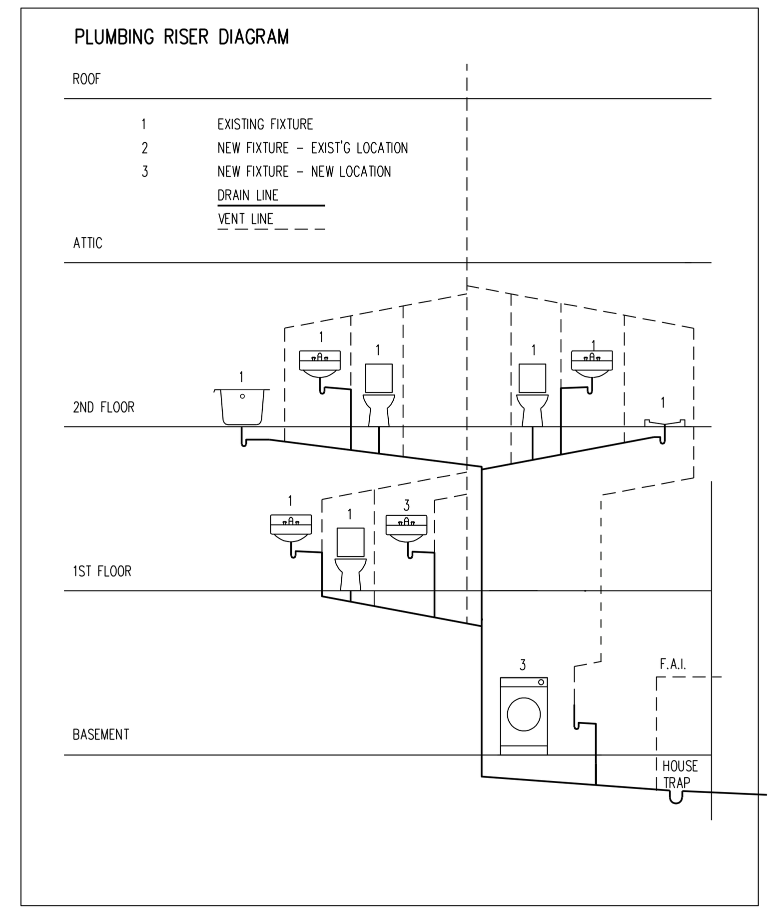
REGISTERED ARCHITECT MITCHELL DAVID KOCH 028170-1 STATE OF NEW YORK

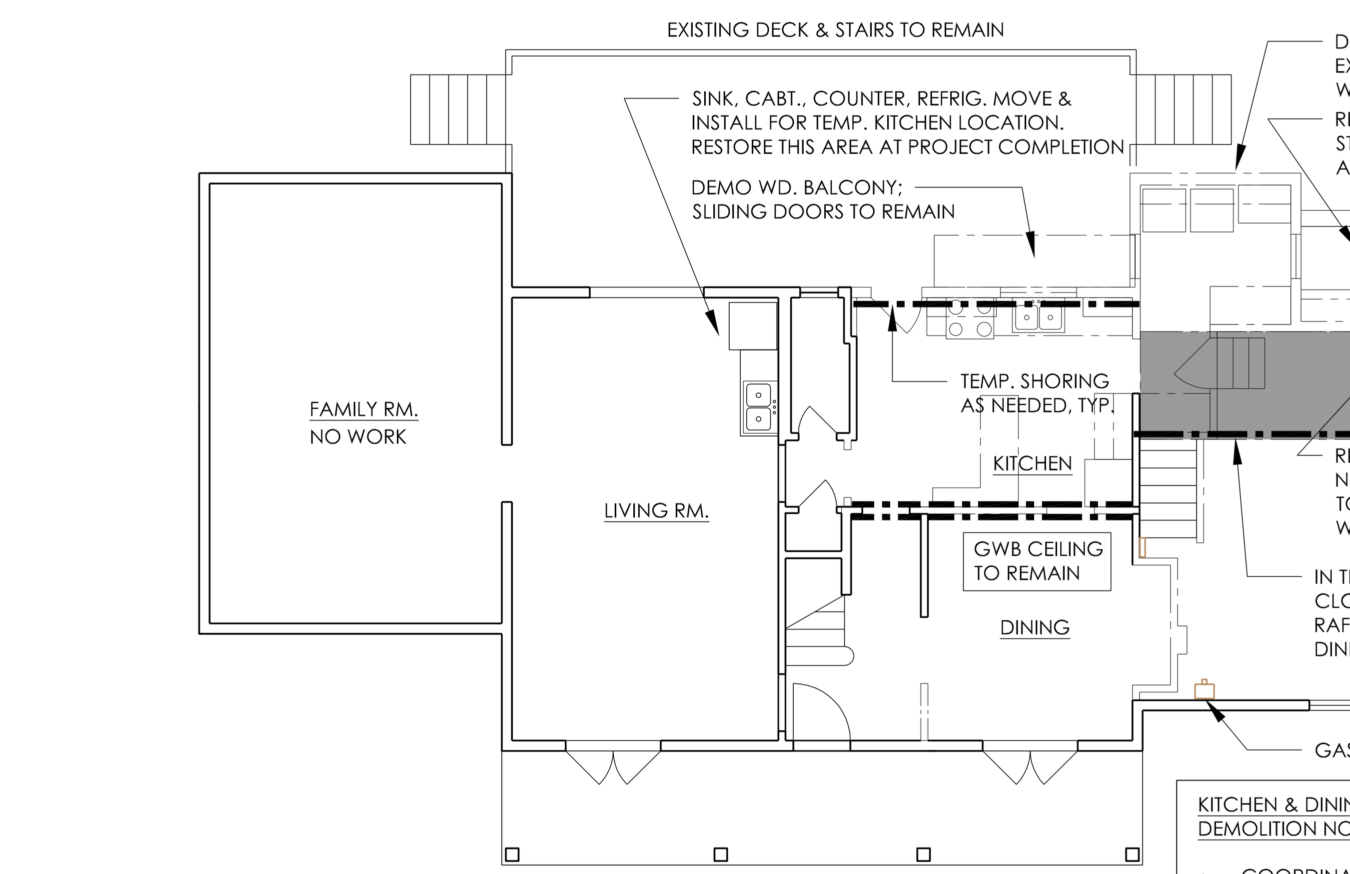
WALL TYPES

- EXISTING TO REMAIN
- REMOVE EXISTING
- SHORING WALL
- NEW REINF. MASONRY FDN WALL
- NEW EXT WALL: SIDING TO MATCH EXIST, 1/2" CDX PLYWD, 2X6 FRMG, R20 BATT INSUL, 1/2" TYPE X GYP BD. USE PRESSURE TREATED MATERIAL WHERE IN CONTACT W MASONRY
- NEW INT. PARTITION: 2X4 FRMG, 1/2" GYP BD. BOTH SIDES (ALIGN W/ EXIST WALLS) -PROVIDE SOUND ATTENUATION BATT IN WALLS BORDERING BATH -USE 2X6 FRAMING FOR ALL POCKET DOOR WALLS -USE CEMENTICIOUS BD. ON BATH SIDE.
- REVISION CLOUD

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	40	46
Roof	15	30	45





1ST FL. DEMOLITION PLAN

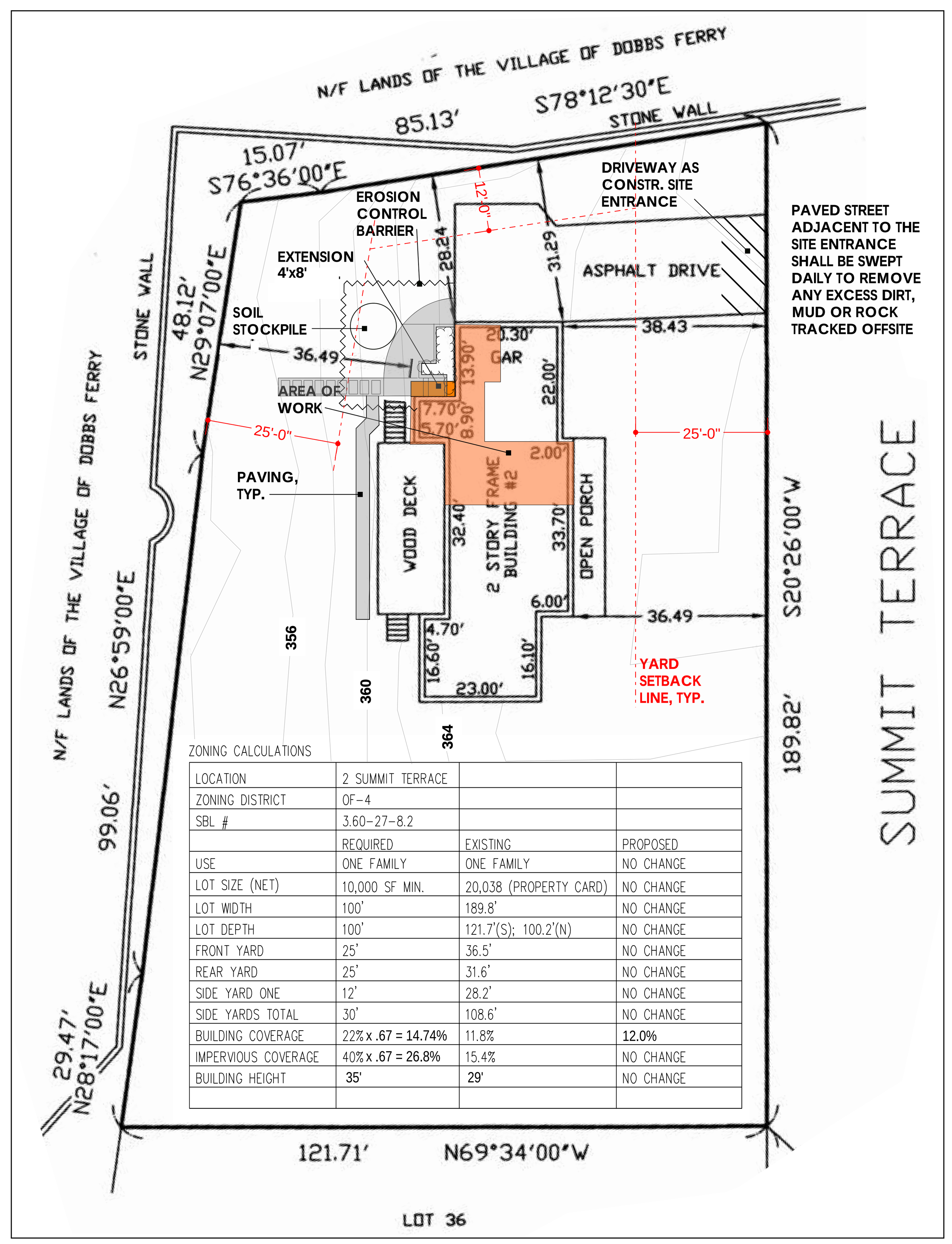
SCALE: 1/8" = 1'-0"

KITCHEN & DINING ROOM DEMOLITION NOTES:

- COORDINATE FRAMING WITH ARCHITECT DURING DEMOLITION
- SEE SHEET A0 FOR GENERAL DEMOLITION NOTES
- INSTALL PROTECTION AROUND AREA OF WORK TO ISOLATE DUST
- PROTECT EXISTING FINISHES TO REMAIN; USE BUILDER'S PAPER & MASONITE @ FLOOR
- REMOVE ALL CABINETS & APPLIANCES; REUSE AS NEEDED FOR TEMP. KITCHEN IN LIVING RM.
- REMOVE FINISHED FLOORING & SUB-FLOOR FROM KITCHEN AND DINING ROOM
- REMOVE ALL LIGHT FIXTURES
- REMOVE WALL FINISH TO STUDS IN ALL AREAS OF KITCHEN ONLY
- REMOVE GWB CEILING AS REQUIRED
- REMOVE HVAC SUPPLY OUTLETS IN EX'G. KITCHEN & DINING RM.; CUT BACK BRANCH DUCTWORK TO BASEMENT CLG. FOR CONNECTION TO NEW LOCATIONS

SITE PLAN NOTES:

1. ALL WORK TO CONFORM TO THE SATISFACTION OF THE BUILDING INSPECTOR.
2. PROVIDE RETAINING WALLS ON ALL SLOPES EXCEEDING ONE FOOT VERTICAL ON ONE AND ONE- HALF FEET HORIZONTAL.
3. THE BUILDIER SHALL FURNISH 6" PERFORATED CMP ENCASED IN STONE WHEREVER DIRECTED BY THE BUILDING INSPECTOR.
4. SWALES SHALL BE INSTALLED AS DIRECTED BY THE BUILDING INSPECTOR.
5. ALL GRADING TO BE PERFORMED TO CREATE POSITIVE DRAINAGE.
6. ALL DRIVEWAYS SLOPING DOWN TO GARAGES SHALL HAVE A DRAIN INLET WITH A PIPE EXTENDING BEYOND THE REAR OF THE HOUSE TO CARRY RAIN RUN-OFF.
7. ALL DRIVEWAYS SLOPING DOWN SHALL RISE 6" THE FIRST 5' THEN SLOPE DOWN.
8. A CODE 53 TO BE CALLED IN.
9. 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.
10. THE VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
11. AS-BUILT PLANS OF PROPOSED DRIVEWAY AND DRAINAGE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
12. FILL MATERIAL IMPORTED TO THE SITE SHALL BE CERTIFIED IN WRITING BY A NY LICESNSED PROFESSIONAL ENGINEER AS CLEAN, NON-CONTAMINATED FILL SUITABLE FOR THE INTENDED USE.



ZONING CALCULATIONS

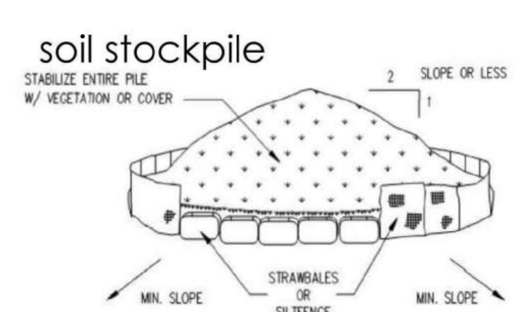
LOCATION	2 SUMMIT TERRACE		
ZONING DISTRICT	OF-4		
SBL #	3.60-27-8.2		
	REQUIRED	EXISTING	PROPOSED
USE	ONE FAMILY	ONE FAMILY	NO CHANGE
LOT SIZE (NET)	10,000 SF MIN.	20,038 (PROPERTY CARD)	NO CHANGE
LOT WIDTH	100'	189.8'	NO CHANGE
LOT DEPTH	100'	121.7'(S); 100.2'(N)	NO CHANGE
FRONT YARD	25'	36.5'	NO CHANGE
REAR YARD	25'	31.6'	NO CHANGE
SIDE YARD ONE	12'	28.2'	NO CHANGE
SIDE YARDS TOTAL	30'	108.6'	NO CHANGE
BUILDING COVERAGE	22% x .67 = 14.74%	11.8%	12.0%
IMPERVIOUS COVERAGE	40% x .67 = 26.8%	15.4%	NO CHANGE
BUILDING HEIGHT	35'	29'	NO CHANGE

SITE PLAN

1"=20'

RENDERED FROM TITLE SURVEY DAVID SCOTT FREEMAN, SURVEYOR 2/10/11

1. CONSTRUCTION EQUIPMENT, TRUCKS OR OTHER VEHICLES SHOULD NOT BE PARKED OR OPERATED UNDER THE CANOPY OF TREES TO BE SAVED.
2. PETROLEUM PRODUCTS AND CHEMICALS SHOULD NOT BE STORED, SPILLED, OR DUMPED UNDER PROTECTED TREE CANOPIES.
3. EXCAVATION OR STOCKPILING BENEATH PROTECTED TREES IS NOT ACCEPTABLE.
4. IN NO CASE SHALL BOARDS OR FENCES BE NAILED TO PROTECTED TREES.

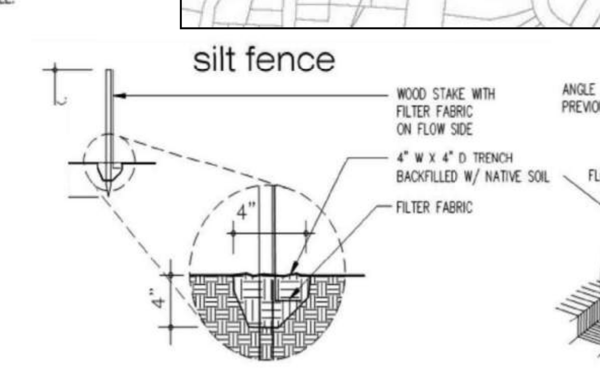


INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOP OF STOCKPILE SHALL BE 1:2
3. UPON COMPLETION OF SOIL STOCKPILING EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, HEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE DETAIL ABOVE FOR INSTALLATION OF SILT FENCE.

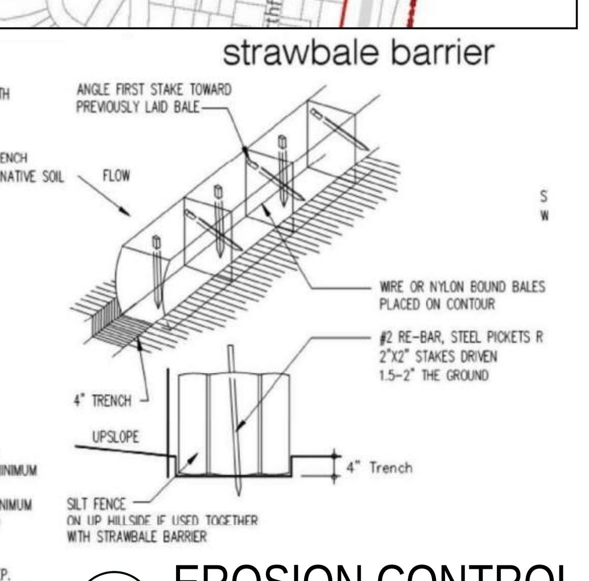
SWMP NOTE:

BASED ON THE DISTANCE OF THE HOUSE FROM THE PROPERTY LINE , THE VERY SMALL SIZE OF THE ADDITION, AND THE FACT THAT IT IS BEING CONSTRUCTED ABOVE EXISTING IMPERVIOUS HARDSCAPE, WE PROPOSE THAT SURFACE DRAINAGE OF THE NEW ROOF LEADER BE ALLOWED.
CONNECT NEW GUTTERS TO EXISTING STORMWATER DRAINAGE SYSTEM. SEE A2.0



SILT FENCE INSTALLATION NOTES

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 SPLICED TOGETHER ONLY AT SUPPORT POST WITH 6" MINIMUM OVERLAP AND SEALED SECURELY.
4. POSTS TO BE INSTALLED NO LESS 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. SILT FENCES TO BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITIES AND MAINTAINED UNTIL ALL UPSLOPE AREAS ARE PREMANENTLY STABILIZED.
8. SILT FENCES ARE TO BE INSPECTED WEEKLY AND AT LEAST DAILY DURING PROLONGE RAINFALL. ALL DAMAGES ARE TO BE REPAIRED IMMEDIATELY. SEDIMENT DEPOSITS ARE TO BE REMOVED AFTER EACH SIGNIFICANT STORM EVENT OR WHENEVER DEPOSITS EXCEED 1/3 THE HEIGHT OF THE FENCE.



EROSION CONTROL BARRIERS

T1.0

REVISION	
1/26/22	CLIENT DD REVIEW
2/21/22	BLDG PERMIT & BID SET

GC SHALL OBTAIN THIS PLACARD AND MOUNT IT AT THE ELECTRIC METER

V FR

REGISTERED ARCHITECT MITCHELL DAVID KOCH 028170-1 STATE OF NEW YORK

KITCHEN & DINING RENOVATION

BAIRD RESIDENCE
2 SUMMIT TERRACE
DOBBS FERRY, NY 10522
SBL:3.60-27-8.2

GENERAL NOTES
LEGENDS, ABBREVIATIONS
SITE PLAN, ZONING TABLE
DEMOLITION PLAN

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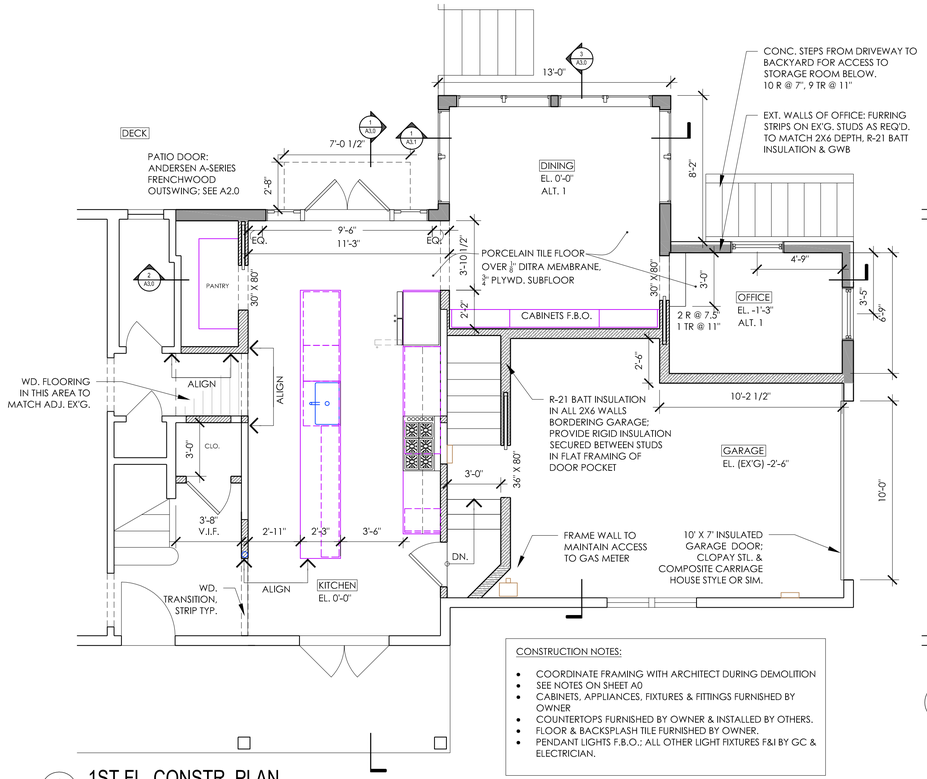
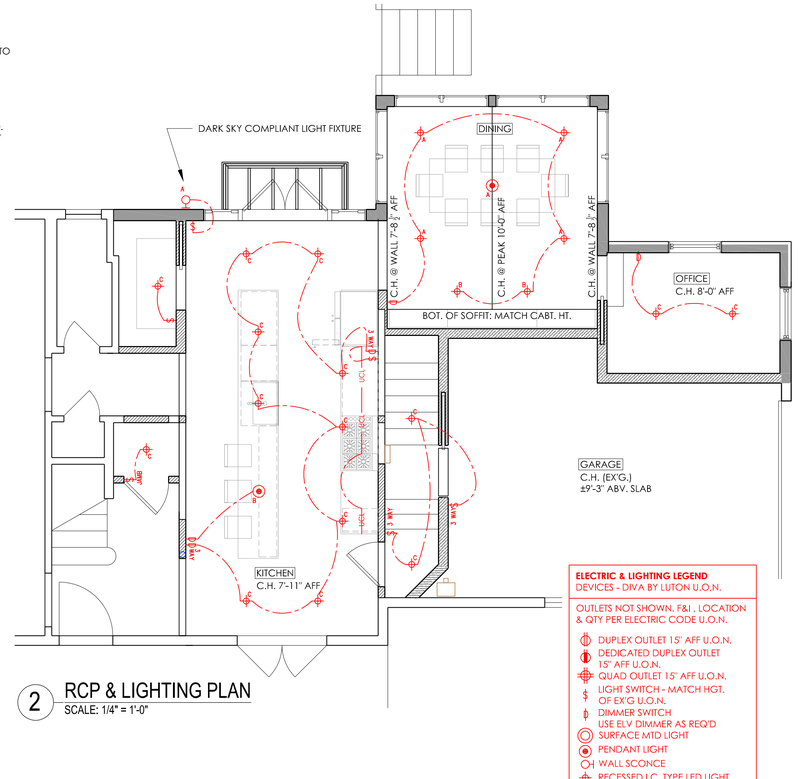


CONSTRUCTION NOTES:

- COORDINATE FRAMING WITH ARCHITECT DURING DEMOLITION
- SEE NOTES ON SHEET A0
- CABINETS, APPLIANCES, FIXTURES & FITTINGS FURNISHED BY OWNER
- COUNTERTOPS FURNISHED BY OWNER & INSTALLED BY OTHERS.
- FLOOR & BACKSPLASH TILE FURNISHED BY OWNER.
- PENDANT LIGHTS F.B.O.; ALL OTHER LIGHT FIXTURES F&I BY GC & ELECTRICIAN.

1 1ST FL. CONSTR. PLAN
SCALE: 1/4" = 1'-0"

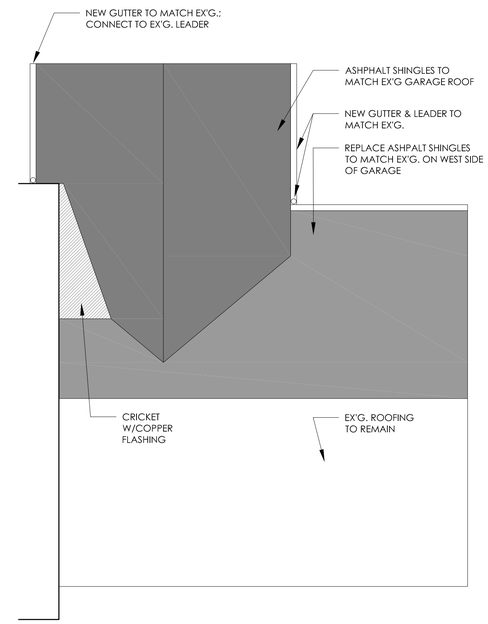


ELECTRIC & LIGHTING LEGEND
DEVICES - DIVA BY LUTON U.O.N.

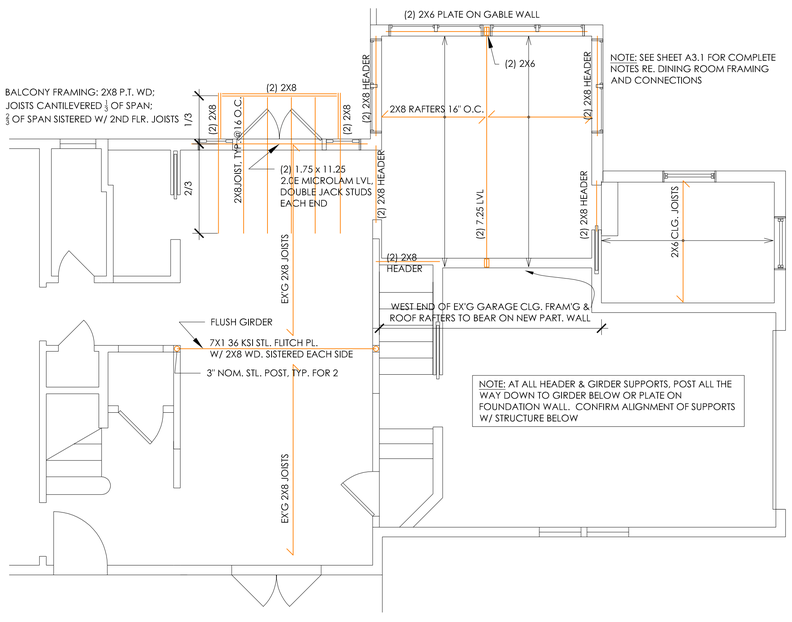
OUTLETS NOT SHOWN. F&I , LOCATION & QTY PER ELECTRIC CODE U.O.N.

- 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
- SD SMOKE DETECTOR W 10 YR. LITHIUM BATTERY U.O.N.
- CO SMOKE DETECTOR W 10 YR. LITHIUM BATTERY U.O.N.
- TV TV POWER AND SIGNAL OUTLET
- T PROGRAMMABLE THERMOSTAT MOUNT @ 60" AFF U.O.N.
- UCL 2700K LED UNDERCABINET LIGHT

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

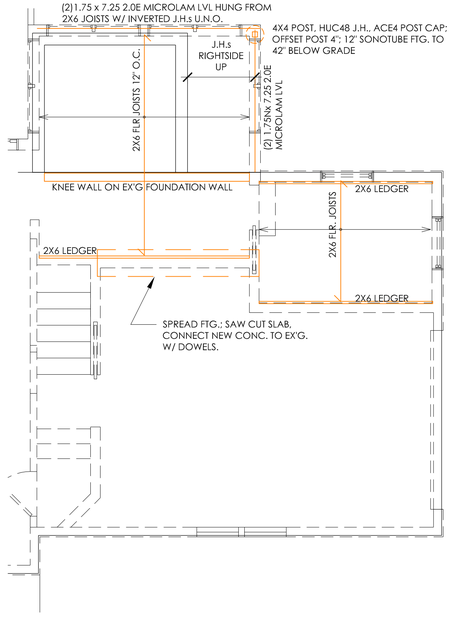


3 ROOF PLAN
SCALE: 1/4" = 1'-0"

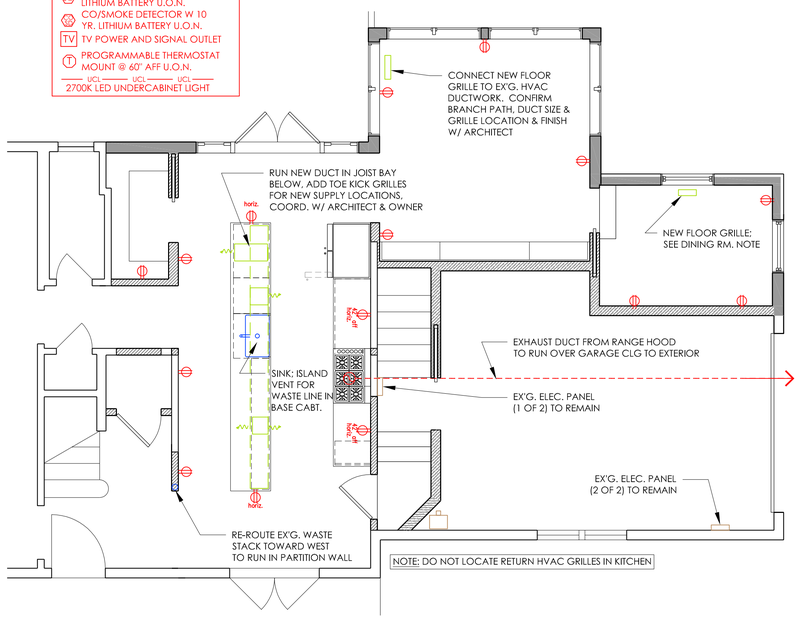


NOTE: AT ALL HEADER & GIRDER SUPPORTS, POST ALL THE WAY DOWN TO GIRDER BELOW OR PLATE ON FOUNDATION WALL. CONFIRM ALIGNMENT OF SUPPORTS W/ STRUCTURE BELOW

4 STRUCTURAL PLAN: 1ST FLR.
SCALE: 1/4" = 1'-0"



5 STRUCTURAL PLAN: LOWER LEVEL
SCALE: 1/4" = 1'-0"



NOTE: DO NOT LOCATE RETURN HVAC GRILLES IN KITCHEN

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

A1.0

REVISION

1/26/22	CLIENT DD REVIEW
2/21/22	BLDG PERMIT & BID SET

GC SHALL OBTAIN THIS PLACARD AND MOUNT IT AT THE ELECTRIC METER

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REGISTERED ARCHITECT MITCHELL DAVID KOCH 028170-1 STATE OF NEW YORK

KITCHEN & DINING RENOVATION

BAIRD RESIDENCE
2 SUMMIT TERRACE
DOBBS FERRY, NY 10522
SBL:3.60-27-8.2

PLANS

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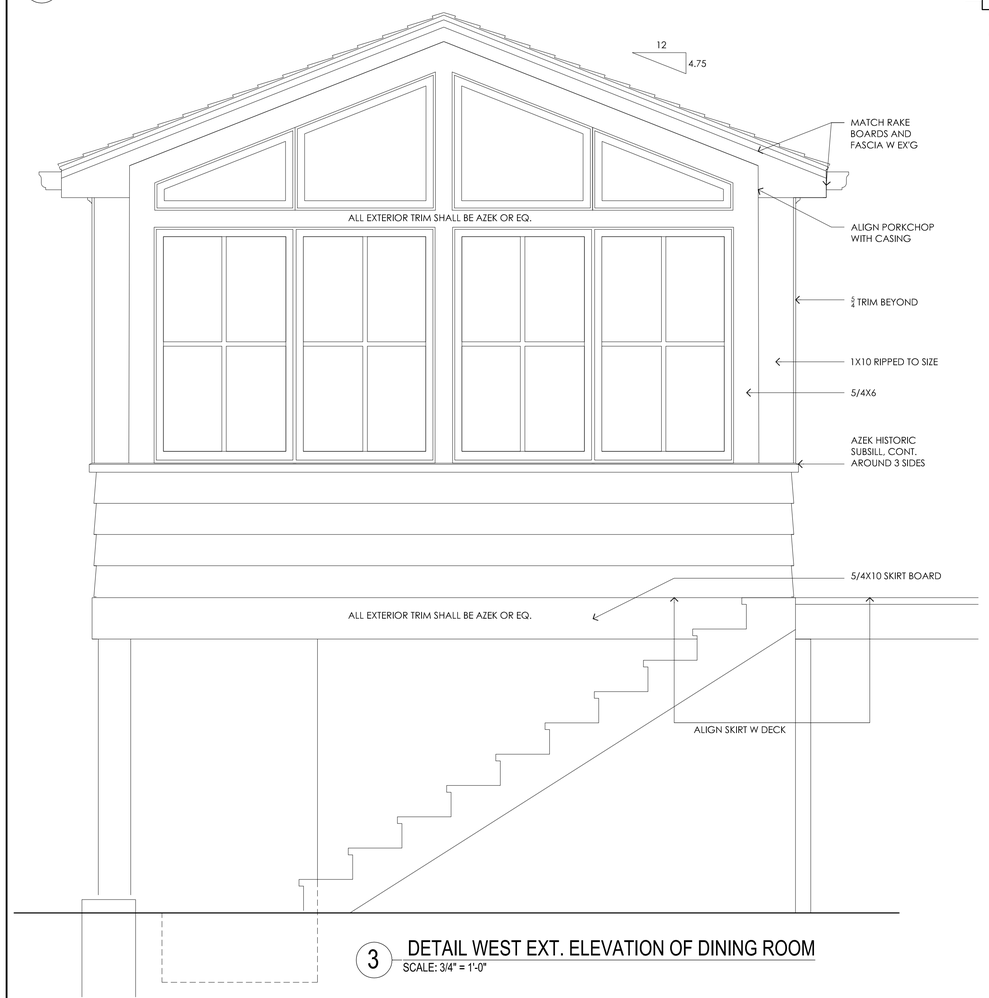
1 EXT. ELEVATION: NORTH
SCALE: 1/4" = 1'-0"

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



3 DETAIL WEST EXT. ELEVATION OF DINING ROOM
SCALE: 3/4" = 1'-0"

WINDOW SCHEDULE

NO.	TYPE	INSERT OR NEW CONSTR	LOCATION	MANUF.	MODEL #	UNIT SIZE	SDL	NOTES
FIRST FLOOR								
A	TWIN CASEMENT	NEW CONSTR	DINING ROOM	ANDERSEN	400 SERIES CS245	5'-2 3/4" x 4'-4 13/16"	4 EQUAL PER SASH	
B	SPECIALTY TRANSOM	NEW CONSTR			400 SERIES FLEXIFRAME	2'-7 1/8" X 1'-7 11/16"/2'-7 3/4"		TRAPEZOID;FACTORY-MULL W/ C
C	SPECIALTY TRANSOM	NEW CONSTR			400 SERIES FLEXIFRAME	2'-7 1/8" X 7 3/8"/1'-7 3/8"		TRAPEZOID;FACTORY-MULL W/ B
D	DOUBLE HUNG	NEW CONSTR	OFFICE		400 SERIES TW210310	2'-11 5/8" X 4'-0 7/8"	6 OVER 6	
PATIO DOOR ASSEMBLY: ANDERSEN A-SERIES FRENCHWOOD HINGED OUTSWING PATIO DOORS, MODEL FWOD5068APLR WITH ONE STATIONARY PANEL FWOD2168S EACH SIDE.								

NOTE: ALL WINDOWS TO BE ARGON GAS TYPE DOUBLE GLAZED AND SHALL HAVE A MAXIMUM U-VALUE OF .27
ALL WINDOWS AND PATIO DOOR TO HAVE WHITE FACTORY-FINISH EXTERIOR AND PRIMED INTERIOR. NO BRICKMOULD. HARDWARE TBD.

A2.0

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REGISTERED ARCHITECT MITCHELL DAVID KOCH 026170-1 STATE OF NEW YORK

KITCHEN & DINING RENOVATION
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EXTERIOR ELEVATIONS

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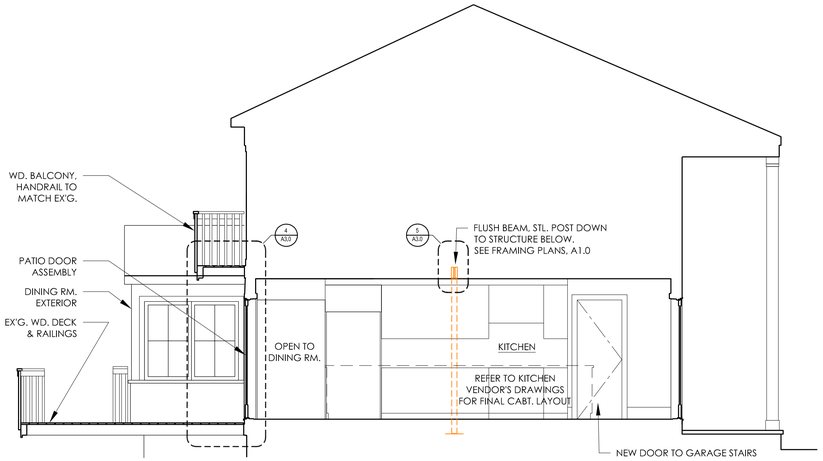
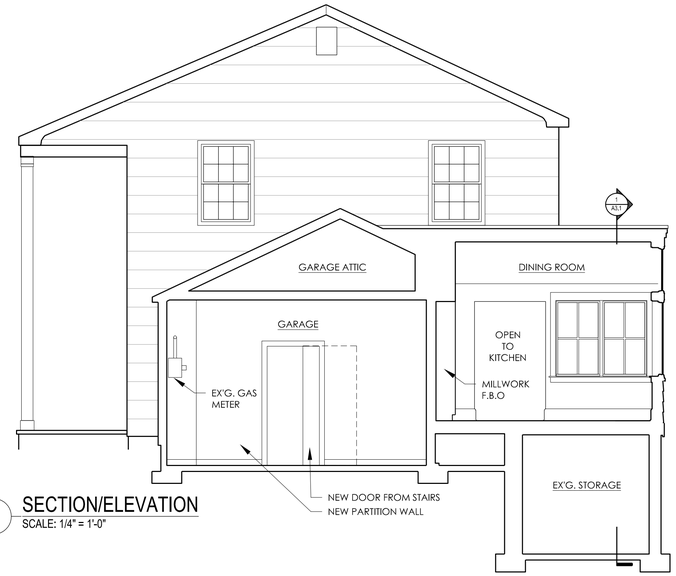
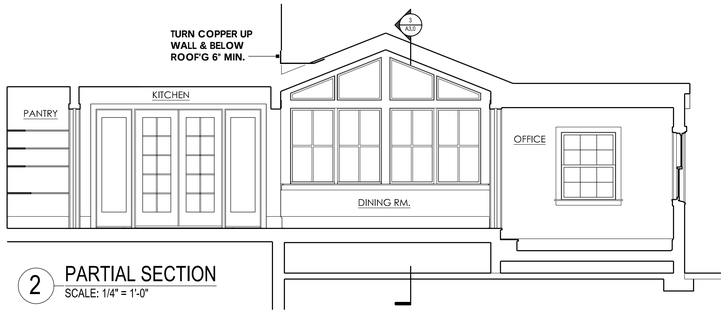


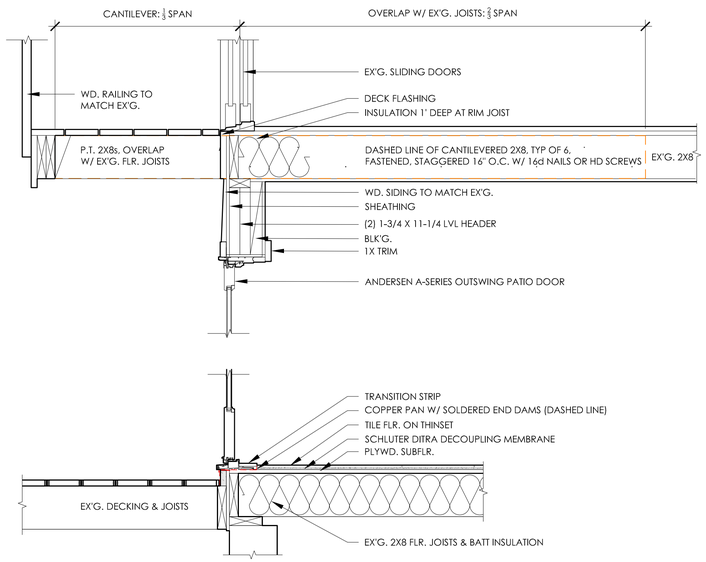
1 SECTION/ELEVATION
SCALE: 1/4" = 1'-0"



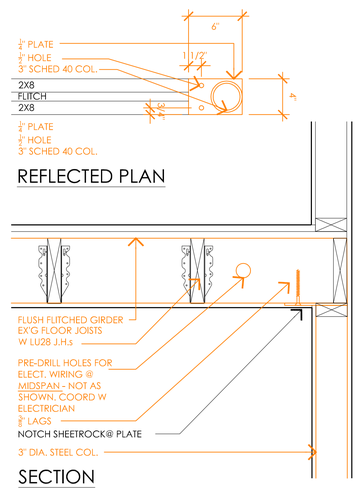
3 SECTION/ELEVATION
SCALE: 1/4" = 1'-0"



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



4 SECTION DETAIL AT WEST WALL
SCALE: 1" = 1'-0"



5 FLUSH FLITCH BEAM AT KITCHEN CEILING
SCALE: 1 1/2" = 1'-0"

A3.0

REVISION	
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GC SHALL OBTAIN THIS PLACARD AND MOUNT IT AT THE ELECTRIC METER

REGISTERED ARCHITECT MITCHELL DAVID KOCH 028157 STATE OF NEW YORK

KITCHEN & DINING RENOVATION

BAIRD RESIDENCE
2 SUMMIT TERRACE
DOBBS FERRY, NY 10522
SBL:3.60-27-8.2

BUILDING SECTIONS
SECTION DETAILS

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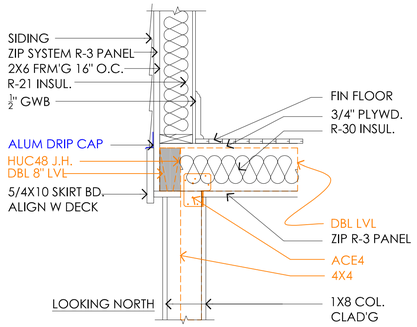
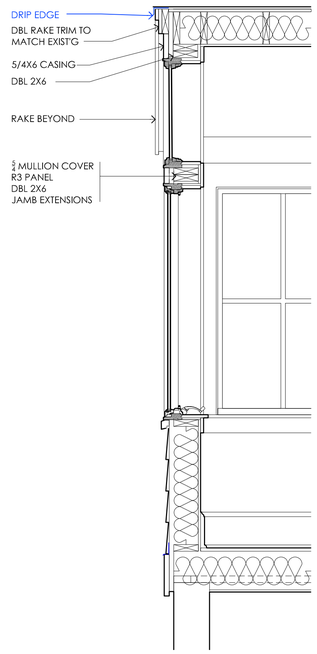
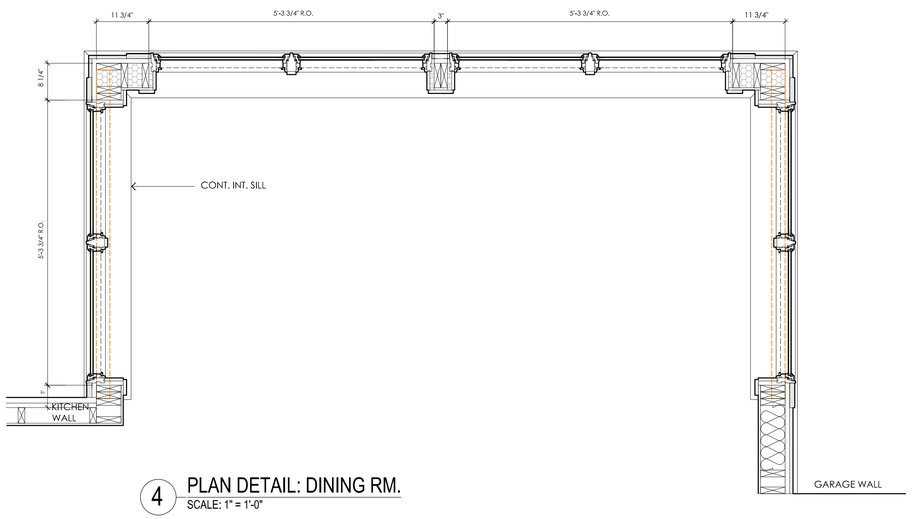


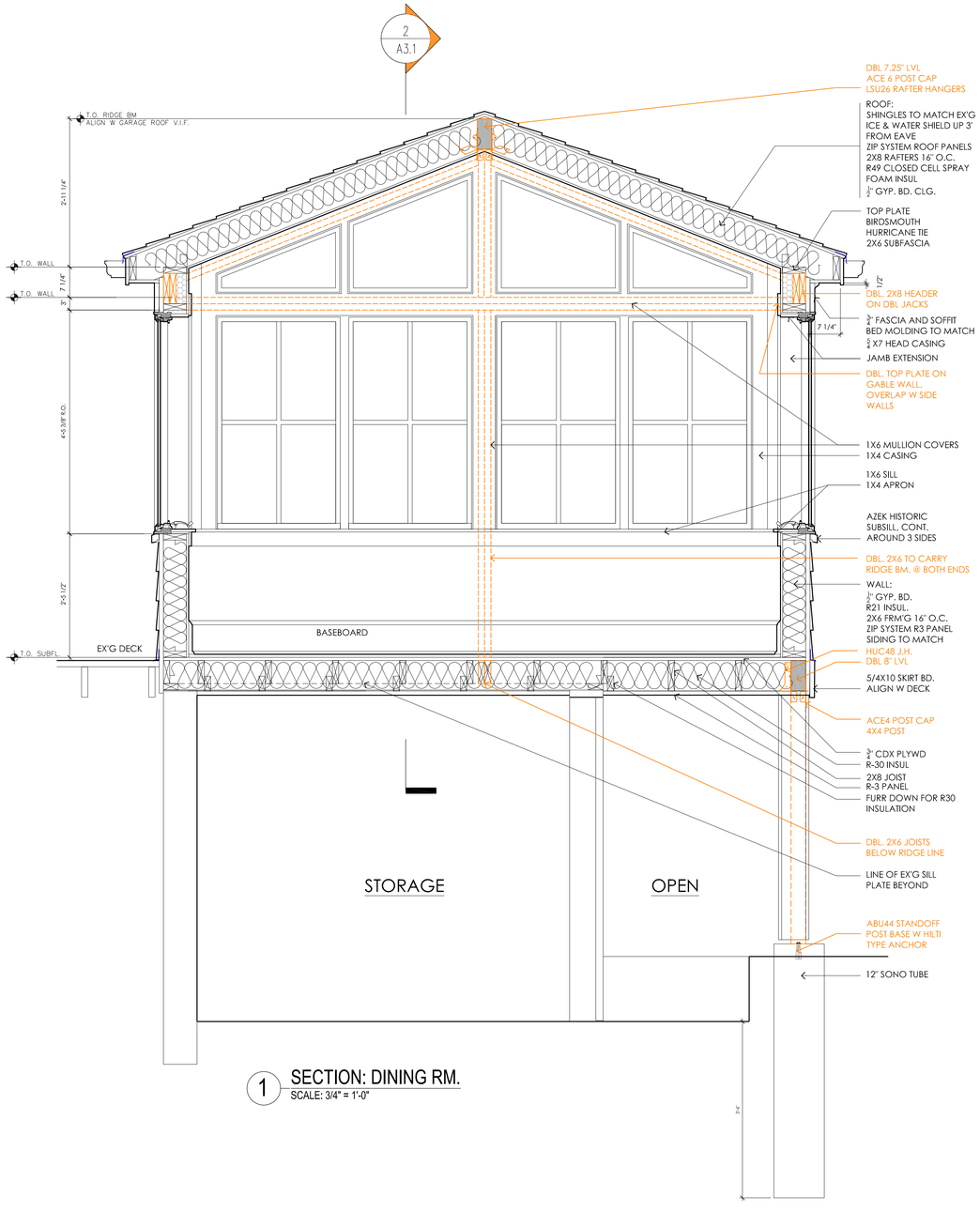
3 SECTION DETAIL: DINING RM. CORNER AT COLUMN
SCALE: 1" = 1'-0"



2 SECTION DETAIL: DINING RM. GABLE END
SCALE: 3/4" = 1'-0"



4 PLAN DETAIL: DINING RM.
SCALE: 1" = 1'-0"



1 SECTION: DINING RM.
SCALE: 3/4" = 1'-0"

A3.1

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DINING ROOM DETAILS

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