

GENERAL REQUIREMENTS

- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- GENERAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE WORKING CONDITIONS, HOURS OF LEGAL OPERATION AND RELATED PERFORMANCE CRITERIA. GENERAL CONTRACTOR SHALL CONTACT IRA FRAZIN ARCHITECT REGARDING ANY DEVIATIONS OR FIELD CONDITIONS CONFLICTING WITH THE DRAWINGS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, INSPECTIONS AND CERTIFICATE(S) OF OCCUPANCY INSURANCES AND BONDS AS REQ.
- ALL MATERIALS SPECIFIED OR USED TO EXECUTE THIS PROJECT SHALL BE DELIVERED, STORED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- ANY DESIRED SUBSTITUTION OR DEVIATIONS FROM CONTRACT DOCUMENTS WILL REQUIRE WRITTEN APPROVAL FROM IRA FRAZIN ARCHITECT PRIOR TO INSTALLATION.
- REMOVE EXISTING CONSTRUCTION AS REQUIRED TO ALLOW INSTALLATION OF NEW WORK SHOWN ON THE DRAWINGS. PATCH AREAS OF DEMOLITION FLUSH AND SMOOTH TO ADJACENT SURFACES, READY FOR APPLICATION OF FINISHES.
- SHUT-DOWNS AND INTERRUPTIONS TO NORMAL ACTIVITIES SHALL BE REVIEWED WITH OWNER PRIOR TO IMPLEMENTATION. THE GC SHALL CONTACT AND COORDINATE UTILITY SHUT-DOWNS, RECONNECTS AND UPGRADES WITH THE PROPER PROVIDER IN A TIMELY MANNER.
- PROVIDE SHORING, STABILIZATION AND BRACING AS REQUIRED; PROVIDE PROPERTY, SITE AND PERSONAL PROTECTION AS REQUIRED FOR THE SAFE AND ORDERLY EXECUTION OF THE WORK.
- PROVIDE WEATHER PROTECTION IN A TIMELY MANNER TO PROTECT THE SITE, PREMISES, MATERIALS, INSTALLED WORK AND PERSONNEL.
- ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS AND SERVICES TO BE COMPLETE AND OPERATIONAL. INSTALLATIONS SHALL NOT CONFLICT WITH FIXTURES OR CONSTRUCTION SHOWN MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE PERFORMED BY LICENSED TRADESMAN.
- THE GENERAL CONDITIONS FOR THIS PROJECT ARE "THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AIA DOCUMENT A201, 2017 EDITION", AVAILABLE FROM ARCHITECT.
- THE GC SHALL COORDINATE THE WORK OF ALL TRADES.
- THE GC SHALL SUBMIT A WRITTEN PROGRESS SCHEDULE AS WELL AS A LISTING OF ALL MAJOR SUBCONTRACTORS WITHIN 2 WEEKS OF AWARD FOR OWNER APPROVAL.
- SUBMIT MONTHLY APPLICATIONS FOR PAYMENT OR AS INDICATED IN OWNER-CONTRACTOR AGREEMENT IN AIA G702 FORMAT. PROVIDE UNIT PRICES AND ALLOWANCES AS PER OWNER-CONTRACTOR AGREEMENT.
- ALL DELIVERIES, STAGING AND AVAILABLE UTILITIES SHALL BE COORDINATED WITH OWNER PRIOR TO CONSTRUCTION.
- PROVIDE REMOVALS AND PROPER, LEGAL DISPOSAL OF ALL WASTE. LEAVE PROJECT IN "BROOM-CLAN" CONDITION.
- WORK IN HARMONY WITH INDEPENDENT CONTRACTORS HIRED BY THE OWNER.
- PROVIDE MINIMUM WARRANTY FOR ALL NEW & AFFECTED CONSTRUCTION OF 2 YEARS FROM TIME OF SUBSTANTIAL COMPLETION. PROVIDE OWNER WITH MANUALS AND WARRANTIES.
- WHERE NO SPECIFICATION IS GIVEN, THE MINIMUM STANDARD FOR INSTALLATION SHALL MEET THE NATIONAL ASSOC. OF HOME BUILDERS' RESIDENTIAL CONSTRUCTION PERFORMANCE GUIDELINES' CURRENT EDITION.
- THE GC AND EACH OF HIS SUBCONTRACTORS SHALL HAVE A MINIMUM OF 5 YEARS OF RELATED WORK EXPERIENCE ON PROJECTS OF A SIMILAR NATURE.
- WHERE CONFLICTS OR POSSIBLE CONTRADICTORY INFORMATION ARE SHOWN, THE BASIS OF THE BID SHALL BE BASED ON THE MORE EXPENSIVE MEANS.
- CONTRACTOR SHALL PROVIDE SEGREGATED ACCOUNTING RELATED TO ENERGY SAVINGS FOR OWNERS TAX CREDIT PURPOSES. THIS INCLUDES, BUT IS NOT LIMITED TO WINDOWS, EXTERIOR DOORS, INSULATION, ROOF SHEATHING, HVAC SYSTEMS, CAULKING, WEATHERSEALS, HOT WATER PRODUCTION AND ENERGY SAVING LAMPS.
- CONTRACTORS' INPUT AND RECOMMENDATIONS ARE WELCOMED AND ANTICIPATED. CONSTRUCTION ALTERNATIVES WILL BE CONSIDERED IF THEY HAVE MERIT AND CAN ACHIEVE A BETTER RESULT THAN INDICATED HEREIN FOR THE SAME COST AND TIME. SUCH CHANGES SHALL NOT TAKE PLACE WITHOUT THE APPROVAL OF THE ARCHITECT AND OWNER.

SITEWORK

- PROVIDE PROTECTION OF ALL TREES AND PLANTING THAT MAY BE AFFECTED BY THE CONSTRUCTION ACTIVITIES.
- PROVIDE SILT FENCE AT ADJACENT AREAS TO EXCAVATION, GRADING AND CONSTRUCTION.
- STOCKPILE ALL TOPSOIL AS DIRECTED BY OWNER. REGRADE, AND RE-SEED ALL DISTURBED AREAS.
- ASSURE MINIMUM 1/4" PER 1'-0" POSITIVE DRAINAGE AWAY FROM STRUCTURE.
- SOIL SHALL BE EXCAVATED AS REQUIRED, FIELD VERIFY 2,500 PSF BEARING CAPACITY, AND BE FREE OF DEBRIS, WASTE, FLOWING WATER, VEGETATION OR OTHER DELETERIOUS MATTER. NOTIFY ARCHITECT OF SUBSTANDARD SOIL CONDITIONS.
- AREAS WITHIN 6' OF EXISTING CONSTRUCTION (WHOSE SOIL HAS NOT BEEN DISTURBED WITHIN 30 YEARS) SHALL BE CONSIDERED BACKFILL AND REQUIRES ADDITIONAL SOIL TAMPING TO DEMONSTRATE 95% COMPACTION AT SOIL BEARING FACE.
- PROVIDE CLEAN FILL WHERE REQUIRED TO MATCH ADJACENT GRADES AS REQUIRED, OR AS SHOWN ON THE DRAWINGS. BACKFILLING SHALL BE PERFORMED IN 8" LIFTS AND COMPACTED TO ACHIEVE RECOMMENDED ACI DENSITIES.
- LOCATE UNDERGROUND UTILITIES BEFORE EXCAVATION. OBTAIN REQUIRED APPROVALS AND INSPECTIONS. CALL BEFORE YOU DIG OR EXCAVATE 1-800-962-7962. CONFIRMATION NUMBER MUST BE PROVIDED. SUBGRADE PIPING OR UTILITY SYSTEMS TO BE REPAIRED/REPLACED TO PROPER WORKING ORDER IF ENCOUNTERED AND DAMAGED.
- TRENCHES SHALL BE BACK FILLED IN 6" LIFTS, BEDDED WITH GRAVEL AND SAND. COORDINATE WITH ALL TRADES.
- DO NOT BACKFILL AGAINST FOUNDATION UNTIL CONC./CMU INSTALLATION HAS REACHED 75% OF ULTIMATE STRENGTH.
- GRAVEL FOR DRAINAGE TO BE CLEAN BANK-RUN 1" STONE KEEP EXCAVATION CLEAR OF WATER BY PUMPING OR OTHER APPROVED MEANS.
- REMOVE BALL & BURLAP AFFECTED PLANTINGS AND WATER AND MAINTAIN DURING CONSTRUCTION. REPLANT ACCORDING TO OWNERS DIRECTIONS. NEW PLANTINGS, RELATED GRADING AND TOPSOIL TO BE COORDINATED WITH OWNERS INSTALLER.

THERMAL & MOISTURE PROTECTION

- ALL BUILDING EXTERIOR ASSEMBLIES & COMPONENTS MUST MEET NYSTRETCH ENERGY CODE 2020 U-FACTORS.
- INSTALL DELTA-VENT SA VAPOR PERMEABLE, SELF-ADHERING AIR- & WATER-RESISTIVE BARRIER ON EXTERIOR OF WALLS & ROOF SHEATHING & BELOW FLOOR SHEATHING. OVERLAP & TAPE ALL SEAMS & EDGES PER MFG'S SPECIFICATIONS.
- WATERPROOF SLAB ON GRADE WITH DELTA-MS UNDERSLAB DELTA-FLASH TERMINATION BAR AT PERIMETER.
- WATERPROOF BELOW-GRADE FOUNDATION WALLS & FOOTINGS WITH HENRY BLUESKIN WP200 & PRIMER DELTA-DRAIN ON TOP.
- INSTALL DELTA-DRY STUCCO & STONE DRAINAGE MEMBRANE OVER DELTA-VENT SA ON EXTERIOR OF GARAGE WALLS ABOVE GARAGE ATTACH BUG SCREEN AT TOP & BOTTOM. SMART VAPOR RETARDER CERTAINEED MEMBRAN OR APPROVED ALT. OVERLAP & TAPE SEAMS.
- BATT INSULATION: ROCKWOOL COMFORTBATT R-23 WALLS 5-1/2"; R-46 ROOF (2) 5-1/2" LAYERS & R-56 FLOOR (2) 7-1/4" LAYERS.
- EXTERIOR WALL INSULATION: ROCKWOOL CAVITYROCK R-25.8 (2) 3" LAYERS, STAGGER & OFFSET LAYERS, TAPE & SEAM ALL JOINTS.
- ROOF INSULATION ROCKWOOL TOPROCK DD R-25.2 (2) 3" LAYERS, STAGGER & OFFSET LAYERS, TAP & SEAM ALL JOINTS.
- GARAGE CEILING INSULATION: ROCKWOOL COMFORTBOARD 110 R-8 2"
- FLASH ALL WINDOWS, DOORS & PENETRATIONS WITH METAL PREFORMED FLASHING, SEAL, PROVIDE EWD DAMS WHERE TO SECURE TO ADJACENT SURFACES WITH FASTENERS TO RESIST REQUIRED WIND LOADS. FABRICATE, FASTEN & SEAL PER S.M.A.C.N.A. STANDARDS.
- PROVIDE PAINTABLE SILICONE SEALANT IN COLOR TO MATCH ADJACENT WHERE REQUIRED. PROVIDE BACKER RODS WHERE NEEDED. INSTALL PER ASTM C920.
- PROVIDE THROUGH-WALL & FLOOR FIRESTOPPING FOR PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES PER ASTM E 814 BY TREMCO OR 3M FIRE PRODUCTS.
- WOOD TRIM TO BE JAMES HARDIE HZ5 HARDIETRIM TO MATCH EXST'G. PROFILES. INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE CAP FLASHING AT WINDOW HEADS & SILLS, TRIM BOARDS.
- LOW SLOPE ROOFING METAL, STANDING SEAM TO MEET MANUFACTURER'S & MBMA INSTALLATION & PERFORMANCE SPECIFICATIONS. COMPLETE ROOFING TO INCLUDE PANELS, PANEL CLIPS, TRIM/FLASHING, FASCIA'S, CLOSURES, SEALANTS, FILLERS & ANY OTHER REQUIRED ITEMS. USE DELTA-TRELA FOR DRAINAGE BELOW.
- EXTERIOR RAINSCREEN: LAPPED WOOD SIDING ON 1-1/8" Z-GIRT CHANNELS CONNECTED TO FRAMING WITH 6" FIBERGLASS CLIPS/THERMAL SPACERS WITH GALVANIZED OR STAINLESS STEEL SCRES PER MFG'S SPECIFICATIONS. INSTALL INSECT SCREENS AT TOP & BOTTOM OF AIR GAP.
- INSULATE MECHANICAL SERVICE LINES & EQUIP IN ACCORDANCE WITH BEST INDUSTRY & TRADE PRACTICES.

CONCRETE

- THE DESIGN "MIXING, TPOOLING AND CURING OF ALL STRUCTURAL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", THE ACI.
- STRUCTURAL CONCRETE SHALL POSSESS A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- AGGREGATES SHALL CONFORM TO ASTM C33:THE COARSE COMPONENT EITHER WASHED GRAVEL OR CRUSHED STONE. FINE AGGREGATE SHALL BE CLEAN NATURAL SAND.
- PORTLAND CEMENT SHALL BE IN COMPLIANCE WITH ASTM C150, TYPE I.
- DEFORMED REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615, GRADE 60.
- STANDARD DETAILS FOR HOOKS, BENDS, AND DEVELOPMENT LENGTHS SHALL BE IN CONFORMANCE WITH THE "CONCRETE REINFORCING STEEL HANDBOOK", THE CRSI ENGINEERING PRACTICE COMMITTEE.
- SMOOTH WIRE FABRIC REINFORCEMENT SHALL BE IN COMPLIANCE WITH ASTM A185. SHEETS ONLY NO ROLLS.
- GROUT SHALL BE NON-METALLIC AND NON-SHRINK, AND POSSESS A 28-DAY COMPRESSIVE STRENGTH OF 5,000 PSI.
- EXPANSION ANCHORS SHALL BE STAINLESS STEEL "KWIK BOLTS" AS MANUFACTURED BY THE HILTI CO. NEW RE-BAR DOWELS SECURED TO EXISTING CONCRETE WITH "HIT C-100" ADHESIVE ANCHORS.
- SLABS ON GRADE FOR WALKS OR PATIOS SHALL BE 4" (6" AT DRIVEWAYS) AIR-ENTRAINED 3000 PSI WITH 6-66 WWVF REINFORCEMENT ON 4" COMPACTED GRAVEL BASE. PROVIDE EXPANSION JOINTS AT 5' O.C., TOOLED FLAG CONTROL JOINT AT 5' O.C. FLOAT FINISH INDOOR EXPOSED SLABS, BROOM FINISH EXTERIOR EXPOSED SLABS. APPLY CURING COMPOUND.
- OBSERVE MINIMUM REBAR CONCRETE COVER PER ACI STANDARDS.
- CONCRETE SHALL POSSESS A MAXIMUM SLUMP OF 3.5".
- PROVIDE ADEQUATE WEATHER PROTECTION FROM EXCESS COLD, HEAT OR WIND PER A.C.I. GUIDELINES & PER ASTM C94.
- COORDINATE WITH RELATED TRADES FOR EMBEDS, SLEEVES, OPENINGS, CHASES & RELATED FORMING REQUIREMENTS.

WOODS & PLASTICS

- THE DESIGN TRANSPORTATION AND ERECTION OF ALL STRUCTURAL LUMBER SHALL BE IN CONFORMANCE WITH THE "TIMBER CONSTRUCTION MANUAL", THE AITC AND "MANUAL FOR WOOD FRAME CONSTRUCTION" PER AMERICAN FOREST AND PAPER ASSOC. LATEST EDITION.
- ALL STRUCTURAL LUMBER SHALL BE MACHINE RATED FOR THE FOLLOWING PROPERTIES:
F(B)=1,350 PSI, F(V)=75 PSI, E=1,350,000 PSI, F(T)=875 PSI
F(C)=325 PSI(PERPN), F(C)=825 PSI(PARA)
- ALL LUMBER SHALL BE KILN DRIED TO MAXIMUM MOISTURE CONTENT OF 15%.
- SILLS, NAILERS AND LEDGERS MAY BE CONSTRUCTION GRADE.
- THE DESIGN TRANSPORTATION AND ERECTION OF ALL PLYWOOD SHALL BE IN ACCORDANCE WITH PROVISIONS OF THE AMERICAN PLYWOOD ASSOCIATION.
- PLYWOOD FOR FLOORS AND WALLS SHALL BE "STRUCTURAL I INT-DFPA".
- PLYWOOD FOR ROOFS SHALL BE "STRUCTURAL I EXT-DFPA".
- JOIST/RAFTER HANGERS SHALL BE 18 GAUGE GALVANIZED STEEL UNO.
- FASTENING SCHEDULES AS PER TABLE 602.3 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, UNO.
- ALL STRUCTURAL LUMBER THAT IS EXPOSED TO WEATHER, IN CONTACT WITH THE FOUNDATION OR WITHIN 18" OF EARTH SHALL BE ACQ-PRESSURE TREATED PRESERVATIVE. PRESSURE TREATMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN WOOD PRESERVERS' ASSOC. FASTENERS USED WITH PRESURE TREATED WOOD SHALL BE STAINLESS STEEL OR GALVANIZED G-185 PROCESS.
- PLYWOOD SHEATHING SHALL BE 5/8" THICK RADIANT BARRIER CDX AT ROOFS, 1/2" THICK CDX AT WALLS INDICATED & 3/4" THICK CDX AT FLOORS. ALL PLYWOOD SHALL BE APA RATED & INSTALLED IN STAGGERED PATTERN. CONSTRUCTION ADHESIVE FOR ALL PLYWOOD SUBFLOORING TO BE PER APA AFG-01.
- ENGINEERED LUMBER BY WEYERHAEUSER INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- DO NOT CUT HOLES IN DIMENSIONAL LUMBER FRAMING EXCEEDING 1/3 OF DEPTH WITH CUT CONTACTING ARCHITECT FOR REINFORCEMENT INSTRUCTIONS. DO NOT CUT HOLES OR NOTCHES WITHIN 2" OF TOP OF BOTTOM OF MEMBER. HOLES AND NOTCHES IN ENGINEERED FRAMING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- INSTALL PRESSURE TREATED SILL PLATES AT TOP OF FOUNDATION WALL ANCHORED WITH 1/2" DIA. 8" LONG ANCHOR BOLTS AT 6' O.C. MAX. OVER SILL SEAL.
- CROSS BRIDGE JOISTS AT MIDSPAN OR 8' O.C., CORNER BRACE AS REQ. PROVIDE SOLID BLOCKING IN FLOOR CONSTRUCTION BELOW POSTS.
- FIRESTOP PENETRATIONS & FIRE BLOCK ALL WALLS, CEILING/WALL INTERSECTIONS & WHERE REQUIRED BY CODE.
- MINIMUM BEARING SHALL BE 4" ON MASONRY, 1-1/2" ON WD. OR STL. FOR DIM. LUMBER & AS RECOMMENDED BY ENGINEERED LUMBER MFG.
- PROVIDE DOUBLED JOISTS BELOW INTERIOR PARTITIONS RUNNING PARALLEL WITH THE JOISTS.
- FINISH CARPENTRY TO COMPLY MTH AMERICAN WOODWORK INSTITUTES "ARCHITECTURAL WOODWORK QUALITY STANDARDS" PREMIUM QUALITY LEVEL.
- MOLDING PROFILES AS NOTED IN FINISH SCHEDULE USE CLEAR POPLAR OR PINE. ALLOW WOOD TO SEASON ON SITE. SCARF JOINTS.
- FLUTCH PLATE BEAMS TO BE BOULTED THROUGH WITH 1/2" Ø BOLTS SPACED 16" O.C. STAGGERED TOP & BOTTOM.

WINDOWS & DOORS

- ALL DOORS & WINDOWS TO MEET NYSTRETCH ENERGY CODE 2020
- WINDOWS ARE ANDERSEN 400 SERIES WINDOWS, WOOD W/ VINYL CLAD INSUL. GLAZING WITH SCREENS, EXTENSION JAMBS AS REQ'D, (NOTE DIFFERENT WALL THKS). FINISH AS SELECTED BY OWNER OR AS REQUIRED TO MATCH EXISTING. WINDOW HARDWARE FINISH AS SELECTED BY OWNER. TEMPERED GLASS WHERE REQUIRED BY CODE.
- HARDWARE AS MANUFACTURED BY: HINGES- "STANLEY", LOCKSETS AND LATCHSETS- "YALE", SELF-CLOSING HINGES- "BOMMER", SLIDING DOOR SETS & POCKET SLIDERS- "HAGER", WEATHERSTRIPING & THRESHOLDS- "PEMKO", DOOR STOPS & BIFOLD DOOR SETS- "STANLEY", FINISH AS SELECTED OR AS REQUIRED TO MATCH EXISTING.
- EXT. DOORS ARE BASED ON "MORGAN" EXTERIOR GRADE 1-3/4" PINE 7000 SERIES, WITH ADJOINING SIDELIGHTS AS SHOWN AND FRAME (OR AS NOTED ON DRAWINGS); EXT. DOORS ARE BASED ON ANDERSEN 400 SERIES OUTSWING, WOOD W/ VINYL CLAD INSUL. WITH SCREEN DOORS. TEMPERED GLASS WHERE REQUIRED BY CODE.
- INTERIOR DOORS ARE 1-3/4" TRUSTILE AS PER SCHEDULE OR APPROVED ALT., LVL FOR PERIMETER STILES & RAILS, PREPRIMED WOOD FRAME & TRIM PER DETAILS.
- STEEL DOORS FOR EXTERIOR USE SHALL BE INSULATED 14 GA. FRAMES AND 16 GA. STEEL-FACE DOOR. INTERIOR USE SHALL BE 16 GA. FRAMES WITH 18 GA. STEEL-FACE DOOR.

ELECTRICAL

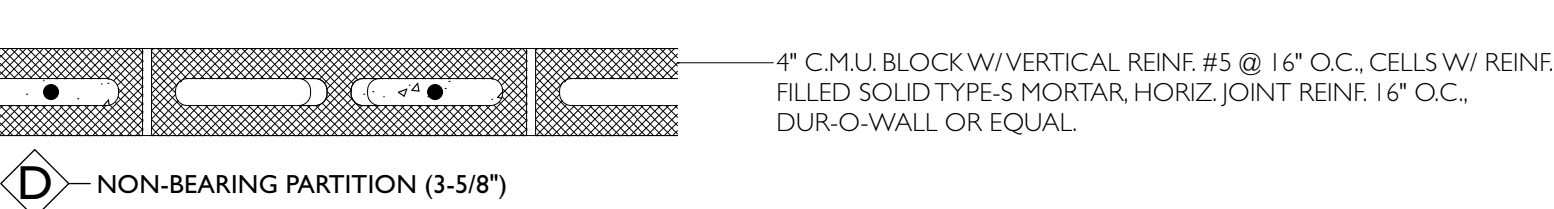
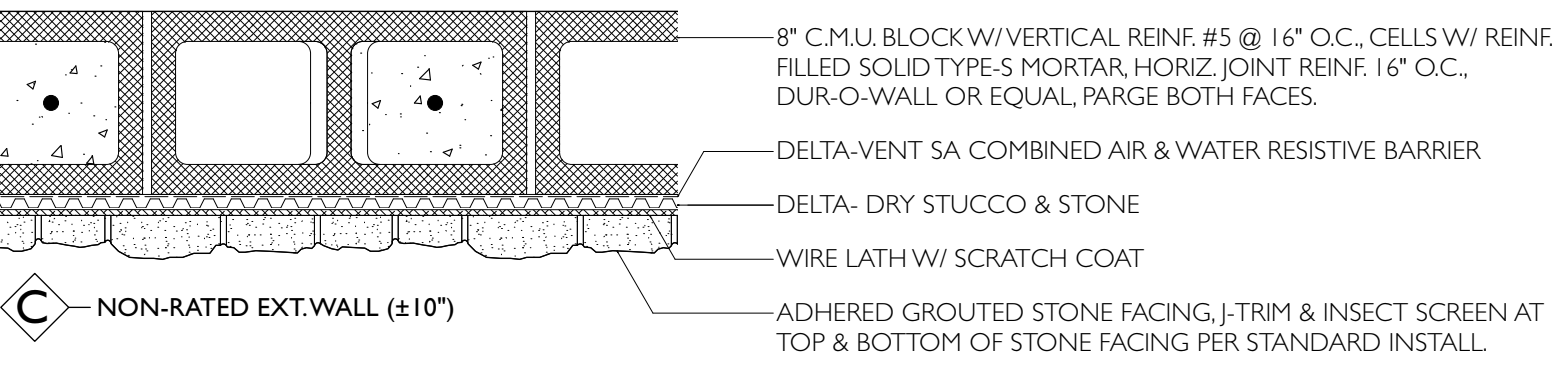
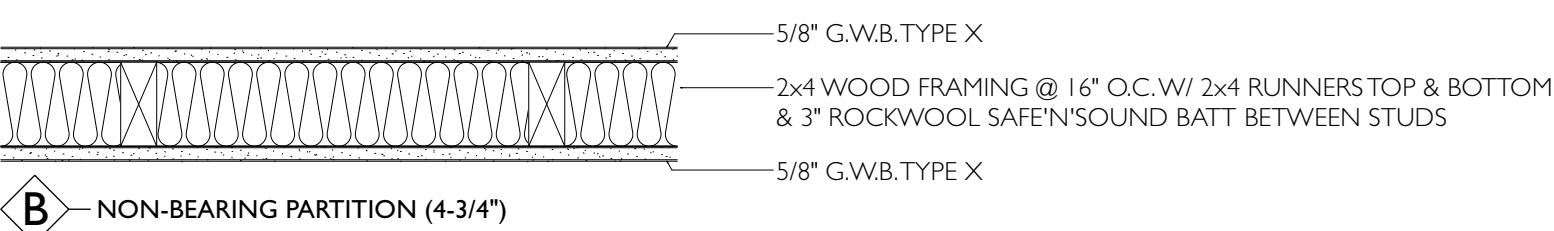
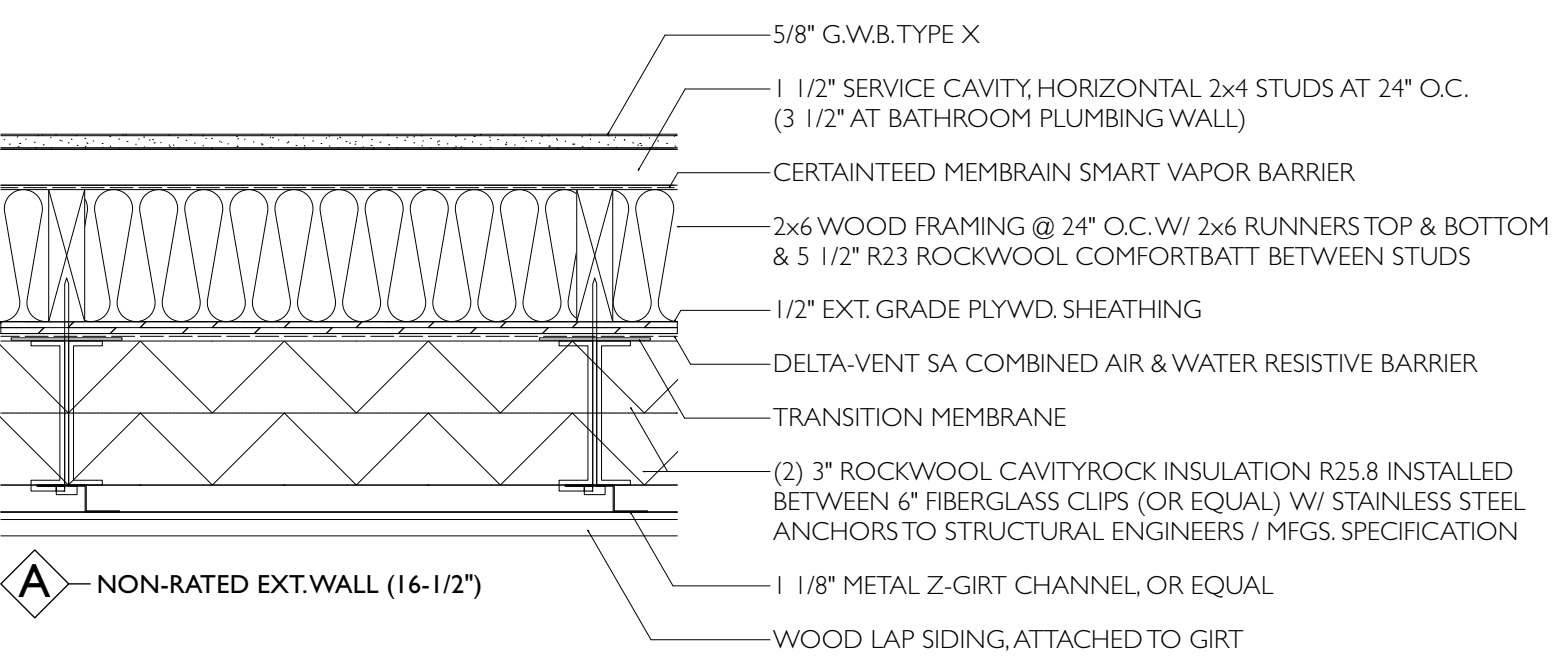
- PROVIDE & INSTALL ELECTRICAL DEVICES & FIXTURES SHOWN. PROVIDE NEW CIRCUITS AS REQUIRED. USE LINE COVER & SWITCH PLATES, COLOR TO MATCH WALL.
- USE GROUND FAULT INTERRUPTERS AT ALL AREAS WITHIN 6' OF WATER SOURCE.
- INSTALL ARC-FAULT INTERRUPTERS AT BEDROOM CIRCUITS.
- ALL ELECTRICAL WORK TO CONFORM TO NATIONAL BOARD OF FIRE UNDERWRITERS LAB CODES.
- ALL LIGHTING FIXTURES TO BE ON DIMMERS LOCATED AT 42" AFF. INSIDE THEIR ROOMS ON THE WALL NEXT TO THE STRIKE SIDE OF THE DOOR, UNO.
- PROVIDE NEW ELEC. DUPLEX RECEPTACLES AT 12' O.C. IN HABITABLE ROOMS. PROVIDE LOW VOLTAGE, CABLE OR OTHER RECEPTACLES IN LOCATIONS AS DIRECTED BY OWNER.
- COORDINATE WITH OWNER'S SECURITY AUDIO &/OR COMPUTER VENDOR FOR THEIR INSTALLATION REQUIREMENTS AS NEEDED BEFORE DRYWALL INSTALLATION.
- PROVIDE HARDWIRED INTERCONNECTED MONITORED SMOKE & CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP AT EACH BEDROOM & AREA LEADING TO SAME PER CODE.
- ALL SWITCHES & DIMMERS, POWER RECEPTACLES, COMMUNICATION DEVICES & COVER PLATES TO BE LUTRON DIVA.
- CENTER ALL RECEPTACLES 12" AFF. & SWITCHES 42" AFF. UNO.

MECHANICAL

- PLUMBING - DRAINAGE, SANITARY AND VENT PIPING SHALL BE POLYVINYL CHLORIDE (SCHEDULE 40 PVC), DOMESTIC WATER SUPPLY SHALL BE CROSS LINKED POLYETHYLENE (PEX) PER CODE.
- ALL SERVICE LINES SHALL BE SECURELY INSTALLED AND PROPERLY PROTECTED FROM OTHER TRADES AS WELL AS PROPERLY INSULATED OR HEAT TRACED.
- COORDINATE INSTALLATION OF NEW GEOTHERMAL HEAT & AIR CONDITIONING THROUGHOUT THE SECOND FLOOR. NEW HYBRID ELECTRIC HOT WATER HEATER.
- RESIDENTIAL FIRE SPRINKLER SYSTEM TO BE DESIGNED & INSTALLED AT NEW DWELLING UNIT & GARAGE TO MEET SECTION P2904 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
- BACKFLOW PREVENTER TO BE DESIGNED & INSTALLED AS CODE REQUIRES.



PROPERTY MAP
SCALE: 1:1000



WALL TYPES

FINISHES

- UNLESS NOTED OTHERWISE, ALL GYPSUM WALLBOARD TO BE 5/8" TYPE X, USE WR (GREENBOARD) TYPE X AT ALL WALLS ADJACENT TO PLUMBING FIXTURES. SCREWED AND GLUED, PER LEVEL 5 GYPSUM ASSOCIATION STANDARDS.
- PROVIDE CORNER BEADS, CASING BEADS & TRIM AS REQUIRED. TAPE & SPACKLE ALL JOINTS, 3 COATS, FEATHERED.
- WOOD FLOOR TO BE 3/4" x 2-1/4" T&G OAK, (SEE FIN. SCHEDULE) ON 3/4" PLYWOOD SUBFLOOR. ALLOW GAP AT EDGES FOR EXPANSION PER MANUFACTURER'S RECOMMENDATION.
- CERAMIC TILE TO BE THINSET WITH LATICRETE 254 ACCORDING TO METHOD SPECIFIED BY CERAMIC TILE INSTITUTE STANDARDS. FLOOR TILE IS SET ON LATICRETE 170.5 SOUND & CRACK ISOLATION MAT WITH LATICRETE 254 THINSET BELOW & LATICRETE 9235 SYSTEM WATERPROOFING W/ ANTI-FRACTURE FABRIC BELOW THAT. PROVIDE COVE, BULLNOSE AND SPECIAL SHAPED TILE. GROUT & SEAL. USE GROUT AS RECOMMENDED BY TILE MANUF. COLOR TO BE SELECTED. SEAL GROUT. PROVIDE MARBLE SADDLES BELOW DOOR.
- USE 42" HARDIBACKER CEM. BD. W/ HYDRODEFENSE BEHIND CERAMIC TILE AT SHOWER SURROUND.
- PROVIDE WATERPROOF MEMBRANE BELOW CERAMIC & MARBLE FLOOR TILE. TURN UP 6" AT WALLS OUTSIDE OF SHOWER, FULL HEIGHT AT SHOWER WALLS.
- PAIN'T SHALL BE "BENJAMIN MOORE" EXTERIOR LATEX- FLAT- FOR SIDING, SATIN- FOR TRIM & DOORS. INTERIOR LATEX: EGGSHELL LUSTER- FOR WALLS. SATIN- FOR TRIM & DOORS. PREP ALL SURFACES PER MANUF. INSTRUCTIONS. PRIME (1 COAT) & PAINT (2 COATS MIN.) ALL SCHEDULED SURFACES. COLORS TO BE SELECTED. PROVIDE 2' x 2' MOCKUP FOR APPROVAL OF EACH COLOR. APPLY PAINT WITHIN AREAS LIT AT A MINIMUM 100 FOOT CANDLES.
- PROVIDE 10% ATTIC STOCK PAINT FOR FUTURE OWNER USE.

MOLD/ MILDEW NOTES

- WALLS IN ALL BATHROOMS, IF NOT USING CEMENT BOARD, MUST USE MOLD RESISTANT DRYWALL FOR ALL PORTIONS OF WALLS WITHIN 2 FEET OF A SINK UP TO 4 FEET HIGH.
- ALL PORTIONS OF WALLS WITHIN 2 FEET OF A KITCHEN SINK & STOVE, UP TO 4 FEET HIGH, MUST USE MOLD RESISTANT DRYWALL.
- ALL WALLS & CEILINGS IN LAUNDRY ROOMS MUST USE MOLD RESISTANT DRYWALL.
- PORTIONS OF WALLS WITHIN 2 FEET OF A MOP/SERVICE SINK UP TO 4 FEET HIGH MUST USE MOLD RESISTANT DRYWALL.
- ALL WALLS & CEILINGS OF SPACES CONTAINING CONDENSERS, WATER TANKS, WATER PUMPS AND/OR PRESSURE REDUCTION VALVES MUST USE MOLD RESISTANT DRYWALL.

BUILDING CODE AND ZONING INFORMATION

PARCEL ID: 3.100-74-85
PROPERTY CLASS: 1 FAMILY RES
327 ASHFORD AVENUE
ZONING DISTRICT: OF-6
LOT SIZE: 17,801.5 SF (0.409 ACRES)

STEEP SLOPE ANALYSIS	AREA	REDUCTION
SLOPE: 0% ≤ 15%	11,630 SF	-
SLOPE: 15% ≤ 25%	2,992 SF	748 SF (25%)
SLOPE: ≥ 25%	3,180 SF	1,590 SF (50%)
EFFECTIVE LOT AREA	17,801-2,338 =	15,464 SF

ZONING COMPONENT	ALLOWABLE	EXISTING	PROPOSED	COMMENT
LOT SIZE	5,000 SF MIN.	17,801.5 SF	17,801.5 SF	CONFORMS
LOT WIDTH	100' MIN.	147'	147'	CONFORMS
LOT DEPTH	100' MIN.	105'	105'	CONFORMS
FRONT SETBACK	20' MIN.	34'	34'	CONFORMS
SIDE SETBACK (EACH)	10' MIN.	25.6' & 33.3'	22' & 33.3"	CONFORMS
SIDE SETBACK (SUM)	20' MIN.	58.9'	55.3'	CONFORMS
REAR SETBACK	25' MIN.	41'	41'	CONFORMS
HEIGHT- MAIN BLDG.	30'	16'	16'	CONFORMS

EFFECTIVE LOT AREA 15,464 SF	ALLOWABLE	EXISTING	PROPOSED	COMMENT
MAX. COVERAGE LOT- BUILDINGS (.27 x .75)	3,131.5 SF (20.25%)	1,512 SF (9.8%)	2,491.5 SF (16%)	CONFORMS
MAX. COVERAGE LOT- IMPERVIOUS SURFACES (.54 x .75)	6,293 SF (40.5%)	8,214.5 SF (53%)	7,151.5 SF (46.25%)	NONCONFORMING

HEIGHTS: NEW STRUCTURE ONLY	ALLOWABLE	EXISTING	PROPOSED	COMMENT
NUMBER OF STORIES	1.5	N/A	2	NONCONFORMING
HEIGHT PER A.S.Z.C.	20' MAX.	N/A	21.75'	NONCONFORMING

ENERGY CODE INFORMATION

CLIMATE ZONE	4
FENESTRATION U-FACTOR	0.27
FENESTRATION SHGC	0.4
CEILING R-VALUE	49
WOOD FRAME WALL R-VALUE	21
SLAB R-VALUE & DEPTH	10, 4"D

NOTE:
ALL LIGHTING SHALL COMPLY WITH THE VILLAGE OF DOBBS FERRY CODE SECTION 300-41.

DRAWING LIST

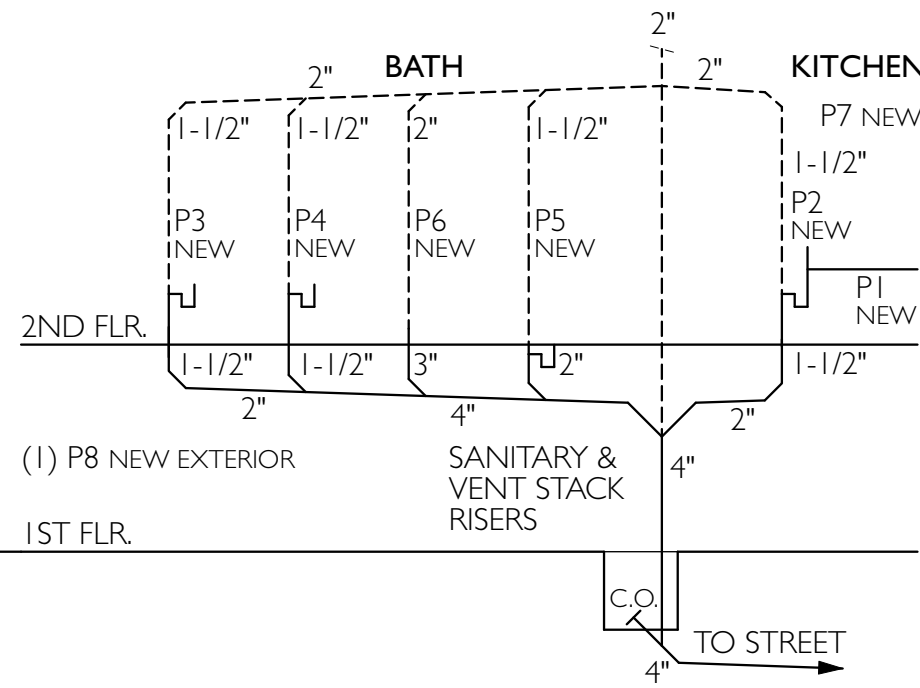
- A-000 GENERAL NOTES, PLOT PLAN, DOB/ ZONING NOTES, WALL TYPES & PLUMBING RISER DIAGRAM
- A-001 DEMOLITION & PROPOSED SITE PLANS
- A-002 FLOOR & FRAMING PLANS
- A-003 ELEVATIONS & SECTIONS
- A-004 BUILDING SECTION: NORTH-SOUTH
- A-005 WALL DETAILS
- A-006 LIGHTING & POWER PLANS, SCHEDULES

PLUMBING FIXTURE SCHEDULE

NO	DESCRIPTION	DRAIN	TRAP	VENT	H.W.	C.W.
P1	DISH-WASHER	1-1/2"	1-1/2"	1-1/2"	1/2"	1/2"
P2	SINK	1-1/2"	1-1/2"	1-1/2"	1/2"	1/2"
P3	WASHING MACHINE	1-1/2"	1-1/2"	1-1/2"	1/2"	1/2"
P4	LAVATORY	1-1/2"	1-1/2"	1-1/2"	1/2"	1/2"
P5	SHOWER	2"	2"	1-1/2"	3/4"	3/4"
P6	W.C.	3"	3"	2"	-	1/2"
P7	REFRIGERATOR	-	-	-	-	1/2"
P8	HOSE BIB	-	-	-	-	1/2"

PLUMBING SCHEDULE & RISER DIAGRAM

I.R.C. INFORMATION
GROUND SNOW LOAD 30 LBS.
LIVE LOAD- DWELLING 40 LBS.
LIVE LOAD- GARAGE 30 LBS.
WIND SPEED 115 MPH
SEISMIC DESIGN CATEGORY B
WEATHERING DAMAGE SEVERE
FROST LINE DEPTH 42" MIN. BELOW GRADE
TERMITE DAMAGE MEDIUM TO HEAVY
DECAY DAMAGE SLIGHT TO MEDIUM
WINTER DESIGN TEMP 7°
ICE SHIELD UNDERLAY REQ. YES



A.D.U. HEIGHT DIAGRAM



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PROJECT NO: 2209



2	DOB FILING REV 1	08.10.23
1	DOB FILING	06.08.23

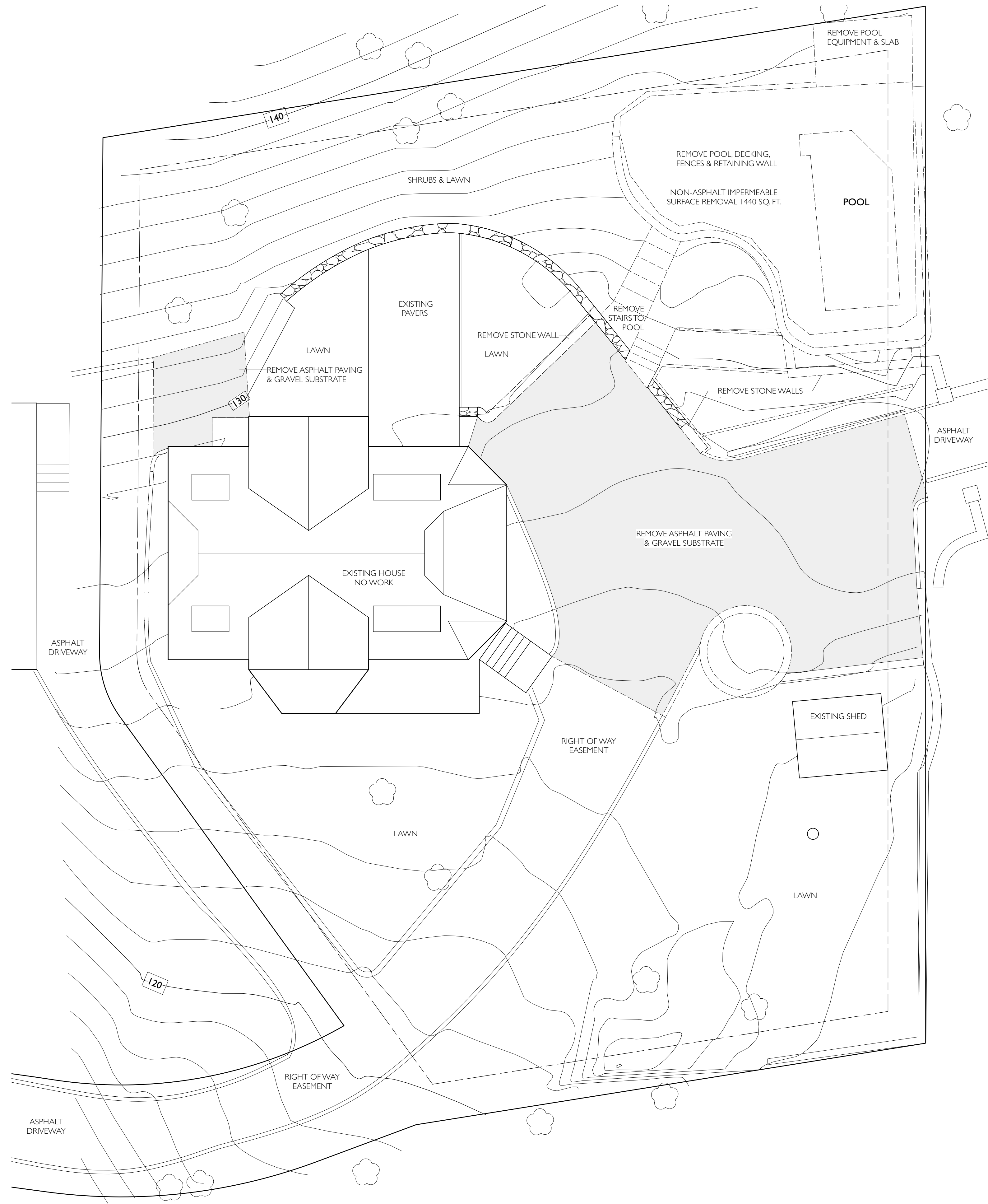
**RUESCHER-ENKEBOLL
GARAGE & ACCESSORY
DWELLING UNIT**

327 ASHFORD AVENUE
DOBBS FERRY, NEW YORK 10522

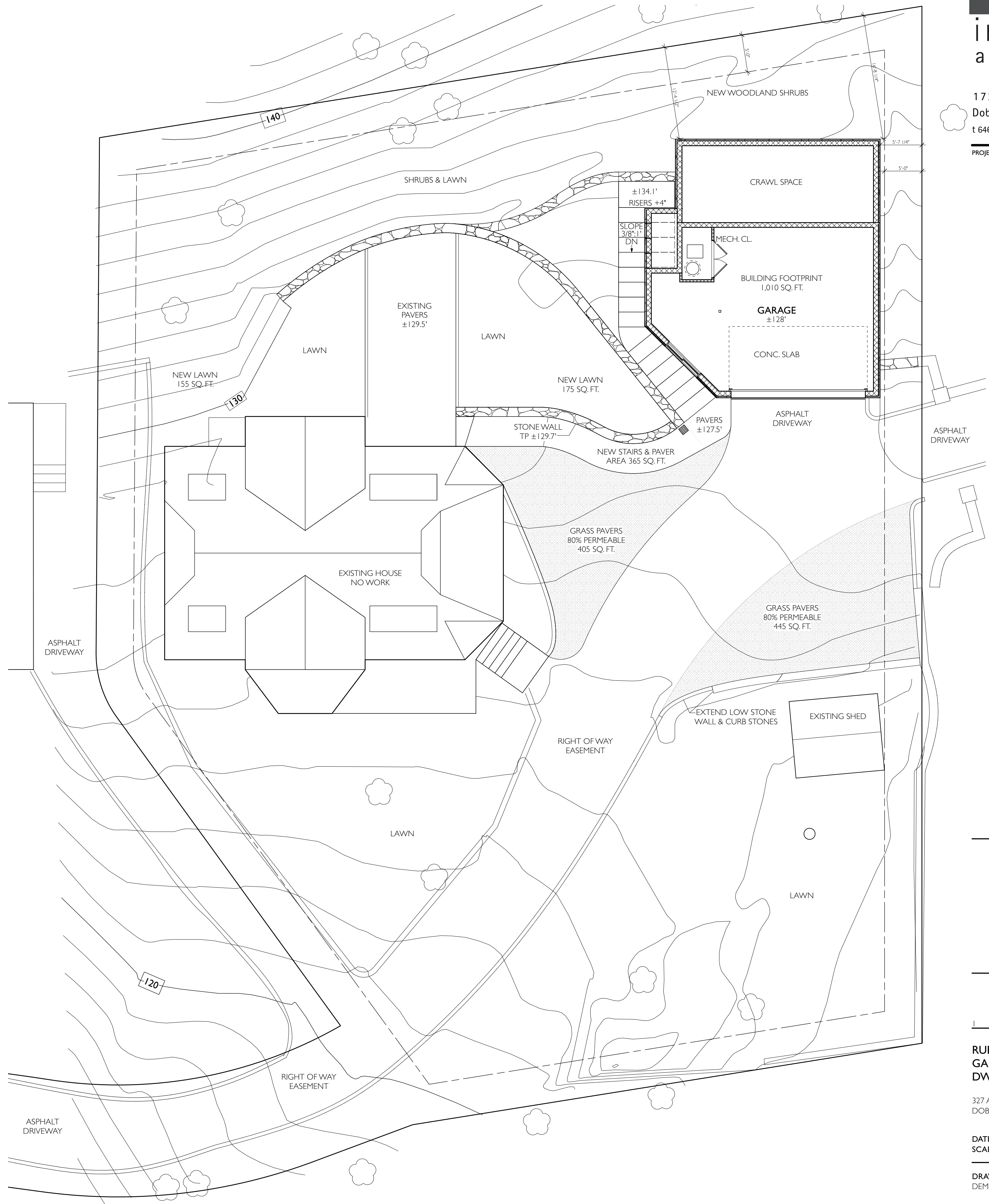
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SCALE: AS NOTED

DRAWING:
GENERAL NOTES, PLOT PLAN

A-000.00



1 SITE PLAN: DEMOLITION
SCALE: 1/16" = 1'-0"



2 SITE PLAN: CONSTRUCTION
SCALE: 1/16" = 1'-0"



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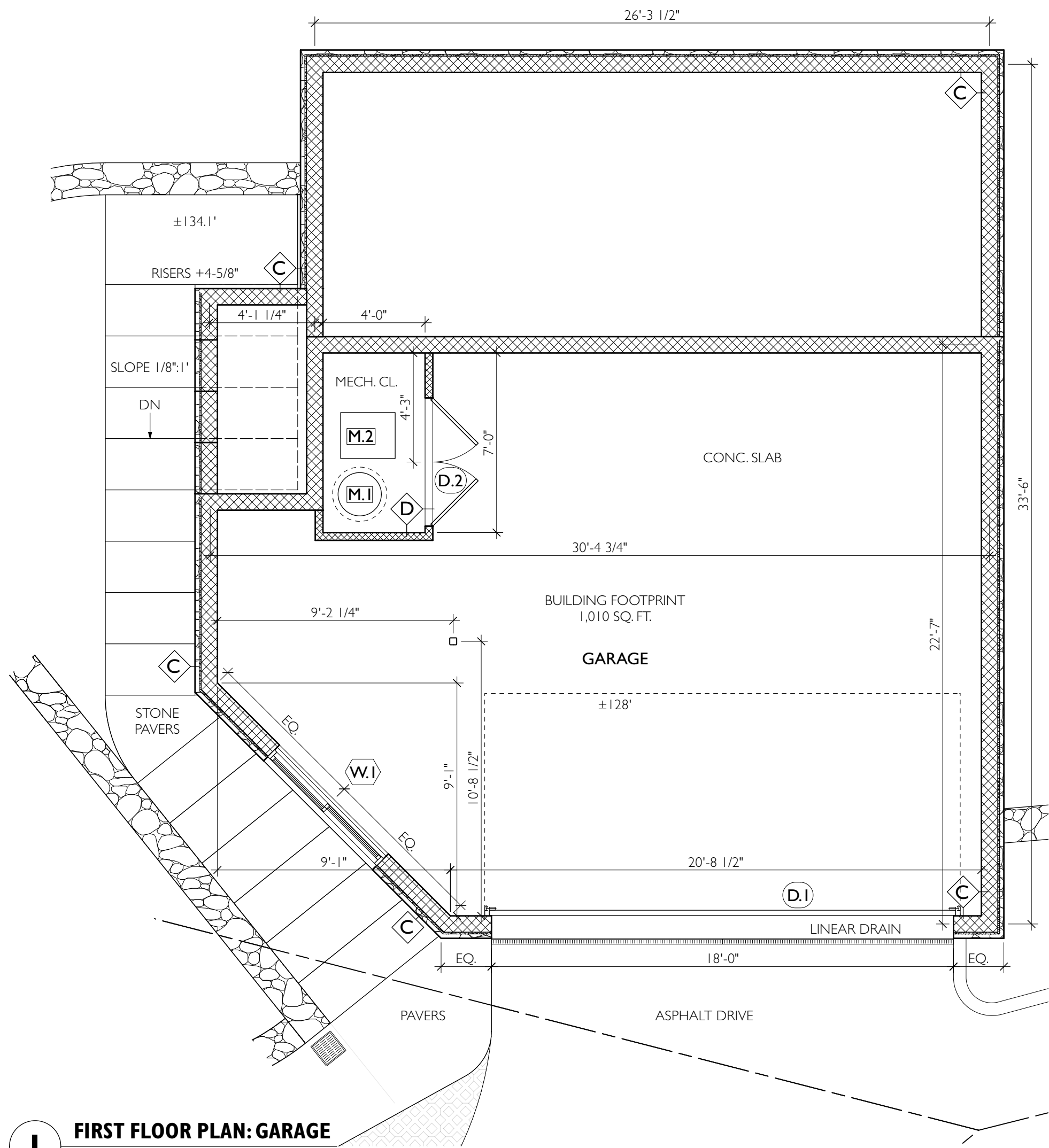
**RUESCHER-ENKEBOLL
GARAGE & ACCESSORY
DWELLING UNIT**

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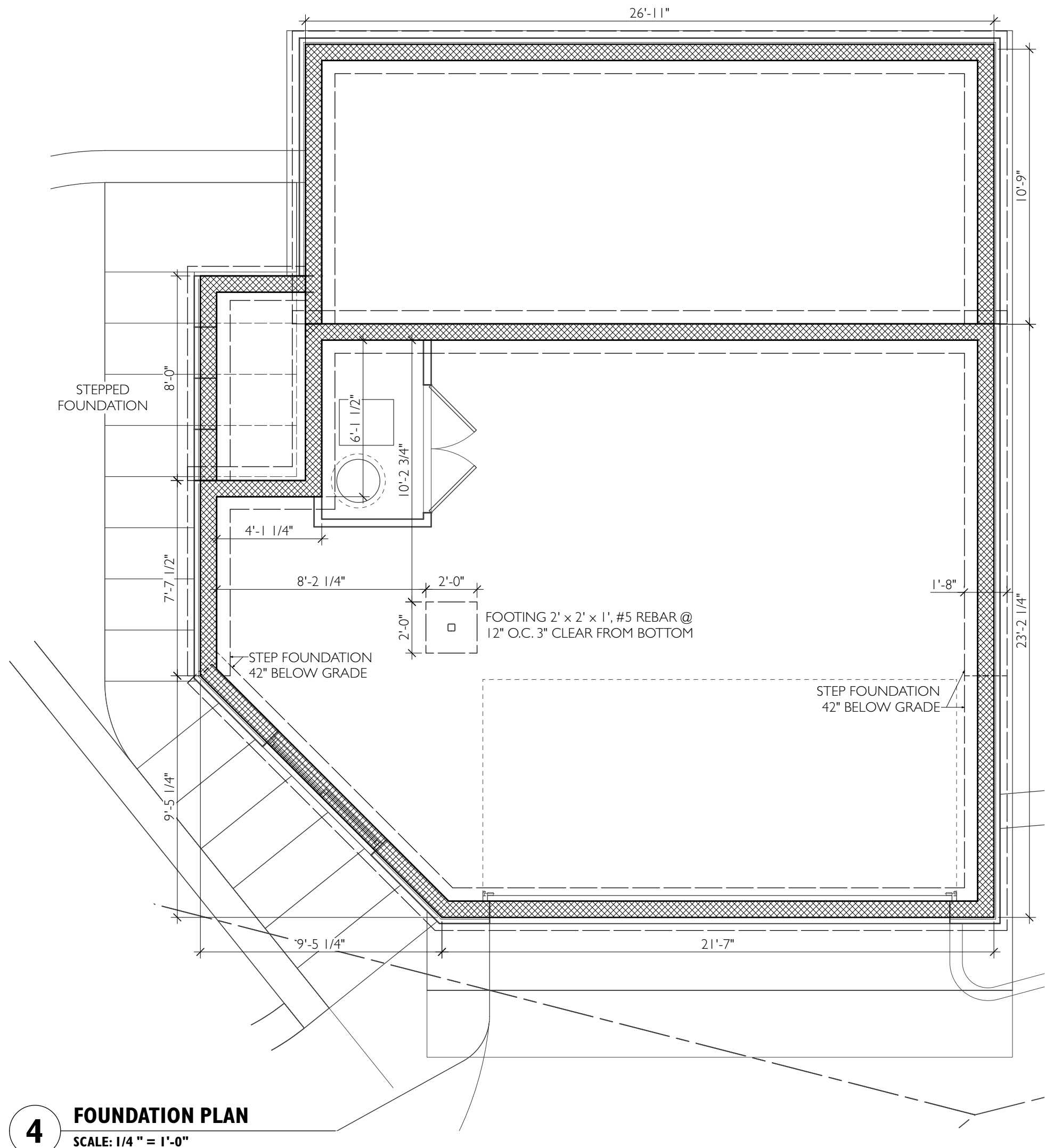
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DRAWING:
DEMOLITION & PROPOSED SITE PLANS

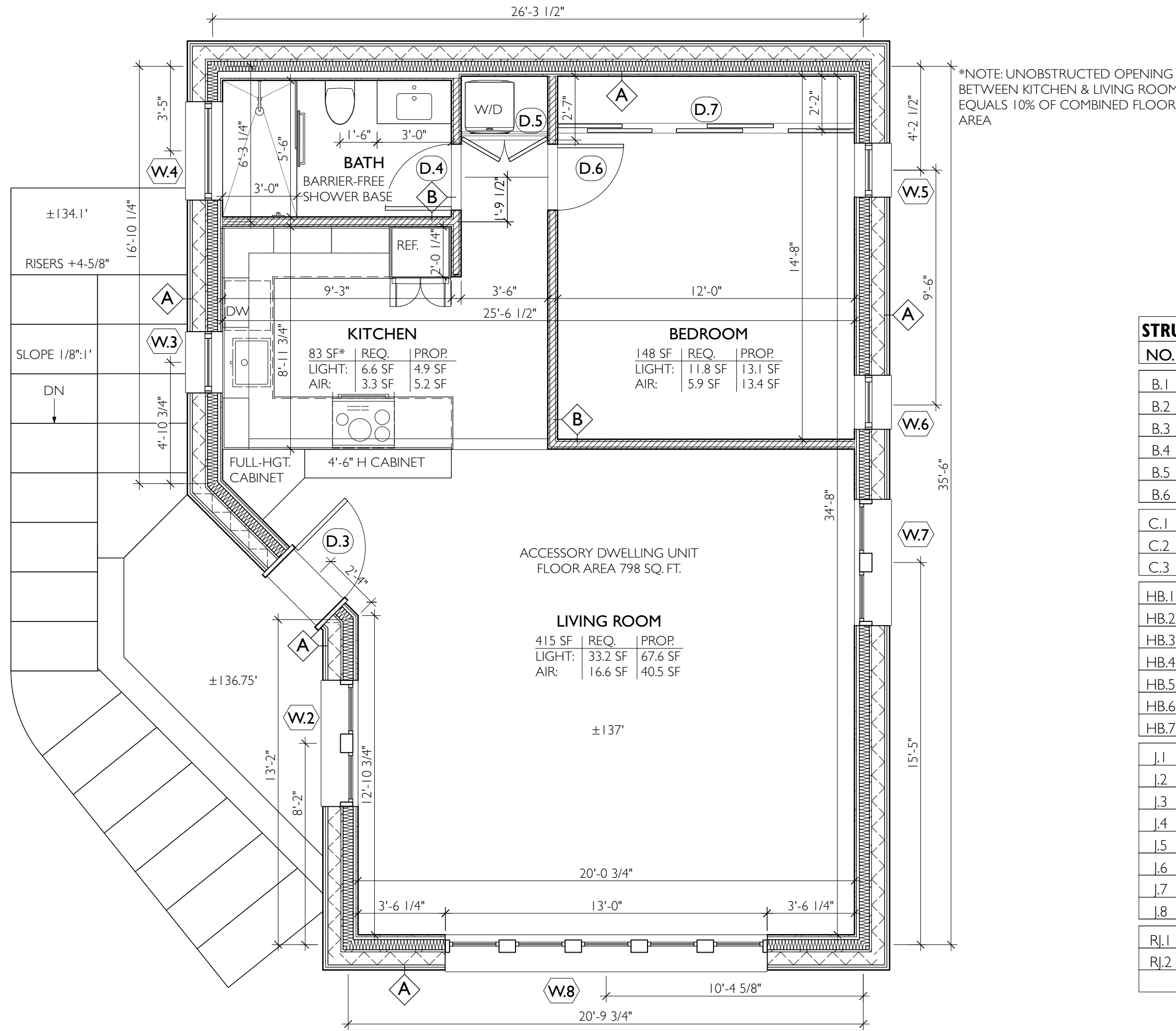
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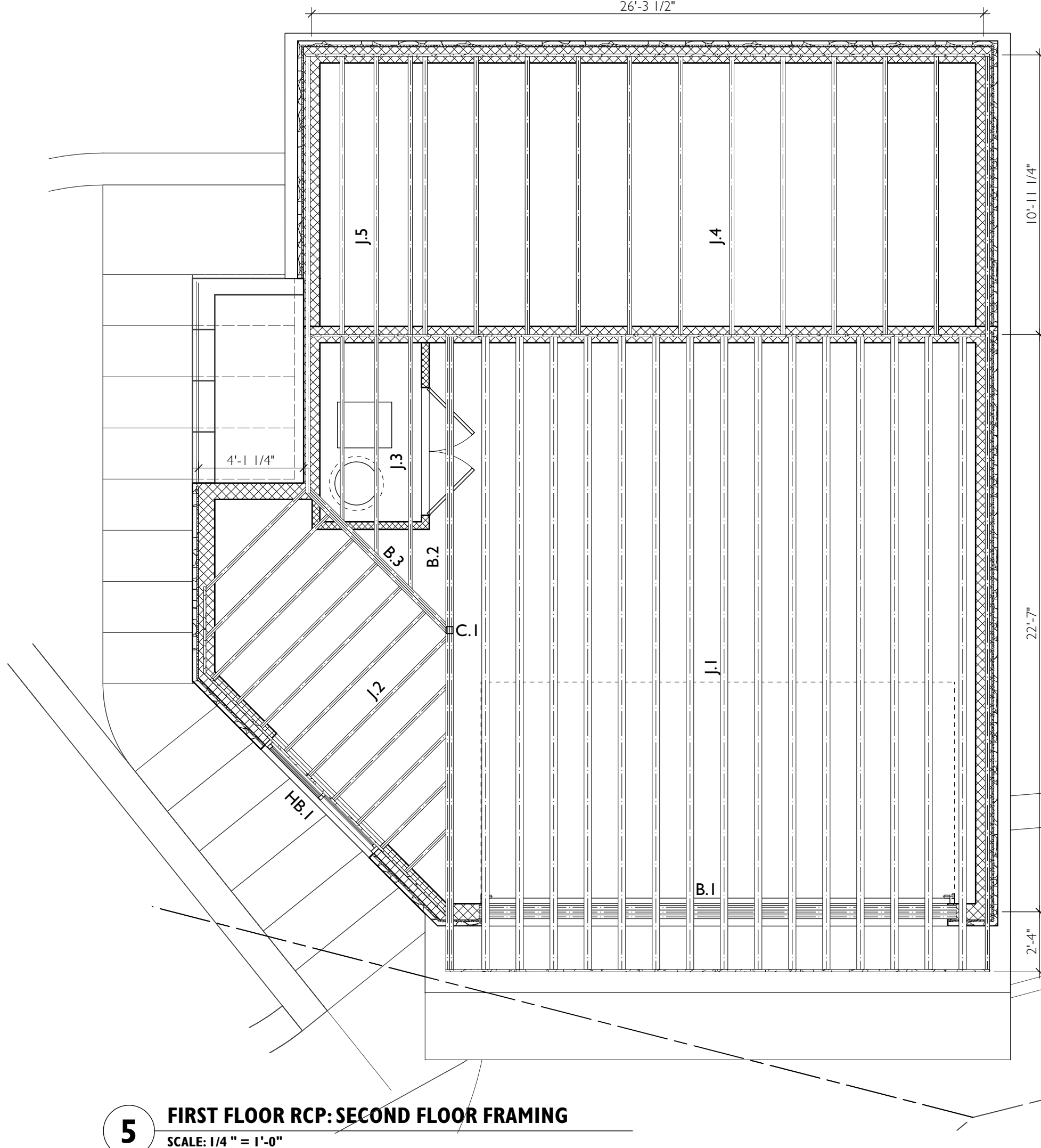
1 FIRST FLOOR PLAN: GARAGE
SCALE: 1/4" = 1'-0"



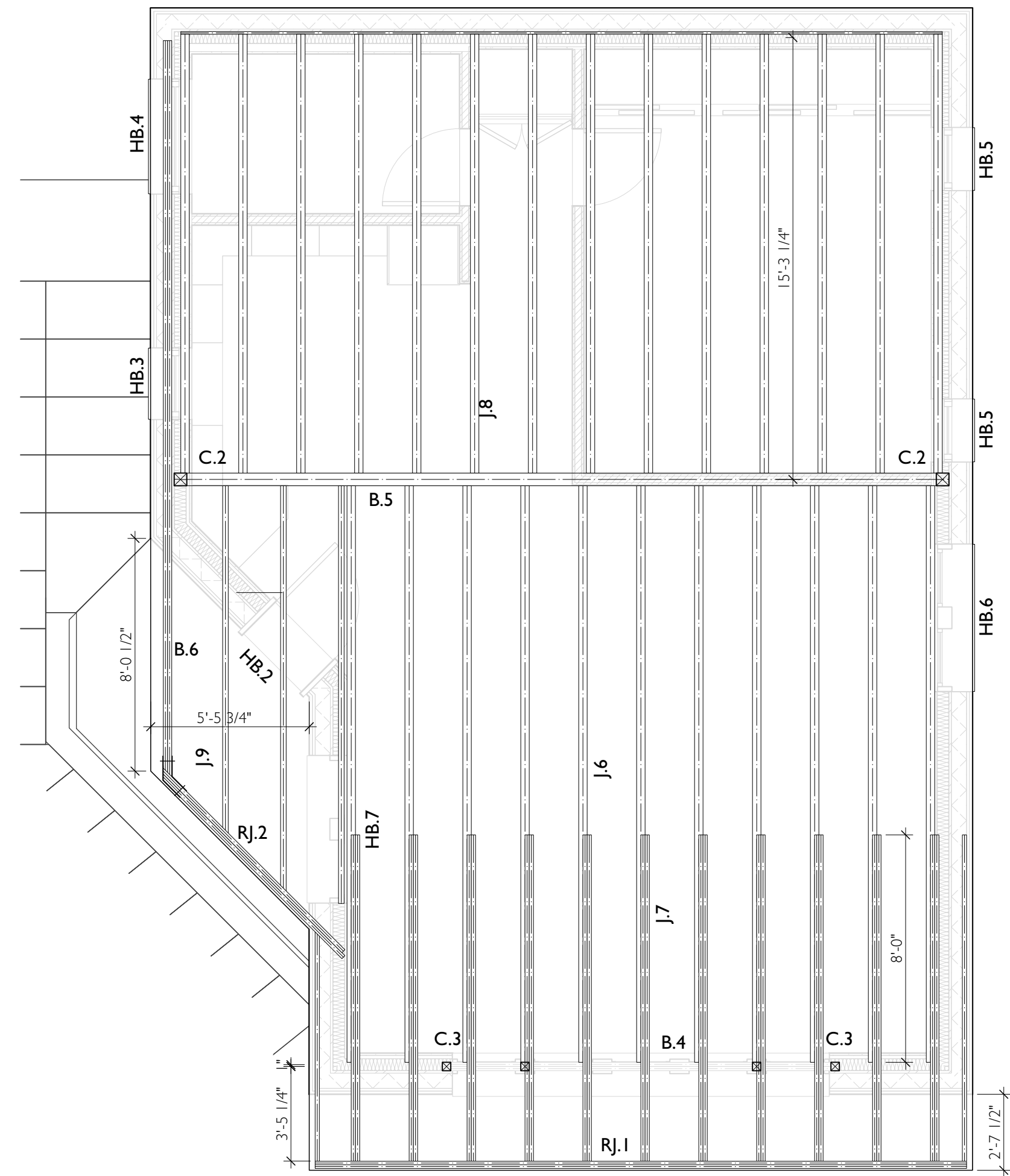
4 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN: ACCESSORY DWELLING UNIT
SCALE: 1/4" = 1'-0"

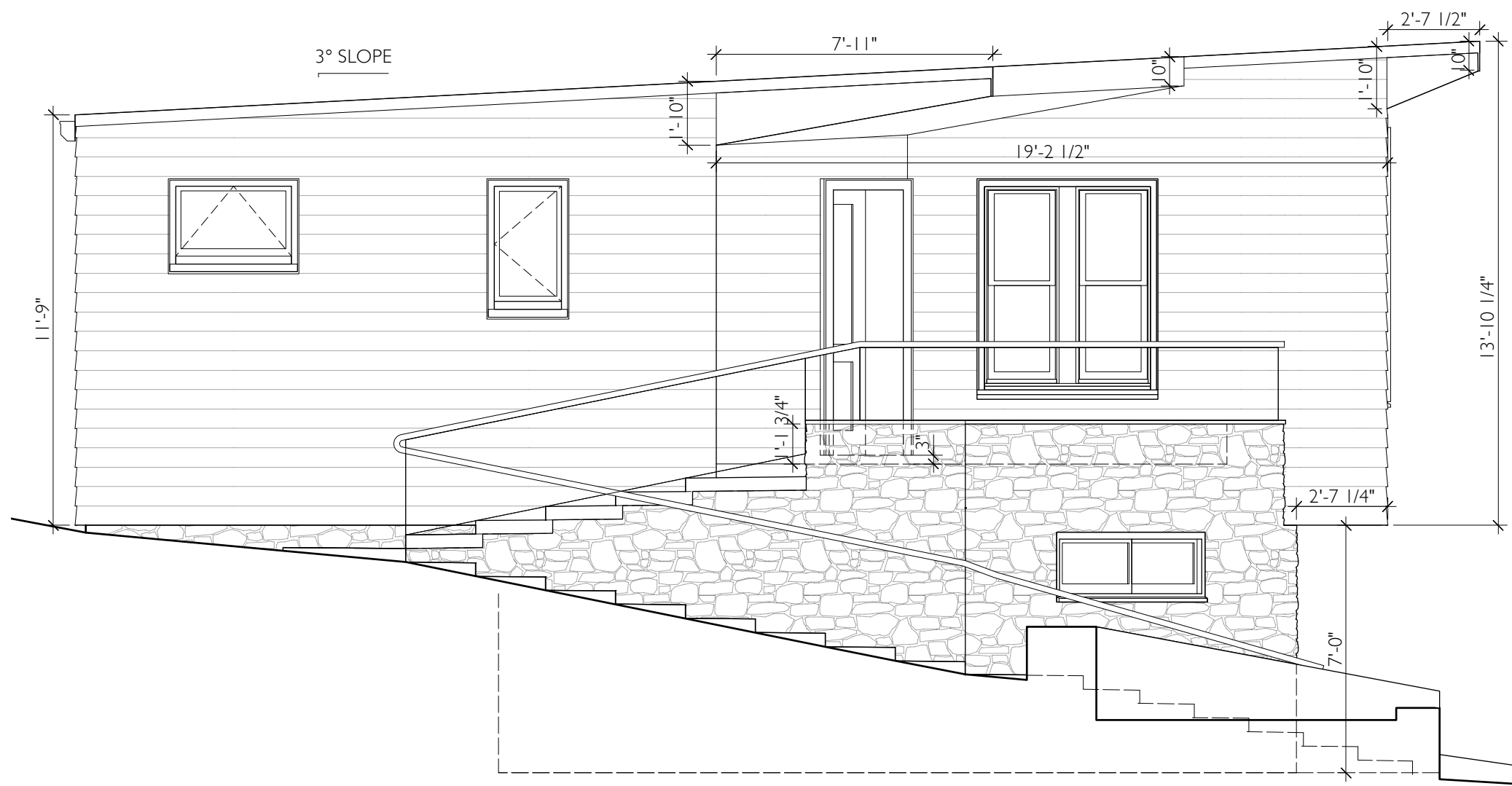


5 FIRST FLOOR RCP: SECOND FLOOR FRAMING
SCALE: 1/4" = 1'-0"

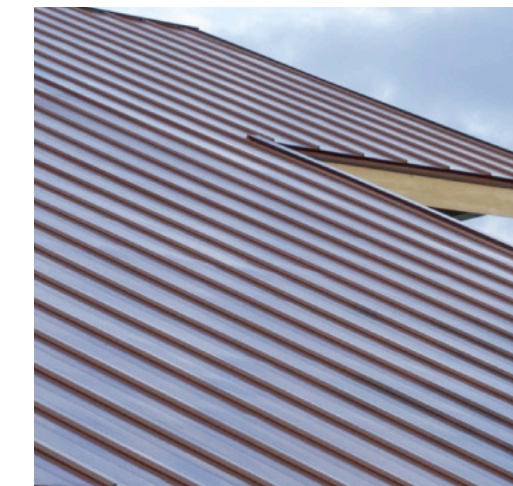


6 SECOND FLOOR RCP: ROOF FRAMING
SCALE: 1/4" = 1'-0"

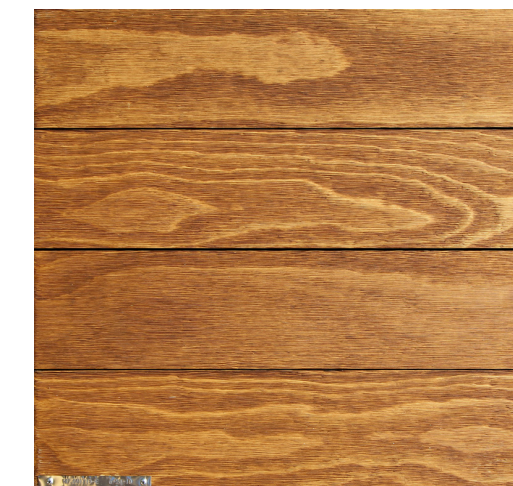
STRUCTURAL MEMBER SCHEDULE				
NO.	TYPE	LOCATION	MFG. MODEL	REMARKS
B.1	FLITCH PLATE BEAM	GARAGE DOOR	(3) 1-3/4" x 11-7/8" LVLS + (2) 1/2" x 11" STL.	
B.2	FLUSH BEAM	GARAGE	(2) 1-3/4" x 14" LVLS	
B.3	FLUSH BEAM	GARAGE	(2) 1-3/4" x 9-1/2" LVLS	
B.4	DROP BEAM	LIVING RM SOUTH	(2) 1-3/4" x 11-7/8" LVLS	
B.5	FLUSH BEAM	KITCHEN/ BEDRM	(3) 1-3/4" x 20" LVLS	
B.6	CANTILEVER BEAM	ENTRY TERRACE	(2) 1-3/4" x 16" LVLS, TAPER LAST 8' TO 6" H	
C.1	STL. TUBE COLUMN	GARAGE	3-1/2" x 3-1/2" x 1/4" HSS	
C.2	WD. POST	KITCHEN/ BEDRM	5-1/4" x 5-1/4" PSL	
C.3	WD. POST	LIVING RM SOUTH	3-1/2" x 3-1/2" PSL	
HB.1	WINDOW HEADER	GARAGE	BOND BEAM	
HB.2	DOOR HEADER	ADU ENTRY	(3) 2" x 6" WD.	
HB.3	WINDOW HEADER	KITCHEN	(3) 2" x 6" WD.	
HB.4	WINDOW HEADER	BATHRM	(3) 2" x 10" WD.	
HB.5	WINDOW HEADER	BEDRM	(3) 2" x 6" WD.	
HB.6	WINDOW HEADER	LIVING RM	(3) 2" x 6" WD.	
HB.7	WINDOW HEADER	LIVING RM	(3) 2" x 6" WD.	
J.1	FLOOR JOISTS	2ND FLR. SOUTH	14" TJ SERIES 560 @ 16" O.C.	
J.2	FLOOR JOISTS	TERRACE	9-1/2" TJ SERIES 110 @ 16" O.C.	
J.3	FLOOR JOISTS	2ND FLR. ENTRY	9-1/2" TJ SERIES 110 @ 16" O.C.	
J.4	FLOOR JOISTS	2ND FLR. NORTH	14" TJ SERIES 210 @ 24" O.C.	
J.5	FLOOR JOISTS	2ND FLR. SHOWER	11-7/8" TJ SERIES 210 @ 16" O.C.	
J.6	ROOF JOISTS	ROOF SOUTH	11-7/8" TJ SERIES 560 @ 24" O.C.	
J.7	ROOF JOISTS	SOUTH CANTILEVER	(2) 2" x 6" @ 24" O.C.	
J.8	ROOF JOISTS	ROOF NORTH JOISTS	11-7/8" TJ SERIES 560 @ 24" O.C.	
RJ.1	RIM JOISTS	2ND FLR. SOUTH	14" TJ SERIES 560 @ 16" O.C.	
RJ.2	RIM JOISTS	TERRACE	9-1/2" TJ SERIES 110 @ 16" O.C.	
RIM JOISTS		THROUGHOUT UNO.	1-1/8" RIM BOARD	



STANDING SEAM METAL ROOF



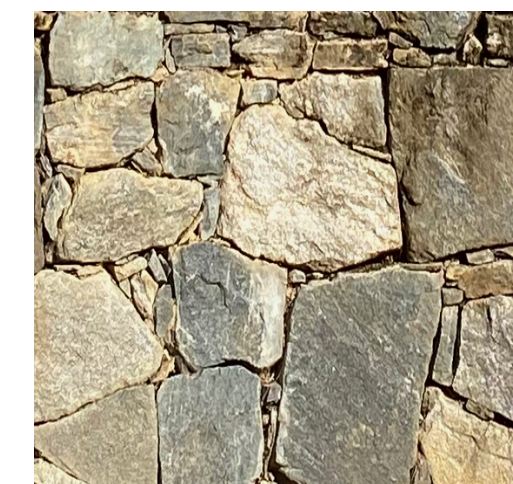
WOOD SIDING



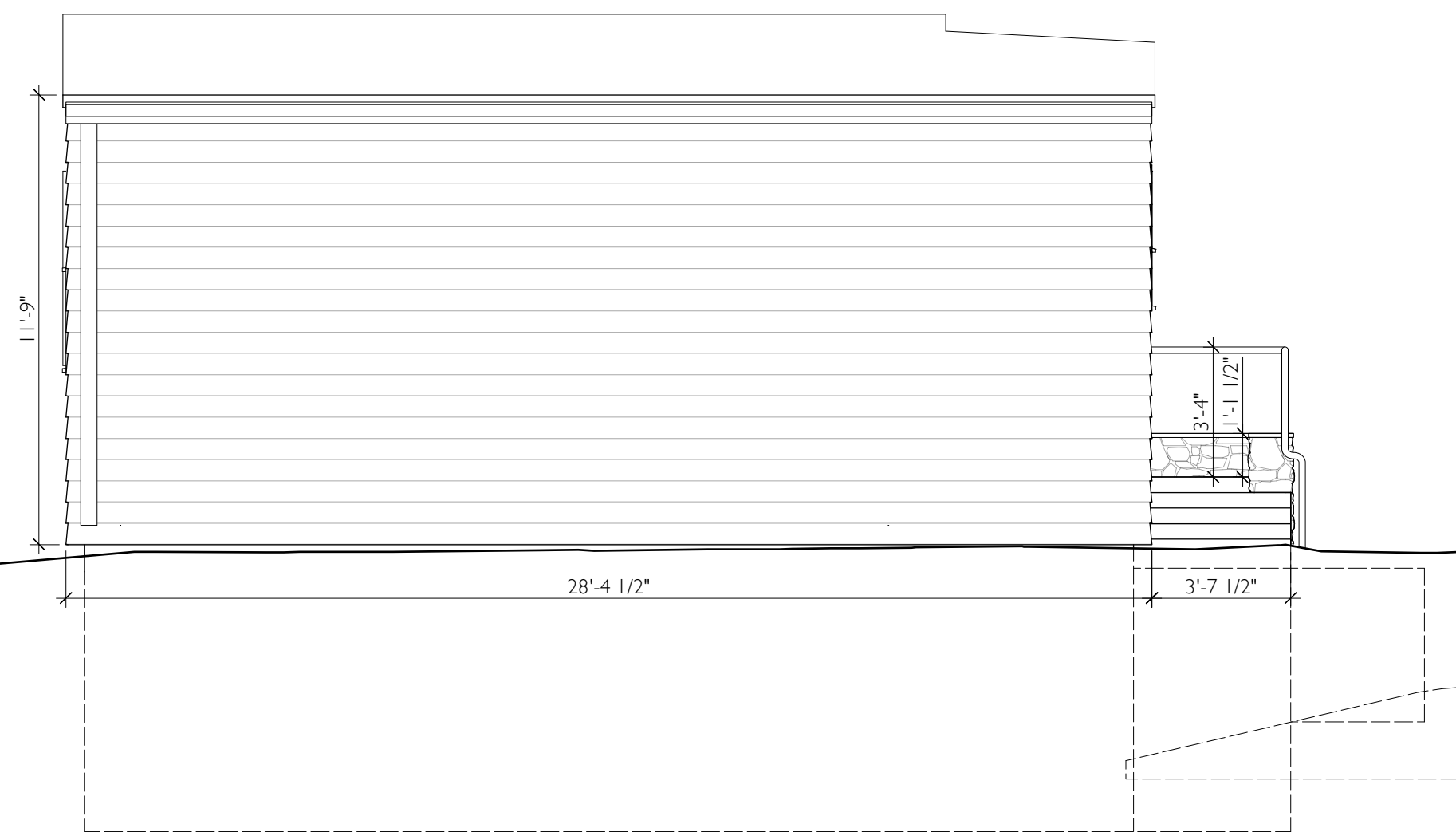
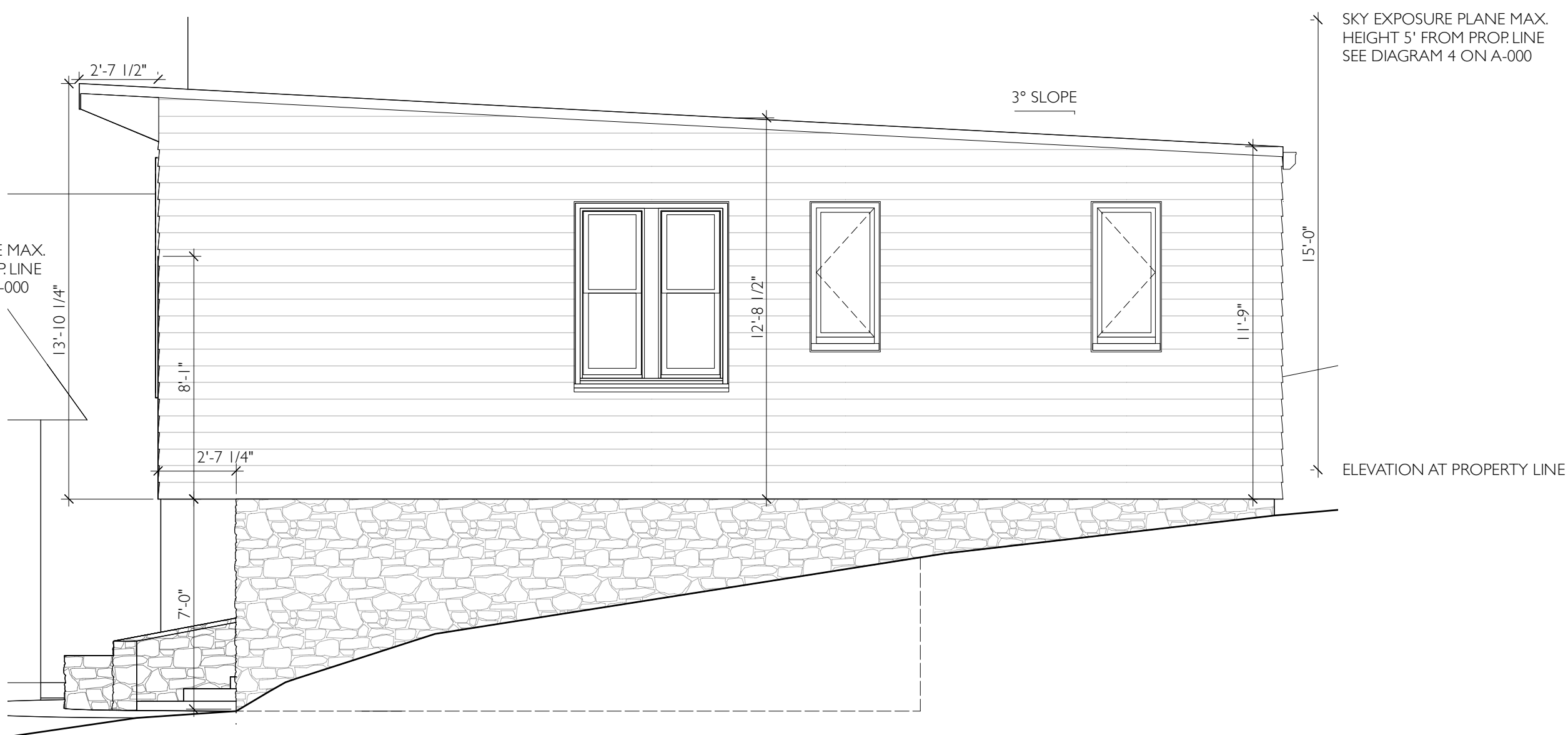
WINDOWS FACING SOUTH



FIELD STONE CLADDING

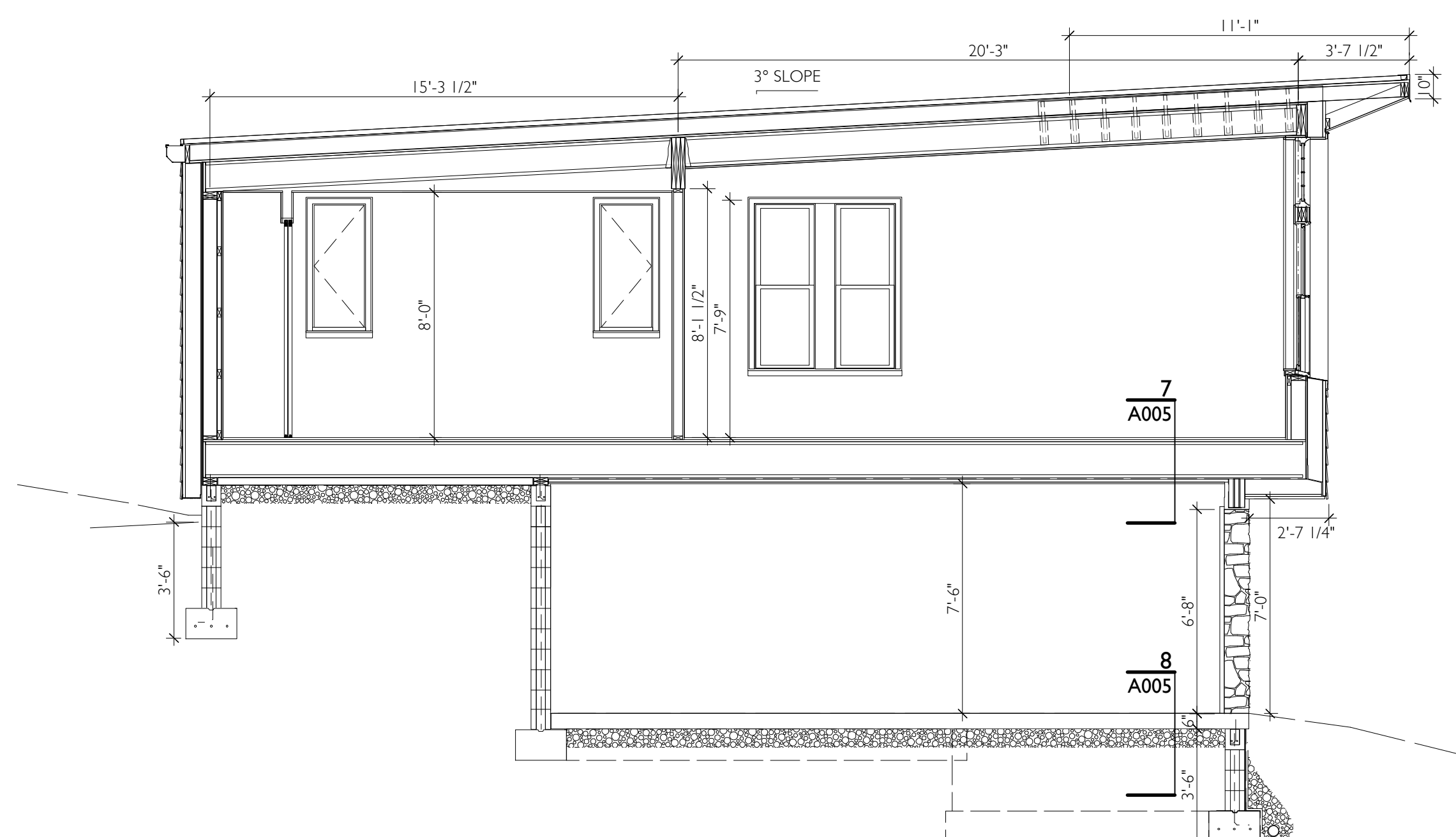
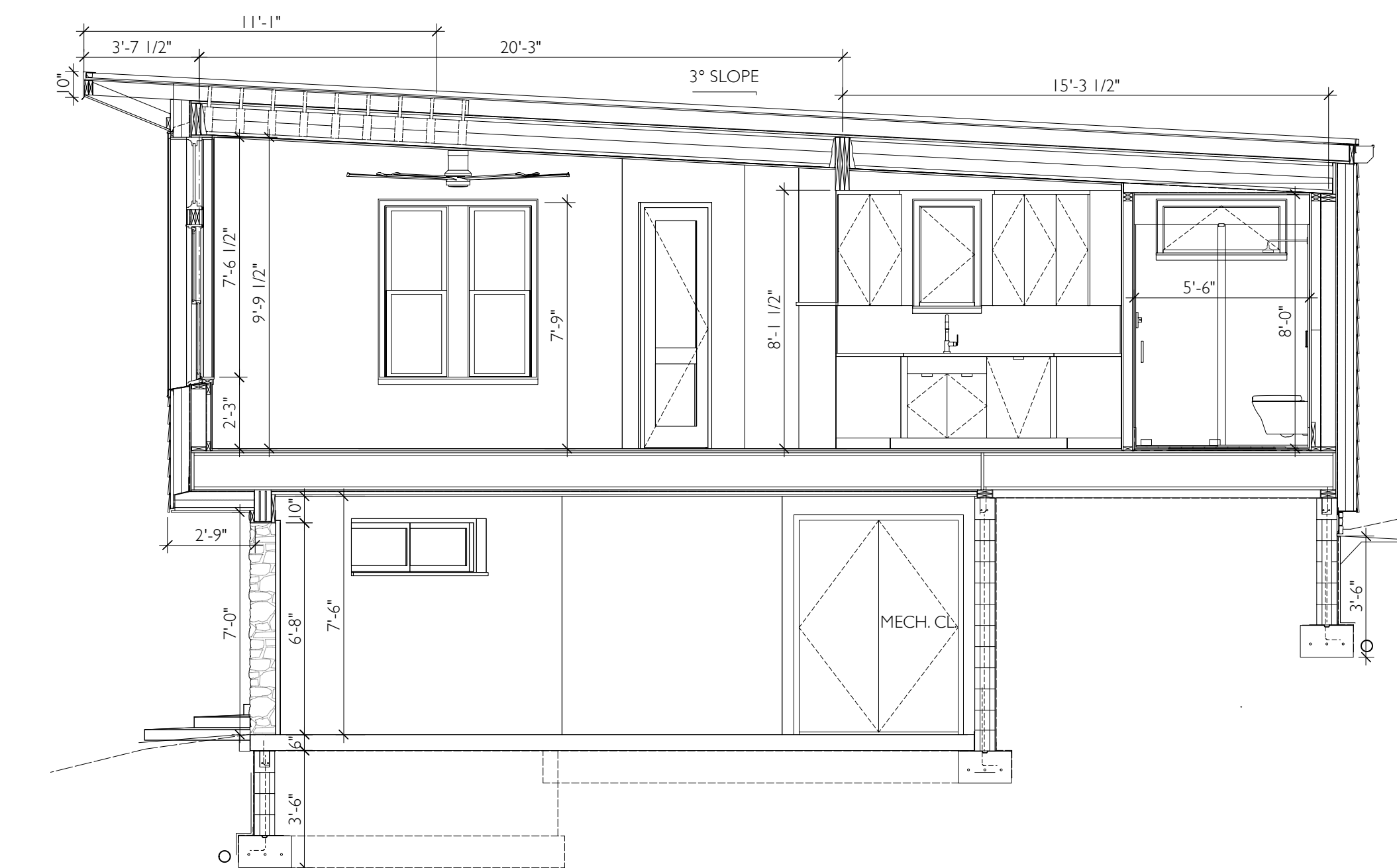


7 FINISHES



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

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



6 N-S SECTION FACING EAST
SCALE: 1/4" = 1'-0"

5 N-S SECTION FACING WEST
SCALE: 1/4" = 1'-0"



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RUESCHER-ENKEBOLL
GARAGE & ACCESSORY
DWELLING UNIT

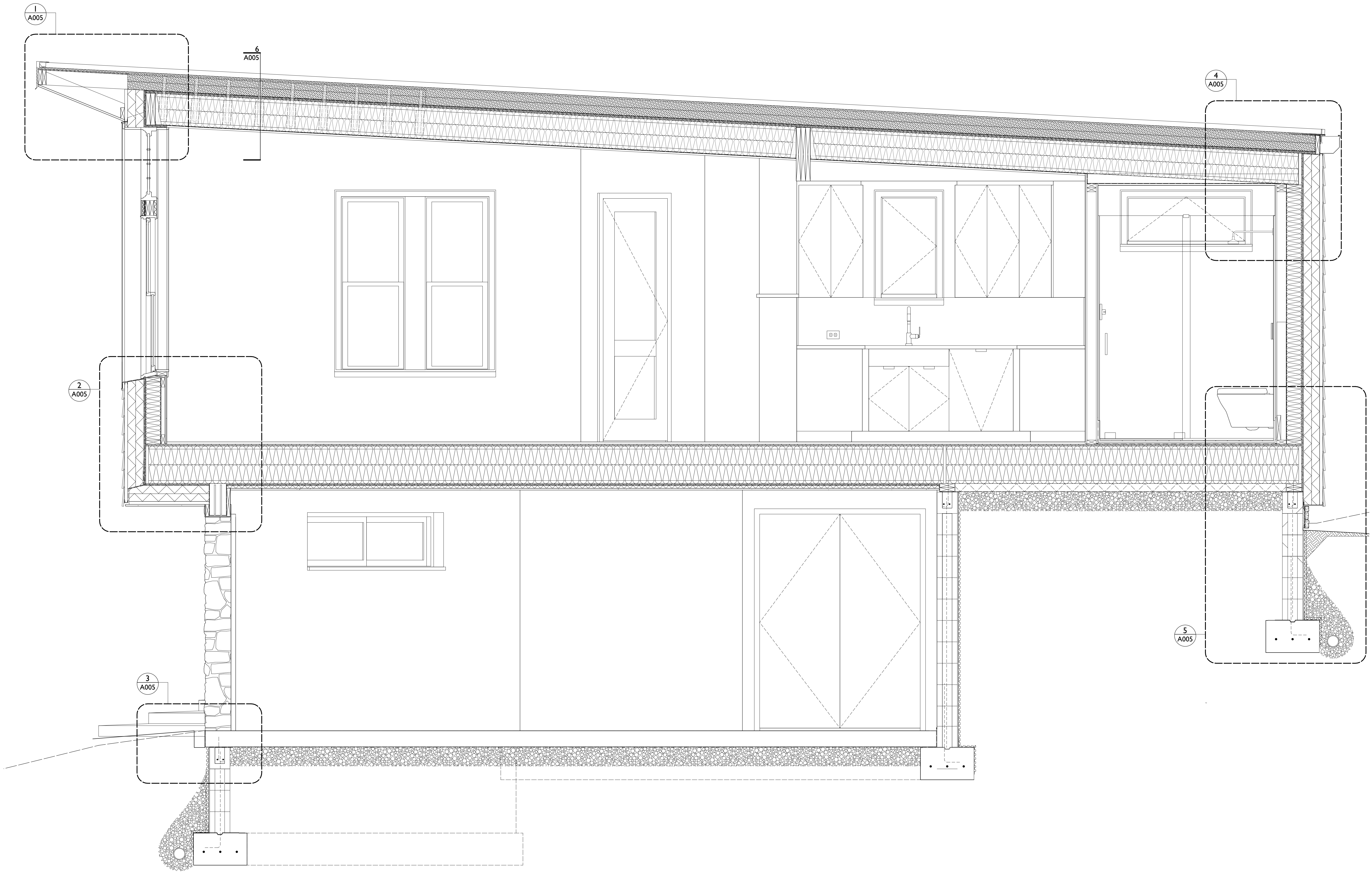
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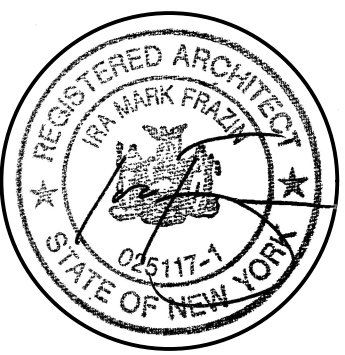
DRAWING:
ELEVATIONS & SECTIONS

A-003.00

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I N-S SECTION FACING WEST
SCALE: 3/4" = 1'-0"



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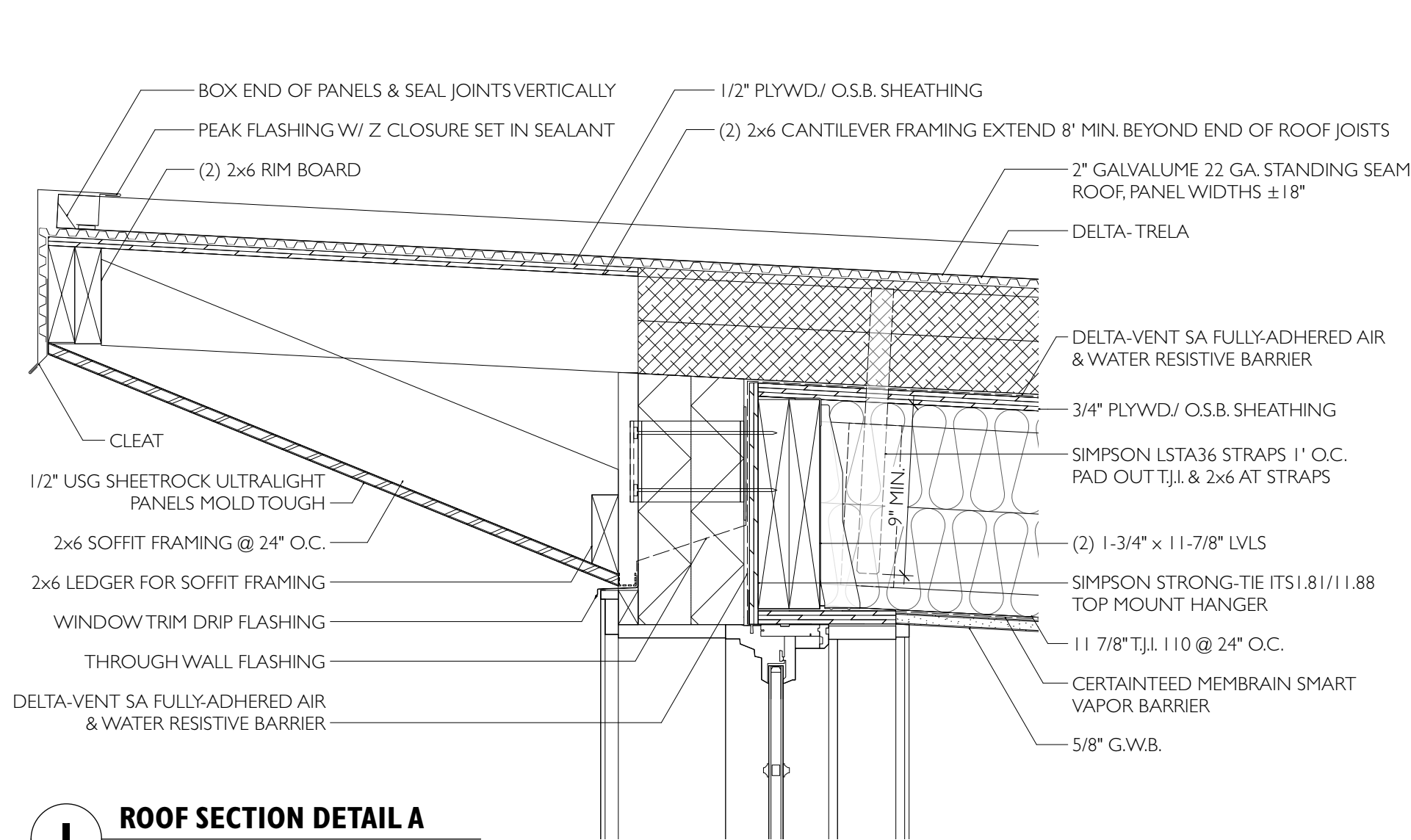
**RUESCHER-ENKEBOLL
GARAGE & ACCESSORY
DWELLING UNIT**

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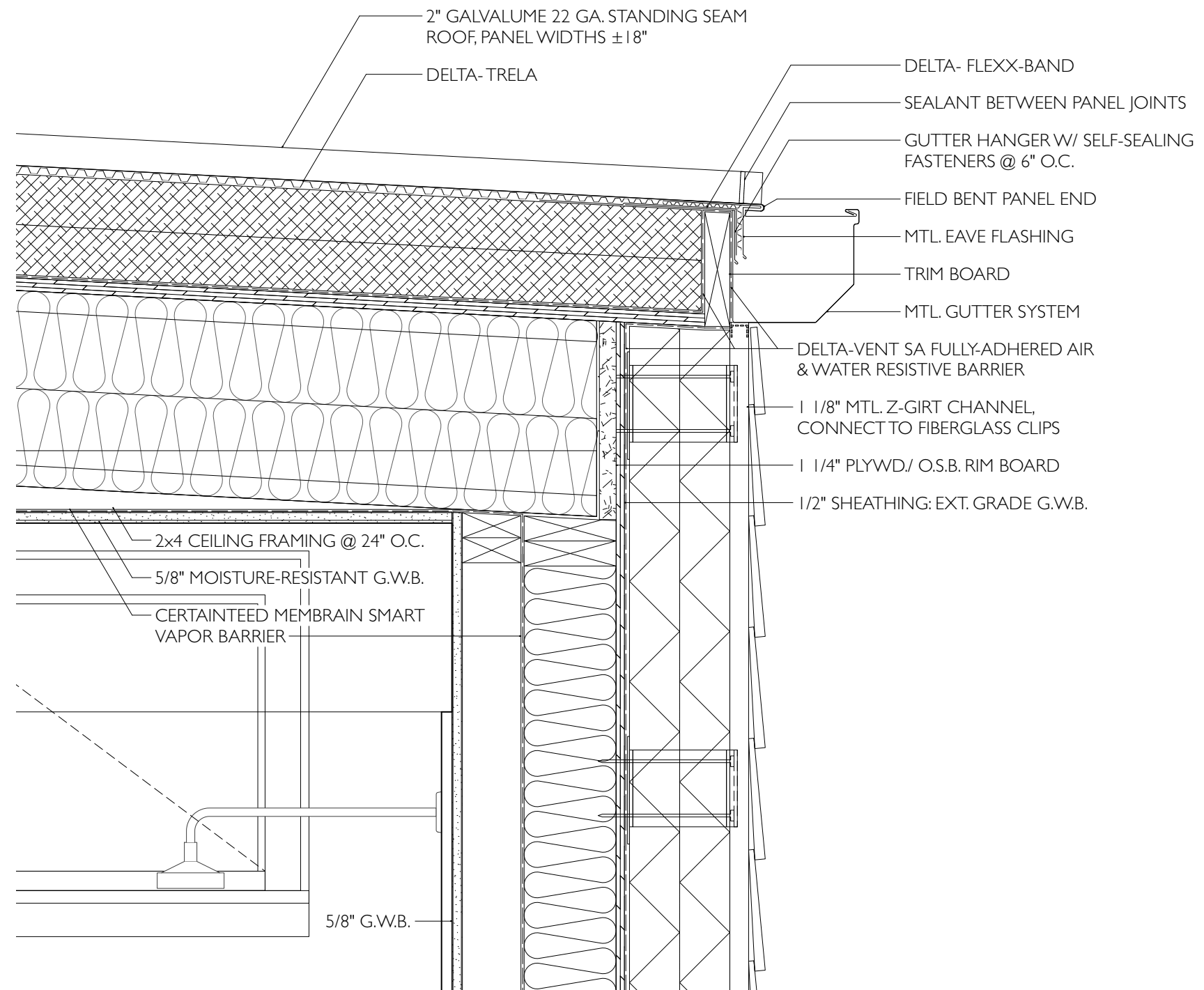
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DRAWING:
BUILDING SECTION: NORTH-SOUTH

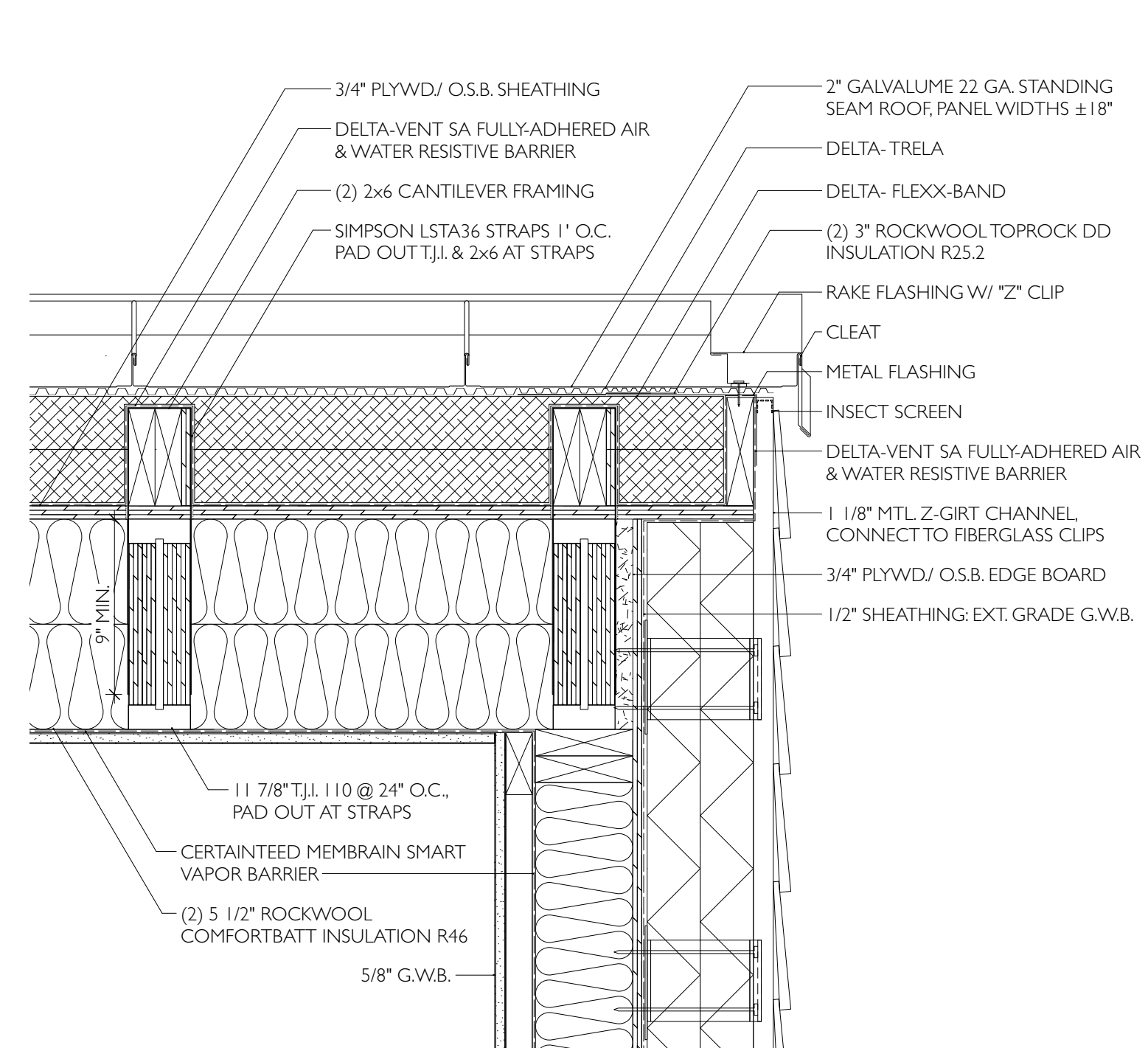
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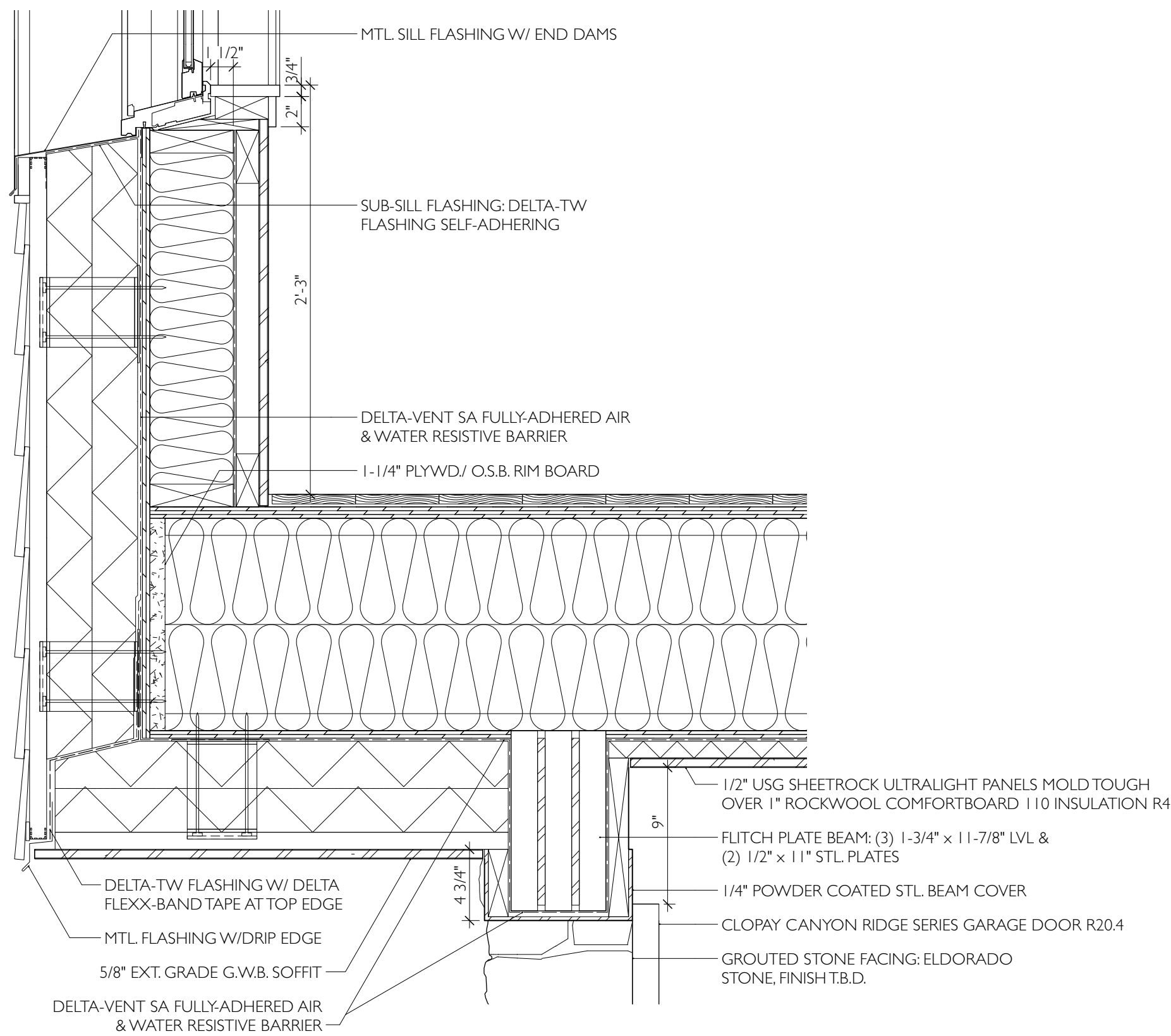
1 ROOF SECTION DETAIL A
SCALE: 1-1/2" = 1'-0"



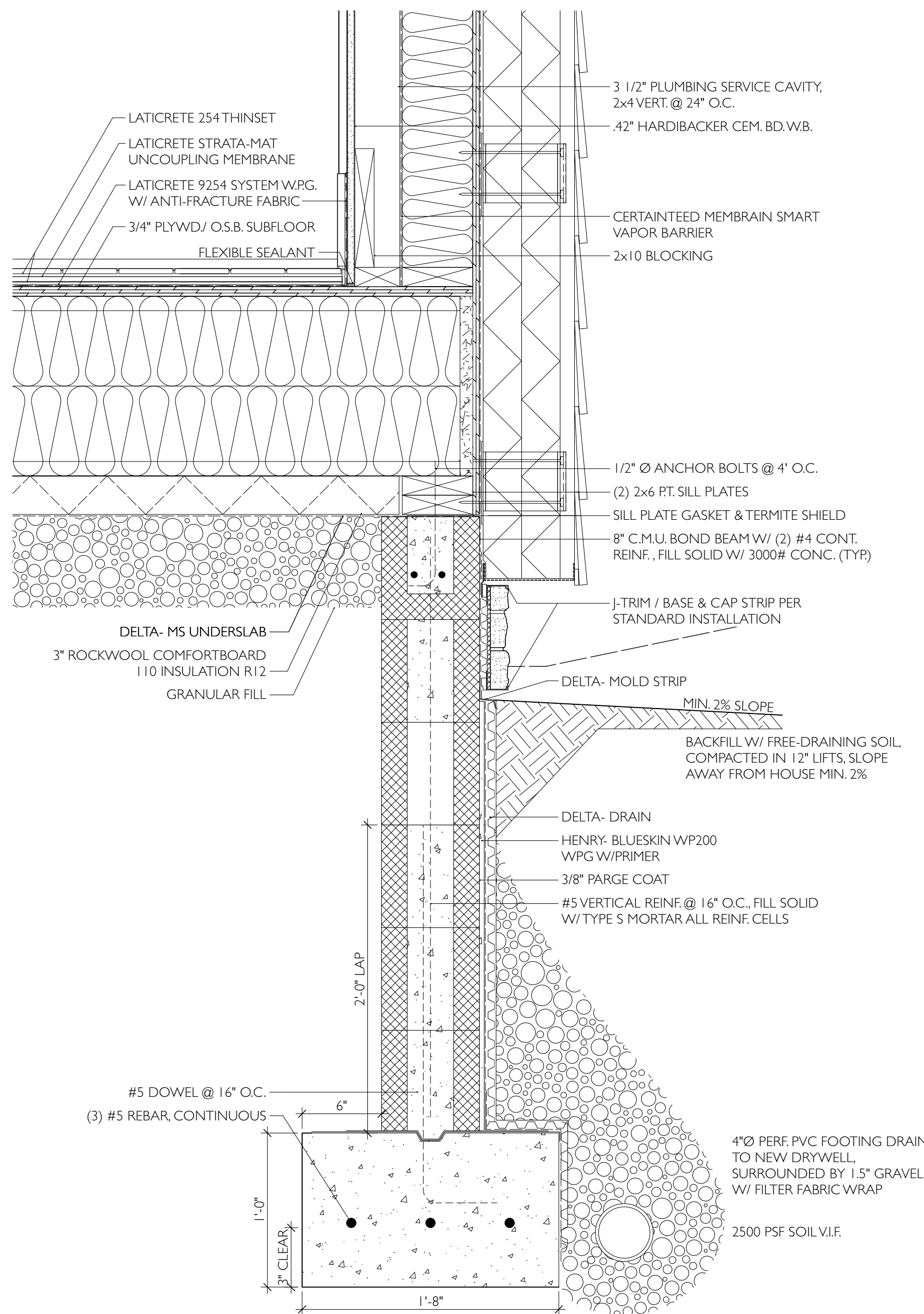
4 ROOF SECTION DETAIL C
SCALE: 1-1/2" = 1'-0"



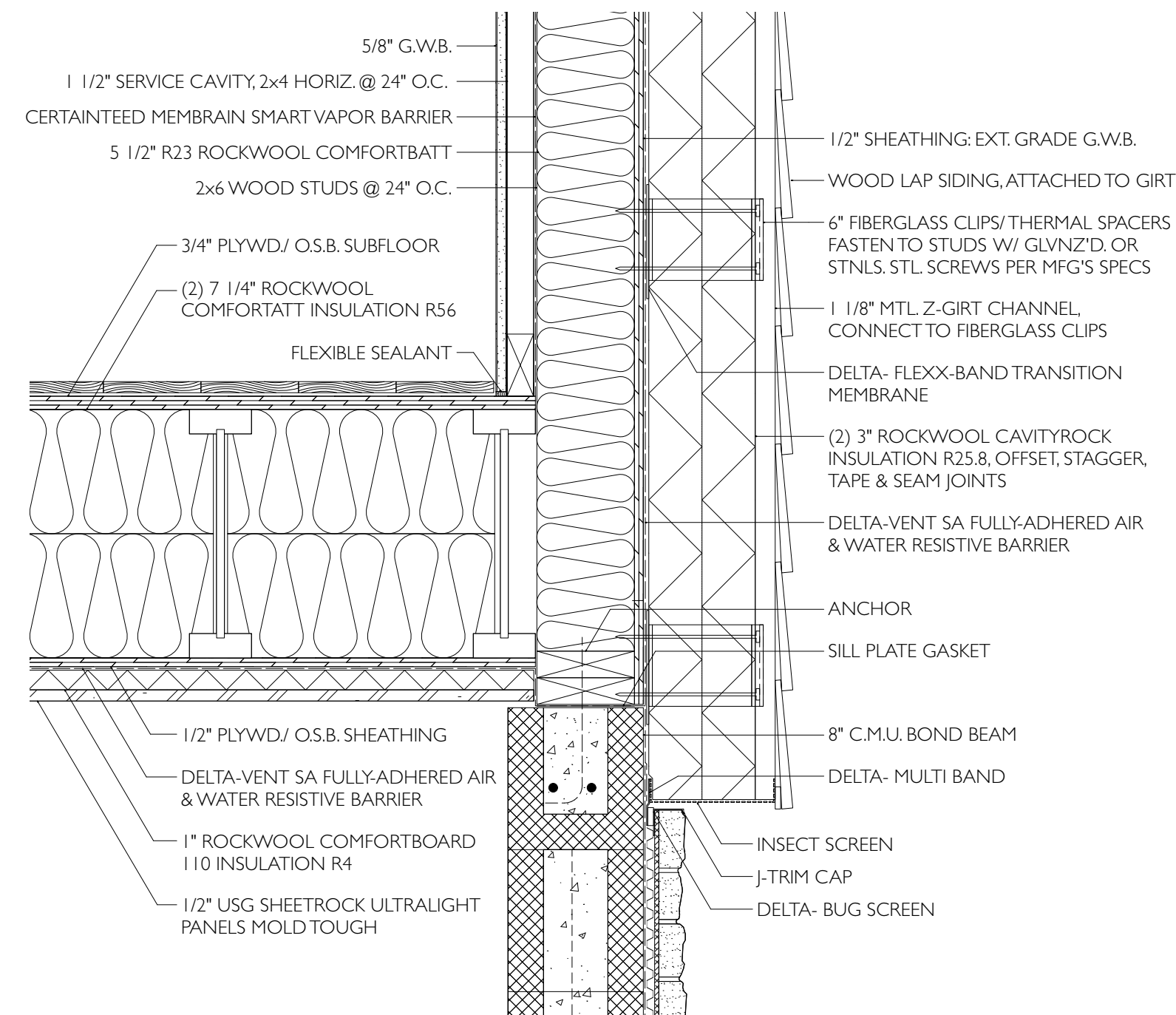
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SCALE: 1-1/2" = 1'-0"



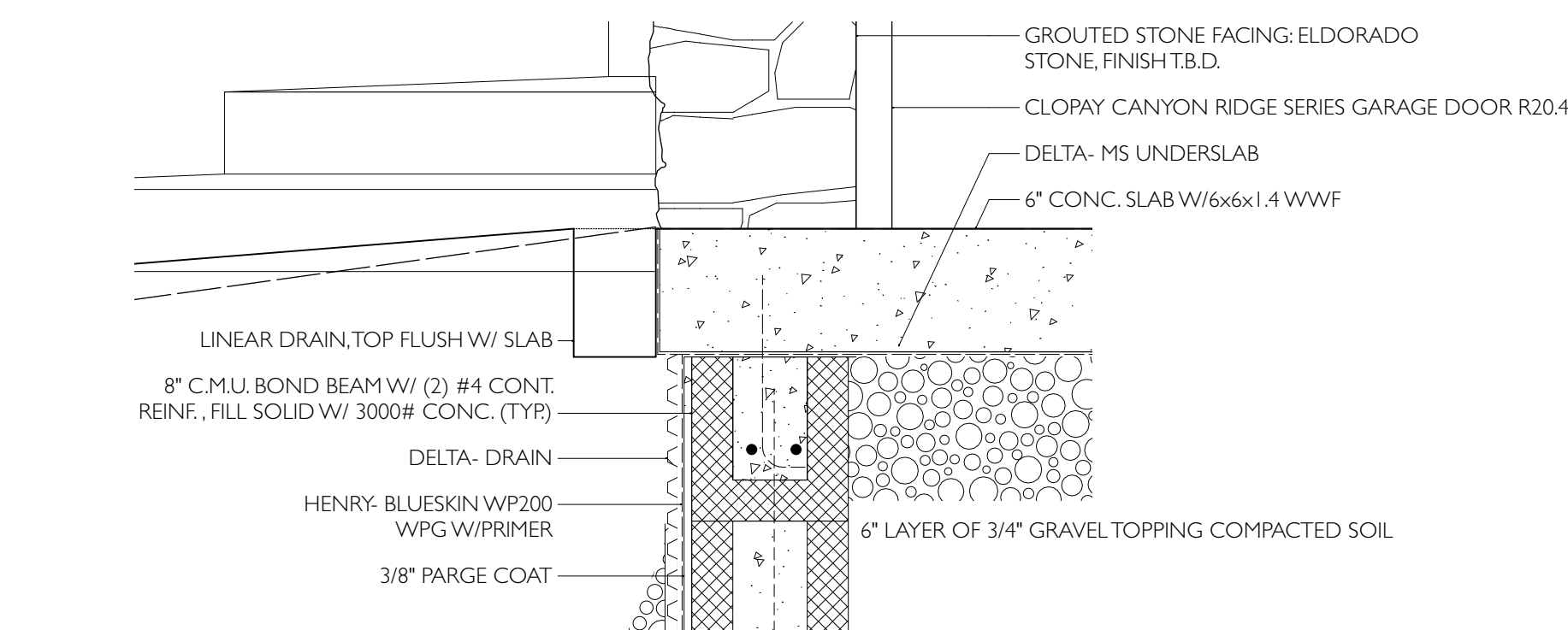
2 FLOOR CANTILEVER SECTION DETAIL E
SCALE: 1-1/2" = 1'-0"



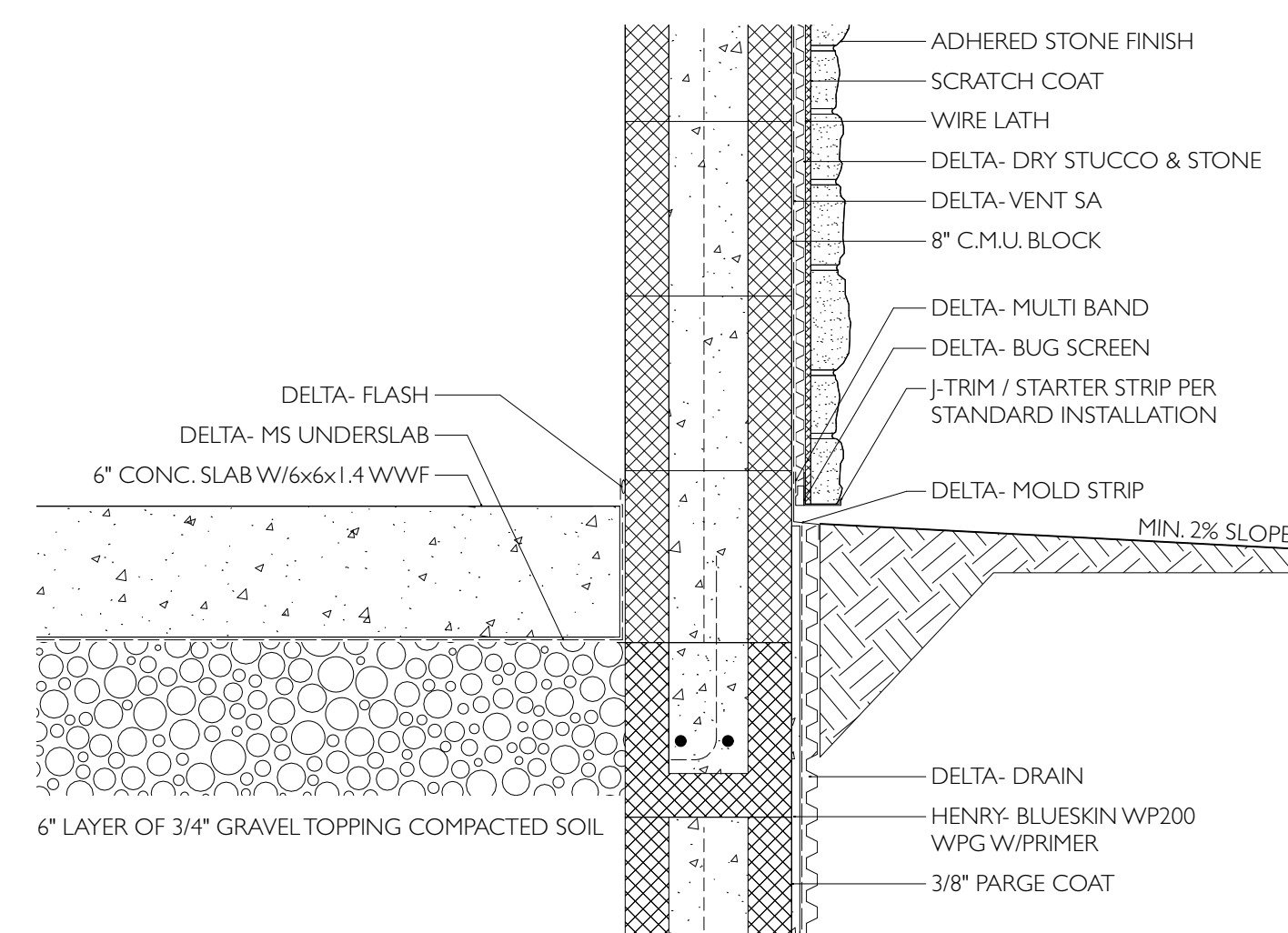
5 FLOOR & SLAB SECTION DETAIL G
SCALE: 1-1/2" = 1'-0"



7 FLOOR SECTION DETAIL H
SCALE: 1-1/2" = 1'-0"



3 SLAB SECTION DETAIL J
SCALE: 1-1/2" = 1'-0"



8 SLAB SECTION DETAIL K
SCALE: 1-1/2" = 1'-0"



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**RUESCHER-ENKEBOLL
GARAGE & ACCESSORY
DWELLING UNIT**

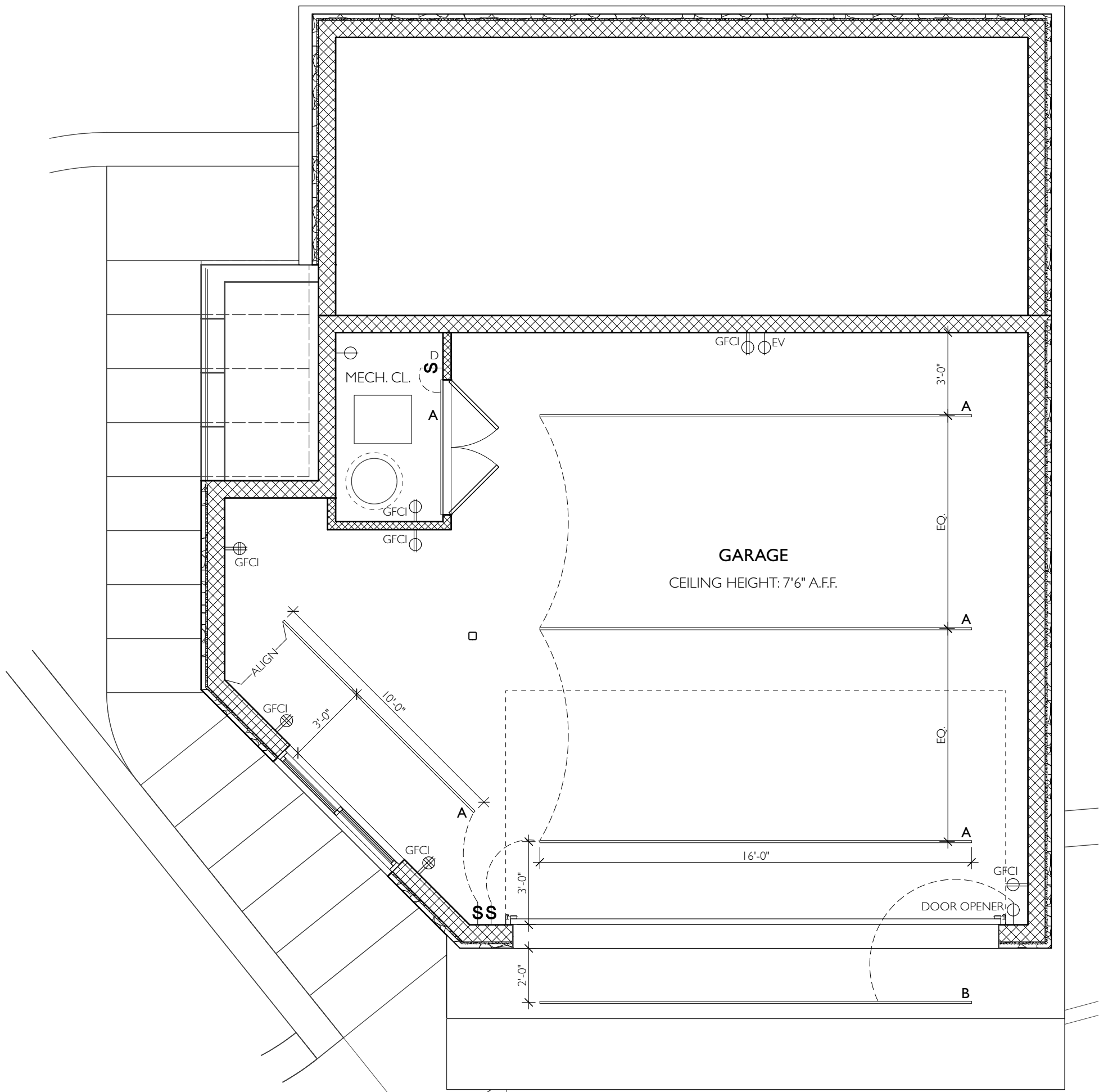
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DATE: 1 FEBRUARY 2023
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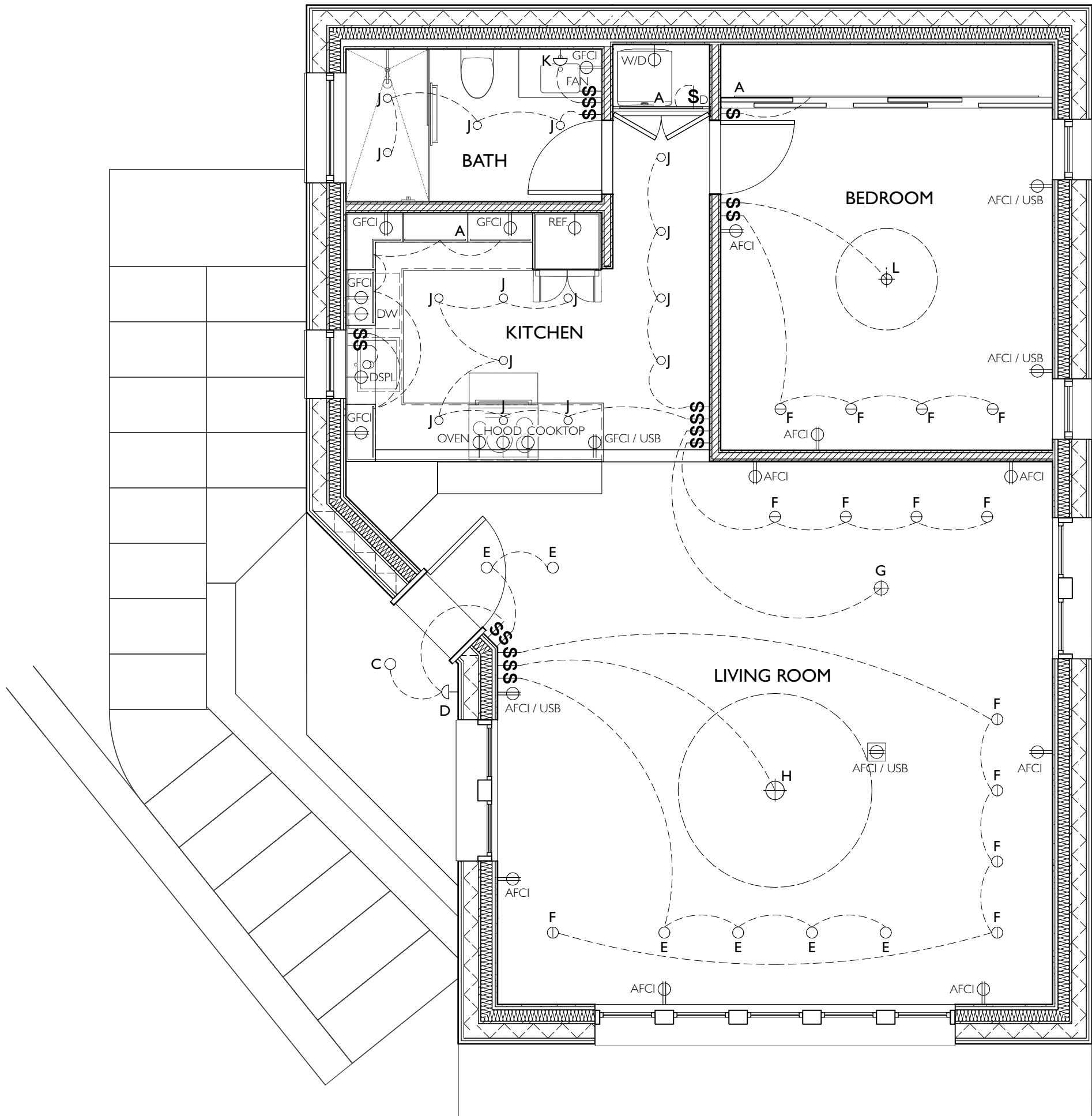
DRAWING:
WALL DETAILS

A-005.00

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FIRST FLOOR RCP: LIGHTING & POWER
SCALE: 1/4" = 1'-0"



SECOND FLOOR RCP: LIGHTING & POWER
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE										NOTE: ALL DIMENSIONS MUST BE FIELD VERIFIED BY G.C.			
NO.	LOC.	TYPE	MFG: MODEL	OPEN W.	LEAF W.	H.	THK.	MTRL	PNL/STKG	SADDLE	H.W.	REMARKS	
D.1	GARAGE	A: OVERHEAD	CLOPAY: CAN2-01	18'-0"	2'-4"	6'-9"	2 1/2"	STEEL W/ 2" INSUL.	-	-	1	FINISH:T.B.D.	
D.2	MECH. CL.	B: HINGED-DOUBLE	MASTERCRAFT OR ALT.	4'-11 1/4"	(2) 2'-6"	6'-8"	1 3/4"	PRIMED FLUSH STEEL	-	ALUM.	2		
D.3	ADU ENTRY	C: HINGED-SINGLE	TRUSTILE: PL136	2'-11 1/4"	3'-0"	7'-6"	2 1/4"	PNTD. ENGR'D WD	SS / C	ALUM.	3		
D.4	BATH	D: HINGED-SINGLE	TRUSTILE: TS2020	2'-7 1/4"	2'-8"	7'-0"	1 3/4"	PNTD. POPLAR	QM / C	STONE	4		
D.5	HALL CL.	E: HINGED-DOUBLE	TRUSTILE: TS2020	3'-5 1/4"	3'-6"	7'-0"	1 3/4"	PNTD. POPLAR	SS / C	-	5	LOUVER IN BOTTOM ROW	
D.6	BEDROOM	D: HINGED-SINGLE	TRUSTILE: TS2020	2'-7 1/4"	2'-8"	7'-0"	1 3/4"	PNTD. POPLAR	QM / C	-	4		
D.7	BEDRM. CL.	F: SLIDING-5 PANEL	TRUSTILE: TS2020	12'-0"	(5) 2'-8"	7'-0"	1 3/8"	PNTD. POPLAR	QM / C	-	6	LEAVES: (3) FRONT, (2) BACK	

DOOR HARDWARE SCHEDULE				
NO.	DESCRIPTION	HINGE - TRACK	LEVER/PULL - LOCKSET	STOPS, MISC.
1	GARAGE DOOR OPENER		CHAMBERLAIN: R1070 WALL MOUNTED	
2	CLOSET PAIR SET	(3 PER LEAF) MORTISED HINGES	(2) EMTEK: 5059-HER-US15	ROLLER CATCH: 8801-US15
3	ENTRANCE SET	(4) EMTEK: 96315-US15	EMTEK: BRISBANE F20-C-3313-2.5"-HER-LH-US15 (2.25")	STRIKE: 86149-US15
4	PRIVACY SET	(3) EMTEK: 96314-US15	EMTEK: C-5209-HER-LH-US15	STRIKE: 86087-US15
5	CLOSET PAIR SET	(3 PER LEAF) EMTEK: 96314-US15	(2) EMTEK: 5059-HER-US15	ROLLER CATCH: 8801-US15
6	SLIDING SET	(2) HAWA: JUNIOR 40B #18531 TRACK & (1) #25903 SET PER LEAF	(2 PER LEAF) EMTEK: 220304-US15	

WINDOW SCHEDULE				NOTE: ALL DIMENSIONS MUST BE FIELD VERIFIED BY G.C.			
NO.	LOCATION	TYPE	MFG. MODEL	UNIT W.	UNIT H.	FINISH	REMARKS
W.1	GARAGE	GLIDING	ANDERSEN: G62	5'-11 1/4"	1'-10 1/4"	INT: WHITE, EXT: BLACK	
W.2	LIVING ROOM	(2) DOUBLE-HUNG	ANDERSEN: TW2056	2'-1 5/8"	5'-8 7/8"	INT: OAK, EXT: BLACK	
W.3	KITCHEN	CASEMENT	ANDERSEN: C135	2'-0 1/8"	3'-4 13/16"	INT: WHITE, EXT: BLACK	
W.4	BATH	AWNING	ANDERSEN: AN351	3'-4 13/16"	1'-8 1/2"	INT: WHITE, EXT: BLACK	
W.5	BEDROOM	CASEMENT- EGRESS WINDOW	ANDERSEN: C145	2'-0 1/8"	4'-4 13/16"	INT: WHITE, EXT: BLACK	OPENING 20"W x 48"H
W.6	BEDROOM	CASEMENT- EGRESS WINDOW	ANDERSEN: C145	2'-0 1/8"	4'-4 13/16"	INT: WHITE, EXT: BLACK	OPENING 20"W x 48"H
W.7	LIVING ROOM	(2) DOUBLE-HUNG	ANDERSEN: TW20410	2'-1 5/8"	5'-0 7/8"	INT: OAK, EXT: BLACK	
W.8	LIVING ROOM	(5) DOUBLE-HUNG/ (5) TRANSOM*	ANDERSEN: TW20410 & TWT2021	2'-1 5/8"	5'-0 7/8", *2'-3 15/16"	INT: OAK, EXT: BLACK	*4-OVER-4 FULL DIV. LIGHT, 3/4" GRILLE

NOTE: ALL WINDOWS 400 SERIES W/ LOW-E4, PASSIVESUN & HEATLOCK INSULATED GLAZING, U.N.O.

APPLIANCE/ EQUIPMENT SCHEDULE							
NO.	LOC.	DESCRIPTION	MFG: MODEL	DIMENSIONS HxWxD	POWER	FINISH	REMARKS
1	KITCHEN	INDUCTION RANGE	FRIGIDAIRE: FGIH3047VF	36 5/8" x 29 7/8" x 26 3/4"	240V, 40A	STNLS. STL.	W/ TRIMS: FRIGBKFILL & FRIGTRIMKIT
2	KITCHEN	HOOD INSERT	ZEPHYR:TORNADO GLO AK8500AS	12 3/8" x 27 3/16" x 11 3/16"	120V, 15A	STNLS. STL.	ACT 390 CFM, RECIRC. KIT ZRC-0085 & REMOTE 14000005
3	KITCHEN	DISHWASHER	BOSCH: SHE3AR75US	33 7/8" x 23 9/16" x 22 9/16"	120V, 12A	STNLS. STL.	
4	KITCHEN	REFRIGERATOR	SUMMIT: FFBF287SSIM	75 3/8" x 27 1/4" x 27"	115V, 15A	STNLS. STL.	ICE MAKER
5	CLOSET	WASHER	SAMSUNG: VVV25B6900AW	33 1/2" x 23 5/8" x 26 13/16"	120V, 15A	WHITE	STACKING KIT: SK-DH
6	CLOSET	DRYER	SAMSUNG: DV25B6900HW	33 1/2" x 23 5/8" x 25 13/16"	240V, 30A	WHITE	ELECTRIC HEAT PUMP VENTLESS
M.1	MECH. CL.	40 GAL. H2O HEATER	R-HEEM: PROPH40T2 RH375-SO	62 5/16" x 20 1/4" x 23 1/4"	208-240V, 20A	-	HYBRID ELECTRIC, DUCTED INTAKE & EXHAUST
M.2	MECH. CL.	GEOTHERMAL HVAC	DANDELION ENERGY				WATER-TO-AIR HEAT PUMP

PLUMBING FIXTURE SCHEDULE						
NO.	LOC.	DESCRIPTION	MFG. MODEL	VALVE / TRIM	FINISH	REMARKS
1	KITCHEN	SINK - SINGLE	ELKAY: ECTRU21179T & LKDD DRAIN		STAINLESS STL.	UNDERMOUNT
2	KITCHEN	FAUCET	BRIZO: LITZE 63063LF-PC		POL. CHROME	SINGLE HOLE W/ PULL-DOWN SPRAY
3	BATH	LAVATORY W/OVERFLOW	FRESCA: CATANIA FCB9236HA-I		WHITE & ASH	VANITY & LAV SOLD TOGETHER
4	BATH	FAUCET	HANSGROHE: METRIS S 04531000		CHROME	
5	BATH	WALL HUNG W.C.	TOTO: CT428CFG & WT172M IN-WALL TANK	YT920#VWH	WHITE	SEAT SSI 14
6	BATH	SHOWER HEAD/ BODY	HANSGROHE: ECOSTAT S 04230000	IBOX 1850181	CHROME	THERM.W/V.C., HEAD: CROMA 100 04331000, ARM: 15" 27413001

LIGHT FIXTURE SCHEDULE					ALL LIGHTS ON DIMMERS EXCEPT WHERE NOTED	
NO.	TYPE	QTY.	MFR.	MODEL	LAMP	REMARKS
A	CEILING & UNDERCAB SURFACE MNT.	8	GOODLITE	4" REGRESS: G-96722,TRIMLESS, NO HOUSING REQ.	INCL.	SELECTABLE CCT
B	CEILING SURFACE MOUNT, EXTERIOR	1	GOODLITE	3"WAFER: G-20220, WHITE TRIM, NO HOUSING REQ.	INCL.	SELECTABLE CCT
C	CEILING RECESSED, EXTERIOR	3	WAC LIGHTING	FQ: R2FRDL-W-WWD-WT, TRIMLESS, R4FRRL HOUSING	INCL.	DIM-TO-WARM
D	WALL MOUNT, EXTERIOR	1				BY OWNER
E	CEILING RECESSED DOWNLIGHT	~11 LF	WAC LIGHTING	INVISILED CCT:T24-CS4-15-2750WT IN LINEAR CHANNEL LED-TCH3-WF	INCL.	T24-LI-WT "L" CONNECTOR
F	CEILING RECESSED WALLWASHER	2				BY OWNER
G	CEILING PENDANT	1	T.B.D.			DIMMER ?
H	CEILING FAN	1	T.B.D.			DIMMER ?
I	CEILING RECESSED DOWNLIGHT	1	T.B.D.			DIMMER ?
K	WALL MOUNT	1	T.B.D.			DIMMER ?
L	CEILING FAN	1	T.B.D.			DIMMER ?

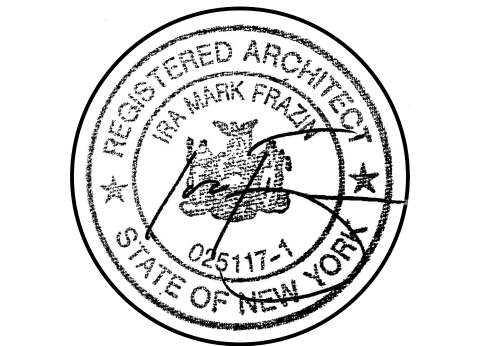
FINISH SCHEDULE			ARCHITECT APPROVAL OF SAMPLES REQUIRED FOR ALL FINISHES	
	LOC.	DESCRIPTION	MFR.	FINISH
FLOORING	THROUGHOUT, E.A.O.N.	±2" x 3/4" QUARTERSAWN HEART PINE, PRIME/ AB GRADE, W/PLYWD SUBFLOOR		MATCH EXST'G IN DEN
	POWDER RM	2" x 2" x 3/8" MARBLE MOSAIC W/SPECTRALOCK PRO GROUT, 12x12 MESH	TILEBAR/ LATICRETE	FLORENTINE HALLEY GRAY & WHITE THASSOS/ 3 GROUT SAMPLES REQ.
BASEBOARD	WALLS, E.A.O.N.	MATCH EXST'G.		MATCH EXST'G.
WALLS	THROUGHOUT, E.A.O.N.	PAINT: 1 COAT PRIME, 2 COATS FINISH ACRYLIC LATEX	BENJAMIN MOORE	REGAL PEARL (550), COLOR T.B.D. SAMPLES REQ.
	POWDER RM: PAINT	PAINT: 1 COAT PRIME, 2 COATS FINISH ACRYLIC LATEX	BENJAMIN MOORE	REGAL EGGSHELL, COLOR T.B.D. SAMPLES REQ.
	POWDER TM: TILE	3" x 12" x 5/16" CERAMIC, W/SPECTRALOCK PRO, 2" x 12" STONE CHAIR RAIL LINER	TILEBAR/ LATICRETE	MATTE BAYOU WHITE TILE, POL. THASSOS LINER/ 3 GROUT SAMPLES REQ.
CEILING	THROUGHOUT, E.A.O.N.	PAINT: 1 COAT PRIME, 2 COATS FINISH ACRYLIC LATEX	BENJAMIN MOORE	REGAL MATTE (548), COLOR T.B.D. SAMPLE REQ.
	BATH	PAINT: 1 COAT PRIME, 2 COATS FINISH ACRYLIC LATEX	BENJAMIN MOORE	REGAL SEMI-GLOSS (551), COLOR T.B.D.
MILLWORK	KITCHEN: CABINETS	FULL OVERLAY SHAKER FRONTS, 1 3/4" RAILS, 2" STILES, 3/4" THK FRAME, 1/4" PANEL	CUSTOM	RIFT SAWN WHITE OAK, GRADE A SATIN, SAMPLES REQ.
	PANTRY: SHELVING	PAINT GRADE NAUF 3/4" PLYWD., 1 1/4" SOLID EDGE	CUSTOM	BENJAMIN MOORE, ADVANCE SATIN (792), COLOR T.B.D., SAMPLE REQ.
	POWDER RM: VANITY	SEE LAVATORY SPECIFICATION		BLUE
COUNTERTOP	KITCHEN	3CM QUARTZ SLAB, EASED EDGE	COSENTINO	SENSA, FINISH T.B.D.
	BACKSPLASH	3" x 3" GLAZED CERAMIC TILE IN DIAMOND PATTERN	HEATH CERAMICS	



172 Clinton Avenue,
Dobbs Ferry, NY 10522-3033
t 646.382.9963 • info@ifarchitect.com

PROJECT NO: 2209

- RECESSED CLG. FIXTURE
- ⊕ PENDANT CLG. FIXTURE
- ⌣ WALL MOUNTED FIXTURE
- ≡ UNDERCABINET FIXTURE
- ⊞ DUPLEX POWER RECEPTACLE
- ⊙ DEDICATED RECEPTACLE
- ⊞ COUNTERTOP RECEPTACLE
- \$ SWITCH: ALL LUTRON DIVA DIMMERS UNLESS NOTED
D: DOOR SWITCH



1 DOB FILING 06.08.23

RUESCHER-ENKEBOLL
GARAGE & ACCESSORY
DWELLING UNIT

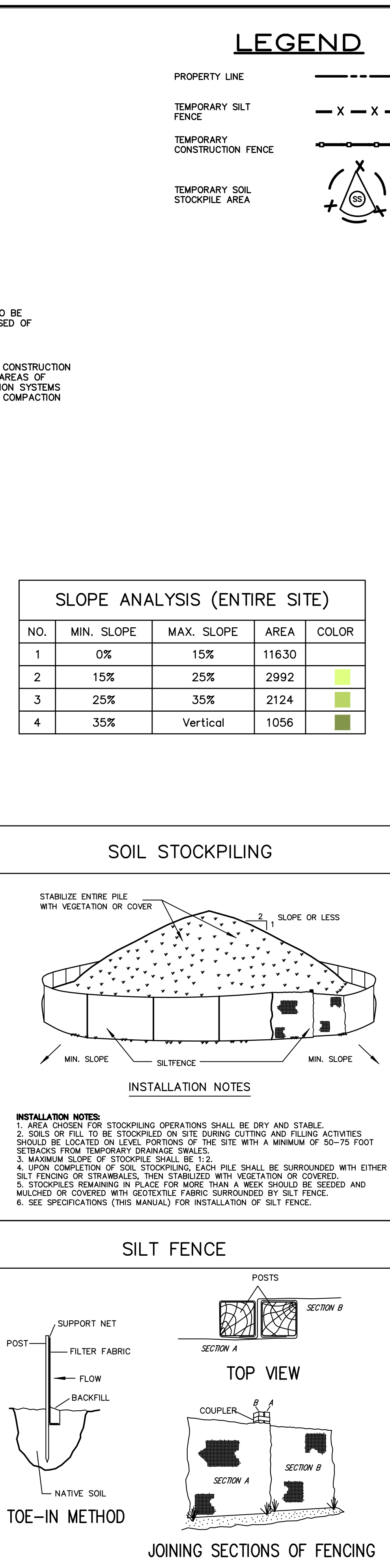
327 ASHFORD AVENUE
DOBBS FERRY, NEW YORK 10522

DATE: 1 FEBRUARY 2023
SCALE: 1/4" = 1'-0"

DRAWING:
LIGHTING & POWER PLANS,
SCHEDULES

A-006.00

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PROPERTY LINE		
TEMPORARY SILT FENCE		
TEMPORARY CONSTRUCTION FENCE		
TEMPORARY SOIL STOCKPILE AREA		

OWNERS: ANDY ENKEBOLL & KELSEY RUESCHER

1. LOCATION: 327 ASHFORD AVENUE, DOBBS FERRY, NY 10522

2. MUNICIPALITY: VILLAGE OF DOBBS FERRY

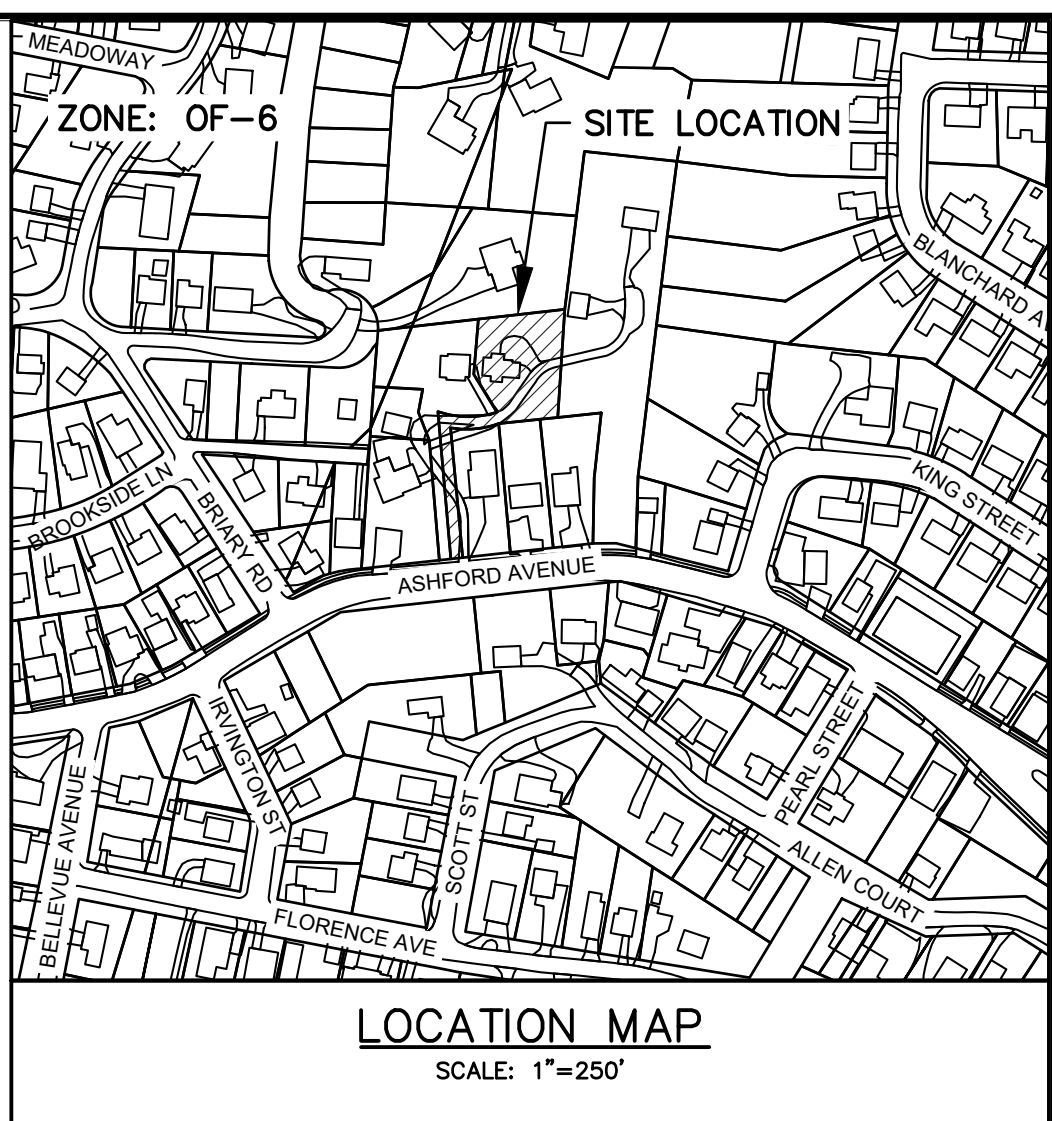
SECTION: 3.100 **BLOCK:** 74 **LOT:** 85

SCHOOL DISTRICT: ARDSLEY

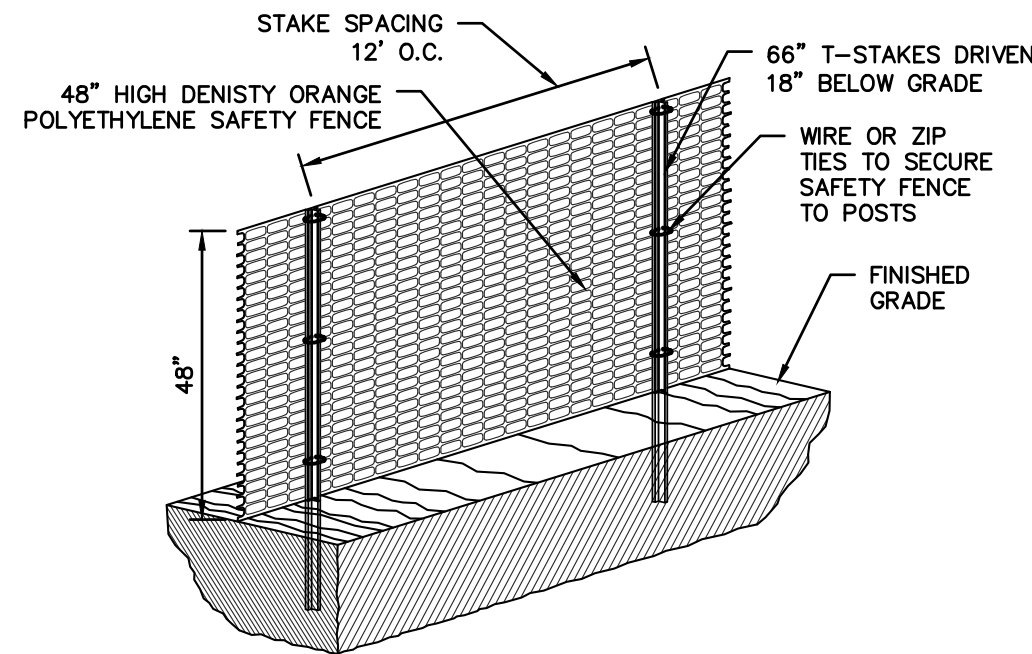
POLICE: DOBBS FERRY

FIRE DEPARTMENT/EMS: DOBBS FERRY FD

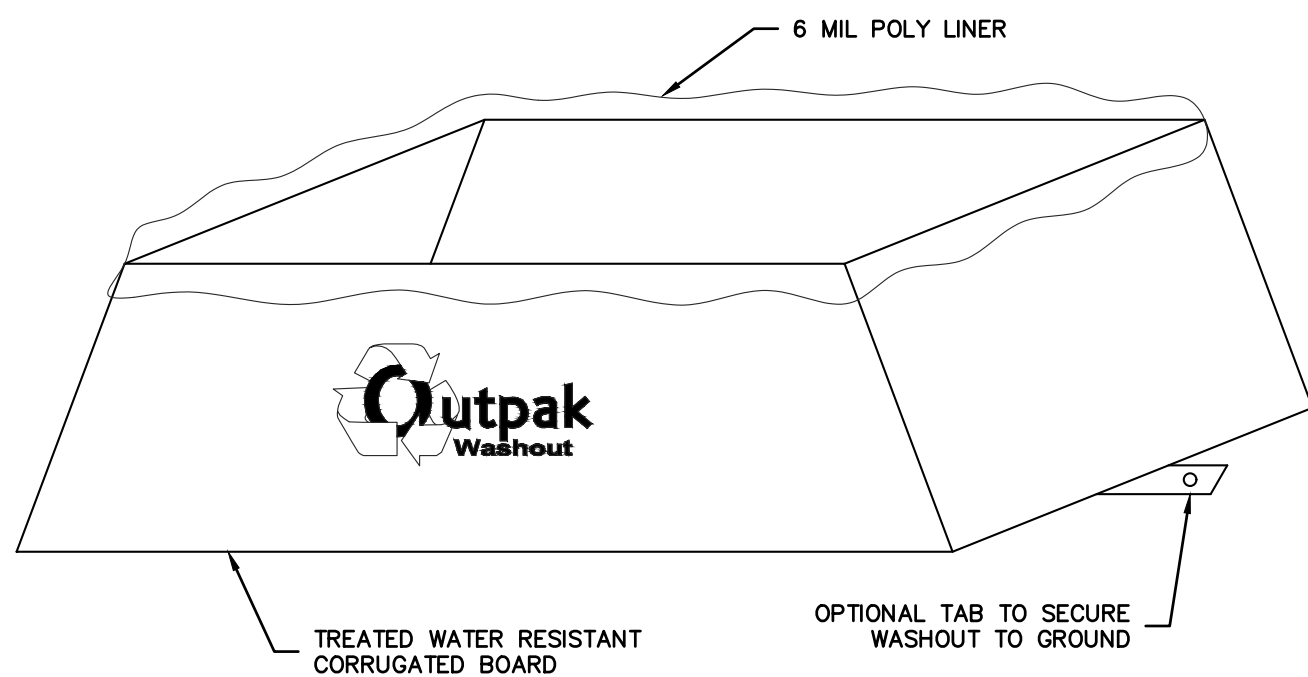
WATER: VEOLIA/UNITED WATER



2. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
3. NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CHAPTER 987.
4. ALL WORK AND MATERIAL SHALL CONFORM WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO, NYS DEC, NYS DOCS AND THE NEW YORK STATE ENGINEERING LAW.
5. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
6. ALL CHANGES TO THE PLANS SHALL BE BY PERMIT ISSUED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
7. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION, AND HE SHALL BE RESPONSIBLE FOR THE SELECTION OF ALL METHODS, MATERIALS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
9. SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION.
10. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE RESPONSIBLE TO DO ALL WORK AS REQUIRED BY THE LOCAL, COUNTY AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THOSE TRADES, AND SHALL PRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES.
11. ALL CIVIL, GEOTECHNICAL AND STRUCTURAL DESIGN SHALL BE THE RESPONSIBILITY OF THE STRUCTURE.
12. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
13. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAUSING THE ADJOINING BUILDING TO BE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF EXCAVATION.
14. OWNER SHALL INSURE THAT THE INSURANCE PROVIDED BY THE CONTRACTOR HIRE TO PERFORM THE WORK SHALL BE ENDORSED TO NAME HUDSON ENGINEERING & CONSULTING, P.C., AND ANY OTHER OFFICIALS, AGENTS, EMPLOYEES, SUBCONTRACTORS, AND SUPPLIERS OF THE CONTRACTOR. ALL POLICIES AND HOLD HARMLESS DOCUMENTS, AND SHALL STIPULATE THAT THIS INSURANCE IS PRIMARY, AND THAT ANY OTHER INSURANCE OR SELF-INSURANCE MAINTAINED BY HUDSON ENGINEERING & CONSULTING, P.C. SHALL BE EXCESS ONLY AND SHALL NOT BE CALLED UPON IN CONTRIBUTION WITH THE INSURANCE OF THE CONTRACTOR. COPIES OF THE CONTRACTOR'S POLICY CG2010 1185 UNDER GL. COPIES OF THE INSURANCE POLICIES SHALL BE SUBMITTED TO HUDSON ENGINEERING & CONSULTING, P.C. FOR APPROVAL PRIOR TO THE SIGNING OF THE CONTRACT.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE CONTRACTOR'S 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.



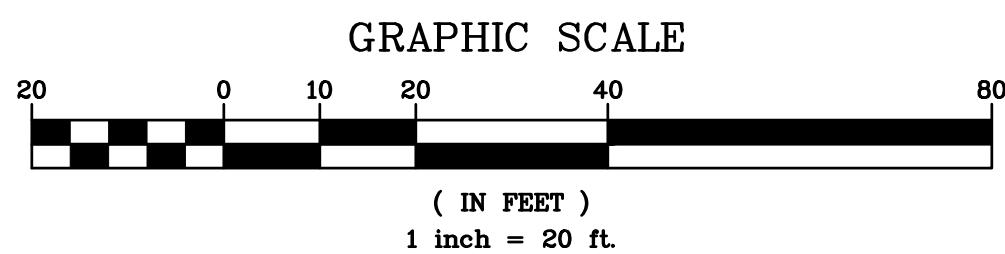
CONSTRUCTION FENCE



1. THE WASHOUT SHALL BE INSTALLED PRIOR TO USING MATERIALS THAT REQUIRE WASHOUT ON THIS PROJECT.
2. AS NECESSARY, SIGNS SHALL BE PLACED THROUGHOUT THE SITE TO INDICATE THE LOCATION OF THE WASHOUT.
3. THE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR LIQUID WASTE.
4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE FACILITY.
5. DO NOT WASHOUT INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
6. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
7. LOCATE WASHOUT AT LEAST 50' (15 METERS) FROM STORM DRAIN, OPEN DITCHES, OR WATER BODIES.
8. THE WASHOUT SHALL BE USED ONLY FOR NON-HAZARDOUS WASTES.

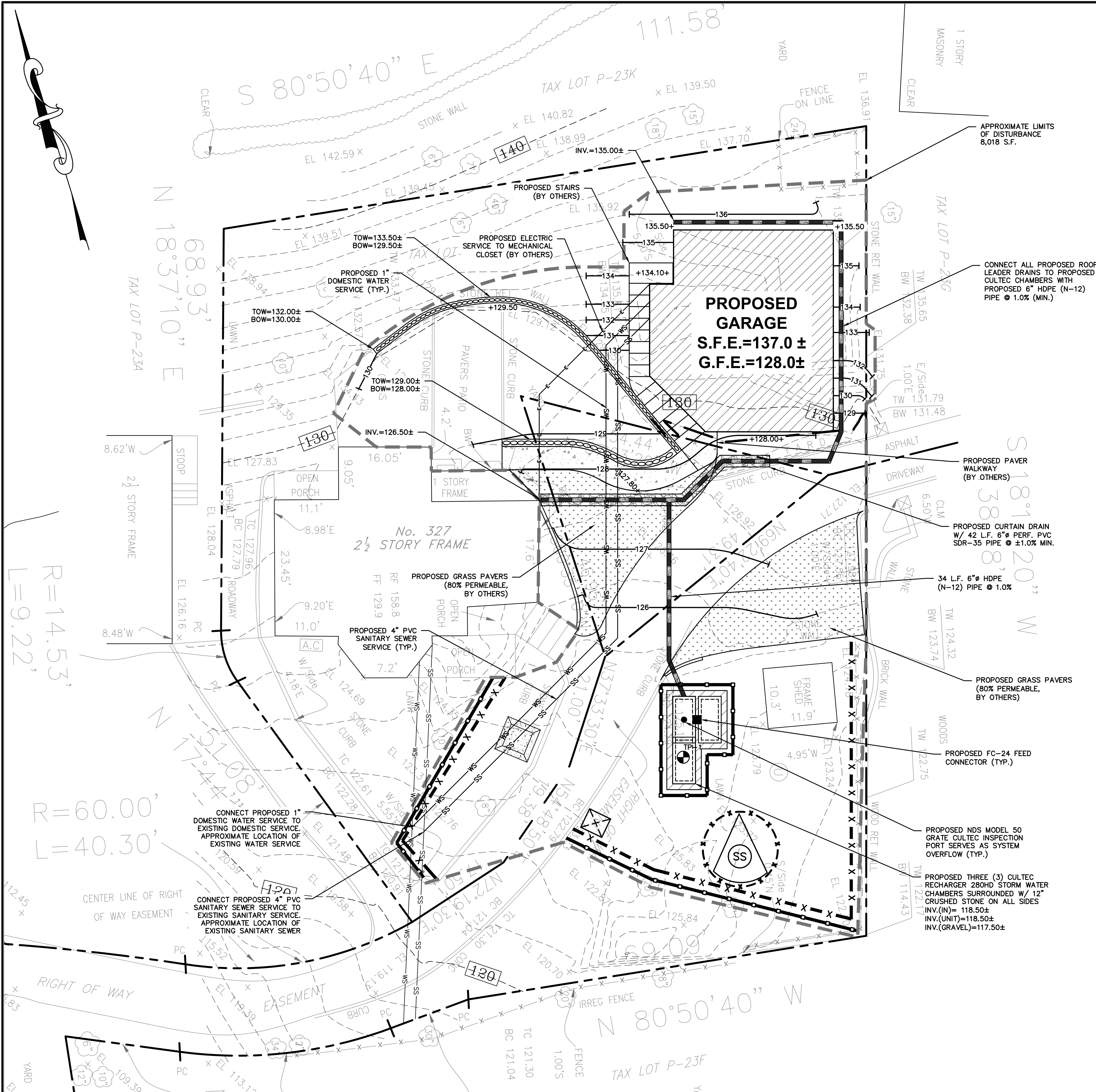
CORRUGATED CONCRETE WASHOUT

EXISTING INFORMATION SHOWN HEREON
PROVIDED BY NY LAND SURVEYOR, P.C.
DATED SEPTEMBER 20, 2022. TOPOGRAPHY
SUPPLEMENTED WITH WESTCHESTER GIS.



ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

Date	Description	Revisions	PROJECT: PROPOSED GARAGE & ACCESSORY DWELLING 327 ASHFORD AVENUE VILLAGE OF DOBBS FERRY WESTCHESTER COUNTY – NEW YORK		
			EROSION & SEDIMENT CONTROL PLAN		
No.					Date: 10/12/23 Sheet: _____ Scale: 1" = 20' 1 _____ Designed By: N.S. Checked By: M.S.
					Sheet No. C-1



TEST HOLE DATA:

TEST HOLE #1
DEPTH - 84"
0-12" TOPSOIL
12-84" SILTY LOAM W/ LARGE ROCKS
NO GROUNDWATER
LEDGE ROCK @ 84"
PERC. = 51.28 INCHES/HOUR

CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). ALL CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND VISIBLE AT TIME OF INSPECTION. SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

LEGEND

PROPERTY LINE	---
PROPOSED BELGIAN BLOCK CURB	=====
PROPOSED GRASS PAVERS	=====
PROPOSED STONE MASONRY WALL	=====
PROPOSED CONTOUR	136
PROPOSED SPOT GRADE	+128.00
PROPOSED STORM PIPE	=====
TEMPORARY SILT FENCE	-X-X- (SF)
TEMPORARY CONSTRUCTION FENCE	-X-X- (CF)
TEMPORARY SOIL STOCKPILE AREA	TP-1
TEST PIT LOCATION	TP-1
PROPOSED LIMIT OF DISTURBANCE	-----

CONSTRUCTION SEQUENCING:

THE FOLLOWING EROSION CONTROL SCHEDULE SHALL BE UTILIZED:

1. ESTABLISH CONSTRUCTION STAGING AREA.
 2. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION.
 3. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON THE PLAN.
 4. CLEAR & GRUB FOR THE PROPOSED CONSTRUCTION.
 5. STRIP TOPSOIL AND STOCKPILE AT THE LOCATIONS SPECIFIED ON THE PLANS (UP GRADIENT OF EROSION CONTROL MEASURES). TEMPORARILY STABILIZE TOPSOIL STOCKPILES (HYDROSEED DURING MAY 1ST THROUGH OCTOBER 31ST PLANTING SEASON OR BY COVERING WITH A TARPULIN(S) NOVEMBER 1ST THROUGH APRIL 30TH - INSTALL SILT FENCE AROUND TOP OF SLOPE.
 6. DEMOLISH ANY EXISTING SITE FEATURES AND/OR STRUCTURES NOTED AS BEING REMOVED ON THE CONSTRUCTION DOCUMENTS, AND DISPOSE OF OFF-SITE.
 7. ROUGH GRADE SITE.
 8. INSTALL ADDITIONAL SILT FENCING AS NECESSARY.
 10. EXCAVATE AND CONSTRUCT PROPOSED GARAGE.
 11. EXCAVATE AND CONSTRUCT INFILTRATION SYSTEM.
 12. CONSTRUCT GRASS PAVERS PARKING/DRIVEWAY AREA, INSTALL CURBS.
 13. FINE GRADE AND SEED ALL DISTURBED AREAS. SPREAD SALT HAY OVER SEEDED AREAS.
 14. CLEAN DRAIN LINES AND INFILTRATION SYSTEM.
 15. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION.
- * SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR WEEKLY AND PRIOR TO AND AFTER EVERY 1/2" OR GREATER RAINFALL EVENT.

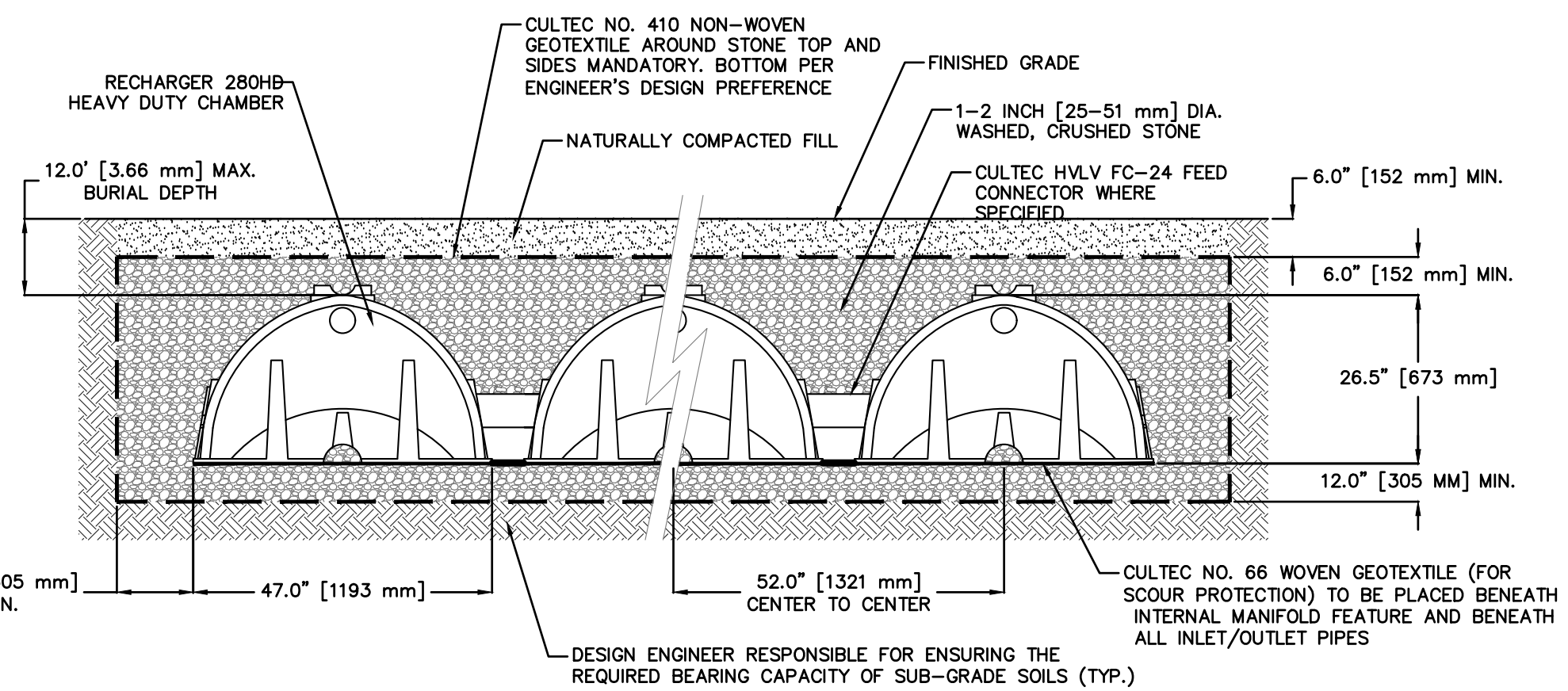
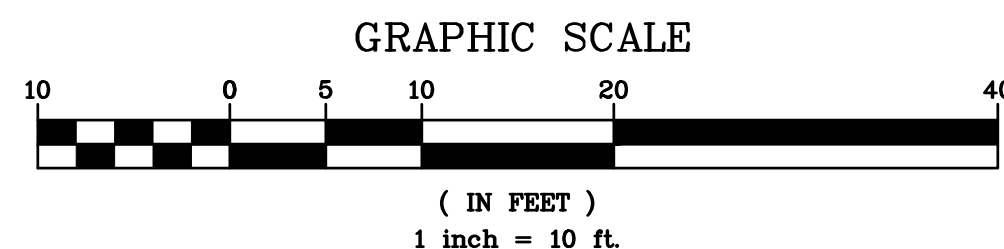
VILLAGE OF DOBBS FERRY NOTES:

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 DRIVEWAY AND DRAINAGE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
4. 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.
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 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.

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Cut/Fill	1.000	1.000	2835.03 Sq. Ft.	247.34 Cu. Yd.	18.63 Cu. Yd.	228.70 Cu. Yd.
Total			2835.03 Sq. Ft.	247.34 Cu. Yd.	18.63 Cu. Yd.	228.70 Cu. Yd.

STORMWATER MANAGEMENT PLAN IS BASED ON EXISTING INFORMATION SHOWN HEREON PROVIDED BY NY LAND SURVEYOR, P.C. DATED SEPTEMBER 20, 2022.

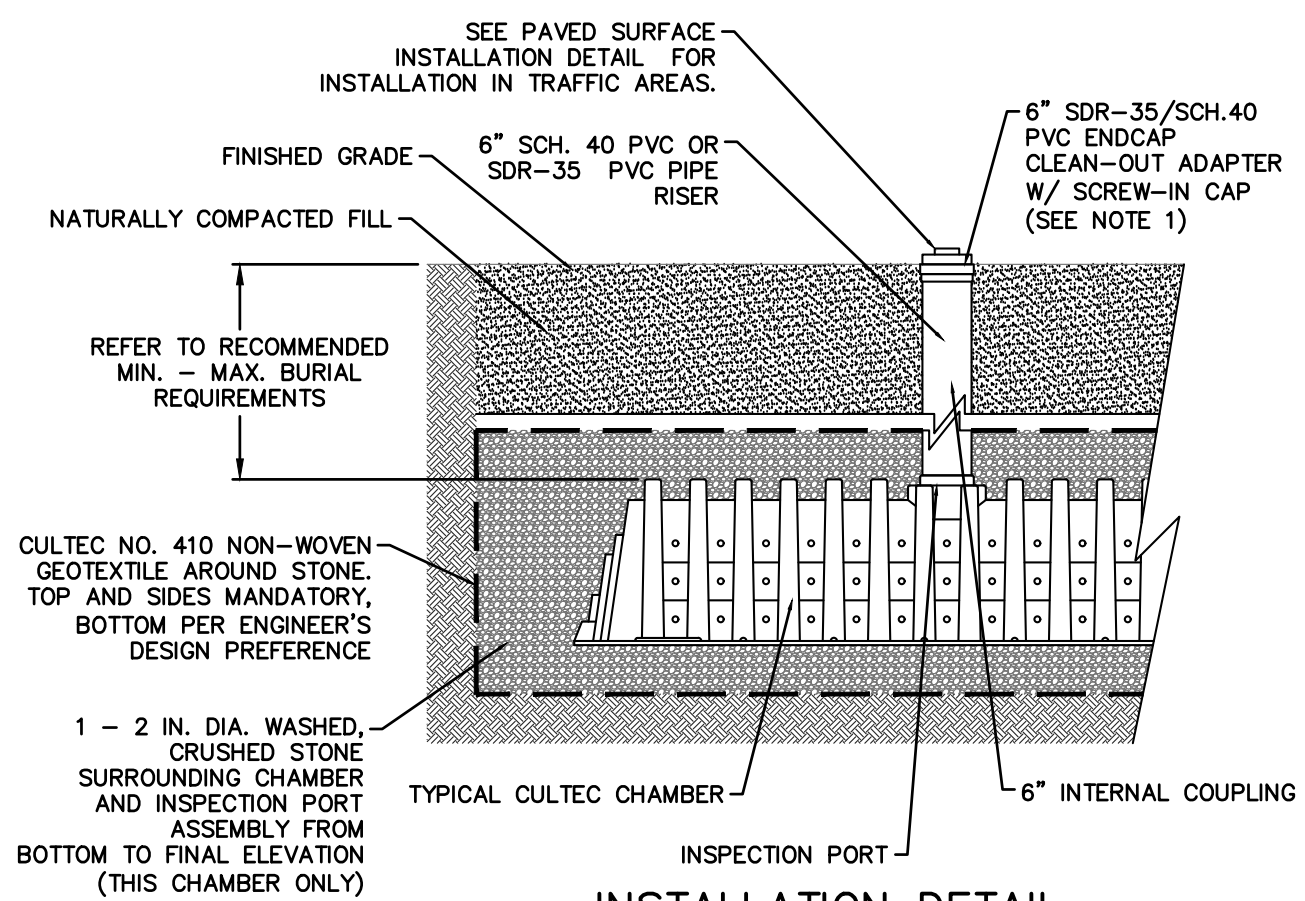


GENERAL NOTES

RECHARGER 280HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 9.21 CF/FT (1.83 m³/m). REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12' (3.65 m). THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

ALL RECHARGER 280HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER 280HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

CULTEC RECHARGER 280HD



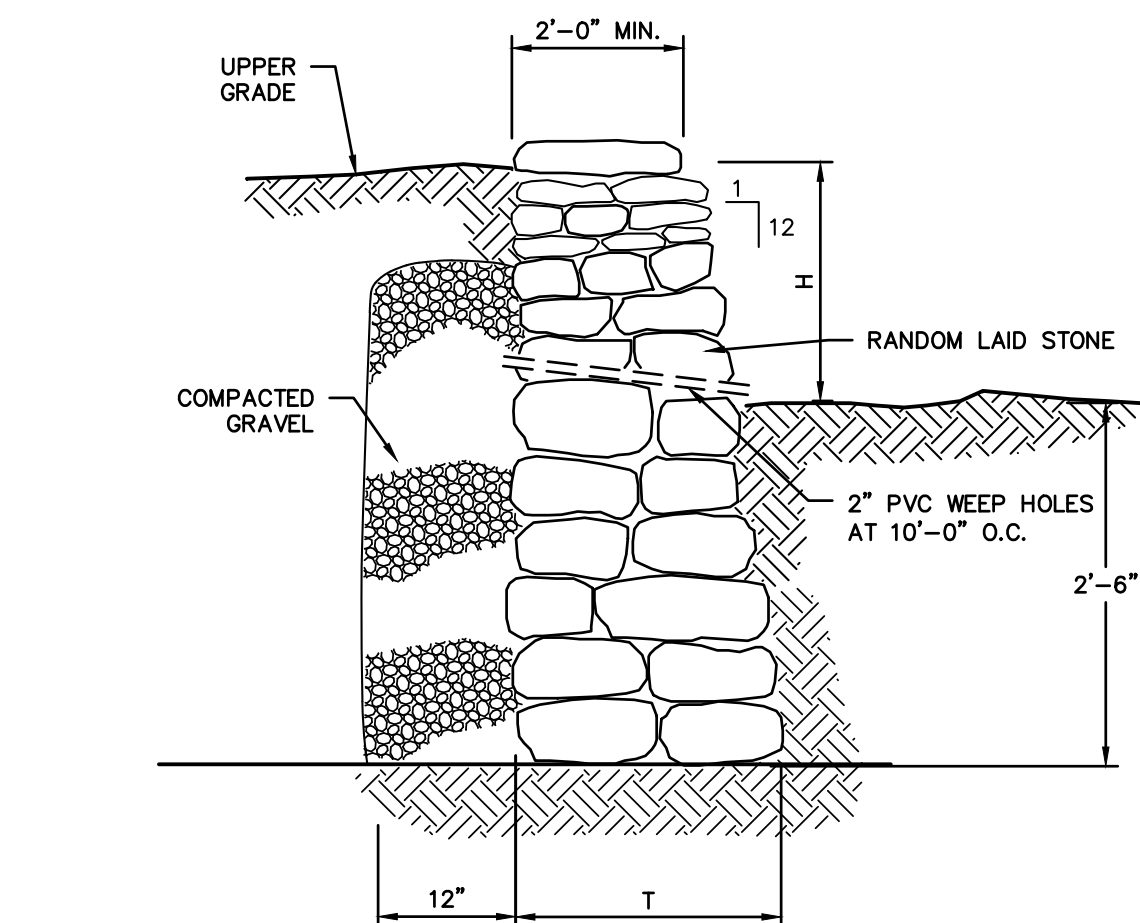
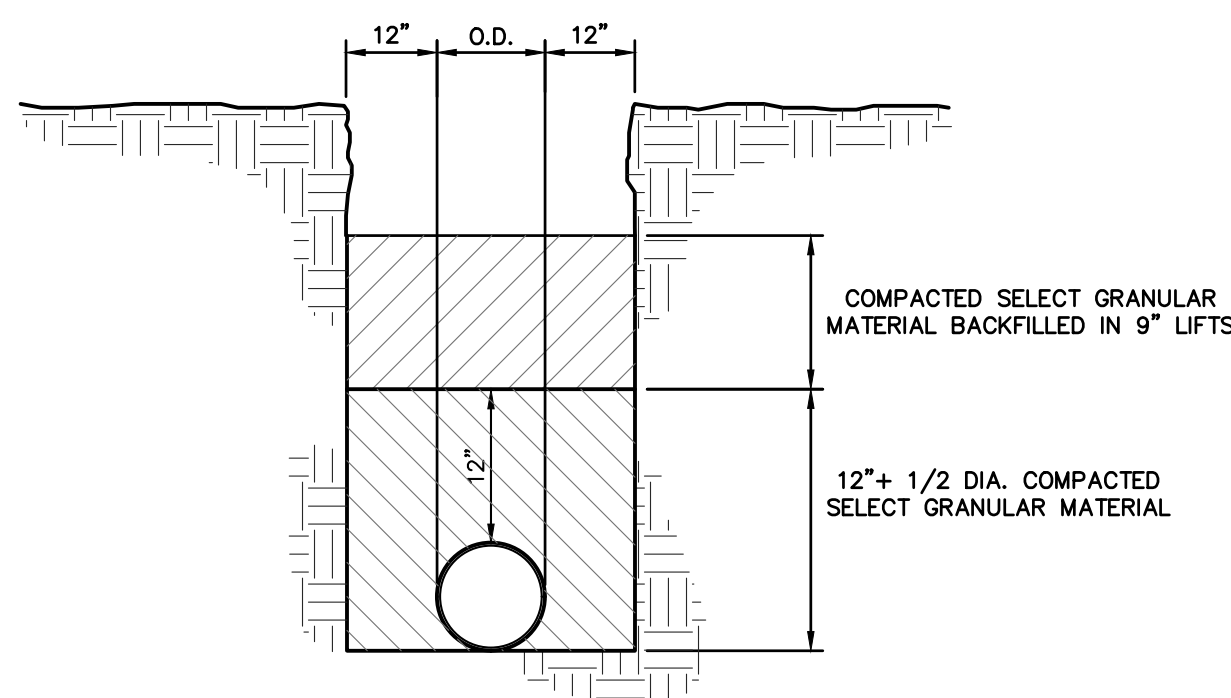
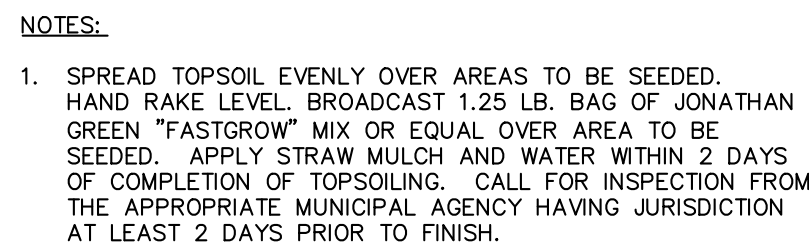
INSTALLATION DETAIL

CULTEC INSPECTION PORT

NOTES:

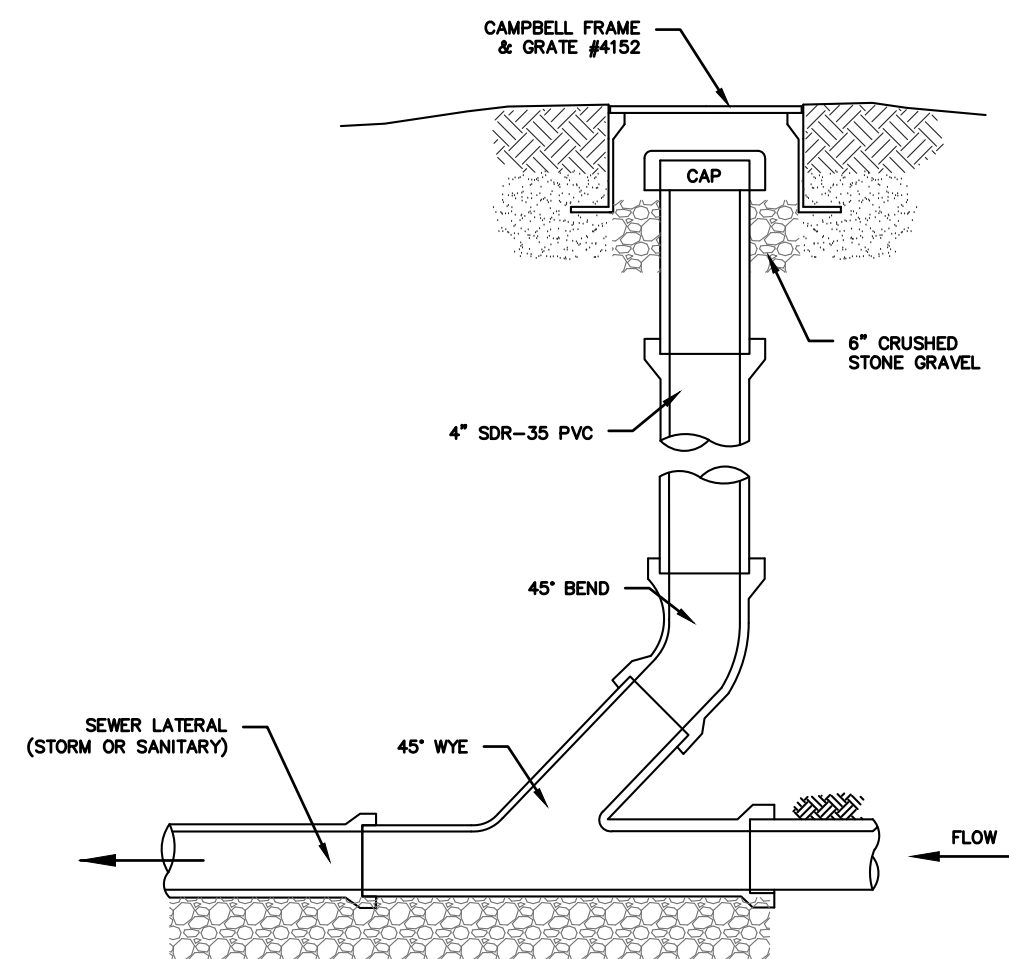
1. WHEN ACCESS PORT IS UTILIZED AS SYSTEM OVERFLOW, INSTALL NDS MODEL 50 GRATE. GRATE TO BE SET 1/2" ABOVE ADJACENT GRADE. ADJACENT GRADE TO PITCH AWAY FROM ACCESS PORT IN ALL DIRECTION.
2. INSPECTION PORT NOT TO SERVE AS OVERFLOW WHEN INSTALLED IN PAVED/TRAFFIC AREAS.

No.	Description	Date	PROJECT:
			PROPOSED GARAGE & ACCESSORY DWELLING
			327 ASHFORD AVENUE
			VILLAGE OF DOBBS FERRY
WESTCHESTER COUNTY - NEW YORK			
STORMWATER MANAGEMENT PLAN			
45 Knollwood Road, Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086			
THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE			Date: 10/12/23 Scale: 1" = 10' Designed By: N.S. Checked By: M.S. Sheet No. 3
C-2			



NOTE:

1. "T" AT EVERY POINT MUST BE EQUAL OR GREATER THAN H/2.
2. THE FIELDSTONE WALLS DESIGN SHOULD ONLY BE USED FOR VERTICAL GRADE SEPARATIONS OF 6 FEET OR LESS ON SITE.

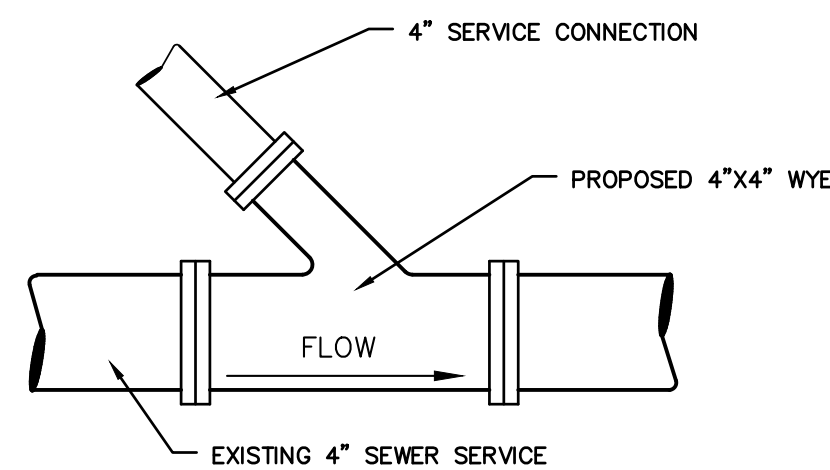
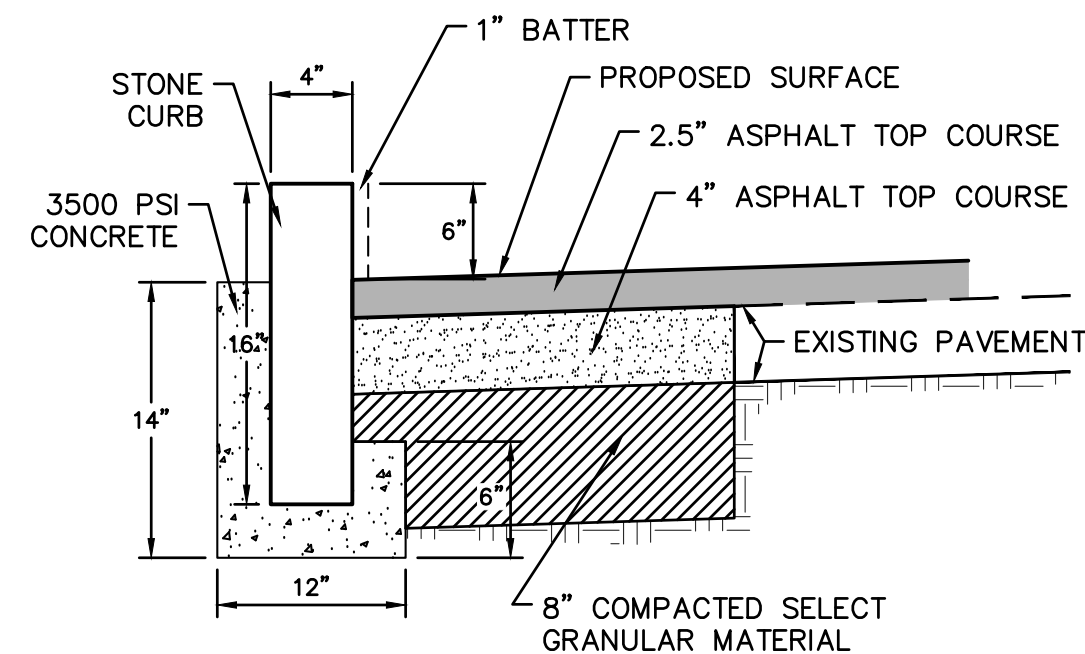


NOTES (SANITARY SEWER SERVICES):

1. ALL SANITARY SEWER SERVICES TO BE 4" SCH. 40 @ 1.0% MINIMUM.
2. IN ACCORDANCE WITH THE NYS RESIDENTIAL BUILDING CODE, THE FOLLOWING REQUIREMENTS APPLY:
 - A. CLEANOUTS SHALL BE INSTALLED NOT MORE THAN 100 FEET APART IN HORIZONTAL DRAINAGE LINES (P3005.2.2)
 - B. CLEANOUTS SHALL BE INSTALLED AT EACH CHANGE OF DIRECTION OF THE DRAINAGE SYSTEM GREATER THAN 45 DEGREES.
 - C. CLEANOUTS SHALL BE INSTALLED SO THAT THE CLEANOUT OPENS TO ALLOW CLEANING IN THE DIRECTION OF THE FLOW OF THE DRAINAGE LINE (P3005.2.8).

1. REFER TO PLAN FOR SPECIFIC PIPE SIZING AND SLOPE SPECIFICATIONS; HOWEVER, IN GENERAL, ALL STORM SEWER SERVICES TO BE 6"Ø SCH. 40 @ 1.0% MINIMUM.
2. CLEANOUTS SHALL BE PLACED BEFORE SIGNIFICANT PIPE BEND LOCATIONS (I.E., JUNCTIONS, 90-DEGREE BENDS, ETC.) UNLESS A ROOF LEADER DOWNSPOUT CONNECTION IS PROPOSED.

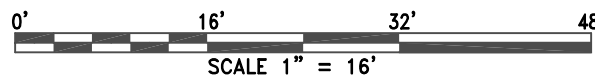
(STORM OR SANITARY)



SEWER 'WYE' CONNECTION

			Date	PROJECT:	PROPOSED GARAGE & ACCESSORY DWELLING 327 ASHFORD AVENUE VILLAGE OF DOBBS FERRY WESTCHESTER COUNTY – NEW YORK							
			Description	Revisions	STORMWATER MANAGEMENT PLAN						Date: 10/12/23 Sheet: Scale: N.T.S. 3	
			No.		 HUDSON ENGINEERING & CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2023						Designed By: N.S. Checked By: M.S. Sheet No. C-3	
					THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE							

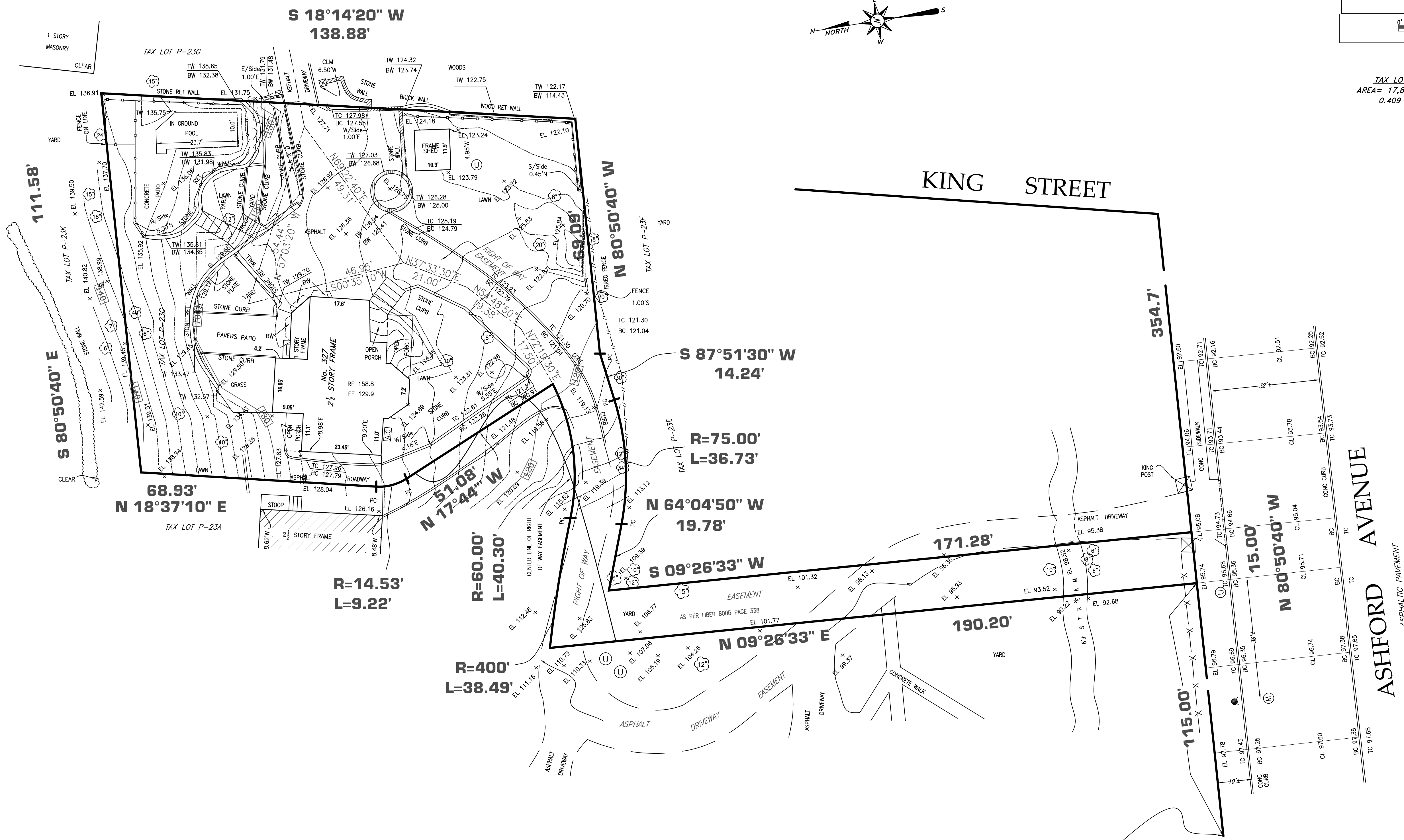
- GENERAL NOTES:
1. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING, OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS, OR ROADWAYS IN THE STREETS SHOWN HEREON.
 2. SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES WHERE ACCESSIBLE. THIS SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
 3. NEW YORK STATE LAW REQUIRES BEFORE EXCAVATE CALL 811, AND DIGNET AT 1-800-272-4480.
 4. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 5. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.
 6. NONVISIBLE EASEMENTS, RECORDED OR UNRECORDED, NOT SHOWN HEREON.
 7. SECTIONS WERE TAKEN AT 25' INTERVALS, UNLESS OTHERWISE NOTED.
 8. THIS PROPERTY IS ON FLOOD INSURANCE RATE MAP PANEL 263 OF 366 IN COMMUNITY PANEL NO. 36119C-0263F, LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) MAP REVISED: SEPTEMBER 5, 2007.
 9. LEGAL GRADE REFERS TO TOP OF CURB.
 10. ENCROACHMENTS, IF ANY, BELOW GRADE NOT SHOWN HEREON.



LEGEND

- FF FIRST FLOOR ELEVATION
RF ROOF ELEVATION
TC TOP OF CURB
BC BOTTOM OF CURB
CL CENTERLINE
EL SPOT ELEVATION
TW TOP OF WALL ELEVATION
BW BOTTOM OF WALL ELEVATION
CONC CONCRETE
U UTILITY POLE
AC AIR CONDITIONER
H HYDRANT
C CURB CUT
T TREE & SIZE
I IRON FENCE
V VINYL FENCE
S STOCKADE FENCE
X CHAIN LINK FENCE
P PROPERTY LINE
M UNKNOWN MANHOLE

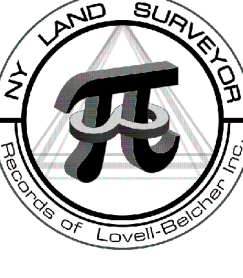
TAX LOT P-23-C
AREA= 17,801.50 Sq. Ft.
0.409 ACRE



TO SOUTHWESTERLY CORNER
OF LOT No. 17 ON
THE MEADO-BROOK SUBDIVISION MAP

NOVEMBER 03, 2022	Updated Survey
SEPTEMBER 20, 2022	Topographic Survey
DATE	DESCRIPTION

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 1209, OF THE NEW YORK STATE EDUCATIONAL LAW. COPIES OF THIS SURVEY NOT BEARING THE LAND SURVEYOR'S IMPRINT SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION CERTIFICATION ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



NY Land Surveyor P.C.
Records of: Earl B. Lovell - S.P. Belcher Inc.
77-16 164 Street, Third Floor, Fresh Meadows, NY, 11366
Tel: 718-591-6600 Tel: 212-732-1575
nylandsurveyor@gmail.com Fax: 631-930-3292
www.nylandsurveyor.com

Tax Section: 8
Tax Block: 18E
Tax Lot: P-23-C

PROPERTY SITUATED AT
327 ASHFORD AVENUE
VILLAGE OF DOBBS FERRY
TOWN OF GREENBURGH
COUNTY OF WESTCHESTER
STATE OF NEW YORK



Ramzan Ali License No. 050457