

GENERAL CONDITIONS:

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

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

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

- The designer/engineer shall not be responsible for the supervision of construction or the construction site. The designer/engineer are not being retained as project managers typ. Any and all violations for the proposed site to be identified to be professional sealing these drawings by the contractor, the professional accepts no responsibility for any violations in the given area of work on the project site.
- All dimensions and conditions shown and assumed on the Drawings must be verified at the site by the contractor before ordering any material or doing any work. Any discrepancies or errors in the Plan, Specifications, and/or Details must be reported to the Designer. Should the Contractor fail to notify the Designer within a reasonable time, the designers discretion, the designers discretion, the contractor will be responsible for the cost of rectifying such errors.
- Minor details not usually shown on specified, but necessary for proper and acceptable construction installation, or operation of any part of the work, as determined by the Designer, shall be included in the Work the same as if herein specified or indicated.
- Contractors are to file insurance certificate and obtain and pay for all permits, schedule all required inspections with notification to inspectors and the Designer, obtain all code approvals and NFBU Certificate, and file for and obtain Certificate of Occupancy. No work shall start prior to obtaining permits.
- All indicated survey material is for general reference only. The Designer assumes no responsibility for the accuracy or correctness of any of the indicated material. Contractor shall be responsible for protection of all existing and new conditions and materials with and adjacent to the construction area. Any damage caused by the execution of the Work indicated or implied herein shall be repaired or replaced to the owner's satisfaction at the contractor's sole expense.
- Drawings may be rough scaled for estimating and general purposes, but are not to be scaled for construction locations, dimensions, or any other purposes. Consult with the Designer for final sizes, dimensions and locations.
- Contractor to design and install adequate and Code approved shoring and bracing where needed to safely complete structural work. Contractor to assume full and sole responsibility for structural adequacy of the shoring and for any injuries, damage, cracks, or defects caused by shoring or bracing, and shall repair all such damage at his sole expense.
- All work shall be guaranteed for one year after Final Payment. General Contractor to furnish written guarantee on his work and all subcontractor work, against defects resulting from the use of inferior materials, equipment, or workmanship, as determined solely by the Designer. All such defects are to be replaced or repaired, complete with labor and materials, at no cost to Owner.
- Unless otherwise noted, materials shall be prepared, installed fitted and adjusted in accordance with manufacturers specifications, details, and recommendations.

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

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

CONCRETE:

- All concrete work shall be done in accordance with the latest requirements of ACI 318 as applicable.
- Concrete shall have a minimum compressive strength of 4,000 psi at 28 days for reinforced concrete members and 3,000 psi at 28 days for unreinforced concrete work.
- Ready mixed or job-mixed concrete may be used at the contractor's option. No admixtures allowed without the Engineer's written approval.
- Reinforced material: Deformed reinforcing bars conforming to ASTM A 615, grade 60.
- Set and build into concrete work all anchors, sleeves, other embedded items required for other work.
- Placing concrete when temperatures are above 80 degrees F or below freezing shall be done in accordance with ACI specifications.

CARPENTRY:

- Framing lumber shall be Douglas Fir Grade #2 or better.
FB+ 1,250 PSI, E = 1,500,000
Louisiana Pacific Engineered wood products. Use joist hangers at all connections. See manufacturers for proper installation.
- All framing shall be done in accordance with the latest edition of "National Design Specifications for Stress Graded Lumber and Its Fastenings" published by the NLMA, and "Timber Construction and Standards" of the AITC. Wood framing shall be 8" min. above finished grade.
- Double joists shall be provided under all walls parallel to framing members.
- Provide double framing shall be provided with at least on line of bridging for each 8'-0" of span.
- Joints framing from opposite sides of and supported on a beam, girder or partition shall be lapped 4" minimum and fastened; or butted end tied by metal straps or dogs. Provide 1/2" clear space at top, ends and sides of wood girder bearing on masonry.
- All built-up beams, girders and posts to be spiked at 18" on center and fastened to supports with 2 1/2" bolts. No face splits shall be allowed on girders. Beams, girders and other concentrated loads shall bear on solid masonry or filled cores of blocks.
- Where noted or required provide lumber and or plywood pressure treated with waterborne preservatives in accordance with AWPB LP-2.
- Wood stairs and exterior railing: Wood stairs shall have at least 1 handrail - 34" min./38" max per NYSBC S1003.3.3.11.1. Risers shall not exceed 8 1/2"; nosing 1/2" min./1 1/4" max. per NYSBC S1003.3.3.3.3(5) treads shall be capable of withstanding a load of 200 pounds applied in any direction at any point of rail and 50 pounds per foot thrust horizontally or vertically. (see shop drawings by others typ.)

METALS:

- Steel plates, shapes and bars shall conform to ASTM A36.
- Steel pipe shall conform to ASTM A 53, Type E or S, Grade B.
- Fasteners: Unfinished bolts and nuts conforming to ASTM A 307, Grade A.
- All steel design shall conform with the latest recommendations of AISC. The contractor shall be responsible for method and sequence of steel erection as well as correct positioning of structural steel.
- Provide all necessary bearing plates, column bases and caps and fasteners necessary.

DESIGN DATA

ASSUMED SOIL BEARING	1 1/2 TONS
CONCRETE	SEE CONCRETE
LIVE LOADS	SEE CARPENTRY

WOOD JOINTS/BEAMS

	PSF.
FIRST FLOOR	50
SECOND FLOOR	40
ATTIC	25
ROOF	40
PARTITIONS	25

AS PER NYS ENERGY CONSERVATION CONSTRUCTION CODE, CHAPTER 5 EXISTING BUILDINGS, SECTION 503.1, EXCEPTION 3, EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION SHALL BE FILLED W/ INSULATION.

FENESTRATION SHALL MEET U-FACTOR & SHGC PER TABLE R402.1.2
U-FACTOR ≤ 0.32
SHGC 0.40

GFCI & SPECIAL RECEPTACLES SHALL BE PLACED PER 2020 RESIDENTIAL BUILDING CODE OF NEW YORK STATE, E 3901

MULTIPLE MEMBER CONNECTION SHALL BE 2 ROWS OF HAND NAILED 16D NAILS @ 6" O.C. FROM BOTH SIDES

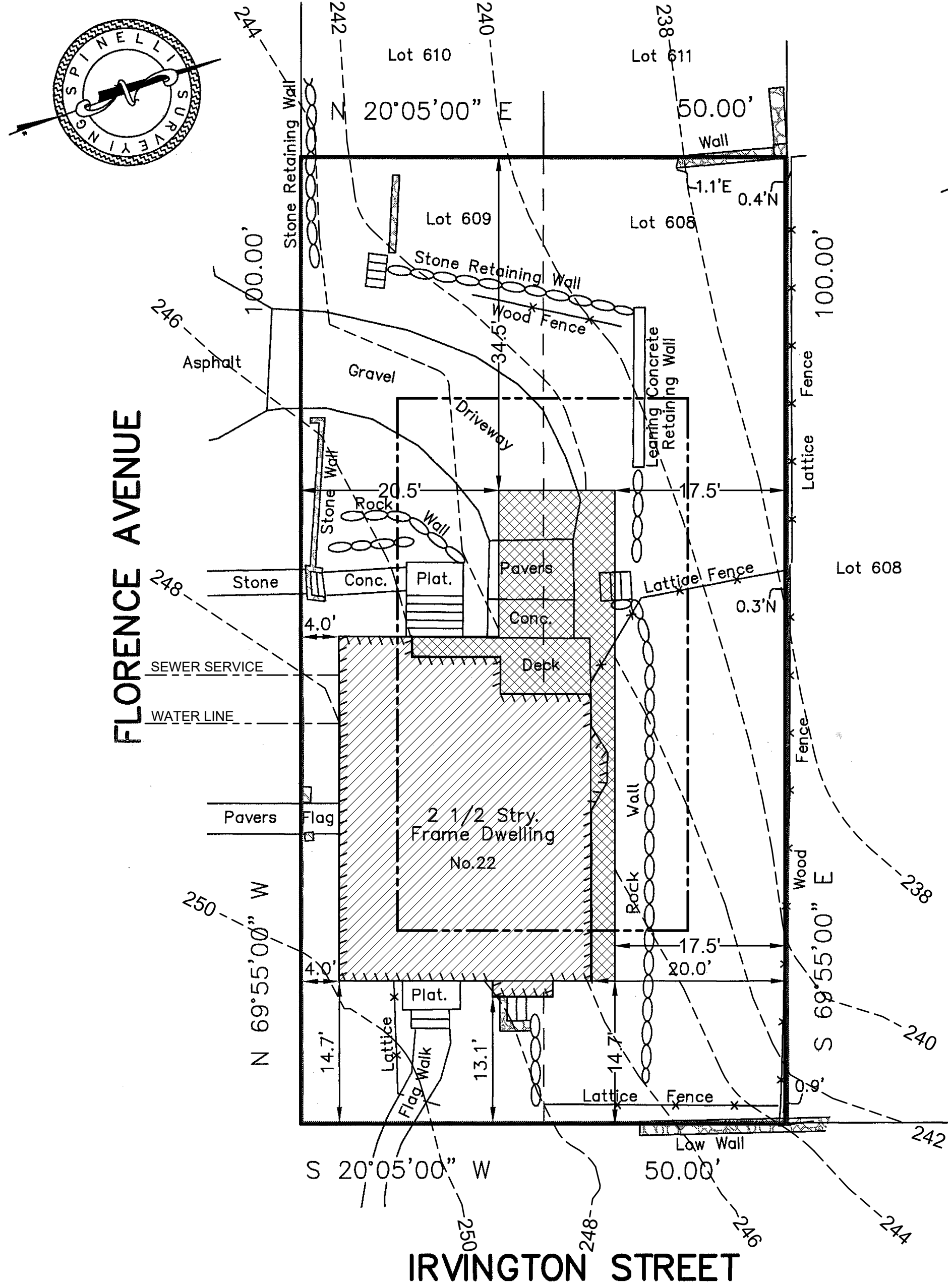
PLAN COMPLIES WITH THE PROVISION OF THE 2020 RESIDENTIAL BUILDING CODE OF NEW YORK STATE

TABLE OF ZONING DATA

DOBBS FERRY
ZONING DISTRICT: OF-6

	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 SF	5,000 SF	5,000 SF
MINIMUM LOT WIDTH	50 FT	50 FT	50 FT
BUILDING COVERAGE	27% (1,350 SF)	18.9% (943 SF)	24.7% (1,233 SF)
LOT COVERAGE	54% (2,700 SF)	34.5% (1,725 SF)	37.8% (1,890 SF)
FRONT YARD SETBACK	20 FT	13.1' *	13.1' *
REAR YARD SETBACK	25 FT	49.6'	34.5'
1ST SIDE YARD SETBACK	10 FT	4.0' *	4.0' *
2ND SIDE YARD SETBACK	10 FT	20.0'	17.0'
TOTAL SIDE YARD SETBACK	20 FT	24.0'	21.5'
EAVE HEIGHT	28 FT	14.5'	24.0'
MAXIMUM HEIGHT (> 0.3 PITCH)	35 FT	21.5'	31.0'
MAXIMUM HEIGHT (STORY)		2.5 STORY	3 STORY

* EXISTING NON CONFORMING



SITE PLAN

SCALE: 1" = 10.0'

2020 Residential Code Of New York State

Climatic & Geographic Design Criteria Table R301.2(1)											
Ground Snow Load	Wind Design Speed (mph)	Topographic Effects	Special Wind Region	Wind-Borne Debris Zone	Seismic Design Category	Subject To Damage From Hail	Winter Design Temp.	Ice Shield Uninterrupted Required	Flood Hazards	Air Freezing Index	Mean Annual Temperature
30 lb/ft ²	115 - 120 mph	No	Yes	Zone I	B	Severe	42°	Moderate Heavy	7° F	Yes	52.2 F

Manual J Design Criteria							
Elevation	Latitude	Winter Heating	Summer Cooling	Altitude Correction Factor	Indoor Design Temperature	Design Temperature Cooling	Heating Temperature Difference
436	41	7	87	1	68	75	61
Cooling Temperature Difference	Wind Velocity Heating	Wind Velocity Cooling	Coincident Wet Bulb	Daily Range	Winter Humidity	Summer Humidity	
12	20.4	15	15	M	30	55	

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Licensed in New York and Connecticut

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

Proposed 2nd Floor
Addition & Alteration
for the
Lutsiv Residence
22 Irvington St
Dobbs Ferry, NY 10522

City of White Plains

WESTCHESTER COUNTY

1 7/8/2023 AS PER 12/3/2022
TOWN COMMENTS

REVISIONS

SITE PLAN
GENERAL NOTES

PROJECT: 22 IRVINGTON ST
PARCEL ID: 3.100-92-1
ZONE: OF-6

PROPERTY OWNER:
Mykhaylo & Myroslava Lutsiv
22 Irvington St
Dobbs Ferry, NY 10522

STATE OF NEW YORK

DO NOT SCALE DRAWINGS

Original Date: 9.27.2022
Scale: AS NOTED
Drawn By: TLR
Checked By: MJM

SHEET: 1 of 6