GENERAL NOTES

01. PROJECT SCOPE: PERFORM ALL WORK REQUIRED BY THE CONTRACT DOCUMENTS FOR THE ALTERATION AND RENOVATION OF THE DESIGNATED PREMISES, INCLUDING ALL LABOR, MATERIALS, EQUIPMENT,TRANSPORTATION, SCAFFOLDING AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER AND COMPLETE EXECUTION OF THE WORK. THESE GENERAL CONDITIONS SHALL APPLY TO ALL WORK AND ALL DRAWINGS IN THIS SET AND SHALL EXTEND TO ANY CHANGES, EXTRAS OR ADDITIONS AS AGREED TO DURING THE COURSE OF THE WORK.

02. PRE-BID SITE VISIT: DUE TO THE INACCESSIBILITY OF PARTS OF THE PREMISES OR STRUCTURE, DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS ARE PRESUMED TO BE REASONABLY CORRECT. VERIFY ALL EXISTING CONDITIONS IN THE FIELD COVERING OR AFFECTING THE WORK PRIOR TO SUBMITTING A BID.

03. EXCLUSIONS: BIDDERS SHALL MAKE KNOWN TO ARCHITECT ANY LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS TO THE PROJECT DURING THE PRICING PHASE OF THE PROJECT. UNLESS NOTED THEY WILL BE PRESUMED INCLUDED BY ARCHITECT.

04. COMPLIMENTARY DOCUMENTS: THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND CONSTRUCTION NOTES ARE COMPLIMENTARY AND WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY ALL.

05. INCONSISTENCIES: WHERE DIFFERENCES BETWEEN THE DRAWINGS, NOTES AND SPECIFICATION OCCUR, THE DECISION OF THE ARCHITECT SHALL GOVERN AS TO WHICH TAKES PRECEDENCE. THE ARCHITECT SHALL PROMPTLY RESOLVE ANY SUCH DISCREPANCIES BROUGHT TO HIS ATTENTION BY THE CONTRACTOR.

06. MISSING INFORMATION: STUDY THE DRAWINGS, NOTES, SPECIFICATIONS AND OTHER INSTRUCTIONS. NOTIFY THE ARCHITECT OF INCONSISTENCIES OR MISSING INFORMATION REQUIRED FOR FABRICATION OR INSTALLATION OF THE WORK.

07. DOUBTFUL CONDITIONS/ FIELD CONDITIONS: VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AFFECTING THE WORK AT THE SITE. NOTIFY THE ARCHITECT OF ANY CONDITIONS OR MATERIALS THAT ARE FOUND CONTRARY TO THOSE INDICATED ON THE DRAWINGS, OR OF ANY DOUBTFUL CONDITIONS THAT MIGHT AFFECT THE QUALITY OF OR INTERFERE WITH THE PROPER COMPLETION OF THE PROJECT PRIOR TO COMMENCING WORK. COMMENCEMENT OF WORK INDICATES ACCEPTANCE OF EXISTING CONDITIONS.

08. CONTACT LIST: GENERAL CONTRACTOR SHALL SUPPLY, PRIOR TO COMMENCING WORK, A LIST OF ALL SUBCONTRACTORS TO ARCHITECT. THE NAME OF THE PRINIPAL CONTACT, THE ADDRESS, AND PHONE NUMBER OF EACH SUBCONTRACTOR SHALL BE INCLUDED IN THIS LIST.

09. DISTRIBUTION OF DRAWINGS: GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION.

10. PERMITS AND APPROVALS: OBTAIN ALL REQUIRED PERMITS AND PAY FEES FOR PERMITS, LICENSES, INSPECTIONS, FILINGS AND APPROVALS REQUIRED BY LOCAL LAWS, ORDINANCES AND REGULATIONS FOR COMPLETION OF THE PROJECT.

11. INSPECTIONS: SCHEDULE REQUIRED INSPECTIONS IN A TIMELY FASHION SO AS NOT TO INTERRUPT PROGRESS OF THE WORK.

12. NOTIFICATIONS: NOTIFY ADJACENT PROPERTY OWNERS AND THE BUILDING MANAGEMENT IN ACCORDANCE WITH THE PROVISIONS OF LAW AND AS REQUIRED BY THE BUILDING ALTERATION AGREEMENT.

13. WORK PERMIT: A VALID WORK PERMIT SHALL BE PROMINENTLY DISPLAYED AT THE JOB SITE FOR THE ENTIRE DURATION OF THE WORK.

14. INSURANCE: PROVIDE PROOF OF WORKER'S COMPENSATION INSURANCE AND DISABILITY INSURANCE COVERAGE AS REQUIRED BY NEW YORK STATE LAW, PRIOR TO THE COMMENCEMENT OF WORK. PROOF OF LIABILITY, PROPERTY DAMAGE AND OTHER INSURANCE SHALL BE PROVIDED IN THE AMOUNTS STATED IN THE CONTRACT BETWEEN THE OWNER AND CONTRACTOR. ALL CONTRACTORS INVOLVED IN THIS WORK SHALL CARRY PROPERTY DAMAGE AND PUBLIC LIABILITY INSURANCE AS REQUIRED BY GOVERNMENTAL AGENCIES HAVING JURISDICTION AND COMPLY WITH STATUTORY REQUIREMENTS FOR DISABILITY AND WORKMENS COMPENSATION. THEY WILL COMPLY WITH ALL RULES AND REGULATIONS DICTATED BY THE LANDLORD, THE TENANT, THE ARCHITECT AND OTHER GROUP(S) TO BE NAMED FROM LIABILITY DUE TO CONTRACTORS NEGLIGENCE.

15. COMPLIANCE WITH CODES: WORK IS TO BE PERFORMED IN ACCORDANCE WITH RULES AND REGULATIONS OF GOVENMENTAL AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY, AND SANITARY LAWS, CODES, STATUTES, AND ORDINANCES. WHERE REQUIREMENTS OF THESE CODES ARE CONTRADICTORY OR MUTUALLY EXCLUSIVE, THE MORE STRINGENT RULE SHALL APPLY. ANY DISCREPANCIES, VARIATIONS, OR OMMISIONS IN THE CONTRACT DOCUMENTS SHALL BE REPORTED PROMPTLY TO ARCHITECT.

16. MEANS AND METHODS: THE CONTRACTOR SHALL SUPERVISE THE WORK USING HIS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND SHALL HAVE CONTROL OVER, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.

17. SAFETY: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK. GIVE NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE SAFETY OF PERSONS AND PROPERTY, AND THEIR PROTECTION FROM DAMAGE, INJURY AND LOSS. INSURE THAT THE JOB SITE IS MAINTAINED AT ALL TIMES IN SUCH A WAY AS TO PREVENT INJURY OR DAMAGE TO ALL PERSONS WORKING ON OR VISITING THE PREMISES, AND TO PERSONAL PROPERTY.

18. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT ALL PARTIES FROM POTENTIAL HAZARDS PRODUCED BY THE REMOVAL OF OR DAMAGE TO LEAD-BASED PAINTS AND COATINGS, OR OTHER MATERIALS REPRESENTING SIMILAR HAZARDS, EXISTING ON OR ABOUT THE PROPERTY, IN ACCORDANCE WITH LOCAL LAWS AND REGULATIONS.

19. SCHEDULE: PROVIDE A CONSTRUCTION SCHEDULE TO THE ARCHITECT AND OWNER WITHIN ONE (1) WEEK OF BEING AWARDED CONTRACT. THE SCHEDULE SHALL INDICATE THE CHRONOLOGICAL PHASES OF THE CONTRACTOR'S WORK THROUGH THE COMPLETION OF THE PROJECT. THE SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIME, LENGTH OF TIME FOR EACH PHASE AND START AND COMPLETION DATES FOR EACH TRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE APPROVED SCHEDULE.

20. SEQUENCE AND COORDINATION: COORDINATE THE WORK OF ALL TRADES AND SUBCONTRACTORS FOR ALL PORTIONS OF THE WORK, AND COOPERATE IN THE SEQUENCING OF INSTALLATION REQUIRED FOR ITEMS THAT WILL BE FURNISHED BY THE OWNER.

21. APPROVED MATERIALS: THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED, THE ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON INFORMATION SUBMITTED BY THE CONTRACTOR. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED.

22. LICENSED TRADESPEOPLE: PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY CONTRACTORS LICENSED IN THEIR TRADE, WHO SHALL ARRANGE FOR AND OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND SIGN-OFFS.

23. CURRENT DRAWINGS: MAINTAIN A COMPLETE AND CURRENT SET OF CONTRACT DOCUMENTS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR THE USE OF ALL TRADES. A REPRESENATIVE OF THE GENERAL CONTRACTOR AUTHORIZED TO DISCUSS THE WORK AND RECEIVE INSTRUCTIONS FROM THE ARCHITECT SHALL BE AT THE JOB SITE AT ALL TIMES THAT WORK IS IN PROGRESS.

24. LAYOUT OF WORK: LAY OUT THE WORK FROM THE DIMENSIONS AND ALIGNMENTS SHOWN ON THE DRAWINGS AND BE RESPONSIBLE FOR ALL MEASUREMENTS IN CONNECTION THEREWITH. THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS, TO THE ARCHITECT. DO NOT SCALE DRAWINGS: DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS, LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN ADVANCE, OF ANY DISCREPENCIES OR QUESTIONS. NO EXTRA CHARGE OF COMPENSATION WILL BE ALLOWED ON ACCOUNT OF ANY DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THE MEASURMENTS WHICH MAY BE FOUND AS INDICATED ON THE DRAWINGS. THE GENERAL CONTRACTOR SHALL ASSUME FULL AND UNDIVIDED RESPONSIBILITY FOR THE ACURACY, FIT & STABILITY OF ALL PARTS OF THE WORK.

25. SHOP DRAWINGS & SAMPLES: THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT SAMPLES, AND MANUFACTURER'S TECHNICAL INFORMATION FOR THE ARCHITECT'S REVIEW, PRIOR TO THE COMMENCEMENT OF FABRICATION. SUBMISSIONS SHALL BE IN THE FORM REQUIRED BY THE SPECIFICATIONS OR AS REQUESTED BY THE ARCHITECT.
A) PROVIDE ACCURATELY PREPARED, LARGE SCALE AND DETAILED SHOP DRAWINGS PREPARED SPECIFICALLY FOR THIS PROJECT ON REPRODUCABLE SHEETS. SHOW ADJACENT CONDITIONS AND RELATED WORK. SHOW ACCURATE FIELD AND CLEARLY NOTE FIELD CONDITIONS. IDENTIFY MATERIALS AND PRODUCTS IN THE WORK SHOWN. NOTE SPECIAL COORDINATION REQUIRED. HIGHLIGHT OR INDICATE DEVIATIONS FROM THE CONTRACT DOCUMENTS. REPRODUCTION OF CONTRACT DOCUMENTS OR STANDARD INFORMATION AS THE BASIS OF SHOP DRAWINGS WILL NOT BE ACCEPTED.
B) PROVIDE SAMPLES IDENTICAL WITH FINAL MATERIALS AND PRODUCTS TO BE INSTALLED IN THE WORK. WHERE INDICATED, PREPARE SAMPLES TO MATCH THE ARCHITECTANS'S SAMPLES. LABEL EACH SAMPLE WITH DESCRIPTION, SOURCE, VARIETAL NAME OR MANUFACTURER'S NAME AND MODEL NUMBER. ARCHITECT WILL REVIEW SAMPLES FOR COMFIRMATION OF VISUAL DESIGN INTENT, COLOR, PATTERN, TEXTURE AND TYPE ONLY.

26. APPROVALS: THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS IS FOR CONFORMANCE WITH THE DESIGN CONCEPT ONLY. APPROVAL OF A SPECIFIC ITEM DOES NOT INDICATE APPROVAL OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITIES, DIMENSIONS, COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS, AND COORDINATION OF THE WITH OTHER TRADES. THE CONTRACTOR IS NOT RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS, NOR BY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS BY THE ARCHITECT'S REVIEW OF THESE DRAWINGS.

27. QUALITY ASSURANCES:
A) ALL WORK SHALL BE PERFORMED AND SUPERVISED BY WORKMEN THOROUGHLY FAMILIAR WITH THE MATERIALS AND METHODS SPECIFIED.
B) WORK SHALL BE INSTALLED PLUMB AND LEVEL. SHOULD EXISTING ADJACENT WORK NOT BE PLUMB AND LEVEL, NEW WORK SHALL BE INSTALLED AS NECESSARY TO MEET THE EXISTING WORK, WITHOUT APPEARING TO EMPHASIZE THE VARIANCE. THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT TO DETERMINE HOW BEST TO DEEMPHASIZE THE VARIANCE PRIOR TO COMMENCING THE WORK.

28. CHANGE ORDERS: CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONALWORK OR CHANGES FOR WHICH THEY EXPECT ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.

29. PROTECTION DURING CONSTRUCTION: PROVIDE AND MAINTAIN COVERINGS AND PROTECTION TO PREVENT DAMAGE, DISCOLORATION OR SOILING OF EXISTING AND NEW CONSTRUCTION, FINISHES, FURNISHINGS, FABRICS AND THE OWNERS POSSESSIONS. MAINTAIN PROTECTION UNTIL OWNER'S FINAL ACCEPTANCE. UPON OWNER'S ACCEPTANCE, REMOVE PROTECTION AND CLEAN ALL EXPOSED SURFACES IN THE ENTIRE SPACE. ANY DAMAGES DUE TO THIS WORK OR ACCIDENTS SHALL BE REPAIRED, REPLACED OR PATCHED AT THE DISCRESION OF THE ARCHITECT. CONTRACTOR SHALL BEAR FINANCIAL RESPONSIBILITY FOR SUCH DAMAGE AND ANY WORK UNDERTAKEN TO CORRECT IT.

30. TEMPORARY UTILITIES: THE OWNER SHALL PROVIDE TEMPORARY ELECTRIC POWER AND WATER FOR REASONABLE USE BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF TEMPORARY UTILITIES FROM THE POINT OF ORIGIN PROVIDED BY THE OWNER.

31. DELIVERIES: EACH CONTRACTOR SHALL MAKE ALL REQUIRED ARRANGEMENTS FOR DELIVERY AND TRANSFER OF EQUIPMENT AND MATERIALS TO THE JOB SITE.

32. CUTTING AND PATCHING: PERFORM ALL CUTTING AND PATCHING REQUIRED BY THE INSTALLATION OF NEW STRUCTURAL STEEL FRAMING, STEEL OR MASONRY LINTELS, STRUCTURAL DECKING OR SLABS, STAIRS, PLUMBING, PLUMBING FIXTURES AND CONNECTIONS, WIRING, ELECTRICAL AND TELEPHONE OUTLETS, SWITCHES, HEATING AND VENTILATION ELEMENTS AND DEVICES TO PROVIDE A FINISHED PROJECT.
A) MATERIALS USED IN CUTTING AND PATCHING SHALL BE IDENTICALTO ORIGINAL MATERIALS, UNLESS OTHERWISE NOTED. IF IDENTICAL MATERIALS ARE NOT AVAILABLE, PROVIDE FINISHED WORK THAT WILL RESULT IN EQUAL OR BETTER THAN EXISTING PERFORMANCE CHARACTERISTICS.
B) USE CUTTING METHODS LEAST LIKELY TO DAMAGE ELEMENTS RETAINED OR ADJOINING WORK. USE TOOLS TO ENSURE NEAT, ACCURATELY FORMED HOLES AND EDGES AT ADJACENT WORK.
C) LOCATE UTILITIES BEFORE CUTTING. CAP VALVE, SEAL AND PLUG ABANDONED UTILITES TO PREVENT ENTRY OF MOISTURE OR OTHER FOREIGN MATTER.
D) PATCHING SHALL BE PERFORMED SO AS TO PROVIDE SOLID, TRUE AND ALIGNED SUBSTRATA FOR THE INSTALLATION OF FINISH MATERIALS.
E) PATCHING SHALL SEAMLESSLY JOIN THE IMMEDIATE EXISTING ADJACENT CONSTRUCTION IN MATERIAL, FINISH AND COLOR, UNLESS OTHERWISE NOTED. JOINTS SHALL BE DURABLE AND INVISIBLE. CREATE TRUE, EVEN PLANES WITH UNIFORM CONTINUOUS APPEARANCE. MATERIALS USED SHALL BE IDENTICAL TO MATERIALS CUT AND PATCHED.
F) REPAINT ENTIRE ASSEMBLIES, NOT JUST PATCHED AREAS.

33. REMOVALS: MAINTAIN A CLEAN AND NEAT WORK SITE AT ALL TIMES. CLEAN UP AND REMOVE FROM THE PREMISES ALL WASTE MATERIALS, RUBBISH, WRAPPINGS, CONTAINERS AND SALVAGES AS GENERATED BY THE CONSTRUCTION, DEMOLITION, AND BY THE DELIVERY AND INSTALLATION OF WOODWORK, FURNITURE AND APPLIANCES, WHETHER PROVIDED UNDER THIS CONTRACT OR NOT.

34. FINAL CLEANUP: LEAVE ALL SPACES VACUUM CLEAN AND ORDERLY, READY FOR OWNER OCCUPANCY. ALL SURFACES, INCLUDING COUNTERS, CABINET SHELVES AND TOPS, MANTLES, MOLDINGS, DOOR AND WINDOW HEADS, PLUMBING AND LIGHTING FIXTURES, APPLIANCES, HEATING AND AIR-CONDITIONING EQUIPMENT (INCLUDING RADIATORS, FIN-TUBE AND CONVECTORS) AND FLOORS SHALL BE THOROUGHLY DUSTED WITH A FREQUENTLY RINSED DAMP CLOTH. AFTER DUSTING ALL SURFACES, FLOORS SHALL BE VACUUMED USING ATTACHMENTS APPROPRIATE FOR THE FINISH. WINDOWS SHALL BE SCRAPED CLEAN WITH A RAZOR AND WASHED WITH VINEGAR AND NEWSPRINT.

35. PROJECT CLOSEOUT: UPON COMPLETION OF THE JOB, SUBMIT ALL CERTIFICATES OF INSPECTION AND A CERTIFICATE OF SUBSTANTIAL COMPLETION (AIA DOCUMENT G-704) TO THE ARCHITECT. UPON OWNER'S ACCEPTANCE, THE CONTRACTOR SHALL PERFORM A FINAL CLEANING.

36. WARRANTY & GUARANTEE:
A) THE CONTRACTOR GUARANTEES THAT WORK COMPLETED UNDER THIS CONTRACT IS FREE FROM FAULTY MATERIALS AND WORKMANSHIP, NCLUDING IMPROPER INSTALLATION. THIS GUARANTEE SHALL COVER A MINIMUM PERIOD OF ONE (1) YEAR FOLLOWING THE DATE OF ACCEPTANCE OF THE WORK BY THE OWNER AND SHALL BIND THE CONTRACTOR TO REPAIR OR REPLACE, PROMPTLY AND EFFICIENTLY, ANY AND ALL WORK AND MATERIALS FOUND TO BE DEFECTIVE DURING THIS PERIOD, INCLUDING OTHER WORK NOT PERFORMED UNDER THIS CONTRACT, THAT IS DAMAGED BY SUCH DEFICIENCY.
B) NEITHER THE FINAL CERTIFICATE NOR THE FINAL PAYMENT, NOR ANY OTHER PROVISION IN THE CONTRACT, SHALL RELIEVE THE CONTRACTOR OF RESPONSIBILITY DESCRIBED IN THIS SECTION.
C) THIS WARRANTY IS IN ADDITION TO MANUFACTURER'S STANDARD WARRANTIES ON SPECIFIC PRODUCTS, MATERIALS AND ASSEMBLIES.
D) IN THE EVENT THAT ADDITIONAL PROFESSIONAL SERVICES ARE REQUIRED TO VERIFY AND DIRECT REPAIRS OR REPLACEMENT OF WORK AS A DIRECT CONSEQUENCE OF THE FAILURE OF MATERIALS OR WORKMANSHIP GUARANTEED BY THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF FEES FOR SUCH PROFESSIONAL SERVICES, AND ANY OTHER FEES NECESSARY TO CORRECT THE WORK.

GENERAL FRAMING/ COMPLIANCE NOTES

01. STRUCTURAL LUMBER SIZES UNLESS OTHERWISE NOTED ARE BASED ON DOUGLAS FIR #2 OR BETTER, WITH A FIBER STRESS OF Fb=1,350 PSI AND AN ELASTICITY E=1,300,000 PSI.

02. FRAME OPENINGS LARGER THAN 16 INCHES, ERECT DOUBLE HEADERS AND TRIMERS, FOR HEADER SIZES SPAN UP TO 4 FEET OPENING USE 2X12 WITH 1/2" PLYWOOD BETWEEN.

03 LAMINATED STRUCTURAL LUMBER (MICROLLAM LLV) IS TO BE OF FIBER STRESS Fb=2,600 PSI MINIMUM AND (PARALLAM PSL) IS TO BE OF FLEXTURAL STRESS OF Fb=2,900 PSI.

04. FOR FRAMING CONNNECTION USE TOP FLANGE HANGERS AS MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL. SEE DEATAILS.

05. FOR HEADER SIZES SEE PLAN AND SECTIONS.

06. DETAILS AND SECTIONS OF THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO INDICATE GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" IMPLY ALL CONDITIONS TREATED SIMILARLY. MODIFICATIONS TO BE MADE BY THE CONTRACTOR TO ACCOMODATE MINOR VARIATIONS.

07. WALL SHEATING TO EXTEND TO THE TOP OF TOP PLATE.

08. GWB TO COMPLY WITH R702.1, R702.3, TABLE R702.1(2).

09. DEFLECTION OF ALL MEMBERS IS TO COMPLY WITH CLAUSE R 301.6 NYS RESIDENTIAL CODE.

10. ALL DETAILS ON THESE PLANS INDICATE PROVISION FOR CONTINOUS LOAD PATH AS REQUIRED.

11. CONTRACTOR IS TO ENSURE FIT FOR ALL SIMPSON CONNECTORS, OR APPROVED EQUAL, BEFORE INSTALLATION.

12. DESIGN PRESSURE RATING OF WINDOWS IS TO BE DP-30 MINIMUM PER TABLE R301.2(2) NYS RESIDENTIAL CODE ALSO REFERENCE R613.2 AND R613.3.

17. NOTCHES AND HOLES IN STUDS IS TO COMPLY WITH 3.4.1.1.1 WFCM-95.

18. ALL HEADER SPANS IS TO COMPLY WITH TABLES 3.21A TO 3.22B WFCM-95.

STATE OF NEW YORK PLAN REQUIREMENTS

01. STANDARD USED FOR DESIGN OF THE 2020 INTERNATIONAL RESIDENTIAL CODE AND

02. FOR THE AREA OF THE NEW PROPOSED ADDITION SEE SITE PLAN.

03. DESIGN LOADING:
A) DEAD LOAD: ROOFING 5.0 psf, PLYWOOD SHEETING 1.5 psf, JOISTS 3.5 psf, INSULATION 1.0 psf, CEILNG 1.0 psf, ELECT. AND MISC. 3.0 psf. TOTAL=15.0 psf
B) LIVE LOAD: ATTIC WITHOUT STORAGE 10.0 psf, FIRST FLOOR 40.0 psf, DECKS 40.0 psf, GROUND SNOW LOAD (Pg) 45.0 psf, WIND LOAD BASIC WIND SPEED 90 MPH, EXPOSURE B, SEISMIC DESIGN CATEGORY C.

04. WINTER DESIGN TEMPERATURE=13 DEGREES.

05. ICE SHIELD UNDERLAYMENT IS REQUIRED WITH MINIMUM 24 INCHES ALONG THE ROOF LINE MEASURED FROM THE INSIDE FACE OF THE EXTERIOR WALL.

06. THE PROPOSED ADDITION INDICATED MUST MEET THE ENERGY CONSERVATION CONSTRUCTION CODE OF THE 2015 INTERNATIONAL RESIDENTIAL CODE AND 2016 NYS ENERGY CODE SUPPLEMENT.

07. FOR FASTENER METHOD FOR ALL STRUCTURAL MEMBERS SEE FASTENER SCHEDULE.

08. CONTRACTOR IS TO INSTALL SMOKE AND CARBON MONOXIDE DETECTORS IN THE VICINITY OF ALL BEDROOMS EXISTING AND PROPOSED ADDITION IN COMPLIANCE WIHT THE CURRENT RESIDENTIAL CODE.

IRC ENERGY CONSERVATION CONSTRUCTION CODE

01. THE PROPOSED ADDITION INDICATED COMPLIES WITH THE 2020 NYS RESIDENTIAL ENERGY CODE

02. INSULATION VALUES COMPLY WITH REQUIREMENT FOR CLIMATE ZONE 4. NOTE THAT INSUTATIONS AT EXISING ENCLOSED WALLS WILL NOT BE ALTERED

DRAWING SYMBOLS

- 1/A200 — BUILDING ELEVATION
- 1/A300 2 — INTERIOR ELEVATION
- 1/A200 — SECTION
- COLUMN CENTER LINE
- 1/A400 — DETAIL
- 200 — WINDOW DESIGNATION
- D200A — DOOR DESIGNATION
- +0'-0" FF / +0'-0"SF — ELEVATION / DATUM
- 10 — WALL TYPES
- 1 — REVISION NUMBER

DRAWING LEGEND

- 2 HOUR RATED GYPSUM WALL BOARD
- EXISTING STRUCTURE
- WOOD BLOCKING
- PLYWOOD
- PLYWOOD - DETAIL
- WOOD - FINISH GRADE
- MDF / PARTICLE BOARD
- CONCRETE
- CMU
- BRICK
- ACOUSTICAL INSULATION
- STEEL
- STONE
- GYPSUM WALL BOARD
- LINE ABOVE
- LINE BELOW

ABBREVIATIONS

A.F.F.	Above Finish Floor	MATL.	Material
A.C.	Air Conditioning	MECH.	Mechanical
ADJ.	Adjustable, Adjacent	MTL.	Metal
ALUM.	Aluminum	MIN.	Minimum
∠	Angle	MAX.	Maximum
APPROX.	Approximate	MFR.	Manufacturer
ARCH.	Architect(ural)	N.A.	Not Applicable
@	At	N.I.C.	Not In Contract
AUX.	Auxiliary	N.T.S.	Not To Scale
BET.	Between	N.	North
BLK.	Block(s)	No. or #	Number
BLKG.	Blocking	NOM.	Nominal
BD.	Board	O/	On / Over
BOT.	Bottom	O.C.	On Center(s)
BLDG.	Building	OPNG.	Opening
B.M.	Benchmark	O.H.	Overhead
CAB.	Cabinet	O.D.	Outside Diameter
CLG.	Ceiling	OPP. HND.	Opposite Hand
CEM.	Cement	P.O.S.	Point of Sale
C.L.	Center Line	PTN.	Partition
C.D.	Ceiling Diffuser	PNL.	Panel
C.R.	Ceiling Register	PTD.	Painted
CLOS., CL.	Closet	PL.	Property Line
CLR	Clear	P.O.	Panel Opening
C.W.	Cold Water	PLYWD.	Plywood
COL.	Column	PL. LAM.	Plastic Laminated
CONC.	Concrete	PREP.	Preparation
CONST.	Construction	P.S.I.	Pounds Per Square Inch
CMU.	Concrete Masonry Unit	P.S.F.	Pounds Per Square Foot
CONT.	Continuous	RD.	Round
CONTR.	Contractor	RAD.	Radius
C.J.	Control Joint	REC.	Recessed / Receptacle
C.	Course or Conduit	REQ./REQ'D.	Required
CER.	Ceramic	REF./REFL.	Reflected
D./DN.	Down	REINF.	Reinforce(d)/(ing)
DET.	Detail	RES.	Resilient
DIA.	Diameter	RET.	Return / Retain
DIM.	Dimension	R.	Riser / Radius
DISP.	Dispenser	RM.	Room
DWG.	Drawing	R.O.	Rough Opening
DIAG.	Diagonal	SCH.	Schedule
E.	East	SEC.	Section
ELEC.	Electric(al)	SEP.	Separate
EL.		S.F.	Subfloor
EQUIP.	Equipment	SIM.	Similar to
EQ.	Equal	SPEC.	Specification
EA.	Each	S.	South / Sink
EXH.	Exhaust	ST./STL.	Stainless Steel
F.D.	Floor Drain	STL.	Steel
F.F.	Finish Floor	STOR.	Storage
F.H.	Full Height	STR.	Structural, Structure
FIN.	Finish(ed)	SW.	Switch
FIX.	Fixture	SQ.	Square
FL./FLR.	Floor	S.C.	Solid Core
F.R.	Fire Rated	SUSP.	Suspended
G.	Gas	STN.	Stone
GA.	Gauge	T.B.D.	To Be Determined
GALV.	Galvanized	TEL.	Telephone
GL.	Glass	THERM.	Thermostat
G.W.B.	Gypsum Wall Board	THK.	Thickness
GYP BD.	Gypsum Wall Board	T.O. CURB	Top of Curb
HDWR.	Hardware	T.O. WALL	Top of Wall
HDWD.	Hardwood	T.O. SLAB	Top of Slab
H.R.	Handrail	T.O. STL.	Top of Steel
H.V.A.C.	Heat, Vent.& Air Cond.	T.	Tread
HT.	Height	TYP.	Typical
HOR.	Horizontal	TRTD.	Treated
H.W.	Hot Water	TEMP.	Tempered
I.D.	Inside Diameter	U.	Up
INSUL.	Insulation	U.N.O.	Unless Noted Otherwise
INT.	Interior	U.L.	Underwriter's Laboratories
INCL.	Include(d)/(ing)	VA.	Value
INV.	Invert	VEN.	Veneer
JT.	Joint	VERT.	Vertical
LBS.	Pounds	V.I.F.	Verify in Field
LDR.	Leader	V.B.	Vapor Barrier
LW.	Lightweight	W.	Water / Wide / West
		W.P.	Waterproofing

DRAWING INDEX

A001	GENERAL NOTES NOTES, ZONING AND LEGENDS
S100	SITE PLAN/ STORM-WATER PLAN
L100	LANDSCAPE PLAN
L200	EXTERIOR ELEVATIONS/ SECTIONS
L201	EXTERIOR ELEVATIONS/ SECTIONS
L300	LANDSCAPE DETAILS

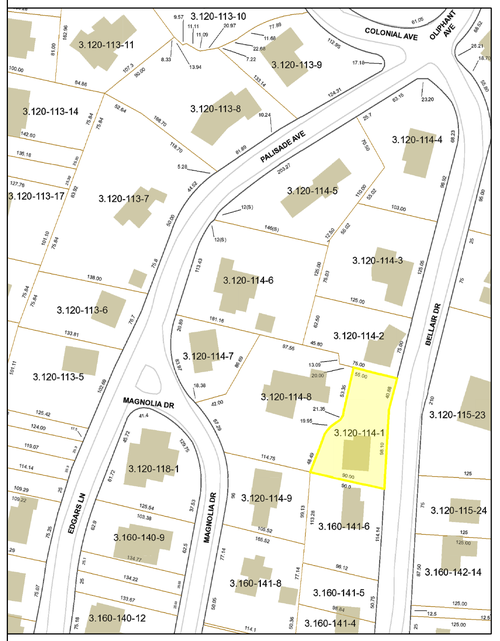
LIGHT FIXTURE SCHEDULE

SYMBOL	LOCATION	DESCRIPTION	MANUF.	CAT. NO.	COMMENTS
	EXTERIOR	RECESSED LIGHT	HINKLEY	HARDY ISLAND MZ16710	LED BRONZE
	EXTERIOR	STEP LIGHTS	HINKLEY	HARDY ISLAND MZ1594-LL	LED BRONZE
	EXTERIOR	BOLLARD	TBD		LED

ELECTRICAL DEVICE LEGEND

SYMBOL	DESCRIPTION/ COMMENTS
	EXTERIOR GFI DUPLEX OUTLET W/ HINGED COVER PER CODE
	INTERIOR LIGHT SWITCH, VERIFY LOCATION WITH OWNER

ELECTRICIAN TO VERIFY ALL ELECTRICAL REQUIREMENTS
PROVIDE CONDUIT FOR EXTERIOR LIGHTING AS REQUIRED BY CODE.



KEY PLAN

NOTE:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER DIRECTION OFA LICENSED PROFESSIONAL TO ALTER ANY ITEM IN ANY WAY. IF AN ITEM BEARING A SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX THERE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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914.478.3448
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REGISTERED ARCHITECT NIALL CHRISTOPHER CAIN 020240 STATE OF NEW YORK

Golub Alteration
125 Bellair Drive
Dobbs Ferry, NY

LANDSCAPE DRAWINGS
PHASE II

CONSTRUCTION DRAWINGS

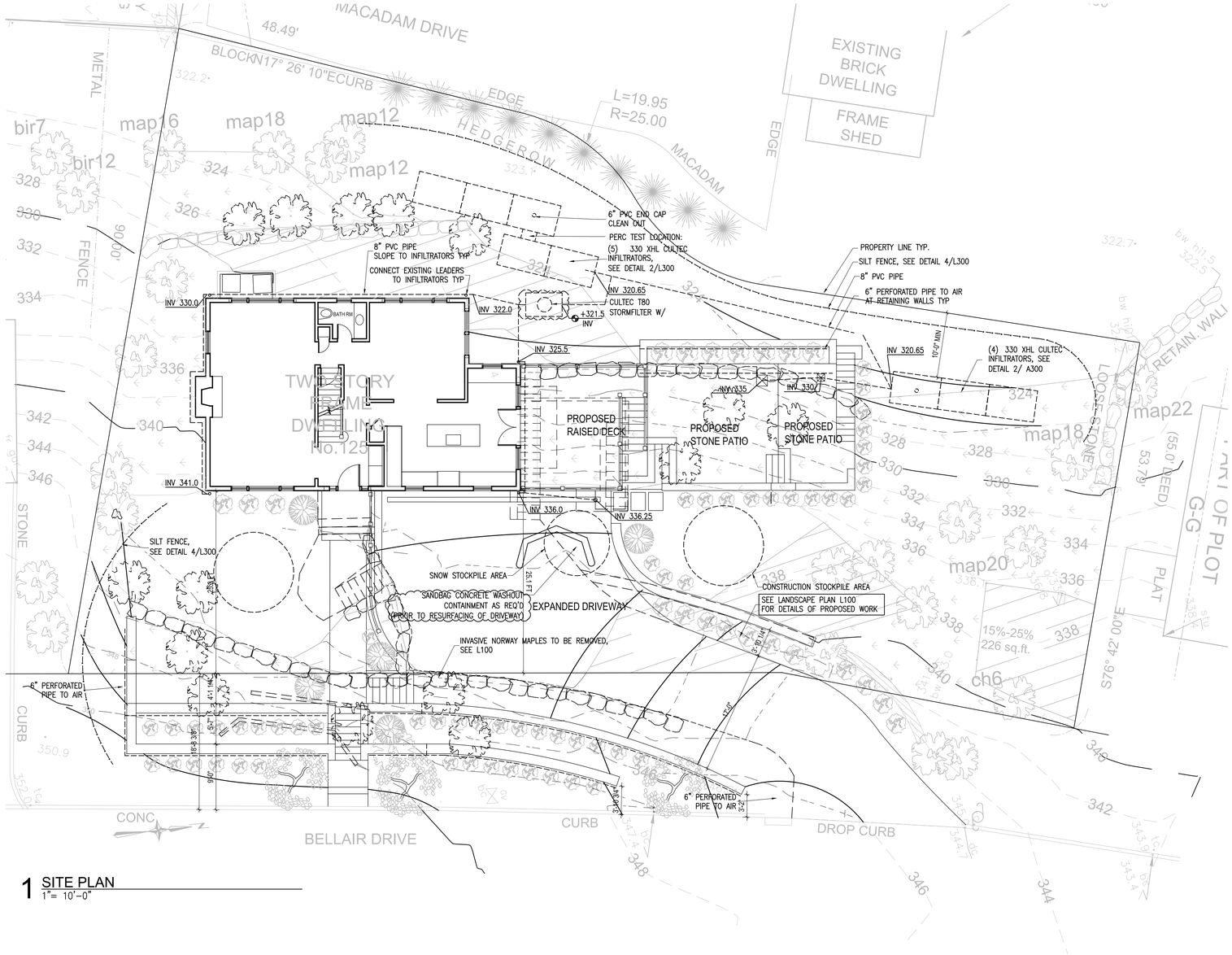
date:
JANUARY 11, 2024
BOT REVIEW
FEBRUARY 21, 2024
ENGINEER REVIEW REV

drawn by:

scale:
NTS

title:
GENERAL NOTES
ZONING
LEGENDS

number:
A001



1 SITE PLAN
1"= 10'-0"

ZONING CALCULATIONS		
111 BELLAIR DRIVE		
LOTS 1, BLOCK 141, SECTION 3.17		
ZONING DISTRICT	OF-5	
EXISTING LOT AREA	9,261 SF	
EXISTING LOT AREA W/ STEEP SLOPE AREA DEDUCTION MINUS >/= 25% STEEP SLOPE AREA 3010/2 = 1,505 MINUS 15-25% STEEP SLOPE AREA OF 1303/4 = 325.75	7,430 SF	
MINIMUM LOT AREA	7,500 SF	
EXISTING OCCUPANCY	SINGLE FAMILY	
PROPOSED OCCUPANCY	SINGLE FAMILY	
MINIMUM SIDEYARD SETBACKS EACH/ BOTH	10 FT EA	25 BOTH
EXISTING SIDE YARD SETBACKS EACH/BOTH	10 FT	90.5 FT
MINIMUM FRONT YARD SETBACK	25.0 FT	
EXISTING FRONT YARD SETBACK	25.3 FT	
MINIMUM REAR YARD SETBACK	25.0 FT	
EXISTING REAR YARD SETBACK TO HOUSE	26.5 FT	
EXISTING BUILDING COVERAGE	1,071 SF OR 14.4 %	
MAXIMUM BUILDING COVERAGE	1,857.5 SF OR 25 %	
EXISTING IMPERVIOUS COVERAGE	2,361.5 SF OR 31.8 %	
MAXIMUM IMPERVIOUS COVERAGE	44% OR 3,269.2 SQ.FT.	
PROPOSED + EXISTING IMPERVIOUS COVERAGE	2,987 SF OR 40.2 %	

DRYWELL CALCULATIONS

PROPOSED + EXISTING IMPERVIOUS AREA 3,162 SF

100YR STORM = 9" (.75 ft) OF RAINFALL PER SF
Undeveloped SCS 66 = runoff depth of 4.84"
Developed SCS 98 = runoff depth of 8.76"
8.76 – 4.84 = 3.92" (0.33 ft)
0.33 ft x 3,162 SF = 1043.5 CF
1043.5 CF CAPACITY DRYWELL REQUIRED

Percolation Rate Calculations
Area of Percolation
Ac = π Dh Avg = 3.14(1ft)x 7.5 in/12in/ft = 1.96 sf
Ab = 3.14r2 = 3.14(.5)2 = .785 sf
Ap = Ac + Ab = 1.96 + 0.785 = 2.75 sf

24 Hour Volume of Percolation
Vp = 0.785 SF x 1"/12in/ft = 0.065 cf
Sr= 0.065/2.75 SF/60min = 0.00090
0.00090 x 60min x 24 hr = 1.30 cf/sf/day

Soil Percolation Rate
Sr= 1.30 – 25% (clogging factor)
Sr =1.30 – 0.32 = 0.98cf/sf/day

24 Hour Volume per Drywell
Vw = 98 cf
Vp = 7.0 ft x 4.33 ft x 1.21 = 36.68 cf/chamber
Vt = 98 cf + 36.68cf = 134.68 cf/chamber

(8)134.68 = 1077 cf capacity

(8) 330XL CULTEC TANKS
W/ GRAVEL PER DETAIL REQUIRED

EXISTING SITE DRAINAGE:
EXISTING SITE DRAINAGE HAS BEEN OBSERVED AND IS FUNCTIONING AS INTENDED AND WILL NOT POSE ANY CONFLICT WITH THE PROPOSED STORM WATER MANAGEMENT SYSTEM

STORMWATER RETENSION SYSTEM NOTES:

The area of the proposed infiltration system shall be protected from compaction during construction.

The infiltration system is not to be connected until all construction is complete and the site is stabalized.

The storm water management system shall be inspected periodically
and shall be maintained in working order per the Westchester Department of Health requirements.

Utility locations shall be verified prior to excavation. Code 753 shall be performed prior to excavation.

All excavations shall comply with OSHA regulation 1926.650 with regard to excavations over 4 feet.

The grades should pitch away form the building but not cause any deleterious ponding on this propoerty or adjacent poperty. Any ponding shall be corrected.

* SCS values per TR55 Table 2.1

SITE PLAN NOTES:

1. NO ROCK BLASTING IS REQUIRED
2. THE TOWN ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
3. AS 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 ENGINEER AS CLEAN, NON-CONTAMINATED FILL SUITABLE FOR THE INTENDED USE.
5. AS BUILT DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY
7 ALL UNDERGROUND UTILITY LINES ARE TO BE MARKED PRIOR TO START OF CONSTRUCTION. WATER AND GAS LINES ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION
9. THERE IS TO BE NO INCREASED RUNOFF TO ADJACENT PROPERTIES AS A RESULT OF THE PROPOSED WORK. ALL RE-GRADING SHALL INSURE THAT RUNOFF TO ADJACENT PROPERTIES IS NOT INCREASED OR ALTERED FROM EXISTING CONDITIONS. ANY NATURAL RUNOFF OF SITE SHALL NOT BE INCREASED OR CREATE ON SITE PONDING.
10. THE PROPOSED INFILTRATION SYSTEM SHALL NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPLETED AND THE CONTRIBUTING AREA IS STABILIZED
11. APPROXIMATELY 84 YARDS OF CLEAN FILL MATERIAL IS TO BE IMPORTED TO SITE.
12. ALL IMPORTED CONSTRUCTION FILL AND AGGREGATES SHALL BE CLEAN AND CONFORM WITH THE SOIL CONSTITUENT CONCENTRATIONS FOR UNRESTRICTED USE AS SPECIFIED BY THE NYSDEC DER-10 PART 375 STANDARDS

THE GENERAL CONTRACTOR SHALL NOTIFY THE BUILDING DEPARTMENT AT LEAST 48 HOURS BEFORE ANY OF THE FOLLOWING SO THAT INSPECTIONS MAY BE PERFORMED
1. START OF CONTRUCTION
2. INSTALLMENT OF SEDIMENT AND EROSION CONTROL
3. COMPLETION OF SITE CLEARING
4. COMPLETION OF ROUGH GRADING
5. INSTALATION OF SMP'S
6. COMPLETION OF FINAL GRADING AND STABILAIZATION OF DISTURBED AREAS.
7. CLOSURE OF CONSTRUCTION
8. COMPLETION OF FINAL LANDSCAPING

THE OWNER SHALL HAVE A QUALIFIED INSPECTOR INSPECT AND DOCUMENT THE EFFECTIVENESS OF ALL EROSION AND SEDIMENTATION CONTROL PRACTICES AND PREPARE INSPECTION REPORTS AT LEAST ONCE A MONTH. THESE REPORTS MUST BE KEPT ON SITE AND AVAILABLE FOR REVIEW.

STORMWATER IMPERVIOUS AREA CALCULATIONS:

IMPERVIOUS SURFACE FOR STORM-WATER CATCHMENT:

EXISTING HOUSE	1,088 SF
EXISTING + PROPOSED DRIVEWAY	1,723 SF
PROPOSED PATIO PAVING	351 SF
TOTAL IMPERVIOUS COVERAGE	3,162 SF

SURVEY INFORMATION BY:
ELIOT SENOR LICENSED LAND SURVEYOR
NYS LIC # 049822

GABRIEL SENOR PC
LAND SURVEYOR
90 NORTH CENTRAL AVENUE
HARTSDALE NY
914-422-0070

SEE SURVEY SUBMITTED DATED OCTOBER 17, 2022

ALL UNDERGROUND UTILITY LINES ARE TO BE MARKED PRIOR TO START OF CONSTRUCTION. WATER AND GAS LINES ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION

CUBIC FEET OF FILL TO BE REMOVED AT FRONT TERRACES AND DRIVEWAY EXPANSION: APROX 72 CUBIC YARDS

CLEAN FILL REQUIRED AT NORTH RAISED TERRACE:
APROX. 46 YARDS.

TOTAL CUBIC YARDS TO BE REMOVED = APROX. 28 CY

SEE SITE SECTIONS FOR CALCULATIONS

APPROXIMATE AREA OF DISTURBANCE: 5,500 SF

INFILTRATION ACCESS PORTS ARE TO BE SHOWN ON THE AS-BUILT

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

title:
SITE PLAN
STORMWATER PLAN

number:
S100

SEE LIGHTING SCHEDULE ON SP110 FOR EXTERIOR LANDSCAPE LIGHTING SPECIFICATIONS.

EXTERIOR LIGHTING LEVELS TO COMPLY W/ SECTION 300 -41 OF THE DOBBS FERRY BUILDING CODE.

ALL EXTERIOR LIGHTING TO COMPLY WITH NYS 2020 STRETCH CODE FOR SHUT OFF/ REDUCED LIGHTING FROM 12 MIDNIGHT TO 6 AM.

TREE REMOVALS AND PLANTINGS

INVASIVE NORWAY MAPLES TO BE REMOVED:
(5) AT 12" DIAMETER
(1) AT 16" DIAMETER
(1) AT 22" DIAMETER
(2) AT 8" DIAMETER
(1) AT 15" DIAMETER

121" DIAMETER TOTAL TO BE REMOVED
NOTE: TOTAL DIAMETER OF EXISTING TREES TO REMAIN = 247"

TREES TO BE PLANTED
(1) VARIEGATED JAPANESE MAPLE 4" DIAM
(2) FLOWERING DOGWOOD 4" DIAM

REPLACEMENT TREES = 12" DIAM

SHRUBS TO BE PLANTED
(73) SHRUBS AT AVG 1" EA. 73" DIAM

PLANTING SCHEDULE

QTY	CODE	TYPE	SIZE	REMARKS
14	SL	SCHIP LAUREL, PRUNUS LAUROCERASUS	2 GAL MIN	SEE PLAN FOR LOCATION
12	RB	ROUND BOXWOOD , BUXUS MICROPHYLLA 'GREEN BEAUTY'	2 GAL MIN	SEE PLAN FOR LOCATION
11	VMG	VARIEGATED MAIDEN GRASS, MISCANTHUS SINENSIS 'VARIEGATUS	1 GAL MIN	SEE PLAN FOR LOCATION
12	AEA	AUTUMN EMBERS AZALEA	2 GAL MIN	SEE PLAN FOR LOCATION
12	RWH	RED WINTERBERRY HOLLY, ILEX VERTICILLATA	2 GAL MIN	SEE PLAN FOR LOCATION
2	LH	LACE HYDRANGEA	2 GAL MIN	SEE PLAN FOR LOCATION
3	ESH	ENDLESS SUMMER HYDRANGEA	2 GAL MIN	SEE PLAN FOR LOCATION
18	JU	JUNIPER	2 GAL MIN	SEE PLAN FOR LOCATION
2	FD	FLOWERING DOGWOOD	6 FT MIN	SEE PLAN FOR LOCATION
1	VJM	VARIEGATED JAPANESE MAPLE	6 FT MIN	SEE PLAN FOR LOCATION

PROVIDE PLANTING SOIL AND FERTILIZER AS RECOMMENDED BY NURSERY.

NOTE:
NO INVASIVE SPECIES ARE TO BE INCLUDED AS INDICATED ON NYS DEC PROHIBITED AND REGULATED INVASIVE PLANTS LIST DATED SEPTEMBER 10, 2014

12" INVASIVE NORWAY MAPLES TO BE REMOVED
16" INVASIVE NORWAY MAPLE TO BE REMOVED
22" INVASIVE NORWAY MAPLES TO BE REMOVED
REPAIR STONE WALL 76 SF
EXIST. AC PAD 24SF
10'-0"
TWO STORY FRAME DWELLING No.125
1088 SF
PROVIDE NEW SOLID STONE STEPS UNDER DECK, QUARRY WEATHER NATURAL EDGE STEPS BY BEDFOORD STONE OR EQUAL, 48 SF
LOOSE STONE RETAINWALL TO REMAIN BELOW DECK
PROPOSED RAISED DECK
TREX DECKING TO MATCH EXISTING BALCONY DECKING
PLANTING BED
12" BLUESTONE BORDER
REMOVE LOOSE STONES
RUBBLE WALL BELOW
324.0 B.O.W
336.6 T.O.W
5'-10 3/4"
CATCH BASIN SEE DETAIL 12/L300
336.9 C.B
332.6 C.B
THERMAL BLUESONE IN ASHLAR PATTERN
PROPOSED STONE PATIO 233 SF
PROPOSED STONE PATIO 118 SF
BLUESTONE LANDING
STEPS W/ BLUESTONE TREADS AND RISERS
8" AT 11" EA 8 R AT 7 1/8" EA
336.2
338.2 T.O.W
333.0
335.0 T.O.W
336.6 T.O.W
8" INVASIVE NORWAY MAPLE TO BE REMOVED
12" INVASIVE NORWAY MAPLES TO BE REMOVED
THERMAL BLUESTONE IN ASHLAR PATTERN
STEP LIGHTS TYP, SEE LIGHT SCHEDULE ON A001 INTERIOR SWITCH LOCATION TBD
TRENCH DRAIN 29 FT LONG SEE DETAIL 13/L300
337.5
LOOSE STONE PAVERS 15 SF
EXISTING CONCRETE STEPS BELOW DECK TO BE REMOVED
PROVIDE NEW SOLID STONE STEPS UNDER DECK, QUARRY WEATHER NATURAL EDGE STEPS BY BEDFOORD STONE OR EQUAL
EXISTING DECK, RAILING AND STAIRS TO BE REMOVED
342.7
343.5
345.6 LANDING
343.75
338.0 B.O.W
344.00 T.O.W
12" BLUESTONE TREADS
CONSTRUCTION STOCKPILE AREA
7" & 8" INVASIVE NORWAY MAPLE TO BE REMOVED TYP
CONCRETE RETAINING WALL W/ STONE VENEER, 28 SF
REBUILD EXISTING RETAINING WALL 45 SF
IN GROUND LIGHTING SEE LIGHT SCHEDULE ON A001 INTERIOR SWITCH LOCATION TBD
STONE WALKWAY AND STEPS, 248 SF TOTAL 182.5 ON LOT
RAILROAD TIES TO BE REMOVED
RETAINING WALL TO BE REMOVED
TO INTERIOR SWITCH, LOCATION TBD
CONCRETE STEPS WITH THERMAL BLUESTONE TREADS AND RISERS
GAURDRAIL
EXPANDED DRIVEWAY
1723 SF TOTAL
952.5 SF ON LOT
346.34 T.O.W
10 SF WALL ON LOT
343.60 LOW PNT
338.8 B.O.W
344.00 T.O.W
REMOVED FILL TO BE USED FOR RAISED STONE PATIO
RETAINING WALL TO BE REMOVED
EXISTING ASPHALT DRIVEWAY TO BE RESURFACED
EXISTING STONE WALL 13 SF
IN GROUND LIGHTING SEE LIGHT SCHEDULE ON A001
12" INVASIVE NORWAY MAPLES TO BE REMOVED
WIDEN EXISTING ASHPALT DRIVEWAY 4" COMPRESSED GRAVEL, 3" SUB SURFACE ASHPALT, 2" FINISH ASPHALT TYP
PROPOSED STONE RETAINING WALLS 107 SF
15" INVASIVE NORWAY MAPLES TO BE REMOVED TYP
348.5 T.O.W
343.75 B.O.W
346.34 T.O.W
DN 7" AT 11" EA 8 R AT 7 1/8" EA
339.9 B.O.W
344.25 T.O.W
PROPOSED STONE RETAINING WALLS 117 SF
344.0 B.O.W
344.5 B.O.W
345.5 B.O.W
349.0 T.O.W.
351.75 B.O.W
346.5 B.O.W
351.75 T.O.W
350.5 T.O.W
PROVIDE 8 X 14 BRUSSELS BLOCK APRON AND BORDER BY UNILOCK, TYP.
347.5 T.O.W
6" INVASIVE NORWAY MAPLE TO BE REMOVED
IN GROUND LIGHTING SEE LIGHT SCHEDULE ON A001
8" INVASIVE NORWAY MAPLES TO BE REMOVED
IN GROUND LIGHTING SEE LIGHTING SCHEDULE
349.48 LANDING
350.8
BOLLARD LIGHT, SEE LIGHT SCHEDULE ON A001
WIDEN EXISTING CURB CUT AT DRIVEWAY, PATCH AND REPAIR ASPHALT ROADWAY AS REQUIRED
TEMPORARY STABILIZED CONSTRUCTION ACCESS
CONC
CURB
DROP CURB
BELLAIR DRIVE
SEE SURVEY BY ELLIOT SENOR LIC# 049822, SEE TOPO SURVEY

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LANDSCAPE DRAWINGS
PHASE II

CONSTRUCTION DRAWINGS

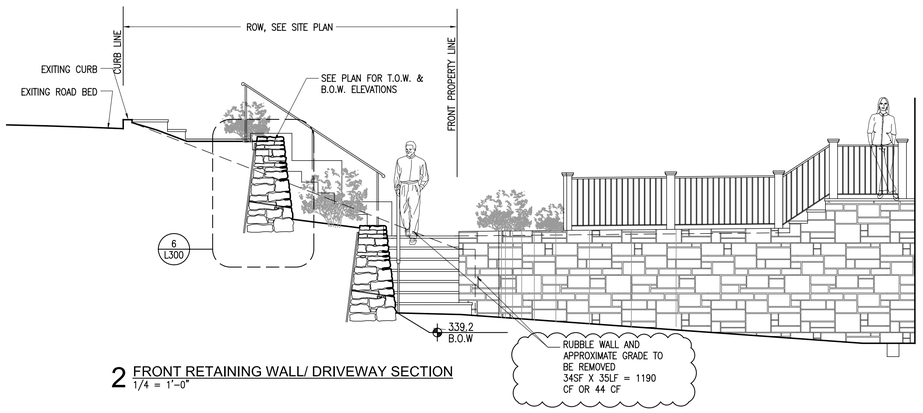
date:
JANUARY 11, 2024
BOT REVIEW
FEBRUARY 21, 2024
ENGINEER REVIEW REV

drawn by:

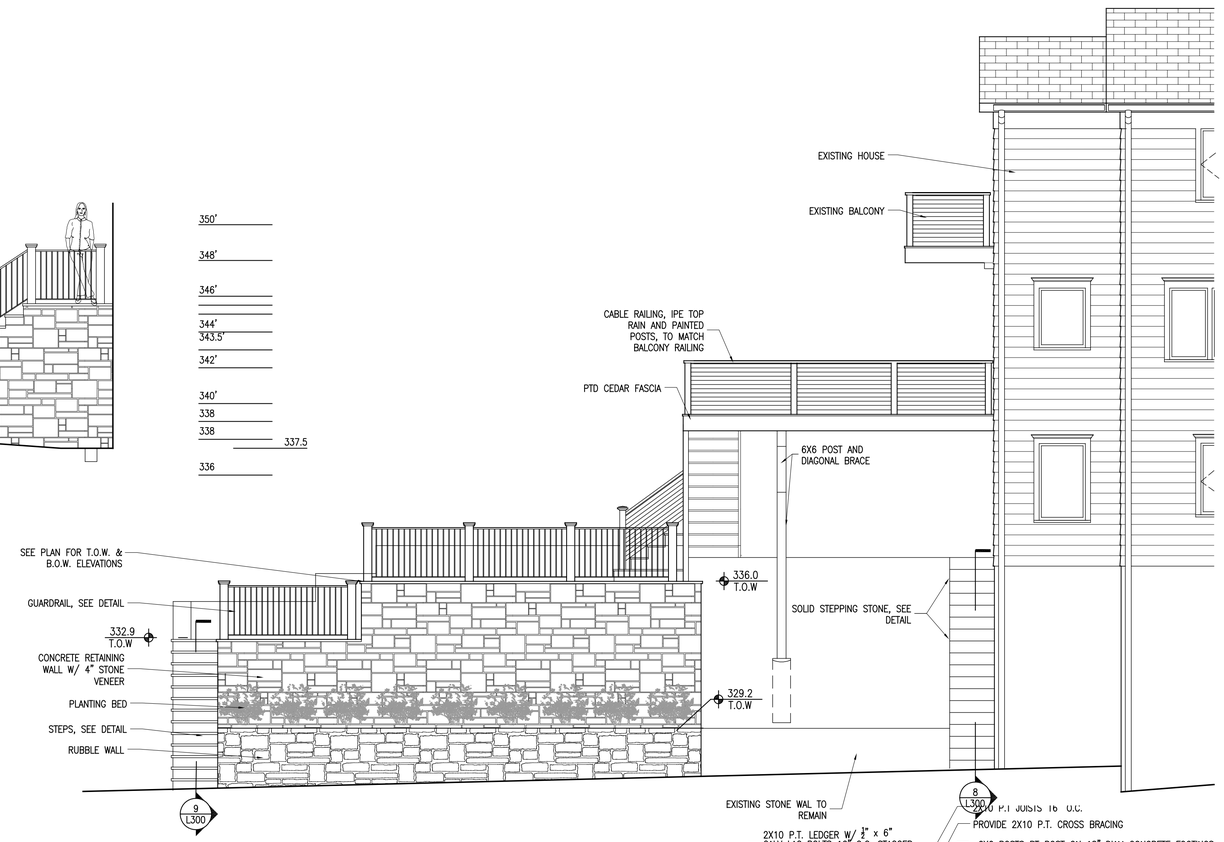
scale:
1/4" = 1'-0"

title:
LANDSCAPE PLAN

number:
L100

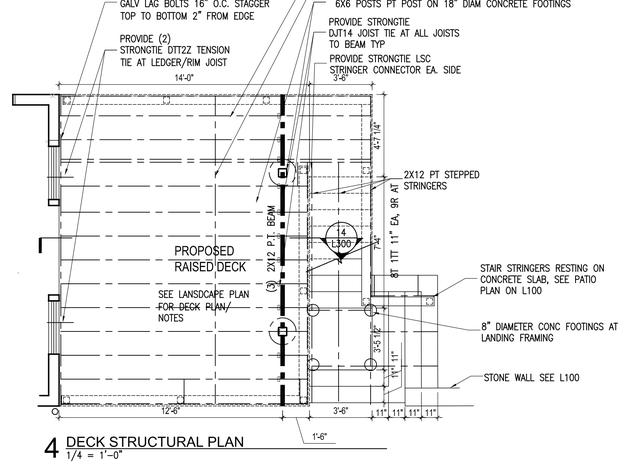


2 FRONT RETAINING WALL/ DRIVEWAY SECTION
1/4 = 1'-0"



3 REAR ELEVATOION (WEST)
1/4 = 1'-0"

1 FRONT ELEVATION
1/4 = 1'-0"



4 DECK STRUCTURAL PLAN
1/4 = 1'-0"

338 FT
336 FT
334 FT
332 FT

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1/4" = 1'-0"

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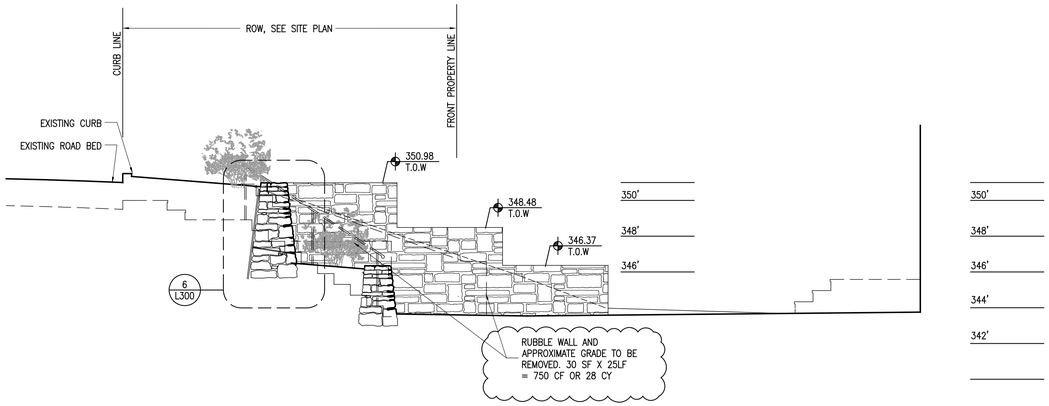
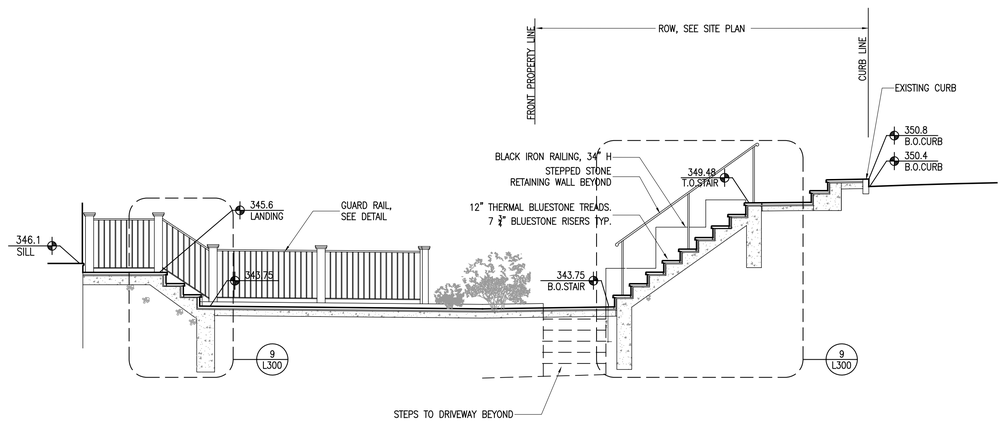
LANDSCAPE SECTIONS DECK STRUCT PLAN

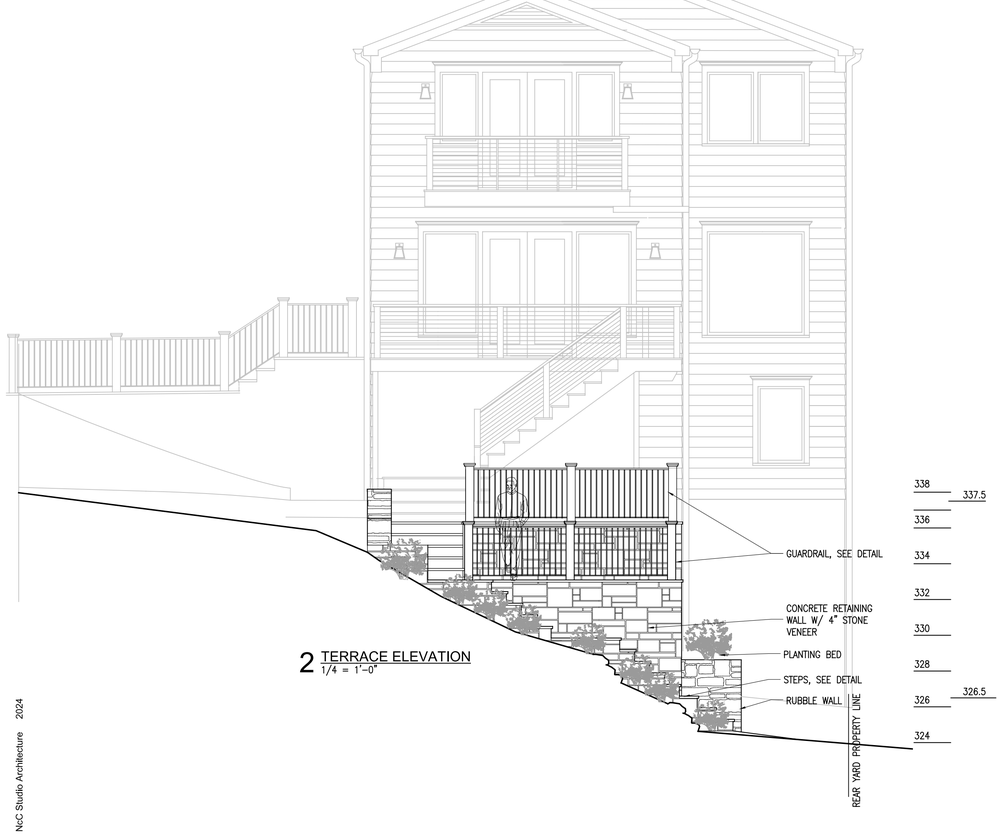
number:
L200



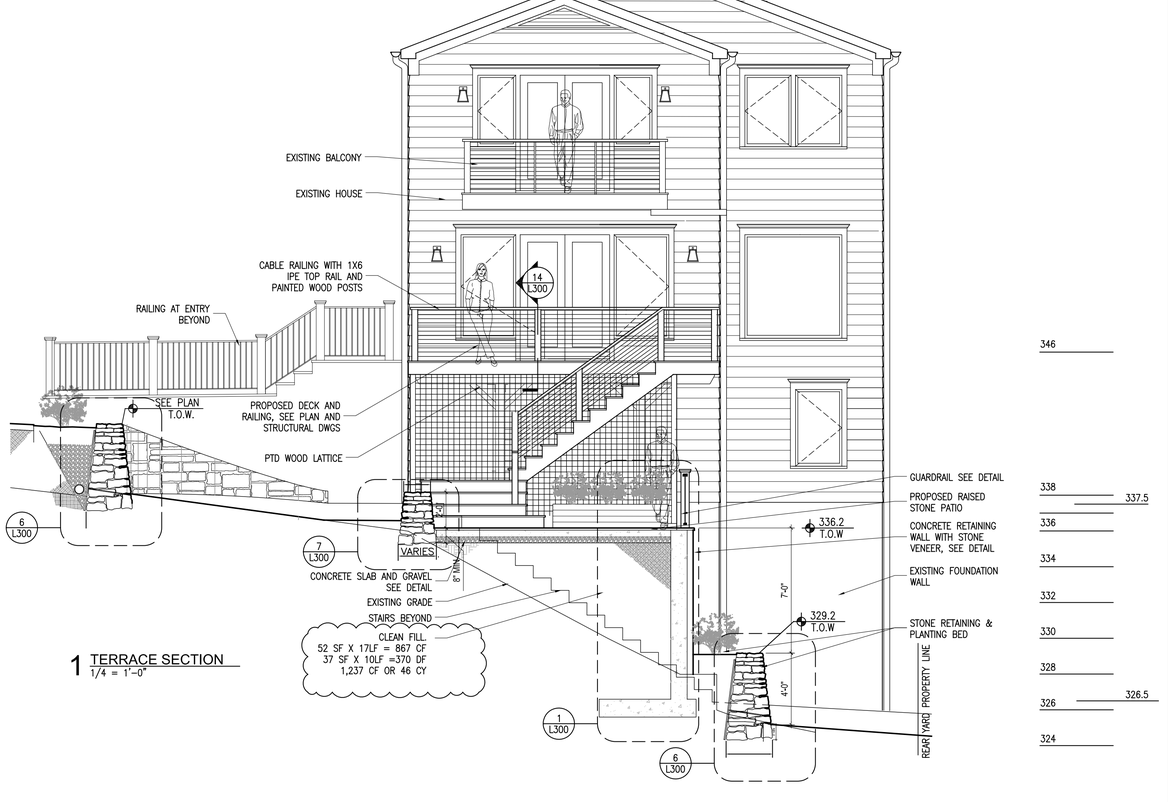
4 FRONT RETAINING WALL/ FRONT YARD SECTION
1/4 = 1'-0"



3 FRONT RETAINING WALL/ FRONT YARD SECTION
1/4 = 1'-0"



2 TERRACE ELEVATION
1/4 = 1'-0"



1 TERRACE SECTION
1/4 = 1'-0"

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SECTIONS

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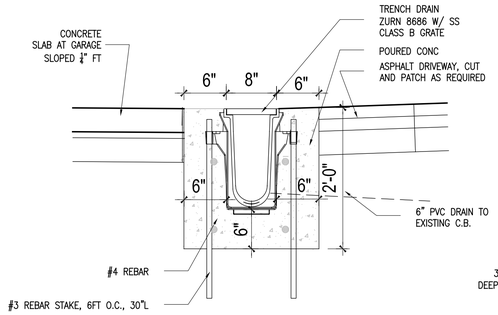
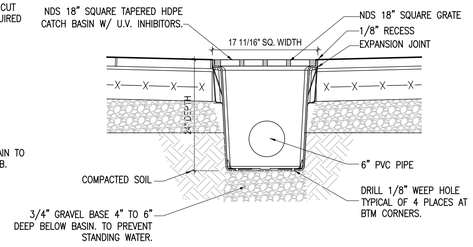
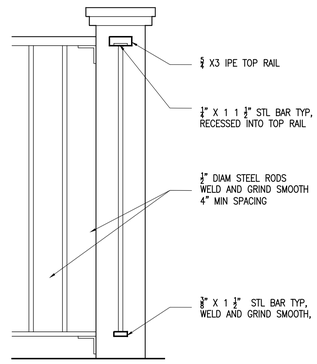


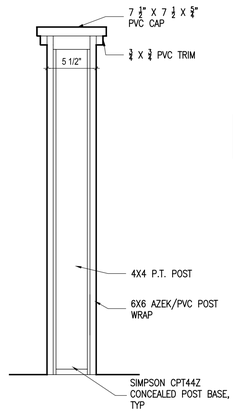
13 SECTION DETAIL AT TRENCH DRAIN
1" = 1'-0"



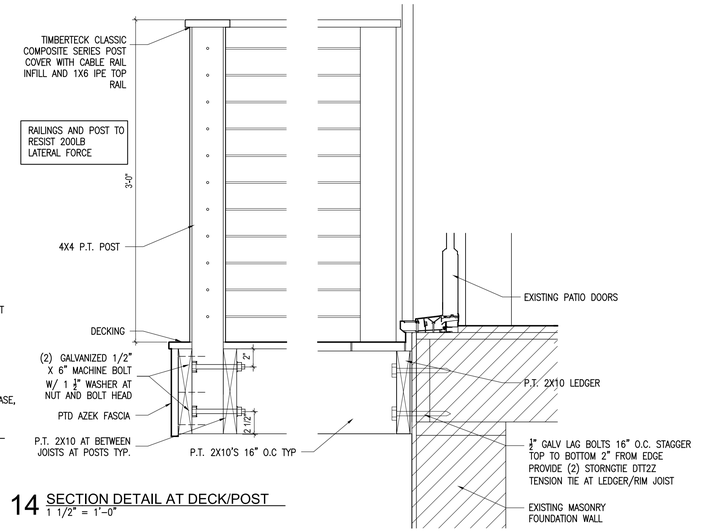
12 CATCH BASIN DETAIL
1" = 1'-0"



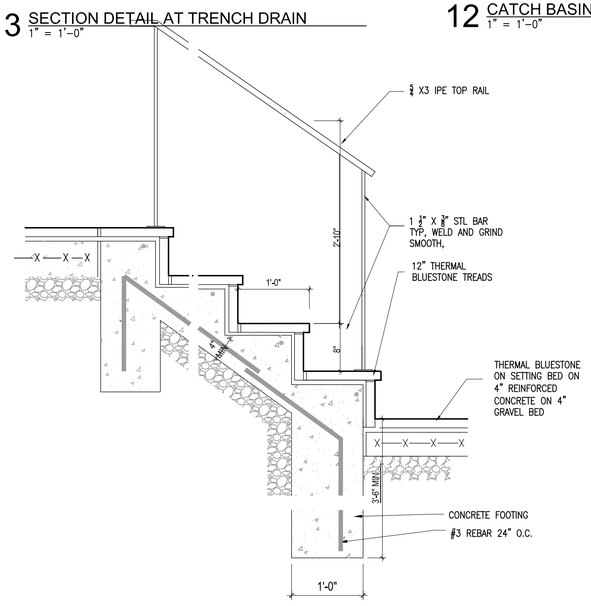
11 SECT.AND ELEV. DETAIL RAILING
1 1/2" = 1'-0"



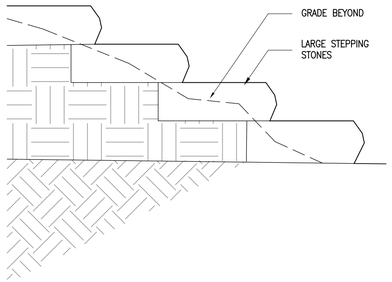
10 SECTION DETAIL AT POST
1 1/2" = 1'-0"



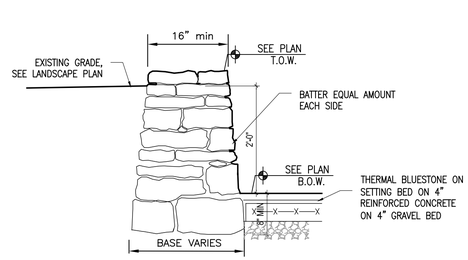
14 SECTION DETAIL AT DECK/POST
1 1/2" = 1'-0"



9 SECTION AT CONCRETE STAIRS & LANDING
1" = 1'-0"



8 STAIR SECTION
1" = 1'-0"



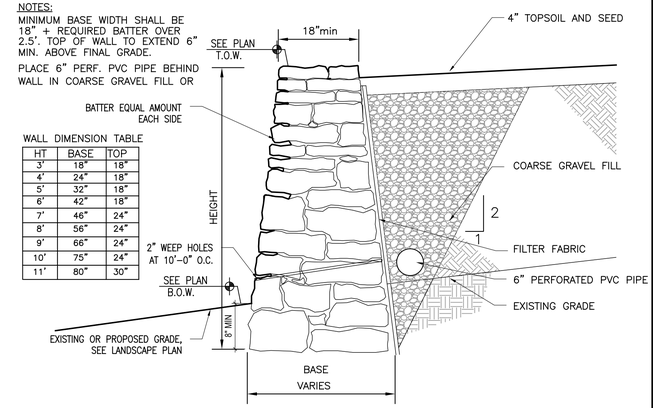
7 SECTION AT RUBBLE STONE WALL
3/4" = 1'-0"

NOTES:
MINIMUM BASE WIDTH SHALL BE 18" + REQUIRED BATTER OVER 2.5'. TOP OF WALL TO EXTEND 6" MIN. ABOVE FINAL GRADE.

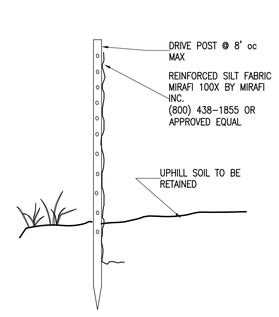
PLACE 6" PERF. PVC PIPE BEHIND WALL IN COARSE GRAVEL FILL OR

WALL DIMENSION TABLE

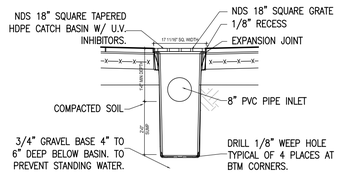
HT	BASE	TOP
3'	18"	18"
4'	24"	18"
5'	32"	18"
6'	42"	18"
7'	46"	24"
8'	56"	24"
9'	66"	24"
10'	75"	24"
11'	80"	30"



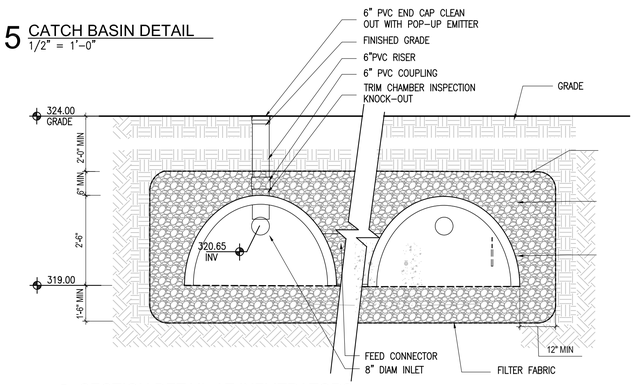
6 SECTION AT RUBBLE STONE WALL
3/4" = 1'-0"



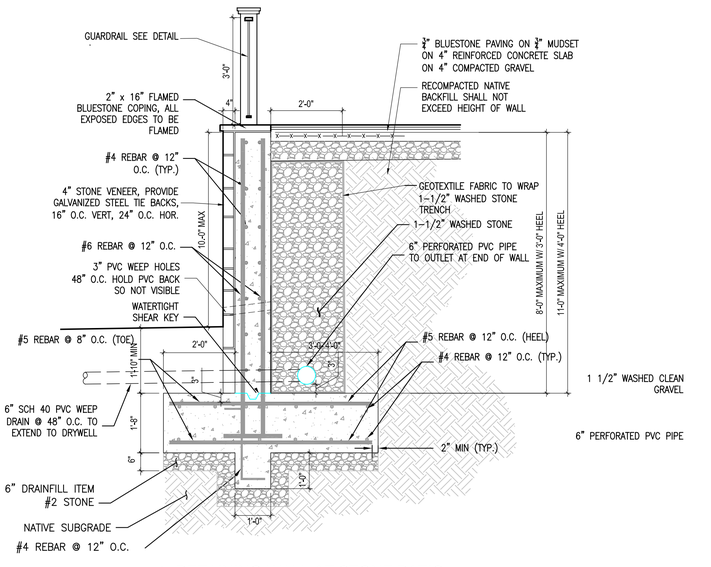
4 SILT FENCE CONSTRUCTION LIMIT
NTS



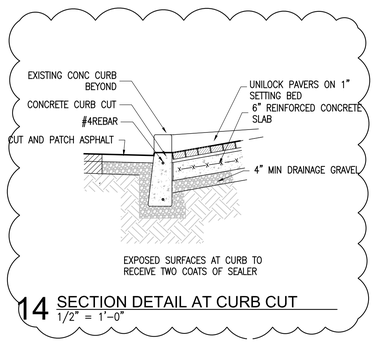
5 CATCH BASIN DETAIL
1/2" = 1'-0"



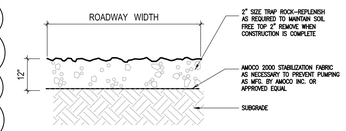
2 SECTION DETAIL AT INFLITRATORS
1/2" = 1'-0"



1 RETAINING WALL AT STONE PATIO
1/2" = 1'-0"



14 SECTION DETAIL AT CURB CUT
1/2" = 1'-0"



3 STABILIZED CONSTRUCTION ACCESS
NTS

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REGISTERED ARCHITECT NIALL CHRISTOPHER CAIN 020240 STATE OF NEW YORK

Golub Alteration
125 Bellair Drive
Dobbs Ferry, NY

LANDSCAPE DRAWINGS
PHASE II

CONSTRUCTION DRAWINGS

date:
JANUARY 11, 2024
BOT REVIEW
FEBRUARY 21, 2024
ENGINEER REVIEW REV

drawn by:

scale:
AS NOTED

title:
LANDSCAPE DETAILS

number:
L300