

The Contractor shall verify all field conditions and dimensions and be responsible for field fit, quality and quantity of work. Unless otherwise noted, all new work shall meet or exceed requirements of the 2020 Residential Code of NYS, the 2020 Energy Conservation Construction Code of NYS (as amended by the 2020 NY Stretch Energy Code) and applicable local building codes as amended.

GENERAL NOTES

1. The Standard Form of Agreement between Owner and Contractor (American Institute of Architects Document A101, 1997 or current edition) shall apply to all work.
2. All work shall comply with New York State Uniform Fire Prevention and Building Code, New York State Energy Conservation Code, regulations of the National Board of Fire Underwriters, the NFPA National Electric Code, Life Safety Code and local building code.
3. The Contractor shall verify all field conditions and dimensions and be responsible for field fit, quality and quantity of work.
4. The Contractor shall supply and install all work shown or implied on drawings and specifications. All drawings and specifications and required addenda are complementary and what is called for by either will be binding as if called for by all.
5. All Contractors shall visit the premises, familiarize themselves with existing conditions, specified scope of work and any additional work required to complete the project prior to submitting prices. Receipt of bids or proposals by Owner will represent the fact that contractors have conducted these examinations.
6. The General Contractor shall notify the Engineer of any discrepancies in drawings, specifications and field conditions before commencing the work and notify the Engineer immediately if work cannot be performed as specified.
7. The Contractor shall obtain all permits as required prior to the start of work and notify the Building Inspector to inspect prior to construction.
8. The Contractor shall contact the Owner to determine when deliveries can be made, what phases of construction can be done on regular or overtime, and any special requirements affecting the work. If overtime work is required, approval must be obtained prior to the execution of work, including cost if applicable. All work shall be done on regular time except as directed by the Owner.
9. Prior to the commencement of work, the General Contractor shall submit a construction schedule showing chronological phases of work for completion of the project. The schedule shall indicate ordering lead-time, time for each phase and a projected overall completion date.
10. The General Contractor shall supply and maintain all equipment to be used for construction, including temporary utilities and scaffolding.
11. The use of words "provide" or "provided" in connection with any item specified is intended to mean, unless otherwise noted, that such item shall be furnished and installed where so required by the Contractor.
12. Where the term "approved equal," "other approved" or "equal to" are in these notes, it shall be understood that any and all substitutes shall be approved by the Engineer.
13. The General Contractor shall submit all fabrication, shop drawings and fixture cuts to the Engineer for approval. All shop drawings and cuts signed "Turnish as submitted" shall supersede originating drawings in design appearance only. Contractor(s) shall assume responsibility for the accuracy of shop drawings.
14. The General Contractor shall exercise strict control over safety and security of the site and maintain job cleaning to prevent any dirt, debris or dust from accumulating in spaces adjacent to the job site throughout the progress of the work.
15. Contractor's personnel will be admitted to the site only upon Owner's permission.
16. Contractor(s) will be responsible for replacing damages or items destroyed in the process of work. Contractor(s) shall provide necessary protection for the work until turned over to the Owner.
17. Drawings and specifications illustrate the design and construction intended for the finest quality of construction material and workmanship throughout. All work shall be performed to create a complete and fully functioning project.
18. The General Contractor shall maintain a current and complete set of drawings and specifications at the site during all phases of construction for use by trades and Building Department personnel.
19. All routes of travel, roads to and exits from the property shall be continuously maintained free from all obstructions or impediments to full instant use in case of fire or other emergencies.
20. The Contractor shall neatly cut, fit and patch work required to make all parts and systems work with those of other contractors shown on or reasonably implied by the notes, drawings and specifications. All materials shall be as appropriate for surrounding material to minimize visual impact. All cutting or patching must be performed by the trade responsible for materials to be cut or patched, with no damage to adjacent surfaces.
21. The Contractor shall survey all existing finished surfaces specified to remain for chips, cracks, holes, damaged surfaces and other defects causing an appearance different from a new first class finished installation. These defective surfaces shall be repaired or if beyond repair, Contractor shall remove existing and install new surfaces to the satisfaction of the Engineer and the Owner.
22. Patch and restore all walls, floors, ceiling and other surfaces damaged by demolition, or where not uniform.
23. All plumbing and electrical work shall be done by licensed personnel.
24. The Contractor shall abide by and comply with the true intent and meaning of the drawings and notes taken as a whole and shall notify the Engineer of errors and omissions, should any exist. Should any discrepancy appear or doubt as to the interpretation of the drawings or notes, the Contractor shall bring such items to the attention of the Engineer before submission of proposal for explanation or correction. Upon submission of a proposal, it shall be assumed that the Contractor has provided allowances for any such items.
25. No substitutions shall be made without the written consent of the Engineer. If specified materials are not available, the Contractor shall propose alternate materials and shall provide drawings, samples, specifications, manufacturer's literature, etc. so that the Engineer can evaluate proposed substitutions. If substitutions affect correlated functions, adjacent construction, or work of any other contractor trades, necessary modifications to affected work shall be accomplished by the Contractor at no additional expense to the Owner.
26. The standard specifications of manufacturers approved for use in the project are part of these notes, except that wherever the drawings require better quality materials or are otherwise more stringent, the more stringent requirements shall govern.
27. The General Contractor shall coordinate and supervise the work of all sub-contractors and shall be responsible for giving all trades information, plans or details as required for proper installation and completion of their work. All materials shall be timely ordered so that work can proceed on schedule. No substitutions will be accepted because of failure to do so.
28. The job site shall be maintained in a neat and orderly condition and kept free from waste and rubbish during the construction period. Remove debris from the site at the end of each day.
29. The Contractor shall keep the Engineer informed of the progress of all work. Work shall not be closed or covered until it has been inspected and approved. Should uninspected work be covered, the Contractor shall uncover all such work so that it can be properly inspected and after inspection, repair and replace all work at no additional expense to the Owner. The General Contractor shall notify inspecting parties a minimum of five days prior to the proposed date of inspections unless otherwise specified by the Building Department.
30. By starting work, Contractors signify acceptance of back-up substrate materials and framing. Contractors shall take prior conditions into account and guard against any defects in the new work. The Engineer has estimated conditions not shown or not measurable due to inaccessibility and not verifiable in the field prior to the preparation of the drawings. The Engineer cannot be responsible for accuracy of these estimated conditions.
31. Contractors shall submit proof of insurance for Worker's Compensation, liability insurance for bodily injury and property damage in amounts satisfactory to the Owner prior to execution of contract agreements.
32. DO NOT SCALE DRAWINGS for purposes of construction. Verify dimensions needing clarification in the field with the Engineer prior to construction.
33. The contractor(s) shall strictly adhere to requirements of all jurisdictional agencies for the protection of all persons from hazards during demolition and construction, and during removal of lead paint, asbestos, PCB's, etc. which might exist on the site. Testy all suspected hazardous materials to be removed prior to commencement of work. Notify the Owner if abatement and mitigation is required. Follow DPE, NY State SOL, ICR 55 and US EPA certification programs for containment, removal, and disposal of waste. Materials used for construction, fabrication or finished shall be approved per minimum standard appropriate for the respective purpose(s). Contractor shall provide on-site first aid facilities and protective gear required by OSHA standards to prevent injury to all workers and persons visiting the site.
34. Upon final completion, the entire site shall be cleaned to industry standards for residential interiors. Windows shall be scraped and washed, and floor shall be waxed and buffed.
35. The Contractor shall guarantee all work to be of quality workmanship, and free from flaws and faulty materials for a period of one year. Following final completion, the General Contractor shall repair or replace all work found to be defective and pay all fees required to verify and specify such conditions and remediation.

PLUMBING NOTES

1. Design and installation of plumbing shall be performed by licensed personnel per good standards of practice and all applicable codes.
2. Drawing is for general information and layout only.
3. Plumber shall verify that all pipe sizes and arrangements shown conform to all applicable state and local codes. Plumber shall be responsible for installation of all plumbing according to code and according to equipment manufacturers' requirements. All hose bibs to be anti-siphon type. All soil line connections to be wye or equivalent.
4. All drainage and vent piping shall be properly sized and complete with hose bibs and fixture shut-off valves.
5. Pitch sanitary lines min 1/4" per foot on pipe sizes of 4" dia or less. For pipes above 4" dia, pitch 1/8" per foot.
6. All copper shall be Type "L".
7. Rough in all toilet supply lines through wall 10-1/4" above subfloor as required UNO.
8. Cold water piping and valves shall be insulated with 1/2" fiberglass or equivalent. Install continuous on pipes and through walls and floors. Insulate hot water pipes where routed in unheated spaces. Insulate behind all pipes in walls adjacent to garage, unheated spaces or building exterior.
9. Install all fixtures supplied by owner or provide as otherwise specified. Protect fixtures and fittings throughout construction. Provide isolation valves at each fixture.
10. Premium quality silicone joint sealant and putty fixture setting compound shall be used.
11. Coordinate with kitchen cabinet contractor, tile contractor, HVAC, millwork and other finishing trades.

FRAMING NOTES

1. All materials and methods of construction shall comply with NY State and local building codes.
2. General contractor shall provide and install all new partitions and structural work as designated on the drawings. All work shall be coordinated with general specifications.
3. General contractor shall provide all line and grade markings on the finish floor for all partitions for the owner's approval.
4. Properly brace, shore and make safe all floors, roofs, walls and adjacent property as job conditions require.
5. Contractor shall use corner beads at all exposed corners and ends in drywall partitions UNO. Partitions shall be anchored firmly as per manufacturers' specifications and building code requirements.
6. All mechanical, plumbing and electrical lines are to be concealed unless otherwise specified. Where such are to be sealed, walls, partitions or ceilings shall not be closed ion until the lines have been tested.
7. Provide all blocking, bracing, reinforcing and anchorage as required.
8. Partitions scheduled to be built full height to underside of joists shall be built after all mechanical, electrical and plumbing are in place. General contractor shall coordinate with all other trades. If conflicts occur, such shall be brought to the engineer's attention.
9. All partitions and walls shall be sheathed in 5/8" gypsum board UNO. Ceilings shall be 1/2" gypsum board. Partitions in bathroom, if required, shall be sheathed in 5/8" fir code 1/2" water resistant gypsum board.
10. Carefully note the difference in dimensions from centerline to centerline as related to dimensions from finish to finish.
11. Provide double studs at doors and install required wood grounds and blocking for closets, millwork, toilet accessories and shelving.
12. All framing and lumber details of wood construction shall conform to the national design specifications for stress grade lumber and its fastenings and to HUD minimum property standards 4810.1. All new framing lumber shall be grade marked at mill and shall be surface dry. New joists shall comply with F502-70 for sizes and shall conform to the following species:
-Rafters and joists: Douglas Fir, Larch #2
-Beams, girders, headers: Douglas Fir, Larch #1
-Studs and plates: Douglas Fir, Larch stud grade
13. Pressure treated lumber shall be #2 southern pine S4S kiln-dried. All lumber in contact with masonry or with 6" of grade shall be pressure treated, bearing on masonry a minimum of 4" with 1/2" fire cut. Roof sheathing shall be 5/8" TH T&G, APA exterior grade structural #1 rated, made with exterior glue. Wall sheathing shall be 1/2" TH T&G APA structural #1 exterior with glue lines. Floor sheathing shall be 5/8" T&G exposure #1 APA structural rated sheathing made with exterior glue. Plywood shall not exceed spans intended for use on the grade stamp. Plywood floor sheathing shall be glue nailed to floor joists using an APA approved adhesive.
14. All factory manufactured glue laminated wood framing members (LVL) shall be TJI joists and micro lam beams or approved equal.
15. All flush framed connections shall be made with approved galvanized steel joist or beam hangers, minimum 18-gauge, installed according to manufacturers' recommendations.
16. Where framing lumber is flush framed to micro lam, steel or flitch plate girder, set these girders 1/2" clear below top of framing lumber to allow for shrinkage.
17. Stud bearing walls are to be 2x4 @ 16" OC at the interior and 2x6 @ 16" OC at the exterior for new construction.
18. All rafters and joists shall align directly with the studs below, where required install additional studs. Use double studs at ends of wall and end of openings. Use double trimmers and headers at all floor openings where beams are not designated. Lap all plates at corners and at intersection of partitions.
19. Unless noted otherwise, built-up beams shall be spiked together with 2-16d nails @ 16" OC or at the engineer's discretion, stagger-bolted together using 1/2" dia lag bolts extending through all beam members and positioned at max 24" OC intervals. Bolts shall not be positioned within 3" of the beam edge or within 4" of the beam ends.
20. At the ends of all beams, headers and girders provide a built-up or solid post whose width is at least equal to the width of the member it is supporting and whose depth is 4" at interior walls and 6" at exterior walls.
21. Stagger all applies a minimum of 32".
22. Nails and spikes shall be steel per FS FNA-N105B. Lag bolts shall be steel with nuts and washers to fit per ANSI B18.2.1. Flush frame connectors for light wood to be prefabricated galvanized steel hangers sized for maximum loads for structural lumber supported. Use nails supplied by the manufacturer. Use hot dipped galvanized connectors in exterior and moist locations. Conceal where possible. Use 3-10d nails for light framing, 2-10d nails for decking and 8d @ 6" OC along edges for plywood panels and sheathing.
23. Shimming of structural wood members is not permitted. Install fire-stops and miscellaneous blocking as required by code.
24. Exterior trim, fascia, window and door trim and miscellaneous wood trim shall be western red cedar AW1 custom grade II. Back prime for stained finish. Sub sills, wood railings, posts and balusters shall be WRC AW1 custom grade II. Use hot dipped galvanized common head nails for required size per FS FF-N105B. Conceal with countersink and fill with caulk or putty as required. Shop mill lengths as long as practical to minimize joints. Scarf joints where necessary. No finger joints allowed. Allow for shrinkage and expansion.
25. Interior trim shall be #1 white pine or poplar (to receive painted finish) neatly fitted, mitered including moldings, base, doors and window casings, aprons and stock to match existing. Install plumb and level with tightly fitted joints. Blind nail where possible. Face nails shall be set and stopped with non-staining filler. Stagger conceal or place all joints in discrete locations. No finger joints allowed.
26. Doors shall be as indicated on drawings. Finish hardware shall be selected by owner and installed by contractor.
27. Unless otherwise noted, insulation shall be Kraft-faced fiberglass R30 for all noted ceiling areas and crawl spaces. Use vent baffles to assure unrestricted flow of air. Provide R19 insulation and vapor barriers all along exterior walls as shown in plans. Facing to be placed toward heated space and loose insulation packed in all voids and cavities. Provide moisture wrapping material around all pipes and ducts as required.
28. Install R30 foil-backed insulation under new addition at kitchen and dining room. Provide loose fiber insulation where required in miscellaneous areas and between joist bays at foundations. Provide 2" rigid insulation at foundation walls. Install insulation and vapor barriers for complete thermal and moisture protection in concealed cavities throughout the building as required. Insulation must be placed outside of plumbing pipes and fittings along exterior walls. Maintain air flow for ventilation.

ELECTRICAL NOTES

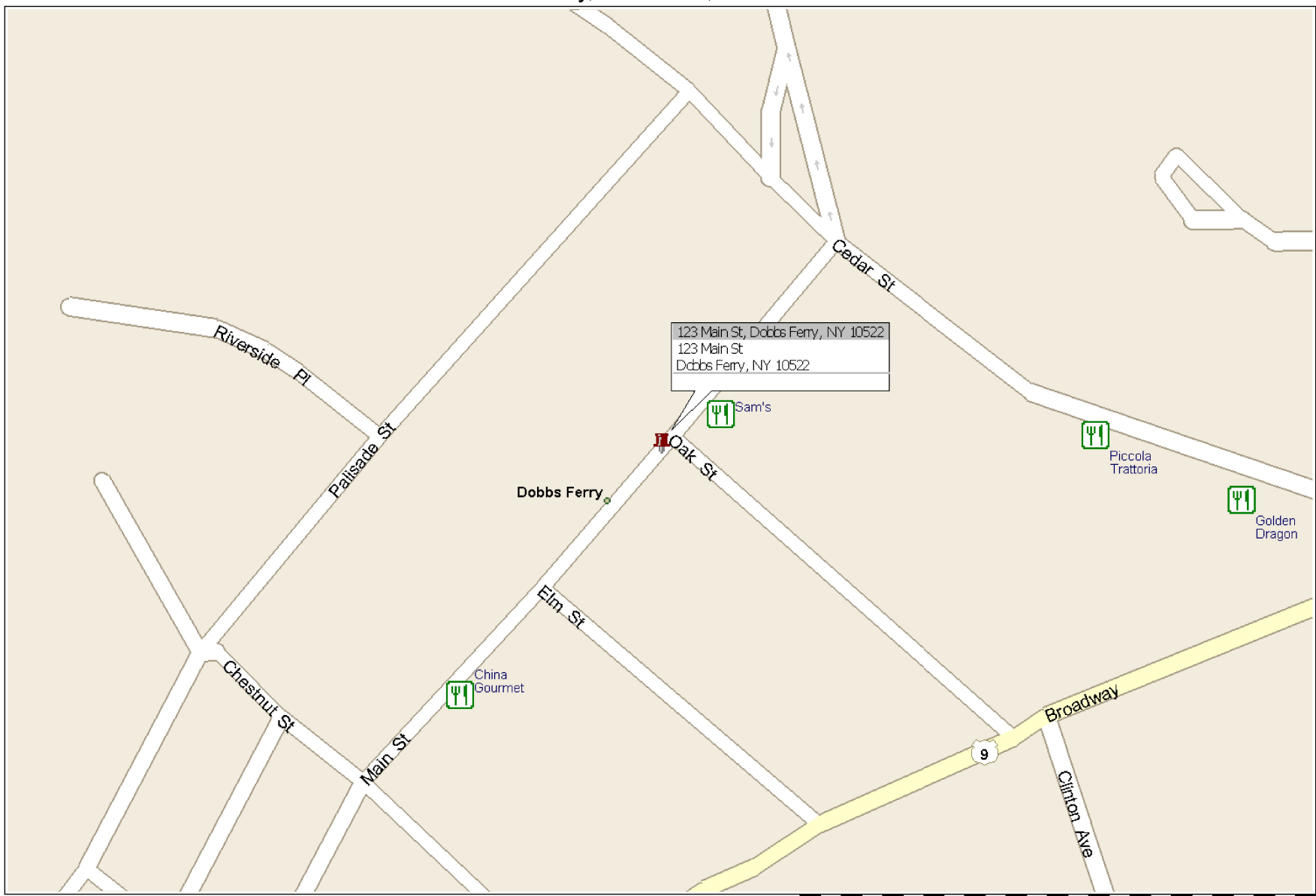
1. All work shall be performed by licensed personnel and shall comply with New York State Uniform Fire Prevention and Building Code, the regulations of the National Board of Fire Underwriters, National Fire Protective Association and all federal, state and municipal authorities having jurisdiction over the work.
2. Electrical receptacles and switches shall be premium residential grade apparatus: Lutron silent type rocker toggles and slide dimmers or equal. Duplex receptacles and telephone jacks shall be Leviton devices or equal. All fixtures and apparatus shall have Underwriter Laboratory approval. See future schedule for specifications. Contractor shall submit catalog cuts for approval. Confirm color with owner.
3. Contractor shall obtain exact wiring and cable requirements before proceeding with the work. All telephone work shall be coordinated with the owner's telephone/cable company.
4. Install wiring and conduit as required. Exterior outlets shall be wired from interior except as noted.
5. Adapt new installation to existing service as required. Existing electrical service shall be inspected by the contractor to verify capacity for all new loads, safe functioning, code compliance and performance of entire system as specified. Modify existing system as required. New circuit diagram shall be submitted to the engineer and building inspector for review.
6. Exact locations of outlets and switches shall be verified. Provide 1" concealed conduits for telephone and/or cable outlets. Install outlets horizontal 15" above floor except as noted. Outlets shall not be installed back-to-back. Minimum offset between two receptacles shall be 6". Light switches shall be mounted at 3'-6" to centerline above floor. Multiple switches are to be ganged in one box with a single cover plate.
7. Install wiring system for security system UNO, microwaves, refrigerators, inter-com, smoke detectors UNO, fans, motors and HVAC equipment as per manufacturers' specifications. All devices shall comply with National Electric Code and to be of NEMA configuration. See electrical and lighting plans for locations of smoke detectors, lighting, switches and other electrical requirements UNO. Exact locations of devices and equipment shall be verified with the engineer.
8. Circuit breakers shall be single switch bolted thermal magnetic protection type. Circuit breakers shall be ground fault interrupters.
9. Install all fixtures and luminaires in accord with owners' fixture schedule. Only energy efficient fixtures shall be used. All fixtures shall be tested to assure flawlessly functional operation.
10. All lighting to be removed shall be relocated and stored for reuse. All relocated fixtures shall be reconnected to existing wiring UNO and modified per code requirements.
11. Lighting and electrical shall be carefully coordinated with HVAC and carpentry trades. Contractor shall review ceiling plan for notes on demolition, carpentry and finishes.
12. All dimming controls shall be slide switches. Match dimmer controls lighting requirements, i.e. high voltage and low voltage.
13. Provide and install conduit and power for video cable and equipment installed by others. All computer circuits shall have a maximum rating of 117VAC 3A 60Hz. Network cable shall be a minimum of Category 5.
14. Existing receptacles shall remain where not involved with alterations. Wire circuits as required to conform with new electrical work.

EXTERIOR NOTES

1. Footings, foundation and wing walls are noted on foundation plans (See Sheet A-101).
2. Exterior wall material as noted on elevations.
3. Window and door sizes are noted on floor plans and are manufactured by Anderson UNO.
4. If applicable, ridge vents are placed on all roof ridges no more than 4'-0" from the end of the ridge and no less than 2'-0".
5. If applicable, furnace flue shall terminate above the roof per mechanical code requirements.
6. If applicable, chimneys shall terminate a minimum of 2'-0" above the highest portion of the building within 10'-0", a minimum of 3'-0" where it penetrates the roof. Chimneys shall be flashed as required.
7. Gutter and down spouts shall be aluminum. Down spouts shall be 3" with termination into 4" dia solid PVC curtain drain around perimeter of foundation and thence to storm water detention system. If such a system is not installed, down spouts shall terminate over concrete splash blocks min 3'-0" from foundation wall.
8. Roof flashing shall be installed as required.
9. Felt paper shall be installed behind all exterior door and window millwork and under ladder framing or freeze boards.
10. Install kick flashing at roof/side wall intersections.
11. All cantilever areas must be properly finished and sealed on underside.
12. Install pressure treated 2x12 kick plate under door sill of exterior doors.

INTERIOR FOOTING NOTES

1. Soil bearing value is assumed to be a minimum 2,000 pounds per sq foot verification. Concrete work shall conform to ACI 318-63. In cases Existing Building Code of NY State shall govern.
2. Place and cure formed concrete footings as required. Footings undisturbed soil at a minimum of 2'-0" below finished grade or on a mechanically-compacted crushed stone (1.5" - 2"). Adjust bottom of for concrete slabs on grade, concrete fill and pads shall be average concrete shall have a mix proportion and a water cement ratio which h previous CBE to produce satisfactory concrete of 2,500 psi at a slump o
4. All footings and retaining walls shall be controlled air entrained concret ultimate strength of 3,000 psi in 28 days, ASTM Type 1 with 4" slump U
5. All reinforcing bars shall be new billet deformed steel conforming to A Slabs-on-grade reinforcement shall be 6" x 6" - W1.4/W1.4 welded v from top of slab in all slabs on ground UNO.



SITE LOCATION

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Table R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load ¹	Wind Speed (MPH) ⁴	Seismic Design Category ⁶	SUBJECT TO DAMAGE FROM				Ice Shield Underlayment Required ⁷	Flood Hazards ⁸
			Weathering ³	Frost line Depth ⁵	Termites ²			
30	100/110	C	SEVERE	42"	MOD/HVY		YES	FIRM 9/28/07

For SI: 1 pound per square foot = 0.0479kPa, 1 mile per hour = 0.447 m/s

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in this frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table with the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R201.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The jurisdiction shall fill in this part of the table with the Seismic Design Category determined from Section R301.2.2.1.
- f. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the currently effective FIRM and FBFM, or other flood hazard map adopted by the community, as may be amended.
- g. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- i. The ground snow loads to be used in determining the design snow loads for roofs are given in Figure R301.2(5) for sites at elevations up to 1000 feet. Sites at elevations above 1000 feet shall have their ground snow load increased from the mapped value by 2 psf for every 100 feet above 1000 feet.



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Project Number

2023-0410

SHEET DATE

10 APR 2023

Scale: 1/4" = 1'-0" UNO

Drawing Title

General Notes
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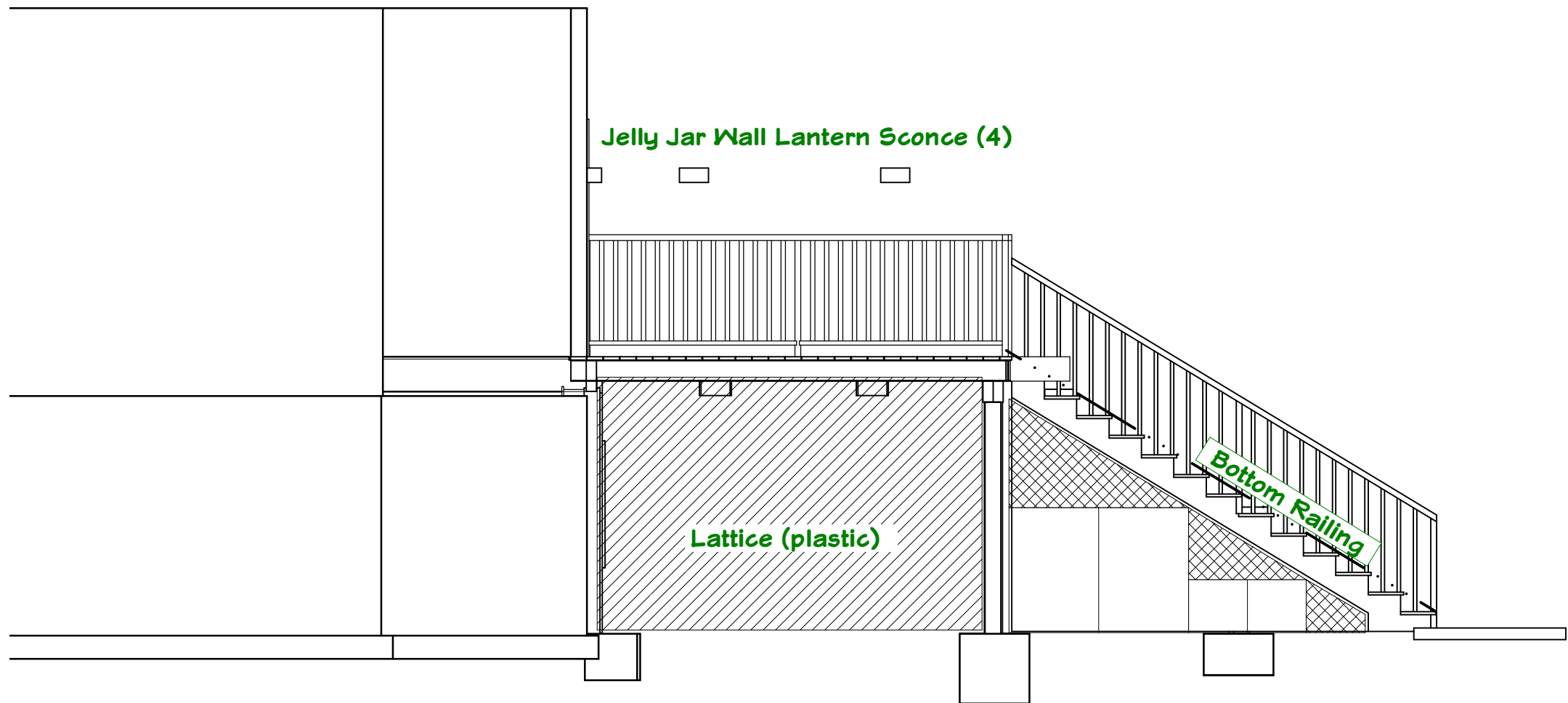
Drawing Number

G-001

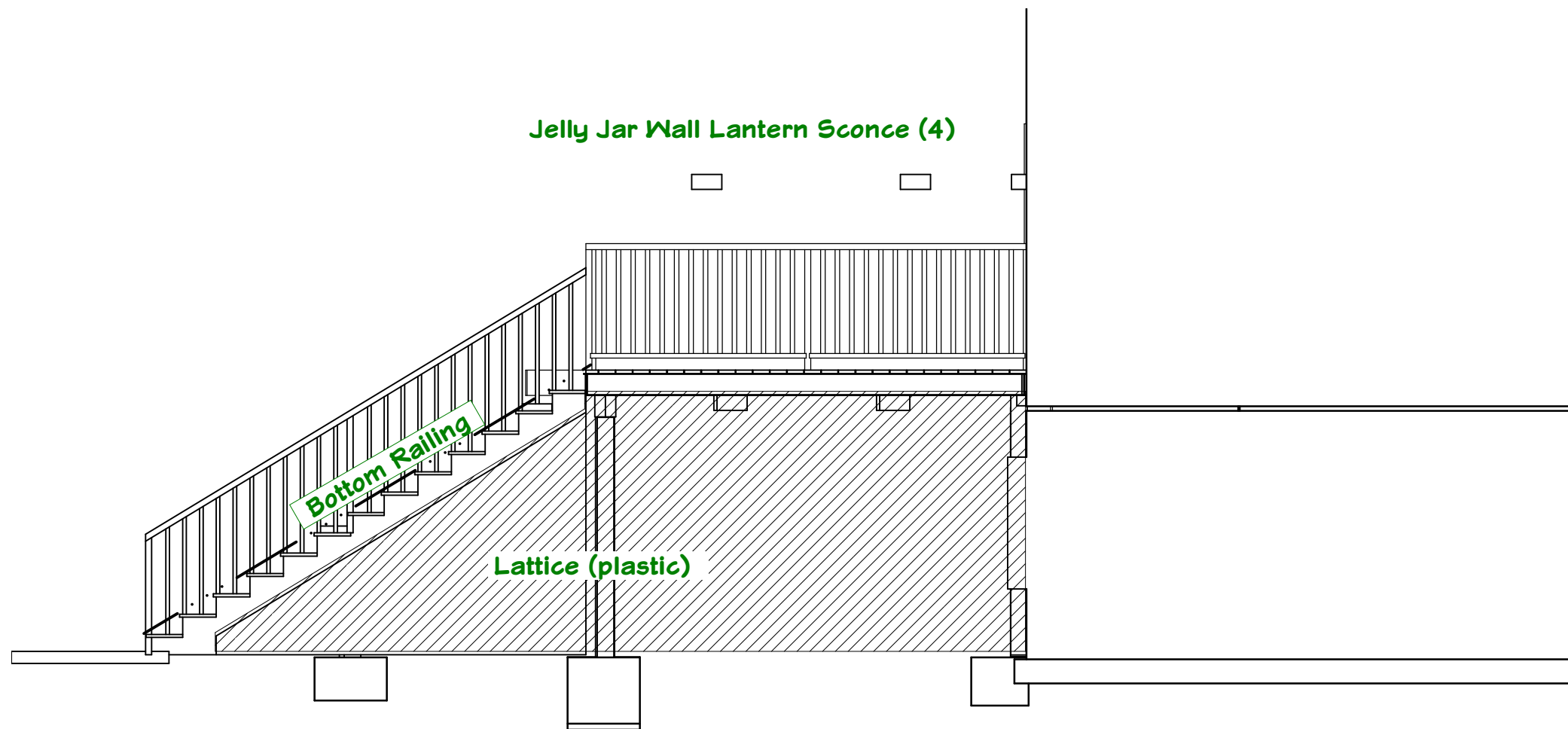
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1=1/100mm

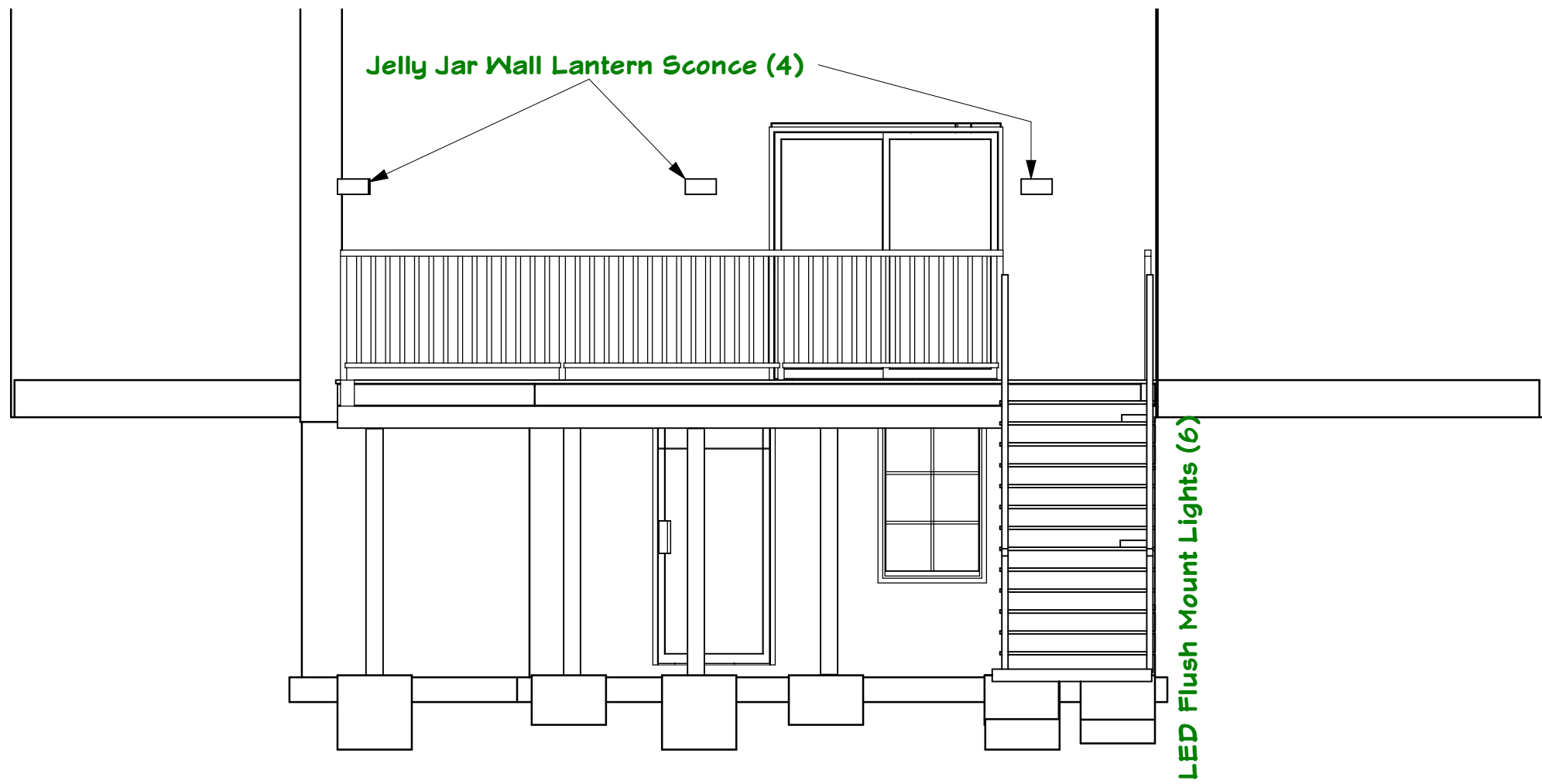
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RIGHT SIDE ELEVATION

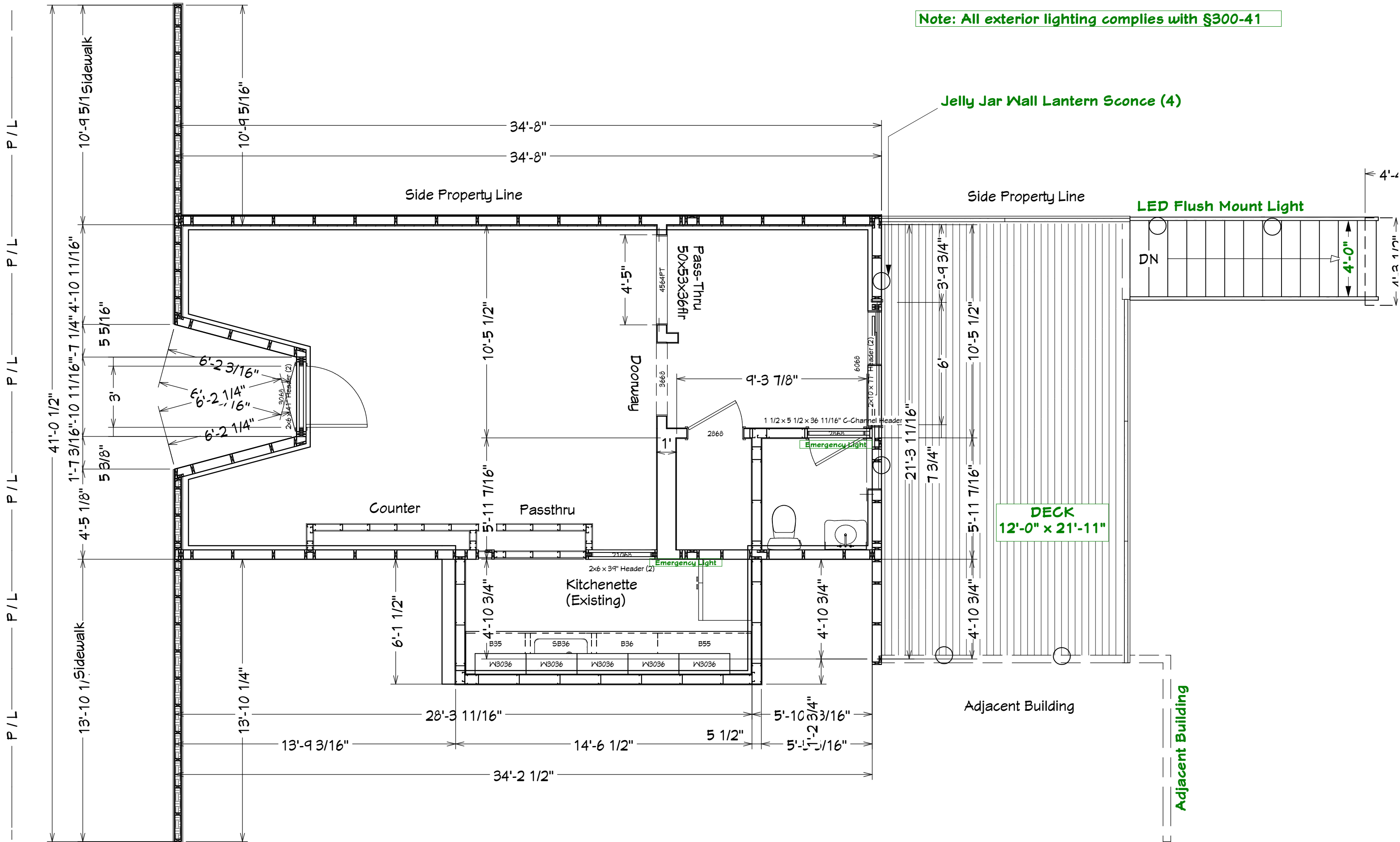


LEFT SIDE ELEVATION

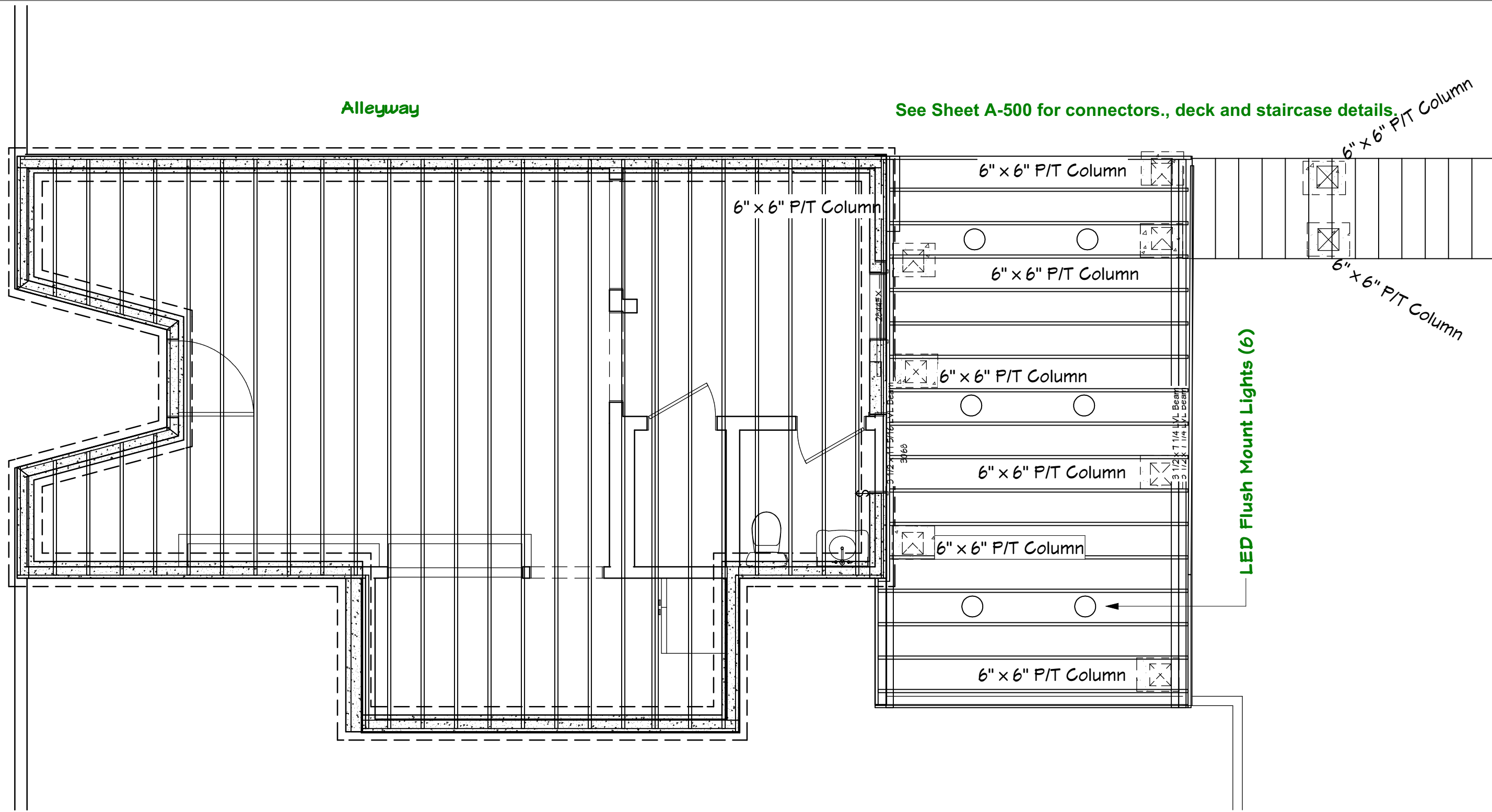


REAR ELEVATION

123 MAIN STREET



STREET LEVEL PLAN



BASEMENT LEVEL PLAN
(Ceiling Joists)

1=1/100mm



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Scale: 1/4" = 1'-0" UON

Drawing Title
Floor Plans
Basement/Ground

Drawing Number
A-100

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Technical drawing illustrating the connection of a ledger to a band (rim) joist. The drawing shows a cross-section of the ledger and joist, with dimensions and specifications for the bolts and spacers.

Dimensions and Specifications:

- BOLT MIN 1-1/2" FROM TOP OF LEDGER & BAND (RIM) JOIST
- 1" x 3" P/T SPACER
- 4" TO 5" FROM END OF LEDGER
- STAGGER BOLT 16" O.C. MAX. OFFSET 3" TO AVOID INTERFERENCE W/ JOISTS
- BOLT MIN 1-1/2" FROM BOTTOM OF LEDGER & BAND (RIM) JOIST
- 1/2" DIA THRU-BOLTS W/WASHERS BOTH ENDS HOT-DIP GALVANIZED OR STAINLESS STEEL PER ASTM A153 AND A123

DP9C4BK
Decorative Post Cover
Provides measure protection to a 4x4 post top.
Deck: 6x8 common or 10x common rail

TA9Z/TA10Z
Staircase Angle
Ties stair tread to stringer.
TAB9KT provided with 3-25S 14D screws.
Stringer: 3-25S 1/2"x11 1/2" screws
Tread: 2-25S 1/2"x11 1/2" screws (TAB9)
4-25S 1/2"x11 1/2" screws (TA10Z)

A35Z
Framing Anchor
Ties rim joist at corners; ties stair stringer to rim joist.
12-20x11 nails

DPT5Z
Deck Post Tie
Ties 4x4 post to outside of rim joist.
2-1/4" through-bolts.
5-10x11 1/2" nails

DBT1Z
Deck Board Tie
Fasten decking with hidden connection.
1-10x11 1/2" nails

H2.5AZ
Hurricane Tie
Ties joist to girder at mid deck.
Rafter/Truss: 5-8d common nails
Piles: 5-8d common nails

DJT14Z
Deck Joist Tie
Ties joist to girder to post.
8-16d common nails or 2-1/4" machine bolts

ABA44Z
Standoff Post Base
Ties 4x4 post to concrete.
Anchor Bolt: 1/2"
Post: 8-16d common nails

CB804AHDB
Column Base
Ties 4x4 post to concrete.
1-4-25S 1/2"x2 HEG screws are provided.

PC52-214Z
Post Cap
Ties 4x4 post to double 2x beam.
Beam: 8-16d common nails
Post: 6-10d common nails

PC4Z
Post Cap
Ties deck 2x girder to 4x post.
Beam: 8-16d common nails
Post: 8-10d common nails

ABU44Z
Post Base
Ties 4x4 post to concrete.
Anchor Bolt: 1/2"
Post: 12-16d common nails or 2-1/2" dia. machine bolts.

RC4Z
Half Post Base
Ties 4x4 post to deck.
Post: 5-16d common nails
Deck: 4-16d common nails

LIGHT DOUBLE
Light Double Hurricane Tie
Ties rafter to ledger.
Header: 4-10d common nails
Joist: 2-10d common nails

LIGHT 2XZ
Light 2x Hurricane Tie
Ties girder to girder.
Header: 4-10d common nails
Joist: 4-16d common nails

H1Z
Hurricane Tie
Ties joist to girder at mid deck; ties deck cover rafter to beam.
Rafter/Truss: 8-8d11 1/2" nails
Piles: 4-8d common nails

Detail to resist lateral guard rail forces

2x8 (min) end post
HE24-6DB
Two 1/2" galvanized through bolts with washers
Two 1/2" galvanized through bolts with washers
2x8 (min) deck joist

Technical drawing of a staircase showing side and top views with dimensions and labels.

Labels and Dimensions:

- Less than 4'**: Dimension for the spacing between balusters.
- 36" Minimum Guard**: Dimension for the height of the guardrail.
- Clearance**: Label for the vertical space above the stairs.
- Min. 6'8"**: Dimension for the width of the landing pad.
- 34" to 38"**: Dimension for the depth of the landing pad.
- 7 3/4" Max.**: Dimension for the maximum depth of a step.
- 10" Min.**: Dimension for the minimum depth of a step.
- Bottom Rail**: Label for the bottom rail of the handrail system.
- Handrail 1 1/4" min. dia. to 2" max. 1 1/2" max. from wall**: Label for the handrail dimensions and clearance.
- (3) 2"x12" stringers**: Label for the stringers.
- Less than 4.375"**: Dimension for the maximum width of the stringer.
- Landing Pad: Min 36" x 36"**: Label for the landing pad dimensions.
- Tread width 36" minimum.**: Label for the minimum tread width.

The rise and run of steps shall be uniform in size and shape and the variation cannot exceed 3/8" in the total run.

Note: Select based on underlying structure

General Attachment of Ledger Board to Band Joist or Rim Joist.

Diagram illustrating the General Attachment of Ledger Board to Band Joist or Rim Joist. The diagram shows a cross-section of the wall and joist assembly. Key components and dimensions include:

- Exterior sheathing
- Existing stud wall
- Existing 2x band joist or 1" minimum EWP rim joist
- 2x floor joist, wood joist, or NPCWT
- Existing wall
- 2" min. gap between stud wall and ledger board
- 1-5/8" min. gap between floor joist and ledger board
- 5" max. gap between floor joist and ledger board
- 2" min. gap between floor joist and ledger board
- Remove siding at ledger prior to installation
- Threshold carefully flashed and caulked to prevent water intrusion
- Ledger and joist flush on top
- Continuous flashing extending past joist hanger
- Deck joist
- 1/2" diameter lag screws or through-bolts with washers
- Joist hanger
- 2x ledger board: must be greater than or equal to the depth of the deck joist or band or rim joist
- min 2x8 typ

Attachment of Ledger Board to Foundation Wall (Concrete or Solid Masonry).

Diagram illustrating the Attachment of Ledger Board to Foundation Wall (Concrete or Solid Masonry). The diagram shows a cross-section of the wall and joist assembly. Key components and dimensions include:

- Existing concrete or solid masonry* wall
- Embed anchors per manufacturer recommendations
- To resist corrosion and decay, this area should be caulked
- Deck joist
- 1/2" diameter approved expansion, epoxy, or adhesive anchors with washers
- Joist hanger
- 2x ledger board: must be greater than or equal to the size of the joist
- min 2x8 typ

*Note: Blocks filled with grout or concrete at anchor locations for new construction

NOTE: See Detail C for defined Simpson® Connectors with locations

4" Concrete Landing Pad
#4 Rebar Both Ways

[illegible]

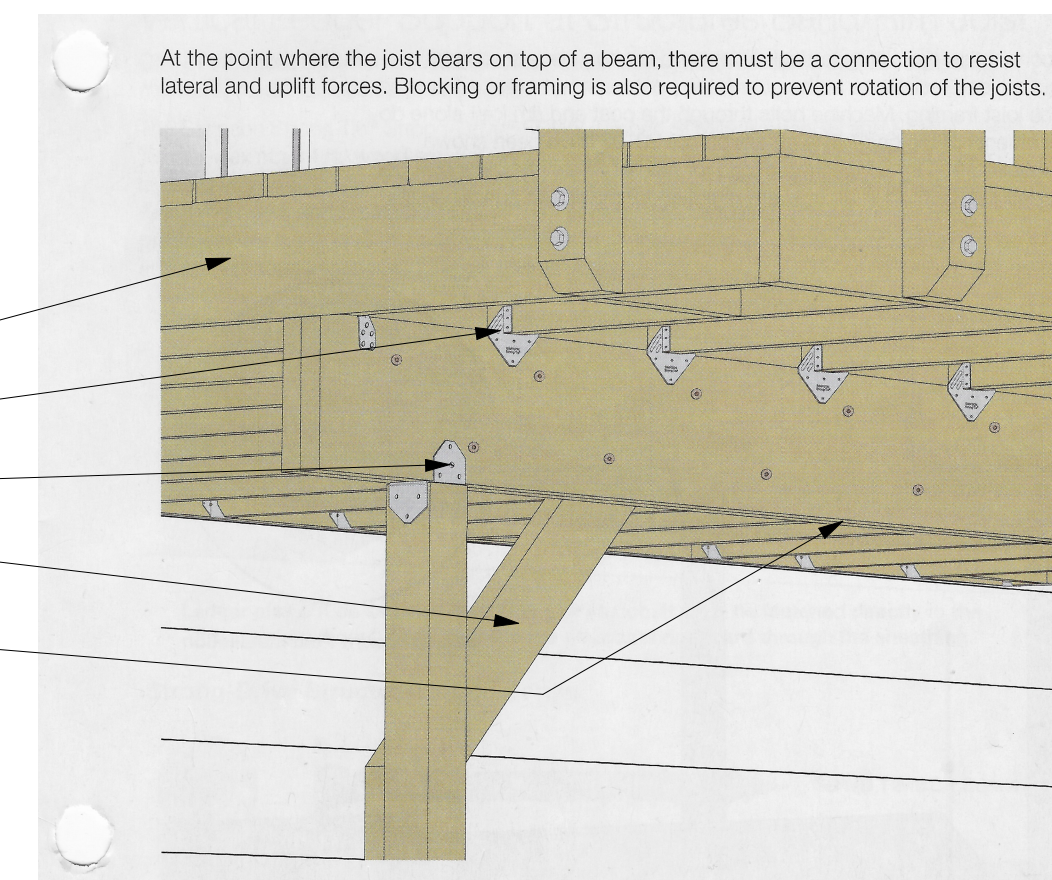
JOISTS BEARING ON BEAM

Simpson H1Z Hurricane Tie (Each joist to beam)

Simpson BC4Z Post Cap (Each post to beam)

Diagonal support (Post to beam; One each end of beam)

Simpson LUS2BZ Light Shear Joist Hanger (Each joist end to rim)



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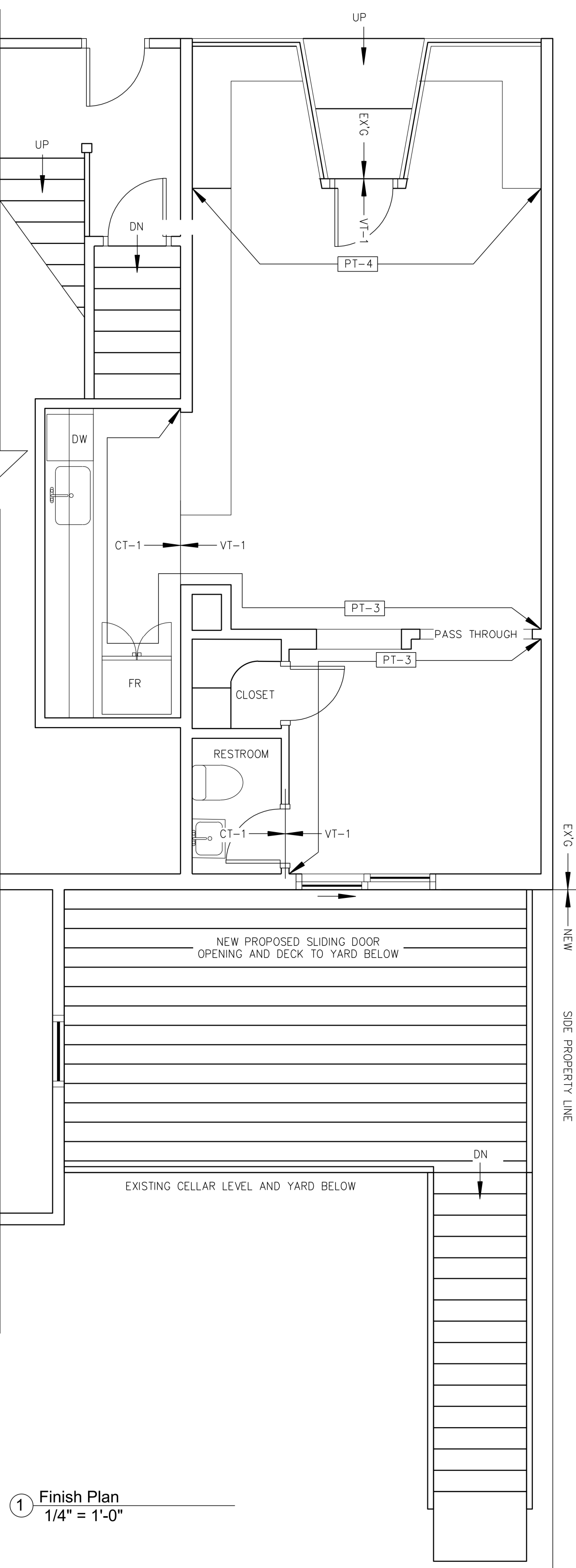
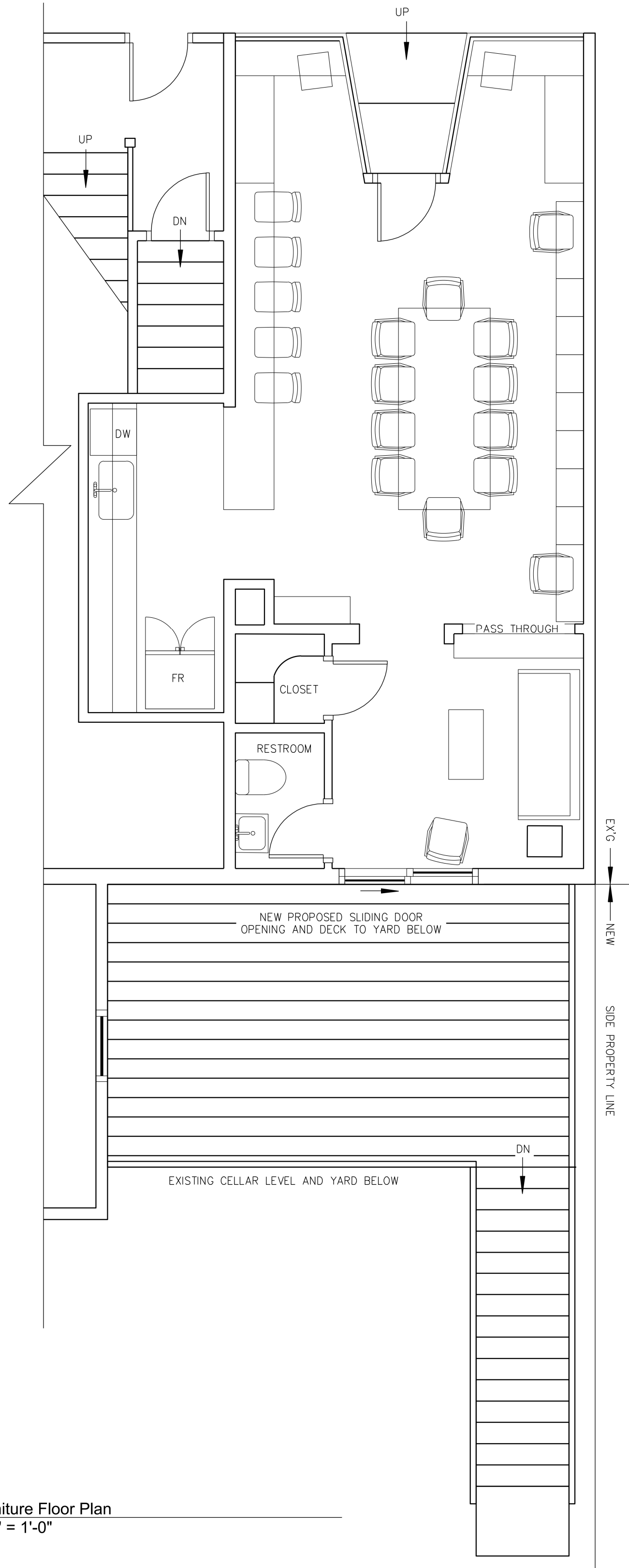
Project
Ana Szylid
Rear Deck & Interior
123 Main Street
[PID 3.80-40-18]
Dobbs Ferry, NY 10522

A-500

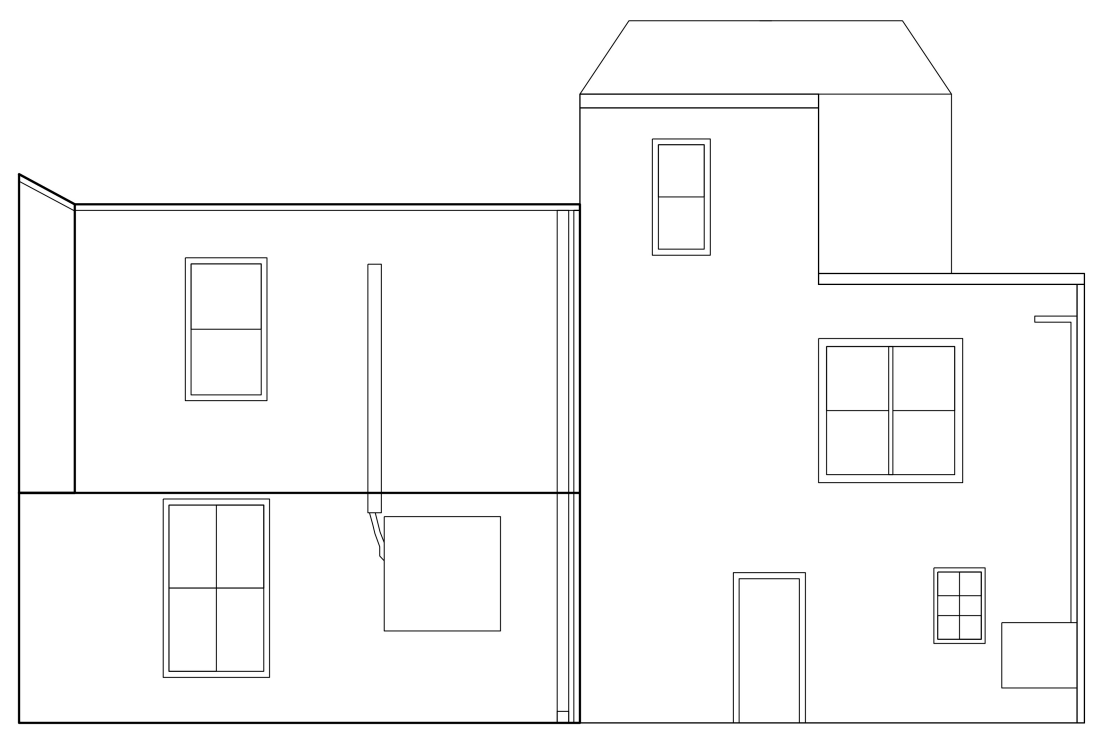
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Neil H de Pasquale, PE, A.AIA

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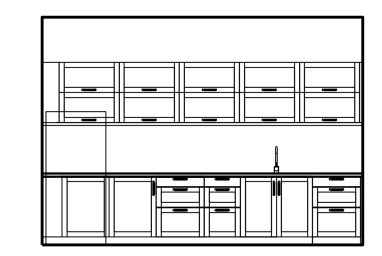
The Contractor shall verify all field conditions and dimensions and be responsible for field fit, quality and quantity of work. Unless otherwise noted, all new work shall meet or exceed requirements of the 2020 Residential Code of NYS, the 2020 Energy Conservation Construction Code of NYS (as amended by the 2020 NY Stretch Energy Code) and applicable local building codes as amended.



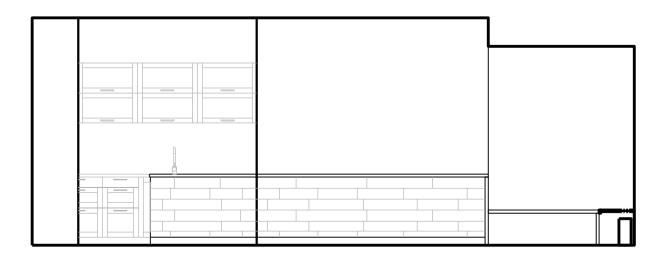
- FLOORING
- CT-1 GALVANO CHARCOAL 11.85" X 23.85" CERAMIC TILE #487338, MAPEI 19 PEARL GRAY GROUT
- VT-1 STAINMASTER WATERPROOF VINYL PLANK FLOORING NECKLEBERG PINE 7"X48" #1079322
- WALL
- PT-1 BENJAMIN MOORE MATTE WHITE CEILING PAINT
- PT-2 BENJAMIN MOORE AF-15 STEAM GENERAL PAINT
- PT-3 BENJAMIN MOORE 1559 ARTIC SHADOWS ACCENT DOOR, TRIP AND BASE PAINT
- PT-4 BENJAMIN MOORE 2134-20 MIDSUMMER NIGHT - NICHE AND WINDOW FRAME AND FRONT DOOR PAINT
- CT-2 BACKS PLASH WALL TILE - TBD
- MILLWORK
- WD-1 WEEKEND WALLS WEATHERED WALL PLANKS
- WD-2 STAINED MAPLE PLYWOOD AND SOLID MAPLE COUNTER
- WD-3 UPPER CABINETS ENKOPING BROWN WALNUT EFFECT
- WD-4 BASE CABINETS AXIAD DARK GREY
- WD-5 PREASURE TREATED SOUTHERN YELLOW PINE FOR STRUCTURE
- WD-6 PET - MEDIUM GREY, EXACT COLOR TBD, FOR DECK FLOORING, STAIR TREADS AND RAILINGS
- ST-1 4003 SLEEK CONCRETE



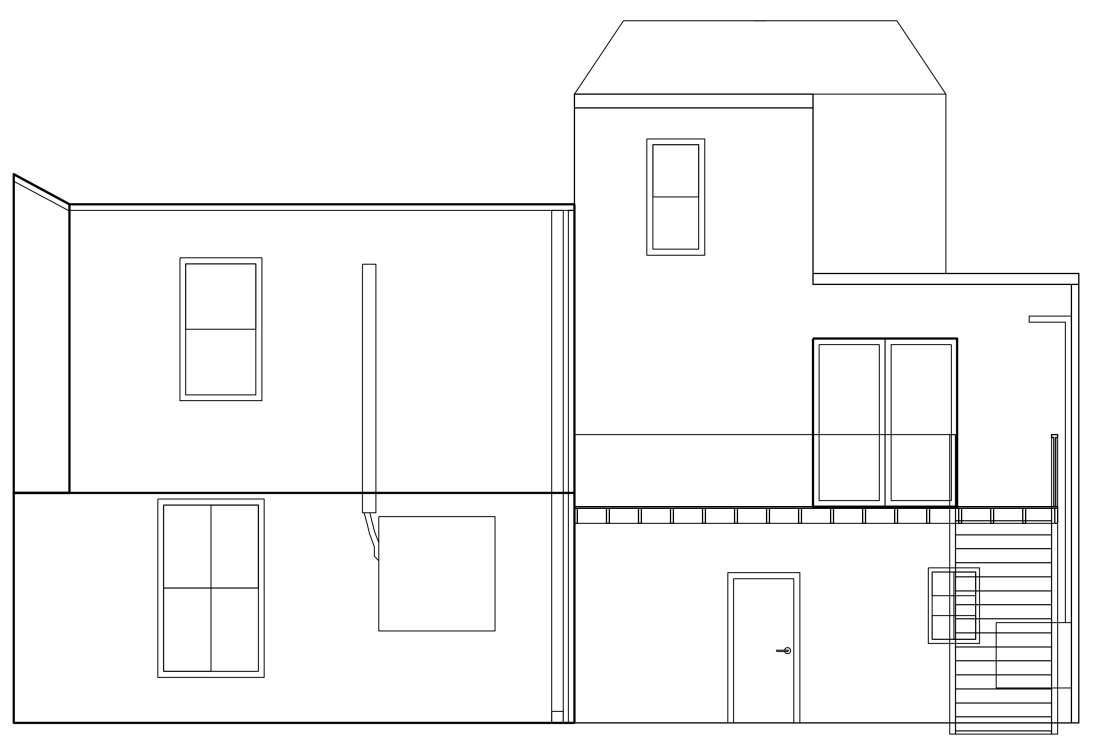
1 Existing Exterior Elevation
1/8" = 1'-0"



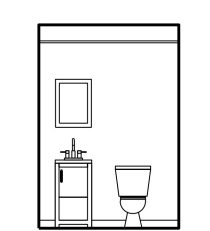
3 Kitchenette Elevation
1/8" = 1'-0"



3 Counter Elevation
1/8" = 1'-0"



2 Proposed Exterior Elevation
1/8" = 1'-0"



3 Restroom Elevation
1/8" = 1'-0"



Neil H dePasquale, PE

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Project
Ana Szyld
Rear Deck & Interior
123 Main Street
[PID 3.80-40-18]
Dobbs Ferry, NY 10522

Project Number
2023-0410
SHEET DATE
10 APR 2023
Scale: 1/4" = 1'-0" UON

Drawing Title
Plan Details
(Interior)
Elevations

Drawing Number
A-501
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1=1/100mm