

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO ALL LAWS, RULES, AND REGULATIONS, INCLUDING REFERENCES STANDARDS, OF THE 2020 RESIDENTIAL BUILDING CODE OF NEW YORK STATE, FIRE PREVENTION CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES. ALL MATERIALS AND EQUIPMENT USED IN THE PROJECT SHALL CONFORM TO, AND HAVE APPROVALS IN ACCORDANCE WITH THE LOCAL MUNICIPALITY, ALL REFERENCE SUBCODES, AND WITH ANY OTHER PUBLIC AUTHORITIES OR AGENCIES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.
2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF PLANNING AND CONSERVATION. THE CONTRACTOR SHALL BE GOVERNING NEW YORK AGENCIES.
3. THE CONTRACTOR SHALL BE LICENSED WITHIN THE COUNTY OF WORK.
4. THE CONTRACTOR SHALL PROVIDE WORKMEN'S COMPENSATION, LIABILITY, AND PROPERTY DAMAGE INSURANCES TO LIMITS AS REQUIRED BY THE LOCAL MUNICIPALITY AND/OR OWNER, AND SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS REQUIRED BY THE LOCAL BUILDING DEPARTMENT AND ARRANGING FOR ALL REQUIRED NOTIFICATIONS, TESTINGS, INSPECTIONS, AND APPROVALS.
5. THE CONTRACTOR UPON COMPLETION OF THE WORK, SHALL APPLY AND ARRANGE FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS REQUIRED.

6. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.
7. IN A RENOVATION OR RESTORATION PROJECT, ALL DIMENSIONS AND CONDITIONS SHOWN ARE APPROXIMATE, AS ALL NEW WORK MUST JOIN AND ALIGN WITH EXISTING CONDITIONS. THE CONTRACTOR SHALL DETERMINE ACTUAL FINISHED DETAILS OF CONSTRUCTION RELATING TO HEIGHTS, SIZES, ETC. BASED ON FIELD MEASUREMENTS, ALL IN ORDER TO JOIN AND ALIGN NEW TO EXISTING WORK.
8. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED ON THE DRAWINGS.
9. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.).
10. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
11. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

12. THE CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR THE SITE AND ADJOINING PROPERTIES, BUILDING STRUCTURES, EQUIPMENT, CONTENTS, PAVEMENTS, SIDEWALKS, STREETS, CURBS, LANDSCAPING, UTILITIES, AND IMPROVEMENTS WITHIN THE AREA OF OPERATIONS UNDER THE CONTRACT. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY CLOSURES, GUARD RAILS, BARRICADES, ETC., TO ADEQUATELY PROTECT ALL WORKMEN, OCCUPANTS, AND THE PUBLIC FROM POSSIBLE INJURY. IF NECESSARY, TEMPORARY PROTECTION AND A CHAIN LINK FENCE SHALL BE CONSTRUCTED TO PREVENT UNAUTHORIZED ACCESS TO THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VANDALISM OR DAMAGE RESULTING FROM UNAUTHORIZED ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.
13. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
14. ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.
15. CONTRACTOR SHALL PROVIDE FOR THE LEGAL REMOVAL AND DISPOSITION OF RUBBISH AND DEBRIS, AND FOR THE GENERAL CLEANING FOR THE FOR THE DURATION OF THE PROJECT. THE SITE SHALL BE LEFT DAILY WITH ALL MATERIALS AND TOOLS STORED IN AN ORDERLY FASHION, WITH ALL AREAS BROOM SWEEP. NO ACCUMULATION OF DIRT OR DEBRIS SHALL BE PERMITTED. UPON PROJECT COMPLETION, THE CONTRACTOR SHALL LEAVE THE PREMISES FREE AND CLEAR OF ALL RUBBISH AND DEBRIS, AND IN A BROOM SWEEP CONDITION.
16. ALL EXPOSED FINISHED SURFACES SHALL BE TREATED, CLEANED, VACUUMED, OR POLISHED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
17. DISTURBANCE OR DAMAGE RESULTING DIRECTLY OR INDIRECTLY FROM THE OPERATION OF THE CONTRACTOR, INCLUDING DAMAGE TO PROPERTY INCLUDING BUILDINGS, EQUIPMENT, CONTENTS, LAWNS, PLANTINGS, OR OTHER LANDSCAPE ITEMS, SHALL BE PROMPTLY RESTORED, REPAIRED, AND/OR REPLACED TO THE COMPLETE SATISFACTION OF THE ARCHITECT AND OWNER AT NO ADDITIONAL COST TO THE OWNER.
19. UNLESS OTHERWISE PROVIDED, THE ARCHITECT AND ARCHITECT'S CONSULTANTS, INCLUDING EQUIPMENT MANUFACTURERS AND THEIR REPRESENTATIVES, SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. THIS INCLUDES, BUT IS NOT LIMITED TO: ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), LEAD PAINT CONTAMINANTS, OR ANY OTHER TOXIC SUBSTANCES OR CONTAMINANTS. SHOULD ANY HAZARDOUS MATERIAL BE ENCOUNTERED OR SUSPECTED, THE CONTRACTOR SHALL CEASE WORK IMMEDIATELY AND REVIEW THE PROJECT CONDITIONS WITH THE ARCHITECT AND OWNER PRIOR TO PROCEEDING WITH ANY WORK OF THE CONTRACT.
20. EXCAVATION FOR UTILITY PIPING OR FOUNDATIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. CONTRACTOR SHALL NOTIFY THE LOCAL BUILDING DEPARTMENT AND/OR UTILITY COMPANY TO DETERMINE LOCATIONS OF ANY EXISTING UNDERGROUND UTILITIES, AND PROVIDE PROTECTION FOR SAME DURING EXCAVATION PROCEDURES.

21. THESE DRAWINGS AS ARTICLES OF SERVICE ARE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR OTHER BUILDINGS, PROJECTS, OR PROPOSALS, OR PORTIONS THEREOF UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT. IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY. THE INFORMATION, CONCEPTS, IDEAS, AND DESIGN CONTAINED IN THESE DOCUMENTS ARE PROTECTED BY UNITED STATES COPYRIGHT LAWS.

TENANT SAFETY NOTES

1. MEANS OF EGRESS: ALL EXISTING MEANS OF EGRESS FOR USERS OF THE BUILDING ARE TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS SUCH AS BUILDING MATERIALS, TOOLS, ETC.
2. FIRE SAFETY: ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY THE OWNER AND/OR GENERAL CONTRACTOR.
3. DUST CONTROL: DEBRIS, DIRT, AND DUST ARE TO BE KEPT TO A MINIMUM, & CONFINED TO THE IMMEDIATE CONSTRUCTION SITE. NO ACCUMULATION OF DEBRIS IS ALLOWED. CONSTRUCTION AREAS AND AFFECTED AREAS MUST BE KEPT ORDERLY AND BROOM SWEEP DAILY.
4. NOISE AFTER HOURS: CONSTRUCTION OPERATIONS WILL BE CONFINED TO BUILDING ALLOWABLE WORKING HOURS, 8:00 AM TO 6:00 PM, MONDAYS THROUGH SATURDAY.
5. CONSTRUCTION WORK WILL BE CONFINED TO THE PROPOSED CONSTRUCTION FLOORS OR AREAS. CONTRACTOR TO LIMIT THE AMOUNT OF DUST, DIRT, DEBRIS OR OTHER INCONVENIENCES CREATED BY THE CONSTRUCTION, TO THE IMMEDIATE CONSTRUCTION SITE.
6. PORTIONS OF THE BUILDING WILL BE OCCUPIED DURING THE COURSE OF CONSTRUCTION WORK.

ELECTRICAL NOTES

1. EXAMINE DRAWINGS AND BECOME FULLY INFORMED OF THE EXTENT AND CHARACTER OF WORK TO BE PERFORMED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. SUPPLY AND INSTALL ALL ITEMS, ARTICLES, MATERIALS, & OPERATIONS INCLUDING ALL LABOR, EQUIPMENT, MATERIALS, & TOOLS NECESSARY TO COMPLETE ALL SYSTEMS SHOWN ON DRAWINGS, RENDERING A COMPLETE INSTALLATION.
3. OBTAIN ALL PERMITS REQUIRED. ARRANGE FOR INSPECTION OF THE WORK BY INSPECTION AUTHORITY, AND PAY ALL FEES. PROVIDE FINAL CERTIFICATE TO THE CLIENT/OWNER.
4. CONFORM TO THE REQUIREMENTS OF THE ELECTRICAL CODE AND THE RULES & BY-LAWS OF ALL AUTHORITIES HAVING JURISDICTION.
5. ALL MATERIAL EQUIPMENT SHALL BE NEW, UL APPROVED, BEARING THE UL STAMP, AND BE COMMERCIAL GRADE UNLESS OTHERWISE NOTED.
6. PROVIDE TEMPORARY ELECTRICAL POWER FOR THE WORK OF OTHER TRADES AS REQUIRED BY THE GENERAL CONTRACTOR.
7. PROVIDE TYPED CIRCUIT DIRECTORIES FOR PANELBOARDS.
8. PROVIDE A CERTIFICATE OF GUARANTEE OF WORKMANSHIP AND MATERIAL FOR ONE YEAR FROM DATE OF ACCEPTANCE. SUBMIT "AS-BUILT" DRAWINGS WITH ONE SET OF MARKED UP PRINTS TO CLIENT/OWNER AFTER COMPLETION OF WORK.

SMOKE AND CARBON MONOXIDE DETECTORS WITHIN THE HOME MUST CONFORM TO IRC 314 AND 315. A COPY OF THOSE SECTIONS CAN BE OBTAINED AT THIS OFFICE.

GENERAL NOTES:

- WHERE EXTERIOR WALLS ARE OPEN OR NEW, INSULATE TO R-21 MIN.
- GC TO OBTAIN SIGN FROM DF BLDG DEPT INDICATING USE OF ENGINEERED WOOD/TRUSS CONSTRUCTION. GC TO MOUNT SIGN NEXT TO ELECTRIC METER.
- ALL SAFETY GLASS TO BE LASER OR ACID ETCHED

DEMOLITION NOTES

1. CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.
2. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
3. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. LEGALLY DISPOSE OF MATERIALS OFF-SITE. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.
4. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.
5. REMOVE OR RELOCATE ALL WIRING, PLUMBING, AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF PARTITIONS. REMOVED PIPES AND OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES, AND SHALL BE PROPERLY CAPPED OR PLUGGED. MAINTAIN EXISTING UTILITIES TO REMAIN AND PROTECT AGAINST DAMAGE DURING DEMOLITION. DO NOT INTERRUPT EXISTING BUILDING UTILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ARCHITECT AND/OR OWNER.
6. THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY DEPARTMENT OF BUILDINGS' RULES AND REGULATIONS.
7. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.
8. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED.
9. SCHEDULE FREIGHT ELEVATOR HOURS OF OPERATION (AS REQUIRED), DUMPSTER LOCATION, AND EXIT ROUTE WITH ARCHITECT AND/OR OWNER IN ADVANCE.
10. DO NOT USE CUTTING TORCHES FOR REMOVALS.
11. IF UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS CONFLICT WITH DEMOLITION, REPORT THE NATURE AND EXTENT OF THE CONFLICT TO THE ARCHITECT IN WRITTEN, ACCURATE DETAIL. PENDING RECEIPT OF INSTRUCTIONS, REARRANGE DEMOLITION SCHEDULE TO MAINTAIN PROGRESS.
12. IF ASBESTOS CONTAINING MATERIALS ARE ENCOUNTERED OR SUSPECTED, NOTIFY OWNER AND BUILDING MANAGEMENT. CEASE DEMOLITION WORK IN THE AFFECTED AREA UNTIL ARCHITECT AND/OR OWNER ISSUES INSTRUCTION TO RESUME WORK.

STRUCTURAL NOTES

1. ALL STRUCTURAL WORK SHALL COMPLY WITH THE STATE OF NEW YORK BUILDING CODE.
2. STRUCTURAL WORK SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND THE SPECIFICATIONS.
3. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS, AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE.
4. ALL FLOOTINGS SHALL REST ON UNDISTURBED SOIL OF MINIMUM BEARING CAPACITY EQUAL TO 4000 PSF. THE ADEQUACY OF THE BEARING STRATUM SHALL BE VERIFIED IN THE FIELD PRIOR TO POURING THE CONCRETE, BOTTOM OF FOOTING ELEVATIONS SHALL BE ADJUSTED AS REQUIRED IN THE FIELD.
5. ENGINEERED FILL, IF REQUIRED, SHALL BE PLACED IN 8 INCH LIFTS, COMPACTED TO 95 % MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
6. DO NOT PLACE BACKFILL AGAINST FOUNDATION WALLS UNTIL ALL FLOORS OR ROOFS BRACING THESE WALLS ARE IN PLACE.
7. ALL CONCRETE SHALL BE NORMAL WEIGHT AGGREGATE OF MINIMUM COMPRESSIVE STRENGTH EQUAL TO 3000 PSI AT AGE 28 DAYS. CONCRETE WORK SHALL CONFORM TO ACI 301, "SPECIFICATIONS FOR CONCRETE FOR BUILDINGS", AND ALL RECOMMENDED PRACTICES CONTAINED THEREIN SHALL BE CONSIDERED MANDATORY FOR THIS PROJECT.
8. ALL FOUNDATION CONCRETE AND GARAGE FLOOR SLAB SHALL BE AIR-ENTRAINED CONCRETE.
9. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60.
10. WELDED WIRE MESH CWM SHALL CONFORM TO ASTM A185.
11. SLABS ON GROUND SHALL BE 4 INCHES THICK POURED OVER A 6-INCH LAYER OF POROUS FILL (UNLESS OTHERWISE SHOWN ON PLANS). PROVIDE 6" x 6" - W 1.4 x W 1.4 WELDED WIRE MESH 1 INCH BELOW TOP OF SLAB FABRIC PLACED. SLABS SHALL BE POURED IN ALTERNATE PANELS NOT EXCEEDING 2500 SQUARE FEET OR 80 FEET IN ANY ONE DIRECTION.
12. ALL STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATIONS, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. ALL SHAPES AND PLATES SHALL BE ASTM A36. ALL PIPES SHALL BE ASTM A53 TYPE E OR S GRADE B.
13. BOLTS SHALL BE A307, 3/4 INCH DIAMETER MINIMUM, UNLESS NOTED OTHERWISE.
14. WELDING ELECTRODES SHALL BE ASTM A233, CLASS E60XX.
15. ALL WOOD FRAMING INCLUDING DETAILS FOR BRIDGING, BLOCKING, FIRE STOPPING, ETC. SHALL CONFORM TO THE LATEST ISSUE OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENTS. FRAMING SHALL BE INSTALLED IN ACCORDANCE WITH THE NFPA "MANUAL FOR HOUSE FRAMING" AND NAILING SHALL BE IN ACCORDANCE WITH APPENDIX C OF THE BOCA CODE.
16. FRAMING LUMBER SHALL HAVE EACH PIECE GRADE STAMPED, SHALL BE SURFACE DRY (EXCEPT STUDS WHICH SHALL BE KILN DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIE AND GRADE: RAFTERS, PURLINS, JOISTS DOUGLAS FIR-LARCH #2 BEAMS, GIRDERS, HEADERS DOUGLAS FIR-LARCH #1 STUDS, COLUMN, PLATES DOUGLAS FIR-LARCH STUD GRADE
17. ALL FACTORY MANUFACTURED GLUE LAMINATED WOOD FRAMING MEMBERS SHALL BE BY TRUS JOIST MACMILLAN.
18. ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS, MINIMUM 18 GAUGE, BY SIMPSON STRONG TIE, INSTALLED AS PER MANUFACTURER'S RECOMMENDATION.
19. WHERE FRAMING LUMBER IS FLUSH FRAMED TO AN ENGINEERED BEAM, GLU LAM FLITCH PLATE OR STEEL BEAM, SET THESE BEAMS 1/2 INCH CLEAR BELOW TOP OF FRAMING LUMBER TO ALLOW FOR SHRINKAGE.
20. STUD BEARING WALLS SHALL BE 2" x 6" AT 16" ON CENTER AT THE EXTERIOR.
21. ALL RAFTERS AND JOISTS SHALL ALIGN DIRECTLY WITH STUDS BELOW. WHERE REQUIRED INSTALL ADDITIONAL STUDS.
22. AT THE ENDS OF ALL BEAMS AND GIRDERS PROVIDE A BUILT UP COLUMN WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH MATCHES THE DEPTH OF THE ADJACENT STUDS. POST DOWN TO FOUNDATION, U.O.N.
23. USE DOUBLE STUDS AT THE END OF ALL WALLS AND OPENINGS.
24. USE DOUBLE HEADERS AND TRIMMERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT INDICATED.
25. LAP ALL PLATES AT CORNERS AND AT THE INTERSECTION OF PARTITIONS. PROVIDE HEADERS OVER ALL.
26. UNLESS OTHERWISE NOTED, PROVIDE OPENINGS AS FOLLOWS: INTERIOR WALLS (2) - 2" x 10" EXTERIOR WALLS (3) - 2" x 10"
27. STAGGER ALL SPLICES A MINIMUM OF 32".
28. BRIDGING FOR SPANS UP TO 14 FEET, PROVIDE ONE ROW. BRIDGING FOR SPANS OVER 14 FEET, PROVIDE TWO ROWS.
29. BUILT UP BEAMS SHALL BE SPIKED WITH (2) - 16d NAILS AT 16" ON CENTER.
30. PLYWOOD SHALL BE APA GRADE STAMPED AND SHALL NOT EXCEED THE SPANS INTENDED FOR USE ON THE GRADE STAMP. ALL PLYWOOD SHALL BE MADE WITH EXTERIOR GLUE AND SHALL HAVE THE FOLLOWING THICKNESS: ROOFS 1/2" FLOORS 3/4" WALLS 1/2"
31. ALL PLYWOOD SHALL BE GLUE NAILED TO FLOOR JOISTS USING AN APA APPROVED ADHESIVE. (B.F. GOODRICH PL 400 OR EQUAL)
32. USE HURRICANE ANCHORS BY SIMPSON STRONG TIE AT THE ENDS OF ALL RAFTERS.
33. UNITS SHALL BE INSTALLED OVER ALL NEW OPENINGS IN MASONRY WALLS AS FOLLOWS: MASONRY OPENING UNTIL 4'-0" OR LESS 1.4 x 3 1/2" x 5/16" 4'-1" TO 5'-0 1.5 x 3 1/2" x 5/16" a) 3 1/2" LEGS ARE HORIZONTAL b) PROVIDE ONE 'L' FOR EACH 4" OF WALL THICKNESS c) MINIMUM BEARING 6" EACH END
34. LIVE LOAD SCHEDULE ROOF 30 PSF SECOND FLOOR 40PSF FIRST FLOOR 40PSF

PLUMBING AND DRAINAGE NOTES

1. ALL PLUMBING AND GAS PIPING WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF NEW YORK STATE PLUMBING CODE, AND ALL OTHER APPLICABLE COUNTY AND MUNICIPAL CODES.
2. PLUMBING CONTRACTOR TO EXAMINE PROPOSED LAYOUT WITH REGARD TO EXISTING FIELD CONDITIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS.
3. PLUMBING CONTRACTOR SHALL INFORM ARCHITECT OF ANY REVISIONS TO THE PLANS DUE TO FIELD CONDITIONS OR COMPLIANCE WITH REQUIREMENTS OF THE APPLICABLE CODES.
4. PLUMBING CONTRACTOR SHALL ARRANGE AND OBTAIN INSPECTIONS AND ALL REQUIRED SIGN-OFFS.

Stretch Energy Code – Climate Zone 4 –Table 402.1.2

	Min. Req'd U-factor or R-value	Proposed at new construction
Ceiling	R-49	R-49
Walls	R-21, 20+5, 13+10	R-21
Floor	R-30	R-30
Bsm't or Crawl Space	R-15 cont. / R-19 non-cont.	R-15 cont. / R-19 non-cont.
Slab on Grade	R-10 4'depth	R-10 4'depth
Windows	0.27	0.27
Skylights	0.50	0.50

Uniform Design Loads (p.s.f.)

	Dead Load	Live Load	DL & LL
1st Floor	10	40	50
2nd Floor	10	30	40
Ext. Wall	12		12
Int. Wall	8		8
Ceiling	10		10
Deck	6	45	51
Roof	15	45	60

Certification

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

WALL TYPES

- EXISTING TO REMAIN
REMOVE EXISTING
SHORING WALL

REVISION CLOUD

DRAWING LIST:

- A0.0 COVER SHEET
A0.1 PROPOSED SITE PLAN
A1.0 EXISTING & DEMOLITION, CONSTRUCTION PLANS
A1.1 PLANS: STRUCTURAL, MEP, LIGHTING & RCP
A2.0 EXISTING EXTERIOR ELEVATIONS
A2.1 PROPOSED EXTERIOR ELEVATIONS
A3.0 BUILDING SECTIONS, DETAILS

Elizabeth van der Zandt, R.A.

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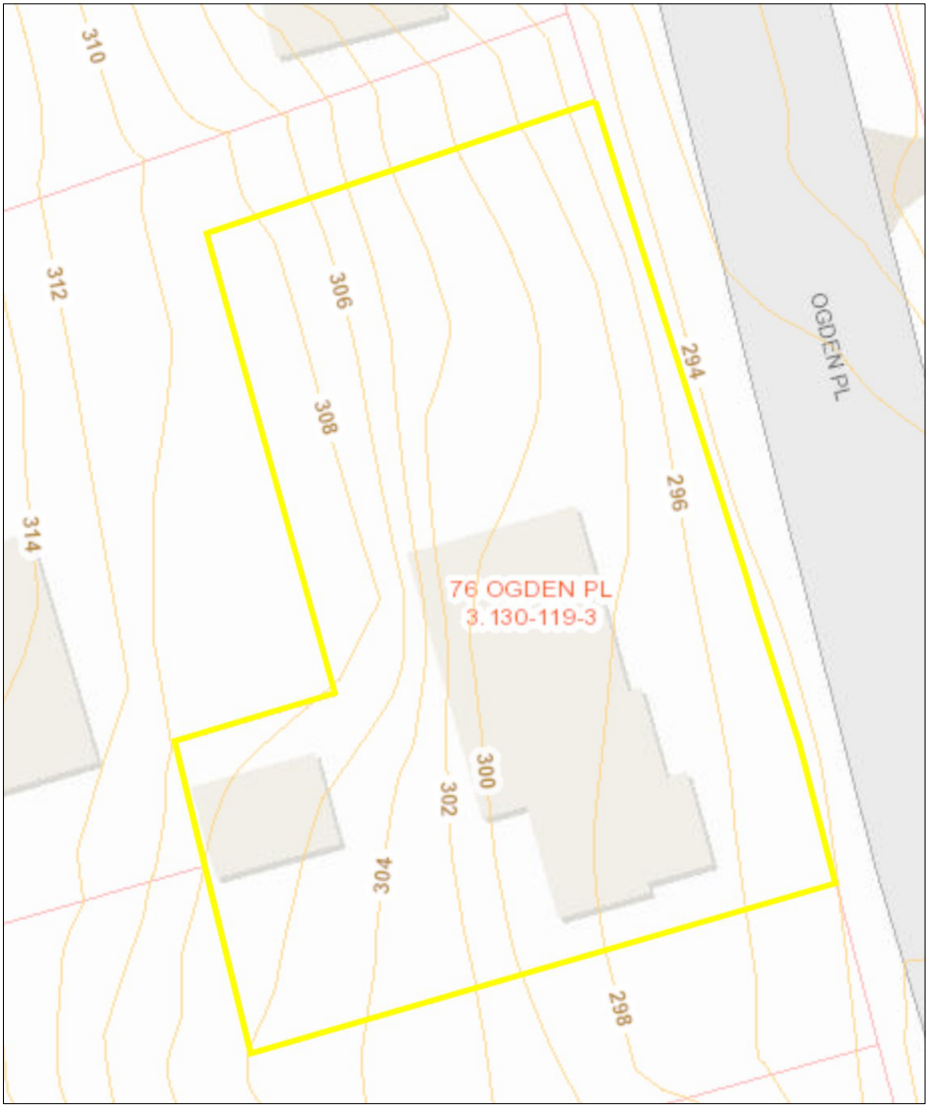
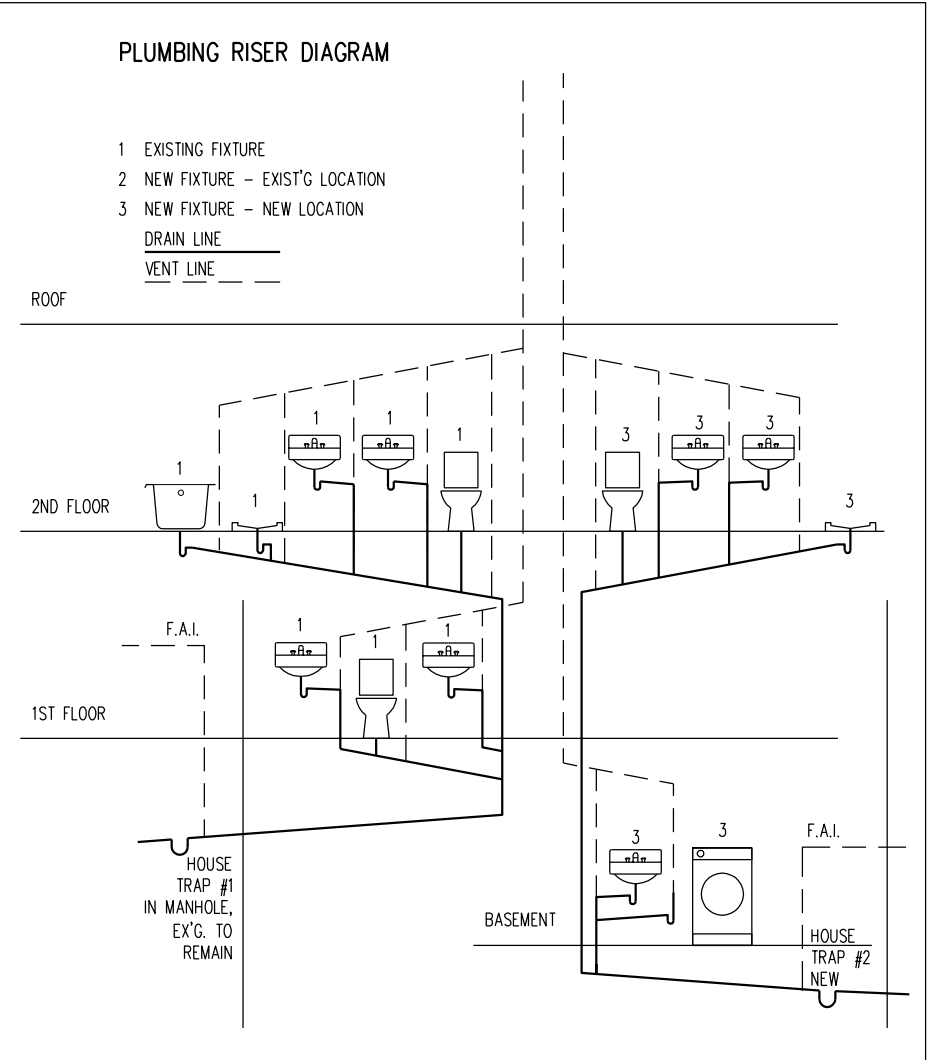
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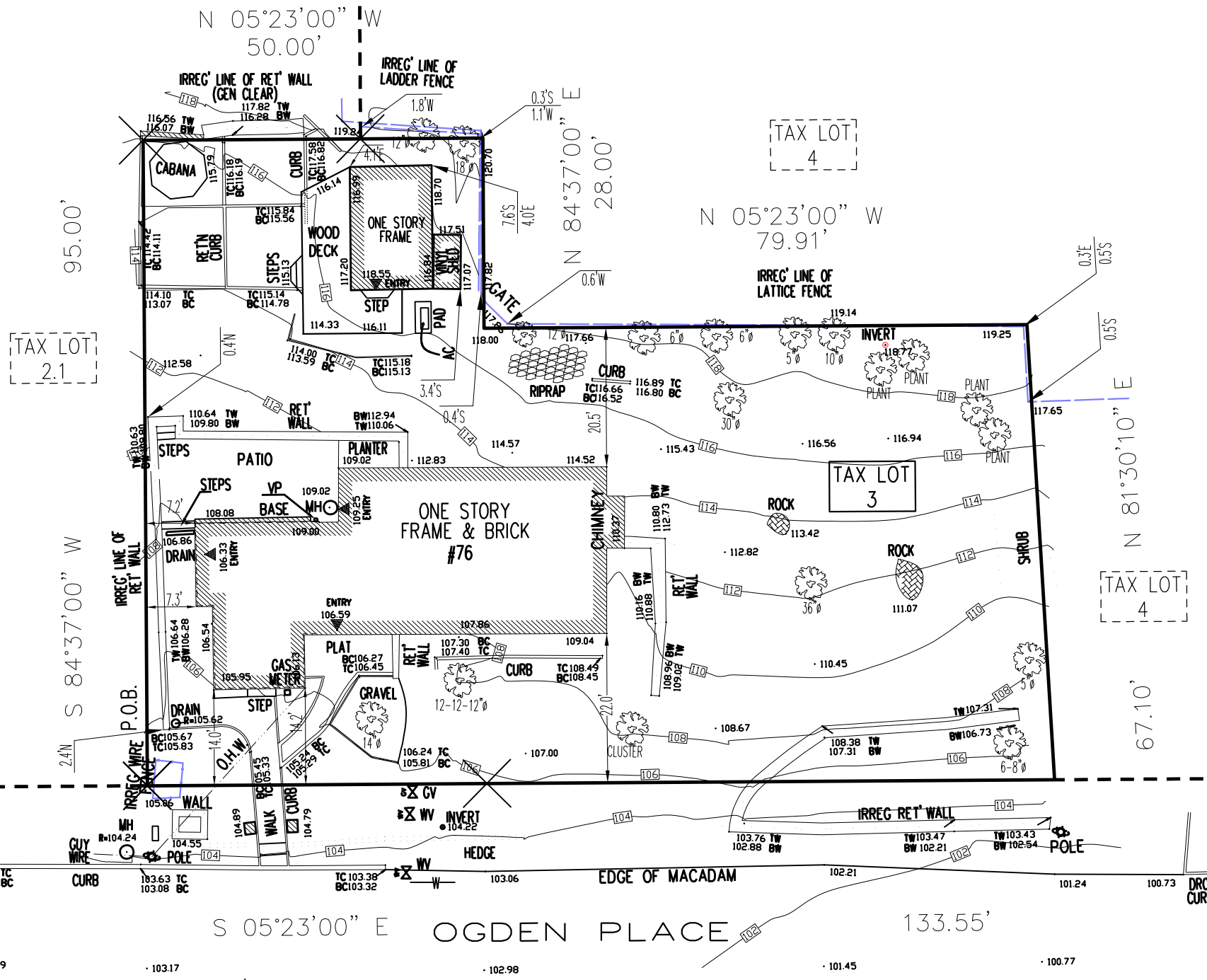
ABBREVIATIONS

- ACT ACoustical CEILING TILE
APPL ABOVE FINISHED FLOOR
BASE BOARD
BO BOARD
BET BETWEEN BUILDING
BLDG BUILDING
BLKG BLOCKING
BM BEAM
B.O. BY OTHERS
BR BRICK
CABT CABINET
CLG CLOS.
CMU CONCRETE MASONRY UNIT
C.O. CLEAN OUT
COL COLUMN
CONC CONCRETE
C.T. CERAMIC TILE
CW COLD WATER
DLS DOOR
DR DRAWINGS
DWR DRAWER
ELEV ENCL
EXIST. EX'G
F.B.O. FIN
FL. FLR.
FTG. FOOTING
GALV GALVANIZED
GC GENERAL CONTRACTOR
GL GLASS
HCT HW
ICE HOT WATER
INFO INFORMATION
J.H. JOIST HANGER
MAX MAXIMUM
MB MASTER BATHROOM
MR MASTER BEDROOM
MN MINIMUM
MTD MOUNTED
MTL METAL
MW MICROWAVE
O.C. ON CENTER
OPNG OPPOSITE
P-LAW PLASTIC LAMINATE
PLYWD PLYWOOD
PTD PRESSURE TREATED
PNT PAINTED
RCP REFLECTED CEILING PLAN
REF REQUIRED
RM ROOM
SECT SECTION
SIM SIMILAR
SPECS SPECIFICATIONS
STL STEEL
TR TRASH RECEPTACLE
TYP TYPICAL
U.O.N. UNLESS OTHERWISE NOTED
VCT VINYL COMPOSITION TILE
VLT. VERIFY IN FIELD
WD WOOD
WINDOW WINDOW



AERIAL SITE LOCATION MAP
SCALE: N.T.S.

ZONING CALCULATIONS			
LOCATION	76 OGDEN PLACE		
ZONING DISTRICT	OF-6		
SBL #	3,130-119-3		
USE	REQUIRED	EXISTING	PROPOSED
ONE FAMILY	ONE FAMILY	ONE FAMILY	NO CHANGE
LOT SIZE	5,000 SF MIN.	10,226 GROSS/8,713.2 NET	NO CHANGE
LOT WIDTH	50'	133.5'	NO CHANGE
LOT DEPTH	100'	95'(S); 67.1'(N)	NO CHANGE
FRONT YARD	20'	14'	NO CHANGE
REAR YARD	25'	20.7'	NO CHANGE
SIDE YARD ONE	10'	7.3'	NO CHANGE
SIDE YARD TWO	10'	60'	33.3'
SIDE YARDS TOTAL	20'	67.3'	40.6'
BUILDING COVERAGE	27%	21.7%	28.19%
IMPERVIOUS COVERAGE	54%	29%	35.7%
BUILDING HEIGHT	35' TO RIDGE	19' TO RIDGE	NO CHANGE



EXISTING SITE PLAN
SCALE: N.T.S.

ELIZABETH VAN DER ZANDT ARCHITECT

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ZBA APPLICATION 8.22.2022

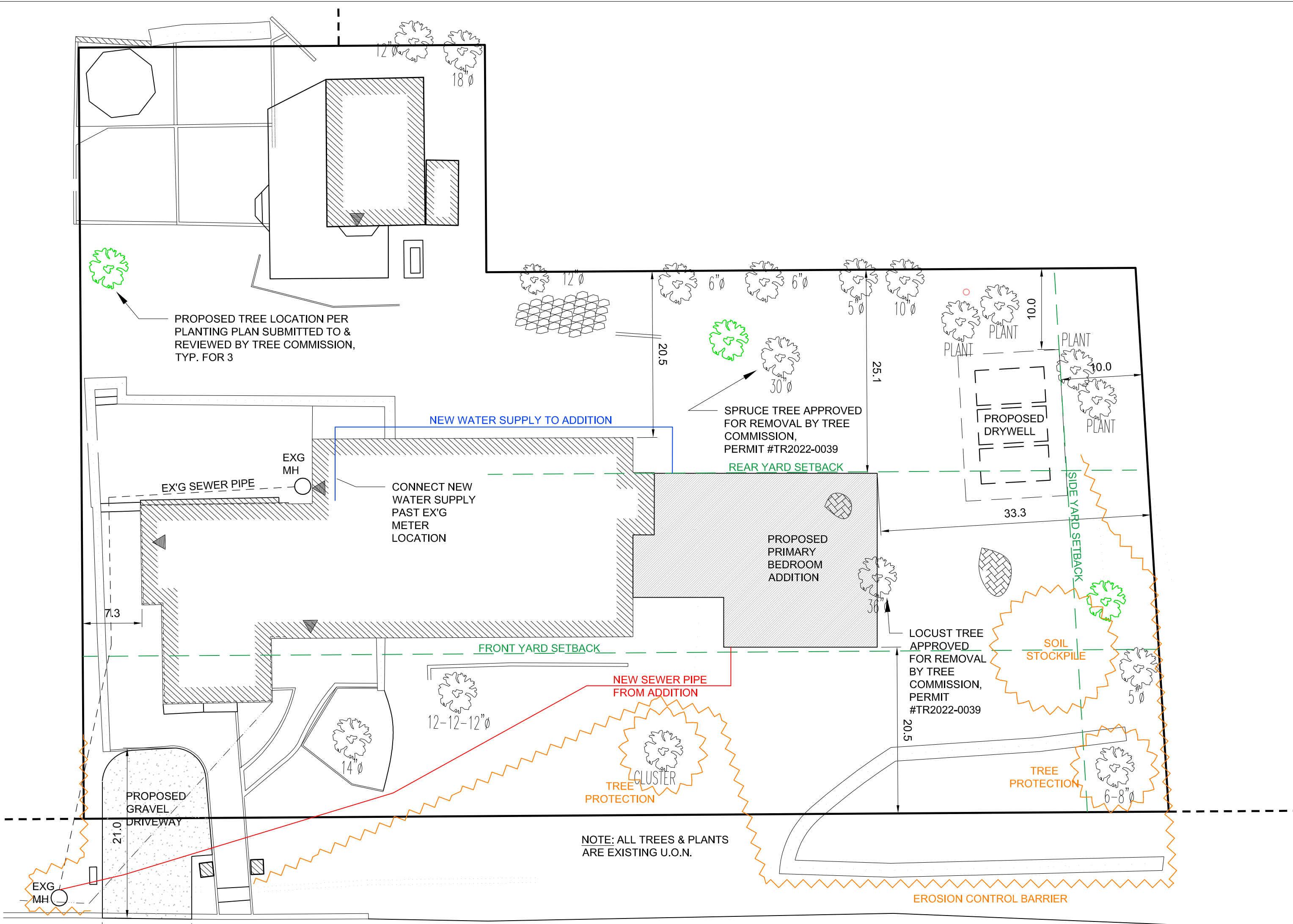
BUILDING PERMIT FILING SET 6.14.2022

VAN DER ZANDT RESIDENCE ADDITION
76 OGDEN PLACE
DOBBS FERRY, NEW YORK 10522
SBL: 3,130-119-3

COVER SHEET
GENERAL NOTES
STEEP SLOPES ANALYSIS

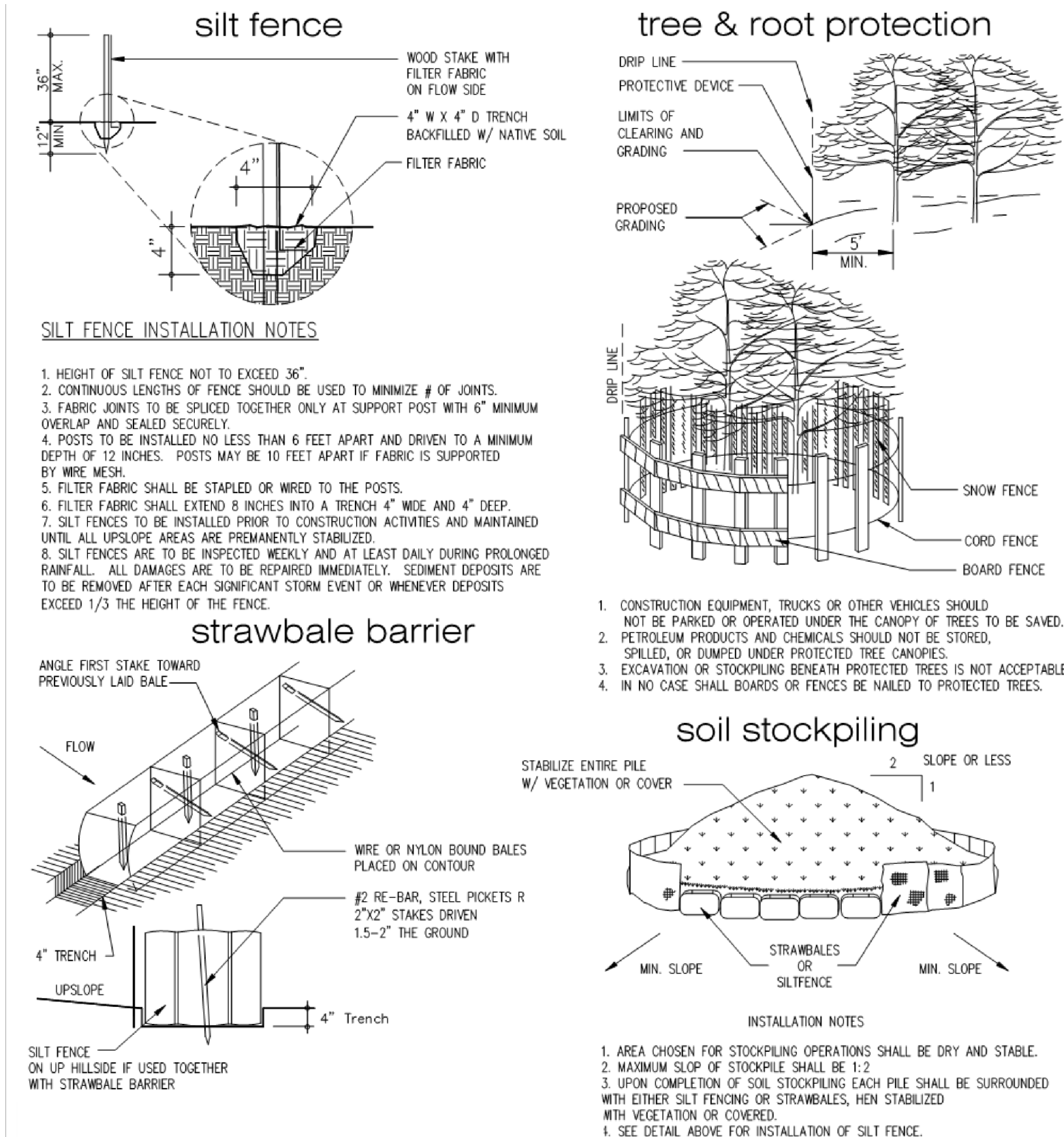
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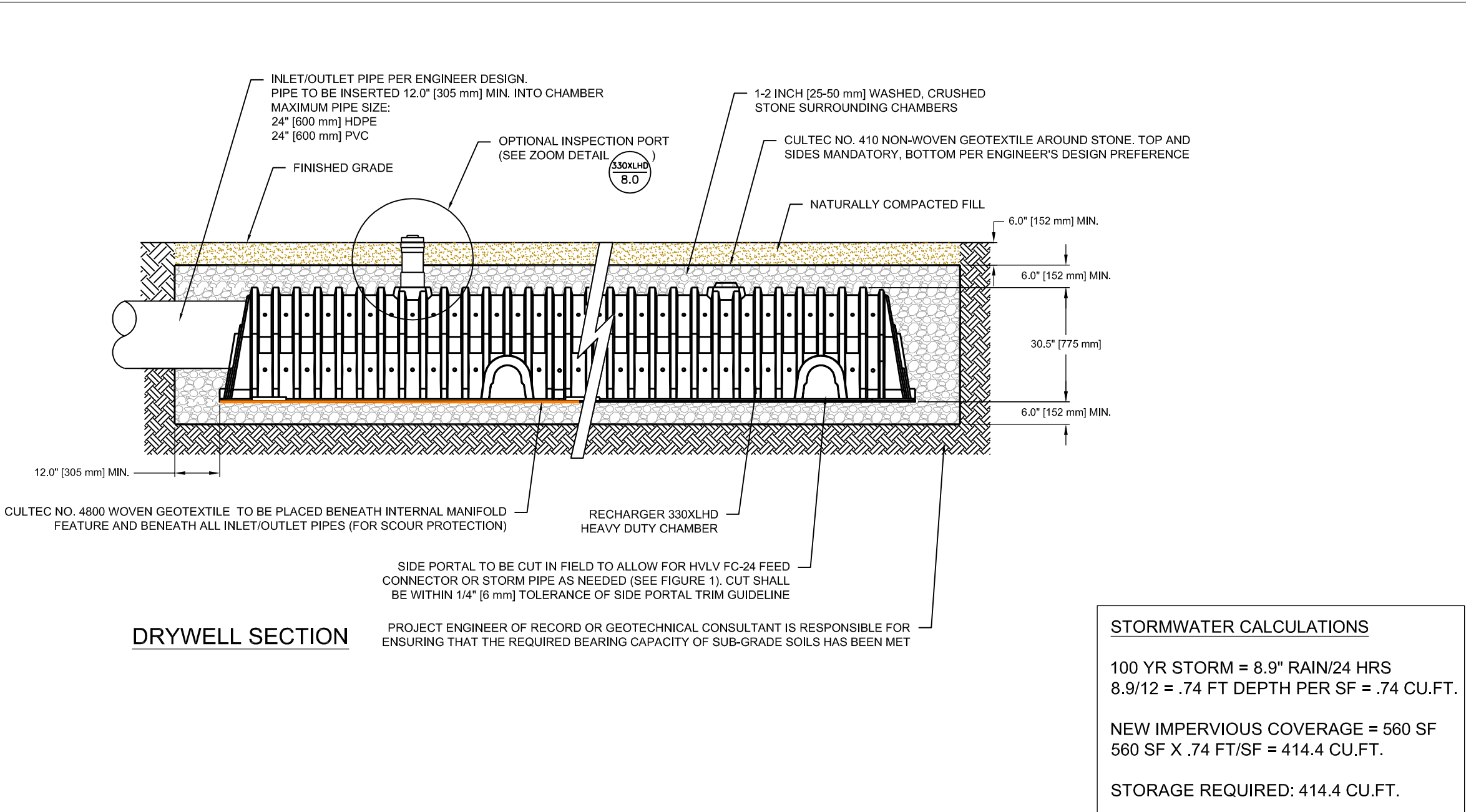
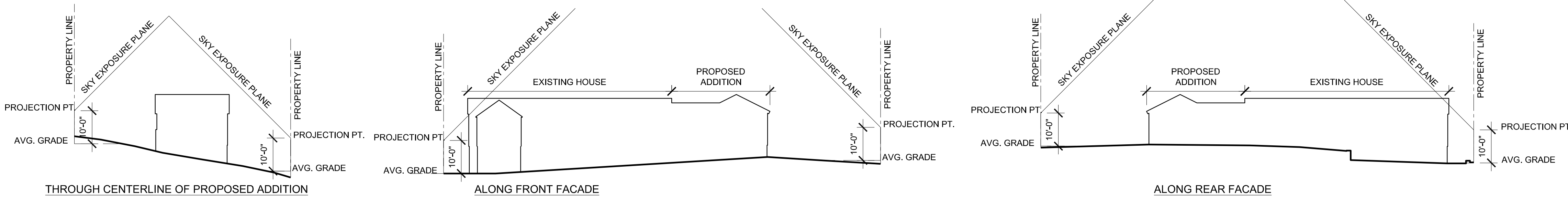
OGDEN PLACE WEST

1 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"



2 SITE PROTECTION & EROSION CONTROL

4 SKY EXPOSURE PLANE DIAGRAMS

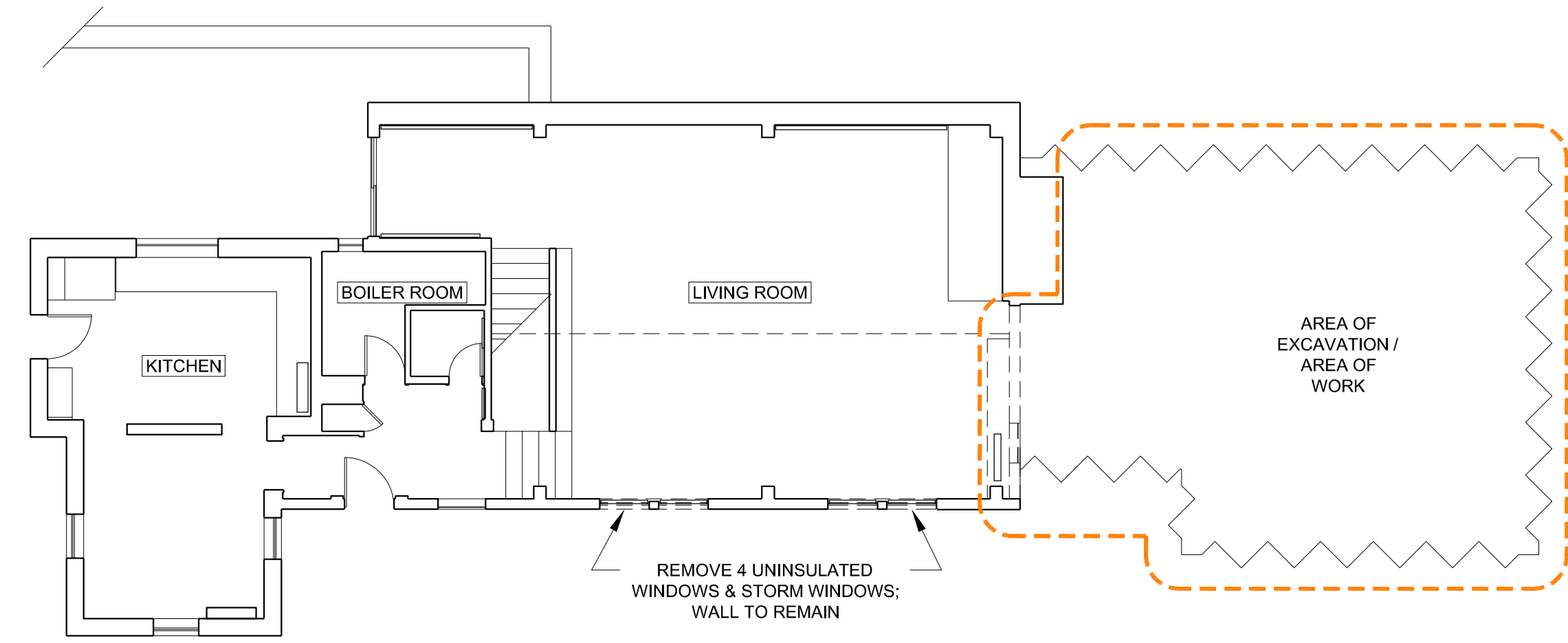


Storage Provided within CULTEC Recharger 330XLHD Stormwater Chambers and HVLV FC-24 Internal Manifold System - not including stone				
Number of Recharger 330XL RHD Stand Alone	by design			
0	pcs x	8.500	=	0 pcs
			=	0.00 feet
			=	0 m
Number of Recharger 330XL IHD Intermediates	by design			
0	pcs x	7	=	0 pcs
			=	0.00 feet
			=	0 m
Number of Recharger 330XL SHD Starters	by design			
2	pcs x	7.750	=	2 pcs
			=	15.50 feet
			=	4.7244 m
Number of Recharger 330XL EHD Ends	by design			
2	pcs x	7.750	=	2 pcs
			=	15.50 feet
			=	4.7244 m
Number of HVLV FC-24 Feed Connectors				
1	pcs x	0.500	=	1 pcs
			=	0.50 feet
			=	0.1524 m
Total footage of Recharger 330XLHD chambers			=	31.00 feet
			=	9.45 m
Total footage of HVLV FC-24 Feed Connectors			=	0.50 feet
			=	0.15 m
Storage provided within Recharger 330XLHD chambers			=	231.23 CF
			=	6.55 m ³
Storage within HVLV FC-24 Feed Connectors			=	0.46 CF
			=	0.01 m ³
Total Storage within CULTEC 330XLHD chambers and feed connectors			=	231.68 CF
			=	6.56 m ³

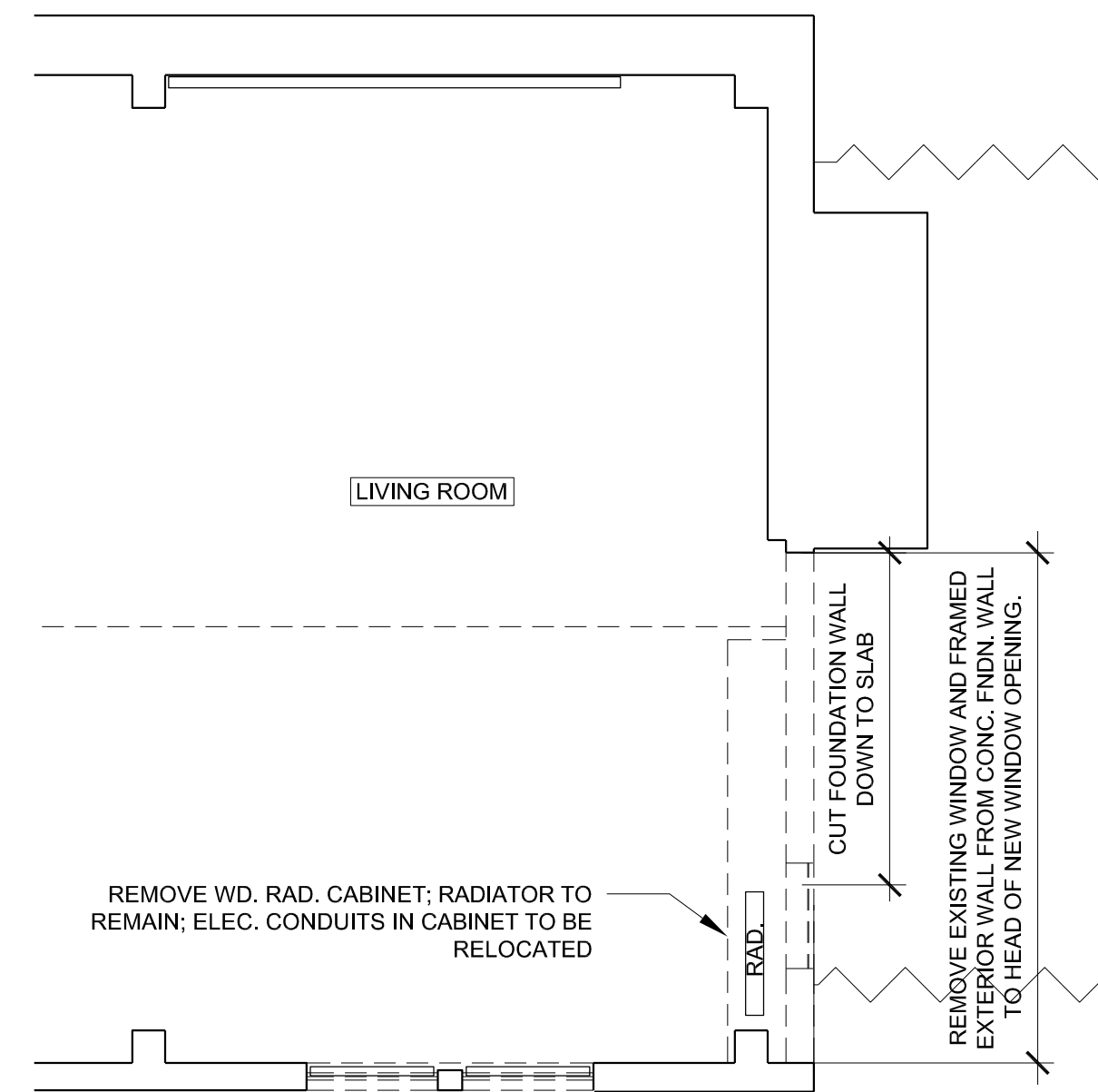
Storage Provided within Entire CULTEC Stormwater System - including stone			
Bed width	11.17 feet		3.40 m
Bed length	17.50 feet		5.33 m
Bed Depth	3.54 feet		1.08 m
Total Area	195.42 sq. ft.		18.15 m ²
Volume of Effective Excavation (not including additional cover)	692.10 CF		19.60 m ³
Perimeter of Bed	57.33 feet		17.48 m
Total Storage within CULTEC Recharger 330XLHD chambers and feed connectors	232 CF		6.56 m ³
Total Stone Required	460 CF		13.04 m ³
	17 CY		
	24 tons		
Storage provided within stone	184.17 CF		5.22 m ³
Total Storage within CULTEC Stormwater System		=	416 CF
		=	11.78 m ³

STORMWATER STORAGE CALCULATIONS PROVIDED BY CULTEC

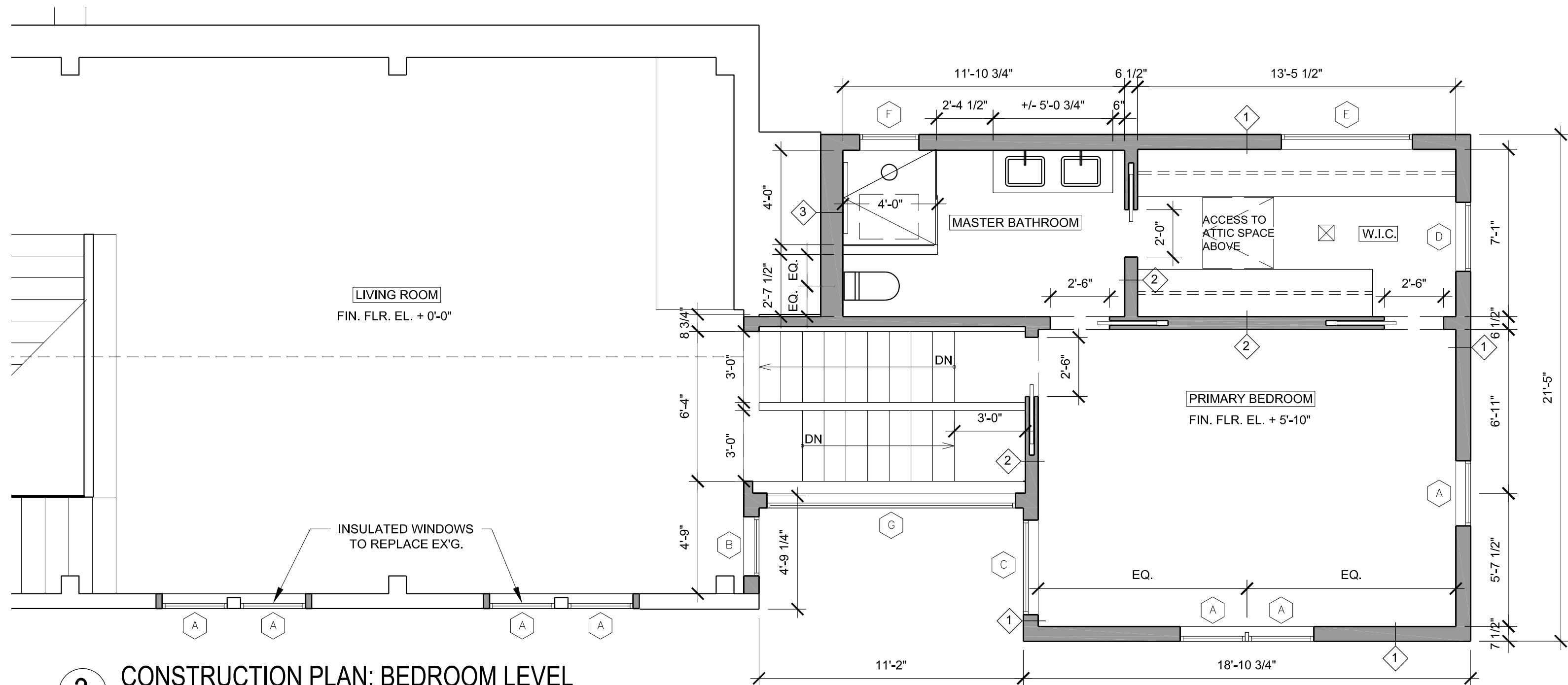
3 DRYWELL CALCULATIONS AND DETAILS



1 EXISTING & DEMO PLAN
SCALE: 1/8" = 1'-0"



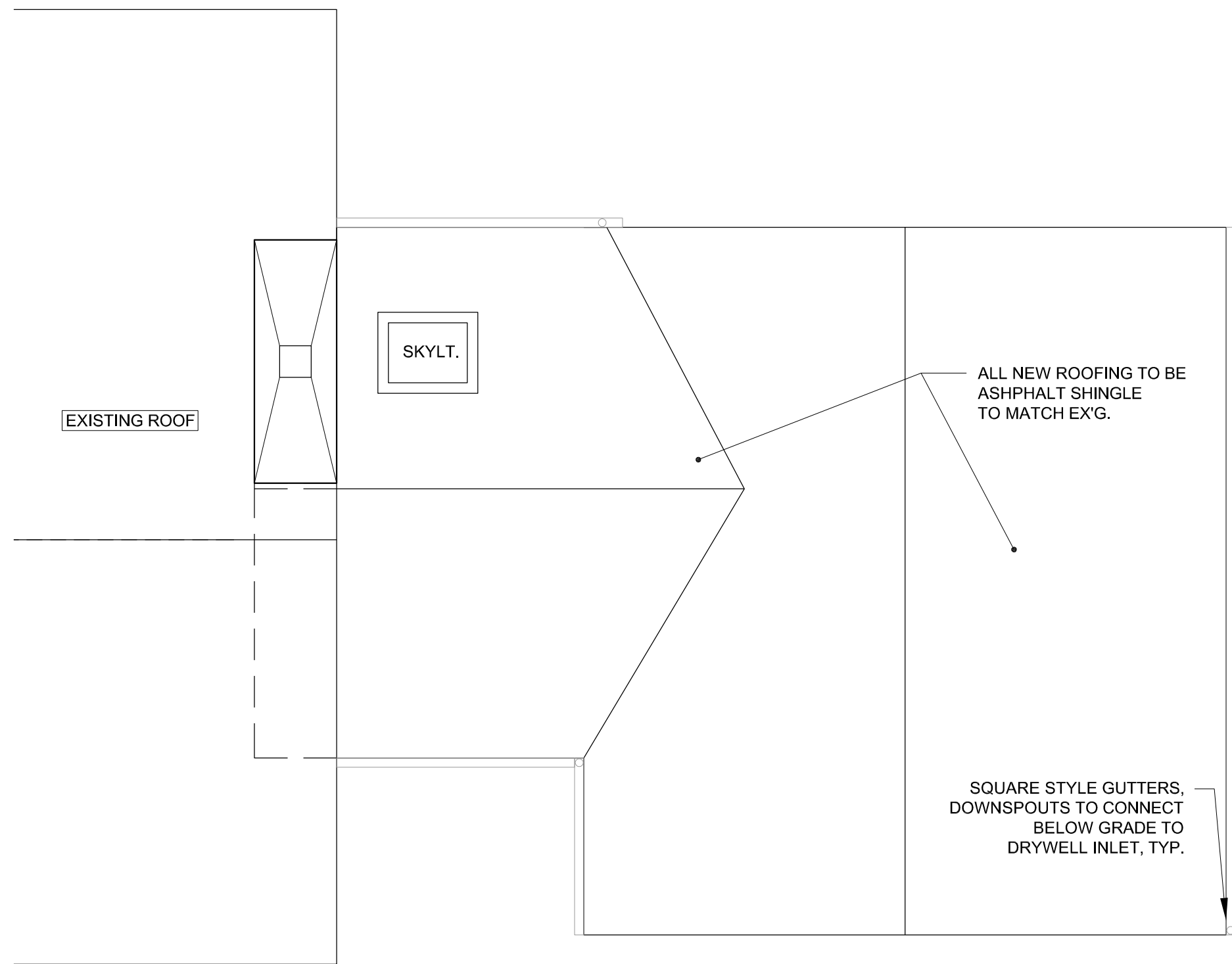
2 PARTIAL DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



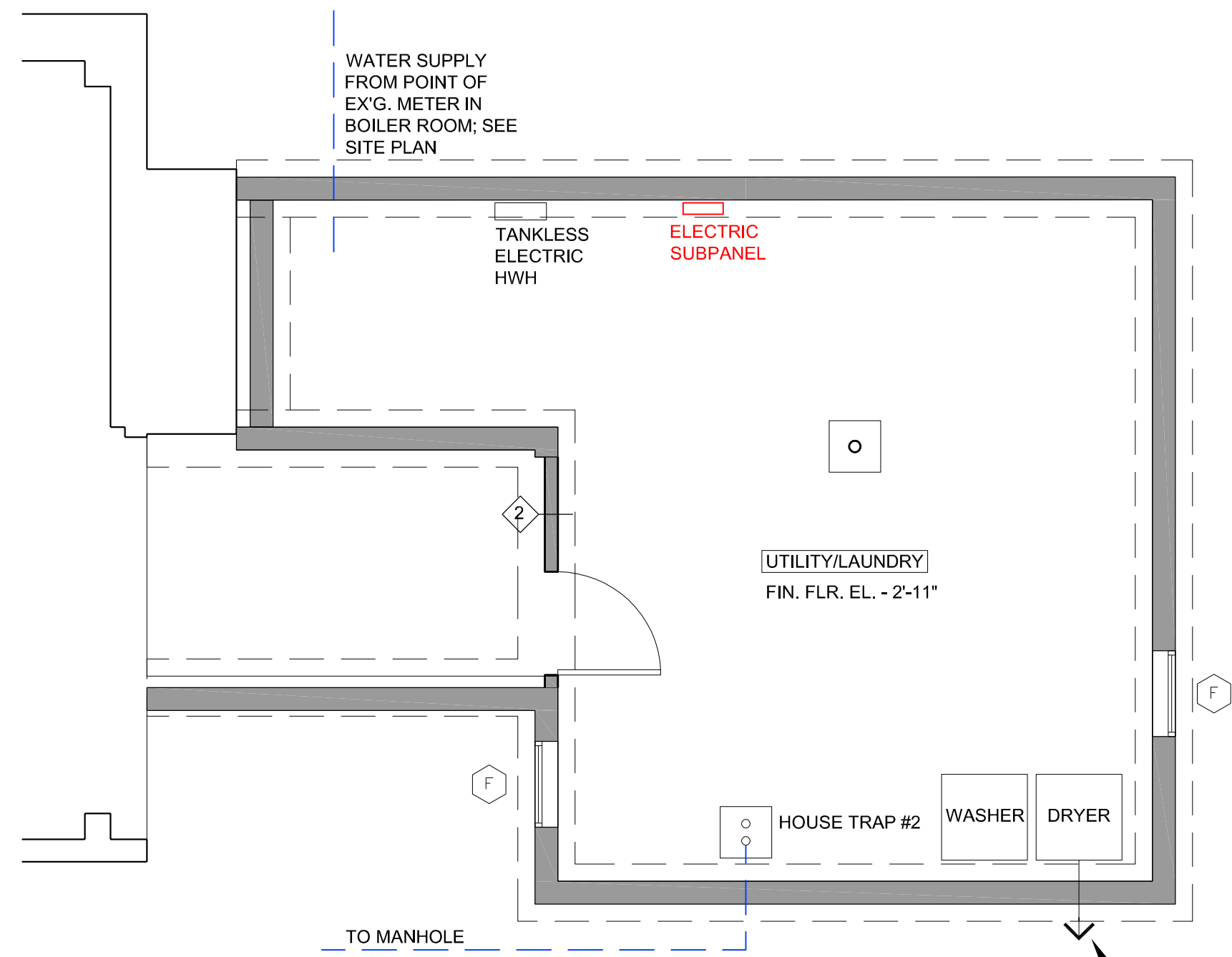
3 CONSTRUCTION PLAN: BEDROOM LEVEL
SCALE: 1/4" = 1'-0"

- 1 WALL TYPE 1, EXTERIOR WALL: VERTICAL WD. SIDING (SEE DTLs.), 3/4" CDX PLYWD., 2x6 WD FRAMING @ 16" O.C., R-21 CLOSED CELL SPRAY FOAM, 3/4" GWB; IN BATHRM. ADD CEMENTITIOUS BOARD, TILE FINISH.
 - 2 WALL TYPE 2, INTERIOR PARTITION: 2x4 WD. FRAMING @ 16 O.C., OR 2X6 AT POCKET DOOR WALLS, 3/4" GWB BOTH SIDES. PROVIDE SOUND ATTENUATION BATT IN WALLS BORDERING BATH, AND CEMENTITIOUS BOARD ON BATH SIDE.
 - 3 WALL TYPE 3: 3" STL. STUDS ATTACHED TO BRICK CHIMNEY, 3/4" CDX PLYWD., 2X6 WD. FRAMING 16" O.C., R-21 CLOSED CELL SPRAY FOAM, CEMENTITIOUS BOARD, TILE FINISH
- NOTE: SCHLUTER WATERPROOFING SYSTEM OVER CEMENT, BD. @ SHOWER WALLS AND BATHRM. FLR.

NOTE: CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN FIELD; ALL DIMENSIONS ON CONSTRUCTION PLAN ARE TO FINISH.



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



5 BASEMENT CONSTRUCTION & MEP PLAN
SCALE: 1/4" = 1'-0"

DRYER VENT DUCT TO OUTSIDE; ALL DRYER VENT PIPING SHALL BE IN ACCORDANCE WITH NYS CODES AND BE RIGID 4" SHEET METAL PIPE AND FITTINGS, ALL JOINTS SEALED

WINDOW SCHEDULE -- ALL WINDOWS BE ARGON GAS TYPE DOUBLE GLAZED AND SHALL HAVE A MAXIMUM U-VALUE OF 0.27							
NO.	TYPE	INSERT OR NEW CONSTR	LOCATION	MANUF.	MODEL #	UNIT SIZE	NOTES
A	CASEMENT	INSERT/NEW CONSTR.	LIVING RM. & BEDRM.	TBD	TBD	2'-9" X 8'-0"	BEDRM. UNITS TEMPERED
B	FIXED	NEW CONSTR.	LIVING ROOM			2'-6" X 9'-0"	
C	FIXED	NEW CONSTR.	MASTER BEDROOM			4'-0" X 8'-0"	TEMPERED
D	AWNING	NEW CONSTR.	MASTER BEDRM W.I.C.			2'-11" X 1'-6"	
E	FIXED	NEW CONSTR.	MASTER BEDRM W.I.C.			5'-6" X 1'-6"	
F	AWNING	NEW CONSTR.	BATHM SHWR & BSMT			2'-6" X 1'-6"	
G	FIXED	NEW CONSTR.	STAIR HALL			(2)5'-0" X 3'-6"	

NOTE -- WINDOW IN SHOWER AREA SHALL BE TEMPERED GLASS. ALL WINDOWS IN EX'G CONSTRUCTION TO BE MEASURED IN FIELD

SKYLIGHT IN MASTER BATHROOM SHOWER: 2'-6" X 2'-0"; MAX. U-VALUE OF 0.50; MANUFACTURER TBD

ELIZABETH
VAN DER ZANDT
ARCHITECT

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ZBA APPLICATION 8.22.2022

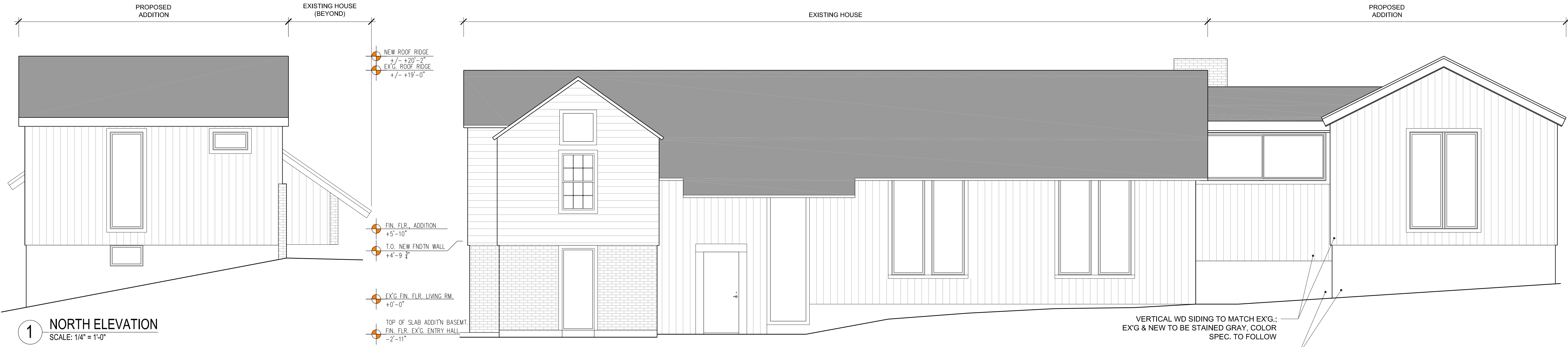
BUILDING PERMIT
FILING SET 6.14.2022

VAN DER ZANDT RESIDENCE
ADDITION
76 OGDEN PLACE
DOBBS FERRY, NEW YORK 10522
SBL: 3.130-119-3

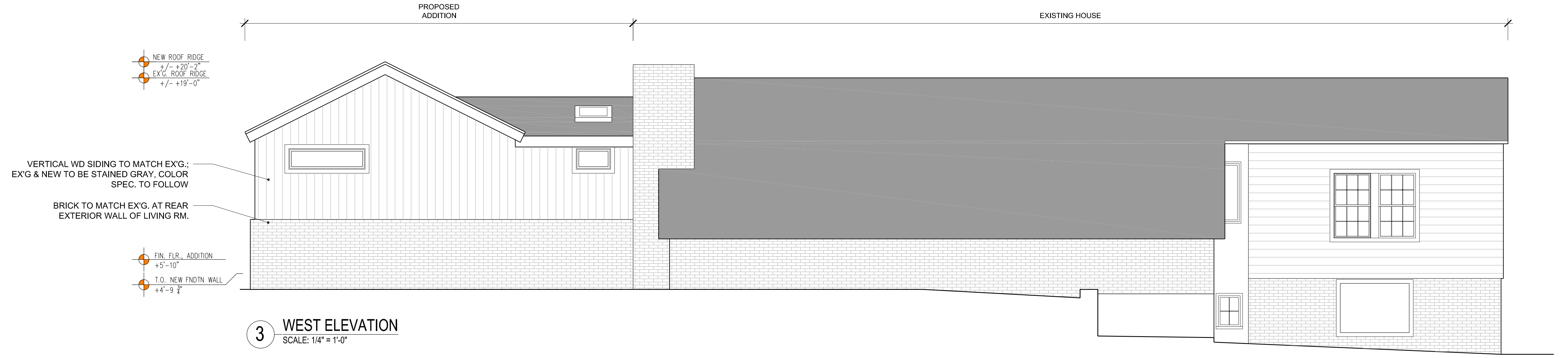
DEMOLITION & EXCAVATION PLAN
CONSTRUCTION PLANS
WINDOW SCHEDULE

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



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EXTERIOR ELEVATIONS: PROPOSED

DWG. #

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