

Proposed 2 Family Dwelling at:
55 Catherine Street, Nyack NY

PROJECT INFORMATION:

OWNER:
NAME:
ADDRESS:

EMAIL:
PHONE:

SHABAN SINANAJ
55 CATHERINE STREET
VILLAGE OF NYACK , NY
Shben43@gmail.com
917 817-4617

SCOPE OF WORK:

COMBINE TWO LOTS FOR A
PROPOSED NEW 2-FAMILY DWELLING

ARCHITECT:
NAME:
ADDRESS:

TELEPHONE:
EMAIL:

HAYNES ARCHITECTURE PC- Thomas Haynes
570 YONKERS AVENUE
YONKERS NEW YORK 10704
1-(914)-963-3838
TJ@HAYNESDESIGNGROUP.COM

GENERAL NOTES:

LOCATION MAP: NOT TO SCALE

SECTION: 65.36
BLOCK: 2
LOT: 18.1, 18.2
ZONE: TFR

SUBJECT PROPERTY:
55 CATHERINE STREET
NYACK, NY

1. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE AND ALL LOCAL CODES, ORDINANCES AND REGULATIONS OF AGENCIES HAVING JURISDICTION. ALL CONTRACTORS AND SUBCONTRACTORS ARE TO COMPLY WITH ALL O.S.H.A. REQUIREMENTS PERTAINING TO THEIR WORK.
2. THE GENERAL CONTRACTOR (G.C.) AND ALL SUBCONTRACTORS ARE TO PROVIDE ALL LABOR MATERIALS, TOOLS, EQUIPMENT, SCAFFOLDING, SUPPLIES, LAYOUT AND SERVICES NECESSARY TO EXECUTE AND COMPLETE ALL WORK AS REQUIRED BY THE CONSTRUCTION DOCUMENTS, UNLESS OTHERWISE NOTED. PREPARATION AND INSTALLATIONS TO BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S LATEST WRITTEN INSTRUCTIONS WHETHER OR NOT SPECIFICALLY NOTED ON THE DRAWINGS.
3. THE G.C. AND ALL SUBCONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH ALL APPLICABLE CODES AND REGULATIONS IN REGARDS TO THEIR WORK FOR THEY WILL BE RESPONSIBLE FOR SAME.
4. THE G.C. IS TO FILE WORKERS COMPENSATION WITH THE DEPARTMENT OF BUILDINGS.
5. THE G.C. IS TO OBTAIN AND PAY FOR THE BUILDING PERMIT. THE SUBCONTRACTORS ARE TO PAY FOR AND OBTAIN PERMIT REQUIRED IN CONNECTION WITH THEIR WORK.
6. THE G.C. AND SUBCONTRACTORS ARE TO ARRANGE FOR AND AND PAY ALL FEES IN CONNECTION WITH ALL REQUIRED INSPECTIONS.
7. PLANS ARE SUBJECT TO CHANGES AS DIRECTED BY THE DEPARTMENT OF BUILDINGS.
8. THE G.C. AND SUBCONTRACTORS ARE TO REVIEW THE CONSTRUCTION DOCUMENTS, SPECIFICATIONS, NOTES AND ADDENDUMS THOROUGHLY TO DETERMINE THE EXTENT OF WORK UNDER THEIR TRADE AND THE WORK OF OTHER TRADES REQUIRING COORDINATION, FOR THEY WILL BE RESPONSIBLE FOR SAME. THE ARCHITECT WILL CLARIFY ANY DISCREPANCIES OR CONTRACTOR QUESTIONS IN WRITING PRIOR TO BID SUBMISSION.
9. DO NOT SCALE DRAWINGS. USE COMPUTED DIMENSIONS ONLY. IF ANY DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.
10. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS ARE TO BE CONSIDERED AS REASONABLY CORRECT, BUT IT IS UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATION AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITIONS.
11. THE G.C. AND ALL SUBCONTRACTORS ARE TO INVESTIGATE THE JOB SITE AND ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS AND START OF CONSTRUCTION. ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED. DISCREPANCIES AND UNCOVERED CONDITIONS NOT ADDRESSED SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE ARCHITECT.
12. ALL WORK IS TO BE PERFORMED IN A NEAT, PROFESSIONAL MANNER BY SKILLED MECHANICS.
13. THE G.C. AND OTHER SUBCONTRACTORS ARE TO BE RESPONSIBLE FOR THE PROPER PERFORMANCE OF THEIR WORK, COORDINATION WITH OTHER TRADES, METHODS, SAFETY AND SECURITY ON THE SITE AT ALL TIMES. SPECIAL ATTENTION TO SAFETY IS TO BE PROVIDED DURING ALL REQUIRED DEMOLITION WORK. THE ARCHITECT AND THE ARCHITECT'S AGENTS ARE NOT RESPONSIBLE OR LIABLE FOR THE ABOVE AND IS HELD HARMLESS AND INDEMNIFIED BY ALL CONTRACTORS FROM ANY CLAIMS, LOSSES, SUITS, OR LEGAL ACTIONS ARISING FROM THE CONTRACTORS PERFORMANCE OF THE WORK ON THIS PROJECT.
14. THE G.C. IS TO RETAIN THE SERVICES OF A LICENSED LAND SURVEYOR AND PAY THE FEE TO LOCATE AND STAKE THE PROPOSED STRUCTURE(S). THE LAND SURVEYOR IS TO ESTABLISH THE GRADE DATUM(S) IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. - IF REQUIRED IN SCOPE OF WORK
15. THE G.C. IS TO NOTIFY THE BUILDING DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE POURING OF CONCRETE FOOTINGS.
16. THE G.C. IS TO SECURE AND PAY FEES FOR THE CERTIFICATE OF OCCUPANCY AFTER COMPLETION OF THE WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS, ADDENDA'S AND OTHER APPROVED CHANGE ORDERS. SUBMIT COPIES OF THE CERTIFICATE OF OCCUPANCY TO THE OWNER PRIOR TO SUBMITTING FOR FINAL PAYMENT.
17. NO EXTRA CHARGES WILL BE ACCEPTED DUE TO AN INCOMPLETE FIELD OBSERVATION BY THE G.C. AND ALL SUBCONTRACTORS, EXCEPT FOR HIDDEN CONDITIONS AS DETERMINED BY THE ARCHITECT.
18. THE OWNER AND/OR THE ARCHITECT RESERVES THE RIGHT TO REQUEST SUBMITTALS AND/OR SHOP DRAWINGS FOR APPROVAL ON ANY AND ALL ITEMS SPECIFIED ON THE DRAWINGS INCLUDING BUT NOT LIMITED TO STRUCTURAL STEEL, STEEL REINFORCEMENT, DOOR HARDWARE, PLUMBING AND ELECTRICAL FIXTURES AND HVAC EQUIPMENT. THE CONTRACTOR MUST SUBMIT (3) COPIES OF EQUIPMENT AND FIXTURE CUTS ON ITEMS THAT THE CONTRACTOR IS REQUESTING TO SUBSTITUTE FOR THE ITEMS SPECIFIED ON THE DRAWINGS.
19. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE TO GUARANTEE WORK UNDER THEIR CONTRACT INCLUDING PARTS AND LABOR FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE.
20. THE ARCHITECT HAS NOT BEEN RETAINED TO PERFORM WORK DURING CONSTRUCTION OF A PROJECT AND ASSUMES NO RESPONSIBILITY FOR INSPECTIONS, CHANGES IN DESIGN OR CONSTRUCTION MEANS AND METHODS.

SMOKE ALARM NOTES:

PROVIDE DETECTORS AS PER SECTION R314 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. DEVICES TO BE LOCATED AS FOLLOWS:

1. ONE FOR EACH SLEEPING ROOM
2. ONE DIRECTLY OUTSIDE EACH SLEEPING ROOM
3. ONE FOR EACH STORY, INCLUDING BASEMENT

CARBON MONOXIDE ALARM NOTES:

PROVIDE DETECTORS AS PER SECTION R314 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. DEVICES TO BE LOCATED AS FOLLOWS:

1. ONE FOR EACH STORY HAVING A SLEEPING AREA
2. ONE FOR EACH STORY WHERE FUEL FIRED APPLIANCES AND EQUIPMENT OR ATTACHED GARAGES ARE LOCATED

2020 RESIDENTIAL CODE OF NEW YORK STATE		
REGULATION	ALLOWED/ REQUIRED	PROPOSED
USE/ OCCUPANCY	2-FAMILY	2-FAMILY
HEIGHT/ FIRE AREAS	2 1/2 STORY	2 1/2 STORY
TYPE OF CONSTRUCTION	TYPE 5-B	TYPE 5-B

THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE VILLAGE OF NYACK MUNICIPAL CODE

THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2020 BUILDING CODE OF NEW YORK STATE AND THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA												
2020 RESIDENTIAL CODE OF NEW YORK STATE												
GROUND SNOW LOAD (PSF)	WIND DESIGN SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM:			WIND DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX
30	115	NO	YES	NO	B	WEATHERING	FROST LINE DEPTH	TERMITE	10deg F	YES	3/3/2014	1000
						SEVERE	42"	MODERATE TO HEAVY				53deg F

MANUAL J DESIGN CRITERIA							
ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMP.	DESIGN TEMP. COOLING	HEATING TEMP. DIFFERENCE
72 FT.	41.095951	72deg F	75deg F	.97	70deg F	75deg F	-5 (IT-OT)
COOLING TEMP. DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
-5 (IT-OT)	15 MPH	7.5 MPH	72	M	22.5%	65%	

2020 ENERGY STRETCH CODE OF NEW YORK STATE										
*INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT										
CLIMATE ZONE:	4A									
REQUIRED:	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WALL FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB FLOOR & DEPTH R-VALUE	CRAWL SPACE R-VALUE
	0.27	0.5	0.4	R-49	R-21	R-15/20	R-30	R-15/19	R-10 / 4-FT.	R-15/19
PROPOSED:	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WALL FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB FLOOR & DEPTH R-VALUE	CRAWL SPACE R-VALUE
	0.27	N/A	0.4	R-49	R-21	N/A	R-30	R-15/19	R-10 / 4-FT.	R-15/19

- NOTES:
1. ALL NEW WINDOWS SHALL HAVE INSULATED GLASS
2. ALL NEW DOORS SHALL BE FULLY WEATHER STRIPPED
3. PROVIDE CAULKING AROUND ALL DOORS AND WINDOWS TO PREVENT AIR INFILTRATION INTO BUILDING
4. PROVIDE CAULKING AROUND ALL FLOOR & CEILING PENETRATIONS (MECHANICAL, PLUMBING AND ELECTRICAL)
5. ALL NEW INSULATIONS TO BE FIBERGLASS BATT. WITH FOIL FACED VAPOR BARRIER

DRAWING LIST:

SHEET:
A-01
A-02
A-03
A-04
SP-01
SP-02
SP-03
SP-04
A-1.00
A-101
A-102
A-103
A-104
A-105
A-106
A-107
A-108
A-109
A-110
A-111

TITLE:
LOCATION PLAN / CERTIFICATIONS
GENERAL NOTES
PHOTOS
EXISTING / PROPOSED LOTS
PLOT PLAN / ZONING ANALYSIS
SITE PLAN
GRADING / LANDSCAPE PLAN
SITE DETAILS
SCHEDULES
BASEMENT PLAN
1ST FLOOR PLAN
2ND FLOOR PLAN
ROOF PLAN, SECTION, DETAILS
FRAMING PLAN
FRAMING PLAN
FRAMING PLAN
ELEVATIONS
ELEVATIONS
DETAILS
DETAILS

DRAWING LIST:

TA

HAYNES ARCHITECTURE P.C.
287 Bowman Avenue, Suite 208,
Purchase NY 10577

p: 914.963.3838 f: 914.963.3861
e: tj@haynesdesigngroup.com
e: haynesarchitect@gmail.com

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revisions:
12.13.23- DOB COMMENTS ADDRESSED
06.13.24 BOOKER ENGINEERING COMMENTS DDRESSED
2.27.25- PBA SUBMISSION / ENG. COMMENTS ADDRESSED
04.08.25 BOOKER ENGINEERING COMMENTS DDRESSED
05-22-2025: DOB COMMENTS ADDRESSED
05-28-2025: DOB COMMENTS ADDRESSED
06-04-2025: PB / ENG. COMMENTS ADDRESSED
06-16-2025: ENG. COMMENTS ADDRESSED

project title:

Proposed 2 Family Dwelling at:
55 Catherine Street,
Nyack NY

GENERAL NOTES

Seal: Architect Thomas E. Haynes

original filing date:04-05-2023
drawn by:
checked by:
drawing no.:

JOB NUMBER:
2412
A-01

GENERAL NOTES:

CONCRETE :

1. CONCRETE IS TO BE CONTROLLED STONE CONCRETE COMPLYING WITH A.C.I. 318 BUILDING CODE REQUIREMENTS. CONCRETE IS TO HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE FOR GARAGE SLABS, CARPORT SLABS, SON-O-TUBE FOOTINGS, STEPS, PORCH SLABS AND SIDEWALKS EXPOSED TO WEATHER IS TO BE MINIMUM 3500 PSI CLASS "B" "AIR-ENTRAINED" CONCRETE. SEE FOUNDATION PLANS FOR LOCATIONS OF CONCRETE WITH A HIGHER COMPRESSIVE STRENGTH.
2. CONCRETE IS TO BE PLACED IN CONFORMANCE WITH A.C.I. 304. LATEST ADDITION. CONCRETE IS NOT TO BE SUBJECT TO DROPS OF MORE THAN 5'-0".
3. ALL CONCRETE IS TO BE TERMINATED BY FORMS. PROVIDE KEYWAYS AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY THE ARCHITECT.
4. ALL CONCRETE IS TO BE FORMED, UNLESS OTHERWISE APPROVED BY THE ARCHITECT.
5. OBTAIN CONCRETE MANUFACTURER'S CERTIFICATES OF COMPLIANCE SHOWING CONCRETE CLASS, AGGREGATE SIZES, ADDITIVES USED AND FIBER MESH REINFORCEMENT (IF APPLICABLE).
6. THE FOUNDATION SUBCONTRACTOR IS TO OBTAIN CONCRETE TEST CYLINDERS FOR EACH CLASS OF CONCRETE SPECIFIED. TAKE TWO (2) CYLINDERS EACH FOR EACH 150 CU.YDS. OR FRACTIONS THEREOF. TEST ONE (1) CYLINDER AT SEVEN (7) DAYS AND ONE (1) CYLINDER AT 28 DAYS. CYLINDER TESTS TO BE PERFORMED BY A CERTIFIED TESTING LABORATORY. TEST REPORTS ARE TO INCLUDE CONCRETE CLASS, SLUMP, GAGE AND LOCATION OF CONCRETE. SUBMIT THREE (3) COPIES OF TEST REPORTS TO THE ARCHITECT FOR REVIEW AND APPROVAL.
7. THE FOUNDATION SUBCONTRACTOR IS TO SUBMIT FOUR (4) COPIES OF THE STEEL REINFORCEMENT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL. THE SHOP DRAWINGS ARE TO INDICATE REINFORCEMENT TYPE, SIZES, QUANTITIES, PLACEMENT AND ALL BENDS AND LAPS FOR ALL FOUNDATION REINFORCEMENT AS INDICATED ON THE DRAWINGS.
8. ALL REINFORCEMENT IS TO BE DEFORMED BARS OF INTERMEDIATE GRADE NO BILLET STEEL. THIS GRADE, 90 BENDS IN REINFORCEMENT ARE TO BE SHOP FABRICATED. FIELD BENDS WILL NOT BE PERMITTED.
9. ALL REINFORCEMENT STEEL IS TO BE SECURELY WIRED TOGETHER IN THE FRAMEWORK. TWO WAY MATS OF STEEL ARE TO BE TIED AT ALTERNATE INTERSECTIONS BOTH WAYS.
10. THE FOUNDATION SUBCONTRACTOR IS TO PROVIDE HIGH CHAIRS, SPACERS, SUPPORTS, ETC. AS NECESSARY FOR THE PROPER PLACEMENT OF THE REINFORCEMENT STEEL.
11. PROVIDE CLEARANCES FROM FACES OF CONCRETE TO REINFORCEMENT AS FOLLOWS:
 - CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH-----3"
 - EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER)-----1 1/2"
 - EXPOSED TO EARTH OR WEATHER (#6 BARS OR GREATER)-----2"
 - NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH:
 - SLABS, WALLS AND JOISTS-----3/4"
 - BEAMS, GIRDERS, COLUMNS
 - (PRINCIPAL REINFORCEMENT, TIES, STIRRUPS OR SPIRALS)-----1 1/2"
12. LENGTH OR REINFORCEMENT SPLICES ARE TO CONFORM TO A.C.I. BUILDING CODE REQUIREMENTS, BUT IN NO CASE ARE THE SPLICES TO BE LESS THAN 30 BAR DIAMETERS OR AS OTHERWISE APPROVED BY THE ARCHITECT.
13. ALL FABRIC IS TO CONFORM TO A S.T.M. SPECIFICATION A-185.
14. ALL SLABS ON GRADE ARE TO BE REINFORCED WITH WELDED WIRE FABRIC 3/4" DOWN FROM THE TOP OF SLAB, AND OVER ANY PIPES OR CONDUITS IN THE SLAB. SIZE AND TYPE TO BE AS INDICATED ON THE DRAWINGS, BUT IN NO CASE IS THE W.W.F. TO BE LESS THAN 6X6 -W1.4/W1.4 W.W.F. FOR 4" SLABS AND 6X6 -W2.9-W2.9 W.W.F. FOR 6" THICK SLABS.
15. FIBER MESH REINFORCEMENT INTEGRAL WITH THE CONCRETE MIX MAY BE SUBSTITUTED WITH W.W.F. IN 4" LAP ONE FULL MESH SQUARE AT ALL SIDES AND END LAPS AND BE WIRED TOGETHER.
16. THICKNESS AND REINFORCEMENT OF STRUCTURAL SLABS ON GRADE DUE TO SPECIAL LOADING REQUIREMENTS SHALL BE NOTED ON THE DRAWINGS.
17. POUR SLABS ON GRADE IN ALTERNATING LANE (CHECKERBOARD) PATTERNS NOT TO EXCEED 800 S.F. IN AREA OR MORE THAN 40 FEET IN LENGTH BETWEEN CONSTRUCTION OR EXPANSION JOISTS. PROVIDE DIAMOND SHAPED ISOLATION JOINTS AT ALL INTERIOR COLUMNS. EXPANSION JOINTS ARE TO BE MADE FROM PRE FORMED ASPHALT IMPREGNATED FIBERBOARD.
18. PLACE A MINIMUM OF 4" CRUSHED STONE UNDER ALL SLABS ON GRADE.
19. 1/2" MIN. POLYETHYLENE VAPOUR BARRIER UNDER ALL SLABS ON GRADE. LAP ENDS A MINIMUM OF 6" AND TAPE.
20. PROVIDE EXPANSION JOINTS BETWEEN ALL SLABS AND VERTICAL SURFACES, BETWEEN SIDEWALK SLABS AND CURBS, SIDEWALK SLABS AND EXTERIOR WALLS AND IN SIDEWALK SLAB SPACING MAXIMUM OF 10'-0" O.C.
21. PROVIDE 1/4" X 1" DEEP SAW CUTS (CUT INTO SLABS WITHIN 24 HOURS OF POUR) OR FORMED JOINT FILLED WITH SEALER AS NOTED ON THE DRAWINGS OR AS DIRECTED BY THE ARCHITECT.
22. THE FOUNDATION CONTRACTOR IS TO ASCERTAIN THE LOCATIONS OF ALL SLEEVES, INSERTS, ANCHOR BOLTS AND EMBEDMENTS REQUIRED BY ALL OTHER TRADES. SUCH EMBEDMENTS ARE TO BE CHECKED FOR COMPLETENESS AND PROPER LOCATION PRIOR TO CONCRETE BEING PLACED.
23. NOTIFY THE BUILDING DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE PLACEMENT OF CONCRETE FOOTINGS FOR REQUIRED INSPECTIONS.
24. CURING OF CONCRETE IS TO START AS SOON AS THE FINISHES WILL NOT BE MARRED THEREBY DELAYING THE CURING PROCESS WILL NOT BE PERMITTED.
25. ALL COLD WEATHER CONCRETE TO BE PERFORMED IN ACCORDANCE WITH ALL
26. WINTER WEATHER MODIFICATION REQUIREMENTS. INSULATING THE SLAB CLANKETS PROVIDE AS REQUIRED TO PROTECT CONCRETE FROM FREEZING. CORROSIVE ADMIXTURES SUCH AS THOSE CONTAINING CALCIUM CHLORIDE MAY NOT BE USED.
27. PROVIDE NON-SHRINK GROUT UNDER ALL LEVELING PLATES AND BEARING PLATES.
28. APPLY TROWEL FINISH TO ALL MONOLITHIC SLAB SURFACES EXPOSED TO VIEW OR RECEIVING FLOORING. VARIATIONS IN FLOOR SLABS ARE NOT TO EXCEED 1/8" IN 10'-0" UNLESS SLAB PITCHES TOWARD FLOOR DRAIN.
29. APPLY NON-SLIP BROOM FINISHES TO ALL EXTERIOR WALKS, GARAGE FLOORS AND ELSEWHERE AS INDICATED ON THE DRAWINGS.
30. INSTALL CONCRETE SLAB SEALER TO ALL INTERIOR SLABS EXPOSED TO VIEW NOT RECEIVING FINISHES TO PREVENT DISCOLORATION U.O.N.

CONCRETE :

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27. PROVIDE NON-SHRINK GROUT UNDER ALL LEVELING PLATES AND BEARING PLATES.
28. APPLY TROWEL FINISH TO ALL MONOLITHIC SLAB SURFACES EXPOSED TO VIEW OR RECEIVING FLOORING. VARIATIONS IN FLOOR SLABS ARE NOT TO EXCEED 1/8" IN 10'-0" UNLESS SLAB PITCHES TOWARD FLOOR DRAIN.
29. APPLY NON-SLIP BROOM FINISHES TO ALL EXTERIOR WALKS, GARAGE FLOORS AND ELSEWHERE AS INDICATED ON THE DRAWINGS.
30. INSTALL CONCRETE SLAB SEALER TO ALL INTERIOR SLABS EXPOSED TO VIEW NOT RECEIVING FINISHES TO PREVENT DISCOLORATION U.O.N.

MASONRY:

1. STONE AND CONCRETE MASONRY WALLS SHALL CONFORM TO THE RECOMMENDED PRACTICE FOR ENGINEERED BRICK MASONRY. LATEST EDITION BY STRUCTURAL CLAY PRODUCTS INSTITUTE, AND "SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY" BY NATIONAL CONCRETE MASONRY ASSOCIATION.
2. ALL UNITS SHALL BE PLACED IN RUNNING BOND, EXCEPT WHERE INDICATED.
3. CONCRETE MASONRY UNITS (CMU) ARE TO BE GRADE "N", TYPE "I" CONFORMING TO THE A.S.T.M. C-90, "HOLLOW LOAD BEARING UNITS". CMU WIDTHS FOR WALL THICKNESS AS INDICATED ON THE DRAWINGS. PROVIDE CORNER FACE, HALF HEIGHT AND ALL OTHER TYPES OF CMU REQUIRED TO COMPLETE MASONRY WALLS AS INDICATED.
4. SAGE BRICK IS TO BE OF TYPE, SIZE AND COLOR AS INDICATED ON THE DRAWINGS CONFORMING TO A.S.T.M. C-216 FACED BRICK (SOLID MASONRY UNITS MADE FROM CLAY OR SHALE).
5. MANUFACTURER, OBTAIN ALL CMU FROM ONE MANUFACTURER BEING OF UNIFORM SIZE, COLOR AND TEXTURE FOR EACH CMU TYPE REQUIRED FOR EACH CONTINUOUS AREA AND EACH VERTICAL RELATED AREAS.
6. MORTAR IS TO BE TYPE "S" MORTAR IN CONFORMANCE WITH A.S.T.M. C-270 "MORTAR FOR UNIT MASONRY". AVERAGE COMPRESSIVE STRENGTH TO BE 1800 PSI AT 28 DAYS.
7. ALL MASONRY WALLS TO BE PROPERLY SHORED AGAINST WIND AND OTHER LATERAL LOADS UNTIL FLOOR AND ROOF CONSTRUCTION IS COMPLETELY INSTALLED. THE G.C. IS TO ASSUME FULL RESPONSIBILITY FOR MASONRY WALL STABILITY.
8. PROVIDE ALL ANCHOR BOLTS WITH NUTS AND WASHERS, IN SIZES AND QUANTITIES INDICATED ON THE DRAWINGS, THAT ARE TO BE EMBEDDED INTO MASONRY. ANCHOR BOLTS ARE TO CONFORM TO THE STANDARDS OF A.S.T.M. A-307.
9. COORDINATE INSTALLATION OF ALL EMBEDEDMENTS PROVIDED BY OTHER TRADES.
10. CONSTRUCT ALL OPENINGS, SLEEVES, CHASES, ETC. REQUIRED BY OTHER TRADES AS INDICATED ON THE DRAWINGS.
11. MORTAR JOINTS ARE TO BE STRAIGHT AND LEVEL, OF A UNIFORM THICKNESS AND DEPTH. THICKNESS TO BE BETWEEN 3/8" AND 1/2". JOINTS AT INTERSECTING CORNERS MUST MEET.
12. AS WORK PROGRESSES, INSTALL ALL GROUT IN ITEMS SPECIFIED ON THE DRAWINGS AND IN THE SPECIFICATIONS. GROUT FOR FILLING CMU CORES SOLIDLY IS TO BE TYPE "M" OR TYPE "S" MORTAR IN CONFORMANCE WITH A.S.T.M. C-476 "GROUT FOR UNIT MASONRY".
13. FILL CMU CORES SOLIDLY WITH GROUT A MINIMUM OF THREE (3) COURSES UNDER EACH LINTEL, BEARING PLATES, EMBEDEDMENTS OR OTHER SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.
14. PROVIDE PRECAST REINFORCED CONCRETE LINTELS AS INDICATED ON THE DRAWINGS. AT THE OPTION OF THE G.C. STEEL ANGLES OR STEEL BEAM LINTELS, PROPERLY SIZED FOR THE REQUIRED LOADS, MAY BE USED. ALL LINTELS TO BEAR A MINIMUM OF 4" ONTO SUPPORTS.
15. PROVIDE SPANDREL WATERPROOFING AT ALL SPANDREL GIRDERS, STEEL LINTELS, DOOR AND WINDOW HEADS, AND WHERE EVER ELSE INDICATED ON THE DRAWINGS. USE FABRIC FLASHING AS MANUFACTURED BY "NERVASTRAL" TYPE SEAL PROF HD OR AN APPROVED EQUAL. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS.
16. PROVIDE VERTICAL AND HORIZONTAL CONTROL AND EXPANSION JOINTS AT ALL EXTERIOR MASONRY WALLS. MAXIMUM SPACING TO BE 20'-0" O.C. PROVIDE CONTROL AND EXPANSION JOINTS EVEN IF NOT SPECIFIED IN THE DRAWINGS.
17. CAULKING FOR CONTROL AND EXPANSION JOINTS TO BE G.E. SILICONE BEAD SEALANT OR AN APPROVED EQUAL. INSTALL WITH APPROPRIATE FOAM BACKER ROD IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
18. ALL MASONRY WORK IS TO BE REINFORCED WITH GALVANIZED "DUR-O-WAL" JOINT REINFORCEMENT EVERY 2ND BLOCK COURSE UNDER OTHERS OTHERWISE NOTED. "DUR-O-WAL" IS TO BE PLACED IN THE FIRST AND SECOND BED JOINTS ABOVE AND BELOW OPENINGS AND IN EVERY 2ND BED JOINT THROUGH OUT REMAINDER OF WALL. REINFORCING IS TO OVERLAP 6" MINIMUM.
19. FOR BRICK OR CMU VENEERS WITH STUD WALL BACKUP, USE CORRUGATED GALVANIZED BRICK TIES SCREWED TO STUDS AT MAXIMUM SPACING OF 24" O.C. VERTICALLY AND 16" O.C. HORIZONTALLY, (1 TIE PER 3 S.F. OF VENEER FACE AREA MAXIMUM).
20. PROVIDE "KOR-FIL" INSULATION IN ALL CMU WALLS EXPOSED TO THE EXTERIOR.
21. THE CONTRACTOR IS TO PROTECT ALL MASONRY WALLS FROM COLD WEATHER INSTALLATIONS TO PREVENT MORTAR FROM FREEZING.

METALS:

1. STEEL CONSTRUCTION SHALL CONFORM TO AISC "MANUAL OF STEEL CONSTRUCTION", LATEST EDITION.
2. MATERIALS FOR STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING A.S.T.M. SPECIFICATIONS:
 - W/ COLUMNS, PIPE COLUMNS, BEAMS, GIRDERS, MISC. STEEL: ASTM A-36
 - BEARING PLATES, BASE PLATES, AND CLIP PLATES: ASTM-36
 - STRUCTURAL TUBING COLUMNS: ASTM A500 Fy=46 ksi
3. ALL BOLTED CONNECTIONS SHALL BE MADE USING HIGH STRENGTH A325-S BOLTS, 3/4" DIAMETER INSTALLED IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL JOINTS" USING A325 OR A490 BOLTS, UNLESS OTHERWISE DETAILLED.
4. STEEL CONCRETE REINFORCEMENT: BARS- NEW BILLET STEEL DEFORMED BARS, ASTM A 615, GRADE 60 SIZED AS NOTED ON DRAWINGS. WELDED WIRE FABRIC (WWF) - ASTM A185, SIZES AS NOTED ON DRAWINGS.
5. PROVIDE 1/2" DIAMETER X 1'-6" LONG MINIMUM THREADED ANCHOR BOLTS AT 6'-0" O.C. MAXIMUM, MINIMUM 2 PER PLATE TO ANCHOR EXTERIOR SILLS. ANCHOR BOLTS SHALL BE ON A36 OR A307 STEEL EMBODIMENT TO BE 6" FOR POURED CONCRETE AND 15" FOR CMU.
6. ALL STEEL SHALL BE SHOP PAINTED WITH GELD ZINC CHROMATE PRIMER 2.0 MILS. IN THICKNESS. EXCEPT WHERE FIELD WELDING IS TO BE DONE. ALL WELDS AND BARE SPOTS SHALL RECEIVE TOUCH UP PAINTING.
7. ALL COUPLING WELDS, UNLESS OTHERWISE NOTED, SHALL BE 4" DIAMETER STANDARD WEIGHT (MIN) STEEL PIPE COLUMNS WITH BEARING PLATES AT TOP AND BOTTOM WELDED TO COLUMN. PRIME COAT OF PAINT TO BE APPLIED AFTER WELDING. (10"x10"x5/8" BOTTOM PLATE, UNLESS OTHERWISE NOTED).

FIRE/SMOKE DETECTION : R314

1. SMOKE DETECTING ALARMS ARE TO BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA AND EACH FLOOR PER SECTION R314 OF THE RESIDENTIAL CODE OF NEW YORK STATE, N.Y.P.A. #72 AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS HAVING JURISDICTION.
2. CARBON MONOXIDE ALARMS AS REQUIRED BY THE RESIDENTIAL CODE OF NEW YORK STATE AND LOCAL CODES AND ORDINANCES ARE TO BE INSTALLED IN THE IMMEDIATE VICINITY OF BEDROOMS ON THE LOWEST FLOOR OF THE DWELLING UNIT CONTAINING BEDROOMS. AT LEAST ONE (1) CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN EACH DWELLING UNIT. CO ALARMS ARE TO COMPLY WITH UL 2034-2008 (SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS, WITH REVISIONS THROUGH MAY 2015
3. R314.2.3 - GARAGE HEAT DETECTOR REQUIREMENTS
4. F915.4.1.2 - CARBON MONOXIDE ALARM LISTING REQUIREMENTS
5. F915.3.1.3 - CARBON MONOXIDE ALARM LOCATION REQUIREMENTS

1. ALL FRAMING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS GRADED LUMBER AND ITS FASTENINGS" AS PUBLISHED BY THE NATIONAL LUMBER MANUFACTURERS ASSOCIATION.
2. ALL LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD, SOUND, DRY MATERIAL, FREE FROM LARGE AND LOOSE KNOTS, SHAKES AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED AND OF SIZED INDICATED ON DRAWING.
3. ALL WORKSMANSHIP INCLUDING NAILS, BLOCKING, BRIDGING, ETC. SHALL CONFORM TO THE 2020 NYSRC.
4. PROVIDE LEDGER BOARDS, BLOCKING, NAILERS AND ROUGH FRAMING HARDWARE AS REQUIRED.
5. PROVIDE ALL REQUIRED 2 X FIRE BLOCKING AS SPECIFIED IN SECTION 602.8 OF RESIDENTIAL CODE OF NEW YORK STATE, WHERE PARTITIONS ARE TALLER THAN 8'-0". INSTALL 2X FIRE BLOCKING "CATS" AT MI POINT.
6. ALL NEW LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER, WITH MIN. FB=1250 PSI AND E 1,500,000 PSI.
7. ALL LUMBER SHALL BEAR VISIBLE GRADE STAMPING AND BE KILN DRY.
8. ALL BEAMS, JOISTS AND RAFTERS TO BE SET WITH NATURAL CROWN UP.
9. PROVIDE DOUBLE RAFTERS AND HEADERS AROUND ALL ROOF SKYLIGHTS UNLESS OTHERWISE NOTED ON PLANS.
10. PROVIDE (2) 2X8 MINIMUM HEADER WHERE ROUGH OPENING DOES NOT EXCEED 3'-0".
11. PLYWOOD FOR SUBFLOOR SHEATHING SHALL BE 3/4" AND 5/8" EXTERIOR ON WALLS AND ROOF SURFACES APA C-C PLUGGED EXTERIOR OR APA UNPLUGGED EXTERIOR. INDEX STAMP SHALL BE VISIBLE ON ALL SHEETS.
12. PLYWOOD SHALL BE NAILED TO JOISTS WITH 8D COMMON NAILS AT 6" O.C. AT EXTERIOR EDGES AND 12" O.C. AT INTERMEDIATE SUPPORT.
13. USE PLY CLIPS OR OTHER EDGE SUPPORT FOR ALL PLYWOOD SHEATHING.
14. PLACE FACE GRAIN IN DIRECTION OF SPAN (TRAVERSE TO JOIST SPAN).
15. LEAVE 1/16" SPACE AT ALL PLYWOOD PANEL AND JOINTS AND 1/8" SPACE AT ALL PANEL EDGE JOINTS.
16. JOIST HANGERS, FRAMING ANCHORS AND RAFTER ANCHORS SHALL BE HOT DIPPED GALVANIZED, "ZMA" GALVANIZED COATED OR STAINLESS STEEL FOR PRESSURE TREATED LUMBER AS MANUFACTURED BY "SIMPSON" OR APPROVED EQUAL, AND INSTALLED ACCORDING TO MANUFACTURER'S DIRECTIONS.
17. METAL CROSS BRIDGING SHALL BE GALVANIZED STEEL AS MANUFACTURED BY "TECO", "SIMPSON" OR APPROVED EQUAL, AND INSTALLED ACCORDING TO MANUFACTURER'S DIRECTIONS.
18. PROVIDE "X" BRIDGING OR SOLID BLOCKING EVERY 8'-0". BOTTOM ENDS OF BRIDGING WALL SHALL NOT BE NAILED UNTIL AFTER ENTIRE STRUCTURE IS COMPLETE.
19. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS.
20. WHERE SHEATHING IS NOT PLYWOOD, DIAGONAL BRACING SHALL BE LET IN AT EXTERIOR CORNERS OR PARTITIONS WITH 5/8" C/P LUMBER 4'-0" IN EACH DIRECTION.
21. CORNER BOARDS, FASCIA BOARDS, DOOR AND WINDOW CASINGS, AND DECORATIVE WOOD ITEMS SHALL BE WOOD 5/4" OR 3/4" NO. 1 PINE OF SIZE, STYLE AND DESIGN AS INDICATED ON THE DRAWINGS. BACK PRIME PAINTED TRIM.
22. EXTERIOR WOOD POSTS SHALL BE PRESSURE TREATED WOOD, SET ON APPROVED TYPE HEAVY DUTY GALVANIZED METAL BASE, ANCHORED IN CONCRETE, BOXED FINISH TO MATCH WOOD TRIM.
23. WOOD PLATES AND SILLS IN CONTACT WITH CONCRETE FOUNDATION WALLS AND CONCRETE SLABS SHALL BE PRESSURE TREATED WOOD.
24. PRESSURE PRESERVATIVES TREATMENT FOR WOOD SHALL BE APPROVED BY LOCAL AUTHORITIES HAVING JURISDICTION.
25. PROVIDE (3) 2"x6" SPIKED AT BEARING POINTS OF ALL TRIPLE FRAMING MEMBERS UNLESS OTHERWISE NOTED.
26. ALL LUMBER FOR EXTERIOR DECKS AND LUMBER IN CONTACT WITH CONCRETE SURFACES SHALL BE PRESSURE TREATED.



SCALE: N.T.S.

A/C	AIR CONDITIONING	CLR.	CLEAR	EQUIP.	EQUIPMENT	GEN.	GENERAL	MTD.	MOUNTED	QUAN.	QUANTITY	S	SMOKE DETECTOR	
ACQUS.	ACOUSTICAL	CLR. OPG.	CLEAR OPENING	EXH.	EXHAUST	GL.	GLASS OR GLAZED	MUL.	MULLION	R/A	RETURN AIR	STOR.	STORAGE	
ACQUS.T	ACOUSTICAL TILE		COLUMN	EXIST.	EXISTING	GYP.	GYPSPUM	M.T.H.	METAL THRESHOLD	RAD.	RADIUS	TECH.	TECHNICAL	
ADJ.	ADJUSTABLE	CONC.	CONCRETE	EXPAN.	EXPANSION EXPOS	GWB.	GYPSUM WALL BOARD	MIC.	MICROWAVE	REC.EP.	REFERENCE	TEL.	TELEPHONE	
ALUM.	ALUMINUM	CONN.	CONNECT	EXT.	EXTERIOR	HGT.	HEIGHT	(N)	NORTH	REF.	REFERENCE	TEMPD.	TEMPERED	
ALT.	ALTERNATE	CONST.	CONSTRUCTION	ELECT.	ELECTRICAL	H.M.	HOLLOW METAL	NEW	NEW	REF.	REFRIGERATOR	TEMP.GL.	TEMPERED GLASS	
ANOD.	ANODIZED	CONT.	CONTINUOUS	F.ALM.	FIRE ALARM	HORIZ.	HORIZONTAL	NEG.	NEGATIVE	REFL.	REFLECTED	THK.	THICK(NESS)	
APPVD.	APPROVED	COR.	CORNER	FABR.	FABRICATE	HVAC	HEATING, VENTILATION	N.I.C	NOT IN CONTRACT	REINF.	REINFORCED	TYP.	TYPICAL	
APPROX.	APPROXIMATE	CORR.	CORRIDOR	F.E.	FIRE EXTINGUISHER		& AIR CONDITIONING	NO.(OR #)	NUMBER	RESIL.	RESILIENT	T.M.E	TO MATCH EXISTING	
ARCH.	ARCHITECT or ARCHITECTURAL	C.T.	COUNTERTOP	F.E.C	FIRE EXTINGUISHER	H.W.	HOT WATER	N.T.S	NOT TO SCALE	REQ.	REQUIRED	U.L	UNDERWRITERS	
		CTR.	CENTER		CABINET	I.D	INSIDE DIAMETER	O.A	OVERALL	R.H.	RIGHT HAND		LABORATORY	
AUTO.	AUTOMATIC	C.W.	COLD WATER	FIN. FL.	FINISH FLOOR	INCL.	INCLUDE(D)(ING)	O.C	ON CENTER	RM.	ROOM	UTIL.	UTILITY	
AVG.	AVERAGE	D.A.	DOUBLE ACTING	F.H.C	FIRE HOSE CABINET	INFO.	INFORMATION	O.D	OUTSIDE DIAMETER	RND.	ROUND	U.O.N	UNLESS OTHERWISE NOTED	
&		DEPT.	DEPARTMENT	FINISH(ED)		INT.	INTERIOR	OFF.	OFFICE	R.O.	ROUGH OPENING	VERT.	VERTICAL	
A.F.F.	ABOVE FINISH FLOOR	DET.	DETAIL	FLR.	FLOOR	JAN.	JANITOR	O.H	OPPOSITE HAND OPNG.	REV.	REVISION	VEST.	VESTIBULE	
ABV.	ABOVE	D.F.	DRINKING FOUNTAIN	FLUOR.	FLUORESCENT	JT.	JOINT	OPP.	OPPOSITE	(S)	SOUTH	V.I.F	VERIFY IN FIELD	
BD.	BOARD	DIA.	DIAMETER	F.O.C	FACE OF CONCRETE	LAM.	LAMINATE	ORIG.	ORIGINAL	SCHED.	SCHEDULE	VOL.	VOLUME	
BLDG.	BUILDING	DIM.	DIMENSION	F.O.F	FACE OF FINISH	LB (OR #)	POUND	PART.BD.	PARTICLE BOARD	SECT.	SECTION	(W)	WEST	
BKG.	BLOCKING	DIV.	DIVISION	F.O.G	FACE OF GYP.BD.	L.H.	LEFT HAND	P.LAM.	PLASTIC LAMINATE	SIM.	SIMILAR	W	WITH	
BRKT.	BRACKET	DN.	DOWN	F.O.S	FACE OF STUD	LAV.	LAVATORY	PLAS.	PLASTER	SQ.	SQUARE	W.C	WATER CLOSET	
BRZ.	BRONZE	DOOR	DOOR	F.O.W	FACE OF WALL	MAINT.	MAINTENANCE	PLYWD.	PLYWOOD	SQ.FT OR SF.	SQUARE FEET	W.I.C	WATER IN CLOSET	
BSMT.	BASEMENT	DWG.	DRAWING	FR.	FRAME	MAX.	MAXIMUM	PNL.	PANEL	STL.	STEEL	WD.	WOOD	
CAB.	CABINET	DRW.	DRAWER	F.S.	FULL SIZE	MECH.	MECHANICAL	PR.	PAIR	S.S	STAINLESS STEEL	WIND.	WINDOW	
C.C.	CENTER TO CENTER	(E.)	EAST	FT.	FOOT OR FEET	M.C.	MAIL CHUTE	PRFAB.	PREFABRICATED	STD.	STANDARD	W.H.	WATER HEATER	
CER.	CERAMIC	ELEC.	ELECTRIC	F.A.R	FLOOR AREA RATIO	MTL.	METAL	PROJ.	PROJECT	STRUCT.	STRUCTURAL	W/O	WITHOUT	
CLKG.	CALKING	ELEV.	ELEVATION	F-F	FACE TO FACE FURR./	MEZZ.	MEZZANINE	PTN.	PARTITION	SUSP.	SUSPENDED	W.S	WEATHERSTRIPPING	
C.L.	CENTER LINE	ELEV.R.	ELEVATOR		FURRING	MGR.	MANAGER	PTD.	PAINTED	SYMM.	SYMMETRICAL	WV.	WOOD VENEER	
CLG.	CEILING	ENGR.	ENGINEER		FIXT.	MIN.	MINIMUM	PWG.	PAINTED WOOD & GLASS	SYS.	SYSTEM	YD.	YARD	
CLOS.	CLOSET	EQ.	EQUAL	GA.	GAUGE	MISC.	MISCELLANEOUS	QUAL.	QUALITY	SPL.	SPLASH			



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12.13.23- DOB COMMENTS ADDRESSED
06.13.24 BOOKER ENGINEERING COMMENTS DRESSED
2.27.25- PBA SUBMISSION / ENG. COMMENTS ADDRESSED
04.08.25 BOOKER ENGINEERING COMMENTS DRESSED
05-22-2025: DOB COMMENTS ADDRESSED
05-28-2025: DOB COMMENTS ADDRESSED
06-04-2025: PB / ENG. COMMENTS ADDRESSED
06-16-2025: ENG. COMMENTS ADDRESSED

project title:

**55 Catherine Street,
Nyack NY**

seal: Architect Thomas E. Haynes

JOB NUMBER:

2412

A-02



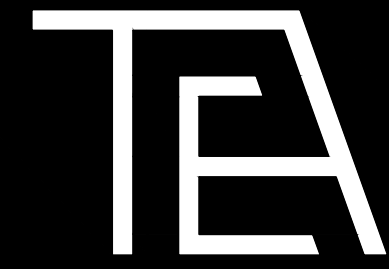
EXISTING DWELLING: 55 CATHERINE STREET **TO BE DEMOLISHED*



57 CATHERINE STREET (ADJACENT PROPERTY TO RIGHT)



39-51 CATHERINE STREET (ADJACENT PROPERTY TO LEFT)



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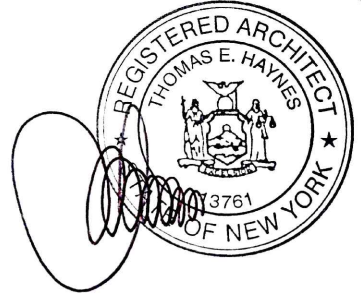
project title:

Proposed 2 Family Dwelling at:
55 Catherine Street,
Nyack NY

PHOTOS

seal: Architect Thomas E. Haynes

original
filing date:04-05-2023



drawn by:

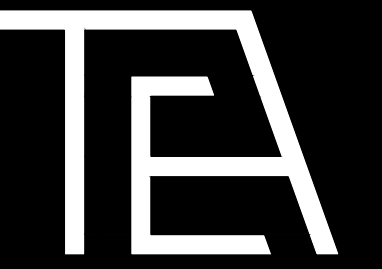
checked by:

drawing no.:

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A-03



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revisions:

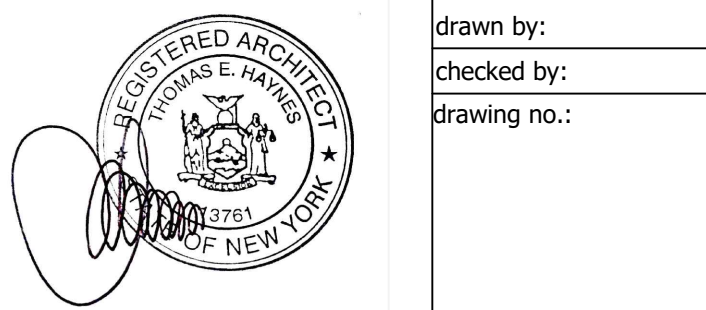
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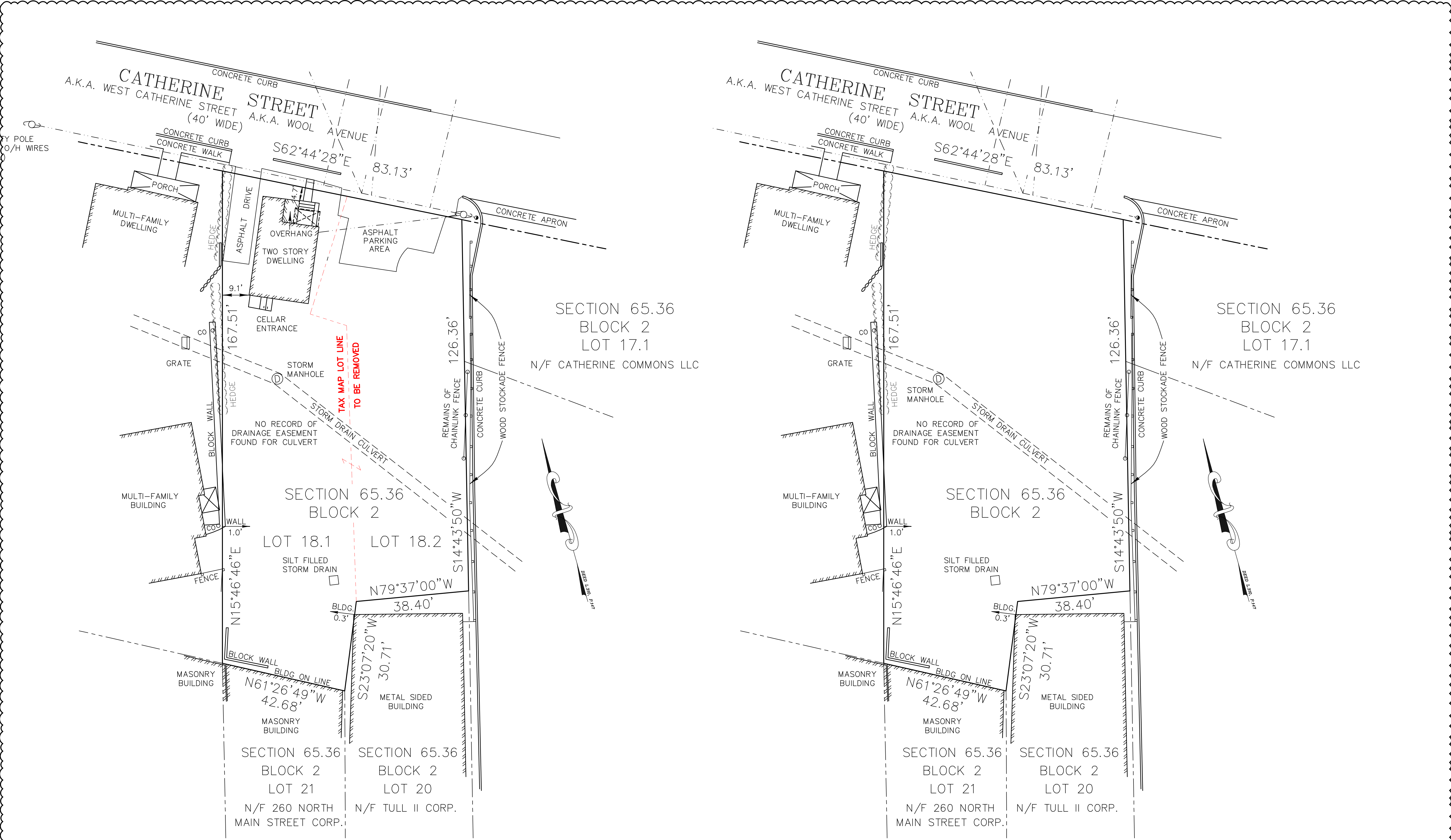
Proposed 2 Family Dwelling at:
55 Catherine Street,
Nyack NY

EXISTING AND PROPOSED LOT

Seal: Architect Thomas E. Haynes original filing date:04-05-2023



JOB NUMBER: 2412 A-04



EXISTING SITE PLAN: 2 LOTS

EXISTING LOT 18.1	7,026 S.F. OR	0.1613 ACRES
EXISTING LOT 18.2	5,451 S.F. OR	0.1251 ACRES

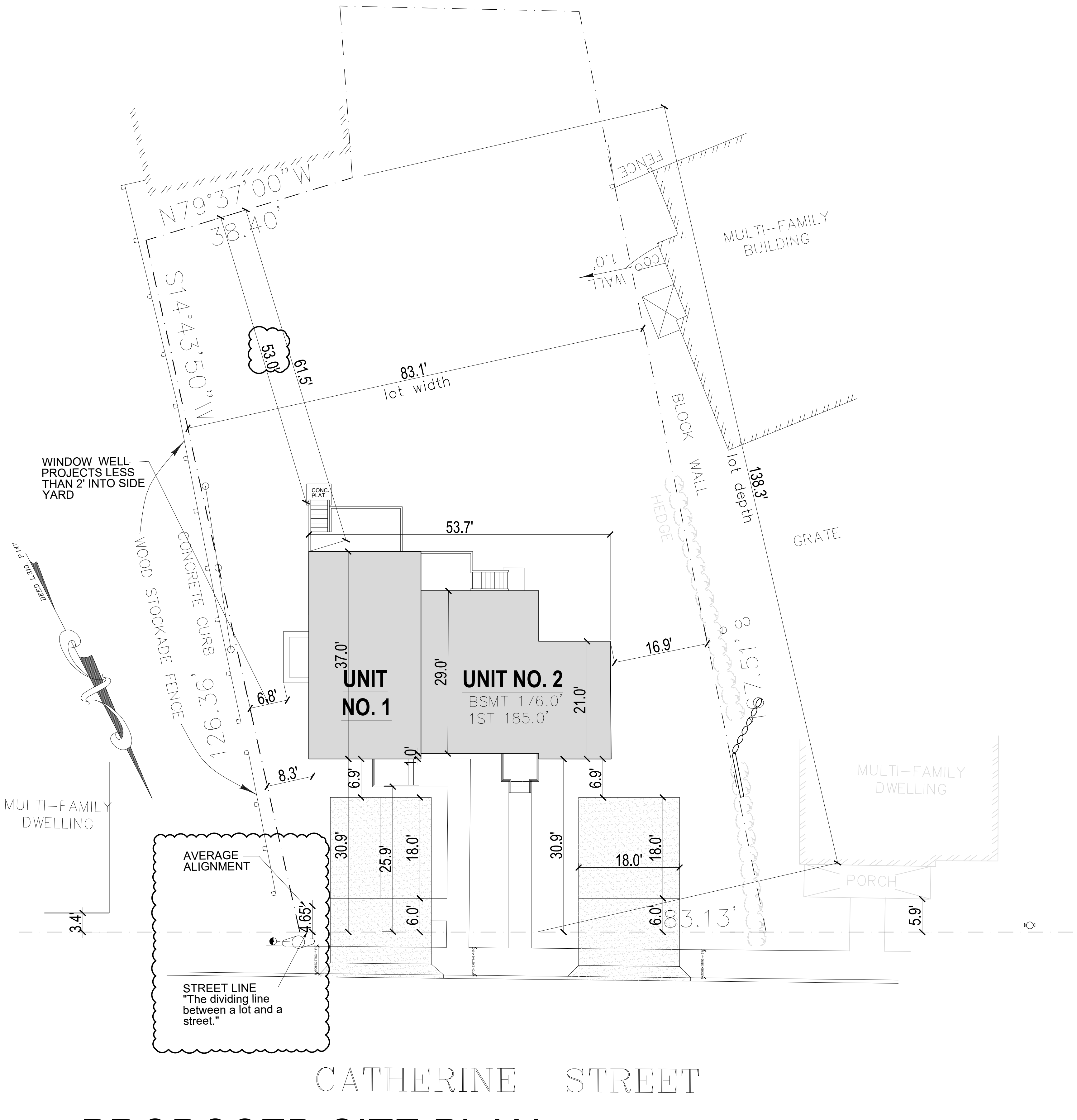
SCALE: 1/16" = 1'-0"

PROPOSED SITE PLAN: MERGED LOTS

COMBINED LOT	12,477 S.F. OR	0.2864 ACRES
LOT NUMBER TO BE DETERMINED		

SCALE: 1/16" = 1'-0"

NOTE: SEE SURVEY FOR ADDITIONAL INFORMATION

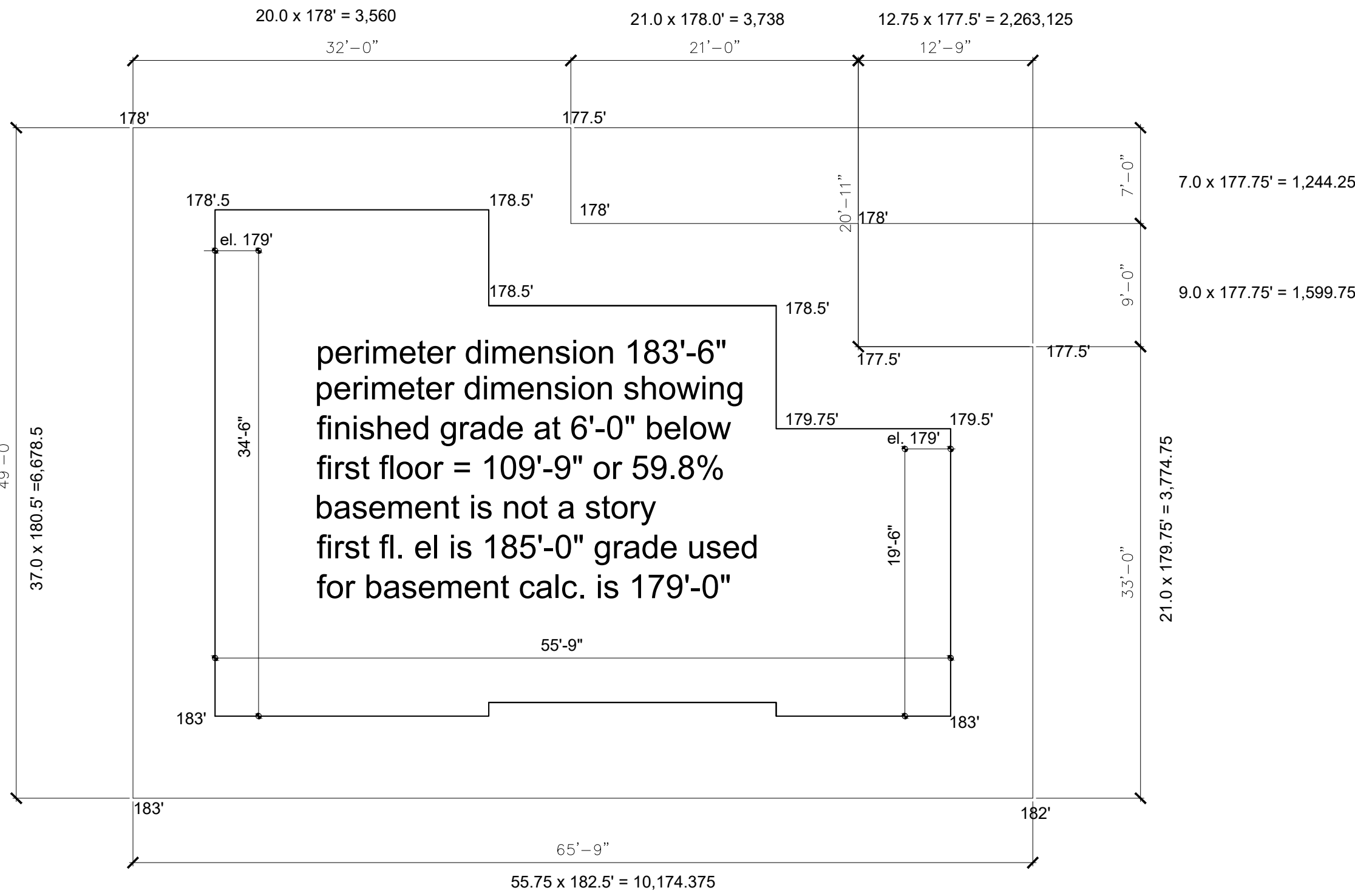


PLOT PLAN

SCALE: 3/32" = 1'-0"

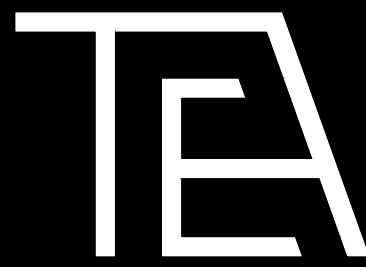
SCHEDULE OF DIMENSIONAL REGULATIONS RESIDENTIAL USE TFR - 2 FAMILY ZONE			
LOT & BULK REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT AREA (SQ.FT.)	10,000	LOT 18.1 = 7026 SF. LOT 18.2 = 5,451 SF	12,477
MIN. LOT WIDTH	75'-0"		83.1'
MIN. LOT DEPTH	100'-0"		138.3'
MIN. FRONT SETBACK 20% LOT AREA DIVIDED BY LOT WIDTH OR AVERAGE ALIGNMENT	30.018'		30.9' TO BUILDING 6.0' TO PARKING <div>NOTE: PROPOSED PARKING IS COMPLIANT AS REQUIRED FRONT YARD SETBACK IS 4.65 AS PER AVERAGE ALIGNMENT. PROPOSED PARKING LOCATION IS NOT IN FRONT YARD</div>
MIN. SIDE SETBACK 10% LOT WIDTH	8.313'		8.333' 83.13' X 10% = 8.313
MIN. SIDE SETBACK BOTH- 30% LOT WIDTH	24.939'		25.2'
MIN. REAR SETBACK - 30% OF LOT AREA DIVIDED BY LOT WIDTH	45.027'		53.0' TO STEPS
BUILDING HEIGHT (STORIES)	2		2
BUILDING HEIGHT (FEET)	32'-0"		26'-4"
MINIMUM DWELLING UNIT SIZE (SQUARE FEET)	750 SF PER UNIT		UNIT#1 =1480 SQ. FT. UNIT#2 =1756 SQ. FT.
MINIMUM USABLE OPEN SPACE (PER DWELLING UNIT)	500		1800 SQ. FT.
PARKING REQUIREMENTS	2 SPACES PER UNIT- TOTAL 4		2 SPACES PER UNIT- TOTAL 4

PARKING SURFACE - AS PER 360-4.5 PARKING AND LOADING (H)
DRAINAGE AND SURFACING - WHENEVER PRACTICABLE, USE PERVIOUS
MATERIALS TO SURFACE OPEN PARKING SPACES -



33,032.75 / 183.5' perimeter = 180.014' = grade plane elevation
shown as pre construction

AVERAGE GRADE PLANE CALCULATIONS DIAGRAM:
BASEMENT GRADE CALCULATIONS DIAGRAM:



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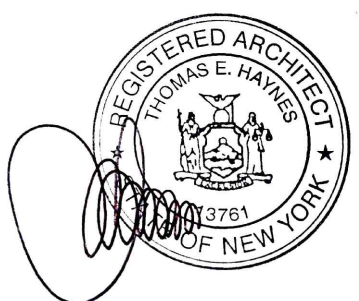
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project title:

Proposed 2 Family Dwelling at:
55 Catherine Street,
Nyack NY

PLOT PLAN
ZONING ANALYSIS

Seal: Architect Thomas E. Haynes



JOB NUMBER:

original
filing date: 04-05-2023

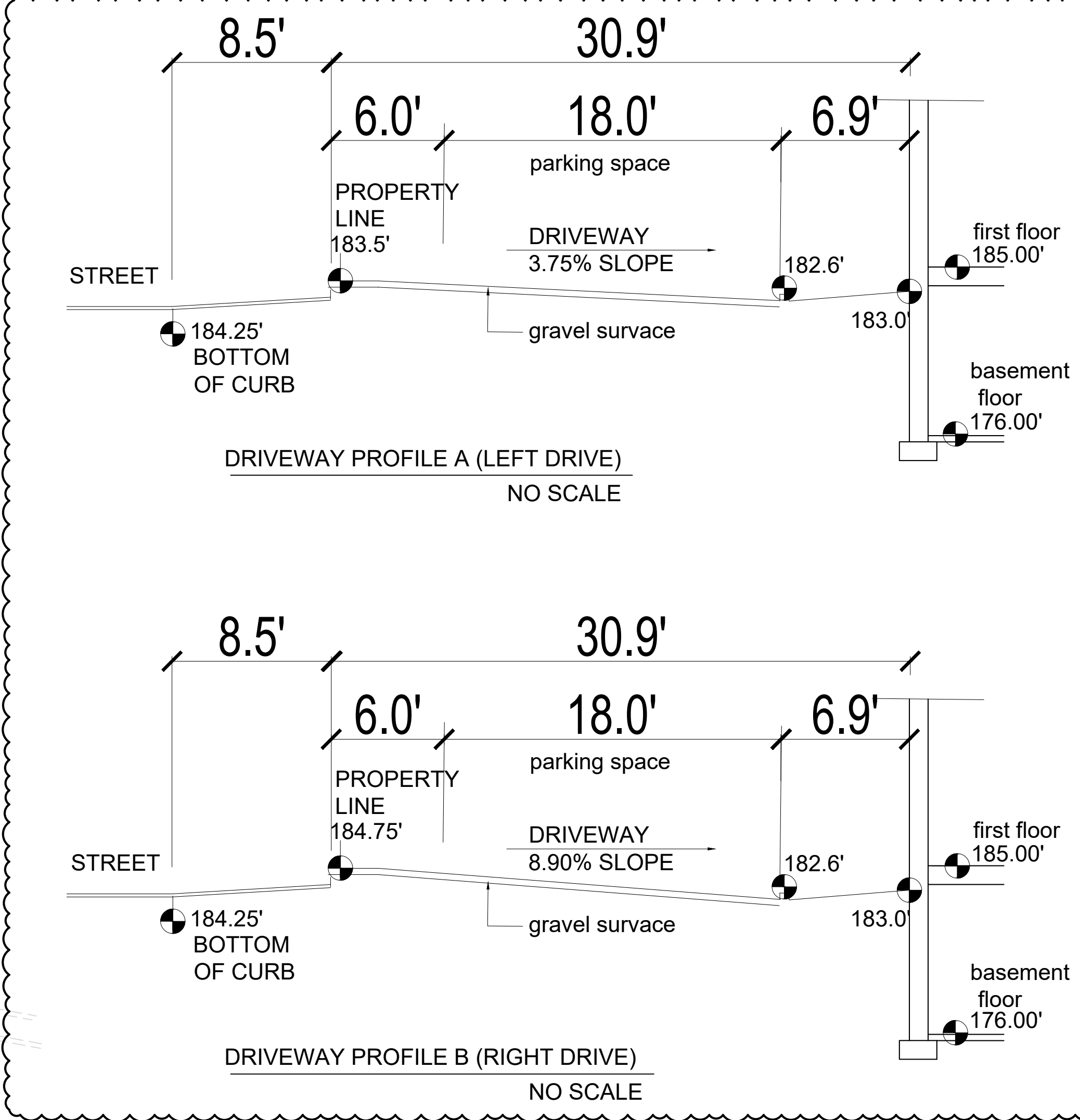
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SP-01



1. ALL EXTERIOR CONCRETE TO BE 3,500 PSI (MIN.)
2. ALL PROPERTY LINE LOCATIONS TO BE STAKED OUT AND VERIFIED PRIOR TO COMMENCEMENT OF WORK. PROPOSED DRIVEWAY ENLARGEMENT TO REMAIN A MIN. OF 3'-0" TO SIDE PROPERTY LINE
3. NO WORK TO TAKE PLACE BEYOND EXISTING PROPERTY LINES INCLUDING POURED CONCRETE FOOTINGS
4. ALL CONCRETE FOOTINGS TO BE A MINIMUM OF 42" BELOW FINISHED GRADE
5. NEW WALL FOOTING AT EXISTING DWELLING TO BE STEPPED DOWN AT LEVEL OF EXISTING HOUSE FOOTING AND DOWELED INTO EXISTING AS REQUIRED - SEE DETAILS IF REQUIRED.
6. NO RETAINING WALL MAY EXCEED 6'-0" IN HEIGHT AND SHALL BE VERIFIED IN THE FIELD AND COORDINATED WITH EXISTING/PROPOSED GRADES.
7. ANY PROPOSED CULTCUT UNITS (IF REG'D) TO MAINTAIN 10'-0" MIN. FROM ALL PROPERTY LINES
8. ARCHITECT TO BE NOTIFIED OF ANY FOUND DISCREPANCIES.

1. ALL EROSION CONTROL AND SEDIMENT CONTROL PRACTICES DURING CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL, 1991 EDITION, NYS DEC'S DERIVED IMPACTS OF STORM WATER RUNOFF FROM NEW DEVELOPMENT, WESTCHESTER COUNTY D.E.C. AND CITY OF YONKERS REGULATIONS.
2. ALL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL HAVE THE FOLLOWING:
 - EROSION CONTROL AND BARRIERS - SILT FENCES AND/OR HAY BALES
 - SEDIMENT TRAPS
 - SOIL STABILIZATION
 - TRACK PADS (CONSTRUCTION ENTRANCE)
 - DUST CONTROL
 - SOIL STOCKPILE AREAS RINGED WITH SILT FENCE
3. A TRUCK CONSTRUCTION ENTRANCE PAD SHALL BE INSTALLED AT THE CONSTRUCTION SITE ENTRANCE TO REMOVE SEDIMENT CAPTURED ON THE TRUCKS ENTERING AND LEAVING THE SITE. SEE EROSION CONTROL DETAILS FOR ADDITIONAL INFORMATION.
4. AREAS NOT SUBJECT TO ONGOING EARTHWORK OR CONSTRUCTION, SOILS ARE TO BE SEEDED WITH GRASS SEED TO REDUCE THE AMOUNT OF SOILS EXPOSED TO RAINFALL.
5. DURING PERIODS WHEN SOILS BECOME DRY AND SUBJECT TO BECOME AIRBORNE, WATERING SHALL BE UTILIZED TO SPRAY AND MOISTEN THE SOILS, (SUBJECT TO DROUGHT WATERING RESTRICTIONS).
6. EXPOSED SOIL STOCKPILE AREAS TO BE RINGED WITH FILTER FABRIC FENCING. STOCKPILES SHALL NOT BE LOCATED WITHIN 50 FEET OF SLOPES, ROADWAYS OR DRAINAGE FACILITIES. ALL EXPOSED SOIL STOCK PILES SHALL BE COVERED AT THE END OF EACH DAY TO PREVENT SOIL EROSION AND SOIL LOSE FROM RAINFALL EVENTS.
7. ALL EXPOSED MASS EXCAVATION AREAS AND OPENING TRENCH AREAS SHALL BE COVERED AT THE END OF EACH DAY TO PREVENT SOIL EROSION AND SOIL LOSE FROM RAINFALL EVENTS, CUT AND FILL SLOPES SHALL BE CONSTRUCTED IN A MANNER TO MINIMIZE EROSION.
8. OFF SITE DRIVE, ROADWAYS SHALL BE KEPT CLEAN AT ALL TIMES.
9. ALL CATCH BASIN INLETS AND TRENCH DRAINS SHALL BE PROTECTED WITH HAY BALES.
10. ALL Dewatering OPERATIONS SHALL DISCHARGE THROUGH A SOIL EROSION AND SEDIMENT CONTROL FACILITY.
11. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS TO INSURE THAT TEMPORARY AND PERMANENT DITCHES, PIPES AND STRUCTURES ARE CLEAN OF DEBRIS, THAT EMBANKMENTS AND BERMS ARE NOT BREACHED, AND THAT ALL HAY BALES ARE INTACT.
12. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS.

1. THE SITE CONTRACTOR IS TO PROVIDE ALL LABOR MATERIALS, TOOLS AND EQUIPMENT FOR EARTHWORK AS INDICATED ON THE APPROVED DRAWINGS.
2. THE CONTRACTOR IS TO EXAMINE EXISTING SITE CONDITIONS, SOIL CHARACTERISTICS, CONTOURS, TREE AND UTILITY LOCATIONS, AND OTHER OBSTRUCTIONS THAT MAY BE ENCOUNTERED ON THE SITE DURING EXCAVATION.
3. CLEARING AND GRUBBING: THE ENTIRE SITE IS TO BE CLEARED OF ALL VEGETATION, RUBBISH, FENCES, ABANDONED UNDERGROUND PIPING AND OBSTRUCTIONS.
4. REMOVE ALL STUMPS, ROOTS AND DEBRIS TO A DEPTH OF 24" IN THE AFFECTED AREA.
5. STRIP ALL TOP SOIL AND ORGANIC SOILS FROM THE SITE. STOCKPILE AWAY FROM THE BUILDING SITE AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE ARCHITECT. DO NOT BURY TREES SOILS TO BE RETURNED TO REVEAL. PROTECT TREES TO REMAIN AS REQUIRED.
6. EXCAVATING AND TRENCHING OF UTILITY LINES IN LOCATIONS INDICATED ON THE SITE PLAN DEPTHS TO BE AS REQUIRED FOR FROST PROTECTION, FITCH AND UTILITY COMPANY REQUIREMENTS.
7. GRADE AREA TO ROUGH GRADES SLOPED PER SITE PLAN GRADING. SUB GRADES ARE TO BE 6" BELOW LAWNED AREAS, AND 6" BELOW ASPHALTIC PAVEMENTS. SEE BACK FILLING AND COMPACTION NOTES FOR ADDITIONAL INFORMATION.
8. EXCAVATE FOR BUILDING FOUNDATION IN AREA INDICATED ON THE SITE PLAN. BOTTOM OF FOOTING ELEVATION AS INDICATED. EXCAVATION CONSTRUCTION DOCUMENTS, SOIL AT BOTTOM OF FOOTING TO BE ACCEPTABLE. UNDISTURBED SOIL OF BEARING CAPACITY INDICATED. IF SOIL AT BOTTOM OF FOOTING ELEVATION IS NOT SUITABLE FOR BEARING OF FOOTING, REMOVE SOIL AS REQUIRED AND BACK FILL WITH APPROVED FILL AND COMPACT TO 95% OF MAXIMUM DENSITY.
10. AT THE APPROPRIATE TIME, THE SITE CONTRACTOR IS TO SPREAD STOCKPILED TOPSOIL OVER DISTURBED AREAS TO A MINIMUM THICKNESS OF 6" AFTER COMPACTION. GRADE TO MEET FINISHED GRADES AS INDICATED ON THE SITE PLAN. TOPSOIL IS TO BE FREE OF ROCKS LARGER THAN 1/2" IN DIAMETER, TREE ROOTS, STUMPS AND OTHER UNACCEPTABLE DEBRIS.
11. ANY REMAINING SUB SOIL OR TOPSOIL FROM EXCAVATION PROCESS IS TO BE LEGALLY DISPOSED OF OFF SITE.
12. SEED DISTURBED AREAS WITH SEED MIXTURE AS INDICATED ON THE SITE PLAN.

1. PLACEMENT OF FOOTING TO BE ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 2000 PSF OR APPROVED COMPACTED FILL AS OUTLINED BELOW.
2. PLACEMENT OF FLOOR SLABS AND PAVEMENTS ARE TO BE PLACED ON COMPACTED FILL AT 95% OF MAXIMUM DENSITY COMPLYING WITH ASTM D1557. LAWN AND UNPAVED AREAS ARE TO HAVE COMPACTED FILL OF 90% OF MAXIMUM DENSITY. PROVIDE MAXIMUM PERCENTAGE OF DENSITY AS SPECIFIED.
3. BACK FILLING AND COMPACTION AT FOUNDATION WALLS AND PIERS ARE TO BE PERFORMED ON EACH SIDE SIMULTANEOUSLY. DIFFERENCES IN FILL ELEVATIONS ARE NOT TO EXCEED 8" ON EITHER SIDE OF THE FOUNDATION AT ANY TIME.
4. BACKFILLING AGAINST BASEMENT FOUNDATION WALLS SHALL NOT BE DONE UNTIL CONCRETE OR MORTAR HAS CURED AT LEAST 7 DAYS AND THE BASEMENT SLAB AND FIRST FLOOR DECK IS INSTALLED. OR IF THE CONTRACTOR PROPERLY BRACES THE BASEMENT WALLS TO RESIST THE SOIL PRESSURES OF THE BACKFILLING OPERATIONS.
5. AT NO TIME SHALL BULLDOZER, CONCRETE TRUCKS OR OTHER HEAVY EQUIPMENT BE PERMITTED TO APPROACH FOUNDATION WALLS CLOSER THAN 8'-0".
6. SOILS FOR BACK FILLING AND COMPACTON ARE TO BE FREE OF ORGANIC MATERIAL, ROCK OR LIMESTONE GREATER THAN 6". OF PREDOMINATELY GRANULAR NON-EXPANSIVE SOILS, FREE OF ROOTS AND OTHER DELETERIOUS MATTER SUBJECT TO THE APPROVAL OF THE SOILS ENGINEER AND ARCHITECT.
7. SOIL MOISTURE TO BE WITHIN OPTIMUM MOISTURE CONTENT BEFORE COMPACTING MOISTEN OR AERATE EACH LAYER TO PROVIDE OPTIMUM MOISTURE CONTENT. ANY SOIL WHICH IS TOO WET TO COMPACT MUST BE REMOVED, STOCKPILED AND SPREAD AND ALLOWED TO DRY PRIOR TO PLACEMENT.
8. PLACE BACK FILL IN LAYERS NOT TO EXCEED 8" IN LOOSE DEPTH.
9. DO NOT PLACE BACK FILL MATERIALS ON SURFACES THAT ARE MUDDY, FROZEN OR CONTAIN FROST IF REQUIRED BY THE ARCHITECT PROVIDE THE SERVICES OF A CONSTRUCTION SOIL ENGINEER TO DO ONE FIELD SOIL DENSITY TEST FOR EVERY 2000 S.F. OF PAVED AREA, BUT NOT LESS THAN 3 TESTS. PROVIDE TO THE ARCHITECT A WRITTEN REPORT PREPARED BY THE SOIL ENGINEER CERTIFYING THAT THE COMPACTON REQUIREMENTS HAVE BEEN OBTAINED. STATE IN THE REPORT THE AREA OR FILL OR EMBANKMENT. THE COMPACTON DENSITY OBTAINED, SOIL MOISTURE CONTENT AND THE SOIL CLASSIFICATION OF THE FILL MATERIAL PLACED.
11. IF IN THE OPINION OF THE SOILS ENGINEER OR THE ARCHITECT BASED ON THE REPORTS OF THE TESTING LABORATORY, SUB GRADE OR FILLS WHICH HAVE BEEN PLACED ARE BELOW SPECIFIC COMPACTON DENSITY, PROVIDE ADDITIONAL COMPACTON AND TESTING AS REQUIRED TO BRING SOIL COMPACTON UP TO SPECIFIED REQUIREMENTS.
12. OBTAIN THE CONSTRUCTION SOIL ENGINEER AND THE ARCHITECT'S APPROVAL OF THE SUB GRADES AND FILL LAYERS BEFORE SUBSEQUENT CONSTRUCTION IS PERMITTED.

NOTE:	THE EXISTING CULVERT SHALL BE TELEVIEWED BOTH BEFORE AND AFTER CONSTRUCTION
NOTE:	THE EXISTING UTILITY POLE WILL BE USED TO PROVIDE ELECTRIC SERVICE TO THE PROPOSED DWELLINGS.
NOTE:	THE OWNER SHALL PROVIDE A STORM WATER MAINTENANCE AGREEMENT AS REQUIRED BY THE VILLAGE.
NOTE:	THE DRYWELLS SHALL PROVIDE VIEWPORTS AND CLEANOUT PORTS.

NOTE: THERE ARE (4) EXISTING TREES BEING REMOVED - SEE SCHEDULE
THE PROPOSED LANDSCAPING WILL BE AS PER DWG SP-01
(3) FRONT TREES SHALL BE AS REQ. PROTECTED - SEE DETAIL SP-02

NOTE: ONLY 2 ELECTRICAL METERS SHALL BE
INSTALLED AS REQ.

SCALE: 3/32" = 1'-0"

project title:

**Proposed 2 Family Dwelling at:
55 Catherine Street,
Nyack NY**

SITE PLAN

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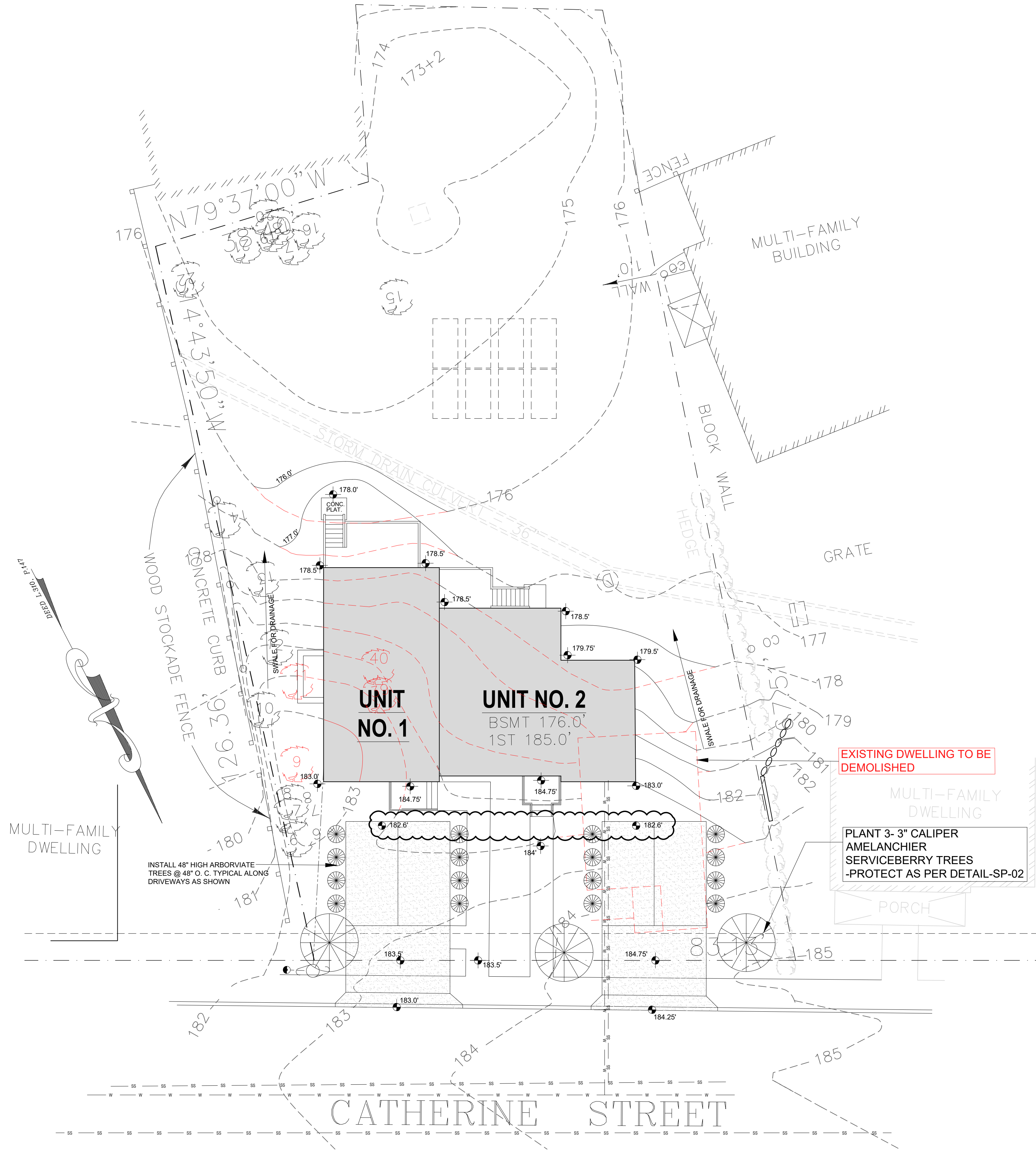
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SP-02



LANDSCAPING / GRADING PLAN

SCALE: 3/32" = 1'-0"

NOTE: ALL EROSION CONTROL AND TREE PROTECTION SHALL BE INSTALLED/ MAINTAINED AS PER INFORMATION PROVIDED ON ENGINEERING DRAWINGS - SEE ATTACHED

- NOTE:
- ALL MATERIAL STORED ON SITE FOR PROPOSED WORK SHALL BE STORED ON EXISTING DRIVEWAY OR GARAGE
 - NO MATERIALS SHALL BE STORED IN CLOSE PROXIMITY TO EXISTING TREES
 - NO TREES SHALL BE REMOVED, ALTERED OR DESTROYED DURING DURATION OF CONSTRUCTION WITHOUT REQUIRED PERMIT FROM TOWN/VILLAGE

NOTE: EXISTING DWELLING TO BE DEMOLISHED AS SHOWN

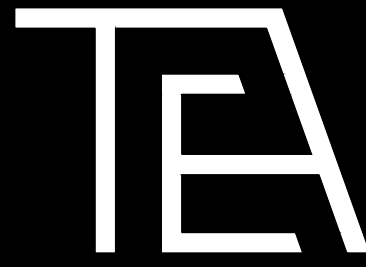
NOTE: MAINTAIN 10'-0" MIN. FROM ALL PROPERTY LINES AND STRUCTURES TO CULTEC UNITS

NOTE: SEE ENGINEERING DRAWINGS FOR ALL STORMWATER MANAGEMENT / EROSION CONTROL INFORMATION

TREE SCHEDULE

6, ASH, 12"	16, ASH, 12"
7, MAPLE, 10"	17, ASH, 12"
8, MAPLE, 24"	18, ASH, 16"
9, MAPLE, 8" REMOVED	19, ASH, 18"
10, MAPLE, 10"	20, MAPLE, 10"
11, MAPLE, 10" REMOVED	21, MAPLE, 16"
12, MAPLE, 8"	22, MAPLE, 22"
13, MAPLE, 26"	39, MAPLE, 12" REMOVED
14, MAPLE, 8"	40, MAPLE, 14" REMOVED
15, MAPLE, 38"	

NOTE: ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH CONSTRUCTION FENCE PLACED AT THE DRIP LINE BEFORE CONSTRUCTION COMMENCES.
-SEE ENGINEERING DRAWINGS FOR DETAIL



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project title:

Proposed 2 Family Dwelling at:
55 Catherine Street,
Nyack NY

GRADING/ LANDSCAPING PLOT PLAN

seal: Architect Thomas E. Haynes

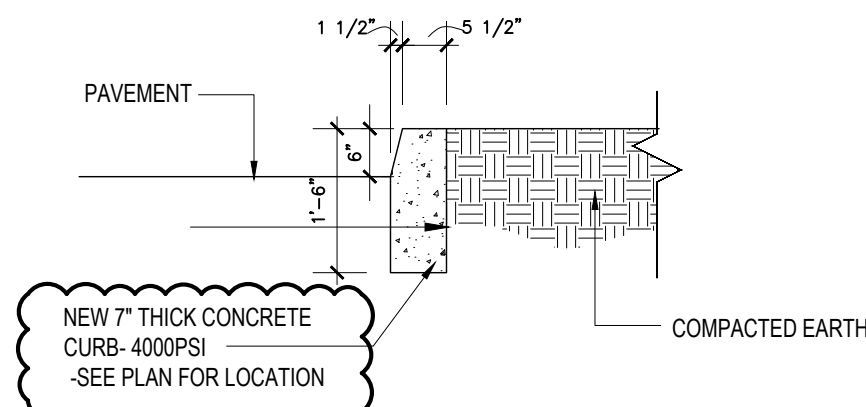


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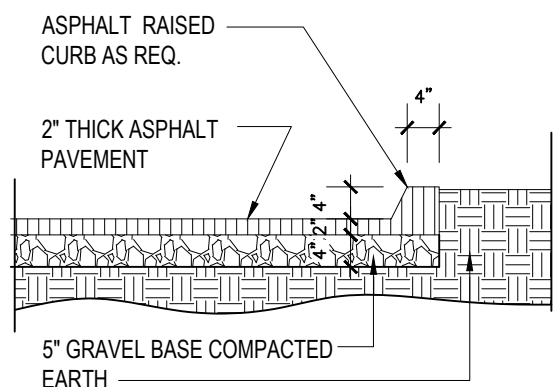
SP-03



CONCRETE CURB/ DRIVEWAY DETAIL

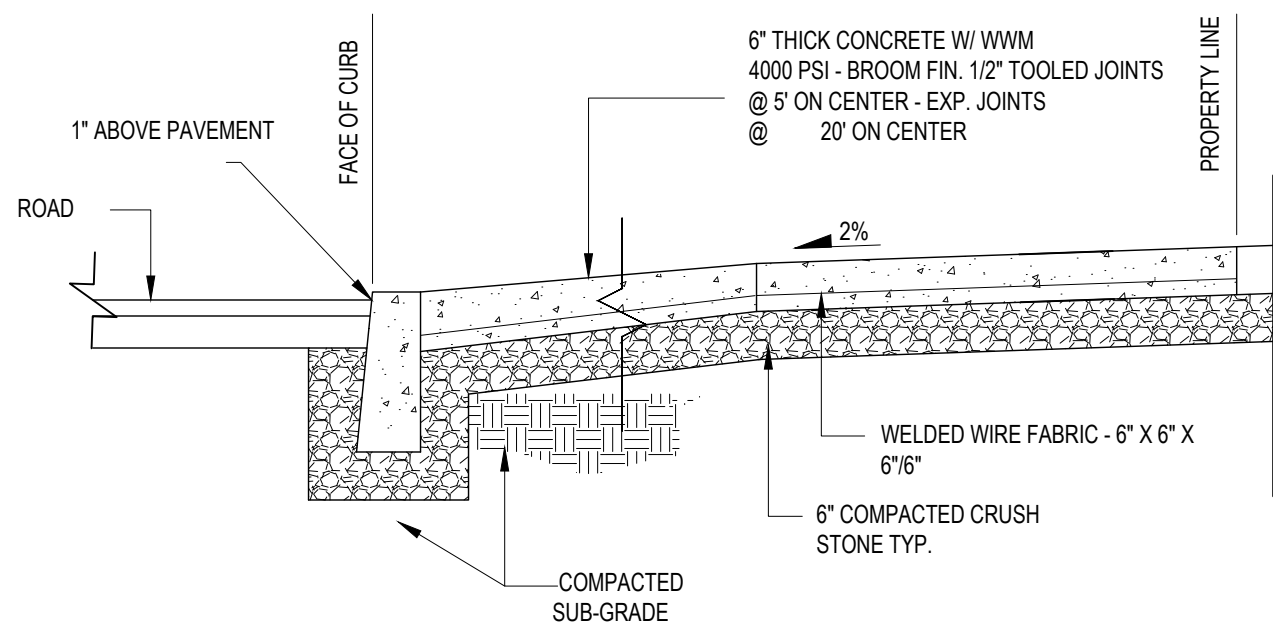
SCALE: 1/2" = 1'-0"

NOTE: ALL NEW CONCRETE CURBS AND WALKS SHALL BE INSTALLED LEVEL AND/OR ALIGNED WITH ADJACENT CURBS AND WALKS



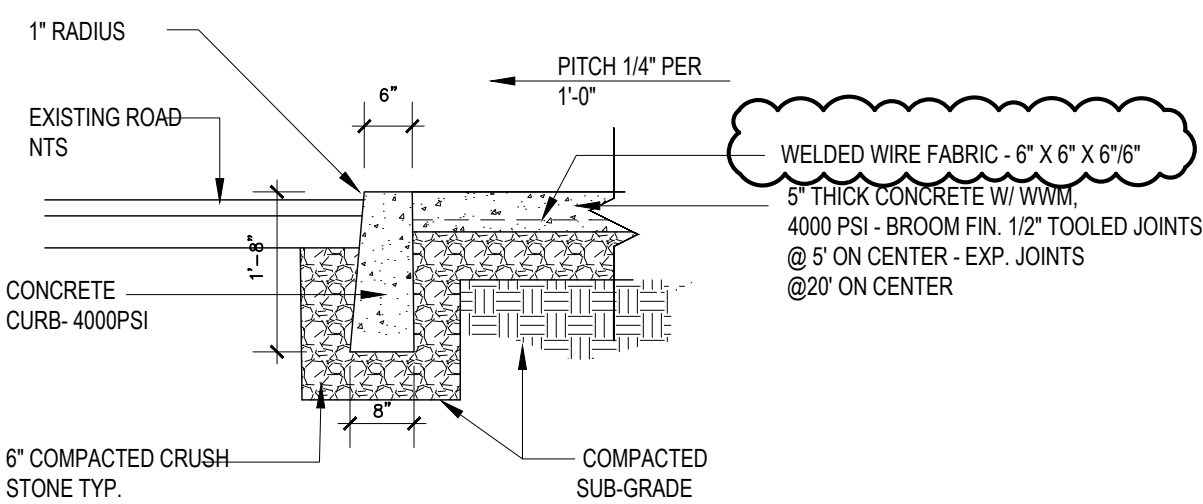
PAVING DETAIL

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



CONCRETE APRON DETAIL

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

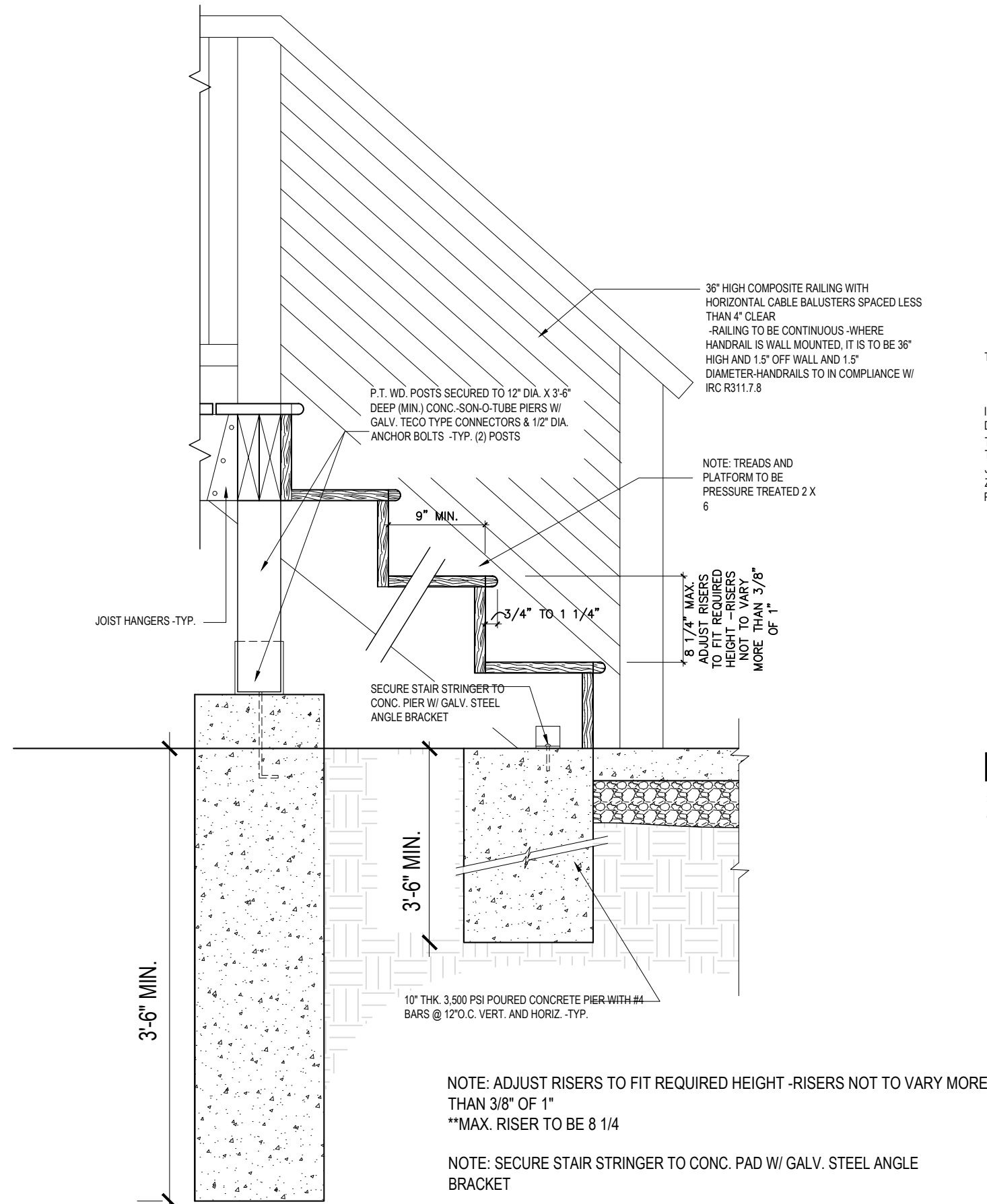


CONCRETE SIDEWALK / CURB DETAIL

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

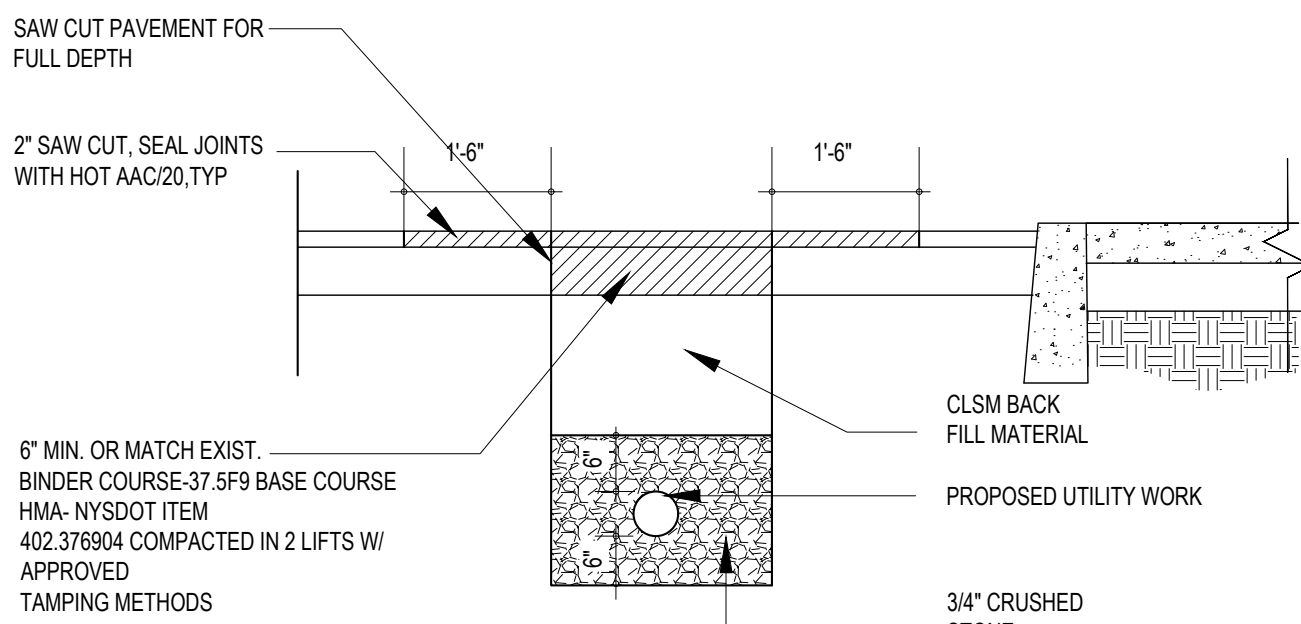
GENERAL NOTES

1. WALK AND DRIVEWAY PAVING MUST START BEHIND STREET CURBING
2. CURB AT DRIVEWAY ENTRANCE MUST MAINTAIN A MINIMUM OF 1 INCH ABOVE THE STREET
3. DRIVEWAYS BELOW STREET ELEVATION MUST PITCH A MINIMUM OF 4" TOWARD THE STREET BEFORE CHANGING TO DOWNWARD ELEVATION.
4. PERMITS ARE REQUIRED FOR DRIVEWAY INSTALLATIONS, WIDENING, WALKWAY IMPROVEMENTS AND INSTALLATIONS
5. DRIVEWAY PAVEMENT WIDTH SHALL NOT EXCEED 20'-0" AND CURB LENGTH SHALL NOT EXCEED 22'-0"
6. CURB RESTORATION - IF CURBS ARE LOWERED, RAISED, RESET OR DISTURBED IN ANY WAY, CONTRACTOR MUST SAW-CUT ROADWAY THAT ABUTS THE CURBING DEPTH AT LEAST 2 INCHES AND AT WIDTH AS NEEDED IN ORDER TO CREATE AN EVEN BLACK TOP PATCH -PATCH MUST BE SEALED
7. ALL CONCRETE MUST BE FIBER REINFORCED



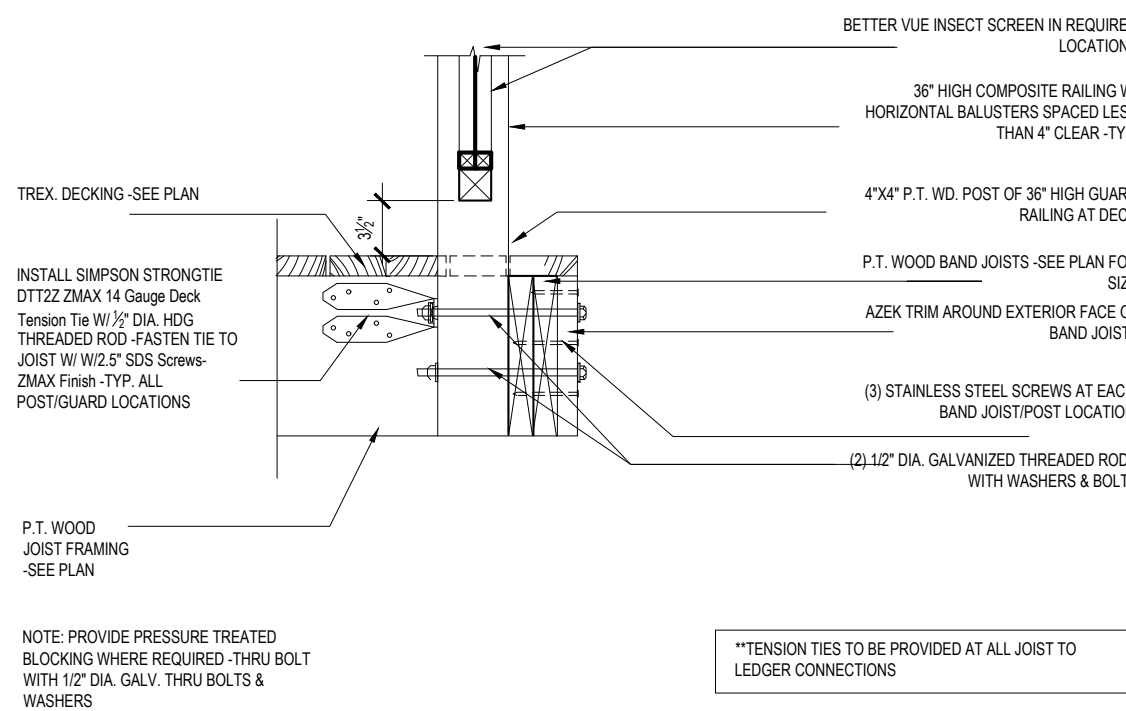
TYP. WOOD STAIR DETAIL

SCALE: 1"=1'-0"



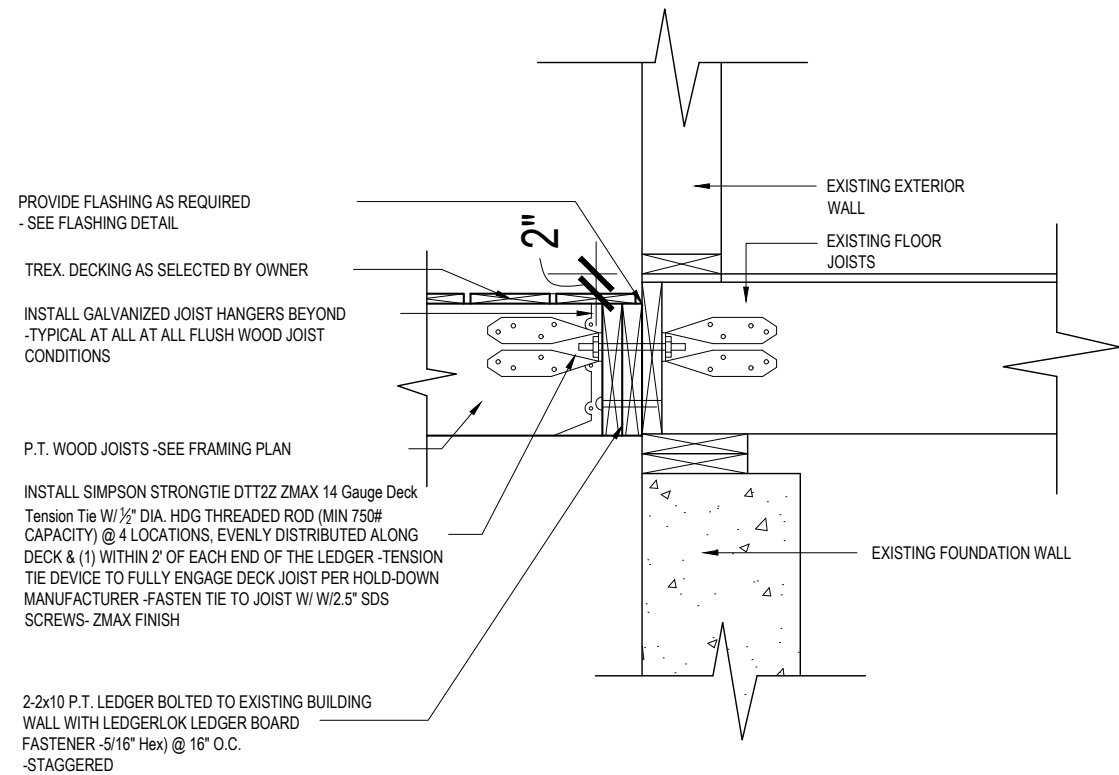
TRENCH REPAIR DETAIL

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



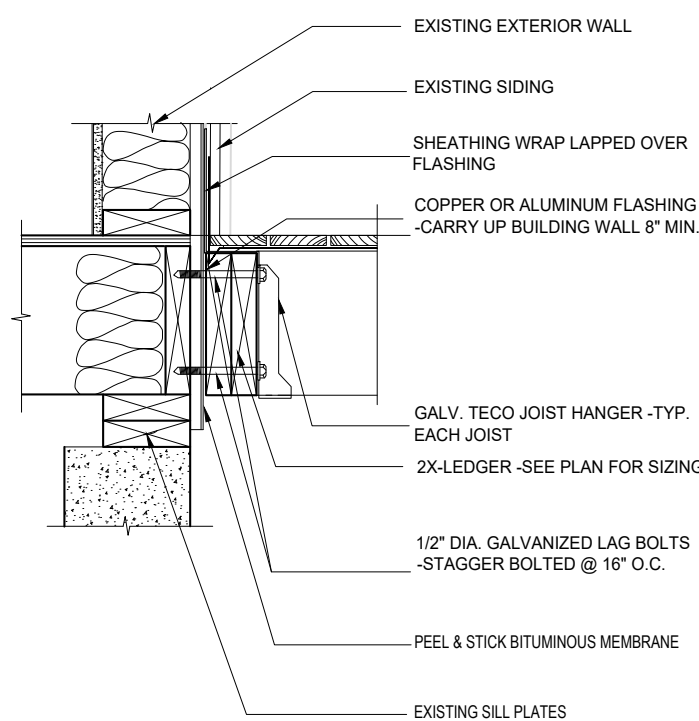
DECK POST /GUARD DETAIL A'

SCALE: 1"=1'-0"



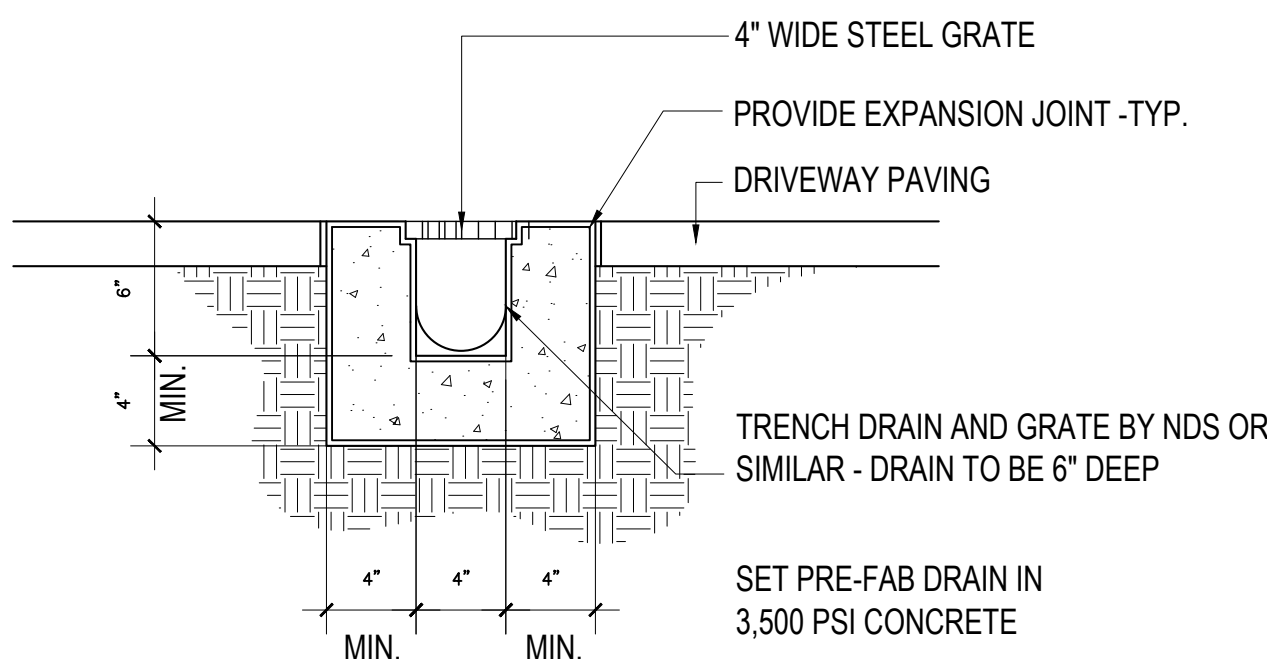
DECK @ EXTERIOR WALL

SCALE: 1"=1'-0"



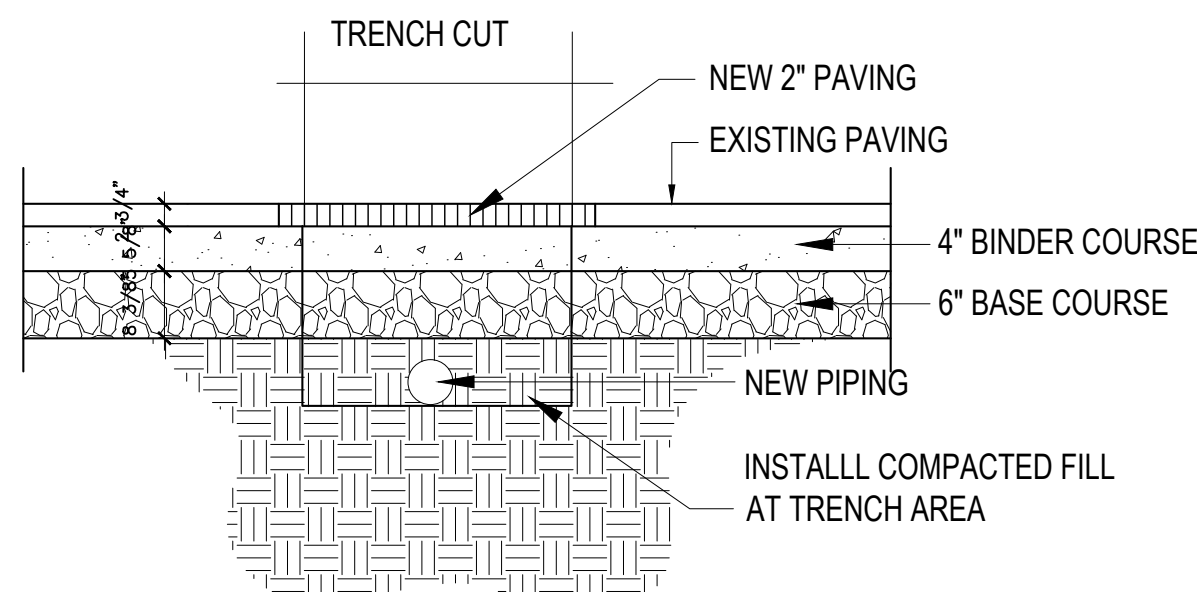
FLASHING @ DECK/ EXTERIOR WALL DETAIL

SCALE: 1"=1'-0"



TRENCH DRAIN DETAIL

SCALE: N.T.S



ROAD DRAIN REPAIR DETAIL

SCALE: N.T.S

TEA

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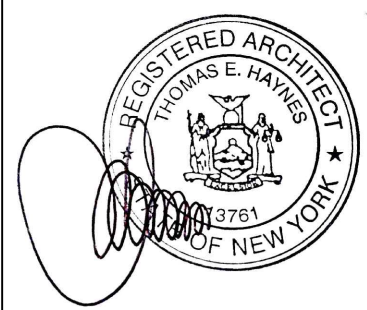
project title:

Proposed 2 Family Dwelling at:
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SITE DETAILS

Seal: Architect Thomas E. Haynes

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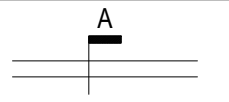
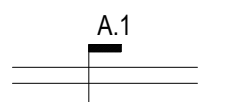
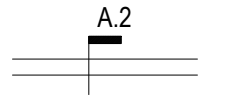
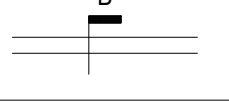

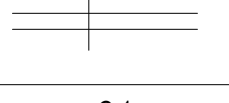
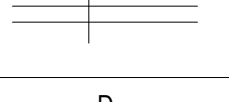

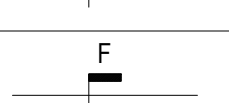
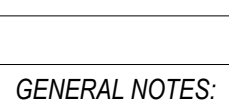
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SP-04

WALL DESCRIPTIONS

	NEW 2" X 4" WOOD STUDS @ 16" O.C. FROM F.F. TO WOOD JOIST ABOVE, W/ 1 LAYER 5/8" GYP. EACH SIDE FROM F.F. TO WD. JOIST ABOVE.
	SAME AS WALL TYPE "A" WITH ONE LAYER OF 5/8" WATER RESISTANT GREEN BOARD ON BATHROOM SIDE FROM F.F. TO WOOD JOIST ABOVE. -NOTE: IN AREAS TO BE TILED, CONTRACTOR TO INSTALL (1) LAYER OF 5/8" CEMENT BOARD
	NEW 2" X 6" WOOD STUDS @ 16" O.C. FROM F.F. TO WOOD JOIST ABOVE, W/ R-19 BATT. INSULATION & 1 LAYER 5/8" F.C.-60 (1HR RATED) GYP. EACH SIDE FROM F.F. TO WD. JOIST ABOVE. -UL DESIGN #U333
	HARDIPLANK SIDING AS SELECTED BY OWNER OVER 15# FELT PAPER, 5/8" ZIP SHEATHING -R-21 SPRAY INSULATION -2" X 6" WOOD STUDS @ 16" O.C. FROM F.F. TO WOOD JOIST ABOVE, WITH VAPOR BARRIER, AND/ 5/8" PAINTED GYP. BOARD FINISH ON INTERIOR SIDE -INSTALL BASEBOARD MOLDING AS SELECTED BY OWNER
	SAME AS WALL TYPE "B" WITH ONE LAYER OF 5/8" WATER RESISTANT GREEN BOARD ON BATHROOM SIDE FROM F.F. TO WOOD JOIST ABOVE. -NOTE: IN AREAS TO BE TILED, CONTRACTOR TO INSTALL (1) LAYER OF 1/2" CEMENT BOARD
	NEW 2" X 4" WOOD STUD FURRING @ 16" O.C. hold 2" off wall FROM F.F. TO WOOD JOIST ABOVE, W/ R-15 BATT. INSULATION & 1 LAYER 5/8" GYP. ON INTERIOR SIDE
	SAME AS WALL TYPE "C" WITH ONE LAYER OF 5/8" WATER RESISTANT GREEN BOARD ON BATHROOM SIDE FROM F.F. TO WOOD JOIST ABOVE. -NOTE: IN AREAS TO BE TILED, CONTRACTOR TO INSTALL (1) LAYER OF 1/2" CEMENT BOARD
	NEW 2" X 4" WOOD STUDS @ 16" O.C. FROM F.F. TO WOOD JOIST ABOVE, W/ 1 LAYER 5/8" -F.C.-60 (1HR RATED) GYP. EACH SIDE FROM F.F. TO WD. JOIST ABOVE. -UL DESIGN # U333
	NEW 2- 2" X 4" WOOD STUDS @ 16" O.C. FROM F.F. TO WOOD JOIST ABOVE, W/ 1 LAYER 5/8" -F.C.-60 (1HR RATED) GYP. EACH ROOM SIDE FROM F.F. TO WD. JOIST ABOVE. -INSTALL 1/2" DENSGLASS BETWEEN STUDS - UL DESIGN # U333
	10" THICK CONCRETE FOUNDATION WITH #4 BARS AT 12" ON CENTER EACH WAY MIDDLE OF WALL - ON 24" WIDE X 12" THICK CONCRETE FOOTING WITH 3 #4 BARS CONTINUOUS BOTTOM - SECURE WALL TO FOOTING WITH #4 BAR DOWELS @ 12" ON CENTER.

**NOTE: ALL SOLE PLATES WITH DIRECT CONTACT WITH CONCRETE SLAB TO BE PRESSURE TREATED -TYPICAL FOR ALL BASEMENT WALLS AND FURRING	
GENERAL NOTES:	DESIGN LOAD:
1. ALL LUMBER IS BE DOUGLAS FIR #2 OR BETTER 2. ATTACH ATTIC JOISTS TO RAFTERS RUNNING PERPENDICULAR WITH 1"x4"x32" LONG MIN. CROSSTIES @ 16" O.C. PER R 802.3.1 3. ALL FASTENING OF STRUCTURAL MEMBERS SHALL BE AS PER TABLE R 602.3(1) 4. ALL FLUSH WOOD CONNECTIONS TO RECEIVE TECO CONNECTOR / JOIST HANGER -TYP. EACH JOIST AND/OR RAFTER 5. ALL PLATES ON FLOOR SLABS TO BE PRESSURE TREATED WOOD 6. ALL WOOD TO CONCRETE CONDITIONS TO BE PRESSURE TREATED WOOD 7. ALL EXTERIOR USED WOOD TO BE PRESSURE TREATED WOOD	NOTE: ROOF DESIGN LOAD IS 40# LIVE LOAD ATTIC DESIGN LOAD IS 30# LIVE LOAD 1ST FLOOR DESIGN LOAD IS 40# LIVE LOAD / 10# DEAD LOAD WOOD DECK DESIGN LOAD IS 40# LIVE LOAD / 10# DEAD LOAD

DOOR SCHEDULE

**NOTE: CONTRACTOR TO VERIFY ALL DOOR SIZING/HEIGHTS BEFORE PLACING ORDER						
** NOTE: ALL INSULATED, TYPE "B" LABEL AND ENTRY DOORS TO BE WEATHER STRIPPED AND W/ U-VALUE OF u0.35 MAX						
DOOR NO.	FRAME	SIZE	STYLE	MATERIAL	UNDERCUT	REMARKS
D1	WOOD	3'-0" X 6'-8" X 1 3/4" W/ SIDELIGHTS	SWING	GLASS/ COMPOSITE	NO	FACTORY INSULATED GLASS ENTRY DOOR -COORD. DIMS IN FIELD -WEATHERSTIP DOOR & SADDLE ANDERSEN 400 SERIES DOOR: FWH3168 SIDELIGHT: FWSL1368 TRANSOM: FWT5011 *OR SIMILAR
D2	WOOD	2'-0" X 6'-8" X 1 3/4"	SWING	SOLID CORE WOOD	YES	PAINT
D3	WOOD	2'-6" X 6'-8" X 1 3/4"	SWING	SOLID CORE WOOD	YES	PAINT
D4	WOOD	(2)-2'-0" X 6'-8" X 1 3/4"	SWING	SOLID CORE WOOD	YES	PAINT
D5	WOOD	3'-0" X 6'-8" X 1 3/4" W/ TRANSOM	SWING	GLASS/ COMPOSITE	NO	FACTORY INSULATED GLASS ENTRY DOOR -COORD. DIMS IN FIELD -WEATHERSTIP DOOR & SADDLE ANDERSEN 400 SERIES - DOOR: FWH3168 TRANSOM: FWT3011 *OR SIMILAR
D6	WOOD	5'-0" X 6'-8" X 1 3/4"	BI-FOLD	SOLID CORE WOOD	NO	FACTORY
D7	WOOD	6'-0" X 6'-8" X 1 3/4" W/ TRANSOM	SLIDING	GLASS/ COMPOSITE	NO	FACTORY INSULATED GLASS ENTRY DOOR -COORD. DIMS IN FIELD -WEATHERSTIP DOOR & SADDLE ANDERSEN 400 SERIES DOOR: FW6068R
D8	WOOD	2'-6" X 6'-8" X 1 3/4"	SWING	GLASS/ COMPOSITE	NO	FACTORY INSULATED GLASS ENTRY DOOR -COORD. DIMS IN FIELD -WEATHERSTIP DOOR & SADDLE ANDERSEN 400 SERIES - FWH2668 OR SIMILAR*
D9	WOOD	2'-6" X 6'-8" X 1 3/4"	SWING	HOLLOW METAL 'B' LABEL	NO	FACTORY 90 MIN RATED -FRAME TO BE RATED -INSULATED ENTRY DOOR-WEATHERSTRIPPED- MAX 0.35 U-VALUE -HARDWARE PROVIDED BY OWNER -HINGES AS SPECIFIED BY OWNER AND SUPPLIED BY DOOR MANUFACTURER

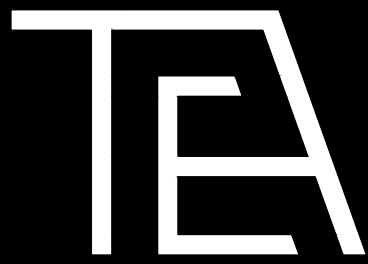
WINDOW SCHEDULE

**NOTE: CONTRACTOR TO VERIFY ALL WINDOW SIZING BEFORE PLACING ORDER								
**NOTE: WINDOW HEAD HEIGHTS TO BE 6'-8" UNLESS OTHERWISE SPECIFIED -								
DOOR NO.	MANUFACTURE	TYPE	MODEL #	SIZE	SILL HEIGHT:	GLAZING / U-FACTOR	REMARKS	GLASS
W1	ANDERSEN 200 SERIES	DBL.HNG.	TW244DH3049	3'-0" X 4'-9"	1'-11"	AS PER NYS ENERGY STRETCH CODE -SEE A-01	*EGRESS APPROVED*	9.91
W2	ANDERSEN 200 SERIES	DBL.HNG.	TW244DH3049	2 -3'-0" X 4'-9"	1'-11"	AS PER NYS ENERGY STRETCH CODE -SEE A-01	*EGRESS APPROVED*	19.82
W3	ANDERSEN 200 SERIES	DBL.HNG.	TW244DH3049	3'-0" X 4'-9"	1'-11"	AS PER NYS ENERGY STRETCH CODE -SEE A-01		
W4	ANDERSEN 200 SERIES	DBL.HNG.	TW244DH2849	2'-6" X 4'-9"	1'-11"	AS PER NYS ENERGY STRETCH CODE -SEE A-01		8.56
W5	ANDERSEN 200 SERIES	CASEMENT		3'-0" X 3'-5"		AS PER NYS ENERGY STRETCH CODE -SEE A-01		
W6	ANDERSEN 200 SERIES	CASEMENT		2 - 3'-0" X 3'-5"		AS PER NYS ENERGY STRETCH CODE -SEE A-01		

* EGRESS WINDOWS:

1. OPENINGS TO HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
2. THE NET CLEAR HEIGHT OPENING SHALL NOT BE LESS THAN 24 INCHES.
3. THE NET CLEAR WIDTH OPENING SHALL NOT BE LESS THAN 20 INCHES.
- 4.THE SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

GENERAL NOTES:	
NOTE:	CONTRACTOR TO PROVIDE CLOTHES POLE & SHELF AT ALL CLOSET LOCATIONS -COORDINATE PANTY SHELVING AND ALL BUILT-IN MILLWORK WITH CONTRACTOR AND/OR MILLWORKER AND/OR INTERIOR DESIGNER -SHOP DRAWINGS TO BE PRESENTED TO OWNER FOR REVIEW AND APPROVAL
NOTE:	CONTRACTOR TO FIELD VERIFY AS-BUILT CONDITIONS AND COORDINATE ACTUAL NUMBER OF RISERS/ TREADS FOR ALL NEW STAIRS AS PER CODE REQUIREMENTS / AS-BUILT CONDITIONS -TREADS AND RISERS: THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES AND THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE WALKING SURFACE OF TREADS AND LANDINGS OF A STAIRWAY SHALL BE SLOPED NO STEEPER THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
NOTE:	ALL BATHTUB AND SHOWER SPACES TO COMPLY WITH R307.2 -ALL BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. -ALL PROPOSED BATHTUB AND SHOWER CABINS TO RECEIVE DUROCK BACKING WITH CERAMIC TILE FINISH OVER -FULL HEIGHT *ALL PROPOSED SHOWER DOORS TO BE 24" WIDE
NOTE:	ALL PROPOSED HANDRAILS/ GUARDRAILS TO BE 36" HIGH AND HANDRAIL WITH BALUSTERS SPACED LESS THAN 4" CLEAR -RAILING TO BE CONTINUOUS -WHERE HANDRAIL IS WALL MOUNTED, IT IS TO BE 36" HIGH AND 1.5" OFF WALL AND 1.5" DIAMETER-HANDRAILS TO IN COMPLIANCE W/ R311.7.8
NOTE:	THE BASEMENT, 1ST & 2ND FLOOR HALLWAYS AND BEDROOMS TO COMPLY W/ SMOKE & CARBON MONOXIDE REQUIREMENTS AS PER ACCORDANCE W/ NY STATE RESIDENTIAL BUILDING CODE 2020



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05-28-2025: DOB COMMENTS ADDRESSED
06-04-2025: PB / ENG. COMMENTS ADDRESSED
06-16-2025: ENG. COMMENTS ADDRESSED

project title:

Proposed 2 Family Dwelling at:
55 Catherine Street,
Nyack NY

DETAILS / SCHEDULES

Seal: Architect Thomas E. Haynes	original filing date:04-05-2023
	drawn by: checked by: drawing no.:
JOB NUMBER:	2412 A-100

CONSTRUCTION NOTES:

- FIRST FLOOR:**
PROPOSED ENTRY FOYER:
1. INSTALL NEW EXTERIOR/ INTERIOR BEARING/ NON BEARING WALLS, WALL FINISHES AND BASEBOARD MOLDINGS - AS SELECTED BY OWNER. PAINT ALL TRIM WITH PRIME COAT AND 2 FINISH COATS OF PAINT - AS SELECTED BY OWNER.
 2. INSTALL NEW WINDOWS AND INTERIOR/EXTERIOR TRIM AS INDICATED. PAINT ALL INTERIOR BAND EXTERIOR TRIM - PRIME AND 2 FINISH COATS OF PAINT AS SELECTED BY OWNER.
 3. INSTALL NEW DOORS, FRAMES, HARDWARE AND CASEWORK AS SELECTED BY OWNER. PAINT DOORS AND FRAMES - PRIME AND 2 COATS PAINT AS SELECTED BY OWNER.
 4. INSTALL NEW 3/4 T&G PLYWD. SUBFLOOR OVER NEW WOOD JOISTS -INSTALL NEW 3/4" OAK HARDWOOD FINISHED FLOORING (AS SELECTED BY OWNER) SAND, STAIN AND FLOOR TO RECEIVE (3) COATS OF POLYURETHANE.
 5. INSTALL NEW 5/8" GYP. BD. FINISH ON CEILING AND PARTITIONS AS PER SCHEDULE
 6. INSTALL GYPSUM BOARD -TAPE. 3 COATS OF COMPOUND, SAND AND PAINT (1) COAT PRIMER AND (2) COATS OF FINISH PAINT AS SELECTED BY OWNER ON ALL WALLS AND CEILINGS.
 7. INSTALL NEW WOOD STAIR - OAK TREADS AND PIE RISERS - OAK RAILING W/ BALUSTERS SPACED LESS THAN 4" CLEAR -TYP. - RAILING AND BALUSTERS AS SELECTED BY OWNER- PAINT ALL RISERS AND BALUSTERS - PRIME COAT AND 2 FINISH COATS PAINT AS SELECTED BY OWNER.

- PROPOSED LAV & BATH:**
1. INSTALL NEW WALLS, WALL FINISHES AND BASEBOARD MOLDINGS WHERE REQUIRED -AS SELECTED BY OWNER - PAINT ALL WITH PRIME COAT AND 2 FINISH COATS PAINT AS SELECTED BY OWNER.
 2. INSTALL NEW DOORS, FRAMES, HARDWARE AND CASEWORK AS INDICATED AND AS SELECTED BY OWNER
 3. CONSTRUCT NEW LAV AS NOTED:
-INSTALL NEW PLUMBING FIXTURES AS SELECTED BY OWNER
-INSTALL NEW CERAMIC TILE OVER NEW 1/2" CEMENT BOARD OVER 3/4" T&G PLYWD. SUBFLOOR - TILE AS SELECTED BY OWNER
-INSTALL STONE SADDLE AT ENTRY AS SELECTED BY OWNER
-INSTALL NEW 1/2" CEMENT BOARD ON WALLS UNDER ANY PROPOSED TILE
-COORD. W/ ARCHITETC - TILE AS SELECTED BY OWNER
-INSTALL NEW MECHANICAL EXHAUST FAN -CONNECT TO LIGHT SWITCH AND VENT TO EXTERIOR -MAINTAIN 36" MIN. FROM ALL WINDOWS -TYP.
-INSTALL NEW VANITY, MIRRORS, LIGHT FIXTURES, TOILET ACCESSORIES AND HARDWARE AS SELECTED BY OWNER
 4. INSTALL NEW 5/8" GYP. BD. FINISH ON WALLS AND CEILING.
 5. INSTALL GYPSUM BOARD - TAPE. 3 COATS OF COMPOUND, SAND AND PAINT (1) COAT PRIMER AND (2) COATS OF FINISH PAINT AS SELECTED BY OWNER ON ALL WALLS AND CEILING.

- HALLWAYS:**
1. INSTALL NEW WALLS, WALL FINISHES AND BASEBOARD MOLDINGS WHERE REQUIRED - AS SELECTED BY OWNER
 2. INSTALL NEW DOORS, FRAMES, HARDWARE AND CASEWORK AS INDICATED AND AS SELECTED BY OWNER
 3. INSTALL NEW 3/4 T&G PLYWD. SUBFLOOR OVER NEW WOOD JOISTS -INSTALL NEW FINISHED FLOORING (AS SELECTED BY OWNER) SAND, STAIN AND FLOOR TO RECEIVE (3) COATS OF POLYURETHANE
 4. INSTALL NEW WD. STAIR WITH OAK TREADS AND PINE RISERS - W/ 36" HIGH RAILING W/ BALUSTERS SPACED 4" ON CENTER - RAILING AND BALUSTERS AS SELECTED BY OWNER. STAIN, SAND A 3 COATS POLYURETHANE ON TREADS AND RAILINGS - PAINT RISERS AND BALUSTERS.
 5. INSTALL NEW 5/8" GYP. BD. FINISH ON WALLS AND CEILING.
 6. INSTALL GYPSUM BOARD - TAPE. 3 COATS OF COMPOUND SAND AND PAINT (1) COAT PRIMER AND (2) COATS OF FINISH PAINT AS SELECTED BY OWNER ON ALL WALLS AND CEILING.

- GARAGE AREAS:**
1. INSTALL NEW WALLS, WALL FINISHES AND BASEBOARD MOLDINGS WHERE REQUIRED - AS SELECTED BY OWNER
 2. INSTALL WINDOWS, DOORS, FRAMES, HARDWARE AND MOTORIZED OVERHEAD DOOR AS INDICATED. OVERHARD DOOR AS SELECTED BY OWNER. PAINT ALL DOORS, FRAMES AND WINDOWS - PRIME AND 3 COATS OF PAINT AS SELECTED BY OWNER.
 3. INSTALL CONCRETE FLOOR WITH STEEL TROWEL FINISH- PITCH SLAB AS SHOWN
 4. INSTALL NEW WD. STAIR. INSTALL EPOXY FLOOR FINISH - COLOR AS SELECTED BY OWNER.
 5. INSTALL NEW 5/8" GYP. BD. FINISH ON WALLS AND CEILING.
 6. INSTALL GYPSUM BOARD -TAPE. 3 COATS OF COMPOUND, SAND AND PAINT (1) COAT PRIMER AND (2) COATS OF FINISH PAINT AS SELECTED BY OWNER ON ALL WALLS AND CEILING.

- UTILITY ROOM:**
1. INSTALL NEW WALLS, WALL FINISHES AND BASEBOARD MOLDINGS WHERE REQUIRED - AS SELECTED BY OWNER - PAINT ALL WALLS, CEILINGS, TRIM - PRIME COAT AND 2 FINISH COATS PAINT AS SELECTED BY OWNER.
 2. INSTALL DOORS, FRAMES AND HARDWARE AS INDICATED AND AS SELECTED BY OWNER.
 3. INSTALL TILE FLOOR AND BASE - INSTALL 1/2" CEMENT BOARD OVER 3/4" PLYWOOD SUB-FLOOR - TILE AND BASE AS SELECTED BY OWNER
 4. INSTALL NEW 5/8" GYP. BD. FINISH ON WALLS AND CEILING.
 5. INSTALL GYPSUM BOARD -TAPE. 3 COATS OF COMPOUND, SAND AND PAINT (1) COAT PRIMER AND (2) COATS OF FINISH PAINT AS SELECTED BY OWNER ON ALL WALLS AND CEILING.

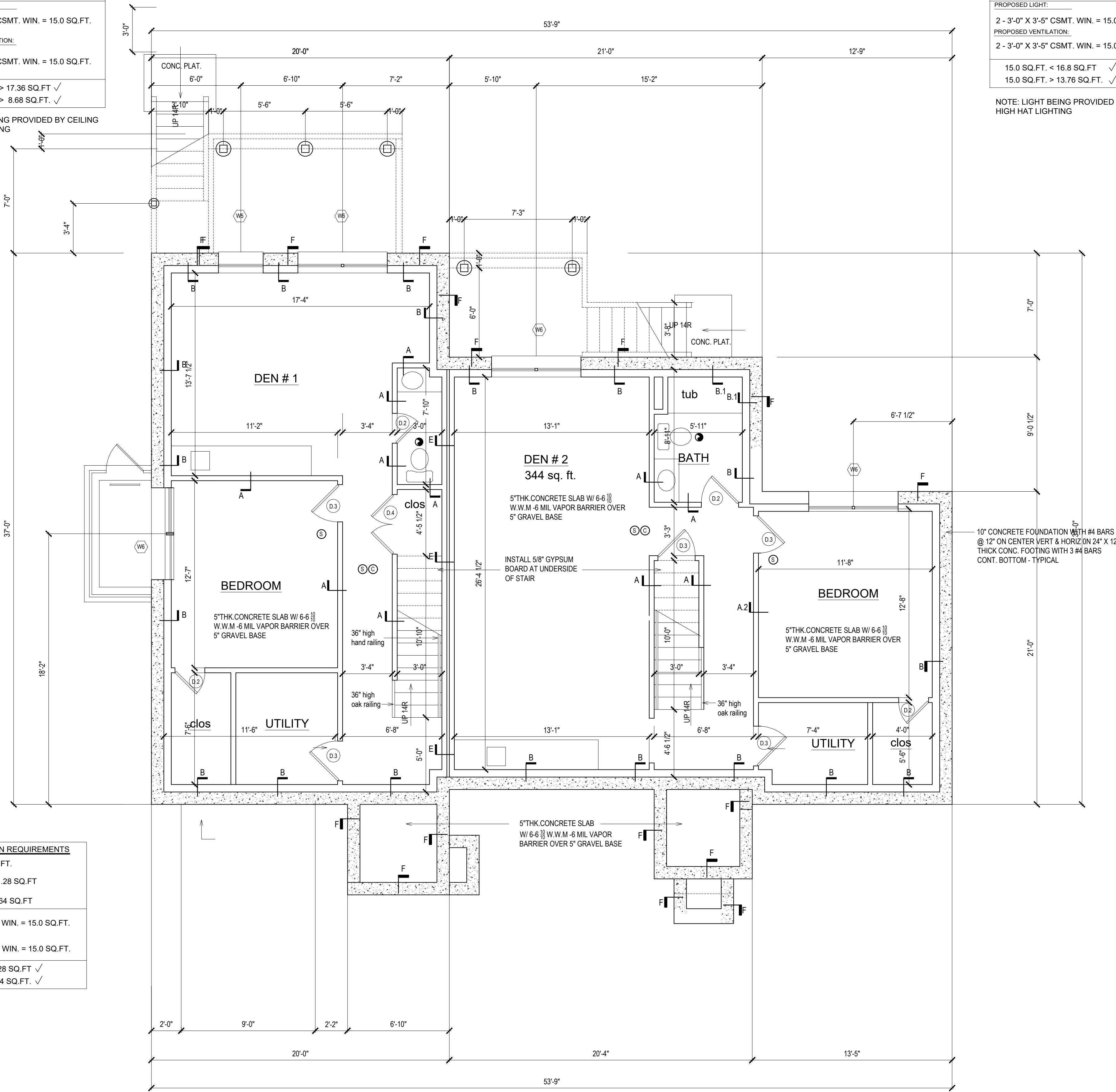
LIGHT & VENTILATION REQUIREMENTS	
DEN # 1= 217 SQ.FT.	
REQUIRED LIGHT:	
217 SQ.FT. X .08 = 17.36 SQ.FT	
REQUIRED VENTILATION:	
217 SQ.FT. X .04 = 8.68 SQ.FT	
PROPOSED LIGHT:	
3 - 3'-0" X 3'-5" CSMT. WIN. = 15.0 SQ.FT.	
PROPOSED VENTILATION:	
3 - 3'-0" X 3'-5" CSMT. WIN. = 15.0 SQ.FT.	
22.50 SQ.FT. > 17.36 SQ.FT. ✓	
22.50 SQ.FT. > 8.68 SQ.FT. ✓	

NOTE: LIGHT BEING PROVIDED BY CEILING HIGH HAT LIGHTING

LIGHT & VENTILATION REQUIREMENTS	
BEDROOM = 141 SQ.FT.	
REQUIRED LIGHT:	
141 SQ.FT. X .08 = 11.28 SQ.FT	
REQUIRED VENTILATION:	
141 SQ.FT. X .04 = 5.64 SQ.FT	
PROPOSED LIGHT:	
2 - 3'-0" X 3'-5" CSMT. WIN. = 15.0 SQ.FT.	
PROPOSED VENTILATION:	
2 - 3'-0" X 3'-5" CSMT. WIN. = 15.0 SQ.FT.	
15.00 SQ.FT. > 11.28 SQ.FT. ✓	
15.00 SQ.FT. > 5.64 SQ.FT. ✓	

LIGHT & VENTILATION REQUIREMENTS	
DEN # 2 = 344 SQ.FT.	
REQUIRED LIGHT:	
344 SQ.FT. X .08 = 27.52 SQ.FT	
REQUIRED VENTILATION:	
344 SQ.FT. X .04 = 13.76 SQ.FT	
PROPOSED LIGHT:	
2 - 3'-0" X 3'-5" CSMT. WIN. = 15.0 SQ.FT.	
PROPOSED VENTILATION:	
2 - 3'-0" X 3'-5" CSMT. WIN. = 15.0 SQ.FT.	
15.0 SQ.FT. < 16.8 SQ.FT. ✓	
15.0 SQ.FT. > 13.76 SQ.FT. ✓	

NOTE: LIGHT BEING PROVIDED BY CEILING HIGH HAT LIGHTING



BASEMENT FLOOR PLAN

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

Proposed 2 Family Dwelling at:
55 Catherine Street,
Nyack NY

HAYNES ARCHITECTURE P.C.

287 Bowman Avenue, Suite 208,
Purchase NY 10577

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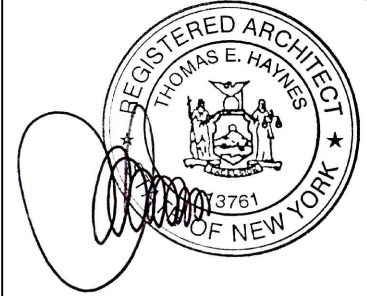
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project title:

PROPOSED PLAN

Seal: Architect Thomas E. Haynes



JOB NUMBER:

original filing date: 04-05-2023

drawn by:

checked by:

drawing no.:

2412

A-101

CONSTRUCTION NOTES:

FIRST FLOOR:

PROPOSED DINING ROOM / LIVING ROOM:

1. INSTALL NEW EXTERIOR/ INTERIOR BEARING/ NON BEARING WALLS, WALL FINISHES AND BASEBOARD MOLDINGS WHERE REQUIRED - AS SELECTED BY OWNER.
2. INSTALL NEW WINDOWS AND INTERIOR/EXTERIOR TRIM AS INDICATED - PAINT ALL WITH PRIME COAT AND 3 COATS FINISH PAINT AS SELECTED BY OWNER.
3. INSTALL NEW 3/4 T&G PLYWD. SUBFLOOR OVER NEW WOOD JOISTS -INSTALL NEW 3/4" OAK HARDWOOD FINISHED FLOORING (AS SELECTED BY OWNER) - SAND, STAIN AND FLOOR TO RECEIVE (3) COATS OF POLYURETHANE.
4. INSTALL NEW 5/8" GYP. BD. FINISH ON WALLS AND CEILING.
5. INSTALL GYPSUM BOARD - TAPE, 3 COATS OF COMPOUND, SAND AND PAINT (1) COAT PRIMER AND (2) COATS OF FINISH PAINT AS SELECTED BY OWNER ON ALL WALLS AND CEILING.
6. INSTALL NEW CABLE RAILINGS AT DECK AREA AND FRENCH BALCONY - RAILINGS AS SELECTED BY OWNER.

PROPOSED KITCHEN / FAMILY ROOM:

1. INSTALL NEW EXTERIOR/ INTERIOR BEARING/ NON BEARING WALLS, WALL FINISHES AND BASEBOARD MOLDINGS WHERE REQUIRED - AS SELECTED BY OWNER.
2. INSTALL NEW WINDOWS, DOORS AND INTERIOR/EXTERIOR TRIM AS INDICATED - PAINT ALL WITH PRIME COAT AND 2 FINISH COATS PAINT AS SELECTED BY OWNER.
3. INSTALL NEW DOORS, FRAMES AND CASEWORK AS SELECTED BY OWNER.
4. INSTALL NEW 3/4 T&G PLYWD. SUBFLOOR OVER NEW WOOD JOISTS -INSTALL NEW 3/4" OAK HARDWOOD FINISHED FLOORING (AS SELECTED BY OWNER) - SAND, STAIN AND FLOOR TO RECEIVE (3) COATS OF POLYURETHANE.
5. INSTALL KITCHEN CABINETS, COUNTERS, BACKSPLASH, APPLIANCES AND PLUMBING FIXTURES WHERE SHOWN -INSTALL 10" DIA. RANGE HOOD DUCT AS REQUIRED TO EXTERIOR - INSTALL ALL KITCHEN APPLIANCES - PROVIDE ALL KITCHEN APPLIANCES, COUNTERS, BACKSPLASH, RANGE HOOD ETC. AS SELECTED BY OWNER.
6. INSTALL NEW 5/8" GYP. BD. FINISH ON WALLS AND CEILING.
7. INSTALL GYPSUM BOARD - TAPE, 3 COATS OF COMPOUND, SAND AND PAINT (1) COAT PRIMER AND (2) COATS OF FINISH PAINT AS SELECTED BY OWNER ON ALL WALLS AND CEILING.
8. INSTALL TILE FLOORING AND BASE - INSTALL 1/2" CEMENT BOARD OVER 3/4" PLYWOOD SUB-FLOOR - TILE AS SELECTED BY OWNER

PROPOSED CLOSET & LAUNDRY:

1. INSTALL NEW WALLS, WALL FINISHES AND BASEBOARD MOLDINGS WHERE REQUIRED - AS SELECTED BY OWNER
2. INSTALL NEW DOORS, FRAMES AND HARDWARE AS SELECTED BY OWNER - PAINT DOORS AND FRAMES WITH PRIME COAT AND 2 FINISH COATS PAINT - AS SELECTED BY OWNER.
3. INSTALL NEW 3/4 T&G PLYWD. SUBFLOOR OVER NEW WOOD JOISTS -INSTALL NEW FINISHED FLOORING (AS SELECTED BY OWNER) - SAND, STAIN AND FLOOR TO RECEIVE (3) COATS OF POLYURETHANE.
4. INSTALL NEW 5/8" GYP. BD. FINISH ON WALLS AND CEILING.
5. INSTALL GYPSUM BOARD - TAPE, 3 COATS OF COMPOUND, SAND AND PAINT (1) COAT PRIMER AND (2) COATS OF FINISH PAINT AS SELECTED BY OWNER ON ALL WALLS AND CEILING.
6. INSTALL SHELF AND CLOTHES POLE IN CLOSET

PROPOSED POWDER ROOM:

1. INSTALL NEW WALLS, WALL FINISHES AND BASEBOARD MOLDINGS WHERE REQUIRED - AS SELECTED BY OWNER
2. INSTALL NEW DOOR, FRAME, HARDWARE AND CASEWORK AS INDICATED. PROVIDE DOORS AND HARDWARE AS SELECTED BY OWNER.
3. CONSTRUCT NEW BATHROOM AS NOTED:
-INSTALL NEW PLUMBING FIXTURES AS SELECTED BY OWNER.
-INSTALL NEW CERAMIC TILE OVER NEW 1/2" CEMENT BOARD OVER 3/4" T&G PLYWD. SUBFLOOR - TILE AS SELECTED BY OWNER.
-INSTALL STONE SADDLE AT ENTRY AS SPECIFIED BY OWNER
-INSTALL NEW 1/2" CEMENT BOARD ON WALLS UNDER ANY PROPOSED TILE
-COORD. W/ ARCHITECT - TILE AS SELECTED BY OWNER X
-INSTALL NEW MECHANICAL EXHAUST FAN -CONNECT TO LIGHT SWITCH AND VENT TO EXTERIOR -MAINTAIN 36" MIN. FROM ALL WINDOWS -TYP.
-INSTALL NEW VANITY, MIRRORS, TOILET ACCESSORIES, LIGHT FIXTURES AND HARDWARE AS SELECTED BY OWNER
4. INSTALL NEW 5/8" GYP. BD. FINISH ON CEILING
5. INSTALL TAPE, 3 COATS OF COMPOUND, SAND AND PAINT (1) COAT PRIMER AND (2) COATS OF FINISH PAINT AS SELECTED BY OWNER ON ALL WALLS AND CEILING.

HALLWAYS:

1. INSTALL NEW WALLS, WALL FINISHES AND BASEBOARD MOLDINGS WHERE REQUIRED - AS SELECTED BY DESIGNER
2. INSTALL NEW DOORS, FRAMES, HARDWARE AND CASEWORK AS INDICATED AND AS SELECTED BY OWNER.
3. INSTALL NEW 3/4 T&G PLYWD. SUBFLOOR OVER NEW WOOD JOISTS -INSTALL NEW FINISHED FLOORING (AS SELECTED BY OWNER) - SAND, STAIN AND FLOOR TO RECEIVE (3) COATS OF POLYURETHANE - STAIR TREADS AND RAILINGS TO RECEIVE STAIN AS SELECTED BY OWNER AND 3 COATS OF POLYURETHANE - RISERS AND BALUSTERS TO BE PAINTED.
4. INSTALL NEW WOOD STAIR WITH 3/4" OAK TREADS AND PINE RISERS - W/ 36" HIGH RAILING W/ BALUSTERS SPACED 4" O. C. - SEE DETAILS - RAILING AND BALUSTERS AS SELECTED BY OWNER - SAND, STAIN AND 3 COATS POLY ON TREADS AND RAILINGS - PAINT STAIR RISERS AND BALUSTERS.
5. INSTALL NEW 5/8" GYPSUM BOARD FINISH ON WALLS AND CEILINGS.
6. INSTALL GYPSUM BOARD - TAPE, 3 COATS COMPOUND- PAINT (1) COAT PRIMER AND (2) COATS OF FINISH PAINT AS SELECTED BY OWNER ON ALL WALLS AND CEILING.
7. INSTALL 1 1/2" OAK HANDRAILS - STAIN, 3 COATS PLOY. FINISH.

REAR DECK:

1. INSTALL TREX DECKING AS SELECTED BY OWNER.
2. INSTALL 36" CABLE RAILING SYSTEM WITH POSTS AND RAILS AS SELECTED BY OWNER.

FRONT DECK:

1. INSTALL WATERPROOF TRAFFIC TOPING OVER 3/4" EXTERIOR PLYWOOD SHEATHING ON WOOD JOISTS
2. INSTALL 36" CABLE RAILING SYSTEM WITH POSTS AND RAILS AS SELECTED BY OWNER.

LIGHT & VENTILATION REQUIREMENTS

FAMILY ROOM/ KITCHEN # 1= 204 SQ.FT.

REQUIRED LIGHT:

204 SQ.FT. X .08 = 16.32 SQ.FT

REQUIRED VENTILATION:

204 SQ.FT. X .04 = 8.16 SQ.FT

PROPOSED LIGHT:

1 - 3'-0" X 3'-5" CASEMENT = 7.5 SQ.FT

1 - 6'-8" X 6'-8" SLID. DR. = 40.63 SQ.FT.

PROPOSED VENTILATION:

1 - 3'-0" X 3'-5" CASEMENT = 7.5 SQ.F

1 - 6'-0" X 6'-8" SLID. DR. = 17.85 SQ.FT

48.13 SQ.FT. > 16.32 SQ.FT. ✓

25.35 SQ.FT. > 8.16 SQ.FT. ✓

LIGHT & VENTILATION REQUIREMENTS

FAMILY ROOM / DINING ROOM= 272 SQ.FT.

REQUIRED LIGHT:

272 SQ.FT. X .08 = 21.76 SQ.FT

REQUIRED VENTILATION:

272 SQ.FT. X .04 = 10.88 SQ.FT

PROPOSED LIGHT:

5 - 3'-0" X 4'-9" DBL.HNG. = 49.55 SQ.FT

PROPOSED VENTILATION:

5 - 3'-0" X 4'-9" DBL.HNG. = 28.80 SQ.FT

49.55 SQ.FT. > 21.76 SQ.FT. ✓

28.80 SQ.FT. > 10.88 SQ.FT. ✓

LIGHT & VENTILATION REQUIREMENTS

LIVING ROOM / DINING ROOM= 249 SQ.FT.

REQUIRED LIGHT:

249 SQ.FT. X .08 = 19.92 SQ.FT

REQUIRED VENTILATION:

249 SQ.FT. X .04 = 9.96 SQ.FT

PROPOSED LIGHT:

5 - 3'-0" X 4'-9" DBL.HNG. = 49.55 SQ.FT

PROPOSED VENTILATION:

5 - 3'-0" X 4'-9" DBL.HNG. = 28.80 SQ.FT

49.55 SQ.FT. > 19.92 SQ.FT. ✓

28.80 SQ.FT. > 9.96 SQ.FT. ✓

LIGHT & VENTILATION REQUIREMENTS

FAMILY ROOM/ KITCHEN # 2= 192 SQ.FT.

REQUIRED LIGHT:

192 SQ.FT. X .08 = 15.36 SQ.FT

REQUIRED VENTILATION:

192 SQ.FT. X .04 = 7.68 SQ.FT

PROPOSED LIGHT:

1 - 6'-8" X 6'-8" SLID. DR. = 40.63 SQ.FT.

PROPOSED VENTILATION:

1 - 6'-0" X 6'-8" SLID. DR. = 17.85 SQ.FT

40.63 SQ.FT. > 15.36 SQ.FT. ✓

17.85 SQ.FT. > 7.68 SQ.FT. ✓

LIGHT & VENTILATION REQUIREMENTS

DINING ROOM= 170 SQ.FT.

REQUIRED LIGHT:

170 SQ.FT. X .08 = 13.6 SQ.FT

REQUIRED VENTILATION:

170 SQ.FT. X .04 = 6.8 SQ.FT

PROPOSED LIGHT:

2 - 3'-0" X 4'-9" DBL.HNG. = 19.82 SQ.FT

PROPOSED VENTILATION:

2 - 3'-0" X 4'-9" DBL.HNG. = 11.52 SQ.FT

19.82 SQ.FT. > 13.6 SQ.FT. ✓

11.52 SQ.FT. > 6.8 SQ.FT. ✓

LIGHT & VENTILATION REQUIREMENTS

LIVING ROOM = 249 SQ.FT.

REQUIRED LIGHT:

249 SQ.FT. X .08 = 19.92 SQ.FT

REQUIRED VENTILATION:

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LIGHT & VENTILATION REQUIREMENTS

FAMILY ROOM/ KITCHEN # 1= 204 SQ.FT.

REQUIRED LIGHT:

204 SQ.FT. X .08 = 16.32 SQ.FT

REQUIRED VENTILATION:

204 SQ.FT. X .04 = 8.16 SQ.FT

PROPOSED LIGHT:

1 - 3'-0" X 3'-5" CASEMENT = 7.5 SQ.FT

1 - 6'-8" X 6'-8" SLID. DR. = 40.63 SQ.FT.

PROPOSED VENTILATION:

1 - 3'-0" X 3'-5" CASEMENT = 7.5 SQ.F

1 - 6'-0" X 6'-8" SLID. DR. = 17.85 SQ.FT

48.13 SQ.FT. > 16.32 SQ.FT. ✓

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LIGHT & VENTILATION REQUIREMENTS

FAMILY ROOM/ KITCHEN # 2= 192 SQ.FT.

REQUIRED LIGHT:

192 SQ.FT. X .08 = 15.36 SQ.FT

REQUIRED VENTILATION:

192 SQ.FT. X .04 = 7.68 SQ.FT

PROPOSED LIGHT:

1 - 6'-8" X 6'-8" SLID. DR. = 40.63 SQ.FT.

PROPOSED VENTILATION:

1 - 6'-0" X 6'-8" SLID. DR. = 17.85 SQ.FT

40.63 SQ.FT. > 15.36 SQ.FT. ✓

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LIGHT & VENTILATION REQUIREMENTS

DINING ROOM= 170 SQ.FT.

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REQUIRED VENTILATION:

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PROPOSED LIGHT:

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1 - 6'-8" X 6'-8" SLID. DR. = 40.63 SQ.FT.

PROPOSED VENTILATION:

1 - 3'-0" X 3'-5" CASEMENT = 7.5 SQ.F

1 - 6'-0" X 6'-8" SLID. DR. = 17.85 SQ.FT

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LIGHT & VENTILATION REQUIREMENTS

FAMILY ROOM/ KITCHEN # 2= 192 SQ.FT.

REQUIRED LIGHT:

192 SQ.FT. X .08 = 15.36 SQ.FT

REQUIRED VENTILATION:

192 SQ.FT. X .04 = 7.68 SQ.FT

PROPOSED LIGHT:

1 - 6'-8" X 6'-8" SLID. DR. = 40.63 SQ.FT.

PROPOSED VENTILATION:

1 - 6'-0" X 6'-8" SLID. DR. = 17.85 SQ.FT

40.63 SQ.FT. > 15.36 SQ.FT. ✓

17.85 SQ.FT. > 7.68 SQ.FT. ✓

LIGHT & VENTILATION REQUIREMENTS

DINING ROOM= 170 SQ.FT.

REQUIRED LIGHT:

170 SQ.FT. X .08 = 13.6 SQ.FT

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2 - 3'-0" X 4'-9" DBL.HNG. = 19.82 SQ.FT

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LIGHT & VENTILATION REQUIREMENTS

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204 SQ.FT. X .08 = 16.32 SQ.FT

REQUIRED VENTILATION:

204 SQ.FT. X .04 = 8.16 SQ.FT

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1 - 3'-0" X 3'-5" CASEMENT = 7.5 SQ.FT

1 - 6'-8" X 6'-8" SLID. DR. = 40.63 SQ.FT.

PROPOSED VENTILATION:

1 - 3'-0" X 3'-5" CASEMENT = 7.5 SQ.F

1 - 6'-0" X 6'-8" SLID. DR. = 17.85 SQ.FT

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LIGHT & VENTILATION REQUIREMENTS

FAMILY ROOM/ KITCHEN # 2= 192 SQ.FT.

REQUIRED LIGHT:

192 SQ.FT. X .08 = 15.36 SQ.FT

REQUIRED VENTILATION:

192 SQ.FT. X .04 = 7.68 SQ.FT

PROPOSED LIGHT:

1 - 6'-8" X 6'-8

CONSTRUCTION NOTES:

SECOND FLOOR:

PROPOSED BEDROOM - ALL :

1. INSTALL NEW EXTERIOR/ INTERIOR BEARING/ NON BEARING WALLS, WALL FINISHES AND BASEBOARD MOLDINGS WHERE REQUIRED- PAINT PRIME COAT AND 2 FINISH COATS PAINT ALL AS SELECTED BY OWNER
2. INSTALL NEW WINDOWS AND INTERIOR/EXTERIOR TRIM AS INDICATED - PAINT ALL PRIME COAT AND 2 FINISH COATS PAINT AS SELECTED BY OWNER.
3. INSTALL NEW DOORS, FRAMES, HARDWARES AND AS INDICATED- ALL AS SELECTED BY OWNER.
4. INSTALL NEW 3/4 T&G PLYWD. SUBFLOOR OVER NEW WOOD JOISTS -INSTALL NEW 3/4" OAK FINISHED FLOORING (AS SELECTED BY OWNER)- SAND, STAIN AND FLOOR TO RECEIVE (3) COATS OF POLYURETHANE.
5. INSTALL NEW 5/8" GYP. BD. FINISH ON WALLS AND CEILINGS.
6. INSTALL GYPSUM BOARD - TAPE, 3 COATS OF COMPOUND, SAND AND PAINT (1) COAT PRIMER AND (2) COATS OF FINISH PAINT AS SELECTED BY OWNER ON ALL WALLS AND CEILING
7. CONTRACTOR TO INSTALL NEW EGRESS WINDOW AS SHOWN
-ALL EGRESS WINDOW SILLS TO BE MAX. 44"A.F.F
8. INSTALL HARDWIRED SMOKE DETECTORS W/ BATTERY BACK-UP

PROPOSED LAUNDRY AREA:

1. INSTALL NEW WALLS, WALL FINISHES AND BASEBOARD MOLDINGS WHERE REQUIRED- AS SELECTED BY DESIGNER
2. INSTALL NEW DOOR, FRAME, HARDWARE AS INDICATED AND AS SELECTED BYB OWNER.
3. INSTALL NEW 3/4 T&G PLYWD. SUBFLOOR OVER NEW WOOD JOISTS -INSTALL NEW 1/2" THK. CEMENT BOARD OVER SUBFLOOR W/ NEW CERAMIC TILE OVER - TILE AS SELECTED BY OWNER
4. INSTALL STONE SADDLE AT ENTRY DOOR
5. INSTALL NEW WASHER AND DRYER -INSTALL ON APPROVED TYPE COLLECTION PAN -INSTALL AUTOMATIC SHUT OFF VALVE AND MANUAL SHUT OFF VALVES FOR WASHER -VALVES MUST BE ACCESSIBLE WHEN APPLIANCE IS IN PLACE -VENT DRYER TO EXTERIOR-MAINTAIN 36" MIN. FROM ALL WINDOW OPENINGS -TYP.
6. INSTALL NEW 5/8" GYP. BD. FINISH ON WALLS AND CEILING.
7. INSTALL GYPSUM BOARD - TAPE, 3 COATS OF COMPOUND, SAND AND PAINT (1) COAT PRIMER AND (2) COATS OF FINISH PAINT AS SELECTED BY OWNER ON ALL WALLS AND CEILING.

PROPOSED BATHROOMS :

1. INSTALL NEW EXTERIOR/ INTERIOR BEARING/ NON BEARING WALLS, WALL FINISHES AND BASEBOARD MOLDINGS WHERE REQUIRED -AS SELECTED BY DESIGNER
2. INSTALL NEW DOORS, FRAMES, HARDWARE AND CASEWORK AS INDICATED - ALL AS SELECTED BY OWNER.
3. CONSTRUCT NEW BATHROOM AS NOTED:
-INSTALL NEW PLUMBING FIXTURES - ALL AS SELECTAED BY OWNER.
-INSTALL NEW CERAMIC TILE OR MARBLE OVER NEW 1/2" CEMENT BOARD OVER 3/4" T&G PLYWD. SUBFLOOR - TILE AND BASE AS SELECTED BY OWNER.
-INSTALL CARRARA MARBLE SADDLE AT ENTRY
-INSTALL NEW 1/2" CEMENT BOARD ON WALLS UNDER PROPOSED TILE - TILE AS SELECTED BY OWNER.
-INSTALL MECHANICAL EXHAUST FAN - CONNECT TO LIGHT SWITCH AND VENT TO EXTERIOR -MAINTAIN 36" MIN. FROM ALL WINDOWS -TYP.
-INSTALL NEW VANITY, MIRRORS, LIGHT FIXTURES, TOILET ACCESSORIES AND HARDWARE - ALL AS SELECTED BY OWNER.
4. INSTALL NEW 5/8" GYP. BD. FINISH ON CEILING.
5. INSTALL GYPSUM BOARD - TAPE, 3 COATS OF COMPOUND, SAND AND PAINT (1) COAT PRIMER AND (2) COATS OF FINISH PAINT AS SELECTED BY OWNER ON ALL WALLS AND CEILING.
6. INSTALL TEMPERED SAFETY GLASS FOR ALL SHOWER AND TUB GLASS PARTITIONS / SPLASH GUARDS AND DOORS - ALL AS SELECTED BY OWNER.

PROPOSED CLOSETS / W.I.C. :

1. INSTALL NEW EXTERIOR/ INTERIOR BEARING/ NON BEARING WALLS, WALL FINISHES AND BASEBOARD MOLDINGS WHERE REQUIRED - AS SELECTED BY DESIGNER
2. INSTALL NEW DOORS, FRAMES, HARDWARE AS INDICATED - ALL AS SELECTED BY OWNER.
3. INSTALL NEW 3/4 T&G PLYWD. SUBFLOOR OVER NEW WOOD JOISTS -INSTALL NEW FINISHED FLOORING (AS SELECTED BY OWNER) -CREATE FLUSH CONDITION WITH EXISTING ADJACENT FLOORS -IF WOOD, SAND, STAIN AND FLOOR TO RECEIVE (3) COATS OF POLYURETHANE
4. INSTALL NEW 5/8" GYP. BD. FINISH ON CEILING
5. PATCH TAPE, SAND AND PAINT (1) COAT PRIMER AND (2) COATS OF FINISH PAINT AS SELECTED BY OWNER ON ALL WALLS AND CEILING.
6. CONTRACTOR TO PROVIDE CLOTHES POLE & SHELF AT ALL CLOSET LOCATIONS, O

PROPOSED WD. STAIR / HALLWAYS :

1. INSTALL WALLS, WALL FINISHES AND BASEBOARD MOLDINGS WHERE REQUIRED - AS SELECTED BY DESIGNER
2. INSTALL NEW DOORS, FRAMES AND HARDWARE AS INDICATED - ALL AS SELECTED BY OWNER - PAINT ALL DOORS AND FRAMES PRIME AND 2 FINISH COATS PAINT AS SELECTED BY OWNER.
3. INSTALL NEW 3/4 T&G PLYWD. SUBFLOOR OVER NEW WOOD JOISTS -INSTALL NEW FINISHED 3/4" OAK FLOORING (AS SELECTED BY OWNER) - SAND, STAIN AND FLOOR TO RECEIVE (3) COATS OF POLYURETHANE. STAIR PLATFORM-M TO HAVE 3/4" OAK FINISHED FLOOR.
4. INSTALL NEW WOOD STAIR WITH 3/4" OAK TREADS AND PINE RISERS - W/ 36" HIGH RAILING W/ BALUSTERS SPACED AS REQUIRED- SEE DETAILS -RAILINGS AND BALUSTERS AS SELECTED BY OWNER- PAINT BALUSTERS AND RISERS - STAIN SAND AN 3 COATS POLY AT TREADS AND RAILINGS.
5. INSTALL NEW 5/8" GYP. BD. FINISH ON CEILING
6. INSTALL TAPE, 3 COATS OF COMPOUND, SAND AND PAINT (1) COAT PRIMER AND (2) COATS OF FINISH PAINT AS SELECTED paint BY OWNER ON ALL WALLS AND CEILING.
7. INSTALL 1 1/2" OAK HANDRAILS - STAIN AND 3 COATS POLY FINISH.

LIGHT & VENTILATION REQUIREMENTS

BEDROOM # 1 = 171 SQ.FT.
REQUIRED LIGHT:
171 SQ.FT. X .08 = 13.68 SQ.FT
REQUIRED VENTILATION:
171 SQ.FT. X .04 = 6.84 SQ.FT

PROPOSED LIGHT:
2 - 3'-0" X 4'-8" DBL.HNG. = 20.62 SQ.FT
PROPOSED VENTILATION:
2 - 3'-0" X 4'-8" DBL.HNG. = 11.5 SQ.FT

20.62 SQ.FT. > 13.68 SQ.FT ✓
11.5 SQ.FT. > 4.16 SQ.FT. ✓

LIGHT & VENTILATION REQUIREMENTS

BEDROOM # 2 = 104 SQ.FT.
REQUIRED LIGHT:
104 SQ.FT. X .08 = 8.32 SQ.FT
REQUIRED VENTILATION:
104 SQ.FT. X .04 = 4.16 SQ.FT

PROPOSED LIGHT:
2 - 3'-0" X 4'-8" DBL.HNG. = 20.62 SQ.FT
PROPOSED VENTILATION:
2 - 3'-0" X 4'-8" DBL.HNG. = 11.5 SQ.FT

20.62 SQ.FT. > 8.32 SQ.FT ✓
11.5 SQ.FT. > 4.16 SQ.FT. ✓

LIGHT & VENTILATION REQUIREMENTS

BEDROOM # 4 = 121 SQ.FT.
REQUIRED LIGHT:
121 SQ.FT. X .08 = 9.68 SQ.FT
REQUIRED VENTILATION:
121 SQ.FT. X .04 = 4.84 SQ.FT

PROPOSED LIGHT:
2 - 3'-0" X 4'-8" DBL.HNG. = 20.62 SQ.FT
PROPOSED VENTILATION:
2 - 3'-0" X 4'-8" DBL.HNG. = 11.5 SQ.FT

20.62 SQ.FT. > 9.68 SQ.FT ✓
11.5 SQ.FT. > 4.84 SQ.FT. ✓

LIGHT & VENTILATION REQUIREMENTS

BEDROOM # 5 = 171 SQ.FT.
REQUIRED LIGHT:
171 SQ.FT. X .08 = 13.68 SQ.FT
REQUIRED VENTILATION:
171 SQ.FT. X .04 = 6.84 SQ.FT

PROPOSED LIGHT:
2 - 3'-0" X 4'-8" DBL.HNG. = 20.62 SQ.FT
PROPOSED VENTILATION:
2 - 3'-0" X 4'-8" DBL.HNG. = 11.5 SQ.FT

20.62 SQ.FT. > 13.68 SQ.FT ✓
11.5 SQ.FT. > 6.84 SQ.FT. ✓

LIGHT & VENTILATION REQUIREMENTS

BEDROOM # 3 = 104 SQ.FT.
REQUIRED LIGHT:
104 SQ.FT. X .08 = 8.32 SQ.FT
REQUIRED VENTILATION:
104 SQ.FT. X .04 = 4.16 SQ.FT

PROPOSED LIGHT:
3 - 3'-0" X 4'-8" DBL.HNG. = 30.93 SQ.FT
PROPOSED VENTILATION:
3 - 3'-0" X 4'-8" DBL.HNG. = 17.25 SQ.FT

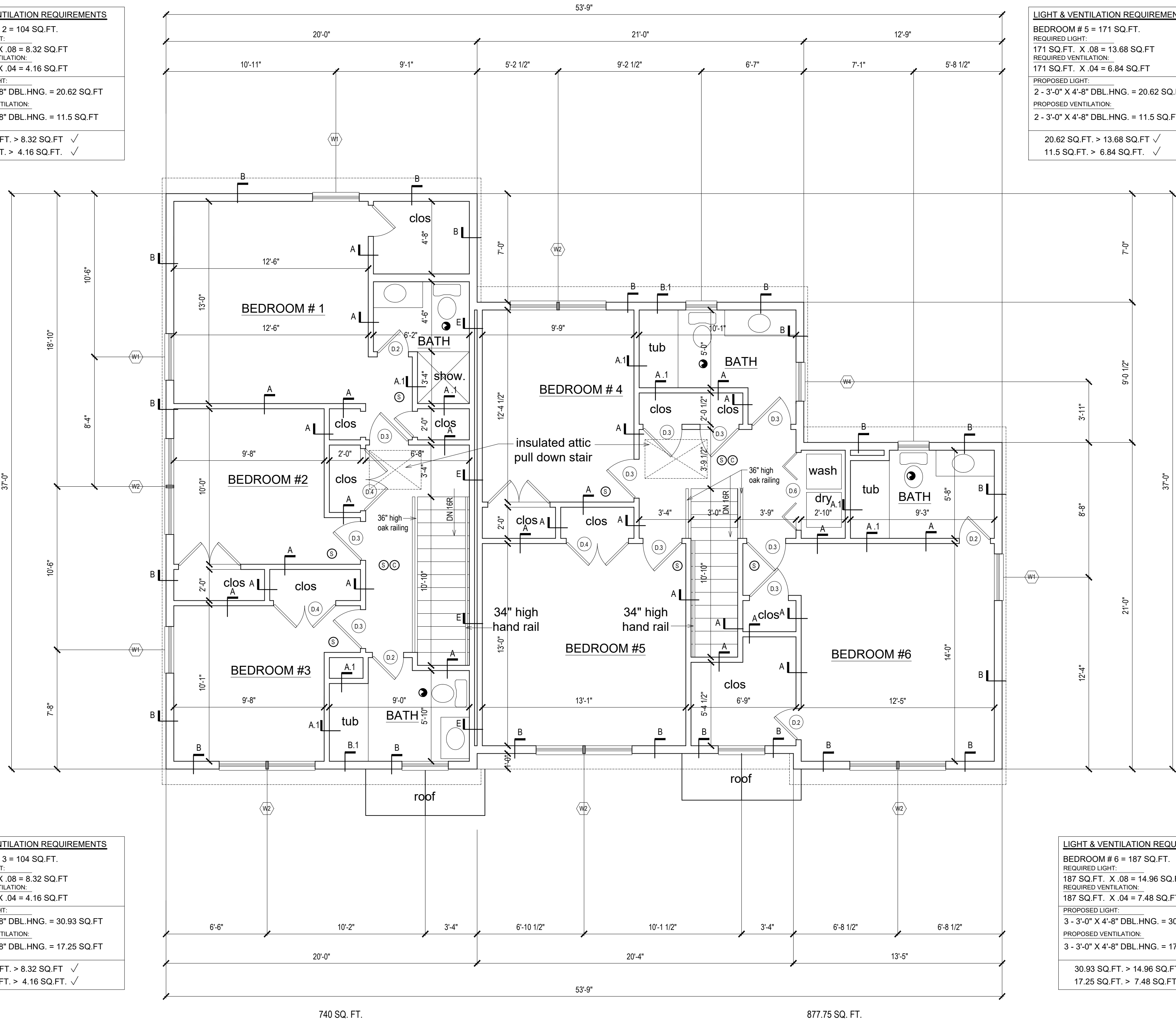
30.93 SQ.FT. > 8.32 SQ.FT ✓
17.25 SQ.FT. > 4.16 SQ.FT. ✓

LIGHT & VENTILATION REQUIREMENTS

BEDROOM # 6 = 187 SQ.FT.
REQUIRED LIGHT:
187 SQ.FT. X .08 = 14.96 SQ.FT
REQUIRED VENTILATION:
187 SQ.FT. X .04 = 7.48 SQ.FT

PROPOSED LIGHT:
3 - 3'-0" X 4'-8" DBL.HNG. = 30.93 SQ.FT
PROPOSED VENTILATION:
3 - 3'-0" X 4'-8" DBL.HNG. = 17.25 SQ.FT

30.93 SQ.FT. > 14.96 SQ.FT ✓
17.25 SQ.FT. > 7.48 SQ.FT. ✓



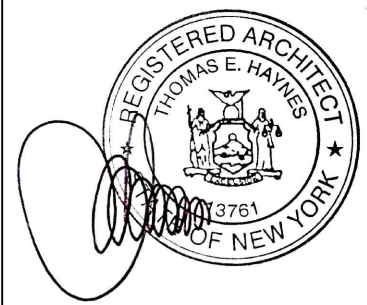
SECOND FLOOR PLAN

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

Proposed 2 Family Dwelling at:
55 Catherine Street,
Nyack NY

PROPOSED PLAN

Seal: Architect Thomas E. Haynes



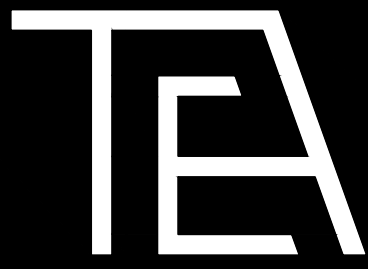
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filing date:04-05-2023

drawn by:
checked by:
drawing no.:

JOB NUMBER:

2412

A-103



HAYNES ARCHITECTURE P.C.

287 Bowman Avenue, Suite 208,
Purchase NY 10577

p: 914.963.3838 f: 914.963.3861
e: tj@haynesdesigngroup.com
e: haynesarchitect@gmail.com

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revisions:
12.13.23- DOB COMMENTS ADDRESSED
06.13.24 BOOKER ENGINEERING COMMENTS DDRESSED
2.27.25- PBA SUBMISSION / ENG. COMMENTS ADDRESSED
04.08.25 BOOKER ENGINEERING COMMENTS DDRESSED
05-22-2025: DOB COMMENTS ADDRESSED
05-28-2025: DOB COMMENTS ADDRESSED
06-04-2025: PB / ENG. COMMENTS ADDRESSED
06-16-2025: ENG. COMMENTS ADDRESSED

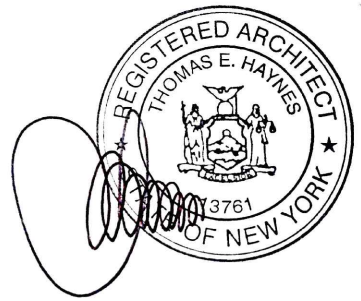
project title:

Proposed 2 Family Dwelling at:
55 Catherine Street,
Nyack NY

PROPOSED PLAN
/ SECTION

seal: Architect Thomas E. Haynes

original
filing date:04-05-2023



drawn by:

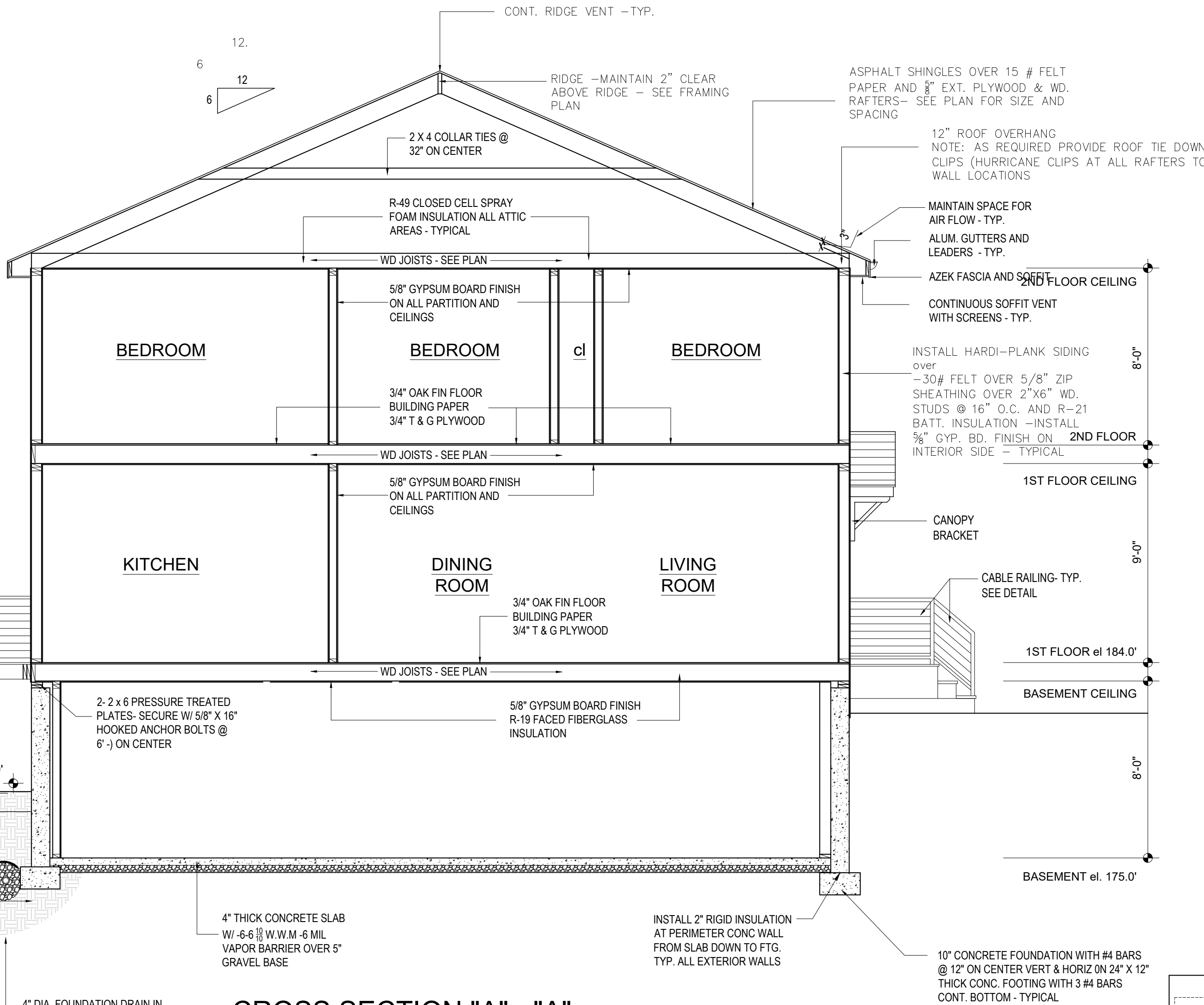
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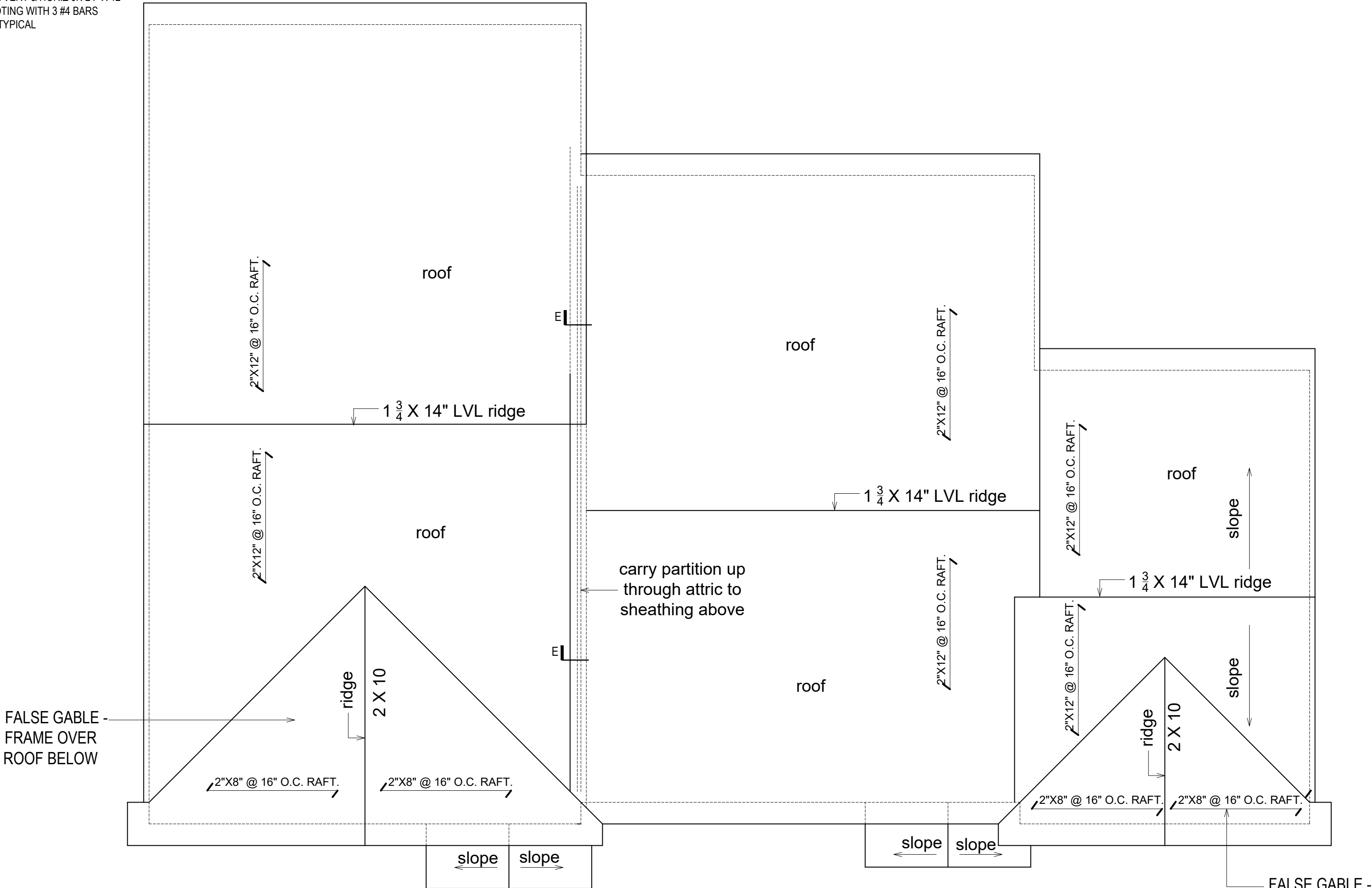
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CROSS SECTION "A" - "A"

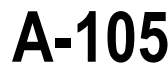
SCALE: 1/4" = 1'-0"

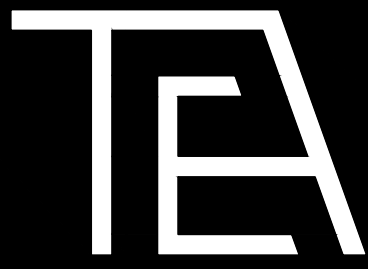


ROOF PLAN

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

<p>NOTE: ALL FRAMING TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO ANY DEMOLITION OR CONSTRUCTION - NOTIFY ARCHITECT IF ANY DISCREPANCY NOTE: CONTRACTOR TO SHORE UP FRAMING PRIOR TO ANY DEMOLITION OF EXISTING INTERIOR/ EXTERIOR BEARING WALLS NOTE: CONTRACTOR TO SHORE/BREAK EXISTING WALLS TO REMAIN AS NECESSARY AFTER DEMOLITION UNTIL CONSTRUCTION BEGINS</p>	
GENERAL NOTES:	DESIGN LOADS:
1. ALL LUMBER IS BE DOUGLAS FIR #2 OR BETTER 2. ATTACH ALL JOISTS TO RAFTERS RUNNING 3. JOIST HANGERS WITH 1"x7"x2" LONG MIN. CROSSTIES @ 16" O.C. PER R 802.3.1 4. ALL FASTENING OF STRUCTURAL MEMBERS SHALL BE AS PER TABLE R 602.3.1 5. ALL FLUSH WOOD CONNECTIONS TO RECEIVE TECO 11 CONNECTOR / JOIST HANGER -TYP. EACH JOIST AND/OR RAFTER 6. ALL PLATES ON FLOOR SLABS TO BE PRESSURE TREATED WOOD 7. ALL WOOD TO CONCRETE CONDITIONS TO BE PRESSURE TREATED WOOD 8. ALL EXTERIOR USE WOOD TO BE PRESSURE TREATED WOOD 9. ALL PROPOSED CONCRETE TO BE 3500 PSI	• PROPOSED ULT T/OIS MANUFACTURER TO BE Weyerhaeuser 1. ALL FASTENERS OF P.T. LUMBER TO EITHER HOT-DIPPED, ZINC COATED GALVANIZED STEEL OR STAINLESS, AS PER R137.3 OF STRUCTURAL MEMBERS SHALL BE AS PER TABLE R 602.3.1 2. ALL FASTENING OF STRUCTURAL MEMBERS SHALL BE AS PER TABLE R 602.3.1 3. ALL FLUSH WOOD CONNECTIONS TO RECEIVE APPROVED TYPE ZINC COATED GALVANIZED TECO CONNECTOR / JOIST HANGER -TYP. EACH JOIST SIMPSON STRONG TIE BR GAUGE W/ 4"X10 1" X1/2" FASTENING 4. PROVIDE WOOD OR METAL BRACING IN BTW. JOISTS @ 8' O.C TO BE PROVIDED AT DECK AND ROOF





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06-16-2025: ENG. COMMENTS ADDRESSED

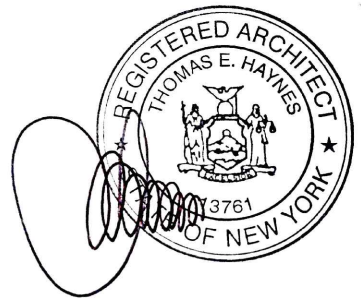
project title:

Proposed 2 Family Dwelling at:
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Nyack NY

PROPOSED
FRAMING PLANS

seal: Architect Thomas E. Haynes

original
filing date:04-05-2023



drawn by:

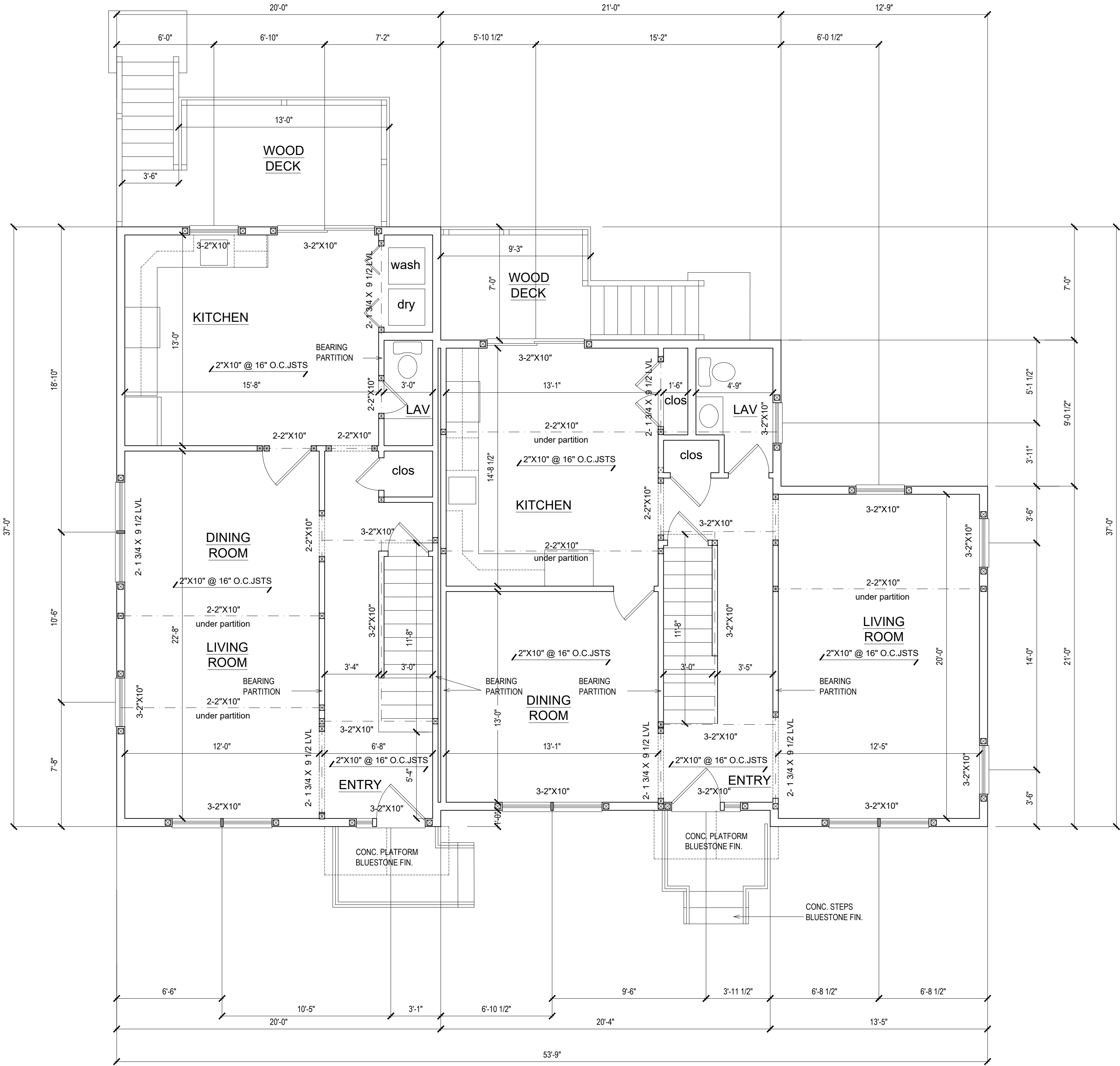
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drawing no.:

JOB NUMBER:

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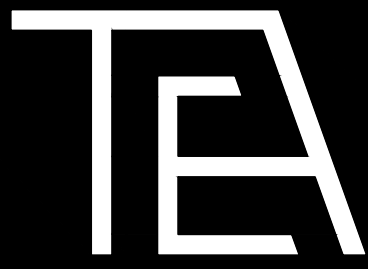
A-106



FIRST FLOOR FRAMING PLAN

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

NOTE: ALL POSTS UNDER HEADERS TO MAINTAIN
SOLID BLOCKING DOWN TO SUPPORTS BELOW,
FOUNDATION WALL
OR FOOTING



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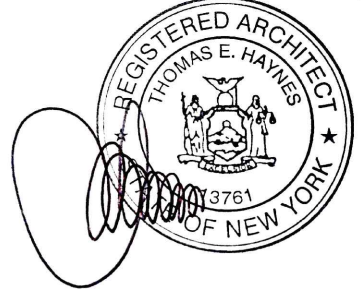
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Seal: Architect Thomas E. Haynes

original
filing date:04-05-2023



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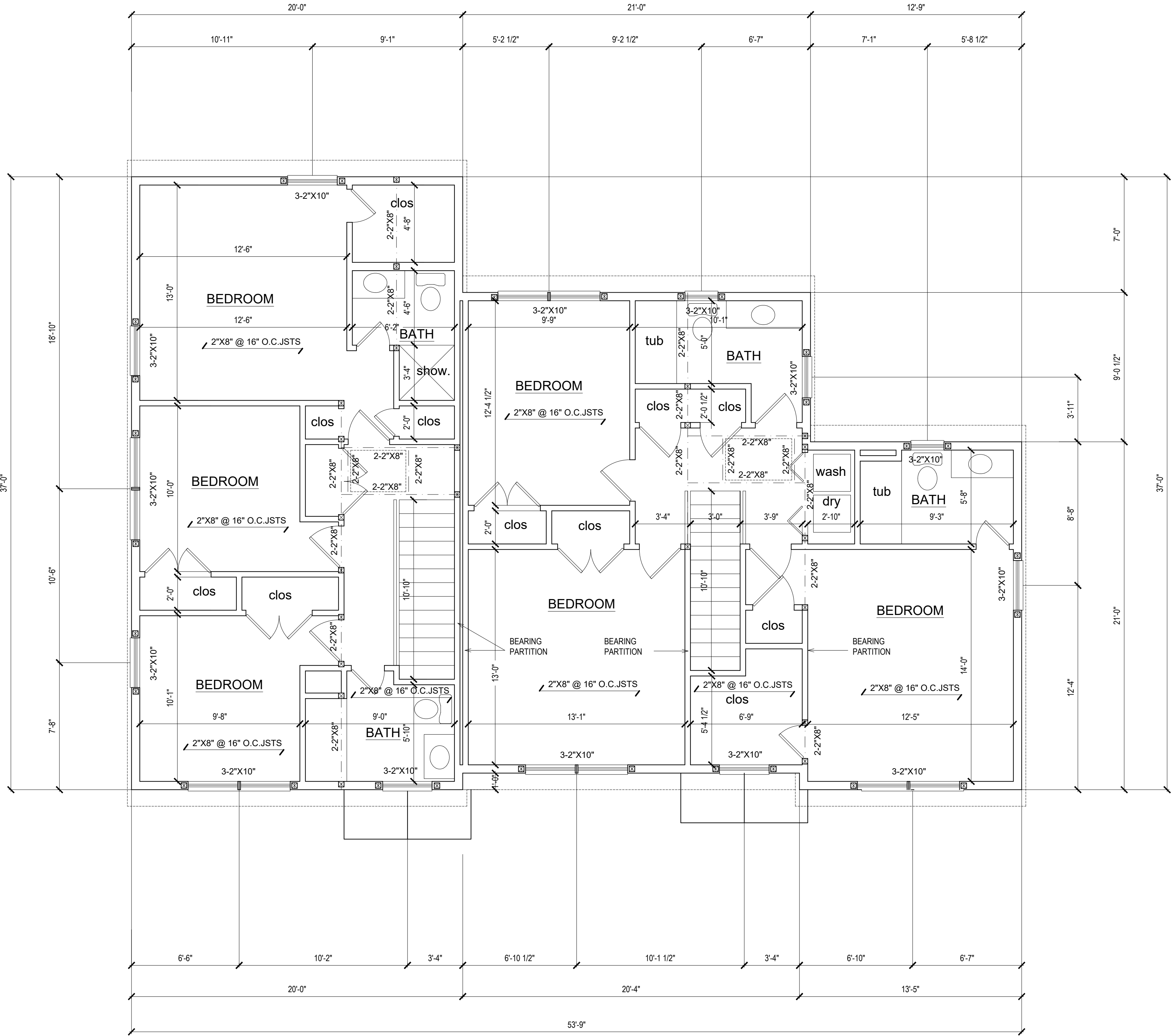
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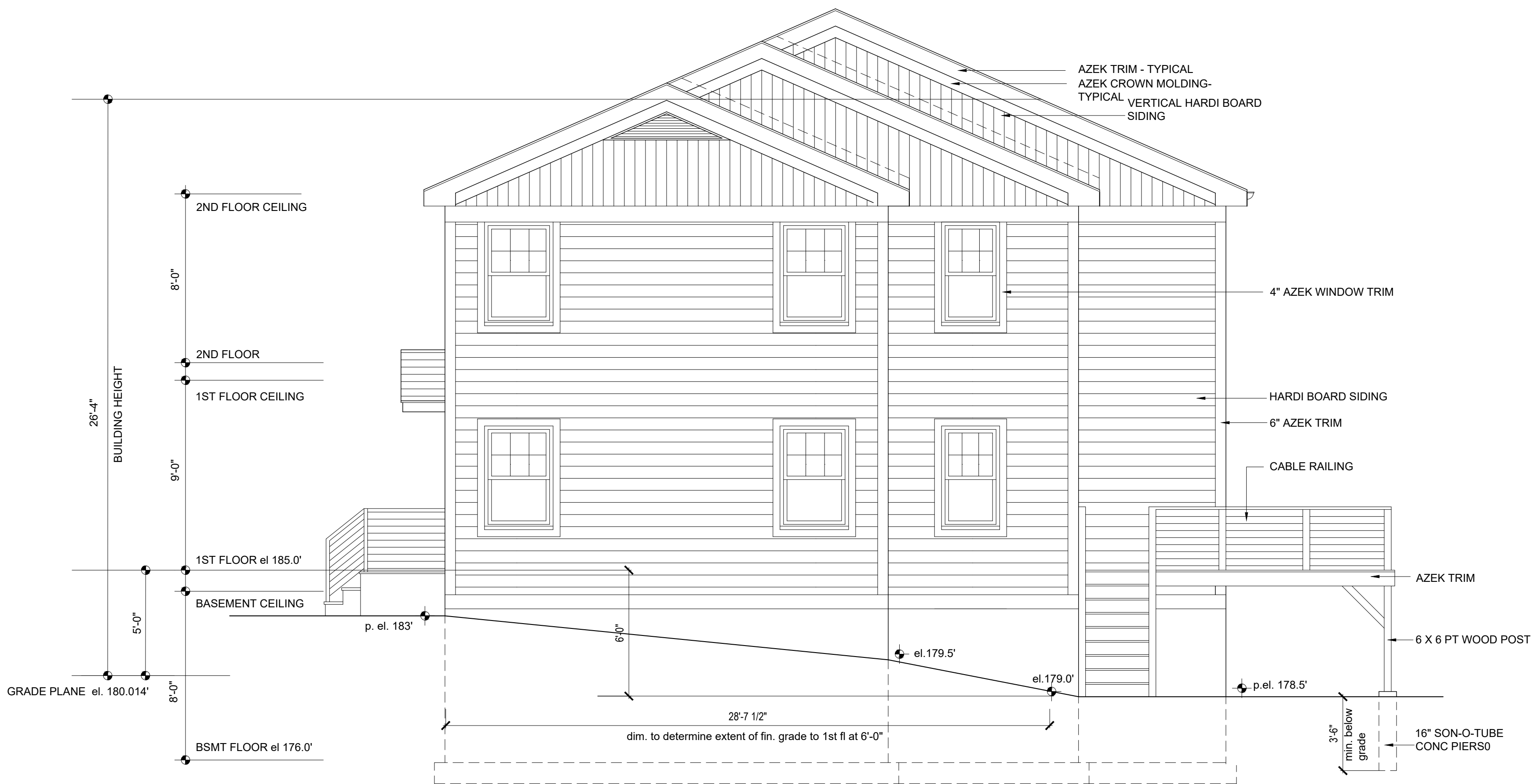
A-107



SECOND FLOOR FRAMING PLAN

NOTE: ALL POSTS UNDER HEADERS TO MAINTAIN
SOLID BLOCKING DOWN TO SUPPORTS BELOW,
FOUNDATION WALL
OR FOOTING

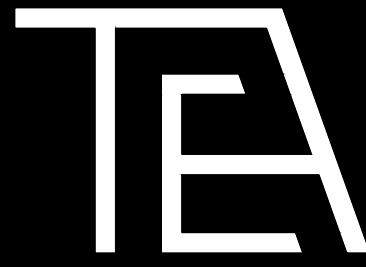
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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PROPOSED ELEVATIONS

seal: Architect Thomas E. Haynes



JOB NUMBER:

original filing date:04-05-2023

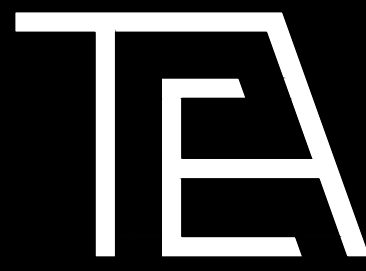
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06-16-2025: ENG. COMMENTS ADDRESSED

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PROPOSED ELEVATIONS

seal: Architect Thomas E. Haynes



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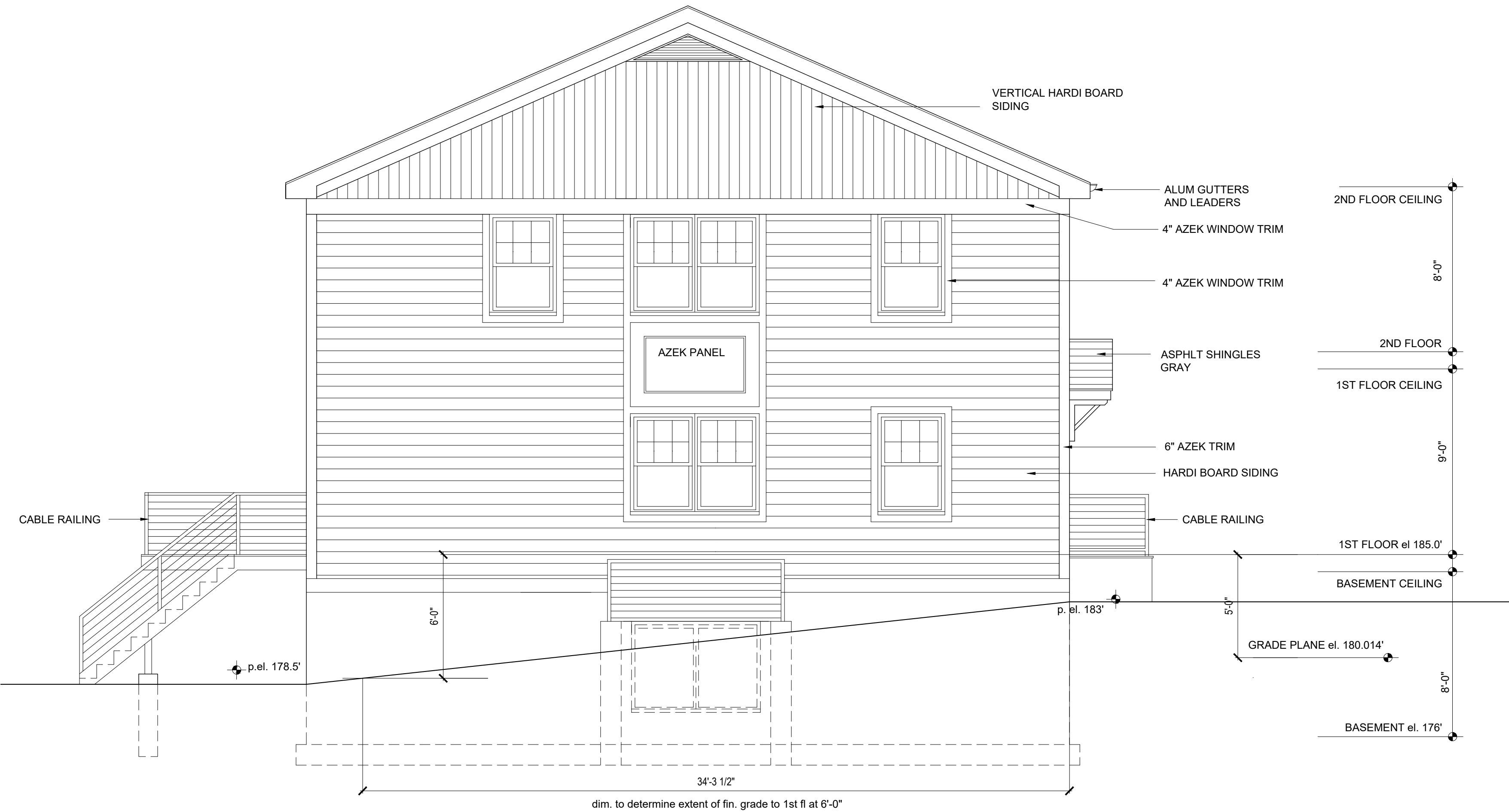
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LEFT SIDE ELEVATION

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



REAR ELEVATION

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

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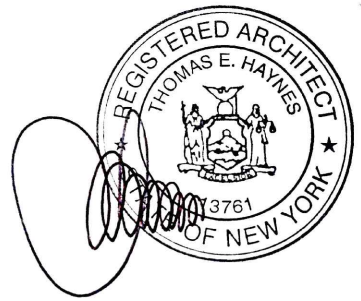
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Seal: Architect Thomas E. Haynes

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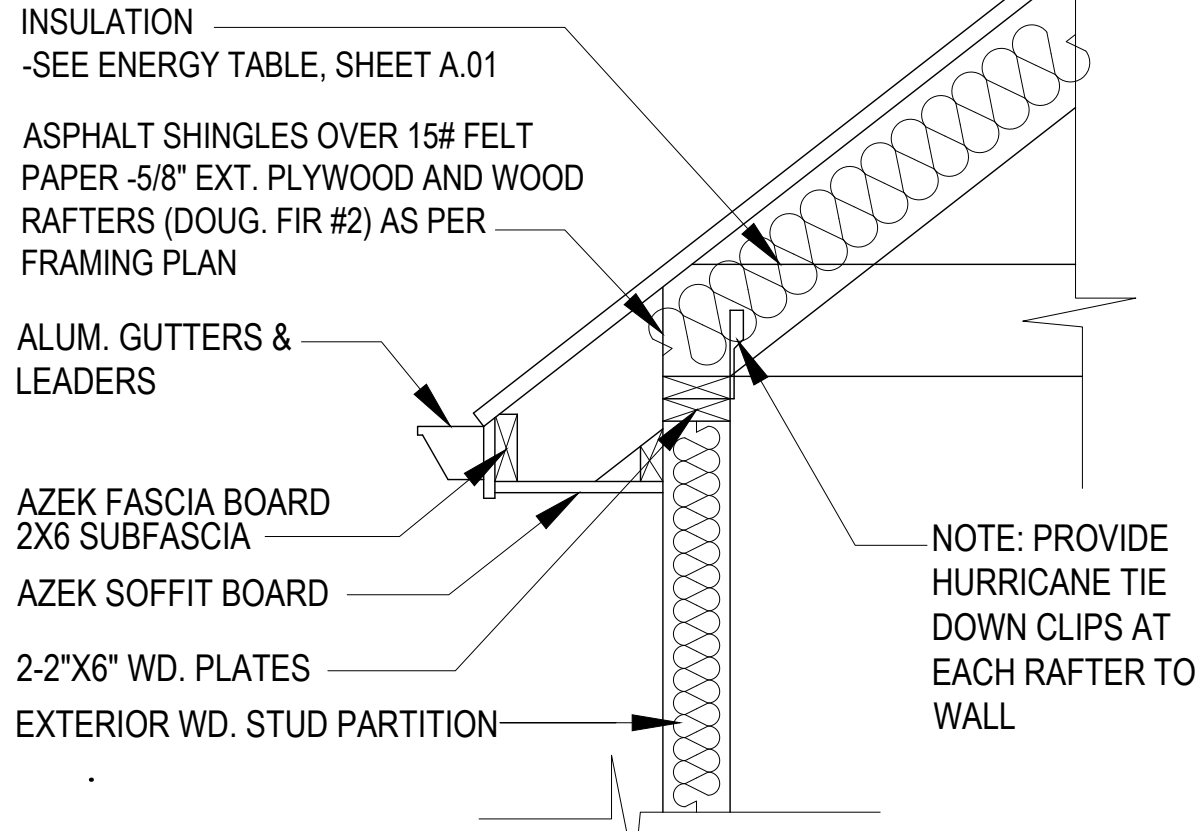


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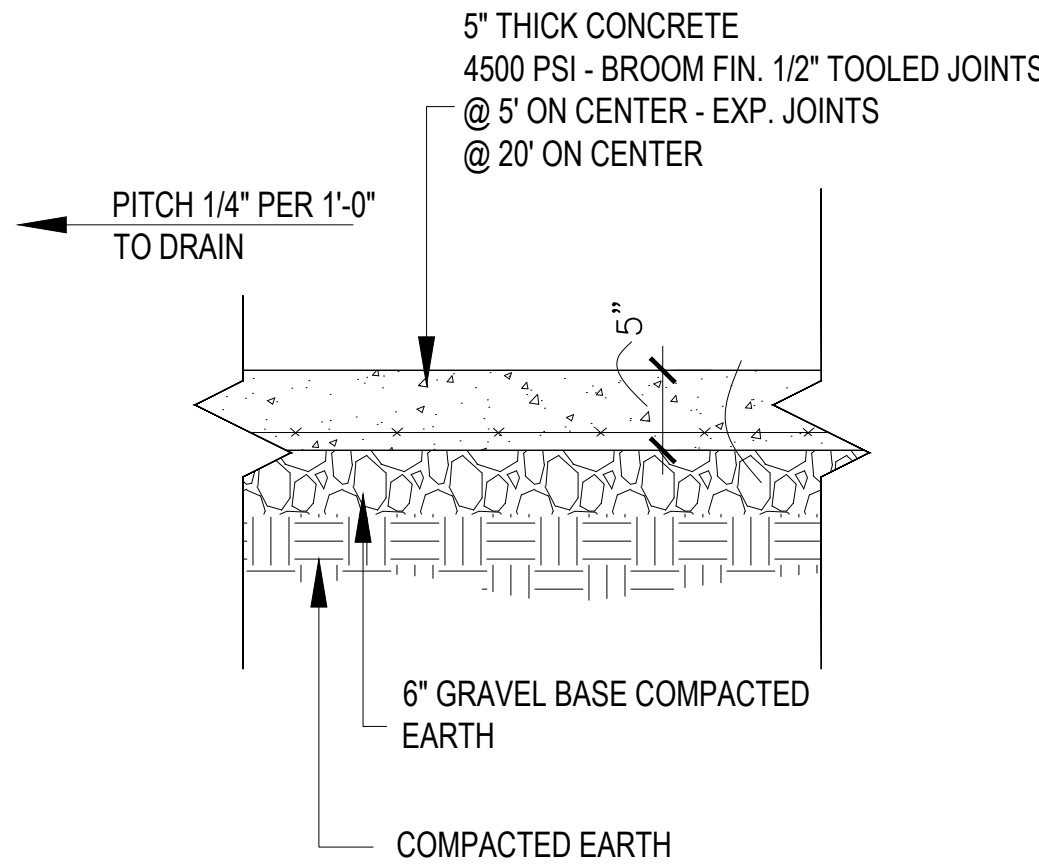
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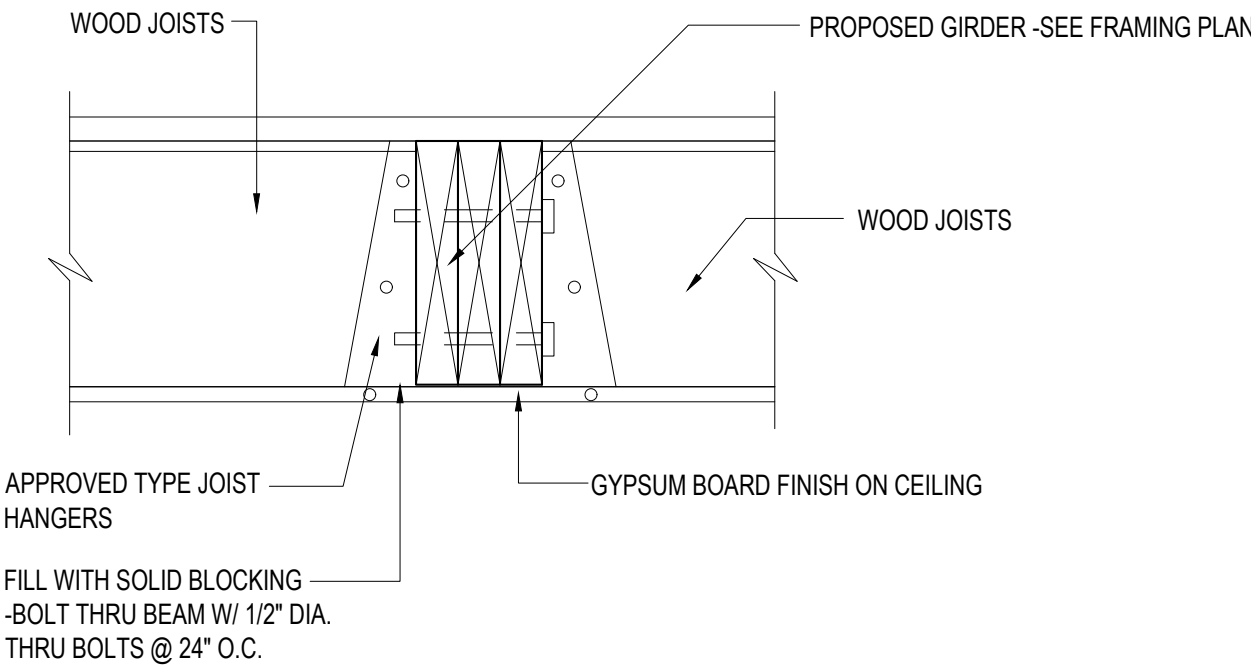
TYP. EAVE OVERHANG DETAIL

SCALE: N.T.S.



CONCRETE WALKWAY DETAIL

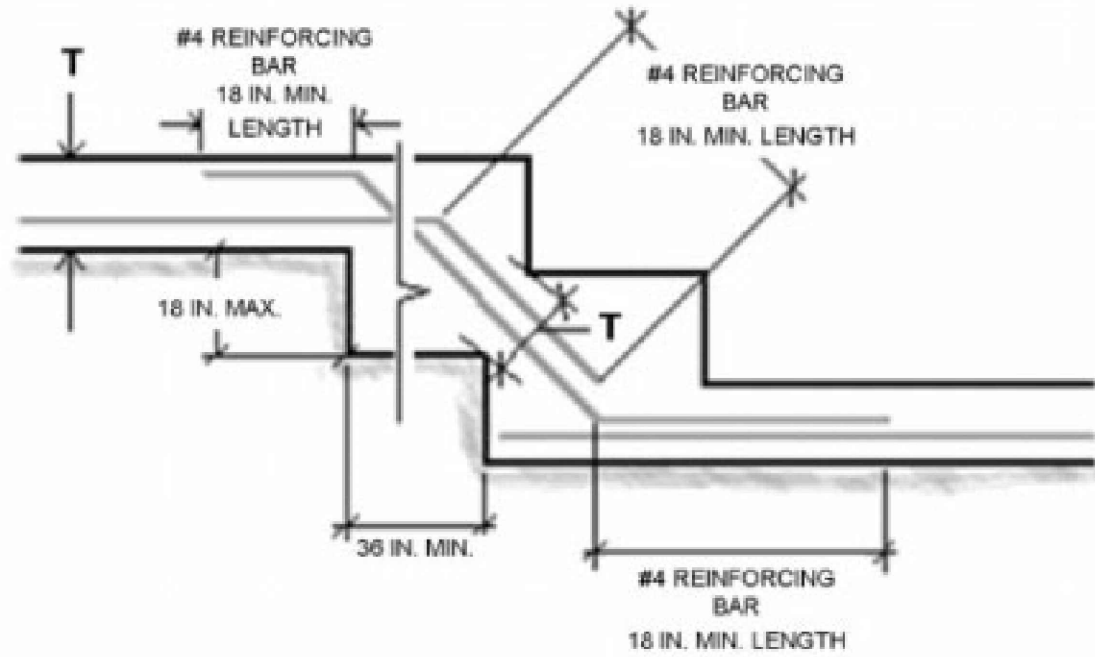
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FLUSH GIRDER

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

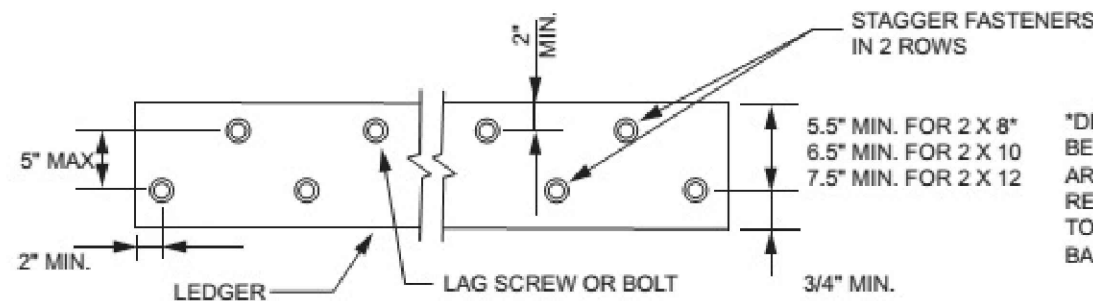
R403.1.5 SLOPE. THE TOP SURFACE OF FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL NOT HAVE A SLOPE EXCEEDING ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10-PERCENT SLOPE). FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTINGS OR WHERE THE SLOPE OF THE BOTTOM SURFACE OF THE FOOTINGS WILL EXCEED ONE UNIT VERTICAL IN TEN UNITS HORIZONTAL (10-PERCENT SLOPE) IN CONFORMANCE WITH FIGURE R403.1.5.



NOTES: T = FOOTING THICKNESS.
THE MINIMUM FOOTING THICKNESS, T, IN STEPPED AREAS SHALL EQUAL THE FOOTING THICKNESS IN THOSE UNSTEPPED AREAS.
THE REINFORCING BAR SIZE IN STEPPED AREAS SHALL EQUAL THE BAR SIZE IN THOSE UNSTEPPED AREAS. A MINIMUM OF 3 INCHES OF CONCRETE IS REQUIRED AROUND ALL REINFORCING BARS.

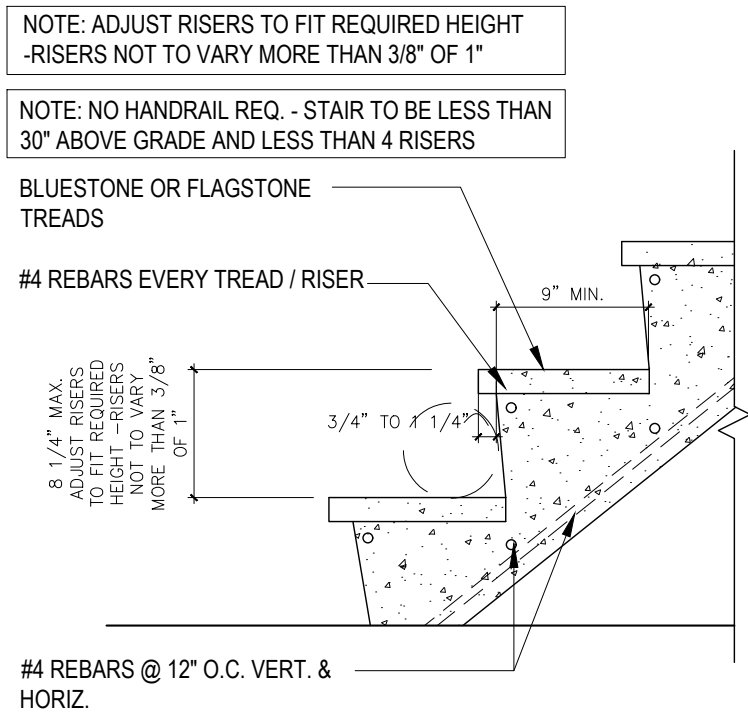
STEPPED FOOTING DETAIL

SCALE: N.T.S.



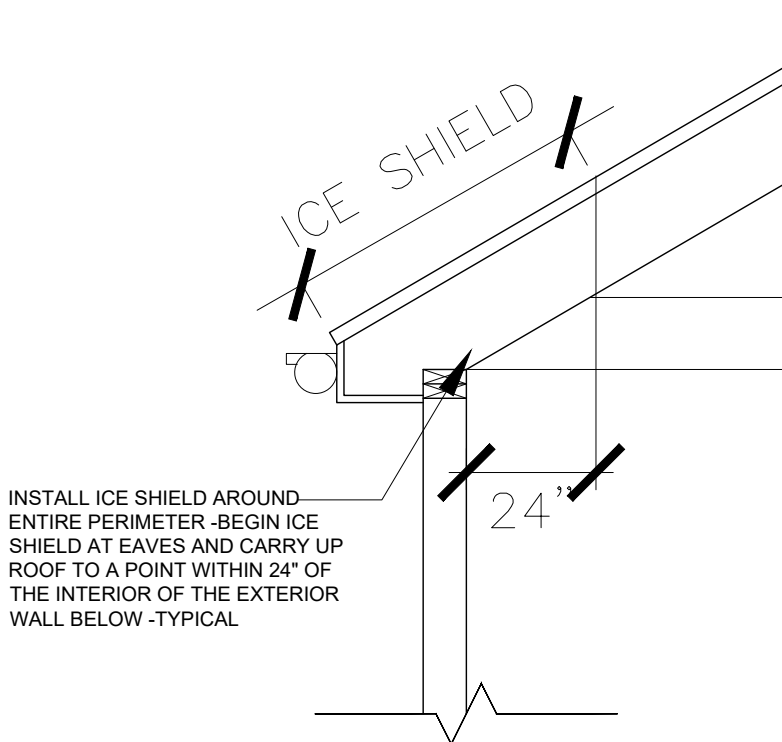
TYPICAL BOLTING PATTERN DETAIL

SCALE: N.T.S.



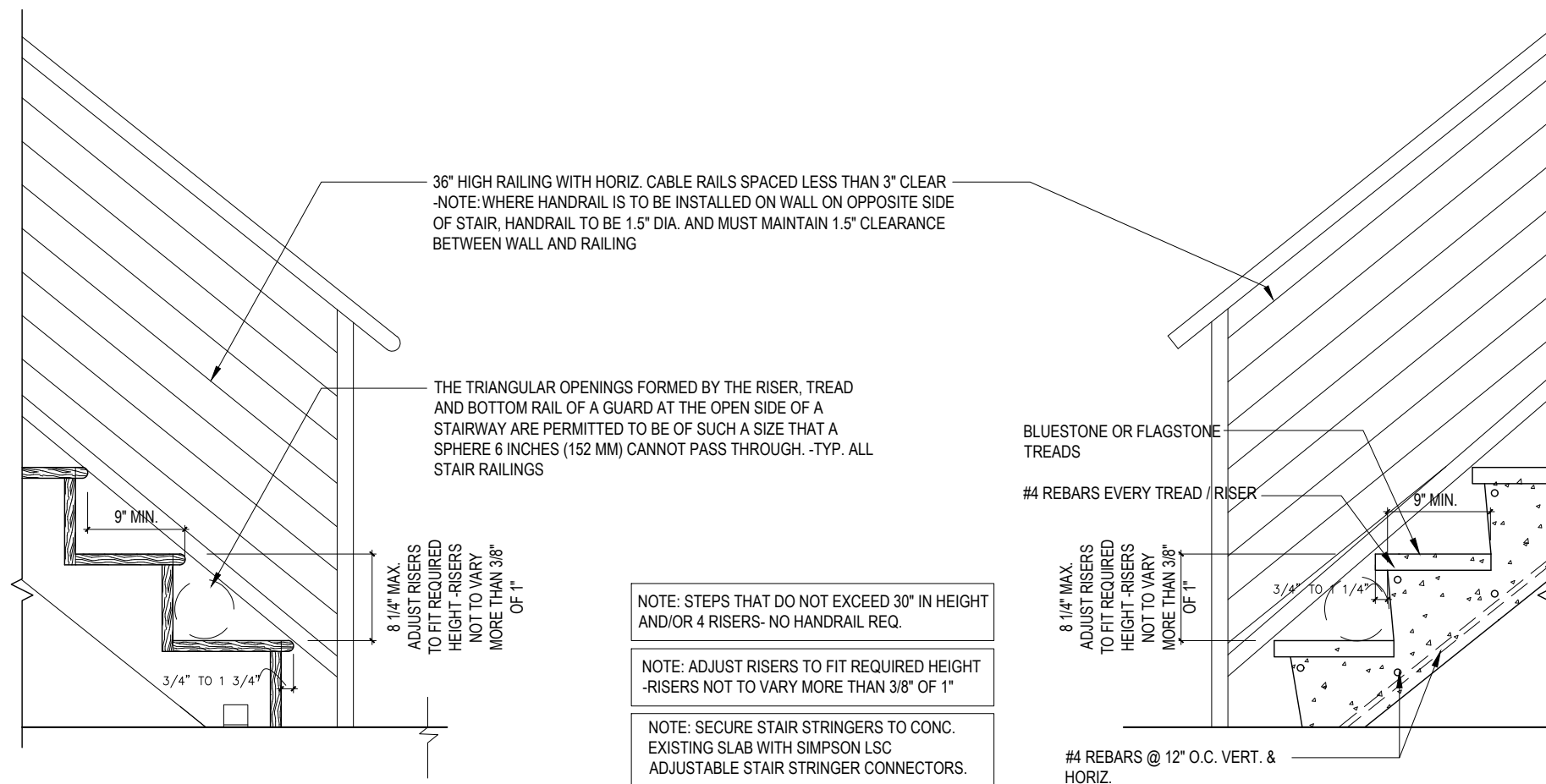
TYPICAL CONC. STAIR DETAIL

SCALE: N.T.S.



TYPICAL ICE SHIELD DETAIL

SCALE: N.T.S.



TYPICAL WOOD STAIR DETAIL

SCALE: N.T.S.

TYPICAL CONC. STAIR DETAIL

SCALE: N.T.S.

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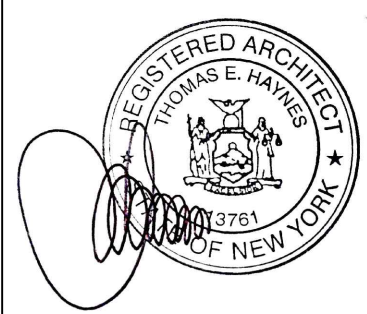
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Seal: Architect Thomas E. Haynes

original filing date: 04-05-2023



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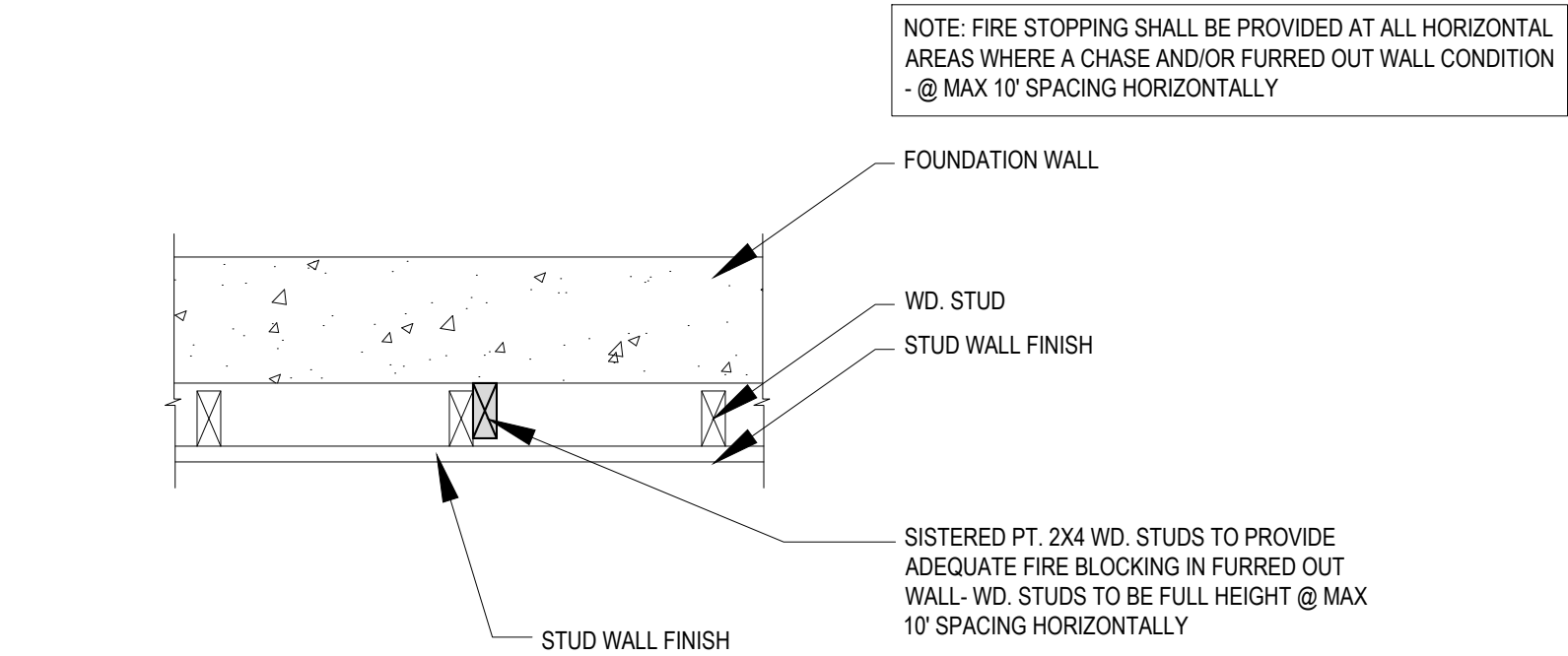
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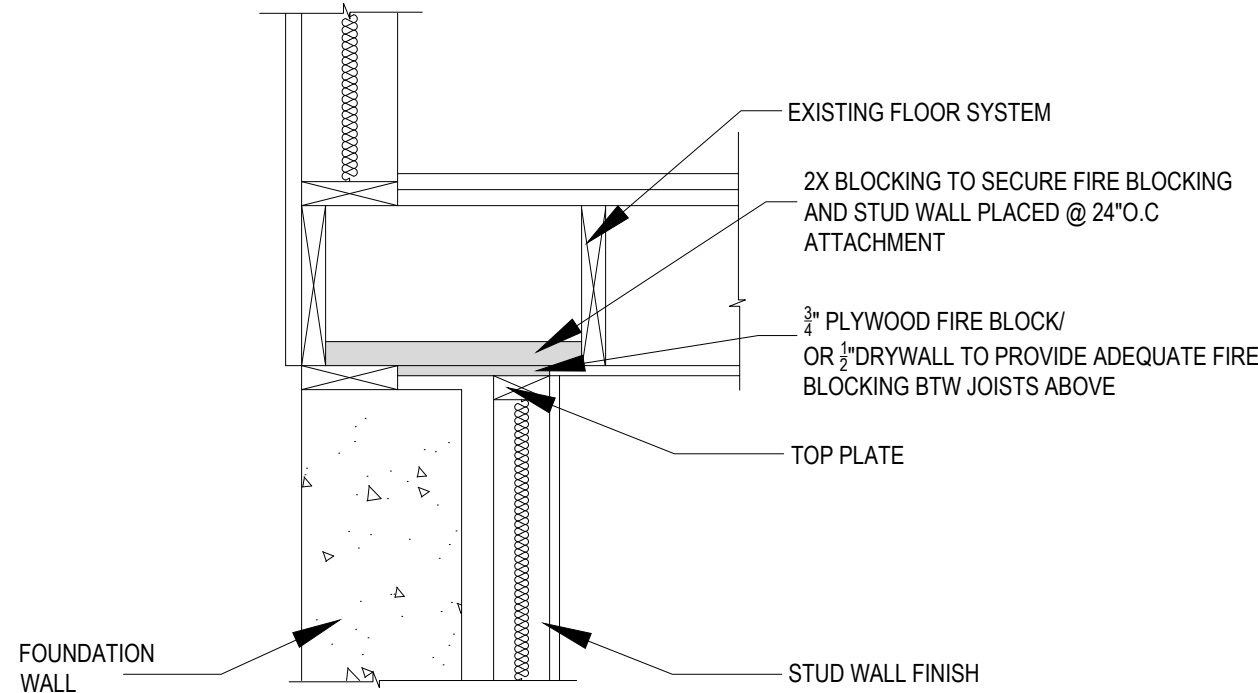
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A-111



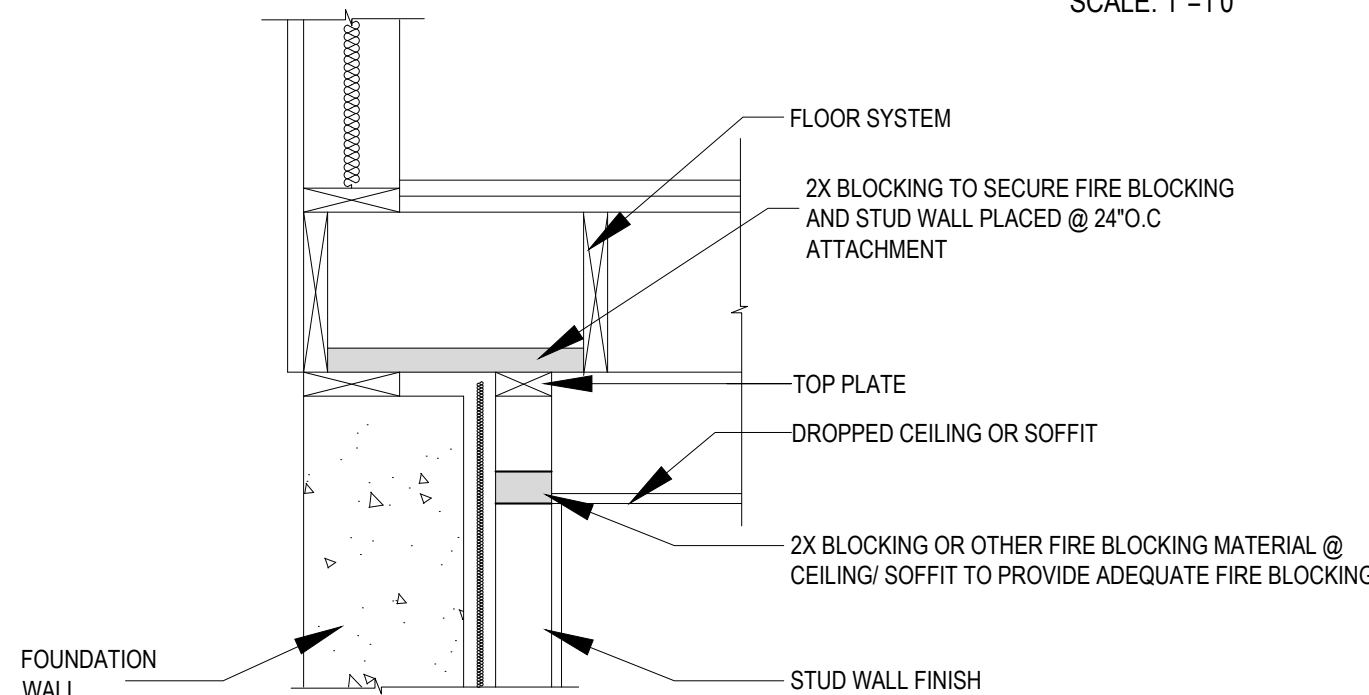
FIRE BLOCKING DETAIL: FURRED WD. STUD WALL

SCALE: 1"=10"



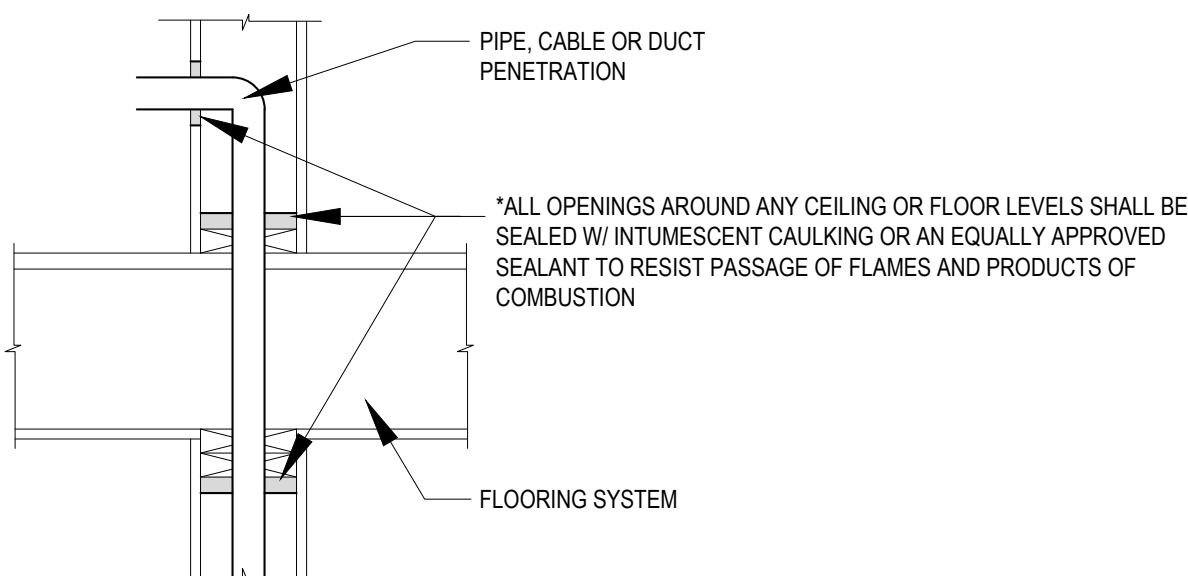
FIRE BLOCKING DETAIL: @ JOISTS

SCALE: 1"=10"



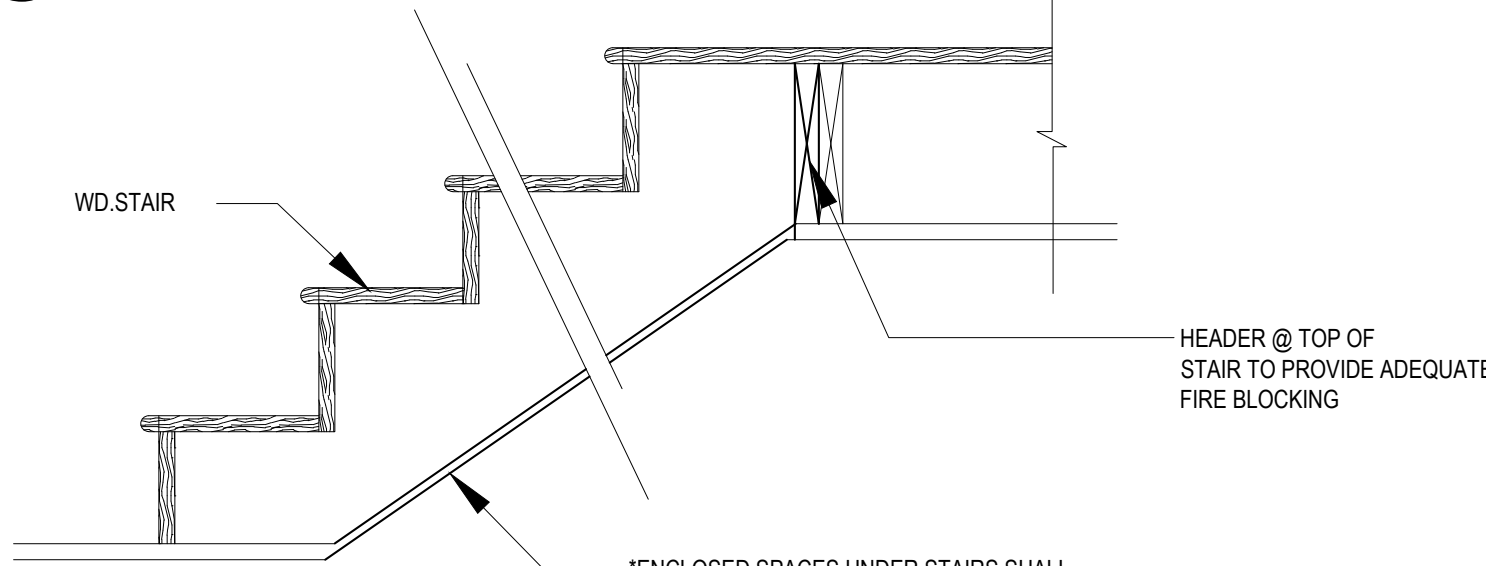
FIRE BLOCKING DETAIL: @ DROPPED CEILING/ SOFFIT

SCALE: 1"=10"



FIRE BLOCKING DETAIL: @ WALL PENETRATION

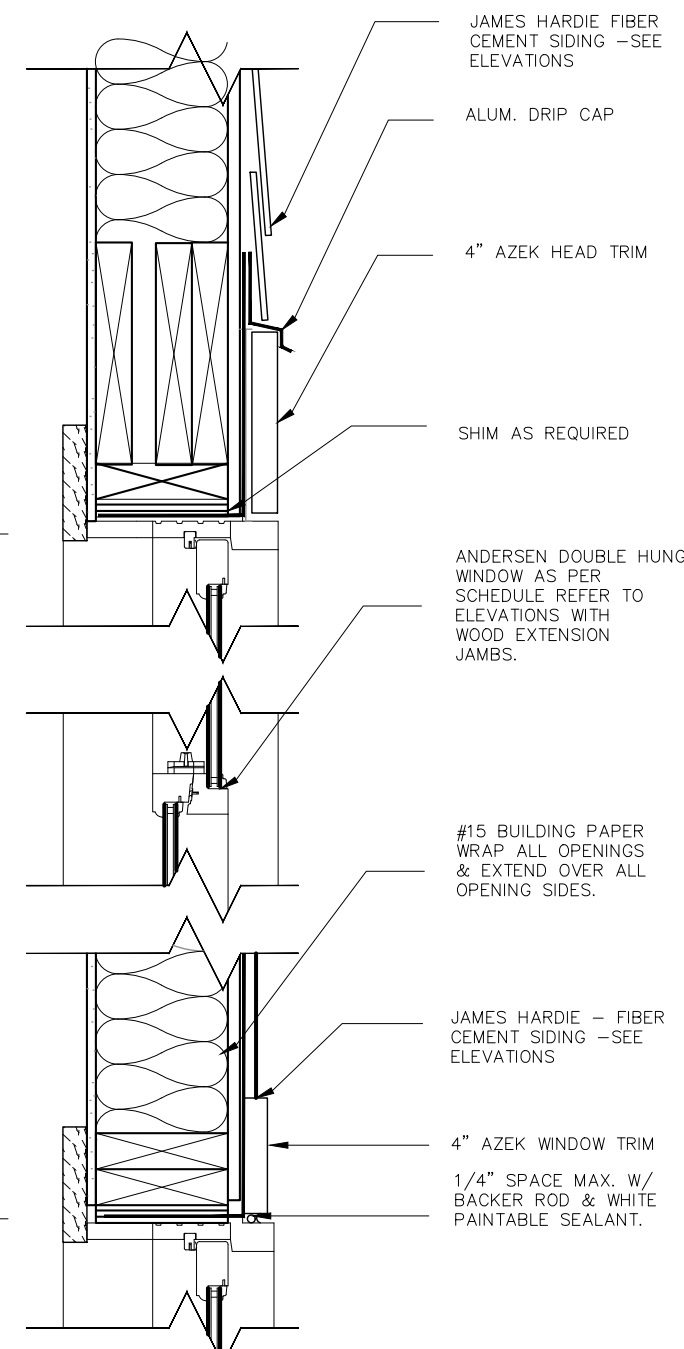
SCALE: 1"=10"



FIRE BLOCKING DETAIL: @ WD. STAIR

SCALE: 1"=10"

HEAD DETAIL

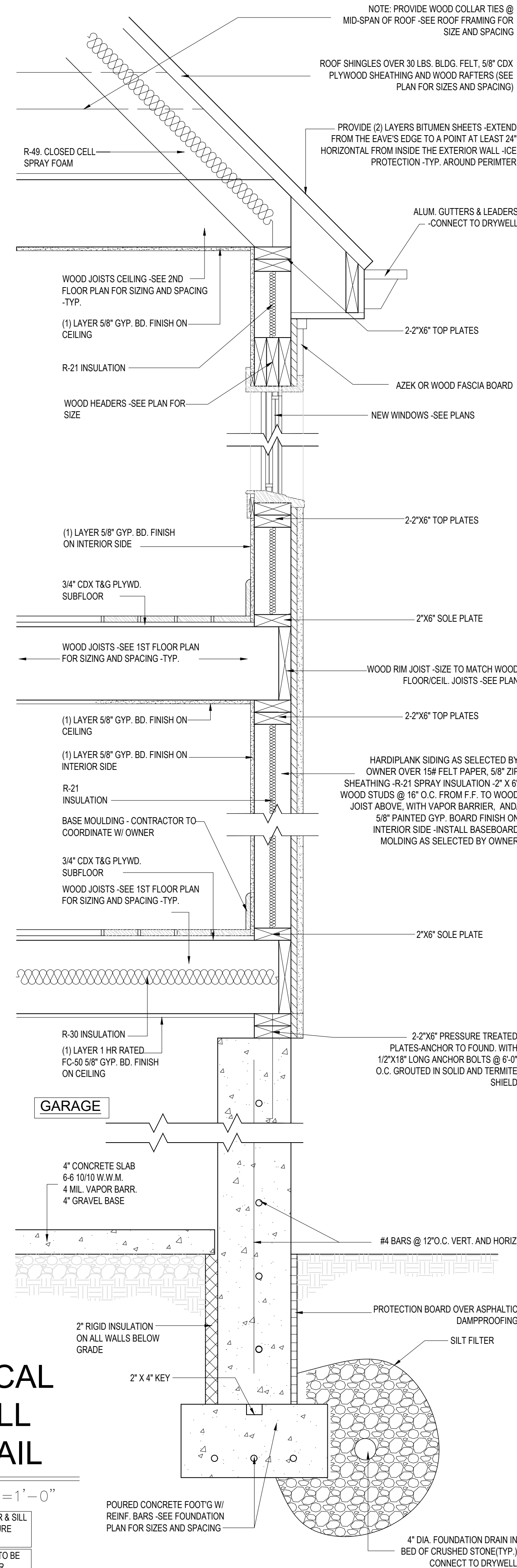


JAMB DETAIL

SILL DETAIL

TYP. WINDOW HEAD, JAMB & SILL DETAIL

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



TYPICAL WALL DETAIL

SCALE: 1"=1'-0"

ALL EXTERIOR LUMBER & SILL PLATES TO BE PRESSURE TREATED
ALL FRAMING LUMBER TO BE DOUG-FIR #2 OR BETTER