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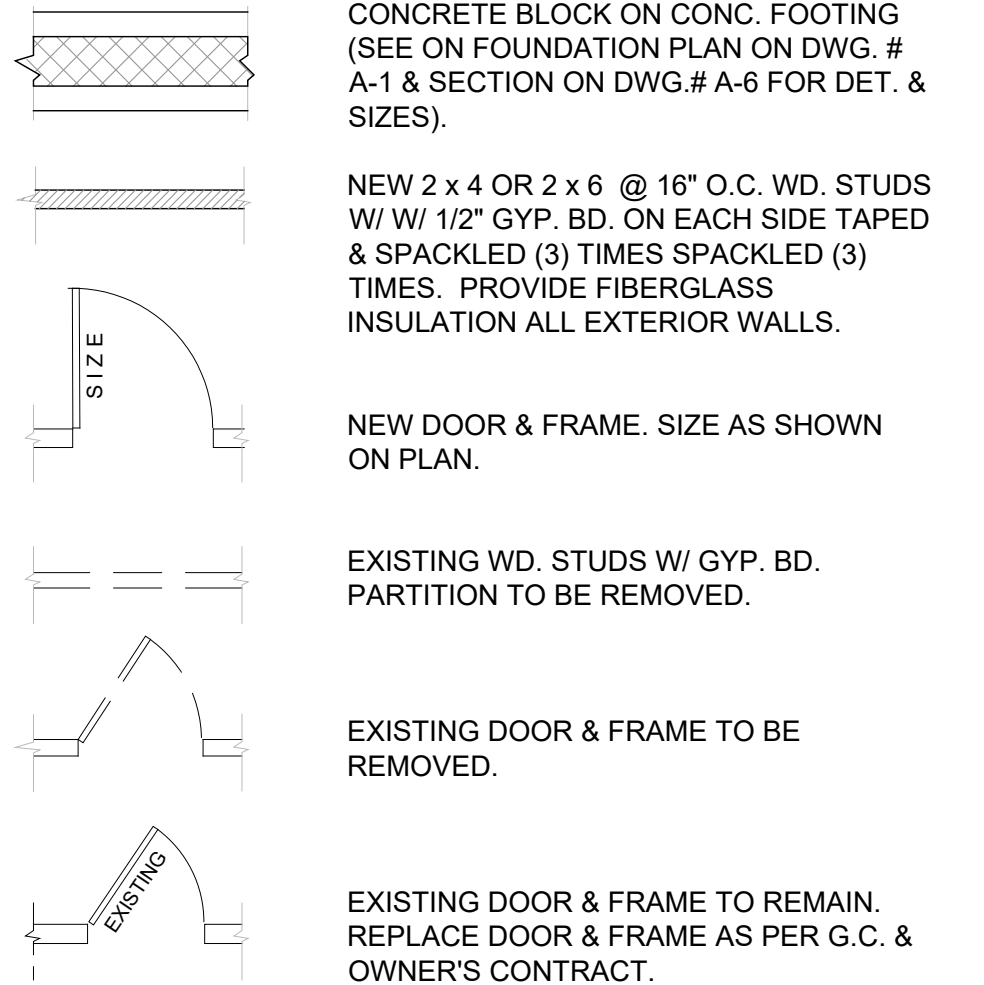
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DWG	DRAWING TITLE	ISSUED FOR DOB FILING
T-100.00	TITLE SHEET	05-21-2025
G-100.00	GENERAL NOTES	05-21-2025
S-100.00	SURVEY	05-21-2025
C-100.00	SITE PLAN	05-21-2025
A-100.00	PROPOSED FLOOR PLANS	05-21-2025
A-200.00	ELEVATIONS	05-21-2025

CONST.

SYMBOL LEGEND:

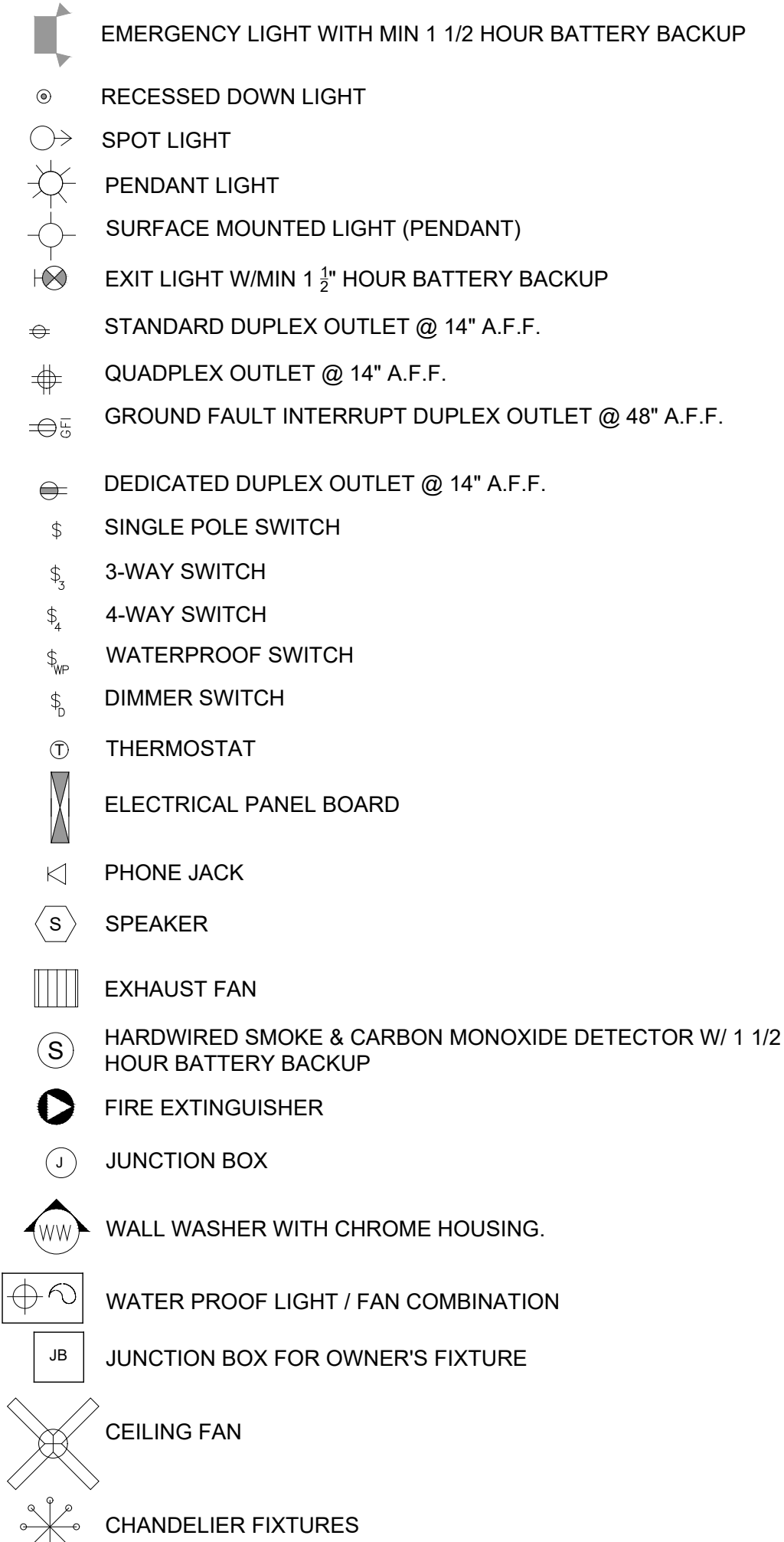


FRAMING NOTES:

1. ALL PLYWOOD SHEATHING SHALL BE EXTERIOR GRADE A.P.A. - C-D EXT.
2. ALL WOOD GIRDERS SHALL BE SECURELY SPIKES AND SUPPORTED ON SOLID BEARING. MINIMUM 4" OF BEARING.
3. ALL WOOD JOISTS SHALL HAVE A MINIMUM OF 4" OF BEARING.
4. PROVIDE DOUBLE FRAMING UNDER ALL PARTITIONS RUNNING PARALLEL TO JOISTS.
5. ALL 2" X 6" STUDS SHALL BE SPACED NO FARTHER APART THAN 16" O.C.
6. ALL 2" X 6" STUDS ALONG BEARING WALLS SHALL BE PLACED DIRECTLY BELOW FLOOR JOISTS FOR SOLID BEARING.
7. ALL FRAMING MEMBERS SHALL BE FASTENED IN ACCORDANCE WITH STATE AND LOCAL CODE
8. ALL WALLS SHALL BE BRACED WITH TECO FLAT WALL BRACING IF PLYWOOD SHEATHING IS NOT USED.
9. USE TECO-U-GRIP JOIST AND BEAM HANGERS WHERE JOISTS ARE FLUSH.
10. ALL DECK LUMBER TO BE WOLMANIZED EXTERIOR GRADE. ALL DECK HARDWARE TO BE GALVANIZED.
11. FLOOR JOIST SPANS OVER 8'-0" BRACED WITH 5/4" X 3" BRIDGING.
12. ALL SILLS IN CONTACT WITH MASONRY OR STEEL SHALL BE WOLMANIZED EXTERIOR GRADE.
13. ALL HEADERS OVER WINDOWS AND DOORS TO BE (2) 2 X 12 UNLESS OTHERWISE NOTED ON PLAN.
14. ALL NAILS FOR PLYWOOD SUBFLOOR TO BE 2" CORK SCREW NAILS.
15. ALL STRUCTURAL STEEL TO BE ASTM A-36, FY = 36 KSI.
16. ALL NAILS, SCREWS, BOLTS, ETC. FOR USE WITH EXTERIOR DECKS SHALL BE HOT DIPPED GALVANIZED.
17. ALL SMOKE DETECTORS HARDWIRED WITH INTERCONNECTED BATTERY BACKUP.
18. ELECTRICAL OUTLETS NOT TO EXCEED 12'-0" APART.
19. GFI RECEPTACLES IN KITCHENS AND LAVATORIES.
20. GFI RECEPTACLES IN GARAGE AND EXTERIORS OF STRUCTURE.
21. STAIRWELL CLEARANCE MINIMUM 6'-8".
22. DOUBLE FRAME UNDER ALL PARALLEL PARTITIONS AND TUBS.
23. CONTRACTOR SHALL INVESTIGATE SITE AND VERIFY ALL DIMENSIONS.
24. PROVIDE 95 % COMPACTION FOR ALL FILL UNDER SLABS.
25. ALL FOOTINGS SHALL REST ON FIRM UNDISTURBED SOIL. ALL FOOTINGS SHALL BE 3'-0" MINIMUM BELOW FINISH GRADE.
26. FLASH HEADS OF ALL EXTERIOR OPENINGS.
27. CONCRETE MIX 1-3-5 3000 PSI.
28. PROVIDE LEADERS AS REQUIRED WITH SPLASH BLOCKS OR CONNECT TO STORM DRAIN.
29. PROVIDE ADEQUATE ROOF VENTS, THROUGH LOUVERS, SOFFITS AND RIDGE VENTS.
30. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIREMENTS OUTLINED IN THE NEW YORK STATE UNIFORM CONSTRUCTION CODE AND LOCAL CODES AND ORDINANCES. ALL STRUCTURAL, ELECTRICAL AND MECHANICAL CODES SHALL COMPLY WITH GOVERNING CODES AS ADMINISTERED BY THE LOCAL BUILDING OFFICIALS AND SHALL BE CONSIDERED AS PART OF THESE CONSTRUCTION DOCUMENTS.

NOTE: ALL BATHS TO HAVE 100 CFM FANS EXH. TO EXT'R (PROVIDE E IN MAS BDRM)

ELECTRICAL LEGEND:



NOTE:
GENERAL CONTRACTOR IS TO VERIFY EXISTING OUTLET / SWITCH LOCATIONS. IF WHAT IS SHOWN EXISTS REUSE / REWIRE AS REQUIRED IF OUTLET S EXIST WHERE SHOWN REPLACEMENT IS NOT REQUIRED. ALL FIXTURES BY OWNER INSTALLED BY GENERAL CONTRACTOR WITH PER PER FIXTURE COST PER RECESSED DOWNLIGHT LIGHTOLIER / EQUAL. SMOKE DETECTORS ARE TO BE HARDWIRED AND INTERCONNECTED AT BOTH LEVELS PLUS (1) ATTIC LOCATION AND (1) AT BOTTOM OF BASEMENT STEPS.

ELECTRICAL NOTES:

1. ALL WORK SHALL BE PERFORMED BY A ROCKLAND COUNTY LICENSED ELECTRICIAN AND SHALL BE IN ACCORDANCE WITH ALL CODES AND AGENCIES HAVING JURISDICTION. ELECTRICAL LAYOUT SHOWN IS DIAGRAMMATIC ONLY.
2. ALL SWITCHES TO BE 3'-10" ABOVE FINISH FLOOR TO CENTER LINE OF SWITCH UNLESS OTHERWISE NOTED.
3. ALL CONVENIENCE OUTLETS ARE 14" ABOVE FINISH FLOOR TO CENTER LINE OF SWITCH UNLESS OTHERWISE NOTED.
4. SMOKE DETECTORS SHALL BE U.L. APPROVED. THEY SHALL BE LOCATED ON CEILING WITH 12" CLEARANCE TO WALLS & WIRE TO SOUND ALARM W/ BATTERY BACK-UP
5. NO POINT ALONG FLOOR LINE MEASURED HORIZONTALLY SHALL BE MORE THAN 6'-0" FROM A RECEPTACLE OUTLET.
6. ALL ELECTRICAL INSTALLATION SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE. ALL MATERIAL AND EQUIPMENT SHALL BEAR THE LABEL OR APPROVAL OF THE UNDERWRITERS LABORATORIES, INC.
7. GROUND FAULT INTERCEPTORS (OUTLET) SHALL BE PROVIDED AS PER SECTION 210-0 N.E.C. WITHIN 6'-0" OF SINK.

PROPOSED CONSTRUCTION:

DUZGUND
RETAIL STORE



45 ROUTE 9
NYACK NY

ARCHITECT

L I G H T H A U S
587 PIERMONT AVE
PIERMONT NY, 10968
8 4 5 . 7 3 1 . 1 3 3 1

SURVEYOR

C I V I L

STRUCTURAL

INTERIOR

L I G H T H A U S
587 PIERMONT AVE
PIERMONT NY, 10968
8 4 5 . 7 3 1 . 1 3 3 1

Lighthaus

05/23/25 ISS. FOR DOB

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TITLE SHEET



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ISSUE DATE: 05/23/2025 PROJECT NO: #24-008

DRAWN BY: SKP CHECKED BY: ABM

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GENERAL NOTES

- THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT.
- ALL CONSTRUCTION SHALL COMPLY WITH THE "2020 BUILDING CODE OF NEW YORK". ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL FEDERAL, STATE & LOCAL CONSTRUCTION CONDITIONS, RULES & REGULATIONS, WHERE SUCH CODES, RULES & REGULATIONS ARE AT VARIANCE WITH THE PLANS & NOTES. SAID CODES, RULES & REGULATIONS, ETC. SHALL TAKE PRECEDENCE OVER THE PLANS & NOTES.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES & REGULATIONS AND FOR OBTAINING ALL NECESSARY AND REQUIRED INSPECTIONS, APPROVALS AND PERMITS, NECESSARY TO PERFORM ALL WORK AND SERVICES HEREIN NOTED OR INDICATED ON THE DRAWINGS.
- THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED FOR THE INTERIOR FINISHES OF THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER.
- UNLESS SHOWN ON THESE DRAWINGS, ALL MECHANICAL WORK SUCH AS, BUT NOT LIMITED TO ELECTRICAL, PLUMBING, HEATING, AIR CONDITIONING, VENTILATING, SITE WORK ETC., ARE TO BE ESTABLISHED AND DESIGNED BY OTHERS THAN THE ARCHITECT.
- ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS. WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR, THE CONTRACTOR MUST NOTIFY THE ARCHITECT OF ANY SUBSTITUTIONS BEFORE THEY ARE MADE.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND THE PROJECT SITE & LOCAL CONSTRUCTION CONDITIONS AND REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IN WRITING AND RESOLVED AND DOCUMENTED IN WRITING BEFORE CONTINUING WITH THE WORK IN QUESTION.
- IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- ALL STUD WALLS ARE DIMENSIONED AT 4" UNLESS NOTED OTHERWISE.
- ASSUME MINIMUM FIBER STRESS 1200 P.S.I. FOR ALL STRUCTURAL BEAMS AND HEADERS UNLESS OTHERWISE NOTED.
- SMOKE ALARM TO BE AC POWERED AND U.L. APPROVED. W/ BATTERY BACK UP REFER TO ELECT. NOTE #7.
- INDIVIDUAL AIR CONDITIONING UNITS MUST HAVE ADEQUATE RETURN AIR.
- ALL INTERIOR BATHS SHALL BE MECHANICALLY VENTILATED THROUGH NON-COMBUSTIBLE DUCTS (TO THE EXTERIOR) TO PROVIDE AIR CHANGE EVERY 12 MINUTES. (UNDERCUT BATHROOM DOOR 1") NOT REQUIRED W/ OPERABLE WINDOWS.
- ALL PATIOS AND PORCHES TO BE SLOPED 1/8" PER 1'-0" IN DIRECTION INDICATED ON FOUNDATION PLANS.
- SILLS IN CONTACT WITH CONCRETE TO BE WOLMANIZED AND HAVE A CONTINUOUS SILL SEALER (FULL BED OF MASTIC).
- PROVIDE SOLID BLOCKING AND/OR DOUBLE JOISTS UNDER ALL PERPENDICULAR AND PARALLEL PARTITIONS AND AT FIREPLACE HEARTH AND STAIR OPENINGS.
- REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR DIRECTED.
- ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNER.
- SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING AND INSTALLING ANY EQUIPMENT. FOUR COPIES OF EACH SUBMITTAL ARE REQUIRED. THE CONTRACTOR MAY SUBMIT FOR APPROVAL, 10 DAYS PRIOR TO PRESENTATION OF NEGOTIATED PRICE TO OWNER, ALTERNATE MANUFACTURERS OF ALL ITEMS SPECIFIED ON THESE DRAWINGS. CONTRACTOR MUST CHECK ALL SHOP DRAWINGS, NOTING ANY DISCREPANCIES PRIOR TO SUBMISSION.
- THE CONTRACTOR SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS AND OBTAIN ALL PERMITS AND CERTIFICATES OF APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THESE CONTRACT DOCUMENTS. HE SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL JURISDICTIONS HAVING JURISDICTION OVER THE PROJECT.
- THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT AND ENGINEER.
- ALL WOOD FRAMING AT BEARING WALLS SHALL BE AS FOLLOWS: 1ST FLOOR: 2 X 4'S AT 16" O.C. 2ND FLOOR: 2 X 4'S AT 16" O.C.
- ROOFING SHALL BE CLASS C (MINIMUM).
- ALL ROOF EDGES SHALL HAVE TWO LAYERS OF 15 LB. FELT UNDERLAYMENT SOLD MOPPED TOGETHER EXTENDING 2" ABOVE THE EXTERIOR WALL. 24" MIN. OVER THE EXTERIOR WALL.
- ALL EXPOSED MATERIALS FOR PORCHES, SOFFITS, OVERHANGS, BAY WINDOWS, ETC. TO BE APPROVED EXTERIOR GRADE.
- CORROSION RESISTANT FLASHING IS REQUIRED AT THE TOP AND SIDES OF ALL WINDOWS AND ROOF OPENINGS AND AT THE INTERSECTION OF CHIMNEYS MASONRY AND/OR WOOD CONSTRUCTION AND FRAME WALLS/OR APPROVED WATER RESISTANT SHEATHING AND CAULKING TO BE USED AT TOP AND SIDES TO GUARANTEE LEAKPROOF.
- ALL DRYER VENTS SHALL BE CONNECTED TO THE OUTSIDE.
- DESIGN LOADS DO NOT INCLUDE SUPERIMPOSED LOADS SUCH AS A/C UNITS AND OTHER MECHANICAL EQUIPMENT. SHOP DRAWINGS OF EQUIPMENT AND PROPOSED SUPPORT FRAMING SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
- CAULKING, SEALANT AND EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL AND FOUNDATION BETWEEN WALL PANELS AT PENETRATIONS; OR UTILITY SERVICES THROUGH WALLS; FLOOR AND ROOFS; AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED WITH AN APPROVED MANNER.
- PROVIDE 22 1/2" X 30 1/2" ATTIC ACCESS.
- BASEMENT WALLS AND FLOORS OF HABITABLE AND OCCUPIED SPACES ARE TO BE WATERTIGHT AND PROPERLY REINFORCED TO WITHSTAND WATER PRESSURE AS NECESSARY.
- ALL CHIMNEYS SHALL TERMINATE 2'-0" MINIMUM DISTANCE ABOVE A POINT MEASURED 10'-0" HORIZONTALLY FROM THE NEAREST BUILDING OR ROOF AND 3' MIN. FROM HIGHEST POINT OF ROOF PENETRATION
- FIRE STOP ALL STUD WALLS AT 8'-0" VERTICALLY.(OR AT EACH FLOOR LINE).
- DRY-WALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE NATIONAL ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, NAILING AND TAPING CORRECT STUD SPACING.
- ALL FRAMING TO BE IN CONFORMANCE WITH THE "2020 BUILDING CODE OF NEW YORK STATE".
- ALL HVAC EQUIPMENT AND DUCTWORK SHALL COMPLY WITH ALL APPLICABLE STATE, NATIONAL AND LOCAL CODES.
- CONTINUOUS BEARING FROM POINT OF LOAD TO FOUNDATION SHALL BE PROVIDED BY MEANS OF COLUMNS AND SOLID BLOCKING AT FLOORS.
- CABINET SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER ROUGH FRAMING, TO ASSURE AN EXACT FIT. THE CABINETS SHALL MATCH PLANS AND ELEVATIONS. (NOTIFY ARCHITECT OF ANY DISCREPANCIES).
- SLOPE GRADE AWAY FROM BUILDING AT 1/2" PER 1'-0" MIN. FOR A DISTANCE OF 10'-0" MINIMUM.
- PROVIDE A SPLASHBLOCK AT EACH DOWNSPOUT.
- WATER-RESISTANT GYPSUM BACKER BOARD SHALL BE USED WITH BATH TUB AND SHOWER COMPARTMENTS.
- THERMOSTATS USED FOR HEATING AND COOLING SHALL BE CAPABLE OF BEING SET FROM 55 DEGREES F TO 85 DEGREES F AND SHALL BE CAPABLE OF OPERATING THE SYSTEMS HEATING AND COOLING SEQUENCE.

FOUNDATIONS

- FOOTINGS ARE DESIGNED TO BEAR ON SOIL HAVING A MINIMUM SAFE BEARING VALUE OF 2000 PSF. PRIOR TO CONSTRUCTION, SOIL BEARING VALUE SHALL BE CERTIFIED TO THE ARCHITECT BY LETTER. CLEAN ALL POTHOLES AND FILL WITH 3000 PSI CONCRETE FORM SIDES OF FOOTING WITH WOOD WHERE REQUIRED.
- BOTTOMS OF ALL FOOTINGS ARE 3'-6" BELOW EXISTING GRADE UNLESS OTHERWISE NOTED. TOPS OF FOOTINGS ARE AT SAME ELEVATION AT JUNCTIONS OF WALL, FOOTING AND COLUMN FOOTING. WALL FOOTING REINFORCEMENT TO RUN CONTINUOUS THROUGH COLUMN FOOTING. BOTTOM OF FOOTING OF HIGHER FOOTING TO SLOPE TO BOTTOM OF LOWER FOOTING AT SLOPE OF 1 VERTICAL TO 2 HORIZONTAL.
- BUILDER SHALL INVESTIGATE SITE DURING CLEARING AND EARTH-WORK OPERATION FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH ITEMS ARE FOUND, CONTRACTOR SHALL REMOVE SAID ITEMS IN A SAFE AND PROPER MANNER AND PREPARE THE SITE FOR ALL NEW WORK.
- WHERE REQUIRED, THE FILL BEHIND THE BUILDING SHALL CONSIST OF CLEAN, INERT, WELL-GRADED GRANULAR FILL PLACED IN MAXIMUM 8 INCH LAYERS (LOOSE THICKNESS). FILL BEHIND FOOTINGS TO BE COMPACTED TO 98% OF THE MAXIMUM STANDARD DRY DENSITY (ASTM D-698). FILL UNDER SLAB TO BE COMPACTED TO 95% OF THE SAME STRENGTH. PLACEMENT AND COMPACTION OF FILL TO BE SUPERVISED AND APPROVED IN WRITING BY A REGISTERED SOILS ENGINEER.
- CONTRACTOR SHALL ANALYZE SOILS FOR CONSTRUCTION PURPOSES AND SHALL NOTIFY THE OWNER IMMEDIATELY AS TO ANY UNFORESEEN CONDITIONS.
- WHERE FILLING IS NECESSARY TO MEET THE REQUIRED SLAB ELEVATIONS. PROVIDE GRANULAR FILL COMPACTED TO A MIN. COMPACTED DENSITY OF 95%.
- INSTALL PERIMETER PERFORATED PIPE DRAINS AROUND BUILDING FOUNDATIONS AND COVER PIPE WITH 12 INCHES OF GRAVEL ALL AROUND.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORT OF ALL TEMPORARY EMBANKMENTS AND EXCAVATIONS.
- CUT MISCELLANEOUS OPENINGS IN WALLS AND PARTITIONS FOR MECHANICAL AND ELECTRICAL TRADES. AS REQUIRED BY THE WORK OF SAID TRADES AND AS REQUIRED BY JOB CONDITIONS.
- BACK FILL SHALL CONSIST OF NON-EXPANSIVE, FREE-DRAINING, PREDOMINANTLY GRANULAR MATERIAL, FREE OF DEBRIS AND ORGANIC MATERIAL.

CONCRETE

- ALL CONCRETE SHALL TEST 2500 PSI AT 28 DAYS. THE SLUMP JUST PRIOR TO PLACING SHALL BE 4 INCHES WITHIN A TOLERANCE OF PLUS OR MINUS 1 INCH (MAX). NOTE: GARAGE SLABS, PORCHES, PATIO SLABS, AND CONCRETE WALKS SHALL TEST 3500 PSI AT 28 DAYS AND SHALL BE AIR ENTRAINED.
- ALL CONCRETE SHALL BE PLACED IN THE DRY. NO CONCRETE SHALL BE PLACED LATER THAN 90 MINUTES AFTER MIXING HAS BEGUN. DEPOSIT CONCRETE IN ITS FINAL POSITION WITHOUT SEGREGATION AND REHANDLING.
- REINFORCING STEEL SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND SHALL FOLLOW THE 2020 BUILDING CODE OF NEW YORK STATE STANDARDS.
- REINFORCING SHALL HAVE 3" COVER IN FOOTINGS; 2" COVER ON MAIN REINFORCEMENT IN STEM WALLS.
- REINFORCING BARS ARE CONTINUOUS UNLESS OTHERWISE NOTED. LAP MESH 12 INCHES AT SPLICES.

- LAP STEM WALL BARS 32 BAR DIAMETER AT SPLICES (MIN.)
- ALL MASONRY AND/OR CONCRETE WALLS BELOW GRADE SHALL BE DAMP-PROOFED (OR WATER PROOFED AS REQUIRED BY REGIONAL CONDITIONS).
- ALL EXTERIOR SIDES OF CONCRETE BLOCK FOUNDATION WALLS SHALL BE DAMP PROOFED WITH 1/2" CEMENT PLASTER FULL HEIGHT AND TWO (2) COATS OF WATER RESISTANT ASPHALT PITCH BELOW GRADE.
- BOTTOM OF ALL EXTERIOR FOOTING SHALL BE MINIMUM 3'-0" BELOW EXTERIOR FINISH GRADE.
- ALL CMU TO BE LAID IN A FULL BED OF MORTAR.
- ALL FOOTINGS SHALL HAVE TWO (2) NO.5 REINFORCING RODS CONTINUOUS. UNLESS NOTED OTHERWISE SIZE SHALL BE AS FOLLOWS: A. FOR 12" BLOCK USE A 24"W X 12"H FOOTING WITH 2" X 4" KEYWAY. B. FOR 8" BLOCK USE A 16"W X 8"H FOOTING WITH 2" X 3" KEYWAY.
- PROVIDE 1/2" BITUMINOUS FIBER EXPANSION JOINT AT THE INTERSECTION OF WALL AND SLAB.
- THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED. PROVIDE SOLID BEARING UNDER ALL BEAMS AND GIRDERS.
- ALL MASONRY SHALL BE ASTM C-145 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,800 PSI AS SHOWN ON THE DRAWINGS, WHERE DIMENSIONS OF UNITS ARE NOT SHOWN, PROVIDE UNITS HAVING NOMINAL FACE DIMENSIONS OF 16" LONG BY 8" HIGH BY DEPTH SHOWN OR OTHERWISE REQUIRED, PROVIDE ACCESSORY SHAPES AS INDICATED OR REQUIRED.
- ALL INTERSECTING MASONRY WALLS SHALL BE BONDED TOGETHER WITH METAL ANCHORS AT 3'-4" O.C. VERTICALLY.
- ALL RETAINING FOUNDATIONS OR BASEMENT WALLS SHALL BE MADE OF MINIMUM 8" X 12" X 16" (NOMINAL DIMENSIONS) CONCRETE MASONRY UNITS FILLED SOLID WITH CONCRETE AND REINFORCED WITH NO. 5 STEEL DOWELS AT 24" O.C. AND DUR-O-WALL WIRE MESH REINFORCING EVERY OTHER COURSE.
- ENVIRONMENTAL CONDITIONS - PROTECT MASONRY WORK FROM THE WEATHER AND OTHER PHYSICAL OR CLIMATIC CHANGES THAT INTERFERE WITH THE PROPER SETTING AND CURING. PROTECT WORK FROM THE RAPID EVAPORATION OF WATER FROM THE MORTAR UNTIL IT IS PROPERLY CURED. TAKE ALL NECESSARY PRECAUTIONS TO GUARD MASONRY WORK FROM CONSTRUCTION ABUSE. USE TARP/AULINS AND/OR ACTUAL COVER.
- A. DO NOT PLACE MASONRY UNITS WHEN AIR TEMPERATURE IS BELOW 48 DEGREES F.
- B. PROTECT FROM DIRECT EXPOSURE TO WIND AND SUN WHEN ERECTED IN AMBIENT AIR TEMPERATURE OF 99 DEGREES F. IN THE SHADE, AND WITH RELATIVE HUMIDITY LESS THAN 50%.
- C. INSTALLATION - THE FOLLOWING CONDITIONS SHALL BE OBSERVED DURING THE INSTALLATION OF THE MASONRY SECTION OF THE CONSTRUCTION: A. HORIZONTAL AND VERTICAL ALIGNMENT OF THE FOUNDATION IS WITHIN 1" OF PLUMB. B. ANY ONLY DRY MORTAR UNITS. C. USE MASONRY SAWS TO CUT AND FIT MASONRY UNITS. D. SET UNITS PLUMB, TRUE-TO-LINE AND WITH LEVEL COURSES ACCURATELY SPACED. E. CLEAN THE TOP SURFACE OF FOUNDATIONS FREE FROM DIRT, DEBRIS, AND LANTANCE, AND EXPOSE THE AGGREGATE PRIOR TO START OF INSTALLATION OF 1ST COURSE. F. ACCURATELY FIT THE UNITS TO PLUMBING, DUCTS, OPENINGS, AND OTHER INTERFERENCES. NEATLY PATCHING ALL HOLES.
- G. KEEP THE WALLS CONTINUALLY CLEAN, PREVENTING GROUT AND MORTAR STAINS.
- NOTE: UNLESS NOTED OTHERWISE, PROVIDE BOND WITH VERTICAL JOINTS LOCATED AT THE CENTER OF MASONRY UNITS IN THE ALTERNATE COURSE BELOW.

STRUCTURAL STEEL

- ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE. STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION 1-36. ALL STEEL TO HAVE A SHOP COAT OF RUST INHIBITIVE PAINT.
- ALL CONNECTIONS IN BOOTS SHALL BE WELD AND TO DEVELOP MEMBER IN SHEAR.
- NO SPLICES PERMITTED UNLESS APPROVED BY THE ENGINEER.
- PIPE COLUMNS SHALL BE DOMESTIC STEEL CONFORMING TO A.S.T.M. A-501. WELDED AND SEAMLESS, CONCRETE FIELED WITH VENTS TOP, MIDDLE AND BOTTOM. ALL COLUMNS SHALL SIT ON 3/4" THICK STEEL BASE PLATES ANCHORED TO FOOTINGS WITH TWO (2) 3/4" DIAMETER ANCHOR BOLTS WITH 3" HOOKED END.
- SHOP COAT ALL STRUCTURAL STEEL WITH "RUSTOLEUM 1069 RED PRIMER" OR ZINC CHROMATE. FIELD COAT ALL STEEL WITH "EMERALD PAINT". TOUCH UP ALL WELDS AND ABRASIONS IN FIELD WITH SAME.
- ALL HIGH STRENGTH STEEL CONFORMING TO A.S.T.M. 1-325.
- ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED, AS DESCRIBED IN "AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE". TO PERFORM THE TYPE WORK REQUIRED.
- WELDING ELECTRODES SHALL CONFORM TO A.S.T.M. A-W5.5S, H70XX SERIES. REFER TO FRAMING PLANS FOR LIVE LOADS AND WIND VELOCITIES.
- WELDERS SHALL CARRY EVIDENCE OF QUALIFICATION WITHIN THE PAST 12 MONTHS UNDER THE AWS QUALIFICATION CODE AS REQUIRED.
- ALL EXPOSED STEEL SHALL BE GROUND SMOOTH AND FREE OF ANY ROUGH OR SHARP EDGES.
- PROVIDE AND INSTALL ALL LOOSE LINTELS, BEARING PLATES, ANCHORS, REINFORCING BARS, ETC. WHETHER INDICATED ON THE DRAWINGS OR NOT. AS REQUIRED FOR THE PROPER AND COMPLETE EXECUTION OF THE WORK.

CARPENTRY

- ALL LIGHT FRAMING AND STUDS, STRUCTURAL JOISTS AND PLANKS, ETC. SHALL CONFORM TO THE STANDARDS OF WOOD CONSTRUCTION SET FORTH BY THE WESTERN WOOD PRODUCTS ASSOC. (WWPA) AND ALL CONSTRUCTION OF WOOD SHALL CONFORM TO THE NATIONAL BUREAU OF STANDARDS, PRODUCT STANDARD DIVISION.
- STRUCTURAL LUMBER, HORIZONTAL AND VERTICAL FRAMING, SHALL BE #2 DOUGLAS FIR OR APPROVED EQUAL CONSTRUCTION GRADE. MINIMUM FIBRE STRESS OF 1,200 PSI, FREE OR WARP THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
- ALL MEMBERS SHALL BE PROPERLY BRACED, PLUMBED AND LEVEL. A SUFFICIENT NUMBER OF NAILS, SCREWS, AND BOLTS SHALL BE USED TO INSURE THE RIGIDITY OF THE CONSTRUCTION. USE GALVANIZED NAILS AND BOLTS. NOTE: ALL JOISTS BEING TO BE IN ACCORDANCE WITH THE LATEST EDITION OF "2020 BUILDING CODE OF NEW YORK STATE".
- ALL TJ1 AND MICRO-LAM STRUCTURAL MEMBERS SHALL BE MANUFACTURED ERECTED AND BRACED IN ACCORDANCE TO THE LATEST SPECIFICATIONS AND/OR RECOMMENDATIONS OF THE "TRUSS JOIST CORPORATION".
- ROOFS SHALL BE BUILT TO WITHSTAND A 30 LB. LIVE LOAD AND BE CONSTRUCTED OF 2" X 10" RAFTERS AT 16" O.C. (UNLESS NOTED OTHERWISE) WITH 1/2" THICK C.D.X. GROUP 1. PLYWOOD SHEATHING AT 16" O.C. UNLESS OTHERWISE SPECIFIED AS REQUIRED.
- ATTIC FLOORS (CEILING) SHALL BE CONSTRUCTED OF 2" X 8" JOISTS AT 16" O.C. (UNLESS NOTED OTHERWISE) WITH 1/2" THICK PLYSCORE PLANKS, (TOTAL OF 3) LOOSE LAID. PROVIDE APPROPRIATE BRIDGING OF 2" X 3", CROSSED, TWO (2) NAILS EACH AND SPACED MAXIMUM OF 6'-0" O.C.
- FLOORS SHALL BE BUILT TO WITHSTAND A 40/30 LB. LIVE LOAD AS REQUIRED BY FLOOR LOCATION, AND SHALL BE CONSTRUCTED OF 2" X 10" JOISTS AT 16" O.C. (UNLESS NOTED OTHERWISE) WITH 3/4" THICK T & G PLYWOOD(GLUED AND NAILED) APA RATED STURD-FLOOR. DOUBLE ALL JOISTS UNDER BATHROOM TUBS. DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS. PROVIDE METAL JOIST HANGERS FOR ALL JOISTS ABUTTING HEADERS OR GIRDERS. "TECO", "SIMPSON" OR EQUAL. SOLID BRIDGING FOR JOIST SPACING LESS THAN 1'-4".
- EXTERIOR WALLS SHALL BE BUILT TO WITHSTAND A 15 LB. WIND LOAD AND BE CONSTRUCTED OF 2" X 6" STUDS AT 16" O.C. (UNLESS NOTED OTHERWISE) WITH A SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE WITH 1/2" THICK PLYWOOD C.D.X. SHEATHING AND ONE (1) LAYER OF 15 LB. ASPHALT SATURATED FELT PAPER. PROVIDE DOUBLE 2" X 4" POSTS AT ALL OPENINGS.
- INTERIOR BEARING PARTITIONS SHALL BE 2" X 4" STUDS AT 16" O.C. (UNLESS NOTED OTHERWISE) WITH SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE. PROVIDE DOUBLE 2" X 4" POSTS AT ALL OPENINGS.
- DOUBLE ALL TRIMMERS AND HEADERS AROUND OPENINGS IN FLOORS, CEILINGS, AND ROOF OPENINGS.
- PRODUCE JOINTS WHICH ARE TIGHT. TRUE AND WELL CONNECTED WITH MEMBERS ASSEMBLED IN ACCORDANCE WITH THE DRAWINGS.
- FRAMING MEMBERS TO RECEIVE A FINISHED SURFACE-ALIGN THE FINISH SUBSURFACE TO VARY NOT MORE THAN 1/8" FROM THE PLANE OF SURFACES OF ADJACENT FURRING OR FRAMING MEMBERS.
- ALL EXTERIOR LUMBER SHALL BE EXTERIOR GRADE TYPE. DECAY AND TERMITE RESISTANT WITH PRESERVATIVE TREATMENTS. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR SOIL SHALL BE PRESURE TREATED PER "200 BUILDING CODE OF NEW YORK STATE".
- ALL PLYWOOD SHALL BE IDENTIFIED BY GRADE MARK OF AN APPROVED INSPECTION AGENCY AND SHALL BE STANDARD C-D WITH EXT. GLUE UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
- ANCHOR ALL STUDS AT DOOR OPENINGS, ENDS AND CORNERS OF WALLS WHICH ARE SHEATHED WITH PLYWOOD AND/OR GYPSUM BOARD TO BOTTOM PLATE WITH TWO (2) SIMPSON A-35 FRAMING ANCHORS.
- BOLT HOLES SHALL BE DRILLED 1/16" LARGER THAN BOLT DIAMETER. PROVIDE WASHERS UNDER ALL BOLT HEADS AND NUT BEARING ON WOOD. HOLES SHALL BE PROPERLY ALIGNED. IN NO CASE SHALL MISALIGNMENT BE ALLOWED. WHEN PREPARING OR ALIGNING OF MEMBER, OVERSIZED HOLES SHALL NOT BE ALLOWED. BOLTS SHALL BE A307 BOLTS. NUTS SHALL BE TIGHTENED SUG.
- ALL JOISTS SHALL HAVE A MINIMUM OF 1 1/2" BEARING AT SUPPORTS. LAPPING JOISTS SHALL HAVE 3" LAPS CENTERED OVER INTERIOR SUPPORTS.
- LEDGERS AND STUD WALL FOOTING SILL PLATES SHALL BE BOLTED TO CONCRETE WITH ANCHOR BOLTS OF SIZE AND MINIMUM SPACING AS SHOWN ON DRAWINGS. AT LEAST TWO BOLTS SHALL BE PROVIDED FOR EACH PIECE WITH ONE BOLT WITHIN 12" OF EACH END. PROVIDE TERMITE SHIELD AND SILL SEALER.
- ALL PLYWOOD WALL SHEATHING SHALL BE APPLIED AS FOLLOWS; CENTER VERTICAL JOINTS OVER STUDS AND CENTER HORIZONTAL JOINTS OVER 2" BLOCKING OR PLATE. NAIL TOP OF PANELS TO DOUBLE TOP PLATE, AND NAIL BOTTOM OF PANELS TO ANCHORED SILL PLATE. APPLY GYPSUM BOARD SO THAT END JOINTS OF ADJACENT COURSES DO NOT OCCUR OVER THE SAME STUD. PLYWOOD SUBFLOOR AND ROOF SHEATHING. INSTALL WITH FACE GRAIN AT RIGHT ANGLES TO SUPPORTS. CONTINUOUS OVER TWO OR MORE SPANS. ALLOW MINIMUM SPACE 1/16-INCH BETWEEN END JOINTS AND 1/8-INCH AT EDGE JOINTS FOR EXPANSION AND CONTRACTION OF PANELS.
- UNDERLAYMENT: LAY UNDERLAYMENT 3/8" APA RATED UNDERLAYMENT ON 36 ROSIN SIZED SHEATHING PAPER. FOR TILE FLOORS UNDERLAYMENT SHALL BE INSTALLED IN ACCORDANCE WITH CODE AS RECOMMENDED BY MANUFACTURER.
- BUILDING FELT: COVER SURFACES BEHIND SIDING, SHINGLES, AND WHERE INDICATED ON DRAWING WITH ASPHALT-SATURATED, NON PERFORATED, FELT WITHOUT WRINKLES OR BUCKLES. LAP HORIZONTAL JOINTS 3", 8" AT VERTICAL JOINTS, AND CARRY INTO OPENINGS. UP WALL 12" AND DOWN 18-INCH AT EDGE JOINTS FOR EXPANSION AND CONTRACTION OF PANELS.
- PRIME BACK SIDE OF ALL EXTERIOR FASCIA BOARDS BEFORE INSTALLATION. FASCIA BOARD SHALL BE FREE OF KNOTS.

ROOFING

- FIBERGLASS OR ASPHALT SHINGLES SHALL BE CLASS "C" (MINIMUM) TYPE OF THE UNDERWRITERS LABORATORIES, INC. OVER 15 LB. ASPHALT SATURATED FELT PAPER.
- INSTALL SHINGLES TO PROVIDE A DOUBLE THICKNESS AT ALL POINTS.

- STYLE AND COLOR SHALL BE AS SELECTED BY THE OWNER.
- VENTILATE ROOF INSULATION AS REQUIRED BY CODE AND AS SHOWN ON DRAWINGS.

INSULATION

- PROVIDE THE FOLLOWING FIBERGLASS BATT INSULATION AS SHOWN ON THE DRAWINGS: A. UNDER ROOFS, IN SOFFITS, AND GARAGE USE FOIL-BACKED R-49 INSULATION.
- B. WITHIN ALL EXTERIOR STUD WALL CONSTRUCTION USE FOIL-BACKED R-21 INSULATION.
- FOR SLAB-ON-GRADE CONSTRUCTION USE 1 1/2" (MIN) THICK RIGID BOARD INSULATION. EXTEND RIGID INSULATION A FULL 2'-0" INTO BUILDING AND 2'-0" BELOW FINISHED SLAB AT PERIMETER OF CONSTRUCTION.

FLASHING AND SHEET METAL

- PROVIDE FLASHING AND SHEET METAL AS REQUIRED TO PREVENT PENETRATION OF THE ELEMENTS THROUGH THE EXTERIOR SHELF OF THE BUILDING.
- WHERE SHEET METAL IS REQUIRED AND NO MATERIAL OR GAUGE IS INDICATED IN THE DRAWINGS. PROVIDE THE HIGHEST GAUGE AND QUALITY.
- FORM, FABRICATE, AND INSTALL SHEET METAL SO AS TO ADEQUATELY PROVIDE FOR EXPANSION AND CONTRACTION IN THE FINISHED WORK.
- FINISH WATERTIGHT AND WEATHER TIGHT AS REQUIRED.
- EMBED METALS IN CONNECTION WITH ROOFS IN A SLID BED OF APPROVED SEALANT.
- WHENEVER POSSIBLE, SECURE METAL BY MEANS OF CLIPS OR CLEATS WITHOUT NAILING THROUGH THE METAL.
- SPACE NAILS, RIVETS, AND SCREWS NOT MORE THAN 8" APART AND USE LEAD WASHERS WHERE EXPOSED TO THE WEATHER.
- FOR NAILING INTO WOOD USE BARBED ROOFING NAILS, 1-1/4" LONG LI GAUGE.
- FOR NAILING INTO CONCRETE USE DRILLED PUG HOLE NUGS AND PLUGS.
- ALL VENTS THROUGH ROOF SHALL HAVE CAP AND BASE FLASHING.

SEALANTS AND CAULKING

- SEAL AND CAULK JOINTS AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST THE PENETRATION OF AIR AND MOISTURE; EXTERIOR WALL JOINTS, JOINTS BETWEEN EQUIPMENT AND OTHER CONSTRUCTION, AND MISCELLANEOUS INTERIOR WALL CONDITIONS.
- PROVIDE PRIMERS, BACK-UP PREVENTATIVE MATERIALS AND ANY OTHERS REQUIRED FOR A COMPLETE AND PROPER INSTALLATION.
- THOROUGHLY AND COMPLETELY MASK JOINTS WHERE THE APPEARANCE OF SEALANT ON ADJACENT SURFACES WOULD BE OBJECTABLE.
- PROVIDE TWO (2) COMPONENT, RUBBER-BASED COMPOUND IN COLOR(S) AS SELECTED BY THE OWNER AND TOOL THE JOINTS TO A NEAT AND SMOOTH PROFILE.
- CAULK AND/OR SEAL ALL EXPOSED EXTERIOR AND INTERIOR JOINTS ABOVE AND BELOW GRADE AND ALL THOSE INTERIOR AND EXTERIOR JOINTS AND APPENDAGES CONCEALED BY OTHER BUILDING MATERIALS, FLASHING, ETC. IN COLOR AS NEAR AS POSSIBLE TO MATCH ADJUTING NATURAL OR PAINTED FINISHES.
- MATERIAL SHALL BE PRODUCED BY SONNEBORN-CONTECK, TREMCO, PECORA. CHEMICAL CORP., DOW CORNING, OR GENERAL ELECTRIC.

GUTTER, LEADERS, AND DRAINS

- PROVIDE PREFINISHED GALVANIZED ALUMINUM GUTTERS AND LEADERS AS REQUIRED AND AS SHOWN ON DRAWINGS IN BOOTS CONNECTED TO THE EXISTING DRAINAGE SYSTEM AND DRAIN FROM THE PROJECT TO DAYLITE. VERIFY IF EXISTING DRAINAGE SYSTEM MEETS LOCAL CODE. IF NOT, MODIFY AS REQUIRED TO MEET CODE. INSURE A WATERPROOF BASEMENT.
- PROVIDE CONTINUOUS FOUNDATION DRAINAGE AT EXTERIOR FOOTINGS PITCHED TO DRAIN TO DRAINAGE SYSTEM OR TO DAYLIGHT.

DOORS

- PROVIDE WOOD, METAL, OR SLIDING DOORS, AND FRAMES IN DIMENSIONS AND DESIGN SHOWN ON THE DRAWINGS.
- FLUSH WOOD DOORS TO BE SOLID CORE, FABRICATED TO "CUSTOM GRADE" - STANDARD OF THE WOODWORK INSTITUTE OF CALIFORNIA 1-3/4" THICK; ALL INTERIOR DOORS TO BE "COLONIST" STYLE BY MASONITE.
- A. WHERE "PAINT GRADE" IS SELECTED BY THE OWNER. PROVIDE FACES OF BIRCH OR BEECH FOR OPAQUE FINISH.
- B. WHERE "STAIN GRADE" IS SELECTED BY THE OWNER, PROVIDE FACES OF RIFT CUT WHITE OAK FOR A TRANSPARENT FINISH.
- ALL BI-FOLD WOOD DOORS SHALL BE AS SELECTED BY OWNER PROVIDE HEAD TRACKS AND FLOOR GUIDES. SEE GRADES ABOVE.
- FLUSH SOLID CORE WOOD DOORS (FOR GARAGE DOORS UNLESS NOTED OTHERWISE) 1-3/4" THICK.
- WOOD AND METAL DOORS SHALL BE ANCHORED FIRMLY INTO POSITION AND PLUMB WITHIN A TOLERANCE OF A IN 1,000. REHANG OR REPLACE AS REQUIRED DOORS WHICH ARE HINGEBOUND OR WHICH DO NOT SWING FREELY.
- PATIO-TYPE SLIDING DOORS TO BE AS MANUFACTURED BY MARVIN, ANDERSEN, PELLA OR APPROVED EQUAL WITH SILL, WEATHER-STRIPPING AND HARDWARE: A. FRAMES AND PANELS TO BE WOOD CORE TREATED WITH A WATER REPELLENT PRESERVATIVE AND COVERED WITH RIGID VINYL (P.V.C.) COLOR AS SELECTED.
- B. GLAZING TO BE HIGH PERFORMANCE. TEMPERED. DOUBLE PANE. INSULATING GLASS.
- C. PROVIDE GRILLE PATTERN (WHERE SELECTED), ROLLING INSECT SCREEN AND KEYED EXTERIOR CYLINDER.

FINISH HARDWARE

- PROVIDE ALL HARDWARE, TEMPLATES, ETC. AS REQUIRED FOR THE COMPLETE EXECUTION OF THE WORK.
- HARDWARE SELECTIONS AS DIRECTED BY OWNER.

WINDOWS

- PROVIDE WINDOWS AND FRAMES IN DIMENSIONS AND DESIGN SHOWN ON THE DRAWINGS.
- ALL WINDOWS SHALL BE AS MANUFACTURED BY ANDERSON (SEE PLANS FOR MANUFACTURERS PRODUCT NUMBER) OR APPROVED EQUAL. CASEMENT, AWNING, SINGLE-HUNG, HALF-ROUND OR SKYLIGHTS AS INDICATED.
- FRAMES, PANELS, AND SASH TO BE WOOD CORE TREATED WITH A WATER REPELLENT PRESERVATIVE AND COVERED WITH RIGID VINYL (P.V.C.) COLOR AS SELECTED.
- GLAZING TO BE HIGH PERFORMANCE. DOUBLE-PANE. INSULATING GLASS.
- PROVIDE GRILLE PATTERN (WHERE SELECTED), GLAZING BEADS, WEATHER-STRIPPING, FLASHING, INSECT SCREEN, HARDWARE, ETC. AS REQUIRED FOR COMPLETE INSTALLATION.
- EGRESS REQUIREMENTS ARE SATISFIED AS PER THE "2020 BUILDING CODE OF NEW YORK STATE STANDARDS."

INTERIOR FINISHES

- ALL INTERIOR FINISHES TO BE MINIMUM CLASS III FLAME SPREAD AND SMOKE DEVELOPED RATING NOT TO EXCEED 450.

DRYWALL

- PROVIDE AND INSTALL ALL WORK IN RELATION TO DRYWALL CONSTRUCTION INCLUSIVE OF STUDS, BLOCKING AND MISCELLANEOUS ACCESSORIES AS REQUIRED FOR THE COMPLETION OF THE WORK.
- PROVIDE GYPSUM WALLBOARD IN 48" WIDTHS AND IN SUCH LENGTHS AS WILL RESULT IN A MINIMUM OF JOINTS AND IN THE TYPES REQUIRED -1/2" AND 5/8" THICKNESS, TYPE "X" FOR RATED WALLS AND GREEN BOARD FOR TOILET AND WET WALLS.
- USE A JOINTING SYSTEM, INCLUDING REINFORCING TYPE AND COMPOUND. DESIGNED AS A SYSTEM AND USED TOGETHER AND AS RECOMMENDED FOR THIS USE BY THE SELECTED GYPSUM WALLBOARD MANUFACTURER.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE U S G GYPSUM CONSTRUCTION HANDBOOK AND HAVE A SMOOTH HANDED FINISH THROUGHOUT THE CONSTRUCTION.

WOOD FLOORS (WHERE APPLICABLE)

- PROVIDE AND INSTALL ALL HARDWOOD FLOORING AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY THE OWNER.
- USE MAPLE OR OAK WOOD FLOORING THAT IS ISI GRADE. PRACTICALLY FREE OF DEFECTS WITH ONLY MILD COLOR VARIATIONS OR EQUAL WOOD MATCHING BOTH IN APPEARANCE AND PERFORMANCE, COLOR, WIDTH, AND THICKNESS AS SELECTED BY THE OWNER.
- HARDWOOD FLOORING SHALL BE SET DIRECTLY OVER SUBFLOOR THAT IS DRY AND FREE OF ALL FOREIGN MATERIALS. SUBFLOORS SHALL BE TROWELED AND SANDED TO A SMOOTH EVE SURFACE WHERE THE MAXIMUM TOLERANCE FROM PLANE IS PLUS OR MINUS 1/8" IN ANY 10'-0" RADIUS.
- CONCRETE SUBFLOORS ON OR BELOW GRADE SHALL BE PROPERLY WATERPROOFED BENEATH THE SLAB AND AT THE PERIMETER.
- WOOD FLOORING SHALL NOT BE INSTALLED UNTIL ALL MASONRY, PLASTERING, TILE, MARBLE, AND TERRAZZO WORK IS COMPLETED AND ALL MECHANICAL TRADES AND PAINTERS ARE DONE IN AREAS TO RECEIVE FINISH WOOD FLOORING.
- MACHINE SAND WOOD FLOOR SMOOTH AND LEVEL USING COARSE, MEDIUM, AND FINE GRADES OF SANDPAPER AND FINISH WITH A CLEAR, PENETRATING, WATER-REPELLENT WOOD PRESERVATIVE.
- CERAMIC TILE (WHERE APPLICABLE) A. PROVIDE AND INSTALL ALL CERAMIC TILE TO FLOORS AND WALLS AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY THE OWNER.
- B. ALL INSTALLATION SHALL BE ON THIN-SET GROUT.
- C. CERAMIC TILES SHALL BE 4" X 4" OR 2" X 2" IN COLORS SELECTED FROM MANUFACTURERS STANDARDS BY "AMERICAN OLEAN" OR APPROVED EQUAL.
- WORK SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE "HANDBOOK FOR CERAMIC TILE INSTALLATION" OF THE TILE COUNCIL OF AMERICA, LATEST EDITION.

RESILIENT FLOORS (WHERE APPLICABLE)

- PROVIDE AND INSTALL ALL WORK IN RELATION TO THE INSTALLATION OF RESILIENT FLOORING AND VINYL OR RUBBER COVE BASES AND COVERS.
- TILES SHALL BE 12" X 12" X 1/8" AND BASE SHALL BE 4" HIGH. TOPSET: IN COLORS SELECTED FROM MANUFACTURERS STANDARD COLORS BY "ARMSTRONG" OR "KENTILE" OR APPROVED EQUAL.
- SHEET FLOORING AND TILES SHALL BE SET DIRECTLY OVER SUBFLOOR AND OR CONCRETE SLAB. ANY FILL OR BACKFILL SHALL BE FILLED WITH LATEX FILLER, TROWELED AND SANDED TO A SMOOTH EVEN SURFACE PRIOR TO INSTALLATION.

CARPET (WHERE APPLICABLE)

- PROVIDE AND INSTALL CARPETING TO FLOORS AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY OWNER.
- CARPET TO MEET ASTM STANDARDS SET FORTH IN "FLAME SPREAD" AND "SMOKE DEVELOPED" TESTS.
- INSTALLATION OF CARPET SHALL BE LITE BACK OR DIRECT GLUE DOWN, AS DIRECTED BY OWNER. COLORS AND STYLES AS SELECTED FROM MANUFACTURERS' STANDARDS BY "MILLIKEN", "BENTLEY", "STRATTON" OR APPROVED EQUAL.

PAINTING

- PROVIDE SURFACE PREPARATION AND FINISH COATS ON ALL DOORS, WINDOWS, FRAMES, TRIMS, RAILINGS, DRYWALL, PARTITIONS, SOFFITS, CEILINGS, FASCIAS, EXTERIOR SIDING, INTERIOR AND EXTERIOR BLOCK WORK AS DIRECTED BY THE OWNER.
- PAINT SCHEDULE: A. EXTERIOR CONCRETE - ONE (1) COAT OF ACRYLIC FILLER AND ONE (1) COAT OF ACRYLIC FINISH. B. EXTERIOR WOOD - ONE (1) COAT OF PRIMER AND TWO (2) COATS OF WEATHER PROTECTIVE FINISH. C. EXTERIOR METAL, GALVANIZED - TWO (2) COATS OF UNSEED ALKYD ENAMEL. D. METAL, FERROUS - ONE (1) COAT OF RUST PREVENTATIVE PRIMER AND TWO (2) COATS OF ALKYD ENAMEL. E. INTERIOR DRYWALL - ONE (1) COAT OF WHITE PRIMER AND TWO (2) COATS OF FLAT LATEX. F. INTERIOR WOOD - TWO (2) COATS OF SEMI GLOSS LATEX.
- ALL SURFACES TO RECEIVE PAINT SHOULD BE FREE OF RUST, DIRT, GREASE, OIL, WAX, LOOSE PAINT, AND ALL OTHER FOREIGN MATTER.
- DO NOT PAINT IN DIRECT SUNLIGHT OR ANY EXTERIOR WORK IN FOGGY, DAMP WEATHER, DURING RAINY WEATHER OR WHEN THE TEMPERATURE IS BELOW 45 DEG. F.
- ALL COATS SHALL BE THOROUGHLY DRY AND HARD BEFORE APPLYING SUCCEEDING COATS.
- SUGGESTED MANUFACTURERS INCLUDE "BENJAMIN MOORE", "PITTSBURGH PAINTS", "GLIDDEN" OR "CON-LUX".

FINISH CARPENTRY & MILLWORK

- PROVIDE FINISH TRIMS, SOFFITS, AND FASCIAS AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE OWNER.
- ALL INTERIOR DOOR AND WINDOW TRIMS AND ALL FLOOR BASES AS SELECTED BY OWNER.

ELECTRICAL

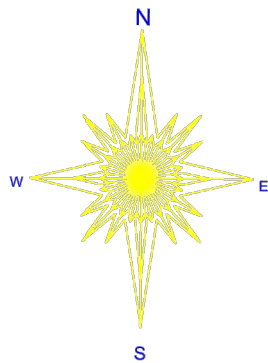
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE IN ACCORDANCE WITH ALL CODES AND AGENCIES HAVING JURISDICTION. ELECTRICAL LAYOUT SHOWN IS DIAGRAMMATIC ONLY.
- ALL SWITCHES TO BE 3'-10" ABOVE FINISH FLOOR TO CENTER LINE OF SWITCH UNLESS OTHERWISE NOTED.
- ALL CONVENIENCE OUTLETS ARE 14" ABOVE FINISH FLOOR TO CENTER LINE OF SWITCH UNLESS OTHERWISE NOTED.
- ALL INTERIOR WALL BRACKET FIXTURES TO BE AT 6'-6" ABOVE FINISH FLOOR TO CENTER LINE OF FIXTURE. (8'-0" ABOVE FINISH FLOOR FOR RECEPTACLES).
- ALL EXTERIOR WALL BRACKET FIXTURES TO BE AT 6'-6" ABOVE FINISH FLOOR TO CENTER LINE OF FIXTURE.
- ELECTRIC SERVICE CONDUCTORS AND EQUIPMENT SHALL BE OF A CAPACITY ADEQUATE TO SERVE THE CALCULATED LOAD AND ANY SPARE CIRCUITS PROVIDED FOR FUTURE USE.
- SMOKE DETECTORS SHALL BE U.L. APPROVED. THEY SHALL BE LOCATED ON CEILING WITH 12" CLEARANCE TO WALLS & WIRE TO SOUND ALARM. W/ BATTERY BACK-UP AND TO BE HARDWIRED AS PER "2020 BUILDING CODE OF NEW YORK STATE".
- VERIFY LOCATION OF ALL RECEPTACLES FOR APPLIANCES WITH MANUFACTURER'S SPECIFICATIONS.
- PROVIDE AT LEAST TWO (2) 15 AMP CIRCUITS FOR LIGHTING AND GENERAL USE FOR FIRST 500 S.F. OF GROSS AREA AND ONE (1) 15 AMP FOR EACH ADDITIONAL 500 S.F. OF AREA.
- ALL COMMERCIAL KITCHEN LOADS SHALL BE DESIGNED BY AN MEP ENGINEER.
- NO POINT ALONG FLOOR LINE MEASURED HORIZONTALLY SHALL BE MORE THAN 6'-0" FROM A RECEPTACLE OUTLET.
- ALL ELECTRICAL INSTALLATION SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND EQUIPMENT SHALL BEAR THE LABEL OR APPROVAL OF THE UNDERWRITERS LABORATORIES, INC.
- ELECTRICAL CONTRACTOR SHALL, BEFORE CONSTRUCTION, VERIFY SPACE REQUIRED FOR METER INSTALLATION AND SERVICE UPGRADES OR NEW SERVICE AS NEEDED FOR WORK SHOWN. GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF ANY PROBLEM.
- GROUND FAULT INTERCEPTORS SHALL BE PROVIDED AT ALL BATHROOM OUTLETS & ALL OVER COUNTER KITCHEN OUTLETS AS PER SECTION 210-0 N.E.C. 2017.

PLUMBING

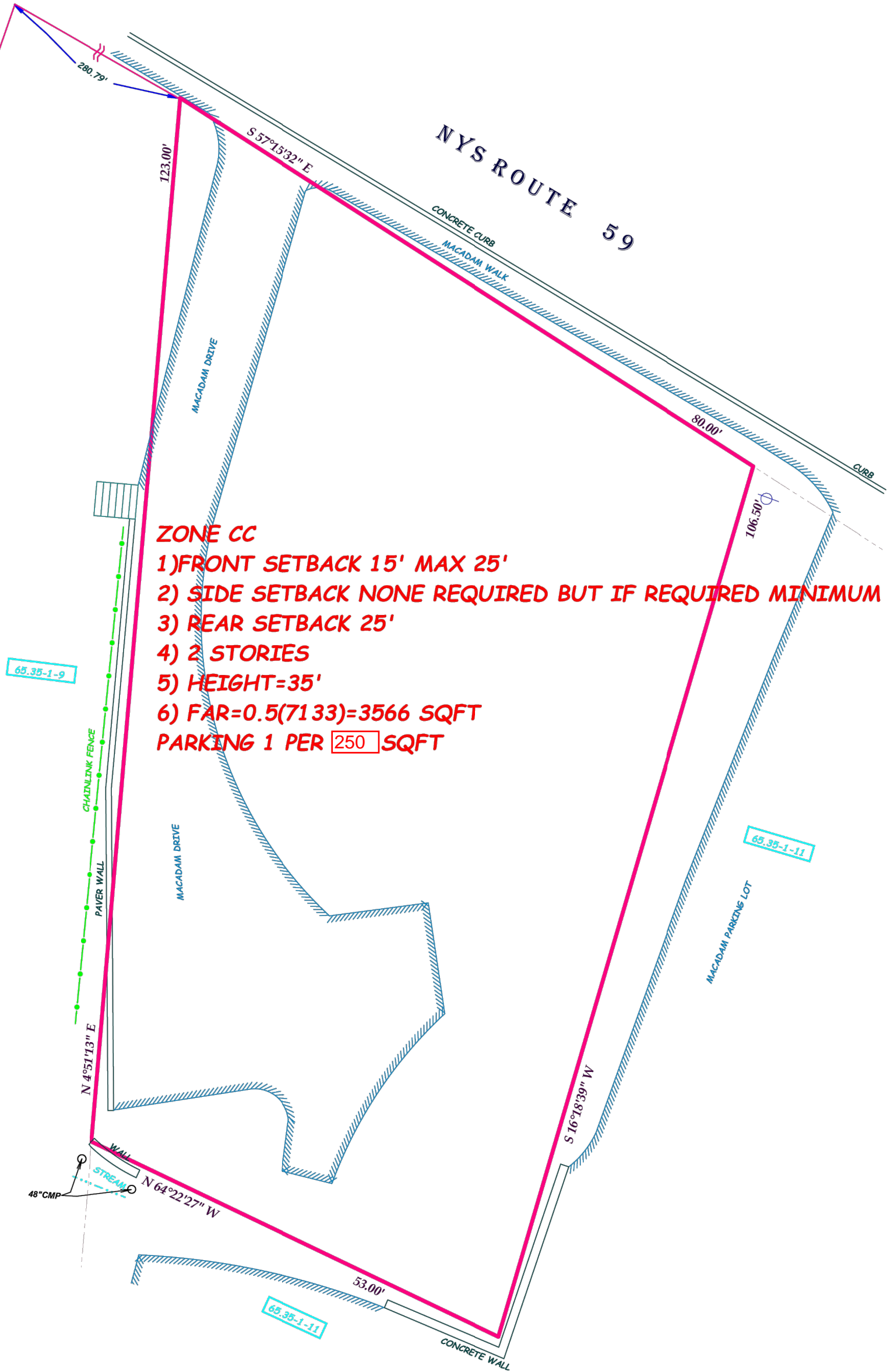
- ALL WORK SHALL BE PERFORMED BY A ROCKLAND COUNTY LICENSED PLUMBER AND SHALL BE IN ACCORDANCE WITH ALL CODES AND AGENCIES HAVING JURISDICTION. PLUMBING LAYOUT SHOWN IS DIAGRAMMATIC ONLY.
- WORK INCLUDES, BUT NOT LIMITED TO SOIL, WASTE, AND VENT PIPING INSTALLATION AND CONNECTION TO EXISTING SUPPLY AND SEWER. HOT AND COLD WATER PIPING, PLUMBING FIXTURES AND APPLIANCES AND GAS PIPING (WHERE APPLICABLE).
- ALL WATER PIPING BELOW CONCRETE FLOORS SHALL BE SOFT TEMPER,TYPE "K" COPPER TUBING, WATER PIPING ABOVE GROUND SHALL BE SOFT OR HARD COPPER TUBING. ALL PIPING INSIDE EXTERIOR WALLS SHALL BE INSULATED.
- ALL WASTE, SOIL, AND DRAINAGE PIPING SHALL BE P.V.C. SCHEDULE 40 PLASTIC PIPE.
- WHENEVER SUBSOIL DRAINAGE, FIXTURES, AND OTHER EQUIPMENT ARE SITUATED BELOW THE LEVEL OF INCOMING PUBLIC SEWER SERVICE US. SEWAGE EJECTORS, PUMPS AND OTHER RELATED EQUIPMENT AS REQUIRED TO EXPEL THE CONTENTS INTO THE PUBLIC SEWERS. (I.E. BACKFLOW PREVENTER)
- PROVIDE SHUT OFF VALVES TO ALL FIXTURES.

WALDRON AVENUE

NYS ROUTE 59



- ZONE CC
- 1) FRONT SETBACK 15' MAX 25'
 - 2) SIDE SETBACK NONE REQUIRED BUT IF REQUIRED MINIMUM 5'
 - 3) REAR SETBACK 25'
 - 4) 2 STORIES
 - 5) HEIGHT=35'
 - 6) FAR=0.5(7133)=3566 SQFT
PARKING 1 PER 250 SQFT



LOT AREA = 7,133.65 SQUARE FEET

TAX MAP DESIGNATION: 65.35-1-10

SURVEY FOR
GBD NYACK LLC



CERTIFIED TO: GBD NYACK LLC
THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE

NOTE:
"IT IS A VIOLATION OF THE STATE EDUCATION LAW
FOR ANY PERSON UNLESS ACTING UNDER THE
DIRECTION OF A LICENSED LAND SURVEYOR, TO
ALTER ANY TITLE IN ANY WAY."
"ONLY COPIES OF THIS SURVEY MARKED WITH THE
LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL
EMBOSSED OR INK SEAL ARE THE PRODUCT OF THE
LAND SURVEYOR."
"THIS SURVEY WAS PREPARED FOR THE PARTIES AND
PURPOSE INDICATED HEREON. ANY EXTENSION OF
THE USE BEYOND THE PURPOSES AGREED TO
BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS
THE SCOPE OF THE ENGAGEMENT."
THIS SURVEY MAP IS SUBJECT TO AN ACCURATE
ABSTRACT OF TITLE.
EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE
SURFACE OF THE GROUND THAT ARE
NOT VISIBLE ARE NOT SHOWN.

PROPOSED CONSTRUCTION:

**DUZGUND
RETAIL STORE**



45 ROUTE 59
NYACK NY

ARCHITECT

L I G H T H A U S
587 PIERMONT AVE
PIERMONT NY, 10968
845.731.1331

SURVEYOR

C I V I L

STRUCTURAL

INTERIOR

L I G H T H A U S
587 PIERMONT AVE
PIERMONT NY, 10968
845.731.1331

Lighthaus

05/23/25 ISS. FOR DOB

05/21/25 ISS. FOR DOB

DATE SUBMISSIONS

SURVEY

SURVEY SIGNED AND
SEALED BY OTHERS

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE
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OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT
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ISSUE DATE: 05/23/2025 PROJECT NO: #24-008

DRAWN BY: ABM CHECKED BY: ABM

SCALE: AS NOTED SHEET NO: 4 of 12

DRAWING NO:

S-100.00

SECTION 65.35
BLOCK 1
LOT 10
ZONING CC

GENERAL NOTES:

1. SEE CIVIL ENGINEERS DRAWINGS FOR GRADING AND DRAINAGE INFORMATION NOT SHOWN IN THESE DRAWINGS.
2. UPON EXECUTION OF THE CONTRACT, PROVIDE THE LANDSCAPE ARCHITECT AND OWNER WITH A CRITICAL PATH SCHEDULE TO INCLUDE EACH ITEM, LEAD TIME, ORDER AND INSTALLATION DATE FOR SUBSTANTIAL COMPLETION.
3. PROVIDE FOR POSITIVE DRAINAGE. NOTIFY LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE OTHERWISE. MAINTAIN FLOWLINES AND DRAINAGE PATTERNS AS INDICATED ON ENGINEER'S GRADING DRAWINGS.
4. VERIFY AND STAKE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND AS REQUIRED BY GOVERNING AGENCIES TO BE HELD LIABLE FOR DAMAGES TO EXISTING UTILITIES INCURRED BY INSTALLATION OF THE WORK.
5. REPAIR AND REPLACE ANY EXISTING IMPROVEMENTS THAT ARE DAMAGED DURING CONSTRUCTION.
6. CHECK DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS WITH FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE OWNER.
7. VERIFY PROPERTY LINES PRIOR TO COMMENCING WORK. NO CONSTRUCTION ITEM, INCLUDING FOOTINGS, SHALL EXTEND BEYOND PROPERTY LINE.
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH THE WORK. PIPING, CONDUIT AND SLEEVES SHALL BE SET IN PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
9. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISH STRUCTURE, CONSTRUCTION MEANS AND METHODS, SAFETY PROCEDURES, BRACING, TEMPORARY SUPPORTS, AND SHORING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT DO NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
- 10.GIVE LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS NOTICE FOR REQUIRED OR REQUESTED JOB SITE VISIT.
- 11.FORMS AND ALIGNMENT OF PAVING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO POURING.
- 12.FOR SUBMITTALS, SAMPLES AND SHOP DRAWINGS REQUESTED, SUBMIT IN TRIPLICATE TO LANDSCAPE ARCHITECT WITH ONE COPY TO THE OWNER UNLESS OTHERWISE SPECIFIED.
- 13.PROPOSED SURFACES SHALL MEET EXISTING SURFACES WITH SMOOTH AND CONTINUOUS TRANSITION AND FLUSH ALONG ENTIRE EDGE.
- 14.DIMENSIONS ARE FROM OUTSIDE FACE OF THE BUILDING, PAVING AND WALLS UNLESS OTHERWISE NOTED. ANGLES ARE 90 OR 45 UNLESS OTHERWISE NOTED.
- 15.COORDINATE AND COOPERATE WITH CONTRACTORS OF ATTACHED, ADJOINING AND INTERFACING WORK OF OTHER TRADES.
- 16.MATERIALS AND WORKMANSHIP, CONFORM TO LATEST UNIFORM BUILDING CODES AND APPLICABLE GOVERNING AGENCY CODES AND ORDINANCES. NO PART OF CONTRACT DOCUMENTS TO BE IN VIOLATION OF CODES. IF DISCREPANCIES EXIST, NOTIFY LANDSCAPE ARCHITECT AND OWNER.

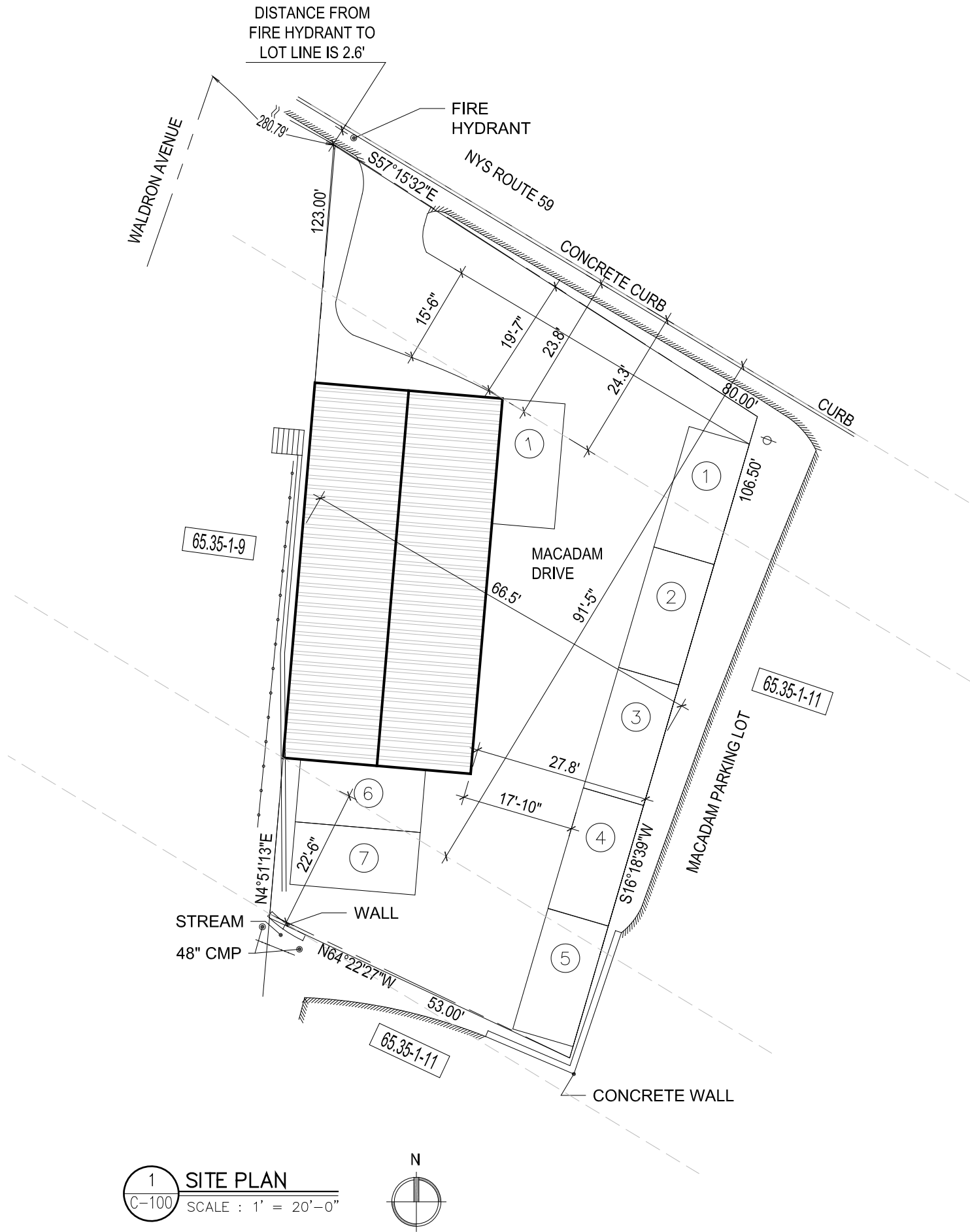
CONSTRUCTION NOTES

1. CONCRETE SLUMP: MAXIMUM SLUMP 4 INCHES, EXCEPT FOR FOUNDATIONS WHICH MAY HAVE A 5 INCH MAXIMUM SLUMP.
2. CONSTRUCTION TO BE PLUMB AND TRUE UNLESS OTHERWISE NOTED OR INDICATED.
- 3 REBAR AND FOOTING SIZES, IF SHOWN, ARE FOR BIDDING PURPOSES ONLY. VERIFY WITH OWNER'S STRUCTURAL OR SOILS ENGINEER THE NEED FOR ALL REINFORCING, BASE MATERIAL, PRE SATURATION AND OTHER STRUCTURAL REQUIREMENTS.
4. PAVING AND CONCRETE CONTRACTORS ARE TO COORDINATE AND COOPERATE WITH THE ELECTRICAL, DRAINAGE AND IRRIGATION SYSTEMS INSTALLATION FOR REQUIRED SLEEVES, PIPES, AND CONDUITS UNDER PAVING.
5. PRIOR TO LAYOUT OF UNDERGROUND IMPROVEMENTS, REFER TO PLANTING PLANS FOR TREE LOCATIONS. STAKE TREES AND OUTLINE SPECIFIED BOX SIZE. ROUT UNDERGROUND DRAINAGE, ELECTRICAL, POOL AND IRRIGATION PIPING OUTSIDE EXCAVATION REQUIRED FOR TREES.
6. ALLOW AT LEAST 6-8 WEEKS TIME FOR PLACEMENT OF ORDER UNTIL DELIVERY ON ANY MANUFACTURED ITEM UNLESS OTHERWISE NOTED.
7. REFER TO FINISH GRADING/DRAINAGE PLANS FOR VERTICAL DIFFERENCES, GRADES AND DRAINAGE SYSTEMS.
- 8.WRITTEN DIMENSIONS AND DETAILS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 9.VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS AT THE JOB SITE. REPORT DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE OWNER AND THE LANDSCAPE ARCHITECT.
- 10.CONFORM TO LATEST UNIFORM BUILDING CODE AND APPLICABLE GOVERNING AGENCY CODES AND ORDINANCES. NO PART OF THE CONTRACT DOCUMENTS ARE INTENDED TO BE IN VIOLATION OF CODES. IF DISCREPANCIES EXIST, NOTIFY LANDSCAPE ARCHITECT AND OWNER.
- 11.COORDINATE AND COOPERATE WITH CONTRACTORS OF ATTACHED, ADJOINING AND INTERFACING WORK OF OTHER TRADES.

EXISTING COORDINATES HAVE BEEN TAKEN FROM THE SURVEY CREATED BY : ANTHONY R. CELANTANO, P.L.S. LIC#50633 AND CREATED FOR 179 GREENBUSH ROAD. CREATED ON 03.22.22 AND UPDATED ON 10.11.24

LOT AREA = 7133.65 SQUARE FEET
TAX MAP DESIGNATION: 65.35-1-10

1. FRONT SETBACK 15' MAX 25'
2. SIDE SETBACK NONE PROVIDED
3. FAR = 0.5 (7133) = 3566 SFT
4. PARKING 1 PER 250 SFT



1 SITE PLAN
C-100 SCALE : 1' = 20'-0"

Zoning Chart					
Address: 45 RT 59 Nyack NY					
Tax Map Reference: Section: 66.21 Block: 1 Lot: 10 Zoning District: CC		Construction Classification: Use Classification: Occupancy: Type I Commercial Retail			
	Required/ Permitted	Existing	Proposed	Existing Condition	Proposed Compliance
Lot Area					
Lot Area	7,500 sq.ft. (min.)	7,133.65 sq.ft.	7,133.65 sq.ft.	Existing Non Coforming	Variance Requested
Impervious Surface	0 sq.ft	0.00 sq.ft.	0.00 sq.ft.	Complies	Complies
Lot Coverage	-	0%	25%	Complies	Complies
FAR					
Primary Structure	3,566 sq. ft.	0 sq. ft.	1800 sq. ft.	Complies	Complies
FAR	0.50	0	0.25	Complies	Complies
Yard Regulations					
Min Lot Width	60 ft	- ft.	57.85 ft.	Complies	Complies
Street Frontage	60 ft	80 ft.	80 ft.	Complies	Complies
Front Yard	15 ft.	0 ft.	24.3 ft.	Complies	Complies
1 Side Yard	0'-5' ft.	0 ft.	0 ft.	Complies	Complies
2 Side Yards (total)	0 ft	0 ft.	27.8 ft.	Complies	Complies
Rear Yard	25 ft.	0 ft.	22.5 ft.	N/A	Variance Requested
Height Regulations					
Max. Building Ht.	2 Stories	0 Storie	1 Storie	Complies	Complies
Max. Building Ht.	35 ft.	0 ft.	21 ft.	Complies	Complies
Max. Building Length	-	0 ft	60 ft.	Complies	-
Minimum usable open space (per du)	-	0 %	N/A %	N/A	N/A
Max. Density(D.U./Acre)	-	-	-	N/A	N/A
Minimum dwelling unit size	- sft	N/A	N/A	N/A	N/A
Parking	1/250 sft	0	1800/250=7 7provided	N/A	Complies

PROPOSED CONSTRUCTION:

DUZGUND RETAIL STORE



45 ROUTE 59
NYACK NY

ARCHITECT

L I G H T H A U S
587 PIERMONT AVE
PIERMONT NY, 10968
8 4 5 . 7 3 1 . 1 3 3 1

SURVEYOR

C I V I L

STRUCTURAL

INTERIOR

L I G H T H A U S
587 PIERMONT AVE
PIERMONT NY, 10968
8 4 5 . 7 3 1 . 1 3 3 1

LightHaus

08/18/25 ISS. FOR DOB

08/06/25 ISS. FOR DOB

07/22/25 ISS. FOR DOB

05/23/25 ISS. FOR DOB

05/21/25 ISS. FOR DOB

04/25/25 ISS. FOR DOB

11/27/24 ISS. FOR OWNERS REV.

10/17/24 ISS. FOR OWNERS REV.

DATE SUBMISSIONS

SITE PLAN



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ISSUE DATE: 07.22.2025 PROJECT NO: #24-018

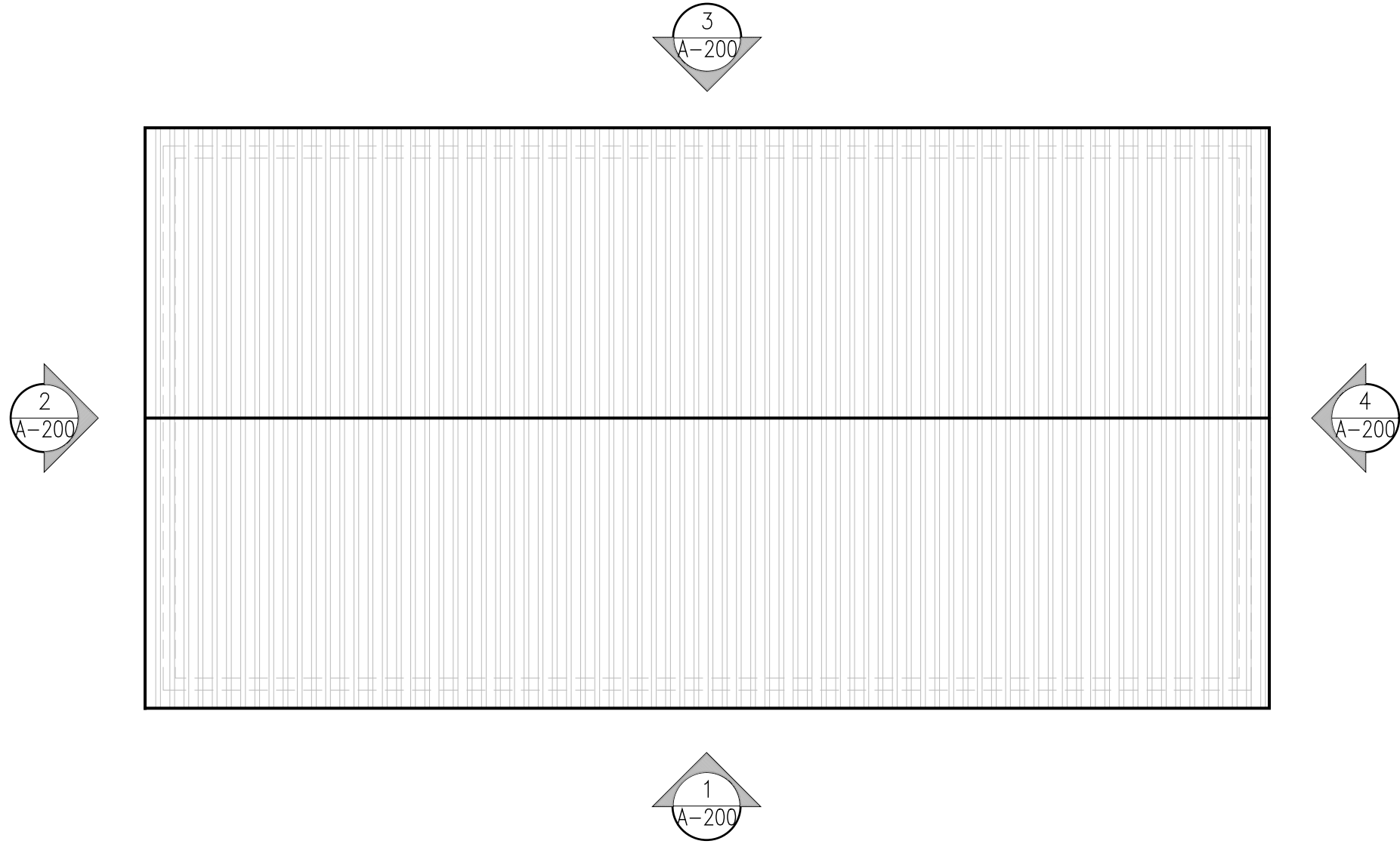
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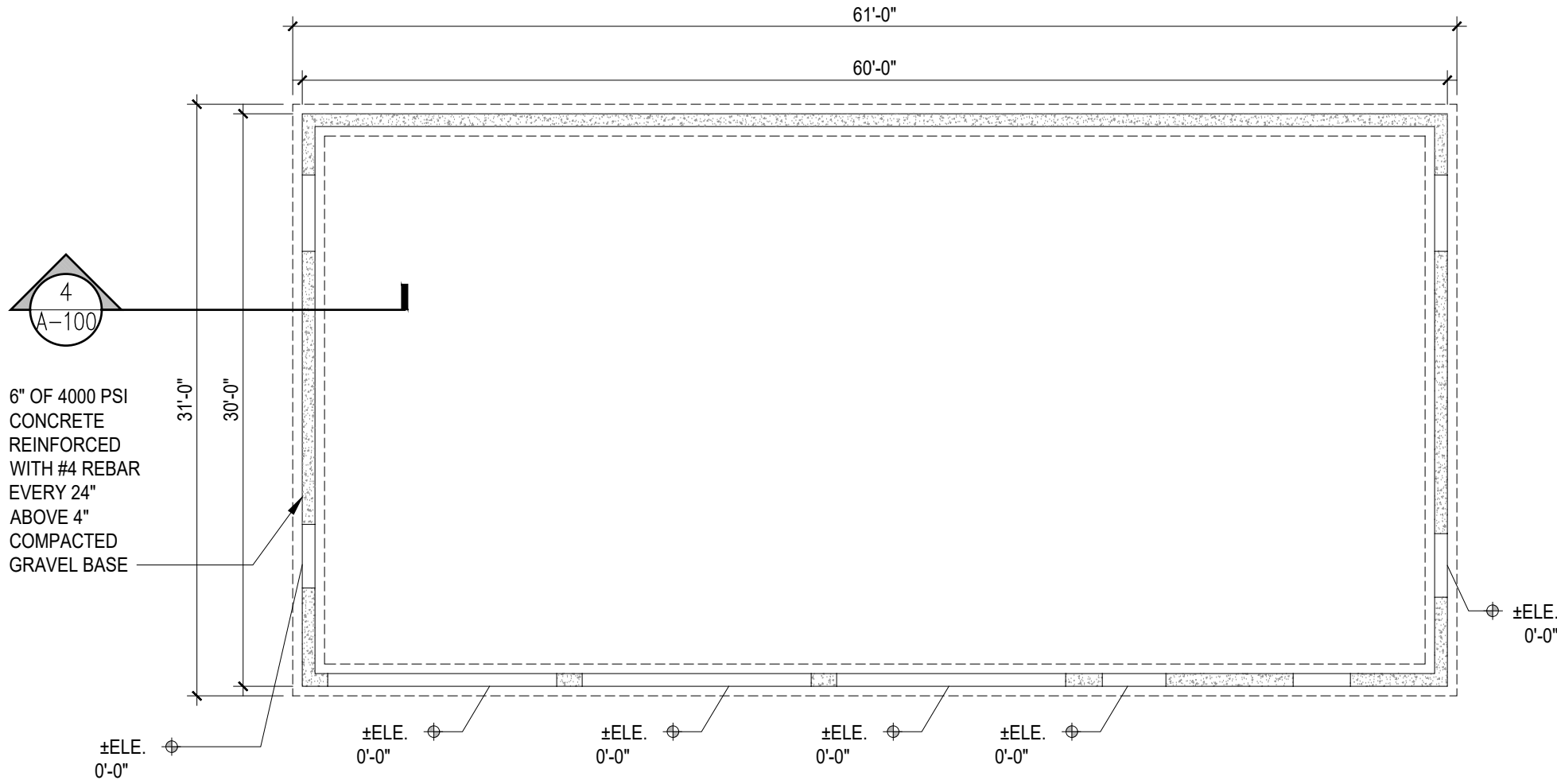
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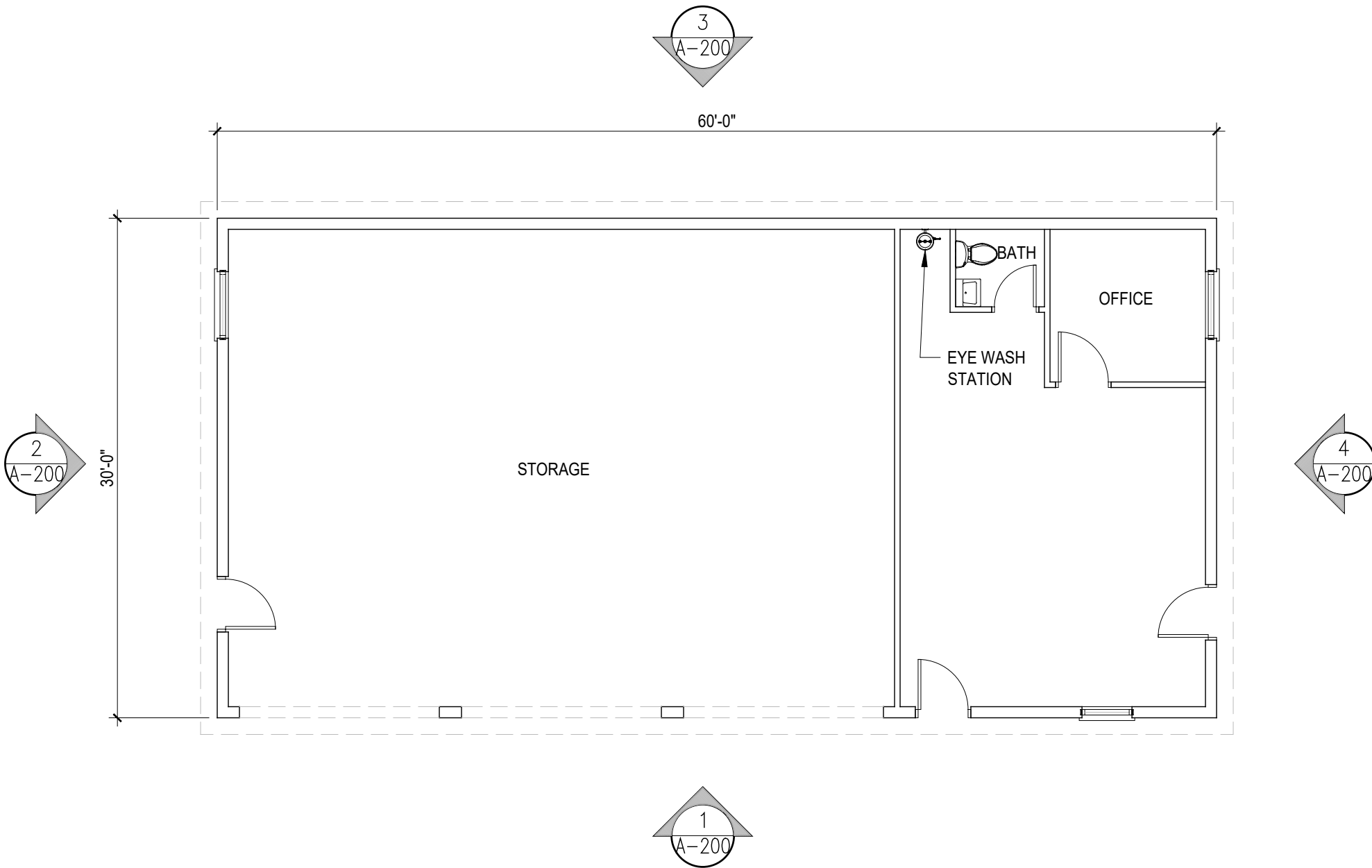
SECTION 65.35
BLOCK 1
LOT 10
ZONING CC



2 ROOF PLAN
SCALE : $\frac{1}{8}" = 1'-0"$

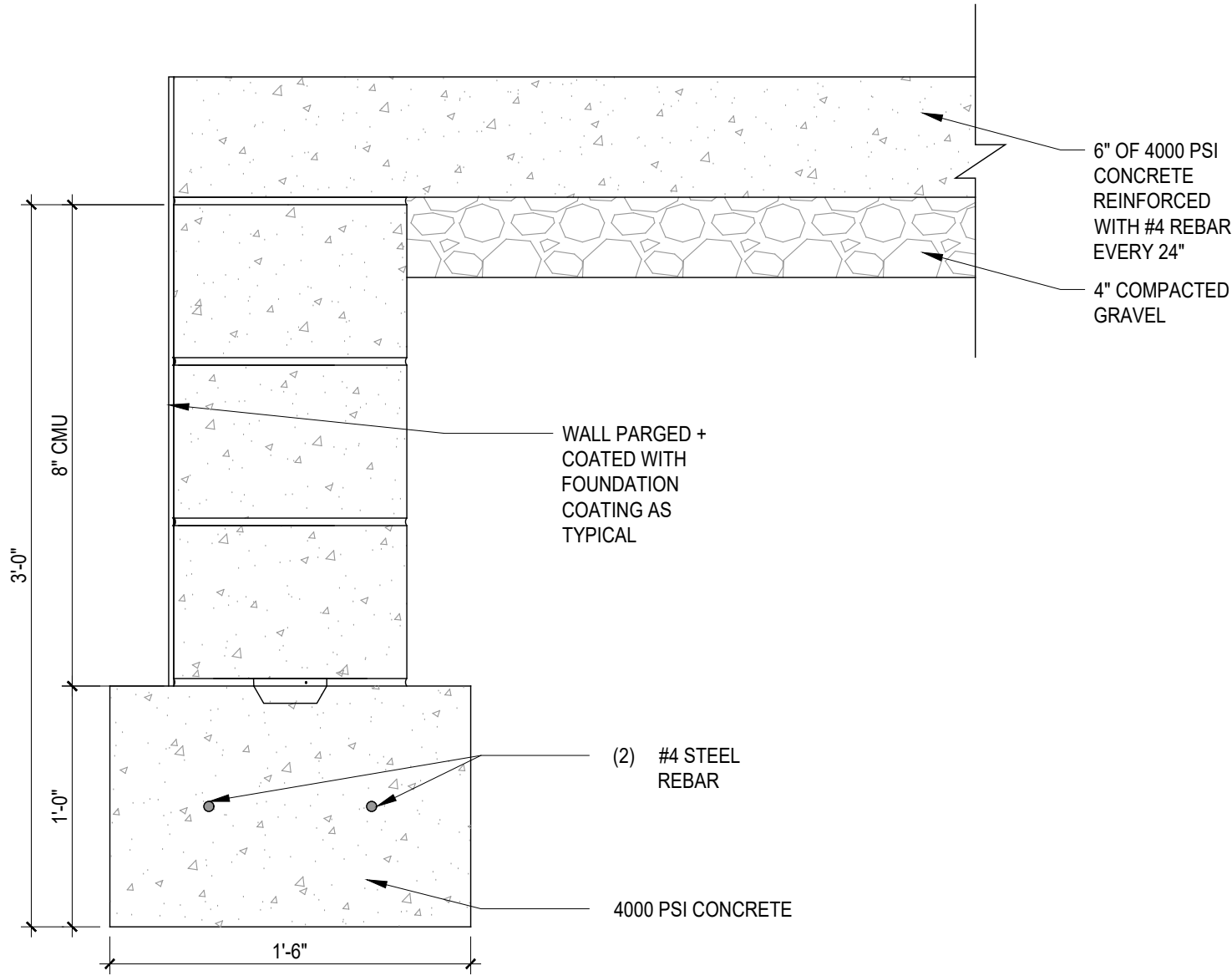


3 FOUNDATION PLAN
SCALE : $\frac{1}{8}" = 1'-0"$



1 FIRST FLOOR PLAN
SCALE : $\frac{1}{8}" = 1'-0"$

FIRST FLOOR AREA - 1800 SFT



4 SECTION DETAIL
SCALE : $1 \frac{1}{2}" = 1'-0"$

PROPOSED CONSTRUCTION:

DUZGUND
RETAIL STORE



45 ROUTE 59
NYACK NY

ARCHITECT

L I G H T H A U S
587 PIERMONT AVE
PIERMONT NY, 10968
845.731.1331

SURVEYOR

C I V I L

STRUCTURAL

INTERIOR

L I G H T H A U S
587 PIERMONT AVE
PIERMONT NY, 10968
845.731.1331

Lighthaus

05/23/25	ISS. FOR DOB
05/21/25	ISS. FOR DOB
11/27/24	ISS. FOR OWNERS REV.
11/07/24	ISS. FOR OWNERS REV.
11/04/24	ISS. FOR OWNERS REV.
DATE	SUBMISSIONS



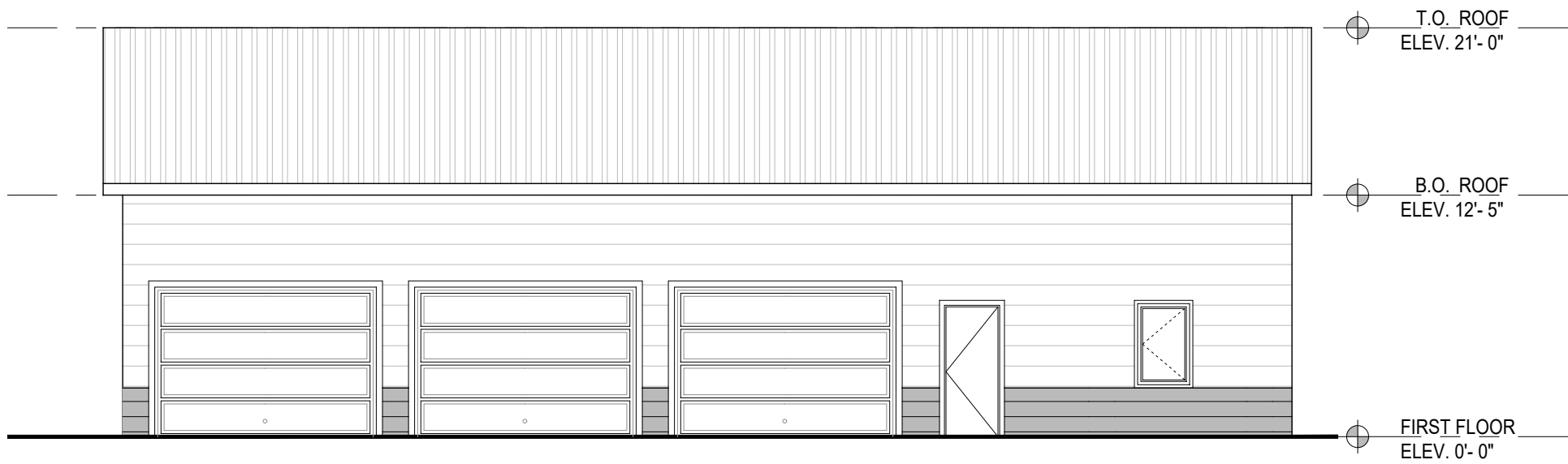
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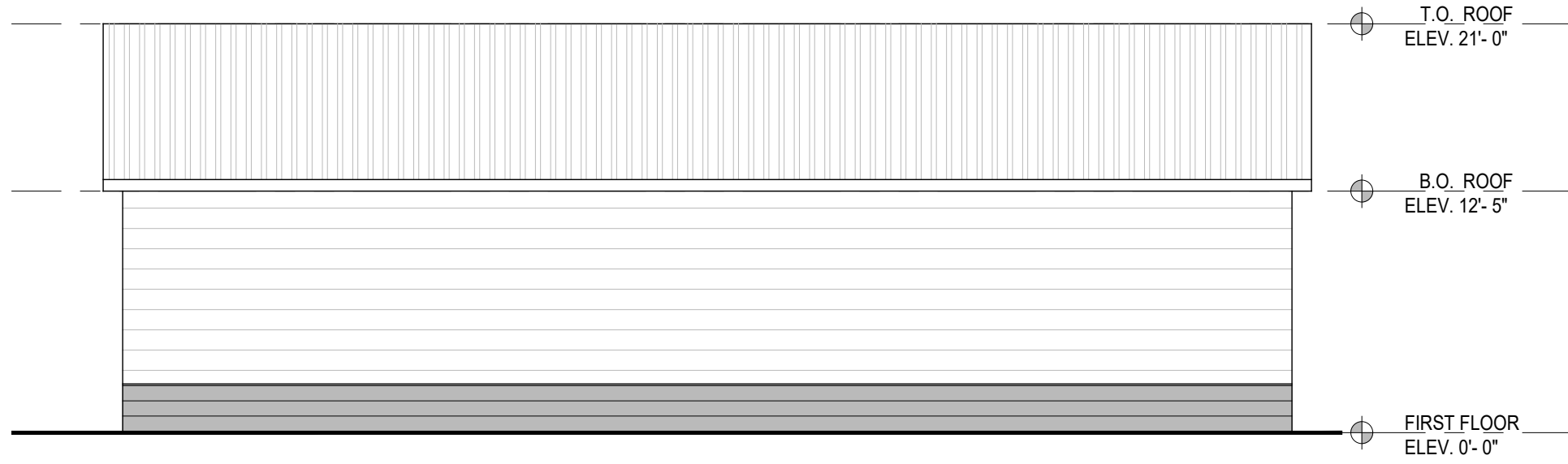
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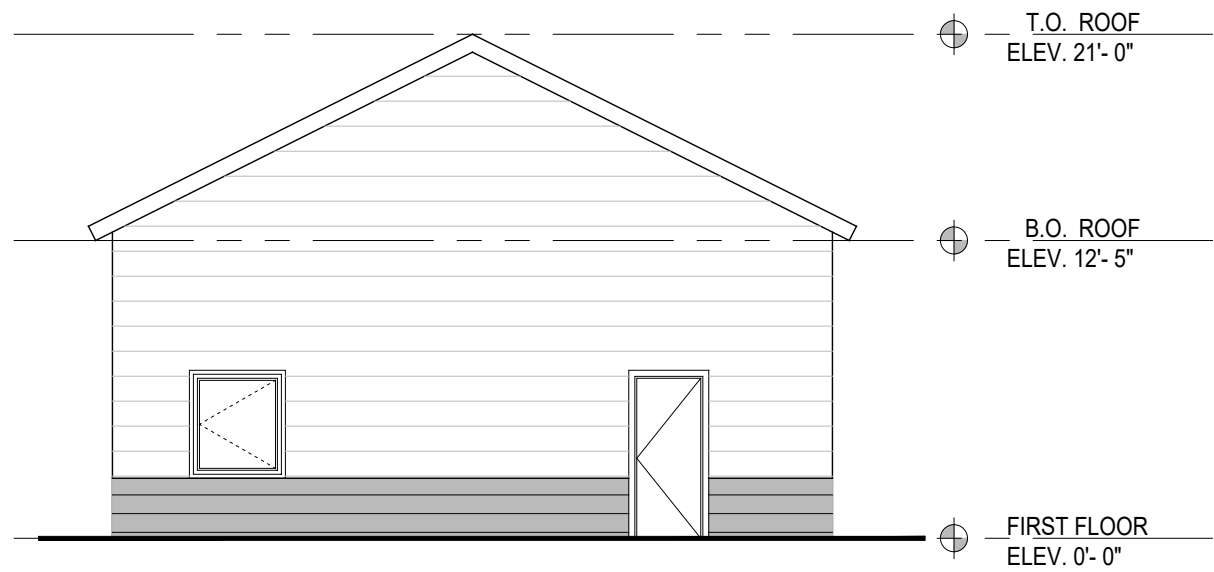
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BLOCK	1
LOT	10
ZONING	CC



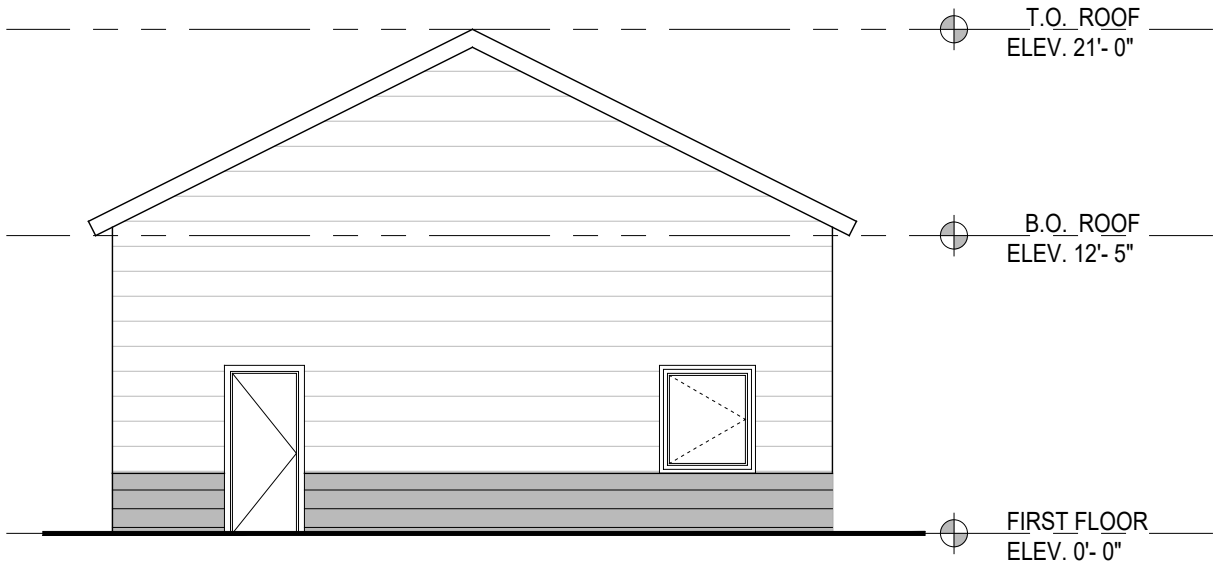
1 ELEVATION
SCALE : 1/8" = 1'-0"



3 ELEVATION
SCALE : 1/8" = 1'-0"



2 SIDE ELEVATION
SCALE : 1/8" = 1'-0"



4 SIDE ELEVATION
SCALE : 1/8" = 1'-0"

PROPOSED CONSTRUCTION:

DUZGUND
RETAIL STORE



45 ROUTE 59
NYACK NY

ARCHITECT

L I G H T H A U S
587 PIERMONT AVE
PIERMONT NY, 10968
8 4 5 . 7 3 1 . 1 3 3 1

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Lighthouse

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DRAWING NO:

A-200.00

SECTION 65.35
BLOCK 1
LOT 10
ZONING CC



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NO
PARKING
ANY
TIME

NO
STOPPING
ANY
TIME



NYACK DINER
NAILS
EZ
EZ FOOD & MORE

SPEED
LIMIT
30

Kwik Mart
NAILS
EZ
State Farm
NYACK DINER





AUTOMOTIVE

RENEW



KIA

Nissan

HVAC

Ocean Plaza

FOR LEASE
ROYAL
914-237-3400







TREEHOUSE
CANNABIS



NO
ENTRY

SPEED
LIMIT
25

