

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL STATE, MUNICIPAL, LOCAL ZONING AND THE 2020 BUILDING CODE OF NYS; THE 2020 EXISTING BUILDING CODE OF NYS (CHAPTER 3, SECTION 301 CHAPTER 6, SECTIONS 602, 603 AND 605); FIRE CODE OF NEW YORK STATE; THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE ETC.; AND THE TOWN HAVING JURISDICTION LAWS.
2. DO NOT SCALE THE DRAWING; FOLLOW DIMENSION ONLY.
3. ALL CONTRACTORS AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT THROUGH INSPECTION OF THE SITE AND THE DRAWINGS SO AS TO THOROUGHLY UNDERSTAND THE DRAWINGS. ANY AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR AS MAY APPLIED , IT IS RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR AS MAY APPLY TO ENSURE THAT DISCREPANCIES OR OMISSIONS ARE REPORTED AND CLARIFICATION OBTAINED FROM THE ARCHITECT PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST FOR SAME BEING BORNE BY THE CONTRACTOR OR SUBCONTRACTOR.
4. ARCHITECT HAS BEEN RETAINED FOR DESIGN PURPOSES ONLY. ARCHITECT AS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS, OR FOR ANY BIDDING PROCEDURES. ARCHITECT IS NOT RESPONSIBLE FOR ANY ELECTRICAL OR MECHANICAL SYSTEMS RELATED TO THIS CONSTRUCTION. HIS RESPONSIBILITY IS STRICTLY LIMITED TO THE CONTENTS OF THESE WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS ONLY. ANY DEVIATIONS FROM THESE PLANS REMOVES ANY RESPONSIBILITY OF THE ARCHITECT IN ENTIRETY TO THAT OF THESE PLANS.
5. PLANS ARE BASED ON SITE SURVEY GIVING TO THE ARCHITECT BY THE OWNER. THEY SHALL BE REVIEWED BY A LICENSED ENGINEER OR SURVEYOR WHO SHALL VERIFY ALL SETBACKS AND BUILDING LINES PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT COMMENCE THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REMOVAL, IMPROVEMENT, DEMOLITION OR CONVERSION OF ANY BUILDING OR STRUCTURE OR CAUSE THE SAME TO BE DONE, WITHOUT FIRST OBTAINING A SEPARATE BUILDING PERMIT.
7. CONTRACTOR SHALL BE PROVIDE RESPONSIBLE FOR THE PERMIT, FEES AND COST REQUIRED RELATED TO THE WORK OF THE CONTRACT. CONTRACTOR WILL BE KNOWLEDGE TO REQUIRED THE INSPECTIONS AND REQUEST AN INSPECTION FOR ALL WORK PHASE COMPLETED AS REQUIRED.
8. CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL FURNISH OWNER WITH CERTIFICATES OF INSURANCES AND WORKMEN'S COMPENSATION INSURANCE AS IT IS REQUIRED TO PERFORM THE WORK BY THE LOCAL AND STATE FEDERAL SAFETY LAWS.
9. ALL CONTRACTORS SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF DIRT AND REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADE ALL ADJACENT SURFACES TO THEIR WORK SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OF THE CONTRACTOR'S WORK TO BE DONE. THE CONTRACTOR SHALL BE PROTECTED ALL ADJACENT SURFACES DURING THE COURSE OF THE WORK.
10. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER, AND SHALL BE SUBJECT TO INSPECTION BY THE MUNICIPALITY NO INTERRUPTIONS OF WATER SERVICE OR HEATING SHALL BE PERMITTED WITHOUT PRIOR APPROVAL FROM THE OWNER.
11. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL CONFORM TO NFPA 70 (THE NATIONAL ELECTRICAL CODE), LATEST EDITION, AND THE LOCAL UTILITY COMPANY, AND SHALL BE SUBJECT TO INSPECTION AND CERTIFICATION BY THE NEW YORK BOARD OF FIRE UNDERWRITERS, OR EQUAL, NOT INTERRUPTIONS TO ELECTRICAL SERVICE DUE THE CONSTRUCTION OPERATIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL FROM THE OWNER.
12. ALL WORK INDICATED IN THESE PLANS AND SPECIFICATIONS, TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, ARE IN COMPLIANCE WITH THE NY STATE CODES.

GYPSTUM BOARD PANELS AND FIRE PARTITION NOTES

- GYPSTUM BOARD SHALL BE CONSTRUCTED IN ACCORDANCE WITH PROVISIONS OF THE 2020 BUILDING CODE OF NYS CHAPTER 25
1. FOR ALL FIRE RATED PARTITION ASSEMBLIES: - OBTAIN AND FULLY CONFORM TO DESIGN REQUIREMENTS FOR EACH PARTITION ASSEMBLY IN THE LATEST EDITION OF UNDERWRITERS LABORATORIES, INC.; FIRE RESISTANCE DIRECTORY, OR THE GYPSTUM ASSOCIATION FIRE RESISTANCE MANUAL.
2. METALLIC OUTLETS OR SWITCH BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS, SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES. CAULK AROUND BOX TO PREVENT SOUND LEAKAGE. - IF LESS THAN TWO STUD BAYS, USE "CLAY-PACKS" OR "PADDY PACKS" ON BACK OF RECEPTACLES.
3. REFER TO FINISH SCHEDULE, INTERIOR ELEVATIONS, AND ARCHITECTURAL WOODWORK DETAILS FOR WALL FINISHES AND WALL-HANG PARTITION BLOODING INFORMATION.
4. USE TYPE X GYPSTUM WALLBOARD (TYP) EXCEPT WHERE TYPE C IS SPECIFIED @ RATED PARTITIONS.
5. STUD SIZES OR FIRE RETARDANT FIRE WOOD ARE MINIMUMS BASED ON TESTED ASSEMBLIES. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ACTUAL STUD SIZES. REFER TO STRUCTURAL PLANS FOR STUD SPACING AT BEARING WALLS.
6. ACOUSTIC PARTITIONS ARE IDENTIFIED AS SUCH AND THEREFORE ALL MECHANICAL AND ELECTRICAL PENETRATIONS REQUIRE ACOUSTIC PROVISIONS AS SHOWN ON THE MECHANICAL/ELECTRICAL DOCUMENTS.
7. ALL PENETRATIONS OF PARTITIONS, WALLS, SOFFIT, ETC. ARE TO BE APPROPRIATELY SEALED, CASKEDED, OR DAMPENED AS REQUIRED TO MAINTAIN DESIGNATED FIRE RATING. PROVIDE UL APPROVED FIRE-STOPPING FOR ALL RATED CONSTRUCTION.
8. PARTITION SCHEDULE IS A REFERENCE FOR MATERIALS AND BASIC CONSTRUCTION. WALL SECTIONS AND OTHER DETAILS TAKE PRECEDENCE FOR SPECIFIC CONSTRUCTION.
9. PROVIDE SOUND ATTENUATION INSULATION FOR FULL WALL HEIGHT AROUND ALL PLUMBING WASTE LINES.
10. PROVIDE WATER RESISTANT GWB "GREEN BOARD" AT ALL BATHS, JANITOR CLOSETS AND ROOMS PRONE TO WATER DAMAGE.
11. FIRESTOP STUDS WHERE REQUIRED FOR SPECIFY FIRE RESISTANT ASSEMBLIES.

FIRE SAFETY

BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2020 FIRE CODE OF NEW YORK STATE CHAPTER 907

WOOD FRAMING

BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH PROVISIONS OF THE 2020 BUILDING CODE OF NYS CHAPTER 23.

ELECTRICAL

BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH PROVISIONS OF THE 2020 BUILDING CODE OF NYS

1. FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY FOR THE COMPLETE INSTALLATION OF THE ELECTRICAL WORK AS SHOWN ON THE DRAWINGS, INCLUDING FINAL CONNECTIONS TO EQUIPMENT IN ACCORDANCE WITH ALL APPLICABLE CODES AND LAWS

INSTALL ALL FIXTURES AS SELECTED BY OWNER WHERE INDICATED ON DRAWINGS. ALL WORK SHALL COMPLY WITH REGULATION OF THE NATIONAL BOARD OF FIRE UNDERWRITERS AND LOCAL ORDINANCES. ALL MATERIALS SHALL BE NEW HIGH GRADE, AND SATISFABLE AND INSTALLED WITH GOOD QUALITY WORKMANSHIP

PROVIDE OUTLETS, FIXTURES AND SWITCHES AS NOTED BY CODE.

2. AFTER COMPLETE CONNECTIONS AND INSTALLATION OF ALL THE EQUIPMENT AND APPLIANCES, TEST ALL WORK AND EQUIPMENT AS REQUIRED BY AUTHORITIES HAVING JURISDICTION, FURNISH ALL NECESSARY EQUIPMENT, PERSONNEL AND ELECTRICAL POWER. TEST THE ENTIRE INSTALLATION FOR SHORTS, GROUNDS AND OPEN CIRCUITS, AND CORRECT ALL DEFECTS BEFORE ACCEPTANCE OF THE WORK. ALL WORK SHALL BE DEMONSTRATED TO BE IN PROPER OPERATING CONDITION TO THE COMPLETE SATISFACTION OF THE ARCHITECT. INSTRUCT THE OWNER IN THE CARE AND OPERATION OF ALL APPARATUS AND EQUIPMENT FORMING THE INSTALLATION.

SMOKE DETECTORS-CARBON MONOXIDE-FIRE ALARM

AS PER THE 2020 BUILDING CODE OF NYS CHAPTER 7, CHAPTER 9 ; CHAPTER 10& 2020 EXISTING BUILDING CODE OF NYS TABLE 805.3.1.1(2).

ENERGY CONSERVATION CONSTRUCTION NOTES

AS PER THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, CHAPTER 4-RESIDENTIAL ENERGY EFFICIENCY, CLIME ZONE WILL BE CONSIDERED AS PER TABLE N1101.7 (R301.3). THE INTERIOR DESIGN CONDITION WILL BE 72º FOR HEATING AND MAXIM 75º FOR COOLING. ALL R-VALUES WILL BE AS PER REQUIRED ON TABLE N1102.1.2(402.1.2). MANDATORY A PERMANENT CERTIFICATE SHALL BE COMPLETE BY THE BUILDER OR OTHER APPROVED PARTY. 2020 EEC0NYS=SECTION 11106.3 406.3 ER,(ENERGY RATING INDEX)(VENTILATION RATE 0.7M=0.03)(HOUSE AREA)+7.5)(JOF BEDROOMS+1); AND AS PER TABLE N1106.4(406.4) MAXIMUM ER=61 @ ZONE 5

CLIMATE ZONE 5

- CEILING R-VALUE R-49 (6"IDF=R-21+4"IDF=R-28=R-49)

- FRAME WALL R-VALUE R-20 OR R13+5 OR 5.5" LDFI(LOW DENSITY AND SORTS AS PER SECTION 402.2.1

- FLOOR R-VALUE R-30

- BASEMENT WALL R-VALUE R-15/(R-19=HFD (R-6X3"=R-18)

- SLAB R-VALUE & DEPTH R-10, 2FT

- CRAWL SPACE WALL R-15/R-19

- SKYLIGHT U-FACTOR 0.55

- FENESTRATION U-FACTOR 0.30

- GLAZED FENESTRATION SHGC NR

- EXTERIOR DOORS R-3.33

- DUCT SEALING R-3 OR R-6 DEPEND OF D. AND TEMP.

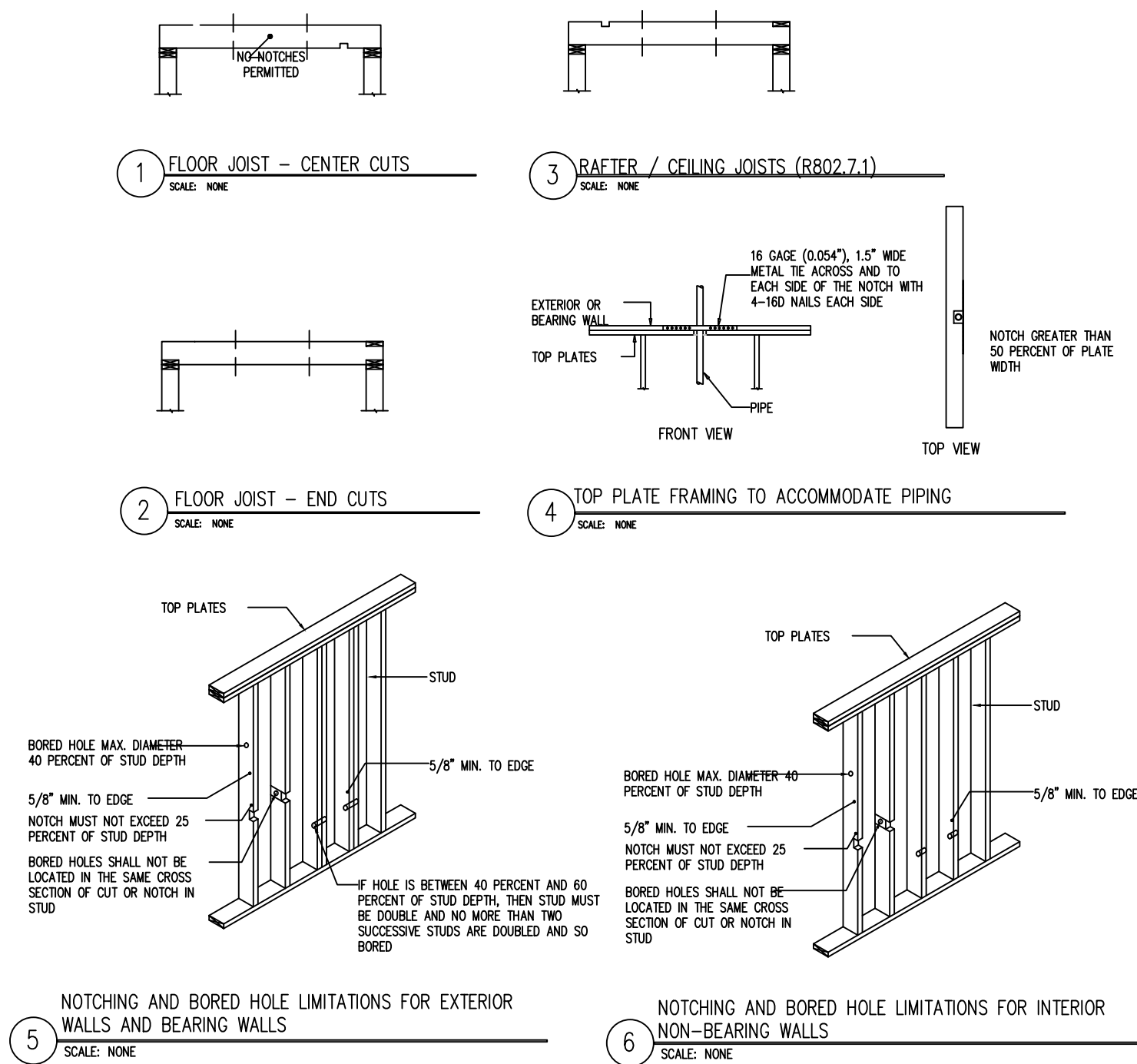
- SUNROOM CEILING R-24

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT)	
USE	LIVE LOAD
EXTERIOR BALCONIES	60
DECKS	40
GARAGE ON GRADE	60
ATTICS WITHOUT STORAGE	10
ATTICS WITH STORAGE	20
ROOMS OTHER THEN SLEEPING	40
SLEEPING ROOMS	30
STAIRS	40
GUARDRAILS & HANDRAILS	200

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

CLIMATE ZONE	GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE				WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX TABLE R403.3(2) (1,500 OR LESS)	MEAN ANNUAL TEMPERATURE
		SPEED (MPH)	TOP. EFFECTS	SPECIAL WIND REGION	WIND BOMBOMBERIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE	DECAY					
5	30	115	NO	YES	NO	"C"	SEVERE	42"	MODERATE TO HEAVY	SLIGHT TO MODERATE	6°F	27 TO 45 ONE UNDERLAYMENT	100 YEARS RETURN	576	49.6°F

IRCNY5-2015-2ND PRINTING NOTCHING PROVISION AS PER SECTION 602.6.1.



DOOR & WINDOWS SCHEDULES

3RD FLOOR
AREA=2,112 SQ.FT.

2ND FLOOR
AREA=2,112 SQ.FT.

1ST FLOOR
AREA=2,178 SQ.FT.

BASEMENT
AREA=2,178 SQ.FT.

TOTAL AREA
AREA=2,178 X4 =8,512SQ.FT.

JOB NO: 0225-106
DATE 01/12/25
SCALE AS NOTED
DRN. BY: EAA

ISSUED
01-28-25 FOR OWNER REVIEW
05-12-25 FOR OWNER REVIEW
05-15-25 REVISED PLANS TWO FAMILIES

Jenny R. Zuniga-Casal
ARCHITECT

Jenny R. Zuniga-Casal Architecture LLC
77 Sierra Vista Lane, Valley Cottage, NY, 10989
Tel: 845.598.1613 Fax: 845.512.8290
Email: jzuniga000@msn.com

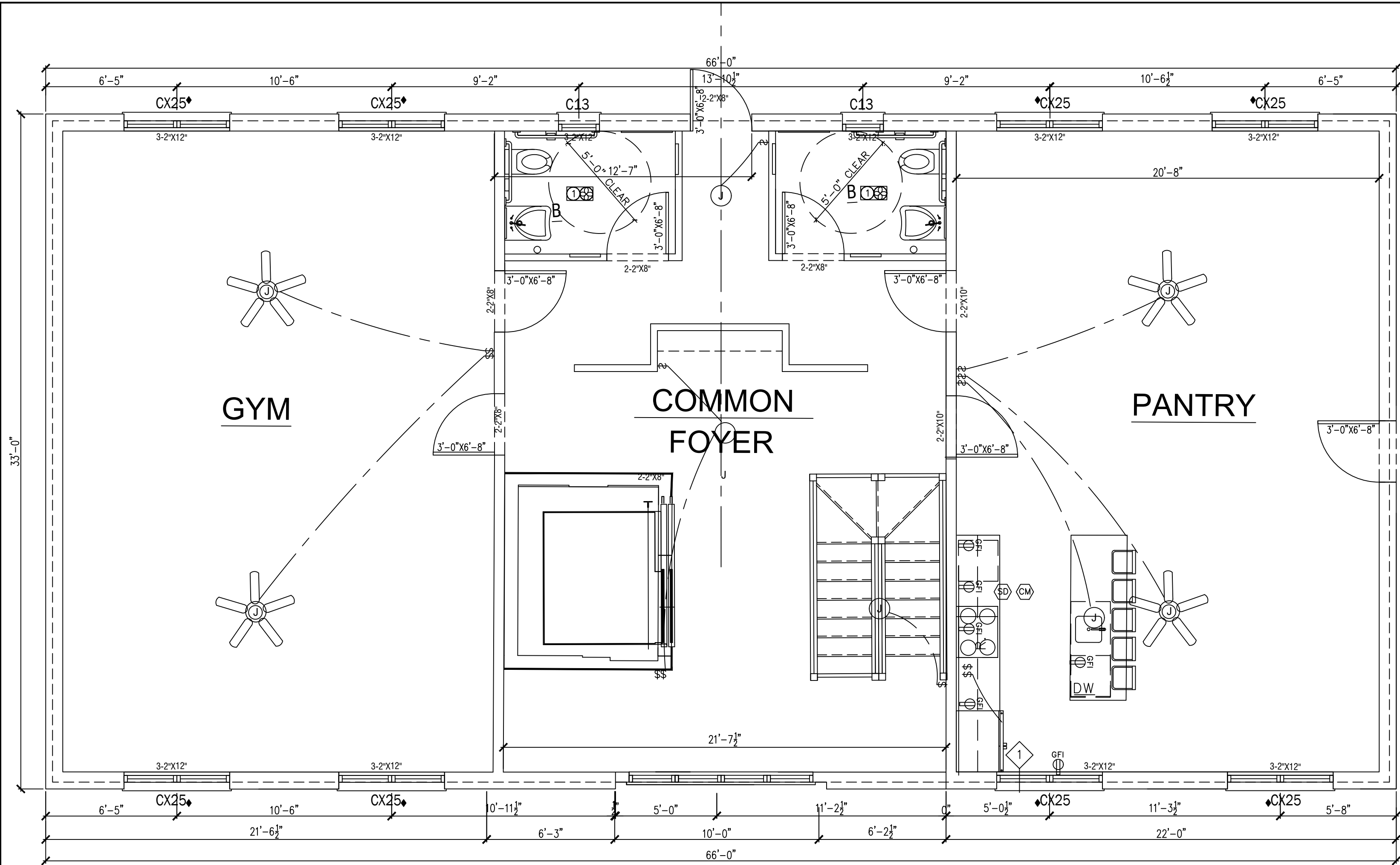
REGISTERED ARCHITECT
JENNY R. ZUNIGA-CASAL
029714-0
STATE OF NEW YORK

DRAWING NO.:

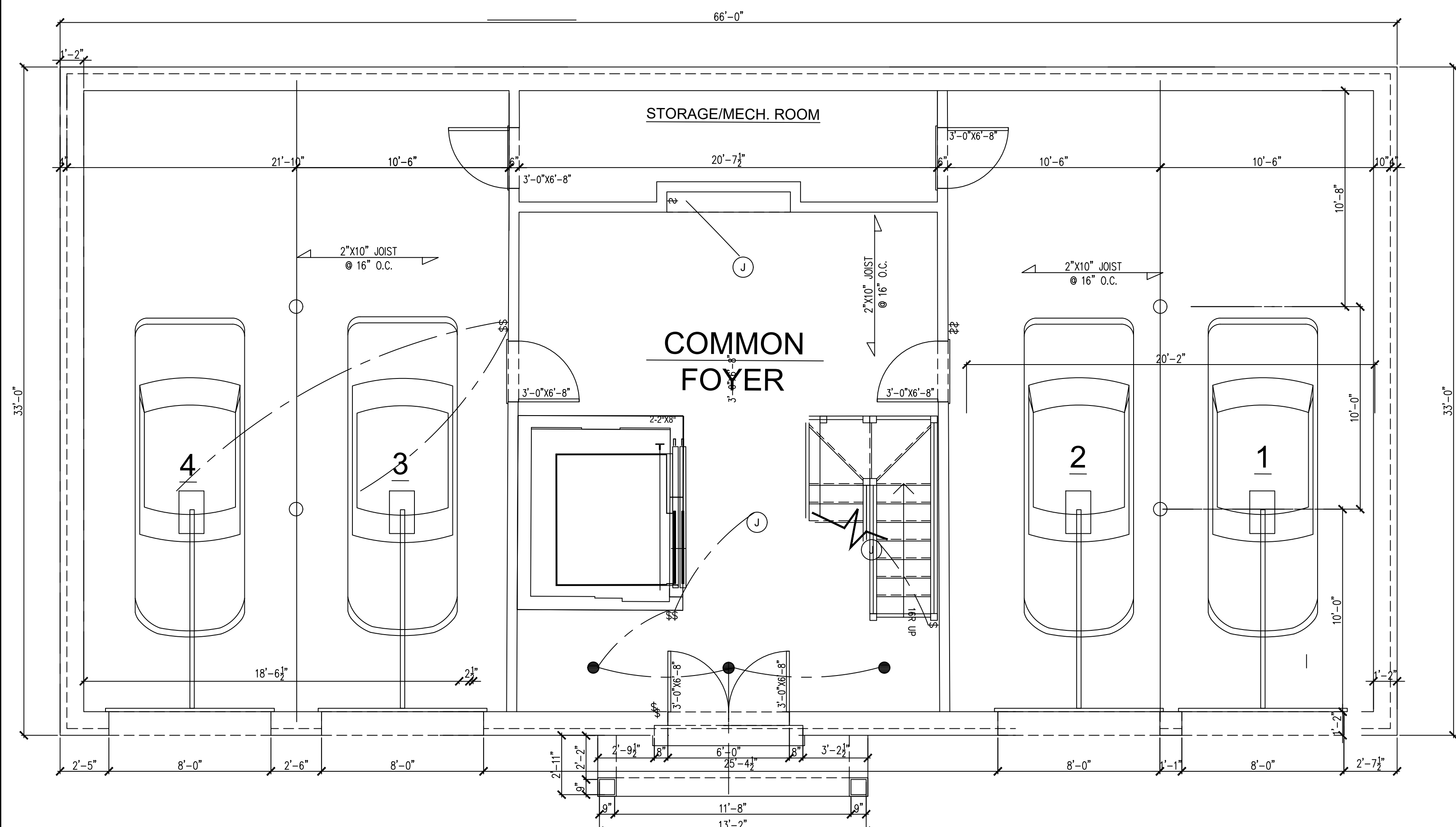
A-1

NEW CONSTRUCTION
TWO FAMILY DWELLING

11 FOURTH AVE-LOT A
NYACK, N.Y. 10960



2 FIRST FLOOR PLAN
Scale: 1"=0"=1/4"



1 CELLAR PLAN
Scale: 1"=0"=1/4"

LEGEND	
	FLOOR RECEPTACLE
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE
	GFI
	QUADRUPLEX RECEPTACLE
	DEDICATED APPLIANCE CIRCUIT
	CATV
	TELEPHONE
	SWITCH
	SWITCH (3 WAY)
	DIMMER
	SPRINKLERS
	LOUDSPEAKER
	CARBON MONOXIDE
	SMOKE DETECTOR
	FIRE EXTINGUISH
	STROBE
	PULL STATION
	THERMOSTAT
	CEILING VENTILATION
	SUPPLY AIR DIFFUSER A.C.
	RETURN AIR GRILLE A.C.
	2'X2' CEILING TILE
	2'X4' CEILING TILE
	WALL MOUNTED EXIT SIGN
	CEILING MOUNTED EXIT SIGN
	EMERGENCY LIGHT
	BATHROOM EXHAUST
	HEAT DETECTOR
	RECESSED DOWN LIGHT
	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	EXTERIOR WALL MOUNTED FIXTURE

JOB NO:	0225-106
DATE	01/12/25
SCALE	AS NOTED
DRN. BY:	EAA

ISSUED	01-28-25 FOR OWNER REVIEW
01-28-25	FOR OWNER REVIEW
02-12-25	FOR OWNER REVIEW
03-15-25	REVISED PLANS TWO FAMILIES

Jenny R. Zuniga-Casal
ARCHITECT

Jenny R. Zuniga-Casal Architecture LLC
77 Sierra Vista Lane, Valley Cottage, NY, 10989
Tel: 845.598.1613 Fax: 845.512.8290
Email: jzuniga000@msn.com

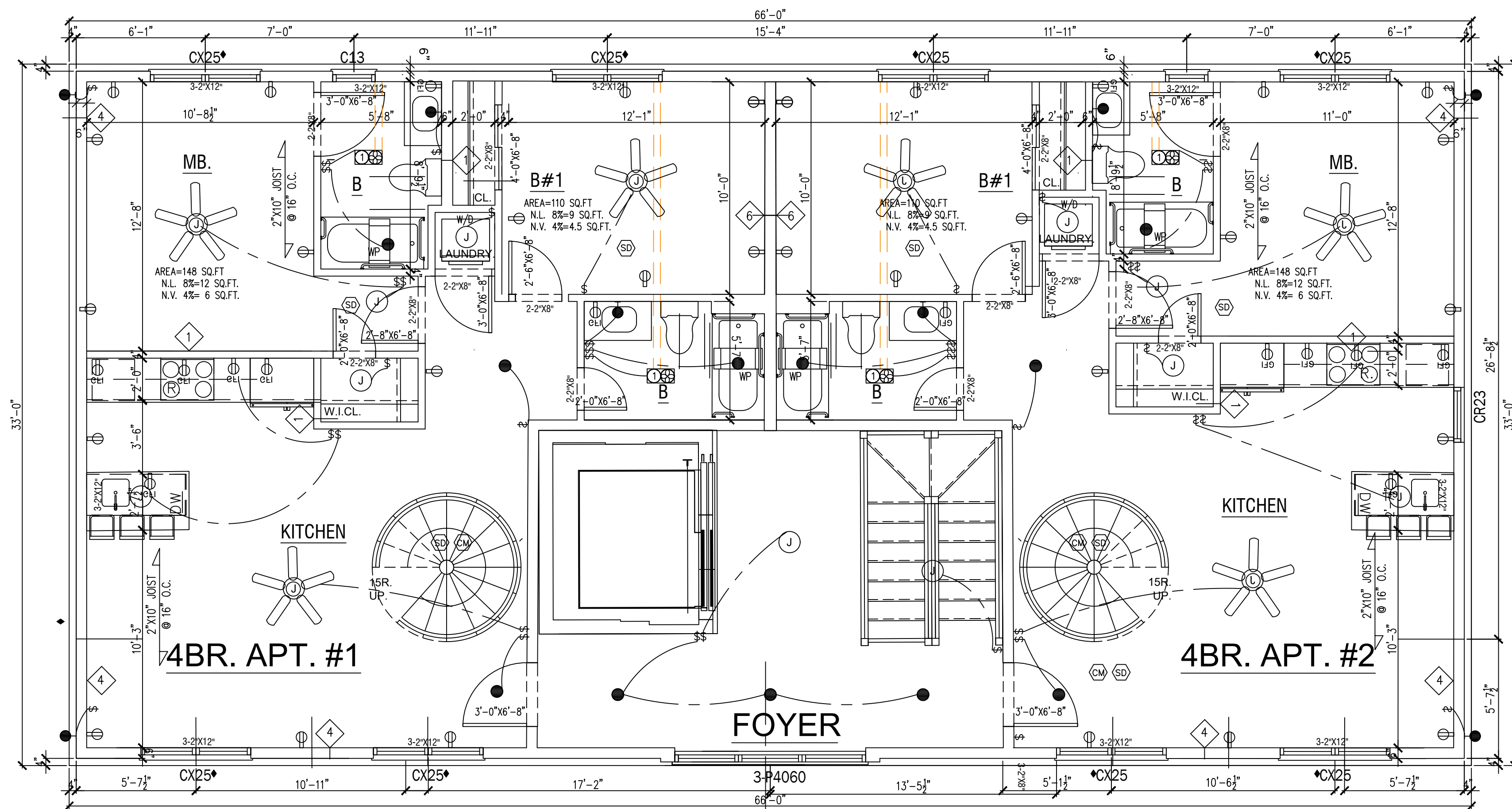


NEW CONSTRUCTION
TWO FAMILY DWELLING

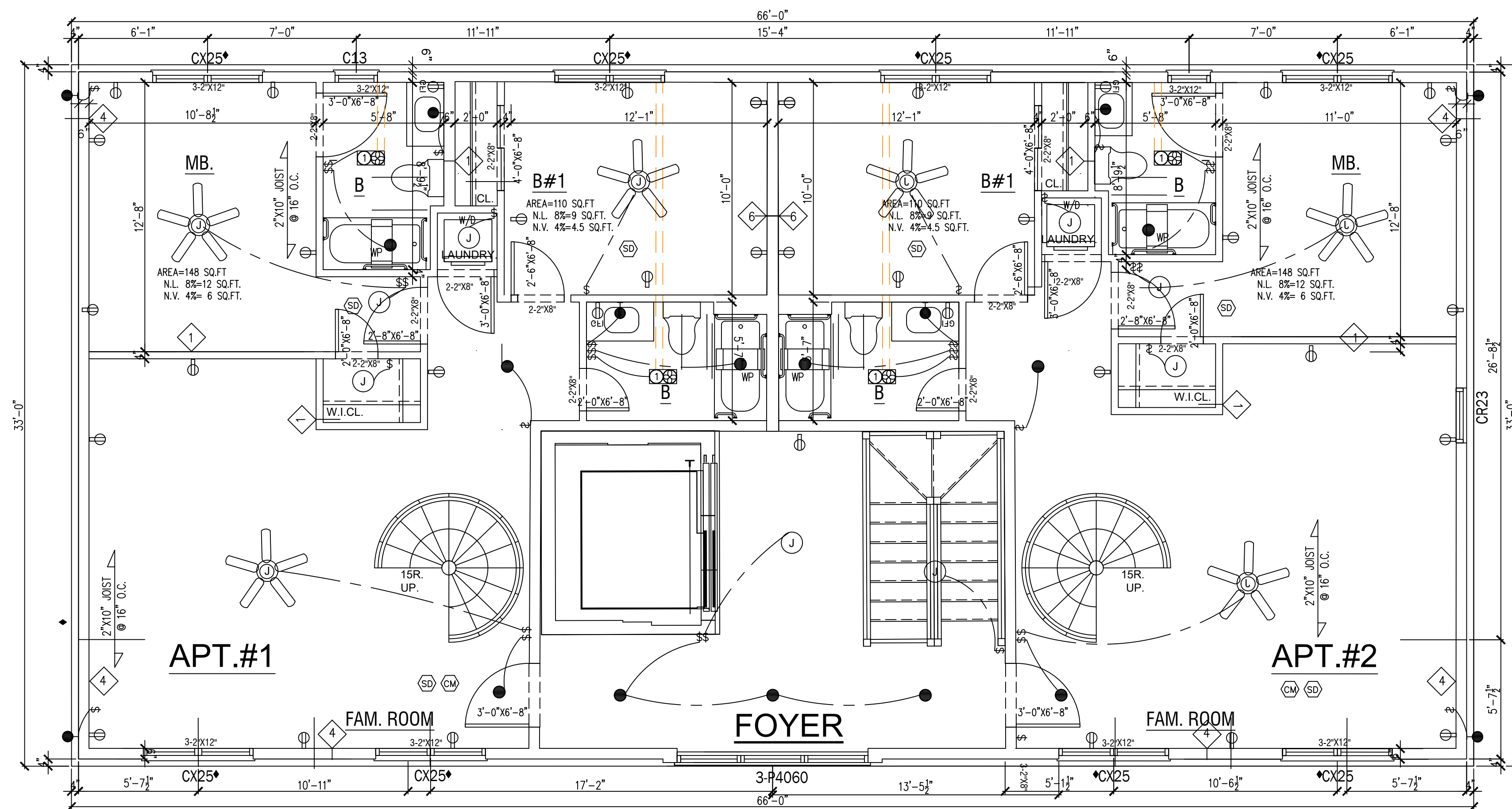
11 FOURTH AVE-LOT A
NYACK, N.Y. 10960

DRAWING NO.:

A-2



3 SECOND FLOOR PLAN
Scale: 1"=0"=1/4"



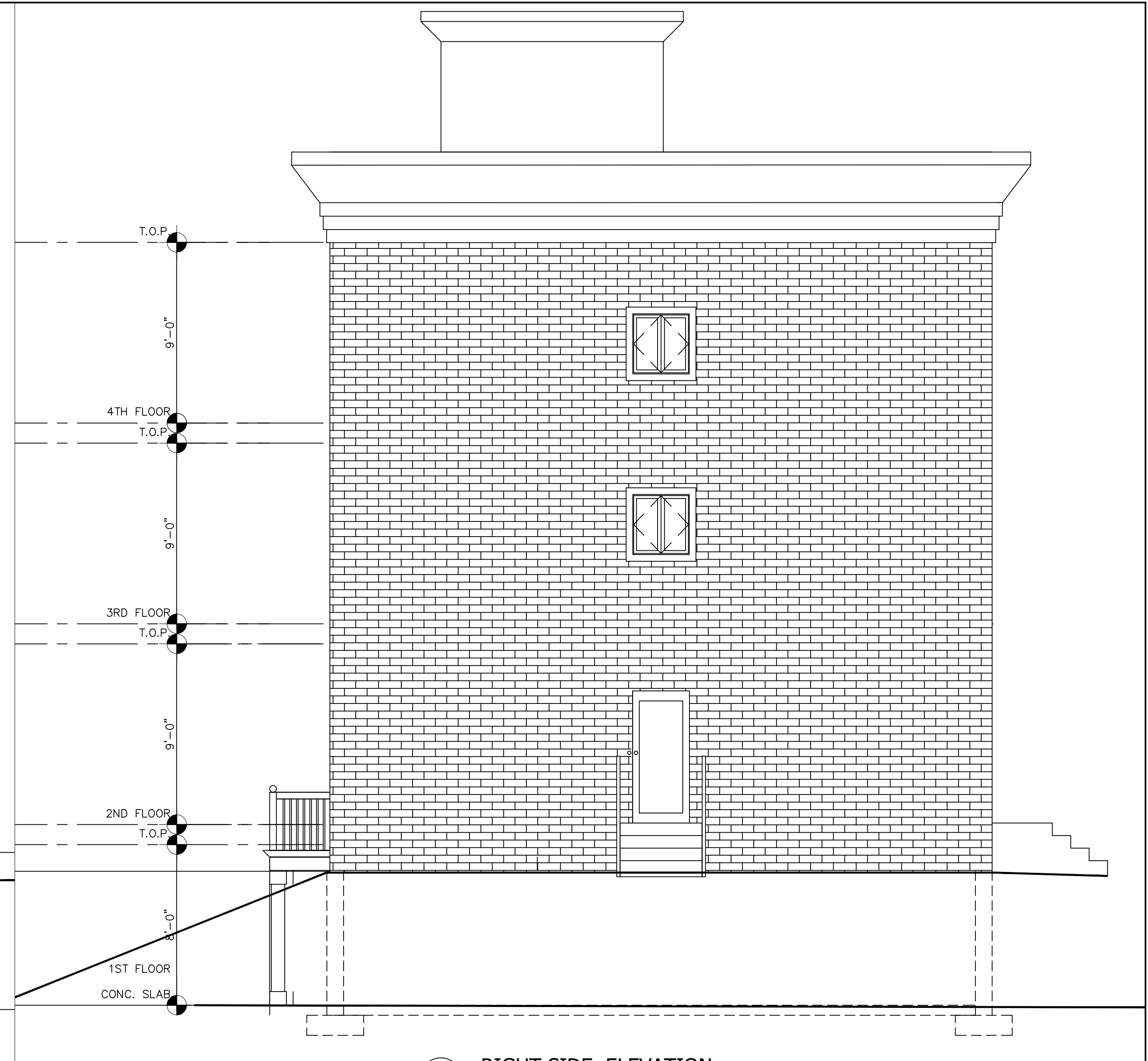
4 THIRD FLOOR PLAN
Scale: 1"=0"=1/4"

LEGEND	
	FLOOR RECEPTACLE
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE
	GFI
	QUADRUPLEX RECEPTACLE
	DEDICATED APPLIANCE CIRCUIT
	CATV
	TELEPHONE
	SWITCH
	SWITCH (3 WAY)
	DIMMER
	SPRINKLERS
	LOUDSPEAKER
	CARBON MONOXIDE
	SMOKE DETECTOR
	FIRE EXTINGUISH
	STROBE
	PULL STATION
	THERMOSTAT
	CEILING VENTILATION
	SUPPLY AIR DIFFUSER A.C.
	RETURN AIR GRILLE A.C.
	2'X2' CEILING TILE
	2'X4' CEILING TILE
	WALL MOUNTED EXIT SIGN
	CEILING MOUNTED EXIT SIGN
	EMERGENCY LIGHT
	BATHROOM EXHAUST
	HEAT DETECTOR
	RECESSED DOWN LIGHT
	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	EXTERIOR WALL MOUNTED FIXTURE

JOB NO: 0225-106 DATE 01/12/25 SCALE AS NOTED DRN. BY: EAA		Jenny R. Zuniga-Casal ARCHITECT Jenny R. Zuniga-Casal Architecture LLC 77 Sierra Vista Lane, Valley Cottage, NY, 10989 Tel: 845.598.1613 Fax: 845.512.8290 Email: jzaniga000@msn.com		
ISSUED 01-22-25 FOR OWNER REVIEW 08-12-25 FOR OWNER REVIEW 08-15-25 REVISED PLANS TWO FAMILIES		NEW CONSTRUCTION TWO FAMILY DWELLING 11 FOURTH AVE-LOT A NYACK, N.Y. 10960		
				DRAWING NO.: A-3



1 FRONT ELEVATION
Scale: 1"=0"=1/4"

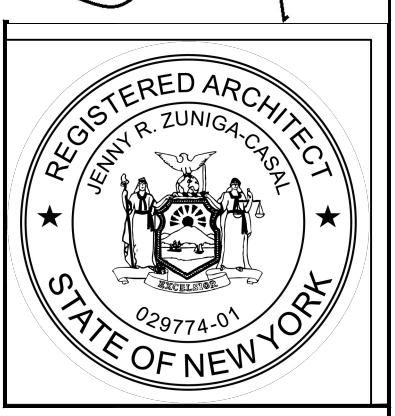


2 RIGHT SIDE ELEVATION
Scale: 1"=0"=1/4"

JOB NO:	0225-106
DATE	01/12/25
SCALE	AS NOTED
DRN. BY:	EAA

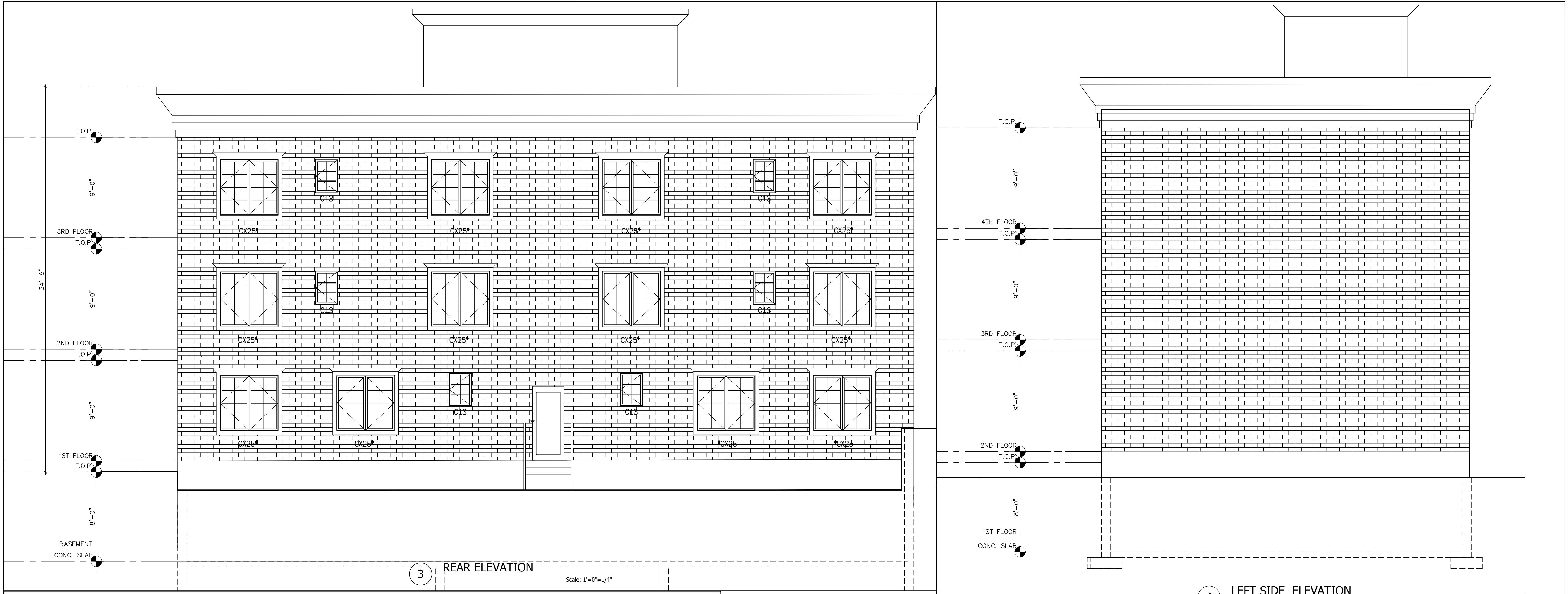
ISSUED	01-25-25 FOR OWNER REVIEW
02-12-25	FOR OWNER REVIEW
03-15-25	REVISED PLANS TWO FAMILIES

Jenny R. Zuniga-Casal
ARCHITECT
Jenny R. Zuniga-Casal Architecture LLC
77 Sierra Vista Lane, Valley Cottage, NY, 10989
Tel: 845.598.1613 Fax: 845.512.8290
Email: jzuniga000@msn.com

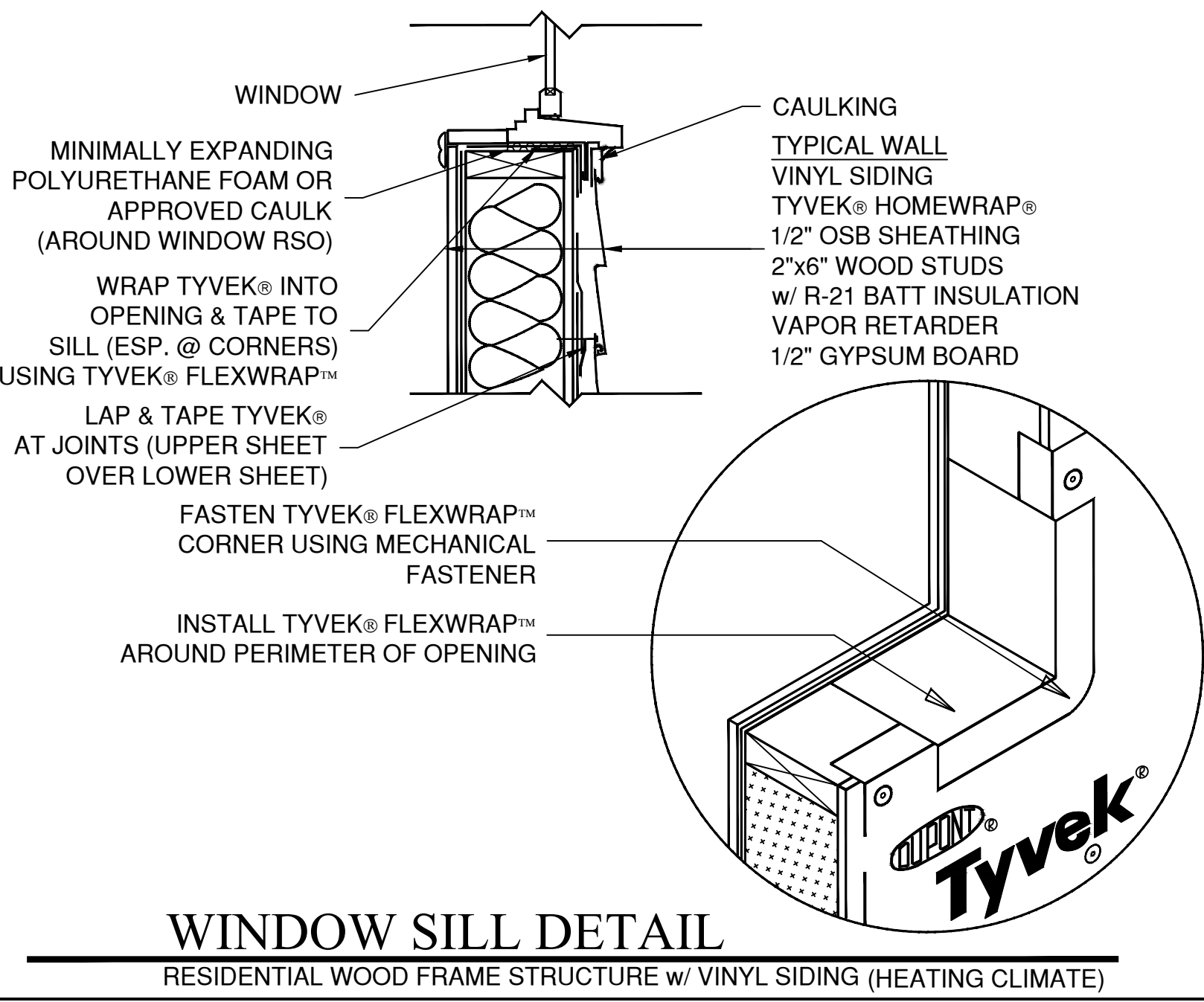
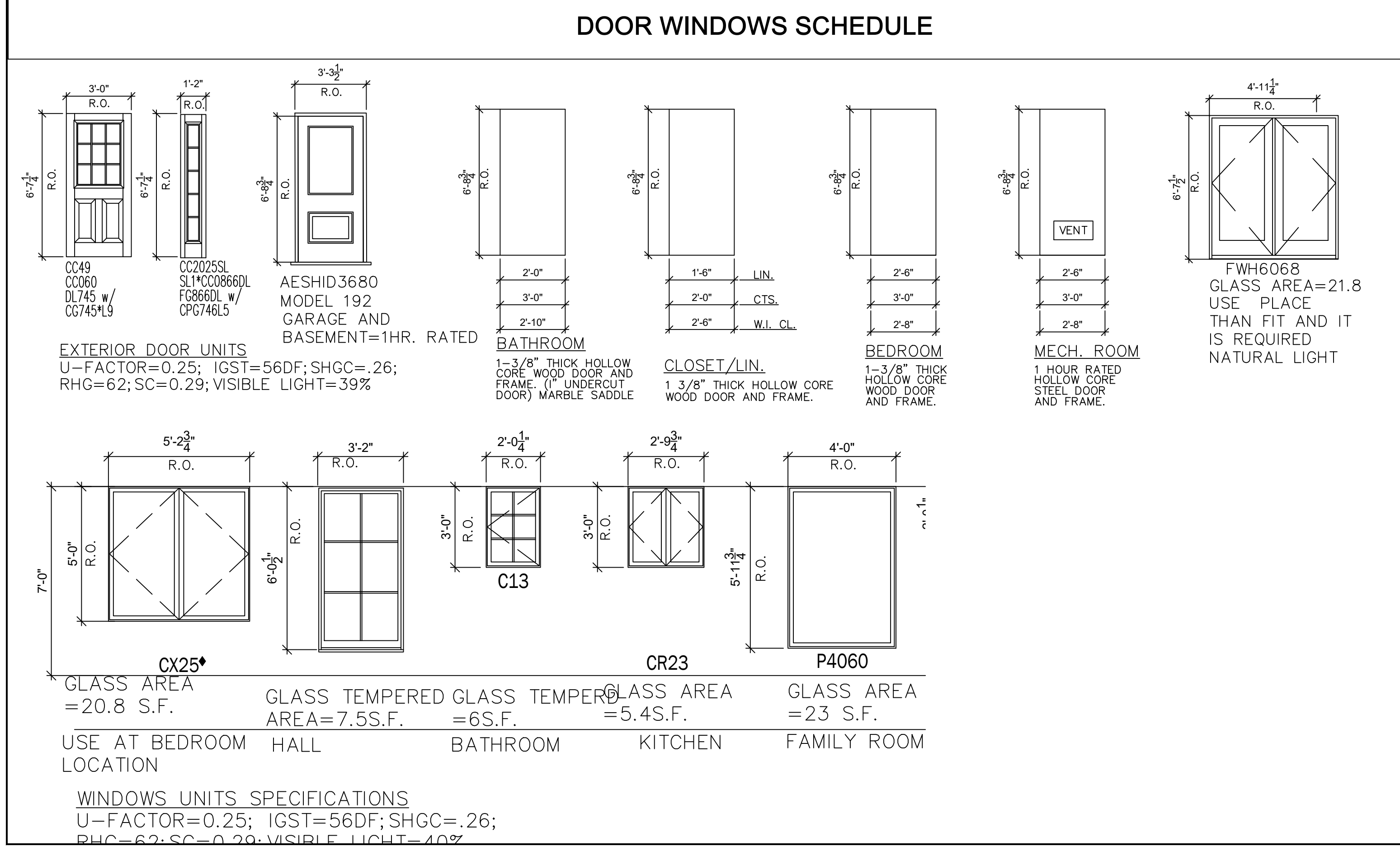


NEW CONSTRUCTION
TWO FAMILY DWELLING
11 FOURTH AVE-LOT A
NYACK, N.Y. 10960

DRAWING NO.:
A-4



DOOR WINDOWS SCHEDULE



JOB NO: 0225-106 DATE 01/12/25 SCALE AS NOTED DRN. BY: EAA	Jenny R. Zuniga-Casal ARCHITECT Jenny R. Zuniga-Casal Architecture LLC 77 Sierra Vista Lane, Valley Cottage, NY, 10989 Tel: 845.598.1613 Fax: 845.512.8290 Email: jzuniga000@msn.com	
ISSUED FOR OWNER REVIEW 01-22-25 FOR OWNER REVIEW 08-12-25 REVISED PLANS TWO FAMILIES	NEW CONSTRUCTION TWO FAMILY DWELLING 11 FOURTH AVE-LOT A NYACK, N.Y. 10960	DRAWING NO.: A-5