

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL STATE, MUNICIPAL, LOCAL ZONING AND 2020 RESIDENTIAL CODE OF NEW YORK STATE; 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 APPLY - 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 TO THE CONSTRUCTION OPERATIONS SHALL BE FETTERED 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 JUDGMENT, ARE IN COMPLIANCE WITH THE NY STATE CODES.

SITE WORK

REMOVAL OF DEBRIS; SUBGRADING REQUIREMENTS. ALL DEBRIS FROM BOTH LAND CLEARING AND BUILDING OPERATIONS SHALL BE LEGALLY REMOVED FROM THE SITE.

ALL SITE WORK WILL BE SPECIFIED BY THE SITE PLANNER ENGINEER OR OTHERWISE WILL BE SPECIFIED ON THEIR PLANS.

ALL WORK COMPLETED OR OTHERWISE, SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AND PROVIDE ALL FENCES, BARRICADES, ETC., AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY AND AS MAY BE REQD. BY AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT, INCLUDING ALL PUBLIC AND/OR PRIVATE AGENCIES.

THE CONTRACTOR FOR GENERAL CONSTRUCTION SHALL COORDINATE HIS OPERATIONS WITH THE OWNER, ENSURING PROPER PHASING OF THE WORK. THE CONTRACTOR FOR GENERAL CONSTRUCTION SHALL BE RESPONSIBLE FOR COORDINATING ALL TRADES.

CONCRETE REINFORCEMENT AT FOUNDATION

CONCRETE AND REINFORCING

1. ALL CONCRETE EXPOSED TO WEATHER TO BE 4000 PSI IN 28 DAYS WITH 6% AIR- ENTRAINMENT AND A MAXIMUM SLUMP OF 4". 5000 PSI PEA GRAVEL CONCRETE MAY BE USED FOR FILLED BLOCK CELLS.

2. ALL CONCRETE SHALL BE REINFORCED AND ERECTED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AS ADOPTED BY ACI 318 AND THE CURRENT EDITION OF THE 2020 BUILDING OF NYS.

3. ALL CONCRETE WORK SHALL CONFORM TO ACI 301 STANDARD SPECIFICATIONS FOR REINFORCED CONCRETE.

4. ALL REINFORCING STEEL SHALL BE DEFORMED HIGH BOND BARS ROLLED FROM NEW BILLET OR INTERMEDIATE GRADE STEEL TO MEET ASTM SPECIFICATION A615, GRADE 60.

5. BARS SHALL BE LAPPED A MINIMUM OF 36 DIAMETERS AT SPLICES. WELDED WIRE FABRIC SHEETS LAPPED 8" MINIMUM.

6. ALL DETAILS OF REINFORCEMENT AND ACCESSORIES SHALL BE FABRICATED AND PROVIDED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE FOR DETAILING.

7. WELDED WIRE FABRIC SHALL MEET REQUIREMENTS OF ASTM A-185.

8. SHOP DRAWINGS SHALL MEET REQUIREMENTS OF ASTM A-185. SHOP DRAWINGS ON ALL CONCRETE REINFORCING MUST BE SUBMITTED FOR REVIEW.

9. BEFORE POURING CONCRETE, MECHANICAL AND ELECTRICAL CONTRACTORS TO VERIFY LOCATION AND SIZE OF ALL OPENINGS, PADS, TRENCHES AND SLEEVES FOR THEIR EQUIPMENT, IF ANY.

FOOTINGS AND FOUNDATIONS

1. SOIL BORINGS HAVE BEEN SUPPLIED TO THE ENGINEER. FOOTINGS HAVE BEEN DESIGNED FOR THREE THOUSAND (3000) POUNDS PER SQUARE FOOT BEARING CAPACITY. FOR CEMENT ASTM C595, C595, C1157 MIXING AND DELIVERY OF CONCRETE SHALL COMPLY WITH ASTM C94 OR ASTM C685. ALL BUILDING FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH, ROCK OR COMPACTED SELECT FILL. FOOTINGS SHALL REST NOT LESS THAN 12" FEET BELOW PROPOSED EXTERIOR GRADE.

3. ALL FILL USED BELOW SLABS UNDER BUILDINGS AND IN PAVED AREAS SHALL BE QUALITY SANDY MATERIAL AND SHALL BE COMPACTED IN 12" LAYERS TO 90% DENSITY TO PREVENT SETTLEMENT AS PER ASTM D1557, METHOD C.

4. FOOTINGS SHALL BE COMPACTED ON WALLS AND COLUMNS UNLESS OTHERWISE NOTED ON PLAN. THEY SHALL BE STEPPED AT A RATE NOT TO EXCEED ONE (1) VERTICAL TO TWO (2) HORIZONTAL.

5. ALL CONCRETE FOR FOOTING SHALL BE STONE AGGREGATE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS, AND SHALL CONFORM THIS SECTION R402.2; FOR SLABS 4,000 PSI AT 28 DAYS.

6. REINFORCING STEEL TO BE ASTM A615 DEFORMED PER ASTM A305 AND MIRMESH AS PER ASTM A185. THE LENGTH OF BAR OVERLAPPING SHALL BE 36 X BAR DIAMETER.

7. MASONRY FOUNDATION WALLS BELOW GRADE SHALL BE WATERPROOFED WITH A TRAWLED ON ASPHALT AND 1/2" MIN CEMENT PARING OR PROTECTION BOARD OVER IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

8. CONTRACTOR MUST ALSO FOLLOW ALL REQUIREMENTS FOR PREPARATION, CLEARING, PROOF ROLLING, FILL PLACEMENT RECOMMENDED BY A REPORT ON SOIL AND FOUNDATION INVESTIGATION.

9. FOOTINGS ARE TO REST ON FIRM NATURAL SOIL AND/OR NEWLY COMPACTED LOAD BEARING FILL FREE OF ORGANIC MATERIALS OR CLEAN FILL PLACED IN LAYERS AND COMPACTED IN STRICT ACCORDANCE WITH REQUIREMENTS, AND IN ACCORDANCE WITH NYS BUILDING CODE.

10. ALL FILL BELOW FOOTING AND SLABS SHALL BE COMPACTED WITH SOIL COMPACTION EQUIPMENT RATHER THAN BY HAND TAMING (EXCEPT AROUND PIPES, ETC.).

11. THE THICKNESS OF FILL LAYERS PLACED SHALL BE COMPATIBLE WITH THE TYPE OF COMPACTION EQUIPMENT USED.

STRUCTURAL STEEL AND MISCELLANEOUS IRON WORK

ALL STEEL STRUCTURE SHALL BE COMPLY WITH ICC400 STANDARD - THE 2020 BUILDING CODE OF NYS. ALL COLD FORMER STEEL FRAMED SHALL BE COMPLY WITH AISI S230 STANDARD; AS A SECTION R301

1. FURNISH AND ERECT ALL STRUCTURAL STEEL ITEMS INCLUDING LOOSE STEEL LINTELS, ANCHORS, AND BEARING PLATES AS NOTED ON THE DRAWINGS AND IN THIS SECTION OF THE SPECIFICATION. ALL STEEL SHALL CONFORM IN PHYSICAL AND CHEMICAL PROPERTIES AND MANUFACTURING WITH THE FOR STRUCTURAL STEEL FOR BUILDINGS OF ICC400 STANDARD AS AMENDED TO DATE. DESIGN AND FABRICATION OF BEAMS, GIRDERS, COLUMNS, AND LINTELS SHALL COMPLY WITH IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE FIELD DIMENSIONS OF THE STRUCTURE BEFORE THE SUBMISSION OF SHOP DRAWINGS.

2. ALL STEEL SHALL BE FURNISHED WITH ONE SHOP-APPLIED COAT OF PRIMER. FIELD WELDS AND CONNECTIONS SHALL BE PAINTED AFTER ERECTION. THE SHOP PAINT SHALL BE RUST INHIBITIVE STEEL PRIMER. ALL STEEL SHALL BE FURNISHED WITH SHOP COAT FINISH - PRIME. ALL WELDS AND ABRASIONS BEFORE FIELD PAINTING.

3. AS ERECTION PROGRESSES, THE WORK SHALL BE SECURELY BOLTED OR WELDED TO TAKE CARE OF ALL DEAD LOAD, WIND, AND ERECTION STRESSES. NO PERMANENT BOLTING, RIVETING, AND WELDING SHALL BE DONE UNTIL THE STRUCTURE HAS BEEN PROPERLY ALIGNED

4. BEARING ON WALLS SHALL BE AS REQUIRED TO DISTRIBUTE THE LOAD NOT LESS THAN FOUR INCHES.

5. COLUMNS SUPPORTING WOOD BEAMS OR GIRDERS SHALL HAVE A SUITABLE COLUMN CAP SHALL BE MIN. STEEL PIPE SCHEDULE 40 MANUFACTURED; ACCORD WITH ASTM A53 GRADE B OR APPROVED; AND BE FILLED SOLID WITH CONCRETE WHERE IS INDICATED. COLUMNS SUPPORTING STEEL BEAMS OR GIRDERS MAY BE WELDED TO THEM OR HAVE COLUMN CAP. COLUMN CAP SHALL BE ANCHORED TO BEAM PIPE STEEL COLUMNS COLUMNS SHALL HAVE WELDED CAPS AND BASES.

WOOD FRAMING

1. ALL FRAMING LUMBER TO BE DOUGLAS FIR NUMBER TWO OR BETTER CONSTRUCTION GRADE, FREE FROM LOOSE OR LARGE KNOTS, LARGE SHAKES, EXCESS SAP OTHER DEFECTS. AS PER R301.2(2)SEISMIC DESIGN CATEGORY B, AND R301.2.2.2.1 CHLADING LOADS WEIGHTS OF MATERIALS. AVERAGE LOAD SHALL NOT EXCEED 15(LBS/50.17(720P)) FOR THE COMBINED ROOF AND ASSEMBLIES. (ON HORIZONTAL PROJECTION) AND 19(LBS/50.17(400P)) FOR FLOOR ASSEMBLIES. 15(LBS/50.17(720P)) FOR EXTERIOR WALLS WOOD LIGHT FRAME.

2. 2.06 MICROGLAM LVL SPECIFIED BY THE DRAWINGS SHALL BE -LEVEL MANUFACTURE OR MATERIAL SPECIFICATIONS BY OTHERS. STEEL HANGERS SHALL BE SPECIFIED TO USED FOR LVL.

3. PLYWOOD SHEATHING SHALL BE OF THICKNESS INDICATED ON DRAWINGS COMPLYING WITH ALL OF THE REQUIREMENTS OF THE AMERICAN PLYWOOD INSTITUTE.

4. PROVIDED DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO ASSOCIATION FRAMING AND WOOD BLOCKING UNDER POST.

5. RAFTER HEEL CUTS AT 4" MAXIMUM. WHERE JOISTS ARE NOTCHED TO HEADERS SO AS TO REDUCE BEAM DEPTH, USE BRIDGE IRONS OR GALVANIZED METAL CONNECTORS.

INSULATION

CLIMA ZONE WILL BE CONSIDERER A PER TABLE N1101.7 (R301.3). THE INTERIOR DESIGN CONDITION WILL BE 72d FOR HEATING AND MAXIMO 75d FOR HEATING. ALL R-VALUES WILL BE AS PER REQUIRED ON TABLE N1102.1.2(402.1.2).

1. FURNISH AND INSTALL ALL INSULATION REQUIRED BY THE DRAWINGS AND SPECIFICATIONS. LOW DENSITY & HIGH DENSITY SHALL BE INSTALLED AS MANUFACTURE SPECIFICATION AND IN COMPLIANCE WITH THE CODE REQUIREMENTS

2. ALL BUILDING ENVELOPMENT SHALL BE INSULATED AND SHALL HAVE APPLICATION OF VAPOR BARRIER POINT ON ALL SIDES OF THE WALL OR CAULK SEALING ALL OPENINGS. THE INSULATION SHOULD FILL ALL SPACE BETWEEN STUDS OR JOISTS. INSULATION SHALL BE SPRAYED AS REQUIRED BY MANUFACTURE SPECIFICATION IT WILL BE SEAL AND INSULATED FOR SUSTAINEDENERGY FILLING THE CAVITY WITH MATERIAL HAVING A THERMAL RESISTANCE OF ALL VALUE SHOULD BE PRESENT ALONG STUDS OR JOISTS. FLAME SPREAD AND SMOKE-DEVELOPED INDEX INSULATION SHALL BE COMPLY W/ THE 2020 BC OF NYS. FOAM INSULATION MAY BE COATED WITH 4 MILS WET FILM THICKNESS (2.7 MILS DRY FILM THICKNESS) OF DC315 FIREPROOF PAINT OR 5 MILS WET FILM THICKNESS (2.7 MILS DRY FILM THICKNESS) BLAZEXLOK TFX AS AN ALTERNATIVE IGNITION BARRIER ASSEMBLY TO LEAVING THE SPRAY FOAM EXPOSED. ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS REQUIRED INSULATION R-VALUES ARE SHOWN ON DRAWINGS.

3. PROVIDE TYVEK HOUSE WRAP AS MANUFACTURED BY DUPONT WHERE IS AQUIRED.

GYPSUM BOARD PANELS AND FIRE PARTITION NOTES

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 GYPSUM 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 "PAVITY PACKS" ON BACK OF RECEPTABLES.

3. REFER TO FINISH SCHEDULE, INTERIOR ELEVATIONS, AND ARCHITECTURAL WOODWORK DETAILS FOR WALL FINISHES AND WALL- HUNG PARTITION BLOCKING INFORMATION.

4. USE TYPE X GYPSUM WALLBOARD (TYX) 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.

6. REFER TO STRUCTURAL PLANS FOR STUD SPACING AT BEARING WALLS.

7. ACOUSTIC PARTITIONS ARE IDENTIFIED AS SUCH AND THEREFORE ALL MECHANICAL AND ELECTRICAL PENETRATIONS REQUIRE ACOUSTIC PROVISIONS AS SHOWN ON THE MECHANICAL/ELECTRICAL DOCUMENTS.

8. ALL PENETRATIONS OF PARTITIONS, WALLS, SOFFIT, ETC. ARE TO BE APPROPRIATELY SEALED, CASKETER, OR DAMPENED AS REQUIRED TO MAINTAIN DESIGNATED FIRE RATING. PROVIDE UL APPROVED FIRE-STOPPING FOR ALL RATED CONSTRUCTION.

9. PARTITION SCHEDULE IS A REFERENCE FOR MATERIALS AND BASIC CONSTRUCTION. WALL SECTIONS AND OTHER DETAILS TAKE PRECEDENCE FOR SPECIFIC CONSTRUCTION.

10. PROVIDE SOUND INSULATION INSULATION FOR FULL WALL HEIGHT AROUND ALL PLUMBING WASTE LINES.

11. WALLS BETWEEN RETAIL SPACES, AND CAULK PERIMETER BOTH SIDES CORRIDORS.

12. PROVIDE WATER RESISTANT OMB "GREEN BOARD" AT ALL BATHS, JANITOR CLOSETS AND ROOMS PRONE TO WATER DAMAGE.

13. FIRESTOP STUDS WHERE REQUIRED FOR SPECIFY FIRE RESISTANT ASSEMBLIES.

CARPENTRY AND MILLWORK

PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE ALL FINISH CARPENTRY, WOODWORK AND RELATED REQUIRED BY THE DRAWINGS, OR BY OWNER SHALL BE COMPLY WITH THE ASTM AND CODE REQUIREMENT. INSTALL AS MANUFACTURE SPECIFICATION OR THE BEST PERFORMANCE OF THE COMPLETION OF THIS WORK.

1. FINISH CARPENTRY, WOODWORK AND RELATED REQUIRED BY THE DRAWINGS, OR BY OWNER SHALL BE COMPLY WITH THE ASTM AND CODE REQUIREMENT. INSTALL AS MANUFACTURE SPECIFICATION OR THE BEST PERFORMANCE OF THE COMPLETION OF THIS WORK.

2. FINISH CARPENTRY, WOODWORK AND RELATED REQUIRED BY THE DRAWINGS, OR BY OWNER SHALL BE COMPLY WITH THE ASTM AND CODE REQUIREMENT. INSTALL AS MANUFACTURE SPECIFICATION OR THE BEST PERFORMANCE OF THE COMPLETION OF THIS WORK.

ROOF

TABLE N1105.5.2(1) [R405.5.2(1)] IS REQUIRED TYPE: COMPOSITION SHINGLE ON WOOD SHEATHING WITH SOLAR ABSORPTANCE = 0.75 AS PROPOSED AND EMITTANCE = 0.90 INSTALL ACCESSORIES FOR EACH TOILET ROOM AS SELECTED BY OWNER OR CONSTRUCTOR

1. COMPOSITION SHINGLES SHALL BE CLASS "A" FIRE RATED, W/ 40 YEAR WARRANTY BY GAF OR EQUAL. COLOR TO BE SELECTED BY OWNER. USE WITH ONE UNDERLAYMENT ON SLOPE MORE THAN 4:12.

2. INSTALL ALL ROOFING MATERIAL AND FLASHING IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. INSTALL ROOF-TO-WALL FLASHINGS AT ALL INTERSECTIONS. ON SHINGLE ROOFS INSTALL FLASHING IN STEP FASHION.

3. IN MASONRY WALLS INSTALL COUNTER-FLASHING EMBEDDED IN MASONRY. FLASH PIPES PROJECTING THROUGH ROOF WITH ONE PIECE SHEET METAL FORMING A FLANGE WHICH EXTENDS AT LEAST 6" IN ON ALL SIDES.

4. ALL OTHER SHEET METAL ITEMS AND ACCESSORIES, - GUTTERS, DOWNSPOUTS, FAGAS, GRAVELSTOPS, LOUVERS, AND VENTILATORS - SHALL BE AS SHOWN ON THE DRAWINGS.

MARBLE SADDLE

1. MARBLE THRESHOLD SHALL BE, GRADE A, FIRST QUALITY FREE FROM CRACKS, CHIPS, STAINS OR OTHER DEFECTS; UNIFORM IN TONE AND COLORING AS SELECTED BY THE OWNER.

SMOKE DETECTORS AND CARBON MONOXIDE-FIRE ALARM

R314.3 SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.

2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING GARAGE SPACES AND UNHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION 314.3. INSTALLATION NEAR COOKING APPLIANCES.

SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION 314.3. INSTALLATION NEAR COOKING APPLIANCES.

1. HORIZONTALIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET (6096 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

2. HORIZONTALIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

3. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET (1828 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

EXCEPTION: SMOKE ALARMS AND ALARMS INSTALLED TO SATISFY SECTION R314.4.1 SHALL NOT BE REQUIRED TO BE INTERCONNECTED TO EXISTING SMOKE ALARMS WHERE SUCH EXISTING SMOKE ALARMS ARE NOT INTERCONNECTED OR WHERE SUCH NEW SMOKE ALARM OR ALARM IS NOT CAPABLE OF BEING INTERCONNECTED TO THE EXISTING SMOKE ALARMS.

FIRE SAFETY

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

SECTION 302: FIRE RESISTANT CONSTRUCTION. 2015 INTERNATIONAL FIRE CODE.

TOILET ACCESSORIES

INSTALL ACCESSORIES FOR EACH TOILET ROOM AS SELECTED BY OWNER OR CONSTRUCTOR.

ELECTRICAL

BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH PROVISIONS OF THE 2020

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 SUITABLE AND INSTALLED WITH GOOD QUALITY WORKMANSHIP PROVIDE OUTLETS FIXTURES AND SWITCHES AS REQD. 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.

PLUMBING

ALL PLUMBING WORK SHALL BE IN COMPLIANCE WITH 2020 PLUMBING CODE OF NEW YORK STATE FIRST PRINTING: NOV 2019 THE PLUMBING CODE OF NEW YORK STATE (PCNYS) IS A CODE THAT REGULATES THE DESIGN AND INSTALLATION OF PLUMBING SYSTEMS INCLUDING THE PLUMBING FIXTURES IN ALL TYPES OF BUILDINGS EXCEPT FOR DETACHED ONE AND TWO-FAMILY DWELLINGS AND TOWNHOUSES THAT ARE NOT MORE THAN THREE STORES ABOVE GRADE IN HEIGHT. THE REGULATIONS FOR PLUMBING SYSTEMS IN ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES ARE COVERED BY CHAPTERS 25 THROUGH 33 OF THE RESIDENTIAL CODE OF NEW YORK STATE (RCNYS). ALL PLUMBING WORK PERFORMED SHALL BE APPROVED BY LOCAL BOARD OF HEALTH OR BUILDING DEPARTMENT.

2. AS PER SECTION 501.2 WHERE A COMBINATION POTABLE WATER HEATING AND SPACE HEATING SYSTEM REQUIRES WATER FOR SPACE HEATING AT TEMPERATURES GREATER THAN 140°F (60°C), A MASTER THERMOSTATIC MIXING VALVE COMPLYING WITH ASSE 1017 SHALL BE PROVIDED TO LIMIT THE WATER SUPPLIED TO THE POTABLE HOT WATER DISTRIBUTION SYSTEM TO A TEMPERATURE OF 140°F (60°C) OR LESS. THE POTABILITY OF THE WATER SHALL BE MAINTAINED THROUGHOUT THE SYSTEM WATER HEATERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. SHALL CONFORM TO THE REQUIREMENTS OF THIS CODE AND THE MECHANICAL CODE OF NEW YORK STATE. ELECTRIC WATER HEATERS SHALL CONFORM TO THE REQUIREMENTS OF THIS CODE AND PROVISIONS OF NFPA 70. GAS-FIRED WATER HEATERS SHALL CONFORM TO THE REQUIREMENTS OF THE FUEL GAS CODE OF NEW YORK STATE. SOLAR THERMAL WATER HEATING SYSTEMS SHALL CONFORM TO THE REQUIREMENTS OF THE MECHANICAL CODE OF NEW YORK STATE AND ICC 900/SMC 300.

SERVICE WATER HEATING-TABLE N1105.5.2(1) [R405.5.2(1)]AS PROPOSED

USE, IN UNITS OF GAL/DAY = 30 + (10 × NBR.) WHERE: NBR. = NUMBER OF BEDROOMS.

GAL/DAY = 30 + (10 × NBR.)-30 + (10+H)+66GAL/DAY MIN.

ENERGY CONSERVATION CONSTRUCTION NOTES

AS PER THE NYS STRETCH CODE IN ADDITION TO 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 72d FOR HEATING AND MAXIM 75d 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 ECONNYS-SECTION N1106.3 406.3 (ENERGY RATING INDEX)VENTILATION RATE CFM=0.03(HOUSE AREA)+7.5(OF BEDROOMS+1); AND AS PER TABLE N1106.4(406.4)

MANDATORY B-1 @ ZONE 5

R-49 (6" SPRAY FOAM INSULATION)

R-21 OR 5" SPRAY FOAM INSULATION.

- FRAME WALL R-VALUE

- AND SOFTS AS PER SECTION 402.2.1

R-30

R-15

R-10, 4FT

R-19/8-19

0.55

0.27 OR LOWER

NR

R-333

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

R-24

CEILING R-VALUE

FLOOR R-VALUE

BASEMENT WALL R-VALUE

SLAB R-VALUE & DEPTH

CRAWL SPACE WALL

SKYLIGHT U-FACTOR

PENETRATION U-FACTOR

GLAZED PENETRATION SHG

EXTERIOR DOORS

DUCT SEALING

SUNROOM CEILING

MECHANICAL VENTILATION, MAKE UP AIR, BLOWER DOOR TEST, DUCTS MUST BE WITHIN THE ENVELOPMENT.

SOLAR READY ZONE OVER 1,400 SQ.FT. OR MORE OF CONDITIONED SPACE MUST HAVE UP TO 600 SQ.FT. OF ROOF FACING 110 DEGREES OF TRUE NORTH. R404.2.

ELECTRICAL VENTILATION CHARGING CAPABILITY - A MINIMUM OF 1-2-208/240 V OUTLETS FOR EACH DWELLING UNIT FOR 5% OF SPACES A MINIMUM OF 1 SPACE/ OR PANEL SPACE, CONDUCT FOR A FUTURE INSTALLATION OF ACTUAL OUTLET.

ALL HEATING AND COOLING DUCTS MUST BE WITHIN THE ENVELOPE

HOT WATER RECOVERY SYSTEM INSTALLED FROM A LEAST 1-SHOWER (3"-4" MAIN WATER COPPER COILED DRAIN LINE ATTACHED TO THE SHOWER DRAIN AND THE COILED WATER LINE.

MECHANICAL VENTILATION, MAKE UP AIR, BLOWER DOOR TEST, DUCTS MUST BE WITHIN THE ENVELOPMENT.

SOLAR READY ZONE OVER 1,400 SQ.FT. OR MORE OF CONDITIONED SPACE MUST HAVE UP TO 600 SQ.FT. OF ROOF FACING 110 DEGREES OF TRUE NORTH. R404.2.

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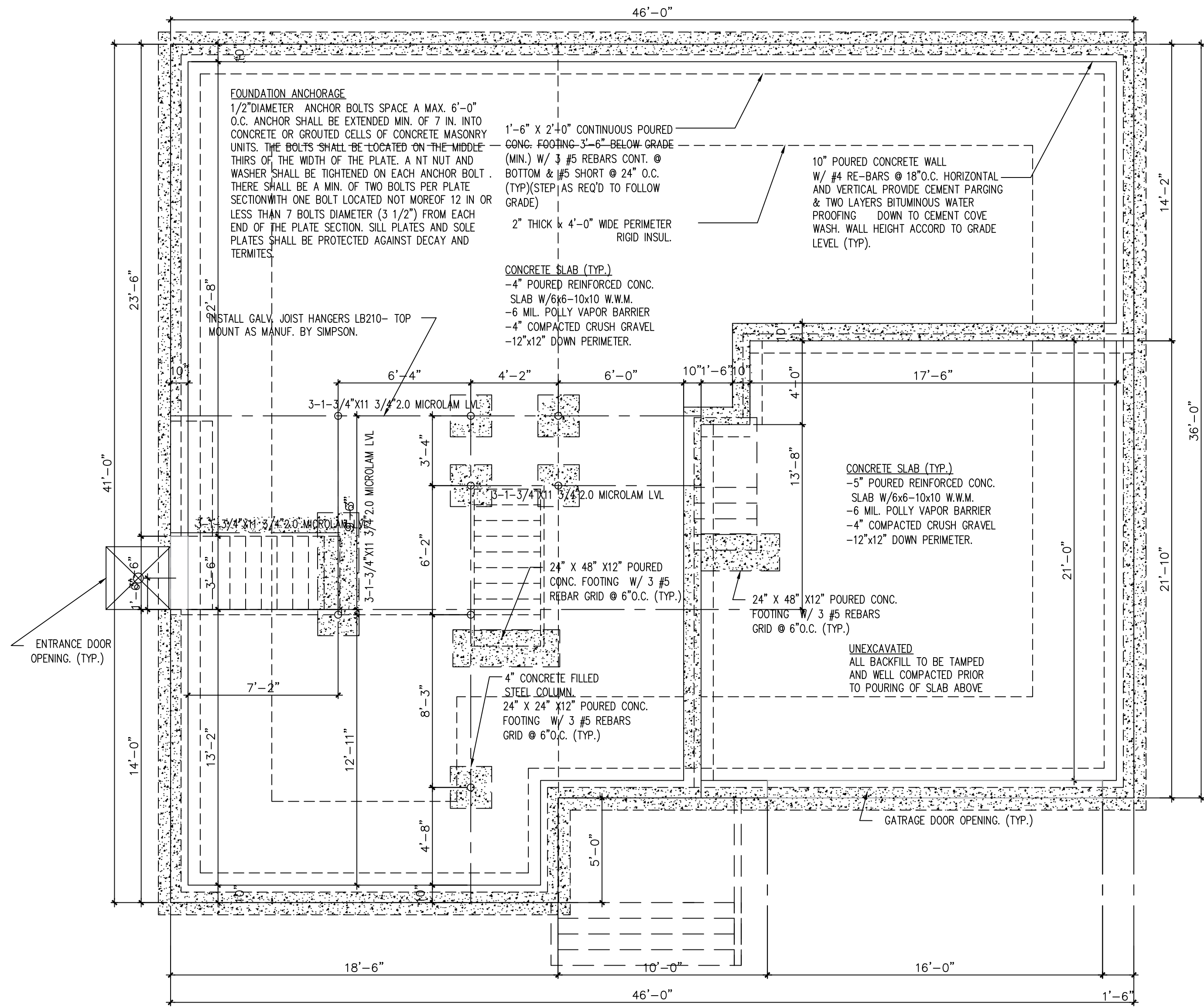
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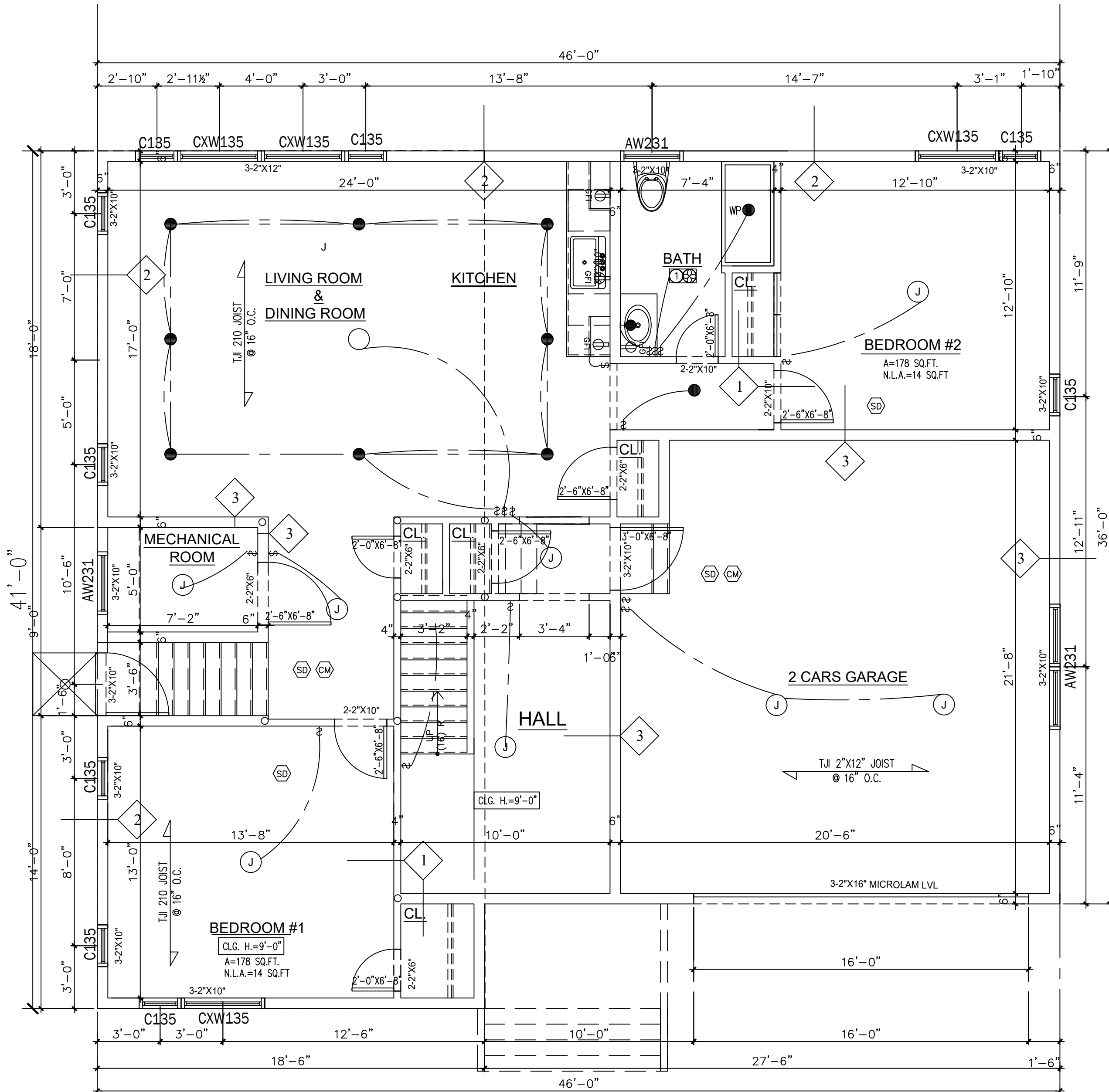
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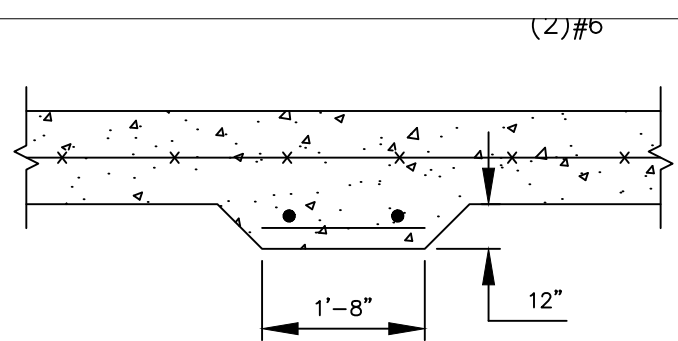


1 FOUNDATION PLAN

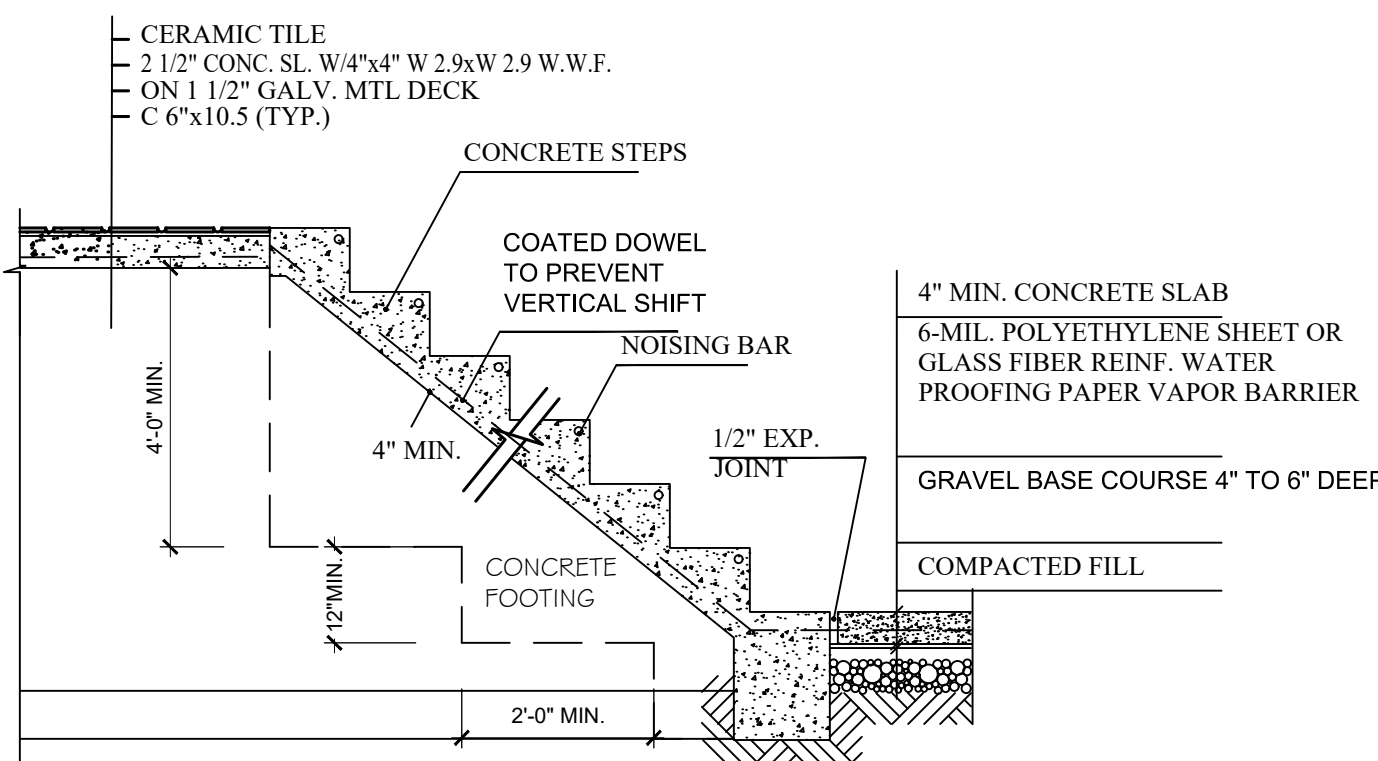


2 FIRST FLOOR PLAN

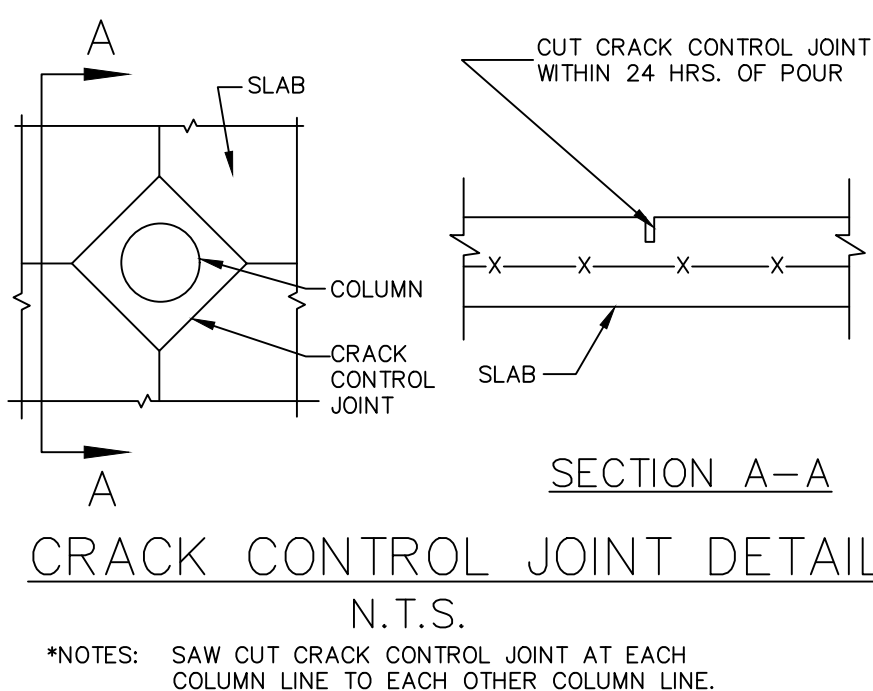
LEGEND	
	FLOOR RECEPTACLE
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE
	GFI
	QUADRUPLUX RECEPTACLE
	DEDICATED APPLIANCE CIRCUIT
	CATV
	TELEPHONE
	SWITCH
	SWITCH (3 WAY)
	DIMMER
	SPRINKLERS
	LOUDSPEAKER
	CARBON MONOXIDE
	SMOKE DETECTOR
	FIRE EXTINGUISH
	STROBE
	PULL STATION
	THERMOSTAT
	CEILING VENTILATION
	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



HAUNCH CONCRETE SLAB N.T.S.



CONCRETE STAIR DETAIL (TYP.)



CRACK CONTROL JOINT DETAIL N.T.S.

LEGEND	
	ELEVATION NUMBER
	DRAWING NUMBER
	DETAIL OR SECTION NUMBER
	DRAWING NUMBER
	CONCRETE WALL TO BE REMOVED
	DOOR TO BE REMOVED
	NEW DOOR
	EXISTING WALL TO REMAIN
	NEW WALL

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

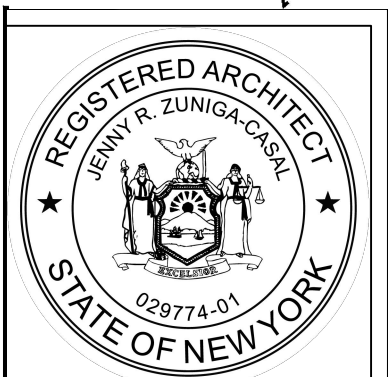
ISSUED 01-26-25 FOR OWNER REVIEW

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

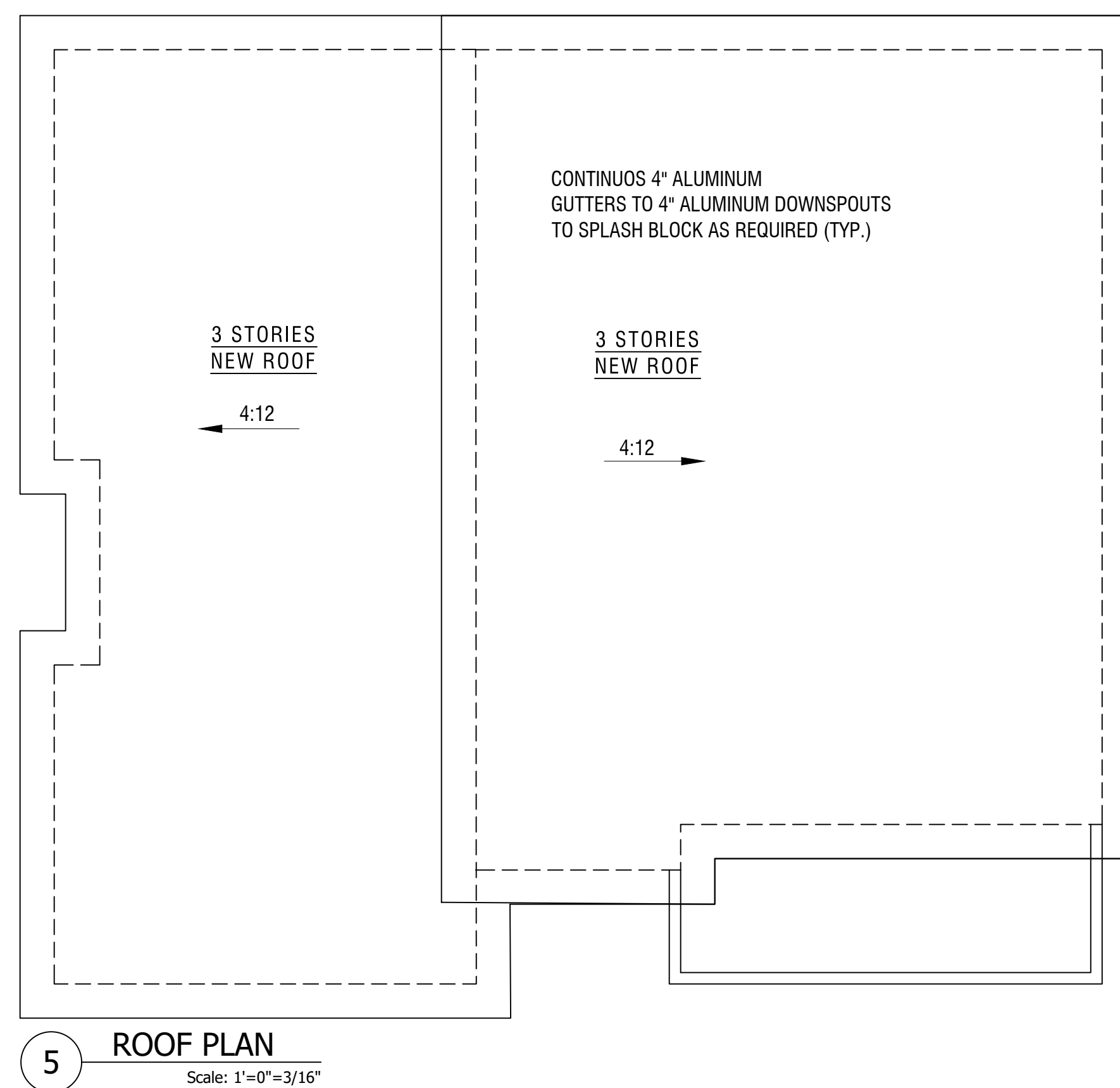
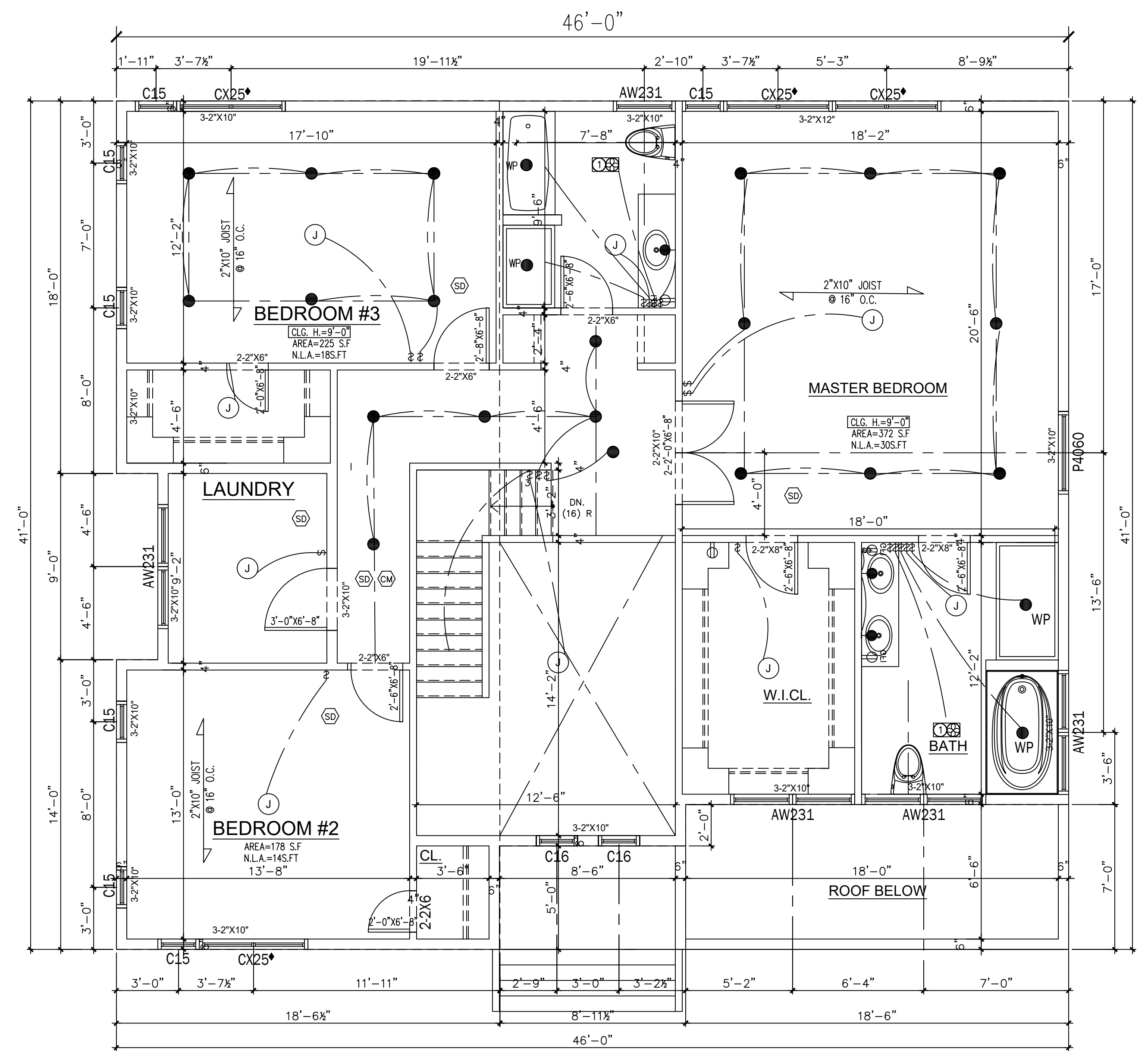
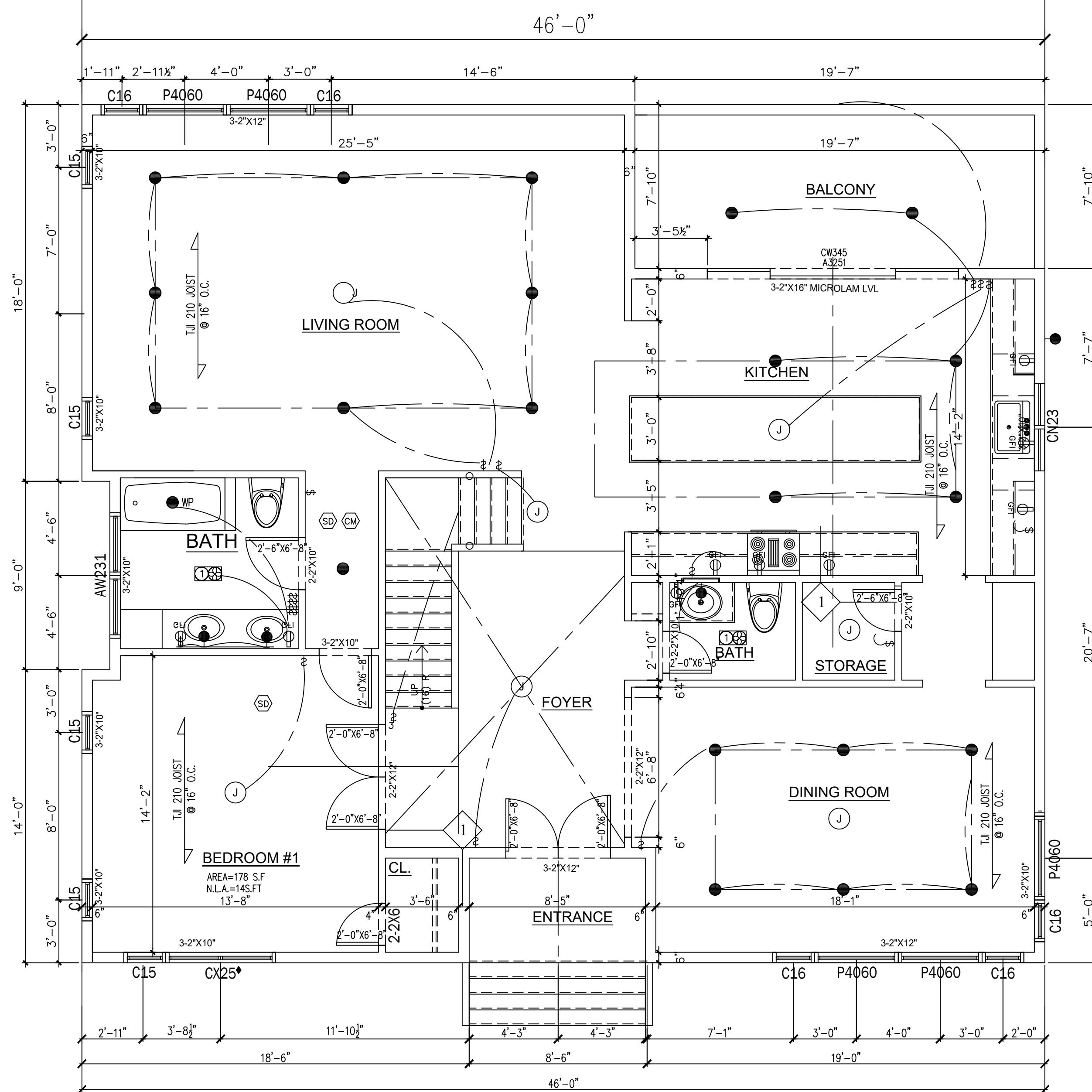
NEW CONSTRUCTION

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



DRAWING NO.:

A-2



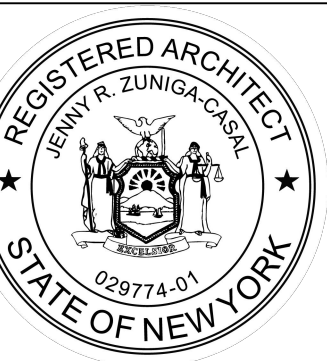
JOB NO:	0225-106
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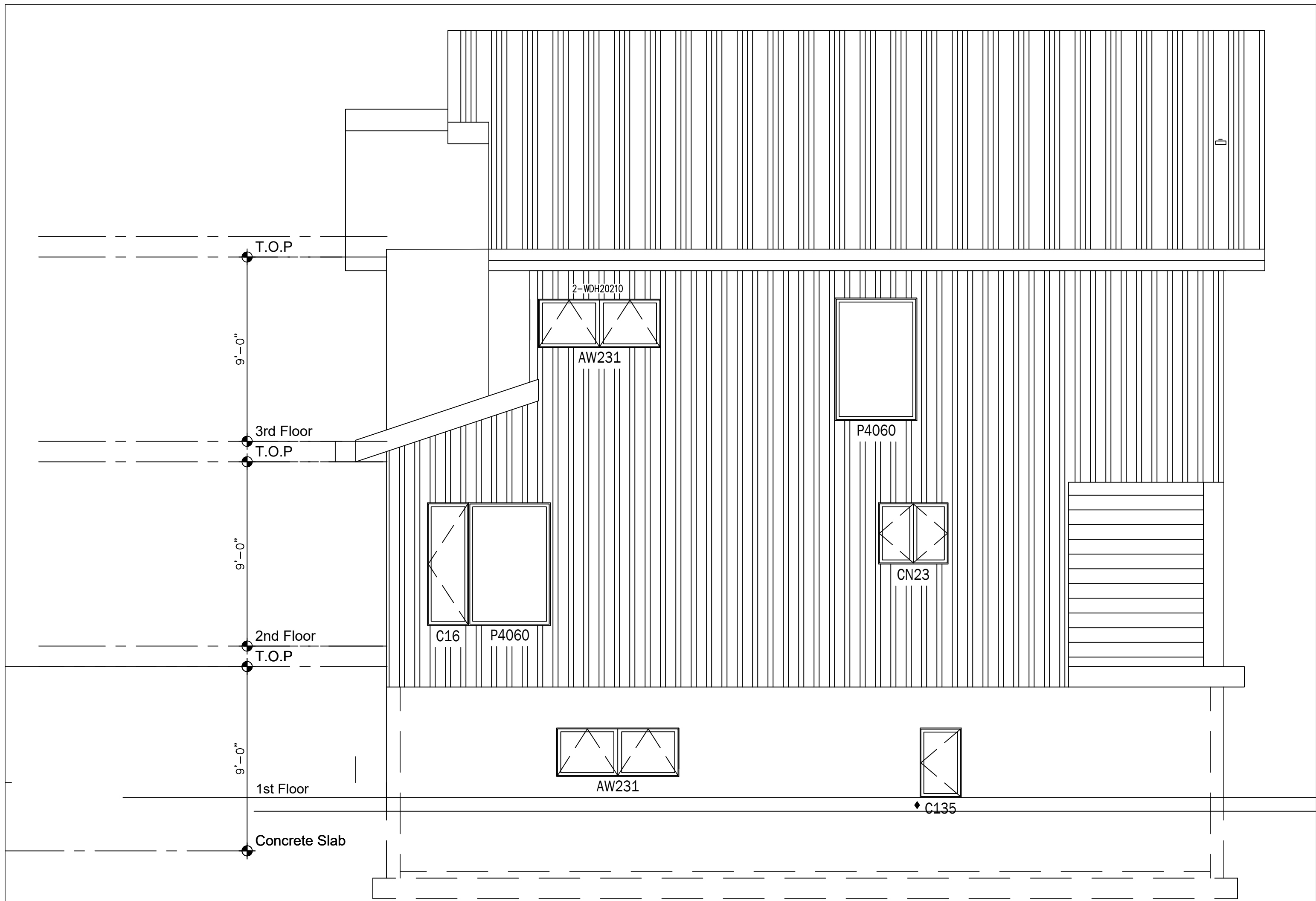
NEW CONSTRUCTION

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



DRAWING NO.:

A-3



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



3 REAR ELEVATION
Scale: 1"=0"=1/4"



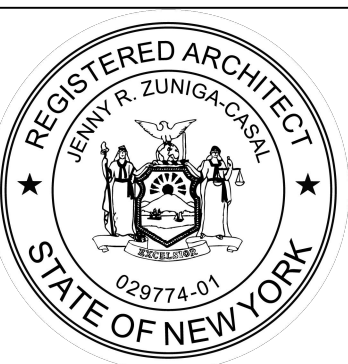
1 FRONT ELEVATION
Scale: 1"=0"=1/4"

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

ISSUED
01-26-25 FOR OWNER REVIEW

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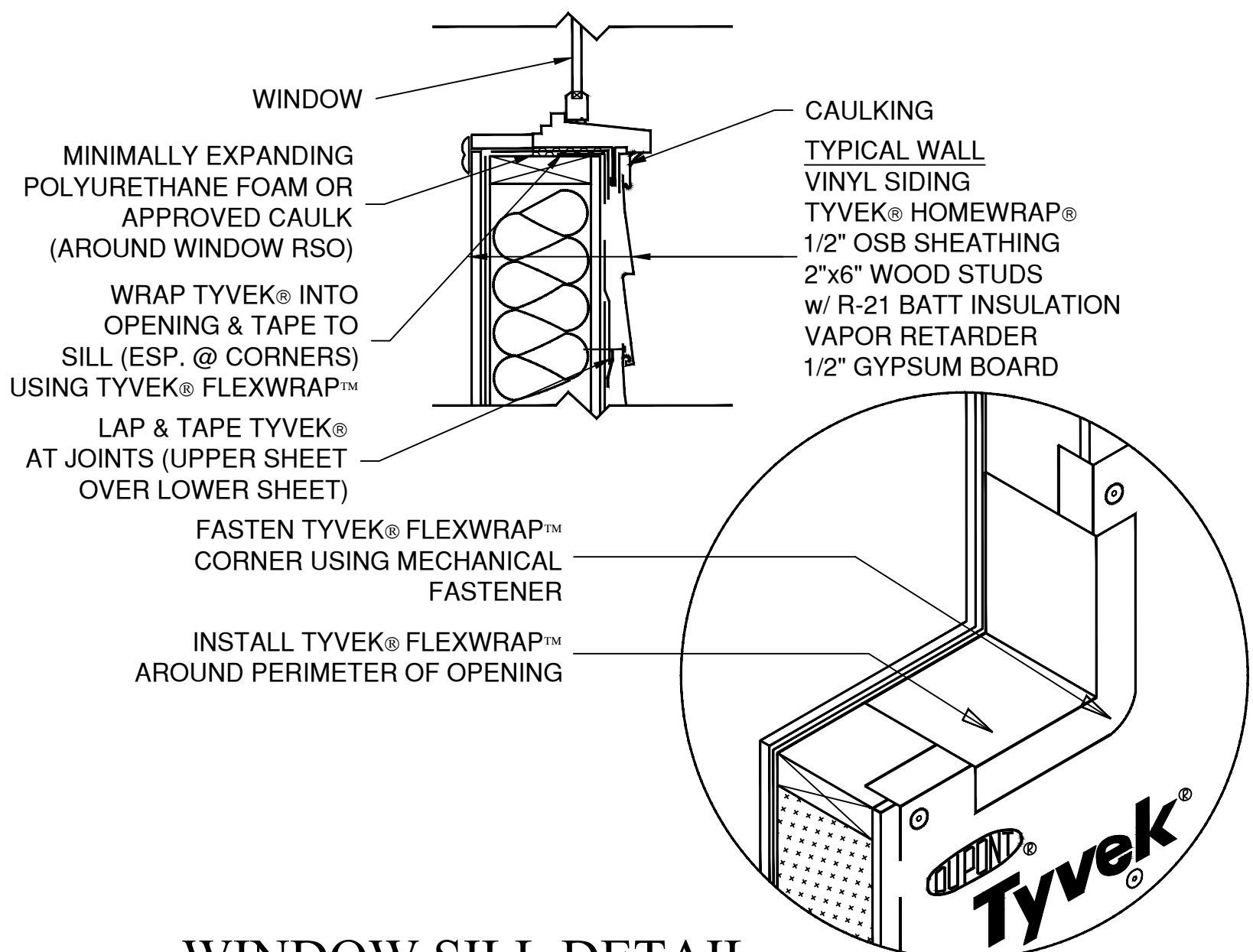
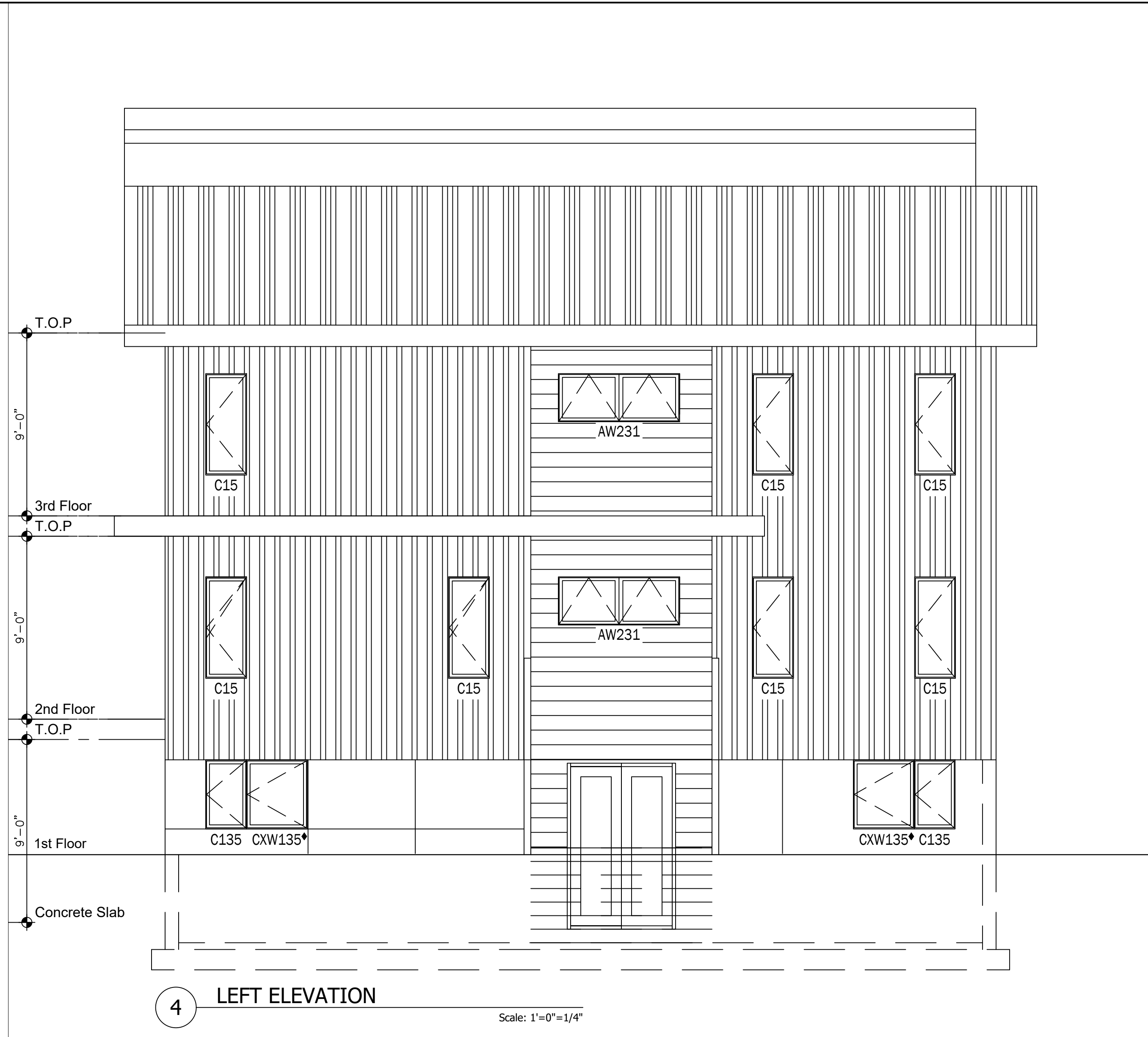


NEW CONSTRUCTION

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

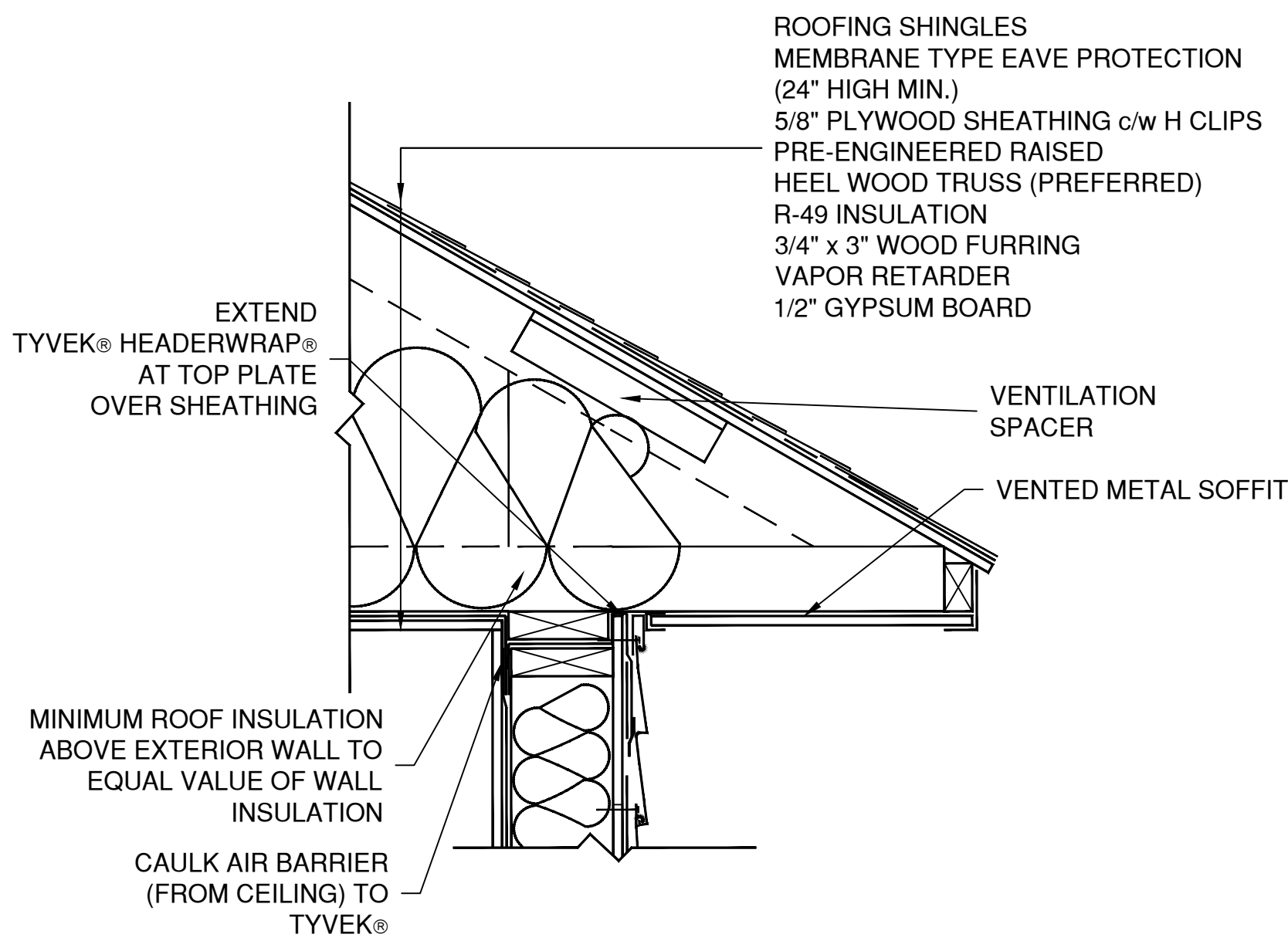
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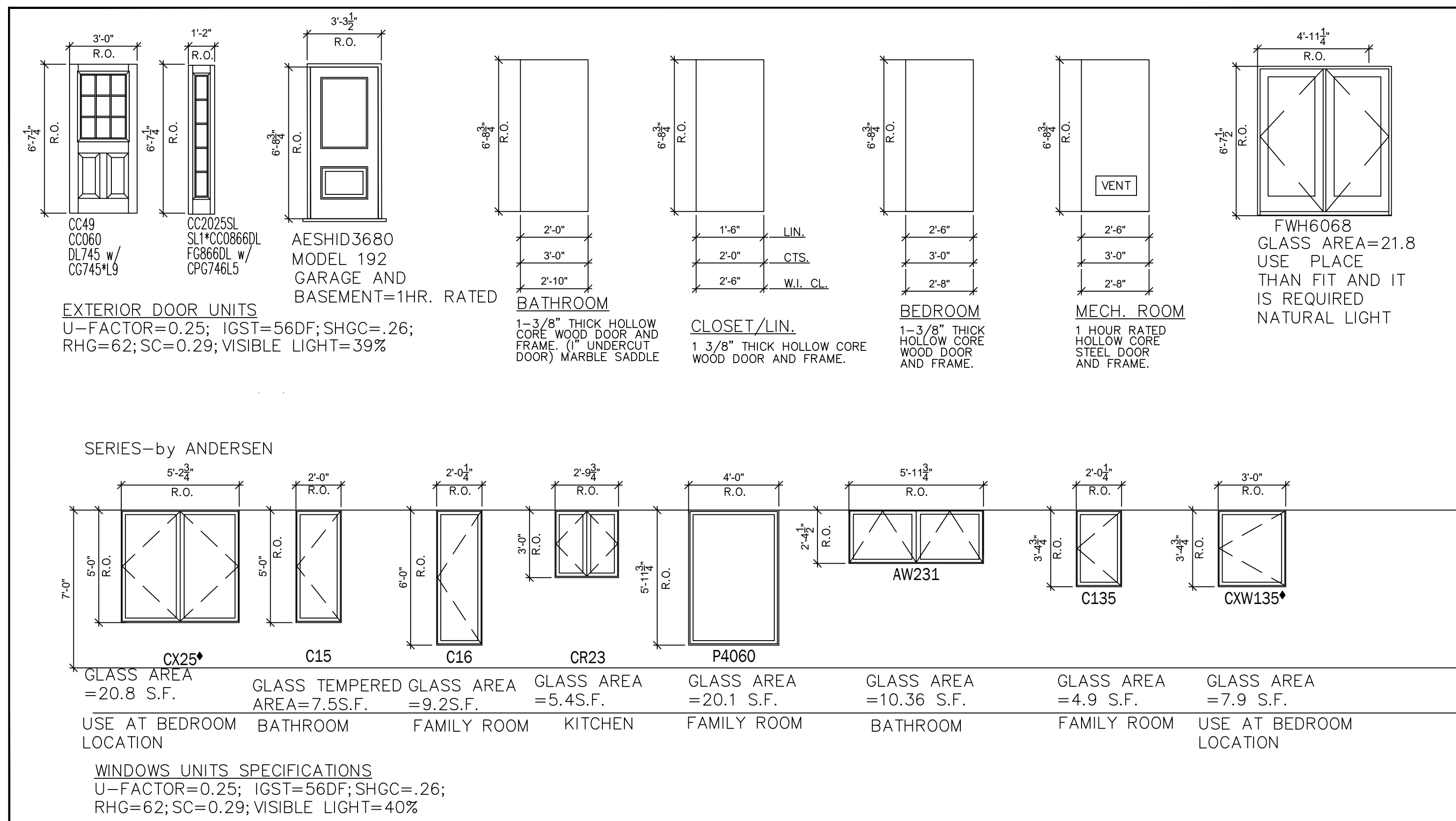
WINDOW SILL DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)



ROOF/ WALL INTERFACE DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (HEATING CLIMATE)



WINDOW AND DOOR SPECIFICATION

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

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 01-26-25 FOR OWNER REVIEW	NEW CONSTRUCTION 11 FOURTH AVE-LOT B NYACK, N.Y. 10960	DRAWING NO.: A-5