

LEGALIZATION AT: 100 NARRAGANSETT AV. OSSINING, N.Y. 10562

GENERAL NOTES

CODES: ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND CODES OF AGENCIES HAVING JURISDICTION. ABSENT OTHER STANDARDS 2016 NYS UNIFORM CODE SUPPLEMENT IN CONJUNCTION WITH THE 2015 IRC AND THE 2016 NYS ENERGY SUPPLEMENT.

VERIFICATION: VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. REPORT DIFFERENCES FROM CONSTRUCTION DOCUMENTS TO OWNER AND ARCHITECT. CLAIMS FOR EXTRA PAYMENTS RESULTING FROM CONTRACTOR'S FAILURE TO DO SO WILL NOT BE APPROVED. ARCHITECT SHALL DECIDE ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND DRAWINGS. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED ON THE SITE WITH THE PROJECT MANAGER, OWNER, ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK. CONFIRM ALL SITE AND FOUNDATION DIMENSIONS WITH MODULAR PLANS PRIOR TO CONSTRUCTION.

DRAWINGS: BY SUBMITTING A BID OR STARTING WORK, CONTRACTOR AGREES THAT HE HAS EXAMINED THE DRAWINGS AND SPECIFICATIONS AND FOUND THEM ADEQUATE FOR PROPER COMPLETION OF PROJECT. CLAIMS FOR EXTRA CHARGES BECAUSE OF ALLEGED INADEQUATE DRAWINGS OR SPECIFICATIONS WILL NOT BE ALLOWED UNLESS NOTIFICATION WAS MADE IN WRITING TO ARCHITECT PRIOR TO SUBMISSION OR BEGINNING.

CONTRACTS: AIA DOCUMENTS A105 AND A205, STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR, AND GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION-1993 SMALL PROJECTS EDITIONS.

UTILITY STAKEOUT: PRIOR TO DEMOLITION OR EXCAVATION, CONTRACTOR SHALL REQUEST FOR A CODE 53 UNDERGROUND UTILITY STAKE-OUT. 1-800-962-7962. CONTRACTOR WILL CONTACT THE UNDERGROUND LINES LOCATION SERVICES (CODE 753) PRIOR TO COMMENCING CONSTRUCTION.

USE OF PREMISES: CONTRACTOR SHALL STORE MATERIALS, DISPOSE OF DEBRIS, COORDINATE AND SCHEDULE ALL WORK IN COOPERATION WITH OWNER FOR MINIMUM DISRUPTION. MAINTAIN SAFE ACCESS TO ALL AREAS AT ALL TIMES.

PERMITS: OWNER SHALL SECURE AND PAY FOR ALL PERMITS, TESTS AND CERTIFICATES REQUIRED. ELECTRICAL AND PLUMBING CONTRACTORS SHALL APPLY FOR AND PAY FOR INDIVIDUAL PERMITS, INSPECTIONS AND APPROVALS AS REQUIRED. KEEP APPROVED PERMIT DRAWINGS ON JOB SITE.

CONTRACTOR WILL OBTAIN ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.

LICENSE: CONTRACTOR MUST BE LICENSED BY WESTCHESTER COUNTY AND PROVIDE OWNER AND BUILDING DEPARTMENT A COPY OF CERTIFICATE NUMBER.

INSURANCE: PRIOR TO STARTING WORK, CONTRACTOR SHALL SUPPLY OWNER AND BUILDING DEPARTMENT WITH CERTIFICATES OF WORKMENS COMPENSATION INSURANCE, LIABILITY INSURANCE FOR BODILY INJURY, PROPERTY DAMAGE, AUTOMOTIVE AND OTHER INSURANCES REQUIRED BY LAW OR BY OWNER IN THE AMOUNTS AND TERMS SATISFACTORY TO THE OWNER TO RENDER THE OWNER HARMLESS IN CASE OF ACCIDENT TO PERSONS OR PROPERTY INVOLVED IN THIS PROJECT. MAINTAIN SUCH INSURANCE IN FULL FORCE DURING ENTIRE TIME OF CONSTRUCTION.

LATENT DEFECTS: NO RESPONSIBILITY IS ASSUMED BY ARCHITECT FOR INFORMATION SUPPLIED BY OTHERS AND RELIED UPON BY ARCHITECT TO BE ACCURATE FOR LATENT DEFECTS IN STRUCTURE IMPOSSIBLE TO DETECT WITHOUT SUBSTANTIAL PROBING OR TESTING.

SUPERVISION: ARCHITECT HAS NOT BEEN RETAINED BY THE OWNER TO PROVIDE OBSERVATION AND SUPERVISION OF CONSTRUCTION OPERATIONS AND CERTIFICATION OF PAYMENTS.

DEMOLITION:
PRIOR TO DEMOLITION COORDINATE AND STAKEOUT EXISTING UTILITIES AS REQUIRED. COORDINATE SHUT OFF AND REMOVALS WITH UTILITY COMPANIES.

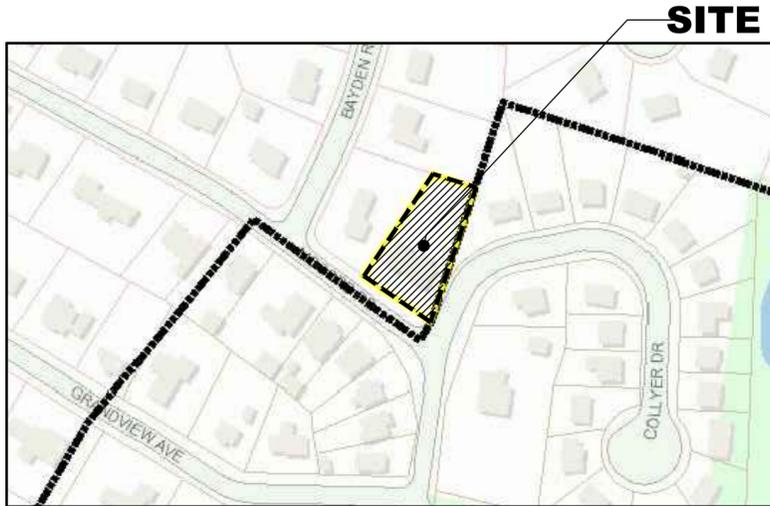
1. CLEAR SITE AS REQUIRED.
2. REMOVE ALL DEBRIS FROM SITE TO A LEGAL DISPOSAL FACILITY. CONTRACTOR SHALL PAY FOR ALL NECESSARY DUMPSTERS AND CARTING FEE'S.

COOPERATION: CONTRACTORS AND SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH ADJACENT WORK AND COOPERATE WITH OTHER TRADES TO FACILITATE PROGRESS OF WORK. EACH TRADE SHALL AFFORD OTHER TRADES REASONABLE OPPORTUNITY FOR INSTALLATION OF THEIR WORK AND FOR TEMPORARY STORAGE OF THEIR TOOLS AND MATERIALS.

LANDSCAPE: ALL LAWN AREAS DAMAGED BY NEW CONSTRUCTION OR CONSTRUCTION OPERATIONS SHALL BE REPLACED AS ORIGINAL. LAWNS MAY BE SODDED OR SEEDED WITH BLUEGRASS AND/OR RYEGRASS TO ESTABLISH 98% OR BETTER COVER. REVIEW TREES AND SHRUB REMOVAL REQUIRED FOR CONSTRUCTION WITH OWNER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TYING UP PLANT MATERIAL IN THE WAY OF SITE ACCESS PRIOR TO CONSTRUCTION.

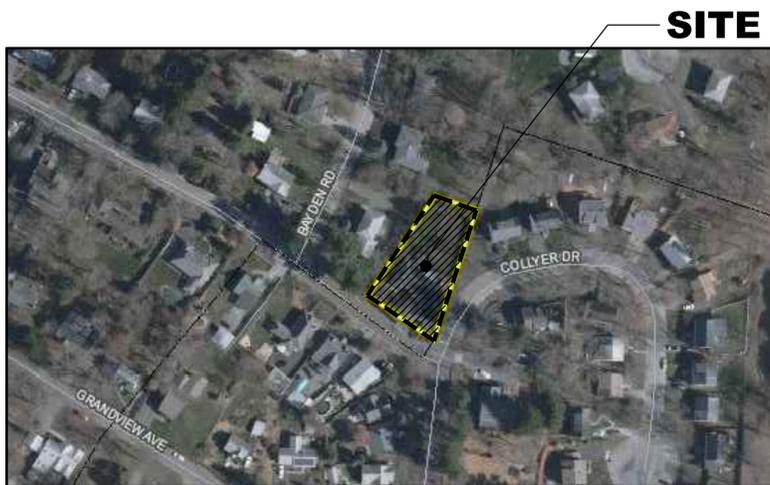
SEDIMENT AND EROSION CONTROL: SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN EACH AREA BEFORE ANY DEMOLITION AND ANY SUBSTANTIAL AMOUNT OF SITE PREPARATION, CLEARING AND GRUBBING, EXCAVATION AND FILLING SHALL BE STARTED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WESTCHESTER COUNTY PUBLICATION BEST MANAGEMENT PRACTICES MANUAL-CONSTRUCTION RELATED ACTIVITIES, LATEST EDITION.

ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS TO ENSURE THEIR PROPERLY FUNCTIONING. EROSION BLANKET SHALL BE 'WIENCO TEX' EROSION CONTROL MATS 6.3MM WT 400P OR EQUAL APPROVED. INSTALL AS PER MANUFACTURER SPEC'S



LOCATION MAP

NTS



AERIAL MAP

NTS

SAFE DIG

Before You Dig, Drill or Blast!
CALL US TOLL FREE 1-800-962-7962
NY Industrial Code Rule 753 requires no less than two working days notice, but not more than ten days notice.

UFPO

SPECIFICATIONS

FOOTING DRAINS: 6" DIAM. PERFORATED HDPE SCHEDULE 35 PIPE. SURROUND WITH 12" MIN. OF 3/4" GRAVEL OVER PIPE. INSTALL FILTER FABRIC BETWEEN EARTH AND GRAVEL.

RAIN LEADER DRAINS: 6" DIAM. SOLID HDPE SCHEDULE 35 PIPE.

EXCAVATION: EXCAVATION SHALL BE PROTECTED FROM FROST DURING COLD WEATHER. DO NOT BACKFILL AGAINST FOUNDATION WALLS OR PLACE HEAVY EQUIPMENT CLOSER THAN 8' FROM WALLS BEFORE FIRST FLOOR FRAMING IS IN PLACE.

FOUNDATIONS: ALL FOUNDATIONS SHALL BEAR ON FIRM UNDISTURBED SOIL HAVING A MINIMUM DESIGN BEARING PRESSURE OF 4000#/#sq.ft. EXCAVATE A MINIMUM OF 2'-0" INTO EXISTING SOIL. NOTIFY ARCHITECT IN SUFFICIENT TIME TO INSPECT BEARING MATERIAL PRIOR TO PLACING FOUNDATION CONCRETE. CONTINUOUS FOOTINGS MAY BE STEPPED WHERE NECESSARY, BUT NO MORE THAN ONE (1) FOOT VERTICALLY TO TWO (2) FEET HORIZONTALLY. MAINTAIN A MINIMUM COVER OVER FOUNDATION BOTTOMS OF 3'-6".

CONCRETE AND MASONRY: CALCIUM CHLORIDE OR ANY ADMIXTURE CONTAINING CHLORINE SALTS, SHALL NOT BE USED IN ANY CONCRETE. ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED.

BRACING: PROVIDE ADEQUATE TEMPORARY SUPPORT AT ALL TIMES.

CONCRETE: STONE AGGREGATE, 4000PSI STRENGTH AT 28 DAYS.

ROD REINFORCEMENT: ASTM A 615 GRADE 60.

VAPOR BARRIER: 6MIL. PVC WITH 6" SEALED LAP JOINTS.

SILL SEALER: 1" COMPRESSIBLE FIBERGLASS.

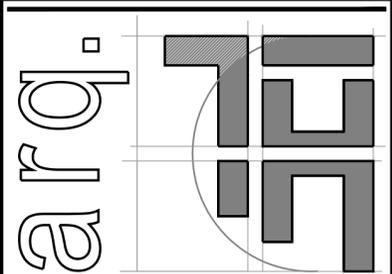
SILL ANCHOR: 1/2" DIAMETER, 12" LONG, 3" HOOK, 6" ON CENTER MAXIMUM; 1" MAXIMUM FROM CORNERS & ENDS.

MORTAR: TYPE 'S', 1800 PSI STRENGTH.

WATERPROOFING: 'SONNEBORN' OR EQUAL. LIQUID COLD-APPLIED WATERPROOFING MEMBRANE.

CARPENTRY
CARPENTRY: DOUBLE JOISTS UNDER ALL INTERIOR PARTITIONS, AND AROUND ALL OPENINGS.
FRAMING LUMBER: DOUGLAS FIR #2 OR BETTER, F_b=875 PSI.
STUDS: DOUGLAS FIR STUD GRADE, 2x4 INTERIOR WALLS, 16" O.C. UNLESS NOTED OTHERWISE.
JOIST HANGERS: 'SIMPSON' OR EQUAL, GALVANIZED STEEL TO FIT FRAMING MEMBER. INSTALL FRAMING ANCHORS AT ALL FLUSH FRAMED CONNECTIONS AND AS INDICATED ON PLANS.
TREATED WOOD: PRESSURE TREATED SOUTHERN YELLOW PINE. ABOVEGROUND .25 LBS./CU.FT. GROUND CONTACT .40 LBS./CU.FT.
DECKING FRAMING LUMBER: SOUTHERN YELLOW PINE #1 UP TO 2" THICK; #2 FOR ALL OTHER. ALL LUMBER SHALL BE PRESSURED TREATED MINIMUM .04 LB./CU.FT. F_b=1500PSI (2x10), F_b=1750PSI (2x8).
DECKING: 5/4x4 T&G MAHOGANY DECKING. FINISH WITH 2 COATS OF OIL BASED STAIN PRESERVATIVE.
DECK HANDRAIL AND POST ASSEMBLY: WESTERN CEDAR-CLEAR, PAINTED.

INTERIOR FINISHES
WALLS: 1/2" GYPSUM DRYWALL, 5/8" TYPE 'X' AT GARAGE, JOINTS TAPED AND FINISHED.
CEILINGS: 1/2" GYPSUM DRYWALL, 5/8" TYPE 'X' AT GARAGE
PROVIDE 5/8" TYPE-X FIRE-RATED GYPSUM DRYWALL OVER BOILER AND HW TANK.
PAINTING: BENJAMIN MOORE & CO. OR EQUAL; COLORS SELECTED BY OWNER. PRIME AND PAINT ALL NEW INTERIOR TRIM, CASINGS, MOULDINGS, DOORS, WINDOWS, ETC. PRIME AND PAINT ALL NEW DRYWALL SURFACES.
INTERIOR TRIM: MATCH MODULAR STANDARD PROFILES, SPECIES AND FINISH.
WINDOWS: 'ANDERSEN' 400 SERIES VINYL CLAD WOOD WINDOWS WITH HIGH-PERFORMANCE LOW-E INSULATING GLASS, AND INSECT SCREENS, STANDARD HARDWARE, AS SCHEDULED. PRIME AND APPLY TWO FINISH COATS PAINT TO INTERIOR SASH AND FRAME.
CAULK: SILICON SEALANT WITH COLOR TO MATCH ADJACENT SURFACES.
FLASHING: 16oz. COPPER, OR EQUAL.
DOORS
INTERIOR DOORS: MATCH MODULAR STYLE AND FINISH.
DOOR HARDWARE: AS MANUFACTURED BY 'SCHLAGE' OR EQUAL;
ELECTRICAL: THE DESIGN AND INSTALLATION OF ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND THE NATIONAL ELECTRIC CODE. PROVIDE OWNER/BUILDER COPY OF UNDERWRITER'S CERTIFICATE UPON COMPLETION OF WORK. ELECTRICAL CONTRACTOR MUST BE INSURE AND LICENSED IN WESTCHESTER COUNTY. SEE PLAN FOR FIXTURE TYPE. REVIEW ALL FIXTURES WITH OWNER BEFORE ORDERING.
PLUMBING: THE DESIGN AND INSTALLATION OF ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND THE NEW YORK STATE BUILDING CODE. PLUMBING CONTRACTOR MUST BE INSURED AND LICENSED IN WESTCHESTER COUNTY, NY. INSULATE ALL HOT WATER SUPPLY PIPES LOCATED IN BASEMENT FROM BOILER TO FIRST FLOOR PENETRATIONS.
UTILITIES: COORDINATE THE LOCATION AND SIZE OF ALL NEW UTILITIES (ELECTRICAL, GAS, WATER, SEWER, TELEPHONE, CABLE) WITH EACH UTILITY COMPANY REPRESENTATIVE AND UTILITY SPECIFICATIONS.



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REVISIONS	DATE	BY

DRAWING TITLE:
MAPS & GENERAL NOTES

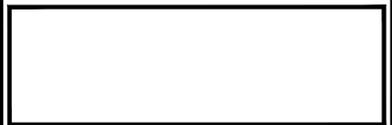
PROJECT:
MR. NESTOR CHEVEZ

PROJECT ADDRESS:
100 NARRAGANSETT AV.
OSSINING N.Y. 10562

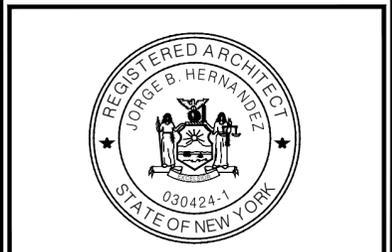
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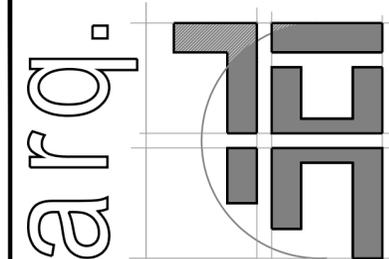
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DATE: 9/21/2017	DWG. NO.:
PROJECT NO.:	T-1
17086	
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 EXIST. SITE PLAN

PROJECT:
 MR. NESTOR CHEVEZ

PROJECT ADDRESS:
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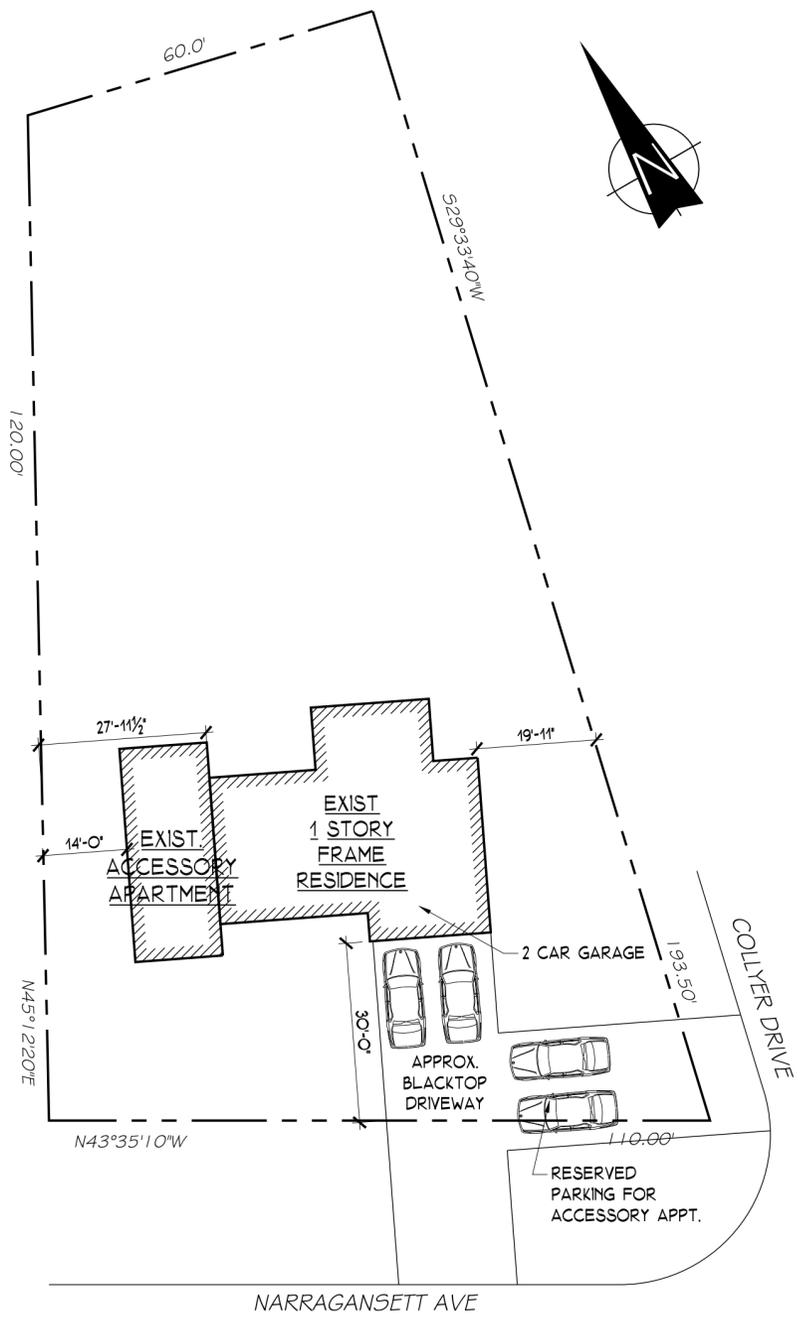
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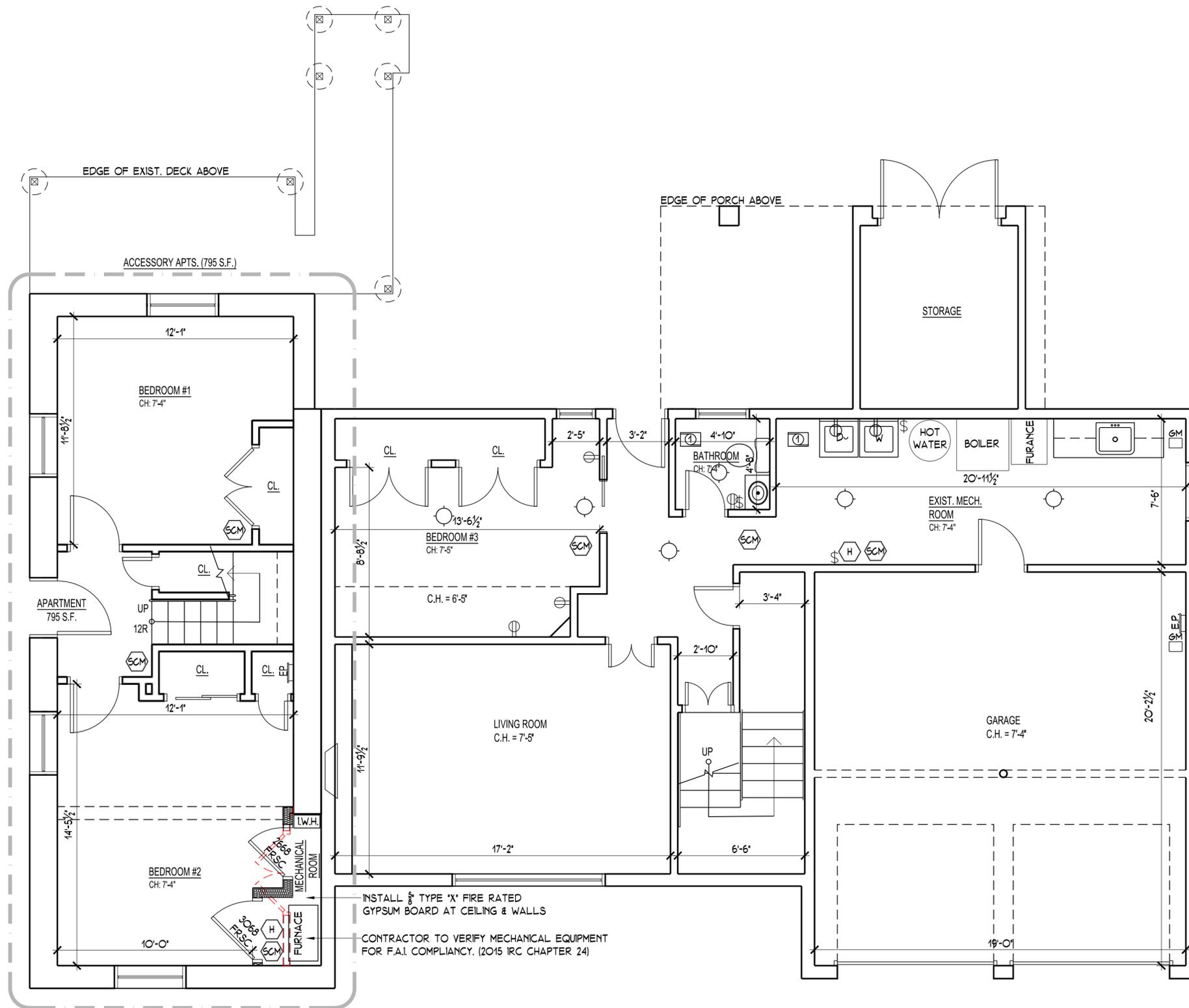


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<u>PROJECT NO.:</u> 17086	<u>CAD FILE NO.:</u> 2 OF 4
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EXIST. SITE PLAN 1"=20'-0"

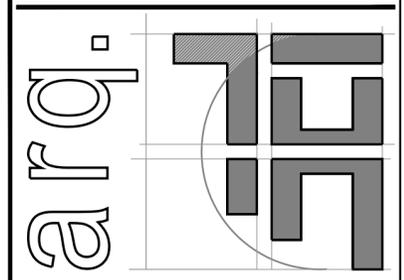




FIRST FLOOR PLAN

3/8" = 1'-0"

INSTALL 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD AT CEILING & WALLS
 CONTRACTOR TO VERIFY MECHANICAL EQUIPMENT FOR F.A.I. COMPLIANCY. (2015 IRC CHAPTER 24)



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 FIRST FLOOR PLAN

PROJECT:
 MR. NESTOR CHEVEZ

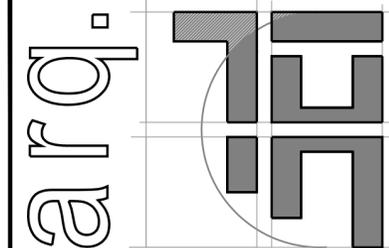
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 SECOND FLOOR PLAN

PROJECT:
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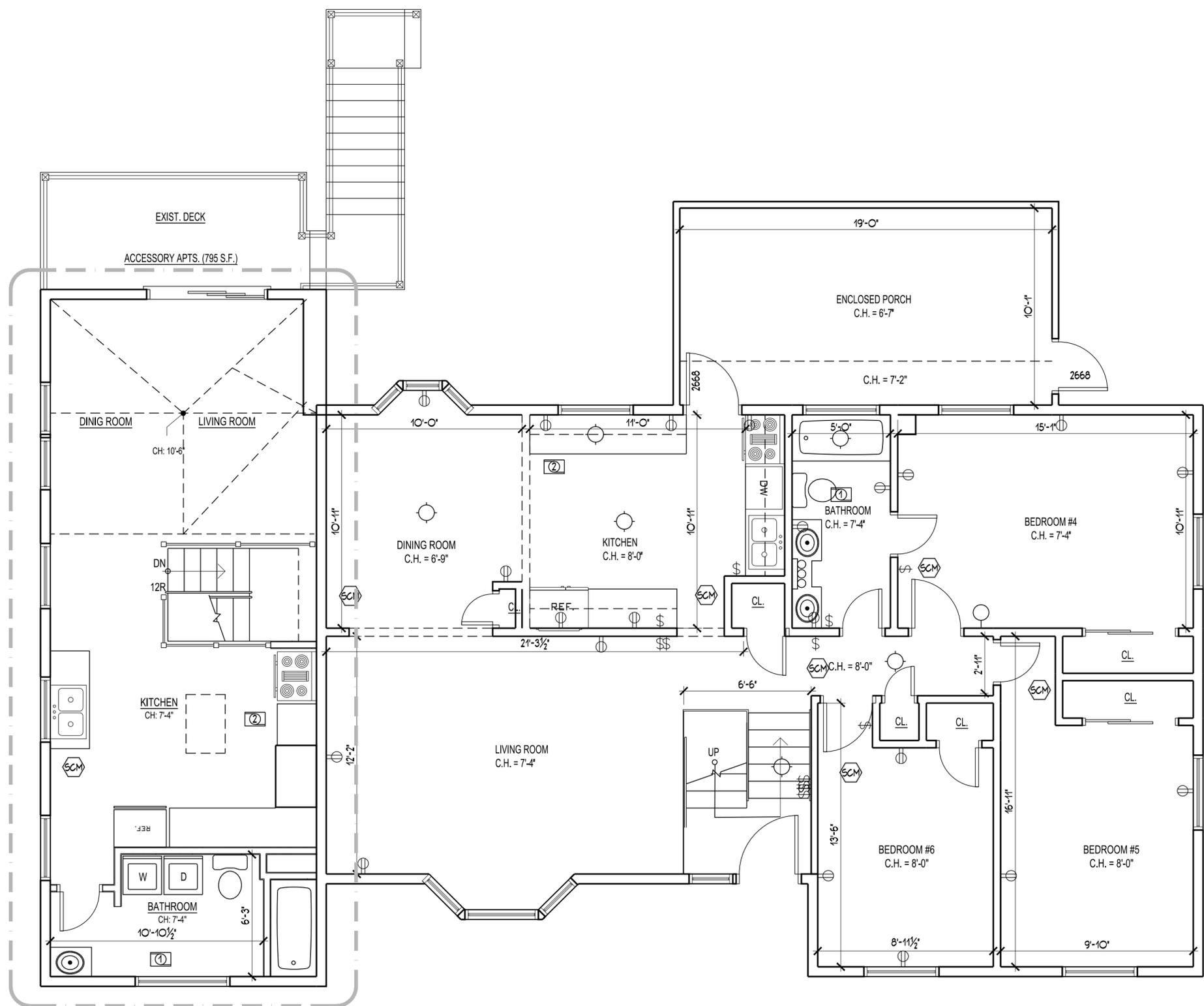
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SECOND FLOOR PLAN 1/4" = 1'-0"