

GENERAL NOTES

1. CONTRACTOR TO CHECK AND VERIFY ALL MEASUREMENTS AND DIMENSIONS AND ACTUAL CONDITIONS AT SITE AND BE HELD RESPONSIBLE FOR SAME. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO START & COMPLETE THE WORK. UPON COMPLETION OF JOB THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A CERT. OF COMPLETION AND/OR OCCUPANCY(CC OR CO).
2. G.C./CONTRACTOR SHALL CHECK & VERIFY ALL NOTES, DIMENSIONS, DETAILS AND JOB CONDITIONS AND SHALL BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT, PRIOR TO COMMENCEMENT OF WORK.
3. ALL REQUIRED AND NECESSARY PERMITS SHALL BE SECURED FROM ALL MUNICIPAL AGENCIES HAVING JURISDICTION AT THE COST AND EXPENSE OF THE G.C. AND PRIOR TO START OF WORK AND HE SHALL OBTAIN APPROVAL OF ALL COMPLETED WORK, AS REQUIRED BY APPLICABLE AGENCIES HAVING JURISDICTION.
4. THE CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY THE LOCATION & CONDITION OF ALL EXIST. HVAC, PLUMBING, DRAINAGE, ELECTRICAL & TELEPHONE EQUIPMENT, UNDERGROUND UTILITIES, ETC. PRIOR TO THE COMMENCEMENT OF WORK & BE RESPONSIBLE FOR THE JOINING OF WORK OF ALL TRADES.
5. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, BARRICADES, TEMPORARY FENCES, PARTITIONS, AND EXCAVATION, ETC. TO ACCOMPLISH ALL OF THE WORK IN AN APPROVED MANNER.
6. NO DRAWINGS TO BE SCALED, DIMENSIONS ARE TO BE USED.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK STATE BUILDING CODE.
8. THESE DRAWINGS ARE TO BE USED ONLY FOR THIS PROJECT AND MAY NOT BE USED IN PART OR WHOLE ON ANY OTHER PROJECT, WITHOUT FIRST OBTAINING A WRITTEN PERMISSION FROM THE ARCHITECT.
9. G.C. SHALL BROOM SWEEP THE JOB UPON COMPLETION OF THE WORK.
10. THE ARCHITECT/ENGINEER HAS NOT BEEN RETAINED TO SUPERVISE ANY CONSTRUCTION OR INSTALLATION FOR ANY EQUIPMENT.
11. CONTRACTOR SHALL GUARANTEE TO THE OWNER THAT ALL MATERIAL AND EQUIPMENT INCORPORATED IN THE WORK WILL BE NEW, UNLESS OTHERWISE SPECIFIED, & THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, FOR A PERIOD OF ONE YEAR FROM COMPLETION.
12. CONTRACTOR SHALL PROVIDE FOR REINSTALLING AND/OR RE-ROUTING ANY EXIST. ELEMENTS, COVERED OR REMOVED BY HIS WORK, WHETHER INDICATED ON DRAWINGS OR NOT. THIS SHALL INCLUDE, BUT NOT LIMITED TO: GUTTER & LEADERS, FRESH AIR VENTS, PLUMBING & HEATING, ETC.
13. ALL DEMOLITION SHALL BE UNDERTAKEN WITH EXTREME CARE SO AS NOT TO DISTURB EXISTING STRUCTURAL ELEMENTS (COLUMNS, BEARING WALLS, ETC.).
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISIONS OF ADEQUATE PROTECTION FOR AREAS EXPOSED TO THE WEATHER.
15. ALL DAY DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF REGULARLY & AT THE EXPENSE OF THE GENERAL CONTRACTOR.
16. PROVIDE COPPER FILM TERMITE SHIELD UNDER ALL PERIMETER SILL PLATES.
17. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE WOLMANIZED OR PRESSURE CREOSOTED.
18. DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO FRAMING, AND AT ALL HEADERS, AND DOUBLE ROOF RAFTERS (RR) AT EACH SIDE OF SKYLIGHTS.
19. RAFTER HEEL CUTS SHALL NOT EXCEED 4". WHERE JOISTS ARE NOTCHED TO HEADERS AS TO REDUCE BEAM DEPTH, USE BRIDLE IRONS OR METAL CONNECTORS (SEE STRAPS DETAILS).
20. ALL JOISTS SHALL HAVE CROSS BRIDGING 8'0" O.C. MAX.
21. ALL FRAMING LUMBER TO BE DOUGLAS FIR OR HEMLOCK #2 OR BETTER, CONSTRUCTION GRADE, WITH A MINIMUM fb = 1,000 PSI.
22. SUB FLOOR SHALL BE 3/4" CD PLYWOOD. FINISHED FLOORING SHALL BE AS INDICATED ON PLANS OR AS SPECIFIED BY OWNER.
23. ALL ROOF & WALL SHEATHING TO BE 5/8" ZIP-SYSTEM BY HUBER OR EQUAL, INCLUDING AIR TIGHT TAPING ALL JOINTS IN COMPLIANCE WITH IRC 2015 N1102.4(R402.4)
24. ALL WALLS SHALL HAVE MIN. 3.5"/R13 WATER BLOWN SPRAY FOAM INSULATION BY ICYNENE.
25. 1ST FL & TOP FL. CEILING SHALL HAVE 9.5"/R30 WATER BLOWN SPRAY FOAM INSULATION BY ICYNENE.
26. SHEET ROCK WALLS AND CEILINGS TO BE US GYPSUM 5/8" TYPE "X" FIRE RATED WITH ALL JOINTS TAPED AND SPACKLED (THREE COAT JOB).
27. OWNER SHALL PROVIDE G.C. WITH SITE PLAN INFORMATION. SITE PLAN BY ARCHITECT IS SCHEMATIC.
28. ALL WORK SHALL CONFORM TO THE RULES AND REGULATIONS OF THE NYS ENERGY CONSERVATION CODE. ALL GLAZED AREAS TO BE DOUBLE GLAZED & ALL EXT. DOORS SHALL HAVE INSULATED CORES.
29. ALL FINISH ITEMS LIKE CERAMIC TILES (C.T.), FLOORING & WALL FINISHES, PLUMBING & ELECT. FIXTURES, DOORS, WINDOWS, HARDWARE, ETC., SHALL BE PURCHASED AND INSTALLED BY THE G.C., AS PART OF THE CONTRACT.
30. G.C. SHALL INSTALL WOOD "I" JOISTS, WHERE SHOWN, ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND DETAILS.
31. ALL DUCTWORK SHALL BE NEW GALV. SHEET METAL, IN CONFORM. W/ "SMACNA", COVERED WITH 1/2" FIBERGLASS DUCT WRAP INSULATION
32. G.C. SHALL PROVIDE NEW BOILER & RADIATORS FOR HEAT. AS REQUIRED.
33. PLUMBING & SEWAGE INSTALLATIONS TO COMPLY WITH STATE & LOCAL CODES.
34. ENTIRE FACILITY TO BE PAINTED. PAINTS SHALL BE SELECTED AND APPROVED BY THE OWNER.

SAFETY NOTES

1. CONSTRUCTION OPERATION WILL BE CONFINED TO NORMAL WORKING HOURS: 8am TO 5pm MONDAYS THROUGH FRIDAYS, EXCEPT LEGAL HOLIDAYS.
2. PROVISIONS FOR ADEQUATE EGRESS, AS REQUIRED BY THE CODE, SHALL BE PROVIDED AT ALL TIMES, DURING THE COURSE OF CONSTRUCTION. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME.
3. ALL NECESSARY FIRE SAFETY LAWS AND CONTROLS AS WELL AS ANY ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.
4. PROVIDE ALL HEALTH REQUIREMENTS FOR CONTROL OF DUST, DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL & MAINTENANCE OF SANITARY FACILITIES.
5. PROVIDE CONTINUATION OF ESSENTIAL SERVICES AS REQUIRED.
6. NO WORK SHALL BE DONE WHERE THERE MIGHT BE ANY DANGER TO OCCUPANTS DUE TO WORK.

THIS PROJECT SHALL COMPLY WITH NYS 2020

HEADER SCHEDULE

1. WALL OPNG. UP TO 36" (2)2x8
2. WALL OPNG. 36" TO 48" (2)2x10
3. WALL OPNG. 48" TO 72" (2)2x12
4. WALL OPNG. 6' TO 8' 3.5"x12"LVL

LIGHT & VENTILATION

LIGHT & VENTILATION OF EACH ROOM SHALL COMPLY WITH R303 (8% LIGHT & 4% VENTILATION)

LIVE LOADS

STRUCTURE IS DESIGNED FOR LIVE LOADS PER TABLE R301.5

ENERGY NOTES

THIS PROJECT SHALL COMPLY WITH CHAPTER 11 (SECTION N1101) OF NYS 2020

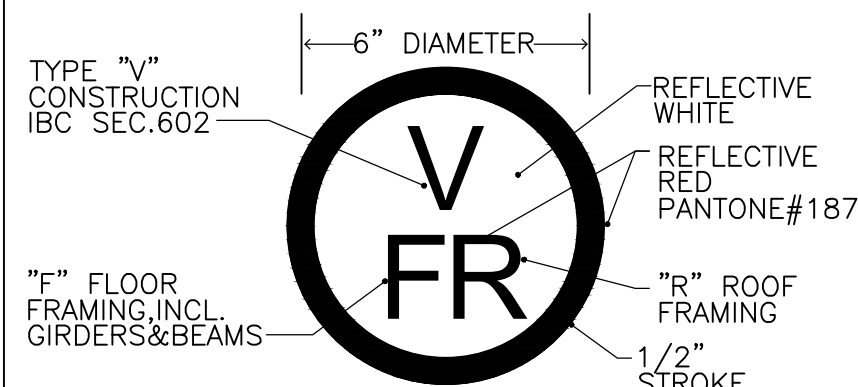
WINDOWS:

WINDOWS SHALL COMPLY WITH APPLICABLE EGRESS CODES. GLAZING SHALL BE R308

ROOF HEIGHT:

MAX. ROOF HEIGHT ABOVE MEAN GRADE ELEVATION AROUND THE HOUSE'S PERIMETER < 30'

TRUSS TYPE CONSTRUCTION STRUCTURAL COMPONENT DESIGNATION



SIGN MAY BE PURCHASED FROM ARCHITECT AT \$30 EACH (LIMITED SUPPLY) OR PURCHASED ON LINE. SIGN MUST BE POSTED PROMINENTLY AT ALL TIMES FOR FIRE DEPT INFORMATION.

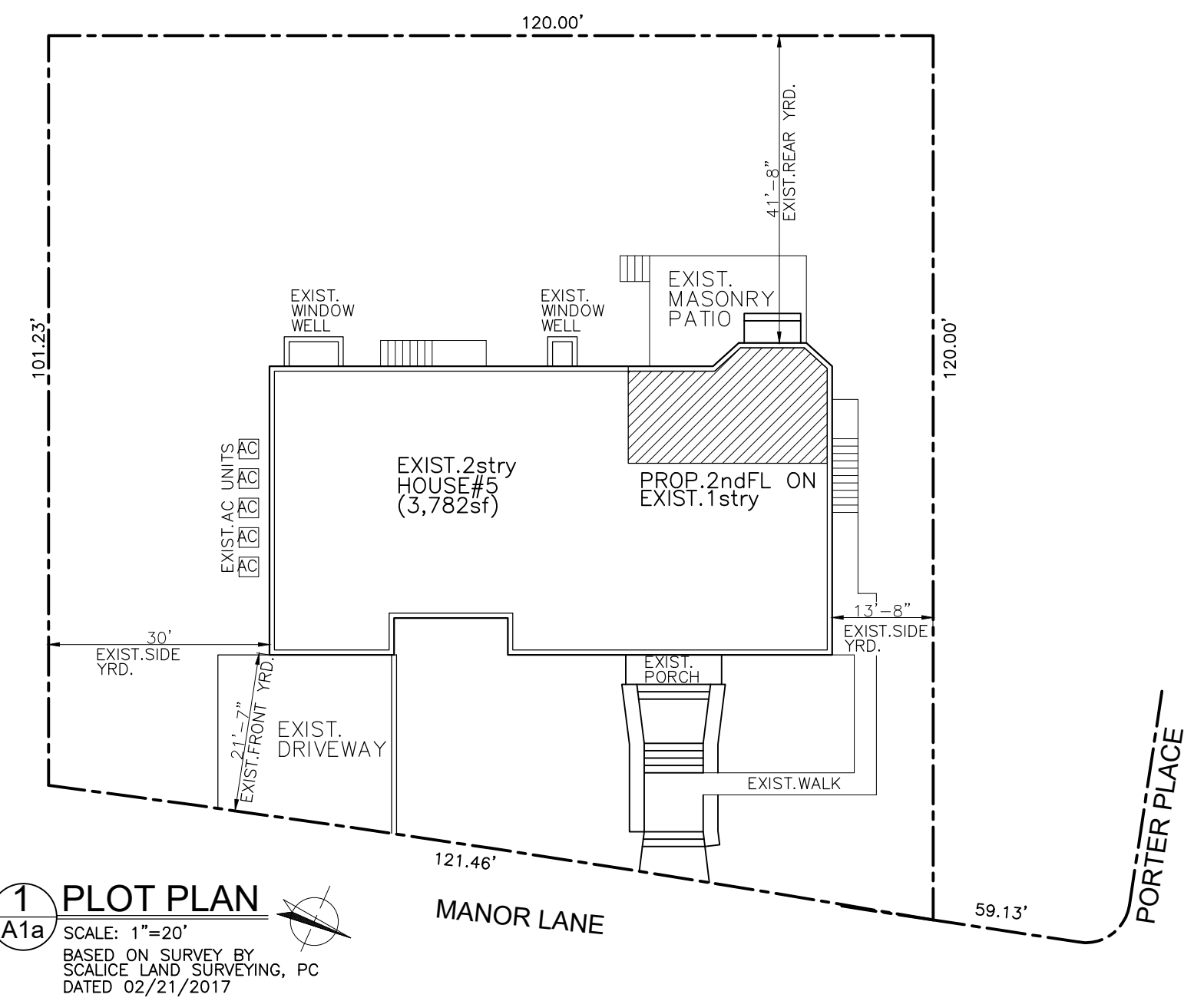
NYS BUILDINGS/STANDARDS AND CODES

KEY

- S.D. SMOKE DETECTOR COMPLY WITH R314
- CM/SD CARBON MONOXIDE & SMOKE DETECTOR COMPLY WITH R315
- EXIST. WALL TO BE REMOVED
- ===== NEW WALL
- ===== EXIST. WALL

DRAWING LIST

	SCALE
A-1a	PLOT PLAN, NOTES, ZONING AS NOTED
A-2	BASEMENT PLAN 1/4" = 1'-0"
A-3	EXIST. 1st FL. PLAN 1/4" = 1'-0"
A-4	PROP. 2nd FL. PLAN 1/4" = 1'-0"
A-5	PROP. ROOF PLAN 1/4" = 1'-0"
A-6	PROP. SECTION A-A 1/4" = 1'-0"
A-7	PROP. ELEVATIONS 1/8" = 1'-0"



MIZRACHI RESIDENCE		RES. 'C'	
5 MANOR LANE, WOODSBURGH, NY 11598		41/44/74	
ZONING ANALYSIS:			
ITEM	ALLOWED	EXIST	PROP.
LOT AREA	12,000sf	13,274sf	NO CHANGE
HEIGHT	28'/25'	32'2"	26'2"
SIDE YARDS	15'	13'8"/30'	NO CHANGE
FRONT YARD	20'	21'-7"	NO CHANGE
REAR YARD	20'	41'-8"	NO CHANGE
COVERAGE (bldg. area)(20%)	2,659sf	3,497sf	NO CHANGE
FAR:			
3,000+(23,613-12,000)x26%	3,331.24sf	4,998sf	5,393sf
FRONT HT. SETBACK RATIO	1.05	0.50	NO CHANGE
NORTH SIDE HT. SETBACK RATIO	1.40	1.76	NO CHANGE
SOUTH SIDE HT. SETBACK RATIO	1.40	0.71	NO CHANGE

NYS 2020 TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN					SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE SHIELD UNDER-LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic effects	Special wind region	Wind-borne debris zone	g		Weathering	Frost line depth	Termite					
25lbs/ft	120mph	No	No	Zone 1	"B"	Severe	36 inches	Moderate to Heavy	15°F	Required	Site Specific	1500 or less	47°F	

THIS JOB IS IN COMPLIANCE WITH CHAPTER 11 ENERGY EFFICIENCY OF THE 2015 IRC & R103.2 OF THE IECC

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MIZRACHI HOUSE

5 MANOR LN., WOODSBURGH NY 11598
SEC. 41 BLOCK 44 LOT 74 SD#15



**PLOT PLAN,
GEN. NOTES,
ZONING,
DWG. LIST**

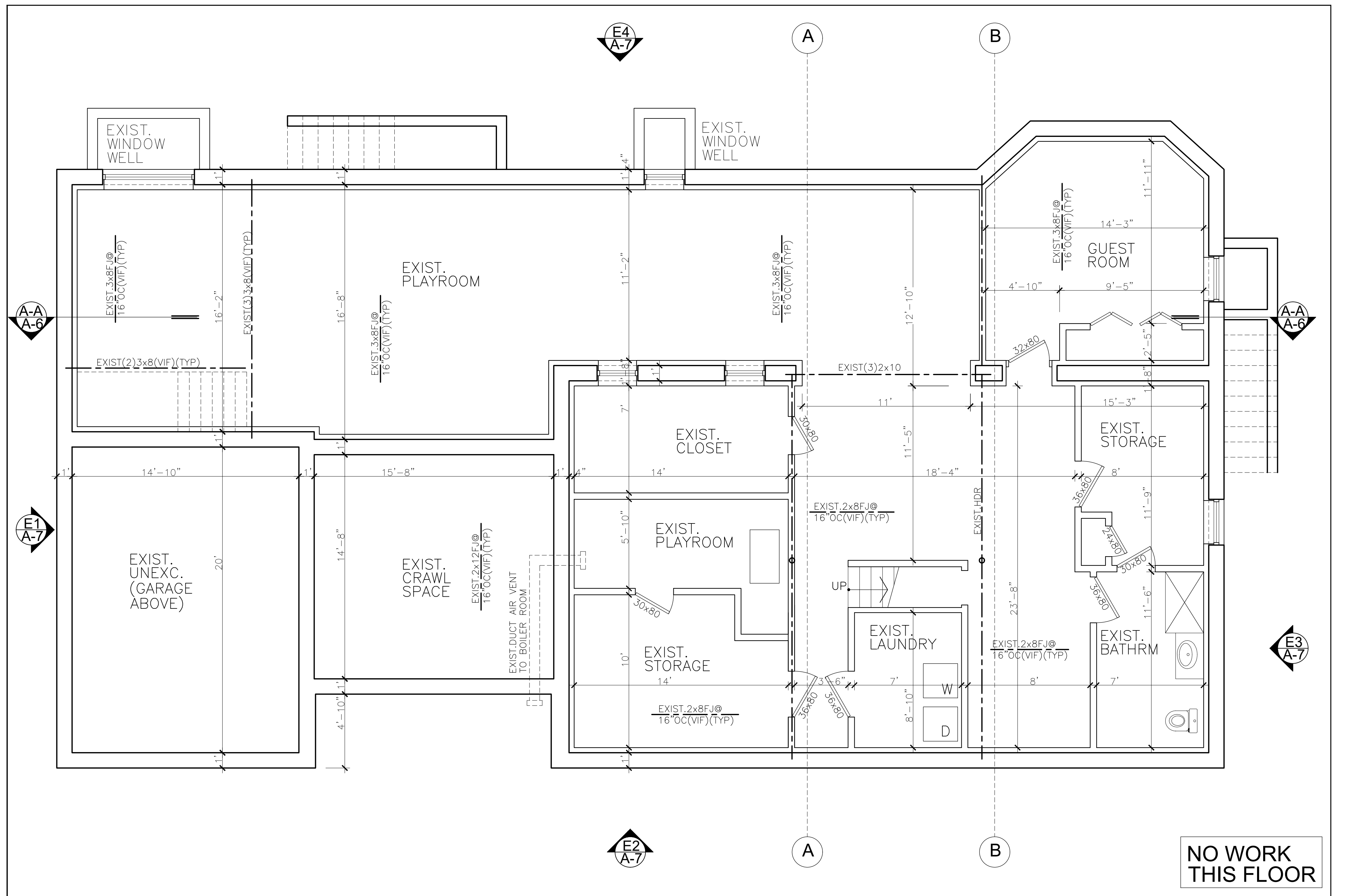
SCALE: AS NOTED

DRAWING NO.:

A-1a

DATE: 06/08/22

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**NO WORK
THIS FLOOR**

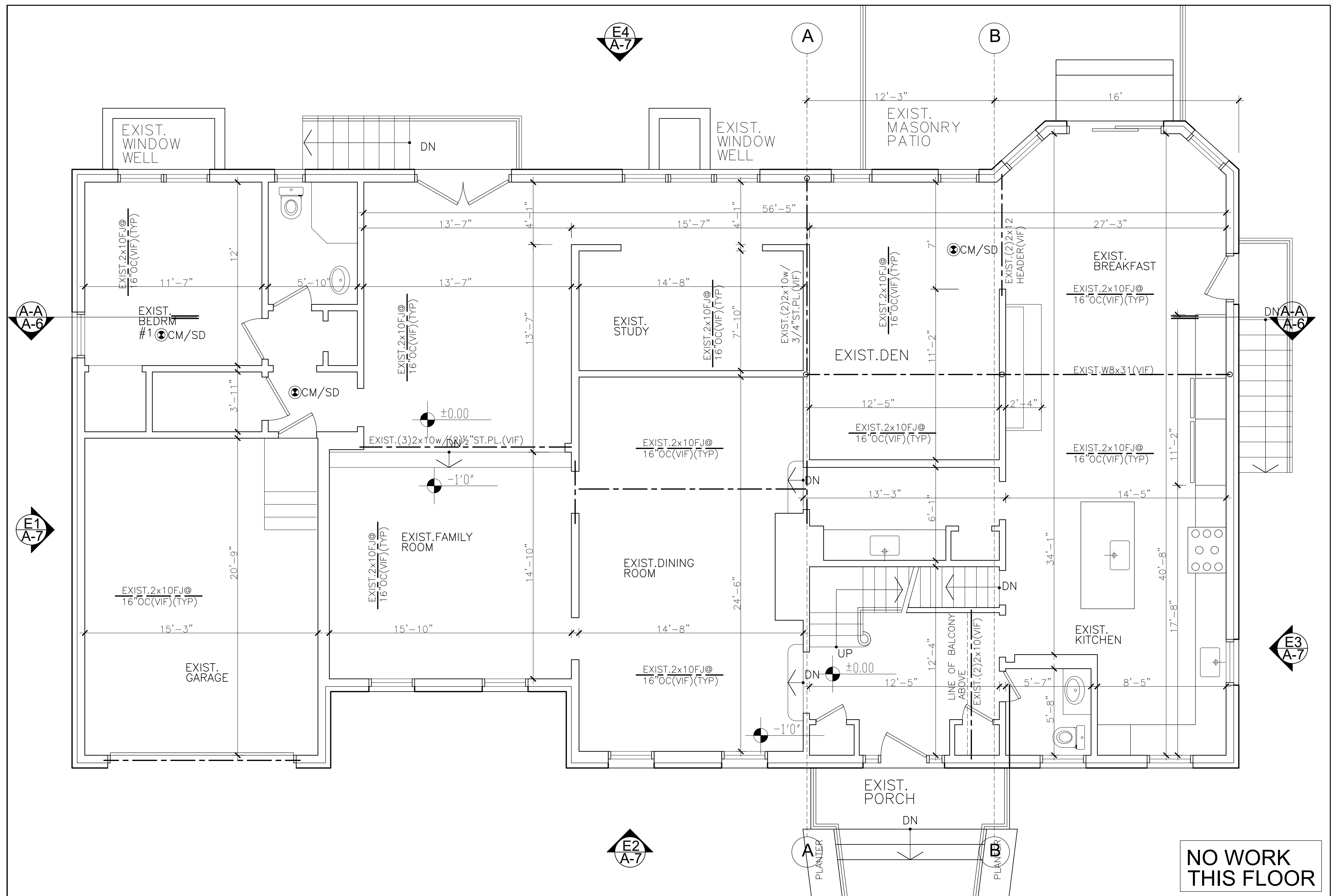
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HOUSE**
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**BASEMENT
PLAN**
SCALE: 1/4"=1'0"

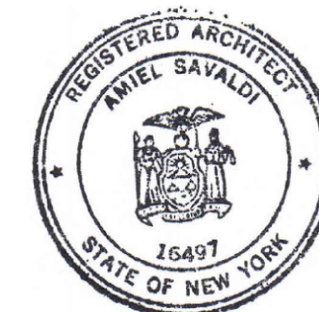
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A-2
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MIZRACHI HOUSE

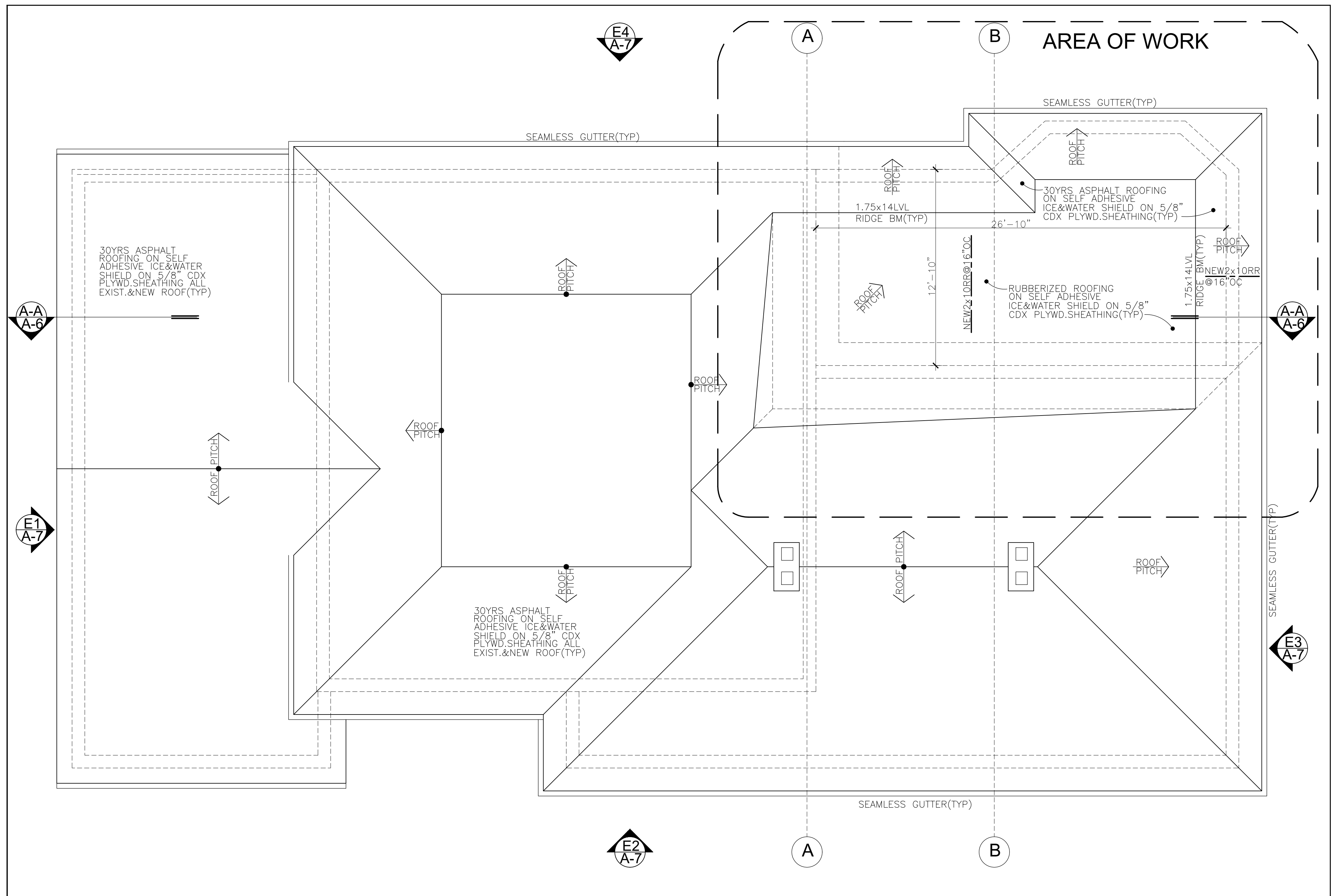
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SEC.41 BLOCK 44 LOT 74 SD#15



1st FL PLAN

SCALE: 1/4"=1'0"

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A-3
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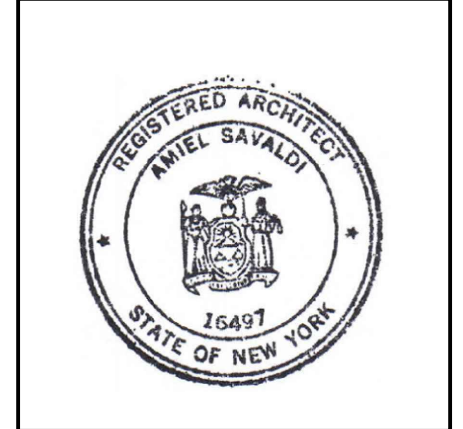
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**MIZRACHI
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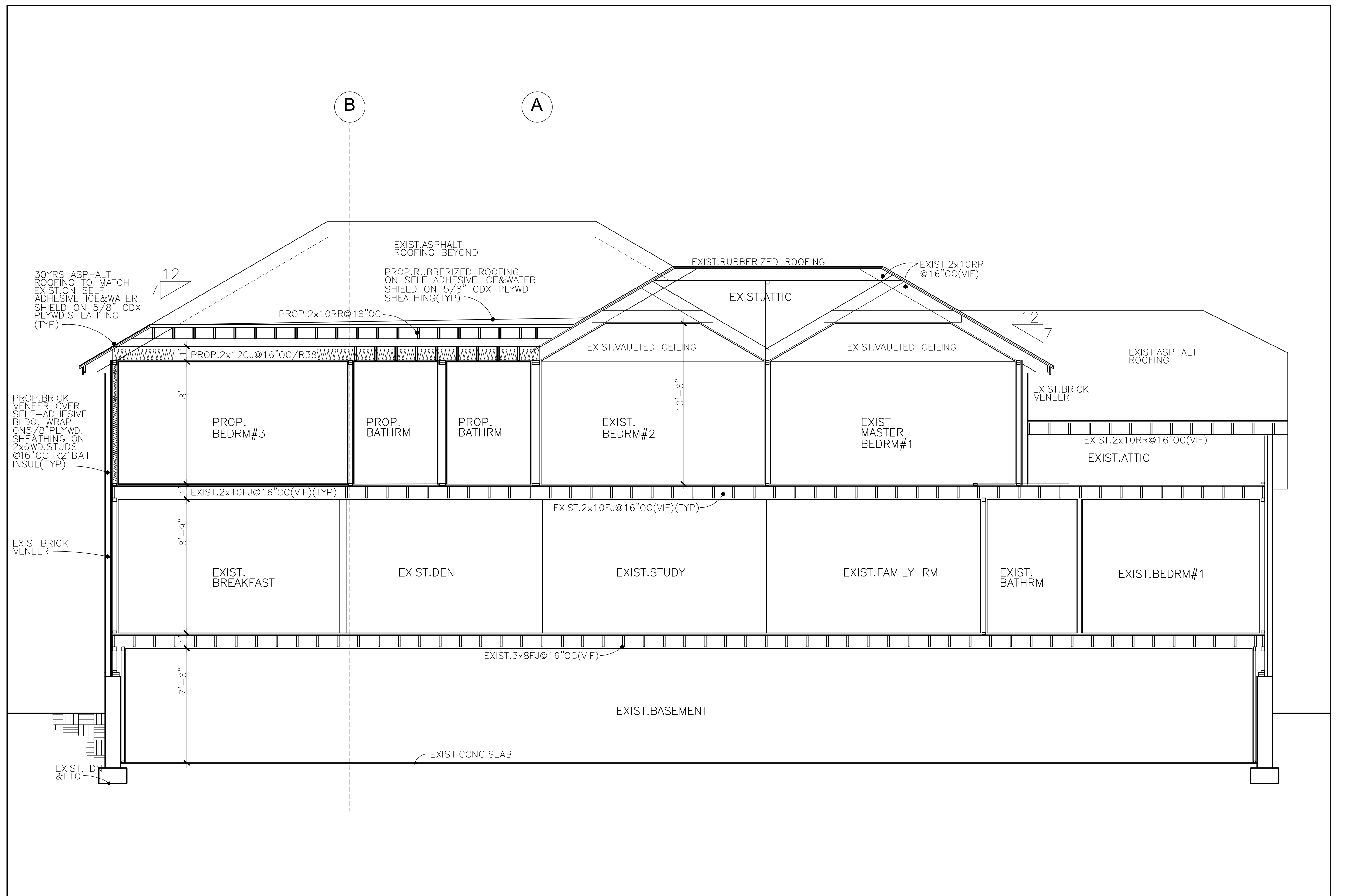
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SEC.41 BLOCK 44 LOT 74 SD#15



**ROOF
PLAN**

DRAWING NO.:
A-5

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REV.:
REV.:
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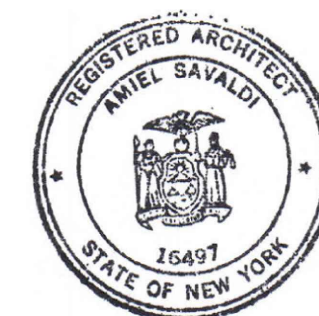
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CROSS SECTION

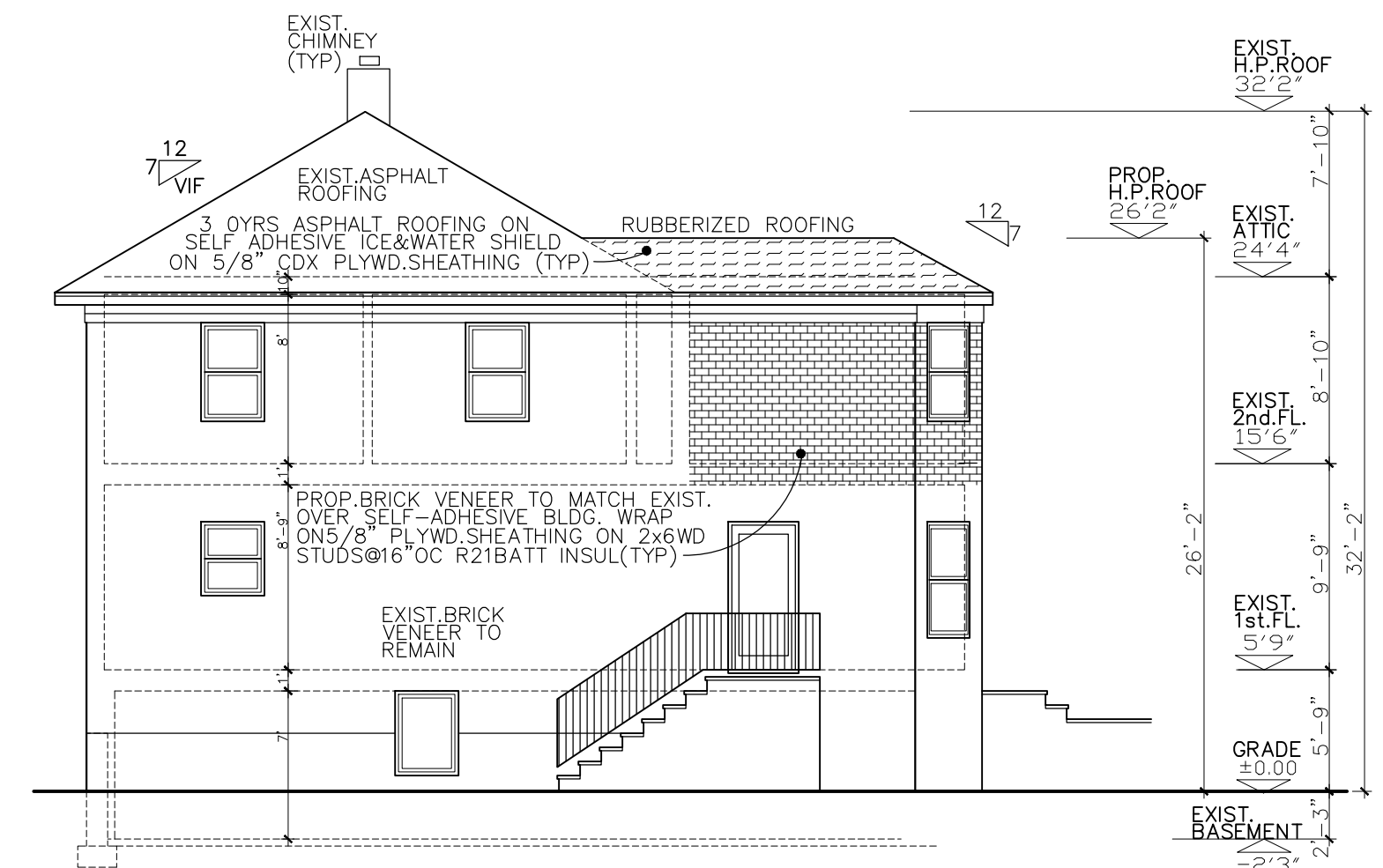
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A-6

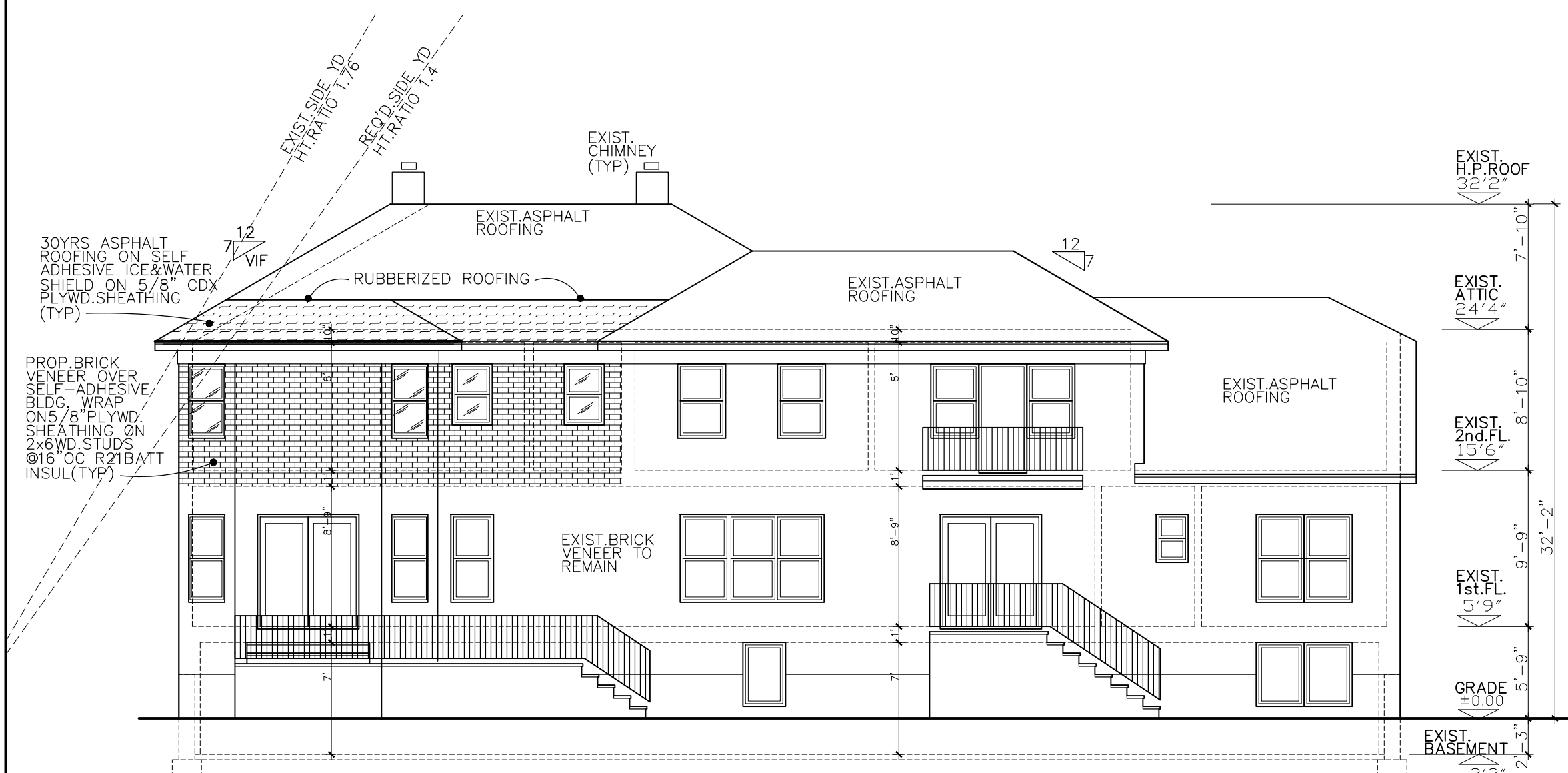
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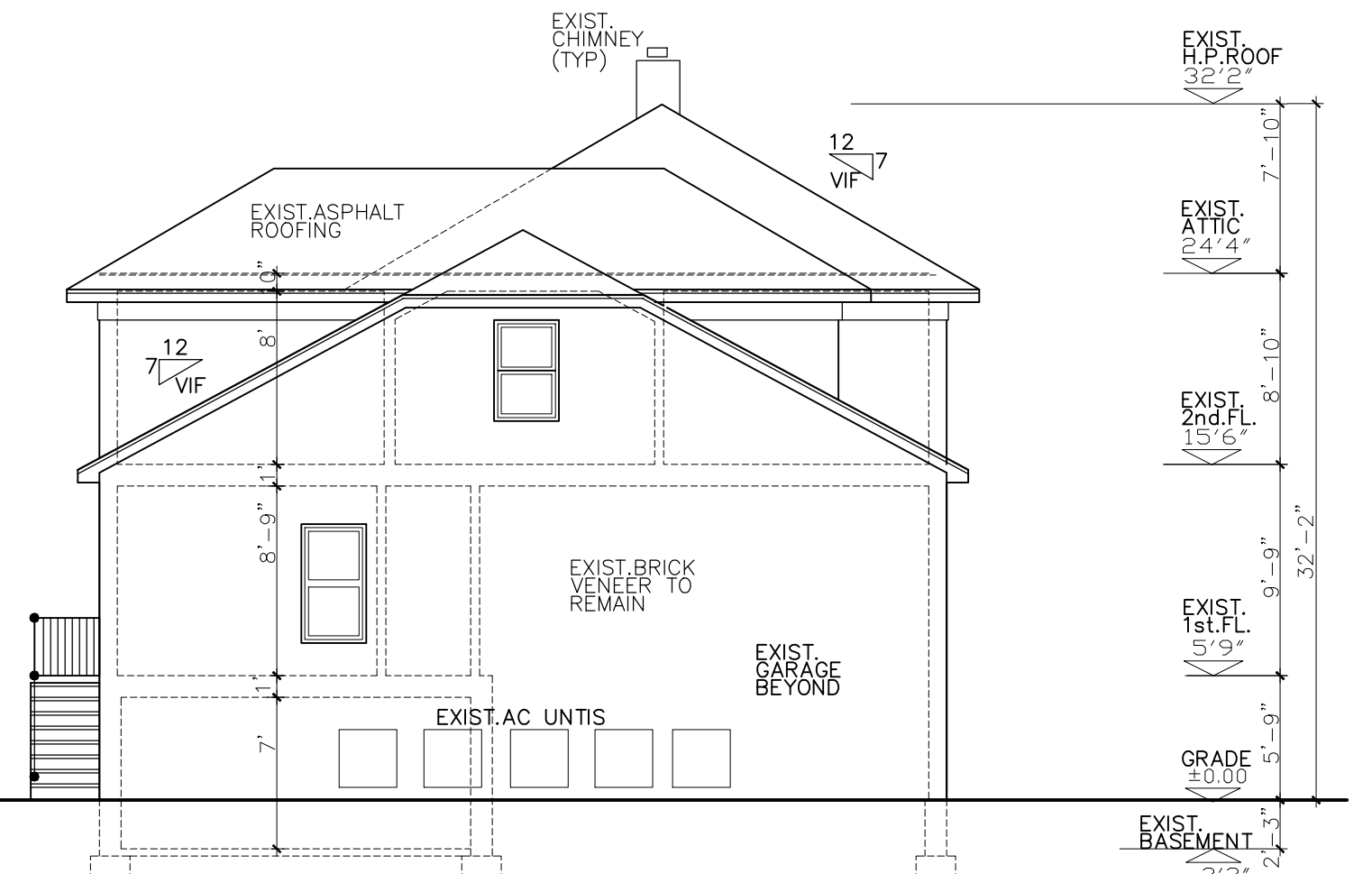
1 FRONT EAST ELEVATION
A-7 SCALE: 1/8"=1'0"



2 NORTH SIDE ELEVATION
A-7 SCALE: 1/8"=1'0"



3 REAR WEST ELEVATION
A-7 SCALE: 1/8"=1'0"



4 SOUTH SIDE ELEVATION
A-7 SCALE: 1/8"=1'0"

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ELEVATIONS
SCALE: 1/8"=1'0"

DRAWING NO.:
A-7
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