

WALL AND DOOR SYMBOLS

- EXISTING WALL TO REMAIN
NEW WALLS TO BE CONSTRUCTED
SEE BUILDING SECTION FOR DETAILS
- EXISTING DOOR TO REMAIN
- NEW DOOR TO BE INSTALLED
- NEW CONCRETE FOUNDATION WALL
- EXISTING FOUNDATION WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

NO.	DATE:	ISSUE:

PROJECT NAME:

BODANSKY RESIDENCE

RENOVATION / ADDITION

PROJECT ADDRESS:

60 STORMTOWN ROAD
OSSINING, NY 10662

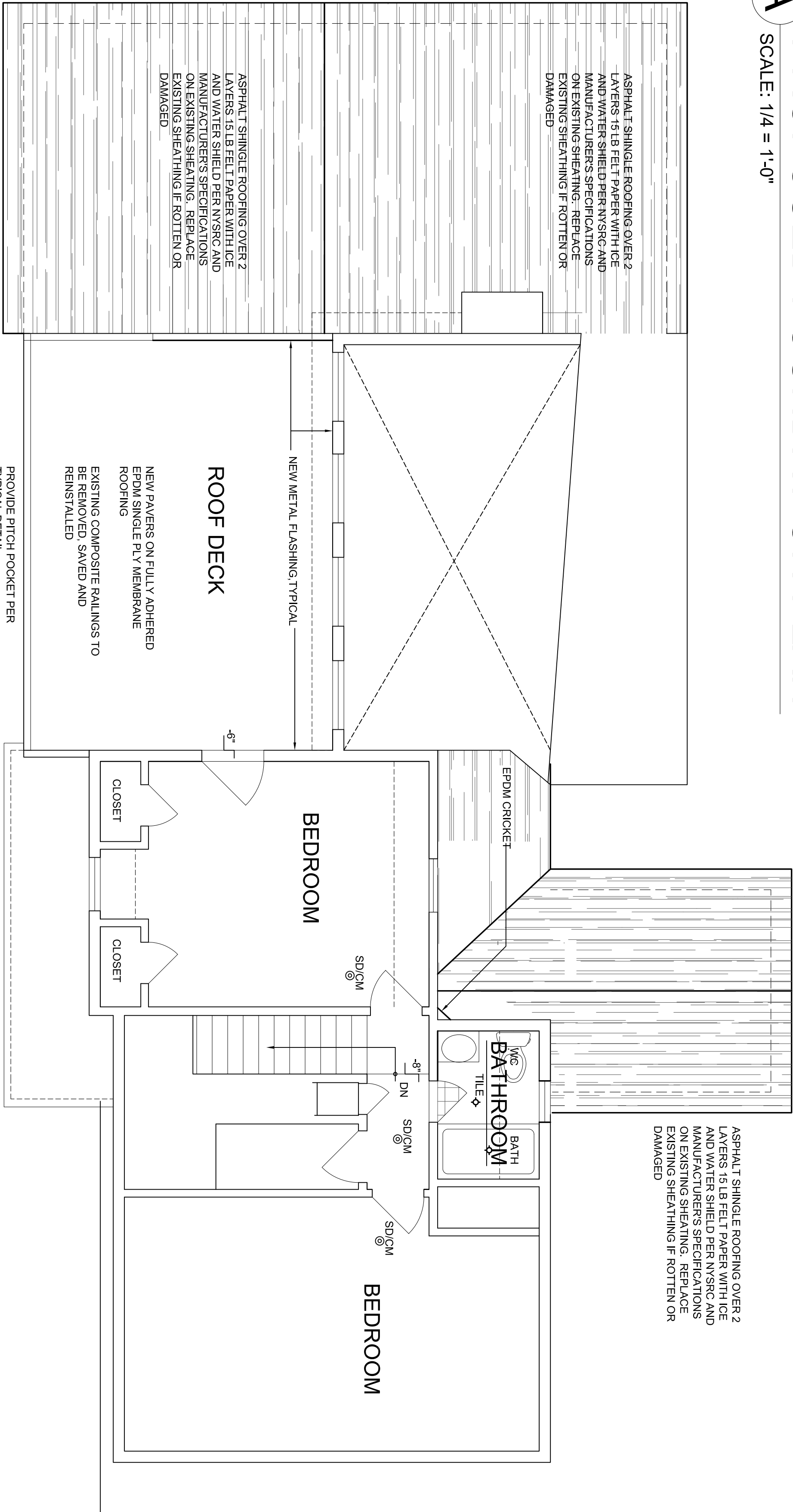
SECOND FLOOR PLAN

CAST-IN-PLACE CONCRETE

- DO ALL WORK IN CONFORMANCE WITH AMERICAN CONCRETE INSTITUTE STANDARDS. PERFORM ALL WORK IN ACCORDANCE WITH ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND ACI-301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS. UNLESS SPECIFIED OTHERWISE.
- INSPECTION AND TESTING (INCLUDING BUT NOT LIMITED TO TEST CYLINDERS, TAKE THREE TEST CYLINDERS FROM EACH POUR, LABEL WITH DATE AND LOCATION PLACED, AND DELIVER TO OWNER FOR TESTING OF CONCRETE WORK AND CONCRETE MIX SHALL BE PERFORMED IN ACCORDANCE OF THE LOCAL BUILDING DEPARTMENT).
- CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF REINFORCING STEEL, ANCHOR BOLTS, AND EMBEDMENTS BY ALL TRADES, BEFORE CONCRETE IS PLACED.
- PROVIDE SAND AND GRAVEL BASE.
- WELDED WIRE FABRIC SHALL BE 6" x 6" W2.9W2.9 SIZE PLAIN FINISH CONFORMING TO ASTM A615 UNLESS OTHERWISE INDICATED. ALL REINFORCING BARS SHALL CONFORM TO ASTM SPEC A615 GRADE 60.
- REINFORCING STEEL SHALL BE BULLET STEEL BARS, GRADE 60, GALVANIZED FINISH, CONFORMING TO ASTM A615. COMPLETE WITH ALL ACCESSORIES SUCH AS CHAIRS, BAR SUPPORTS, SPACERS, TIE WIRE, ETC.
- SCREED AND FINISH CONCRETE SMOOTH AND LEVEL OR SLOPED AS INDICATED TO RECEIVE FURTHER CONSTRUCTION. EXTERIOR PAVEMENTS TO HAVE BROOKE FINISH.
- ALL CONCRETE DESIGN AND PLACEMENT SHALL COMPLY WITH THE LATEST EDITION OF THE ACI 301, SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS. HOT WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306. COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306. ALL OTHER APPLICABLE CODES SHALL ALSO BE FOLLOWED.
- CONCRETE SHALL BE NORMAL WEIGHT CONCRETE EXCEPT LIGHT WEIGHT CONCRETE SHALL BE USED FOR SLABS ON STEEL DECK UNLESS NOTED OTHERWISE. CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI 28 DAYS FOR FOUNDATIONS. SLUMP SHALL NOT EXCEED 4".
- REINFORCEMENT SHALL BE DEFORMED BARS. REINFORCING BARS SHALL BE BULLET STEEL BARS, GRADE 60, GALVANIZED FINISH, CONFORMING TO ASTM A615. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
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- FOLLOW ACI RULES AS TO TIES, ANCHORAGE, SPLICES, CONCRETE COVERAGE AND REINFORCEMENT SUPPORTS.
- REINFORCEMENT MARKED "CONTINUOUS" (CONT.) SHALL BE LAPPED 36 BAR DIAMETERS AT SPLICES AND CORNERS, AND HOOKED AT NON-CONTINUOUS ENDS OR EXTENDED 36 BAR DIAMETERS UNLESS OTHERWISE NOTED.
- CONSTRUCTION JOINTS SHALL BE LOCATED AT POINTS OF ZERO SHEAR. NO CONCENTRATED LOAD. PROVIDE SHEAR BARS AS DIRECTED BY THE ENGINEER. LOCATIONS OF CONSTRUCTION JOINTS SHALL BE ACCEPTED BY THE ENGINEER.

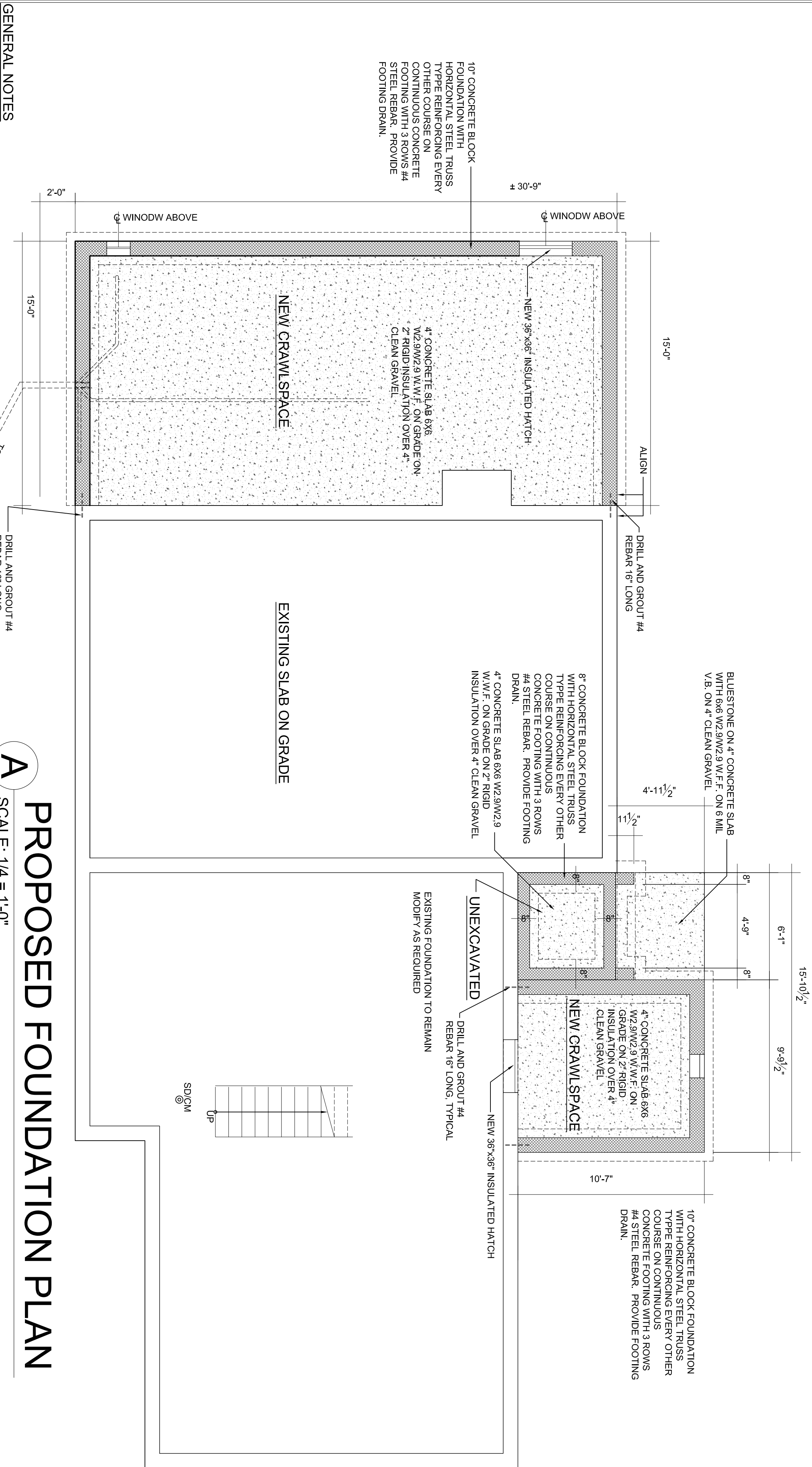
PROVIDE SLEEVES AND BOX OUT FOR OPENINGS FOR MECHANICAL TRADES. MECHANICAL DRAWINGS IN ADDITION TO STRUCTURAL DRAWINGS. OPENINGS SHALL BE PLACED SO AS NOT TO AFFECT THE STRENGTH OF THE STRUCTURAL MEMBERS.

ASPHALT SHINGLE ROOFING OVER 2 LAYERS 15 LB FELT PAPER WITH ICE AND WATER SHIELD PER NYSRC AND MANUFACTURER'S SPECIFICATIONS ON EXISTING SHEATHING. REPLACE EXISTING SHEATHING IF ROTTEN OR DAMAGED



PROPOSED FOUNDATION PLAN

A SCALE: 1/4" = 1'-0"



GENERAL NOTES

- EXCAVATION AND EARTHWORK
1. SOILS AT THE BASE OF ALL EXCAVATIONS SHALL HAVE A PRESUMPTIVE BEARING VALUE OF NO LESS THAN 2 TSF.
- IF SOILS ARE UNSUITABLE AT THE LEVELS SHOWN ON THE DRAWINGS FOR FOUNDATIONS, THE EXCAVATION SHALL BE DEEPEENED UNTIL SUITABLE SOILS ARE ENCOUNTERED.
- SOILS AT THE EXCAVATION LEVEL SHALL BE COMPACTED TO 95% MAX. DENSITY, ASTM D 1557.
- CONCRETE WORK
1. ALL CONCRETE SHALL CONFORM TO ACI 318-86 (REV. 1989) BUILDING CODE, AND ACI DESIGN HANDBOOK 340, 19-44
- CONCRETE: $f_c = 3600$ PSI
- REINFORCING STEEL: $f_y = 60$ KSI
- ALL EXTERIOR CONCRETE REQUIRES AIR ENTRAINMENT.
- CONCRETE SLUMP SHALL BE NO GREATER THAN 4".
- CURING IS REQUIRED PER ACI CODE.
- WELDING REINFORCING STEEL IS PROHIBITED.
- ANCHOR BOLTS SHALL BE WELDED, OR DRILL-IN AT THE OPTION OF THE CONTRACTOR. ANY EXTERIOR ANCHOR BOLTS SHALL BE GALVANIZED.
- FIELD VERIFY ALL EXISTING DIMENSIONS AS INDICATED ON DRAWINGS.

CONSTRUCTION PLAN NOTES

- PREPARE EXISTING SUBTLOOR FOR NEW FLOOR FINISHES
- APPEAR INTEGRAL WITH NEW WORK.
- PROVIDE SADDLES AND WEATHERSTRIPPING AT ALL EXTERIOR DOORS.
- ALL PARTITIONS WITH WALL HUNG CABINET, WALL HUNG FIXTURES, WALL TILE OR COAT RACKS TO HAVE 2x WOOD STUDS AT 12" o.c. OR AS REQUIRED.
- SHIELVING TO BE PAINT GRADE BIRCH PLYWOOD WITH 1 1/4" HARDWOOD STORAGE OR PROVIDE COAT ROD, BRACKETS AND SHIELVING IN EVERY COAT CLOSET.
- ALL PIPING NOT BEING CONNECTED TO ACTIVE FIXTURES SHALL BE CUT BACK BELOW LEVEL OF FINISHED FLOOR & CAPPED PER APPLICABLE CODES AND REGULATIONS.

GENERAL NOTES

- ALL WORK SHALL CONFORM TO NYSRC2020, AND LOCAL ZONING CODES.
- CONTRACTOR SHALL BE GIVEN AS GUIDES TO ESTABLISH THE LAYOUT. (G.C. SHALL SURVEY AND EXAMINE THE EXISTING STRUCTURE IN ESTABLISHING LAYOUT OF THE WORK IN ORDER TO ASSURE PROPER FIT AND ALIGNMENT OF THE NEW WORK WITH PROPER RELATIONSHIP TO EXISTING FEATURES. DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS SHALL BE NEW, UNLESS OTHERWISE SPECIFIED.
- ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN THE APPROPRIATE TRADES.
- CONTRACTOR AGREES THAT HE IS SKILLED AND EXPERIENCED IN THE USE AND INTERPRETATION OF PLANS AND SPECIFICATIONS. HE IS RESPONSIBLE FOR THE PROPER CONSTRUCTION OF THE WORK. HE SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION OF THE WORK. HE SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION OF THE WORK. HE SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION OF THE WORK.
- ARCHITECT SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE WORK. ANY CHANGES TO THE WORK SHALL BE APPROVED BY THE ARCHITECT. ANY CHANGES TO THE WORK SHALL BE APPROVED BY THE ARCHITECT. ANY CHANGES TO THE WORK SHALL BE APPROVED BY THE ARCHITECT.

DIVISION 4 MASONRY

- GENERAL REQUIREMENTS: G.C. SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL MASONRY SHOWN OR NOTED IN THESE DOCUMENTS. THE GENERAL REQUIREMENTS OF SECTION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING.
- ALL WORK IN THIS SECTION SHALL COMPLY WITH STATE AND LOCAL CODES.
- MATERIALS: ALL MATERIAL SHALL COMPLY WITH THE LATEST A.S.T.M. STANDARDS.
 - POROSIT FILL (AS REQUIRED) - CLEAN GRAVEL OR CRUSHED STONE, NO CONGERS.
 - MORTAR - 1:3 PORTLAND CEMENT MORTAR FOR ALL CONCRETE BLOCKWORK, 1:6 PORTLAND CEMENT - LIME MORTAR FOR STONE WORK, NO RETEMPERING PERMITTED.
 - REINFORCING (AS REQUIRED) - DURA-WALL TRUSS-TYPE REINFORCING AS NOTED.
 - CONCRETE - MASONRY UNITS (C.M.U.) (AS REQUIRED) -LOAD BEARING STONE CONCRETE - MASONRY UNITS, AS MANUFACTURED BY BEDFORD HILLS CONCRETE PRODUCTS CO. OR APPROVED EQUAL, SIZE AS REQUIRED, AND AS NOTED IN DOCUMENTS.
- CONCRETE BLOCKWORK SHALL BE REINFORCED ON EVERY SECOND HORIZONTAL JOINT WITH DURA-WALL TRUSS-TYPE BLOCK REINFORCEMENT. LAY BLOCKS WITH CELLS VERTICAL AND JOINTS STAGGERED IN EACH COURSE. ALL BLOCKWORK TO BE PROPERLY BONDED TOGETHER AND TO ADJACENT WORK.
- COMPLY WITH RECOMMENDED METHODS AND PRACTICE AS DESCRIBED BY NATIONAL CONCRETE MASONRY ASSOCIATION STANDARDS AND BRICK INSTITUTE OF AMERICA.

PROPOSED SECOND FLOOR PLAN

B SCALE: 1/4" = 1'-0"