

ALL CONTRACTORS SHALL MAINTAIN WORKMEN'S COMPENSATION AND PUBLIC LIABILITY INSURANCE IN AMOUNTS SUFFICIENT TO SAVE THE OWNER AND ARCHITECT HARMLESS FROM ALL CLAIMS FOR DAMAGE, INJURY, OR DEATH ARISING OUT OF PERFORMANCE OF THIS WORK.

THE CONTRACTOR SHALL MAINTAIN FIRE INSURANCE ON ALL MATERIALS SUPPLIED BY HIM, TOOLS, EQUIPMENT, ETC., STORED ON THE SITE.

THE OWNER SHALL MAINTAIN FIRE INSURANCE ON THE BUILDING AND ALL MATERIALS INCORPORATED IN THE FINAL CONSTRUCTION.

AT THE COMPLETION OF ALL WORK AND BEFORE THE FINAL PAYMENT IS MADE TO THE CONTRACTOR, THE CONTRACTOR SHALL FURNISH TO THE OWNER A RELEASE FROM ALL LIENS ARISING OUT OF THE PERFORMANCE OF THIS WORK.

GENERAL CONTRACTOR AND HIS SUBS SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, UNLESS OTHERWISE AGREED UPON BY OWNER OR ARCHITECT.

ALL CONTRACTORS SHALL MAKE THEMSELVES FAMILIAR WITH AND ADHERE TO ALL CODES AND ORDINANCES WHICH APPLY TO THIS WORK. NO EXTRA CHARGES WILL BE ACCEPTED. HIDDEN CONDITIONS EXCLUDED.

NO WORK INVOLVING EXTRA COSTS BEYOND THE CONTRACT SUM AGREED TO SHALL BE UNDERTAKEN UNTIL SUCH WORK AND COSTS HAVE BEEN APPROVED BY OWNER OR ARCHITECT. NOTIFICATION SHALL INCLUDE SCOPE OF WORK, DATE, AND COST.

THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK AND OPERATION OF ALL TRADES AND DISCIPLINES SO AS TO FACILITATE THE RAPID COMPLETION OF THE PROJECT, I.E.:

- SCHEDULE CONSTRUCTION OPERATION IN SEQUENCE REQUIRED TO OBTAIN BEST RESULTS WHERE INSTALLATION OF ONE PART OF THE WORK DEPENDS ON INSTALLATION OF OTHER COMPONENTS, BEFORE AND AFTER ITS INSTALLATION.
- MAKE ADEQUATE PROVISIONS TO ACCOMMODATE ITEMS SCHEDULED FOR LATER INSTALLATION.
- COORDINATION INCLUDES ITEMS SPECIFIED AS 'NOT IN CONTRACT' OR 'SUPPLIED BY OTHERS'.

ANY DEVIATIONS FROM THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT OR OWNER. ANY DISCREPANCIES OR ERRORS MUST BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. CREDIT AND/OR EXTRA CHARGES TO BE APPLIED AS APPROPRIATE.

ANY WORK WHICH IS FOUND TO BE DEFECTIVE OR IS OF POOR WORKMANSHIP (IN THE ARCHITECT'S OPINION) MAY BE REJECTED BY THE OWNER. SUCH WORK SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

ANY WORK WHICH IS NECESSARY FOR THE SATISFACTORY COMPLETION OF THE PROJECT, OR ANY COMPONENT OF THE PROJECT, WILL NOT BE ACCEPTED AS A BASIS FOR EXTRA CHARGES, WHETHER OR NOT SHOWN ON DRAWINGS. HIDDEN CONDITIONS EXCLUDED. ALL CONTRACTORS AND SUBS SHALL FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND DRAWINGS AND BRING TO ATTENTION ANY ITEMS IN QUESTION.

THE GENERAL CONTRACTOR SHALL EXAMINE THE CONSTRUCTION DRAWINGS AND ANY MANUALS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK.

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE, AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT WITH WORK. NO NOT SCALE DRAWINGS.

ALL WORK SHALL BE OF FIRST-CLASS WORKMANSHIP. ALL MATERIALS INCORPORATED IN THE WORK SHALL BE TOP QUALITY AND FREE OF ALL DEFECTS NOT NORMALLY FOUND IN SUCH MATERIAL.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING AND PAYING FOR ALL DUMPSTERS. ALL TRADES MAY USE DUMPSTERS AND ARE RESPONSIBLE FOR DISPOSING OF THEIR DEBRIS ON A DAILY BASIS.

UPON PROJECT COMPLETION, GENERAL CONTRACTOR SHALL SUBMIT CERTIFICATE OF OCCUPANCY TO THE OWNER.

THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND OTHER ITEMS NECESSARY FOR THE COMPLETION OF WORK SHOWN, CALLED FOR OR IMPLIED BY THESE DRAWINGS. ALL MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS ARE CONSIDERED PART OF THIS CONTRACT. WORK TO BE COMPLETED TO CODE AND TOWN REQUIREMENTS, WHETHER OR NOT CALLED FOR ON DRAWINGS. NO EXTRA'S WILL BE EXPECTED FOR BUILDING DEPARTMENT REQUIREMENTS UNLESS SUCH ITEMS ARE HIDDEN CONDITIONS OR CHANGES.

GENERAL DEMOLITION NOTES

DEMOLISH AND REMOVE FROM JOB-SITE EXISTING CONSTRUCTION AS SHOWN ON PLAN. ALL DEMOLITION SHALL BE DONE IN SUCH A MANNER AS TO PREVENT DAMAGE TO ADJACENT AREAS. SHORE AND UNDERPIN EXISTING CONSTRUCTION TO PREVENT DEFLECTION, WALL SLUING, CRACKING, AND COLLAPSE.

PROTECT ADJACENT AREAS FROM DUST AND DEBRIS. PENETRATION, DEBRIS SHALL BE PERIODICALLY REMOVED. PREMISES SHALL BE KEPT BROOM CLEAN AT ALL TIMES.

DEMOLITION SHALL INCLUDE THE REMOVAL AND DISPOSAL OF EXISTING FINISHES AND LIGHTING FIXTURES, OUTLETS, PIPES, AND ASSOCIATED CONNECTIONS. NOT REQUIRED IN THE FINAL CONSTRUCTION. OWNER RESERVES THE RIGHT TO MAINTAIN POSSESSION OF ANY AND/OR ALL OF THE ABOVE UPON REQUEST.

DEMOLITION OF EXISTING ROOFING SYSTEM, IF APPLICABLE, SHALL BE THE RESPONSIBILITY OF THE FRAMING CONTRACTOR AND SHALL BE PERFORMED SO AS MINIMIZE THE TIME THE HOUSE IS LEFT EXPOSED TO THE ELEMENTS.

FOUNDATION AND SITE NOTES

STOCKPILE ALL SUBSOIL AND TOP SOIL FOR RE-USE AND/OR REMOVAL FROM SITE. OWNER TO DETERMINE.

ROUGH GRADING TO MIN. 12" BELOW SIDING, OR AS SHOWN. EXCAVATE FOR BASEMENT AND/OR CRAWL SPACE, FOOTING AND FOUNDATION WALL. FOOTING EXCAVATIONS AND TRENCHES SHALL BE LEVEL AND TRUE TO BUILDING LINES.

AT THE COMPLETION OF FOUNDATION WALLS (INCLUDING WATER PROOFING) AND AFTER FIRST FLOOR FRAMING HAS BEEN COMPLETED, BACKFILL AGAINST FOUNDATION WALLS.

ALL CONCRETE SHALL BE TRANSIT MIXED AND HAVE A MINIMUM STRENGTH OF 3500 PSI AT 28 DAYS.

ALL DETAILING, DESIGN AND FABRICATION SHALL BE IN ACCORDANCE WITH ACI-301, ACI-318 AND ACI-318R.

ALL REINFORCING FOR CAST-IN-PLACE CONCRETE SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

- ASTM A615, GRADE 60 DEFORMED BILLET STEEL BARS FOR CONCRETE REINFORCEMENT.
- ASTM A185, WELDED WIRE FABRIC
- ASTM A82, COLD DRAIN STEEL WIRE

FOUNDATION AND SITE NOTES CONTINUED

ALL SPLICES FOR CONTINUOUS REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS.

FOOTINGS TO BE A MINIMUM OF 3'-6" BELOW FINISH GRADE AND RESTING ON FLAT UNDISTURBED EARTH, OR IF ON LEDGE, HAVE A 6" MIN. CONCRETE SETTING BED WITH 5/8" X 12" STEEL RODS SPACED 2'-0" ON CENTER AND LET INTO LEDGE 6".

CONCRETE BLOCK SHALL BE STONE CONCRETE LOAD BEARING UNITS LAID IN FULL PORTLAND CEMENT MORTAR BEDS. EXPOSED INTERIOR BLOCK SURFACES SHALL HAVE MORTAR JOINTS NEATLY TOOLED WITH MORTAR DROPPINGS REMOVED. EXTERIOR BLOCK FACES SHALL BE FARGED WITH PORTLAND CEMENT STUCCO AND RUBBERIZED WATERPROOFING. ALL WATERPROOFING TO BE KEPT 3" BELOW FINISH GRADE. ALL CONCRETE BLOCK PIERS TO BE FILLED SOLID.

PROVIDE 5/8 ANCHOR BOLTS IMBEDDED MIN. 8" INTO WALL SPACED 4'-0" O.C. AND 1'-0" FROM CORNERS.

NEW FOUNDATION TO BE TIED TO EXISTING WITH #5 RE-BAR.

STEEL NOTES

ALL DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC 'SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDING' AND THE AISC 'CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES' LATEST EDITIONS.

STEEL FOR TUBES SHALL CONFORM TO ASTM A500, GRADE B. ALL OTHER STEEL SHALL CONFORM TO ASTM A36.

WELDING MATERIALS, PROCEDURES AND QUALITY CONTROL SHALL BE IN ACCORDANCE WITH THE AWS D11, 'STRUCTURAL WELDING CODE-STEEL', LATEST EDITION.

WELDED CONNECTIONS SHALL BE BASED ON E70XX ELECTRODES. MINIMUM WELD SHALL BE 1/4" CONTINUOUS FILLET UNLESS OTHERWISE NOTED.

PROVIDE APPROPRIATE FIRE PROTECTION MEASURES DURING ALL FIELD WELDING WORK. EXPANSION ANCHOR BOLTS ARE TO BE HILTI INC'S 'Kwik BOLT TZ', 3/4" & 3/4" EMBEDMENT.

NON-SHRINK GROUT FOR SETTING LEVELING PLATES TO THE EXISTING BRICK WALLS IS TO BE FIVE STARE PRODUCTS '5-STAR' NON-SHRINK NON-METALLIC GROUT, IF APPLICABLE.

ALL STEEL SHALL BE CLEANED AND PAINTED WITH ONE SHOP COAT OF STANDARD PRIMER.

CONSTRUCTION NOTES

ALL NOMINAL STRUCTURALLY GRADED LUMBER SHALL BE DOUGLAS FIR LARCH No. 2 OR BETTER, FB+215 PSI, E+1600000 PSI, U.O.N.

LVL MEMBERS SHALL BE MICROLAM LVL, AS MANUFACTURED BY WEYERHAEUSER FB+2600 PSI, E+1900000 PSI OR AN APPROVED EQUIVALENT.

TJ1 FLOOR JOISTS TO BE MACMILLAN PRO SERIES 250 OR APPROVED EQUAL, AND SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE SQUASH BLOCKS AND STIFFENERS AS RECOMMENDED.

CEILING HEIGHT DIMENSIONS ARE FINISH TO FINISH UNLESS NOTED OTHERWISE. DIMENSIONS ARE FROM ROUGH TO ROUGH UNLESS NOTED OTHERWISE. DIMENSIONS AND GRAPHIC REPRESENTATION ON LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALED DRAWINGS.

DETAILS MARKED 'TYPICAL' (TYP) SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY NOTED OTHERWISE.

WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.

EXTERIOR STUD WALLS TO BE 2X6. ALL INTERIORS STUD WALLS TO BE 2X4 UNLESS OTHERWISE NOTED. REFER TO PLANS.

EXTERIOR ROOF SHEATHING SHALL BE 5/8" EXTERIOR WALL SHEATHING TO BE 1/2" CDX EXTERIOR PLYWOOD OR MATCH EXISTING WHERE APPLICABLE.

ROOFING TO BE FIBERGLAS ROOFING OR AS SPECIFIED ON DRAWINGS. STYLE AND COLOR TO BE SELECTED BY OWNER OR AS SPECIFIED.

VALLEYS TO BE OPEN W/ ALUMINUM CONTINUOUS FLASHING. PROVIDE ICE DAM SELF ADHESIVE FLASHING AT ALL VALLEYS AND ENTIRE LENGTH OF SLOPED ROOF SECTIONS WITH PITCH 4/12 OR UNDER.

PROVIDE CONTINUOUS ALUMINUM GUTTERS AND DOWNSPOUTS. LOCATIONS TO BE DETERMINED IN FIELD OR AS INDICATED ON PLANS.

PROVIDE FLASHING AT ALL PENETRATIONS AND ABUTMENTS. STEPPED FLASHING AT ANGLED WALLS AND SLOPED ROOF. CONTINUOUS ALUMINUM FLASHING W/ SELF SELF-ADHESIVE BELOW AT HORIZONTAL WALL AND ROOF INTERSECTION.

PROVIDE SIMPSON HURRICANE ANCHORS #11 OR EQUIVALENT, AT EACH RAFTER UNLESS OTHERWISE DETAILED.

FLASHING AT STONE WALLS/CHIMNEYS TO BE SET INTO STONE AT AN ANGLE TO MATCH ADJACENT ROOF SURFACE. EXPOSED METAL FLASHING (ALUMINUM OR COPPER) TO BE EXPOSED MIN. 8" CONDITION REVIEWED IN FIELD AND APPROVED BY OWNER AND/OR ARCHITECT. FLASHING AT BRICK TO BE STEPPED AND SET INTO MORTAR BED.

ALL WINDOW HEADERS TO BE SET AT 6'-10" AFF OR MATCH EXISTING HEIGHTS, UNLESS NOTED OTHERWISE, REFER TO PLANS.

ALL WINDOW/DOOR HEADERS TO BE (2) 2X10 UNLESS OTHERWISE NOTED. SPANS OVER 6'-0" TO BE (2) 1-3/4"x11-1/4" LVL, UNLESS OTHERWISE NOTED.

ALL BEAMS TO REST ON MIN. (2) 2X POSTS, UNLESS OTHERWISE NOTED AND BLOCKED SOLID BELOW TO WALL/BEAM AND/OR FOUNDATION.

SOLID BLOCKING MUST BE INSTALLED BELOW ALL STUD POSTS THAT DO NOT BEAR DIRECTLY ON FLOOR JOISTS SO THAT AXIAL LOAD IN STUD POSTS IS TRANSFERRED TO THE WALL BELOW. SEE PLANS.

ALL INTERIOR SUBFLOORING SHALL BE 3/4" T&G PLYWOOD, U.O.N. INSTALL PLYWOOD AS PER AREA RECOMMENDATIONS.

PROVIDE SOLID BRIDGING ON FLOOR AND CEILING JOISTS. MAX. 8'-0" O.C.

NON-LOAD BEARING INTERIOR PARTITIONS SHALL BE 2X4 STUDS AT 16" O.C. HEADERS OVER OPENINGS IN NON-BEARING PARTITIONS SHALL BE 2-2X6.

PROVIDE DOUBLE JOISTS UNDER PARTITIONS RUNNING PARALLEL.

ALL NEW EXTERIOR WALLS AND CEILINGS SHALL RECEIVE FULL-THICK FIBERGLAS BATT INSULATION. INSTALL STYROFOAM SPACERS AT ALL CATHEDRAL CEILINGS AND WHERE AIR FLOW IS REQUIRED BETWEEN INSULATION AND SHEATHING. FOIL FACE VAPOR BARRIER SHALL BE TO WARM SIDE. FILL ALL CAVITIES AROUND WINDOWS, DOORS, ETC.

INSTALL 1/2" SHEETROCK AT ALL NEW CONSTRUCTION AND AREAS WHERE EXISTING SHEETROCK IS/AS BEING REMOVED. AREAS RECEIVING NO WORK OR MINIMAL WORK SHALL MAINTAIN EXISTING SHEETROCK AS IS OR TO BE PATCHED.

ALL SHEETROCK SHALL BE 1/2" SCREWED IN PLACE, HAVE METAL CORNER BEADS AND BE TAPED AND SPACKLED A MINIMUM THREE (3) COATS PRIOR TO SANDING SMOOTH FOR FINAL FINISH.

ALL INTERIOR WALLS, CEILINGS AND TRIM SHALL RECEIVE ONE (1) PRIME COAT AND TWO FINISH COATS PAINT, COLOR SELECTED BY OWNER.

PROVIDE SILICONE CAULK AT BOTTOM OF ALL NEW DOOR SILLS. PROVIDE SELF-ADHESIVE FLASHING AT BASE AND ALL SIDES OF ROUGH OPENING BEFORE AND AFTER INSTALLATION.

PROVIDE SILICONE CAULK AT ALL NEW WINDOWS ROUGH OPENING PRIOR TO INSTALLING AND SELF-ADHESIVE FLASHING ALL AROUND, BEFORE AND AFTER INSTALLING WINDOWS.

HOUSEWRAP TO BE INSTALLED AT ALL NEW ADDITIONS AND AT EXISTING WALLS WHERE SIDING IS REMOVED. TAPE ALL SEAMS W/ MANUFACTURER'S PATCH AS REQUIRED. INTERIORS REPAIRING AND/OR ADAPTED AREA TO MATCH EXISTING ADJACENT CONDITIONS, INCLUDING MATERIALS AND DETAILS. FINISHED FINISH RESULTS TO ALIGNING SURFACES WITH ADJACENT AREAS, ALL SIDES TO LIKE NEW CONDITIONS.

ANY OPEN OR UN-ADDRESSED ITEMS TO BE DETERMINED BY OWNER/CONTRACTOR AND SHALL ADHERE TO ALL APPLICABLE CODES AND LOCAL REGULATIONS.

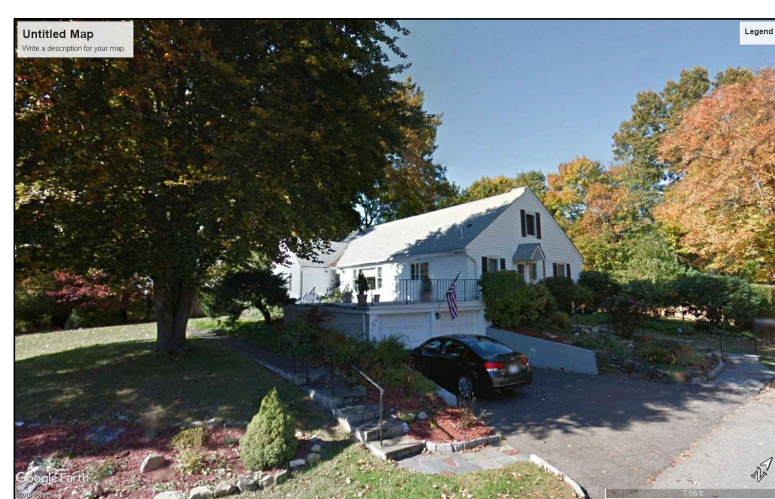
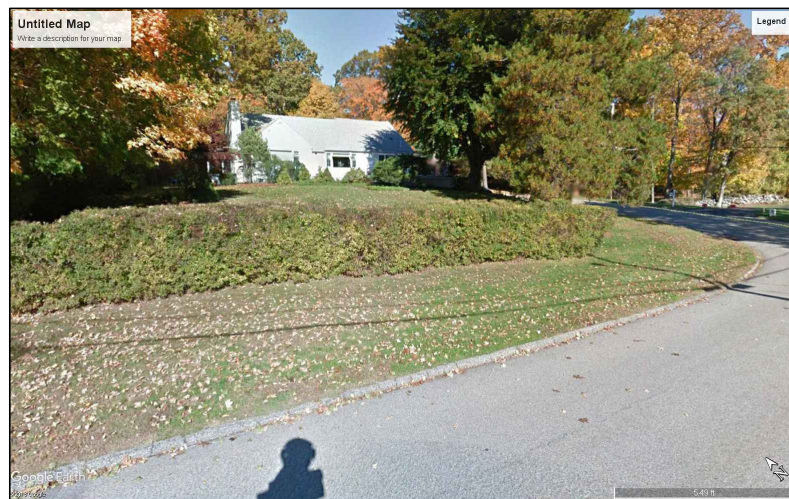
PROPOSED WORK IS IN ACCORDANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL CODE

MORAN RESIDENCE

SECOND STORY ADDTION/RENOVATION

11 RIVER VIEW FARM ROAD

OSSINING, NEW YORK



VIEW OF PROJECT SITE

ENERGY CODE INSULATION R-VALUES

CLIMATE ZONE 4A			TABLE R402.1.2
COMPONENT	REQUIRED	PROPOSED ADDITION	
WOOD FRAMED WALLS	21 OR 20-5	21	
FLOOR CAVITY	30	±55	
CEILING WITH ATTIC	49	49	
CATHEDRAL CEILING	30	N/A	
SLAB AND DEPTH	10/4FT	N/A	
BASEMENT WALL	15/19	±25	
FENESTRATION U-FACTOR	0.21	0.21	WITHOUT GRILLES OR W/ SNAP-IN GRILLES

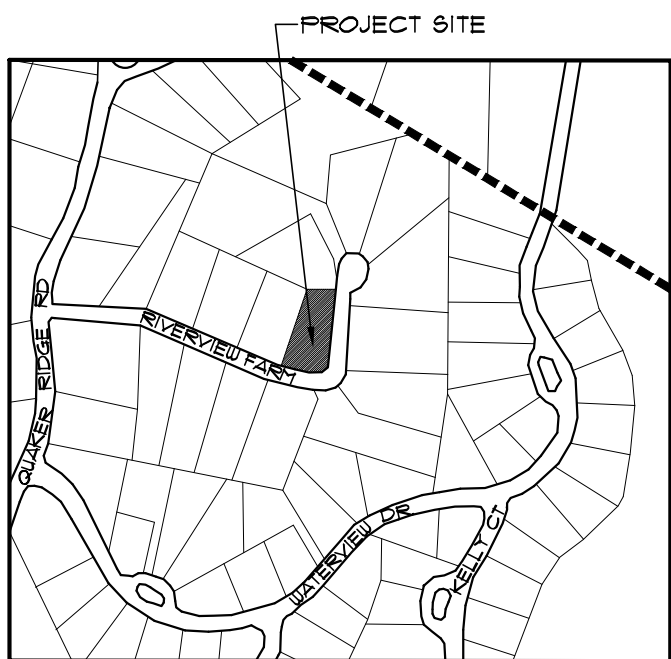
DESIGN LOAD CRITERIA

ROOF DEAD LOAD - 20 PSF
LIVE LOAD - MAIN FLOOR - 40PSF
LIVE LOAD - SLEEPING AREAS - 30 PSF
FLOOR DEAD LOAD - 20 PSF

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA												
OSSINING, NEW YORK												
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY (RMT ONLY)	SUBJECT OT DAMAGE FROM			WINTER DESIGN TEMP.	ICE-SHIELD UNDER-LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX
	WIND SPEED (mph)	TOPO EFFECTS	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE				
30 psf	110 mph	NO	YES	NO	C	SEVERE	42"	MODERATE TO HEAVY	1°	YES	NO	1500 OR LESS

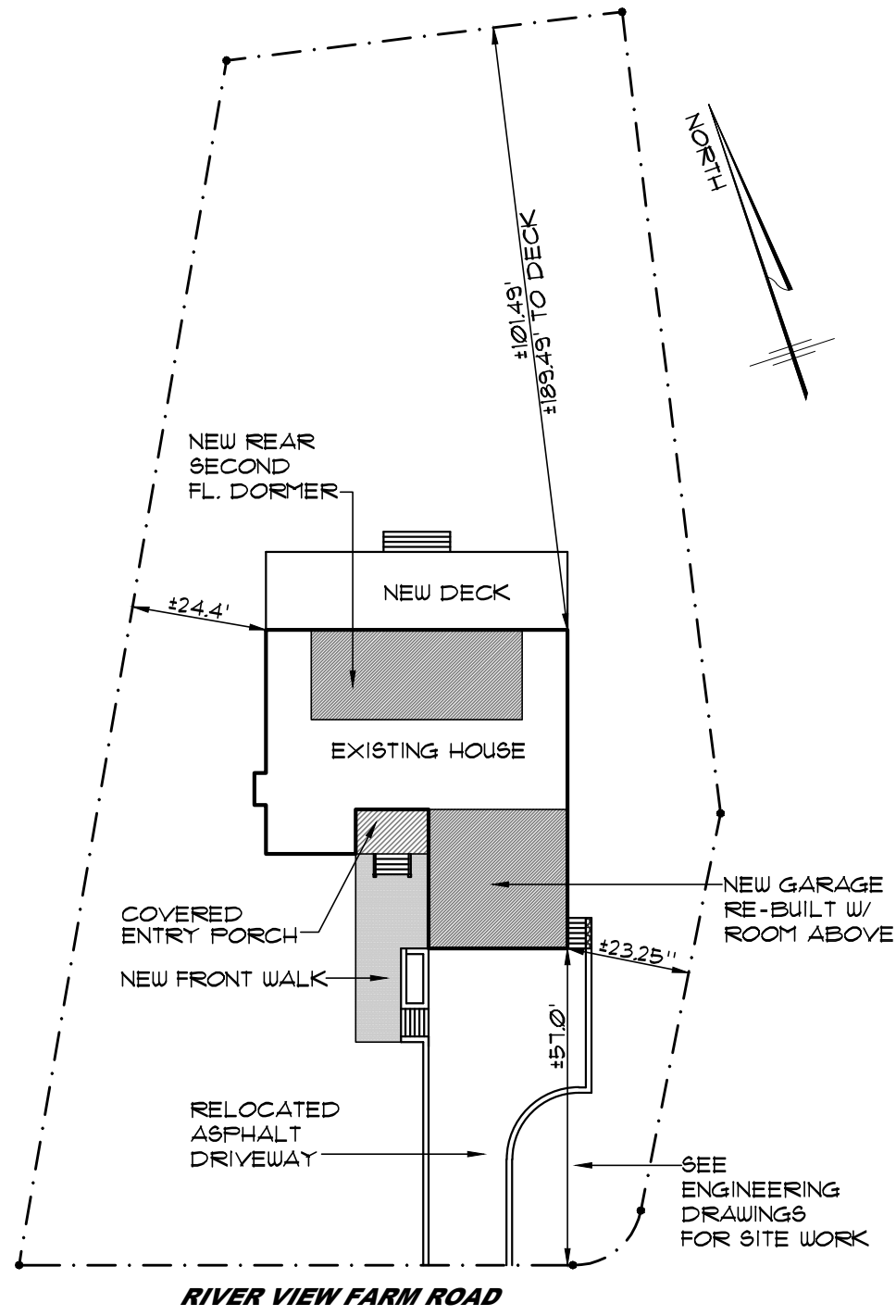
SYMBOLS LEGEND

---	PROPERTY LINE	○	4' LED RECESSED DOWNLIGHT FOR WET LOCATIONS IN SHOWER	⌚	ELECTRICAL JUNCTION BOX
=====	EXISTING WALLS TO REMAIN	●	2' LED PIN LIGHT	⚡	EXISTING WALL DUPLEX POWER OUTLET TO BE REMOVED
-----	EXISTING WALLS TO BE REMOVED	⚡	EXTERIOR FLOOD LIGHT W/ AND OVERRIDE SWITCH	⚡	EXISTING WALL DUPLEX POWER OUTLET
=====	NEW WALL CONSTRUCTION 2x6 exterior 2x4 interior	⚡	LIGHT SWITCH	⚡	NEW WALL DUPLEX POWER OUTLET
⚡	NEW CONCRETE FOUNDATION WALL	⚡	X INDICATES 3-WAY OR 4-WAY SWITCH	⚡	NEW WALL QUAD POWER OUTLET
⊗	DOOR TAG INDICATION	⊗	EXISTING SWITCH TO BE REMOVED	P-F	WALL FINISH
⊗	WINDOW TAG INDICATION	⊗	FLOOR DRAIN	G-F	FLOOR FINISH
⊗	INDICATES ELEVATION DETAIL	⊗	10 YEAR SMOKE DETECTOR UNIT	B-F	WALL BASE
⊗	INDICATES SECTION DETAIL	⊗	10 YEAR COMBO SMOKE/CARBON MONOXIDE DETECTOR UNIT		
⊗	12"x36"x1" LED LIGHT FIXTURE	⊗	BATHROOM EXHAUST FAN DUCTED TO EXTERIOR		
⊗	UNDER CABINET LED LIGHTING HARDWIRED	⊗	CEILING LIGHT FIXTURE		
⊗	WALLS/SCONE - ON DIMMER SWITCH	⊗	THERMOSTAT		
		⊗	HEAT RISE DETECTOR		



LOCATION MAP

NTS



SITE PLAN

1/32" = 1'-0"
SITE INFORMATION TAKEN FROM SURVEY PREPARED BY ROWAN LAND SURVEYING LLC, DATED FEBRUARY 10, 2018

NYS ENERGY/STRETCH COMPLIANCE CODE

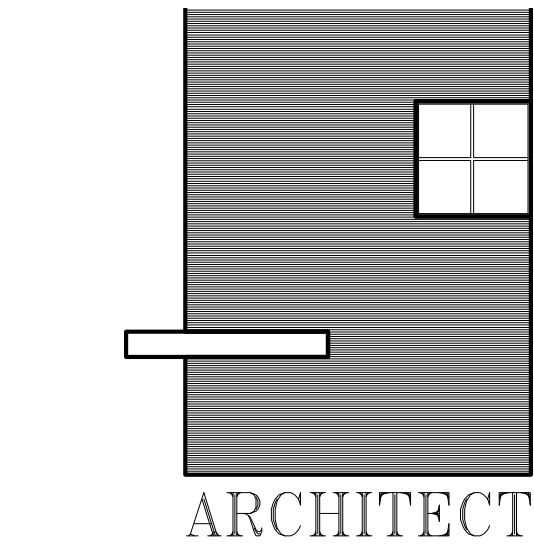
TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS (FOR NEW WORK) ARE IN COMPLIANCE WITH THE NYS ENERGY CODE AND THE NYS STRETCH CODE SUPPLEMENT OF 2020 AND ARE IN COMPLIANCE TO ALL OTHER APPLICABLE CODES OF THE STATE OF NEW YORK FOR RESIDENTIAL CONSTRUCTION.

EDUCATION LAW 7209 article145

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO THIS ITEM THE SEAL AND THE NOTATION 'ALTERED BY' FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

ZONING INFORMATION

ZONE DISTRICT: R-30	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
LOT SIZE	30,000	21,841 SF.	UNCHANGED	YES
MINIMUM LOT WIDTH	125 FT.	111.11 FT.	UNCHANGED	YES
MINIMUM LOT DEPTH	150 FT.	220 FT.	UNCHANGED	NO
MINIMUM FRONT YARD	35 FT.	69.59 FT.	±57.0 FT.	NO
MINIMUM SIDE YARDS	10 FT.	17.41 FT.	±24.4 FT.	NO
MINIMUM BOTH SIDE YARDS	30 FT.	39.28 FT.	±47.65 FT.	NO
MINIMUM REAR YARD	36 FT.	101.49' -house	101.49' -house 189.49' -deck	NO
MAXIMUM HEIGHT (STORIES)	2-1/2	1-1/2	2	NO
MAXIMUM HEIGHT (FEET)	35 FT.	±71'-10' ridge	UNCHANGED	NO



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NEW YORK INDUSTRIAL RULE 153 REQUIRES
NO LESS THAN TWO WORKING DAYS NOTICE,
BUT NOT MORE THAN TEN DAYS NOTICE.
UFPO

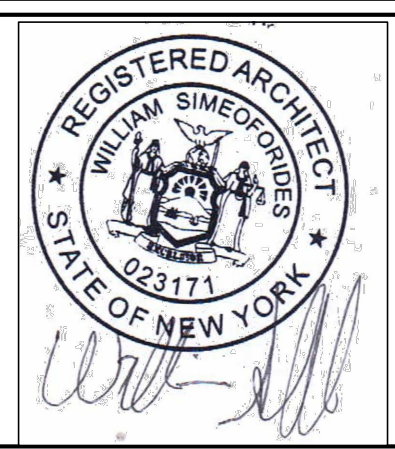
LIST OF DRAWINGS

- COV-1 - COVER SHEET/GENERAL NOTES
F.A.R. AN ZONING CALCULATIONS
LOCATION MAP- VIEW OF PROJECT
- A-0 - EXISTING SITE PLAN-DEMO PLAN
EROSION CONTROL DETAILS
- A-01 - SITE CONSTRUCTION PLAN
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- A-1 - BASEMENT DEMOLITION PLAN
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STEEL BASEMENT BEAM DETAILS
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- A-5 - EXTERIOR ELEVATIONS
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SECTION THRU HOUSE AND ADDITION
- A-8 - WALL SECTIONS
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- A-13 - DECK DETAILS
WALL AND PAVEMENT DETAILS

20 JAN. '25	ISSUED FOR PERMIT AND CONSTRUCTION	
30 DEC. '24	SECOND PROGRESS SET	
19 NOV. '24	PROGRESS SET	
NO.	DATE	ISSUE/REVISION

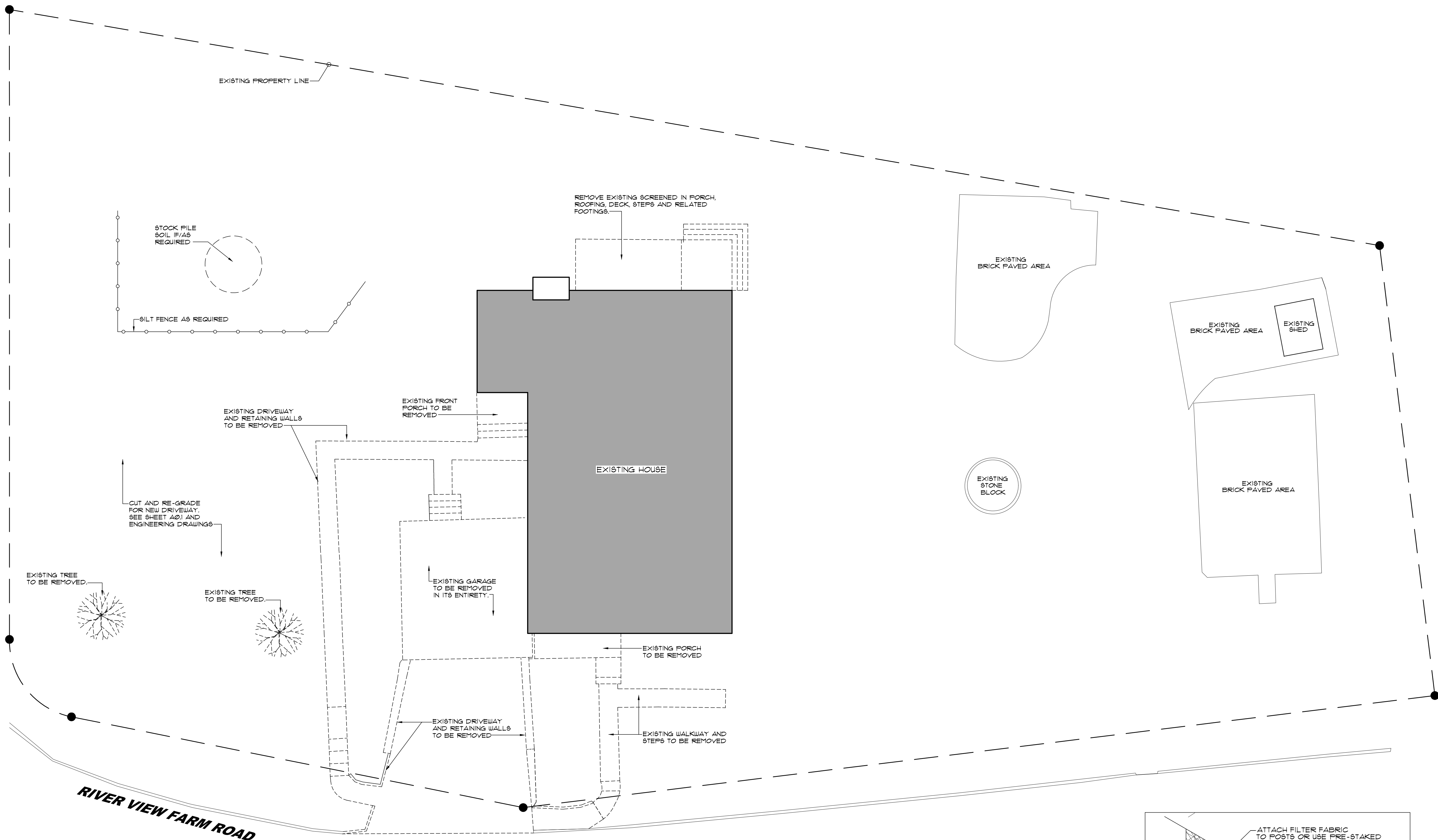
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MORAN RESIDENCE
11 RIVERVIEW FARM RD.
OSSINING, NEW YORK

DRAWING:
GENERAL NOTES
SITE PLAN
ZONING CHART
SYMBOLS LEGEND



SCALE:
AS NOTED
DATE:
30 JULY 2024
BY:
W.S.

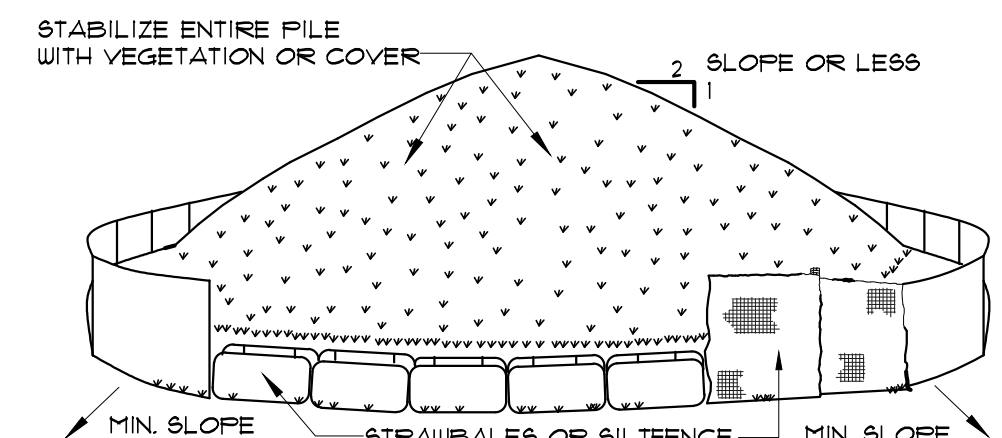
COV-1



SITE DEMOLITION PLAN

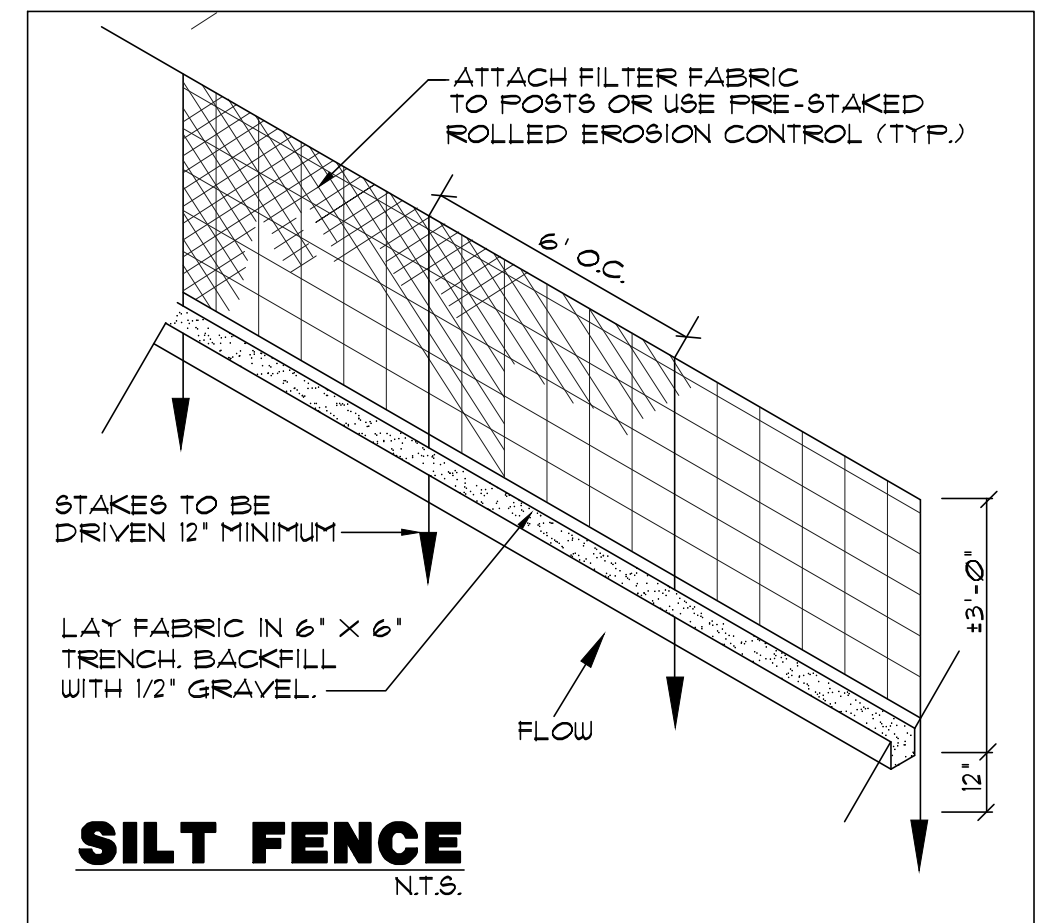
EXISTING SMALLER TREES AND PLANTINGS IN SIDE AND FRONT YARD TO BE REMOVED AND/OR RELOCATED. VERIFY IN FIELD WITH OWNER.

1/8" = 1'-0"



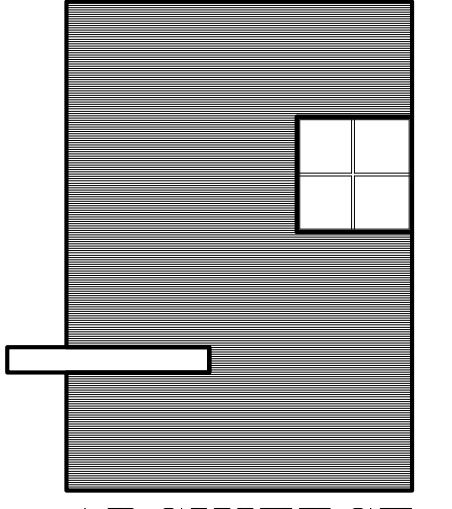
- INSTALLATION NOTES**
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
 4. SEE DETAIL SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

STOCKPILE DETAIL N.T.S.



SILT FENCE N.T.S.

SIMEOFORIDES



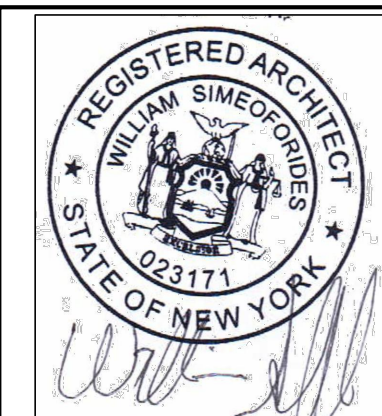
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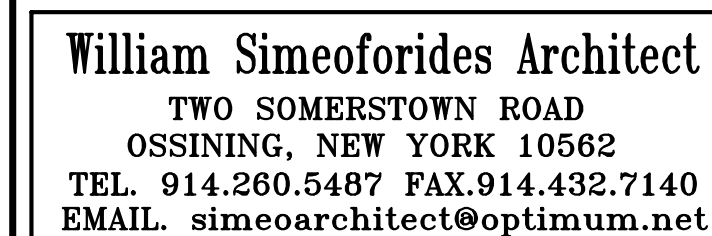
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OSSINING, NEW YORK

DRAWING:
SITE DEMOLITION PLAN
STOCK PILE AND SILT FENCE DETAILS



SCALE:
AS NOTED
DATE:
30 JULY 2024
BY:
W.S.

A-0.0

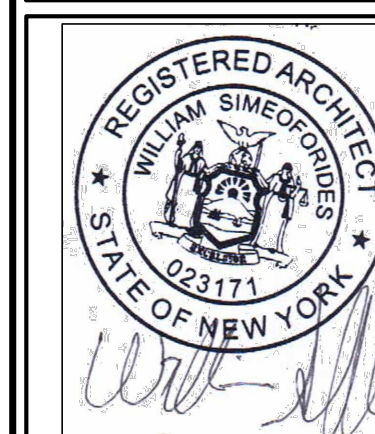


	20 JAN. '25	ISSUED FOR PERMIT AND CONSTRUCTION
	30 DEC. '24	SECOND PROGRESS SET
	19 NOV. '24	PROGRESS SET
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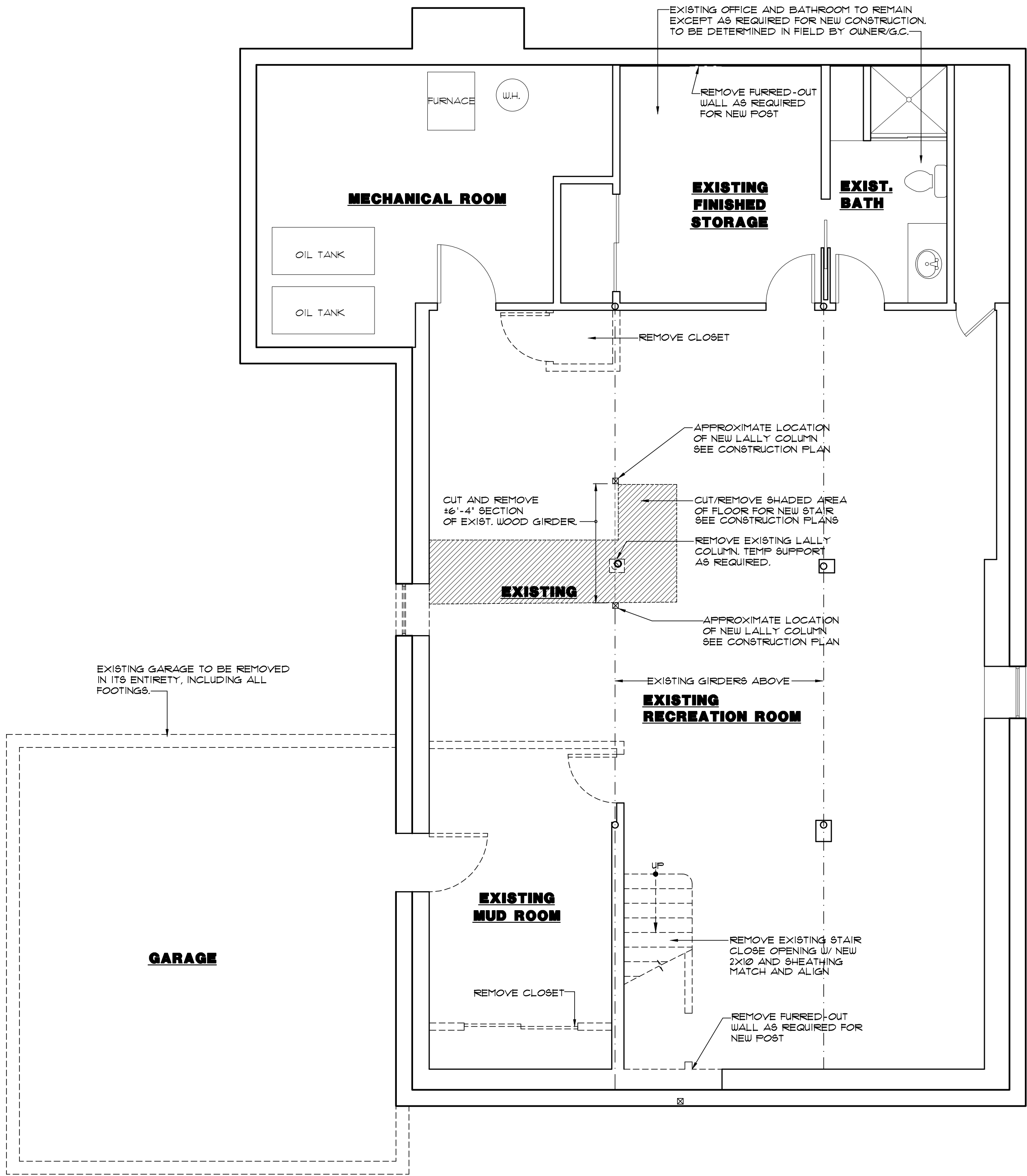
CLIENT/LOCATION:
MORAN RESIDENCE
11 RIVERVIEW FARM RD.
OSSINING, NEW YORK

DRAWING:

**SITE CONSTRUCTION PLAN
DRIVEWAY ELEVATION/PROFILE**



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A-0.1	



BASEMENT DEMOLITION PLAN

EXTENT OF DEMOLITION BEYOND WHAT IS SHOWN BUT AS REQUIRED FOR PROPOSED NEW WORK TO BE DETERMINED BY GENERAL CONTRACTOR/OWNER IN FIELD.
REMOVE GYP. BOARD ON CEILINGS AND WALLS AS REQUIRED FOR NEW BEAM AND OTHER CONSTRUCTION. DETERMINE IN FIELD BY G.C.

1/4" = 1'-0"

NOTE:
REMOVE EXISTING HOUSE ROOF IN ITS ENTIRETY

NOTE:
ALL LANDSCAPE PLANTING AND TREES TO BE REMOVED AS REQUIRED BY NEW SCOPE OF WORK. VERIFY IN FIELD W/OWNER. ANY REPLANTING AND TEMPORARY PROTECTION TO BE DETERMINED IN FIELD BY OWNER.

REMOVE ALL WALKWAYS AS SHRUBS IN THIS AREA AS REQUIRED FOR NEW SCOPE OF WORK

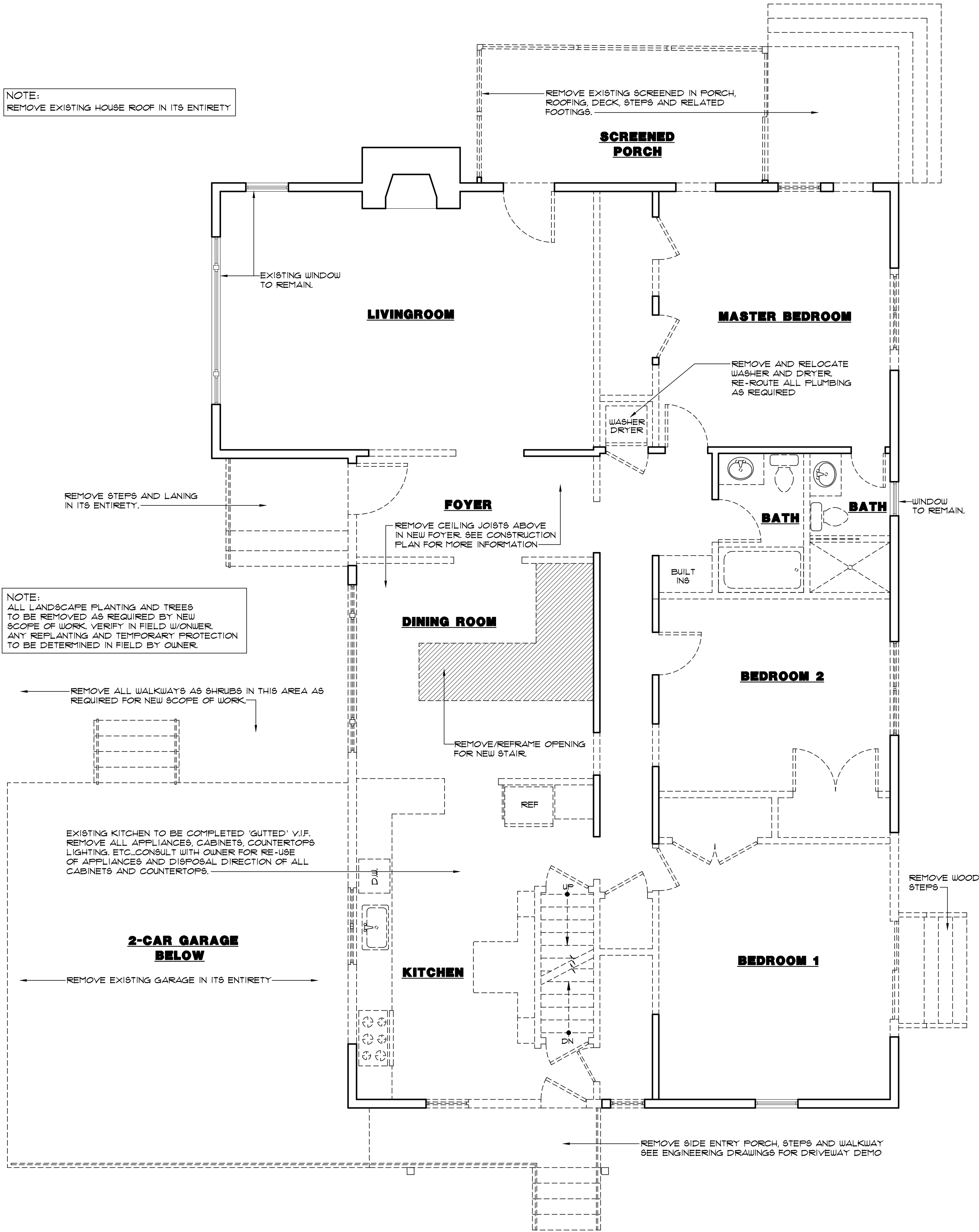
EXISTING KITCHEN TO BE COMPLETED 'GUTTED' V.I.F. REMOVE ALL APPLIANCES, CABINETS, COUNTERTOPS, LIGHTING, ETC. CONSULT WITH OWNER FOR RE-USE OF APPLIANCES AND DISPOSAL DIRECTION OF ALL CABINETS AND COUNTERTOPS.

2-CAR GARAGE BELOW

REMOVE EXISTING GARAGE IN ITS ENTIRETY

FIRST FLOOR DEMOLITION PLAN

EXISTING VINYL SIDING AND ANY OLDER SIDING BENEATH TO BE COMPLETELY REMOVED DOWN TO EXISTING SHEATHING.
ALL EXISTING WINDOWS AND DOORS BEING REMOVED SHALL BE STORED FOR POSSIBLE RE-USE. TO BE DETERMINED BY OWNER/G.C.
CEILING AND WALL GYP. BOARD TO BE REMOVED ON THIS LEVEL AS REQUIRED FOR NEW WORK. V.I.F. LIVING ROOM AND MASTER BEDROOM GYP. BRD. TO REMAIN. DETERMINE IN FIELD FOR FEASIBILITY.
DEMOLITION OFF ALL WOOD FLOORING, TILE AND BASE TRIM TO BE DETERMINED BY OWNER AND CONTRACTOR IN FIELD. G.C.
SEE SITE ENGINEERING DRAWINGS FOR ALL REQUIRED TREE REMOVAL REQUIRED FOR NEW SITE WORK.
ALL WINDOW, BASE BOARD AND DOOR CASING TO BE REMOVED. CONSULT WITH OWNER FOR POSSIBLE RE-USE. AREAS NOT AFFECTED TO REMAIN. V.I.F.



1/4" = 1'-0"

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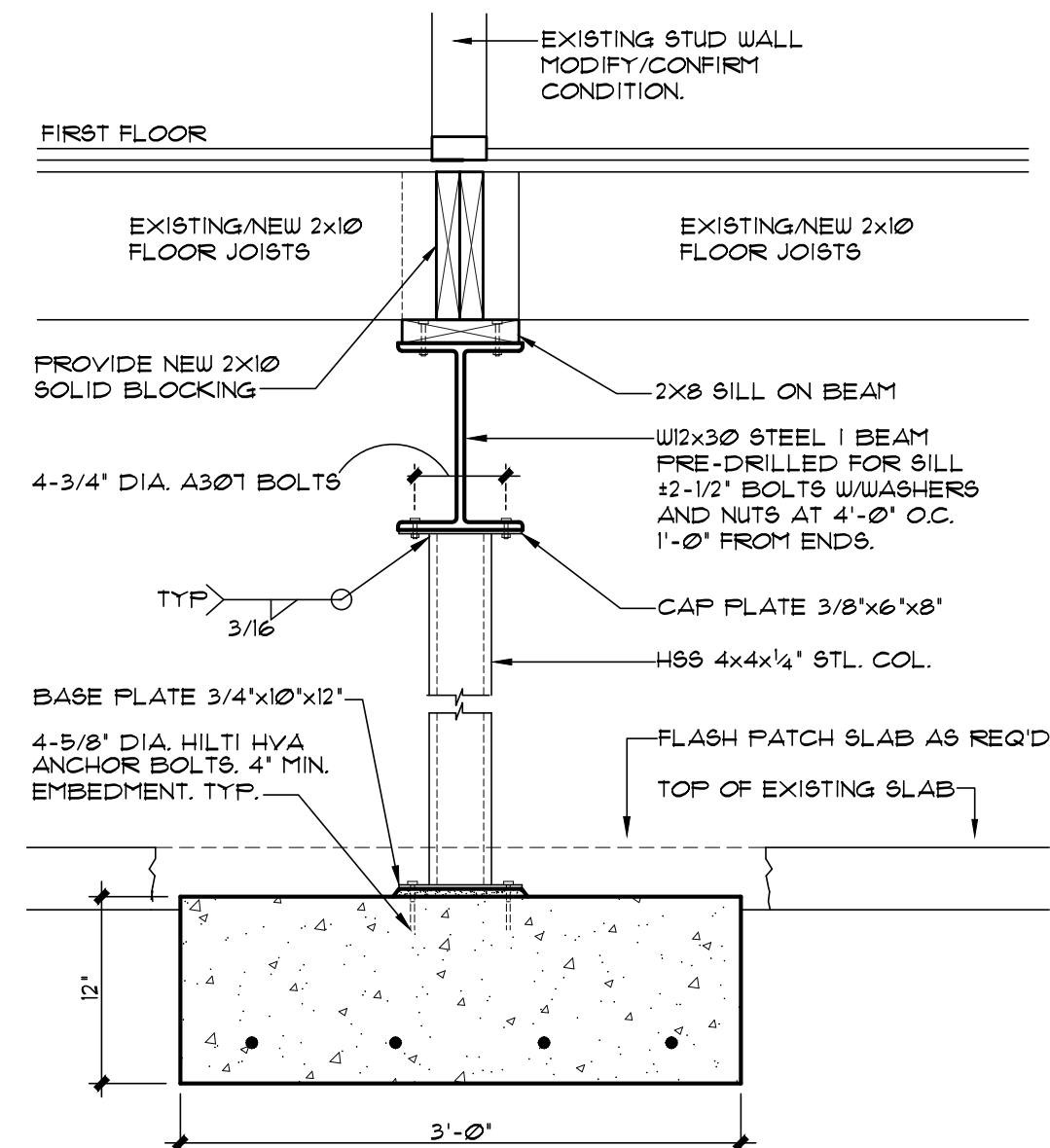
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DRAWING:
BASEMENT DEMOLITION PLAN
FIRST FLOOR DEMOLITION

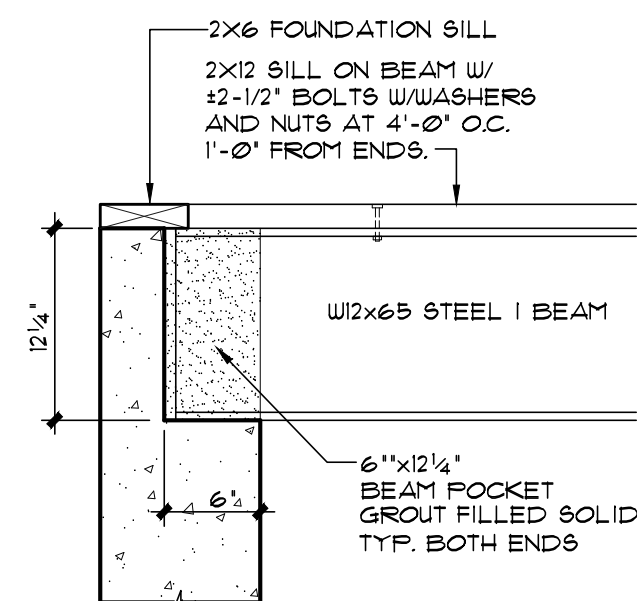


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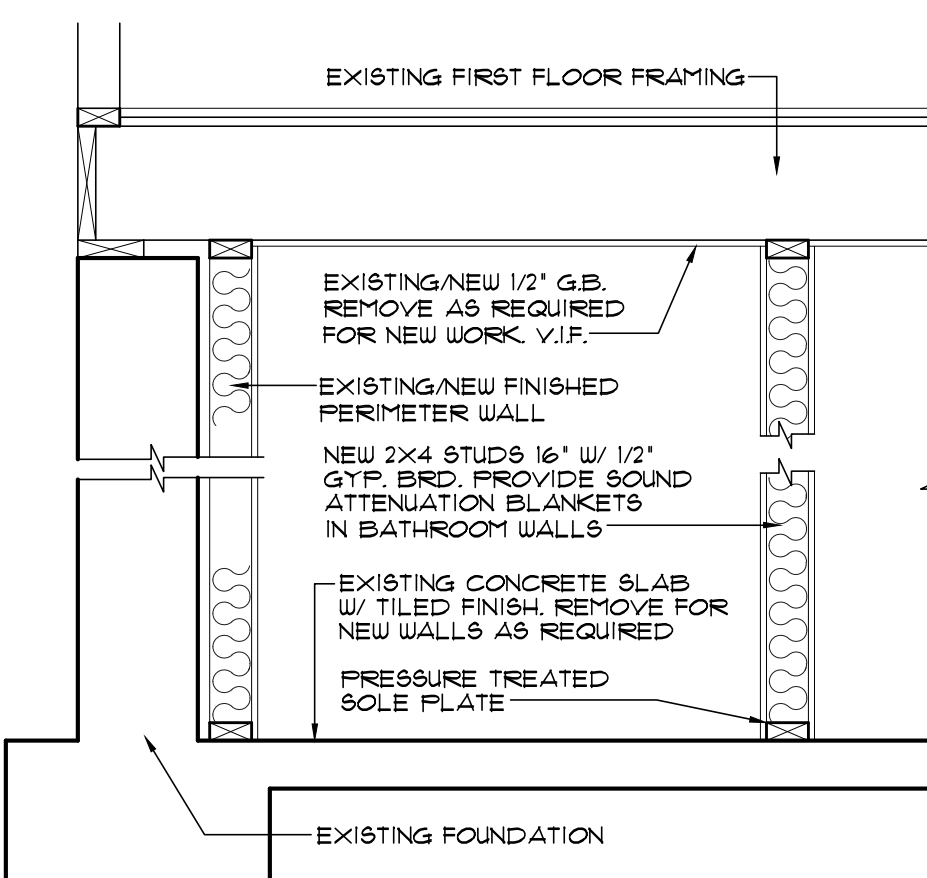
A-1



1 NEW HOUSE STL. BEAM DETAIL
SCALE: 1" = 1'-0"



2 GARAGE BEAM POCKET DETAIL
SCALE: 1" = 1'-0"



3 BASEMENT WALL DETAIL
SCALE: 1" = 1'-0"

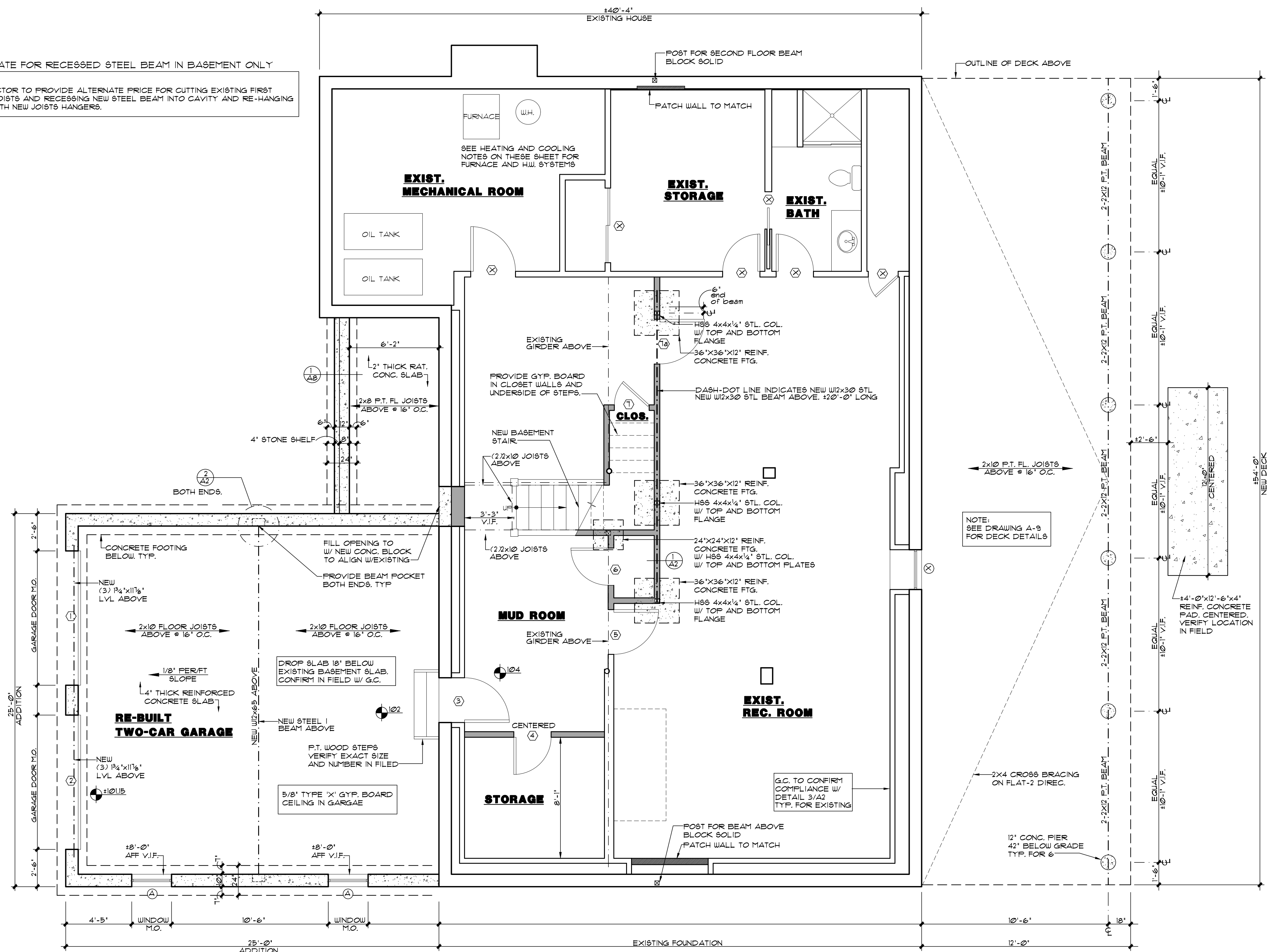
HEATING AND COOLING SYSTEM:

EXISTING HEATING AND COOLING TO BE ADAPTED AS REQUIRED FOR NEW LAYOUT. EXTEND INTO NEW SECOND FLOOR AND BASEMENT. CONTRACTOR AND OWNER TO DETERMINE IF NEW SYSTEM IS REQUIRED OR PRACTICAL. PROVIDE SEPARATE ZONES FOR EACH LEVEL. NEW SYSTEM DESIGN AND LOADING TO BE PERFORMED BY HVAC CONTRACTOR. CONSULT WITH OWNER FOR OPTIONS AND COST.

IF NEW FURNACE IS OPTED, MANUFACTURER, SIZE AND ZONES TO BE DETERMINED BY HVAC CONTRACTOR AND SHALL ADHERE TO ALL APPLICABLE CODES AND REGULATIONS. HEATING SYSTEM TO BE CAPABLE OF MAINTAINING A MINIMUM 10° INTERIOR TEMPERATURE WHEN OUTSIDE TEMP IS 10° F WITH 20 MPH WIND.

ALTERNATE FOR RECESSED STEEL BEAM IN BASEMENT ONLY

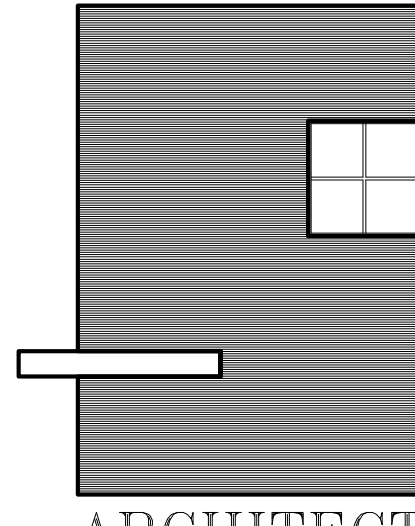
NOTE: CONTRACTOR TO PROVIDE ALTERNATE PRICE FOR CUTTING EXISTING FIRST FLOOR JOISTS AND RECESSING NEW STEEL BEAM INTO CAVITY AND RE-HANGING JOISTS WITH NEW JOISTS HANGERS.



BASEMENT/FOUNDATION PLAN

ALL INTERIOR FLOORING, BASE TRIM, WINDOW AND DOOR CASING, TILE AND PAINT TO BE DETERMINED BY OWNER/CONTRACTOR IN FIELD. SEE PLANS AND ELEVATIONS FOR MORE INFO ON TILE LOCATIONS

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PORCH AND DECK NOTES

ALL LUMBER TO BE PRESSURE TREATED FOR EXTERIOR USE. ALL METAL FASTENERS AND HANGERS TO BE SHALL BE G185 GALVANIZED STEEL OR OTHERWISE COMPATIBLE WITH THE TREATED WOOD. ALL BOLTS TO BE 1/2" MINIMUM UNLESS OTHERWISE SPECIFIED.

ALL BEAMS, JOISTS, POSTS AND DECKING TO BE No. 2 SOUTHERN YELLOW PINE OR BETTER.

SMOKE DETECTOR NOTE

IN COMPLIANCE WITH SECTION R317.4.1.1. PROVIDE HARD WIRED SMOKE DETECTORS W/ BATTERY BACK-UP IN ALL SLEEPING AREAS. OUTSIDE SLEEPING AREAS, GARAGE AND AT LEAST ONE ON EACH FLOOR. ALL SMOKE DETECTORS MUST BE INTERCONNECTED. SEE FLOOR PLANS FOR ALL SMOKE DETECTOR

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DRAWING:
BASEMENT/FOUNDATION PLAN
BEAM DETAILS
BASEMENT WALL DETAIL



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ALL DOORS AND HARDWARE TO BE SELECTED BY OWNER

- ALL NEW WINDOWS TO BE ANDERSEN 400 SERIES W/ SCREENS
AND MUTTIN GRILLES, WHITE CLAD EXTERIOR W/ WOOD INTERIOR.
ALL WINDOW HARDWARE TO BE WHITE. ALL OTHER ACCESSORIES
TO BE SELECTED BY OWNER/G.C. PRICE 200 SERIES SEPARATELY
ALL WINDOWS TO MOUNTED 6'-8" AFF UNLESS NOTED OTHERWISE

- FULL WIDTH DECK**
SEE FOUNDATION PLAN - A2
AND DECK DETAILS - A9
- P.T. WOOD STEPS AND CONC
LANDING. VERIFY EXACT No
IN FIELD.

STAIR DESIGN AND INSTALLATION TO BE BY NEW ENGLAND STAIR COMPANY OR OWNER APPROVED EQUAL



2 SCALE: 1" = 1'-0"

ALL INTERIOR FLOORING, BASE TRIM, WINDOW AND DOOR CASING, TILE AND PAINT TO BE DETERMINED BY OWNER/CONTRACTOR IN FIELD. SEE PLANS AND ELEVATIONS FOR MORE INFO ON TILE LOCATIONS.
ALL OPEN ITEMS AND DESIGN DECISIONS TO BE DETERMINED BY OWNER AND CONTRACTOR.

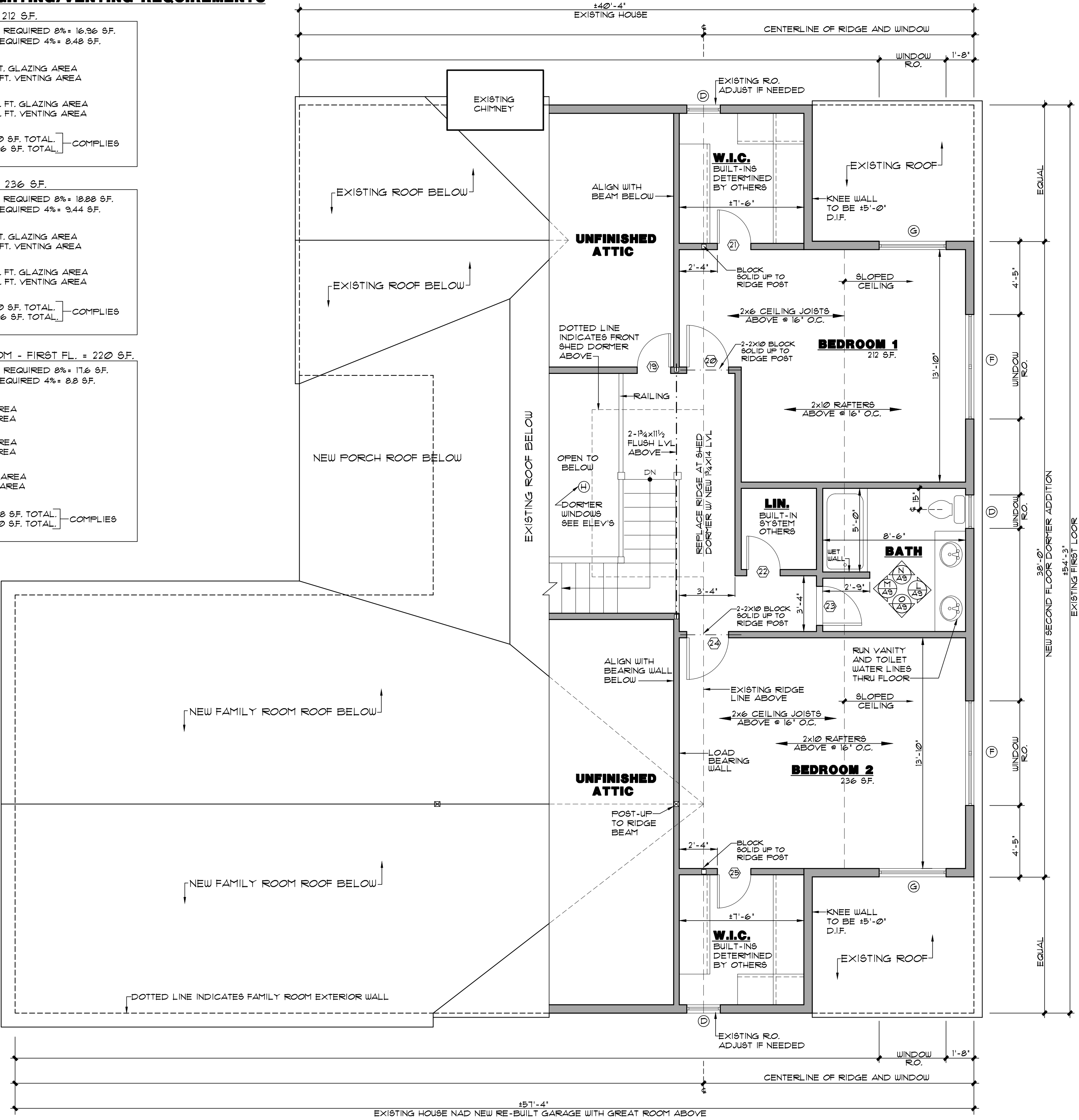
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A-3

NATURAL LIGHTING/VENTING REQUIREMENTS

BEDROOM No.1 = 212 S.F.
LIGHT/GLAZING AREA REQUIRED 8% = 16.96 S.F.
VENTILATION AREA REQUIRED 4% = 8.48 S.F.
WINDOW AW21-2
22 S.F. X 2 = 4.4 S.Q. FT. GLAZING AREA
0.8 S.F. X 2 = 1.6 S.Q. FT. VENTING AREA
WINDOW TW2046-2
10.3 S.F. X 2 = 20.6 S.Q. FT. GLAZING AREA
5.13 S.F. X 2 = 10.26 S.Q. FT. VENTING AREA
TOTAL
GLAZING AREA = 25.0 S.F. TOTAL
VENTING AREA = 13.06 S.F. TOTAL

BEDROOM No.2 = 236 S.F.
LIGHT/GLAZING AREA REQUIRED 8% = 18.88 S.F.
VENTILATION AREA REQUIRED 4% = 9.44 S.F.
WINDOW AW21-2
22 S.F. X 2 = 4.4 S.Q. FT. GLAZING AREA
0.8 S.F. X 2 = 1.6 S.Q. FT. VENTING AREA
WINDOW TW2046-2
10.3 S.F. X 2 = 20.6 S.Q. FT. GLAZING AREA
5.13 S.F. X 2 = 10.26 S.Q. FT. VENTING AREA
TOTAL
GLAZING AREA = 25.0 S.F. TOTAL
VENTING AREA = 13.06 S.F. TOTAL

MASTER BEDROOM - FIRST FL. = 220 S.F.
LIGHT/GLAZING AREA REQUIRED 8% = 17.6 S.F.
VENTILATION AREA REQUIRED 4% = 8.8 S.F.
WINDOW TW2436
5.1 S.F. FT. GLAZING AREA
3.3 S.F. FT. VENTING AREA
WINDOW TW2436
5.1 S.F. FT. GLAZING AREA
3.3 S.F. FT. VENTING AREA
WINDOW RW6068
23.78 S.F. FT. GLAZING AREA
14.70 S.F. FT. VENTING AREA
TOTAL
GLAZING AREA = 35.18 S.F. TOTAL
VENTING AREA = 21.30 S.F. TOTAL



SECOND FLOOR CONSTRUCTION PLAN

ALL INTERIOR FLOORING, BASE TRIM, WINDOW AND DOOR CASING, TILE AND PAINT TO BE DETERMINED BY OWNER/CONTRACTOR IN FIELD. SEE PLANS AND ELEVATIONS FOR MORE INFO ON TILE LOCATIONS
ALL OPEN ITEMS AND DESIGN DECISIONS TO BE DETERMINED BY OWNER AND CONTRACTOR.
SECOND FLOOR TO RECEIVE WOOD FLOOR THROUGHOUT EXCEPT BATHROOMS AND LAUNDRY ROOM. EXACT SPECIFICATION TO BE DETERMINED BY OWNER AND CONTRACTOR.

1/4" = 1'-0"

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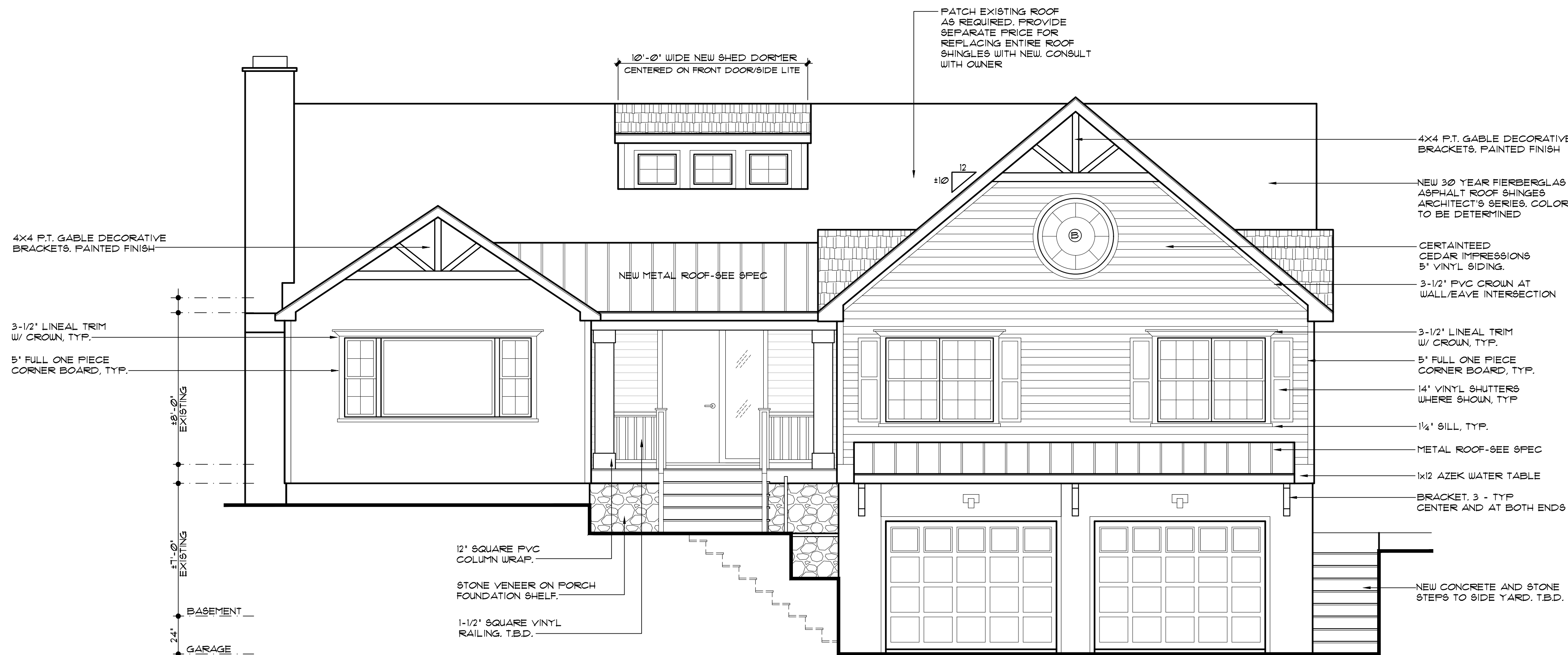
CLIENT/LOCATION:
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OSSINING, NEW YORK

DRAWING:
SECOND FLOOR CONSTRUCTION PLAN
BEDROOMS VENTING AND GLAZING REQUIREMENTS

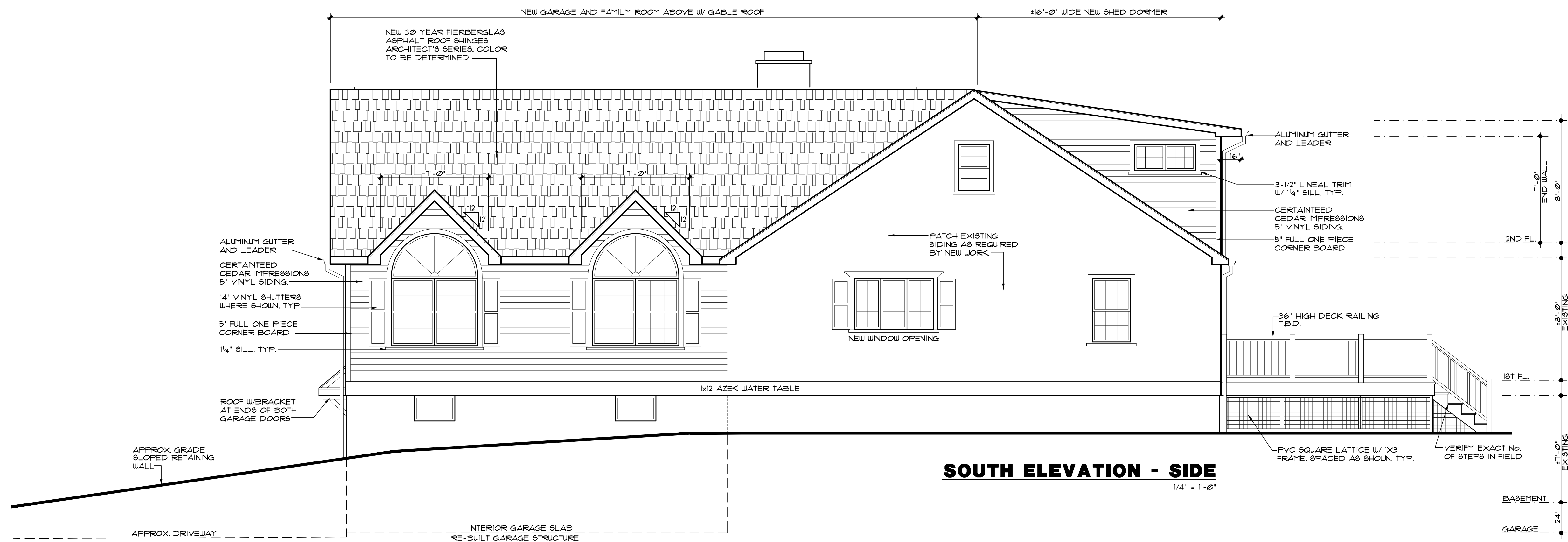


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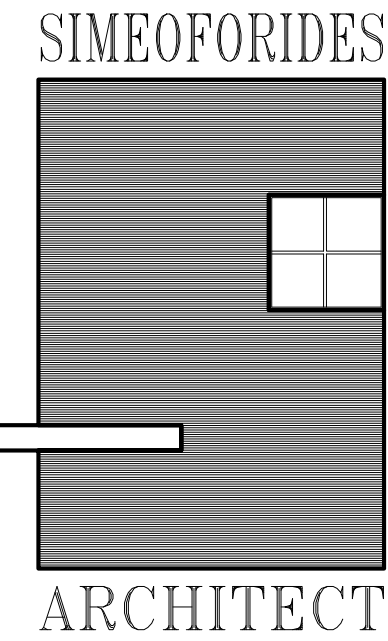
A-4



WEST ELEVATION - FRONT



SOUTH ELEVATION - SIDE



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SIDING SPEC:

CERTAINTED SIDING
CEDAR IMPRESSIONS INDIVIDUAL SAWMILL
5" STRAIGHT EDGE VINYL SIDING.

EXTERIOR TRIM:

CERTAINTED VINYL CARPENTRY AND RESTORATION

OUTSIDE CORNER: 5" TRADITIONAL SUPER CORNER
ONE PIECE CORNER BOARDS

WINDOW TRIM: 3-1/2" LINEAL TRIM WITH CROWN

SOFFITS AND FASCIA TO BE CERTAINTED
PRODUCTS.

SHUTTERS TO BE 14" WIDE HEIGHT VARIES PER
WINDOW RAISED PANEL. COLOR TO BE DETERMINED

FRONT PORCH DECKING

T.B.D. BY OWNER

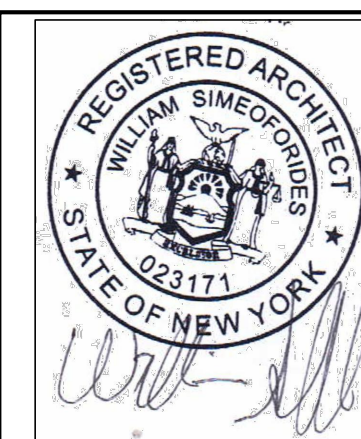
STONE VENEER

T.B.D. BY OWNER

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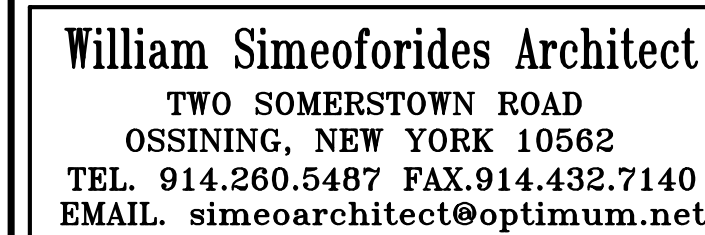
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DRAWING:
WEST EXTERIOR ELEVATION
SOUTH EXTERIOR ELEVATION



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A-5



CERTAINTEED SIDING
CEDAR IMPRESSIONS INDIVIDUAL SAWMILL
5' STRAIGHT EDGE VINYL SIDING.

CERTAINTED VINYL CARPENTRY AND RESTORATION

OUTSIDE CORNER: 5' TRADITIONAL SUPER CORNER
ONE PIECE CORNER BOARDS

WINDOW TRIM: 3-1/2' LINEAL TRIM WITH CROWN

SOFFITS AND FASCIA TO BE CERTAINTEEED
PRODUCTS.

SHUTTERS TO BE 14' WIDE HEIGHT VARIES PER WINDOW. RAISED PANEL. COLOR TO BE DETERMINED



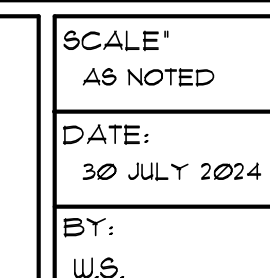
SCALE: 1" = 1'-0"


$$1/4^i = 1/4$$

CLIENT/LOCATION:
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OSSINING, NEW YORK

DRAWING:

NORTH EXTERIOR ELEVATION
EAST EXTERIOR ELEVATION



A-6