

WRIGHT RESIDENCE

63 HAMILTON AVENUE
TAPPAN, NY 10983

GENERAL NOTES

TO CONTRACTORS

ALL WORKS SHALL BE PERFORMED IN STRICT CONFORMANCE TO ALL CODES AND ORDINANCES – FEDERAL, STATE AND LOCAL AS WELL AS ALL AGENCIES AND DEPARTMENTS HAVING JURISDICTION OVER THIS PROJECT.

THE CONTRACTOR SHALL VISIT THE SITE AND OBSERVE ALL CONDITIONS PRIOR TO BIDDING AS WELL AS VERIFYING ALL DIMENSIONS. ANY DISCREPANCY SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/OWNER PRIOR TO SUBMITTAL OF PROPOSAL.

ANY "ERROR OR OMISSION" DISCOVERED DURING CONSTRUCTION, WHICH MIGHT LOGICALLY HAVE BEEN DISCOVERED PRIOR TO CONSTRUCTION WHICH CAUSE ADDITIONAL COST MAY BE DEEMED THE CONTRACTOR'S RESPONSIBILITY.

THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL PERMITS AND NOTIFY THE APPROPRIATE BUILDING DEPARTMENTS AND AGENCIES IN ORDER TO OBTAIN ALL INSPECTIONS AND SECURE APPROVALS.

THE CONTRACTOR AND SUBCONTRACTORS SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND APPLIANCES THAT ARE REQ'D TO COMPLETE DEMOLITION, CONSTRUCTION AND ALL WORK INDICATED AND/OR SPECIFIED ON DRAWINGS.

EACH TRADE SHALL PROVIDE ALL CUT-SHEETS, SAMPLES, MANUALS, SPECIFICATIONS, WARRANTY AND GUARANTEES OF ALL MATERIALS AND EQUIPMENT, HAVING SAME TO BE TURNED OVER TO THE OWNER ALL THE CLOSE-OUT OF PROJECT.

THE ARCHITECT DOES NOT HAVE CONSTRUCTION ADMINISTRATION RESPONSIBILITY FOR THIS PROJECT.

ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER BY SKILLED MECHANICS.

THE ARCHITECT WILL BE, IN THE FIRST INSTANCE, THE INTERPRETER OF THE REQUIREMENTS OF THE DRAWINGS AND DOCUMENTS.

ALL DIMENSIONS ARE MEASURED TO THE ROUGH FINISH UNLESS OTHERWISE NOTED. DRAWINGS ARE NOT TO BE SCALED. NOTIFY THE ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES.

ACCURATE FIELD MEASUREMENTS ARE TO BE TAKEN PRIOR TO FABRICATION OF CUSTOM ITEMS.

ALL CONTRACTORS SHALL CARRY INSURANCE AS WELL AS PROTECT THE OWNER FROM CLAIMS FOR DAMAGES AND PERSONAL INJURIES, INCLUDING DEATH, WHICH MAY ARISE IN CONNECTION WITH THIS PROJECT.

IT WILL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO KEEP THE SPACE SECURE AND LOCKED DURING ALL PHASES OF CONSTRUCTION.

THE BUILDING AND SITE SHALL BE CLEANED AT ALL TIMES AFTER COMPLETION OF THE WORK. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIALS AND ALL TRASH AND DEBRIS CAUSED BY HIS WORK.

ALL FIXTURES & APPLIANCES TO BE INSTALLED PER MANUFACTURER'S INSTRUCTION AND APPLICABLE CODE.

ALL WALL AND FLOOR FINISHES, FIXTURES AND APPLIANCES SHALL BE SELECTED BY OWNER, PROVIDE ALLOWANCES.

GENERAL CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES AND SHALL MAKE PROPER TIE-INS AND APPLY FOR PERMITS AS NECESSARY.

DEMOLITION

THE CONTRACTOR SHALL PERFORM ALL DEMOLITION AND REMOVALS AS INDICATED BY DOTTED LINES AND NOTED ON DRAWINGS.

PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION WORK THE CONTRACTOR SHALL DISCONNECT ELECTRICAL OR OTHER UTILITY LINES AS REQ'D TO ALL EFFECTED AREAS BY CONSTRUCTION AND SHALL CHECK ONE MORE TIME TO INSURE SAFETY.

ALL UTILITIES FOUND IN EXISTING WALLS TO BE DEMOLISHED EXTENDING TO ANOTHER FLOOR OR AREA SHALL BE REROUTED IN A MANNER SO AS NOT TO DIMINISH SERVICE.

CONTRACTOR SHALL PROVIDE DUMPSTER OF SIZES AND QUANTITY NECESSARY TO REMOVE ALL DEBRIS AS WELL AS CONSTRUCTION WASTE TO MAINTAIN A CLEAN PROJECT AND SITE.

FOUNDATION

1. ALL FOOTING SHALL BEAR ON SOIL UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL WITH A MINIMUM BEARING VALUE OF 3,000 PSF. CONTRACTOR SHALL VERIFY THE SOIL BEARING CAPACITY PRIOR TO THE BEGINNING OF THE WORK.

2. THE BOTTOM OF ALL EXTERIOR WALLS, COLUMNS AND FOOTING SHALL BE A MINIMUM OF 30" BELOW FINISHED GRADE UNLESS OTHERWISE INDICATED ON THE WORKING DRAWINGS.

3. PROVIDE 24" X 12" CONCRETE FOOTINGS UNDER 10" BLOCK WALLS UNLESS OTHERWISE NOTED.

4. ALL CRAWL SPACES SHALL HAVE 10" CMU WALLS.

5. ALL FOUNDATION WALLS SHALL HAVE DUR-O-WAL HORIZONTAL REINFORCING EVERY OTHER COURSE.

6. ALL MORTAR JOINTS AT ALL FOUNDATION WALLS SHALL BE TYPE AMØ.

7. TOP TWO COURSES OF ALL FOUNDATION WALLS SHALL BE FILLED SOLD WITH CONCRETE.

NEW DWELLING OVER EXISTING PARTIAL BASEMENT

LIST OF DRAWINGS

L-1	GENERAL NOTES & PLOT PLAN
A-1	EXISTING BASEMENT, ELECTRICAL & PLUMBING RISER DIAGRAM
A-2	FOUNDATION & 1ST FLOOR CONSTRUCTION PLANS
A-3	2ND FLOOR CONSTRUCTION & ROOF PLANS
A-4	ELEVATIONS
A-5	ELECTRICAL PLANS
A-6	PARTIAL PLAN, SECTION, DETAILS
A-7	TYPICAL DETAILS

8. ALL SILLS IN CONTACT WITH CONCRETE SHALL BE WOLMINIZED AND TREATED WITH A 5% SOLUTION ALDRIN SPRAY FOR TERMITE PROTECTION.

9. DO ALL INTERIOR AND EXTERIOR BACKFILLING SIMULTANEOUSLY.
10. STEP ALL INTERIOR WALL FOOTING DOWN AS REQUIRED TO MEET EXTERIOR WALL FOOTING.

11. WHEN FINISHED FLOOR IS 2"0" OR GREATER ABOVE FINISHED GRADE, THE FOUNDATION WALL SHALL BE REINFORCED FROM TOP OR FOOTING TO ABOVE FLOOR SLABS. FILL BLOCK SOLD WITH CONCRETE AND PROVIDE #5 VERTICAL ROD REINFORCING AT 12' O.C.

CARPENTRY

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ROUGH FRAMING, BLGS PAPER, SHEATHING, SIDING, WINDOWS, DOORS, ALL INSULATION, SOFFITS, FASCIA TRIM, MISC. STEEL (FLASHING, HANGERS, ETC.), SHEET ROCK, TAPE & SPACKLE, VANITIES, MIRRORS, ETC.

CONTRACTOR SHALL PROVIDE ALL CUTTING & PATCHING OF FRAMING AS REQ'D BY OTHER TRADES.

ALL WOOD COMING INTO CONTACT WITH MASONRY OR MOISTURE AS WELL AS DECKS SHALL BE PRESSURE TREATED WITH ALL NAILS, CONNECTORS AND HANGERS TO BE GALVANIZED.

ALL SILL PLATES (PRESSURE TREATED) SHALL BE SECURED TO CMU FOUNDATION WALLS WITH 16" LONG-1/2" DIAMETER ANCHOR BOLTS WITH 3" BEND SET IN CELLS FILLED SOLID & SPACED 1'-0" FROM CORNERS, OPENINGS AND MAXIMUM 6'-0" O.C. (2) 2"x6" SILL PLATES TO BE INSTALLED WITH SILL SEAL BETWEEN MASONRY & PLATES.

ALL FRAMING LUMBER FOR STRUCTURE SHALL BE NO. 2 DOUGLAS FIR (EXTREME FIBER IN BENDING – 1,350 PSI, MODULAR OF ELASTICITY – 1,300,000) MAXIMUM MOISTURE CONTENT OF 19%.

DOUBLE-UP ALL STUDS, CEILING AND ROOF FRAMING FOR OPENINGS.

SHEET ROCK COMING INTO CONTACT WITH WATER SHALL BE 1/2" WATERPROOF TYPES, ALL OTHERS SHALL BE 1/2" STANDARD TYPE UNLESS NOTED OTHERWISE.

ALL SHEET ROCK SHALL RECEIVE MINIMUM 2 COATS TYPE AND SPACKLE SYSTEM AND SHALL HAVE ALL CORNERS AND BEADS PROVIDED. SHEET ROCK SHALL RECEIVE ONE COAT OF OIL BASE PRIMER BEFORE INSTALLATION OF FINAL FINISHES.

CONTRACTOR SHALL INSTALL ALL SHELIVING, POLES VANITIES, BUILT-INS, MEDICINE CHEST, MIRRORS, ETC.

CONTRACTOR SHALL PROVIDE AND INSTALL ALL WINDOWS AND SLIDING GLASS DOORS (WHERE APPLICABLE) AS PER MANUFACTURE RECOMMENDATION. ALL UNITS SHALL BE PROVIDED W/ ALL FLASHING, WEATHER-STRIPPING, OPERATING HARDWARE, HANDLES, LOCKING DEVICES AND INSECT SCREENS. ALL GLAZING SHALL BE DOUBLE GLASS WITH EXTERIOR PANE-TINTED INSULATING GLASS, INTERIOR PANE-CLEAR STD. GLASS.

ALL WOOD LEDGERS SHALL BE BOLTED TO THE FACE WITH 1/2" DIAMETER (HIGH STRENGTH) THROUGH BOLTS SPACED 24" O.C. ALTERNATING.

ALL LALLY COLUMNS SHALL BE NOMINAL 3-1/2" STANDARD STEEL PIPE WEIGHING 9.11 LBS PER LINEAR FOOT, CONCRETE FILLED. COLUMNS SHALL RECEIVE ONE SHOP-COAT RUST INHIBITED PAINT.

SET ALL JOISTS AND GIRDERS WITH NATURAL CAMBER UP. DOUBLE UP FLOOR JOISTS UNDER PARTITIONS RUNNING PARALLEL TO JOISTS AND UNDER TILE FLOORS.

DOUBLE UP STUDS AT ALL OPENINGS, SUPPORT HEADERS ON STUDS. SUPPORT HEADERS LONGER THAN 7'-0" ON TWO STUDS EACH END. PROVIDE 1/2" CLEAR SPACE AT TOP, END AND SIDES OF WOOD GIRDERS BEARING ON MASONRY. CUTTING, NOTCHING AND DRILLING OF WOOD JOIST SHALL BE PER CODE.

ROOF SHEATHING SHALL BE 5/8" CDX PLYWOOD, EXTERIOR WALL SHEATHING SHALL BE 1/2" CDX PLYWOOD, SUB FLOORING SHALL BE T&G 3/4" PLYWOOD.

PROVIDE FIRE STOPPING AS PER CODE.

STRUCTURAL DESIGN LOAD
ROOF RAFTERS = 30 LB. L.L.
ATTIC FLOOR = 40 LB. L.L.
SECOND FLOOR = 40 LB. L.L.
FIRST FLOOR = 40 LB. L.L.

PROVIDE METAL CROSS BRIDGING AT FLOORS AND ATTIC CEILING FRAMING-ONE ROW FOR SPANS 7'-0" TO 14'-0" & 2 ROWS FOR SPANS GREATER THAN 14'-0".

EMERGENCY EGRESS WINDOWS (ONE PER SLEEPING ROOM).
MIN. 2'-0"W X 2'-6"H OR 5.7 SQ.FT. (NET CLEAR OPENING)

ALL PRIMARY DOORS FOR ALL ROOMS INCLUDING WALK IN CLOSETS EXCEPT CLOSET DOORS TO BE MIN. 2'-8" WIDE PER CODE.

ALL INSULATION SHALL BE FIBERGLASS-BATT TYPE-WITH 4" MIN.(R-13) IN WALLS, 6" MIN. (R-19) OVER UNHEATED AREAS AND 9" MIN (R-30) ALL FLOORS, CRAWL SPACE AND FLAT CEILING AREA.

PROVIDE SILL INSULATION, INSULATE ALL OVERHANGS.

CONTRACTOR SHALL PROVIDE 6" ALUMINUM GUTTERS & 4"x4" LEADERS WITH WHITE BAKED ON ENAMEL FINISH.

CONTRACTOR (CARPENTER) TO PROVIDE AND INSTALL ROOFING FELT W/ MIN. 25 YEARS MANUFACTURE WARRANTY AND #240 ASPHALT ROOF SHINGLES W/ ALL CRICKETS, COLLARS AND FLASHING REQ'D FOR PENETRATIONS, AND BUTTING TO VERTICAL GYPSUM BOARD SHALL BE FASTENED WITH APPROVED NAILS OR SCREWS SPACED PER CODE STANDARDS.

ATTIC AND CRAWL SPACE SHALL BE VENTED WITH APPROVED VENTING; NET AREA OF .0033 X FLOOR AREA. PROVIED RIDGE VENT WHERE CATHEDRAL CEILING IS PROVIDED.

STAIRS

INTERIOR AND EXTERIOR STAIRS SHALL HAVE ALL RISERS SOLID AND UNIFORM IN HEIGHT AND NOT EXCEED 8-1/4" ALL TREADS MUST HAVE A ONE INCH NOSING, SHALL BE UNIFORMED IN DEPTH AND SHALL NOT BE LESS THAN 9" IN DEPTH AND PROVIDE A LANDING OF AT LEAST 3'-0" X 3'-0".

RAILINGS AROUND STAIRWELLS & BALCONIES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN A CONCENTRATED LOAD OF 200 LB. APPLIED AT ANY POINT & IN ANY DIRECTION.

HANDRAIL SHALL BE CONTINUOUS, WITHOUT INTERRUPTION; HAVE A CLEAR SPACE BETWEEN THE HANDRAIL AND THE ADJACENT WALL OF 1-1/2"; BE 30" TO 38" IN HEIGHT FROM STAIR TREAD OR FLOOR AND SHALL HAVE A CIRCULAR CROSS SECTION OF AT LEAST 1-1/4" BUT NOT GREATER THAN 2".

GUARDRAIL SHALL BE 36" IN HEIGHT WITH BALUSTERS SPACED LESS THAN 4" APART. BALUSTERS MUST BE SET IN A VERTICAL POSITION.

WALL BRACING

WALL BRACING SHALL BE PERFORMED. WOOD STRUCTURAL PANEL BRACING MAY OCCUR UP TO 8 FEET FROM THE END OF BRACING WALL PROVIDED A MIN. 24" WIDE BRACED WALL SEGMENT AT THE CORNERS. THE HEADERS OVER THE WINDOWS IN FAMILY ROOM AND OVER GARAGE DOORS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APA NARROW WALL BRACING METHOD FOR HEADER OVER NARROW END WALL.

FINISHING

THE CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR INSTALLATION OF ALL NEW TILE FLOORS, CERAMIC TILE, MARBLE, GRANITE, RUBBER TILE AND LINOLEUM (ROLLED GOODS).

CONTRACTOR SHALL INSTALL ALL TILE WORK ON CLEAN, LEVELED AND PLUMB SURFACES.

CONTRACTOR SHALL PROVIDE ALL ACCESSORIES AS THEY APPLY TO HIS WORK-IF SELECTED BY OWNER-(TOWEL BARS, SOAP DISH, ETC.) ALL MATERIAL-TILING AND GROUTS SHALL BE OF FINISH, COLOR, TEXTURE AND SIZE AS SELECTED AND APPROVED BY OWNER.

ALL TILE WORK SHALL CONFORM TO AND BE INSTALLED IN ACCORDANCE WITH THE TILE COUNCIL OF AMERICA

SPECIFICATIONS AND THE MANUFACTURERS RECOMMENDED METHODS AND MATERIALS.

CONTRACTOR SHALL SUBMIT SAMPLES TO OWNER FOR FINAL APPROVAL.

PAINTING

THE PAINTING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAINTING AND STAINING OF INTERIOR AND EXTERIOR WOOD AND

SHEET ROCK SURFACES.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL WOOD FILLING & SANDING SMOOTH, ALL SEALERS AND PRIME COATS & ALL FINAL COATS.

CONTRACTOR SHALL BE RESPONSIBLE AS WELL FOR ALL STAINING OF INTERIOR WOOD TRIM, PANELS AND DOORS AS BY OWNER'S REQUIREMENTS.

ALL SURFACES TO BE STAINED SHALL BE FINE SANDED AND CLEANED TO REMOVE ALL OILS & DUST PRIOR TO STAINING.

ALL SHEET ROCK WALLS TO RECEIVE 2 COATS OF EDGE SHALL PAINT OVER PRIMER PAINT.

ALL SHEET ROCK CEILINGS TO RECEIVE 2 COATS OF FLAT PAINT OVER PRIMER PAINT.

INTERIOR AND EXTERIOR PAINTS SHALL BE "SHERWIN-WILLIAMS" OR "DUTCH BOY,"BENJAMIN MOORE" OR EQ. COLOR AS SELECTED BY OWNER.

NEW OR EXISTING WOOD PLANK FLOORS (T&G OAK FLOORING) SHALL BE SANDED, STAINED AND SEALED (3 COATS).

CONTRACTOR SHALL PROVIDE SAMPLES OF ALL PAINTS AND STAINS, COLORS AS WELL AS FINISHES BEING RECOMMENDED PRIOR TO PERFORMING WORK.

ELECTRICAL

ALL ELECTRICAL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE WITH CODE.

CONTRACTOR SHALL COORDINATE ALL SERVICE TIE-IN WITH LOCAL SERVICE COMPANIES-(AS NECESSARY) -CABLE, TELEPHONE, ALARM AND ELECTRICAL.

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND FIXTURES REQ'D INCLUDING ALL HOOK-UP OF MECHANICAL WORK AND APPLIANCES INCLUDING PLUMBING FIXTURES REQUIRING ELECTRICAL CONNECTION.

CONTRACTOR SHALL PROVIDE A FIRE ALARM SYSTEM CONSISTING OF SMOKE DETECTORS APPROVED BY FIRE CODE OFFICIAL. S.D. TO BE INTERCONNECTED HARDWIRED BACK TO PANEL AS PER CODE. 10'-0" MAX. FROM EACH BEDROOM ON EACH LEVEL AND IN EACH BEDROOM PROVIDE CM. DETECTOR EACH LEVEL. PROVIDE HEAT DETECTOR IN BOILER ROOM.

ALL NEW RECEPTACLES SHALL BE DUPLEX. RECEPTACLES IN AREA OF MOISTURE TO BE G.F.I. TYPE, AND EXTERIOR RECEPTACLES TO BE WATERPROOF TYPE WITH ENCLOSURES.

UNLESS OTHERWISE NOTED-CENTER OF ALL ELECTRICAL WALL OUTLETS SHALL BE AS FOLLOW:
SWITCHES - 4'-0" A.F.F.
THERMOSTATS - 5'-0" A.F.F.
RECEPTACLES - 1'-0" A.F.F. AND COUNTER TOPS.

LIGHT FIXTURES OVER TUBES & SHOWERS SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION. LIGHT FIXTURES IN CLOSET SHOULD HAVE COVER & APPROVED FOR THE INDICATED USE.

CONTRACTOR TO VERIFY THE CAPACITY OF THE EXISTING ELECTRICAL SERVICE. NOTIFY THE OWNER OF FINDINGS 200 AMP SERVICE IS SUGGESTED UNLESS OTHERWISE IS INDICATED.

PROVIDE LIGHT AND OUTLET FOR ATTIC.

BOILER OR FURNACE LOCATED IN ENCLOSED AREA PROVIDE LOUVER FOR FRESH AIR MIN. 1 SQ. INCH PER EA. 1,000 BTU. MIN. LOUVER 12"x12".

PROVIDE 50 GAL GAS FIRED HOT WATER HEATER.

SEE BASEMENT FLOOR PLAN FOR UNIT LOCATION.

HEATING AND COOLING CRITERIA FOR UNITS SELECTION SHALL BE:

HEATING: CAPABLE OF MAINTAINING 70 F(21 C) WHEN OUTSIDE TEMPERATURE IS -5 F(-20 C).
COOLING: CAPABLE OF MAINTAINING 78 F(25.5 C) WHEN OUTSIDE TEMPERATURE IS 94 F(34.4 C).

HVAC

ALL HEATING AND AIR CONDITIONING (WHERE APPLICABLE) SYSTEM SHALL BE DESIGNED BY THE INSTALLING CONTRACTOR IN CONFORMANCE WITH THE 2021 INTERNATIONAL MECHANICAL CODE.

ALL APPLIANCES SHALL CONFORM TO ENERGY CODE.

2 NEW 3 TON GAS FIRE UNIT HVAC, HEAT AND COOL, VERIFY WITH OWNER.

EMERGENCY ESCAPE

EMERGENCY ESCAPE: EVERY SLEEPING ROOM BELOW THE FOURTH STORY IN OCCUPANCIES IN USE GROUP R-5 SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS SHALL BE OPERABLE FROM

THE WITHOUT THE USE OF SPECIAL KNOWLEDGE, SEPARATE TOOLS, OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE WINDOW.

WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESSOR RESCUE, THE WINDOWS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET

CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NRT CLEAR OPENING HEIGHT SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

BAR, GRILLES OR SCREENS PLACED OVER EMERGENCY ESCAPE WINDOWS SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF KEY, TOOL OR FORCE

GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE WINDOW.

EXCEPTIONS:

- (1) MINIMUM NET CLEAR OPENING FOR GRADE FLOOR WINDOWS SHALL BE 5 SQUARE FEET.
- (2) AN OUTSIDE WINDOW OR AN EXTERIOR DOOR FOR EMERGENCY ESCAPE IS NOT REQUIRED IN BUILDING WHERE THE SLEEPING ROOM IS PROVIDED WITH A DOOR TO A CORRIDOR HAVING ACCESS TO TWO REMOTE EXITS IN OPPOSITE DIRECTIONS.
- (3) AN OUTSIDE WINDOW OR AN EXTERIOR DOOR FOR EMERGENCY ESCAPE IS NOT REQUIRED IN BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION S06.2.1 OR S06.2.2.

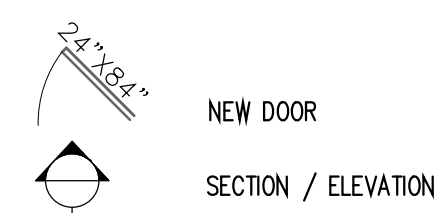
THESE DRAWINGS ARE IN COMPLIANCE WITH:

1. REHABILITATION SUB CODE, NYUCC Chapter 6
2. 2020 INTERNATIONAL RESIDENTIAL CODE, NY VERSION.
3. N.Y.A.C. 5:23-7 BARRIER FREE SUBCODE AND ANSI A117.1-2009
4. 2021 INTERNATIONAL MECHANICAL CODE.
5. 2021 INTERNATIONAL FUEL GAS CODE.
6. 2021 ENERGY CODE.
7. 2021 NATIONAL STANDARD PLUMBING CODE.
8. 2020 NATIONAL ELECTRIC CODE.
9. N.Y.A.C. 5:70 UNIFORM FIRE CODE

LEGEND

	EXISTING WALL
	EXISTING WALL TO BE REMOVED
	NEW WALL INTERIOR / EXTERIOR FOR SIZE AND DETAILS SEE DWG PARTIAL TYP. NEW WALL SECTION
	EXISTING FOUNDATION WALL
	NEW FOUNDATION WALL FOR SIZE AND DETAILS SEE DWG PARTIAL TYP. NEW WALL SECTION
	LINES ABOVE / BELOW

NEW DRYWALL INTERIOR PARTITION FROM FLOOR TO CEILING
W/2X4 WOOD STUDS @ 16" O.C. & 1/2" GYP. BD.
BOTH SIDES



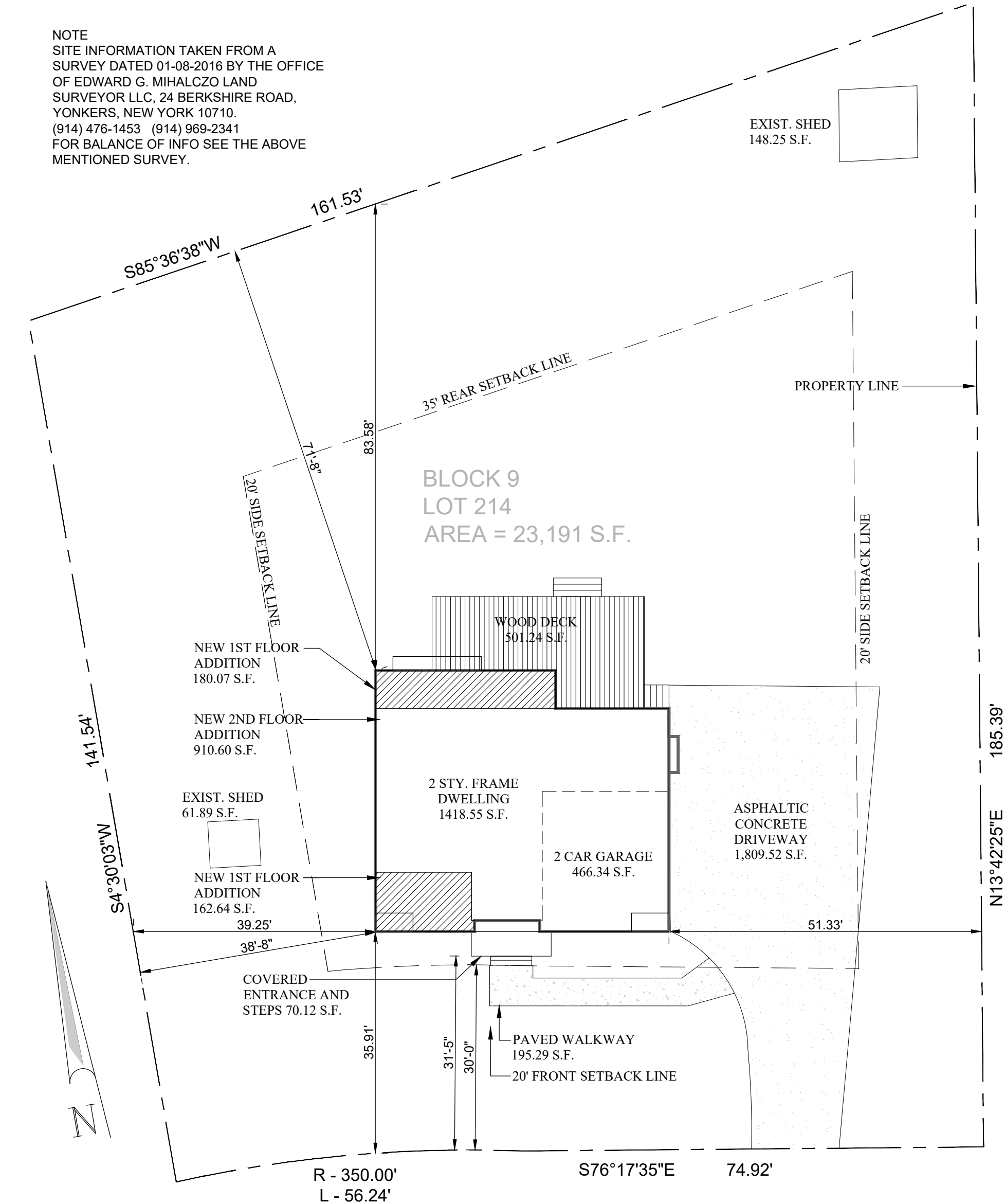
BUILDING CHARACTERISTICS

1. NUMBER OF STORIES	2
2. HEIGHT OF STRUCTURE	28'-6"
3. AREA - LARGEST FLOOR (W/ GARAGE)	1,995 S.F.
4. NEW BUILDING AREA	1,733 S.F.
5. VOLUME OF NEW STRUCTURE	13,864 CF
6. CONSTRUCTION CLASSIFICATION	5B
7. USE GROUP	R15
8. TOTAL LAND AREA DISTURBED	1054 S.F.

BUILDING DATA

1. ROOF LOADS:
DEAD LOAD- 10# PER SQ. FT.
LIVE/SNOW LOAD- 30# PER SQ. FT.
TOTAL LOAD- 40# PER SQ. FT.
2. WIND LOAD: 100 ML. HR - 3 SEC. GUST
3. MAX. LIVE LOAD - L.L. = 30 P.S.F. (SLEEPING AREA)
D.L. = 10 P.S.F.

NOTE
SITE INFORMATION TAKEN FROM A SURVEY DATED 01-08-2016 BY THE OFFICE OF EDWARD G. MIHALCZO LAND SURVEYOR LLC, 24 BERKSHIRE ROAD, YONKERS, NEW YORK 10710. (914) 478-1453. (914) 989-2941 FOR BALANCE OF INFO SEE THE ABOVE MENTIONED SURVEY.



SITE PLAN
SCALE 1/16"=1'-0"

ZONING DATA

PROJECT DESCRIPTION:
NEW CONSTRUCTION
63 HAMILTON AVENUE
TAPPAN, NY 10983

ZONE: R-15
RESIDENTIAL SINGLE FAMILY
BLOCK: 9 LOT: 214

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	NOTES
LOT REQUIREMENTS				
MIN. LOT AREA	15,000 SF	23,191 SF	23,191 SF	
MIN. LOT WIDTH	100 FT	129.11 FT	129.11 FT	
REQUIRED YARD				
MIN. FRONT YARD	30 FT	35.91 FT	35.91 FT	
MIN. REAR YARD	35 FT	83.58 FT	83.58 FT	
MIN. SIDE YARD	20 FT	39.25 FT	39.25 FT	
TOTAL BOTH SIDES	50 FT	90.58 FT	90.58 FT	
MAX. COVERAGE				
MAX. F.A.R.	20 %	16 %	19.70 %	
	4638.20 SF	3728.64 S.F.	4570.56 S.F.	
MAX. HEIGHT				
MAX. STORIES	N/A	N/A	2	
MAX. HEIGHT	35'-0"	N/A	27'-8"	

F.A.R. CALCULATION			
EXISTING		PROPOSED	
BASEMENT FLOOR	1081.96 SF	BASEMENT FLOOR	727.64 SF
1ST FLOOR	1081.96 SF	1ST FLOOR	1420.51 SF
GARAGE	464.59 SF	GARAGE	464.59 SF
2ND FL.	983.26 SF	2ND FL.	1887.70 SF
COV. ENTRANCE	116.87 SF	COV. ENTRANCE	70.12 SF
TOTAL	3728.64 SF	TOTAL	4570.56 SF
	3728.64 / 23191 = 16 %		4570.56 / 23191 = 19.70 %

OWNER

WRIGHT RESIDENCE

63 HAMILTON AVE.
TAPPAN, NY

ARCHITECT:

DANON GROUP
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