

GENERAL REQUIREMENTS

- A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES & ALL AUTHORITIES HAVING JURISDICTION. IN THE ABSENCE OF OTHER STANDARDS, THE LATEST EDITION OF THE NEW YORK STATE UNIFORM FIRE PREVENTION & BUILDING CODE SHALL GOVERN.
- B. VERIFY ALL DIMENSIONS & CONDITIONS ON THE SITE & NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. CLAIMS FOR EXTRA WORK RESULTING FROM FAILURE TO DO SO WILL NOT BE ALLOWED.
- C. CONTR. AND SUB-CONTR.'S SHALL MAINTAIN WORKMEN'S COMPENSATION AND LIABILITY INSURANCE IN ADEQUATE AMOUNTS TO RENDER THE OWNER & HIS AGENTS HARMLESS IN CASE OF ACCIDENTS TO PERSONS OR PROPERTY INVOLVED IN THIS PROJECT. PROVIDE CERTIFICATES OF SAME TO OWNER.
- D. PROTECT FROM DAMAGE ALL STRUCTURES, FINISHES, UTILITIES, EQUIPMENT, VEGETATION, ETC. SCHEDULED TO REMAIN. MAINTAIN STRUCTURAL INTEGRITY OF BUILDING & TEMPORARY SHORING AS REQUIRED. PROVIDE TEMPORARY PROTECTIVE DUST FROM SECURITY & WEATHER - TIGHT ENCLOSURES WHEN & WHERE REQUIRED.
- E. THE WORK INCLUDES ALL CUTTING & PATCHING & RESTORATION OF AREAS & SURFACES DISTURBED DUE TO THE EXECUTION OF THIS CONTRACT; MATCHING OF KIND, COLOR, QUALITY, TEXTURE, & INSTALLED IN MATCHING PATTERN & COURSING WHERE APPLICABLE.
- F. THE CONTRACTOR SHALL SECURE & PAY FOR ALL PERMITS, AND INSPECTIONS OF LOCAL AUTHORITIES, & OBTAIN FINAL APPROVALS OF, AND/OR CERTIFICATES OF COMPLIANCE FOR ALL WORK UPON COMPLETION, AND/OR DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL PROVIDE AL LABOR, MATERIALS & EQUIPMENT TO COMPLETE ALL WORK. ALL LABOR, MATERIAL & ASSEMBLIES SHALL BE OF GOOD WORKMANSHIP QUALITY, & SHALL CONFORM TO NATIONAL & LOCAL INDUSTRY STANDARDS. ALL MATERIALS SHALL BE INSTALLED ACCORDING TO THEIR MFR'S. SPECIFICATIONS. THE CONTRACTOR SHALL CONVEY TO THE OWNER ALL APPLICABLE MFR'S. GUARANTEES AND/OR WARRANTIES ON MATERIALS & EQUIPMENT INSTALLED.
- G. THE BUILDING & GROUNDS SHALL BE KEPT CLEAN & SAFE AT ALL TIMES AND PLACE ALL DEBRIS INTO A RECEPACLE AT THE END OF EACH DAY. REMOVE ALL DEBRIS FROM THE SITE TO A POINT OF LEGAL DISPOSAL, IN STRICT ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND REGULATIONS. IF OWNER IS TO OCCUPY THE EXISTING RESIDENCE DURING CONSTRUCTION, MAINTAIN CLEAR ACCESS TO THE SITE AT ALL TIMES.
- J. THE CONTRACTOR SHALL GUARANTEE HIS WORK FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK; OR AFTER ACCEPTANCE BY THE OWNER OF SPECIFICALLY DESIGNATED EQUIPMENT OR PORTIONS OF THE WORK. THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK, OR DESIGNATED PORTION THEREOF, IS THE DATE AGREED UPON BY THE OWNER & THE CONTRACTOR WHEN CONSTRUCTION IS SUFFICIENTLY COMPLETE, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THAT THE OWNER CAN OCCUPY OR UTILIZE WORK, OR DESIGNATED PORTION OF THE WORK, FOR THE USE FOR WHICH IT IS INTENDED. MFR'S. GUARANTEE/WARRANTEE SHALL BE CONVEYED IN ACCORDANCE WITH 1.F ABOVE. IF ANY OF THE WORK IS FOUND TO BE DEFECTIVE OR NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS DURING THE GUARANTEE/WARRANTEE PERIOD, THE CONTRACTOR SHALL PROMPTLY CORRECT SAME AFTER RECEIPT OF WRITTEN NOTICE FROM THE OWNER TO DO SO UNLESS THE OWNER HAS PREVIOUSLY GIVEN THE CONTRACTOR WRITTEN ACCEPTANCE OF SUCH CONDITION. THE OWNER SHALL GIVE SUCH NOTICE PROMPTLY AFTER DISCOVERY OF THE CONDITION.

CONCRETE

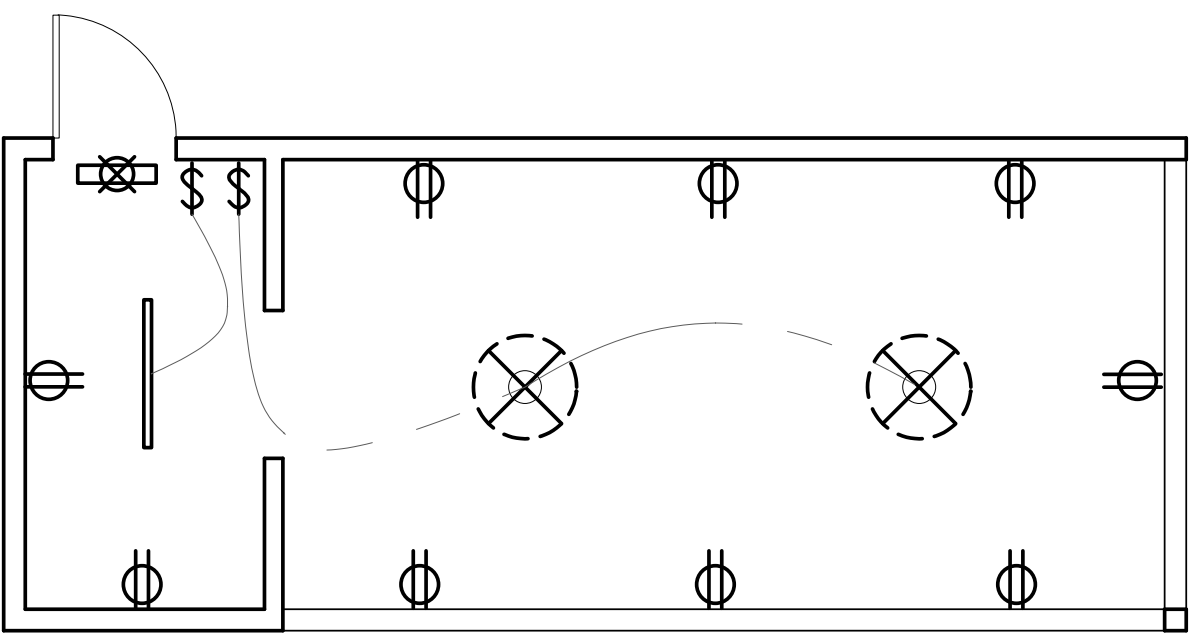
1. ALL CONCRETE FOR FOOTINGS, WALLS, SLABS, ETC., SHALL BE AIR-ENTRAINED STONE CONCRETE at 4000 PSI TEST AT 28 DAYS. CONFORM TO ASTM C-260 "SPECIFICATIONS FOR AIR-ENTRAINED ADMIXTURES FOR CONCRETE" FOR AIR ENTRAINED MIXTURES. READY-MIXED CONCRETE SHALL CONFORM TO ASTM C-94 "SPECIFICATIONS FOR READY-MIXED CONCRETE" QUALITY. CONVEYING AND DEPOSITING OF CONCRETE SHALL CONFORM TO ACI 613 "RECOMMENDED PRACTICE FOR SELECTING PROPORTIONS FOR CONCRETE" AND ACI 614 "RECOMMENDED PRACTICE FOR MEASURING, MIXING & PLACING CONCRETE"

CARPENTRY

- A. ROUGH CARPENTRY:-
- FRAMING LUMBER: DOUGLAS FIR-LARCH #2 OR BETTER Fb=850 PSI MINIMUM (SINGLE), Fb=850 PSI MINIMUM (REPETITIVE), 19% MAXIMUM MOISTURE CONTENT; AS STRESS-GRADED BY WEST COAST LUMBER INSPECTION BUREAU (WCLB) & WESTERN WOOD PRODUCTS ASSOCIATION (WWPA).
 - SHEATHING, EXTERIOR WALLS: 1/2" DOUGLAS FIR PLYWOOD CDX EXTERIOR - APA PLYWOOD.
 - ROOF SHEATHING: 3/4" DOUGLAS FIR PLYWOOD, CDX EXTERIOR APA, (DIMENSION AS NOTED ON DWGS)
 - SUB FLOOR: 5/4" DOUGLAS FIR PLYWOOD, C-D INTERIOR
 - UNDERLAYMENT: 5/8" PLYWOOD UNDERLAYMENT GRADE INTERIOR - APA WITH EXTERIOR GLUE.
 - BLOCKING, BRIDGING, NAILERS, AND FURRING: #1 COMMON DOUGLAS FIR, SOUTHERN PINE OR HEMLOCK; BRIDGING TO BE 1 1/4" X 3", OR APPROVED EQUAL, AT 8'-0" O.C. MAXIMUM. LEDGER BOARDS, WHERE REQUIRED, SHALL BE SECURELY SET WITH JOISTS NOTCHED TIGHTLY.
 - DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO FRAMING.
 - ALL WOOD SILLS SET ON CONCRETE SHALL BE PRESSURE-TREATED ("WOLMANIZED", "OSMOSE K-33", OR EQUAL).
 - 2 2X10'S OVER ALL OPENINGS UNLESS SHOWN OTHERWISE.
 - PROVIDE SOLID BLOCKING FOR BEARING POINTS OF ALL BEAMS AND COLUMNS. USE SHIMS OF SLATE OR STEEL FOR LEVELING WOOD MEMBERS ON CONCRETE OR MASONRY. BEARING FOR ALL BEAMS SHALL BE FULL WIDTH OF THE BEAM.
 - SOFFITS: 1/2" MEDIUM DENSITY OVERLAD PLYWOOD EXTERIOR GLUE WITH CONTINUOUS ALUMINUM SCREEN VENT.
 - NAILING: ALL NAILING TO BE COMPLETED IN ACCORDANCE WITH NEW YORK STATE RESIDENTIAL CODE
 - GANG-LAM LVL: GANG-LAM LVL'S SHALL BE AS MANUFACTURED BY PDJ COMPONENTS OR APPROVED EQUAL. MEMBERS SHALL BE 2800 PSI MINIMUM IN BENDING. -2.0E GRADE.
 - NOTCHING AND HOLES IN JOISTS AND BEAMS: NOTCHING AND BORED HOLES IN JOISTS AND BEAMS FOR PLUMBING PIPING, HEATING PIPING, ELECTRICAL CONDUITS, ETC. ARE PERMITTED PROVIDING THAT THEY COMPLY WITH THE NEW YORK STATE BUILDING CODE MANUAL - PART 3, PAGE 91. VERIFY SIZES AND LOCATIONS OF EXCESSIVE NOTCHING AND BORED HOLES THAT MAY BE REQUIRED WITH ARCHITECT PRIOR TO CREATING THE PENETRATIONS.
 - ALL MULTIPLE-MEMBER BEAMS OR JOISTS SHALL BE NAILED TOGETHER WITH TWO ROWS OF 16D NAILS @ 12" ON CENTER AT TOP AND BOTTOM.
 - ALL WINDOW & DOOR OPENINGS TO HAVE MINIMUM DBL JACK STUDS IN STRICT ACCORDANCE WITH STATE CODE PERMITS.

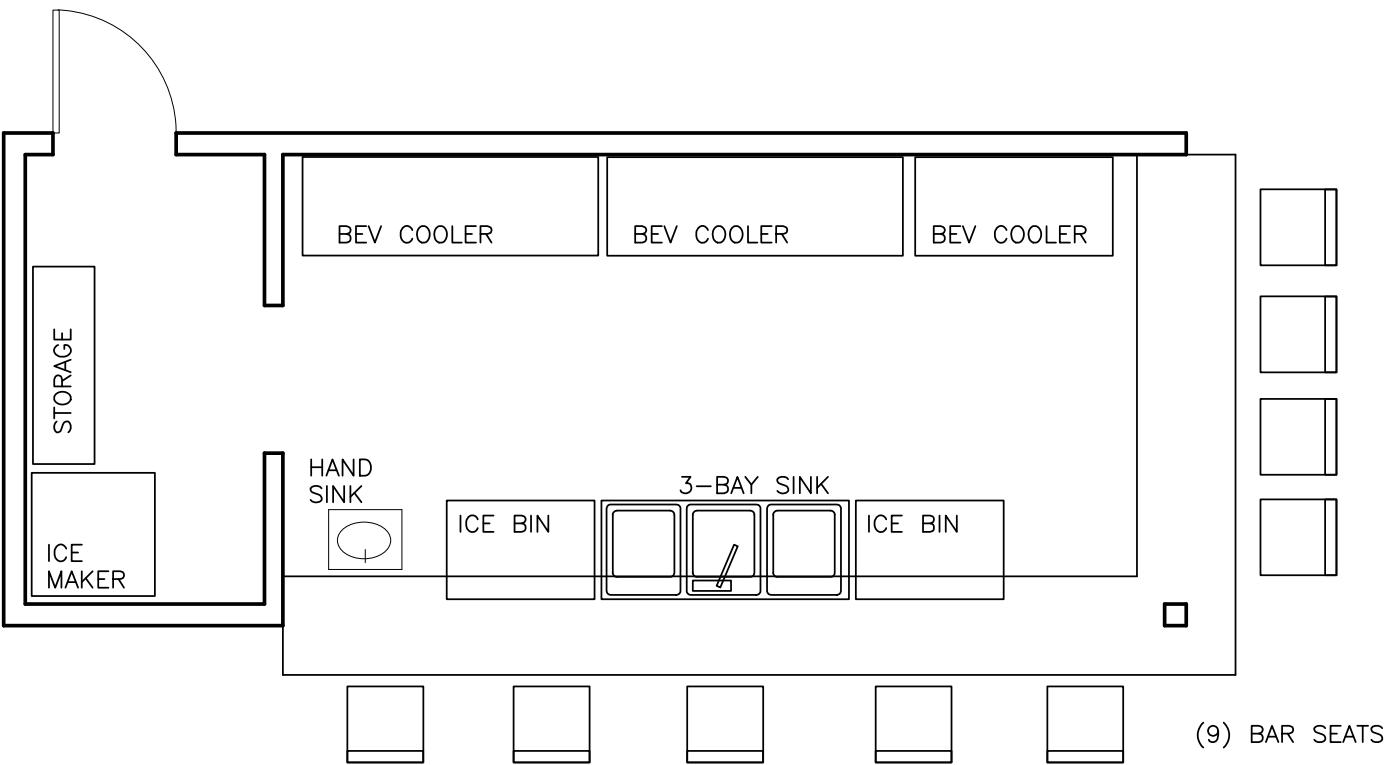
FINISH CARPENTRY

- INTERIOR AND EXTERIOR TRIM (MOLDINGS, CASINGS, CORNICES, BASES, ETC.), OTHER THAN STAINED OR PREFINISHED, SHALL BE NO. 1 KILN DRIED WHITE PONDEROSA PINE. MATCH EXISTING PROFILES OR INSTALL NEW AS NOTED ON DWGS.
- SURFACES OF INTERIOR PARTITIONS AND INTERIOR OF EXTERIOR WALLS AND CEILINGS SHALL BE 1/2" GYPSUM BOARD (TYPE X, FIRE CODE, WHERE INDICATED ON THE DRAWINGS AND REQUIRED BY CODE; SCREWED WITH 1 1/4" TYPE W DRYWALL SCREWS PER MANUFACTURER'S RECOMMENDATIONS, TAPED 3 COATS AND SANDED, READY FOR FINAL FINISH. PROVIDE METAL CORNER BEADS AND OTHER DRYWALL ACCESSORIES AS REQ'D.



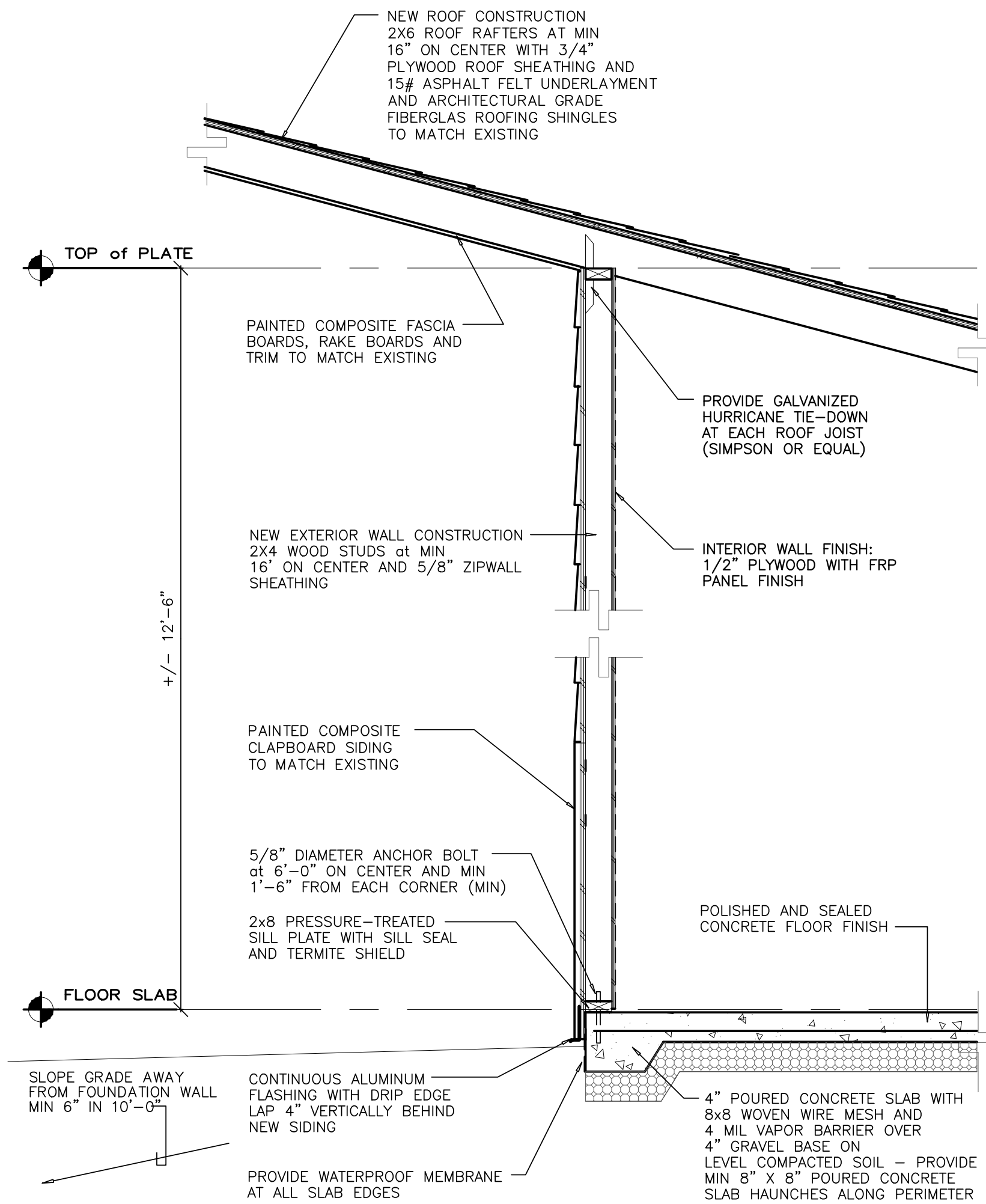
POWER and LIGHTING PLAN

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



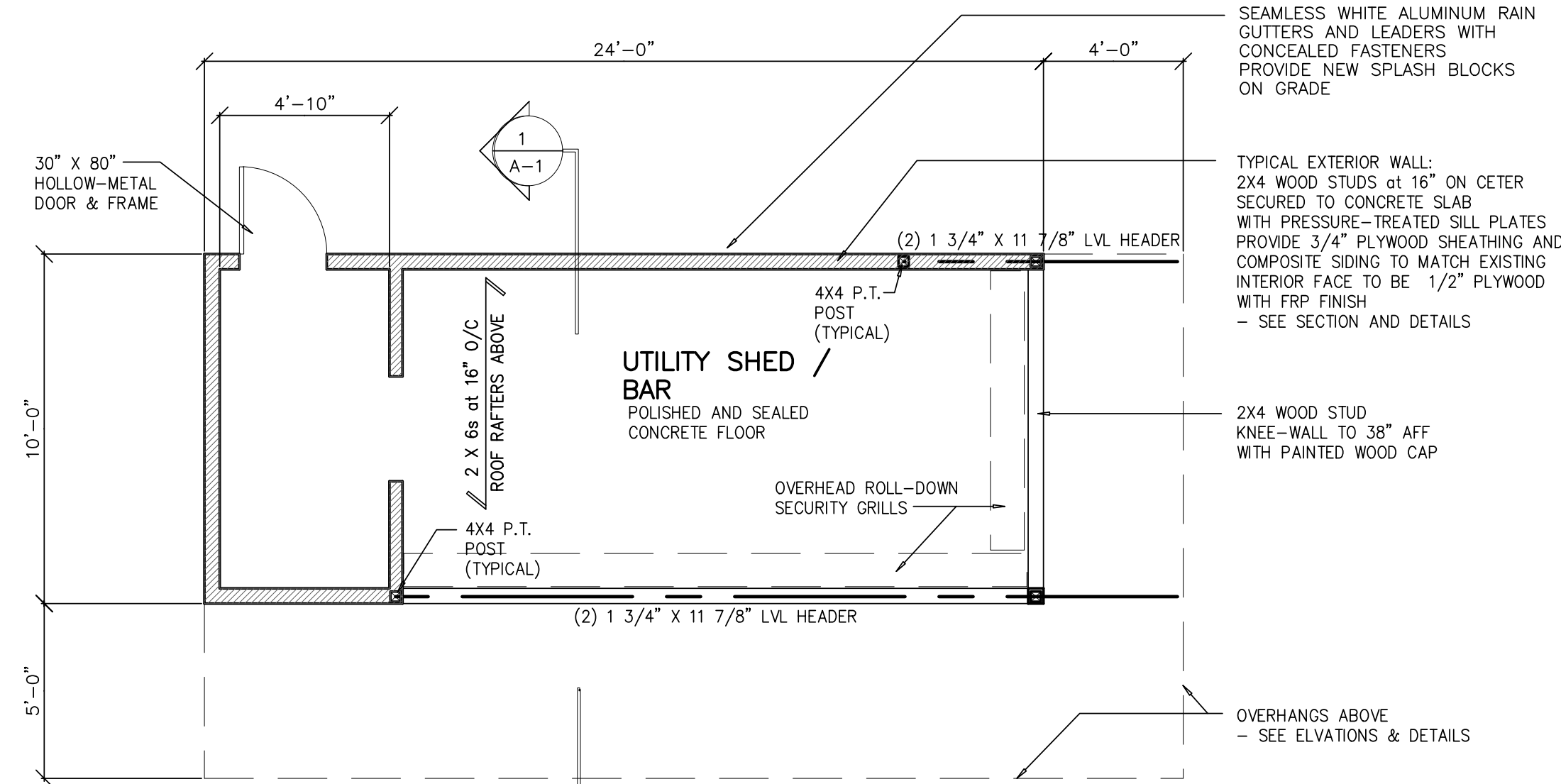
EQUIPMENT and SEATING PLAN

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



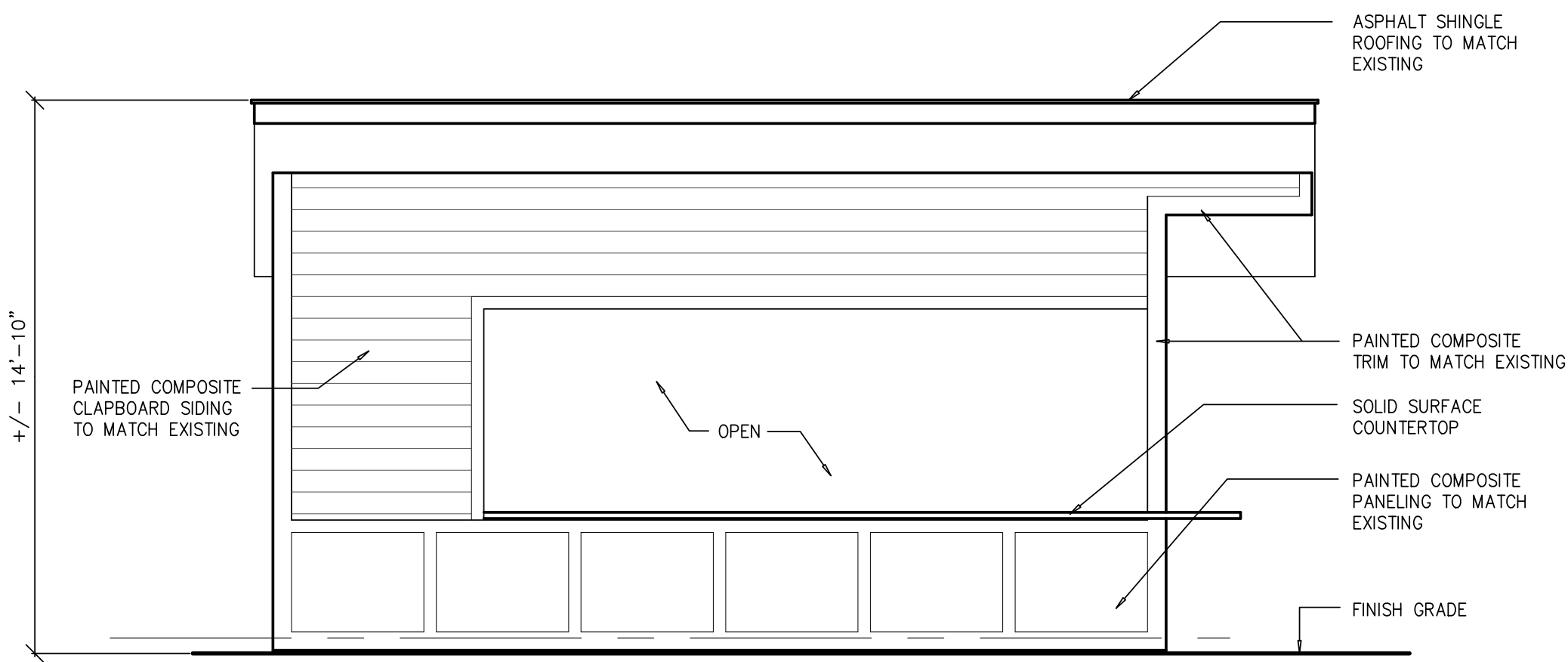
BUILDING SECTION DETAIL

SCALE : 3/4" = 1'-0"



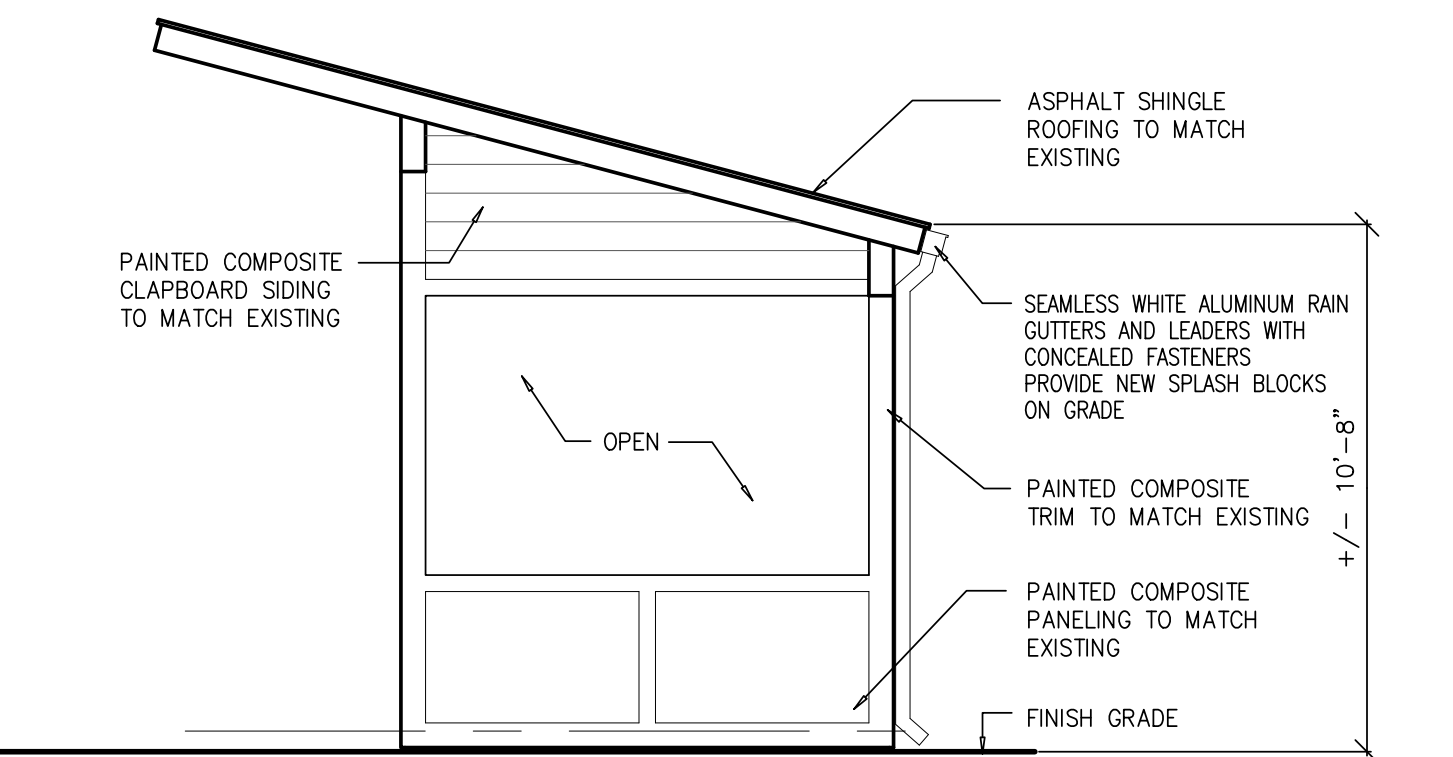
FLOOR PLAN

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



FRONT ELEVATION

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



SIDE ELEVATION

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

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA								
TABLE R301.2 (1)								
GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMPERATURE	ICE SHIELD UNDERLAYMENT REQUIRED
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY		
45 PSF	90 - 100 MPH	C	SEVERE	42"	MODERATE TO HEAVY	SLIGHT TO MODERATE	7° F	YES

ALL PROPOSED WORK IS IN COMPLIANCE WITH 2020 NEW YORK STATE RESIDENTIAL CODE AND NYS 2018 ADDITION

SYMBOLS LEGEND

- ⊕ DUPLEX CONVENIENCE OUTLET MOUNTED at 14" AFF (U.N.O.) OUTLETS SHALL BE WHITE NYLON "DECORA" OR EQUAL
GFI = GROUND FAULT OUTLET WHERE INDICATED
ALL EXISTING DEVICES TO BE REPLACED WITH NEW DEVICES TO MATCH
- ⊕ NEW CEILING MOUNTED CEILING FAN / LIGHT FIXTURE
- ⊗ NEW WALL MOUNTED EXIT LIGHT / EMERGENCY LIGHT COMBO WITH BATTERY BACK-UP
- NEW SURFACE MOUNTED 36" LONG LED STRIP LIGHT
- ⚡ SINGLE POLE LIGHT SWITCH
WHITE NYLON "DECORA" OR EQUAL
CONNECTING LINES INDICATE LIGHT SWITCH ASSIGNMENTS

DESIGN LIVE LOAD MINIMUM REQUIREMENTS :

FIRST FLOOR :	40 PSF
SECOND FLOOR :	30 PSF
ATTIC FLOOR (WITH STORAGE) :	20 PSF
ROOF LOAD :	30 PSF
SOIL BEARING CAPACITY :	2 TONS / SQ FT

CODE COMPLIANCE NOTE:

TO THE BEST OF MY KNOWLEDGE, BELIEF and PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS & SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE STRETCH ENERGY CONSTRUCTION CODE CURRENTLY IN EFFECT

APPLICABLE CODES AND PROVISIONS:
• 2020 NEW YORK STATE BUILDING CODE and NOVEMBER 2019 ADDITION
• 2020 NEW YORK STATE STRETCH ENERGY CODE
• NATIONAL ELECTRICAL CODE NFPA 70 2014 EDITION
• NEW YORK STATE PLUMBING CODE 2020

EXISTING AND PROPOSED CONSTRUCTION TYPE: TYPE 5a
OCCUPANCY CLASSIFICATION: UTILITY AND MISCELLANEOUS - GROUP U

1	9/23/2024	REVISED PER PLANNING DEPARTMENT REVIEW COMMENTS
NO.	DATE	REMARKS

NEW UTILITY SHED / BAR:

VALLEY FIELD GOLF COURSE

ROUTE 6

SHRUB OAK, NY

CONSTRUCTION PLANS
ELEVATIONS and DETAILS

MATTHEW BEHRENS
ARCHITECT
25 BEDFORD ROAD
SLEEPY HOLLOW, NY 10591
914-391-1689

PROJ. NO. 442

DATE : JUNE 20, 2024

SCALE : AS NOTED

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