

TREE

SHRUB

## PLANTING DETAIL

LANDSCAPING SCHEDULE				
TYPE	SYMBOL	QUANTITY	COMMON NAME	SIZE
SHRUBS		6	BURNING BUSH	24"-30"
		14	MAGIC CARPET SPIREA	1'-6"

### SOIL NOTE:

A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF THE ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:

- 1 PART PEAT MOSS
- 1 PART COW MANURE BY VOLUME
- 3 PARTS TOPSOIL BY VOLUME
- 21 GRAM 'AGRIFORM' PLANTING TABLETS AS FOLLOWS:
  - 2 TABLETS PER 1 GAL. PLANT
  - 3 TABLETS PER 5 GAL. PLANT
  - 4 TABLETS PER 15 GAL. PLANT
- LARGER PLANTS (2) TWO TABLETS PER 1/2" DIA. OF TRUNK CALIPER

### PLANTING NOTES:

- ALL PLANT MATERIAL SHALL BE OF QUALITY & SIZE STANDARDS DESIGNATED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- IMPROVED TOPSOIL FOR PLANT PITS: ONE C.Y. TOPSOIL, 10 LBS. BONEMEAL & 4 C.F. PEAT MOSS THOROUGHLY MIXED.
- UNLESS OTHERWISE SPECIFIED, ALL SHRUB BEDS SHALL BE MULCHED WITH BARK NUGGETS - MEDIUM, 3" DEEP.
- NEW LAWN AREAS SHALL HAVE 4" TOPSOIL, RAKED SMOOTH TO FINISHED GRADES - FERTILIZED WITH 5-10-5 AT A RATE OF 30 LBS/100 S.F.
- LAWN SEED MIX: 50% KENTUCKY BLUEGRASS, 30% RED FESCUE, 20% ANNUAL RYE - SOW AT A RATE OF 5 LBS/1000 S.F. PROTECT WITH STRAW MULCH.
- ALL TREES ARE TO HAVE 2 1/2" MIN. CALIBER AT 4'-0" ABOVE GRADE.
- ADDITIONAL SOIL AMENDMENTS TO BE PLACED IN ALL HOLES FOR PLANTING TREES AND SHRUBS TO A DEPTH OF AT LEAST 18" AND AT LEAST 18" AROUND ROOT BALL.

CONSTRUCTION PLANS

FOR

COMMERCIAL BUILDING

FOR

TOP SEED LANDSCAPE & DESIGN

1939 ROUTE 9W  
MILTON, NEW YORK  
TOWN OF MARLBOROUGH

ULSTER COUNTY

*Handwritten signature*

PROPOSED COMMERCIAL BUILDING TOP SEED LANDSCAPE & DESIGN 1939 ROUTE 9W MILTON, NEW YORK TN OF MARLBORO 103.1-1-18	SCALE	AS SPECIFIED	LOUIS S. DUBOIS, P.E. 8 COOK LANE NEW PALTZ, NEW YORK (845) 691-2247 OFFICE (845) 691-6515 FAX (845) 224-7102 CELL louisdubois@optimum.net	DATE	5/7/2022	1
	DRAWN BY	LSD		REVISED		
	APPROVED	LSD		DRAWING	TITLE	

GENERAL NOTES FOR CONSTRUCTION

SECTION 1 – GENERAL CONDITIONS

All work shall be done by people skilled in their trades, and shall conform to the 2020 NYS Building Code and any other applicable codes. Unauthorized alteration of any drawing bearing the seal of a registered Professional Engineer is a violation of the N.Y.S. Education Law.

Anything not specifically shown hereon and/or specs, but which is reasonably implied, shall be furnished as though set forth in the Plans and/or Specifications. All written figures, notes and dimensions on the plans, or specifications shall take precedence over any drawn figures. Do not scale plans. All dimensions must be verified in the field by the Contractor before the start of construction. Any discrepancies on the plans or specifications must be reported to the engineer prior to the start of construction.

All permits are not the responsibility of the Engineer. All materials shall be new and installed in accordance with the manufacturer's specifications. Substitutions made for structural materials specified by name may only be made if approved by the Engineer. The Engineer is not responsible for changes made in the field without written or graphic authorization.

SECTION 2 – SITE WORK

If soil bearing conditions are questionable due to unforeseen field conditions, the Contractor shall advise the Engineer who will provide proper footing design. The plans are based on a minimum soil bearing of 2500 psf. Finish grading shall be performed so as to provide positive drainage away from the structure.

Four inch footing drains shall be installed at the bottom of the concrete footings and drain either to an open slope or a dry well, as determined by the actual field conditions or local codes.

SECTION 3 – CONCRETE

All concrete used shall have a minimum compressive strength of 3000 psi at 28 days unless otherwise noted. All concrete work shall be done in complete conformance to applicable ACI Codes. Any rebar shall be grade 60. For all concrete masonry work use horizontal truss reinforcement every other course, with the top block solid. For sill plate anchorage, all straps or ½" anchor bolts must be installed at 6' centers and between 3.5" to 12" from corners.

SECTION 4 – METALS

All structural steel shall conform to ASTM Specifications A-36 for Structural Steel. All pipe columns shall be of standard weight steel pipe unless otherwise noted. Structural steel has been designed for a maximum bending stress of 24,000 psi, in accordance with the latest revision of the AISC. All steel beams shall be factory primed with a rust prohibitor and field painted where exposed to the weather. All beam connections shall be through bolted unless otherwise noted. All holes are to be drilled or punched. No torched holes will be permitted.

SECTION 5 – WOOD & PLASTICS

All structural lumber shall have a minimum bending stress of 1200 psi. Framing shall be erected plumb, level, true, and securely nailed or screwed in accordance with the Code. The sizes of joists and rafters are indicated on the plans. All sheathing and subflooring shall be APA oriented strand board. Subflooring shall be glued and screwed to the floor joists. Joist hangers shall be "Simpson", "Strong-Tie" or equal. Wood header sizes shall be as follows:

<u>Spans up to and including</u>	<u>min header size</u>
0'-0" to 3'-11"	(2) 2 x 8's
4'-0" to 5'-11"	(2) 2 x 10's
6'-0" to 7'-11"	(2) 2 x 12's
8'-0" and over	See plans

SECTION 6 – THERMAL & MOSITURE CONTROL

Asphalt shingles shall be selected by the owner or contractor. All chimneys shall be properly flashed with aluminum step flashing. Valley and vertical roof sections shall be properly supported. Any roofing to be installed must follow the manufacturer's specification. Ventilate all attic, rafter (with baffles), and crawl spaces with proper sized screened vents or louvers. Ridge vents are permitted. All penetrations between floors must be sealed. All insulations shall be installed in accordance with the latest revision of the ICC 2015 Code. Air sealing is mandatory and must be provided in accordance with the Code. The following R values are required by the Code and any changes must be established by a ResCheck application and certified by the Engineer:

<u>Location</u>	<u>Zone 5A (Dutchess, Orange)</u>	<u>Zone 6A (Ulster)</u>
Exterior Walls	20 or 13+5	20+5 or 13+10
Roof/ceiling	49	49
Floor over Unheated space	30 min	30 min
Foundation wall	15/19	15/19
Slab Edge insulation	10, 2 ft	10, 4 ft
Crawl Space	15/19	15/19

All exterior joints between windows, doors and other surfaces shall be caulked using a weatherproof caulking. Gutters and leaders shall be installed as required by local code.

SECTION 7 – DOORS & WINDOWS

All windows and doors shall meet the minimum requirements for light, ventilation and egress per the ICC 2015 Code. All windows are to be double glazed and supplied with a storm sash. The design window is Anderson Series 400 unless otherwise noted. The owner may change the brand of the window but in no case can the size of the window be less than indicated on the plans. All glass located within 18" of the floor, 12" of a door, or 60" of floor at bathtubs, whirlpools, showers, etc. shall be tempered.

Interior doors shall come complete with frames, trim, casing, mullions, stops, aprons, etc. Exterior doors shall be factory primed or factory pre-finished (paint, plastic clad or metal clad). Doors between garages or utility rooms or in other designated fire walls shall be metal ¾ hour fire rated and self-closing.

SECTION 8 – FINISHES

Drywall shall be ½" gypsum board securely screwed to walls according to manufacturer's recommendations. For ceilings, if the joist spacing is greater than 16" on center, 5/8" gypsum board shall be used. All joints are to be taped and receive three coats of joint compound. Finishes shall be smooth, even and ready for painting. The type of finished flooring is to be determined by the owner. The Contractor shall consult with the owner before ordering the various floor coverings for installation.

SECTION 9 – MECHANICAL (CONDITIONED BUILDINGS ONLY)

The Contractor shall furnish and install a heating system which meets Section R303.10 of the Code and can provide a minimum temperature of 72 degrees in the house at an outside temperature of zero degrees. Floor framing shall be coordinated with the HVAC installer to provide access chases for duct runs before construction starts. Fireplace and chimney construction shall strictly conform to the separations outlined in the Code.

All pipes passing through the roof shall be made water-tight. The Contractor shall test all water supply, drain and vent piping in accordance with all codes.

SECTION 10 – ELECTRICAL

All electrical work shall be done in conformance with the National Board of Fire Underwriters and local codes. The service size shall be a minimum of 200 amps unless service is provided from an existing facility. Smoke detectors shall be hard wired and connected in all bedrooms and additionally on each level. They should also be provided with a battery back-up. A carbon monoxide detector shall be located on each level and be within 15 feet of any sleeping area.

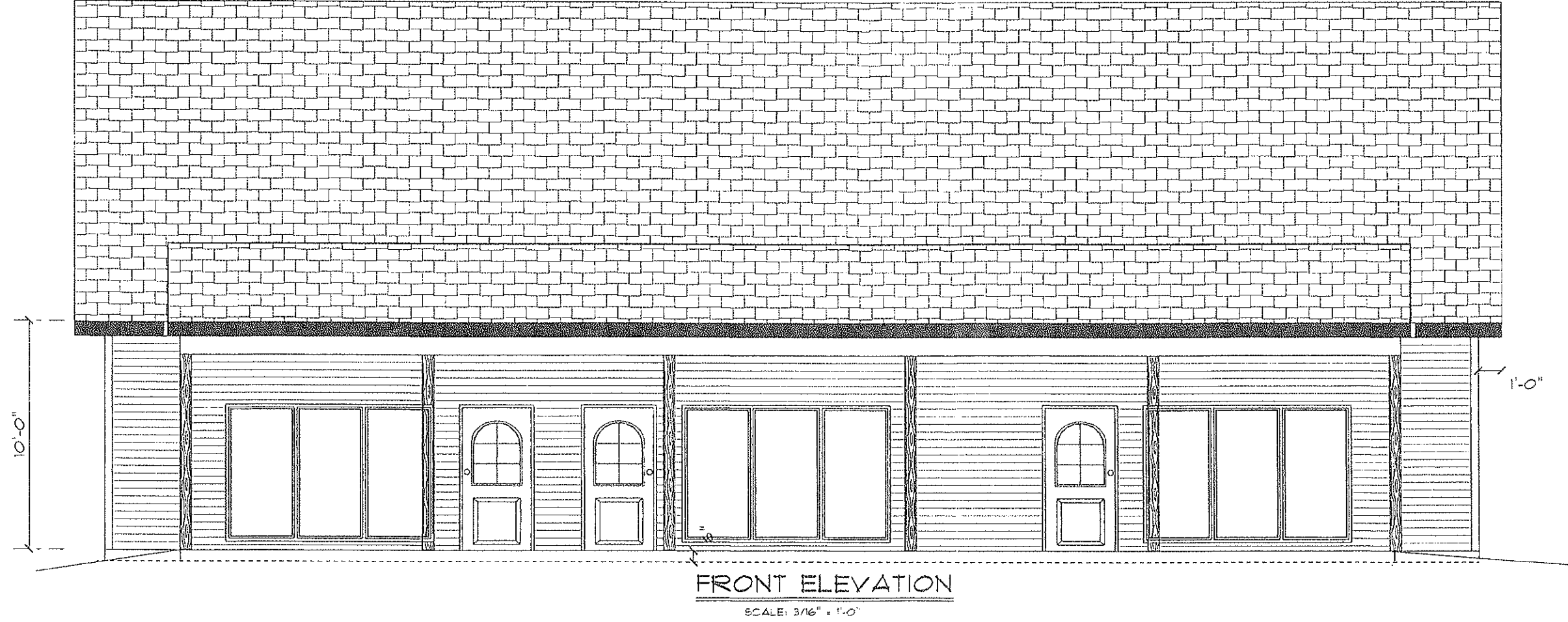
SECTION 11 – DESIGN LOADS

<u>Assembly</u>	<u>Live Load</u>	<u>Dead Load</u>	<u>Total Load</u>
Roof	40 psf	15 psf	55 psf
Ceilings	20 psf	10 psf	30 psf
Main Floor	40 psf	10 psf	50 psf
Second Floor	30 psf	10 psf	40 psf
Porch/Deck	40 psf	10 psf	50 psf

SECTION 12 – CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load	50 psf	Termite	Moderate to Heavy
Wind	115 mph	Decay	Slight to Moderate
Seismic Design Category	B	Winter Design Temp	2 F
Weathering	Severe	Ice Shield Required	Yes
Frost Line Depth	48"	Flood Hazards	None

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DATE	5/7/2022	REVISED	GENERAL NOTES
DRAWING			
LOUIS S. DUBOIS, P.E. 8 COOK LANE NEW PALTZ, NEW YORK (845) 691-2247 OFFICE (845) 691-6515 FAX (845) 224-7102 CELL louisdubois@optimum.net			
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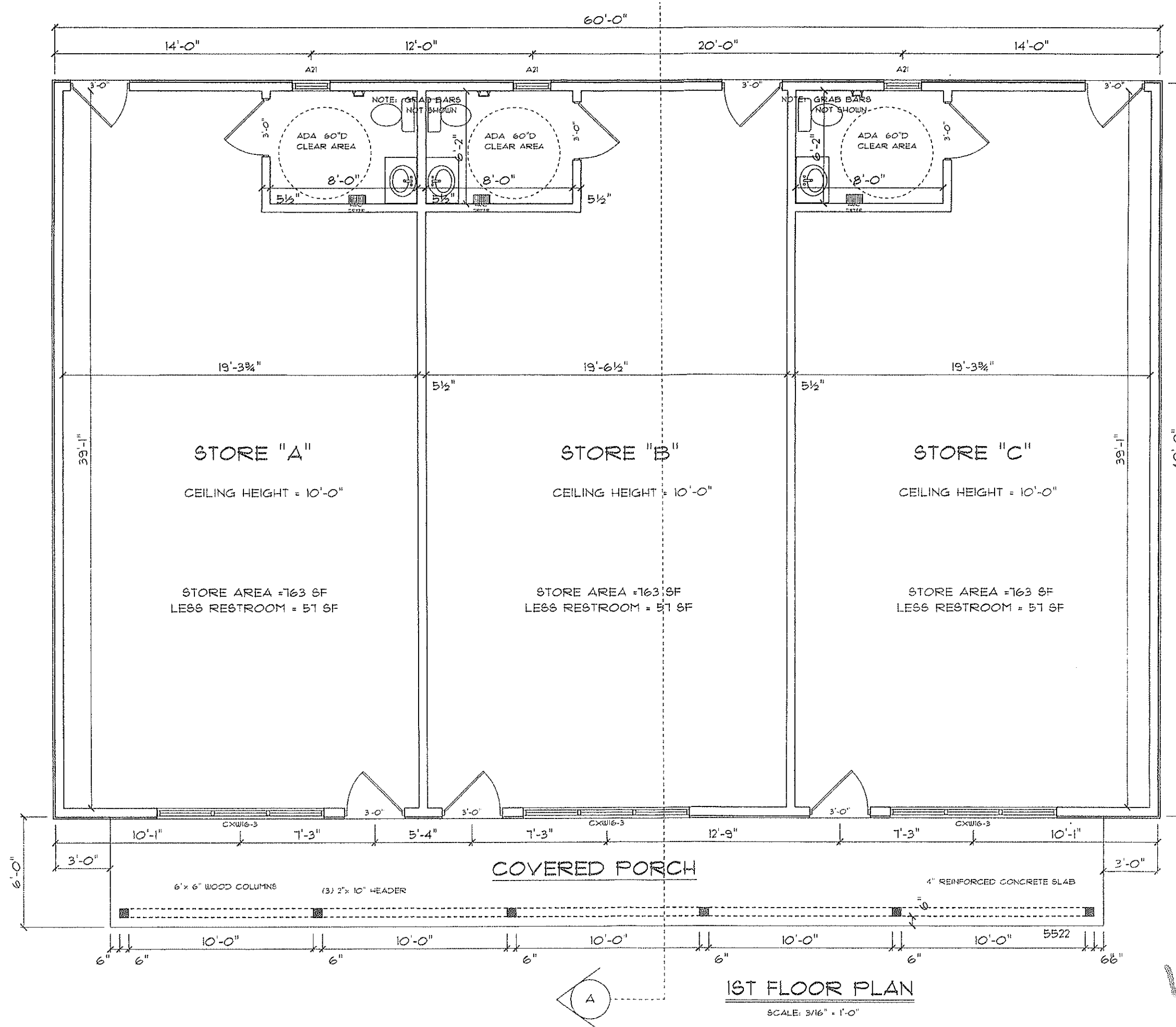


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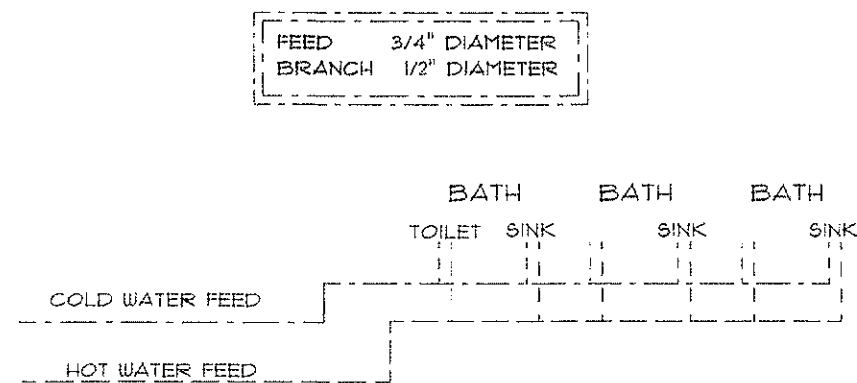


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DATE 5/7/2022	
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FLOOR PLAN	
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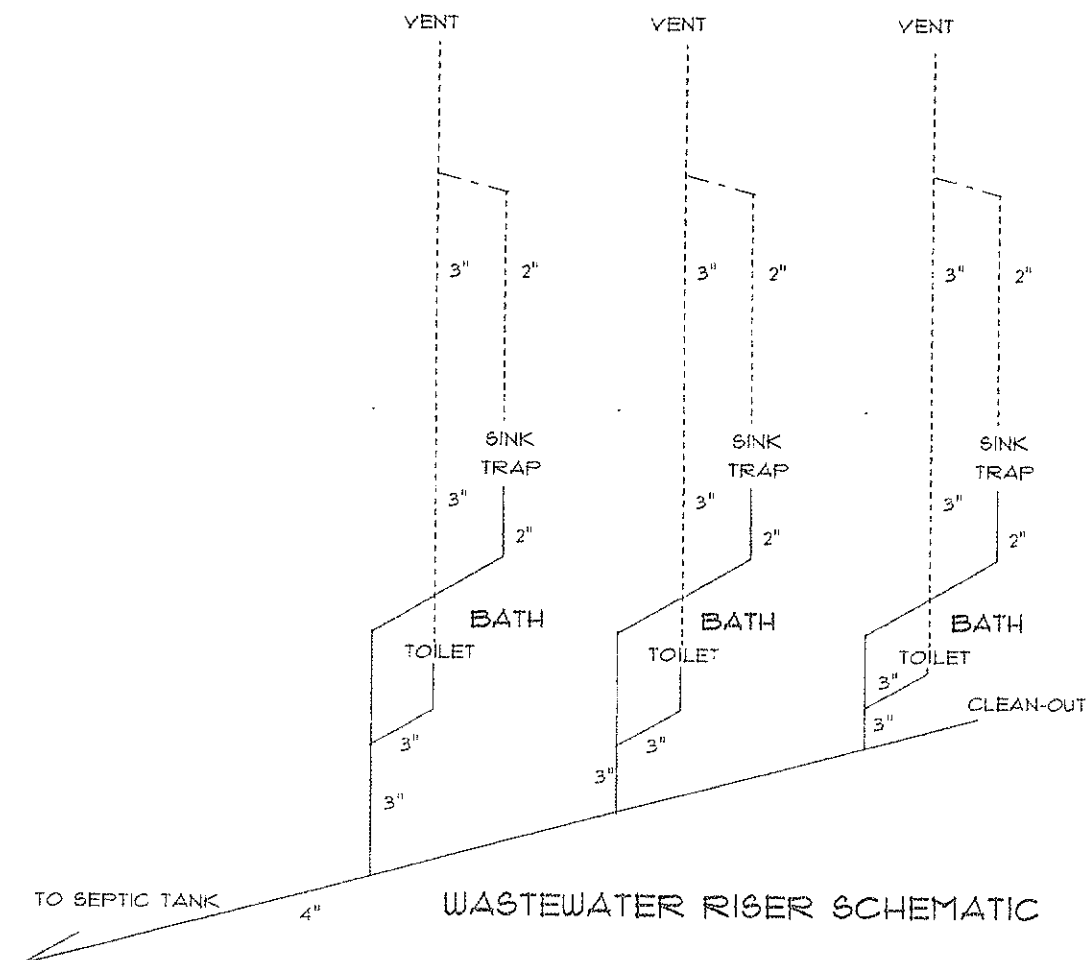
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WATER SUPPLY RISER SCHEMATIC

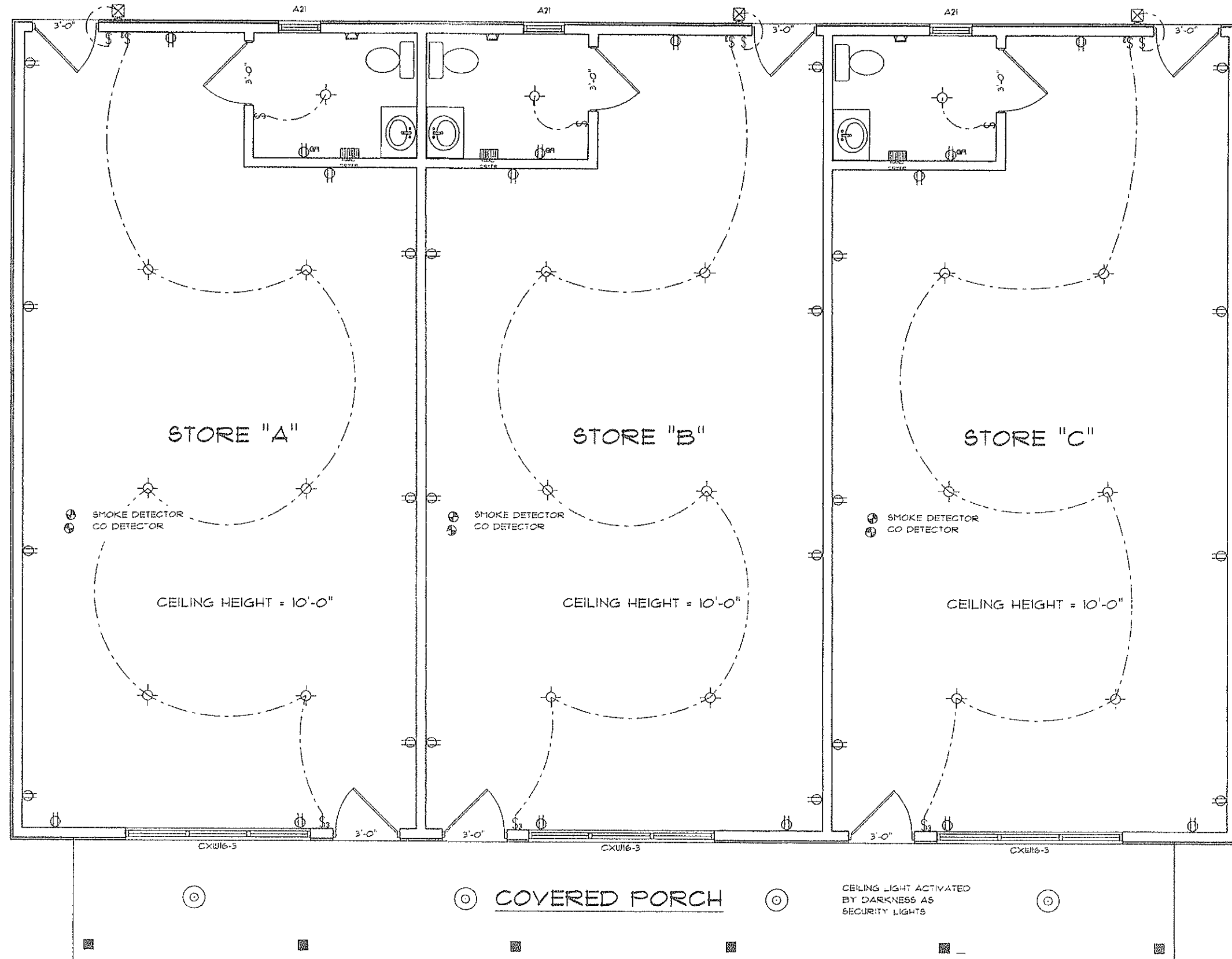


# PLUMBING NOTES

1. All wastewater drain lines to be PVC.
2. All water lines to be of material approved by Code
3. All fittings for water lines to be bronze or wrought copper.
4. All plumbing installation must conform to State code.
5. All waste vent lines to be PVC, solvent welded joints
6. Anti-scald devices to be incorporated into work.
7. Toilets are to be 1.6 gallon flush

*Handwritten signature/initials*

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ELECTRICAL  
1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"

LSD

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	ELECTRIC			