

GENERAL NOTES

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS, NOTIFYING THE ARCHITECT AND OWNER OF ANY DISCREPANCIES PRIOR TO COMMENCING THE WORK.

THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS.

THE CONTRACTOR SHALL PATCH AND REPAIR TO MATCH EXISTING WALLS, FLOORS, CEILINGS OR OTHER SURFACES DISTURBED DURING THE INSTALLATION OF ARCHITECTURAL, MECHANICAL, PLUMBING OR ELECTRICAL WORK.

ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.

ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF NYS, 2020 PC OF NYS, 2020 MC OF NYS, 2020 ECC OF NYS, 2017 NEC & LOCAL ORDINANCES.

ALL METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEW YORK STATE ENERGY CODE.

ALL ELECTRICAL, PLUMBING AND MECHANICAL (HVAC) WORK SHALL BE FILED UNDER SEPARATE PERMIT APPLICATIONS.

ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER, CONSTRUCTION GRADE AND SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR STRESS - GRADE LUMBER AND ITS FASTENERS ACCORDING TO THE NATIONAL LUMBER MANUFACTURERS ASSOCIATION.

ALL CONCRETE WORK SHALL CONFORM TO ACI-318-71. CONCRETE SHALL DEVELOP A MINIMUM OF 3000 PSI AT 28 DAYS.

ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL OR ROCK HAVING A MINIMUM BEARING CAPACITY OF TWO (2) TONS PER SQUARE FOOT.

PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AT ALL FLOORS HALLWAYS AS PER THE 2020 RESIDENTIAL CODE OF NYS, 2020 PC OF NYS, 2020 MC OF NYS, 2020 ECC OF NYS, 2017 NEC

PROVIDE FIRESTOPPING AS PER THE 2020 RESIDENTIAL CODE OF NYS, 2020 PC OF NYS, 2020 MC OF NYS, 2020 ECC OF NYS, 2017 NEC

BATHROOM VENTILATION SHALL COMPLY WITH THE REQUIREMENTS OF M1507 OF THE 2020 RESIDENTIAL CODE OF NYS, 2020 PC OF NYS, 2020 MC OF NYS, 2020 ECC OF NYS, 2017 NEC

PROVIDE GFI & AFI OUTLETS AS REQ'D BY THE 2020 RESIDENTIAL CODE OF NYS, 2020 PC OF NYS, 2020 MC OF NYS, 2020 ECC OF NYS, 2017 NEC

RECEPTACLES IN BATH, LAUNDRY & UNFINISHED SPACES TO BE GFI, AS PER SECTION E3902 OF THE 2020 RESIDENTIAL CODE OF NYS, 2020 PC OF NYS, 2020 MC OF NYS, 2020 ECC OF NYS, 2017 NEC

AT LEAST 95% OF NEWLY INSTALLED LIGHT FIXTURES SHALL HAVE HIGH EFFICACY LAMPS AS PER SECTION N1104.1.1 OF THE 2020 RESIDENTIAL CODE OF NYS, 2020 PC OF NYS, 2020 MC OF NYS, 2020 ECC OF NYS, 2017 NEC

CONTRACTOR TO VERIFY CABINET DIMENSIONS PRIOR TO FRAMING

PROVIDE TEMPORARY PROTECTION AS REQUIRED TO PROTECT EXISTING FINISHES TO REMAIN. SEAL DOORWAYS TO AVOID DUST TRANSMISSION.

LEGEND

- NEW CONSTRUCTION
- EXIST CONSTRUCTION TO REMAIN
- EXIST CONSTRUCTION TO BE REMOVED
- SMOKE DETECTOR, HARDWIRED
- CARBON MONOXIDE DETECTOR, HARDWIRED

ENERGY CODES NOTES

AS PER TABLE N1102.1.2 OF THE 2020 NYS RESIDENTIAL CODE

PRESCRIPTIVE CODE

- CLIMATE ZONE: 6 A
- FENESTRATION: U 0.32
- SKYLIGHT: U 0.55
- GLAZED FENESTRATION: SHGC 0.23
- CEILING: R 49
- WOOD FRAME WALL: R 20 or 13+5
- MASS WALL: R 8/13
- FLOOR: R 19
- BASEMENT WALL: R 10/13
- SLAB: R 10, 2FT DEPTH
- CRAWL SPACE: R 10/13

NEW YORK STATE ENERGY CODE STATEMENT

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH NYS 2020 RESIDENTIAL CODE & 2020 NYS RESIDENTIAL ENERGY CODE

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA (2020) - CLIMATE ZONE 6A									
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			FLOOD HAZARD
	SPEED	TOPO. EFFECTS	SPECIAL REGION WINDS	WIND-BORN DEBRIS ZONE		WEATHER'S	FROST LINE DEPTH	TERMITE	
40 PSF	90 MPH	NO	NO	NO	B	SEVERE	48"	MODERATE TO HEAVY	ZONE X

PARKING ANALYSIS

RESIDENTIAL- 1 UNIT: 1.5 SPACES PER UNIT
RETAIL- 1,008 SF: 1 SPACE PER 300SF AREA

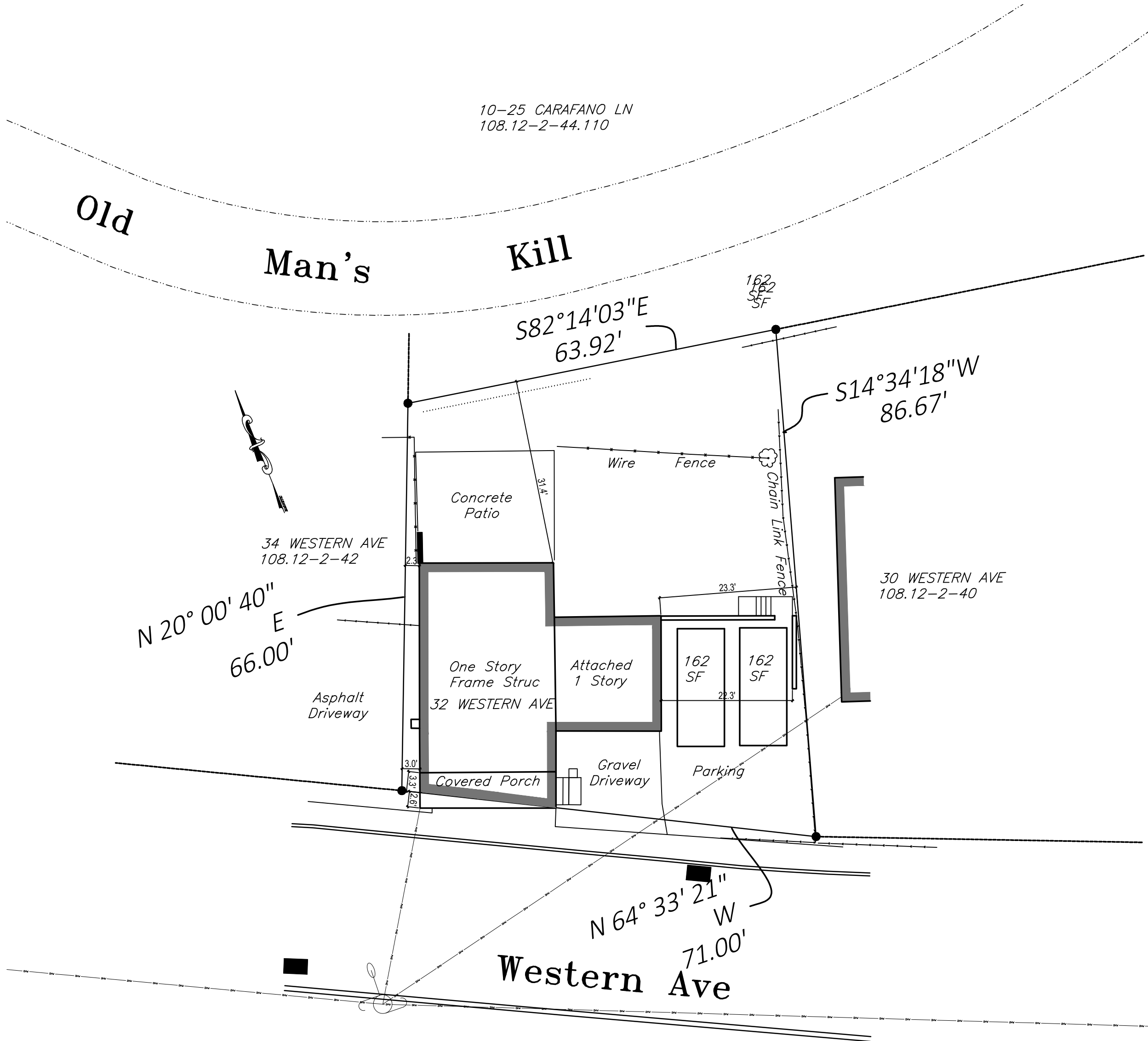
	REQUIRED	PROPOSED
RESIDENTIAL:	1	1
RETAIL:	3.36	1
TOTAL:	4.36	2

PARKING AVAILABLE AT MUNICIPAL LOT 200 FT EAST OF THIS LOT.

ZONING ANALYSIS

32 WESTERN AVE
PARCEL ID: 108.12-2-41 ZONING: C-1

	REQUIRED	PROPOSED
LOT AREA:	5,000 SF	5093 SF
SIDE YARD:	0 FT	30.7 FT
REAR YARD:	20 FT	31.3 FT



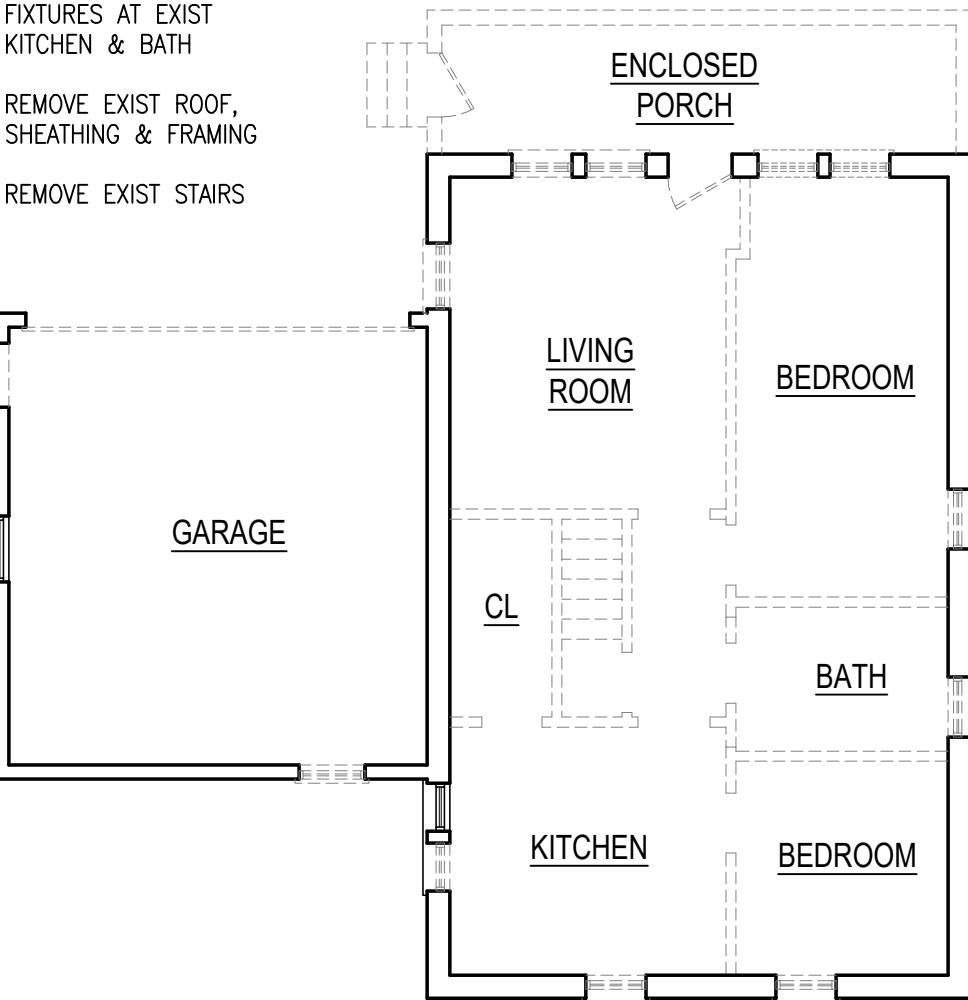
1 SITE PLAN
1"=15'-0"

FIRST FLOOR DEMO NOTES

REMOVE FLOOR, WALL, CEILING FINISHES, CABINETS, COUNTERS, APPLIANCES, & PLUMBING FIXTURES AT EXIST KITCHEN & BATH

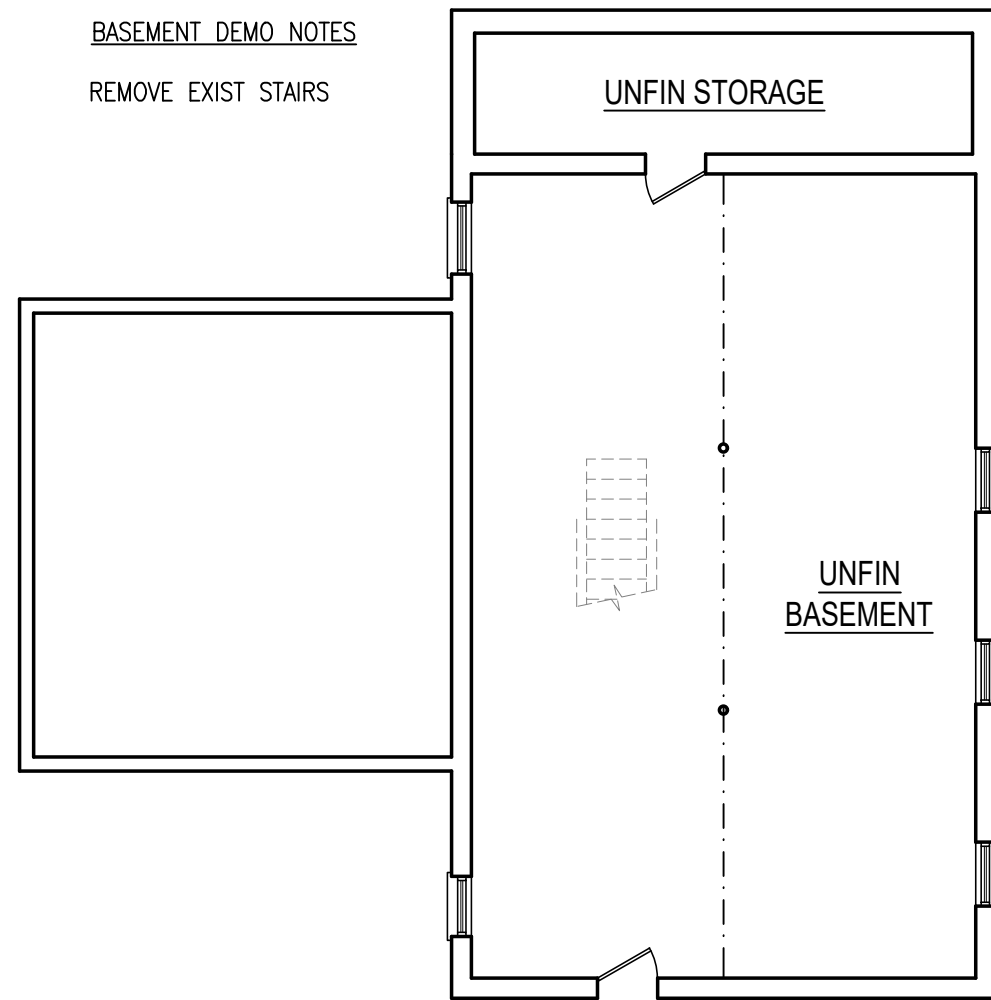
REMOVE EXIST ROOF, SHEATHING & FRAMING

REMOVE EXIST STAIRS

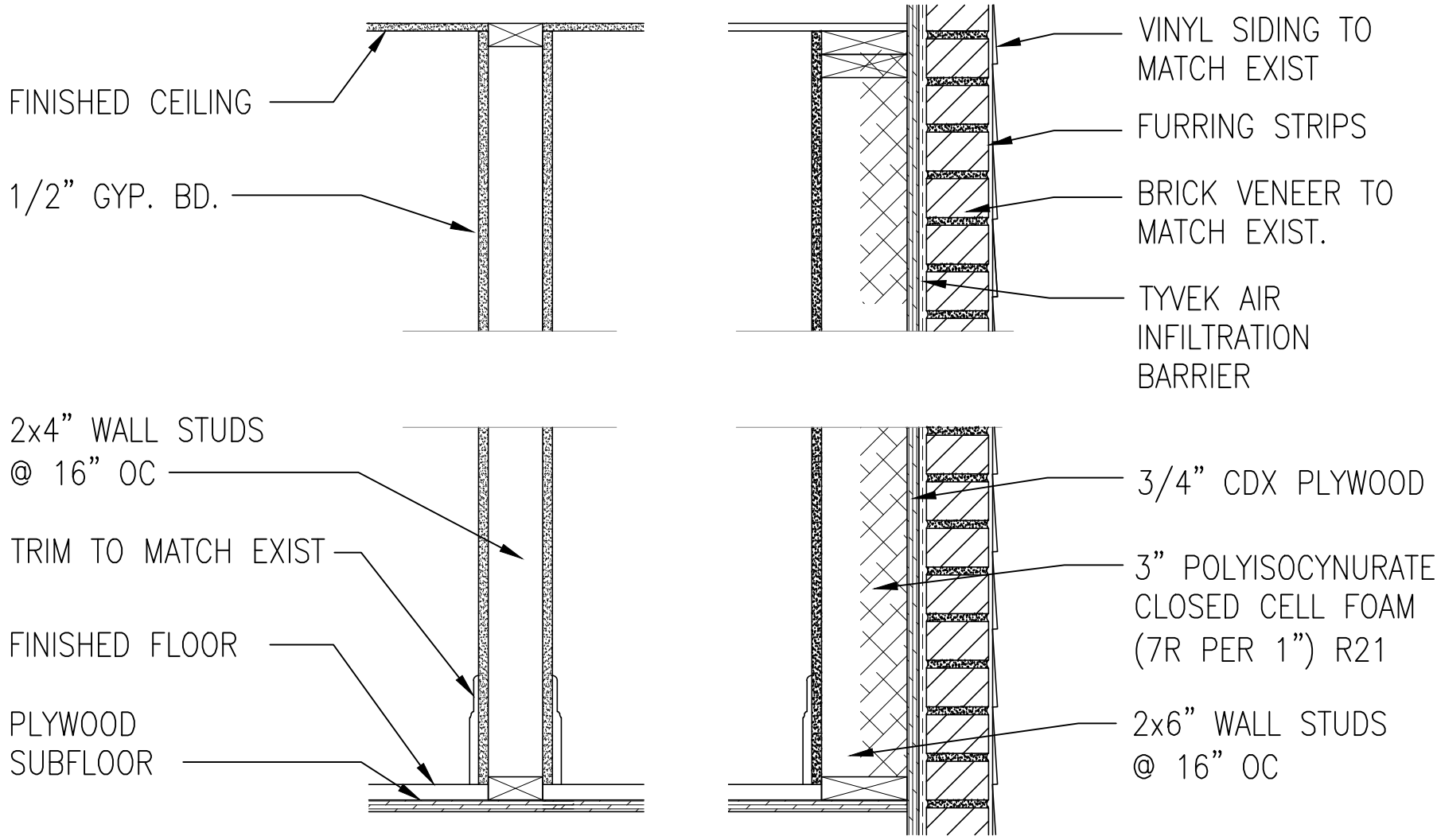


BASEMENT DEMO NOTES

REMOVE EXIST STAIRS

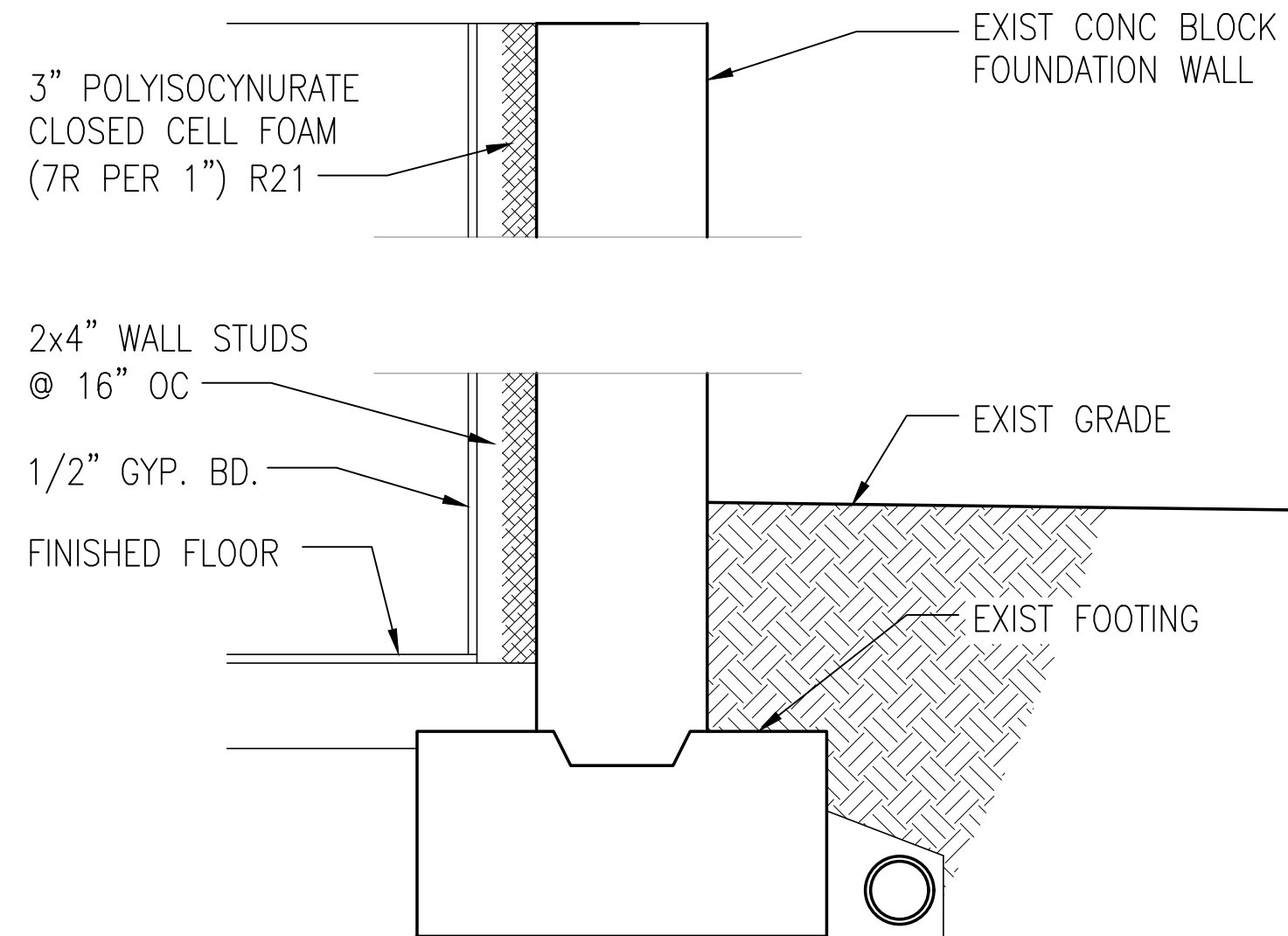


2 DEMO PLANS
1/8"=1'-0"



3 INTERIOR WALL SECTION
3/4"=1'-0"

4 EXTERIOR WALL SECTION
3/4"=1'-0"



5 BASEMENT WALL SECTION
3/4"=1'-0"



GENERAL NOTES, LEGEND, SITE PLAN, DEMO PLANS, WALL SECTIONS

JERRICO HOLDINGS, INC. 32 WESTERN AVE MARLBORO, NY 12542 HERBERT FEUERSTEIN, ARCHITECT 443 FIFTH AVENUE PELHAM, NY 10803 914-355-2200	SCALE	AS NOTED	A1
	JOB NO	776	
	DATE	8/12/24	
	DRAWN BY	AG	