TOWN OF CORTLANDT

ZONING BOARD OF APPEALS

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
914-734-1080

Michael Fleming
Chairman

Wai Man Chin
Vice-Chairman

Chris Beloff
Frank Franco
Michelle Piccolo Hill
Benito Martinez
Thomas Walsh

Town Supervisor
Richard H. Becker, MD

Town Board
James F. Creighton
Cristin Jacoby
Robert Mayes
Joyce C. White

TO JOIN THE MEETING REMOTELY USE THE ZOOM LINK BELOW:

https://us02web.zoom.us/j/86749417680?pwd=tlA3RhKr2ZJit204GDrrUjatO6ZqZ8.1

AGENDA…….....ZONING BOARD OF APPEALS
Town Hall – 1 Heady Street
Cortlandt Manor, NY 10567

Work Session – Thursday, September 18, 2025 at 6:30 PM

1. Discuss Agenda for the Regular Meeting

Regular Meeting – Thursday, September 18, 2025 at 7:00 PM *

1. Pledge to the Flag and Roll Call
2. Adoption of the Meeting Minutes for July 22, 2025

3. NEW PUBLIC HEARING

A. Case No. 2025-9 Application of Robert Keeler, R.A., on behalf of Kenneth Verschoor Jr., for area variances for a proposed garage with breezeway for property located at 8 Horton Lane.

4. ADJOURNED PUBLIC HEARING

A. Case No. 2025-6 Application of Paola Patino and Miguel Rodas for an area variance for an additional curb cut (driveway) for property located at 60 Carolyn Drive. *(The applicant has requested this hearing be adjourned until the October meeting. The case will not be heard on September 18th)*

**Regular meeting to begin at conclusion of the work session*

NEXT REGULAR MEETING THURSDAY, OCTOBER 16, 2025

ZONING BOARD OF APPEALS FACT SHEET

ZBA Member Assigned: Piccolo-Hill **CASE NO.: 2025-9**

Name of Applicant: Ray Beeler, RA, on behalf of Kenneth Verschoor Jr.
Owner: Kenneth Verschoor, Jr.
Address of property: 8 Horton Lane
Section, Block, Lot: 34.06-3-7
Prior ZBA Case No.: NA
Zone: RG
Lot Size: 7,778 sq. ft.

Request: Area Variances for the front yard and side yard setbacks and for maximum building coverage for a proposed garage and breezeway addition.

Staff Comments: The Code Enforcement office received a building permit application on May 23, 2025 for proposed garage and breezeway addition at 8 Horton Lane. The request was denied on August 5, 2025. There is an existing detached garage on the western side of property that is proposed to be removed and new 2-car garage with a breezeway connection to the existing main house is proposed. According to the submitted drawings the space above the garage is proposed to be storage.

Variance(s) Requested: Area Variances, front yard and side yard for a proposed addition, and for maximum building coverage.

REQUIRED	PROPOSED	VARIANCE	%
Side Yard – 10 ft.	6 ft.	4 ft.	40%
Rear Yard – 20 ft.	16.11 ft.	3.89 ft.	19.45%
Building Coverage			
1,138 sq. ft.	1,824 sq. ft.	686 sq. ft.	38%

SEQR: TYPE II – No further compliance required

TOWN OF CORTLANDT

DEPARTMENT OF TECHNICAL SERVICES
CODE ENFORCEMENT DIVISION

Michael Preziosi, P.E.
Director – D.O.T.S

Martin G. Rogers, P.E.
Director of Code Enforcement/D.O.T.S.

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1010
Fax #: 914-293-0991

Town Supervisor
Richard H. Becker

Town Board
James F. Creighton
Cristin Jacoby
Robert E. Mayes
Joyce C. White

Robert Keeler, R.A.
37 Luigi Road
Putnam Valley, NY 10579

August 5, 2025

Re: Verschoor Residence
8 Horton Lane
Tax ID 34.6-3-7

Mr. Keeler:

I am in receipt of your Building Permit Application received May 23, 2025 for Proposed Garage and Breezeway Addition at the above referenced premises.

I must deny this request under the following chapter of the Town of Cortlandt Zoning Code: Section 307-17 Table of Dimensional Regulations, Residential Districts. 10' Side Yard setback is required. 6.0' is proposed requiring a variance for 4.0'. 20' Rear Yard setback is required. 16.11' is proposed requiring a variance for 3.89'. Request for a variance from the Code is required. Maximum Building Coverage 1,138 SF allowed. 1,824 SF proposed requiring a varaince for 686 SF.

The Zoning Board of Appeals application shall be completed online. If the application is deemed complete additional instructions will follow and then the project will then be placed on the agenda for the next availible Zoning Board of Appeals meeting.

Additional information may be required upon subsequent reviews. Technical comments for the submission may be issued separately. If you have any questions or comments please feel free to contact me by email or at 914-734-1010.

Sincerely,

Martin G. Rogers, P.E.
Director of Code Enforcement
Department of Technical Services

Cc: Chris Kehoe, Town Planner

2025-8-5 8 Horton Ln ZBA Denial Ltr.Docx

Cortlandt

9/5/2025, 9:25:47 AM

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United

GARAGE RECONSTRUCTION & BREEZEWAY ADDITIONS FOR
THE VERSCHOOR RESIDENCE
8 HORTON LANE, CORTLANDT MANOR, NEW YORK 10567

LOCATION MAP

LOCATION OF SITE

GENERAL NOTES

1. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN PLANS AND SITE CONDITION. FAILURE TO DO SO PRIOR TO WORK WILL PUT ALL RESPONSIBILITY ON CONTRACTOR.
2. ANY UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS IN VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW. SUCH AUTHORIZATION SHALL ONLY BE IN WRITING. IT MUST BE SIGNED AND SEALED BY ARCHITECT. ALL CHANGES MUST BE IN WRITING. VERBAL CHANGES ARE NOT FINAL AUTHORIZATIONS.
3. CONTRACTOR IS TO VISIT SITE AND VERIFY ALL DIMENSIONS IN FIELD PRIOR TO BIDDING.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS ARE NOMINAL. DO NOT SCALE DRAWINGS.
5. NO WORK IS TO COMMENCE UNTIL PERMITS HAVE BEEN OBTAINED FROM REQUIRED BUILDING DEPARTMENT.
6. ARCHITECT IS NOT RESPONSIBLE FOR SUPERVISION OF CONSTRUCTION.
7. CONTRACTOR IS TO MAKE CONTINUOUS OBSERVATIONS OF EXISTING STRUCTURE DURING PERFORMANCE OF HIS WORK AND SHALL NOTIFY ARCHITECT IF HE BECOMES AWARE OF ANY SITUATIONS THAT REQUIRE FURTHER INVESTIGATION (I.E. CRACKS, DEFECTIONS, STRUCTURAL INSTABILITIES, ETC.)
8. ALL WORK SHALL CONFORM TO THE NEW YORK STATE BUILDING CONSTRUCTION CODE AND TO THE LAWS AND REGULATIONS OF THE CITY.
9. ALL CONTRACTORS SHALL CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REVIEW THE THE DRAWINGS AND SPECIFICATIONS OF THEIR RESPECTIVE TRADES AND REVIEW ANY DISCREPANCIES WITH THE ARCHITECT PRIOR TO THE START OF THEIR WORK.
10. ALL CONTRACTORS ARE TO SUBMIT CERTIFICATES OF INSURANCE FOR GENERAL LIABILITY AND WORKMAN'S COMPENSATION INSURANCE TO THE OWNER, TOWN HALL AND GENERAL CONTRACTOR PRIOR TO THE BEGINNING OF ANY WORK.
11. ALL WORK ON THE CITY'S RIGHT OF WAY REQUIRES SEPARATE PERMIT AND APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS.
12. ALL HVAC, ELECTRIC AND PLUMBING WORK IS TO BE FILED UNDER SEPARATE APPLICATION. ARCHITECT HAS NOT BEEN RETAINED TO DESIGN : ELECTRICAL, PLUMBING, HEATING OR VENTILATING SYSTEMS.
13. ALL WORK IS TO COMPLY WITH NEW YORK STATE ENERGY CODE.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE DRAINAGE, WATERPROOFING AND PREVENTION OF WATER INFILTRATION IN THE BUILDING.

BUILDING CODE NOTE	THESE DRAWINGS WERE PREPARED IN COMPLIANCE WITH NEW YORK STATE BUILDING CODES AS LISTED BELOW. ALL WORK PERFORMED BY THE G.C. & SUBCONTRACTORS IS TO MEET THE MIN. REQUIREMENTS OF THE NEW YORK STATE BUILDING CODES
BUILDING CODES	2020 RESIDENTIAL BUILDING CODE OF NEW YORK STATE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
ENERGY CODE NOTE	THE DRAWINGS PREPARED FOR THIS PROJECT AND ALL COMPONENTS COMPLY (TO THE BEST OF MY KNOWLEDGE) WITH ALL THE REQUIREMENTS OF SECTION N: 2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE

PROJECT INFO

AREA OF DISTURBANCE:	1,700 SF
TREES	NO TREES TO BE REMOVED
WETLANDS	NOT WITHIN 100' CONTROL AREA

IMPERVIOUS SURFACE CALCS

EXIST.	DWELLING FOOTPRINT: GARAGE (REMOVED): ASPHALT DRIVEWAY: DECKS: SHED: BILCO/CONC. PATIO:	1,015 SF 350 SF 1,505 SF 195 SF 160 SF 77 SF
	TOTAL EXISTING IMPERVIOUS SURFACES	3,190 SF
PROP.	GARAGE REMOVED ASPHALT DRIVEWAY REMOVED: PROPOSED ATTACHED GARAGE: PROPOSED BREEZEWAY:	-238 SF -147 SF 748 SF 58 SF
	TOTAL PROPOSED IMPERVIOUS SURFACES	457 SF
TOTAL	TOTAL IMPERVIOUS SURFACES	3,647 SF

FLOOR AREA CALCULATIONS

EXIST.	BASEMENT (UNFINISHED): FIRST FLOOR: SECOND FLOOR:	595 SF 1,015 595 SF
	TOTAL EXISTING LIVABLE AREA	1,610 SF
PROP.	BREEZEWAY ADDITION GARAGE ADDITION: GARAGE SECOND FLOOR STORAGE:	58 SF 784 SF 340 SF
	TOTAL PROPOSED LIVABLE AREA	58 SF
TOTAL	TOTAL LIVABLE AREA ALLOWABLE	1,668 SF 1750 SF – OK

BUILDING COVERAGE CALCULATIONS

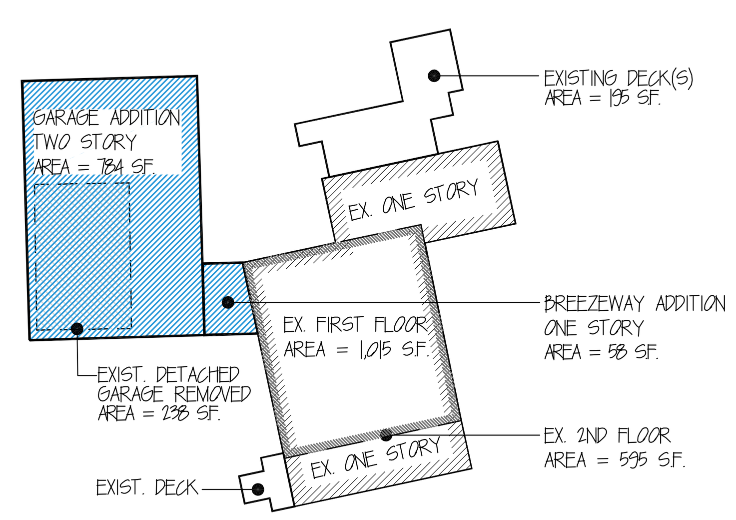
EXIST.	DWELLING FOOT PRINT:	1,015
	TOTAL EXISTING BUILDING COVERAGE:	1,015 SF
PROP.	GARAGE & BREEZEWAY ADDITION:	842 SF
	TOTAL PROPOSED BUILDING COVERAGE:	842 SF
TOTAL	TOTAL LIVABLE AREA PROPOSED 106% > %65 VAR. REQ'D.	1,857 SF

SITE PLAN NOTES:

1. INFORMATION & NOTES ON THIS SITE PLAN WERE TAKEN FROM THE SURVEY PREPARED BY H. STANLEY JOHNSON AND COMPANY LAND SURVEYORS, P.C., DATED 09-10-2007 ADD'L INFO LOCATED FROM WESTCHESTER GIS & SITE MEASUREMENTS BY ARCHITECT.
2. G.C. TO VERIFY AND LOCATE EXISTING UTILITY IN FIELD PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. ALL EXISTING GRADES TO REMAIN AROUND PROPOSED ALTERATIONS UNLESS OTHERWISE NOTED ON THESE PLANS..
4. THE APPLICANT IS AWARE THAT THE ENTIRE SITE MUST BE 100% STABILIZED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. DISTURBED AREAS SHALL BE RESTORED AND STABILIZED APPROPRIATELY AND IN A TIMELY MANNER.
5. NO RECYCLED MATERIAL (C&D) IS PERMITTED ONSITE. ANY IMPORTED SOIL SHALL MEET THE NYSDEC STANDARDS OF UNRESTRICTED FILL AND BE SUITABLE FOR RESIDENTIAL USE.
6. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN "AS-BUILT" SURVEY PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR OF THE PROPERTY SHALL BE SUBMITTED TO THE DEPARTMENT OF TECHNICAL SERVICES.
7. PRIOR TO THE BACKFILLING OF ANY STORM WATER BEST MANAGEMENT PRACTICE, DOTS-ENGINEERING SHALL BE NOTIFIED TO PERFORM AN INSPECTION. CONTACT ENGINEERING AT 914-734-1060 TO SCHEDULE AN INSPECTION
8. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE ENGINEER/ARCHITECT SHALL SUBMIT A CERTIFICATION ADDRESSED TO "THE TOWN OF CORTLANDT DEPARTMENT OF TECHNICAL SERVICES, THAT THE SITE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE WITH THE TOWN AND THAT THERE IS NO ADVERSE IMPACTS TO ADJACENT AND ADJOINING NEIGHBORS AS IT PERTAINS TO DRAINAGE AND RUNOFF.
9. NO FILL SHALL BE IMPORTED TO THE SITE PRIOR TO REVIEW. INDICATE THE SOURCE OF ALL PROPOSED FILL AND PROVIDE DOCUMENTATION. ALL IMPORTED FILL MUST BE TESTED AND CERTIFIED AS UNRESTRICTED AND SUITABLE FOR RESIDENTIAL USE. CERTIFICATIONS MUST BE PROVIDED BY A LICENSED PROFESSIONAL. ALL CERTIFICATIONS SHALL BE ADDRESSED TO WHOM IT MAY CONCERN. FILL SHALL BE REVIEWED BY A 3RD/ PARTY CONSULTANT RETAINED BY THE TOWN AND PAID FOR BY THE APPLICANT.
10. FOOTING DRAINS SHALL BE SEPARATE FROM LEADER DRAINS AND DRAIN TO DAYLIGHT.

ZONING DATA

LOCATION:	8 HORTON LANE, CORTLANDT, NEW YORK, 10567			
ZONING DISTRICT:	R-G	SECTION: 34.6	BLOCK: 3	LOT: 7
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	REMARKS
LOT AREA	7,500 SF	7668 SF	NO CHANGE	
LOT WIDTH	60' MIN.	85.0'	NO CHANGE	
PRINCIPAL BUILDING				
BUILDING HEIGHT	40' MAX	25.00' / 2 STORIES	NO CHANGE	
FRONT YARD	30' MIN.	21.87 FT	NO CHANGE	EXISTING NON-CONFORMING
REAR YARD	20' MIN.	23.96 FT	16.11 FT	PROPOSED ADDITION - 4' VAR. REQ'D
RIGHT SIDE YARD	10' MIN.	4.0 FT	NO CHANGE	EXIST. PREVIOUSLY ZBA APPROVED 4'
LEFT SIDE YARD	10' MIN.	34.29 FT	6.0 FT	PROPOSED ADDITION - 4' VAR. REQ'D
MAX. BLDG COVERAGE	65% OF ALLOWED F.A.R.	58% 1,015 SQFT (ACTUAL) 65% 1,138 SQFT (ALLOWABLE)	106% 1,824 SQFT (ACTUAL) 65% 1,138 SQFT (ALLOWABLE)	PER 307 ATTACHMENT 3 & 4 PROPOSED ADDITION - 41% VAR. REQ'D
MIN. LANDSCAPE COVERAGE	MIN 40% SF	58.40% 4,478 SQFT (ACTUAL) 40% 3,067 SQFT (REQUIRED)	52.44% 4,021 SQFT (ACTUAL) 40% 3,067 SQFT (REQUIRED)	
MAX. BLDG FLOOR AREA	7,000 SF LOT 1,750 SF	1,571 SF (ACTUAL) 1,750 SF (ALLOWABLE)	1,629 SF (ACTUAL) 1,750 SF (ALLOWABLE)	PER 307 ATTACHMENT 4
ACCESSORY BUILDING				
BUILDING HEIGHT	10' MAX.	8'	NO CHANGE	
MAX AREA	50% BLDG	9.82% 160 SQFT (ACTUAL) 50% 814.5 SQFT (ALLOWABLE)	NO CHANGE	50% OF FLOOR AREA PER 307 ATTACHMENT 3 NOTE 3
SHED				
SIDE YARD	4' MIN.	4.0 FT	NO CHANGE	
REAR YARD	4' MIN.	4.0 FT	NO CHANGE	



1 FLOOR AREA DIAGRAM

NOTES:
1. SEE COVERAGE AREA CALCULATIONS ON SHEET A-1.

SCALE: 1" = 20'

SCOPE OF WORK

THE PROPOSED SCOPE OF WORK INCLUDES THE REMOVAL OF AN EXISTING DETACHED GARAGE AND A PROPOSED GARAGE AND BREEZEWAY ADDITION ATTACHED TO EXISTING DWELLING. SEE PLANS FOR ADD'L INFORMATION.

LIST OF DRAWINGS

A-1.1	ZONING ANALYSIS & GENERAL NOTES
A-1.2	EXISTING & PROPOSED SITE PLANS
A-2	GENERAL CONSTRUCTION NOTES
A-3	DETACHED GARAGE DEMOLITION PLANS & ELEVATIONS
A-4	EXISTING DWELLING BASEMENT & FIRST FLOOR PLANS
A-5	CONSTRICTION PLANS
A-6	PROPOSED ELEVATIONS & CONSTRUCTION NOTES
A-7	PROPOSED ELEVATIONS & GARAGE BUILDING SECTION
A-8	CONSTRUCTION DETAILS
A-9	MECHANICAL & ELECTRICAL PLANS

DOTS NOTES:

1. ALL CONDITIONS OF ZBA______ SHALL BE MET.
2. FOUNDATION SURVEY REQUIRED PRIOR TO FRAMING.
3. AN AS-BUILT SURVEY SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE ENGINEER/ARCHITECT SHALL SUBMIT A CERTIFICATION ADDRESSED TO "THE TOWN OF CORTLANDT DEPARTMENT OF TECHNICAL SERVICES THAT THE SITE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE WITH THE TOWN AND THAT THERE IS NO ADVERSE IMPACTS TO ADJACENT AND ADJOINING NEIGHBORS AS IT PERTAINS TO DRAINAGE AND RUNOFF.
5. CONTACT DOTS – ENGINEERING AT 914-734-1060 TO SCHEDULE A FINAL SITE INSPECTION.
6. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE, THE DESIGN PROFESSIONAL OF RECORD SHALL SUBMIT AN AS-BUILT CERTIFICATION THAT THE RETAINING WALL(S) AS CONSTRUCTED MEET ALL FACTORS OF SAFETY FOR SLIDING, OVERTURNING AND SETTLEMENT.

EXCAVATED SOIL NOTES:

1. NO PROPOSED EXCAVATED SOIL OR FILL PROPOSED

SEQUENCE OF OPERATIONS:

ALL CONSTRUCTION ACTIVITY SHALL FOLLOW THE FOLLOWING SEQUENCE:
1. INSTALL ALL EROSION CONTROL MEASURES, SEE EROSION CONTROL NOTES.
2. CLEARING AND GRUBBING
3. INSTALL A STABILIZED CONSTRUCTION ENTRANCE
4. EXCAVATION AND GRADING
5. FOUNDATION AND UTILITY INSTALLATION
6. BACK FILL AND FINISH GRADING

SMOKE ALARMS/DETECTORS

BY VIRTUE OF THIS PROJECT REQUIRING A BUILDING PERMIT, SMOKE ALARMS/DETECTORS ARE TO BE PROVIDED AS FOLLOWS (WHETHER OR NOT INDICATED ON DRAWINGS). ALL SMOKE ALARMS/DETECTORS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE RESIDENTIAL CODE OF NEW YORK STATE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. ALL SMOKE ALARMS/DETECTORS TO BE INTERCONNECTED WITH A BATTERY BACK-UP. ALL SMOKE ALARMS/DETECTORS TO BE LOCATED AS REQUIRED BY THE RESIDENTIAL CODE OF NEW YORK STATE (SECTION R317).

PLUMBING NOTE:

PLUMBING BY OTHERS.
LICENSED PLUMBING CONTRACTOR TO FILE UNDER SEPARATE PERMIT AS REQUIRED BE THE LOCAL BUILDING DEPARTMENT.

MECHANICAL NOTE:

MECHANICAL BY OTHERS.
LICENSED MECHANICAL; CONTRACTOR TO FILE UNDER SEPARATE PERMIT AS REQUIRED BE THE LOCAL BUILDING DEPARTMENT.

ELECTRICAL NOTE:

ELECTRICAL BY OTHERS.
LICENSED ELECTRICAL CONTRACTOR TO FILE UNDER SEPARATE PERMIT AS REQUIRED BE THE LOCAL BUILDING DEPARTMENT.

Keeler ARCHITECTURE P.C.

Robert J. Keeler, R.A.
37 Luigi Road
Putnam Valley, NY 10579
Tel: (845) 494-7555
Email: robert@keelerarchitecture.com

GARAGE RECONSTRUCTION & BREEZEWAY ADDITIONS FOR
VERSCHOOR RESIDENCE
8 HORTON LANE
CORTLANT MANOR, NY 10567

Drawings Title
SITE PLAN, ZONING DATA & GENERAL NOTES

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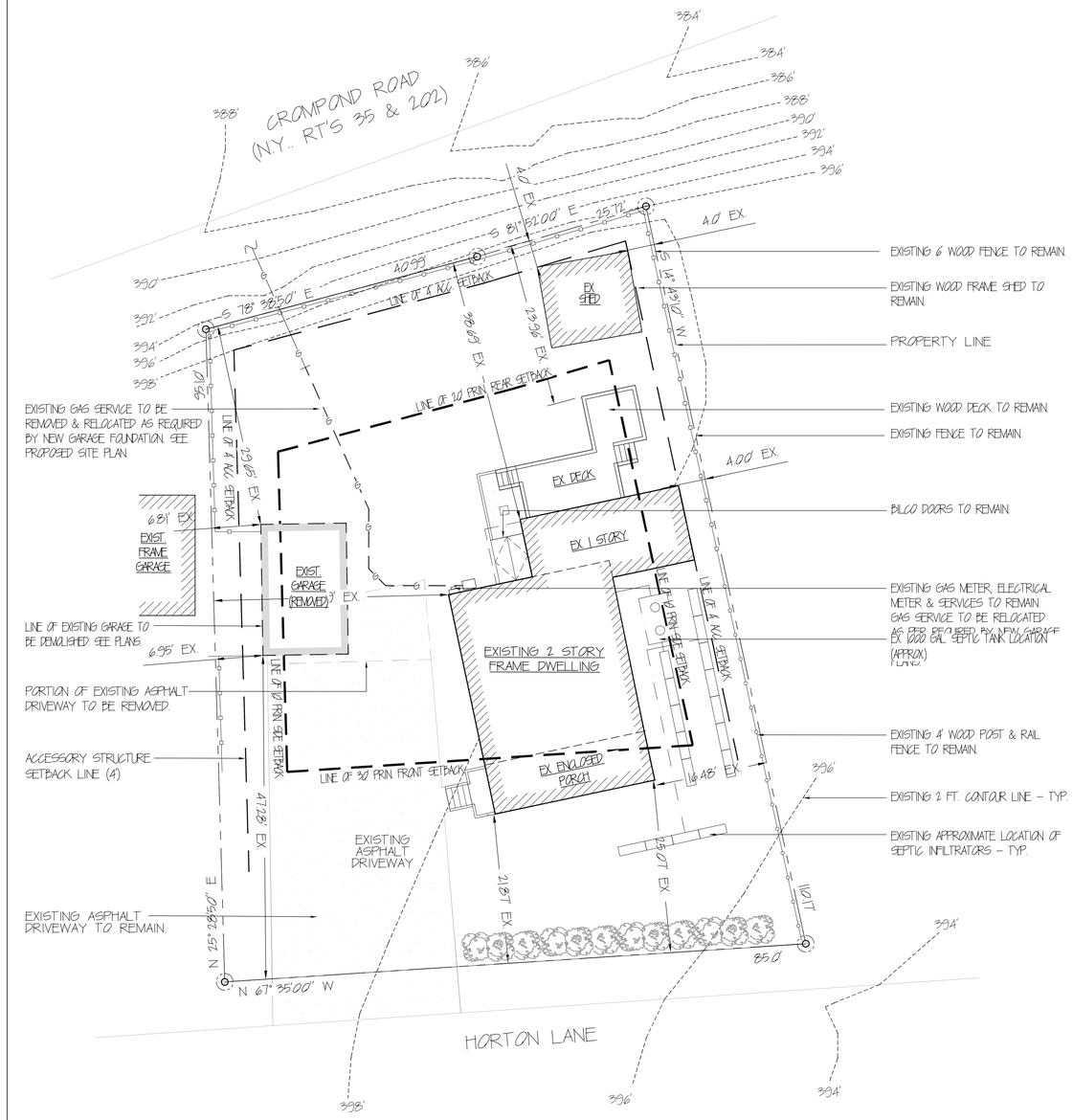
REGISTERED ARCHITECT ROBERT JON KEELER STATE OF NEW YORK 042774

Date	Description
05-22-25	DOB FILING SET

Scale:	AS NOTED
Drawn By:	R.K.
Job No.:	24624

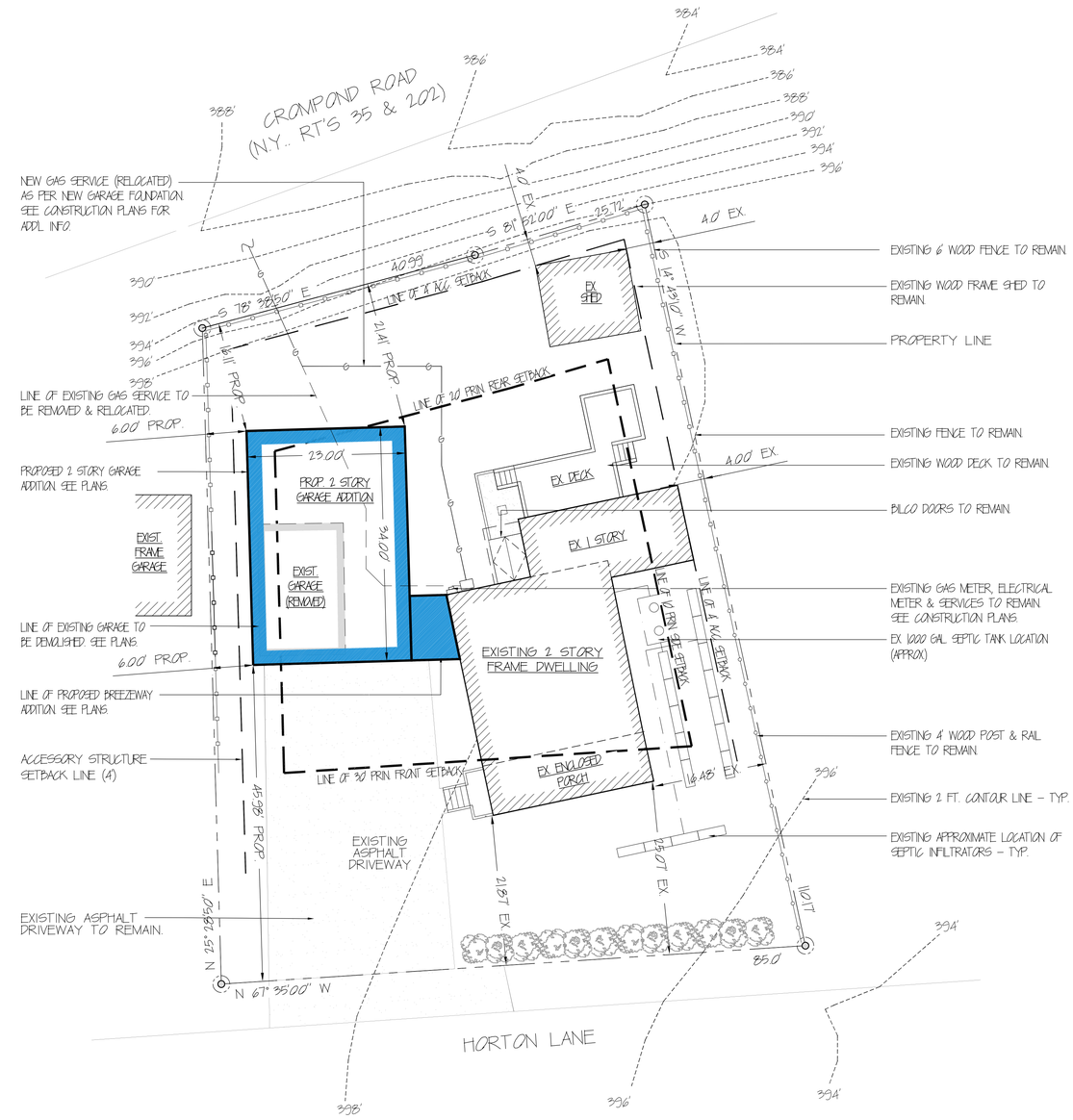
A-1.1

Plot Date:



1 EXISTING SITE PLAN

SCALE: 1" = 10'



2 PROPOSED SITE PLAN

SCALE: 1" = 10'

Keeler ARCHITECTURE P.C.

Robert J. Keeler, R.A.
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Putnam Valley, NY 10579
Tel: (845) 494-7555
Email: robert@keelerarchitecture.com

GARAGE RECONSTRUCTION & BREEZEWAY ADDITIONS FOR

VERSCHOOR RESIDENCE

8 HORTON LANE
CORTLANT MANOR, NY 10567

Drawings Title
SITE PLANS

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REGISTERED ARCHITECT ROBERT JON KEELER 042774 STATE OF NEW YORK

Date	Description
05-22-25	DOB FILING SET

Scale:	AS NOTED
Drawn By:	R.K.
Job No.:	24624

A-1.2

Plot Date:

GENERAL SPECIFICATIONS

SITE WORK

1. THE WORK UNDER THIS SECTION SHALL INCLUDE FURNISHING ALL LABOR, MATERIALS, TOOLS, APPLIANCES AND EQUIPMENT AND PERFORMING ALL OPERATIONS NECESSARY FOR COMPLETE EXECUTION OF CLEARING, EXCAVATING, BACKFILLING AND GRADING AS INDICATED HERE AND IN WORKING DRAWINGS.
   A. REMOVE ALL BRUSH WITHIN CONTRACT AREA.
   B. REMOVE UNNECESSARY WALLS, FOUNDATIONS, CURBS, AS INDICATED ON PLANS.
   C. EXCAVATION OF EARTH, ROCK, AND OBSTRUCTIONS BELOW PRESENT GRADES AS NECESSARY FOR NEW FOUNDATIONS, UTILITY TRENCHES AND SITE GRADING.
   D. MIN. 6" POROUS FILL UNDER INTERIOR CONCRETE GROUND SLAB.
   E. FURNISHING AND PLACING SHORING AND BEARING REQUIRED AND REMOVAL OF SAME FROM SITE.
   F. BACKFILLING AGAINST FOUNDATION WALLS, PIERS AND FOOTINGS AND UTILITY TRENCHES WHERE INDICATED. UNDER NO CIRCUMSTANCES SHALL EXCAVATION CONTRACTOR BACKFILL AGAINST FOUNDATION WALLS. DIAGONAL SHORING AT INSIDE OF FOUNDATION WALLS SHALL BE PROVIDED @ 8'-0" O.C. PRIOR TO BACKFILLING.
   G. SITE DRAINAGE SHALL BE EXECUTED ACCORDING TO A SEPARATE DRAINAGE PLAN PREPARED BY A CERTIFIED ENGINEER.
2. EXCAVATING:
   EXCAVATING SHALL INCLUDE REMOVAL OF ALL MATERIALS TO PERMIT PROPER WORKING CLEARANCE AND INSTALLATION OF CONCRETE FOOTINGS, WALLS, PIERS, AREAWAYS, SLABS, POROUS FILL UNDER SLAB AND ANY BRACING, UNDERPINNING AND WATERPROOFING. ALL ROCK REMOVED SHALL BE DONE BY MEANS OF MECHANICAL HAMMER OR HYDRAULIC SPLITTER. ARCHITECT'S COST ESTIMATE FOR REMOVAL OF UNDERGROUND ROCK FORMATIONS & ROCK BED FOR COMPLETION OF PROJECT SHALL BE FINAL & BINDING. UNDER NO CIRCUMSTANCES SHALL ROCK-BLASTING BE PERMITTED ON THIS JOB SITE.
3. BACKFILLING & GRADING: CONTRACTOR SHALL BACKFILL AS PROMPTLY AS THE WORK SITE PERMITS, COMPLYING WITH GRADES AND ELEVATIONS INDICATED ON WORKING DRAWINGS.
   A. EARTH FOR BACKFILL SHALL CONSIST OF CLEAN, EASILY COMPACTED BACKFILL, FREE FROM EXCESS CLAY, DEBRIS OR ORGANIC MATTER.
   B. BACKFILL SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS OF NOT MORE THAN 12" DEPTH, PUDDLED AND TAMPED OR ROLLED, SO AS TO PREVENT FUTURE SETTLEMENT.
   C. ENTIRE AREAS UNDER INTERIOR CONCRETE SLAB SHALL BE BACKFILLED WITH 4" TO 6" DURABLE CLEAN BRUSHED TRAP ROCK COMPACTED AND LEVELED TO A REASONABLY EVEN SURFACE OR AS PER SITE PLAN.
4. UTILITY TRENCHES:
   ALL UTILITY TRENCHES SHALL BE EXCAVATED TO ALLOW UTILITY LINES TO BE PLACED BELOW THE FROST LINE, MIN. 3'-6".
5. SEEDING:
   LANDSCAPING IS NOT THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. OWNER SHALL PROVIDE A SEPARATE LANDSCAPING CONTRACTOR AT HIS OWN EXPENSES. COST OF ANY DAMAGES TO BUILT STRUCTURES OR SITE STRUCTURES DUE TO LANDSCAPING CONTRACTOR'S NEGLIGENCE ARE SOLELY THE RESPONSIBILITY OF THE LANDSCAPING CONTRACTOR.

CONCRETE & MASONRY

1. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR EQUIPMENT AND APPLIANCES REQUIRED FOR THE COMPLETION EXECUTION OF ALL CONCRETE FOUNDATION WORK, CONCRETE SLABS AND PLATFORMS, CONCRETE FOOTINGS AND MASONRY WALLS AS INDICATED IN WORKING DRAWINGS.
2. ALL CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 4000 PSI AFTER 28 DAYS, INCLUDING FOOTINGS, PIERS, SLABS AND PLATFORMS. ALL CONCRETE EXPOSED TO WEATHER MUST BE AIR ENTRAINED.
3. CONCRETE SLAB, PIER AND FOOTINGS SHALL BE OF THE SIZE AND THICKNESS INDICATED ON PLANS. INTERIOR CONCRETE SLAB SHALL BE PROVIDED WITH COMBINATION EXPANSION JOINTS WATER STOP WHERE INDICATED ON PLANS. PERIMETER OF SLAB ADJOINING WALLS SHALL HAVE 1/2" EXPANSION JOINT WITH BITUMINOUS FILLER.
4. CONCRETE SLAB SHALL BE PROVIDED WITH 6X6/10X10 WELDED WIRE MESH REINFORCING THROUGHOUT. PERIMETER OF SLAB AREA ON BACKFILL SHALL RECEIVE #4 RE-BARS 24"O.C. TIED INTO FOUNDATION WALL OR AS INDICATED ON PLANS.
5. VAPOR BARRIER UNDER INTERIOR SLAB SHALL BE (2) 8 MILS. THICK, UNLESS OTHERWISE INDICATED ON DRAWINGS.
6. TOP OF CONCRETE SLAB TO RECEIVE CERAMIC TILE OR CARPETING AND SHALL BE SCREENED TO AN EVEN, TRUE LEVEL PLANE, FLOATED AND TROWELED TO A HARD SMOOTH AND EVEN FINISH.
7. ALL MASONRY UNITS SHALL BE OF THE SIZE INDICATED ON THE PLANS. NON-CORROSIVE DURO-WALL TIES TO BE PROVIDED EVERY OTHER COURSE BETWEEN MASONRY JOINTS & #4 VERTICAL REBARS @ 32" O.C OR AS INDICATED ON PLANS. SEE SPECIFICATIONS ON DRAWINGS FOR POURED CONCRETE WALLS REINFORCING.
8. CEMENT FOR MASONRY SHALL BE PORTLAND CEMENT CONFORMING TO ASTM DESIGNATION C144 PASSING NO. 8 SIEVE, HYDRATED LIME SHALL CONFORM TO ASTM DESIGNATION C-6.
9. MORTAR FOR THE ENTIRE WORK EXCEPT OTHERWISE SPECIFIED SHALL BE PROPORTIONED BY VOLUME, 1 PART PORTLAND CEMENT, 1/4 PART HYDRATE LIME, AND 3 PARTS SAND. WATER / CEMENT RATIO SHALL BE 0.35 – 0.40 MAXIMUM.

METALS

STRUCTURAL STEEL – ALL STRUCTURAL STEEL SHALL CONFORM TO REQUIREMENTS OF ASTM – A – 36 LATEST EDITION. SIZE AND LOCATION OF ALL STRUCTURAL STEEL IS INDICATED ON WORKING DRAWINGS. THIS INCLUDES STEEL BEAMS, STEEL PIPE COLUMNS, STEEL ANGLES, AND STEEL BEAMS USED AS HEADERS OVER DOORS AND WINDOWS.

WOOD & PLASTICS

1. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR NO. 1 AND 2 COMMON HAVING A MIN. ALLOWABLE BENDING STRESS OF 1400PSI.
2. LUMBER SIZE AND SPACING AS INDICATED ON WORKING DRAWINGS.
3. ALL PLYWOOD SHALL BE MIN. 1/2" "CDX" EXTERIOR GRADE FOR SIDING AND MIN. 5/8" "CDX" FOR ROOF DECKING, OR AS INDICATED ON PLANS.
4. ALL FRAMING LUMBER SHALL BE KILN DRIED.
5. ROOF TRUSSES WIDER THAN 24" O.C. SHALL HAVE 2" X 4" WOOD BLOCKING UNDER ALL PLYWOOD JOINTS (IF APPLICABLE).
6. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS RUNNING PARALLEL WITH FLOOR SPANS AND AROUND ALL FLOOR OPENINGS. DOUBLE RAFTERS & CEILING JOISTS AROUND ALL SKYLIGHT OPENINGS (IF APPLICABLE).

THERMAL & MOISTURE PROTECTION

1. INSULATION – ALL EXTERIOR WALLS, CEILING, AND ROOFS, AS INDICATED ON WORKING DRAWINGS AND PER NY STATE ENERGY & BUIDING CODE – LATEST EDITION.
2. EXTERIOR DOOR FRAMES, SADDLES AND WINDOW WALLS SHALL BE CAULKED WITH NON- BITUMINOUS, NON-STAINING "MONO" MANUFACTURED BY TREMCO OR EQUAL AND PACKED WITH INSULATION AT EDGES TO PREVENT DIRECT AIR INFILTRATION.

DOORS & WINDOWS

1. ALL DOORS AND WINDOWS SHALL BE SIZE, TYPE AND FIRE RATING INDICATED ON PLANS AND SCHEDULES. ALL GLAZING SHALL BE REGULAR DOUBLE PANE INSULATED GLASS BY ANDERSEN WINDOWS & DOORS MFG. OR APPROVED EQUIVALENT. SEE PLANS FOR ADDL INFO.
2. EXTERIOR DOORS SHALL HAVE INSULATING CORES WITH AN ALUMINUM SADDLE OR EQUIVALENT INDICATED ON PLANS. ALL DOORS TO GARAGES AND MECHANICAL ROOMS SHALL BE EQUIPPED WITH SELF-CLOSING HINGES. ALL DOOR FIRE RATING SHALL BE AS INDICATED ON PLANS.

FINISHES

1. CONCRETE SLAB – CONCRETE FLOOR SLABS SHALL BE CLEANED AND TREATED WITH SEALER TO HELP SLAB RESIST ABRASION, WEAR, IMPACT AND CRACKING AND CONCRETE DUST. SEALER TO PREVENT PENETRATION OF WATER, OILS, GREASES AND SOLVENTS.
2. MASONRY WALLS – SPLIT-RIB BLOCK TO BE TREATED WITH WATERPROOFING AGENT UPON COMPLETION.
3. FRAME WALLS – FRAME WALLS SHALL RECEIVE GYPSUM BOARD PANELS (THICKNESS – INDICATED ON PLANS) WHICH SHALL RECEIVE 2 COATS OF PAINT PROVIDING A WASHABLE FINISHED SURFACE. BATHROOMS SHALL RECEIVE STANDARD GRADE CRYSTALLINE CERAMIC TILE, OR PER OWNER'S INSTRUCTIONS OVER CEMENT BOARD AS REQUIRED. ALL BATH GYPSUM BOARD SHALL BE MOISTURE RESISTANT TYPE.

MECHANICAL, ELECTRICAL & PLUMBING

HEATING

1. HEATING CONTRACTOR SHALL GUARANTEE THAT THE HEATING SYSTEM SHALL BE PROPERLY DESIGNED, INSTALLED AND ADJUSTED TO MAINTAIN A CONSTANT 70° F INDOOR TEMPERATURE WHEN OUTDOOR TEMPERATURE IS 0° F WITH A 15 MPH WIND.
2. HEATING SYSTEM SHALL BE GAS FIRED (OIL IF GAS NOT AVAILABLE). HEATING SYSTEM SHALL HAVE A MIN. COMBUSTION EFFICIENCY OF 75% AT MAX. RATED OUTPUT. ALL HOT WATER PIPING SHALL RECEIVE MIN. 1" OF PIPE INSULATION WHEN IN UNHEATED SPACES, IN ADDITION TO REGULAR BUILDING INSULATION.
3. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, UTILITY SERVICES AND OTHER SUCH OPENINGS IN BLDG. ENVELOPE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED.
4. HVAC CONTRACTOR SHALL SIZE SYSTEMS, DETERMINE MAKE & MODEL #'S OF HEATING AND COOLING SYSTEMS, AND SHALL PROVIDE THIS INFORMATION TO LOCAL BUILDING DEPARTMENT IN CONFORMANCE WITH THE ENERGY CODES.
5. SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION. [AS PROVIDED]

ELECTRICAL

1. ALL ELECTRICAL WORK SHALL SHALL BE PERFORMED BY A WESTCHESTER COUNTY LICENSED ELECTRICAL CONTRACTOR AND SHALL CONFORM WITH ALL PROVISIONS OF THE NYS UNIFORM CODE, NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL CODES.
2. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION. [AS PROVIDED]

PLUMBING

1. ALL PLUMBING WORK SHALL BE PERFORMED BY A WESTCHESTER COUNTY LICENSED PLUMBING CONTRACTOR.
2. HOUSE DRAIN AND SEWER LINE WILL BE CAST IRON PIPE OR AS REQUIRED BY LOCAL PLUMBING CODES. ALL BELOW GRADE WASTE PIPING TO BE EXTRA HEAVY CAST IRON WITH LEAD AND OAKUM JOINTS.
3. ALL HOT AND COLD WATER LINES TO BE TYPE L COPPER, W/95/5 SOLDERED JOINTS, COPPER FITTINGS AND BRASS VALVES AND OF PROPER SIZE. PROVIDE (1) 3/4" HOSE BIB AS INDICATED ON PLANS. PROVIDE CHROME PLATED SHUT-OFF VALVES UNDER ALL FIXTURES. HOSE CONNECTIONS TO BE ANTI-FREEZE.
4. PROVIDE HOT AND COLD WATER LINES TO DISHWASHER, CLOTHES WASHER AND TO ALL OTHER FIXTURES. ALL PLUMBING FIXTURES ARE TO BE MFG. BY AMERICAN STANDARD, KOHLER OR EQUIVALENT, MODEL # TO BE SELECTED BY OWNER.
5. SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION [AS PROVIDED]

STEEL & CONCRETE DESIGN DATA

STEEL DESIGN DATA

STRUCTURAL STEEL:	TUBE COLUMNS	ASTM – A500, GRADE B
HIGH STRENGTH BOLTS:		ASTM – A325
SHAPES & PLATES		ASTM – A36
WELDING ELECTRODES – SERIES:		E10
ANCHOR BOLTS:		ASTM – A36

CONCRETE DESIGN DATA

1. ALL CONCRETE WORK (BOTH MATERIALS AND CONSTRUCTION PROCEDURES) SHALL BE IN ACCORDANCE WITH ACI STANDARD 318-89.
2. CONCRETE SHALL BE CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
3. REINFORCING BARS SHALL BE DEFORMED BILLET STEEL BARS IN ACCORDANCE W/ ASTM A615, GRADE 60, ALL DETAILING OF REINFORCING SHALL BE IN ACCORDANCE WITH ACI STANDARD 315.
4. CALCIUM CHLORIDE OR SOLUTIONS CONTAINING CHLORIDE WILL NOT BE PERMITTED AS ADMIXTURES IN ANY CONCRETE.
5. CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
   BEAMS AND COLUMN TIES: 1 1/2" FOR #5 OR SMALLER,
   2" FOR #6 OR LARGER SLABS: 3/4".
   FOOTINGS AND PADS POURED ON GROUND: 3".
6. DETAILING AND FABRICATION OF REINFORCING UNLESS OTHERWISE NOTED, SHALL BE IN ACCORDANCE WITH ACI 315, LATEST EDITION.
7. PLACING AND SUPPORTS OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH CRSI. "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS AND ACI-313.

DESIGN LOADS PER CODE AS FOLLOWS :

TOTAL LOAD PER TABLE R301.5

SLAB/GARAGES	1ST FLOOR	2ND FLOOR	ATTIC	ROOF
50 P.S.F.	40 P.S.F.	30 P.S.F.	20 P.S.F.	40 P.S.F.

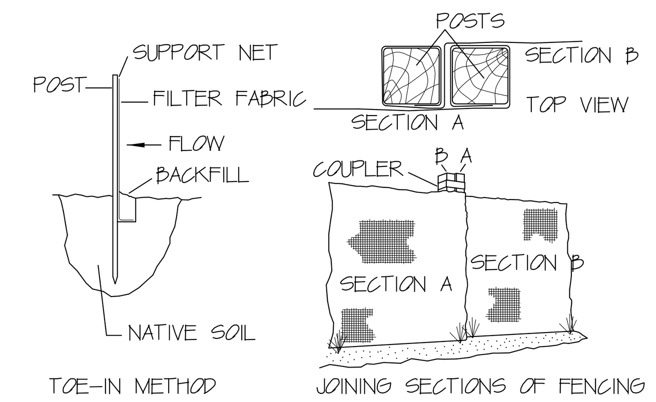
ALL SOILS TO BE VIRGIN. ASSUMED SOIL BEARING CAPACITY : 5,000 P.S.F.

GENERAL EROSION CONTROL DETAILS

EROSION CONTROL

1. ALL EROSION CONTROL MEASURES SHALL BE PUT INTO PLACE PRIOR TO START OF ANY CONSTRUCTION ACTIVITY TAKING PLACE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
4. THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE MUNICIPALITY.
5. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND LULCHED WITH 14 DAYS.
6. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
7. ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
8. THE CONTRACTOR SHALL KEEP ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
9. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
10. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT EDITION OF "WESTCHESTER COUNTY BEST MANAGEMENT PRACTICES MANUAL FOR EROSION AND SEDIMENT CONTROL".
11. ALL CONSTRUCTION MUST COMPLY WITH 2015 STORMWATER MANAGEMENT DESIGN MANUAL PUBLISHED BY NYSDEC
12. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED, EXISTING DRIVEWAY WILL ALSO BE USED FOR CONSTRUCTION VEHICLE ACCESS.

INSTALLATION NOTES:
1. EXCAVATE A 4 INCH x 4 INCH TRENCH ALONG LOWER PERIMETER OF THE SITE.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAT FROM DIRECTION OF FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE.

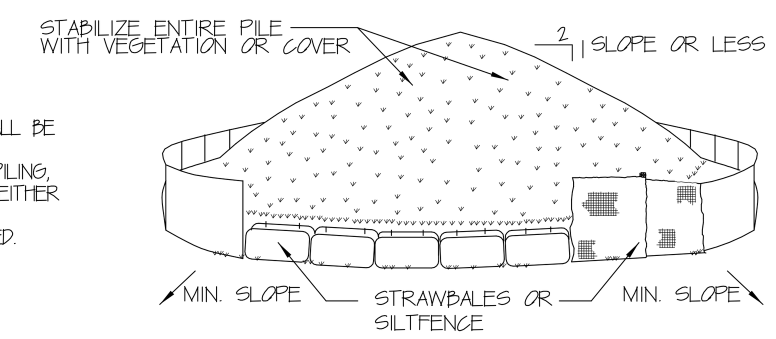


* POST SHALL BE NO LESS THAN SIX (6) FEET APART, AND DRIVEN TO A MINIMUM DEPTH OF 12 INCHES.

1 SILT FENCE DETAIL

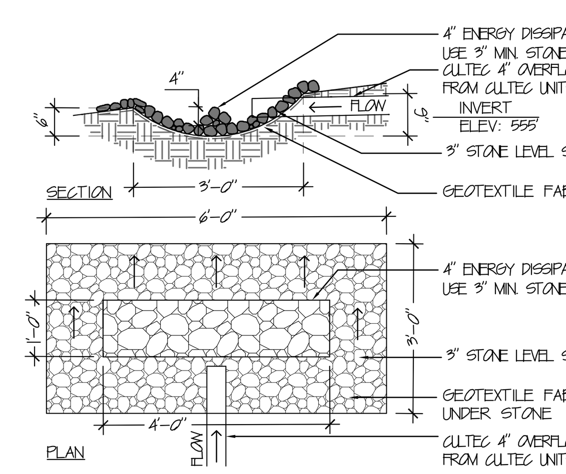
SCALE: N.T.S.

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 SPECIFICATIONS 1/A-3 FOR INSTALLATION OF SILTFENCE.



2 SOIL STOCKPILE DETAIL

SCALE: N.T.S.



3 LEVEL SPREADER DETAIL

SCALE: N.T.S.

WINDOW SCHEDULE LIGHT & VENT CALCULATIONS

WINDOW SCHEDULE

TAG	MODEL #	TYPE	ROUGH OPENING W	ROUGH OPENING H	UNIT W	UNIT H	EXTERIOR FINSH	INTERIOR FINISH	LIGHT SF	VENT SF	QUANTITY	NOTES
A	244DH3040	DOUBLE-HUNG	3'-0"	4'-0"	2'-11 1/2"	3'-11 1/2"	CLAD-WHITE	WOOD-PRIMED	8.06	4.74	8	
TOTAL											8	UNITS

WINDOW NOTES:
1.WINDOWS TO BE ANDERSEN 200 SERIES OR EQUAL. PROVIDE EXTENSION JAMBS & INSECT SCREENS AS REQUIRED
2.ALL WINDOW HEADS TO MATCH EXISTING HEAD HEIGHTS UNLESS OTHERWISE NOTED
3.PROVIDE (2) 2x10 HEADER AT ALL WINDOWS UNLESS NOTED OTHERWISE. SEE PLAN FOR SIZES
4.G.C. TO VERIFY ALL ROUGH FRAME & MASONRY OPENINGS PRIOR TO ORDERING WINDOW UNITS

LIGHT & VENT CALCULATIONS

NOT REQUIRED – GARAGE

STANDARD SYMBOLS

ITEM	DESCRIPTION
(1 / A-1 section symbol)	DETAIL NO. DRAWING NO. (ON WHICH DETAIL APPEARS)
(1 / A-1 detail symbol)	DETAIL NO. DRAWING NO. (ON WHICH DETAIL APPEARS)
(cloud with 1 triangle)	REVISION NO.
(alignment symbol)	INDICATES ALIGNMENT

CONST. PLAN LEGEND

ITEM	DESCRIPTION
(line)	EXISTING WALL TO REMAIN
(dashed double line)	WALL TO BE REMOVED
(heavy line)	NEW WALL
(—·— ℄)	INDICATES CENTERLINE
(dashed line)	INDICATES LINE OF GYPSUM BOARD SOFFIT ABOVE, SEE REFLECTED CEILING PLANS
(break symbol)	INDICATES BREAKLINE
(door symbol)	INDICATES EXISTING DOOR/FRAME TO REMAIN, REFER TO DOOR SCHEDULE DRAWING(S)
(door symbol)	INDICATES NEW DOOR/FRAME AND HARDWARE WITH 4" TYPICAL BETWEEN DOOR & ADJACENT PARTITION, REFER TO DOOR SCHEDULE DWG(S)

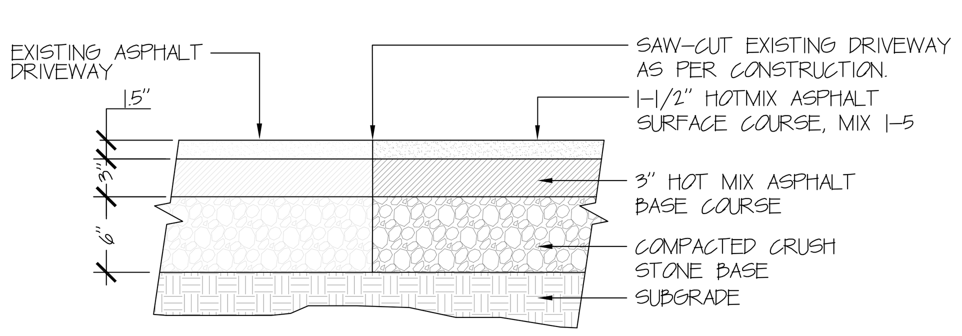
PLAN LEGEND

- EXISTING WALL TO REMAIN. UNLESS OTHERWISE NOTED ON PLANS
- EXISTING WALL REMOVED
- NEW CMU FOUNDATION WALL SEE WALL DETAIL FOR ADD'L INFO.
- NEW EXTERIOR WALL CONSTRUCTION: SIDING (MATCH EXISTING) ON TYVEK BLDG WRAP, 5/8" CDX PLYWD SHEATHING ON 2x6 WOOD STUDS @ 16" O.C. w/ R-20 BATT INSULATION & 5/8" GYP BD FINISH AT INTERIOR – TYP UNLESS OTHERWISE NOTED ON PLANS
- NEW INTERIOR WALL CONSTRUCTION: 2x4 WOOD STUDS @ 16" O.C. w/ 5/8" GYP BD FINISH AT BOTH SIDES. – TYP UNLESS OTHERWISE NOTED ON PLANS
- LINE OF NEW STRUCTURE ABOVE
- (SC) SMOKE/ CARBON MONOXIDE DETECTOR
- (CD) CARBON MONOXIDE DETECTOR
- (SD) SMOKE DETECTOR
- (HD) HEAT DETECTOR

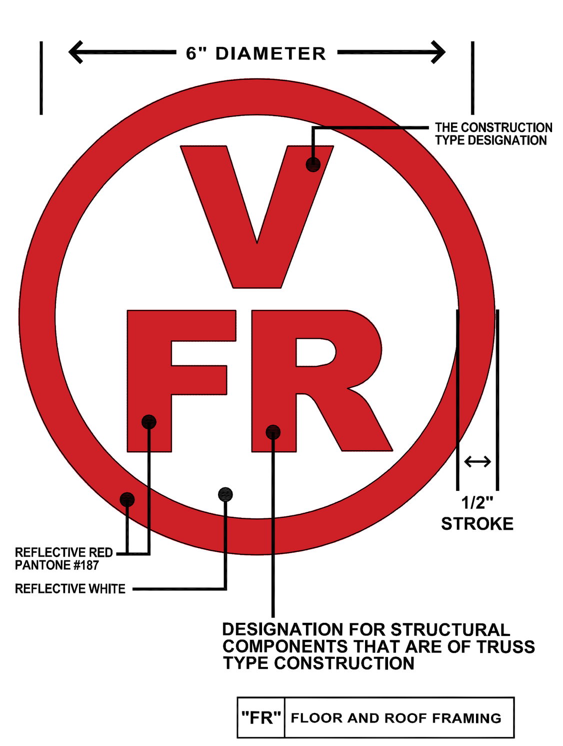
WINDOW, DOOR & H.WARE NOTES

1. GC. TO VIF ALL WINDOW SIZES PRIOR TO ORDERING & INFORM ARCH IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL WINDOW EXTERIOR/INTERIOR FINISH TO MATCH EXISTING WINDOWS. CONFIRM WITH OWNER PRIOR TO ORDERING.
3. ALL HARDWARE & SCREENS TO BE PRICED & PRESENTED TO OWNER FOR SELECTION.
4. ALL NEW DOORS SHALL BE FINISHED PER OWNERS REQMNTS. ALL HARDWARE & RELATED MTL FINISH ACCESSORIES SHALL BE SELECTED & CONFIRMED BY OWNER PRIOR TO ORDERING.
5. GC. SHALL PAY FOR ALL LOCK CYLINDERS AND KEYING, ACCORDING TO OWNER REQUIREMENTS.
6. ALL DOORS SHALL BE INSTALLED 4" FROM ADJ. PARTITION TO CLEAR DAYLITE FOR LOCKSET/LEVER U.O.N.\
7. ALL DOORS SHALL BE UNDERCUT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE THKNS OF THE FLRING MATERIALS AND COORD. WITH THE EXIST. SLAB/FLOOR CONDITIONS TO DETERMINE THE TOTAL UNDERCUT REQUIRED TO ACHIEVE AN UNDERCUT OF 5/8" A.F.F.
8. PROVIDE STRIKE PLATES @ EVERY JAMB & ARMOR FRONTS @ EVERY EDGE. ALL ACCESS. TO MATCH

ASPHALT DRIVEWAY PATCH DETAIL



PRE-ENGINEERED WOOD STRUCTURE STICKER DETAIL



SECTION 1265.5. SIGN OR SYMBOL.

(A) WHEN TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION, AND/OR TIMBER CONSTRUCTION IS UTILIZED IN THE CONSTRUCTION OF A NEW RESIDENTIAL STRUCTURE OR IN AN ADDITION TO OR REHABILITATION OF AN EXISTING RESIDENTIAL STRUCTURE, SUCH RESIDENTIAL STRUCTURE SHALL BE IDENTIFIED BY A SIGN OR SYMBOL IN ACCORDANCE WITH THE PROVISIONS OF THIS PART.
(B) THE SIGN OR SYMBOL REQUIRED BY THIS PART SHALL BY AFFIXED TO THE ELECTRIC BOX ATTACHED TO THE EXTERIOR OF THE RESIDENTIAL STRUCTURE; PROVIDED, HOWEVER, THAT:
(1) IF AFFIXING THE SIGN OR SYMBOL TO THE ELECTRIC BOX WOULD OBSCURE ANY METER ON THE ELECTRIC BOX, OR IF THE UTILITY PROVIDING ELECTRIC SERVICE TO THE RESIDENTIAL STRUCTURE DOES NOT ALLOW THE SIGN OR SYMBOL TO BE AFFIXED TO THE ELECTRIC BOX, THE SIGN OR SYMBOL SHALL BE AFFIXED TO THE EXTERIOR WALL OF THE RESIDENTIAL STRUCTURE AT A POINT IMMEDIATELY ADJACENT TO THE ELECTRIC BOX; AND
(2) IF NO ELECTRIC BOX IS ATTACHED TO THE EXTERIOR OF THE RESIDENTIAL STRUCTURE OR IF, IN THE OPINION OF THE AUTHORITY HAVING JURISDICTION, THE ELECTRIC BOX ATTACHED TO THE EXTERIOR OF THE BUILDING IS NOT LOCATED IN A PLACE LIKELY TO BE SEEN BY FIREFIGHTERS OR OTHER FIRST RESPONDERS RESPONDING TO A FIRE OR OTHER EMERGENCY AT THE RESIDENTIAL STRUCTURE, THE SIGN OR SYMBOL REQUIRED BY THIS PART SHALL BE AFFIXED TO THE EXTERIOR OF THE RESIDENTIAL STRUCTURE IN A LOCATION APPROVED BY THE AUTHORITY HAVING JURISDICTION AS A LOCATION LIKELY TO BE SEEN BY FIREFIGHTERS OR OTHER FIRST RESPONDERS RESPONDING TO A FIRE OR OTHER EMERGENCY AT THE RESIDENTIAL STRUCTURE.

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA – TABLE R301.2 (1)

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARD
	SPEED MPH	TOPO EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRI ZONE		WEATHERING	FROST LINE	TERMITE			
30	115 MPH	NO	YES	NO	C	SEVERE	42"	MODERATE TO HEAVY	7° F	YES	NO

INSULATION & FENESTRATION REQUIREMENTS BY COMPONENT (WESTCHESTER)

CLIMATE ZONE	FENESTRATION U-FACTOR[b]	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION SHGC[b,e]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE[i]	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB[d] R-VALUE & DEPTH	CRAWL SPACE[c] WALL R-VALUE
4A	0.32	0.55	0.40	49	20 OR 13+5[h]	8/13	19	10/13	10, 2 ft	10/13

a. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHERE INSULATION IS INSTALLED IN A CAVITY THAT IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL BE NOT LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
b. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.
c. 410/13' MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL. "15/19' MEANS R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. ALTERNATIVELY, COMPLIANCE WITH -15/19" SHALL BE R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME.
d. R-5 INSULATION SHALL BE PROVIDED UNDER THE FULL SLAB AREA OF A HEATED SLAB IN ADDITION TO THE REQUIRED SLAB EDGE INSULATION R-VALUE FOR SLABS. AS INDICATED IN THE TABLE. THE SLAB EDGE INSULATION FOR HEATED SLABS SHALL NOT BE REQUIRED TO EXTEND BELOW THE SLAB.
e. RESERVED.
f. RESERVED.
g. ALTERNATIVELY, INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY AND PROVIDING NOT LESS THAN AN R-VALUE OF R-19.
h. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, '13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION. I
i. MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION R402.2.5. THE SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

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GARAGE RECONSTRUCTION & BREEZEWAY ADDITIONS FOR

VERSCHOOR RESIDENCE

8 HORTON LANE
CORTLANT MANOR, NY 10567

Drawings Title
CONSTRUCTION & GENERAL NOTES

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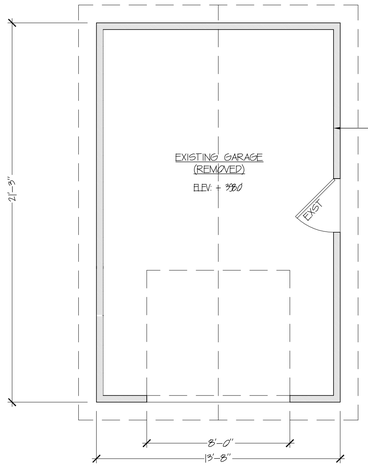
Date	Description
05-22-25	DOB FILING SET

Scale: AS NOTED
Drawn By: R.K.
Job No.: 24624

A-2

Plot Date:



EXISTING GARAGE AND ALL ITS COMPONENTS TO BE DEMOLISHED. SALVAGE ALL NOTED ITEMS AND ITEMS REQUESTED BY OWNER.

EXISTING GAS SERVICE TO BE REMOVED & RELOCATED AS REQUIRED BY NEW GARAGE FOUNDATION. SEE PROPOSED SITE PLAN.

1 EXISTING GARAGE PLAN (REMOVED)

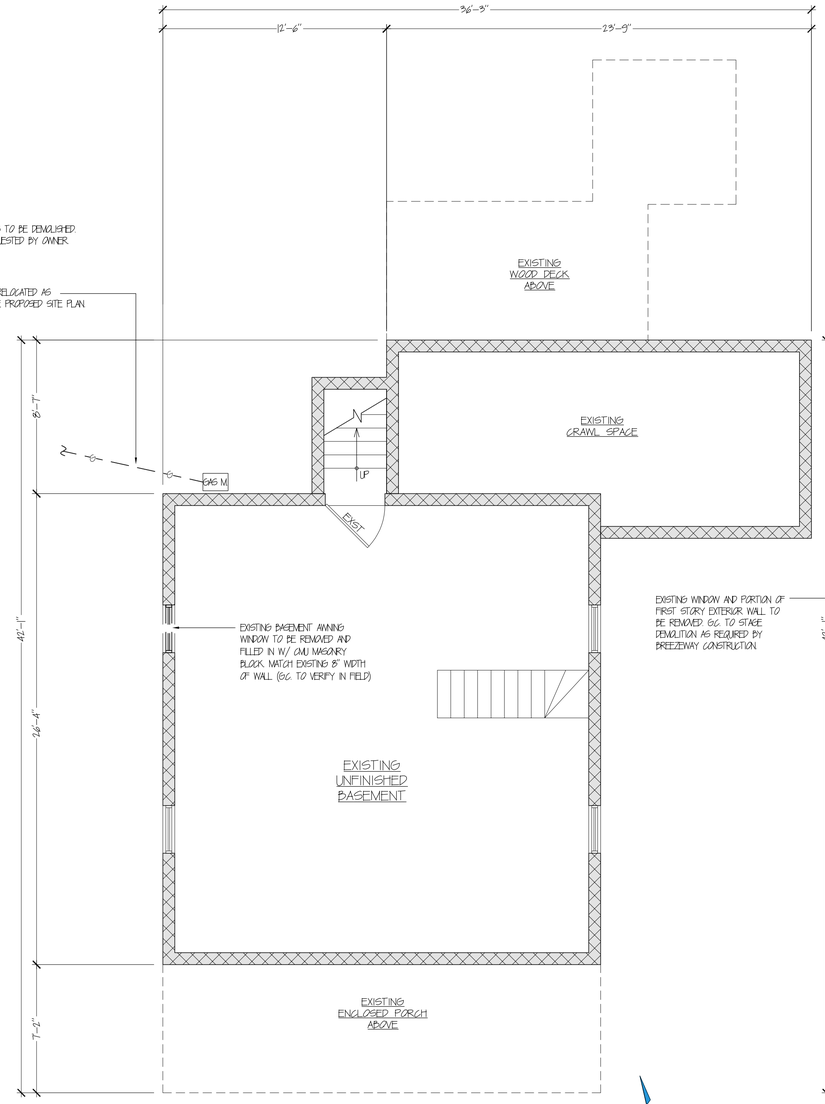
SCALE: 1/4"=1'

EXISTING CONDITIONS NOTES:

1. BEFORE PROCEEDING WITH ANY WORK WITHIN THE EXISTING PROPERTY, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING WORK IN A SAFE CONDITION DURING THE PROCESS OF DEMOLITION AND CONSTRUCTION AND TO PROTECT FROM DAMAGE THOSE PORTIONS OF THE EXISTING WORK WHICH ARE TO REMAIN.
2. THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSIONS, ELEVATIONS, ETC. NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW PORTIONS OF THE WORK TO THE EXISTING WORK. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. G.C. TO VERIFY ALL FIELD CONDITIONS & NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY CONCEALED STRUCTURAL PROBLEMS.

DEMOLITION PLAN LEGEND

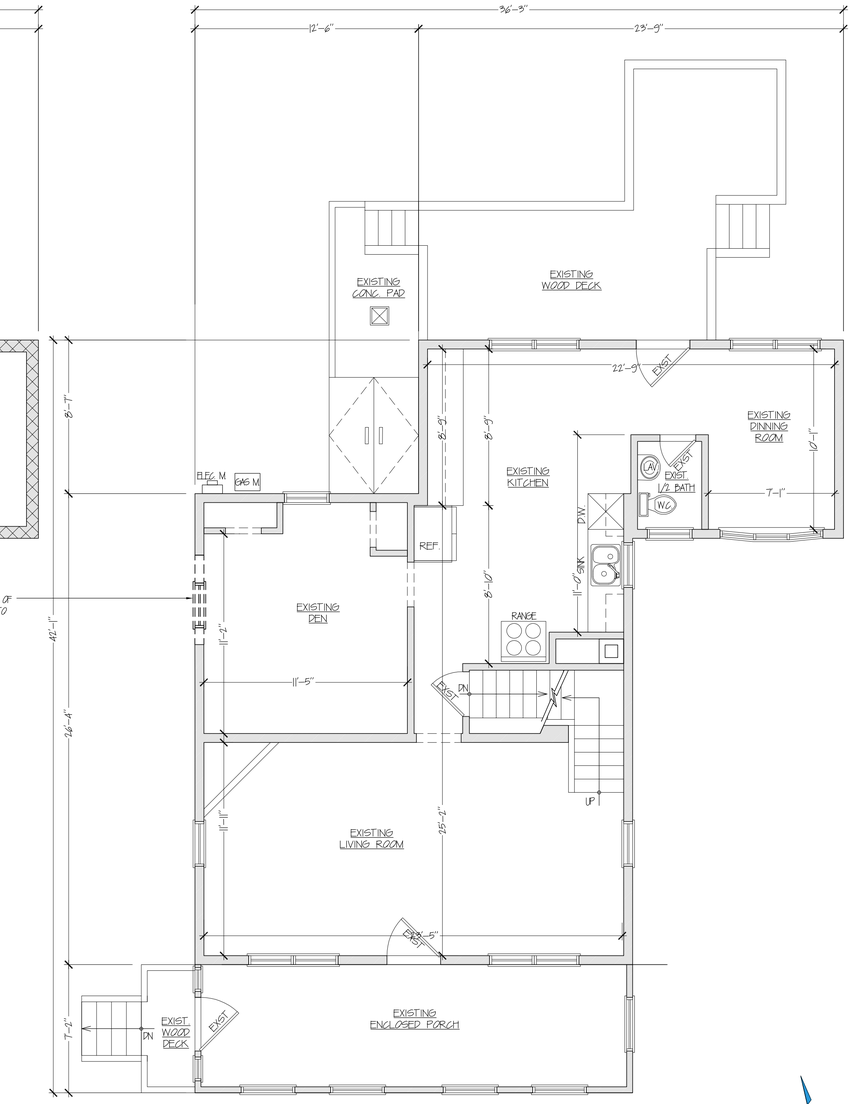
- EXISTING WALL TO REMAIN UNLESS OTHERWISE NOTED ON PLANS
- EXISTING WALL REMOVED
- LINE OF EXISTING STRUCTURE ABOVE TO REMAIN



EXISTING WINDOW AND PORTION OF FIRST STORY EXTERIOR WALL TO BE REMOVED. G.C. TO STAGE DEMOLITION AS REQUIRED BY BREEZEWAY CONSTRUCTION.

2 EXISTING FOUNDATION/ BASEMENT FLOOR PLAN

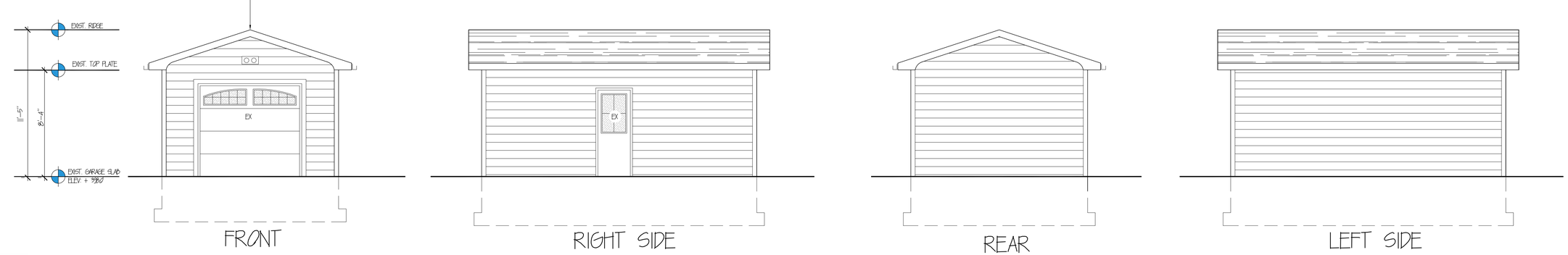
SCALE: 1/4"=1'



3 EXISTING FIRST FLOOR PLAN

SCALE: 1/4"=1'

EXISTING GARAGE AND ALL ITS COMPONENTS TO BE DEMOLISHED. SALVAGE ALL NOTED ITEMS AND ITEMS REQUESTED BY OWNER.



4 EXISTING GARAGE ELEVATIONS (REMOVED)

SCALE: 1/4"=1'

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GARAGE RECONSTRUCTION & BREEZEWAY ADDITIONS FOR

VERSCHOOR RESIDENCE

8 HORTON LANE
CORTLANT MANOR, NY 10567

Drawings Title

EXISTING/DEMO GARAGE PLAN, DWELLING BASEMENT & FIRST FLOOR PLANS & GARAGE ELEVATIONS

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Drawn By:	R.K.
Job No.:	24624

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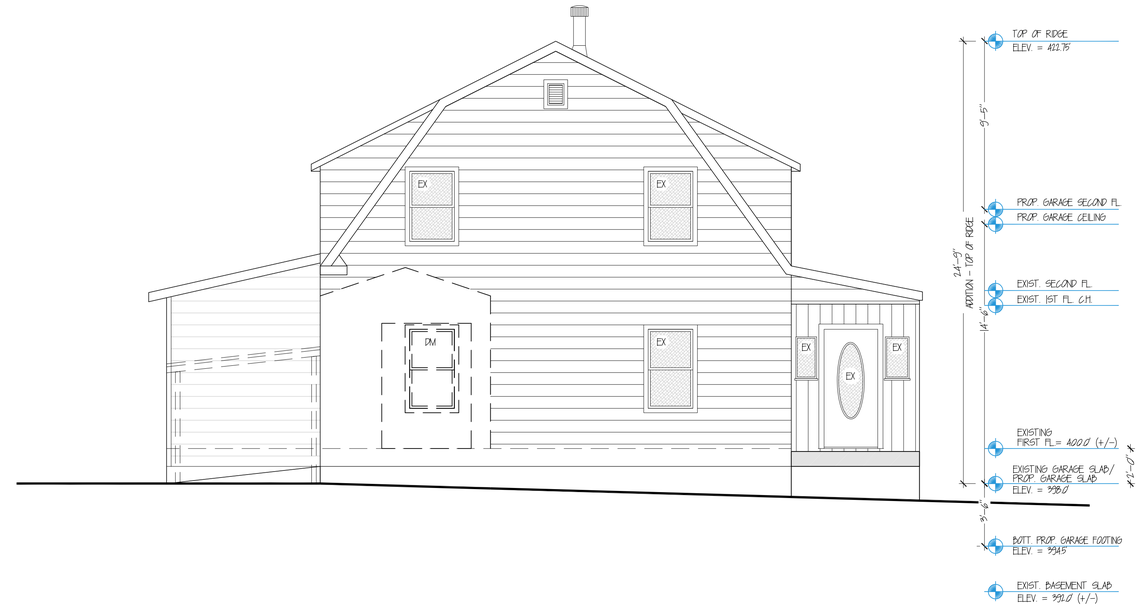
Plot Date:

1 EXISTING DWELLING FRONT ELEVATION

SCALE: 1/4"=1'



2 EXISTING/ DEMO DWELLING LEFT SIDE ELEVATION

SCALE: 1/4"=1'

3 EXISTING DWELLING REAR ELEVATION

SCALE: 1/4"=1'

TEMPORARY SHORING & BRACING NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY.

DEMOLITION GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, EQUIPMENT AND SERVICES TO PROPERLY EXECUTE THE DEMOLITION AND REMOVAL WORK INDICATED ON THESE CONSTRUCTION DOCUMENTS.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCY.
3. SELECTIVE DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND LEGAL DISPOSAL OF EQUIPMENT AND SYSTEMS MADE OBSOLETE AND/ OR REPLACED BY NEW WORK. SELECTIVE DEMOLITION INCLUDES REMOVAL AND RELOCATION OR RE-INSTALLATION, DISCONNECTIONS AND RE-CONNECTIONS OF SERVICES, TEMPORARY CAPPING AND RE-ROUTING OF TEMPORARY SERVICES TO PERMIT NEW OR RENOVATION WORK TO PROCEED.
4. ALL DEBRIS AND MATERIALS FROM THE SITE SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER. NO RECLAIMED MATERIAL SHALL BE RE-USED EXCEPT AS SPECIFICALLY APPROVED BY ARCHITECT OR OWNER.
5. WHERE DEMOLITION AND CUTTING WORK HAS OCCURRED OR WHERE EXISTING SURFACES, MATERIALS OR OTHER ITEMS HAVE BEEN DAMAGED OR DISTURBED AS A RESULT OF THIS CONTRACT, THE SAID SURFACES AND AREAS SHALL BE CAREFULLY CLOSED UP, PATCHED AND FINISHED, AND OR RESTORED AS REQUIRED TO BE CONTIGUOUS TO EXISTING SURROUNDING SURFACES.
6. ANY DAMAGE TO THE PUBLIC SPACES OF THE BUILDING SHALL BE RECTIFIED TO THE SATISFACTION OF THE OWNER BY G.C. AT HIS OWN EXPENSE. CLIENT AND ARCHITECT ARE TO BE HELD HARMLESS.
7. NO STRUCTURAL DEMOLITION IS REQUIRED FOR THIS PROJECT, BUT SHOULD THERE BE ANY DOUBT OF STRUCTURAL STABILITY AT THE JOB SITE, G.C. IS TO NOTIFY ARCHITECT/ENGINEER IMMEDIATELY IF THERE ARE ANY PORTIONS OF THE STRUCTURE THAT ARE OR BECOME UNSTABLE DURING CONSTRUCTION.
8. PROVIDE DUST AND DEBRIS PROTECTION COVER OVER ANY OPENINGS INTO PUBLIC SPACES
9. THE GWB ON THE DEMISING WALLS & CEILINGS BETWEEN TENANTS IS RATED AND CAN ONLY BE REMOVED WHEN CONTRACTOR IS READY TO REPLACE GWB WITH SAME RATING, SO AS NOT TO COMPROMISE THE FIRE SEPARATION BETWEEN TENANTS.
10. ONLY REMOVE NON-STRUCTURAL PARTITIONS. IF THERE ARE ANY QUESTIONS REGARDING ANY PARTITIONS, CALL ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH THE DEMOLITION.
11. DO NOT DISTURB EXIST. SPRINKLER HEADS & PIPING, EXISTING SMOKE/FIRE DETECTION AND EXIT SIGNAGE.
12. DO NOT DISTURB EXIST. DUCTS, AIR-HANDLER, ETC. UNLESS OTHERWISE NOTED.

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GARAGE RECONSTRUCTION & BREEZEWAY ADDITIONS FOR

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Drawings Title
EXISTING/DEMO DWELLING ELEVATIONS

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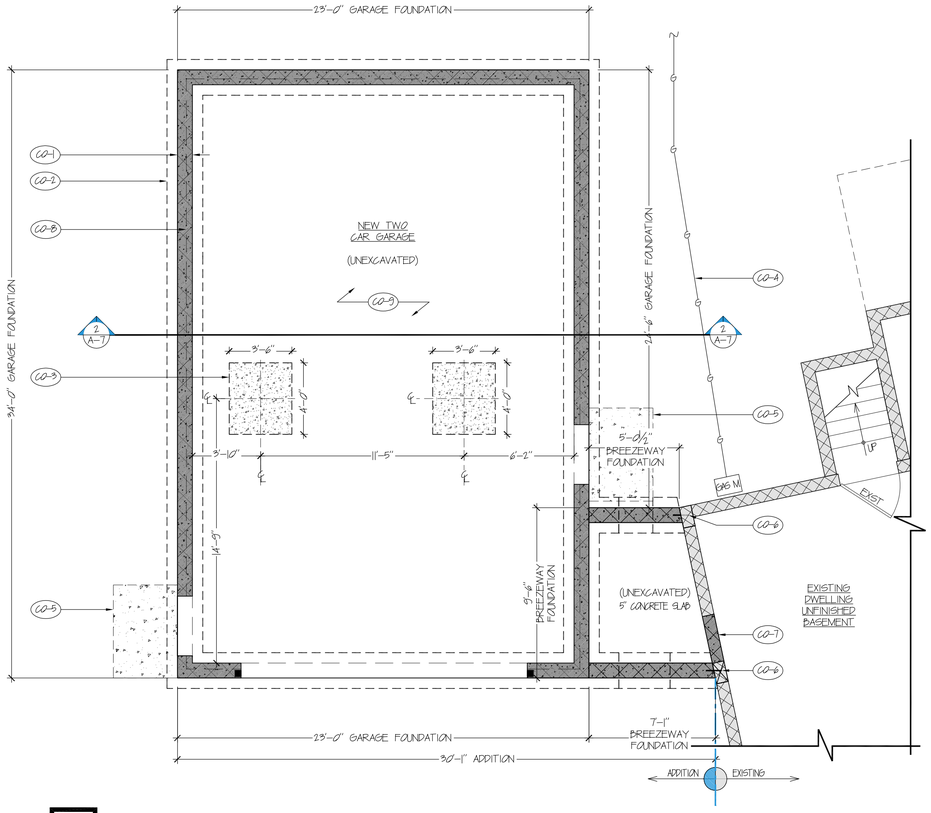
Job No.:	24624

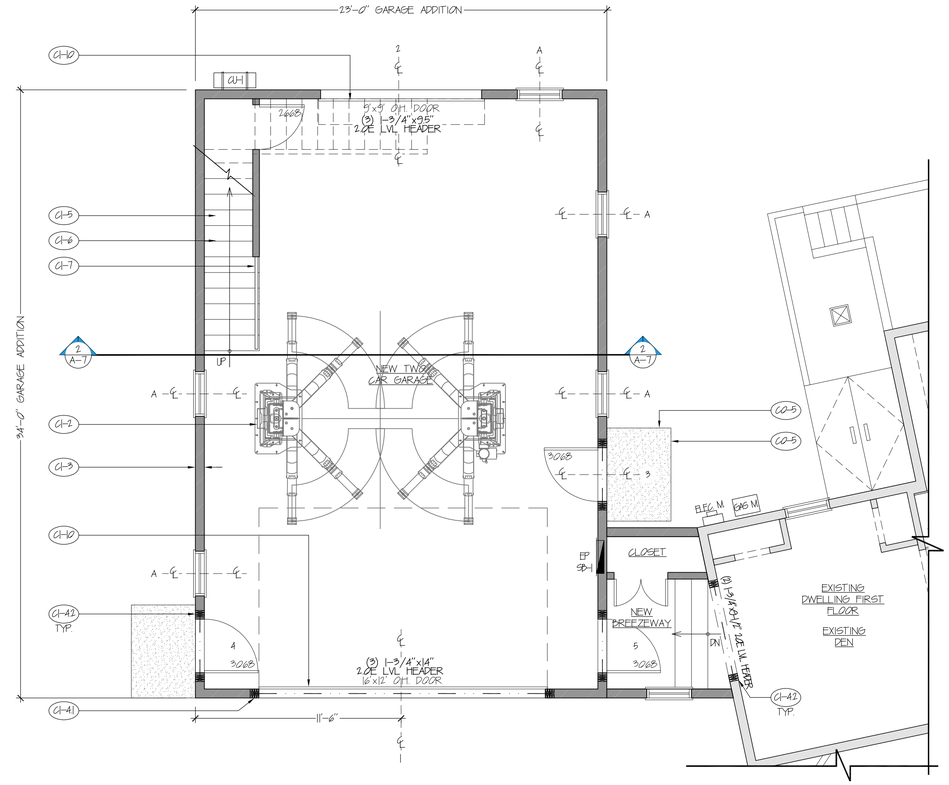
A-4

PM Date:



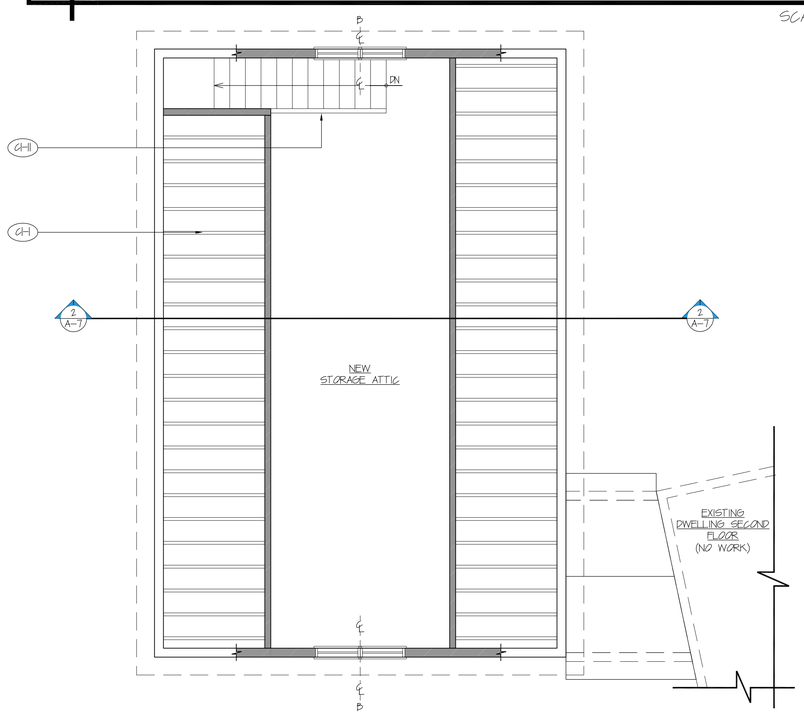
1 GARAGE & BREEZEWAY FOUNDATION CONSTRUCTION PLAN

SCALE: 1/4"=1'



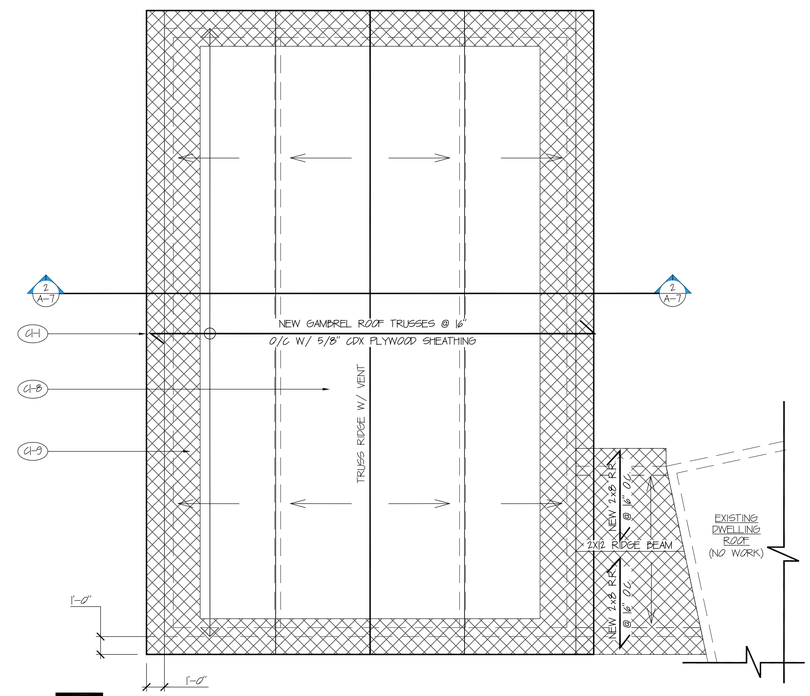
2 GARAGE & BREEZEWAY FIRST FLOOR CONSTRUCTION PLAN

SCALE: 1/4"=1'



3 GARAGE SECOND FLOOR "STORAGE" CONSTRUCTION PLAN

SCALE: 1/4"=1'



4 GARAGE & BREEZEWAY ROOF CONSTRUCTION PLAN

SCALE: 1/4"=1'

PLAN LEGEND

- EXISTING WALL TO REMAIN UNLESS OTHERWISE NOTED ON PLANS
- EXISTING WALL TO BE REMOVED UNLESS OTHERWISE NOTED ON PLANS
- NEW INTERIOR WALL CONSTRUCTION ½" GYP BD ON 2x4 WOOD STUDS @ 16" O.C. & ½" GYP BD - TYP UNLESS OTHERWISE NOTED ON PLANS
- LINE OF NEW STRUCTURE ABOVE
- SC SMOKE/ CARBON MONOXIDE DETECTOR
- CD CARBON MONOXIDE DETECTOR
- SD SMOKE DETECTOR
- HD HEAT DETECTOR
- INDICATES EXISTING DOOR/FRAME TO REMAIN, REFER TO DOOR SCHEDULE DRAWING(S)
- INDICATES NEW DOOR/FRAME AND HARDWARE WITH 4" TYPICAL BETWEEN DOOR & ADJACENT PARTITION, REFER TO DOOR SCHEDULE DWG(S)
- P1 WALL PARTITION TYPE DETAIL
- 1 DETAIL NO.
- A-1 DRAWING NO.
- 1 DETAIL NO.
- A-1 DRAWING NO.

FOUNDATION PLAN CONSTRUCTION NOTES

ITEM	DESCRIPTION
CO-1	FOUNDATION WALL CONSTRUCTION: 12" CMU FOUNDATION WALL W/ GALV TRUSS WIRE REINFORCING @ EVERY OTHER COURSE w/ PARGED FINISH.
CO-2	24"x12" CONTINUOUS CONC. FOOTING w/ (3) #5 REBAR AT BOTTOM. (BOTTOM OF FTG @ 3'-6" MIN BELOW GRADE)
CO-3	G.C. TO COORDINATE FOOTINGS REQD FOR VEHICLE STORAGE LIFT, TWO (2) POST LIFT. OWNER TO PROVIDE FINAL SPECIFICATIONS AND G.C. TO PROVIDE REQUIRED FOOTINGS. OWNER TO FURNISH AND HAVE LIFT INSTALLED BY OTHERS. G.C. PROVIDE ARCHITECT W/ MANUFACTURE SPECS AND SUBMIT SHOP DRAWINGS FOR APPROVAL.
CO-4	NEW GAS SERVICE (RELOCATED) AS PER NEW GARAGE FOUNDATION. G.C. TO LOCATE AND FIELD VERIFY EXISTING GAS SERVICE LOCATION PRIOR TO START OF FOOTING EXCAVATION. G.C. TO CONTACT ARCHITECT IF LOCATION CONFLICT W/ PROPOSED FOOTING LOCATIONS.
CO-5	NEW 5' CONC. LANDING PAD AT ENTRY DOORS, TYP. SEE SITE PLANS FOR ADDL INFO.
CO-6	DOWEL NEW FTG INTO EXIST FTG WITH #4 HORIZONTAL DOWELS @ 16" O.C. REINFORCE WALL FILL EXIST. CMU SOLID W/ CONC - 16" WIDE SECTION - TYP (NEW FTGS & EXISTING FOUNDATION WALL)
CO-7	FILLED IN EXISTING BASEMENT AWNING WINDOW OPENING W/ CMU MASONRY BLOCK, MATCH EXISTING & WIDTH OF WALL. (G.C. TO VERIFY IN FIELD)
CO-8	LINE OF 6" CMU FOUNDATION WALL ABOVE SLAB, W/ GALV TRUSS WIRE REINFORCING @ EVERY OTHER COURSE. SEE WALL DETAIL.
CO-9	NEW 5" 4000 PSI CONC. SLAB AT GARAGE ADDITION. PROVIDE 6x6/10x10 WWM OVER GRAVEL BED & 6 MIL VAPOR BARRIER. ALL BACKFILL TO BE WELL-TAMPED & COMPACTED PRIOR TO POURING OF SLAB ABOVE. PITCH TO SLAB DRAIN AND/OR GARAGE DOORS. PROVIDE 1/4" THK X 1" D. CONTROL JOINTS @ 10' GRID. FILL JOINTS SOLID W/ SIKAFLEX. A PROVIDE 1/2" PREMOLDED BITUM FILLER ALL AROUND PERIMETER OF NEW SLAB.

CONSTRUCTION NOTES

ITEM	DESCRIPTION
CI-1	NEW GAMBREL ROOF TRUSSES @ 16" O/C W/ R-49 (MIN) INSULATION & 5/8" CDX PLYWOOD SHEATHING & 5/8" TYPE X GYP. BOARD AT ALL CEILINGS. C.O. TO PROVIDE SHOP DRAWINGS FROM TRUSS MANUFACTURE FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO ORDERING & INSTALLATION
CI-2	PROPOSED VEHICLE GERAGE/ STORAGE LIFT, MK TWO (2) POST LIFT. OWNER TO PROVIDE FINAL SPECIFICATIONS AND G.C. TO COORDINATE ELECTRICAL W/ ELECTRICIAN. OWNER TO FURNISH AND HAVE LIFT INSTALLED BY OTHERS. G.C. PROVIDE ARCHITECT W/ MANUFACTURE SPECS AND SUBMIT SHOP DRAWINGS FOR APPROVAL
CI-3	WALL CONSTRUCTION (EXTERIOR TO INTERIOR): SIDING (AS PER OWNER) OVER TYVEK BLDG WRAP ON ⅞" CDX PLYWD SHEATHING, 2x6 WOOD STUDS @ 16" O.C. W/ R-21 BATT INSULATION AND ½" GYP BD FINISH AT INTERIOR - TYP
CI-41	(4) 2x6 POST DOWN TO FOUNDATION BEARING BELOW. TYP. SEE DETAILS FOR REQUIRED CONNECTORS
CI-42	(9) 2x6 POST DOWN TO FOUNDATION BEARING BELOW. TYP. SEE DETAILS FOR REQUIRED CONNECTORS
CI-5	2x12 PT STRINGER @ 16" O.C. (MAX) W/ SIMPSON STRONG-TIE LSC22 ADJUSTABLE STRINGER HANGER. SEE DETAILS
CI-6	11"x1" SOLID PINE WOOD TREADS. EXACT No. OF RISERS MAY VARY DEPENDING ON FINAL SITE/FRAMING CONDITIONS. G.C. TO PROVIDE EQUAL RISER SIZES @ 7.5" MAX - TYP
CI-7	PROVIDE 36" & HAND RAILS @ STAIRS, 34" ABOVE NOSING RAILING TO HAVE SAFETY END - TYP.
CI-8	30 YEAR ARCHITECTURAL COMPOSITION ROOF SHINGLES (MATCH EXISTING) ON 15# BLDG PAPER, ⅝" CDX PLYWOOD SHEATHING ON 2x10 ROOF RAFTERS @ 16" O.C. SOLID BLOCKING @ MID SPAN
CI-9	PROVIDE ICE PROTECTION BARRIER OF 2-LAYERS OF SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET (TYP) ICE SHIELD SHALL EXTEND UP THE SLOPE OF THE ROOF TO A DISTANCE MEASURING 24" INSIDE THE ENVELOPE OF THE BUILDING MEASURED FROM THE EXTERIOR WALL HORIZONTALLY. ADDITIONALLY PROVIDE 2-LAYERS ICE-SHIELD AT ALL ROOF SURFACE 4/12 OR LESS.
CI-10	NEW INSULATED GARAGE DOOR TO BE INSTALLED WITH ULTRA SEAL GARAGE DOOR WEATHER STRIPPING OR EQUAL SIZE AS PER PLANS. G.C. TO COORDINATE SPECS WITH HOME OWNER PRIOR TO ORDERING & INSTALLATION
CI-11	NEW ¾" WOOD GUARD RAIL @ STAIR W/ BALUSTERS AT 4" O.C. MAX TO BE SELECTED BY OWNER - TYP.

CONSTRUCTION NOTES

ITEM	DESCRIPTION

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GARAGE RECONSTRUCTION & BREEZEWAY ADDITIONS FOR

VERSCHOOR RESIDENCE

8 HORTON LANE
CORTLANT MANOR, NY 10567

Drawings Title

GARAGE/ BREEZEWAY FOUNDATION & FLOOR CONSTRUCTION PLANS, GARAGE BUILDING SECTION

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A-5

Plot Date:

GENERAL CONSTRUCTION NOTES:

1. ANCHORAGE. ANCHORS BOLTS SHALL BE 1/2" DIAM AND SPACED AT 48" O.C. IF FOUNDATION WALL IS CMU. BOLTS SHALL BE EMBEDDED IN 15" OF MORTAR. IF FOUNDATION WALL IS POURED, CONCRETE BOLTS SHALL BE EMBEDDED IN MINIMUM 6" OF CONCRETE. (SEE DWGS. FOR ADD'L INFO)

2. SILL PLATES. SILL PLATES SHALL BE NOM. 2" X 6" PRESSURE TREATED DOUGLAS FIR UTILITY OR BETTER ATTACHED TO FOUNDATION WALLS WITH ANCHOR BOLTS. SILL PLATE SHALL RUN CONTINUOUSLY OVER OPENINGS AND SHALL BE NAILED TO RIM JOIST AND OPENING HEADER. ROLLED FOAM SEALER SHALL BE INSTALLED BETWEEN SILL PLATE AND TOP OF FOUNDATION WALL AND UNDERNEATH ALUMINUM TERMITE SHIELD. (SEE DWGS. FOR ADD'L INFO)

3. BEAM POCKETS. ALL BEAMS SHALL HAVE A BEARING OF AT LEAST 4" ON A SOLID MASONRY WALL. IF A METAL PLATE IS USED, IT SHALL BE AS DESIGNED AND SHOWN ON PLANS. ALL EXPOSED LUMBER DUE TO FIELD CUTS SHALL BE TREATED IN THE FIELD ACCORDING TO AWPA M4. (SEE DWGS. FOR ADD'L INFO)

4. COLUMNS. ALL WOOD COLUMNS SHALL BE DOUGLAS FIR, COMMON GRADE MIX AND SHALL BE FREE OF CHECKS AND SPLITS. ATTACHMENTS SHALL BE AS SHOWN ON PLANS OR SPECIFICATIONS. WOOD CONNECTORS TO BE MODEL # CCQ46SDS AS MANUFACTURED BY SIMPSON. (SEE DWGS. FOR ADD'L INFO)

5. RIM JOIST. SINGLE RIM JOIST SHALL BE OF SIZE AND LOCATION AS SHOWN ON DRAWINGS, AND SHALL BE SAME AS DIMENSIONAL LUMBER JOIST. WOOD SHALL BE DOUGLAS FIR, COMMON GRADE MIX. IF PRE-ENGINEERED LUMBER USE 1/4" X 11-7/8" RIM BOARD NAILED TO SILL PLATE W/ 16D BOX A 12" O.C. TO DECK W/ 8D A 6" O.C. AND TOE WALL W/ 10D BOX A 16" O.C. (SEE DWGS. FOR ADD'L INFO)

6. GIRDERS AND BEAMS. SIZE AND LOCATION SHALL BE AS PER PLAN. ALL WOOD SHALL BE DOUGLAS FIR, COMMON GRADE MIX. DIMENSIONAL LUMBER JOISTS MAY BE HUNG USING GALVANIZED HANGERS MODEL # LU28 AS MANUFACTURED BY SIMPSON. USE 10D NAILS. PRE-ENGINEERED LUMBER AS MANUFACTURED BY TRUSS JOIST MAY BE HUNG BY USING GALVANIZED HANGERS MODEL # WPU AS MANUFACTURED BY SIMPSON, USE 10D NAILS. GIRDERS SHALL BE CONNECTED TO WOOD BEAMS BY USING GALVANIZED CAP CONNECTORS MODEL # CCQ AS MANUFACTURED BY SIMPSON. (SEE DWGS. FOR ADD'L INFO)

7. FLOOR JOISTS. SIZE AND LOCATION SHALL BE AS PER PLAN. ALL WOOD SHALL BE DOUGLAS FIR, COMMON GRADE MIX. DIMENSIONAL LUMBER JOISTS MAY BE HUNG BY USING GALVANIZED JOIST HANGERS MODEL # LUS28 AS MANUFACTURED BY SIMPSON, USE 10D NAILS. PRE-ENGINEERED LUMBER SHALL BE HUNG USING GALVANIZED JOIST HANGERS MODEL # IUT AS MANUFACTURED BY SIMPSON, USE 10D NAILS AS SPECIFIED BY MANUFACTURER. JOISTS BEARING ON WOOD PLATES SHALL BEAR DIRECTLY ON STUDS OR ON CONTINUOS PLATES. ALL HEADERS AND CRIPPLE STUDS USED TO FRAME OPENINGS SHALL BE DOUGLAS FIR, COMMON GRADE MIX. USE 10D NAILS. PRE ENGINEERED JOISTS AS MFG BY TRUSS JOIST MAY BE USED. (SEE DWGS. FOR ADD'L INFO)

8. FLOORING, SHEATHING . ALL SUB FLOORS SHALL BE 5/8" C-C PLYWOOD WITH MAXIMUM SPAN OF 16" AND SHALL BE NAILED TO JOISTS USING 6D RING OR SCREW SHANK NAILS AT 6" O.C. AT EDGES AND 10" O.C. OVER FIELD OF THE PANEL. GAPS BETWEEN PANELS SHALL BE 1/8". (SEE DWGS. FOR ADD'L INFO)

9. STAIR ATTACHMENT. STAIR STRINGERS SHALL BE 2" X 12" COMMON GRADE MIX LUMBER, U.O.N., AND SHALL BE NAILED TO FRAMED OPENING AND FLOOR STRUCTURE BELOW WITH 10D NAILS AT 6" O.C. (SEE DWGS. FOR ADD'L INFO)

10. EXTERIOR WALL FRAME. EXTERIOR WALL SHEATHING SHALL BE 5/8" CDX PLYWOOD FOR MAXIMUM SPAN OF 24" U.O.N. USE 6D NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. GAPS AT EDGES OF SHEATHING SHALL BE 1/8". WALL CONSTRUCTION SHALL BE 2" X 6" WOOD STUDS AT 16" O.C., DOUGLAS FIR COMMON MIX. TOP PLATES SHALL BE DOUBLE 2" X DOUGLAS FIR COMMON GRADE MIX LUMBER OVERLAPPING AT INTERSECTION WITH BEARING PARTITIONS. END JOINTS IN TOP PLATES SHALL BE OFFSET MIN. 48". NOTCHING SHALL BE LIMITED TO 25% OF WIDTH OF STUDS IN ALL INSTANCES. DRILLED HOLES MAY NOT BE LARGER THAN 40% WIDTH OF STUD AND SHALL NOT BE CLOSER THAN 5/8" TO THE EDGE OF THE MEMBER. (SEE DWGS. FOR ADD'L INFO)

11. INTERIOR LOAD-BEARING WALLS . INTERIOR WALLS SHALL BE 2" X 4" WOOD STUD WALLS AT 16" O.C, U.O.N.. WOOD SHALL BE DOUGLAS FIR, COMMON GRADE MIX. UPRIGHTS AND PLATES SHALL BE NAILED WITH 16D COMMON NAILS. TOP PLATES SHALL BE DOUBLE 2" X 4" DOUGLAS FIR, COMMON GRADE MIX LUMBER. END JOINTS IN TOP PLATES SHALL BE OFFSET 48:. NOTCHING SHALL BE LIMITED TO 25% OF WIDTH OF STUDS IN ALL CIRCUMSTANCES. DRILLED HOLES MAY NOT BE LARGER THAN 40% OF WIDTH OF STUD AND SHALL NOT BE CLOSER THAN 5/8" TO EDGE OF MEMBER. (SEE DWGS. FOR ADD'L INFO)

12. INTERIOR NON LOAD-BEARING PARTITIONS SHALL BE 2" X 4" DOUGLAS FIR, COMMON GRADE MIX WITH STUDS AT 16" O.C, U.O.N. UPRIGHTS AND PLATES SHALL BE NAILED WITH 16D NAILS. NOTCHING AND DRILLING MAY NO EXCEED 40% OF WIDTH OF STUD AND BE NO CLOSER THAN 5/8" TO EDGE OF STUD. (SEE DWGS. FOR ADD'L INFO)

FIRE BLOCKING NOTES:

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL AND AT 10 FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS SHALL BE ALLOWED AS FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R311.2.2 OF THE RESIDENTIAL CODE OF NEW YORK STATE, 2015 EDITION AND OTHER APPLICABLE CODES.
4. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
5. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
6. FIREBLOCKING MATERIALS SHALL COMPLY WITH SECTION R602.8.1 OF THE RESIDENTIAL CODE OF NEW YORK STATE, 2020 EDITION AND OTHER APPLICABLE CODES

GENERAL ROOF NOTES:

1. PROVIDE MIN. 18" "WEATHER-WATCH" SELF-ADHERING ICE-SHIELD BY GAF CORP., OR APPROVED EQUIVALENT AT VALLEYS (MIN. 18" RETURN). RETURN ICE-SHIELD MIN. 12" ON ALL VERTICAL WALLS (TYP)
2. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT FOUNDATION DESIGNED TO CARRY LOAD. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION DESIGNED TO CARRY LOAD.
3. PROVIDE COLLAR TIES AT LOWER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BEAM AND CEILING JOISTS.
4. HIP, VALLEY RAFTERS, AND RIDGE BEAMS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS OR AS OTHERWISE INDICATED ON PLANS.
5. WALL AND ROOF SHEATHING ROOF SHEATHING SHALL BE 5/8" CDX PLYWOOD , U.O.N., FOR A MAXIMUM SPAN OF 24". GAPS B/W PLYWD PANELS SHALL BE 1/8".
6. SOLID SAWN ROOF FRAMING SIZE AND SPACING SHALL BE AS PER PLAN. ALL WOOD SHALL BE DOUGLAS FIR, COMMON GRADE MIX. RIDGE/ LEDGER BOARD SHALL BE 2" THICK AND DEPTH SHALL BE NOT LESS THAN CUT END OF RAFTER. SOLID BLOCKING SHALL BE PROVIDE AT MID SPAN BUT SHALL NOT DISRUPT AIR FLOW
7. PROVIDE METAL CONT. FLASHING AT ALL ROOF/WALL INTERSECTIONS (TYP.)
8. INSTALL NEW ALUMINUM GUTTERS AND LEADER AT ALL ROOF EDGES. GUTTER PROFILE TO BE SELECTED BY OWNER. SOLDER ALL GUTTER SEAMS AND JOINTS.
9. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS/COLLAR TIES WITH SPAN GREATER THAN 10'-0".

ROOF NOTE:
G.C. TO MAINTAIN STRUCTURAL INTEGRITY OF EXISTING ROOF & SEQUENCE WORK AS REQUIRED TO MAINTAIN SAME.
DO NOT LOAD ROOF WITH SHINGLES PRIOR TO COMPLETION OF ALL FRAMING.

FLASHING NOTE:
G.C. TO PROVIDE & INSTALL MIN. 12" FLASHING @ ROOF & EXTERIOR WALL CONNECTIONS

GUTTER NOTE:
PROVIDE STANDARD OGEE SEAMLESS ALUM GUTTERS & LEADERS. CONNECT TO RAIN GARDEN, TYPICAL

1 PROPOSED FRONT ELEVATION (SOUTH)

SCALE: 1/4"=1'

2 PROPOSED REAR ELEVATION (NORTH)

SCALE: 1/4"=1'

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GARAGE RECONSTRUCTION & BREEZEWAY ADDITIONS FOR
VERSCHOOR RESIDENCE
8 HORTON LANE
CORTLANT MANOR, NY 10567

Drawings Title
ROOF CONSTRUCTION PLAN

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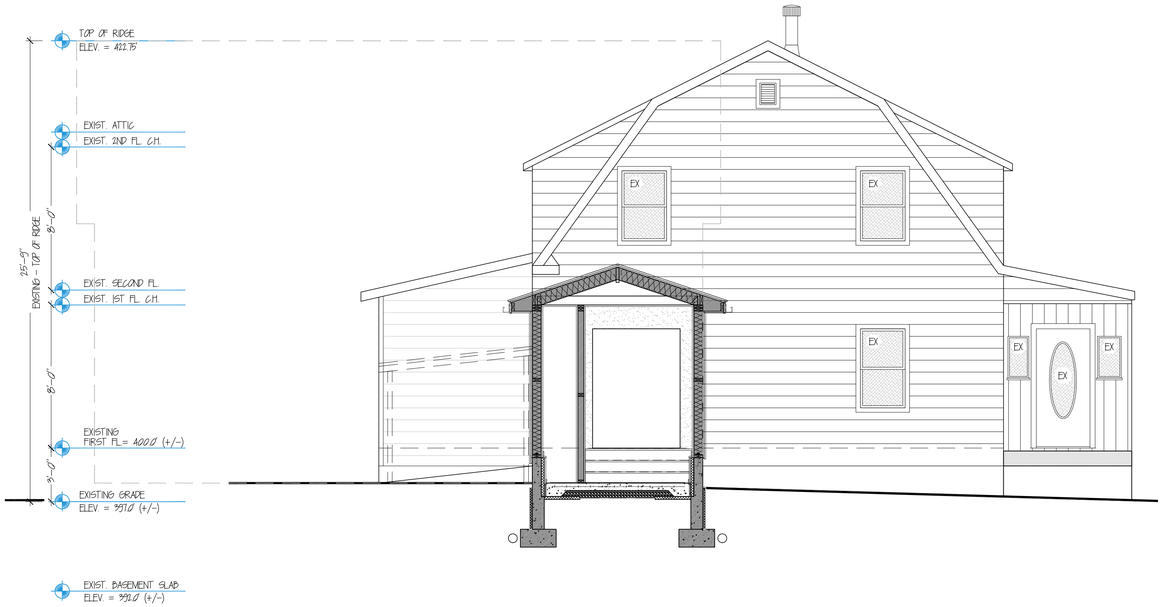
Date	Description
05-22-25	DOB FILING SET

Scale:	AS NOTED
Drawn By:	R.K.
Job No.:	24624

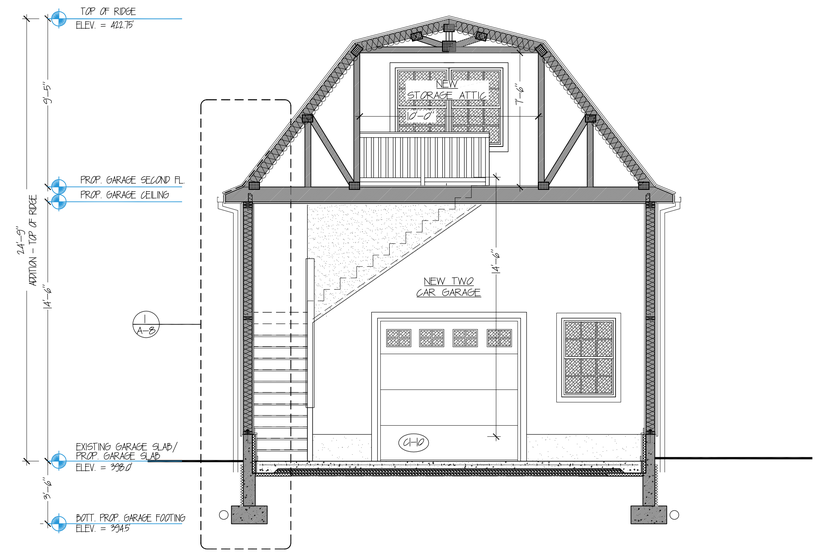
A-6

Plot Date:



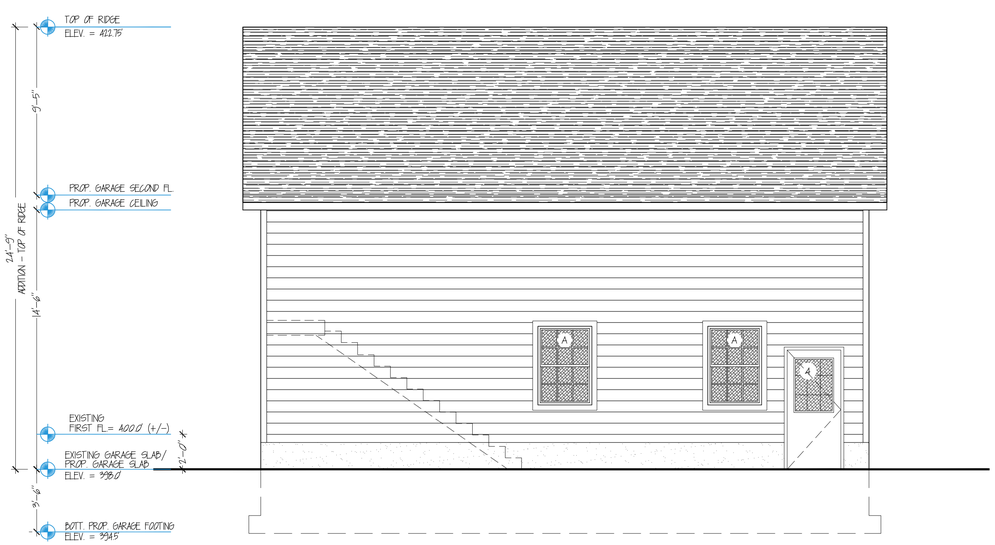
1 PROPOSED LEFT ELEVATION @ EXISTING DWELLING (WEST)

SCALE: 1/4"=1'



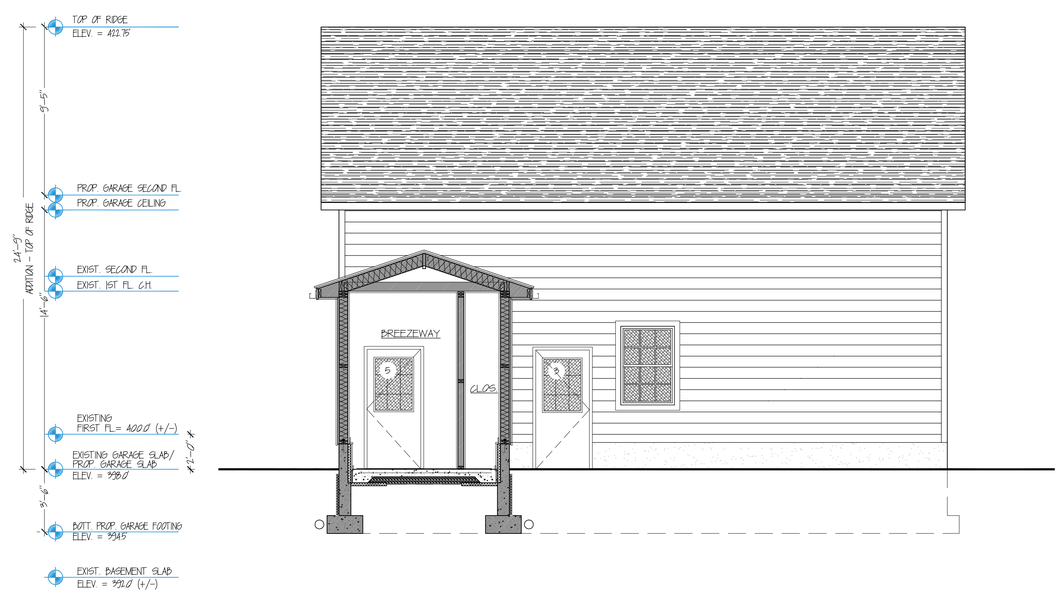
2 PROPOSED BUILDING SECTION "A"

SCALE: 1/4"=1'



3 PROPOSED GARAGE LEFT SIDE ELEVATION (WEST)

SCALE: 1/4"=1'



4 PROPOSED GARAGE RIGHT SIDE ELEVATION (EAST)

SCALE: 1/4"=1'

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VERSCHOOR RESIDENCE

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CORTLANT MANOR, NY 10567

Drawings Title

PROPOSED ELEVATIONS & BUILDING SECTION

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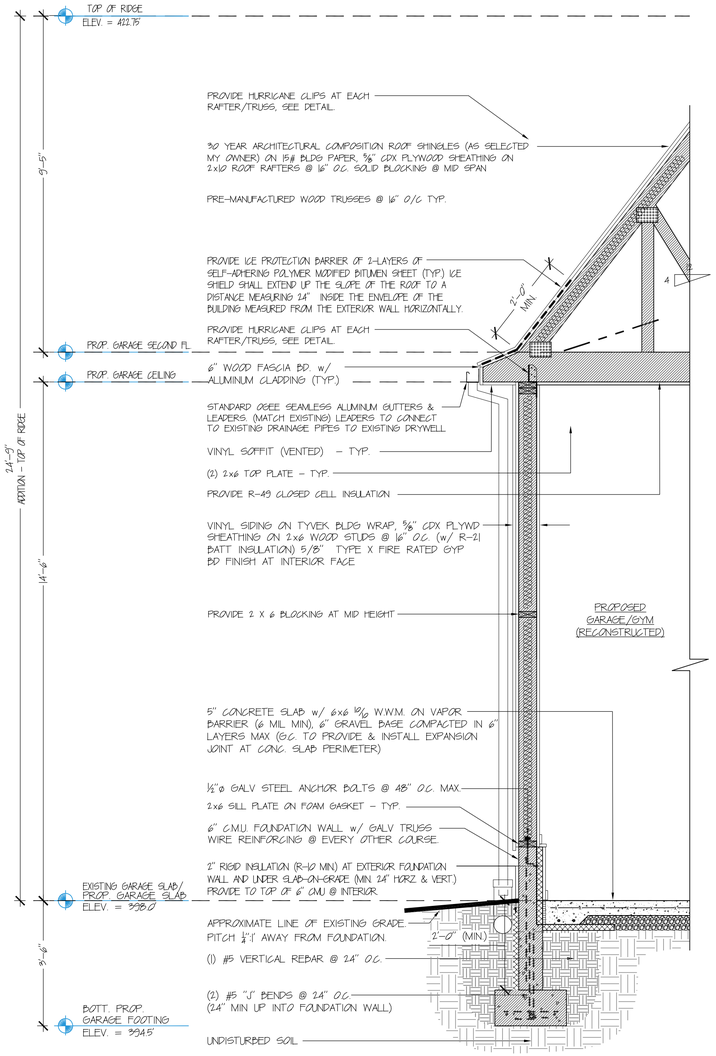
Date	Description
05-22-25	DOB FILING SET

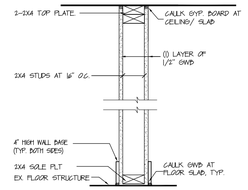
Scale:	AS NOTED
Drawn By:	R.K.
Job No.:	24624

A-7



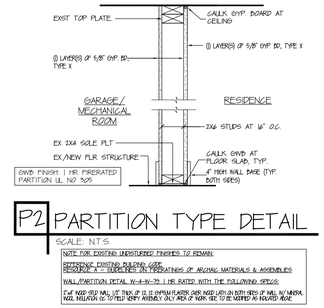
1 WALL SECTION

SCALE: 1/4"=1'



P1 PARTITION TYPE DETAIL

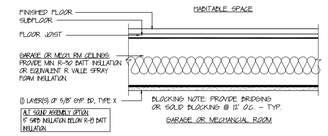
SCALE: N.T.S.



P2 PARTITION TYPE DETAIL

SCALE: N.T.S.

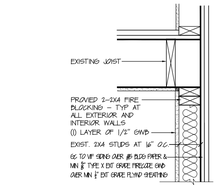
NOTE: FOR EXISTING UNDISTURBED FINISHES TO REMAIN:
REFERENCE EXISTING BUILDING CODE:
RESIDENCE 2 - SUPERSEDES ON PENETRATIONS OF NEW/OLD MATERIALS & ASSEMBLIES
WALL/PARTITION DETAIL W-4-W-75 : 1 HR RATED WITH THE FOLLOWING OPTIONS:
FOR WOOD STUD WALL/CEILING TYPE OF UL U419 PARTITION WITH WOOD STUDS ON BOTH SIDES OF WALL W/ MINERAL WOOL INSULATION (2) TOTALS ASSY ASSEMBLY ONLY WHEN OF NON-USE TO BE MODIFIED AS INDICATED ABOVE



C1 FIRE RATED CEILING DETAIL

SCALE: N.T.S.

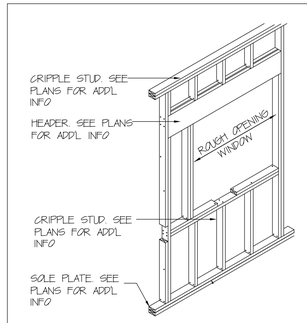
@ NEW JOIST ONLY: UL DESIGN DETAIL
"GYPSUM BOARD - 1 HR RATED"
LAYER OF 5/8" GYP BD TYPE X, FIRST LAYER INSTALLED WITH LONG DIMENSION PERPENDICULAR TO JOISTS.
STC / 1C RATED ASSEMBLY : 51 / 51



F2 PARTITION FIRE BLOCKING DETAIL

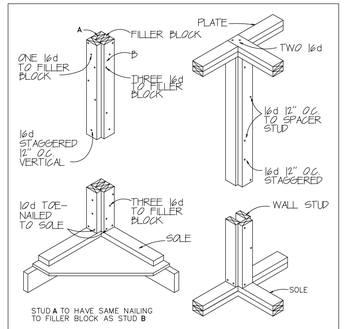
SCALE: N.T.S.

NOTE: HORIZONTAL ASSEMBLY SIMILAR TO VERTICAL DETAIL. ALL MINIMUM CLEARANCES TO BE MAINTAINED.



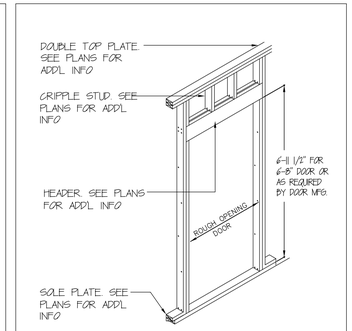
F1 TYPICAL WINDOW FRAMING DETAIL

SCALE: N.T.S.



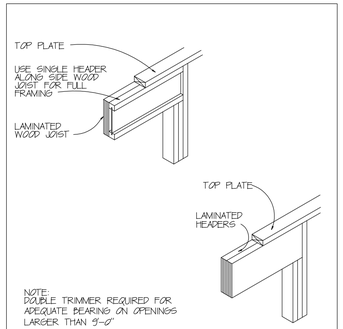
F2 TYPICAL WALL FRAME DETAILS

SCALE: N.T.S.



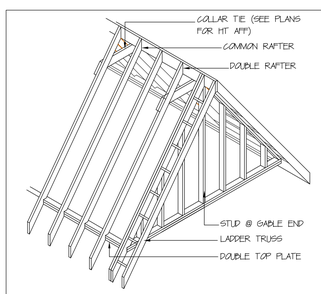
F3 TYPICAL DOOR FRAMING DETAIL

SCALE: N.T.S.



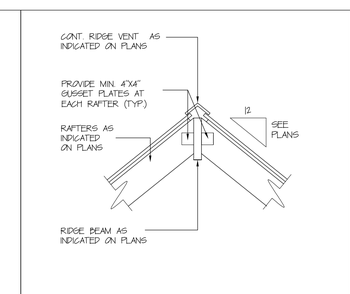
F4 TYPICAL HEADER DETAILS

SCALE: N.T.S.



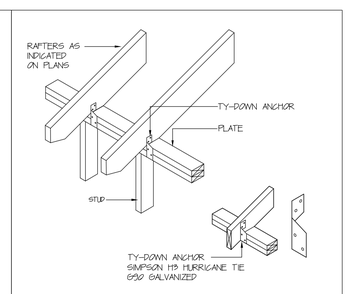
R1 TYPICAL GABLE END FRAMING DETAIL

SCALE: N.T.S.



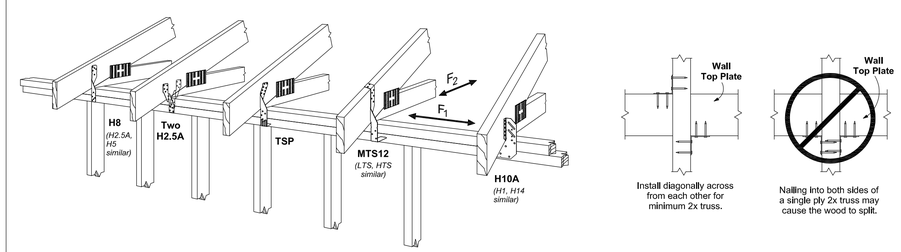
R2 TYPICAL RIDGE DETAIL

SCALE: N.T.S.



R3 TYPICAL RAFTER TAIL & TY-DOWN DETAILS

SCALE: N.T.S.



R4 TYPICAL TRUSS TY-DOWN DETAIL OPTIONS

SCALE: N.T.S.

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Drawings Title

PROPOSED BUILDING SECTIONS, NOTES & DETAILS

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Date	Description
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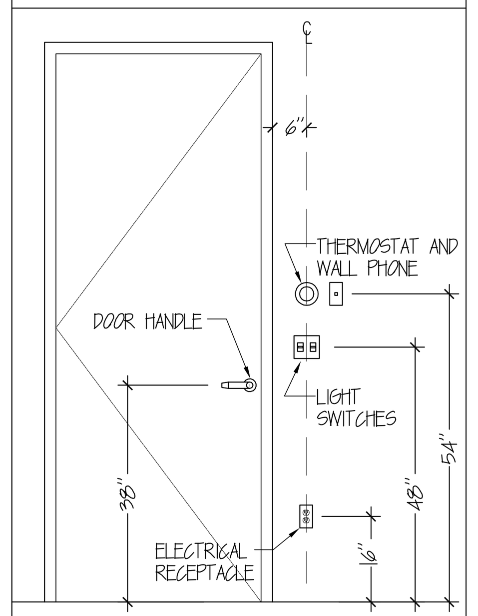
Scale:	AS NOTED
Drawn By:	R.K.
Job No.:	24624

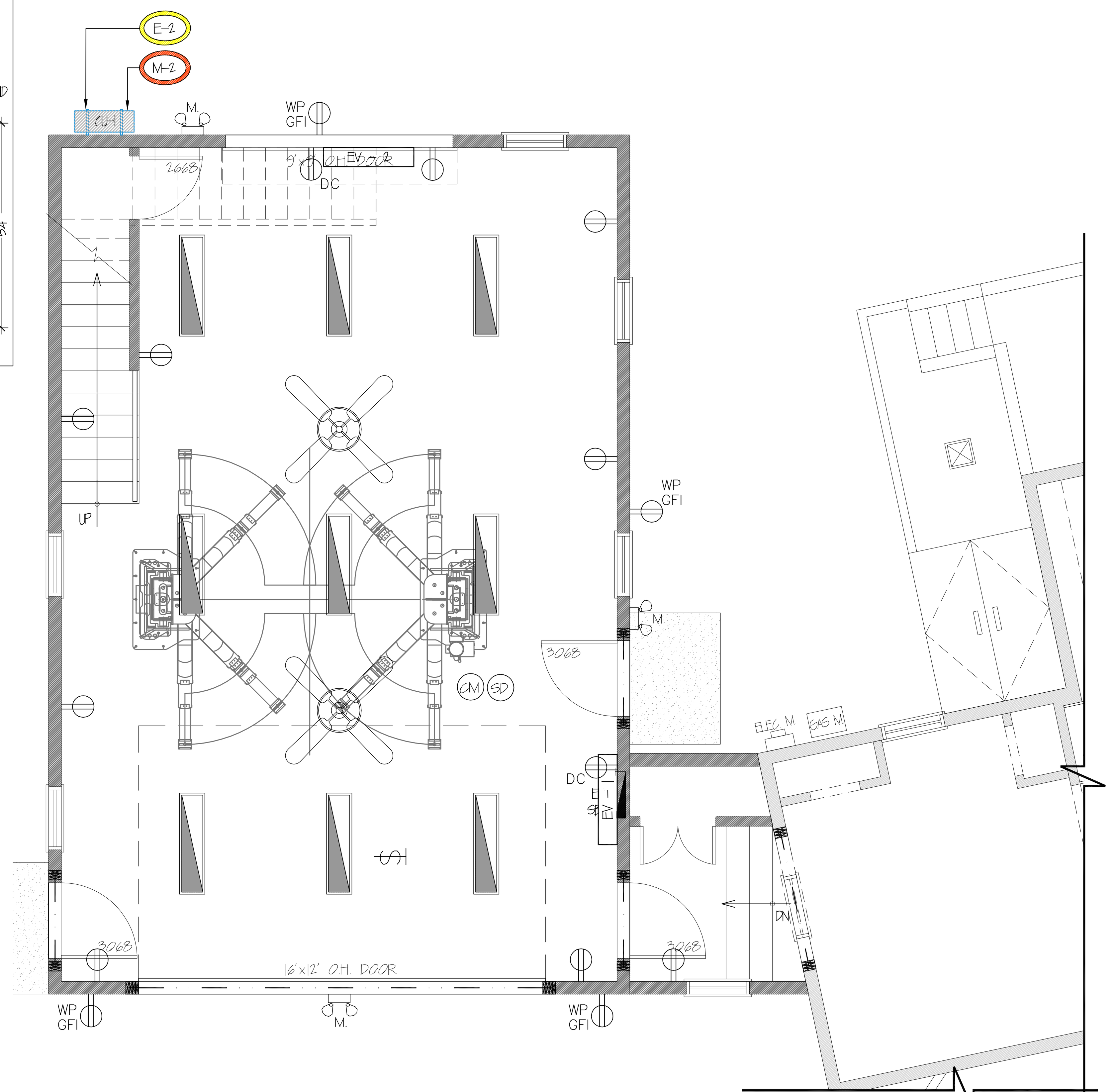
A-8

Plot Date:

TYP. MOUNTING HEIGHTS DETAIL

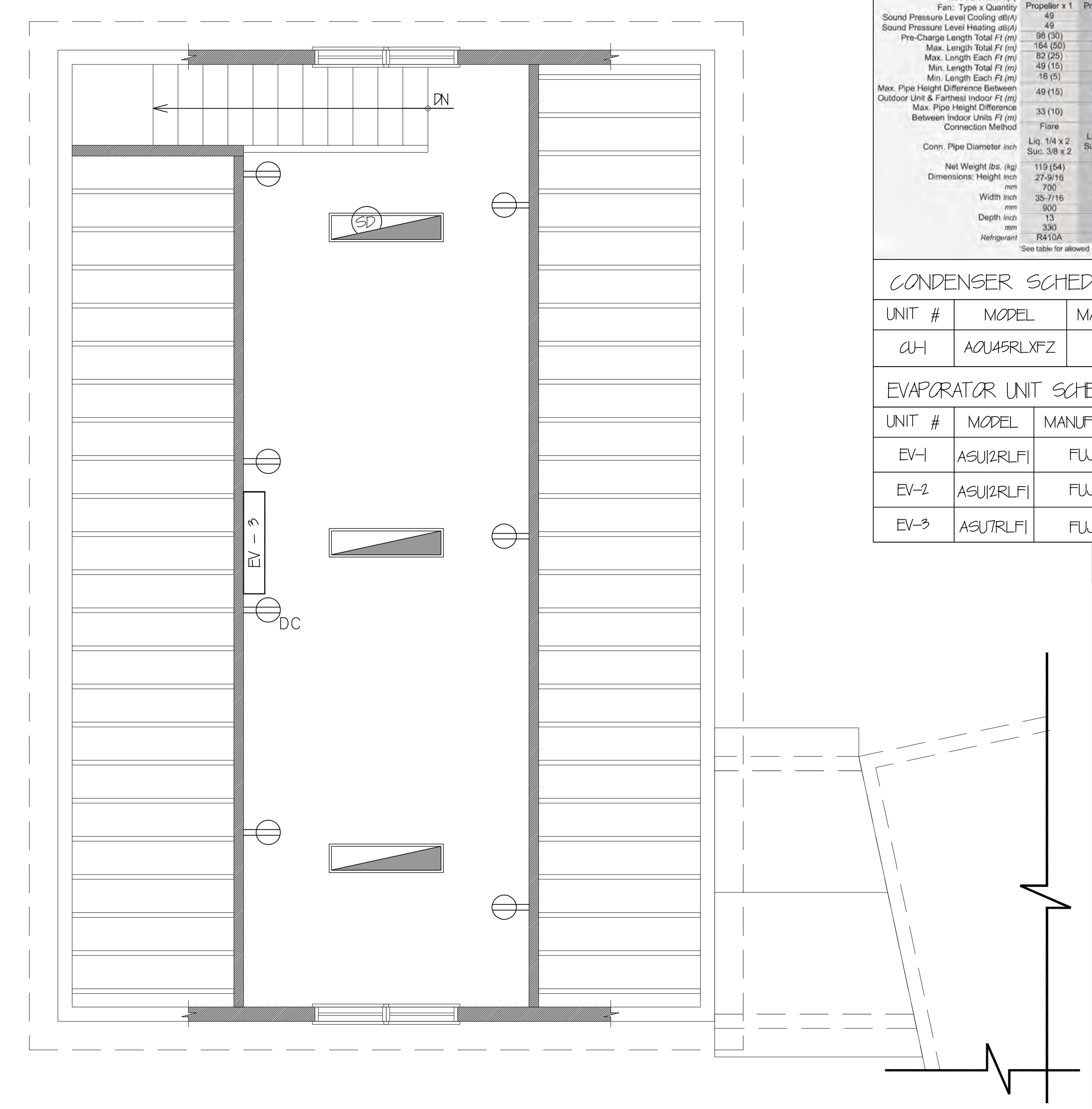


NOTE: ALL DIMENSIONS TO CENTER LINE



1 BASEMENT LIGHTING/ELEC. & MECH. PLAN

SCALE: 1/4"=1'



2 1ST FL. LIGHTING/ELEC. & MECH. PLAN

SCALE: 1/4"=1'

CONDENSER SPECIFICATIONS

	AOU 18RLXFZ Heat Pump	AOU 24RLXFZ Heat Pump	AOU 36RLXFZ1 Heat Pump	AOU 45RLXFZ Heat Pump
Connectable Indoor Unit Number	2	2 to 3	3 to 4	2 to 5
Connectable Unit Capacity Class BTU/h	14 to 21,000	14 to 27,000	27 to 39,000'	34 to 54,000
Rated Capacity Cooling/Heating BTU/h	18,000/22,000	22,000/24,000	35,200/36,400	45,000/48,000
Clg. Operating Range °F(°C)	14 to 115 (-10 to 46)	14 to 115 (-10 to 46)	14 to 115 (-10 to 46)	14 to 115 (-10 to 46)
Htg. Operating Range °F(°C)	5 to 75 (-15 to 24)	5 to 75 (-15 to 24)	5 to 75 (-15 to 24)	5 to 75 (-15 to 24)
Input Power: Clg/Htg Rated kW*	1.44/1.87	1.76/1.73	3.52/3.00	4.28/3.88
Voltage/Frequency/Phase	208-230/60/1	208-230/60/1	208-230/60/1	208-230/60/1
Current: Total Max. (A)	10.0	13.7	20.3	23.8
Minimum Circuit Ampacity (A)	12.1	16.7	24.6	28.9
MAX.CRT.BKR (A)	15	20	30	30
Fan: Type x Quantity	Propeller x 1	Propeller x 1	Propeller x 1	Propeller x 1
Sound Pressure Level Cooling dB(A)	49	51	53	53
Sound Pressure Level Heating dB(A)	49	52	55	55
Pre-Charge Length Total Ft (m)	98 (30)	98 (30)	164 (50)	164 (50)
Max. Length Total Ft (m)	164 (50)	164 (50)	230 (70)	264 (80)
Max. Length Each Ft (m)	82 (25)	82 (25)	82 (25)	82 (25)
Min. Length Total Ft (m)	49 (15)	49 (15)	66 (20)	49 (15)
Min. Length Each Ft (m)	16 (5)	16 (5)	16 (5)	16 (5)
Max. Pipe Height Difference Between Outdoor Unit & Farthest Indoor Ft (m)	49 (15)	49 (15)	49 (15)	49 (15)
Max. Pipe Height Difference Between Indoor Units Ft (m)	33 (10)	33 (10)	33 (10)	33 (10)
Connection Method	Flare	Flare	Flare	Flare
Conn. Pipe Diameter inch	Liq. 1/4 x 2 Suc. 3/8 x 2	Liq. 1/4 x 3 Suc. 1/2 x 1, 3/8 x 2	Liq. 1/4 x 4 Suc. 1/2 x 1, 3/8 x 3	Liq. 1/4 x 5 Suc. 1/2 x 2, 3/8 x 3
Net Weight lbs. (kg)	119 (54)	124 (56)	149 (68)	205 (93)
Dimensions: Height inch	27-9/16	27-9/16	32-11/16	39-5/16
mm	700	700	830	998
Width inch	35-7/16	35-7/16	35-7/16	38-3/16
mm	900	900	900	970
Depth inch	13	13	13	14-9/16
mm	330	330	330	370
Refrigerant	R410A	R410A	R410A	R410A

*See table for allowed combinations within this connecta... capacity range

EVAPORATOR UNIT SCHEDULE W/ HEAT PUMP

	ASU7RLF1 Heat Pump	ASU9RLF1 Heat Pump	ASU12RLF1 Heat Pump	ASU18RLF Heat Pump
Nominal Cooling BTU/h	7,000	9,000	12,000	18,000
Nominal Heating BTU/h	8,100	10,200	13,500	20,000
Voltage/Frequency/Phase	208-230/60/1	208-230/60/1	208-230/60/1	208-230/60/1
Air Circ. C.F.M. (m³/h): Hi	Clg 330 (560) Htg 330 (560)	Clg 353 (600) Htg 353 (600)	Clg 388 (660) Htg 388 (660)	Clg 542 (920) Htg 542 (920)
Medium	Clg 294 (500) Htg 294 (500)	Clg 306 (520) Htg 306 (520)	Clg 330 (560) Htg 330 (560)	Clg 436 (740) Htg 436 (740)
Low	Clg 253 (430) Htg 253 (430)	Clg 253 (430) Htg 253 (430)	Clg 265 (450) Htg 277 (470)	Clg 365 (620) Htg 365 (620)
Quiet	Clg 182 (310) Htg 194 (330)	Clg 182 (310) Htg 194 (330)	Clg 182 (310) Htg 194 (330)	Clg 324 (550) Htg 324 (550)
Noise Level dB(A) (Clg/Htg): Hi	36/36	37/37	40/40	43/44
Medium	32/32	33/33	36/36	37/37
Low	29/29	29/29	30/31	33/33
Quiet	21/22	21/22	21/22	31/31
Running Current Rated (A): Cooling	0.13	0.15	0.19	0.32
Heating	0.13	0.15	0.19	0.32
Power Use Rated (w): Clg	15	17	22	41
Htg	15	17	22	41
Fan Speeds Stage	4+auto	4+auto	4+auto	4+auto
Air Direction: Horizontal	Manual	Manual	Manual	Auto
Vertical	Auto	Auto	Auto	Auto
Primary Air Filter	Washable	Washable	Washable	Washable
Ion Deodorizing Filter	Disposable	Disposable	Disposable	Disposable
Apple-Catechin Filter	Disposable	Disposable	Disposable	Disposable
Connection Method	Flare	Flare	Flare	Flare
Conn. Pipe Diameter Inch	suc 3/8 dis 1/4	suc 3/8 dis 1/4	suc 3/8 dis 1/4	suc 1/2 dis 1/4
Net Weight lbs. (kg)	19 (8.5)	19 (8.5)	19 (8.5)	31 (14)
Dims: Height Inch (mm)	10-1/2 (268)	10-1/2 (268)	10-1/2 (268)	12-5/8 (320)
Width Inch (mm)	33-1/16 (840)	33-1/16 (840)	33-1/16 (840)	39-1/4 (998)
Depth Inch (mm)	8 (203)	8 (203)	8 (203)	9 (228)
Refrigerant	R410A	R410A	R410A	R410A

CONDENSER SCHEDULE

UNIT #	MODEL	MANUFACTURE	LOCATION	BTU/h	DESCRIPTION/ NOTES
CU-1	AOU45RLXFZ	FUJITSU	OUTDOOR	45,000	NORTHEAST SIDE YARD

EVAPORATOR UNIT SCHEDULE W/ HEAT PUMP

UNIT #	MODEL	MANUFACTURE	LOCATION	BTU/h	DESCRIPTION/ NOTES
EV-1	ASU12RLF1	FUJITSU	GARAGE	12,000	
EV-2	ASU12RLF1	FUJITSU	GARAGE	12,000	
EV-3	ASU7RLF1	FUJITSU	ATTIC STORAGE	7,000	

GENERAL MECHANICAL TESTING NOTES:

AS PER R402.4.1.2 TESTING. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH RESNET/ICC 380, ASTM E779 OR ASTM E1827 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. (50 PASCALS). TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. DURING TESTING:

1. EXTERIOR WINDOWS AND DOORS, FIREPLACE AND STOVE DOORS SHALL BE CLOSED, BUT NOT SEALED, BEYOND THE INTENDED WEATHERSTRIPPING OR OTHER INFILTRATION CONTROL MEASURES.
2. DAMPERS INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS SHALL BE CLOSED, BUT NOT SEALED BEYOND INTENDED INFILTRATION CONTROL MEASURES.
3. INTERIOR DOORS, WHERE INSTALLED AT THE TIME OF THE TEST, SHALL BE OPEN.
4. EXTERIOR DOORS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED.
5. HEATING AND COOLING SYSTEMS, WHERE INSTALLED AT THE TIME OF THE TEST, SHALL BE TURNED OFF.
6. SUPPLY AND RETURN REGISTERS, WHERE INSTALLED AT THE TIME OF THE TEST, SHALL BE FULLY OPEN.

WHERE REQUIRED BY THE BUILDING OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PREPARED AND SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL. THE WRITTEN REPORT SHALL INCLUDE:

1. THE NAME AND PLACE OF BUSINESS OF THE PARTY CONDUCTING THE TEST;
2. THE ADDRESS OF THE BUILDING THAT WAS TESTED;
3. THE CONDITIONED FLOOR AREA OF THE DWELLING, CALCULATED IN ACCORDANCE WITH ANSI/BOMA Z65.1, EXCEPT THAT CONDITIONED FLOOR AREA SHALL INCLUDE AREAS WHERE THE CEILING HEIGHT IS LESS THAN 5 FEET (1524 MM);
4. MEASUREMENT OF THE AIR VOLUME LOST AT AN INTERNAL PRESSURIZATION OF 0.2 INCHES W.G. (50 PASCALS);
5. THE DATE(S) OF THE TEST;
6. A CERTIFICATION BY THE PARTY CONDUCTING THE TEST OF THE ACCURACY OF THE TEST RESULTS; AND 7. THE SIGNATURE OF THE PARTY CONDUCTING THE TEST.

[NY] R402.4.1.3 OPTIONAL TESTING PROCEDURE FOR BUILDINGS WITH TWO OR MORE DWELLING UNITS WITHIN THE BUILDING THERMAL ENVELOPE. WHERE TWO OR MORE DWELLING UNITS ARE LOCATED WITHIN THE BUILDING THERMAL ENVELOPE OF A BUILDING, THE TESTING PROCEDURE SPECIFIED IN SECTION R402.4.1.3 SHALL BE PERMITTED AS AN ALTERNATIVE TO COMPLIANCE WITH SECTION R402.4.1.2.

R403.3 DUCTS.

DUCTS AND AIR HANDLERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS R403.3.1 THROUGH R403.3.7.

R403.3.3 DUCT TESTING (MANDATORY).

DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS:

1. ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
2. POSTCONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. (25 PA) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.

EXCEPTIONS:

1. A DUCT AIR-LEAKAGE TEST SHALL NOT BE REQUIRED WHERE THE DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.
2. A DUCT AIR-LEAKAGE TEST SHALL NOT BE REQUIRED FOR DUCTS SERVING HEAT OR ENERGY RECOVERY VENTILATORS THAT ARE NOT INTEGRATED WITH DUCTS SERVING HEATING OR COOLING SYSTEMS. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL.

LIGHTING EQUIPMENT NOTES

AS PER SECTION N1104.1 (R404. 1) LIGHTING EQUIPMENT (MANDATORY) NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

ELECTRICAL LEGEND

Symbol	Description	Symbol	Description
$	SINGLE POLE SWITCH		DUPLEX ELECTRIC RECEPTACLE
$3	THREE POLE SWITCH		QUAD DUPLEX ELECTRIC RECEPTACLE
	PENDENT LIGHT FIXTURE	WP	WATER PROOF FIXTURE/OUTLET
	CEILING SURFACE MOUNTED LIGHT FIXTURE	GFI	GROUND FAULT INTERRUPTER
	WALL MOUNTED LIGHT FIXTURE. MOUNTED @ INDICATED HEIGHT.	DC	DEDICATED CIRCUIT
	RECESSED CEILING LIGHT FIXTURE	SR	SWITCHED RECEPTACLE
CL	CLOSET CEILING SURFACE LIGHT FIXTURE SWITCHED @ DOOR		CEILING MOUNTED JUNCTION BOX
UCL	UNDER CABINET LIGHTING		WALL MOUNTED JUNCTION BOX/ VANITY LIGHT
CM	CEILING SURFACE MOUNTED CARBON MONOXIDE (HARD WIRED)		CEILING SURFACE MOUNTED LIGHT FIXTURE W/ EXHAUST FAN
SD	CEILING SURFACE MOUNTED SMOKE DETECTOR (HARD WIRED)		RECESSED LIGHT FIXTURE W/ EXHAUST FAN
HD	CEILING SURFACE MOUNTED HEAT DETECTOR (HARD WIRED)	TS	THERMOSTAT
			EXTERIOR FLOOD LIGHT
		M.	MOTION SENSOR

GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE AND THE LOCAL REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REQUIREMENTS WHETHER OR NOT SUCH WORK IS SPECIALLY SHOWN ON THE DRAWINGS.
2. FURNISHINGS AND INSTALLING FEEDERS, PANEL BOARDS, BRANCH CIRCUIT WIRING, WALL SWITCHES, RECEPTACLES, OUTLET BOXES, PLATES, CONDUITS, WIRE AS REQUIRED.
3. FURNISHING AND INSTALLING LIGHT FIXTURES AS SHOWN AND INSTALLING LIGHT FIXTURES SPECIFIED, TO BE SELECTED BY OWNER.
4. MATERIAL AND EQUIPMENT SHALL COMPLY WITH THE APPLICABLE CURRENT STANDARDS OF N.E.C. (NATIONAL ELECTRICAL CODE)
5. PROVIDE INDIVIDUAL BRANCH CIRCUIT FOR ANY FIXED APPLIANCES OR EQUIPMENT RATED AT MORE THAN 1400 WATTS.
6. RECEPTACLE OUTLETS INSTALLED IN LAVATORIES, GARAGES, AND ALL EXTERIOR LOCATIONS SHALL BE OF THE GROUNDING TYPE.
7. EXCEPT FOR WHERE OTHERWISE SHOWN ON DRAWINGS, THE MOUNTING HEIGHT FROM THE FLOOR FOR WALL SWITCHES SHALL BE 48" AND WALL RECEPTACLES SHALL BE 14".
8. THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH WORK OF TRADES AND HAVE HIS WORK SCHEDULED SO AS NOT TO DELAY THE WORK OF OTHERS.
9. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF WIRING, INSTALLATION OF FIXTURES AND EQUIPMENT, AND FOR THE FINAL ACCEPTANCE OF THE COMPLETE ELECTRICAL INSTALLATIONS BY THE LOCAL ELECTRICAL INSPECTIONS.
10. SURVEY EXISTING ELECTRICAL OUTLETS AND SWITCHES. KILL ALL EXISTING AT AREAS TO BE DEMOLISHED AS PER DEMOLITION PLANS. PROVIDE FOR RELOCATION OF OR NEW SWITCHES TO EXISTING SPACES TO REMAIN AS REQUIRED.
11. SURVEY EXISTING ELECTRICAL SERVICE. UPGRADE TO 200 AMP SERVICE WITH DIRECT METERING ON EXTERIOR OF BUILDING. RELOCATE AS NECESSARY BY PROPOSED CONSTRUCTION. COORDINATE LOCATION WITH G.C. AND ARCHITECT.

ELECTRICAL CONSTRUCTION NOTES

E-#

ITEM	DESCRIPTION
E-1	AS PER SECTION N1104.1 (R404. 1) LIGHTING EQUIPMENT (MANDATORY) NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.
E-2	E.C. TO PROVIDE DEDICATED CIRCUIT AS REQ'D BY PROPOSED EVAPORATOR, & CONDENSING UNIT - TYPICAL. SEE SCHEDULES FOR POWER REQUIREMENTS.
E-3	E.C. TO PROVIDE NEW 200 AMP ELECTRICAL PANEL SUB PANEL SP-1 AS PER PLANS. E.C. TO VERIFY ELECTRICAL LOAD REQUIRED WITH REQ'D "SPARE" SPACE PRIOR TO INSTALLING PANEL.
E-4	ELECTRICAL CONTRACTOR (E.C.) TO PROVIDE AND INSTALL ALL ELECTRICAL ROUGH-IN WIRING, BOXES/PANELS, RECEPTICLES & FIXTURES. COORDINATE THIRD PARTY INSPECTION & INSTALL AS SET FOURTH IN THE 2020 RESIDENTIAL BUILDING CODE OF NEW YORK STATE & NFPA 70, NATIONAL ELECTRICAL CODE (NEC), CURRENT ADDITION - TYPICAL.
E-5	OWNER TO PROVIDE & ELECTRICAL CONTRACTOR (E.C.) TO INSTALL HEXGLOW LIGHTING KIT(S) AS PER PLANS, MANUFACTURE SPECIFICATIONS, 2020 RESIDENTIAL BUILDING CODE OF NEW YORK STATE & NFPA 70, NATIONAL ELECTRICAL CODE (NEC), CURRENT ADDITION
E-6	ELECTRICAL CONTRACTOR (E.C.) TO PROVIDE (AS APPROVED BY OWNER) AND INSTALL MOTION SENSOR LIGHT SWITCH(S) AS PER PLANS, MANUFACTURE SPECIFICATIONS, 2020 RESIDENTIAL BUILDING CODE OF NEW YORK STATE & NFPA 70, NATIONAL ELECTRICAL CODE (NEC), CURRENT ADDITION
E-7	
E-8	

GENERAL PLUMBING NOTES

1. ALL PLUMBING WORK SHALL BE PERFORMED BY AERLICENSED PLUMBER.
2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQIPMENT OTHERWISE NOTED NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, VENTILATION, HEATING AND AIR CONDITIONING. ALL WORK SHALL COMPLY W.TH NYSUFPBC AND LOCAL CODES AND ORDINANCES. SUB CONTRACTORS SHALL COORDINATE WORK WITH ALL OTHER TRADES.
3. PLUMBING CONTRACTOR SHALL VERIFY ALL LOCAL PLUMBING CODE REQUIREMENTS PRIOR TO START OF WORK.
4. ALL PLUMBING SHALL BE DONE IN ACCORDANCE WITH THE BUILDING CODE OF NEW YORK STATE, THE PLUMBING CODE OF NEW YORK STATE, THE NATIONAL PLUMBING CODE, LOCAL CODES HAVING JURISDICTION AND BEST PRACTICE.
5. PIPING AS PER LOCAL CODE. INSULATE HOT AND COLD WATER SUPPLIES.
6. NO WATER PIPES, SOIL OR WASTE LINES SHALL BE EXPOSED IN UNINSULATED AND UNHEATED SPACES IN BASEMENT. WATER SERVICE SHALL BE PROTECTED FROM FREEZING WHERE EXPOSED IN UNHEATED SPACES.
7. PITCH ALL WATER LINES TO LOW POINT TO DRAIN AND PROVIDE DRAIN VALVE.
8. CONTRACTOR TO PROVIDE ALLOWANCE FOR ALL PLUMBING FIXTURES.
9. PLUMBING INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE RESIDENTIAL CODE OF NEW YORK STATE, 2010 EDITION.
10. FOR EXACT LOCATION AND MOUNTING HEIGHT OF PLUMBING FIXTURES, DRAINS, ETC. SEE ARCHITECTURAL PLANS.
11. SEE SPECIFICATIONS AND ARCHITECTURAL DRAWINGS FOR SPECIAL ROUGH-IN, & FIXTURE REQUIREMENTS FOR HANDICAP ADAPTABLE AND FULLY ACCESSIBLE UNITS.
12. NO WATER LINES SHALL BE INSTALLED IN EXTERIOR WALLS OR WALLS WITH AN UNCONDITIONED SIDE EXCEPT WHERE SPECIFICALLY NOTED ON THE DESIGN DRAWINGS AND APPROVED BY THE DESIGN BUILD CONTRACTOR. WHEN SUCH AN INSTALLATION IS REQUIRED THE WATER PIPING SHALL BE INSTALLED ON THE CONDITIONED SIDE OF THE BUILDING INSULATION AND SHALL BE WRAPPED WITH CLOSED CELL POLYETHYLENE FOAM INSULATION OF 3/4" MINIMUM THICKNESS.
13. THE PLUMBING FLOOR PLANS ARE IN PART DIAGRAMMATICAL, FINAL LOCATIONS OF PIPING NEEDS TO BE COORDINATED WITH OTHER CONSTRUCTION COMPONENTS OF THIS BUILDING.
14. GROUP VENT PIPING IN ATTIC SPACE TO MAIN COLLECTOR VENT TO 3" VENT THRU ROOF TO MINIMIZE THE NUMBER OF ROOF PENETRATIONS.
15. ALL HOT WATER SUPPLY LINES SHALL BE CROSS-LINK POLYETHYLENE (PEX) AND SHALL BE CONTINUOUS WITHOUT BRANCHES OR OTHER FITTINGS FROM THE MANIFOLD TO THE FIXTURE THEY SERVE. PROVIDE SLEEVE AT SLAB PENETRATIONS.
16. CONTRACTOR SHALL UTILIZE SAND AS THE BEDDING MATERIAL FOR ALL PIPING UNDERGROUND INSIDE THE FOUNDATION.

MECHANICAL LEGEND

Symbol	Description	Symbol	Description
DR	DRAIN VALVE	TS	TEMPERATURE SENSOR
FAI	FRESH AIR INLET	CD	CEILING SUPPLY DIFFUSER
EAO	EXHAUST AIR OUTLET	RG	RETURN GRILLE
AHU	AIR HANDLING UNIT		FLEXIBLE DUCT CONNECTION
FA	FRESH AIR	Ø	INDICATES ROUND DUCTWORK AND / OR PIPE DIAMETER
OAS	OUTSIDE AIR SENSOR		RADIUS ELBOW (ROUND)
VD	VOLUME DAMPER		ACCOUSTICAL DUCT LINER
CD	CEILING DIFFUSER		SUPPLY DUCT TURNING UP/DOWN
	AIR CHAMBER		RETURN DUCT TURNING UP/DOWN
	STRAINER	— FS —	FUEL OIL SUPPLY LINE
BFP	BACKFLOW PREVENTER	— C —	CONDENSATE DRAIN
	FLEXIBLE PIPING CONNECTOR		
	THERMOMETER		
FD	FIRE DAMPER		
T	ROOM THERMOSTAT CONTROL WIRING		
	FUEL-OIL FILTER		
	CIRCULATING PUMP		

MECHANICAL CONSTRUCTION NOTES

M-#

ITEM	DESCRIPTION
M-1	PROPOSED MINI-SPLIT WALL EVAPORATOR W/ HEAT PUMP. FUJITSU MODEL: ASU#RLF1 (SEE EVAPORATOR SCHEDULE) BTU/h: SEE SCHEDULES
M-2	PROPOSED MINI-SPLIT CONDENSER UNIT. FUJITSU MODEL: AOU45RLXFZ (OR AS OTHERWISE STATED) BTU/h: 45,000
M-3	EXISTING NAVIEN BOILER TO REMAIN. NAVIEN DIRECT VENT BOILER. MODEL: NCB-240/110H(NG). PLUMBER TO INSPECT AND IF REQUIRED, PROVIDE PROPER CONVERSION FROM NATURAL GAS TO PROPANE AS PER MANUFACTURE SPECIFICATIONS.
M-4	PLUMBING CONTRACTOR TO VERIFY AND/OR RETROFIT EXISTING LOCATION AS REQUIRED FOR CONFORMANCE W/ MIN. MANUFACTURE & RESIDENTIAL BUILDING CODE OF NYS, CLEARANCES. SEE NOTES AND DIAGRAMS.
M-5	P.C. TO PROVIDE BASEBOARD HEATING AS PER PLANS. RETROFIT EXISTING BOILER CONNECTIONS AS REQUIRED BY EXISTING SITE CONDITIONS AND RESIDENTIAL BUILDING CODE OF N.Y.S..
M-6	

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GARAGE RECONSTRUCTION & BREEZEWAY ADDITIONS FOR

VERSCHOOR RESIDENCE

8 HORTON LANE
CORTLANT MANOR, NY 10567

Drawings Title

GARAGE MECHANICAL & ELECTRICAL PLANS, NOTES AND DETAILS

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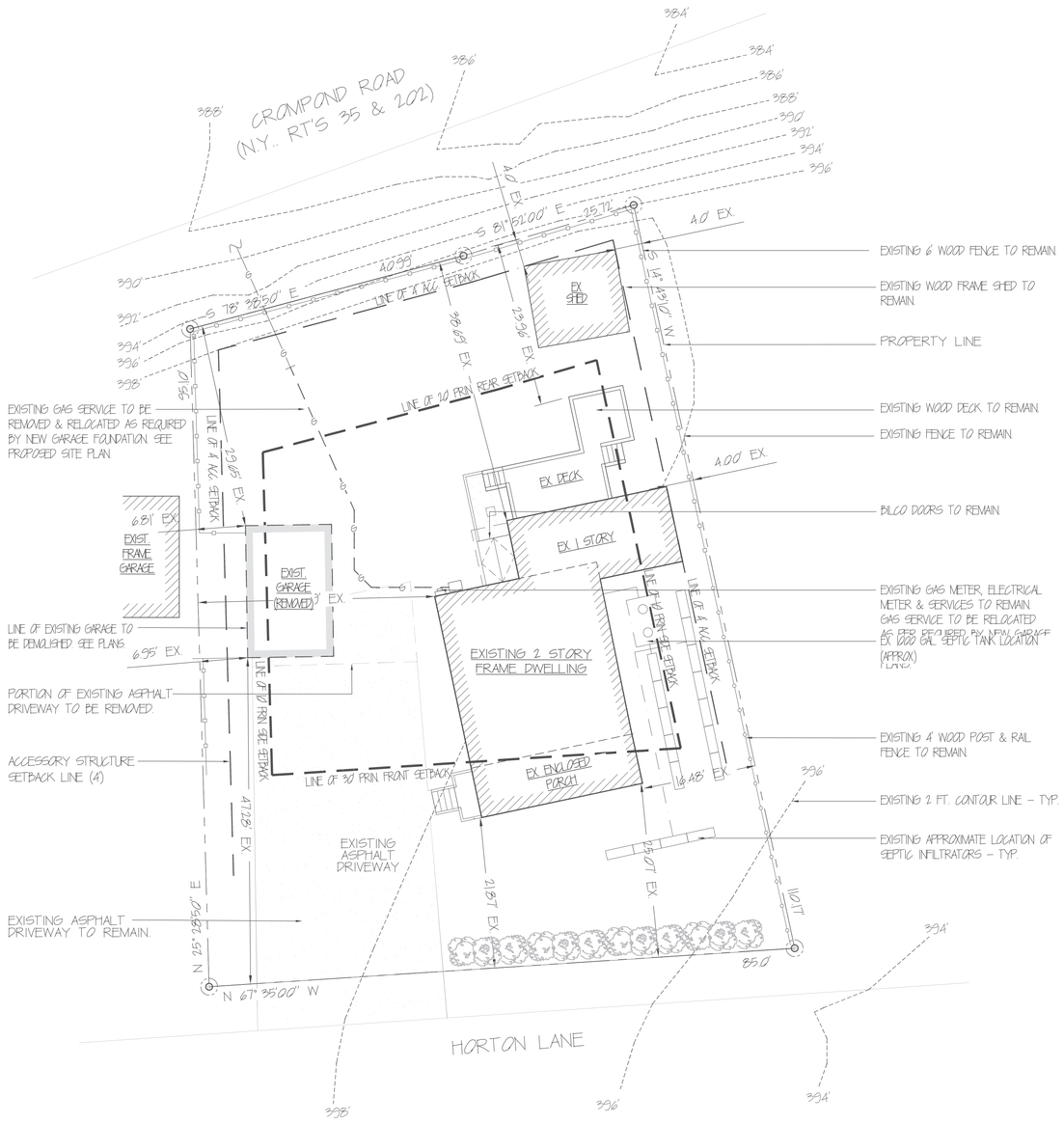
REGISTERED ARCHITECT ROBERT JON KEELER 042774 STATE OF NEW YORK

Date	Description
05-22-25	DOB FILING SET

Scale:	AS NOTED
Drawn By:	R.K.
Job No.:	24624

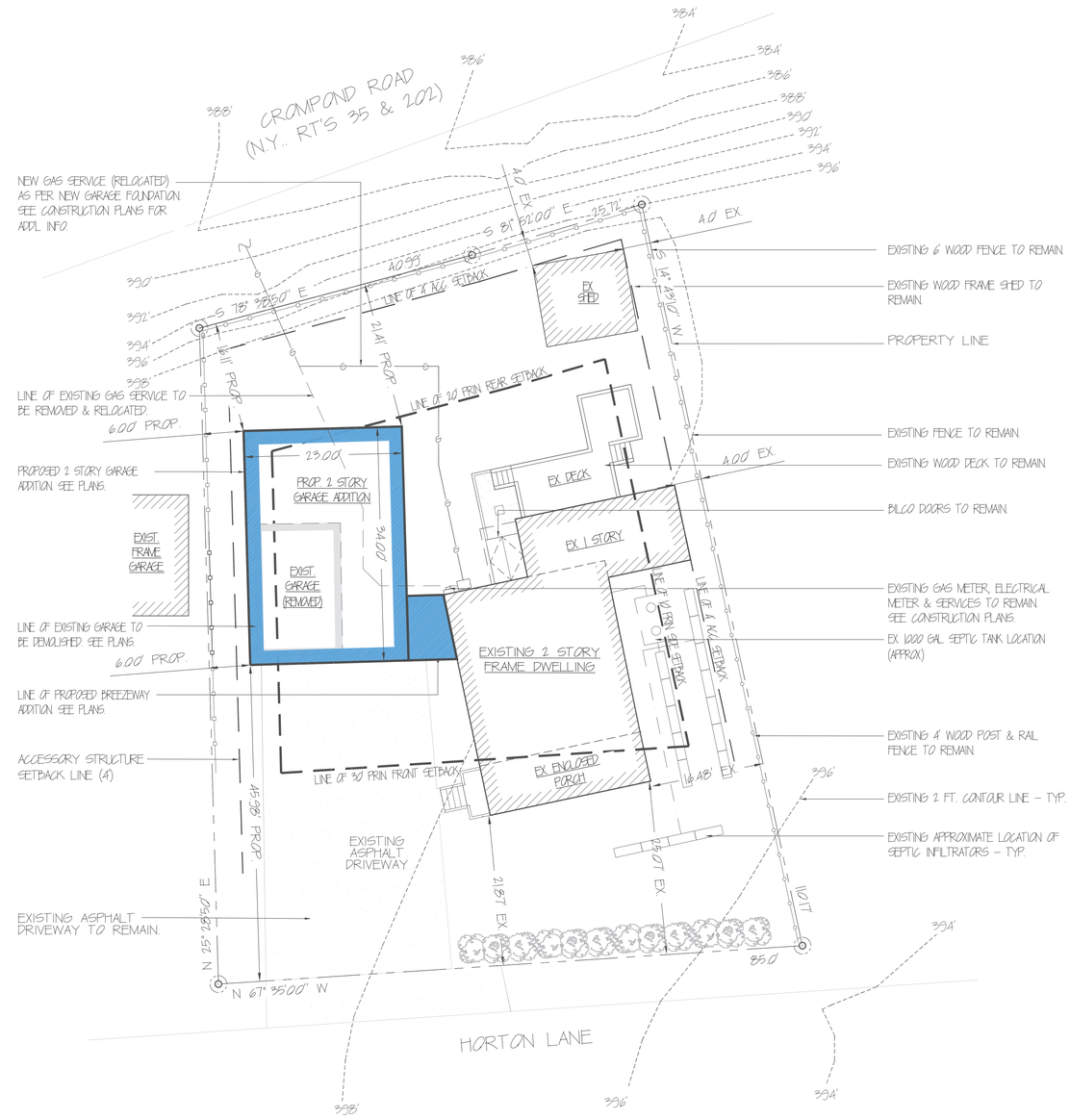
A-9

Plot Date:



1 EXISTING SITE PLAN

SCALE: 1" = 10'



2 PROPOSED SITE PLAN

SCALE: 1" = 10'

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GARAGE RECONSTRUCTION & BREEZEWAY ADDITIONS FOR VERSCHOOR RESIDENCE

8 HORTON LANE
CORTLANT MANOR, NY 10567

Drawings Title
SITE PLANS

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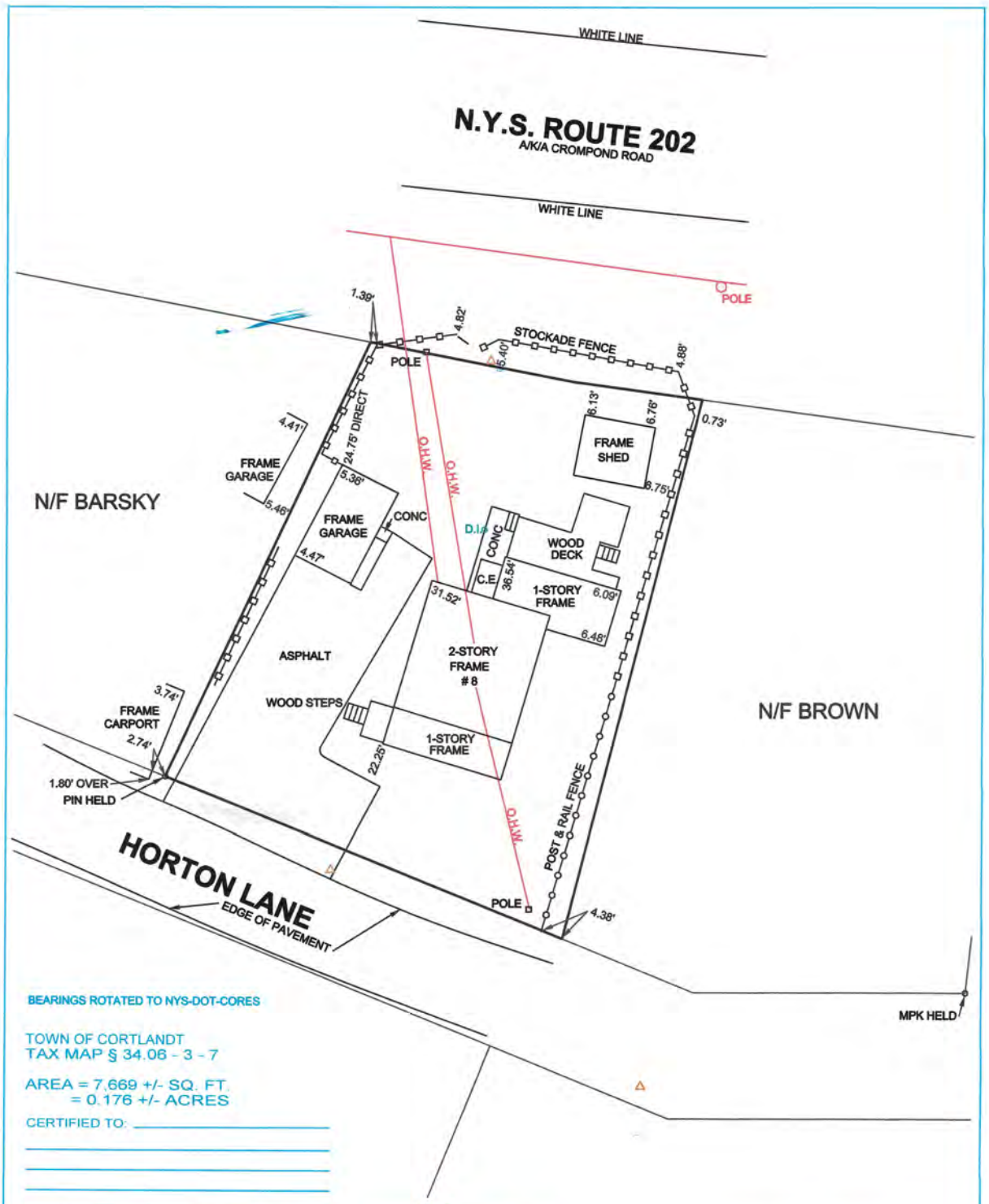
Date	Description
05-22-25	DOB FILING SET

Scale:	AS NOTED
Drawn By:	R.K.
Job No.:	24624

A-1.2



BEARINGS ROTATED TO NYS-DOT-CORES

TOWN OF CORTLANDT
TAX MAP § 34.06 - 3 - 7

AREA = 7,669 +/- SQ. FT.
= 0.176 +/- ACRES

CERTIFIED TO: _____

SURVEYED: JUNE 12, 2025
REVISED: _____
BROUGHT TO DATE _____
BROUGHT TO DATE _____
REVISED: _____

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NEW YORK STATE LICENSE No. 50073
REGISTRATION EXPIRES APRIL 30, 2027

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SURVEY OF PROPERTY
PREPARED FOR
& CERTIFIED TO

VERSCHOOR

SITUATED IN
TOWN OF CORTLANDT
COUNTY OF WESTCHESTER
STATE OF NEW YORK

SCALE1" = 20' 0 20

(25-168-76)