Name of Municipality: <u>TOWN OF ORANGETOWN</u>

Date Submitted:	61	30	121	

2020 LAND USE BOARD APPLICATION

	Please check all theCommercial Planning Board Zoning Board of Appeals Subdivision Number of Lots Site Plan Conditional Use Special Permit Variance Performance Standards Review Use Variance Other (specify):	nat apply: Residential Historical BoardArchitectural Board ConsultationPre-Preliminary/SketchPreliminary _FinalInterpretation PERMIT#: 50525 ASSIGNED INSPECTOR: Mike Referred from Planning Board: YES / NO If yes provide date of Planning Board meeting:	
Project	Name: Site Plan for Ebenezer Full Gospel Assembly		
Street A	Address: 136 Sunset Road Blauvelt, NY 10913		
Tax Ma	Designation: Section: 70.05 Block: 1 Section: Block:	Lot(s):16 Lot(s):	
	onal Location:		
On the Northwest side of Sunset Road , approximate , approximate , in the homest will age of Blauvelt .			
Town of ORANGETOWN in the hamlet/village of Blauvelt, in			
A S A	creage of Parcel 15.5 acres chool District South Orangetown mbulance District South Orangetown Vater District Suez NY	Zoning District R-80 Postal District 10913 Fire District Blauvelt Sewer District Town of Orangetown	
Project Description: (If additional space required, please attach a narrative summary.) Proposed 10,048 sf addition of multi-purpose recreation room with basement of same area, in general conformance with			
	approved plan from 2000. The church was constructed as		
	e is requested for less than the required number of parking		
The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing. Date:			

APPLICATION REVIEW FORM

pplicant:			_ Phone #_ ⁸⁴⁵⁻²²²⁻⁵⁶⁸⁰			
Address: 136 Sunset Road, Blauvelt, Street Name & Number	NY 10913	City	State	Zip Code		
Officer Hamile of Humber	(1 551 511100)	,	Ţ .			
Property Owner: Same as above		Pho	ne #_ 			
Address:						
Street Name & Number	(Post Office)	City	State	Zip Code		
Engineer/Architect/Surveyor:	Jay A. Greenwell	I, PLS, LLC	Phone #	57-0830		
Address: 85 Lafayette Ave., Suffern, Street Name & Number	NY 10901					
Street Name & Number	(Post Office)	City	State	Zip Code		
Attorney: None at this time		Phone #				
Address:Street Name & Number						
Street Name & Number	(Post Office)	City	State	Zip Code		
Contact Person: Jay A. Greenwel	I, PLS	Phone #_ ^{al}	oove			
Address: above Street Name & Number	(Part Office)	City	State	Zip Code		
				ZIP Code		
GENI	This property	ICIPAL LAV is within 500 for the state of t				
IF ANY ITEM IS CHECKED, A REV PLANNING UNDER THE STA						
State or County Road			ite or County Park			
Long Path Municipal Boundary			unty Stream unty Facility			
			unty raciity			
List name(s) of facility checked a Hackensack River	above:					
Referral Agencies:						
RC Highway Department	_		n of Environmental Re	esources		
✓ RC Drainage AgencyNYS Dept. of Transportation		✓ RC Dept. o	of Health . of Environmental Cor	servation		
NYS Dept. of Transportation	··		Interstate Park Comm			
Adjacent Municipality						
✓ Other RC Sewer District #1						

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE. (IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

lf subdi	ivis	ion:
	1)	Is any variance from the subdivision regulations required? NA
	2)	Is any open space being offered? NA If so, what amount? NA
	3)	Is this a standard or average density subdivision? NA
If site p	lan	•
•		Existing square footage 8533 sf
	2)	Total square footage 18,573 sf + 10,048 sf bsmt.
	3)	Number of dwelling units 0
If speci	al p	permit, list special permit use and what the property will be used for.
-	NA	
Enviror	m	ental Constraints:
LIIVIIOI		
		bes greater than 25%? If yes, please indicate the amount and show the gross
and net and Are there		ams on the site? If yes, please provide the names.Yes-unnamed streams
		lands on the site? If yes, please provide the names and type:
Yes; NYS	DEC	Wetland NA-4 (No impact to wetlands or buffer)
Project	His	story:
Has this p	roje	ct ever been reviewed before? Yes
If so, prov	ide a	a narrative, including the list case number, name, date, and the board(s) you appeared
before, ar	d th	e status of any previous approvals.
	Proj	ect was approved by PB (97-51) and ACABOR (98-100)
	Alse	PB # 20-50, Preliminary Site Plan (subject to conditions)
List tax m	ap s	ection, block & lot numbers for all other abutting properties in the same ownership as
this project	et.	
	N	one



OFFICE OF BUILDING, ZONING, PLANNING, ADMINISTRATION AND ENFORCEMENT TOWN OF ORANGETOWN

20 Greenbush Road Orangeburg, N.Y. 10962

Jane Slavin, R.A. Director

(845)359-8410

Fax: (845) 359-8526

ZONING BOARD OF APPEALS

Date:		3
Applicant: Site plan for Ebenezer Full Gospe	el Assembly	
Address: 136 Sunset Road Blauvelt, NY		
Section: 70.05	Block: 1	Lot: 16
Permit#_	50525	
Plans Submitted: Architectural plans dated Ju-	ly 7, 2021 by Eric	c Knute Osborne 5 pages
Site Site Plan dated 11/12/2019 last revised 3	/19/ 2021 signed a	and sealed by Jay Greenwell PLS
and Paul Gdanski, P.E.		
***	8	*
Site Plan for Ebenzer Full Gosp Project Name:	pel Church	
7/20/ 20 Date of Submittal to Land Use Board:	021	
Date of Board Meeting: TBD	8	RECEIVED
		JUL 2 1 2021
Sincerely,		TOWN OF OKALLICTOWN BUILDING DEPARTMENT
definition		* 2
Debbie Arbolino		
Administrative Aide		
The second of th		A Commence of the Commence of

Date/Initial of OBZPAE Review Completed:_

Owners within 200' of Tax Lot 70.05-1-16

70.05-1-17.2 Corwick Realty Corp PO Box 71970 Phoenix AZ 85050

70.09-1-5 Kenneth Frank 120 Sunset Road Blauvelt, New York 10913

70.09-1-1 George O"Neill 132 Sunset Road Blauvelt, New York 10913

70.09-2-1 Gwen Anderson 135 Sunset Road Blauvelt, New York 10913

69.12-1-7.1
John & Sheila O"Connor
14 Pvt Lovett Court
Blauvelt, New York 10913

69.12-1-4 Adam Matrafailo 140 Sunset Road Blauvelt. New York 10913 70.09-1-8
Dennis DeNitto
114 Sunset Blvd
Blauvelt, New York 10913

70.09-1-4 Walter Bentley 124 Sunset Road Blauvelt, New York 10913

70.09-2-3 David & Cameron Spier 129 Sunset Road Blauvelt, New York 10913

70.09-2-52 James Donovan 139 Sunset Road Blauvelt, New York 10913

69.12-1-8
Corwick Realty Corp
200 Old Hook Road
Harrington Park, New Jersey 07640

69.12-1-9
Rockland County Sewer District #1
4 Route 340
Orangeburg, New York 10962

70.05-1-15 Corwick Realty Corp 460 From Road Paramus, new Jersey 07652

70.09-1-2 Arturo Garcia 128 Sunset Road Blauvelt, New York 10913

70.09-2-2 Edward Rice III 131 Sunset Road Blauvelt, New York 10913

70.09-3-1.1 George Glazer 306 Van Wyck Road Blauvelt, New York 10913

69.12-1-3 Corwick Realty Corp 360 West Nyack Road West Nyack, New York 10994

69.08-1-6
Corwick Realty Corp
200 Old Hook Road
Harrington Park, New Jersey 07640

85 Lafayette Ave. Suffern, NY 10901 (845) 357-0830 fax 357-0756 email: Greenwellpls@aol.com

Jay A. Greenwell, PLS, LLC

Land Surveying and Land Planning

March 30, 2021

NARRATIVE SUMMARY

Site Plan for Ebenezer Full Gospel Assembly

The subject application involves tax lot 70.15-1-16, being 15.5 acres of R-80 lands lying on the westerly side of Sunset Road, just north of Fifth Avenue, in the Hamlet of Blauvelt.

The property is currently developed with a church and parking area that was constructed in accordance with the site plan approved by ACABOR and the Planning Board in 1998 and 1999. At that time, and due to budgetary constraints, the extreme southwesterly end of the church was not constructed; that area was to have included the multipurpose recreation room. At this time, the congregation desires to construct that area but the configuration is slightly different and the area is a little larger than originally depicted. In addition, the building department has determined that the basement must count towards the floor area ratio and the parking requirements. While the original approved plan designated a parking requirement based on 1 space per 200 square feet, it did not address additional spaces for the basement area.

The site has a large area of NYS DEC wetlands affecting the northeasterly area and we have shown this on the site plan. The 100' buffer is shown and there will be no disturbance to the wetlands or the buffer. The NYS DEC has been consulted on the location of the wetland boundary and has confirmed the site plan will not disturb same.

The original approvals did not include the overflow parking / paved recreation area that has been installed to the north of the church, and requests to formalize that area are a part of this site plan application. Stormwater mitigation for new impervious areas is required and is a part of this design, and it is part of an ongoing review by the Orangetown DEME, the Rockland County Drainage Agency, and the Town's Drainage Consultant. Prior to resolving all the details regarding the stormwater mitigation, we are submitting to the ZBA to finalize the parking design and secure the variance necessary for less the required parking spaces on site.

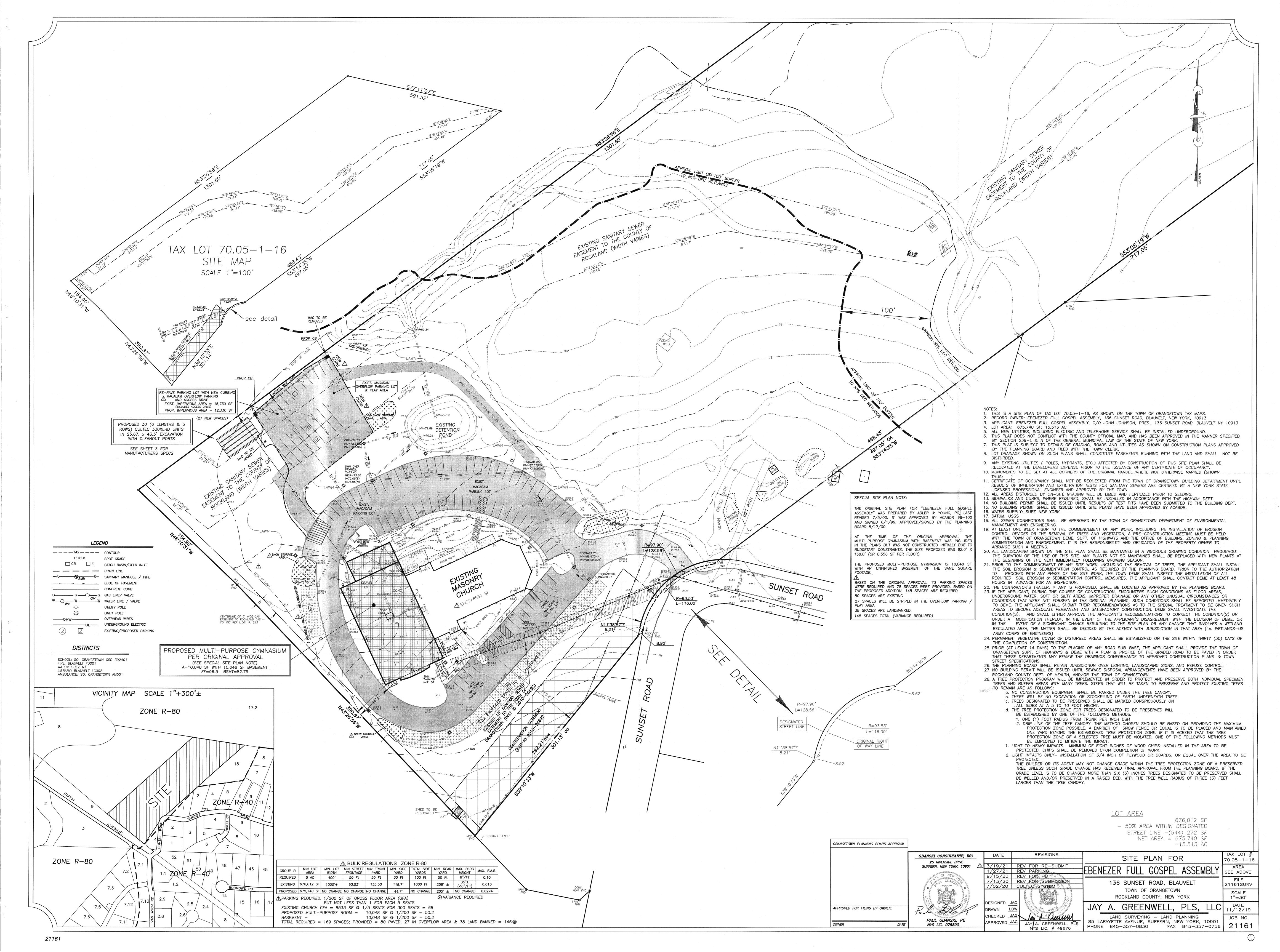
The Planning Board has given the project a neg dec under SEQRA and a preliminary approval, subject to conditions. In developing the site plan, the Planning Board was in favor of the concept of "land banking" some of the required spaces, since the church does not anticipated needing the additional spaces and this approach would keep the areas green. As proposed, the church has 80 paved spaces in accordance with the approved plan, an additional 27 spaces in the overflow parking / paved recreation area, and 38 "land banked spaces" as shown on the site plan for a total of 145 spaces (vs. a requirement of 169 spaces).

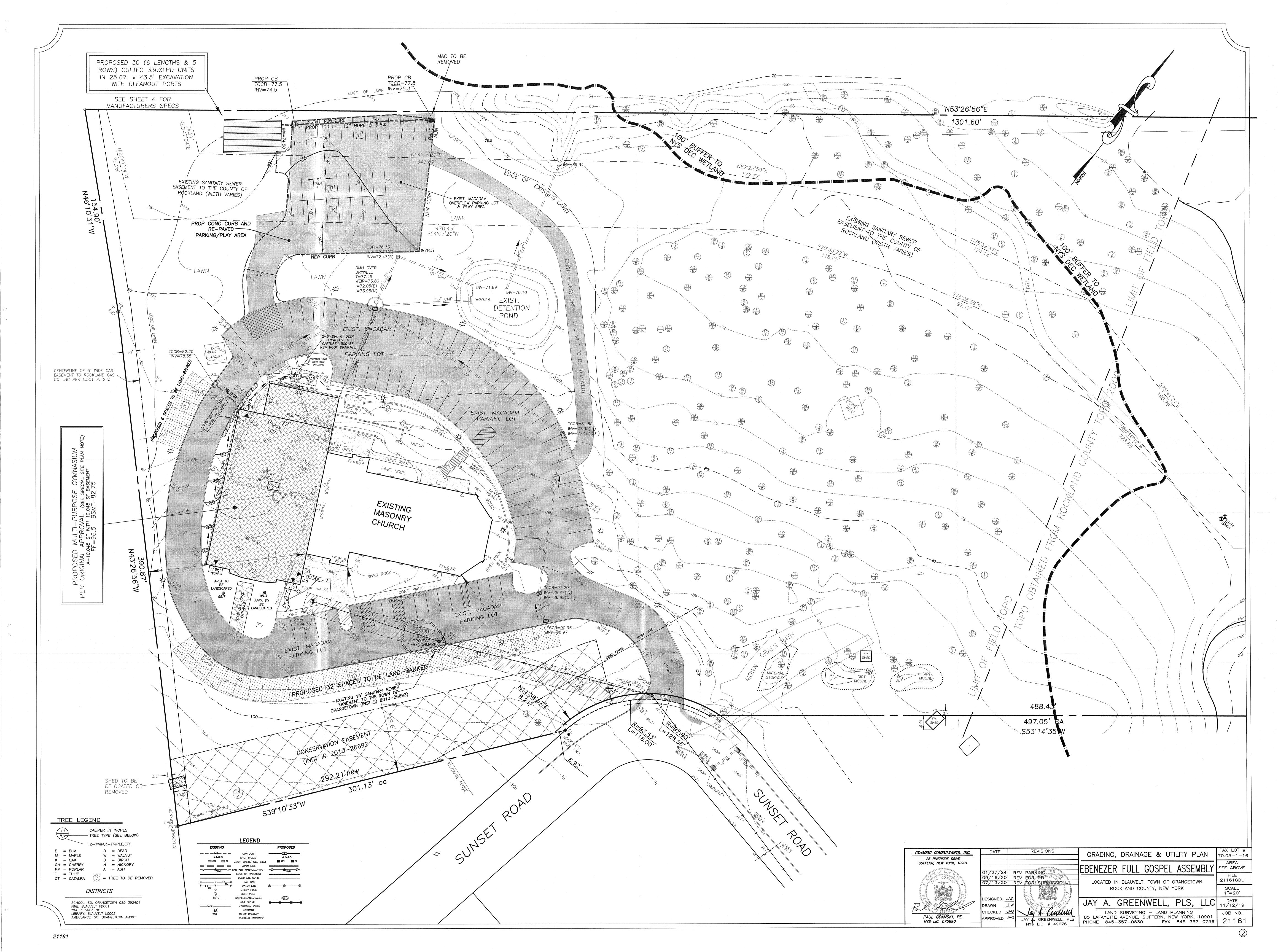
John Johnson, President and Pastor of the Church has provided the following bullet points with respect to the church parking requirements:

- The church is an immigrant Protestant church, with most members being of Indian descent. Rockland County has about 6000 Asian Indians, and out of that number only 15% are Christian. There are about 10 Indian Asian Protestant churches in Rockland County; all the 900 Christians in Rockland County go to one of these churches.
- Church services are held on the weekends, on Saturday and Sunday. There are a few Friday evenings programs also (approximately 10 Fridays in a year)
- During summer time, when schools are closed, the church conducts a Vacation Bible School for youth ages 5 to 17, for two weeks.
- Currently the church has about 45 families, (around 100 people) as members plus 50 children
- About 60 cars are parked in the parking lot on any given Sunday.
- Church membership has not increased in the last 10 years; as a matter of fact, during that same time, the church lost about 15 families (40 members +/-) when they moved out of NY.
- The church has tried different programs to gain membership from the neighborhood & other communities, but no results in the past 20 years. The only addition the church has is biological growth, being on average 2 children per year.

The above demonstrates that the parking on site is adequate for the current and projected church population demand, particularly with the option of being able to add the land banked parking if needed in the future.

T 1 1		(1	,	
Jay	d	ann	Date	6	30	U	





ALL WORK SHALL BE IN ACCORDANCE WITH ALL PREVAILING CODES, LAWS AND ORDINANCES OF THE 2015 INTERNATIONAL BUILDING CODE, 2015, ENERGY CODES AND OF THE LOCAL TOWN OR VILLAGE OF WHICH THE PROJECT IS LOCATED.

THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY PRIOR, DURING AND AFTER CONSTRUCTION ALL NECESSARY LICENSES AND INSURANCES PER

THE NYS, LOCAL AND ALL GOVERNING REGULATIONS. THE OWNER SHOULD READ AND REVIEW HIS/HER ENTIRE SET OF CONTRACT DOCUMENTS (PLANS & SPECIFICATIONS) PRIOR TO GIVING IT TO THE CONTRACTOR OWNER SHALL CONFIRM THAT ALL INFORMATION IS CORRECT. SHOULD THE OWNER FIND ANYTHING THAT WASN'T WHAT THEY INTENDED TO BE DONE. THEN THEY SHALL HAVE THE ARCHITECT AMEND IT AS REQUIRED. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION, AND OR PROJECT

SITE. THE GENERAL PUBLIC, PROSPECTIVE BUYERS AND ALL OTHER NON-CONSTRUCTION RELATED PERSONS ARE NOT TO ENTER THE CONSTRUCTION WORK AREA UNTIL A VALID CERTIFICATE OF OCCUPANCY IS ISSUED BY THE LOCAL BUILDING DEPARTMENT

THE PROJECT SITE SHALL BE PROPERLY POSTED AND TAPED AND OR FENCED OFF TO ENSURE PUBLIC SAFETY AND SAFEGUARD THE PUBLIC AT ALL TIMES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS (PLANS & SPECIFICATIONS) PRIOR TO ANY ERECTION/CONSTRUCTION.

ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALWAYS USE DIMENSIONS AS SHOWN AND THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT

DRAWINGS ARE NOT TO BE SCALED. ALL CHANGES MADE BY THE CONTRACTOR SHALL FIRST BE APPROVED BY THE ARCHITECT AND OWNER PRIOR OF STARTING WITH THE WORK INVOLVED. ANY UNAUTHORIZED CHANGES MADE BY THE CONTRACTOR AND ULTIMATELY NOT BEING APPROVED BY THE OWNER AND ARCHITECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND TO BE CORRECTED AT HIS OWN

THE ARCHITECT HAS NOT BEEN RETAINED FOR ANY MECHANICAL DESIGN SYSTEMS, DUCTS, CHASE OPENINGS, SIZE OF FURNACE AND FRESH AIR REQUIREMENTS ETC. THESE ARE NOT SHOWN AND SHALL BE DETERMINED BY A MECHANICAL ENGINEER PRIOR OF COMMENCING THE WORK

THE ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION, AND CONSTRUCTION INSPECTIONS AND/OR THE REVIEW OF SHOP DRAWINGS. THE ARCHITECT HAS ONLY BEEN RETAINED FOR DESIGN PURPOSES. THEREFORE, THE ARCHITECT ASSUMES NO LIABILITY FOR WORKMANSHIP, CODE AND OR PLAN COMPLIANCE. THE ARCHITECTS RESPONSIBILITY IS STRICTLY LIMITED TO THESE PLANS AND

RELATED SPECIFICATIONS ONLY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THESE DOCUMENTS.

THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURES AND OR ANY UNFORESEEN PROBLEMS PRIOR TO NEW CONSTRUCTION. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY DEMOLITION, SITE WORK, NEW CONSTRUCTION, OPERATION AND METHODS. ALL AREAS THAT ARE AFFECTED BY ALL ADDITIONS SHALL BE REPAIRED AND

OR PATCHED TO A LIKE NEW CONDITION, UNLESS NOTED OTHERWISE. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE LOCAL AND STATE AS REQUIRED AND TO DELIVER TO THE OWNER A C.O. UPON COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE A CONTAINER FOR THE REMOVAL OF DEBRIS

DURING CONSTRUCTION. THE CONTRACTOR AND ALL SUBCONTRACTORS WORKING WITH THIS PROJECT SHALL KEEP THE SITE CLEAN AND HAZARD FREE AT ALL TIMES AND TO OBIDE ALL "OSHA" AND ALL OTHER SAFETY REGULATIONS.

THE CONTRACTOR SHALL LEAVE PREMISES BROOM CLEAN DAILY. THE CONTRACTOR SHALL GUARANTEE ALL WORK SPECIFIED AND/OR DESCRIBED BY THESE DRAWINGS AND IS TO FOLLOW ALL NATIONALLY ACCEPTED TRADE PRACTICES.

SITE NOTES

THESE PLANS ARE BASED ACCORDANCE TO THE SURVEY INFORMATION PROVIDED TO THE ARCHITECT BY THE OWNER THEY SHOULD BE REVIEWED BY A LICENSED LAND SURVEYOR AND OR ENGINEER TO VERIFY ALL BUILDING LINES, AND SET BACKS PRIOR TO CONSTRUCTION.

HE ELEVATION SHOWN ON THE PLAN MAY NOT BE ACCURATE IN EVERY DETAIL, THE OWNER SHALL REVIEW THE PLANS WITH THE CONTRACTOR TO INSURE ACCURACY OF DETAILS AND METHODS PROVIDED BY THE CONTRACTOR THE CONTRACTOR SHALL BE RESPONSIBLE OF NOTIFYING ALL UTILITY COMPANIES,

AND VERIFYING THE LOCATION OF THE SAME UTILITY COMPANIES LINES, SERVICES AND ALL OTHER POSSIBLE EQUIPMENTS OF UTILITY COMPANIES. THE CONTRACTOR SHALL LOCATE AND IDENTIFY THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES, AND PROVIDE UNDERGROUND CONNECTIONS TO THEM. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY GROUND WATER EXCESSIVE ORGANIC MATERIAL OR ANY OTHER UNSUITABLE CONDITIONS DISCOVERED DURING SITE PREPARATION AND OR EXCAVATION.

THE CONTRACTOR SHALL PROVIDE ONE PROPERLY MAINTAINED, PORTABLE TOILET FOR THE ENTIRE DURATION OF THE CONSTRUCTION. HE CONTRACTOR SHALL PROVIDE FROM A REGISTERED LAND SURVEYOR A WRITTEN CERTIFICATE THAT THE LOWEST PORTION OF THE FIRST FLOOR MEET

OR EXCEED THE REQUIRED FLOOD ELEVATION. ALL DRIVEWAYS AND WALKWAYS FORM WORK SHALL BE APPROVED BY DEVELOPMENT REVIEW REPRESENTATIVE BEFORE ANY WORK CONTINUES. THE CONTRACTOR SHALL REMOVE AND DISPOSE ALL RUBISH, VEGETATION, STUMPS, ROOTS, AND TREES AS SHOWN ON THE PLANS.

ALL AREAS TO BE COVERED WITH FILL AND GRADED DOWN THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES SHOWN TO REMAIN AS REQUIRED

EXTREME CAUTION SHALL BE TAKEN DURING DEMOLITION OF EXISTING BUILDINGS. THE CONTRACTOR SHALL OBSERVE ANY VARIATIONS AND OR ANY UNFORESEEN DISCREPANCIES WITH THE PLANS, AND SHOULD REPORT IMMEDIATELY TO THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING, BRACING AND ALL

TEMPORARY SUPPORTS PRIOR OF REMOVING THE EXISTING WALLS, CEILINGS, FLOORS AND ROOFS AS PER ALL LOCAL AND OSHA REGULATIONS. THE CONTRACTOR SHALL PROVIDE WEATHERPROOFING AT THE END OF EACH WORK DAY AS REQUIRED TO PREVENT WEATHER DAMAGE. THE ARCHITECT IS

NOT RESPONSIBLE FOR FROZEN PIPES AND/OR MOLD CONDITIONS CREATED BY THE CONTRACTORS NEGLIGENCE. BACKFILL SHALL NOT BE PLACED UNTIL THE MAIN FLOOR SYSTEM AND BASEMENT CONCRETE INTERIOR FLOOR SLABS ARE INSTALLED. FOOTING DRAINS SHALL BE PROVIDED AS SHOWN, AND APPROPRIATE, THEY SHOULD BE LAID IN GRAVEL BED AND PROTECTED AT THE TOP WITH FILTER FABRIC AND 6' OF

II/2' GRAVEL AROUND & PROVIDE POSITIVE OUTFALL TO A STORM DRAIN OR A DRY-WELL THE FINISHED GRADE AND DRIVEWAY SHOULD BE PITCHED AWAY FROM THE BUILDING SUCH THAT ALL THE SURFACE WATER FLOWS AWAY FROM BUILDING. THE FINISHED GRADE HEIGHT SHALL BE A MINIMUM OF 8' BELOW THE ADJACENT

FRAMING, OR AS INDICATED ON PLANS. THE TOP OF ANY FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2 PERCENT. INSTALLATION OF GAS AND ELECTRIC METERS SHOULD BE IN STRICT

ACCORDANCE WITH THE LOCAL UTILITY COMPANY SPECIFICATIONS.

FOUNDATION NOTES

OR OTHERWISE SHOWN ON THE PLAN.

IT'S THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND COORDINATE DIMENSIONS BETWEEN FOUNDATION AND FLOOR PLANS PRIOR TO CONSTRUCTION. ALL EXCAVATIONS SHOULD BE SUBSTANTIALLY FREE OF WATER DURING FOUNDATION CONSTRUCTION WORK

2 KIPS/SQ. FT. (2000) ALL STRUCTURAL CONCRETE SHALL BE A STONE CONCRETE WITH A 1:3:5 MIX AND HAVE A MINIMUM STRENGTH OF 3,500 PSI AT THE END OF 28 DAYS. ALL FOOTINGS TO REST ON UNDISTURBED SOIL CAPABLE OF SUPPORTING 2 TONS

THIS PROJECT HAS BEEN DESIGNED BY ASSUMING THAT ALL THE SOIL BEARING IS

REFERENCE THE PLANS FOR SIZE AND QUANTITY OF REINFORCING BARS. ALL FOOTINGS SHALL BE BELOW THE FINISHED GRADE MINIMUM OF 3'-6' IN ROCKLAND COUNTY, 3'-6" IN ORANGE COUNTY

PROVIDE EXPANSION JOINTS AT PERIMETERS OF ALL CONCRETE SLABS. ALL INTERIOR FOOTINGS SHALL STEP DOWN TO PERIMETER WALL FOOTING DEPTH AT ALL FOOTING INTERSECTIONS

ALL SUB GRADE FILL MATERIAL SHALL BE COMPACTED TO A DENSITY OF %. ALL CONCRETE SLABS SHALL BE A MINIMUM OF 4? THICK - REINFORCED WITH 6x6/10x10 WELDED WIRE MESH ON 6 MIL VAPOR BARRIER ON 4" OF 3/4" GRAVEL, UNLESS SHOWN OTHERWISE AND TO RECEIVE A SMOOTH FINISH.

ALL CONCRETE PAVING SHALL RECEIVE A FINE BROOM FINISH UNLESS SHOWN OTHERWISE ALL CONCRETE SLABS TO RECEIVE CONTROL JOINTS (1/2" SAW CUTS) AT A MAXIMUM OF 25'x25' TO CONTROL CRACKING WITH SHRINKAGE.

SLOPE ALL CONCRETE SLABS TO DRAIN TO EXTERIOR SLOPES IN GARAGES SHALL BE A MINIMUM OF 1/8"=1"-@" UNLESS SHOWN OTHERWISE. MASONRY AND CONCRETE CONTRACTOR SHALL INSTALL ALL ANCHOR BOLTS, PLATES, CHASES, SLOTS, SLEEVES, ETC. AS REQUIRED BY TRADES.

CAULK WEATHER-TIGHT ALL OPENINGS EXTERIOR OF THE CONCRETE WALLS TO BE COATED WITH RUB-R-WALL COATING OR EQUAL. INTERIOR COLUMNS TO BE 4" DIAM. STANDARD STEEL - PROVIDE BASE 4 TOP PLATES. INTERIOR COLUMNS OVER 9'-0' IN HEIGHT TO BE 5' DIAM STANDARD STEEL COLUMNS. EXTREME CAUTION TO BE USED IN DELIVERY OF THE STEEL COLUMNS. MUST NOT BE

FRAMING NOTES

DROPPED AT ANY TIME.

ALL ENGINEERED BEAMS INDICATED ON THE PLANS ARE DESIGNED USING THIS SPECIFIC MANUFACTURER AND SHALL BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS

WHEN USING MULTIPLE MEMBER ENGINEERED BEAMS, THE FRAMER SHALL REFERENCE WITH THE SPECIFIC MANUFACTURERS NAILING GUIDE. PROVIDE METAL FLASHING AT ALL EXTERIOR DOORS, WINDOWS AND OPENINGS UNLESS

SHOWN OTHERWISE INSTALL 36? WIDE FICE & WATER SHIELD? AT ALL ROOF EDGES, IN VALLEYS, UP AGAINST WALL JUNCTIONS, OVER HIPS AND WRAP OVER ALL FACIAS. THE SHIELD SHALL COVER MINIMUM 24? TOP OF EXTERIOR SIDE OF EXTERIOR WALLS. PROVIDE OPTIONAL SNOW-GAURDS IF REQUIRED WITH THE STANDARD SPACING ALONG THE BOTTOM EDGE OF THE ROOF. FRAMING NOTES DIMENSIONS ARE TO THE NEAREST INCH, ACTUAL ROOM SIZES MAY VARY DUE TO GYPSUM BOARD

ALL WOOD FRAMING IN DIRECT CONTACT WITH SOIL, CONCRETE, MASONRY OR WEATHER SHALL BE PRESGURE TREATED (AWPA STANDARD C2, C3). ALL FRAMING BELOW THE REQUIRED FLOOD ELEVATION AS SET FORTH BY FEMA AND LOCAL

BUILDING OFFICIALS SHALL BE PRESSURE TREATED. SECURE ALL TEMPORARY RAILINGS WITH GUARDS TO BE INSTALLED AROUND ALL FLOOR OPENINGS AND OPEN DOOR OPENINGS. PROVIDE TEMPORARY RAMPS AND/OR STAIRS TO BE INSTALLED AT ALL LEVELS.

ALL LUMBER TO BE DOUGLAS FIR-LARCH 12 OR BETTER ALL LUMBER TO BE SOUND, DRY AND FREE FROM ROT, KNOTS, AND SPLITS. ALL FRAMING SHALL BE FRAMED AT 16" O.C. UNLESS SHOWN OTHERWISE.

FOR ALL CONVENTIONAL FLOOR FRAMING PROVIDE A MINIMUM OF ONE ROW OF 5/4 CROSS BRIDGING FOR ALL JOISTS WITH SPANS OVER 12'-Ø? OR SHOWN OTHERWISE ON THE

PROVIDE A MINIMUM OF DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, MAJOR APPLIANCES, BATH FIXTURES, AND AT ALL CANTILEYERS, UNLESS SHOWN OTHERWISE. PROVIDE A MINIMUM OF DOUBLE ALL JOISTS AT OPENINGS IN FLOORS, CEILINGS AND ROOFS. PROVIDE A MINIMUM OF DOUBLE WALL STUDS AROUND ALL WALL OPENINGS, JACK STUDS UNDER ALL HEADERS, TRIPLE STUDS AT ALL CORNERS. PROVIDE POSTS AT ALL RIDGE, HIP AND VALLEY INTERSECTIONS DOWN TO A MINIMUM OF

TRIPLE 29x8? CEILING JOISTS. ALL FRAMING SHALL BE FRAMED CROWN UP UNLESS AT CANTILEVERS OR SHOWN OTHERWISE. SOLID BLOCKING SHALL BE PROVIDED UNDER ALL POSTS THAT DON'T REST DIRECTLY ON

ALL WOOD POSTS SHALL BE SOLID STUDS, AND TO BE A MINIMUM OF THE WIDTH OF THE BEAM SUPPORTING IT AND PROVIDE MINIMUM ONE KING STUD AT EITHER SIDE. BRACE ALL WALLS DURING CONSTRUCTION

ALL WALL FRAMING OF 9'-0' AND GREATER SHALL HAVE CATS (SOLID BLOCKING) AT MIDHEIGHT ALL DOORS, WINDOWS AND OPENINGS SHALL HAVE A MINIMUM HEADER TO BE AS FOLLOWS UNLESS SHOWN OTHERWISE ON PLANS. UP TO 5'-@" USE (2/2'x\@", UP TO 8'-0" USE (3,12'x10" OR (2,12'x12" OPENINGS GREATER THAN 8'-0" SEE PLANS FOR

ALL HEADERS AND BEAMS SHALL BE GLUED AND NAILED 6

PROVIDE FASTENER NAILS AS FOLLOWS: 10d AT ALL GENERAL FRAMING AND 8d AT ALL PLYWOOD, 4" SPACING MAX - TABLES R6023(1) THROUGH R6023(4). ROOFING, SIDING, TRIM, AND OTHER MATERIALS SHALL BE INSTALLED IN STRICT ACCORD WITH THEIR RESPECTIVE MANUFACTURERS SPECIFICATIONS AND INDUSTRY STANDARDS.

PROVIDE 6" ALUMINUM GUTTERS AND 4 OWNER TO PROVIDE COLOR SELECTION.

FIRE BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING & FLOOR LEVELS, CONCEALED HORIZ FURRED SPACES SHALL ALSO BE FIRE BLOCKED AT INTERVAL NOT EXCEEDING 10 FEET, BATTS OR BLANKETS OF MINERAL OR GLASS FIBER SHALL BE ALLOWED AS FIRE BLOCKING IN WALLS CONSTRUCTED USING ROWS OF STUDS

OR STAGGERED STUDS. AT ALL INTERCONNECTIONS BET. CONCEALED VERT. & HORIZ. SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. IN CONCEALED SPACES BET. STAIR STRINGERS AT TOP & BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY W/SECTION R31122. AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL, W AN APRYD MATERIAL TO RESIST THE FREE PASSAGE OF FLAME

AND PRODUCTS OF COMBUSTION. FOR THE FIRE BLOCKING OF CHIMNEYS & FIREPLACES, SEE SECTION RIDDLIG. 6. FIRE BLOCKING OF CORNICES OF A 2 FAMILY DWELLING IS REQ'D AT THE LINE OF DWELLING UNIT SEPARATION.

DOOR & WINDOW NOTES

ALL WINDOWS AND EXTERIOR DOORS SHALL COMPLY WITH THE ENERGY CONSERVATION CODE OF N.Y.S. AND FOR THE COUNTY THIS PROJECT IS

ALL DOORS SHALL CONFORM TO THE STATE CODE SIZE REQUIREMENTS. WINDOW SCHEDULE IS FOR DESIGN INTENT ONLY. THE CONTRACTOR SHALL VERIFY WITH OWNER ALL WINDOWS, DOOR, AND ADDITIONAL OPTIONS SUCH AS, COLOR HARDWARE PRIOR TO ORDERING.

ALL WINDOWS AND DOORS SHALL BE INSTALLED WITH STRICT ACCORDANCE TO THEIR PARTICULAR MANUFACTURERS SPECIFICATIONS AND TO VERIFY WINDOW ROUGH OPENINGS WITH THE MANUFACTURER ALL HEADER HEIGHTS TO BE 6'-9" ABOVE THE FINISHED FLOOR, UNLESS NOTED

OTHERWISE ALL WINDOWS IN HABITABLE SPACES SHALL COMPLY WITH THE RESIDENTIAL CODE OF THE N.Y.S. EGRESS REQUIREMENTS. THESE WINDOWS SHALL HAVE A SILL HEIGHT OF NOT GREATER THAN 44? ABOVE FINISHED FLOOR THESE WINDOWS SHALL HAVE A MIN. OF 5.7 SQ. FT. CLEAR OPENING AND 10.3 SQ. FT. OF GLASS AREA FOR NATURAL LIGHT.

AT ALL EGRESS BASEMENT WINDOWS THAT ARE BELOW THE FINISHED GRADE SHALL BE PROVIDED WITH AN APPROVED WINDOW WELL AND DRAINAGE AS PER THE N.Y.S. AND LOCAL CODES.

ALL GLAZING LESS THAN IS" ABOVE FINISHED FLOOR/SURFACE. AND ALL GLASS TUB AND/OR SHOWER ENCLOSURES SHALL BE TEMPERED GLASS. ALL FIXED GLASS SHALL BE IN FRAMES TO MATCH THE MANUFACTURER OF OPERABLE WINDOWS.

ALL WINDOWS SHALL BE MANUFACTURED BY ANDERSEN OR EQUAL UNLESS SHOWN OTHERWISE.

ALL SKYLIGHTS, METAL FLUES, VENTS, STACKS OR ANY OTHER ROOF ACCESSORIES THAT REQUIRE FLASHING SHALL BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS PROVIDE ADDITIONAL ALUMINUM BLIND FLASHING WHERE REQUIRED TO INSURE

WATER TIGHT CONDITIONS. INSTALL FLASHING AT ALL ENTRANCE SLABS ADJACENT TO WALL CONSTRUCTION. PROVIDE ADEQUATE AIR SPACE BEHIND BRICK, STONE AND OTHER SIDINGS AS

ALL BEADS, STOPS AND TRIM SHALL BE MANUFACTURED FROM RUST RESISTANT ALL EXTERIOR SWING DOORS SHALL BE MANUFACTURED BY THERMA-TRU OR EQUAL UNLESS SHOWN OTHERWISE.

ALL WINDOW & DOOR JAMBS TO BE FOAM SEALED & WEATHER STRIPPED ON EXTERIOR AS PER THE 2015 INTERNATIONAL ENERGY CONSERVATION

DRYWALL NOTES

ALL GYPSUM BOARD DRYWALL CUT JOINTS SHALL BE ADJACENT TO CORNERS. NO BUTT JOINTS IN WALL SHALL BE PERMITTED.

ALL CORNERS AND JOINTS SHALL RECEIVE TWO COATS OF JOINT COMPOUND FEATHERED SMOOTH AND ALL DIMPLES CREATED BY FASTENERS SHALL RECEIVE THREE COATS OF JOINT COMPOUND FEATHERED SMOOTH. ALL GYPSUM BOARD SHALL BE IN ACCORDANCE WITH THE GYPSUM

CONSTRUCTION HANDBOOK, PUBLISHED BY THE UNITED STATES GYPSUM ALL MATERIALS SHALL BE FURNISHED BY THE UNITED STATES GYPSUM COMPANY, NATIONAL GYPSUM COMPANY, CELOTEX CORP., OR OTHER APPROVED

MANUFACTURER USE WATERPROOF GYPSUM BOARD AT ALL TUBS, SHOWER SURROUNDS AND OTHER WET LOCATIONS.

STAIR & RAILING NOTES

ALL STAIRS AND RAILINGS SHALL COMPLY WITH THE 2015 INT'L BLDG CODES ALL STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.

HANDRAILS SHALL NOT PROJECT INTO THE STAIRWAY MORE THAN 4 COMBINED CLEAR WIDTH OF 27? IF THERE IS TWO HANDRAILS AND 31 THERE IS ONLY ONE HANDRAIL WITH A MINIMUM WALL CLEARANCE OF I THE MINIMUM HEADROOM IN ALL PARTS OF STAIRWAYS SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR

PLATFORM. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND SOFFITS PROTECTED ON THE ENCLOSED SIDE W/ 1/2" GYP. BD. THE MAXIMUM RISER HEIGHT IS 8 ? " THE GREATEST RISER HEIGHT SHALL NOT

EXCEED THE SMALLEST BY MORE THAN 3/8". THE MINIMUM TREAD DEPTH IS 91. THE GREATEST TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". WINDER TREADS ARE PERMITTED PROVIDED THAT THE WIDTH OF THE TREAD AT A POINT IS NOT MORE THAN 12" AND FROM THE NARROW SIDE IS NOT LESS THAN

THE GREATEST WINDER TREAD DEPTH AT THE 12' WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN

10°. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6' AT ANY

A NOSING NOT LESS OF 3/4" AND NOT GREATER THAN I ON STAIRWAYS WITH SOLID RISERS.

THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST BY MORE OPEN RIGERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

HANDRAIL HEIGHT SHALL BE A MINIMUM OF 341 AND 38 OPEN RAILINGS AND GUARDS SHALL NOT BE GREATER THAN 4". IF DECKS OR PLATFORMS ARE 8'-0" AND GREATER ABOVE THE FINISHED GRADE THAN THE HANDRAIL SHALL BE 42' IN HEIGHT.

TRIM & PAINTING NOTES

TWO COATS OF ENAMEL.

ALL CLOSETS SHALL HAVE AS A MINIMUM OF ONE (1) HIGH SHELF AND ONE (1) ROD FOR HANGING CLOTHING, PROVIDE FIVE (5) SHELYES IN LINEN CLOSETS. THE CONTRACTOR SHALL DOUBLE CHECK AND VERIFY ALL AS BUILT DIMENSIONS AND CONDITIONS PRIOR OF ORDERING CABINETS, COUNTER TOPS AND

ALL EXPOSED BASED CABINET SIDES SHALL HAVE TOE SPACE UNLESS SHOWN

OTHERWISE. ALL PAINTS AND STAINS SHALL BE OF A MANUFACTURER AS SCHEDULED OR AS

DIRECTED BY BUILDER ALL INTERIOR GYPSUM BOARDS, WALLS AND CEILINGS, SHALL RECEIVE ONE COAT PRIMER AND TWO COATS OF PAINT OF BENJAMIN MOORE OR EQUAL. ALL INTERIOR WOOD, TRIM, SHELVING AND OAK FLOORS SHALL BE FINISHED AS

SCHEDULED OR AS DIRECTED BY BUILDER ALL INTERIOR DOORS, TRIM AND EXPOSED WOOD SHALL BE SANDED COMPLETELY SMOOTH PRIOR TO APPLYING FINISH. ALL EXPOSED FERROUS METAL SHALL BE PAINTED WITH A RUST INHIBITOR AND

PUMBING NOTES ALL PLUMBING WORK EQUIPMENT AND FIXTURES SHALL BE PLACED AND INSTALLED PER THE RESIDENTIAL CODE OF N.Y.S., THE PLUMBING CODE OF N.Y.S., AND INDUSTRY STANDARDS.

THE CONTRACTOR SHALL VERIFY WITH THE OWNER ALL FIXTURES, MODELS,

IRON PIPING UNDER ALL CONCRETE SLABS. GAS LINES TO BE GROUNDED

THE PLUMBING CONTRACTOR SHALL PROVIDE DRYER VENTS AS PER THE

THE PLUMBING CONTRACTOR SHALL NOT DRILL OR CUT ANY STRUCTURAL

ACCORDANCE WITH THE CODE AND/OR SAID JOIST MANUFACTURERS

THE PLUMBING CONTRACTOR SHALL VERIFY FIXTURE AND PIPE LOCATIONS

THE PLUMBING CONTRACTOR SHALL PROVIDE SHOWER PANS UNDER

WITH OTHER TRADES INVOLVED WITH THIS JOB PRIOR TO INSTALLATION.

CLOTHES WASHER WITH A DRAIN CONNECTED TO THE WASTE PLUMBING

PREVENTION VALVES AND ADEQUATE CLEAN-OUTS AS REQUIRED BY

THE PLUMBING CONTRACTOR SHALL PROVIDE WHOLE HOUSE BACK-FLOW

PROVIDE 12'x12' ACCESS PANEL TO WHIRLPOOL TUB MOTOR AND SIMULAR

THE PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL EQUIPMENT

FLUES AS REQUIRED BY THE RESIDENTIAL CODE OF NYS.

LOCATIONS AND QUANTITY SHALL BE AS PER OWNERS INSTRUCTIONS.

UNLESS SHOWN OTHERWISE A MINMUM OF TWO (2) HOSE BIBS SHALL BE

ALL MECHANICAL WORK (FURNACE, BOILERS, HVAC, HOT WATER, ETC.)

SUBCONTRACTOR TO MEET AND/OR EXCEED THE FOLLOWING

GAS CODES OF N.Y.S., AND INDUSTRY STANDARDS.

ALL HEATING LINES SHALL CONTAIN ANTIFREEZE

WRITING BY THE ARCHITECT OR OWNER.

2015 INT'L BUILDING CODE THE PLUMBING, MECHANICAL, AND FUEL

THE SYSTEMS SHALL BE DESIGNED AND GUARANTEED BY THE MECHANICAL

REQUIREMENTS: MAINTAIN TOP INSIDE WHEN THE OUTSIDE TEMPERATURE

IS 100 F AND MAINTAIN 10 F INSIDE WHEN THE OUTSIDE TEMPERATURE IS

LOCATE ATTIC MECHANICAL UNITS ON GALVANIZED DRIP PANS, DRAINED.

ALL DUCTS SHALL BE FIBERGLASS INSULATED TYPE (EXCEPT GALVANIZED

THE MECHANICAL SUBCONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE

SEPARATE AND COMPLETE WITH EACH SYSTEM HAVING SUPPLEMENTAL

BUILDER FOR APPROVAL PRIOR TO ANY EACH SYSTEM SHALL BE

CARRIER, TRANE, LENNOX, AND YORK ARE APPROVED MANUFACTURERS

FOR THE MECHANICAL UNIT. ANY SUBSTITUTES MUST BE APPROVED IN

ALL MECHANICAL UNITS IN ATTIC SHALL BE LOCATED IN SUCH MANNER THAT

THEY SHALL NOT CAUSE AN OBSTRUCTION TO FUTURE ATTIC FLOORING.

ROOM (FURNACE, HVAC, HOT WATER, ETC. AS PER THE BUILDING CODE

INCHES RIGID METAL. AMX HORZT. LENGTH NOT TO EXCEED 25 FT.

PROVIDE THE PROPER FIRE RATED SEPARATION AT THE MECHANICAL

PROVIDE BACKDRAFT DAMPER EXHAST DUCTS TO BE MIN. ØØ16

BATHS & LAVS WITHOUT OPERABLE WINDOWS OR WOWS WITH LESS

THAN 15 SF. OPENING SHALL BE MECHANICALLY VENTED TO

INTERMITTENT VENTILATION TO BE MIN. 50 CFM, CONTINUOUS VENTING

ALL OUTLETS, FIXTURES AND ALL OTHER ELECTRICAL WORK SHALL BE

LATEST EDITION OF THE NE.C., N.B.F.U., AND THE LOCAL UTILITY CO.

A MINIMUM OF 20 % OF CIRCUITS SHALL BE FOR FUTURE USE FOR EACH

PROVIDERS SPECIFICATIONS TO A POINT OF ENTRY APPROVED BY

THE ELECTRICAL CONTRACTOR SHALL PROVIDE MECHANICAL EXHAUST

FANS' FOR ALL RANGES, AND IN ALL LAUNDRY, TOILET, TUB, AND

SHOWER AREAS. ALL FAN FIXTURES SHALL BE SWITCHED SEPARATELY

THE ELECTRICAL CONTRACTOR SHALL PROVIDE A SWITCH FOR THE

ALL RECEPTACLES SHOWN ABOVE THE COUNTER SHALL HAVE THE

STRUCTURAL GIRDERS, HEADERS AND BEAMS WITHOUT PRIOR

THE CONTRACTOR SHALL CONSULT AND COORDINATE WITH OTHER TRADES INVOLVED WITH THIS PROJECT PRIOR TO INSTALLATION.

THE ELECTRICAL CONTRACTOR SHALL VERIFY WITH THE OWNER ALL

THE ELECTRICAL CONTRACTOR SHALL VERIFY WITH THE OWNER ALL

ALL SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED AND INTERCONNECTED WITH BATTERY

ELECTRICAL DEVICE AND FIXTURE OPTIONS SUCH AS COLOR,

PROVIDE ONE SMOKE DETECTORS AS INDICATED ON PLANS AND AS PER

AND PROVIDE A MINIMUM OF ONE CARBON MONOXIDE DETECTOR

LOCATE SMOKE DETECTORS ON FLAT CEILINGS NO CLOSER THAN 16

ARC-FAULT OUTLETS IN ALL ROOMS EXCEPT KITCHEN AND BATHS.

ALL RECESSED LIGHTS TO MEET "IC" REQUIREMENTS FOR AIR

ALL THERMOSTATS TO BE PROGRAMABLE - DIGITAL AS MFG. BY WHITE ROGERS

ALL PLUMBING & PIPING TO COMPLY WITH APPLICABLE 2015 INT'L. BLDG. CODES

ALL SUPPLY PIPING AND/OR DUCT WORK TO RECIEVE R-8 INSULATION

ALL HEATING AND/OR COOLING PUMPS TO BE VARIABLE SPEED OF 1/4 HP.

THE ELECTRICAL CONTRACTOR SHALL NOT DRILL OR CUT ANY

TELEPHONE AND TELEVISION OUTLETS SHALL BE WIRED TO LOCAL

OWNER UNLESS SHOWN ON PLANS OTHERWISE.

AND VENTED TO THE EXTERIOR

DISHWASHER LOCATED IN SINK CAB

CONSENT FROM THE ARCHITECT.

AND STYLE PRIOR OF ORDERING.

ALL CODE REQUIREMENTS

ALL OUTLETS TO BE TAMPERPROOF

50% OF LAMPS TO BE HIGH EFFICENCY

ON EVERY FLOOR

ADDITIONAL NOTES

WHEN IN UNCONDITIONED SPACES

FROM WALL.

INFILTRATION

BOTTOM FLUSH WITH TOP OF THE BACK SPLASH.

ELECTRICAL DEVICE AND FIXTURE LOCATIONS.

PLACED, AND INSTALLED AS PER THE 2014 NFPA LATEST EDITION., THE

ELECTRICAL PANELS SHALL BE FULLY RECESSED AND HAVE ALL CIRCUITS

PROVIDE BOOSTER FAN IF GREATHER THAN 25 FT.

PROVIDED' ONE (I) LOCATED AT THE FRONT AND ONE (I) LOCATED AT REAR

SYSTEMS, AND INSTALLATION SHALL COMPLY IN ACCORDANCE WITH THE

ALL HOSE BIBS SHALL BE FREEZE PROOF TYPE.

GIRDERS, HEADERS, BEAMS WITHOUT PRIOR CONSENT FROM THE

DRILLING AND CUTTING OF FLOOR JOISTS SHALL BE IN STRICT

TO BLACK PIPE AT SERVICE ENTRY VENT STACK SHALL EXTEND ABOVE

COLORS ETC. PRIOR OF ORDERING INSTALL

ROOF IS' OF IZ' ABOVE AVG SNOWFALL

RESIDENTIAL CODE OF N.Y.S.

ARCHITECT.

SYSTEM

FOUIPMENT

MECHANICAL NOTES

UNDERSLAB DUCTWORK)

STRIP HEAT.

TO BE MIN. 20 CFM.

ELECTRICAL NOTES

CLEARLY LABELED.

PANEL USED.

SPECIFICATIONS.

FIRE PROTECTION - ELECTRIC FIXTURE LEGEND ALL ELECTRICAL WORK TO CONFROM TO 2015 INT'L. BLDG CODE \$ 2014 NEC ALL LIGHTING TO BE OPERATED FROM CIRCUIT PANELS UNLESS NOTED OTHERWISE

ALL EXISTING LIGHTING TO BE RE-USED AND RELOCATED AS REQUIRED

STROBE LIGHT

ALARM PULL STATION

EXIT SIGN COMBO PAK EM. L'I W BATTERY BACKUP

EMERGANCY LIGHTS **W BATTERY BACKUP**

ALL ABOVE FIRE PROTECTION ITEMS LOCTION SUUGESTIVE BY ARCHITECT / EXACT LOCATIONS NO QUANTITIES AS PER APPROVAL OF LOCAL FIRE INSPECTOR - TYPICAL

FIRE EXTINGUISHER - LOCATE AS PER

-DUPLEX OUTLET

-GROUND FAULT OUTLET

-GROUND FAULT OUTLET WEATHERPROOF

DEDICATED CIRCUIT (APPLIANCE ETC.) -EXHAUST FAN w/LIGHT (2) SWITCHES

-SMOKE DETECTOR (HARD WIRED TOGETHER W/BATT BACKUP)

-CARBON MONOXIDE DETECTOR

CLG MOUNTED TRACK FIXTURE w/ LOW YOLTAGE FIXTURES

> -CEILING MOUNTED FIXTURE (150W INCANDESCENT)

-WALL MOUNTED FIXTURE (15@W INCANDESCENT)

-RECESSED FIXTURE (150W INCANDESCENT)

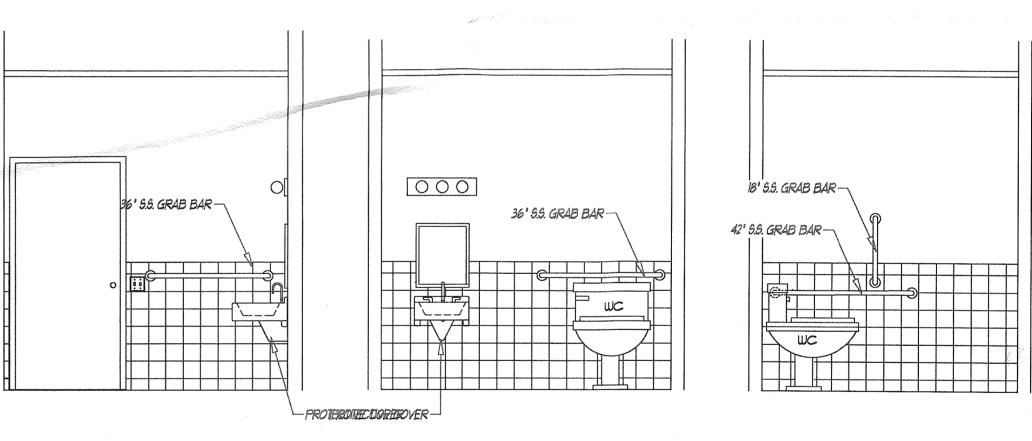
-THREE WAY SWITCH

-FOUR WAY SWITCH

-SWITCH TO FIXTURE WIRING

ADA DIAGRAMS HINGED DOOL CLEAR DOORWAY WIDTH AND DEPTH \leq HINGED DOOR MANEUVERING CLEARANCES AT DOORS DOOR NOTES

NOTES - TYPICAL UNLESS NOTED OTHERWISE ON PLAN - EXISTING EXTERIOR DOORS TO REMAIN AND CHECKED FOR PROPER WORKING ORDER - NEW INTERIOR DOORS TO BE OF SIZE INDICATED ON PLANS SAID DOORS TO HAVE ADA AFFROYED LEVER HANDSETS

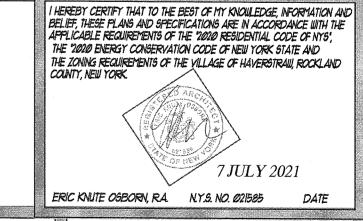


TYPICAL HANDICAP BATH ELEVATIONS

ALL WORK TO BE IN ACCORDANCE WITH THE FOLLOWING: ZONING LAWS OF "TOWN OF ORANGETOWN, NEW YORK" 2020 BUILDING CODE OF NEW YORK STATE 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE

A-1

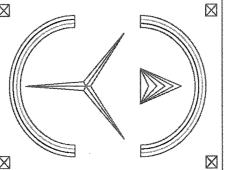
1 OF 5



MAIN FLR AREA = 820 SO. FT. GROSS AREA OF WORK = 740 SQ. FT. +/- NET

NOTES:

EXISTING WALLS



ERIC KNUTE OSBORN **ARCHITECT**

12 YEARS EXPERIANCE RESIDENTIAL - COMMERCIAL - ADDITIONS

58 BARNES ROAD WASHINGTONVILLE, N.Y. 10992 - (845) 629-7474 EMAIL - EKOSBORNARCHITECT@GMAIL.COM (845) 629-7474

PROJECT

NEW ADDITION @ EBENEZER FULL GOSPEL ASSEMBLY

BLAUVELT, NEW YORK TOWN OF ORANGETOWN, ROCKLAND COUNTY TITLE SHEET GENERAL NOTES START DATE: DEC 2019 PROJECT # 2020-COM-3 PLAN REVIEW: 28 AUGUST 2020 SCALE 1/4" = 1'-0" DWG. No.

DWG LIST

A-1 TITLE SHEET A-4 BASEMENT PLAN

A-2 EXTERIOR ELEVATIONS A-3 SECTION & ELEVATION A-5 MAIN FLOOR PLAN

PROJECT DATA

WALL LEGEND 7///// NEW FRAME WALL CONSTRUCTION

