

APPLICABLE CODES: THE 2020 RCNYS.  
TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM		WINTER DESIGN TEMP	ICE UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP	
			WEATHERING	FROST LINE DEPT						
30 PSF	115	B	SEVERE	36"	MODERATE TO HEAVY	15	YES	NA	1000	53 °F

NOTE:  
I, I CERTIFY TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THAT ALL APPLICABLE SECTIONS OF THE STATE ENERGY CODE HAVE BEEN MET OR EXCEEDED BY THESE PLANS.

*George L. Lopez*

ALL WINDOWS TO BE ANDERSEN 200 SERIES, DUAL PANEL LOW-E GLAZING OR APPROVE EQUAL.  
U-FACTOR 0.30  
SOLAR HEAT GAIN 0.34  
VISIBLE TRANSMITTANCE 0.55



DO NOT SCALE PRINTS

PROPOSED ALTERATIONS FOR  
PIERRE CHAUBARD  
1021 RT. 9W  
GRANDVIEW, NY

DATE	DRN. BY	CHK.
06/09/21	CP	
REV.		
10/01/21	CP	△
12/14/21	CP	△
1/31/22	CD	△

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PROJECT NO.  
21-063  
SHEET 1 OF 5  
A-1

10/12/22

**PROJECT SPECIFICATIONS GENERAL NOTES**

- ALL WORK PERFORMED SHALL COMPLY WITH BUILDING AND ZONING ORDINANCES OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NY, THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND CITY CODES, AND ANY OTHER LOCAL, STATE AND FEDERAL APPLICABLE CODES & LAWS.
- CONTRACTOR(S) TO SUPPLY ALL MATERIALS, FIXTURES, EQUIPMENT AND LABOR NECESSARY TO PERFORM & COMPLETE WORK NOTED ON PLANS AND AS OTHERWISE REQUIRED. ALL MATERIALS TO BE NEW AND FREE FROM DEFECTS UNLESS OTHERWISE NOTED. ALL WORK TO BE PERFORMED IN A COMPETENT WORKMANLIKE FASHION ACCEPTABLE W/ MODERN PRACTICES. DO NOT SUBSTITUTE MATERIALS, EQUIPMENT OR METHODS WITHOUT WRITTEN APPROVAL FROM THIS OFFICE OR THE OWNER.
- ALL CONTRACTORS TO BE RESPONSIBLE FOR ALL APPLICABLE LAWS AND CODES RELATING TO THEIR TRADE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND/OR OWNER.
- CONTRACTOR OR ANY SUBCONTRACTORS PERFORMING ANY WORK ON THIS PROJECT OR UNDER THIS CONTRACT SHALL CARRY LIABILITY & PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL PROVIDE OWNER WITH CERTIFICATES OF SAID INSURANCE. ALL CONTRACTORS TO CARRY P.I.P. INSURANCE. ARCHITECT IS NOT RESPONSIBLE FOR ANY INJURIES ON PROJECT SITE, NOR IS LIABLE FOR ANY LABOR LAWS OF SECTION 240 & 241.
- CONTRACTOR TO BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO ARCHITECT.
- ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES AND/OR FOR APPROVAL OF SHOP DRAWINGS. ARCHITECTURAL SUPERVISION IS NOT INCLUDED WITH THESE DRAWINGS. THEREFORE, THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR WORKMANSHIP CODE AND/OR PLAN CONFORMANCE PRIOR TO CONSTRUCTION. ARCHITECT'S RESPONSIBILITY IS STRICTLY LIMITED TO THESE PLANS AND THESE RELATED SPECIFICATIONS ONLY. ARCHITECT IS NOT RESPONSIBLE FOR ANY EXISTING CONDITIONS AND/OR ANY UNFORESSEEN PROBLEMS PRIOR TO NEW CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NEW CONSTRUCTION, DEMOLITION, OPERATIONS AND METHODS.
- CONTRACTOR(S) TO COMPLY WITH ALL OSHA AND ALL OTHER SAFETY REQUIREMENTS. CONTRACTOR(S) TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS. ALL DIMENSIONS & CONDITIONS TO BE FIELD VERIFIED. MATCH ALL EXISTING MATERIALS, DIMENSIONS AND CONDITIONS AS THEY MAY APPLY. DIMENSIONS ARE REASONABLE CORRECT WITH A TOLERANCE PLUS OR MINUS OF ONE INCH.
- ALL WORK OF THE VARIOUS TRADES INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT TO BE PERFORMED BY CAPABLE AND REPUTABLE LICENSED CONTRACTORS, LICENSED BY GOVERNING AGENCIES HAVING SAID JURISDICTION.
- GENERAL CONTRACTOR TO USE ADEQUATE NUMBERS OF SKILLED HEALTHY & SOBER PERSONS THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK IN ACCORDANCE WITH ALL LOCAL, NEW YORK STATE AND FEDERAL CODE REQUIREMENTS.
- PROJECT SITE TO BE LEFT HAZARD FREE AT END OF EACH WORK DAY. PRIOR TO COMPLETION OF EACH TRADE AND PROJECT COMPLETION, REMOVE FROM SITE ALL TOOLS, EXCESS MATERIAL AND DEBRIS. REMOVE THIS CONSTRUCTION. REMOVE ALL DEBRIS TO BE IN CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS. YARD TO BE RAKED AND SEEDED.
- PRIOR TO SIGNING OF CONTRACTS WITH OWNERS AND CONTRACTOR(S), CONTRACTOR(S) TO INFORM OWNER OF ANY OPTIONS, EXTRAS AND THEIR RELATED COSTS. CONTRACTOR(S) TO INDICATE TIME & EXPENSE COSTS DUE TO OWNERS' CHANGE ORDERS. CONTRACTOR(S) TO NOTIFY ARCHITECT TWENTY-FOUR (24) HOURS IN ADVANCE OF ANY STRUCTURAL OR CODE RELATED REVISIONS PRIOR TO INSTALLATION. SAID CHANGE ORDERS AND REVISIONS ARE ALSO TO BE APPROVED BY ARCHITECT.
- ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS AND/OR ASSEMBLIES, ETC. TO BE HANDLED AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS AND SPECIFICATIONS. WHERE SPECIFIC MANUFACTURED PRODUCTS ARE INDICATED, NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN NOTICE FROM OWNER AND ARCHITECT PRIOR TO PURCHASE AND/OR INSTALLATION.

- SITE NOTES**
- CONTRACTOR AND/OR OWNER ARE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES TO VERIFY LOCATIONS OF ALL UTILITY LINES, SERVICES AND EQUIPMENT PRIOR TO START OF WORK.
- ALL EXISTING CONDITIONS AS INDICATED ON THESE PLANS TO BE REMOVED TO BE EXECUTED IN A MANNER THAT WILL NOT DISTURB ADJACENT AREAS AND CONDITIONS THAT ARE TO REMAIN IN THE EVENT THESE EXISTING AREAS ARE DISTURBED, IT'S THE CONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE AFFECTED AREAS TO A LIKE NEW CONDITION, AS REQUIRED.
- EXTREME CAUTION IS TO BE TAKEN DURING EXCAVATION AND/OR DEMOLITION. OBSERVE ANY VARIATIONS AND/OR ANY UNFORESSEEN DISCREPANCIES WITH THE PLANS, AND REPORT THESE IMMEDIATELY TO THE ARCHITECT AND OWNER.
- CONTRACTOR AND/OR EXCAVATING CONTRACTOR TO BE RESPONSIBLE FOR SHORING, BRACING AND ALL TEMPORARY SUPPORTS, EMBANKMENTS AND EXCAVATIONS AS PER LOCAL AND OSHA REGULATIONS. PROVIDE SILT FENCING AND OTHER EROSION CONTROL AS REQUIRED.
- PREPARATION OF SITE TO INCLUDE PROTECTION OF ALL ROADS, CURBS, TREES, AND OTHER CONDITIONS NOT TO BE REMOVED TO PREVENT EROSION AND TO INSURE PUBLIC SAFETY AT ALL TIMES.
- EXCAVATED SOIL AND TOPSOIL TO BE USED FOR REGRADING. TOP 4 INCHES OF NEWLY GRADED AREAS TO BE TOP SOIL, RAKED FREE OF DEBRIS AND STONES OVER 2" IN SIZE. THESE AREAS TO RECEIVE SEED AND MATT AND/OR OTHER METHODS TO PREVENT EROSION.
- ALL FOOTINGS TO REST ON VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF 2 TONS PSF AT A MIN. OF 3'-6" FEET BELOW FINISH GRADE. A SOIL ENGINEER MAY BE RETAINED AT OWNERS EXPENSE TO PERFORM SOIL BEARING AND/OR SOIL COMPACTION TESTS. OBSERVE SITE EXCAVATION AND BACKFILLING PROCEDURES.
- FOOTING DRAINS TO BE PROVIDED WHERE REQUIRED. THEY SHALL BE LAID IN AN APPROVED MANNER SUCH AS A GRAVEL BED & COVERED WITH FILTER FABRIC. SAID DRAINS TO HAVE A POSITIVE OUTFALL TO STORM DRAINAGE, DRYWELL OR DAYLIGHT.
- FINISHED GRADE AND DRIVEWAY TO PITCH AWAY FROM BUILDING SO THAT SURFACE WATER FLOWS AWAY FROM IT. PROVIDE GUTTERS & LEADERS AS REQUIRED BY CODE AND CONNECT TO STORM DRAINAGE SYSTEM AS REQUIRED.
- CONTRACTOR(S) SHALL KEEP SITE CLEAN AND HAZARD FREE. TO INSURE PUBLIC SAFETY AT ALL TIMES.
- EARTH UNDER CONCRETE SLABS TO BE THOROUGHLY COMPACTED AND FREE OF DEBRIS, WATER AND OTHER MATTER. SLURGRADE TO BE BROUGHT TO A TRUE PLANE OF 95% DENSE COMPACTED SUBGRADE. SLABS TO REST ON 6 MIL VAPOR BARRIER & 4" OF 3/4" GRAVEL BASE. CONCRETE NOTES

- CONCRETE DESIGN, MATERIALS AND METHODS OF PLACEMENT TO COMPLY WITH THE ACI STANDARD 318 AS IT APPLIES. ALL ANCHORS AND FASTENERS TO BE GALVANIZED OR ZINC COATED.
- ALL POLURED CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI, WITH THE EXCEPTION OF PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE SLABS WHICH SHOULD BE 3,500 PSI UNLESS OTHERWISE NOTED. AT 28 DAYS CURED TIME, CONCRETE FOR FOOTING TO BE 104 STONE CONCRETE. SLABS TO BE A MINIMUM OF 4 INCHES THICK OF 104 CONCRETE, REINFORCED W/ 6X6 BY 10X10 WELDED WIRE MESH. SLABS TO BE ON A 6 MIL VAPOR BARRIER OVER A MINIMUM OF 4" THICK GRAVEL BASE.

**DOUBLE FRAMING UNDER PARALLEL PARTITION**

- FOUNDATION WALLS TO BE 8" POLURED CONCRETE OR 10" CMU UP TO UNDERSIDE OF SLAB WITH REINFORCING AS INDICATED. WALLS ABOVE SLAB TO BE 8" CMU'S. ALL CONC. MAS. UNIT WALLS TO RECEIVE #4 VERTICAL REBARS 32" O/C FILLED SOLID W/C CONC. AND "DUR-O-WALL" TIES AT EVERY COURSE.
- WALL OPENINGS TO RECEIVE REINFORCED CONCRETE LINTELS. LINTELS TO BE A MINIMUM OF (2) #4 REBARS FOR UP TO 4 FOOT WIDE OPENINGS. (4) #6 REBARS FOR UP TO 10 FOOT WIDE OPENINGS.

**MASONRY NOTES**

- ALL MORTAR USED SHALL BE TYPE 'S' MEETING ASTM C 270 MORTAR MIX USING 1 PART OF PORTLAND CEMENT TYPE 1 AND OVER 4 TO 1/2 HYDRATED LIME TYPE S. A 2" CUBE OF MORTAR SHALL HAVE A MINIMUM BREAKING STRENGTH OF 1800 PSI AT 28 DAY CURE TIME.
- ALL HORIZONTAL REINFORCING SHALL BE 9 GAUGE HOT DIPPED GALVANIZED LADDER TYPE FOR CAVITY WALL OF 1". REINFORCING SHALL BE SPACED 16" O.C.
- CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT, TYPE 1, MOISTURE CONTROLLED, MANUFACTURED TO CONFORM TO C-33, C-1400(15), C-425, C-939, C-969, C-999.

**REINFORCING STEEL**

- ALL REINFORCING STEEL, MANUFACTURED AS ROUND RODS WITH RAISED DEFORMATIONS FOR ADHESION AND RESISTANCE TO SLIP IN THE CONCRETE REINFORCING SHALL HAVE A YIELD STRENGTH OF 40,000 PSI ASTM A615 GRADE 40.
- ALL STRUCTURAL STEEL TO BE 36KSI THE LATEST AISC EDITION. ALL STEEL MEMBERS TO BE PRIMED PRIOR TO DELIVERY.

**LINTEL SCHEDULE**

ALL STEEL LINTELS FOR BRICKS OR STONE OR MASONRY WALLS SHOULD BE GALVANIZED AND FLASHED WITH INVERSTRAL OR EQUAL. CONTINUOUS FLASHING WITH WEEP HOLES.

STEEL ANGLE	CLEAR MASONRY OPENING	WEEP HOLES
5" X 3-1/2" X 5/16"	M.O. < 4'-0"	12" O.C.
5" X 3-1/2" X 3/8"	4'-0" (M.O. 7'-0"	12" O.C.
5" X 3-1/2" X 1/2"	7'-0" (M.O. 10'-0"	12" O.C.

**CARPENTRY NOTES**

- CARPENTRY TO INCLUDE ALL WOOD FRAMING SILLS, W/SEALER, JOISTS, STUDS, HEADERS, TRIMMERS, BEAMS, GIRDERS, PLATES, RAFTERS, BLOCKING, BRIDGING, SHEATHING, DECKING AS INDICATED ON PLANS. CARPENTER SHALL ALSO INSTALL EXTERIOR WINDOWS & DOORS.
- ALL FRAMING MEMBERS INSTALLED ON THIS PROJECT TO BE GOOD GRADE, SOUND DRY MATERIAL. FRAMING MEMBERS TO BE FREE FROM ROT, LARGE AND LOOSE KNOTS, SHAKES AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED.
- FRAMING MEMBERS TO BE OF THE SIZE AND TYPE INDICATED ON PLANS. PLATES (H), HEADERS, BEAMS, GIRDERS, CEILING JOISTS, RAFTERS TO BE A MINIMUM OF LEM-FIR (MAX. 1% MOISTURE W/FIBER STRESS- 1400PSI). STUDS MAY BE SPRUCE-PINE-FIR (MAX. 1% MOISTURE W/FIBER STRESS- 1200PSI), UNLESS OTHERWISE NOTED. FLOOR JOISTS TO BE OF THE 1 (EYE-BEAM) STYLE AS MANUFACTURED BY "BOISE CASCADE", "NASCOR", "TRUSJOIST/MACMILLAN OR EQUAL. GIRDERS TO BE L.V.L. TYPE. (LAMINATED VENEER LUMBER OR EQUAL.
- CALCULATED DESIGN LOADS (0PSF DEAD LOAD/ALL SPANS)  
 ROOF: 30 PSF (40PSF)  
 FLOORS: 40 PSF (50PSF)  
 ATTIC: 20 PSF (30PSF)  
 DECK: 40 PSF (50PSF)
- FLOOR TRUSSES (LPS ETC.) AND LVL'S TO BE INSTALLED IN STRICT COMPLIANCE W/ MANUFACTURERS SPECIFICATIONS. CONTRACTOR(S) SHALL NOT CUT ANY FRAMING MEMBERS WITHOUT FOLLOWING MFG'S. SPECIFICATIONS, NYS CODES AND/OR ARCHITECTS APPROVAL.
- ROOF TRUSSES TO BE DESIGNED AND ENGINEERED BY MANUFACTURER. MFG. TO SUBMIT SHOP DRAWINGS TO THIS OFFICE AND/OR LOCAL BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.
- STEEL FRAMING MAY BE SUBSTITUTED FOR WOOD FRAMING LUMBER. 1/4 GAUGE STUDS ETC. TO BE USED FOR STRUCTURAL MEMBERS, AND 20 GAUGE STUDS MAY BE USED FOR NON-BEARING WALLS.
- SHEATHING SUELFLOOR TO BE 1/2" EXTERIOR GRADE O.S.B. OR PLYWOOD GLED AND NAILED TO JOISTS. WALLS TO BE 1/2" EXTERIOR GRADE O.S.B. OR PLYWOOD. ROOF TO BE 1/2" (5/8" IF TRUSSES #24" O/C) EXTERIOR GRADE PLYWOOD. WALL AND ROOF SHEATHING TO BE APPLIED HORIZONTALLY WITH VERTICAL JOINTS STAGGERED AT 4 FEET, UNLESS OTHERWISE NOTED.
- INSTALL SIMPSON STRONGTIE H2.5 HURRICANE TIE 16 GA. UPLIFT UTMIMATE 2400- LBS. ALLOWABLE LOADS 520 LBS. FASTENED TO RAFTER (5) 10CD TO PLATES (5) 10CD NAILS.
- MINIMUM BEARING FOR JOIST FRAMING TO BE 1 1/2" ON WOOD AND 3" FOR CONC/MASONRY. BLOCK AT ENDS AND BRIDGING AT 8'.

**WINDOWS & DOORS**

- WINDOWS AND SLIDING DOORS TO BE OF THE SIZE, TYPE AS NOTED ON PLANS AS MANUFACTURED BY "ANDERSEN", "PELLA" OR EQUAL. PROVIDED WITH NECESSARY HARDWARE. GLAZING AS SHOWN AND HIGH PERFORMANCE INSULATED GLAZING. HEADERS ABOVE FLOOR TO BE SIX FEET NINE INCHES UNLESS NOTED OTHERWISE.
- DOORS TO BE OF SIZE AND TYPE AS NOTED ON PLANS AS MANUFACTURED BY "THERM-TRU" OR EQUAL. CONTRACTOR TO PROVIDE STANDARD LOCKSETS AS MFG. BY "KWIK-SET" OR EQUAL. ALL EXTERIOR DOORS TO BE PROVIDED WITH A SADDLE AND SEALED AS PER NYS ENERGY CODES.
- GLAZING LESS THAN 16" ABOVE FLOOR TO BE TEMPERED. OPTIONS TO BE DISCUSSED WITH BUILDER & OWNERS PRIOR TO ORDERING. ARCHITECT IS NOT RESPONSIBLE FOR ANY MATERIAL ORDERS.
- OVER-HEAD GARAGE DOORS TO BE OF THE SIZE INDICATED ON PLANS.
- PASSAGE DOOR & FRAME FROM GARAGE TO LIVING AREA SHALL HAVE A "B" LABEL WITH AN ALUMINUM SADDLE AND A SELF CLOSING HINGE.
- INTERIOR DOORS TO BE OF THE WIDTH INDICATED ON PLANS WITH A STANDARD HEIGHT OF 6'-8" (OPTIONAL 8'-0" IF PERMITTED). SAID DOORS TO BE 6-PANEL TYPE AS MANUFACTURED BY "MASONITE" OR EQUAL.

**ROOFING & SIDING**

- MATERIAL FOR ROOFS TO BE 25 YEAR WARRANTED ASPHALT SHINGLES MANUFACTURED BY "OWENS CORNING" OR EQUAL OVER A 1/2" INSULATING FELT. COLORS TO BE SELECTED BY OWNER FROM BUILDERS SELECTION.
- APPROPRIATE FLASHING TO BE PROVIDED AS REQUIRED. "WR. GRACE" OR EQUAL ICE & WATER SHIELD TO BE INSTALLED AS PER MFGS. SPECIFICATIONS, UNDER ROOFING AT ALL ROOF JUNCTIONS INCLUDING BUT NOT LIMITED TO, VALLEYS, ROOF EAVES, WALLS & INTERSECTIONS. EXTENDED FROM THE EAVES EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
- SIDING TO BE AS INDICATED ON PLANS AND TO BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURERS SPECIFICATIONS.

**THERMAL & MOISTURE PROTECTION**

- ALL EXTERIOR OPENINGS TO BE PROPERLY FLASHED, CALKED OR OTHERWISE SEALED IN ACCORDANCE WITH THE IBC. INSULATION SHALL BE OF THE R-VALUES INDICATED ON PLANS WITH A VAPOR BARRIER FACING TOWARD THE HEATED SIDE OF BUILDING.
- FOUNDATION WALLS TO RECEIVE DAMPROOFING AS MANUFACTURED BY "RUB-B-WALL", "TUFF-N-DRY" OR EQUAL AND INSTALLED BY DEALER. INSTALLED IN AN APPROVED MANNER BY INDUSTRY STANDARDS.

**ELECTRICAL**

- ALL ELECTRICAL WORK PERFORMED SHALL BE APPROVED BY THE LOCAL AGENCY HAVING JURISDICTION AND CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND LOCAL UTILITY COMPANY.
- ELECTRICAL CONTRACTOR TO PROVIDE ADEQUATE SERVICE, CIRCUITS, OUTLETS, FIXTURES AND EQUIPMENT AS REQUIRED BY CODES AND APPLIANCES INDICATED ON PLANS.
- ELECTRICAL CONTRACTOR TO PROVIDE FIXTURE BOXES AND RELATED SWITCHES AS PER PLAN OR CONTRACT W/ OWNERS. INSTALL SMOKE DETECTORS AS REQUIRED BY NEC. AND N.Y.S. CODES.

**PLUMBING NOTES**

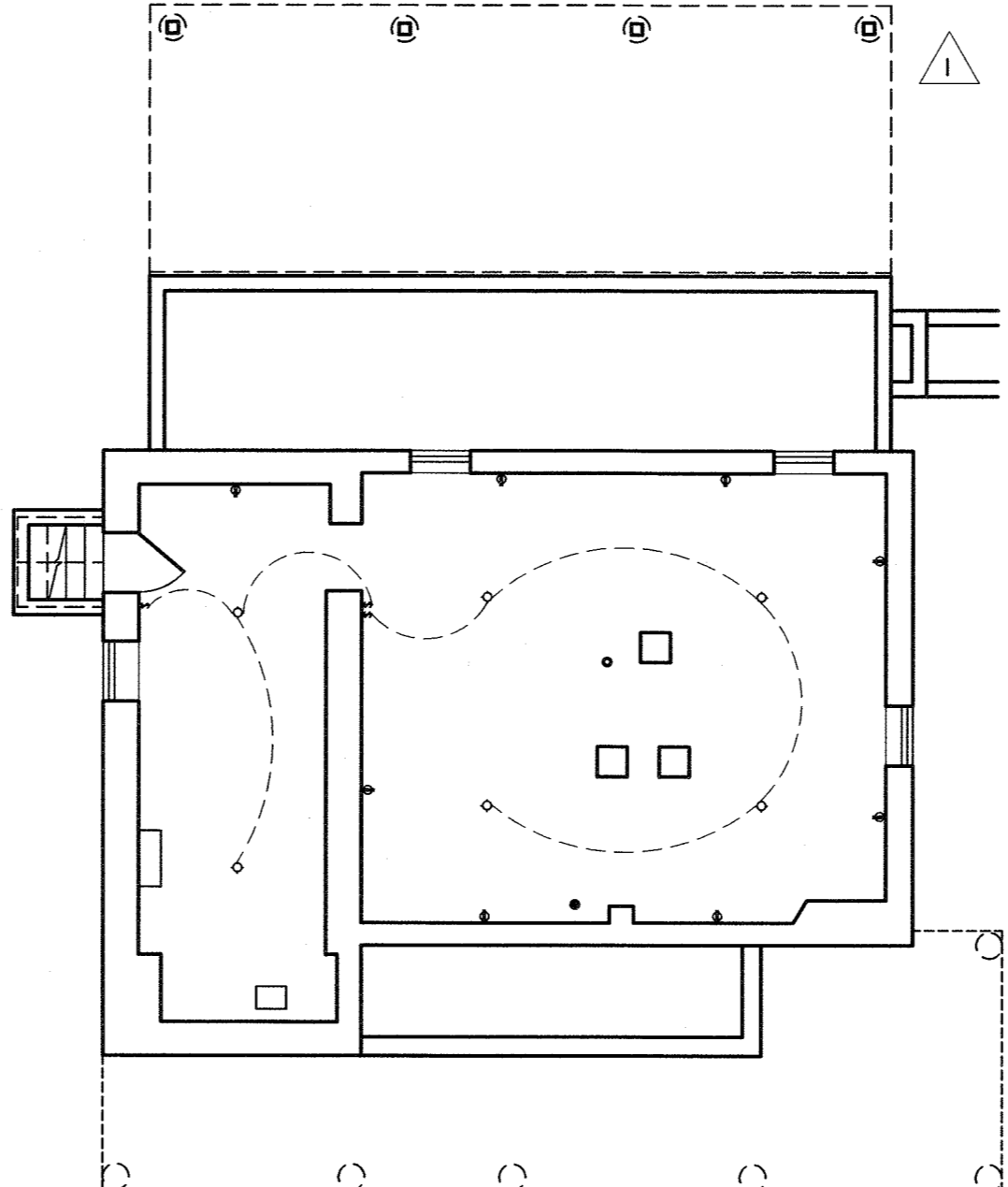
- ALL PLUMBING WORK PERFORMED SHALL BE APPROVED BY LOCAL BOARD OF HEALTH OR BUILDING DEPT.

**INTERIOR NOTES**

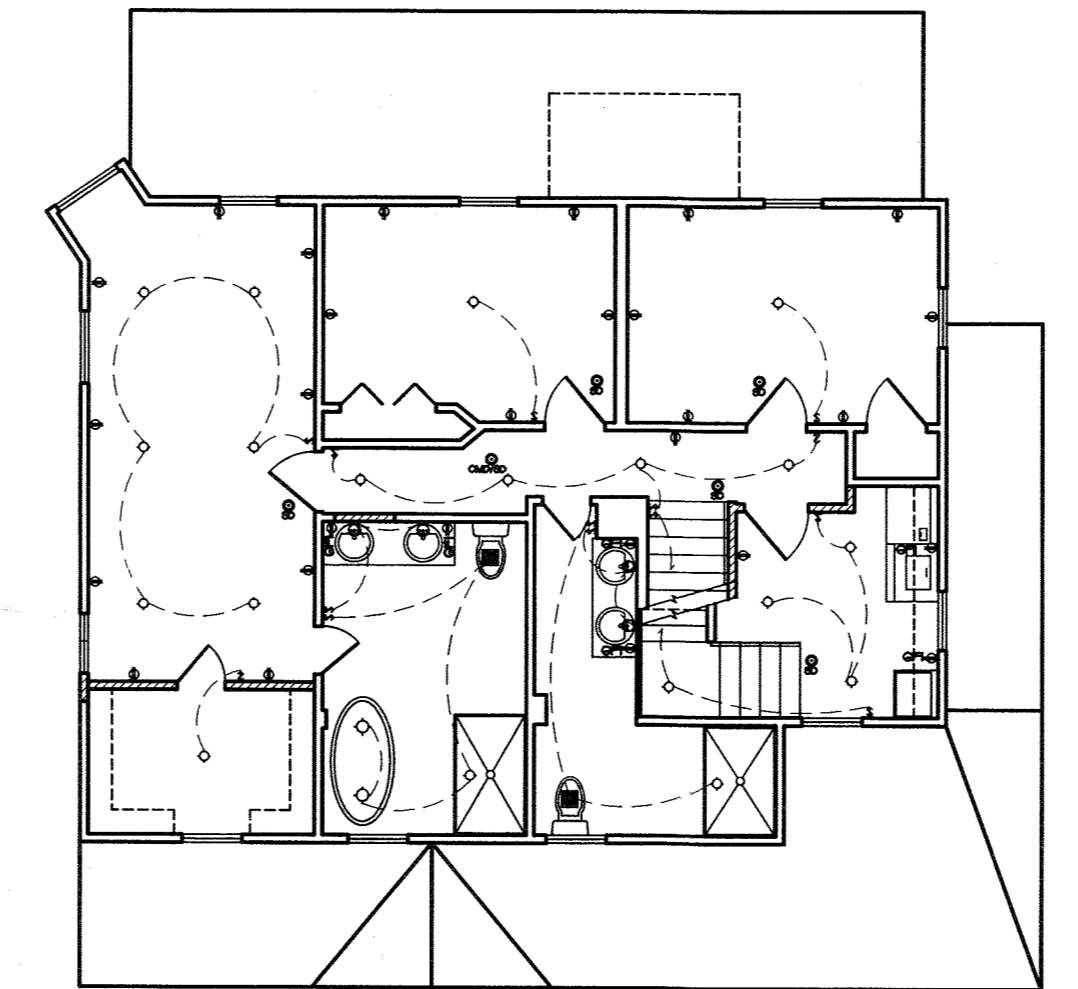
- ALL GYPSUM WALL BOARD TO BE SCREWED AND TO RECEIVE (3) THREE COATS OF SPACKLE. FINISH TO RECEIVE (2) COATS OF PAINT OVER ONE COAT OF PRIMER. COLORS MAY BE SELECTED BY OWNER.
- FLOORING, TRIM, CABINETRY, APPLIANCES, FIXTURES & ETC. SHALL BE SELECTED BY OWNERS WITH BUILDERS APPROVAL. BUILDER TO INSTALL SAID ITEMS IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND PROVEN CONSTRUCTION METHODS.

**PART FOUR - ENERGY CONSERVATION**

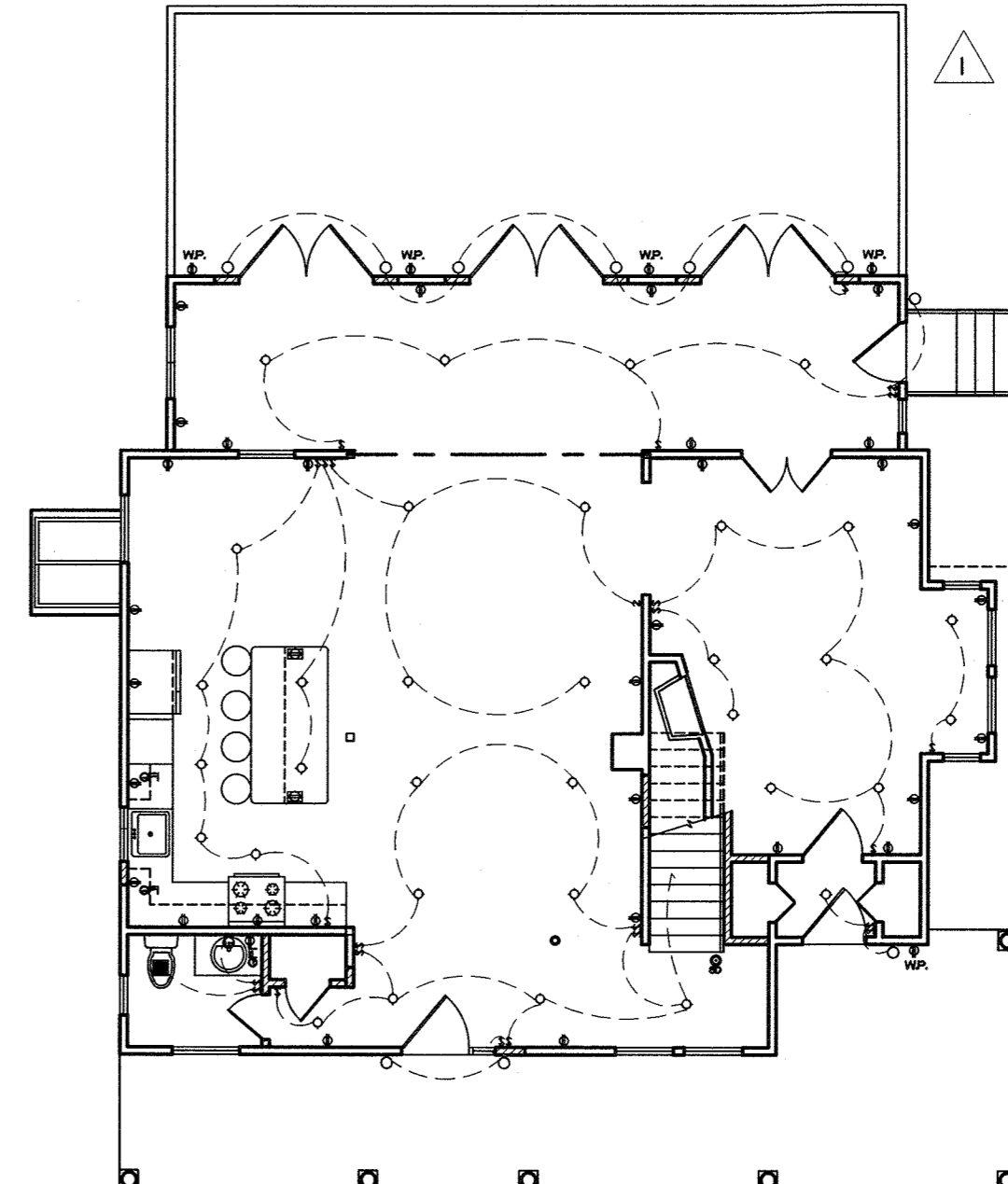
2020 R015-CHAPTER II & CHAPTER 4 OF 2020 EOC015 AND ASHRAE 90.1-2016, AS AMENDED BY 19 NYCRR PART 1240 SIMPLIFIED PRESCRIPTIVE REQUIREMENTS FOR DETACHED ONE AND TWO FAMILY DWELLINGS AND TYPE R-2, R-4 OR TOWN-HOUSE RESIDENTIAL BUILDINGS  
 NOTE BUILDER AND/OR GENERAL CONTRACTOR TO COMPLY WITH ALL THE REQUIREMENTS OF THESE CHAPTERS AND ENERGY CODES. SECTION R401



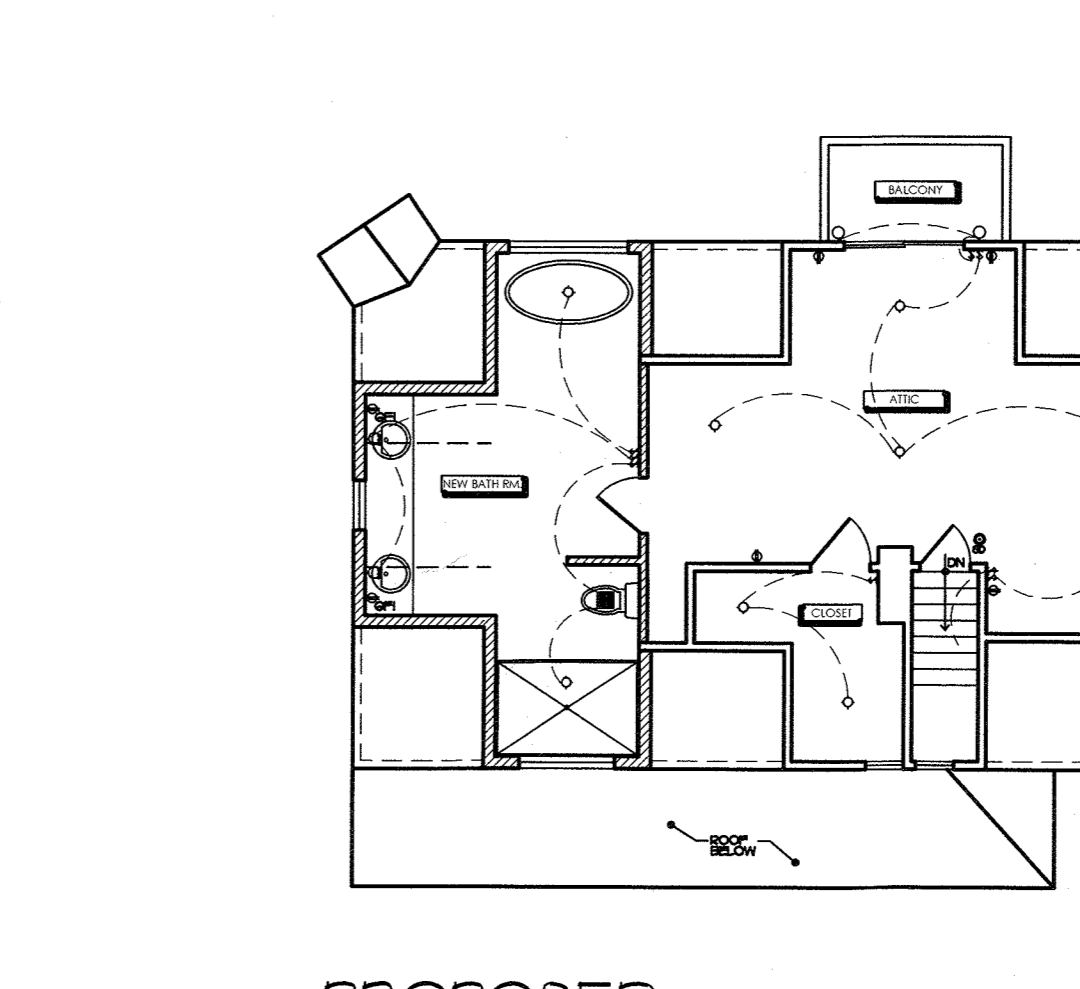
PROPOSED BASEMENT ELECTRICAL PLAN  
SCALE: 1/8" = 1'-0"



PROPOSED SECOND FLOOR ELECTRICAL PLAN  
SCALE: 1/8" = 1'-0"



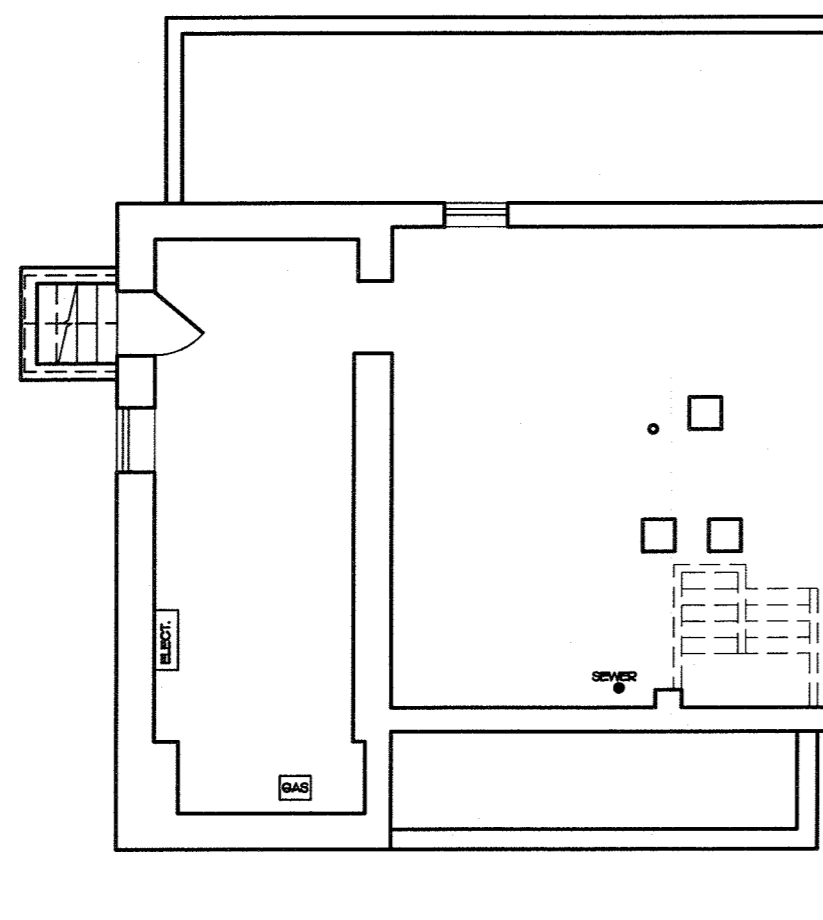
PROPOSED FIRST FLOOR ELECTRICAL PLAN  
SCALE: 1/8" = 1'-0"



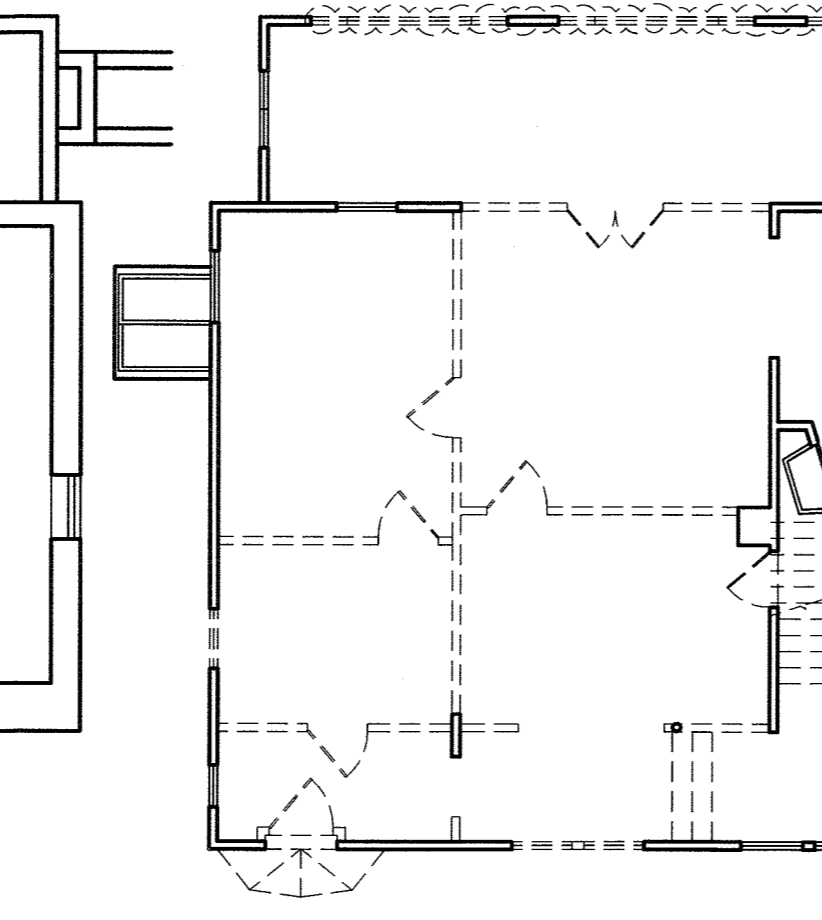
PROPOSED ATTIC FLOOR ELECTRICAL PLAN  
SCALE: 1/8" = 1'-0"

**LEGEND**

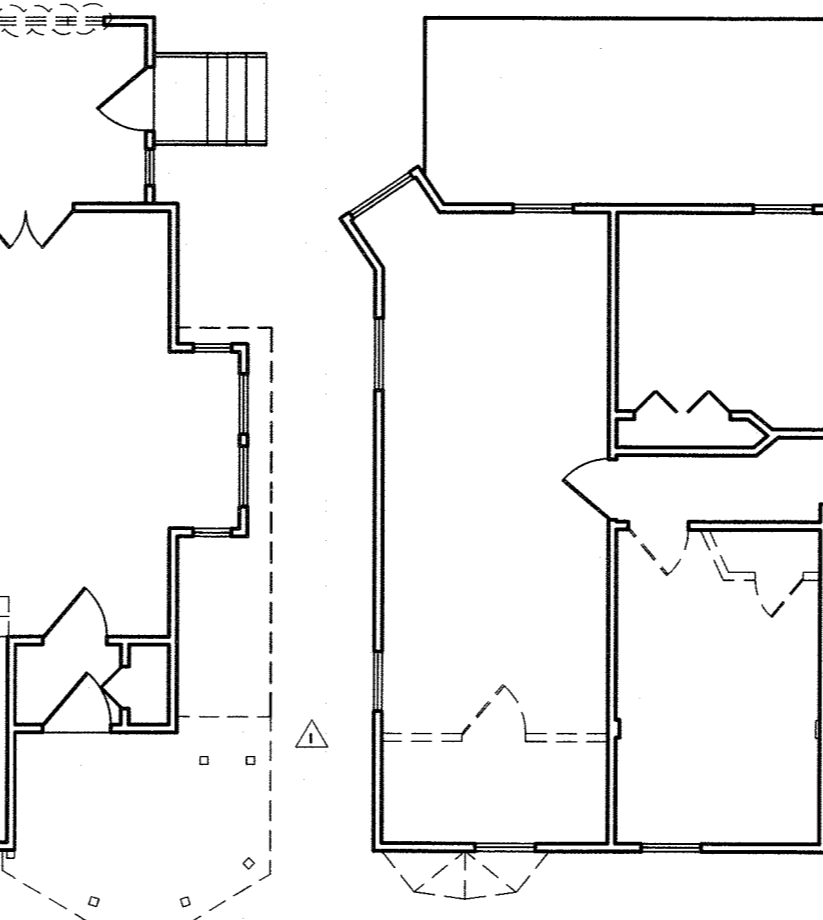
[Pattern]	NEW W.D. STDS @ 16" O/C EXTERIOR - 2X4/ INTERIOR - 2X4 W/ 1/2" GYP. BD.
[Line]	EXISTING WALL
[Dashed Line]	DEMOLITION WALL
[Circle]	LIGHT FIXTURE
[Square]	LIGHT SWITCH
[Circle]	ELECTRIC OUTLET
[Circle]	SMOKE DETECTOR
[Circle]	CARBON MONOXIDE DETECTOR
[Circle]	HEAT DETECTOR
[Square]	EXHAUST FAN
[Circle]	COUNTER TOP ELECTRIC OUTLET - POP-UP TYPE



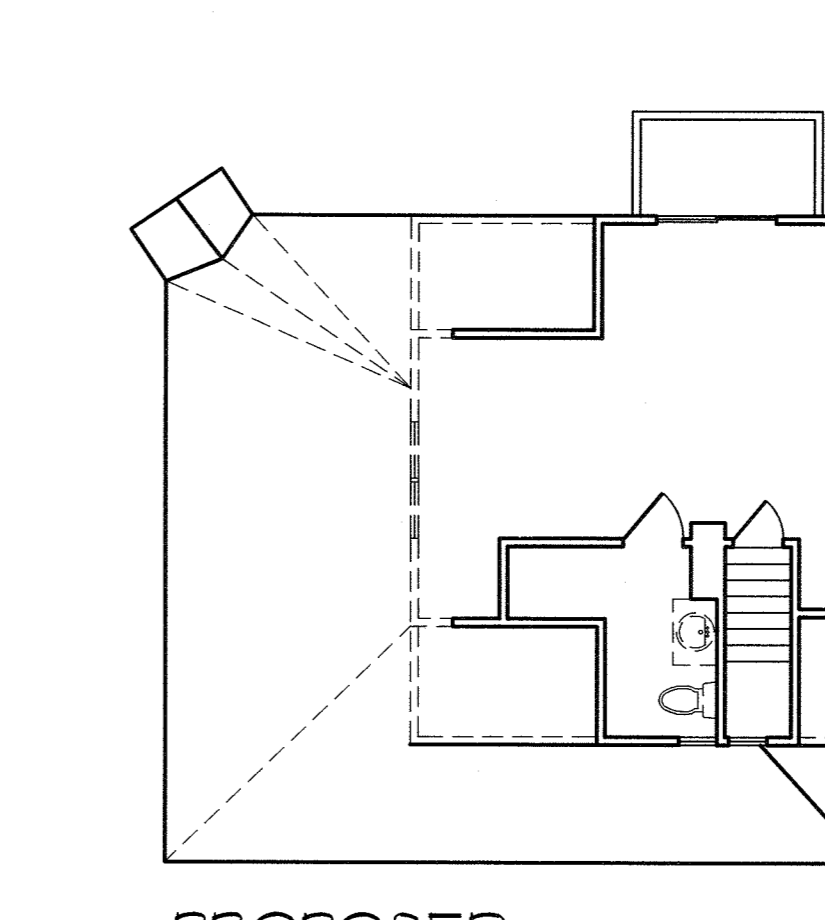
DEMO BASEMENT PLAN  
SCALE: 1/8" = 1'-0"



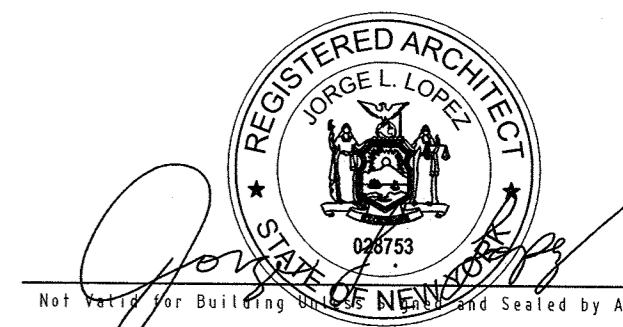
DEMO FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



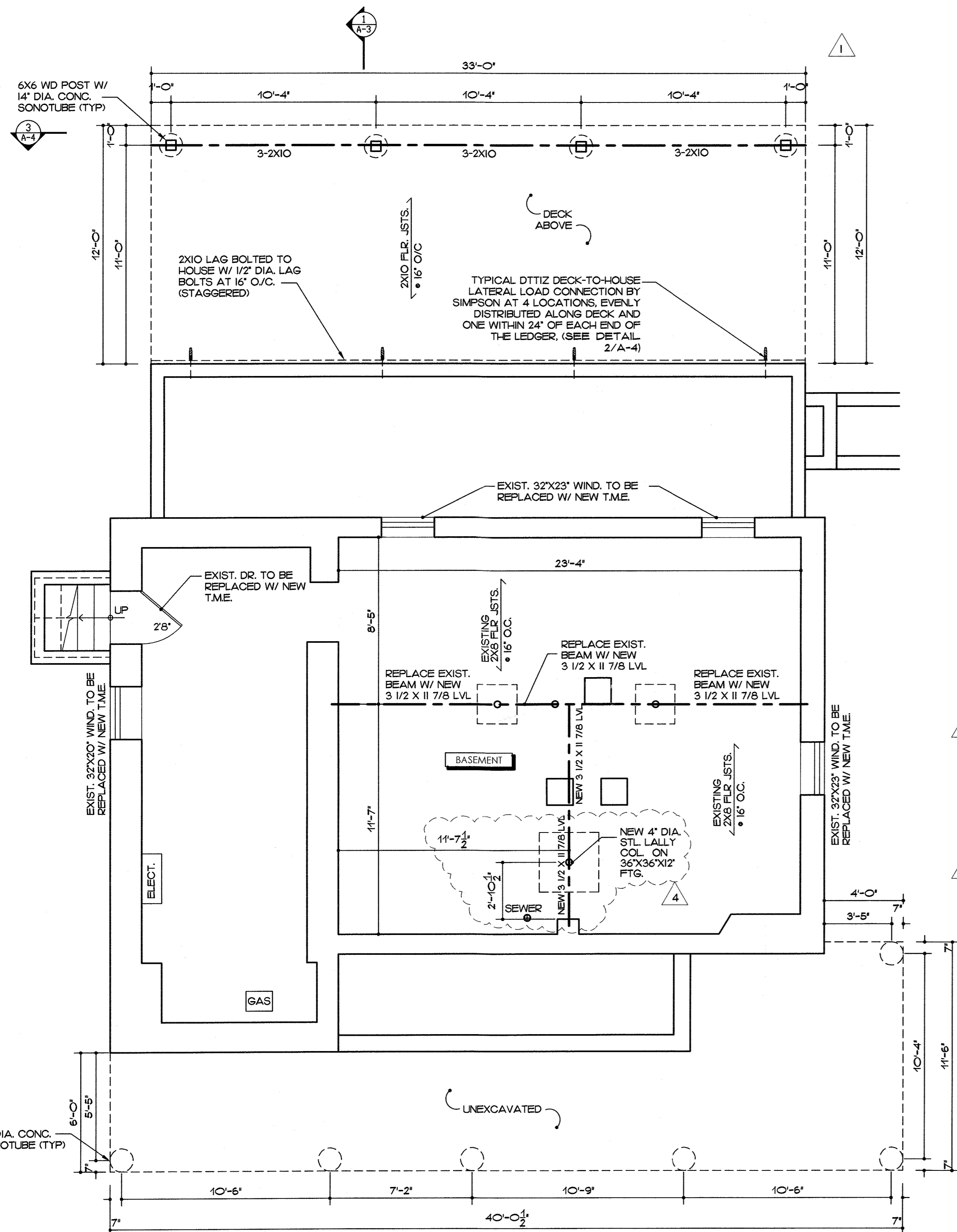
DEMO SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



DEMO ATTIC FLOOR PLAN  
SCALE: 1/8" = 1'-0"

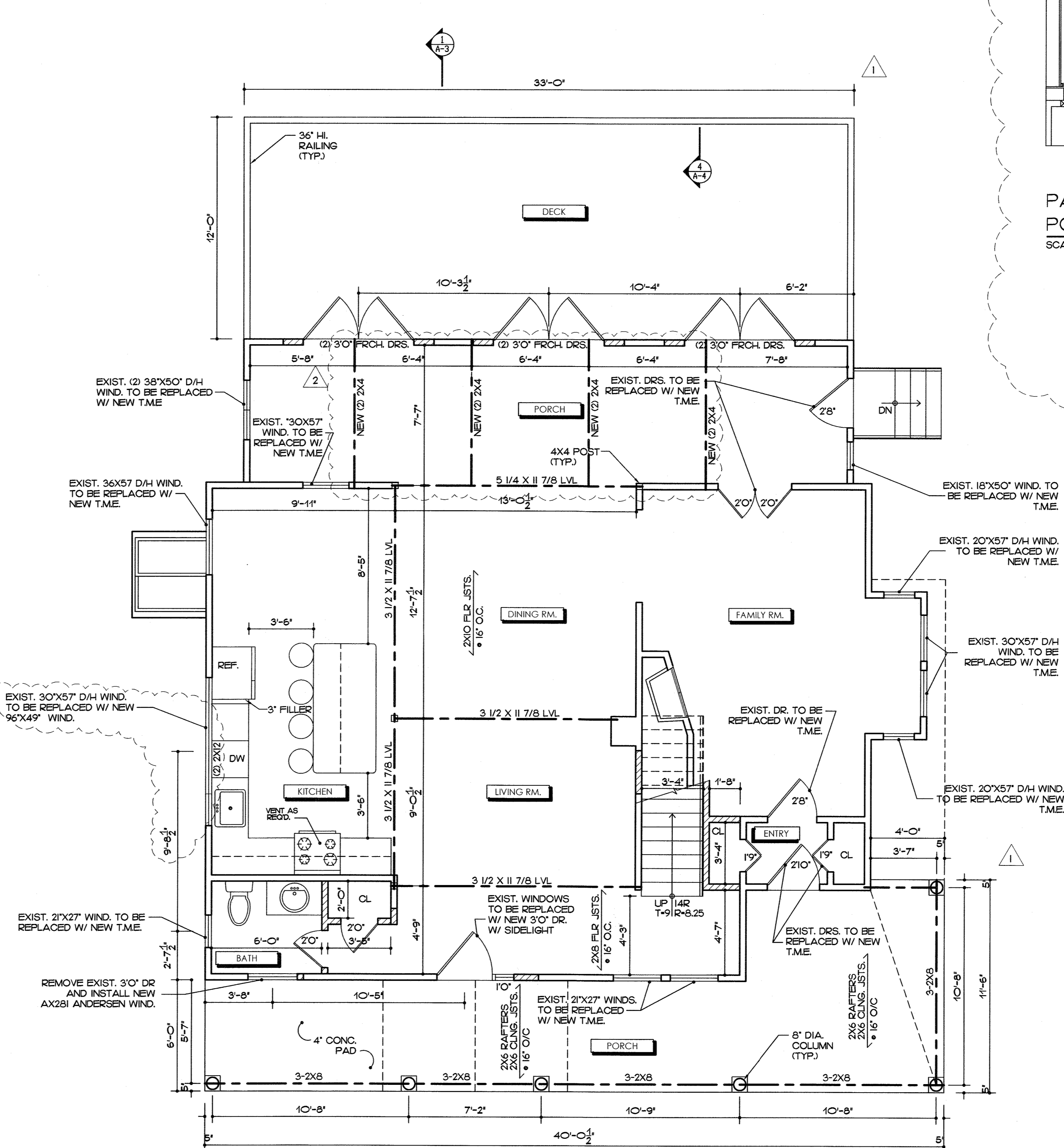


DO NOT SCALE PRINTS

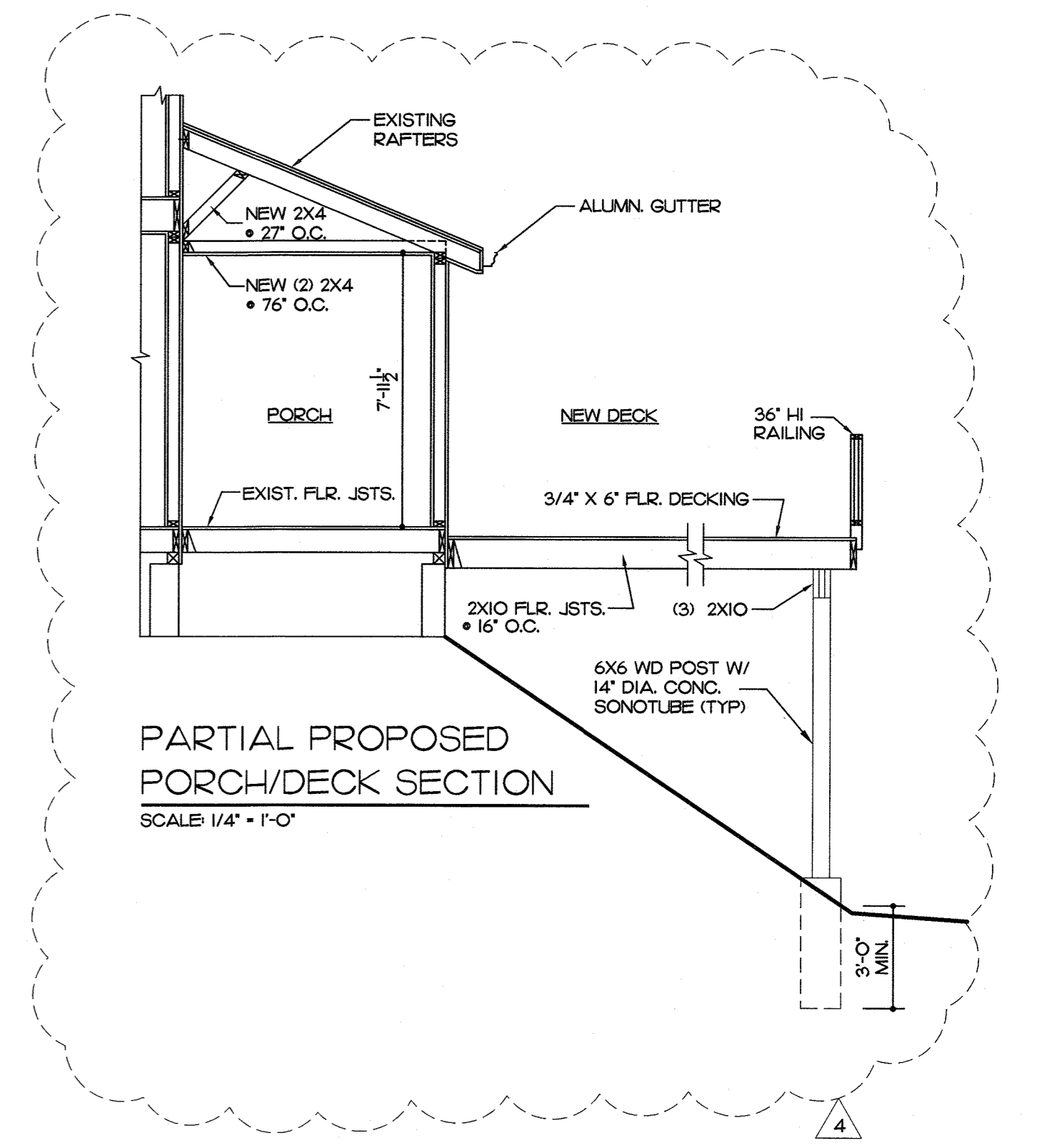


PROPOSED  
BASEMENT PLAN  
SCALE 1/4" = 1'-0"

DOUBLE FRAMING UNDER  
PARALLEL PARTITION



PROPOSED  
FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"



PARTIAL PROPOSED  
PORCH/DECK SECTION  
SCALE 1/4" = 1'-0"

**LEGEND**

	NEW WD. STUDS @ 16" O/C EXTERIOR- 2X4/INTERIOR- 2X4 W/ 2" GYP. BD.
	EXISTING WALL
	DEMOLITION WALL
	LIGHT FIXTURE
	LIGHT SWITCH
	ELECTRIC OUTLET
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	HEAT DETECTOR
	EXHAUST FAN
	COUNTER TOP ELECTRIC OUTLET- POP-UP TYPE

DO NOT SCALE PRINTS

PROPOSED ALTERATIONS FOR  
PIERRE CHAUBARD  
1021 RT. 9W  
GRANDVIEW, NY

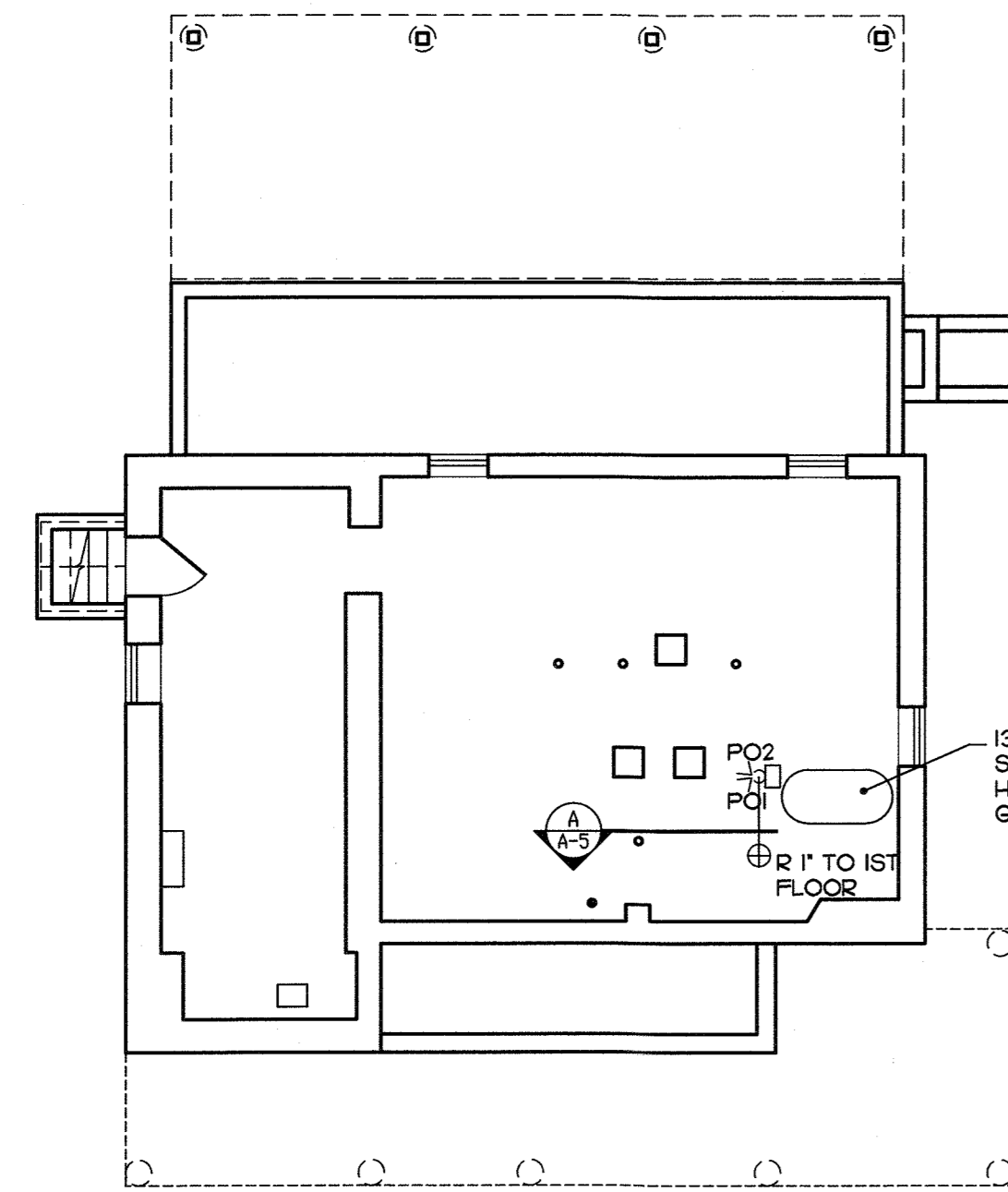
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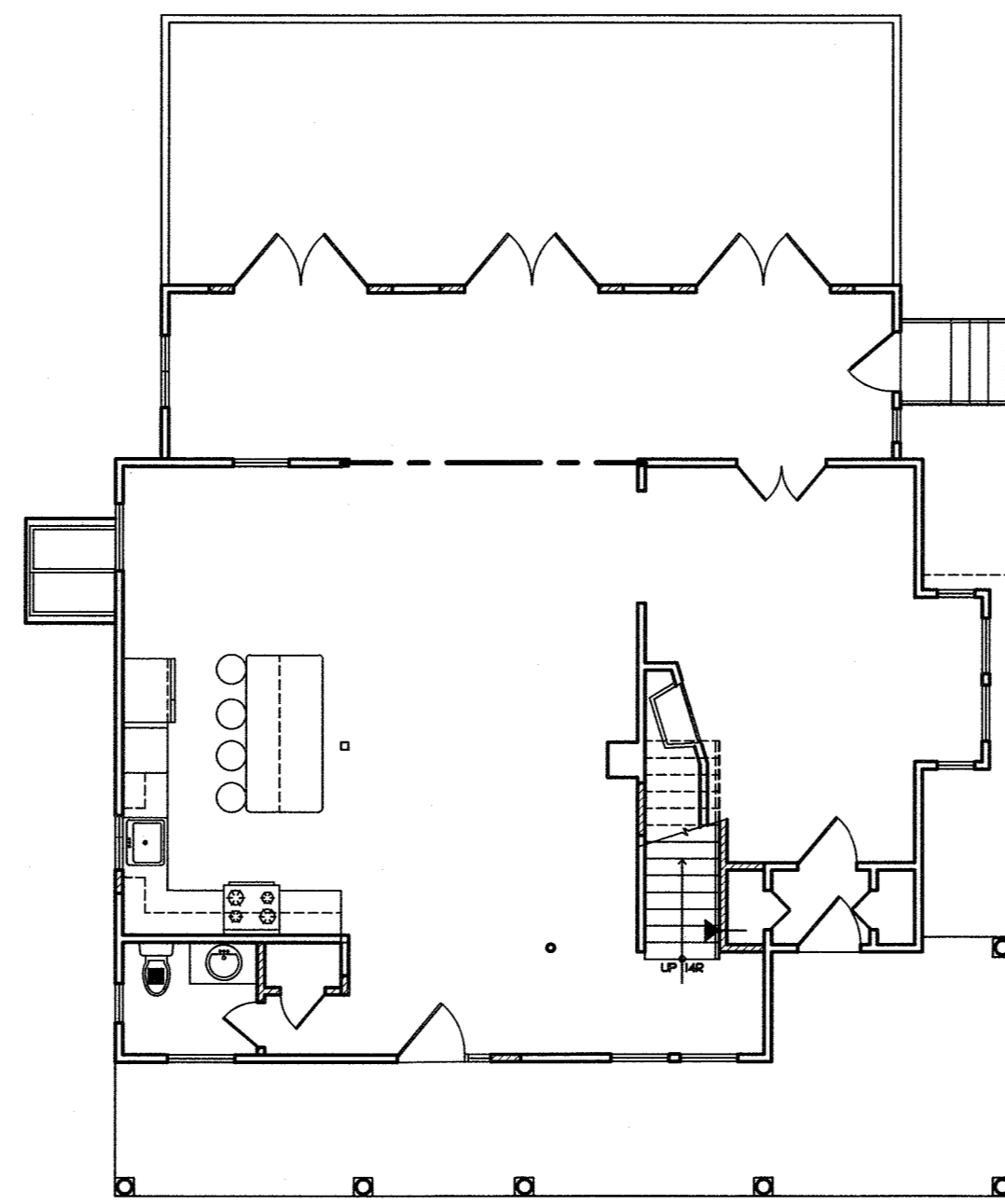


PROJECT NO.  
21-063  
SHEET 3 OF 5  
**A-3**

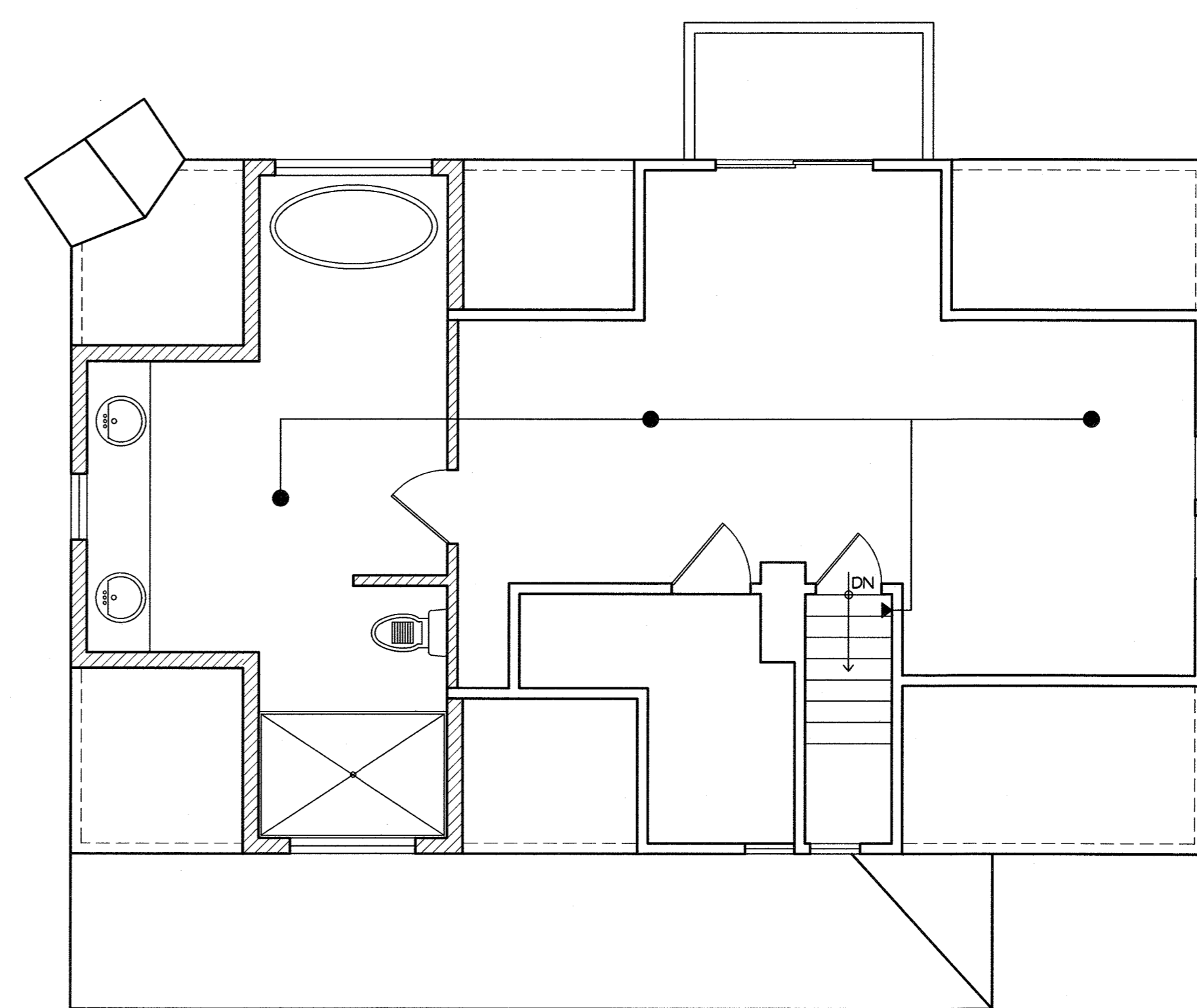




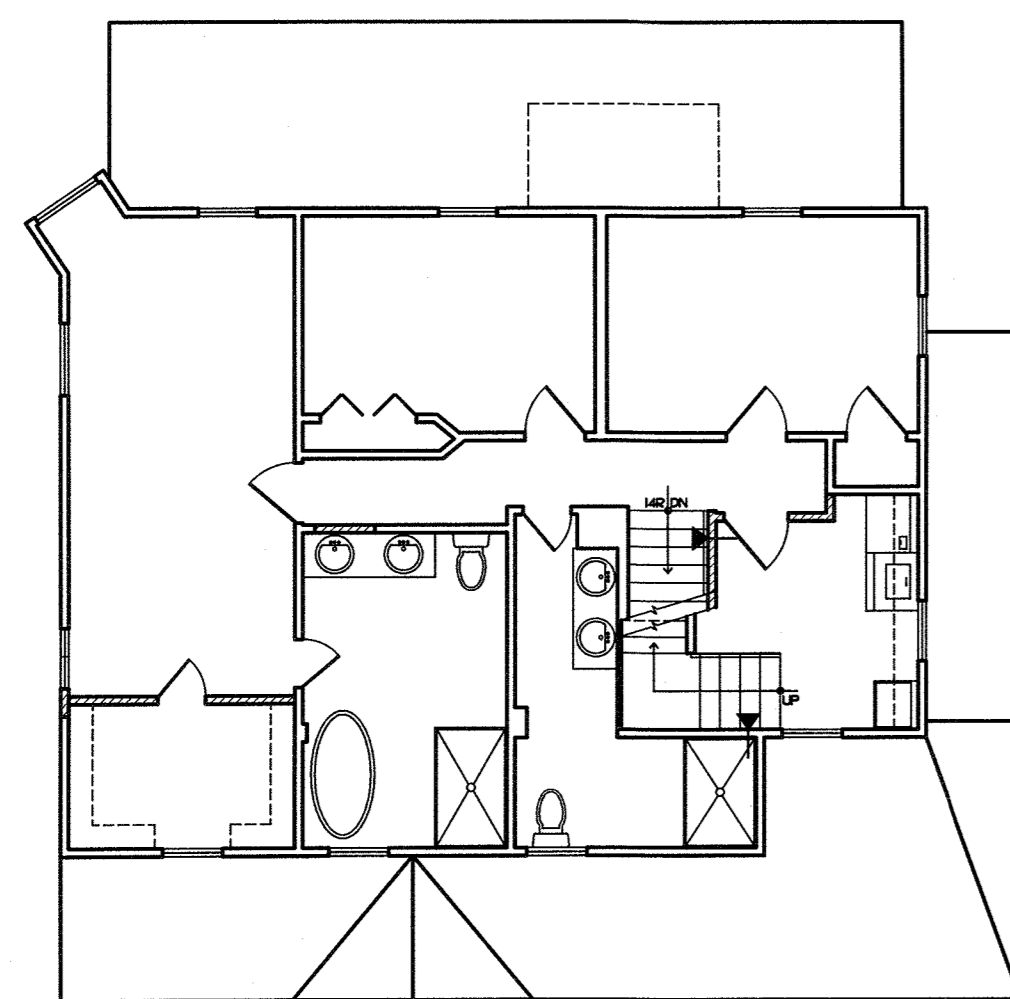
**BASEMENT  
SPRINKLER PLAN**  
SCALE: 1/8" = 1'-0"



**FIRST FLOOR  
SPRINKLER PLAN**  
SCALE: 1/8" = 1'-0"



**ATTIC FLOOR  
SPRINKLER PLAN**  
SCALE: 1/4" = 1'-0"



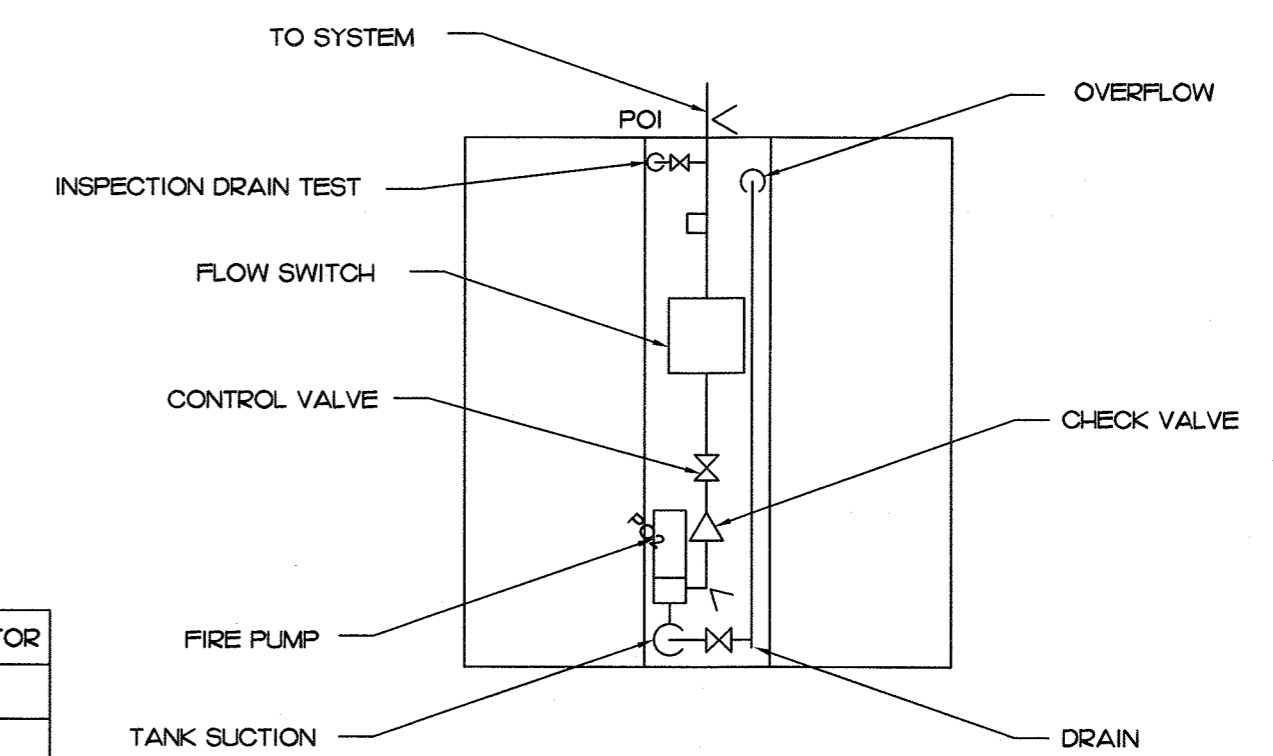
**SECOND FLOOR  
SPRINKLER PLAN**  
SCALE: 1/8" = 1'-0"

130 FIRE PUMP/TANK  
SYSTEM-300 GALLONS W/ 2  
HORSE POWER MOTOR-25  
GPM @ 60 PSI

**DRAWING GENERAL NOTES**

SYMBOL	TYPE	MANJ.	MDL.	TEMP.	THREADS	K-FACTOR
▼	RESIDENTIAL SIDEWALL	RELIABLE	FIRES44LL	155 F	1/2"	4.4
●	RESIDENTIAL PENDENT	RELIABLE	49W	155 F	1/2"	4.9

INSTALL ALL PIPING, SERVICE EQUIPMENT, HANGERS, SPRINKLER HEADS AS PER NFPA 13D AND NEW YORK STATE CODE.  
ALL PIPING AND FITTINGS TO BE STANDARD CPBC PIPING.  
OWNER TO INSURE MINIMUM 40F. HEAT IN ALL AREAS SUBJECT TO FREEZING.



**SECTION A**  
DETAIL OF 130 FIRE PUMP/TANK SYSTEM-300 GALLONS  
W/ 2 HORSE POWER MOTOR-25 GPM @ 60 PSI

DOUBLE FRAMING UNDER  
PARALLEL PARTITION

DO NOT SCALE PRINTS

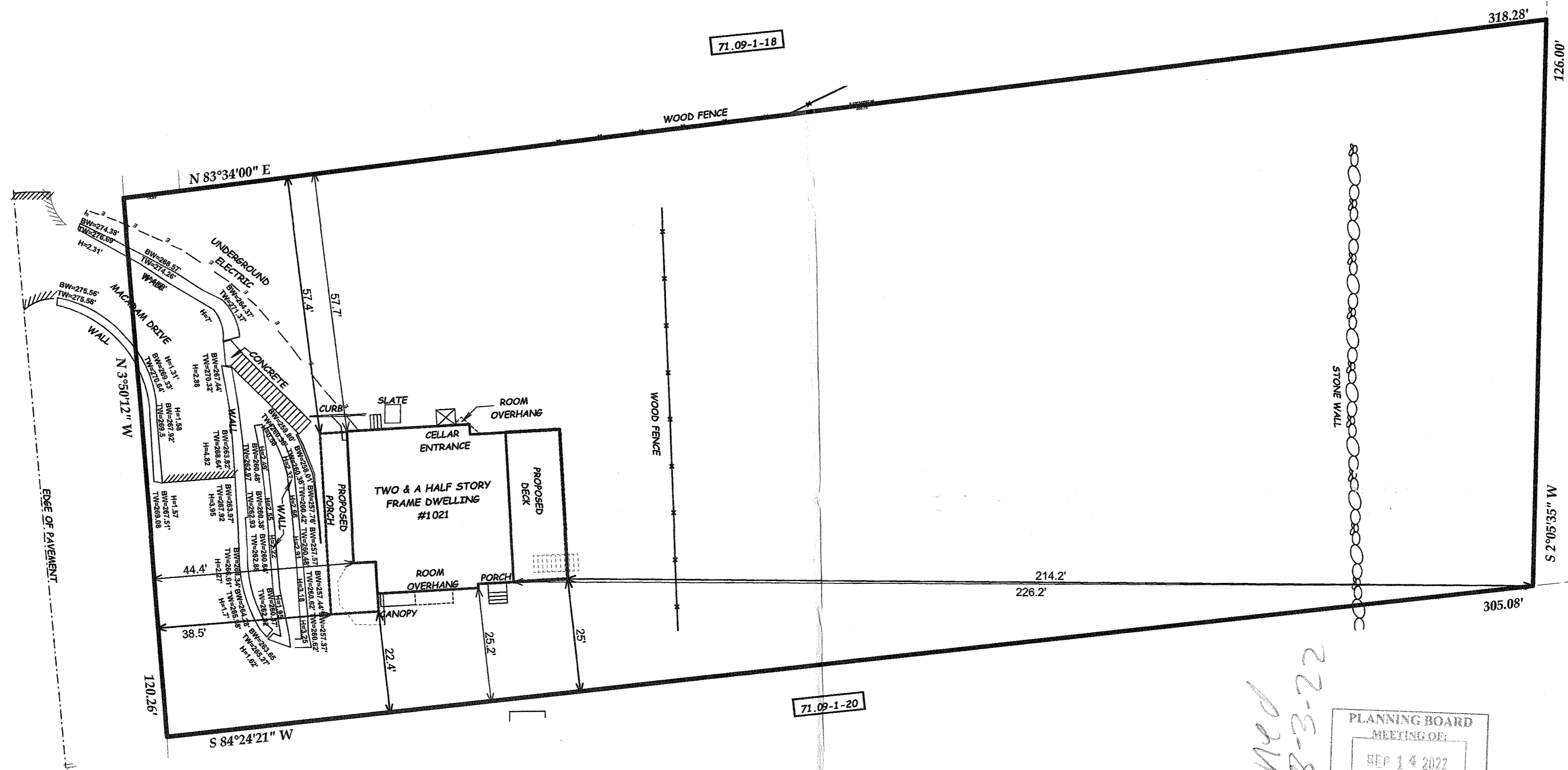
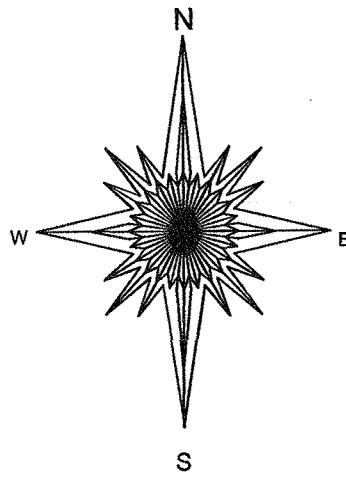


**PROPOSED ALTERATIONS FOR**  
PIERRE CHAUBARD  
1021 RT. 9W  
GRANDVIEW, NY

DATE	DRN. BY	CHK.
06/09/21	CP	
6/01/22	CD	▲

NY 028753  
**JORGE L. LOPEZ, ARCHITECT, P.C.**  
JORGE L. LOPEZ, P.A., AIA, PRINCIPAL  
Residential & Commercial Architecture  
226 N. Main St., New City, NY 10956 | tel (845) 638-4038 | fax (845) 638-4036 | e-mail jorge@architect@aol.com

PROJECT NO  
21-063  
SHEET 5 OF 5  
A-5



ROUTE 9W

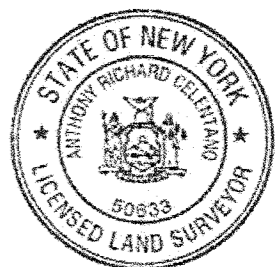
VILLAGE OF GRANDVIEW-ON-HUDSON

71.09-1-20

71.09-1-18

Scanned 8-3-22

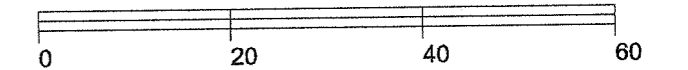
PLANNING BOARD MEETING OF SEP 14 2022 TOWN OF ORANGETOWN



LOT AREA = 38,166.28 SQUARE FEET  
TAX MAP DESIGNATION: 71.09-1-19  
PROPOSED PORCH AND DECK FOR 1021 RT 9W

TOWN OF ORANGETOWN, ROCKLAND COUNTY  
REV 11/26/21  
NEW YORK

JUNE 21, 2021 SCALE: 1" = 20'



ANTHONY R. CELENTANO P.L.S.  
31 ROSM AN ROAD  
THIELLS, N.Y. 10984  
845 429 5290 FAX 429 5974

LIC#50633

NOTE: IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR INK SEAL ARE THE PRODUCT OF THE LAND SURVEYOR. THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSES AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT. THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE. EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND THAT ARE NOT VISIBLE ARE NOT SHOWN.

PLANNING BOARD MEETING OF OCT 17 2022 TOWN OF ORANGETOWN

REV 5/5/2022

REV 5/24/2022