

170 S. HIGHLAND AVENUE PROPOSED STAIR

SECTION 65.52 BLOCK 1 LOT 18 SOUTH NYACK, NEW YORK 10960

PROJECT INFORMATION

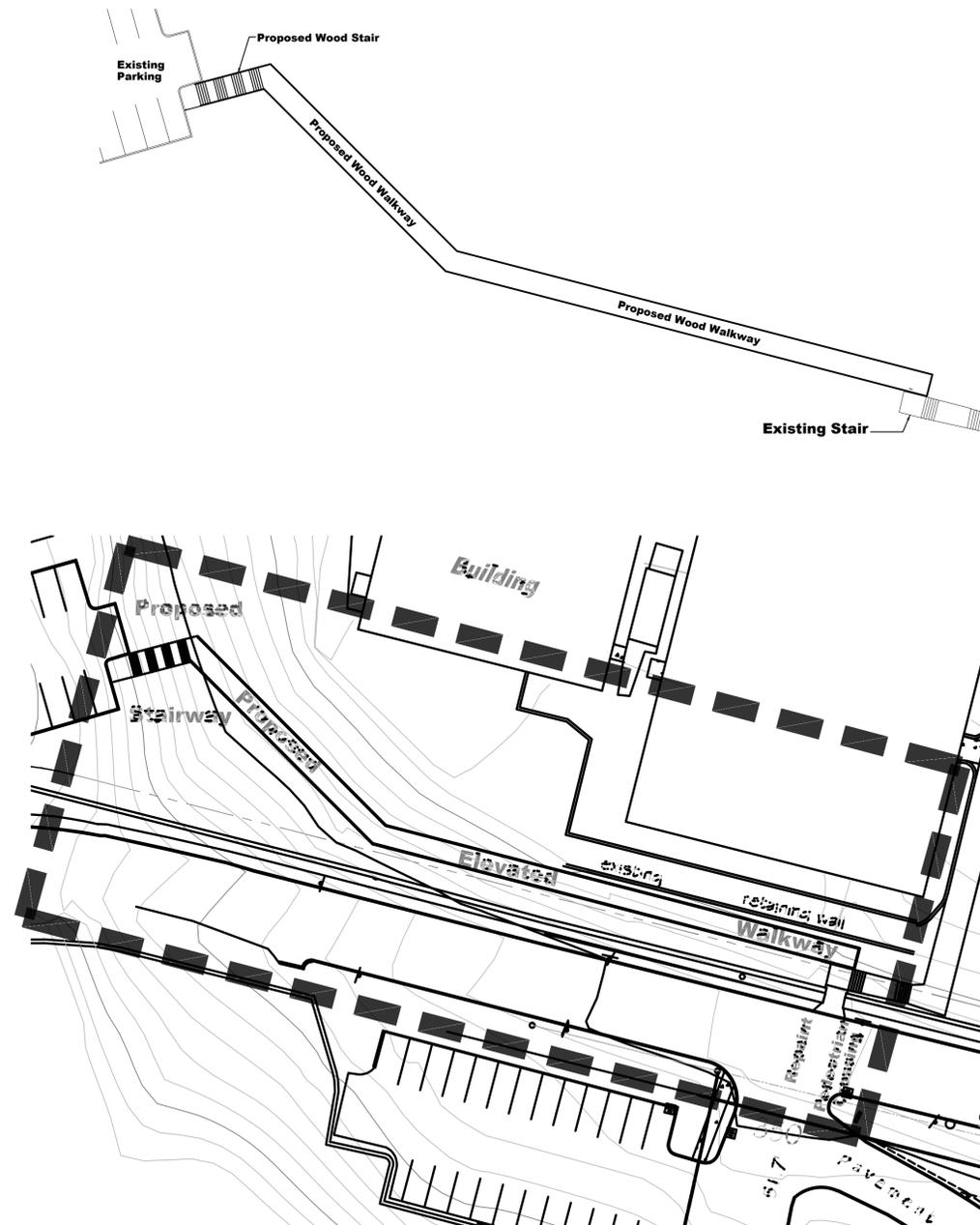
ADDRESS: 170 S. HIGHLAND AVENUE, NYACK NY 10960
 SECTION: 65.52
 BLOCK: 1
 LOT: 18

SCOPE OF WORK

CONSTRUCT NEW EXTERIOR WOOD STAIRS AND WALKWAY.
 INSTALL EXTERIOR LIGHTING

DRAWING LIST

T-100.00	TITLE SHEET
G-100.00	GENERAL NOTES
A-100.00	PROPOSED STAIR AND WALKWAY PLANS
A-101.00	ENLARGED STAIR AND WALKWAY PLANS



ARCHITECT:



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ISSUED	DATE:
DOB SUBMITTAL	10/01/2024
COMMENTS	06/23/2025

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SEAL & SIGNATURE



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 NYS LIC NO. 023796-1

OWNER INFORMATION

YESHIVATH VIZNITZ D'KAHAL TORATH CHAIM INC.
 15 ELYON ROAD
 MONSEY, NY 10952

PROJECT LOCATION:

170 S. HIGHLAND AVENUE
 SBL 65.52-1-18
 SOUTH NYACK, NY 10960

DRAWING TITLE:

TITLE SHEET

DRAWN BY:

T.F.

REVIEWED BY:

R.B.

PRINT DATE:

06.27.2025

PROJECT #:

23005 -27

T-100.00

GENERAL NOTES

ALL WORK PERFORMED SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN IN WHICH THE PROJECT IS LOCATED AND THE BUILDING CODE OF NEW YORK STATE.

ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHEN SAME ARE AT VARIANCE.

THESE PLANS ARE TO BE USED FOR PERMITS AND CONSTRUCTION GUIDE ONLY. IT IS NOT INTENDED TO BE USED AS A CONTRACT DOCUMENT UNLESS OTHERWISE INDICATED BY ARCHITECT.

CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY, WORKMAN'S COMPENSATION AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS. THE OWNER SHALL EFFECT FIRE, LIGHTENING AND ANY OTHER INSURANCE AS REQUIRED, IN PROPER SUMS TO COVER THE COST OF THE WORK IN PLACE. THE CONTRACTOR AND SUB-CONTRACTORS SHALL ADD OWNER ONTO ALL POLICIES AND FURNISH OWNER WITH ALL CERTIFICATES OF INSURANCE.

CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON THESE PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED AS REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATION AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITION.

ARCHITECT AND RELATED CONSULTANTS HAVE NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION OR CONTRACT ADMINISTRATION SERVICES. IT REMAINS INCUMBENT ON THE CONTRACTOR TO INFORM THE BUILDING DEPARTMENT OR THE ARCHITECT OF ANY DISCREPANCY OR CHANGE ON APPROVED PLANS AND OF ANY UNFORESEEN DEVELOPMENT THAT MAY OCCUR DURING THE COURSE OF CONSTRUCTION.

ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURE OR ANY UNFORESEEN PROBLEMS PRIOR TO NEW CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NEW CONSTRUCTION AND/OR DEMOLITION OPERATIONS AND METHODS.

CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS. ALL DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED. ARCHITECT SHALL BE INFORMED OF ANY DISCREPANCIES, MATCH ALL EXISTING MATERIALS, DIMENSIONS, AND CONDITIONS AS THEY APPLY.

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO START OF WORK. DO NOT SCALE DIMENSIONS FROM DRAWINGS. WRITTEN DIMENSIONS ARE TO BE FOLLOWED FOR CONSTRUCTION PURPOSES.

ALL CONSTRUCTION AND MATERIALS SHALL BE NEW, UNLESS OTHERWISE NOTED. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.

ALL WORK OF THE VARIOUS TRADES INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT IS TO BE PERFORMED BY CAPABLE AND REPUTABLE CONTRACTORS LICENSED IN THE STATE OF NEW YORK AND AS REQUIRED BY THE LOCAL GOVERNING AGENCIES.

NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT HAS BEEN SECURED AS REQUIRED BY THE APPLICABLE GOVERNING AGENCY OR AGENCIES.

ALL CONDITIONS AND DIMENSIONS SHALL BE VERIFIED BEFORE START OF ANY WORK AND DISCREPANCIES OR VARIATIONS TO APPROVED PLAN ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING.

PRIOR TO COMPLETION OF THE WORK CONTRACTOR SHALL REMOVE FROM THE JOB SITE ALL TOOLS, SURPLUS MATERIALS, EQUIPMENT, SCRAP, DEBRIS, AND WASTE EXCEPT AS OTHERWISE NOTED BY THE OWNER.

SEVEN DAYS PRIOR WRITTEN NOTICE OF INTENT TO EXCAVATE SHALL BE GIVEN TO OWNERS OF ALL ADJOINING LOTS THAT MAY BE AFFECTED BY THE FOUNDATION WORK OR EARTH WORK OPERATIONS.

ALL DIMENSIONS ON PLAN ARE NOMINAL. CRITICAL DIMENSIONS ARE NOTED "HOLD". FINISH DIMENSIONS WILL VARY IN ACTUAL CONSTRUCTION.

THE A.I.A. GENERAL CONDITIONS DOCUMENT A201 LATEST EDITION IS HEREBY MADE A PART OF THESE DOCUMENTS EXCLUDING ALL MENTION OF ARCHITECTS OBSERVATION AND OWNER REPRESENTATION.

ALL LABOR AND MATERIALS SHALL CONFORM WITH THE REQUIREMENTS OF ALL LOCAL BUILDING LAWS AND ALL WORK SHALL BE CONSTRUCTED TO THE APPROVAL AND ACCEPTANCE OF THE BUILDING DEPARTMENT AT NO EXTRA COST, INCLUDING BUT NOT LIMITED TO GENERAL CONSTRUCTIONS, PLUMBING, HVAC, ELECTRICAL, ETC.

ANYTHING NOT EXPRESSLY SET FORTH IN THE DRAWINGS AND SPECIFICATIONS, BUT WHICH IS REASONABLY IMPLIED SHALL BE FURNISHED THOUGH NOT SPECIFICALLY INDICATED. FIGURES ARE TO BE TAKEN IN PREFERENCE TO SCALE. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE INSTALLING ANY WORK.

CONTRACTOR SHALL INSTALL MATERIALS IN ACCORDANCE WITH STANDARD TRADE PRACTICES AND MANUFACTURER AND TRADE ASSOCIATIONS SPECIFICATIONS.

BRACING
ALL MASONRY AND FRAME WALLS SHALL BE ADEQUATELY BRACED AND SHORED DURING CONSTRUCTION UNTIL FULLY AND PROPERLY TIED BACK AND CURED. FOLLOW CODE REQUIREMENTS AND GOOD CONSTRUCTION PRACTICES FOR SAME.

DOORS AND WINDOWS
ALL WINDOWS SHALL COMPLY WITH THE BUILDING CODE OF NEW YORK STATE
ALL WINDOWS SHALL BE PER THE PLANS AND WINDOW SCHEDULE.
ALL WINDOWS SHALL BE DOUBLE GLAZED, INSULATED.
ALL GLASS SHALL BE TEMPERED WITHIN 18" OF FINISHED FLOOR.
WINDOW FRAME COLOR SHALL BE DETERMINED BY OWNER OR ARCHITECT.
CONTRACTOR SHALL PROVIDE ARCHITECT WITH SHOP DRAWINGS FOR ALL WINDOWS PRIOR TO ORDERING OR CONSTRUCTION.
ALL DOORS SHALL COMPLY WITH THE BUILDING CODE OF NEW YORK STATE
ALL DOORS SHALL BE PER THE PLANS AND WINDOW SCHEDULE.
ALL EXTERIOR DOORS SHALL BE INSULATED.
ALL GLASS WITHIN EXTERIOR DOORS SHALL BE DOUBLE GLAZED.
ALL ALUMINUM AND GLASS STOREFRONT SHALL BE DOUBLE GLAZED AND COMPLY WITH THE BUILDING CODE OF NEW YORK STATE INCLUDING WIND AND SEISMIC DESIGN AS REQUIRED.
STOREFRONT ALUMINUM SHALL BE ANODIZED, AND GLASS TINTED. COLOR AND TINTING TO BE DETERMINED BY OWNER OR ARCHITECT.
CONTRACTOR SHALL PROVIDE ARCHITECT WITH SHOP DRAWINGS FOR ALL STOREFRONT DESIGNS PRIOR TO ORDERING OR CONSTRUCTION.
ALL DOORS AND WINDOWS SHALL BE WEATHERTIGHT AND FLASHED AS REQUIRED.
SAFETY GLASS SHALL BE PROVIDED AT ALL DOORS AND WINDOWS AT LOCATIONS REQUIRED BY CODE.

INTERIOR FINISHES
GYPSUM WALL BOARD AND ALL PAINTED SURFACES SHALL BE PRIMED PRIOR TO PAINTING. ALL SURFACES SHALL RECEIVE TWO COATS OF PAINT.
BATHROOMS OR WET WALLS SHALL BE CEMENT BOARD BEHIND CERAMIC TILE. OTHER WALLS TO BE 1/2" THICK TYPE "X" WATER RESISTANT GYPSUM BOARD.
SEE WALL TYPE SCHEDULE FOR RATED WALL CONSTRUCTION.
CERAMIC TILE IN BATHROOMS BE 6"x6" NON-SKID TILE ON FLOORS WITH A 6"x12" WIDE C.T. COVE BASE. FLOORS SHALL BE SET ON MID. C.T. ON WALLS TO BE 6"x6" TILE FOR 4'-0" HIGH. TOP C.T. COURSE TO BE 6"x12" COVED AT TOP.

STRUCTURAL ENGINEERING GENERAL NOTES

A LICENSED PROFESSIONAL ENGINEER SHALL PROVIDE FOUNDATION AND STRUCTURAL STEEL PLANS, SECTIONS DETAILS, NOTES AND SPECIFICATIONS FOR THIS PROJECT. NOTES PROVIDED BY THE PROFESSIONAL ENGINEER SHALL SUPERSEDE THE GENERAL NOTES BELOW IF IN CONFLICT.

CONCRETE AND REINFORCING
ALL CONCRETE EXPOSED TO WEATHER TO BE 4000 PSI IN 28 DAYS WITH 6% AIR-ENTRAINMENT AND A MAXIMUM SLUMP OF 4". ALL OTHER CONCRETE SHALL OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS. 3000-PSI PEA GRAVEL CONCRETE MAY BE USED FOR FILLED BLOCK CELLS.

ALL CONCRETE SHALL BE REINFORCED AND ERECTED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AS ADOPTED BY ACI 318 AND LOCAL CODES.

ALL CONCRETE WORK SHALL CONFORM TO ACI 301 STANDARD SPECIFICATIONS FOR REINFORCED CONCRETE.

ALL REINFORCING STEEL SHALL BE DEFORMED HIGH BOND BARS ROLLED FROM NEW BILLET OR INTERMEDIATED GRADE STEEL TO MEET LATEST ASTM SPECIFICATIONS A-615, GRADE 60.

BARS SHALL BE LAPPED A MINIMUM OF 36 DIAMETERS AT SPLICES. WELDED WIRE FABRIC SHEETS LAPPED 8" MINIMUM.

ALL DETAILS OF REINFORCEMENT AND ACCESSORIES SHALL BE FABRICATED AND PROVIDED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE FOR DETAILING.

WELDED WIRE FABRIC SHALL MEET REQUIREMENTS OF ASTM A-185.

SHOP DRAWINGS SHALL MEET REQUIREMENTS OF ASTM A-185. SHOP DRAWINGS ON ALL CONCRETE REINFORCING MUST BE SUBMITTED FOR REVIEW.

BEFORE POURING CONCRETE, MECHANICAL AND ELECTRICAL CONTRACTORS TO VERIFY LOCATION AND SIZE OF ALL OPENINGS, PADS, TRENCHES AND SLEEVES FOR THEIR EQUIPMENT, IF ANY.

FOOTINGS AND FOUNDATIONS
SOIL TESTS OR BORINGS HAVE NOT BEEN SUPPLIED TO THE ENGINEER. FOOTINGS HAVE BEEN DESIGNED FOR TWO (2) TONS PER SQUARE FOOT BEARING CAPACITY. SOIL SHALL BE VERIFIED AND/OR OWNER SHALL ASSUME ALL RESPONSIBILITY FOR ANY FAILURE IN THE BUILDING DUE TO SOIL CONDITION.

ALL FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH OR ROCK. FOOTINGS SHALL REST A MINIMUM OF FOUR (4) FEET BELOW EXISTING GRADE AND NOT LESS THAN FOUR (4) FEET BELOW PROPOSED OR EXTERIOR GRADE.

ALL FILL USED BELOW SLABS UNDER BUILDINGS AND IN PAVED AREAS SHALL BE QUALITY SANDY MATERIAL AND SHALL BE COMPACTED IN 12" LAYERS TO 95% DENSITY TO PREVENT SETTLEMENT AS PER ASTM D1557, METHOD C.

FOOTINGS SHALL BE CENTERED ON WALLS AND COLUMNS UNLESS OTHERWISE NOTED ON PLAN. THEY SHALL BE STEPPED AT A RATE NOT TO EXCEED ONE (1) VERTICAL TO TWO (2) HORIZONTAL.

ALL CONCRETE FOR FOOTING SHALL BE STONE AGGREGATE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS, AND SHALL CONFORM TO ACI-318-63 CODE, FOR SLABS 4,000 PSI AT 28 DAYS.

REINFORCING STEEL TO BE ASTN A-615 DEFORMED PER ASTM A-305 AND WIREMESH AS PER ASTM A-185.

WHERE BASEMENT FLOOR IS BELOW GRADE, PROVIDE 4" MINIMUM PVC POROUS PIPE FOUNDATION DRAIN BELOW FLOOR LEVEL IN 12" GRAVEL SURROUND (3/8" AGGREGATE) PIPED TO STORM DRAIN OR SUMP PIT.

MASONRY FOUNDATION WALLS BELOW GRADE SHALL BE WATERPROOFED WITH A TRAWLED ON ASPHALTUM AND 1/2 INCH CEMENT PARGING OR PROTECTION BOARD OVER IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

CONTRACTOR MUST ALSO FOLLOW ALL REQUIREMENTS FOR PREPARATION, CLEARING, PROOF ROLLING, FILL PLACEMENT RECOMMENDED BY A REPORT ON SOIL AND FOUNDATION INVESTIGATION.

FOOTINGS ARE TO REST ON FIRM NATURAL SOIL AND/OR NEWLY COMPACTED LOAD BEARING FILL. FREE OF ORGANIC MATERIALS, OR CLEAN FILL PLACED IN LAYERS AND COMPACTED IN STRICT ACCORDANCE WITH REQUIREMENTS.

ALL FILL SHALL BE COMPACTED WITH SOIL COMPACTION EQUIPMENT RATHER THAN BY HAND TAMPING (EXCEPT AROUND PIPES, ETC.).

THE THICKNESS OF FILL LAYERS PLACED SHALL BE COMPATIBLE WITH THE TYPE OF COMPACTION EQUIPMENT USED.

THE ATTAINMENT OF SPECIFIED DENSITIES SHALL BE VERIFIED BY FIELD DENSITY TESTS MADE BY AN INDEPENDENT TESTING LABORATORY ON EACH LAYER OF MATERIAL COMPACTED. ONE TEST PER 5000 SQ. FT. OF SURFACE AREA SHALL BE MADE ON EACH LAYER WITHIN THE BUILDING.

MASONRY BLOCKS
BLOCK MASONRY SHALL BE HOLLOW BLOCK AS PER ASTM C-90, 8" THICK, fm=4000 PSI, Fy=60 KSI

MORTAR SHALL BE TYPE "M" ASTM C-270.

SEAL EXTERIOR SURFACES THAT MAY BE EXPOSED TO FREEZING/THAWING OR WIND-DRIVEN RAIN.

GROUT SOLID EVERY CELL WHERE STEEL REINFORCEMENT IS SPACED. GROUT SOLID CELL NEXT TO STEEL COLUMNS OR OPENINGS.

CONCRETE BLOCK SHALL BE ASTM C-90-64T CONCRETE BLOCK, THICKNESS AS INDICATED ON DRAWINGS. TOP COURSE OF BLOCKS SHALL BE FILLED SOLID WITH MORTAR OR A 4" THICK SOLID BLOCK SHALL BE USED.

METAL DECK
1-1/2" STEEL DECK IS TO BE ATTACHED AT 12"O.C.TO ALL SUPPORTS. SIDE JOINTS SHALL BE FASTENED TOGETHER BY SELF- DRILLING SCREWS AT MID-SPAN BETWEEN SUPPORTS. WHERE SPANS EXCEED 5'-7", INSTALL SCREWS AT 18"O.C.

STEEL DECK CONTRACTOR SHALL PROVIDE OPENINGS IN DECK AS REQUIRED.

SHOP DRAWINGS ON ALL METAL DECKS MUST BE SUBMITTED FOR APPROVAL.

ALL STEEL DECKS SHALL BE MANUFACTURED AND INSTALLED TO MEET FACTORY MUTUAL CRITERIA. STEEL DECK IS TO BE 22 GAGE, 1-1/2" V-GRIP, AS MANUFACTURED BY BOWMAN METAL DECK, EDISON, NJ, OR APPROVED EQUAL.

STRUCTURAL STEEL
ALL STRUCTURAL STEEL, EXCEPT RECTANGULAR AND SQUARE COLUMNS AND JOISTS TO BE ASTM A572 GRADE 50. RECTANGULAR AND SQUARE STEEL COLUMNS TO BE UNDER ASTM A500 GR.B. ALL STEEL TO BE FABRICATED, DETAILED AND ERECTED IN ACCORDANCE WITH LATEST A.I.S.C. STANDARDS.

ALL NUTS, BOLTS AND WASHERS TO BE HIGH STRENGTH ASTM DESIGNATION A-325, INSTALLED BY TURN-OF-NUT METHOD OR ACALIBRATED TORQUE WRENCH. ALL BOLTS TO BE 3/4" DIA., UNLESS NOTED.

WELDS SHALL BE MADE BY WELDERS WHO HAVE BEEN PREVIOUSLY QUALIFIED BY TESTS AS PRESCRIBED IN THE A.W.S. STANDARD CODE FOR WELDING IN BUILDING CONSTRUCTION.

SHOP AND ERECTION DRAWINGS MUST SHOW ALL SHOP AND FIELD WELDS.

WELDING ELECTRODES SHALL CONFORM TO E70 SERIES A-233. ALL WELDING AND WELDING SYMBOLS ON DRAWINGS SHALL CONFORM TO A.W.S. STANDARD CODE FOR WELDING BUILDING CONSTRUCTION.

BOLT HOLES WILL NOT BE PERMITTED TO BEAM FLANGES UNLESS NOTED.

ALL STEEL OTHER THAN JOISTS AND STANDARD BRIDGING TO BE PROVIDE BY THE STEEL FABRICATOR.

SHOP DRAWINGS ON ALL STRUCTURAL STEEL MUST BE SUBMITTED FOR REVIEW.

FIELD CUTTING OR BURNING OF STRUCTURAL STEEL IS PROHIBITED WITHOUT EXPRESSED APPROVAL OF STRUCTURAL ENGINEER.

PROVIDE MASONRY ANCHOR PLATES SET IN CONCRETE AND WELDED TO ALL BEAMS AND COLUMNS ABUTTING OR EMBEDDED IN MASONRY.

WHEN STEEL BEARS ON MASONRY WALLS, A MINIMUM OF ONE (1) COURSE OF SOLID BLOCK OR THREE (3) COURSES OF BRICK SHALL BE PROVIDED UNDER BEARINGS. PROVIDE SUITABLE BEARING PLATES AT BEAM BEARING LOCATIONS, PROPERLY ANCHORED TO WALLS.

STEEL JOISTS
STEEL JOISTS, INCLUDING BRIDGING, SHALL BE FABRICATED, DETAILED AND ERECTED IN ACCORDANCE WITH THE STANDARDS OF THE STEEL JOIST INSTITUTE AND MANUFACTURED BY A MEMBER OF S.J.I. ALL CHORD SECTIONS SHALL BE BASED ON YIELD STRENGTH OF 50,000 PSI. WEB SECTIONS SHALL BE EITHER 50,000 OR 36,000 PSI ACCORDING TO STANDARD S.J.I. MANUFACTURER.

ALL JOISTS EXTENSIONS SHALL BE PROVIDED AS PART OF THE MANUFACTURING PROCESS, UNLESS OTHERWISE NOTED.

JOIST BEARING SEAT MUST EXTEND 1" BEYOND THE CENTERLINE OF THE BEAM, UNLESS THERE IS A JOIST BEARING FROM EACH SIDE (NOT NECESSARILY DIRECTLY OPPOSITE), PROVIDE AT LEAST 2" OF 1/4" FILLET WELD EACH SIDE OF BEARING PLATE.

WHERE JOISTS SLOPES EXCEED 1/4"/FT. USE SPECIAL JOIST SEATS TO SIT FLAT ON SUPPORTING STEEL.

ONE STEEL JOIST PER BAY MUST HAVE THE STANDARD S.J.I. DESIGNATION FOR THE JOIST ATTACHED (TAGGED) BY THE MANUFACTURER.

SHOP DRAWINGS ON ALL STEEL BAR JOISTS MUST BE SUBMITTED FOR REVIEW.

MECHANICAL ENGINEERING GENERAL NOTES

A LICENSED PROFESSIONAL ENGINEER SHALL PROVIDE HVAC, PLUMBING, ELECTRICAL, SPRINKLER AND FIRE ALARM PLANS, SECTIONS, DETAILS, NOTES AND SPECIFICATIONS FOR THIS PROJECT. NOTES PROVIDED BY THE PROFESSIONAL ENGINEER SHALL SUPERSEDE THE GENERAL NOTES BELOW IF IN CONFLICT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS FROM ALL AGENCIES AND JURISDICTIONS HAVING AUTHORITY OVER THIS PROJECT. CONTRACTOR AND ALL TRADES ARE RESPONSIBLE FOR COMPLYING WITH ALL BUILDING CODES IN COMPLETENESS PERTAINING TO THIS PROJECT.

IF ANY EXISTING SERVICES NEED TO BE SHUT DOWN IN CONNECTION WITH THIS PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NOTIFICATIONS, APPROVALS AND PERMISSION AND PROVIDE TEMPORARY SERVICES AS REQUIRED.

THE CONTRACTOR SHALL FURNISH AND INSTALL AN HVAC SYSTEM COMPLETE WITH ALL EQUIPMENT, PIPING, INSULATION, CONTROLS, ACCESSORIES AND ASSOCIATED WORK IN ACCORDANCE WITH THE BUILDING CODE OF NEW YORK STATE AND NATIONAL ELECTRICAL CODE AND WITH ALL AUTHORITIES HAVING JURISDICTION, AND THESE SPECIFICATIONS.

THE WORK SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, HOISTING AND RIGGING, SCAFFOLDING, AND SERVICES TO COMPLETE THE SYSTEM AND PROVIDE THE OWNER WITH A FULLY OPERATIONAL SYSTEM, WHETHER SHOWN ON THESE PLANS OR OTHERWISE.

ALL WORK SHALL BE PROPERLY COORDINATED WITH OTHER TRADES AND EXISTING CONDITIONS TO AVOID CONFLICT. REFER TO AND COORDINATE WITH THE ARCHITECTURAL DRAWINGS FOR REQUIRED CEILING ELEVATIONS AND EXACT LOCATION OF ALL AIR DISTRIBUTION DEVICES.

ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THIS WORK. THE CONTRACTOR SHALL ENGAGE THE SERVICES OF VARIOUS MANUFACTURERS SUPPLYING THE EQUIPMENT FOR THE PROPER STARTUP AND OPERATION OF THE AIR CONDITIONING SYSTEMS. INSTRUCT THE OWNER'S PERSONNEL IN THE PROPER OPERATION AND SERVICING OF THE SYSTEM.

THE ENTIRE INSTALLATION SHALL COMPLY WITH BUILDING CODE OF NEW YORK STATE.

THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND BE RESPONSIBLE FOR PROPER FIT OF EQUIPMENT PRIOR TO FABRICATION OF EQUIPMENT AND DUCTWORK. SUBMIT (3) PRINTS OF THE SHEET METAL SHOP DRAWINGS TO ARCHITECT AND MECHANICAL ENGINEER FOR REVIEW.

THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL HVAC THERMOSTATS, CONTROLS AND CONTROL WIRING, AND DUCT FIRE/SMOKE DAMPERS REQUIRED. POWER WIRING SHALL BE BY ELECTRICAL CONTRACTOR

WHERE PIPE OR DUCT PENETRATE RATED WALL, THE SPACE BETWEEN THE INSULATION AND THE WALL SHALL BE CAULKED WITH NON-COMBUSTIBLE MATERIAL IN AN APPROVED MANNER. ALL PIPING AND DUCT TO BE INSTALLED ABOVE HUNG CEILING UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL DWGS FOR ALL ELEVATIONS.

FIRE ALARM SYSTEM INSTALLATION AND GENERAL NOTES
THE FIRE ALARM SYSTEM SHALL BE INDIVIDUALLY CODED INTERIOR FIRE ALARM SYSTEM. THE SYSTEM SHALL BE MICROPROCESSOR BASED, PROGRAMMABLE TYPE, WITH EMERGENCY BATTERY BACKUP.

THE ENTIRE INSTALLATION SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, FEDERAL AND STATE CODES.

THE CONTRACTOR SHALL SECURE AND PAY FOR ALL INSPECTIONS, TESTS AND APPROVALS REQUIRED BY GOVERNING AGENCIES HAVING JURISDICTION.

PROVIDE SPACE FOR ADDITION OF 4 ZONE MODULES FOR FUTURE USE.

FOR EXACT QUANTITIES OF FIRE ALARM EQUIPMENTS SEE PLANS.

FIRE ALARM SPEAKERS SHALL BE AUDIBLE THROUGHOUT THE PREMISES.

SEE SPRINKLER PLANS FOR LOCATION OF TAMPER SWITCHES AND FLOW SWITCHES.

SEE HVAC PLANS FOR LOCATION OF ROOFTOP UNIT AND AIR HANDLING UNIT SMOKE DETECTORS.

CEILING MOUNTED SMOKE DETECTORS MUST BE MOUNTED AT LEAST 3 FEET FROM SUPPLY AIR REGISTERS. ALL FIRE ALARM PANELS, JUNCTION BOX COVERS, ETC. SHALL BE PAINTED "FIRE DEPARTMENT RED".

DEVICE LOCATIONS MUST BE READILY ACCESSIBLE TO ALLOW FOR MAINTENANCE AND REPAIR.

DUCT MOUNTED SMOKE DETECTORS SHALL BE MOUNTED AND LOCATED ON THE DUCTWORK IN STRICT ACCORDANCE WITH THE MANUFACTURES INSTRUCTIONS. ANY DUCT SMOKE DETECTORS MOUNTED ABOVE FINISHED CEILINGS OR IN REMOTE LOCATIONS SHALL BE FURNISHED WITH A REMOTE LAMP.

MANUAL STATIONS SHALL BE MOUNTED 48 INCH ABOVE THE FINISHED FLOOR TO THE CENTER OF THE HANDLE.

MANUAL PULL STATIONS SHALL BE PAINTED "FIRE DEPARTMENT RED". ALL MANUAL PULL STATIONS SHALL BE INSTALLED SO THAT THEY ARE KEPT UNOBSERVED AT ALL TIMES.

STROBE LIGHTS SHALL MEET CURRENT AMERICAN DISABILITY ACT (ADA) AND LOCAL REQUIREMENTS, WHICHEVER IS MORE STRINGENT. STROBE LIGHTS SHALL HAVE A 1-3 HZ. FLASH RATE.

STROBES SHALL BE INSTALLED IN ACCORDANCE WITH UL, NFPA AND ADA REQUIREMENTS (80 AFF). ADA REQUIRES THAT INDICATING DEVICES SHALL BE PLACES AT 80 INCHES ABOVE HIGHEST FLOOR LEVEL OR 6 INCHES BELOW THE CEILING, WHICHEVER IS LOWER, ALL STROBES SHALL BE WALL MOUNTED.

DO NOT RUN FIRE ALARM CABLE IN THE SAME RACEWAY WITH NON FIRE ALARM CABLE.

ALL WIRING TO BE CHECKED TO INSURE THAT THEY ARE FREE OF ANY OPENS, SHORTS OR GROUNDS.

ALL FIRE ALARM PANELS, CABINETS AND DATA GATHERING PANELS SHALL BE CLEARLY LABELED USING A LAMINATE TYPE ENGRAVED LABEL.

LOCATIONS OF ALL FIRE ALARM EQUIPMENT SHALL BE SUBJECT TO BUILDING AND FIRE DEPARTMENT APPROVAL. NO CHANGE OR MODIFICATION TO THE SYSTEM OR PLANS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER OF RECORD. IF ANY SUBSTANTIAL CHANGES ARE MADE TO THE DRAWING PRIOR OR DURING INSTALLATION, AS BUILT PLANS SHALL BE PREPARED BY THE INSTALLER AND FILED WITH APPROPRIATE AGENCIES FOR FINAL ACCEPTANCE.

FIRE PROTECTION SYSTEM AND AUTOMATIC SPRINKLER SPECIFICATIONS
GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL A SYSTEM OF HARDWIRED SMOKE DETECTORS AND HEAT DETECTORS INTERCONNECTED WITH BATTERY BACKUP IN ACCORDANCE WITH PROVISIONS OF THE BUILDING CODE AND FIRE CODE OF NEW YORK STATE.

ELEVATOR RECALL SYSTEM: CONTRACTOR SHALL PROVIDE SMOKE DETECTORS LOCATED IN ALL ELEVATOR LOBBIES AND AT TOP OF ELEVATOR SHAFT AS REQUIRED BY CODE FOR EMERGENCY ELEVATOR RECALL.

PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES FOR COMPLETE INSTALLATION, TESTING AND PROPER OPERATION OF THE SYSTEMS AND WORK SPECIFIED, AS SHOWN ON DRAWINGS OR REASONABLY IMPLIED. THE AUTOMATIC SPRINKLER WORK FOR THIS PROJECT SHALL BE DONE IN STRICT ACCORDANCE WITH THE BUILDING CODE OF NEW YORK STATE, N.F.P.A. AND CHAPTER 13 AND THE PERTINENT INSURANCE RATING ORGANIZATION.

WORK INCLUDED:

- SPRINKLER HEADS, PIPING AND FITTINGS.
- CONNECTION TO EXISTING PIPING.
- HANGERS AND SUPPORTS.
- TESTING AND ADJUSTMENT.
- SLEEVES.
- REMOVALS.
- CAPPING ALL UNUSED SPRINKLER PIPING.
- HYDRAULIC CALCULATIONS.

REFERENCES TO ANY ARTICLE, DEVICE, PRODUCT, MATERIAL, FIXTURE, FORM OR TYPE OF CONSTRUCTION BY NAME, MAKE OR CATALOG NUMBER SHALL BE INTERPRETED AS ESTABLISHING A STANDARD OF QUALITY AND DESIGN. THE ARCHITECT SHALL HAVE THE RIGHT TO INTERPRET "SIMILAR OR EQUAL TO" AND REVIEW ANY SUBSTITUTION.

SUBMIT SHOP DRAWINGS COVERING THE FOLLOWING ITEMS:

- SPRINKLER HEADS.
- PIPE AND FITTINGS.
- HANGERS AND SUPPORTS.
- 1/8" SCALE AND DIMENSIONED LAYOUT DRAWINGS, COORDINATED WITH ALL TRADES.
- HYDRAULIC CALCULATIONS.

ELECTRICAL SYSTEM GENERAL NOTES

THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND ARRANGE FOR ALL INSPECTION AND APPROVALS REQUIRED.

ALL TEMPORARY WIRING SHALL CONFORM TO NEC ART NO. 305 AND NEC SECTION B30.06.1. ELECTRICAL CONTRACTOR TO PROVIDE STAND-BY ELECTRICIAN DURING TEMPORARY WIRING CONSTRUCTION.

BIDDERS, BEFORE SUBMITTING A PROPOSAL, SHALL VISIT AND EXAMINE CAREFULLY THE AREAS AFFECTED BY THIS WORK TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND WITH THE DIFFICULTIES THAT WILL ATTEND THE EXECUTION OF THIS WORK. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE. AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE.

ALL OPENINGS AROUND ELECTRICAL PENETRATIONS THROUGH FIRE RESISTANCE RATED CONSTRUCTION SHALL BE FIRE-STOPPED USING APPROVED METHODS.

WHERE USED IN THIS DRAWING, "THE (THIS) CONTRACTOR", "ELECTRICAL CONTRACTOR" SHALL BE INTERPRETED AS THE PARTY OR PARTIES WHO HAVE BEEN DULY AWARDED THE CONTRACT FOR AND ARE THEREBY MADE RESPONSIBLE FOR ALL ELECTRICAL WORK. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY LABOR, EQUIPMENT, AND MATERIALS REQUIRED TO PROVIDE A COMPLETE INSTALLATION (AS CONTEMPLATED IN THESE PLANS, WHETHER SPECIFICALLY SHOWN OR NOT), AND IN COMPLIANCE WITH ALL GOVERNING BUILDING AND ELECTRIC CODES.

ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE INSTALLATION, AND ANY PORTIONS OF THE WORK WHICH DEVELOP DEFECTS DURING THAT TIME SHALL BE REPLACED OR REPAIRED.

ELECTRICAL CONTRACTOR SHALL PREPARE AND FURNISH COPY OF "AS BUILT" PLANS FOR ALL WORK INSTALLED TO THE OWNER. INCLUDE CATALOG CUTS, OPERATION AND MAINTENANCE MANUAL OF ALL EQUIPMENT INSTALLED.

120 VOLT CIRCUITS RUN OF MORE THAN 90'-0" LONG SHALL BE INCREASED BY ONE SIZE.

CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION, QUANTITY, AND MODEL NUMBERS OF LIGHTING FIXTURES.

CONTRACTOR SHALL REFER TO PLUMBING AND MECHANICAL DRAWINGS FOR LOCATION AND RATING OF EQUIPMENT REQUIRING ELECTRIC POWER. SIZE AND LOAD REQUIREMENTS SHALL BE COORDINATED WITH EQUIPMENT PROVIDED IN FIELD.

LIGHTING FIXTURES

1. THIS CLAUSE OF THE SPECIFICATION COVERS THE FURNISHING OF LABOR, MATERIALS, EQUIPMENT AND THE INSTALLATION OF ALL LIGHTING FIXTURES, LIGHTING EQUIPMENT AND THE INSTALLATION OF LAMPS, FOR ALL ELECTRICAL OUTLETS IN THE BUILDING, INCLUDING THE CONNECTION OF FIXTURES AND EQUIPMENT TO THE ELECTRIC WIRING SYSTEM AS SHOWN ON PLANS.

2. CONNECTIONS OF WIRES TO TERMINALS OF LAMP HOLDERS AND OTHER ACCESSORIES SHALL BE MADE IN A NEAT AND WORKMANLIKE MANNER AND SHALL BE ELECTRICALLY AND MECHANICALLY SECURE WITH NO LOOSE STRANDS PROTRUDING. THE NUMBER OF WIRES EXTENDING TO OR FROM THE TERMINALS OF A LAMP HOLDER SHALL NOT EXCEED THAT WHICH THE ACCESSORY IS DESIGNED TO ACCOMMODATE.

PLUMBING GENERAL NOTES

1. THE CONTRACTOR SHALL FURNISH AND INSTALL A PLUMBING SYSTEM COMPLETE WITH ALL EQUIPMENT, PIPING, VALVES, INSULATION, CONTROLS, ACCESSORIES AND ASSOCIATED WORK IN ACCORDANCE WITH THE BUILDING CODE ALL AUTHORITIES HAVING JURISDICTION, AND THIS SPECIFICATION.

2. PLUMBING CONTRACTOR SHALL VERIFY ADA REQUIREMENTS AND COMPLY WITH ALL APPLICABLE BUILDING CODES.

3. THE WORK SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, HOISTING AND RIGGING, SCAFFOLDING, AND SERVICES TO COMPLETE THE SYSTEM AND PROVIDE THE OWNER WITH FULLY OPERATIONAL SYSTEM.

4. ALL WORK SHALL BE PROPERLY COORDINATED WITH THE OTHER TRADES TO AVOID CONFLICTS. REFER TO THE ARCHITECTURAL DRAWINGS FOR PROVIDE THE OWNER WITH A FULLY OPERATIONAL SYSTEM.

5. ALL NECESSARY CUTTING AND PATCHING IN FLOOR SLABS, ROOF SLABS, WALLS AND CEILINGS FOR THE PLUMBING WORK SHALL BE PERFORMED BY THIS CONTRACTOR. RESTORE TO MATCH EXISTING CONDITIONS.

6. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THIS WORK. ENGAGE THE SERVICES OF VARIOUS MANUFACTURERS' SUPPLYING THE EQUIPMENT FOR THE PROPER START-UP AND OPERATION OF THE PLUMBING SYSTEMS. INSTRUCT THE OWNER'S PERSONNEL IN THE PROPER OPERATION AND SERVICING OF THE SYSTEM.

7. THIS CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AND APPROVALS AND TRANSMIT SAME TO THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES.

8. SUBMIT A SEPA AND TWO PRINTS OF THE PLUMBING LAYOUT SHOP DRAWING, CERTIFIED BY ALL TRADES THAT COORDINATION HAS BEEN ESTABLISHED. SUBMIT PLUMBING FIXTURE CUTS WITH TRIM, INSULATION, VALVES AND FITTINGS, PIPE MATERIALS AND CERTIFIED EQUIPMENT CUTS WITH CONSTRUCTION WIRING DIAGRAM. SUBMIT FOUR (4) BOOKBOUND OPERATING AND SERVICE MANUALS, WHICH SHALL INCLUDE COPIES OF ALL SHOP DRAWINGS.

9. PROVIDE ACCESS DOORS IN GENERAL CONSTRUCTION WHICH WILL BE REQUIRED FOR THE PROPER OPERATION AND MAINTENANCE OF ALL CONCEALED EQUIPMENT, VALVES, AND OTHER SIMILAR DEVICES. PREPARE A LIST AND SUBMIT TO THE GENERAL CONTRACTOR FOR HIS INSTALLATION. ACCESS DOORS SHALL BE A MINIMUM SIZE OF 12"x12", PIANO HINGE TYPE AND FIRE RATED FOR RATED WALLS.

10. ALL EXISTING SYSTEMS SHALL BE LEFT IN PERFECT WORKING ORDER UPON COMPLETION OF ALL NEW WORK.

11. EXACT SIZES AND LOCATIONS OF ALL EXISTING PIPING SHALL BE VERIFIED ON THE SITE.

12. NO REMOVED EXISTING PIPING SHALL BE REUSED UNLESS OTHERWISE INDICATED.

13. THIS CONTRACTOR SHALL NOT INTERRUPT ANY OF THE SERVICES OF ANY EXISTING BUILDING NOR INTERFERE WITH THE SERVICES IN ANY WAY WITHOUT THE EXPRESSED PERMISSION OF THE OWNER. SUCH INTERRUPTIONS AND INTERFERENCES SHALL BE MADE AS BRIEF AS POSSIBLE AND ONLY AT THE SUTIED BY THE OWNER.

14. UNDER NO CIRCUMSTANCES WILL THIS CONTRACTOR OR HIS WORKMEN BE PERMITTED TO USE ANY PART OF THE BUILDING AS A SHOP, EXCEPT PART DESIGNATED BY THE OWNER FOR SUCH PURPOSES.

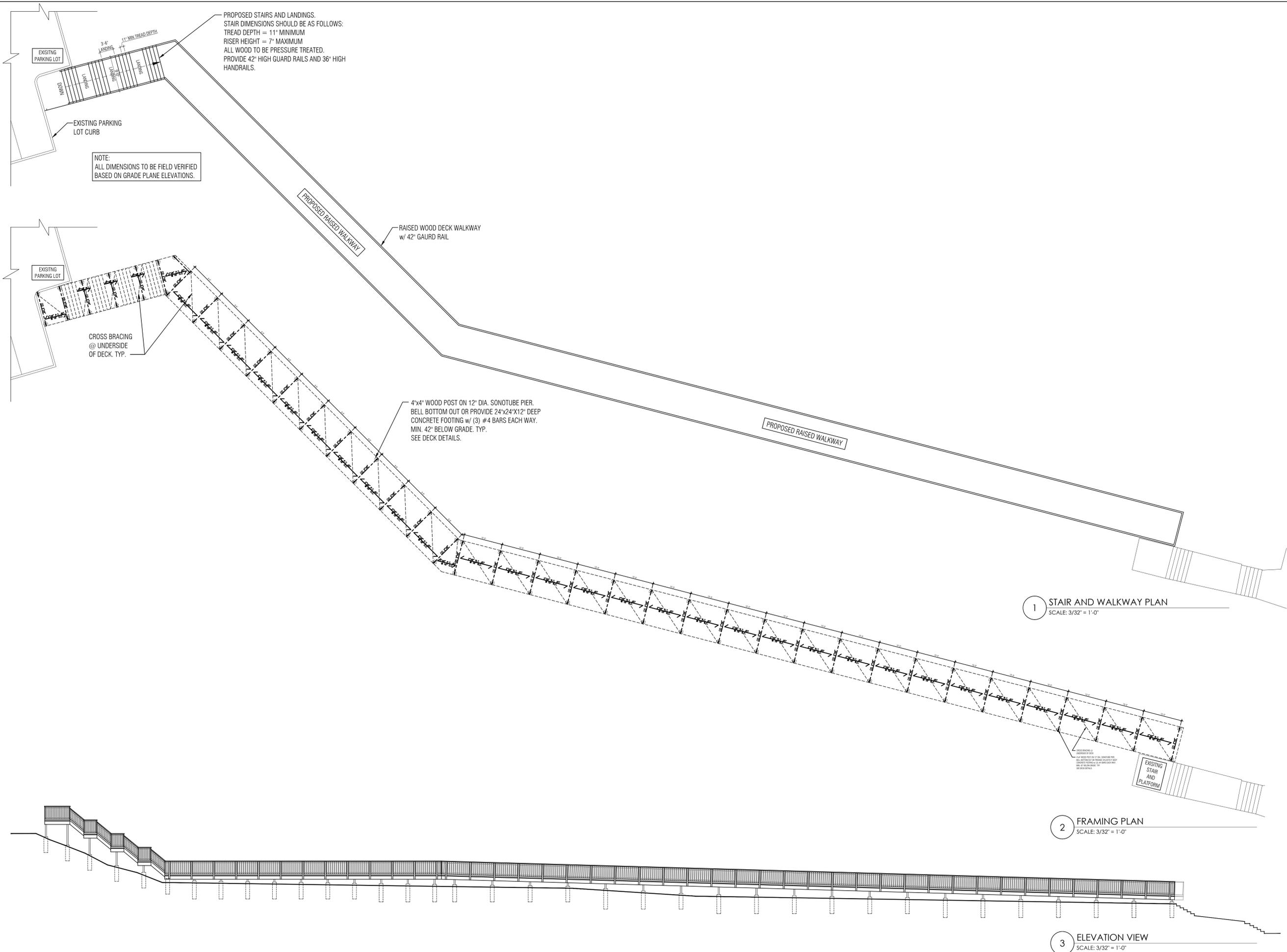
15. UNNECESSARY NOISE SHALL BE AVOIDED AT ALL TIMES AND NECESSARY NOISE SHALL BE REDUCED TO A MINIMUM.

16. WHERE THE WORK MAKES TEMPORARY SHUT DOWN OF SERVICES UNAVOIDABLE, THEY SHALL BE MADE AT NIGHT OR AT TIMES AS THIS WILL CAUSE THE LEAST INTERFERENCE WITH THE ESTABLISHED

OPERATING ROUTINE OF THE BUILDING.

17. THIS CONTRACTOR SHALL ARRANGE THE WORK CONTINUOUSLY, INCLUDING APPROVED BY THE ARCHITECT OVERTIME IF REQUIRED, TO ASSURE THAT SERVICES WILL BE SHUT DOWN AND CUT-INS ONLY DURING THE TIME ACTUALLY REQUIRED TO MAKE THE NECESSARY CONNECTION TO EXISTING WORK.

18. THIS CONTRACTOR SHALL GIVE AMPLE WRITTEN NOTICE IN ADVANCE TO THE OWNER OF ANY REQUIRED SHUT DOWNS.



PROPOSED STAIRS AND LANDINGS.
 STAIR DIMENSIONS SHOULD BE AS FOLLOWS:
 TREAD DEPTH = 11" MINIMUM
 RISER HEIGHT = 7" MAXIMUM
 ALL WOOD TO BE PRESSURE TREATED.
 PROVIDE 42" HIGH GUARD RAILS AND 36" HIGH HANDRAILS.

NOTE:
 ALL DIMENSIONS TO BE FIELD VERIFIED
 BASED ON GRADE PLANE ELEVATIONS.

RAISED WOOD DECK WALKWAY
 w/ 42" GAURD RAIL

CROSS BRACING
 @ UNDERSIDE
 OF DECK, TYP.

4"x4" WOOD POST ON 12" DIA. SONOTUBE PIER.
 BELL BOTTOM OUT OR PROVIDE 24"x24"x12" DEEP
 CONCRETE FOOTING w/ (3) #4 BARS EACH WAY.
 MIN. 42" BELOW GRADE. TYP.
 SEE DECK DETAILS.

1 STAIR AND WALKWAY PLAN
 SCALE: 3/32" = 1'-0"

2 FRAMING PLAN
 SCALE: 3/32" = 1'-0"

3 ELEVATION VIEW
 SCALE: 3/32" = 1'-0"

ARCHITECT:



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ISSUED	DATE:
DOB SUBMITTAL	10/01/2024
COMMENTS	06/23/2025

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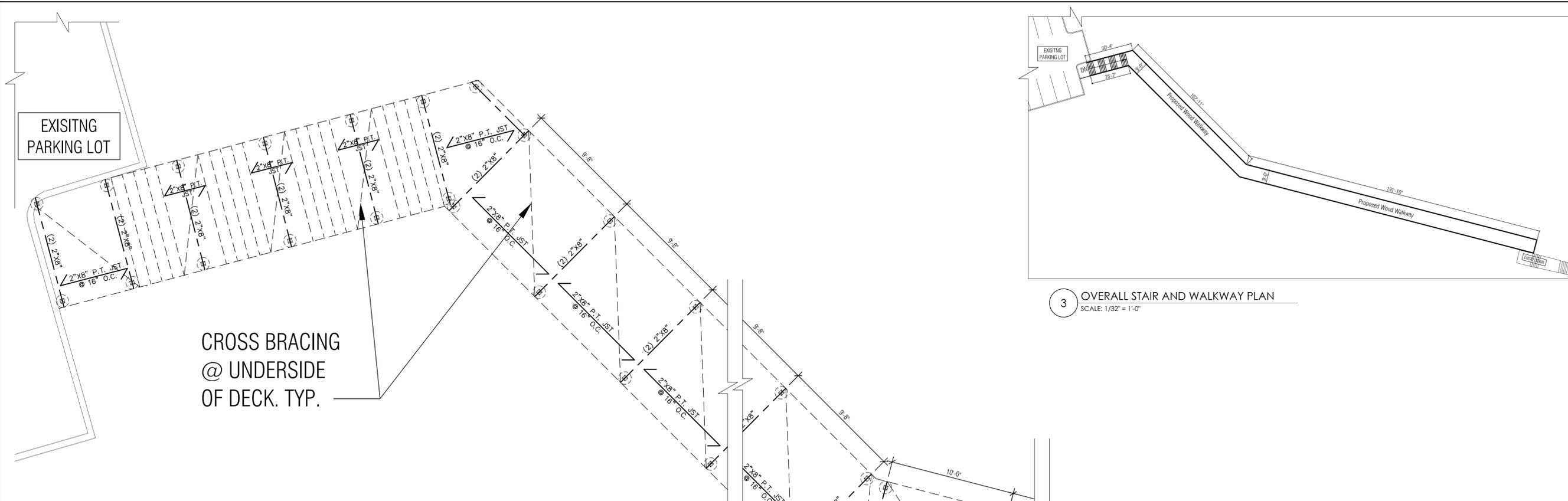
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 MONSEY, NY 10952

PROJECT LOCATION:
 170 S. HIGHLAND AVENUE
 SBL 65.52-1-18
 SOUTH NYACK, NY 10960

DRAWING TITLE:
 PROPOSED STAIR AND
 WALKWAY PLANS

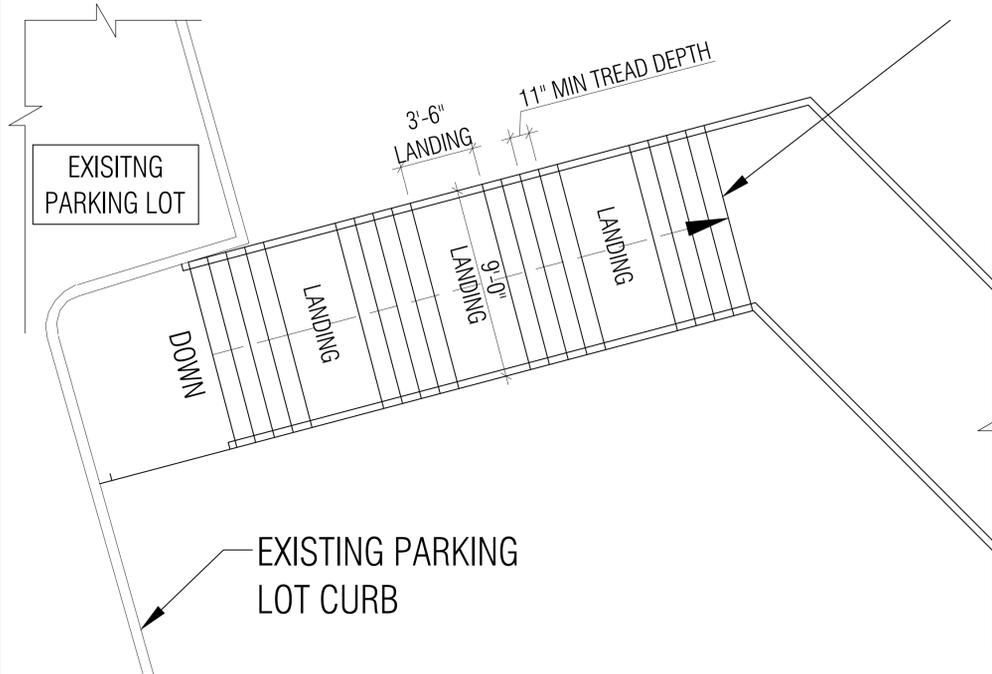
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REVIEWED BY:
 R.B.
PRINT DATE:
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PROJECT #:
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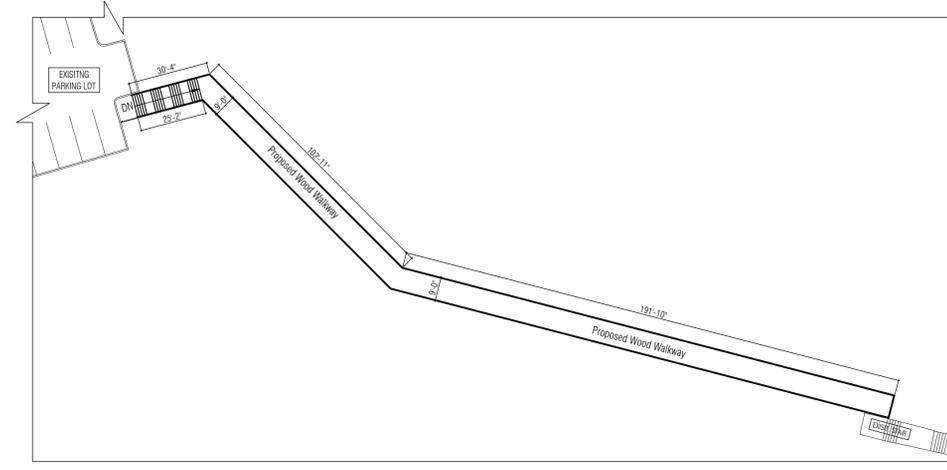
2 FRAMING PLAN
SCALE: 1/4" = 1'-0"

CROSS BRACING
@ UNDERSIDE
OF DECK. TYP.

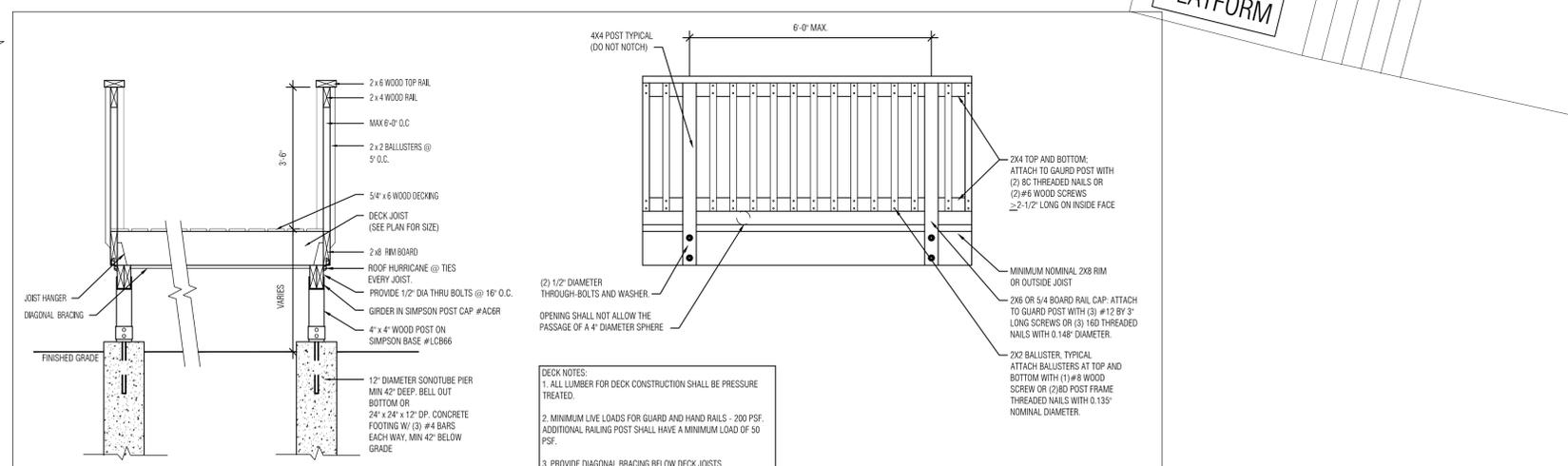


1 STAIR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
ALL DIMENSIONS TO BE FIELD VERIFIED
BASED ON GRADE PLANE ELEVATIONS.



3 OVERALL STAIR AND WALKWAY PLAN
SCALE: 1/32" = 1'-0"



4 DECK DETAILS
SCALE: 1/2" = 1'-0"

- DECK NOTES:
- ALL LUMBER FOR DECK CONSTRUCTION SHALL BE PRESSURE TREATED.
 - MINIMUM LIVE LOADS FOR GUARD AND HAND RAILS - 200 PSF. ADDITIONAL RAILING POST SHALL HAVE A MINIMUM LOAD OF 50 PSF.
 - PROVIDE DIAGONAL BRACING BELOW DECK JOISTS.
 - PROVIDE WOOD STAIR & 36" HIGH WOOD RAILING PER CODE. AT BASE OF STAIR USE 4" THICK CONC. PAD OF APPROPRIATE SIZE.
 - ALL WOOD POSTS TO BE 4"x4" ON 12" DIA. CONC. PIER MINIMUM 42" BELOW FINISHED GRADE. BELL OUT BOTTOM.

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ENLARGED STAIR AND
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