

Historical Areas Board of Review (HABR)

Town of Orangetown Building Department
26 Orangeburg Road, Orangeburg,
New York 10962

PROPERTY ADDRESS: 92-94 Main Street Tappan Section/Block/Lot: 77.11 - 3 - 67

1. Provide a narrative summary explaining the project and including any facts pertaining to this project which applicant feels would be of interest to the Board;
2. Architectural Plans;
3. It is preferable to the HABR if the Architect would appear at the meeting with the Applicant.
4. Please bring SAMPLES of building materials to the meeting.
5. Materials checklist: (please provide the brand name, type, style, model and color numbers):

	COLOR	MATERIAL	MANUFACTURER
Roof:	light brown	asphalt shingles	N/A
Siding:	Brick light blue	Brick / wood siding	N/A
Decorative Siding:	N/A	N/A	N/A
Soffits & Fascia:	Beige	WOOD	N/A
Gutters & Leaders:	# white	Aluminium	N/A
Windows:	Beige	wood	N/A
Trim:	Beige	wood	N/A
Shutters:	N/A	N/A	N/A
Front Door:	Brown	wood	N/A
Back Door:	Brown	wood	N/A
Garage Door(s):	N/A	N/A	N/A
Other Door(s):	white Brick	wood	N/A
Lighting:	warm	downlight	N/A
Lighting:	N/A	N/A	N/A
Stone or Rock being used on Structure:	N/A	N/A	N/A
Stone or Rock being used on walkway(s):	Brown	pavers	N/A
Other:			

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FEB 19 2026

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

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LAND USE BOARD APPLICATION

TOWN OF ORANGETOWN
LAND USE BOARDS

Please check all that apply:

<input checked="" type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input checked="" type="checkbox"/> Historical Board
<input type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Consultation
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Pre-Preliminary/Sketch
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input checked="" type="checkbox"/> Other (specify): _____	

PERMIT#: BLDR-7807-25
 ASSIGNED
 INSPECTOR: Glenn

Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: Norden
92-94 Main Street Tappan NY

Street Address: 92-94 Main Street Tappan NY

Tax Map Designation:
Section: 77.11 Block: 3 Lot(s): 67
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the s/w side of main St, approximately 20 feet w of the intersection of oak & main, in the Town of Orangetown in the hamlet/village of Tappan.

Acreage of Parcel <u>0.109</u>	Zoning District <u>CS</u>
School District <u>orange town</u>	Postal District <u>orange town</u>
Ambulance District <u>SOAC</u>	Fire District <u>V F A T</u>
Water District <u>veolia</u>	Sewer District <u>orange town</u>

Project Description: (If additional space required, please attach a narrative summary.)
L Review of the already installed doors and window at rear of building & garden unit

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 01/27/26 Applicant's Signature: _____

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 1) Is any variance from the subdivision regulations required? NO
- 2) Is any open space being offered? Y If so, what amount? 1,200sq. ft.
- 3) Is this a standard or average density subdivision? NA

If site plan:

- 1) Existing square footage 2497
- 2) Total square footage 2497
- 3) Number of dwelling units 1

If **special permit**, list special permit use and what the property will be used for.

NA

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area N/A

Are there **streams** on the site? If yes, please provide the names. N/A

Are there **wetlands** on the site? If yes, please provide the names and type: N/A

Project History:

Has this project ever been reviewed before? ~~YES~~ NO

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

building department app. for

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

N/A

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TOWN OF ORANGETOWN
LAND USE BOARDS



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

26 Orangeburg Road
Orangeburg, N.Y. 10962

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE HISTORICAL AREAS BOARD OF REVIEW

Date: 8/28/25 Section: 77.11 Block: 3 Lot: 67
Applicant: Norden
Address: 92-94 Main St. Tappan
RE: Application Made at: Same

Referred For: Ch. 12 sec. 12-4 (A) Requires HABR Approval

Comments: Installation of one window, one door and HVAC

Dear Norden:

Please be advised that the Building Permit Application # 7807-25, which you submitted on 8/20/25, has been referred to the Historical Areas Board of Review. The Clerk to the Historical Areas Board of Review, Katlyn Bettmann, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com

Sincerely,

Glenn E. Maier
Assistant Building Inspector

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AUG 29 2025

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
10-01-2024 : er

~~TOWN OF ORANGETOWN~~
LAND USE BOARDS
CC: Katlyn Bettman
Elizabeth Deco

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TOWN OF ORANGETOWN
LAND USE BOARDS

**TOWN OF ORANGETOWN
HISTORIC AREAS BOARD OF REVIEW DECISION**

**TO: Marlyny Kallarariou
2 Windsor Road
Montvale, NJ 07645**

**HABR #07- 01
July 10, 2007
The Tack Box Plans
Page 1 of 3**

FROM: Historic Areas Board of Review, Town of Orangetown

RE: The application of Marilyn and John Kallareou for the review of the renovation of a retail structure that was damaged by fire, at a site known as "The Tack Box Plans". The site is located at 94 Main Street, in the Town of Orangetown, Hamlet of Tappan, New York, Chapter 12, Section 12-4 (A), Historic Areas Board of Review, and as shown on the Orangetown Tax Map as Section 77.11, Block 1, Lot 67, in the CS zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW of the Town of Orangetown at meetings held Tuesday, January 9 and July 10, 2007, at which time the Board made the following determinations:

January 9, 2007

Marilyn and John Kallareou and Dennis Kaczka, Architect, appeared and testified. The Board received the following items:

- 1. Architectural Plans prepared by Dennis Kaczka, AIA, dated October 17, 2006, and list of materials**
- 2. Survey prepared by W.E. James Associates, dated September 16, 2006.**

At the meeting of January 9, 2007, Dennis Kaczka presented the concept of a second floor residential use of the structure and a small add on of a front porch. Marilyn Kallareou stated that the roof would be replaced on the addition and the stucco would be restored.

Ms. Raso noted that the plans did not include dimensions and that the three foot wide stairway was not acceptable to the Board. The Board requested that the applicant provide further information regarding elevations for the roof line, a second design for the stairway, size of the windows to be marked on the plan and additional measurements on the elevations.

TOWN CLERK'S OFFICE

JUL 13 PM 2:25

TOWN OF ORANGETOWN

Public Comment:

Carol Lavalle: 73 Main Street: Requested additional detail.

The applicant requested a CONTINUATION OF THE APPLICATION.

July 10, 2007

John Deans, Architect, and Marilyn Kallareou appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by John Deans, R.A., dated May 14, 2007, revised May 24, 2007:

- A-1: Roof Plan and Site Plan
- A-2: First Floor Plan and Elevation
- A-3: Elevations

At the meeting of July 10, 2007, John Deans, new architect for the applicant, explained that the plans for the project have been revised and that there will be no addition as previously requested. The building will only be renovated to its former appearance prior to the fire, and not expanded. The same materials and finishes will be employed as existed, prior to the fire.

Mr. Deans explained that the storefront would be altered by adding concrete steps and a doorway. The materials used prior to the fire will be used on the walls, which include Board and Batten wood, white painted brick and painted stucco. Replacement glass shall be fixed insulated glass with same mullion pattern as before. "Mansard" parapet over windows on east and south facades shall be GAF Timberline 30 cedar blend textured architectural asphalt shingles. This will replace previous cedar shingles. The trim shall be red cedar, painted. The paint will be Benjamin Moore Whipple Blue HC-152 on board and batten, and stucco. Benjamin Moore Richmond Bisque No 54 on wood trim.

Public Comment:

Thomas Miggie: 98 Main Street: wanted to know if the proposal included an addition to the structure.

The Board stated that the original proposal presented to the Board in January requested an addition to the structure, however, the current submission requests only a renovation to the existing structure, not an addition.

TOWN CLERK'S OFFICE

JUL 13 12:26

TOWN OF ORANGETOWN

The Tack Box
HABR #07- 01
Page 3 of 3

DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED AS SUBMITTED as presented** (Architectural Plans prepared by John Deans, R.A., dated May 14, 2007, revised May 24, 2007:

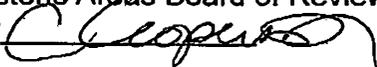
- A-1: Roof Plan and Site Plan
- A-2: First Floor Plan and Elevation
- A-3: Elevations)

With the following conditions:

1. Exterior facade materials shall be the same materials as used prior to the fire.
2. Exterior walls shall be board and batten wood, white painted brick and painted stucco, all as previously.
3. Replacement glass shall be fixed insulated glass with same mullion pattern as before.
4. "Mansard" parapet over windows on east and south facades shall be GAF Timberline 30 cedar blend textured architectural asphalt shingles. This will replace previous cedar shingles.
5. The trim shall be red cedar, painted. The paint will be Benjamin Moore Whipple Blue HC-152 on board and batten, and stucco. Benjamin Moore Richmond Bisque No 54 on wood trim.

The foregoing resolution was presented and moved by Thano Schoppe and seconded by Ronald Krumm, and carried as follows: Margaret Raso, aye, Thano Schoppe, aye; Ralph Delorenzo, aye; William Walther, aye, Scott Wheatley, aye; Ronald Krumm, aye and Henry Shrady, absent.

The Clerk to the Board is hereby authorized, directed and empowered to sign this Decision and file a certified copy in the Office of the Town Clerk and the Office of the Historic Areas Board of Review.

Dated: July 10, 2007
Historic Areas Board of Review
By 

Pg 4-6/hisbdagenda

TOWN CLERKS OFFICE

JUL 13 PM 2:26

TOWN OF ORANGETOWN

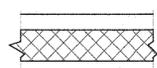
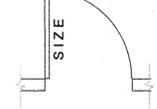
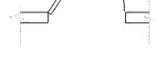
92-94 MAIN STREET



AREA OF WORK

DWG	DRAWING TITLE	ISSUED FOR DOB FILING
T-001.00	TITLE SHEET	
G-001.00	GENERAL NOTES	
S-001.00	SURVEY	
A-001	EXISTING PHOTOGRAPHS	
A-002	EXISTING PHOTOGRAPHS	
A-100	FLOOR PLAN	
A-200	ELEVATIONS	

CONST. SYMBOL LEGEND:

-  CONCRETE BLOCK ON CONC. FOOTING (SEE ON FOUNDATION PLAN ON DWG. # A-1 & SECTION ON DWG.# A-6 FOR DET. & SIZES).
-  NEW 2 x 4 OR 2 x 6 @ 16" O.C. WD. STUDS W/ W 1/2" GYP. BD. ON EACH SIDE TAPED & SPACKLED (3) TIMES SPACKLED (3) TIMES. PROVIDE FIBERGLASS INSULATION ALL EXTERIOR WALLS.
-  NEW DOOR & FRAME. SIZE AS SHOWN ON PLAN.
-  EXISTING WD. STUDS W/ GYP. BD. PARTITION TO BE REMOVED.
-  EXISTING DOOR & FRAME TO BE REMOVED.
-  EXISTING DOOR & FRAME TO REMAIN. REPLACE DOOR & FRAME AS PER G.C. & OWNER'S CONTRACT.

FRAMING NOTES:

1. ALL PLYWOOD SHEATHING SHALL BE EXTERIOR GRADE A.P.A. - C-D EXT.
2. ALL WOOD GIRDERS SHALL BE SECURELY SPIKES AND SUPPORTED ON SOLID BEARING. MINIMUM 4" OF BEARING.
3. ALL WOOD JOISTS SHALL HAVE A MINIMUM OF 4" OF BEARING.
4. PROVIDE DOUBLE FRAMING UNDER ALL PARTITIONS RUNNING PARALLEL TO JOISTS.
5. ALL 2" X 6" STUDS SHALL BE SPACED NO FARTHER APART THAN 16" O.C.
6. ALL 2" X 6" STUDS ALONG BEARING WALLS SHALL BE PLACED DIRECTLY BELOW FLOOR JOISTS FOR SOLID BEARING.
7. ALL FRAMING MEMBERS SHALL BE FASTENED IN ACCORDANCE WITH STATE AND LOCAL CODE
8. ALL WALLS SHALL BE BRACED WITH TECO FLAT WALL BRACING IF PLYWOOD SHEATHING IS NOT USED.
9. USE TECO-U-GRIP JOIST AND BEAM HANGERS WHERE JOISTS ARE FLUSH.
10. ALL DECK LUMBER TO BE WOLMANIZED EXTERIOR GRADE. ALL DECK HARDWARE TO BE GALVANIZED.
11. FLOOR JOIST SPANS OVER 8'-0" BRACED WITH 5/4" X 3" BRIDGING.
12. ALL SILLS IN CONTACT WITH MASONRY OR STEEL SHALL BE WOLMANIZED EXTERIOR GRADE.
13. ALL HEADERS OVER WINDOWS AND DOORS TO BE (2) 2 X 12 UNLESS OTHERWISE NOTED ON PLAN.
14. ALL NAILS FOR PLYWOOD SUBFLOOR TO BE 2" CORK SCREW NAILS.
15. ALL STRUCTURAL STEEL TO BE ASTM A-36, FY = 36 KSI.
16. ALL NAILS, SCREWS, BOLTS, ETC. FOR USE WITH EXTERIOR DECKS SHALL BE HOT DIPPED GALVANIZED.
17. ALL SMOKE DETECTORS HARDWIRED WITH INTERCONNECTED BATTERY BACKUP.
18. ELECTRICAL OUTLETS NOT TO EXCEED 12'-0" APART.
19. GFI RECEPTACLES IN KITCHENS AND LAVATORIES.
20. GFI RECEPTACLES IN GARAGE AND EXTERIORS OF STRUCTURE.
21. STAIRWELL CLEARANCE AS REQUIRED MINIMUM 6'-8".
22. DOUBLE FRAME UNDER ALL PARALLEL PARTITIONS AND TUBS.
23. CONTRACTOR SHALL INVESTIGATE SITE AND VERIFY ALL DIMENSIONS.
24. PROVIDE 95 % COMPACTION FOR ALL FILL UNDER SLABS.
25. ALL FOOTINGS SHALL REST ON FIRM UNDISTURBED SOIL. ALL FOOTINGS SHALL BE 3'-0" MINIMUM BELOW FINISH GRADE.
26. FLASH HEADS OF ALL EXTERIOR OPENINGS.
27. CONCRETE MIX 1-3-5 3000 PSI.
28. PROVIDE LEADERS AS REQUIRED WITH SPLASH BLOCKS OR CONNECT TO STORM DRAIN.
29. PROVIDE ADEQUATE ROOF VENTS, THROUGH LOUVERS, SOFFITS AND RIDGE VENTS.
30. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIREMENTS OUTLINED IN THE NEW YORK STATE UNIFORM CONSTRUCTION CODE AND LOCAL CODES AND ORDINANCES. ALL STRUCTURAL, ELECTRICAL AND MECHANICAL CODES SHALL COMPLY WITH GOVERNING CODES AS ADMINISTERED BY THE LOCAL BUILDING OFFICIALS AND SHALL BE CONSIDERED AS PART OF THESE CONSTRUCTION DOCUMENTS.

NOTE: ALL BATHS TO HAVE 100 CFM FANS EXH. TO EXTR (PROVIDE E IN MAS BDRM)

ELECTRICAL LEGEND:

-  EMERGENCY LIGHT WITH MIN 1 1/2 HOUR BATTERY BACKUP
-  RECESSED DOWN LIGHT
-  SPOT LIGHT
-  PENDANT LIGHT
-  SURFACE MOUNTED LIGHT (PENDANT)
-  EXIT LIGHT W/MIN 1 1/2 HOUR BATTERY BACKUP
-  STANDARD DUPLEX OUTLET @ 14" A.F.F.
-  QUADPLEX OUTLET @ 14" A.F.F.
-  GROUND FAULT INTERRUPT DUPLEX OUTLET @ 48" A.F.F.
-  DEDICATED DUPLEX OUTLET @ 14" A.F.F.
-  SINGLE POLE SWITCH
-  3-WAY SWITCH
-  4-WAY SWITCH
-  WATERPROOF SWITCH
-  DIMMER SWITCH
-  THERMOSTAT
-  ELECTRICAL PANEL BOARD
-  PHONE JACK
-  SPEAKER
-  EXHAUST FAN
-  HARDWIRED SMOKE & CARBON MONOXIDE DETECTOR W/ 1 1/2 HOUR BATTERY BACKUP
-  FIRE EXTINGUISHER
-  JUNCTION BOX
-  WALL WASHER WITH CHROME HOUSING.
-  WATER PROOF LIGHT / FAN COMBINATION
-  JUNCTION BOX FOR OWNER'S FIXTURE
-  CEILING FAN
-  CHANDELIER FIXTURES

NOTE:
GENERAL CONTRACTOR IS TO VERIFY EXISTING OUTLET / SWITCH LOCATIONS. IF WHAT IS SHOWN EXISTS REUSE / REWIRE AS REQUIRED. IF OUTLET S EXIST WHERE SHOWN REPLACEMENT IS NOT REQUIRED. ALL FIXTURES BY OWNER INSTALLED BY GENERAL CONTRACTOR WITH PER PER FIXTURE COST PER RECESSED DOWNLIGHT LIGHTOLIER / EQUAL. SMOKE DETECTORS ARE TO BE HARDWIRED AND INTERCONNECTED AT BOTH LEVELS PLUS (1) ATTIC LOCATION AND (1) AT BOTTOM OF BASEMENT STEPS.

ELECTRICAL NOTES:

1. ALL WORK SHALL BE PERFORMED BY A ROCKLAND COUNTY LICENSED ELECTRICIAN AND SHALL BE IN ACCORDANCE WITH ALL CODES AND AGENCIES HAVING JURISDICTION. ELECTRICAL LAYOUT SHOWN IS DIAGRAMMATIC ONLY.
2. ALL SWITCHES TO BE 3'-10" ABOVE FINISH FLOOR TO CENTER LINE OF SWITCH UNLESS OTHERWISE NOTED.
3. ALL CONVENIENCE OUTLETS ARE 14" ABOVE FINISH FLOOR TO CENTER LINE OF SWITCH UNLESS OTHERWISE NOTED.
4. SMOKE DETECTORS SHALL BE U.L. APPROVED. THEY SHALL BE LOCATED ON CEILING WITH 12" CLEARANCE TO WALLS & WIRE TO SOUND ALARM W/ BATTERY BACK-UP
5. NO POINT ALONG FLOOR LINE MEASURED HORIZONTALLY SHALL BE MORE THAN 6'-0" FROM A RECEPTACLE OUTLET.
6. ALL ELECTRICAL INSTALLATION SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE. ALL MATERIAL AND EQUIPMENT SHALL BEAR THE LABEL OR APPROVAL OF THE UNDERWRITERS LABORATORIES, INC.
7. GROUND FAULT INTERCEPTORS (OUTLET) SHALL BE PROVIDED AS PER SECTION 210-0 N.E.C. WITHIN 6'-0" OF SINK.

PROPOSED CONSTRUCTION:
92-94 Main Street



92-94 Main Street
Tappan NY 10983

ARCHITECT
LIGHTHAUS
587 PIERMONT AVE
PIERMONT NY, 10968
845.731.1331

SURVEYOR

CIVIL

STRUCTURAL

INTERIOR
LIGHTHAUS
587 PIERMONT AVE
PIERMONT NY, 10968
845.731.1331

LightHaus

01/20/26 ISS. FOR OWNERS. REV
DATE SUBMISSIONS

TITLE SHEET



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ISSUE DATE: 02-14-2026 PROJECT NO: #24-022
RECEIVED
DRAWN BY: SB CHECKED BY: SKP
FEB 19 2026
SCALE: AS NOTED SHEET NO: - of -
TOWN OF ORANGETOWN
LAND USE BOARDS

T-001.00

SECTION 77.11
BLOCK 3
LOT 87
ZONING CS

GENERAL NOTES

- 1. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE "NYS R.C. 2020". ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL FEDERAL, STATE & LOCAL CODES, ORDINANCES, RULES & REGULATIONS. WHERE SUCH CODES, RULES & REGULATIONS ARE AT VARIANCE WITH THE PLANS & NOTES: SAID CODES, RULES & REGULATIONS, ETC. SHALL TAKE PRECEDENCE OVER THE PLANS & NOTES.
3. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES & REGULATIONS AND FOR OBTAINING ALL NECESSARY AND REQUIRED INSPECTIONS, APPROVALS AND PERMITS. NECESSARY TO PERFORM ALL WORK AND SERVICES HEREIN NOTED OR INDICATED ON THE DRAWINGS.
4. THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED FOR THE INTERIOR FINISHES OF THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER.
5. UNLESS SHOWN ON THESE DRAWINGS, ALL MECHANICAL WORK SUCH AS, BUT NOT LIMITED TO ELECTRICAL, PLUMBING, HEATING, AIR CONDITIONING, VENTILATING, SITE WORK ETC., ARE TO BE ESTABLISHED AND DESIGNED BY OTHERS THAN THE ARCHITECT.
6. ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS. WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR, THE CONTRACTOR MUST NOTIFY THE ARCHITECT OF ANY SUBSTITUTIONS BEFORE THEY ARE MADE.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
8. ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IN WRITING AND RESOLVED AND DOCUMENTED IN WRITING BEFORE CONTINUING WITH THE WORK IN QUESTION.
9. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
10. ALL STUD WALLS ARE DIMENSIONED AT 4" UNLESS NOTED OTHERWISE.
11. ASSUME MINIMUM FIBER STRESS 1200 P.S.I. FOR ALL STRUCTURAL BEAMS AND HEADERS UNLESS OTHERWISE NOTED.
12. SMOKE ALARM TO BE AC POWERED AND U.L. APPROVED. W/ BATTERY BACK UP REFER TO ELECT. NOTE #7.
13. INDIVIDUAL AIR CONDITIONING UNITS MUST HAVE ADEQUATE RETURN AIR.
14. ALL INTERIOR BATHS SHALL BE MECHANICALLY VENTILATED THROUGH NON-COMBUSTIBLE DUCTS (TO THE EXTERIOR) TO PROVIDE AIR CHANGE EVERY 12 MINUTES. (UNDERCUT BATHROOM DOOR 1") NOT REQUIRED W/ OPERABLE WINDOWS.
15. ALL PATIOS AND PORCHES TO BE SLOPED 1/8" PER 1'-0" IN DIRECTION INDICATED ON FOUNDATION PLANS. SET SILL IN CONTACT WITH CONCRETE TO BE W/OLMANIZED AND HAVE A CONTINUOUS SILL SEALER (FULL BED OF MASTIC).
16. PROVIDE SOLID BLOCKING AND/OR DOUBLE JOISTS UNDER ALL PERPENDICULAR AND PARALLEL PARTITIONS AND AT FIREPLACE HEARTH AND STAIR OPENINGS.
17. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR DIRECTED.
18. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNER.
19. SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING AND INSTALLING ANY EQUIPMENT. FOUR COPIES OF EACH SUBMITTAL ARE REQUIRED. THE CONTRACTOR MAY SUBMIT FOR APPROVAL 10 DAYS PRIOR TO PRESENTATION OF NEGOTIATED PRICE TO OWNER. ALTERNATE MANUFACTURERS OF ALL ITEMS SPECIFIED ON THESE DRAWINGS. CONTRACTOR MUST CHECK ALL SHOP DRAWINGS, NOTING ANY DISCREPANCIES PRIOR TO SUBMISSION.
20. THE CONTRACTOR SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS AND OBTAIN ALL PERMITS AND CERTIFICATES OF APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THESE CONTRACT DOCUMENTS. HE SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
21. THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT AND ENGINEER.
22. ALL WOOD FRAMING AT BEARING WALLS SHALL BE AS FOLLOWS: 1ST FLOOR: 2 X 4S AT 16" O.C. 2ND FLOOR: 2 X 4S AT 16" O.C.
23. ROOFING SHALL BE CLASS C (MINIMUM).
24. ALL ROOF EDGES SHALL HAVE TWO LAYERS OF 15 LB. FELT UNDERLayment SOLD MOPPED TOGETHER EXTENDING FROM INTERIOR FACE OF EXTERIOR WALL 24" MIN OVER HEATED SPACE BELOW.
25. ALL EXPOSED MATERIALS FOR PORCHES, SOFFITS, OVERHANGS, BAY WINDOWS, ETC. TO BE APPROVED EXTERIOR GRADE.
26. MINIMUM MECHANICAL VENTILATION REQUIREMENTS ARE: RESIDENTIAL AREAS: 5 AIR CHANGES PER HOUR BATHROOM: 7 AIR CHANGES PER HOUR
27. CORROSION RESISTANT FLASHING IS REQUIRED AT THE TOP AND SIDES OF ALL WINDOWS AND ROOF OPENINGS AND AT THE INTERSECTION OF CHIMNEYS MASONRY AND/OR WOOD CONSTRUCTION AND FRAME WALLS/OR APPROVED WATER RESISTANT SHEATHING AND CAULKING TO BE USED AT TOP AND SIDES TO GUARANTEE LEAKPROOF.
28. ALL DRYER VENTS SHALL BE CONNECTED TO THE OUTSIDE.
29. DESIGN LOADS DO NOT INCLUDE SUPERIMPOSED LOADS SUCH AS A/C UNITS AND OTHER MECHANICAL EQUIPMENT. SHOP DRAWINGS OF EQUIPMENT AND PROPOSED SUPPORT FRAMING SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
30. CAULKING, SEALANT AND EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL AND FOUNDATION BETWEEN WALL PANELS AT PENETRATIONS, OR UTILITY SERVICES THROUGH WALLS, FLOOR AND ROOFS, AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED WITH AN APPROVED MANNER.
31. PROVIDE 22 1/2" X 30 1/2" ATTIC ACCESS.
32. BASEMENT WALLS AND FLOORS OF HABITABLE AND OCCUPIED SPACES ARE TO BE WATERTIGHT AND PROPERLY REINFORCED TO WITHSTAND WATER PRESSURE AS NECESSARY.
33. ALL CHIMNEYS SHALL TERMINATE 2'-0" MINIMUM DISTANCE ABOVE A POINT MEASURED 10'-0" HORIZONTALLY FROM THE NEAREST BUILDING OR ROOF AND 3' MIN. FROM HIGHEST POINT OF ROOF PENETRATION.
34. FIRE STOP ALL STUD WALLS AT 8'-0" VERTICALLY (OR AT EACH FLOOR LINE).
35. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, NAILING AND TAPING CORRECT STUD SPACING.
36. ALL FRAMING TO BE IN CONFORMANCE WITH THE NATIONAL FOREST PRODUCTS "MANUAL FOR HOUSE FRAMING" AND THE LATEST "NYS R.C. 2020".
37. ALL HVAC EQUIPMENT AND DUCTWORK SHALL COMPLY WITH ALL APPLICABLE STATE, NATIONAL AND LOCAL CODES.
38. CONTINUOUS BEARING FROM POINT OF LOAD TO FOUNDATION SHALL BE PROVIDED BY MEANS OF COLUMNS AND SOLID BLOCKS AT FLOORS.
39. CABINET SURFACE TO FIELD MEASURE AREA OF WORK AFTER ROUGH FRAMING, TO ASSURE AN EXACT FIT. THE CABINETS SHALL MATCH PLANS AND ELEVATIONS. (NOTIFY ARCHITECT OF ANY DISCREPANCIES).
40. SLOPE GRADE AROUND BUILDING AT 1/2" PER 1'-0" MIN. FOR A DISTANCE OF 10'-0" MINIMUM.
41. PROVIDE A SPLASHBLOCK AT EACH DOWNSPOUT.
42. WATER-RESISTANT GYPSUM BACKER BOARD SHALL BE USED WITH BATH TUB AND SHOWER COMPARTMENTS.
43. THERMOSTATS USED FOR HEATING AND COOLING SHALL BE CAPABLE OF BEING SET FROM 55 DEGREES F TO 85 DEGREES F AND SHALL BE CAPABLE OF OPERATING THE SYSTEMS HEATING AND COOLING SEQUENCE.
FOUNDATIONS
44. FOOTINGS ARE DESIGNED TO BEAR ON SOIL HAVING A MINIMUM SAFE BEARING VALUE OF 2000 PSF. PRIOR TO CONSTRUCTION, SOIL BEARING VALUE SHALL BE CERTIFIED TO THE ARCHITECT BY LETTER. CLEAN ALL POTHoles AND FILL WITH 3000 PSI CONCRETE FORM SIDES OF FOOTING WITH WOOD WHERE REQUIRED.
45. BOTTOMS OF ALL FOOTINGS ARE 3'-0" BELOW EXISTING GRADE UNLESS OTHERWISE NOTED. TOPS OF FOOTINGS ARE AT SAME ELEVATION AT JUNCTIONS OF WALL FOOTING AND COLUMN FOOTING. WALL FOOTING REINFORCEMENT TO RUN CONTINUOUS THROUGH COLUMN FOOTING. BOTTOM OF FOOTING OF HIGHER FOOTING TO SLOPE TO BOTTOM OF LOWER FOOTING AT SLOPE OF 1 VERTICAL TO 2 HORIZONTAL.
46. BUILDER SHALL INVESTIGATE SITE DURING CLEARING AND EARTH-WORK OPERATION FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH ITEMS ARE FOUND, CONTRACTOR SHALL REMOVE SAID ITEMS IN A SAFE AND PROPER MANNER AND PREPARE THE SITE FOR ALL NEW WORK.
47. FILL BEHIND FOUNDATION SHALL BE COMPACTED TO MEET THE REQUIRED SLAB ELEVATIONS. PROVIDE GRANULAR FILL COMPACTED TO A MIN. COMPACTED DENSITY OF 95%.
48. INSTALL PERIMETER PERFORATED PIPE DRAINS AROUND BUILDING FOUNDATIONS AND COVER PIPE WITH 12 INCHES OF GRAVEL ALL AROUND.
49. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORT OF ALL TEMPORARY EMBANKMENTS AND EXCAVATIONS.
50. CUT MISCELLANEOUS OPENINGS IN WALLS AND PARTITIONS FOR MECHANICAL AND ELECTRICAL TRADES AS REQUIRED BY THE WORK OF SAID TRADES AND AS REQUIRED BY JOB CONDITIONS.
51. BACK FILL SHALL CONSIST OF NON-EXPANSIVE, FREE-DRAINING, PREDOMINANTLY GRANULAR MATERIAL, FREE OF DEBRIS AND ORGANIC MATERIAL. CONCRETE.
52. ALL CONCRETE SHALL TEST 2500 PSI AT 28 DAYS. THE SLUMP JUST PRIOR TO PLACING SHALL BE 4 INCHES WITHIN A TOLERANCE OF PLUS OR MINUS 1 INCH (MAX). NOTE: GARAGE SLABS, PORCHES, PATIO SLABS, AND CONCRETE WALKS SHALL TEST 3500 PSI AT 28 DAYS AND SHALL BE AIR ENTRAINED.
53. ALL CONCRETE SHALL BE PLACED IN THE DRY. NO CONCRETE SHALL BE PLACED LATER THAN 90 MINUTES AFTER MIXING HAS BEGUN. DEPOSIT CONCRETE IN ITS FINAL POSITION WITHOUT SEGREGATION AND REHANDLING.
54. REINFORCING STEEL SHALL BE NEW BILLET HIGH STRENGTH STEEL OF U.S.A. MANUFACTURE

- CONFORMING TO LATEST A.S.T.M. A-615 GRADE 60 FABRICATED IN ACCORDANCE WITH MANUAL OF STANDARD PRACTICE OF THE C.R.S.I., UNLESS OTHERWISE NOTED AND PLACING OF REINFORCING SHALL BE IN ACCORDANCE WITH A.C.I. BUILDING CODE. MANUAL OF STANDARD PRACTICE, AND THE 2020 REVISIONS, INC. OVER 15 LB. ASPHALT SATURATED FELT PAPER.
5. REINFORCING SHALL HAVE 3" COVER IN FOOTINGS; 2" COVER ON MAIN REINFORCEMENT IN STEM WALLS.
6. REINFORCING BARS ARE CONTINUOUS UNLESS OTHERWISE NOTED. LAP MESH 12 INCHES AT SPLICES, LAP STEM WALL BARS 32 BAR DIAMETER AT SPLICES (MIN).
7. ALL MASONRY AND/OR CONCRETE WALLS BELOW GRADE SHALL BE DAMP-PROOFED (OR WATER PROOFED AS REQUIRED BY REGIONAL CONDITIONS).
8. ALL EXTERIOR SIDES OF CONCRETE BLOCK FOUNDATION WALLS SHALL BE DAMP PROOFED WITH 1/2" CEMENT PLASTER FULL HEIGHT AND TWO (2) COATS OF WATER RESISTANT ASPHALT PITCH BELOW GRADE.
9. BOTTOM OF ALL EXTERIOR FOOTING SHALL BE MINIMUM 3'-0" BELOW EXTERIOR FINISH GRADE.
10. ALL CMU TO BE LAID IN A FULL BED OF MORTAR.
11. ALL FOOTINGS SHALL HAVE TWO (2) NO.5 REINFORCING RODS CONTINUOUS. UNLESS NOTED OTHERWISE, SIZE SHALL BE AS FOLLOWS:
A. FOR 12" BLOCK USE A 24"W X 12"H FOOTING WITH 2" X 4" KEYWAY.
B. FOR 8" BLOCK USE A 16"W X 8"H FOOTING WITH 2" X 3" KEYWAY.
12. PROVIDE 1/2" BITUMINOUS FIBER EXPANSION JOINT AT THE INTERSECTION OF WALL AND SLAB.
13. BASE AND TOP COURSE OF ALL MASONRY FOUNDATION WALLS SHALL BE FILLED SOLID WITH CONCRETE. PROVIDE SOLID BEARINGS UNDER ALL BEAMS AND GIRDERS.
14. ALL MASONRY SHALL BE ASTM C-145 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,800 PSI AS SHOWN ON THE DRAWINGS. WHERE DIMENSIONS OF UNITS ARE NOT SHOWN, PROVIDE UNITS HAVING NOMINAL FACE DIMENSIONS OF 16" LONG BY 8" HIGH BY DEPTH SHOWN OR OTHERWISE REQUIRED, PROVIDE ACCESSORY SHAPES AS INDICATED OR REQUIRED.
15. ALL INTERSECTING MASONRY WALLS SHALL BE BONDED TOGETHER WITH METAL ANCHORS AT 3'-4" O.C. VERTICALLY.
16. ALL RETAINING FOUNDATIONS OR BASEMENT WALLS SHALL BE MADE OF MINIMUM 8" X 12" X 16" (NOMINAL DIMENSIONS) CONCRETE MASONRY UNITS FILLED SOLID WITH CONCRETE AND REINFORCED WITH NO. 5 STEEL DOWELS AT 24" O.C. AND DURE-Q WALL WIRE MESH REINFORCING EVERY OTHER COURSE. ENVIRONMENTAL CONDITIONS - PROTECT MASONRY WORK FROM THE WEATHER AND OTHER PHYSICAL OR CLIMATIC CHANGES THAT INTERFERE WITH THE PROPER SETTING AND CURING. PROTECT WORK FROM THE RAPID EVAPORATION OF WATER FROM THE MORTAR UNTIL IT IS PROPERLY CURED. TAKE ALL NECESSARY PRECAUTIONS TO GUARD MASONRY WORK FROM CONSTRUCTION ABUSE. USE TARPAULINS AND/OR OTHER COVERING FOR THIS PURPOSE.
A. DO NOT PLACE MASONRY UNITS WHEN AIR TEMPERATURE IS BELOW 40 DEGREES F.
B. PROTECT FROM DIRECT EXPOSURE TO WIND AND SUN WHEN ERECTED IN AMBIENT AIR TEMPERATURE OF 99 DEGREES F. IN THE SHADE, AND WITH RELATIVE HUMIDITY LESS THAN 50%.
17. INSTALLATION - THE FOLLOWING CONDITIONS SHALL BE OBSERVED DURING THE INSTALLATION OF THE MASONRY SECTION OF THE CONSTRUCTION:
A. HORIZONTAL AND VERTICAL ALIGNMENT OF THE FOUNDATION IS WITHIN 1" OF PLUMB.
B. LAY ONLY DRY MASONRY UNITS.
C. USE MASONRY SAWS TO CUT AND FIT MASONRY UNITS.
D. SET UNITS IN CONTACT WITH EACH OTHER AND WITH LEVEL COURSES ACCURATELY SPACED.
E. CLEAN THE TOP SURFACE OF FOUNDATIONS FREE FROM DIRT, DEBRIS, AND LANTANCE, AND EXPOSE THE AGGREGATE PRIOR TO START OF INSTALLATION OF 1ST COURSE.
F. ACCURATELY FIT THE UNITS TO PLUMBING, DUCTS, OPENINGS, AND OTHER INTERFERENCES. NEATLY PATCHING ALL HOLES.
G. KEEP THE WALLS CONTINUALLY CLEAN, PREVENTING GROUT AND MORTAR STAINS.
NOTE: UNLESS NOTED OTHERWISE, PROVIDE RUNNING BOND WITH VERTICAL JOINTS LOCATED AT THE CENTER OF MASONRY UNITS IN THE ALTERNATE COURSE BELOW.

- STRUCTURAL STEEL
1. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERRECTED IN ACCORDANCE WITH THE LATEST AISC CODE. STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION 1-36. ALL STEEL TO HAVE A SHOP COAT OF RUST INHIBITIVE PAINT.
2. ALL CONNECTIONS TO BE FIELD AND SHOP WELDED AND TO DEVELOP MEMBER IN SHEAR.
3. NO SPLICES PERMITTED UNLESS APPROVED BY THE ENGINEER.
4. PIPE COLUMNS SHALL BE DOMESTIC STEEL CONFORMING TO A.S.T.M. A-501. WELDED AND SEAMLESS, CONCRETE FILLED WITH VENTS TOP AND BOTTOM. ALL COLUMNS SHALL BE 3/4" THICK STEEL BASE PLATES ANCHORED TO FOOTINGS WITH TWO (2) 3/4" DIAMETER ANCHOR BOLTS WITH 3" HOOKED END.
5. SHOP COAT ALL STRUCTURAL STEEL WITH "RUSTOLEUM 1069 RED PRIMER" OR ZINC CHROMATE. FIELD COAT ALL STEEL WITH SAME PAINT. TOUCH UP ALL WELDS AND ABRASIONS IN FIELD WITH SAME.
6. BOLTS SHALL BE HIGH STRENGTH CONFORMING TO A.S.T.M. 1-325.
7. ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED. AS DESCRIBED IN "AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE." TO PERFORM THE TYPE WORK REQUIRED.
8. WELDING ELECTRODES SHALL CONFORM TO A.S.T.M. A-5S 5.5, H70XX SERIES. REFER TO FRAMING PLANS FOR LIVE LOADS AND WIND VELOCITIES.
9. WELDERS SHALL CARRY EVIDENCE OF QUALIFICATION WITHIN THE PAST 12 MONTHS UNDER THE AWS PROCEDURE FOR THE TYPE OF WORK REQUIRED.
10. ALL EXPOSED STEEL SHALL BE GROUND SMOOTH AND FREE OF ANY ROUGH OR SHARP EDGES.
11. PROVIDE AND INSTALL ALL LOOSE LINTELS, BEARING PLATES, ANCHORS, REINFORCING BARS, ETC. WHETHER INDICATED ON THE DRAWINGS OR NOT. AS REQUIRED FOR THE PROPER AND COMPLETE EXECUTION OF THE WORK.
12. CARPENTRY
1. ALL LIGHT FRAMING AND STUDS, STRUCTURAL JOISTS AND PLANKS, ETC. SHALL CONFORM TO THE STANDARDS OF WOOD CONSTRUCTION SET FORTH BY THE WESTERN WOOD PRODUCTS ASSOC. (WWPA) AND ALL CONSTRUCTION PLYWOOD SHALL CONFORM TO THE NATIONAL BUREAU OF STANDARDS, PRODUCT STANDARD DIVISION.
2. STRUCTURAL LUMBER, HORIZONTAL AND VERTICAL FRAMING, SHALL BE #2 DOUGLAS FIR OR APPROVED EQUAL CONSTRUCTION GRADE. MINIMUM FIBRE STRESS OF 1,200 PSI, FREE OR WARP THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
3. ALL MEMBERS SHALL BE PROPERLY BRACED, PLUMBED AND LEVEL. A SUFFICIENT NUMBER OF NAILS, SCREWS, AND BOLTS SHALL BE USED TO INSURE THE RIGIDITY OF THE CONSTRUCTION. USE GALVANIZED FOR EXTERIOR APPLICATIONS. NOTE: ALL NAILING TO BE IN ACCORDANCE WITH THE LATEST EDITION OF NYS R.C. 2020.
4. ALL TJI AND MICRO-LAM STRUCTURAL MEMBERS SHALL BE MANUFACTURED ERRECTED AND BRACED IN ACCORDANCE TO THE LATEST SPECIFICATIONS AND/OR RECOMMENDATIONS OF THE "TRUSS JOIST CORPORATION".
5. ROOFS SHALL BE BUILT TO WITHSTAND A 30 LB. LIVE LOAD AND BE CONSTRUCTED OF 2" X 10" RAFTERS AT 16" O.C. (UNLESS NOTED OTHERWISE) WITH 1/2" THICK C.D.X. GROUP 1. PLYWOOD SHEATHING. PROVIDE COLLAR BEAMS AND HANGERS AS REQUIRED.
6. ATTIC FLOORS (CEILINGS) SHALL BE CONSTRUCTED OF 2" X 8" JOISTS AT 16" O.C. (UNLESS NOTED OTHERWISE) WITH 1/2" THICK PLYSCORE PLANKS, (TOTAL OF 3) LOOSE LAD, PROVIDE APPROPRIATE BRIDGING OF 2" X 3", CROSSED, TWO (2) NAILS EACH AND SPACED MAXIMUM OF 6'-0" O.C.
7. FLOORS SHALL BE BUILT TO WITHSTAND A 4030 LB. LIVE LOAD AS REQUIRED BY FLOOR LOCATION AND SHALL BE CONSTRUCTED OF 2" X 10" JOISTS AT 16" O.C. (UNLESS NOTED OTHERWISE) WITH 3/4" THICK T & G PLYWOOD (GLUED AND NAILED) APA RATED STURD-FLOOR, DOUBLE ALL JOISTS UNDER BATHROOM TOILETS, DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS. PROVIDE DOUBLE 2" X 4" POSTS AT ALL JOISTS ABUTTING HEADERS OR GIRDERS, "TECO", "SIMPSON" OR EQUAL. SOLID BRIDGING FOR JOIST SPACING LESS THAN 1'-4".
8. EXTERIOR WALLS SHALL BE BUILT TO WITHSTAND A 15 LB. WIND LOAD AND BE CONSTRUCTED OF 2" X 6" STUDS AT 16" O.C. (UNLESS NOTED OTHERWISE) WITH A SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE WITH 1/2" THICK PLYWOOD C.D.X. SHEATHING AND ONE (1) LAYER OF 15 LB. ASPHALT SATURATED FELT PAPER. PROVIDE DOUBLE 2" X 4" POSTS AT ALL OPENINGS.
9. INTERIOR BEARING PARTITIONS SHALL BE 2" X 4" STUDS AT 16" O.C. (UNLESS NOTED OTHERWISE) WITH SINGLE DOUBLE TOP PLATE. PROVIDE DOUBLE 2" X 4" POSTS AT ALL OPENINGS.
10. DOUBLE ALL TRIMMERS AND HEADERS AROUND OPENINGS IN FLOORS, CEILINGS, AND ROOF OPENINGS.
11. PRODUCE JOINTS WHICH ARE TIGHT, TRUE AND WELL CONNECTED WITH MEMBERS ASSEMBLED IN ACCORDANCE WITH THE DRAWINGS.
12. FRAMING MEMBERS TO RECEIVE A FINISHED SURFACE-ALIGN THE FINISH SURFACE TO VARY NOT MORE THAN 1/8" FROM THE PLANE OF SURFACES OF ADJACENT FURRING OR FRAMING MEMBERS.
13. ALL EXTERIOR LUMBER SHALL BE EXTERIOR GRADE TYPE. DECAY AND TERMITE RESISTANT WITH PRESERVATIVE TREATMENTS. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR SOIL SHALL BE PRESERVATIVE TREATED PER NYS R.C. 2020.
14. ALL PLYWOOD SHALL BE IDENTIFIED BY GRADE MARK OF AN APPROVED INSPECTION AGENCY AND SHALL BE STANDARD C-D WITH EXT. GLUE UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
15. ANCHOR ALL STUDS AT DOOR OPENINGS, ENDS AND CORNERS OF WALLS WHICH ARE SHEATHED WITH PLYWOOD AND/OR GYPSUM BOARD TO BOTTOM PLATE WITH TWO (2) SIMPSON A-35 FRAMING ANCHORS.
16. BOLT HOLES SHALL BE DRILLED 1/8" LARGER THAN BOLT DIAMETER. PROVIDE WASHERS UNDER ALL BOLT HEADS AND NUT BEARING ON WOOD. HOLES SHALL BE PROPERLY ALIGNED. IN NO CASE SHALL MEMBERS BE ALLOWED WITH PREVENTS PROPER BEARING OR ALIGNMENT OF MEMBERS. OVERSIZED HOLES SHALL NOT BE ALLOWED. BOLTS SHALL BE A307 BOLTS. NUTS SHALL BE TIGHTENED SNUG.
17. ALL JOISTS SHALL HAVE A MINIMUM OF 1 1/2" BEARING AT SUPPORTS. LAPPING JOISTS SHALL HAVE 3" LAPS CENTERED OVER INTERIOR SUPPORTS.
18. LEDGERS AND STUD WALL FOUNDATION SILL PLATES SHALL BE BOLTED TO CONCRETE WITH ANCHOR BOLTS OF SIZE AND MINIMUM SPACING AS SHOWN ON DRAWINGS. AT LEAST TWO BOLTS SHALL BE PROVIDED FOR EACH PIECE WITH ONE BOLT WITHIN 12" OF EACH END. PROVIDE TERMITE SHIELD AND SILL SEALER.
19. ALL PLYWOOD WALL SHEATHING SHALL BE APPLIED AS FOLLOWS: CENTER VERTICAL JOINTS OVER STUDS AND CENTER HORIZONTAL JOINTS OVER 2" BLOCKING OR PLATE. NAIL TOP OF PANELS TO DOUBLE TOP PLATE, AND NAIL BOTTOM OF PANELS TO ANCHORED SILL PLATE. APPLY GYPSUM BOARD SO THAT END JOINTS OF ADJACENT COURSES DO NOT OCCUR OVER THE SAME STUD. PLYWOOD SUBFLOOR AND ROOF SHEATHING: INSTALL WITH FACE GRAIN AT RIGHT ANGLES TO SUPPORTS, CONTINUOUS OVER TWO OR MORE SPANS. ALLOW MINIMUM SPACE 1/16-INCH BETWEEN END JOINTS AND 1/8-INCH AT EDGE JOINTS FOR EXPANSION AND CONTRACTION OF PANELS.
20. UNDERLAYMENT: LAY UNDERLAYMENT 3/8" A.P.A. RATED UNDERLAYMENT ON 3/8" ROVIN SIZED SHEATHING PAPER. FOR TILE FLOORS UNDERLAYMENT SHALL BE INSTALLED IN ACCORDANCE WITH CODE AS RECOMMENDED BY MANUFACTURER.
21. BUILDING FELT: COVER SURFACES BEHIND SIDING, SHINGLES, AND WHERE INDICATED ON DRAWING WITH ASPHALT-SATURATED, NON PERFORATED, FELT WITHOUT WRINKLES OR BUCKLES. LAP HORIZONTAL JOINTS 3", 6" AT VERTICAL JOINTS, AND CARRY INTO OPENINGS. UP WALL 12" AND DOWN SIDES 6" MINIMUM. LOCATE END LAPS AT LEAST 18" FROM INTERNAL AND EXTERNAL CORNERS.
22. PRIME BACK SIDE OF ALL EXTERIOR FASCIA BOARDS BEFORE INSTALLATION. FASCIA BOARD SHALL BE FREE OF KNOTS.

- ROOFING
1. FIBERGLASS OR ASPHALT SHINGLES SHALL BE CLASS "C" (MINIMUM) TYPE OF THE UNDERWRITERS LABORATORIES, INC. OVER 15 LB. ASPHALT SATURATED FELT PAPER.
2. INSTALL SHINGLES TO PROVIDE A DOUBLE THICKNESS AT ALL POINTS.
3. STYLE AND COLOR SHALL BE AS SELECTED BY THE OWNER.
4. VENTILATE ROOF INSULATION AS REQUIRED BY CODE AND AS SHOWN ON DRAWINGS.
RESILIENT FLOORS (WHERE APPLICABLE)
1. PROVIDE AND INSTALL ALL WORK IN RELATION TO THE INSTALLATION OF RESILIENT FLOORING AND VINYL OR RUBBER COVE BASES AND COVERS.
2. TILES SHALL BE 12" X 12" X 1/8" AND BASE SHALL BE 4" HIGH. TOPSET. IN COLORS SELECTED FROM MANUFACTURER'S STANDARD COLORS BY "AMSTRONG" OR "MENTLE" OR APPROVED EQUAL.
3. SHEET FLOORING AND TILES SHALL BE SET DIRECTLY OVER SUBFLOOR AND OR CONCRETE SLAB. ANY FLOOR IRREGULARITIES SHALL BE FILLED WITH LATEX FILLER, TROWELED AND SANDED TO A SMOOTH EVEN SURFACE PRIOR TO INSTALLATION. CARPET (WHERE APPLICABLE)
1. PROVIDE AND INSTALL CARPETING TO FLOORS AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY OWNER.
2. CARPET TO MEET ASTM STANDARDS SET FORTH IN "FLAME SPREAD" AND "SMOKE DEVELOPED" TESTS.
3. INSTALLATION METHOD SHALL BE JUTE BACK OR DIRECT GLUE DOWN, AS DIRECTED BY OWNER.
4. COLORS AND STYLES AS SELECTED FROM MANUFACTURERS' STANDARDS BY "MILLIKEN", "BENTLEY", "STRATTON" OR APPROVED EQUAL.
PAINTING
1. PROVIDE SURFACE PREPARATION AND FINISH COATS ON ALL DOORS, WINDOWS, FRAMES, TRIMS, RAILINGS, DRYWALL PARTITIONS, SOFFITS, CEILING, FASCIA, EXTERIOR SIDING, INTERIOR AND EXTERIOR BLOCK WORK AS DIRECTED BY THE OWNER.
2. PAINT SCHEDULE:
A. EXTERIOR CONCRETE - ONE (1) COAT OF ACRYLIC FILLER AND ONE (1) COAT OF ACRYLIC FINISH.
B. EXTERIOR WOOD - ONE (1) COAT OF PRIMER AND TWO (2) COATS OF WEATHER PROTECTIVE FINISH.
C. EXTERIOR METAL, GALVANIZED - TWO (2) COATS OF UNLEADED ALKYL ENAMEL.
D. METAL, FERROUS - ONE (1) COAT OF RUST PREVENTIVE PRIMER AND TWO (2) COATS OF ALKYL ENAMEL.
E. INTERIOR DRYWALL - ONE (1) COAT OF WHITE PRIMER AND TWO (2) COATS OF FLAT LATEX.
F. INTERIOR WOOD - TWO (2) COATS OF SEMI-GLOSS LATEX.
3. ALL SURFACES TO RECEIVE PAINT SHOULD BE FREE OF RUST, DIRT, GREASE, OIL, WAX, LOOSE PAINT, AND ALL OTHER FOREIGN MATTER.
4. DO NOT PAINT IN DIRECT SUNLIGHT OR ANY EXTERIOR WORK IN FOGGY, DAMP WEATHER, DURING RAINY WEATHER OR WHEN THE TEMPERATURE IS BELOW 45 DEG. F.
5. ALL COATS SHALL BE THOROUGHLY DRY AND HARD BEFORE APPLYING SUCCEEDING COATS.
6. SUGGESTED MANUFACTURERS INCLUDE "BENJAMIN MOORE", "PITTSBURGH PAINTS", "GLIDDEN" OR "CON-LOC". FINISH CARPENTRY & MILLWORK
1. PROVIDE FINISH TRIMS, SOFFITS, AND FASCIA AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE OWNER.
2. ALL INTERIOR DOOR AND WINDOW TRIMS AND ALL FLOOR BASES AS SELECTED BY OWNER.
ELECTRICAL
1. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE IN ACCORDANCE WITH ALL CODES AND AGENCIES HAVING JURISDICTION. ELECTRICAL LAYOUT SHOWN IS DIAGRAMMATIC ONLY.
2. ALL SWITCHES TO BE 3'-0" ABOVE FINISH FLOOR TO CENTER LINE OF SWITCH UNLESS OTHERWISE INDICATED.
3. ALL CONVENIENCE OUTLETS ARE 1'-4" ABOVE FINISH FLOOR TO CENTER LINE OF SWITCH UNLESS OTHERWISE NOTED.
4. ALL INTERIOR WALL BRACKET FIXTURES TO BE AT 6'-6" ABOVE FINISH FLOOR TO CENTER LINE OF FIXTURE. (6'-10" AT BATHROOM MIRRORS).
5. ALL EXTERIOR WALL BRACKET FIXTURES TO BE AT 6'-6" ABOVE FINISH FLOOR TO CENTER LINE OF FIXTURE.
6. ELECTRIC SERVICE CONDUCTORS AND EQUIPMENT SHALL BE OF A CAPACITY ADEQUATE TO SERVE THE CALCULATED LOAD AND ANY SPARE CIRCUITS PROVIDED FOR FUTURE USE.
7. SMOKE DETECTORS SHALL BE U.L. APPROVED. THEY SHALL BE LOCATED ON CEILING WITH 12" CLEARANCE TO WALLS & WIRE TO SOUND ALARM. W/ BATTERY BACK-UP AS PER NYS R.C. 2020.
8. VERIFY LOCATION OF ALL RECEPTACLES FOR APPLIANCES WITH MANUFACTURER'S SPECIFICATIONS.
9. PROVIDE AT LEAST TWO (2) 15 AMP CIRCUITS FOR LIGHTING AND GENERAL USE FOR FIRST 500 S.F. OF GROSS AREA AND ONE (1) 15 AMP FOR EACH ADDITIONAL 500 S.F. OF AREA.
10. PROVIDE AT LEAST TWO (2) 20 AMP CIRCUITS TO SERVICE RECEPTACLES IN KITCHEN, BATHROOMS, AND LAUNDRY. PROVIDE INDIVIDUAL BRANCH CIRCUIT FOR ANY FIXED APPLIANCES OR EQUIPMENT RATED MORE THAN 1,400 WATTS.
11. ALL POINT ALONG FLOOR LINE MEASURED HORIZONTALLY SHALL BE MORE THAN 6'-0" FROM A RECEPTACLE OUTLET.
12. ALL ELECTRICAL INSTALLATION SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE 2017. ALL MATERIAL AND EQUIPMENT SHALL BEAR THE LABEL OR APPROVAL OF THE UNDERWRITERS LABORATORIES, INC.
13. ELECTRICAL CONTRACTOR SHALL, BEFORE CONSTRUCTION, VERIFY SPACE REQUIRED FOR METER INSTALLATION AND SERVICE UPDATES OR NEW SERVICE AS NEEDED FOR WORK SHOWN. GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF ANY PROBLEM.
14. GROUND FAULT INTERRUPTOR SHALL BE PROVIDED AT ALL BATHROOM OUTLETS & ALL OVER COUNTER KITCHEN OUTLETS AS PER SECTION 210-0 N.E.C. 2017.
PLUMBING
1. ALL WORK SHALL BE PERFORMED BY A ROCKLAND COUNTY LICENSED PLUMBER AND SHALL BE IN ACCORDANCE WITH ALL CODES AND AGENCIES HAVING JURISDICTION. PLUMBING LAYOUT SHOWN IS DIAGRAMMATIC ONLY.
2. WORK INCLUDES, BUT NOT LIMITED TO HOT, WASTE, AND VENT PIPING INSTALLATION AND CONNECTION TO EXISTING SUPPLY AND SEWER. SOIL AND COLD WATER PIPING, PLUMBING FIXTURES AND APPLIANCES AND GAS PIPING (WHERE APPLICABLE).
3. ALL WATER PIPING ABOVE CONCRETE FLOORS SHALL BE SOFT TEMPERATURE "K" COPPER TUBING, WATER PIPING BELOW GROUND SHALL BE SOFT OR HARD COPPER TUBING. ALL PIPING INSIDE EXTERIOR WALLS SHALL BE INSULATED.
4. ALL WASTE, SOIL, AND DRAINAGE PIPING SHALL BE P.V.C. SCHEDULE 40 PLASTIC PIPE.
5. WHENEVER SUBSOIL DRAINAGE, FIXTURES, AND OTHER EQUIPMENT ARE SITUATED BELOW THE LEVEL OF INCOMING PUBLIC SEWER SERVICE US SEWAGE EJECTORS, PUMPS AND OTHER RELATED EQUIPMENT AS REQUIRED TO EXCEL THE CONTENTS INTO THE PUBLIC SEWERS. (I.E. BACKFLOW PREVENTER)
6. PROVIDE SHUT OFF VALVES TO ALL FIXTURES.
MECHANICAL
1. ALL WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR AND SHALL BE IN ACCORDANCE WITH ALL CODES AND AGENCIES HAVING JURISDICTION.
2. HEATING AND COOLING SYSTEMS SHALL BE DESIGNED AND SIZED BY THE CONTRACTOR TO MEET ALL REQUIREMENTS OF THE AREA OF THIS CONSTRUCTION.
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4. CENTRAL AIR CONDITIONING (WHERE APPLICABLE) SHALL BE INSTALLED WITH COOLING COOLS ABOVE FURNACE. AIR CONDITIONING UNIT OUTSIDE ON CONCRETE PAD ON GRADE - COORDINATE LOCATION WITH THE OWNER. SCREEN WITH FOLIAGE AS DIRECTED. INSTALL ALL DISTRIBUTION DUCTWORK, DIFFUSERS, AND RETURN GRILLES AS REQUIRED FOR A COMPLETE INSTALLATION.
5. REFRIGERANT SECTION PIPING SHALL BE INSULATED TYPE "K" OR "L" HARD COPPER TUBING, SIZED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS. FITTINGS SHALL BE WROUGHT COPPER SOLDER TYPE.
6. ALL BATHROOMS WITH NO WINDOWS SHALL HAVE AN EXHAUST FAN FOR 100 C.F.M AND ALL KITCHENS SHALL HAVE AN EXHAUST FAN OVER RANGE/OVEN.
NOTE:
1. CONTRACTOR SHALL NOT SCALE DRAWINGS, BUT SHALL USE DIMENSIONS INDICATED. DRAWINGS MAY BE OUT OF SCALE IN SOME INSTANCES CAUSED BY SHRINKAGE, PRINTING, CHANGES, ETC.
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RFI CAN BE SUBMITTED AT THE EMAIL BELOW
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- RESILIENT FLOORS (WHERE APPLICABLE)
1. PROVIDE AND INSTALL ALL WORK IN RELATION TO THE INSTALLATION OF RESILIENT FLOORING AND VINYL OR RUBBER COVE BASES AND COVERS.
2. TILES SHALL BE 12" X 12" X 1/8" AND BASE SHALL BE 4" HIGH. TOPSET. IN COLORS SELECTED FROM MANUFACTURER'S STANDARD COLORS BY "AMSTRONG" OR "MENTLE" OR APPROVED EQUAL.
3. SHEET FLOORING AND TILES SHALL BE SET DIRECTLY OVER SUBFLOOR AND OR CONCRETE SLAB. ANY FLOOR IRREGULARITIES SHALL BE FILLED WITH LATEX FILLER, TROWELED AND SANDED TO A SMOOTH EVEN SURFACE PRIOR TO INSTALLATION. CARPET (WHERE APPLICABLE)
1. PROVIDE AND INSTALL CARPETING TO FLOORS AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY OWNER.
2. CARPET TO MEET ASTM STANDARDS SET FORTH IN "FLAME SPREAD" AND "SMOKE DEVELOPED" TESTS.
3. INSTALLATION METHOD SHALL BE JUTE BACK OR DIRECT GLUE DOWN, AS DIRECTED BY OWNER.
4. COLORS AND STYLES AS SELECTED FROM MANUFACTURERS' STANDARDS BY "MILLIKEN", "BENTLEY", "STRATTON" OR APPROVED EQUAL.
PAINTING
1. PROVIDE SURFACE PREPARATION AND FINISH COATS ON ALL DOORS, WINDOWS, FRAMES, TRIMS, RAILINGS, DRYWALL PARTITIONS, SOFFITS, CEILING, FASCIA, EXTERIOR SIDING, INTERIOR AND EXTERIOR BLOCK WORK AS DIRECTED BY THE OWNER.
2. PAINT SCHEDULE:
A. EXTERIOR CONCRETE - ONE (1) COAT OF ACRYLIC FILLER AND ONE (1) COAT OF ACRYLIC FINISH.
B. EXTERIOR WOOD - ONE (1) COAT OF PRIMER AND TWO (2) COATS OF WEATHER PROTECTIVE FINISH.
C. EXTERIOR METAL, GALVANIZED - TWO (2) COATS OF UNLEADED ALKYL ENAMEL.
D. METAL, FERROUS - ONE (1) COAT OF RUST PREVENTIVE PRIMER AND TWO (2) COATS OF ALKYL ENAMEL.
E. INTERIOR DRYWALL - ONE (1) COAT OF WHITE PRIMER AND TWO (2) COATS OF FLAT LATEX.
F. INTERIOR WOOD - TWO (2) COATS OF SEMI-GLOSS LATEX.
3. ALL SURFACES TO RECEIVE PAINT SHOULD BE FREE OF RUST, DIRT, GREASE, OIL, WAX, LOOSE PAINT, AND ALL OTHER FOREIGN MATTER.
4. DO NOT PAINT IN DIRECT SUNLIGHT OR ANY EXTERIOR WORK IN FOGGY, DAMP WEATHER, DURING RAINY WEATHER OR WHEN THE TEMPERATURE IS BELOW 45 DEG. F.
5. ALL COATS SHALL BE THOROUGHLY DRY AND HARD BEFORE APPLYING SUCCEEDING COATS.
6. SUGGESTED MANUFACTURERS INCLUDE "BENJAMIN MOORE", "PITTSBURGH PAINTS", "GLIDDEN" OR "CON-LOC". FINISH CARPENTRY & MILLWORK
1. PROVIDE FINISH TRIMS, SOFFITS, AND FASCIA AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE OWNER.
2. ALL INTERIOR DOOR AND WINDOW TRIMS AND ALL FLOOR BASES AS SELECTED BY OWNER.
ELECTRICAL
1. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE IN ACCORDANCE WITH ALL CODES AND AGENCIES HAVING JURISDICTION. ELECTRICAL LAYOUT SHOWN IS DIAGRAMMATIC ONLY.
2. ALL SWITCHES TO BE 3'-0" ABOVE FINISH FLOOR TO CENTER LINE OF SWITCH UNLESS OTHERWISE INDICATED.
3. ALL CONVENIENCE OUTLETS ARE 1'-4" ABOVE FINISH FLOOR TO CENTER LINE OF SWITCH UNLESS OTHERWISE NOTED.
4. ALL INTERIOR WALL BRACKET FIXTURES TO BE AT 6'-6" ABOVE FINISH FLOOR TO CENTER LINE OF FIXTURE. (6'-10" AT BATHROOM MIRRORS).
5. ALL EXTERIOR WALL BRACKET FIXTURES TO BE AT 6'-6" ABOVE FINISH FLOOR TO CENTER LINE OF FIXTURE.
6. ELECTRIC SERVICE CONDUCTORS AND EQUIPMENT SHALL BE OF A CAPACITY ADEQUATE TO SERVE THE CALCULATED LOAD AND ANY SPARE CIRCUITS PROVIDED FOR FUTURE USE.
7. SMOKE DETECTORS SHALL BE U.L. APPROVED. THEY SHALL BE LOCATED ON CEILING WITH 12" CLEARANCE TO WALLS & WIRE TO SOUND ALARM. W/ BATTERY BACK-UP AS PER NYS R.C. 2020.
8. VERIFY LOCATION OF ALL RECEPTACLES FOR APPLIANCES WITH MANUFACTURER'S SPECIFICATIONS.
9. PROVIDE AT LEAST TWO (2) 15 AMP CIRCUITS FOR LIGHTING AND GENERAL USE FOR FIRST 500 S.F. OF GROSS AREA AND ONE (1) 15 AMP FOR EACH ADDITIONAL 500 S.F. OF AREA.
10. PROVIDE AT LEAST TWO (2) 20 AMP CIRCUITS TO SERVICE RECEPTACLES IN KITCHEN, BATHROOMS, AND LAUNDRY. PROVIDE INDIVIDUAL BRANCH CIRCUIT FOR ANY FIXED APPLIANCES OR EQUIPMENT RATED MORE THAN 1,400 WATTS.
11. ALL POINT ALONG FLOOR LINE MEASURED HORIZONTALLY SHALL BE MORE THAN 6'-0" FROM A RECEPTACLE OUTLET.
12. ALL ELECTRICAL INSTALLATION SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE 2017. ALL MATERIAL AND EQUIPMENT SHALL BEAR THE LABEL OR APPROVAL OF THE UNDERWRITERS LABORATORIES, INC.
13. ELECTRICAL CONTRACTOR SHALL, BEFORE CONSTRUCTION, VERIFY SPACE REQUIRED FOR METER INSTALLATION AND SERVICE UPDATES OR NEW SERVICE AS NEEDED FOR WORK SHOWN. GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF ANY PROBLEM.
14. GROUND FAULT INTERRUPTOR SHALL BE PROVIDED AT ALL BATHROOM OUTLETS & ALL OVER COUNTER KITCHEN OUTLETS AS PER SECTION 210-0 N.E.C. 2017.
PLUMBING
1. ALL WORK SHALL BE PERFORMED BY A ROCKLAND COUNTY LICENSED PLUMBER AND SHALL BE IN ACCORDANCE WITH ALL CODES AND AGENCIES HAVING JURISDICTION. PLUMBING LAYOUT SHOWN IS DIAGRAMMATIC ONLY.
2. WORK INCLUDES, BUT NOT LIMITED TO HOT, WASTE, AND VENT PIPING INSTALLATION AND CONNECTION TO EXISTING SUPPLY AND SEWER. SOIL AND COLD WATER PIPING, PLUMBING FIXTURES AND APPLIANCES AND GAS PIPING (WHERE APPLICABLE).
3. ALL WATER PIPING ABOVE CONCRETE FLOORS SHALL BE SOFT TEMPERATURE "K" COPPER TUBING, WATER PIPING BELOW GROUND SHALL BE SOFT OR HARD COPPER TUBING. ALL PIPING INSIDE EXTERIOR WALLS SHALL BE INSULATED.
4. ALL WASTE, SOIL, AND DRAINAGE PIPING SHALL BE P.V.C. SCHEDULE 40 PLASTIC PIPE.
5. WHENEVER SUBSOIL DRAINAGE, FIXTURES, AND OTHER EQUIPMENT ARE SITUATED BELOW THE LEVEL OF INCOMING PUBLIC SEWER SERVICE US SEWAGE EJECTORS, PUMPS AND OTHER RELATED EQUIPMENT AS REQUIRED TO EXCEL THE CONTENTS INTO THE PUBLIC SEWERS. (I.E. BACKFLOW PREVENTER)
6. PROVIDE SHUT OFF VALVES TO ALL FIXTURES.
MECHANICAL
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PROPOSED CONSTRUCTION:
92-94 Main Street
ARCHITECT
L I G H T H A U S
587 PIEMONT AVE
PIERMONT NY, 10968
8 4 5 . 7 3 1 . 1 3 3 1
SURVEYOR
C I V I L
STRUCTURAL
INTERIOR
L I G H T H A U S
587 PIEMONT AVE
PIERMONT NY, 10968
8 4 5 . 7 3 1 . 1 3 3 1

Table with 2 columns: DATE, SUBMISSIONS. Row 1: 01/20/26 ISS. FOR OWNERS. REV

01/20/26 ISS. FOR OWNERS. REV
DATE SUBMISSIONS

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ISSUE DATE: 02-11-2026 PROJECT NO: #24-022
DRAWN BY: SB CHECKED BY: SKP

SCALE: AS NOTED SHEET NO: -of-

DRAWING NO: G-001.00

SECTION 7/11
BLOCK 3
LOT 67
ZONING CS

PROPOSED CONSTRUCTION:
92-94 Main Street



92 Main Street
Tappan NY 10983

ARCHITECT
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587 PIERMONT AVE
PIERMONT NY, 10968
845.731.1331

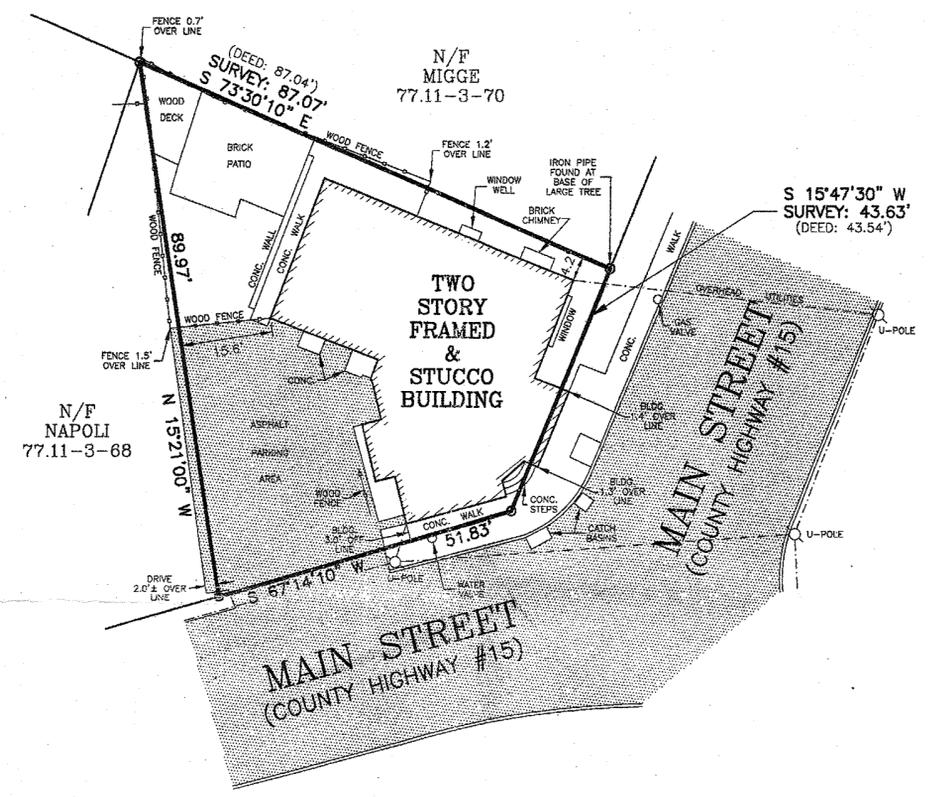
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INTERIOR
MIRA
99 RIDGE STREET
GLENS FALLS NY
845.664.5065

3-D RENDERING
JAMKA
489 PIERMONT AVE
PIERMONT NY, 10968
jamkadesign@gmail.com

LightHaus

LOT AREA
4,211.21 S.F.
OR
0.10 ACRES



GENERAL NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN INSTRUMENT #L499-1337888, RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.

<p>W.E. JAMES ASSOCIATES</p> <p>ENGINEERING, SURVEYING & PLANNING</p> <p>8 CHEANDA LANE WALKKILL, NEW YORK 12589 PHONE: (845) 588-8522 FAX: (845) 588-8525</p>	<p>COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.</p> <p>I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON: SEPTEMBER 19, 2006</p> <p>CERTIFIED ONLY TO: 1. JOHN KALLAREOU AND MARILYN KALLAREOU</p>	<p>PROJECT TITLE: SURVEY PREPARED FOR John & Marilyn Kallareou</p> <p>TAX MAP SECTION 77.11, BLOCK 3, LOT 67 TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK</p>
	<p><i>William E. James</i></p> <p>WILLIAM E. JAMES, P.E., P.L.S. NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050506</p>	<p>SCALE: 1" = 20' DATE: SEPT. 19, 2006 SHEET NO: 1 OF 1</p> <p>PROJECT CAD REFERENCE: ROCKLAND COUNTY/TOWN OF ORANGETOWN/MAIN STREET TAPPAN/KALLAREOUDWG</p>

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10/23/24	ISS. FOR PERMIT
DATE	SUBMISSIONS

SURVEY

SURVEY SIGNED AND SEALED BY OTHERS

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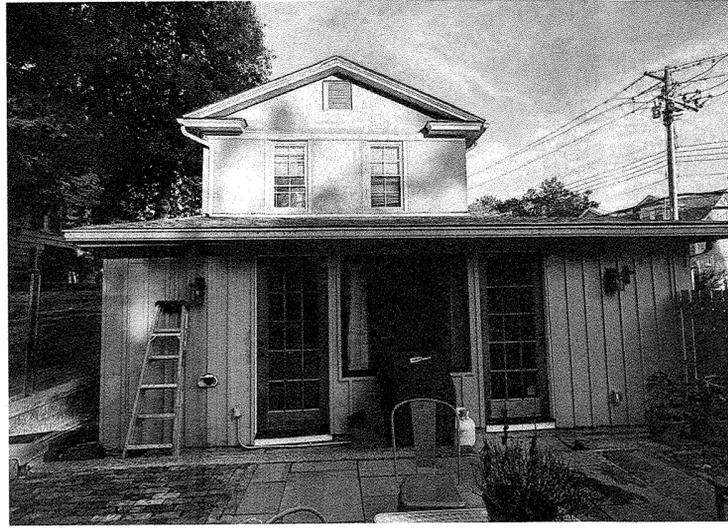
ISSUE DATE: 02-11-2026	PROJECT NO: #24-022
DRAWN BY: SB	CHECKED BY: SKP
SCALE: AS NOTED	SHEET NO: 3 of 1

DRAWING NO:
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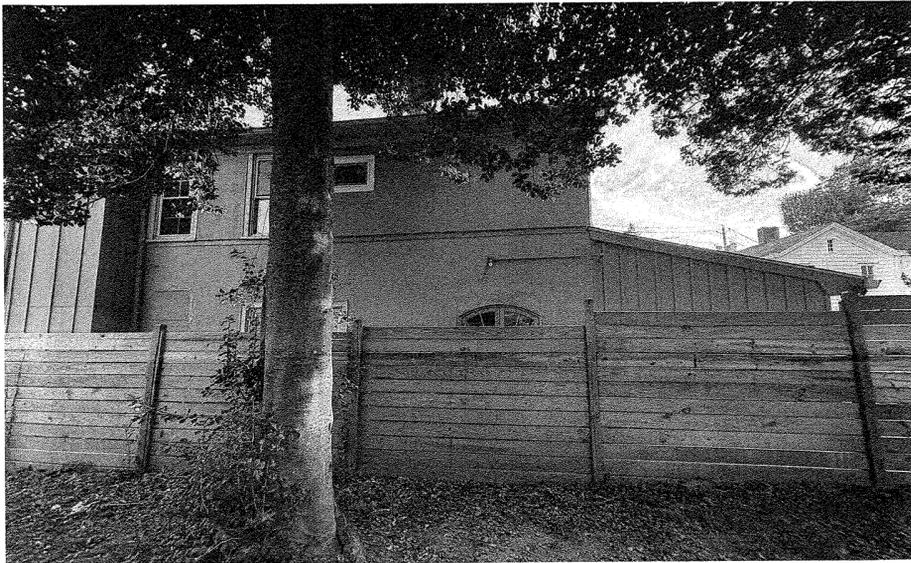
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BLOCK	3
LOT	67
ZONING	CS



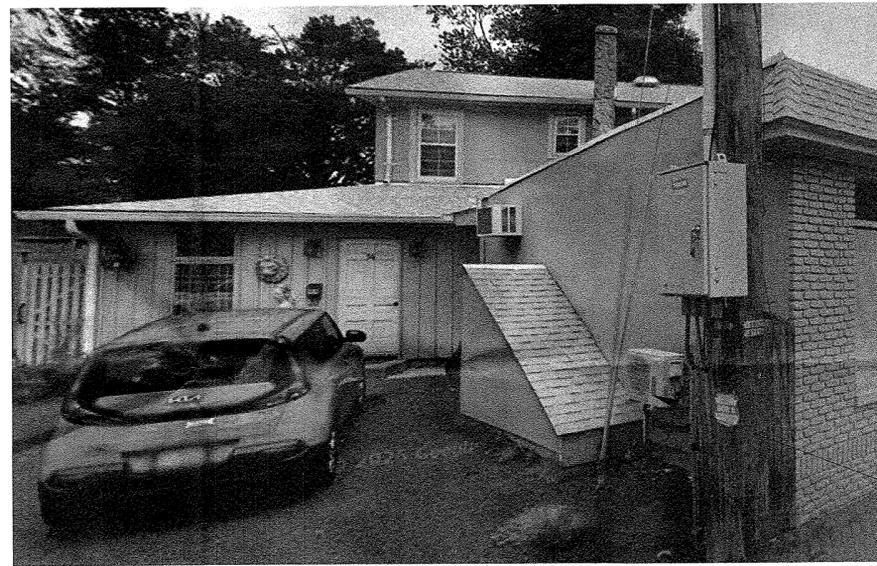
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2 BACK PHOTOGRAPH
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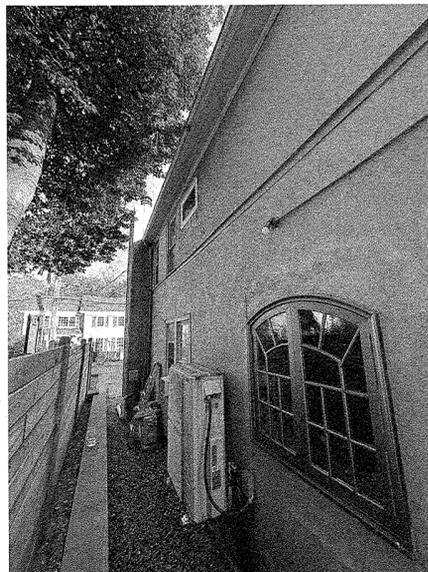


3 SIDE PHOTOGRAPH
A-001



4 SIDE PHOTOGRAPH
A-001

Location of new condenser unit



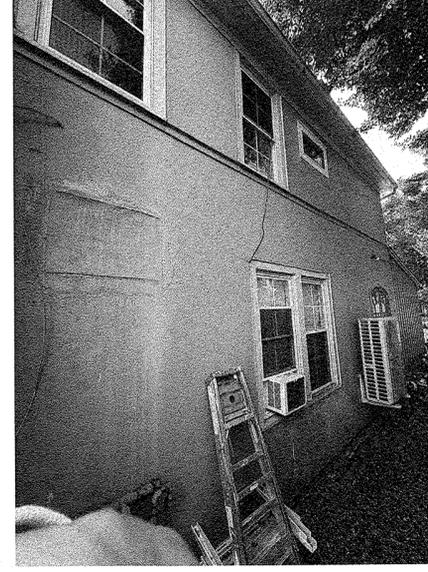
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A-001



6 SIDE PHOTOGRAPH
A-001



7 SIDE PHOTOGRAPH
A-001



8 SIDE PHOTOGRAPH
A-001

PROPOSED CONSTRUCTION:
92-94 Main Street



92 Main Street
Tappan NY 10983

ARCHITECT

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EXISTING PHOTOGRAPHS



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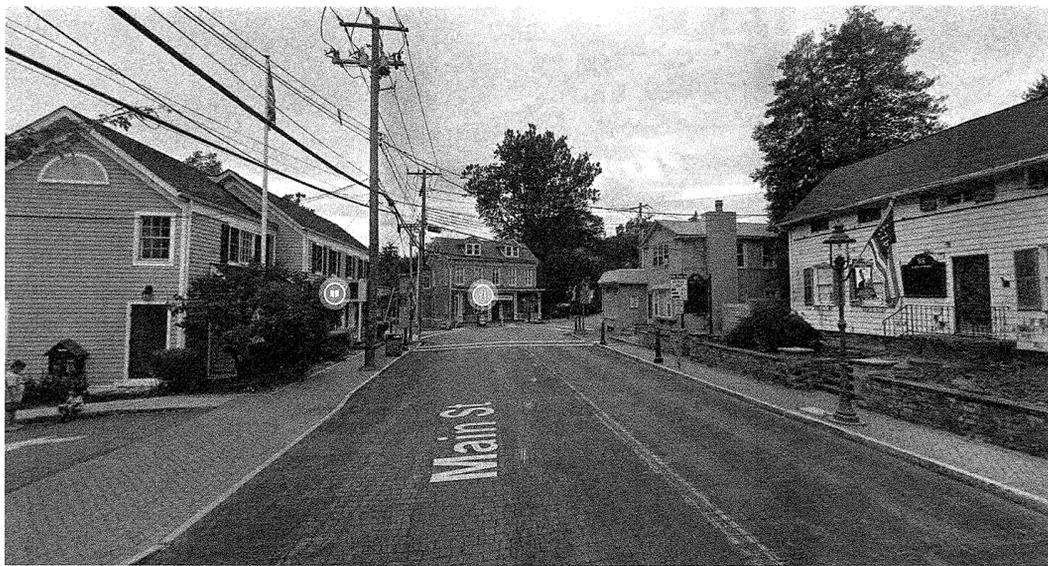
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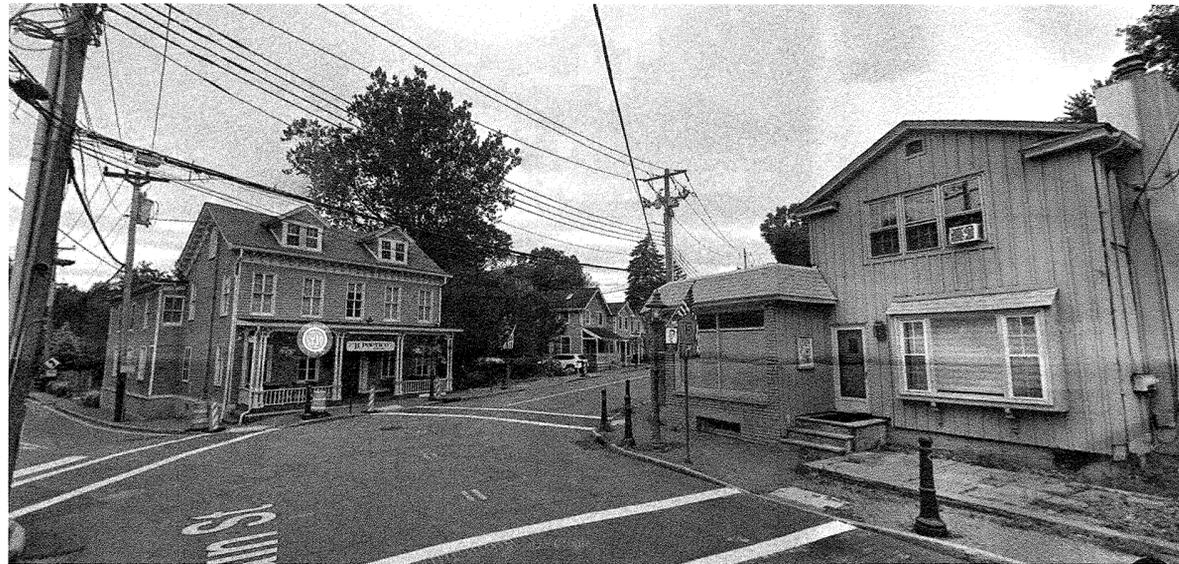
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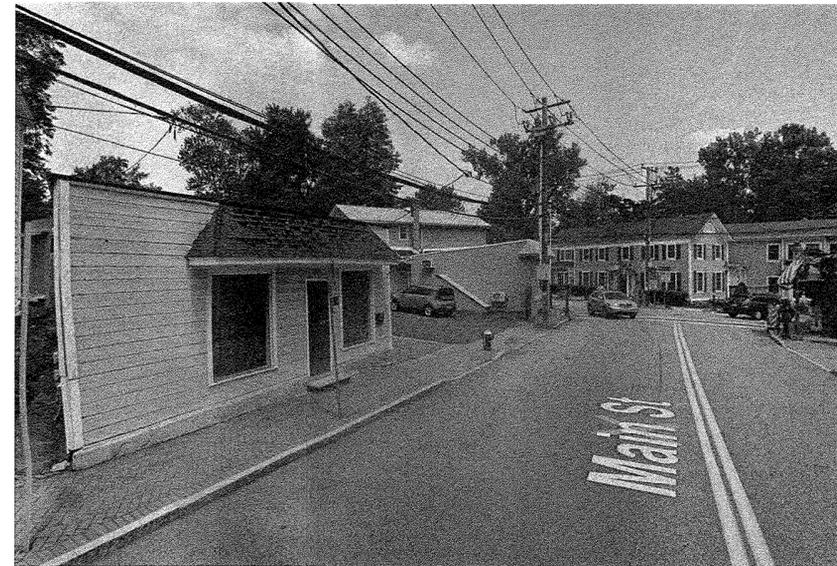
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3 LOCALITY PHOTOGRAPH
A-002



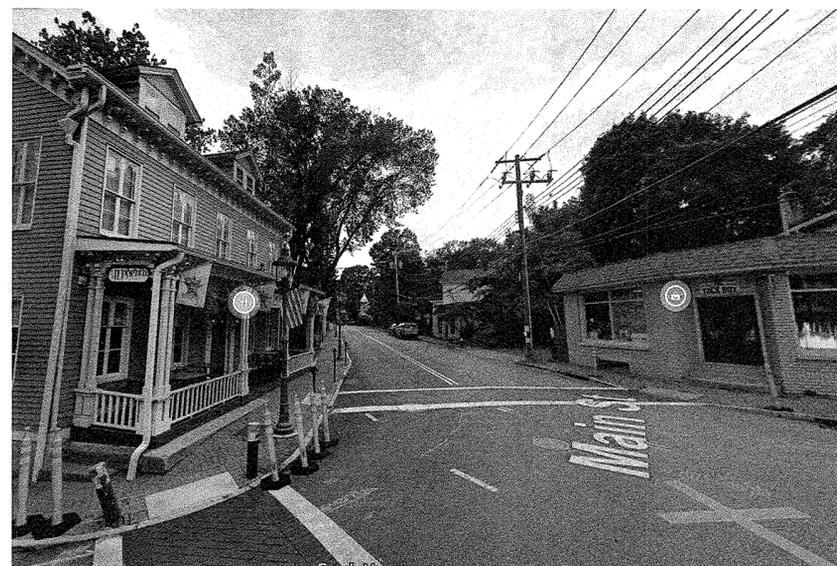
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2 LOCALITY PHOTOGRAPH
A-002

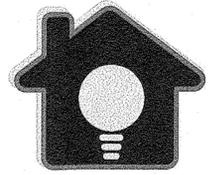


4 LOCALITY PHOTOGRAPH
A-002



6 LOCALITY PHOTOGRAPH
A-002

PROPOSED CONSTRUCTION:
92-94 Main Street



92 Main Street
Tappan NY 10983

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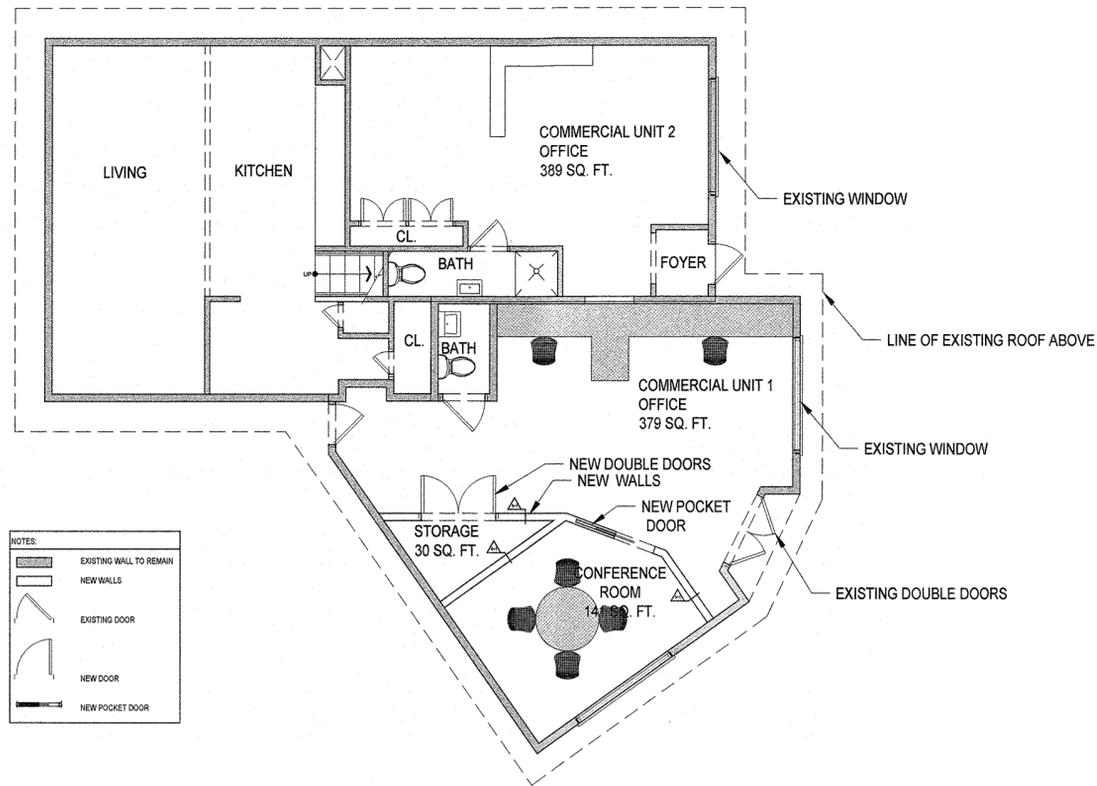
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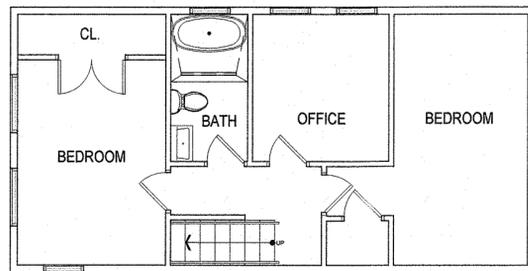
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A-002.00

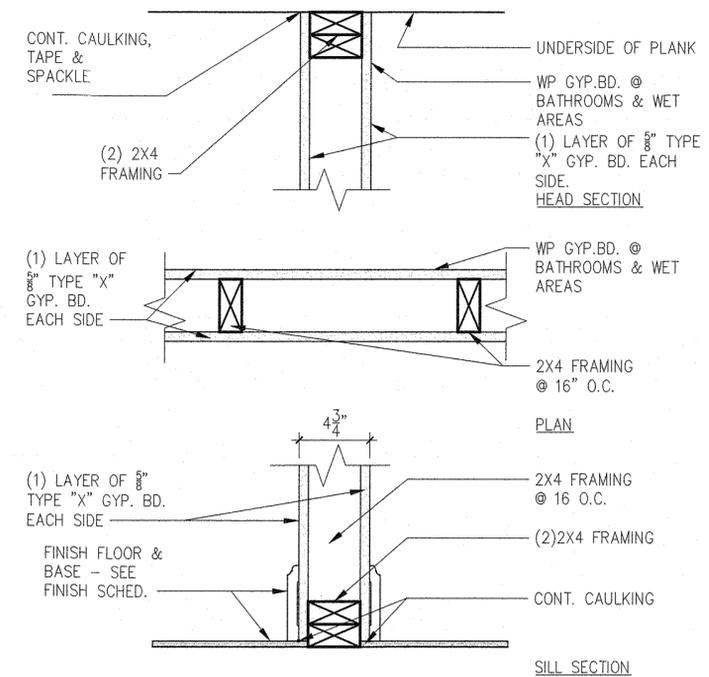
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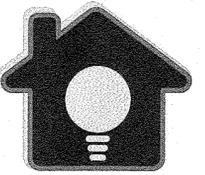
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SCALE : 1/8" = 1'-0"



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



TYPICAL NON RATED PARTITION
SCALE : 1 1/2" = 1' - 0"
TYPICAL NON RATED PARTITION - (4" NOM.)
(1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2X4 FRAMING @ 16" O.C.



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DATE SUBMISSIONS

FLOOR PLAN



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ISSUE DATE: 02-11-2026 PROJECT NO: #24-022

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SCALE: AS NOTED SHEET NO: - of -

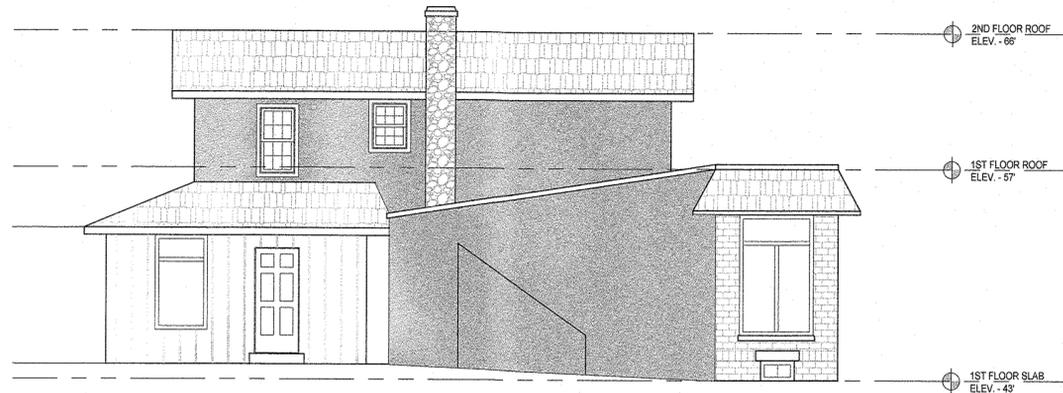
DRAWING NO:

A-100.00

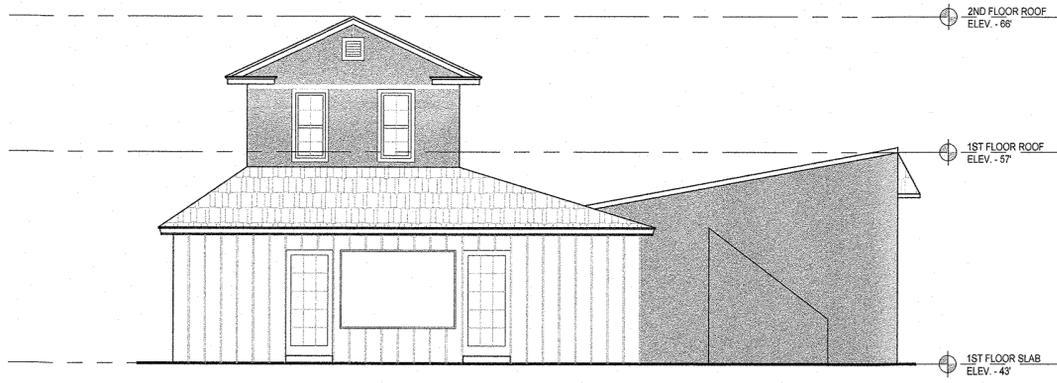
SECTION
BLOCK
LOT
ZONING



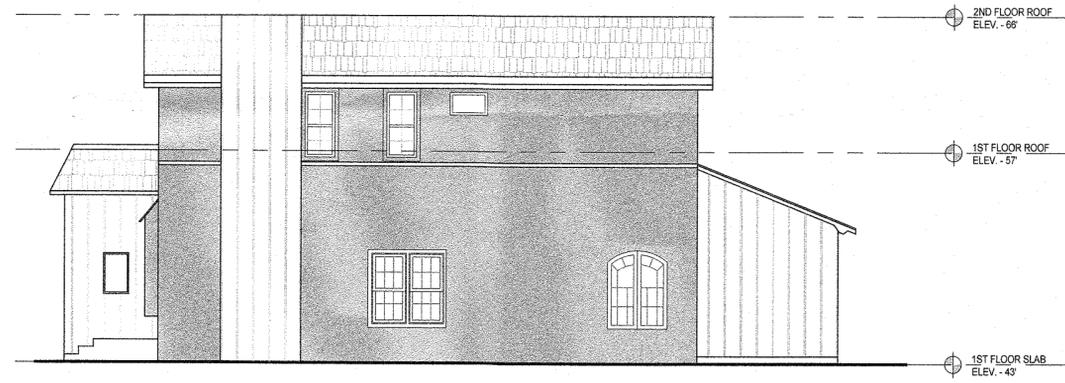
1 FRONT ELEVATION
A-200 SCALE : 1/4" = 1'-0"



2 SIDE ELEVATION
A-200 SCALE : 1/4" = 1'-0"



3 REAR ELEVATION
A-200 SCALE : 1/4" = 1'-0"



4 SIDE ELEVATION
A-200 SCALE : 1/4" = 1'-0"

PROPOSED CONSTRUCTION:
92-94 Main Street



92 Main Street
Tappan NY 10983

ARCHITECT
LIGHTHAUS
587 PIERMONT AVE
PIERMONT NY, 10968
845.731.1331

SURVEYOR

CIVIL

STRUCTURAL

INTERIOR
LIGHTHAUS
587 PIERMONT AVE
PIERMONT NY, 10968
845.731.1331

Lighthouse

09/22/25 ISS. FOR OWNERS REV
10/23/24 ISS. FOR PERMIT
DATE SUBMISSIONS

ELEVATIONS



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SECTION
BLOCK
LOT
ZONING