APPLICATION FOR BUILDING PERMIT

The Village of Irvington | 85 Main St | Irvington NY 10533

Application Number:	395	Date:	04/13/2021
Job Location:	8 W SUNNYSIDE LN	Parcel ID:	2.20-4-18
Property Owner:	Michael Haddad	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

Applicant	Contractor	
Michael Haddad	T.B.D	
8 W SUNNYSIDE LN IRVINGTON 10533		

Description of Work

Type of Work:	New Accessory Structure	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	THOMAS HAYNES
Cost of Work (Est.):	25000.00	Property Class:	1 FAMILY RES

Description of Work

Proposed un-enclosed porch

Please Note: Completing the application does not constitute a permit to commence construction. To obtain your permit follow the instructions on the instruction page provided on page 3.

Job Location: 8 W SUNNYSIDE LN

Parcel Id: 2.20-4-18

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	MAS HAYNES, being duly sworn, depose and says: That s/he does business as: (ERS AVENUE YONKER NY 10704 and that s/he is:	with offices at: 570
	The owner of the property described herein. The of the New York Corporation	with offices at:
	duly authorized by resolution	of the Board of Directors, and that
	said corporation is duly authorized by the owner to make this application.	
X X	A general partner of with offices with offices Partnership is duly authorized by the Owner to make this application. The Lessee of the premises, duly authorized by the owner to make this application. The Architect of Engineer duly authorized by the owner to make this application. The contractor authorized by the owner to make this application.	tion.
kno Un	hat the information contained in this application and on the accompanying drawing nowledge and belief. The undersigned hereby agrees to comply with all the requir iniform Fire Prevention and Building Code, the Village of Irvington Building Code, 2 laws pertaining to same, in the construction applied for, whether or not shown on pl	rements of the New York State Zoning Ordinance and all other
~	worn to before me this	gant's Signature
OWNE	ER'S AUTHORIZATION	
	hael Haddad as the owner of the subject premises and have authorized the contraunder the subject application.	actor named above to perform the
Ow	owner phone number 508.944.4763 Owner email address michaelrha	
X	to ensure that if the permit (if issued) receives a Final Certificate of Approval from further that if a Final Certificate of Approval is not obtained upon completion of violation may be placed on the property for which this permit is being requested.	om the Building Department and the construction, a property
	Sworn to before me this <u>al</u> day of <u>April</u> of <u>202</u>	<i>L</i>
		7 7 W
	Notary Public / Commiss on of Deeds EVE BUNTING-SMITH	cant's Signature
	Notary Public, State of New York	

EVE BUNTING-SMITH
Notary Public, State of New York
No. 60-5520795
Qualified in Westchester County
Commission Expires April 30, 2022

INSTRUCTIONS

REQUIREMENTS FOR OBTAINING A PERMIT:

The following items must be submitted in order to obtain a Building Permit:

- 1. One (1) Building Permit application signed by the owner or a notarized Agent Letter.
- 2. One (1) property survey (signed and sealed), reflecting existing conditions.
- Two (2) sets of construction drawings and specifications, including existing and proposed conditions, state design criteria, structural and architectural details, plans, and cross sections, mechanical, electrical, and plumbing drawings (signed and sealed by a likened professional).
- 4. One USB with all plans (with Licensed Professionals certification/stamp) and specifications in PDF (file size must be less than
- 5. Copy of approved site plan from the Irvington Planning Board when applicable (required on all increases of FAR, footprint, coverage, driveways and increases of cubic content under a roof).
- 6. Approval by the Architectural Review Board (ARB) when applicable. An additional five (5) sets of construction drawings and specifications (please see ARB requirements (available on the village web site www.irvingtonny.gov) prior to submission).
- 7. Visit the Village of Irvington website www.irvingtonny.gov for additional check list for solar panels, generators, underground propane tanks, signs and awnings(found in forms and documents in the Building & Planning General Information folder).
- Village Zoning Code is available on the Village website: www.irvingtonny.gov.
- 9. Provide evidence that the application meets the NYS Energy code as described by www.dos.state.ny.us/code/energy.code/overview.htm

Contractor Requirements in order to obtain a Building Permit:

- 10. Contractor's Certificate of Liability listing the Village of Irvington as the Certificate Holder with no disclaimer in the description other than certificate holder is named additional insured (any additional comments will not be accepted).
- 11. Contractor's Workers Compensation C-105 form (or equivalent) listing the Village of Irvington as Certificate Holder.
- 12. Copy of Contractor's Westchester County Home Improvement License.
- 13. All information above uploaded into permit application with the contractor's contact information, including mailing address. phone number, and email address.
- 14. Contractor's signature on Affidavit of Contractor (required prior to issuance of the permit).

Please Note:

-State Law requires that the contractor submits a copy of Workman's Compensation as required by the New York State Disability Insurance naming the Department of Buildings, Village of Irvington as certificate holder and showing coverage for contacting and the locations covered by such insurance. If structure is to be demolished a copy of Liability Insurance must also be submitted.

- Please be advised under State and Municipal Laws, the Workman's Compensation and Disability benefits insurance must be submitted on separate state approved forms. The "Acord Form" is no longer acceptable as proof of Workman's Compensation coverage. Further information or questions may be answered by calling the NYS Bureau of Compliance at (518) 486-6307 or by visiting their website or by contacting your insurance provider.

FEES ASSOCIATED WITH BUILDING PERMIT APPLICATION(All fees must be paid at time of application):

Fee schedule

Building Permit (Non-Refundable)

- Application fee \$85
- * Permit fee \$17 per thousand dollars (\$1000) of estimated cost of construction, or fraction thereof

· Inspection Fees (as applicable)

- · Insulation: \$50
- · Solid Fuel: \$50
- · Foundation and footing drain: \$50
- Energy Code Compliance: \$50
- · Sediment and erosion control: \$50
- · Footing: \$50
- Preparation for concrete slabs and walls: \$50
- Footing: \$50
- · Preparation for concrete slabs and walls: \$50
- · Framing: \$50
- · Building systems, including underground and rough-in: \$50
- · Fire resistant construction and penetrations: \$50
- · Final Inspection for C.O.: \$50
- State and local laws (per re-inspection): \$50

Total Inspections

* Certificate of Occupancy Fees: One dollar (\$1.00) per thousand dollars of estimated cost. Minimum Fee \$25.00

* Permit Revisions or Amendment: \$50.00 (plus \$17 per thousand (\$1000), of the estimated cost of construction and any additional inspections fees).

* Re-inspection fee for work not ready at time of inspection or not in compliance: \$50

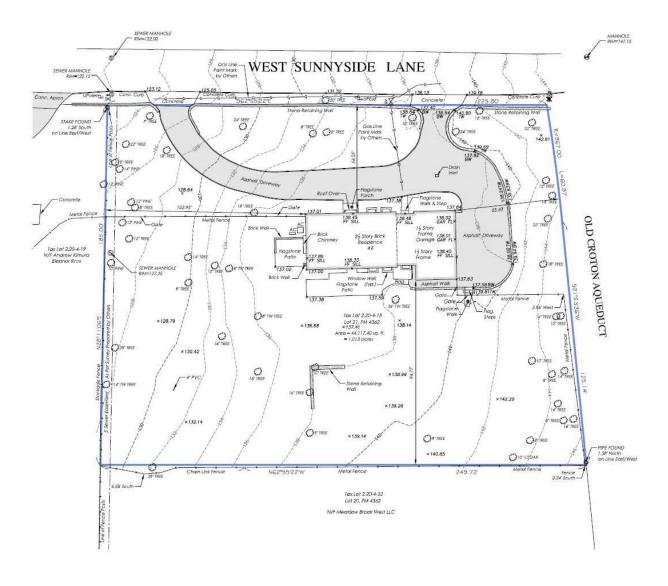
* Applications for Undocumented Work/ Legalizing: Applications to legalize work done prior toapplying for and receiving a building permit shall pay double all applicable fees and inspections, including the cost of construction based on the cost of all proposed work being legalized at the time of application. Minimum fee \$500.00.

(To be collected at time of submission of application)Total

(Note: pursuant to 224-54A all permits are valid for one (1) year from date on permit Any permit that expires will be subject to additional fees.)



TC MERRITTS LAND SURVEYORS



Only copies from the original of this topography map marked with an original of the Land Surveyors embossed seal shall be considered to be true, valid copies.

Unauthorized alteration or addition to a map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacens property lines and easements not surveyed or certified.

Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements

This map is prepared to show topography only and is not to be used for title transfer purposes. Map may not be certified to title companies and/or banks.

Tree species shown hereon to be verified by a licensed arborist and are not

Elevations shown hereon generally in accordance with North American Vertical Datum 88.

Premises hereon being Lot 21 as shown on a certain map entitled. "Subdivision of Property of West-hester County Savings Bank, located in the Village of Irvington, Town of Greenburgh, West-chester County, New York, May 20, 1936. Edward J. Martin, Jr., Engineer and Surveyor, Turrytown, New York," Said map filed in the West-chester County Clerk's Office, Division of Land Records on August 21, 1936 as map number 4362.

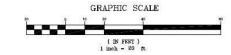
Surveyed in accordance with Deed Liber, Page. Surveyed in accordance with Deed Control Number Premises shown hereon designated on the Village of Irvington Tax Maps as: Section 2.20, Block 4, Lot 18

Property Address: 8 West Sunnyside Lane Irvington, NY 10533

TOPOGRPAHY OF PROPERTY PREPARED FOR HADDAD RESIDENCE

SITUATE IN THE VILLAGE OF IRVINGTON TOWN OF GREENBURGH WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20"



TC MERRITTS LAND SURVEYORS 394 BEDFORD ROAD • PLEASANTVILLE • NY 10570 (914) 769-8003 • (203) 622-8899

Surveyed: February 22, 2019 Map Prepared: February 25, 2019

Scott B. Gray New York State Licensed Land Surveyor No.050672

Project: 09-216 Job: 19-037 Field Survey By: AN/FT Checked By: SBG

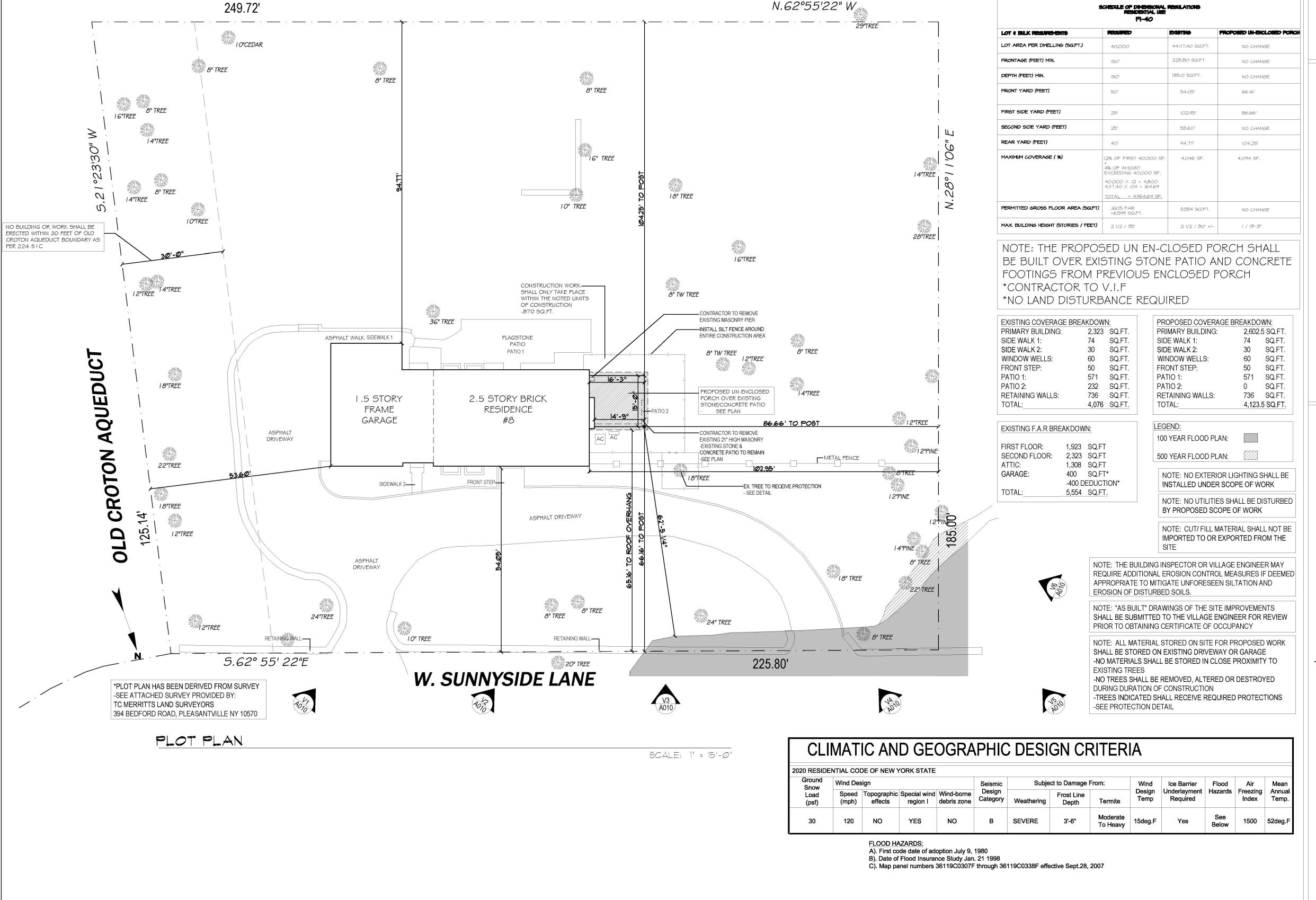
Proposed Un-Enclosed Porch at:

8 W. Sunnyside Lane

IRVINGTON, NEW YORK

N.62°55'22" W

Page 5



PROJECT DIRECTORY

NAME: ADDRESS:

A.001-

A.002-

A.003-

A.005-

A.006-

A.007-

A.008-

A.009-

A.010-

MICHAEL AND DIANA HADDAD 8 W SUNNYSIDE LANE **IRVINGTON NY**

TELEPHONE: EMAIL:

508-944-4764 michaelrhaddad@gmail.com

TITLE/ EXISTING FLOOR PLAN **DEMOLITION PLANS/ ELEVATIONS** PROPOSED PLANS/ FRAMING PLAN/ **ROOF PLAN/ DETAILS** PROPOSED ELEVATIONS PROPOSED ELEVATIONS/ SECTIONS PHOTOS/ MAPS 1936 ORIGINAL ELEVATIONS GENERAL NOTES/ DETAIL

VIEW POINTS

ENLARGED ELEVATION/ MATERIALS

NOTE: THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE VILLAGE OF IRVINGTON MUNICIPAL CODE NOTE: THESE DRAWINGS HAVE BEEN

NOTE: THESE DRAWINGS HAVE BEEN

NOTE: THESE DRAWINGS HAVE BEEN

DESIGNED IN ACCORDANCE WITH

THE 2020 ENERGY CONSERVATION

CONSTRUCTION CODE OF NEW YORK

2.20-4-18

1F-40

DESIGNED IN ACCORDANCE WITH THE 2020 EXISTING BUILDING CODE

OF NEW YORK STATE

STATE

Printkey/TaxID:

ZONE:

DESIGNED IN ACCORDANCE WITH THE 2020 BUILDING CODE OF NEW YORK STATE AND THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

LOCATION PLAN

SCALE: N.T.S.



HAYNES ARCHITECTURE P.C.

570 yonkers ave. yonkers, ny 10704

f: 914.963.3861 p: 914.963.3838

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2.18.2020- ORIGINAL SUBMISSION PLANS DATE (12.2.2020)

03.23.2020 -SITE PLAN REVIEW COMMENTS FROM 3.1.2021 ADDRESSED

PLANS DATE (03.23.2021) 04.07.2021 -SITE PLAN REVIEW

COMMENTS FROM 4.7.2021 ADDRESSED

PLANS DATE (04.07.2021) 04.13.2021 -ARB SUBMISSION

PLANS DATE (04.13.2021)

project title:

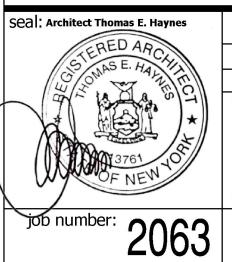
| Porch closed

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LOCATION/ PLOT PLAN/ DETAILS

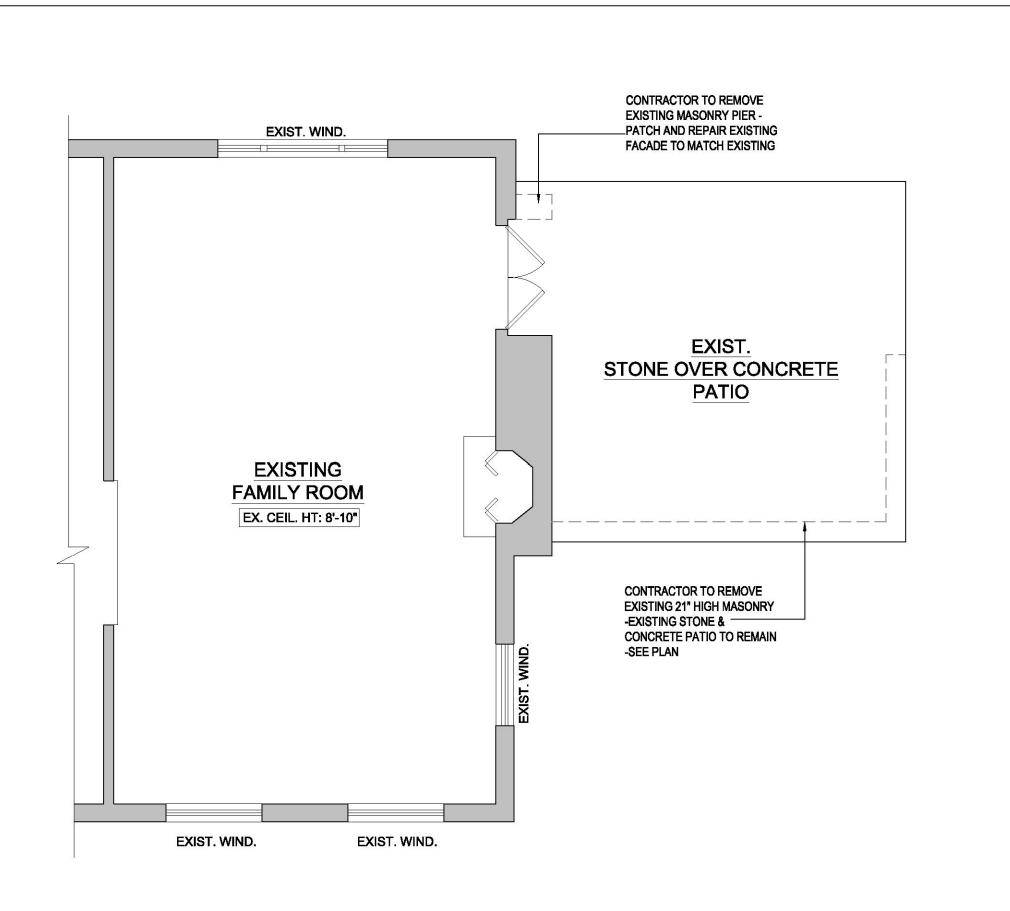


date: 04-13-2021

drawn by: TJH

checked by: TEH

drawing no.:

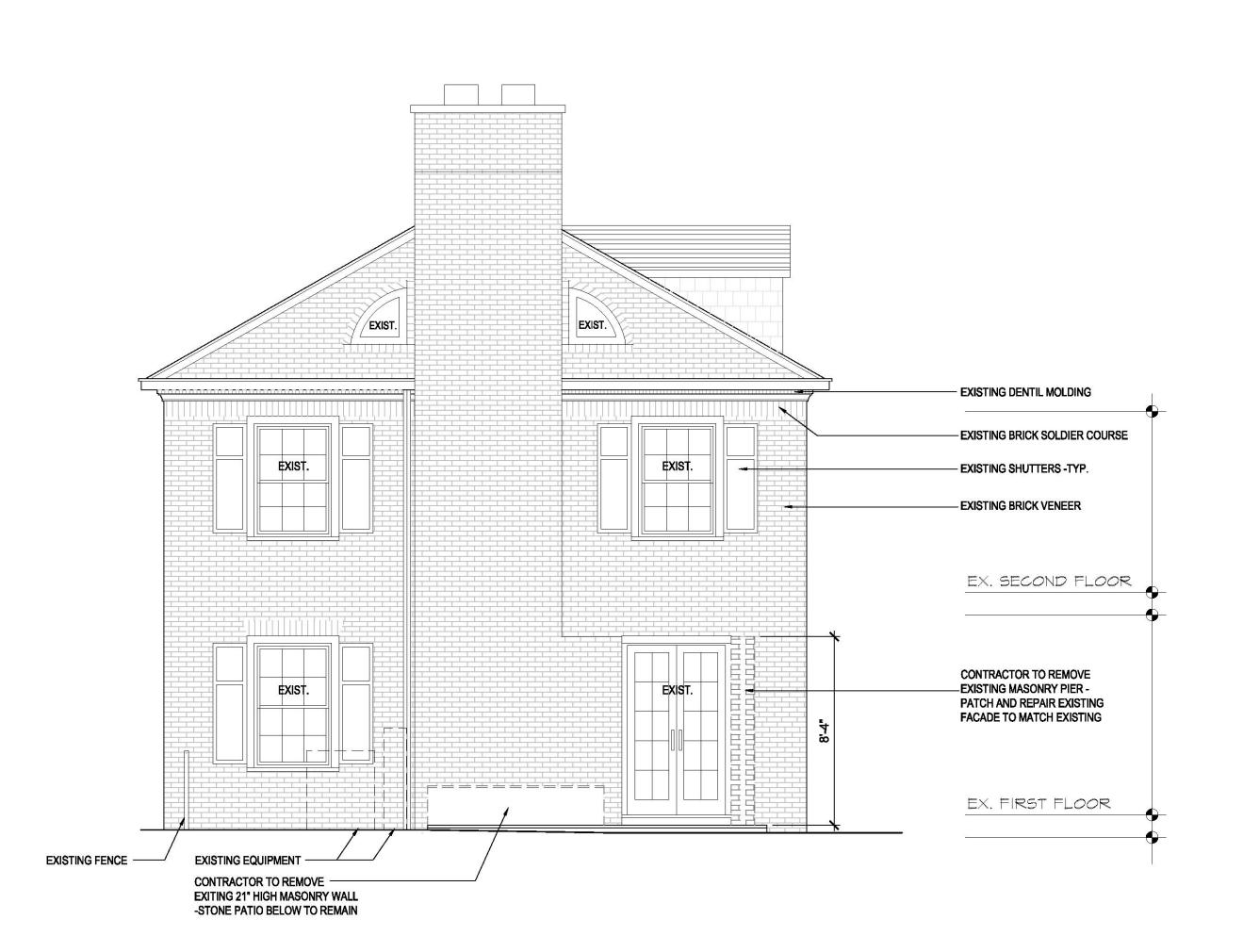




DEMOLITION: PATIO FLOOR PLAN

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

DEMOLITION: FRONT ELEVATION



DEMOLITION: RIGHT SIDE ELEVATION

DEMOLITION: REAR ELEVATION SCALE: 1/4" = 1'-0"



SCALE: |/4" = |'-0"

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

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4.7.2021 ADDRESSED PLANS DATE (04.07.2021)

04.13.2021 -ARB SUBMISSION PLANS DATE (04.13.2021)

project title:

SUNNYSIDE

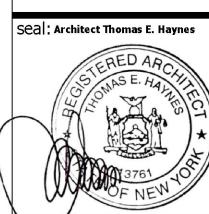
DEMOLITION PLANS/ ELEVATIONS

date: 04-13-2021

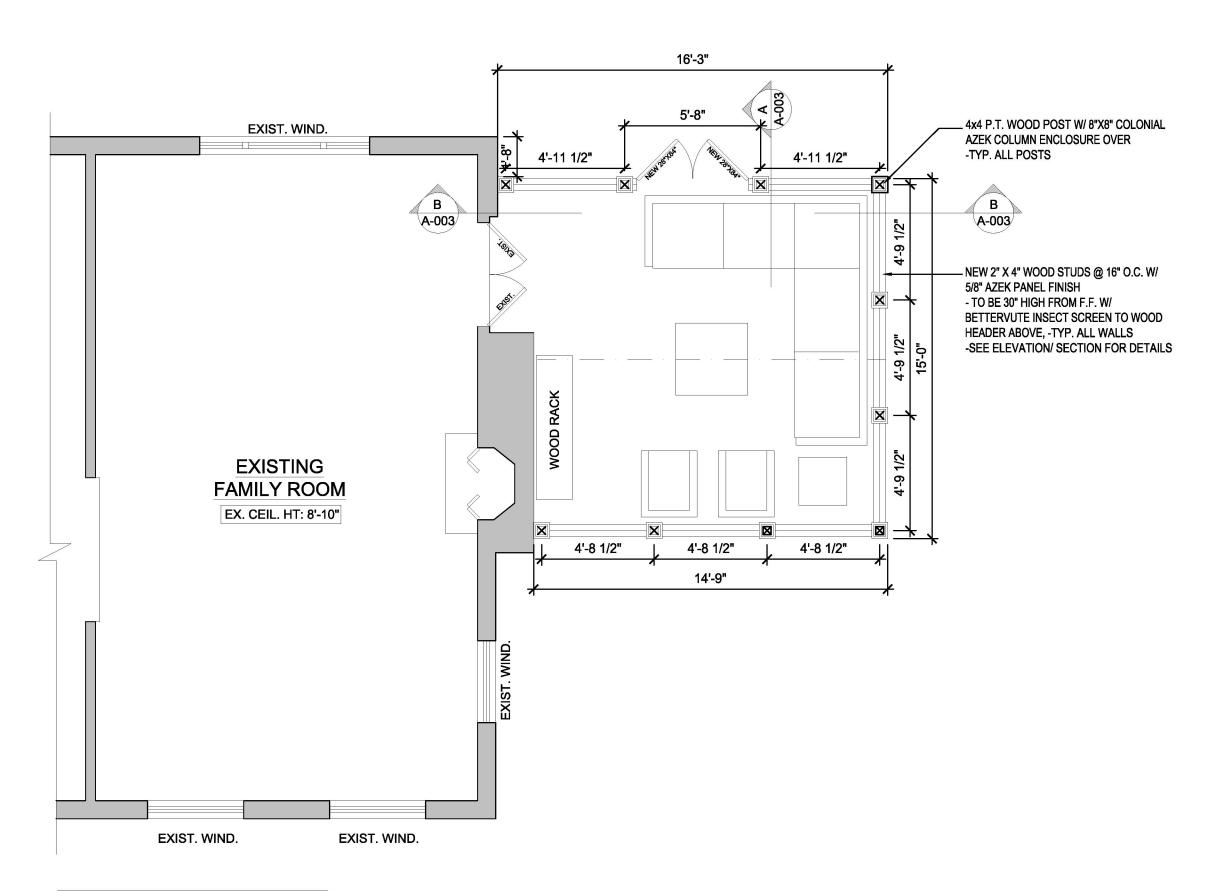
drawn by: TJH

checked by: TEH

drawing no.:

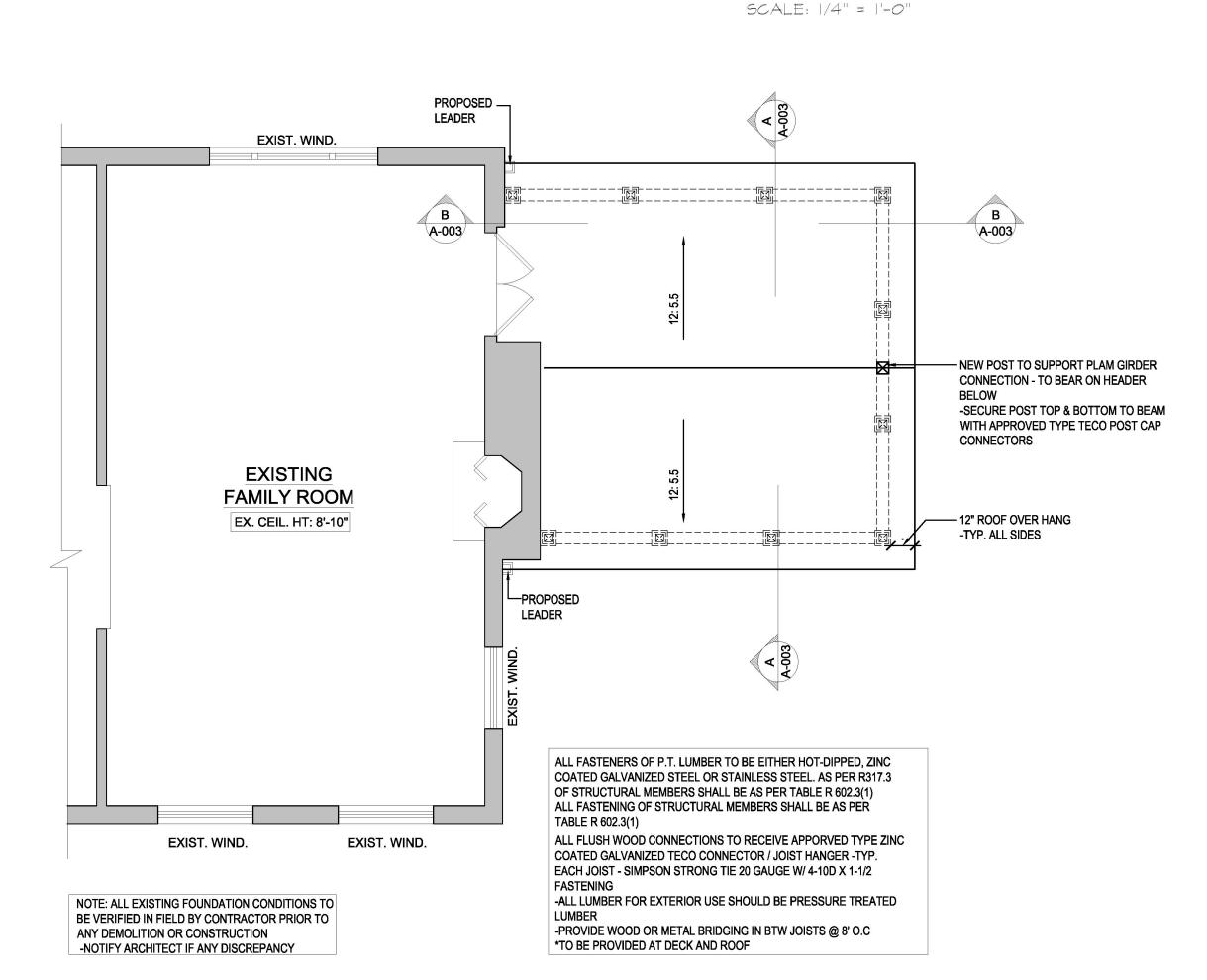


job number: 2063



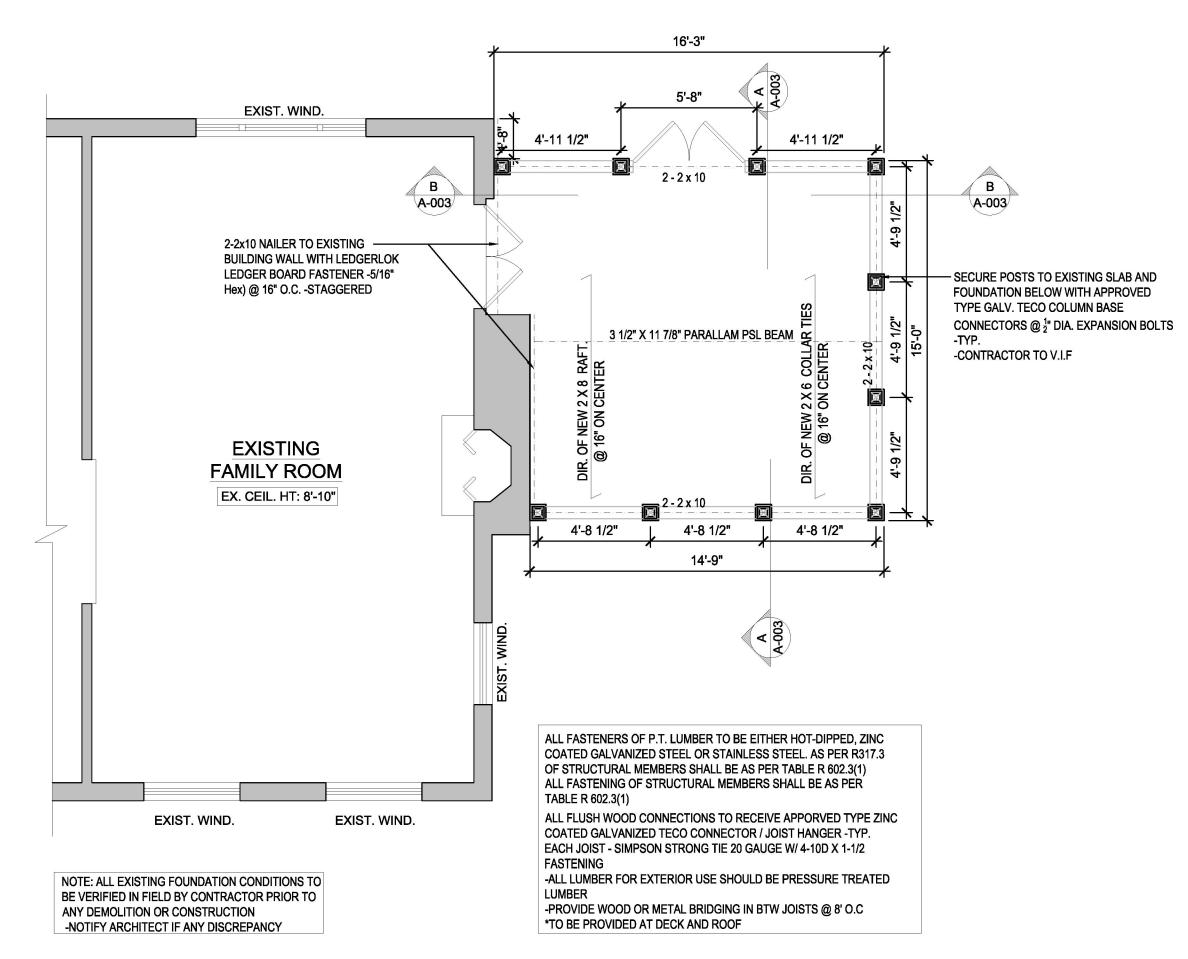
NOTE: ALL EXISTING FOUNDATION CONDITIONS TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO ANY DEMOLITION OR CONSTRUCTION -NOTIFY ARCHITECT IF ANY DISCREPANCY

PROPOSED: UN-ENCLOSED PORCH



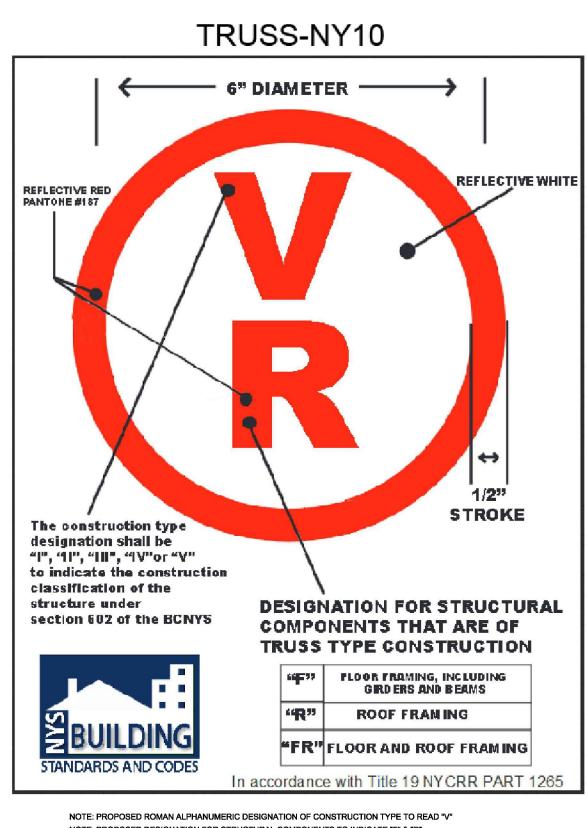
ROOF PLAN: UN-ENCLOSED PORCH

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



FRAMING PLAN: UN-ENCLOSED PORCH

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

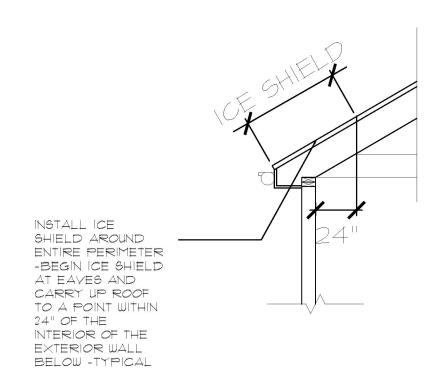


NOTE: PROPOSED ROMAN ALPHANUMERIC DESIGNATION OF CONSTRUCTION TYPE TO READ "V"
NOTE: PROPOSED DESIGNATION FOR STRUCTURAL COMPONENTS TO INDICATE "F" & "R"

PRE-ENGINEERED LUMBER, TIMBER OR TRUSS TYPE IDENTIFICATION SIGN

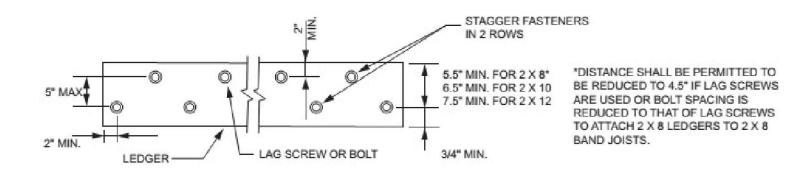
NOTE: DESIGN CONSISTS OF PRE-ENGINEERED LUMBER IN THE 1ST FLOOR AND 2ND FLOOR CEILING/ROOF FRAMING -THE SIGN/SYMBOL REQUIRED BY THIS PART SHALL BY AFFIXED TO THE ELECTRIC BOX ATTACHED TO THE EXTERIOR OF THE RESIDENTIAL STRUCTURE; PROVIDED, HOWEVER, THAT:

(1) IF AFFIXING THE SIGN/SYMBOL TO THE ELECTRIC BOX WOULD OBSCURE ANY METER ON THE ELECTRIC BOX, OR IF THE UTILITY PROVIDING ELECTRIC SERVICE TO THE RESIDENTIAL STRUCTURE DOES NOT ALLOW THE SIGN/SYMBOL TO BE AFFIXED TO THE ELECTRIC BOX, THE SIGN/SYMBOL SHALL BE AFFIXED TO THE ELECTRIC BOX; AND (2) IF NO ELECTRIC BOX IS ATTACHED TO THE EXTERIOR OF THE RESIDENTIAL STRUCTURE OR IF, IN THE OPINION OF THE AUTHORITY HAVING JURISDICTION, THE ELECTRIC BOX ATTACHED TO THE EXTERIOR OF THE BUILDING IS NOT LOCATED IN A PLACE LIKELY TO BE SEEN BY FIREFIGHTERS OR OTHER FIRST RESPONDERS RESPONDING TO A FIRE OR OTHER EMERGENCY AT THE RESIDENTIAL STRUCTURE, THE SIGN/SYMBOL REQUIRED BY THE PART SHALL BE AFFIXED TO THE EXTERIOR OF THE RESIDENTIAL STRUCTURE, THE SIGN/SYMBOL REQUIRED BY THE PART SHALL BE AFFIXED TO THE EXTERIOR OF THE RESIDENTIAL STRUCTURE, TO BE SEEN BY FIREFIGHTERS OR OTHER FIRST RESPONDERS RESPONDERS OR OTHER FIRST RESPONDERS RESPONDERS ALLOCATION LIKELY TO BE SEEN BY FIREFIGHTERS OR OTHER EMERGENCY AT THE RESIDENTIAL STRUCTURE.



ICE SHIELD DETAIL

SCALE: N.T.S.



For SI: 1 inch = 25.4 mm.

TYPICAL BOLTING PATTERN DETAIL



HAYNES ARCHITECTURE P.C.

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COMMENTS FROM

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COMMENTS FROM
4.7.2021 ADDRESSED
PLANS DATE (04.07.2021)

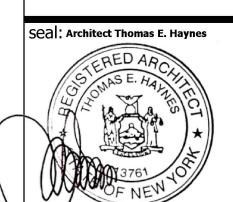
04.13.2021 -ARB SUBMISSION

PLANS DATE (04.13.2021)

project title:

sed Un-Enclosed Porch at W. SUNNYSIDE LANE

PLANS/ DETAILS



N.T.S

date: 04-13-2021

drawn by: TJH

checked by: TEH

drawing no.:

A003

2063

Page 7



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

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



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04.13.2021 -ARB SUBMISSION PLANS DATE (04.13.2021)

project title:

Porch LANE **Un-Enclosed** SUNNYSIDE

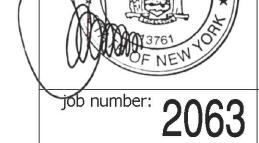
Proposed

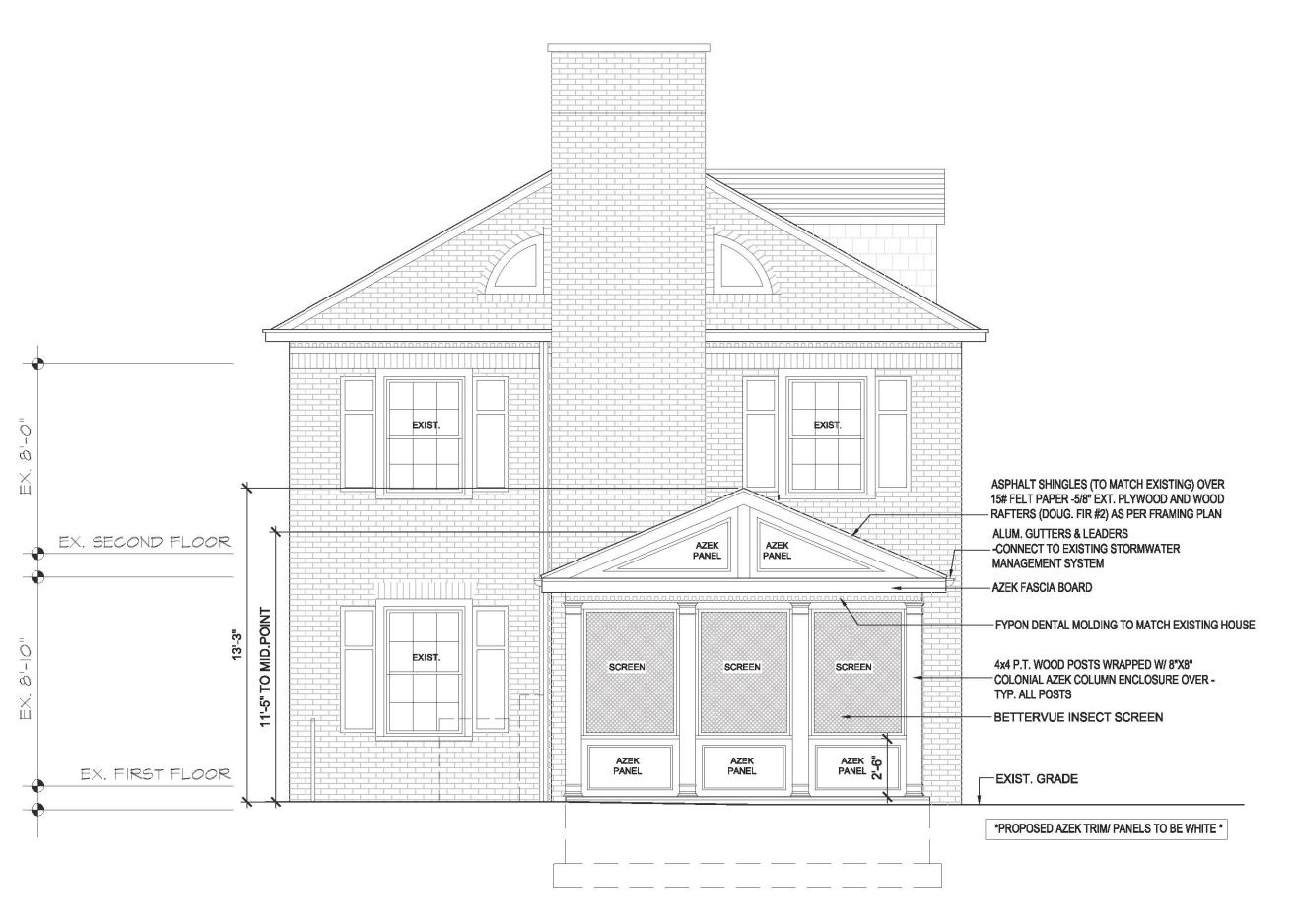
ELEVATIONS

Seal: Architect Thomas E. Haynes

drawn by: TJH checked by: TEH drawing no.:

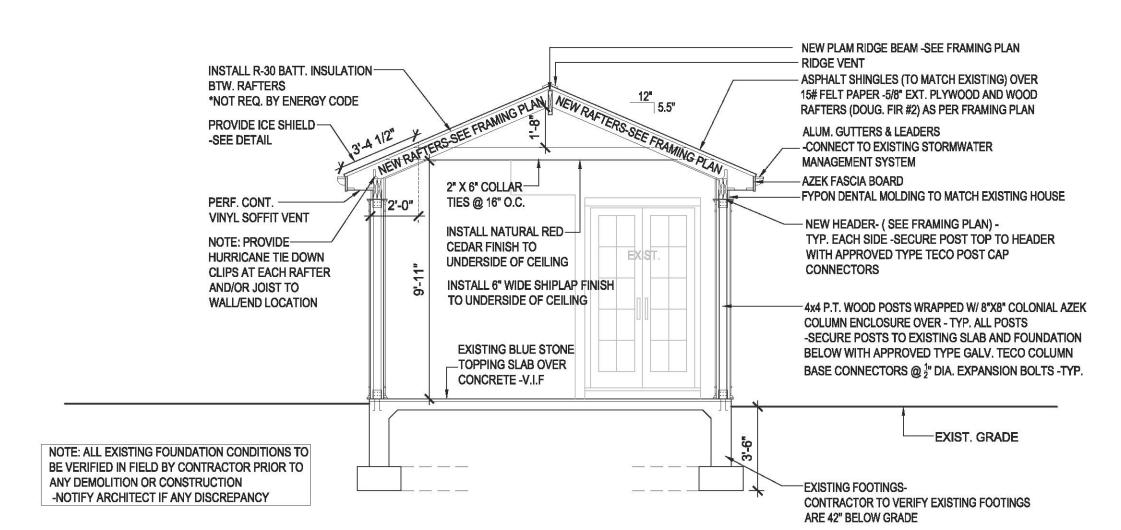
date: 04-13-2021





PROPOSED RIGHT SIDE ELEVATION

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



SECTION A

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

*TO BE PROVIDED AT DECK AND ROOF - FLASH NEW ROOF INTO EXISTING EXTERIOR WALL AS REQUIRED -NEW NAILERS BOLTED TO EXISTING EXTERIOR WALL - 2" X 6" COLLAR TIES @ 16" O.C. - SEE FRAMING PLAN NEW WD. RAFTERS-SEE FRAMING PLAN ASPHALT SHINGLES (TO MATCH EXISTING) OVER 15# FELT PAPER -5/8" EXT. PLYWOOD AND WOOD RAFTERS (DOUG. FIR #2) AS PER FRAMING PLAN INSTALL R-30 BATT. INSULATION BTW. RAFTERS *NOT REQ. BY ENERGY CODE NEW LVL GIRDER- SEE FRAMING PLAN NEW POST TO SUPPORT LVL GIRDER CONNECTION -(SEE FRAMING PLAN) EX. SECOND FLOOR -SECURE POST TOP & BOTTOM TO BEAM WITH APPROVED TYPE TECO POST CAP CONNECTORS - 2"X2" PAINTED WOOD BLOCKING -SECURE TO BOTTOM OF HEADER- FASTEN 'SCREEN TIGHT VINYL TRACK BASE STRIP TO 2"X2" WD. BLOCKING W/ 1-IN. S/S SCREWS - BetterVue INSECT SCREEN 2"X2" PAINTED WOOD BLOCKING SECURED TO SILL PLATE- FASTEN 'SCREEN TIGHT' VINYL TRACK BASE STRIP TO 2"X2" WD. BLOCKING W/ 1-IN. S/S SCREWS - NEW 2" X 4" WOOD STUDS @ 16" O.C. W/ 5/8" AZEK PANEL FINISH - TO BE 30" HIGH FROM F.F. W/ BETTERVUTE INSECT SCREEN TO EX. FIRST FLOOR WOOD HEADER ABOVE, -TYP. ALL WALLS -2 X 4 PRESSURE TREATED PLATE - SECURE TO **EXISTING STONE TOPPING** FOUNDATION W/ 1/2"x16" HOOKED ANCHOR SLAB OVER CONCRETE BOLTS @ 6' ON CENTER GROUTED IN SOLID -CONTRACTOR TO V.I.F NOTE: ALL EXISTING FOUNDATION CONDITIONS TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO -EXISTING FOOTINGS-ANY DEMOLITION OR CONSTRUCTION CONTRACTOR TO VERIFY EXISTING FOOTINGS -NOTIFY ARCHITECT IF ANY DISCREPANCY ARE 42" BELOW GRADE **SECTION B**

ALL FASTENERS OF P.T. LUMBER TO BE EITHER HOT-DIPPED, ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL. AS PER R317.3 OF STRUCTURAL MEMBERS SHALL BE AS PER TABLE R 602.3(1)

ALL FASTENING OF STRUCTURAL MEMBERS SHALL BE AS PER TABLE R 602.3(1)

ALL FLUSH WOOD CONNECTIONS TO RECEIVE APPORVED TYPE ZINC COATED GALVANIZED TECO CONNECTOR / JOIST HANGER -TYP. EACH JOIST - SIMPSON STRONG TIE 20 GAUGE W/ 4-10D X 1-1/2

-ALL LUMBER FOR EXTERIOR USE SHOULD BE PRESSURE TREATED LUMBER -PROVIDE WOOD OR METAL BRIDGING IN BTW JOISTS @ 8' O.C

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

HAYNES ARCHITECTURE P.C.

570 yonkers ave. yonkers, ny 10704

p: 914.963.3838

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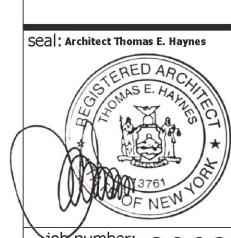
04.13.2021 -ARB SUBMISSION

PLANS DATE (04.13.2021)

project title:

Porch SID 0

ELEVATIONS



date: 04-13-2021

drawn by: TJH

checked by: TEH

drawing no.:

Page 9

SUBJECT PROPERTY: 8 W SUNNYSIDE LANE



102 FARGO LANE



10 W SUNNYSIDE LANE



12 W SUNNYSIDE LANE



EXISTING FRONT VIEW:



EXISTING SIDE VIEW: *LOCATION OF PROPOSED ENCLOSED PORCH*



EXISTING REAR VIEW:



EXISTING SIDE VIEW: *LOCATION OF PROPOSED ENCLOSED PORCH*



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04.07.2021 -SITE PLAN REVIEW COMMENTS FROM

4.7.2021 ADDRESSED PLANS DATE (04.07.2021)

04.13.2021 -ARB SUBMISSION PLANS DATE (04.13.2021)

project title:

PHOTOS

2063



ORIGINAL FRONT ELEVATION::

DATED: 1936

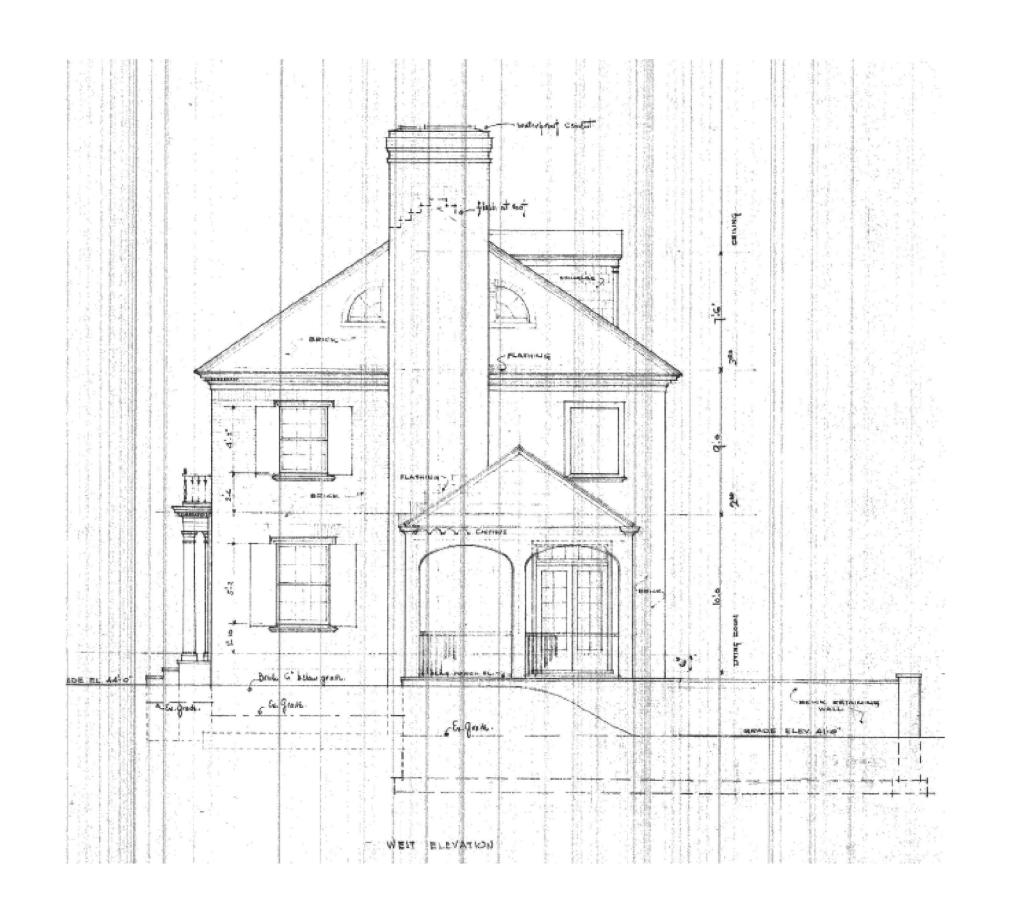


ORIGINAL REAR ELEVATION::

DATED: 1936

SCALE: NTS

SCALE: NTS



ORIGINAL SIDE ELEVATION::

DATED: 1936

SCALE: NTS



HAYNES ARCHITECTURE P.C.

570 yonkers ave. yonkers, ny 10704

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SUBMISSIONS:

2.18.2020- ORIGINAL SUBMISSION PLANS DATE (12.2.2020)

03.23.2020 -SITE PLAN REVIEW COMMENTS FROM

3.1.2021 ADDRESSED PLANS DATE (03.23.2021)

04.07.2021 -SITE PLAN REVIEW COMMENTS FROM 4.7.2021 ADDRESSED

PLANS DATE (04.07.2021) 04.13.2021 -ARB SUBMISSION

PLANS DATE (04.13.2021)

project title:

ORIGINAL ELEVATIONS: DATED 1936

Seal: Architect Thomas E. Haynes

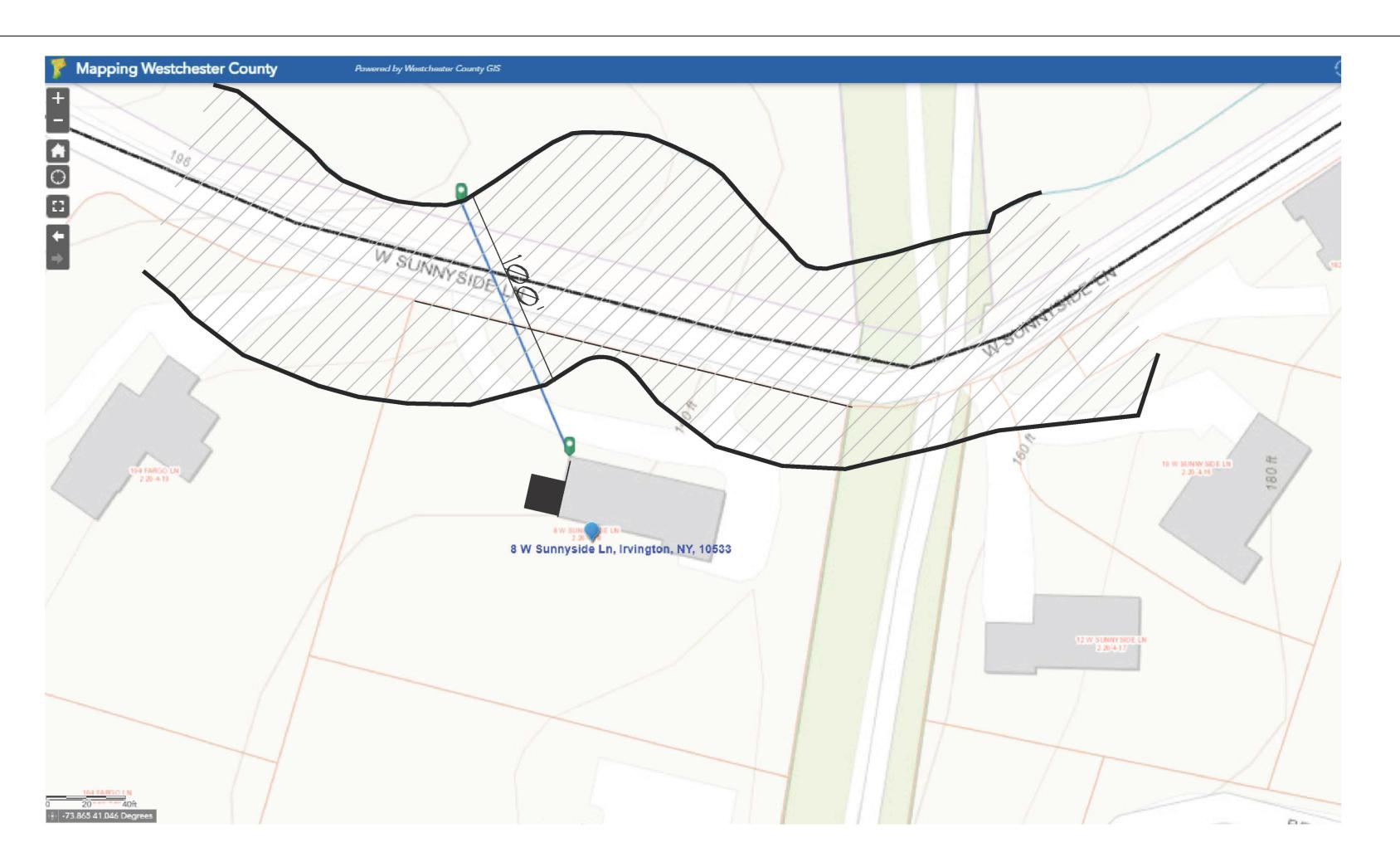
A007

drawing no.:

date: 04-13-2021

drawn by: TJH checked by: TEH

jøb number: 2063



MAPPING WESTCHESTER COUNTY G.I.S MAP

SCALE: 1" =40'-0"



200' RADIUS MAP

ADJ	ADJACENT LOTS:				
#	ADDRESS	OWNER	SBL		
1	104 FARGO LN	KIMURA, ANDREW ATSUSHI	2.20-4-19		
2	104 FARGO LN	KIMURA, ANDREW ATSUSHI	2.20-4-20		
3	98 FARGO LN	LIU, RONG	2.20-4-21		
4	111 MEADOW BROOK LN.	CHABON, ARTHUR	2.20-4-30		
(5)	9 MEADOW BROOK LN.	MIHALY TRUST, MARY	2.20-4-31		
6	7 MEADOW BROOK LN.	MEADOWBROOK WEST LLC	2.20-4-32		
7	5 MEADOW BROOK LN.	BUDEIRI, PETER C	2.20-4-33		
8	99 BRACEBRIDGE LN	FEAREY, GORDON	2.20-4-6		
9	1 BRACEBRIDGE LN	HALPERN TRUST, ARLEEN	2.20-4-17		
10	N BROADWAY	HALPERN TRUST, ARLEEN	2.20-4-7		
11	12 W SUNNYSIDE LN	SPEISMAN, ROBERT	2.20-4-17		
12	10 W SUNNYSIDE LN	JACKOWITZ, ROBERT	2.20-4-16		
13	182 W SUNNYSIDE LN	SHAMOSH, MICHAEL	2.20-4-15		
13	OLD CROTON AQUEDUCT	TACONIC STATE PARK	2.20-4-15		



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PLANS DATE (04.07.2021)

04.13.2021 -ARB SUBMISSION PLANS DATE (04.13.2021)

project title:

Porch LANE

Un-Enclosed SUNNYSIDE Proposed

WESTCHESTER MAPPING

date: 04-13-2021

drawn by: TJH checked by: TEH

drawing no.:

A008

Seal: Architect Thomas E. Haynes

job number: 2063

GENERAL NOTES

I. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE AND ALL LOCAL CODES, ORDINANCES AND REGULATIONS OF AGENCIES HAVING JURISDICTION. ALL CONTRACTORS AND SUBCONTRACTORS ARE TO COMPLY WITH ALL O.S.H.A. REQUIREMENTS PERTAINING TO THEIR WORK.

2. THE GENERAL CONTRACTOR (G.C.) AND ALL SUBCONTRACTORS ARE TO PROVIDE ALL LABOR MATERIALS, TOOLS, EQUIPMENT, SCAFFOLDING, SUPPLIES, LAYOUT AND SERVICES NECESSARY TO EXECUTE AND COMPLETE ALL WORK AS REQUIRED BY THE CONSTRUCTION DOCUMENTS, UNLESS OTHERWISE NOTED. PREPARATION AND INSTALLATIONS TO BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S LATEST WRITTEN INSTRUCTIONS WHETHER OR NOT SPECIFICALLY NOTED ON THE DRAWINGS.

3. THE G.C. AND ALL SUBCONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH ALL APPLICABLE CODES AND REGULATIONS IN REGARDS TO THEIR WORK FOR THEY WILL BE RESPONSIBLE FOR SAME.

4. THE G.C. IS TO FILE WORKERS COMPENSATION WITH THE DEPARTMENT OF BUILDINGS.

5. THE G.C. IS TO OBTAIN AND PAY FOR THE BUILDING PERMIT. THE SUBCONTRACTORS ARE TO PAY FOR AND OBTAIN PERMIT REQUIRED IN CONNECTION WITH THEIR WORK.

6. THE G.C. AND SUBCONTRACTORS ARE TO ARRANGE FOR AND AND PAY ALL FEES IN CONNECTION WITH ALL REQUIRED INSPECTIONS.

7. PLANS ARE SUBJECT TO CHANGES AS DIRECTED BY THE DEPARTMENT OF BUILDINGS.

8. THE G.C. AND SUBCONTRACTORS ARE TO REVIEW THE CONSTRUCTION DOCUMENTS, SPECIFICATIONS, NOTES AND ADDENDUMS THOROUGHLY TO DETERMINE THE EXTENT OF WORK UNDER THEIR TRADE AND THE WORK OF OTHER TRADES REQUIRING COORDINATION, FOR THEY WILL BE RESPONSIBLE FOR SAME. THE ARCHITECT WILL CLARIFY ANY DISCREPANCIES OR CONTRACTOR QUESTIONS IN WRITING PRIOR TO BID SUBMISSION.

9. DO NOT SCALE DRAWINGS. USE COMPUTED DIMENSIONS ONLY. IF ANY DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

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

II. THE G.C. AND ALL SUBCONTRACTORS ARE TO INVESTIGATE THE JOB SITE AND ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS AND START OF CONSTRUCTION. ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED. DISCREPANCIES AND UNCOVERED CONDITIONS NOT ADDRESSED SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE ARCHITECT.

12. ALL WORK IS TO BE PERFORMED IN A NEAT, PROFESSIONAL MANNER BY SKILLED MECHANICS.

13. THE G.C. AND OTHER SUBCONTRACTORS ARE TO BE RESPONSIBLE FOR THE PROPER PERFORMANCE OF THEIR WORK, COORDINATION WITH OTHER TRADES, METHODS, SAFETY AND SECURITY ON THE SITE AT ALL TIMES, SPECIAL ATTENTION TO SAFETY IS TO BE PROVIDED DURING ALL REQUIRED EMOLITION WORK. THE ARCHITECT AND THE ARCHITECT'S AGENTS ARE NOT RESPONSIBLE OR LIABLE FOR THE ABOVE AND IS HELD HARMLESS AND INDEMNIFIED BY ALL CONTRACTORS FROM ANY CLAIMS, LOSSES, SUITS, OR LEGAL ACTIONS ARISING FROM THE CONTRACTORS PERFORMANCE OF THE WORK ON THIS PROJECT.

14. THE G.C. IS TO RETAIN THE SERVICES OF A LICENSED LAND SURVEYOR AND PAY THE FEE TO LOCATE AND STAKE THE PROPOSED STRUCTURE(S). THE LAND SURVEYOR IS TO ESTABLISH THE GRADE DATUM(S) IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

15. THE G.C. IS TO NOTIFY THE BUILDING DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE POURING OF

I6. THE G.C. IS TO SECURE AND PAY FEES FOR THE CERTIFICATE OF OCCUPANCY AFTER COMPLETION OF THE WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS, ADDENDA'S AND OTHER APPROVED CHANGE ORDERS. SUBMIT COPIES OF THE CERTIFICATE OF OCCUPANCY TO THE OWNER PRIOR TO SUBMITTING FOR FINAL PAYMENT.

IT. NO EXTRA CHARGES WILL BE ACCEPTED DUE TO AN INCOMPLETE FIELD OBSERVATION BY THE G.C. AND ALL SUBCONTRACTORS, EXCEPT FOR HIDDEN CONDITIONS AS DETERMINED BY THE ARCHITECT.

18. THE OWNER AND/OR THE ARCHITECT RESERVES THE RIGHT TO REQUEST SUBMITTALS AND/OR SHOP DRAWINGS FOR APPROVAL ON ANY AND ALL ITEMS SPECIFIED ON THE DRAWINGS INCLUDING BUT NOT LIMITED TO STRUCTURAL STEEL, STEEL REINFORCEMENT, DOOR HARDWARE, PLUMBING AND ELECTRICAL FIXTURES AND HVAC EQUIPMENT. THE CONTRACTOR MUST SUBMIT (3) COPIES OF EQUIPMENT AND FIXTURE CUTS ON ITEMS THAT THE CONTRACTOR IS REQUESTING TO SUBSTITUTE FOR THE ITEMS SPECIFIED ON THE

19. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE TO GUARANTEE WORK UNDER THEIR CONTRACT INCLUDING PARTS AND LABOR FOR A PERIOD OF ONE (I) YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE.

20. THE ARCHITECT HAS NOT BEEN RETAINED TO PERFORM WORK DURING CONSTRUCTION OF A PROJECT AND ASSUMES NO RESPONSIBILITY FOR INSPECTIONS, CHANGES IN DESIGN OR CONSTRUCTION MEANS AND

SITE WORK:

EXCAVATION AND GRADING GENERAL NOTES:

I. THE SITE CONTRACTOR IS TO PROVIDE ALL LABOR MATERIALS, TOOLS AND EQUIPMENT FOR EARTHWORK AS INDICATED ON THE APPROVED DRAWINGS.

TREE AND UTILITY LOCATIONS, AND OTHER OBSTRUCTIONS THAT MAY BE ENCOUNTERED ON THE SITE DURING EXCAVATION.

2. THE SITE CONTRACTOR IS TO EXAMINE EXISTING SITE CONDITIONS, SOIL CHARACTERISTICS, CONTOURS,

3. CLEARING AND GRUBBING: THE ENTIRE SITE IS TO BE CLEARED OF ALL VEGETATION, RUBBISH, FENCES, ABANDONED UNDERGROUND PIPING AND OBSTRUCTIONS.

4. REMOVE ALL STUMPS, ROOTS AND DEBRIS TO A DEPTH OF 24' IN THE AFFECTED AREA.

5. STRIP ALL TOP SOIL AND ORGANIC SOILS FROM THE SITE. STOCKPILE AWAY FROM THE BUILDING SITE AS INDICATED ON THE DRAWNINGS OR AS DIRECTED BY THE ARCHITECT. DO NOT BURY BASES OF TREES

SCHEDULED TO REMAIN. PROTECT TREES TO REMAIN AS REQUIRED.

6. EXCAVATING AND TRENCHING OF UTILITY LINES IN LOCATIONS INDICATED ON THE SITE PLAN DEPTHS TO BE AS REQUIRED FOR FROST PROTECTION. PITCH AND UTILITY COMPANY REQUIREMENTS.

BE AS REQUIRED FOR FROST PROTECTION, PITCH AND UTILITY COMPANY REQUIREMENTS.

7. GRADE AREA TO ROUGH GRADES SLOPED PER SITE PLAN GRADING. SUB GRADES ARE TO BE 6' BELOW LAWNED AREAS, AND 6" BELOW ASPHALTIC PAVEMENTS. SEE BACK FILLING AND COMPACTION NOTES FOR ADDITIONAL INFORMATION.

8. EXCAVATE FOR BUILDING FOUNDATION IN AREA INDICATED ON THE SITE PLAN. BOTTOM OF FOOTING ELEVATIONS ARE AS INDICATED ON THE CONSTRUCTION DOCUMENTS. SOIL AT BOTTOM OF FOOTING TO BE ACCEPTABLE, UNDISTURBED SOIL OF BEARING CAPACITY INDICATED.

9. IF SOIL AT BOTTOM OF FOOTING ELEVATION IS NOT SUITABLE FOR BEARING OF FOOTING, REMOVE SOIL AS REQUIRED AND BACK FILL WITH APPROVED FILL AND COMPACT TO 95% OF MAXIMUM DENSITY.

10. AT THE APPROPRIATE TIME, THE SITE CONTRACTOR IS TO SPREAD STOCKPILED TOPSOIL OVER

DISTURBED AREAS TO A MINIMUM THICKNESS OF 6" AFTER COMPACTION. GRADE TO MEET FINISHED GRADES AS INDICATED ON THE SITE PLAN. TOPSOIL IS TO BE FREE OF ROCKS LARGER THAN 3in. IN DIAMETER, TREE ROOTS, STUMPS AND OTHER UNACCEPTABLE DEBRIS.

II. ANY REMAINING SUB SOIL OR TOPSOIL FROM EXCAVATION PROCESS IS TO BE LEGALLY DISPOSED OF OFF SITE.

12. SEED DISTURBED AREAS WITH SEED MIXTURE AS INDICATED ON THE SITE PLAN.

BACKFILLING AND COMPACTED FILL GENERAL NOTES:

I. PLACEMENT OF FOOTING TO BE ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 2000

PSF OR APPROVED COMPACTED FILL AS OUTLINED BELOW.

2. PLACEMENT OF FLOOR SLABS AND PAVEMENTS ARE TO BE PLACED ON COMPACTED FILL AT 95% OF MAXIMUM DENSITY COMPLYING WITH ASTM DISST. LAWN AND UNPAVED AREAS ARE TO HAVE COMPACTED

FILL OF 90% OF MAXIMUM DENSITY. PROVIDE MAXIMUM PERCENTAGE OF DENSITY AS SPECIFIED.

3. BACK FILLING AND COMPACTION AT FOUNDATION WALLS AND PIERS ARE TO BE PERFORMED ON EACH SIDE SIMULTANEOUSLY. DIFFERENCES IN FILL ELEVATIONS ARE NOT TO EXCEED 8' ON EITHER SIDE OF THE

FOUNDATION AT ANY TIME.

4. BACKFILLING AGAINST BASEMENT FOUNDATION WALLS SHALL NOT BE DONE UNTIL CONCRETE OR MORTAR HAS CURED AT LEAST 7 DAYS AND THE BASEMENT SLAB AND FIRST FLOOR DECK IS INSTALLED. OR IF THE CONTRACTOR PROPERLY BRACES THE BASEMENT WALLS TO RESIST THE SOIL PRESSURES OF

5. AT NO TIME SHALL BULLDOZER, CONCRETE TRUCKS OR OTHER HEAVY EQUIPMENT BE PERMITTED TO

APPROACH FOUNDATION WALLS CLOSER THAN 8'-O".

6. SOILS FOR BACK FILLING AND COMPACTION ARE TO BE FREE OF ORGANIC MATERIAL, ROCK OR LUMPS GREATER THAN 6", OF PREDOMINATELY GRANULAR NON-EXPANSIVE SOILS, FREE OF ROOTS AND OTHER DELETERIOUS MATTER SUBJECT TO THE APPROVAL OF THE SOILS ENGINEER AND ARCHITECT.

7. SOIL MOISTURE TO BE WITHIN OPTIMUM MOISTURE CONTENT BEFORE COMPACTING MOISTEN OR AERATE EACH LAYER TO PROVIDE OPTIMUM MOISTURE CONTENT. ANY SOIL WHICH IS TOO WET TO COMPACT MUST BE REMOVED, STOCKPILED AND SPREAD AND ALLOWED TO DRY PRIOR TO PLACEMENT.

BE REMOVED, STOCKPILED AND SPREAD AND ALLOWED TO DRY PRIOR TO PLAC

8. PLACE BACK FILL IN LAYERS NOT TO EXCEED 8" IN LOOSE DEPTH.

9. DO NOT PLACE BACK FILL MATERIALS ON SURFACES THAT ARE MUDDY, FROZEN OR CONTAIN FROST.

10. IF REQUESTED BY THE ARCHITECT PROVIDE THE SERVICES OF A CONSTRUCTION SOIL ENGINEERED TO DO ONE FIELD SOIL DENSITY TEST FOR EVERY 2000 S.F. OF PAVED AREA, BUT NOT LESS THAN 3 TESTS. PROVIDE TO THE ARCHITECT A WRITTEN REPORT PREPARED BY THE SOIL ENGINEER CERTIFYING THAT THE COMPACTION REQUIREMENTS HAVE BEEN OBTAINED. STATE IN THE REPORT THE AREA OR FILL OR EMBANKMENT, THE COMPACTION DENSITY OBTAINED, SOIL MOISTURE CONTENT AND THE TYPE OR CLASSIFICATION OF THE FILL MATERIAL PLACED.

II. IF IN THE OPINION OF THE SOILS ENGINEER OR THE ARCHITECT BASED ON THE REPORTS OF THE TESTING LABORATORY, SUB GRADE OR FILLS WHICH HAVE BEEN PLACED ARE BELOW SPECIFIC COMPACTION DENSITY, PROVIDE ADDITIONAL COMPACTION AND TESTING AS REQUIRED TO BRING SOIL COMPACTION UP TO SPECIFIED REQUIREMENTS.

12. OBTAIN THE CONSTRUCTION SOIL ENGINEER AND THE ARCHITECT'S APPROVAL OF THE SUB GRADES AND FILL LAYERS BEFORE SUBSEQUENT CONSTRUCTION IS PERMITTED.

SITE WORK:

EROSION CONTROL GENERAL NOTES:

I. ALL EROSION CONTROL AND SEDIMENT CONTROL PRACTICES DURING CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL 1991 EDITION, NYS DEC'S REDUCED IMPACTS OF STORM WATER RUNOFF FROM NEW DEVELOPMENT, WESTCHESTER COUNTY D.E.C. AND CITY OF YONKERS REGULATIONS.

2. EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL HAVE THE FOLLOWING:

• EROSION CONTROL AND BARRIERS - SILT FENCES AND/OR HAY BALES

• SEDIMENT TRAPS

• SOIL STABILIZATION

TRACK PADS (CONSTRUCTION ENTRANCE)
 DUST CONTROL
 SOIL STOCKPILE AREAS RINGED WITH SILT FENCE

3. A TRUCK CONSTRUCTION ENTRANCE PAD SHALL BE INSTALLED AT THE CONSTRUCTION SITE ENTRANCE TO REMOVE SEDIMENT CAPTURED ON THE TRUCKS ENTERING AND LEAVING THE SITE. SEE EROSION CONTROL DETAILS FOR ADDITIONAL INFORMATION.

4. AREAS NOT SUBJECT TO ONGOING EARTHWORK OR CONSTRUCTION, SOILS ARE TO BE SEEDED AND MULCHED TO REDUCE THE AMOUNT OF SOILS EXPOSED TO RAINFALL.

5. DURING PERIODS WHEN SOILS BECOME DRY AND SUBJECT TO BECOME AIRBORNE, WATERING SHALL BE UTILIZED TO SPRAY AND MOISTEN THE SOILS. (SUBJECT TO DROUGHT WATERING

6. EXPOSED SOIL STOCKPILE AREAS TO BE RINGED WITH FILTER FABRIC FENCING. STOCKPILES SHALL NOT BE LOCATED WITHIN 50 FEET OF SLOPES, ROADWAYS OR DRAINAGE FACILITIES. ALL EXPOSED SOIL STOCK PILES SHALL BE COVERED AT THE END OF EACH DAY TO PREVENT SOIL

EROSION AND SOIL LOSE FROM RAINFALL EVENTS.

7. ALL EXPOSED MASS EXCAVATION AREAS AND OPENING TRENCH AREAS SHALL BE COVERED AT THE END OF EACH DAY TO PREVENT SOIL EROSION AND SOIL LOSE FROM RAINFALL EVENTS. CUT AND FILL SLOPES SHALL BE CONSTRUCTED IN A MANNER TO MINIMIZE EROSION.

8. OFF SITE PAVED ROADWAYS SHALL BE KEPT CLEAN AT ALL TIMES.

9. ALL CATCH BASIN INLETS AND TRENCH DRAINS SHALL BE PROTECTED WITH HAY BALES.

10. ALL DEWATERING OPERATIONS SHALL DISCHARGE THROUGH A SOIL EROSION AND SEDIMENT

II. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS TO INSURE THAT TEMPORARY AND PERMANENT DITCHES, PIPES AND STRUCTURES ARE CLEAN OF DEBRIS, THAT EMBANKMENTS AND BERMS ARE NOT BREACHED, AND THAT ALL HAY BALES ARE INTAGT.

12. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS.

CONCRETE.

I. CONCRETE IS TO BE CONTROLLED STONE CONCRETE COMPLYING WITH A.C.I. 318 BUILDING CODE REQUIREMENTS. CONCRETE IS TO HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE FOR GARAGE SLABS, CARPORT SLABS, SON-O-TUBE FOOTINGS, STEPS, PORCH SLABS AND SIDEWALKS EXPOSED TO WEATHER IS TO BE MINIMUM 3500 PSI CLASS 'B' "AIR-ENTAINED" CONCRETE. SEE FOUNDATION PLANS FOR LOCATIONS OF CONCRETE WITH A HIGHER COMPRESSIVE STRENGTH.

2. CONCRETE IS TO BE PLACED IN CONFORMANCE WITH A.C.I. 304. LATEST ADDITION. CONCRETE IS NOT TO BE SUBJECT TO DROPS OF MORE THAN 5'-0".

3. ALL POURS ARE TO BE TERMINATED BY FORMS, PROVIDE KEY WAYS AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY THE ARCHITECT.

4. ALL CONCRETE IS TO BE FORMED, UNLESS OTHERWISE APPROVED BY THE ARCHITECT.

5. OBTAIN CONCRETE MANUFACTURER'S CERTIFICATES OF COMPLIANCE SHOWING CONCRETE CLASS, AGGREGATE SIZES, ADDITIVES USED AND FIBER MESH REINFORCEMENT (IF

6. THE FOUNDATION SUBCONTRACTOR IS TO OBTAIN CONCRETE TEST CYLINDERS FOR EACH CLASS OF CONCRETE SPECIFIED. TAKE TWO (2) CYLINDERS EACH FOR EACH ISO CU.YDS. OR FRACTIONS THEREOF. TEST ONE (I) CYLINDER AT SEVEN (T) DAYS AND ONE (I) CYLINDER AT 28 DAYS. CYLINDER TESTS TO BE PERFORMED BY A CERTIFIED TESTING LABORATORY. TEST REPORTS ARE TO INCLUDE CONCRETE CLASS, SLUMP, GAGE AND LOCATION OF CONCRETE. SUBMIT THREE (3) COPIES OF TEST REPORTS TO THE ARCHITECT FOR REVIEW AND APPROVAL.

T. THE FOUNDATION SUBCONTRACTOR IS TO SUBMIT FOUR (4) COPIES OF THE STEEL REINFORCEMENT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL. THE SHOP DRAWINGS ARE TO INDICATE REINFORCEMENT TYPE, SIZES, QUANTITIES, PLACEMENT AND ALL BENDS AND LAPS FOR ALL FOUNDATION REINFORCEMENT AS INDICATED ON THE DRAWINGS.

8. ALL REINFORCEMENT IS TO BE DEFORMED BARS OF INTERMEDIATE GRADE NEW BILLET STEEL A-615 GRADE .60 BENDS IN REINFORCEMENT ARE TO BE SHOP FABRICATED. FIELD BENDS WILL NOT BE PERMITTED.

9. ALL REINFORCEMENT STEEL IS TO BE SECURELY WIRED TOGETHER IN THE FRAMEWORK. TWO WAY MATS OF STEEL ARE TO BE TIED AT ALTERNATE INTERSECTIONS BOTH WAYS.

10. THE FOUNDATION SUBCONTRACTOR IS TO PROVIDE HIGH CHAIRS, SPACERS, SUPPORTS, ETC.

AS NECESSARY FOR THE PROPER PLACEMENT OF THE REINFORCEMENT STEEL.

II. PROVIDE CLEARANCES FROM FACES OF CONCRETE TO REINFORCEMENT AS FOLLOWS:

· CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH----3"

EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER)---| I/2
EXPOSED TO EARTH OR WEATHER (#6 BARS OR GREATER)---2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH:
SLABS, WALLS AND JOISTS------3/4"
BEAMS, GIRDERS, COLUMNS

· (PRINCIPAL REINFORCEMENT, TIES, STIRRUPS OR SPIRALS) -- 1 1/2"

12. LENGTH OR REINFORGEMENT SPLICES ARE TO CONFORM TO A.C.I. BUILDING CODE REQUIREMENTS, BUT IN NO CASE ARE THE SPLICES TO BE LESS THAN 30 BAR DIAMETERS OR

AS OTHERWISE APPROVED BY THE ARCHITECT.

13. WELDED WIRE FABRIC IS TO CONFORM TO A.S.T.M. SPECIFICATION A-185.

14. ALL SLABS ON GRADE ARE TO BE REINFORCED WITH WELDED WIRE FABRIC 3/4" DOWN

FROM THE TOP OF SLAB, AND OVER ANY PIPES OR CONDUITS IN THE SLAB. SIZE AND TYPE TO BE AS INDICATED ON THE DRAWINGS, BUT IN NO CASE IS THE W.W.F. TO BE LESS THAN 6X6 -WI.4/WI.4 W.M.F. FOR 4" SLABS AND 6X6 -W2.9-W2.9 W.M.F. FOR 6" THICK SLABS.

15. FIBER MESH REINFORCEMENT INTEGRAL WITH THE CONCRETE MIX MAY BE SUBSTITUTED WITH W.M.F. IN 4" SLABS ON GRADE.

16. W.W.F. IS TO LAP ONE FULL MESH SQUARE AT ALL SIDES AND END LAPS AND BE WIRED TOGETHER.

17. THICKNESS' AND REINFORGEMENT OF STRUCTURAL SLABS ON GRADE DUE TO SPECIAL LOADING REQUIREMENTS SHALL BE NOTED ON THE DRAWINGS.

18. POUR SLABS ON GRADE IN ALTERNATING LANE (CHECKERBOARD) PATTERNS NOT TO

18. POUR SLABS ON GRADE IN ALTERNATING LANE (CHECKERBOARD) PATTERNS NOT TO EXCEED 800 S.F. IN AREA OR MORE THAN 40 FEET IN LENGTH BETWEEN CONSTRUCTION OR EXPANSION JOISTS. PROVIDE DIAMOND SHAPED ISOLATION JOINTS AT ALL INTERIOR COLUMNS. EXPANSION JOINTS ARE TO BE MADE FROM PRE FORMED ASPHALT IMPREGNATED FIBERBOARD.

19. PLACE A MINIMUM OF 4" CRUSHED STONE UNDER ALL SLABS ON GRADE.

20. INSTALL 6 MIL. POLYETHYLENE VAPOR BARRIER UNDER ALL SLABS ON GRADE. LAP ENDS

A MINIMUM OF 6" AND TAPE.

21. PROVIDE EXPANSION JOINTS BETWEEN ALL SLABS AND VERTICAL SURFACES, BETWEEN SIDEWALK SLABS AND EXTERIOR WALLS AND IN SIDEWALK SLABS

SPACED MAXIMUM OF 10'-0" O.C.

22. PROVIDE 1/4" X I" DEEP SAW CUTS (CUT INTO SLABS WITHIN 24 HOURS OF POUR) OR FORMED JOINT FILLED WITH SEALER AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE

23. THE FOUNDATION CONTRACTOR IS TO ASCERTAIN THE LOCATIONS OF ALL SLEEVES, INSERTS, ANCHOR BOLTS AND EMBEDMENTS REQUIRED BY ALL OTHER TRADES. SUCH EMBEDMENTS ARE TO BE CHECKED FOR COMPLETENESS AND PROPER LOCATION PRIOR TO CONCRETE BEING PLACED.

24. NOTIFY THE BUILDING DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE PLACEMENT OF CONCRETE FOOTINGS FOR REQUIRED INSPECTIONS.

25. CURING OF CONCRETE IS TO START AS SOON AS THE FINISHES WILL NOT BE MARRED THEREBY DELAYING THE CURING PROCESS WILL NOT BE PERMITTED.

26. ALL COLD WEATHER CONCRETE TO BE PERFORMED IN ACCORDANCE WITH ALL RECOMMENDATIONS OF THE A.C.I. PROVIDE AND INSTALL TEMPORARY INSULATING BLANKETS

AS REQUIRED TO PROTECT CONCRETE FROM FREEZING, CORROSIVE ADMIXTURES SUCH AS

THOSE CONTAINING CALCIUM CHLORIDE MAY NOT BE USED.

27. PROVIDE NON-SHRINK GROUT UNDER ALL LEVELING PLATES AND BEARING PLATES.

28. APPLY TROWEL FINISH TO ALL MONOLITHIC SLAB SURFACES EXPOSED TO VIEW OR RECEIVING FLOORING. VARIATIONS IN FLOOR SLABS ARE NOT TO EXCEED 1/8" IN 10'-0" UNLESS

29. APPLY NON-SLIP BROOM FINISHES TO ALL EXTERIOR WALKS, GARAGE FLOORS AND ELSEWHERE AS INDICATED ON THE DRAWINGS.

30. INSTALL CONCRETE SLAB SEALER TO ALL INTERIOR SLABS EXPOSED TO VIEW NOT RECEIVING FINISHES TO PREVENT DUSTING U.O.N.

FIRE AND SMOKE DETECTION: 1. SMOKE DETECTING ALARMS ARE TO BE INSTALLED IN

I. SMOKE DETECTING ALARMS ARE TO BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA AND EACH FLOOR PER SECTION R317 OF THE RESIDENTIAL CODE OF NEW YORK STATE, N.F.P.A. #72 AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS HAVING JURISDICTION.

2. CARBON MONOXIDE DETECTORS AS REQUIRED BY THE RESIDENTIAL CODE OF NEW YORK STATE AND LOCAL CODES AND ORDINANCES ARE TO BE INSTALLED IN THE IMMEDIATE VICINITY OF BEDROOMS ON THE LOWEST FLOOR OF THE DWELLING UNIT CONTAINING BEDROOMS. AT LEAST ONE (I) CARBON MONOXIDE DETECTOR SHALL BE PROVIDED IN EACH DWELLING UNIT. CO ALARMS ARE TO COMPLY WITH UL 2034-2002 (SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS, SECOND EDITION.

MASONRY.

I. STONE AND CONCRETE MASONRY WALLS SHALL CONFORM TO THE RECOMMENDED PRACTICE FOR ENGINEERED BRICK MASONRY. LATEST EDITION BY STRUCTURAL CLAY PRODUCTS INSTITUTE, AND "SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY" BY

2. ALL UNITS SHALL BE PLACED IN RUNNING BOND, EXCEPT WHERE INDICATED.

3. CONCRETE MASONRY UNITS (CMU) ARE TO BE GRADE 'N', TYPE 'I' CONFORMING TO THE A.S.T.M. C-90, "HOLLOW LOAD BEARING UNITS". CMU WIDTHS FOR WALL THICKNESS' AS INDICATED ON THE DRAWINGS. PROVIDE CORNER SASH, HALF HEIGHT AND ALL OTHER TYPES OF CMU REQUIRED TO COMPLETE MASONRY WALLS AS INDICATED.

4. FACE BRICK IS TO BE OF TYPE, SIZE AND COLOR AS INDICATED ON THE DRAWINGS CONFORMING TO A.S.T.M. C-216 "FACING BRICK (SOLID MASONRY UNITS MADE FROM CLAY OR SHALE).

5. MANUFACTURER: OBTAIN ALL CMU FROM ONE MANUFACTURER BEING OF UNIFORM SIZE, COLOR AND

TEXTURE FOR EACH CMU TYPE REQUIRED FOR EACH CONTINUOUS AREA AND EACH VISUAL RELATED AREAS.

6. MORTAR IS TO BE TYPE 'S' MORTAR IN CONFORMANCE WITH A.S.T.M. G-270 "MORTAR FOR UNIT MASONRY". AVERAGE COMPRESSIVE STRENGTH TO BE 1800 PSI AT 28 DAYS.

7. ALL MASONRY WALLS TO BE PROPERLY SHORED AGAINST WIND AND OTHER LATERAL LOADS UNTIL FLOOR AND ROOF CONSTRUCTION IS COMPLETELY INSTALLED. THE G.C. IS TO ASSUME FULL RESPONSIBILITY FOR MASONRY WALL STABILITY.

8. PROVIDE ALL ANCHOR BOLTS WITH NUTS AND WASHERS, IN SIZES AND QUANTITIES INDICATED ON THE DRAWINGS, THAT ARE TO BE EMBEDDED INTO MASONRY. ANCHOR BOLTS ARE TO CONFORM TO THE STANDARDS OF A.S.T.M. A-307.

9. COORDINATE INSTALLATION OF ALL EMBEDMENTS PROVIDED BY OTHER TRADES.

10. CONSTRUCT ALL OPENINGS, SLEEVES, CHASES, ETC. REQUIRED BY OTHER TRADES AS INDICATED ON THE DRAWINGS.

II. MORTAR JOINTS ARE TO BE STRAIGHT AND LEVEL., OF A UNIFORM THICKNESS AND DEPTH. THICKNESS TO BE BETWEEN 3/8" AND I/2". JOINTS AT INTERSECTING CORNERS MUST MEET.

12. AS WORK PROGRESSES, INSTALL ALL BUILT IN ITEMS SPECIFIED ON THE DRAWINGS AND IN THE

13. GROUT FOR FILLING CMU CORES SOLIDLY IS TO BE TYPE 'M' OR TYPE 'S' MORTAR IN CONFORMANCE WITH A.S.T.M. C-476 "GROUT FOR UNIT MASONRY".

14. FILL CMU CORES SOLIDLY WITH GROUT A MINIMUM OF THREE (3) COURSES UNDER EACH LINTEL, BEARING PLATES, EMBEDMENTS OR OTHER SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.

15. PROVIDE PRECAST REINFORCED CONCRETE LINTELS AS INDICATED ON THE DRAWINGS. AT THE OPTION OF THE G.C. STEEL ANGLES OR STEEL BEAM LINTLES, PROPERLY SIZED FOR THE REQUIRED LOADS, MAY BE USED. ALL LINTELS TO BEAR A MINIMUM OF 4" ONTO SUPPORTS.

16. PROVIDE SPANDREL WATERPROOFING AT ALL SPANDREL GIRDERS, STEEL LINTELS, DOOR AND WINDOW HEADS, AND WHERE EVER ELSE INDICATED ON THE DRAWINGS. USE FABRIC FLASHING AS MANUFACTURED BY "NERVASTRAL" TYPE SEAL PRUF HD OR AN APPROVED EQUAL. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS.

17. PROVIDE VERTICAL AND HORIZONTAL CONTROL AND EXPANSION JOINTS IN ALL EXTERIOR MASONRY WALLS, MAXIMUM SPACING TO BE 20'-O" O.C. PROVIDE CONTROL AND EXPANSION JOINTS EVEN IF NOT SPECIFIED IN THE DRAWINGS.

18. CAULKING FOR CONTROL AND EXPANSION JOINTS TO BE G.E. SILICONE BASE SEALANT OR AN APPROVED EQUAL. INSTALL WITH APPROPRIATE FOAM BACKER ROD IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

19. ALL MASONRY WORK IS TO BE REINFORCED WITH GALVANIZED "DUR-O-WAL" JOINT REINFORCEMENT EVERY 2ND BLOCK COURSE UNLESS OTHERWISE NOTED. "DUR-O-WAL" IS TO BE PLACED IN THE FIRST AND SECOND BED JOINTS ABOVE AND BELOW OPENINGS AND IN EVERY 2ND BED JOINT THROUGH OUT REMAINDER OF WALL. REINFORCING IS TO OVERLAP 6" MINIMUM.

20. FOR BRICK OR CMU VENEERS WITH STUD WALL BACKUP, USE CORRUGATED GALVANIZED BRICK TIES SCREWED TO STUDS AT MAXIMUM SPACING OF 24" O.C. VERTICALLY AND 16" O.C. HORIZONTALLY. (I TIE PER 3 S.F. OF VENEER FACE AREA MAXIMUM).

21. PROVIDE "KOR-FIL" INSULATION IN ALL CMU WALLS EXPOSED TO THE EXTERIOR.

22. THE CONTRACTOR IS TO PROTECT ALL MASONRY WALLS FROM COLD WEATHER INSTALLATIONS TO

METALS:

PREVENT MORTAR FROM FREEZING.

STEEL CONSTRUCTION SHALL CONFORM TO AISC "MANUAL OF STEEL CONSTRUCTION", LATEST EDITION.
 MATERIALS FOR STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING A.S.T.M. SPECIFICATIONS:
 WF COLUMNS, PIPE COLUMNS, BEAMS, GIRDERS, MISC. STEEL: ASTM A-36
 BEARING PLATES, BASE PLATES, AND CAP PLATES: ASTM-36

STRUCTURAL TUBING COLUMNS: ASTM A500 Fy= 46 ksi

3. ALL BOLTED CONNECTIONS SHALL BE MADE USING HIGH STRENTH A325-F BOLTS, 3/4" DIAMETER INSTALLED IN ACCORDANCE MITH "SPECIFICATIONS FOR STRUCTURAL JOINTS" USING A325 OR A490 BOLTS. UNLESS OTHERWISE DETAILED.

4. STEEL CONCRETE REINFORCEMENT: BARS: NEW BILLET STEEL DEFORMED BARS, ASTM A 615, GRADE 60 SIZED AS NOTED ON DRAWINGS. WELDED WIRE FABRIC (WWF): ASTM A185, SIZES AS NOTED ON DRAWINGS.

5. PROVIDE I/2" DIAMETER X I'-6" LONG MINIMUM THREADED ANCHOR BOLTS AT 6'-0" O.C. MAXIMUM, MINIMUM 2 PER PLATE TO ANCHOR EXTERIOR SILLS. ANCHOR BOLTS SHALL BE ON A36 OR A307 STEEL EMBODIMENT TO BE 8" FOR POURED CONCRETE AND 15" FOR CMU.

6. ALL STEEL SHALL BE SHOP PAINTED WITH GREY ZINC CHROMATE PRIMER 2.0 MILS. IN THICKNESS. EXCEPT WHERE FIELD WELDING IS TO BE DONE. ALL WELDS AND BARE SPOTS SHALL RECEIVE TOUCH UP PAINTING.

7. ALL COLUMNS UNLESS OTHERWISE NOTED, SHALL BE 4" DIAMETER STANDARD WEIGHT (MIN.) STEEL PIPE COLUMNS WITH BEARING PLATES AT TOP AND BOTTOM WELDED TO COLUMN. PRIME COAT OF PAINT TO BE APPLIED AFTER WELDING. (IO"XIO"X5/8" BOTTOM PLATE, UNLESS OTHERWISE NOTED).

WOOD AND PLASTICS:

I. ALL FRAMING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS GRADED LUMBER AND ITS FASTENINGS" AS PUBLISHED BY THE NATIONAL

LUMBER MANUFACTURERS ASSOCIATION.

2. ALL LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD, SOUND, DRY MATERIAL, FREE FROM LARGE AND LOOSE KNOTS, SHAKES AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED AND OF SIZED INDICATED ON DRAWING.

3. ALL WORKMANSHIP INCLUDING NAILS, BLOCKING, BRIDGING, ETC. SHALL CONFORM TO THE NYSUFPBC.
4. PROVIDE LEDGER BOARDS, BLOCKING, NAILERS AND ROUGH FRAMING HARDWARE AS REQUIRED.

5. PROVIDE ALL REQUIRED 2 X FIRE BLOCKING AS SPECIFIED IN SECTION 602.8 OF RESIDENTIAL CODE OF

NEW YORK STATE. WHERE PARTITIONS ARE TALLER THAN 8'-0", INSTALL 2X FIRE BLOCKING "CATS" AT MID POINT.

6. ALL NEW LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER, WITH MIN. FB=1250 PSI AND E 1,500,000 PSI.

7. ALL LUMBER SHALL BEAR VISIBLE GRADE STAMPING AND BE KILN DRY.

8. ALL BEAMS, JOISTS AND RAFTERS TO BE SET WITH NATURAL CROWN UP.

9. PROVIDE DOUBLE RAFTERS AND HEADERS AROUND ALL ROOF SKYLIGHTS UNLESS OTHERWISE NOTED ON

IO. PROVIDE (2) 2X8 MINIMUM HEADER WHERE ROUGH OPENING DOES NOT EXCEED 3'-O".

II. PLYWOOD FOR SUBFLOOR SHEATHING SHALL BE 3/4" AND 5/8" EXTERIOR ON WALLS AND ROOF SURFACES APA C-C PLUGGED EXTERIOR OR APA UNDERLAYMENT EXTERIOR. INDEX STAMP SHALL BE

12. PLYWOOD SHALL BE NAILED TO JOISTS WITH 8D COMMON NAILS AT 6" O.C. AT EXTERIOR EDGES AND 12"

O.G. AT INTERMEDIATE SUPPORT.

13. USE PLY CLIPS OR OTHER EDGE SUPPORT FOR ALL PLYWOOD SHEATHING.

BE NAILED UNTIL AFTER ENTIRE STRUCTURE IS COMPLETE.

14. PLACE FACE GRAIN IN DIRECTION OF SPAN (TRAVERSE TO JOIST SPAN).

15. LEAVE I/16" SPACE AT ALL PLYWOOD PANEL AND JOINTS AND I/8" SPACE AT ALL PANEL EDGE JOINTS.

16. JOIST HANGERS, FRAMING ANCHORS AND RAFTER ANCHORS SHALL BE HOT DIPPED GALVANIZED, "ZMAX" GALVANIZED COATED OR STAINLESS STEEL FOR PRESSURE TREATED LUMBER AS MANUFACTURED BY

17. METAL CROSS BRIDGING SHALL BE GALVANIZED STELL AS MANUFACTUERED BY "TECO", "SIMPSON" OR APPROVED EQUAL, AND INSTALLED ACCORDING TO MANUFACTURER'S DIRECTIONS.

18. PROVIDE 'X' BRIDGING OR SOLID BLOCKING EVERY &'-O". BOTTOM ENDS OF BRIDGING WALL SHALL NOT

19. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS.

20. WHERE SHEATHING IS NOT PLYWOOD, DIAGONAL BRACING SHALL BE LET IN AT EXTERIOR CORNERS OR BRACE CORNERS WITH 5/8" CDX PLYWOOD 4"-0" IN EACH DIRECTION.

"SIMPSON" OR APPROVED EQUAL, AND INSTALLED ACCORDING TO MANUFACTURER'S DIRECTIONS.

21. CORNER BOARDS, FASCIA BOARDS, DOOR AND WINDOW CASINGS, AND DECORATIVE WOOD ITEMS SHALL BE WOOD 5/4" OR 3/4" NO. I PINE OF SIZE, STYLE AND DESIGN AS INDICATED ON THE DRAWINGS. BACK PRIME PAINTED TRIM.

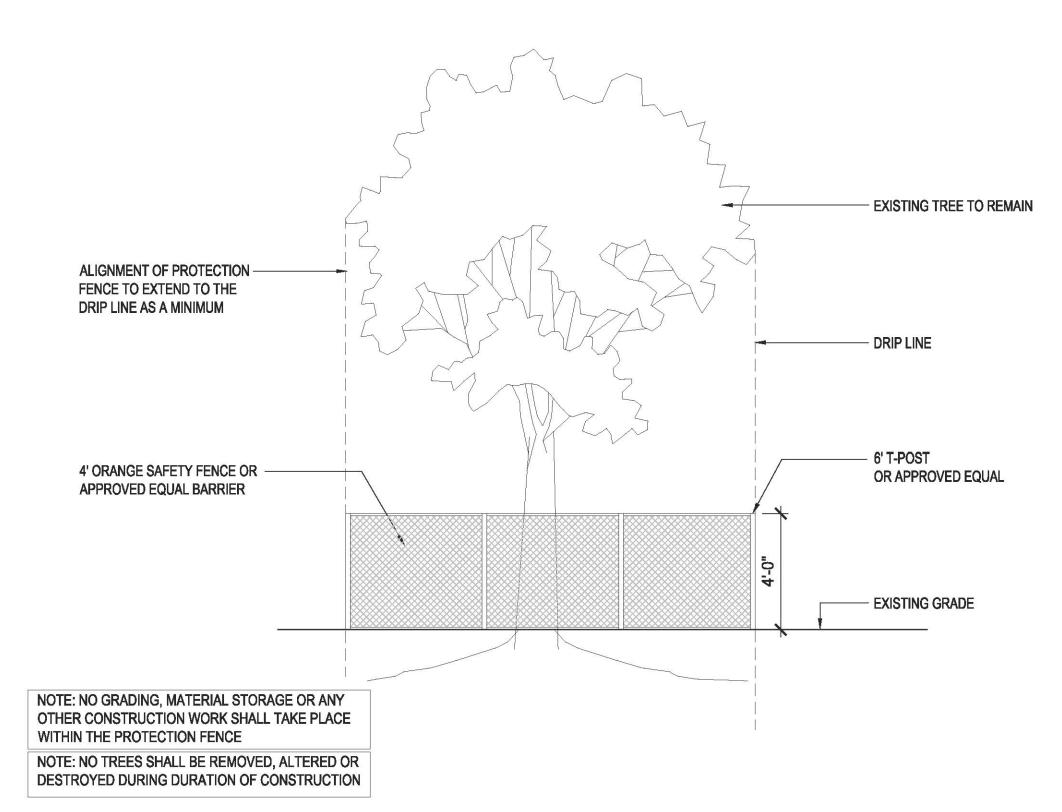
22. EXTERIOR WOOD POSTS SHALL BE PRESSURE TREATED WOOD, SET ON APPROVED TYPE HEAVY DUTY GALVANIZED METAL BASE, ANCHORED IN CONCRETE. BOXED FINISH TO MATCH WOOD TRIM.

23. WOOD PLATES AND SILLS IN CONTACT WITH CONCRETE FOUNDATION WALLS AND CONCRETE SLABS SHALL BE PRESSURE TREATED WOOD.

24. PRESSURE PRESERVATIVES TREATMENT FOR WOOD SHALL BE APPROVED BY LOCAL AUTHORITIES HAVING JURISDICTION.

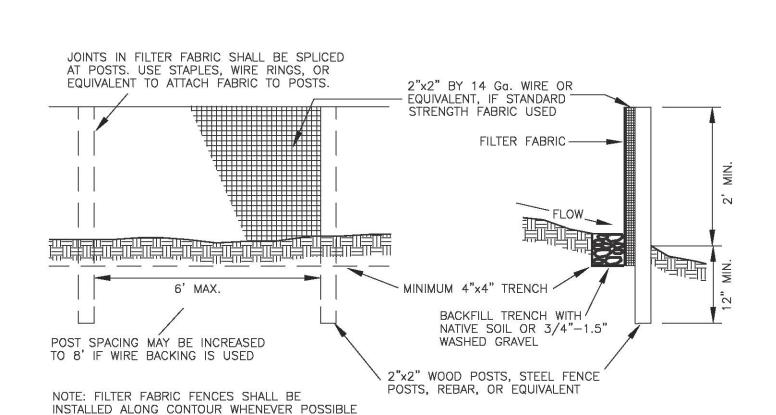
NOTED. 26. ALL LUMBER FOR EXTERIOR DECKS AND LUMBER IN CONTACT WITH CONCRETE SURFACES SHALL BE PRESSURE TREATED.

25. PROVIDE (3) 2"X6" SPIKED AT BEARING POINTS OF ALL TRIPLE FRAMING MEMBERS UNLESS OTHERWISE



TREE PROTECTION DETAIL

SCALE: N.T.S.



SILT FENCE DETAIL

SCALE: 1/2"=1'-0"



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SUBMISSIONS:

2.18.2020- ORIGINAL SUBMISSION PLANS DATE (12.2.2020)
03.23.2020 -SITE PLAN REVIEW

COMMENTS FROM
3.1.2021 ADDRESSED
PLANS DATE (03.23.2021)
04.07.2021 -SITE PLAN REVIEW

4.7.2021 ADDRESSED
PLANS DATE (04.07.2021)
04.13.2021 -ARB SUBMISSION

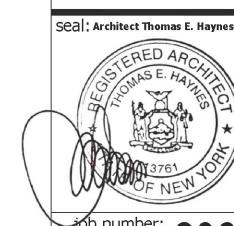
PLANS DATE (04.13.2021)

COMMENTS FROM

project title:

sed Un-Enclosed Porch a W. SUNNYSIDE LANE

GENERAL NOTES



date: 04-13-2021

drawn by: TJH

checked by: TEH

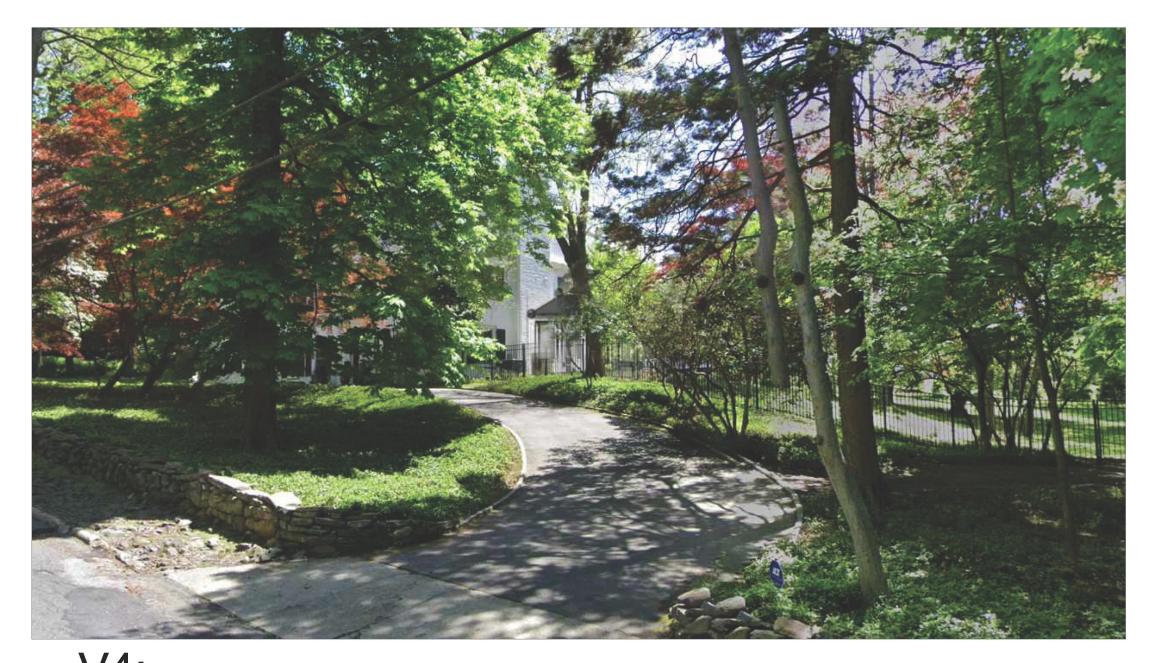
drawing no.:

2003

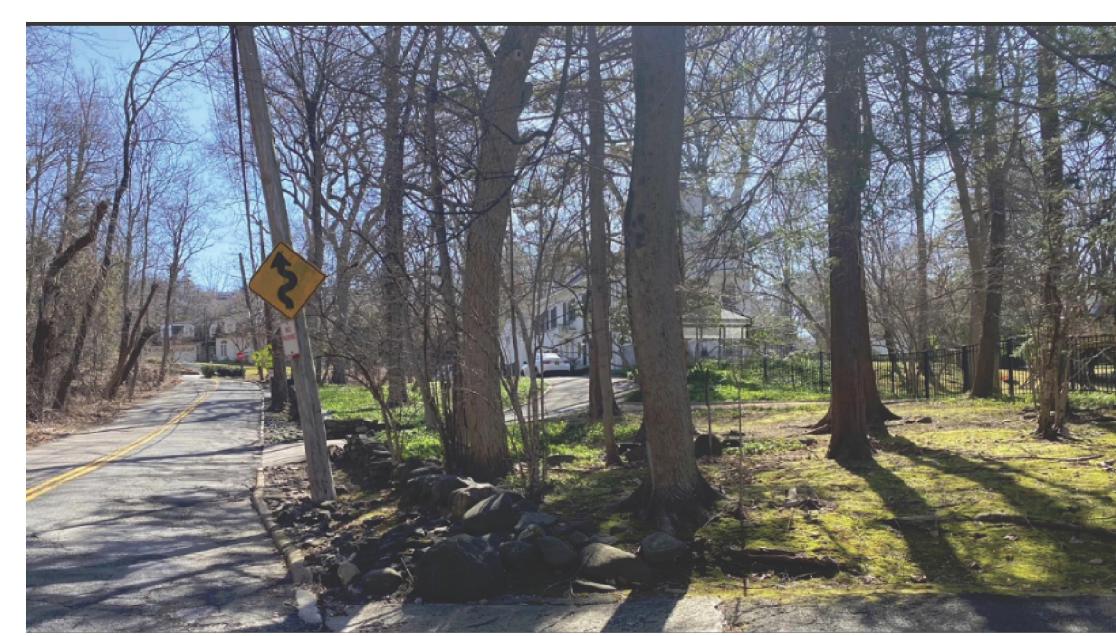


V1:

*NO DIRECT VIEW OF PROPOSED WORK



V4:
*PARTIAL VIEW OF PROPOSED WORK



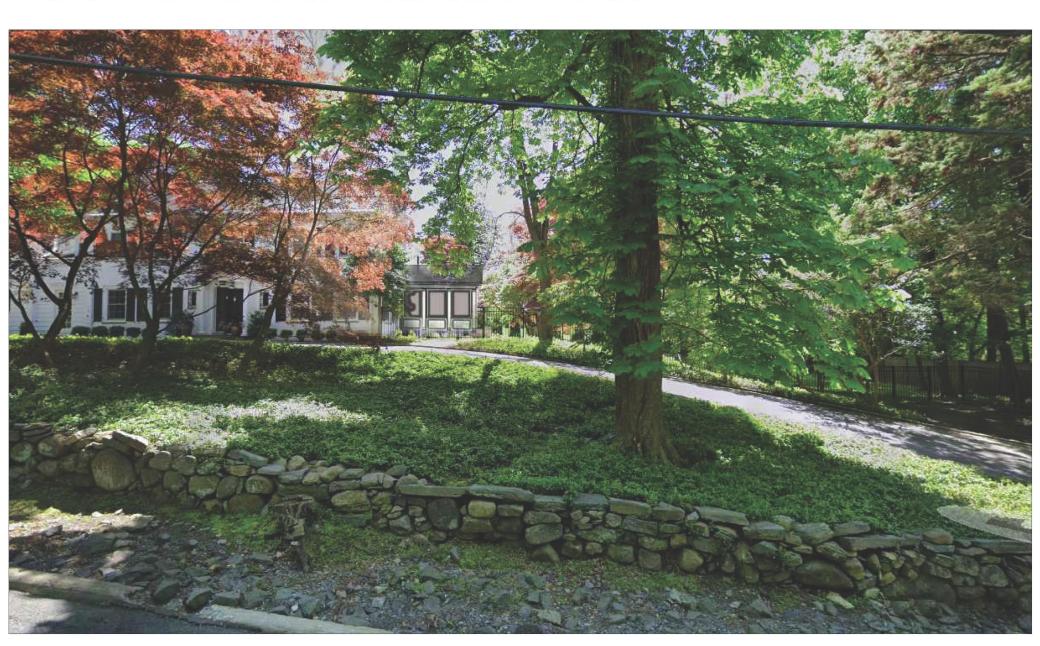
V5:

*PARTIAL VIEW OF PROPOSED WORK



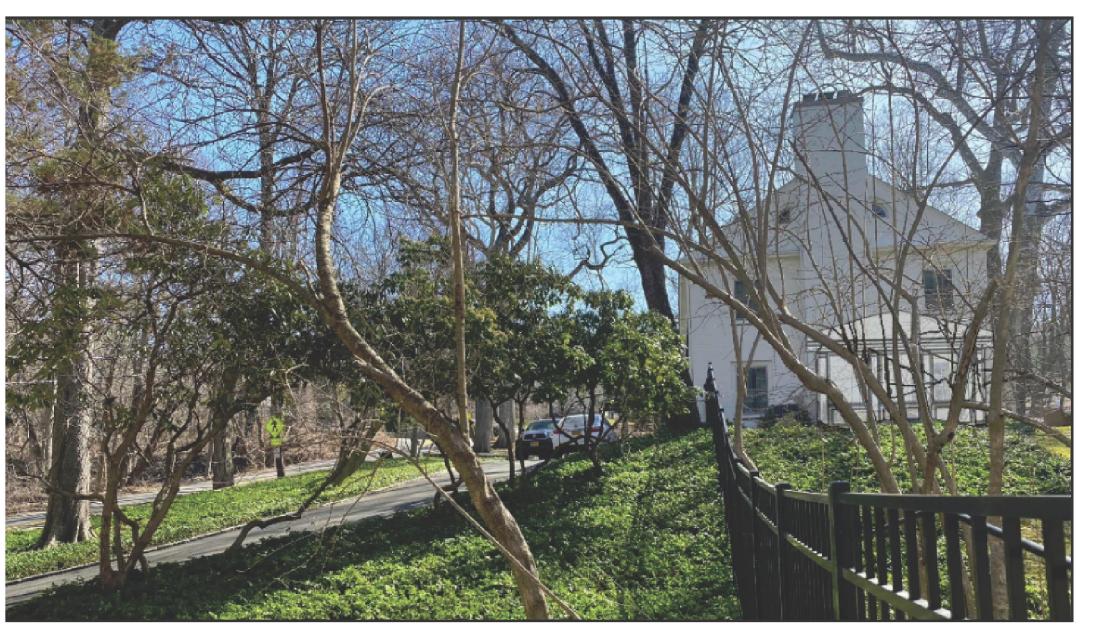
<u>V2</u>:

*NO DIRECT VIEW OF PROPOSED WORK



V3:

*FRONT VIEW OF PROPOSED WORK



V6:

*PARTIAL VIEW OF PROPOSED WORK



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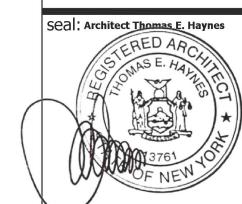
04.13.2021 -ARB SUBMISSION
PLANS DATE (04.13.2021)

project title:

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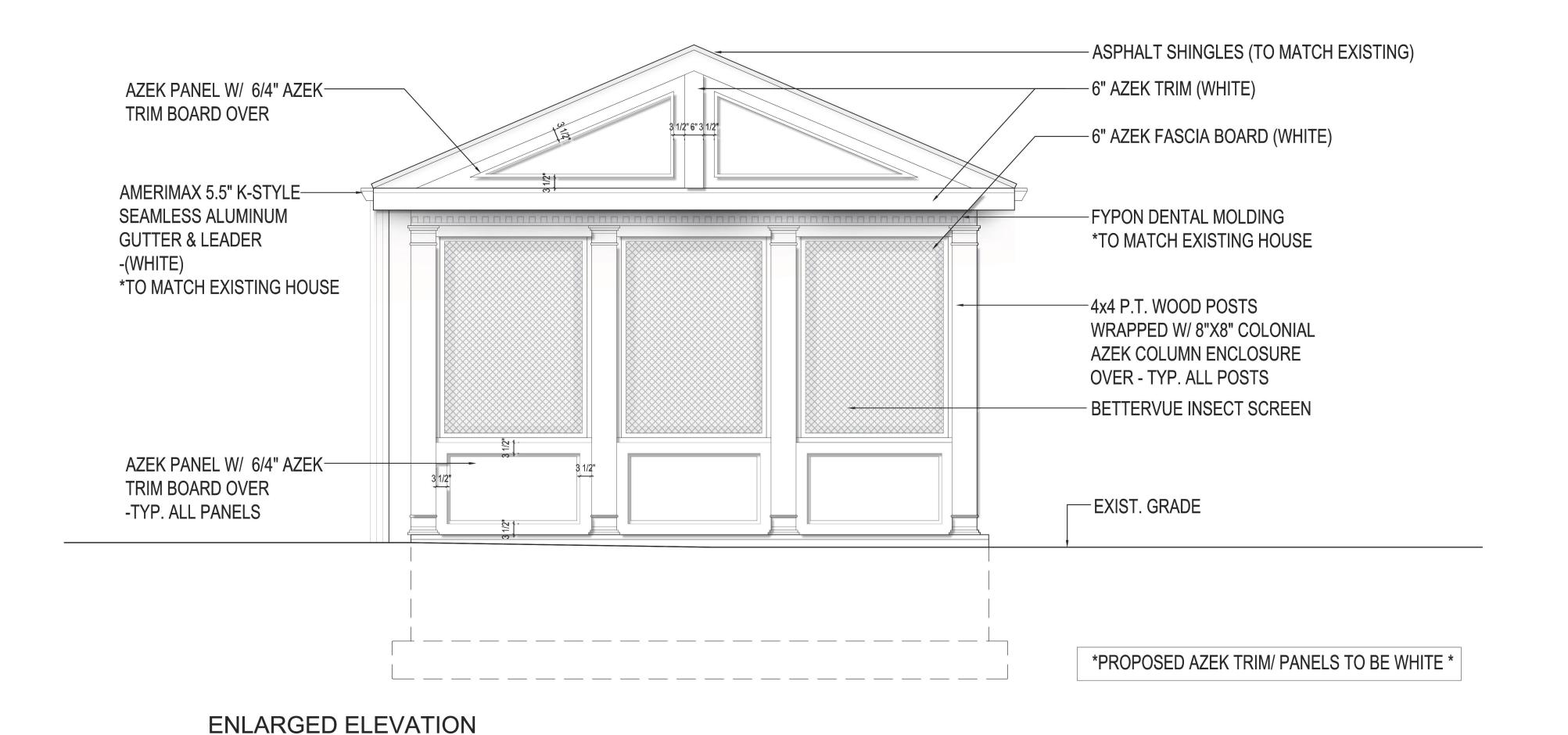
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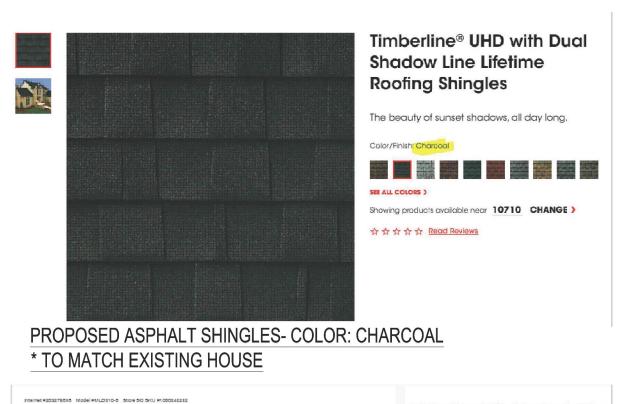
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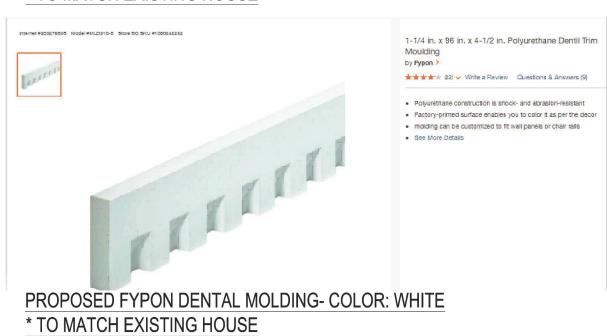


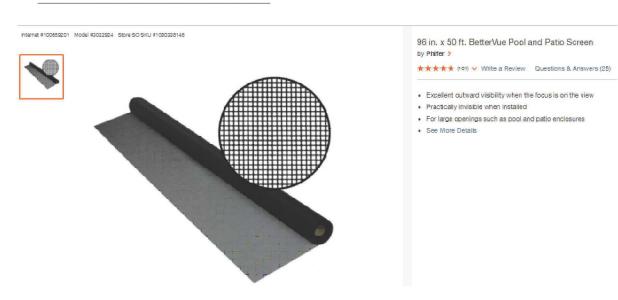
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job number: 2063

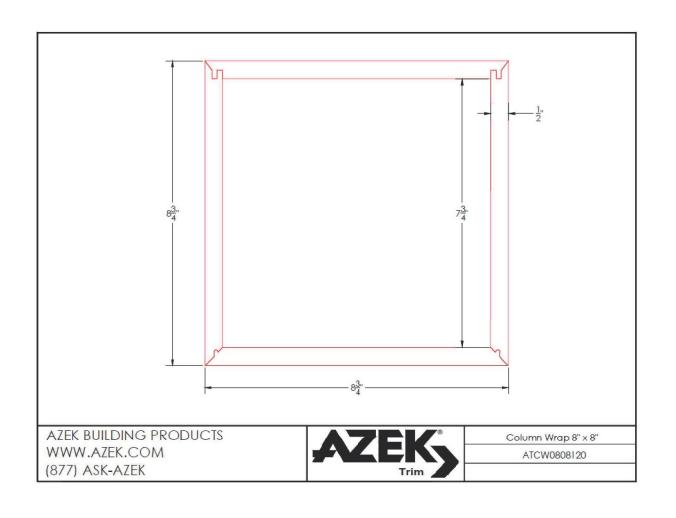




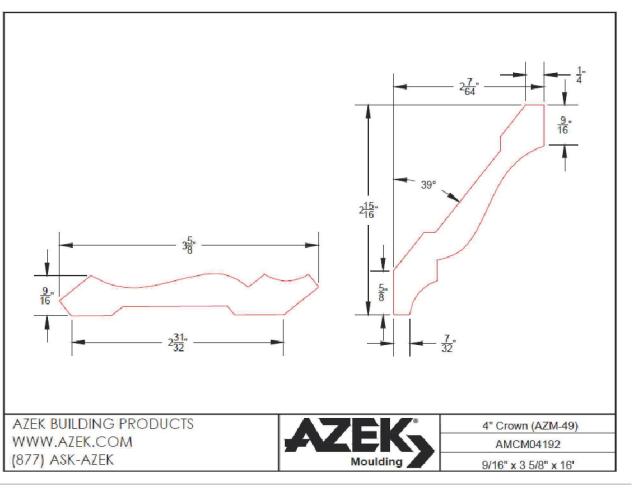




PROPOSED BETTERVUE INSECT SCREEN



SCALE: 1/2" = 1'-0"



PROPOSED 8"X8" AZEK COLUMN ENCLOSURE OVER
- TYP. ALL POSTS



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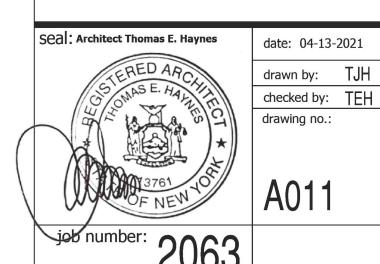
4.7.2021 ADDRESSED

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project title:

osed Un-Enclosed Porch at 8 W. SUNNYSIDE LANE

MATERIALS



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