

GENERAL CONSTRUCTION NOTES

ADMINISTRATION
 1. THE GENERAL NOTES CONTAINED HEREIN ARE PART OF THE PLANS AND SPECIFICATIONS, AND ARE TO BE COMPLIED WITH IN ALL RESPECTS. MORE RESTRICTIVE NOTES SPECIFIED ELSEWHERE ARE TO TAKE PRECEDENCE OVER THOSE LISTED BELOW.
 2. ALL NOTES, DIMENSIONS, DETAILS AND JOB CONDITIONS WERE CHECKED AND VERIFIED, ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
 3. ALL REQUIRED AND NECESSARY PERMITS SHALL BE SECURED FROM ALL MUNICIPAL AGENCIES HAVING JURISDICTION AT THE COST AND EXPENSE OF THE CONTRACTOR AND PRIOR TO START OF WORK AND SHALL OBTAIN APPROVAL OF ALL COMPLETED WORK AS REQUIRED BY ADMINISTRATIVE CODE AND ALL REQUIRED AGENCIES.
 4. EACH CONTRACTOR WILL BE HELD RESPONSIBLE FOR HIS/HER WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITONS OF THE BUILDINGS AND WILL BE RESPONSIBLE FOR THE JOINING OF WORK OF ALL TRADES.
 5. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE REQUIREMENTS OF "SAFETY OF PUBLIC AND PROPERTY DURING CONSTRUCTION OPERATIONS" AND SHALL BE HELD RESPONSIBLE FOR THE SAFE MAINTENANCE AS PRESCRIBED THEREIN UNTIL COMPLETION OF WORK.
 6. NO DRAWINGS TO BE SCALED, DIMENSIONS ARE TO BE USED.
 7. THE CONTRACTOR OR PERSON WHO SUPERVISED THE WORK IS REQUIRED TO BE PRESENT AT FINAL INSPECTION WITH THE BUILDING DEPARTMENT INSPECTOR.
 8. THE ARCHITECT/ENGINEER WAS NOT RETAINED TO SUPERVISE ANY CONSTRUCTION OR INSTALLATION OF ANY EQUIPMENT.
 9. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND IT'S FACILITIES.
 10. ALL WORK SHALL COMPLY WITH THE NEW YORK STATE RESIDENTIAL CODE AND ALL OTHER APPLICABLE LAWS AND ORDINANCES NOT HEREIN NOTED.
 11. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO NEW YORK STATE FIRE PREVENTION AND BUILDING CODE.
 12. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS AND STANDARDS OF THE BUILDING CODE ZONING RESOLUTION. IT SHALL ALSO BE THE CONTRACTORS RESPONSIBILITY TO SEEK CERTIFICATION OF THE AFOREMENTIONED SECTIONS, REQUIREMENTS AND STANDARDS.
 13. CONTRACTOR SHALL VISIT THE SITE, CHECK AND VERIFY CONDITIONS, FAMILIARIZE HIMSELF/HERSELF WITH EXISTING CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED AND CORRELATE HIS/HER OBSERVATIONS WITH THE REQUIREMENTS OF THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
 14. CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ALL THE ACTS AND OMISSIONS OF ALL HIS EMPLOYEES AND SUB-CONTRACTORS, THEIR AGENTS AND ALL OTHER PERSONS PERFORMING ANY OF THE WORK TO BE DONE.
 15. CONTRACTOR SHALL PURCHASE AND MAINTAIN SUCH INSURANCE AS WILL PROTECT HIM/HER RESULT FROM THE CONTRACTORS OPERATIONS, WHETHER BE HIMSELF/HERSELF, SUB-CONTRACTOR, OR BY ANY OF THEM FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE.
 16. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS OF PUBLIC AUTHORITY HAVNG JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY & TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS.
 17. CONTRACTOR SHALL PROPERLY CLEAN UP DURING PROCESS OF WORK. CONTRACTOR, UPON COMPLETION OF WORK, SHALL LEAVE PREMISES CLEAN, NEAT AND ORDERLY.

DESIGN LOADS

FIRST FLOOR	40 PSF L.L.
SECOND FLOOR	40 PSF L.L.
ROOF	40 PSF L.L. 20 PSF D.L.

2015 IECC - GENERAL NOTES

1. THE PROJECT CONSISTS OF AN ADDITION TO AN EXISTING RESIDENCE. THE RESIDENCE HAS APPROXIMATELY 3,891 SF OF CONDITIONED FLOOR AREA.
 2. THE STRUCTURE IS CLASSIFIED AS A RESIDENTIAL BUILDING AND IS THEREFORE REGULATED BY CHAPTER 4 OF THE 2015 IECC RESIDENTIAL PROVISIONS AS AMENDED.
 3. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY ANNUNZIATA AND VILLANI DESIGN CONSULTANTS AND POSTED ON SITE AS REQUIRED BY SECTION R401.3 OF THE 2015 IECC.
 4. INTERIOR DESIGN TEMPERATURES FOR HEATING AND COOLING LOAD CALCULATIONS SHALL BE A MAXIMUM OF 72 DEGREES FOR HEATING AND A MINIMUM OF 75 DEGREES FOR COOLING.
 5. ALL INSULATION WHICH IS CAPABLE OF ABSORBING WATER SHALL BE PROTECTED BY A VAPOR BARRIER LOCATED ON THE WINTER WARM SIDE OF THE INSULATION. INSULATION SHALL BE INSTALLED IN A MANNER THAT PROVIDES CONTINUITY OF INSTALLATION AT PLATE LINES, SILL LINES AND CORNERS.
 6. LOCAL ENERGY CONSERVATION CONSTRUCTION CODE ENERGY CONSERVATION CNSTRUCTION CODES THAT ARE MORE STRINGENT IN THEIR REQUIREMENTS THAN THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE SHALL APPLY AND BE IMPLEMENTED WHEREVER REQUIRED.
 7. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAME, OPENINGS BETWEEN WALL AND ROOF/CEILING, FLOORS AND ROOFS, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED.
 8. DESIGN PROFESSIONAL STATES THAT TO THE BEST OF HIS KNOWLEDGE AND PROFESSIONAL JUDGEMENT, THE DESIGN HAS BEEN MADE IN CONFORMANCE WITH THE ENERGY CODE. THE DESIGN PROFESSIONAL MUST PROVIDE SUPPORTING DATA AS REQUIRED IN THE ENERGY CONSERVATION CONSTRUCTION CODE SECTION 104.1.
 9. THIS DESIGN ANALYSIS IS NOT TO BE USED AS THE DETERMINING FACTOR IN COMPUTING THE DESIGN OF THE HEATING AND/OR VENTILATING EQUIPMENT TO BE INSTALLED IN THE BUILDING. TO DO SO WILL BE AT THE BUILDER AND/OR CONTRACTOR'S RISK. THE ENGINEER SHALL BE HELD BLAMELESS FOR ANY HEATING OR VENTILATING EQUIPMENT INSTALLED AT THE JOB SITE.

PLUMBING

ALL PLUMBING WORK TO BE PERFORMED BY A LICENSED PLUMBER IN THE STATE OF NEW YORK.
 ALL PLUMBING WORK SHALL COMPLY WITH THE 2015 INTERNATIONAL PLUMBING CODE.

ELECTRICAL

ELECTRICAL WORK TO BE PERFORMED BY AN ELECTRICIAN LICENSED IN WESTCHESTER COUNTY & SHALL COMPLY WITH NFPA 70, THE 2014 NATIONAL ELECTRIC CODE & THE ELECTRICAL CODE FOR THE TOWN OF EASTCHESTER, NY. PERMIT SHALL BE FILED UNDER SEPARATE APPLICATION.

GEOGRAPHIC, CLIMATIC & STRUCTURAL DESIGN CRITERIA

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CRITERIA	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE SHELDS UNDER LAYMENT REQUIRED	FLOOD HAZARDS
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY			
30	120	C	SEVERE	42"	MODERATE TO HEAVY	SLIGHT TO MODERATE	7	YES	F.I.R.M. 360922 09/28/2007

CODE INSULATION

EXTERIOR DESIGN CONDITIONS - NEW YORK STATE

COUNTY	WINTER DESIGN DRY-BULB TEMP.	SUMMER DESIGN DRY-BULB TEMP.	COINCIDENT DESIGN WET-BULB TEMP.	HEATING DEGREE DAYS	ZONE
WESTCHESTER	7	84	73	5750	4

SIMPLIFIED PRESCRIPTIVE BUILDING ENVELOPE THERMAL COMPONENT CRITERIA MINIMUM REQUIRED THERMAL PERFORMANCE (U-FACTOR AND R-FACTOR)

CLIMATE ZONE: WESTCHESTER	MAXIMUM	MINIMUM						
	GLAZING SHGC	CEILING R-VALUE	WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB PERIMETER R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE	
ZONE: 4	0.40	R-49	R-21	R-19	R-10/13	R-10, 2'-0"	R-10/13	

BUILDING CODE ANALYSIS

RESIDENTIAL USE GROUP R-3
 EXISTING CONSTRUCTION CLASS TYPE V-B

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)
 CONSTRUCTION CLASS TYPE V-B

BUILDING ELEMENT	REQUIRED RATING	EXIST. RATING	MATERIALS
STRUCTURAL FRAME	0	0	WOOD AND SHEETROCK
BEARING EXTERIOR WALL	0	0	WOOD AND SHEETROCK
BEARING INTERIOR WALL	0	0	WOOD AND SHEETROCK
NON-BEARING INTERIOR WALL	0	0	WOOD AND SHEETROCK
FLOOR CONSTRUCTION	0	0	WOOD AND SHEETROCK
ROOF CONSTRUCTION	0	0	WOOD AND SHEETROCK

GENERAL STRUCTURAL NOTES

1. ALL STRUCTURAL WORK SHALL COMPLY WITH THE BUILDING CODE OF N.Y.S.. STRUCTURAL DRAWINGS SUPERCEDE ARCH. DWGS. WHEN SPECIFYING ANY STRUCTURAL MEMBERS.
 2. ALL STRUCTURAL WORK SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AS WELL AS SPECIFICATIONS.
 3. ALL FRAMING LUMBER AND DETAILS OF WOOD CONSTRUCTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS.
 RAFTERS AND JOISTS: DOUGLAS FIR, LARCH #2
 BEAMS, GRDRS. & HDRS: DOUGLAS FIR, LARCH #2
 STUDS AND PLATE: DOUGLAS FIR, LARCH #2
 4. ALL FACTORY MANUFACTURED GLUE LAMINATED WOOD FRAMING MEMBERS (LVL) SHALL BE TJI JOISTS AND MICRO-LAM BEAMS AS MANUFACTURED BY TRUS JOIST CORPORATION, OR APPROVED.
 5. ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED DOUBLE SHEAR JOIST OR BEAM HANGERS, MINIMUM 18 GAUGE, INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 6. ALL RAFTERS AND JOISTS SHALL ALIGN DIRECTLY WITH STUDS BELOW; WHERE REQUIRED INSTALL ADDITIONAL STUDS. USE DOUBLE STUDS AT ENDS OF WALLS AND ENDS OF OPENINGS. USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED. LAP ALL PLATES AT CORNERS AND AT INTERSECTION OF PARTITIONS.
 7. BUILT-UP BEAMS SHALL BE SPIKED TOGETHER WITH (2) 16D NAILS @ 16" O.C. AS PER RCNYS.
 8. AT THE END OF ALL BEAMS, HEADERS AND GIRDERS PROVIDE A BUILT UP OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING.
 9. STAGGER ALL SPLICES A MINIMUM OF 32 INCHES.
 10. PLYWOOD SHALL BE APA GRADE STAMPED AND SHALL NOT EXCEED THE SPANS INTENDED FOR USE ON THE GRADE STAMP. ALL PLYWOOD PLYWOOD SHALL BE MADE WITH EXTERIOR GLUE. ALL PLYWOOD SHALL BE GLUED AND SCREWED TO FLOOR JOISTS USING AN APA APPROVED ADHESIVE (B.F. GOODRICH PL400 OR EQUAL).

GIS MAPPING

Address: 23 CLUB WAY
 Print Key: 63.E/3/1 SBL: 063E0003001



ADDRESS: 23 Club Way
 Eastchester, N.Y, 10709
 ZONE : R7.5
 SECTION : 63.E BLOCK: 3 LOT: 1



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PROJECT: MASTANDREA RESIDENCE ALTERATIONS TO EXISTING STRUCTURE
 14 FERNWAY SCARSDALE, NEW YORK, 10583

NO.	ISSUE	DATE
1.	ORIGINAL	1/27/20
2.	REVISION	2/2/20
3.	REVISION	3/10/20
4.	REVISION	2/2/21
5.	REVISION	
6.	REVISION	

IN ASSOCIATION WITH:

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SCALE:	DATE:	PROJECT NO.:
AS NOTED	2/2/21	
DRAWN BY: JV	CHECKED BY:	APPROVED BY:

DRAWING TITLE:
GENERAL NOTES

DRAWING NO.:
A.002

