

PROPOSED ALTERATION/ ADDITION

AT: 447 WARBURTON AVE. HASTINGS-ON-HUDSON, NY

GENERAL NOTES

All work shall comply with the strictest requirements of the 2015 IBC and all applicable codes whether specifically stated or not.
All work shall conform with the strictest interpretation of State and Local codes, laws, rules and regulations of all authorities having jurisdiction over the project, whether specifically shown, or not.
Where the contract, construction notes or drawings call for any work of a more stringent nature than that required by code or any other department having jurisdiction over the work, the work of the more stringent nature called for by the contract, construction notes or drawings shall be furnished.

The Contractor shall visit the site prior to submitting a bid. The Contractor will be responsible for the verification of all dimensions and conditions. All discrepancies shall be brought to the attention of the Architect before proceeding.
All drawings and notes are complementary, and what is called for by either shall be binding as if called for by all. Any work shown or referred to on any one set of drawings shall be provided as though shown on all related drawings.

The drawings are not to be scaled at any time. Only written dimensions and notes are to be used. All dimensions are given to finishes. All dimensional discrepancies shall be immediately brought to the attention of the Architect. All dimensions shall be verified before starting work by the respective Contractor, who shall be held responsible for his phase of the work.

All "Plus-Minus" dimensions are provided in situations where existing conditions exist. Such dimensions shall be verified in the field by the Contractor.

All work listed on the construction notes sheets and shown or implied on all drawings shall be supplied and installed by the Contractor, unless otherwise noted.

The Contractor shall notify the Architect in writing immediately if he cannot comply with all notes contained within the Contract Documents.
The Contractor shall notify the Architect in writing immediately of any discrepancies between the drawings, the notes and field conditions before commencing any work to request clarification.

The Contractor shall be responsible for all damage to existing property as a result of his work, his workmanship and subcontractors. The Contractor shall provide adequate protection for his work, and shall be responsible for the same. The Contractor shall restore to original condition and existing element damaged as a result of his work.

Where a product is specified by a particular manufacturer, the Contractor shall furnish and install the product in accordance with the strictest specifications set forth by the manufacturer's best standards.

The General Conditions of the contract for construction of Buildings, the Standard Form of the American Institute of Architects (AIA), latest edition of Form A-201, inclusive as it pertains to this project, are part of these Contract Documents.

Work included in this contract shall be all labor, material and equipment required to complete the proposed construction as shown or implied in the Contract Documents. Work included in this contract shall be according to the true intent of these drawings and shall be first class in all respects.

The Contractor is responsible for dimensions to be confirmed and correlated at the job site and for information that pertains to the fabrication process, and/or to techniques for construction and coordination of the work of all trades.

The Architect shall be the sole Judge as to the adequacy of any work performed. The Architect shall have the right to order the removal of defective work and material, and its replacement without any additional cost to the Owner.

All work to comply with governing State and Local Building Codes.
All plumbing to comply with governing State and Local Plumbing Codes.
All electrical work to comply with governing National and Local Electrical Codes.

The Contractor shall assume full responsibility for the confirmation of actual field dimensions as they pertain to the fabrication and installation of any materials and/or equipment requiring such.

The General Contractor shall exercise strict control over job cleaning to prevent any debris, dirt or paint from leaving the job site and adjacent finished areas.

The Contractor shall properly protect all adjoining property or work or work, and any damage to the same caused by his work or workmen shall be made good without delay, fussing and and replacing or damaged work shall be done by the Contractor who is responsible for the damage.

The Contractor shall provide all necessary protection for his work until it is turned over to the Owner.

The Construction Drawings and/or notes are supplied to illustrate the design and general type of construction desired and are intended to imply the finest quality construction materials and craftsmanship throughout.

The Contractor, upon acceptance of these drawings, assumes full responsibility for the construction, materials and workmanship of the work described in these notes and drawings, and he will be expected to comply with the spirit, as well as with the letter in which these notes are written and drawn.

Controlled tests required by those having jurisdiction over the project shall be executed and paid for by the Contractor.

Demolition.

The general contractor shall furnish all labor and materials as required to complete demolition and removal of all items indicated on the architectural drawings as required to perform all contract work, or as otherwise directed by architect, inc.

The contractor is to occupy himself with actual conditions at locations where alterations occur at the existing building, when walls, partitions, and other work exists, where new work is indicated, all such existing work shall be removed, verify all such conditions at the site.

The contractor shall report to the architect any and all conditions which may interfere with or otherwise affect or prevent the proper execution and completion of the work of this contract.

The general contractor shall execute all work within the regulations of the building for demolition and removal of debris including overtime work required.

The general contractor shall at all times protect the property of the building owner, including but not limited to windows, floor and ceiling tile, public toilets, elevators, doors, bucks, electrical, air-conditioning equipment, peripheral enclosures, etc. (a temporary filter shall be installed on the return air duct above hung ceiling during demolition phase.)

The general contractor shall erect all necessary temporary solid or drop cloth plastic partitions to protect finished areas while demolition and/or construction is in progress, care and attention shall be paid by the general contractor so as to insure that no damage takes place to the surrounding job site installations.

The general contractor shall survey all existing finished surfaces to include corner beads, stops, etc. For chips, cracks, holes, damaged surfaces, marble watercote and plaster ceiling wherever door bucks have been removed, and any other defects causing an appearance different from a new first class finished installation, these defective surfaces shall be repaired or, if beyond repairing, then the general contractor shall remove all existing and install new surfaces to the satisfaction of the tenant and architect.

The general contractor shall inspect all existing surfaces and where, as a result of demolition, finished surfaces do not align, the existing finish shall be chipped away, new corner beads and stops installed and resurfaced smooth, flush, aligned surface.

All damaged existing areas to remain and existing areas affected by demolition or new construction work shown on drawings shall be patched as required to match immediate existing adjacent areas in material, fire rating, finish and color, unless otherwise noted.

All defective plaster and/or finished surfaces on columns and existing walls shall be chipped out and/or patched free of all irregularities and shall match adjacent walls in finish and thickness.

All work, demolished shall be removed from the premises except items to be reused or returned to the client or as otherwise directed.

In all areas where demolition (removal of tile, carpeting, locksets, partitions, etc.) causes an unevenness in slab, the contractor shall patch to level the slab to receive new finished flooring.

All exposed light fixtures, wiring, switches, and metal notching shall be removed and either stored or carted away by the general contractor.

The general contractor shall furnish a system of temporary power and lights throughout the space under construction and demolition as required.

The general contractor shall remove to the source all wall conduits left after wall demolition, including switch boxes, plates, bridges, or any other telephone or electrical wiring or equipment.

The general contractor shall carefully remove existing wall covering as shown on the architectural drawings, finishing schedule and patch wall surface underneath as required to receive paint and/or new wall covering. The architect and tenant shall inspect and approve all patched surfaces prior to application of finish paint and/or new wall covering.

All "existing to remain," existing relocated, or new items installed by the general contractor, in addition to being amply protected throughout the period of construction, be thoroughly cleaned to the satisfaction of the architect prior to being turned over to the tenant.

All defective baseboards shall be removed, provide new to match.
Refer to drawings for removal and/or relocation if required of hvac ducts, sprinkler heads, diffusers, exit lights, etc.

Upon completion of demolition work, the general contractor shall provide that all areas be left broom clean.

A hazardous materials report has been conducted by the owner and any and all asbestos removal procedures shall be adhered to according to all local and state regulations concerning such.

The general contractor shall check and verify all dimensions and conditions at the job site and notify the architect and tenant of any discrepancies between drawings and field conditions before commencing any work in order to clarify these conditions.

Existing items on the job site (ie. light fixtures, furniture, etc.) not being removed shall be turned over to the tenant or as otherwise directed by the architect.

In all areas where demolition causes unevenness or voids in floor, the general contractor shall patch to level floor with existing slab and/or required surface to receive new finished floor.

Finishing and Coating.
The General Contractor shall survey all existing finished surfaces to include corner beads, stops, etc. For chips, cracks, holes, damaged surfaces, marble watercote and plaster ceiling wherever door bucks have been removed, and any other defects causing an appearance different from a new finished first-class installation. These defective surfaces shall be repaired, or if beyond repairing, then the General Contractor shall remove existing and install new surfaces to the satisfaction of the Architect.

Construction:
Unless otherwise specified in these documents, all openings in wall shall receive 2(2x12) wood headers. This includes, but is not limited to, all doors and windows.

Unless otherwise specified in these documents, any beams built up 3" or more shall be bolted or epoxied.

Unless otherwise specified in these documents, any studs built up 3" or more must be mechanically fastened together.

All footings shall be placed on undisturbed soil, or controlled fill with a minimum bearing capacity of two (2) tons per square foot. The bottom of footings shall be a minimum of 3'-6" below finished grade. All footings shall be sized as indicated in the documents.

Prior to backfilling, the Contractor shall waterproof all foundation walls below grade. Backfill only after framing is in place.

All concrete slabs shall be placed over a 6 mil. vapor barrier and 4" compacted gravel. Reinforce all concrete slabs with 6x6-10/10 WWP.

All concrete shall be air-entrained and have a minimum strength of 3000 p.s.i. after 21 days.

All flashing shall be aluminum or copper, unless specified otherwise.

Unless otherwise specified in these documents, all openings in wall shall receive 2(2x12) wood headers. This includes, but is not limited to, all doors and windows.

All walls and ceilings shall receive 1/2" thick, tapered edge gypsum wall board, except Bathrooms, which shall receive 1/2" thick moisture resistant wall board and/or 1/2" thick "Wandertboard", in accordance with finishes selected by the Owner. Such variations shall be coordinated by the Contractor with the Owner.

All interior surfaces shall be taped three (3) times and sanded smooth for paint.

All windows, doors and transition spaces (ie. openings without doors) shall receive a paint grade colonial wood trim as selected by the Owner, and approved by the Architect.

All interior walls and ceilings shall receive 1 coat of latex primer and two coats of latex flat finish house paint. Colors as selected by the Owner. Paint as manufactured by "Benjamin Moore", or approved equal.

All interior wood trim shall receive 1 coat of latex primer and 2 coats of latex semi-gloss flat finish trim paint. Colors as selected by the Owner. Paint as manufactured by "Benjamin Moore", or approved equal.

All exterior wood shall be painted. All surfaces shall receive 1 coat of exterior oil primer, and 2 coats of exterior oil base or trim paint. All surfaces shall receive a "White" finish. Paint as manufactured by "Benjamin Moore", or approved equal.

All existing exterior wood trim shall be painted. All surfaces shall receive 1 coat of exterior oil primer, and 2 coats of exterior oil base or trim paint. All surfaces shall receive a "White" finish. Paint as manufactured by "Benjamin Moore", or approved equal.

Windows shall be as manufactured by "Anderson Windows". Units as specified in the drawings. All new units shall be ordered with the appropriate grilles (as demonstrated in the drawings), insect screens, extension jambs and standard hardware.

In accordance with the International Energy Code, all habitable spaces shall have a secondary opening for emergency egress use. The opening shall have a minimum clear opening area of no less than four (4) square feet, with no less than an eighteen (18) inch width clear opening. The bottom of the required openings shall be no higher than 3'-6" above the finished floor in all above grade stories, and no higher than 4'-6" above the finished floor, where required, in basement or cellar spaces.

All glazing on doors, fixed side panels adjoining doors, interior partitions, and where glazing extends to 18" or less of a floor level shall be tempered safety glass, and shall have window guards, if the unit is operable.

New asphalt roofing to shall match the existing in color in size. Contractor to submit sample to the Owner for their approval.

Insulation as manufactured by Owens Corning. Thickness as specified in drawings.

Unless otherwise noted, all dimensions for partitions are from finish material-to-finish material.

All flashing shall be aluminum or copper, unless specified otherwise.

All safety glass to be laser or acid etched.

"EXIT" signs shall be placed at the latch side of every apartment door entrance at a min. of 42" and shall not exceed 60"

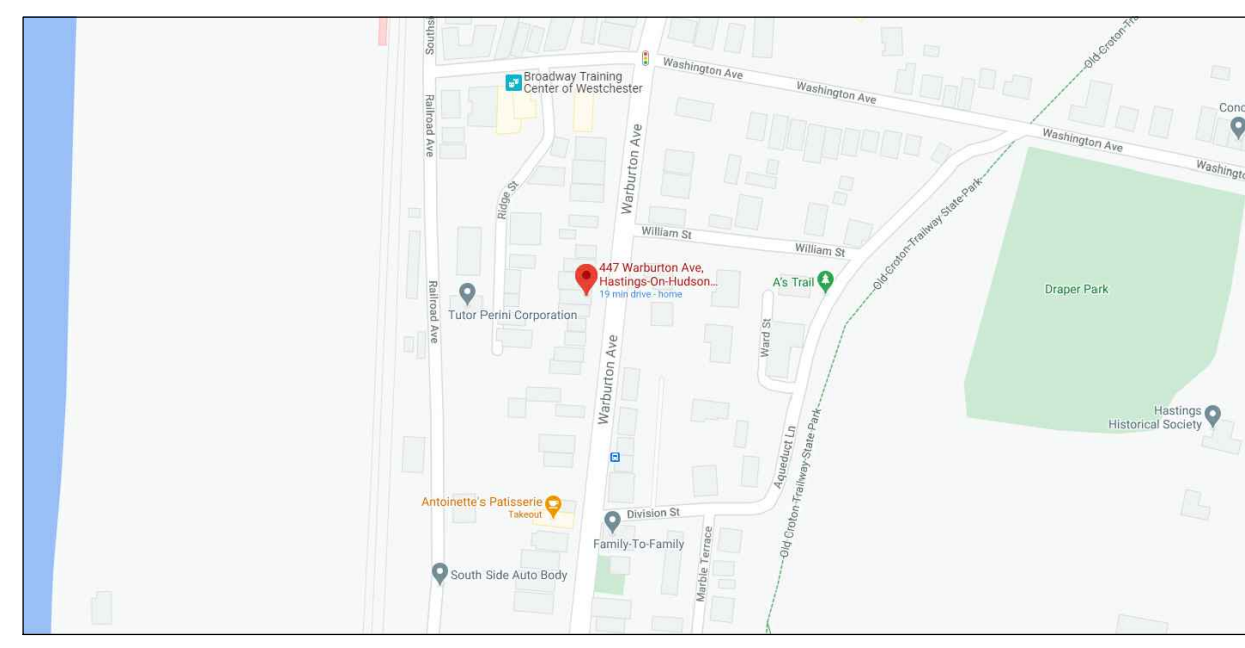
The new Construction depicted in these plans and specifications comply with the minimum standards of the New York State Energy Conservation Code.

JOSEPH R. CROCCO - ARCHITECT

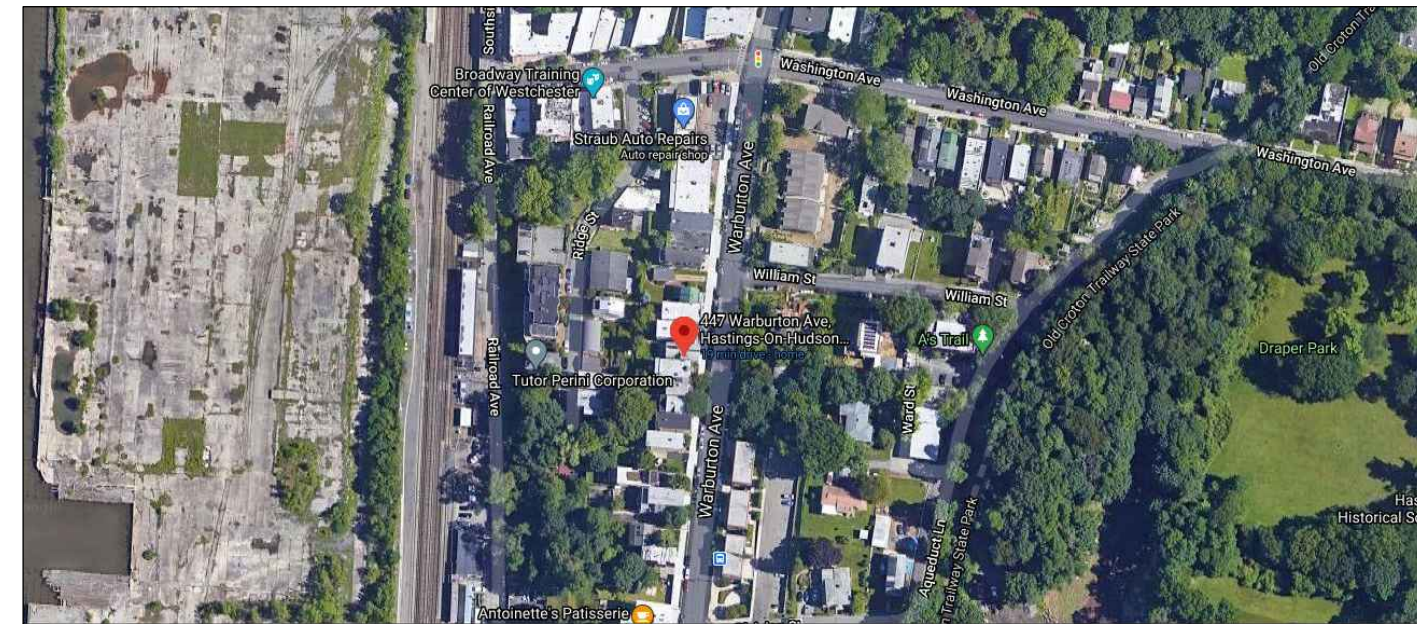
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA												
GROUND SNOW LOAD	WIND DESIGN			SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			CLIMATE ZONE	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	WIND SPEED EFFECT	TOPO	WIND REGION		WEATHERING	FROST LINE DEPTH	TERMITE					
30 PSF	NO	NO	NO	C	SEVERE	3'-6"	MODERATE TO HEAVY	4A	YES	NO	2000	51.6

* 115 MPH to 120MPH, THE SPECIAL WIND REGION SHOULD SERVE AS A WARNING TO DESIGN PROFESSIONALS IN EVALUATING WIND LOADING CONDITIONS. WIND SPEEDS HIGHER THAN THE DERIVED VALUES TAKEN FROM SECTION 1609 OF THE IBC AND FIGURE R301.1(4)A OF THE IRC ARE LIKELY TO OCCUR AND SHOULD BE CONSIDERED IN DESIGN.

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT										
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT										
4A	0.35	0.55	0.4	49	20 OR 13+5	8/13	19	10/13	10, 2FT	10/13
TABLE R402.1.4 EQUIVALENT U-FACTORS										
4A	0.35	0.55		0.026	0.06	0.098	0.047	0.047	0.059	0.065



1 AREA MAP
SCALE: N.T.S.



2 SITE MAP
SCALE: N.T.S.

Asbestos Removal:

The Architect shall not be responsible for the uncovering of, or identification thereof, any asbestos, asbestos-related materials, lead lead-paints or any other pollutants of any kind. The Architect is not responsible for the performance of any services in connection with or related to such materials, and the Contractor shall retain an expert(s) to arrange for the prompt identification of, and the removal or treatment of such potentially harmful materials, and indemnify and hold the Architect and its consultants harmless from any claims, injuries or expenses incurred by Architect in any manner related to the existence of such materials on the project.

Ceiling/Floor Draftstopping

Dropped ceilings below wood joists or attached directly to wood floor framing shall be draftstopping with 1/2" drywall or 3/8" plywood at 1000 sq.ft. intervals and parallel to framing members.

Finestopping

Finestopping consisting of 2" lumber, 23/32" structural panel or approved non-combustible materials shall be provided at the ceiling in the recessed spaces of stud walls/partitions including furred or sludded-off spaces of concrete foundation walls and at soffits, dropped ceilings and similar spaces.

Smoke Detectors

AC powered, UL listed smoke detectors with battery backup shall be placed throughout the dwelling unit. All detectors within the dwelling shall be interconnected and hard wired so that the activation of any alarm will sound all alarms throughout the house.

Exception: Detector locations in existing areas shall not be required to be interconnected and hard wired where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.

Smoke detectors shall be placed in the following locations:

Floor levels with bedrooms: A smoke detector is required in each bedroom and one centrally located detector is required outside of a group of bedrooms in the hall way.

Floor level without bedrooms: A smoke detector is required adjacent to the stair.

Carbon Monoxide Detectors

A carbon monoxide alarm shall be installed in each of the following locations:

Within 10 ft. of any bedroom and shall have a digital readout.

More than one carbon monoxide alarm is required to be installed within an individual dwelling unit, the alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all sleeping areas over background noise levels with all intervening doors closed. (Exception: interconnection is not required where carbon monoxide alarms are permitted to be battery operated in accordance with section R9313.4.2.)

All carbon monoxide alarms shall be listed and labeled as complying with UL 2034 or CAN/CSA 6.19, and shall be installed in accordance with the manufacturer's installation instructions and New York State Code.

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FOR MUNICIPAL BD. REVIEW 11.18.20
REVISION DATE



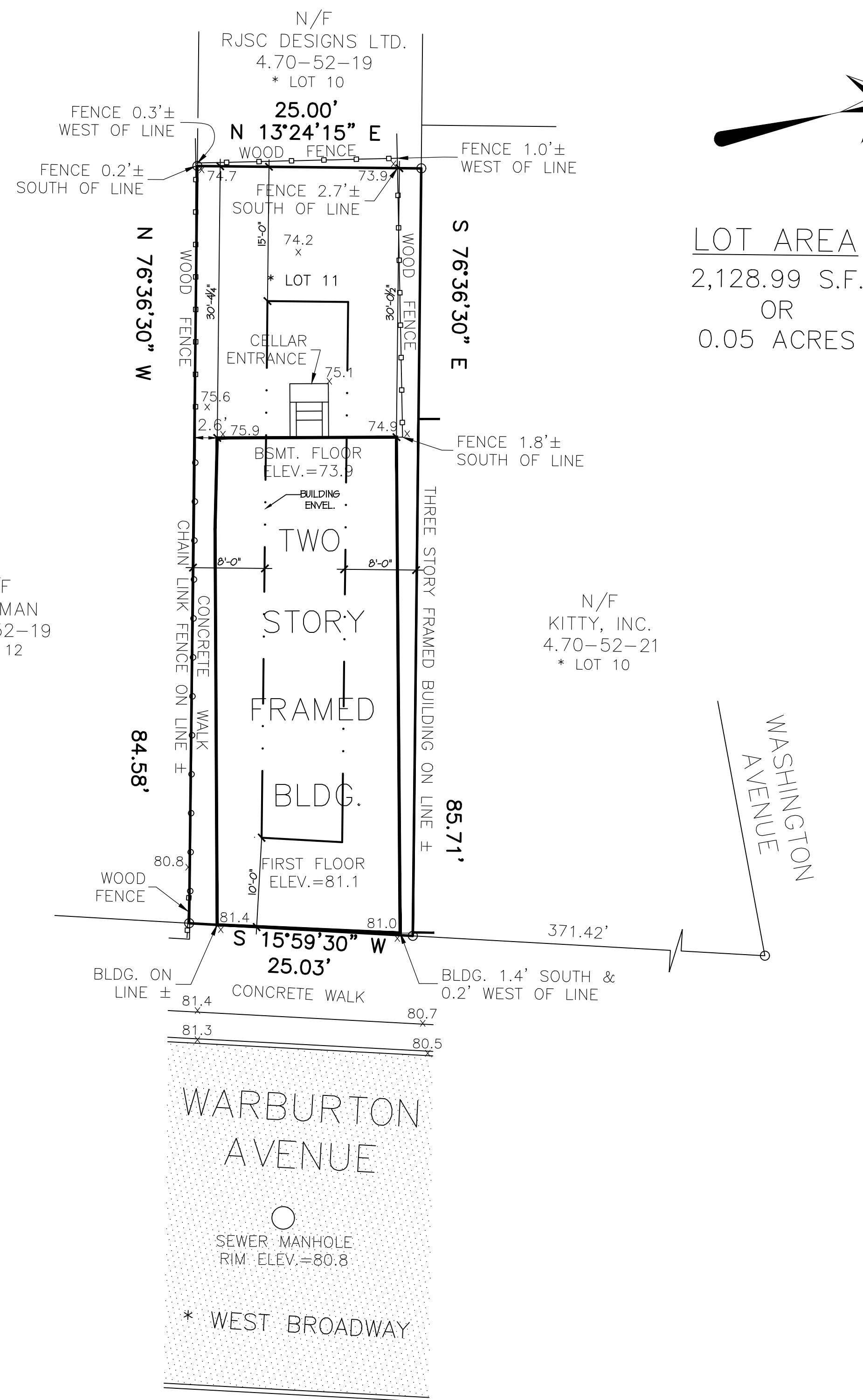
Joseph R. Crocco architects
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4 macedonald avenue, suite 5
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(914) 273-2774 fax (914) 273-2776

PROPOSED ALTERATION FOR:
447 WARBURTON AVE
HASTINGS-ON-HUDSON, NY

Dwg. Name: **TITLE SHEET**

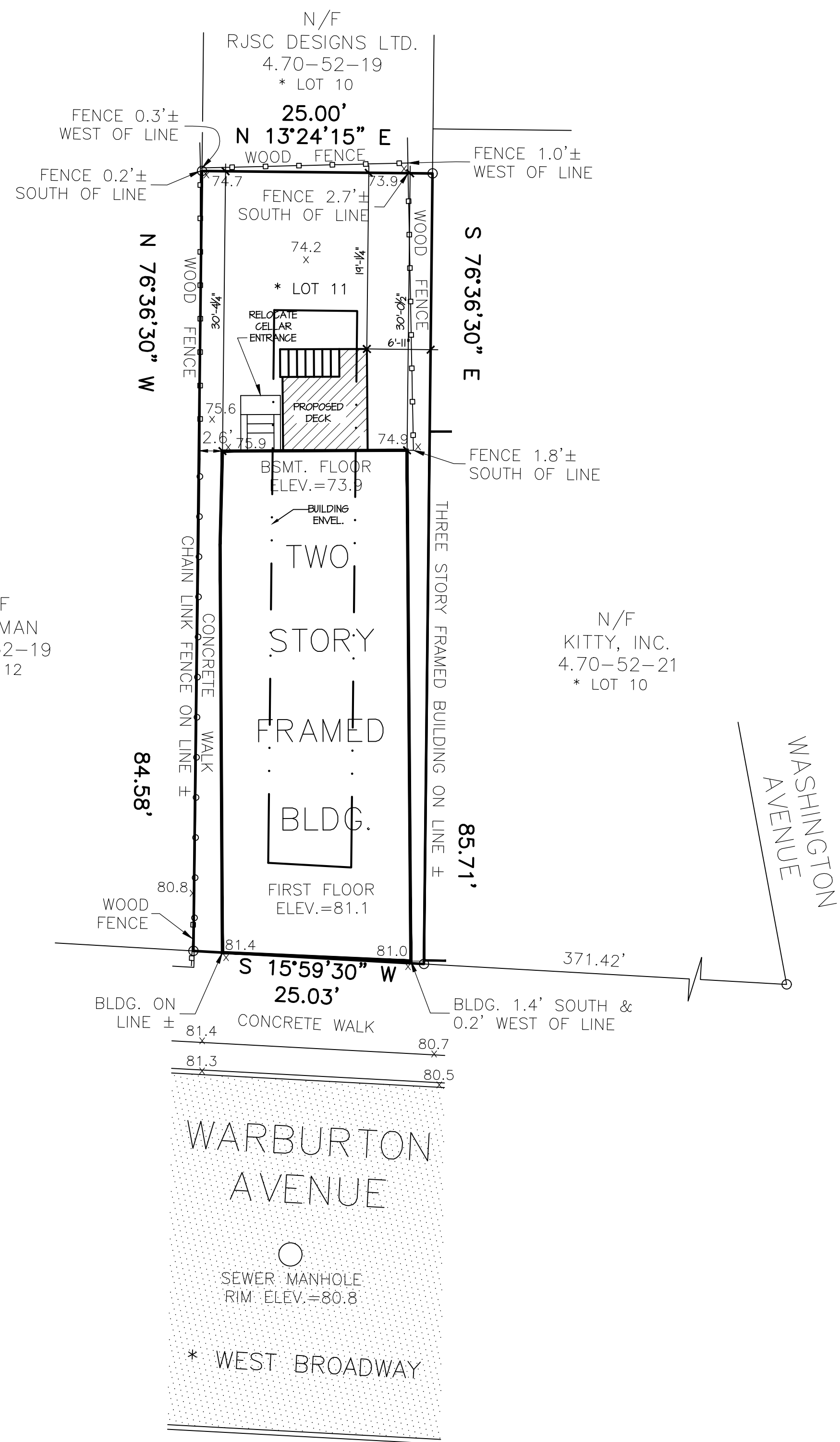
Project No: 20022
Date: JULY 29, 2020
Sheet Number: **T-1**

ZONING CHART			
ZONE: MR-O	REQUIRED:	EXISTING:	PROPOSED:
LOT SQ. FT.:	5,000 SF.	2,124 SF.	NO CHANGE
WIDTH:	50 FT	25 FT	NO CHANGE
SETBACKS:			
FRONT YARD:	10 FT	0 FT	NO CHANGE
ONE SIDE YARD:	8 FT	1.4 FT	NO CHANGE
TWO SIDE YARD:	8 FT	2.6 FT	NO CHANGE
REAR YARD:	15 FT	30.04 FT	14.08 FT
DECK:	6 FT	---	6.42 FT
COVERAGE:			
	50%	52%	57%
BUILDING HEIGHT:			
STORIES:	25	2	25
FEET:	36	28'-0"	31'-10"
PARKING:			
EXISTING:	RETAIL= 1 PER 200 (142 SF. = 6 SPACES)		
	1 APARTMENT= 2 PER DWELLING UNIT= 2 SPACES		
	TOTAL= 8 SPACES REQUIRED		
PROPOSED (RETAIL REMOVED):	2 APARTMENTS= 2 PER DWELLING UNIT= 4 SPACES TOTAL		



1 EXISTING SITE PLAN
SCALE: 1/4" = 1'-0"

LOT AREA
2,128.99 S.F.
OR
0.05 ACRES



2 PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"

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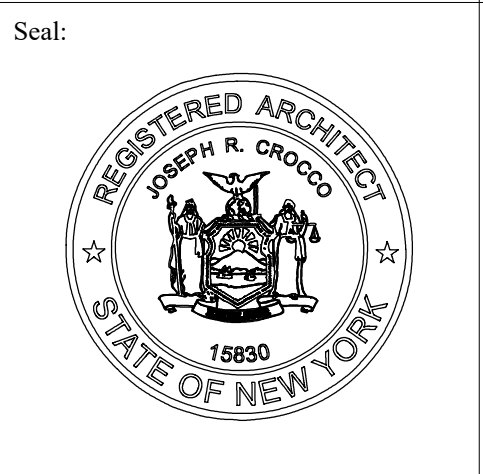
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REV. DUE TO MUNI. BD. 03.07.21
FOR MUNICIPAL BD. SUBMISSION 01.15.21
FOR MUNICIPAL BD. SUBMISSION 11.18.20

REVISION DATE



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PROPOSED ALTERATION FOR:

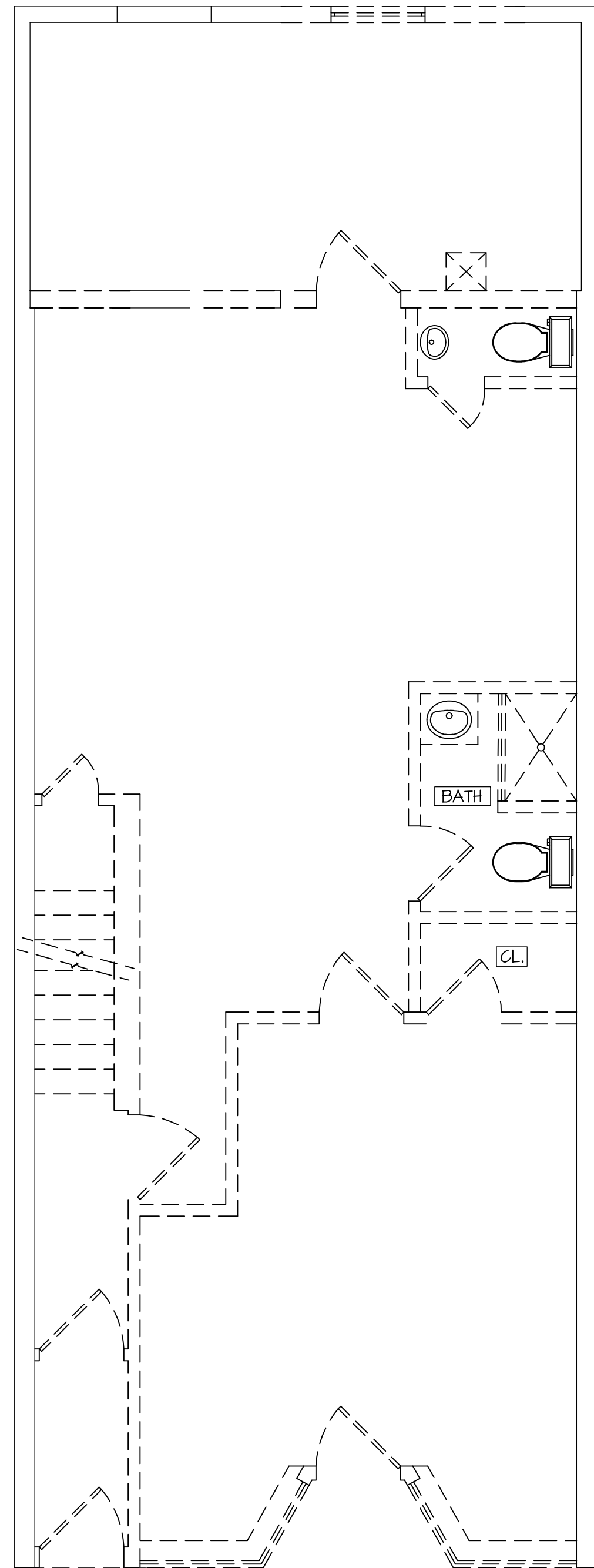
21 RIDGE STREET
HASTINGS-ON-HUDSON, NY

Dwg. Name: **SITE PLAN**

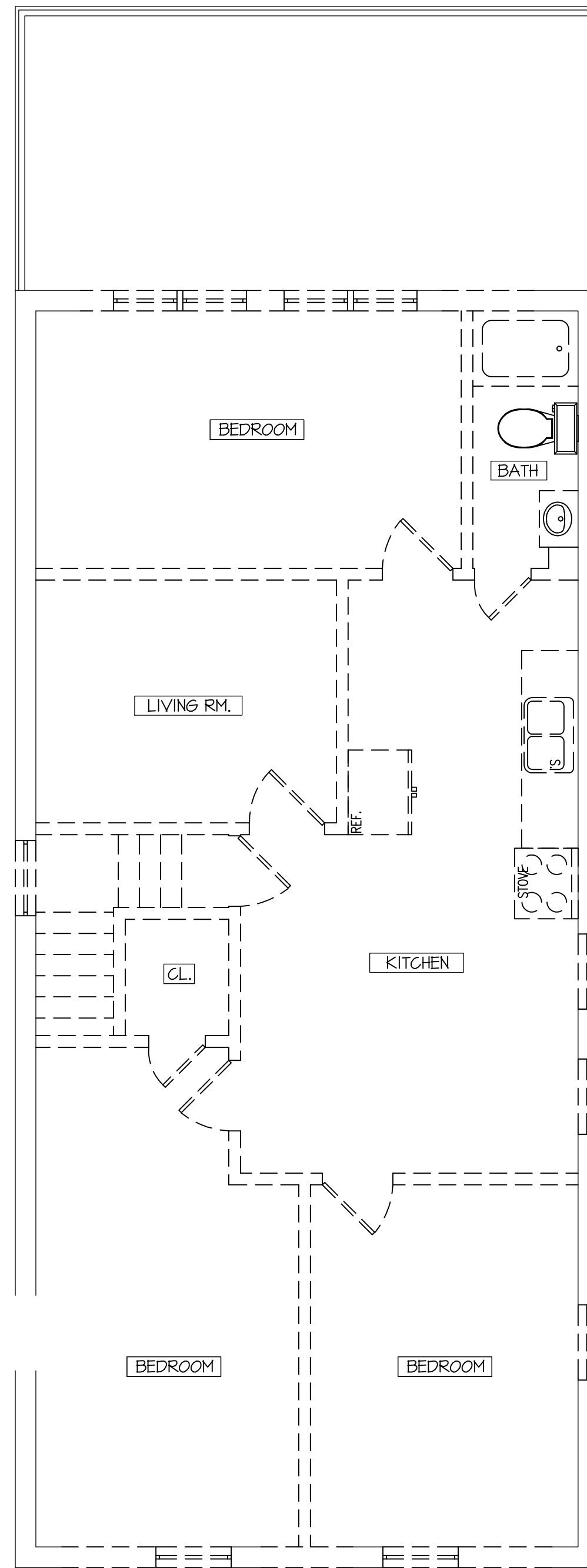
Project No: 19007
Sheet Number:

Date: APRIL 3, 2019

S-1



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



2 SECOND FLOOR PLAN
A-1 SCALE: 1/4"=1'-0"

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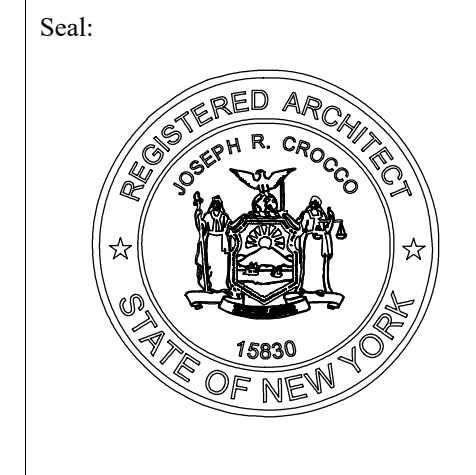
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FOR MUNICIPAL BD. SUBMISSION 11.18.20
FOR CLIENT REVIEW 08.04.20

REVISION	DATE



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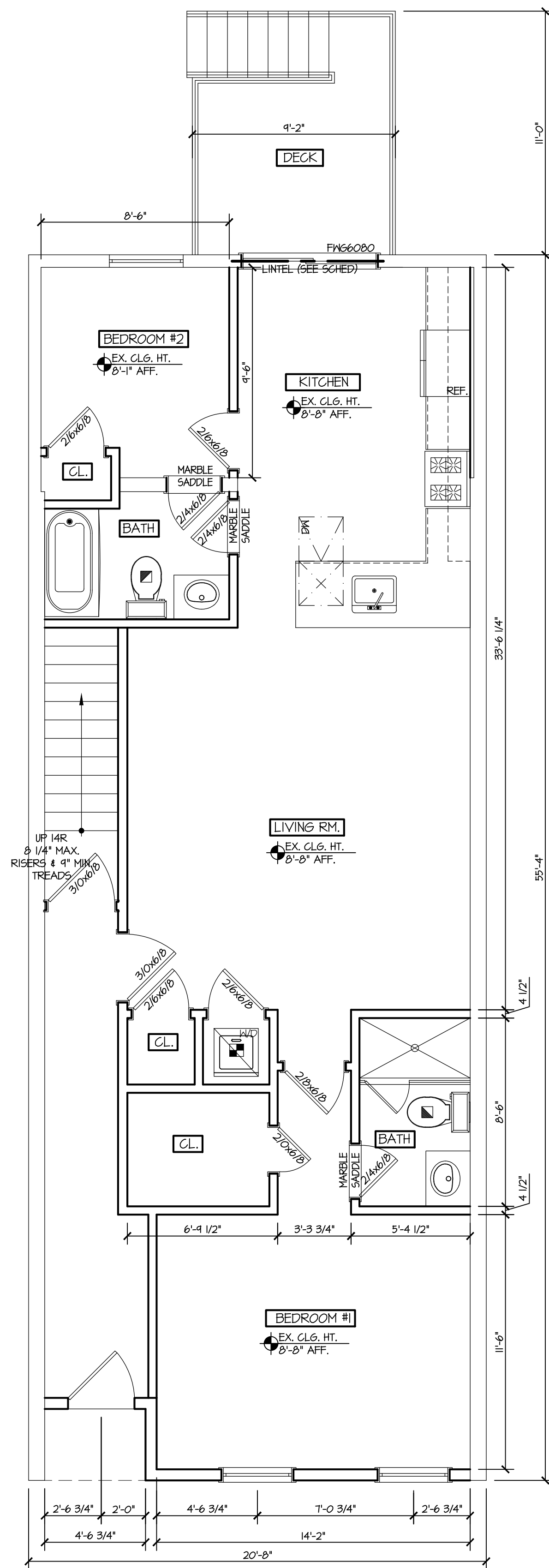
Dwg. Name:
DEMOLITION FLOOR PLANS

Project No:
20022

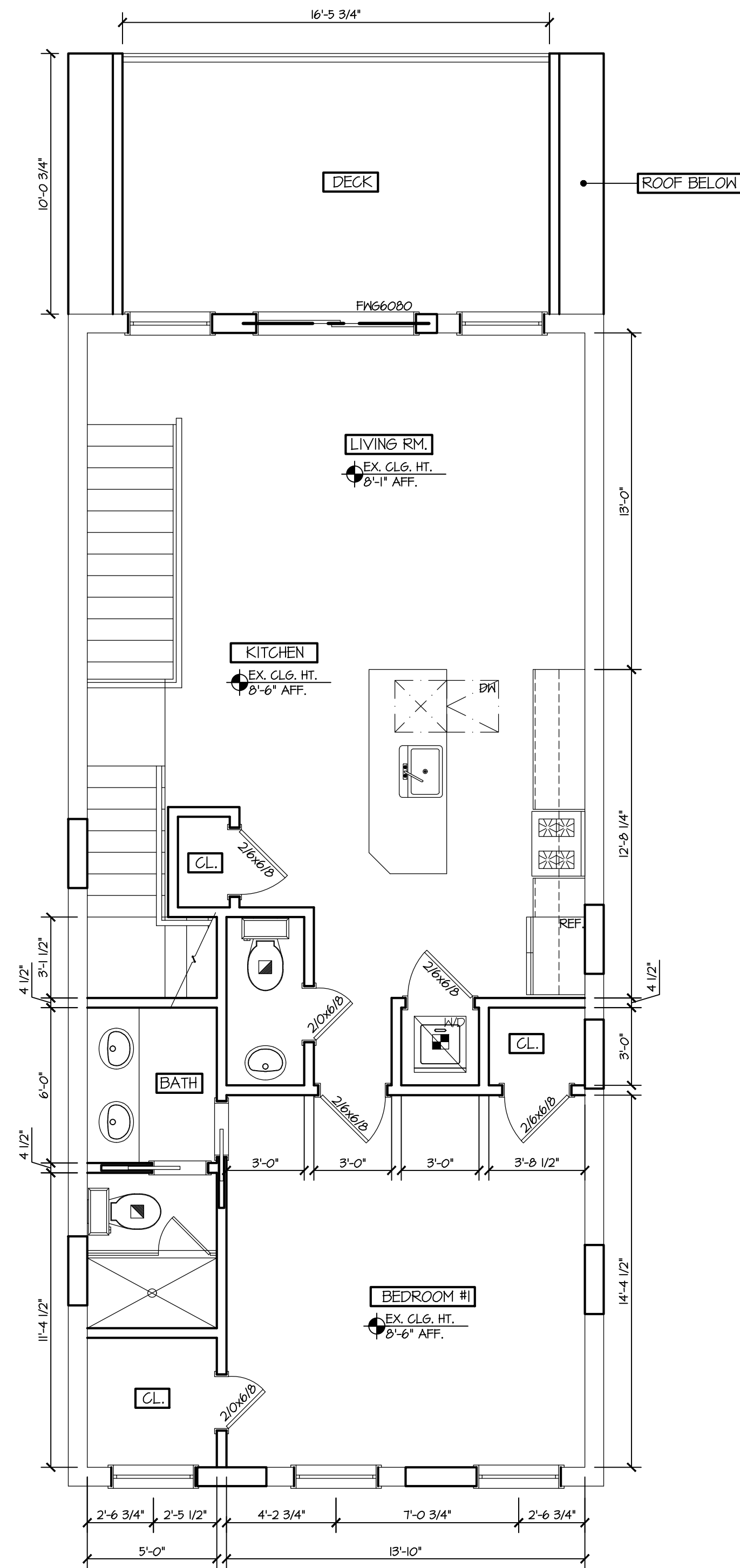
Date:
JULY 29, 2020

Sheet Number:

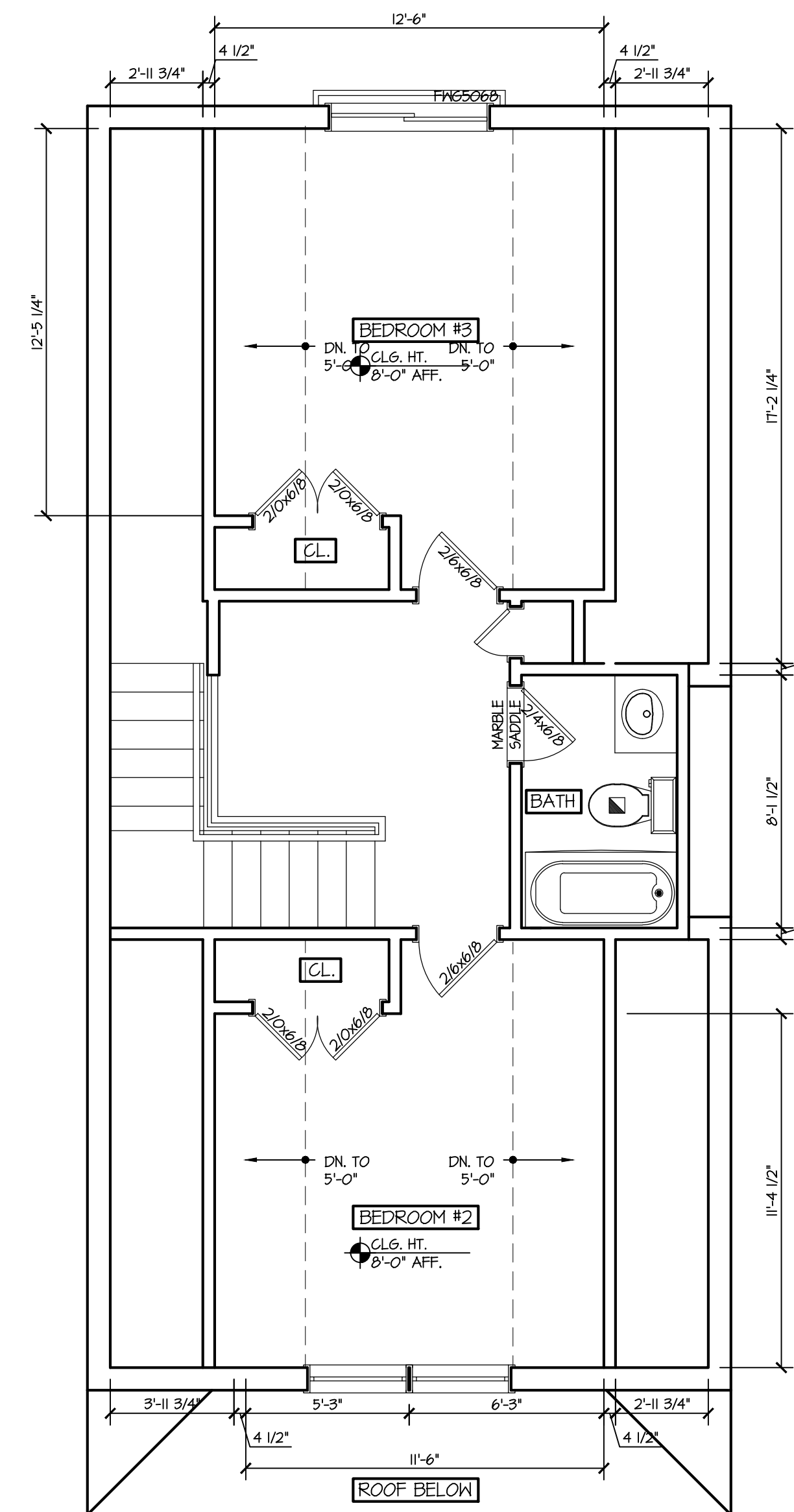
A-1



1 FIRST FLOOR PLAN
A-2 SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN
A-2 SCALE: 1/4"=1'-0"



3 THIRD FLOOR PLAN
A-2 SCALE: 1/4"=1'-0"

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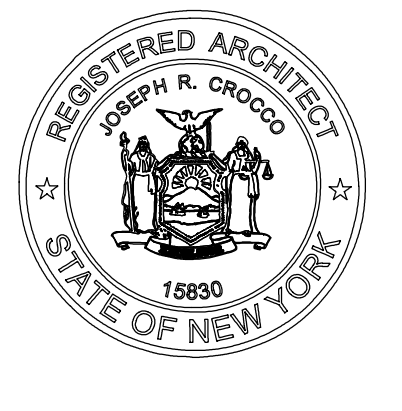
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REV. DUE TO MUNI. BD	03.07.21
FOR MUNICIPAL BD. SUBMISSION	11.18.20
FOR CLIENT REVIEW	10.28.20
FOR CLIENT REVIEW	10.07.20
FOR CLIENT REVIEW	08.04.20

REVISION	DATE
----------	------

Seal:



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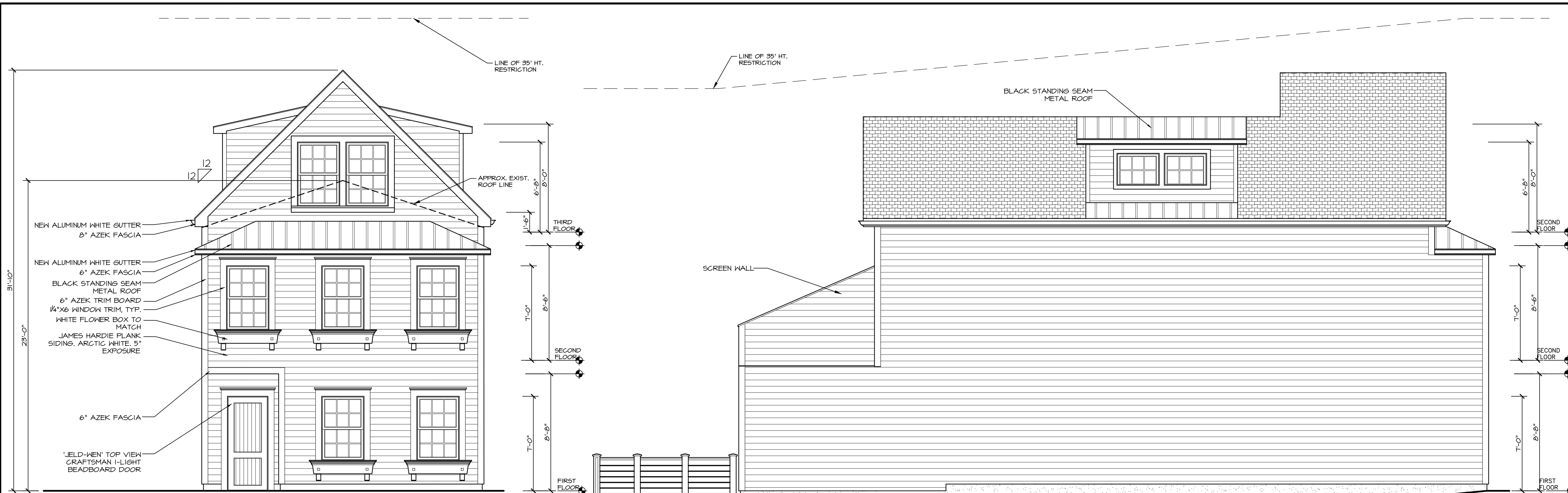
Dwg. Name:
CONSTRUCTION FLOOR PLANS

Project No:
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Date:
JULY 29, 2020

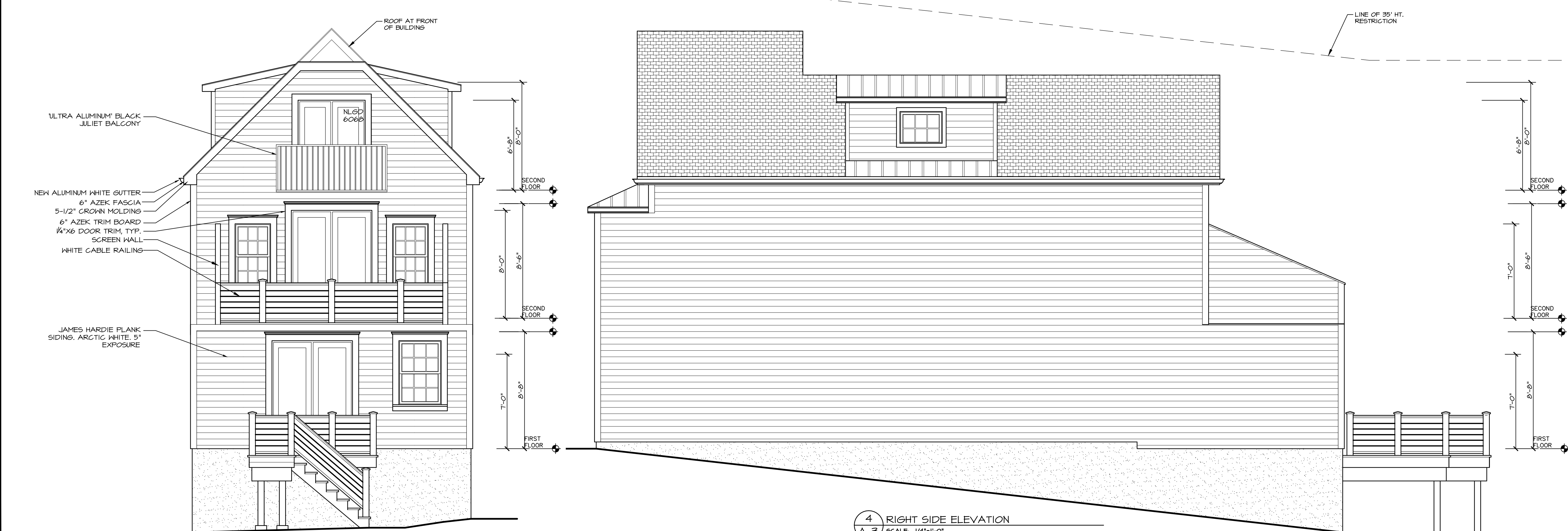
Sheet Number:

A-2



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

3 LEFT SIDE ELEVATION
A-3 SCALE: 1/4"=1'-0"



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

4 RIGHT SIDE ELEVATION
A-3 SCALE: 1/4"=1'-0"

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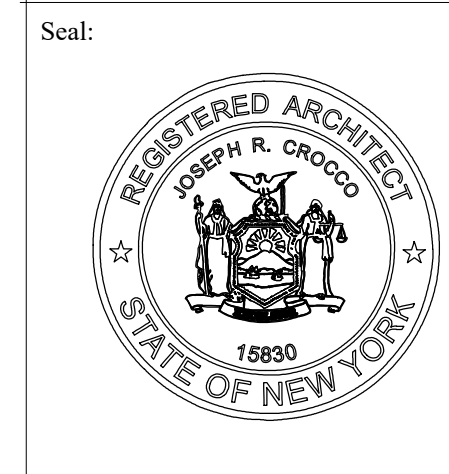
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REV. DUE TO ARB COMMENTS 05.07.21
REV. DUE TO MUNI. BD. 03.07.21
FOR MUNICIPAL BD. SUBMISSION 11.18.20
FOR CLIENT REVIEW 11.16.20

REVISION DATE



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(914) 273-2774 fax (914) 273-2776

PROPOSED ALTERATION FOR:

447 WARBURTON AVE
HASTINGS-ON-HUDSON, NY

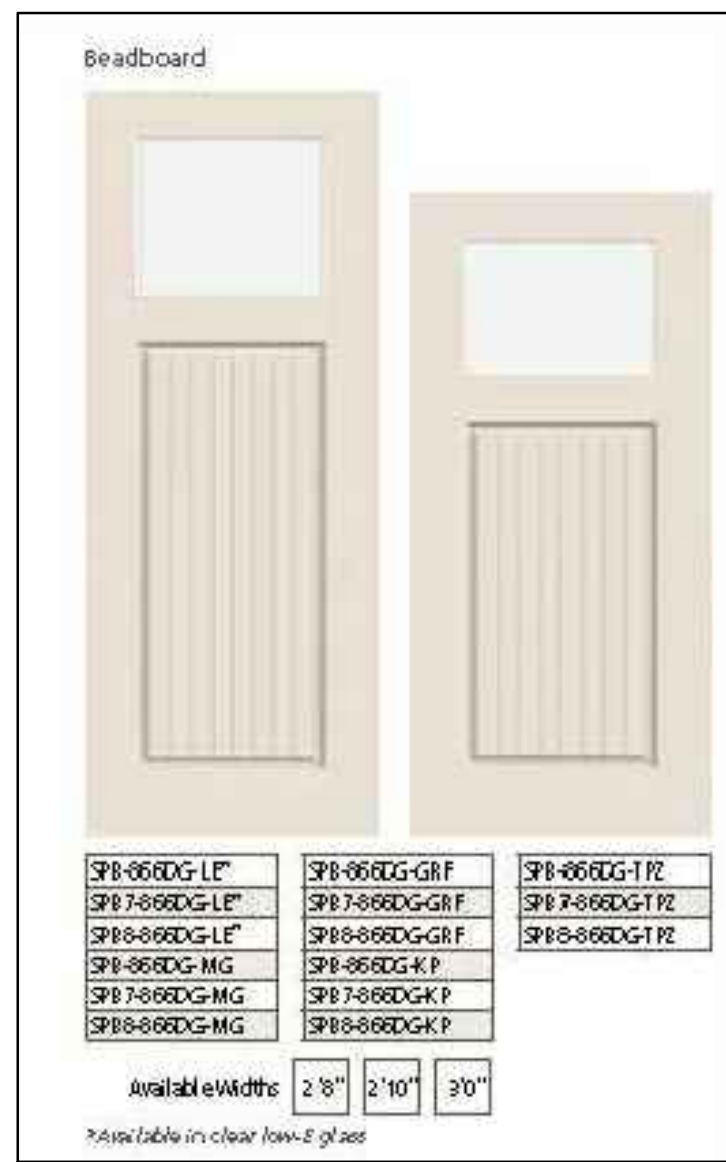
Dwg. Name: ELEVATIONS

Project No: 20022

Sheet Number:

Date: JULY 29, 2020

A-3



2 JELD-WEN TOPVIEW CRAFTSMAN
A4.1 SCALE: N.T.S



3 SATIN BLACK PAINT
A4.1 SCALE: N.T.S



1 REALISTIC RENDERING
A4.1 SCALE: N.T.S



6 CERTAINEED LANDMARK CHARCOAL
A4.1 SCALE: N.T.S



4 BLACK STANDING SEAM METAL
A4.1 SCALE: N.T.S



5 JAMES HARDIE ARCTIC WHITE 5"
A4.1 SCALE: N.T.S



6 WHITE 'MAYNE' FLOWER BOXES
A4.1 SCALE: N.T.S

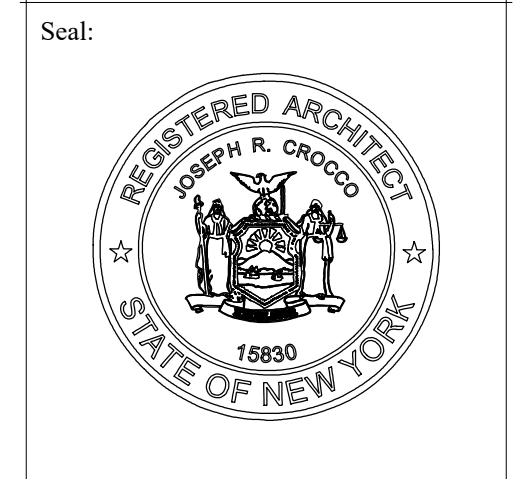
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FOR ARB REV.	05.10.21
FOR ARB	04.15.21
REVISION	DATE



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PROPOSED ALTERATION FOR:

447 WARBURTON AVE
HASTINGS-ON-HUDSON, NY

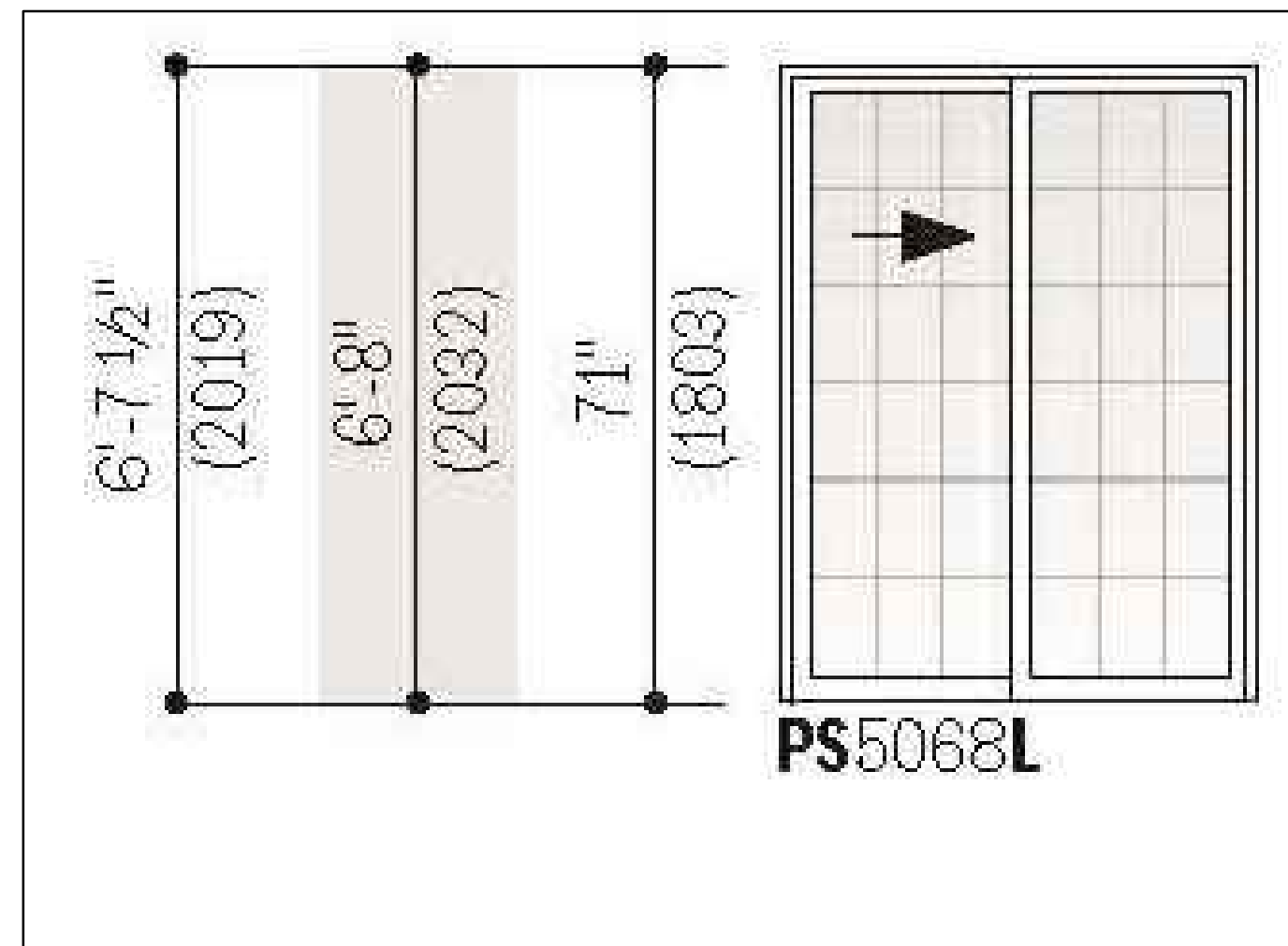
Dwg. Name:
FRONT SAMPLE

Project No:
20022

Date:
JULY 29, 2020

Sheet Number:

A4.1



2 SLIDING DOOR
A4.2 SCALE: N.T.S.

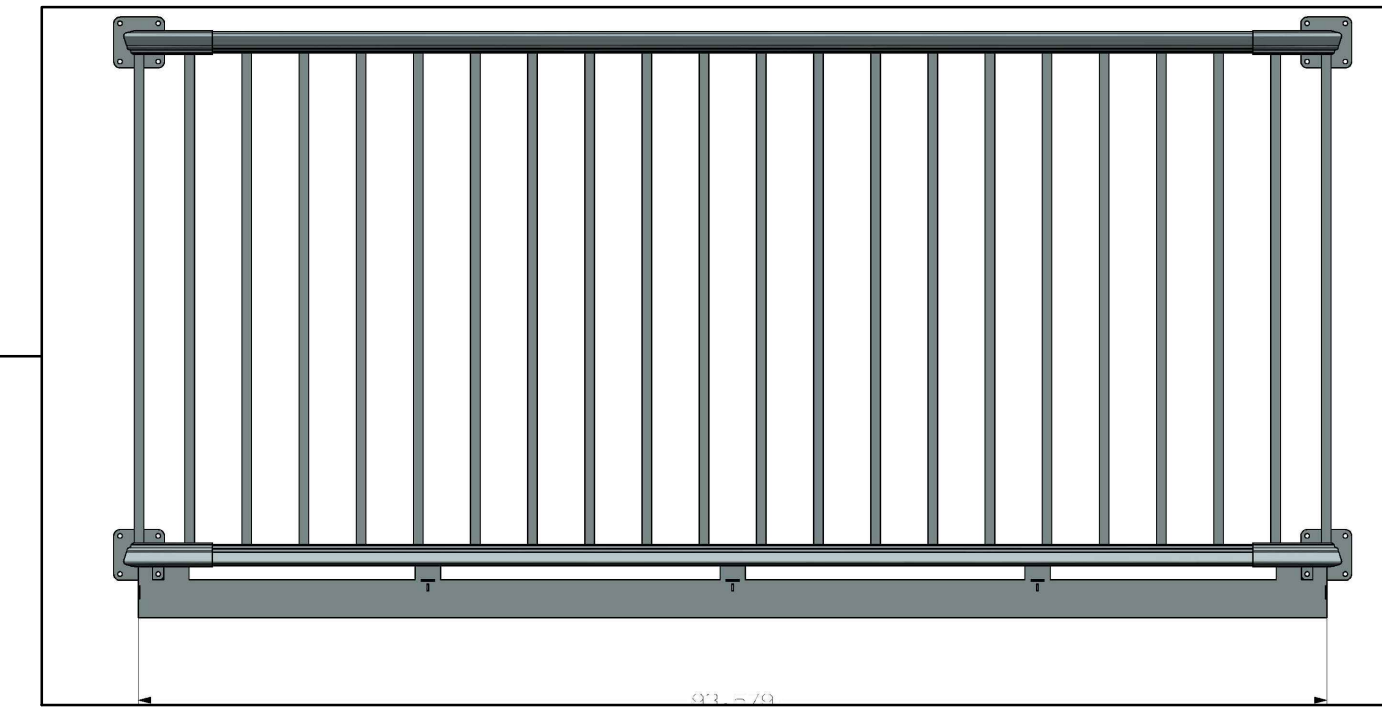
Door Dimension	3'-2 3/8" (975)	6'-0" (1829)
Minimum Rough Opening	3'-3 1/8" (994)	6'-0 3/4" (1848)
Unobstructed Glass (single panel only)	31 1/8" (791)	31 1/8" (791)

6'-10 3/8" (2092)	6'-10 7/8" (2105)	73 7/8" (1876)	PS33611S	PS61611L
7'-11 1/2" (2426)	8'-0" (2438)	87" (2210)	PS3380S	PS6180L

3 SLIDING DOOR
A4.2 SCALE: N.T.S.



1 REAR RENDERING
A4.2 SCALE: N.T.S.



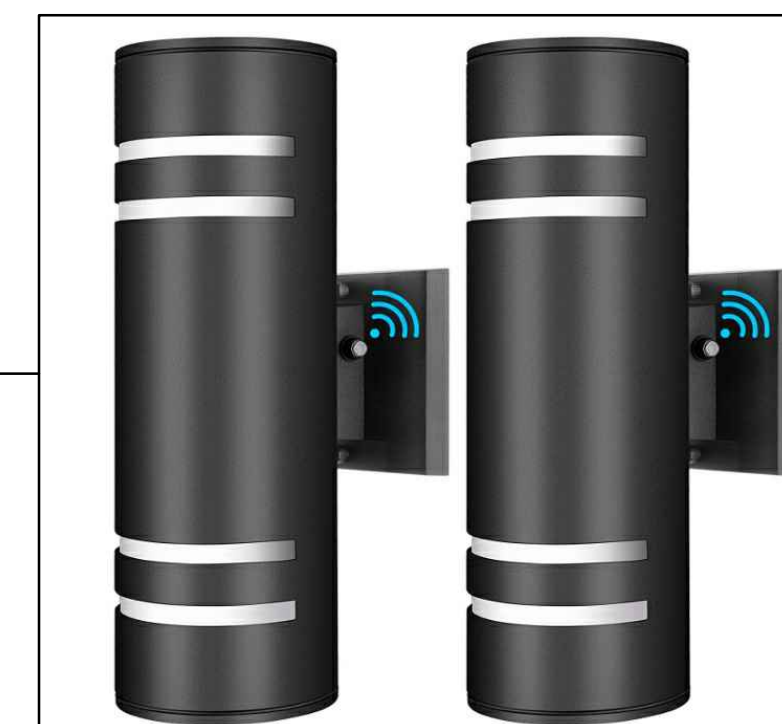
6 JULIET BALCONY
A4.2 SCALE: N.T.S.



4 DECK RAILING
A4.2 SCALE: N.T.S.



5 TIMBERTECH DECKING COLOR: COASTLINE
A4.2 SCALE: N.T.S.



6 EXTERIOR WALL SCONCE
A4.2 SCALE: N.T.S.

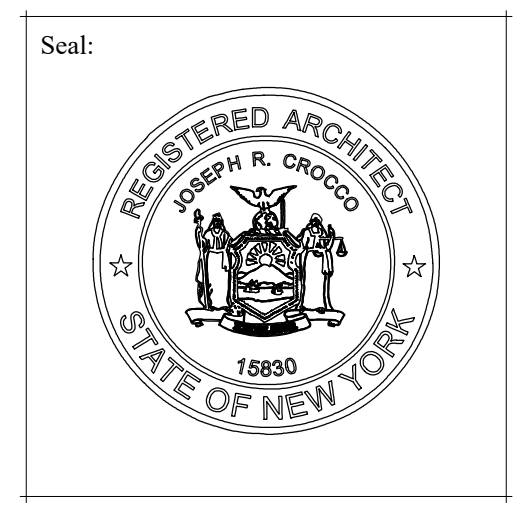
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PROPOSED ALTERATION FOR:
 447 WARBURTON AVE
 HASTINGS-ON-HUDSON, NY

Dwg. Name:
REAR SAMPLES

Project No:
 20022

Date:
 JULY 29, 2020

Sheet Number:
A4.2