

SITE WORK:

The Contractor, if directed by the municipality having jurisdiction, shall provide hay bales and silt fencing and any other erosion control necessary.

Do not backfill against foundation walls until mortar and/or concrete have attained maximum strength, and framing or slabs which brace the wall are in place.

At no time shall bulldozers, tractors or other heavy equipment be permitted to approach foundation walls closer than 8 feet.

GYPSTUM WALLBOARD:

Complete all gypsum wallboard work including walls, soffits, ceilings, taping and finishing.

Drywall materials shall satisfy the requirements of the American National Standards Institutes Specifications for the application and finishing of wallboard ANSI A971. The Contractor shall be responsible for using compatible products for complete construction assembly.

Materials shall be by United States Gypsum or approved equal. Provide Durock Cement Board by United States Gypsum, or approved equal at shower walls and ceiling.

All drywall partitioning shall be plumb, level, true and straight, properly braced and rigid. Surface shall be smooth and free from flaws and defects in a ready to paint condition. All taping and spackling shall be sanded and prepared so that location of joints and blemishes cannot be detected after wall has been painted.

Unless noted otherwise use 1/2" thick boards (walls and ceilings). Use water resistant wallboard in Baths

Fasteners: Drywall screws, type "S", length as required for wallboard application.

Corner beads: "Dur-A-Beam" corner reinforcement.

Control Joints: No. 093, 1/4" opening, 7/16" deep.

USG Joint Compound: Topping.

USG Joint Compound: Taping.

Accessories shall include all bolts, inserts, clips, attachments, brackets, fasteners, hangers and all other material (other than structural members), necessary for complete installations of proper sizes, number with which they are used.

MISCELLANEOUS CARPENTRY:

Complete all rough carpentry and related items of work indicated on the drawings and generally described herein.

Materials for rough carpentry throughout shall be sound, flat, straight, well seasoned, air dried to a moisture content not exceeding 10%. The grades of materials shall be as defined by the rules of the recognized associations of lumber manufacturers producing the materials herein specified. Kiln dried lumber meeting the moisture content of air dried lumber may be used in lieu of air dried. Wood supporting or contacting all finish carpentry shall be of the type and dryness that will not affect the finish.

Rough hardware: commercial quality including bolts, nails, spikes, screws, anchor bolts, expansion shields and other items which are required to assemble or secure the work shown or specified herein.

Complete all items of finish carpentry work including all metal finish hardware, identifying devices and all other items furnished by others and indicated on the drawings and generally described herein.

Ridge Vent to be full flow shingle over ridge vent. Full flow model - SORVEL as manufactured by Hedrick Building Products, Inc., 5775 Bethelview Rd., Cumming, GA., 30004. Tel. no. 678-513-7242. Or approved equal.

ALL RAILING SPINDLES SHALL BE SPACED SO A 4" DIA SPHERE WILL NOT FIT THRU

IF CONVENTIONAL ROOF FRAMING IS USED, PROVIDE 2X4 COLLAR TIES @ 4'-0" O.C.

ROOF TRUSSES, IF USED MUST BE DESIGNED FOR THE MINIMUM LOADS AS SHOWN IN THESE NOTES AND BEAR THE SEAL OF AN ARCHITECT OR ENGINEER REGISTERED IN THE STATE OF NEW YORK.

ALL HEADER SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

- OPENINGS UP TO 4'-0" (2) 2"x10"s
- OPENINGS UP TO 6'-0" (2) 2"x12"s
- OPENINGS UP TO 8'-0" (2) 2"x12" W/ 1/2" FLITCH PLATE

All rafters to be attached to plates, walls or floors with Simpson HI hurricane ties or equivalent

THERMAL and MOISTURE PROTECTION:

Foundation to be waterproofed with an approved type, viscous asphalt base coating, and applied in accordance with manufacturers recommendation.

All windows, doors are to be weather stripped and caulked.

All sealants are to be silicone, colored to match surrounding material.

All flashing shall be non-ferrous metal unless otherwise noted. Fabric flashing may only be used with the written approval of the Architect.

All roof and roof-to-wall joints shall be continuously flashed.

Ice and snow shield to extend 3' past inside wall line

WINDOWS and DOORS:

All glazing in doors, fixed side lights, shower enclosures and interior partitions where such glazing extends to within 18" of floor level shall be shatterproof type glass, tempered or laminated as per code requirements.

New exterior doors to be insulated, and as selected by owner.

See drawings for exterior door and window information.

FINISH HARDWARE:

The scope of work includes the furnishing of all labor, materials, templates, equipment, and services required or necessary for, or incidental to the delivery of all "finishing hardware" for items shown on the drawings and by actual conditions on the site.

Finishing hardware shall include butts, locksets/atchsets, door stops, thresholds, weatherstripping and all other items necessary to make a complete job in every respect. Finish shall be as selected by Owner. All lock hardware to be heavy duty, manufacturer as selected by owner. Cylinders to be Sargents maximum security system or equal. Threshold shall be as manufactured by Zero or approved equal. The Contractor shall provide catalog cuts for all items prior to ordering hardware.

FOUNDATIONS:

All footings shall bear on undisturbed soil or rock, having a minimum safe bearing capacity of 1.5 tons per square foot.

All footings shall be formed to meet sizes indicated on drawings and details.

Elevations of footing bottoms shown on drawings are at the highest permissible elevations. Actual footing bottoms may be lower if adequate bearing material is not found at the footing depths shown on drawings.

Footings shall rest in trenches on undisturbed soil, any footings resting on ledge shall be pinned to the ledge with 12" #6 stnl stl rebars 16" o.c. driven 6" into solid ledge and extending 6" into footing. Engineer to indicate any non-virgin soil trench conditions, or exposed ledge conditions prior to pouring footings.

CONCRETE:

All concrete work, materials, details and construction methods shall be in strict compliance with the provision of the "Specification for Structural Concrete for Buildings", ACI 301, and "Building Code Requirements for Reinforced Concrete", AC 1318, of the American Concrete Institute, latest edition.

No concrete shall be poured subject to freezing conditions or on frozen ground.

Slab on grade shall be 4" thick with W/F 66 W14 over 6" of 3/4" gravel. Provide 6 mil. polyethylene vapor barrier under slab (edges taped). Slab shall be finished in accordance with ACI standards 318, 304, and 301.

All reinforcing bars shall be deformed billet steel bars conforming to ASTM A615, grade 60. Ties and stirrups may be grade 40.

Reinforcing steel shall be placed to provide the following minimum concrete cover: - Concrete cast on soil 3" clear - Concrete exposed to earth or weather 2" clear

Concrete for poured in place construction shall be an air-entrained, normal weight stone aggregate mix achieving a minimum compressive strength of 3,000 psi at an age of 28 days. Concrete for floor slabs shall achieve a compressive strength of 4,000 psi at 28 days.

Vertical construction joints in building foundation walls shall be located at not more than 30 feet on centers and all reinforcing shall run continuously through the joint.

Concrete slabs on ground shall be placed in alternate panels not exceeding 900 square feet in area nor 30 feet in length. Slab construction joints shall be doveled and keyed.

Horizontal construction joints are not permitted unless shown on drawings. Reinforcing shall be accurately installed to the required elevation and chaired or securely tied in place so as to prevent displacement during concrete placement.

Reinforcing bars noted continuous shall be lapped at splices and hooked at non-continuous ends. All laps shall be 40 bar diameters min.

LAMINATED VENEER LUMBER:

Laminated veneer lumber (LVL) shall be "Micro-Lam" manufactured by Truss Joist Corp. or Architect's approved equal. All LVL's shall bear a visible stamp identifying the name and plant of the manufacturer, the grade, the National Research Board report number and the Quality Control Agency.

LVL's shall be protected from weather while in storage and shall be carefully handled to prevent damage.

Multiple LVL members shall be fastened together with a minimum of two rows of 16d nails at 12" o.c. staggered.

As a general guide for uniformly loaded LVL's, holes are allowed in LVL's only in the 1/3 span zone and in the middle of the LVL. In no instance shall a hole larger than 2" diameter be allowed. Spaces between holes are to be a minimum of 2x the diameter of the largest hole. Rectangular holes are not allowed.

No holes will be allowed in PSL's unless authorized in writing from the Architect.

In all cases follow the manufacturers recommendations.

Any LVL or PSL with holes larger than allowed, spaced closer than allowed, placed in the incorrect span zone, or placed above or below the max./min. depth, shall be removed and replaced.

INSTALL ALL LVL LUMBER PER MFG.'S INSTRUCTION AND SPECIFICATIONS

DESIGN CRITERIA:

Building has been determined to be seismic design category C. Therefore exempt from seismic provisions of the 2015 IRC per section R301.2.2

Site Class C; Seismic Use Group I; Fa - 1.2; Fv - 1.7; Ss - .35; S1 - .09; Sms - .42; Sm1 - .15; Sds - .28; Sd1 - .11.

DESIGN CRITERIA, SNOW LOAD (GROUND) 30 PSF, WIND SPEED 90 MPH, SEISMIC DES. CAT. C (EXEMPT) WEATHERING - SEVERE, FROST LINE, DEPTH - 42". THERMITE - MOD TO HEAVY, DECAY - SLIGHT TO MOD. WINTER DESIGN TEMP. - 6°F. (ICE SHIELD IS REQUIRED, FLOOD HAZARD - NO

WIND LOADS AS FOLLOWS: (EXP B, FASTEST 90 MPH, 3 SEC 110 MPH) ZONE 1,2,3 - 10 PSF, ZONE 4,5 - 22 PSF

THE DESIGN LOADS ARE AS FOLLOWS:

ITEM	LIVE LOADS (P.S.F.)	DEAD	TOTAL
ROOF	35	15	50
FLOORS	40	10	50
ATTIC	20	10	30
GARAGE	50	0	50
DECKS	40	10	50

THE ENGINEER REVIEWING AND STAMPING THESE PLANS HAS ONLY REVIEWED AND APPROVED THEM STRUCTURALLY. THE REVIEWING ENGINEER MAKES NO STATEMENT OF SUITABILITY RELATING TO ZONING, HEALTH DEPARTMENT, OR ENVIRONMENTAL CONCERNS. REVIEW AND APPROVAL OF SITE PLAN ISSUES SUCH AS THESE LISTED ABOVE ARE THE RESPONSIBILITY OF OTHER PROFESSIONALS AS DELEGATED BY THE OWNERS OR BUILDERS. THIS APPROVAL IS A STRUCTURAL APPROVAL ON THE STRUCTURE REVIEWED IN THIS 6 PAGE DOCUMENT. NO HEALTH DEPARTMENT CONCERNS, ENVIRONMENTAL CONCERNS, OR ZONING CONCERNS HAVE BEEN REVIEWED BY THIS ENGINEER AND THEREFORE THIS ENGINEER TAKES NO RESPONSIBILITY IN THEIR COMPLIANCE. MICHAEL P. CARR PE THE ENGINEER REVIEWING AND STAMPING THESE PLANS IS NOT RESPONSIBLE FOR SITE INSPECTIONS, OR OTHERWISE GUARANTEERING THAT THE STRUCTURE IS BUILT PER THESE PLANS. ALL SITE INSPECTIONS AND OVERSEEING IS TO BE THE RESPONSIBILITY OF OTHERS.

NY STATE ENERGY CODE NOTES: ALL WORK TO COMPLY WITH NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, LATEST EDITION. CONSTRUCTION CODE.

INSTALL ALL ITEMS PER MANUFACTURERS SPECIFICATIONS. IF SPECIFICATIONS DIFFER FROM INFORMATION SHOWN ON THESE DRAWINGS, CONSULT ENGINEER BEFORE PROCEEDING.

FASTENERS AND ATTACHMENTS ARE REQUIRED PER TABLE R602.3(1) OF THE 2015 IRC. LVL/D ROOF FRAMING AND CONSTRUCTION SHOULD BE IN ACCORDANCE WITH CHAPTER R8 INCLUDING R802 FOR ROOF FRAMING, R802.11 FOR ROOF TIE DOWN, R803 AND R503.2.1.1 (1) FOR ROOF SHEATHING AND R905.2.6 FOR ROOF ATTACHMENT. SECURE ALL MULTI-MEMBER BEAMS TOGETHER W/ 1/2" CARRIAGE BOLTS 16" O.C. STAGGERED 2.5" FROM TOP AND BOTTOM UNLESS NOTED OTHERWISE IN MFG INSTALLATION SPECIFICATION

SUBSURFACE INVESTIGATION WAS NOT PERFORMED AND A GEOTECHNICAL ENGINEERING REPORT WAS NOT AVAILABLE FOR FOUNDATION DESIGN OF THIS PROJECT. PRIOR TO AND IF DEEMED NECESSARY BY THE OWNER OR LOCAL BUILDING OFFICIAL, THE CONTRACTOR SHALL RETAIN THE SERVICES OF A QUALIFIED GEOTECHNICAL ENGINEER TO PERFORM SOILS INVESTIGATION AND PROVIDE RECOMMENDATIONS FOR FOUNDATION DESIGN, INCLUDING SOIL BEARING DESIGN PRESSURE, COMPACTION CRITERIA, AND PERFORM SOIL TESTING DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL EARTHWORK OPERATIONS IN STRICT ACCORDANCE WITH THIS REPORT. IF FOUNDATION RECOMMENDATIONS AND ALLOWABLE SOIL CAPACITY DIFFER FROM THE DESIGN ASSUMPTIONS SHOWN ON THE DRAWINGS, THEN MODIFICATIONS TO THE DRAWINGS WILL BE REQUIRED. SHOULD THIS OCCUR, THE CONTRACTOR SHALL STOP CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY.

ELECTRICAL:

The Construction Documents do not indicate/include electrical systems in detail. These are for diagrammatic purposes only. The contractor shall be licensed to perform electrical work in the municipality governing this property

The Contractor shall verify scope of work with owner. All work shall comply with the National Electric Code and local codes and ordinances.

Contractor shall provide all labor, materials and equipment necessary to install all electrical related fixtures, and connections to heating and air conditioning equipment (where required).

Electrical Contractor, and his sub-contractors, shall coordinate work with all other trades.

All electrical fixtures, devices, etc. to be selected by the Owner and installed by the Electrician in strict compliance with all codes.

All electrical fixtures (recessed downlights, etc.) in contact with insulation to be type IC (approved for in-contact with insulation).

Contractor shall provide all labor, materials and equipment necessary to install electrical fixtures, devices, etc. Sub-Contractor shall coordinate work with all other trades.

All heating and air conditioning equipment to be installed by others and connected by Electrician.

Electrician to obtain and pay for permit and arrange for U.L. Certification.

GENERAL NOTES AND SPECIAL CONDITIONS:

All work shall conform to the 2015 IRC for and two family dwellings and all applicable local codes and ordinances, and all other agencies having jurisdiction. In case of a conflict between codes, the more stringent code shall apply.

The Contractor shall thoroughly verify all dimensions and field conditions at the job site, and any all discrepancies shall be reported to the owner, otherwise the Contractor shall bear all costs to complete the work as intended on the drawings.

The Contractor, Sub-Contractor, Vendor, etc., by submitting his bid or by starting work, represents that he has visited the project location and agrees with the plans and details as representing the full extent of construction. If the Contractor has found that the plans and details are at variance with what is physically in the field, he shall notify the Owner in writing, prior to submitting his bid, requesting a clarification.

The Owner shall secure and pay for Building Permit and Certificate of Occupancy. Contractor(s) shall pay all costs associated with, and shall comply with all regulations of all Authorities required to secure all necessary permits, inspections, tests, and approvals for all trades.

The General Contractor is responsible for the protection and safety of all persons and existing facilities at the construction site, except for damage to property or bodily injury arising from the owner's sole negligence. The General Contractor shall save and hold harmless the owner and engineer from and against all suits or claims in connection with public liability and property damage and shall defend any and all such actions and pay all expenses arising therefrom.

Individual Contracts between the Owner and Sub-contractors, vendors, etc. the Sub-contractor shall provide Insurance Coverage to save and hold harmless the owner from and against all suits or claims in connection with public liability and property damage and shall defend any and all such actions and pay all expenses arising therefrom.

The Contractor shall provide and maintain all necessary coverings, boards, etc. as required to protect all areas affected by construction. The Contractor shall be held responsible for all damages caused by improper protection and shall make all necessary repairs or replacement, without additional charges to the Owner. The Contractor shall supervise and direct the work, using his best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences and procedures, and for the coordination of all portions of the work.

Contractor(s) shall notify the Owner in writing, and receive approval, before ordering or installing items or materials which are proposed equals. The Contractor shall provide all necessary information and/or samples to verify the suitability of the proposed item or material. Substitutions may be rejected because of quality, finish, availability or appearance.

The General Contractor shall review and coordinate the scheduling of all construction with the Owner, and submit a completion schedule of work with his bid documents or price proposals.

The General Contractor shall review the requirements of the job site with the Owner to determine the use of areas, etc. Any related costs or changes thereto shall be included in the cost of the work.

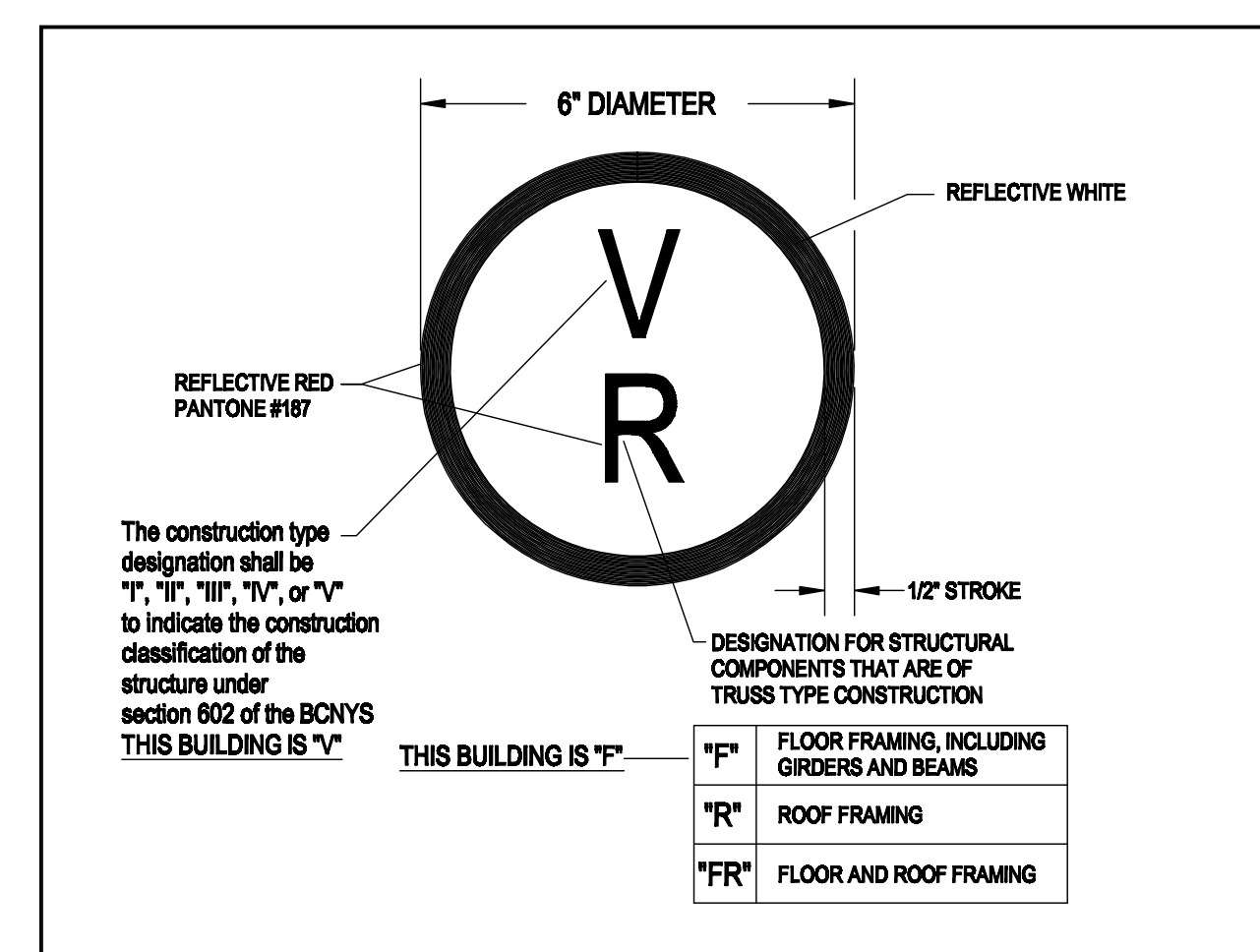
The General Contractor shall verify all drawings for coordination between trades, locate slots, sleeves, and trenches as required for mechanical trades. Provide and/or install anchors, inserts, hangers, etc., as required for various trades.

To minimize disruption to the Owners use of the project site, on site storage of equipment and materials is to be kept to a minimum. Arrangements may be made with the Owner for storage of materials in a designated area.

The Engineer is NOT responsible for CONSTRUCTION PHASE SERVICES. Administration of the construction contract is the responsibility of the Owner.

QQ.N01 SCALE DRAWINGS. USE INDICATED DIMENSIONS ONLY

DRAWING LIST	
N1	NOTES
S1	PROPOSED FLOORPLAN
S2	FOUNDATION PLAN
S3	ROOF FRAMING PLAN
S4	SECTIONS
S5	ELEVATIONS AND SECTION



TRUSS TYPE CONSTRUCTION SIGN, SCALE: 1/2" = 1' SIGN TO BE PERMANENTLY INSTALLED ON BUILDING ADJACENT TO OUTSIDE METER PANEL

1	12/21/21	Initial Release
No:	Date:	Description:
New Garage		
MICHAEL P. CARR P.E. Consulting Engineer 13 Woodland Drive Garfield, NY 10824 Phone: (914) 626-6119 email: mcarr@cmr-eng.com		
CLIENT: Cedar Hill Acres LLC 18 East Mountain Road North Cold Spring, NY 10516		
LOCATION: Town of Philipstown Putnam County		
DATE: Dec 21, 2021	TITLE: Notes	SHEET NO: N1
SCALE: AS NOTED		
DRAW BY: MPC		