

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL STATE, MUNICIPAL, LOCAL ZONING AND THE 2020 BUILDING CODE OF N.Y.S., FIRE CODE OF NEW YORK STATE, THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE ETC.; AND THE TOWN HAVING JURISDICTION LAWS.
- DO NOT SCALE THE DRAWING; FOLLOW DIMENSION ONLY.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT THROUGH INSPECTION OF THE SITE AND THE DRAWINGS SO AS TO THOROUGHLY UNDERSTAND THE DRAWINGS. ANY AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR AS MAY APPLIED , IT IS RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR AS MAY APPLY TO ENSURE THAT DISCREPANCIES OR OMISSIONS ARE REPORTED AND CLARIFICATION OBTAINED FROM THE ARCHITECT PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST FOR SAME BEING BORNE BY THE CONTRACTOR OR SUBCONTRACTOR.
- ARCHITECT HAS BEEN RETAINED FOR DESIGN PURPOSES ONLY. ARCHITECT AS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS, OR FOR ANY BIDDING PROCEDURES. ARCHITECT IS NOT RESPONSIBLE FOR ANY ELECTRICAL OR MECHANICAL SYSTEMS RELATED TO THIS CONSTRUCTION. HIS RESPONSIBILITY IS STRICTLY LIMITED TO THE CONTENTS OF THESE WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS ONLY. ANY DEVIATIONS FROM THESE PLANS REMOVES ANY RESPONSIBILITY OF THE ARCHITECT IN ENTIRETY TO THAT OF THESE PLANS.
- PLANS ARE BASED ON SITE SURVEY GIVING TO THE ARCHITECT BY THE OWNER. THEY SHALL BE REVIEWED BY A LICENSED ENGINEER OR SURVEYOR WHO SHALL VERIFY ALL SETBACKS AND BUILDING LINES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOT COMMENCE THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REMOVAL, IMPROVEMENT, DEMOLITION OR CONVERSION OF ANY BUILDING OR STRUCTURE OR CAUSE THE SAME TO BE DONE, WITHOUT FIRST OBTAINING A SEPARATE BUILDING PERMIT.
- CONTRACTOR SHALL BE PROVIDE RESPONSIBLE FOR THE PERMIT; FEES AND COST REQUIRED RELATED TO THE WORK OF THE CONTRACT. CONTRACTOR WILL BE KNOWLEDGE TO REQUIRED THE INSPECTIONS AND REQUEST AN INSPECTION FOR ALL WORK PHASE COMPLETED AS REQUIRED.
- CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL FURNISH OWNER WITH CERTIFICATES OF INSURANCES AND WORKMEN'S COMPENSATION INSURANCE AS IT IS REQUIRED TO PERFORM THE WORK.D BY THE LOCAL AND STATE FEDERAL SAFETY LAWS.
- ALL CONTRACTORS SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF DIRT AND REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADE. ALL ADJACENT SURFACES TO THEIR WORK SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OF THE CONTRACTOR'S WORK TO BE DONE. THE CONTRACTOR SHALL BE PROTECTED ALL ADJACENT SURFACES DURING THE COURSE OF THE WORK.
- ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER, AND SHALL BE SUBJECT TO INSPECTION BY THE MUNICIPALITY AND INTERUPTIONS OF WATER SERVICE OR HEATING SHALL BE PERMITTED WITHOUT PRIOR APPROVAL FROM THE OWNER.
- ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL CONFORM TO NFPA 70 (THE NATIONAL ELECTRICAL CODE), LATEST EDITION, AND THE LOCAL UTILITY COMPANY, AND SHALL BE SUBJECT TO INSPECTION AND CERTIFICATION BY THE NEW YORK BOARD OF FIRE UNDERWRITERS, OR EQUAL NOT INTERRUPTIONS TO ELECTRICAL SERVICE DUE TO THE CONSTRUCTION OPERATIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL FROM THE OWNER.
- ALL WORK INDICATED IN THESE PLANS AND SPECIFICATIONS, TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT, ARE IN COMPLIANCE WITH THE NY STATE CODES.

SITE WORK

- REMOVAL OF DEBRIS; SUBGRADING REQUIREMENTS.
ALL DEBRIS FROM BOTH LAND CLEARING AND BUILDING OPERATIONS SHALL BE LEGALLY REMOVED FROM THE SITE.
ALL SITE WORK WILL BE SPECIFIED BY THE SITE PLANNER ENGINEER OR OTHERWISE WILL BE SPECIFIED ON THEIR PLANS.
ALL WORK COMPLETED OR OTHERWISE, SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AND PROVIDE ALL FENCES, BARRICADES, ETC., AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY AND AS MAY BE REQD. BY AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT, INCLUDING ALL PUBLIC AND/OR PRIVATE AGENCIES.
THE CONTRACTOR FOR GENERAL CONSTRUCTION SHALL COORDINATE HIS OPERATIONS WITH THE OWNER, ENSURING PROPER PHASING OF THE WORK. THE CONTRACTOR FOR GENERAL CONSTRUCTION SHALL BE RESPONSIBLE FOR COORDINATING ALL TRADES.

GYPSTUM BOARD PANELS AND FIRE PARTITION NOTES

- FOR ALL FIRE RATED PARTITION ASSEMBLIES: - OBTAIN AND FULLY CONFORM TO DESIGN REQUIREMENTS FOR EACH PARTITION ASSEMBLY IN THE LATEST EDITION OF UNDERWRITERS LABORATORIES, INC.; FIRE RESISTANCE DIRECTORY, OR THE GYPSUM ASSOCIATION FIRE RESISTANCE MANUAL.
- METALLIC OUTLETS OR SWITCH BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES. CAULK AROUND BOX TO PREVENT SOUND LEAKAGE. IF LESS THAN TWO STUD BAYS, USE "GAY-PACKS" OR "PADDY PACKS" ON BACK OF RECEPTACLES.
- REFER TO FINISH SCHEDULE, INTERIOR ELEVATIONS, AND ARCHITECTURAL WOODWORK DETAILS FOR WALL FINISHES AND WALL- HUNG PARTITION BLOCCING INFORMATION.
- USE TYPE X GYPSUM WALLBOARD (TYP) EXCEPT WHERE TYPE C IS SPECIFIED @ RATED PARTITIONS.
- STUD SIZES OR FIRE RETARDANT FIRE WOOD ARE MINIMUMS BASED ON TESTED ASSEMBLIES. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ACTUAL STUD SIZES. REFER TO STRUCTURAL PLANS FOR STUD SPACING AT BEARING WALLS.
- ACOUSTIC PARTITIONS ARE IDENTIFIED AS SUCH AND THEREFORE ALL MECHANICAL AND ELECTRICAL PENETRATIONS REQUIRE ACOUSTIC PROVISIONS AS SHOWN ON THE MECHANICAL/ELECTRICAL DOCUMENTS.
- ALL PENETRATIONS OF PARTITIONS, WALLS, SOFFIT, ETC. ARE TO BE APPROPRIATELY SEALED, CASKETING, OR DAMPENED AS REQUIRED TO MAINTAIN DESIGNATED FIRE RATING. PROVIDE UL APPROVED FIRE STOPPING FOR ALL RATED CONSTRUCTION.
- PARTITION SCHEDULE IS A REFERENCE FOR MATERIALS AND BASIC CONSTRUCTION. WALL SECTIONS AND OTHER DETAILS TAKE PRECEDENCE FOR SPECIFIC CONSTRUCTION.
- PROVIDE SOUND ATTENUATION INSULATION FOR FULL WALL HEIGHT AROUND ALL PLUMBING WASTE LINES.
- WALLS BETWEEN RETAIL SPACES, AND CAULK PERIMETER BOTH SIDES CORRIDORS.
- PROVIDE WATER RESISTANT GWB "GREEN BOARD" AT ALL BATHS, JANITOR CLOSETS AND ROOMS PRONE TO WATER DAMAGE.
- FIRESTOP STUDS WHERE REQUIRED FOR SPECIFY FIRE RESISTANT ASSEMBLIES.

FIRE SAFETY

- BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2020 FIRE CODE OF NEW YORK STATE.
SECTION 302, FIRE RESISTANT CONSTRUCTION. 2015 INTERNATIONAL FIRE CODE.

ELECTRICAL

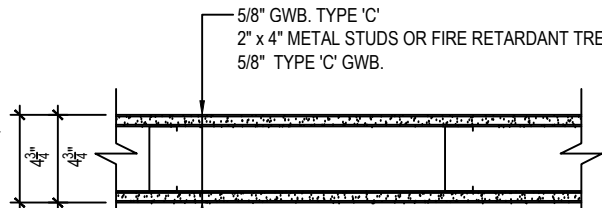
- BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH PROVISIONS OF THE 2020
- FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY FOR THE COMPLETE INSTALLATION OF THE ELECTRICAL WORK AS SHOWN ON THE DRAWINGS, INCLUDING FINAL CONNECTIONS TO EQUIPMENT IN ACCORDANCE WITH ALL APPLICABLE CODES AND LAWS. INSTALL ALL FIXTURES AS SELECTED BY OWNER WHERE INDICATED ON DRAWINGS. ALL WORK SHALL COMPLY WITH REGULATION OF THE NATIONAL BOARD OF FIRE UNDERWRITERS AND LOCAL ORDINANCES. ALL MATERIALS SHALL BE NEW HIGH GRADE, AND SUITABLE AND INSTALLED WITH GOOD QUALITY WORKMANSHIP. PROVIDE OUTLETS, FIXTURES AND SWITCHES AS REQD. BY CODE.
 - AFTER COMPLETE CONNECTIONS AND INSTALLATION OF ALL THE EQUIPMENT AND APPLIANCES, TEST ALL WORK AND EQUIPMENT AS REQUIRED BY AUTHORITIES HAVING JURISDICTION. FURNISH ALL NECESSARY EQUIPMENT, PERSONNEL AND ELECTRICAL POWER. TEST THE ENTIRE INSTALLATION FOR SHORTS, GROUNDS AND OPEN CIRCUITS, AND CORRECT ALL DEFECTS BEFORE ACCEPTANCE OF THE WORK. ALL WORK SHALL BE DEMONSTRATED TO BE IN PROPER OPERATING CONDITION TO THE COMPLETE SATISFACTION OF THE ARCHITECT. INSTRUCT THE OWNER IN THE CARE AND OPERATION OF ALL APPARATUS AND EQUIPMENT FORMING THE INSTALLATION.

SMOKE DETECTORS-CARBON MONOXIDE-FIRE ALARM

- AS PER SECTION 907.2.1.3.1 AUTOMATIC SMOKE DETECTION. AUTOMATIC SMOKE DETECTION ON HIGH RISE BUILDING SHALL BE IN ACCORDANCE WITH SECTION SMOKE DETECTORS SHALL BE CONNECTED TO AN AUTOMATIC FIRE ALARM SYSTEM. THE ACTIVATION OF ANY DETECTOR REQUIRED BY THIS SHALL ACTIVATED THE EMERGENCY VOICE ALARM COMMUNICATION SYSTEM.
- SMOKE DETECTORS SHALL BE LOCATED IN EACH MECHANICAL EQUIPMENT, ELECTRICAL TRANSFORMER, TELEPHONE EQUIPMENT FOR SIMILAR ROOM THAT IS NOT PROVIDE WITH SPRINKLERS PROTECTION. IN EACH ELEVATOR MACHINE ROOM, MACHINERY SPACE, CONTROL ROOM, AND CONTROL SPACE.
- MANUAL FIRE ALARM BOXES IS REQUIRED SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.4.2.1 THROUGHOUT 907.4.2.6. MANUAL FIRE ALARM BOXES SHALL BE LOCATED NO MORE THAN 5 FT. FROM THE ENTRANCE OF EACH EXIT; AND NOT MORE THAN 48 IN MEASUREMENT VERTICALLY FROM THE FLOOR LEVEL. COLOR SHALL BE RED.A PERMANENT SIGN SHALL BE INSTALLED ADJACENT TO EACH MANUAL FIRE ALARM BOX WHEN ARE NOT MONITORED THAT READS: "WHEN ALARM SOUNDS CALL FIRE DEPARTMENT."

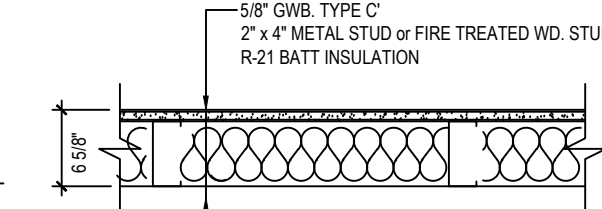
WALL TYPES

1 INTERIOR PARTITION



DETAIL NO.	STUD / C.M.U. SIZE	STUD SPC'G.	FIRE RATING	INSU. THK. STC RATING	WALL THK.
1	2 x 4	16" O.C.	N/A	N/A	4 3/4"
1A	2 x 6	16" O.C.	N/A	N/A	6 3/4"

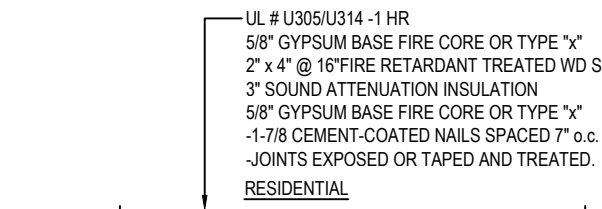
2 FURRED WALL



DETAIL NO.	STUD / C.M.U. SIZE	STUD SPC'G.	FIRE RATING	INSU. THK. STC RATING	WALL THK.
5	2 x 4	16" O.C.	N/A	N/A	4 1/8"

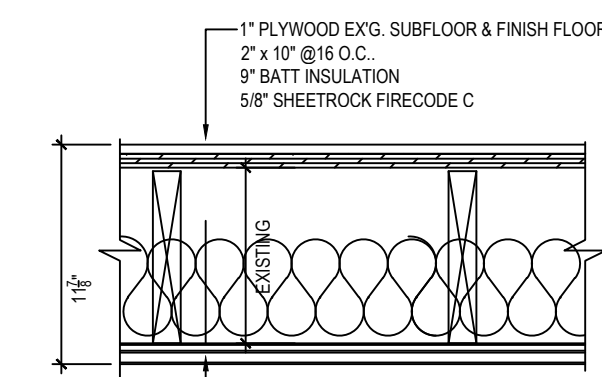
3 RESIDENTIAL/RESIDENTIAL

1 HOUR RATED - UL DES. U305/U314



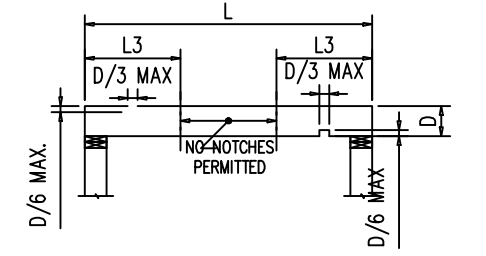
DETAIL NO.	STUD / C.M.U. SIZE	STUD SPC'G.	FIRE RATING	INSU. THK. STC RATING	WALL THK.
4	2 x 4	16" O.C.	1 HR	SOUND ATTENU. 40-44	4 3/4"

4 1 HOUR RATED

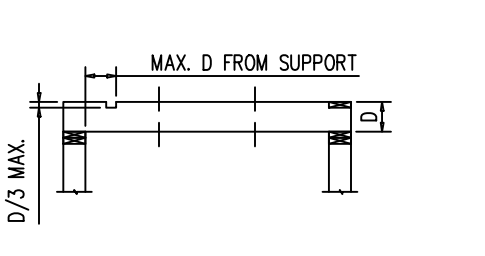


DETAIL NO.	JOIST SIZE	STUD SPC'G.	FIRE RATING	INSU. THK. STC RATING	CLG. THK.
4	2 x 10	EXISTING	1 HOUR	N/A	12"

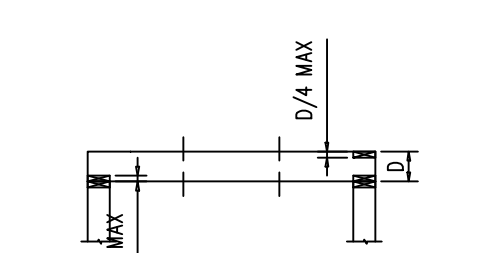
NOTCHING & BORED HOLE LIMITATIONS



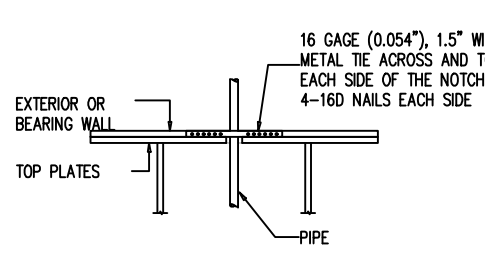
1 FLOOR JOIST - CENTER CUTS
SCALE: NONE



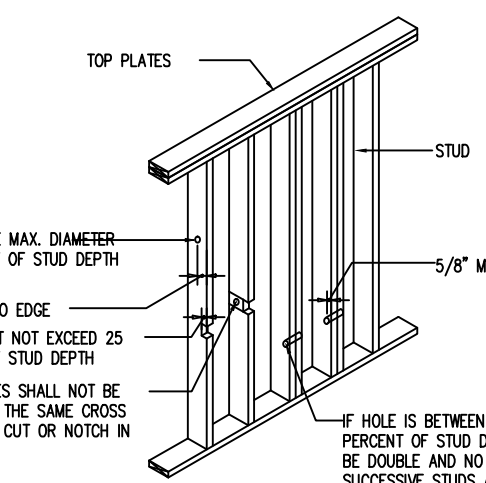
2 RAFTERS / CEILING JOISTS (R802.7.1)
SCALE: NONE



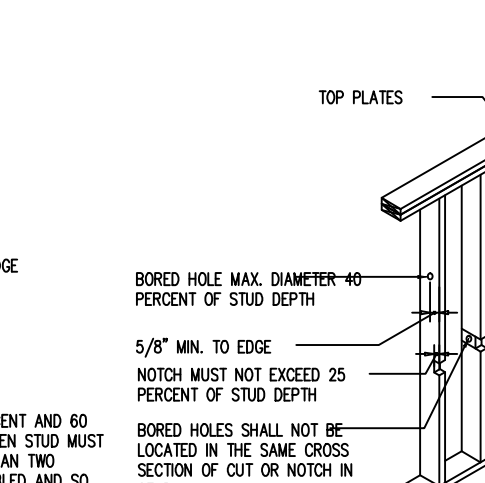
3 FLOOR JOIST - END CUTS
SCALE: NONE



4 TOP PLATE FRAMING TO ACCOMMODATE PIPING
SCALE: NONE

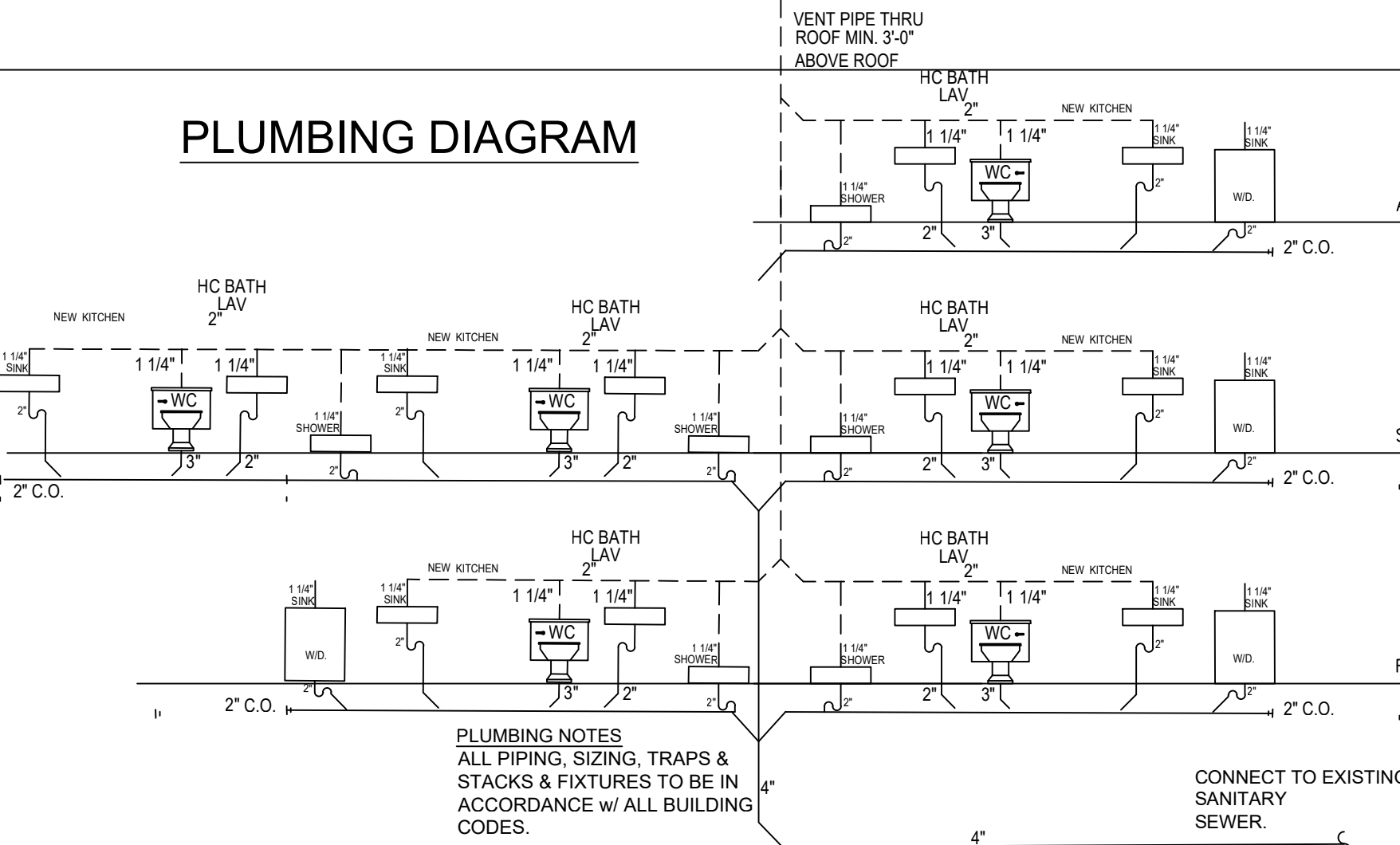


5 NOTCHING AND BORED HOLE LIMITATIONS FOR EXTERIOR WALLS AND BEARING WALLS
SCALE: NONE



6 NOTCHING AND BORED HOLE LIMITATIONS FOR INTERIOR NON-BEARING WALLS
SCALE: NONE

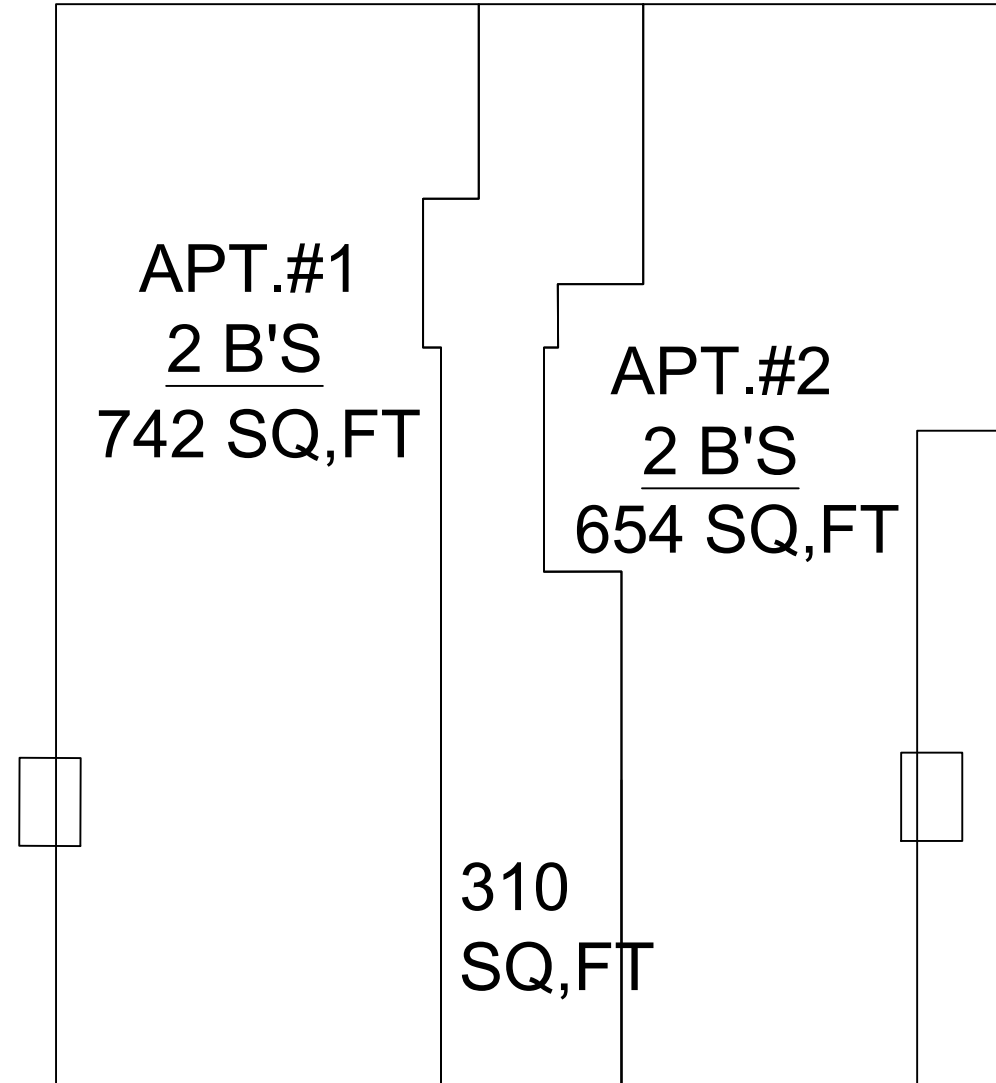
PLUMBING DIAGRAM



PLUMBING NOTES
ALL PIPING, SIZING, TRAPS & STACKS & FIXTURES TO BE IN ACCORDANCE W/ ALL BUILDING CODES.

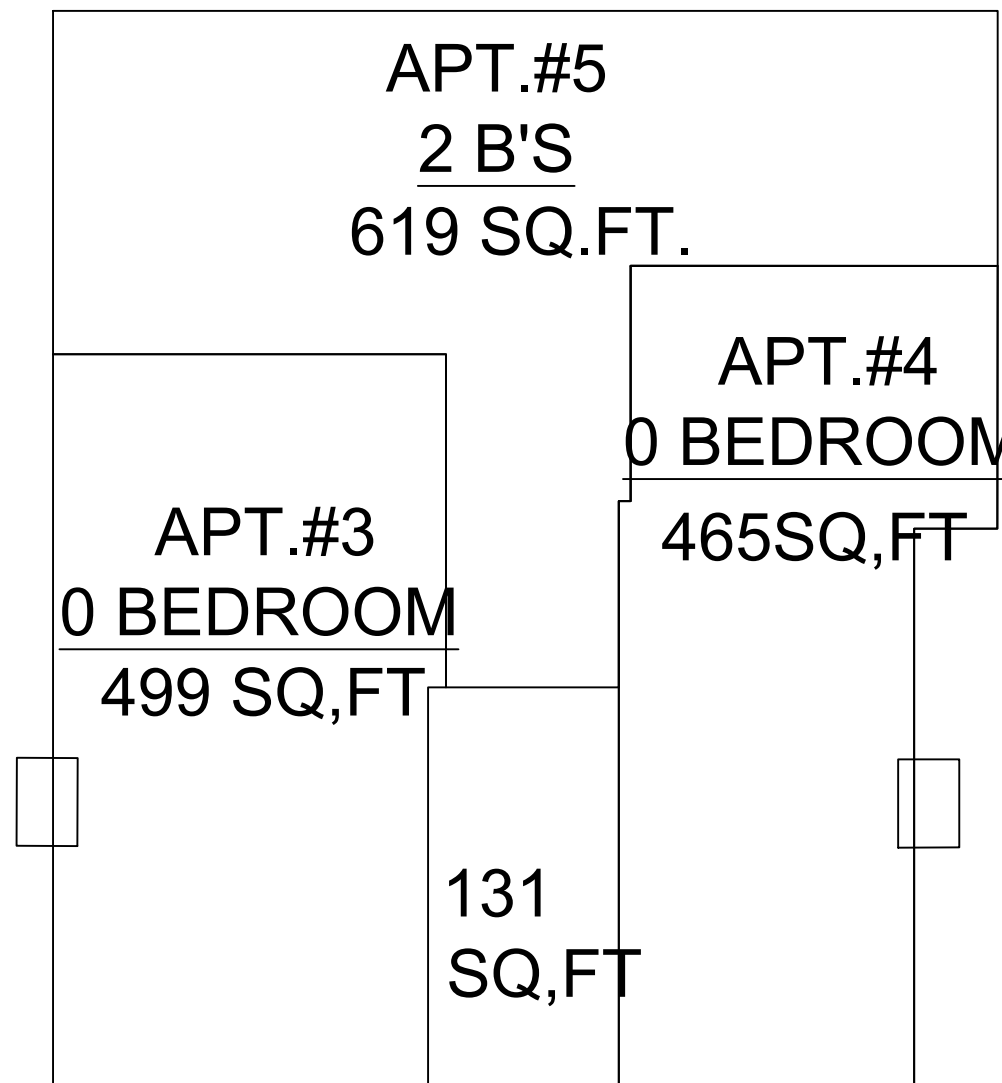
CONNECT TO EXISTING SANITARY SEWER.

BLDG. APARTMENTS AREAS

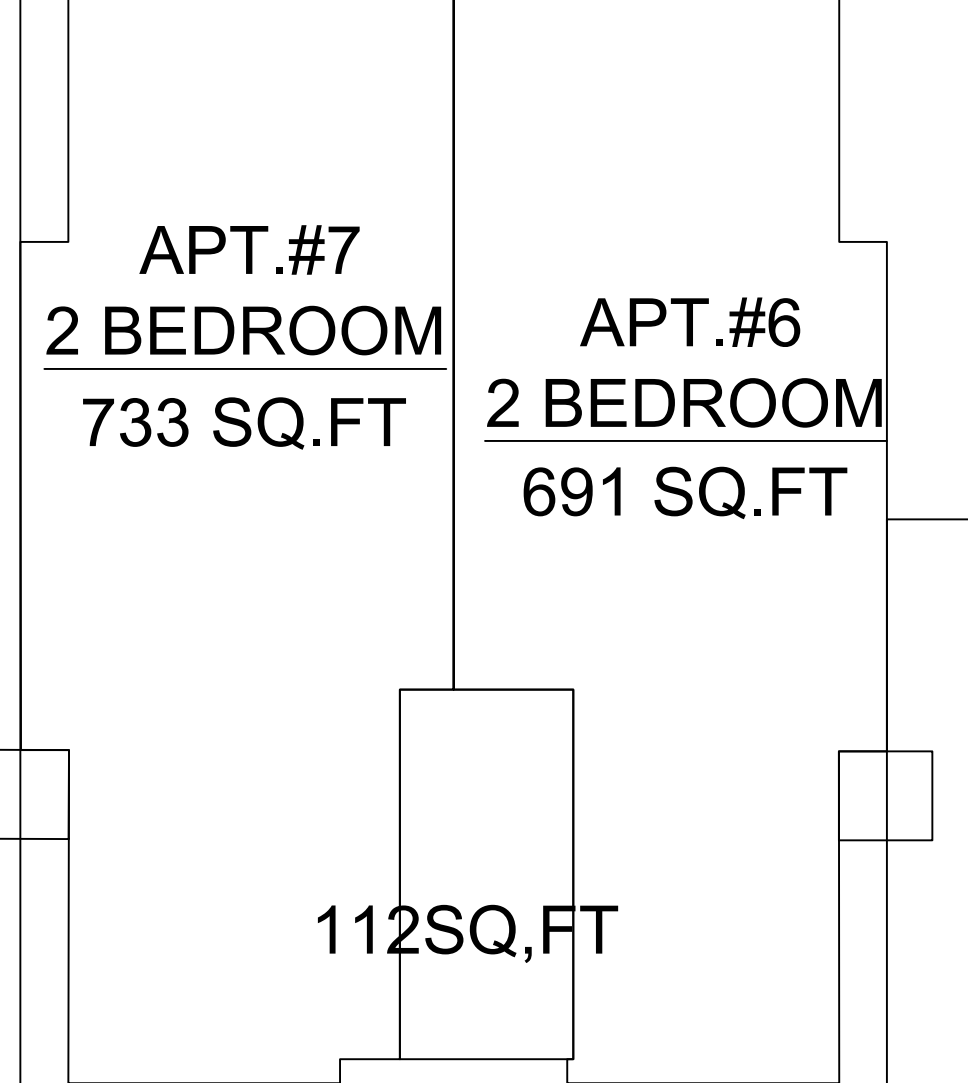


FIRST FLOOR
AREA=1,706 SQ,FT

APARTMENTS AREAS ALLOWED: STUDIO 450 SQ.FT. MIN.; OTHERS 600 SQ.FT. MIN.



SECOND FLOOR
AREA=1,714 SQ,FT



THIRD FLOOR

2020 BUILDING CODE OF N.Y.S.

VILLAGE OF NYACK NY

ESCAPE/RESCUE 1030	5.75.F. MIN.(24INX36IN)	24INX20IN
EXIT WIDTH 1007.3	36"	36"
ENCLOSED EXITS 1019.3.3	3 STORIES NOT REQUIRED	3 STORIES NOT REQUIRED
FIRE RESISTANCE RATING TABLE B601 -NYS	EXTERIOR WALL=2 INTERIOR WALL=0	EXTERIOR WALL=2 INTERIOR WALL=0
REQUIRED AUTOMATIC SPRINKLER AS PER 903.3.1/903.3.1.3 NFPA 13R FIRE ALARM IS REQUIRED AS PER 907.2.10.1 IBCNYS SMOKE DETECTORS AS PER 907.2.10.2 IBCNYS		

PROPOSED APARTMENTS AREAS

- APT # 1 2 BEDROOM 742 SQ.FT.
APT # 2 2 BEDROOM 654 SQ.FT.
APT # 3 0 BEDROOM 499 SQ.FT.
APT # 4 0 BEDROOM 465 SQ.FT.
APT # 5 2 BEDROOM 619 SQ.FT.
APT # 6 2 BEDROOM 691SQ.FT.
APT # 7 2 BEDROOM 733 SQ.FT.

TOTAL AREAS = 4,403 SQ.FT.
COMMONS AREA = 553 SQ.FT.

JOB NO: 0225-153
DATE 07/22/25
SCALE AS NOTED
DRN. BY. EA

ISSUED
07-22-25 FOR BLDG. DEPT. REVIEW
07-23-25 REVISED PLANS
02-03-26 PLANNING BOARD
07-06-26 REVISED PLANS AS PER PRM

Jenny R. Zuniga-Casal
ARCHITECT

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CHANGE OF USE COMMERCIAL
TO A RESIDENTIAL USE
ADDITION TO EX'G. 3RD FLOOR
PROPOSED 7 UNITS
53 BURD ST.
NYACK; NY 10960

DRAWING NO.:

A-1