

EDWIN O. ELLIOTT, JR., AIA
ARCHITECT
207 EDGEWOOD AVENUE
PLEASANTVILLE, N.Y. 10570
(914) 747-5039

Project name: New Parking Area
Cande Residence

12 Summit Pl
Pleasantville, NY 10570

drawing title:

Site Plan
Parking Plan
Photos

2046

dwg # 51-1

scale: as noted

date: 4-20-21

drawn by EOE

General Notes and Outline Specifications

DIVISION 100 - GENERAL

CODES: All work shall be done in accordance with the applicable rules, regulations and codes of agencies having jurisdiction. In the absence of other standards, the International Residential Code (2015) & the New York State Supplement (2017) shall govern.

VERIFICATION: Verify all dimensions and conditions on the site. Report any differences from the drawings and specifications to the Owner and the Architect prior to starting work, extras for failing to do so will not be allowed. The Architect does not assume responsibility for information supplied by others and believed to be reliable.

PERMITS The Owner will obtain the building permit. The contractor shall secure and pay for all other permits, tests, and certificates required by the codes. The contractor shall deliver the Certificate of Occupancy to the Owner at the completion of the project. Keep approved permit Drawings at the job site.

INSURANCE: The contractor shall supply to the owner certificates of insurance for workman's compensation, disability, and liability insurance for bodily injury, property damage and automotive liability in amounts and terms satisfactory to the owner prior to starting work. 105.2 or U-Certification for Worker's Compensation Insurance shall be submitted on either form C-26.3 (insured); form SI-102 self insured; or form C-105.21 (exempt). Certification for Disability Insurance shall be submitted on either form DB-120.1 or DB-155. The contractor shall name the Village of Pleasantville as additional insured and as certificate holder on the liability insurance form. The owner will provide homeowner's insurance.

LICENSE: The contractor shall supply to the building department a copy of his Westchester County home improvement license.

PROTECTION: Protect all structures, finishes, utilities, equipment, appliances, vegetation scheduled to remain as shown on drawings or as directed by owner. Maintain the structural integrity of all parts of the building from damage from any cause. Do not cut or weaken any structural member without proper shoring.

SUPERVISION: The contractor is responsible for complying with the drawings and specifications, for the method of construction, and for maintaining safety at the project site. The Architect will provide Construction Administration and will make periodic visits to the construction site to determine amount of work completed for claims for payment and for general observation as the construction progresses.

CUTTING: Cutting and patching performed by trade required under the supervision of the General Contractor.

DRAWINGS: By submitting a bid or starting the work, the contractor agrees that he has examined the Drawings and Specifications and found them adequate for the completion of the project. Claims for extra charges due to inadequate drawings will not be allowed unless the architect has been notified prior to beginning such work.

LATENT DEFECTS: The Architect does not assume responsibility for information supplied by others and believed to be reliable.

CHANGES: Authorization for all changes from these plans and specifications must be in writing and signed by the owner.

COOPERATION: Contractors and subcontractors shall coordinate their work with adjacent work and cooperate with other trades to facilitate the general progress of the work. Each trade shall afford other trades every reasonable opportunity for the installation of their work and for the temporary storage of their tools and materials.

USE OF PREMISES: The Owner will continue to use the premises during construction. The Contractor shall store materials, dispose of debris, coordinate work and schedule all work in cooperation with the Owner for minimum disruption. Maintain safe access to all areas at all times.

CLEAN UP: Remove trash and debris during the course of the work, leaving the site broom clean and in an acceptable living condition.

DIVISION 200 - SITE WORK

DEMOLITION: Demolish all items indicated on the drawings or described in the specifications. Remove debris to a legal disposal point. Pay all disposal fees. Relocate all active, heating, plumbing, and electrical lines found to interfere with the work. Inactive or abandoned lines are to be removed or capped at the direction of the architect.

Provide and maintain barricades, dust barriers, safety devices, and other items to protect people and property in accordance with all State and Federal Regulations.

SOIL COMPACTION: Bring subgrade to level required for paving base layer and topsoil in 6" lifts compact each layer to 95% of the soils Theoretical Maximum Density.

PLANTING: Owner will remove existing planting to be salvaged for replanting. Plants will be maintained and replanted after the contractors operations are complete.

LAWN: Seed: perennial mixture. Rake into soil and roll. Maintain soil in moist condition until seed has germinated. Cover seeded soil with hay.

DIVISION 300 - CONCRETE

CONCRETE All concrete shall have a minimum compressive strength of 3,000 psi at the end of 28 days.Concrete exposed to de-icing chemicals or to freeze/thaw cycles, including the landing footings shall be 5-7% air entrained.

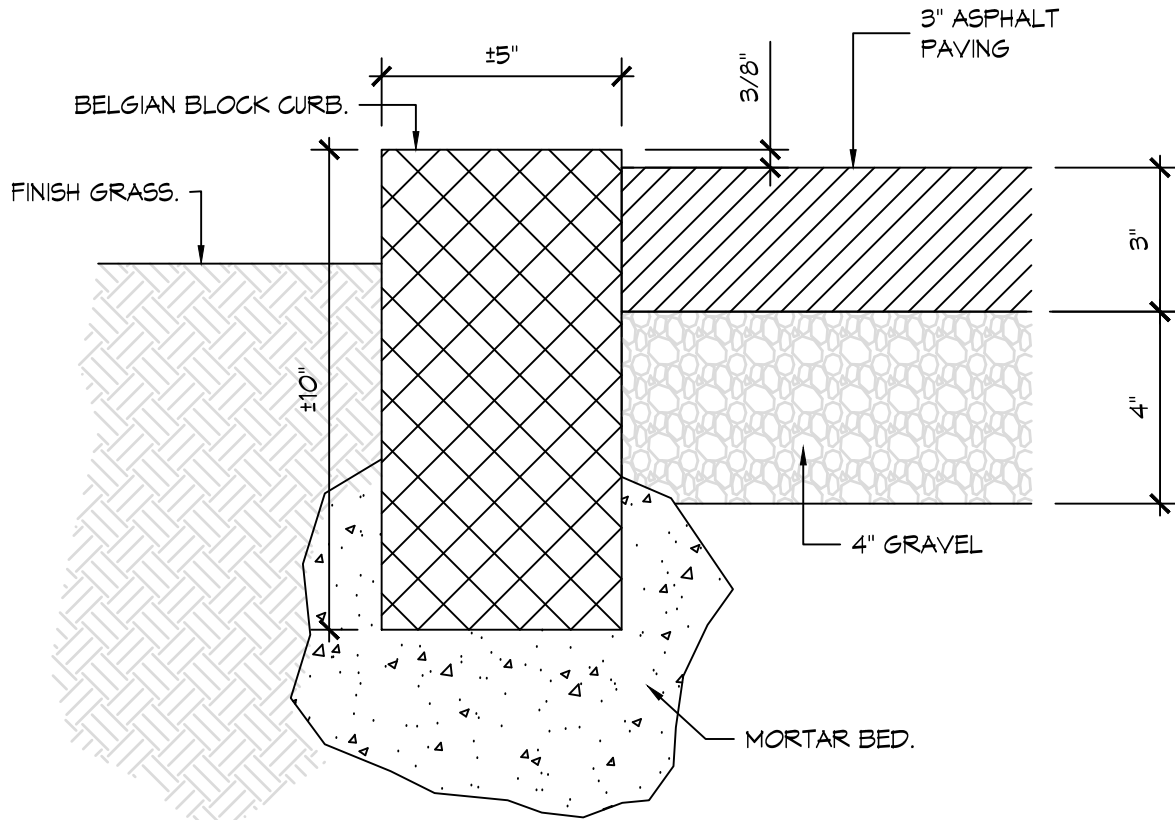
DIVISION 400: MASONRY

BELGIAN BLOCK CURB: set in mortar.

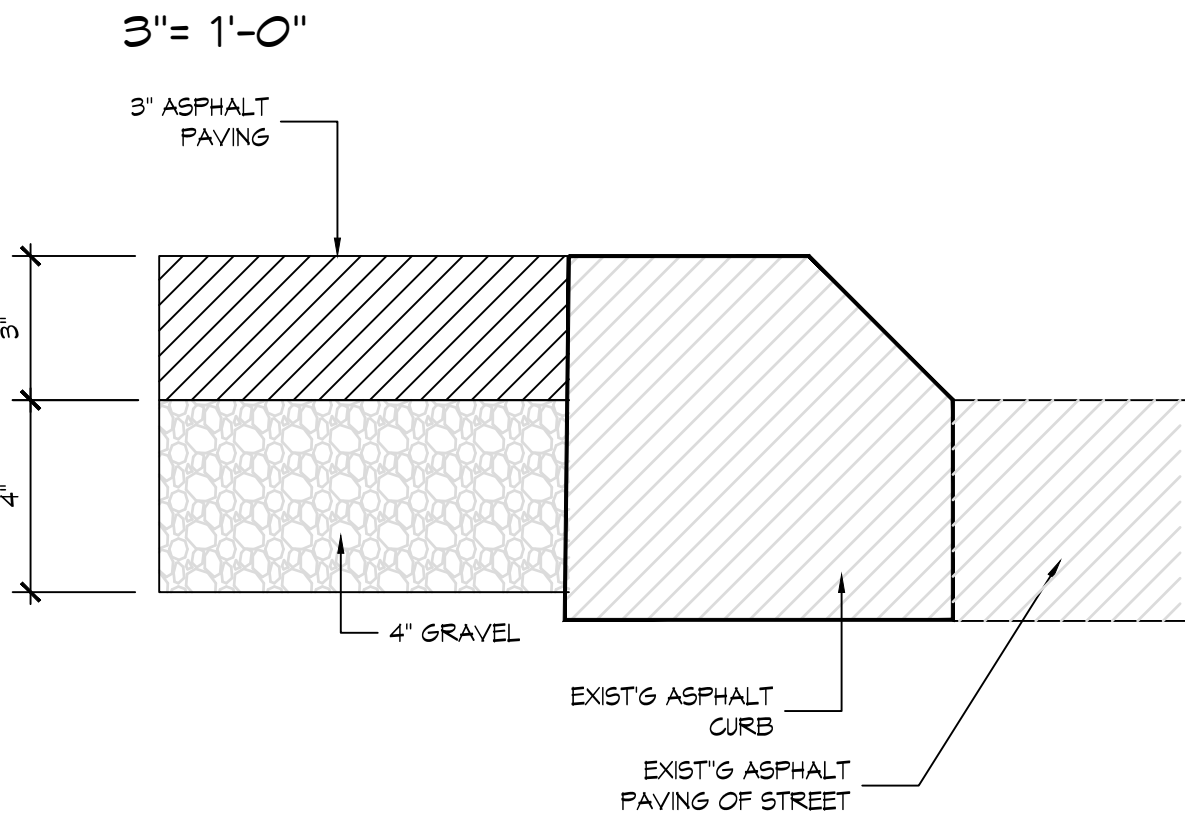
MORTAR: Masonry Mortar: Type A-2(S), f_c = 1800 psi Type M or S. Mortar to be laid with 3/8" joints, tooled smooth.

STONE MASONRY RETAINING WALL: Salvage stones from top of existing wall where new parking area is to be constructed. Set on a mortar base. Fill interior of wall with mortar. Tool exterior mortar joints smooth.

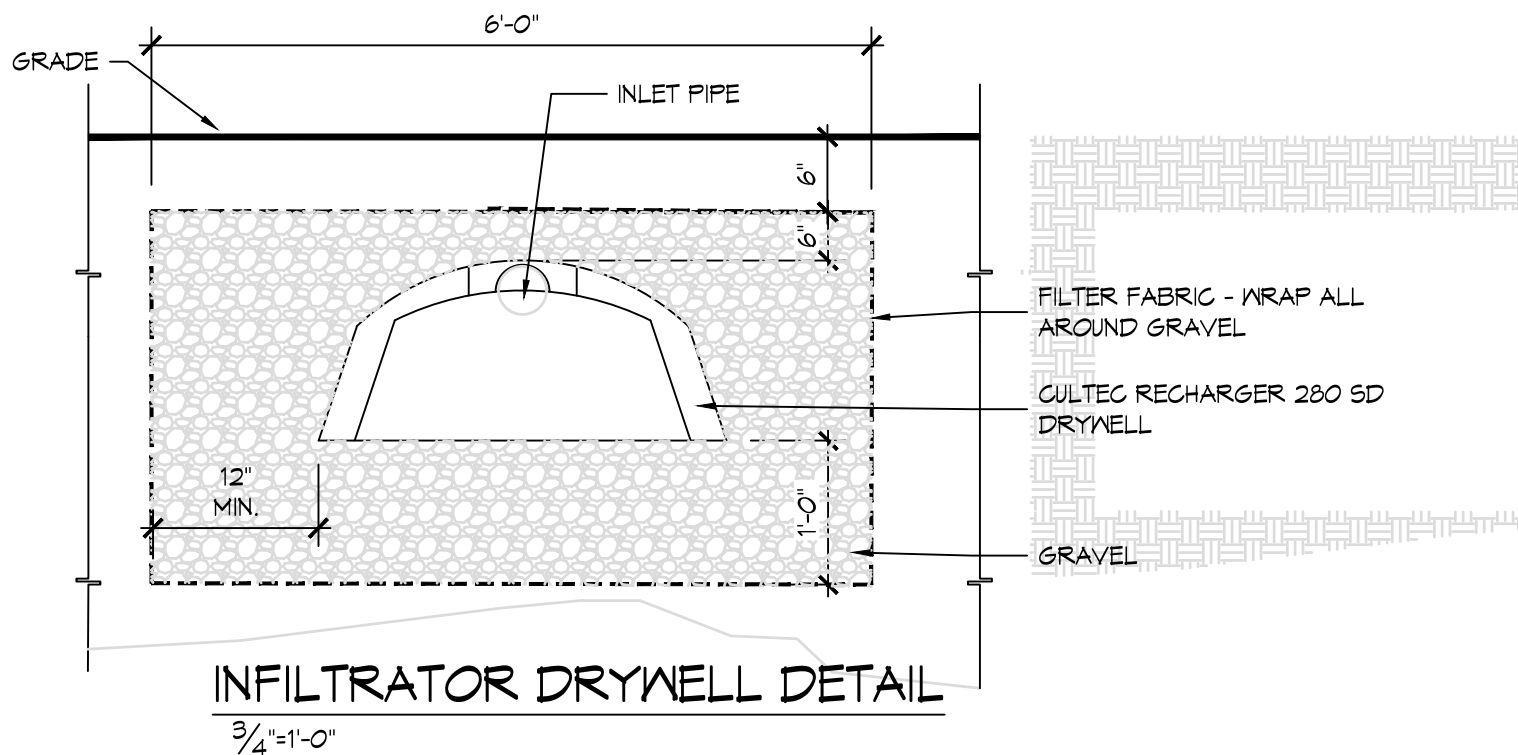
ASPHALT PAVING: Base: binder course gravel - 4 inches thick minimum compacted. Surface course Type 7 - 3 inches thick compacted. Coat edges & surfaces of existing asphalt paving where new asphalt is to be placed with asphalt cement driveway binder to bond new asphalt to existing.



BELGIAN BLOCK CURB DETAIL .



EXIST'G STREET CURB DETAIL.



NOTE: LINE TRENCH WITH FILTER FABRIC. PLACE BASE GRAVEL.. INSTALL INFILTRATOR, PLACE REMAINDER OF GRAVEL. COVER TOP W/ FILTER FABRIC. OVERLAP JOINTS.



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At New stair &
Retaining Wall.

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dwg #
SI-3

drawn by: EOE, RAL
date: 4-20-21
scale: as noted

