

General Notes

1. Contractors shall visit the site and be responsible for having recorded all conditions within the scope of the project. No claims for extra compensation, based on ignorance of the visible or implied existing condition, will be considered.
2. All work is to conform to all applicable requirements of local governing Codes, State construction and Energy Conservation Codes, Health Codes, Fire Department Regulations, NBFU, FHA Framing Standards, OSHA Codes and best Trade practices.
3. All dimensions and conditions shown and assumed on the drawings must be verified at the site by the contractor before ordering any material or doing any work. Any discrepancies or errors in the plans, specifications, and/or details must be reported to the architect at once. No change in plans, details, or dimensions is permissible without the consent of the architect.
Should the contractor fail to notify the architect within a reasonable time, he shall be responsible for the cost of rectifying such errors.
- 4.The drawings have indicated and estimated certain conditions, either not shown or not considered reliable on older drawings, or not measurable due to total absence of any drawings, or too inaccessible to verify in the field prior to preparing the drawings.
The architect therefore takes no responsibility for the accuracy to the estimated conditions, has shown work requirements on the drawings for bidding scope only, and will furnish more detailed information later when areas are actually accessible and measurable by the contractors. Any work that must be done additionally in areas where information or indications on the drawings are found to differ from actual field conditions where work is laid out, shall be billed to the owner as an Extra Charge, subject to the owner approval of an itemized cost breakdown.
5. Minor details not usually shown or specified, but necessary for proper and acceptable construction, installation, or operation of any part of the work, as determined by the owner, shall be included in the work the same as if herein specified or indicated.
6. Contractors are to file Insurance Certificates and obtain and pay for all permits, schedule all required inspections with notifications to inspectors and obtain Certificate of Occupancy. No work to start prior to obtaining the permits.
7. Contractors shall coordinate all work procedures and working hours with local authorities, Neighborhood Associations and any other governing authority.
8. Due to the inaccessibility of certain framing and construction conditions, the architect has indicated assumed structural relationships. The contractor will be expected to perform the necessary work to complete the indicated details where, in the sole opinion of the architect, uncovered conditions are normal or reasonably standard. Where conditions when uncovered are not anticipated or not considered normal by architect, the contractor will be entitled to an extra sum of money commensurate with the work entailed, after submission of a detailed breakdown of costs and approval by the architect.
9. All indicated survey material is for general reference only. The architect assumes no responsibility for the accuracy or correctness of any of the indicated material.
10. Contractor shall be responsible for protection of all existing and new conditions and materials within and adjacent to the construction area. Any damage caused by the execution of the work indicated or implied herein shall be repaired or replaced to the owner's satisfaction as the Contractor's sole expense.
11. Contractor shall keep work site free from debris and accumulated refuse, and shall have sole responsibility for protecting all dangerous areas from entry by unauthorized parties.
12. Drawing may be rough scaled for estimating and general purposes, but are not to be scaled for construction locations, dimensions, or any other purposes. Consult with the owner for the final sizes, dimensions, and locations.
13. Contractors shall lay out his work and be responsible for its correctness and safety, shall give necessary dimensions to all parties.
14. By starting any work, contractor signifies acceptance of the previously installed back-up materials and framing, and waives any right to blame prior work for any defects in his own work.
15. All patching shall be done in new matching, or approved salvaged materials. Finish to match nearest break in plane or direction. Store unused material where requested by the owner/client. All salvaged materials are the property of the owner/client.
16. Contractor to order specific materials indicated herein immediately alter being authorized to proceed. No substitutions permitted without the prior approval of architect. Contractor will be held liable for delays caused by the contractor's failure to order materials promptly.
17. Contractor to design and install adequate and Code approved shoring and bracing where need to safely complete structural work. Contractor to assume full and sole responsibility for structural adequacy of the shoring, and for any injuries, damage, cracks, or defects caused by shoring or bracing, and shall repair all such damage at his sole expense.
18. All work shall be guaranteed for one year after Final Payment. General contractor to furnish written guarantee on his work and all subcontractor's work, against defects resulting from the use of inferior material, equipment, or workmanship, as determined solely by the owner.
19. Substitutions of equipment or materials other than those shown on the drawings or in the specifications shall be made only upon the approval of the architect or owner as noted on the drawings or in the specifications. The contractor shall submit his substitution for approval before releasing any order for fabrication and/or shipment. The owner reserves the right to disapprove such substitution, provided in his sole opinion, the item offered is not equal to the item specified. Where a contractor proposes to use an item other than that specified or detailed on the drawings, which requires any redesign of the structure, partitions, piping, wiring, or any other part of the mechanical, electrical or architectural layout, all such redesign, and all new drawings and detailing required shall, with the approval of the owner, be prepared by the contractor at his own expense.
20. All work shall be installed so that all the parts required are readily accessible for inspection, operation, and maintenance and repair. Minor deviations from the drawings may be made to accomplish this, but changes of magnitude shall not be made without the prior written approval from the owner.
21. Upon the completion of the work, the entire project is to be completely cleaned and the site restored to existing condition, including, but not limited to the following:
*Complete sweeping of all areas, and removal of all rubbish and debris, except that caused by owner or others doing N.I.C. work. All wet mopping not in this contract.
*Removal of all temporary enclosures and barricades, all temporary offices, telephone, sanitary facilities, etc.
*Removal of all labels from glass, fixtures and equipment, etc., and spray cleaning of all glass/mirrors.
*Final cleaning of all chrome and aluminum metal work.
*Replacement for furniture and furnishings to original locations.
*Removal of stains and paint from glass, hardware, finished flooring, cabinets,etc.

TRUSS PLACARD LOCATION:
IT WILL BE LOCATED NEXT TO THE EXISTING ELECTRICAL METER, ON THE RIGHT SIDE OF THE HOUSE.

N.Y.S. ENERGY CODE

I, HEIKE A. SCHNEIDER, ARCHITECT CERTIFY THAT THESE PLANS AND SPECIFICATIONS, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE APPLICABLE SECTIONS OF THE 2015 INTERNATIONAL ENERGY CONSTRUCTION CODE (IECC), PERTAINING TO DUTCHESS COUNTY, CLIMATE ZONE 5.

1. ALL EXTERIOR WOOD FRAME WALLS TO RECEIVE R-20 INSULATION MIN.
2. ALL BASEMENT WALLS TO RECEIVE A MIN. OF R-15 INSULATION ALONG THE INTERIOR SIDE.
3. ALL NEW WINDOWS TO BE MAX. U = 0.32.
4. ALL FLOORS TO RECEIVE R-30 INSULATION OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY.
5. ALL SLABS AND FOUNDATION WALLS TO RECEIVE A MIN. OF R-10 INSULATION, MINIMUM 2' DOWN ALONG FOUNDATION WALL.
6. NEW ROOF/ CEILING TO RECEIVE MIN. R-49 INSULATION.
7. CRAWL SPACE WALLS TO RECEIVE A MIN. OF R-15/19 INSULATION ALONG THE INTERIOR SIDE OF THE FOUNDATION WALL.

THE ARCHITECT

PROPERTY DATA

PROPERTY OWNER	MARION CALLIS
APPLICANT	HEIKE A. SCHNEIDER, R.A.
LOCATION	SHEA LANE, BEACON, NY 12508
TAX MAP DATA	SECTION: 6054 BLOCK: 48 LOT: 456551
SITE AREA	2.502 ACRES
PARCEL GRID #	#130200-6054-48-456551

DATE: 07-23-19

- A0 TITLE SHEET & GENERAL NOTES
S1 PROPOSED SITE PLAN
C1 COLOR PALETTE - ARCHITECTURAL REVIEW BOARD
A1 FIRST FLOOR & 2ND FLOOR PLAN
A2 FRONT & REAR ELEVATIONS
A3 SIDE ELEVATIONS

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