

GENERAL NOTES

1. THE GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION OF BUILDINGS, STANDARD FORM OF THE AIA, 1987 EDITION, ARTICLES 1 THROUGH 14 INCLUSIVE, PLUS SUBSEQUENT AMENDMENTS, ARE MADE A PART OF THIS SPECIFICATION TO THE SAME EXTENT AS IF HEREIN WRITTEN OUT IN FULL. UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS STRICTLY PROHIBITED. THESE DOCUMENTS REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT, AND MAY NOT BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF THE ARCHITECT.
2. CONTRACTORS SHALL VISIT THE SITE AND BE RESPONSIBLE FOR HAVING RECORDED ALL CONDITIONS WITHIN THE SCOPE OF THE PROJECTS. NO CLAIMS FOR EXTRA COMPENSATION, BASED ON IGNORANCE OF VISIBLE OR IMPLIED EXISTING CONDITIONS WILL BE CONSIDERED.
3. ALL WORK IS TO CONFORM TO ALL APPLICABLE REQUIREMENT OF LOCAL GOVERNING CODES, STATE CONSTRUCTION AND ENERGY CONSERVATION CODES, HEALTH CODE, FIRE DEPARTMENT REGULATIONS, NBFU AND UTILITY CODES, FHA FRAMING STANDARDS, OSHA CODES, AND BEST TRADE PRACTICES
4. 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.
5. THE ARCHITECT HAS INDICATED AND ESTIMATED CERTAIN CONDITIONS, EITHER NOT SHOWN OR NOT CONSIDERED RELIABLE ON OLDER DRAWINGS FURNISHED TO ARCHITECT BY OWNER, OR NOT MEASURABLE DUE TO TOTAL ABSENCE OF ANY DRAWINGS, OR TOO INACCESSIBLE TO VERIFY IN THE FIELD PRIOR TO PREPARING DRAWINGS. THE ARCHITECT THEREFORE TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THESE 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 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 ARCHITECT'S APPROVAL OF AN ITEMIZED COST BREAKDOWN.
6. 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 ARCHITECT, SHALL BE INCLUDED THE WORK THE SAME AS IF HEREIN SPECIFIED OR INDICATED.
7. CONTRACTORS ARE TO FILE INSURANCE CERTIFICATED AND OBTAIN AND PAY FOR ALL PERMITS, SCHEDULE ALL REQUIRED INSPECTIONS WITH NOTIFICATION TO INSPECTORS AND ARCHITECT, OBTAIN ALL CODE APPROVALS AND NBFU CERTIFICATE, AND FILE FOR AND OBTAIN CERTIFICATE OF OCCUPANCY. NO WORK TO START PRIOR TO OBTAINING PERMITS
8. CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES AND WORKING HOURS WITH LOCAL AUTHORITIES, NEIGHBORHOOD ASSOCIATIONS, AND ANY OTHER GOVERNING AUTHORITY.
9. 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. OPTION, IN THE SOLE OPINION OF THE ARCHITECT, UNCOVERED CONDITIONS ARE NORMAL OR REASONABLY STANDARD. WHERE CONDITIONS WHEN UNCOVERED ARE NOT AS 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
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH UNION OFFICIALS, AND SHALL SEE THAT ALL TRADES COMPLY WITH ALL EQUAL OPPORTUNITY STANDARDS. THE OWNER/CLIENT RESERVES THE RIGHT TO USE MINOR NON-UNION CONTRACTORS WITHOUT PREJUDICE TO THE WORK OF OTHERS, AND WILL EXPECT THE CONTRACTOR TO COOPERATE AS NEEDED.
11. ALL INDICATED SURVEY MATERIAL IS FOR GENERAL REFERENCE ONLY. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ACCURACY OR CORRECTNESS OF ANY OF THE INDICATED MATERIAL.
12. 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 AT THE CONTRACTOR'S SOLE EXPENSE.
13. 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.
14. DRAWINGS MAY BE ROUGH SCALED FOR ESTIMATING AND GENERAL PURPOSED, BUT ARE NOT TO BE SCALED FOR CONSTRUCTION LOCATIONS, DIMENSION, OR ANY OTHER PURPOSES. CONSULT WITH ARCHITECT FOR FINAL SIZES, DIMENSIONS, AND LOCATIONS
15. CONTRACTOR SHALL LAY OUT HIS WORK AND BE RESPONSIBLE FOR ITS CORRECTNESS AND SAFETY, AND SHALL GIVE NECESSARY DIMENSION TO ALL PARTIES.
16. 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.
17. ALL PATCHING SHALL BE DONE IN NEW MATCHING, OR APPROVED SALVAGED MATERIALS, FINISH TO MATCH NEAREST BREAK IN PLANE OR DIRECTION. STORE UNUSED SALVAGED MATERIAL WHERE REQUESTED BY OWNER/CLIENT. ALL SALVAGED MATERIALS ARE THE PROPERTY OF THE OWNER/CLIENT.
18. CONTRACTOR TO ORDER SPECIFIC MATERIALS INDICATED HEREIN IMMEDIATELY AFTER BEING AUTHORIZED TO PROCEED. NO SUBSTITUTIONS PERMITTED WITHOUT APPROVAL OF ARCHITECT, AND CONTRACTOR WILL BE HELD LIABLE FOR DELAYS CAUSED BY CONTRACTOR'S FAILURE TO ORDER MATERIALS PROMPTLY.
19. CONTRACTOR SHALL HAVE LICENSED PROFESSIONAL ENGINEER DESIGN AND SHALL INSTALL ADEQUATE AND CODE APPROVED SHORING AND BRACING WHERE NEEDED TO SAFELY COMPLETE STRUCTURAL WORK. CONTRACTOR TO ASSUME FULL AND SOLE RESPONSIBILITY FOR 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.
20. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL PAYMENT. GENERAL CONTRACTOR TO FURNISH WRITTEN GUARANTEE ON HIS WORK AND ALL SUBCONTRACTOR WORK, AGAINST DEFECTS RESULTING FROM THE USE OF INFERIOR MATERIALS, EQUIPMENT, OR WORKMANSHIP, AS DETERMINED SOLELY BY THE ARCHITECT. ALL SUCH DEFECTS ARE TO BE REPLACED OR REPAIRED, COMPLETE WITH LABOR AND MATERIALS, AT COST TO THE OWNER.
21. SUBSTITUTIONS OF EQUIPMENT OR MATERIALS OTHER THAN THOSE SHOWN ON THE DRAWINGS OR IN THE SPECIFICATIONS SHALL BE MADE ONLY UPON APPROVAL OF THE ARCHITECT OR OWNER AS NOTED ON THE DRAWINGS OR THE THESE SPECIFICATIONS. THE CONTRACTOR SHALL SUBMIT HIS SUBSTITUTION FOR APPROVAL BEFORE RELEASING ANY ORDER FOR FABRICATION AND/OR SHIPMENT. THE ARCHITECT RESERVES THE RIGHT TO DISAPPROVE SUCH SUBSTITUTION, PROVIDED IN HIS SOLE OPINION, THE ITEM OFFERED IS NOT THE EQUAL OF THE ITEM SPECIFIED. WHERE A CONTRACTOR PROPOSES TO USE AN ITEM OTHER THAT THAT SPECIFIED OR DETAILED ON THE DRAWINGS, WHICH REQUIRED ANY REDESIGN OF THE STRUCTURE, PARTITIONS, PIPING, WIRING, OR OF ANY OTHER PART OF THE MECHANICAL, ELECTRICAL OR ARCHITECTURAL LAYOUT, ALL SUCH REDESIGN, AND ALL NEW DRAWINGS AND DETAILING REQUIRED THEREFORE SHALL, WITH THE APPROVAL OF THE ARCHITECT, BE PREPARED BY THE CONTRACTOR AT HIS OWN EXPENSE.
22. ALL WORK SHALL BE INSTALLED SO THAT ALL PARTS REQUIRED ARE READILY ACCESSIBLE FOR INSPECTION, OPERATIONS, MAINTENANCE AND REPAIR. MINOR DEVIATIONS FROM THE DRAWINGS MAY BE MADE TO ACCOMPLISH THIS. CHANGES OF MAGNITUDE SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT
23. UPON 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:

(A) COMPLETE SWEEPING OF ALL AREA, 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.

(B) REMOVAL OF ALL TEMPORARY ENCLOSURES AND BARRICADES, ALL TEMPORARY OFFICES, TELEPHONE, SANITARY FACILITIES, ETC.

(C) REMOVAL OF ALL LABELS FROM GLASS, FIXTURES, AND EQUIPMENT, ETC, AND SPRAY CLEANING OF ALL GLASS/MIRRORS.

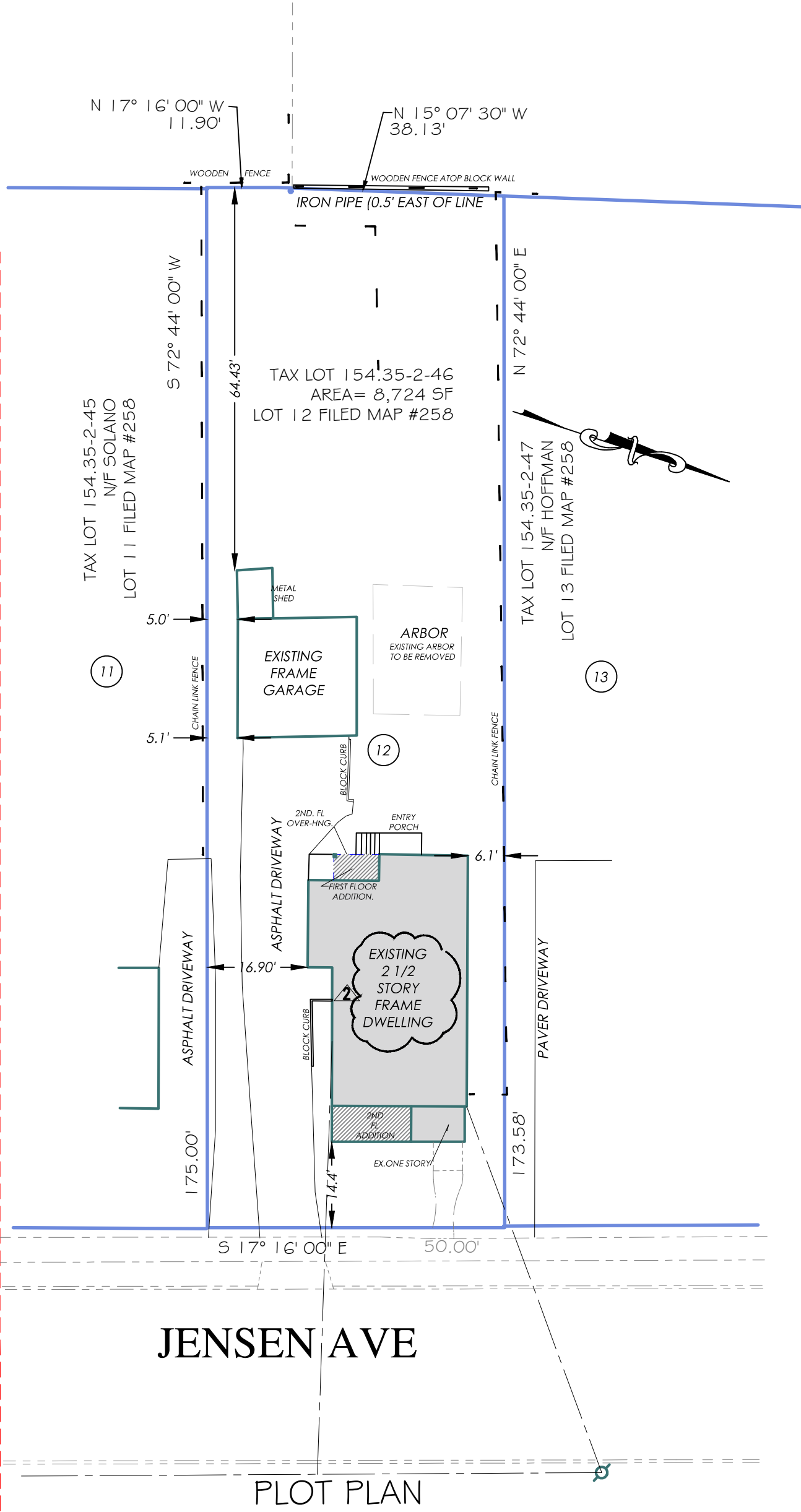
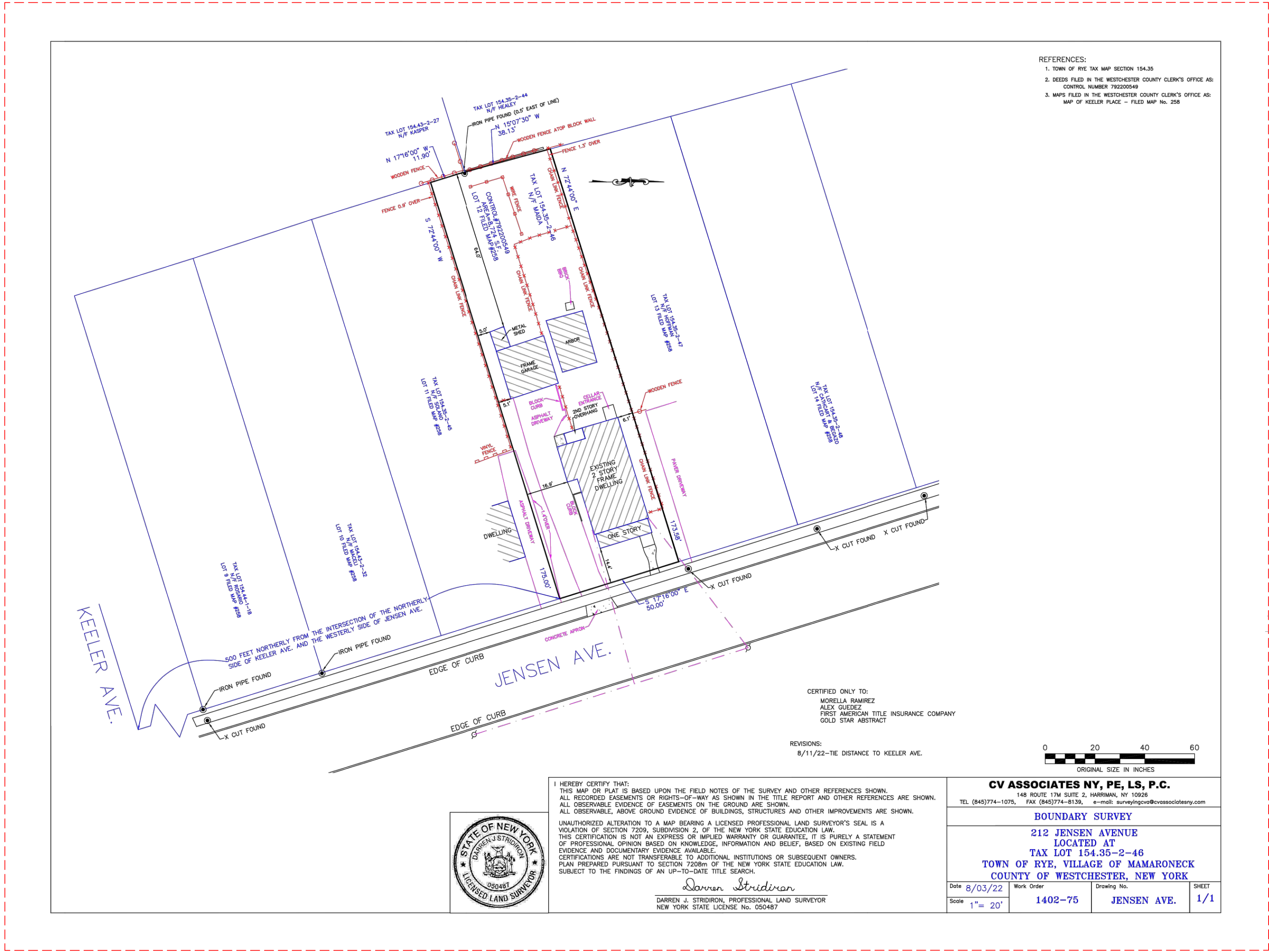
(D) REMOVAL OF STAINS, AN PAINT FROM GLASS, HARDWARE, FINISHED FLOORING, CABINETS, ETC.

(E) FINAL CLEANING OF ALL CHROME AND ALUMINUM METAL WORK.

(F) RESTORATION OF PROPERTY BY RETURNING SHIRUBS TO ORIGINAL LOCATIONS.

(G) REPLACEMENT OF FURNITURE AND FURNISHINGS TO ORIGINAL LOCATIONS.
24. CONTRACTOR SHALL ERECT BARRIERS AND CONDUCT HIS OPERATIONS IN SUCH A MANNER AS TO PREVENT DUST AND DEBRIS FROM ENTERING ADJACENT SPACES OR ADJOINING PROPERTY.
25. ALL NEW WORK TO FULLY COMPLY WITH A.D.A. REQUIREMENTS.

RAMIREZ RESIDENCE
212 JENSEN AVE.
MAMAORNECK, NY



JENSEN AVE

PLOT PLAN

INFORMATION TAKEN FROM BOUNDARY SURVEY PREPARED BY CV ASSOCIATES NY, PE,LS,P.C. DATED 8/03/22, REVISED 8/11/22. ARCHITECT ASSUMES NO RESPONSIBILITY FOR IT'S ADEQUACY OR CORRECTNESS

Mark Fritz Architects
133 Fernwood Road, Trumbull
Connecticut, 06611
Phone: 203-880-9800
MWFARCHITECTS@GMAIL.COM

CONSULTANTS

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OWNER
RAMIREZ RESIDENCE
212 JENSEN AVE.
MAMAORNECK, NY

SYMBOLS LEGEND

- EXISTING TO REMAIN
- EXISTING WALLS TO BE REMOVED
- NEW CONCRETE WALLS
- NEW FRAME WALLS
- FIBERGLASS INSULATION
- BEARING PARTITION
- WINDOW TYPE
SEE WINDOW SCHEDULE

ABBREVIATIONS

- AFF ABOVE FINISHED FLOOR
- AJ ATTIC JOIST
- BWB BOTTOM EACH WAY
- BM BEAM
- BW BOTHWAYS
- CT COLLAR TIES
- EX EXISTING
- EA EACH
- FTG FOOTING
- LVL LAMINATED VENEER LUMBER
- OC ON CENTER
- PLF POUNDS PER LINEAR FOOT
- PT PRESSURE TREATED LUMBER
- RR ROOF RAFTER
- TYP TYPICAL
- W/ WITH
- WWF WELDED WIRE FABRIC



-----	9/12/22	CONSTRUCTION
	12/8/22	REVISED
2	4/17/23	ZBA REVISED
MARK	DATE	DESCRIPTION

PROJECT NO: 2208
CAD DWG FILE: RAMIREZ

SHEET TITLE

TITLE SHEET

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SHEET

ENERGY CODE COMPLIANCE

To the best of my knowledge, the proposed additions and alterations are in compliance with the requirements of the Residential Code of the State of New York

ARCHITECT



6" DIAMETER
PRE ENGINEERED
WOOD PLACKARD
(in accordance with Title 19 NYCRR PART 1265)
TO BE ATTACHED TO ELECTRIC METER
BOX LOCATED AT THE EXTERIOR OF
THE RESIDENCE

VILLAGE OF MAMARONECK ZONING												
DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH AND FRONTAGE	MINIMUM LOT DEPTH	MINIMUM HABITABLE FLOOR AREA	STORIES	FEET	FRONT	LESSER SIDE	2 SIDES COMBINE D	REAR	MAXIMUM COVERAGE ALL BUILDINGS (AS PERCENTAGE OF LOT AREA)	OTHER REQUIREMENTS
R-S ONE FAMILY	5000	50	100	1400	2 1/2	35	20	6	14	25	35%	NOTES: 4,6,11
EXISTING	8724 SQ FT	50	175	1925	2 1/2	25.9'	14.4'	6.1'	23'	64'	22%	
ACCESSORY GARAGE	-	-	-	-	-	15	82.4'	5'	30'	64'	SEE ABOVE	
PHASE II GARAGE	-	-	-	NO CHANGE	-	-	99.6'	5'	30'	64'	NO CHANGE	

GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARD
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY			
45 PSF	100/110	C	SEVERE	42"	MODERATE/HEAVY	MODERATE/HEAVY	7°F	YES	NFIP FIRM Maps (Sept. 9, 2007)