

1. ALL CONSTRUCTION OF THE WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, NEW YORK STATE AND THE TOWN OF SHANDAKEN ADMINISTRATIVE CODE-BUILDING CODE, INCLUDING BUILDING CODE REFERENCE STANDARDS, RULES AND REGULATIONS OF THE DEPARTMENT OF BUILDINGS AND ALL APPLICABLE ORDINANCES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. ALL DRAWINGS ARE SUBJECT TO CHANGE AS REQUIRED BY THE REQUIREMENTS OF THE BUILDING CODES AND THE INTERPRETATIONS THEREOF BY THE AUTHORITIES HAVING JURISDICTION OVER THE WORK.
2. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITY.
3. ALL NEW CONSTRUCTION SHALL ADHERE TO THE NEW YORK STATE ENERGY CODE
4. THE GENERAL CONTRACTOR (G.C.) SHALL COMPLY WITH NATIONAL, STATE AND LOCAL LAWS AND REGULATIONS RELATING TO INSURANCE FOR WORK UNDER THIS CONTRACT. THE G.C. SHALL CARRY WORKMAN'S COMPENSATION AND UNEMPLOYMENT INSURANCE AS REQUIRED BY LAW, PRIOR TO THE COMMENCEMENT OF THE WORK. THE G.C. SHALL SUBMIT TO THE BUILDING OWNER, INSURANCE CERTIFICATES OF A KIND AND IN A FORM AND IN THE AMOUNTS SPECIFIED BY THE BUILDING OWNER.
5. ALL WORK RELATED TO ASBESTOS, INCLUDING INSPECTIONS, CERTIFICATIONS AND SUPERVISION OF WORK AND APPROVAL SHALL BE SEPARATE FROM THESE DOCUMENTS. ALL ASBESTOS WORK SHALL BE BY OTHERS.
6. THE ALL WORK AND FOR ALL GENERAL CONDITIONS SHALL APPLY TO THE GENERAL CONTRACTOR AND TO ALL OF HIS SUB-CONTRACTORS.
7. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY LICENSED CONTRACTORS IN THEIR TRADES BY THE STATE OF NEW YORK.
8. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACQUISITION OF A BUILDING PERMIT AND PAY ALL FEES REQUIRED BY GOVERNING TOWN OF SHANDAKEN. THE GENERAL CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL ELECTRICAL WORK AS REQUIRED. THE DESIGNER IS NOT RESPONSIBLE FOR SUPERVISION.
9. THE G.C. SHALL SUPERVISE AND BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF THE WORK, INCLUDING SITE SAFETY. THE GENERAL CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
10. ALL ITEMS NOTED "FURNISHED BY OWNER" SHALL BE INSTALLED BY THE G.C. UNDER THIS CONTRACT AS PER MANUFACTURERS SPECIFICATIONS AND AS REQUIRED UTILITY SERVICES. WALL REMOVALS AND REPAIRS BY THE GENERAL CONTRACTOR. OWNER FURNISHED ITEMS SHALL BE PROVIDED AND COORDINATED BY GENERAL CONTRACTOR.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND SAFE REMOVAL FROM THE SITE OF ALL REQUIRED MATERIALS THAT MUST BE REMOVED TO ENABLE THE WORK TO BE COMPLETED AND THE PREMISES OCCUPABLE. ALL REMOVED MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
12. THE CONTRACTOR WILL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE FIELD ARCHITECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF ALL WORK, WHETHER BY THE GENERAL CONTRACTOR OR BY SUB-CONTRACTORS. NO ALLOWANCES SHALL BE MADE ON BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART. UNDER NO CIRCUMSTANCES ARE THE DRAWINGS TO BE SCALED FOR LOCATION OF NEW WORK. CONTRACTOR WILL VERIFY ALL CLEARANCES AND LOCATIONS PRIOR TO INSTALLATION INCLUDING REQUIREMENTS FOR APPLIANCES.
13. THE GENERAL CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOCATIONS AND HOOK-UPS WITH MANUFACTURER'S SPECIFICATIONS WHETHER THE EQUIPMENT IS SUPPLIED BY THE GENERAL CONTRACTOR OR OTHERS.
14. ARCHITECTURAL DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS ACTUAL FIELD CONDITIONS AND THE WORK OF OTHER TRADES PERMIT. ANY PIPING, WIRING, OR MATERIALS NOT SPECIFICALLY SHOWN OR SPECIFIED BUT NEEDED TO COMPLETE THE WORK SHALL BE DEEMED TO BE PART OF THE WORK AND SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION ON ANY PART OF THE WORK, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE INDICATED IN THE DRAWINGS.
15. ALL NEW CONSTRUCTION SHALL BE CHALKED-OUT OR MOCKED-UP IN FIELD FOR OWNER APPROVAL PRIOR TO STARTING CONSTRUCTION.
16. ALL LUMBER SHALL BE FIRE RATED IN ACCORDANCE WITH NY STATE LAW. WOOD AND OTHER COMBUSTIBLE MATERIALS MAY BE USED IN THE CONSTRUCTION OF INTERIOR FINISH ONLY IN ACCORDANCE WITH SECTION 2308, CONVENTIONAL LIGHT-FRAME CONSTRUCTION OF THE NEW YORK STATE BUILDING CODE.
17. ALL PIPING TO BE DEMOLISHED SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.
18. NO RISERS SHALL BE DISTURBED; UNUSED BRANCH PIPING SHALL BE CUT BACK AND CAPPED.
19. WHEN "APPROVED EQUAL," "EQUAL TO," "SIMILAR" OR OTHER GENERAL QUALIFYING TERMS ARE USED, IT SHALL BE BASED UPON THE FINAL REVIEW OF THE OWNER. THERE SHALL BE NO SUBSTITUTIONS UNLESS AGREED UPON IN WRITING BY THE OWNER.
20. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PROTECTION OF THE WORK. THIS SHALL INCLUDE EXISTING ITEMS TO BE REMOVED OR FOR SALVAGE. CARE SHALL BE TAKEN IN THE HANDLING AND STORAGE OF REMOVED AND OWNER SUPPLIED COMPONENTS, SUCH THAT THEY REMAIN FULLY FUNCTIONAL AND VISUALLY UNDAMAGED.
21. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WORK FROM DAMAGE AND DIRT OR DUST. IF DAMAGE OCCURS IN THIS OR OTHER ADJACENT LOTS, IT SHALL BE REPAIRED BY THE GENERAL CONTRACTOR AT HIS EXPENSE.
22. THE GENERAL CONTRACTOR MUST SUBMIT ALL ENGINEERING AND SHOP DRAWINGS (INCLUDING MILLWORK) PLUS CUT SHEETS OF ALL EQUIPMENT AND FIXTURES (INCLUDING ELECTRICAL) TO THE OWNER FOR APPROVAL PRIOR TO FABRICATION, ORDERING AND/OR CONSTRUCTION.
23. THE GENERAL CONTRACTOR SHALL MAINTAIN AT THE SITE ONE RECORD COPY OF ALL DRAWINGS, APPROVED SHOP DRAWINGS AND APPROVED SAMPLES, CONTINUOUSLY UPDATED TO RECORD ALL CHANGES DURING CONSTRUCTION.
24. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL ATTEND JOB MEETINGS AS REQUIRED BY THE OWNER.
25. ANY CHANGES TO OWNER APPROVED LAYOUTS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER.
26. THE GENERAL CONTRACTOR SHALL DO ALL CUTTING, PATCHING AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK REQUIRED TO COMPLETE THE JOB. ALL PATCHING WHERE NEW CONSTRUCTION OCCURS WILL MATCH EXISTING ADJACENT OR AS INDICATED ON THE DRAWINGS.

1. ALL NEW EXTERIOR WALLS TO BE INSULATED WITH R-15 (5.5") HIGH DENSITY BATT INSULATION IN 2x4 WALL CONSTRUCTION, OR R-19 (5.5") STANDARD DENSITY BATT INSULATION IN 2x6 WALL CONSTRUCTION, MIN.
2. EXISTING EXTERIOR WALLS WHERE FRAMING BECOMES EXPOSED DUE TO NEW WORK TO RECEIVE R-13 HIGH DENSITY BATT INSULATION IN 2x4 CONSTRUCTION, OR R-19 (5.5") STANDARD DENSITY BATT INSULATION IN 2x6 WALL CONSTRUCTION, MIN.
3. VAULTED CEILING AREA AT OVER LIVING AREA TO RECEIVE R-30 CLOSED CELL SPRAY FOAM (ICYNENE OR SIM)
4. ALL EXISTING DUCTWORK TO BE REPLACE WITH NEW, RIGID DUCT AND INSULATED WITH QUIET-LINER TO ACHIEVE R-8 RATING, MIN.
5. EXISTING CEILING INSULATION TO BE REPLACED. ALL CEILINGS SEPARATING LIVING SPACES FROM ATTIC SPACE TO RECEIVE R-19 STANDARD DENSITY BATT INSULATION, MIN.
6. ALL RECESSED LIGHT FIXTURES IN INSULATED AREAS TO BE IC-RATED AND AIR SEALED
7. MECHANICAL UNIT FILTERS MUST BE MERV-13 OR BETTER

*No proposed change to building occupancy

1. PROVIDE SMOKE & CARBON MONOXIDE DETECTORS OUTSIDE SLEEPING AREAS PER SEC.277 MDL AND SEC.28-02. A SINGLE STATION SMOKE & CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN SLEEPING OR BEDROOM AREA OF EACH DWELLING UNIT. SUCH DEVICE SHALL BE DESIGNED AND INSTALLED TO DETECT SMOKE FROM CARBON MONOXIDE AND AVIATE ALARM. THE ALARM SHALL BE REASONABLY FREE FROM FALSE ALARMS AND PROVIDE VISIBLE INDICATION THAT THE ALARM IS ENERGIZED. SUCH DEVICE SHALL BE DIRECTLY CONNECTED TO THE LIGHTING CIRCUIT OF THE DWELLING OR ROOMING UNIT WITH NO INTERVENING DOORS CLOSED. CORD CONNECTED INSTALLATIONS OR BATTERY OPERATED DEVICES ARE NOT PERMITTED. SUCH DEVICES SHALL BE EITHER U.S.A. APPROVED OR LISTED BY AN ACCEPTABLE TESTING SERVICE OR UL58 AND SHALL COMPLY WITH REFERENCE STANDARD 17-11 & 17-12 AND 17-14.
2. PROVIDE APPROVED TYPE SMOKE & CARBON MONOXIDE DETECTOR, EITHER IONIZATION CHAMBER TYPE OR PHOTOELECTRIC TYPE, CONNECTED TO BUILDING WIRING WITH NO SWITCH IN THE CIRCUIT, INSTALLED WITHIN 15' -0" OF ENTRANCE TO BEDROOMS, INDICATED ON PLAN.
3. SMOKE & CARBON MONOXIDE DETECTORS MUST BE WALL OR CEILING MOUNTED.
4. CERTIFICATE OF SATISFACTORY INSTALLATION OF DETECTORS MUST BE FILED WITH DIVISION OF CODE ENFORCEMENT- HPD WITHIN 10 DAYS OF INSTALLATION.
5. SMOKE & CARBON MONOXIDE DETECTORS TO COMPLY WITH LLS8/87 AND LL7/2004.

1. MECHANICAL SUB TO EVALUATE PLAN AND CONFIRM LAYOUT WITH GC & OWNER, CALCULATE REQUIRED CFM'S PER ROOM AND SIZE UNITS ACCORDINGLY
2. MECHANICAL SUB TO PERFORM VOLUME CALCULATIONS AND DETERMINE IF EXISTING SPLIT UNITS AND CONDENSER ARE SUFFICIENT TO HEAT AND COOL ALL NEW VOLUMES
3. MECHANICAL SUB-CONTRACTOR TO EVALUATE CONDITION OF EXISTING HEATING EQUIPMENT AND DETERMINE ALL RELATED COMPONENTS UP TO CURRENT NY STATE AND LOCAL CODES
4. GC / MECHANICAL SUB-CONTRACTOR TO CLEAN & BALANCE ENTIRE SYSTEM AS REQ'D
5. GC TO IMPLEMENT NECESSARY PROTECTIVE MEASURES TO KEEP DUST & DEBRIS OUT OF EXISTING SYSTEM DURING CONSTRUCTION
6. THERMOSTAT TO BE EVALUATED FOR PERFORMANCE & OPTIONS FOR REPLACEMENT TO BE PROVIDED TO OWNER IF NECESSARY
7. MAINTAIN ALL REQUIRED FIRE-RATINGS AND DAMPERS AS REQUIRED BY NY STATE AND LOCAL CODES

* Values to be determined by jurisdiction per notes on Table R301.2



1. VERIFY LOCATION OF ALL ELECTRICAL DEVICES, WALL SCONCES, RECESSED LIGHTING, OUTLETS, SWITCHES & MISC. FIXTURES IN FIELD WITH OWNER PRIOR TO MODIFICATIONS & INSTALLATION OF BALANCE
2. INSTALL FIXTURES PROVIDED BY OWNER (TBD)
3. NEWANCE EKG ELECT. SYSTEM.
4. ALL EXISTING WIRING TO BE BROUGHT UP TO CODE WHEN EXPOSED PER NEW CONSTRUCTION.
5. ALL WIRES TO BE HIDDEN IN BASE MOLDING OR CONCEALED IN WALLS OR CEILINGS
6. NOTE ALL SWITCHES & CIRCUITS TO BE REVIEWED FOR FUNCTIONALITY AT NEW LAYOUT
7. ALL NEW OUTLETS TO BE INSTALLED AT EXISTING OUTLET HEIGHTS (EXCEPT AT COUNTERTOPS OR WHERE NOTED ON PLAN)
8. ALL NEW OUTLETS, CIRCUIT PANELS, AND SWITCHES TO BE INSTALLED USING EXISTING BRANCHES OR CLOSEST EXISTING DEVICES TO ACHIEVE LAYOUT AS SHOWN.
9. OWNER WILL PROVIDE DECORATIVE LIGHT FIXTURES
10. CONTRACTOR TO PROVIDE CIRCUIT DIAGRAM TO OWNER FOR REVIEW AND APPROVAL OF NEW WIRING TO BE INSTALLED USING SHORTEST RUNS AND MOST ECONOMICAL AND EFFICIENT LAYOUT.
11. ELECTRICAL LOADS MUST NOT EXCEED THE CURRENT AVAILABLE LOAD AND IF COMBINED NOT EXCEED THE COMBINED CONNECTED SERVICE LOAD.
12. UPON COMPLETION OF ALL ELECTRICAL WORK, ELECTRICAL CONTRACTOR SHALL ADJUST AND TEST ALL CIRCUITS, OUTLETS, SWITCHES, LIGHTS, MOTORS, AND ANY OTHER ELECTRICAL DEVICES. ANY PART FOUND DEFECTIVE SHALL BE IMMEDIATELY REPAIRED OR REPLACED WITH ALL NEW EQUIPMENT AND THE SYSTEM SHALL BE TESTED.
13. CONTRACTOR SHALL PROVIDE TYPED PANEL DIRECTORY FOR ALL PANELS
14. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE SEALED TO PREVENT THE SPREAD OF SMOKE AND FIRE THROUGH THEM. THE RATING OF THE PENETRATION SHALL BE AT LEAST THAT OF THE ASSEMBLY INTO WHICH IT IS INSTALLED, SO THAT THE ORIGINAL FIRE RATING OF THE ASSEMBLY IS MAINTAINED AS REQUIRED BY APPLICABLE CODES. FOAM SEALANT SHALL MEET ALL OF THE FIRE TEST AND HOSE STREAM TEST REQUIREMENTS AND SHALL BE U.L. CLASSIFIED AS A WALL OPENING PROTECTIVE DEVICE.
15. PROVIDE SMOKE & CARBON MONOXIDE DETECTORS AS SHOWN ON PLAN AND/OR ACCORDING TO ALL NY STATE AND LOCAL FIRE CODES.



DO NOT SCALE DRAWINGS

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Drawing Title

Project Number 1702

Issue Date	03.22.2025
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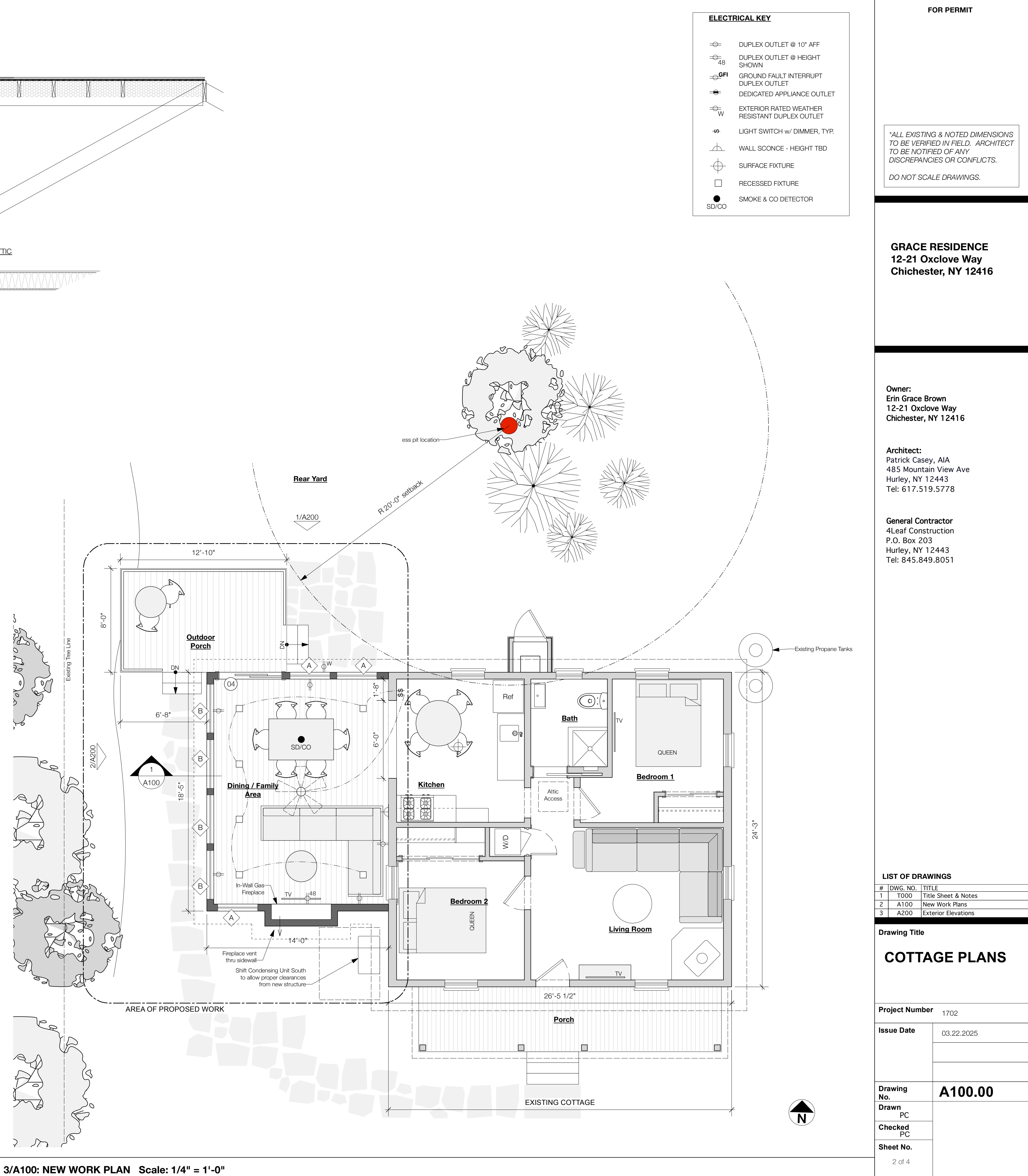
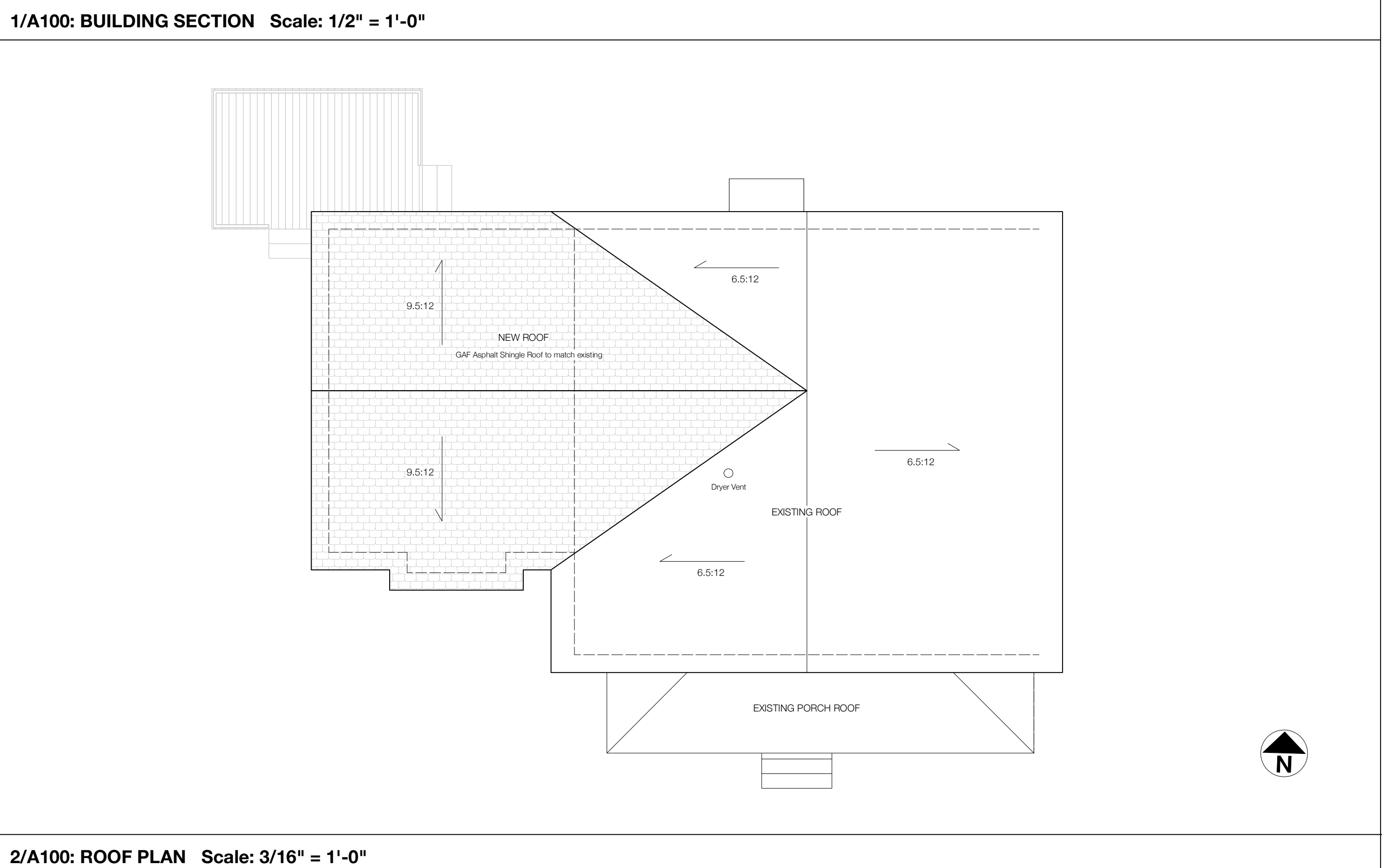
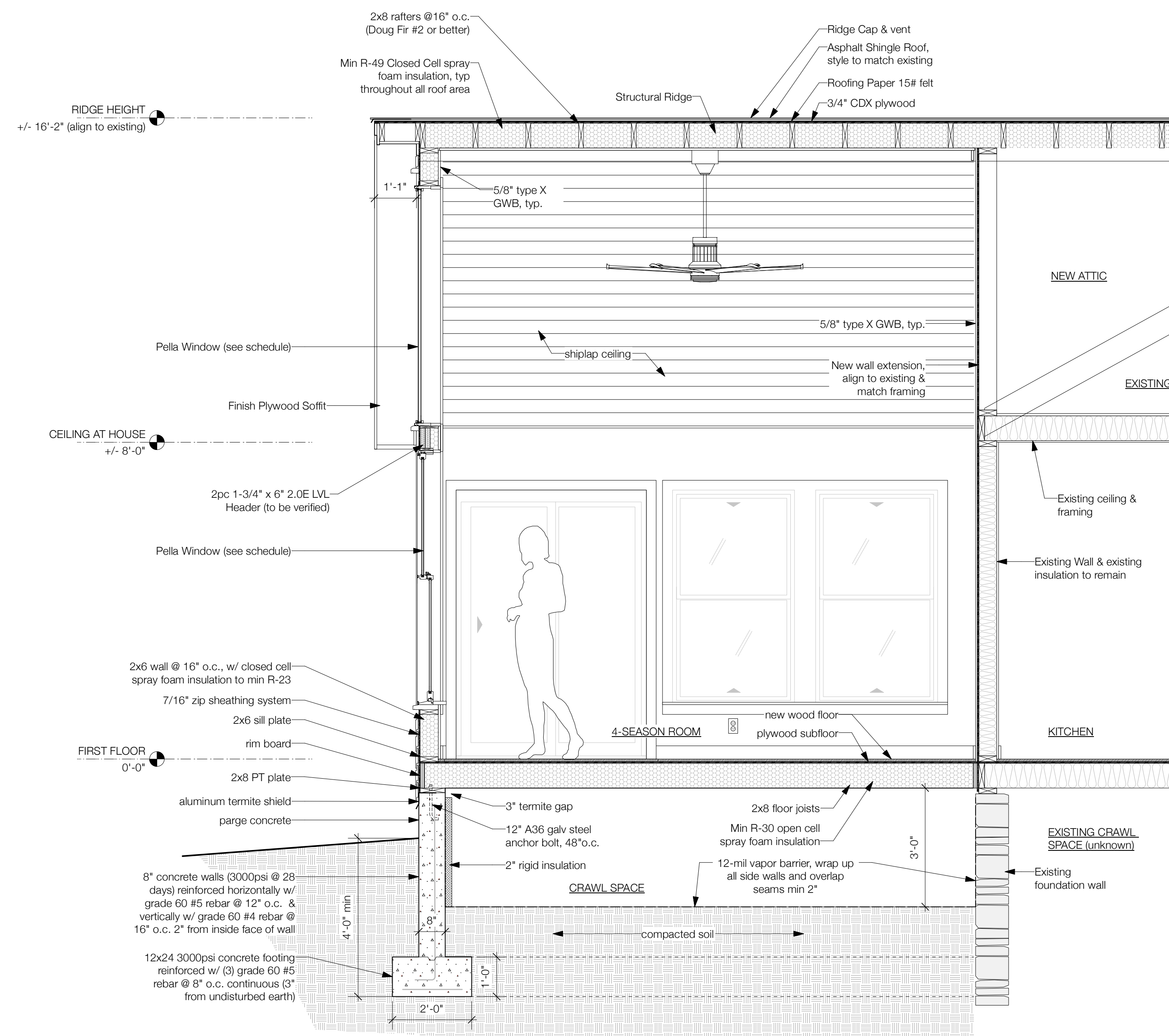
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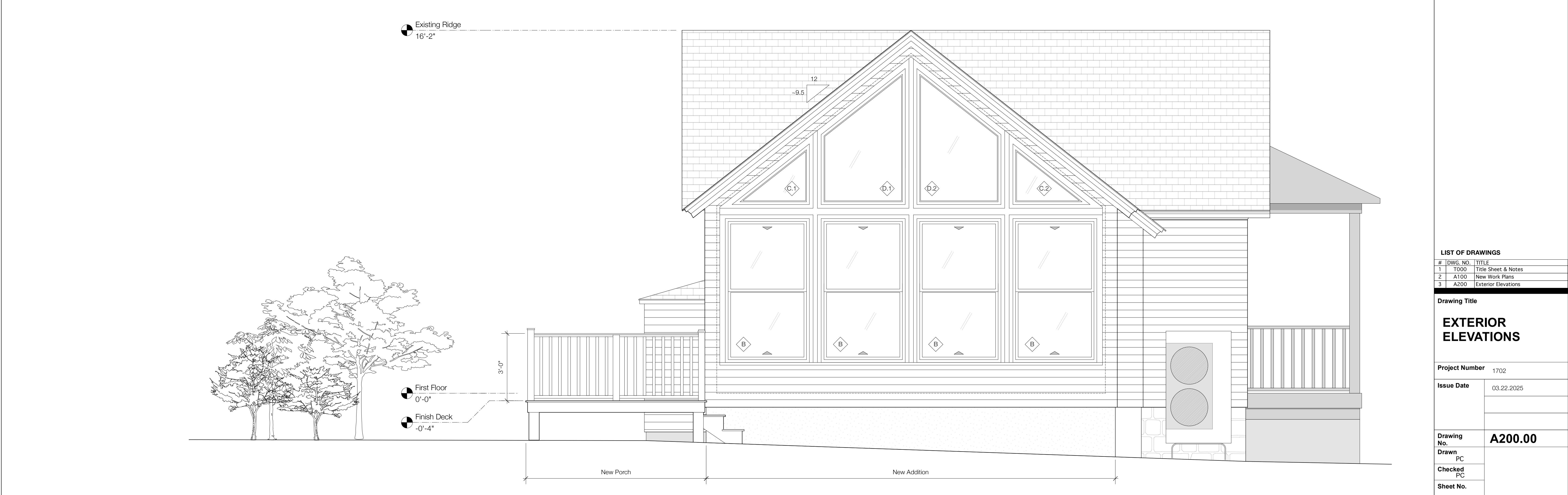
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1/A200: EXTERIOR ELEVATION NORTH Scale: 1/2" = 1'-0"



2/A200: EXTERIOR ELEVATION WEST Scale: 1/2" = 1'-0"

FOR PERMIT

*ALL EXISTING & NOTED DIMENSIONS
TO BE VERIFIED IN FIELD. ARCHITECT
TO BE NOTIFIED OF ANY
DISCREPANCIES OR CONFLICTS.
DO NOT SCALE DRAWINGS.

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LIST OF DRAWINGS

#	DWG. NO.	TITLE
1	T000	Title Sheet & Notes
2	A100	New Work Plans
3	A200	Exterior Elevations

Drawing Title

**EXTERIOR
ELEVATIONS**

Project Number 1702

Issue Date 03.22.2025

Drawing No. **A200.00**

Drawn PC

Checked PC

Sheet No.

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