

PONDVIEW COMMONS DEVELOPMENT

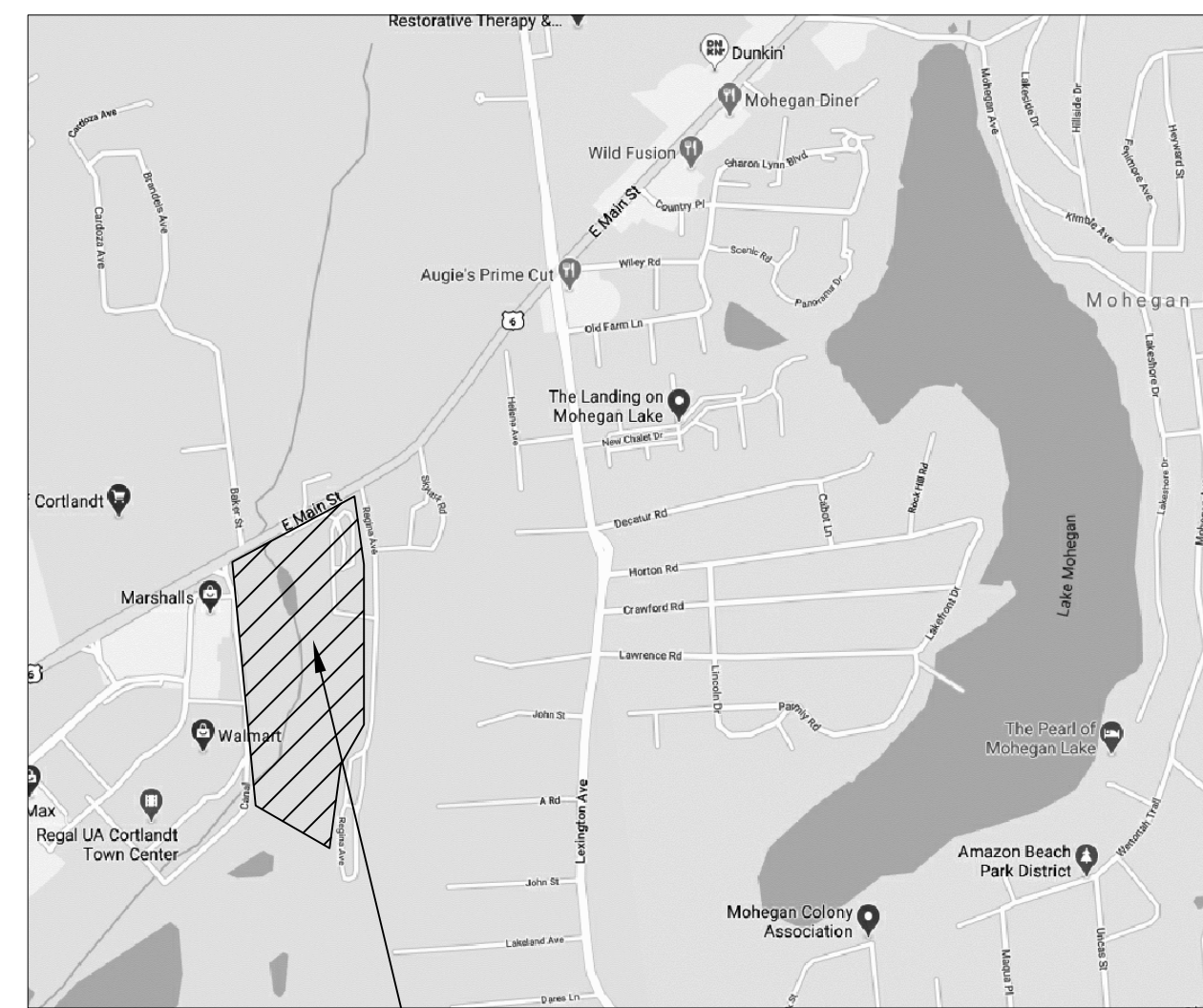
GARAGE 1 TOWN OF CORTLANDT WESTCHESTER COUNTY, NEW YORK

**HERNANE
DE
ALMEIDA**
PROFESSIONAL
ENGINEER
26 GLENVIEW DRIVE
CARMEL, NY 10512
914-469-9741
HERNANE@ENGINEER.COM

CLIENT
RYAN MAIN, LLC
C/O
FINKELSTEIN-MORGAN
111 BROOK ST.
SCARSDALE, NY 10583

PROJECT
**PROPOSED
GARAGE 1**

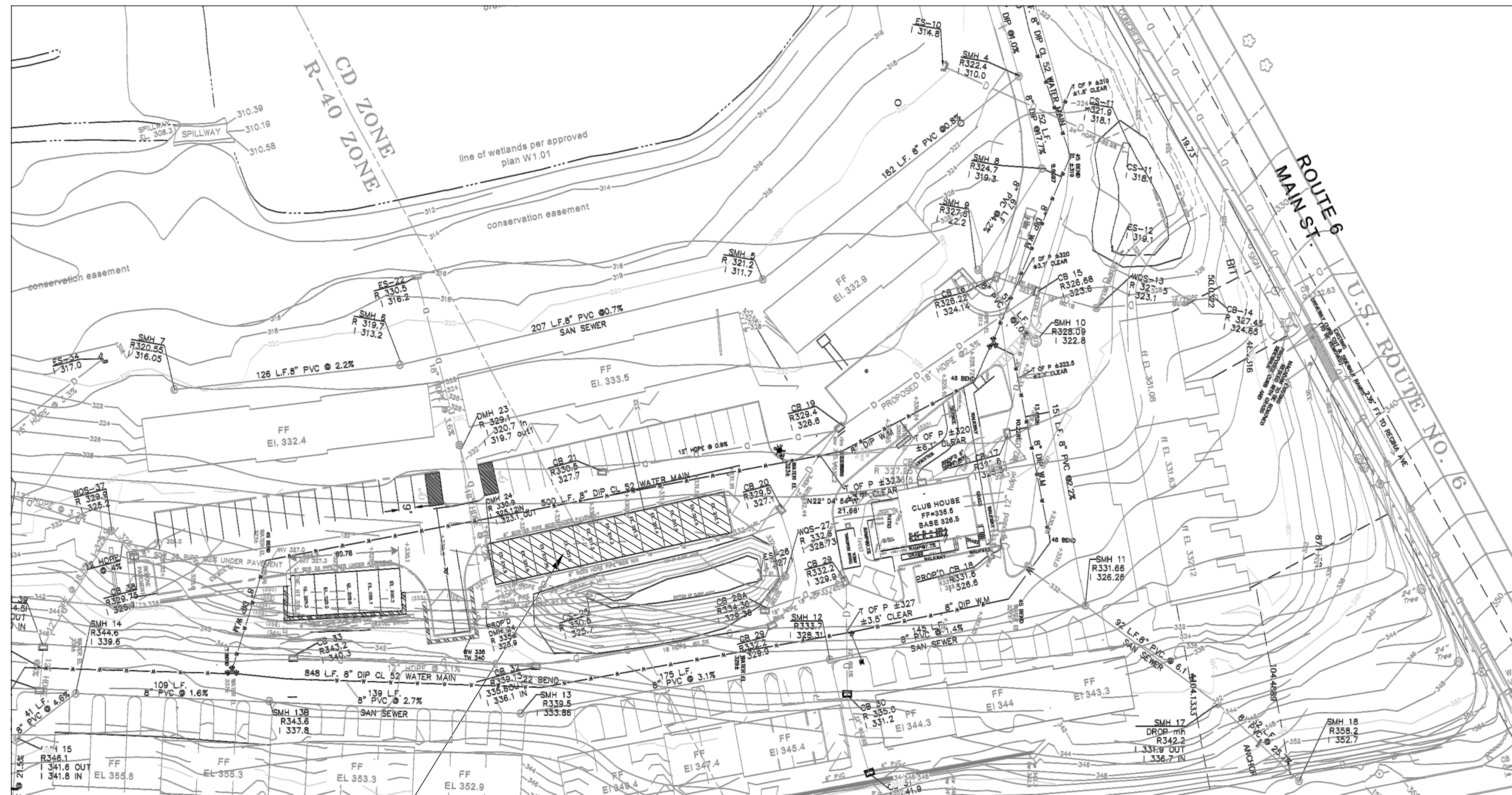
PONDVIEW
COMMONS
TOWN OF
CORTLANDT,
NY 10567



SITE

AREA MAP

N.T.S.



PROPOSED GARAGE 1

PROPERTY SITE PLAN

SCALE 1"=40'

NO.	DATE	DESCRIPTION	INCREASE NUMBER OF GARAGE BAYS
1	8/25/2020		

DATE: 8/3/2020

REVISIONS

DESCRIPTION

INCREASE NUMBER OF GARAGE BAYS

COVER SHEET

SHEET TITLE

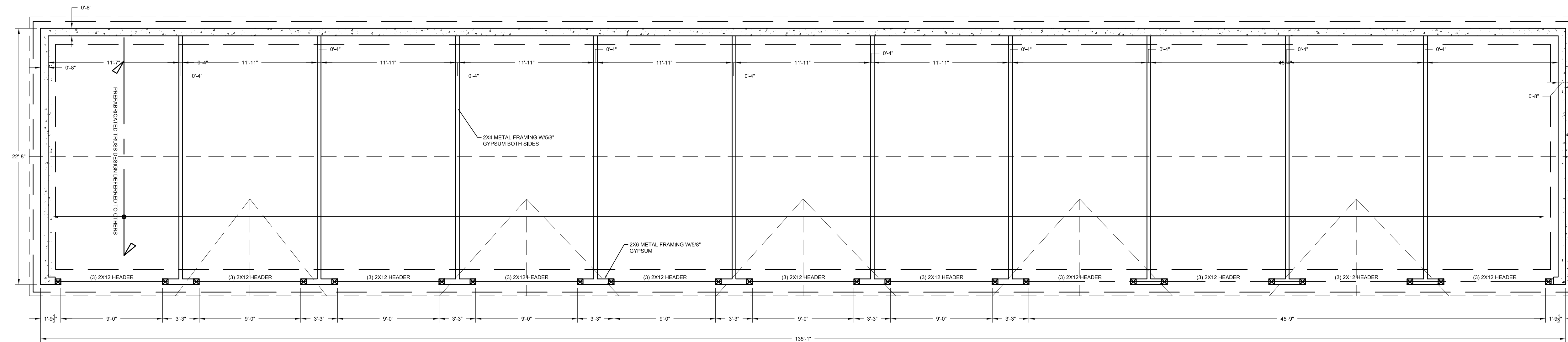
SEAL

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER ANY ITEM ON THIS DRAWING AND/OR RELATED SPECIFICATION. ALL ALTERATIONS MUST BE MADE IN COMPLIANCE WITH THE NEW YORK STATE EDUCATION LAW. THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS HEREON ASSUMES NO RESPONSIBILITY FOR ANY SUCH ALTERATION OR RE-USE WITHOUT HIS CONSENT.

ALL CONDITIONS OF APPROVAL AS NOTED IN FORMAL LETTERS OF APPROVAL OR FINDINGS ARE A PART OF THE APPROVED SITE PLAN. SUBDIVISION OR VARIANCE PLATS, DRAWINGS OR PLANS, AND ARE HEREBY REFERENCED FOR ADDITIONAL APPROVAL DETAILS.

SHEET LIST			
SHEET NUMBER	OF	SHEET TITLE	LAST REVISION
1	OF 3	COVER SHEET	8/25/2020
2	OF 3	FLOOR PLAN, NOTES	8/25/2020
3	OF 3	ELEVATIONS & SECTION	8/25/2020

**1
OF
3**



GARAGE FLOOR PLAN

SCALE : 3/16" = 1'-0"

GENERAL NOTES:

- 1) THE CONTRACTOR USING THESE DRAWINGS SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC) AS ADOPTED BY THE STATE OF NEW YORK INCLUDING THE UNIFORM FIRE PREVENTION AND BUILDING CODE, NY STATE ENERGY CONSERVATION CONSTRUCTION CODE AND LOCAL BUILDING CODES HAVING JURISDICTION. THIS SHALL NOT BE CONSTRUED TO MEAN THAT ANY REQUIREMENTS SET FORTH ON THE DRAWINGS MAY BE MODIFIED BECAUSE THEY ARE MORE STRINGENT THAN THE CODE REQUIREMENTS OR BECAUSE THEY ARE NOT SPECIFICALLY REQUIRED BY CODE. IF THE CONTRACTOR(S) DOES NOT HAVE ACCESS TO THE DOCUMENTS, HE OR SHE SHOULD CONTACT THE PROFESSIONAL OF RECORD FOR DIRECTIONS TO SOURCES. THESE SPECIFICATIONS ARE MADE IN GENERAL FORM ONLY AND NOT SPECIFICALLY FOR ONE BUILDING. THE OWNER IN APPLYING THESE SPECIFICATIONS ASSUMES COMPLETE RESPONSIBILITY FOR THEIR USE, CHANGE OR OMISSIONS.
- 2) CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO THE START OF WORK AND THEY SHALL FAMILIARIZE THEMSELVES WITH THE INTENT OF THE DRAWINGS AND SPECIFICATIONS AND MAKE THE WORK AGREE WITH THE SAME BEFORE ORDERING ANY MATERIAL, OR DOING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSION AND CONDITIONS ON THE JOB. THE PROFESSIONAL OF RECORD OR ENGINEER OF RECORD MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE CONTRACTOR SHALL NOT SCALE -OFF DRAWINGS, ALL WRITTEN DIMENSION SHALL HAVE PRECEDENCE OVER GRAPHIC SCALED DIMENSIONS. SHOULD THE CONTRACTOR FAIL TO NOTIFY THE DESIGNER OF ERRORS OR DISCREPANCIES WITHIN A REASONABLE TIME, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF RECTIFYING SUCH ERRORS.
- 3) SHOULD ANY CONTRADICTION OR AMBIGUITY OCCUR IN OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE INTERPRETATION AND DECISION OF THE PROFESSIONAL OF RECORD WITH RESPECT THERETO SHALL BE FINAL AND BINDING ON BOTH PARTIES.
- 4) THE CONTRACTOR PERFORMING THE WORK SHALL OBTAIN ALL BUILDING DEPARTMENT APPROVALS AND REQUIRED PERMITS BEFORE COMMENCEMENT OF WORK. CONTRACTORS ARE TO FILE INSURANCE CERTIFICATE. AT THE COMPLETION OF WORK, THEY SHALL HAVE ALL THE WORK INSPECTED BY THE BUILDING DEPARTMENT AND SHALL FILE AND OBTAIN A CERTIFICATE OF COMPLETION.
- 5) A PERMIT CARD, BEARING THE PERMIT NUMBER, APPLICATION NUMBER, AND LOCATION OF THE PREMISES FOR WHICH THE PERMIT IS ISSUED SHALL BE POSTED OR DISPLAYED AT THE JOB SITE.
- 6) THE DESIGNER/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF CONSTRUCTION OR THE CONSTRUCTION SITE. THE DESIGNER/ENGINEER ARE NOT BEING RETAINED AS PROJECT MANAGERS TYP. ANY AND ALL VIOLATIONS FOR THE PROPOSED SITE TO BE IDENTIFIED TO THE PROFESSIONAL SEALING THESE DRAWINGS BY THE CONTRACTOR, THE PROFESSIONAL ACCEPTS NO RESPONSIBILITY FOR ANY VIOLATIONS IN THE GIVEN AREA OF WORK ON THE PROJECT SITE
- 7) EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJOINING REMAINING AREAS AS A RESULT OF HIS WORK, AND SHALL REPAIR DAMAGED SURFACES TO THEIR PRE-EXISTING CONDITIONS OR AS MAY BE REQUIRED TO COMPLETE THE ENTIRE SCOPE OF WORK.
- 8) SHOP DRAWINGS FROM ALL OTHER TRADES ARE SUPPLEMENTARY TO THE PROFESSIONAL OF RECORD. SUPPLEMENTAL DRAWINGS MUST BE APPROVED BY THE PROFESSIONAL OF RECORD AND WITH HIS CONSULTANT(S) VIA WRITTEN CORRESPONDENCE THRU THE PROFESSIONAL OF RECORD FOR HIS CONSULTANT(S). THE CONTRACTOR

- 9) SHALL CHECK AND COORDINATE ALL THE DRAWINGS BEFORE FABRICATION AND/OR INSTALLATION OF ANY WORK. CONTRACTOR SHALL IMMEDIATELY NOTIFY PROFESSIONAL OF RECORD OF ANY DISCREPANCIES OR ERRORS. CONTRACTOR SHALL COORDINATE ALL WORK ON THESE DRAWINGS WITH WORK OF ALL OTHER TRADES.
- 10) BALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE SAME OR THEIR EXACT MEANING, PROFESSIONAL OF RECORD SHALL BE NOTIFIED FOR CLARIFICATION.
- 11) GRADING AROUND NEW CONSTRUCTION SHALL SLOPE AWAY FROM NEW STRUCTURE AND BLEND INTO EXISTING
- 12) THE CONTRACTOR SHALL DELIVER TO THE PROFESSIONAL OF RECORD, UPON COMPLETION OF ALL WORK UNDER THE CONTRACT, AND BEFORE FINAL PAYMENT IS MADE, HIS WRITTEN GUARANTEE MADE OUT TO THE OWNER, IN FORM SATISFACTORY TO THE PROFESSIONAL OF RECORD, GUARANTEEING ALL THE WORK, MATERIALS, EQUIPMENT, ETC., PROVIDED UNDER THE CONTRACT TO FREE FROM DEFECTIVE MATERIALS AND/OR FAULTY WORKMANSHIP, AND TO BE WATERTIGHT AND LEAK PROOF. THE CONTRACTOR AGREES TO REPLACE OR RE-EXECUTE IN A MANNER SATISFACTORY TO THE PROFESSIONAL OF RECORD, WITHOUT COST TO OWNER OR THE PROFESSIONAL OF RECORD, SUCH WORK AS MAY BE FOUND TO BE DEFECTIVE AND/OR FAULTY, IN THE OPINION OF THE PROFESSIONAL OF RECORD, AND PAY FOR ALL DAMAGE AND/OR MATERIALS REQUIRED FOR SUCH REPLACEMENT OR RE-EXECUTION.
- 13) INDEMNIFICATION AGREEMENT OR HOLD HARMLESS CLAUSE, INSURED BY CONTRACTUAL LIABILITY, SHALL BE IDENTIFIED AND ITS LANGUAGE TO THE EFFECT THAT THE CONTRACTOR AGREES TO INDEMNIFY AND SAVE HARMLESS THE OWNER AND THE PROFESSIONAL OF RECORD AGAINST LOSS OR EXPENSE, BY REASON OF THE LIABILITY IMPOSED BY LAW UPON THE OWNER AND THE PROFESSIONAL OF RECORD, FOR DAMAGE BECAUSE OF BODILY INJURIES, INCLUDING DEATH, AT ANY TIME RESULTING THEREFROM ACCIDENTALLY SUSTAINED BY ANY PERSON OR PERSONS OR ON ACCOUNT OF DAMAGE TO PROPERTY ARISING OUT OF OR IN CONSEQUENCE OF THE PERFORMANCE OF THE CONTRACT, WHETHER SUCH INJURIES TO PERSONS OR DAMAGE TO PROPERTY ARE DUE TO OR CLAIMED TO BE DUE TO ANY NEGLIGENCE OF THE OWNER AND/OR THE PROFESSIONAL OF RECORD, HIS EMPLOYEES, OR AGENTS OR ANY OTHER PERSON. THIS AGREEMENT SHALL NOT APPLY, IF THE INSURED OR INDEMNITEE IS AN PROFESSIONAL OF RECORD, ENGINEER, OR SURVEYOR, TO ANY LIABILITY ARISING OUT OF DEFECTS IN MAPS, PLANS, DESIGNS OR SPECIFICATIONS PREPARED OR USED BY SUCH PROFESSIONAL OF RECORD, ENGINEER, OR THEIR DESIGNATED AGENTS.

CAST-IN-PLACE CONCRETE:

1. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL PROPERTY LINES AND SETBACK LINES AS WELL AS ALL UNDERGROUND UTILITIES (WATER, SANITARY, ELECTRIC, OIL, GAS, PHONE, ETC.) ALL CONCRETE SHALL BE IN ACCORDANCE WITH ACI BUILDING CODE EXTERIOR FOOTINGS AND WALLS TO BEAR A MINIMUM OF 3'-6" INTO UNDISTURBED SOIL WITH A MINIMUM ALLOWABLE BEARING CAPACITY OF 4000 PSF MINIMUM. EXTERIOR FOOTINGS SHALL RECEIVE 2X4 KEY WITH REINFORCING BARS PER DRAWING DETAILS AND NOTED BELOW. ALL IN ACCORDANCE WITH NY STATE BUILDING CODE.
2. ALL CONCRETE SHALL BE STONE CONCRETE AND SHALL DEVELOP A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 4,000 PSI. SLAB ON GRADE TO BE STONE CONCRETE WITH A MINIMUM ULTIMATE

3. COMPRESSIVE STRENGTH AT 28 DAYS OF 3,500 PSI. CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED. READY MIX OR JOB MIXED CONCRETE MAY BE USED AT CONTRACTOR OPTION MUST MEET COMPRESSIVE STRENGTH.
4. NO ADMXTURE ALLOWED UNLESS APPROVE BY DESIGN PROFESSIONAL IN WRITING.
5. PREPARATION OF SUBGRADE: THE SUBGRADE FOR ALL CONCRETE WORK SHALL BE PROPERLY PREPARED BY REMOVAL OF ANY UNDESIRABLE MATERIAL AND REPLACED WITH SUITABLE GRANULAR MATERIAL, THOROUGHLY TAMPED. THE SUBGRADE SURFACE SHALL BE FINE GRADED AND THOROUGHLY COMPACTED PRIOR TO PLACEMENT OF ANY CONCRETE. REMOVE TOPSOIL AND OTHER SURFACE MATERIALS IN PREPARATION FOR POURING CONCRETE SLABS. INTERIOR SLABS ON GRADE TO BE POURED ON COMPACTED 95% POROUS FILL OR SUITABLE ON-SITE MATERIAL. A 4 MIL THICK POLYETHYLENE VAPOR BARRIER SHEET TO BE LAID UNDER SLAB. SLAB TO BE STEEL TROWELED. SLAB TO BE REINFORCED WITH W.W.M. 6 X 6/1010 OR FIBERREINFORCED CONCRETE. CONCRETE FORMS MUST USE AN APPROVED RELEASE AGENT. FORM WORK MAY NOT BE REMOVED FOR A MINIMUM OF (2)TWO DAYS AND BELOW FREEZING FOR A MINIMUM OF (4)FOUR DAYS.
6. CONTRACTOR MAY BACK FILL, AGAINST WALLS, ONLY AFTER SEVEN (7) DAYS OF CONCRETE CURE TIME USING PROPER CONSTRUCTION METHODS, AND EQUIPMENT, TO AVOID DAMAGE TO THE WALLS. WALLS ARE TO BE BRACED ADEQUATELY WITH FIRST FLOOR JOIST AND PLYWOOD DECK. ALL GRADING TO BE BACK PITCHED FROM ALL NEW AND EXISTING STRUCTURES
7. STEP FOOTINGS, WHERE ELEVATION CHANGES, 1 VERTICAL TO 2 HORIZONTAL.
8. PROVIDE REBAR DOWELS FROM FOOTINGS INTO P.C. WALL DOWELS TO HAVE MIN 6" HOOK END EMBEDDED INTO FOOTINGS AND MIN 24" INTO WALL TYP.
9. ROD REINFORCEMENT SHALL BE INTERMEDIATE GRADE DEFORMED BARS, CONFORMING TO ASTM A615-60; REINFORCEMENT SHALL CONFORM TO ASTM A185 AND A82.
10. DETAILS AND GENERAL PROVISIONS, FOR CONCRETE CONSTRUCTION, SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST ACI BUILDINGS CODE, ACI 318, AND MANUAL ACI 315.
11. COORDINATION OF ALL THROUGH WALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
12. UPON BACKFILLING WALLS, CHEMICALLY TREAT SOIL FOR PROTECTION FROM TERMITES AS PER AGENCIES HAVING JURISDICTION.
13. PORTLAND CEMENT COMPLYING WITH ASTM C-150.
14. AGGREGATE COMPLYING WITH ASTM C-33.
15. REINFORCING SHALL COMPLY WITH ASTM A-615, GADE 60, FOR BARS AND ASTM A-185 FOR WELDED WIRE MESH.
16. UNLESS OTHERWISE INDICATED, ALL CONCRETE SHALL BE 3,000 PSI AND SHALL COMPLY WITH ASTM C-34 IF TRANSIT MIX.
17. ALL EXPOSED EXTERIOR CONCRETE SHALL BE AIR ENTRAINED.
18. FORMS: FORMS SHALL BE METAL OR PLYWOOD. FORMS SHALL BE CAREFULLY SET TO LINE AND GRADE.
19. IMMEDIATELY PRIOR TO PLACING THE CONCRETE, THE SUBGRADE SHALL BE THOROUGHLY DAMPENED SO THAT IT IS MOIST THROUGHOUT, BUT WITHOUT PUDDLES OF WATER.
20. ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF ACI 318 AS APPLICABLE.
21. REINFORCEMENT MATERIAL SHALL BE DEFORMED REINFORCEMENT BARS CONFORMING TO ASTM A 615, GRADE 60.
22. SET AND BUILD INTO CONCRETE WORK ALL ANCHORAGES, SLEEVES OR OTHER EMBEDDED ITEMS REQUIRED FOR OTHER WORK.
23. PLACING CONCRETE WHEN TEMPERATURES ARE ABOVE 80 DEGREES F OR

BELOW FREEZING SHALL BE DONE IN ACCORDANCE WITH A.C.I. SPECIFICATIONS.

FOOTING DRAIN NOTES

- 1) THE WALL DRAIN SHALL BE PLACED AROUND THE PERIMETER OF THE WALLS AND CONSISTS OF CLEAN 3/4" GRAVEL. THE DRAIN SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE OUTSIDE EDGE OF THE FOOTING. THE THICKNESS SHALL BE SUCH THAT THE BOTTOM OR THE DRAIN IS NOT HIGHER THAN THE BOTTOM OF THE BASE UNDER THE BASEMENT FLOOR AND THAT THE TOP OF THE DRAIN IS NOT LESS THAN 6 INCHES ABOVE THE TOP OF THE FOOTING. THE TOP OF THE DRAIN SHALL BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL.
- 2) THE INVERT OF THE PIPE SHALL NOT BE HIGHER THAN THE FLOOR SLAB ELEVATION. THE TOP OF JOINTS OR THE TOP OF PERFORATIONS SHALL BE PROTECTED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE PIPE SHALL BE PLACED ON NOT LESS THAN 2 INCHES OF CLEAN 3/4" GRAVEL AND SHALL BE COVERED WITH NOT LESS THAN 6 INCHES OF THE SAME MATERIAL.
- 3) FOOTING DRAINS ARE TO BE IN NO WAY CONNECTED TO THE ON-SITE STORMWATER MANAGEMENT SYSTEM.

WOOD CONSTRUCTION NOTES

- 1) LUMBER MATERIALS USED SHALL BE GOOD, SOUND, DRY FREE FROM ROT, LARGE AND LOOSE KNOTS, SHAKES AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED.
- 2) ALL NEW LUMBER SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE CHAPTER 5, SPECIFICALLY TABLES R502.3.1(1) TO 502.3.3(2).
- 3) PROVIDE BLOCKING, NAILERS, ROUGH FRAMING HARDWARE AS REQUIRED. ALL BEAMS, JOISTS AND RAFTERS TO BE SET WITH NATURAL CROWN UP.
- 4) ALL LUMBER SHALL BEAR VISIBLE GRADE STAMP. ALL STRUCTURAL LUMBER, TJI, TGI, LVL OR EQUIVALENT SHALL BE INSTALLED PER DRAWING AND MANUFACTURERS SPECIFICATIONS. ALL HANDLING AND INSTALLATION PROCEDURES MUST BE SUPPLIED BY THE MANUFACTURER AND SHALL BE FOLLOWED.
- 5) STRUCTURAL AND ENGINEERED LUMBER SHALL NOT BE ALLOWED TO GET WET AT ANY TIME.
- 6) ALL PRESSURE TREATED LUMBER SHALL BE SOUTHERN YELLOW PINE, GRADED #1, F'b=1500psi. ALL OTHER LUMBER SHALL BE DOUGLAS FIR LARCH-NORTH, GRADED #2 OR BETTER, F'b=850psi MIN

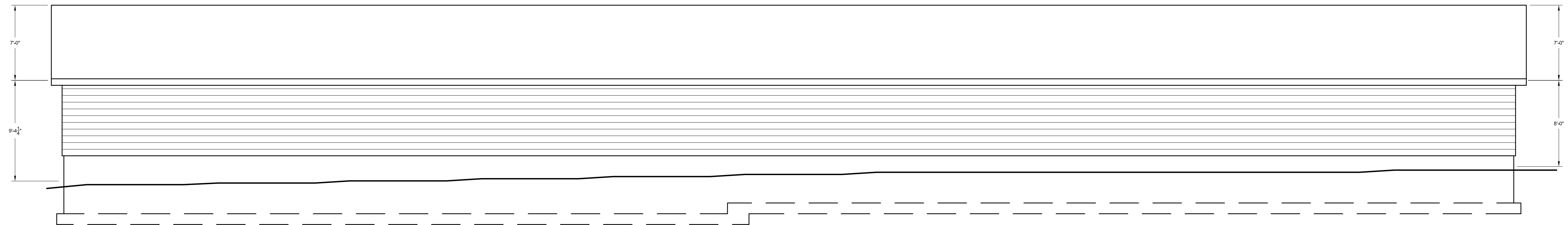
DATE:	REVISIONS	DESCRIPTION	NUMBER OF GARAGE BAYS
8/3/2020	1	INCREASE	1

FLOOR PLANS & NOTES

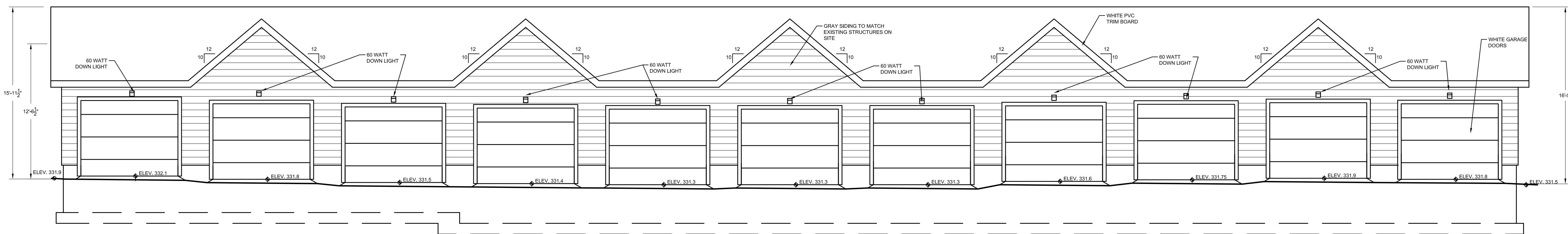
SEAL

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER ANY ITEM ON THIS DRAWING AND/OR RELATED SPECIFICATION. ALL ALTERATIONS MUST BE MADE IN COMPLIANCE WITH THE NEW YORK STATE EDUCATION LAW. THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS HEREON ASSUMES NO RESPONSIBILITY FOR ANY SUCH ALTERATION OR RE-USE WITHOUT HIS CONSENT.

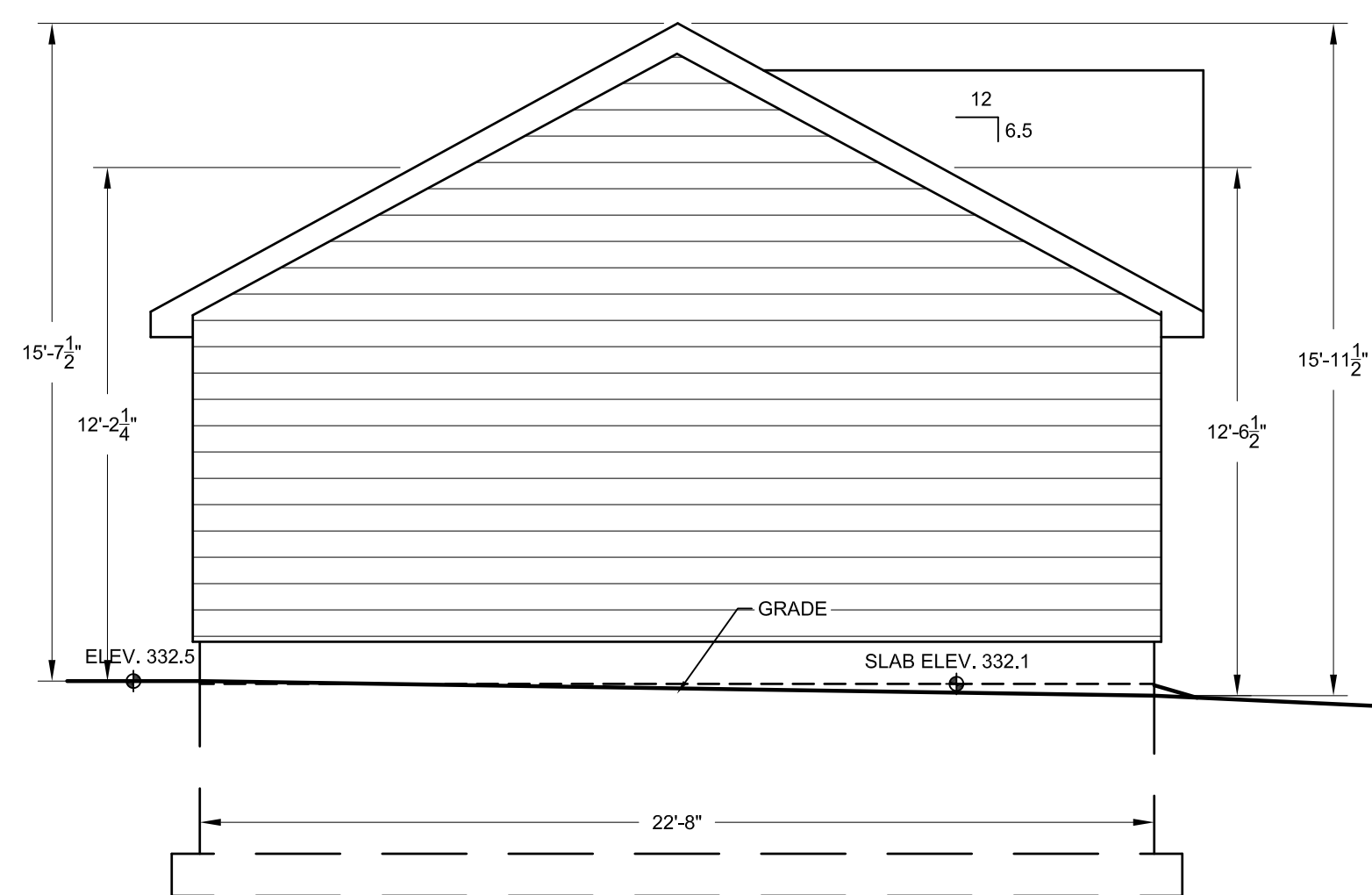
ALL CONDITIONS OF APPROVAL AS NOTED IN FORMAL LETTERS OF APPROVAL OR FINDINGS ARE A PART OF THE APPROVED SITE PLAN. SUBDIVISION OR VARIANCE PLATS, DRAWINGS OR PLANS, AND ARE HEREBY REFERENCED FOR ADDITIONAL APPROVAL DETAILS.



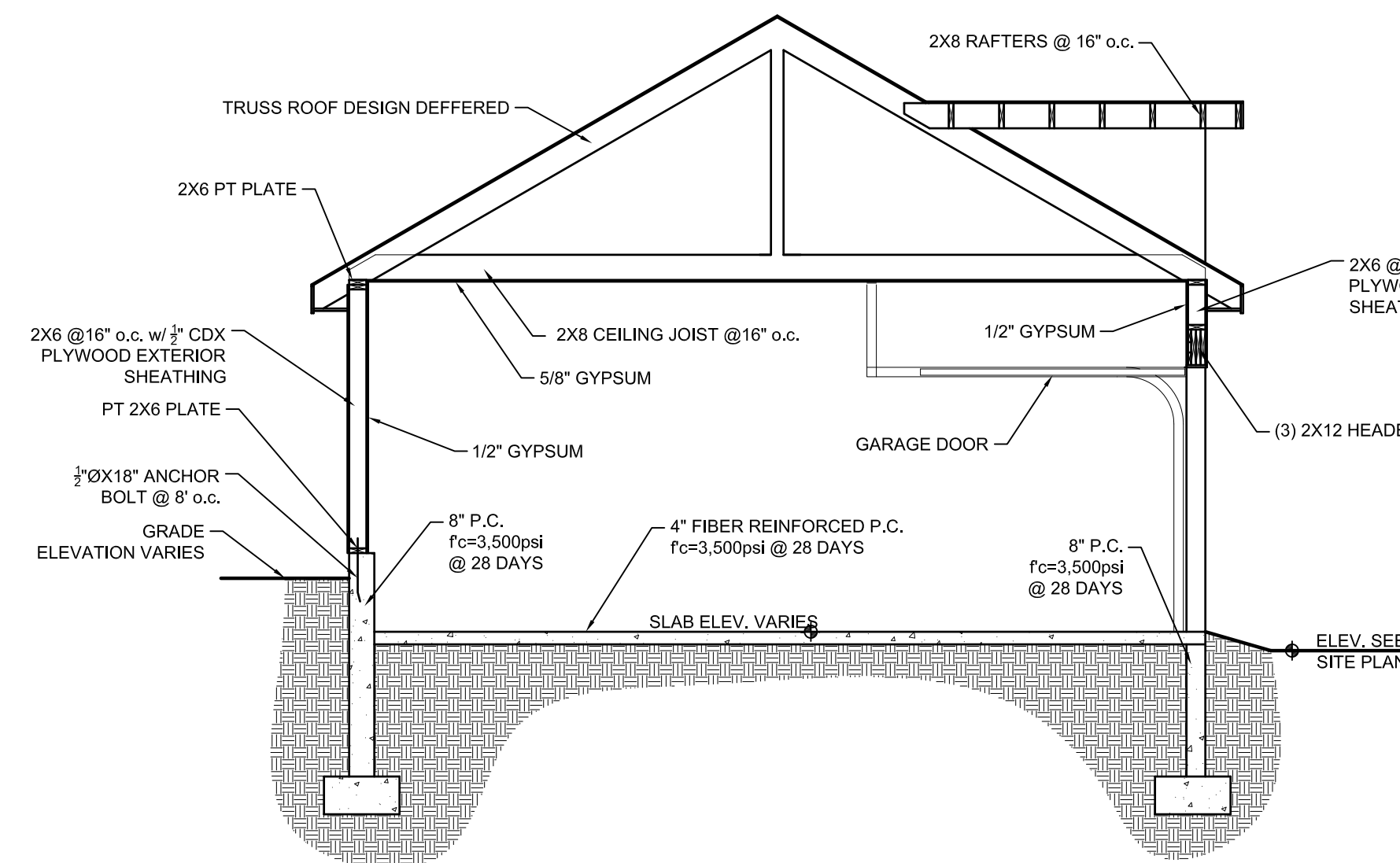
REAR ELEVATION
SCALE : 3/16" = 1'-0"



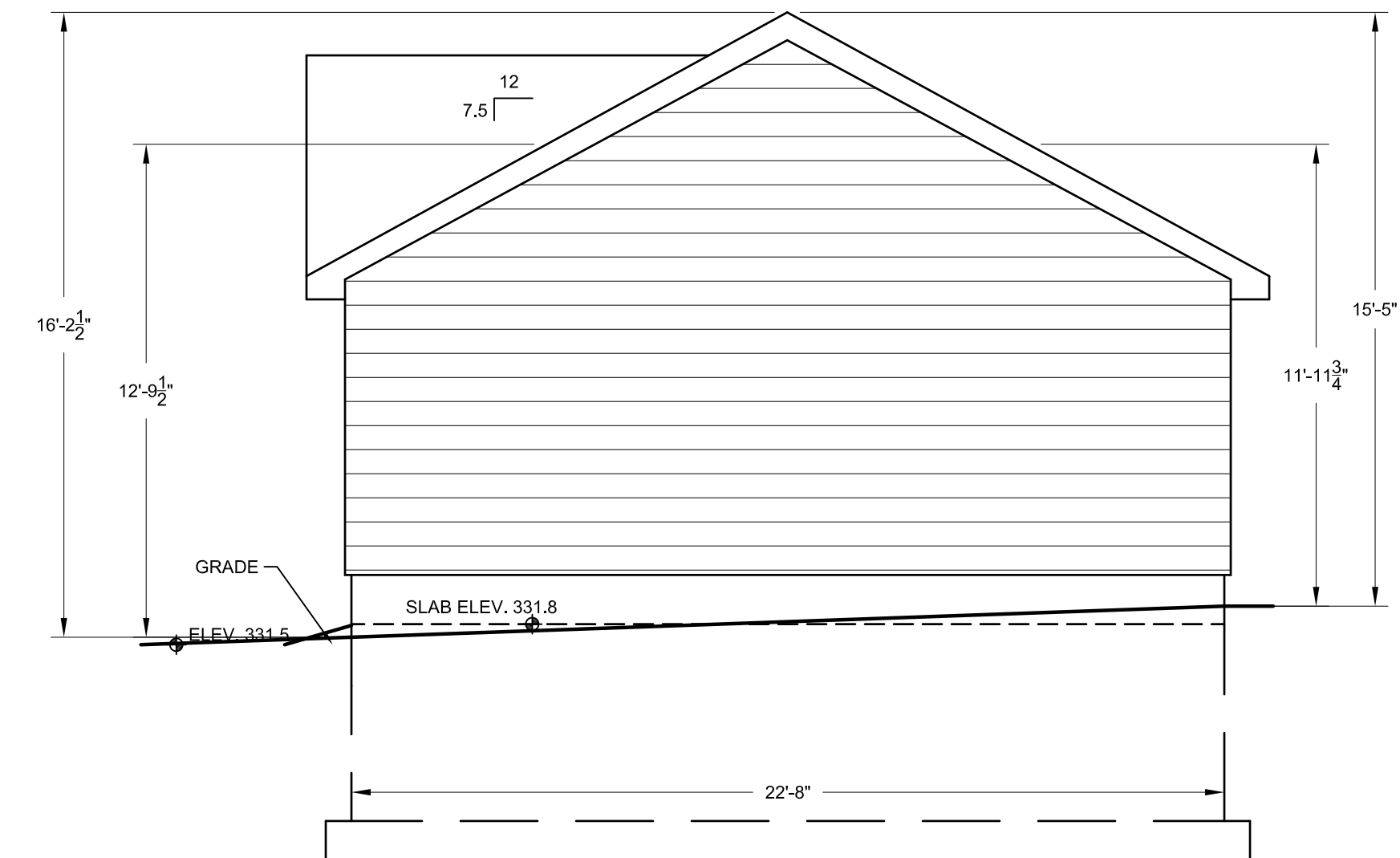
FRONT ELEVATION
SCALE : 3/16" = 1'-0"



LEFT ELEVATION
SCALE : 1/4" = 1'-0"



TYP. SECTION
SCALE : 1/4" = 1'-0"



RIGHT ELEVATION
SCALE : 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
1	8/29/2020	INCREASE NUMBER OF GARAGE BAYS

DATE: 8/3/2020

REVISIONS

DESCRIPTION

ELEVATIONS &
SECTION

SHEET TITLE

SEAL

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER ANY ITEM ON THIS DRAWING AND/OR RELATED SPECIFICATION. ALL ALTERATIONS MUST BE MADE IN COMPLIANCE WITH THE NEW YORK STATE EDUCATION LAW. THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS HEREON ASSUMES NO RESPONSIBILITY FOR ANY SUCH ALTERATION OR RE-USE WITHOUT HIS CONSENT.

ALL CONDITIONS OF APPROVAL AS NOTED IN FORMAL LETTERS OF APPROVAL OR FINDINGS ARE A PART OF THE APPROVED SITE PLAN, SUBDIVISION OR VARIANCE PLATS, DRAWINGS OR PLANS, AND ARE HEREBY REFERENCED FOR ADDITIONAL APPROVAL DETAILS.