

# GOLDSCHALG RESIDENCE

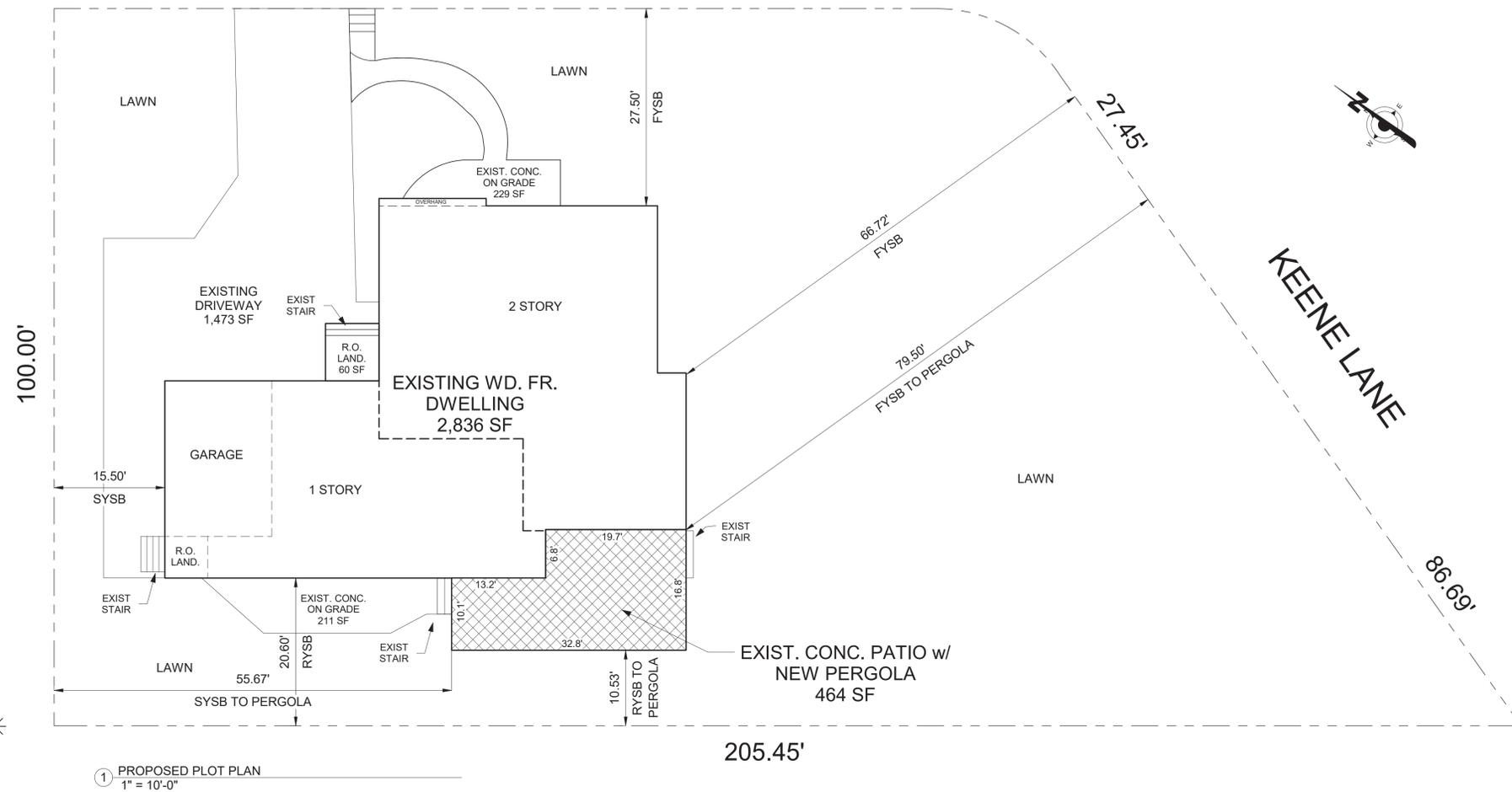
PROPOSED ACCESSORY PERGOLA  
OVER EXISTING CONCRETE PATIO  
75 MANOR LANE  
WOODMERE, NY 11598



## INCORPORATED VILLAGE OF WOODSBURGH ZONING CALCULATIONS

SEC: 41 BLK: 44 LOT: 78.79 ZONE: C

CODE	TOTAL LOT AREA - 16,968 SF	REQUIRED	EXISTING	PROPOSED	COMMENTS
§150.39 A(2)	BUILDING AREA	20% LOT AREA = 3,393.6 SF	2896 SF (17.1%)	2896 SF (17.1%)	EXISTING, NO CHANGE
		PRINCIPLE STRUCTURE	2,836 SF	2,836 SF	
		R.O. LANDING	60 SF	60 SF	
§150.39 B	IMPERVIOUS SITE COVERAGE	5,560 + (.25 x 967) = 5,801.8 SF (34.2%)	5,273 SF (31.1%)	5,273 SF (31.1%)	COMPLIES, EXISTING, NO CHANGE
		PRINCIPLE STRUCTURE	2,836 SF	2,836 SF	
		R.O. LANDING	60 SF	60 SF	
		DRIVEWAY	1,473 SF	1,473 SF	
		CONC ON GRADE	440 SF	440 SF	
EXIST PATIO w/ NEW PERGOLA	464 SF	464 SF			
§150.27	PERGOLA RY SETBACK	20 FT	55.67 FT	55.67 FT	COMPLIES
§150.29 B	PERGOLA SY SETBACK	15 FT	10.53 FT	10.53 FT	EXISTING TO PATIO - VARIANCE REQUIRED
§150.25	PERGOLA HEIGHT - FROM GRADE	28 FT	- FT	12.92 FT	COMPLIES



1 PROPOSED PLOT PLAN  
1" = 10'-0"

### GENERAL CONDITIONS OF THE WORK:

- THESE NOTES SHALL APPLY TO THE GENERAL CONTRACTOR, EACH SUB-CONTRACTOR AND THE OWNER'S OWN FORCES. EACH CONTRACTOR SHALL STUDY AND FAMILIARIZE HIMSELF WITH THE SITE AND WITH ALL TRADES AND ASPECTS OF THE WORK. EACH CONTRACTOR SHALL COOPERATE AND COORDINATE HIS WORK WITH THE WORK OF OTHER CONTRACTORS AND TRADES.
- THE CONTRACTOR SHALL INSPECT THE SITE AND MAKE ALL APPROPRIATE INQUIRIES TO DETERMINE CONDITIONS AND FIELD CONSTRUCTION CRITERIA PRIOR TO SUBMISSION OF BIDS, AND SHALL MAKE NO ADDITIONAL CLAIMS REGARDING SITE CONDITIONS THEREAFTER. THE CONTRACTOR'S AND OWNER'S AGREEMENT TO ENTER INTO THE WORK SHALL SURVIVE AS THEIR ACCEPTANCE TO THE TERMS SPECIFIED HEREIN, AND SHALL BE INCORPORATED INTO ANY AND ALL AGREEMENTS BETWEEN THE OWNER AND THE CONTRACTOR.
- NOTHING ON THESE DRAWINGS SHALL BE CONSTRUED AS MODIFYING IN ANY WAY THE CONTRACT BETWEEN THE OWNER AND CONTRACTOR OR THE CONTRACTOR AND SUB CONTRACTORS.
- THE OWNER SHALL BE RESPONSIBLE FOR ANY ANOMALIES AND/OR IRREGULARITIES DISCOVERED DURING THE CONSTRUCTION PHASE OF THE PROJECT, WHICH MAY REQUIRE ADDITIONAL MEASURES TO BE TAKEN ON THE PART OF THE CONTRACTOR, SUB-CONTRACTORS, OR THE ARCHITECT. ANY AND ALL COSTS RELATED TO THE ADDITIONAL WORK SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, INCLUDING THE ADDITIONAL SERVICES OF ANY OUTSIDE AGENCIES, INCLUDING BUT NOT LIMITED TO SURVEYING, PILES, EXTERMINATION, BORINGS, UNDERPINNING, SITE DRAINAGE, ADDITIONAL CONSULTATIONS, SITE VISITS, CERTIFICATION LETTERS, AMENDMENTS, AS BUILT DRAWINGS, ETC.
- EXISTING SITE CONDITIONS
  - ALL EXISTING EQUIPMENT, UTILITIES, STRUCTURES AND OTHER ITEMS INTERFERING WITH THE INSTALLATION OF THE PROPOSED EQUIPMENT AND STRUCTURES SHALL BE REMOVED AND REPLACED AND SHALL BE SUBJECT TO APPROVAL OF THE OWNER.
  - THE CONTRACTOR SHALL DETERMINE AND/OR VERIFY THE ACTUAL LOCATION OF ANY AND ALL UTILITIES, PIPING AND RELATED ITEMS PRIOR TO THE COMMENCEMENT OF WORK. ALL COSTS INCURRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE AGREED UPON BY THE OWNER.
  - ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED CORRECT, BUT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET UNFORESEEN OR OTHER CONDITIONS.
  - ON ALL SCALE DRAWINGS, WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS AND ARE SUBJECT TO REVISIONS AS PER ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS HEREIN SHOWN, AND ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE COMMENCING WITH THE WORK.
  - IF IN THE COURSE OF CONSTRUCTION A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE PLANS, THE CONTRACTOR SHALL STOP ALL WORK AND NOTIFY THE ARCHITECT SO AS TO ALLEVIATE SUCH CONFLICT WITHOUT BURDEN TO THE OWNER. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THEREFROM.
  - THE CONTRACTOR SHALL CHECK AND VERIFY LOCATION OF ANY EXISTING OVERHEAD OR UNDERGROUND ELECTRICAL OR OTHER HAZARDOUS UTILITY LINES AND TO ARRANGE FOR THEIR SAFE RELOCATION.
  - THE CONTRACTOR SHALL BE HELD TO HAVE VERIFIED DIMENSIONS AND CONDITIONS AT THE BUILDING. NO LATER CLAIMS WILL BE CONSIDERED FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED OR FOR DIFFICULTIES ENCOUNTERED BECAUSE OF LACK OF INFORMATION, LACK OF SITE INSPECTIONS OR IMPROPER EVALUATION OF THE WORK INVOLVED.
  - CONTRACTOR MUST VERIFY WITH HIS LICENSED ELECTRICIAN IF AN UPGRADE OF ELECTRICAL SERVICE IS REQUIRED FOR THIS PROJECT PRIOR TO SUBMITTING A BID.
  - CONTRACTOR TO VERIFY LOCATIONS OF MASTS, METERS, SUB-PANELS, ETC. FOR RELOCATION AS REQUIRED FOR THE PROJECT. CONTRACTOR MUST ALSO NOTIFY THE ARCHITECT OF LOCATIONS IF NOT SHOWN WORKW2W ON PLANS.
- CONTRACTOR'S RESPONSIBILITIES FOR COORDINATION AND WORKMANSHIP
  - THE CONTRACTOR SHALL COORDINATE SCHEDULING OF SUB-CONTRACTORS AND OTHER CONTRACTS AND SHALL PROVIDE EVERY POSSIBLE COOPERATIVE EFFORT TO COORDINATE COMPLETION OF ALL WORK. THE GENERAL CONTRACTOR SHALL COMPLETE A COMPREHENSIVE SCHEDULE FOR ALL WORK PERTAINING TO ALL CONTRACTS AND SHALL SUBMIT THE SAME TO THE OWNER IN ACCEPTABLE FORMAT FOR REVIEW WELL IN ADVANCE OF WORK COMMENCEMENT.
  - THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE OWNER TO MINIMIZE INTERRUPTIONS TO NORMAL OWNER OPERATIONS.
  - EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, FITTING AND PATCHING OF HIS WORK THAT MAY BE REQUIRED TO COMPLETE THE WORK OF HIS CONTRACT. NO CONTRACTOR SHALL ENDANGER ANY WORK OF ANY OTHER CONTRACTOR BY EXCAVATING, CUTTING, OR OTHERWISE ALTERING ANY OF ANY OTHER CONTRACTOR'S WORK, AND NO CONTRACTOR SHALL DO SO WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER. ANY COSTS CAUSED BY DEFECTIVE OR IL-TIMED WORK SHALL BE BORNE BY THE PARTY RESPONSIBLE THEREFOR.
  - CONTRACTORS OR SUB-CONTRACTORS WHOSE WORK AND INSTALLATIONS REQUIRE SLEEVES, HANGER INSERTS, BOLTS, ANCHORS, ETC. TO BE BUILT INTO THE WORK OF OTHER CONTRACTORS SHALL INSTALL OR PROVIDE THESE ITEMS TO THE APPROPRIATE CONTRACTOR WHO WILL SET THESE TO WORK IN THE LOCATIONS ESTABLISHED BY THE CONTRACTOR WHO REQUIRES THESE ITEMS. THESE ITEMS SHALL BE PROVIDED AND THEIR LOCATIONS COORDINATED SUFFICIENTLY IN ADVANCE, SO AS NOT TO DELAY THE PROGRESS OF A JOB AS A WHOLE. ALL SUCH ITEMS SHALL BE INCORPORATED SO THEY WILL MEET THE CORRECT PHYSICAL ELEVATIONS OF FLOORS AT EACH LEVEL. THEY SHALL BE SECURED INTO THE FRAMEWORK FOR CONCRETE SO AS TO MAINTAIN THEIR PROPER LOCATION AND POSITION DURING THE PLACING OF CONCRETE AND REMOVAL OF FORMWORK.
- THE CONTRACTORS SHALL MAKE TIMELY SUBMISSIONS TO THE OWNER OF THE VARIOUS ITEMS SET FORTH SO AS TO ALLOW REASONABLE AND ADEQUATE TIME FOR REVIEW, POSSIBLE CORRECTION, POSSIBLE RESUBMISSION, AND FOR APPROVAL OF SUBMISSIONS WITHOUT DELAYING THE PROGRESS OF THE ENTIRE PROJECT OR ANY PHASE OF THE PROJECT.
- ANY MATERIALS OR WORKMANSHIP FOUND AT THE TIME TO BE DEFECTIVE SHALL BE REMEDIATED AT ONCE, REGARDLESS OF PREVIOUS INSPECTION. THE INSPECTION OF THE WORK IS INTENDED TO AID THE CONTRACTOR IN APPLYING LABOR AND MATERIALS TO AND IN ACCORDANCE WITH THE SPECIFICATIONS, BUT SUCH INSPECTION SHALL NOT OPERATE TO RELEASE THE CONTRACTOR FROM ANY OF HIS CONTRACTUAL OBLIGATIONS.
- ALL NEW MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MFG. LATEST PRINTED SPECIFICATIONS AND WITH CODE REQUIREMENTS.
- ALL MATERIALS SHALL BE NEW, AS CALLED FOR IN THE DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ARCHITECT SHALL MAKE NO SUBSTITUTIONS, FOR PORTIONS OF THE WORK NOT SHOWN IN DETAIL BUT WHICH ARE SHOWN GENERALLY, OR FOR REASONABLE INFERRABLE AS BEING REQUIRED FOR A PROPER AND COMPLETE INSTALLATION, THE MATERIAL, METHODS, AND WORKMANSHIP SHALL CONFORM AS A MINIMUM, TO THE TYPICAL OR REPRESENTATIVE DETAIL THROUGHOUT THE CORRESPONDING PARTS OF THE BUILDING.
- NO MATERIALS OF ANY KIND SHALL BE USED UPON THE WORK UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE OWNER. ALL MATERIALS REJECTED SHALL BE IMMEDIATELY REMOVED FROM THE WORK AND NOT AGAIN OFFERED FOR INSPECTION.
- ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND ALL MECHANICS SHALL BE SKILLED IN THEIR TRADE.
- ITEMS SHOWN ON PLANS BUT NOT SPECIFICALLY STATED IN THE SPECIFICATIONS AND/OR VICE VERSA SHALL BE CONSIDERED TO BE INCLUDED IN THE CONTRACT.
- THE CONTRACTOR SHALL, UPON COMPLETION OF THE WORK, REMOVE FROM THE PREMISES ALL DEBRIS, TOOLS, EXCESS MATERIALS AND APPURTENANCES AND LEAVE THE PREMISES IN A "BROOM CLEAN" CONDITION.

### CODE COMPLIANCE

- ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BUILD IN COMPLIANCE WITH ANY AND ALL APPLICABLE 2020 RESIDENTIAL BUILDING CODE OF NEW YORK STATE, 2020 BUILDING CODE OF NEW YORK STATE, AS WELL AS THE REQUIREMENTS OF THE WORK OF LOCAL AGENCIES. THESE RESPONSIBILITIES INCLUDE BUT ARE NOT LIMITED TO MATERIALS, EQUIPMENT, APPLICATIONS/INSTALLATIONS, THE PROPER SEQUENCE OF TRADES AND PHASES OF CONSTRUCTION, FILING PROCEDURES, AND GENERAL ACCEPTABLE BUILDING PRACTICES OUTLINED BY THESE CODES. THESE REQUIREMENTS SHALL PERTAIN TO THE PROPERTY ADDRESSED HEREIN AS WELL AS ANY NEIGHBORING PROPERTIES THAT MAY BE AFFECTED BY ITS ALTERATION. BE IT KNOWN THAT ALL NOTES AND SPECIFICATIONS SHOWN HEREIN, WHICH MAKE REFERENCE TO SAID RESPONSIBILITIES, ARE RECOMMENDATIONS OF THIS OFFICE AND ARE SUBJECT TO CHANGE AS PER ANY GOVERNING AGENCIES AND REPRESENTATIVES THEREOF. ANY DISCREPANCIES WHICH MAY ARISE BETWEEN THESE DRAWINGS AND SAID REQUIREMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE THE COMMENCEMENT OF THE WORK IN QUESTION.
- EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE 2020 FIRE CODE OF NEW YORK STATE, 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE, FEDERAL O.S.H.A., AND ALL OF THE LOCAL GOVERNMENTAL AGENCIES HAVING JURISDICTION, INsofar AS APPLICABLE TO HIS PORTION OF THE WORK.
- NO NOTE OR DETAIL OR LACK THEREOF SHALL BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM AN EXECUTION OF ALL WORK IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.

### PERMITS, INSPECTIONS AND APPROVALS

- UNLESS OTHERWISE AGREED UPON BETWEEN THE ARCHITECT AND THE OWNER, THE OWNER SHALL PAY FOR AND THE CONTRACTOR SHALL OBTAIN A BUILDING PERMIT FROM THE VILLAGE, TOWNSHIP OR GOVERNING MUNICIPALITY PRIOR TO STARTING ANY WORK.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED APPROVALS, PERMITS, INSPECTION APPROVALS, ETC. FOR WORK PERFORMED FROM AGENCIES HAVING JURISDICTION THEREOF, AND SHALL PROVIDE AN NFBI CERTIFICATE AND A NEW CERTIFICATE OF OCCUPANCY UPON COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL HAVE A COMPETENT REPRESENTATIVE OR FOREMAN PRESENT, WHO SHALL FOLLOW WITHOUT DELAY ALL INSTRUCTIONS OF THE OWNER OR HIS/HER ASSISTANTS IN THE PROSECUTION AND COMPLETION OF THE WORK IN CONFORMITY WITH THIS CONTRACT, AND SHALL HAVE FULL AUTHORITY TO SUPPLY LABOR AND MATERIALS IMMEDIATELY. THE CONTRACTOR SHALL ALSO HAVE A COMPETENT REPRESENTATIVE AVAILABLE TO RECEIVE TELEPHONE MESSAGES AND PROVIDE A REASONABLE REPLY AS SOON AS POSSIBLE, BUT NOT LATER THAN 24 HOURS.
- THE CONTRACTOR SHALL, AT ALL TIMES, PROVIDE CONSTANT AND EASY ACCESS AND SAFE PROPER FACILITIES FOR THE INSPECTION OF ALL PARTS OF THE WORK.

### PAYMENTS TO THE CONTRACTOR

- BEFORE ANY PAYMENT WILL BE MADE BY THE OWNER, THE CONTRACTOR SHALL DELIVER TO THE OWNER ANY WAIVER OR RELEASES OF ANY LIENS ARISING OUT OF HIS CONTRACT FOR WORK COMPLETED AS OF THE DATE OF THE REQUEST FOR PAYMENT.
- THE CONTRACTOR SHALL ALSO FURNISH EVIDENCE SATISFACTORY TO THE OWNER THAT ALL PAYROLLS, BILLS FOR LABOR, MATERIALS AND EQUIPMENT, AND OTHER INDEBTEDNESS CONNECTED WITH HIS WORK FOR WHICH THE OWNER OR HIS PROPERTY MIGHT IN ANY WAY BE RESPONSIBLE, HAVE BEEN PAID OR OTHERWISE SATISFIED.

### INSURANCE AND WARRANTIES

- EACH CONTRACTOR AND SUB-CONTRACTOR SHALL CARRY WORKER'S COMPENSATION INSURANCE IN THE AMOUNTS PRESCRIBED BY LAW, AND LIABILITY, BODILY INJURY, AUTOMOBILE AND OTHER INSURANCE IN THE AMOUNTS AND PERIODS SATISFACTORY TO THE OWNER.
- OSTER BAY DRAFTING AND THE OWNER SHALL BE AMONG THE NAMED INSURED. COPIES OF CERTIFICATES SHALL BE PROVIDED TO ALL PARTIES PRIOR TO THE COMMENCEMENT OF ANY WORK.
- THE CONTRACTOR, ITS AGENTS, SERVANTS AND EMPLOYEES SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF RESULTING FROM THE PERFORMANCE OF THE WORK.
- IN ANY AND ALL CLAIMS AGAINST THE OWNER OR THE ARCHITECT OR ANY OF THEIR AGENTS OR EMPLOYEES BY ANY EMPLOYEE OF THE CONTRACTOR, OR SUB-CONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION UNDER THIS PARAGRAPH SHALL NOT BE THE WORK LIMIT IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR OR SUB-CONTRACTOR UNDER WORKERS' COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR ANY OTHER EMPLOYEE BENEFIT ACTS.
- ALL WORK LET UNDER THESE DRAWINGS SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE ACCEPTANCE OF THE WORK. GRANTING A CERTIFICATE OF OCCUPANCY, OR THE OWNER'S USE OF THE PREMISES SHALL NOT CONSTITUTE ACCEPTANCE OF THE WORK.
- THE CONTRACTOR SHALL ALSO DELIVER ALL MANUFACTURERS' WARRANTIES, GUARANTEES, OPERATIONAL AND MAINTENANCE MANUALS PERTAINING TO HIS WORK.
- EACH CONTRACTOR SHALL ALSO DELIVER TO THE OWNER WRITTEN GUARANTEE IN FORM AND WHOSE TERMS AND EXTENT WILL BE ESTABLISHED IN THE AGREEMENTS BETWEEN EACH CONTRACTOR AND THE OWNER.

### ARCHITECT'S SERVICES DURING CONSTRUCTION

- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTORS NOR SHALL HE GUARANTEE THE PERFORMANCE OF THEIR CONTRACTS. THE OBLIGATION OF THE CONTRACTOR SHALL NOT EXTEND TO THE LIABILITY OF THE ARCHITECT, HIS AGENTS OR EMPLOYEES.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR, NOR HAS CONTROL OR CHARGE OF CONSTRUCTION MEANS, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES.
- THE ARCHITECT HAS NOT BEEN RETAINED ON THIS PROJECT FOR BIDDING AND/OR THE NEGOTIATION AND ADMINISTRATION OF THE CONTRACTS FOR CONSTRUCTION OF THIS PROJECT.
- THE ARCHITECT IS NOT RETAINED FOR SITE INSPECTIONS AND/OR OBSERVATION OF THE CONSTRUCTION.
- NO REQUEST FROM ANY PARTY FOR INFORMATION REGARDING CLASSIFICATION APPLICATION OR EXPLANATION OF THE DRAWINGS OR NOTATION, OR REQUEST FOR PERMISSION TO VARY OR DEVIATE FROM THE REQUIREMENTS OF THESE DRAWINGS OR NOTATIONS, WILL BE ENTERTAINED BY THE ARCHITECT, UNLESS THEY ARE SET FORTH IN WRITING AND ADDRESSED TO THE OWNER. IF THE OWNER REFERS THESE REQUESTS TO THE ARCHITECT, THE ARCHITECT WILL WITH REASONABLE PROMPTNESS CONSIDER THE MATTER AND RESPOND IN WRITING TO THE OWNER FOR TRANSMITTAL TO THE PARTY CONCERNED. THE ARCHITECT DOES NOT, NOR WILL ASSUME, ANY RESPONSIBILITY WITH REGARD TO THE ABOVE MENTIONED TYPES OF INQUIRY UNLESS ABOVE PROCEDURE IS FOLLOWED.

### TEMPORARY PROTECTION AND STRUCTURES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY ELECTRICAL, WATER, TOILET FACILITIES, FENCING, BARRICADES, SECURITY, AND CLEAN UP AS AGREED UPON BETWEEN THE OWNER AND THE CONTRACTOR. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL BROOM CLEAN ALL AFFECTED AREAS AND CART AWAY ALL DEBRIS.
- THE CONTRACTOR SHALL CONDUCT ALL WORK TO PRECLUDE THE EFFECTS OF WEATHER ON COMPLETED WORK, OR WORK IN PROGRESS. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AND EXPENSE OF TEMPORARY ENCLOSURES WHERE NECESSARY. DUST PARTITIONS ARE TO BE PROVIDED BETWEEN WORK AREAS AND THE REST OF THE BUILDING.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LOSS OR DAMAGE ARISING FROM THE ACTION OF THE ELEMENTS SUCH AS WATER, HEAT, WIND OR OTHER UNFORESEEN DIFFICULTIES THAT MAY BE ENCOUNTERED IN PERFORMING THE WORK TO BE DONE UNDER HIS CONTRACT. IN THE EVENT OF ANY SUFFERING OF WORK, EACH CONTRACTOR OR SUB-CONTRACTOR SHALL PROTECT HIS WORK AND MATERIALS AGAINST DAMAGE. ANY WORK OR MATERIALS THAT HAVE BEEN DAMAGED OR DESTROYED BECAUSE OF FAILURE OF ANY CONTRACTOR OR SUB-CONTRACTOR TO SO PROTECT HIS WORK OR MATERIALS SHALL BE PROMPTLY REMOVED AND REPLACED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL CONDUCT ALL WORK IN SUCH A MANNER SO TO NOT IMPAIR THE STRUCTURAL INTEGRITY OR STABILITY OF ADJACENT STRUCTURES, EQUIPMENT, OR UTILITIES. SHOULD DAMAGE OCCUR AS A RESULT OF THE WORK, THE CONTRACTOR SHALL REPAIR OR REPLACE SAID DAMAGED ITEMS TO THE SATISFACTION OF THE OWNER, AND AT THE CTR OF THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BEAR ANY AND ALL COSTS ASSOCIATED WITH WORK DISCONTINUATION, ENGINEERING CONSULTATION, MATERIALS TESTING, REPAIR AND ALL MISCELLANEOUS RELATED ITEMS.
- THE CONTRACTOR SHALL BRACE, SHORE, REINFORCE AND/OR UNDERPIN ALL STRUCTURES, INCLUDING NEIGHBORING STRUCTURES, AS REQUIRED FOR SAFE OPERATION.
- THE CONTRACTOR IS TO TAKE ALL NECESSARY AND PRUDENT STEPS TO SHORE AND BRACE EXISTING STRUCTURES PRIOR TO INSTALLATION OF HEADERS FOR NEW OPENINGS. THE PROPER AND SAFE ERECTION OF THIS WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- EQUIPMENT AND DEVICES OF A TEMPORARY NATURE REQUIRED FOR THE CONSTRUCTION PROCESS AND PROTECTION THEREOF, SUCH AS SCAFFOLDS, STAGING, PLATFORMS, RUNWAYS, HOISTS, LADDERS, CHUTES, TEMPORARY FLOORING, GUARDS, RAILINGS, SHAFT WAY PROTECTIONS, ETC., FOR THE PROTECTION OF WORKMEN AND TO THE PUBLIC SHALL BE PROVIDED, ERECTED, AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL NEW YORK STATE CODES, AND ALL OTHER LAWS, RULES, OR ORDINANCES OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL PROVIDE, ERECT, MAINTAIN THOSE ITEMS REQUIRED FOR USE, OBTAINING ALL NECESSARY PERMITS, INSPECTIONS AND APPROVALS, AND REMOVE THOSE ITEMS WHICH HAVE SERVED THEIR PURPOSE AND WHEN DIRECTED BY THE OWNER, UNLESS OTHERWISE STIPULATED BY THE OWNER.

### DEMOLITION NOTES:

- THE CONTRACTOR SHALL ASCERTAIN THAT THE AREA OF DEMOLITION HAS BEEN CLEARED OF ALL FURNITURE AND MOVABLE EQUIPMENT IN ORDER TO ALLOW FOR DEMOLITION TO PROCEED. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY OF ANY SUCH CONDITIONS PREVENTING HIS PROCEEDING WITH THE DEMOLITION.
- ALL ELECTRICAL HIGH OR LOW VOLTAGE CONDUITS, WIRES, INSTRUMENTS AND EQUIPMENT ADJACENT TO OR CONTAINED WITHIN PARTITIONS TO BE REMOVED BACK TO THE NEXT PANEL BOARD AND SHUTDOWN. NO CIRCUITS, WIRES OR EQUIPMENT SHALL REMAIN OPEN OR LIVE.
- DEMOLITION INCLUDES COMPLETE REMOVAL AND DISPOSAL OF ALL ITEMS FROM SITE, EXCEPT ITEMS DESIGNATED TO BE REMOVED AND RETURNED TO THE OWNER FOR REUSE. MATERIALS OR ITEMS SUCH AS DOORS AND FRAMES, GLASS AND LIGHTING FIXTURES DESIGNATED ON DRAWINGS TO REMAIN THE PROPERTY OF THE OWNER SHALL BE REMOVED WITH CARE AND STORED IN A LOCATION ON THE SITE TO BE DESIGNATED BY THE OWNER.
- CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL WORK, INCLUDING PERMITS FOR TRANSPORTING AND DISPOSAL OF DEBRIS AND OTHERS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION INCLUDING ANY HAZARDOUS MATERIALS THAT MAY BE DISCOVERED.
- CONTRACTOR IS REQUIRED TO NOTIFY OWNERS OF ANY AND ALL REQUIRED UTILITY SHUTDOWNS WITHIN THREE DAYS PRIOR TO TIME REQUIRED TO BE SHUTDOWN.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY SAFEGUARDS SUCH AS GUARDRAILS, BARRICADES, COVERING, ETC., TO PROTECT THE WORKMAN AND PUBLIC FROM INJURY.
- PROVIDE AND MAINTAIN NECESSARY COVERINGS AND BOARDING TO PROTECT EXISTING WORK AND FINISHES TO REMAIN. UPON COMPLETION, REMOVE ALL PROTECTION AND CLEAN DOWN ALL SURFACES AND LEAVE ALL CONSTRUCTION IN A CLEAN, ORDERLY CONDITION. DUST SHALL BE KEPT AT A MINIMUM WITH PROTECTIVE COVERING REQUIRED OVER EXISTING FINISHES (CARPET, ETC.) TO BE PROVIDED.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED BY IMPROPER PROTECTION AND SHALL MAKE ALL REPAIRS WITHOUT COST TO THE OWNER.
- ALL REMOVALS SHALL BE NEATLY AND SAFELY DONE, CAUSING NO DAMAGE TO WORK TO REMAIN. DEBRIS AND RUBBISH SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE PROMPTLY DISPOSED OF LEGALLY.
- MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.

### EXCAVATIONS AND SUBSURFACE SOIL CONDITIONS

- CONTRACTOR SHALL STRIP ALL TOPSOIL FROM EFFECTED AREAS OF THE SITE AND SAVE FOR REDISTRIBUTION. THE CONTRACTOR SHALL THEN REMOVE ALL EXCESS EARTH FROM THE SITE.
- PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL BELOW GRADE UTILITIES, WATER AT THE WORK, AND SEWAGE LINES, REINFORCING SYSTEMS, AND ANY OTHER FACILITIES.
- ALL EXISTING FILL, ROOTS AND OTHER UNSUITABLE BEARING MATERIAL SHALL BE REMOVED AND FOOTINGS CARRIED TO THE BOTTOM OF SUCH EXCAVATION.
- ALL FOOTINGS SHALL BEAR ON VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF TWO (2) TONS PER SQUARE FOOT. CONTRACTOR TO VERIFY ASSUMED SOIL BEARING CAPACITY AND SHALL ASSUME FULL RESPONSIBILITY FOR SAID CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY SOIL VARIATION OR CONDITION ADVERSELY AFFECTING BEARING CAPACITY PRIOR TO THE POURING OF ANY FOOTINGS.
- IN THE EVENT THAT THE CONTRACTOR DISCOVERS SLIT, SILT, OR OTHER SOIL, THE CONTRACTOR SHALL COORDINATE A TEST BORING IN ACCORDANCE WITH THE OWNER / CONTRACTOR AGREEMENT TO VERIFY THE PRESUMED MINIMUM BEARING CAPACITY.
- ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 4'-0" BELOW GRADE UNLESS NOTED OTHERWISE IN PLANS.

### SITE WORK, GRADING AND LANDSCAPING

- CONTRACTOR SHALL STRIP ALL TOPSOIL FROM EFFECTED AREAS OF THE SITE AND REDISTRIBUTE ALL TOPSOIL UPON COMPLETION OF THE WORK, PROVIDING FOR FINISHED GRADING AND RESEEDING OF THE LAWN AS DIRECTED BY THE OWNER.
- BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALLS UNTIL THE CONCRETE IS OF SUFFICIENT STRENGTH AND UNTIL THE WALLS ARE PROPERLY BRACED TOP AND BOTTOM BY THE HORIZONTAL FLOOR OR BY ADEQUATE TEMPORARY BRACING.
- GRADING AROUND ALL NEW CONSTRUCTION SHALL SLOPE AWAY FROM THE FOUNDATION WALL AND SHALL BLEND INTO EXISTING GRADES.
- ALL SITE DESIGN INCLUDING TOPOGRAPHY, STORM DRAINAGE, SPECIAL PAVING, LANDSCAPING, ETC. SHALL BE PROVIDED BY OTHERS UNLESS SPECIFIED HEREIN.
- CONTRACTOR SHALL PROVIDE FOR ALL DRIVEWAY MODIFICATIONS AS REQUIRED ALLOWING FOR ACCESS TO AND FROM THE SITE. ALL NEW CURBS, CURB CUTS AND PAVING MUST COMPLY WITH ALL REQUIREMENTS FOR THE GOVERNING MUNICIPALITY.

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BY	REVISIONS	DATE
DS	BZA SUBMISSION SET	10/14/21

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# GOLDSCHLAG RESIDENCE PROPOSED ACCESSORY PERGOLA OVER EXISTING PATIO 75 MANOR LANE WOODMERE, NY 11598

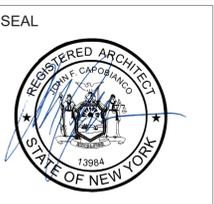


TITLE	PLOT PLAN, GENERAL NOTES
DATE: 8/19/21	SCALE: As Indicated
DRAWN BY: DS	CHECKED BY: JFC
JOB #:	SHEET #
	A-0

BY	REVISIONS	DATE

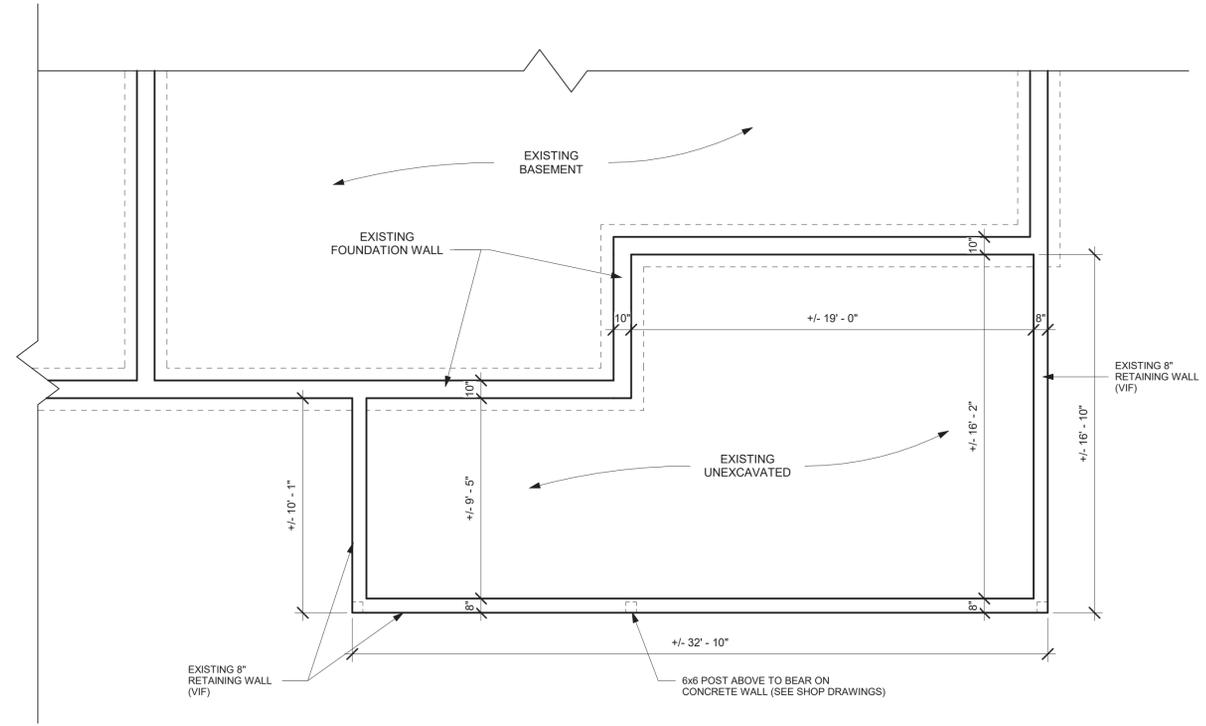
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**GOLDSCHLAG RESIDENCE**  
**PROPOSED ACCESSORY PERGOLA**  
**OVER EXISTING PATIO**  
 75 MANOR LANE  
 WOODMERE, NY 11598

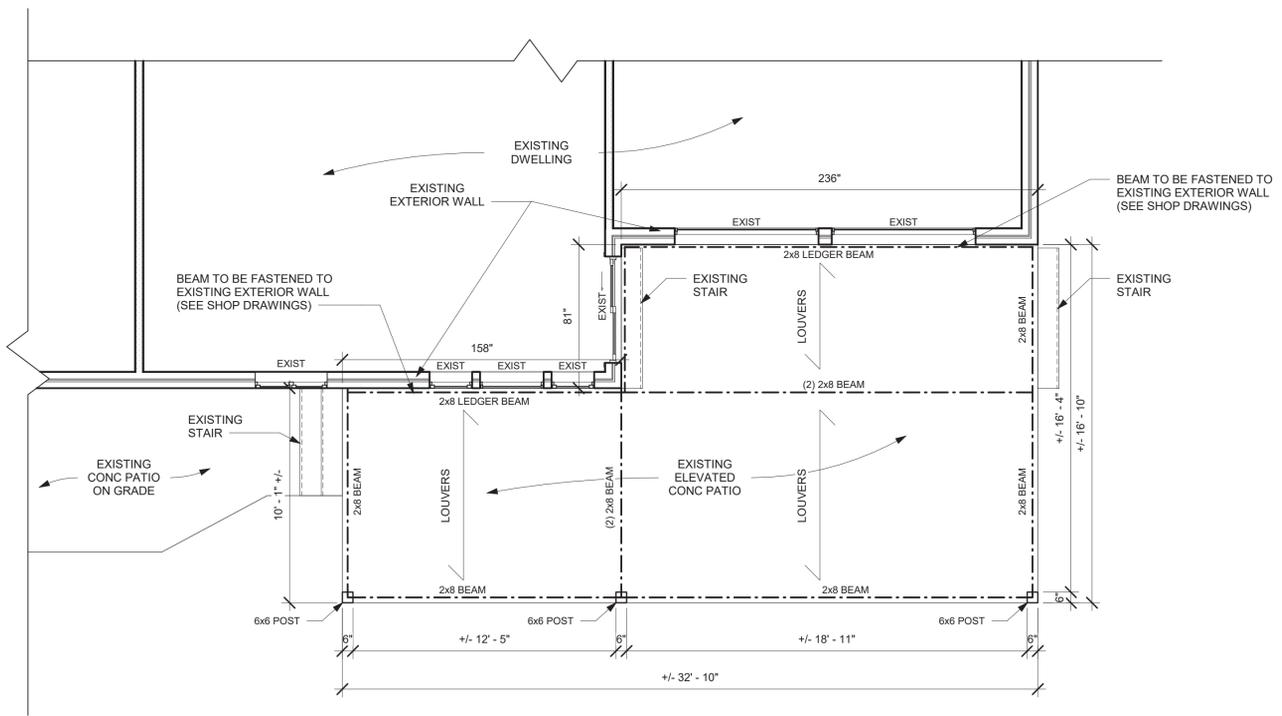


TITLE  
 PERGOLA PLANS

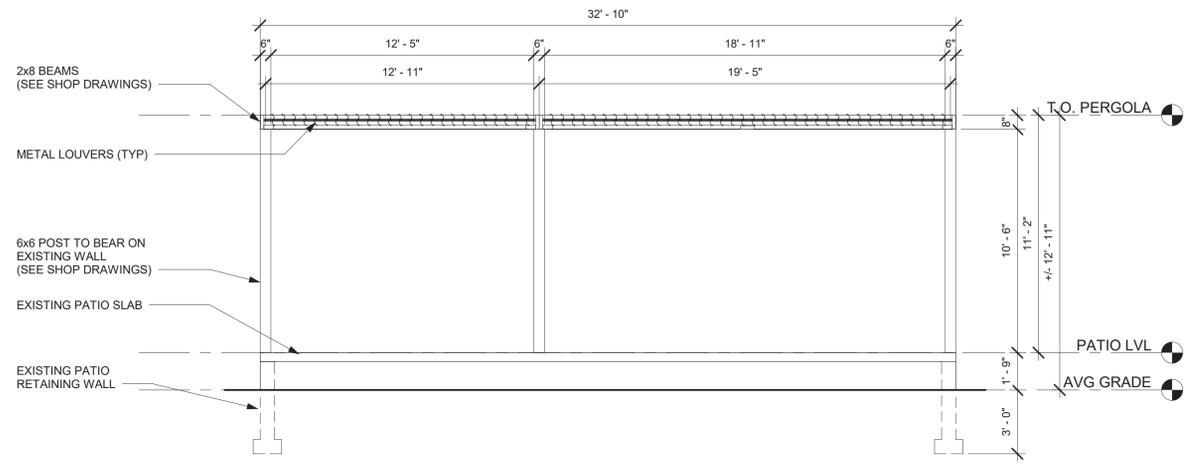
DATE: 8/19/21 SCALE: 1/4" = 1'-0"  
 DRAWN BY: DS CHECKED BY: Checker  
 JOB #: SHEET #



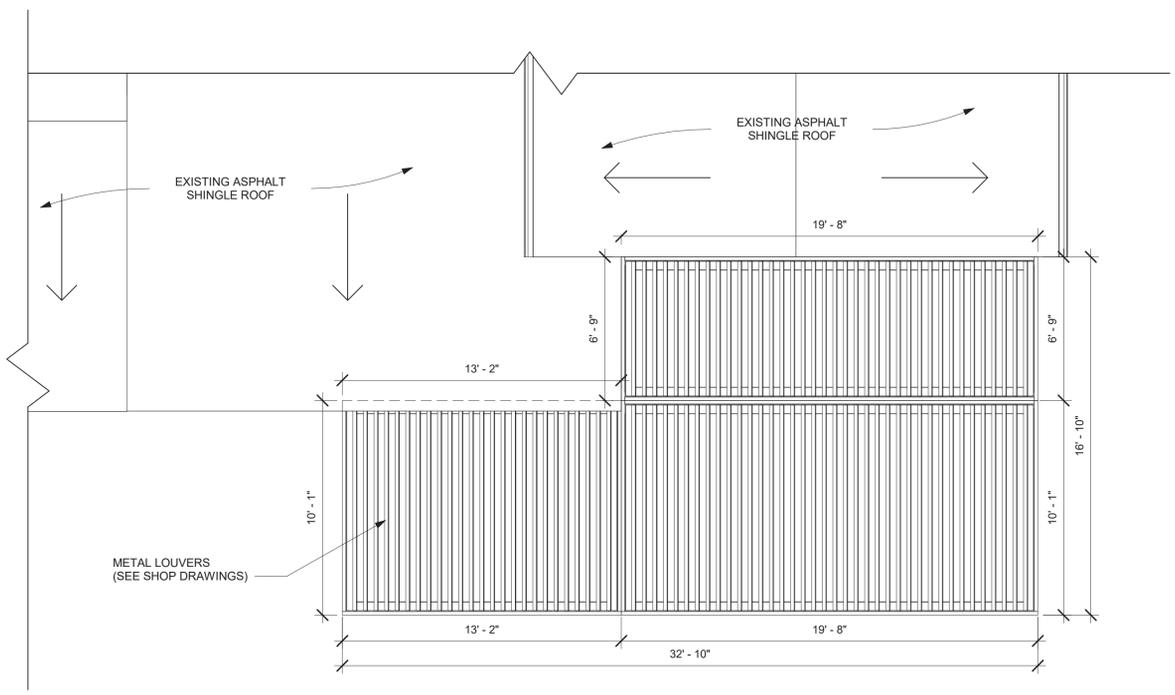
1 EXISTING FOUNDATION  
 1/4" = 1'-0"



2 PROPOSED PATIO LEVEL  
 1/4" = 1'-0"



4 PERGOLA ELEVATION  
 1/4" = 1'-0"

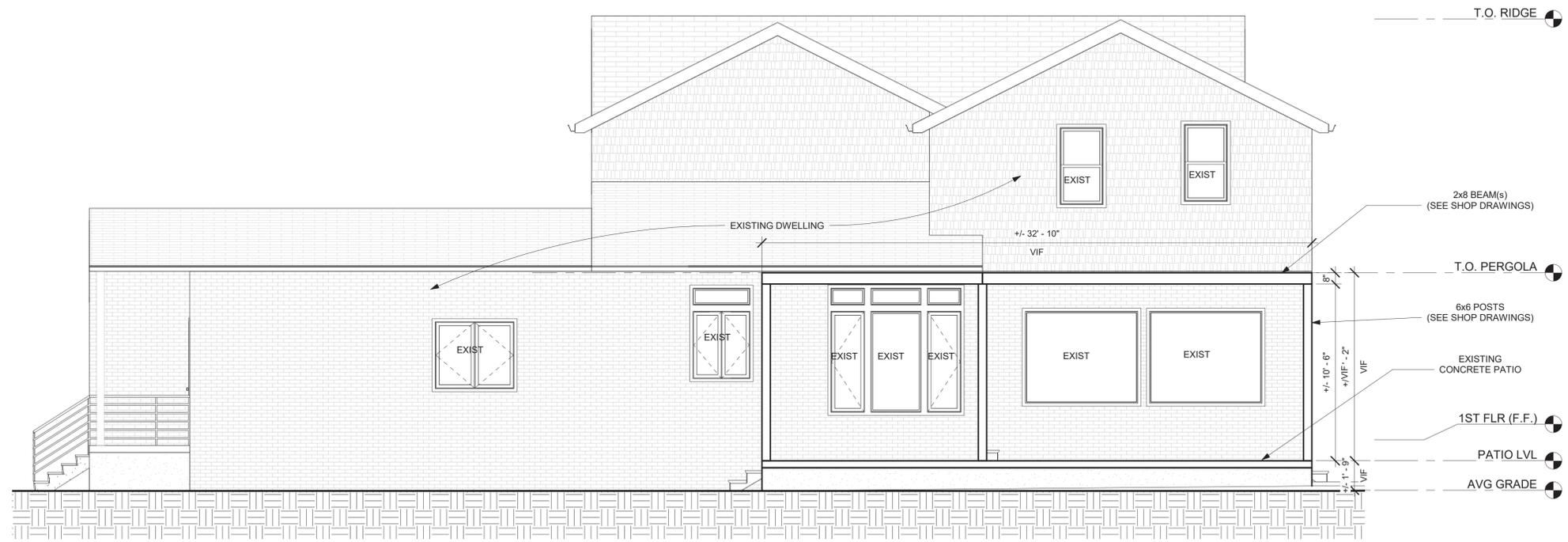


3 PROPOSED TOP OF PERGOLA  
 1/4" = 1'-0"

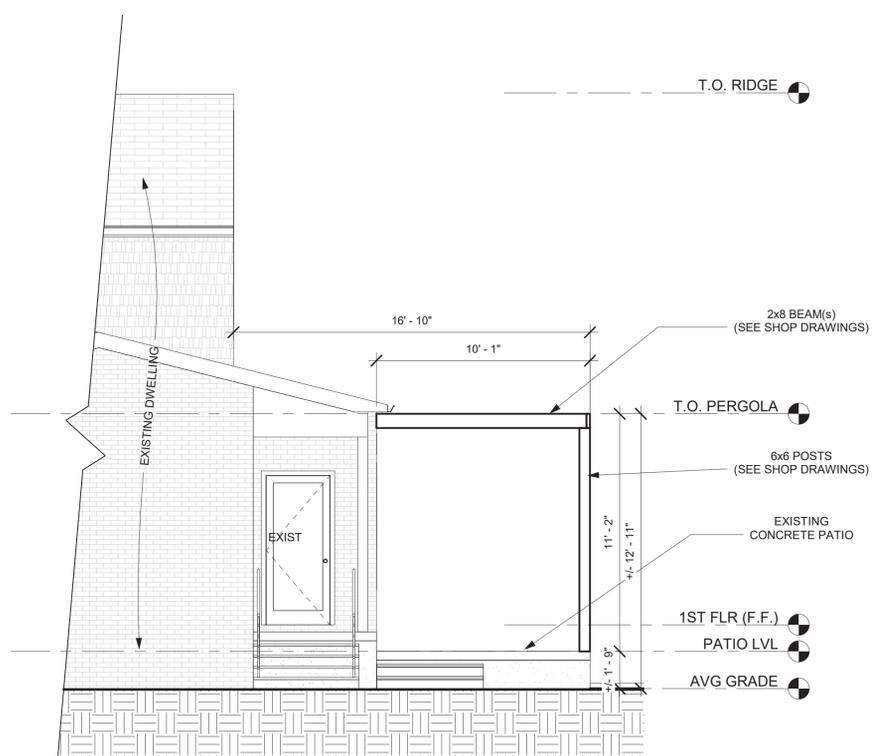
BY	REVISIONS	DATE

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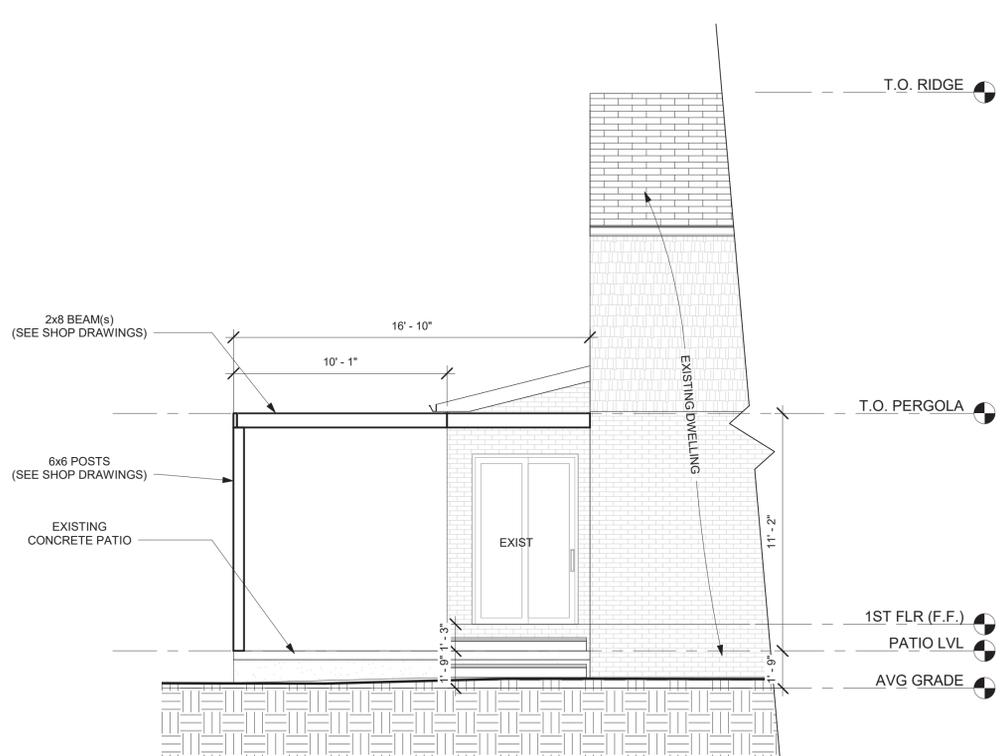
**GOLDSCHLAG RESIDENCE**  
**PROPOSED ACCESSORY PERGOLA**  
**OVER EXISTING PATIO**  
 75 MANOR LANE  
 WOODMERE, NY 11598



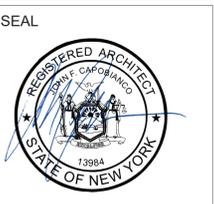
**(A) PROPOSED REAR ELEVATION**  
 1/4" = 1'-0"



**(B) PROPOSED SIDE ELEVATION**  
 1/4" = 1'-0"



**(C) PROPOSED FRONT ELEVATION**  
 1/4" = 1'-0"



TITLE  
 ELEVATIONS

DATE: 8/18/21 SCALE: 1/4" = 1'-0"  
 DRAWN BY: Author CHECKED BY: Checker  
 JOB #: SHEET #