



General Notes & Outline Specifications

Division 100 General Notes

The project involves the demolition of the existing enclosed porch & wooden stair, the construction of an addition for a new bathroom & kitchen & a rear exterior wooden stair & alterations to the existing residence.

CODES: All work shall be done in accordance with the applicable rules, regulations and codes of agencies having jurisdiction. In the absence of other standards, the Residential Code of New York State (2020) shall govern.

VERIFICATION: Verify all dimensions and conditions on the site. Report any differences from the drawings and specifications to the Owner and the Architect prior to starting work. 105.2 or U-Certification for Worker's Compensation Insurance shall be submitted on either form C-26.3 (insured); form SI-102 self insured; or form C-105.21 (exempt). Certification for Disability Insurance shall be submitted on either form DB-120.1 or DB-155. The contractor shall name the Town of Lansing as additional insured. The owner will provide homeowner's insurance.

PERMITS: The Owner will obtain the building permit. The contractor shall secure and pay for all other permits, tests, and certificates required by the codes. Work shall not start until the appropriate permits have been issued. The contractor shall deliver the Certificate of Occupancy to the Owner at the completion of the project. Keep approved permit Drawings at the job site.

INSURANCE: The contractor shall supply to the owner certificates of insurance for workman's compensation, disability, and liability insurance for bodily injury, property damage and automotive liability in amounts and terms satisfactory to the owner prior to starting work. 105.2 or U-Certification for Worker's Compensation Insurance shall be submitted on either form C-26.3 (insured); form SI-102 self insured; or form C-105.21 (exempt). Certification for Disability Insurance shall be submitted on either form DB-120.1 or DB-155. The contractor shall name the Town of Lansing as additional insured. The owner will provide homeowner's insurance.

PROTECTION: Protect all structures, finishes, utilities, equipment, appliances, vegetation scheduled to remain as shown on drawings or as directed by owner. Maintain the structural integrity of all parts of the building from damage from any cause. Do not cut or weaken any structural member without proper shoring.

SUPERVISION: The contractor is responsible for complying with the drawings and specifications, for the method of construction, and for maintaining safety at the project site.

CUTTING: Cutting and patching performed by trade required under the supervision of the General Contractor.

DRAWINGS: By submitting a bid or starting the work, the contractor agrees that he has examined the Drawings and Specifications and found them adequate for the completion of the project. Claims for extra charges due to inadequate drawings will not be allowed unless the architect has been notified prior to beginning such work.

CHANGES: Authorization for all changes from these plans and specifications must be in writing and signed by the owner.

SEPARATE CONTRACTS: The Owner may be awarding portions of the work to separate Contractors. All Contractors shall follow the schedule and coordinate their work with that of the other contractors. Each Contractor is responsible for maintaining his work area clean.

COOPERATION: Contractors and subcontractors shall coordinate their work with adjacent work and cooperate with other trades to facilitate the general progress of the work. Each trade shall afford other trades every reasonable opportunity for the installation of their work and for the temporary storage of their tools and materials.

USE OF PREMISES: The Owner will continue to use the premises during construction. The Contractor shall store materials, dispose of debris, coordinate work and schedule all work in cooperation with the Owner for minimum disruption. Maintain safe access to all areas at all times.

CLEAN UP Remove trash and debris during the course of the work, leaving the site broom clean and in an acceptable living condition.

Division 200 - Site Work

EXCAVATION: Excavate to lines as shown on the drawings. Store excavated material as directed by owner. Excavation material is assumed to be earth, stones and other materials that can be removed by equipment normal to excavation work

DEMOLITION

Demolish all items indicated on the drawings or described in the specifications. Remove debris to a legal disposal point. Pay all disposal fees. Relocate all active electrical lines found to interfere with the work. Inactive or abandoned lines are to be removed or capped at the direction of the architect.

Provide and maintain barricades, dust barriers, safety devices, and other items to protect people and property in accordance with all State and Federal Regulations.

Division 300- Concrete

CONCRETE: All concrete shall have a minimum compressive strength of 3,000 psi at the end of 28 days.

Division 400 - Masonry

10"x16"x8" Concrete Masonry Units: ASTM C-90, C-45. Fill top course solid.

MORTAR

Masonry Mortar: Type A-2(S), f_c = 1800 psi Type M or S. Mortar to be laid with 3/8" joints, tooled smooth.

GROUT: non-shrink, f_c 2500 psi

DAMP PROOFING: Apply 1/2" thick Portland cement mortar parge coat over concrete block walls. Provide cove at footing.

ZONING DATA		ZONE: L1		One Family Residence		Map Parcel: 14-2-46	
ITEM		REQUIRED	EXISTING	PROPOSED		NOTES	
BUILDING HOUSE							
YARD (Lake Cayuga)							
Facing Lake (Lake DEC & Health)		?	34.34	34.34	1		
Facing Lake- Front (High Water)		30	34.34	34.34			
SIDE YARD		10	12.33	8.45		Variance Required 1.55'	
BUILDING AREA			EXISTING	PROPOSED			
RESIDENCE			850 s.f.	992 s.f.		Increase 142.6 s.f.	
DECK			195 s.f.	193 s.f.		Decrease 1.7 s.f.	
BOAT HOUSE			296 s.f.	296 s.f.			
PAVILION			117 s.f.	117 s.f.			
TOTAL			1,458 s.f.	1,599 s.f.			
LOT AREA		20,000 s.f.	9,583.20 s.f.	9,583.20 s.f.		Existing Non-Conforming	

To the best of the knowledge, belief, and professional judgement of the undersigned, Edwin O. Elliott Jr., the plans and specifications depicted on these drawings are in compliance with the applicable provisions of the New York State Uniform Fire Prevention and Building Code and the New York State Energy Conservation Construction Code, as currently in effect.

EDWIN O. ELLIOTT, JR., AIA
ARCHITECT
207 EDGEWOOD AVENUE
PLEASANTVILLE, N.Y. 10570
(914) 747-5039

Wallace Residence
Addition & Alteration
339 Lansing Station Rd.
Lansing, NY 14882
Town of Lansing

Site Plan
Site Details
General Notes &
Outline Specifications

5-13-25
REVISED:

2506

SI-1

Additional setback distances were added & related in rev. 1.