

# PROJECT DATA

**OWNER**  
 THE MOUZON HOUSE LLC.  
 DAVID AND DIANNE FEDINOTTI  
 1 YORK STREET  
 SARATOGA SPRINGS, NY 12866

**PROJECT DESCRIPTION AND DATA**

EXISTING EATING AND DRINKING ESTABLISHMENT  
 PRINCIPAL BUILDING ADDITIONAL ALTERATION.

CONSTRUCTION: TYPE 5B.

**EXISTING PRINCIPAL BUILDING AREA:**

LOWER LEVEL INTERIOR:	806 GSF
FIRST FLOOR INTERIOR:	1832 GSF
FIRST FLOOR COVERED PORCH:	775 GSF
SECOND FLOOR INTERIOR:	840 GSF
SECOND FLOOR COVERED PORCH:	767 GSF
<b>TOTAL EXISTING AREA:</b>	<b>5,070 GSF</b>

**PROPOSED ADDITION AREA:**

LOWER LEVEL INTERIOR ADDITION:	874 GSF
FIRST FLOOR COVERED PORCH ADDITION:	733 GSF
<b>TOTAL ADDITION:</b>	<b>1,612 GSF</b>

GRAPHIC SCALE 1 : 10

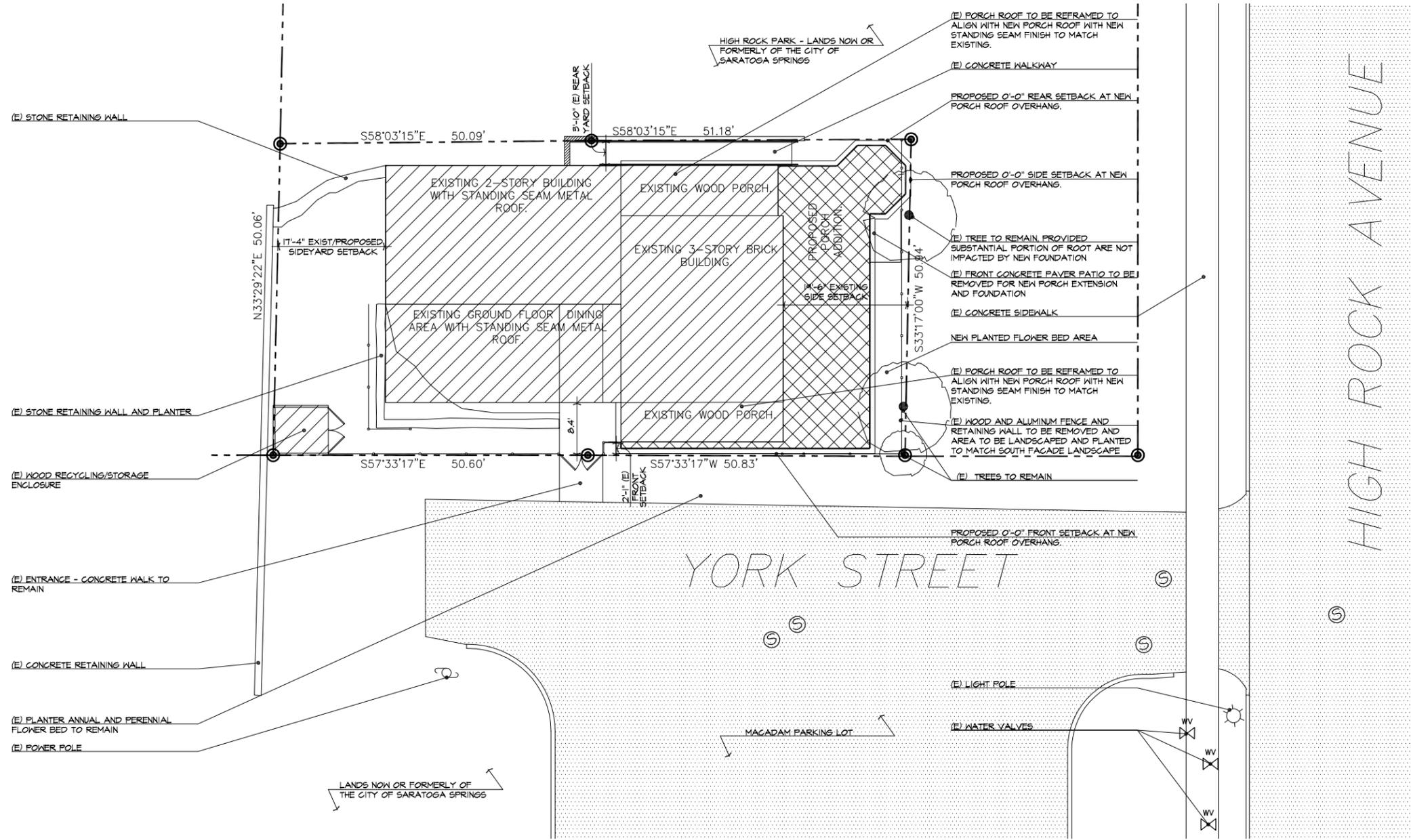


**GENERAL SITE NOTES**

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL THE REQUIREMENTS OF LOCAL, STATE, AND NATIONAL BLDG AND SAFETY CODES AND ALL GOVERNING AGENCIES.
- THE CONSTRUCTION MANAGER SHALL INSURE THAT ALL SURVEYING OF THE PROPERTY LINES, BUILDING, PARKING, UTILITY LOCATIONS AND GRADE ELEVATIONS AS NECESSARY TO PROPERLY AND ACCURATELY COMPLETE THE SCOPE OF THE WORK IS PERFORMED BY A NYS LICENSED LAND SURVEYOR.
- PRIOR TO ESTABLISHING THE BUILDING LOCATION, THE LICENSED SURVEYOR SHALL STAKE OUT ALL CORNERS OF FOUNDATION CONTACT THE ARCHITECT TO REVIEW AS REQUIRED.
- ALL TESTS AND INSPECTIONS REQUIRED BY LOCAL, STATE AND GOVERNING AGENCIES SHALL BE CONDUCTED AND THE SUB CONTRACTOR RESPONSIBLE FOR THE WORK SHALL NOTIFY THE GOVERNING AGENCY, THE ARCHITECT AND THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO CONDUCTING THE TEST AND/OR INSPECTION.
- THE SITE PLANS, SITE DETAILS, AND SURVEY SHOW KNOWN SUBSURFACE STRUCTURES. THESE STRUCTURES HAVE BEEN LOCATED BY THOMPSON FLEMING LAND SURVEYORS, P.C. HOWEVER, PRIOR TO BEGINNING ANY CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL EXIST. UTILITY LOCATIONS BY CALLING UPFO (1-800-462-7162), BY FIELD VERIFYING ALL VISIBLE UTILITIES AND PERFORMING TEST PITS AS NECESSARY IN CONGESTED AREAS.
- NOTIFY THE ENGINEER OF ANY CONDITIONS THAT VARY FROM THE PLANS PRIOR TO BEGINNING WORK.
- NO EMBANKMENT SLOPE SHALL EXCEED THREE (3) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL.
- AREAS OUTSIDE OF THE LIMIT OF THE PROPERTY LINE SHALL BE PROTECTED TO INSURE THAT NO GRADING, DEVEGETATION OR SUBSTANTIAL DISTURBANCE OCCURS EXCEPT AS IS ABSOLUTELY NECESSARY TO INSTALL UTILITY PIPING.
- THE CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DEBRIS, SOIL, AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
- THE CONSTRUCTION MANAGER SHALL INSURE THAT ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE COURSE OF THE WORK.

**GENERAL BUILDING NOTES**

- ALL CONSTRUCTION TO COMPLY WITH THE N.Y. STATE BUILDING CONSTRUCTION CODE, AS WELL AS, TO THE N.Y. STATE ENERGY CONSERVATION CODE, APPLICABLE LAWS, STATUTES AND ALL LOCAL RULES AND REGULATIONS.
- THE CONTRACTOR (CM) SHALL COMPLY WITH ALL LAWS, RULES AND ORDINANCES AND ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
- THE CONTRACTOR (CM) IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
- ALL MEASUREMENTS TO BE FIELD VERIFIED AND ADVISE ARCHITECT OF ANY DISCREPANCIES FOR DETERMINATION.
- ALL WIRING, LIGHTING, GROUNDING AND DEVICES SHALL BE UL RATED, LISTED AND COMPLY WITH NEC INCLUDING GROUND-FULT PROTECTION FOR ALL BATHROOMS AND OUTSIDE OUTLETS.
- CONSTRUCTION DRAWINGS SHALL NOT TO BE SCALED FROM FOR FIELD WORK PURPOSES.



SITE PLAN SCALE: 1: 10

## SITE VICINITY MAP



ZONING: T-6 (TRANSECT - 6 URBAN CORE)

REQUIRED:	EXISTING:	PROPOSED:	
FRONTAGE BUILD OUT: BUILD TO LINE:	80% MIN. 0-12' MAX.	75% 0'-6"	
MINIMUM PRINCIPAL YARD DIMENSIONS:	MINIMUM PRINCIPAL YARD DIMENSIONS:	PRINCIPAL YARD DIMENSIONS:	
FRONT:	0'-0"	FRONT:	2'-1"
REAR:	0'-0"	REAR:	3'-4 1/2"
RIGHT SIDE:	0'-0"	RIGHT SIDE:	11'-6"
LEFT SIDE:	0'-0"	LEFT SIDE:	17'-4"
MAXIMUM HEIGHT:	10'	HEIGHT:	34'-0"
MINIMUM HEIGHT:	2 STORY	HEIGHT:	3 STORY



**ARCHITECTURE BY:**  
**PHINNEY DESIGN GROUP**  
 140 GRAND AVENUE  
 SARATOGA SPRINGS, NY 12866  
 TEL: (518) 567-7120 FAX: (518) 567-7250  
**STRUCTURAL ENGINEER:**  
**SB ENGINEERING, PLLC**  
 100 W. STATE ST.  
 SARATOGA SPRINGS, NY 12866

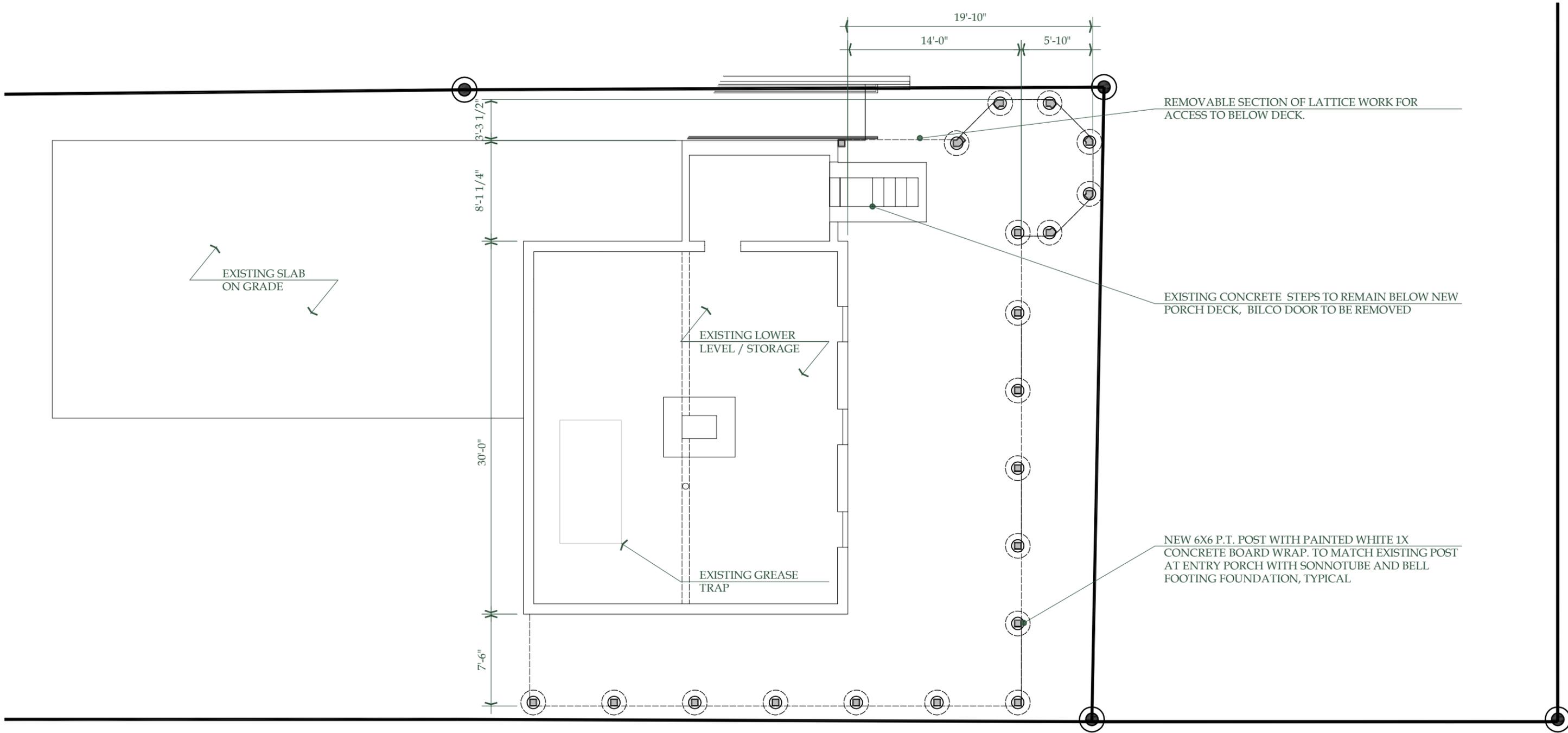
**DRAWING DATES**  
 FIRST PRINTING: SEPTEMBER 24, 2014 (PRC)  
 REV. NO. 1: 11/09/14 PRC COORDINATION  
 REV. NO. 2: 02/17/15 OWNER REQUESTED REV. (SON)

**ARCHITECTURAL DRAWINGS**  
**SITE PLAN**  
 SCALE: (24x36) LAYOUT, AS NOTED  
 SCALE: (11x17) LAYOUT: 1/2" NOTED



**RESTAURANT - ADDITION**  
**MOUZON HOUSE**  
 1 YORK STREET  
 SARATOGA SPRINGS, NY 12866

**X1.1**



**LOWER LEVEL PLAN**

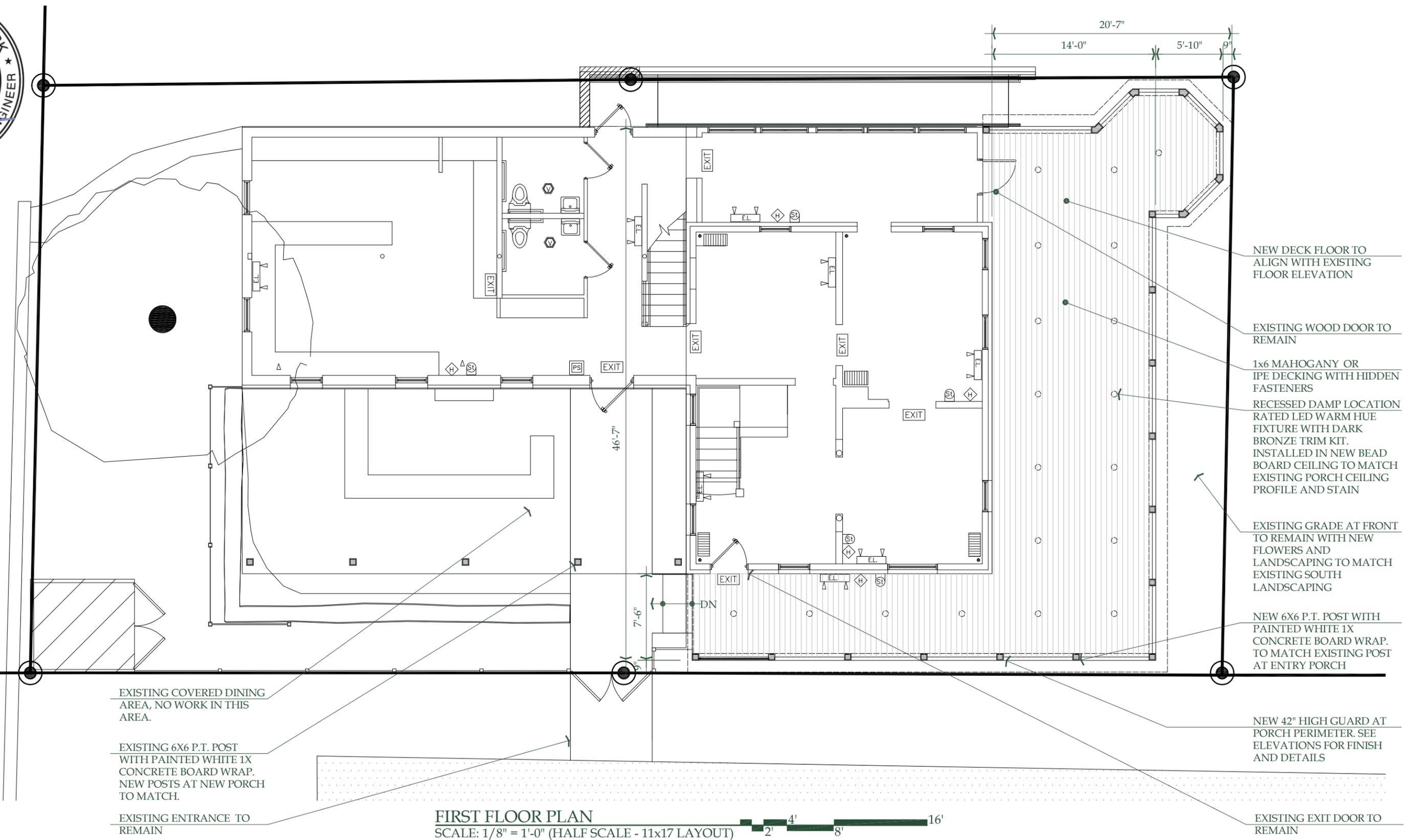
SCALE: 1/8" = 1'-0" (HALF SCALE - 11x17 LAYOUT)



**A1.0**

FEBRUARY 11, 2021

**MOUZON HOUSE - PORCH ADDITION  
SARATOGA SPRINGS, NY**



NEW DECK FLOOR TO ALIGN WITH EXISTING FLOOR ELEVATION

EXISTING WOOD DOOR TO REMAIN

1x6 MAHOGANY OR IPE DECKING WITH HIDDEN FASTENERS

RECESSED DAMP LOCATION RATED LED WARM HUE FIXTURE WITH DARK BRONZE TRIM KIT. INSTALLED IN NEW BEAD BOARD CEILING TO MATCH EXISTING PORCH CEILING PROFILE AND STAIN

EXISTING GRADE AT FRONT TO REMAIN WITH NEW FLOWERS AND LANDSCAPING TO MATCH EXISTING SOUTH LANDSCAPING

NEW 6X6 P.T. POST WITH PAINTED WHITE 1X CONCRETE BOARD WRAP. TO MATCH EXISTING POST AT ENTRY PORCH

EXISTING COVERED DINING AREA, NO WORK IN THIS AREA.

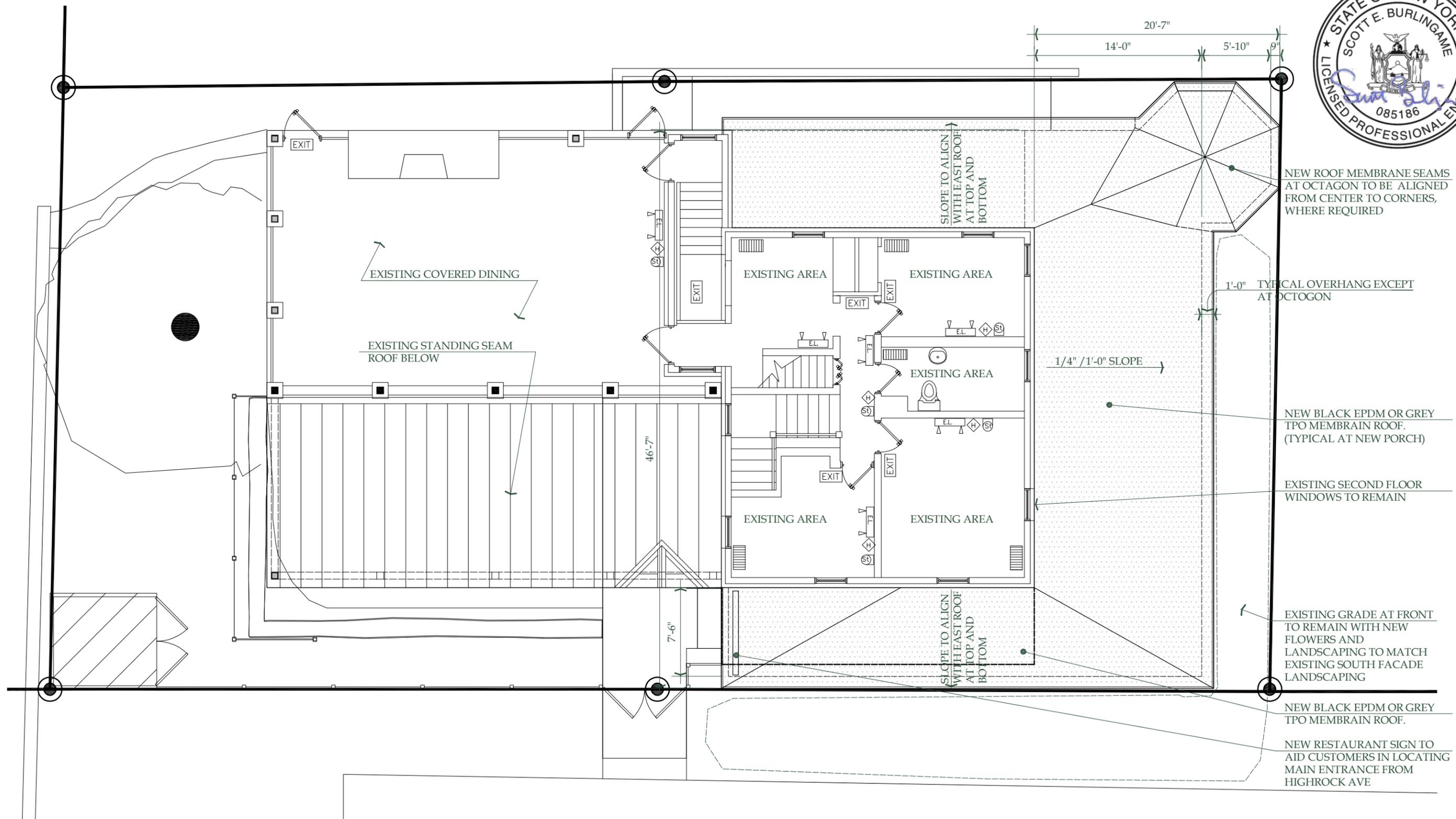
EXISTING 6X6 P.T. POST WITH PAINTED WHITE 1X CONCRETE BOARD WRAP. NEW POSTS AT NEW PORCH TO MATCH.

EXISTING ENTRANCE TO REMAIN

NEW 42" HIGH GUARD AT PORCH PERIMETER. SEE ELEVATIONS FOR FINISH AND DETAILS

EXISTING EXIT DOOR TO REMAIN

**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0" (HALF SCALE - 11x17 LAYOUT)



SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0" (HALF SCALE - 11x17 LAYOUT)





EXISTING LATTICE WITH "BRICK RED" SOLID BODY STAIN FINISH

**EXISTING EAST ELEVATION**

SCALE: 3/32" = 1'-0" (HALF SCALE - 11x17 LAYOUT)



NEW 5'-6" x 7'-0" ILLUMINATED SIGN TO AID IN DIRECTING CUSTOMERS TO MAIN ENTRANCE FROM HIGHROCK

EXISTING SEASONAL AWNING ROOF AND FRAME TO BE REMOVED

EXISTING WHITE WOOD WINDOWS WITH ALUMINUM STORM WINDOWS TO REMAIN

EXISTING WOOD DOOR AND PAINTED PANELS TO REMAIN

EXISTING PAINTED CONCRETE FOUNDATION

EXISTING BILCO DOOR TO BE REMOVED

NEW LATTICE TO MATCH EXISTING AT EXISTING PORCH WITH A CUSTOM "BRICK RED" SOLID BODY STAIN TO MATCH EXISTING. (SEE PHOTOS)

EXISTING GRADE AT FRONT TO REMAIN WITH NEW FLOWERS AND LANDSCAPING TO MATCH EXISTING SOUTH FACADE LANDSCAPING



**PROPOSED EAST ELEVATION**

SCALE: 3/32" = 1'-0" (HALF SCALE - 11x17 LAYOUT)



EXISTING WOOD DOUBLE HUNG WINDOWS TO REMAIN.

NEW BLACK EPDM OR GREY TPO ROOF MEMBRANE

NEW 1X6 OVER 1X10 CONCRETE BOARD TRIM WITH A CUSTOM "BRICK RED" SOLID BODY STAIN TO MATCH EXISTING FASCIA.

NEW CONCRETE BOARD PANEL STUCCO TEXTURE AND A CUSTOM "EVERGLADES MOSS" SOLID BODY STAIN TO MATCH EXISTING PANELS.

1x CONCRETE BOARD PREFINISHED TRIM TO MATCH EXISTING WHITE TRIM.

NEW 1X8 OVER 1X10 CONCRETE BOARD TRIM WITH A CUSTOM "BRICK RED" AND "EVERGLADES MOSS" SOLID BODY STAINS TO MATCH EXISTING AS SHOWN.

NEW 2x CUT ARCH FRAME BETWEEN POST WITH A CUSTOM "EVERGLADES MOSS" SOLID BODY STAIN TO MATCH EXISTING.



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FEBRUARY 11, 2021

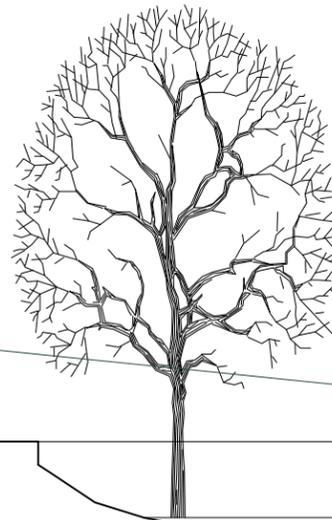
**MOUZON HOUSE - PORCH ADDITION  
SARATOGA SPRINGS, NY**



EXISTING STANDING SEAM ROOF. NEW PORCH ROOF TO MATCH

EXISTING 6x6 P.T. POST WITH PAINTED WHITE 1x CONCRETE BOARD WRAP. NEW PORCH POSTS TO MATCH

EXISTING LATTICE WITH "BRICK RED" SOLID BODY STAIN FINISH



**EXISTING SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0" (HALF SCALE - 11x17 LAYOUT)



EXISTING WOOD WINDOWS WITH WHITE ALUMINUM STORM WINDOWS TO REMAIN

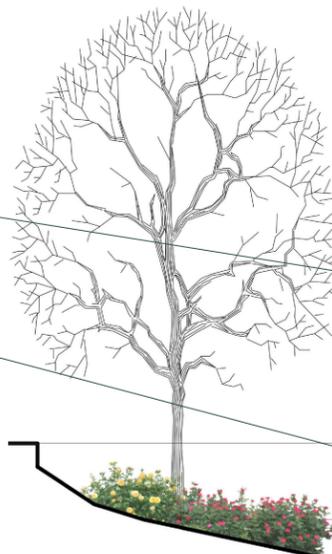
EXISTING SEASONAL AWNING AND FRAME TO BE REMOVED

EXISTING PAINTED CONCRETE FOUNDATION

EXISTING PRESSURE TREATED RETAINING WALL TO BE REMOVED

NEW WALL MOUNTED SIGN TO HELP GUIDE CUSTOMERS TO ENTRANCE FROM HIGHROCK AVE

EXISTING ENTRY TO REMAIN



**PROPOSED SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0" (HALF SCALE - 11x17 LAYOUT)



EXISTING DOUBLE HUNG WINDOWS TO REMAIN.

NEW 1X6 OVER 1X10 CONCRETE BOARD TRIM WITH A CUSTOM "BRICK RED" SOLID BODY STAIN TO MATCH EXISTING FASCIA.

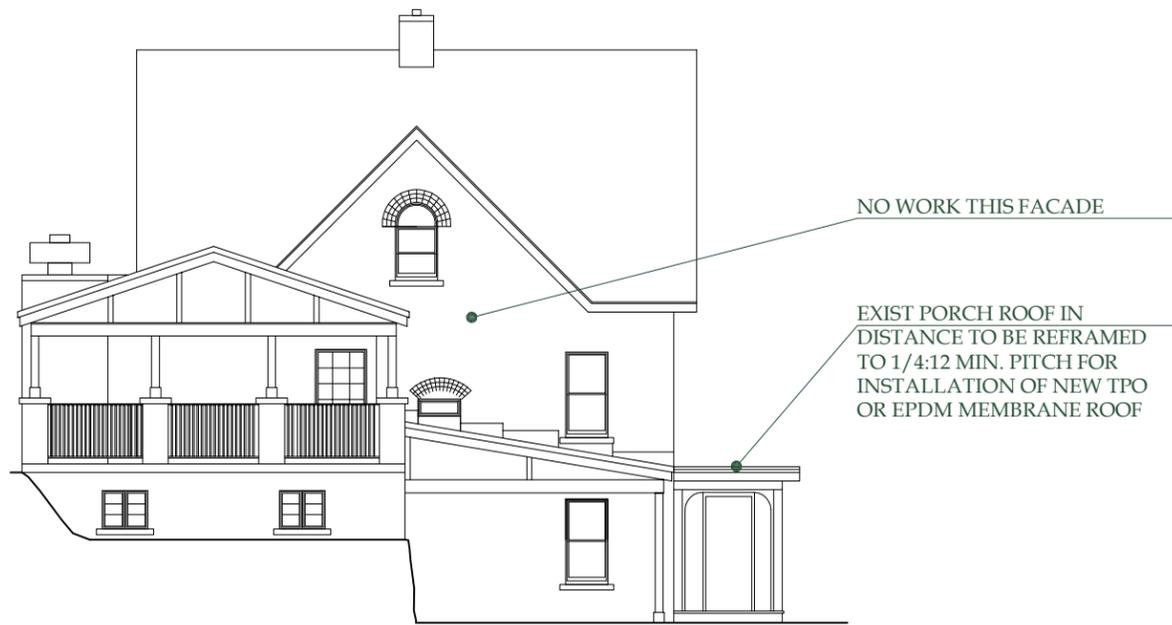
NEW 2x CUT ARCH FRAME BETWEEN POST WITH A CUSTOM "EVERGLADES MOSS" SOLID BODY STAIN TO MATCH EXISTING.

1x CONCRETE BOARD PREFINISHED TRIM TO MATCH EXISTING WHITE TRIM.

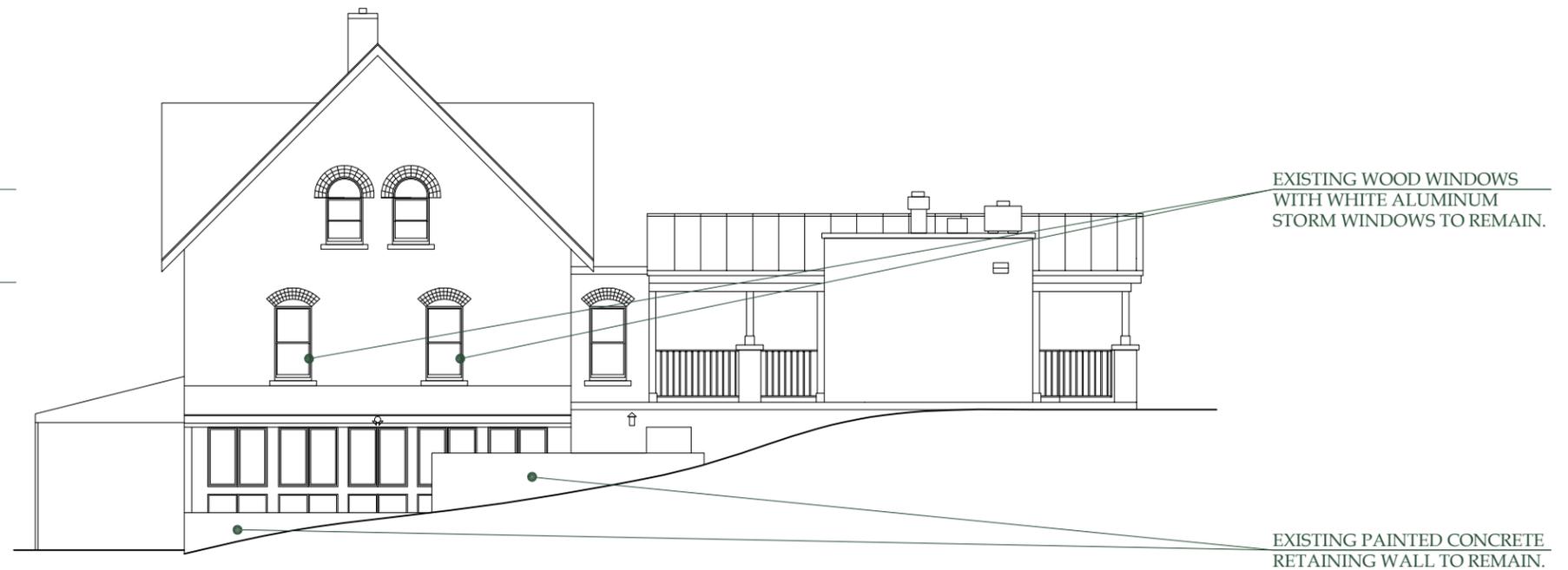
NEW 1X8 OVER 1X10 CONCRETE BOARD TRIM WITH A CUSTOM "BRICK RED" AND "EVERGLADES MOSS" SOLID BODY STAINS TO MATCH EXISTING AS SHOWN.

NEW CONCRETE BOARD PANEL STUCCO TEXTURE AND A CUSTOM "EVERGLADES MOSS" SOLID BODY STAIN TO MATCH EXISTING PANELS.

NEW LATTICE TO MATCH EXISTING AT EXISTING PORCH WITH A CUSTOM "BRICK RED" SOLID BODY STAIN TO MATCH EXISTING. (SEE PHOTOS)



**EXISTING WEST ELEVATION**  
 SCALE: 3/32" = 1'-0" (HALF SCALE - 11x17 LAYOUT)



**EXISTING SOUTH ELEVATION**  
 SCALE: 3/32" = 1'-0" (HALF SCALE - 11x17 LAYOUT)

NEW BLACK EPDM OR GREY TPO MEMBRANE ROOF.

NEW 2x CUT ARCH FRAME BETWEEN POST WITH A CUSTOM "EVERGLADES MOSS" SOLID BODY STAIN TO MATCH EXISTING.

NEW 6x6 P.T. POST WITH PAINTED WHITE 1x CONCRETE BOARD WRAP. TO MATCH EXISTING AT ENTRY PORCH

NEW LATTICE TO MATCH EXISTING AT EXISTING PORCH WITH A CUSTOM "BRICK RED" SOLID BODY STAIN TO MATCH EXISTING. (SEE PHOTOS)



**PROPOSED SOUTH ELEVATION**  
 SCALE: 3/32" = 1'-0" (HALF SCALE - 11x17 LAYOUT)

EXISTING WOOD WINDOWS WITH WHITE ALUMINUM STORM WINDOWS TO REMAIN.

EXISTING PAINTED CONCRETE RETAINING WALL TO REMAIN.

EXISTING STANDING SEAM METAL ROOF.

NEW 1X6 OVER 1X10 CONCRETE BOARD TRIM WITH A CUSTOM "BRICK RED" SOLID BODY STAIN TO MATCH EXISTING FASCIA.

EXISTING WALL AND FINISH TO REMAIN. NEW ROOF AND FASCIA ABOVE

1x CONCRETE BOARD PREFINISHED TRIM TO MATCH EXISTING WHITE TRIM.

NEW 1X8 OVER 1X10 CONCRETE BOARD TRIM WITH A CUSTOM "BRICK RED" AND "EVERGLADES MOSS" SOLID BODY STAINS TO MATCH EXISTING AS SHOWN.

