



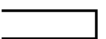
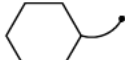





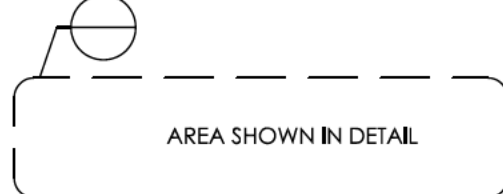

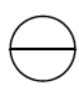




This architectural elevation drawing depicts a two-story residential building with a symmetrical facade. The structure features a gabled roof with two prominent chimneys. The central entrance is marked by a double door with vertical paneling, flanked by small, dark, rectangular decorative elements. Above the entrance is a small, triangular pediment. The second story is characterized by a series of windows, including a large tripartite window in the center and smaller tripartite windows on either side. The first story includes large tripartite windows on the left and right, and a central window above the entrance. The house is set against a background of stylized trees and shrubs, and the foreground shows a dashed line indicating the ground level.

MF DESIGN STUDIO LLC, C.O.A. # 21AC00101200
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YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538, TEL: 732-523-1254

NOT FOR CONSTRUCTION

LEGEND		ABBREVIATIONS	
	EQUIPMENT TARGET	AFC	Above Finish Ceiling
	CENTER LINE	AFF	Above Finish Floor
	STARTING POINT	AC	Air Conditioning
	DENOTES BREAK IN MATERIAL OR HEIGHT.	ALUM	Aluminum
	ROOM NUMBER	BS	Building Standard
	DENOTES KEYNOTE APPLICABLE TO SAME DRAWING	CLG	Ceiling
	ELEVATION DRAWING NUMBER	CL	Close
	DETAIL NUMBER DRAWING NUMBER	CONT	Continuous
	SECTION TARGET - SAME DRAWING	CTR	Counter
	DOOR DESIGNATION (SEE DOOR SCHEDULE)	COL	Column
	PARTITION TYPE NUMBER	CONC	Concrete
	AREA SHOWN IN DETAIL	CONST	Construction
	BASE AND FLOOR FINISH INDICATION - (UPPER NUMBER REFERS TO MATERIAL TYPE LOWER NUMBER REFERS TO SPECIFICATION)	DIAM	Diameter
	WALL FINISH INDICATION - (UPPER NUMBER REFERS TO MATERIAL TYPE, LOWER NUMBER REFERS TO SPECIFICATION)	DET	Detail
	SADDLE TYPE NUMBER, SEE PLANS.	DR	Door
	DRAPERY FINISH INDICATION	DN	Down
		DWG	Drawing
		EXT	Exterior
		EWIC	Electric Water Cooler
		EX	Existing
		ETR	Existing To Remain
		FIXT	Fixtures
		FL	Floor
		FLUOR	Fluorescent
		FPSC	Fire Proof Self Closing
		GH	Ground Fault Interrupt
		GL	Glass
		GYP. BD.	Gypsum Board
		HR	Hour
		HT	Height
		INT	Interior
		MET	Metal
		MECH	Mechanical
		MFR	Manufacturer
		MIN	Minimum
		MTD	Mounted
		NIC	Not In Contract
		NTS	Not To Scale
		NO	Number
		NYC	New York City
		OPNG	Opening
		PART	Partition
		PLY	Plywood
		PL. LAM.	Plastic Laminate
		RM	Room
		RA	Registered Architect
		REF	Refrigerator
		REFL	Reflected
		REQD	Required
		SC	Solid Core
		SF	Square Foot
		STOR	Storage
		ST	Steel
		ST-ST.	Stainless Steel
		TEL	Telephone
		THK	Thick
		TO	Trimmed Opening
		TYP	Typical
		TBD	To Be Determined
		VCT	Vinyl Composition Tile
		VIF	Verify In Field
		WD	Wood
		W/	With
N.Y.S. ENERGY CONS. CODE		LIST OF DRAWINGS	
<p>1. ALL MATERIAL AND CONSTRUCTION OF BUILDING SHALL COMPLY WITH THE NY STATE ENERGY CONSTRUCTION CODE AS SPECIFIED IN SECTION 7813, DEGREE DAY ZONE 6,000% GLAZING AREA R VALUES ENVELOPED SUBSYSTEMS. TOTAL GLASS AREA = 31</p> <p>ROOF, ATTIC, AND FLOORS EXPOSED TO AMBIENT CONDITIONS: UR .05</p> <p>EXTERIOR WALLS UW .17</p> <p>GLAZING UG .69</p> <p>ENTRANCE DOORS UD .40</p> <p>FLOORS OVER UNHEATED SPACES UF .08</p> <p>2. DESIGN INSIDE AIR TEMPERATURE OF EACH: COOLING 78 : HEATING 70</p> <p>3. DESIGN OUTSIDE AIR TEMPERATURE: WINTER 0 SUMMER 87</p> <p>4. R - VALUE OF INSULATION WITH VAPOR BARRIER</p> <p>ROOF AND ATTIC R - 49 UR .05</p> <p>WALLS R - 21 UW .17</p> <p>FLOORS OVER UNHEATED SPACES R - 38 UF .17</p> <p>5. THE H.V.A.C. (HEATING AND COOLING) SYSTEM COMPONENTS, DEVICES, CONTROLS, ETC., SHALL CONFORM TO THE REQUIREMENTS OF SECTION 7813.13 AND 7813.23 BY A LICENSED MECHANICAL ENGINEER.</p> <p>6. ALL SERVICE HOT WATER SUPPLY AND RECIRCULATING PIPING SHALL BE INSULATED IN ACCORDANCE WITH THE REQUIREMENT OF SECTION 7813.19. INSULATION REQUIRED - 140 MAXIMUM WATER TEMPERATURE.</p> <p>7. ALL ELECTRICAL LIGHTING AND POWER DISTRIBUTION SHALL CONFORM TO THE REQUIREMENTS OF SECTION 7813.52.</p> <p>8. <u>WINDOWS</u>: ALL NEW WINDOWS SHALL BE WEATHER STRIPPED (EXCEPT FIXED SASH). ALL NEW WINDOWS SHALL HAVE INSULATED GLASS WITH 1/2" AIR SPACE OR STORM WINDOWS.</p> <p>9. <u>DOORS</u>: EXTERIOR DOORS SHALL BE WEATHER STRIPPED AND HAVE STORM DOORS.</p> <p>10. <u>FURNACE</u>: MAXIMUM OUTPUT RATING 190,000 BTU HEATING 125%</p> <p>11. <u>AIR CONDITIONING</u>: MAXIMUM 180,000 (15 TON) BTU COOLING 125%</p>		<p><u>CIVIL</u>:</p> <p>1 PLOT PLAN SHEET</p> <p>2 DETAIL SHEET</p> <p><u>ARCHITECTURAL</u>:</p> <p>A-001 COVER, LEGENDS, LIST OF DRAWINGS, & ENERGY CODE</p> <p>A-002 TITLE SHEET AND NOTES</p> <p>A-003 GENERAL NOTES</p> <p>A-100 BASEMENT PLAN</p> <p>A-101 FIRST FLOOR PLAN</p> <p>A-102 SECOND FLOOR PLAN</p> <p>A-103 ROOF PLAN</p> <p>A-201 FRONT ELEVATION</p> <p>A-202 LEFT ELEVATION</p> <p>A-203 RIGHT ELEVATION</p> <p>A-204 REAR ELEVATION</p> <p>A-400 TRANSVERSE SECTION</p> <p>A-401 CROSS SECTION</p> <p>A-402 WALL SECTION & DETAILS</p> <p>A-403 FLOOR & WALL DETAILS</p> <p>A-404 DETAILS</p> <p>A-500 RCP BASEMENT PLAN</p> <p>A-501 RCP 1ST FLOOR PLAN</p> <p>A-502 RCP 2ND FLOOR PLAN</p> <p>A-600 SCHEDULES</p> <p>A-601 FIRST FINISH FLOOR PLAN</p> <p>A-602 SECOND FINISH FLOOR PLANS</p> <p><u>STRUCTURAL</u>:</p> <p>S-1.0 FOUNDATION PLAN</p> <p>S-2.0 1ST FL FRAMING PLAN</p> <p>S-3.0 2ND FL FRAMING PLAN</p> <p>S-5.1 ROOF FRAMING PLAN</p> <p>SD-1 STRUCTURAL NOTES</p> <p>SD-2 STRUCTURAL DETAILS</p>	
NEW YORK STATE ENERGY CODE COMPLIANCE			
I, YESHAYAHU FEINBERG, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, BELIEVE AND PROFESSIONAL JUDGMENT AND SPECIFICATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, USING CHAPTER "6" OF THE CODE.			
NOT FOR CONSTRUCTION			

[illegible]

-ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR.
NOTIFY MFP DESIGN STUDIO LLC OF ANY CONFLICTS, ERRORS,
AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS
OR SPECIFICATIONS BEFORE PROCEEDING WITH
CONSTRUCTION.
-ALL DIMENSIONS SHALL BE NOTED AS WORDS OR NUMBERS ON
THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO
DETERMINE DIMENSIONS.
-IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS
ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO
ALTER AN ITEM IN ANY WAY.
-THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION
UNLESS SPECIFICALLY DESIGNATED AS "ISSUED FOR
CONSTRUCTION" OR "ISSUED TO BUILD".
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PROJECT

WESTREICH
RESIDENCE

6 JEREMY COURT
SUFFERN, NEW YORK 10901

DRAWING

COVER, LEGENDS,
LIST OF DRAWINGS,
& ENERGY CODE

MF DESIGN
ARCHITECTURE

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YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538,
TEL: 732-523-1254

DATE	
07/05/24	
SCALE	
AS NOTED	
JOB NUMBER	
2411	
DRAFTED BY	
TK	

A-001

NEW CONSTRUCTION AT THE
WESTREICH RESIDENCE
6 JEREMY COURT, SUFFERN, NY 10901
BLOCK:2 LOT:4.1

GENERAL NOTES

1. NO CHANGES SHALL BE MADE IN FILED PLANS WITHOUT FIRST SUBMITTING AMENDED PLANS.
2. ALL WORK SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE-NY ED., 2020, AND ALL APPLICABLE SUBCODES, OSHA AND ADA REQUIREMENTS AND ANY OTHER LOCAL, REGIONAL OR FEDERAL REGULATIONS.
[ALL STRUCTURAL NOTES BELOW TO BE TYPICAL ONLY. STRUCTURAL SPECIFICATIONS BY ENGINEER SHALL TAKE PRECEDENCE WHERE DIFFERENTIATING AND WHERE APPLICABLE]
3. STRUCTURAL LUMBER SHALL BE MIN. DOUGLAS FIR NO. 1/NO. 2 75%-25% WITH FB OF 1450 PSI & 1150 PSI RESPECTIVELY FOR NORMAL DURATION LOADING AS PER NATIONAL FOREST PRODUCTS ASSOCIATION GRADING RULES.
4. ALL CAST-IN-PLACE CONCRETE SHALL HAVE A MIN. COMPRESSION STRESS OF 2500 PSI AT 28 DAYS AS PER A.C.I. CODE. OR AS PER STRUCTURAL DRAWING.
5. STRUCTURAL STEEL SHALL BE ASTM A-36 22,000 PSI AS PER A.I.S.C. CODE.
6. END JOISTS OVER SILLS SHALL BE DOUBLED.
7. DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO FRAMING.
8. PROVIDE 3/16" STEEL PLATE OVER HOUSE-TRAP PIT.
9. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION. ELECTRICIAN SHALL FILE SEPARATE APPLICATION.
10. DRAINAGE WASTE & VENT PIPING SHALL BE DW COPPER OR SCHEDULE 40 P.V.C. MIN. PLUMBER SHALL FILE SEPARATE APPLICATION.
11. ALL CONCEALED SPACES IN WALLS, FLOORS AND CEILINGS SHALL BE FIRE STOPPED.
12. STRUCTURAL MEMBERS ARE DESIGNED TO RESIST THE FOLLOW LOADS:
A) FLOORS: 40 PSF LIVE LOAD + 10 PSF DEAD LOAD
B) ROOFS: 40 PSF SNOW LOAD + 10 PSF DEAD LOAD
C) GARAGE SLABS: 50 PSF LIVE LOAD + 2,000# CONCENTRATED LOAD.
13. STEEL BEAMS BEARING ON MASONRY WALLS SHALL HAVE APPROVED GROUT ANCHORS.
14. 2" CLEARANCE SHALL BE PROVIDED FROM ALL-COMBUSTIBLE CONSTRUCTION TO FIREPLACES & CHIMNEYS. FIREPLACE SHALL COMPLY WITH ALL APPLICABLE NY CODES.
15. FIRE RETARD COMMON WALLS & CEILING OF HOUSE AND GARAGE WITH 3/4 HR. RATED ASSEMBLY (MIN. 5/8" TYPE X GYPSUM BOARD) AND A.F.P.S.C. (C LABEL) SOLID CORE WOOD DOOR 1-3/4" THICK IN A HOLLOW METAL BUCK.
16. A LICENSED SURVEYOR SHALL STAKE OUT ALL BUILDING LINES.
17. MECHANICAL CONTRACTOR SHALL FILE SEPARATE APPLICATION FOR BOILER AND HEATING SYSTEM WHICH SHALL COMPLY WITH ALL NEW YORK APPLICABLE CODES.
18. ALL FILL UNDER SLABS SHALL BE PLACED IN 8-LAYERS THOROUGHLY COMPACTED.
19. ALL CRAWL SPACES SHALL HAVE 2" GROUNDSEAL.
20. CONCRETE SLABS SHALL HAVE 6 MIL POLYETHYLENE VAPOR BARRIER OVER 6" WELL TAMPED POROUS FILL.
21. ALL SLABS & FOUNDATION WALLS SHALL HAVE WATERPROOFING MEMBRANE MIN. 15# ASP SATURATED FELT OR 6 MIL POLYETHYLENE SET IN MASTIC.
22. FOOTING DRAINS TO BE 4" PERFORATED PIPE SET IN AND SURROUNDED BY GRAVEL.
23. WIRE MESH SHALL BE USED IN ALL SLABS BELOW HABITABLE SPACES AS WELL AS ALL BATHROOMS OR TOILET ROOMS.
24. OPERABLE WINDOW AREA SHALL BE GREATER THAN 10% OF FLOOR AREA IN HABITABLE ROOMS.
25. ALL ROOFS SHALL HAVE SOFFIT OR RIDGE VENTS. ALL CRAWL SPACES SHALL HAVE METAL VENT.
26. ALL EXISTING CONDITIONS THAT MAY AFFECT SCOPE OF WORK SHALL BE VERIFIED BY CONTRACTOR PRIOR TO BID.

ZONING / CODE CALCULATIONS

1. MIN REQUIRED VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED, AREAS BEING VENTILATED 201 SF MAX. WINDOW VENTILATION 22.8 SF= MIN. 11% OF FLOOR AREA. [CONFORMS]
2. MINIMUM NET GLAZED AREA SHALL NOT BE LESS THAN 8% OF THE AREA OF THE ROOM SERVED. AREA OF MAX ROOM. 201 SF, AREA OF GLAZING 44 SF = 22% OF FLOOR AREA. [CONFORMS]
3. FOR REQUIRED EGRESS CALCULATIONS AND COMPLIANCE. SEE WINDOW SCHEDULE SHEET A-600
4. FOR ZONING ANALYSIS SEE SHEET A-003

SPECIFICATIONS / FINISHES

1. THIS SECTION GENERAL OUTLINE ONLY. SPECIFICATIONS AND DRAWINGS SHALL TAKE PRECEDENCE.
2. ALL AREAS IN SCOPE OF WORK TO BE FINISHED EXCEPT WHERE NOTED.
3. INTERIOR PAINT TO BE BENJAMIN MOORE REGAL. BATHROOM PAINT TO BE BENJAMIN MOORE KITCHEN AND BATH.
5. BATHROOMS & POWDER ROOMS TO INCLUDE EITHER HALF OR FULL TILED WALLS. TILED SHOWERS TO BE FULLY TILED W/ MUD/TILE FLOOR, RECESSED MIRRORS, AND SHOWER NICHES AND BENCHES. TYP. MASTER SHOWER TO HAVE RAIN HEAD AND TYPICAL HEAD, PLUS 4 ADDITIONAL JETS.
6. FLOORS AT DINING ROOM, LIVING ROOM, STUDY, GREAT ROOM, & SECOND FLOOR HALL TO BE 3/4" HARDWOOD OAK STAINED AS DETERMINED BY OWNER, FINISHED W/ 2 COATS OF POLYURETHANE. FLOORS AT KITCHEN/DINETTE TO BE TILE. PROVIDE ALLOWANCE. FLOORS AT BASEMENT & BEDROOMS TO BE CARPET. PROVIDE ALLOWANCE. FLOORS AT BATHROOM/WET AREAS TO BE TILE. PROVIDE ALLOWANCE. FOYER AND SERVICE ENTRY/MUDROOM TO BE TILE. PROVIDE ALLOWANCE. SEE A-601 FOR FURTHER INFORMATION. SHEET A-601 TO TAKE PRECEDENCE.
7. ALL BATHTUBS ARE TO RECEIVE OPERABLE SLIDING GLASS DOORS BY OTHERS. INSTALLATION BY CONTRACTOR. SHOWER STALLS TO HAVE RAINHEADS. STANDALONE TUB TO BE SOAKING TUB OR AS SELECTED BY OWNER.
8. ALL DOOR HARDWARE TO BE KWIKSET TYLO OR EQUAL.
9. ALL DOORS AND WINDOWS TO RECEIVE CASING & DEEP SILL AT INTERIOR OR EQUAL AS SELECTED BY OWNER.
10. PROVIDE BASE TRIM AS SELECTED BY OWNER.
11. PROVIDE CROWN MOLDING AS SELECTED BY OWNER.
12. ALL INTERIOR HANGING CLOSETS TO RECEIVE ONE HANGING ROD AND TWO SHELVES (3/4" FURNITURE GRADE PLYWOOD) ABOVE UNLESS OTHERWISE NOTED OR EQUAL.
13. "BUILT-IN-BENCH" LOCATIONS TO INCLUDE BUILT-IN BENCH (3/4" FURNITURE GRADE PLYWOOD, PAINTED) AND AT MUDROOM TWO SHELVES (3/4" FURNITURE GRADE PLYWOOD, PAINTED) ABOVE UNLESS OTHERWISE NOTED OR EQUAL.
14. ALL ELECTRICAL SWITCHES TO BE ROCKER TYPE, LEVITON DECORA OR EQUAL, OR AS SELECTED BY OWNER.
15. FOR FURTHER MECHANICAL AND ELECTRICAL SPECIFICATIONS SEE RCP SHEETS/NOTES SHEETS A- 500 THROUGH A-502.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA CHART

CLIMATE ZONE	GROUND SNOW LOAD	SPEED (MPH)	WIND DESIGN TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY
5	30	115	110	NO	NO	B

SUBJECT TO DAMAGE FROM		WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	FLOOD HAZARDS	MEAN ANNUAL TEMP
WEATHERING	FROST LINE DEPTH	TERMITE					
SEVERE	42"	MODERATE TO HEAVY	15	YES- FROM LOWEST EDGE OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24" INSIDE EXTERIOR WALL	NO	NO	NO

DESIGN / BUILD

- GAS & WATER SUPPLY RISER AND SUPPLY CALCULATION TO BE DESIGN/BUILD. CONTRACTOR TO PROVIDE INFORMATION OF EXISTING SUPPLY AND REQUIRED PROPOSED SUPPLY & CALCULATION AS REQUIRED BY BUILDING DEPARTMENT.
- CONTRACTOR TO OBTAIN AND SUBMIT HVAC MANUAL J.S.D AS REQUIRED BY BUILDING DEPARTMENT.

PROJECT NARRATIVE

[NOTE: PROJECT NARRATIVE PROVIDED IS SCHEMATIC ONLY, ALL DRAWINGS SHALL TAKE PRECEDENCE IN ALL INSTANCES.]

- NEW CONSTRUCTION AT 1 JEREMY COURT, SUFFERN, NY.
- THE PROPOSED CONSTRUCTION IS APPROXIMATELY 3,192.5 SF AT BASEMENT, 3192.5 SF AT 1ST FLOOR, AND 3,391.7 SF AT THE 2ND FLOOR.
- SITE WORK INCLUDES NEW PAVESTONE DRIVEWAY, NEW PAYER WALKWAYS, NEW FRONT ENTRY PORCH & BLUESTONE LANDING, NEW MASONRY SIDE ENTRY PORCH, & NEW BLUESTONE PATIO AT REAR.
- CONSTRUCTION GENERALLY TO BE MASONRY FOUNDATION AND NOMINAL WOOD STUD FRAMING, W/ LVL SUPPORT AS NECESSARY
- ALL EXTERIOR MATERIALS TO BE NEW SIDING/ROOFING, TIMBERLINE HD LIFETIME ROOF SHINGLES, NEW HARDIE SHIPLAP SIDING, STONE FACADE BY RINOX, AZEK TRIM WHERE SHOWN, USING ANDERSON 400 WINDOWS.
- FIVE NEW MECHANICAL/HVAC SYSTEMS; SEE RCP/MECHANICAL NOTES.
- GAS SERVICE IS NEW, NEW RUNS AS PER DIAGRAM.
- NEW 200AMP UNDERGROUND ELECTRICAL SERVICE. RUN UNDERGROUND SERVICE FROM UTILITY. ALL WIRING/ELECTRICAL TO BE NEW PER RCPs.
- PLUMBING/SEWER IS FROM EXISTING SERVICE; ALL NEW INTERIOR PLUMBING INCLUDING NEW BATHROOMS/POWDER ROOMS/SINKS/LAUNDRY ROOMS AS PER PLUMBING RISER DIAGRAM. HOSE BIB(S) WILL BE PROVIDED AT EXTERIOR AS PER PLAN.
- PLUMBING SERVICE/SIZING OF EXISTING LINE FROM STREET IS TO BE "DESIGN/BUILD"- SEE "DESIGN BUILD" NOTE.

BID ALT

PROVIDE BID ALT LINE ITEM COST FOR THE FOLLOWING ITEMS:

- QUIET ROCK EASY SNAP MOLD RESISTANT AT ALL WET AREAS & ENTIRE BASEMENT, QUIET ROCK 545 AT PERIMETER OF WALLS OF MASTER SUITE, QUIET ROCK 530 AT ALL WALL TAG TYPE 4, & QUIET ROCK 510 AT REMAINDER OF HOUSE IN LIEU OF TYP. GYP. BOARD.
- RADIANT HEAT FLOOR SYSTEM IN LIEU OF HYDRONIC FORCED AIR, PROVIDE COST PER FLOOR.
- ZIP SYSTEM EXTERIOR SHEATHING AND TAPE, & ZIP SYSTEM ROOF SHEATHING.
- 4" CLOSED CELL SPRAY INSULATION AT ALL EXTERIOR WALLS.
- ALL PLUMBING STACKS TO BE CAST IRON.
- ALL HORIZONTAL PLUMBING RUNS AT FIRST FLOOR CEILING TO BE CAST IRON.
- UNDERSLAB DELTA-THENE WATERPROOFING MEMBRANE.
- METACAULK SOUND RATED PUTTY PADS AT ALL ELECTRICAL BOXES.

WALL TYPES - 3/4" = 1'-0"

1 EXTERIOR WALL
5/8" GYP BD.
CONTINUOUS VAPOR BARRIER
2X6 WOOD STUDS @ 16" O.C., DBL. @ HEADERS
R21 CLOSED CELL SPRAY INSULATION
EXTERIOR SHEATHING 1/2" C.D.X.
SIDING OVER TYVEK OR SIM. BUILDING WRAP

2 INTERIOR PARTITION
5/8" GYP BD. (W. R. AT BATH SIDE)
2X4 WOOD STUDS @ 16" O.C.
5/8" GYP BD. (W. R. AT BATH SIDE)

3 INTERIOR PARTITION - BEARING WALL
5/8" GYP BD. (W. R. AT BATH SIDE)
2X6 WOOD STUDS @ 16" O.C.
5/8" GYP BD. (W. R. AT BATH SIDE)

4 INTERIOR PARTITION SOUND-RESISTANT
5/8" GYP BOARD X2 ON RESILIENT CHANNELS.
(WATER RESISTANT AT BATH SIDE)
2X4 WOOD STUDS @ 16" O.C.
1/2" ROXUL SAFE N' SOUND
5/8" GYP BOARD (WATER RESISTANT AT BATH SIDE)

5 POCKET DOOR PARTITION
5/8" GYP BD. EA. SIDE (WATER RESISTANT @ BATH SIDE)
2X4 STUDS PLACED ON FLAT EA. SIDE
1 3/4" WOOD SLIDING DOOR

6 NEW FOUNDATION
FOUNDATION WALL PER STRUCTURAL DRAWINGS

7 1 HR. FIRE RATED WALL - UL263, DESIGN NO. 305
5/8" GYP BOARD APPLIED VERTICALLY,
2X4 WOOD STUDS @ 16" O.C.
2 1/2" MINERAL FIBER INSULATION
5/8" GYP BOARD APPLIED VERTICALLY

8 DOUBLE SOUND RESISTANT WALL
5/8" GYP BOARD X2 ON RESILIENT CHANNELS
(2) ROWS 2X4 WOOD STUDS @ 16" O.C. ON SEPARATE AIR PLATES 1" APART
2 1/2" ROXUL SAFE N' SOUND BOTH SIDES
5/8" GYP BOARD X2 ON RESILIENT CHANNELS

PLUMBING RISER DIAGRAM

FIXTURE CONNECTION SCHEDULE					
FIXTURE TYPE	ABB.	PIPE SIZE IN INCHES			
		CW	HW	SOIL	VENT
LAVATORY	LAV.	1/2"	1/2"	1-1/2"	1-1/2"
KITCHEN SINK	SK.	1/2"	1/2"	2"	1-1/2"
BAR SINK	SK.	1/2"	1/2"	1-1/2"	1-1/2"
SHOWER	SH.	1/2"	1/2"	2"	1-1/2"
BATHTUB	BT	1/2"	1/2"	2"	1-1/2"
WATER CLOSET	WC	1/2"	-	3"	1-1/2"
DISH WASHER	DW	1/2"	1/2"	PER MNF. CTRR.	1-1/2"
CLOTHES WASHER	WASH	1/2"	1/2"	2"	1-1/2"

WATER SUPPLY
HOT WATER, SIZE AS PER DIAGRAM & SCHEDULE
COLD WATER, SIZE AS PER DIAGRAM & SCHEDULE

NOTES:

- SEE "DESIGN/BUILD" SECTION FOR WATER SUPPLY CALCULATION/SIZE REQUIREMENT.
- ALL PLUMBING STACK AND DRAIN LOCATIONS TO BE APPROVED BY ARCHITECT OR CLIENT PRIOR TO INSTALLATION.

NOTE: CAST IRON DRAIN PIPING TO BE INSTALLED AT CEILING OF LIVING ROOM, DINING ROOM, KITCHEN, STUDY, & FAMILY ROOM

4" DIA. XHCH HOUSE TRAP
HEAVY DUTY BACKFLOW VALVE
TO SEWER

RISER LEGEND

BATHTUB
LAVATORY
SHOWER
TOILET
KITCHEN/ LAUNDRY SINK
WASHING MACHINE
GENERATOR
FLOOR DRAIN
DRYER
DISHWASHER
DIRECT VENT FURNACE OR H.W./H2O
RANGE
WALL OVEN
GAS FIREPLACE

GAS RISER DIAGRAM

NOTE: SEE "DESIGN/BUILD" SECTION, SUPPLY SIZES SCHEMATIC ONLY, VIF REQUIRED SIZES PER CODE REQUIREMENTS

TABULATED AREAS

PROPOSED CONSTRUCTION - LIVING FLOOR AREA & VOLUME (* APPRX.):

	3,192.5 SF	31,925 CF
CELLAR	3,192.5 SF	35,117.5 CF
1ST FLOOR	3,192.5 SF	33,917 CF
2ND FLOOR	3,391.7 SF	100,959.5 CF
TOTAL	9,776.7 SF	

OTHER AREAS (* APPRX.):

	528.9 SF	5,817.9 CF
GARAGE	528.9 SF	5,817.9 CF

CONSTRUCTION INFO

CONSTRUCTION INFO
USE GROUP: R-5
CONSTRUCTION TYPE: VB
NUMBER OF STORIES: 2 1/2
HEIGHT OF STRUCTURE: 26'-1"
TOTAL AREA OF LARGEST FLOOR 3,721.4 SF
LOADING
TYPICAL FLOORS: 40LL+10DL=50 TOTAL LOAD
SLEEPING AREAS: 30LL+10DL=40 TOTAL LOAD
ROOF: 30LL+10DL=40 TOTAL LOAD

TITLE SHEET AND NOTES

DATE
07/05/24
SCALE
AS NOTED
JOB NUMBER
2411
DRAFTED BY
TK

WESTREICH RESIDENCE
6 JEREMY COURT
SUFFERN, NEW YORK 10901

MF DESIGN ARCHITECTURE
MF DESIGN STUDIO LLC, C.O.A. # 21AC00101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538,
TEL: 732-523-1254

A-002

NOT FOR CONSTRUCTION

GENERAL NOTES

DEMOLITION NOTES

ALL CONTRACTORS SHALL HAVE AND MAINTAIN CONTRACTOR'S LIABILITY PROPERTY DAMAGE INSURANCE AND WORKMAN'S COMPENSATION INSURANCE. ALL PHASES OF CONSTRUCTION SHALL APPLY TO LOCAL, STATE AND FEDERAL SAFETY LAWS. GENERAL CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES AND MATERIAL FROM DAMAGE DUE TO DEMOLITION. CONTRACTOR TO FURNISH BARRICADES AND ALL NECESSARY LIGHTING AND DANGER WARNING SIGNS.

CONTRACTOR TO THOROUGHLY PROTECT EXISTING STRUCTURE TO REMAIN FOLLOWING DEMOLITION FROM ALL ELEMENTS OF NATURE. CONTRACTOR TO TAKE SPECIAL CARE TO MAKE SURE ALL ROOF TARPS AND TEMPORARY PLYWOOD WALLS ARE SECURED AND AIRTIGHT. DEMOLITION CONTRACTOR TO SHORE, BRACE AND PROTECT ALL EXISTING STRUCTURE WALLS, ETC. TO REMAIN AS NECESSARY THROUGHOUT THE WORK.

DEMOLITION CONTRACTOR TO COORDINATE UTILITY LOCATION, SERVICE INTERRUPTION, PERMITS AND APPLICATIONS, ETC. WITH APPROPRIATE UTILITY COMPANIES PRIOR TO THE START OF ANY WORK. CAP AND PROTECT SERVICE LINES FOR POSSIBLE REUSE PROTECT ALL PANELS, METERS, ETC. TO BE RELOCATED OR REMAIN.

DEMOLITION CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. ANY CONDITION IN QUESTION SHOULD BE IMMEDIATELY FIELD VERIFY ALL EXISTING MASONRY OPENING SIZES TO REMAIN FOR NEW VENTILATIONS. REPORTED TO THE ARCHITECT FOR RESOLUTION.

ALL RUBBISH AND DEBRIS DUE TO DEMOLITION SHALL BE PROMPTLY REMOVED FROM SITE AND DISPOSED OF PROPERLY. THE STORAGE OR SALE OF ANY SALVAGED MATERIALS ON SITE IS PROHIBITED AND SHALL BE PROMPTLY REMOVED FROM THE SITE.

DEMOLITION CONTRACTOR TO PROVIDE WARNING BARRICADES, LIGHTING, ETC. TO ADEQUATELY PROTECT THE PROPERTY AND SAFEGUARD PEDESTRIAN AND/OR VEHICULAR TRAFFIC FROM INJURY OR DAMAGE ON OR IN THE IMMEDIATE VICINITY OF THE SITE DURING CONSTRUCTION.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION AND/OR DEMOLITION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY IN CONNECTION WITH THE WORK. FOR THE CONTRACTOR'S ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

ANY COLUMNS, BEAMS, ETC. STEEL OR OTHERWISE, UNCOVERED DURING THE DEMOLITION OF BEARING WALLS SHALL REMAIN IN PLACE THE STRUCTURAL ENGINEER AND ARCHITECT SHALL IMMEDIATELY BE CONTACTED FOR INSTRUCTION AND RESOLUTION.

CAP ALL ELECTRICAL LINES TO REMAIN. CAP EXISTING GAS LINES TO REMAIN. CAP ANY PLUMBING LINES TO REMAIN OR TO BE EXTENDED. PROVIDE TEMPORARY ELECTRICAL SERVICE FOR HOUSE FOLLOWING COMPLETION OF DEMOLITION.

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR SAME. IF THERE IS ANY VARIATION IN THE FIELD CONDITIONS FROM THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.

2. IF THE G.C. OR HOMEOWNER ANTICIPATE THAT ANY DEVIATIONS FROM THESE DRAWINGS DURING CONSTRUCTION, THE ARCHITECT MUST BE NOTIFIED.

3. ALL CONTRACTORS SHALL HAVE AND MAINTAIN CONTRACTOR'S LIABILITY PROPERTY DAMAGE INSURANCE AND WORKMAN'S COMPENSATION INSURANCE. ALL PHASES OF CONSTRUCTION SHALL COMPLY TO LOCAL, STATE AND FEDERAL SAFETY LAWS.

4. THE CONTRACTOR AND ALL WORK AND MATERIALS MUST COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES. ALL PLUMBING AND HEATING WORK SHALL CONFORM WITH THE LOCAL HEALTH DEPARTMENT REQUIREMENTS AND WITH ALL OTHER APPLICABLE CODES AND ORDINANCES.

5. THESE SPECIFICATIONS ARE GENERAL IN FORM. THE CONTRACTOR IN APPLYING THEM ASSUMES COMPLETE RESPONSIBILITY FOR THEIR USE, SUBSTITUTIONS, CHANGES AND OMISSIONS.

6. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

7. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, FIXTURES, APPLIANCES AND LABOR NECESSARY TO COMPLETE ALL WORK NOTED ON PLANS AND IN ACCORDANCE WITH THE OWNERS REQUIREMENTS OR AS OTHERWISE NOTED. ALL MATERIAL SHALL BE NEW AND FREE FROM ANY DEFECTS.

8. REMOVE FROM PREMISES ALL RUBBISH AND ACCUMULATED MATERIALS OF WHATEVER NATURE, EXCEPT AS INDICATED BY OWNER. FLOORS SHALL BE LEFT IN A CLEAN ORDERLY CONDITION ACCEPTABLE TO THE OWNER AND READY FOR OCCUPANCY.

9. ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF OWNERS ACCEPTANCE UNLESS OTHERWISE NOTED.

10. ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED. PROVIDE COMPLETE WEATHER-STRIPPING OF JAMBS, HEAD AND SILL AT ALL EXTERIOR OPENINGS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.

BASEMENT AND CRAWLSPACE

ENGINEER'S DRAWINGS/ SPECIFICATIONS, IF PROVIDED, TO TAKE PRECEDENCE IN ALL INSTANCES.

1. ANCHORAGE BOLTS AND STRAPS' ANCHORAGE BOLTS SHALL BE PROVIDED PER NY LICENSED STRUCTURAL ENGINEER. REFER TO STRUCTURAL ENGINEER'S DWGS.

2. SILL PLATES PROVIDE SILL PLATES AS INDICATED ON THE DRAWINGS. SILL PLATE SHALL BE (2) TWO NOM. 2"x6" PRESSURE TREATED DOUGLAS FIR. UTILITY OR BETTER, ATTACHED TO FOUNDATION WALLS WITH ANCHOR BOLTS. SILL PLATE SHALL RUN CONTINUOUSLY OVER OPENINGS AND SHALL BE NAILED TO RIM JOIST AND OPENING HEADER. ROLLED FOAM SEALER SUCH AS "SILL-SEAL" OR EQUAL SHALL BE INSTALLED BETWEEN SILL PLATE AND TOP OF FOUNDATION WALL. PROVIDE AN ALUMINUM TERMITES SHIELD AS ANCHOR BOLTS ARE INSTALLED ON THE OUTSIDE FACE OF THE FIRST BIRCHES OF VERTICAL WOOD ON TOP OF THE FOUNDATION.

3. BEAM POCKETS: WOOD BEAMS SHALL BE INSTALLED WITH PROPER TERMITE PROTECTION AND CLEARANCE ALL BEAMS SHALL HAVE A BEARING OF AT LEAST 4" FOR WOOD BEAMS AND 6" FOR STEEL BEAMS AND BEAR ON A SOLID MASONRY WALL. IF A METAL PLATE IS USED, IT SHALL BE AS DESIGNED AND SHOWN ON PLANS. ALL SHIMS SHALL BE METAL. WOOD SHIMS ARE NOT PERMITTED. ALL EXPOSED LUMBER DUE TO FIELD CUTS SHALL BE TREATED IN THE FIELD ACCORDING TO AWPA M4.

4. COLUMNS: PROVIDE AND INSTALL COLUMNS AS INDICATED ON THE DRAWINGS INCLUDING ALL PLATES AND OTHER ATTACHMENT DEVICES AS SHOWN. ALL METAL COLUMNS SHALL BE SHOP PRIMED ALL WOOD COLUMNS SHALL BE DOUGLAS FIR. COMMON GRADE MIX. AND SHALL BE FREE OF CHECKS AND SPLITS. ATTACHMENTS SHALL BE AS SHOWN ON PLANS OR SPECIFICATIONS. WOOD CONNECTORS TO BE CCG46DS 2.5 AS MANUFACTURED BY SIMPSON OR APPROVED EQUAL.

FLOOR FRAMING AND FLOORING: 1. BOX JOISTS, RIM JOISTS, AND PERIMETER BAND JOISTS: PROVIDE AND INSTALL ALL JOISTS AS INDICATED ON THE DRAWINGS. INSTALL ALL PRE-ENGINEERED JOISTS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, INCLUDING BEARING, LAPPING, CUTTING, NOTCHING, BRIDGING, FASTENING, E NAILING REQUIREMENTS. SINGLE RIM JOIST SHALL BE OF SIZE AND LOCATION AS SHOWN ON DRAWINGS, AND SHALL BE SAME AS DIMENSIONAL LUMBER JOIST. WOOD SHALL BE DOUGLAS FIR. COMMON GRADE MIX. PRE-ENGINEERED LUMBER USE 1 1/4" X 11 7/16" RM BOARD NAILED TO SILL PLATE W/ 1BD BOX @ 12" O.C.. TO DECK W/ 6D COMMON @ 6" O.C. AND TOE WALL W/ 10D BOX @ 1 1/4" O.C.

2. GIRDERS AND BEAMS: PROVIDE AND INSTALL ALL GIRDERS AND BEAMS AS INDICATED ON THE DRAWINGS. SIZE AND LOCATION SHALL BE AS PER PLAN. ALL DIMENSIONAL LUMBER GIRDERS AND BEAMS SHALL BE DOUGLAS FIR. COMMON GRADE MIX. DIMENSIONAL LUMBER JOISTS MAY BE HUNG TO GIRDERS AND BEAMS BY USING GALVANIZED HANGERS MODEL L12B OR AS SPECIFIED ON DRAWINGS WITH 10D NAILS. ALL PRE-ENGINEERED JOISTS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, INCLUDING BEARING, LAPPING, CUTTING, NOTCHING, BRIDGING, FASTENING, E NAILING REQUIREMENTS. PRE-ENGINEERED LUMBER AS MANUFACTURED BY TRUSJOIST (OR EQUAL) MAY BE HUNG BY USING GALVANIZED HANGERS WITH 10D NAILS AS MANUFACTURED BY SIMPSON OR APPROVED EQUAL. GIRDERS SHALL BE CONNECTED TO WOOD BEAMS BY USING GALVANIZED CAP CONNECTORS MODEL CCG AS MANUFACTURED BY SIMPSON OR APPROVED EQUAL.

NOTE: 1. TJ (TRUSJOISTS) FLOOR JOISTS SHALL BE INTERCHANGEABLE WITH "W1" BEAMS. W140 USED INSTEAD OF TJ 210. W180 USED INSTEAD OF TJ 360Z. GULLAMS & MICROLAMMS INTERCHANGEABLE WITH ANTHONY POWERS BEAMS (IF WITHIN SAME DIMENSIONS).

3. FLOOR JOISTS:

PROVIDE AND INSTALL ALL FLOOR JOISTS AS INDICATED ON THE DRAWINGS. SIZE AND LOCATION SHALL BE AS PER PLAN. INSTALL ALL PRE-ENGINEERED JOISTS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, INCLUDING BEARING, LAPPING, CUTTING, NOTCHING, BRIDGING, FASTENING, & NAILING REQUIREMENTS ALL DIMENSIONAL LUMBER JOIST SHALL BE

DOUGLAS FIR. COMMON GRADE MIX. DIMENSIONAL LUMBER JOISTS MAY BE HUNG BY USING GALVANIZED JOIST HANGERS MODEL LUS26WH IOD NAILS AS MANUFACTURED BY SIMPSON OR APPROVED EQUAL. PRE-ENGINEERED JOISTS SHALL BE HUNG USING GALVANIZED JOIST HANGERS MODEL IUT AS MANUFACTURED BY SIMPSON OR EQUAL. USE IOD NAILS. OR AS SPECIFIED BY MANUFACTURER. JOISTS BEARING ON WOOD PLATES SHALL BEAR DIRECTLY ON STUDS OR ON CONTINUOUS PLATES ALL HEADERS AND CRIPPLE STUDS USED TO FRAME OPENINGS SHALL BE DOUGLAS FIR. COMMON GRADE MIX. USE 10D NAILS.

4. FLOORING, SHEATHING, AND DECKING: PROVIDE AND INSTALL ALL FLOORING, SHEATHING AND DECKING AS INDICATED ON THE DRAWINGS. INSTALL ALL FLOORING, SHEATHING AND DECKING IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, INCLUDING BEARING, LAPPING, CUTTING, NOTCHING, BRIDGING, FASTENING, & NAILING REQUIREMENTS. ALL SPANS SHALL BE SUPPORTED BY JOISTS OR APPROPRIATE BLOCKING. ALL SHEATHING SHALL BE INSTALLED WITHOUT GAPS. MULTIPLE LAYERS SHALL OVERLAP JOINTS OF SUB-LAYERS. ALL SUB FLOORS SHALL BE 3/4" PLYWOOD WITH MAXIMUM SPAN OF 24" AND SHALL BE GLUED AND SCREWED IN ACCORDANCE WITH MANUF. INSTALLATION MANUAL AND SPECIFICATIONS. GAPS BETWEEN PANELS SHALL BE 1/8".

5. STAIRS: STAIRS SHALL BE FABRICATED IN ACCORDANCE WITH LATEST NEW YORK UCC (AND IRC) CODE AND DELIVERED TO THE SITE READY FOR INSTALLATION. BEARING AND FASTENING SHALL BE IN ACCORDANCE WITH THE FABRICATORS REQUIREMENTS AND 2020 RESIDENTIAL CODE OF NEW YORK STATE, AND ALL APPLICABLE CODES.

6. WALL FRAMING: 1. EXTERIOR WALL FRAMING: ALL EXTERIOR WALL FRAMING SHALL BE 2X6 WOOD STUDS AT 16" O.C. DOUG FIR #2. CONTRACTOR SHALL NOT CUT, NOTCH NOR BORE INTO FRAMING MEMBER BEYOND THAT WHICH IS ACCEPTABLE BY NORMAL CONSTRUCTION INDUSTRY PRACTICES AND APPLICABLE LOCAL AND STATE BUILDING CODES. IF NOT SPECIFICALLY SPECIED ON THE PLANS TO STATE OTHERWISE, THE EXTERIOR WINDOW HEADERS TO BE (2) 2X10 WITH 1/2" PLYWOOD.

EXCAVATING FILLING AND GRADING

ENGINEER'S DRAWINGS/ SPECIFICATIONS, IF PROVIDED, TO TAKE PRECEDENCE IN ALL INSTANCES.

1. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE ALL EXCAVATING, BACKFILL AND GRADING WORK AS INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN.

2. EXCAVATE TO LEVELS SHOWN OR AS REQUIRED TO REACH REQUIRED BEARING SOIL FOR ALL FOOTINGS, FOUNDATIONS, COLUMNS, WALLS, PIERS, ETC. CARE SHALL BE TAKEN NOT TO DISTURB EARTH OR EXCAVATE BELOW DEPTHS INDICATED ON THE DRAWINGS. EXCAVATION SHALL EXTEND A SUFFICIENT DISTANCE FROM WALLS AND FOOTINGS TO ALLOW FOR FORMS, INSTALLATION OF SERVICES AND FOR INSPECTION. PROTECT ALL EXCAVATIONS FROM FREEZING. IF EXCAVATION WORK IS PERFORMED DURING COLD WEATHER, THE BOTTOM OF EXCAVATION SHALL BE COVERED OR OTHERWISE KEPT FREE OF FROST UNTIL CONCRETE IS POURED.

3. THE CONTRACTOR SHALL PROVIDE AND OPERATE ALL PUMPS AND OTHER EQUIPMENT NECESSARY TO DRAIN AND KEEP ALL EXCAVATIONS REASONABLY FREE FROM WATER.

4. AFTER APPROVAL OF FOUNDATIONS AND OTHER WORK, BACKFILL AGAINST SAME USING APPROVED EXCAVATED MATERIALS. FREE FROM RUBBISH, VEGETABLE MATTER AND OTHER OBJECTIONABLE MATTER. INSTALL BACKFILL IN LAYERS NOT MORE THAN 6 IN. THICK. TAMPING EACH LAYER BEFORE INSTALLING SUCCEEDING LAYER. BRING BACKFILL TO PROPER ELEVATIONS TO RECEIVE WORK WHICH IS TO BE INSTALLED THEREON.

5. REMOVE TOP SOIL TO ITS FULL DEPTH WITHIN THE AREA OF "EXTENT OF WORK" AND UNDER ALL PROPOSED WALKS, DRIVES, ETC. AND STACK CAREFULLY IN LOCATION WHERE DIRECTED ON SITE.

6. ALL OUTSIDE AREAS OF THE BUILDING, UNLESS OTHERWISE INDICATED, WITHIN THE GRADING UNITS SHALL BE GRADED TO ELEVATIONS BELOW THE FINISH GRADES SHOWN, TO ALLOW FOR FILL AND FINISHED MATERIALS. ALL GRADING MUST AVOID LEAVING PONDS OR LARGE COLLECTIONS OF WATER.

7. PROVIDE 3/4" G.P. UNDER DRIVEWAY AND ALL PAVES WALKWAYS.

8. SOIL COMPACTION UNDER ALL FOOTINGS AND GRADE BEAMS, SPREAD FOOTING, ETC., SHALL BE DESIGNED TO SUSTAIN A SOIL BEARING PRESSURE OF 3000 PSI UNDER FOOTING.

CONCRETE AND MASONRY WORK

ENGINEER'S DRAWINGS/ SPECIFICATIONS, IF PROVIDED, TO TAKE PRECEDENCE IN ALL INSTANCES.

1. PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE ALL CONCRETE AND MASONRY WORK AS INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN FOR WALL FOOTINGS, CONC. FLOOR SLABS AND STEPS, CONCRETE SIDEWALKS AND CURBS ALL FORMS AND REINFORCING REQUIRED. ALL EXTERIOR AND INTERIOR MASONRY WALLS AND PARTITIONS, ALL ANCHOR BOLTS, ALL TIES, REINFORCING, AND ANCHORS REQUIRED FOR SECURING ALL MASONRY WORK TOGETHER. GRAVEL BASE AND VAPOR BARRIER UNDER CONCRETE SLABS. PRE-CAST CONCRETE SLABS WHERE REQUIRED. POINTING AND CLEANING DOWN ALL MASONRY WORK EXPOSED TO VIEW. DAMPROOFING AND WATERPROOFING CONCRETE WALLS BELOW GRADE, AND ALL OTHER LABOR AND MATERIALS AS MAY BE REASONABLY INFERRED AS NEEDED TO MAKE THE WORK UNDER THE SECTION COMPLETE.

2. CONTRACTOR TO REMOVE EXISTING FOUNDATION WALLS THAT IMPEDE THE NEW FOOTPRINT FOR NEW FOUNDATION WALLS, FOOTINGS, SLABS, ETC.

3. CONCRETE BLOCK, LOAD BEARING UNITS SHALL CONFORM TO THE CURRENT EDITION OF THE ASTM SPECIFICATIONS FOR CONCRETE UNITS. DESIGNATION C-90.

4. PREMOULDED JOINT FILLERS USED WHEREVER EDGES OF CONCRETES LABS ABUTS A VERTICAL SURFACE SHALL BE RIGID NON-EXPANDING APPROVED TYPE PRE-MOLDED ASPHALT IMPREGNATED FIBERBOARD, 1/2IN. THICK.

5. MASONRY WALL REINFORCEMENT SHALL BE DUR-O-WALL TRUSS DESIGNED OR APPROVED EQUAL REINFORCEMENT. REINFORCING SHALL BE NEW DEFORMED STEEL BARS CONFORMING TO THE LATEST REQUIREMENTS OF ASTM A-15. DEFORMATIONS SHALL BE IN ACCORDANCE WITH THE ASTM A-305. FABRIC REINFORCING SHALL BE WELDED WIRE FABRIC CONFORMING TO THE LATEST EDITION OF THE ASTM A-185.

6. VAPOR BARRIER UNDER SLABS ON GRADE SHALL BE POLYETHYLENE 6 MILS OR APPROVED EQUAL.

7. GRAVEL FOR POROUS FILL SHALL BE CLEAN AND WELL GRADED.

8. CONCRETE MIX SHALL BE DESIGNED TO SECURE A MINIMUM 24-DAY COMPRESSIVE STRENGTH OF 3500 PSI IN ACCORDANCE WITH THE PROCEDURE SET FORTH BY THE ASTM. THE CONSISTENCY OF THE MIX SHALL BE THAT REQUIRED FOR THE SPECIFIC PLACING CONDITIONS AND DMETHOS OF PLACEMENT AND ORDINARILY THE SLUMP SHALL BE BETWEEN 2IN AND 3IN. BUT IN NO CASE MORE THAN 5 IN.

9. SOIL UNDER SLABS ON GROUND SHALL BE COMPACTED TO A FIRM UNLIEINGD SURFACE. NO CONCRETE SHALL BE LAID ON FROZEN SOIL AND ADEQUATE PROTECTION AGAINST FROST ACTION SHALL BE PLACED ON EARTH WHICH HAS BEEN BACKFILLED OR OTHERWISE DISTURBED.

10. CONCRETE FOOTINGS ARE REQUIRED UNDER ALL MASONRY WALLS UNDER ALL FOOTINGS, GRADE BEAMS, AND SPREAD FOOTINGS. SOIL COMPACTION SHALL BE ADEQUATE ENOUGH TO SUPPORT A SOIL BEARING PRESSURE OF 3000 PSI UNDER FOOTING.

11. CONSTRUCTION JOINTS ARE TO BE AVOIDED IF POSSIBLE. HOWEVER, WHERE REQUIRED AS TO THE END OF THE DAYS FOUR, CONSTRUCTION JOINTS WILL BE ALLOWED AT CONSTRUCTION JOINTS. KEYWAYS SHALL BE CAST IN THE CONCRETE AND WHERE CONCRETE IS REINFORCED, THE STEEL SHALL EXTEND THROUGH THE JOINT.

12. CONCRETE BLOCK, IF APPLICABLE, SHALL BE AS SPECIFIED HEREIN OF THICKNESSES AND TEXTURES AS INDICATED. BLOCK SIZES SPECIFIED ARE NOMINAL SIZES. BLOCK SHALL BE MANUFACTURED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE NATIONAL CONCRETE MASONRY ASSOCIATION. ALL BLOCK WORK SHALL BE LAID IN A FULL BED D F MORTAR IN A WORKMANLIKE MANNER WITH VERTICAL AND HORIZONTAL JOINTS TOOLED UP BOTH INTERIOR AND EXTERIOR. ALL BROKEN AND OTHERWISE DEFECTIVE BLOCKS SHALL BE DISCARDED. WHERE BLOCK WORK INTERSECTS OTHER BLOCK WORK, THE INTERSECTION SHALL BE BONDED AT EACH COURSE AVOIDING CONTINUOUS VERTICAL JOINTS. CONSTRUCTION JOINTS SHALL BE FORMED WHERE INDICATED ON DRAWINGS. PRE-FORMED JOINT FILLERS SHALL BE INSTALLED AT CONSTRUCTION JOINTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION. ALL BLOCK WORK SHALL BE REINFORCED WITH METAL TRUSS TYPE REINFORCING, SPACE AT 16 IN. O.C. VERTICALLY, WHERE NORMAL REINFORCING DOES NOT OCCUR AT A COURSE DIRECTLY OVER DOOR AND WINDOW HEADS. ADD EXTRA REINFORCEMENT. LENGTH TO BE AT LEAST 4 FT. O.N. MORE THAN OPENING.

13. BLOCK SHALL NOT BE LAID WHEN THE TEMPERATURE IS BELOW 40 DEGREES F. EXCEPT WITH PERMISSION OF THE ARCHITECT AND PROVIDED THAT THE CONTRACTOR PROVIDES A SATISFACTORY METHOD OF HEATING MATERIALS BEFORE LAYING. ALL MASONRY SHALL BE ADEQUATELY PROTECTED FROM DAMAGE BY STORMS AND FROST, AND MAINTAINED AT A TEMPERATURE ABOVE FREEZING UNTIL THE MORTAR IS SET.

14. ALL CONCRETE BELOW GRADE SHALL BE DAMP AND WATERPROOFED ON THE EXTERIOR FACE WITH APPROVED MATERIALS.

15. FOR EACH DIFFERENT CONCRETE MASONRY UNIT, TEST UNIT FOR STRENGTH, ABSORPTION & MOISTURE CONTENT PER ASTM C 140. MASONRY UNITS SUBJECT TO COMPLIANCE WITH REQUIREMENTS, BY ONE OR MORE OF THE FOLLOWING (OR APPROVED EQUAL) RINKLER MATERIALS, H&B, AFG CONCRETE BLOCK.

16. BEARING ON WALLS SHALL BE AS REQUIRED TO DISTRIBUTE THE LOAD BUT NOT LESS THAN FOUR INCHES.

FRAMING MATERIALS: WOOD

ENGINEER'S DRAWINGS/ SPECIFICATIONS, IF PROVIDED, TO TAKE PRECEDENCE IN ALL INSTANCES.

1. PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE ALL FRAMING AND RELATED WORK REQUIRED BY THE DRAWINGS AND/OR AS DESCRIBED IN THIS SECTION. ROUGH LUMBER FOR FRAMING AND ROUGH CARPENTRY SHALL BE DOUGLAS FIR- LARCH NO.2 OR APPROVED EQUAL FREE FROM LOOSE OR LARGE KNOTS, LARGE SHAKES, EXCESS SAP OR OTHER DEFECTS WHEREBY ITS STRENGTH MAY BE IMPAIRED.

2. FLOOR TRUSS SYSTEM, IF INDICATED ON THE DRAWINGS, SHALL BE "TJ"-JOIST MANUFACTURED BY TRUS JOIST MACMILLAN AND ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND THE DRAWINGS. BEAMS SHALL BE "PARALLAM PSL" MANUFACTURED BY TRUS JOIST MACMILLAN AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND THE DRAWINGS.

3. TJ (TRUSJOISTS) FLOOR JOISTS SHALL BE INTERCHANGEABLE WITH "W1" BEAMS. W140 USED INSTEAD OF TJ 210. W180 USED INSTEAD OF TJ 360Z AND W180 USED INSTEAD OF TJ 560Z. GULLAMS & MICROLAMMS INTERCHANGEABLE WITH ANTHONY POWERS BEAMS (IF WITHIN SAME DIMENSIONS).

4. PLYWOOD SHEATHING SHALL BE OF THICKNESS INDICATED ON DRAWINGS COMPLYING WITH ALL OF THE REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION.

GENERAL FRAMING NOTES

ENGINEER'S DRAWINGS/ SPECIFICATIONS, IF PROVIDED, TO TAKE PRECEDENCE IN ALL INSTANCES.

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY DUE TO A VARIANCE OF CODES PER REGION. CONTRACTOR TO REFER AND COMPLY WITH ALL LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. CONTRACTOR TO SCHEDULE WALK THROUGH WITH OWNER AND ARCHITECT ONCE SILL PLATES OF INTERIOR WALLS ARE IN PLACE AND PRIOR TO FRAMING OF WALLS.

2. PROVIDE PURING AT MID HEIGHT OF ALL WALLS.

3. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.

4. G.C. MAY SUBSTITUTE ENGINEERED LUMBER AS SPECIFIED ON DRAWINGS WITH DIFFERENT MANUFACTURER. CONTRACTOR SHALL OBTAIN THE SERVICES OF A REGISTERED ENGINEER TO APPROVE SUCH SUBSTITUTION AND PROVIDE STAMPED DRAWINGS INDICATING SUCH APPROVAL.

5. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOISTS DIRECTION.

6. PROVIDE 1/4 X CROSS BRIDGING AT MID POINT OF JOIST SPANS OVER 16 FT.

7. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH 1/2" CDX PLYWOOD, NAILING SCHEDULE SHALL BE 6D COMMONS AT 6" O.C. AT ALL EDGES AND CORNERS AT 12" O.C. AT ALL INTERMEDIATE STUDS (OPTION-APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).

8. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.

9. PROVIDE DOUBLE 2X8 STRONGBACK AT MID SPAN FOR CEILING JOISTS W/ SPAN GREATER THAN 10'-0".

10. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AS SPECIFIED ON DRAWINGS OR AT 32'-0", WHICH EVER CLOSER.

11. HP, VALLEY, RAFTERS AND RIDGE BOARDS SHALL BE ONE "2X" SIZE LARGER THAN RAFTERS.

12. ROOF DECKING SHALL BE ONE LAYER 5/8" PLYWOOD OR OSB BOARD AS SPECIFIED ON DRAWINGS. WALL SHEATHING TO BE 1/2" PLYWOOD OR OSB BOARD AS SPECIFIED ON DRAWINGS.

13. WHEN PRE-ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF STATE REGISTERED ENGINEER.

14. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

FIREBLOCKING REQUIRED (R602.8)

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL & HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS: 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS SHOWN ON DRAWINGS. 1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS. 1.2. HORIZONTALLY AT INTERVALLS NOT EXCEEDING 10 FT. 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS. 3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTIONS R6011.2.2.4. AT OPENINGS AROUND VENTS, SPIES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

SMOKE DETECTORS

1. SEE ELEC. PLAN FOR SPECIFICATION AND LOCATION.

INSULATION

1. FURNISH AND INSTALL ALL INSULATION AS SPECIFIED BY THE UCC APPROVED PRESCRIPTIVE PACKAGE LETTER PROVIDED BY THE ARCHITECT WHICH CORRELATES WITH THE BUILDING SECTIONS SHOWN ON THE ARCHITECT'S DRAWINGS. IF THE ARCHITECTURAL DRAWINGS AND PRESCRIPTIVE PACKAGE LETTER ARE CONFLICTING, THE PRESCRIPTIVE PACKAGE LETTER SHALL GOVERN, AND THE G.C. IS TO NOTIFY THE ARCHITECT OF ANY CONFLICTING INFORMATION. ALL FLASH & BATT OR BLANKET TYPE INSULATION SHALL BE AS MANUFACTURED BY OWENS CORNING CORPORATION OR CERTAINTED CORPORATION OR APPROVED EQUAL.

2. ALL FLASH & BATT INSULATION SHALL HAVE VAPOR BARRIER ON ONE SIDE. ALL BATTS SHALL BE CUT TO LENGTHS REQUIRED FOR INSTALLATION. ALL BATTS SHOULD FIT TIGHTLY BETWEEN STUDS OR JOISTS. INSULATION SHALL BE FASTENED WITH STAPLES THROUGH STAPLING FLANGES EVERY 8 IN. BOTH SIDES. NO GAPS SHOULD BE PRESENT ALONG STUDS OF JOISTS OR BETWEEN BATTS. THE FACE OF THE INSULATION SHALL BE AT LEAST 3/4 IN. ABOVE THE UNDERSIDES OF CEILING JOISTS. ALLOW FOR AIR FLOW WHERE NECESSARY INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REQUIRED INSULATION R VALUES AS SHOWN ON BUILDING SECTIONS.

GYPSTUM BOARD MATERIALS

1. STANDARD GYPSUM BOARD SHALL BE ANSI/ASTM C36: 1/2 IN. OR 5/8 IN. THICK AS INDICATED ON DRAWINGS. MAXIMUM PERMISSIBLE LENGTH: ENDS SQUARE CUT, TAPERED SQUARE EDGES. FIRE RATED GYPSUM BOARD SHALL BE ANSI/ASTM C36: FIRE RESISTIVE TYPE, III, RATED: 1/2 IN. OR 5/8 IN. THICK AS INDICATED ON DRAWINGS. MAXIMUM PERMISSIBLE LENGTH, ENDS SQUARE CUT, TAPERED SQUARE EDGES. MOISTURE RESISTANT GYPSUM BOARD SHALL BE ANSI/ASTM C430: 1/2 IN. OR 5/8 IN. THICK AS INDICATED ON DRAWINGS. MAXIMUM PERMISSIBLE LENGTH: ENDS SQUARE CUT, TAPERED SQUARE EDGES. ALL GYPSUM BOARD SHALL BE SCREWED NOT NAILED.

FINISH CARPENTRY AND MILLWORK

1. PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE ALL CARPENTRY, WOODWORK AND RELATED WORK REQUIRED BY THE DRAWINGS AND/OR AS DESCRIBED IN THIS SPECIFICATION. FURNISH AND INSTALL ALL NECESSARY WOOD BLOCKING AS REQUIRED BY OTHERS FOR THEIR WORK AS THE WORK PROGRESSES.

2. INSTALL KITCHEN CABINETS, BATH AND TOILET ROOM VANITIES AS SUPPLIED BY OWNER.

3. ALL WOOD TRIM FOR INTERIOR AND EXTERIOR WORK SHALL BE "DYESKES" AS APPROVED BY THE ARCHITECT. ALL WOOD TRIM IS TO BE BACK PRIMED WITH AN APPROVED PAINT BEFORE INSTALLATION. TRIM SHALL BE NAILED WITH FINISHING NAILS. CONCEALED AND SET, DEPRESSIONS CAUSED BY SETTING OF NAILS SHALL BE FILLED WITH AN APPROVED MATERIAL AND SANDED SMOOTH. ALL CORNERS SHALL BE CAREFULLY MITERED AND JOINED TO INSURE A TIGHT JOINT. INTERIOR WOOD TRIM SHALL BE "COLONIAL" PAINT GRADE PINE. EXTERIOR WOOD TRIM SHALL BE WELL SEASONED WHITE CEDAR OR WHITE PINE. ONLY SMALL SOUND KNOTS WILL BE ALLOWED IF MDF OR PLYWOOD MOULDING IS TO BE USED INTERNALLY FOR FINISH WORK. MDF SHOULD BE "PUREBOND" OR OTHER NONUREA FORMALDEHYDE BASED PRODUCT.

4. THOROUGHLY CAULK THE EXTERIOR JOINTS BETWEEN ALL WINDOWS AND DOOR FRAMES WITH ELASTIC NON-STAINING COMPOUND DRIVEN TIGHT. WHEN SET, CAULKING SHOULD BE FIRM NOT HARD AND BRITTLE. ALL CAULKING SHALL BE DONE ON THE EXTERIOR SIDE USING AN APPROVED TYPE CAULKING GUN AND APPLYING THE MATERIAL UNDER PRESSURE. JOISTS AND SPACES TO BE CAULKED SHALL BE THOROUGHLY CLEAN AND DRY AND SHALL BE COMPLETELY FILLED.

5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT ITEMS, SINKS, APPLIANCES, ETC. FURNISHED BY THE OWNER. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL FILLER PIECES, ANGLES, MOLDINGS, AND OTHER FINISH ITEMS NECESSARY FOR THE COMPLETE INSTALLATION OF THE

CABINETS AND EQUIPMENT.

ASPHALT SHINGLES

1. ASPHALT ROOF SHINGLES SHALL BE GAF TIMBERLINE/TIMBERLINE HD/TIMBERLINE ULTRA HD/CAMELOT II ASPHALT SHINGLE AS SPECIFIED IN THE DRAWINGS. STYLE AND COLOR TO BE SELECTED BY OWNER. USE 1/8" ASPHALT FELT FOR UNDERLAYMENT. PROVIDE GRADE ICE AND WATER SHIELD AT PERIMETER OF ROOF FROM EDGE OF ROOF EAVE TO A POINT NOT LESS THAN 24" BEYOND INTERIOR FACE OF EXTERIOR WALL, AND AT ALL ROOF PITCHES OF 3:12 OR LESS.

2. EXPOSED FLASHINGS AND COUNTER FLASHINGS SHALL BE COPPER. CONCEALED FLASHINGS MAY BE OF OTHER SUITABLE CORROSION RESISTANT MATERIAL.

3. INSTALL ALL ROOFING MATERIAL AND FLASHING IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. INSTALL ROOF-TO-WALL FLASHINGS AT ALL INTERSECTIONS. ON SHINGLE ROOFS SHEET METAL INSTALL FLASHING IN STEP FASHION. IN MASONRY WALLS INSTALL COUNTER FLASHING EMBEDDED IN MASONRY. FLASH PIPES PROJECTING THROUGH ROOF WITH ONE PIECE SHEET METAL FORMING A FLANGE WHICH EXTENDS AT LEAST 6 IN. ON ALL SIDES.

4. ALL OTHER SHEET METAL ITEMS AND ACCESSORIES - GUTTERS, DOWNSPOUTS, SHALL BE DESIGNED AND INSTALLED BY THE GUTTER SUBCONTRACTOR.

EXTERIOR FINISHES

1. EXTERIOR FINISHES TO BE VINYL SIDING/ STONE. COLOR, STYLE & MANUFACTURER TO BE SELECTED BY OWNER TO BE APPROVED BY ARCHITECT OR AS SPECIFIED IN THE DRAWINGS.

2. EXTERIOR TRIM TO BE AZEK/ VINYL AS SPECIFIED IN THE DRAWINGS.

3. LIMESTONE OR BLUESTONE WATER TABLE CAP (OR APPROVED EQUAL) INSTALLED IN STRICT ACCORDANCE WITH MANUF. SPECIFICATIONS. COLOR AND STYLE TO BE APPROVED BY ARCHITECT.

SOFFIT PANELS

1. FURNISH AND INSTALL ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY FOR THE COMPLETE INSTALLATION OF THE VINYL SOFFIT SYSTEM UNDER THE ROOF EAVES. SOFFIT MATERIAL SHALL BE HIDDEN VENT SOFFIT MANUFACTURER TO BE SELECTED BY OWNER (COLOR TO MATCH SIDING ABOVE). G.C. TO PROVIDE COLOR SWATCHES TO OWNER FOR COLOR SELECTION OF SOFFIT FOR ARCHITECT APPROVAL. SOFFIT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

WINDOWS FLASHING

ALL WINDOWS SHALL BE INSTALLED USING DUPONT FLEX WRAP NF AND DUPONT FLASHING TAPE. PROPER INSTALLATION PROCEDURES OF THESE PRODUCTS SHALL BE DONE IN STRICT ACCORDANCE WITH MANUFACTURES INSTALLATION SPECIFICATIONS AND GUIDELINES.

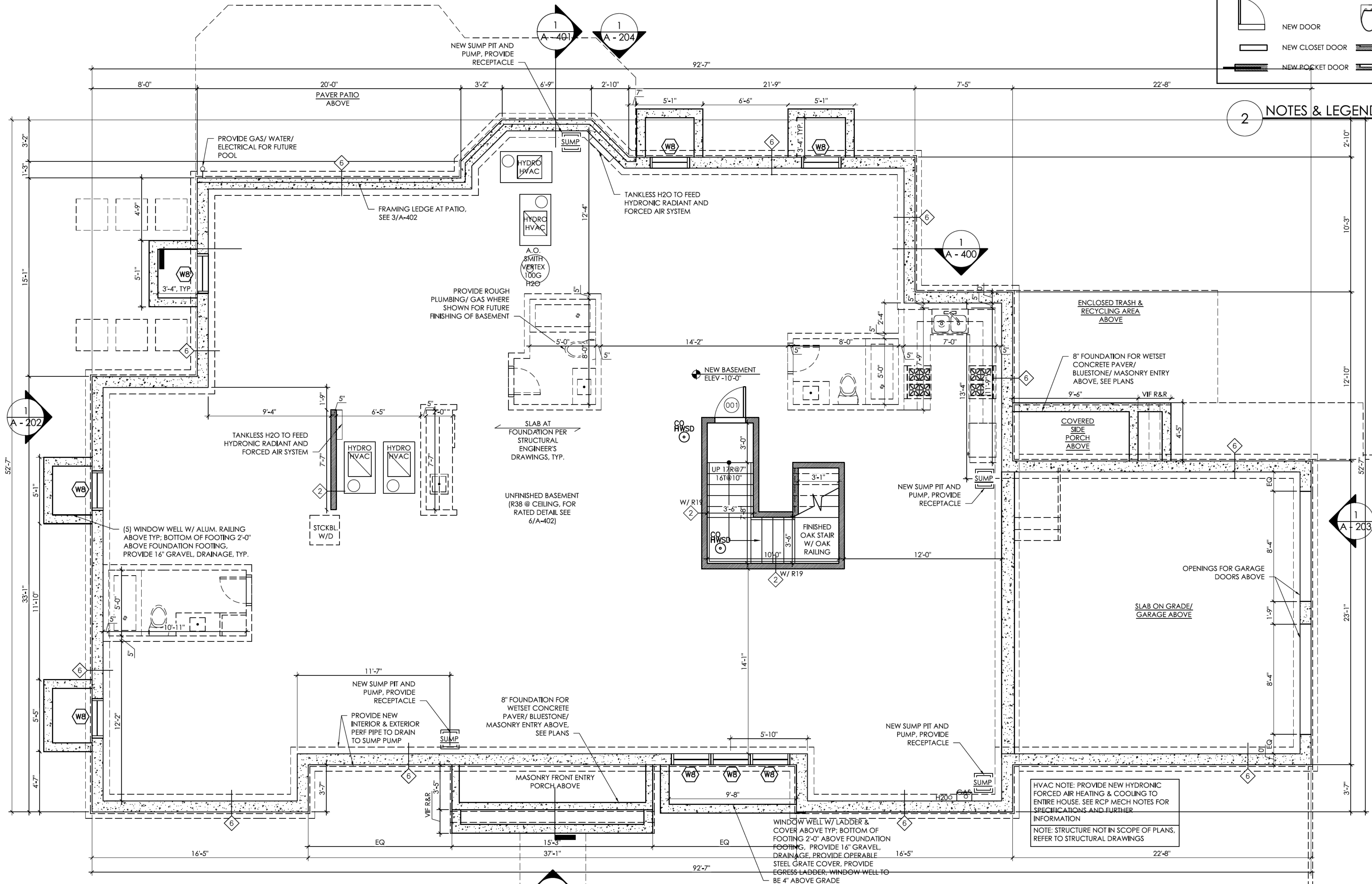
WINDOWS















1. WINDOW MANUF. TO BE SELECTED BY OWNER OR AS SPECIFIED ON THE DRAWINGS. SEE ELEVATIONS/ SCHEDULE FOR WINDOW SIZES. G.C. TO SUBMIT PLANS & ELEVATIONS TO WINDOW SUPPLIER FOR FORMAL PURCHASE QUOTE AND ROUGH OPENING SCHEDULE THAT CORRELATES WITH WINDOW SIZES DESIGNATIONS ON WINDOW SCHEDULE. G.C. TO UTILIZE ROUGH OPENINGS AS PROVIDED BY WINDOW SUPPLIERS PURCHASE QUOTE AND FRAME-OUT WINDOWS ACCORDINGLY.

PRIOR TO PURCHASING WINDOWS, G.C. SHALL SUBMIT WINDOW PURCHASE QUOTE TO ARCHITECT FOR REVIEW AND SIGN-OFF. IF G.C. OR OWNER FAILS TO SUBMIT WINDOW PURCHASE QUOTE TO ARCHITECT FOR REVIEW, ARCHITECT IS NOT LIABLE FOR ANY ERRORS OR OMISSION THAT EITHER ORIGINATED FROM THE WINDOW PURCHASE QUOTE OR FROM ARCHITECTS ORIGINAL DRAWINGS. PROVIDE SCREENS AT OPERABLE WINDOW UNITS AT GLIDING EXTERIOR DOORS.

PROVIDE DOUBLE PANE, LOW-E GLASS. VINYL EXTERIOR- COLOR WHITE OR AS SPECIFIED IN THE DRAWINGS. NATURAL PINE INTERIOR. PROVIDE STANDARD FINISH HARDWARE. TEMPERED GLASS SHALL BE REQUIRED IN THE FOLLOWING CIRCUMSTANCES: 1) WHEN WINDOWS ARE LESS THAN 16" VERTICAL & 2) WHEN A DOOR SWING IS CLOSER THAN 24" TO A WINDOW. 3) WHEN A WINDOW IN A STAIRWELL OR STAIRCASE. 4) WHEN A WINDOW IS ABOVE A TUB OR IN A SHOWER. 5) WHEN A WINDOW IS ABOVE A BALCONY BENCH SEAT. 6) WHEN A WINDOW IS ADJACENT TO A DECK OR PATIO.

INTERIOR DOORS



LEGEND			
	NEW WALL		EXTERIOR WALL LIGHT
	NEW BEARING WALL		OUTDOOR RECEPTACLE
	EXISTING WALL		HARDWIRED CO2 AND SMOKE DETECTOR
	EXISTING DOOR		HARDWIRED SMOKE DETECTOR
	NEW DOOR		WALL HUNG TOILET
	NEW CLOSET DOOR		RECESSED MIRROR
	NEW POCKET DOOR		WALL NICHE

2 NOTES & LEGEND

BID SET 01/12/2025

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PROJECT
WESTREICH RESIDENCE
6 JEREMY COURT
SUFFERN, NEW YORK 10901

DRAWING
PROPOSED BASEMENT FLOOR PLAN

MF DESIGN ARCHITECTURE
MF DESIGN STUDIO LLC, C.O.A. # 21ACD0101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538,
TEL: 732-523-1254

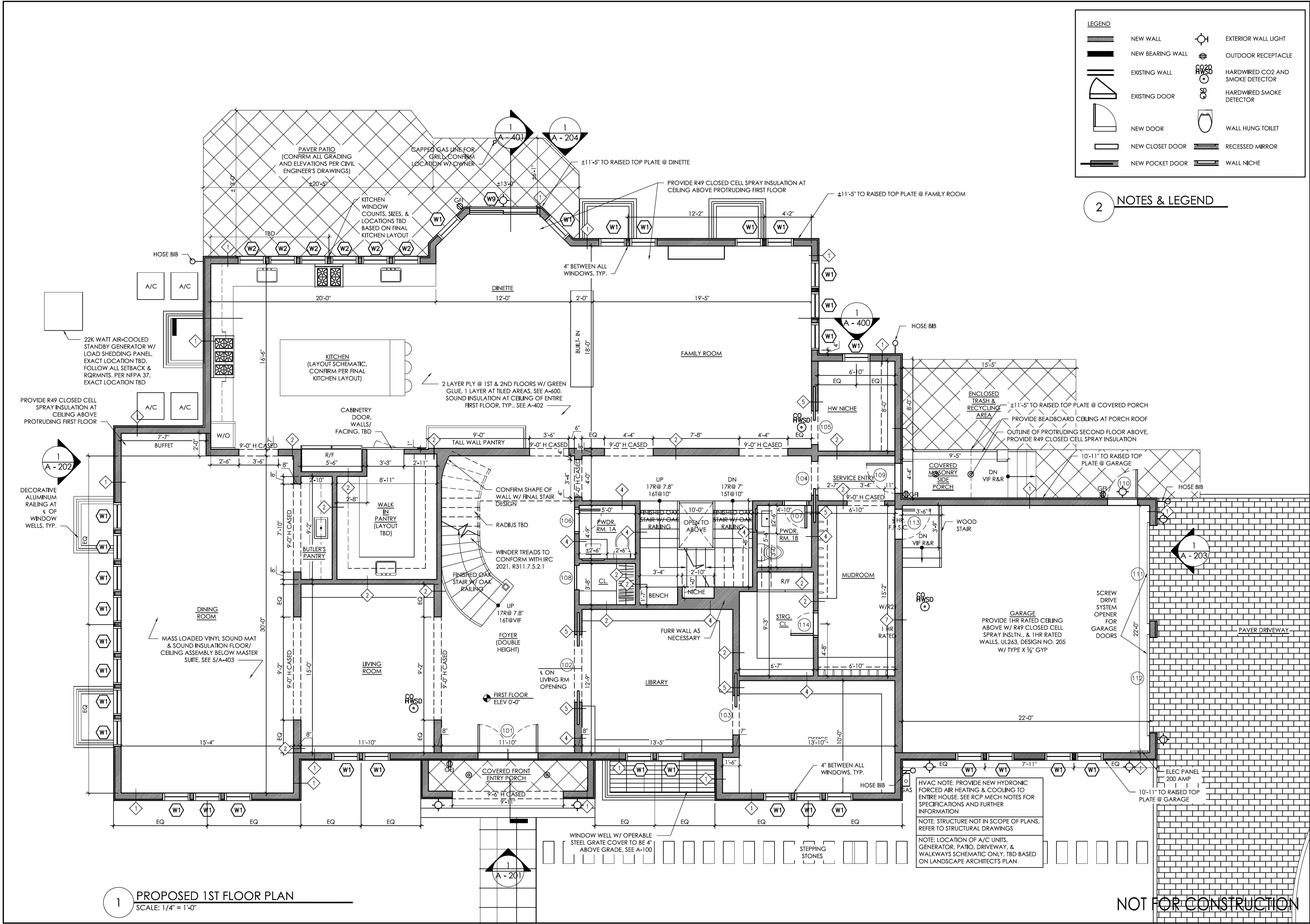
DATE	07/05/24
SCALE	AS NOTED
JOB NUMBER	2411
DRAWN BY	TK

A-100

1 PROPOSED BASEMENT FLOOR PLAN

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

NOT FOR CONSTRUCTION



2 NOTES & LEGEND

LEGEND			
	NEW WALL		EXTERIOR WALL LIGHT
	NEW BEARING WALL		OUTDOOR RECEPTACLE
	EXISTING WALL		HARDWIRED CO2 AND SMOKE DETECTOR
	EXISTING DOOR		HARDWIRED SMOKE DETECTOR
	NEW DOOR		WALL HUNG TOILET
	NEW CLOSET DOOR		RECESSED MIRROR
	NEW POCKET DOOR		WALL NICHE

BID SET 01/12/2025

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PROJECT
WESTREICH RESIDENCE
6 JEREMY COURT
SUFFERN, NEW YORK 10901

DRAWING
PROPOSED FIRST FLOOR PLAN

MF DESIGN ARCHITECTURE
MF DESIGN STUDIO LLC, C.O.A. # 21ACD0101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538,
TEL: 732-523-1254

DATE	07/05/24
SCALE	AS NOTED
JOB NUMBER	2411
DRAFTED BY	TK

A-101

A-102



A-103



1 FRONT ELEVATION
SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION

[illegible]

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PROJECT

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RESIDENCE

6 JEREMY COURT
SUFFERN, NEW YORK 10901

DRAWING

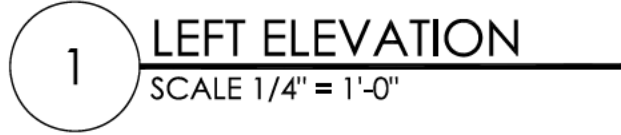
FRONT ELEVATION

MF DESIGN
ARCHITECTURE

MF DESIGN STUDIO LLC, C.O.A. # 21AC00101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538,
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A-201

[illegible]

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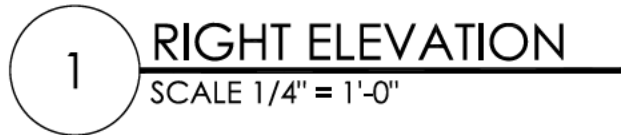
LEFT ELEVATION

MF DESIGN
ARCHITECTURE

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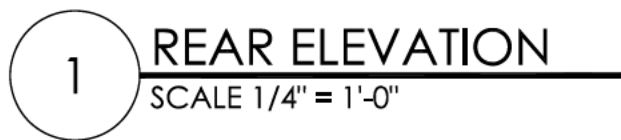
A-202



A-203

DATE	
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SCALE	
AS NOTED	
JOB NUMBER	
2411	
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A-203

[illegible]

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REAR ELEVATIONS

MF DESIGN
ARCHITECTURE

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A-204

[illegible]

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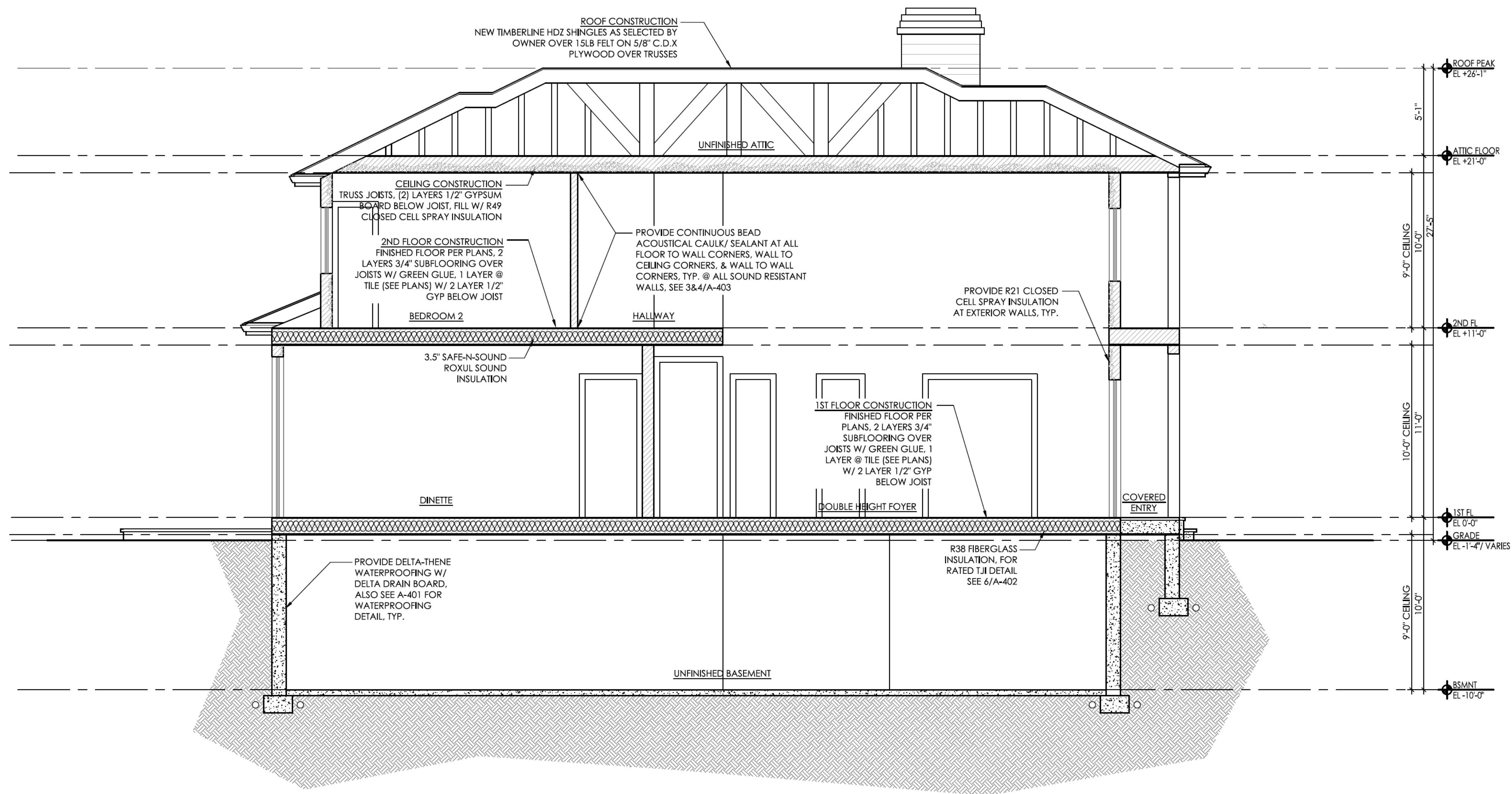
TRANSVERSE SECTION

MF DESIGN
ARCHITECTURE

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820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NJ LICENSE # 042538,
TEL: 732-523-1254

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SCALE	AS NOTED
JOB NUMBER	2411
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A-400



1 CROSS SECTION
SCALE: 1/4"=1'-0"

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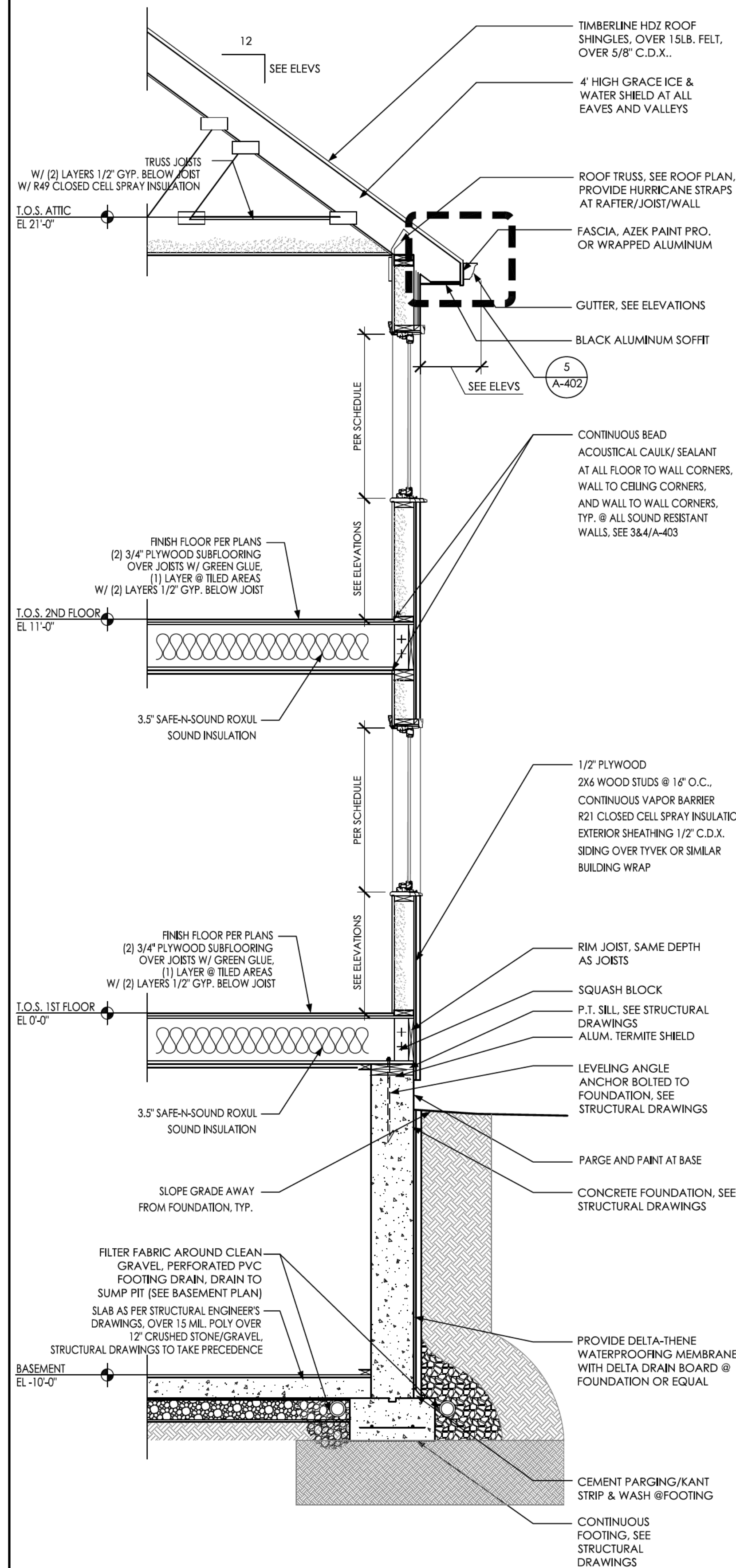
PROJECT
WESTREICH RESIDENCE
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DRAWING
CROSS SECTION

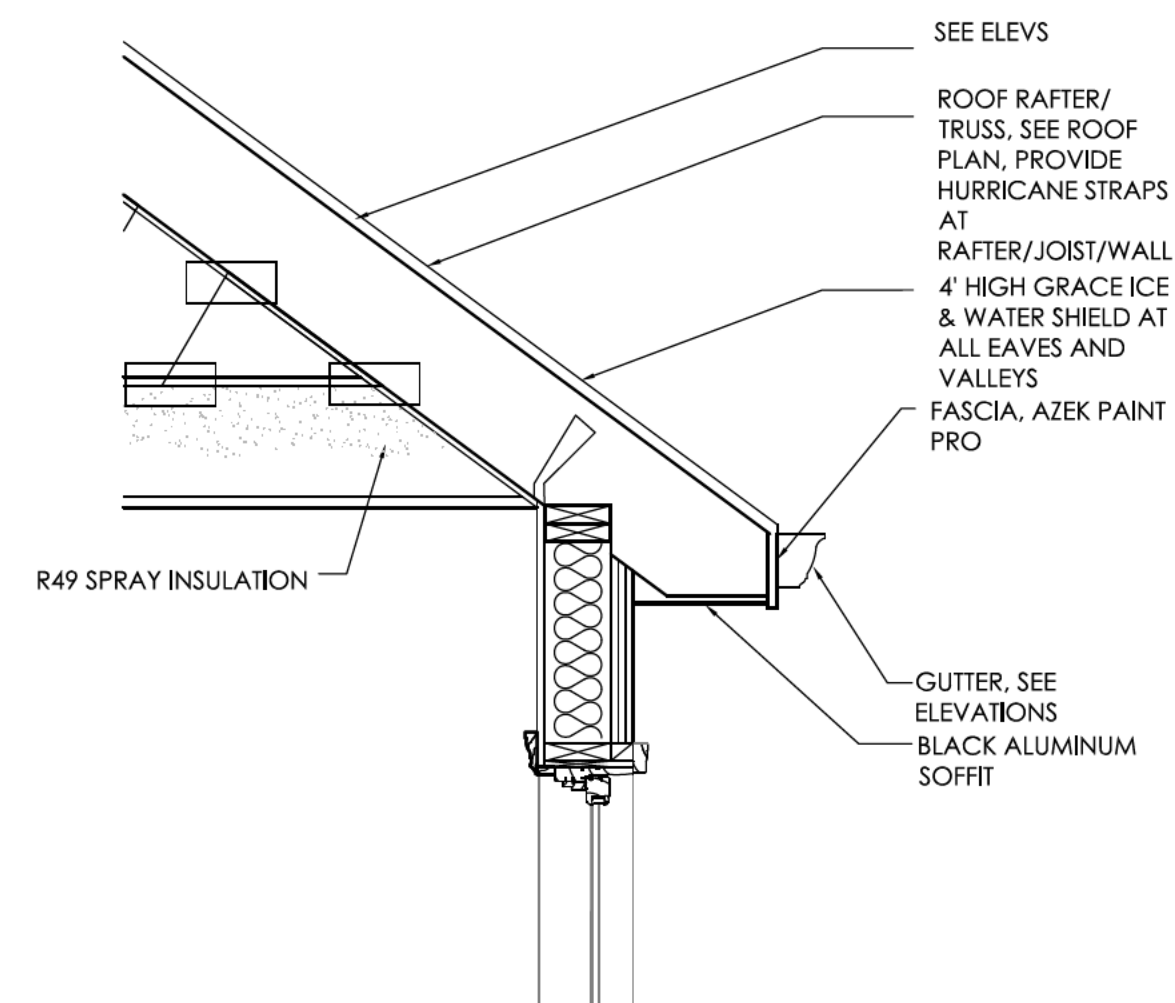
MF DESIGN ARCHITECTURE
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820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538,
TEL: 732-523-1254

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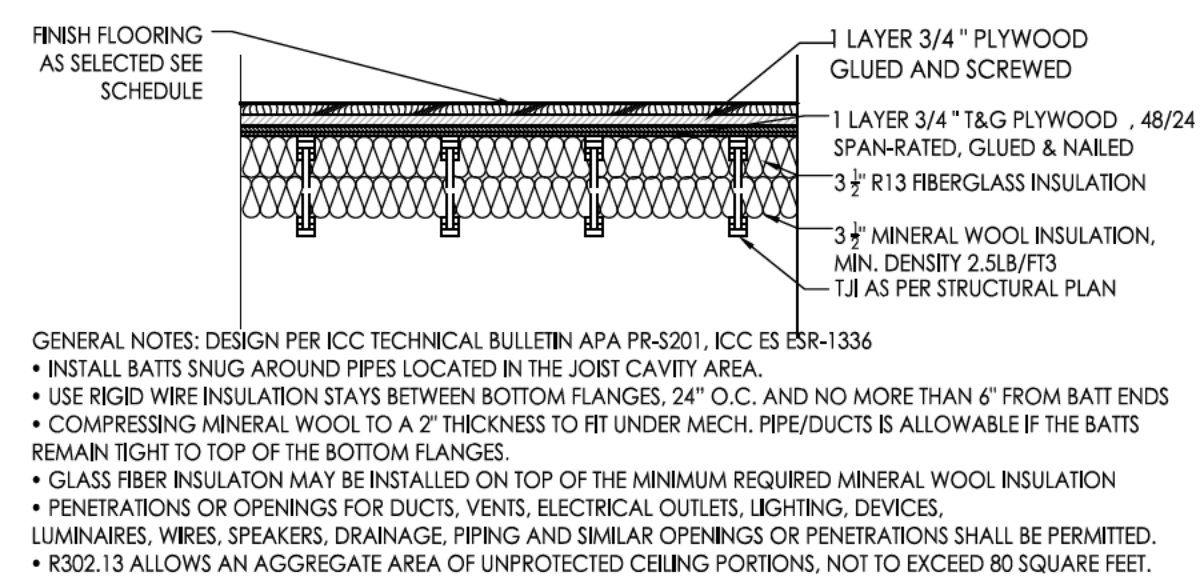
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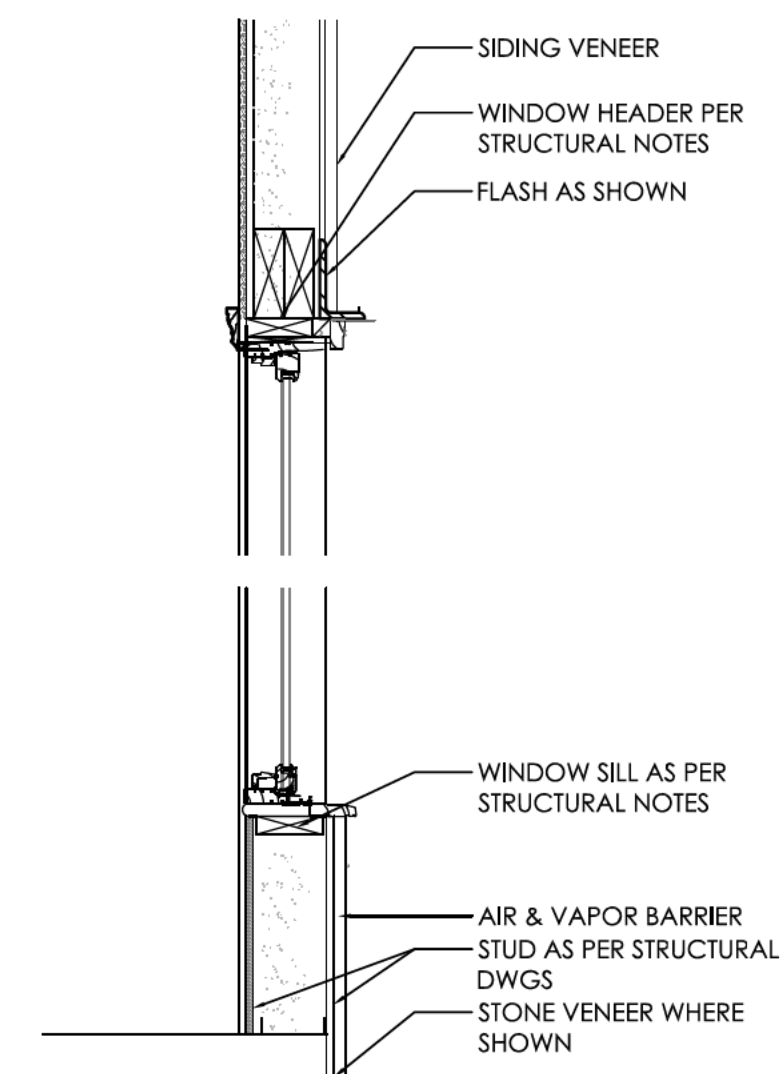
1 TYP WALL SECTION
SCALE: 1/2" = 1'-0"



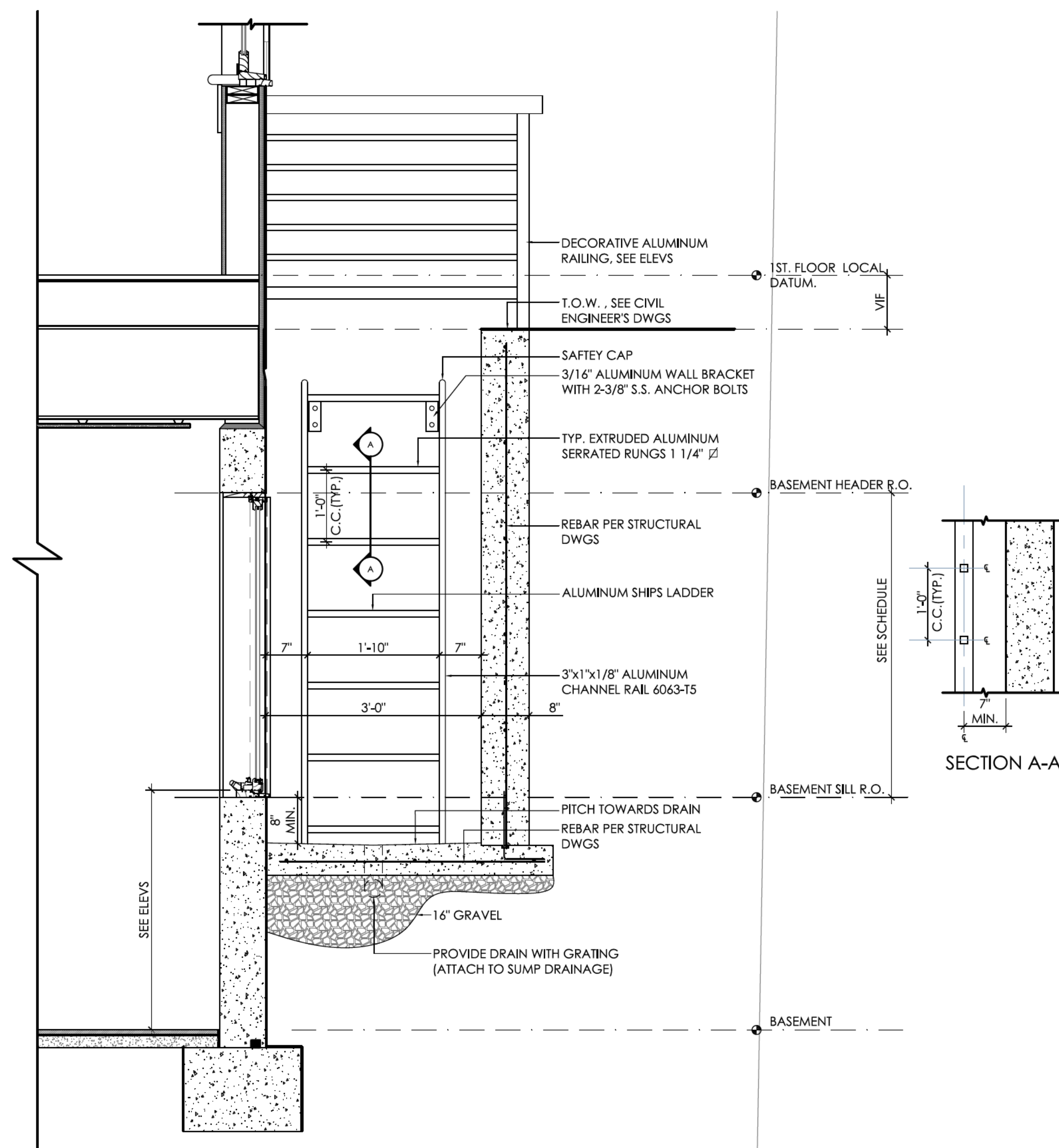
5 LOWERED RAFTER PLATE DETAIL
SCALE: 3/4" = 1'-0"



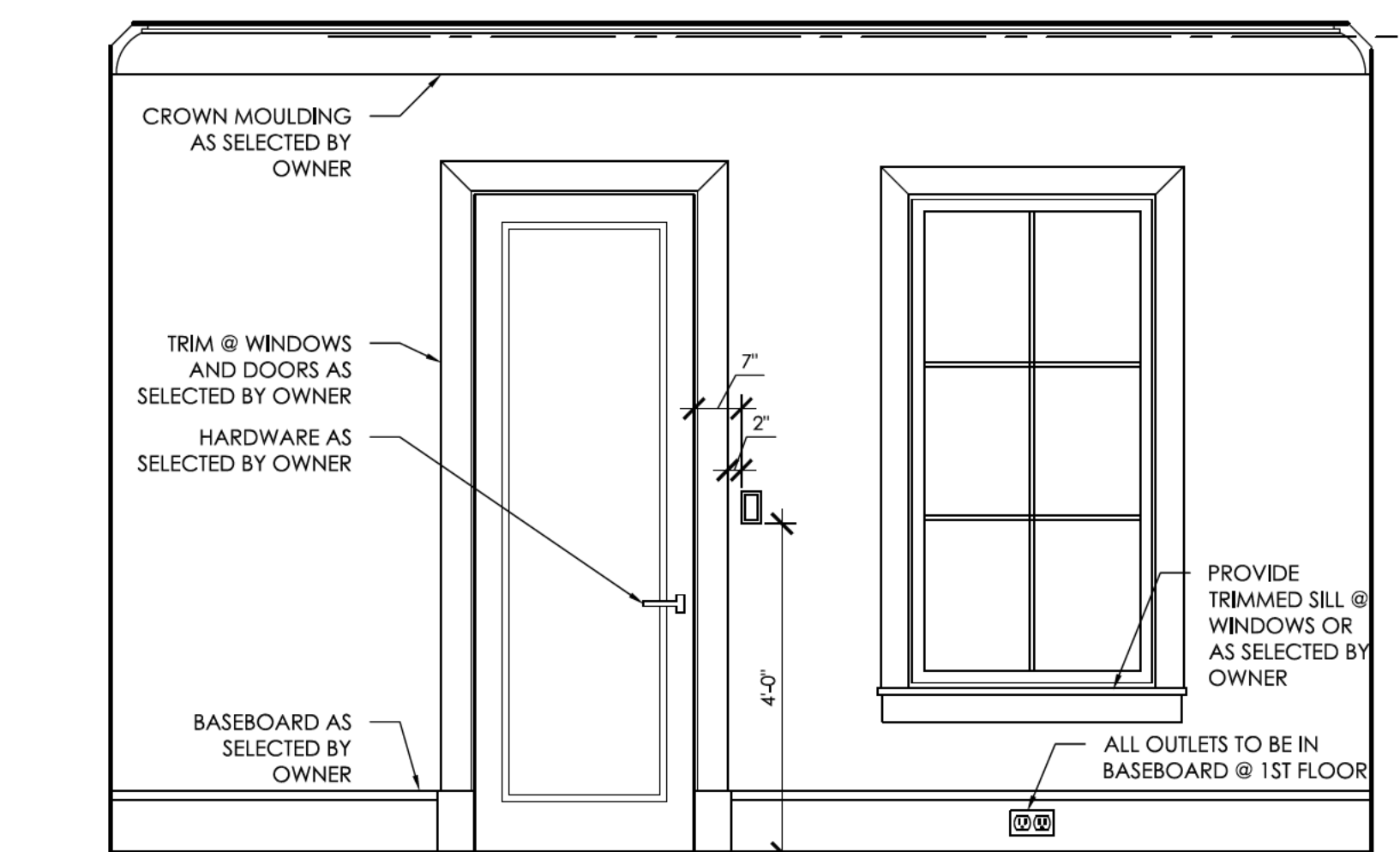
6 TJI FLOOR DETAIL @ UNFINISHED BSMNT
SCALE: N.T.S.



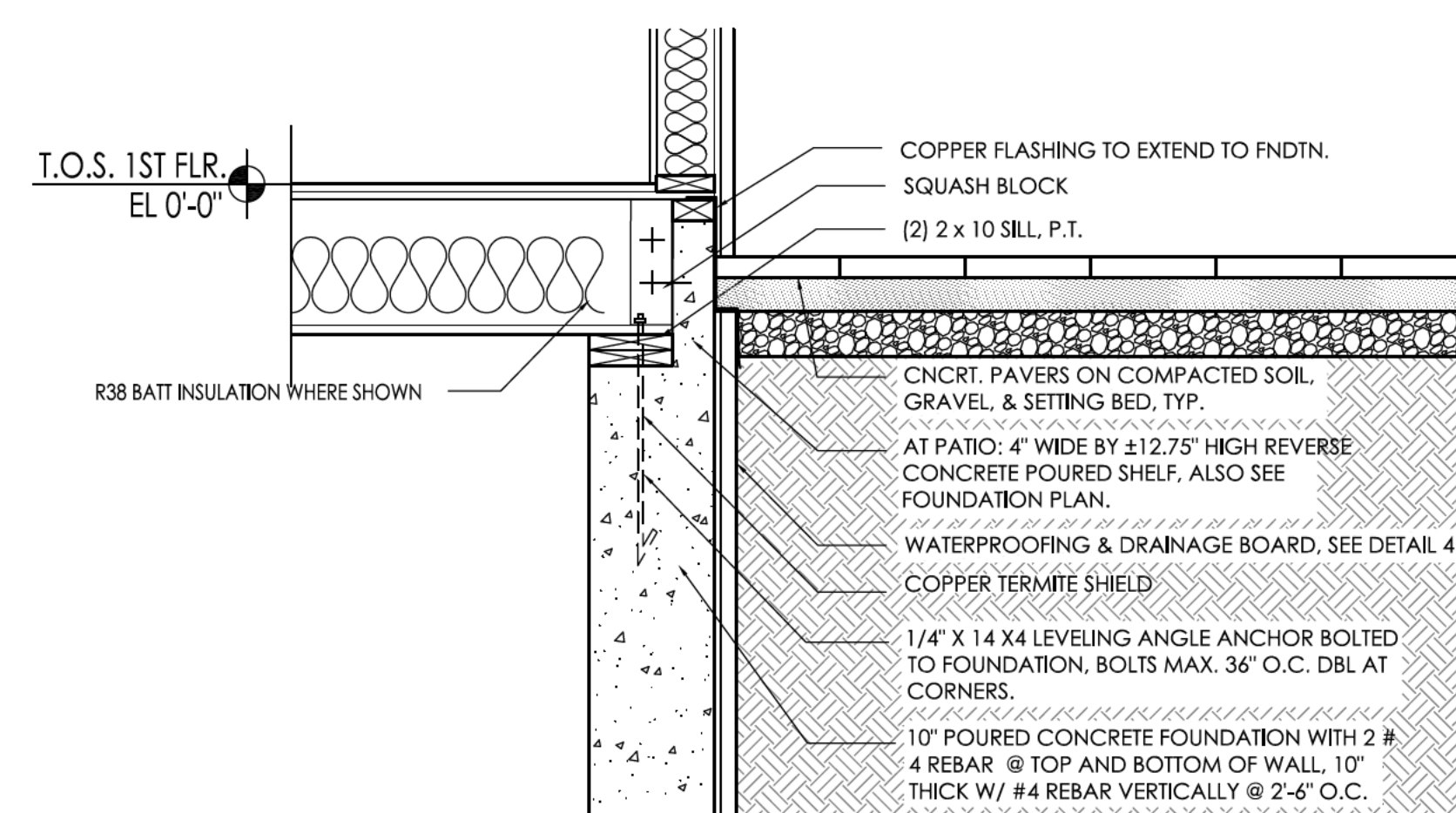
7 TYPICAL WINDOW HEAD
SCALE: 3/4" = 1'-0"



2 TYPICAL WINDOW WELL
SCALE: 3/4" = 1'-0"



4 1ST FLOOR INTERIOR DETAIL ELEVATION
SCALE: 1/2" = 1'-0"



3 CONCRETE PAVER PATIO DETAIL
SCALE: 3/4" = 1'-0"

~~DETAIL~~
NOT FOR CONSTRUCTION

[illegible]

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PROJECT

WESTREICH
RESIDENCE

6 JEREMY COURT
SUFFERN, NEW YORK 10901

DRAWING

WALL SECTION & DETAILS

MF DESIGN
ARCHITECTURE

MF DESIGN STUDIO LLC, C.O.A. # 21AC00101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538,
TEL: 732-523-1254

DATE	07/05/24
SCALE	AS NOTED
JOB NUMBER	2411
DRAFTED BY	TK

A-402



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RESIDENCE

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SUFFERN, NEW YORK 10901

DRAWING

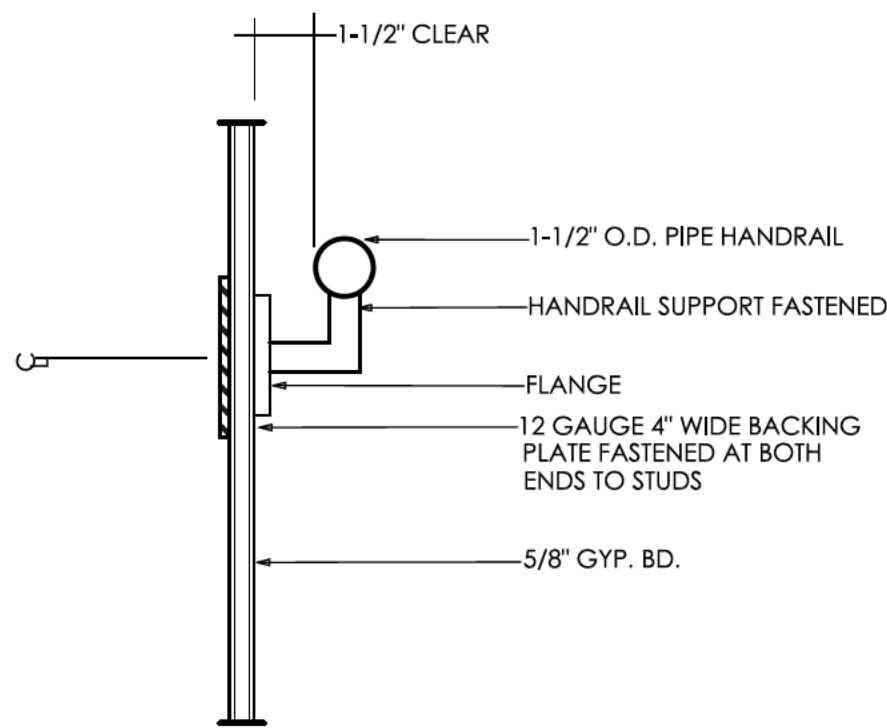
FLOOR & WALL DETAILS

MF DESIGN
ARCHITECTURE

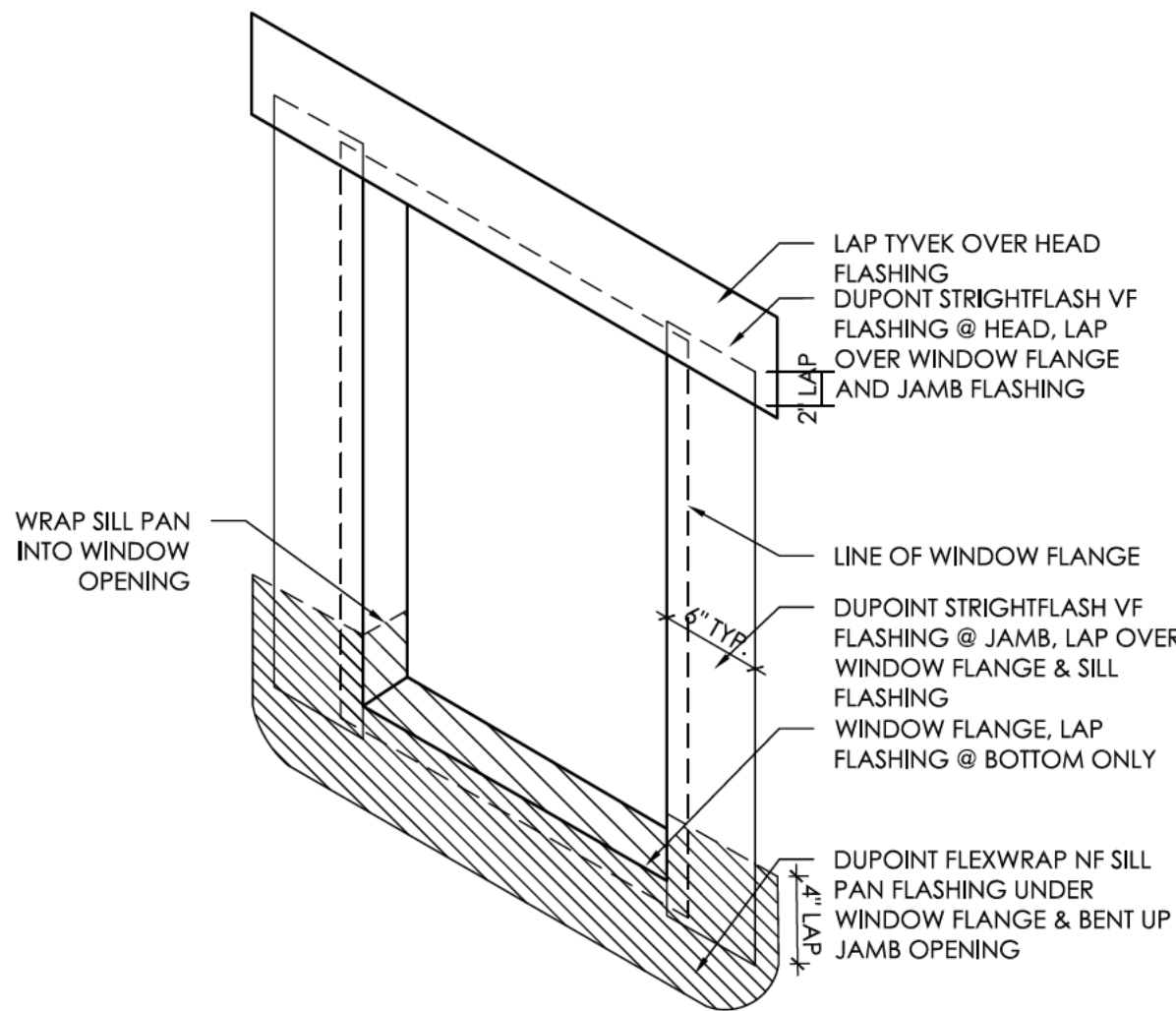
MF DESIGN STUDIO LLC, C.O.A. # 21AC00101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NJ LICENSE # 042538,
TEL: 732-523-1254

DATE	
07/05/24	
SCALE	
AS NOTED	
JOB NUMBER	
2411	
DRAFTED BY	
TK	

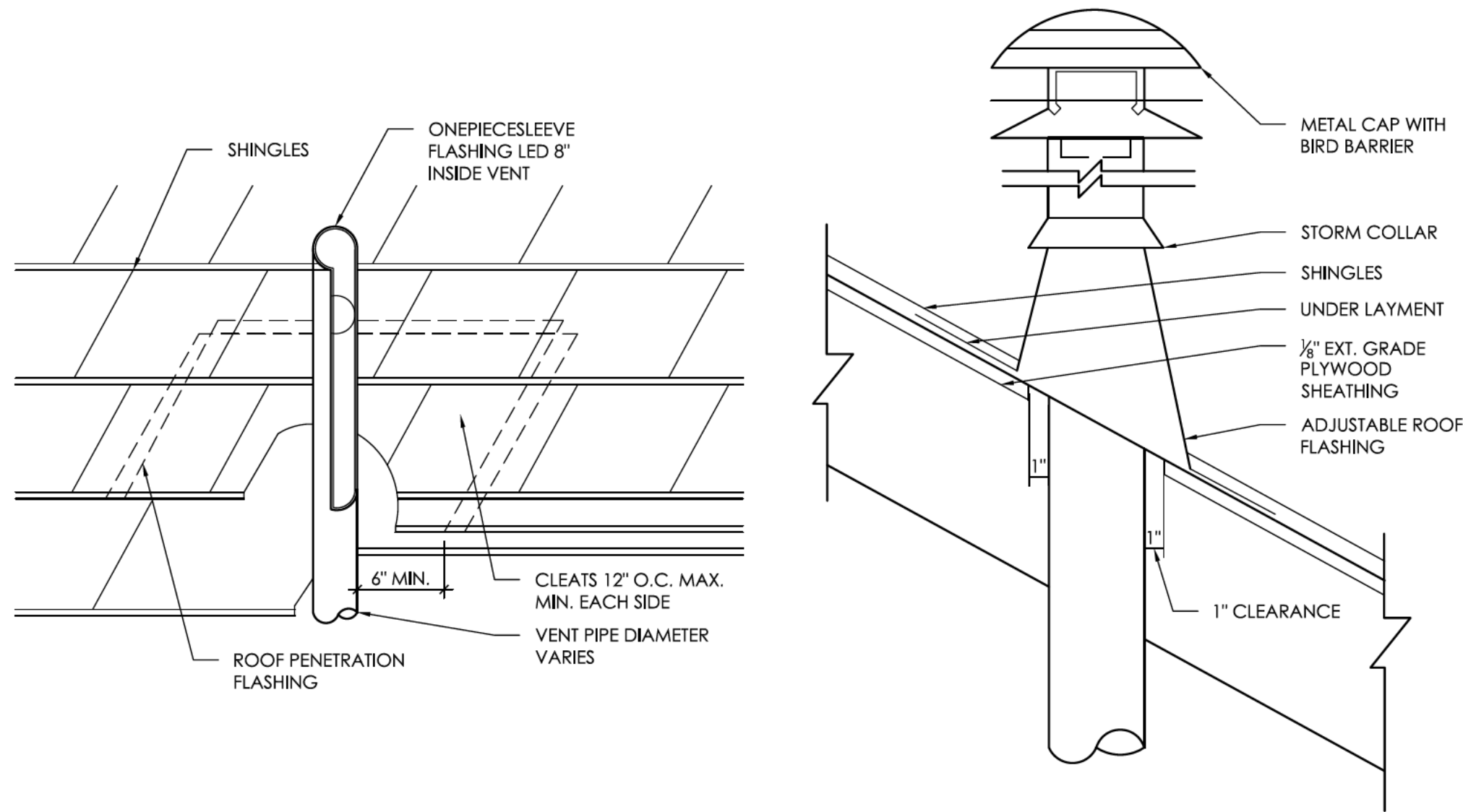
A-403



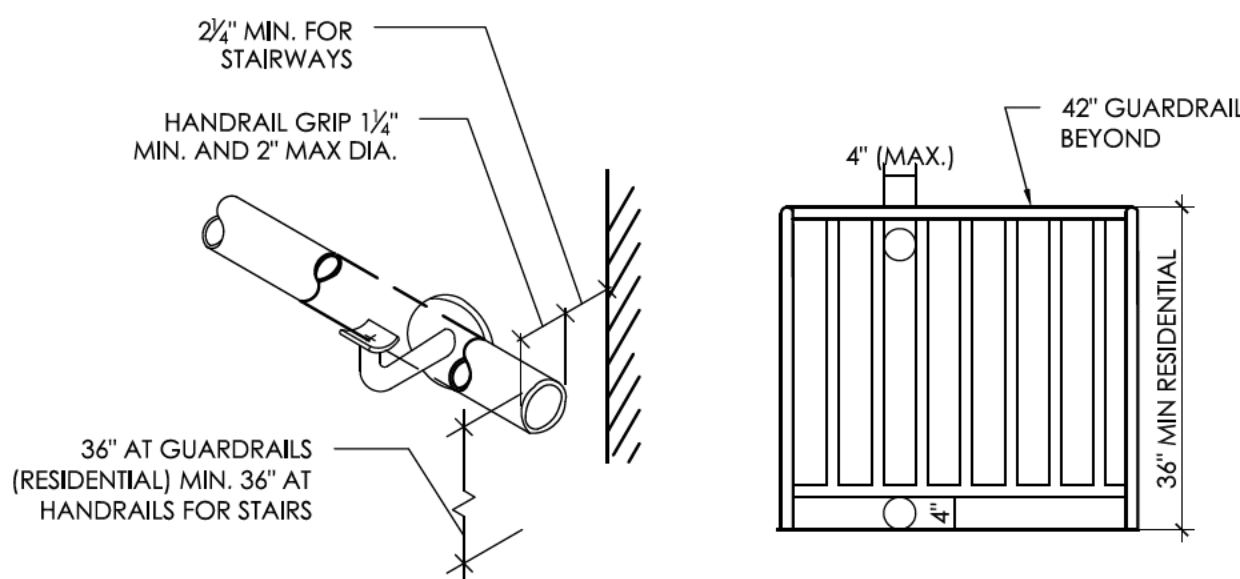
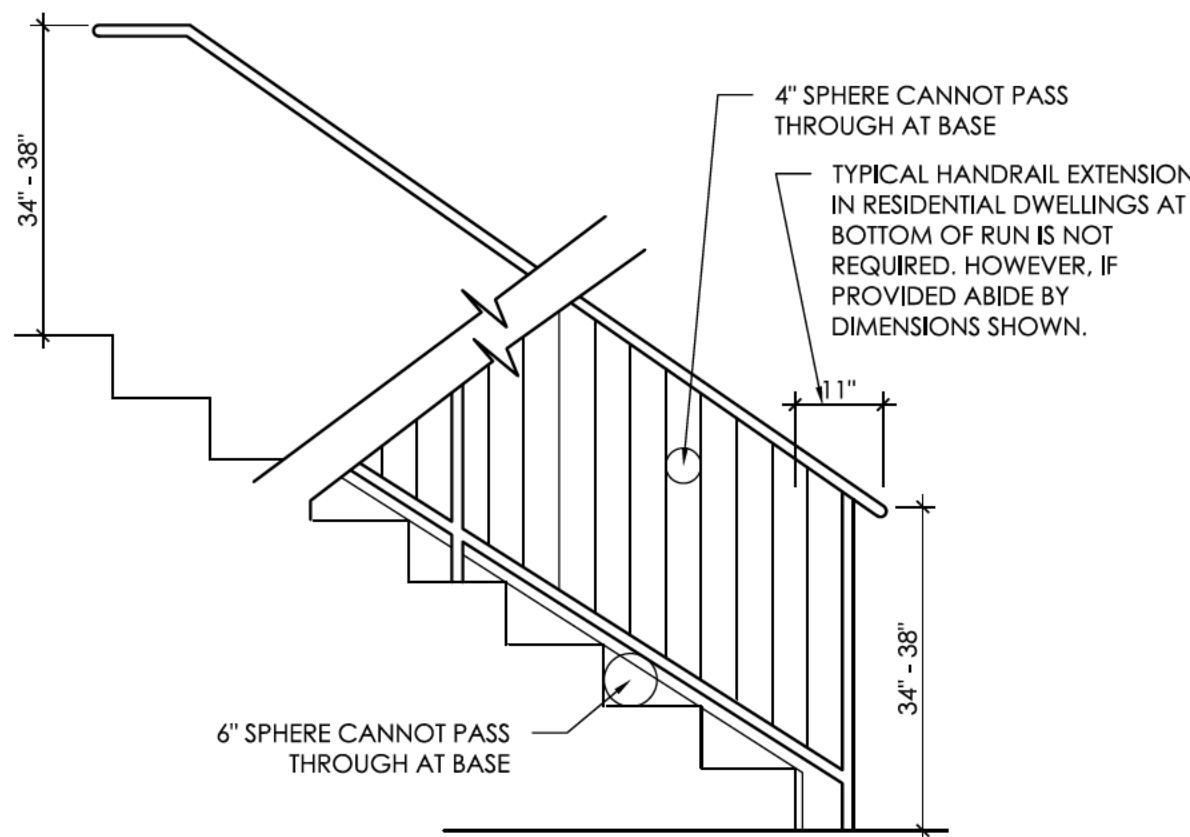
1 STAIR HANDRAIL SECTION
SCALE: 2 1/2" = 1'-0"



2 TYPICAL WINDOW FLASHING
SCALE: NTS



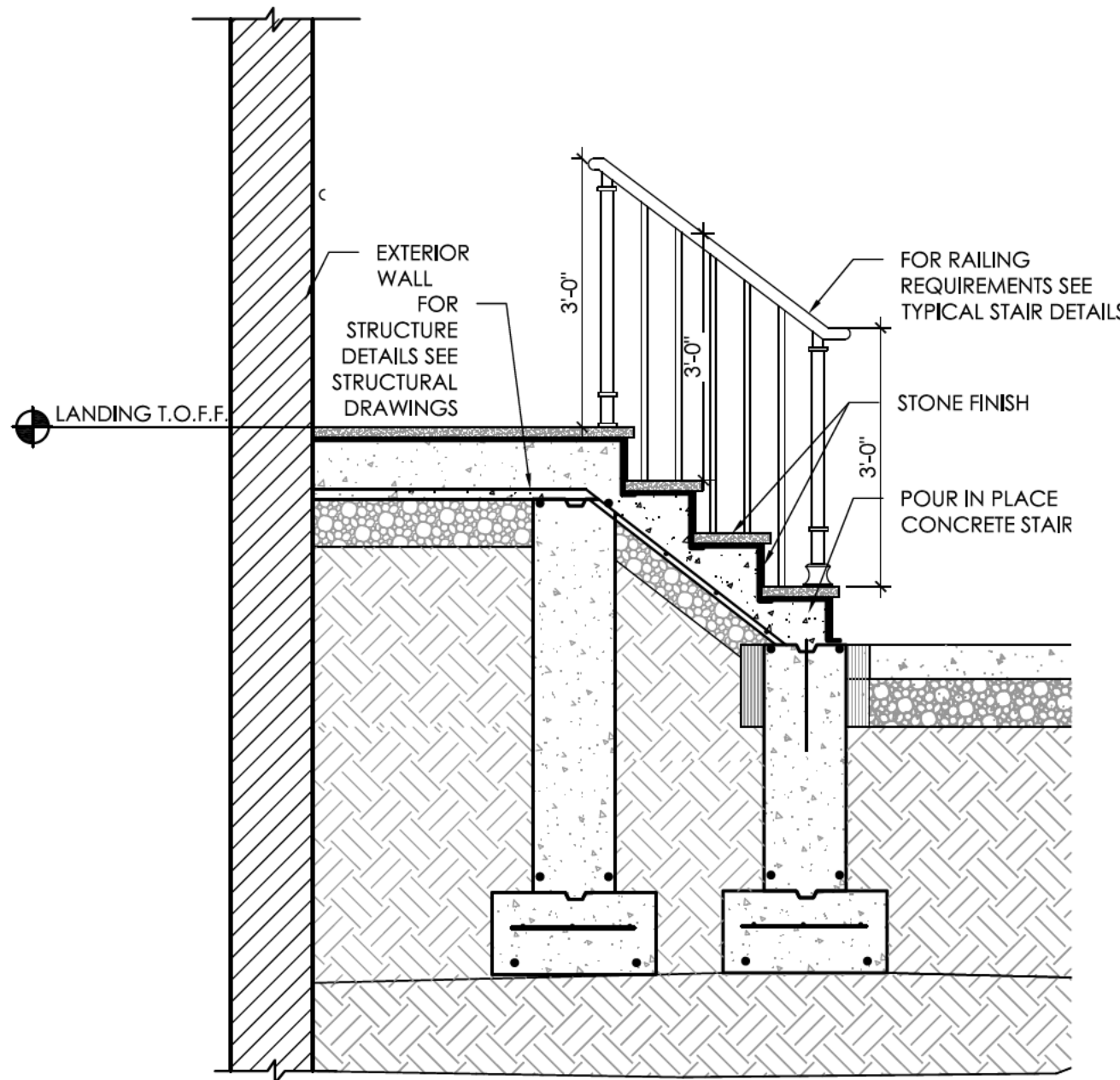
3 THROUGH THE ROOF DETAIL
SCALE: NTS



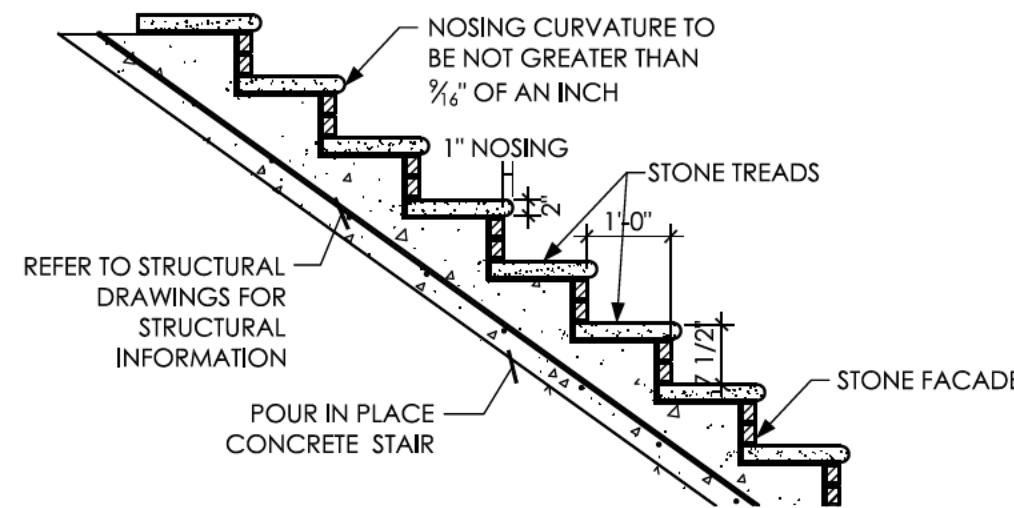
STAIR NOTES:

- ALL HANDRAILS LIMITED TO MAXIMUM TOTAL PROJECTION INTO STAIR OF 4.5"
- GRIPING DIAMETER= 2" (MIN. 1.25")
- GAP FROM WALL TO HANDRAIL+ 2.5" (MIN. 2.25")
- MAX. ALLOWABLE OPENING AT BASE OPENING 6" DIA. SPHERE OR LESS TO PASS THROUGH OPENING
- MAXIMUM ALLOWABLE DIAMETER AT HANDRAILS 4" DIA. SPHERE OF LESS TO PASS THROUGH OPENING
- NOSING= .75" TO 1.25"

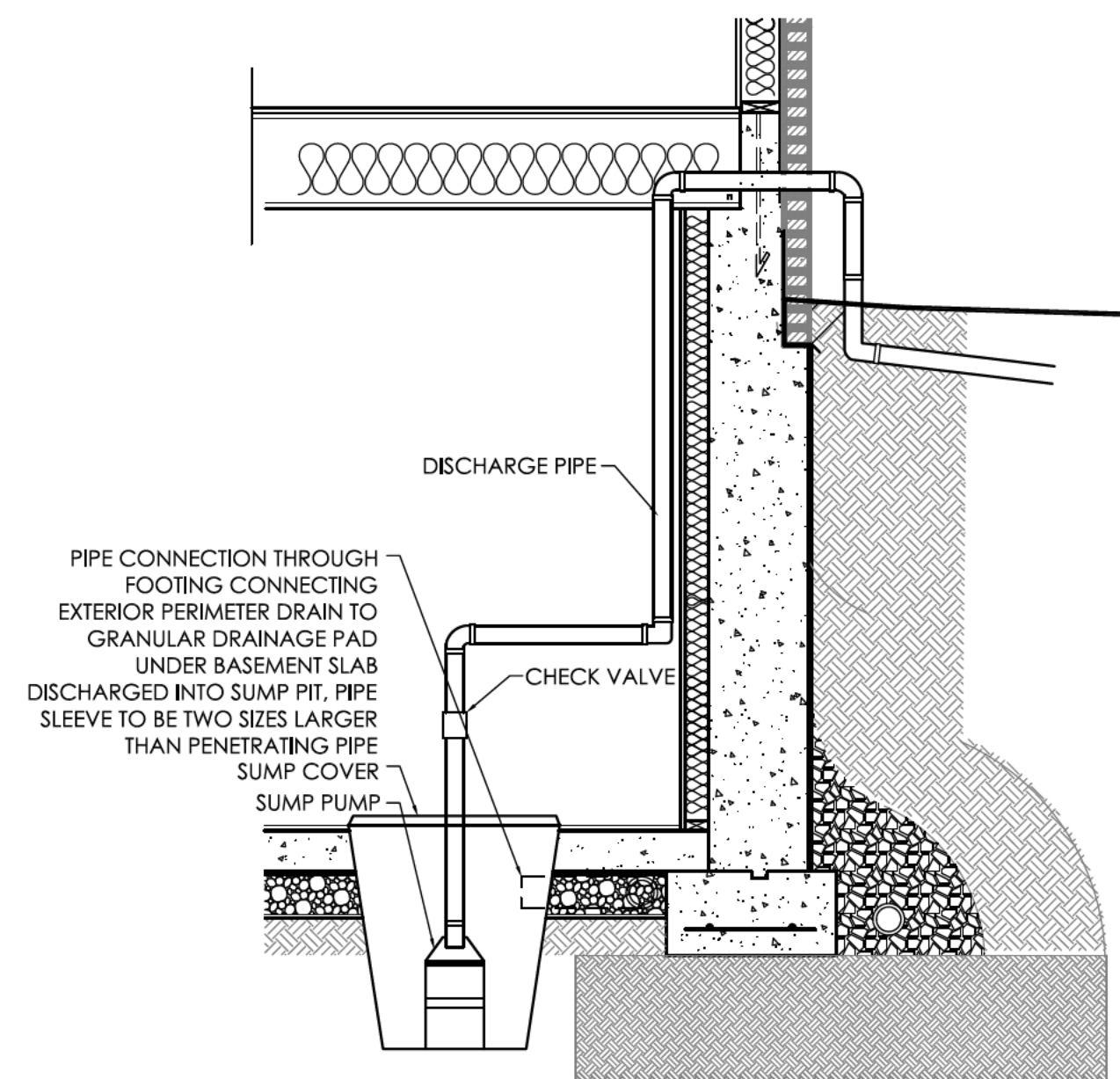
4 TYP. STAIR DETAILS
SCALE: 1/2" = 1'-0"



5 EXTERIOR STAIR DETAIL A
SCALE: 1/2" = 1'-0"



6 TYP. EXT. STAIR DETAIL B
SCALE: NTS



7 SUMP PIT DETAIL
SCALE: 1/2" = 1'-0"

NOT FOR CONSTRUCTION

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PROJECT
WESTREICH RESIDENCE
6 JEREMY COURT
SUFFERN, NEW YORK 10901

DRAWING
STAIR, ROOF, SUMP, & WINDOW DETAILS

MF DESIGN ARCHITECTURE
MF DESIGN STUDIO LLC, C.O.A. # 21ACD0101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
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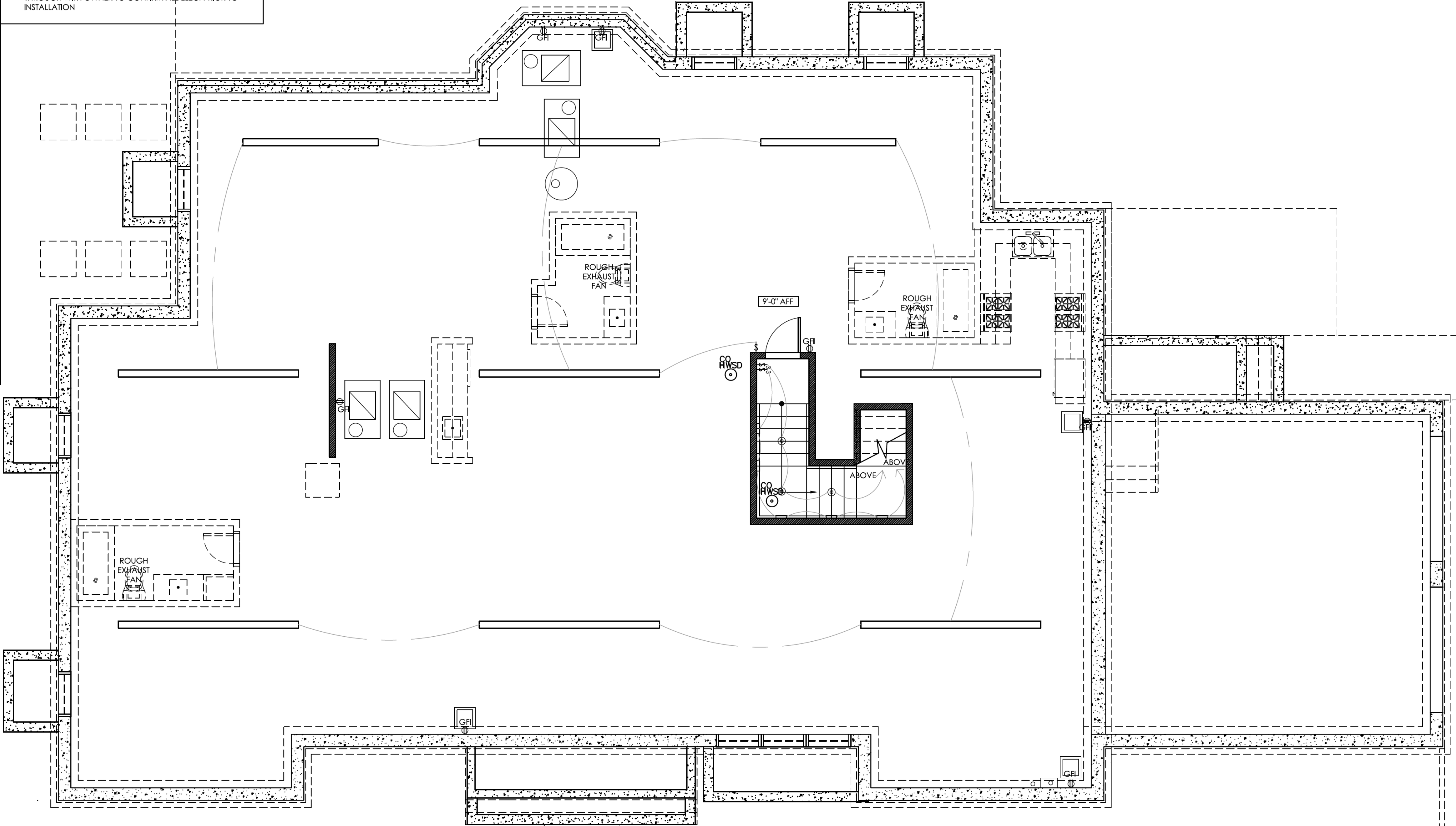
A-404

RCP/ELECTRICAL LEGEND

- ① FAN & JUNCTION BOX FOR FIXTURE BY OTHERS
- ⊙ 4" RECESSED LED DOWNLIGHT
- 3" RECESSED LED DOWNLIGHT
- ⊙ 3" RECESSED LED GIMBEL
- JUNCTION BOX FOR SCONCE UNLESS OTHERWISE NOTED
- LED CLOSET OR CEILING LIGHT
- RECESSED WALL OR STEP LIGHT
- LED UNDERCABINET LIGHTING
- LED LINEAR COVE LIGHTING
- QUAD RECEPTACLE WITH USB PORTS
- DUPLEX RECEPTACLE
- GF DUPLX RECEPTACLE, UNDERCABINET MOUNTED AT KITCHEN CABINERY
- QUAD RECEPTACLE
- OUTDOOR RECEPTACLE
- NEW ELECTRICAL SUBPANEL
- 4" RECESSED SHOWER LIGHT/WATER RESISTANT
- EXTERIOR WALL LIGHT
- EXTERIOR JUNCTION BOX
- FLOOD LIGHT CONNECTED TO ⚡
- HOSE BIB
- WALL SWITCH
- 3-WAY WALL SWITCH
- 4-WAY WALL SWITCH
- SWITCH CONNECTED TO FLOOD LIGHTS
- DIMMER SWITCH
- TIMER SWITCH
- HW HARDWIRED SMOKE DETECTOR
- CO2D COMBINED HARDWIRED CO2 DETECTOR & SMOKE DETECTOR
- EXHAUST FAN PANASONIC MODEL #FV-11VQ5.

PLAN/RCP/ELECTRICAL/MECHANICAL NOTES

- HVAC: PROVIDE NEW HYDRONIC FORCED AIR HEATING & COOLING TO ENTIRE HOUSE, 5 SYSTEMS, RHEEM OR EQUAL. ONE SYSTEM FOR BASEMENT- ELECTRONICALLY ZONED INTO 2 ZONES (BEDROOM AREAS & RECREATION AREAS), TWO SYSTEMS FOR 1ST FLOOR, TWO SYSTEMS FOR SECOND FLOOR- SEPARATE ZONE FOR MASTER SUITE.
- PROVIDE IN-LINE SYSTEM HUMIDIFIER
- RUN ALL NEW ROOF EXHAUSTS/VENTS TO REAR OF HOUSE, TYP.
- PROVIDE NEW ELECTRICAL SERVICE TO 200 AMPS
- PROVIDE POWER TO 22KW GENERATOR, SEE PLANS
- PROVIDE AIR TIGHT DEVICE BOXES AT ALL OUTSIDE WALLS
- ALL RECESSED FIXTURES/CANS TO BE IC RATED
- ALL SWITCHES & OUTLETS TO BE ADORNE BY LEGRAND, SWITCH OVER SWITCH
- POTENTIAL LOW VOLTAGE AND/OR CENTRAL VAC SYSTEM BY OTHERS, CONTRACTOR TO COORDINATE/AS NECESSARY AND PROVIDE HOOKUPS TO ELECTRICAL PANEL WHERE NECESSARY
- BID ALT: PROVIDE METACALK SOUND RATED PUTTY PADS AT ALL ELECTRICAL BOXES AT SOUND RATED WALLS.
- PROVIDE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION BREAKERS THROUGHOUT THE HOME; PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTERS AT CONDENSERS AND BASEMENT.
- CONTRACTOR/ ELECTRICIAN TO COORDINATE WALK-THROUGH WITH OWNER TO CONFIRM ALL ELEC. PRIOR TO INSTALLATION



2 LEGEND

1 BASEMENT FLOOR RCP & ELEC. PLAN
SCALE: 1/4" = 1'-0" NOTE: PLAN SCHEMATIC ONLY, REFER TO FINAL RCPs FOR INSTALLATION

NOT FOR CONSTRUCTION

BID SET 01/12/2025

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PROJECT
WESTREICH RESIDENCE
6 JEREMY COURT
SUFFERN, NEW YORK 10901

DRAWING
BASEMENT FLOOR RCP AND ELECTRICAL PLAN

MF DESIGN ARCHITECTURE
MF DESIGN STUDIO LLC, C.O.A. # 21ACD0101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538,
TEL: 732-523-1254

DATE	07/05/24
SCALE	AS NOTED
JOB NUMBER	2411
DRAFTED BY	TK

A-500

RCP/ELECTRICAL LEGEND

- ① FAN & JUNCTION BOX FOR FIXTURE BY OTHERS
- ⊙ 4" RECESSED LED DOWNLIGHT
- 3" RECESSED LED DOWNLIGHT
- ⊙ 3" RECESSED LED GIMBEL
- ⊕ JUNCTION BOX FOR SCONCE UNLESS OTHERWISE NOTED
- LED CLOSET OR CEILING LIGHT
- RECESSED WALL OR STEP LIGHT
- LED UNDERCABINET LIGHTING
- LED LINEAR COVE LIGHTING
- ⊕ QUAD RECEPTACLE WITH USB PORTS
- ⊕ DUPLEX RECEPTACLE
- ⊕ GF DUPLEX RECEPTACLE, UNDERCABINET MOUNTED AT KITCHEN CABINERY
- ⊕ QUAD RECEPTACLE
- ⊕ OUTDOOR RECEPTACLE
- NEW ELECTRICAL SUBPANEL
- ⊕ 4" RECESSED SHOWER LIGHT/WATER RESISTANT
- ⊕ EXTERIOR WALL LIGHT
- ⊕ EXTERIOR JUNCTION BOX
- ⊕ FLOOD LIGHT CONNECTED TO ↓
- ⊕ HOSE BIB
- ⊕ WALL SWITCH
- ⊕ 3-WAY WALL SWITCH
- ⊕ 4-WAY WALL SWITCH
- ⊕ SWITCH CONNECTED TO FLOOD LIGHTS
- ⊕ DIMMER SWITCH
- ⊕ TIMER SWITCH
- ⊕ HW HARDWIRED SMOKE DETECTOR
- ⊕ CO2D COMBINED HARDWIRED CO2 DETECTOR & SMOKE DETECTOR
- ⊕ EXHAUST FAN PANASONIC MODEL #FV-11VQ5.

PLAN/RCP/ELECTRICAL/MECHANICAL NOTES

- HVAC: PROVIDE NEW HYDRONIC FORCED AIR HEATING & COOLING TO ENTIRE HOUSE, 5 SYSTEMS, RHEEM OR EQUAL. ONE SYSTEM FOR BASEMENT- ELECTRONICALLY ZONED INTO 2 ZONES (BEDROOM AREAS & RECREATION AREAS), TWO SYSTEMS FOR 1ST FLOOR, TWO SYSTEMS FOR SECOND FLOOR- SEPARATE ZONE FOR MASTER SUITE.
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- RUN ALL NEW ROOF EXHAUSTS/VENTS TO REAR OF HOUSE, TYP.
- PROVIDE NEW ELECTRICAL SERVICE TO 200 AMPS
- PROVIDE POWER TO 22KW GENERATOR, SEE PLANS
- PROVIDE AIR TIGHT DEVICE BOXES AT ALL OUTSIDE WALLS
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- ALL SWITCHES & OUTLETS TO BE ADORNE BY LEGRAND, SWITCH OVER SWITCH
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- CONTRACTOR/ ELECTRICIAN TO COORDINATE WALK-THROUGH WITH OWNER TO CONFIRM ALL ELEC. PRIOR TO INSTALLATION

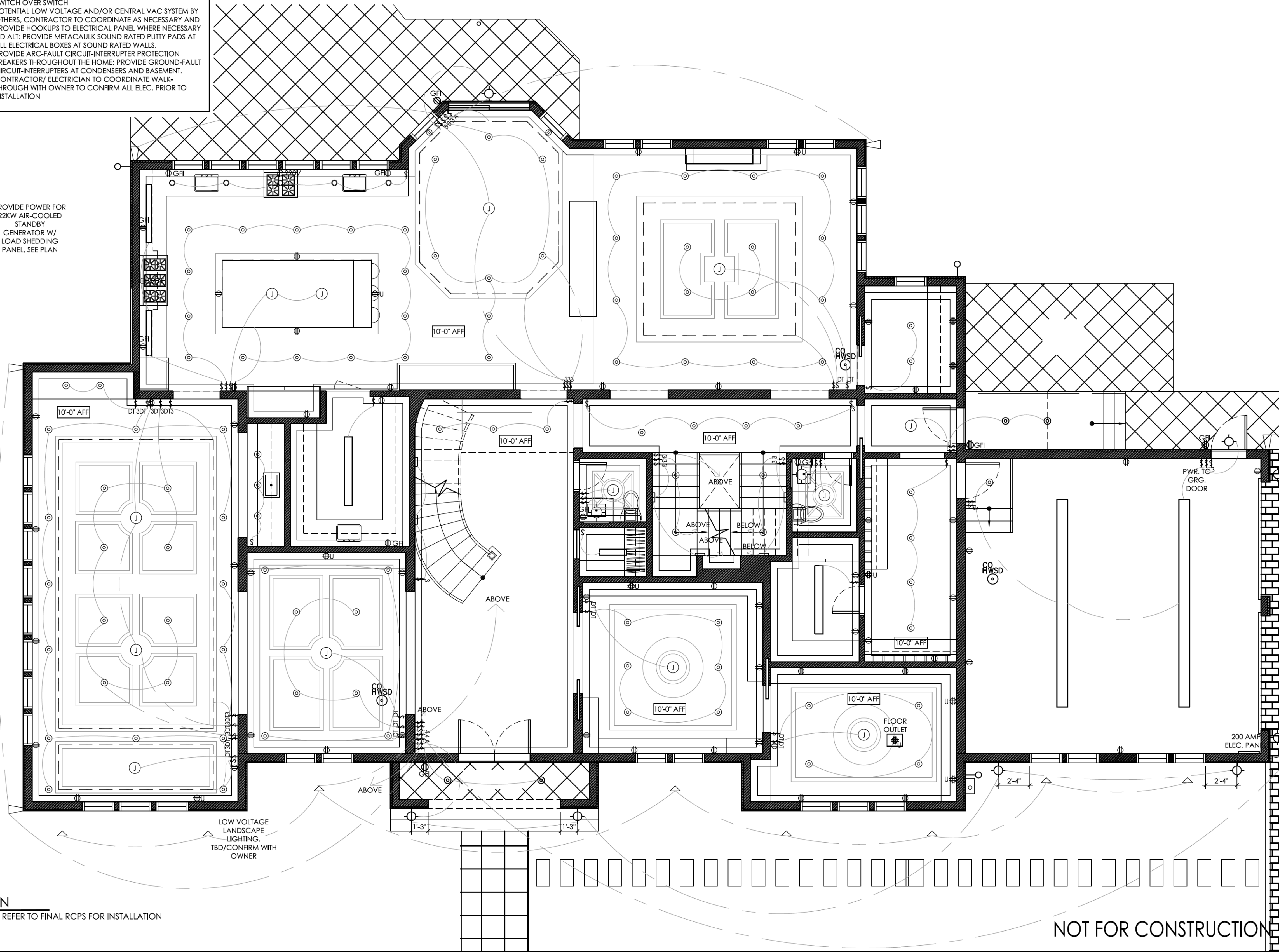
PROVIDE POWER FOR 22KW AIR-COOLED STANDBY GENERATOR W/ LOAD SHEDDING PANEL, SEE PLAN

2 LEGEND

1

FIRST FLOOR RCP & ELEC. PLAN

SCALE: 1/4" = 1'-0" NOTE: PLAN SCHEMATIC ONLY, REFER TO FINAL RCPS FOR INSTALLATION



BID SET

01/12/2025

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PROJECT
WESTREICH RESIDENCE
6 JEREMY COURT
SUFFERN, NEW YORK 10901

DRAWING
FIRST FLOOR RCP AND ELECTRICAL PLAN

MF DESIGN ARCHITECTURE
MF DESIGN STUDIO LLC, C.O.A. # 21ACD0101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538,
TEL: 732-523-1254

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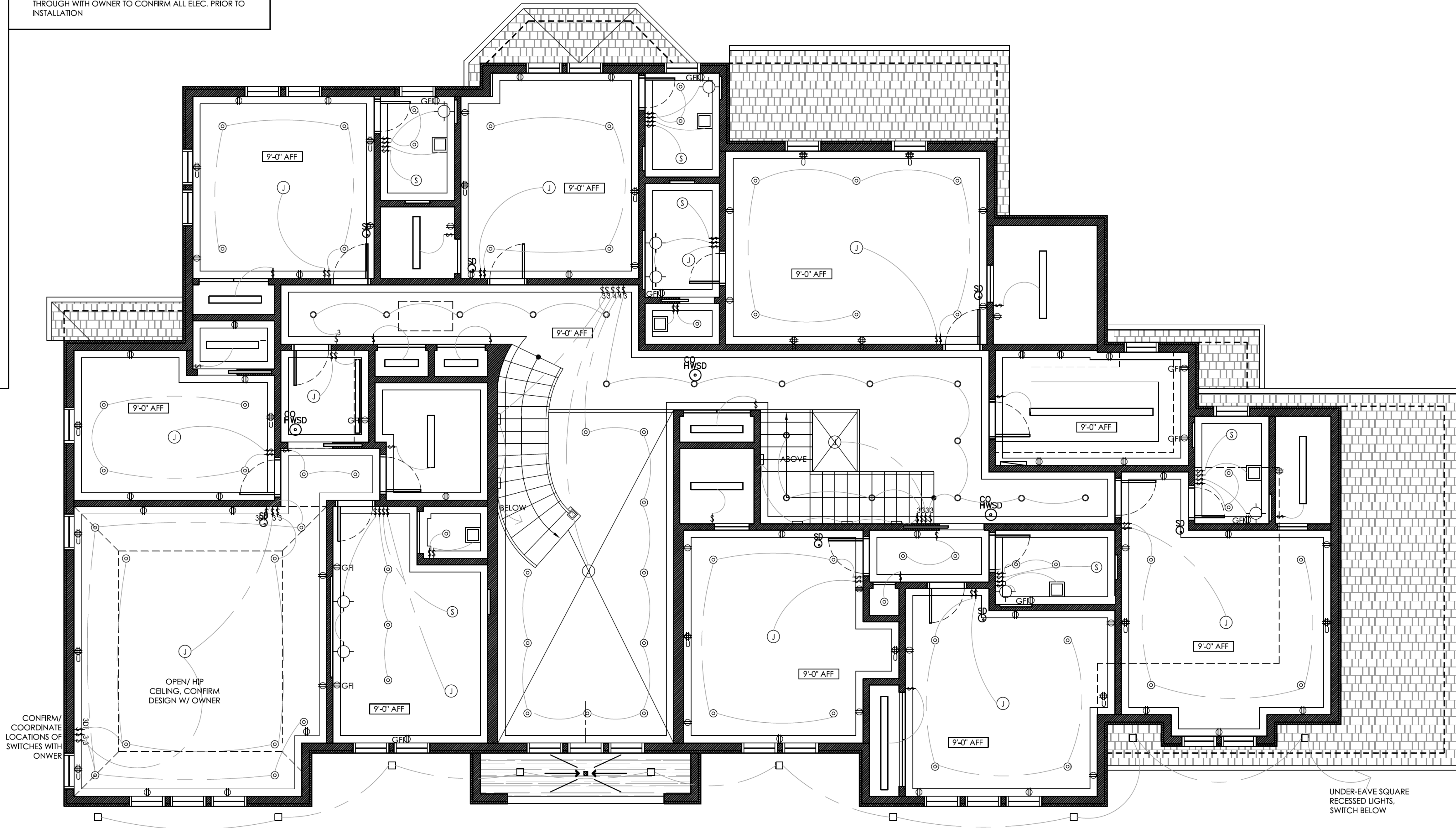
A-501

RCP/ELECTRICAL LEGEND

- ① FAN & JUNCTION BOX FOR FIXTURE BY OTHERS
- ⊙ 4" RECESSED LED DOWNLIGHT
- 3" RECESSED LED DOWNLIGHT
- ⊙ 3" RECESSED LED GIMBEL
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- LED LINEAR COVE LIGHTING
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- ⊕ DUPLEX RECEPTACLE
- ⊕ GFI DUPLEX RECEPTACLE, UNDERCABINET MOUNTED AT KITCHEN CABINERY
- ⊕ QUAD RECEPTACLE
- ⊕ OUTDOOR RECEPTACLE
- NEW ELECTRICAL SUBPANEL
- ⊕ 4" RECESSED SHOWER LIGHT/WATER RESISTANT
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- ⊕ EXTERIOR JUNCTION BOX
- ⊕ FLOOD LIGHT CONNECTED TO ↓
- ⊕ HOSE BIB
- ⊕ WALL SWITCH
- ⊕ 3-WAY WALL SWITCH
- ⊕ 4-WAY WALL SWITCH
- ⊕ SWITCH CONNECTED TO FLOOD LIGHTS
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- ⊕ TIMER SWITCH
- ⊕ HW HARDWIRED SMOKE DETECTOR
- ⊕ CO2D COMBINED HARDWIRED CO2 DETECTOR & SMOKE DETECTOR
- ⊕ EXHAUST FAN PANASONIC MODEL #FV-11VQ5,

PLAN/RCP/ELECTRICAL/MECHANICAL NOTES

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- CONTRACTOR/ ELECTRICIAN TO COORDINATE WALK-THROUGH WITH OWNER TO CONFIRM ALL ELEC. PRIOR TO INSTALLATION



2 LEGEND

1 SECOND FLOOR RCP & ELEC. PLAN
SCALE: 1/4" = 1'-0" NOTE: PLAN SCHEMATIC ONLY, REFER TO FINAL RCPS FOR INSTALLATION

BID SET 01/12/2025

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PROJECT
WESTREICH RESIDENCE
6 JEREMY COURT
SUFFERN, NEW YORK 10901

DRAWING
SECOND FLOOR RCP AND ELECTRICAL PLAN

MF DESIGN ARCHITECTURE
MF DESIGN STUDIO LLC, C.O.A. # 21AC00101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538,
TEL: 732-523-1254

DATE	07/05/24
SCALE	AS NOTED
JOB NUMBER	2411
DRAWN BY	TK

A-502

NOT FOR CONSTRUCTION

WINDOW SCHEDULE						
TYPE	PRODUCT #	QUANTITY	TYPE	NOTES	GRILLE	HARDWARE
W1	C-CS-23X75	32	CASEMENT	TEMPERED @ PATIO	SDL	OPERATIONAL/ FXED
W2	C-CS-23x67	6	CASEMENT	TEMPERED	SDL	OPERATIONAL
W3	C-CS-23x71	3	CASEMENT		SDL	FIXED
W4	C-CS-23x47	24	CASEMENT	EGRESS, PVCY, GLASS & TEMPERED @ BTHRM	SDL	OPERATIONAL/ FXED
W5	C-CS-23x43	5	CASEMENT	EGRESS, PVCY, GLASS @ BTHRM.	SDL	OPERATIONAL
W6	C-CS-19x31	1	VINYL	PRIVACY GLASS , TEMPERED	SDL	OPERATIONAL
W7	TRANSOM/VIF	2	TRANSORM	TEMPERED	SDL	OPERATIONAL
W8	VINYL	8	CASEMENT		SDL	OPERATIONAL
W9	C-PS-7296-2 (XO)	1	INSWING PATIO DOORS	BLINDS BTWN GLASS, CONFIRM W/ OWNER	SDL	OPERATIONAL

WINDOW NOTES:

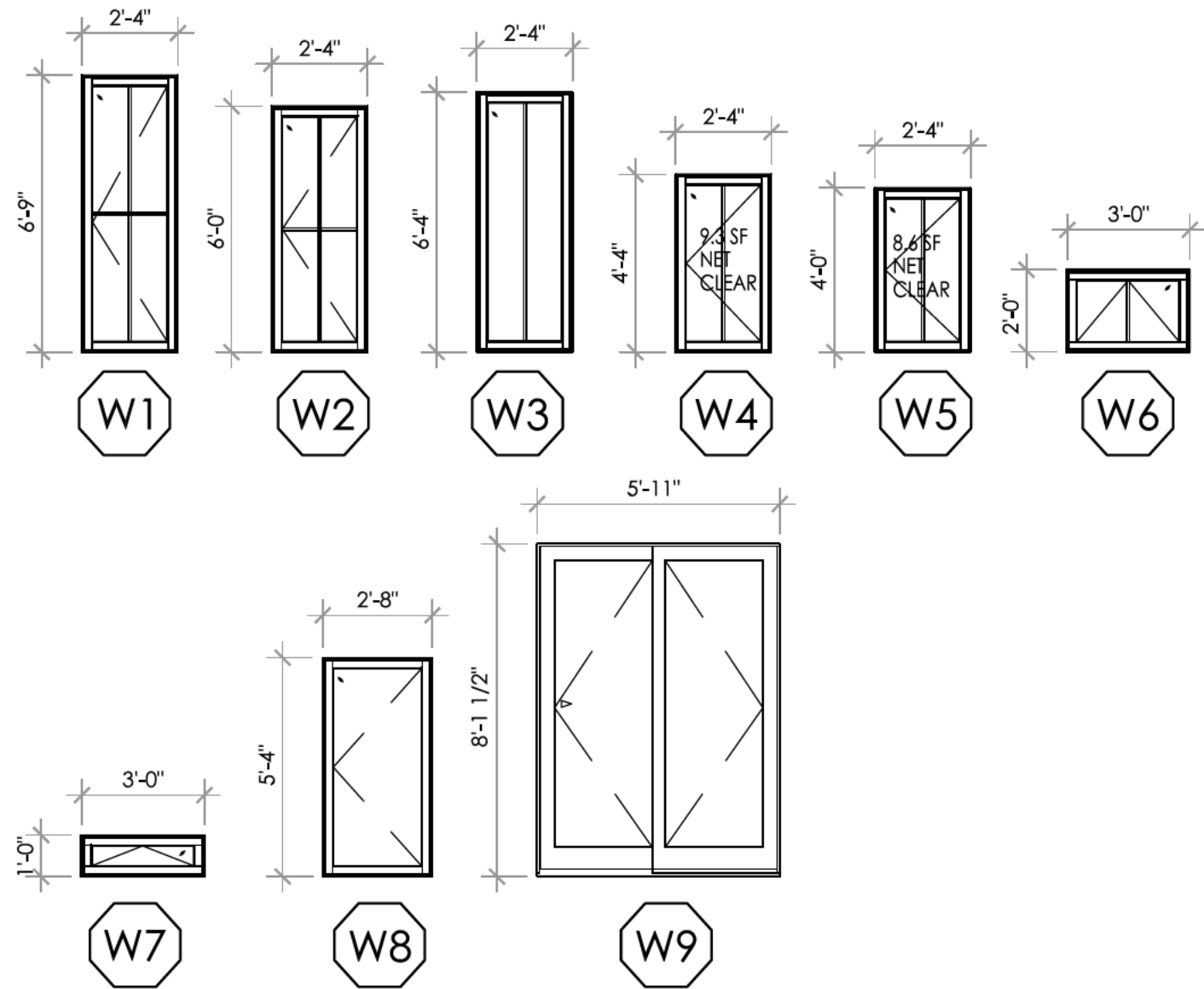
- SILL HEIGHTS AFF SHOWN ON ELEVATIONS, VIF ALL AFTER FRAMING
- WINDOWS TO BE SIERRA PACIFIC ANY OTHER WINDOW TYPE SUBSTITUTION MUST BE SUBMITTED FOR APPROVAL
- ALL WINDOW SIZES AND SILL HEIGHTS AFF TO BE VIF AFTER FRAMING PRIOR TO ORDERING
- ALL WINDOWS TO BE COLORED EXTERIOR, COLOR TBD BY OWNER, & COLORED INTERIOR/ TBD, CLIENT TO CONFIRM.
- ALL WINDOW SIZES NOMINAL, CONFIRM ROUGH OPENINGS PER MANUFACTURER'S AVAILABLE OFFERINGS AT TIME OF CONSTRUCTION
- ALL WINDOWS & SCREENS TO BE COLORED
- ALL SWING DIRECTIONS TO BE AS SHOWN ON ELEVATIONS
- ALL WINDOWS AT SHOWERS AND PATIOS TO BE TEMPERED
- IN CASE OF DISCREPANCY, PLANS & ELEVATIONS SHALL TAKE PRECEDENCE
- SEE ELEVATIONS FOR OUTSWING DIRECTION
- CONFIRM ALL PRIVACY GLASS WITH OWNER

EGRESS REQUIREMENT CALCULATIONS:

PER IRC, NY, 2020, SECTION 1030 SLEEPING AREAS ARE REQUIRED TO HAVE AT LEAST ONE EMERGENCY ESCAPE AND RESCUE OPENING OF 5.7 SF NET CLEAR, MIN 24" CLEAR IN HEIGHT, AND 20" IN WIDTH .

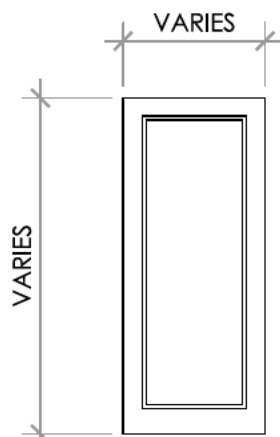
PROVIDED OPENING:

W4, W5: >5.7 SF NET CLEAR, >24" CLEAR HEIGHT, >20" CLEAR WIDTH (CONFORMS)



DOOR SCHEDULE

NO		HEIGHT	THICKNESS	MATERIAL	FINISH	NOTES
001	3'-0"	8'-0"	1 3/4"	WOOD (S.C.)	PAINT	PROVIDE WEATHER STRIP
101	(2) 3'-0"	8'-0"	1 3/4"	FIBERGLASS ENTRY	PAINT	PROVIDE KEYED LOCK
102	(2) 3'-0"	9'-0"	1 3/4"	WOOD/ GLASS	PAINT	PAIRED POCKET DOORS, JOHNSON 2511 HARDWARE
103	3'-0"	9'-0"	1 3/4"	WOOD/ GLASS	PAINT	POCKET DOOR, JOHNSON 2511 HARDWARE, PRIVACY LOCK
104	3'-0"	9'-0"	1 3/4"	WOOD (S.C.)	PAINT	POCKET DOOR, JOHNSON 2511 HARDWARE
105	3'-0"	9'-0"	1 3/4"	WOOD/ GLASS	PAINT	POCKET DOOR, JOHNSON 2511 HARDWARE
106	2'-4"	9'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
107	2'-4"	9'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
108	2'-0"	9'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
109	3'-0"	9'-0"	1 3/4"	FIBERGLASS ENTRY	PAINT	PROVIDE KEYED LOCK AND MECHANICAL COMBINATION DEADBOLT (LOCKEY M210))
110	3'-0"	9'-0"	1 3/4"	FIBERGLASS ENTRY		PROVIDE KEYED LOCK AND MECHANICAL COMBINATION DEADBOLT (LOCKEY M210))
111	8'-6"/ TBD	9'-0"	-	FIBERGLASS	PREFINISHED/TBD	GARAGE DOOR, SCREW DRIVE SYSTEM OPENER
112	8'-6"/ TBD	9'-0"	-	FIBERGLASS	PREFINISHED/TBD	GARAGE DOOR, SCREW DRIVE SYSTEM OPENER
113	3'-0"	9'-0"	1 3/4"	3/4 HR FPSC	PAINT	3/4 HR FPSC
114	2'-8"	9'-0"	1 3/4"	WOOD (S.C.)	PAINT	
201	2'-8"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
202	2'-8"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
203	2'-8"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
204	2'-8"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
205	2'-8"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
206	2'-8"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
207	2'-8"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
208	2'-4"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
209	2'-4"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
210	2'-4"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
211	2'-4"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
212	2'-4"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
213	2'-4"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK , POTENTIAL PRIVACY GLASS/ TBD
214	2'-6"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
215	2'-4"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	MIRRORED
216	2'-4"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	MIRRORED
217	2'-4"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	MIRRORED
218	2'-2"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	MIRRORED
219	2'-4"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	MIRRORED
220	2'-6"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	MIRRORED
221	1'-6"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	
222	(2) 2'-4"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PAIR HINGED DOORS
223	3'-0"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	
224	3'-0"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	
225	(2) 2'-6"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PAIR HINGED DOORS, MIRRORED
226	3'-0"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	LOUVERED
227	2'-8"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	POCKET DOOR, JOHNSON 2511 HARDWARE
228	3'-0"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	POCKET DOOR, JOHNSON 2511 HARDWARE
229	2'-8"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	POCKET DOOR, JOHNSON 2511 HARDWARE
230	2'-4"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	POCKET DOOR, JOHNSON 2511 HARDWARE , PRIVACY LOCK



DOOR NOTES:

- DOORS TO BE SOLID CORE WHERE NOTED (S.C.)
- STYLE AS SELECTED BY OWNER
- CONFIRM ALL DOOR DETAILS & SIZES WITH OWNER

● BID SET 01/12/2025

-ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY MF DESIGN STUDIO LLC OF ANY CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION.
-ALL DIMENSIONS SHALL BE NOTED AS WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS.
-IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY.
-THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY DESIGNATED AS "ISSUED FOR CONSTRUCTION" OR "ISSUED TO DOB".
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PROJECT
WESTREICH RESIDENCE
6 JEREMY COURT
SUFFERN, NEW YORK 10901





DRAWING
WINDOW & DOOR SCHEDULES

MF DESIGN ARCHITECTURE
MF DESIGN STUDIO LLC, C.O.A. # 21ACD0101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538,
TEL: 732-523-1254

DATE
07/05/24
SCALE
AS NOTED
JOB NUMBER
2411
DRAFTED BY
TK

A-600

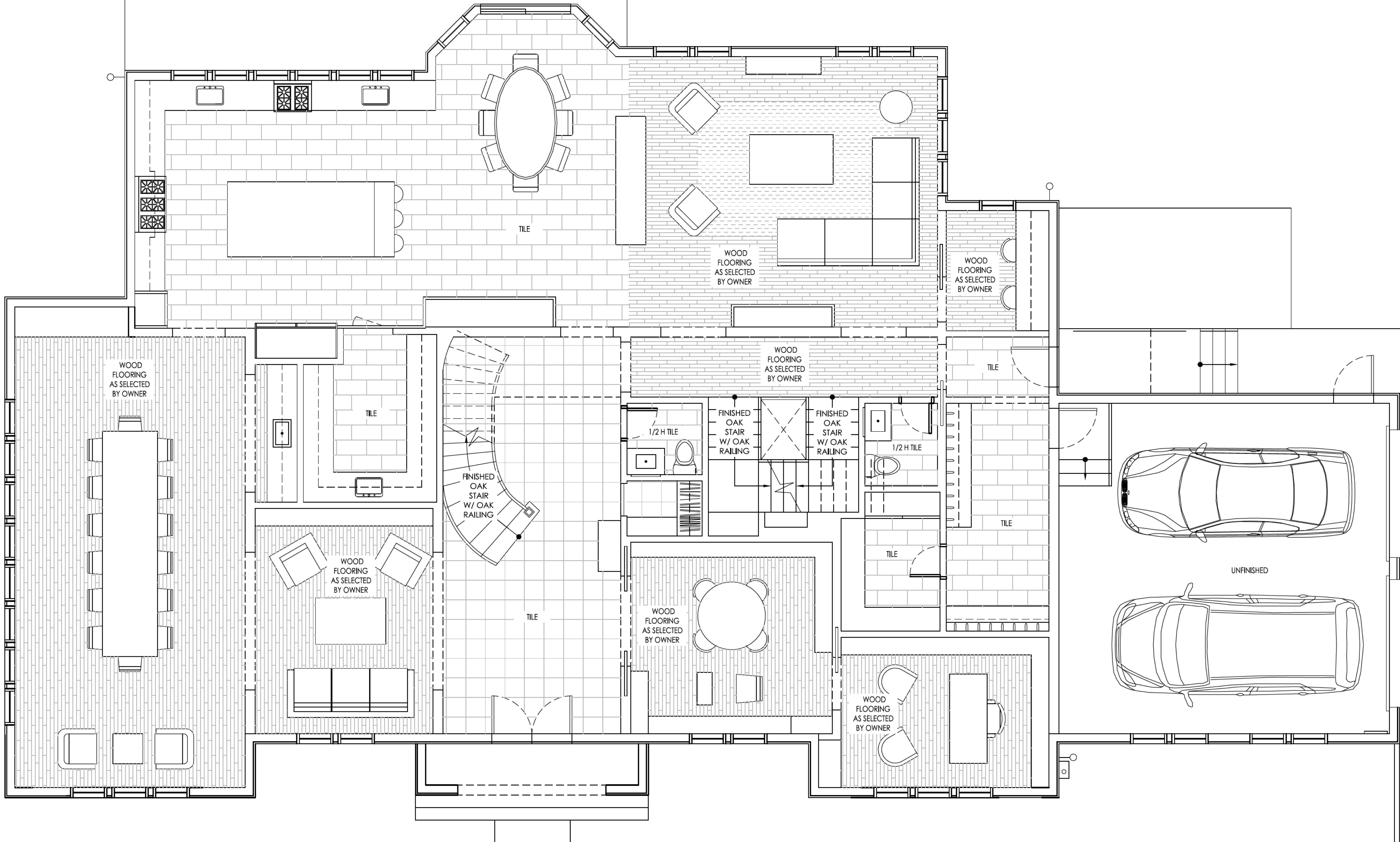
FLOOR LEGEND

-  CARPET AS SELECTED BY OWNER, @ BSMNT CARPET SQUARES, SEE NOTES
-  12"x24" CERAMIC TILE, OR AS SELECTED BY OWNER, SEE NOTES
-  LVT FLOORING AS SELECTED BY OWNER, SEE NOTES
-  WOOD FLOOR AS SELECTED BY OWNER

NOTES:

1. CONFIRM DESIGN OF ALL FLOORING/ TILE WITH CLIENT PRIOR TO INSTALLATION.
2. ALL TRANSITIONS BETWEEN FLOORING TYPES OR FLOORING DIRECTION TO RECEIVE SADDLE OR TRANSITION STRIP AS APPROPRIATE, DO NOT BUTT MATERIALS.
3. ALL FLOOR GROUT @ KITCHEN/DINETTE TO BE EPOXY TYPE GROUT. DO NOT USE SANDED GROUT.
4. ALL TILE FLOORS TO BE SET IN MUD/MASTIC FLOOR.
5. ALL BATHROOMS AND POWDER ROOMS TO BE FULLY TILED WALLS, FULLY TILED SHOWER FLOORS & WALL WHERE APPLICABLE
6. ALL SHOWER LINERS TO EXTEND UP SIDEWALLS MIN. 36" AFF AND CONTINUOUS OVER BENCHES & CURBS.
7. ALL SHOWER PANS/LINERS TO BE SET ONLY IN PRESLOPED MUDJOB-DO NOT SET MUDJOB W/ ZERO SLOPE.
8. CONFIRM ALL FLOORING TYPES/ DESIGN/ DIRECTION WITH OWNER
9. CONFIRM BATHROOM WALL TILE HEIGHT/ DESIGN/ LOCATIONS WITH OWNER

2 LEGEND & NOTES



1 FIRST FLOOR FINISH PLAN
SCALE: 3/16"=1'-0" NOTE: SCHEMATIC ONLY, CONFIRM W/ OWNER

NOT FOR CONSTRUCTION

-ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY MF DESIGN STUDIO LLC OF ANY CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION.
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PROJECT
WESTREICH RESIDENCE
6 JEREMY COURT
SUFFERN, NEW YORK 10901





DRAWING
FIRST FINISH FLOOR PLAN

MF DESIGN ARCHITECTURE
MF DESIGN STUDIO LLC, C.O.A. # 21ACD0101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538,
TEL: 732-523-1254

DATE	07/05/24
SCALE	AS NOTED
JOB NUMBER	2411
DRAFTED BY	TK

A-601

FLOOR LEGEND

-  CARPET AS SELECTED BY OWNER, @ BSMNT CARPET SQUARES, SEE NOTES
-  12"x24" CERAMIC TILE, OR AS SELECTED BY OWNER, SEE NOTES
-  LVT FLOORING AS SELECTED BY OWNER, SEE NOTES
-  WOOD FLOORING AS SELECTED BY OWNER

NOTES:

1. CONFIRM DESIGN OF ALL FLOORING/ TILE WITH CLIENT PRIOR TO INSTALLATION.
2. ALL TRANSITIONS BETWEEN FLOORING TYPES OR FLOORING DIRECTION TO RECEIVE SADDLE OR TRANSITION STRIP AS APPROPRIATE, DO NOT BUTT MATERIALS.
3. ALL FLOOR GROUT @ KITCHEN/DINETTE TO BE EPOXY TYPE GROUT, DO NOT USE SANDED GROUT.
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5. ALL BATHROOMS AND POWDER ROOMS TO BE FULLY TILED WALLS, FULLY TILED SHOWER FLOORS & WALL WHERE APPLICABLE
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8. CONFIRM ALL FLOORING TYPES/ DESIGN/ DIRECTION WITH OWNER
9. CONFIRM BATHROOM WALL TILE HEIGHT/ DESIGN/ LOCATIONS WITH OWNER

2

LEGEND & NOTES



1

SECOND FLOOR FINISH PLAN

SCALE: 1/4"=1'-0" NOTE: SCHEMATIC ONLY, CONFIRM W/ OWNER

NOT FOR CONSTRUCTION

BID SET

01/12/2025

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PROJECT
WESTREICH RESIDENCE
6 JEREMY COURT
SUFFERN, NEW YORK 10901

DRAWING
SECOND FINISH FLOOR PLAN

MF DESIGN ARCHITECTURE
MF DESIGN STUDIO LLC, C.O.A. # 21ACD0101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538,
TEL: 732-523-1254

DATE	07/05/24
SCALE	AS NOTED
JOB NUMBER	2411
DRAFTED BY	TK

A-602