General Notes:

- EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT.
- 2 ALL CONSTRUCTION SHALL COMPLY WITH THE RESIDENTIAL CODE OF NEW YORK STATE. ANY NON-CONFORMING DOCUMENTS DISCOVERED BY CONTRACTOR OR HIS AGENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED FOR THE INTERIOR FINISHES OF THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER.
- 4 ALL SITE WORK AND LANDSCAPING IS TO ESTABLISHED AND DESIGNED BY OTHERS. UNLESS SHOWN ON THESE DRAWINGS ALL MECHANICAL WORK SUCH AS, BUT NOT LIMITED TO, ELECTRICAL, PLUMBING, HEATING, AIR CONDITIONING. VENTILATION, ETC., ARE TO BE DESIGNED BY OTHERS.
- 5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- 6 ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IN WRITING AND RESOLVED AND DOCUMENTED IN WRITING BEFORE CONTINUING WITH THE WORK IN QUESTION
- 7 ALL STUD WALLS DIMENSIONS ARE NOMINAL UNLESS NOTED OTHERWISE
- 8 CONTRACTOR MUST VERIFY ALL DIMENSIONS. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- Q CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER
- 10. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR DIRECTED
- 11 ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNER.
- 12. THE CONTRACTOR SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS AND OBTAIN ALL PERMITS AND CERTIFICATES OF APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THESE CONTRACT DOCUMENTS. HE SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
- 13 THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT AND ENGINEER.
- 14 ALL PATIOS AND PORCHES TO BE SLOPED 1/8" PER FOOT IN DIRECTION INDICATED ON THE FOUNDATION PLANS.
- 15 ALL ROOF EDGES SHALL HAVE ICE AND WATER SHIELD EXTENDING FROM EAVE EDGE TO 24" HORIZONTALLY FROM THE INSIDE FACE OF THE EXTERIOR WALL.
- 16. ALL EXPOSED MATERIALS FOR PORCHES, SOFFITS, OVERHANGS, ETC. TO BE APPROVED EXTERIOR GRADE.
- 17 UNDERGROUND PIPING SHALL BE INSTALLED ON FIRM BEDDING.
- 18. THE OWNER SHALL EMPLOY AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FOR CONCRETE, SOIL COMPACTION AND WELDING OF STEEL TO INSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES.
- 19 ALL CHIMNEYS SHALL TERMINATE 2'-0" ABOVE A POINT MEASURED 10'-0" HORIZONTALLY FROM THE NEAREST BUILDING OR ROOF.
- 20. DRYWALL INSTALLATION SHALL BE IN COMFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENED PRACTICES FOR THICKNESS, NAILING AND TAPING.
- 21 CABINET SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER ROUGH FRAMING, TO ASSURE AN EXACT FIT.
- 22. SLOPE GRADE AWAY FROM BUILDING AT 1/2" PER 1'-0" MIN. FOR A DISTANCE OF 10'-0" MINIMUM.
- PROVIDE A CONCRETE SPLASHBLOCK AT EACH DOWNSPOUT.
- 24 WATER-RESISTANT GYPSUM BACKER SHALL BE USED AT BATHTUB AND SHOWER COMPARTMENTS.
- 25. MIN. TREAD DEPTH TO BE 9" (NOSE TO NOSE) PROVIDE 1" NOSING, MAX. RISER HEIGHT TO BE 8 1/4"
- 26 ALL DOORS ADJACENT TO UNHEATED SPACES TO BE INSULATED.

- 27 INSTALL (1) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON CEILING OF GARAGE ADJACENT TO HABITABLE SPACE AND ON ALL SUPPORTING MEMBERS OF HABITABLE SPACES ABOVE. INSTALL ONE LAYER 5/8" TYPE 'X' GYP. BD. ON EACH SIDE OF WALLS ADJACENT TO HABITABLE SPACES. DOOR FROM GARAGE TO BE 45 MIN. RATED AND RECEIVE CLOSER. INSTALL 5/8" TYPE 'X' GYP.BD. ON CEILING ABOVE FURNACE.
- 28. ALL BATT INSULATION TO BE INSTALLED WITH THE VAPOR BARRIER (FOIL OR PAPER FACING) TOWARDS THE HEATED SPACE. PROVIDE A MIN OF 2" CLEARENCE ABOVE INSULATION IN CATHEDRAL CEILINGS AND AT EAVES FOR VENTILATION.
- 29 PROVIDE CLOTHES ROD AND SHELF IN ALL CLOSETS AS INDICATED ON PLANS. PROVIDE 5 SHELVES IN LINEN CLOSETS.
- 30 INTERIOR DOORS & HARDWARE TO BE SELECTED BY OWNER PER SIZE INDICATED ON DRAWINGS.
- 31 FIREPLACE(S) WHEN INSTALLED TO HAVE TEMPERED GLASS DOORS AND DAMPERED COMBUSTION AIR INTAKE TO OUTSIDE AIR (150-200 C.F.M.). INSTALL NON COMBUSTIBLE HEARTH AND FIRESTOPPING PER CODE.
- 32 ALL GLAZING WITHIN 18" OF FINISHED FLOOR LINE TO BE TEMPERED EXCEPT WHERE INDIACTED IN SECTION R308.4. ALL DOOR GLAZING TO BE TEMPERED
- 33. KITCHEN RANGE TO HAVE MIN. 150 C.F.M. EXHAUST TO OUTSIDE AIR.
- 34 ALL LUMBER AT OUTDOOR DECKS AND PORCHES TO BE PRESSURE TREATED U.O.N. ON PLANS.
- 35. ALL OPERABLE WINDOWS THAT HAVE SILLS <24" FROM FINISHED FLOOR AND ADJACENT GRADE >72" SHALL PROVIDE FALL PROTECTION IN ACCORDANCE WITH IRC 312.2.

Struc. Framing Notes:

- PROVIDE SOLID BLOCKING AND/OR DOUBLE JOISTS UNDER ALL PERPENDICULAR AND PARALLEL PARTITIONS AND AT FIREPLACE HEARTH AND STAIR OPENINGS.
- 2 ALL PLUMBING WALLS SHALL BE FRAMED WITH 2X6 STUDS. REMAINING INTERIOR STUD WALLS SHALL BE FRAMED WITH 2X4 STUDS UNLESS NOTED OTHERWISE.
- 3 ALL FRAMING TO BE IN COMFORMANCE WITH THE NATIONAL FOREST PRODUCTS, "MANUAL FOR HOUSE FRAMING".
- . CONTINUOUS BEARING FROM POINT OF LOAD TO FOUNDATION SHALL BE PROVIDED BY MEANS OF COLUMNS AND SOLID **BLOCKING AT FLOORS**
- ALL OPENINGS IN FLOOR, CEILING, OR ROOF TO HAVE DOUBLE HEADERS AND TRIMMERS UNLESS OTHERWISE NOTED,
- ; PROVIDE METAL BRIDGING (SIMPSON 'TB' TENSION BRIDGING) AT MID SPANS OF FLOOR JOISTS OR AT 8'-0" O.C. MAX.
- 7 ALL WINDOW AND DOOR HEADERS TO BE (2) 2" x 10" UNLESS OTHERWISE NOTED.
- ALL BEAMS AND JOISTS FRAMING INTO FLUSH BEAMS TO HAVE METAL HANGERS OF PROPER SIZE AND LOADING CAPACITY.
- **Q** INSTALL HURRICANE TIES AT ALL RAFTERS WHERE VAULTED CEILINGS OCCUR.

Demolition Notes

- PERFORM DEMOLITION IN ACCORDANCE WITH PLANS AND IN COORDINATION WITH NEW CONSTRUCTION.
- 2 CONTRATOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- PREVENT MOVEMENT OR SETTLEMENT OF STURCTURE(S). PROVIDE BRACING OR SHORING AND BE RESPONIBLE FOR SAFETY AND SUPPORT OF STURCTURE, ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT. DAMAGE. OR INJURY.
- CEASE OPERATIONS AND NOTIFY THE OWNER IMMEDIATELY IF SAFETY OF STURCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
- PROVIDE AND MAINTAIN BARRICADES. LIGHTING AND GUARD RAILS AS REQ'D. BY APPLICABLE REGULATORY ADVISORY TO PROTECT OCCUPANTS OF BLDG., WORKERS AND PEDESTRIANS.
- ARRANGE AND PAY FOR DISCONNECTING. REMOVING AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION. DISCONNECT AND STUB OFF. NOTIFY THE AFFECTED UTILITY CO. AND OWNER IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK.
- DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMODATE NEW WORK. INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING, PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBERS, PHASE DEMOLITION IN ACCORDANCE WITH CONSTRUCTION SCHEDULE
- R PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE **AUTHORITIES HAVING JURISDICTION**

Building Standards

FOUNDATIONS

- FOOTINGS ARE DESIGNED TO BEAR ON SOIL HAVING A MINIMUM SAFE BEARING VALUE OF 2500 PSF. PRIOR TO CONSTRUCTION, SOIL BEARING VALUE SHALL BE CERTIFIED TO THE ARCHITECT BY A LETTER. FORM SIDES OF FOOTINGS WITH WOOD WHERE REQUIRED.
- 2 BOTTOMS OF ALL FOOTINGS ARE 3'-0" BELOW EXISTING GRADE UNLESS OTHERWISE NOTED. WALL FOOTING REINFORCEMENT TO RUN CONTINUOUS THROUGH COLUMN FOOTING.

CONCRETE

- ALL CONCRETE SHALL TEST 3,000 PSI AT 28 DAYS. THE SLUMP JUST PRIOR TO PLACING SHALL BE 4 INCHES WITHIN A TOLERANCE OF PLUS OR MINUS ONE INCH (MAX.)
- 2 ALL CONCRETE SHALL BE PLACED IN THE DRY. NO CONCRETE SHALL BE PLACED LATER THAN 90 MINUTES AFTER MIXING HAS BEGUN. DEPOSIT CONCRETE IN ITS FINAL POSITION WITHOUT SEGREGATION AND REHANDLING.
- REINFORCING STEEL SHALL BE NEW BILLET HIGH STRENGTH STEEL OF U.S.A. MANUFACTURE CONFORMING TO LATEST A.S.T.M. A-615 GRADE 60 FABRICATED IN ACCORDANCE WITH MANUAL OF STANDARD PRACTICE OF THE C.S.R.I., UNLESS OTHERWISE NOTED PLACING OF REINFORCING SHALL BE IN ACCORDANCE WITH A.C.I. CODE, MANUAL OF STANDARD PRACTICE.
- REINFORCING SHALL HAVE 3" COVER IN FOOTING; 2" COVER ON REINFORCEMENT IN STEM WALLS.
- REINFORCING BARS ARE CONTINUOUS UNLESS OTHERWISE NOTED. LAP MESH 12 INCHES AT SPLICES, LAP STEM WALL BARS 32 BAR DIAMETER AT SPLICES (MIN.).
- AT OUTSIDE CORNERS OF CONCRETE FOOTINGS AND STEM WALLS PROVIDE #4X4'-0" CORNER BARS IN EACH FACE AT SAME SPACING AS HORIZONTAL REINFORCEMENT.
- PROVIDE CONTROL JOINTS IN MASONRY AND/OR CONCRETE WALLS AND CONCRETE SLAB AT REGULAR INTERVALS AS SPECIFIED BY STRUCTURAL ENGINEER.

CONCRETE FOOTINGS

CONCRETE IN FOOTINGS SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF NOT LESS THAN THREE THOUSAND (3,000) POUNDS PEF SQUARE INCH (PSI) AT TWENTY-EIGHT (28) DAYS. CONCRETE FOOTINGS SHALL NOT BE POURED THROUGH WATER. CONCRETE FOOTINGS SHALL BE PROTECTED FROM FREEZING DURING DEPOSITION AND FOR A PERIOD OF NOT LESS THAN FIVE (5) DAYS THEREAFTER.

CONCRETE SLABS

CONCRETE SLAB ON GRADE SHALL HAVE MINIMUM THICKNESS OF 4". PROVIDE PREMOLDED JOINT FILLER EXPANSION JOINTS AT PERIMETER OF EACH SLAB. CONTROL JOINTS SHALL BE PROVIDED AT MAX 20'-0" O.C. EACH WAY. FILL UNDER SLABS SHALL BE COMPACTED TO 90% PROCTOR DENSITY IN 6" LIFTS.

MASONRY WALLS

FROST PROTECTION:

ALL MASONRY SHALL BE PROTECTED AGAINST FREEZING FOR NOT LESS THAN FORTY-EIGHT (48) HOURS AFTER INSTALLATION; AND SHALL NOT BE CONSTRUCTED BELOW TWENTY -EIGHT (28) DEGREES F DURING RISING TEMPERATURES OR BELOW THIRTY SIX (36) DEGREE F. DURING FALLING TEMPERATURES, WITHOUT TEMPORARY HEATED ENCLOSURES OR WITHOUT HEATING MATERIALS OR OTHER PRECAUTIONS NECESSARY TO PREVENT FREEZING. FROZEN MATERIALS SHALL NOT BE USED, NOR SHALL FORZEN MASONRY BUILT

MASONRY WALLS AND PARTITIONS SHALL BE SECURELY ANCHORED OR BONDED AT POINTS WHERE THEY INTERSECT BY ONE OF THE FOLLOWING METHODS: WALLS MAY BE BONDED BY LAYING AT LEAST FIFTY (50) PERCENT OF THE UNITS AT THE INTERSECTION IN TRUE MASONRY BOND WITH ALTERNATE UNITS HAVING A BEARING OF NOT LESS THAN EIGHT (8) INCHES UPON THE UNIT BELOW, OR THEY MAY BE ANCHORED WITH NOT LESS THAN THREE-SIXTEENTH (3/16) INCH CORROSION-RESISTANT METAL WIRE TIE JOINT REINFORCEMENT AT VERTICAL INTERVALS NOT TO EXCEED 16 INCHES, OR BY OTHER EQUIVALENT APPROVED ANCHORAGE.

BEARING:

BEAM, GIRDER AND OTHER CONCENTRATED LOADS SHALL BE PROVIDED WITH A BEARING OF SOLID MASONRY OR HOLLOW UNIT MASONRY FILLED SOLID WITH MNIMUM 2500 PSI COMPRESSIVE STRENGTH CONCRETE FULL HEIGHT OF WALL OR PIER. **BRICK VENEER:**

PROVIDE UNIFORMLY SIZED UNITS COMPLYING WITH A.S.T.M. C216, GRADE SW TYPE FBS. PROVIDE LIME/CEMENT MORTOR CONFORMING TO A.S.T.M. C270, TYPE S. INSTALL GALVANIZED ANCHORS AT 16" O.C. EACH WAY WITH CADMIUM PLATED SCREWS. INSTALL FLASHING ("NERVASTRAL 11.D") AS SHOWN.

STRUCTURAL STEEL

- ALL STRUCTURAL STEEL SHALL BE DOMESTIC A.S.T.M. A-36 AND CONFORM TO STANDARD A.I.S.C. SPECIFICATIONS.
- 2 ALL CONNECTIONS TO BE FIELD AND SHOP WELDED AND TO DEVELOP MEMBER IN SHEAR.
- 3. NO SPLICES PERMITTED UNLESS APPROVED BY THE ENGINEER.
- △ PIPE COLUMNS TO BE B.O.C.A. CERTIFIED A.S.T.M. A500-84 BY "PORTLAND COLUMN" OR EQUAL.
- SHOP COAT ALL STRUCT. STEEL WITH "RUSTOLEUM 1069 RED PRIMER" OR ZINC CHROMATE. FIELD COAT ALL STEEL WITH SAME PAINT. TOUCH UP ALL WELDS AND ABRASIONS IN FIELD WITH THE SAME.
- 6. BOLTS SHALL BE HIGH STRENGTH CONFORMING TO A.S.T.M. A-325
- WELDING ELECTRODES SHALL CONFORMTO A.S.T.M. AWS 5.5, H70XX SERIES. REFER TO PLANS FOR LIVE LOADS AND WIND VELOCITIES.
- 8. WELDERS SHALL CARRY EVIDENCE OF QUALIFICATION WITHIN THE PAST 12 MONTHS UNDER THE AWS PROCEDURE FOR THE TYPE OF WORK REQUIRED.
- g ALL EXPOSED STEEL SHALL BE GROUND SMOOTH AND FREE OF ANY ROUGH OR SHARP EDGES.
- 10 BOLTED & WELDED CONNECTIONS NOT DETAILED ON PLANS TO BE DESIGNED BY STEEL FABRICATOR'S ENGINEER TO WITHSTAND LOADING CONDITIONS PLACED ON MEMBER.

WOOD FRAME CONST.

AM. SOFTWOOD LUMBER STD. PS20 (U.S. DEPT. COMM.) S45, 19% MOISTURE AT TIME OF DRESSING. STRUCT. LUMBER AND ITS FASTENING SHALL BE ADEQUATELY ASSEMBLED TO SAFELY SUSTAIN ALL IMPOSED LOADS. ALL LUMBER USED FOR LOAD SUPPORTING PURPOSES SHALL BE IDENTIFIED BY THE TRADEMARK OF A LUMBER GRADING INSPECTION AGENCY. GRADING PRACTICES AND ID. SHALL BE IN ACCORDANCE WITH RULES PUBLISHED BY AN AGENCY RECOGNIZED AS BEING COMPETENT.

(a) SIZES OF STRUCTURAL MEMBERS: ALL LUMBER SIZES SPECIFIED ARE NOMINAL SIZES. ACTUAL SIZES ARE SHOWN ON THE FLOOR PLANS.

(b)STRUCTURAL POSTS: ALL ISOLATED STRUCTURAL POSTS SHALL HAVE 6 SMOKE DETECTORS SHALL BE WIRED TOGETHER TO SOUND ALARM A MINIMUM DIMENSION OF FOUR (4) INCHES.

(c) STRUCTURAL FRAMING: NO.1 GRADE, FB-1150 P.S.I. MIN. (CANADIAN

ENGINEERED LUMBER:

8 CABLE TELEVISION SERVICE SHALL BE WIRED TO EVERY TELEVISION ALL ENGINEERED LUMBER TO BE BY GEORGIA-PACIFIC. LVL TO BE GEORGIA PACIFIC 2.0E G-P LAM LVL. ALL CONNECTIONS AND INSTALLATION PER MANUFACTURERS REQUIREMENTS.

JOIST HANGERS:

ALL 2X AND WOOD 'I' JOISTS THAT ARE FLUSH MOUNTED TO BEAMS TO BE HUNG ON FACE MOUNTED METAL HANGERS. HANGERS TO BE BY SIMPSON-STRONG TIE CONNECTORS OR APPROVED EQUAL. INSTALLATION AND NAILING REQUIREMENTS AS PER MANUFACTURERS RECOMMENDATIONS.

FABRICATION:

CONNECTIONS: ALL CONNECTIONS SHALL BE FABRICATED WITH APPROVED TIMBER CONNECTORS, BOLTS, LAG SCREWS, SPIKES AND NAILS IN ACCORDANCE WITH ACCEPTED ENG. PRACTICE. BOLTED CONNECTIONS SHALL BE SNUGGED UP TIGHTLY WITHOUT CRUSHING WOOD FIBERS UNDER THE WASHERS. ALL NAILED CONN. SHALL MEET THE MINIMUM REQ'TS OF 'FASTENER SCHEDULE' R602.3(1) OF IRC 2015.

BRACING: THE CORNER POSTS SHALL BE THE EQUIVALENT OF NOT LESS THAN THREE (3) PIECES OF TWO (2) BY FOUR (4) INCH STUDS BRACED BY NOT LESS THAN ONE (1) PIECE OF ONE (1) BY FOUR (4) INCH CONTINUOUS DIAGONAL BRACE LET INTO THE STUDS, OR APPROVED METAL "TEE" DIAGONAL BRACING, OR WALL SHEATHING.

AT-GRADE PROTECTION: ALL EXTERIOR WOOD FRAMEWORK, WHETHER STRUCTURAL OR NON-LOADBEARING, SHALL BE SUPPORTED ON APPROVED FOUNDATION WALLS AT LEAST EIGHT (8) INCHES ABOVE THE FINISHING GRADE. WHERE CLIMATIC CONDITIONS OR THE GEOGRAPH-ICAL LOCATION REQ. ADDITIONAL CONTROL MEASURES TO PROTECT BLDGS AND STRUCTURES AGAINST DECAY AND TERMITE ATTACK SHALL MEET THE PROVISIONS OF SECTIONS R323 & R324 OF IRC 2015 USED.

SHEATHING

ROOF SHEATHING:

1/2" THICK, APA SPAN RATED, EXTERIOR GRADE, MAX. RAFTER OR TRUSS SPACING 16" O.C.; EDGES SHALL BE BLOCKED WITH LUMBER OR OTHER APPROVED TYPE OF EDGE SUPPORTS; EXTERIOR TYPE SHALL BE USED WHEN EXPOSED TO WEATHER; FACE GRAIN PARALLEL TO SUPPORTS.

FLOOR SHEATHING:

APA STURD-I-FLOOR, 3/4" T&G - INTERIOR GRADES; MAX. JOISTS SPACING 16" O.C.; EDGES SHALL BE BLOCKED WITH LUMBER OR OTHER APPROVED TYPE OF EDGE SUPPORTS; EXTERIOR TYPE SHALL BE USED WHEN EXPOSED TO WEATHER ; FACE GRAIN PARALLEL TO SUPPORTS. PROVIDE ADDITIONAL 1/2" PLYWOOD SUBFLOOR AT CERAMIC TILE LOCATIONS.

WALL SHEATHING:

1/2" THICK, APA SPAN RATED, EXTERIOR GRADE, MAX. WALL FRAMING SPACING 16" O.C.; EDGES SHALL BE BLOCKED WITH LUMBER OR OTHER APPROVED TYPE OF EDGE SUPPORTS; FACE GRAIN PARALLEL TO SUPPORTS.

FLASHING

ALL ROOF TO WALL INTERSECTIONS & ROOF VALLEYS TO GET ALUMINUM, COPPER OR RUBBER MEMBRANE FLASHING TO DIRECT WATER AWAY FROM CONNECTION AND TO PREVENT THE INFILTRATION OF WATER INTO STRUCTURE.

PROTECTION AGAINST DECAY AND TERMITES

WOOD IN CONTACT WITH THE GROUND:

ALL WOOD IN CONTACT WITH THE GROUND AND/OR SUPPORTING PERMANENT STRUCTURES SHALL BE APPROVED TREATED WOOD.

ALL SILLS WHICH REST ON CONCRETE OR MASONRY EXTERIOR WALLS OR ARE LESS THAN EIGHT (8) INCHES FROM EXPOSED EARTH SHALL BE OF APPROVED DURABLE OR TREATED WOOD. ALL SILLS IN CONTACT WITH CONCRETE OR MASONRY TO BE SET ON A CONTINUOUS SILL

ELECTRICAL

- ALL CONVENIENCE OUTLETS WITH SWITCHES TO BE SWITCHED AT TOP
- 2 ALL SWITCHES TO BE 3'-10" ABOVE FINISHED FLOOR TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.

3 ALL CONVENIENCE OUTLETS ARE TO BE 1'-6" ABOVE FINISHED FLOOR

- TO CENTERLINE OF OUTLET UNLESS OTHERWISE NOTED. ALL INTERIOR WALL BRACKET FIXTURES TO BE AT 6'-6" ABOVE FINISHED FLOOR TO CENTERLINE OF FIXTURE. (6'-10" AT BATHROOM MIRRORS)
- ALL EXTERIOR WALL BRACKET FIXTURES TO BE AT 6'-6" ABOVE FINISHED FLOOR TO CENTERLINE OF FIXTURE (U.O.N.)
- AND BE AC HARDWIRED WITH BATTERY BACKUP.
- VERIFY LOCATION OF ALL RECEPTACLES FOR APPLIANCES WITH MANUFACTURER'S SPECIFICATIONS.
- RECEPTACLE, UNLESS OTHERWISE INSTRUCTED BY OWNER. Q ALL ELECTRICAL INSTALLATION SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE. ALL MATERIAL AND EQUIREMENT SHALL BEAR THE LABEL OR APPROVAL OF THE UNDERWRITERS
- LABORATORIES, INC. 10 ELECTRICAL CONTRACTOR SHALL, BEFORE CONSTRUCTION, VERIFY SPACE REQUIRED FOR METER INSTALLATION AND SHALL NOTIFY GENERAL CONTRACTOR AND ARCHITECT OF ANY CONFLICTS.
- 1 1 GROUND FAULT INTERRUPTS SHALL BE PROVIDED AT ALL BATHROOM AND KITCHEN OUTLETS AS PER SECTION 210-8 OF N.E.C.

HVAC

- INDIVIDUAL AIR CONDITIONING UNITS MUST HAVE ADEQUATE RETURN
- 2 ALL LAVATORIES AND BATHS SHALL BE MECHANICALLY VENTILATED THROUGH NON-COMBUSTIBLE DUCTS TO PROVIDE ONE CHANGE OF AIR EVERY 12 MINUTES.
- 3 AIR-CONDITIONER CONDENSER PADS MUST BE CONCRETE.
- DESIGN LOADS DO NOT INCLUDE SUPERIMPOSED LOADS SUCH AS A/C UNIT AND OTHER MECHANICAL EQUIPMENT. SHOP DRAWINGS OF EQUIPMENT AND PROPOSED SUPPORT FRAMING SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL.
- ALL HVAC EQUIPMENT AND DUCT WORK SHALL COMPLY WITH ALL APPLICABLE STATE, NATIONAL AND LOCAL CODES

PLUMBING

- ALL PLUMBING FIXTURES TO BE SELECTED BY OWNER- PROVIDED & INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED ON THESE
- 2. ALL PLUMBING TO COMPLY WITH THE 2020 PLUMBING CODE OF NEW YORK STATE.

NOTES:

- THE PLANS AND SPECIFICATIONS ARE NOT INTENDED TO DEPICT EACH AND EVERY CONDITION OR DETAIL OF CONSTRUCTION. AS THE KNOWLEDGEABLE PARTY IN THE FIELD, THE CONTRACTOR SHALL VERIFY THAT ALL CONSTRUCTION IS COMPLETED IN A MANNER WHICH WILL PROVIDE A WATERTIGHT STRUCTURE.
- ALL STRUCTURES ARE SUBJECT TO WEAR AND TEAR AND ENVIRONMENTAL AND MAN-MADE EXPOSURES. AS A RESULT, ALL STRUCTURES REQUIRE REGULAR AND FREQUENT MONITORING AND MAINTENANCE TO PREVENT DAMAGE AND DETERIORATION. SUCH MONITORING AND MAINTENANCE IS THE SOLE REPSONSIBLITY OF THE OWNER. THE DESIGN PROFESSIONAL SHALL HAVE NO RESPOSIBILITY FOR SUCH ISSUES OR RESULTING DAMAGES. IF ROUTINE INSPECTIONS AND MAINTENANCE OF THE PROJECT ARE NOT PROPERLY PERFORMED DAMAGE (I.E. MOLD) TO THE STRUCTURES MAY OCCUR AND THE DESIGN PROFESSIONAL CANNOT BE HELD RESPONSIBLE FOR ANY RESULTANT DAMAGE.

WINDOW INSTALLATION

WINDOWS SHALL BE INSTALLED AND FLASHED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. WRITTEN INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE MANUFACTURER FOR EACH WINDOW

2020 ENERGY CODE

CLIMATE ZONE 5	
ASSEMBLY:	MIN. VALUE INSTALLED
FENESTRATION	U-0.30
SKYLIGHT	U-0.55
GLAZED FENESTRATION SHGC	N/F
WALL	R-20
ROOF/CEILING (ENERGY TRUSS)	R-42
FLOOR	
BASEMENT WALL (HEATED BASEMENT)	R-15/R-19 CAVIT\
PERIMETER INSULATION FOR SLAB ON GRADE	
BASEMENT DIM IOIST	R-20 LINEACED EASTENED

- R-20 UNFACED FASTENED - WINDOWS SHALL HAVE A MAXIMUM INFILTRATION RATE OF 0.5
- CFM/LINEAL FT. OF CRACK RESIDENTIAL DOORS SHALL HAVE A MAXIMUM INFILTRATION RATE OF 1.25 CFM/LINEAL SQ. FT. OF DOOR
- SLIDING DOORS SHALL HAVE A MAXIMUM INFILTRATION RATE OF 0.5 CFM/S.F. OF DOOR CAULK ALL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES,

BETWEEN WALL CAVITIES AND WINDOW AND DOOR FRAMES.

HVAC & DUCTS- (TO MEET IECC R403.3) DUCTS MUST BE TESTED FOR TIGHTNESS AS SPECIFIED IN IECC - 403.3.3 & 403.3.4. SUPPLY DUCTS IN ATTICS AND UNCONDITIONED SPACES SHALL BE SEALED AND INSULATED WITH R-8. DUCTS < 3" IN DIA. SHALL BE SEALED TO A MIN OF R-6 (EXCEPT DUCTS THAT ARE LOCATED COMPLETELY WITHIN A BUILDING THERMAL ENVELOPE)

HVAC SYSTEM MUST BE PROPERLY SIZED USING A PROCEDURE LIKE ACCA MECHANICAL SYSTEM PIPING MUST BE INSULATED TO A MIN OF R-3

A MIN OF 75% OF LAMPS IN PERMANENTLY INSTALLED FIXTURES MUST BE HIGH-EFFICACY AS DEFINED IN THE IECC

Building Codes

CONSTRUCTION CODES IN EFFECT

• 2020 INTERNATIONAL RESIDENTIAL CODE OF NEW YORK STATE • 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF N.Y. STATE 2020 EXISTING BUILDING CODE OF NEW YORK STATE

• 2017 NATIONAL ELECTRIC CODE • TITLE 19 (NYCRR) - PART 1220 - RESIDENTIAL CODE

• 2020 PLUMBING CODE OF NEW YORK STATE

USE GROUP: TYPE OF CONSTRUCTION: 5B, COMBUSTIBLE STRUCTURAL DESIGN LOADS:

ROOF: 30 P.S.F. LIVE LOAD + 12 P.S.F. DEAD LOAD FLOOR (FIRST): 40 P.S.F. LIVE LOAD + 10 P.S.F. DEAD LOAD FLOOR (SECOND): 30 P.S.F. LIVE LOAD + 10 P.S.F. DEAD LOAD DECK: 60 P.S.F. LIVE LOAD + 10 P.S.F. DEAD LOAD ATTIC (LIMITED STORAGE): 15 P.S.F. LIVE LOAD + 10 P.S.F. DEAD LOAD

HABITABLE AREA S.F.

2750 S.F. FIRST FLOOR AREA: **SECOND FLOOR AREA:** 2390 S.F. **TOTAL HOUSE AREA:** 5140 S.F.

22.5' TO EAVE

NUMBER OF BEDROOMS: **HEIGHT OF STRUCTURE: NUMBER OF STORIES:**

New Single Family Residence for

Samuel and Leah Backenroth

2 Tammy Road New Hempstead, NY 10977

TAX MAP# 32.19-2-4.3

Jeremy Court Village of Wesley Hills Town of Ramapo Rockland County, NY

KEVIN BRODIE ARCHITECT 218 SPRING STREET MONROE, NY 10950 TEL: 845-928-2504 EMAIL: KBROD7@OPTONLINE.NET

RESIDENTIAL AND COMMERCIAL DESIGN NEW CONSTRUCTION - ADDITIONS - RENOVATIONS

Issues and Revisions Issues and Revisions No. Date By Check 1. 12/22/23 CONCEPT REVIEW KB KB 2. 5/1/24 BIDS KB KB 3. 6/17/24 PERMIT REVIEW KB KB Registration and Signature

Drawing Description: Cover Page 1 Project Number: 2332 Computer File: A0.01 Scale

Kevin Brodie

NY License No: 027039

FOUNDATION NOTES:

1. FOUNDATIONS PLACED ON UNDISTURBED SOIL AT ELEVATIONS INDICATED TO ARE DESIGNED FOR AN ALLOWABLE NET BEARING PRESSURE OF 2,500 P.S.F.

2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WHERE BOTTOM OF FOOTING ELEVATION IS CHANGED AND OBTAIN REDESIGN OF THE FOUNDATION AND RETAINING WALLS AS REQUIRED.

3. ALL FILL REQUIRED BELOW ANY PORTION OF THE STRUCTURE SHALL BE COMPATED IN 9" LIFTS TO AT LEAST 98% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. REMOVE UNSUITABLE FILL AND REPLACE WITH CONTROLLED FILL AS REQUIRED FOR SOUND PLACEMENT OF FOUNDATIONS.

4. SOIL - SUPPORTED FOOTINGS SHALL BE FOUNDED UPON UNDISTURBED NATURAL SUPPORTED FOR CONTROLLED COMPACTED FILL WITH A MINIMUM.

NATURAL SUBGRADE (OR CONTROLLED COMPACTED FILL) WITH A MINIMUM BEARING CAPACITY AS NOTED AND AS FIELD VERIFIED AND APPROVED BY A REGISTERED SOIL ENGINEER. THE BOTTOM OF THE FOOTING ELEVATIONS AND BEARING CAPACITIES AS SHOWN ON THE DRAWINGS ARE ESTIMATED AND WILL REQUIRE VERIFICATION. FINAL, EXACT ELEVATIONS AND BEARING CAPACITIES SHALL BE FIELD DETERMINED.

5. CENTER ALL FOOTINGS UNDER THEIR RESPECTIVE COLUMNS UNLESS SHOWN OTHERWISE.

REINFORCED CONCRETE:

 COMPLY WITH ACI 301 AND 318.
 ALL CAST IN PLACE CONCRETE SHALL BE CONTROLLED CONCRETE AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS FOLLOWS:

FOOTINGS: 3500 P.S.I.
POURED WALLS: 3500 P.S.I.
SLABS ON GRADE: 3500 P.S.I.
SLAB ON METAL DECK: 3500 P.S.I

3. USE NORMAL WEIGHT CINCRETE FOR ALL STRUCTURAL MEMBERS U.O.N.
4. CONCRETE REINFORCEMENT SHALL BE ASTM A615, GRADE 60 DEFORMED REINFORCING STEEL. LAP BOTTOM STEEL OVER SUPPORTS AND TOP STEEL AT MIDSPAN, U.O.N.. HOOK DISCONTINUOUS ENDS OF ALL TOP BARS AND ALL BARS IN WALLS, U.O.N.

5. WHERE SPECIFIED, PROVIDE PLAIN, COLD-DRAWN ELECTRONICALLY WELDED WIRE REINFORCEMENT (WWF) CONFORMING TO ASTM A185. SUPPLY IN FLAT SHEETS ONLY. LAP SPLICE SHALL BE ONE CONTINUOUS WIRE SPACING PLUST TWO INCHES.

FDDTING SCHEDULE 24" x 24" x 16" DEEP CONC. FOOTING W/ (2) #4 BARS EACH WAY 30" x 30" x 16" DEEP CONC. FOOTING W/ (3) #5 BARS EACH WAY F3 36" x 36" x 16" DEEP CONC. FOOTING W/ (4) #5 BARS E.W. F4 42" x 42" x 16" DEEP CONC. FOOTING W/ (4) #5 BARS EACH WAY F5 48" x 48" x 16" DEEP CONC. FOOTING W/ (5) #5 BARS EACH WAY F6 60" x 60" x 16" DEEP CONC. FOOTING W/ (5) #5 BARS EACH WAY

GENERAL NOTES:

1. INSTALL SOLID BLOCKING AT ENDS OF JOISTS BEARING ONTO GIRDERS OR WALLS.

2. INSTALL METAL HANGERS AT ALL FLUSH JOIST/ BEAM CONNECTIONS

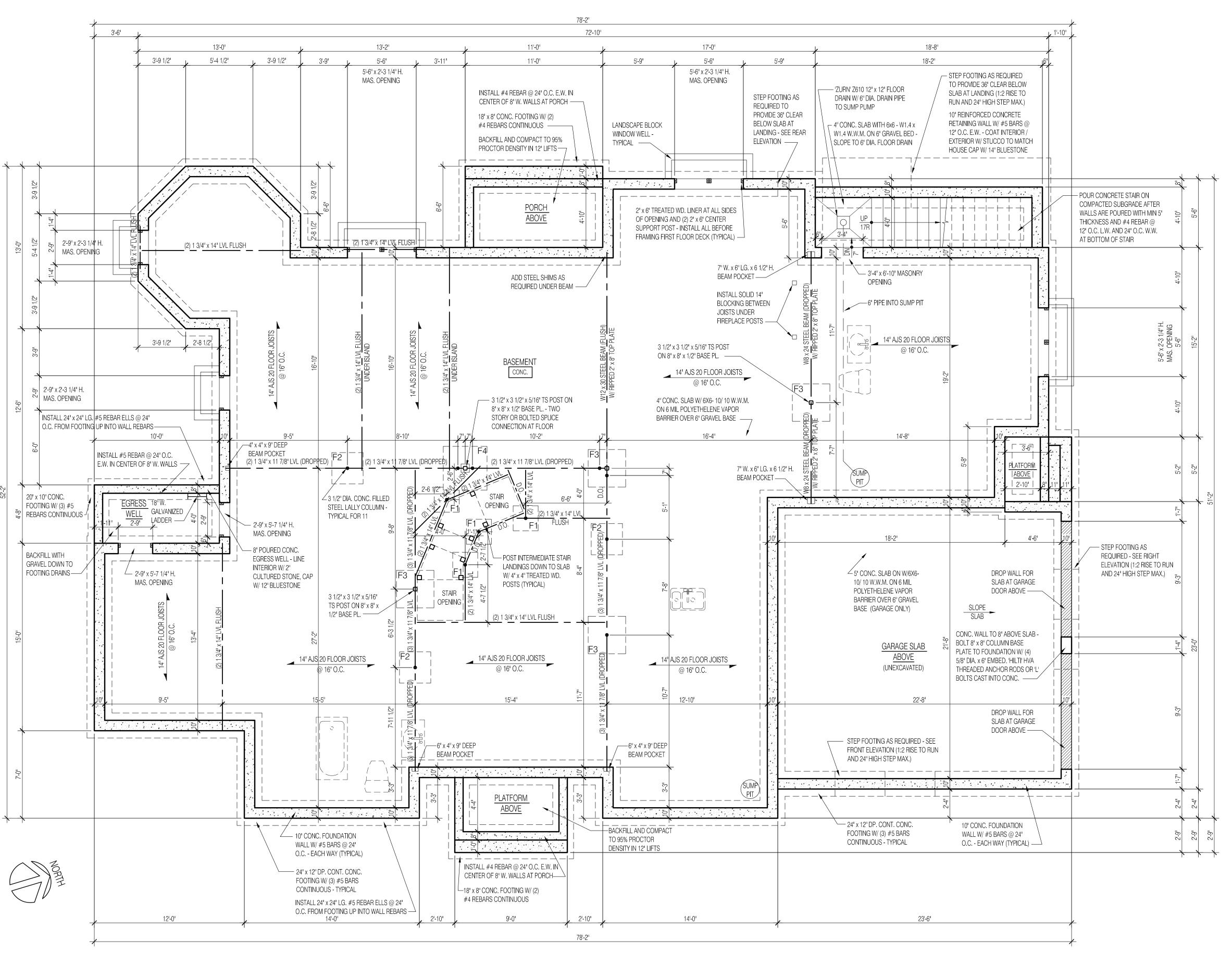
(6) #5 BARS EACH WAY

3. INSTALL METAL TENSION BRIDGING AT MID. PTS. OF ALL JOISTS.
4. SEE EXTERIOR ELEVATIONS FOR STEP FOOTING LOCATIONS.
5. APPLY RUBBERIZED MEMBRANE SPRAY ON WATERPROOFING WITH DRAINAGE (DIMPLE) BOARD OVER - TYPICAL AT ALL BELOW GRADE AREAS.

6. SLEEVE FOOTINGS FOR PERIMETER FOOTING DRAINS INTO SUMP PITS. INTERIOR FRENCH DRAINS GO INTO SEEPAGE PITS. PUMP TO FRONT SEEPAGE PIT. ALL LEADERS TO GRAVITY FLOW TO SEEPAGE PIT.

STEEL SHOP DRAWINGS:

STEEL FABRICATOR TO SUBMIT SHOP DRAWINGS
WITH ENGINEERED CONNECTIONS TO ARCHITECT
FOR REVIEW AND APPROVAL PRIOR TO
FABRICATION.



New Single
Family Residence
for

CLIEN

Samuel and Leah Backenroth

2 Tammy Road New Hempstead, NY 10977

TAX MAP# 32.19-2-4.3

Jeremy Court
Village of Wesley Hills
Town of Ramapo
Rockland County, NY

ARCHITECT

KEVIN BRODIE

ARCHITECT

218 SPRING STREET

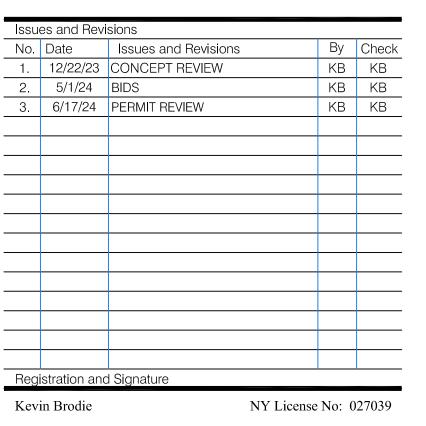
MONROE, NY 10950

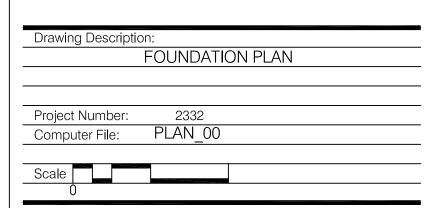
TEL: 845-928-2504

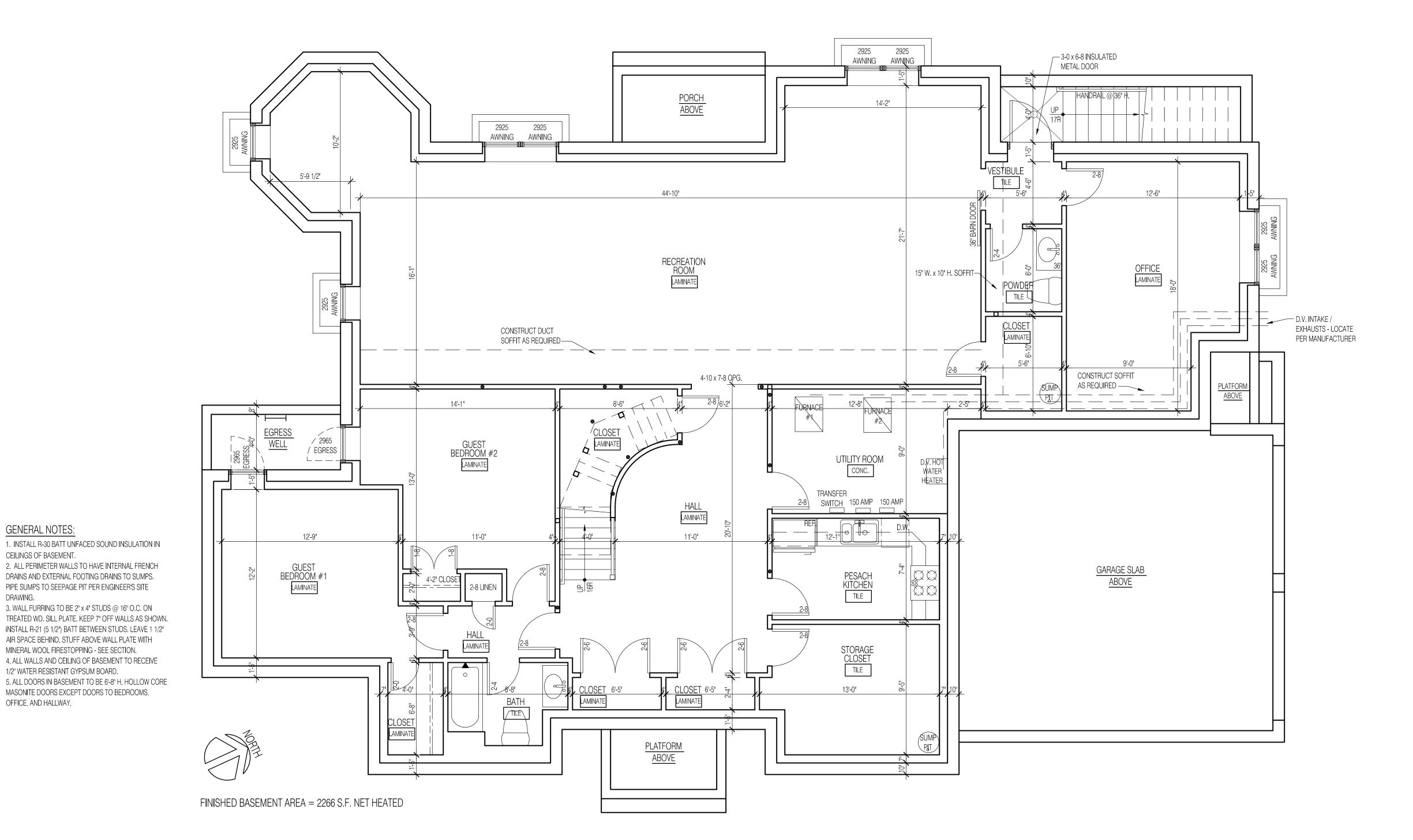
EMAIL: KBROD7@OPTONLINE.NET

RESIDENTIAL AND COMMERCIAL DESIGN
NEW CONSTRUCTION - ADDITIONS - RENOVATIONS

CONCLUTANT







Samuel and Leah Backenroth

2 Tammy Road New Hempstead, NY 10977

TAX MAP# 32.19-2-4.3

Jeremy Court Village of Wesley Hills Town of Ramapo Rockland County, NY

KEVIN BRODIE ARCHITECT 218 SPRING STREET MONROE, NY 10950 TEL: 845-928-2504 EMAIL: KBROD7@OPTONLINE.NET

RESIDENTIAL AND COMMERCIAL DESIGN NEW CONSTRUCTION - ADDITIONS - RENOVATIONS

CONSULTANT

Issues and Revisions No. Date Issues and Revisions By Check 1. 12/22/23 CONCEPT REVIEW KB KB 2. 5/1/24 BIDS KB KB 3. 6/17/24 PERMIT REVIEW KB KB Registration and Signature Kevin Brodie NY License No: 027039

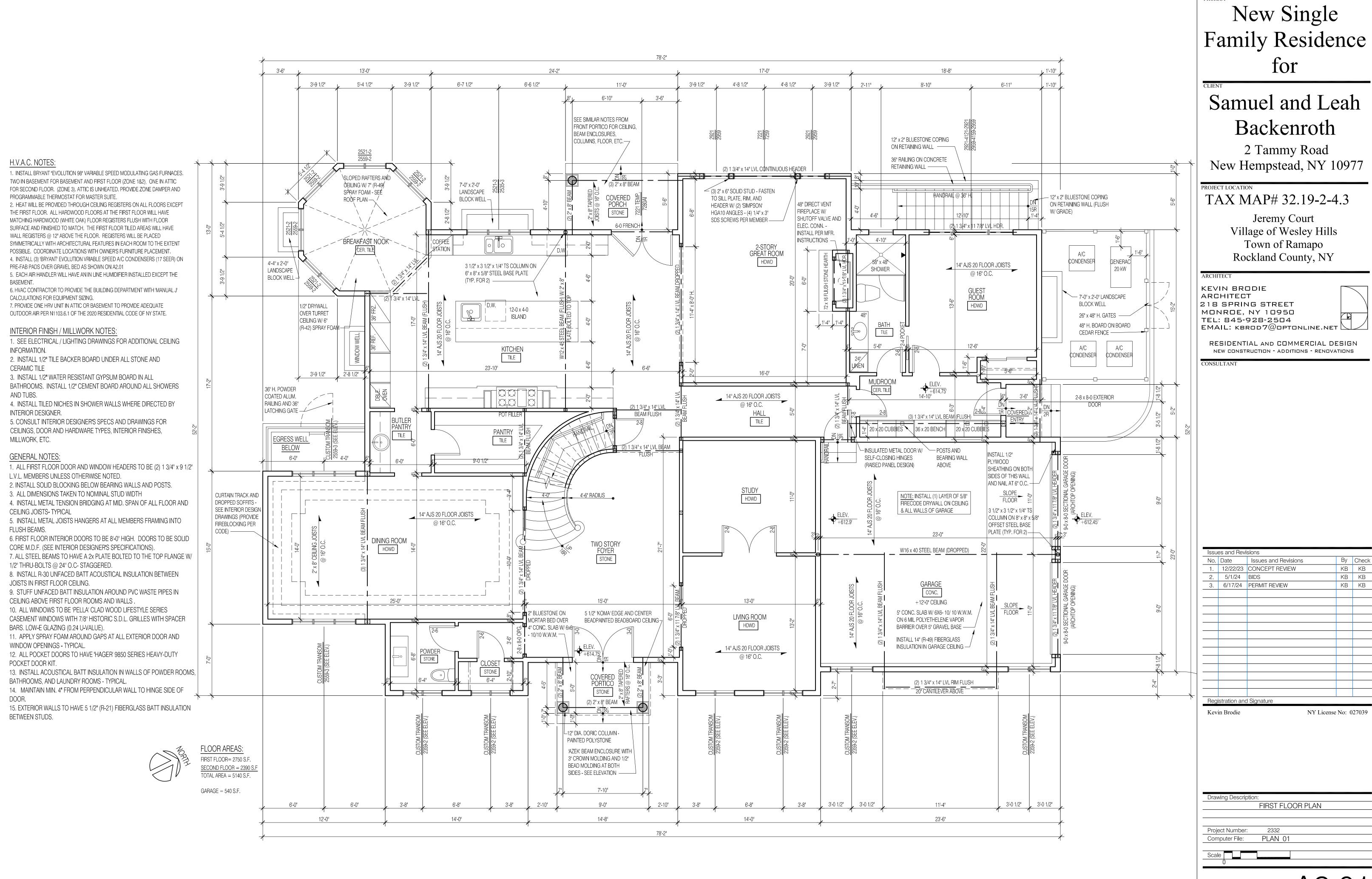
Drawing Description: BASEMENT FRAMING PLAN Project Number: PLAN_00 Computer File:

GENERAL NOTES:

CEILINGS OF BASEMENT.

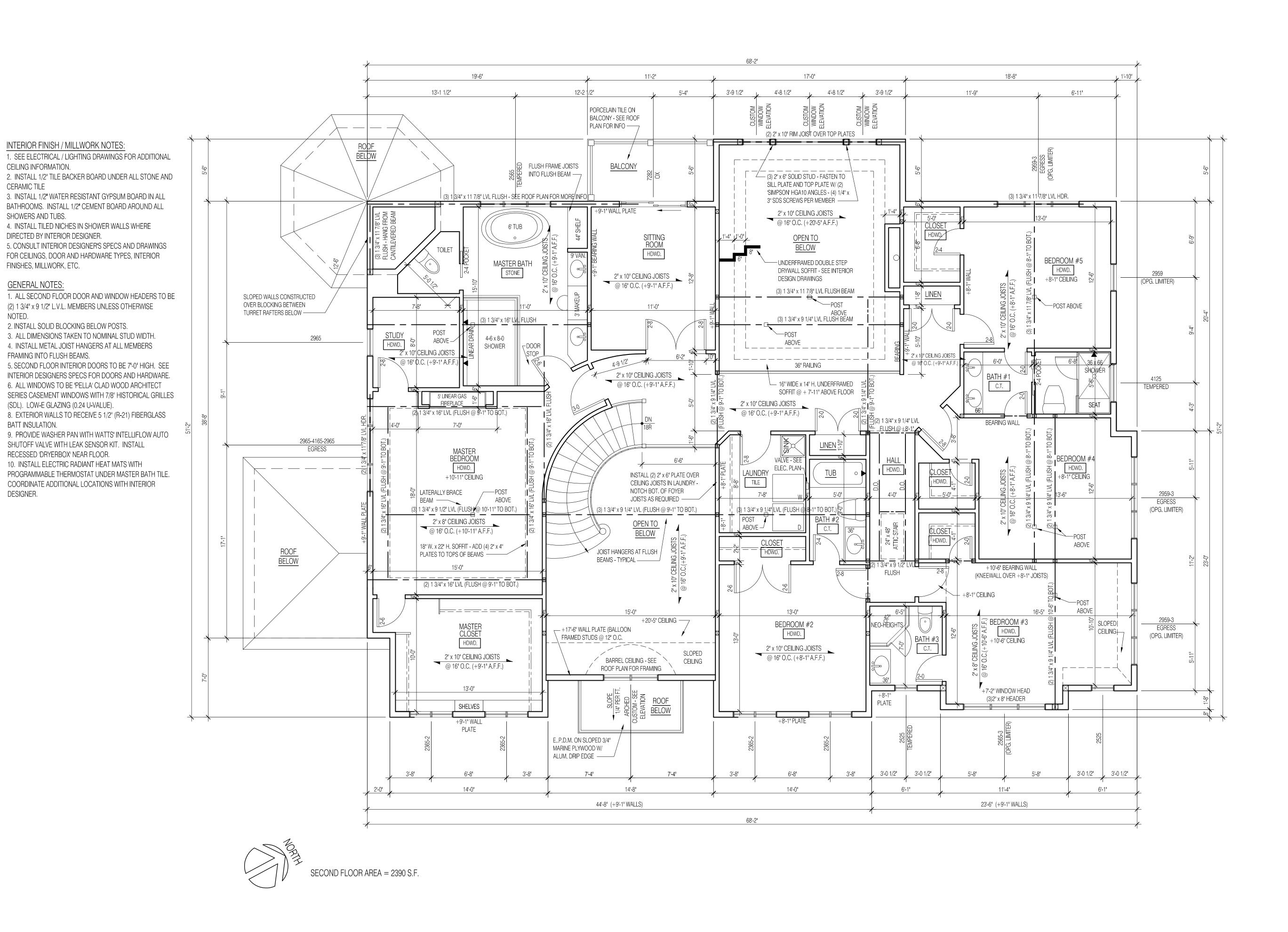
1/2" WATER RESISTANT GYPSUM BOARD.

OFFICE, AND HALLWAY.



FIRST FLOOR PLAN

 $A2.0^{-1}$



CLIEN

Samuel and Leah Backenroth

2 Tammy Road New Hempstead, NY 10977

ROJECT LOCATION

TAX MAP# 32.19-2-4.3

Jeremy Court
Village of Wesley Hills
Town of Ramapo
Rockland County, NY

ARCHITECT

KEVIN BRODIE

ARCHITECT

218 SPRING STREET

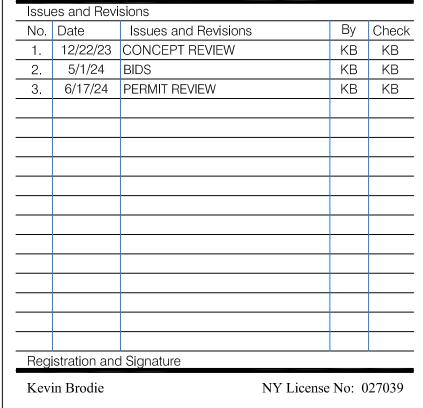
MONROE, NY 10950

TEL: 845-928-2504

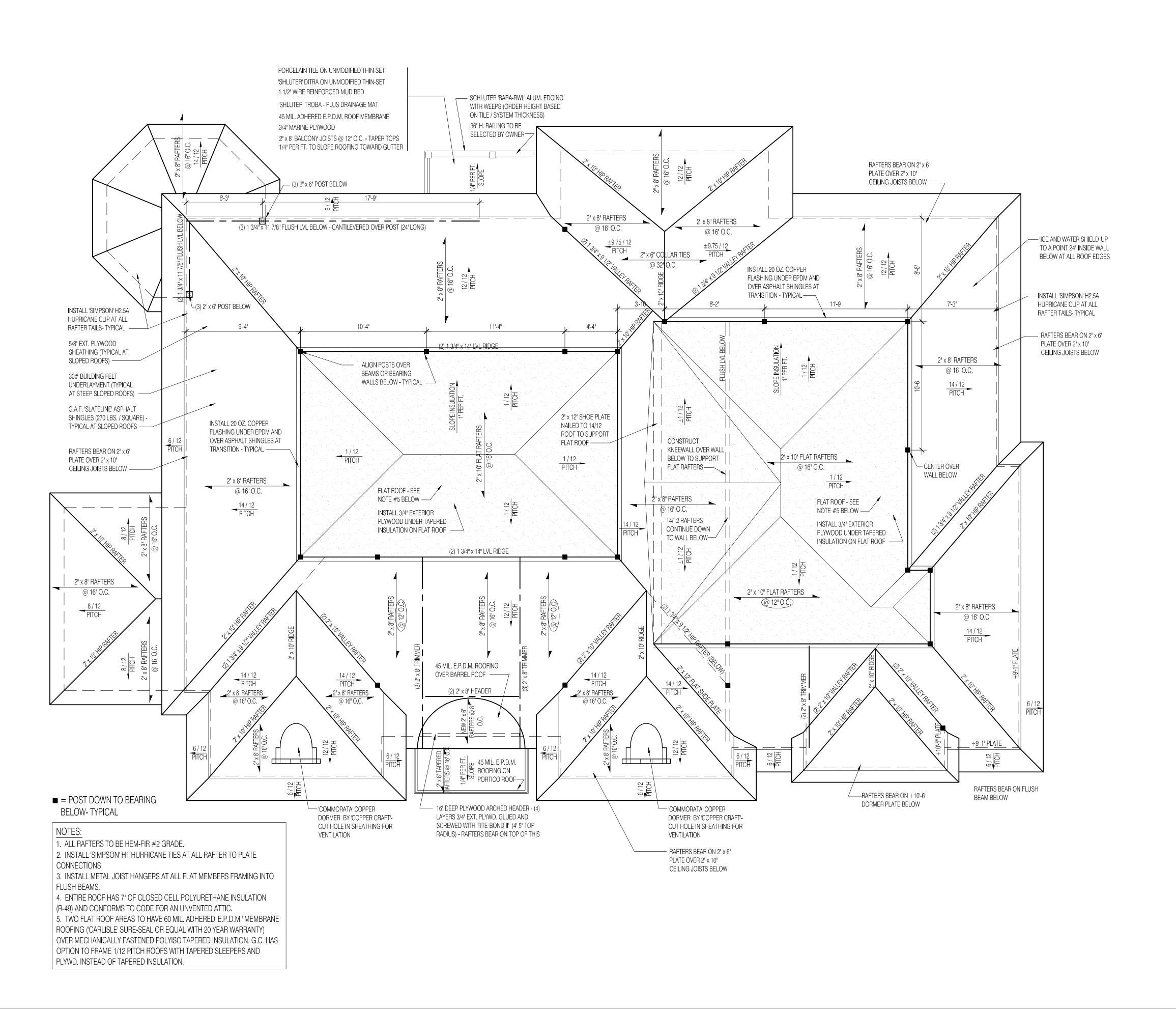
EMAIL: KBROD7@OPTONLINE.NET

RESIDENTIAL AND COMMERCIAL DESIGN NEW CONSTRUCTION - ADDITIONS - RENOVATIONS

CONSULTANT



Project Number: 2332
Computer File: PLAN 01



CLIEN

Samuel and Leah Backenroth

2 Tammy Road New Hempstead, NY 10977

PROJECT LOCATION

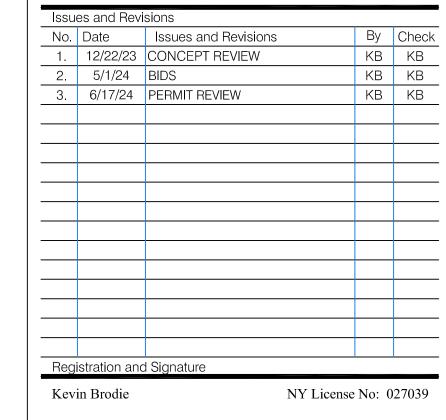
TAX MAP# 32.19-2-4.3

Jeremy Court
Village of Wesley Hills
Town of Ramapo
Rockland County, NY

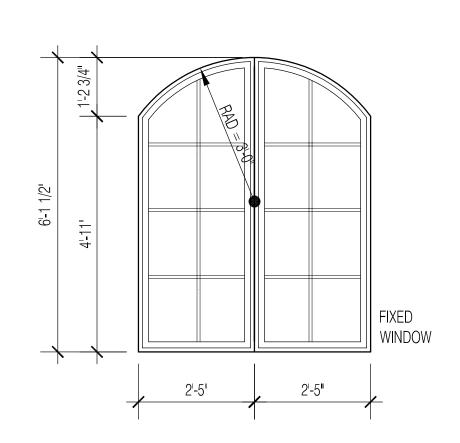


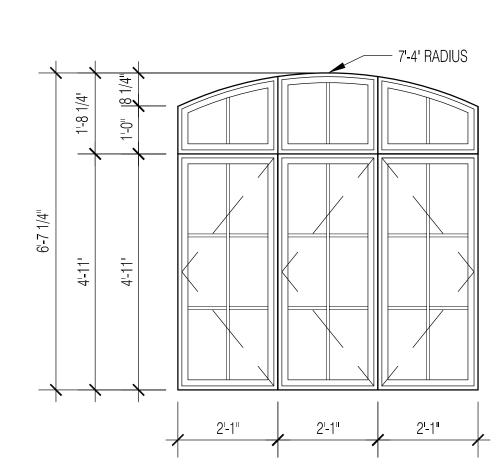
RESIDENTIAL AND COMMERCIAL DESIGN NEW CONSTRUCTION - ADDITIONS - RENOVATIONS

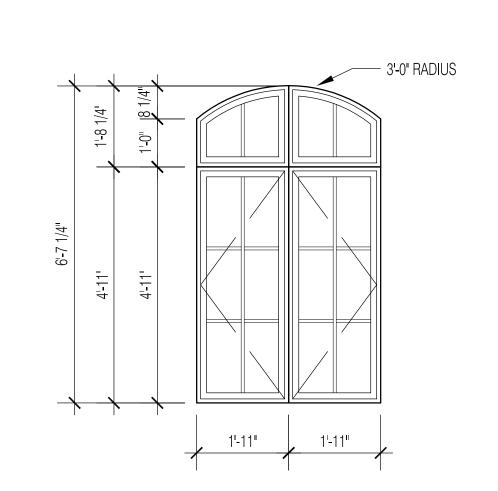
CONSULTANT

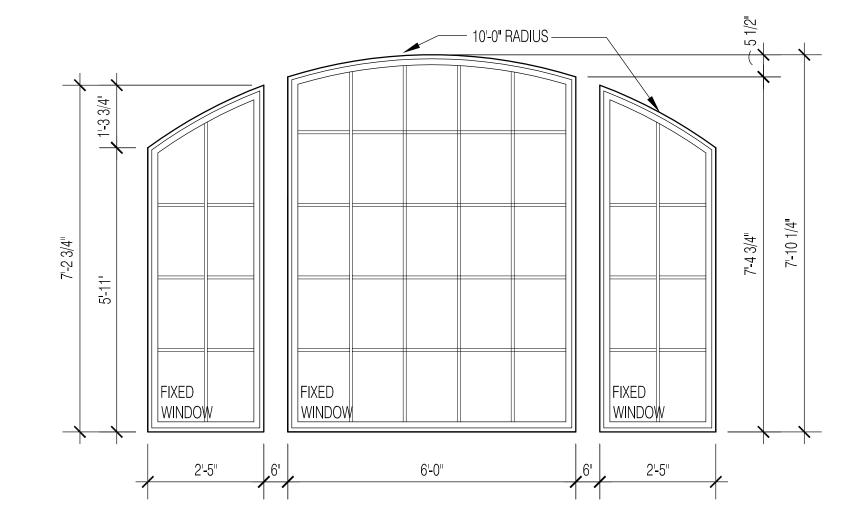


Project Number: 2332
Computer File: PLAN 01









FOYER WINDOW ELEVATION 2 SCALE: 1/2"=1'-0"

D.R. WINDOW ELEVATION 3

FRONT WINDOW ELEVATION 4 SCALE: 1/2"=1'-0"

FAMILY ROOM WINDOW ELEVATION SCALE: 1/2"=1'-0"

New Single Family Residence for

Samuel and Leah Backenroth

2 Tammy Road New Hempstead, NY 10977

TAX MAP# 32.19-2-4.3

Jeremy Court Village of Wesley Hills Town of Ramapo Rockland County, NY

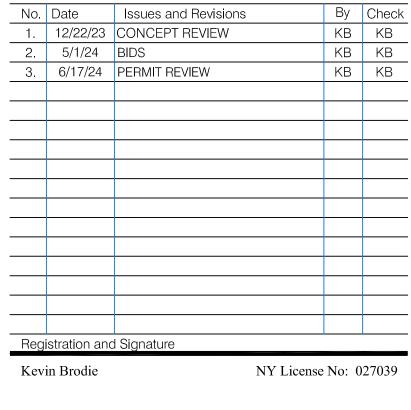
KEVIN BRODIE

ARCHITECT 218 SPRING STREET MONROE, NY 10950 TEL: 845-928-2504 EMAIL: KBROD7@OPTONLINE.NET

RESIDENTIAL AND COMMERCIAL DESIGN NEW CONSTRUCTION - ADDITIONS - RENOVATIONS

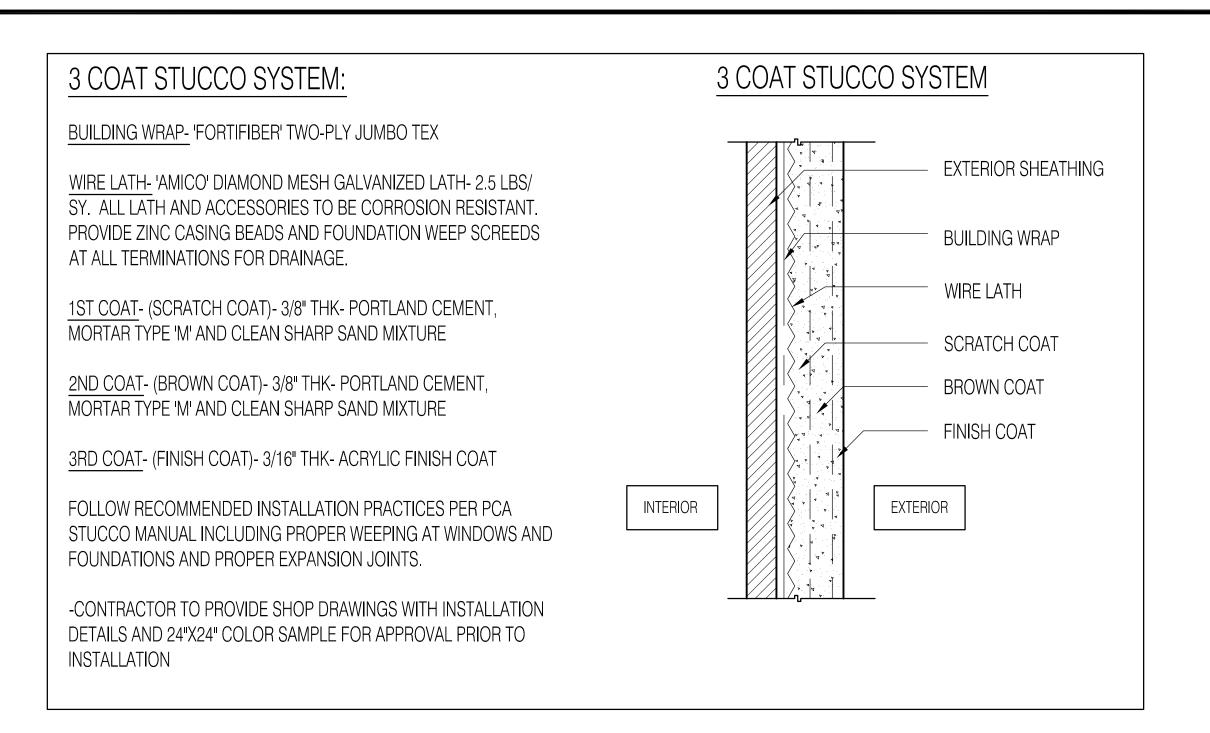
Issues and Revisions



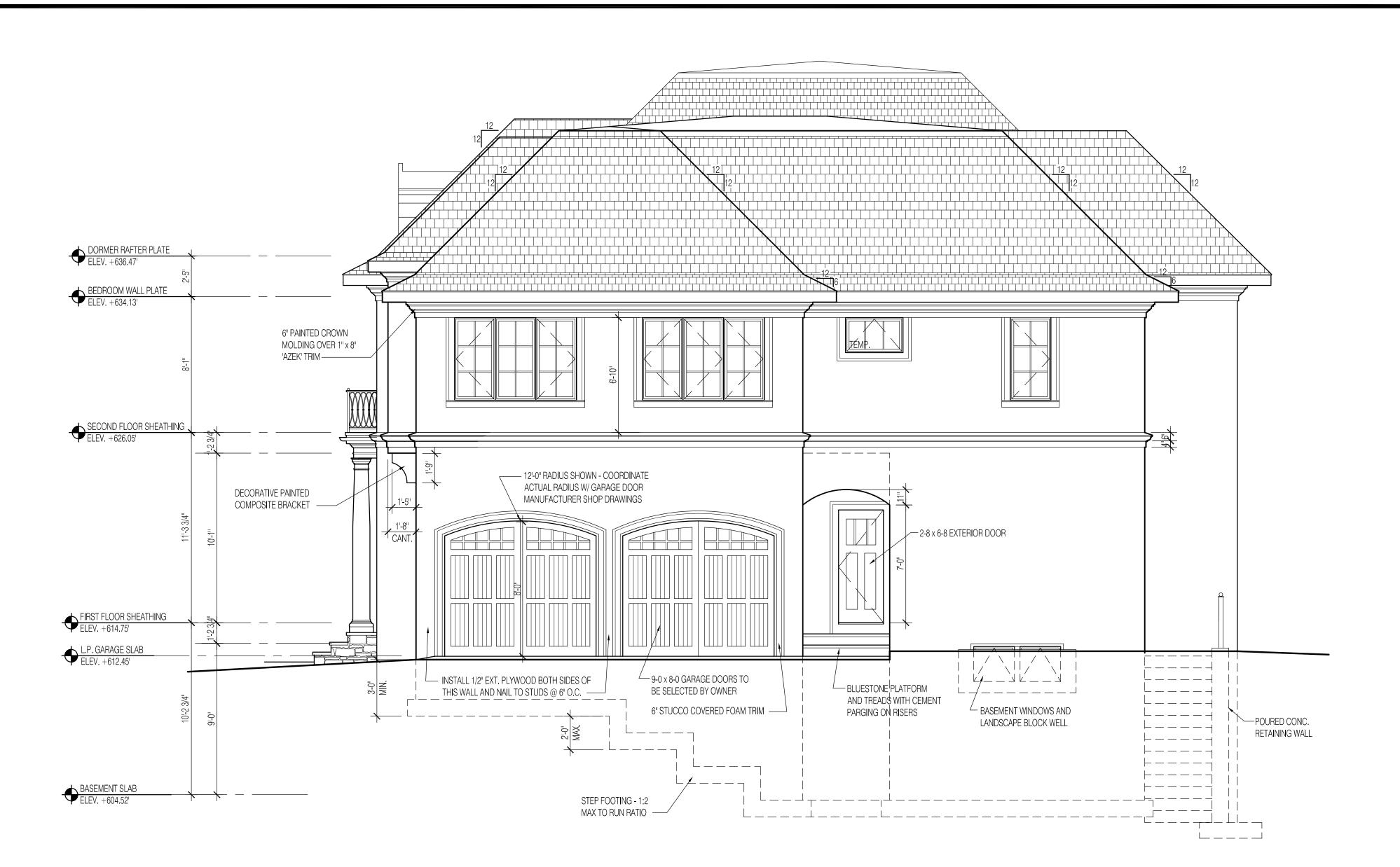


Drawing Description: EAST ELEVATION Project Number ELEV 00 Computer File:

FRONT (EAST) ELEVATION
SCALE: 1/4"=1'-0"



2 CEMENT STUCCO DETAIL



New Single
Family Residence
for

CLIEN

Samuel and Leah Backenroth

2 Tammy Road New Hempstead, NY 10977

ROJECT LOCATION

TAX MAP# 32.19-2-4.3

Jeremy Court
Village of Wesley Hills
Town of Ramapo
Rockland County, NY

KEVIN BRODIE ARCHITECT

ARCHITECT 218 SPRING STREET MONROE, NY 10950 TEL: 845-928-2504 EMAIL: KBROD7@OPTONLINE.NET

RESIDENTIAL AND COMMERCIAL DESIGN
NEW CONSTRUCTION - ADDITIONS - RENOVATIONS

CONCLUTANT

Issues and Revisions

No. Date Issues and Revisions

1. 12/22/23 CONCEPT REVIEW

2. 5/1/24 BIDS

3. 6/17/24 PERMIT REVIEW

KB KB

KB KB

RB KB

Drawing Description:

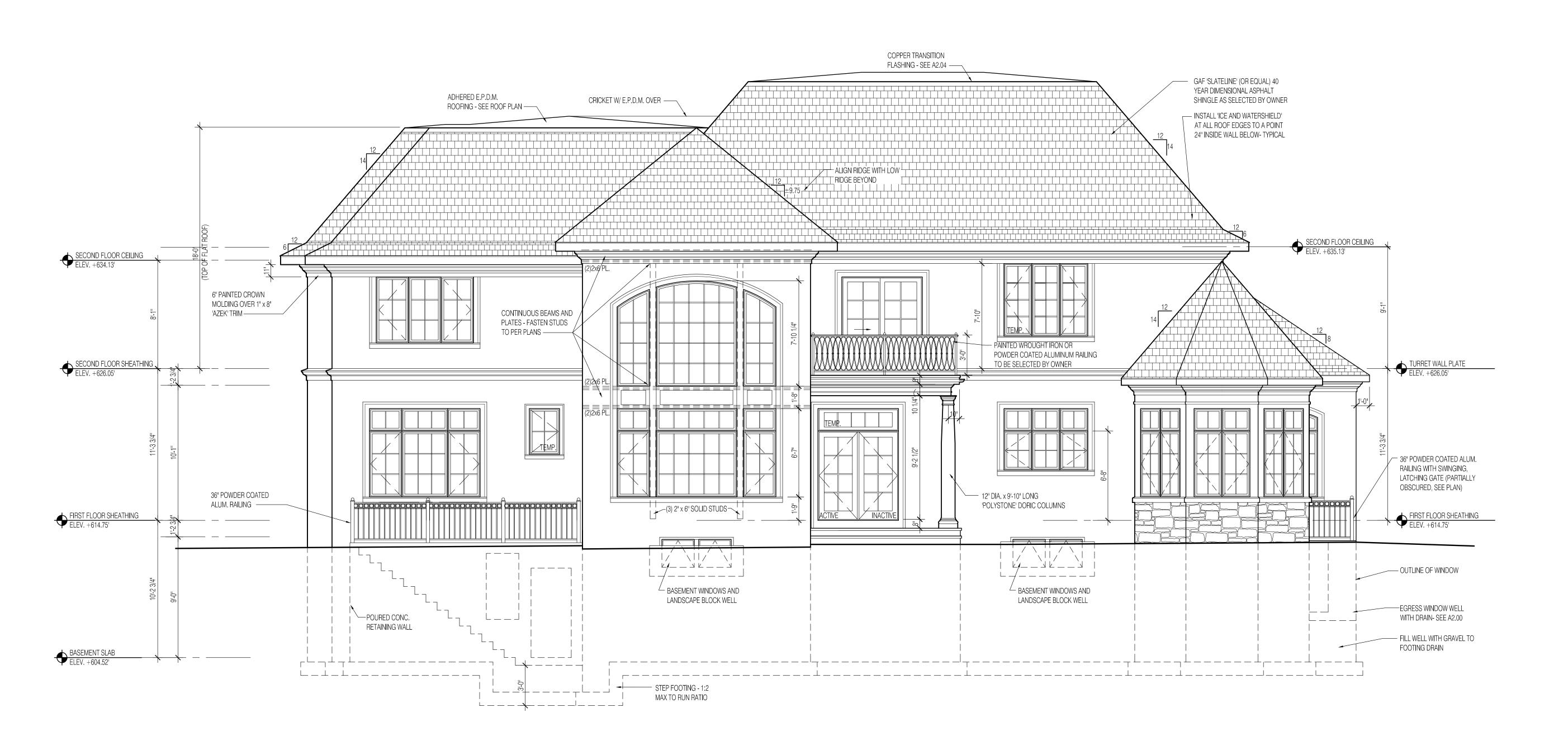
ELEVATIONS

Computer File: ELEV 00

Scale

Project Number:

Λ Λ Ο



CLIEN

Samuel and Leah Backenroth

2 Tammy Road New Hempstead, NY 10977

TAX MAP# 32.19-2-4.3

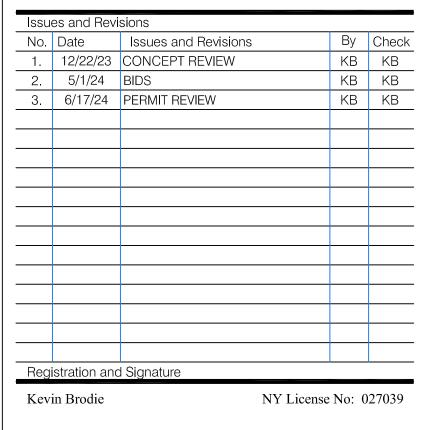
Jeremy Court
Village of Wesley Hills
Town of Ramapo
Rockland County, NY

ARCHITECT

KEVIN BRODIE
ARCHITECT
218 SPRING STREET
MONROE, NY 10950
TEL: 845-928-2504
EMAIL: KBROD7@OPTONLINE.NET

RESIDENTIAL AND COMMERCIAL DESIGN NEW CONSTRUCTION - ADDITIONS - RENOVATIONS

CONSULTAN



Drawing Description:

ELEVATIONS

Project Number: 2332
Computer File: ELEV 00

Scale 0



CLIEN

Samuel and Leah Backenroth

2 Tammy Road New Hempstead, NY 10977

TAX MAP# 32.19-2-4.3

Jeremy Court
Village of Wesley Hills
Town of Ramapo
Rockland County, NY

ARCHITECT

KEVIN BRODIE

ARCHITECT

218 SPRING STREET

MONROE, NY 10950

TEL: 845-928-2504

EMAIL: KBROD7@OPTONLINE.NET

RESIDENTIAL AND COMMERCIAL DESIGN NEW CONSTRUCTION - ADDITIONS - RENOVATIONS

CONSULTANT

Issues and Revisions

No. Date Issues and Revisions

By Check

1. 12/22/23 CONCEPT REVIEW

KB KB

2. 5/1/24 BIDS

KB KB

3. 6/17/24 PERMIT REVIEW

KB KB

Registration and Signature

Drawing Description:

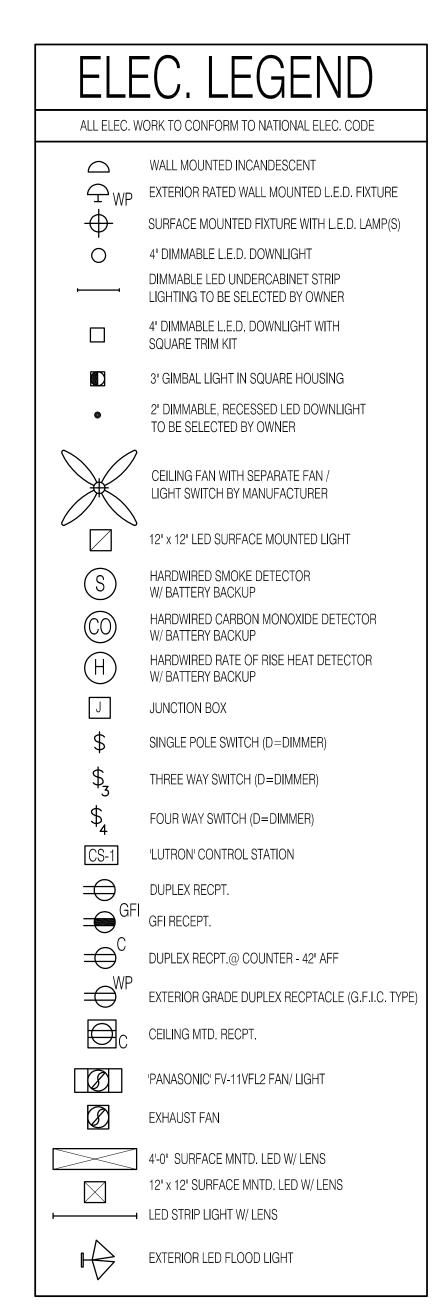
ELEVATIONS

Project Number: 2332
Computer File: ELEV 00

Kevin Brodie

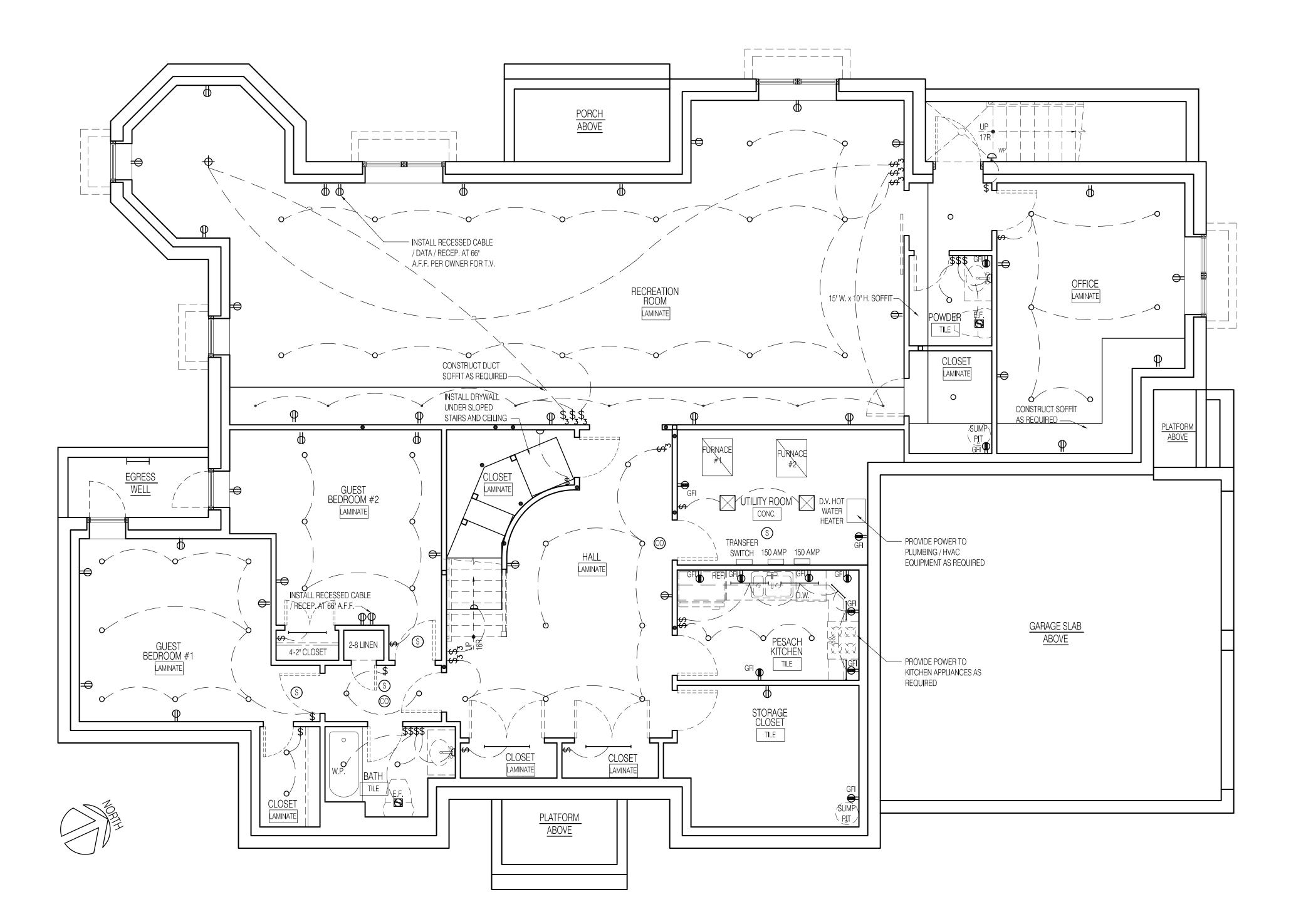
Λ Λ Ο

NY License No: 027039



ELECTRICAL NOTES:

1. ALL SMOKE DETECTORS TO BE HARDWIRED PHOTO ELECTRIC TYPE WITH INTERCONNECTED ALARM AND BATTERY BACKUP. KEEP DETECTORS A MIN. OF 36" FROM DUCTS AND REGISTERS. 2. INSTALL ONE SMOKE DETECTOR IN ATTIC. 3. ATTIC TO HAVE RECEPTACLE WITHIN 25 FT. OF EQUIPMENT. 4. ALL EXTERIOR RECEPTACLES TO BE GFIC PROTECTED 5. INSTALL SWITCH AT TOP OF ATTIC STAIR AND (4) INCANDESCENT LIGHTS IN ATTIC. 6. BASEMENT AND FIRST FLOOR CEILINGS HAVE ACOUSTICAL FIBERGLASS BATT INSULATION BETWEEN THE JOISTS. PROVIDE AND INSTALL I.C. HOUSINGS FOR ALL RECESSED LIGHT FIXTURES IN THESE LOCATIONS AND OVER BR#5 WING WHERE RAFTERS ARE CLOSE TO FIXTURES. 7. CONSULT WITH INTERIOR DESIGNER FOR LIGHTING, RECEPTACLE, AND SWITCH SPECIFICATIONS.



New Single Family Residence for

Samuel and Leah Backenroth

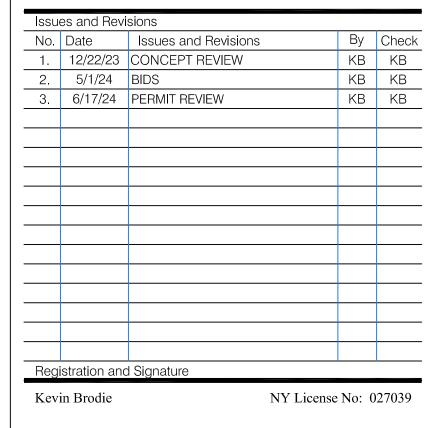
2 Tammy Road New Hempstead, NY 10977

TAX MAP# 32.19-2-4.3

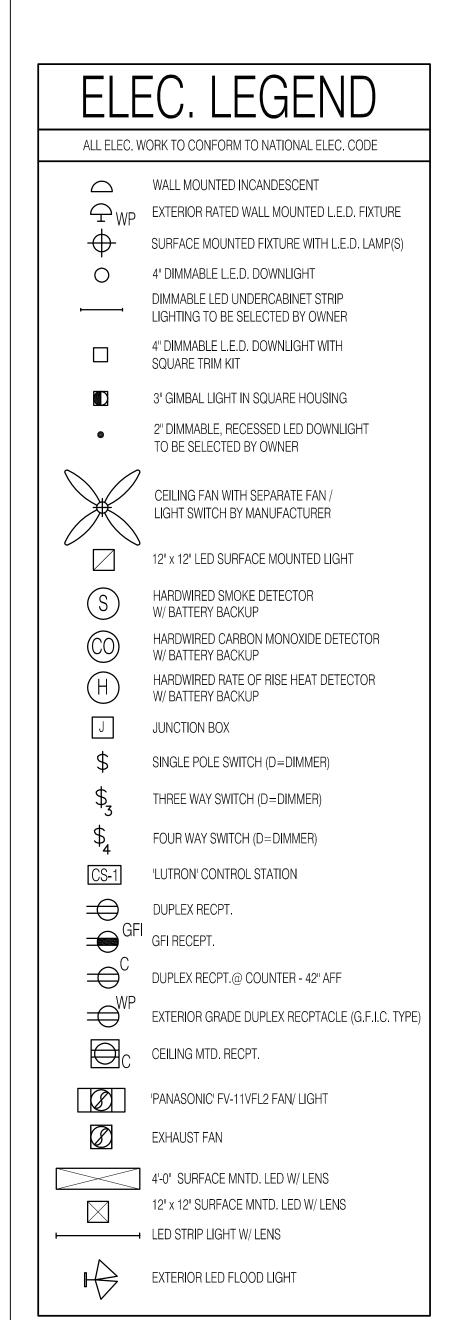
Jeremy Court Village of Wesley Hills Town of Ramapo Rockland County, NY

KEVIN BRODIE ARCHITECT 218 SPRING STREET MONROE, NY 10950 TEL: 845-928-2504 EMAIL: KBROD7@OPTONLINE.NET

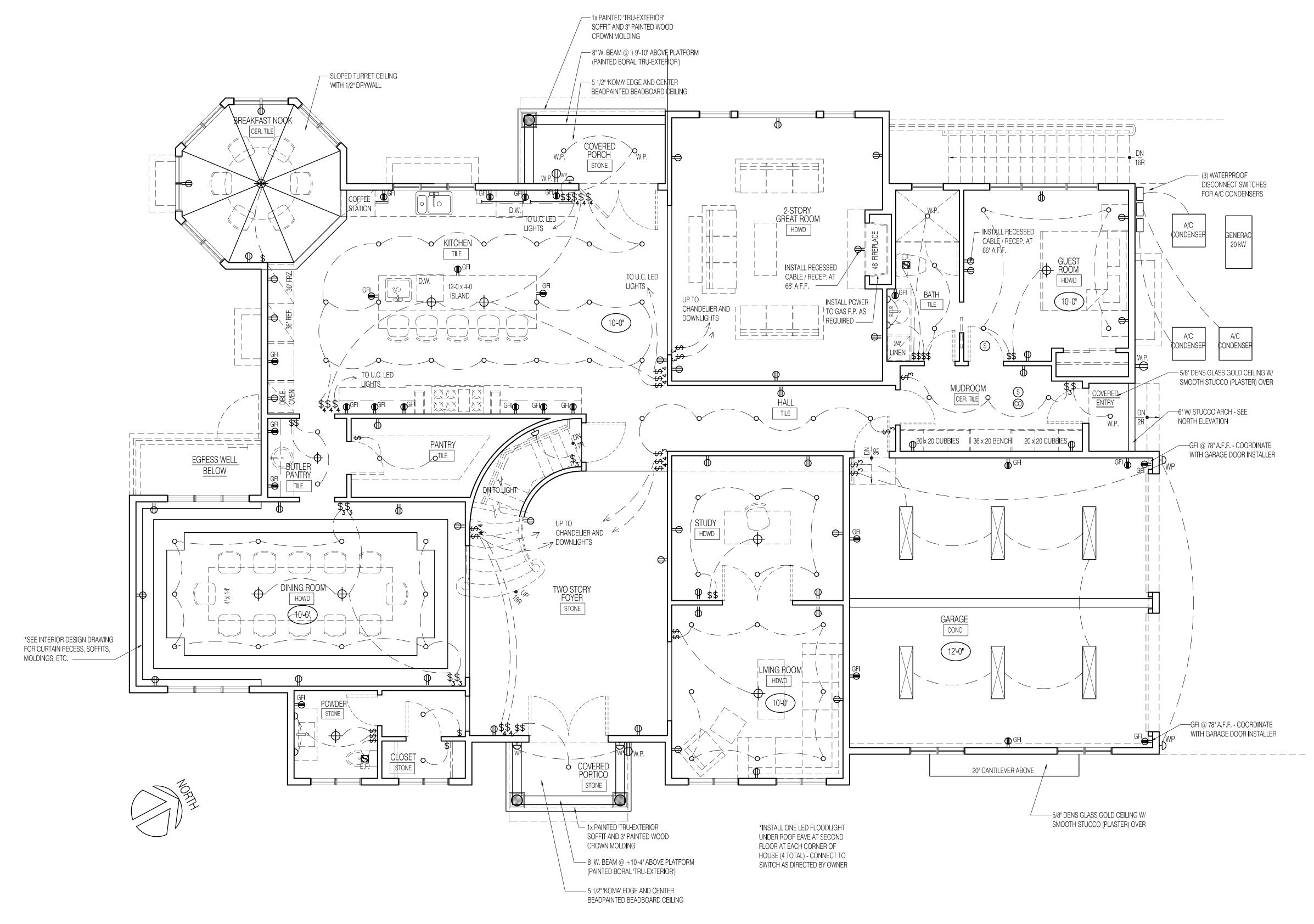
RESIDENTIAL AND COMMERCIAL DESIGN NEW CONSTRUCTION - ADDITIONS - RENOVATIONS



Drawing Description: BASEMENT ELECTRIC PLAN
UFER GROUNDING DETAIL Project Number: Computer File:



1. ALL SMOKE DETECTORS TO BE HARDWIRED PHOTO ELECTRIC TYPE WITH INTERCONNECTED ALARM AND BATTERY BACKUP. KEEP DETECTORS A MIN. OF 36" FROM DUCTS AND REGISTERS. 2. INSTALL ONE SMOKE DETECTOR IN ATTIC. 3. ATTIC TO HAVE RECEPTACLE WITHIN 25 FT. OF EQUIPMENT. 4. ALL EXTERIOR RECEPTACLES TO BE GFIC 5. INSTALL SWITCH AT TOP OF ATTIC STAIR AND (4) INCANDESCENT LIGHTS IN ATTIC. 6. BASEMENT AND FIRST FLOOR CEILINGS HAVE ACOUSTICAL FIBERGLASS BATT INSULATION BETWEEN THE JOISTS. PROVIDE AND INSTALL I.C HOUSINGS FOR ALL RECESSED LIGHT FIXTURES IN THESE LOCATIONS AND OVER BR#5 WING WHERE RAFTERS ARE CLOSE TO FIXTURES. 7. CONSULT WITH INTERIOR DESIGNER FOR LIGHTING, RECEPTACLE, AND SWITCH SPECIFICATIONS.



New Single
Family Residence
for

CLIEN

Samuel and Leah Backenroth

2 Tammy Road New Hempstead, NY 10977

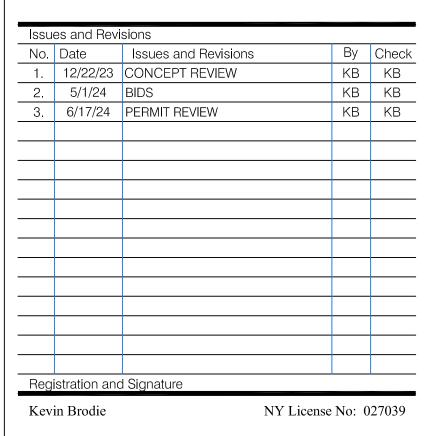
TAX MAP# 32.19-2-4.3

Jeremy Court
Village of Wesley Hills
Town of Ramapo
Rockland County, NY



RESIDENTIAL AND COMMERCIAL DESIGN NEW CONSTRUCTION - ADDITIONS - RENOVATIONS

CONSULTANT



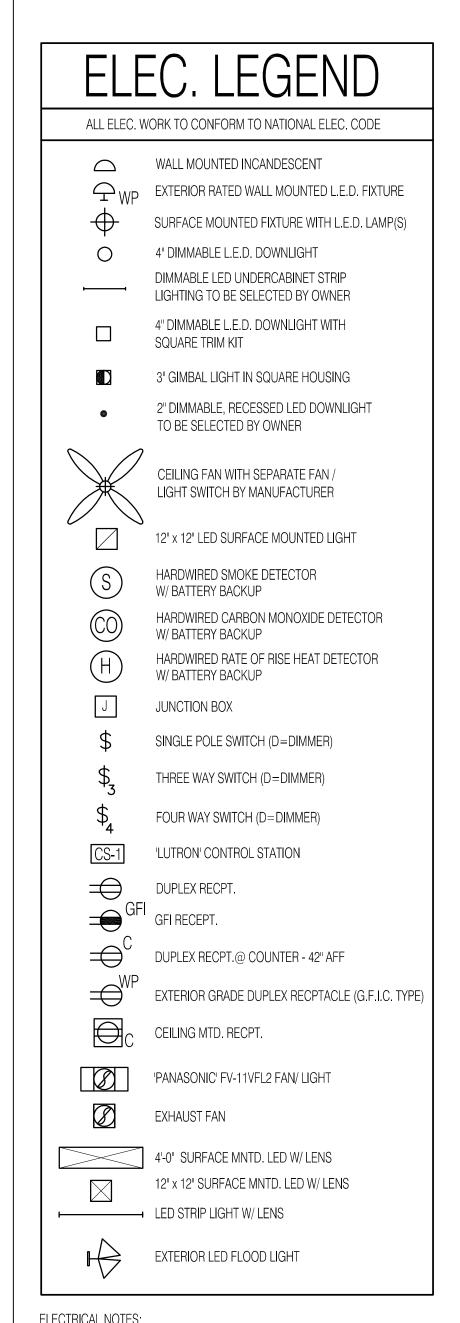
Drawing Description:

FIRST FLOOR ELECTRICAL PLAN

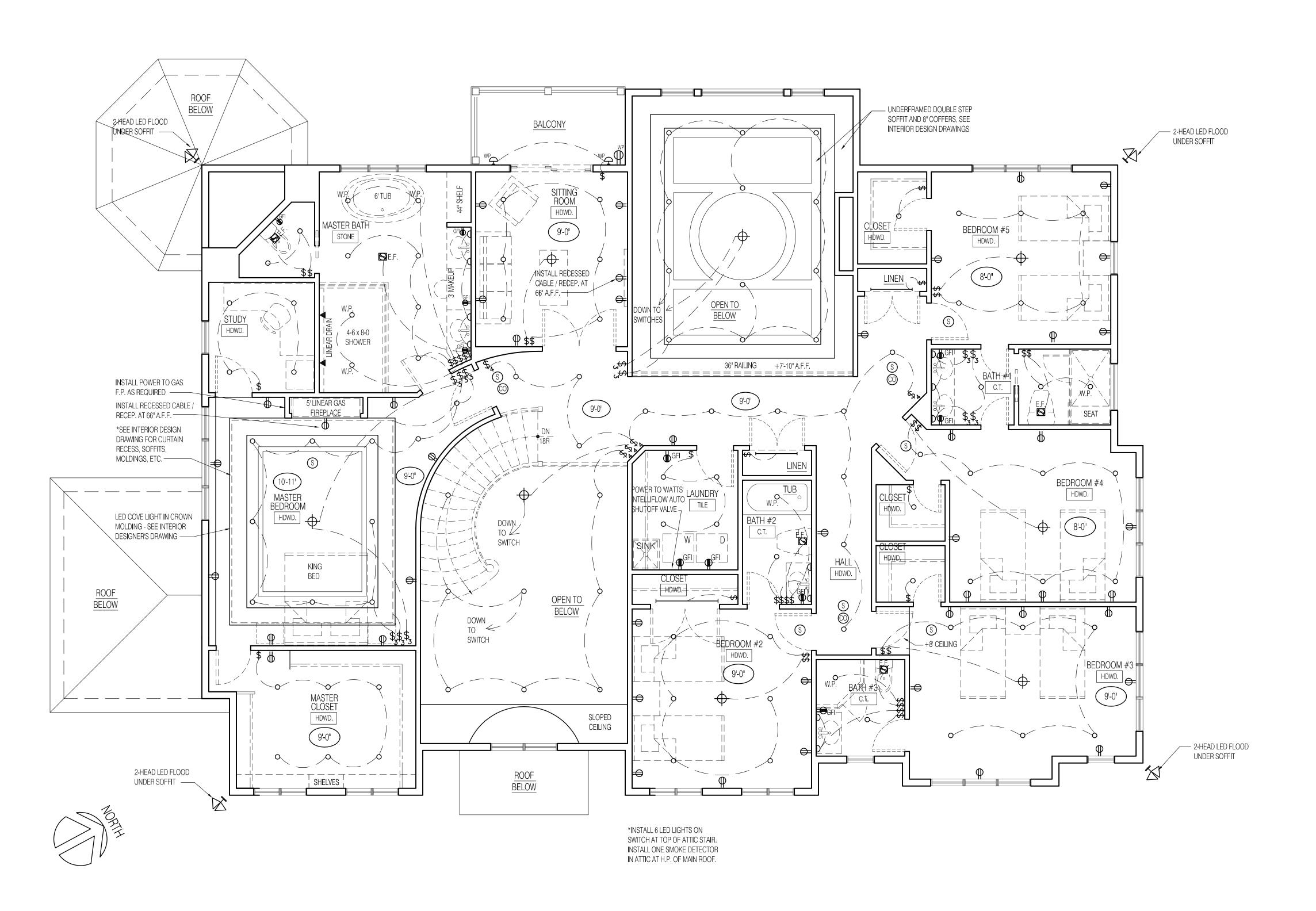
Project Number: 2332

Computer File:

F2.00



1. ALL SMOKE DETECTORS TO BE HARDWIRED PHOTO ELECTRIC TYPE WITH INTERCONNECTED ALARM AND BATTERY BACKUP. KEEP DETECTORS A MIN. OF 36" FROM DUCTS AND REGISTERS. 2. INSTALL ONE SMOKE DETECTOR IN ATTIC. 3. ATTIC TO HAVE RECEPTACLE WITHIN 25 FT. OF EQUIPMENT. 4. ALL EXTERIOR RECEPTACLES TO BE GFIC 5. INSTALL SWITCH AT TOP OF ATTIC STAIR AND (4) INCANDESCENT LIGHTS IN ATTIC. 6. BASEMENT AND FIRST FLOOR CEILINGS HAVE ACOUSTICAL FIBERGLASS BATT INSULATION BETWEEN THE JOISTS. PROVIDE AND INSTALL I.C. HOUSINGS FOR ALL RECESSED LIGHT FIXTURES IN THESE LOCATIONS AND OVER BR#5 WING WHERE RAFTERS ARE CLOSE TO FIXTURES. 7. CONSULT WITH INTERIOR DESIGNER FOR LIGHTING, RECEPTACLE, AND SWITCH SPECIFICATIONS.



New Single
Family Residence
for

CLIEN

Samuel and Leah Backenroth

2 Tammy Road New Hempstead, NY 10977

OJECT LOCATION

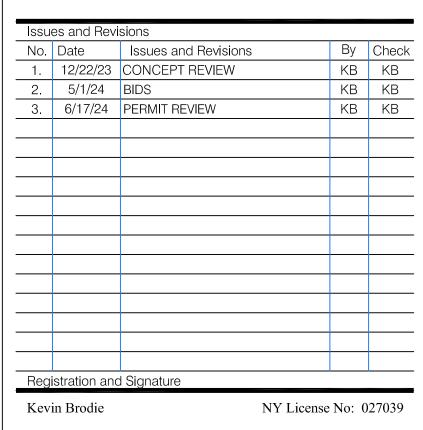
TAX MAP# 32.19-2-4.3

Jeremy Court
Village of Wesley Hills
Town of Ramapo
Rockland County, NY

KEVIN BRODIE
ARCHITECT
218 SPRING STREET
MONROE, NY 10950
TEL: 845-928-2504
EMAIL: KBROD7@OPTONLINE.NET

RESIDENTIAL AND COMMERCIAL DESIGN NEW CONSTRUCTION - ADDITIONS - RENOVATIONS

CONSULTANT



Drawing Description:

SECOND FLOOR ELECTRICAL PLAN

Project Number: 2332

Computer File:

Scale 0

E3.00