

FOUNDATION NOTES:

1. FOUNDATIONS PLACED ON UNDISTURBED SOIL AT ELEVATIONS INDICATED TO BE 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 COMPACTED 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 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:

1. COMPLY WITH ACI 301 AND 318.
2. 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 CONCRETE 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 PLUS TWO INCHES.

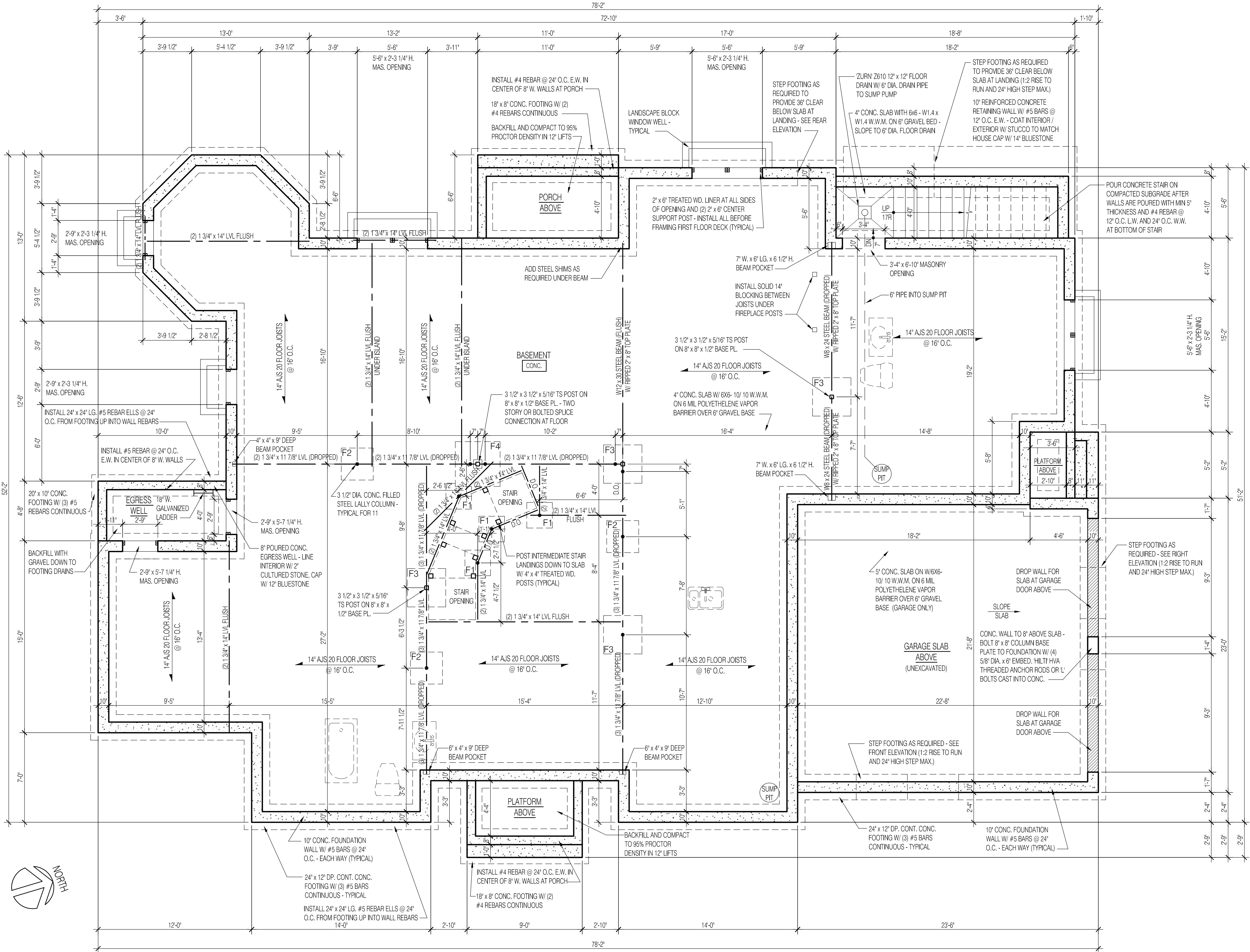
FOOTING SCHEDULE	
F1	24" x 24" x 16" DEEP CONC. FOOTING W/ (2) #4 BARS EACH WAY
F2	30" x 30" x 16" DEEP CONC. FOOTING W/ (3) #5 BARS EACH WAY
F3	36" x 36" x 18" DEEP CONC. FOOTING W/ (4) #5 BARS E.W.
F4	42" x 42" x 16" DEEP CONC. FOOTING W/ (4) #5 BARS EACH WAY
F5	48" x 48" x 16" DEEP CONC. FOOTING W/ (5) #5 BARS EACH WAY
F6	48" x 54" x 16" DEEP CONC. FOOTING W/ (5) #5 BARS EACH WAY
F7	60" x 60" x 18" DP. CONC. FOOTING W/ (6) #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
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.



PROJECT

New Single Family Residence for

CLIENT

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

ARCHITECT

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

FOUNDATION PLAN

Project Number: 2332
Computer File: PLAN_00

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

PROJECT

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1. INSTALL R-30 BATT UNFACED SOUND INSULATION IN CEILINGS OF BASEMENT.
2. ALL PERIMETER WALLS TO HAVE INTERNAL FRENCH DRAINING AND EXTERNAL FOOTING DRAINS TO SUMPS. PIPE SUMPS TO SEWAGE TREAT PLANT PER ENGINEERS SITE DRAWINGS.
3. WALL FILLING TO BE 2" X 4" STUDS @ 16" O.C. ON TREATED WUD. SURFACE TO GET 7" OFF WALLS AS SHOWN.
4. INSTALL R-6 (1 1/2") BATT ABOVE STUDS. LEAVE 1 1/2" AIR SPACE BETWEEN STUFF ABOVE WALL PLATE WITH MINERAL WOOL PREFOSTOPPING - SEE SECTION.
5. ALL WALLS AND CEILING OF BASEMENT TO RECEIVE 1/2" WATER RESISTANT GYPSUM BOARD.
6. ALL DOORS IN BASEMENT TO BE 6-8" H. HOLLOW CORE MASONITE DOORS EXCEPT DOORS TO BEDROOMS, OFFICE, AND HALLWAY.

FINISHED BASEMENT AREA = 2266 S.F. NET HEATED

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Kevin Brodie

NY License No: 027039

Drawing Description:

BASEMENT FRAMING PLAN

Project Number:	2332
Computer File:	PLAN

Scale 

PROJECT

CLIENT

PROJECT LOCATION

ARCHITECT

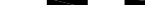
CONSULTANT

Registration and Signature

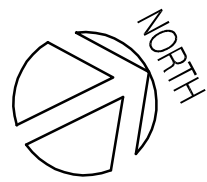
Kevin Brodie NY License No: 027039

Drawing Description:

Project Number:	2332
Computer File:	PLAN 0

Scale 

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



FLOOR AREAS:

FLOOR PLANS:
FIRST FLOOR= 2750 S.F.
SECOND FLOOR = 2390 S.F.
TOTAL AREA = 5140 S.F.

GARAGE = 540 S.F

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Rockland County, NY

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Drawing Description:	
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Project Number:	2332
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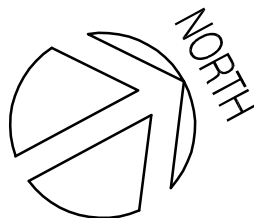
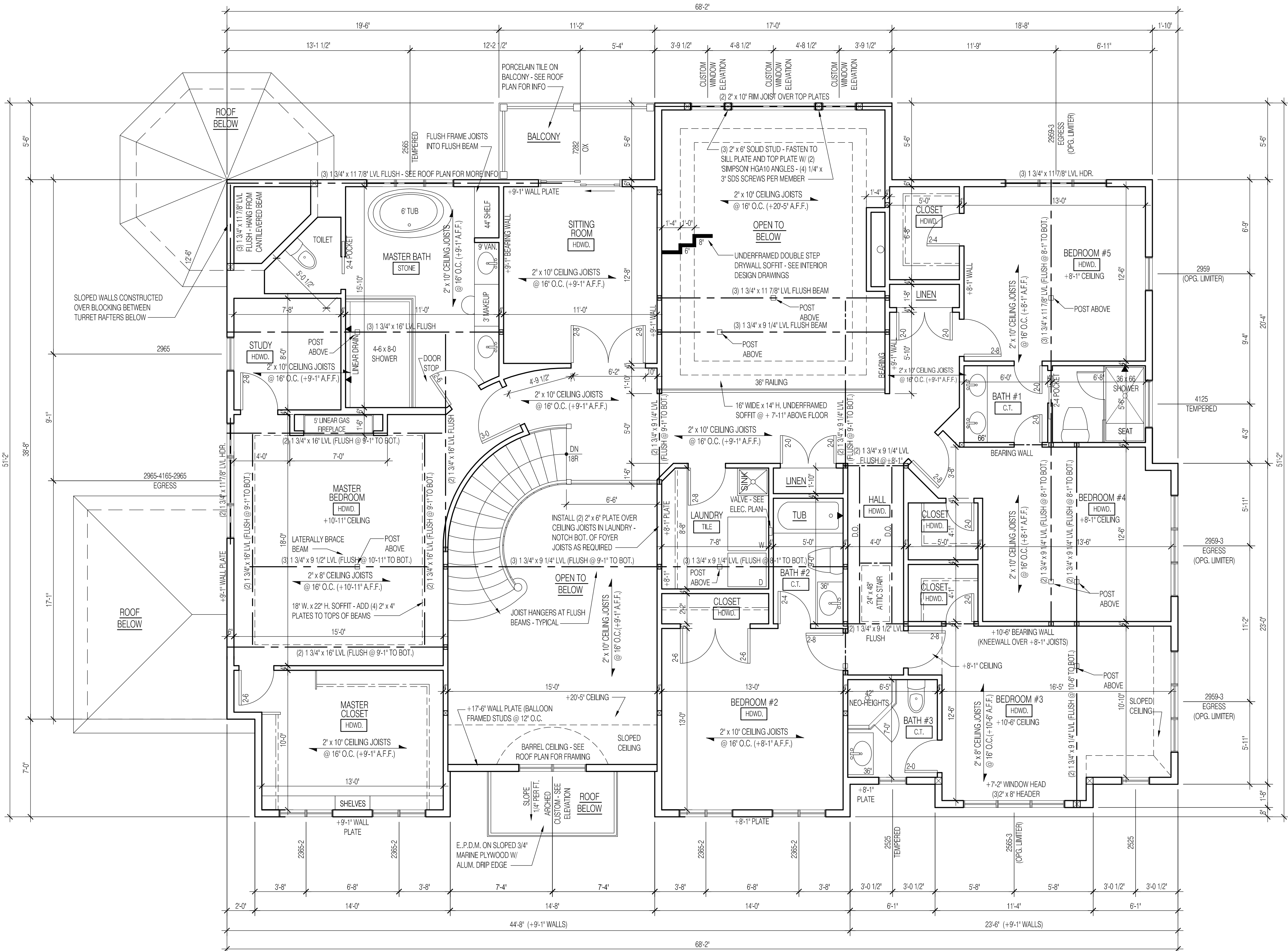
A2.02

INTERIOR FINISH / MILLWORK NOTES:

1. SEE ELECTRICAL / LIGHTING DRAWINGS FOR ADDITIONAL CEILING INFORMATION.
2. INSTALL 1/2" TILE BACKER BOARD UNDER ALL STONE AND CERAMIC TILE
3. INSTALL 1/2" WATER RESISTANT GYPSUM BOARD IN ALL BATHROOMS. INSTALL 1/2" CEMENT BOARD AROUND ALL SHOWERS AND TUBS.
4. INSTALL TILED NICHES IN SHOWER WALLS WHERE DIRECTED BY INTERIOR DESIGNER.
5. CONSULT INTERIOR DESIGNERS SPECS AND DRAWINGS FOR CEILINGS, DOOR AND HARDWARE TYPES, INTERIOR FINISHES, MILLWORK, ETC.

GENERAL NOTES:

1. ALL SECOND FLOOR DOOR AND WINDOW HEADERS TO BE (2) 1 3/4" x 9 1/2" L.V.L. MEMBERS UNLESS OTHERWISE NOTED.
2. INSTALL SOLID BLOCKING BELOW POSTS.
3. ALL DIMENSIONS TAKEN TO NOMINAL STUD WIDTH.
4. INSTALL METAL JOIST HANGERS AT ALL MEMBERS FRAMING INTO FLUSH BEAMS.
5. SECOND FLOOR INTERIOR DOORS TO BE 7'-0" HIGH. SEE INTERIOR DESIGNERS SPECS FOR DOORS AND HARDWARE.
6. ALL WINDOWS TO BE PELLA CLAD WOOD ARCHITECT SERIES CASEMENT WINDOWS WITH 7/8" HISTORICAL GRILLES (SDL). LOW-E GLAZING (0.24 U-VALUE).
8. EXTERIOR WALLS TO RECEIVE 5 1/2" (R-21) FIBERGLASS BATT INSULATION.
9. PROVIDE WASHER PAN WITH WATTS INTELLIFLOW AUTO SHUTOFF VALVE WITH LEAK SENSOR KIT. INSTALL RECESSED DRYERBOX NEAR FLOOR.
10. INSTALL ELECTRIC RADIANT HEAT MATS WITH PROGRAMMABLE THERMOSTAT UNDER MASTER BATH TILE. COORDINATE ADDITIONAL LOCATIONS WITH INTERIOR DESIGNER.



SECOND FLOOR AREA = 2390 S.F.

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PROJECT LOCATION

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1. ALL RAFTERS TO BE HEM-FIR #2 GRADE.
2. INSTALL 'SIMPSON' H1 HURRICANE TIES AT ALL RAFTER TO PLATE CONNECTIONS
3. INSTALL METAL JOIST HANGERS AT ALL FLAT MEMBERS FRAMING INTO FLUSH BEAMS.
4. ENTIRE ROOF HAS 7" OF CLOSED CELL POLYURETHANE INSULATION (R-49) AND CONFORMS TO CODE FOR AN UNVENTED ATTIC.
5. TWO FLAT ROOF AREAS TO HAVE 60 MIL. ADHERED E.P.D.M. MEMBRANE ROOFING (CARLISLE SURE-SEAL OR EQUAL WITH 20 YEAR WARRANTY) OVER MECHANICALLY FASTENED POLYSTY TAPERED INSULATION. G.C. HAS OPTION TO FRAME 1/12 PITCH ROOFS WITH TAPERED SLEEPERS AND PLYWD. INSTEAD OF TAPERED INSULATION.

Registration and Signature

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Drawing Description:

ATTIC FLOOR PLAN

Project Number:	2332
Computer File:	PLAN 0

Scale



Scale 

A4.00

2 CEMENT STUCCO DETAIL

SCALE: NONE

3 COAT STUCCO SYSTEM:

BUILDING WRAP- 'FORTIFIBER' TWO-PLY JUMBO TEX

WIRE LATH- 'AMICO' DIAMOND MESH GALVANIZED LATH- 2.5 LBS/ SY. ALL LATH AND ACCESSORIES TO BE CORROSION RESISTANT. PROVIDE ZINC CASING BEADS AND FOUNDATION WEEP SCREEDS AT ALL TERMINATIONS FOR DRAINAGE.

1ST COAT- (SCRATCH COAT)- 3/8" THK- PORTLAND CEMENT, MORTAR TYPE 'M' AND CLEAN SHARP SAND MIXTURE

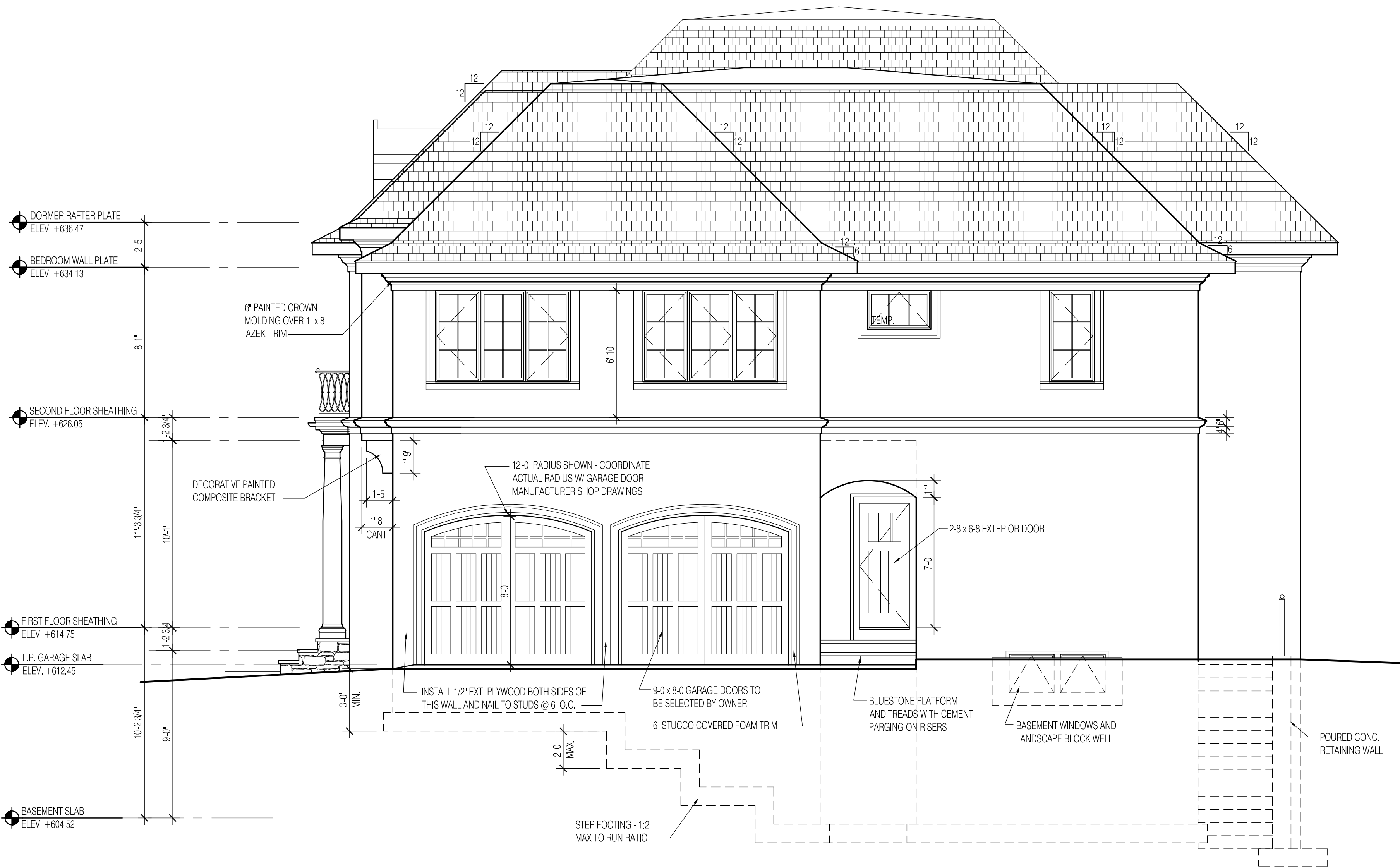
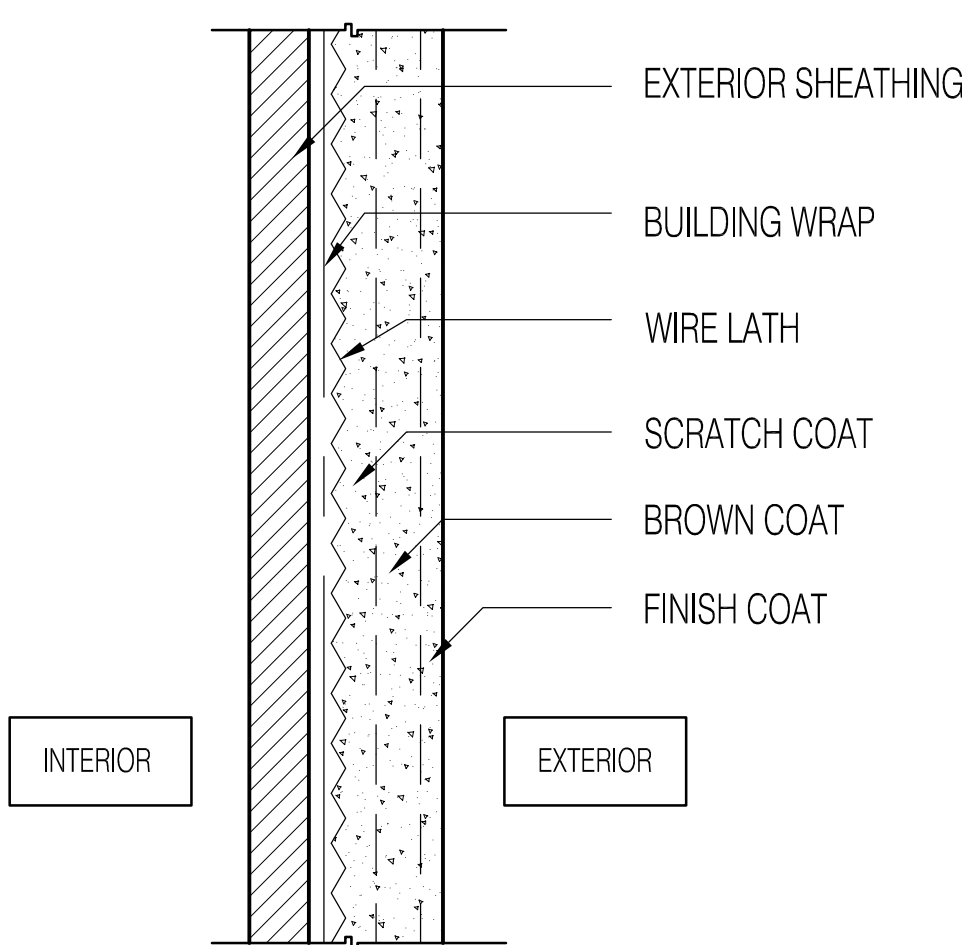
2ND COAT- (BROWN COAT)- 3/8" THK- PORTLAND CEMENT, MORTAR TYPE 'M' AND CLEAN SHARP SAND MIXTURE

3RD COAT- (FINISH COAT)- 3/16" THK- ACRYLIC FINISH COAT

FOLLOW RECOMMENDED INSTALLATION PRACTICES PER PCA STUCCO MANUAL INCLUDING PROPER WEEPING AT WINDOWS AND FOUNDATIONS AND PROPER EXPANSION JOINTS.

-CONTRACTOR TO PROVIDE SHOP DRAWINGS WITH INSTALLATION DETAILS AND 24"x24" COLOR SAMPLE FOR APPROVAL PRIOR TO INSTALLATION

3 COAT STUCCO SYSTEM



1 RIGHT (NORTH) ELEVATION

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

New Single Family Residence for

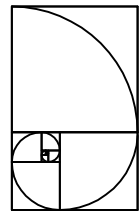
Samuel and Leah Backenroth

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TAX MAP# 32.19-2-4.3

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Registration and Signature
Kevin Brodie NY License No: 027039

Drawing Description:	
ELEVATIONS	
Project Number: 2332	
Computer File: ELEV_00	
Scale: 	

A4.01

PROJECT


CLIENT

PROJECT LOCATION

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

ARCHITECT

CONSULTANT

Drawing Description:	
ELEVATIONS	
Project Number:	2332
Computer File:	ELEV 00
Scale	

A4.02



PROJECT

CLIENT

PROJECT LOCATION

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

ARCHITECT

CONSULTANT

Registration and Signature

NY License No: 027039

ELEVATIONS

Scale 

Scale

1

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

A4.03

PROJECT

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2 Tammy Road
New Hempstead, NY 10977

PROJECT LOCATION

TAX MAP# 32.19-2-4.3
Jeremy Court
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NEW CONSTRUCTION • ADDITIONS • RENOVATIONS

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Registration and Signature

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Drawing Description:

**BASEMENT ELECTRICAL PLAN
UFER GROUNDING DETAIL**

Project Number: 2332
Computer File:

Scale: 0

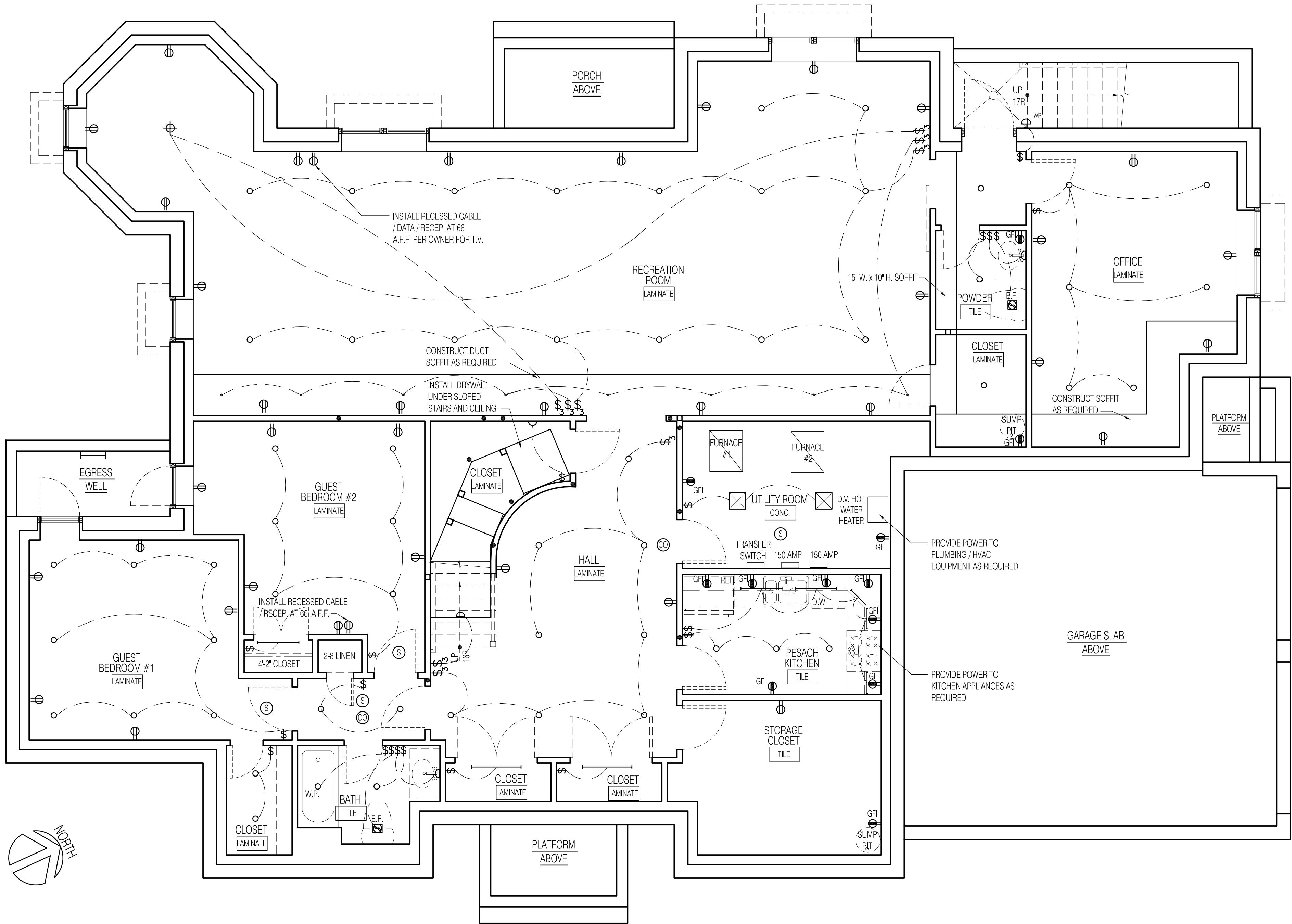
ELEC. LEGEND

ALL ELEC. WORK TO CONFORM TO NATIONAL ELEC. CODE

- WALL MOUNTED INCANDESCENT
- EXTERIOR RATED WALL MOUNTED L.E.D. FIXTURE
- SURFACE MOUNTED FIXTURE WITH L.E.D. LAMP(S)
- 4" DIMMABLE L.E.D. DOWNLIGHT
- DIMMABLE LED UNDERCABINET STRIP LIGHTING TO BE SELECTED BY OWNER
- 4" DIMMABLE L.E.D. DOWNLIGHT WITH SQUARE TRIM KIT
- 3" GIMBAL LIGHT IN SQUARE HOUSING
- 2" DIMMABLE, RECESSED LED DOWNLIGHT TO BE SELECTED BY OWNER
- CEILING FAN WITH SEPARATE FAN / LIGHT SWITCH BY MANUFACTURER
- 12" x 12" LED SURFACE MOUNTED LIGHT
- HARDWIRED SMOKE DETECTOR W/ BATTERY BACKUP
- HARDWIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP
- HARDWIRED RATE OF RISE HEAT DETECTOR W/ BATTERY BACKUP
- JUNCTION BOX
- SINGLE POLE SWITCH (D=DIMMER)
- THREE WAY SWITCH (D=DIMMER)
- FOUR WAY SWITCH (D=DIMMER)
- LUTRON® CONTROL STATION
- DUPLEX RECEPT.
- GFI RECEPT.
- DUPLEX RECEPT. @ COUNTER - 42" AFF
- EXTERIOR GRADE DUPLEX RECEPTACLE (G.F.I.C. TYPE)
- CEILING MTD. RECEPT.
- PANASONIC® FV-11VFL2 FAN/ LIGHT
- EXHAUST FAN
- 4-0" SURFACE MNTD. LED W/ LENS
- 12" x 12" SURFACE MNTD. LED W/ LENS
- LED STRIP LIGHT W/ LENS
- EXTERIOR LED FLOOD LIGHT

ELECTRICAL NOTES:

- 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.
- INSTALL ONE SMOKE DETECTOR IN ATTIC.
- ATTIC TO HAVE RECEPTACLE WITHIN 25 FT. OF EQUIPMENT.
- ALL EXTERIOR RECEPTACLES TO BE GFCI PROTECTED
- INSTALL SWITCH AT TOP OF ATTIC STAIR AND (4) INCANDESCENT LIGHTS IN ATTIC.
- 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.
- CONSULT WITH INTERIOR DESIGNER FOR LIGHTING, RECEPTACLE, AND SWITCH SPECIFICATIONS.



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RESIDENTIAL AND COMMERCIAL DESIGN






























Registration and Signature

Kevin Brodie NY License No: 027039

Scale 

ELEC. LEGEND

ALL ELEC. WORK TO CONFORM TO NATIONAL ELEC. CODE

- | | |
|--|--|
|  | WALL MOUNTED INCANDESCENT |
|  WP | EXTERIOR RATED WALL MOUNTED L.E.D. FIXTURE |
|  | SURFACE MOUNTED FIXTURE WITH I.E.D. LAMP(S) |
|  | 4" DIMMABLE L.E.D. DOWNLIGHT |
|  | DIMMABLE LED UNDERCABINET STRIP LIGHTING TO BE SELECTED BY OWNER |
|  | 4" DIMMABLE L.E.D. DOWNLIGHT WITH SQUARE TRIM KIT |
|  | 3" GIMBAL LIGHT IN SQUARE HOUSING |
|  | 2" DIMMABLE, RECESSED LED DOWNLIGHT TO BE SELECTED BY OWNER |
|  | CEILING FAN WITH SEPARATE FAN / LIGHT SWITCH BY MANUFACTURER |
|  | 12" x 12" LED SURFACE MOUNTED LIGHT |
|  | HARDWIRED SMOKE DETECTOR W/ BATTERY BACKUP |
|  | HARDWIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP |
|  | HARDWIRED RATE OF RISE HEAT DETECTOR W/ BATTERY BACKUP |
|  | JUNCTION BOX |
|  | SINGLE POLE SWITCH (D=DIMMER) |
|  | THREE WAY SWITCH (D=DIMMER) |
|  | FOUR WAY SWITCH (D=DIMMER) |
|  | 1.LUTRON CONTROL STATION |
|  | DUPLEX RECEPT. |
|  | GFI RECEPT. |
|  | DUPLEX RECEPT.@ COUNTER - 42" AFF |
|  WP | EXTERIOR GRADE DUPLEX RECEPTACLE (G.F.I.C. TYPE) |
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|  | EXTERIOR LED FLOOD LIGHT |

ELECTRICAL NOTES:

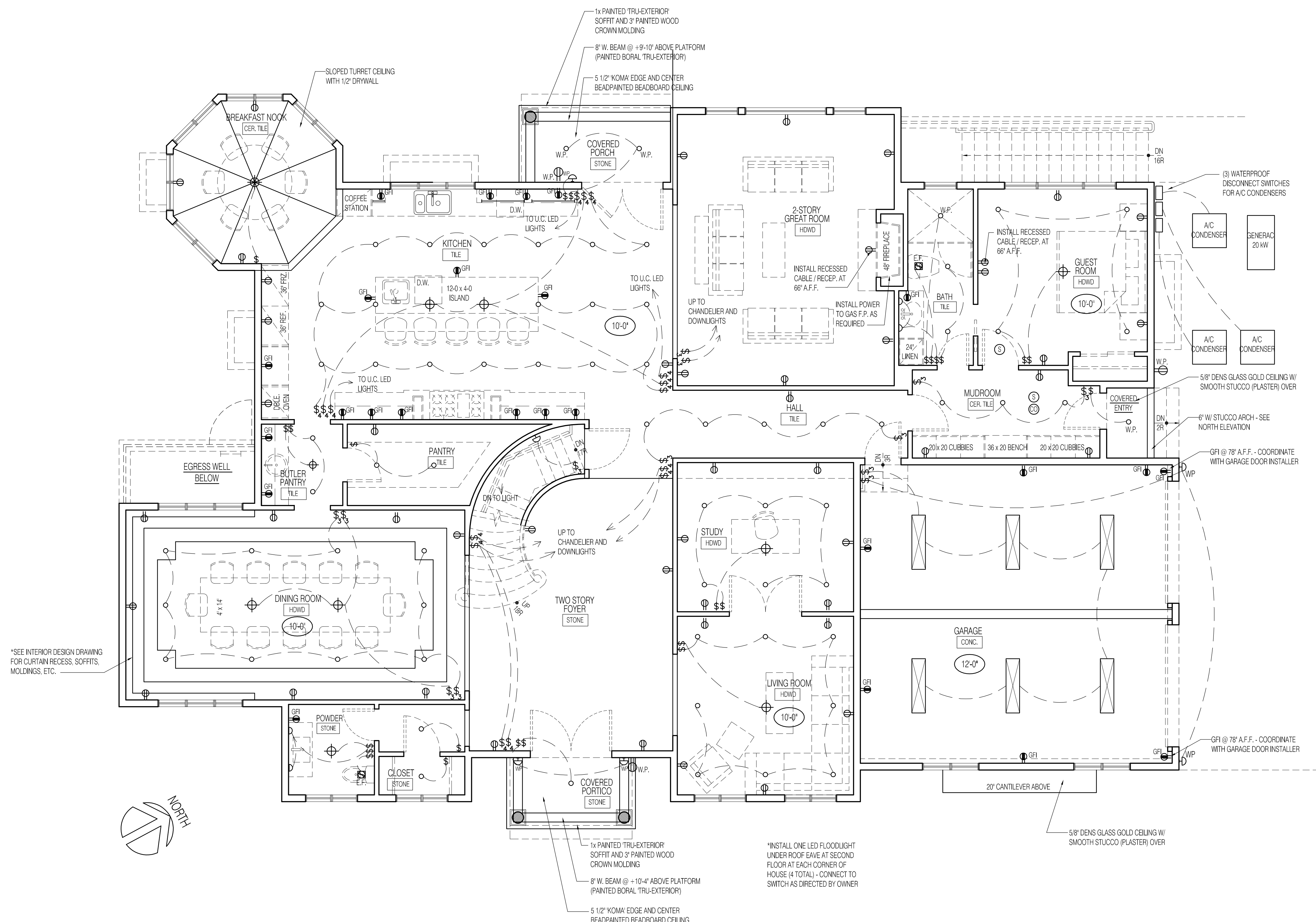
1. ALL SMOKE DETECTORS TO BE HARDWIRED TO PANEL ELECTRIC TYPE WITH INTERCONNECTED ALARM AND BATTERY BACKUP. KEEP DETECTORS A MIN. OF 8" FROM DUCTS AND REGISTERS.
2. INSTALL ONE SMOKE DETECTOR IN ATTIC.
3. ATTIC TO HAVE RECEPTACLE WITHIN 25 FT. OF EQUIPMENT.
4. ALL EXTERIOR RECEPTABLES TO BE GFCI PROTECTED
5. INSTALL SWITCH AT TOP OF ATTIC STAIR AND (4) INCANDESCENT LIGHTS IN ATTIC
6. BASEMENT AND FIRST FLOOR CEILINGS HAVE ACOUSTICAL FIBERGLASS BAT INSULATION BETWEEN THE JOISTS. PROVIDE AND INSTALL I.C. HOLDINGS FOR ALL RECESSED LIGHT FIXTURES. PROVIDE 2" AIR GAPS AND OVER BATT WING WHEN RAFTERS ARE CLOSE TO RUTTERS.
7. CONSULT WITH INTERIOR DESIGNER FOR LIGHTING RECEPTACLE AND SWITCH SPECIFICATIONS.

2

ELECTRICAL LEGEND

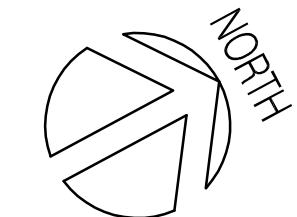
1

FIRST FLOOR ELECTRICAL / CEILING PLAN
SCALE: 1/4"=1'-0"



ALL ELEC. WORK TO CONFORM TO NATIONAL ELEC. CODE

ADDITIONAL NOTES:
1. SMOKE DETECTORS TO BE HARDWIRED TO ELECTRIC TYPE WITH INTERCONNECTED W/ AND BATTERY BACKUP. KEEP DETECTORS 1" OF 36" FROM DUCTS AND REGISTERS.
2. INSTALL ONE SMOKE DETECTOR IN ATTIC. LOCATE TO HAVE RECEPTACLE WITHIN 25 FT. OF DETECTOR.
3. EXTERIOR RECEPTACLES TO BE GFCI PROTECTED.
4. INSTALL SWITCH AT TOP OF ATTIC STAIR AND ALL INCANDESCENT LIGHTS IN ATTIC.
5. CEILING AND FIRST FLOOR CEILINGS HAVE MINIMUM FIBERGLASS BATT INSULATION BETWEEN THE JOISTS. PROVIDE AND INSTALL I.C. BATT INSULATION BETWEEN THE JOISTS. PROVIDE FINISHES TO ALL RECESSED LIGHT FIXTURES. LOCATIONS AND COVER BR/5 W/ING TO THE RAFTERS ARE CLOSE TO FIXTURES.
6. CONSULT WITH INTERIOR DESIGNER FOR FINISHES, RECEPTACLE, AND SWITCH LOCATIONS.



*INSTALL 6 LED LIGHTS ON SWITCH AT TOP OF ATTIC STAIR. INSTALL ONE SMOKE DETECTOR IN ATTIC AT H.P. OF MAIN ROOF.

CLIENT


PROJECT LOCATION

ARCHITECT

[illegible]

Kevin Brodie

NY License No: 027039

Scale 

E3.00