



FIRST FLOOR PLAN	1880 sqft
PORCH	115
SECOND FLOOR PLAN	1225
TOTAL FLOOR AREA	3105 sqft
total for FAR	3220
total allowable for FAR	3227

2 SECOND FLOOR PLAN
 A2 1/4" = 1 FOOT

GENERAL NOTES

- DO NOT SCALE THE DRAWINGS. USE INDICATED DIMENSIONS ONLY.
- ALL WORK SHALL CONFORM TO LOCAL AND NEW YORK STATE CODE REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL A BUILDING PERMIT HAS BEEN ISSUED AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE INDICATED. DOOR SIZES ARE IN FEET-INCHES. DOOR HEIGHT IS 6-8 UNLESS OTHERWISE INDICATED.
- ALL NEW EXTERIOR WALLS ARE 2x6 STUDS AT 16"OC UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 2x4 STUDS AT 16"OC UNLESS OTHERWISE INDICATED.
- DOUBLE UP JOISTS UNDER PARALLEL PARTITIONS.
- ALL WOOD IN CONTACT WITH MASONRY & CONCRETE SHALL BE PRESSURE TREATED WITH A WOOD PRESERVATIVE.
- ALL WALL BASE PLATES SHALL BE SET IN A MINIMUM 3/4" BEAD OF CAULK OR SEALANT. ALL PENETRATIONS THROUGH CEILINGS AND EXTERIOR WALLS SHALL BE AIR SEALED WITH EXPANDING FOAM AND/OR SILICONE CAULK.
- WINDOWS ARE LIFESTYLE SERIES BY PELLA. UNITS TO BE LOW-E COATED WITH INSULATING GLASS & ARGON GAS. UNIT NUMBERS ARE INDICATED ON THE PLANS.
- FLASH ALL WINDOW ROUGH OPENINGS WITH A PEEL & STICK TYPE MEMBRANE FLASHING. FLASH SILLS TO CREATE A DRAIN PAN PITCHED TO THE EXTERIOR SIDE.
- SEAL AROUND ALL DOOR AND WINDOW ROUGH OPENINGS WITH MINIMALLY EXPANDING FOAM. FOLLOW MANUFACTURERS PRECAUTIONS.
- ALL FASTENERS, NAILS AND HANGERS WHICH COME IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
- INSTALL HANGERS AND CONNECTORS BY SIMPSON STRONG-TIE (SST) AS NOTED ON THE DRAWINGS. INSTALL ALL CONNECTORS WITH NAILS OR SCREWS AS SPECIFIED BY SIMPSON STRONG-TIE. DO NOT SUBSTITUTE CONNECTORS OR FASTENERS. ALL FASTENER COATINGS SHALL MATCH THE EXTERIOR COATING OF THE SPECIFIED HANGER, HDG TO HDG AND STAINLESS TO STAINLESS.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

CONSTRUCTION LEGEND	
	NEW CONSTRUCTION STUD WALL
	NEW CMU FOUNDATION WALLS
	2x4 OR 2x6 GANG STUD POST. GANG STUD POSTS TO BE BUILT UP TO FULL WIDTH OF BEAM AND HAVE CONTINUOUS BEARING TO FOUNDATION BELOW. NAIL GANG STUDS FROM BOTH SIDES WITH 10d COMMON NAILS AT 8" OC.
	BEAM OR HEADER LOCATION
	JOIST OR RAFTER SPACING DENOTES LUMBER DIRECTION, SIZE AND SPACING
	DETAIL OR SECTION CALL: DETAIL #/ SHEET #
	FIBERGLASS INSULATION BATTS IN STUD CAVITY. INSTALL R-21 BATTS IN 2x6 WALLS & R-15 IN 2x4 WALLS
	HARDWIRED CARBON MONOXIDE ALARM
	HARDWIRED SMOKE ALARM

SMK Construction
 LOT 2: DeIREGNO
 BLAUVELT, N.Y. 10913

NY LICENSE # 15938
 KIER B. LEVESQUE, R.A.
 ARCHITECT
 49 THIRD AVENUE
 NYACK, NEW YORK 10960
 845-358-2359

SECOND FLOOR PLAN

SCALE AS SHOWN
 DATE MARCH 25, 2024
 JOB NO. 202403
 REVISIONS: SHEET NO.

A-3

