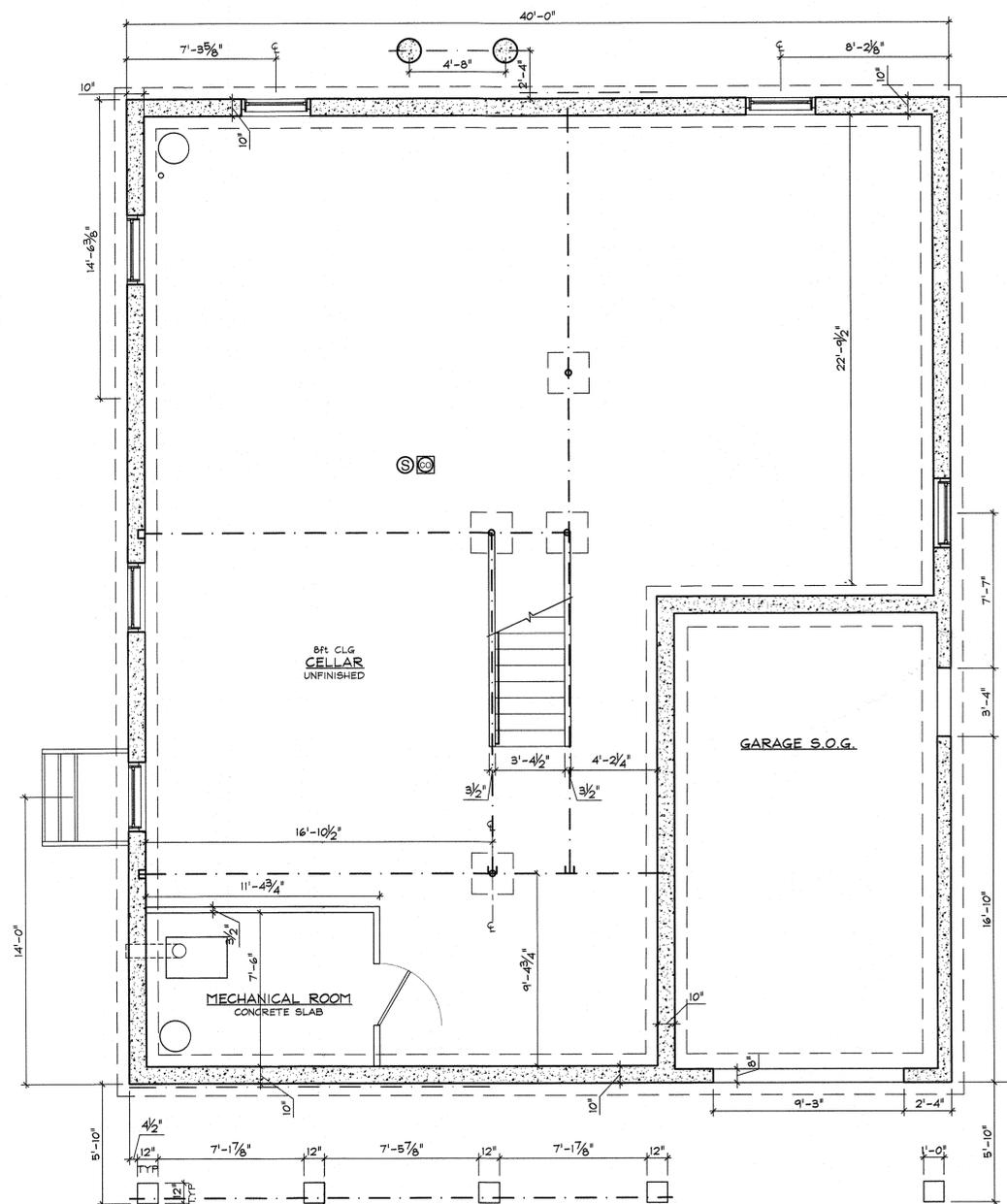


GENERAL NOTES

- 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 PRESURE 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.
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- REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.



CONSTRUCTION LEGEND	
	NEW CONSTRUCTION STUD WALL
	NEW CMU FOUNDATION WALLS
	SHEET NOTES CALL: SEE NOTES THIS SHEET
	HARDWIRED CARBON MONOXIDE ALARM
	HARDWIRED SMOKE ALARM
	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.

S M K L O T 1
 Holt Drive
 Pearl River, N.Y. 10965

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

FOUNDATION PLAN & DETAILS

SCALE AS SHOWN
 DATE SEPTEMBER 18, 2025
 JOB NO. 202513
 REVISIONS: SHEET NO.

RECEIVED

OCT 08 2025

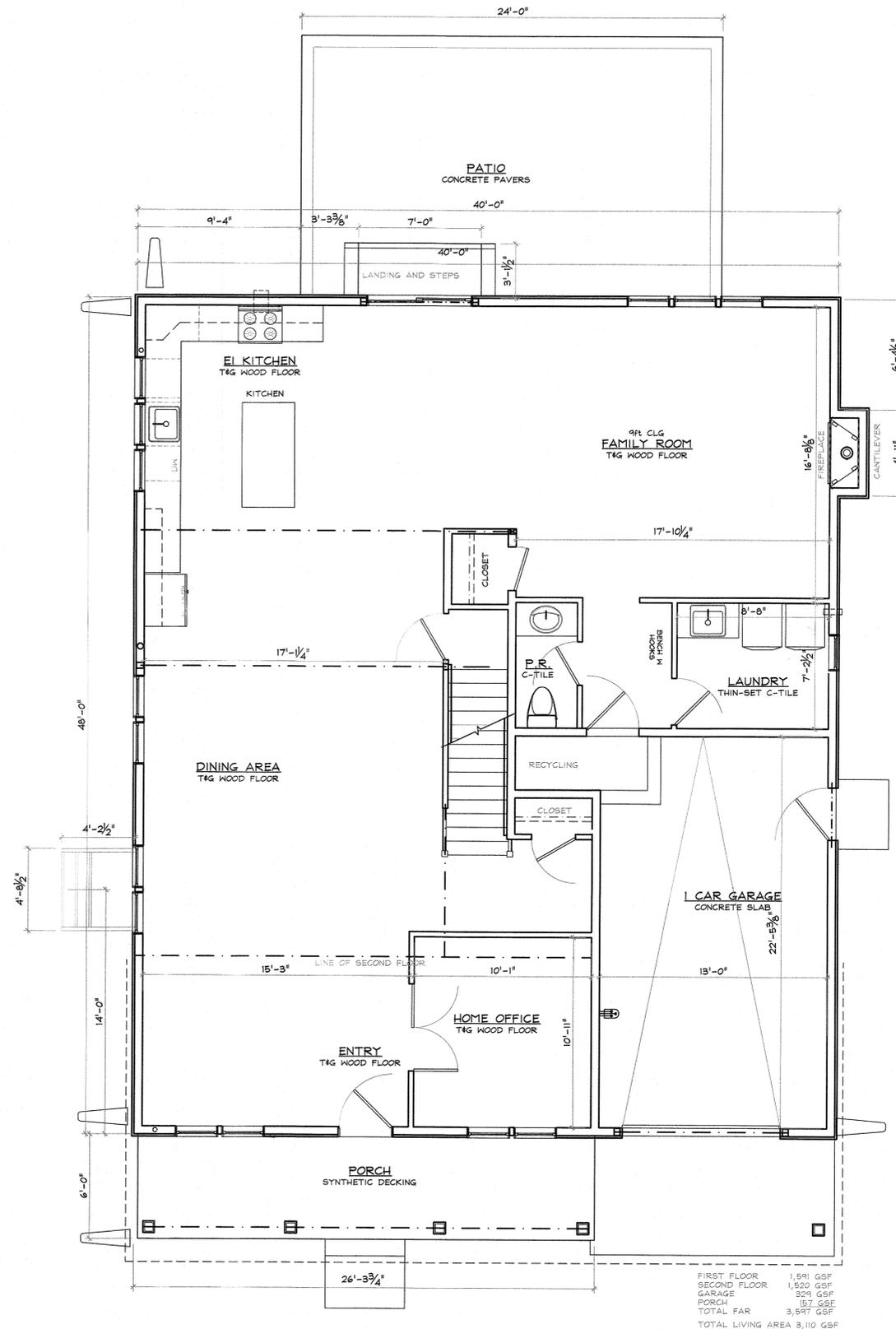
TOWN OF ORANGETOWN
 LAND USE BOARDS

A-1

① FOUNDATION PLAN
 A1 1/4" = 1 FOOT

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FIRST FLOOR PLAN

SCALE AS SHOWN
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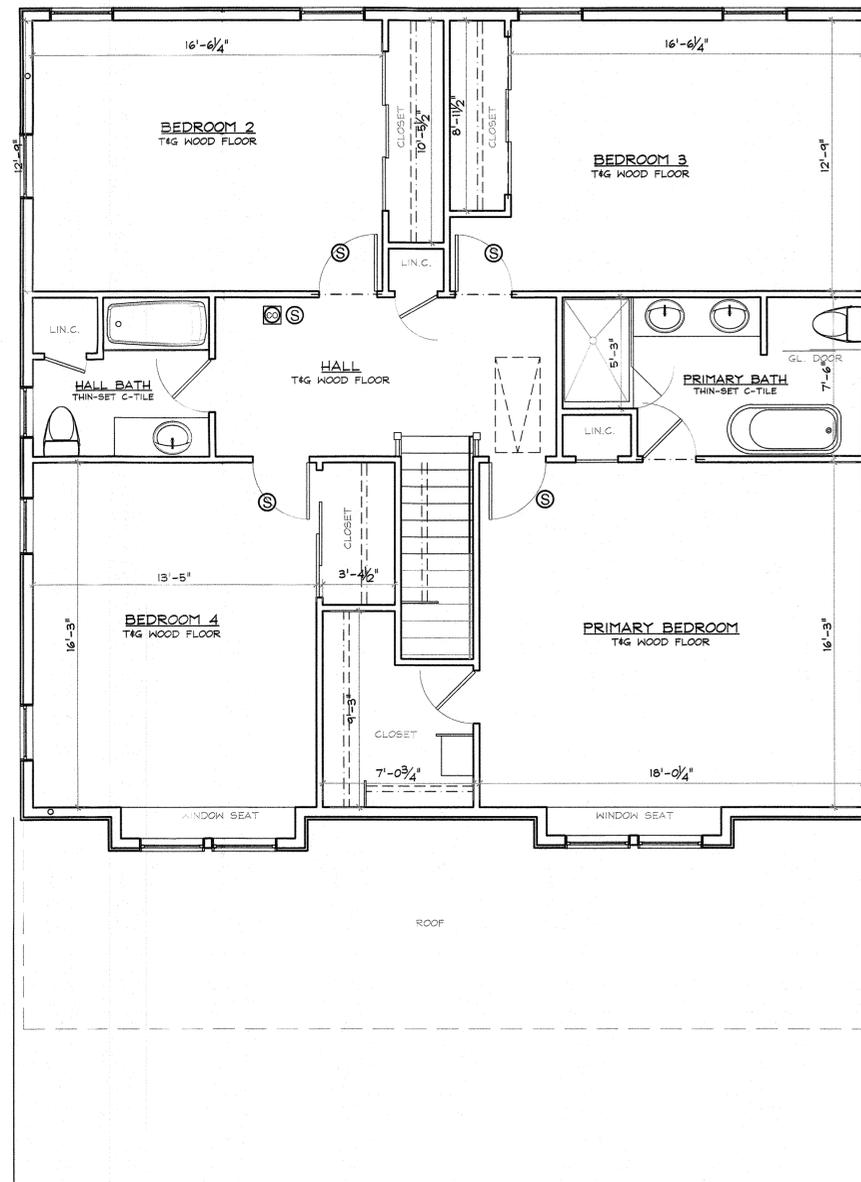
FIRST FLOOR	1,591 GSF
SECOND FLOOR	1,520 GSF
GARAGE	329 GSF
PORCH	157 GSF
TOTAL FAR	3,597 GSF
TOTAL LIVING AREA	3,110 GSF

1 FIRST FLOOR PLAN
A2 1/4" = 1 FOOT

A-2

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SECOND FLOOR PLAN

SCALE AS SHOWN
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1 SECOND FLOOR PLAN
A3 1/4" = 1 FOOT

A-3



(B) EAST SIDE ELEVATION
 (A4) 1/4" = 1 FOOT



(A) FRONT (NORTH) ELEVATION
 (A4) 1/4" = 1 FOOT

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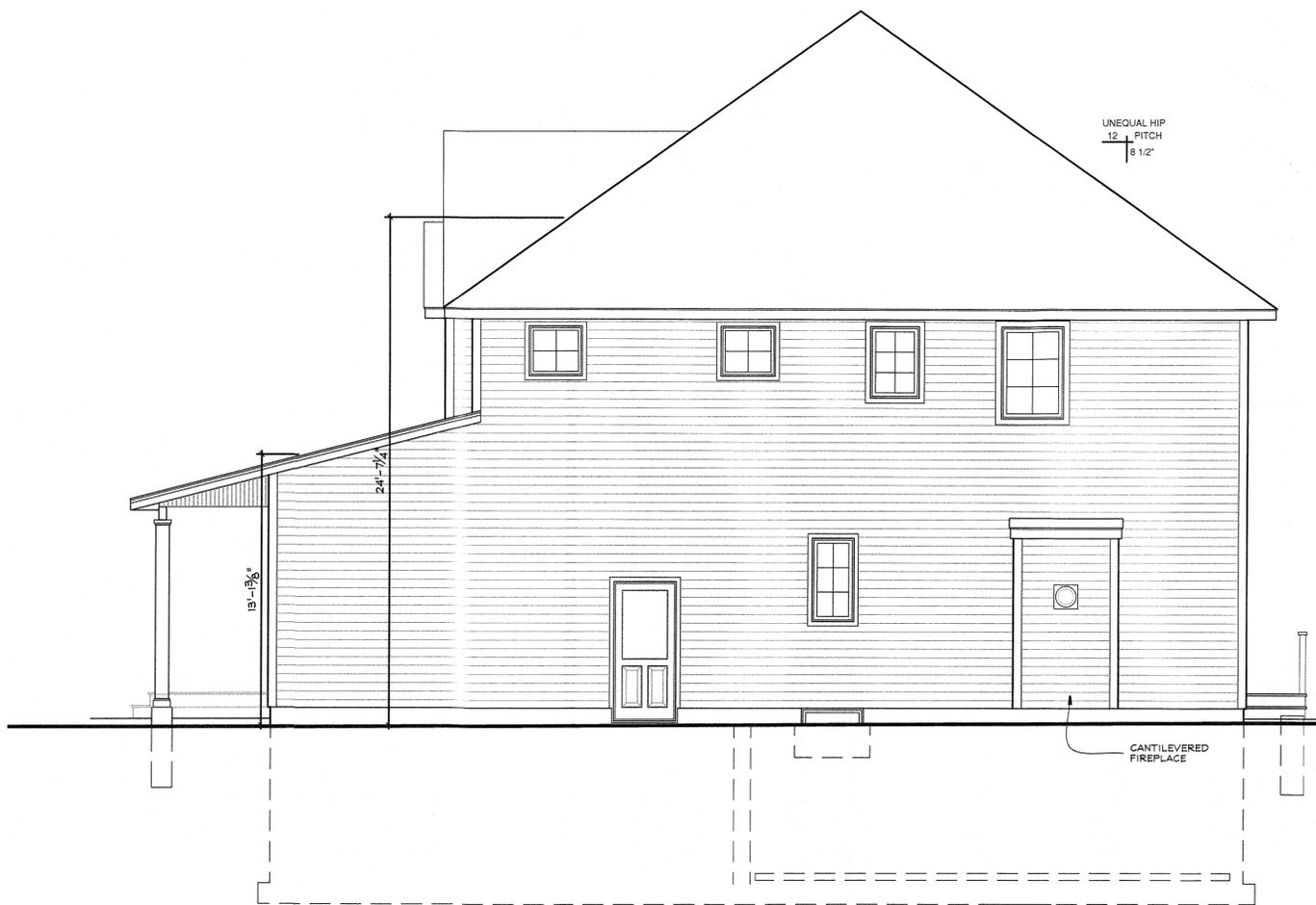
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ELEVATIONS

SCALE AS SHOWN
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A-4



Ⓓ WEST (GARAGE) ELEVATION
 A5 1/4" = 1 FOOT



Ⓒ REAR (SOUTH) ELEVATION
 A5 1/4" = 1 FOOT

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NY LICENSE # 15938
 KIER B. LEVESQUE, R.A.
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ELEVATIONS

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A-5