

SHEET NOTES:

- 2x6 EXTERIOR STUD WALL, SPACE STUDS AT 16"OC, INSULATE EXTERIOR WALLS WITH KRAFT FACED HIGH DENSITY R-21 FIBERGLASS BATTS, FINISH STUD WALLS WITH 1/2" GYP BOARD THROUGHOUT. SEE DETAIL A/A6.
- INSTALL 1/2" GYP BOARD OVER 2x4 STUDS AT 16"OC AT INTERIOR WALLS, TYPICAL THROUGHOUT.
- PROVIDE AND INSTALL SIMPSON STRONG-TIE (SST) HANGERS FOR ALL JOIST TO BEAM CONNECTIONS.
- INSTALL HB&G PERMAPORCH RAILINGS, OR AS CHOSEN BY OWNER AT FRONT PORCH, INSTALL AND FINISH RAILINGS AS SPECIFIED BY MANUFACTURER.
- HB&G PERMACAST 8" PLAIN, SQUARE STRUCTURAL COLUMN WITH TUSCAN CAP AND BASE.
- INSTALL A 2-PLY 16" LVL STRUCTURAL RIDGE OVER THE LIVING ROOM, BEAR GIRDER ON LALLY COLUMN AT WALL AND 4x4 KING POST TO HEADER AT HALL, PROVIDE CONTINUOUS BEARING TO FOUNDATION BELOW AT EACH END OF GIRDERS, TYPICAL.
- INSTALL BEADED VINYL SOFFIT CEILING AT PORCH OVER 2x6 CEILING JOISTS AT 16" OC.
- INSTALL 1 LAYER OF 5/8" FIRE CODE TYPE X GYPSUM BOARD AT GARAGE WALL UP TO UNDERSIDE OF ROOF SHEATHING TO MAINTAIN A 1 HOUR FIRE SEPARATION FROM HOUSE.
- INSTALL NEW 36" WIDE STAIR WITH OAK TREADS AND RISERS, RISERS TO BE MAXIMUM 8.25". INSTALL CONTINUOUS OAK GRIP RAIL AT WALL PER BCNYS, INSTALL GUARDRAILS AND HANDRAILS THROUGHOUT TO COMPLY WITH THE BCNYS.
- INSTALL 1/2" HUMITEK MOLD RESISTANT GYPSUM BOARD AT ALL BATHROOM WALLS OUTSIDE OF SHOWERS & TUBS.
- ALIGN LALLY COLUMN UNDER STRUCTURAL RIDGE AND OTHER POST LOADS FROM ABOVE, INTALL ON 5.5"x7"x4" STEEL BASEPLATE ANCHOR TO WALL W/ 2-1/2" ANCHOR BOLTS.
- 4" PVC PERF RADON VENT AROUND PERIMETER OF SLAB, PROVIDE 2" VTR FOR RADON VENT & PITCH TO DRAIN TO NEW SUMP PIT
- FAKRO INSULATED R-12.5 PULL DOWN ATTIC STAIR, LADDER # LW1, RO 25"x47", DOUBLE UP FRAMING AROUND OPENING.
- 6x6 WOOD POST UNDER BEAM, SET ON TREATED WOOD WALL

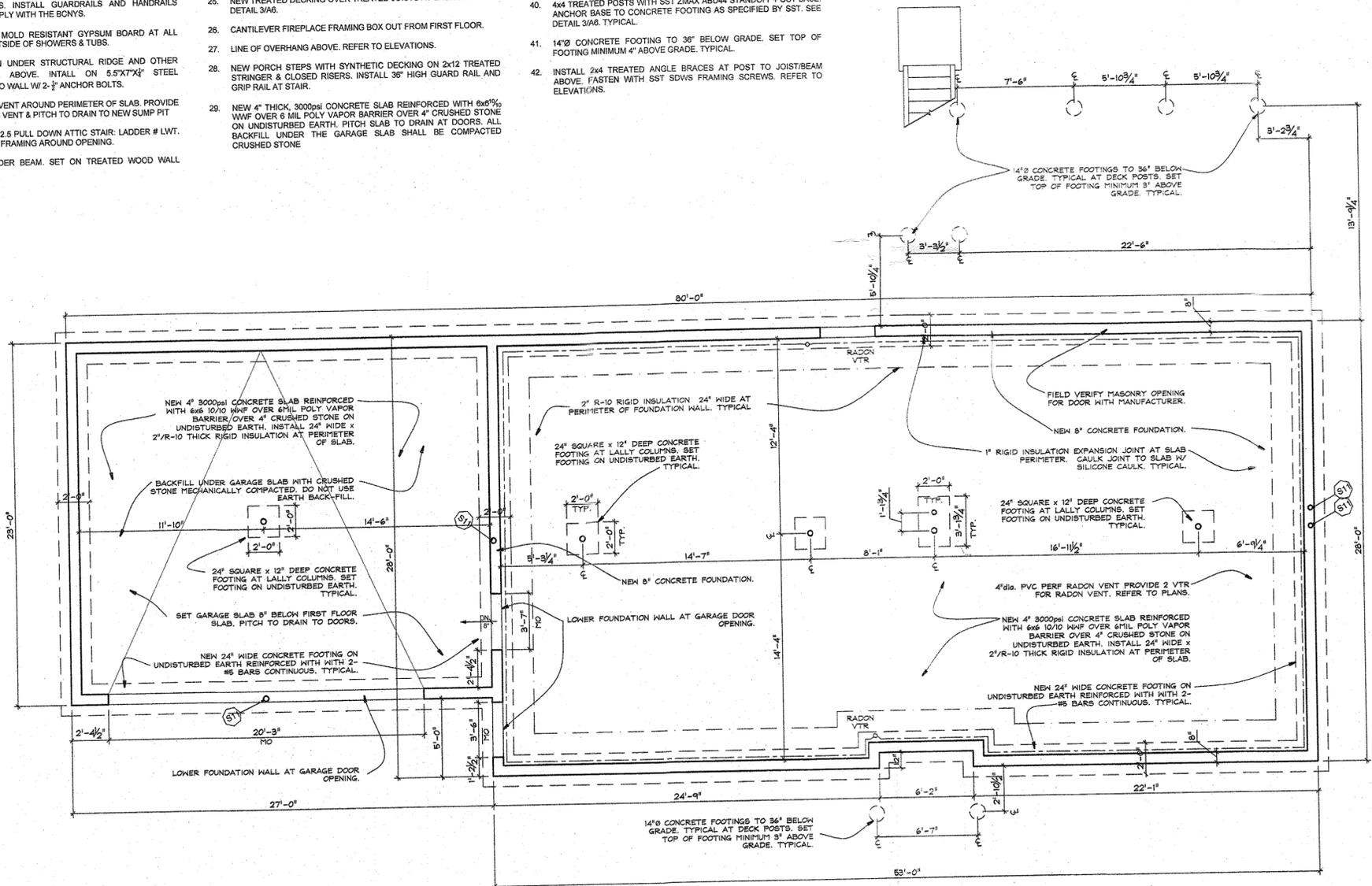
- PLATES.
- INSTALL TEMPERED GLASS SURROUND AND DOOR AT SHOWER, TYPICAL.
- CARRY DECK JOISTS CONTINUOUS IN TO BEAR ON FOUNDATION WALL BELOW.
- 4"Ø CONCRETE FILLED LALLY COLUMN, BEAR COLUMN ON 7"x7"x4" STEEL PLATE ON 24" SQUARE x 12" DEEP CONCRETE FOOTING.
- GARAGE DOOR MASONRY OPENING, LOWER FOUNDATION WALL TO PLACE SLAB OVER DOOR OPENING.
- 6x6 TREATED DECK POST, SET POST IN SIMPSON STRONG-TIE ABU86Z POST BASE ON A 14"Ø CONCRETE FOOTING MINIMUM 36" BELOW GRADE ON UNDISTURBED EARTH.
- INSTALL ROD & SHELF AT CLOSETS, TYPICAL.
- SET GARAGE SLAB 8" BELOW FIRST FLOOR HOUSE SLAB, PITCH GARAGE SLAB TO DRAIN TO DOORS.
- INSTALL FULL HEIGHT CEMENT BACKER BOARD AT TUB & SHOWER SURROUNDS, TYPICAL AT BATHROOMS.
- NEW 36" HIGH TREATED DECK RAILING, SPACE 2x2 TREATED BALLUSTERS AT 3.5", TYPICAL.
- INSTALL SOUND INSULATION BETWEEN BATHROOMS & BEDROOMS, TYPICAL.
- NEW TREATED DECKING OVER TREATED JOISTS AT BACK DECK, SEE DETAIL 3/A6.
- CANTILEVER FIREPLACE FRAMING BOX OUT FROM FIRST FLOOR.
- LINE OF OVERHANG ABOVE, REFER TO ELEVATIONS.
- NEW PORCH STEPS WITH SYNTHETIC DECKING ON 2x12 TREATED STRINGER & CLOSED RISERS, INSTALL 36" HIGH GUARD RAIL AND GRIP RAIL AT STAIR.
- NEW 4" THICK, 3000psi CONCRETE SLAB REINFORCED WITH 6x6% W/WF OVER 6 MIL POLY VAPOR BARRIER OVER 4" CRUSHED STONE ON UNDISTURBED EARTH, PITCH SLAB TO DRAIN AT DOORS, ALL BACKFILL UNDER THE GARAGE SLAB SHALL BE COMPACTED CRUSHED STONE.

- NEW TREATED WOOD STEPS WITH CLOSED RISERS AND 2x12 TREATED STRINGERS, SPACE STRINGERS AT MAXIMUM 24"OC.
- 4" GALVANIZED DRYER EXHAUST VENT, VENT DIRECTLY TO THE OUTSIDE, DO NOT USE FLEX DUCT.
- INSTALL CLOSET EQUIPMENT AS CHOSEN BY OWNER AT MASTER CLOSET.
- INSTALL GUARDRAILS & HANDRAILS AT STAIRS AS REQUIRED BY THE BCNYS.
- CONCRETE APRON AT GARAGE DOORS, TYPICAL.
- INSULATE CANTILEVER JOIST CAVITIES AT BAY ABOVE WITH R-38 BATTS, INSTALL 1" R-6.5 CONTINUOUS POLYISO FOIL-FACED INSULATION OVER BOTTOM OF JOISTS AT EXTERIOR & FINISH WITH 1/4" OSB & VINYL SOFFIT, SEE DETAIL A/A2.
- INSTALL 1 HOUR FIRE DOOR, CLOSER AND FRAME AT GARAGE ENTRY TO DWELLING.
- VAULTED /GABLE CEILING AT LIVING ROOM, FOLLOW RAFTERS AT FRONT AND FRAME BACK TO KITCHEN CEILING GIRDER W/ 2x8 JOISTS.
- TRAY CEILING AT MASTER BEDROOM, SET AT 10" AFF AND FRAME WITH 2x10 CEILING JOISTS.
- 2-2x12 TREATED GIRDER, NAIL TOGETHER IN 3 ROWS WITH HDG 10d COMMON, SET GIRDER IN SIMPSON STRONG-TIE (SST) ZMAX BCS-24 POST CAP AT EACH POST TO GIRDER CONNECTION.
- 4x4 TREATED POSTS WITH SST ZMAX ABU44 STANDOFF POST BASE, ANCHOR BASE TO CONCRETE FOOTING AS SPECIFIED BY SST, SEE DETAIL 3/A6, TYPICAL.
- 14"Ø CONCRETE FOOTING TO 36" BELOW GRADE, SET TOP OF FOOTING MINIMUM 4" ABOVE GRADE, TYPICAL.
- INSTALL 2x4 TREATED ANGLE BRACES AT POST TO JOIST/BEAM ABOVE, FASTEN WITH SST SDS W/ FRAMING SCREWS, REFER TO ELEVATIONS.

GENERAL NOTES

- DO NOT SCALE THE DRAWINGS. USE INDICATED DIMENSIONS ONLY.
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- 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, MAXIMUM R-VALUE TO BE .30, PROVIDE ALL OPERATING UNITS WITH SCREENS, 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.
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- 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.
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FOUNDATION PLAN
1/4" = 1 FOOT

ALATSAS HOME BUILDERS
2 PARKWAY DRIVE N.
BLAUVELT, N.Y. 10913

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

FOUNDATION PLAN

Town of Orangetown
MEETING OF:
OCT 23 2025
ARCHITECTURE & COMMUNITY
APPEARANCE BRD OF REVIEW

SCALE AS SHOWN
DATE ...
JOB NO. 202507
REVISIONS: SHEET NO.

PROGRESS PRINT
MAY 5, 2025

A-1

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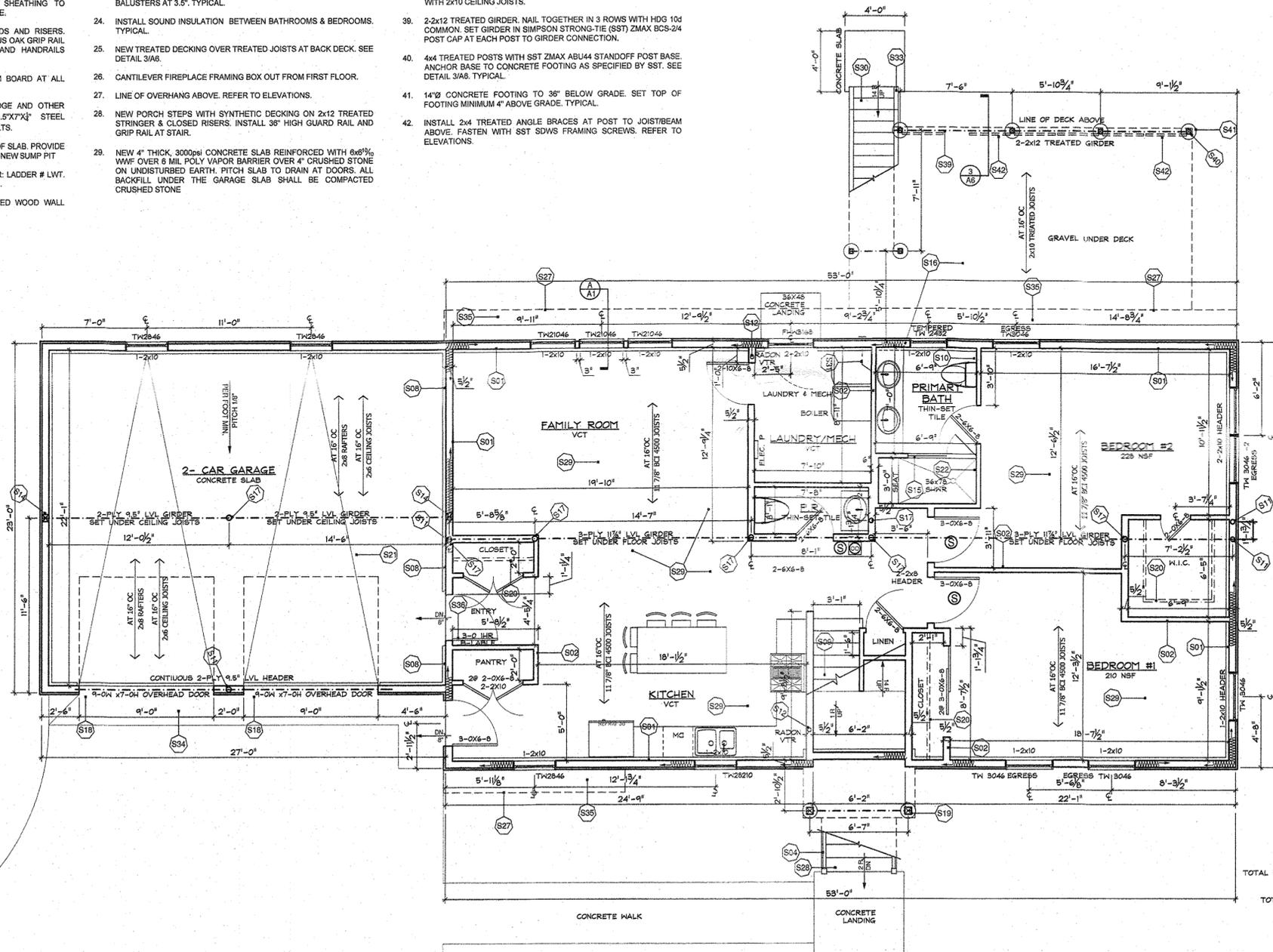
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 ARCHITECT
 49 THIRD AVENUE
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FIRST FLOOR PLAN

SCALE AS SHOWN
 DATE
 JOB NO. 202507
 REVISIONS: SHEET NO.

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

PROGRESS PRINT
 MAY 5, 2025 **A-2**

NY LICENSE # 19938

LOWER LEVEL 1,481 GSF
 UPPER LEVEL 1,405 GSF
 GARAGE 621 GSF
 COVERED ENTRY PORCH 28 GSF
 COVERED DECK 147 GSF
 TOTAL FLOOR AREA FOR FAR 3,881 GSF
 LOWER LEVEL 1,481 GSF
 UPPER LEVEL 1,405 GSF
 TOTAL LIVING AREA FOR 3,066 GSF

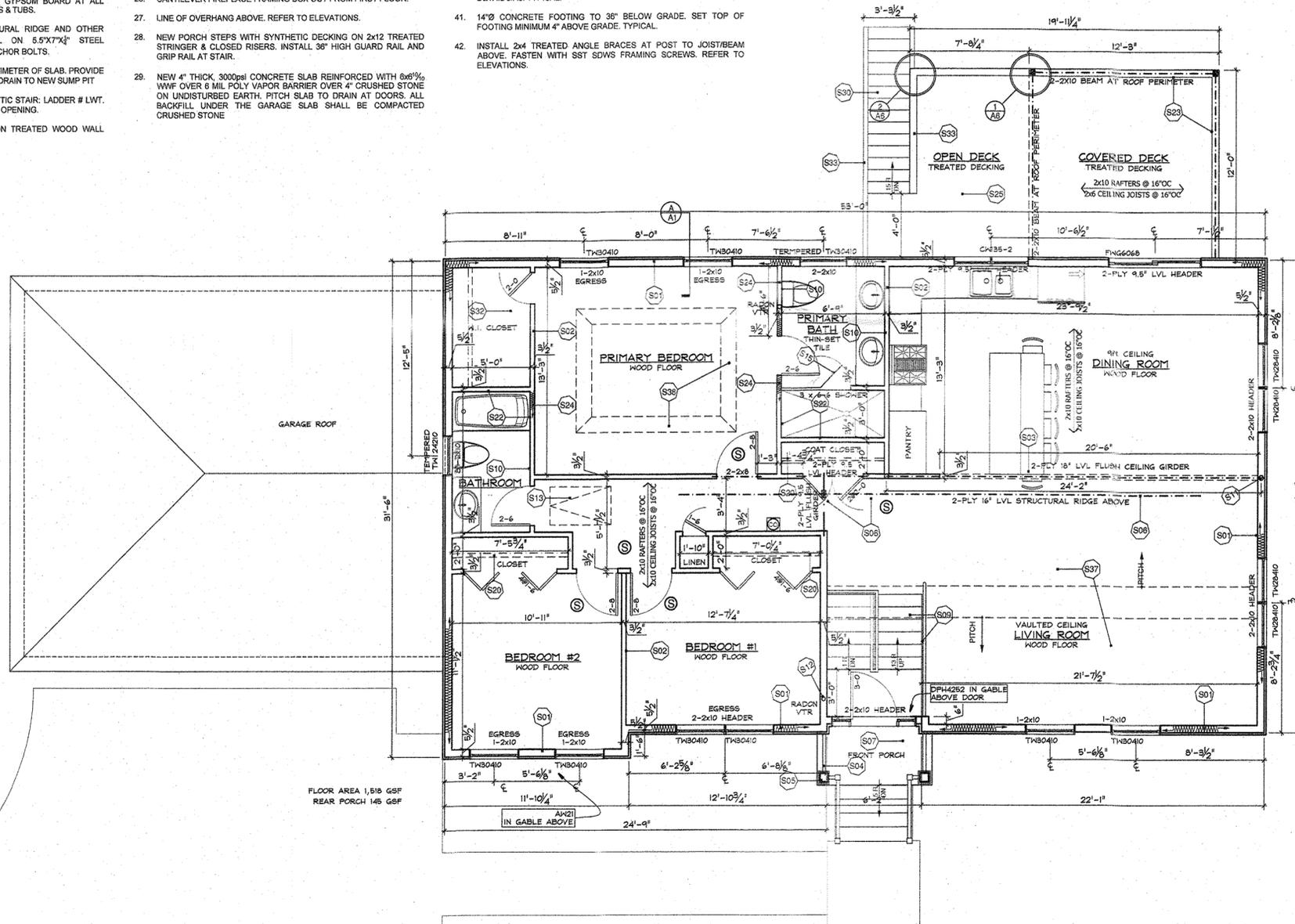
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42. INSTALL 2x4 TREATED ANGLE BRACES AT POST TO JOIST/BEAM ABOVE. FASTEN WITH SST SDWS FRAMING SCREWS. REFER TO ELEVATIONS.

GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS. USE INDICATED DIMENSIONS ONLY.
2. 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.
3. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE INDICATED. DOOR SIZES ARE IN FEET-INCHES. DOOR HEIGHT IS 6-8 UNLESS OTHERWISE INDICATED.
4. 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.
5. DOUBLE UP JOISTS UNDER PARALLEL PARTITIONS.
6. ALL WOOD IN CONTACT WITH MASONRY & CONCRETE SHALL BE PRESSURE TREATED WITH A WOOD PRESERVATIVE.
7. ALL WALL BASE PLATES SHALL BE SET IN A MINIMUM 1/4" BEAD OF CAULK OR SEALANT. ALL PENETRATIONS THROUGH CEILING AND EXTERIOR WALLS SHALL BE AIR SEALED WITH EXPANDING FOAM AND/OR SILICONE CAULK.
8. WINDOWS ARE LIFESTYLE SERIES BY PELLA. UNITS TO BE LOW-E COATED WITH INSULATING GLASS & ARGON GAS. MAXIMUM R-VALUE TO BE .30. PROVIDE ALL OPERATING UNITS WITH SCREENS. UNIT NUMBERS ARE INDICATED ON THE PLANS.
9. FLASH ALL WINDOW ROUGH OPENINGS WITH A PEEL & STICK TYPE MEMBRANE FLASHING. FLASH SILLS TO CREATE A DRAIN PAN PITCHED TO THE EXTERIOR SIDE.
10. SEAL AROUND ALL DOOR AND WINDOW ROUGH OPENINGS WITH MINIMALLY EXPANDING FOAM. FOLLOW MANUFACTURERS PRECAUTIONS.
11. ALL FASTENERS, NAILS AND HANGERS WHICH COME IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
12. 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.
13. REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

CONSTRUCTION LEGEND	
	NEW CONSTRUCTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING MASONRY WALL
	EXISTING STUD WALL TO REMAIN
	SHEET NOTES CALL: SEE NOTES THIS SHEET
	HARDWIRED CARBON MONOXIDE DET.
	HARDWIRED SMOKE DETECTOR



ALATSAS HOME BUILDERS
 2 PARKWAY DRIVE N.
 BLAUVELT, N.Y. 10913

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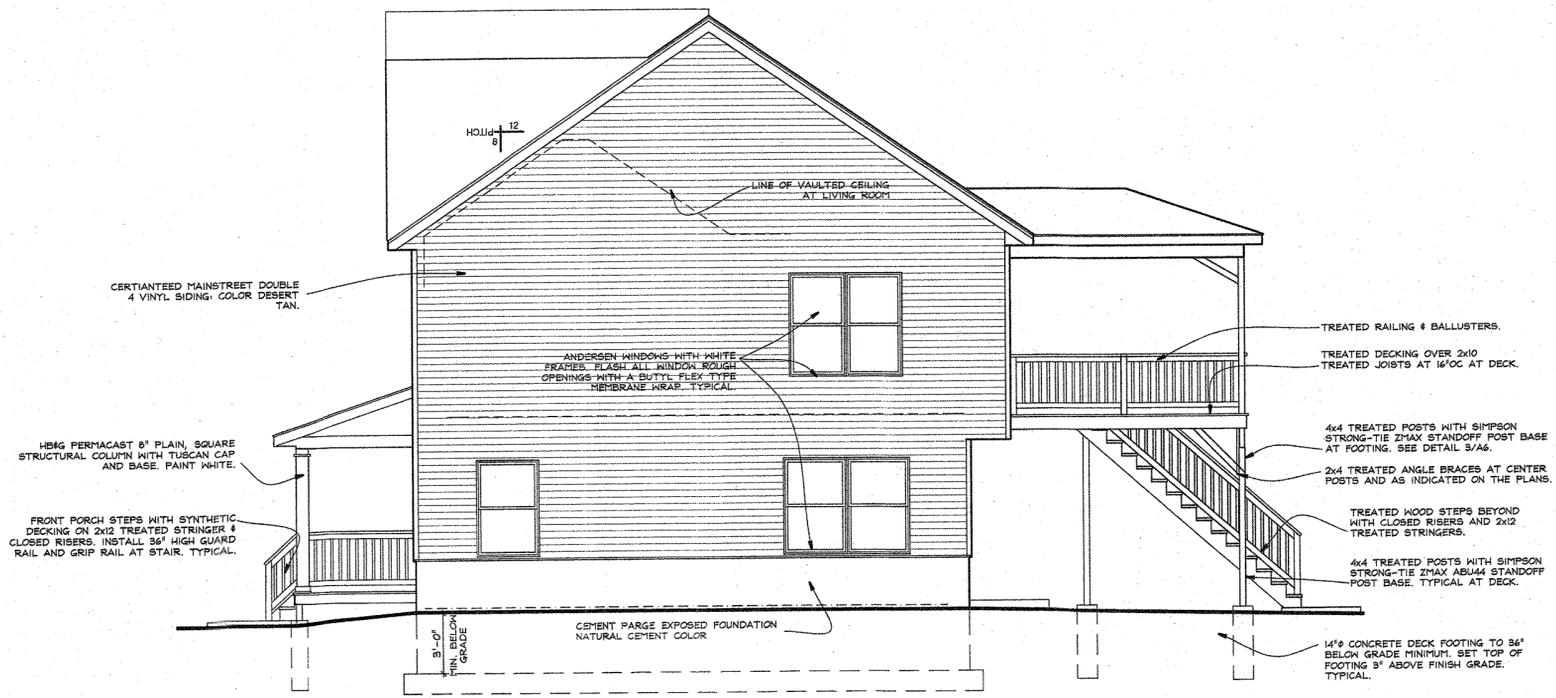
SECOND FLOOR PLAN

SCALE AS SHOWN
 DATE
 JOB NO. 202507
 REVISIONS: SHEET NO.

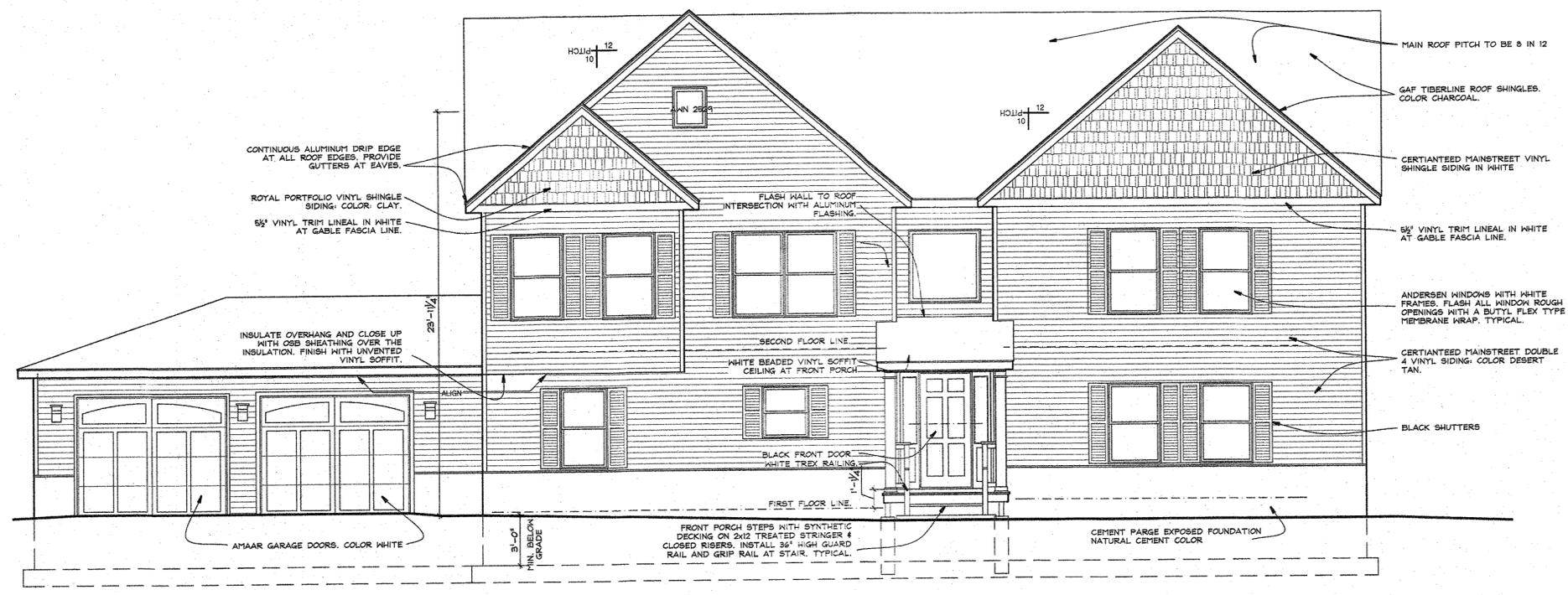
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SECOND FLOOR PLAN
 1/4" = 1 FOOT

A-3



(B) WEST ELEVATION
 A4 1/4" = 1 FOOT



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

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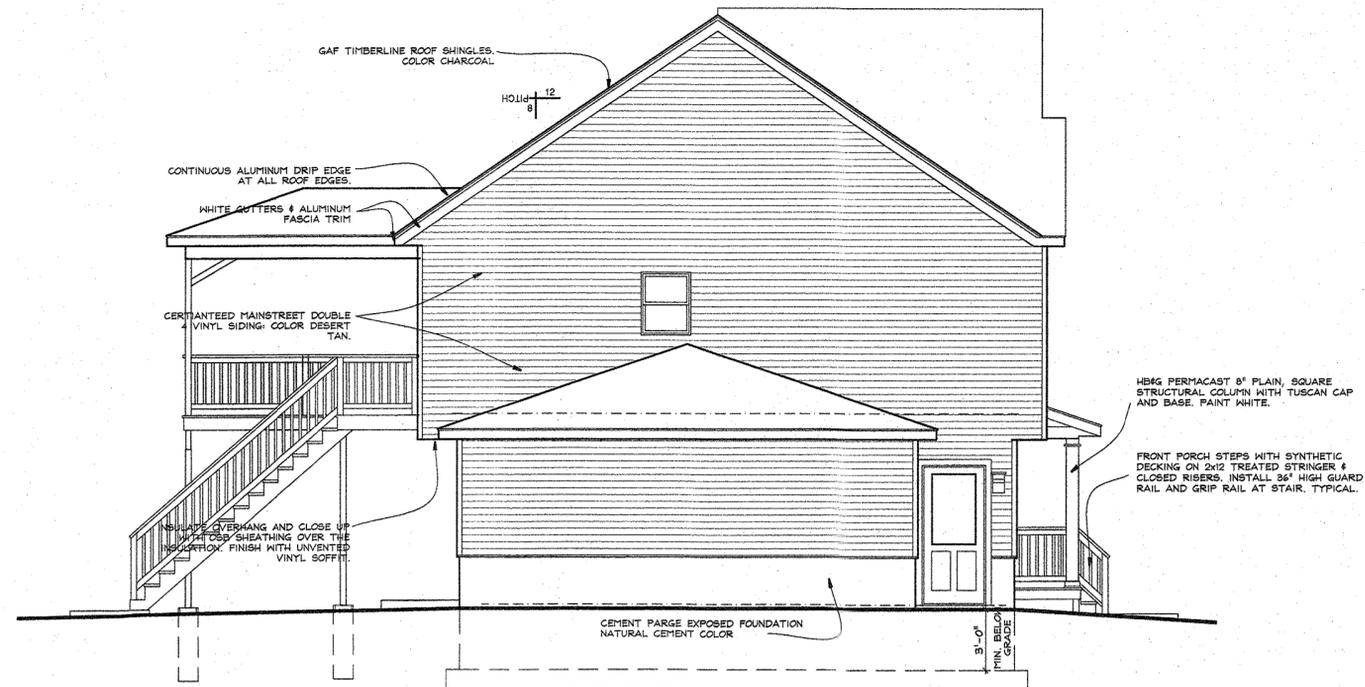
ELEVATIONS

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A-4

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(D) EAST ELEVATION
 A5 1/4" = 1 FOOT



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

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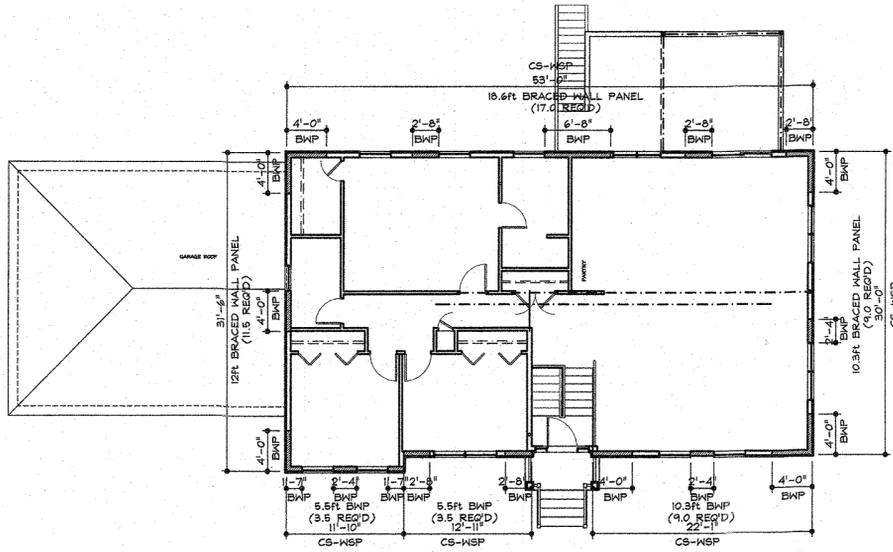
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ELEVATIONS

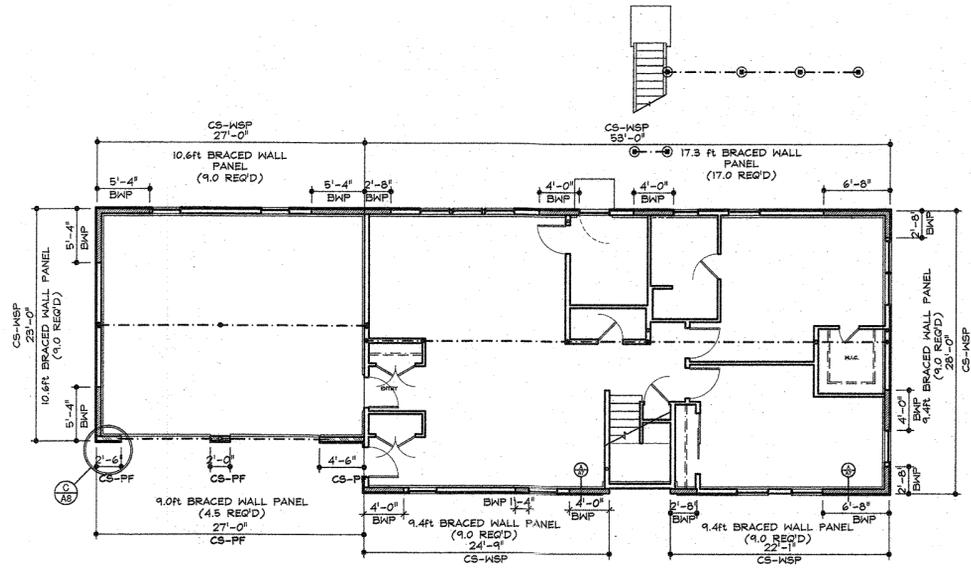
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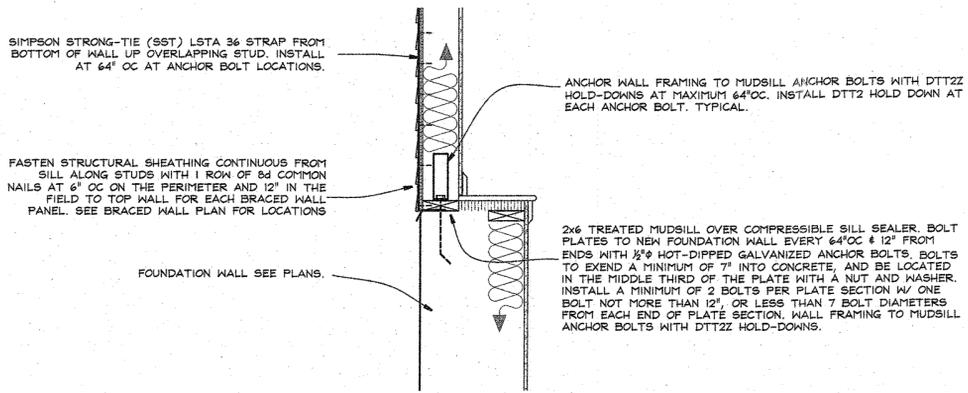
A-5



(B) 2nd FLOOR BRACED WALL PLAN
A6 NTS



(C) 1st FLOOR BRACED WALL PLAN
A6 NTS



(A) BRACED WALL DETAIL
A6 1" = 1 FOOT

BRACED WALL PANEL CODE NOTES:

R602.10.4.1 MIXING METHODS. MIXING OF BRACING METHODS SHALL BE PERMITTED AS FOLLOWS:
4. MIXING OF CONTINUOUS SHEATHING METHODS CS-WSP, CS-G AND CS-PF ALONG A BRACED WALL LINE SHALL BE PERMITTED. INTERMITTENT METHODS ABW, PFH AND PFG SHALL BE PERMITTED TO BE USED ALONG A BRACED WALL LINE WITH CONTINUOUS SHEATHED METHODS.

BRACED WALL PANEL KEY:

- CS-WSP: CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL
- CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME

R602.10.4.1 MIXING METHODS. MIXING OF BRACING METHODS SHALL BE PERMITTED AS FOLLOWS:
4. MIXING OF CONTINUOUS SHEATHING METHODS CS-WSP, CS-G AND CS-PF ALONG A BRACED WALL LINE SHALL BE PERMITTED. INTERMITTENT METHODS ABW, PFH AND PFG SHALL BE PERMITTED TO BE USED ALONG A BRACED WALL LINE WITH CONTINUOUS SHEATHED METHODS.

R602.10.4.3 BRACED WALL PANEL INTERIOR FINISH MATERIAL: BRACED WALL PANELS SHALL HAVE GYPSUM WALL BOARD INSTALLED ON THE SIDE OF THE WALL OPPOSITE THE BRACING MATERIAL. GYPSUM WALL BOARD SHALL BE NOT LESS THAN 1/2 INCH THICKNESS. GYPSUM WALL BOARD SHALL BE FASTENED WITH 1 1/4" SCREWS AT 16" OC MAXIMUM AT WALLS FRAMED AT 16" OC, OR WITH 1 1/2" RING SHANK NAILS AT 7" OC.

CS-WSP: CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS: CS-WSP EXTERIOR SHEATHING PANELS SHALL BE MINIMUM 3/8" THICKNESS STRUCTURAL 1 RATED WOOD SHEATHING. FASTEN PANELS WITH 8d COMMON OR GALVANIZED BOX NAILS AT 3" OC OR AS INDICATED IN THE DETAILS. INSTALL A STRAP TIE ON THE OPPOSITE SIDE OF THE WALL FROM THE SHEATHING (INTERIOR SIDE OF WALL) AS NOTED IN THE DETAIL. SEE SHEET A-8. CS-PF BRACED WALL PANELS SHALL BE ANCHORED TO THE FOUNDATION WITH A MINIMUM 1/2" ANCHOR BOLTS SPACED A MAXIMUM OF 6 FEET ON CENTER WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES FROM THE END OF THE SOLE PLATE. BOLTS SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE OR GROUTED CELLS OF CMU. EACH BRACED WALL PANEL SHALL HAVE A MINIMUM OF TWO ANCHOR BOLTS PER SECTION.

CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME: CS-PF EXTERIOR SHEATHING PANELS SHALL BE MINIMUM 3/4" THICKNESS STRUCTURAL 1 RATED WOOD SHEATHING. FASTEN PANELS WITH 8d COMMON OR GALVANIZED BOX NAILS AT 3" OC OR AS INDICATED IN THE DETAILS. INSTALL A STRAP TIE ON THE OPPOSITE SIDE OF THE WALL FROM THE SHEATHING (INTERIOR SIDE OF WALL) AS NOTED IN THE DETAIL. SEE SHEET A-8. CS-PF BRACED WALL PANELS SHALL BE ANCHORED TO THE FOUNDATION WITH A MINIMUM 1/2" ANCHOR BOLTS SPACED A MAXIMUM OF 6 FEET ON CENTER WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES FROM THE END OF THE SOLE PLATE. BOLTS SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE OR GROUTED CELLS OF CMU. EACH BRACED WALL PANEL SHALL HAVE A MINIMUM OF TWO ANCHOR BOLTS PER SECTION.

BRACED WALL PANEL NOTES

1. ALL WORK SHALL CONFORM TO LOCAL AND NEW YORK STATE CODE REQUIREMENTS. ALL BRACED WALL PANELS SHALL CONFORM TO THE 2020 RCNYS SECTION R602.10.
2. BRACED WALL PANELS SHALL BE CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS (CS-WSP) OR CONTINUOUSLY SHEATHED PORTAL FRAME (CS-PF) AS NOTED ON THE PLANS. EXTERIOR SHEATHING TO BE STRUCTURAL 1 RATED WOOD SHEATHING, MINIMUM SHEATHING THICKNESS TO BE 3/8".
3. BRACED WALL PANEL INSTALLATIONS AND INSPECTION OF NAILING PATTERN FOR SHEATHING SHALL BE PERFORMED BY THE LICENSED DESIGN PROFESSIONAL. A CERTIFICATION LETTER REGARDING THE INSTALLATIONS SHALL BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
4. THE CONTRACTOR SHALL CALL FOR SITE VISITS & INSPECTIONS AT THE VARIOUS STAGES OF CONSTRUCTION AS NOTED:
 - i. Before installation of Wall Sheathing and Roof Sheathing.
 - ii. After installation of Exterior Sheathing (before installation of the Exterior Wall Finish, and the Insulation).
 - iii. After installation of Interior Wall Sheathing (before installation of spackle on gypsum board)

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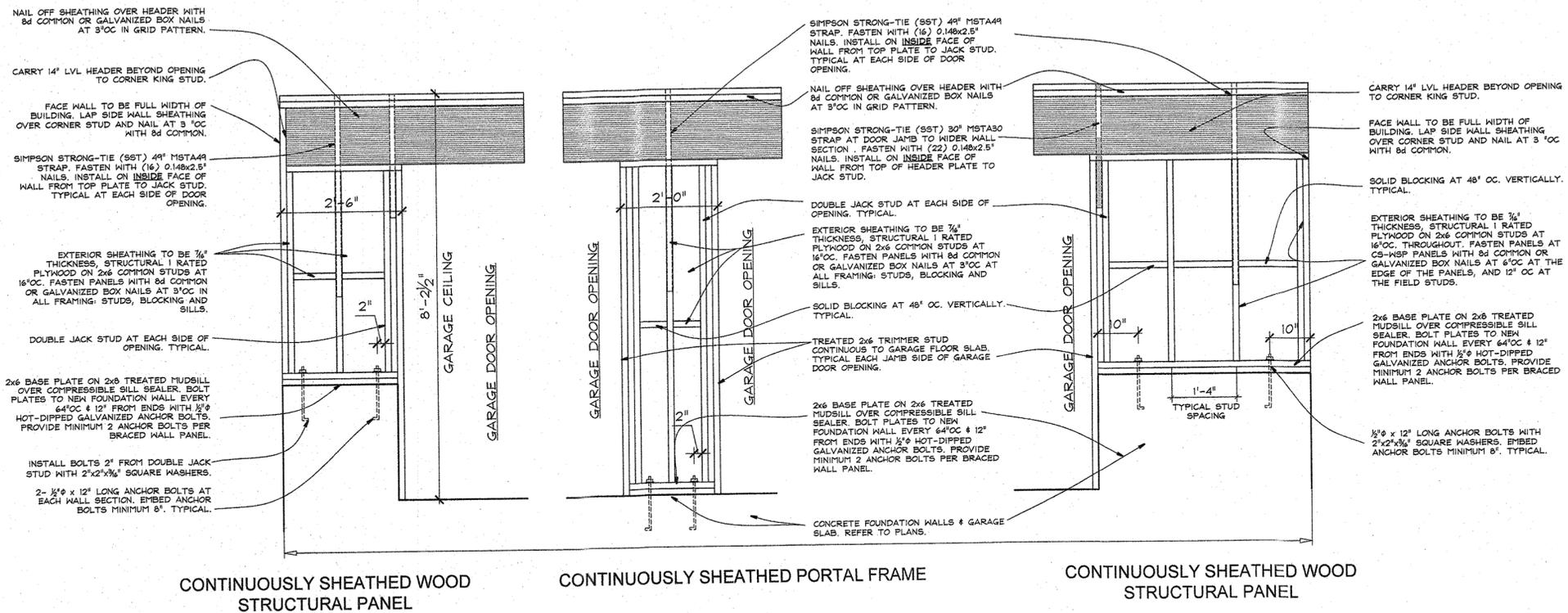
BRACED WALL PLANS AND DETAILS

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A-7

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A CORNER DOOR OPENING
 A8 3/4" = 1 FOOT

B BETWEEN DOORS FRAMING
 A8 3/4" = 1 FOOT

C DOOR OPENING AT FULL HT WALL
 A8 3/4" = 1'-0"



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PORTAL FRAMED
 GARAGE WALL AND
 DETAILS

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A-8