

PROPOSED BENNINGTON MODEL FOR: SOUTH WILLIAM STREET LOT # 2 PEARL RIVER TOWN OF ORANGETOWN, N.Y. TAX LOT # 68.20-2-76.2

GENERAL NOTES

ALL WORK SHALL BE IN ACCORDANCE WITH ALL PREVAILING CODES, LAWS AND ORDINANCES OF THE 2020 NYS RESIDENTIAL ENERGY CONSERVATION CODES AND THE LOCAL TOWN OR VILLAGE OF WHICH THE PROJECT IS LOCATED.

THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY PRIOR DURING AND AFTER CONSTRUCTION ALL NECESSARY LICENSES AND INSURANCES PER THE N.Y.S. LOCAL AND ALL GOVERNING REGULATIONS.

THE OWNER SHOULD READ AND REVIEW HIS/HER ENTIRE SET OF CONTRACT DOCUMENTS (PLANS & SPECIFICATIONS) PRIOR TO GIVING IT TO THE CONTRACTOR. OWNER SHALL CONFIRM THAT ALL INFORMATION IS CORRECT, SHOULD THE OWNER FIND ANYTHING THAT WANTS THAT THEY INTENDED TO BE DONE, THEN THEY SHALL HAVE THE ARCHITECT AMEND IT AS REQUIRED.

THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION AND/OR PROJECT SITE. THE GENERAL PUBLIC, PROSPECTIVE BUYERS AND ALL OTHER NON-CONSTRUCTION RELATED PERSONS ARE NOT TO ENTER THE CONSTRUCTION WORK AREA UNTIL A VALID CERTIFICATE OF OCCUPANCY IS ISSUED BY THE LOCAL BUILDING DEPARTMENT.

THE PROJECT SITE SHALL BE PROPERLY POSTED AND TAPED AND/OR FENCED OFF TO ENSURE PUBLIC SAFETY AND SAFEGUARD THE PUBLIC AT ALL TIMES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS (PLANS & SPECIFICATIONS) PRIOR TO ANY ERECTION/CONSTRUCTION.

ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALWAYS DOUBLE DIMENSIONS AS SHOWN AND THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

DRAWINGS ARE NOT TO BE SCALED.

ALL CHANGES AND/OR REVISIONS SHALL FIRST BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO STARTING WITH THE WORK INVOLVED. ANY UNAUTHORIZED CHANGES MADE BY THE CONTRACTOR AND/OR ULTIMATELY NOT BEING APPROVED BY THE OWNER AND ARCHITECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND TO BE CORRECTED AT HIS OWN EXPENSE.

THE ARCHITECT HAS NOT BEEN RETAINED FOR ANY MECHANICAL DESIGN SYSTEMS, CHASE OPENINGS, SIZE OF FURNACE AND FRESH AIR REQUIREMENTS, ETC. THESE ARE TO BE OBTAINED FROM THE MANUFACTURER'S DATA SHEET AND APPROVED BY THE ARCHITECT PRIOR TO COMMENCING THE WORK.

THE ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION, AND CONSTRUCTION INSPECTIONS AND/OR THE REVIEW OF SHOP DRAWINGS. THE ARCHITECT HAS ONLY BEEN RETAINED FOR DESIGN PURPOSES. THEREFORE, THE ARCHITECT ASSUMES NO LIABILITY FOR WORKMANSHIP, CODE AND/OR PLAN COMPLIANCE. THE ARCHITECT'S RESPONSIBILITY IS STRICTLY LIMITED TO THESE PLANS AND RELATED SPECIFICATIONS ONLY.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK FOR THE OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THESE DOCUMENTS.

THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURES AND/OR ANY UNFORESEEN PROBLEMS PRIOR TO NEW CONSTRUCTION.

THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY DEMOLITION, SITE WORK, NEW CONSTRUCTION, OPERATION AND METHODS.

ALL AREAS THAT ARE AFFECTED BY ALL ADDITIONS SHALL BE REPAIRED AND/OR PATCHED TO A LIKE NEW CONDITION, UNLESS NOTED OTHERWISE.

THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE APPLICABLE AGENCIES AND TO DELIVER TO THE OWNER A CO. UPON COMPLETION OF THE PROJECT.

THE CONTRACTOR SHALL PROVIDE A CONTAINER FOR THE REMOVAL OF DEBRIS DURING CONSTRUCTION.

THE CONTRACTOR AND ALL SUBCONTRACTORS WORKING WITH THIS PROJECT SHALL KEEP THE SITE CLEAN AND HAZARD FREE AT ALL TIMES AND TO OBEY ALL "OSHA" AND ALL OTHER SAFETY REGULATIONS.

THE CONTRACTOR SHALL LEAVE PREMISES BROOM CLEAN DAILY.

THE CONTRACTOR SHALL GUARANTEE THE WORK SPECIFIED AND/OR DESCRIBED BY THESE DRAWINGS AND IS TO FOLLOW ALL NATIONALLY ACCEPTED TRADE PRACTICES.

SITE NOTES

THESE PLANS ARE BASED ACCORDANCE TO THE SURVEY INFORMATION PROVIDED TO THE ARCHITECT BY THE OWNER. THEY SHOULD BE REVIEWED BY A LICENSED LAND SURVEYOR AND/OR ENGINEER TO VERIFY ALL BUILDING LINES, AND SET BACKS PRIOR TO CONSTRUCTION.

THE ELEVATION SHOWN ON THE PLAN MAY NOT BE ACCURATE IN EVERY DETAIL. THE OWNER SHALL REVIEW THE PLANS WITH THE CONTRACTOR TO INSURE ACCURACY OF DETAILS AND METHODS PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE OF NOTIFYING ALL UTILITY COMPANIES, AND VERIFYING THE LOCATION OF THE SAME UTILITY COMPANIES, AND SERVICES AND ALL OTHER POSSIBLE EQUIPMENTS OF UTILITY COMPANIES. THE CONTRACTOR SHALL LOCATE AND IDENTIFY THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES, AND PROVIDE UNDERGROUND CONNECTIONS TO THEM.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY GROUND WATER EXCESSIVE ORGANIC MATERIAL OR ANY OTHER UNSUITABLE CONDITIONS DISCOVERED DURING SITE PREPARATION AND/OR EXCAVATION.

THE CONTRACTOR SHALL PROVIDE ONE PROPERLY MAINTAINED, PORTABLE TOILET FOR THE ENTIRE DURATION OF THE CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE FROM A REGISTERED LAND SURVEYOR A WRITTEN CERTIFICATE THAT THE LOWEST PORTION OF THE FIRST FLOOR "MEET OR EXCEED" THE REQUIRED FLOOD ELEVATION.

ALL DRIVEWAYS AND WALKWAYS FORM WORK SHALL BE APPROVED BY DEVELOPMENT REVIEW REPRESENTATIVE BEFORE ANY WORK CONTINUES. THE CONTRACTOR SHALL REMOVE AND DISPOSE ALL WEEDS, VEGETATION, TREES, ROOTS, AND TREES AS SHOWN ON THE PLANS.

ALL AREAS TO BE COVERED WITH FILL AND GRADED DOWN. THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES SHOWN TO REMAIN AS REQUIRED.

EXTREME CAUTION SHALL BE TAKEN DURING DEMOLITION OF EXISTING BUILDINGS. THE CONTRACTOR SHALL OBSERVE ANY VARIATIONS AND OR ANY UNFORESEEN DISCREPANCIES WITH THE PLANS, AND SHOULD REPORT IMMEDIATELY TO THE ARCHITECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING, BRACING AND ALL TEMPORARY SUPPORTS PRIOR TO REMOVING THE EXISTING WALLS, CEILINGS, FLOORS AND ROOFS AS PER ALL LOCAL AND OSHA REGULATIONS.

THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AT THE END OF EACH WORK DAY AS REQUIRED TO PREVENT WEATHER DAMAGE. THE ARCHITECT IS NOT RESPONSIBLE FOR FROZEN PIPES AND/OR MOLD CONDITIONS CREATED BY THE CONTRACTORS NEGLIGENCE.

BLINDS SHALL NOT BE PLACED UNDER THE MAIN FLOOR SYSTEM AND BASEMENT CONCRETE INTERIOR FLOOR SLABS ARE INSTALLED. FOOTING DRAINS SHALL BE PROVIDED AS SHOWN, AND APPROPRIATE THEY SHOULD BE LAID IN GRAVEL BED AND PROTECTED AT THE TOP WITH FILTER FABRIC AND 6" OF 3/4" GRAVEL AROUND IT PROVIDE POSITIVE OUTFALL TO A STORM DRAIN OR A DRY-WELL.

NOTES:

"DO NOT SCALE PLANS!"
USE DIMENSIONS FOR CONSTRUCTION

PROJECT DATA:

MAIN FLOOR AREA = 1,718 SQ. FT.
MANS GARAGE AREA = 452 S.F.
MAIN LIVING AREA = 1,266 SQ. FT.
2ND FLOOR AREA = 1,656 S.F.
MENS OPEN AREA = 101 S.F.
2ND LIVING AREA = 1,535 SQ. FT.
TOTAL LIVING FLR. AREA = 2,821 SQ. FT. +/-

SITE NOTES (CONTINUED)

THE FINISHED GRADE AND DRIVEWAY SHOULD BE FITCHED AWAY FROM THE BUILDING SUCH THAT ALL THE SURFACE WATER FLOWS AWAY FROM BUILDING. THE FINISHED GRADE HEIGHT FROM FINISHED FLOOR FINISH TO THE ADJACENT FINISHING OR AS INDICATED ON PLANS.

THE TOP OF ANY FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 1" PLUS 2 PERCENT.

INSTALLATION OF GAS AND ELECTRIC METERS SHALL BE IN STRICT ACCORDANCE WITH THE LOCAL UTILITY COMPANY SPECIFICATIONS.

FOUNDATION NOTES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND COORDINATE DIMENSIONS BETWEEN FOUNDATION AND FLOOR PLANS PRIOR TO CONSTRUCTION. ALL EXCAVATIONS SHOULD BE SUBSTANTIALLY FREE OF WATER DURING FOUNDATION CONSTRUCTION WORK.

THIS PROJECT HAS BEEN DESIGNED BY ASSUMING THAT ALL THE SOIL BEARING IS 2 KIP/SQ.FT. (2000PSF).

ALL STRUCTURAL CONCRETE SHALL BE A STONE CONCRETE WITH A 1:3:5 MIX AND HAVE A MINIMUM STRENGTH OF 3500 PSI AT THE END OF 28 DAYS.

ALL FOOTINGS TO REST ON UNDISTURBED SOIL CAPABLE OF SUPPORTING 2 TONS PER SQ. FT.

REFERENCE THE PLANS FOR SIZE AND QUANTITY OF REINFORCING BARS. ALL FOOTINGS SHALL BE BELOW THE FINISHED GRADE MINIMUM OF 3'-6" IN ROCKLAND COUNTY, 3'-4" IN ORANGE COUNTY OR OTHERWISE SHOWN ON THE PLAN.

PROVIDE EXPANSION JOINTS AT PERIPHERIES OF ALL CONCRETE SLABS. ALL INTERIOR FOOTINGS SHALL STEP DOWN TO PERMITER WALL FOOTING DEPTH AT ALL FOOTING INTERSECTIONS.

ALL SUB GRADES MATERIAL SHALL BE PLACED TO A DENSITY OF 96% ALL CONCRETE SLABS SHALL BE A MINIMUM OF 4" THICK, REINFORCED WITH #6@16" WELDED WIRE MESH ON 6" MIN. VAPOR BARRIER ON 4" OF 3/4" GRAVEL, UNLESS SHOWN OTHERWISE AND TO RECEIVE A SMOOTH FINISH.

ALL CONCRETE PAVING SHALL RECEIVE A FINE BROOM FINISH UNLESS SHOWN OTHERWISE.

ALL CONCRETE SLABS TO RECEIVE CONTROL JOINTS (1/2" SAW CUTS) AT A MAXIMUM OF 25'-0" TO CONTROL CRACKING WITH SHIRAZE.

SLOPE ALL CONCRETE SLABS TO DRAIN TO EXTERIOR SLOPES IN GARAGES SHALL BE A MINIMUM OF 2'-4" UNLESS SHOWN OTHERWISE.

MASONRY AND CONCRETE CONCRETE SHALL INSTALL ALL ANCHOR BOLTS, PLATES, CHASES, SLOTS, SLEEVES ETC. AS REQUIRED BY TRADES.

CALLK METERS SHALL BE INSTALLED OUTSIDE OF THE CONCRETE WALLS TO BE COATED WITH RUB-BULF COATING OR EQUAL. INTERIOR COLUMNS TO BE 4" DIAM. STANDARD STEEL. PROVIDE BASE 4" TOP PLATES. INTERIOR COLUMNS OVER 9'-0" IN HEIGHT TO BE 5" DIAM. STANDARD STEEL.

EXTREME CAUTION TO BE USED IN DELIVERY OF THE STEEL COLUMNS MUST NOT BE DROPPED AT ANY THE ROOF.

FRAMING NOTES

ALL STANDARD FRAMING NOTES TO BE HEYLOK FIRE 9" OR BETTER UNLESS OTHERWISE NOTED.

ALL HANGERS BEARS INDICATED ON THE PLAN ARE DESIGNED USING THIS SPECIFIC MANUFACTURER AND SHALL BE INSTALLED PER THE MANUFACTURER SPECIFICATIONS ONLY.

WHEN USING MULTIPLE MEMBER ENGINEERED BEAMS, THE FRAMER SHALL REFERENCE WITH THE SPECIFIC MANUFACTURERS NAILING GUIDE.

PROVIDE METAL FLASHING AT ALL EXTERIOR DOORS, WINDOWS AND OPENINGS UNLESS SHOWN OTHERWISE.

INSTALL 3/8" WIDE ICE WATER SHIELD AT ALL ROOF EDGES IN VALLEYS, UP AGAINST WALLS AND OVER THE ENTIRE ROOF. PROVIDE 1/2" OVERLAP AT JOINTS. PROVIDE 1/2" OVERLAP OF BEAVE TO A POINT NOT LESS THAN 1'4" BEYOND INTERIOR FACE OF EXTERIOR WALL. PROVIDE OPTIONAL SNOW-GUARDS IF REQUIRED WITH THE STANDARD SPACING ALONG THE BOTTOM EDGE OF THE ROOF.

FRAMING NOTES DIMENSIONS ARE TO THE NEAREST INCH. ACTUAL ROOF RISES MAY VARY DUE TO GYPSUM BOARD.

ALL WOOD FRAMING IN DIRECT CONTACT WITH SOIL, CONCRETE, MASONRY OR WEATHER SHALL BE PRESURE TREATED (HARPA STANDARD CD 23).

ALL FRAMING BELOW THE REQUIRED FLOOD ELEVATION AS SET FORTH BY FEMA AND LOCAL BUILDING OFFICIALS SHALL BE PRESURE TREATED.

SECURE ALL TEMPORARY RAILINGS WITH GUARDS TO BE INSTALLED AROUND ALL FLOOR OPENINGS AND OPEN DOOR OPENINGS. PROVIDE TEMPORARY RAMP AND/OR STAIRS TO BE INSTALLED AT ALL LEVELS.

ALL LUMBER TO BE SOUND, DRY AND FREE FROM ROT, KNOTS, AND SPLITS.

ALL FRAMING SHALL BE TRIMMED AT 1/8" O.C. UNLESS SHOWN OTHERWISE. FOR ALL CONVENTIONAL FLOOR FRAMING PROVIDE A MINIMUM OF ONE ROW OF 3/4" CROSS BRIDGING FOR ALL JOISTS WITH SPANS OVER 8'-0" OR SHOWN OTHERWISE ON THE PLAN.

PROVIDE A MINIMUM OF DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, MAJOR APPLIANCES, BATH FIXTURES, AND AT ALL CANTILEVERS UNLESS SHOWN OTHERWISE.

PROVIDE A MINIMUM OF DOUBLE JOISTS AT ALL INTERSECTIONS IN FLOORS, CEILINGS AND ROOFS. PROVIDE A MINIMUM OF DOUBLE WALL STUDS AROUND ALL WALL OPENINGS, JACK STUDS UNDER ALL HEADERS, TRIPLE STUDS AT ALL CORNERS.

PROVIDE POSTS AT ALL RIDGE, HIP AND VALLEY INTERSECTIONS DOWN TO A MINIMUM OF TRIPLE 2"X8" CEILING JOISTS.

ALL FRAMING SHALL BE PROVIDED CROWN UP UNLESS AT CANTILEVERS OR SHOWN OTHERWISE. SOLID BLOCKING SHALL BE PROVIDED UNDER ALL POSTS THAT DON'T REST DIRECTLY ON JOISTS.

ALL INTERIOR DOOR POSTS SHALL BE 6"X6" STUDS AND TO BE A MINIMUM OF THE WIDTH OF THE BEAM SUPPORTING IT. PROVIDE MINIMUM ONE KING STUD AT EITHER SIDE.

BRACE ALL WALLS DURING CONSTRUCTION.

ALL WALL FRAMING OF 3'-0" AND GREATER SHALL HAVE CATS (SOLID BLOCKING) AT MIDDIEGHT AND ALL DOORS, WINDOWS AND OPENINGS SHALL HAVE A MINIMUM HEADER TO BE AS FOLLOWS UNLESS SHOWN OTHERWISE ON PLANS: UP TO 5'-0" USE (2'X10" UP) TO 8'-0" USE (3'X12" OR (2'X12") OPENINGS GREATER THAN 8'-0" SEE PLANS FOR SIZES.

PROVIDE FASTENER NAILS AS FOLLOWS: 100# AT ALL GENERAL FRAMING AND 9# AT ALL TRIM, 1000D, 4" SPACING MAX. - TABLES RB60(2/31) THROUGH RB60(3/41).

FIREBLOCKING SHALL BE PROVIDED AS FOLLOWS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING PURSED SPACES, AT THE CEILING & FLOOR LEVELS. CONCEALED HORIZ. PURSED SPACES, ALSO BE FIRE BLOCKED AT INTERVAL NOT EXCEEDING 10 FEET. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER SHALL BE ALLOWED AS FIRE BLOCKING IN WALLS AND ROOFED UNDER STUDS.
- AT ALL INTERSECTIONS BET. CONCEALED VERT. & HORIZ. SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.
- IN CONCEALED PERIM. BEAT. STAIR STRINGERS AT TOP & BOTTOM OF THE RUN. CEILING JOISTS SHALL BE COVERED WITH CONTROL JOINTS.
- AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL. USE AN APPROP. MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
- FOR THE FIRE BLOCKING OF CHIMNEYS & FIREPLACES. SEE SECTION R0100.
- FIRE BLOCKING OF CORNICES OF A 2 FAMILY DWELLING IS REQ'D AT THE LINE OF DWELLING UNIT SEPARATION.

ROOFING & SIDING

ROOFING SIDING AND OTHER MATERIALS SHALL BE INSTALLED IN STRICT ACCORD WITH THEIR RESPECTIVE MANUFACTURERS SPECIFICATIONS AND INDUSTRY STANDARDS.

PROVIDE ALUMINUM GUTTERS & ROOF DRAIN LEADERS (RDL) AS REQUIRED RDLs AT POINTS TO BE CONNECTED TO SITE STORM DRAINAGE SYSTEM.

PROVIDE APPROVED SNOW GUARDS AT ROOF EDGES WITH FITCH EXCEEDING 1:1 OVER ALL DOORWAYS, DECKS & WALKWAYS WITHIN 36" OF DWELLING ROOFING SIDING, TRIM AND OTHER MATERIALS COLORS TO BE DETERMINED FROM BUILDERS SELECTION PRIOR TO ORDERING. ARCHITECT IS NOT RESPONSIBLE FOR COLOR AND/OR MATERIAL SELECTIONS.

DOOR & WINDOW NOTES

ALL WINDOWS AND EXTERIOR DOORS SHALL COMPLY WITH THE ENERGY CONSERVATION CODE OF N.Y.S. AND FOR THE COUNTY THIS PROJECT IS LOCATED. ALL DOORS SHALL COMPLY TO THE STATE CODE SIZE REQUIREMENTS.

WINDOW SCHEDULE IS FOR DESIGN INTENT ONLY. THE CONTRACTOR SHALL VERIFY WITH OWNER ALL WINDOW, DOOR, AND ADDITIONAL OPTIONS SUCH AS COLOR, HARDWARE PRIOR TO ORDERING.

ALL WINDOWS AND DOORS SHALL BE INSTALLED WITH STRICT ACCORDANCE TO THEIR PARTICULAR MANUFACTURERS SPECIFICATIONS AND TO VERIFY WINDOW ROUGH OPENINGS WITH THE MANUFACTURER.

ALL HEADER HEIGHTS TO BE 6'-1" ABOVE THE FINISHED FLOOR, UNLESS NOTED OTHERWISE.

ALL WINDOWS IN HABITABLE SPACES SHALL COMPLY WITH THE RESIDENTIAL CODE OF THE N.Y.S. EGRESS REQUIREMENTS. THESE WINDOWS SHALL HAVE A SILL HEIGHT OF NOT GREATER THAN 4" ABOVE FINISHED FLOORS. THESE WINDOWS SHALL HAVE A MIN. OF 5.7 SQ. FT. OF CLEAR OPENING AND 103 SQ. FT. OF GLASS AREA FOR NATURAL LIGHT.

AT ALL EGRESS BASEMENT WINDOWS THAT ARE BELOW THE FINISHED GRADE SHALL BE PROVIDED WITH APPROVED WINDOW WELL AND DRAINAGE AS PER THE N.Y.S. AND LOCAL CODES. ALL GLAZING LESS THAN 18" ABOVE FINISHED FLOOR/SURFACE.

AND ALL GLASS TUB AND/OR SHOWER ENCLOSURES SHALL BE TEMPERED GLASS.

ALL FIXED GLASS SHALL BE IN FRAMES TO MATCH THE MANUFACTURER OF OPERABLE WINDOWS. ALL WINDOWS SHALL BE MANUFACTURED BY ANDERSEN OR EQUAL UNLESS SHOWN OTHERWISE.

ALL SCREWS, METAL FLUES, VENTS, STACKS OR ANY OTHER ROOF ACCESSORIES THAT REQUIRE FLASHING SHALL BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS.

PROVIDE ADDITIONAL ALUMINUM BLIND FLASHING WHERE REQUIRED TO INSURE IF WITH THE CONTRACTORS.

INSTALL FLASHING AT ALL ENTRANCE SLABS ADJACENT TO WALL CONSTRUCTION. PROVIDE ADEQUATE AIR SPACE BEHIND BRICK, STONE AND OTHER SIDINGS AS REQUIRED.

ALL BEAMS, STOPS AND TRIM SHALL BE MANUFACTURED FROM RUST RESISTANT ALL EXTERIOR SUING DOORS SHALL BE MANUFACTURED BY THERMA-TRU OR EQUAL UNLESS SHOWN OTHERWISE.

ALL OTHER DOORS MUST TO BE FOAM SEALED & WEATHER STRIPPED ON EXTERIOR AS PER THE 2020 INTERNATIONAL ENERGY CONSERVATION CODE.

DRYWALL NOTES

ALL GYPSUM BOARD DRYWALL CUT JOISTS SHALL BE ADJACENT TO CORNERS. NO BUTT JOINTS IN WALL SHALL BE PERMITTED.

ALL JOINTS SHALL BE REINFORCED WITH TWO COATS OF JOINT COMPOUND FEATHERED SMOOTH AND ALL DIMPLES CREATED BY FASTENERS SHALL RECEIVE THREE COATS OF JOINT COMPOUND FEATHERED SMOOTH.

ALL GYPSUM BOARD SHALL BE IN ACCORDANCE WITH THE GYPSUM CONSTRUCTION AND FINISHING METHODS BY THE UNITED STATES GYPSUM COMPANY.

ALL MATERIALS SHALL BE FURNISHED BY THE UNITED STATES GYPSUM COMPANY, NATIONAL GYPSUM COMPANY, CELOTEX CORP. OR OTHER APPROVED MANUFACTURERS.

USE WATERPROOF GYPSUM BOARD AT ALL TUBS, SHOWER SURROUNDS AND OTHER WET LOCATIONS.

STAIR & RAILING NOTES

ALL STAIRS AND RAILINGS SHALL COMPLY WITH THE 2020 NYS RESIDENTIAL CODE AND ALL OTHER APPLICABLE AND LIMITED STATE GYPSUM COMPANY.

HANDRAILS SHALL NOT PROJECT INTO THE STAIRWAY MORE THAN 4 COMBINED CLEAR WIDTH OF 2" IF THERE IS TWO HANDRAILS AND 3" THERE IS ONLY ONE HANDRAIL WITH A MINIMUM WALL CLEARANCE OF THE MINIMUM HEADROOM IN ALL PARTS OF STAIRWAYS SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING PLATFORM.

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND SOFFITS PROTECTED ON THE ENCLOSED SIDE W/ 1/2" GYP. BD. THE MAXIMUM RISER HEIGHT IS 8 1/2". THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE MINIMUM TREAD DEPTH IS 8". THE GREATEST TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". WINDER TREADS ARE PERMITTED PROVIDED THAT THE WIDTH OF THE TREAD AT A POINT IS NOT MORE THAN 12" AND FROM THE NARROW SIDE IS NOT LESS THAN 10". WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6" AT ANY POINT. THE GREATEST WINDER TREAD DEPTH AT THE 1/2" WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN A NOSING NOT LESS OF 3/4" AND NOT GREATER THAN 1" ON THE WIDER SIDE.

THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT EXCEED THE PASSAGE OF A 4" DIAMETER SPHERE.

HANDRAIL HEIGHT SHALL BE A MINIMUM OF 34" AND 38" OPEN RAILINGS AND GUARDS SHALL NOT BE GREATER THAN 42".

IF DECKS OR PLATFORMS ARE 8'-0" AND GREATER ABOVE THE FINISHED GRADE THAN THE HANDRAIL SHALL BE 42" IN HEIGHT.

TRIM & PAINTING NOTES

ALL CLOSETS SHALL HAVE AS A MINIMUM OF ONE (1) HIGH SHELF AND ONE (1) ROD FOR HANGING CLOTHING. PROVIDE FIVE (5) SHELVES IN LINEN CLOSETS.

THE CONTRACTOR SHALL DOUBLE CHECK AND VERIFY ALL AS BUILT DIMENSIONS AND CONDITIONS PRIOR TO ORDERING CABINETS, INTERIOR TOPS AND VANITIES.

ALL EXPOSED BASED CABINET SIDES SHALL HAVE TOE SPACE UNLESS SHOWN OTHERWISE.

ALL PAINTS AND STAINS SHALL BE OF A MANUFACTURER AS SCHEDULED OR AS DIRECTED BY BUILDER.

ALL INTERIOR GYPSUM BOARD'S WALLS AND CEILINGS SHALL RECEIVE ONE COAT PRIMER AND TWO COATS OF PAINT OF BENJAMIN MOORE OR EQUAL.

ALL INTERIOR WOOD, TRIM, SHELVEING AND OAK FLOORS SHALL BE FINISHED AS SHOWN ON THE PLANS.

ALL INTERIOR DOORS, TRIM AND EXPOSED WOOD SHALL BE SANDED COMPLETELY SMOOTH PRIOR TO APPLYING FINISH.

ALL EXPOSED, FERROS METAL SHALL BE PAINTED WITH A RUST INHIBITOR AND TWO COATS OF ENAMEL.

PUMPING NOTES

ALL PUMPING WORK EQUIPMENT AND FIXTURES SHALL BE PLACED AND INSTALLED PER THE 2020 NYS RESIDENTIAL CODE, AND INDUSTRY STANDARDS.

THE CONTRACTOR SHALL VERIFY WITH THE OWNER ALL FIXTURES, MODEL, SIZE, COLORS, ETC. PRIOR TO ORDERING. INSTALL IRON PIPING UNDER ALL CONCRETE SLABS. GAS LINES TO BE GROUNDED TO BLACK PIPE AT SERVICE ENTRY VENT STACK SHALL EXTEND ABOVE ROOF 18" OF 1" ABOVE AVG SNOWFALL.

THE PLUMBING CONTRACTOR SHALL PROVIDE PRIVATE VENTS AS PER THE RESIDENTIAL CODE OF N.Y.S. THE PLUMBING CONTRACTOR SHALL NOT DRILL OR CUT ANY STRUCTURAL GIRDERS, HEADERS, BEAMS WITHOUT PRIOR CONSENT FROM THE ARCHITECT.

DRILLING AND CUTTING OF FLOOR JOISTS SHALL BE IN STRICT ACCORDANCE WITH THE CODE AND/OR SAID JOIST MANUFACTURERS SPECIFICATIONS.

THE PLUMBING CONTRACTOR SHALL VERIFY FIXTURE AND PIPE LOCATIONS WITH THE ARCHITECT PRIOR TO INSTALLATION.

THE PLUMBING CONTRACTOR SHALL PROVIDE SHOWER PANS UNDER CLOTHES WASHER WITH A DRAIN CONNECTED TO THE WASTE PLUMBING SYSTEM.

PUMPING NOTES (CONTINUED)

THE PLUMBING CONTRACTOR SHALL PROVIDE WHOLE HOUSE BACK-FLOW PREVENTION VALVES AND ADEQUATE CLEAN-OUTS AS REQUIRED BY CODE. PROVIDE 1/2" ACCESS PANEL TO WHIRLPOOL, TUB MOTOR AND SHOWER EQUIPMENT. THE PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL EQUIPMENT FLUES AS REQUIRED BY THE RESIDENTIAL CODE OF N.Y.S. ALL HOSE BIBBS SHALL BE FREEZE PROOF TYPE.

LOCATIONS AND QUANTITY SHALL BE AS PER OWNERS INSTRUCTIONS. UNLESS SHOWN OTHERWISE A MINIMUM OF TWO (2) HOSE BIBBS SHALL BE PROVIDED: ONE (1) LOCATED AT THE FRONT AND ONE (1) LOCATED AT REAR.

MECHANICAL NOTES

ALL MECHANICAL WORK (FURNACE, BOILERS, HVAC, HOT WATER, ETC.) SYSTEMS, AND INSTALLATION SHALL COMPLY IN ACCORDANCE WITH THE 2020 NYS RESIDENTIAL CODE OF N.Y.S. THE PLUMBING, MECHANICAL, AND FUEL GAS CODES OF N.Y.S. AND INDUSTRY STANDARDS.

THE SYSTEMS SHALL BE DESIGNED AND GUARANTEED BY THE MECHANICAL SUBCONTRACTOR TO MEET AND/OR EXCEED THE FOLLOWING REQUIREMENTS: MAINTAIN 10°F INSIDE WHEN THE OUTSIDE TEMPERATURE IS 10°F AND MAINTAIN 10°F F INSIDE WHEN THE OUTSIDE TEMPERATURE IS 0°F.

ALL HEATING LINES SHALL CONTAIN ANTFREEZE. LOCATE ATTIC MECHANICAL UNITS ON GALVANIZED DRIP PANS, DRAINED.

ALL DUCTS SHALL BE FIBERGLASS INSULATED TYPE (EXCEPT GALVANIZED UNDERSLAB DUCTWORK).

THE MECHANICAL SUBCONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE BUILDER FOR APPROVAL. PRIOR TO EACH SYSTEM SHALL BE SEPARATE AND COMPLETE WITH EACH SYSTEM HAVING SUPPLEMENTAL STRIP HEAT CARRIER, TRANE, LENOX, AND YORK ARE APPROVED MANUFACTURERS FOR THE MECHANICAL AND SUBSTITUTES MUST BE APPROVED IN WRITING BY THE ARCHITECT OR OWNER.

ALL MECHANICAL UNITS IN ATTIC SHALL BE LOCATED IN SUCH MANNER THAT THEY SHALL NOT CAUSE AN OBSTRUCTION TO FUTURE ATTIC FLOORING.

PROVIDE THE PROPER RATED SEPARATION AT THE MECHANICAL ROOM (FURNACE, HVAC, HOT WATER, ETC. AS PER THE BUILDING CODE PROVIDE BACKDRAFT DAMPER EXHAUST DUCTS TO BE MIN. 0.016 INCHES RIGID METAL, 1/4"X HORIZ. LENGTH NOT TO EXCEED 25 FT.

WINDOW BOOSTER FAN IF GREATER THAN 25 FT.

BATHS 4'X6'X4' WITHOUT OPERABLE WINDOWS OR LUDUS WITH LESS THAN 15 SF. OPENING SHALL BE MECHANICALLY VENTED TO EXTERIOR. INTERMITTENT VENTILATION TO BE MIN. 50 CFM CONTINUOUS VENTING TO BE MIN. 20 CFM.

ELECTRICAL NOTES

ALL ELECTRICAL WORK AND ALL OTHER ELECTRICAL WORK SHALL BE PLACED, AND INSTALLED AS PER THE 2024 NFPA LATEST EDITION, THE LATEST EDITION OF THE NEC, NABLL AND THE LOCAL UTILITY CODE.

ELECTRICAL PANELS SHALL BE FULLY RECESSED AND HAVE ALL CIRCUITS CLEARLY LABELED. A MINIMUM OF 20% OF CIRCUITS SHALL BE FOR FUTURE USE FOR EACH PANEL USED.

TELEPHONE AND TELEVISION OUTLETS SHALL BE WIRRED TO LOCAL PROVIDERS SPECIFICATIONS TO A POINT OF ENTRY APPROVED BY OWNER UNLESS SHOWN ON PLANS OTHERWISE.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE MECHANICAL EXHAUST FANS FOR ALL RANGES, AND IN ALL LAUNDRY, TOILET, TUB, AND SHOWER AREAS.

THE ELECTRICAL CONTRACTOR SHALL NOT DRILL OR CUT ANY STRUCTURAL GIRDERS, HEADERS AND BEAMS WITHOUT PRIOR CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CONSULT AND COORDINATE WITH OTHER TRADES INVOLVED WITH THIS PROJECT PRIOR TO INSTALLATION.

THE ELECTRICAL CONTRACTOR SHALL VERIFY WITH THE OWNER ALL ELECTRICAL DEVICE AND FIXTURE LOCATIONS.

THE ELECTRICAL CONTRACTOR SHALL VERIFY WITH THE OWNER ALL ELECTRICAL DEVICE AND FIXTURE OPTIONS SUCH AS COLOR, AND STYLE PRIOR TO ORDERING.

ALL SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED AND INTERCONNECTED WITH BATTERY PROVIDE ONE SMOKE DETECTOR AS INDICATED ON PLANS AND AS PER ALL CODE REQUIREMENTS AND PROVIDE A MINIMUM OF ONE CARBON MONOXIDE DETECTOR ON EVERY FLOOR. LOCATE SMOKE DETECTORS ON FLAT CEILING NO CLOSER THAN 16" FROM WALL.

ALL OUTLETS TO BE "TAMPERPROOF". ARC-FAULTY OUTLETS IN ALL KITCHENS EXCEPT KITCHEN AND BATHS.

ALL RECESSED LIGHTS TO MEET "IC" REQUIREMENTS FOR AIR INFILTRATION 50% OF LAMPS TO BE HIGH EFFICIENCY.

ADDITIONAL NOTES

- ALL THERMOSTATS TO BE PROGRAMMABLE - DIGITAL AS PER WHITE ROGERS OR EQUAL.
- ALL SUPPLY PIPING AND/OR DUCT WORK TO RECEIVE R-8 INSULATION WHEN IN UNCONDITIONED SPACES.
- ALL HEATING AND/OR COOLING PUMPS TO BE VARIABLE SPEED OF 1/4HP.
- ALL PLUMBING & PIPING TO COMPLY WITH APPL-CABLE THE 2020 ADDITION CODES.

MECHANICAL DATA (MIN. BY CODE)

| | | |
|---------------------------------------|------------------------------|-----------------------------|
| FURNACE | 120,000 BTU | ELECTRICAL SERVICE PER UNIT |
| MFG. - CROWN OR EQ. W/ 80% EFFICIENCY | VOLTAGE 240/240 | |
| HOT WATER | 15,000 BTU | APFS 1/200 |
| 1/11 ELEC. MAX 40 GAL. | 4" SIPS | 3" SPOKE |
| COOKING | 10,000 BTU | |
| OTHER (OPTIONS) | 30,000 BTU | |
| TOTAL BTU | 85,000 BTU | |
| GOODMAN OR COPFORTHAM A/C | PROVIDE EVAP FOR HVAC SYSTEM | |
| 12 1/2" TON UNITS / 18 SEER | | |

OTHER NOTES

THERMOSTATS TO BE PROGRAMMABLE - DIGITAL AS PER WHITE ROGERS OR EQUAL.

ALL SUPPLY PIPING AND/OR DUCT WORK TO RECEIVE R-8 INSULATION WHEN IN UNCONDITIONED SPACES.

ALL HEATING AND/OR COOLING PUMPS TO BE VARIABLE SPEED OF 1/4HP.

NEW HW & ALL OTHER APPLIANCES TO MEET REQUIREMENTS OF 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE.

ALL ELECTRICAL WORK, MECHANICAL WORK AND PUMPING WORK TO COMPLY WITH LATEST NEC GUIDELINES.

L.V. GIRDERS & HEADERS TO BE A MINIMUM 2x8" PD (FIBER BENDING STRESS) 2x6" (MODULUS OF ELASTICITY)

FOUNDATION NOTES

NOTES - TYPICAL UNLESS NOTED OTHERWISE ON PLAN.

- ALL EXPOSED CONCRETE WALLS AND FOOTINGS TO BE 3000 PSI COMPRESSIVE YIELD STRENGTH AT 28 DAY CURE TIME.
- ALL POURED CONCRETE SLABS AND WALKWAYS TO BE 3500 PSI COMPRESSIVE YIELD STRENGTH AT 28 DAY CURE TIME.
- BOTTOM OF EXTERIOR CONC. FOOTINGS TO BE A MINIMUM 3'-6" BELOW FINISHED GRADE. ALL FOOTINGS TO REST ON VIRGIN SOIL UNLESS VERIFIED OTHERWISE W/ARCHITECT.
- CONCRETE SLABS SHALL BE 4" THICK.
- REINFORCED W/ #6 @ 16" WELDED WIRE MESH ON 6" MIN. VAPOR BARRIER ON 4" OF 3/4" GRAVEL.
- CONCRETE WALLS TO RECEIVE CONTROL JOINTS (1/2" SAW-CUTS) AT A MAXIMUM OF 5'-0" TO CONTROL CRACKING & SHRINKAGE.
- FITCH FINISHED GRADE AWAY FROM STRUCTURE.

FLOOR PLAN NOTES

NOTES - TYPICAL UNLESS NOTED OTHERWISE ON PLAN.

- DIMENSIONS ARE TO NEAREST INCH. ACTUAL ROOF RISES VARY DUE TO GYPSUM BOARD.
- ALL LUMBER TO BE GOOD GRADE STRAIGHT, CLEAN & FREE FROM ROT & DEFECTS.
- MAINTAIN 10°F INSIDE WHEN THE OUTSIDE TEMPERATURE IS 10°F AND MAINTAIN 10°F F INSIDE WHEN THE OUTSIDE TEMPERATURE IS 0°F.
- MINIMUM DOUBLE STUDS AROUND ALL WALL OPENINGS PLUS JACK STUD UNDER HEADER.
- TRIPLE STUDS IN ALL CORNERS / BOLD STUDS OF SAME WIDTH UNDER HEADERS.
- BEAMS & GIRDERS WITH ADDED STUDS EITHER SIDE WHERE SPACE PERMITS.
- HEADERS TO BE MIN. 12" X 8" UNLESS NOTED OTHERWISE.
- UP TO 8'-4" UNLESS NOTED OTHERWISE.
- ALL GIRDERS TO BE OF THE SIZES INDICATED PER B.S. ANTHONY POWER BEAMS.
- ALL TRIM AND PRODUCTS OF COMBUSTION 5 CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED AS PER DETAIL AND NOTES ON THIS DRAWING.

FIRE BLOCKING NOTES:

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL VERTICAL AND HORIZONTAL DRAFT OPENINGS BETWEEN ALL FLOORS AND BETWEEN TOP STORY AND ROOF SPACE. IN ADDITION PROVIDE FIREBLOCKING AS FOLLOWS:

- IN STUD SPACES NOT TO EXCEED 10 FEET. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER SHALL BE ALLOWED AS FIRE BLOCKING IN WALLS AND ROOFED UNDER STUDS.
- AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.
- IN CONCEALED PERIM. BEAT. STAIR STRINGERS AT TOP & BOTTOM OF THE RUN. ENCLOSED ACCESSIBLE SPACES UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ALL SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" THK. GYPSUM BOARD.
- AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL. TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION 5 CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED AS PER DETAIL AND NOTES ON THIS DRAWING.

WINDOW & DOOR NOTES

NOTES - TYPICAL UNLESS NOTED OTHERWISE ON PLAN.

- WINDOWS IN HABITABLE SPACES TO COMPLY WITH BUILDING CODE OF NYS EGRESS REQUIREMENTS - 5.7 SQ. FT. CLEAR OPENING 1' BOTTOM OF SASH OPENING NOT TO EXCEED 4" ABOVE FINISHED FLOOR.
- ALL WINDOW HEADERS TO BE INSTALLED AT 6'-1" ABOVE FINISHED FLR FOR 8 FT. CEILING HEIGHTS AND OPTIONAL 1'-3" FOR 9 FT. CLG. HEIGHTS OPTIONAL.
- TO PROVIDE ALTERNATE ROOF DRAINAGE SYSTEM - SEE ARCHITECT.
- ALL WINDOWS AND DOORS SHALL BE INSTALLED WITH STRICT ACCORD TO THEIR RESPECTIVE MANUFACTURERS SPECIFICATIONS & VERIFY ROUGH OPENINGS SIZES PRIOR TO FRAMING.
- BUILDER SHALL VERIFY WITH OWNER ALL WINDOW & DOOR OPTIONS, COLORS, HARDWARE OPTIONS PRIOR TO ORDERING. VERIFY WITH ARCHITECT FOR MATERIAL ORDERS.

ROOF NOTES

NOTES - TYPICAL UNLESS NOTED OTHERWISE ON PLAN.

- DRIPPING SIDING, TRIM, AND OTHER FIXTURES TO BE INSTALLED IN STRICT ACCORD WITH THEIR RESPECTIVE MANUFACTURERS SPECIFICATIONS AND INDUSTRY STANDARDS UNLESS NOTED OTHERWISE.
- PROVIDE SNOW-GUARDS AS REQUIRED BY STANDARD SPACING ALONG ROOF BOTTOM EDGE.
- INSTALL 6" ALUMINUM GUTTERS & 1/4" ALUMINUM LEADERS AS REQUIRED. COLOR WHITE UNLESS APPROVED. OTHERWISE LEADERS TO BE CONNECTED TO SITE STORM DRAINAGE SYSTEM.
- CONCRETE ROOF DRAINAGE SYSTEM - SEE ARCHITECT.
- INSTALL 3/4" WIDE ICE & WATER SHIELD (OR EQUAL PRODUCT) AT ALL ROOF EDGES IN VALLEYS OVER HIPS, ETC. AT ALL ROOF TO WALL JUNCTIONS AND WRAP OVER ALL FASCIAS.
- WATER SHIELD TO RUN 24" MIN. TO WASTY SIDE OF EXTERIOR WALLS BELOW.
- ELEVATION SHOWN MAY NOT BE ACCURATE IN EVERY DETAIL. OWNER SHALL REVIEW ARCHITECTURAL PLANS AND CONTRACT WITH BUILDER TO INSURE ACCURACY OF DETAILS AND METHODS PRIOR TO ORDERING AND INSTALLATION.

TYPICAL ROOF STRUCTURAL NOTES

ROOF BEAMS TO BE MIN. 2" DEEPER THAN RAFTER SIZES JOINING IT FOR CONVENTIONAL LUMBER UP TO 20' SPAN. RIDGE SPANS GREATER THAN 20 FT. L.V. MATERIAL TO BE USED UNLESS NOTED OTHERWISE.

HIP R rafters TO BE MIN. 2" DEEPER THAN RAFTER SIZES WITH CONVENTIONAL LUMBER UP TO 20 FT. L.V. MATERIAL TO BE USED FOR SPANS EXCEEDING 20 FEET.

DOUBLE VALLEY RAFTERS TO BE MIN. 2" DEEPER THAN RAFTER SIZES JOINING IT FOR CONVENTIONAL LUMBER UP TO 16 FT. SPANS L.V. MATERIAL TO BE USED FOR SPANS GREATER THAN 16 FEET, UNLESS NOTED OTHERWISE.

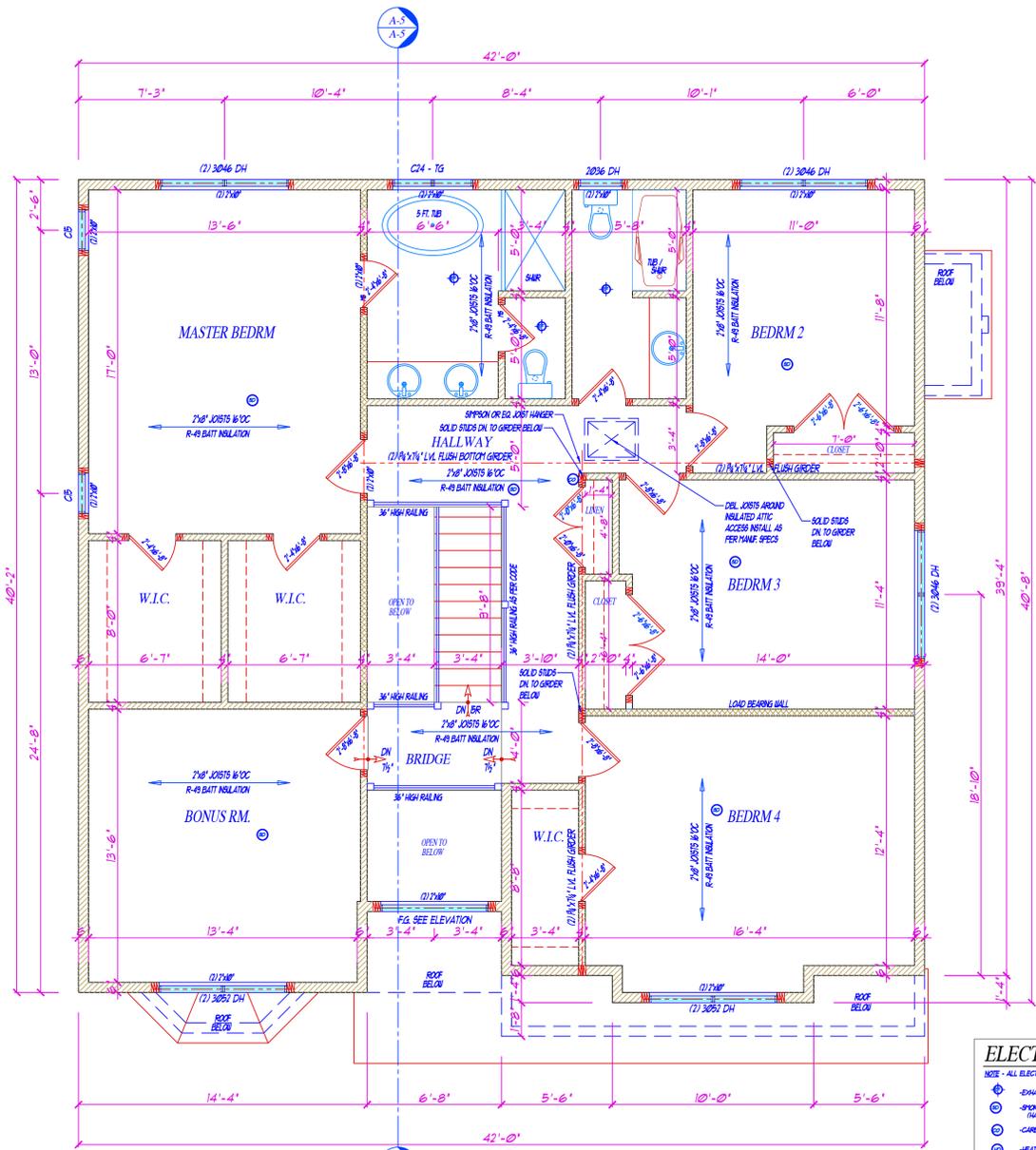
POSTS SHALL BE 4"X4" UNLESS NOTED OTHERWISE. INTERSECTIONS DOWN TO MINIMUM DOUBLE 2"X8" JOISTS UNLESS NOTED OTHERWISE.

ELECTRICAL NOTES

NOTES - TYPICAL UNLESS NOTED OTHERWISE ON PLAN.

- ALL ELECTRICAL DEVICES AND THEIR RESPECTIVE SWITCHES TO BE PLACED AND INSTALLED AS PER THE BUILDING CODE OF NYS AND THE LATEST EDITION OF THE NEC.
- ALL SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED AND INTERCONNECTED WITH BATTERY PROVIDE ONE SMOKE DETECTOR AS INDICATED ON PLANS AND AS PER ALL CODE REQUIREMENTS AND PROVIDE A MINIMUM OF ONE CARBON MONOXIDE DETECTOR ON EVERY FLOOR. LOCATE SMOKE DETECTORS ON FLAT CEILING NO CLOSER THAN 16" FROM WALL.
- ALL OUTLETS TO BE "TAMPERPROOF". ARC-FAULTY OUTLETS IN ALL KITCHENS EXCEPT KITCHEN AND BATHS.
- ALL RECESSED LIGHTS TO MEET "IC" REQUIREMENTS FOR AIR INFILTRATION 50% OF LAMPS TO BE HIGH EFFICIENCY.

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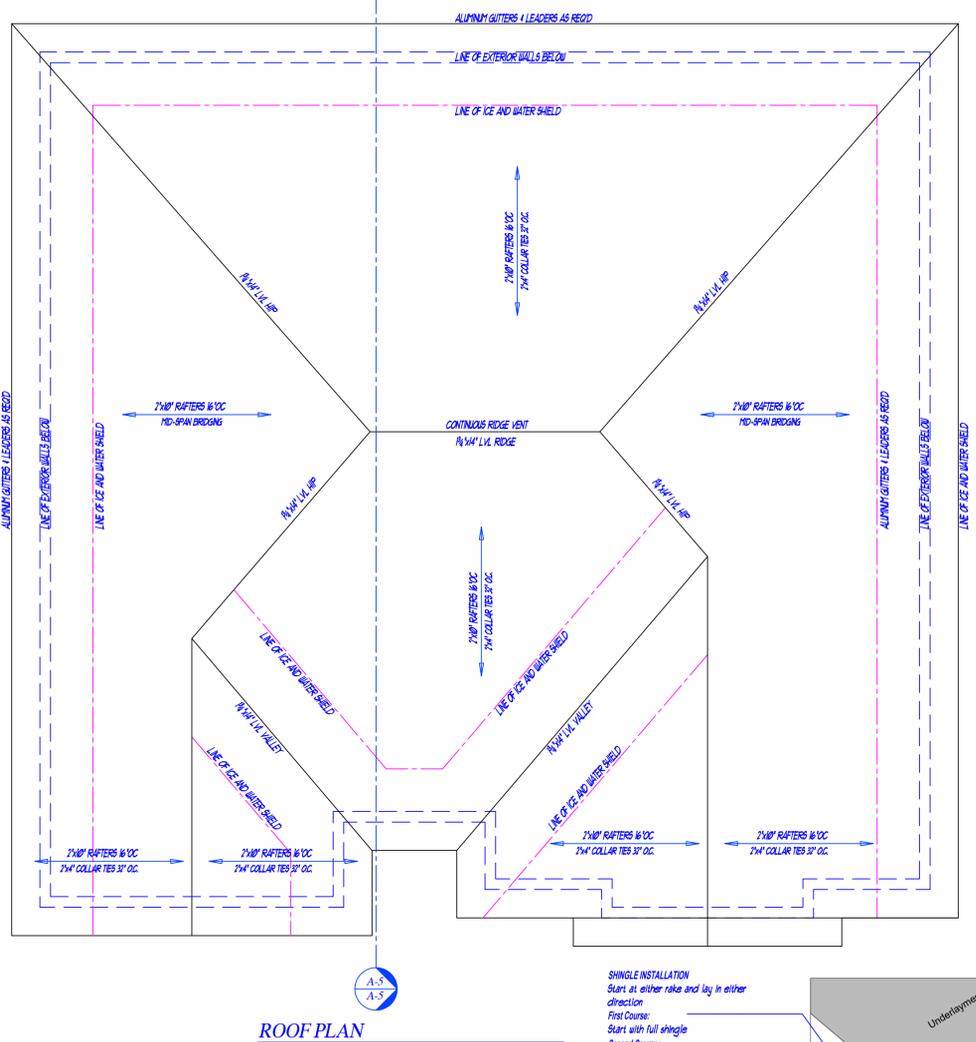


2ND FLOOR PLAN
 2ND FLOOR AREA = 1,656 S.F.
 MINUS OPEN AREA = - 101 S.F.
 2ND LIVING AREA = 1,555 SQ. FT.

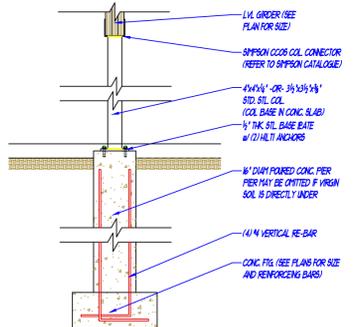
ELECTRIC LEGEND

NOTE - ALL ELECTRIC TO CONFORM TO LATEST NEC

- ⊕ - DIMMABLE FAN W/ LIGHT (2) SWITCHES
- ⊖ - SMOKE DETECTOR
- ⊙ - DIMMABLE FAN W/ LIGHT (2) SWITCHES
- ⊙ - SMOKE DETECTOR
- ⊙ - CARBON MONOXIDE DETECTOR
- ⊙ - HEAT DETECTOR



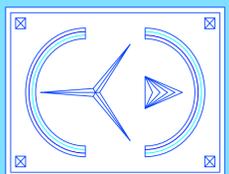
ROOF PLAN



NOTES:
 TYPICAL STEEL COLUMN DETAIL
 USE DIMENSIONS FOR CONSTRUCTION

WALL LEGEND

- STANDARD FRAME WALLS
- LOAD BEARING WALLS w/ BLOCKING @ MIDHEIGHT
- GARAGE SEPARATION WALLS w/ 5/8" FIRE CODE GYP. BD. ON GARAGE SIDE, 1/2" GYP. BD. INTERIOR w/ 1/2" BETWEEN
- POURED CONCRETE WALLS



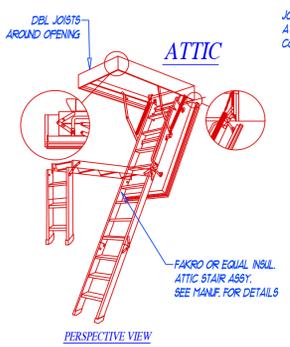
ERIC KNUTE OSBORN ARCHITECT
 48 YEARS' EXPERIENCE
 RESIDENTIAL - COMMERCIAL - ADDITIONS
 58 BARNES ROAD
 WASHINGTONVILLE, N.Y. 10992
 EMAIL - EKOSBORNARCHITECT@GMAIL.COM
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PROJECT
BENNINGTON MODEL FOR R & L Property Development Corp.
 SOUTH WILLIAM STREET LOT # 2
 PEARL RIVER - TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK
 TAX LOT # 68.20-2-76.2

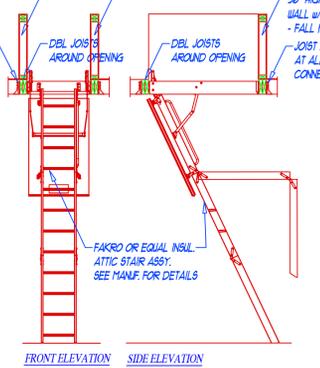
FLOOR PLANS

START DATE: 3 JUNE 2025

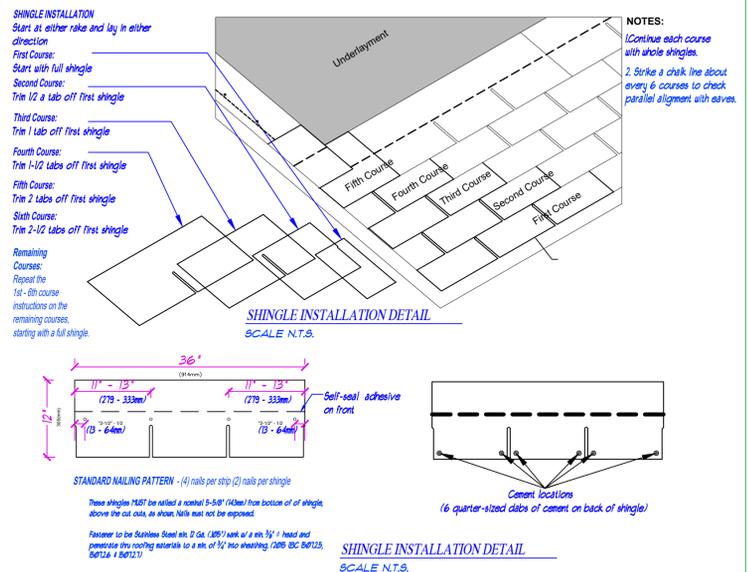
PROJECT # 2025-RNL-2
SCALE 1/4" = 1'-0"
DWG. No.
A-3
 3 OF 5



ATTIC



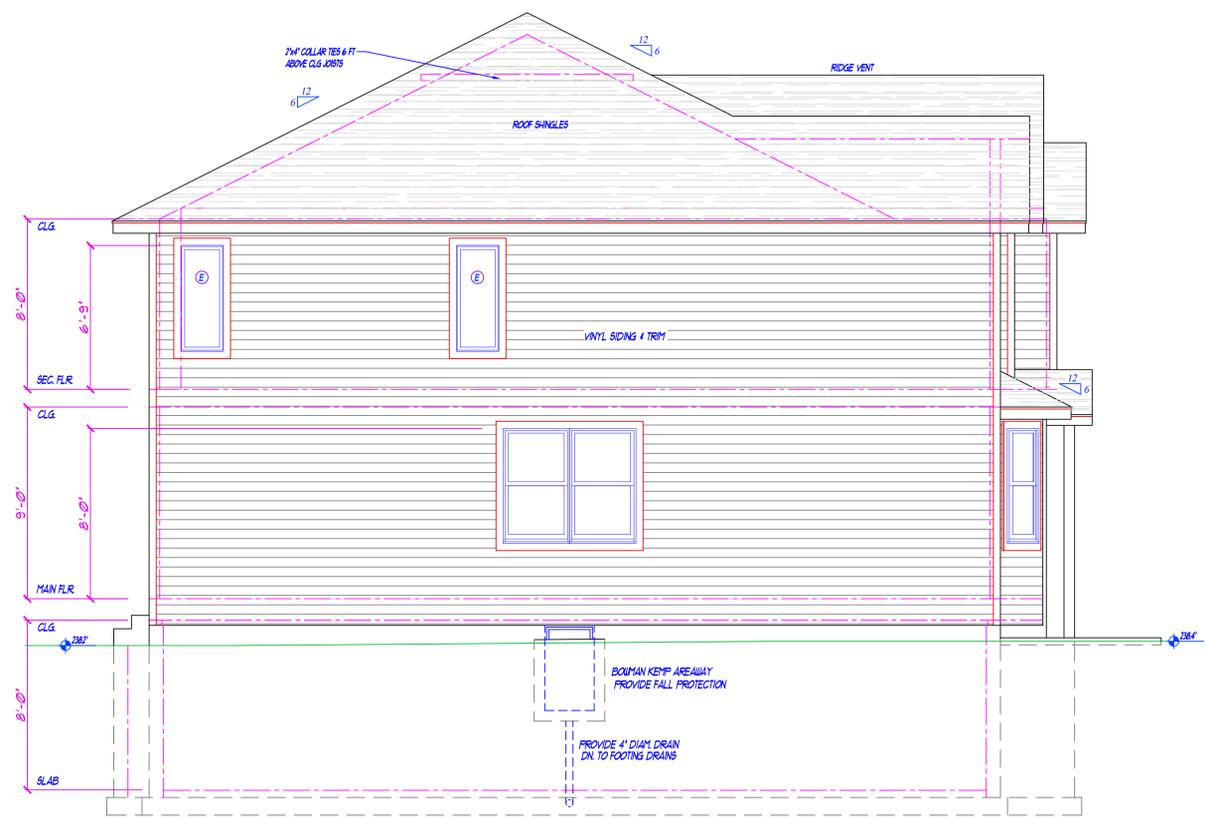
ATTIC STAIR DETAILS
 PROVIDE GUARD RAIL AROUND OPENING AS REQ'D.
 SCALE: N.T.S. / LOCATION TO BE DETERMINED



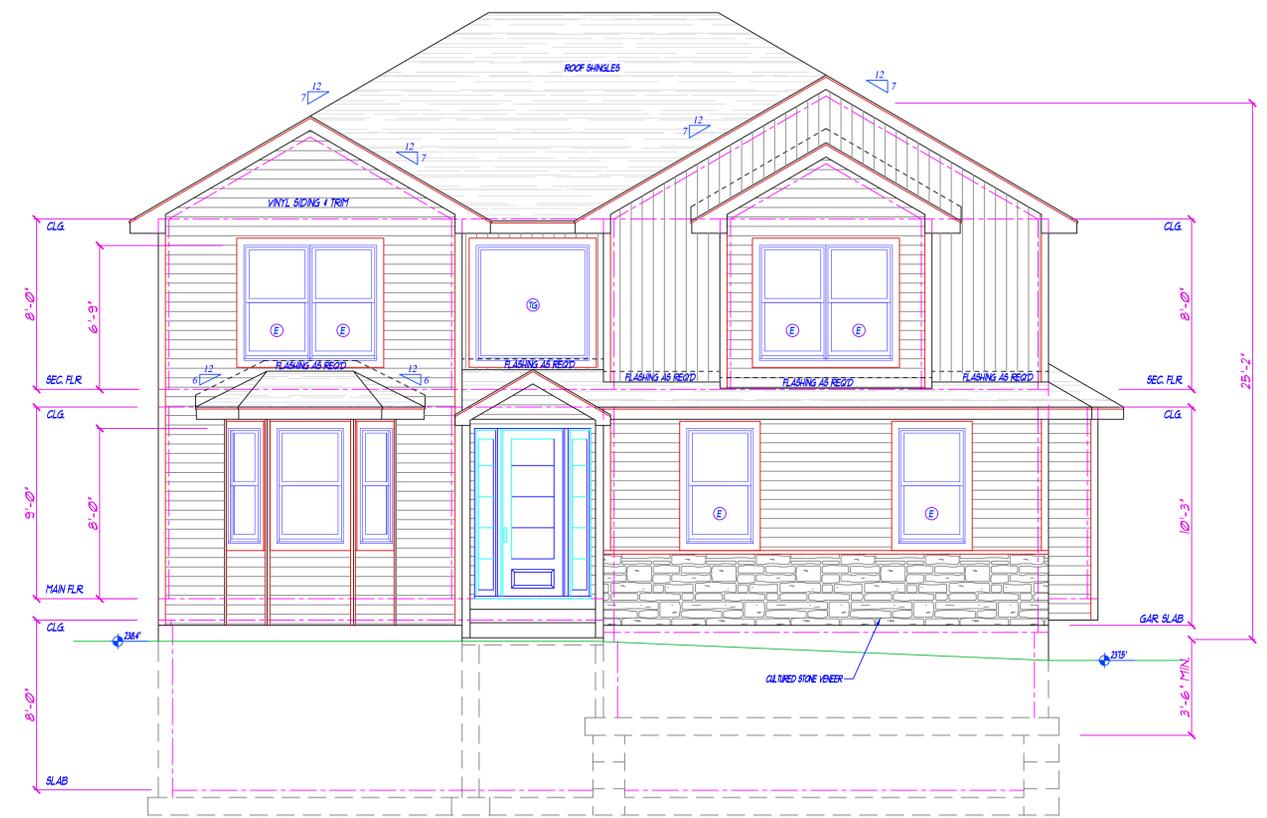
SHINGLE INSTALLATION DETAIL
 SCALE: N.T.S.

NOTES:
 1. Continue each course with whole shingles.
 2. Strike a check line about every 6 courses to check parallel alignment with eaves.

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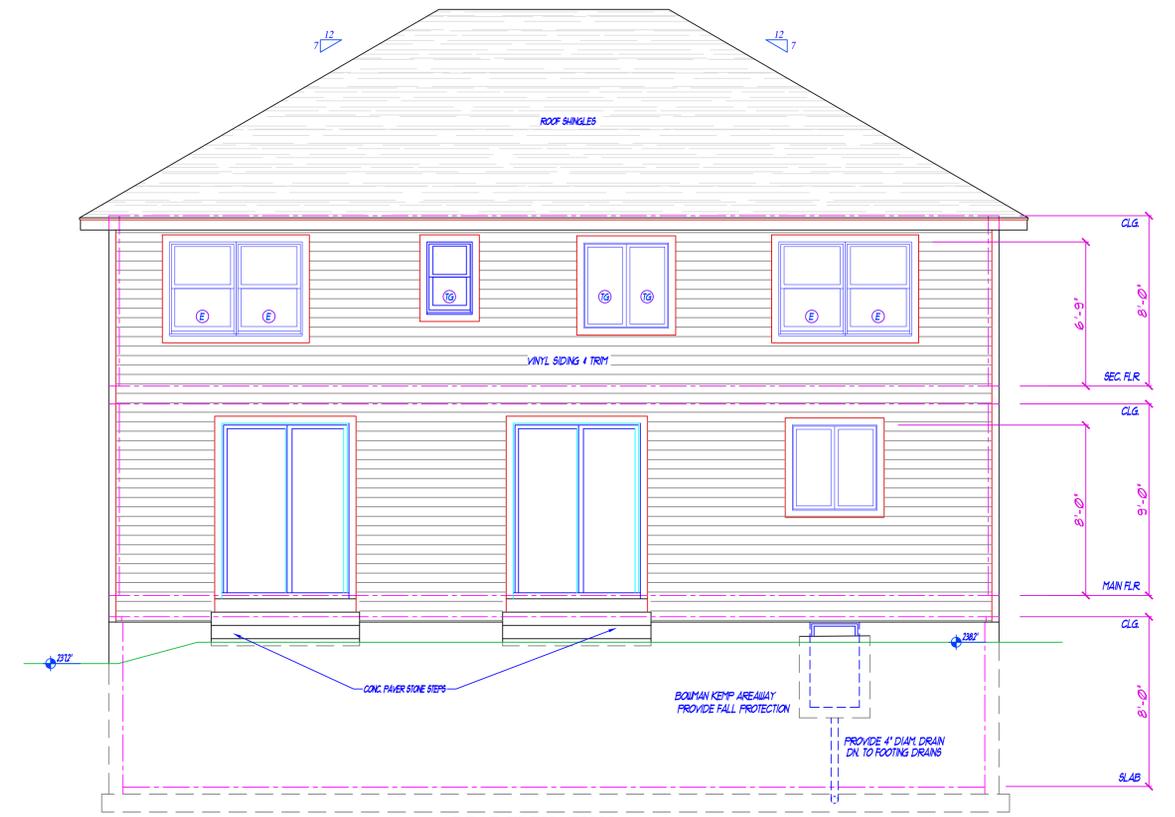
LEFT SIDE ELEVATION



FRONT ELEVATION



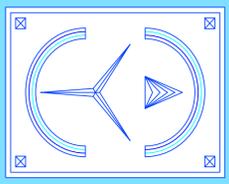
RIGHT SIDE ELEVATION



REAR ELEVATION

NOTES:
 "DO NOT SCALE PLANS!"
 USE DIMENSIONS FOR CONSTRUCTION

| WALL LEGEND | |
|-------------|---|
| | STANDARD FRAME WALLS |
| | LOAD BEARING WALLS w/BLOCKING @ MIDHEIGHT |
| | GARAGE SEPARATION WALLS w/ 5/8" FIRECODE GYP. BD. ON GARAGE SIDE, 1/2" GYP. BD. INTERIOR w/ 1/4" R-21 BETWEEN |
| | POURED CONCRETE WALLS |



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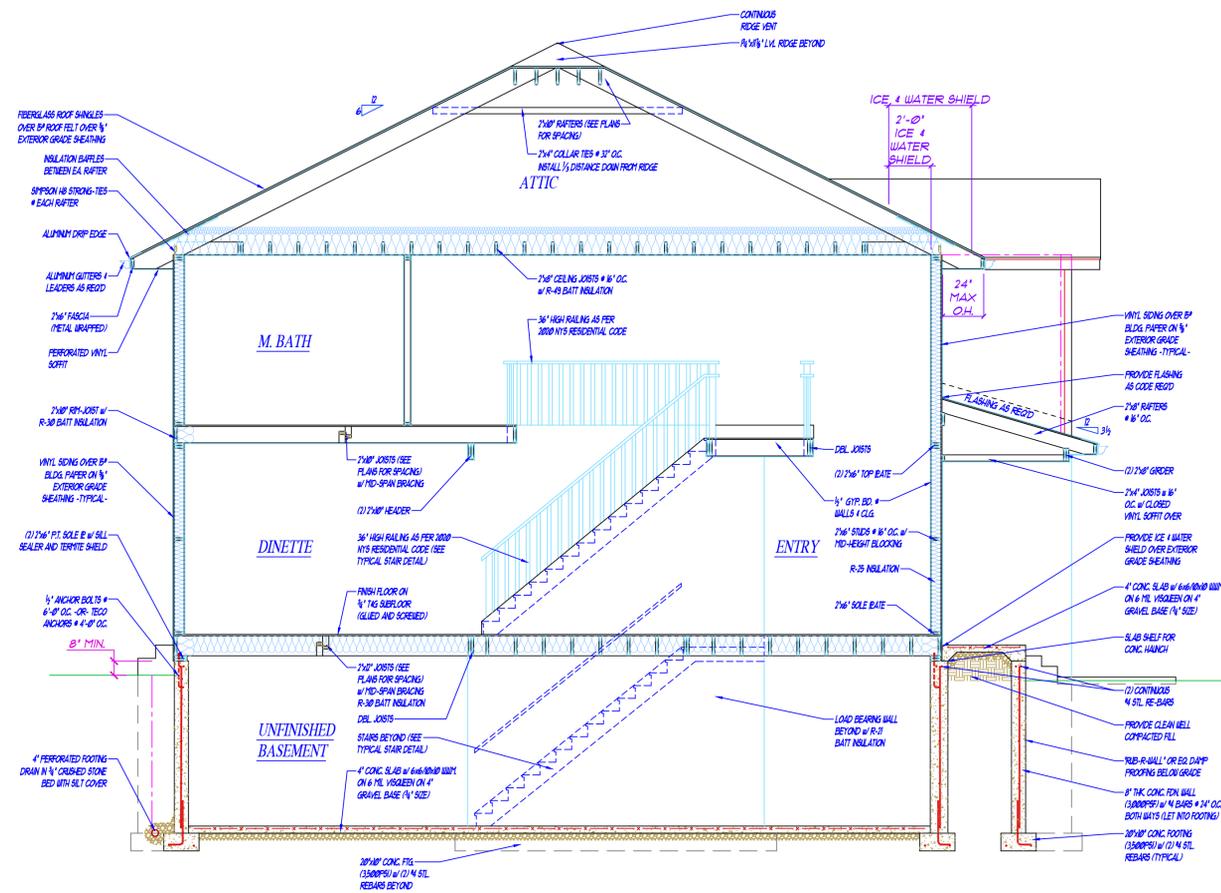
ELEVATIONS

START DATE: 3 JUNE 2025

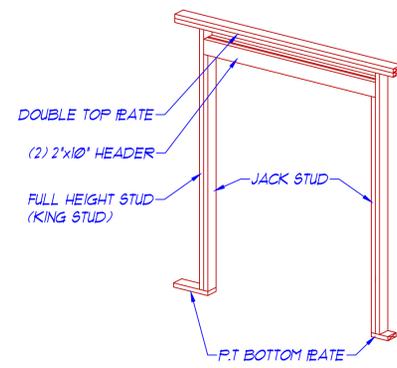
PROJECT # 2025-RNL-2
 SCALE 1/4" = 1'-0"
 DWG. No.
A-4
 4 OF 5



30 DEC. 2025

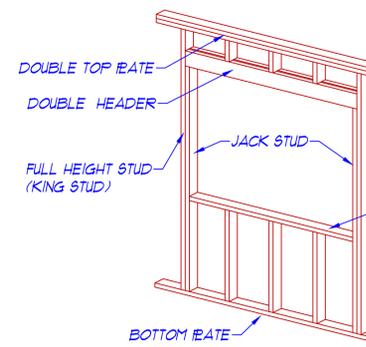


BUILDING SECTION



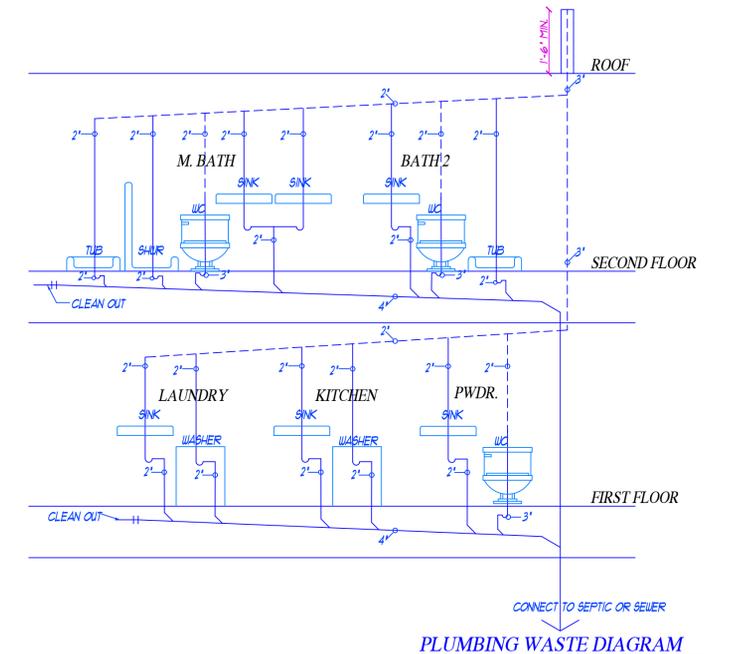
6 DOOR OPENING HEADER DETAIL

Scale: N.T.S

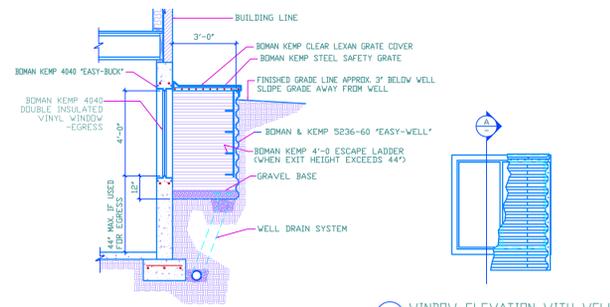


7 WINDOW OPENING DETAIL

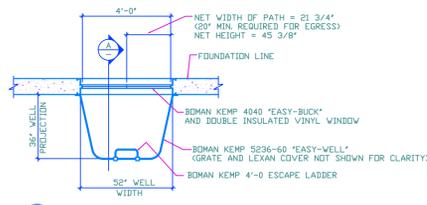
Scale: N.T.S



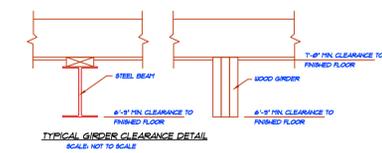
PLUMBING WASTE DIAGRAM



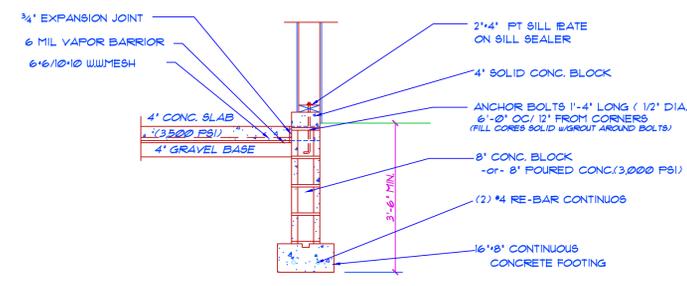
WALL SECTION THRU WINDOW WELL SCALE: N.T.S. WINDOW ELEVATION WITH WELL SCALE: N.T.S.



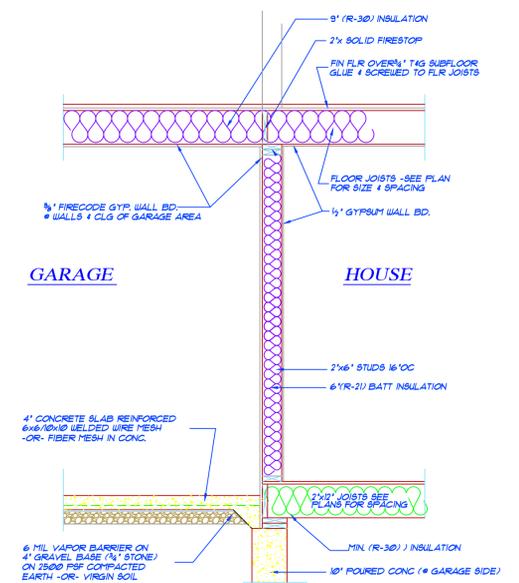
PLAN VIEW WINDOW WELL SCALE: N.T.S.



TYPICAL GIRDER CLEARANCE DETAIL SCALE: NOT TO SCALE



GARAGE FOUNDATION DETAIL SCALE: NOT TO SCALE



SLAB STEP - GARAGE SEPARATION DETAIL SCALE: NOT TO SCALE

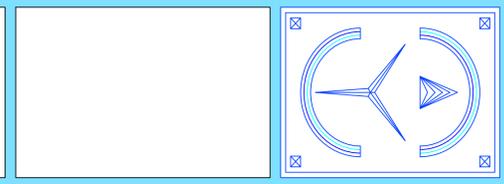
NOTE: ALL HVAC DUCTS AND VENT PIPES THAT ARE IN GARAGE OR PASS THROUGH THE GARAGE SHALL BE ENCLOSED WITH FRAMING AND 5/8\"/>

| LOCATION | NATURAL LIGHT(%) | | NATURAL VENT(4%) | | TYPE | SIZE | QTY | REMARKS |
|--------------------------|------------------|----------|------------------|----------|-------------|-------|-----|----------|
| | REQUIRED | PROVIDED | REQUIRED | PROVIDED | | | | |
| FIRST FLOOR | | | | | | | | |
| DEHYDR 1 150 SQ FT | 17.6 | 20.67 | 5.88 | 13.5 | DOUBLE HUNG | 3046 | 2 | + EGRESS |
| FAMILY ROOM 200 SQ FT | 20.48 | 30.93 | 10.24 | 17.5 | DOUBLE HUNG | 3046 | 3 | + EGRESS |
| KITCHEN DINING 200 SQ FT | 31.48 | 48.92 | 16.24 | 28.65 | DOUBLE HUNG | 3052 | 2 | + EGRESS |
| KITCHEN | | | | | SLIDING DR | 60611 | 1 | + EGRESS |
| SECOND FLOOR | | | | | | | | |
| M. BEDROOM 1 250 SQ FT | 18.4 | 26.09 | 9.2 | 20.01 | DOUBLE HUNG | 3052 | 2 | + EGRESS |
| BEDROOM 2 180 SQ FT | 10.24 | 20.67 | 5.12 | 13.5 | DOUBLE HUNG | 3046 | 2 | + EGRESS |
| BEDROOM 3 80 SQ FT | 17.72 | 20.67 | 6.36 | 13.5 | DOUBLE HUNG | 3046 | 2 | + EGRESS |
| BEDROOM 4 200 SQ FT | 16.16 | 20.67 | 8.08 | 13.5 | DOUBLE HUNG | 3046 | 2 | + EGRESS |

NOTES:
DO NOT SCALE PLANS!
USE DIMENSIONS FOR CONSTRUCTION

WALL LEGEND

| | |
|--|---|
| | STANDARD FRAME WALLS |
| | LOAD BEARING WALLS w/BLOCKING @ MIDHEIGHT |
| | GARAGE SEPARATION WALLS w/ 5\"/> |
| | POURED CONCRETE WALLS |



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BUILDING SECTION

START DATE: 3 JUNE 2025

PROJECT # 2025-RNL-2
SCALE 1/4" = 1'-0"
DWG. No.
A-5
5 OF 5

