NEW SINGLE FAMILY RESIDENCE INTERIOR & EXTERIOR RENOVATIONS

FOR EDUARD MANDELL

(PERGOLA, DECKS, RETAINING WALL, INTERIOR RENOVATIONS & WINDOW REPLACEMENT)
26 SHADYSIDE AVE., TOWN OF ORANGETOWN, NYACK, ROCKLAND COUNTY, NEW YORK

General Notes

1. ALL WORK SHALL CONFORM TO THE CITY, VILLAGE OR TOWN ZONING ORDINANCES AND BUILDING CODE REQUIREMENTS, AND TO THE INTERNATIONAL RESIDENTIAL CODE AND ENERGY CONSERVATION CODE IN EFFECT. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK IS COMMENCED. THIS CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, INCLUDING CERTIFICATE OF OCCUPANCY, AND IT SHALL PAY FOR ALL INSPECTIONS AND FEES FOR SAME AS REQUIRED.

2. THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, UTILITIES AND OTHER SERVICES NECESSARY FOR THE COMPLETE CONSTRUCTION OF THIS PROJECT.

3. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CHECK ALL MEASUREMENTS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

4. CONTRACTOR IS REQUIRED TO INFORM HIMSELF AS TO THE CONDITIONS RELATING TO LABOR UNDER WHICH THE WORK WILL BE PERFORMED AND HE WILL BE REQUIRED TO EMPLOY SUCH WORKMEN AND METHODS IN THE EXECUTION OF THE WORK WILL NOT CAUSE INTERRUPTION OR INTERFERENCE WITH THE EXECUTION OF THE WORK.

5. ALL WALLS TO BE ADEQUATELY BRACED AND SHORED UNTIL ALL PERMANENT FRAMING AND SUPPORTS ARE IN PLACE.

6. APPROVAL OF SHOP DRAWINGS SHALL NOT RELIEVE CONTRACTORS FROM ANY CONTRACTUAL REQUIREMENTS EVEN IF SUCH ITEMS ARE NOT SHOWN ON SHOP DRAWINGS.

7. ALL REVISIONS TO SHOP DRAWING AFTER SUBMISSION SHALL BE IDENTIFIED ON DRAWINGS AND SUBMITTED FOR APPROVALS.

8. INTENT : CONTRACTOR SHALL HOLD TO THE INTENT OF THE DRAWINGS AND SHALL MAKE NO CHANGES WITHOUT APPROVAL OF THE ARCHITECT. IT IS THE INTENT OF THE DRAWINGS TO CALL FOR COMPLETE AND FINISHED WORK TESTED, GUARANTEED AND READY FOR OCCUPANCY. THE WORK SHALL INCLUDE ALL ITEMS AND AUXILLARIES, REGARDLESS OF WHETHER SPECIFICALLY CALLED FOR ON THE DRAWINGS OR NOT.

9. THESE DRAWINGS HAVE BEEN PREPARED TO SHOW THE GENERAL CONFIGURATION OF THE STRUCTURAL COMPONENTS OF THE RESIDENCE. THE PLANS DO NOT DETAIL, NOR ARE THEY MEANT TO DETAIL ANY FINISH WORK, QUANTITY OR QUALITY OF MATERIALS, NAILING PROCEDURES, OR DETAILED ASSEMBLY INSTRUCTIONS. THESE DRAWINGS SHALL NOT BE USED BY PERSONS OTHER THAN EXPERIENCED WORKMEN WHO ARE THOROGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK IN ACCORDANCE WITH ALL CURRENT CODE REQUIREMENTS.

10. ARCHITECTURAL SUPERVISION OF CONSTRUCTION IS NOT INCLUDED WITH THESE DRAWINGS, THEREFORE THE ARCHITECT ASSUMES NO RESONSIBILITY FOR WORKMANSHIP, CODE OR PLAN COMPLIANCE DURING CONSTRUCTION.

11. THE CONTRACTOR SHALL NOT CUT ANY STRUCTURAL FRAMING MEMBERS WITHOUT THE APPROVAL OF THE ARCHITECT, AND SHALL ONLY BE DONE IN A MANNER AS DIRECTED AND APPROVED BY THE INTERNATIONAL RESIDENTIAL CODE.

CONCRETE AND FOUNDATIONS

1. ALL FOOTINGS SHALL BEAR ON UNDISTURBED VIRGIN SOIL HAVING A MINIMUM SAFE BEARING CAPACITY OF 1 TON (2,000 POUNDS) PER SQUARE FOOT. DO NOT PLACE FOOTINGS ON FROZEN GROUND.

2. FOOTINGS SHALL BE DESIGNED TO THE INTERNATIONAL RESIDENTIAL CODE STANDARDS IN EFFECT. THE MAXIMUM BACKFILL HEIGHT FOR 8" THICK X 8'-0" & 9'-0" HIGH REINFORCED CONCRETE WALLS SHALL BE 7'-0" ABOVE TOP OF FOOTING. SEE TYPICAL WALL SECTION FOR FOUNDATION WALL REINFORCING REQUIREMENTS

3. ANY UNUSUAL SOIL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AT ONCE. CONTRACTOR SHALL NOT START POURING CONCRETE BEFORE BOTTOMS OF FOOTINGS HAVE BEEN INSPECTED AND APPROVED. IF FOUND NECESSARY, SOIL TESTS, INCLUDING LOAD TESTS AND/OR BORINGS SHALL BE TAKEN ON THE SITE TO DETERMINE BEARING CAPACITIES. COST OF TESTING, WHERE REQUIRED, SHALL BE BORNE BY THE LANDOWNER.

4. REMOVAL OF TOPSOIL, STRIPPING OF SITE, AND ALL FILL REQUIRED TO BRING GRADES UP TO LEVELS SHALL BE DONE BY CONTRACTOR BEFORE STARTING WORK ON FOUNDATIONS. FILL MATERIALS SHALL BE BANK RUN GRAVEL, AND SHALL BE INSTALLED WITHIN BUILDINGS IN LAYERS, AND COMPACTED TO 95% DENSITY FOR SUPPORT OF FLOOR SLABS. NO FILL WILL BE PERMITTED UNDER FOOTINGS OR HAUNCHES.

5. BOTTOMS OF ALL EXTERIOR FOOTINGS AND/OR GRADE BEAMS SHALL BE CARRIED TO A MINIMUM OF 3'-6" BELOW FINISHED GRADE AND SHALL REST ON UNDISTURBED SOIL WITH BOTTOMS AT LEAST 12" INTO SAME. ALL FOUNDATIONS SHALL BE OF DEPTH REQUIRED AS OUTLINED HEREIN, WHETHER SHOWN ON DRAWINGS, OR NOT.

6. WHERE FOOTINGS ARE STEPPED DUE TO GRADE CONDITIONS, BOTTOMS SHALL BE SLOPED NOT MORE THAN 2 FEET VERTICAL TO 4 FEET HORIZ.

7. FORMS SHALL REMAIN ON CONCRETE FOR A MINIMUM OF 24 HOURS DURING NORMAL WEATHER (ABOVE FREEZING) PLACEMENT
CONCRETE SHALL BE PROTECTED FROM FREEZING DURING COLD WEATHER PLACEMENT. LEAVE FORMS IN PLACE AT LEAST 5 DAYS WHEN OUTDOOR TEMPERATURE IS BELOW FREEZING. SEE FOLLOWING NOTES FOR COLD WEATHER CONCRETE ADDITIVES.

8. CONCRETE FOR BASEMENT WALLS, FOUNDATIONS, AND OTHER CONCRETE NOT EXPOSED TO WEATHER SHALL HAVE A MINIMUM COMP. STRENGTH OF 2500 PSI AT 28 DAY CURE. DURING COLD WEATHER PLACEMENT THE CONCRETE SHALL BE AIR ENTRAINED HAVING NOT LESS THAN 5% NOR MORE THAN 7% AIR CONTENT BY VOLUME OF CONCRETE.

9. CONCRETE FOR BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. DURING COLD WEATHER PLACEMENT PROVIDE AIR ENTRAINMENT AS PER ABOVE.

10. CONCRETE FOR BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI. AT 28 DAYS. DURING COLD WEATHER PLACEMENT PROVIDE 3000 PSI CONCRETE WITH AIR ENTRAINMENT AS PER ABOVE

11. CONCRETE FOR PORCHES, STEPS, CARPORT AND GARAGE SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. DURING COLD WEATHER PLACEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAY CURE AND BE AIR ENTRAINED AS MENTIONED ABOVE. THE MATERIALS FOR PRODUCING AND TESTING THE CONCRETE SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN ACI 318

12. WIDTH AND THICKNESS OF FOOTINGS AND REINFORCING FOR SAME SHALL BE AS SHOWN ON DRAWINGS AND AS DETAILED THEREON. CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE 2" FOR PIERS, 3" FOR CONCRETE POURED ON GROUND AND 3/4" FOR CONCRETE NOT IN CONTACT WITH GROUND.

13. FLOOR SLABS SHALL BE OF THICKNESS SHOWN ON DRAWINGS INSTALLED OVER COMPACTED FILL AND POLYETHYLENE VAPOR BARRIER AND REINFORCED WITH 6 X 6 X 10/10 WELDED WIRE MESH FABRIC AT MID-DEPTH OF SLAB, UNLESS SHOWN OTHERWISE. TAPER SLABS TO FLOOR DRAINS WHERE SHOWN AND REQUIRED.

14 ALL CONCRETE SLABS SHALL BE PROVIDED WITH 1/2" PREMOLDED PERIMETER ISOLATION JOINTS AND SAWCUT CONTRACTION JOINTS AT PATTERNS COMPATIBLE WITH INTERIOR COLUMN LOCATIONS. PATTERNS SHALL NOT EXCEED 20 FEET SQUARE.

15 REINFORCING STEEL SHALL BE NEW BILLET STEEL, DEFORMED TYPE BARS, A.S.T.M. A615, GRADE 40, AND SHALL COMPLY WITH A.C.I. CODE REQUIREMENTS. PROVIDE MINIMUM REINFORCING IN ALL CONCRETE WHERE NONE IS SHOWN ON DRAWINGS TO MEET A.C.I. CODE REQUIREMENTS. PROVIDE ADDITIONAL REINFORCING AROUND ALL OPENINGS IN CONCRETE, AND PROVIDE VERTICAL AND/OR HORIZONTAL BARS PROJECTING FROM FOOTINGS AND WALLS FOR TYING IN WITH OTHER WALLS, PIERS, SILLS, ETC., AS DETAILED ON DRAWINGS AND AS REQUIRED BY THE CONSTRUCTION.

16 DO NOT BACKFILL AGAINST FOUNDATION WALLS UNTILL MASONRY CONCRETE HAS ATTAINED SUFFICIENT STRENGTH TO SUPPORT SAME. PROVIDE TEMPORARY BRACING AS REQUIRED AND PROTECT TOPS OF WALLS FROM DAMAGE BY VEHICLES CROSSING OVER SAME. REMOVE AND REPLACE ALL DAMAGED CONCRETE AS DIRECTED.

17 ALL CONCRETE SLABS EXPOSED TO THE WEATHER CONDITIONS SHALL HAVE A NON-SKID SURFACE FINISH.

18 PROVIDE 4" DIAM. PERFORATED FOOTING DRAIN AROUND ENTIRE PERIMETER OF FDN. IF REQ'D BY SITE CONDITIONS. INSTALL PIPE IN CRUSHED STONE BED EXTENDING A MIN. OF 12" BEYOND THE OUTSIDE EDGE OF THE FOOTING. SET PIPE ON A MIN. OF 2" THK BED OF STONE AND COVER PIPE TO A MIN. HEIGHT OF 6" ABOVE THE TOP OF FOOTING. COVER ENTIRE ASSEMBLY WITH AN APPROVED FILTER MEMBRANE MATERIAL. DISCHARGE BY GRAVITY TO DAYLIGHT.

LUMBER & TRUSSES

1. FRAMING LUMBER, INCLUDING STRUCTURAL JOISTS, PLANKS AND 2 X 4 STUDS TO BE NO. 2 SPF AS GRADED IN ACCORDANCE WITH THE LATEST EDITION OF THE GRADING RULES FOR WESTERN LUMBER, WITH A MINIMUM EXTREME FIBER STRESS IN BENDING OF 1,000 PSI AND MODULUS OF ELASTICITY OF 1,300,000 PSI . EQUAL FRAMING LUMBER WITH CERTIFIED STRESSES WILL BE APPROVED. LUMBER TO BEAR GRADEMARK

2. SUBFLOORING SHALL BE PLYWOOD OR OSB STRUCTURAL PANEL, 3/4" THICK, TONGUE & GROOVE, APA AND HUD/FHA GRADED AND APPROVED. SUBFLOORING SHALL BE GLUED AND NAILED WITH EXTERIOR GLUE AND RING NAILS AT ALL BEARING POINTS. ROOF SHEATHING SHALL BE 1/2" THICK, PLYWOOD, APA AND HUD/FHA GRADED AND APPROVED. EXTERIOR WALL SHEATHING SHALL BE 1/2" THICK PLYWOOD OR OSB STRUCTURAL PANELS, APA AND HUD/FHA GRADED AND APPROVED.

3. PRE-ENGINEERED WOOD ROOF TRUSSES SHALL BE DESIGNED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER. THE TRUSS SHALL BE DESIGNED TO SUPPORT THE LIVE LOADS, DEAD LOADS, WIND LOADS AND SEISMIC DESIGN REQUIREMNTS AS MENTIONED IN THE CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA INCLUDED WITH THESE PLANS. DESIGNS SHALL CONTAIN DATA ON METAL CONNECTORS, LUMBER SPECIFICATIONS, PITCH, SPAN AND SPACING, SPECIES AND STRESS GRADE OF LUMBER, ETC. SUBMIT SHOP DRAWINGS OF TRUSSES IN FOUR COPIES FOR THE ARCHITECT'S APPROVAL BEFORE ORDERING SAME.

4. MISCELLANEOUS LUMBER INCLUDING BLOCKING, GROUNDS, FURRING AND OTHER LIGHT FRAMING, SHALL BE OF TYPE AND SIZE SHOWN ON DRAWINGS AND FOR THEREON. PROVIDE ALL MISCELLANEOUS CARPENTRY AND LUMBER AS REQUIRED, WHETHER SPECIFICALLY SHOWN OR NOT.

5 UNLESS OTHERWISE NOTED PROVIDE:
- A. DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS.
- B. DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, EXCEPT PARALLEL PLUMBING WALLS.
- C. DOUBLE 2 X 10 HEADERS OVER ALL DOOR AND WINDOW OPENINGS.
- D. SINGLE ROW OF 1 X 3 CROSS BRIDGING PER JOIST SPAN.
- E. SOLID WOOD BLOCKING BELOW ALL HEADERS, BEAMS, AND LINTELS.

THERMAL & MOISTURE PROTECTION

1. ASPHALT ROOF SHINGLES SHALL BE SELF SEAL STRIPS OR BE INTERLOCKING AND COMPLY WITH ASTM D 225 OR D 3462. SHINGLES SHALL BE SECURED TO ROOF WITH NOT LESS THAN 4 FASTENERS PER STRIP SHINGLE, UNLESS IN A SPECIAL WIND ZONE AS NOTED IN THE CLIMATIC & GEOGRAPHIC DESIGN CHART. IF LOCAL WIND ZONES REQUIRE 6 FASTENERS PER STRIP SHINGLE. FASTENERS SHALL BE GALV. STEEL MINIMUM 12 GA. SHANK WITH A MINIMUM 3/8" DIAMETER HEAD, UNLESS THE SHINGLE MANUFACTURER SPECIFIES MORE. WHERE THE ROOF SLOPE EXCEEDS 20 : 12 SPECIAL METHODS OF FASTENING ARE REQUIRED. CONSULT WITH SHINGLE MANUFACTURER.

2. ALL ROOFS, VALLEYS AND WALL TO ROOF INTERSECTIONS SHALL BE FLASHED AND CAULKED WATERTIGHT. WHERE ROOFS SLOPE FROM 2 : 12 TO 4 : 12 UNDERLAYMENT SHALL BE 2 LAYERS OF FELT APPLIED WITH A 19" STRIP PARRALEL WITH AND STARTING AT THE EAVES FASTENED TO HOLD IN PLACE. THEN STARTING AT EAVE APPLY 36" WIDE SHEET AND OVERLAPPING SUCCESSIVE SHEETS 19" AND FASTENED SUFFICIENTLY TO HOLD IN PLACE. FOR ROOF SLOPES OF 4 : 12 OR GREATER, UNLERLAYMENT FELTS SHALL BE APPLIED SHINGLE FASHION STARTING FROM AND PARRALEL TO THE EAVE AND LAPPED 2" FASTENED SUFFICIENTLY TO HOLD IN PLACE. ENDLAPS SHALL BE OFFSET BY 6 FEET.

3. EXCEPT WHERE REQUIRED TO BE WATERPROOFED, EXTERIOR BELOW GRADE DAMPPROOFING ON CONCRETE WALLS SHALL EXTEND FROM TOP OF FOOTING TO FINISHED GRADE. DAMPPROOFING SHALL BE AN APPROVED BITUMINOUS COATING.

4. INSTALL ALL INSULATIONS AND VAPOR BARRIERS IN ACCORDANCE WITH NEW YORK STATE RESIDENTIAL CODE.

5. EXCEPT WHERE OTHERWISE SPECIFIED, INSTALL ALL BATT INSULATION IN ACCORDANCE WITH MFG'RS. SPECIFICATIONS. INSULATE BUILDING TO COMPLETELY SEPARATE HEATED SPACES FROM UNHEATED SPACES. SEAL ALL JOINTS AROUND EXTERIOR WINDOWS, DOORS, AND OTHER PENETRATIONS. INSULATION MATERIALS INCLUDING FACINGS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 AND A SMOKE DEVELOPED INDEX NOT TO EXCEED 450

PROTECTION AGAINST DECAY AND TERMITES

1. ALL WOOD USED IN AREAS SPECIFIED BELOW SHALL BE APPROVED PRESSURE PRESERVATIVELY TREATED SUCH AS WOOD IN CONTACT WITH GROUND SUPPORTING PERMANENT STRUCTURES, JOISTS CLOSER THAN 18" TO GROUND, SILL PLATES CLOSER THAN 8" TO GROUND, PLATES FASTENED TO CONCRETE IN CONTACT WITH GROUND, EXTERIOR WOOD SIDING, SHEATHING OR WALL FRAMING LESS THAN 6" FROM GROUND, WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO WEATHER OR WOOD ATTACHED TO MASONRY OR CONCRETE WITHOUT AN APPROVED VAPOR BARRIER.

2. TERMITE PROTECTION SHALL BE PROVIDED EITHER BY TREATMENT OF SOILS BY APPROVED CHEMICALS, USE OF PRESSURE PRESERVATIVELY TREATED WOOD AS MENTIONED ABOVE, USE OF METAL OR PLASTIC TERMITE SHIELDS, OR ANY COMBINATION OF THE ABOVE.

FINISHES

1. ALL WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASS. OF NOT GREATER THAN 200 AND A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450

2. ALL GYPSUM BOARD TO BE OF TYPE AND THICKNESS SHOWN ON DRAWINGS, TAPED, SPACKLED (3 COATS) AND PAINTED 2 COATS TO FORM A SMOOTH, UNIFORM WALL FINISH. GYPSUM BOARD SHALL BE SCREW APPLIED, FOLLOWING THE SPECIFICATIONS OF UNITED STATES GYPSUM PRODUCTS.

3. ALL CERAMIC TILE SHALL BE PROPERLY INSTALLED USING THICK OR THIN SET METHOD FOLLOWING THE SPECIFICATIONS OF THE NATIONAL TILE COUNCIL OF AMERICA.

4. ALL VINYL FLOOR SYSTEMS SHALL BE INSTALLED OVER AN APPROVED UNDERLAYMENT MATERIAL AS APPROVED BY THE TILE MANUFACTURER. INSTALL VINYL IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

ELECTRIC

1. ALL ELECTRIC WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE AND LOCAL REQUIREMENTS FOR GENERAL EQUIPMENT REQUIREMENTS

2. ALL ELECTRIC WORK SHALL BE INSPECTED AND APROVED BY A LICENSED UNDERWRITER OFFICIAL.

PLUMBING & HEATING

1. ALL PLUMBING & HEATING WORK SHALL MEET OR EXCEED THE LOCAL REQUIREMENTS FOR GENERAL PLUMBING REQUIREMENTS

2. ALL APPLIANCES SHALL HAVE PERMANENT FACTORY APPLIED NAMEPLATES AFFIXED TO EA. APPLIANCE ON WHICH SHALL APPEAR MFGR'S' NAME OR TRADEMARK, THE MODEL NUMBER, SERIAL NUMBER, & THE SEAL OR MARK OF THE TESTING AGENCY.

3. ALL PLUMBING WORK SHALL BE INSPECTED BY ANY LOCAL OR STATE BUILDING OFFICIAL HAVING JURISDICTION.

4. DO NOT RUN PIPES IN UNHEATED SPACES. KEEP ALL PIPES ON HEATED SIDE OF INSULATION.

5. AIR ADMITTANCE VALVES SHALL NOT BE USED UNLESS OTHERWISE NOTED ON PLANS.

6. PROVIDE ALL SCALD PROTECTION VALVES, RELIEF VALVES, PRESSURE RELIEF VALVES, AND TEMPERATURE RELIEF VALVES AS PER THE IRC.

EMERGENCY ESCAPE AND RESCUE OPENINGS

BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. THE OPENING SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR. WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANEC WITH SECTION R310.2.3 OF THE 2015 IRC. WHERE A DOOR IS PROVIDED AS THE REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL BE PREMITTED TO BE A SIDE-HINGE OR A SLIDER. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION 310.3.2 OF THE 2015 EDITION OF THE IRC IN CONJUNCTION WITH THE 2017 UNIFORM CODE SUPPLEMENT OF NEW YORK STATE. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE.

MINIMUM OPENING AREA: ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FEET.

EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SQ. FEET.

MINIMUM OPENING HEIGHT: THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24".

MINIMUM OPENING WIDTH: THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20".

THE CONTRACTOR SHALL VERIFY THAT ALL DIMENSIONS MEET THESE REQUIREMENTS.

OPERATIONAL CONSTRAINTS: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING.

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(IN POUNDS PER SQUARE FOOT)

USE	LIVE LOAD
EXTERIOR BALCONIES	60
DECKS	40
GARAGE ON GRADE	50
ATTICS WITHOUT STORAGE	10
ATTICS WITH STORAGE	20
ROOMS OTHER THAN SLEEPING	40
SLEEPING ROOMS	30
STAIRS	40
GUARDRAILS & HANDRAILS	200

BUILDING, STRUCTURES, AND ALL PARTS THEREOF SHOWN ON THESE PLANS HAVE BEEN DESIGNED TO SAFELY SUPPORT ALL LOADS INCLUDING DEAD, LIVE, ROOF, SNOW, WIND, AND SEISMIC LOADS AS PRESCRIBED BY THE INTERNATIONAL RESIDENTIAL CODE.

THERE ARE NO REQUIREMENTS FOR PERMANENT BRACING

THESE PLANS HAVE BEEN DESIGNED FOR FOR A SINGLE FAMILY RESIDENTIAL BUILDING NOT TO EXCEED 2 STORIES IN HEIGHT. ANY CHANGES TO EXTERIOR SITE GRADING AND/OR ADDITIONS OR RENOVATIONS TO STRUCTURE NOW OR IN THE FUTURE SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION.

ARCHITECT — 7-29-19 DATE

I DO HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, SUCH DRAWINGS ARE IN COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (2015 EDITION), THE INTERNATIONAL ENERGY CONSERVATION CONSTRUCTION CODE (2015 EDITION) AND THE 2017 NYS SUPLEMENTS TO THESE CODES.

ARCHITECT — 7-29-19 DATE

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE: Weathering	Frost Line Depth	Termite	Decay	Winter Design Temp	Ice Shield Underlayment Required	Flood Hazards
40	115 SPECIAL	C	SEVERE	42"	Moderate to Heavy	Slight to Moderate	6	YES	

REVISION	DATE

ENERGY NOTE :
ENERGY CONFORMANCE IS BY THE PRESCRIPTIVE METHOD, MEETING R-VALUES AND U-FACTORS AS LISTED IN TABLE 402.1.2 OF THE 2015 INTERNATIONAL ENERGY CONSERVATION CONSTRUCTION CODE.

BUILDING INSPECTOR NOTE :
THESE PLANS ARE NOT VALID FOR A BUILDING PERMIT UNLESS ORIGINALLY SIGNED AND SEALED BY ARCHITECT. BLUEPRINTS OR PHOTO COPIES OF SEAL AND SIGNATURE ARE INVALID. THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY BY THE PERSONS WHOSE NAME APPEARS ON THE PLANS.

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7-23-2020

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BUILDER / HOMEOWNER:
MANDELL RESIDENCE

JOB TITLE:
PERGOLA & DECK ADDITIONS, NEW RETAINING WALL, INTERIOR RENOVATIONS & WINDOW REPLACEMENT

JOB LOCATION:
26 SHADYSIDE AVE.
T/O ORANGETOWN,
NYACK, NEW YORK

JOB	19-246
DATE	JULY, 2017
SCALE	NOTED
DWN BY	KR

SHEET NO :
A-1
OF 7

REVISED JULY, 2019

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FASTENER SCHEDULE
2015 INTERNATIONAL RESIDENTIAL CODE TABLE R602.3(1)

	DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENERS (a, b, c)	SPACING & LOCATION
	ROOF		
1	BLOCKING BETWEEN CLG. JSTS. OR RAFTERS TO TOP PLATE	4-8d BOX OR 3-8d COMMON OR 3-10d BOX OR 3-3" × Ø.131" NAILS	TOE NAIL (TN)
2	CEILING JOISTS TO TOP PLATE	4-8d BOX OR 3-8d COMMON OR 3-10d BOX OR 3-3" × Ø.131" NAILS	PER JOIST, TOE NAIL
3	CLG. JST. NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS	4-10d BOX OR 3-16d COMMON OR 4-3" × Ø.131" NAILS	FACE NAIL (FN)
4	CLG. JST. ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	AS PER TABLE R 802.5.1 (9)	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/4" × 20 GA. RIDGE STRAP TO RAFTER	4-10d BOX OR 3-16d COMMON OR 4-3" × Ø.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX OR 3-10d COMMON OR 4-10d BOX OR 4-3" × Ø.131" NAILS	2 TOE NAILS ON ONE SIDE & 1 TOE NAIL ON OPP. SIDE OF EA. RFTR. OR TRUSS
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MIN. 2" RIDGE BEAM	4-16d BOX OR 3-10d COMMON OR 4-10d BOX OR 4-3" × Ø.131" NAILS	TOE NAIL
		3-16d BOX OR 2-16d COMMON OR 3-10d BOX OR 3-3" × Ø.131" NAILS	END NAIL
	WALL		
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON	24" O.C. FACE NAIL
		16d BOX OR 3" × Ø.131" NAILS	16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON OR 3" × Ø.131" NAILS	12" O.C. FACE NAIL
		16d COMMON	16" O.C. FACE NAIL
10	BUILT UP HEADER (2" TO 2" HEADER W/ 1/2" SPACER)	16d COMMON	16" OC. EACH FACE NAIL
		16d BOX	12" OC. EACH FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8d BOX OR 4-8d COMMON OR 4-10d BOX	TOE NAIL
12	TOP PLATE TO TOP PLATE	16d COMMON	16" O.C. FACE NAIL
		10d BOX OR 3" × Ø.131" NAILS	12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE FOR SDCs A-D_2 W/ SEISMIC BRACED WALL LINE SPACING LESS THAN 25'	8-16d COMMON OR 12-16d BOX OR 12-10d BOX OR 12-3" × Ø.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MIN. 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
	DOUBLE TOP PLATE SPLICE FOR SDCs D_0 D_1, OR D_2 AND BRACED WALL LINE SPACING GREATER THAN OR EQ. TO 25'	12-16d	
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON	16" O.C. FACE NAIL
		16d BOX OR 3" × Ø.131" NAILS	12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	3-16d BOX OR 2-16d COMMON OR 4-3" × Ø.131" NAILS	3 EA. 16" O.C. FN 2 EA. 16" O.C. FN 4 EA. 16" O.C. FN
16	TOP OR BOTTOM PLATE TO STUD	4-8d BOX OR 3-16d BOX OR 4-8d COMMON OR 4-10d BOX OR 4-3" × Ø.131" NAILS	TOE NAIL
		8-16d COMMON OR 12-16d BOX OR 12-10d BOX OR 12-3" × Ø.131" NAILS	END NAIL
17	TOP PLATES, LAPS AT CORNERS & INTERSECTIONS	3-10d BOX OR 2-16d COMMON OR 3-3" × Ø.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD & PLATE	3-8d BOX OR 2-8d COMMON OR 2-10d BOX OR 2 STAPLES 1 3/4"	FACE NAIL
19	1" × 6" SHEATHING TO EACH BEARING	3-8d BOX OR 2-8d COMMON OR 2-10d BOX OR 2 STPLES 1" CROWN, 16 GA, 1 3/4" LONG	FACE NAIL
20	1" × 8" & WIDER SHEATHING TO EACH BRG.	3-8d BOX OR 3-8d COMMON OR 3-10d BOX OR 3 STPLES 1" CROWN, 16 GA, 1 3/4" LONG	FACE NAIL
		WIDER THAN 1" × 8" 4-8d BOX OR 3-8d COMMON OR 3-10d BOX OR 4 STPLES 1" CROWN, 16 GA, 1 3/4" LONG	

	DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENERS (a, b, c)	SPACING & LOCATION
	FLOOR		
21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8d BOX OR 3-8d COMMON OR 3-10d BOX OR 3-3" × Ø.131" NAILS	TOE NAIL (TN)
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d BOX	4" O.C. TN
		8d COMMON OR 10d BOX OR 3" × Ø.131" NAILS	6" O.C. TN
23	1" × 6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX OR 2-8d COMMON OR 3-10d BOX OR 2 STPLES 1" CROWN, 16 GA, 1 3/4" LONG	FACE NAIL (FN)
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX OR 2-16d COMMON	BLIND & FACE NAIL
25	2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	3-16d BOX OR 2-16d COMMON OR 3-10d BOX OR 3-3" × Ø.131" NAILS	AT EACH BRG. FACE NAIL
26	BAND OR RIM JOIST TO JOIST	3-16d COMMON OR 4-10d BOX OR 4-3" X Ø.131" NAILS, OR 4-3" X 14 GA. STPLES, 7/16" CRWN.	END NAIL
27	BUILT UP GIRDERS & BEAMS, 2" LUMBER LAYERS	20d COMMON OR	NAIL EA. LAYER: 32" O.C. @ TOP & BOTTOM STAGGERED
		10d BOX OR 3" X Ø.131" NAILS	24" O.C. FACE NAIL @ TOP & BOTTOM STAGGERED ON OPP. SIDES
		AND: 2-20d COMMON OR 3-10d BOX OR 3-3" X Ø.131" NAILS	FACE NAIL @ ENDS & AT EACH SPLICE
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX OR 3-16d COMMON OR 4-10d BOX OR 4-3" X Ø.131" NAILS	AT EACH JST. OR RAFTER, FACE NAIL
29	BRIDGING TO JOIST	2-10d	EACH END, TOE NAIL

	DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENERS (a, b, c)	SPACING EDGES (INCHES) (h)	SPACING INT. SUPPORTS (INCHES) (c, e)
	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING & PARTICLEBOARD WALL SHEATHING TO FRAMING			
30	3/8" TO 1/2"	6d COMMON NAIL (SUBFLR, WALL) (i) 8d COMMON NAIL (ROOF)	6	12 (f)
31	19/32" TO 1"	8d COMMON NAIL	6	12 (f)
32	1 1/8" TO 1 1/4"	10d COMMON NAIL OR 8d DEFORMED NAIL	6	12
	OTHER WALL SHEATHING (g)			
33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 1/2" GALV. ROOF NAIL, 7/16" HEAD & OR 1" CROWN STAPLE 16 GA. 1 1/4"	3	6
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 3/4" GALV. ROOF NAIL, 7/16" HEAD & OR 1" CROWN STAPLE 16 GA. 1 1/4"	3	6
35	1/2" GYPSUM SHEATHING (d)	1 1/2" GALV. ROOF NAIL, STAPLE GALV. 1 1/2" LONG, 1 1/4" SCREWS, TYPE W OR S	7	7
36	5/8" GYPSUM SHEATHING (d)	1 3/4" GALV. ROOF NAIL, STAPLE GALV. 1 5/8" LONG, 1 5/8" SCREWS, TYPE W OR S	7	7
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
37	3/4" AND LESS	6d DEFORMED NAIL OR 8d COMMON NAIL	6	12
38	7/8" TO 1"	8d DEFORMED NAIL OR 8d COMMON NAIL	6	12
39	1 1/8" TO 1 1/4"	8d DEFORMED NAIL OR 10d COMMON NAIL	6	12

FOOTNOTES TO FASTENER SCHEDULE

a. ALL NAILS ARE SMOOTH COMMON , BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING & SHEATHING CONNECTIONS SHALL HAVE MINIMUM YIELD STRENGTHS AS FOLLOWS: 80 KSI FOR SHANK DIAMETER OF Ø.192" (20d COMMON NAIL), 90 KSI FOR SHANK DIAMETERS LARGER THAN Ø.142" BUT NOT LARGER THAN Ø.177", AND 100 KSI FOR SHANK DIAMETERS OF Ø.142" OR LESS.

b. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16" ON DIAMETER CROWN WIDTH.

c. NAILS SHALL BE SPACED AT NOT MORE THAN 6" O.C. AT ALL SUPPORTS WHERE SPANS ARE 48" OR GREATER.

d. FOUR-FOOT BY EIGHT- FOOT OR FOUR-FOOT BY NINE-FOOT PANELS SHALL BE APPLIED VERTICALLY.

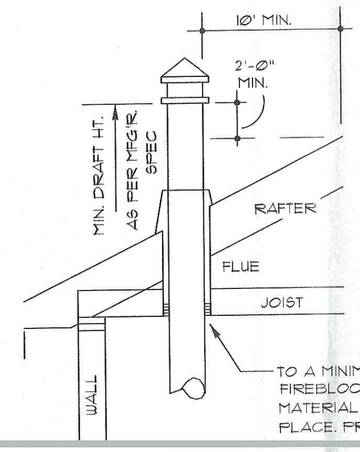
e. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3 (2).

f. WHERE ULTIMATE DESIGN WIND SPEED IS 130 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6" O.C. WHERE ULTIMATE DESIGN WIND SPEED IS GREATER THAN 130 MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6" O.C. FOR MIN. 48" DISTANCE FROM RIDGES, EAVES & GABLE END WALLS, & 4" O.C. TO GABLE END WALL FRAMING.

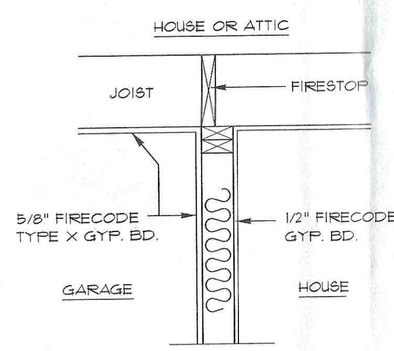
g. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C 208.

h. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND THAT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQ'D BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS SHALL NOT BE REQUIRED EXCEPT AS REQ'D BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.

i. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE OTHER RAFTER AND TOE NAILS FROM THE CEILING JOISTS TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.



FIREBLOCKING & CHIMNEY CLEARANCES



GARAGE TO HOUSE
3/4 HOUR FIRE SEPARATION

ALL HVAC DUCTS, PLASTIC DRAIN AND VENT PIPES THAT ARE IN THE GARAGE OR PASS THRU GARAGE SHALL BE ENCLOSED WITH FRAMING AND FIRECODE GYPSUM BOARD

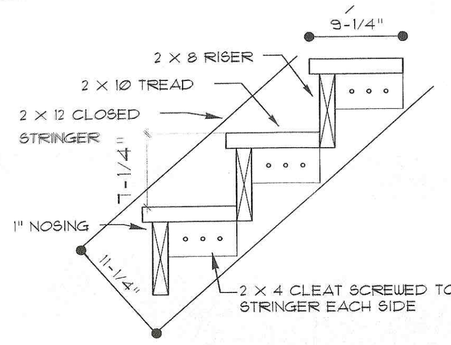
FIRE STOPPING NOTE:

PIPE & DUCT PENETRATIONS THROUGH FLOORS SHALL BE FIRE STOPPED WITH CAULK MEETING ASTM RATING 136 OR SHALL BE FILLED WITH NON-COMBUSTIBLE THERMAFIBER SAFING INSULATION.

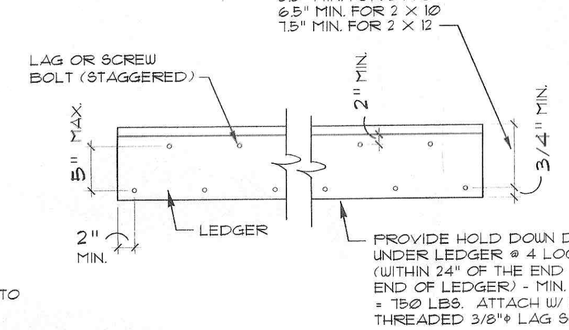
FIREBLOCKING NOTES:

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

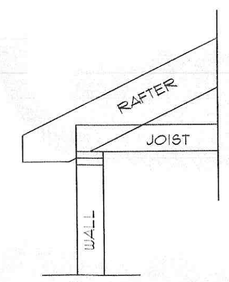
1. IN STUD SPACES NOT TO EXCEED 10 FEET. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER SHALL BE ALLOWED AS FIREBLOCKING IN WALLS USING PARRALLEL ROWS OF STUDS
2. AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN. ENCLOSED ACCESSIBLE SPACES UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" THK. GYPSUM BOARD.
4. 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



TYPICAL EXTERIOR STAIR DETAIL



TYPICAL DECK LEDGER DETAIL



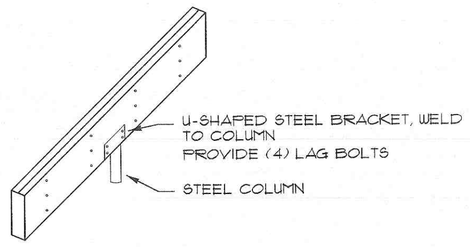
ROOF TIE-DOWN REQ.MNTS

ORANGE, ULSTER, & SULLIVAN COUNTIES ARE WITHIN OR LESS THAN THE 90 MPH & 90 MPH + SPECIAL WIND ZONE AREAS. NO SPECIAL TIE-DOWN REQUIREMENTS ARE NEEDED OTHER THAN THAT SPECIFIED IN THE FASTENER SCHEDULE ON DWG. T-3, UNLESS THE JURISDICTION DETERMINES OTHERWISE ON A SITE SPECIFIC BASIS.

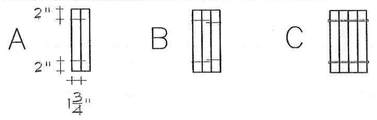
TOP-LOADED CONNECTION OF MULTIPLE PIECES OF LVL BEAMS

1 3/4" WIDTH PIECES
-MINIMUM OF 2 ROWS 16d NAILS @ 12"O.C.
-MINIMUM OF 3 ROWS OF 16d NAILS @ 12" O.C. FOR 14", 16" AND 18" BEAMS

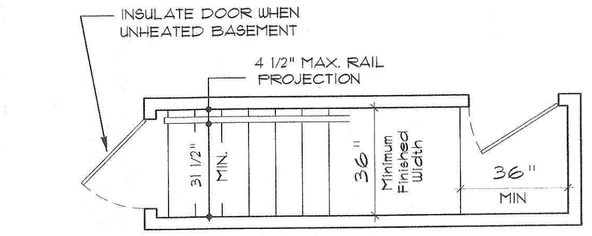
NOTE
FOR SIDE LOADED MULTIPLE MEMBER BEAMS, ADDIONAL NAILING OR BOLTING MAY BE REQUIRED (SEE BELOW)



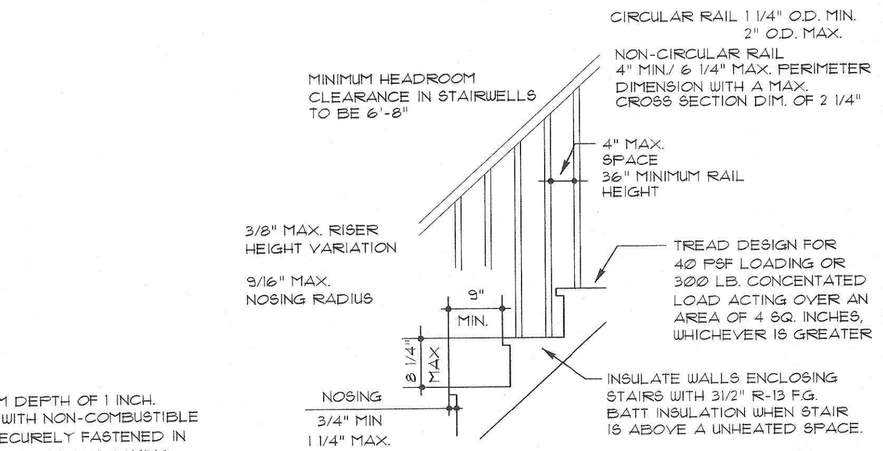
SIDE-LOADED CONNECTION FOR MULTIPLE LVL MEMBER BEAMS



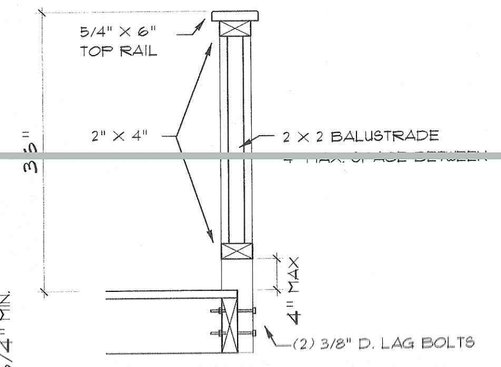
NAILING SCHEDULE APPLIED TO EITHER OUTSIDE MEMBER			
NAILED CONNECTION		THROUGH BOLTED CONNECTION	
2 ROWS 16d COMMON WIRE @ 12" O.C.	3 ROWS 16d COMMON WIRE @ 12" O.C.	2 ROWS 1/2" BOLTS AT 24" O.C.	2 ROWS 1/2" BOLTS AT 12" O.C.
A, B	A, B	C	C



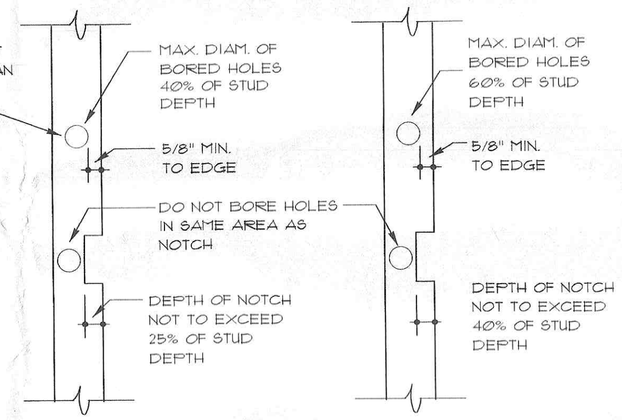
MIN. STAIR CLEARANCES



TYPICAL INTERIOR STAIR DETAIL



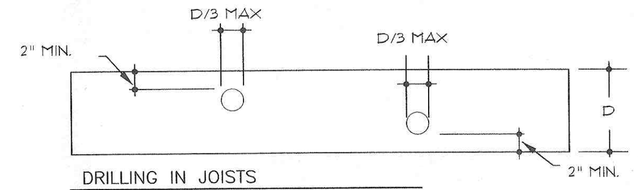
TYP. EXT. DECK AND STAIR RAIL



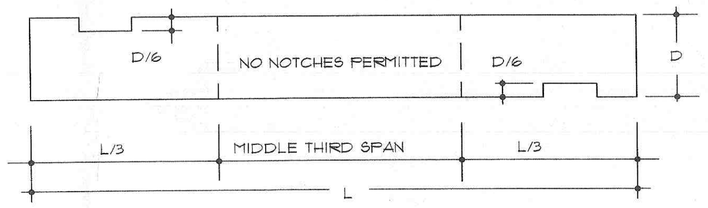
EXTERIOR WALLS & ANY BEARING WALLS

INTERIOR NON-BEARING WALLS

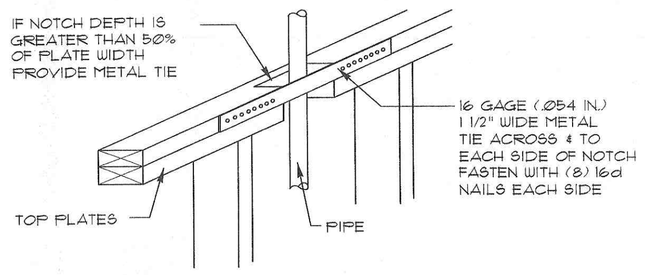
DRILLING & NOTCHING STUDS



DRILLING IN JOISTS



NOTCHING FLOOR JOISTS



TOP PLATE NOTCHING

REVISION	DATE

ENERGY NOTE :
ENERGY CONFORMANCE IS BY THE PRESCRIPTIVE METHOD, MEETING R-VALUES AND U-FACTORS AS LISTED IN TABLE 402.1.2 OF THE 2015 INTERNATIONAL ENERGY CONSERVATION CONSTRUCTION CODE.

BUILDING INSPECTOR NOTE :
THESE PLANS ARE NOT VALID FOR A BUILDING PERMIT UNLESS ORIGINALLY SIGNED AND SEALED BY ARCHITECT. BLUEPRINTS OR PHOTO COPIES OF SEAL AND SIGNATURE ARE INVALID. THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY BY THE PERSONS WHOSE NAME APPEARS ON THE PLANS.

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REGISTERED ARCHITECT KATHLEEN A.M. RIFKIN 026156 STATE OF NEW YORK

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BUILDER / HOMEOWNER:
MANDELL RESIDENCE

JOB TITLE:
PERGOLA & DECK ADDITIONS, NEW RETAINING WALL, INTERIOR RENOVATIONS & WINDOW REPLACEMENT

JOB LOCATION:
26 SHADYSIDE AVE.
T/O ORANGETOWN
NYACK, NEW YORK

JOB	10-246
DATE	JULY, 2017
SCALE	NOTED
DWN BY	KR

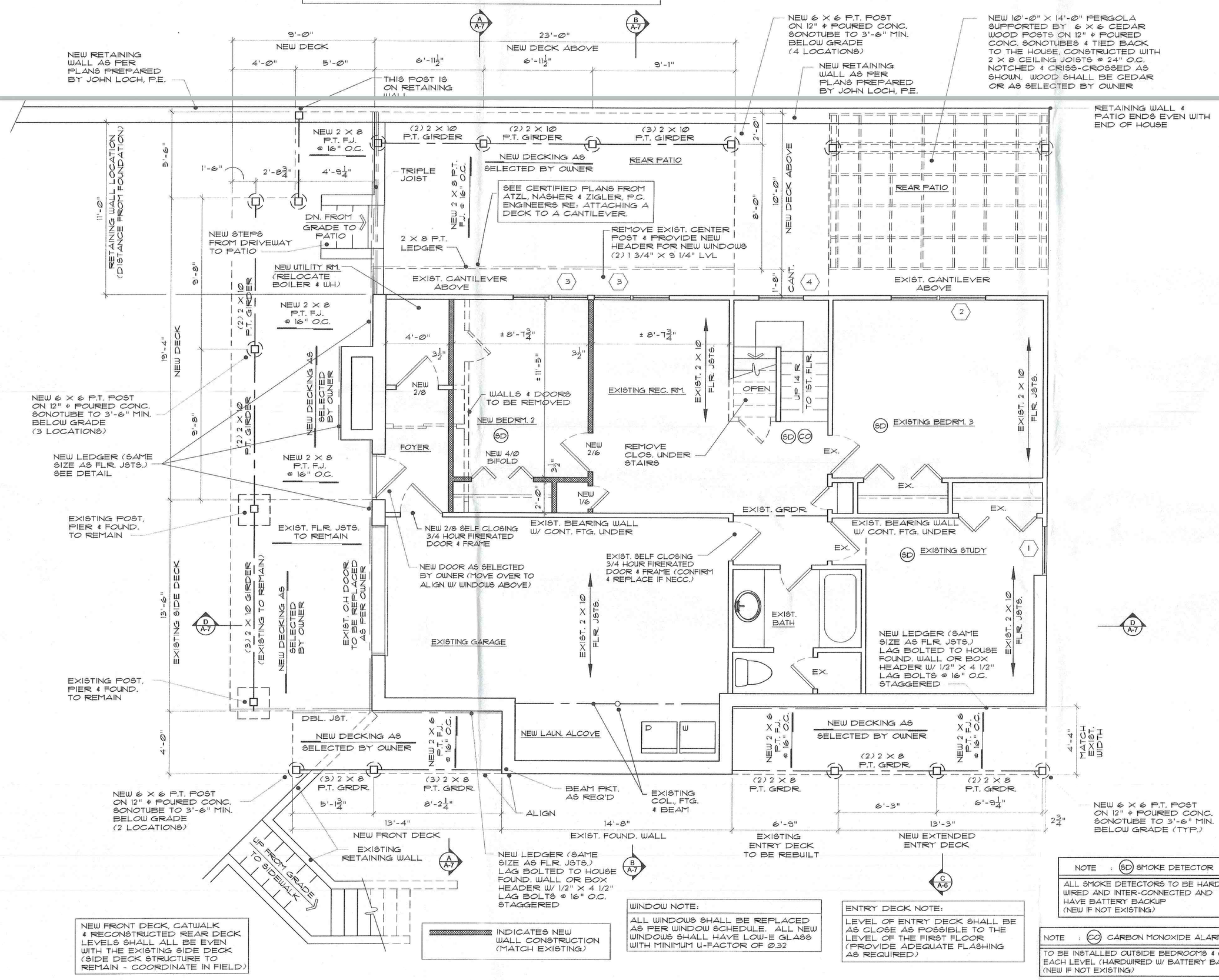
SHEET NO :
A-2
OF 7

REVISED JULY, 2019

43260

REAR DECK / RETAINING WALL NOTES:

1. EXISTING RETAINING WALL SHALL BE REMOVED.
2. EXISTING DECK, INCLUDING RAILINGS, DECKING, FLOOR JOISTS, GIRDER, POSTS, PIERS & FOOTINGS SHALL BE REMOVED.
3. SEE THIS PLAN FOR THE NEW LAYOUT OF THE RETAINING WALL (REFER TO PLANS PREPARED BY JOHN LOCH, PE FOR EXTENT OF RETAINING WALL & RETAINING WALL DETAILS)
4. SEE THIS PLAN FOR SPECS ON THE NEW DECK CONSTRUCTION.



NEW FRONT DECK, CATWALK & RECONSTRUCTED REAR DECK LEVELS SHALL ALL BE EVEN WITH THE EXISTING SIDE DECK (SIDE DECK STRUCTURE TO REMAIN - COORDINATE IN FIELD)

INDICATES NEW WALL CONSTRUCTION (MATCH EXISTING)

WINDOW NOTE:

ALL WINDOWS SHALL BE REPLACED AS PER WINDOW SCHEDULE. ALL NEW WINDOWS SHALL HAVE LOW-E GLASS WITH MINIMUM U-FACTOR OF 0.32

ENTRY DECK NOTE:

LEVEL OF ENTRY DECK SHALL BE AS CLOSE AS POSSIBLE TO THE LEVEL OF THE FIRST FLOOR (PROVIDE ADEQUATE FLASHING AS REQUIRED)

NOTE : (SD) SMOKE DETECTOR

ALL SMOKE DETECTORS TO BE HARD WIRED AND INTER-CONNECTED AND HAVE BATTERY BACKUP (NEW IF NOT EXISTING)

NOTE : (CO) CARBON MONOXIDE ALARM

TO BE INSTALLED OUTSIDE BEDROOMS & ON EACH LEVEL (HARDWIRED W/ BATTERY BACK-UP) (NEW IF NOT EXISTING)

1 / A-3 Lower Level Renovations, Deck & Pergola Framing Plans

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

Demolition Preparation Notes

PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF AREAS TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN.

CEASE OPERATION AND NOTIFY ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE FOR CONTINUING OPERATIONS.

PROVIDE WEATHERPROOF CLOSURES FOR EXTERIOR OPENINGS RESULTING FROM DEMOLITION WORK.

DEMOLITION DRAWINGS DO NOT INCLUDE MECHANICAL/ELECTRICAL DEMOLITION AND ITS AFFECTS ON DEMOLITION OF GENERAL CONSTRUCTION ITEMS.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING ELEMENTS TO REMAIN FROM ANY DAMAGE DURING DEMOLITION.

THE CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING ADJACENT CONSTRUCTION AS MAY BE REQUIRED AFTER DEMOLITION TO PROVIDE A COMPLETE INSTALLATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING OF ALL DEBRIS CAUSED BY DEMOLITION. THE CONTRACTOR SHALL NOT ALLOW ANY EXCESSIVE DEBRIS TO ACCUMULATE ON THE SITE AT ANY TIME.

SCOPE OF WORK:

1. RETAINING WALL:
   RETAINING WALL SHALL BE RE-CONSTRUCTED AS PER PLANS PREPARED BY JOHN A. LOCH, NYSPE # 066337. EXISTING RETAINING WALL SHALL BE REMOVED. CONTRACTOR SHALL INCLUDE MATERIALS, LABOR & INSTALLATION FOR NEW RETAINING WALL BASED ON DETAILS FROM THE ABOVE REFERENCED PLAN. EXACT EXTENT (LENGTH) OF RETAINING WALL TO BE CONFIRMED IN THE FIELD.
2. REAR PATIO:
   THE REAR PATIO UNDER THE REAR DECK SHALL BE PAVED WITH STONES OR PAVERS AS SELECTED & PROVIDED BY THE OWNER. INSTALLATION SHALL BE STANDARD PATIO INSTALLATION WITH COMPACTED GRAVEL BASE, A LAYER OF SAND, PAVERS INSTALLED OVER SAND, WITH PLASTIC EDGING AND JOINTS FILLED IN WITH SAND. CONTRACTOR SHALL INCLUDE LABOR & INSTALLATION.
3. DECKS & BALCONYS:
   a. THE FRONT ENTRY DECK WILL BE DEMOLISHED AND RE-BUILT AS PER THE PLANS, INCLUDING AN EXTENSION TO THE RIGHT TO THE END OF THE HOUSE. SEE PLANS & ELEVATIONS.
   b. THERE WILL BE A NEW FRONT DECK ADDED TO THE LEFT OF THE EXPANDED KITCHEN WHICH WILL CONNECT TO THE EXISTING SIDE DECK. A PORTION OF THIS DECK WILL BE COVERED BY THE NEW RAISED ROOF RAFTERS OVER THE BREAKFAST AREA. SEE PLANS & ELEVATIONS.
   c. THE EXISTING LEFT SIDE DECK STRUCTURE SHALL REMAIN (FOOTING SUPPORTS, POSTS, & FLOOR JOISTS). THE DECKING AND RAILINGS SHALL BE REPLACED AS PER THE PLANS.
   d. THE EXISTING LEFT SIDE DECK AND THE RE-CONSTRUCTED REAR DECK SHALL BE CONNECTED BY A NEW SIDE DECK (SEE PLANS & ELEVATIONS)
   e. THE REAR DECK SHALL BE DEMOLISHED AND RE-CONSTRUCTED FROM THE FOUNDATION UP, AS PER THE PLANS & ELEVATIONS. SEE CERTIFIED PLANS FROM ATZL, NASHER & ZIGLER, ENGINEERS RE: ATTACHING A DECK TO A CANTILEVER.
   f. THE NEW FRONT & SIDE DECKS & NEW REAR DECK SHALL BE AT THE SAME LEVEL AS THE EXISTING SIDE DECK. COORDINATE HEIGHTS IN THE FIELD. FRONT ENTRY DECK SHALL BE AS CLOSE TO THE LEVEL OF THE FIRST FLOOR AS POSSIBLE (PROVIDE ADEQUATE FLASHING AS REQUIRED).
   g. ALL DECKING SHALL BE NEW. CONTRACTOR SHALL PRICE STANDARD 5/4 X 6 PRESSURE TREATED DECKING WITH TREX (OR EQUAL) AS AN OPTION.
   h. ALL RAILINGS ARE NEW ALUMINUM & CABLE RAILINGS AND SHALL BE PURCHASED BY THE OWNER. CONTRACTOR SHALL INCLUDE INSTALLATION (INSTALL AS PER MANUFACTURER'S RECOMMENDED INSTRUCTIONS).
4. PERGOLAS:
   REAR: PROVIDE A NEW 10'-0" X 14'-0" PERGOLA SUPPORTED BY 6 X 6 CEDAR WOOD POSTS ON 12" POURED CONC. SONOTUBES & TIED BACK INTO THE HOUSE. TO BE CONSTRUCTED WITH 2 X 8 CEILING JOISTS @ 24" O.C. NOTCHED & CRISS-CROSSED AS SHOWN ON THE PLAN. WOOD SHALL BE CEDAR OR AS SELECTED BY OWNER. SEE PLANS & ELEVATIONS FOR LOCATION & CONFIGURATION.
5. WINDOWS & EXTERIOR DOORS:
   a. ALL WINDOWS SHALL BE REPLACED IN THE ENTIRE RESIDENCE AS SHOWN ON THE WINDOW SCHEDULE. ALL NEW WINDOWS SHALL BE ANDERSEN, AND SHALL HAVE LOW E GLASS WITH A MINIMUM U-FACTOR OF 0.32.
   b. EXTERIOR SLIDING DOORS SHALL BE REPLACED WITH THE EQUIVALENT SIZE SLIDING DOOR AS MANUF. BY ANDERSEN AND SHALL HAVE A MINIMUM U-FACTOR OF 0.32. SEE DOOR SCHEDULE
   c. THE FRONT DOOR SHALL BE REPLACED AS SHOWN ON THE PLANS & ELEVATIONS. (PURCHASED BY THE OWNER, INSTALLED BY THE CONTRACTOR).
   d. LEFT SIDE DOOR (BASEMENT LEVEL) IS NEW, AS SELECTED BY OWNER, AND SHALL BE MOVED OVER TO ALIGN W/ WINDOWS ABOVE (PURCHASED BY THE OWNER, INSTALLED BY THE CONTRACTOR).
   e. LEFT SIDE GARAGE DOOR SHALL BE REPLACED.
   f. ALL WINDOWS & DOORS ABOVE SHALL BE PURCHASED BY THE OWNER & INSTALLED BY THE CONTRACTOR.
6. ROOFING & SIDING:
   a. ROOFING ON ENTIRE RESIDENCE SHALL BE REPLACED WITH SHINGLES AS SELECTED BY THE OWNER.
   b. ROOF OVERHANGS IN ALL DIRECTIONS SHALL BE EXTENDED TO 24" IF NOT ALREADY EXISTING.
   c. IF POSSIBLE, NEW AREAS OF SIDING AND AREAS OF SIDING TO BE PATCHED SHALL BE RE-SIDED AND FINISHED WITH SIDING TO MATCH EXISTING. IF NOT POSSIBLE TO DO THIS, PROVIDE & INSTALL NEW SIDING FOR THE ENTIRE HOUSE AS SELECTED BY THE OWNER.

INTERIOR RENOVATIONS & AREAS OF NEW ROOF CONSTRUCTION:

7. a. LOWER LEVEL: EXISTING GARAGE TO REMAIN. REVISE FOYER & UTILITY ROOM AS SHOWN. CREATE NEW BEDROOM 2 & CLOSETS AS SHOWN. ADD NEW FIRERATED DOOR(S) IN LOCATIONS SHOWN FROM THE GARAGE TO THE FOYER & REC ROOM. RELOCATE LAUNDRY APPLIANCES TO ALCOVE IN EXISTING GARAGE AS SHOWN.
   b. FIRST FLOOR: REMOVE BOTH WALLS IN DINING ROOM & PROVIDE NEW POST & LVL GIRDERS AS SHOWN. REVISE 1/2 BATH AS SHOWN (PROVIDE NEW FIXTURES AS SELECTED BY OWNER). RAISE ROOF RAFTERS IN BREAKFAST AREA AND EXTEND OVER NEW FRONT LEFT DECK (ALIGN THESE RAFTERS WITH EXISTING ROOF OVER EXPANDED KIT. & 1/2 LAV ROOF). SEE BLDG. SECTIONS FOR INSULATION REQUIRED. PROVIDE NEW GIRDERS BETWEEN KITCHEN & ENTRY, KITCHEN & FAMILY ROOM, AND BREAKFAST AREA & FAMILY ROOM AS SHOWN (REMOVE WALLS AS SHOWN). REVISE KITCHEN LAYOUT AS SHOWN AND/OR AS DIRECTED BY THE OWNER. REMOVE LAUNDRY RM. WALLS FOR NEW EXPANDED AREA OF KITCHEN AS SHOWN.
   c. SECOND FLOOR: REMOVE W.I.C. WALLS AND PROVIDE NEW FIXTURES IN MASTER BATH AS SHOWN. FORMER BEDRM. 2 WILL BECOME THE NEW W.I.C. REMOVE CLG. JSTS. IN MASTER BR & PROVIDE NEW 2 X 8 BRACES & GUSSET PLATES TO FORM CATHEDRAL CEILING IN MASTER BEDROOM AS PER CERTIFIED DRAWINGS BY ATZL, NASHER & ZIGLER, P.C. ENGINEERS (ATTACHED). SEE BUILDING SECTIONS FOR INSULATION REQUIRED IN NEW CATHEDRAL CEILING. ADD NEW ZERO CLEARANCE FIREPLACE IN MASTER BR AS SHOWN W/ WOOD STUD ENCLOSURE WITH NEW THIN BRICK VENEER. ADD NEW POCKET DOORS IN MASTER BATH AS SHOWN.

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JOB TITLE:
PERGOLA & DECK ADDITIONS, NEW RETAINING WALL, INTERIOR RENOVATIONS & WINDOW REPLACEMENT

JOB LOCATION:
26 SHADYSIDE AVE.
T/O ORANGETOWN,
NYACK, NEW YORK

JOB	10-246
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DWN BY	KR

SHEET NO :
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REVISED JULY, 2019

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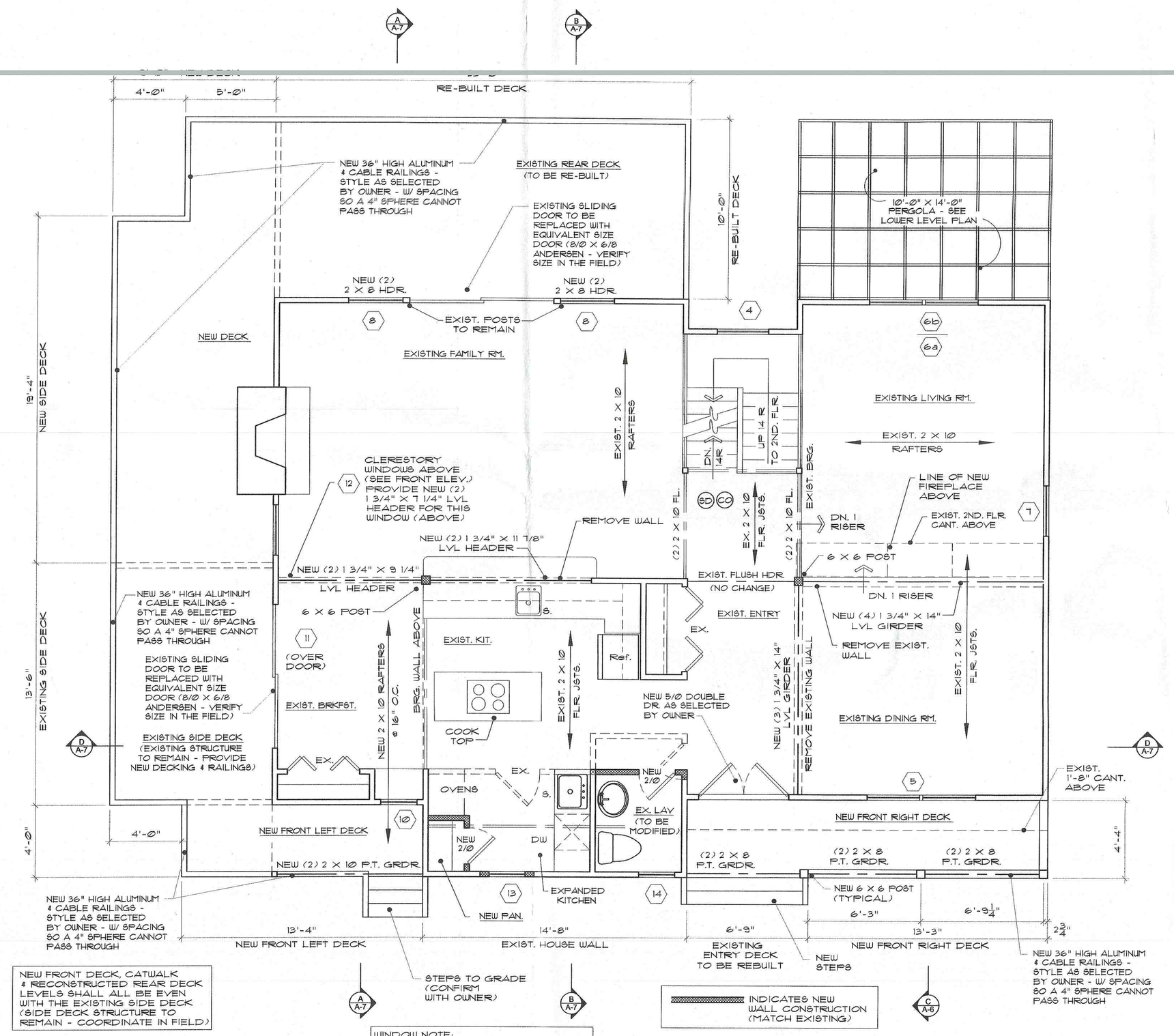

WINDOW NOTE:

ALL WINDOWS SHALL BE REPLACED AS PER WINDOW SCHEDULE. ALL NEW WINDOWS SHALL HAVE LOW-E GLASS WITH MINIMUM U-FACTOR OF 0.32

ENTRY DECK NOTE:

LEVEL OF ENTRY DECK SHALL BE AS CLOSE AS POSSIBLE TO THE LEVEL OF THE FIRST FLOOR (PROVIDE ADEQUATE FLASHING AS REQUIRED)

1 / A-4 First Floor Plan, Deck & Pergola Framing Plans

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

WINDOW SCHEDULE

EGRESS WINDOWS (NOTED BELOW) MUST MEET 5.7 SQ. FT. CLEAR AREA, 24" CLEAR HT., 20" CLEAR WIDTH, & BE A MAX OF 44" ABOVE FLOOR

NUMBER	LOCATION	EXISTING WINDOW	REPLACEMENT WINDOW (ANDERSEN 400 SERIES)	NOTES
1	EXISTING STUDY	3/0 X 3/0 SLIDING WINDOW	3/0 X 3/8 SINGLE CSMT. (EGRESS) (ANDERSEN * CXW 135 OR EQUAL)	PROVIDE EXTENSION JAMBS, SCREENS, HARDWARE ETC. AS REQ'D FOR A COMPLETE INSTALLATION
2	EXISTING BEDRM. 3	6/0 X 4/0 SLIDING WINDOW	6/0 X 5/0 DOUBLE CASEMENT (EGRESS) (ANDERSEN * CXW 25 OR EQUAL)	
3	EXISTING REC. RM. & NEW BEDRM. 2	5/0 X 4/0 SLIDING WINDOW (2 LOCATIONS)	4/9 X 5/0 DBL. CSMT. (EGRESS) - 2 LOCATIONS (ANDERSEN * CW 25 OR EQUAL)	
4	STAIRWAY (ALL LEVELS)	THREE FIXED WINDOWS (RECTANGULAR OR TRAPEZOID)	MATCH EXISTING FIXED WINDOWS (VERIFY SIZES IN FIELD)	
5	EXISTING DINING RM.	2/0 X 5/0 SLIDER ON EACH SIDE OF 4/0 X 5/0 FIXED	6/0 X 5/0 DOUBLE CASEMENT (ANDERSEN * CXW 25 OR EQUAL)	
6a 6b 7	EXISTING LIVING RM.	6/0 X 4/0 SLIDING WINDOW AND TWO FIXED WINDOWS (ONE RECTANGULAR & ONE TRAPEZOID)	6/0 X 5/0 DOUBLE CASEMENT (* 6a) (ANDERSEN * CXW 25 OR EQUAL) MATCH EXISTING FIXED WINDOW SIZES (* 6B AND * 7 - VERIFY IN FIELD)	
8 9a 9b 9c	EXISTING FAMILY RM.	FIXED WINDOWS (RECTANGULAR OR TRAPEZOID)	3/0 X 6/0 FIXED (* 8) MATCH EXIST. SIZE (FIXED) (* 9a) 2/10 X 4/0 FIXED (* 9b) 2/10 WIDE TRAPEZOID (* 9c) - SEE LEFT SIDE ELEV. FOR SHOULDER HT.	
10 11 12	EXISTING BRKFST.	ONE FIXED WINDOW (RECTANGULAR) & ONE TRAPEZOID (FIXED) OVER DOOR	MATCH EXIST. FIXED WINDOW SIZE (* 10) - V.I.F. TRAPEZOID DBL. WINDOW (* 11) - MATCHES DOOR WIDTH BELOW (SEE LEFT SIDE ELEV. FOR SHOULDER HT.) TRIPLE 1/1 X 1/9 FIXED WINDOW (* 12)	
13	EXIST. LAUN.	3/0 X 3/0 SLIDING WINDOW	2/0 X 5/0 SINGLE CASEMENT (ANDERSEN * CW 15 OR EQUAL)	
14	EXIST. LAV. (1ST. FLR.)	2/0 X 3/0 CASEMENT WINDOW	2/0 X 2/0 SINGLE CASEMENT (ANDERSEN * C 12 OR EQUAL)	
14a	NEW MASTER SHOWER	4/0 X 3/0 SLIDING WINDOW	2/0 X 2/0 FIXED	
15a 16a 16b	EXIST. MASTER BR 1	6/0 X 4/0 SLIDING WINDOW AND 3/0 X 4/0 SLIDING WINDOW	6/0 X 5/0 DOUBLE CASEMENT EGRESS (* 15a) (ANDERSEN * CXW 25 OR EQUAL) 2/0 X 3/0 SINGLE CASEMENT (* 16a) (ANDERSEN * C 13 OR EQUAL) 2/0 X 2/6 SINGLE FIXED (* 16b)	
17a	M. BATH	4/0 X 3/0 SLIDING WINDOW	4/0 X 3/5 DOUBLE CASEMENT (ANDERSEN * C 235 OR EQUAL)	
18	NEW W.I.C.	4/0 X 4/0 SLIDING WINDOW	2/0 X 5/0 SINGLE CASEMENT (ANDERSEN * CW 15 OR EQUAL)	

WINDOW NOTES:

ALL WINDOWS SHALL BE REPLACED AS PER THE WINDOW SCHEDULE ABOVE (VERIFY ALL SIZES IN THE FIELD). ALL NEW WINDOWS SHALL HAVE LOW-E GLASS WITH A MINIMUM U-FACTOR OF 0.32.

ALL WINDOWS WITHIN 18" OF THE FLOOR OR A STAIR LANDING, OR OVER A TUB SHALL BE TEMPERED GLASS

WINDOWS WILL BE PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR (PROVIDE PRICE FOR INSTALLATION)

WHERE WINDOWS ARE LARGER THAN THE EXISTING OPENING, CONTRACTOR SHALL PROVIDE NEW HEADER AS NOTED. WHERE WINDOWS ARE SMALLER THAN THE EXISTING OPENING, CONTRACTOR SHALL FILL IN WITH WALL CONSTRUCTION & INTERIOR & EXTERIOR FINISHES TO MATCH EXISTING. FILL IN WALL CAVITIES WITH THE HIGHEST POSSIBLE R-VALUE OF INSULATION POSSIBLE.

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JOB	18-246
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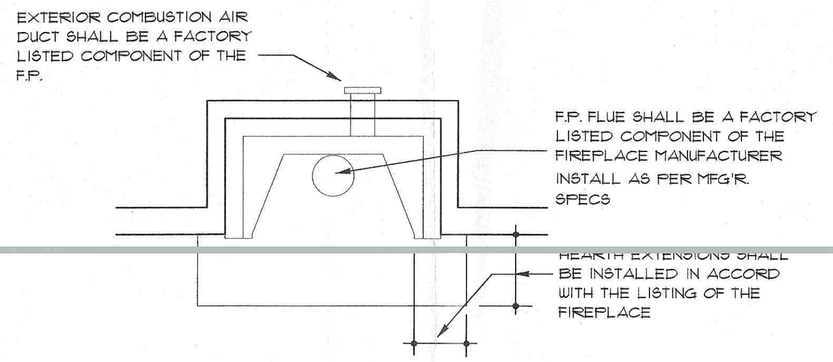


FACTORY BUILT FIREPLACES

FACTORY BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING, AND SHALL BE TESTED IN ACCORDANCE WITH U.L. 127.

FIREPLACE NOTES

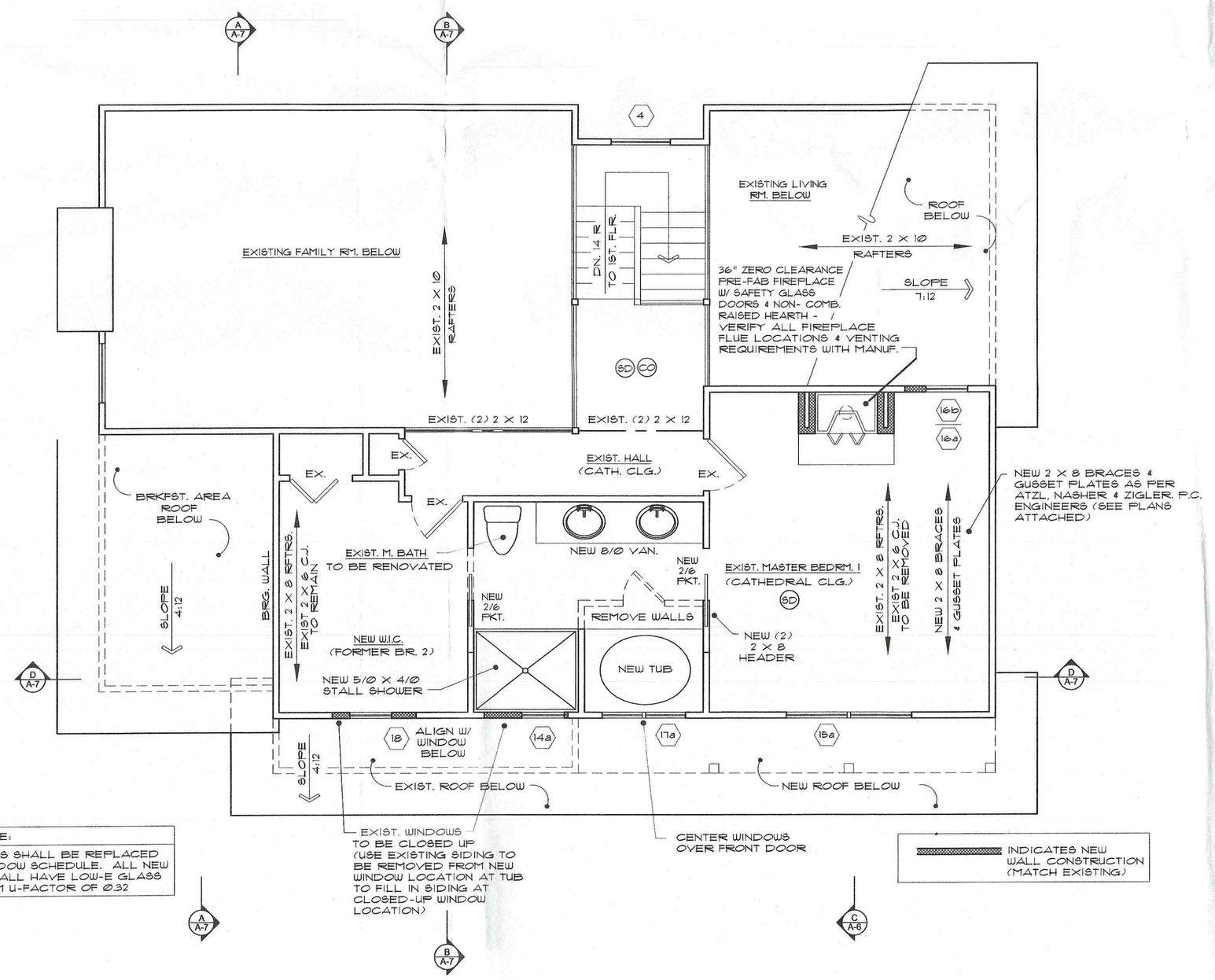
INSTALL NON-COMBUSTIBLE FIRESTOPS AT EACH FLOOR, WALL, OR CEILING THAT THE CHIMNEY PENETRATES

REFER TO MANUFACTURERS SPECS FOR ALL METAL SHIELDS AND HEARTH REQUIREMENTS

ALL FIREPLACES TO BE U.L. LISTED.

FIREPLACE AND FLUE SHALL BE OF TYPE AS LISTED WITH AND APPROVED BY N.F.P.A.

ENTEND F.P. FLUE THRU ROOF AS NEEDED FOR PROPER DRAFT. THE FLUE SHALL EXTEND AT LEAST 2 FOOT HIGHER THAN ANY COMBUSTIBLE WITH-IN 10 FEET ON A HORIZONTAL PLANE

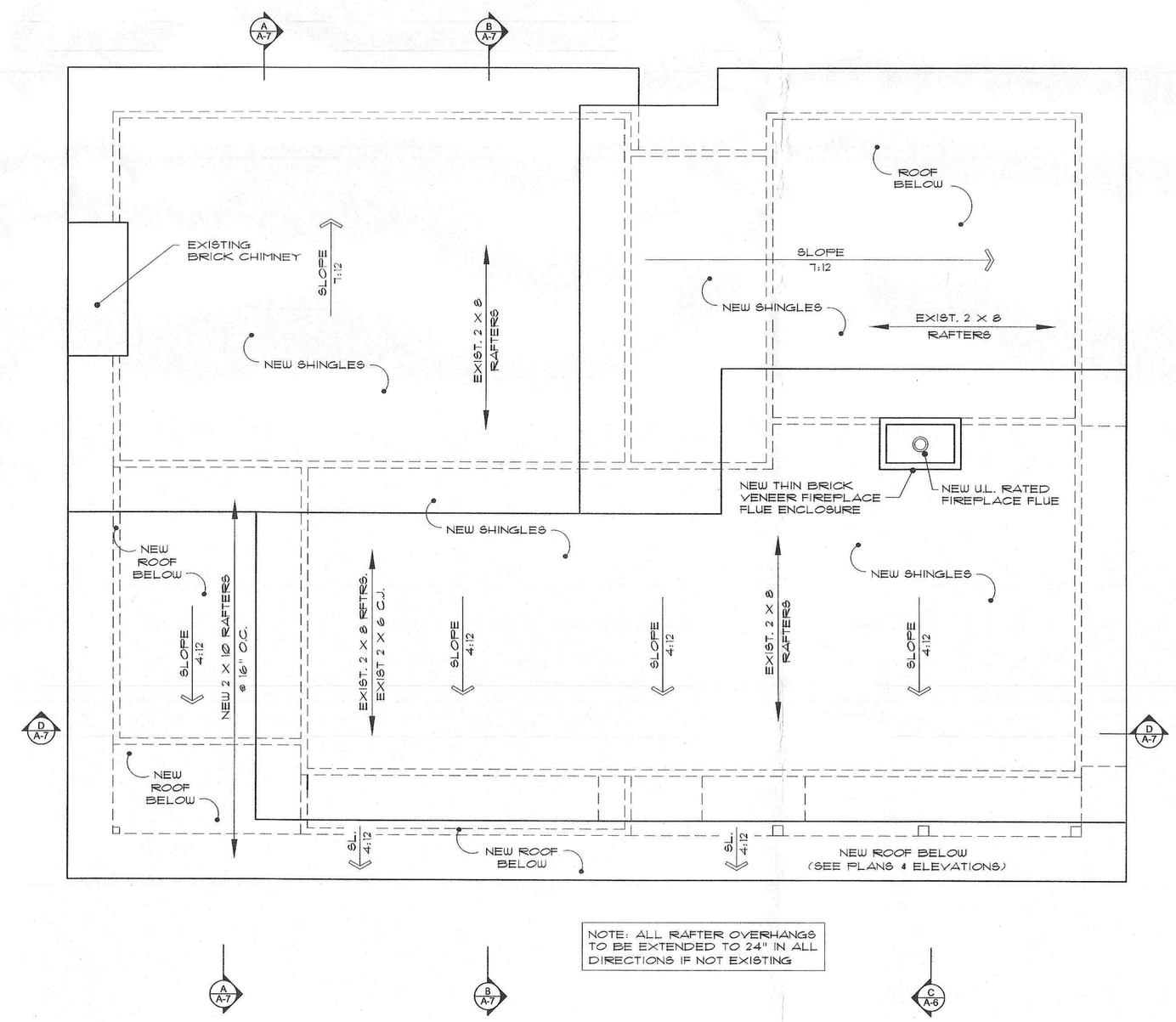


WINDOW NOTE:

ALL WINDOWS SHALL BE REPLACED AS PER WINDOW SCHEDULE. ALL NEW WINDOWS SHALL HAVE LOW-E GLASS WITH MINIMUM U-FACTOR OF 0.32

2 / A-5 Second Floor Plan

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



NOTE: ALL RAFTER OVERHANGS TO BE EXTENDED TO 24" IN ALL DIRECTIONS IF NOT EXISTING

3 / A-5 Roof Plan

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

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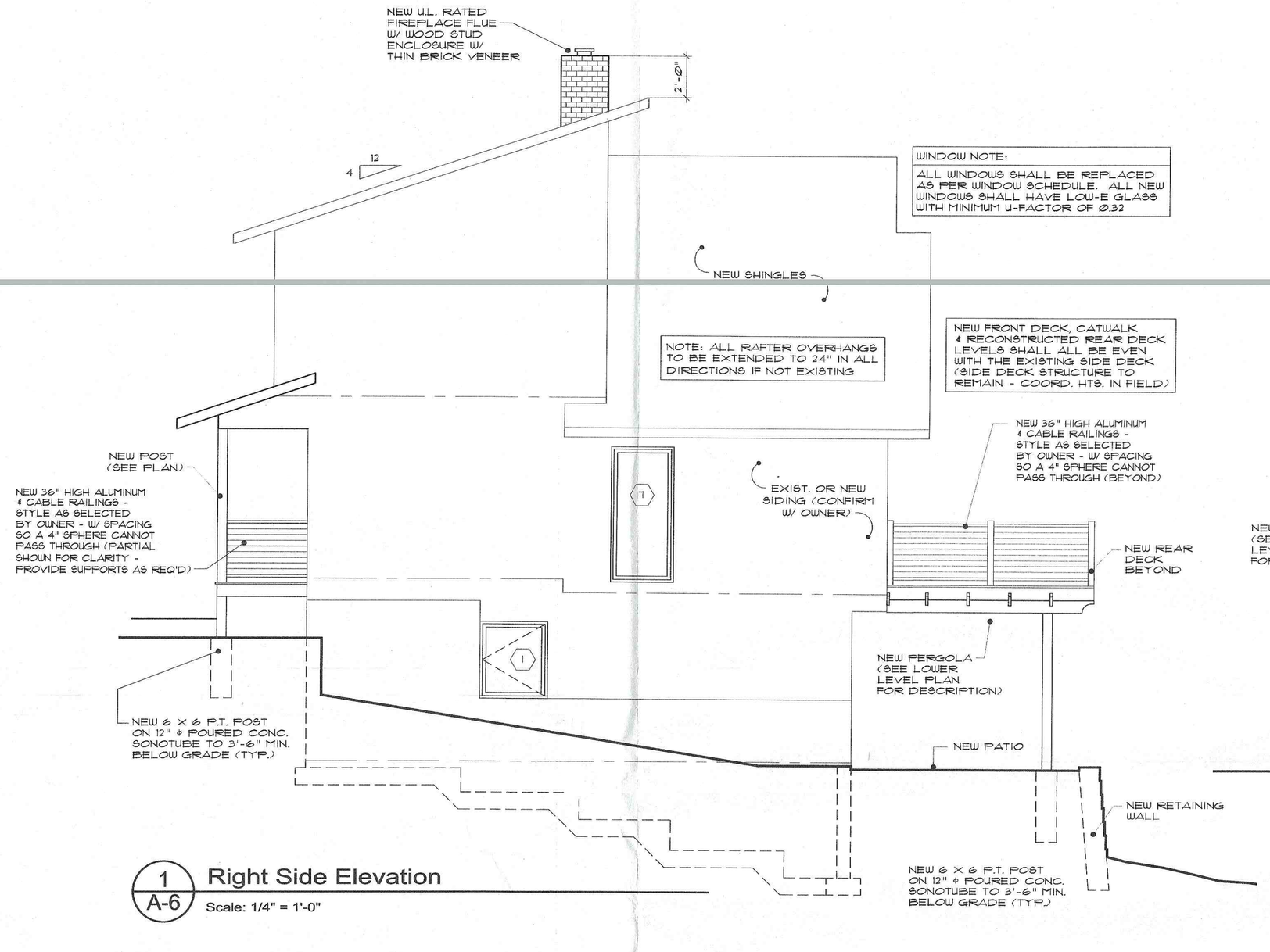
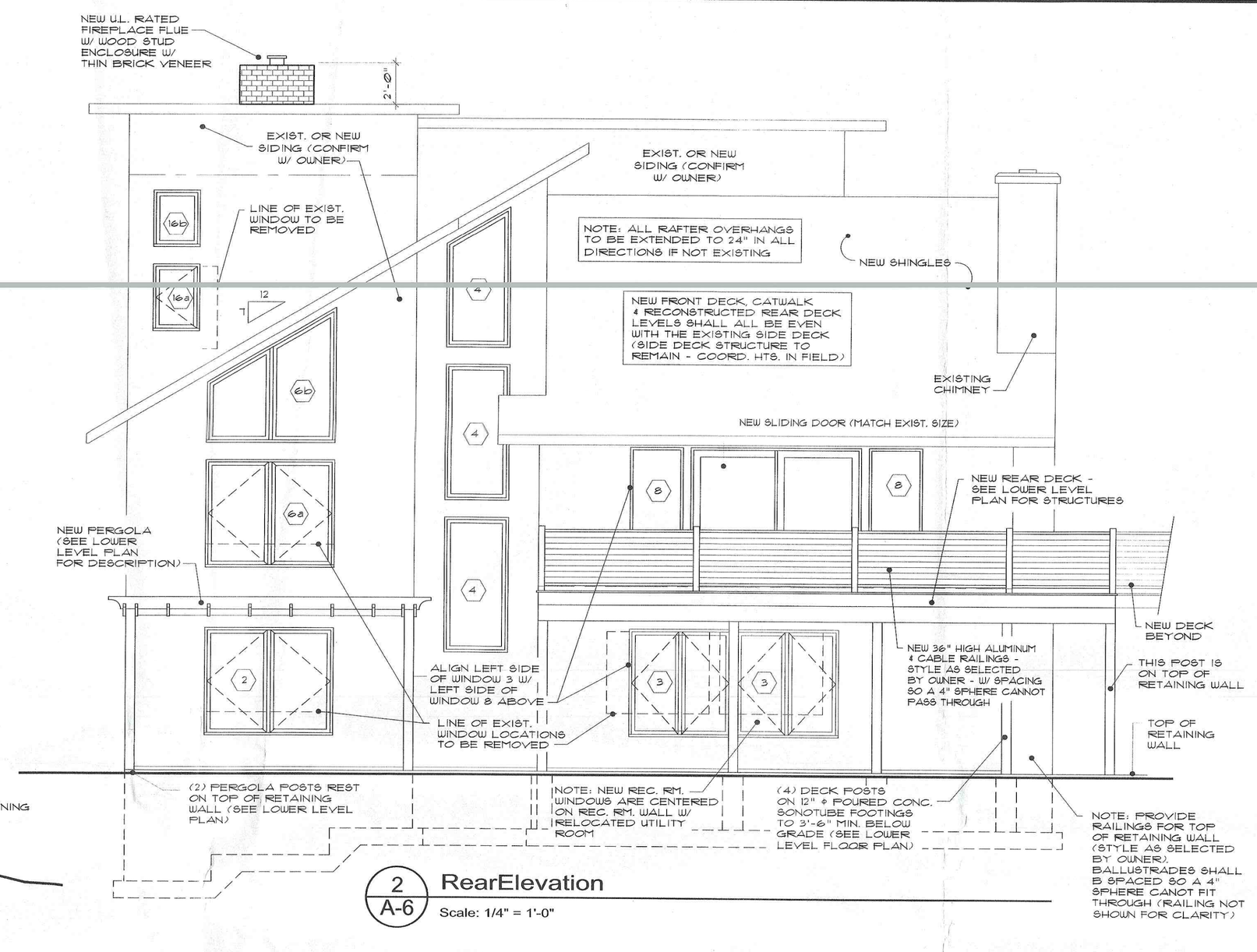
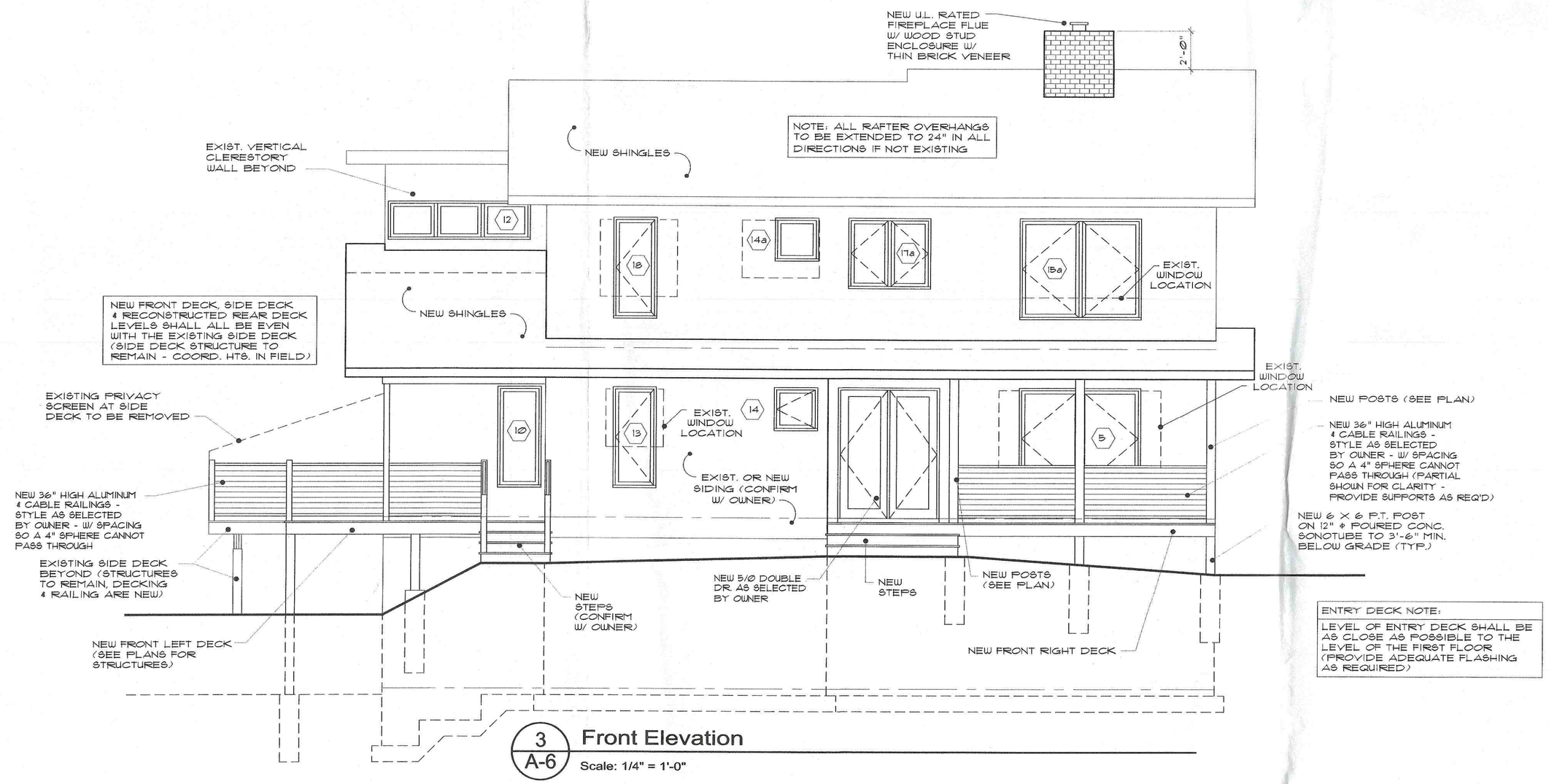


1 A-6 **Right Side Elevation**
Scale: 1/4" = 1'-0"

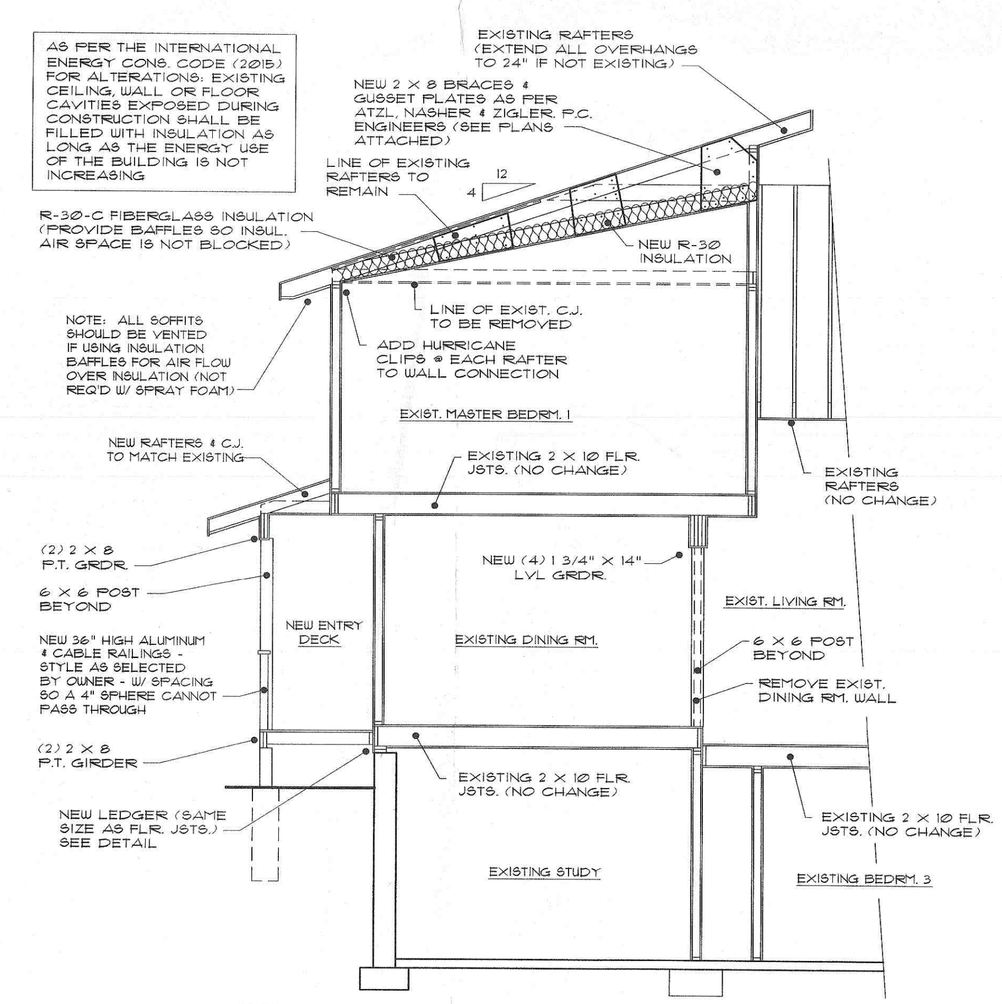


2 A-6 **RearElevation**
Scale: 1/4" = 1'-0"



ENTRY DECK NOTE:
LEVEL OF ENTRY DECK SHALL BE AS CLOSE AS POSSIBLE TO THE LEVEL OF THE FIRST FLOOR (PROVIDE ADEQUATE FLASHING AS REQUIRED)

3 A-6 **Front Elevation**
Scale: 1/4" = 1'-0"



C A-6 **Building Section C-C**
Scale: 1/4" = 1'-0"

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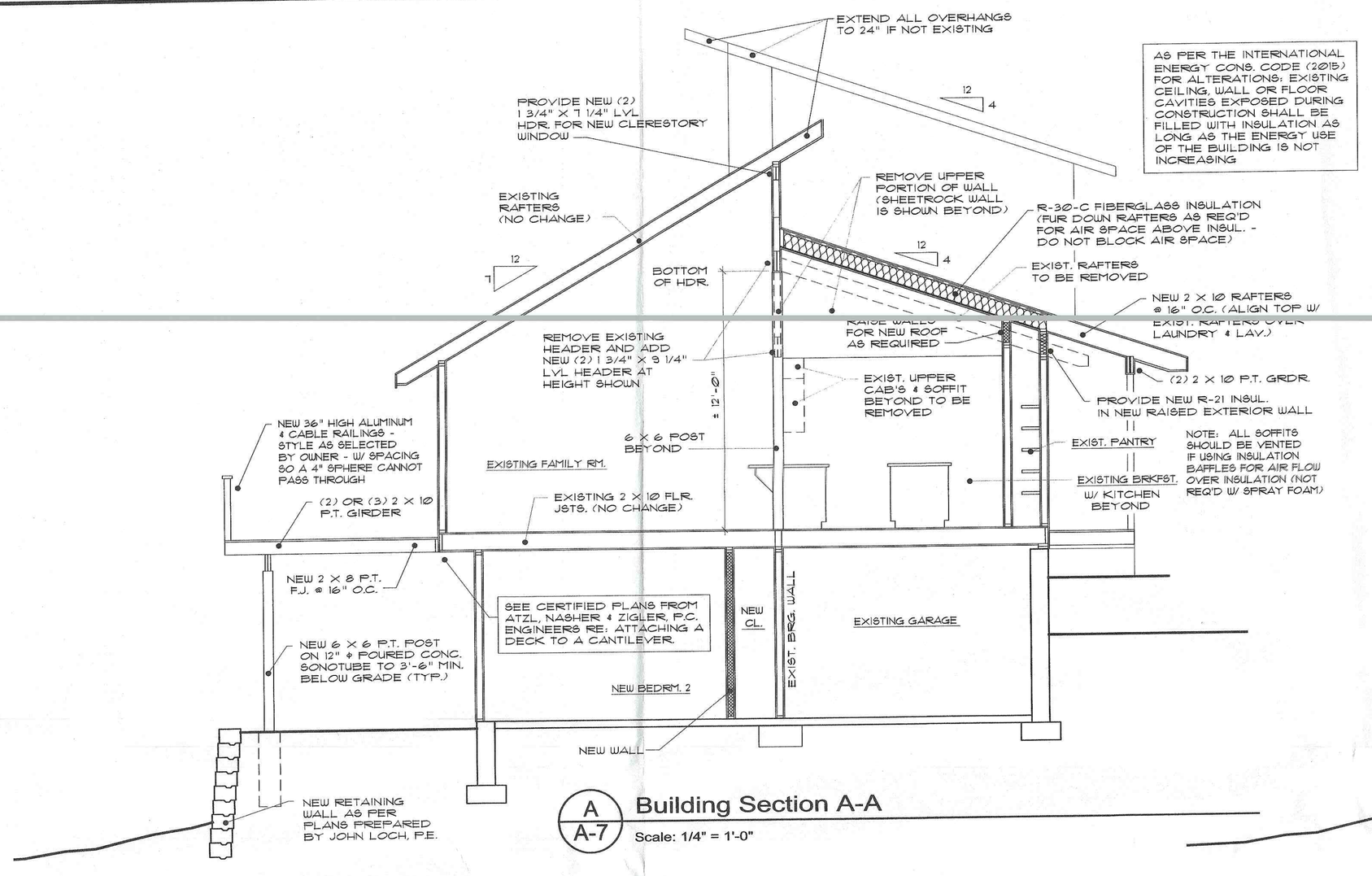
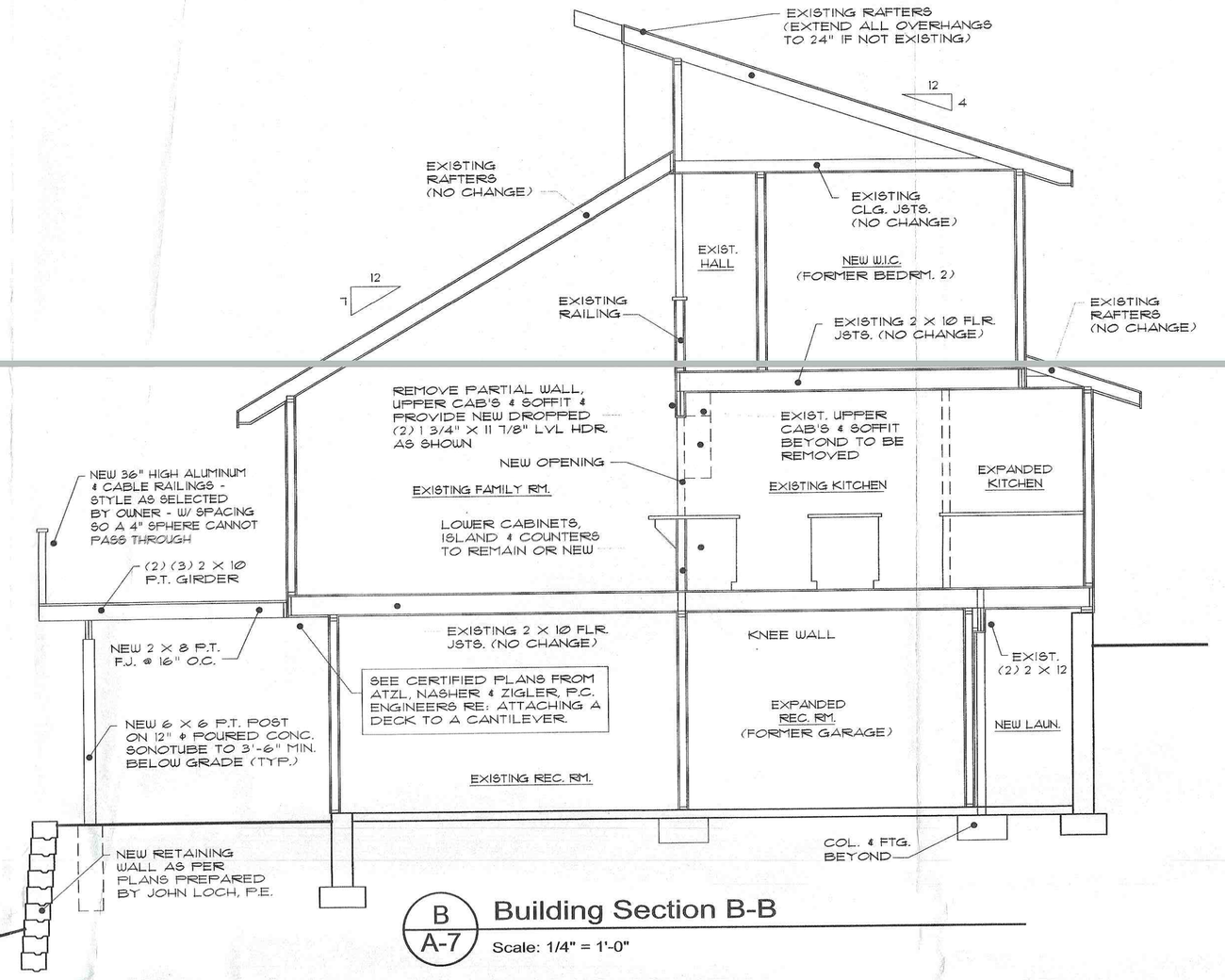


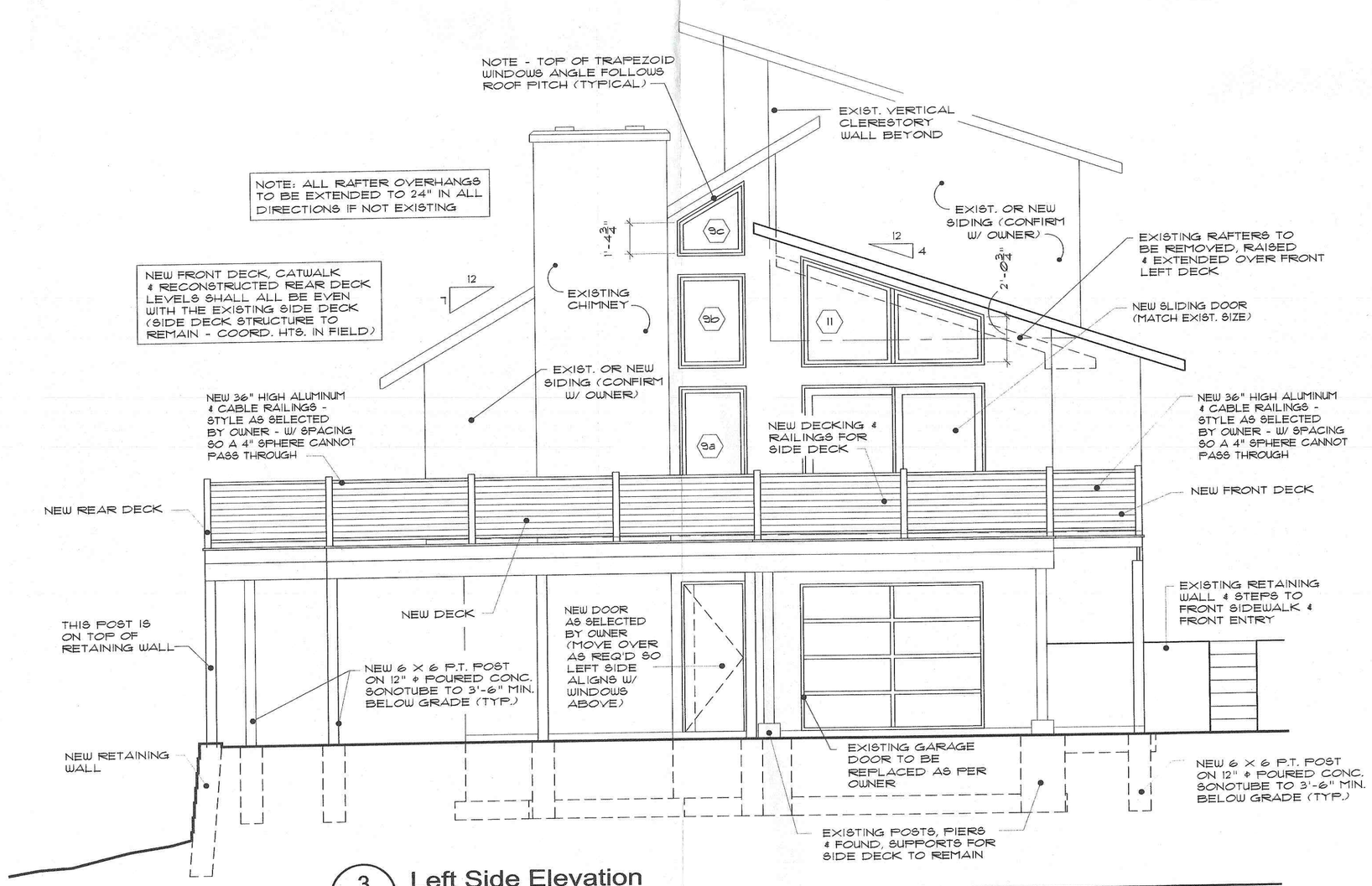
A / A-7 **Building Section A-A**

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



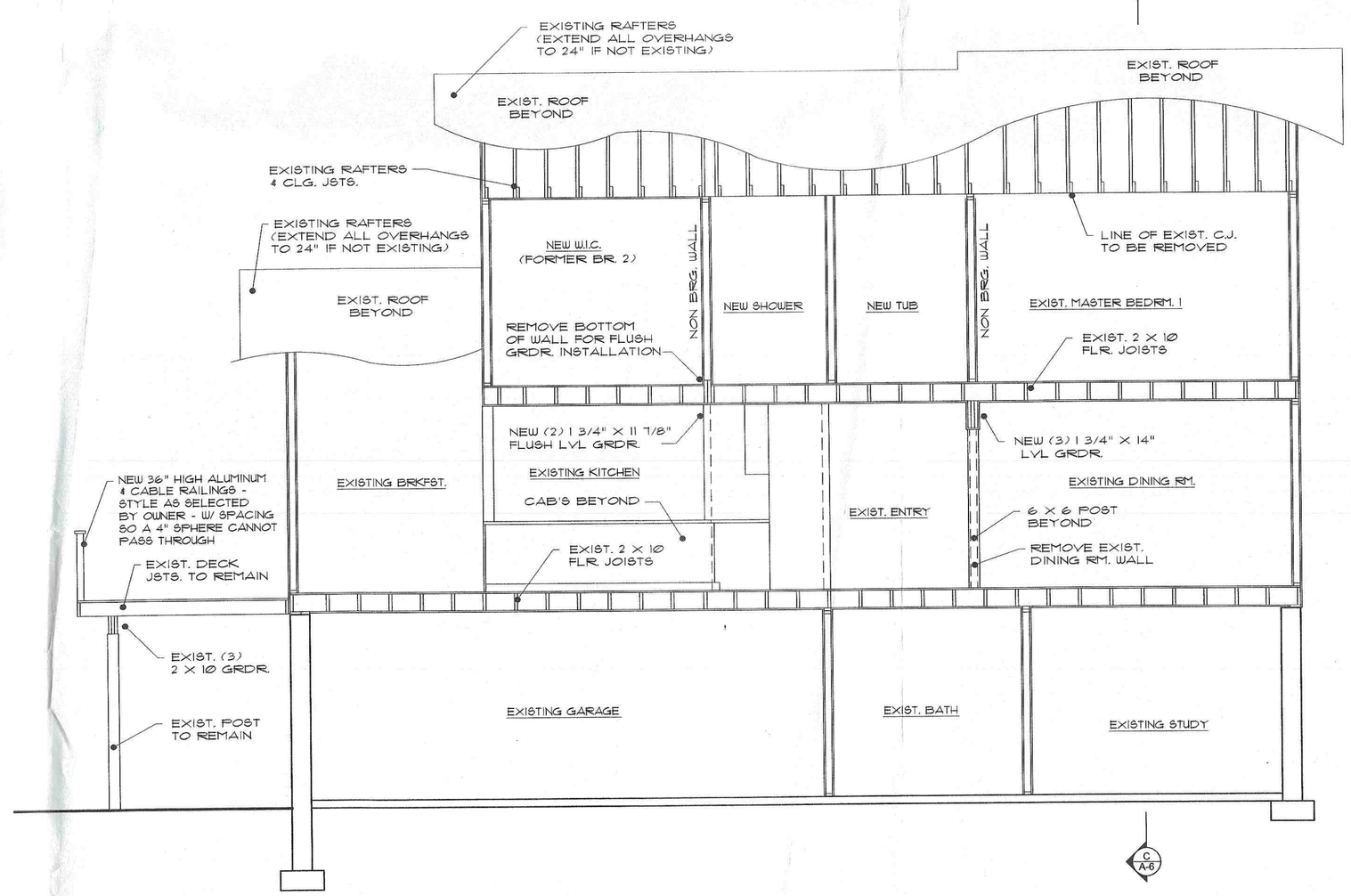
B / A-7 **Building Section B-B**

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



3 / A-7 **Left Side Elevation**

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



D / A-7 **Building Section D-D**

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

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