









## 1: 09-01-2020 ISSUED FOR BUILDING PERMIT

## SYMBOLS LEGEND:

	CLG. MT'D LT. FIXTURE AS SELECTED BY OWNER
	WALL MT'D LT. FIXTURE (SCONCE) AS SELECTED BY OWNER
	CEILING MT'D FAN/ LIGHT COMBO
	PROPOSED SWITCH LOCATION
	PROPOSED OUTLET LOCATION
	PROPOSED GFI OUTLET LOCATION
	PROPOSED HARD WIRED SMOKE ALARM LOCATION
	PROPOSED HARD WIRED CARBON MONOXIDE ALARM LOCATION

(STYLES AND FINAL LOCATIONS  
TO BE AS SELECTED/DIRECTED  
BY OWNER)

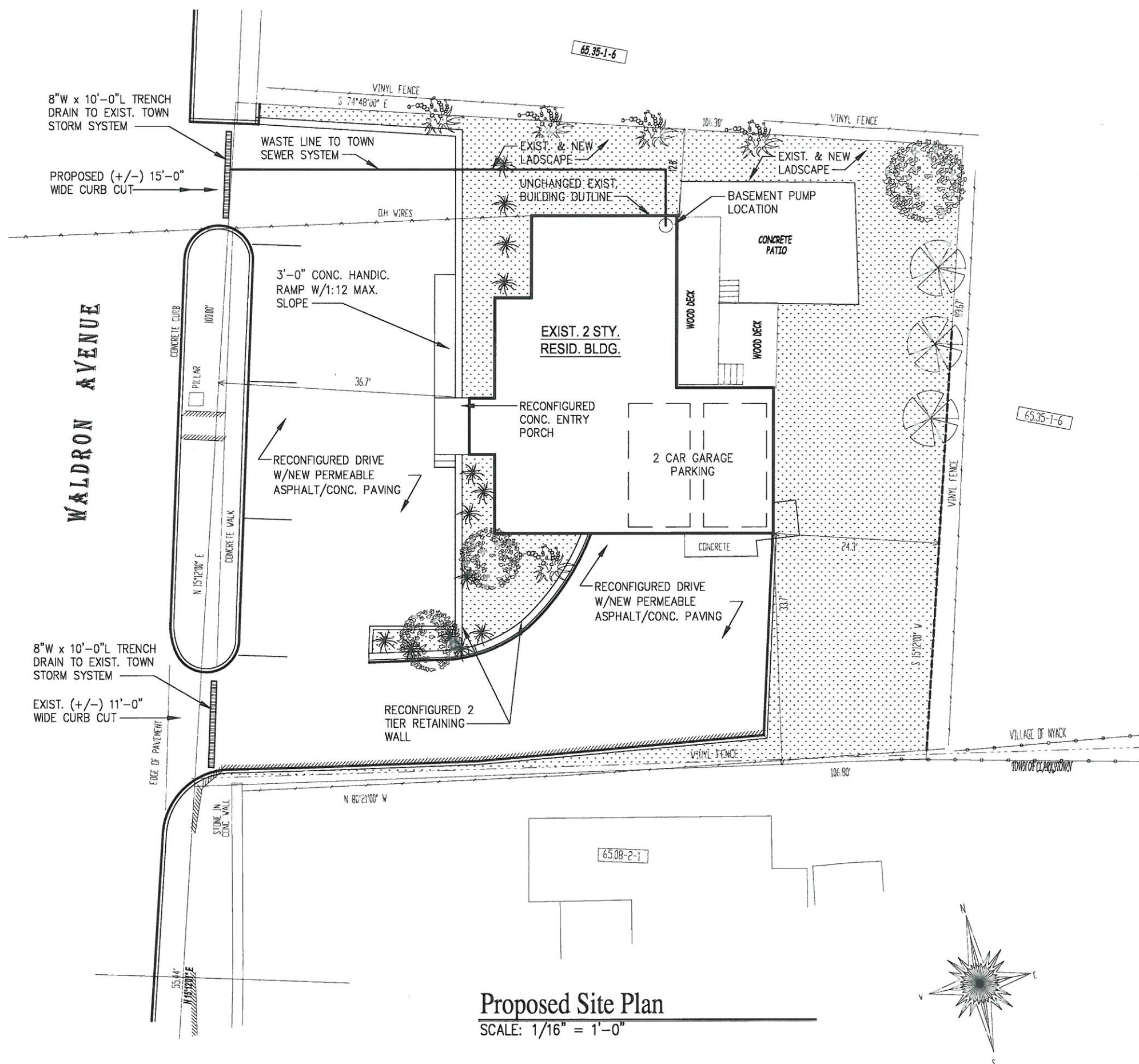
GENERAL NOTE:

ALL DIMENSIONS SHOWN ARE APPROXIMATE AND DERIVED FROM THE EXIST. SURVEY AND ARCHITECT'S IN FIELD MEASUREMENTS OF THE EXISTING STRUCTURE. ANY DISCREPANCIES LARGER THAN 6" SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO IMPLEMENTING ANY MODIFICATIONS

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SITE PLAN,  
SYMBOLS LEGEND  
& NOTE



PROPOSED RESIDENTIAL  
RENOVATION  
3 Waldron Ave, Nyack, NY

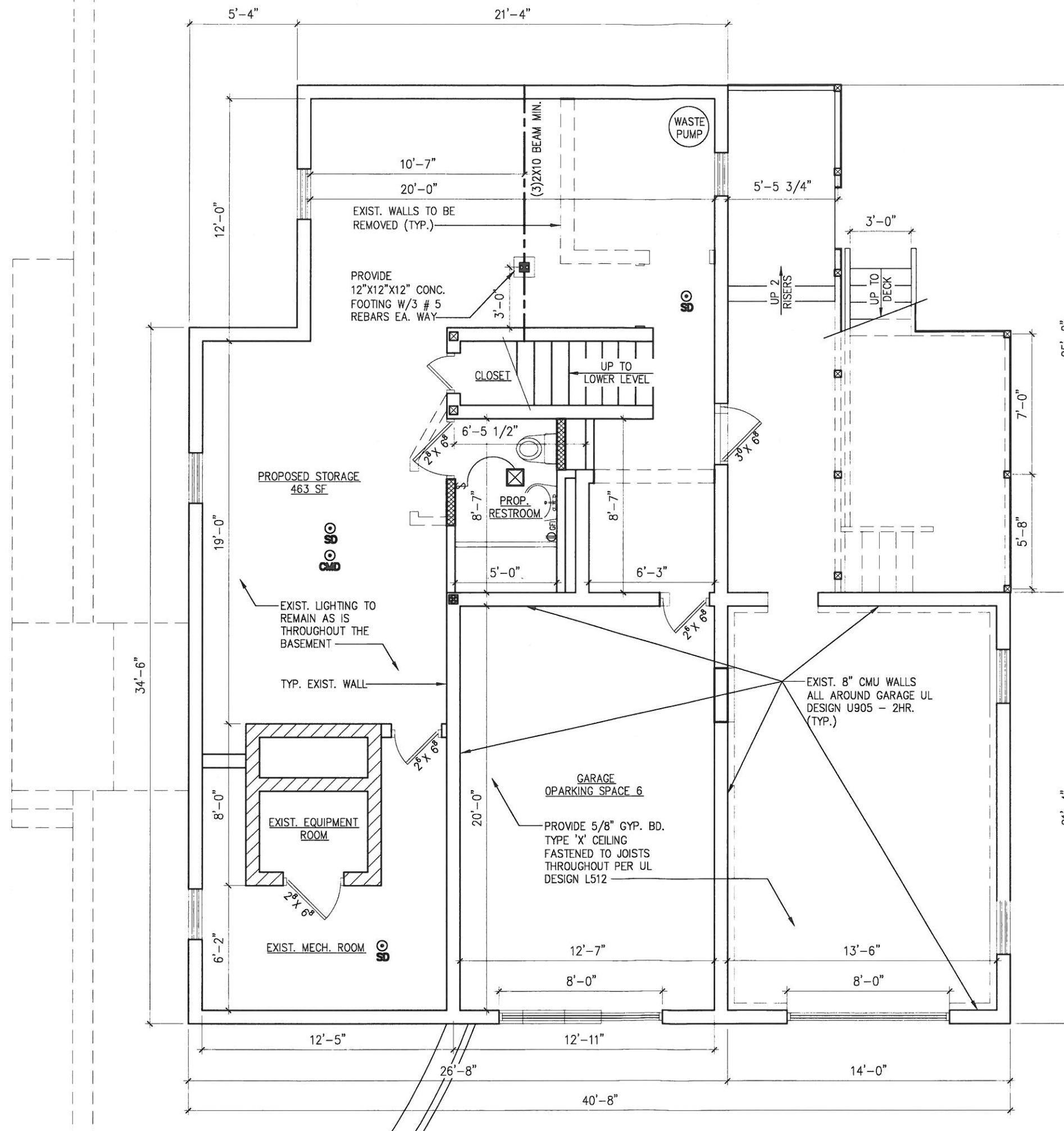
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BASEMENT PLAN

A-2





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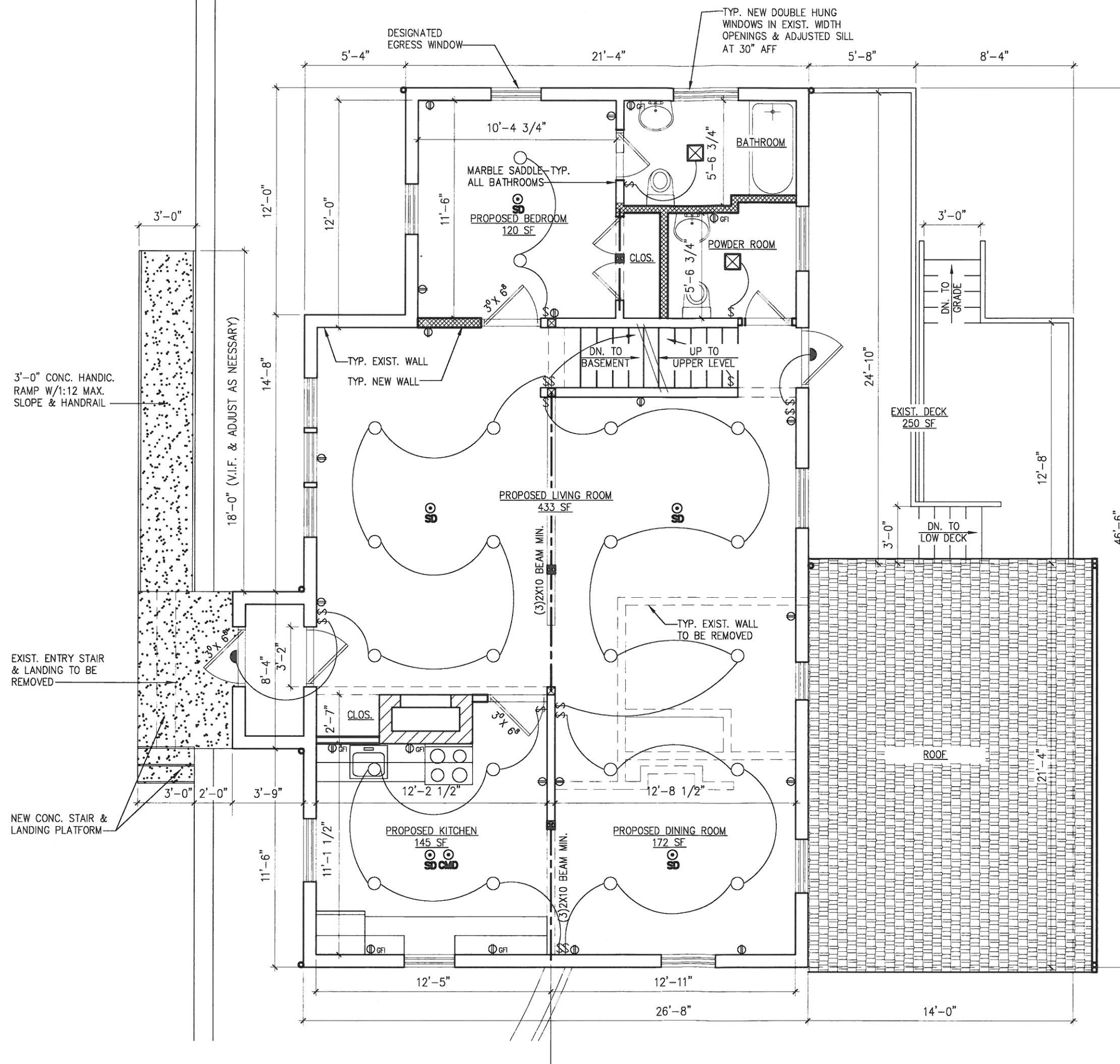
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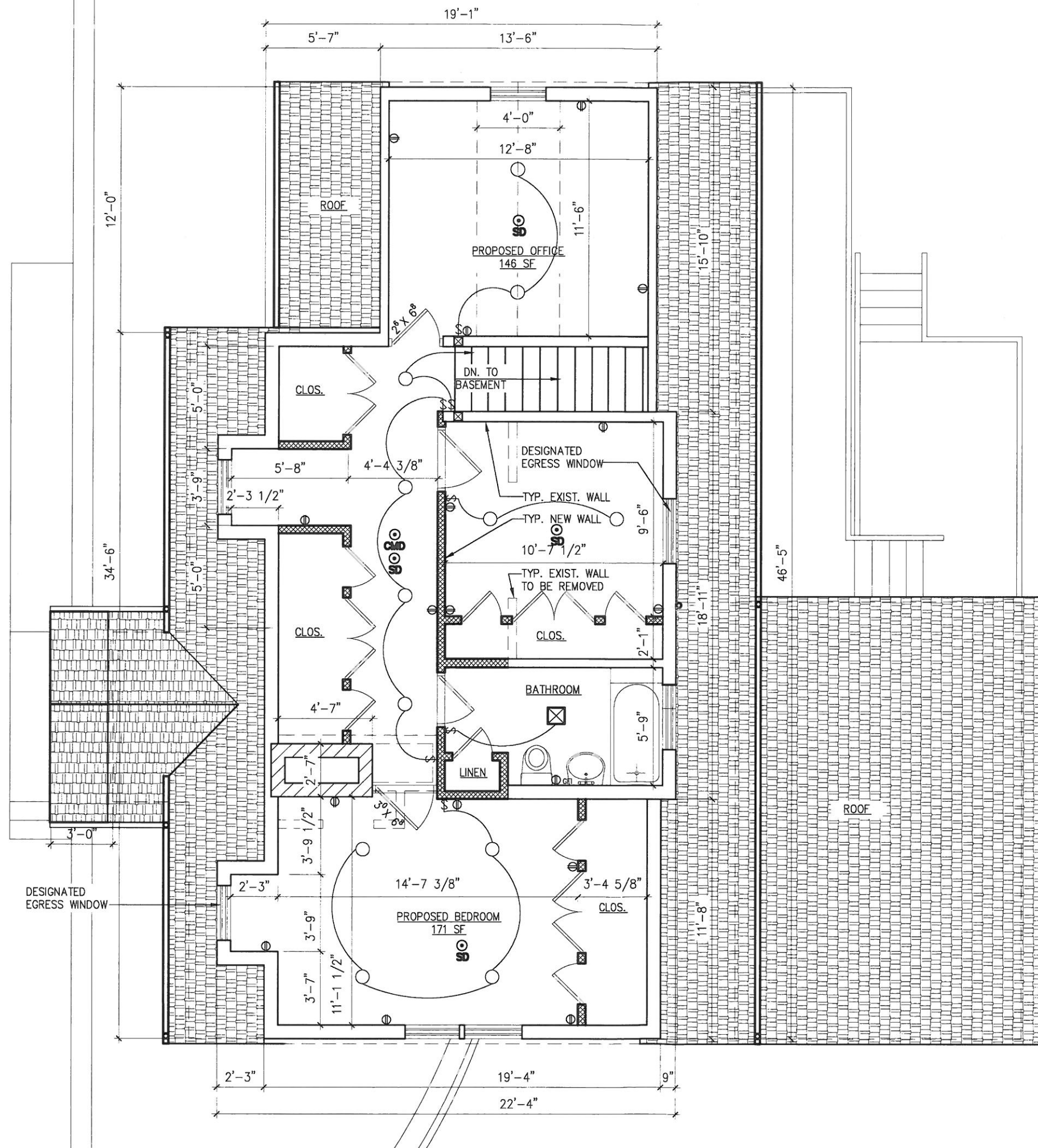
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FIRST FLOOR PLAN

A-3





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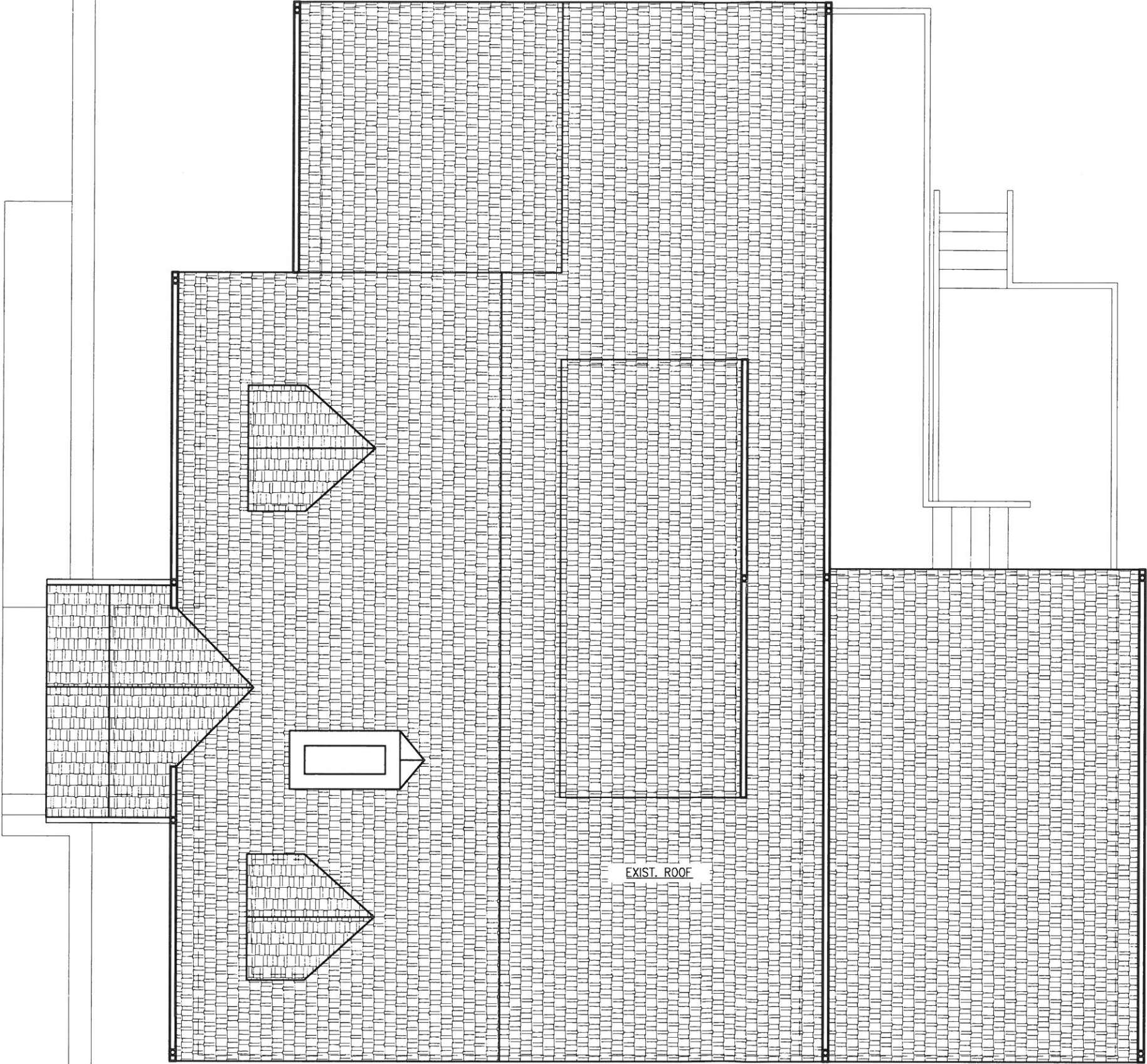


SECOND FLOOR  
PLAN

A-4

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GENERAL NOTES:

- 1.) CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE PRIOR TO COMMENCEMENT OF WORK.
- 2.) CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- 3.) ALL CONSTRUCTION MEANS AND METHODS SHALL CONFORM TO THE LATEST EDITION OF THESE BUILDING CODES:
- a.) RESIDENTIAL CODE OF NEW YORK STATE;
  - b.) PLUMBING CODE, MECHANICAL CODE AND FUEL GAS CODE OF NEW YORK STATE;
  - c.) LOCAL BUILDING ORDINANCES
- 4.) CONTRACTOR TO COORDINATE THEIR WORK WITH ALL OTHER TRADES SO AS NOT TO CAUSE ANY UNNECESSARY DELAYS IN PROJECT.
- 5.) CONTRACTOR TO BE RESPONSIBLE FOR APPROVALS AND FINAL INSPECTIONS OF HIS WORK BY LOCAL BUILDING INSPECTORS.
- 6.) CONTRACTOR SHALL PREPARE ALL SURFACES AND INSTALL ALL MATERIALS AS PER MANUFACTURERS RECOMMENDATIONS.
- 7.) ALL HORIZONTAL DIMENSIONS ARE TO FACE OF GYPSUM SHEATHING. ALL VERTICAL DIMENSIONS ARE TO TOP OF SUBFLOOR AND FINISHED CEILING.
- 8.) STAIRS TO HAVE MAX. 7 3/4" RISERS AND MIN. 10" TREADS + MIN. 3/4" TO MAX. 1 1/4" NOSING. & MIN. STAIR HEADROOM TO BE 6'-8".
- 9.) DO NOT CUT, DRILL, REMOVE OR DAMAGE STRUCTURAL MEMBERS IN ANYWAY, WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.
- 10.) DRILL WOOD WHICH IS LIKELY TO SPLIT BEFORE NAILING. REPLACE ALL SPLIT PIECES.
- 11.) ALL STUDS, SILL AND POSTS SHALL BE SPRUCE- PINE- FIR, ALLOWING 75% #1 AND 25% #2 GRADE.
- 12.) ALL BEAMS, JOISTS, RAFTERS AND HEADERS SHALL BE KD- #1 DOUGLASS- FIR, 19% MAX. MOISTURE CONTENT, DENSE #2 GRADE OR BETTER ( UNLESS DRAWING CALLS FOR ENGINEERED LUMBER.)
- 13.) OTHER FRAMING LUMBER TO BE #2 SPF.
- 14.) ALL HEADERS TO BE BUILT UP TO 2" MEMBERS, UNLESS NOTED OTHERWISE.
- 15.) EXTERIOR WALLS TO BE 6" STUDS.
- 16.) EXTERIOR SHEATHING TO BE 1/2" CDX EXTERIOR PLYWOOD UNLESS NOTED OTHERWISE.
- 17.) EXTERIOR SIDING SHALL BE SELECTED BY OWNER UNLESS NOTED OTHERWISE.
- 18.) ALL INTERIOR WALLS TO BE 4" STUDS WITH 1/2" THICK GYPSUM WALL BOARD UNLESS NOTED OTHERWISE.
- 19.) ALL WET WALLS SHALL BE WATER RESISTANT GYPSUM WALL BOARD.
- 20.) PROVIDE 5/8" TYPE "X" GYPSUM WALL BOARD WHERE INDICATED FOR FIRE RATING.
- 21.) ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH NATIONAL ELECTRIC CODES.
- 22.) ALL EXTERIOR DECKING AND POSTS SHALL BE PRESSURE TREATED ( WOLMANIZED OR OSMOSE.)
- 23.) ALL WOOD IN CONTACT WITH CONCRETE OR GRADE TO BE #2 GRADE SOUTHERN YELLOW PINE AND BE PRESSURE TREATED (WOLMANIZED OR OSMOSE) TO PREVENT AGAINST TERMITES AND DECAY.
- 24.) CABINETS / CASEWORK TO BE DESIGNED BY OTHERS. CABINETS DESIGNER SHOULD FIELD MEASURE AREA OF WORK, AFTER DRYWALL INSTALLATION FOR PROPER FITTING.
- 25.) ALL SELECTIONS OF FINISHED MATERIALS, STAINS, COLORS, ETC. TO BE SELECTED BY OWNER UNLESS NOTED OTHERWISE.
- 26.) ALL WALLS AND CEILING FINISHES SHALL NOT EXCEED CODE REQUIREMENTS FOR FLAME SPREAD AND SMOKE DEVELOPMENT.
- 27.) MOISTURE CONTROL ALL FRAMED WALLS, FLOORS AND ROOF / CEILINGS COMPRISING ELEMENTS OF THE BUILDING THERMAL ENVELOPE. A VAPOR RETARDER SHALL BE INSTALLED ON THE WARM SIDE OF THE INSULATION.

WALL CONSTRUCTION:

- 1.) WALL STUDS SHALL BE 16" O.C. AND SHALL BE TOE NAILED UNLESS NOTED OTHERWISE.
- 2.) DOUBLE TOP PLATES SHALL BE LAPPED AT CORNERS WITH END JOINTS BEING OFFSET AT LEAST 24".
- 3.) STUDS MAY BE NOTCHED MAX. 25% OF ITS WIDTH IN A BEARING WALL AND MAX. 40% OF ITS WIDTH IN A NON BEARING WALL.

- 4.) ANY STUD MAY BE DRILLED / BORED AT A MAX. OF 40% OF ITS WIDTH IF A MIN. OF 5/8" IS MAINTAINED FROM STUD FACE AND HOLE IS NOT LOCATED IN THE SAME SECTION AS A NOTCH/CUT.
- 5.) FIRE BLOCKING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
- a.).....IN CONCEALED SPACES OF STUD WALLS / PARTITIONS AT THE FLOOR / CEILING LEVEL ( MAX. 10'-0" CONTINUOUS BAY.)
  - b.).....IN CONCEALED SPACES HORIZONTAL FURRED SPACES AT 10'-0" MAX. INTERVALS;
  - c.).....AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES, SUCH AS AT SOFFITS, DROP CEILINGS AND COVE CEILINGS;
  - d.).....IN CONCEALED SPACES BETWEEN STAIRS STRINGERS AT THE TOP AND BOTTOM OF A RUN;
  - e.).....AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL.
- 6.) FIRE BLOCKING SHALL CONSIST OF 2X LUMBER OR BATTS / BLANKETS OF MINERAL WOOL OR FIBERGLASS INSULATED IN SUCH A WAY AS TO BE SECURELY RETAINED IN PLACE. UNFACED FIBERGLASS BATT INSULATION USED AS FIRE BLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF CONDUITS, PIPES, ETC., WHICH PENETRATES FIRE BLOCKING.
- 7.) EXTERIOR SHEATHING SHALL BE EITHER 1/2" APA RATED PLYWOOD SHEATHING OR 1/2" STRUCTURAL FIBERBOARD SHEATHING
- 8.) BRACED WALL PANELS SHALL BEGIN NO MORE THAN 10'-0" FROM EACH END OF THE BRACED WALL LINE.
- 9.) WOOD STRUCTURAL PANEL WALL SHEATHING MARKED " EXPOSURE 1 " OR " EXTERIOR " ARE CONSIDERED WATER REPELLENT SHEATHING UNDER THE CODE.
- 10.) CORROSION RESISTANT FLASHING SHALL BE INSTALLED TO ENSURE PROPER RUNOFF AND WATERPROOFING AT THE FOLLOWING LOCATIONS :
- a.).....VALLEYS, MIN. 24" AT BOTH SLOPES;
  - b.).....ALL ROOF / WALL INTERSECTIONS , MIN. 12" VERTICAL;
  - c.).....ALL ROOF PENETRATIONS;
  - d.).....WINDOW / DOOR HEADS;
  - e.).....SILLS AND THRESHOLDS;
  - f.).....MASONRY / FRAME WALL INTERSECTING;
  - g.).....OTHER AREAS AS PER PROPER CONSTRUCTION PRACTICE.
- 11.) UNLESS OTHERWISE NOTED :  
ALL EXTERIOR HEADERS SHALL BE MIN. (2) 2 x 10' s  
ALL INTERIOR HEADERS SHALL BE MIN. (2) 2 x 8' s

FLOOR NOTES:

- 1.) ALL LUMBER MATERIALS SHALL BE NEW, SOUND, DRY MATERIAL FREE FROM DEFECTS AND IMPERFECTIONS, WHEREBY THE STRENGTH MAY BE IMPAIRED AND SHALL BE OF THE SIZES INDICATED ON THE DRAWINGS.
- 2.) FLOOR JOISTS TO BE DOUBLED BELOW ALL INTERIOR PARTITIONS RUNNING PARALLEL TO THE JOIST FRAMING.
- 3.) SUB FLOOR TO BE CDX PLYWOOD, TONGUE - AND - GROVE, GLUED AND SCREWED. FLOOR AREAS SCHEDULED FOR CERAMIC TILE FINISH TO HAVE ADDITIONAL LAYER OF 3/4" CDX PLYWOOD SUBSTRATE INSTALLED, WITH 3/4" SUBSTRATE SHEETS , RUNNING PERPENDICULAR TO SUBFLOOR SHEETS.
- 4.) MINIMUM FLOOR JOISTS BEARING SHALL BE AT LEAST 1 1/2" ON WOOD AND AT LEAST 3" ON MASONRY / OR CONCRETE.
- 5.) FLOOR JOISTS LARGER THAN 2" x 12" SHALL BE SUPPORTED Laterally BY SOLID BLOCKING OR DIAGONAL WOOD OR METAL BRIDGING AT INTERVALS NOT EXCEEDING 8'-0".
- 6.) HEADER JOISTS SPANS THAT EXCEED 4'-0" IN LENGTH SHALL BE CONSTRUCTED OF DOUBLE JOISTS. HEADER JOISTS SPANS EXCEEDING 6'-0" SHALL BE FASTENED WITH HANGERS

- 7.) END JOISTS IN SUBFLOORING SHALL OCCUR OVER SUPPORTS.
- 8.) PARTICLEBOARD USED FOR THE FLOOR SHALL BE MIN. 1/4" THCK AND SHALL CONFORM TO TYPE PBU.
- 9.) ALL ENGINEERED LUMBER TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.
- 10.) ALL SIMPSON ( OR EQUAL ) FASTENERS , TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.

WALL FINISH:

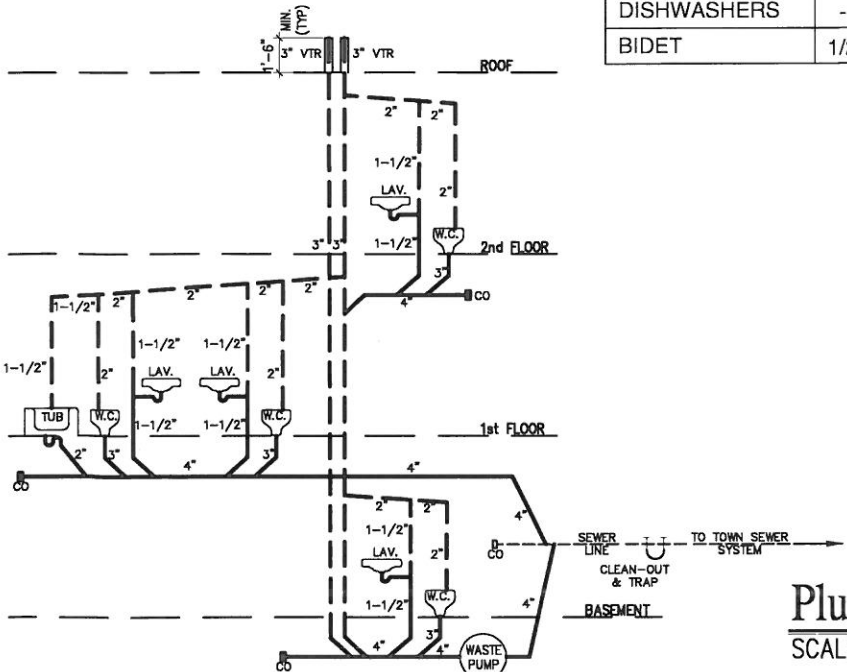
- 1.) VINYL CLAPBOARD SIDING SHALL BE MIN. 0.0035" THCK, WITH LAPPED HORIZONTAL JOINTS. SIDING SHALL BE SECURED WITH 1 1/2" LG. NAILS OVER PLYWOOD SHEATHING.
- 2.) CAULK AND / OR SEAL ALL EXPOSED EXTERIOR & INTERIOR JOINTS, DIRECTLY EXPOSED TO WEATHER INFILTRATION ABUTTING TWO MATERIALS OR SURFACES, SETTING BEDS, UNDER FLASHING, GAPS IN MATERIALS, ETC.
- 3.) STONE VENEER TO BE CULTURED STONE , SIMULATED STONE PRODUCT, MANUFACTURED BY STONE PRODUCTS Co. OR EQUAL. COLOR AND STYLE CHOICES ARE PRESENTED BY CONTRACTOR, INSTALL AS PER MANUFACTURERS SPECIFICATIONS, INCLUDING THE USE OF METAL LATH AND APPLICATION COAT OVER CONCRETE FOUNDATION.

ESCAPE & RESCUE OPENINGS:

- 1.) BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EMERGENCY & RESCUE OPENING.
- 2.) SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE FINISH FLOOR.
- 3.) MIN. OPN'G AREA=5.7 SF, MIN. OPN'G HEIGHT=24", MIN. OPN'G WIDTH=20"

ELECTRICAL:

- 1.) ALL WORK TO BE PERFORMED BY A NYS LICENSED ELECTRICIAN AND MUST COMPLY WITH CHAPTERS 35- 41 OF THE RESIDENTIAL CODE OF NYS, THE 2017 N.E.C. AND LOCAL UTILITY COMPANY REQUIREMENTS.
- 2.) ADJUST FIXTURE LOCATIONS AS MAY BE REQUIRED BY STRUCTURAL FRAMING. OWNER MUST APPROVE LOCATIONS.
- 3.) ELECTRICAL CONTRACTOR MUST VERIFY ALL LOADS AND ENSURE PROPER MAIN SERVICE SIZE TO HANDLE ANY ADDITIONAL LOADS.
- 4.) ALL WIRING TO BE COPPER AWG 14 GA MIN. AND/OR AS DETERMINED BY THE ELECTRICAL CONTRACTOR.
- 5.) LIGHTING FIXTURES MUST BE APPROVED BY OWNER.



Plumbing Diagram

SCALE: N.T.S.

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PLUMBING DIAGRAM & NOTES

A-6