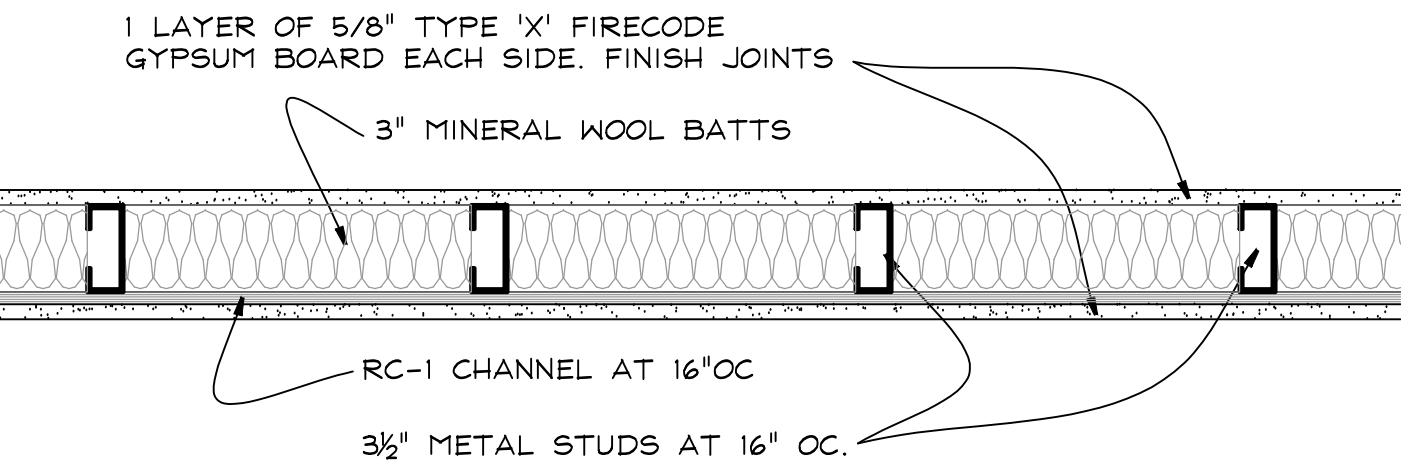


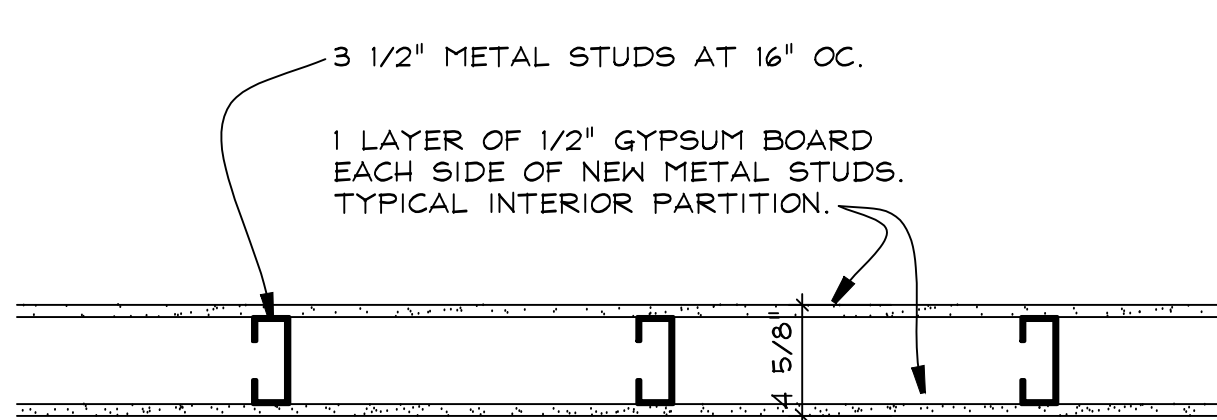
SHEET NOTES:

1. PRIME ALL EXTERIOR WALL AND CEILING SURFACES WITH BENJAMIN MOORE 'VAPOR BARRIER PRIMER SEALER 260'.
2. SISTER IN NEW 2x8 JOISTS ALONG EXISTING 2x8 FLOOR JOISTS ABOVE. INSTALL SOUND INSULATION AND FINISH WITH NEW 1/2" GYPSUM BOARD CEILING. TYPICAL UNDER EXISTING SECOND FLOOR TO REMAIN..
3. INFILL OPENING IN EXISTING WALL WITH NEW CMU MASONRY TO MATCH. FINISH EXTERIOR WITH NEW 3-COAT CEMENT STUCCO. GROUT IN 12" #4 DOWELS AT 24"OC.
4. INSTALL CONTINUOUS OAK GRIP RAIL AT WALL PER 2020 RCNYS. INSTALL GUARDRAILS AND HANDRAILS THROUGHOUT TO COMPLY WITH THE BCNYS.
5. INSTALL NEW 36" WIDE STAIR WITH OAK TREADS AND PAINT GRADE RISERS.
6. INSTALL 1/2" CEMENT BACKER BOARD FULL HEIGHT AT SHOWER AND BATHTUB WALLS.
7. INSTALL 1/2" 'HUMITEK' MOLD RESISTANT GYPSUM BOARD AT ALL BATHROOM WALLS OUTSIDE OF SHOWERS & TUBS. INSTALL OVER FIRE RATED GYPSUM BOARD AT FIREWALLS.
8. INSTALL NEW 2x6 BLOCKING IN WALLS AT 48" AFF FOR ACCESSORIES. TYPICAL AT BATHROOMS.
9. INSTALL ROD & SHELF AT CLOSET. TYPICAL.
10. APPLY NEW 3-COAT CEMENT STUCCO ON EXPANDED GALVANIZED METAL LATH OVER EXISTING EXTERIOR BRICK OR MASONRY WALLS. REFER TO DETAIL A/A6.
11. ROLL-IN ACCESSIBLE CERAMIC TILE FINISHED SHOWER WITH SHOWER CURTAIN. PITCH FLOOR TO DRAIN TO SHOWER DRAIN.
12. INSTALL SHOWER CURTAIN AND ROD AT BATHTUBS. TYPICAL.
13. TRIM OUT ALL WINDOWS WITH 3" TRIM AS CHOSEN BY OWNER. PAINT FINISH.
14. EXISTING MASONRY CHIMNEY TO REMAIN.
15. INSTALL UTILITY HOOKUP AT LAUNDRY CLOSET. PROVIDE AND INSTALL 4" GALVANIZED DRYER VENT DUCTED DIRECTLY TO EXTERIOR. DO NOT INSTALL FLEX DUCT.
16. NEW 4"x4" STEEL COLUMN ON 8"x8"x1/2" STEEL BASE PLATE ON NEW 36" SQUARE FOOTING.
17. NEW 36"x36" BILOO TYPE 'E' OR EQUAL ROOF HATCH ABOVE. PROVIDE STEEL LADDER WITH GRAB POLE. BOLTED TO WALL TO ACCESS ROOF HATCH.
18. NEW 2x6 STUD WALL OVER EXISTING CMU WALL BELOW. SHEATH EXTERIOR WITH 1/2" CDX PLYWOOD AND INSULATE BETWEEN STUDS WITH HIGH DENSITY R-21 BATTIS.. TYPICAL AT NEW EXTERIOR STUD WALLS.
19. ROOF DRAIN FROM ABOVE. DRAIN TO GO UNDER NEW SLAB AND CONNECT TO CATCH BASIN AT STREET. REFER TO SITE PLAN.
20. INSTALL ALUMINUM CAP FLASHING AND DRIP EDGE AT ROOF TOP. SEE DETAIL B/A6.
21. 1/2" CDX PLYWOOD OVER 2x4 STUD WALL TO SUPPORT ROOF RAFTERS. RUN EDPM ROOFING MEMBRANE UP SIDE WALL. SEE DETAIL B/A6.
22. INSTALL EDPM ROOFING MEMBRANE OVER TAPERED RIGID INSULATION. PITCH INSULATION TO ROOF DRAINS. MINIMUM ROOF INSULATION THICKNESS TO BE 2" R-10. INSTALL OVER 3/4" CDX PLYWOOD DECKING.
23. SLOPED ROOF PERIMETER SCREEN AROUND FLAT MECHANICAL AREA. INSTALL 'LIFETIME' ARCHITECTURAL ROOF SHINGLES OVER 30# ROOFING FELT ON 1/2" PLYWOOD SHEATHING OVER 2x6 RAFTERS AT 16"OC.
24. INSTALL NEW FIXTURES & CABINETS AT EXISTING KITCHENS AND BATHROOMS AS DIRECTED BY OWNER.
25. INSTALL EXHAUST HOOD WITH CHARCOAL FILTER OVER NEW STOVE AND VENT DIRECTLY TO THE EXTERIOR. TYPICAL.
26. NEW HARDIE SHINGLE STRAIGHT EDGE SIDING AT 6"TW OVER 3/4" R-5 FOIL FACED POLYISO CONTINUOUS EXTERIOR INSULATION. TAPE ALL SEAMS IN THE EXTERIOR INSULATION WITH MANUFACTURERS SPECIFIED FOIL FACED TAPE.
27. DROP CEILING TO 7'-10" TO CREATE A MECHANICAL/ HVAC SOFFIT SPACE. SEE DETAIL C/A6.
28. CLOSE UP EXISTING OPENINGS AS REQUIRED TO MATCH ADJOINING FRAMING OR MASONRY. INSTALL NEW SIDING OVER 3/4" R-5 FOIL FACED POLYISO CONTINUOUS EXTERIOR INSULATION. REFER TO ELEVATIONS.
29. INSTALL NEW HARDIE PLANK SMOOTH LAP SIDING AT 5" TW OVER 3/4" R-5 FOIL FACED POLYISO CONTINUOUS EXTERIOR INSULATION. TAPE ALL SEAMS IN THE EXTERIOR INSULATION WITH MANUFACTURERS SPECIFIED FOIL FACED TAPE.
30. SET ROOFTOP HVAC UNITS ON INSULATED CURB. CURB INSULATION TO BE MINIMUM R-8. REFER TO MANUFACTURER FOR DIMENSIONS AND DETAILS.
31. INSULATE UNDER STAIR WITH MINIMUM R21 INSULATION AND FINISH WITH 1 LAYER 5/8" TYPE 'X' FIRE CODE GYPSUM BOARD.
32. 6" ROOF DRAIN WITH GRATED CAP. COUNTER-FLASH TO ROOFING AS REQUIRED BY EDPM MANUFACTURER.
33. SURFACE MOUNTED ALUMINUM MAILBOXES FOR EACH APARTMENT. MAILBOXES TO MEET USPS SPECIFICATIONS FOR SIZE & ACCESS.
34. RELOCATE ELECTRIC SERVICE AND ELECTRIC METERS TO NEW REAR STAIR WALL.
35. INSTALL NEW FIRE AND SMOKE DETECTION SYSTEM AND CONNECT TO CENTRAL STATION.
36. INSTALL NEW FIRE SPRINKLER SYSTEM. SYSTEM TO BE DESIGNED BY AN ENGINEER AS REQUIRED BY THE NEW YORK STATE BUILDING CODE.

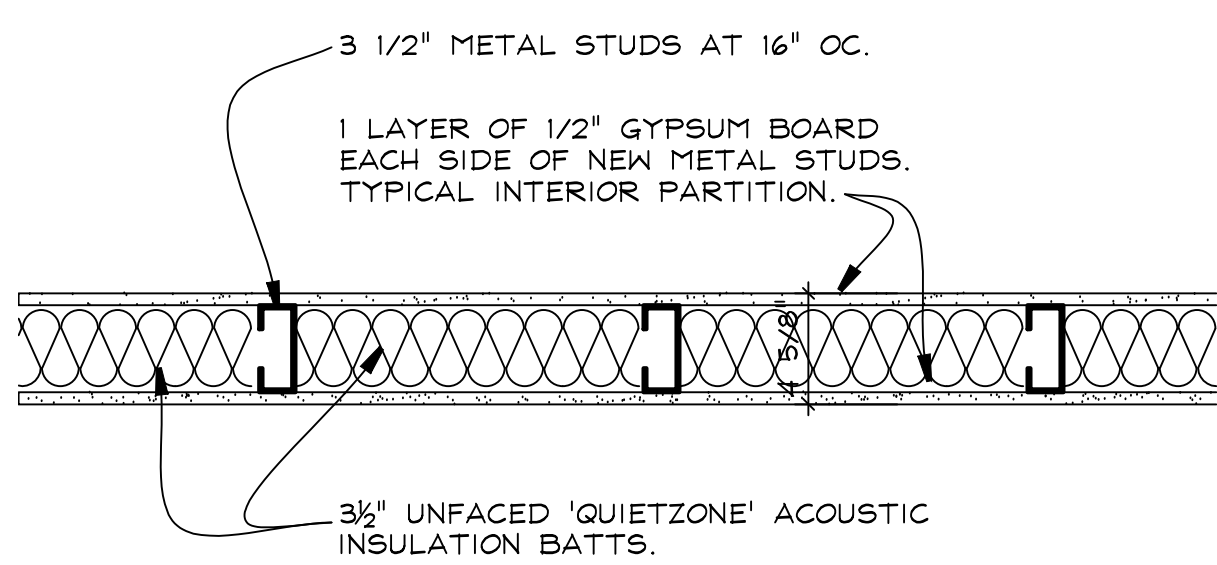


ALL PENETRATIONS THRU FIREWALLS MUST BE 1 HOUR RATED.

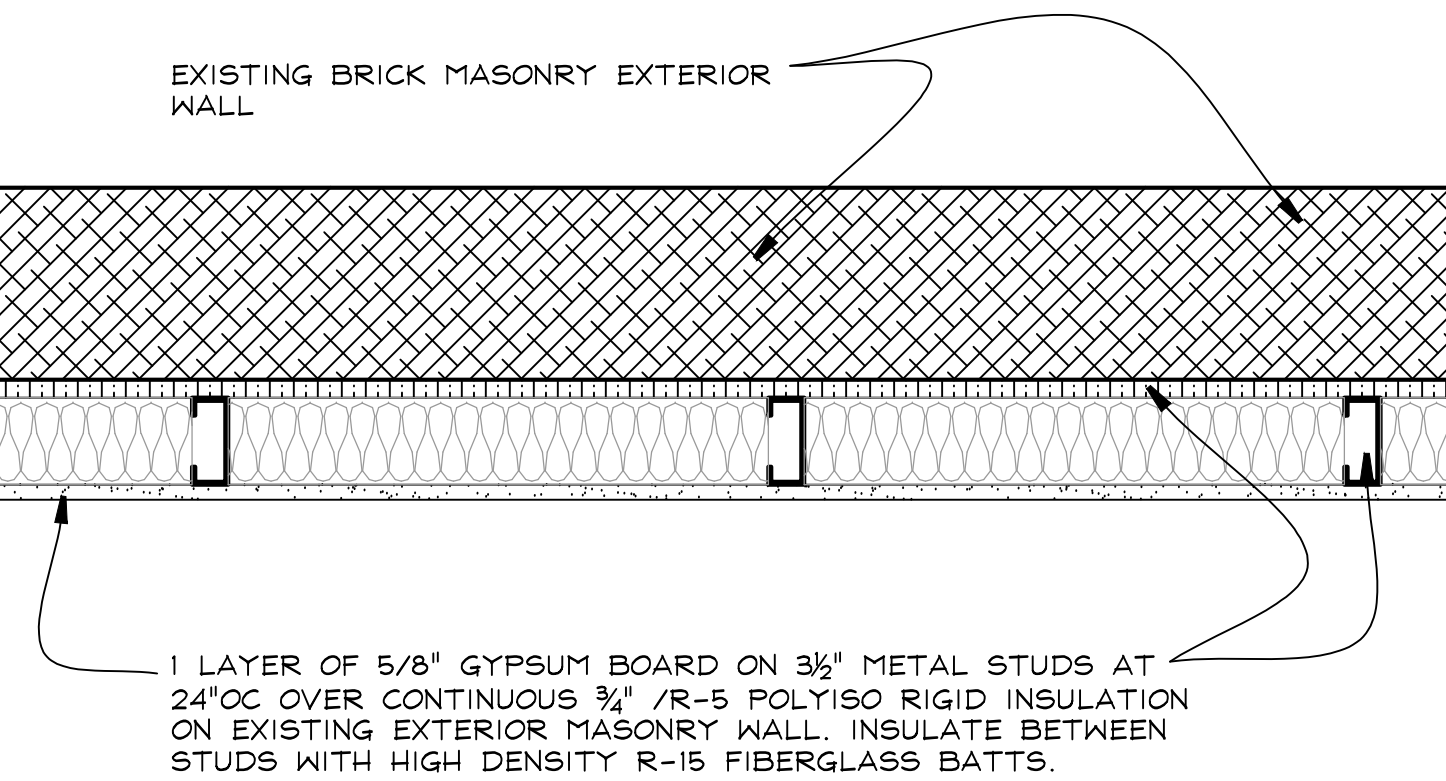
A WALL TYPE 1: 1 HOUR WALL
A2 1 1/2" = 1 FOOT CLG SIMILAR



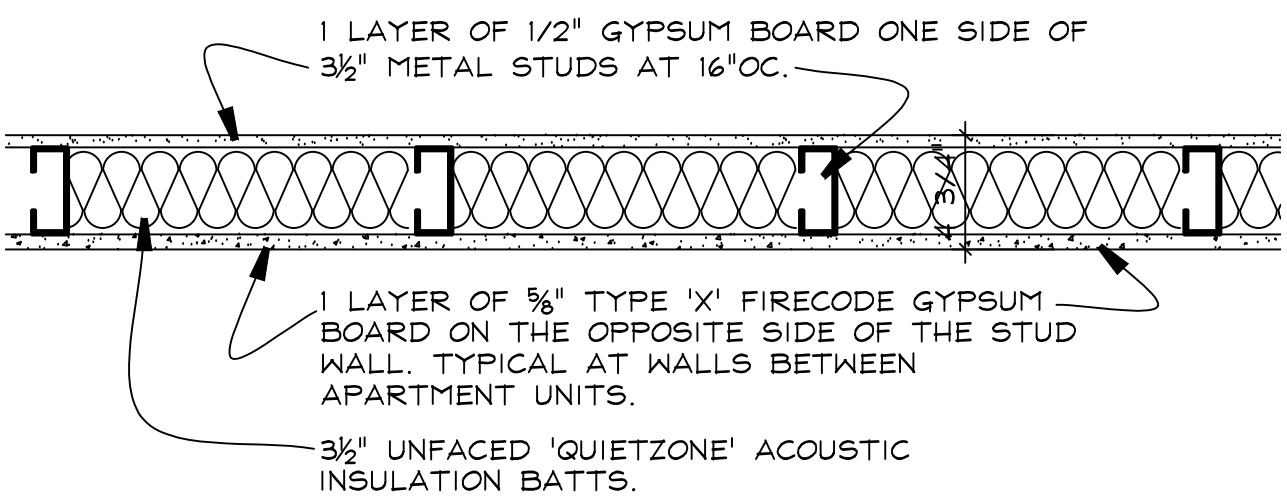
B WALL TYPE 2: PARTITION
A2 1 1/2" = 1 FOOT



C WALL TYPE 3: SOUND INSUL.
A2 1 1/2" = 1 FOOT



D WALL TYPE 4: EXTERIOR.
A2 1 1/2" = 1 FOOT



E WALL TYPE 5: UNIT DIVIDER.
A2 1 1/2" = 1 FOOT

GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS. USE INDICATED DIMENSIONS ONLY.
2. ALL WORK SHALL CONFORM TO LOCAL AND 2020 BUILDING CODE OF NEW YORK STATE REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL A BUILDING PERMIT HAS BEEN ISSUED AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
3. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE INDICATED. DOOR SIZES ARE IN FEET-INCHES.
4. ALL PENETRATIONS THROUGH CEILINGS AND EXTERIOR WALLS SHALL BE AIR SEALED WITH EXPANDING FOAM AND/OR SILICONE CAULK PRIOR TO FLASHING.
5. NEW WINDOWS ARE 400 SERIES BY ANDERSEN. UNITS TO BE LOW-E COATED WITH INSULATING GLASS AND ARGON GAS. PROVIDE ALL OPERATING UNITS WITH SCREENS. UNIT NUMBERS ARE INDICATED ON THE PLANS.
6. ALL WOOD IN CONTACT WITH MASONRY & CONCRETE SHALL BE PRESSURE TREATED WITH A WOOD PRESERVATIVE.
7. INSTALL HANGERS AND CONNECTORS BY SIMPSON STRONG-TIE (SST) AS NOTED ON THE DRAWINGS AND DETAILS. INSTALL ALL CONNECTORS WITH NAILS OR SCREWS AS SPECIFIED BY SIMPSON STRONG-TIE. DO NOT SUBSTITUTE CONNECTORS OR FASTENERS. ALL FASTENER COATINGS SHALL MATCH THE EXTERIOR COATING OF THE SPECIFIED HANGER. HDG TO HDG AND STAINLESS TO STAINLESS.
8. FLASH ALL WINDOW ROUGH OPENINGS WITH A PEEL & STICK TYPE MEMBRANE FLASHING. FLASH SILLS TO CREATE A DRAIN PAN PITCHED TO THE EXTERIOR SIDE.
9. SEAL AROUND ALL DOOR AND WINDOW ROUGH OPENINGS WITH MINIMALLY EXPANDING FOAM. FOLLOW MANUFACTURERS PRECAUTIONS.
10. ANY EXISTING EXTERIOR WALL CAVITY THAT IS OPENED SHALL BE FILLED TO THE FULL DEPTH OF THE CAVITY WITH HIGH DENSITY FIBERGLASS INSULATION. TYPICAL.
11. REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

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



SBL: 60.77-2-61

N Midland Apartments
245 N. Midland Avenue
Nyack, N.Y. 10960

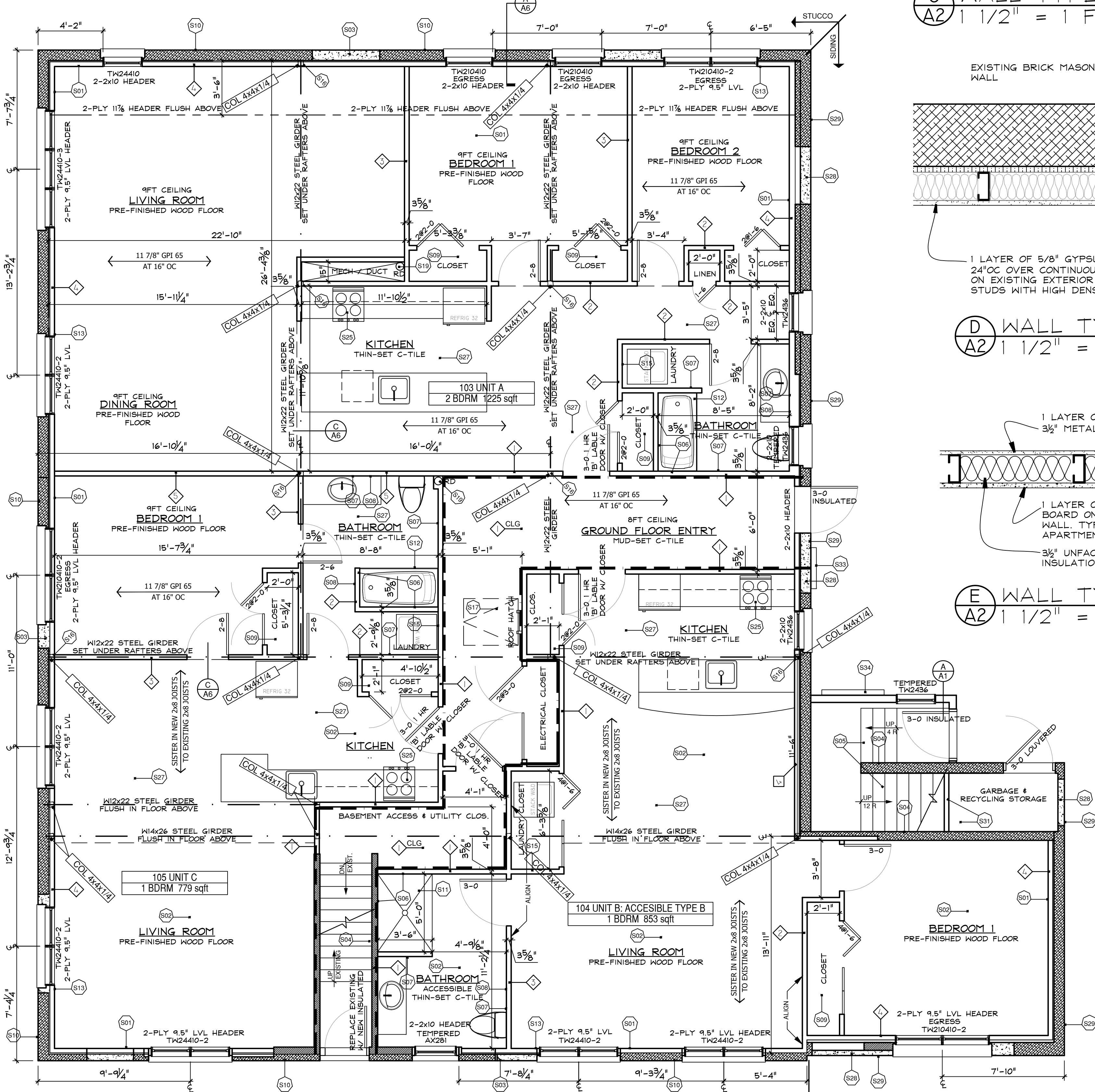
KIER B. LEVESQUE, R.A.
ARCHITECT
49 THIRD AVENUE
NYACK, NEW YORK 10960
845-358-2359

FIRST FLOOR PLAN

SCALE AS SHOWN
DATE FEBRUARY 18, 2016
JOB NO. 1584
REVISIONS: SHEET NO.
CONSTRUCTION AUGUST 5, 2016
REAPPROVAL JULY 14, 2022

2
3

A-2



FIRST FLOOR PLAN
A2 1/4" = 1 FOOT

FIRST FLOOR AREA 3,563 GSF
SECOND FLOOR AREA 1,619 GSF
TOTAL FLOOR AREA 5,182 GSF