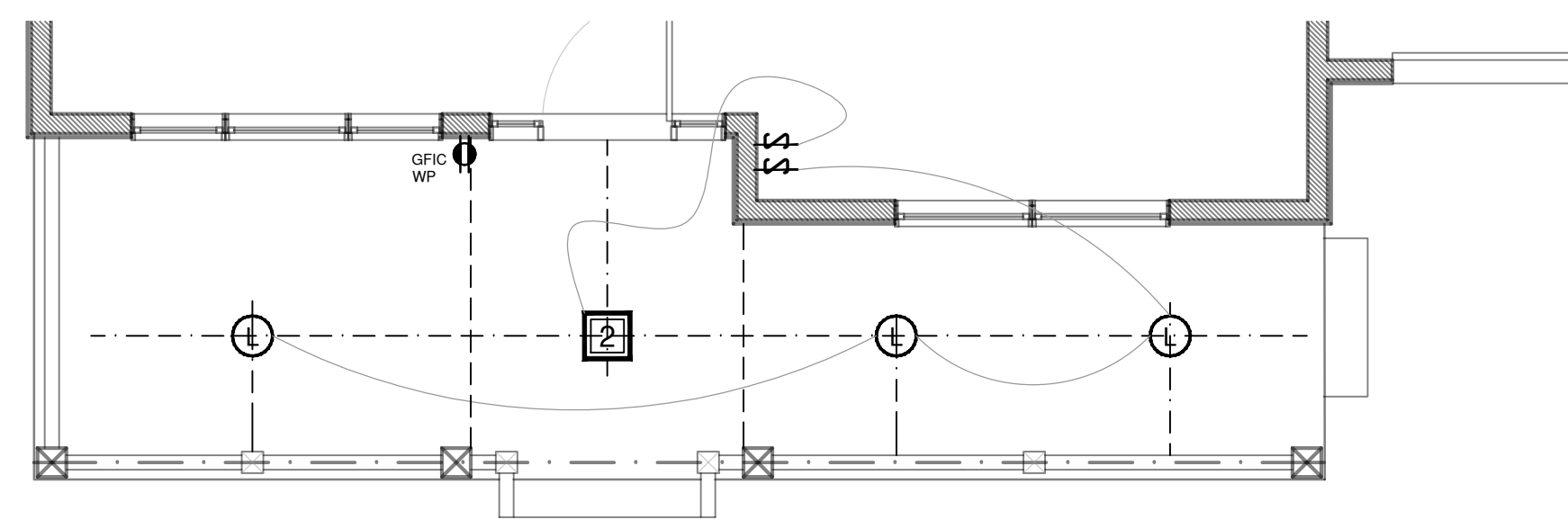
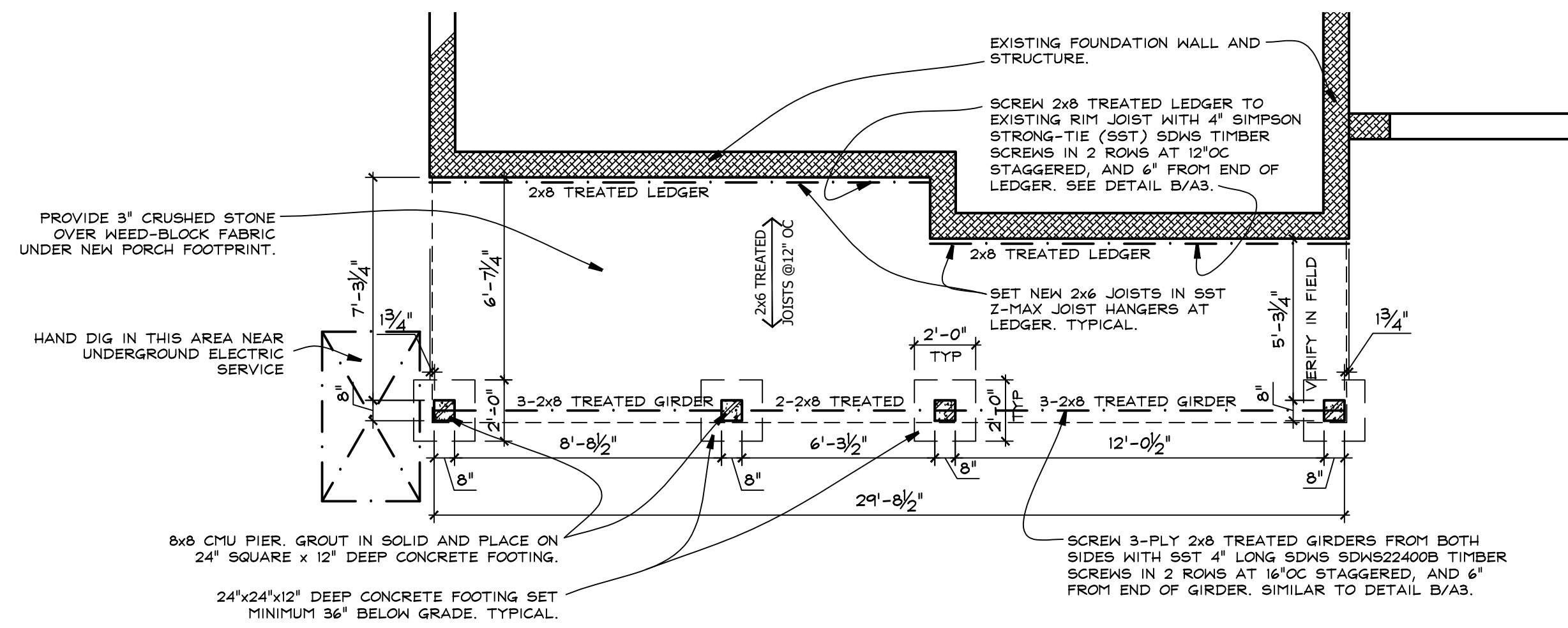


1 DEMOLITION PLAN
AI 1/4" = 1 FOOT

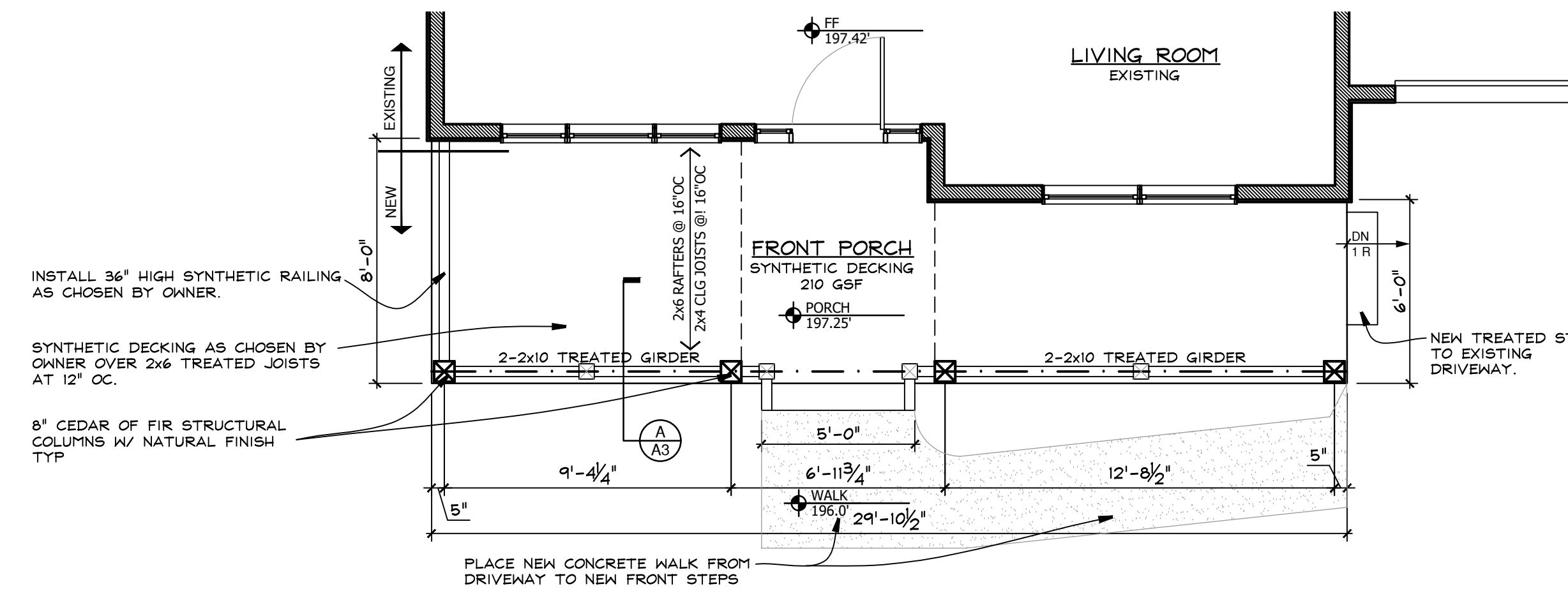
ELECTRIC SYMBOL LEGEND	
	6" RECESSED DOWNLIGHT, WET LOCATION.
	LED PENDANT PORCH LIGHT AS CHOSEN BY OWNER. WET LOCATION.
	DUPLEX RECEPTACLE: EXTERIOR WALL MOUNT WATERPROOF ENCLOSURE



4 ELECTRICAL LAYOUT
AI 1/4" = 1 FOOT



2 FOUNDATION PLAN
AI 1/4" = 1 FOOT



3 PORCH PLAN
AI 1/4" = 1 FOOT

GENERAL NOTES AND CONDITIONS

- DO NOT SCALE THE DRAWINGS. USE INDICATED DIMENSIONS ONLY.
- ALL WORK SHALL CONFORM TO LOCAL AND STATE CODE REQUIREMENTS.
- ALL CONTRACTORS SHALL SECURE ALL PERMITS AND PAY FOR ALL FEES AS LOCAL LAW REQUIRES TO PERFORM THE WORK.
- NO WORK SHALL COMMENCE UNTIL A BUILDING PERMIT HAS BEEN ISSUED, AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- LOT LINES AND ELEVATIONS SHALL BE DETERMINED BY A LICENSED LAND SURVEYOR. A FINAL SURVEY SHALL BE FILED BY THE CONTRACTOR AS LOCAL LAW REQUIRES.
- DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS OTHERWISE INDICATED.
- THE GENERAL CONTRACTOR SHALL SECURE ALL SIGN-OFFS AND OBTAIN ANY PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK.
- ALL ELECTRICAL AND PLUMBING WORK SHALL BE PERFORMED BY CONTRACTORS LICENSED BY THE STATE OF NEW YORK.
- ELECTRICAL WORK SHALL BE INSPECTED BY, AND A CERTIFICATE OF APPROVAL OBTAINED FROM THE NEW YORK BOARD OF FIRE UNDERWRITERS.
- THERE SHALL BE NO FIELD CHANGES TO THE CONTRACT DOCUMENTS UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.
- THE OWNER HAS THE RIGHT TO REJECT ANY SLOPPY, OR POORLY INSTALLED WORK, AND UNAUTHORIZED WORK DONE CONTRARY TO THE INTENT OF THE CONSTRUCTION DOCUMENTS. THE REJECTED WORK SHALL BE REPLACED OR REMOVED AT THE CONTRACTOR'S EXPENSE.
- THE OWNER SHALL ADVISE THE CONTRACTOR OF ALL BURIED SERVICES ON THE SITE BEFORE PROCEEDING WITH THE EXCAVATION, AND THE CONTRACTOR SHALL MARK SAME CLEARLY FOR REFERENCE IN THE FIELD.
- THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS SHALL BE FULLY INSURED AND SHALL CARRY, MAINTAIN, AND SHOW PROOF OF WORKERS COMPENSATION LIABILITY INSURANCE AND ANY ADDITIONAL INSURANCE REQUIRED BY THE OWNER.
- THE CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE ARCHITECTS OFFICE FOR APPROVAL PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL BEFORE INSTALLATION IN THE FIELD.
- THE CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS AND REPORT AT ONCE, ANY INCONSISTENCY, OMISSION, OR ERROR TO THE ARCHITECT. THE CONTRACTOR SHALL DISCONTINUE WORK IN THE AFFECTED AREA UNTIL THE ISSUE HAS BEEN RESOLVED.
- THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT THE CONTRACT DOCUMENTS, OR APPROVED SHOP DRAWINGS.
- THE CONTRACTOR SHALL WARRANT TO THE OWNER AND ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.
- ALL PIPING SHALL BE PRESSURE TESTED FOR LEAKS BEFORE BACK FILLING OR ENCLOSING WALLS.
- UPON COMPLETION OF THE CONTRACT AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL CLEAN THE ENTIRE JOB SITE REMOVING ALL DEBRIS INSIDE AND OUT. THE CONTRACTOR SHALL REPAIR ANY PROPERTY DAMAGED DURING THE COURSE OF CONSTRUCTION SUBJECT TO THE APPROVAL OF THE OWNER.

DEMOLITION

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING, BRACING AND PROTECTION OF ANY PART OF THE JOB SITE TO REMAIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, METHODS, PROCEDURES, SAFETY DIRECTIVES, AND REQUIREMENTS DURING THE COURSE OF DEMOLITION AND CONSTRUCTION.
- THE CONTRACTOR SHALL PROTECT ALL ADJACENT BUILDING AREAS AND PROPERTIES. ANY DAMAGE DONE TO ADJACENT AREAS SHALL BE REPAIRED OR REPLACED WITHOUT CHARGE TO THE OWNER.
- ALL MATERIALS WHICH ARE REMOVED OR DEMOLISHED SHALL BE DISPOSED OF OFF SITE AS REQUIRED BY LOCAL REGULATIONS.
- DOORS AND OTHER MATERIALS INTENDED FOR REUSE SHALL BE REMOVED, STORED AND PROPERLY PROTECTED.
- THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM ACCUMULATED DEBRIS AT ALL TIMES. EACH AREA SHALL BE LEFT IN A BROOM CLEAN CONDITION DAILY.
- THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY LIGHTING AND SANITATION FACILITIES AS REQUIRED BY CODE.

FOOTINGS, SUBSURFACE CONDITIONS AND BORROW FILL

- ALL FOOTINGS PLACED ON SOIL SHALL BE PLACED ON UNDISTURBED SOIL. NO FOOTING SHALL BE PLACED ON ANY FILL MATERIAL. NO FOOTING SHALL BE PLACED UNTIL FOOTING BOTTOMS HAVE BEEN INSPECTED AND APPROVED. ASSUMED 2,000 PSF BEARING CAPACITY FOR SOILS.
- ALL FOOTING BOTTOMS SHALL BE INSPECTED AND APPROVED BY THE BUILDING DEPARTMENT HAVING JURISDICTION, BEFORE PLACING ANY CONCRETE.
- IF, DURING THE EXCAVATION OF FOOTINGS, ROCK IS ENCOUNTERED, NOTIFY THE ARCHITECT. NO FOOTING SHALL BEAR ON BOTH ROCK AND SOIL FOR ITS ENTIRE LENGTH.

MASONRY AND CONCRETE

- ALL CONCRETE SHALL BE PLACED FOLLOWING THE ACI PROCEDURES. CONCRETE FOR FOOTINGS AND WALLS SHALL BE 3000 PSI DESIGN MIX IN ACCORDANCE WITH ACI. THE CONCRETE SHALL ATTAIN ITS MAXIMUM STRENGTH AT 28 DAYS. SLUMP SHALL BE 4" FOR FOOTINGS AND FOUNDATION WALLS.
- BACKFILLING MAY PROCEED WHEN CONCRETE HAS ATTAINED MAXIMUM STRENGTH AT 28 DAYS, OR AFTER 7 DAYS AND THE FLOOR FRAMING IS IN PLACE.
- CONCRETE FOR SLABS SHALL BE 4000 PSI DESIGN MIX IN ACCORDANCE WITH ACI. PROVIDE 6x8 WWP REINFORCING IN 4" SLABS.
- NO CONCRETE SHALL BE PLACED WHEN THE AMBIENT TEMPERATURE IS BELOW 35 DEGREES F OR BELOW 40 DEGREES ON A FALLING TEMPERATURE. UNLESS SPECIAL PROVISIONS ARE MADE AND APPROVED FOR TEMPORARY HEAT THAT WILL MAINTAIN A TEMPERATURE OF 40 DEGREES F DURING AND AFTER PLACEMENT FOR A PERIOD OF 48 HOURS. NO FROZEN WORK WILL BE ACCEPTED.
- CONCRETE THAT IS PLACED IN TEMPERATURES ABOVE 80 DEGREES F SHALL BE PROTECTED AGAINST RAPID DRYING AND MOISTURE LOSS IN ACCORDANCE WITH ACI.
- REINFORCING RODS SHALL CONFORM TO ASTM SERIAL DESIGNATION #615-60; DEFORMED AND ROLLED FORM NEW BILLET STEEL. SET ALL REINFORCING FOR INSPECTION BEFORE PLACING CONCRETE.
- ALL FORMS SHALL BE PROPERLY BRACED, TIED AND SUPPORTED DURING AND AFTER PLACEMENT OF CONCRETE. USE FORM RELEASE AGENTS WHICH WILL NOT TRANSFER TO THE CONCRETE. THE CONCRETE FORMS SHALL NOT BE STRIPPED UNTIL 48 HOURS AFTER PLACING CONCRETE.
- BACKFILL MAY PROCEED WHEN THE CONCRETE HAS ATTAINED 75% OF ITS FINAL STRENGTH.
- ALL CONCRETE BLOCK SHALL BE LOAD BEARING UNITS OF 1500PSI MINIMUM. HORIZONTAL REINFORCING SHALL BE TRUSS TYPE PLACED EVERY SECOND COURSE.
- IF, DURING THE EXCAVATION OF FOOTINGS, ROCK IS ENCOUNTERED, NOTIFY THE ARCHITECT. NO FOOTING SHALL BEAR ON BOTH ROCK AND SOIL FOR ITS ENTIRE LENGTH.
- MORTAR SHALL BE TYPE M OR S. MIX ONE PART PORTLAND CEMENT, 1/2 TO 3/4 PART HYDRATED LIME AND 1 1/2 TO 3 PARTS SAND; MIXED ON SITE WITH PORTABLE WATER.
- NO AIR ENTRAINING ADMIXTURE ANTIFREEZE COMPOUNDS, SUCH AS CALCIUM CHLORIDE SHALL BE ADDED TO THE MORTAR.
- ALL MASONRY IS TO BE THOROUGHLY MOISTENED WITH CLEAN WATER, THEN CLEANED WITH AN APPROVED MASONRY CLEANING AGENT.
- ALL WORKMEN SHALL BE EXPERIENCED TRADESMEN, TRAINED AND QUALIFIED TO DO THE WORK AT HAND.
- FINISH CMU PIERS FROM TOP OF PIER TO 4" BELOW FINISH GRADE WITH 3/4" CONCRETE PARGE COAT. COLOR BE WHITE OR AS CHOSEN BY OWNER.

CARPENTRY NOTES

- ALL LUMBER SHALL BE DOUGLAS FIR 1500 PSI KILN DRIED LUMBER. ALL SILL PLATES AND BURIED BLOCKING SHALL BE PRESSURE TREATED WITH A WOOD PRESERVATIVE.
- NEW SHEATHING SHALL BE EXTERIOR GLUE PLYWOOD 4/5 PLY AT 7/16" THICKNESS.
- FLASH ALL TREATED LEDGERS AT HOUSE WITH A PEEL & STICK TYPE BUTYL MEMBRANE FLASHING. SEE DETAIL SHEET.
- INSTALL HANGERS AND CONNECTORS BY SIMPSON STRONG-TIE (SST) AS NOTED ON THE DRAWINGS. INSTALL ALL CONNECTORS WITH NAILS OR SCREWS AS SPECIFIED BY SIMPSON STRONG-TIE. DO NOT SUBSTITUTE CONNECTORS OR FASTENERS. ALL FASTENER COATINGS SHALL MATCH THE EXTERIOR COATING OF THE SPECIFIED HANGER. HDG TO HDG AND STAINLESS TO STAINLESS.
- NEW TRIM SHALL BE AZEK SYNTHETIC OR EQUAL. INSTALL WITH CORTEX SCREWS AND PLUGS. TYPICAL AT SYNTHETIC TRIM.
- INSTALL ALL BLOCKING, BRIDGING, FIRESTOPS, PLATES, SHIMS, FURRING, CROSS BRACING AND THE LIKE AS REQUIRED BY CODE AND AS SHOWN ON THE DRAWINGS.
- ALL FRAMING SHALL BE LEFT OPEN FOR INSPECTION BEFORE COVERING WALLS. THE CONTRACTOR SHALL COORDINATE AND SECURE ALL APPROVALS AND INSPECTIONS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- ALL FASTENERS, NAILS AND HANGERS WHICH COME IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL AS NOTED ON THE DRAWINGS.
- PORCH COLUMNS TO BE HDG PERMACAST 8" ROUND TAPERED COLUMNS WITH TUSCAN CAP & BASE. COLUMNS TO STRUCTURAL BEARING COLUMNS. ALL PERMACAST MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS, AND FINISHED WITH 2 COATS OF EXTERIOR LATEX PAINT. WWW.PERMACAST.COM
- PROVIDE & INSTALL AND INSTALL TRIM OR EQUAL SYNTHETIC DECKING AS CHOSEN BY THE OWNER. INSTALL DECKING WITH SS HIDDEN FASTENERS.
- INSTALL A SYNTHETIC DECK/PORCH RAILING AT NEW PORCH. OWNER TO CHOOSE STYLE AND FINISH COLOR.

ROOFING, WATERPROOFING AND VAPOR BARRIER NOTES

- ROOF SHINGLES SHALL BE GAF TIMBERLINE ARCHITECTURAL ROOF SHINGLES. COLOR TO MATCH EXISTING. INSTALL OVER GRACE TRI-FLEX XT UNDERLAYMENT ON 2" CDX SHEATHING OVER THE RAFTERS.
- PROVIDE AND INSTALL ALUMINUM DRIP EDGE CONTINUOUS AT THE ENTIRE ROOF EDGE. COLOR TO MATCH ROOF.
- INSTALL ALUMINUM GUTTERS AND DOWN SPOUTS AS REQUIRED AT NEW ROOF EAVES. COLOR TO BE WHITE.
- FLASH ALL WALL TO ROOF INTERSECTIONS WITH ALUMINUM STEP FLASHING.
- SEAL ALL PENETRATIONS THROUGH CEILINGS, EXTERIOR WALLS OR FOUNDATION WALLS WITH LOW-EXPANSION POLYURETHANE FOAM SEALER AND CAULK THE EXTERIOR JOINT FOR A TIGHT AIR SEAL.
- FLASH DECKS AND EXTERIOR LANDINGS WITH A PEEL & STICK TYPE BUTYL MEMBRANE FLASHING OR YORKSHIELD 109 COPPER. DO NOT FLASH ACQ LUMBER WITH ALUMINUM FLASHING.
- FLASH ALL ROOF EAVES WITH 1 COURSE OF 36" WIDE ICE & WATER SHEILD.

ELECTRIC AND LIGHTING NOTES

- THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS ON ALL OF HIS WORK FROM ALL LOCAL AUTHORITIES, AND COMPLY WITH ALL NEW YORK STATE AND LOCAL CODE REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR TO INSTALL SERVICE REQUIREMENTS FROM THE UTILITY COMPANY'S TRANSFORMER AS REQUIRED BY CODE.
- ALL FEEDERS AND LINES SHALL BE OF A SIZE AS REQUIRED BY THE LOCAL AND STATE CODE, AND THE POWER COMPANIES DIRECTIVES.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, AND THE STATE OF NEW YORK.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL OUTLETS, SWITCHES AND COVER PLATES TO COMPLETE THE JOB. SUBMIT SAMPLES OF PROPOSED MATERIALS.
- SMOKE ALARMS SHALL BE INSTALLED IN LOCATIONS REQUIRED BY CODE AND AS INDICATED ON THE DRAWINGS.
- AT THE COMPLETION OF THE JOB, THE ELECTRICAL CONTRACTOR SHALL SECURE ALL REQUIRED CERTIFICATIONS AS REQUIRED BY THE LOCAL AUTHORITIES.
- REVIEW ALL LIGHTING AND SWITCH LOCATIONS WITH THE OWNER.

CHANGES, SUBSTITUTIONS AND CONDITIONS

- ALL CHANGES AND SUBSTITUTIONS TO THE DRAWINGS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND COMMENT. ALL MATERIAL CHANGES SHALL BE SUBMITTED WITH SAMPLES AND APPROPRIATE LITERATURE.
- ALL SUBSTITUTIONS SHALL BE EQUAL IN PERFORMANCE AND WARRANTEE.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR MATERIAL SUBSTITUTIONS AND CHANGES TO THE JOB WHICH ARE NOT AUTHORIZED BY HIM IN WRITING.
- REGARDLESS OF CHANGES, SUBSTITUTIONS AND MODIFICATIONS TO MATERIAL, EQUIPMENT, AND FIXTURES AS THEY PERTAIN TO THE JOB, THE CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE TO THE NEW YORK STATE BUILDING CODE, AND ALL LOCAL CODES AND ORDINANCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND ASSUME ALL RESPONSIBILITY FOR, ALL MATERIALS, METHODS, PROCEDURES, SAFETY REQUIREMENTS, AND DIRECTIVES, IN CONTRACTING AND BUILDING OF THE JOB.
- THE CONTRACTOR SHALL BE IN DIRECT CHARGE OF ALL CONSTRUCTION, SUPERVISION, AND ALL ERRORS OR OMISSIONS DURING THE COURSE OF CONSTRUCTION.

DESIGN LOADS

THE DESIGN LOADS ARE AS FOLLOWS:
 FIRST FLOOR - LIVE LOAD 40 PSF
 DEAD LOAD 15 PSF
 SECOND FLOOR - LIVE LOAD 30 PSF
 DEAD LOAD 15 PSF
 ROOF - LIVE LOAD 30 PSF GROUND SNOW LOAD
 DEAD LOAD 20 PSF

GENERAL NOTES

- DO NOT SCALE THE DRAWINGS. USE INDICATED DIMENSIONS ONLY.
- ALL WORK SHALL CONFORM TO LOCAL AND NEW YORK STATE CODE REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL A BUILDING PERMIT HAS BEEN ISSUED AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE INDICATED. DOOR SIZES ARE IN FEET-INCHES. DOOR HEIGHT IS 6-8 UNLESS OTHERWISE INDICATED.
- ALL WOOD IN CONTACT WITH MASONRY & CONCRETE SHALL BE PRESSURE TREATED WITH A WOOD PRESERVATIVE.
- ALL FASTENERS, NAILS AND HANGERS WHICH COME IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
- ANY EXISTING EXTERIOR WALL CAVITY THAT IS OPENED SHALL BE FILLED TO THE FULL DEPTH OF THE CAVITY WITH HIGH DENSITY FIBERGLASS INSULATION. TYPICAL.
- INSTALL HANGERS AND CONNECTORS BY SIMPSON STRONG-TIE (SST) AS NOTED ON THE DRAWINGS. INSTALL ALL CONNECTORS WITH NAILS OR SCREWS AS SPECIFIED BY SIMPSON STRONG-TIE. DO NOT SUBSTITUTE CONNECTORS OR FASTENERS. ALL FASTENER COATINGS SHALL MATCH THE EXTERIOR COATING OF THE SPECIFIED HANGER. HDG TO HDG AND STAINLESS TO STAINLESS.

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

ROHLWING PORCH
 23 West End Avenue
 Upper Nyack, N.Y. 10960

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

PORCH PLANS & SPECIFICATIONS

SCALE AS SHOWN
 DATE JULY 31, 2023
 JOB NO. 202312
 REVISIONS: SHEET NO.

A-1

NY LICENSE # 15938