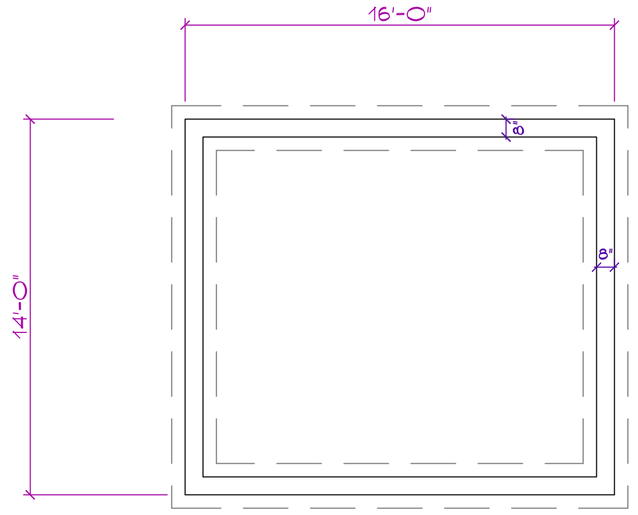


FOUNDATION FLOOR PLAN

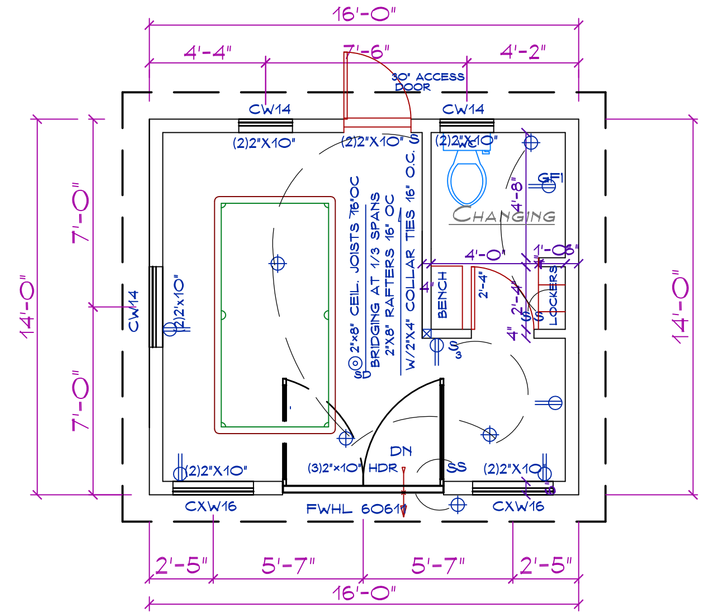
NOTES - TYPICAL UNLESS NOTED OTHERWISE ON PLAN
-ALL POURED CONCRETE 3,000 PSI COMPRESSIVE STRENGTH AFTER 28 DAYS
-BOTTOM OF EXTERIOR CONC. FOOTINGS TO BE AT 3'-0" BELOW FINISHED GRADE
ALL FOOTINGS TO REST ON VIRGIN SOIL UNLESS VERIFIED OTHERWISE w/ARCHITECT
-TOP OF CONCRETE WALLS SHALL HAVE 2 ROWS OF #4 STEEL RE-BARS
-EXTERIOR OF CONC. WALLS TO BE COATED w/RUB-R-WALL COATING -OR- EQUAL
-ALL FOOTING DRAINS TO HAVE POSITIVE OUTFLOW TO STORM DRAINAGE SYSTEM
FOOTINGS DRAINS TO BE WRAPPED IN FILTER FABRIC & 6' GRAVEL AROUND
-PITCH FINISHED GRADE AWAY FROM STRUCTURE
-INTERIOR CONCRETE SLAB SHALL BE 4" THICK - REINFORCED w/6x6/10x10 WELDED WIRE MESH ON 6MIL VAPOR BARRIER ON 4" OF ¾" GRAVEL

WINDOW NOTES

-ALL WINDOWS IN HABITABLE SPACES TO COMPLY WITH NYS EGRESS REQUIREMENTS
-ALL HEADER HEIGHTS TO BE 6'-9" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE
-WINDOWS & EXTERIOR SLIDING DOORS TO BE MANUFACTURED BY "ANDERSEN" 400 SERIES AND TO COMPLY WITH NYS ENERGY CODES
-PERCENTAGE OF GLAZING TO WALL AREA IS 12% WHICH IS LESS THAN THE MAX. 17%

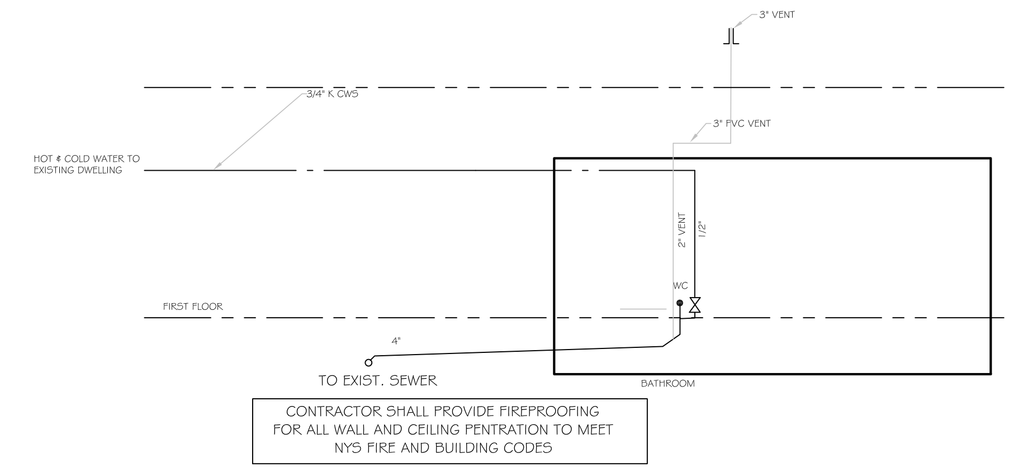
ELECTRICAL NOTES

-ELECTRICAL OUTLETS AS PER ALL CODES
-ELECTRICAL LIGHTING AS PER ALL CODES
-ELECTRICAL SWITCHING OF FIXTURES TO BE DETERMINED ON SITE BY OWNER & CONTRACTOR(S)
-RECESSED LIGHTING FIXTURES ARE SUGGESTED ONLY DETERMINED BY OWNER-CONTRACTOR CONTRACT
-ALL SMOKE DETECTORS TO BE HARDWIRED AND ALL CONNECTED TO ONEANOTHER
-ALL INTERIOR BATH AREAS TO BE MECHANICALLY VENTED TO EXTERIOR WITH SEPERATE SWITCH



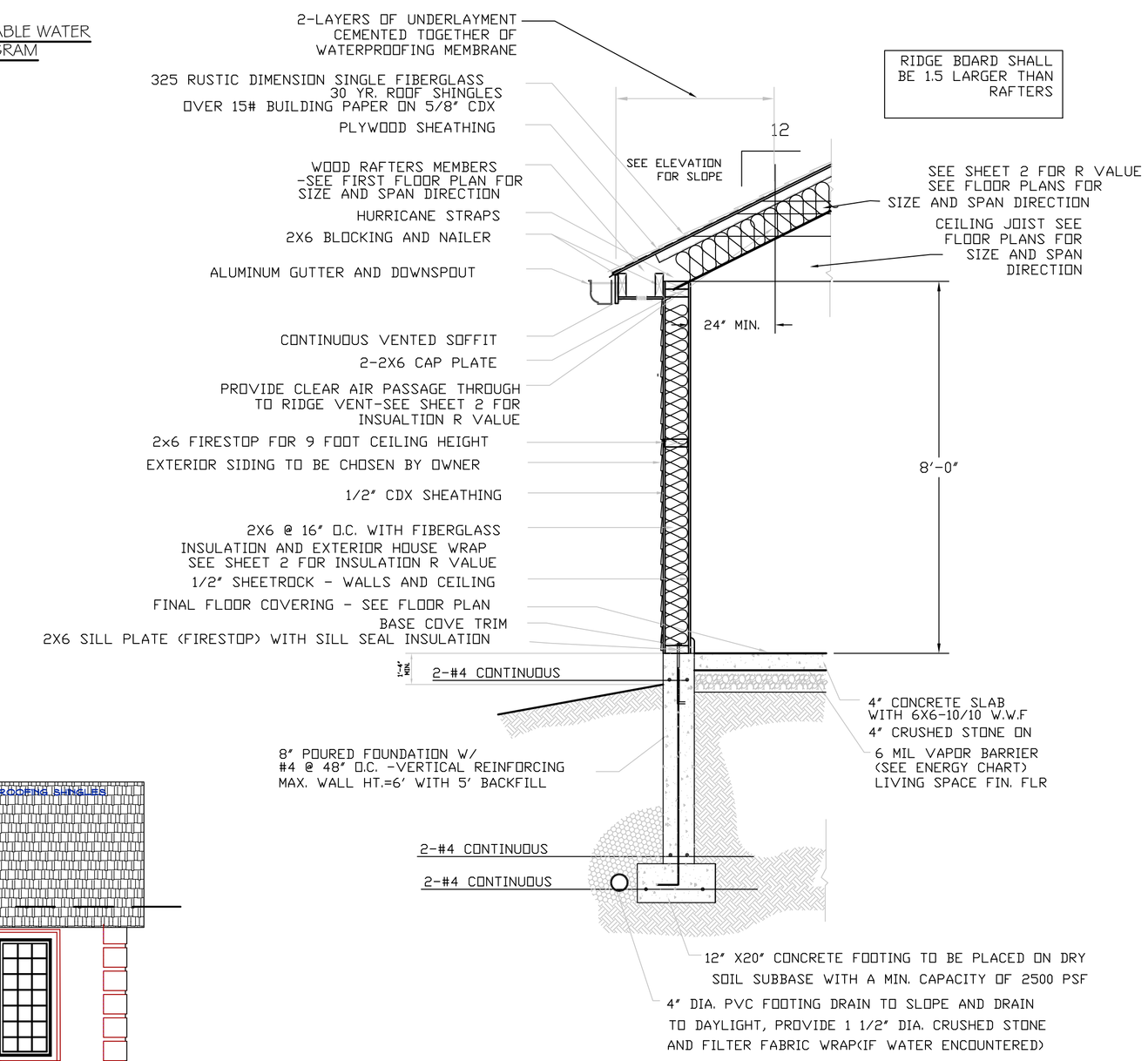
MAIN FLOOR PLAN

NOTES - TYPICAL UNLESS NOTED OTHERWISE ON PLAN
-DIMENSIONS ARE TO NEAREST INCH/ ACTUAL ROOM SIZES VARY DUE TO GYPSUM BOARD
-ALL LUMBER TO BE GOOD GRADE STRAIGHT, CLEAN & FREE FROM ROT & DEFECTS HAVING A MINIMUM BENDING STRESS OF 1,300 PSI
-MINIMUM DOUBLE STUDS AROUND ALL WALL OPENINGS PLUS JACK STUD UNDER HEADER TRIPLE STUDS IN ALL CORNERS / SOLID STUDS OF SAME WIDTH UNDER HEADERS, BEAMS & GIRDERS WITH ADDED STUDS EITHER SIDE WHERE SPACE PERMITS
-HEADERS TO BE MIN (2)2"x10" FOR SPANS UP TO 4'-10"/ (3)2"x12" -OR-(2)2"x12" FOR SPANS UP TO 8'-4" UNLESS NOTED OTHERWISE
-ALL GIRDERS TO BE OF THE SIZES INDICATED MFG. BY LSL ANTHONY POWER BEAMS w/ BENDING STRESS OF 3,000PSI -OR- EQUAL
-DOUBLE JOISTS UNDER ALL PARTITIONS RUNNING PARALLEL w/FLOOR SPANS
-ALL GLAZING LESS THAN 18" ABOVE FINSHED FLOOR TO BE TEMPERED
-ALL WINDOW IN HABITABLE SPACES TO CONFORM WITH STATE EGRESS REQUREMENTS
-ALL DOORS TO CONFORM TO STATE CODE SIZE REQUIREMENTS
-ALL RAILINGS TO CONFORM TO STATE CODE REQUIREMENTS WITH MAXIMUM 4" OPENNINGS



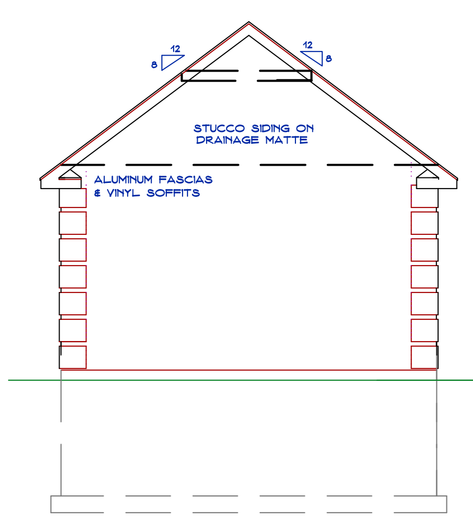
NOTE: SINGLE LINE DIAGRAM IS REPRESENTATIVE ONLY. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL NECESSARY TRAPS, VENTS AND ALL OTHER FIXTURES ACCORDING TO THE MOST RECENT PLUMBING AND BUILDING CODES

SANITARY AND POTABLE WATER
SINGLE LINE DIAGRAM
NOT TO SCALE



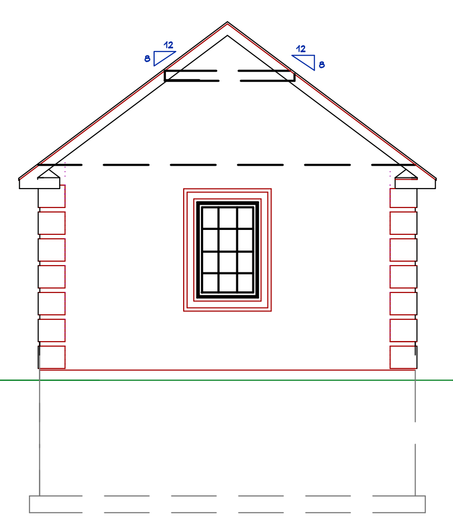
TYPICAL WALL SECTION

SCALE: N.T.S.



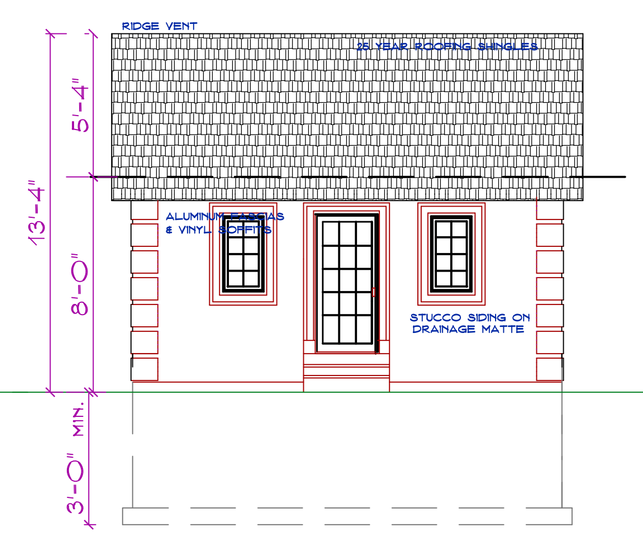
RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



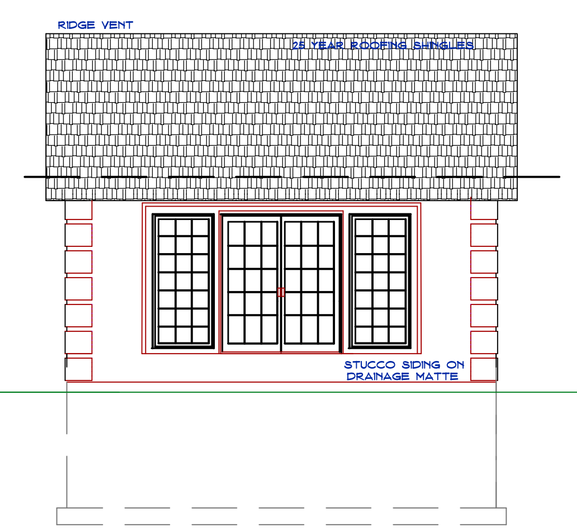
LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"

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PAUL GDANSKI, P.E. # 073680-0

FOUND., FLOOR PLAN & ELEVATION PLAN

FOR
606 PALMER LANE
TAX LOT 60.05-2-34

AHMETAJ

LOCATED IN THE
VILLAGE OF UPPER NYACK
TOWN OF CLARKSTOWN
ROCKLAND COUNTY, NEW YORK

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FILE #	606PAL
DATE	JAN. 31, 2020
SCALE	AS SHOWN
DWG #	1 OF 3