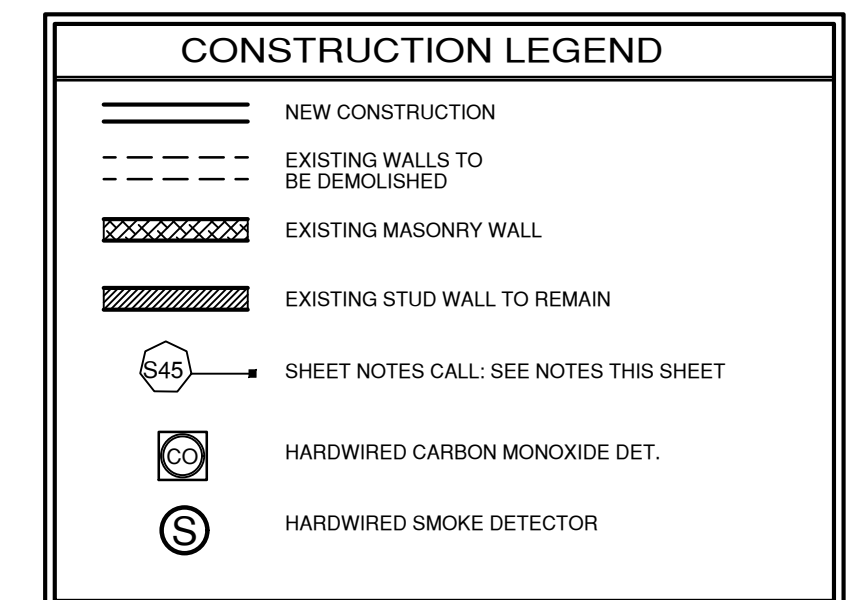
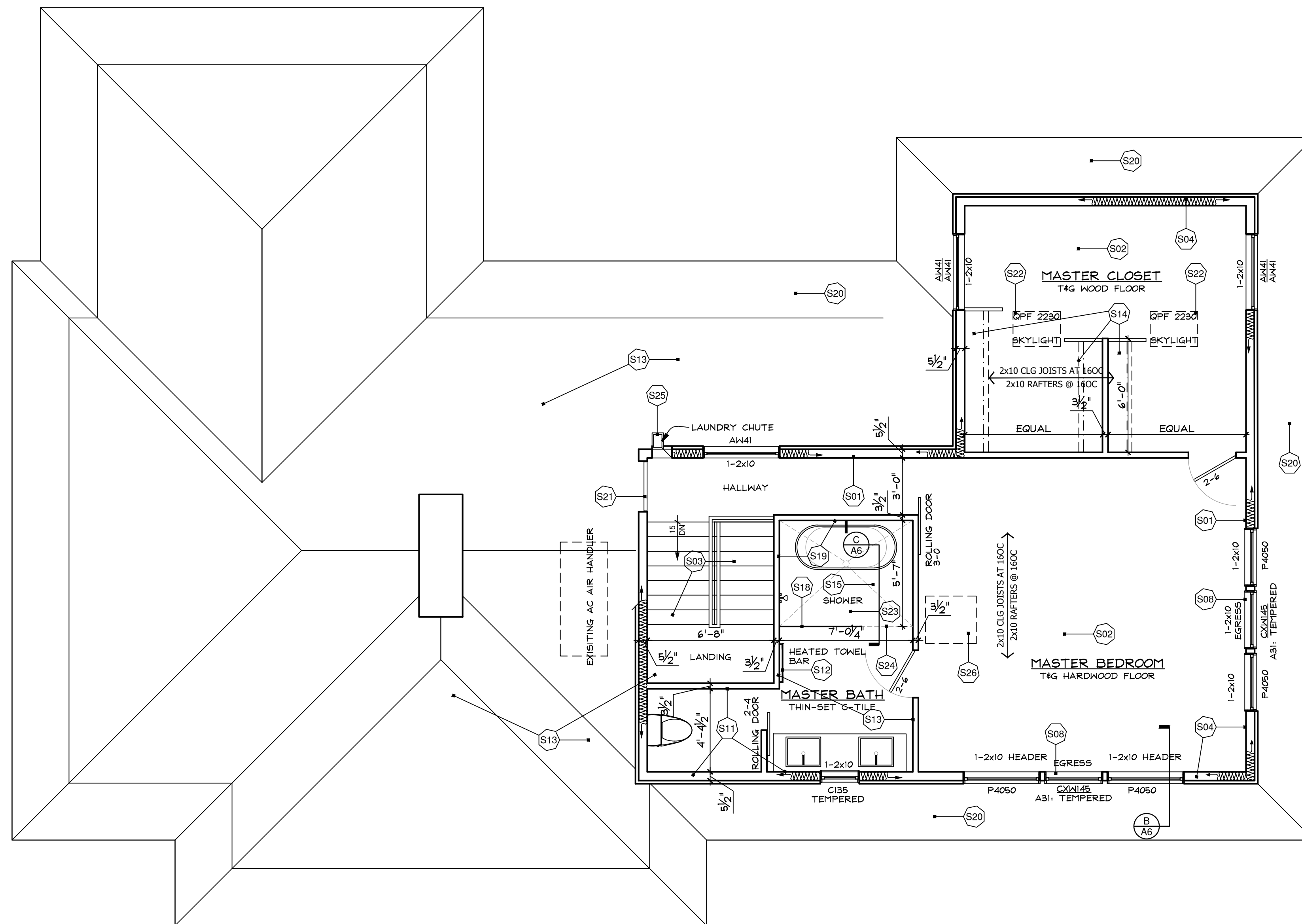


SHEET NOTES:

- PRIME ALL EXTERIOR WALL AND CEILING SURFACES WITH BENJAMIN MOORE "VAPOR BARRIER PRIMER SEALER 260".
- NEW 1/2" GYPSUM BOARD CEILING ON 2x10 JOISTS AT 16"OC. INSULATE CEILING WITH R-49 FIBERGLASS BATTS. REFER TO DETAILS SHEET A-6.
- INSTALL NEW 36" WIDE STAIR WITH OAK TREADS AND RISERS. RISERS TO BE MAXIMUM 8.25". INSTALL CONTINUOUS OAK GRIP RAIL AT WALL PER RCNYS. INSTALL GUARDRAILS AND HANDRAILS THROUGHOUT TO COMPLY WITH THE BCNYS.
- NEW 2x6 EXTERIOR STUD WALL. SPACE STUDS AT 16"OC. INSULATE EXTERIOR WALLS WITH UNFACED HIGH DENSITY R-21 FIBERGLASS BATTS. FINISH STUD WALLS WITH 1/2" GYP BOARD THROUGHOUT. TYPICAL AT NEW EXTERIOR WALLS. REFER TO DETAILS.
- REMOVE EXISTING EXTERIOR FINISHES DOWN TO SHEATHING AND RE-FINISH WITH NEW 1/2" GYP BOARD.
- EXISTING ATTIC ACCESS TO BE REMOVED AND THE OPENING CLOSED UP.
- INSTALL ROD & SHELF AT NEW CLOSETS. TYPICAL.
- LOWER AWNING WINDOWS TO BE TEMPERED GLASS. ANY WINDOW WITHIN 18" OF THE FLOOR SHALL HAVE TEMPERED GLASS. TYPICAL.
- EXISTING WHOLE HOUSE FAN TO BE REMOVED AND THE OPENING CLOSED UP.
- CAP EXISTING WINDOW WELL WITH ADDITIONAL COURSE(S) OF 4" CMU AS REQUIRED. BRING WINDOW WELL TO MINIMUM 6" ABOVE NEW PATION LEVEL. INSTALL A PAINTED STEEL GUARD RAIL AT TOP OF WINDOW WELL.
- INSTALL 1/2" HUMITEK MOLD RESISTANT GYPSUM BOARD AT ALL BATHROOM WALLS OUTSIDE OF SHOWERS & TUBS.
- INSTALL A HEATED TOWEL BAR AS CHOSEN BY OWNER.
- INSTALL NEW 2x6 BLOCKING IN WALLS AT 48" AFF FOR ACCESSORIES. TYPICAL AT BATHROOMS.
- INSTALL CLOSET SYSTEM AS CHOSEN BY OWNER AT CLOSET. TYPICAL.
- INSTALL ALL MARBLE & TILE FLOORS OVER SCHLUTER-DITRA 25 ISOLATION MEMBRANE. INSTALL AS SPECIFIED BY MANUFACTURER. TYPICAL AT THIN-SET TILE FLOORS THROUGHOUT.
- RELOCATE AND RECONFIGURE AC DUCTWORK AND EQUIPMENT AS REQUIRED. CONNECT NEW AC SUPPLY VENTS TO NEW MASTER BEDROOM.
- EXISTING LAUNDRY CHUTE. CONNECT NEW 2nd FLOOR CHUTE TO EXISTING. INSTALL NEW CHUTE DOOR & SHELVES IN EXISTING CLOSET.
- INSTALL TEMPERED GLASS PARTITION AT SHOWER. TYPICAL.
- INSTALL FULL HEIGHT CEMENT BACKER BOARD AT TUB & SHOWER SURROUNDS.
- LINE OF ROOF OVERHANG BELOW. REFER TO ELEVATIONS.
- INSTALL A 32" WIDE, INSULATED, WEATHER STRIPPED, LATCHING ATTIC ACCESS HATCH. INSULATE TO MINIMUM R-20.
- VELUX QPF2230 SKYLIGHT ABOVE. DOUBLE UP FRAMING AROUND SKYLIGHT.
- FLUSH ROLL-IN TILE FLOOR PITCHED TO DRAIN. INSTALL PEBBLE TILE AS CHOSEN BY OWNER OVER SCHLUTER-DITRA MEMBRANE AND WATERPROOF PAN ON 1/2" SUB-FLOOR. SEE DETAIL C/A6.
- FLOOR JOISTS AT MASTER BATHROOM TO BE 9.5" LVL JOISTS AT 16"OC. CUT TO 7.25" DEEP AT SHOWER PAN. SEE DETAIL C/A6.
- NEW LAUNDRY CHUTE CONNECTED TO EXISTING LAUNDRY CHUTE BELOW. INSTALL THRU WALL ACCESS AND BUILD BELOW ROOF LEVEL INTO EXISTING ATTIC SPACE.
- 32"x32" ACCESS HATCH TO ATTIC SPACE ABOVE. WEATHER STRIP AND INSULATE HATCH TO MINIMUM R-20 AND PROVIDE A HATCH INSULATING BLANKET/CAP ABOVE TO MEET IRC REQUIREMENTS.
- 36" HIGH TREATED DECK RAILING WITH 2x2 TREATED BALUSTERS SPACED AT 5"OC. CAP RAILING WITH SYNTHETIC DECKING.
- TREATED STAIR WITH 2x12 TREATED STRINGERS AND CLOSED RISERS. INSTALL GUARD RAIL AND GRIP RAIL AT ALL STAIRS AS SPECIFIED BY THE IRC.
- BUILT-IN BENCH WITH SYNTHETIC DECKING SEATING SURFACE. FRAME BENCH WITH TREATED 2x4 FRAMING. CONSTRUCT RAILING/ BACK REST TO 36" HIGH AT DECK PERIMETER BEHIND BENCH. SEE DETAIL B/A7.
- NEW DECK WITH TREATED FRAMING AND SYNTHETIC DECKING. INSTALL ALL DECKING WITH HIDDEN FASTENERS. TYPICAL.
- REMOVE EXISTING CORNER POST AND UPPER CABINETS AT END OF COUNTER. FIELD VERIFY IF HEADER CAN BE REMOVED. RETURN UPPER CABINETS TO OWNER.
- RELOCATE EXISTING GAS METER.

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. REFER TO THE INTERIOR ELEVATIONS FOR DOOR HEIGHT AND STYLE.
- ALL NEW WALL BASE PLATES SHALL BE SET IN A MINIMUM 3/4" CONTINUOUS BEAD OF CAULK OR SEALANT. ALL PENETRATIONS THROUGH CEILINGS AND EXTERIOR WALLS SHALL BE AIR SEALED WITH EXPANDING FOAM AND/OR SILICONE CAULK PRIOR TO FLASHING.
- ALL NEW EXTERIOR WALLS ARE 2x6 STUDS AT 16"OC UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 2x4 STUDS AT 16"OC UNLESS OTHERWISE INDICATED.
- DOUBLE UP JOISTS UNDER PARALLEL PARTITIONS.
- 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.
- ALL WOOD IN CONTACT WITH MASONRY & CONCRETE SHALL BE PRESSURE TREATED WITH A WOOD PRESERVATIVE.
- 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.
- FLASH ALL WINDOW ROUGH OPENINGS WITH A PEEL & STICK TYPE MEMBRANE FLASHING. FLASH SILLS TO CREATE A DRAIN PAN PITCHED TO THE EXTERIOR SIDE.
- INSTALL BOISE "VERSA-LAM" 2.0 3100lb LAMINATED STRUCTURAL LUMBER BEAMS IN SOLID WIDTHS AS INDICATED ON THE DRAWINGS. DO NOT NOTCH BEAMS. PROVIDE MINIMUM 3" SOLID BEARING AT ENDS UNLESS OTHERWISE INDICATED.
- SEAL AROUND ALL DOOR AND WINDOW ROUGH OPENINGS WITH MINIMALLY EXPANDING FOAM. FOLLOW MANUFACTURERS PRECAUTIONS.
- ANY EXISTING EXTERIOR WALL CAVITY THAT IS OPENED SHALL BE FILLED TO THE FULL DEPTH OF THE CAVITY WITH HIGH DENSITY FIBERGLASS INSULATION. TYPICAL.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.



BOWEN ADDITION
 114 OLD MOUNTAIN RD.
 UPPER NYACK, N.Y. 10960

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

SECOND FLOOR PLAN

SCALE AS SHOWN
 DATE FEBRUARY 17, 2020
 JOB NO. 1909
 REVISIONS: SHEET NO.

1 SECOND FLOOR PLAN
 A3 1/4" = 1 FOOT

A-3