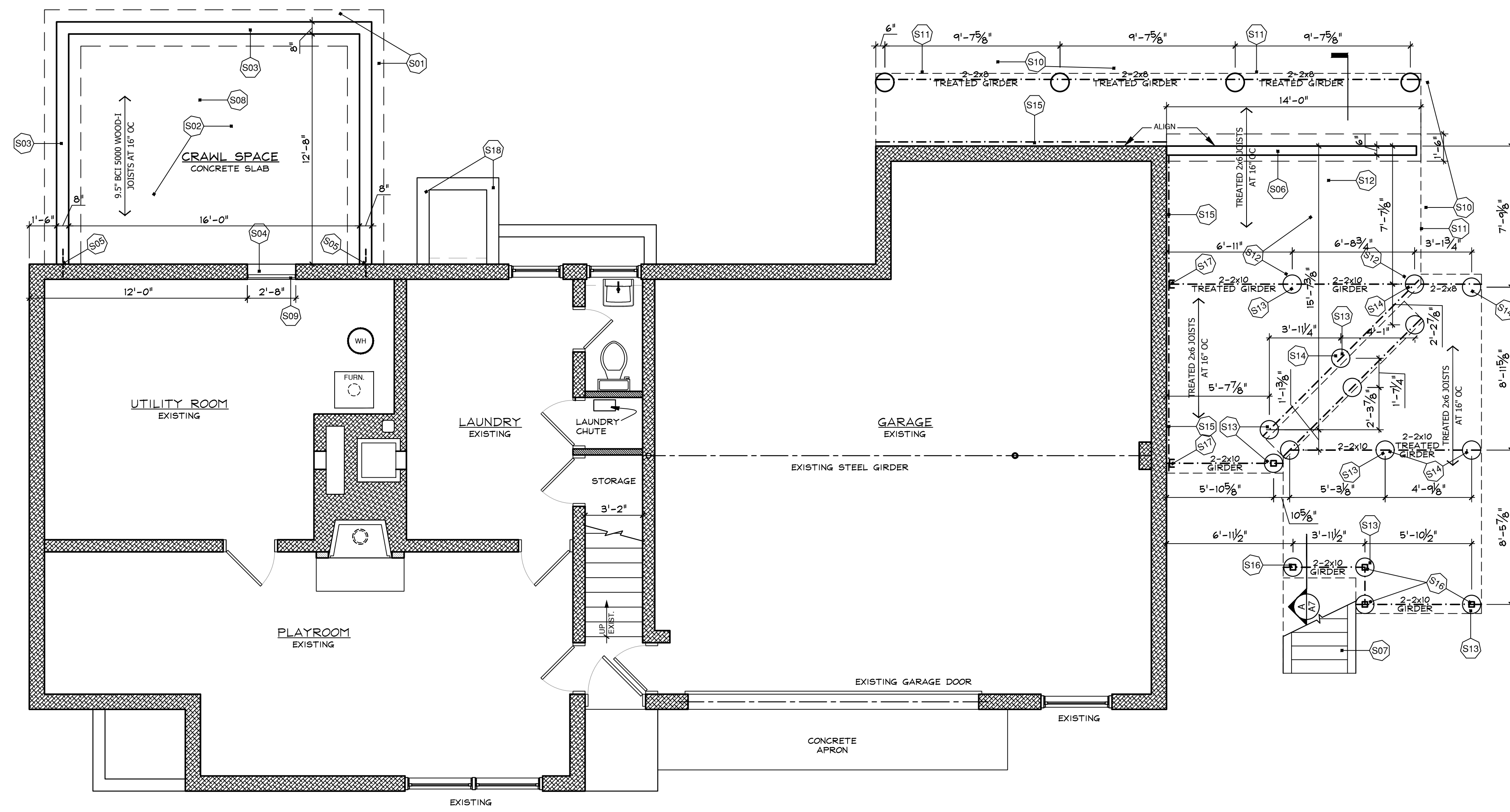


SHEET NOTES:

- NEW 24" WIDE x 12" DEEP CONCRETE FOOTING ON UNDISTURBED EARTH REINFORCED WITH 2-#5 BARS CONTINUOUS. SET FOOTING MINIMUM 36" BELOW GRADE. TYPICAL.
- NEW 4" THICK, 3000psi CONCRETE SLAB REINFORCED WITH 6x6³/₈ WWF OVER 4 MIL POLY VAPOR BARRIER OVER 4" CRUSHED STONE ON UNDISTURBED EARTH.
- NEW 8" CONCRETE FOUNDATION WALL ON 24" WIDE x 12" DEEP CONCRETE FOOTING.
- CUT NEW 32"W x 24"H MASONRY OPENING IN EXISTING FOUNDATION WALL FOR CRAWL SPACE ACCESS.
- PIN NEW FOUNDATION WALL TO EXISTING WITH 18" LONG #5 BARS GROUTED IN SOLID AT 24" OC VERTICALLY.
- 6" CMU DECK FOUNDATION WALL. SET WALL ON 18" WIDE x 12" DEEP CONCRETE FOOTING AT 36" BELOW GRADE. GROUT WALL IN SOLID AND REINFORCE WITH TRUSS TYPE REINFORCING EVERY OTHER COURSE HORIZONTALLY AND #4 BARS VERTICALLY AT 40" OC.
- NEW DECK STAIR WITH 2x10 TREATED TREADS, CLOSED RISERS AND 2x12 TREATED STRINGERS. PROVIDE GUARD RAIL AND GRIP RAIL AS REQUIRED BY RCNYS. PLACE NEW CONCRETE PAD AT BASE OF STAIR. TYPICAL.
- INSULATE NEW FLOOR JOISTS ABOVE WITH R-30 FIBERGLASS BATTS. PROVIDE AND INSTALL WIRE INSULATION SUPPORTS AT 24" OC TO MAINTAIN BATT INSTALLATION.
- PROVIDE AND INSTALL AN INSULATED, WEATHER STRIPPED ACCESS HATCH PANEL AT NEW CRAWL SPACE ACCESS. INSULATE TO MINIMUM R-20.
- FILL IN GRADE AT REAR YARD EDGE OF DECK TO 9" BELOW FINISHED DECK LEVEL.
- INSTALL AN AZEK PANEL FILL WIDTH OF DECK AT REAR & NORTH SIDE EDGE OF UPPER DECK LEVEL. OVER 2x12 TREATED RIM. HOLD BOTTOM EDGE OF AZEK PANEL 2" ABOVE EXISTING GRADE. SEE DECK DETAILS SHEET A-7.
- CUT DOWN EXISTING GRADE TO TOP OF CONCRETE FOOTING MAXIMUM. KEEP GRADE MINIMUM 2" BELOW ANY WOOD DECK MEMBERS. TYPICAL.
- 12" CONCRETE FOOTING TO 36" BELOW GRADE. TYPICAL AT GIRDERS & AT 4x4 DECK POSTS. SET TOP OF FOOTING MINIMUM 2" ABOVE GRADE. TYPICAL.
- SIMPSON STRONG-TIE (SST) ZMAX MASON MUDSILL ANCHOR AT EACH CONCRETE FOOTING. ATTACH TO TREATED GIRDER WITH 6-10d HDG COMMON NAILS. SEE DETAIL A-A7.
- NEW 2x10 TREATED LEDGER AT EXISTING FOUNDATION WALL. FASTEN LEDGER TO WALL WITH 4" SST SDWS2400DB TIMBER SCREWS AT 8" OC IN 2 ROWS STAGGERED.
- 4x4 TREATED POSTS WITH SST ZMAX AB44 STANDOFF POST BASE. ANCHOR BASE TO CONCRETE FOOTING WITH 1/2" x 8" HDG ANCHOR BOLT. FASTEN POST AS SPECIFIED BY SST. TYPICAL AT 4x4 POSTS.
- SET 2x2x10 TREATED GIRDER IN SIMPSON STRONG TIE (SST) ZMAX HUS210-2 HANGER. INSTALL 2-4" SDWS TIMBER SCREWS EACH SIDE OF JOIST HANGER, 3" FROM HANGER EACH SIDE.
- CUT DOWN EXISTING CONCRETE STOOP AS REQUIRED TO INSTALL NEW PAVER PATIO AND SETTING BASE.

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.



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 DET.
- HARDWIRED SMOKE DETECTOR

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

BASEMENT/ GARAGE PLAN

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

1 BASEMENT/ GARAGE PLAN
 1/4" = 1 FOOT