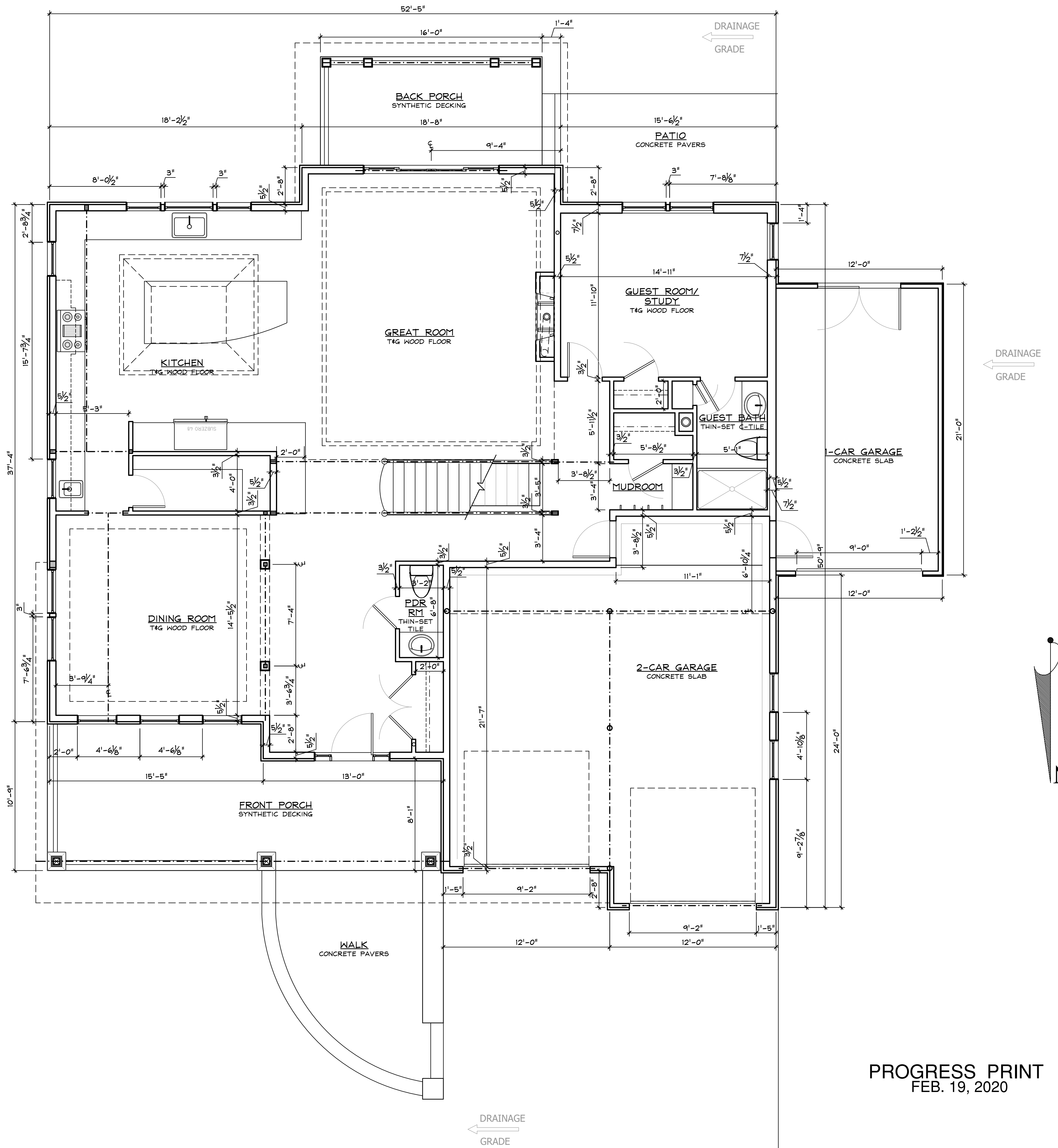


SHEET NOTES:

- 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. SEE DETAIL A/A7.
- INSTALL 1/2" GYP BOARD OVER 2x4 STUDS AT 16"OC AT INTERIOR WALLS. TYPICAL THROUGHOUT.
- PRIME ALL EXTERIOR GYPSUM BOARD WALL & CEILING SURFACES WITH BENJAMIN MOORE VAPOR BARRIER PRIMER SEALER 260.
- PROVIDE AND INSTALL SIMPSON STRONG-TIE (SST) HANGERS FOR ALL JOIST TO BEAM CONNECTIONS. REFER TO DETAILS B/A7 & A/A8.
- INSTALL A DRY-LAID CONCRETE PAVER PATIO/WALK AT THE STEPS FOR BOTH FRONT AND REAR PORCHES.
- INSTALL HB&G PERMAPORCH RAILINGS, OR AS CHOSEN BY OWNER AT BOTH PORCHES. INSTALL AND FINISH RAILINGS AS SPECIFIED BY MANUFACTURER.
- HB&G PERMACAST 8" PLAIN, SQUARE STRUCTURAL COLUMN WITH TUSCAN CAP AND BASE.
- 3.5"x11 1/2" VERSALAM GIRDER. SET GIRDER IN SST HANGER AT 16" VERSALAM. SEE DETAIL B/A7.
- NEW SYNTHETIC DECKING AS CHOSEN BY OWNER OVER TREATED JOISTS. INSTALL ALL DECKING WITH HIDDEN FASTENERS.
- INSTALL CEILING AT PORCH OVER 2x6 CEILING JOISTS AT 16" OC. PAINT FINISH CEILING AS CHOSEN BY OWNER.
- INSTALL 1 LAYER OF 5/8" FIRE CODE TYPE X GYPSUM BOARD AT GARAGE WALLS AND CEILING TO MAINTAIN A 1 HOUR FIRE SEPARATION FROM HOUSE.
- INSTALL NEW STAIR WITH OAK TREADS. STAIRS TO BE MINIMUM 36" WIDE & RISERS TO BE MAXIMUM 7.75" IN ACCORDANCE WITH THE IRC. INSTALL GUARDRAILS AND HANDRAILS THROUGHOUT, AS CHOSEN BY OWNER TO COMPLY WITH THE IRC.
- INSULATE 2nd FLOOR JOISTS ABOVE WITH R-38 BATTS. SEE DETAIL B/A7.
- 4"Ø CONCRETE FILLED LALLY COLUMN. BEAR COLUMN ON 7"x7"x1/2" STEEL PLATE ON 24" SQUARE CONCRETE FOOTING.
- 3.5" x 16" VERSALAM GIRDER. SET GIRDER IN SIMPSON STRONG-TIE (SST) LALLY COLUMN CAPS AT EACH END AND CENTER.
- INSTALL SIMPSON STRONG-TIE (SST) BC/BCS CAPS AND BASES AT ALL PARALLAM POST TO GIRDER CONNECTIONS.
- NEW FRONT PORCH POST WITH HARDIE 'SELECT CEDARMILL' PANELS BUILT OVER 4x4 TREATED POST. SEE DETAIL C/A8.
- 3.5"x3.5" PARALLAM PSL POST AT EACH END OF GIRDERS AND WHERE INDICATED. INSTALL ALL PARALLAM POSTS WITH SST CAPS AND BASES, AND PROVIDE CONTINUOUS SOLID BEARING TO FOUNDATION WALL BELOW. TYPICAL.
- INSULATE CEILING ABOVE UNDER WRAP AROUND PORCH ROOF. REFER TO DETAIL A/A8.
- 5.25"x5.25" PARALLAM PSL POST UNDER CORNER POST LOAD FROM ABOVE. PROVIDE CONTINUOUS SOLID BEARING TO FOUNDATION WALL BELOW.
- 8" WOOD, PLAIN, SQUARE COLUMN WRAP AS CHOSEN BY OWNER. PROVIDE WITH TUSCAN CAP AND BASE, AND INSTALL AS SPECIFIED BY MANUFACTURER.
- 2x8 AT 16" OC STUDS AT TOP OF WALL IN STUDY. INSULATE WALL WITH R21 BATTS. SEE DETAIL C/A7.
- NEW SINGLE WIDTH GARAGE DOOR. OWNER TO CHOOSE STYLE AND COLOR. 9FT WIDE x 8FT HIGH.
- INSTALL A ZERO CLEARANCE GAS FIRED FIREPLACE. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND THE IRC. PROVIDE AND INSTALL FIREPROOF SURROUND AND MANTLE AS CHOSEN BY OWNER. REFER TO MANUFACTURER FOR FRAMING DIMENSIONS.
- INSTALL TEMPERED GLASS SURROUND AND DOOR AT SHOWER. TYPICAL.
- INSTALL FULL HEIGHT CEMENT BACKER BOARD AT TUB & SHOWER SURROUNDS. TYPICAL.
- BOILER FLUE FROM MECHANICAL ROOM AT BASEMENT.
- INSTALL SOUND INSULATION AT WALLS BETWEEN BEDROOMS & BATHROOMS/LAUNDRY ROOM.
- PROVIDE AND INSTALL A SEALED PULL DOWN ATTIC STAIR; RO: 25.5"x54". DOUBLE UP FRAMING AT STAIR OPENING.
- INSTALL FLAT STUD ALONG REGULAR STUD TO CREATE A VERTICAL STRONG-BACK AT BRACKET LOCATIONS. SEE DETAIL A/A6.
- INSTALL CLOSET EQUIPMENT AS CHOSEN BY OWNER AT MASTER CLOSET.
- INSTALL ROD AND SHELF AT CLOSETS. TYPICAL.
- INSULATE RAFTERS & COLLAR TIES AT BONUS ROOM WITH FULL DEPTH SPRAY APPLIED POLYURETHANE INSULATION TO R-49.
- INSTALL GUARDRAILS & HANDRAILS AT STAIRS AS REQUIRED BY THE IRC.
- SET 3.5"x5.25" PARALLAM POST FROM ABOVE IN SST AC6 POST CAP EACH SIDE ON BETTER HEADER GIRDER AT CEILING. SET ALL GIRDERS IN SIMPSON STRONG-TIE (SST) CAPS AND BASES AT POST TO BEAM CONNECTIONS. TYPICAL.
- REFER TO SITE PLAN FOR RETAINING WALLS.
- VERSALAM LVL GIRDER FLUSH IN CEILING FOR COFFER CEILING CROSS FRAMING.
- 3"x5"x1/2" STEEL COLUMN. BEAR COLUMN ON STEEL COLUMN BELOW AND PROVIDE CONTINUOUS SOLID BEARING TO FOUNDATION BELOW. SET ALL GIRDERS IN SST OR STEEL BEARING CAPS & BASES.



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 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.
- ALL WOOD IN CONTACT WITH MASONRY & CONCRETE SHALL BE PRESSURE TREATED WITH A WOOD PRESERVATIVE.
- ALL WALL BASE PLATES SHALL BE SET IN A MINIMUM 3/4" BEAD OF CAULK OR SEALANT. ALL PENETRATIONS THROUGH CEILINGS AND EXTERIOR WALLS SHALL BE AIR SEALED WITH EXPANDING FOAM AND/OR SILICONE CAULK.
- WINDOWS ARE 400 SERIES BY ANDERSEN. UNITS TO BE LOW-E COATED WITH INSULATING GLASS & ARGON GAS. PROVIDE ALL OPERATING UNITS WITH SCREENS. UNIT NUMBERS ARE INDICATED ON THE PLANS.
- FLASH ALL WINDOW ROUGH OPENINGS WITH A PEEL & STICK TYPE MEMBRANE FLASHING. FLASH SILLS TO CREATE A DRAIN PAN PITCHED TO THE EXTERIOR SIDE.
- SEAL AROUND ALL DOOR AND WINDOW ROUGH OPENINGS WITH MINIMALLY EXPANDING FOAM. FOLLOW MANUFACTURERS PRECAUTIONS.
- ALL FASTENERS, NAILS AND HANGERS WHICH COME IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
- 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.
- INSTALL BETTER HEADER (BH) SANDWICH PLATE SYSTEM STEEL FLITCH PLATE GIRDERS WHERE INDICATED ON THE DRAWINGS. BEAR BETTER HEADER GIRDERS ON STRUCTURAL COLUMNS AT EACH END AS INDICATED ON THE DRAWINGS.
- INSTALL TRUSS JOIST MACMILLAN-18E PARALLAM PSL COLUMNS WHERE NOTED ON THE DRAWINGS. ALL STRUCTURAL COLUMNS TO HAVE CONTINUOUS SOLID BEARING TO FOUNDATION WALL BELOW.
- 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.
- 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

Comito Homes LLC
 205 Wanamaker Lane
 Upper Nyack, N.Y. 10960

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

FIRST FLOOR PLAN

PROGRESS PRINT
 FEB. 19, 2020

SCALE AS SHOWN
 DATE JANUARY 29, 2019
 JOB NO. 1906
 REVISIONS: SHEET NO.

1 CONST. ISSUE
 JULY 2, 2019

1 FIRST FLOOR PLAN
 A2 1/4" = 1 FOOT

A-2