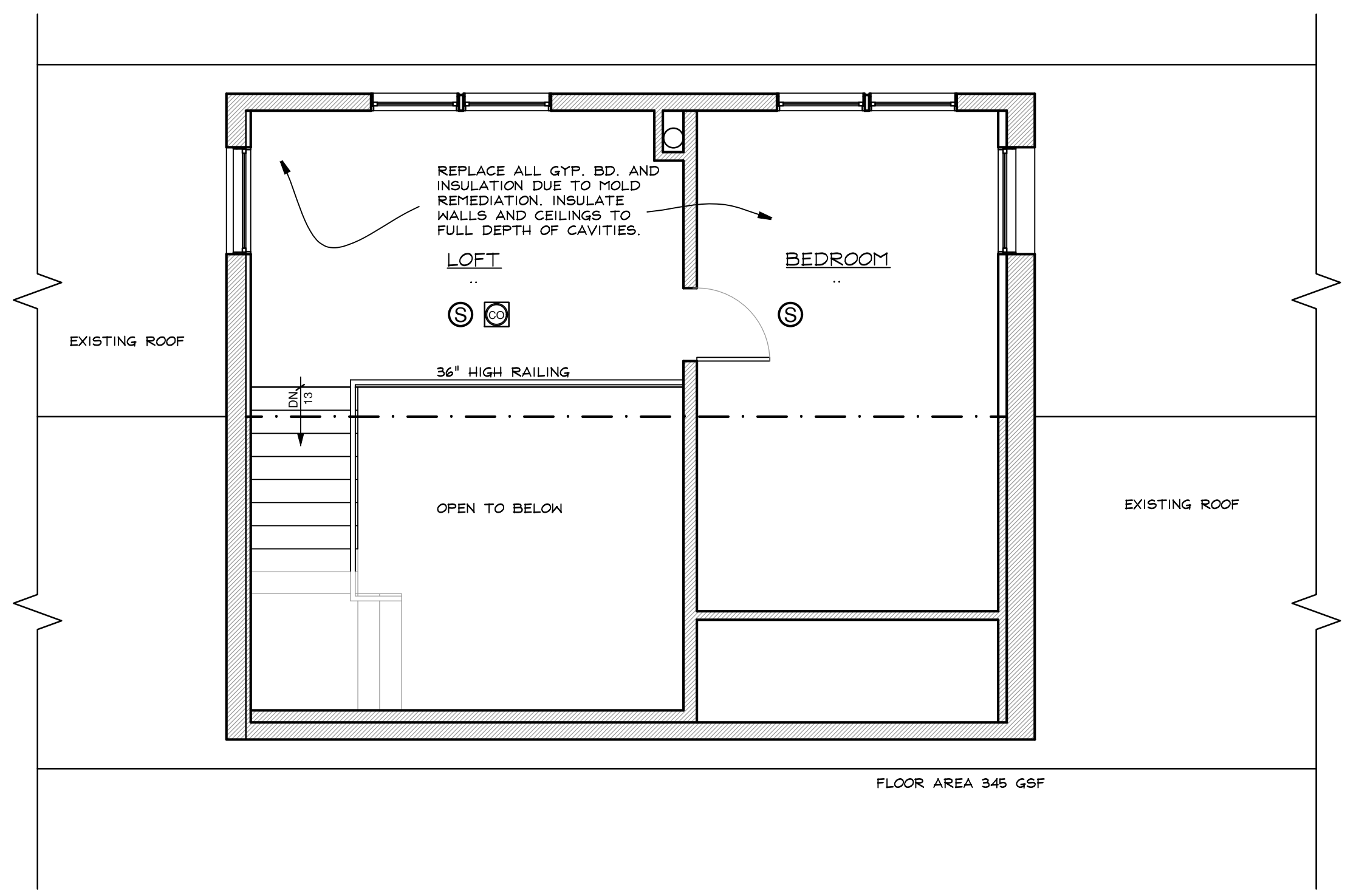


FLOOR AREA:
 GUEST QUARTERS FIRST FLOOR 584 GSF
 SECOND FLOOR 345 GSF
 POOL HOUSE 1,263 GSF
 GARAGE 587 GSF
 TOTAL FIRST FLOOR 2,434 GSF
 TOTAL SECOND FLOOR AREA 345 GSF
 TOTAL BUILDING FLOOR AREA 2,779 GSF



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 WOOD IN CONTACT WITH MASONRY & CONCRETE SHALL BE PRESSURE TREATED WITH A WOOD PRESERVATIVE.
- SEAL AROUND ALL DOOR AND WINDOW ROUGH OPENINGS WITH MINIMALLY EXPANDING FOAM. FOLLOW MANUFACTURERS PRECAUTIONS.
- REPLACE ALL INTERIOR FINISHES DAMAGED BY MOLD AND MILDEW.
- INSTALL NEW INSULATION IN EXISTING WALL AND CEILING CAVITIES TO THE FULL DEPTH OF THE CAVITY. IN ROOFS INSTALL VENTING BAFFLES FOR AIR FLOW.
- FILED VERIFY PRESENCE OF SMOKE AND CO DETECTORS ON EVERY LEVEL AND IN ALL SLEEPING ROOMS. INSTALL IF NON PRESENT. ALL DETECTORS MUST BE HARDWIRED AND INTERCONNECTED.

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

BUILDING CODE INFORMATION

CODE COMPLIANCE
 ALL CONSTRUCTION SHALL COMPLY WITH THE NEW YORK STATE:
 2020 RESIDENTIAL CODE OF NEW YORK STATE
 2017 NATIONAL ELECTRICAL CODE
 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
 2020 FUEL GAS CODE OF NEW YORK STATE
 2020 MECHANICAL CODE OF NEW YORK STATE
 2020 PLUMBING CODE OF NEW YORK STATE

USE GROUP: R-3 SINGLE FAMILY DETACHED DWELLING
 CONSTRUCTION TYPE: 5b
 SMOKE ALARMS: COMPLY WITH SEC R314, R315 and NFPA 72

CLIMACTIC & GEOGRAPHIC DESIGN CRITERIA ROCKLAND COUNTY

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CAT.	SUBJECT TO DAMAGE FROM:			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WINDBORNE DEBRIS ZONE		WEATHERING	FROST DEPTH	TERMITE					
30	115	TBD BY AHJ	YES	TBD BY AHJ	B	SEVERE	36"	MOD/HVY	HDD4910 15 F	YES	TBD	1000	52.2 F

ENERGY CODE COMPLIANCE
 THE ARCHITECT CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, THAT ALL APPLICABLE SECTIONS OF THE 2020 ECCO OF NEW YORK STATE ENERGY CODE HAVE BEEN MET OR EXCEEDED

M A R S H
POOL CABANA & GUEST QUARTERS
 661 North Broadway
 Upper Nyack, N.Y. 10960

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

FIRST & SECOND FLOOR PLAN GUEST QUARTERS & POOL CABANA

SCALE AS SHOWN
 DATE MARCH 27, 2020
 JOB NO. 1998
 REVISIONS: SHEET NO.

① DECEMBER 1, 2020 **A-1**

NY LICENSE # 15938