

Proposed 4 Unit Dwelling and 2 Storage Units For:

83 DUELK AVE.

Village Of South Blooming Grove
Orange County, New York



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DrawME

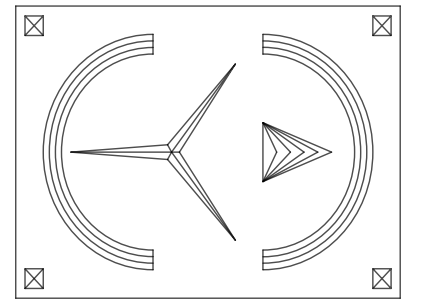
Designing Group

2 STONEGATE DRIVE, SUITE 309

MONROE, NY 10950

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PROJECT:

Proposed 4 Unit Dwelling
And 2 Storage Units For:
83 Duelk Ave.
Village Of South Blooming Grove
Orange County, New York

DRAFTED BY: EH

DATE:
6/3/2024

REVISIONS:

NO.	REV.	NOTES	DATE
2			6/19/2024
3			7/1/2024
4		CHANGED LOCATION & SIZES OF DECKS	2/17/2025
5		UPDATED LAYOUTS	5/6/2025

SCALE: AS NOTED

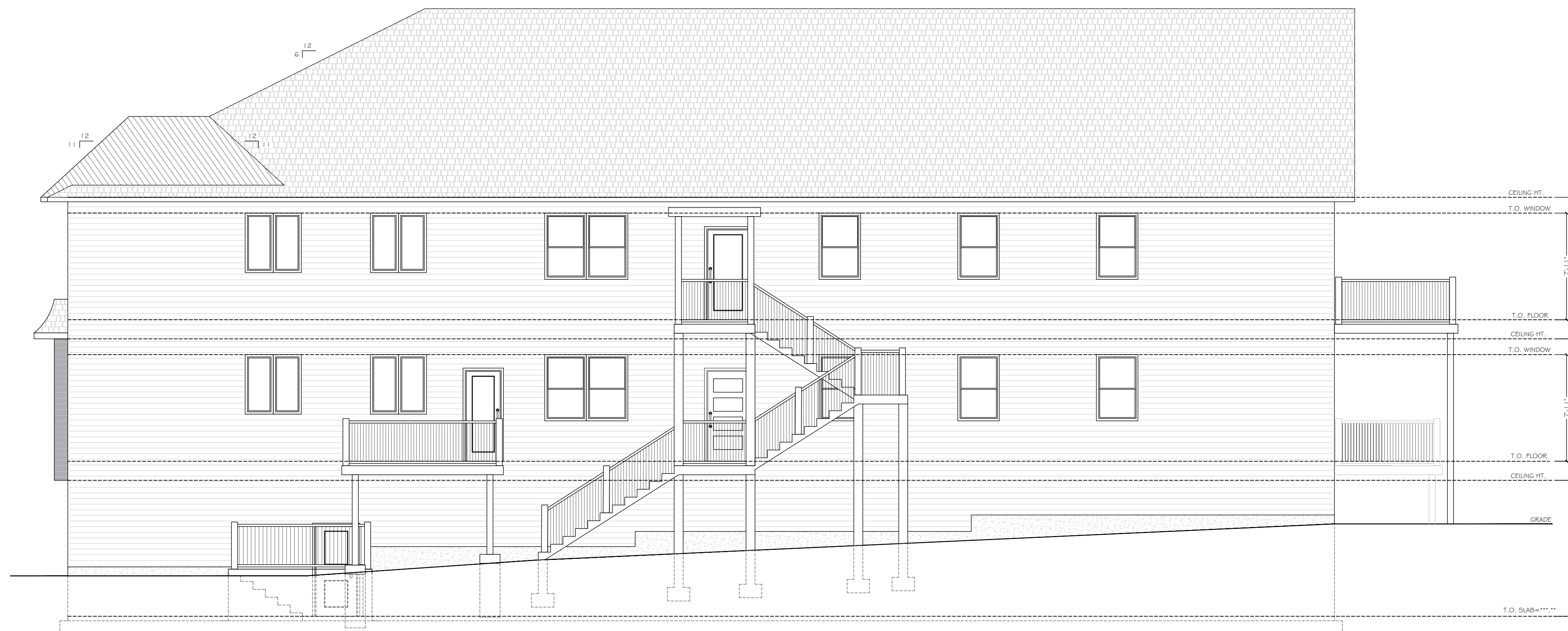
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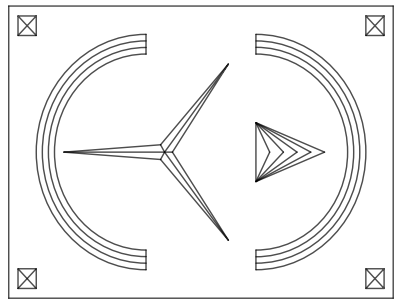
WINDOW SIZES:
CHECK FLOOR PLAN FOR WINDOW SIZES,
AND CONCRETE CUTOUT.

1 PROPOSED FRONT ELEVATION
A-101 SCALE: 3/16" = 1' 0"



2 PROPOSED RIGHT SIDE ELEVATION
A-101 SCALE: 3/16" = 1' 0"

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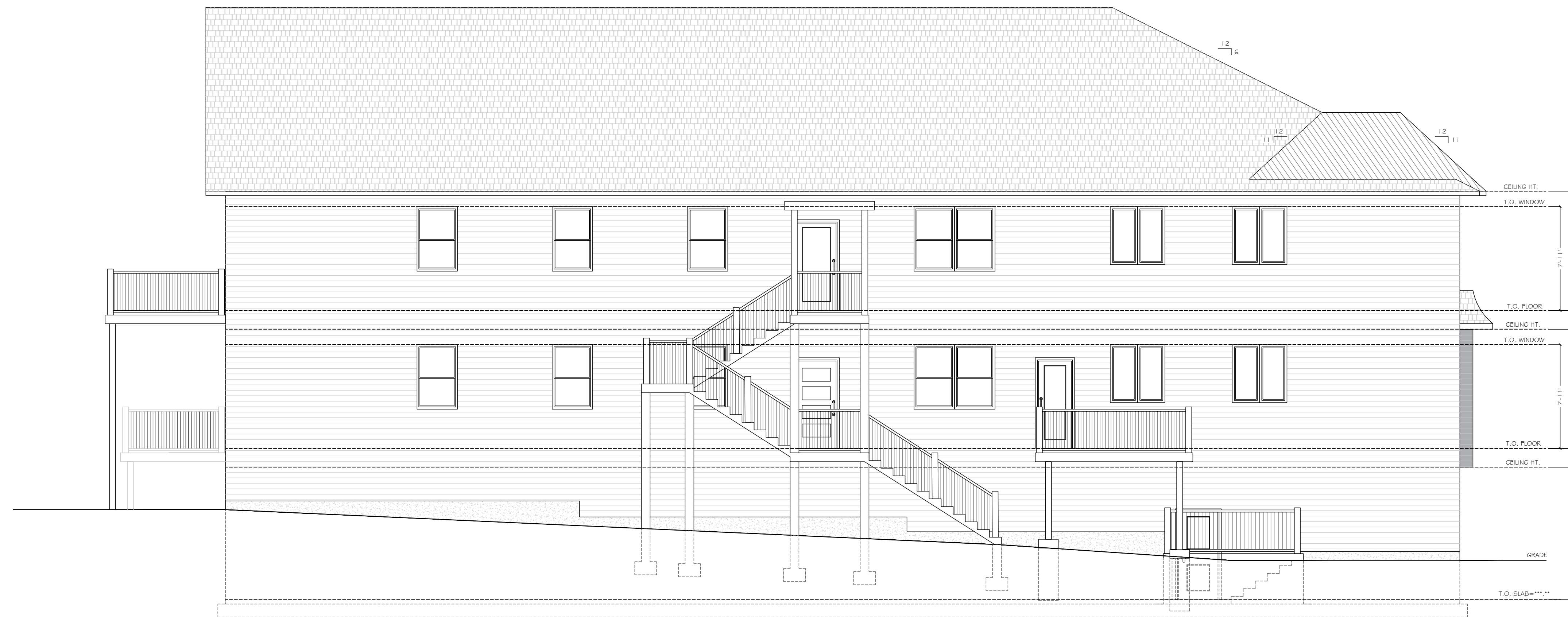
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4	CHANGED LOCATION & SIZES OF DECKS	2/17/2025
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SCALE: AS NOTED

SHEET NO.

A-101

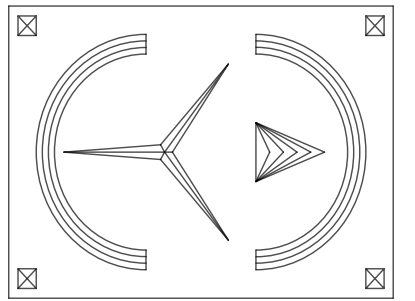


1 PROPOSED LEFT SIDE ELEVATION
A-102 SCALE: 3/16" = 1' 0"



2 PROPOSED REAR ELEVATION
A-102 SCALE: 3/16" = 1' 0"

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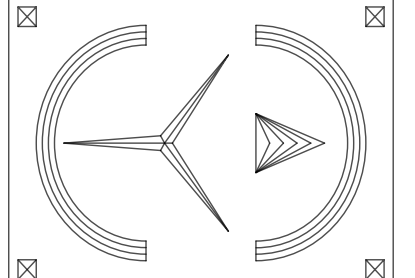
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A-102



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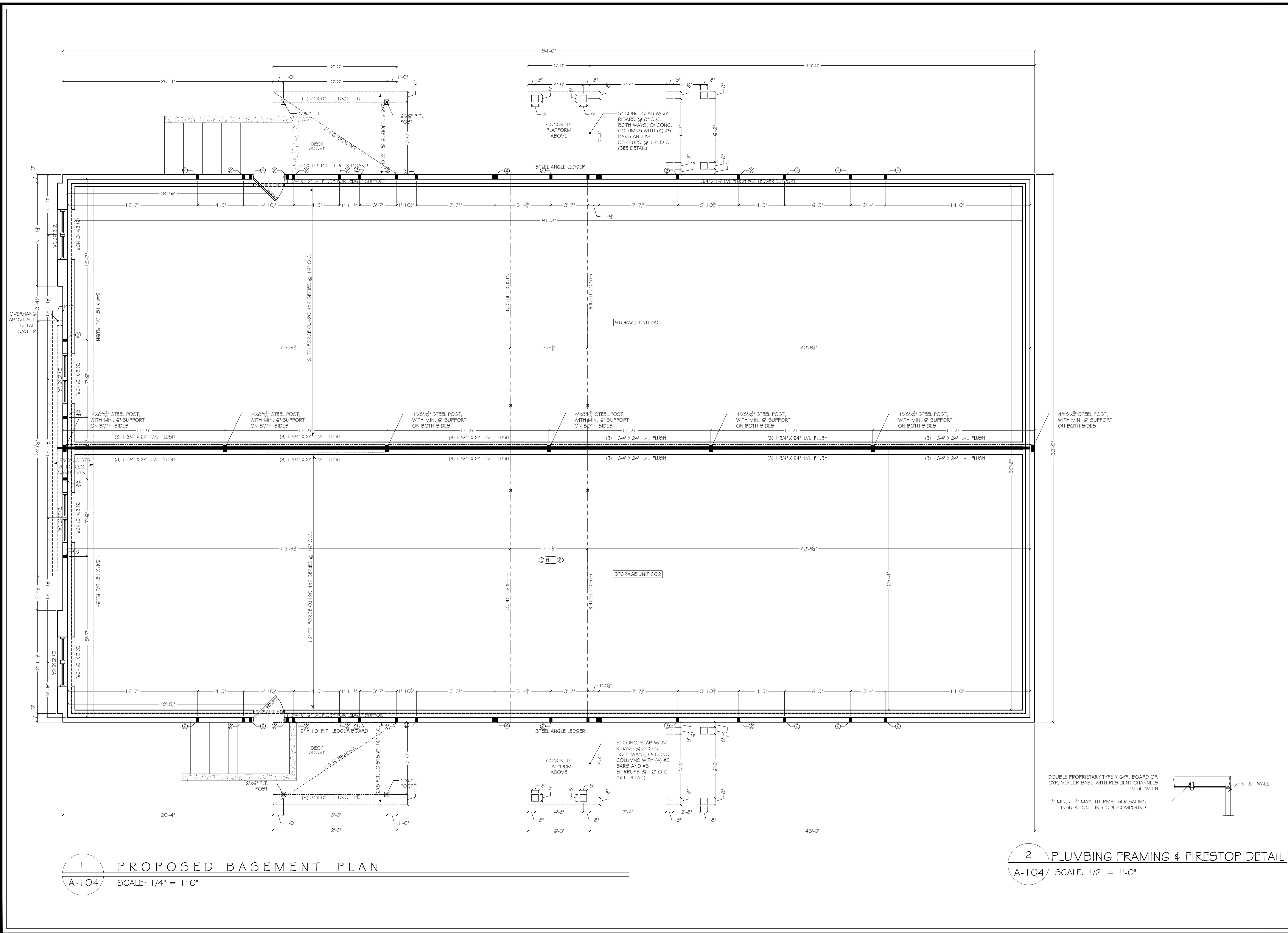
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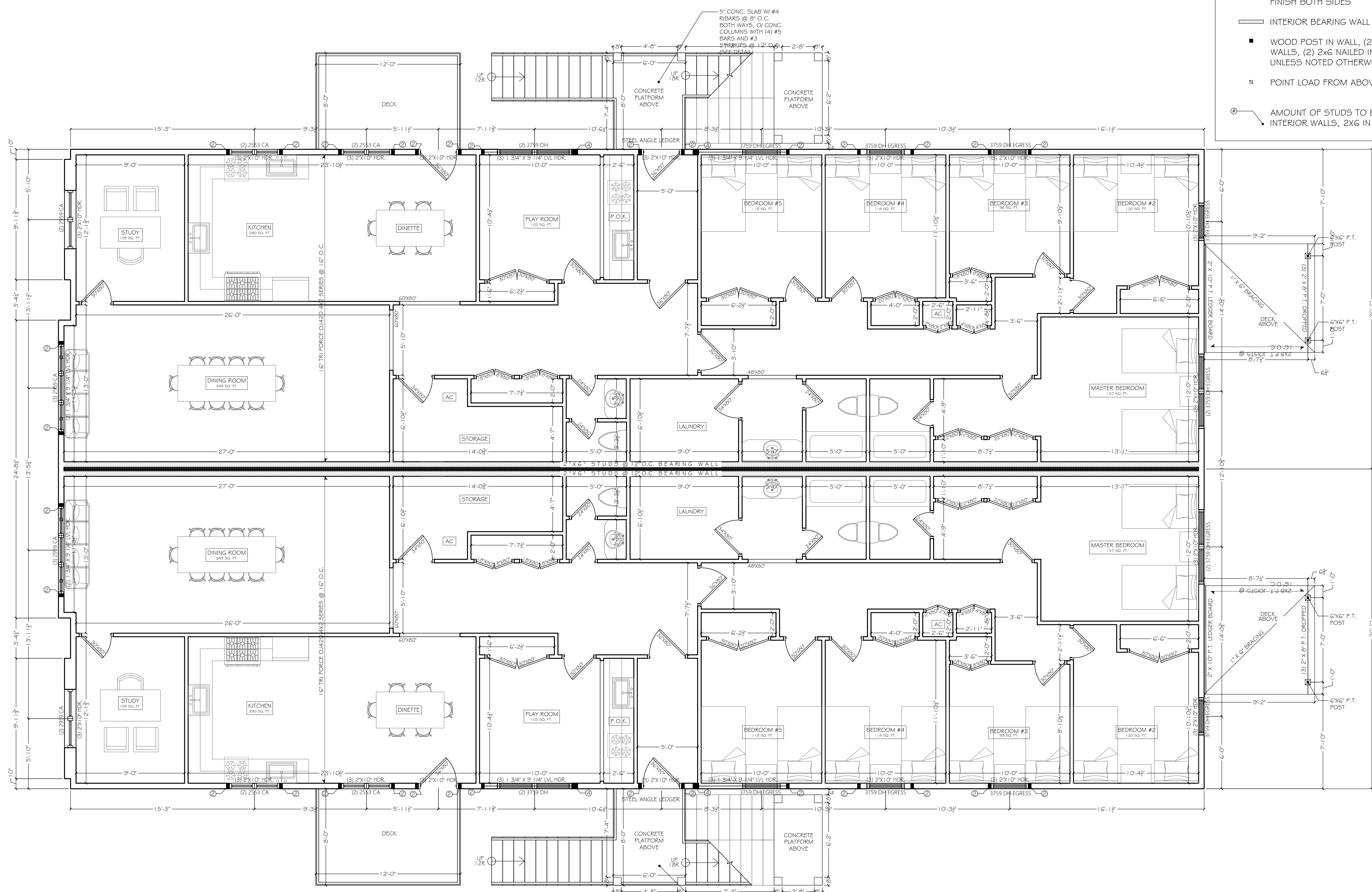
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A-104



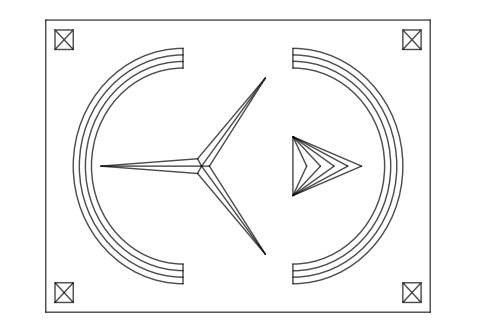
1 PROPOSED BASEMENT PLAN
 A-104 SCALE: 1/4" = 1'-0"

2 PLUMBING FRAMING & FIRESTOP DETAIL
 A-104 SCALE: 1/2" = 1'-0"



- WALL LEGEND**
- 2x4 INTERIOR WALL OR 2x6 EXTERIOR WALL, FINISH BOTH SIDES
 - INTERIOR BEARING WALL
 - WOOD POST IN WALL, (2) 2x4 NAILED IN INTERIOR WALLS, (2) 2x6 NAILED IN EXTERIOR WALLS UNLESS NOTED OTHERWISE.
 - POINT LOAD FROM ABOVE
 - AMOUNT OF STUDS TO BE NAILED, 2X4 IN INTERIOR WALLS, 2X6 IN EXTERIOR WALLS.

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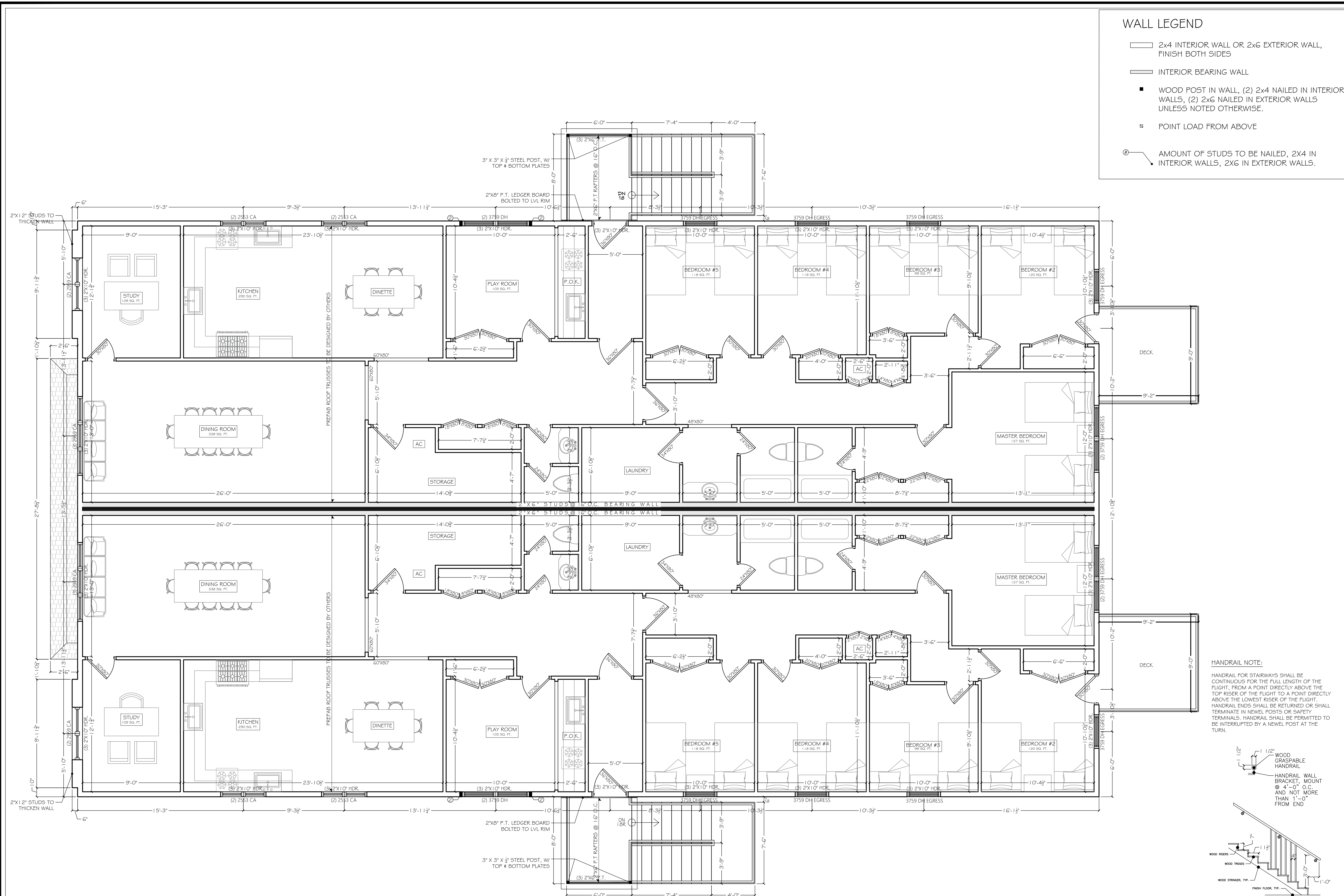
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SHEET NO.
A-105

1 PROPOSED FIRST FLOOR PLAN
 A-105 SCALE: 1/4" = 1' 0"

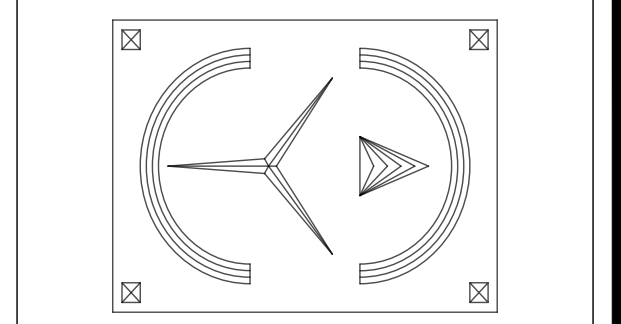
5" CONC. SLAB W/ #4 RIBARS @ 8" O.C. BOTH WAYS, OF CONC. COLUMNS WITH (4) #5 BARS AND #3 STIRRUPS @ 12" O.C. (SEE DETAIL)



WALL LEGEND

- 2x4 INTERIOR WALL OR 2x6 EXTERIOR WALL, FINISH BOTH SIDES
- INTERIOR BEARING WALL
- WOOD POST IN WALL, (2) 2x4 NAILED IN INTERIOR WALLS, (2) 2x6 NAILED IN EXTERIOR WALLS UNLESS NOTED OTHERWISE.
- POINT LOAD FROM ABOVE
- AMOUNT OF STUDS TO BE NAILED, 2X4 IN INTERIOR WALLS, 2X6 IN EXTERIOR WALLS.

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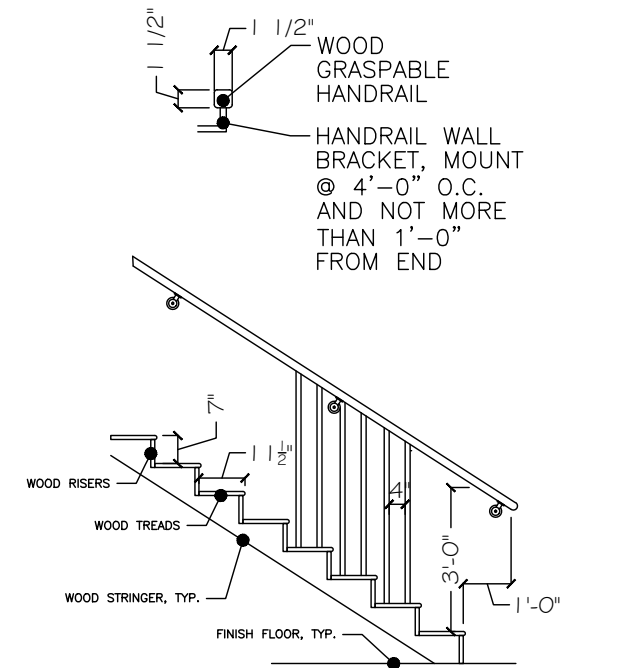
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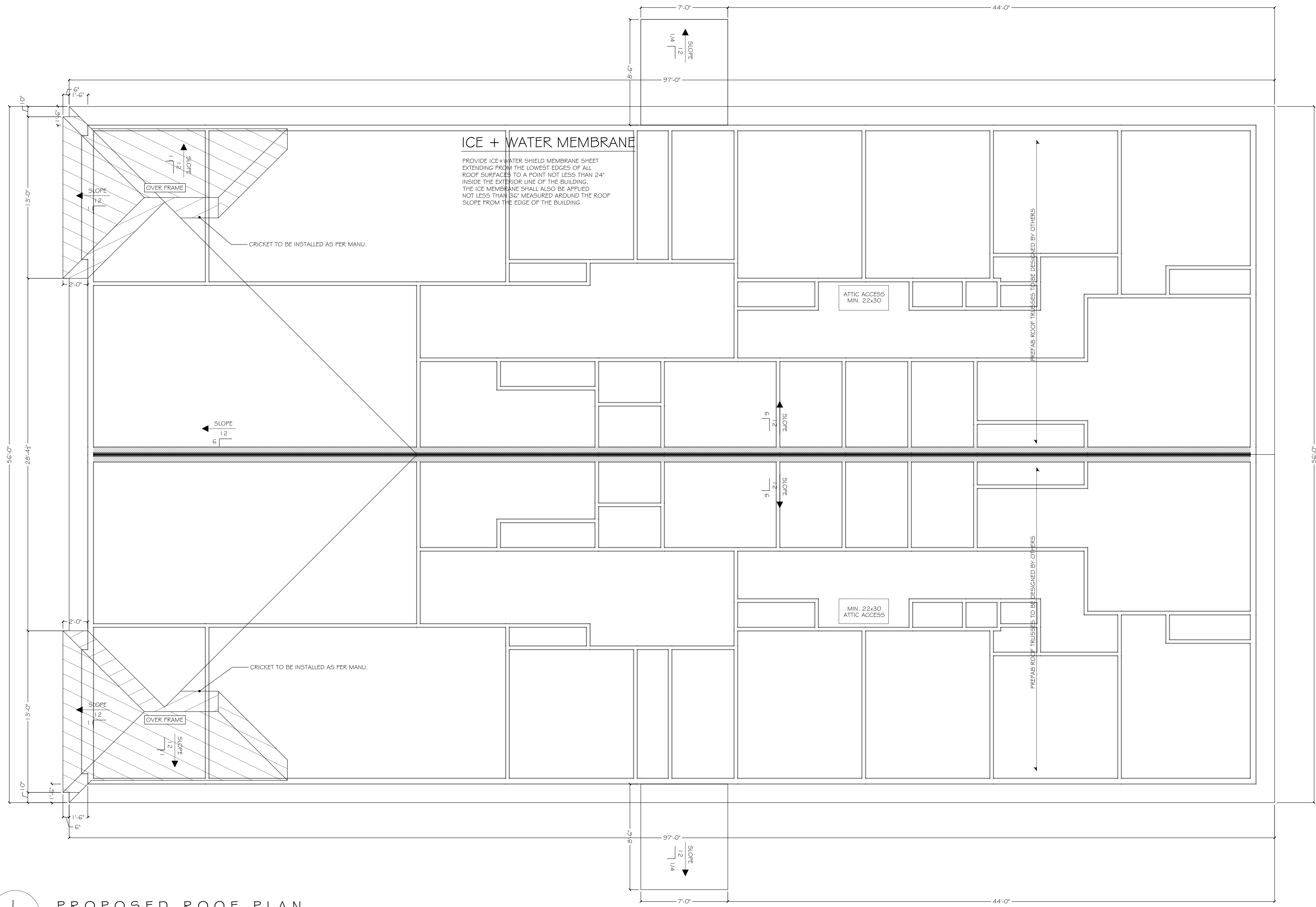
HANDRAIL NOTE:
 HANDRAIL FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAIL SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.



1 PROPOSED SECOND FLOOR PLAN
 A-106 SCALE: 1/4" = 1' 0"

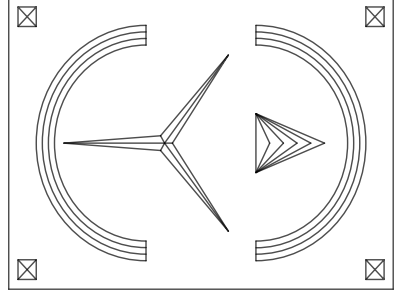
2 STAIR DETAIL
 A-106 SCALE: 1/4" = 1' 0"

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SCALE:	AS NOTED	
SHEET NO.		
A-106		



1 PROPOSED ROOF PLAN
 A-107 SCALE: 1/4" = 1' 0"

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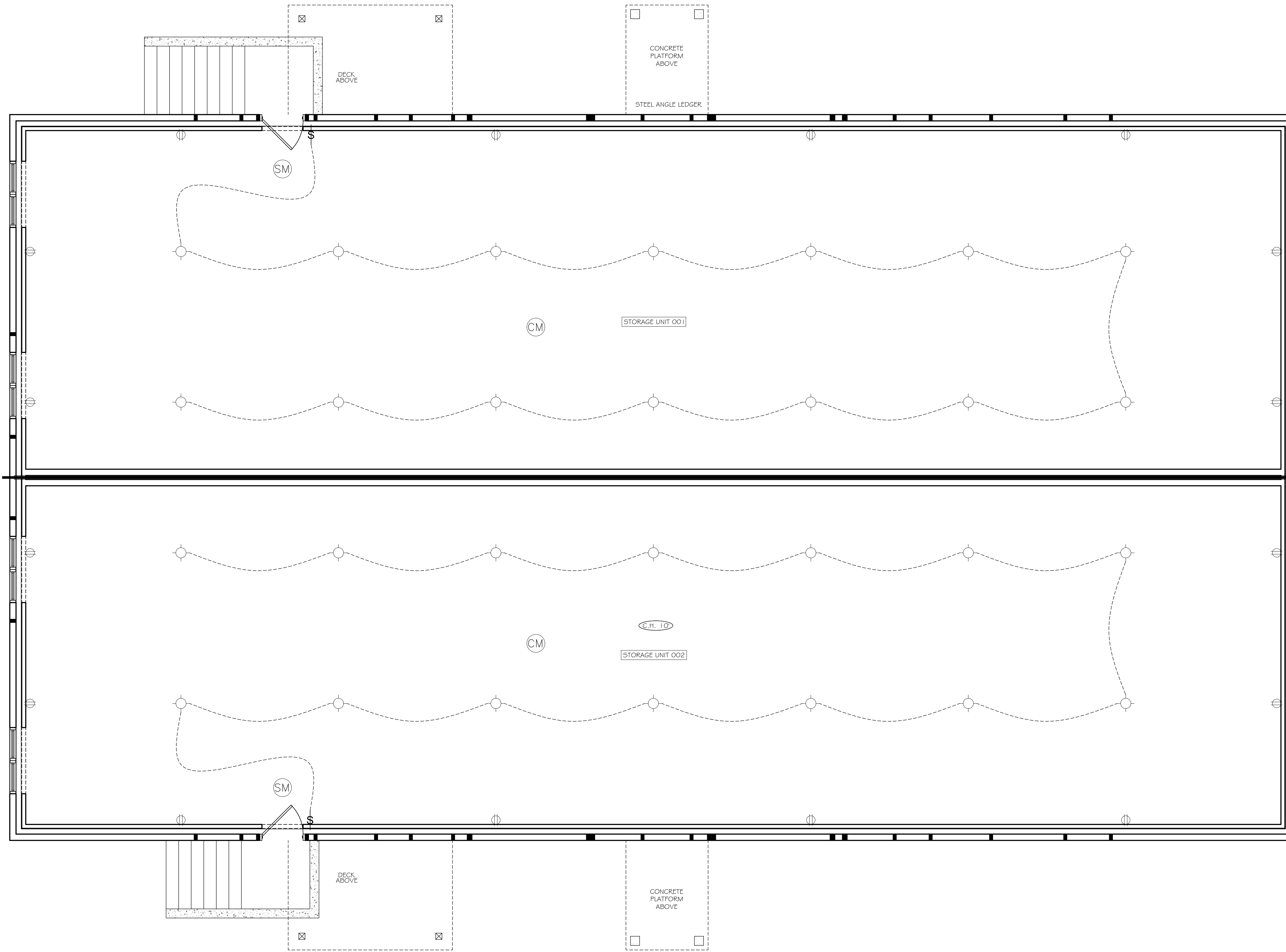
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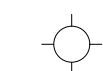
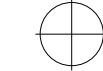




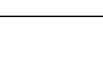
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SHEET NO.
A-107



- ELECTRICAL SYMBOLS LEGEND**
-  KEYLESS PORCELIN FIXTURE WITH A 13 WATT CFL BULB OR EQUIVALENT LED BULB AND FIXTURE
 -  COMBINATION EXHAUST FAN / LIGHT - DIRECTLY VENTED TO EXTERIOR
 -  DUPLEX RECEPTACLE OUTLET
 -  GFI GROUND FAULT PROTECTION RECEPTACLE OR CIRCUIT
 -  LIGHT SWITCH
 -  SMOKE DETECTOR INTERCONNECTED
 -  CARBON MONOXIDE DETECTOR INTERCONNECTED

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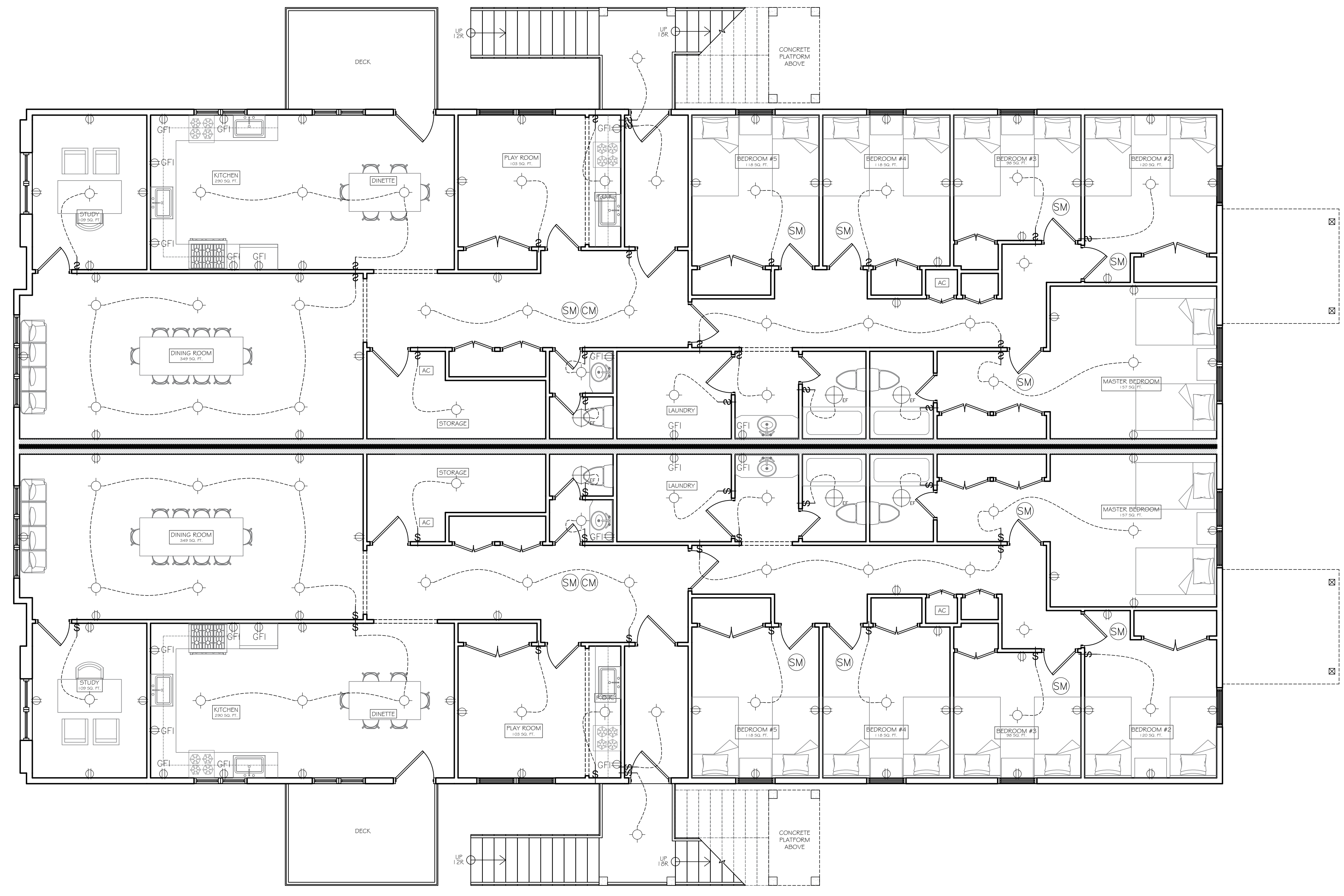
SCALE: AS NOTED

SHEET NO.
A-108

1 BASEMENT ELECTRICAL PLAN
 A-108 SCALE: 1/4" = 1' 0"

ELECTRICAL SYMBOLS LEGEND

- KEYLESS PORCELAIN FIXTURE WITH A 13 WATT CFL BULB OR EQUIVALENT LED BULB AND FIXTURE
- COMBINATION EXHAUST FAN / LIGHT - DIRECTLY VENTED TO EXTERIOR
- DUPLEX RECEPTACLE OUTLET
- GFI GROUND FAULT PROTECTION RECEPTACLE OR CIRCUIT
- LIGHT SWITCH
- SMOKE DETECTOR INTERCONNECTED
- CARBON MONOXIDE DETECTOR INTERCONNECTED



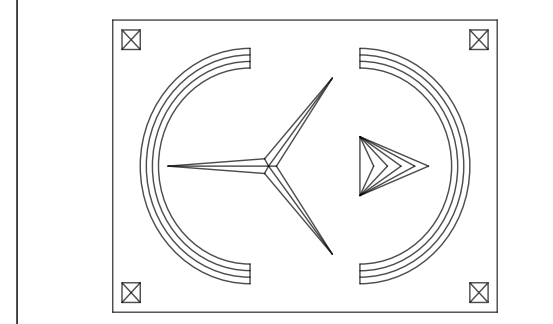
LIGHT & VENT CALCULATIONS SCHEDULE

FLOOR	APT	ROOM	SQ. FT.	LIGHT REQUIRED	LIGHT PROVIDED	VENT REQUIRED	VENT PROVIDED
1	1	DINING ROOM	247.0	19.8	27.1	9.9	22
1	1	KITCHEN	349.0	27.9	26.8*	14.0	20.7
1	1	STUDY	109.0	8.7	18.1	4.4	14.7
1	1	PLAYROOM	103.0	8.2	24.2	4.1	14.7
1	1	MASTER BEDROOM	157.0	12.6	24.2	6.3	14.7
1	1	BEDROOM 2	120.0	9.6	11.8	4.8	6.2
1	1	BEDROOM 3	98.0	7.8	11.8	3.9	6.2
1	1	BEDROOM 4	118.0	9.4	11.8	4.7	6.2
1	1	BEDROOM 5	118.0	9.4	11.8	4.7	6.2
1	2	DINING ROOM	247.0	19.8	27.1	9.9	22
1	2	KITCHEN	349.0	27.9	26.8*	14.0	20.7
1	2	STUDY	109.0	8.7	18.1	4.4	14.7
1	2	PLAYROOM	103.0	8.2	24.2	4.1	14.7
1	2	MASTER BEDROOM	157.0	12.6	24.2	6.3	14.7
1	2	BEDROOM 2	120.0	9.6	11.8	4.8	6.2
1	2	BEDROOM 3	98.0	7.8	11.8	3.9	6.2
1	2	BEDROOM 4	118.0	9.4	11.8	4.7	6.2
1	2	BEDROOM 5	118.0	9.4	11.8	4.7	6.2

* PROVIDE ARTIFICIAL LIGHTING THAT IS CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 5 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE FLOOR LEVEL.

** PROVIDE MECHANICAL VENTILATION CAPABLE OF PRODUCING .35 AIR CHANGE PER HOUR IN ROOM / ENTIRE HOUSE VENTILATION SYSTEM CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FT. PER MINUTE PER OCCUPANT COMPUTED ON THE BASIS OF 2 OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM.

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1 FIRST FLOOR ELECTRICAL PLAN
A-109 SCALE: 3/16" = 1' 0"

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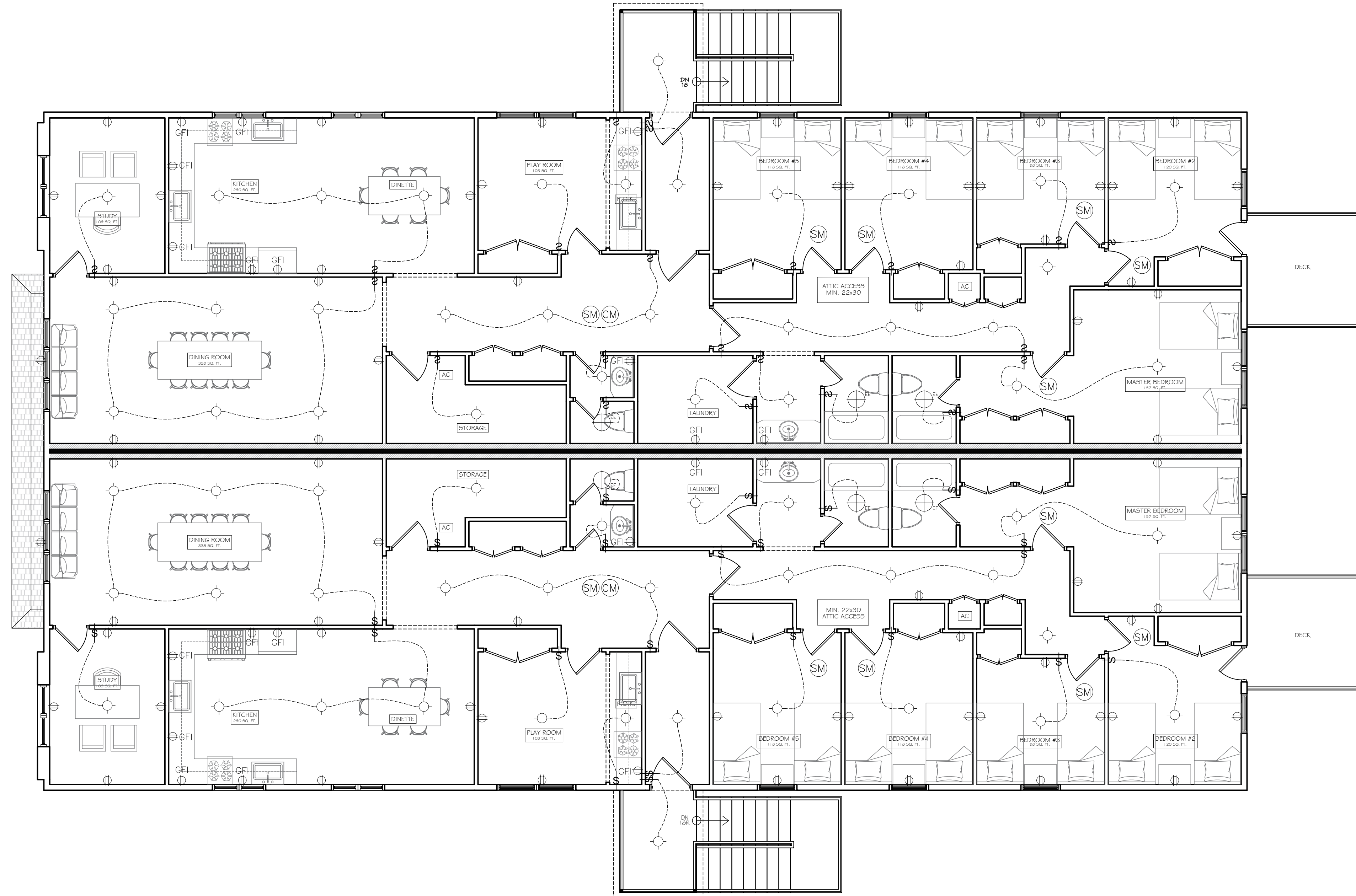
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SHEET NO.
A-109



ELECTRICAL SYMBOLS LEGEND

- KEYLESS PORCELAIN FIXTURE WITH A 13 WATT CFL BULB OR EQUIVALENT LED BULB AND FIXTURE
- COMBINATION EXHAUST FAN / LIGHT - DIRECTLY VENTED TO EXTERIOR
- DUPLEX RECEPTACLE OUTLET
- GFI GROUND FAULT PROTECTION RECEPTACLE OR CIRCUIT
- LIGHT SWITCH
- SM SMOKE DETECTOR INTERCONNECTED
- CM CARBON MONOXIDE DETECTOR INTERCONNECTED

LIGHT & VENT CALCULATIONS SCHEDULE

FLOOR	APT	ROOM	SQ. FT.	LIGHT REQUIRED	LIGHT PROVIDED	VENT REQUIRED	VENT PROVIDED
2	1	DINING ROOM	247.0	19.8	27.1	9.9	22
2	1	KITCHEN	349.0	27.9	26.8*	14.0	20.7
2	1	STUDY	109.0	8.7	18.1	4.4	14.7
2	1	PLAYROOM	103.0	8.2	24.2	4.1	14.7
2	1	MASTER BEDROOM	157.0	12.6	24.2	6.3	14.7
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2	1	BEDROOM 4	118.0	9.4	11.8	4.7	6.2
2	1	BEDROOM 5	118.0	9.4	11.8	4.7	6.2
2	2	DINING ROOM	247.0	19.8	27.1	9.9	22
2	2	KITCHEN	349.0	27.9	26.8*	14.0	20.7
2	2	STUDY	109.0	8.7	18.1	4.4	14.7
2	2	PLAYROOM	103.0	8.2	24.2	4.1	14.7
2	2	MASTER BEDROOM	157.0	12.6	24.2	6.3	14.7
2	2	BEDROOM 2	120.0	9.6	11.8	4.8	6.2
2	2	BEDROOM 3	98.0	7.8	11.8	3.9	6.2
2	2	BEDROOM 4	118.0	9.4	11.8	4.7	6.2
2	2	BEDROOM 5	118.0	9.4	11.8	4.7	6.2

* PROVIDE ARTIFICIAL LIGHTING THAT IS CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDELES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30' ABOVE FLOOR LEVEL.

** PROVIDE MECHANICAL VENTILATION CAPABLE OF PRODUCING .35 AIR CHANGE PER HOUR IN ROOM; ENTIRE HOUSE VENTILATION SYSTEM CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FT. PER MINUTE PER OCCUPANT COMPUTED ON THE BASIS OF 2 OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM.

1 SECOND FLOOR ELECTRICAL PLAN
A-110 SCALE: 3/16" = 1'-0"

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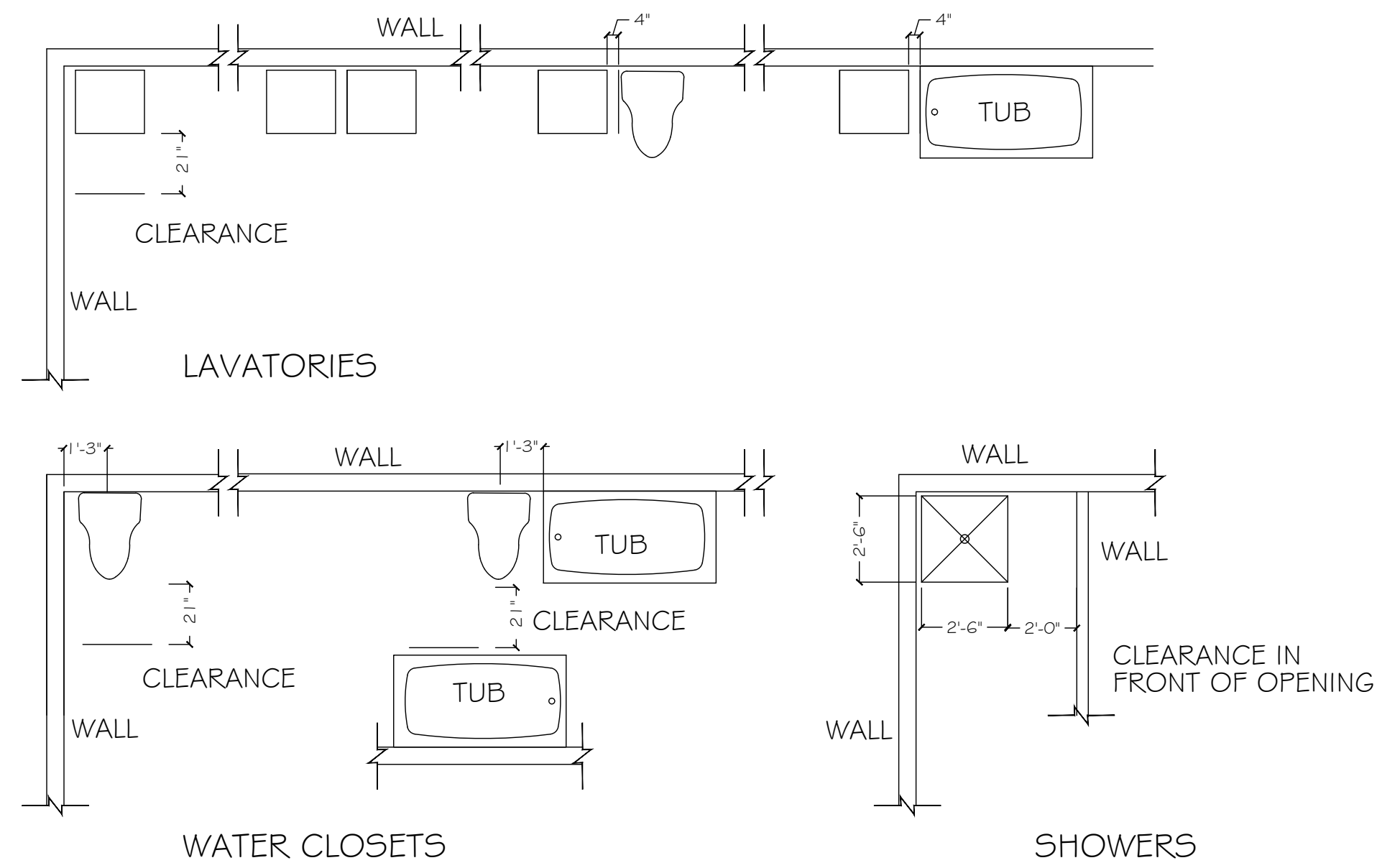
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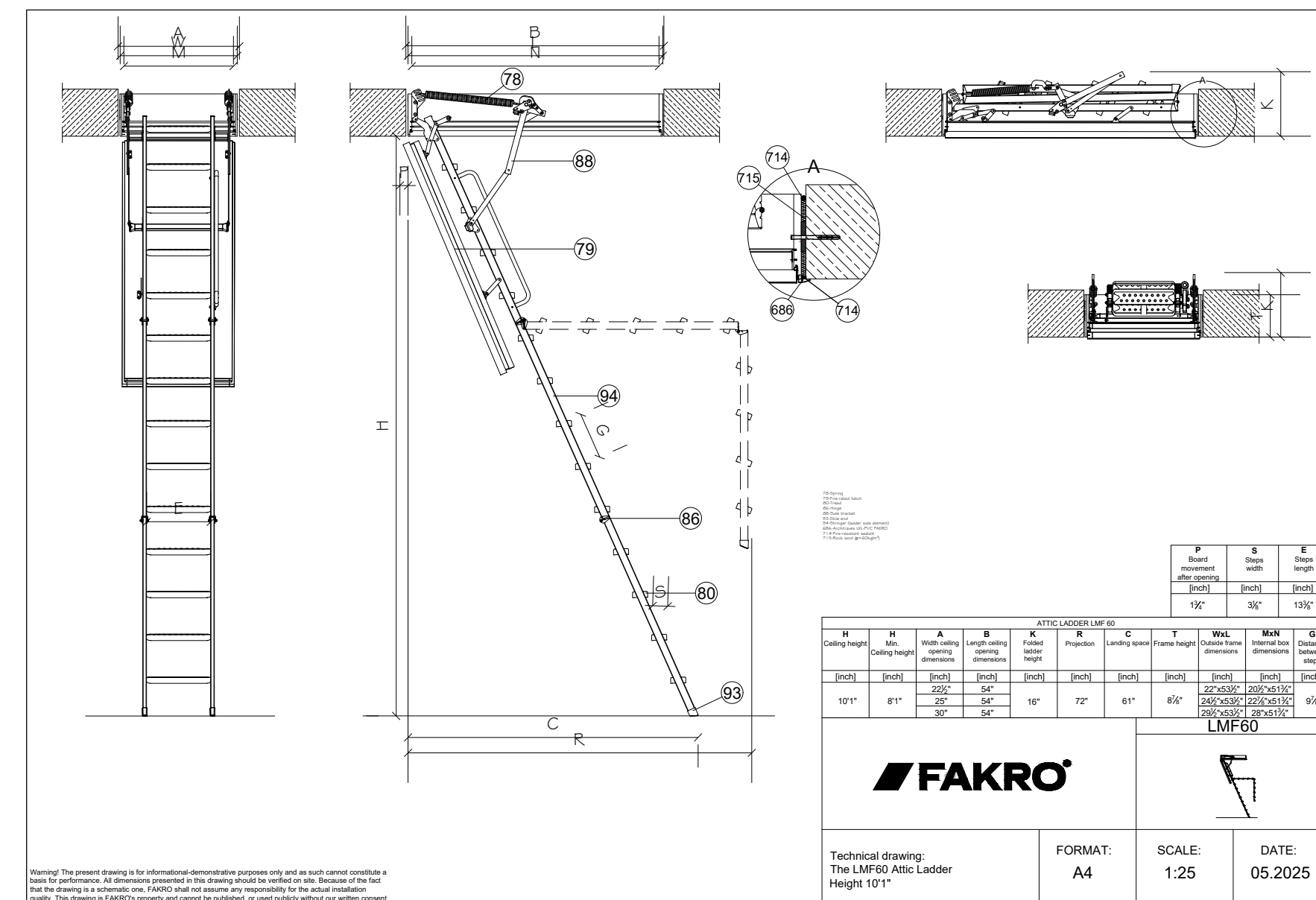
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4		CHANGED LOCATION & SIZES OF DECKS	2/17/2025
5		UPDATED LAYOUTS	5/6/2025

SCALE: AS NOTED

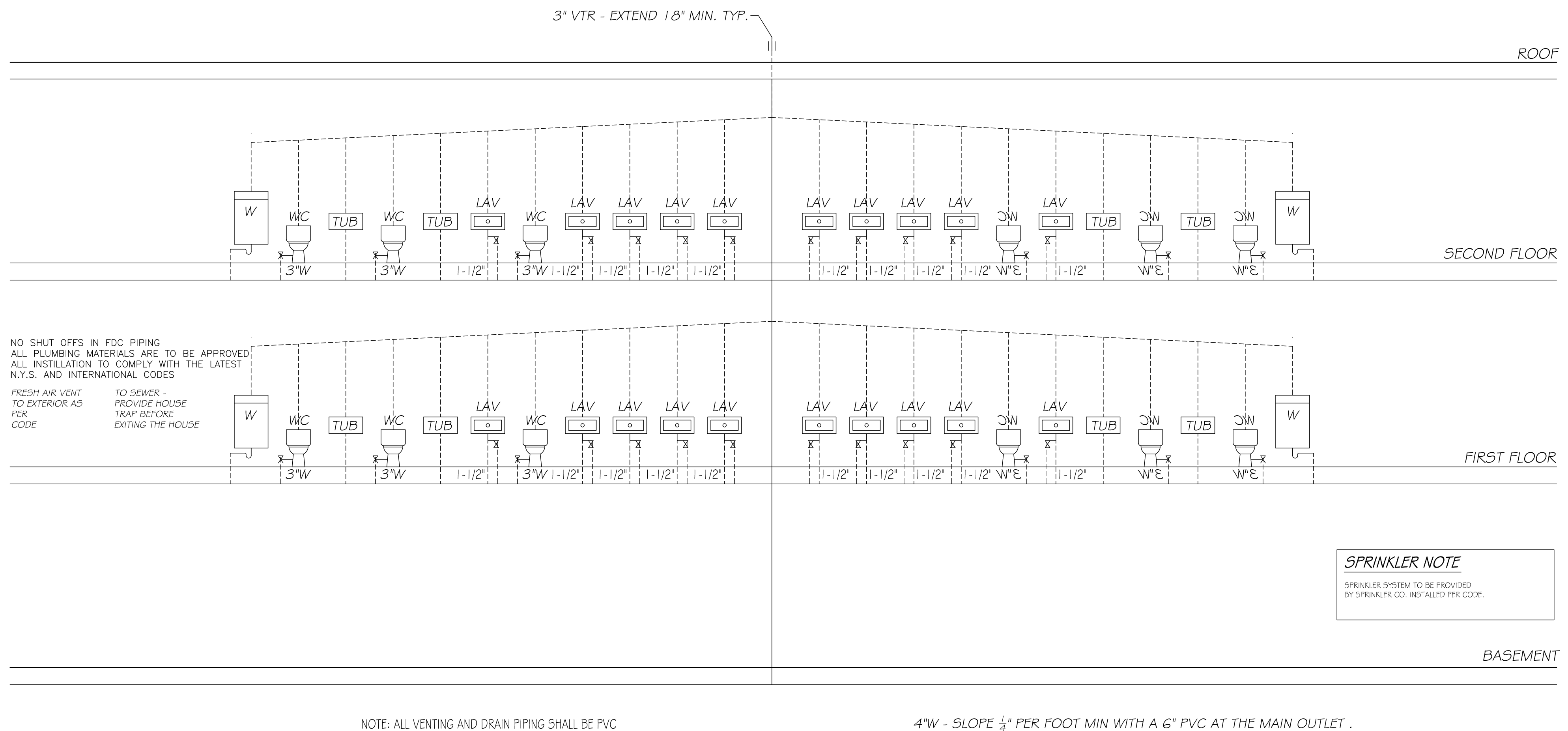
SHEET NO.
A-110



1 MINIMUM PLUMBING FIXTURE CLEARANCES
A-111 SCALE: 1/4" = 1' 0"



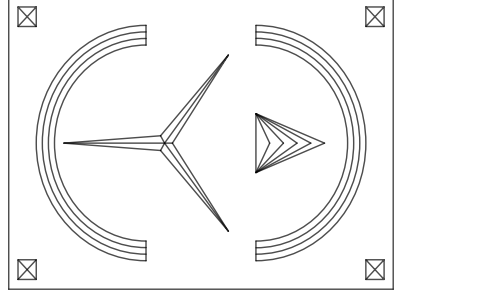
2 ATTIC ACCESS DETAIL
A-111 SCALE: 1/4" = 1' 0"



3 PLUMBING RISER DIAGRAM - VENT & WASTE
A-111 SCALE: 1/4" = 1' 0"

ALL PIPING, SIZING, STACKS, TRAPS & FIXTURES, TO BE IN ACCORDANCE WITH ALL THE LOCAL AND STATE BUILDING CODES

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PROJECT:

Proposed 4 Unit Dwelling
And 2 Storage Units For:
83 Dueik Ave.
Village Of South Blooming Grove
Orange County, New York

DRAFTED BY: EH

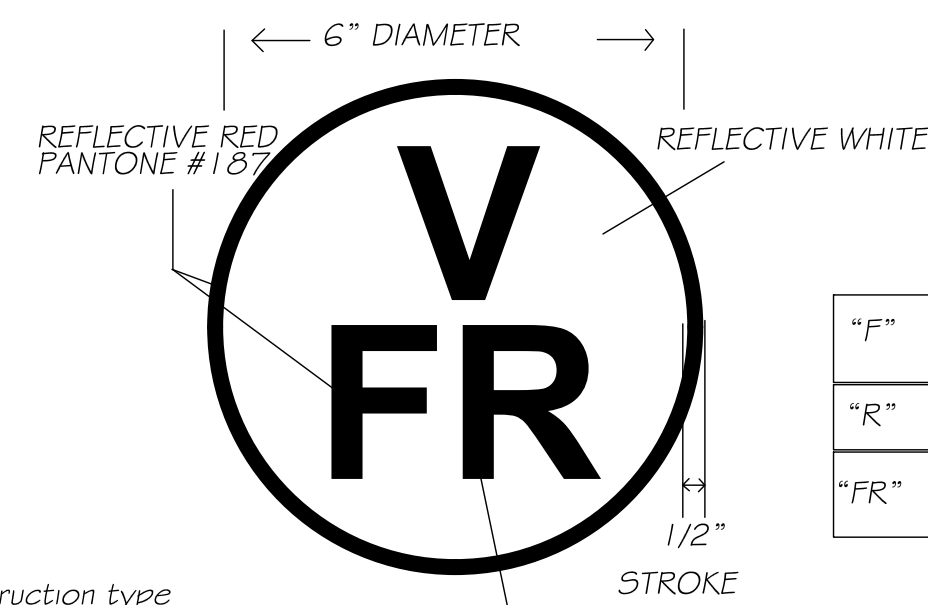
DATE:
6/3/2024

REVISIONS:

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SCALE: AS NOTED

SHEET NO.
A-111



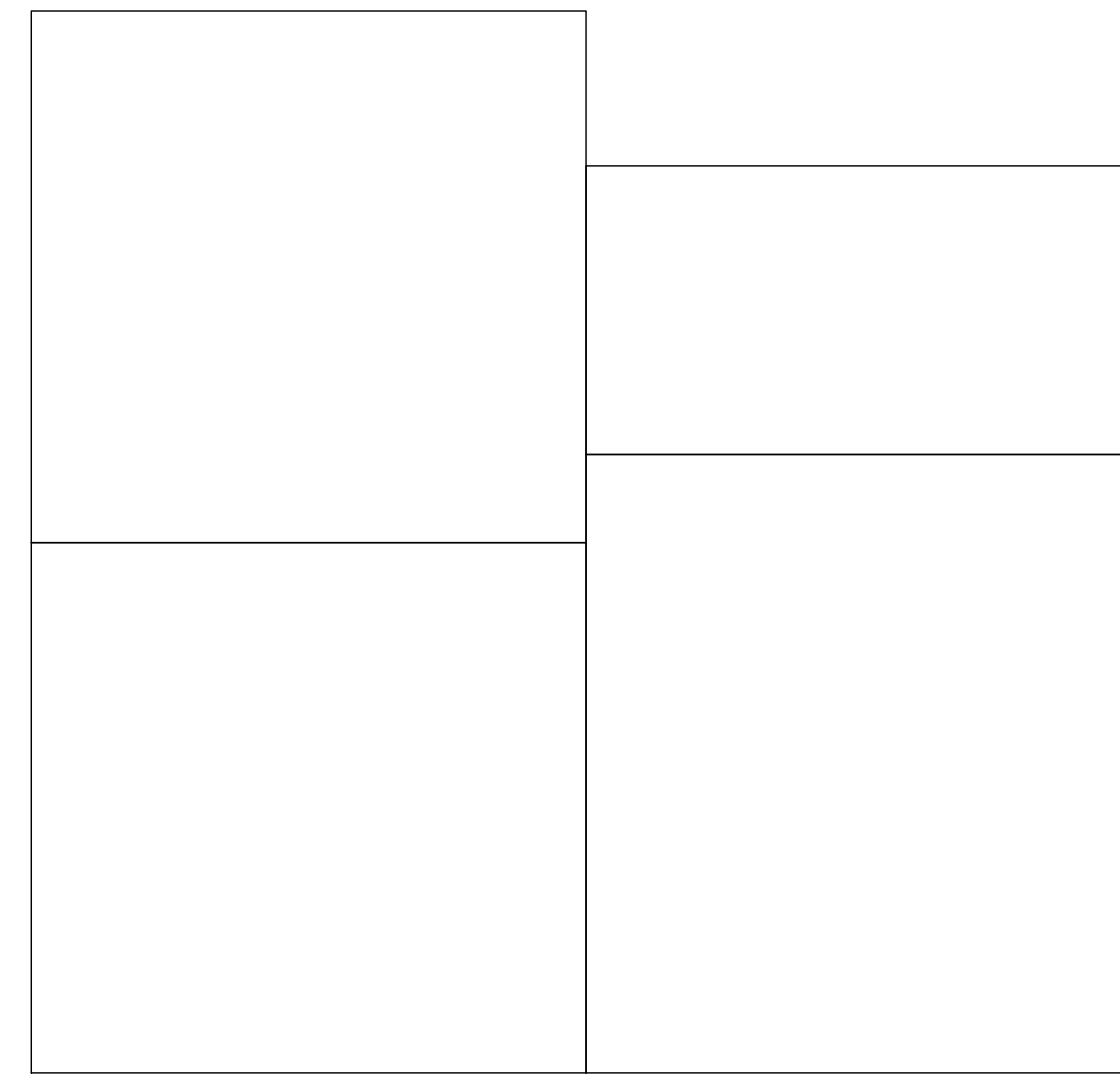
"F"	FLOOR FRAMING, INCLUDING GIRDERS AND BEAMS
"R"	ROOF FRAMING
"FR"	FLOOR AND ROOF FRAMING

The construction type designation shall be "I", "II", "III", "IV" or "V" to indicate the construction classification of the structure under section 602 of the BCNY5

DESIGNATION FOR STRUCTURAL COMPONENTS THAT ARE OF TRUSS TYPE CONSTRUCTION

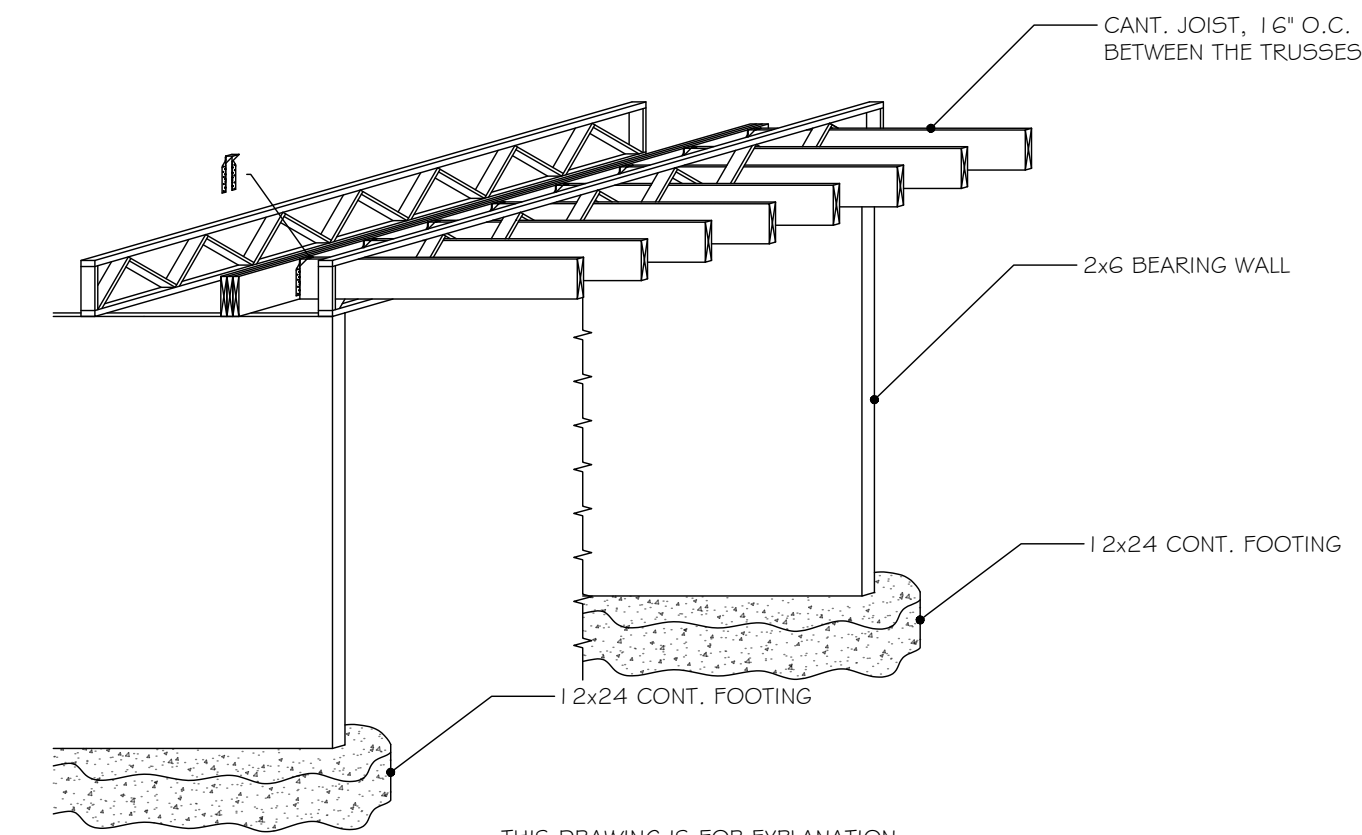
NOTE 1: CONFIRM LOCATION WITH BUILDING CODE OFFICIAL CHAPTER 33, PART 1264 OF THE NYS BUILDING CODE INSTALL IDENTIFICATION SIGN FOR BUILDINGS UTILIZING TRUSS TYPE CONSTRUCTION

NOTE 1: INTERNATIONAL RESIDENTIAL CODE OF 2020, SECTION R302.13 - PROTECTION OF FLOORS
EXCEPTION 4 - WOOD FLOOR ASSEMBLIES USING DIMENSIONAL OR STRUCTURAL COMPOSITE LUMBER EQUAL TO OR GREATER THAN 2" x 10" NOMINAL. CODE OFFICIAL DETERMINATION - COVER UNDERSIDE OF TJI JOISTS PER CODE WITH 1/2" GYP. BD.
CONTRACTOR TO SUBMIT JOIST MANUFACTURER SPECIFICATIONS TO THE BUILDING CODE OFFICIAL PRIOR TO ORDER FOR REVIEW.



4 WINDOW WELL REQUIREMENTS

A-112 SCALE: 1/4" = 1' 0"



THIS DRAWING IS FOR EXPLANATION PURPOSE ONLY.

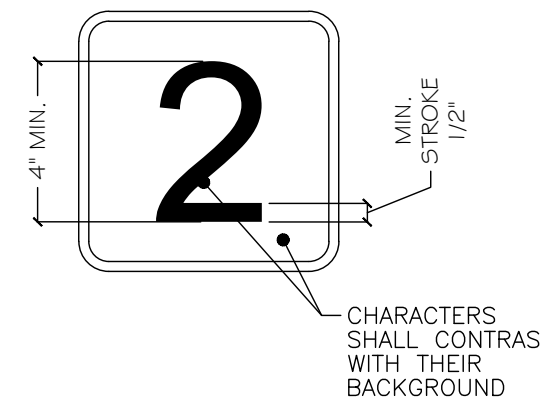
THE OVERHANG JOIST SHOULD BE RUNNING INTO 3 FLOOR TRUSSES, CONNECTED WITH REVERSED JOIST HANGERS TO GIRDER (SEE PLAN FOR SIZE). GIRDER SHOULD BE AFTER 3 TRUSSES IN THE INTERIOR.

5 TRUSS CANTILEVER DETAIL

A-112 SCALE: 1/4" = 1' 0"

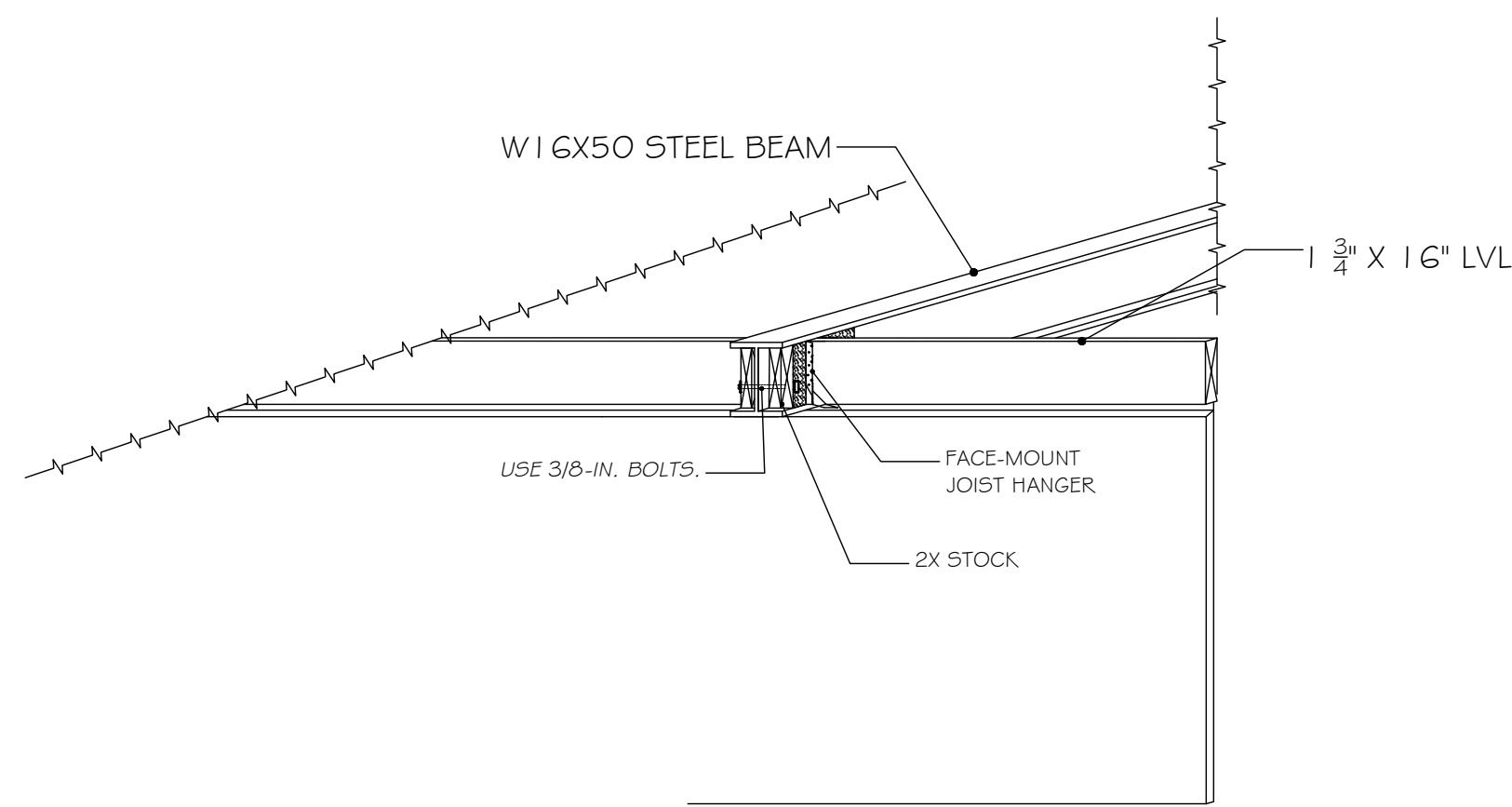
NOTE:

THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.



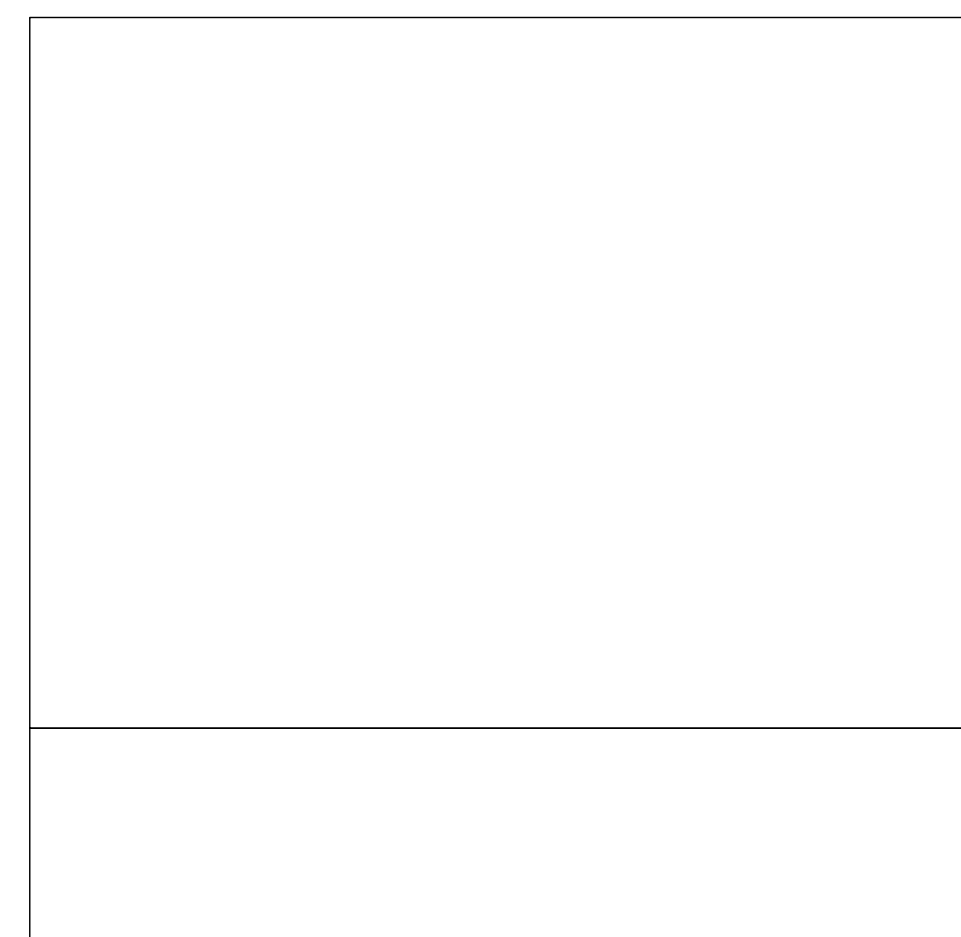
2 ADDRESS IDENTIFICATION DETAIL

A-112 SCALE: 1/4" = 1' 0"



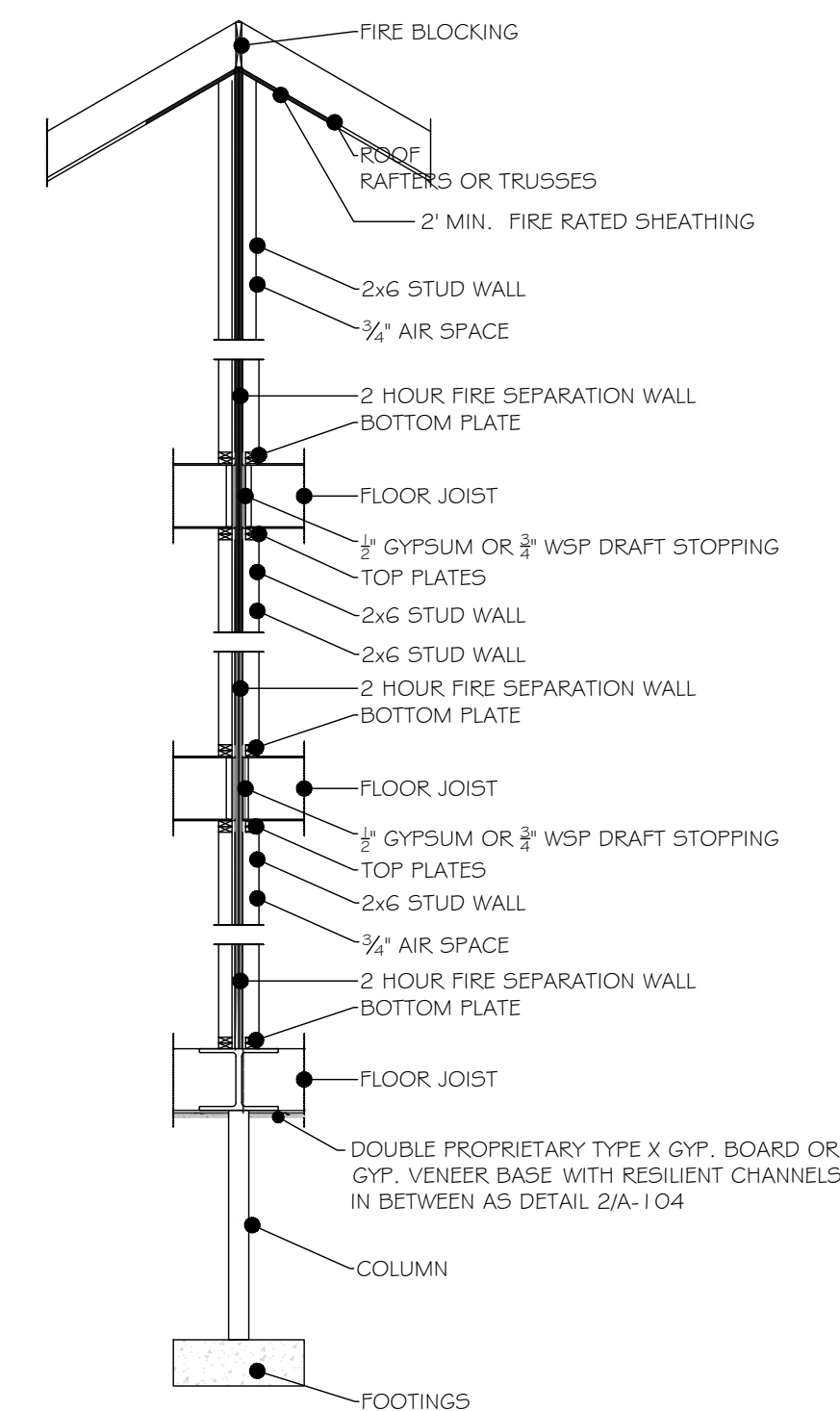
5 WOOD TO STEEL BEAM CONNECTOR

A-112 SCALE: 1/4" = 1' 0"



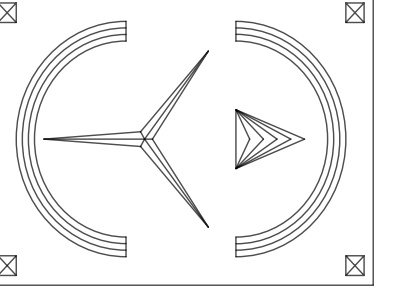
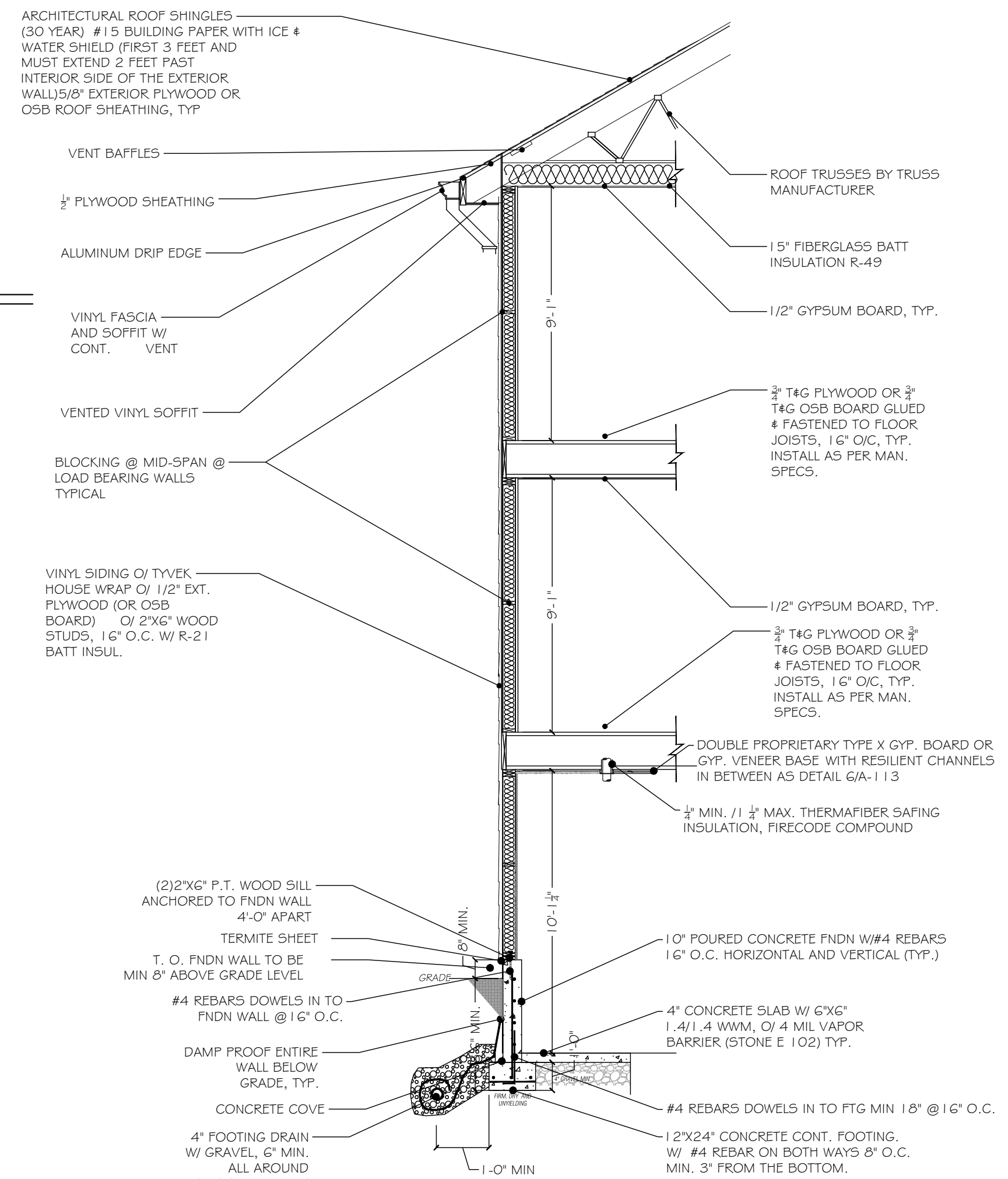
3 SHAFT WALL, FIRE SEP. (TYP)

A-112 SCALE: NTS



6 TYPICAL WALL SECTION

A-112 SCALE: 1/4" = 1' 0"



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Email: ekosbornarchitect@gmail.com



PROJECT:

Proposed 4 Unit Dwelling
And 2 Storage Units For:
83 Duell Ave.
Village Of South Blooming Grove
Orange County, New York

DRAFTED BY: EH

DATE:
6/3/2024

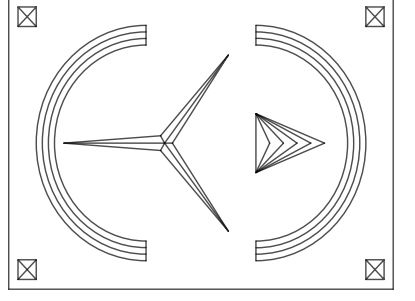
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SCALE: AS NOTED

SHEET NO.

A-112



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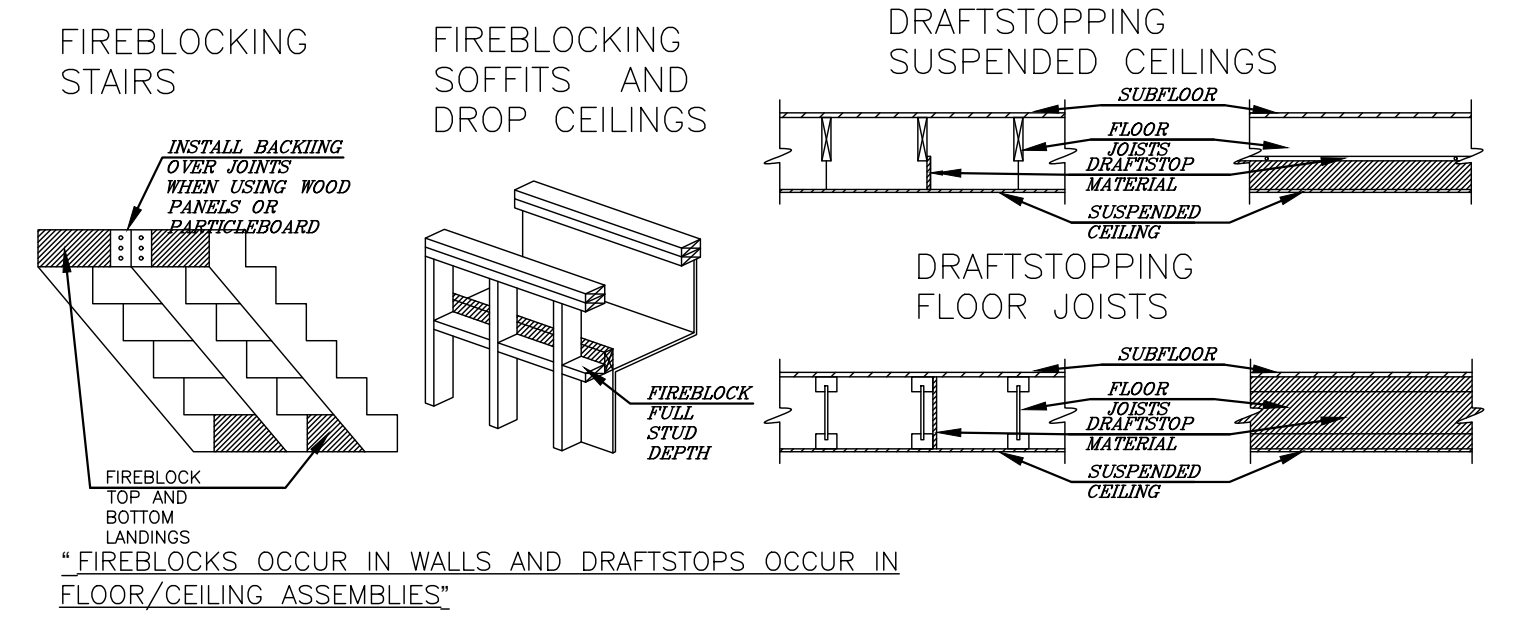
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SCALE: AS NOTED

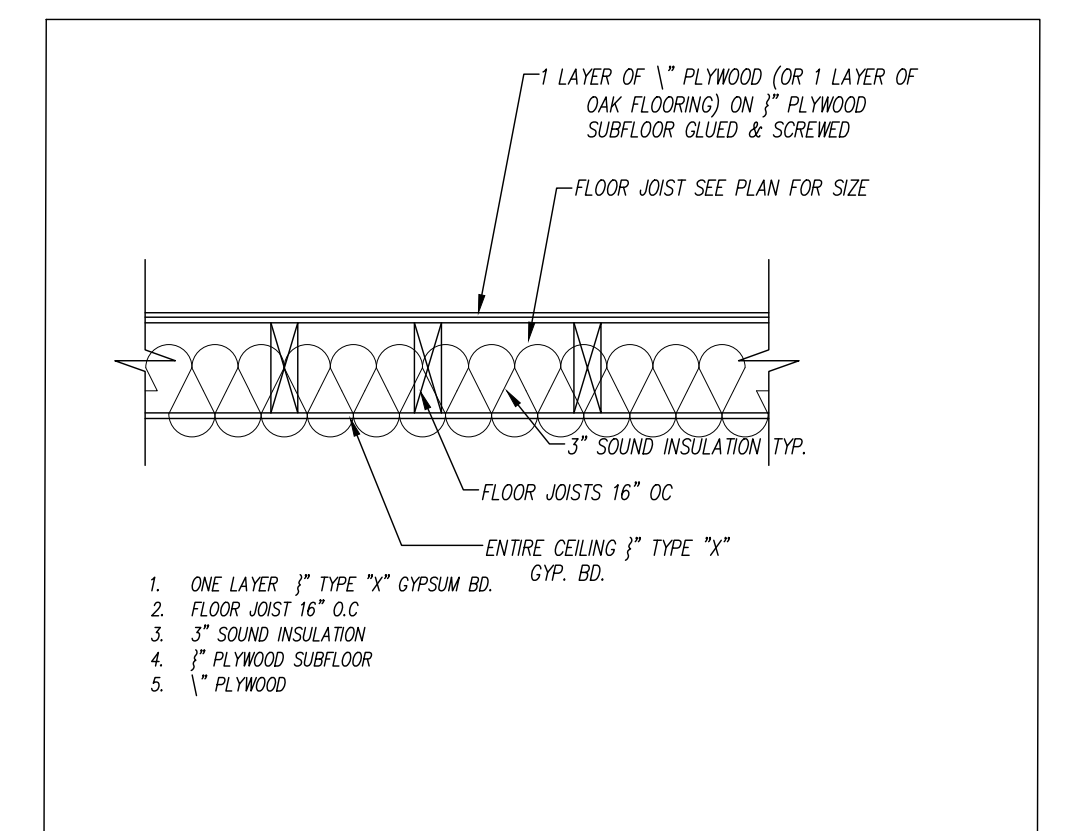
SHEET NO.

A-113

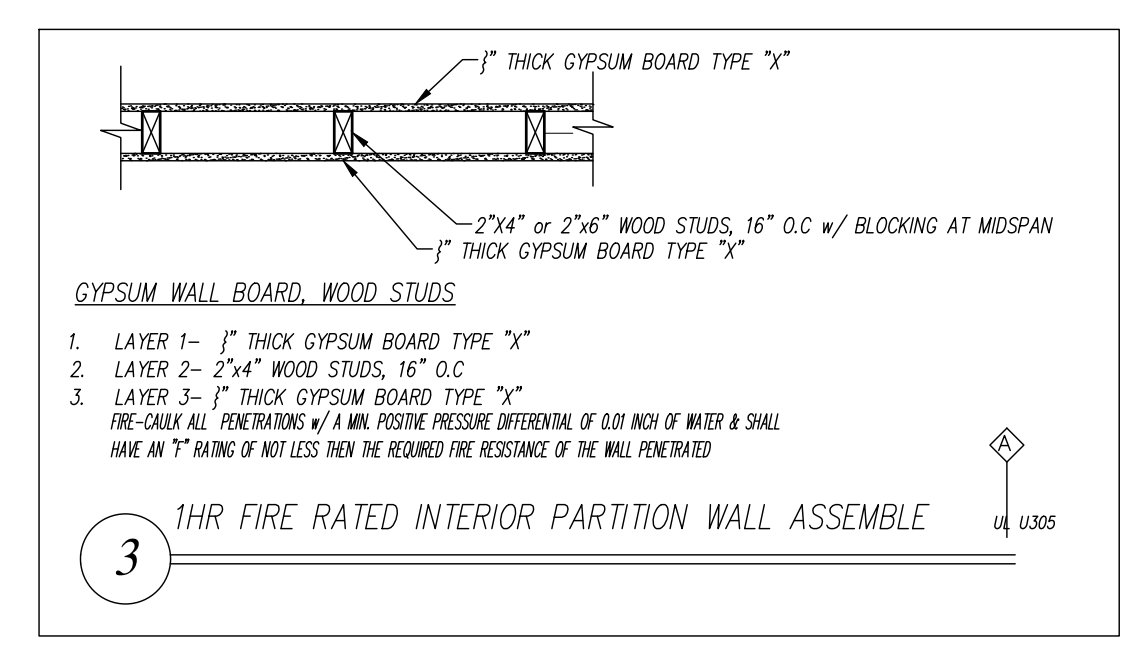


- IN ANY CONCEALED WALL SPACES IF AN OPENING EXISTS THAT ALLOWS FIRE TO SPREAD FROM ONE STORY TO ANOTHER OR FROM A LOWER STORY INTO THE ATTIC, EX. OPENINGS FOR PLUMB PIPES, OPENINGS FOR ELECTRICAL WIRES AND CONDUIT, HVAC DUCT CHIMES BETWEEN STORES, LAUNDRY CHUTES AND OPENINGS AT THE TOPS OF FRAMED COLUMNS, NICHE AND ARCHES.
 - IN CONCEALED WALL SPACES AT EVERY CEILING AND FLOOR LEVEL.
 - WHERE CONCEALED VERTICAL AND HORIZONTAL WALL SPACES INTERSECT, EX. SOFFITS FOR KITCHEN CABINETS AND RECESSED VAINIT LIGHTS, AND FOR DROP CEILING.
 - BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF EACH FLIGHT OF STAIRS.
 - AROUND CHIMNEYS AND FLUES WHERE THEY INTERSECT FRAMING AT FLOOR AND CEILING LEVELS.
 - IN CONCEALED WALL SPACES IF THE CONCEALED SPACE IS OPEN FOR MORE THAN (>) 10 FEET HORIZONTALLY, EX. A CONCEALED HORIZONTAL WALL SPACE INCLUDES SOME METHODS OF FRAMING LARGE ARCHED OPENINGS BETWEEN ROOMS, AND WALLS BUILT USING TWO ROWS OF STAGGERED STUDS.
- COMMON FIREBLOCK MATERIALS INCLUDE 2-INCH (NOMINAL) THICK LUMBER OR TWO PIECES OF 1-INCH THICK LUMBER - 23/32-INCH THICK WOOD STRUCTURAL PANELS, 1/2-INCH THICK DRYWALL, PROPERLY SECURED FIBERGLASS INSULATION AND APPROVED FIRE-RESISTANT CALK. VERIFY THAT VISIBLE JOINTS BETWEEN PIECES OF FIREBLOCKING MATERIAL ARE STAGGERED AND THAT THE MATERIAL IS SECURED IN PLACE SO THAT IT WILL NOT SETTLE OUT OF POSITION OVER TIME. THE DAMAGE TO FIREBLOCKS AND DRAFTSTOPS SHOULD BE REPAIRED AND PENETRATIONS SUCH AS ELECTRICAL CABLES AND HVAC DUCTS SHOULD BE SEALED.
- THE IRC, IN SECTION R302.12 REQUIRES INSTALLING DRAFTSTOPS WHEN USABLE SPACE EXISTS BOTH ABOVE AND BELOW THE FLOOR/CEILING ASSEMBLY AND WHEN THE OPEN AREA WITHIN THE CONCEALED FLOOR/CEILING ASSEMBLY EXCEEDS (>) 1,000 SQUARE FEET. THE DRAFTSTOPPED AREAS SHOULD BE APPROXIMATELY EQUAL IN SIZE. COMMON DRAFTSTOP MATERIALS INCLUDE 3/4-INCH THICK DRYWALL AND 3/8-INCH THICK WOOD STRUCTURAL PANELS.

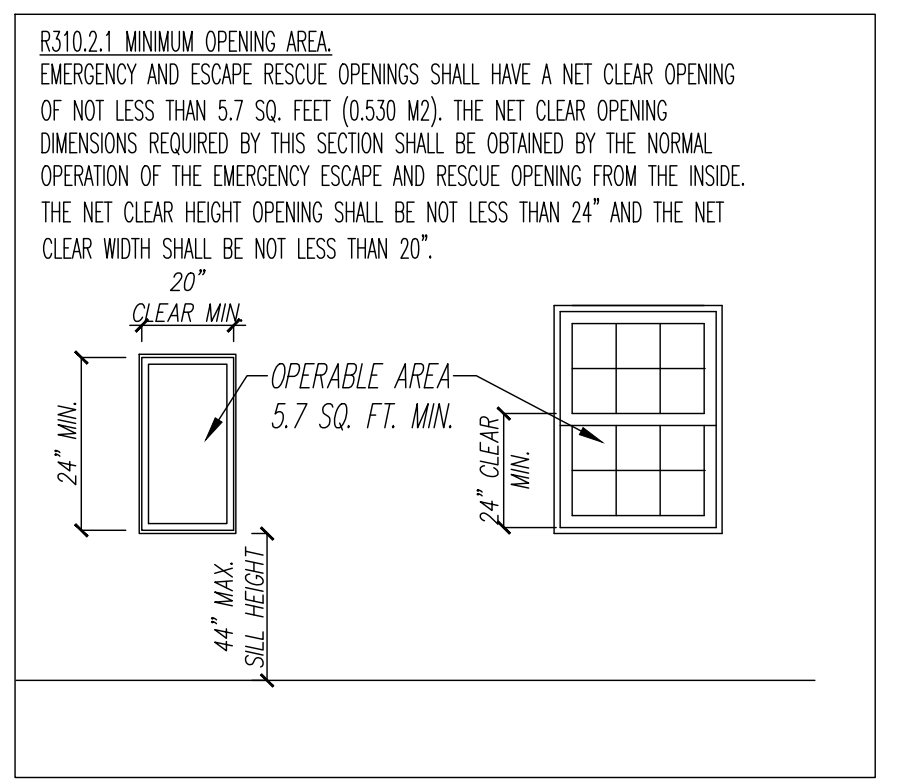
7 FIRE BLOCKING - DRAFT STOPPING
A-113 N.T.S.



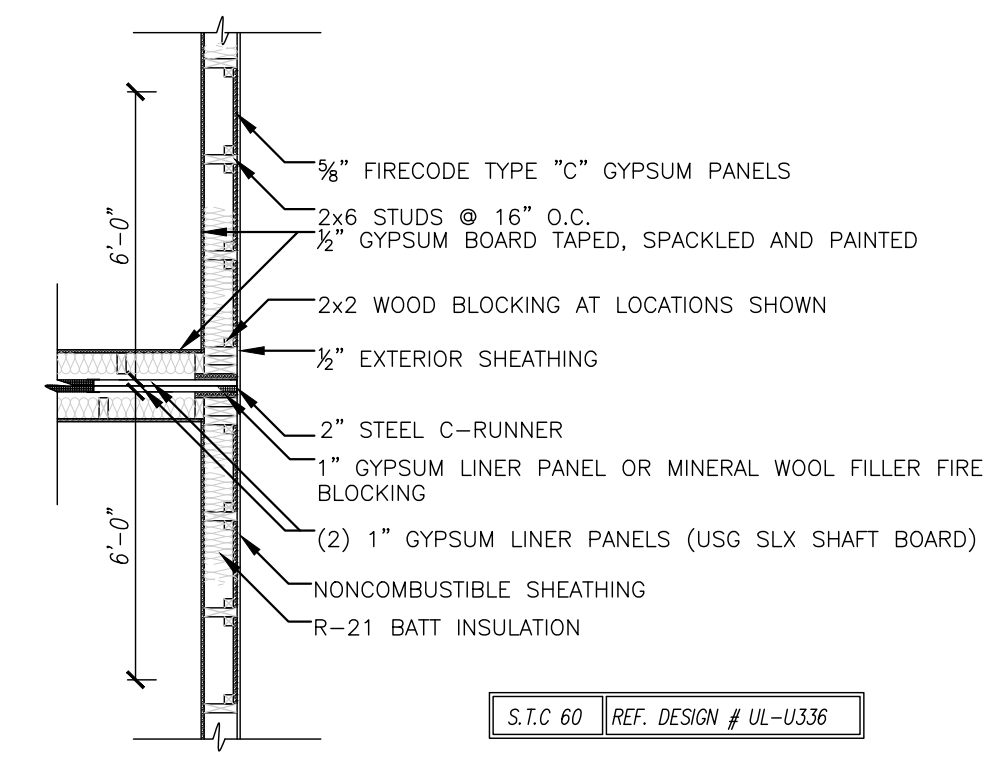
8 1 HR F. RATED CEILING DETAIL
A-113 N.T.S.



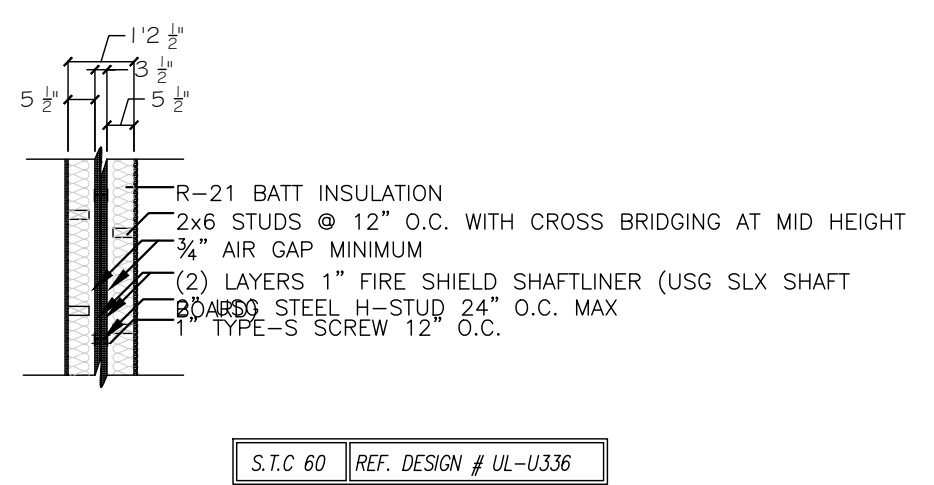
9 1 HR F. RATED INT. PARTITION WALL
A-113 N.T.S.



3 ESCAPE & RESCUE OPENING
A-113 N.T.S.



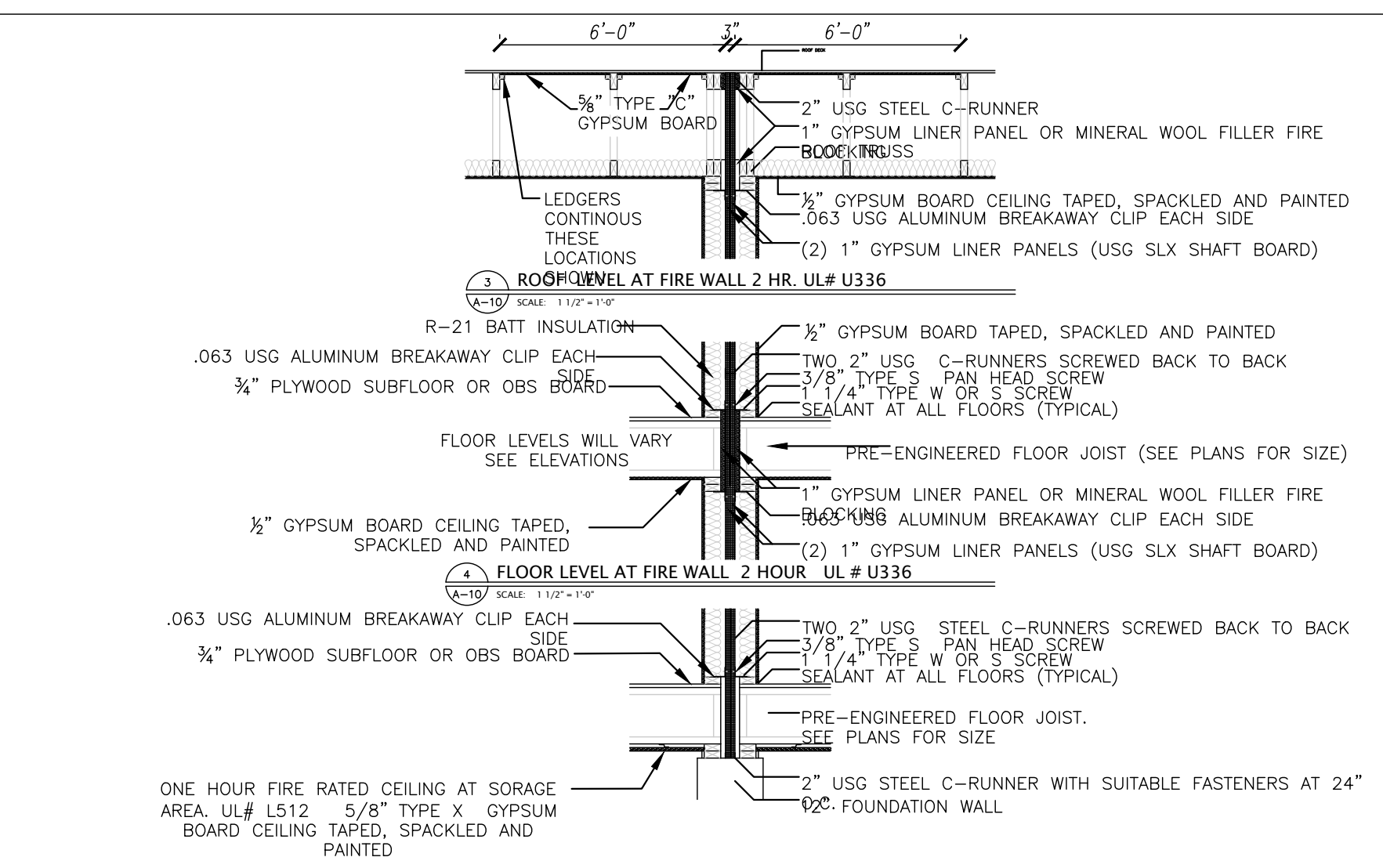
4 EXTERIOR AT FIRE WALL
A-113 N.T.S.



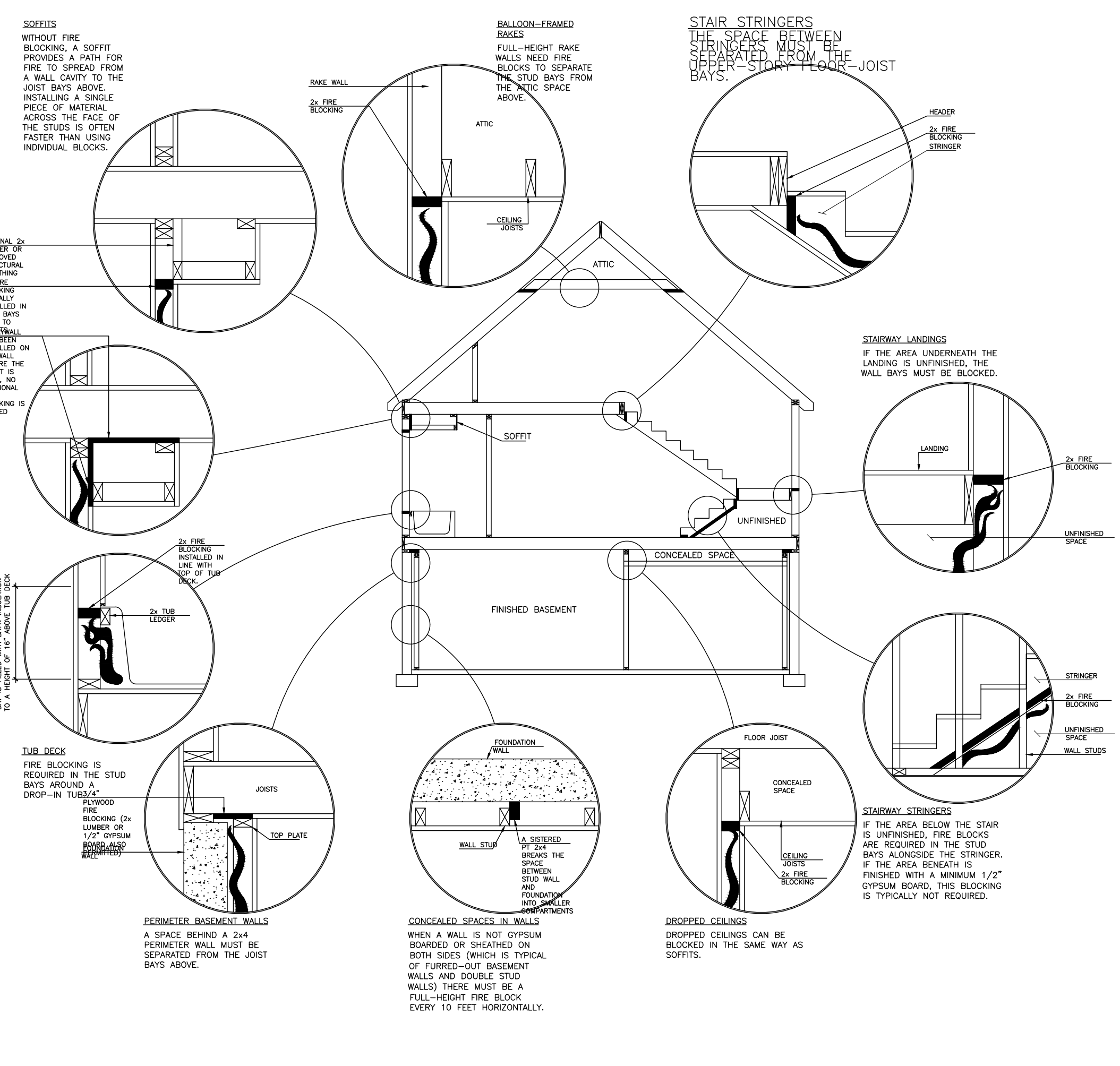
5 2 HOUR FIRE WALL
A-113 N.T.S.

UL DESIGN NO. L511	PROPRIETARY*	2 HOUR FIRE																		
WOOD FLOOR, WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS																				
BASE LAYER 5/8" PROPRIETARY TYPE X GYPSUM WALLBOARD OR GYPSUM VENER BASE APPLIED AT RIGHT ANGLES TO 2 X 10 WOOD JOISTS 16" O.C. WITH 8D NAILS, 2 1/2" LONG, 0.113" SHANK, 19/64" HEADS, 7" O.C. RESILIENT FURRING CHANNELS 24" O.C. APPLIED AT RIGHT ANGLES TO JOISTS THROUGH BASE LAYER WITH ONE 8D NAIL, 1 1/2" LONG, 0.113" SHANK, 19/64" HEAD, AT EACH JOIST.																				
FACE LAYER 5/8" PROPRIETARY TYPE X GYPSUM WALLBOARD OR GYPSUM VENER BASE APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS WITH 1" TYPE S DRYWALL SCREWS 12" O.C. DOUBLE CHANNEL INSTALLED AT FACE LAYER END JOINTS. WOOD JOISTS SUPPORTING 1" NOMINAL T & G WOOD SUBFLOOR AND 1" NOMINAL WOOD FINISH FLOOR OR 1 5/8" PLYWOOD FINISHED FLOOR WITH LONG EDGES T & G AND 1 5/8" INTERIOR PLYWOOD WITH EXTERIOR GLUE SUBFLOOR PERPENDICULAR TO JOISTS WITH JOINTS STAGGERED.																				
<table border="0"> <tr> <td>PROPRIETARY GYPSUM BOARD</td> <td>5/8" FireBloc® Type C</td> <td>Approx. Ceiling Weight: 6 psf</td> </tr> <tr> <td>American Gypsum Company LLC</td> <td>- 5/8" CertainTeed® Type C Gypsum Board</td> <td>Fire Test: UL R2717-35, 10-21-G4</td> </tr> <tr> <td>Georgia Pacific Gypsum LLC</td> <td>- 5/8" ToughRock® Fireguard C®</td> <td>UL Design L505; ULC Design M503</td> </tr> <tr> <td>Lafarge North America Inc.</td> <td>- Gypsum Board</td> <td></td> </tr> <tr> <td>National Gypsum Company</td> <td>- 5/8" Gold Bond® Brand FIRE-SHIELD CTM Gypsum Board</td> <td></td> </tr> <tr> <td>PABCO Gypsum Temple-Inland</td> <td>- 5/8" FLAME CURB® Super CTM 5/8" T-G</td> <td></td> </tr> </table>			PROPRIETARY GYPSUM BOARD	5/8" FireBloc® Type C	Approx. Ceiling Weight: 6 psf	American Gypsum Company LLC	- 5/8" CertainTeed® Type C Gypsum Board	Fire Test: UL R2717-35, 10-21-G4	Georgia Pacific Gypsum LLC	- 5/8" ToughRock® Fireguard C®	UL Design L505; ULC Design M503	Lafarge North America Inc.	- Gypsum Board		National Gypsum Company	- 5/8" Gold Bond® Brand FIRE-SHIELD CTM Gypsum Board		PABCO Gypsum Temple-Inland	- 5/8" FLAME CURB® Super CTM 5/8" T-G	
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*Contact the manufacturer for more detailed information on proprietary products.																				

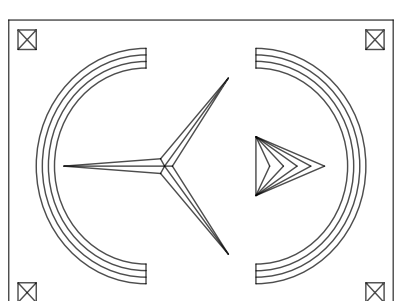
6 2 HR F. RATED CEILING DETAIL
A-113 SCALE: NTS



1 FNDN LEVEL AT FIRE WALL 2 HOUR
A-113 SCALE: 1/4" = 1' 0"



2 TYP. FIRE BLOCKING DETAILS
A-113 N.T.S.



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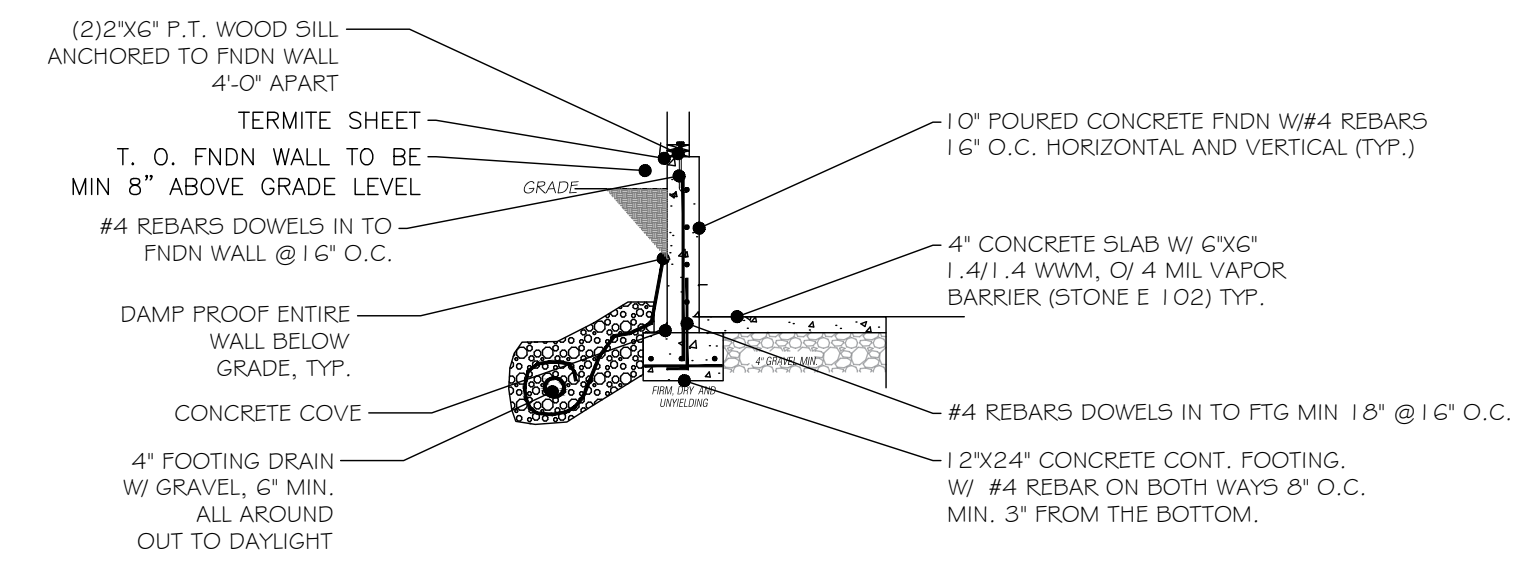
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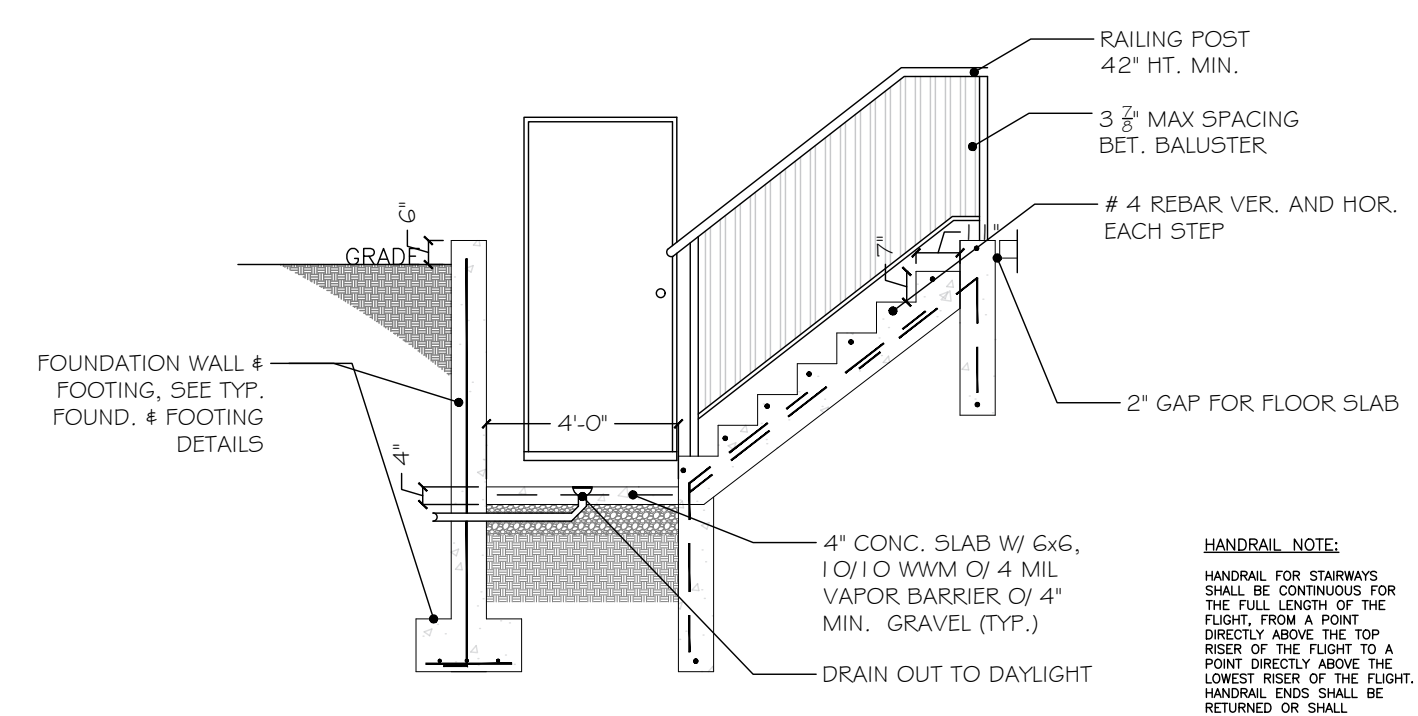
SCALE: AS NOTED

SHEET NO.
A-114

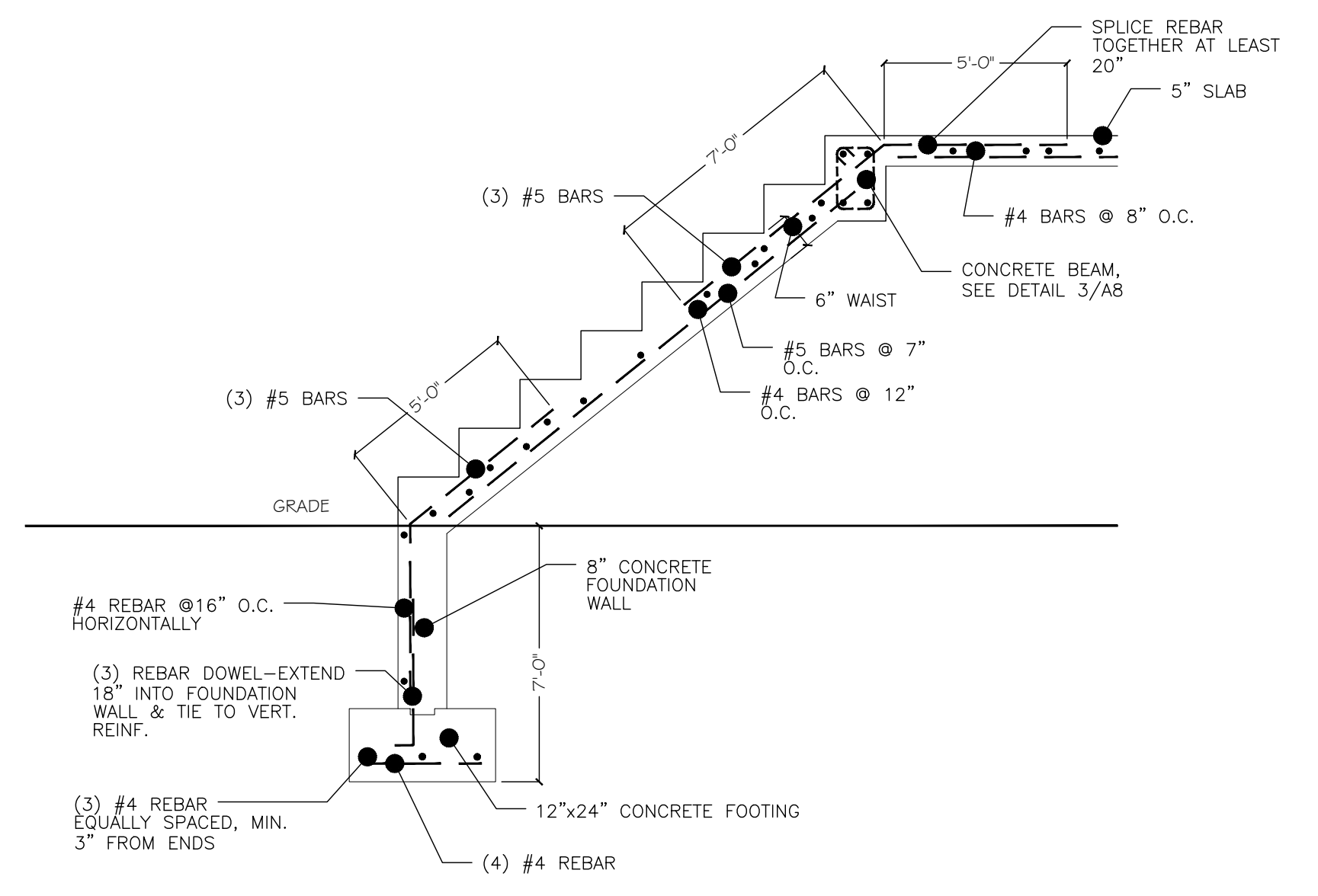
FOUNDATION PLATES OR SILS SHALL BE BOLTED OR ANCHORED TO THE FOUNDATION NOT LESS THAN 1/2" DIAMETER STEEL BOLTS OR APPROVED ANCHORS, SPACED TO PROVIDE EQUIVALENT ANCHORAGE AS THE STEEL BOLTS. BOLTS SHALL BE EMBEDDED NOT LESS THAN 7" INTO CONCRETE OR MASONRY. THE BOLTS SHALL BE LOCATED IN THE MIDDLE 3RD OF THE WIDTH OF THE PLATE. BOLTS SHOULD BE SPACED NOT MORE THAN 6' ON CENTER, AND THERE SHOULD BE NOT LESS THAN 2 BOLTS OR ANCHOR STRAPS PER PIECE, WITH 1 BOLT OR ANCHOR STRAP LOCATED NOT MORE THAN 12" OR LESS THAN 4" FROM EACH END OF EACH PIECE. BOLTS IN SIL PLATES OF BRACED WALL LINES IN STRUCTURE OVER 2 STORIES ABOVE GRADE SHALL BE SPACED NOT MORE THAN 4' O.C. A PROPERLY SIZED NUT AND WASHER SHOULD BE TIGHTENED ON EACH BOLT TO PLATE. FOOTINGS TO BE ON UNDISTURBED EARTH. IF EARTH IS DISTURBED INSIDE OR OUTSIDE THE FOUNDATION, INSTALL STRUCTURAL FILL AND COMPACT IN 8 INCH LIFTS TO A 95% COMPACTION, TYP. WHEN T.O. GRADE EXCEEDS 4'6" OF FOOTING: FDN TO BE 10" WIDE W/ 2 ROWS #4 REBAR VER. AND HOR. @ 16" O.C.



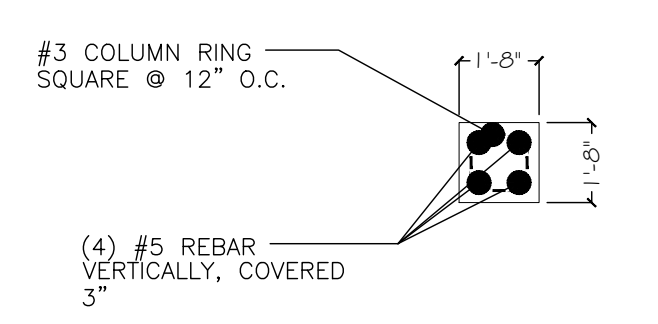
3 TYP. FOUNDATION / FOOTING DETAILS
A-114 SCALE: 1/4" = 1'-0"



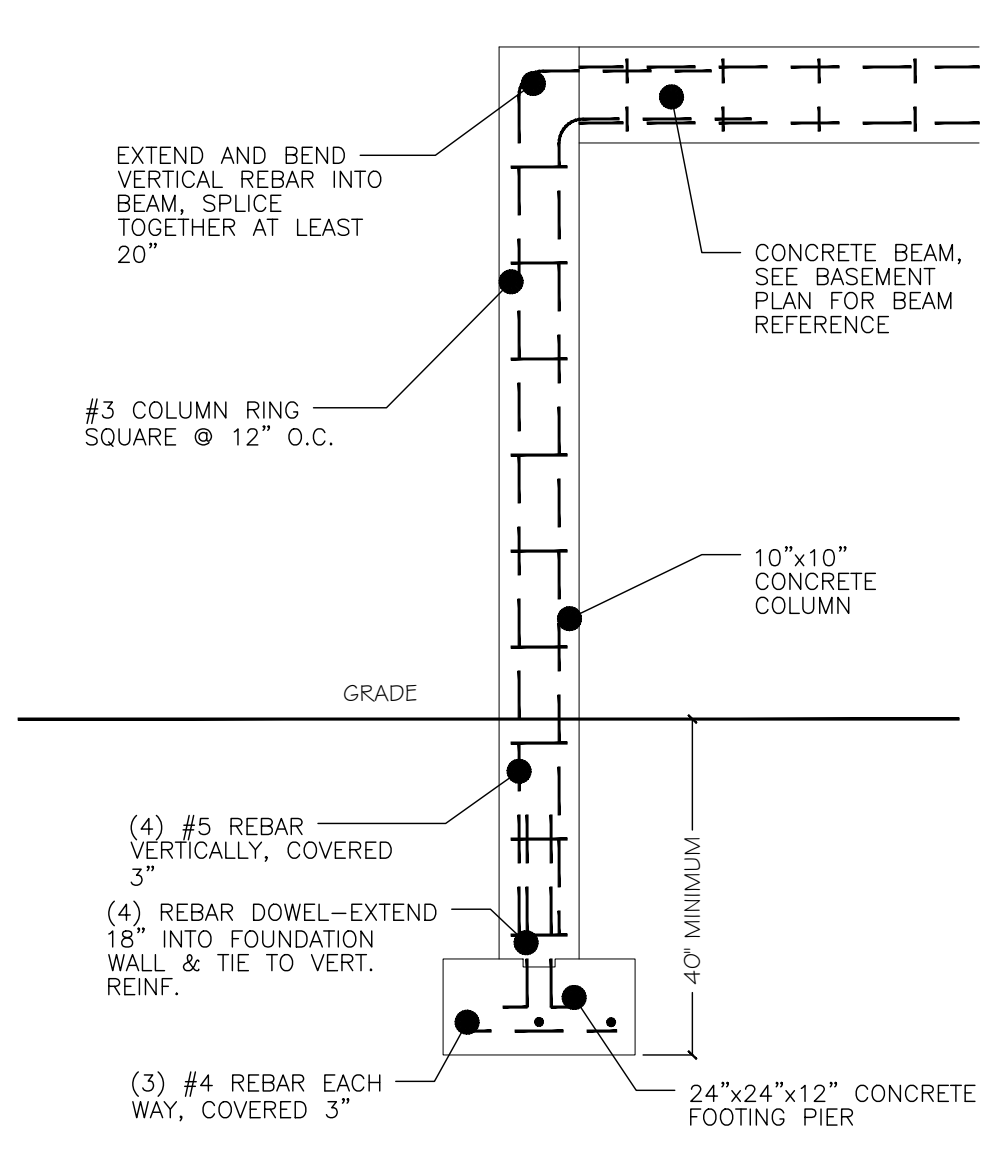
7 CONC. STAIRS DETAIL
A-114 SCALE: 1/4" = 1'-0"



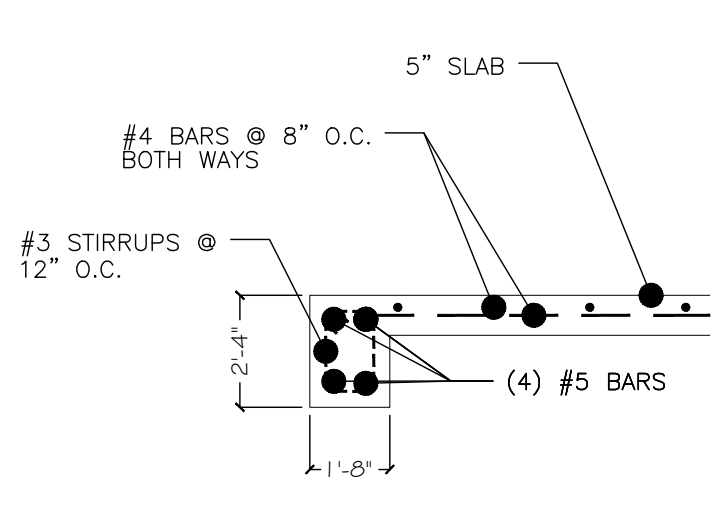
1 CONCRETE STAIR DETAIL
A-114 SCALE: 1/2" = 1'-0"



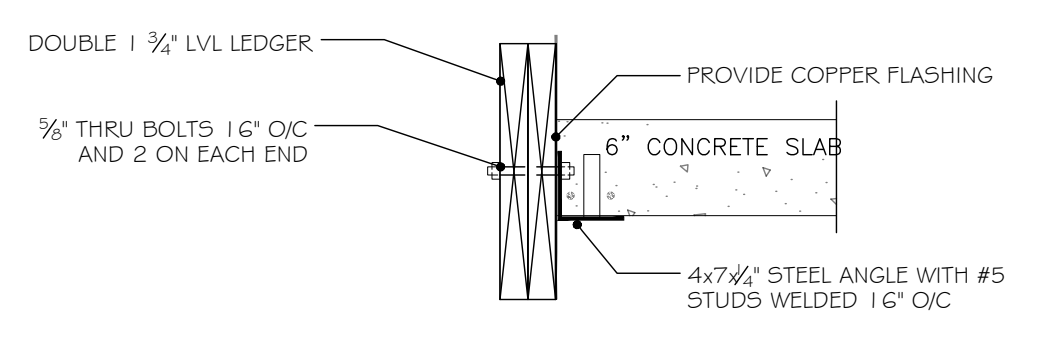
4 CONCRETE COLUMN PLAN DETAIL
A-114 SCALE: 1/2" = 1'-0"



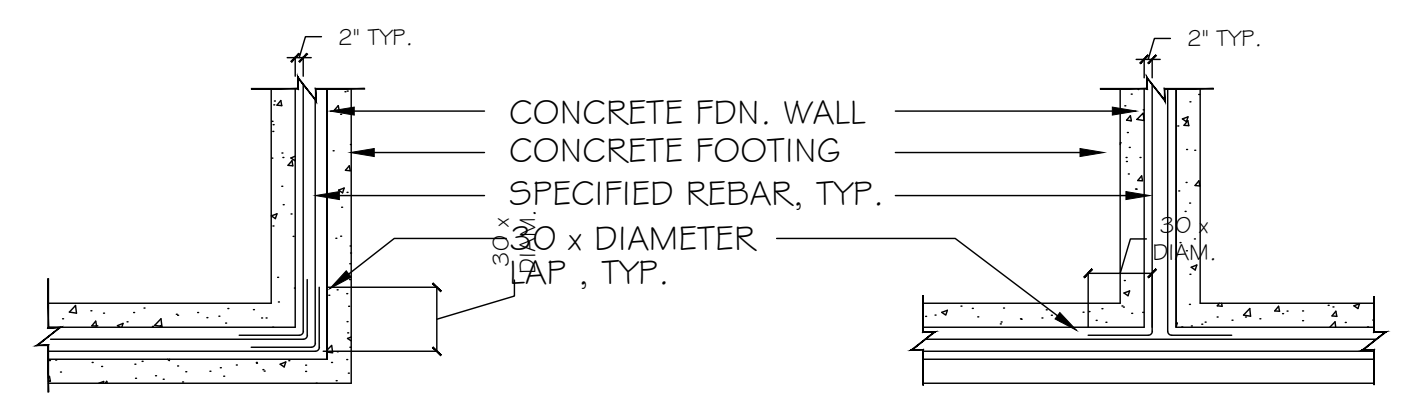
2 CONCRETE COLUMN DETAIL
A-114 SCALE: 1/2" = 1'-0"



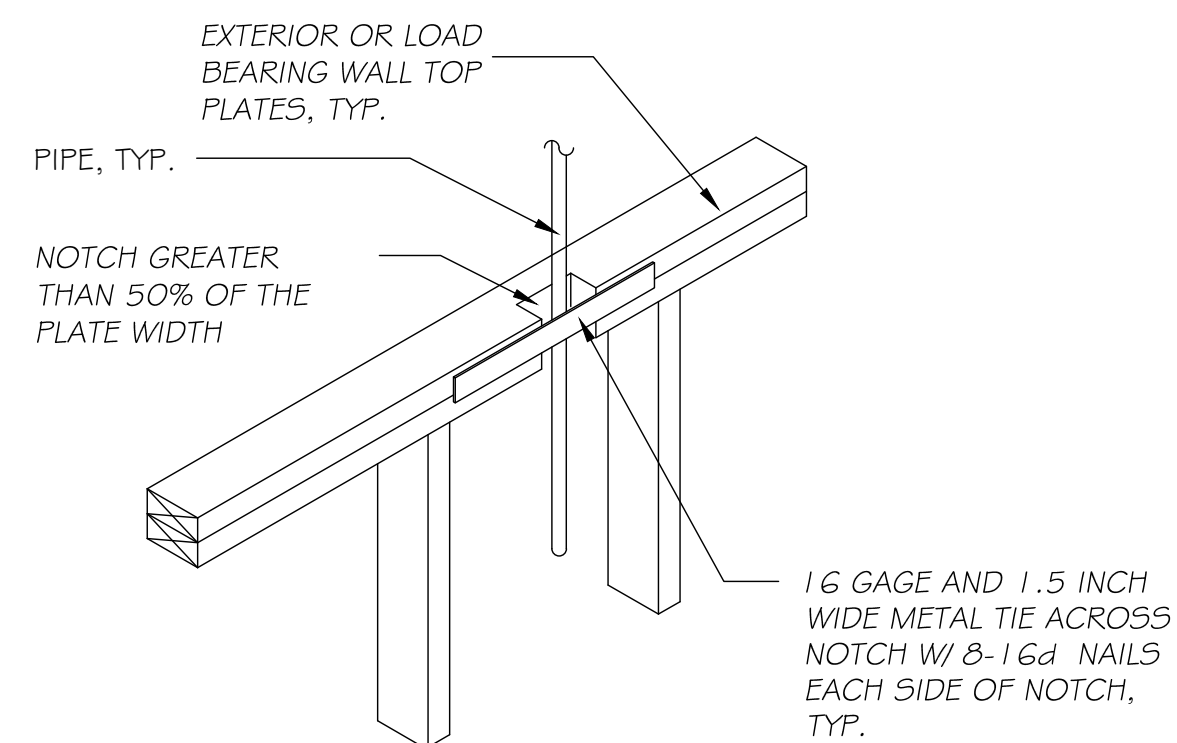
5 CONCRETE BEAM DETAIL
A-114 SCALE: 1/2" = 1'-0"



6 LEDGER CONNECTION DETAIL
A-114 SCALE: 1/2" = 1'-0"

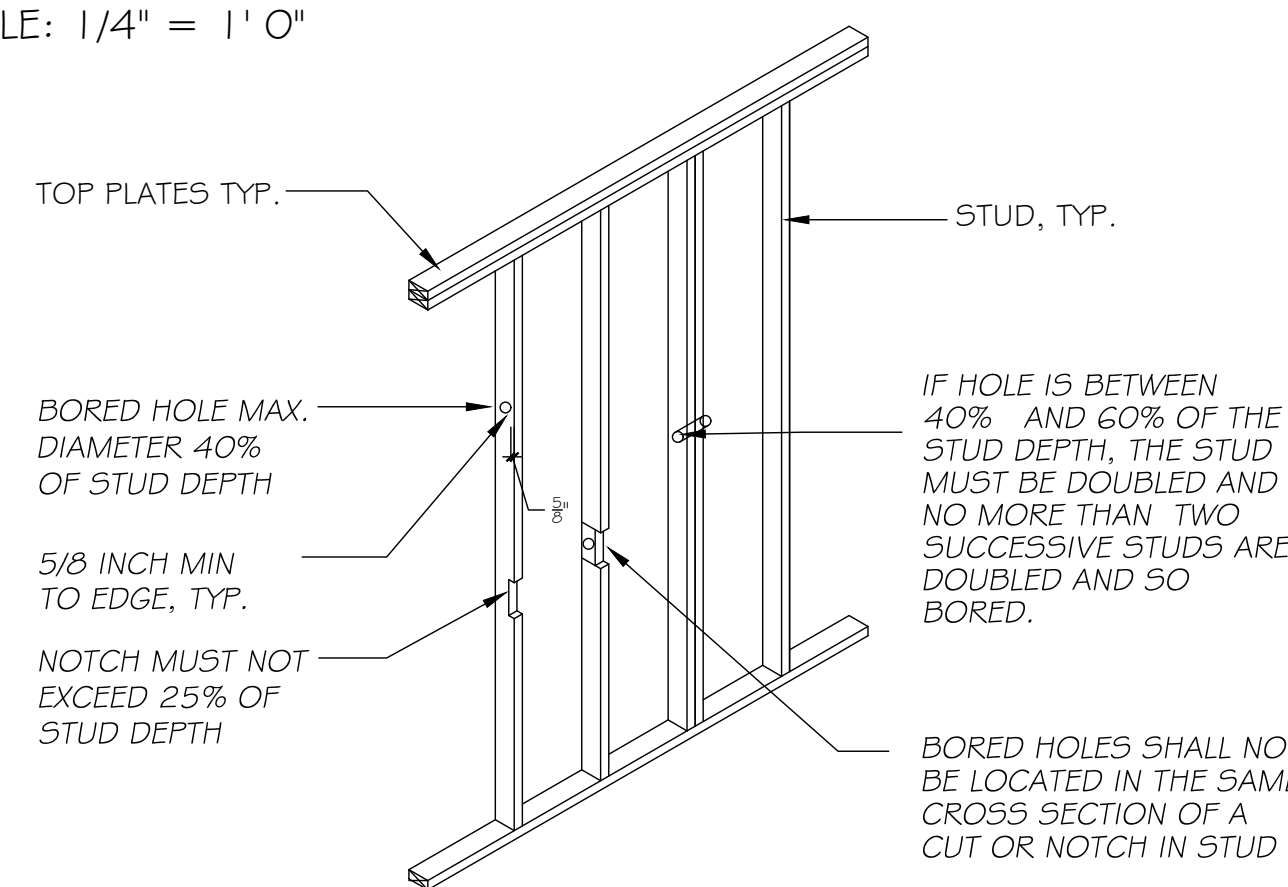


8 REINFORCEMENT AT WALL INTERSECTIONS
A-114 SCALE: 1/4" = 1'-0"



1 NOTCHING TOP PLATE DETAIL

A-115 SCALE: 1/4" = 1' 0"

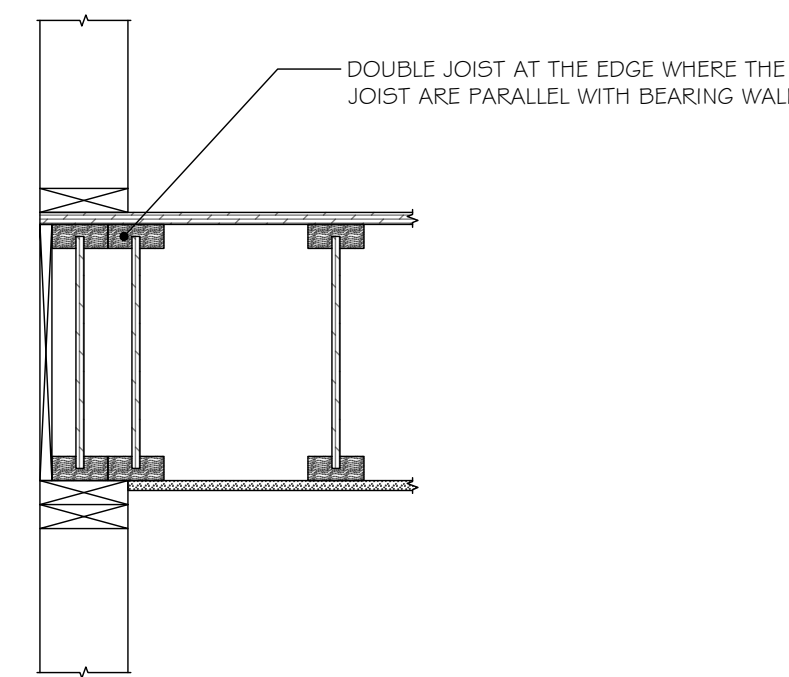


2 NOTCHING & BOARD HOLE DETAILS

A-115 SCALE: 1/4" = 1' 0"

FRAMING NOTES:

- CONFORMS TO TABLE R802.4(1,2), R502.3.1 (1 - 2) AND R802.5.1(4 - 9) OF THE INTERNATIONAL RESIDENTIAL CODE OF 2020.
- ALL EXTERIOR WALL HEADERS SHALL BE:
2-2 x 10s FOR SPANS UP TO 4'-0"
3-2 x 10s FOR SPANS FROM 4'-0" TO 8'-0"
2-2 x 12s FOR SPANS ABOVE 8'-0"
AND AS NOTED IN TABLE R502.5(1-2).
ALL POSTS AND JACK STUDS SHALL ALSO CONFORM TO TABLE R502.5(1-2).
- EXTERIOR WALLS SHALL BE 2x6 WOOD STUDS, 16" O/C, U.O.N. INTERIOR WALLS SHALL BE 2x4 WOOD STUDS, 16" O/C, U.O.N. ALL INTERIOR POSTS SHALL BE A MIN. 4x4 & ALL EXTERIOR POSTS SHALL BE MIN. 6x6.
- NAILING SCHEDULE, COMMON NAIL SIZE AND SPACING, FRAMING AND NOTCHING DETAILS SHALL CONFORM TO TABLE AND FIGURES R602.6 (1-2) OF THE N.Y.S. RESIDENTIAL CODE.
- FASTENER SCHEDULE FOR STRUCTURAL MEMBERS, WOOD PANELS, SUBFLOOR, ROOF, AND WALL SHEATHING SHALL CONFORM TO TABLE R602.3(1) OF THE N.Y.S.R.C.
- CUTTING, NOTCHING AND DRILLING SHALL CONFORM TO FIGURES R602.6(1-6) AND R602.3(1).
- LUMBER SPECIES SHALL BE SPF #1 OR 2 GRADE (U.O.N.)
- PROVIDE SOLID BLOCKING TO BEARING (FOUNDATION) UNDER ALL BEAMS AND COLUMNS/POSTS.
- PROVIDE BRIDGING @ MID-SPAN OF FLOOR JOISTS U.O.N.
- TERMITE AND DECAY PROTECTION SHALL BE AS PER SECTIONS R323 & R324 OF THE N.Y.S. RESIDENTIAL CODE.
- PROVIDE FLASHING AT ALL INTERSECTIONS BETWEEN THE MAIN HOUSE AND EXTERIOR DECKS / PORCHES.
- PROVIDE DOUBLE JOISTS MIN UNDER WALLS PARALLEL TO THE FLOOR FRAMING, TYP.
- ALL "FLUSH BEAMS" REQUIRE JOIST HANGERS FOR FLOOR JOISTS FRAMED TO IT, TYP.
- ALL LEDGER BOARDS TO BE LAGGED OR BOLTED TO THE BOX BEAM AND INSTALL FLASHING, TYP.
- DOUBLE ALL FLOOR JOISTS UNDER PARALLEL PARTITIONS ABOVE, TYP.
- PROVIDE PLYWOOD ACCESS PATH FOR MECHANICAL EQUIPMENT INSTALLED IN THE ATTIC SPACE FROM ATTIC ACCESS PANEL, AND LIGHT FIXTURE ALONG PATH.
- "POST DOWN" AT ALL JOINTS IN A ROOF RIDGE FRAMING, TYP.
- PROVIDE ROOF RAFTER COLLAR TIES @ 4'-0" O/C TYP.

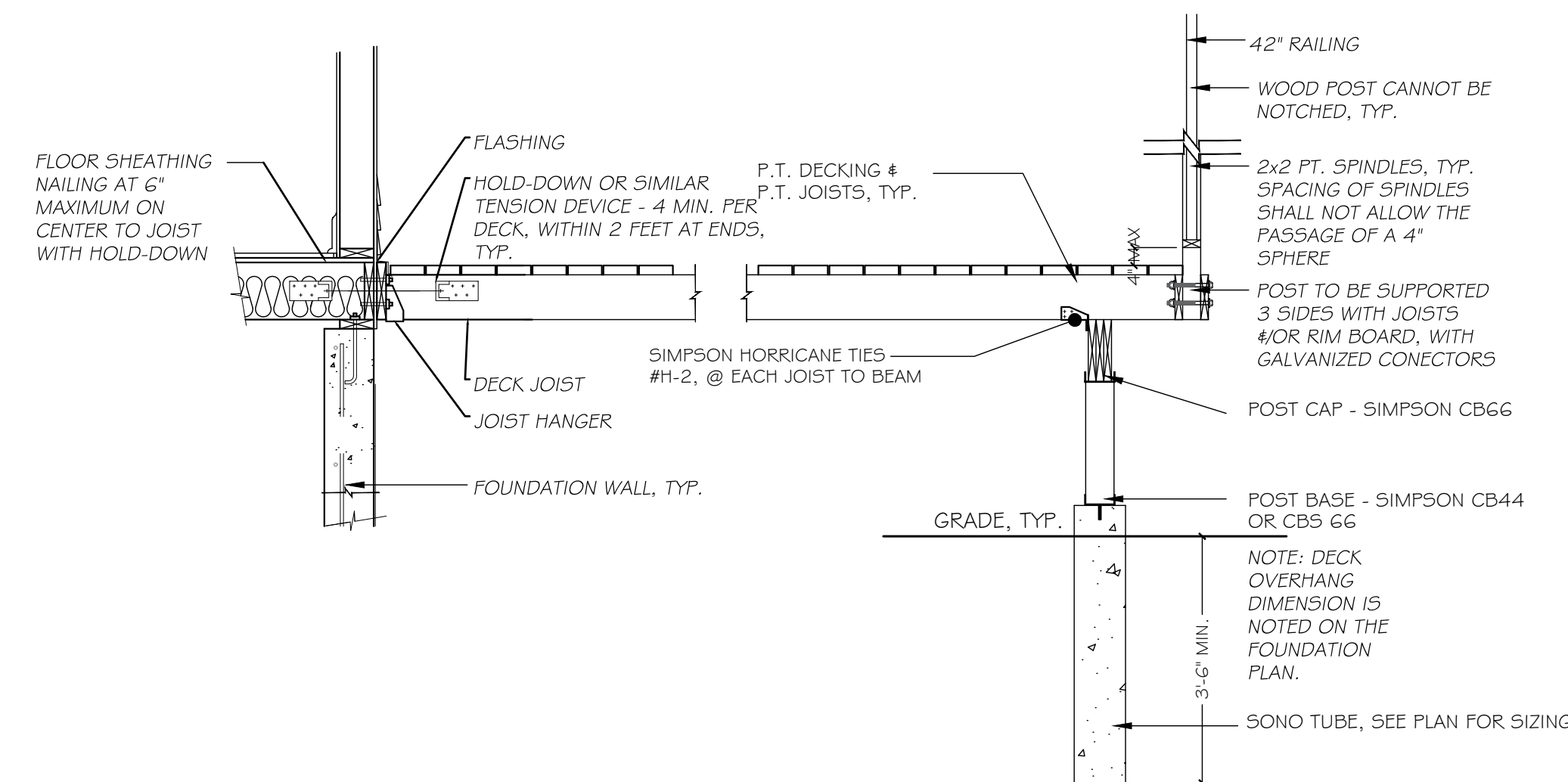


2 DOUBLE JOIST DETAIL

A-105 NOT TO SCALE

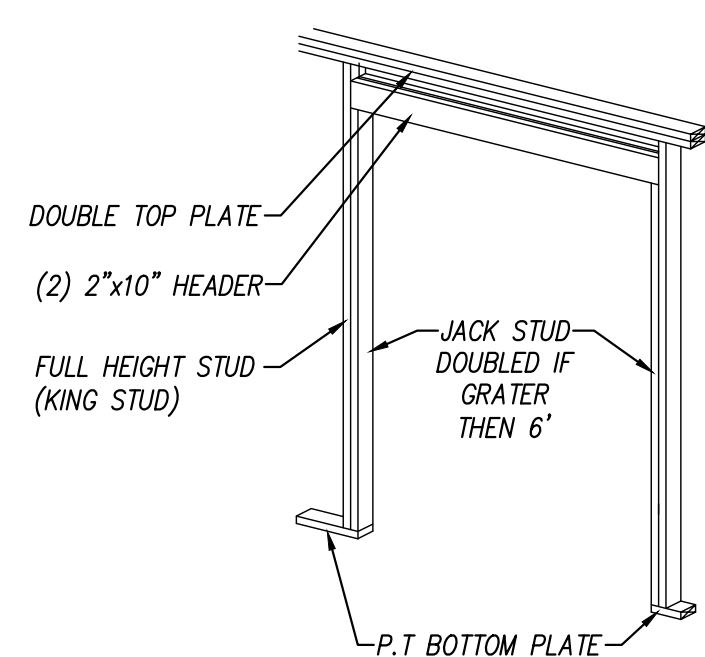
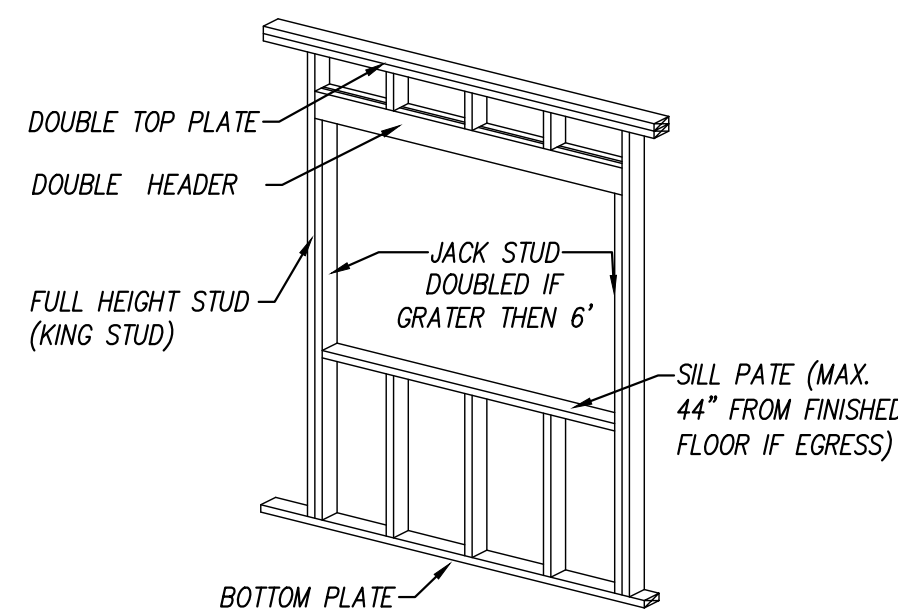
DECK NOTES:

- FASTEN 2x10 LEDGER BOARD TO BOX BEAM W/ 3/8" x 4" GALVANIZED LAG BOLTS @ 16" O/C.
- INSTALL FLASHING ALONG THE LEDGER AS PER CODE AND AT THE THRESHOLD OF ALL EXTERIOR DOORS AND DECKS.
- DECK STAIR STRINGERS TO BE SOLID 2x12s.
- DECK STAIRS SHALL HAVE A "HANDRAIL PROFILE" MEMBER AT 32" TO 36", DECK TO HAVE A GUARD RAIL PROFILE.
- INSTALL GALVANIZED JOIST HANGERS @ EVERY JOIST ALONG THE LEDGER, TYP. FOR ALL EXTERIOR DECKS.
- INSTALL GALVANIZED CLIPS AT EVERY JOIST ALONG THE SUPPORTING BEAM.
- INSTALL TOP CAP PLATES AND BOTTOM BASE PLATES AT EVERY SUPPORTING POST/PIER CONNECTION.
- 2" SPINDLES SHALL BE SPACED A MAX. OF 4 INCHES, TYP.



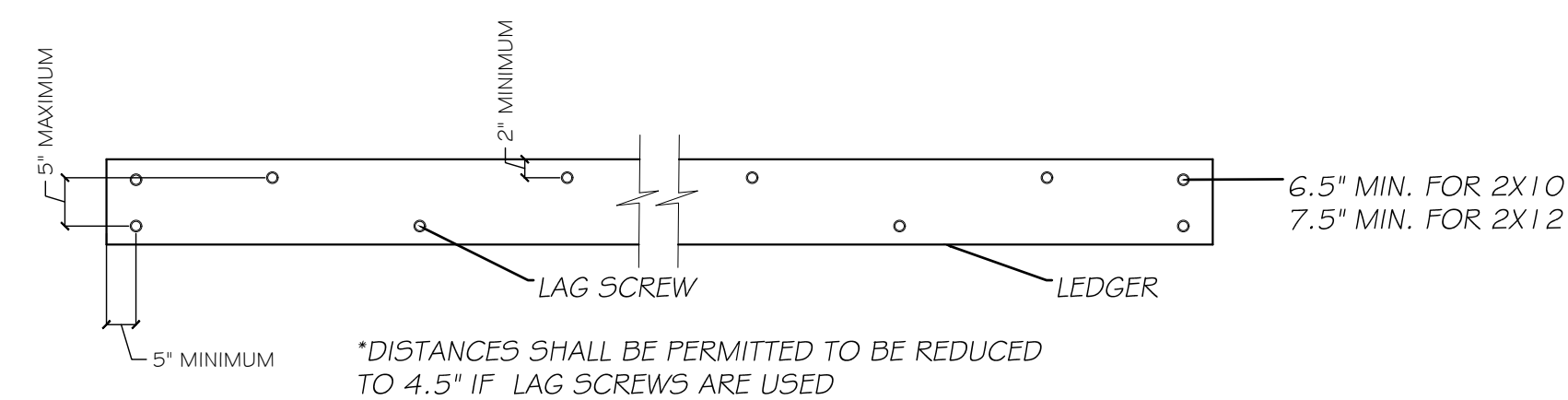
4 DECK DETAIL TYP.

A-115 NOT TO SCALE



FRAMING DETAIL @ WINDOWS NOT TO SCALE

FRAMING DETAIL @ DOORWAYS NOT TO SCALE



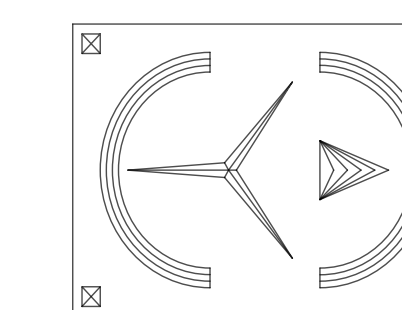
5 FASTENING PATTERN FOR LEDGER BOARDS (TYP.)

A-115 SCALE: 3/16" = 1' 0"

3 DOOR / WINDOW OPENING DETAIL

A-115 SCALE: 3/16" = 1' 0"

*JACK AND KING AND CRIPPLE STUDS SHALL BE IN COMPLIANCE W/ R603.7



PLANS REVIEWED AND SUPERVISED BY:
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PROJECT:

Proposed 4 Unit Dwelling
And 2 Storage Units For:
83 Duell Ave.
Village Of South Blooming Grove
Orange County, New York

DRAFTED BY: EH

DATE:
6/3/2024

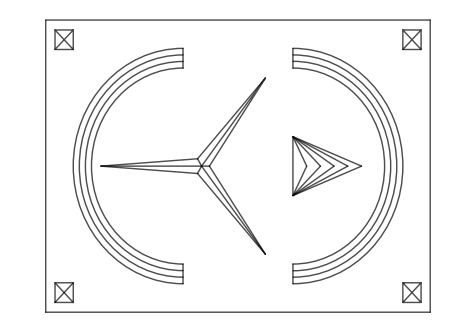
REVISIONS:

NO.	REV. NOTES	DATE
2		6/19/2024
3		7/1/2024
4	CHANGED LOCATION & SIZES OF DECKS	2/17/2025
5	UPDATED LAYOUTS	5/6/2025

SCALE: AS NOTED

SHEET NO.

A-115



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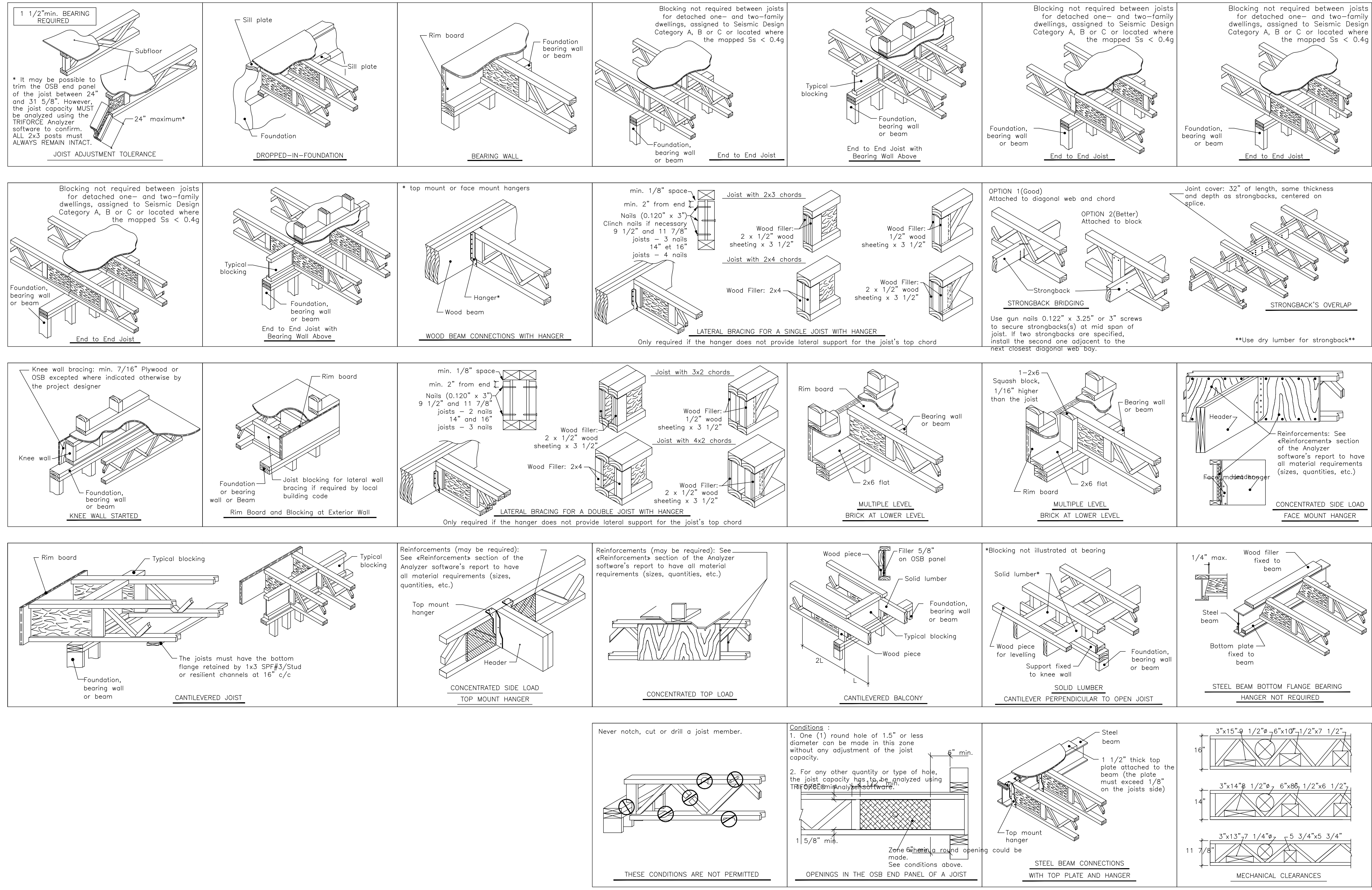
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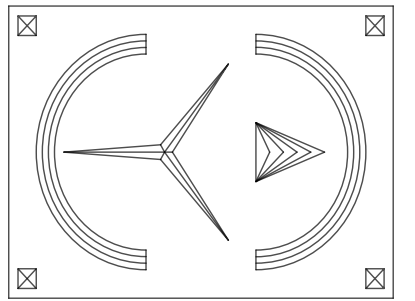
NO.	REV.	NOTES	DATE
2			6/19/2024
3			7/1/2024
4		CHANGED LOCATION & SIZES OF DECKS	2/17/2025
5		UPDATED LAYOUTS	5/6/2025

SCALE: AS NOTED

SHEET NO.

A-116



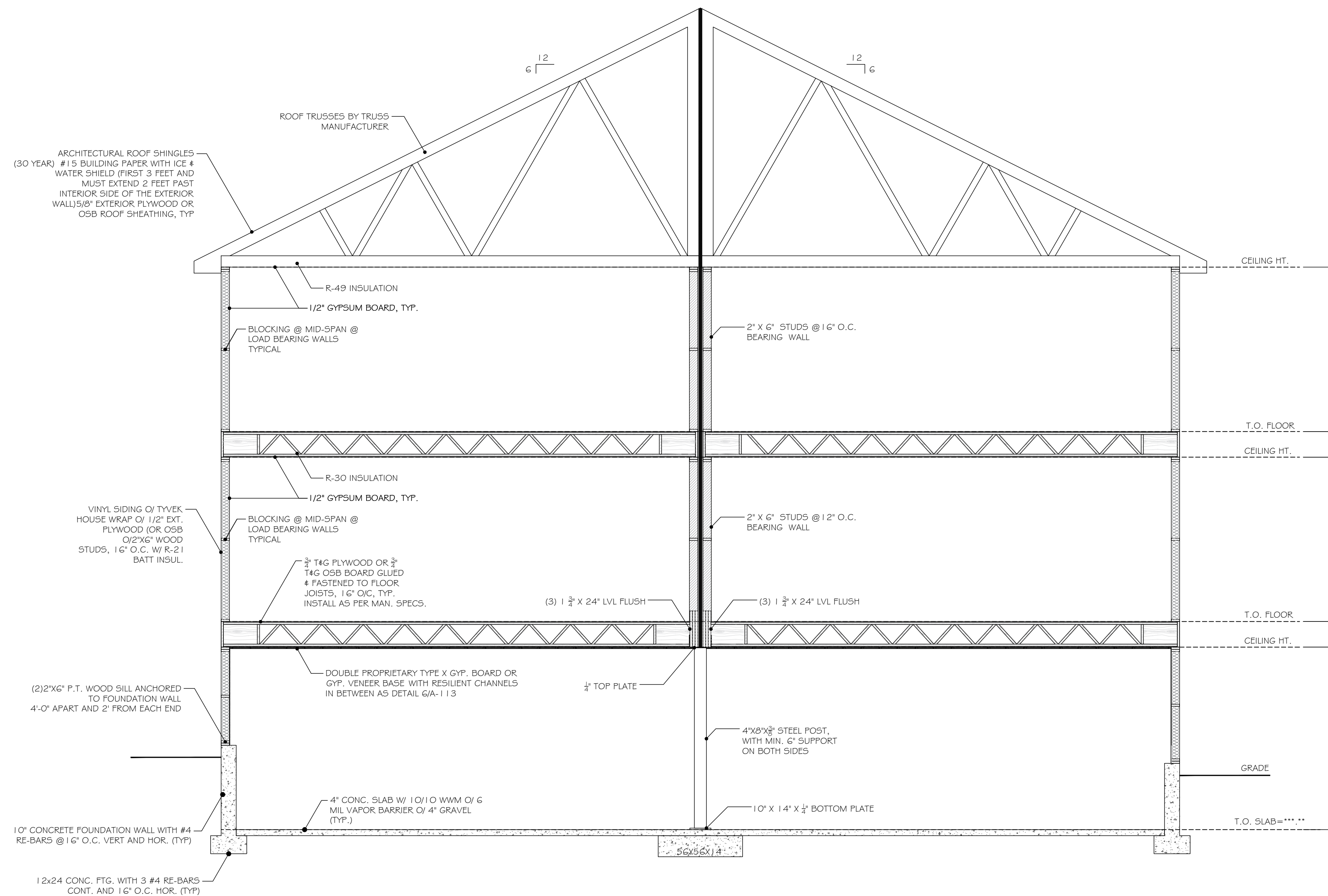


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PROJECT:

Proposed 4 Unit Dwelling
 And 2 Storage Units For:
83 Duell Ave.
 Village Of South Blooming Grove
 Orange County, New York



1 SECTION CUT THROUGH
 A-117 SCALE: 3/16" = 1' 0"

DRAFTED BY: EH

DATE:
6/3/2024

REVISIONS:

NO.	REV. NOTES	DATE
2		6/19/2024
3		7/1/2024
4	CHANGED LOCATION & SIZES OF DECKS	2/17/2025
5	UPDATED LAYOUTS	5/6/2025

SCALE: AS NOTED

SHEET NO.

A-117

GENERAL NOTES

ALL WORK SHALL BE IN ACCORDANCE WITH ALL PREVAILING CODES, LAWS AND ORDINANCES OF THE 2020 BUILDING & ENERGY CONSERVATION CODES OF NYS, AND THE LOCAL ZONING LAWS OF WHICH THE PROJECT IS LOCATED.

THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY PRIOR, DURING AND AFTER CONSTRUCTION ALL NECESSARY LICENSES AND INSURANCES PER THE N.Y.S., LOCAL AND ALL GOVERNING REGULATIONS.

THE OWNER SHALL READ AND REVIEW THE ENTIRE SET OF CONTRACT DOCUMENTS (PLANS & SPECIFICATIONS) PRIOR TO GIVING IT TO THE CONTRACTOR. OWNER SHALL CONFIRM THAT ALL INFORMATION IS CORRECT, SHOULD THE OWNER FIND ANYTHING THAT WASN'T WHAT THEY INTENDED TO BE DONE, THEN THEY SHALL HAVE THE ARCHITECT AMEND IT AS REQUIRED.

THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION, AND OR PROJECT SITE - THE GENERAL PUBLIC, PROSPECTIVE BUYERS AND ALL OTHER NON-CONSTRUCTION RELATED PERSONS ARE NOT TO ENTER THE CONSTRUCTION WORK AREA UNTIL A VALID CERTIFICATE OF OCCUPANCY IS ISSUED BY THE LOCAL BUILDING DEPARTMENT.

THE PROJECT SITE SHALL BE PROPERLY POSTED AND TAPED AND OR FENCED OFF TO ENSURE PUBLIC SAFETY AND SAFEGUARD THE PUBLIC AT ALL TIMES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS (PLANS & SPECIFICATIONS) PRIOR TO ANY ERECTION/CONSTRUCTION.

ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALWAYS USE DIMENSIONS AS SHOWN AND THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

DRAWINGS ARE NOT TO BE SCALED. ALL CHANGES MADE BY THE CONTRACTOR SHALL FIRST BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO STARTING WITH THE WORK INVOLVED. ANY UNAUTHORIZED CHANGES MADE BY THE CONTRACTOR AND ULTIMATELY NOT BEING APPROVED BY THE OWNER AND ARCHITECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND TO BE CORRECTED AT HIS OWN EXPENSE.

THE ARCHITECT HAS NOT BEEN RETAINED FOR ANY MECHANICAL DESIGN SYSTEMS, DUCTS, CHASE OPENINGS, SIZE OF FURNACE AND FRESH AIR REQUIREMENTS ETC. THESE ARE NOT SHOWN AND SHALL BE DETERMINED BY A MECHANICAL ENGINEER PRIOR TO COMMENCING THE WORK.

THE ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION, AND CONSTRUCTION INSPECTIONS AND/OR THE REVIEW OF SHOP DRAWINGS. THE ARCHITECT HAS ONLY BEEN RETAINED FOR DESIGN PURPOSES, THEREFORE, THE ARCHITECT ASSUMES NO LIABILITY FOR WORKMANSHIP, CODE AND OR PLAN COMPLIANCE. THE ARCHITECT'S RESPONSIBILITY IS STRICTLY LIMITED TO THESE PLANS AND RELATED SPECIFICATIONS ON THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THESE DOCUMENTS.

THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURES AND OR ANY UNFORESEEN PROBLEMS PRIOR TO NEW CONSTRUCTION, AND THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY DEMOLITION, SITE WORK, NEW CONSTRUCTION, OPERATION AND METHODS.

ALL AREAS THAT ARE AFFECTED BY ALL ADDITIONS SHALL BE REPAIRED AND OR PATCHED TO A LIKE NEW CONDITION UNLESS NOTED OTHERWISE. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE LOCAL AND STATE AS REQUIRED AND TO DELIVER TO THE OWNER A C.O. UPON COMPLETION OF THE PROJECT.

THE CONTRACTOR SHALL PROVIDE A CONTAINER FOR THE REMOVAL OF DEBRIS DURING CONSTRUCTION.

THE CONTRACTOR AND ALL SUBCONTRACTORS WORKING WITH THIS PROJECT SHALL KEEP THE SITE CLEAN AND HAZARD FREE AT ALL TIMES AND TO OBIDE ALL "OSHA" AND ALL OTHER SAFETY REGULATIONS.

THE CONTRACTOR SHALL LEAVE PREMISES BROOM CLEAN DAILY. THE CONTRACTOR SHALL GUARANTEE ALL WORK SPECIFIED AND/OR DESCRIBED BY THESE DRAWINGS AND IS TO FOLLOW ALL NATIONALLY ACCEPTED TRADE PRACTICES.

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FOUNDATION NOTES

IT'S THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND COORDINATE DIMENSIONS BETWEEN FOUNDATION AND FLOOR PLANS PRIOR TO CONSTRUCTION. ALL EXCAVATIONS SHOULD BE SUBSTANTIALLY FREE OF WATER DURING FOUNDATION CONSTRUCTION WORK.

THIS PROJECT HAS BEEN DESIGNED BY ASSUMING THAT ALL THE SOIL BEARING IS 2 KIPS/SQ. FT. (2000#)

ALL STRUCTURAL CONCRETE SHALL BE A STONE CONCRETE WITH A 1:3:5 MIX AND HAVE A MINIMUM STRENGTH OF 3,500 PSI AT THE END OF 28 DAYS.

ALL FOOTINGS TO REST ON UNDISTURBED SOIL CAPABLE OF SUPPORTING 2 TONS PER SQ. FT.

REFERENCE THE PLANS FOR SIZE AND QUANTITY OF REINFORCING BARS. ALL FOOTINGS SHALL BE BELOW THE FINISHED GRADE MINIMUM OF 3'-6" IN ROCKLAND COUNTY, 3'-6" IN ORANGE COUNTY OR OTHERWISE SHOWN ON THE PLAN.

PROVIDE EXPANSION JOINTS AT PERMETERS OF ALL CONCRETE SLABS. ALL INTERIOR FOOTINGS SHALL STEP DOWN TO PERMETER WALL FOOTING DEPTH AT ALL FOOTING INTERSECTIONS.

ALL SUB GRADE FILL MATERIAL SHALL BE COMPACTED TO A DENSITY OF 96. ALL CONCRETE SLABS SHALL BE A MINIMUM OF 4" THICK - REINFORCED WITH 6#6/10x10 WELDED WIRE MESH ON 6 MIL VAPOR BARRIER ON 4" OF 3/4" GRAVEL, UNLESS SHOWN OTHERWISE AND TO RECEIVE A SMOOTH FINISH.

ALL CONCRETE PAWING SHALL RECEIVE A FINE BROOM FINISH UNLESS SHOWN OTHERWISE. ALL CONCRETE SLABS TO RECEIVE CONTROL JOINTS (1/2" SAW CUTS) AT A MAXIMUM OF 25'-0" TO CONTROL CRACKING WITH SHORWAKE.

SLOPE ALL CONCRETE SLABS TO DRAIN TO EXTERIOR. SLOPES IN GARAGES SHALL BE A MINIMUM OF 1/8"-1'-0" UNLESS SHOWN OTHERWISE.

MASONRY AND CONCRETE CONTRACTOR SHALL INSTALL ALL ANCHOR BOLTS, PLATES, CHASES, SLOTS, SLEEVES, ETC. AS REQUIRED BY TRADES.

CAULK WEATHER-TIGHT ALL OPENINGS.

EXTERIOR OF THE CONCRETE WALLS TO BE COATED WITH RUB-B-R-WALL COATING OR EQUAL. INTERIOR COLUMNS TO BE 4" DIAM. STANDARD STEEL - PROVIDE BASE & TOP PLATES. INTERIOR COLUMNS OVER 9'-0" IN HEIGHT TO BE 5" DIAM. STANDARD STEEL COLUMNS.

EXTREME CAUTION TO BE USED IN DELIVERY OF THE STEEL COLUMNS. MUST NOT BE DROPPED AT ANY TIME.

DOWELS MUST BE TIED INTO FOOTING RE-BARS PRIOR TO POURING FOOTINGS.

CONCRETE AIR-ENTRAINED TO NOT LESS THAN 5% OR NO MORE THAN 7% WHERE REQUIRED.

FOUNDATION ANCHOR BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF WIDTH OF SILL > AND SUPPLIED WITH NUT & WASHER TIGHTENED TO EACH BOLT.

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DOOR & WINDOW NOTES

ALL WINDOWS AND EXTERIOR DOORS SHALL COMPLY WITH THE ENERGY CONSERVATION CODE OF N.Y.S. AND FOR THE COUNTY THIS PROJECT IS LOCATED.

ALL DOORS SHALL CONFORM TO THE STATE CODE SIZE REQUIREMENTS. WINDOW SCHEDULE IS FOR DESIGN INTENT ONLY. THE CONTRACTOR SHALL VERIFY WITH OWNER ALL WINDOWS, DOOR, AND ADDITIONAL OPTIONS SUCH AS COLOR, HARDWARE PRIOR TO ORDERING.

ALL WINDOWS AND DOORS SHALL BE INSTALLED WITH STRICT ACCORDANCE TO THEIR PARTICULAR MANUFACTURERS SPECIFICATIONS AND TO VERIFY WINDOW RUGH OPENINGS WITH THE MANUFACTURER.

ALL HEADER HEIGHTS TO BE 6"-9" ABOVE THE FINISHED FLOOR, UNLESS NOTED OTHERWISE.

ALL WINDOWS IN HABITABLE SPACES SHALL COMPLY WITH THE RESIDENTIAL CODE OF THE N.Y.S. EGRESS REQUIREMENTS. THESE WINDOWS SHALL HAVE A SILL HEIGHT OF NOT GREATER THAN 44" ABOVE FINISHED FLOOR. THESE WINDOWS SHALL HAVE A MIN. OF 5.7 SQ. FT. CLEAR OPENING AND 10.3 SQ. FT. OF GLASS AREA FOR NATURAL LIGHT.

AT ALL EGRESS BASEMENT WINDOWS THAT ARE BELOW THE FINISHED GRADE SHALL BE PROVIDED WITH AN APPROVED WINDOW WELL AND DRAINAGE AS PER THE N.Y.S. AND LOCAL CODES.

ALL GLAZING LESS THAN 18" ABOVE FINISHED FLOOR/SURFACE AND ALL GLASS TUB AND/OR SHOWER ENCLOSURES SHALL BE TEMPERED GLASS.

ALL FIXED GLASS SHALL BE IN FRAMES TO MATCH THE MANUFACTURER OF OPERABLE WINDOWS.

ALL WINDOWS SHALL BE MANUFACTURED BY ANDERSEN OR EQUAL UNLESS SHOWN OTHERWISE.

ALL SKYLIGHTS, METAL FLUES, VENTS, STACKS OR ANY OTHER ROOF ACCESSORIES THAT REQUIRE FLASHING SHALL BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS.

PROVIDE ADDITIONAL ALUMINUM BLIND FLASHING WHERE REQUIRED TO INSURE WATER TIGHT CONDITIONS.

INSTALL FLASHING AT ALL ENTRANCE SLABS ADJACENT TO WALL CONSTRUCTION. PROVIDE ADEQUATE AIR SPACE BEHIND BRICK, STONE AND OTHER SIDINGS AS REQUIRED.

ALL BEADS, STOPS AND TRIM SHALL BE MANUFACTURED FROM RUST RESISTANT ALL EXTERIOR SWING DOORS SHALL BE MANUFACTURED BY THERMA-TRU OR EQUAL UNLESS SHOWN OTHERWISE.

ALL WINDOW & DOOR JAMBS TO BE FOAM SEALED & WEATHER STRIPPED ON EXTERIOR AS PER THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE

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PUMBING NOTES

ALL PLUMBING WORK EQUIPMENT AND FIXTURES SHALL BE PLACED AND INSTALLED PER THE 2020 PLUMBING CODE OF NEW YORK STATE AND INDUSTRY STANDARDS.

THE CONTRACTOR SHALL VERIFY WITH THE OWNER ALL FIXTURES, MODELS, COLORS ETC. PRIOR OF ORDERING INSTALL.

IRON PIPING UNDER ALL CONCRETE SLABS, GAS LINES TO BE GROUNDED TO BLACK PIPE AT SERVICE ENTRY VENT STACK SHALL EXTEND ABOVE ROOF 18" OF 12" ABOVE AVG. SNOWFALL.

THE PLUMBING CONTRACTOR SHALL PROVIDE DRYER VENTS AS PER THE RESIDENTIAL CODE OF N.Y.S.

THE PLUMBING CONTRACTOR SHALL NOT DRILL OR CUT ANY STRUCTURAL GLORDERS, HEADERS, BEAMS WITHOUT PRIOR CONSENT FROM THE ARCHITECT.

DRILLING AND CUTTING OF FLOOR JOISTS SHALL BE IN STRICT ACCORDANCE WITH THE CODE AND/OR SAID JOIST MANUFACTURERS SPECIFICATIONS.

THE PLUMBING CONTRACTOR SHALL VERIFY FIXTURE AND PIPE LOCATIONS WITH OTHER TRADES INVOLVED WITH THIS JOB PRIOR TO INSTALLATION.

THE PLUMBING CONTRACTOR SHALL PROVIDE SHOWER PANS UNDER CLOTHES WASHER WITH A DRAIN CONNECTED TO THE WASTE PLUMBING SYSTEM.

THE PLUMBING CONTRACTOR SHALL PROVIDE WHOLE HOUSE BACK-FLOW PREVENTION VALVES AND ADEQUATE CLEAN-OUTS AS REQUIRED BY CODE.

PROVIDE 12"x12" ACCESS PANEL TO WHIRLPOOL TUB MOTOR AND SIMILAR EQUIPMENT.

THE PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL EQUIPMENT ACCESSORIES THAT REQUIRE FLASHING SHALL BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS.

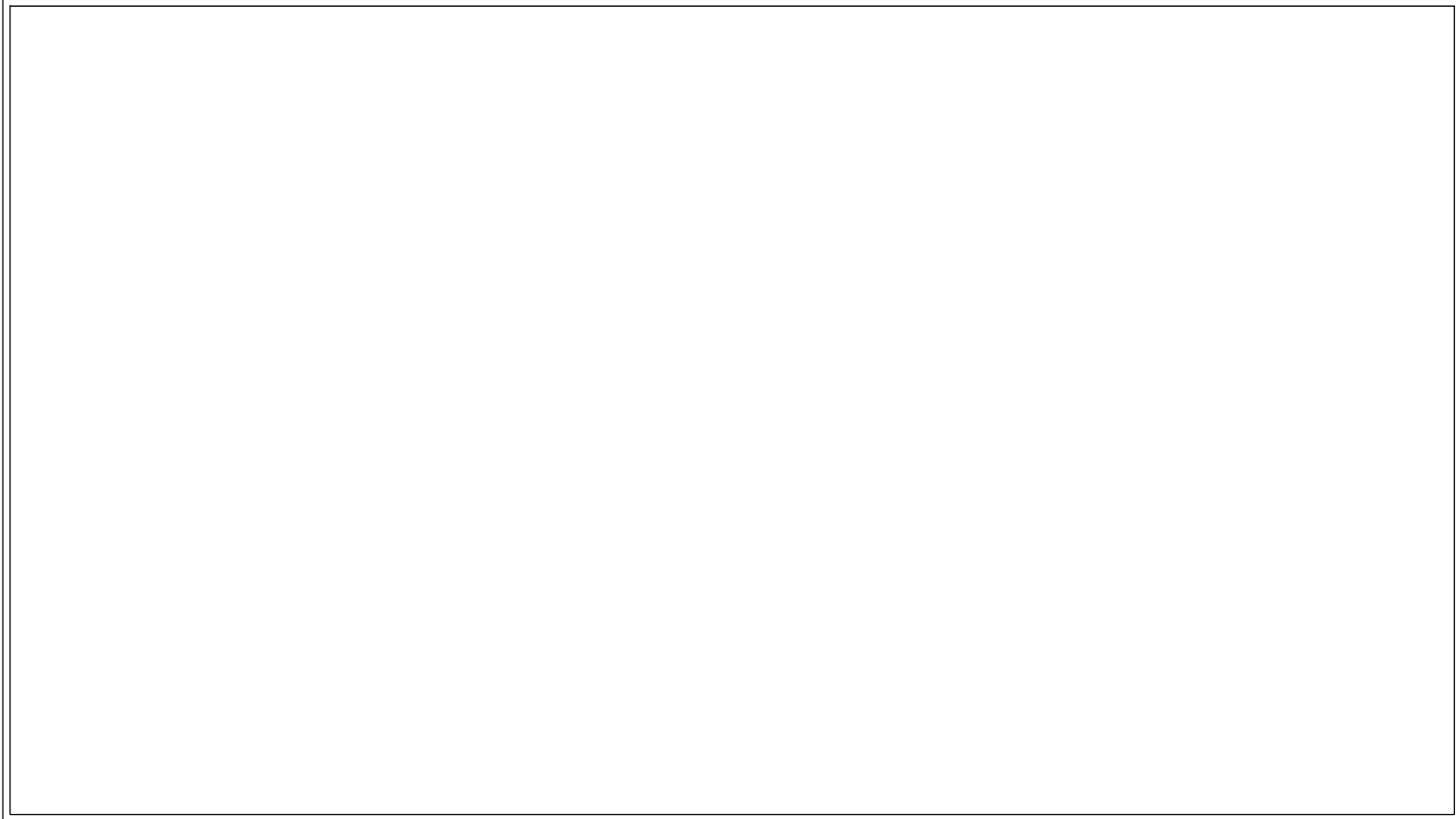
ALL HOSE BIBS SHALL BE FREEZE PROOF TYPE. LOCATIONS AND QUANTITY SHALL BE AS PER OWNERS INSTRUCTIONS.

UNLESS SHOWN OTHERWISE A MINIMUM OF TWO (2) HOSE BIBS SHALL BE PROVIDED; ONE (1) LOCATED AT THE FRONT AND ONE (1) LOCATED AT REAR

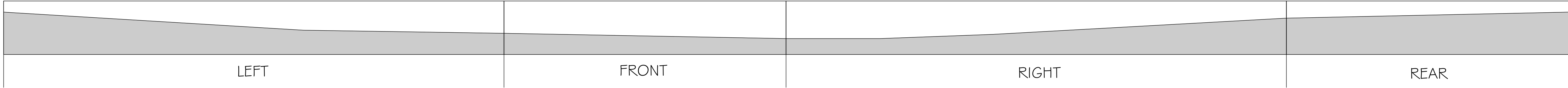
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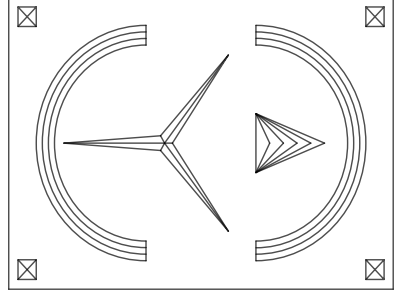


TOTAL PERIMETER WALL LENGTH: 294'
TOTAL PERIMETER WALL SQ. FEET: 2,967
TOTAL SQ. FT. WALL BURIED: 1,513 51.00%
TOTAL SQ. FT. WALL EXPOSED: 1,454 49.00%



GRADE ANALYSIS
SCALE: 3/32" = 1'-0"

DrawME
Designing Group
2 STONEGATE DRIVE, SUITE 309
MONROE, NY 10950
T. 845.666.3729
E. PLANS@DRAWMEDESIGN.COM



PLANS REVIEWED AND SUPERVISED BY:
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WASHINGTONVILLE, N.Y. 10992
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Email: ekosbornarchitect@gmail.com



PROJECT:

Proposed 4 Unit Dwelling
And 2 Storage Units For:
83 Duell Ave.
Village Of South Blooming Grove
Orange County, New York

DRAFTED BY: EH

DATE:
6/3/2024

REVISIONS:

NO.	REV. NOTES	DATE
2		6/19/2024
3		7/1/2024
4	CHANGED LOCATION & SIZES OF DECKS	2/17/2025
5	UPDATED LAYOUTS	5/6/2025

SCALE: AS NOTED

SHEET NO.
A-119