

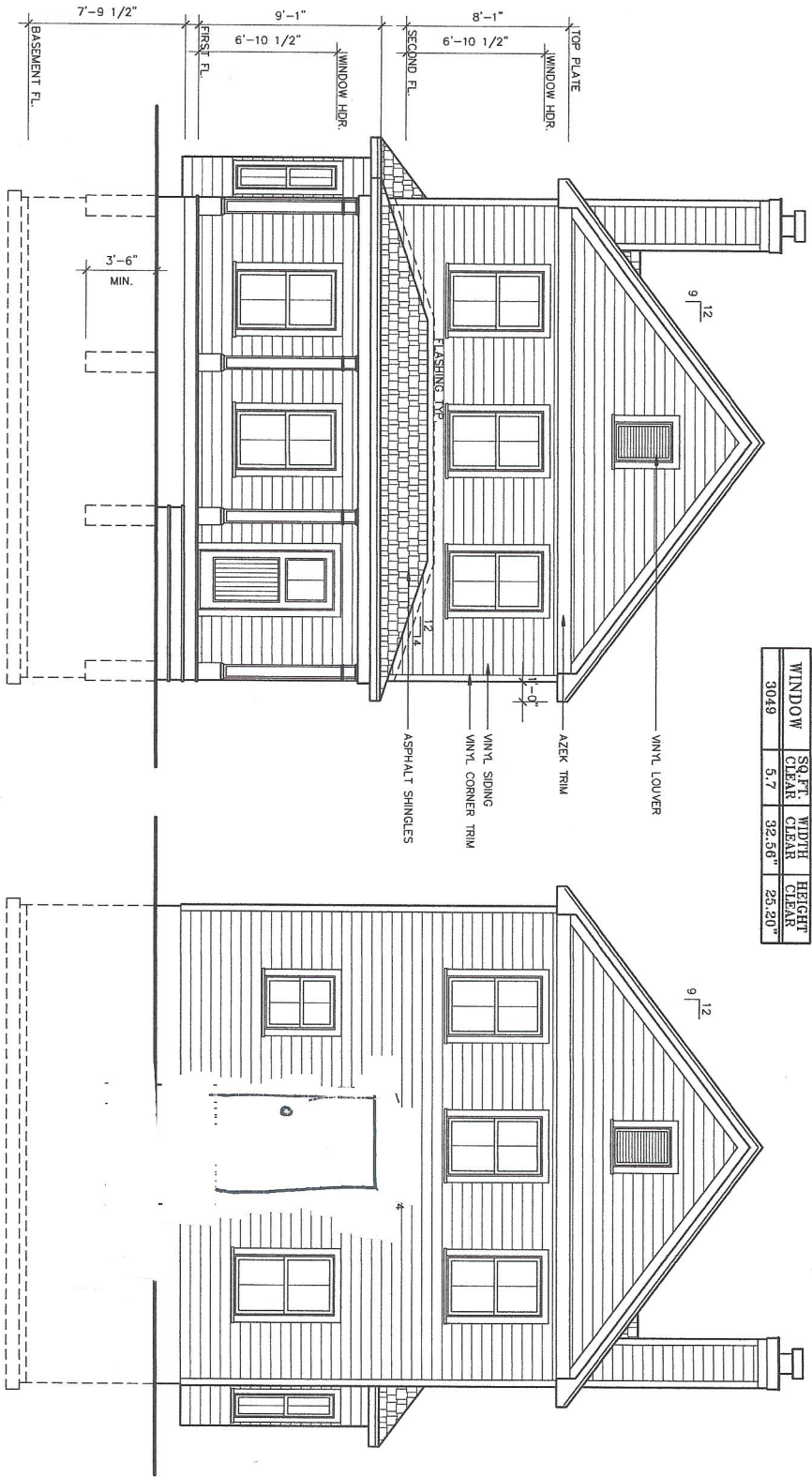
- NOTES:
- 1) ALL WINDOW SIZES CALLED OUT ON FLOOR PLANS ARE "ANDERSEN UNIT NUMBERS". "ANDERSEN" WINDOWS ARE NOT USED. A WINDOW OF EQUAL TYPE AND UNIT DIMENSION IS TO BE USED.
  - 2) ALL GLAZING TO BE DOUBLE INSULATED.
  - 3) ALL GLAZING TO BE "HIGH PERFORMANCE", "LOW-E" GLASS.
  - 4) ALL GLAZING WITHIN 18" OF FINISHED FLOOR TO BE TEMPERED.

**SQUARE FOOTAGE:**

1st FLOOR:	1056
2nd FLOOR:	1004
TOTAL:	2060

**EGRESS REQUIREMENTS**

WINDOW	SQ. FT. CLEAR	WIDTH CLEAR	HEIGHT CLEAR
3049	5.7	32.56"	25.20"



**FRONT ELEVATION**

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

**REAR ELEVATION**

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

RAILING & STAIR NOTES:  
FRONT PORCH RAILINGS, IF REQUIRED, NOT SHOWN ON FRONT ELEVATION.

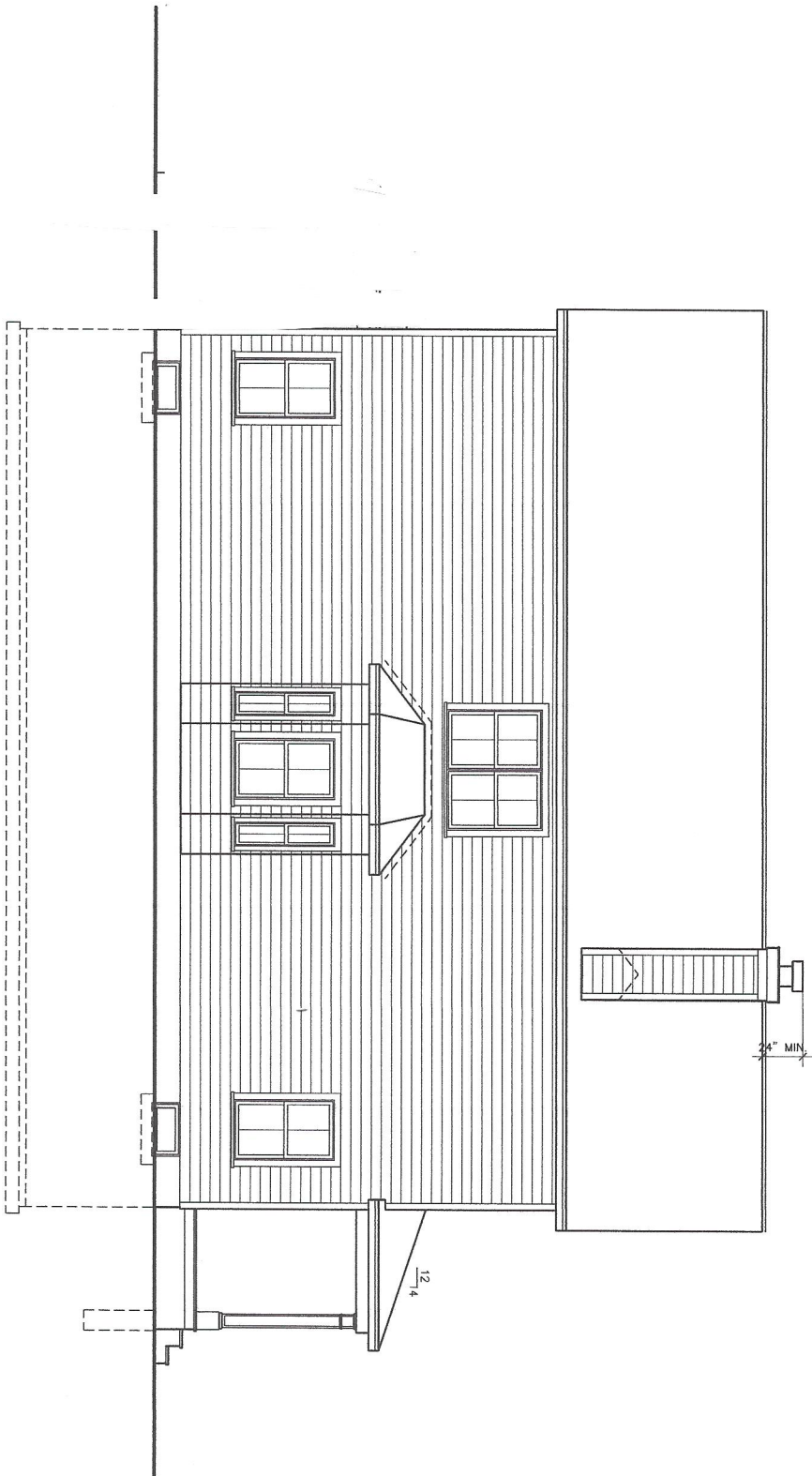
STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH. RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

**TABLE R301.2(1)  
CLIMATE AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	WEATHERING SEVERE	SUBJECT TO DAMAGE FROM FROST	FROST DRAINAGE	TERMINATE MOD-HEAVY	ICE BARRIER UNDERLAYMENT (REQUIRED)	FLOOD HAZARDS
40	100 MPH	B	SEVERE	NO	NO	MOD-HEAVY	YES	MAY 2, 2012

<p><b>M. GILLESPIE &amp; ASSOCIATES</b> CONSULTING ENGINEERING, P.L.L.C. 447 ROUTE 176 - WESTPORTER FALLS, NY 12880 P. (518) 257-6827 F. (518) 256-1480 WWW.MG&amp;A.COM</p>	<p><b>NEW RESIDENCE FOR:</b></p> <p><b>Lot 3 St Lukes CITY OF BEACON, NEW YORK</b></p>	<p>PROJECT NO. 2012105 CHECKED BY: M.E.G. DATE: 11/20/12 REVISIONS: MAY 13, 2012 MAY 15, 2012 MAY 27, 2012 JUNE 3, 2012</p>	<p>NYPE #074666 SHEET NO. <b>E</b> <b>1</b></p>
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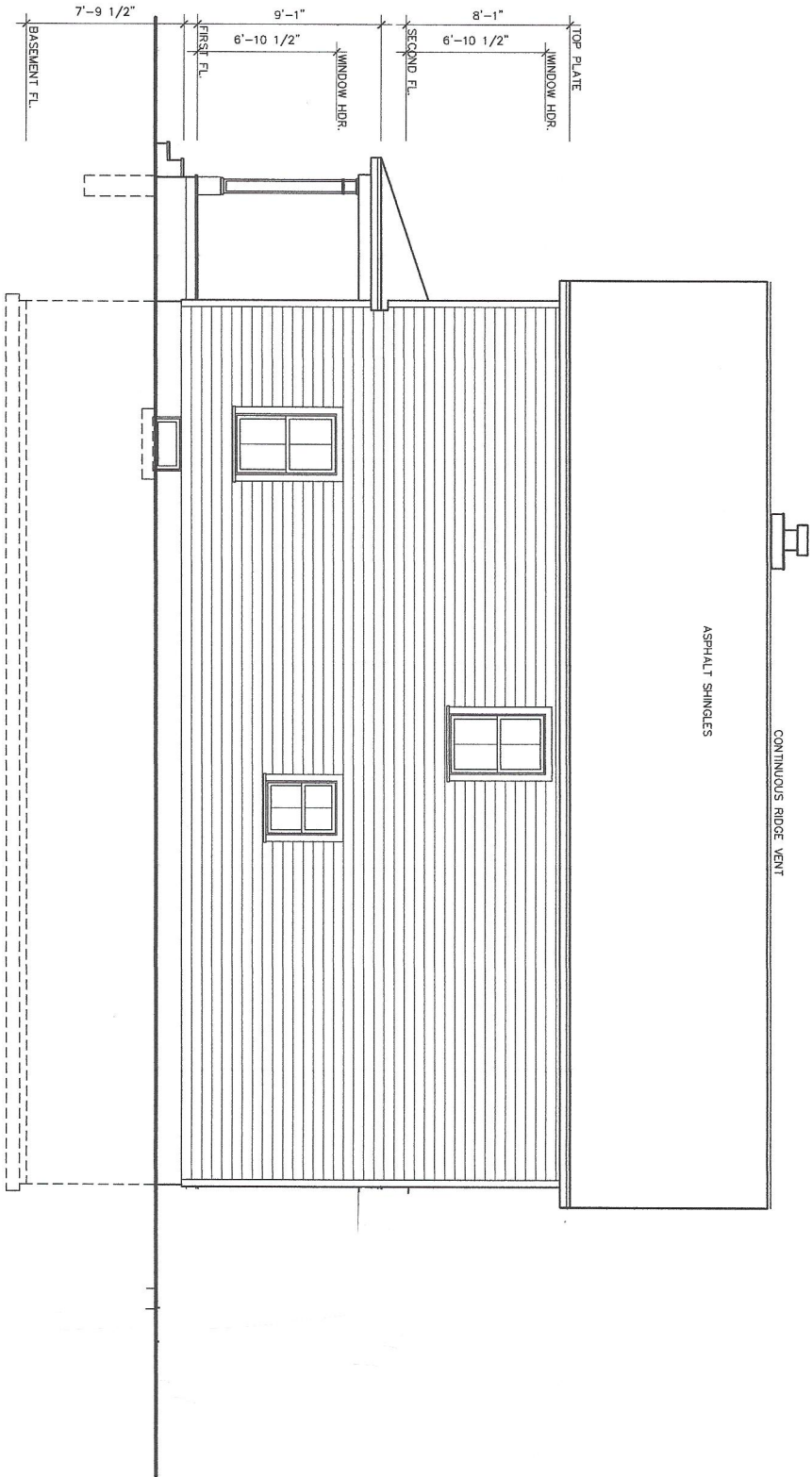
LEFT SIDE ELEVATION

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

RAILING & STAIR NOTES:  
 PORCH RAILINGS, IF REQUIRED, NOT SHOWN ON ELEVATIONS.  
 STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 36" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".  
 PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.  
 RISERS ARE TO BE CLOSED SUCH THAT THE PASSAGE OF A 4" DIAMETER SPHERE.

E 3	SHEET No.	NSPE #074666	<b>M. GILLESPIE &amp; ASSOCIATES</b> CONSULTING ENGINEERING, P.L.L.C. 847 ROUTE 576 - WAPPINGER FALLS, NY 12580 P. (518) 227-6227 F. (518) 226-1-000 WWW.MGILLESPIEANDASSOCIATES.COM	NEW RESIDENCE FOR:
	PROJECT NO. 20161025 CHECKED BY: M.E.G. REVISIONS: MAY 13 2016 MAY 27 2016 JUNE 9 2016			Lot 3 ST LUKES CITY OF BEACON, NEW YORK





**RIGHT SIDE ELEVATION**

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

**RAILING & STAIR NOTES:**

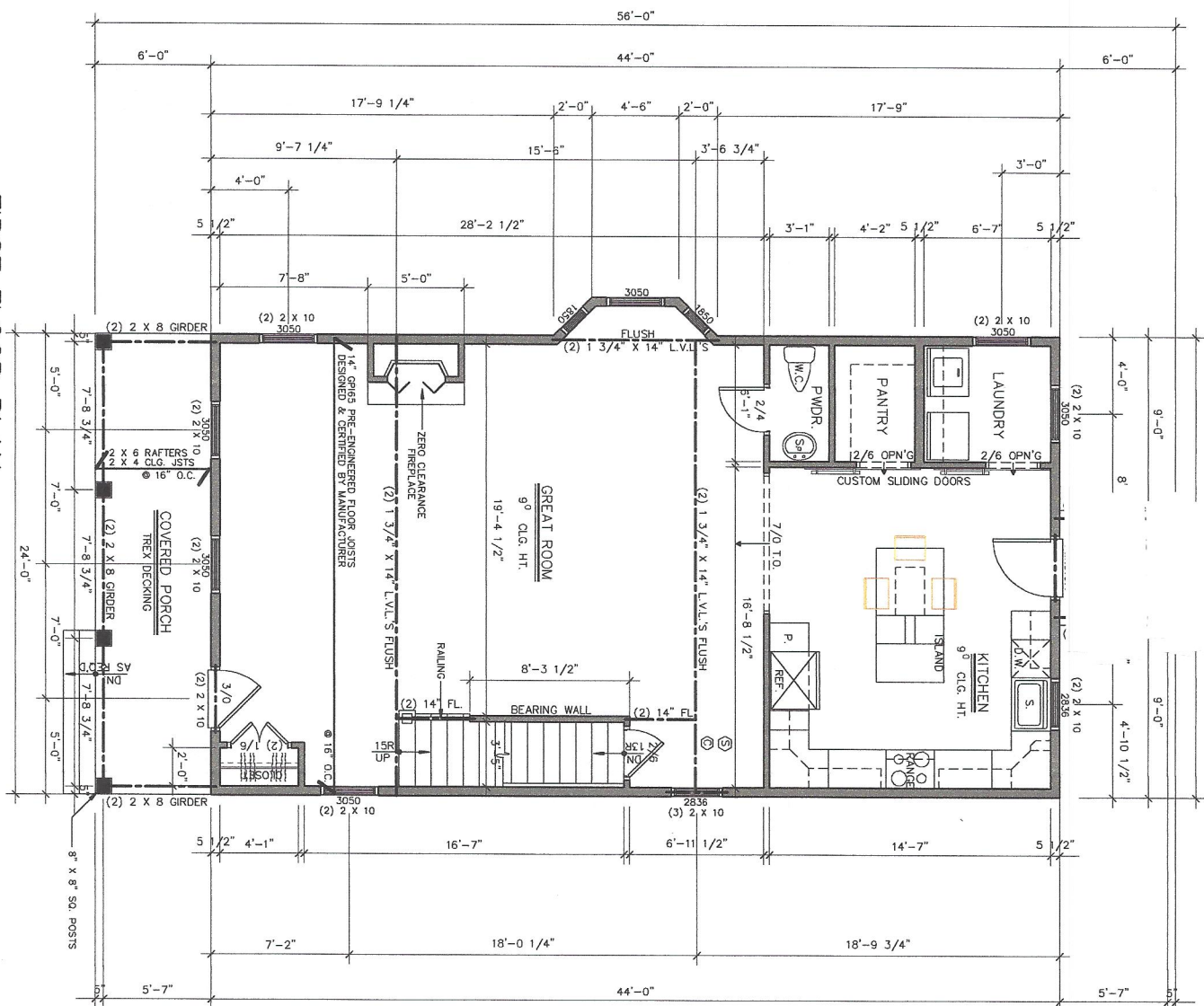
PORCH RAILINGS, IF REQUIRED, NOT SHOWN ON ELEVATIONS.

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS AT EACH END. RAILINGS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

<p><b>E</b></p> <p><b>2</b></p>	<p><b>SHEET NO.</b></p> <p>NSPE #074665</p>	<p><b>PROJECT NO.</b> 2018108</p> <p><b>DATE</b> 05/17/2018</p> <p><b>REVISIONS</b></p> <p>CHECKED BY: M.E.S.</p> <p>DATE: 05/17/2018</p> <p>DATE: 05/27/2018</p> <p>DATE: 06/03/2018</p>	 <p><b>M. GILLESPIE &amp; ASSOCIATES</b></p> <p>CONSULTING ENGINEERING, P.L.L.C.</p> <p>247 ROUTE 376 - WAPPINGER FALLS, NY 12580</p> <p>P. 518-537-9527 F. 518-537-4232</p> <p>WWW.MG&amp;A.COM</p>	<p><b>NEW RESIDENCE FOR:</b></p> <p><b>Lot 3 ST LUKES ; CITY OF BEACON, NEW YORK</b></p>
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**FIRST FLOOR PLAN**

1. INTERCONNECTED 110 VOLT SMOKE DETECTOR W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL217 & NFPA72  
 2. INTERCONNECTED CARBON MONOXIDE ALARM W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL 2034 & CSA 6.19  
 3. TO BE INSTALLED ON EACH FLOOR CONTAINING A SLEEPING AREA OR CARBON MONOXIDE SOURCE. TO BE INSTALLED WITHIN 15 FEET OF EACH SLEEPING AREA

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

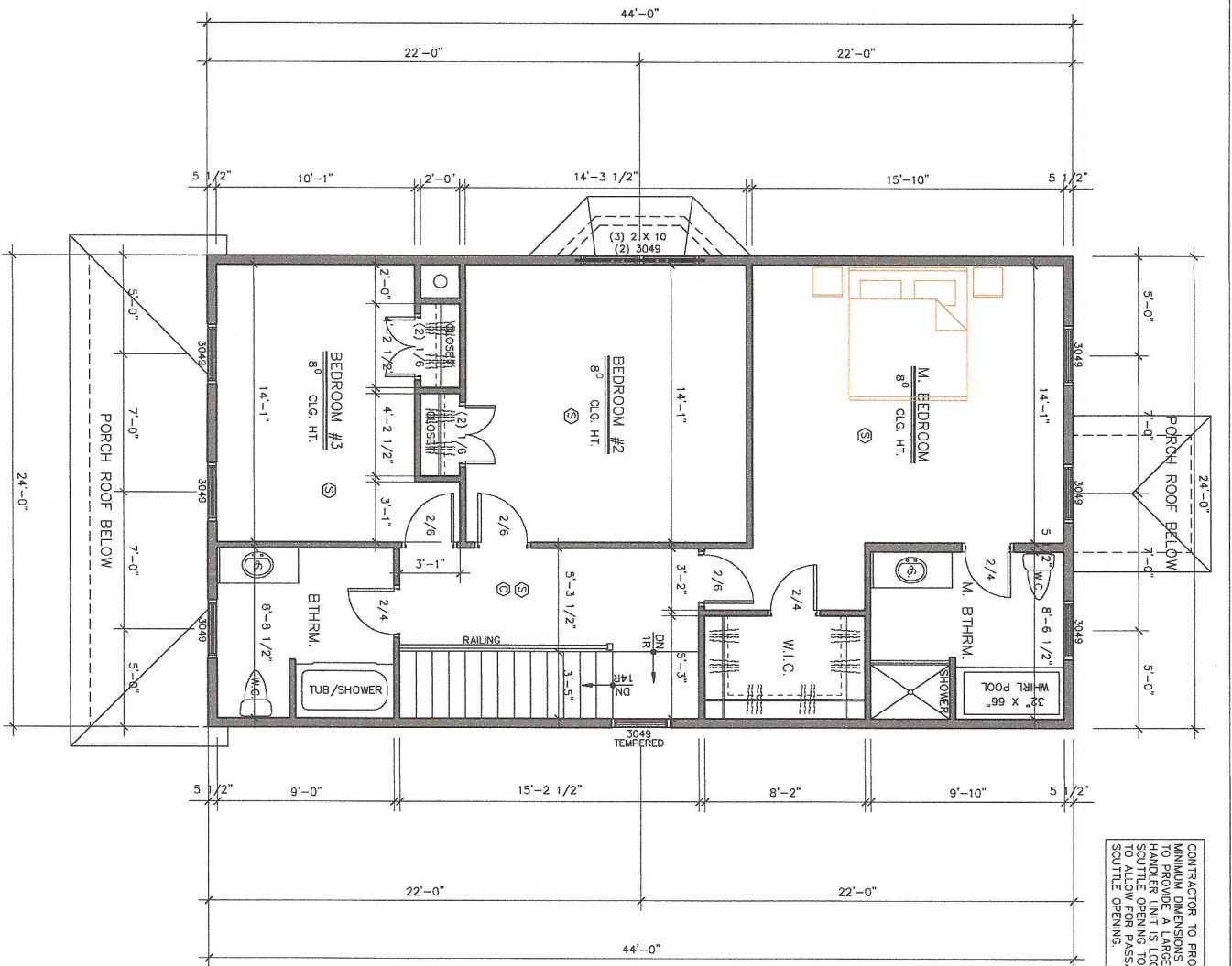
**NOTES:**  
 ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS  
 ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS  
 DOUBLE ALL FLOOR JOISTS UNDER PARALLEL TO FLOOR FRAMING UNLESS OTHERWISE NOTED ON PLAN  
 ALL FLOOR JOISTS, CEILING JOISTS & RAFTERS ARE TO BE S.P.F.  
 ALL BEAMS, GIRDERS AND HEADERS BETTER WITH A FB RATING OF 2950 AND A MODULUS OF ELASTICITY OF 2000,000 AND A MODULUS OF ELASTICITY OF 1875 NOTED ON PLAN UNLESS OTHERWISE NOTED ON PLAN  
 ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDERS AND HEADERS LABELLED ON PLAN, TO HAVE A FB RATING OF 2950 AND A MODULUS OF ELASTICITY OF 2000,000 AND A MODULUS OF ELASTICITY OF 1875 NOTED ON PLAN UNLESS OTHERWISE NOTED ON PLAN  
 ALL STRUCTURAL LAMINATED BEAMS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.  
 CUTS, NOTCHES & HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR L-JOISTS ARE TO BE MADE BY THE MANUFACTURER'S RECOMMENDATIONS.  
 CONTRACTOR TO PROVIDE SLOPED FLOOR JOISTS WERE POSTS, FROM ABOVE, CARRYING THE SAME WIDTH AS POSTS TO BE CARRYING ABOVE.  
 ALL JOISTS TO OVER LAP GIRDER OR BEARING WALL A MINIMUM OF 3".  
 ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION AND DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.  
 INSTALL 2 X 6 COLLAR TIES AT 32' O.C. THE COLLAR TIES TO BE LOCATED DOWN FROM THE HEIGHT BETWEEN THE CEILING JOISTS AND THE TOP OF THE MAIN RIDGE.

EXHAUST AIR FROM BATHROOM FANS SHALL BE EXHAUSTED DIRECTLY TO THE EXTERIOR AND SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREA INSIDE THE BUILDING.  
 CONTRACTOR TO VENT DRYER TO EXTERIOR SUCH THAT IT SHALL NOT TERMINATE LESS THAN 3 FEET FROM ANY OPENING INTO THE BUILDING. DRYER DUCT IS NOT TO EXCEED 25 FEET IN LENGTH AND IS TO BE CONSTRUCTED OF A MINIMUM 1/2" THICK GALVANIZED STEEL WITH A SMOOTH SURFACE & JOINTS RUNNING IN THE DIRECTION OF AIR FLOW. PROVIDE REDUCTION FOR EACH 90 DEGREE BEND.

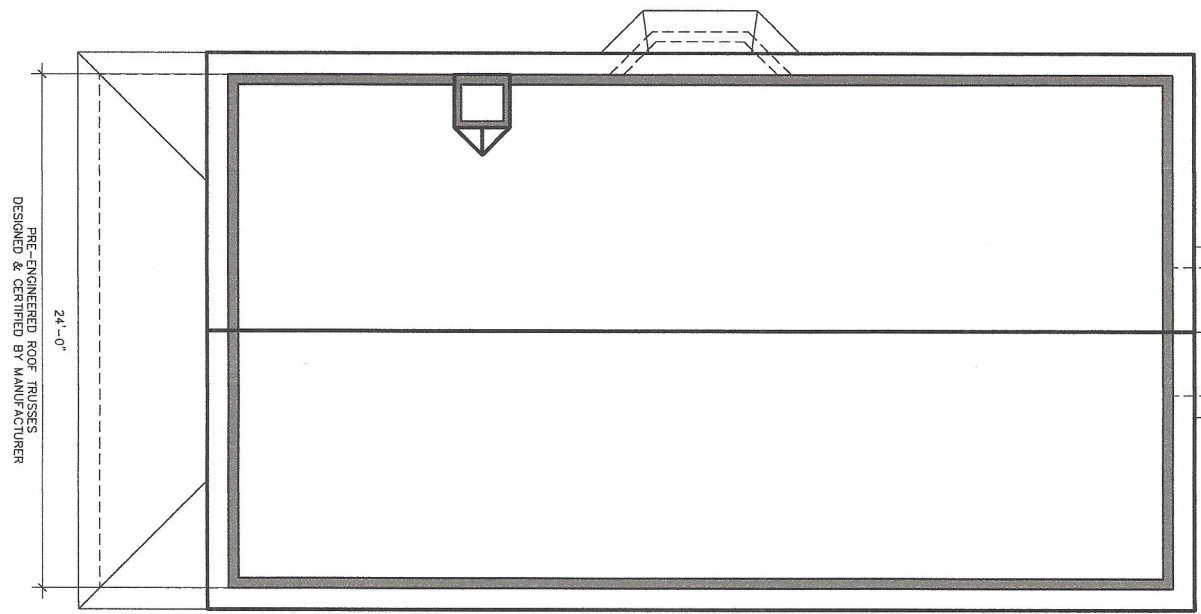
<p><b>M. GILLESPIE &amp; ASSOCIATES</b> CONSULTING ENGINEERING, P.L.L.C. 247 ROUTE 92, BEACON, NY 12508 P.O. BOX 2527, BEACON, NY 12508 WWW.MG&amp;A.COM</p>	PROJECT NO. 2016105 CHECKED BY: M.E.S. DATE: 05/12/2016 REVISIONS: DATE: 05/12/2016 DATE: 05/27/2016 DATE: 06/03/2016
	NYSE #074666 SHEET NO. P 2

**NEW RESIDENCE FOR:**  
**LOT 3 STOKES, CITY OF BEACON, NEW YORK**





CONTRACTOR TO PROVIDE ATTIC SCUTTLE WITH MINIMUM DIMENSIONS OF 30" X 22". CONTRACTOR TO PROVIDE A LARGER SCUTTLE OPENING IF AIR HANDLER UNIT IS LOCATED IN ATTIC SPACE. SCUTTLE OPENING TO BE OF ADEQUATE DIMENSION TO ALLOW FOR PASSAGE OF UNIT THROUGH SCUTTLE OPENING.



PROJECT NO. 201608 DRAWN BY: M.G. CHECKED BY: M.G. REVISIONS: DATE: 11/17/2016 DATE: 11/22/2016 DATE: 03/28/2017	<b>M. GILLESPIE &amp; ASSOCIATES</b> CONSULTING ENGINEERING, P.L.L.C. 847 ROUTE 576 - WAPPINGERS FALLS, NY 12588 P. (518) 327-0577 F. (518) 328-1420 WWW.MGILLESPIEANDASSOCIATES.COM	NEW RESIDENCE FOR:
		LOT 3 STLUKES CITY OF BEACON, NEW YORK
NYSE #071466	SHEET No.	P
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