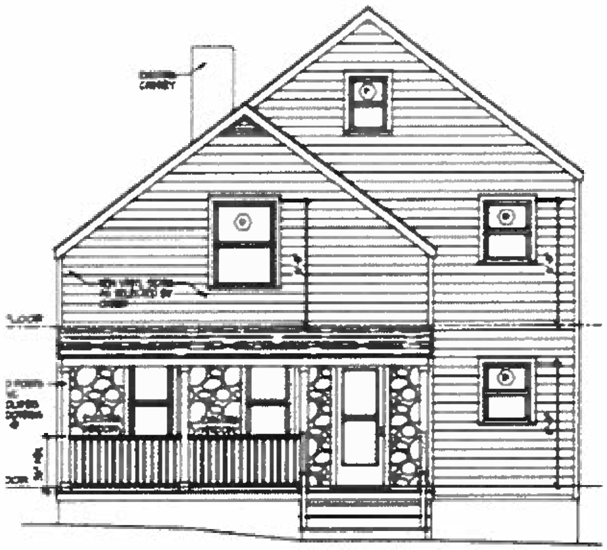
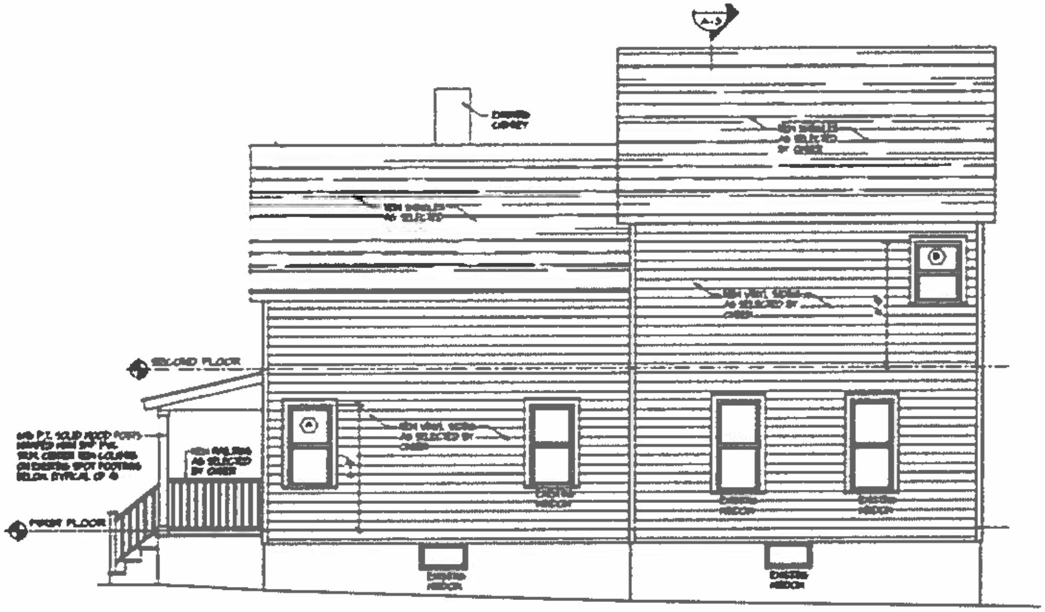
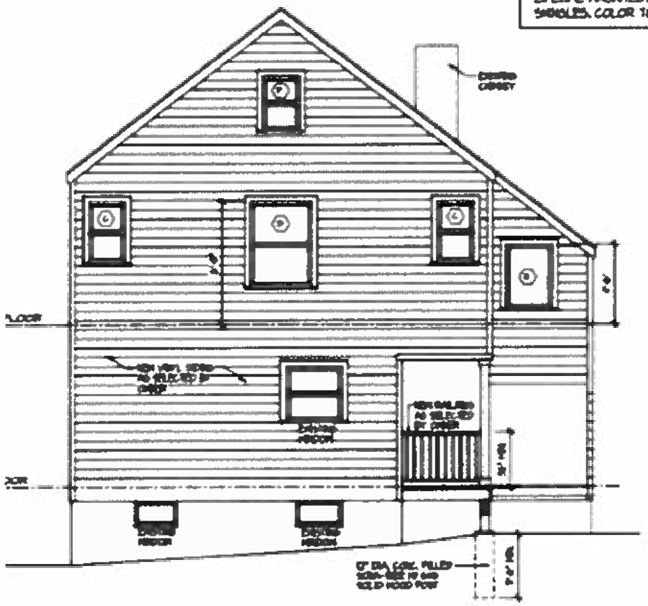


① PROPOSED NORTH ELEVATION
1/4" = 1'-0"

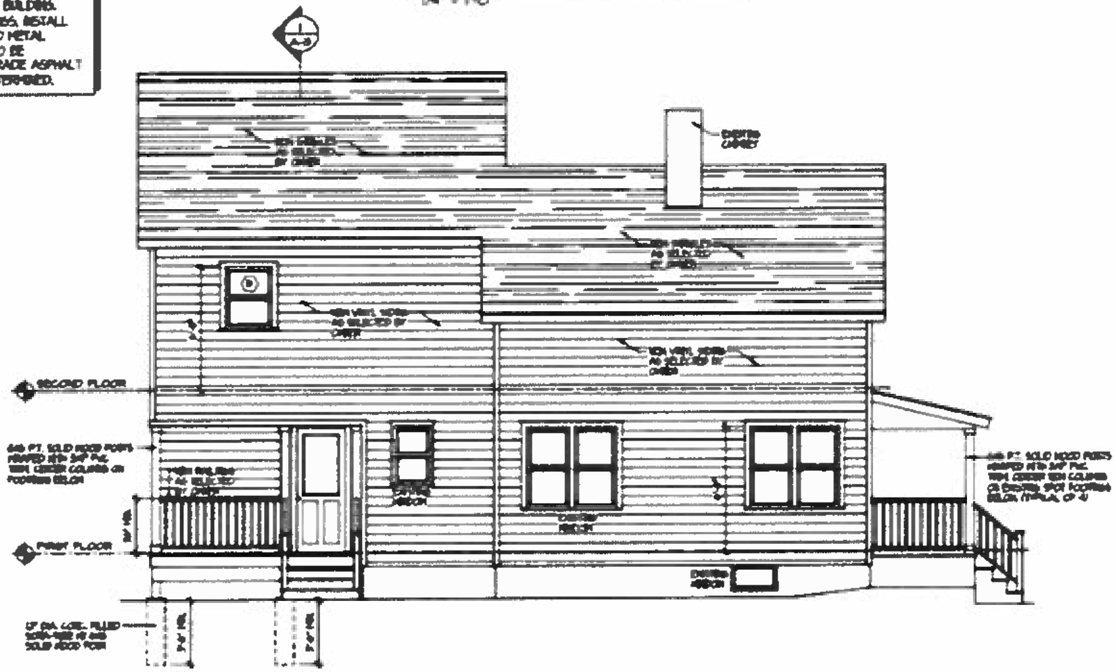

A-3
EXISTING CHIMNEY
NEW SHINGLES AS SELECTED BY OWNER
NEW SHINGLES AS SELECTED
NEW VINYL SIDING AS SELECTED BY OWNER
SECOND FLOOR
FIRST FLOOR
NEW RAILINGS AS SELECTED BY OWNER
EXISTING WINDOW

② PROPOSED WEST ELEVATION
1/4" = 1'-0"

ROOFING NOTE:
REMOVE EXISTING ROOFING
SHINGLES, PAPER AND FLASHINGS.
INSTALL NEW ICE AND WATER SHIELD FROM
THE EXTERIOR FACE OF THE WALL TO A
POINT HORIZ. 24" INSIDE THE BUILDING.
INSTALL NEW METAL FLASHINGS. INSTALL
NEW 30 LB. FELT PAPER AND METAL
DRIP EDGE. NEW SHINGLES TO BE
LIFETIME ARCHITECTURAL GRADE ASPHALT
SHINGLES. COLOR TO BE DETERMINED.


EXISTING CHIMNEY
NEW VINYL SIDING AS SELECTED BY OWNER
EXISTING WINDOW
NEW RAILINGS AS SELECTED BY OWNER
FLOOR

③ PROPOSED SOUTH ELEVATION
1/4" = 1'-0"


A-3
EXISTING CHIMNEY
NEW SHINGLES AS SELECTED BY OWNER
NEW VINYL SIDING AS SELECTED BY OWNER
SECOND FLOOR
FIRST FLOOR
NEW RAILINGS AS SELECTED BY OWNER
EXISTING WINDOW

② PROPOSED EAST ELEVATION
1/4" = 1'-0"

ARCHITECTURE

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STEVEN A. GAGELIC
NYS LIC. NO. 031297

NO.	DATE	REVISION

ISSUE/REVISION

PROJECT NAME
SPENCER RESIDENCE
SECOND STORY ADDITION

BUILDING ADDRESS
28 VAN KLEEK AVE.
BEACON, NY 12508

PROJECT NUMBER

DRAWING TITLE
PROPOSED EXTERIOR ELEVATIONS

DRAWN BY
SG

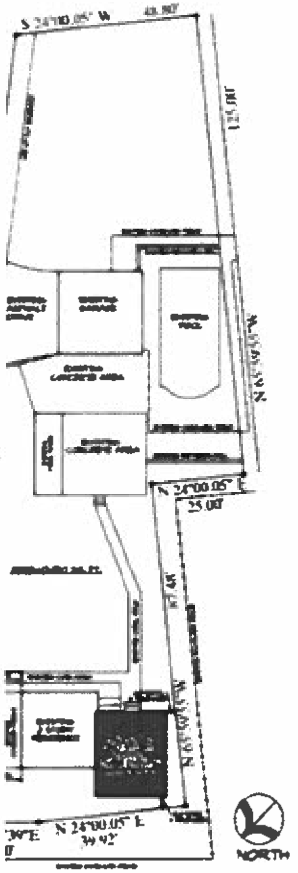
SCALE
AS NOTED

DATE
8/20/18

A-2

FIRST FLOOR ALTERATIONS AND SECOND STORY ADDITION TO THE SPENCER RESIDENCE

28 VAN KLEEK AVENUE BEACON, NEW YORK



LAN

SITE PLAN BASED ON A SURVEY BY:
MEEDEN SURVEYING
62 MAIN STREET WALDEN N.Y.
DATED: APRIL 27, 2004

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY			
40 PSF	90 MPH	B	SEVERE	3'-6"	MODERATE TO HEAVY	SLIGHT TO MODERATE	7	YES	NO

IECC INTERNATIONAL ENERGY CONSERVATION CODE

DESIGN DATA

WINTER DRY-BULB TEMP: 7

SUMMER DRY-BULB TEMP: 84

COINCIDENT WET-BULB TEMP: 72

HEATING DEGREE DAYS: 5750

ZONE: 5

CODE DESIGN APPROACH: CHAPTER 4 (TABLE 402.1.3)

HEATING TYPE: OIL FIRED - HOT WATER

R-VALUE

DESCRIPTION	COMMENTS	PROPOSED	REQUIRED
CEILING		R-49	R-49
WALL		R-21	R-21
FLOOR		R-30	R-30
BASEMENT WALL		R-15/19	R-15/19
SLAB FLOOR		R-10 2 FT.	R-10 2 FT.

U-VALUE

DESCRIPTION	COMMENTS	PROPOSED	REQUIRED
GLAZING		0.34	0.4

NOTES:

1. ALL NEW WINDOWS SHALL HAVE INSULATED GLASS.
2. ALL NEW DOORS SHALL BE FULLY WEATHERSTRIPPED.
3. PROVIDE CAULKING AROUND ALL DOORS AND WINDOWS TO PREVENT AIR INFILTRATION INTO BUILDING.
4. PROVIDE CAULKING AROUND ALL FLOOR AND CLG. PENETRATIONS (MECHANICAL, PLUMBING AND ELECTRICAL)
5. ALL NEW INSULATION TO BE FIBERGLASS BATT WITH FOIL FACED VAPOR BARRIER

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE SECTIONS OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

DESIGN LOADS

DEAD LOAD	10 PSF
LIVE LOAD	40 PSF
SNOW LOAD	30 PSF
DEFLECTION	L/360

BUILDING CODE NOTE:

THESE PLANS ARE DESIGNED BY USING THE 2010 RC AND THE NYS FIRE PREVENTION AND BUILDING CODE, CITY OF BEACON, NY GENERAL REGULATIONS, [illegible]

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK. ARCHITECT IS NOT ENGAGED FOR SUPERVISION.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF HE CANNOT COMPLY WITH ALL REQUIREMENTS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGER SCALE DRAWINGS GOVERN OVER SMALLER SCALED DRAWINGS.
3. CONTRACTOR MUST COMPLY WITH THE RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO THE NEW YORK STATE RESIDENTIAL CODE AND THE CITY OF BEACON.
4. THE CONTRACTOR SHALL MAINTAIN A BOUND CURRENT AND COMPLETE SET OF CONTRACT DOCUMENTS ON THE PREMISES FOR ALL TRADES TO USE.
5. THE OWNER SHALL RELEASE, HOLD HARMLESS AND INDEMNIFY THE ARCHITECT WITH RESPECT TO ANY CHANGES MADE TO THE CONSTRUCTION DOCUMENTS BY ANYONE OTHER THAN THE ARCHITECT, OR CHANGES IN ANY ASPECT OF THE WORK, OR FAILURE BY THE CONTRACTOR TO BUILD IN ACCORDANCE WITH THESE CONSTRUCTION DOCUMENTS.
6. UPON SUBSTANTIAL COMPLETION AND BEFORE FINAL PAYMENT, THE CONTRACTOR SHALL SUBMIT SIGNED LIEN WAIVERS FROM ALL SUB CONTRACTORS AND MAJOR SUPPLIERS IN CONNECTION WITH THIS PROJECT TO OWNER.

SMOKE DETECTOR NOTE

PROVIDE DETECTORS AS PER SECTION [illegible] AND [illegible] OF THE N.Y.S.R.C.

DEVICES TO BE LOCATED AS FOLLOWS:

1. ONE FOR EACH SLEEPING ROOM
2. ONE OUTSIDE/ADJACENT EACH SLEEPING ROOM
3. ONE FOR EACH STORY, INCLUDING BASEMENT

DEVICES LOCATED IN AREAS WHERE INTERIOR WALL OR CEILING FINISHES ARE NOT REMOVED TO EXPOSE THE STRUCTURE CAN BE BATTERY OPERATED AND ARE NOT REQUIRED TO BE INTERCONNECTED, EXCEPT THAT INTERCONNECTION IS REQUIRED IF THE ROOMS CAN BE ACCESSED THROUGH THE ATTIC FLOOR.

CARBON MONOXIDE ALARM NOTE

PROVIDE DETECTORS AS PER SECTION [illegible] AND [illegible] OF THE N.Y.S.R.C.

DEVICES TO BE LOCATED AS FOLLOWS:

1. ONE FOR EACH STORY HAVING A SLEEPING AREA
2. ONE FOR EACH STORY WHERE FUEL-FIRED APPLIANCES AND EQUIPMENT OR ATTACHED GARAGES ARE LOCATED

DEVICES LOCATED IN AREAS WHERE INTERIOR WALL OR CEILING FINISHES ARE NOT REMOVED TO EXPOSE THE STRUCTURE CAN BE BATTERY OPERATED AND ARE NOT REQUIRED TO BE INTERCONNECTED. ALARMS MUST BE LOCATED WITHIN 10 FEET OF ANY BEDROOM AND MUST HAVE A DIGITAL READ-OUT.

CONSTRUCTION NOTES

1. INFORMATION SHOWN ON THESE DRAWINGS IS FOR DESIGN INTENT ONLY. VERIFY EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD. COORDINATE DISCREPANCIES WITH THE ARCHITECT.
2. PROVIDE PROOF OF WORKMAN'S COMPENSATION INSURANCE AND DISABILITY INSURANCE COVERAGE REQUIRED BY GOVERNING STATE LAW PRIOR TO START OF WORK.
3. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.
4. ALL MATERIALS AND ASSEMBLIES REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL COMPLY WITH NYSBC "FIRE RESISTANCE RATINGS" AND HAVE BEEN TESTED IN ACCORDANCE WITH ASTM "STANDARD METHODS OF FIRE TESTS".
5. WHERE PIPES OR CABLES PENETRATE WALL OR FLOOR OPENINGS PROVIDE FIRESTOP MATERIAL AS REQUIRED TO INSURE CONTINUITY OF RATING PER NEW YORK STATE BUILDING CODE OR LOCAL CODE.
6. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL HAVING A SAFE BEARING CAPACITY OF 2000 LB PER SQ FT.
7. ALL CONCRETE WORK SHALL CONFORM TO THE ACI BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
8. ALL CONCRETE SHALL BE NORMAL WEIGHT STONE CONCRETE HAVING A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
9. ALL BAR REINFORCING SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A615 GRADE 60
10. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A82 AND A185.
11. ALL CONCRETE MASONRY UNITS TO BE SILICEOUS AGGREGATE TYPE OF THICKNESS INDICATED ON DRAWING.
12. STRUCTURAL LUMBER TO BE DOUGLAS FIR, Fb=1200 PSI. ALL LUMBER TO BE GRADE MARKED.
13. INSTALL WINDOWS, DOORS AND ALL OTHER EQUIPMENT AS PER MANUFACTURERS SPECIFICATIONS.
14. PAINTING OR INTERIOR FINISH SHALL BE DONE UNDER CONDITIONS WHICH WILL NOT JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK.
15. ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
16. ELECTRICAL WORK TO COMPLY WITH ALL REQUIREMENTS AND WITH THE NATIONAL ELECTRIC CODE.
17. THE CONTRACTOR SHALL PROTECT ALL ITEMS TO BE RELOCATED. ANY ITEMS REQUIRED TO BE RELOCATED WHICH ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT NO EXPENSE.
18. ALL EXISTING FLOORS REVEALED FROM DEMOLITION OF EXISTING PARTITIONS SHALL BE PATCHED TO PROVIDE ADEQUATE SURFACE FOR NEW FLOORING.
19. ALL PARTITIONS PARTIALLY DEMOLISHED SHALL BE PATCHED AND REFURBISHED TO MATCH EXISTING.
20. ALL PLUMBING, ELECTRICAL OR OTHER EXISTING UTILITY LINES SERVING ITEMS TO BE RELOCATED SHALL HAVE CAPS, FACE PLATES, ETC. TO MATCH EXISTING.
21. "AREA OF NO WORK" DELINEATES ARCHITECTURAL WORK. IT DOES NOT EXCLUDE WORK FOR MECHANICAL, ELECTRICAL, PLUMBING OR ANY OTHER TRADE.
22. PARTITIONS SHOWN ALIGNED WITH BASE BUILDING STRUCTURE SHALL BE FLUSH AND SMOOTH WITH BASE BUILDING UNLESS OTHERWISE NOTED.
23. ALL DOORS IN DRYWALL PARTITIONS SHALL BE SET 4" FROM CLEAR OPENING OF FRAME TO IMMEDIATE ADJACENT WALL UNLESS OTHERWISE NOTED.
24. ALL DOORS SHALL HAVE AN UNDERCUT TO CLEAR FINISH FLOOR BY 1/2" UNLESS OTHERWISE NOTED.

SG
ARCHITECTS

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STEVEN A. [illegible]
NYS LIC. NO. [illegible]

NO.	DATE	REVISION

ISSUE/REVISION

PROJECT NAME
SPENCER RESIDENCE
SECOND STORY ADDITION

BUILDING ADDRESS
28 VAN KLEEK AVE.
BEACON, NY 12508

PROJECT NUMBER

DRAWING TITLE
SITE PLAN, NOTES AND DETAILS.

DRAWN BY
SG

SCALE
AS NOTED

DATE
8/20/18

A-1