

1. COORDINATE ANY PLANTING AND LANDSCAPE REMOVAL WITH ARCHITECT, LANDSCAPE DESIGNER, AND OWNER PRIOR TO DESTROYING.
2. COORDINATE WORK FOR NEW UTILITY SERVICES AS REQUIRED WITH APPROPRIATE AGENCIES. MARK OUT ALL SITE UTILITIES PRIOR TO REMOVALS
3. CONFIRM LOCATIONS OF NEW TANKS WITH UTILITY COMPANY PRIOR TO EXCAVATION
4. PROVIDE 42" HIGH SAFETY GUARDRAILS AROUND EXCAVATED AREAS AS REQUIRED BY LOCAL CODES.
5. COORDINATE WITH OWNER'S IRRIGATION COMPANY PRIOR TO REMOVALS AND AFTER FOR REPAIRS TO SYSTEM.
6. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFO, AS APPLICABLE
7. REFER TO PROPERTY SURVEY, PREPARED BY OTHERS, FOR ADDITIONAL INFORMATION NOT SHOWN HERE
8. PROVIDE TEMPORARY FENCING AND RELATED WORK, AS REQUIRED BY BUILDING DEPARTMENT
9. REFER TO SHEET A-001 FOR ADDITIONAL NOTES, AS APPLICABLE.
10. EXISTING ADJACENT STRUCTURES SHALL BE ADEQUATELY SHORED, BRACED AND UNDERPINNED AS NECESSARY.



NYS CODE SECTION 3206.2.4

DOORS WITH DIRECT ACCESS TO THE POOL, THROUGH THAT WALL SHALL BE EQUIPPED WITH AN ALARM THAT PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND/OR ITS SCREEN, IF PRESENT, ARE OPENED. THE ALARM SHALL BE TESTED IN THE PRESENCE OF THE POOL. THE AUDIBLE ALARM SHALL ACTIVATE WITHIN 15 SECONDS AND SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS AFTER THE DOOR AND/OR ITS SCREEN, IF PRESENT, ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES. THE ALARM SHALL AUTOMATICALLY RESET UNDER ALL CONDITIONS. THE ALARM SYSTEM SHALL BE EQUIPPED WITH A SILENCE SWITCH. SUCH A SWITCH SHALL BE LOCATED WITHIN THE HOUSE AND BE PROTECTED FROM DESTRUCTION. DEACTIVATION SHALL LAST FOR NOT MORE THAN 15 SECONDS. ANY DEACTIVATION SWITCH(ES) SHALL BE LOCATED AT LEAST 5' ABOVE THE THRESHOLD OF THE DOOR. OPERABLE WINDOWS IN THE WALL OR WALLS USED AS A BARRIER SHALL HAVE A LATCHING DEVICE LOCATED NO LESS THAN 48" ABOVE THE FLOOR. OPENINGS IN OPERABLE WINDOWS SHALL BE PROTECTED BY A 12" DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPEN POSITION.

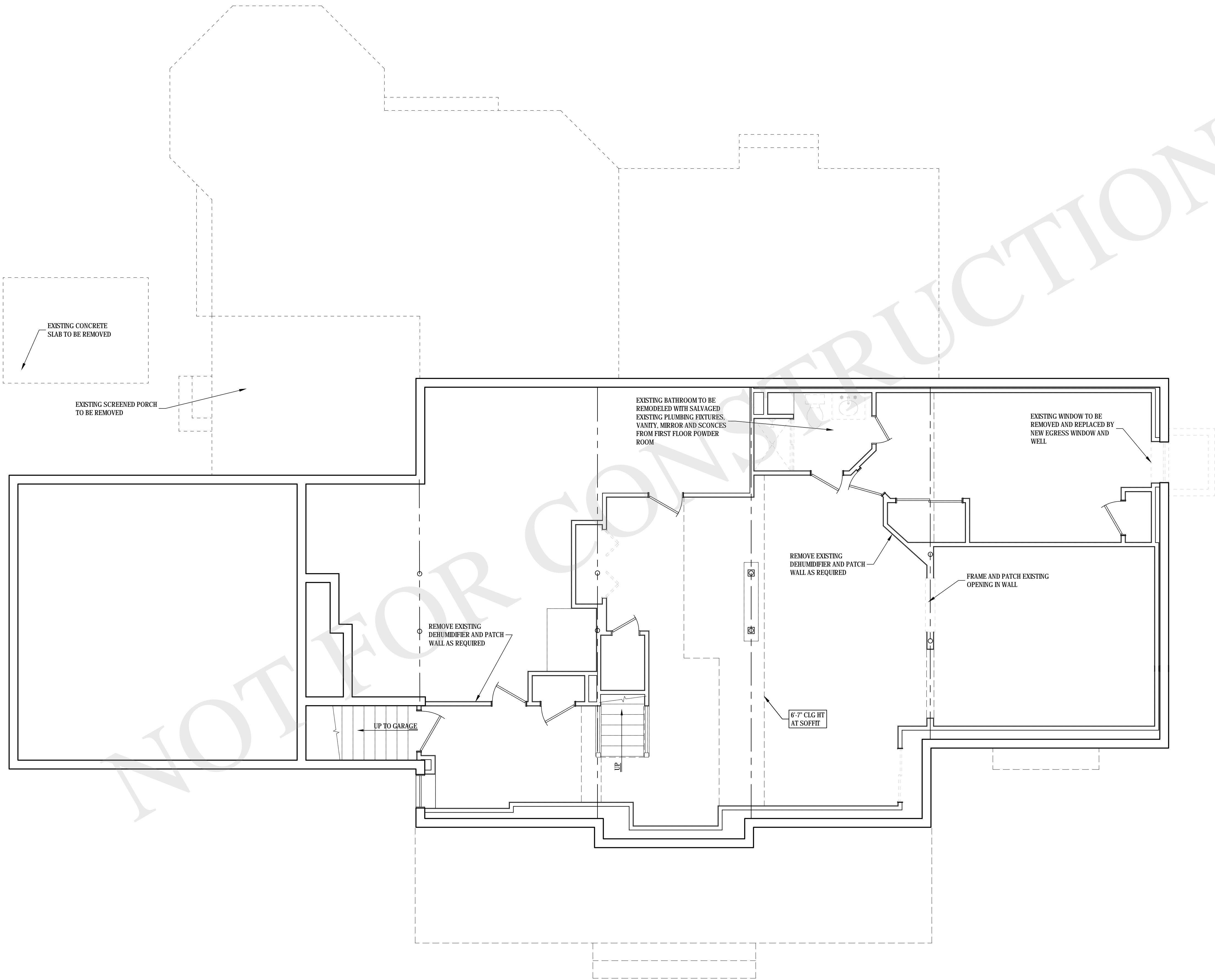
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PROPOSED SITE PLAN

A-010

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1 FOUNDATION / BASEMENT DEMOLITION PLAN
D-100 1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

1. PROVIDE SHORING AND DEMOLITION PHASING FOR ALL DEMOLITION AS REQUIRED BY STRUCTURAL ENGINEER.
2. COORDINATE REMOVAL OF FRAMING AND TEMPORARY SHORING WITH STRUCTURAL ENGINEER AND RELATED DRAWINGS
3. PROVIDE CARTING SERVICES AS REQUIRED FOR ALL REMOVALS AND CONSTRUCTION DEBRIS.
4. COORDINATE WORK FOR NEW UTILITY SERVICES AS REQUIRED. MARK-OUT SITE UTILITIES PRIOR TO REMOVALS.
5. REMOVE ANY ASBESTOS UNCOVERED DURING DEMOLITION IN ACCORDANCE WITH ALL APPLICABLE LAWS.
6. PROVIDE 42" HIGH SAFETY GUARDRAILS THROUGHOUT CONSTRUCTION AS REQUIRED BY LOCAL CODES.
7. PROVIDE 2 FIRE EXTINGUISHERS MINIMUM EACH FLOOR THROUGHOUT DEMOLITION AND CONSTRUCTION DURATION.
8. SECURE ALL WINDOWS AND DOORS UNLESS OTHERWISE NOTED. PROVIDE TEMPORARY PROTECTION AS NEEDED.
9. COORDINATE WITH OWNER'S IRRIGATION COMPANY PRIOR TO SITE REMOVALS AND AFTER FOR REPAIRS TO SYSTEM.
10. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS FOR NEW STRUCTURAL MEMBERS OR REPLACEMENT OF EXISTING STRUCTURAL MEMBERS.
11. COORDINATE ALL WORK WITH CONSULTANTS DRAWINGS BY OTHERS
12. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFO
13. REFER TO PROPERTY SURVEY FOR ADDITIONAL INFORMATION NOT SHOWN HERE
14. PROVIDE TEMPORARY FENCING AND RELATED PROTECTION, AS REQUIRED BY BUILDING DEPARTMENT
15. ALL EXISTING CONSTRUCTION TO REMAIN TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION WORK AS REQUIRED.

GENERAL EXCAVATION NOTES:

1. BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES, INCLUDING UNDERGROUND UTILITIES, IN THE FIELD
2. EXISTING ADJACENT STRUCTURES SHALL BE ADEQUATELY SHORED, BRACED AND UNDERPINNED AS NECESSARY.

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DATE: 6/8/22
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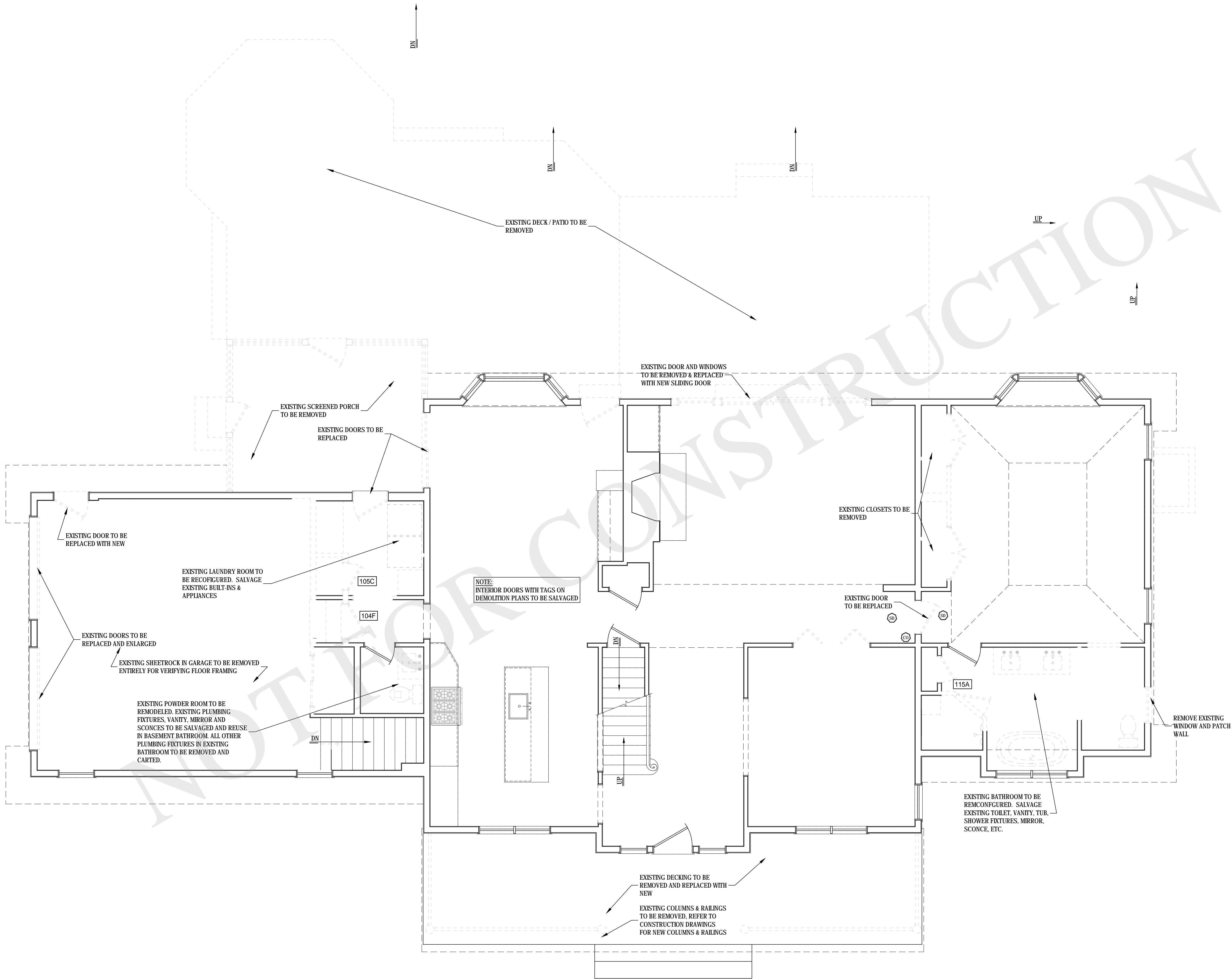
FOUNDATION /
BASEMENT
DEMOLITION PLAN

SCALE: AS NOTED

D-100

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1 FIRST FLOOR DEMOLITION PLAN
D-101 1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

1. PROVIDE SHORING AND DEMOLITION PHASING FOR ALL DEMOLITION AS REQUIRED BY STRUCTURAL ENGINEER.
2. COORDINATE REMOVAL OF FRAMING AND TEMPORARY SHORING WITH STRUCTURAL ENGINEER AND RELATED DRAWINGS
3. PROVIDE CARTING SERVICES AS REQUIRED FOR ALL REMOVALS AND CONSTRUCTION DEBRIS.
4. COORDINATE WORK FOR NEW UTILITY SERVICES AS REQUIRED. MARK-OUT SITE UTILITIES PRIOR TO REMOVALS.
5. REMOVE ANY ASBESTOS UNCOVERED DURING DEMOLITION IN ACCORDANCE WITH ALL APPLICABLE LAWS.
6. PROVIDE 42" HIGH SAFETY GUARDRAILS THROUGHOUT CONSTRUCTION AS REQUIRED BY LOCAL CODES.
7. PROVIDE 2 FIRE EXTINGUISHERS MINIMUM EACH FLOOR THROUGHOUT DEMOLITION AND CONSTRUCTION DURATION.
8. SECURE ALL WINDOWS AND DOORS UNLESS OTHERWISE NOTED. PROVIDE TEMPORARY PROTECTION AS NEEDED.
9. COORDINATE WITH OWNER'S IRRIGATION COMPANY PRIOR TO SITE REMOVALS AND AFTER FOR REPAIRS TO SYSTEM.
10. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS FOR NEW STRUCTURAL MEMBERS OR REPLACEMENT OF EXISTING STRUCTURAL MEMBERS.
11. COORDINATE ALL WORK WITH CONSULTANTS DRAWINGS BY OTHERS
12. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFO
13. REFER TO PROPERTY SURVEY FOR ADDITIONAL INFORMATION NOT SHOWN HERE
14. PROVIDE TEMPORARY FENCING AND RELATED PROTECTION, AS REQUIRED BY BUILDING DEPARTMENT
15. ALL EXISTING CONSTRUCTION TO REMAIN TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION WORK AS REQUIRED.

GENERAL EXCAVATION NOTES:

1. BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES, INCLUDING UNDERGROUND UTILITIES, IN THE FIELD
2. EXISTING ADJACENT STRUCTURES SHALL BE ADEQUATELY SHORED, BRACED AND UNDERPINNED AS NECESSARY.

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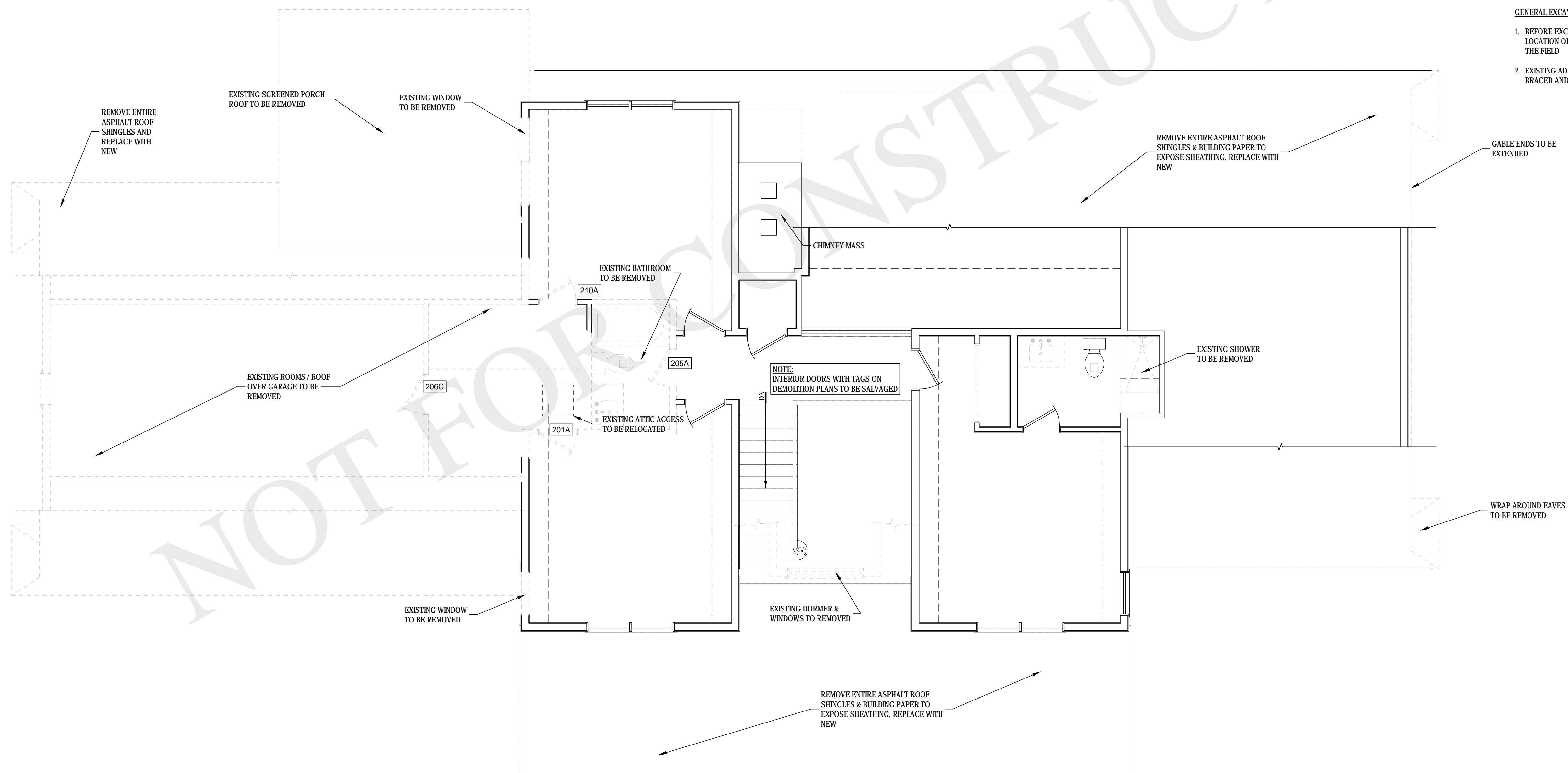
PROJECT NO.: 2206
DATE: 6/8/22
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DRAWING TITLE
**FIRST FLOOR
DEMOLITION PLAN**

SCALE: AS NOTED

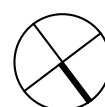
D-101

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1 SECOND FLOOR DEMOLITION PLAN
D-102 1/4" = 1'-0"




GENERAL DEMOLITION NOTES:

1. PROVIDE SHORING AND DEMOLITION PHASING FOR ALL DEMOLITION AS REQUIRED BY STRUCTURAL ENGINEER.
2. COORDINATE REMOVAL OF FRAMING AND TEMPORARY SHORING WITH STRUCTURAL ENGINEER AND RELATED DRAWINGS
3. PROVIDE CARTING SERVICES AS REQUIRED FOR ALL REMOVALS AND CONSTRUCTION DEBRIS.
4. COORDINATE WORK FOR NEW UTILITY SERVICES AS REQUIRED. MARK-OUT SITE UTILITIES PRIOR TO REMOVALS.
5. REMOVE ANY ASBESTOS UNCOVERED DURING DEMOLITION IN ACCORDANCE WITH ALL APPLICABLE LAWS.
6. PROVIDE 42" HIGH SAFETY GUARDRAILS THROUGHOUT CONSTRUCTION AS REQUIRED BY LOCAL CODES.
7. PROVIDE 2 FIRE EXTINGUISHERS MINIMUM EACH FLOOR THROUGHOUT DEMOLITION AND CONSTRUCTION DURATION.
8. SECURE ALL WINDOWS AND DOORS UNLESS OTHERWISE NOTED. PROVIDE TEMPORARY PROTECTION AS NEEDED.
9. COORDINATE WITH OWNER'S IRIGATION COMPANY PRIOR TO SITE REMOVALS AND AFTER FOR REPAIRS TO SYSTEM.
10. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS FOR NEW STRUCTURAL MEMBERS OR REPLACEMENT OF EXISTING STRUCTURAL MEMBERS.
11. COORDINATE ALL WORK WITH CONSULTANTS DRAWINGS BY OTHERS
12. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFO
13. REFER TO PROPERTY SURVEY FOR ADDITIONAL INFORMATION NOT SHOWN HERE
14. PROVIDE TEMPORARY FENCING AND RELATED PROTECTION, AS REQUIRED BY BUILDING DEPARTMENT
15. ALL EXISTING CONSTRUCTION TO REMAIN TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION WORK AS REQUIRED.

GENERAL EXCAVATION NOTES:

1. BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES, INCLUDING UNDERGROUND UTILITIES, IN THE FIELD
2. EXISTING ADJACENT STRUCTURES SHALL BE ADEQUATELY SHORED, BRACED AND UNDERPINNED AS NECESSARY.

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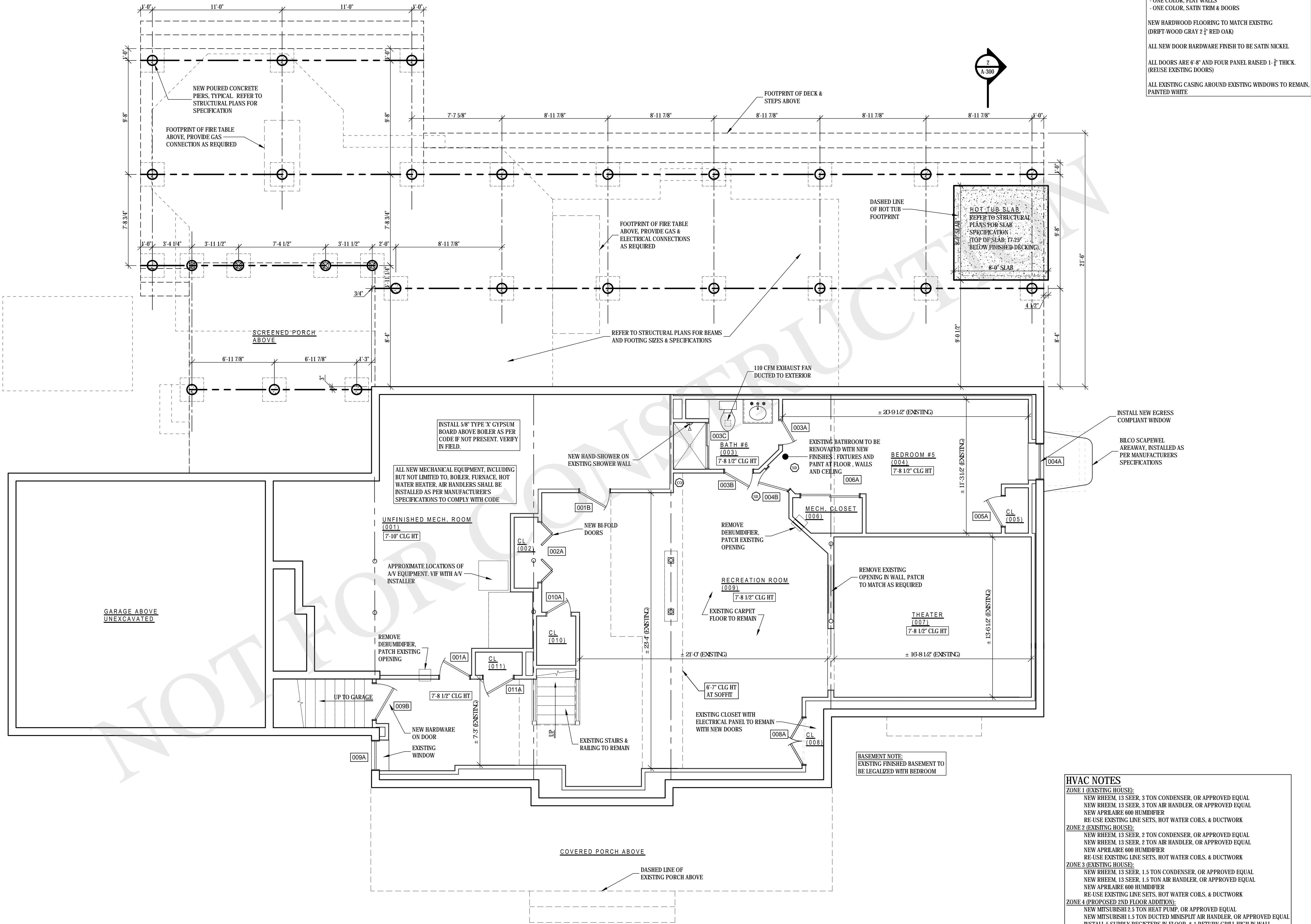
SECOND FLOOR DEMOLITION PLAN

SCALE: AS NOTED

D-102

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ENTIRE HOUSE TO BE PAINTED...
 - ONE COLOR, FLAT CEILINGS
 - ONE COLOR, FLAT WALLS
 - ONE COLOR, SATIN TRIM & DOORS

ALL NEW DOOR HARDWARE FINISH TO BE SATIN NICKEL.

ALL EXISTING CASING AROUND EXISTING WINDOWS TO REMAIN,
PAINTED WHITE

FIREPLACE NOTE:
PROVIDE NEW GLASS DOOR KIT FOR EXISTING FIREPLACE OPENING.

PAINTING NOTE:
ALL INTERIOR WALLS, CEILINGS, CABINETS TO BE PAINTED.

BILCO SCAPEWEL
AREAWAY, INSTALLED AS
PER MANUFACTURERS
SPECIFICATIONS

SEAL

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PROPOSED FIRST FLOOR PLAN

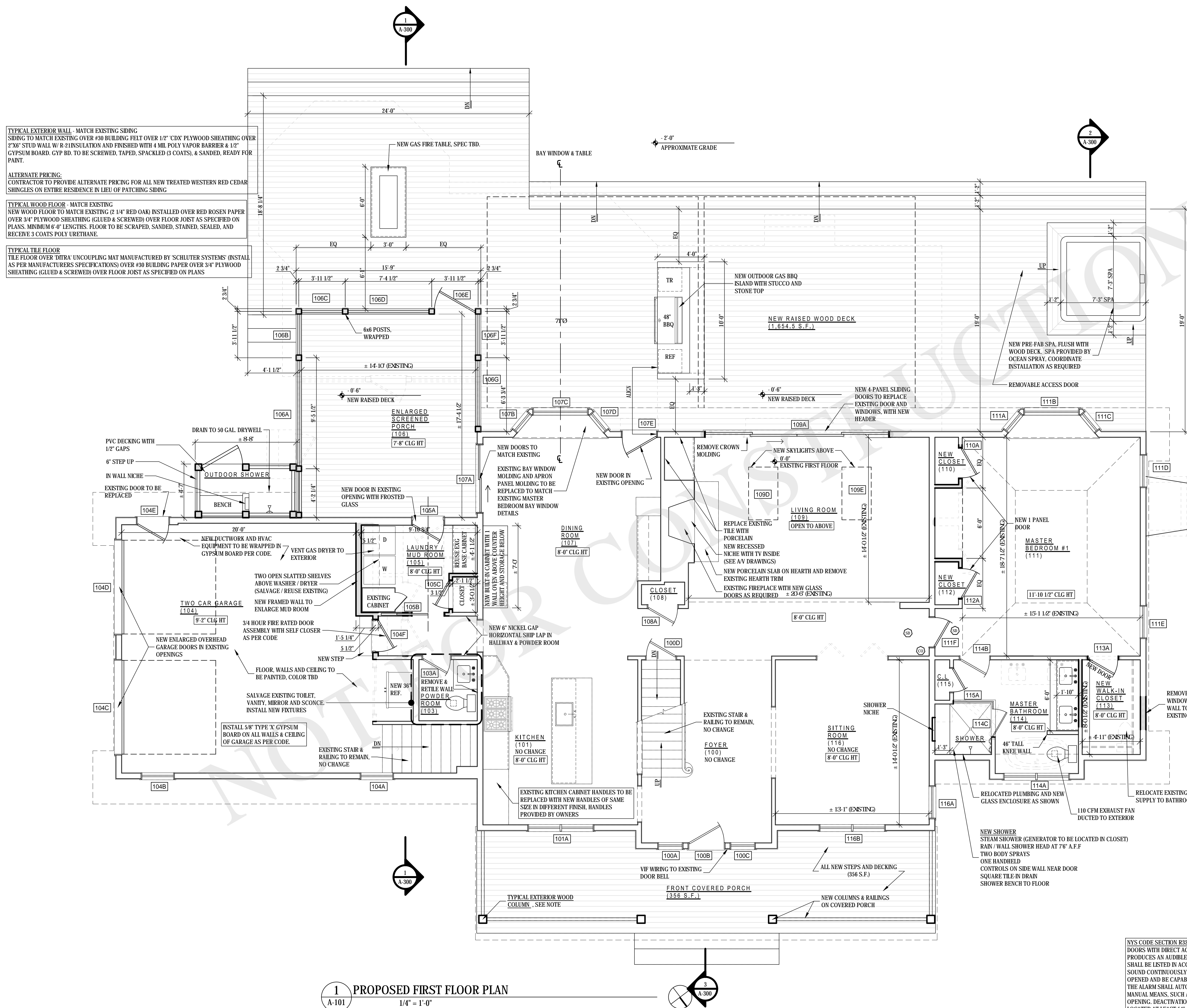
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A-101

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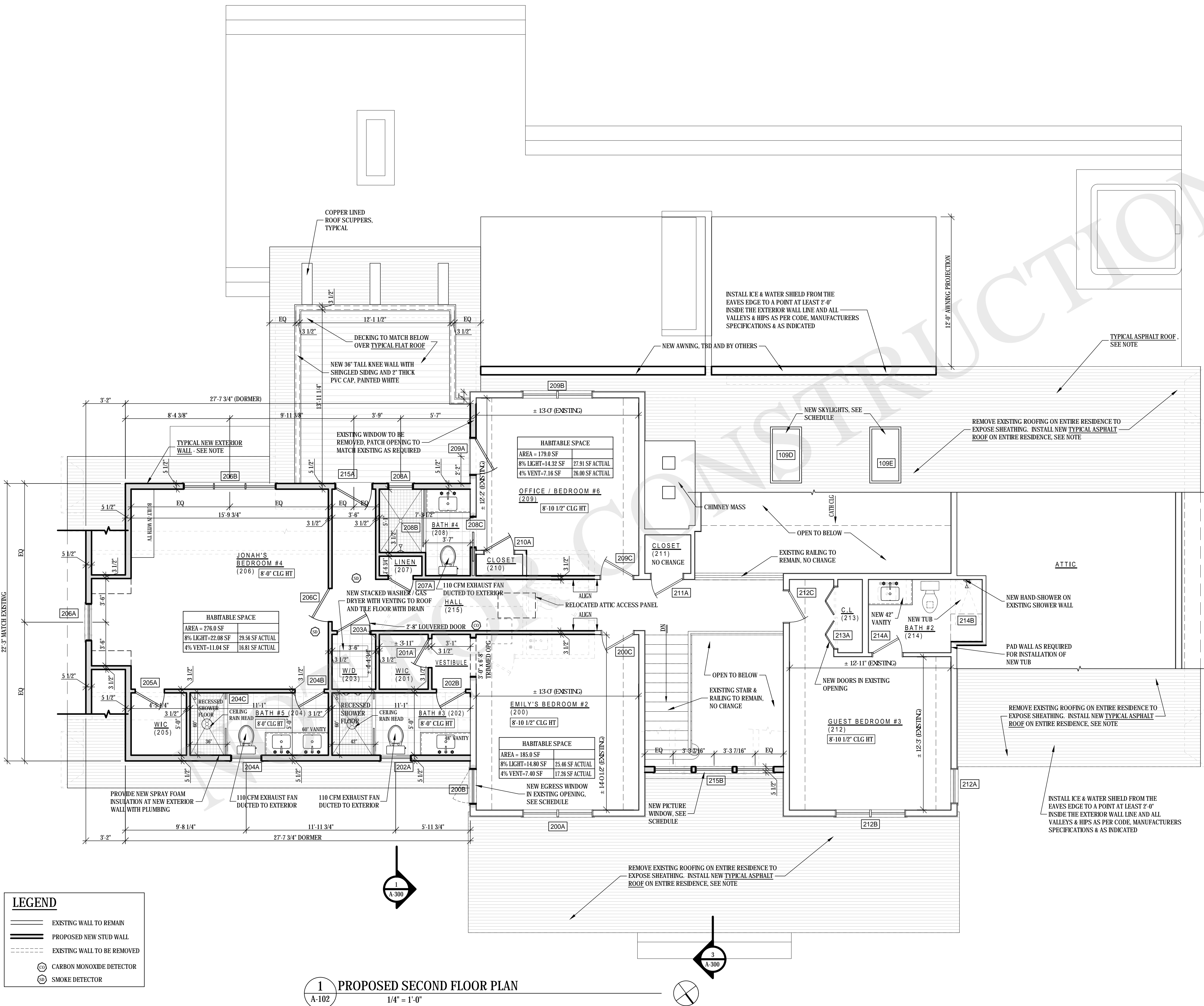
NYS CODES SECTION R326.4.2.8

DOORS WITH DIRECT ACCESS TO THE POOL THROUGH THAT WALL SHALL BE EQUIPPED WITH AN ALARM THAT PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND/OR ITS SCREEN, IF PRESENT, ARE OPENED. THE ALARM SHALL BE LOCATED AT LEAST 5'4" ABOVE THE THRESHOLD OF THE DOOR. THE AUDIBLE ALARM SHALL ACTIVATE WITHIN 1 SECOND AND SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS AFTER THE DOOR AND/OR ITS SCREEN, IF PRESENT, ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES. THE ALARM SHALL AUTOMATICALLY RESET UNDER ALL CONDITIONS. THE ALARM SYSTEM SHALL BE EQUIPPED WITH A BATTERY BACKUP CAPABLE OF PROVIDING A MINIMUM OF 24 HOURS OF OPERATION. DEACTIVATION SHALL LAST FOR NOT MORE THAN 15 SECONDS. ANY DEACTIVATION SWITCH(ES) SHALL BE LOCATED AT LEAST 5'4" ABOVE THE THRESHOLD OF THE DOOR. OPERABLE WINDOWS IN THE WALL OR WALLS USED AS A BARRIER SHALL HAVE A LATCHING DEVICE OPERATING NO LESS THAN 48" ABOVE THE FLOOR. OPENINGS IN THE BARRIER SHALL BE NO MORE THAN 4 INCH DIAMETER SPACES TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.



1 PROPOSED FIRST FLOOR PLAN
A-101 1/4" = 1'-0"

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GENERAL NOTES:
ENTIRE HOUSE TO BE PAINTED...
- ONE COLOR, FLAT CEILINGS
- ONE COLOR, FLAT WALLS
- ONE COLOR, SATIN TRIM & DOORS

NEW HARDWOOD FLOORING TO MATCH EXISTING
(DRIFT WOOD GRAY 2 1/4" RED OAK)

ALL NEW DOOR HARDWARE FINISH TO BE SATIN NICKEL

ALL DOORS ARE 6'-8" AND FOUR PANEL RAISED 1-3/4" THICK.
(REUSE EXISTING DOORS)

ALL EXISTING CASING AROUND EXISTING WINDOWS TO REMAIN.
PAINTED WHITE

LINE AND AT ALL VALLEYS, HIPS, & AS INDICATED ON ROOF PLAN AND AS REQUIRED TO MEET CODE. WEAVE IN ALL VALLEYS TO CONCEAL FLASHING UNLESS MATCHING EXISTING CONDITIONS.

TYPICAL METAL ROOF
STANDING SEAM ALUMINUM (ASTM B209) ROOF (COLOR TO BE SELECTED) TO BE GALVALUME OVER ICE & WATER SHIELD (ENTIRE ROOF) OVER 30# BUILDING FELT OVER 5/8" CDX PLYWOOD SHEATHING OVER ROOF RAFTERS (SEE PLAN)

TYPICAL FLAT ROOF DECK
NEW DECKING WITH CONCEALED PASTERNS OVER A.C. SLEEPERS OVER .090 FIRESTONE EPDM SELF-ADHERED ROOFING MEMBRANE OVER 1/2" FIRESTONE ESQUARD COVER BOARD OVER 5/8" CDX PLYWOOD SHEATHING OVER ROOF RAFTERS. SEE STRUCTURAL DRAWINGS. ROOFING TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS

TYPICAL GUTTER
EXISTING ALUMINUM GUTTERS TO BE REMOVED. INSTALL NEW 6" HALF ROUND WHITE ALUMINUM GUTTERS WITH 40 LEADERS TO DRAIN TO GRADE

TYPICAL EXTERIOR WALL - MATCH EXISTING SIDING
SIDING TO MATCH EXISTING OVER #30 BUILDING FELT OVER 1/2" CDX PLYWOOD SHEATHING OVER 2"x6" STUD WALL W/ R-21 INSULATION AND FINISHED WITH 4 MIL POLY VAPOR BARRIER & 1/2" GYPSUM BOARD. GYP BD. TO BE SCREWED, TAPED, SPACKLED (3 COATS), & SANDED, READY FOR PAINT.

ALTERNATE PRICING:
CONTRACTOR TO PROVIDE ALTERNATE PRICING FOR ALL NEW TREATED WESTERN RED CEDAR SHINGLES ON ENTIRE RESIDENCE IN LIEU OF PATCHING SIDING

TYPICAL WOOD FLOOR - MATCH EXISTING
NEW WOOD FLOOR TO MATCH EXISTING (2 1/4" RED OAK) INSTALLED OVER RED ROSEN PAPER OVER 3/4" PLYWOOD SHEATHING (GLUED & SCREWED) OVER FLOOR JOIST AS SPECIFIED ON PLANS. MINIMUM 6'-0" LENGTHS. FLOOR TO BE SCRAPED, SANDED, STAINED, SEALED, AND RECEIVE 3 COATS POLY URETHANE.

TYPICAL TILE FLOOR
TILE FLOOR OVER DITRA UNCOUPLING MAT MANUFACTURED BY SCHLUTER SYSTEMS (INSTALL AS PER MANUFACTURERS SPECIFICATIONS) OVER #30 BUILDING PAPER OVER 3/4" PLYWOOD SHEATHING (GLUED & SCREWED) OVER FLOOR JOIST AS SPECIFIED ON PLANS

SEAL

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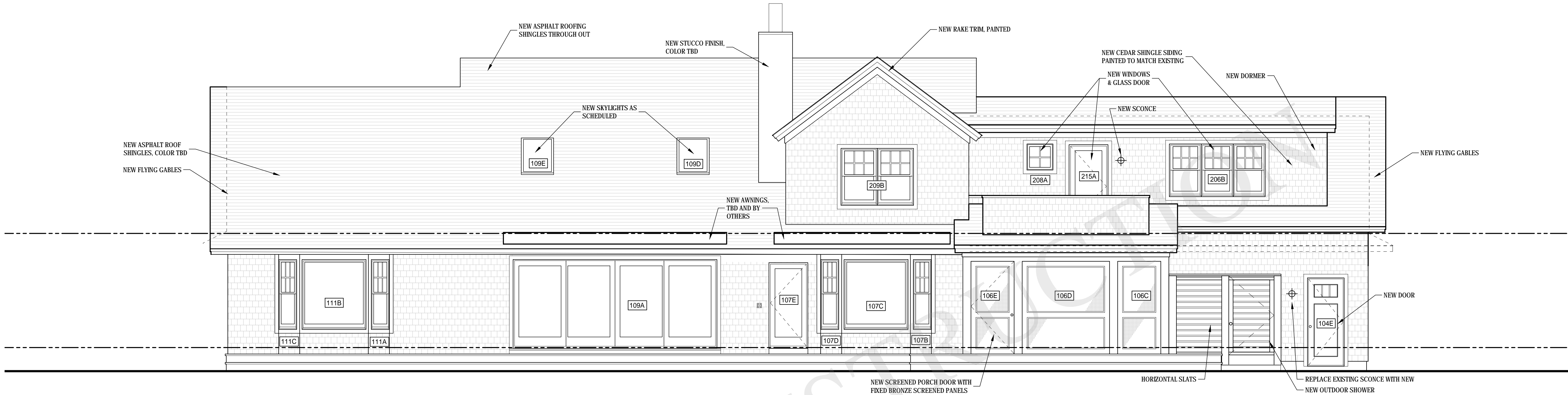
PROPOSED SECOND FLOOR PLAN

SCALE: AS NOTED

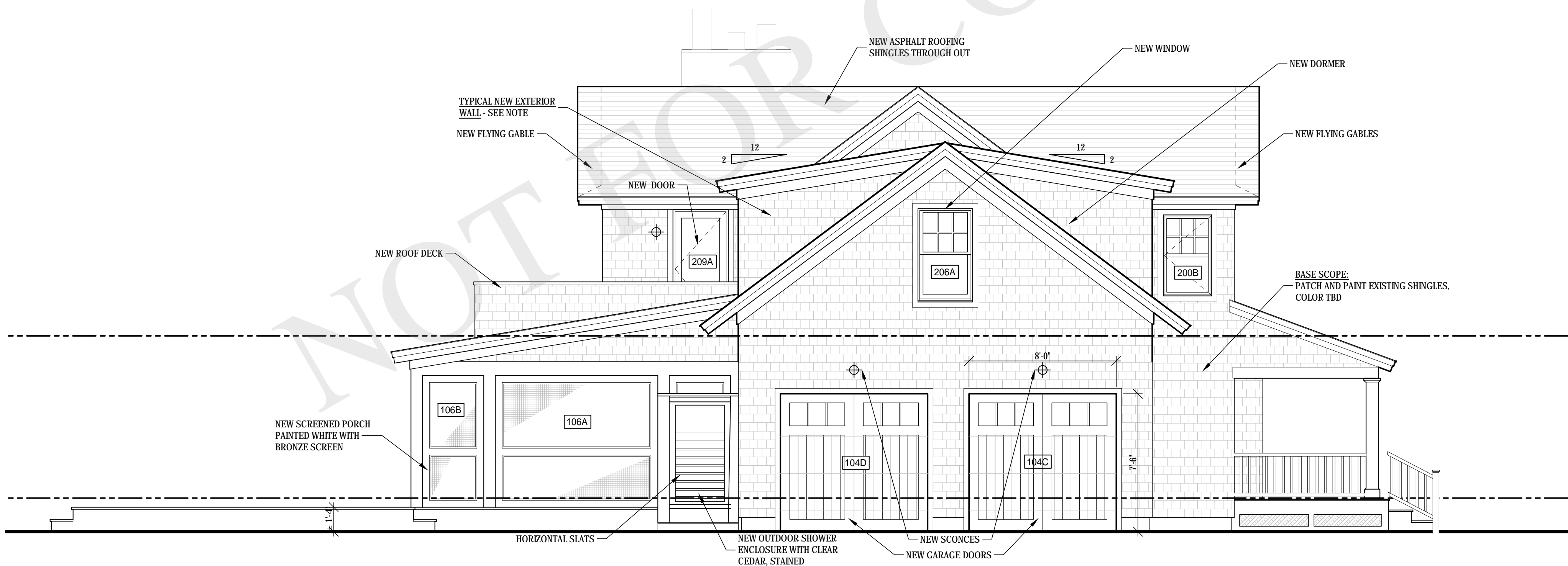
A-102

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1 PROPOSED SOUTH ELEVATION [REAR]
A-201 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION [SIDE]
A-201 1/4" = 1'-0"

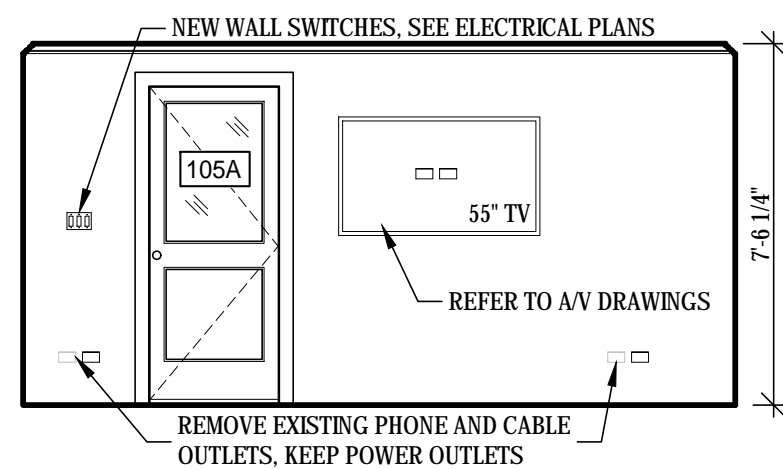
TYPICAL METAL ROOF
STANDING SEAM ALUMINUM (ASTM B209) ROOF (COLOR TO BE SELECTED) TO BE GALVALUME,
OVER ICE & WATER SHIELD (ENTIRE ROOF) OVER 30# BUILDING FELT OVER 5/8" CDX PLYWOOD
SHEATHING OVER ROOF RAFTERS (SEE PLAN)

TYPICAL FLAT ROOF DECK
NEW DECKING WITH CONCEALED FASTENERS OVER A.C.Q. SLEEPERS OVER .090 FIRESTONE EPDM
SELF-ADHERED ROOFING MEMBRANE OVER 1/2" FIRESTONE ISOQUARD COVER BOARD OVER 5/8"
CDX PLYWOOD SHEATHING OVER ROOF RAFTERS. SEE STRUCTURAL DRAWINGS. ROOFING TO BE
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS

TYPICAL GUTTER
EXISTING ALUMINUM GUTTERS TO BE REMOVED. INSTALL NEW 6" HALF ROUND WHITE ALUMINUM
GUTTERS WITH 4:1 LEADERS TO DRAIN TO GRADE

TYPICAL EXTERIOR WALL - MATCH EXISTING SIDING
SIDING TO MATCH EXISTING OVER #30 BUILDING FELT OVER 1/2" CDX PLYWOOD SHEATHING OVER
2"x6" STUD WALL W/ R-21 INSULATION AND FINISHED WITH 4 MIL. POLY VAPOR BARRIER & 1/2"
GYPSUM BOARD. GYP. BD. TO BE SCREWED, TAPED, SPACKLED (3 COATS), & SANDED. READY FOR
PAINT.

ALTERNATE PRICING:
CONTRACTOR TO PROVIDE ALTERNATE PRICING FOR ALL NEW TREATED WESTERN RED CEDAR
SHINGLES ON ENTIRE RESIDENCE IN LIEU OF PATCHING SIDING



3 PROPOSED SOUTH ELEVATION [INT. SCREENED PORCH]
A-201 1/4" = 1'-0"

SEAL

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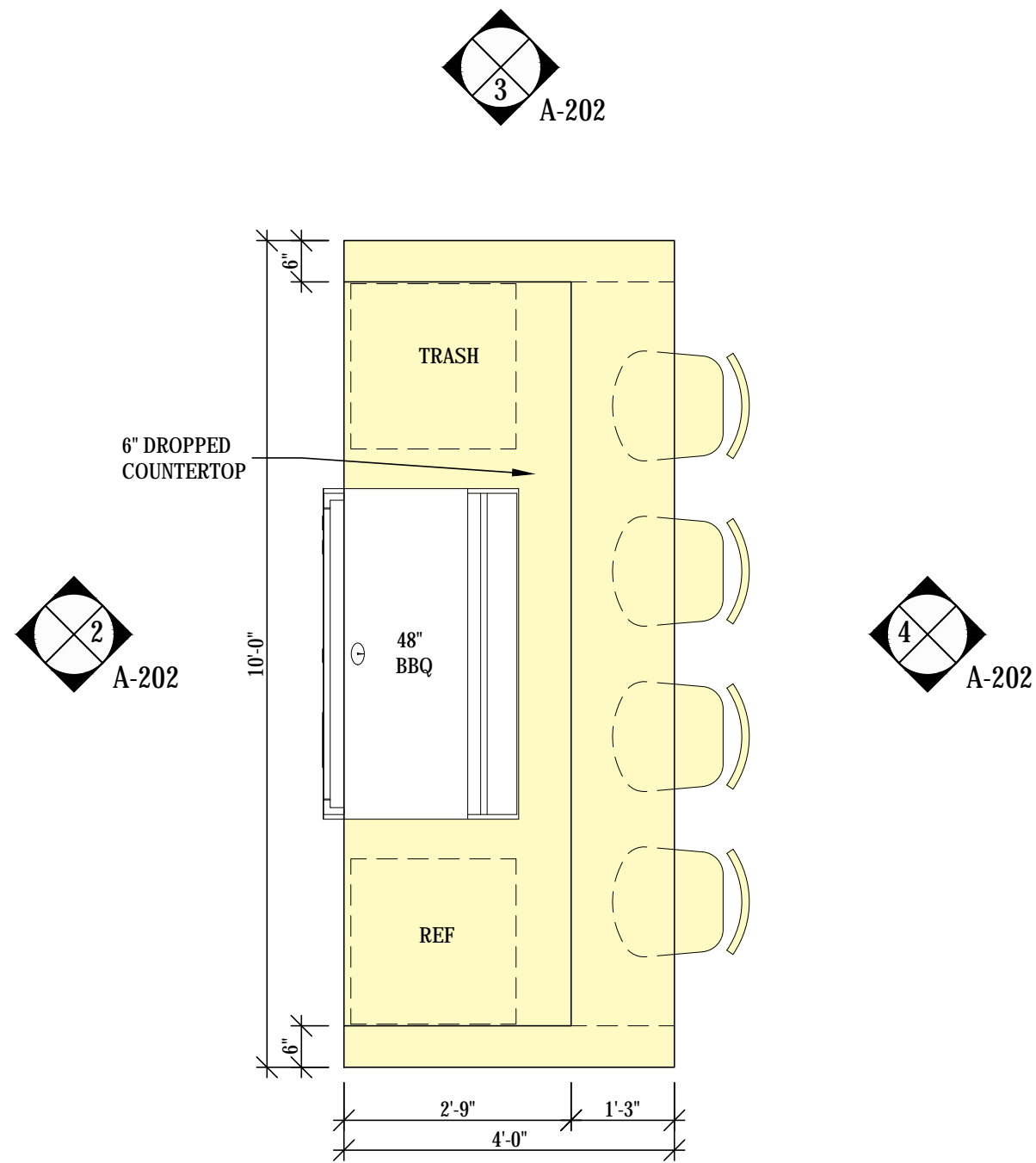
PROPOSED EXTERIOR
ELEVATIONS

SCALE: AS NOTED

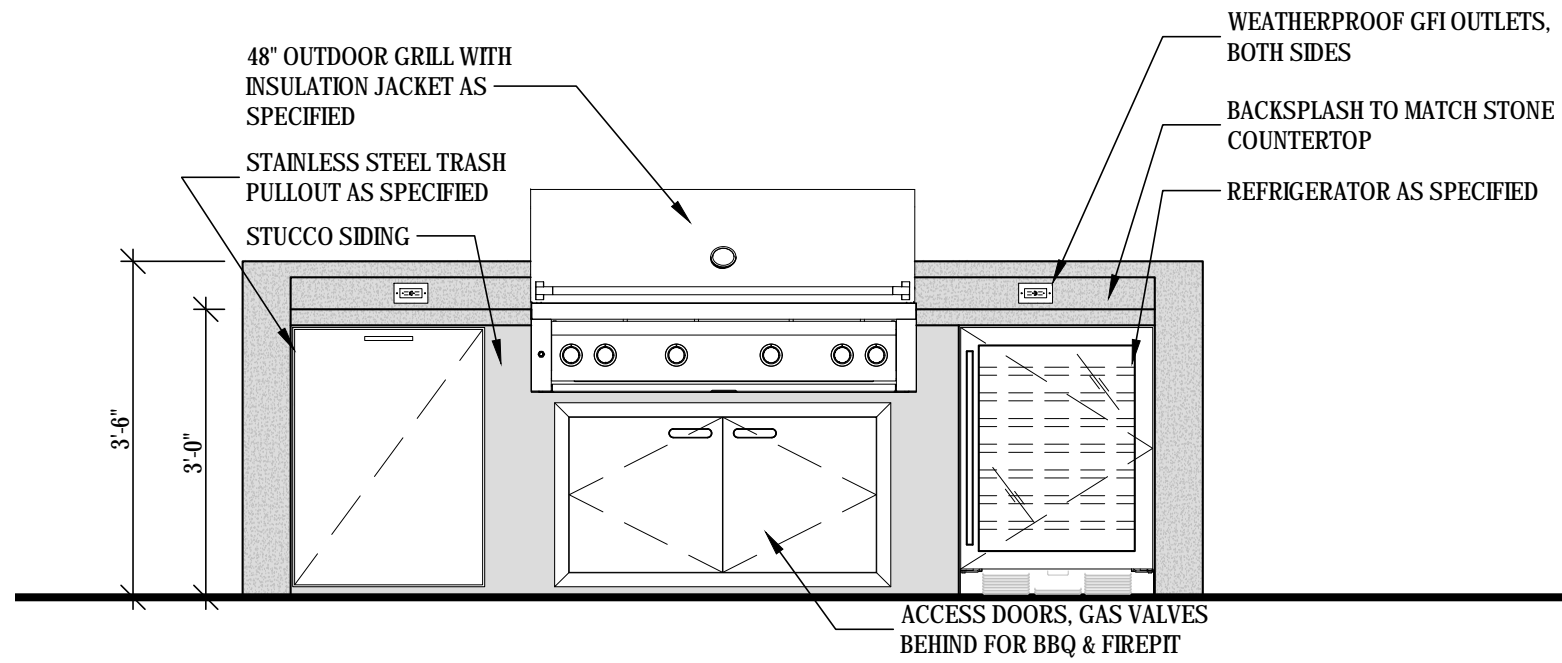
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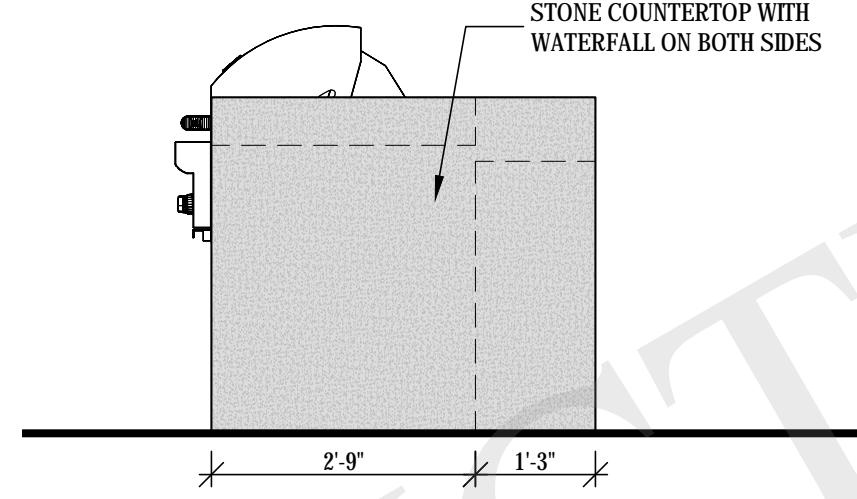
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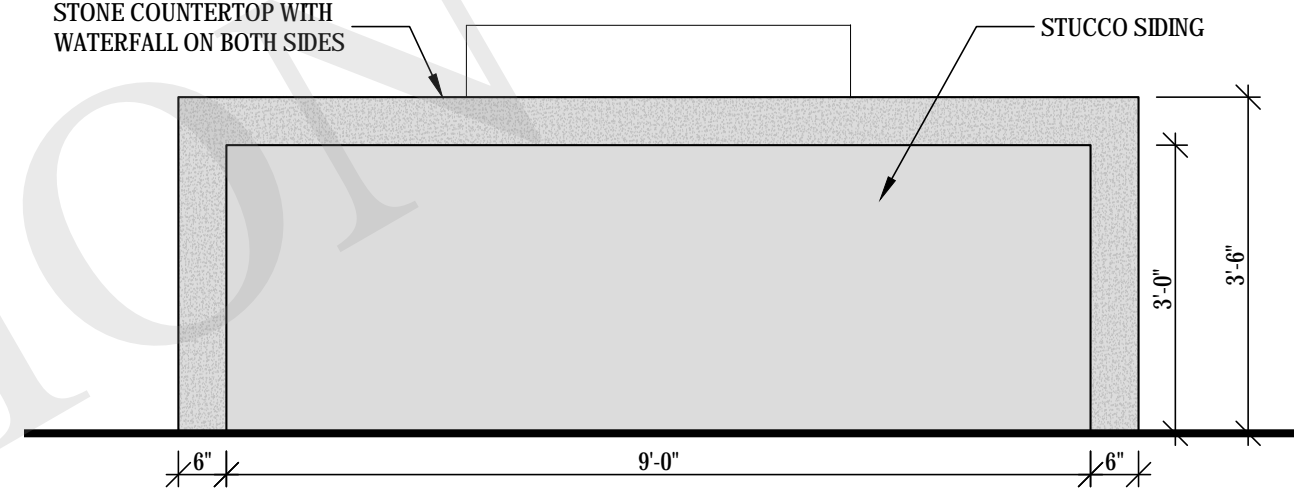
1 PROPOSED OUTDOOR ISLAND PLAN VIEW
1/2" = 1'-0"



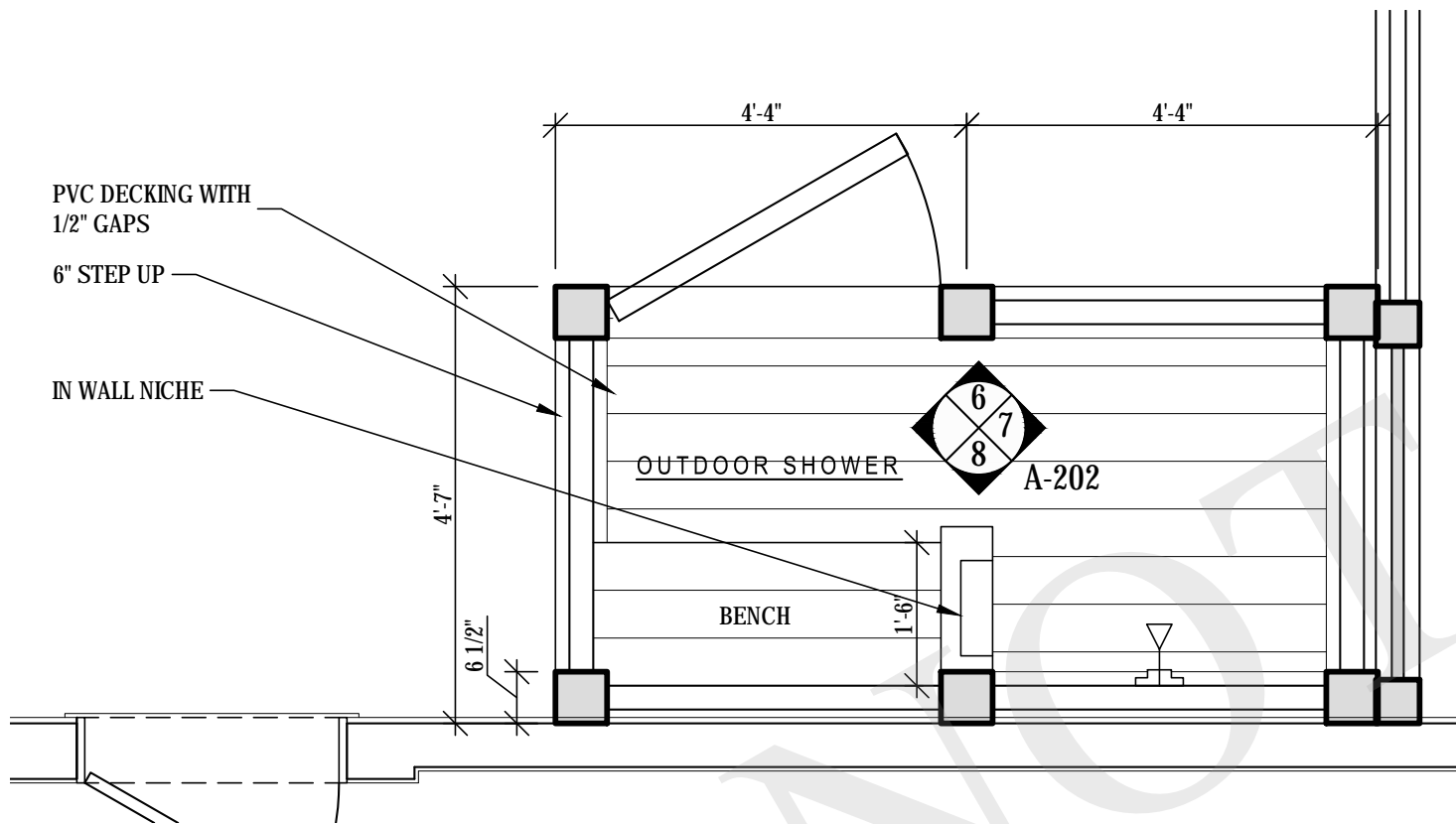
2 OUTDOOR ISLAND FRONT VIEW
1/2" = 1'-0"



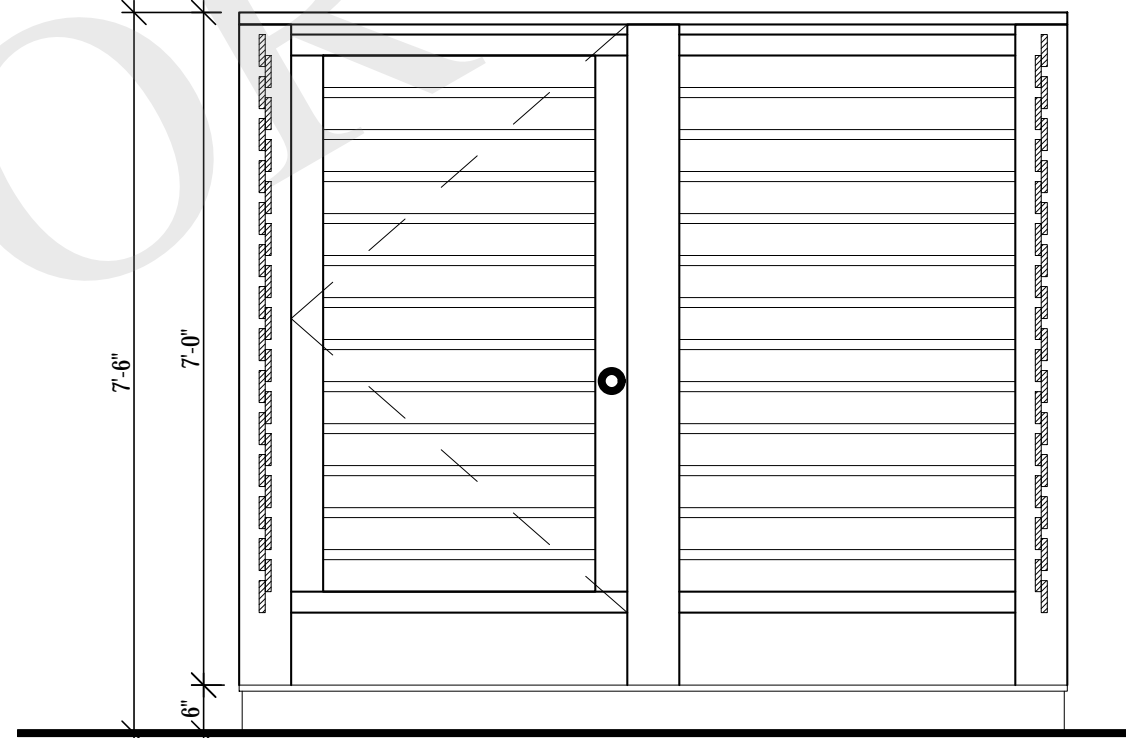
3 OUTDOOR ISLAND SIDE VIEW
1/2" = 1'-0"



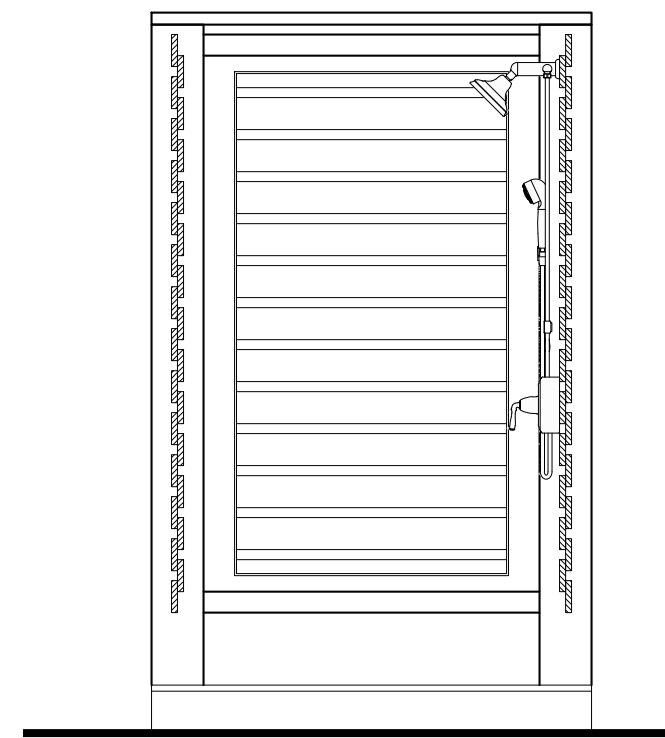
4 OUTDOOR ISLAND REAR VIEW
1/2" = 1'-0"



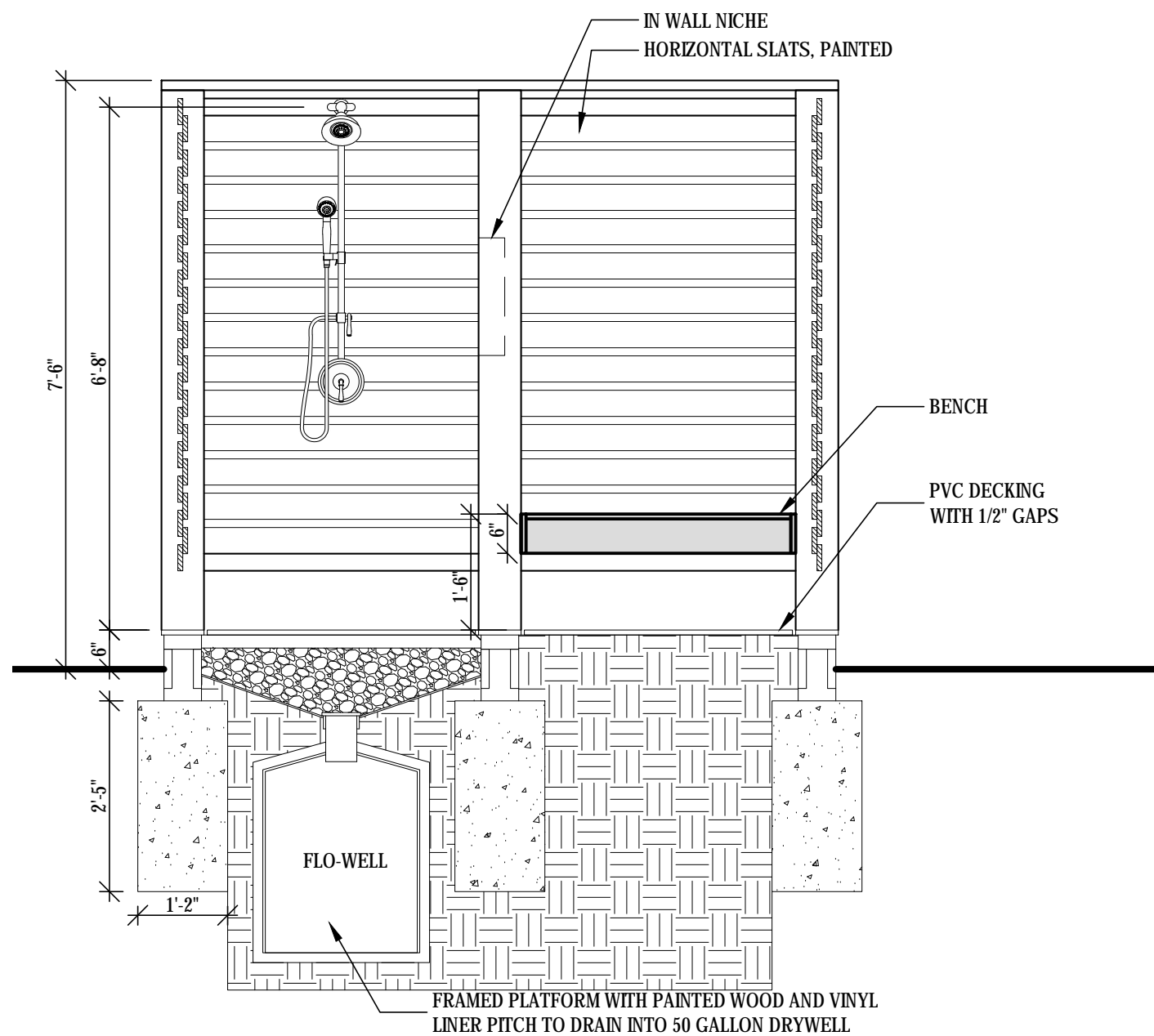
5 PROPOSED OUTDOOR SHOWER PLAN
1/2" = 1'-0"



6 OUTDOOR SHOWER FRONT VIEW
1/2" = 1'-0"



7 OUTDOOR SHOWER SIDE VIEW
1/2" = 1'-0"



8 OUTDOOR SHOWER REAR VIEW & SECTION
1/2" = 1'-0"

SEAL

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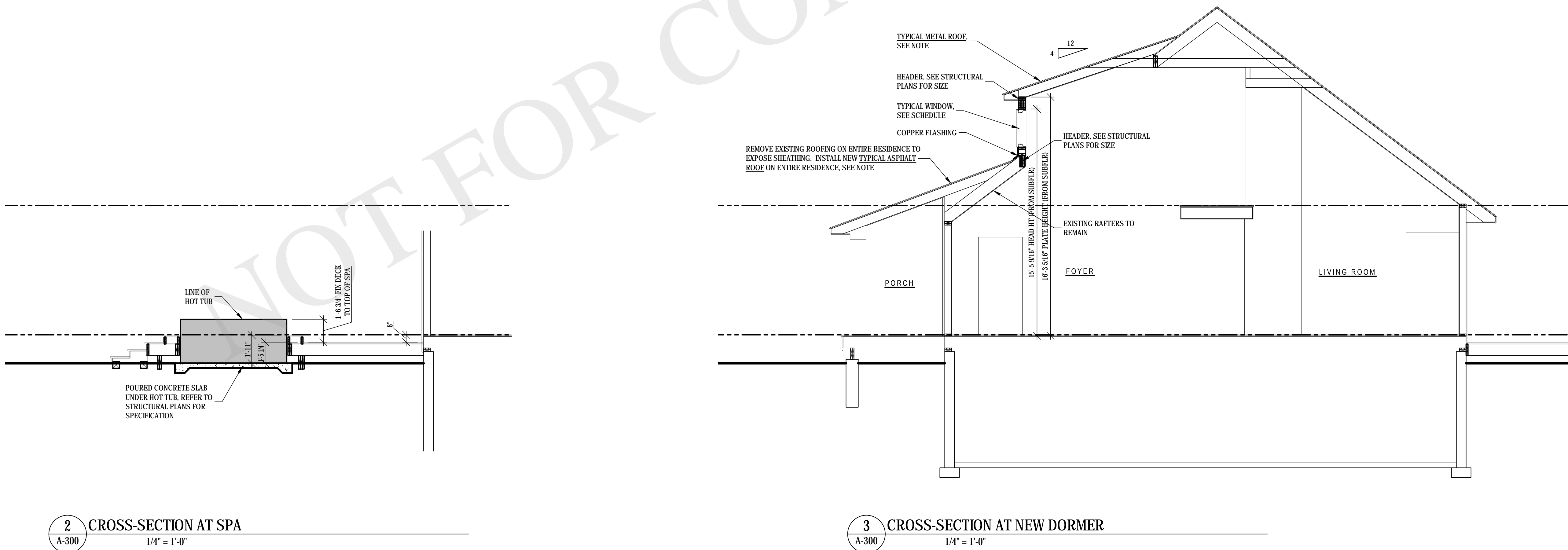
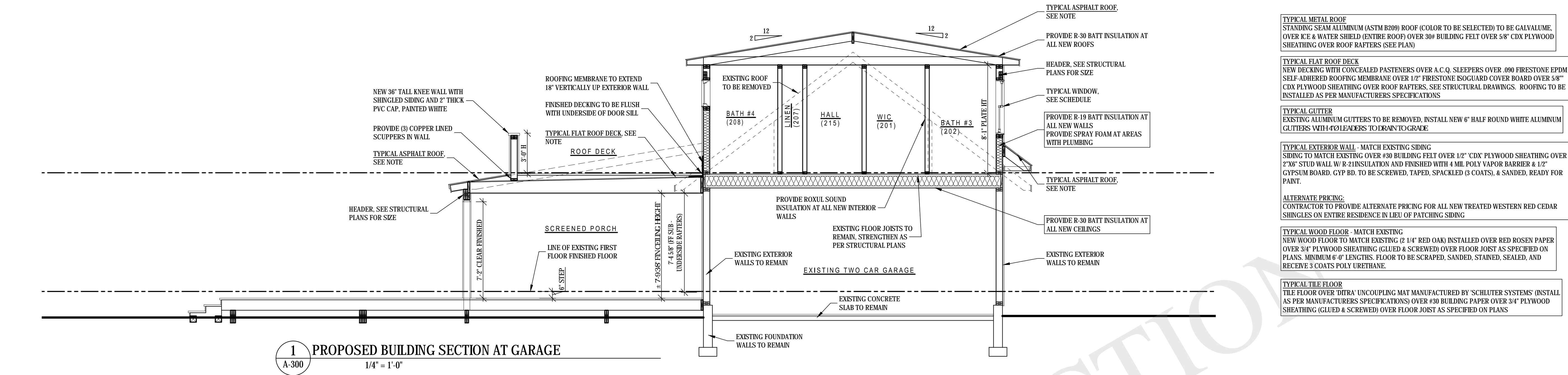
OUTDOOR BBQ
ISLAND & SHOWER
ELEVATION

SCALE: AS NOTED

A-202

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SEAL

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PROJECT NO.: 2206
DATE: 6/8/22
DRAWN BY: CD CHECKED BY: JP
DRAWING TITLE

PROPOSED BUILDING
SECTION AT GARAGE

SCALE: AS NOTED

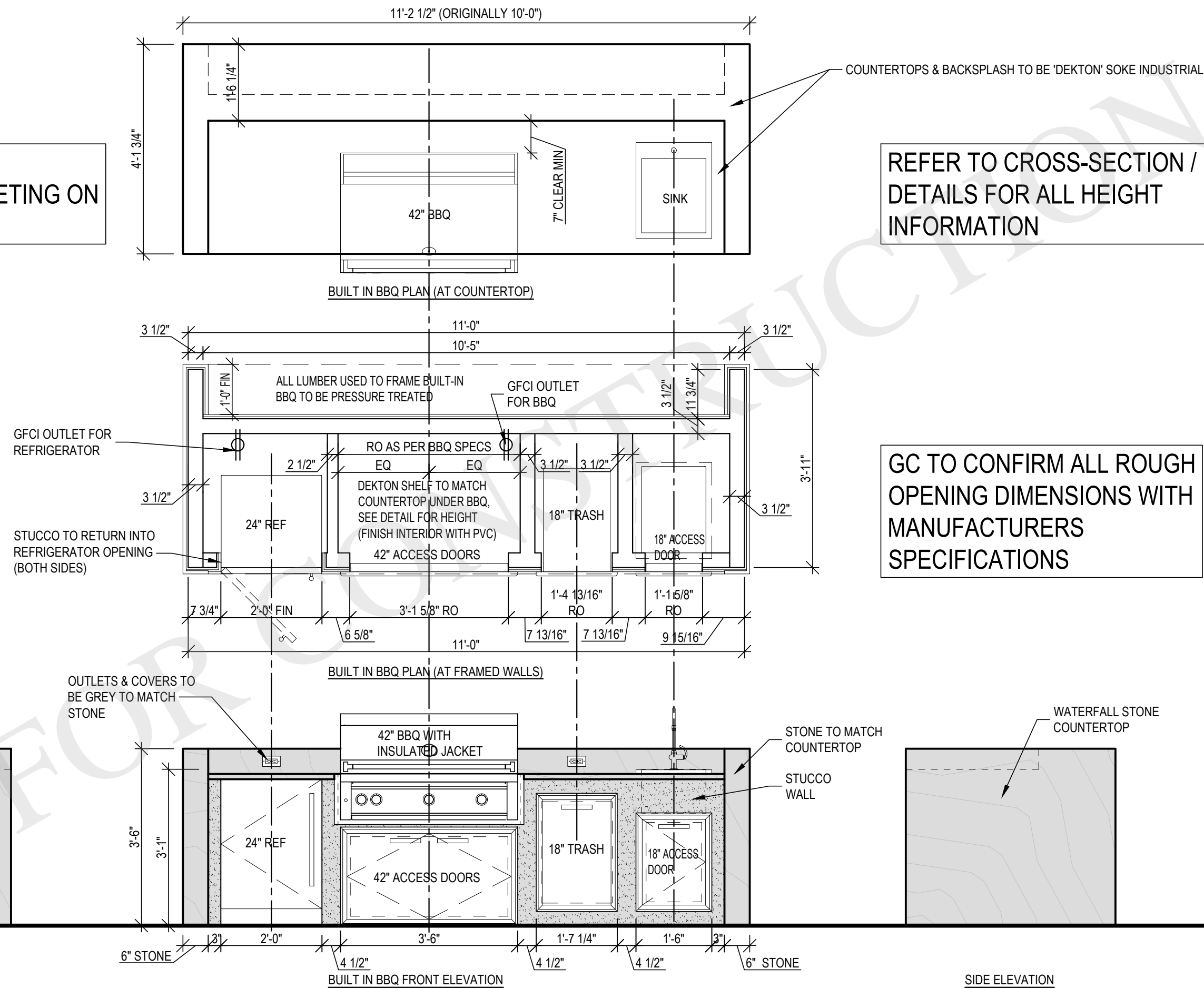
A-300

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LOCATION AS ON DECK
APPROVED AT SITE MEETING ON
4/26/23

REFER TO CROSS-SECTION /
DETAILS FOR ALL HEIGHT
INFORMATION

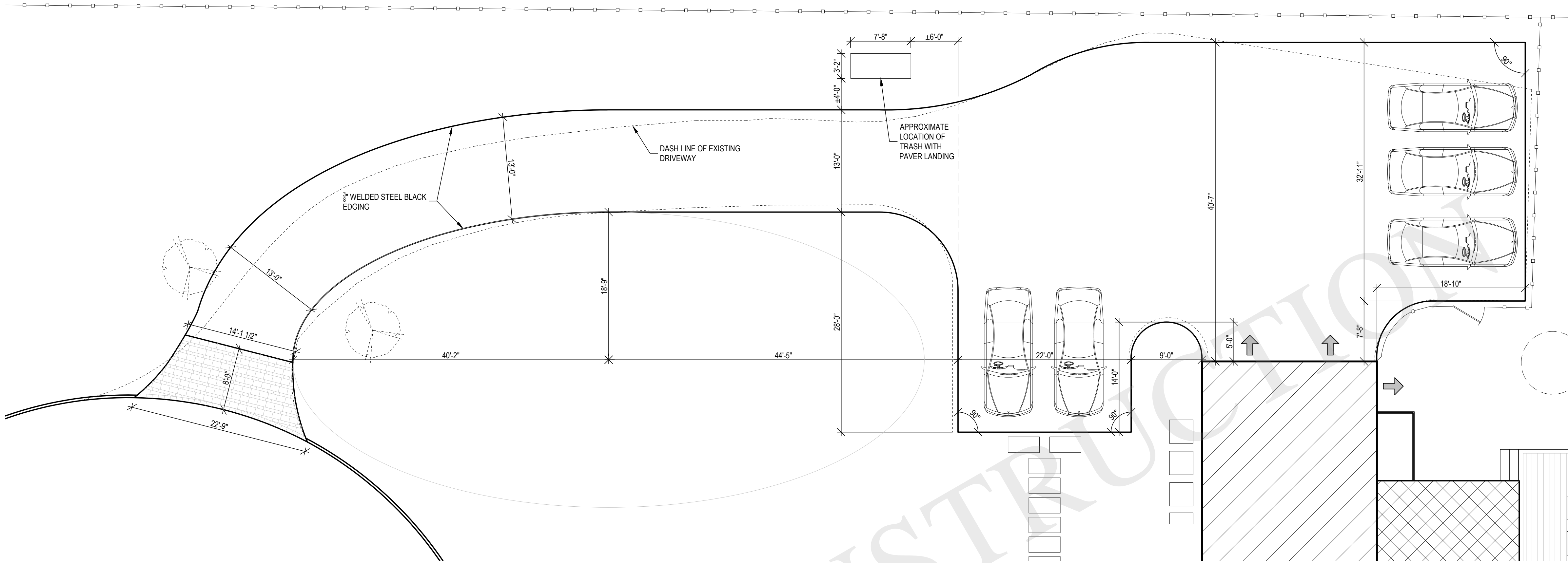
GC TO CONFIRM ALL ROUGH
OPENING DIMENSIONS WITH
MANUFACTURERS
SPECIFICATIONS



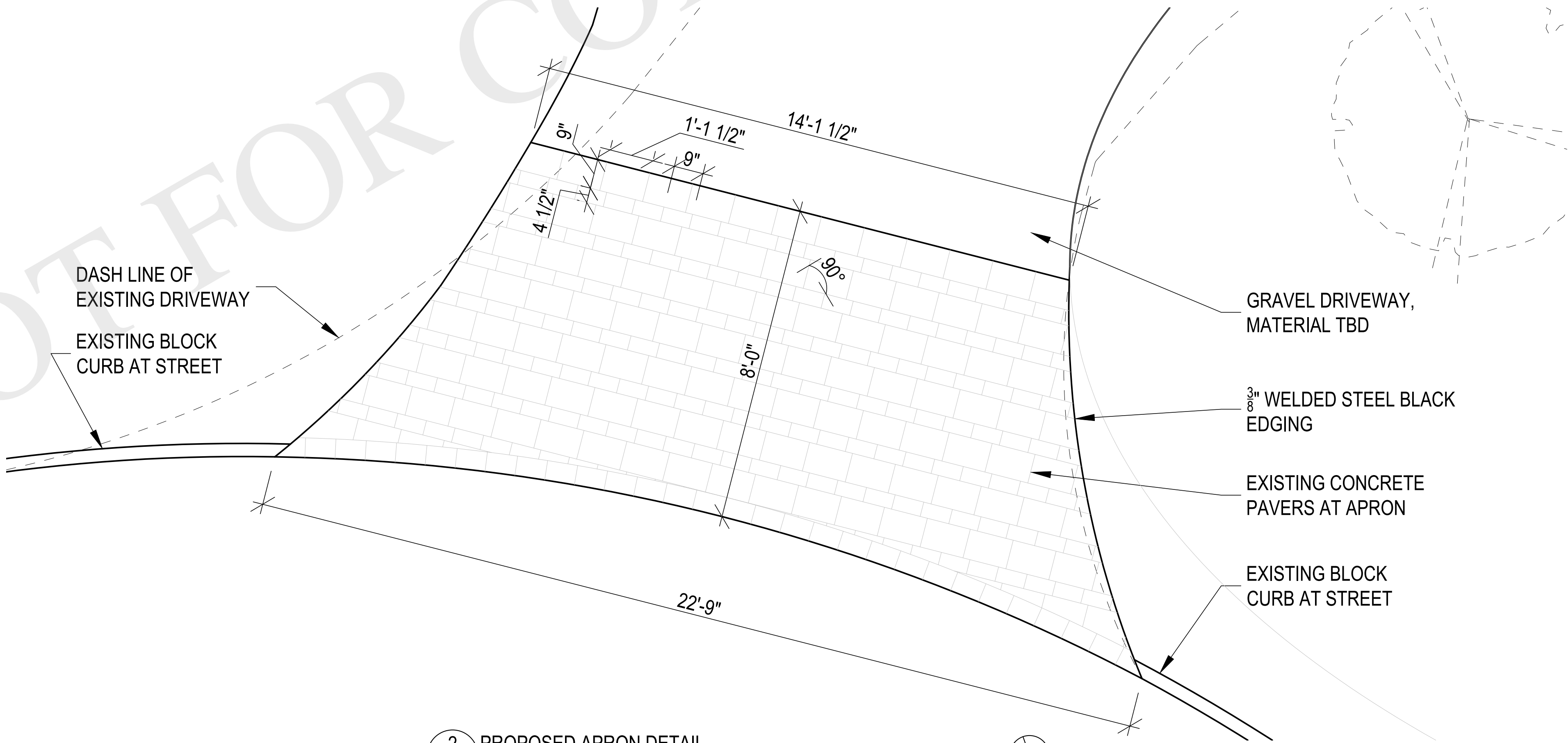
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FILE NAME C:\Users\16318\Dropbox\JPA-CD Share\2206 STRUPINSKY\Drawings\2206-Proposed Site.dwg SAVED ON 5/17/2023 5:04 PM PLOTTED ON 5/17/2023 5:22 PM PLOTTED BY CHRISTIAN DISILVESTRE



1 PROPOSED DRIVEWAY LAYOUT
1/8" = 1'-0"



2 PROPOSED APRON DETAIL
1/2" = 1'-0"

PRELIMINARY: FOR REVIEW ONLY

SEAL

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P: 631.557.0070

PROJECT NO.: 2206
DATE: 6/8/22
DRAWN BY: CD CHECKED BY: JP
DRAWING TITLE

PROPOSED
DRIVEWAY LAYOUT
& DETAIL

SCALE: AS NOTED

SK-06

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