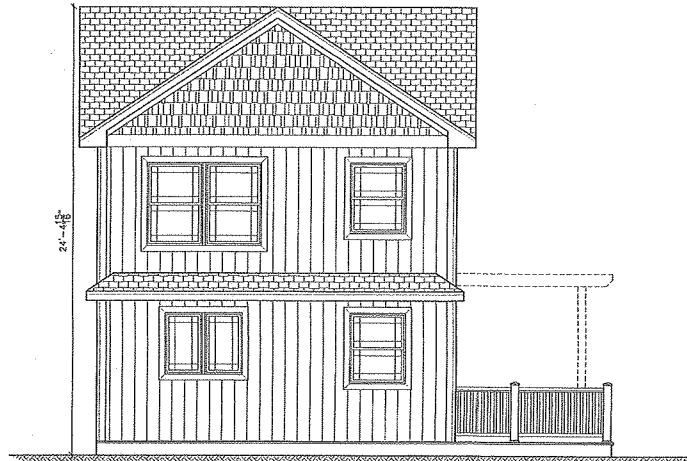


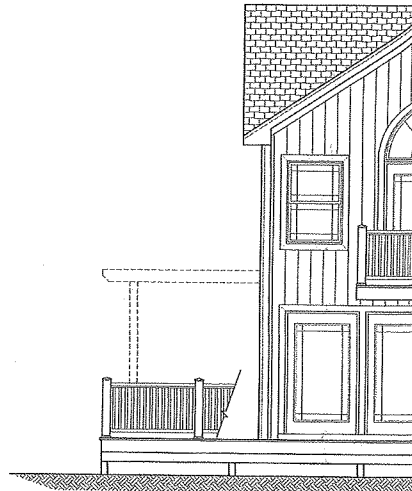
**EXISTING
FRONT ELEVATION**

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



**PROPOSED
FRONT ELEVATION**

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



**PROPOSED
REAR ELEVATION**

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



PHOTO OF EXISTING CONDITIONS

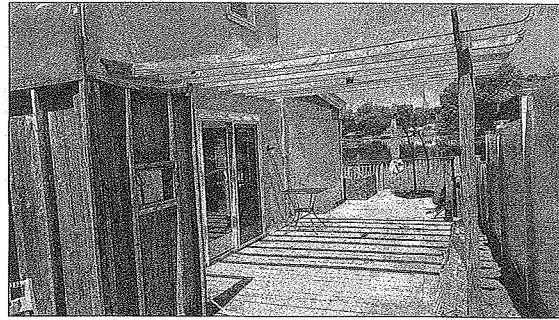


PHOTO OF EXISTING CONDITIONS

CHAMBER & RENOV TOWN OF NEWBURG

- NOTES: 1.) THESE PLANS ARE PREPARED AND DRAWN IN CONFORMANCE WITH THE 2015 IRC WITH NYS 2017 UNIFORM CODE SUPPLEMENT.
2.) TO THE BEST OF MY KNOWLEDGE, BELIEF & PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN COMPLIANCE W/ THE ABOVE REFERENCED CODE.
3.) BUILDER SHALL REVIEW PLANS FOR ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION.

ORANGE COUNTY	*SPECIAL WIND ZONE	WIND SPEED MPH	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARD
				WEATHERING	FROST LINE DEPTH	TERMITES	DECAY			
50 P.S.F.	115*		C	SEVERE	3'-6" (42")	N-H	SLIGHT-MOD	6	YES	PER SITE PLAN

<p>I. DESIGN LOADS</p> <p>FLOOR: 40 P.S.F. LIVE LOAD 10 P.S.F. DEAD LOAD</p> <p>SOIL BEARING PRESSURE: 1500 P.S.F.</p> <p>DESIGN WIND SPEED: "115 MPH"</p> <p>SEISMIC CATEGORY: "C"</p> <p>WEATHERING POTENTIAL: SEVERE</p> <p>II. CONCRETE (AS APPLICABLE)</p> <p>A. ALL CONCRETE, EXCEPT SLABS, SHALL BE 3000 P.S.I. (28 DAY COMPRESSIVE STRENGTH) WITH 55 TO 7% AIR ENTRAINMENT. CONCRETE DESIGN MIX AND REPAIR SPICES AND COVERAGE SHALL BE IN ACCORDANCE WITH CURRENT ACI CODES. ALL REINFORCING BARS SHALL BE GRADE 60.</p> <p>B. ALL SLABS ON GRADE SHALL BE 3500 P.S.I. WITH 5% TO 7% AIR ENTRAINMENT. 4" CONCRETE ON 4" SAND OR GRAVEL FILL WITH 6% TO 10% AIR ENTRAINMENT. ALL INTERIOR SLABS SHALL BE PLACED ON A 6 MIL POLYETHYLENE VAPOR BARRIER. VAPOR BARRIER JOINTS SHALL BE LAPPED 6" MIN. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS AND ADJUTING CONCRETE WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.</p> <p>D. ALL FOOTINGS SHALL BE 20" (MIN.) X 10" (MIN.) (OR PER PLANS) CONCRETE ON UNDISTURBED SOIL WITH TWO #4 BARS CONTINUOUS 3' FROM FOOTING BOTTOM.</p> <p>E. PLACE 1/2" DIA. X 12" SILL PLATE ANCHOR BOLTS AT 4'-0" MAX. O.C. AND 12" FROM END OR SPLICE AT EACH CORNER AND BOTH SIDES OF OPENINGS.</p> <p>F. WATERPROOF WALLS OF EXCAVATED AREAS WITH THORSEAL OR EQUAL.</p> <p>G. PLACE 4" DIA. PERFORATED PVC DRAINAGE PIPE AT PERIMETER OF EXCAVATED AREAS. COVER TOP OF JOINTS W/ 15 LB. FELT AND MINIMUM OF 6" COARSE ROCK OR GRAVEL. SLOPE PIPE 3/16" PER FT. MIN. TO POINT OF DISCHARGE.</p> <p>H. CONCRETE PLACED IN COLD WEATHER SHALL BE IN CONFORMANCE WITH ACI CODES FOR DESIGN MIX AND/OR CURING OF COLD WEATHER CONCRETE.</p> <p>I. CHAIR SPACES SHALL BE VENTED ONE SOFT. MINIMUM PER 150 SQ.FT. AREA. VENTS SHALL BE WITHIN 3' OF CORNERS. IN ADDITION, A 18" X 24" MIN. ACCESS OPENING SHALL BE PROVIDED.</p> <p>J. BACKFILL SHALL NOT BE PLACED MORE THEN FOUR FEET ABOVE INTERIOR GRADE UNTIL HOUSE DECK IS ON AND BASEMENT SLAB IS FROURED.</p>	<p>III. CARPENTRY (AS APPLICABLE)</p> <p>A. UNLESS OTHERWISE NOTED, FRAMING LUMBER SHALL BE CONSTRUCTION GRADE. BEAMS, HEADERS AND FLOOR JOISTS SHALL HAVE AN ALLOWABLE BENDING STRESS (FB) OF 1200 PSI.</p> <p>B. UNLESS OTHERWISE NOTED, PROVIDE:</p> <ol style="list-style-type: none"> DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS. DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS. DOUBLE 2 X 10 HEADERS WITH 1/2" PLYWOOD BETWEEN ALL DOOR AND WINDOW OPENINGS. (UNLESS OTHERWISE NOTED ON PLAN) 1 ROW OF 1" X 3" CROSS BRIDGING PER JOISTS SPAN. FLOOR CONSTRUCTION SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD WITH EXTERIOR GLUE. USE WATER RESISTANT GYPSUM BOARD FOR WALLS AND CEILINGS AND 1/2" PLYWOOD UNDERLAYMENT IN ALL BATH AND TOILET AREAS. EXTERIOR WALLS SHALL BE 4" X 6" STUDS WITH 5 1/2" FIBERGLASS INSULATION (R-21) <p>IV. MISCELLANEOUS (AS APPLICABLE)</p> <p>A. UNLESS OTHERWISE NOTED, PROVIDE:</p> <ol style="list-style-type: none"> R-38 BATT INSULATION IN ALL CEILING OR RAFTERS ADJACENT TO THE EXTERIOR OR TO UNHEATED SPACES. INSTALL VAPOR BARRIERS AGAINST INSIDE OF ALL INSULATION. WINDOWS SHALL BE Andersen 200 DOUBLE HUNG. WINDOWS SHALL BE LABELED TO SHOW COMPLIANCE WITH RESIDENTIAL CODE OF NEW YORK STATE. CHAIRING AT ALL SASH, SLIDING GLASS DOORS, ENTRANCE DOORS AND BOTTOM PLATES. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE TREATED. INTERIOR WALL FINISHES SHALL HAVE A FLAME SPREAD NO GREATER THAN 200 AND SMOKE DEVELOPED LESS THAN 450. 	<p>IV. MISCELLANEOUS CONT.</p> <p>B. HEATING AND COOLING IS A HALCYON MULTI-ROOM MINI-SPLIT SYSTEM BY FUJITSU.</p> <p>V. CODES</p> <p>A. ALL MATERIALS, SYSTEMS, AND METHODS OF CONSTRUCTION SHALL CONFORM WITH CURRENT EDITION OF THE NEW YORK STATE CODES AND APPLICABLE TOWN AND COUNTY LAWS, ORDINANCES, RULES AND REGULATIONS.</p> <p>B. ELECTRICAL SERVICES SHALL BE 200 AMP / 200 VOLTS.</p> <p>C. ALL PLUMBING HEATING AND ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH STATE AND LOCAL CODES.</p> <p>NOTE: THIS PLAN MEETS THE 2015 IEC WITH NYS 2016 ENERGY CODE SUPPLEMENT.</p> <p>VI. ENERGY CODES</p> <table border="1"> <tr> <td>R-VALUES</td> <td></td> </tr> <tr> <td>GLAZING</td> <td>R-2.85</td> </tr> <tr> <td>CEILING VALUE</td> <td>R-28</td> </tr> <tr> <td>EXTERIOR WALL VALUE</td> <td>R-21</td> </tr> <tr> <td>FLOOR VALUE</td> <td>R-30</td> </tr> </table> <p>THE PLANS AND SPECIFICATIONS HEREIN ARE INTENDED FOR THE SUBJECT PROJECT ONLY AS A RESULT OF CONTRACTUAL NEGOTIATIONS BETWEEN THE BUILDERS, THE CLIENT NOTED AND TALCOTT ENGINEERING DESIGN, PLLC. THESE PLANS AND SPECIFICATIONS WILL BE THE SUBJECT OF A COPYRIGHT PETITION AND MAY NOT BE REPRODUCED OR REUSED BY ANYONE WITHOUT THE WRITTEN AUTHORITY OF TALCOTT ENGINEERING DESIGN, PLLC.</p>	R-VALUES		GLAZING	R-2.85	CEILING VALUE	R-28	EXTERIOR WALL VALUE	R-21	FLOOR VALUE	R-30
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- ADDITION/RENOVATION CONSTRUCTION NOTES:**
- 1.) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY DIMENSIONS, EXISTING FRAMING (SIZES, SPACING, AND ORIENTATION), AND BEARING WALL LOCATIONS WITH HEADER SIZES.
 - 2.) ANY DISCREPANCIES FOUND SHALL IMMEDIATELY BE CONVEYED TO THE DESIGN ENGINEER FOR DESIGN ADJUSTMENTS AT THE ENGINEER'S DISCRETION.
 - 3.) ON COMPLETION OF FRAMING AND PRIOR TO INSULATING AND/OR SHEETROCKING, THE DESIGN ENGINEER SHALL BE NOTIFIED SO HE CAN INSPE AND DOCUMENT THE AS-BUILT STRUCTURE.
 - 4.) THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY MATERIAL SUBSTITU AND/OR FIELD CHANGES FOR PURPOSES OF REVIEW AND AUTHORIZATION.
 - 5.) TECHNICAL DOCUMENTS, MANUFACTURED CERTIFIED DESIGNS, AND PERFORMANCE CERTIFICATION, ETC. FOR ALL PRE-MANUFACTURED COMPONENTS AND/OR NON-STANDARD MATERIALS AND/OR ELEMENTS, SUCH AS TRUSSES, LAMINAT BEAMS, I-JOISTS, PRECAST FOUNDATIONS, ETC. SHALL BE PROVIDED TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL.
 - 6.) UPON COMPLETION OF PROJECT, CONTRACTOR SHALL SUBMIT A COMPLETE AS-BUILT SET OF DRAWINGS TO THE DESIGN ENGINEER FOR HIS RECORDS.
 - 7.) EXISTING FOUNDATION IS PRE-EXISTING AND THEREFORE NOT A COMPONENT OF THIS DESIGN