



2 SIDE ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



1 REAR ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- ALL WORK IS TO CONFORM WITH THE **2020 INTERNATIONAL RESIDENTIAL CODE (IRC), NY EDITION, THE NEW YORK STATE UNIFORM CONSTRUCTION CODE (NYSUBC)** AND ANY OTHER STATE, MUNICIPAL CODES AND ZONING ORDINANCES ADOPTED BY THE **TOWN OF NEWBURGH, ORANGE COUNTY, NY**
- BUILDING HEIGHT/RIDGE HEIGHT TO BE VERIFIED BY SITE ENGINEER PRIOR TO CONSTRUCTION. BUILDING HEIGHT MAXIMUM TO BE: **35'-0"** AS CALCULATED PER LOCAL ORDINANCE
- CONTRACTOR IS TO VERIFY ALL CONDITION IN THE FIELD PRIOR TO STARTING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN PLAN OR ITEMS REQUIRING CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION
- THE GENERAL CONTRACTOR IS RESPONSIBLE AND IN CHARGE OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OF THE PROGRESS OF THE WORK, AND THAT STRICT ADHERENCE TO THE ABOVE LISTED CODES IS MAINTAINED THROUGHOUT THE LENGTH OF THE PROJECT WITH AN EMPHASIS ON SAFETY AND PROTECTION OF HIS EMPLOYEES AND SUB CONTRACTORS
- JOB SITE IS TO BE KEPT REASONABLY CLEAN AND ALL CONSTRUCTION DEBRIS IS TO BE CARTED AWAY AT THE END OF THE JOB.
- ALL WORK IS TO BE DONE BY SKILLED MECHANICS IN A WORKMANLIKE MANNER SET STRAIGHT AND PLUMB.
- ALL MATERIALS USED TO BE OF FIRST QUALITY FREE FROM DEFECTS.
- ARCHITECT DOES NOT HAVE FIELD SUPERVISION OR CONSTRUCTION ADMINISTRATION RESPONSIBILITIES FOR THIS PROJECT.
- CONTRACTOR IS TO LOCATE STRUCTURE AND SET ELEVATIONS AND CONTOURS WITH HIS SURVEYOR AND LICENSED PROFESSIONAL ENGINEER.
- CONTRACTOR TO VERIFY, IN WRITING, IF STRUCTURE DOES NOT COMPLY WITH LOCAL BUILDING HEIGHT CODE DURING CONSTRUCTION AND PRIOR TO CONSTRUCTION OF THE RIDGE.
- CONTRACTOR AND/OR HOMEOWNER IS REQUIRED TO HAVE BUILDERS INSURANCE AND HOMEOWNERS WARRANTY PROGRAM.
- GIVEN ANY DISCREPANCIES IN SPECIFICATIONS OR MATERIALS CONTRACTOR MUST USE MATERIAL OF SUPERIOR QUALITY.
- ALL FRAMED WINDOW OPENINGS TO BE VERIFIED WITH BUILDER AND WINDOW SUPPLIER PRIOR TO ORDERING.
- CONTRACTOR TO INSTALL RAM BOARD AND TAPE ALL JOINTS
- CONTRACTOR TO FOLLOW RESCHECK

WINDOW NOTES:

- EGRESS WINDOW TO BE PROVIDED AS PER THE N.Y. EDITION OF THE INTERNATIONAL RESIDENTIAL CODE-2020
- EGRESS WINDOWS HALL HAVE NO LESS THAN 5.7 SQFT CLEAR OPENING. THE BOTTOM OF THE CLEAR OPENING SHALL BE NO MORE THAN 44" A.F.F.
 - WINDOW SUPPLIER TO VERIFY THAT THERE IS AT LEAST ONE EGRESS WINDOW UNIT IN EACH BEDROOM.
 - ALL TEMPERED WINDOWS TO BE AS PER THE NY. EDITION OF THE INTERNATIONAL RESIDENTIAL CODE-2020
 - WINDOW HEAD HT, MAY BE ADJUSTED FOR 8', 9' OR 10' CLG HEIGHT.
 - CONTRACTOR SHALL NOT ORDER WINDOWS WITHOUT PROVIDING WINDOW MANUFACTURER WITH ALL FLOOR PLANS AND ELEVATIONS TO DETERMINE SIZES, TEMPERING, AND EGRESS REQUIREMENTS AS PER CODE.
 - WINDOW SILLS: IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR.
- EXCEPTIONS:
- 6.1.1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
 - 6.1.2. OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH SECTION R612.3.
 - 6.1.3. OPENINGS THAT ARE PROVIDED WITH FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
 - 6.1.4. WINDOWS THAT ARE PROVIDED WITH OPENING LIMITING DEVICES THAT COMPLY WITH SECTION R612.4.
- SEE NEW YORK IBC 2020 SECTION R612
- ALL WINDOWS TO BE ANDERSON 400 SERIES, COLOR TO BE SELECTED BY OWNER.



PROFESSIONAL SEAL
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SCOPE OF CONTRACT DOCUMENTS:
THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL ELEMENTS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. IN TERMS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
THESE DOCUMENTS ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND THE ARCHITECT SHALL RETAIN ALL RIGHTS, INCLUDING THE COPYRIGHT. ANY OTHER USE IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

ISSUE/REVISIONS:

No.	DATE	REMARKS
01	11/22/22	ISSUE FOR PERMITS
02	11/28/22	ISSUE FOR ZONING APPROVAL

PROJECT
ADDITION & ALTERATION
BENNETT RESIDENCE
OWAR CHHUNHUNHA

109 BENNETT RD
NEWBURGH, NY
BLOCK 2, LOT 5

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NO. 20 203
DRAWN BY: JA
CHECKED BY: JA
SCALE: AS NOTED

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