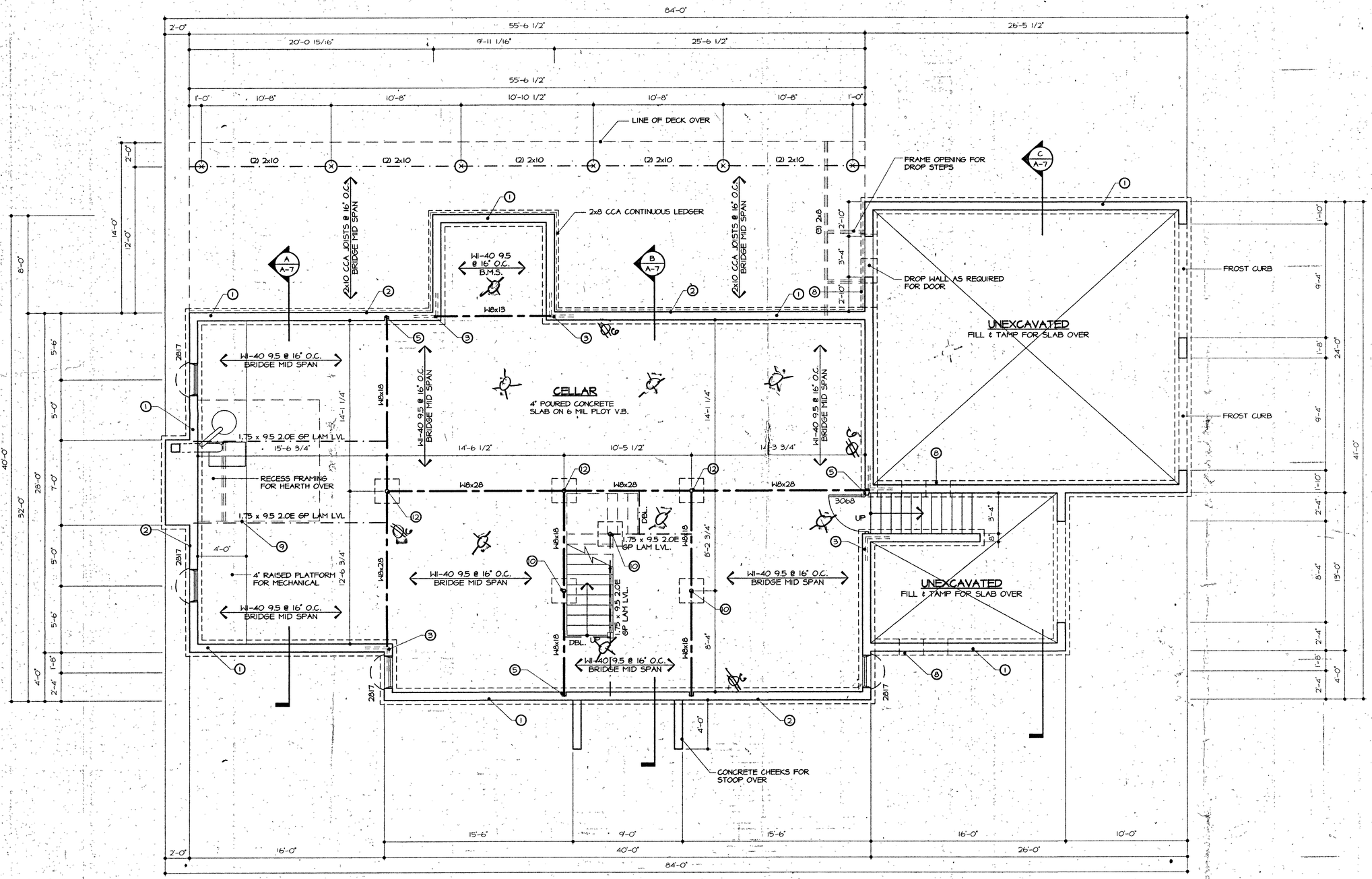
PRELIMINARY ☐ PROGRESS ☐ PERMITS ☒ CONSTRUCTION ☐



FOUNDATION PLAN

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

GENERAL NOTES

1. 8" POURED CONCRETE FOUNDATION WALL KEYED TO 8"x16" POURED CONCRETE FOOTING. ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. ALL FOOTINGS TO REST ON UNDISTURBED SOIL WITH A MIN. SOIL BEARING OF 2 TONS/S.F. WITH A MINIMUM OF 36" OF COVER.
2. PROVIDE & INSTALL "KARNAK" "ONE-KOTE" ELASTOMERIC LIQUID MEMBRANE WATER PROOFING SYSTEM OF ALL FOUNDATION WALLS BELOW GRADE. INSTALL AS PER MANUFACTURERS INSTRUCTIONS.
3. PROVIDE (2) #4 REBAR @ 24" VERTICALLY @ INSIDE CORNERS (TYPICAL)
4. PROVIDE DOUBLE HEADERS & TRIMMERS AT ALL STAIR OPENINGS.
5. BEAM POCKET (TYPICAL). ALL GIRDERS AND BEARING BEAMS TO HAVE MINIMUM 4" OF BEARING ON STEEL SHIMS ONLY. PACK ALL BEAM POCKETS SOLID WITH NON-SHRINK GROUT AFTER GIRDERS HAVE BEEN SET.
6. INSULATE ALL STAIR WALLS.
7. ALL FRAMING MEMBERS COMING IN CONTACT WITH CONCRETE TO BE .40 CCA MINIMUM
8. STEP FOOTING DOWN AS REQUIRED.
9. PROVIDE 100 S.F. 5/8" TYPE 'X' G.W.B. ON CEILING ABOVE BOILER.
10. 3 1/2" O.D. SCHEDULE 40 STEEL LALLY COLUMN ON 24"x24"x12" POURED CONCRETE FOOTINGS.
11. PROVIDE SIMPSON THA218-2 JOISTS HANGERS FOR GIRDER CONNECTION TO HOUSE.
12. 30"x30"x16" P.C. FOOTING W/ 2 #4 REBAR EACH WAY TOP & BOTTOM .

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S.C.T.M.

PROPOSED

Arnoux Residence

EASTWOODS PATH
WAINSCOTT, NEW YORK

k paul Architect
T: 516 589 2914 • F: 516 589 6535
40 South Main Street • Sayville, NY 11782
RESIDENTIAL PLANNING

Issue Date:	
Project No.	00013
Project Date:	June 2000
Scale:	as noted
Job:	Arnoux
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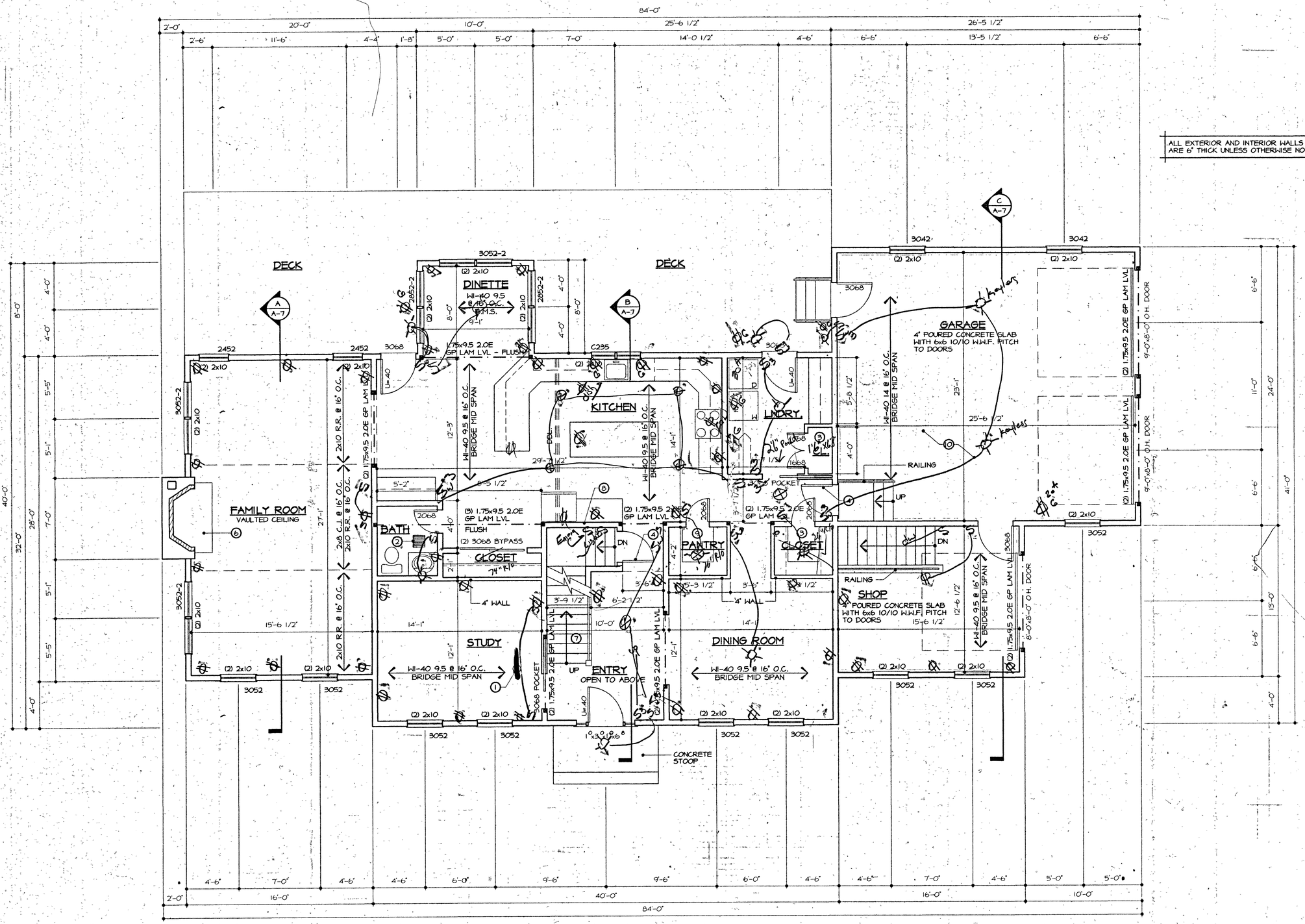
FOUNDATION PLAN

PRELIMINARY ☐ PROGRESS ☐ PERMITS ☒ CONSTRUCTION ☐



FIRST FLOOR PLAN

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

GENERAL NOTES

1. SMOKE DETECTOR.
2. PROVIDE MIN. 70 CFM EXHAUST FAN
3. CLOSET ROD & SHELF - REVIEW ALL CLOSET CONFIGURATIONS WITH OWNER PRIOR TO STARTING WORK.
4. PROVIDE 3'0"x6'8" 3/4 HR. FIRE RATED SELF-CLOSING INSULATED FIRE DOOR.
5. PROVIDE STEPS TO GRADE & OR SLAB.
6. RAISED HEARTH AS SELECTED BY OWNER.
7. OAK TREAD/PINE BOX STAIR WITH WOOD RAILS AS SELECTED BY OWNER.
8. INSULATE STAIR WALLS TO R-13
9. PROVIDE FIVE (5) 3/4" PAINT GRADE BIRCH VENEER SHELVES WITH HARDWOOD EDGE. VERIFY HEIGHTS WITH OWNER.
10. PROVIDE 1 LAYER 5/8" TYPE 'X' G.W.B. ON WALLS AND CEILING. TAPE & SPACKLE ONE COAT MIN.

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PROPOSED

Arnoux Residence

EASTWOODS PATH
WAINSCOTT, NEW YORK

k paul Architect
T: 516 589 2914 - F: 516 589 6936
40 South Main Street - Sayville, NY 11782
RESIDENTIAL PLANNING

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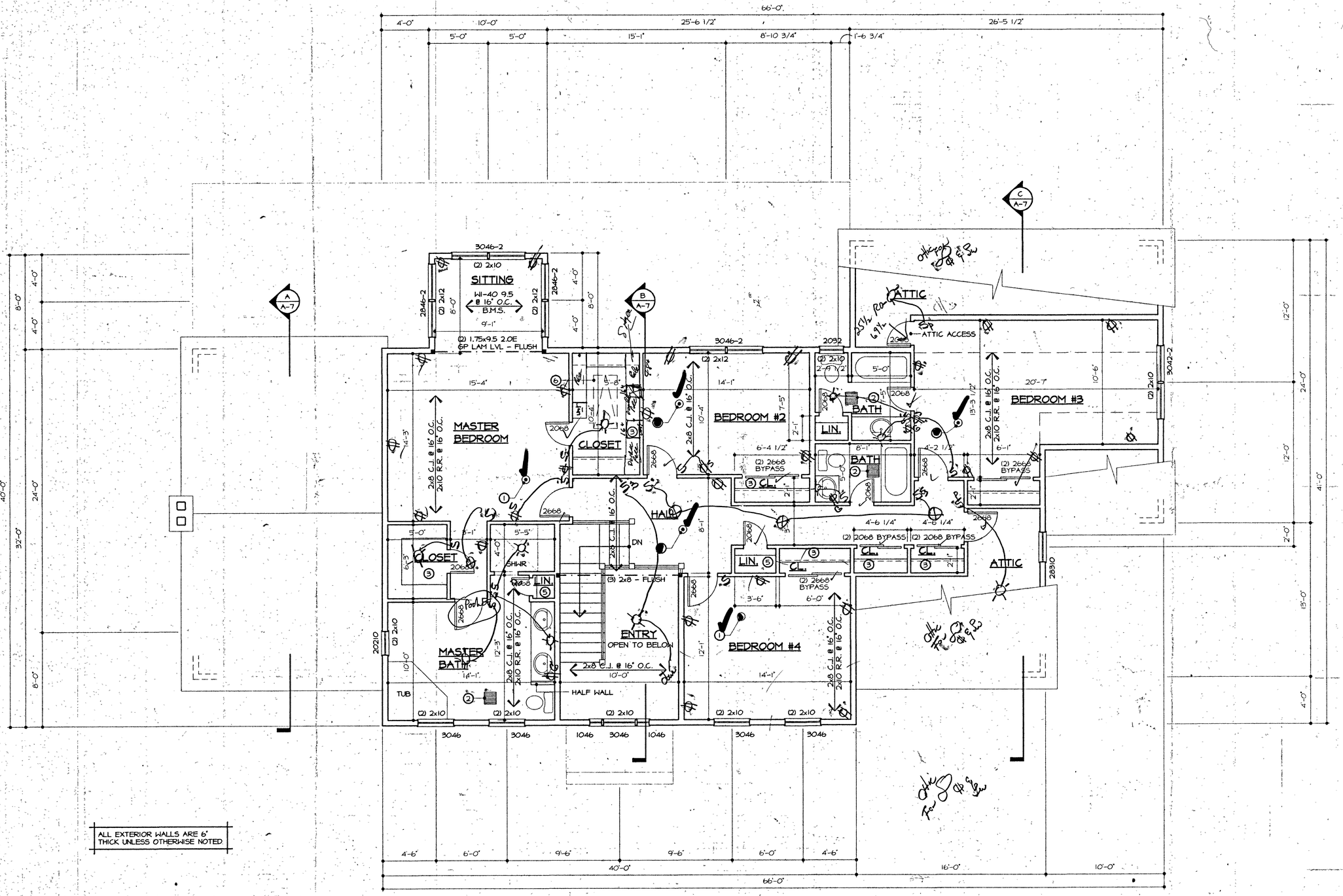
FIRST FLOOR PLAN

PRELIMINARY ☐ PROGRESS ☐ PERMITS ☒ CONSTRUCTION ☐



ALL EXTERIOR WALLS ARE 6" THICK UNLESS OTHERWISE NOTED

SECOND FLOOR PLAN

SCALE · 1/4" = 1'-0"

GENERAL NOTES

1. SMOKE DETECTOR.
2. PROVIDE MIN. 70 CFM EXHAUST FAN
3. CLOSET ROD & SHELF - REVIEW ALL CLOSET CONFIGURATIONS WITH OWNER PRIOR TO STARTING WORK.
4. OAK TREAD/PINE BOX STAIR WITH WOOD RAILS AS SELECTED BY OWNER.
5. PROVIDE FIVE (5) 3/4" PAINT GRADE BIRCH VENEER SHELVES WITH HARDWOOD EDGE. VERIFY HEIGHTS WITH OWNER.
6. PROVIDE ATTIC STAIRS

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Arnoux Residence

EASTWOODS PATH
WAINSCOTT, NEW YORK

k paul Architect
T: 516 589 2314 • F: 516 589 6935
40 South Main Street - Sayville, NY 11782
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SECOND FLOOR PLAN