



ELECTRICAL LEGEND

S ₃	THREE-WAY SWITCH
S	SINGLE POLE SWITCH
S _D	DIMMING SWITCH
⊕	DUPLEX RECEPTACLE, 120V, 20A
⊕ _{GFI}	DUPLEX RECEPTACLE, 120V, 20A WITH GROUND FAULT INDICATOR
⊕ _{WP}	DUPLEX RECEPTACLE, 120V, 20A; SUBLETTER "WP" INDICATES WEATHER PROOF.
⊗	INCANDESCENT HI-HAT LIGHT FIXTURE (RECESSED MOUNTED)
⊙	INCANDESCENT DECORATIVE LIGHT FIXTURE (WALL MOUNTED)
⊙ _{SD}	SMOKE DETECTOR (LINE VOLTAGE CONNECT TO HOUSE WIRING)
⊙ _{CM}	CARBON MONOXIDE DETECTOR (LINE VOLTAGE CONNECT TO HOUSE WIRING)

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	INT	INTERIOR
ALT	ALTERNATE	MIN	MINIMUM
BD	BOARD	NTS	NOT TO SCALE
C-J	CEILING JOIST	NIC	NOT IN CONTRACT
CLG	CEILING	#	POUND OR NUMBER
COL	COLUMN	OC	ON CENTER
DR	DOOR	OH	OVERHANG
EXT	EXTERIOR	OPG	OPENING
FAI	FRESH AIR INLET	PL	PLATE
F-J	FLOOR JOIST	P.T.	PRESSURE TREATED
FD	FOUNDATION	RR	ROOF RAFTER
F.P.S.C.	FIRE PROOF SELF CLOSING	SD	SMOKE DETECTOR
FT	FOOT OR FEET	SR	SHEETROCK
FTG	FOOTING	TEMP	TEMPERED
GL	GLASS	TOS	TOP OF SLAB OR SUBFLOORING
GDR	GIRDER	T.O.W.	TOP OF WALL
GYP	GYPSONUM	TYP	TYPICAL
HD	HEAD	W/W	WITH
HT	HEIGHT	W/O	WITHOUT
HDR	HEADER	WD	WOOD
		HL	HALL
		W-W	WELDED WIRE MESH

BUILDING INFORMATION

BUILDING SQ. FT.	
1st FLOOR (PROPOSED)	= 745 S.F.
2nd FLOOR (PROPOSED)	= 725 S.F.
COVD PORCH (NEW)	= 40 S.F.
TOTAL	= 1,510 S.F.
GARAGE (DETACHED)	= 440 S.F.

SITE INFORMATION

SITE SQ. FT.	= 8,000 S.F.
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BASEMENT FLOOR PLAN

SCALE 1/4" = 1'-0"

FOUNDATION NOTES

- ALL EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BEFORE EXCAVATION IS BEGUN. EXISTING UTILITIES SHALL BE LOCATED AND PROTECTED OR REROUTED AS REQUIRED BY EXCAVATION. ANY OBSTRUCTION ENCOUNTERED DURING EXCAVATION, SUCH AS UNDERGROUND UTILITIES, CESSPOOLS, ETC., SHALL BE REPORTED TO THE ARCHITECT AND WORK TEMPORARILY SUSPENDED, PENDING INSTRUCTION TO PROCEED.
- FOUNDATION UNITS SHALL BEAR ON THE SUITABLE BEARING STRATUM HAVING AN ALLOWABLE BEARING CAPACITY OF 1.0 TONS PER SQUARE FOOT. IF OTHER SOILS ARE ENCOUNTERED, LOWER BEARING VALUES ARE TO BE ASSUMED AND THE FOUNDATION MUST BE REDESIGNED.
- MAXIMUM SLOPE BETWEEN BOTTOM OF TWO ADJACENT FOOTINGS SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL.
- CARRY OUT CONTINUOUS CONTROL OF SURFACE AND SUBSURFACE WATER DURING CONSTRUCTION SO THAT FOUNDATION WORK IS DONE ON DRY AND UNDISTURBED SUBGRADE MATERIAL, AS APPLICABLE.
- BOTTOM 0'-3" OF EXCAVATION FOR FOOTINGS SHALL BE FINISHED BY HAND SHOVEL.
- ALL CONCRETE WORK SHALL CONFORM TO REQUIREMENTS AND RECOMMENDATIONS OF ACI-301-96 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (F_c=3000 PSI); ALL EXPOSED SLABS, GARAGE SLABS, AND STEPS SHALL BE 3500 PSI AIR-ENTRAINED, REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60.
- GRADING AROUND NEW CONSTRUCTION SHALL SLOPE AWAY AND BLEND INTO EXISTING CONTOURS.
- ALL STEEL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE AISC "SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS". STEEL SHALL CONFORM TO ASTM A-572 (GRADE 50) AND A-501.
- THE EXTERIOR SURFACE OF ALL FOUNDATION WALLS BELOW GRADE (EXCEPT SLAB AREAS) SHALL BE DAMPROOFED WITH AN ELASTIC COAL TAR BASE, SELF-PRIMING BITUMINOUS PLASTIC CEMENT.
- WHERE THE WALLS ARE POURED TO GRADE, AND DAMPROOFED, THE CONTRACTOR SHALL BACKFILL AGAINST THEM WITH CLEAN EARTH. CARE SHALL BE TAKEN TO BRACE WALLS AS REQUIRED TO PREVENT CAVES INS. BACKFILL TO BE FREE OF WOOD, TRASH, ETC.

NOTE - "A":
AT INTERSECTION OF NEW & EXISTING FOUND. WALLS DRILL 6" INTO EXISTING FOUND. WALLS & EPOXY IN PLACE #5 RODS 18" LONG, 1'-0" FROM TOP & BOTTOM AND @ 16" O.C.

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

GENERAL NOTES

- ALL WORK IS TO CONFORM TO THE RULES AND REGULATIONS OF THE LOCAL BUILDING DEPARTMENT AND THE RESIDENTIAL CODE OF NEW YORK STATE.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED APPROVALS, PERMITS, CERTIFICATE OF OCCUPANCY, INSPECTION APPROVALS, ETC. FOR WORK PERFORMED FROM AGENCIES HAVING JURISDICTION THEREOF.
- NO NOTE OR DETAIL OR LACK THEREOF SHALL BE CONSIDERED AS RELIEVING THE CONTRACTOR FROM EXECUTION OF ALL WORK IN ACCORDANCE WITH ALL STATE AND/OR LOCAL CODES.
- CONTRACTOR TO EFFECT AND MAINTAIN INSURANCE, I.E. CONTRACTOR'S LIABILITY, WORKMANS COMPENSATION, COMPLETED OPERATIONS, ETC. ADEQUATE FOR THE PURPOSES OF THIS PROJECT AND FURNISH PROOF OF SAME PRIOR TO COMMENCING WITH WORK.
- UL APPROVED SMOKE DETECTORS SHALL BE EITHER PHOTOELECTRIC OR IONIZATION TYPE AND ALL SHALL BE INTERCONNECTED AND DIRECTLY CONNECTED TO A LIGHTING CIRCUIT WITH NO INTERVENING SWITCH. INSTALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
- DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
- ALL MATERIALS, ASSEMBLIES, CONSTRUCTION AND EQUIPMENT SHALL CONFORM TO THE RESIDENTIAL CODE OF NEW YORK STATE AND SHALL ALSO CONFORM WITH GENERALLY ACCEPTED STANDARDS WITH RESPECT TO STRENGTH, DURABILITY, CORROSION RESISTANCE, FIRE RESISTANCE, ENERGY CONSERVATION AND OTHER QUALITIES RECOGNIZED UNDER THOSE STANDARDS.
- DISCREPANCIES, ERRORS, OMISSIONS, ETC., IN ANY PORTION OF THE DRAWINGS WHICH ARE AT VARIANCE WITH THE LAW ORDINANCES, RULES OR REGULATIONS, BEARING ON THE CONDUCT OF THE WORK SHALL BE REPORTED PROMPTLY TO THE ARCHITECT.
- ANY DEVIATIONS FROM THE ARCHITECT'S DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT IN WRITING FOR APPROVAL.
- THE SUBCONTRACTORS SHALL PROVIDE ALL EQUIPMENT, TOOLS, FENCES, TRANSPORTATIONS, SAFEGUARDS, ETC., AS REQUIRED FOR THE PROPER EXECUTION OF THEIR WORK.
- ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR FILING AND OBTAINING APPROVALS FOR THEIR WORK WHICH MAY BE REQUIRED.
- EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SAFETY ON THE JOB SITE DURING THE CONSTRUCTION PHASE TO COMPLY WITH THE REGULATIONS AND REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
- THE ARCHITECT SHALL BE NOTIFIED OF ANY UNFORESEEN SUBGRADE, PHYSICAL CONDITION DISCOVERED, AS WELL AS ANY EASEMENTS, ETC., NOT INDICATED ON THE SURVEY OR PLAN. NO WORK SHALL PROCEED UNTIL SAME IS ADDRESSED AND RESOLVED.

- IF IN THE COURSE OF CONSTRUCTION A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE PLANS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT IN WRITING. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THEREFROM.
- AT THE COMPLETION OF WORK, THE SITE IS TO BE CLEARED OF ALL DEBRIS AND EXCESS MATERIALS. THE FACILITY IS TO BE LEFT BROOM CLEAN AND WORK IS TO BE COMPLETED TO THE TOTAL SATISFACTION OF THE OWNER PRIOR TO RELEASE OF FINAL PAYMENT.
- THE CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR SAFETY OF THE EXISTING STRUCTURE DURING THE ENTIRE CONSTRUCTION AND ALTERATIONS TO THE EXISTING STRUCTURE AND SHALL TAKE ADEQUATE PRECAUTIONS TO PREVENT DAMAGE TO THE EXISTING STRUCTURE IN ANY WAY. IF ANY DAMAGE SHOULD OCCUR TO THE EXISTING STRUCTURE AS A RESULT OF THE NEW WORK, THE DAMAGE SHALL BE REPAIRED TO THE SATISFACTION OF THE ARCHITECT AND OWNER, AT THE SOLE EXPENSE OF THE CONTRACTOR.
- ELECTRICAL - ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESIDENTIAL CODE OF NEW YORK STATE AND ITS REFERENCED STANDARD NFPA70. ALL ELECTRICAL WORK SHALL BE UNDERWRITER APPROVED AND INSPECTED. SUBMIT WRITTEN CERTIFICATE TO OWNER.
- ALL PLUMBING WORK IS TO BE INSTALLED IN STRICT ACCORDANCE WITH ALL STATE AND LOCAL CODES. MATERIALS FOR WATER SUPPLY AND DISTRIBUTION SYSTEMS SHALL COMPLY WITH TABLES P2904.1, P2904.5, P2904.6 AND MATERIALS FOR DRAINS, WASTE AND VENTS SHALL COMPLY WITH TABLES P3002.1 AND P3111.3 OF THE RESIDENTIAL CODE OF NEW YORK STATE.
- STORM WATER FROM ROOF IS TO BE DISPOSED OF IN A PROPER MANNER AS REQUIRED BY SUFFOLK COUNTY HEALTH DEPARTMENT, LOCAL BUILDING DEPARTMENT AND ALL OTHER AGENCIES HAVING JURISDICTION.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM WITH BAKED ENAMEL FINISH.
- THE ARCHITECT HAS NOT BEEN ENGAGED FOR CONSTRUCTION SUPERVISION OF ANY KIND, AND ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION CONFORMING WITH THESE PLANS, NOR RESPONSIBILITY FOR CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THERE ARE NO WARRANTIES, NOR ANY MERCHANTABILITY OF FITNESS FOR A SPECIFIC USE EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.

SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

WOOD FRAMING NOTES

- FOR REQUIRED WOOD FRAME NAILING SCHEDULE SEE SHEET A5.
- FRAMING LUMBER SHALL BE HEM-FIR #1 STRESS RATED 950 POUNDS PER SQUARE INCH MINIMUM FOR BENDING (F_b) FOR SINGLE MEMBER USE AND 75 POUNDS PER SQUARE INCH MINIMUM FOR SHEAR (F_v) AND HAVING A MODULUS OF ELASTICITY OF 1,500,000. VALUES ARE FOR SURFACED DRY LUMBER ONLY USED AT 19% MOISTURE CONTENT.
- ALL PLYWOOD SHEATHING SHALL BE A P.A. GRADE STAMPED FOR SPECIFIED SPAN, MADE WITH EXTERIOR GLUE AND SHALL BE TO THE FOLLOWING THICKNESSES:
 - SUBFLOORS (3/4" - CDX, T&G)
 - WALL SHEATHING (1/2" - APA RATED EXTERIOR SHEATHING)
 - ROOF SHEATHING (19/32" - APA RATED EXTERIOR SHEATHING)
- DOUBLE ALL FRAMING UNDER PARTITIONS PARALLEL TO FRAMING AND AROUND ALL SKYLIGHT, STAIRS, ATTIC ACCESS OPENINGS AND CRAWL SPACE OPENINGS.
- ALL BUILT-UP WOOD GIRDERS AND HEADERS SHALL NOT HAVE ANY SPLIT ON THE WIDE FACE OF ANY MEMBER GREATER THAN 1/2 TIMES THE WIDE FACE.
- PROVIDE STRUCTURAL METAL CONNECTORS BY "SIMPSON STRONG-TIE CO., INC." AT ALL FLUSH CONNECTIONS OF STRUCTURAL MEMBERS. (GALVANIZED AT EXTERIOR).
- PROVIDE ALL NECESSARY TEMPORARY SUPPORTS AND BRACING AS MAY BE REQUIRED PRIOR TO THE INSTALLATION OF NEW STRUCTURAL ELEMENTS.
- MEMBERS DESIGNATED AS "MICRO-LAM (M.L.)" SHALL BE MANUFACTURED IN ACCORDANCE WITH SPECIFICATIONS BY "TRUSS JOIST". NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT THE ARCHITECT'S WRITTEN APPROVAL. ALL BUILT-UP I.V.L. GIRDERS AND HEADERS SHALL BE NAILED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S NAILING SPECIFICATIONS. DESIGN STRESSES ARE AS FOLLOWS: F_b = 2,900 P.S.I., E = 2,000,000 P.S.I.
- ALL WOOD CONSTRUCTION SHALL COMPLY WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION LATEST EDITION.
- ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH ANPA STANDARDS.
- 4"x4" POST & 4"x6" POST SHALL MEAN 3-2"x4" & 3-2"x6" RESPECTIVELY.
- ALL EXTERIOR WALLS & ALL INTERIOR BEARING WALLS TO RECEIVE "CATS" MID-SPAN.
- ALL HEADERS IN 4" WALLS TO BE SUPPORTED ON 2-2"x4" STUDS AND ALL HEADERS IN 6" WALLS TO BE SUPPORTED ON 2-2"x6" STUDS UNLESS OTHERWISE NOTED.
- SOLID BLOCKING IS TO BE INSTALLED IN FLOOR SYSTEMS BENEATH ALL STRUCTURAL POSTS WHERE LOADS ARE TO BE TRANSFERRED TO HEADERS, BEAMS, OR OTHER MEMBERS BELOW.

REVISIONS:	IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL, AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
ALTERED BY:	DATE:
SIGNATURE:	DESCRIPTION OF ALTERATION:

REV	DATE	DESCRIPTION	BY

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PROJECT PROPOSED ADDITIONS/RENOVATIONS FOR:
MINGOIA RESIDENCE
73 BAYARD STREET
LAKE GROVE, NY 11755

DRAWING
**FLOOR PLANS,
NOTES & DETAILS**

DRAWN BY **JLM** SCALE **AS NOTED**

CHECKED BY **-** DATE **04/29/11**

A2
SHEET **2 OF 5**