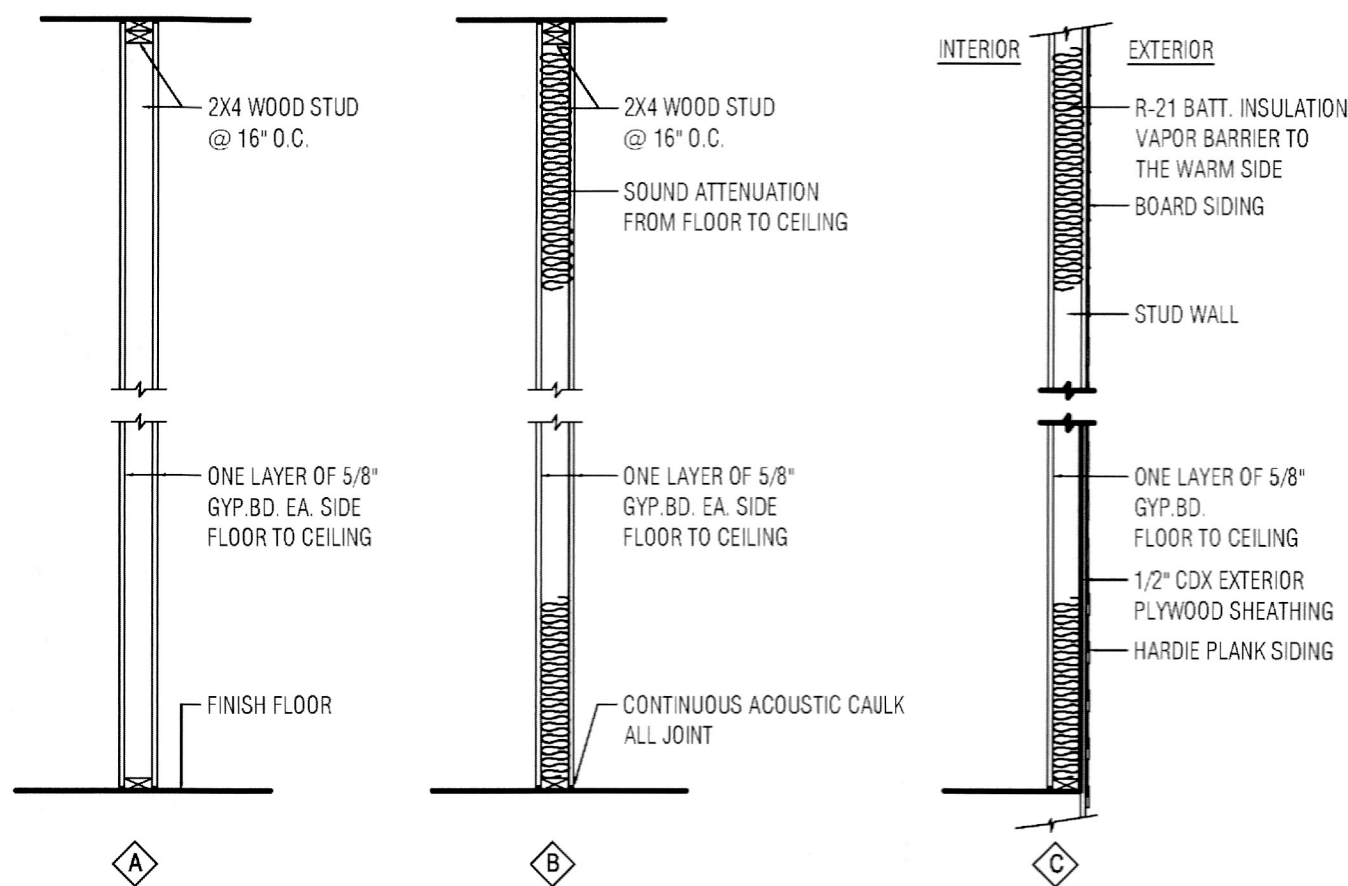


1 FIRST FLOOR CONSTRUCTION PLAN  
SCALE: 1/4" = 1'-0"



2 WALL TYPES  
SCALE: 1/4" = 1'-0"

### CARPENTRY NOTES:

- ALL FRAMING LUMBER IS TO BE DOUGLAS FIR WITH Fb-1500 PSI AND BE OF STRUCTURAL GRADE.
- ALL DOOR AND WINDOW HEADERS TO BE 2-2"x12" UNLESS NOTED OTHERWISE.
- ALL DOORS LABELED "D" ARE TO BE 2-8"x6"-8" SOLID CORE 2 PANEL OVATION. AS PER CODE, UNLESS OTHERWISE NOTED.  
(1 3/4", 4 HINGES)
- ALL NEW WALL FRAMING TO BE 2X8 AT 16" O.C WITH SINGLE CONTINUOUS SOLE PLATE AND DOUBLE CONTINUOUS TOP PLATE JOINTS TO BE STAGGERED.
- ALL EXISTING WALL FRAMING TO REMAIN, PATCH & REPAIR UNLESS OTHERWISE NOTED
- ALL WALLS OVER 8'-0" HIGH ARE TO RECEIVE FIRE BLOCKING AT MIDPOINT.
- SILLS ON BLOCK WALLS TO BE WOLMANIZED.
- ALL EXTERIOR WALLS, ROOF OR CEILING TO HAVE FULL THICK BATT INSULATION.
- WALLS TO BE 6" WHERE ANY 2" OR LARGER HORIZONTAL HOLE IS DRILLED .
- TJI HOLE TO BE DRILLED FOLLOWING MANUFACTURES CALCULATIONS TJIS CANT BE NOTCHED.
- CONTRACTORS MAY USE GPTIS AS AN ALTERNATE, W/ EQUAL OR GREATER STRENGTH MUST NOTIFY ARCHITECT.
- ALL WOOD FRAMING MEMBERS, INCLUDING SHEATHING, WHICH REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM EXPOSED EARTH SHALL BE OF APPROVED NATURALLY DURABLE AND PRESERVATIVE-TREATED WOOD, INCLUDING LUMBER ON CONCRETE
- FIRE BLOCKING SHALL BE PROVIDED AT WALL/CEILING INTERSECTION FOR BOTH INTERIOR PARTITIONS AND PERIMETER WALL; ALSO HORIZONTALLY EVERY TEN FEET.
- INSULATION R- VALUES TO FOLLOW:
  - ALL EXTERIOR WALL ( NEW & EX'G) TO RECEIVE 2" OF RIGID INSULATION (R-10 MIN)
  - NEW EXTERIOR WALL FRAMING TO BE R-21
  - ROOF TO RECEIVE 2" OF CONTINUOUS RIGID INSULATION OVER ROOF DECK & 4 3/8" OF CLOSED CELL SPRAY FOAM IN THE INTERIOR CAVITY

### DEMOLITION NOTES:

- CONTRACTOR SHALL PROTECT FROM DAMAGE ALL PORTIONS OF THE EXISTING STRUCTURE TO REMAIN.
- PRIOR TO PERFORMING ANY DEMOLITION ACTIVITIES THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE SITE, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES ON THE DRAWINGS.
- ALL DEMOLITION WORK IS TO CONFORM TO ALL MONTVALE, NJ OR OTHER REGULATIONS AS THEY APPLY.
- COORDINATE ALL DEMOLITION ACTIVITY WITH BUILDING OWNER.
- CONTRACTOR TO COORDINATE WITH BUILDING OWNER WHAT ITEMS BEING REMOVED ARE TO BE PLACED INTO STORAGE OR TO BE REUSED.
- DEMOLITION WORK NOT DESCRIBED HERE FOR THE COMPLETION OF THE CONTRACT DOCUMENTS SHALL BE DONE BY THE CONTRACTOR AT THEIR EXPENSE. THESE DEMOLITION DRAWINGS SHOW THE MAJORITY, BUT NOT ALL OF THE ARCHITECTURAL DEMOLITION WORK REQUIRED. REMOVE AND/OR SHORE AS REQUIRED.
- THE CONTRACTOR SHALL FIELD VERIFY THE STABILITY OF ALL REMAINING CONSTRUCTION AFTER DEMOLITION AND BEFORE NEW CONSTRUCTION.
- CONTRACTOR TO REMOVE EXIST. FLOOR FINISH MATERIAL TO THE SUB FLOOR. CONTRACTOR TO PREPARE SUB FLOOR TO RECEIVE SCHEDULED FINISHES PER MANUFACTURERS SPECIFICATIONS.
- PATCH ALL AREAS TO REMAIN AT DEMOLISHED PARTITIONS TO MATCH ADJACENT AND MAKE READY FOR NEW FINISHES.
- ALL CEILINGS TO BE REMOVED INCLUDING BUT NOT LIMITED TO SUSPENDED CEILING AND GRID AND GYP. BD. CEILINGS.
- WIRING TO ELECTRICAL DEVICES TO BE REMOVED SHALL BE DISCONNECTED AND REMOVED FROM THE PANEL AND DISCARDED.
- PATCH ALL HOLES LEFT BEHIND IN EXISTING-TO-REMAIN WALLS FROM THE REMOVAL OR RELOCATION OF ADJACENT WALLS, SWITCHES, RECEPTACLES, SOFFITS, ETC.

### CONSTRUCTION LEGEND:

- ROOM ### ROOM NUMBER.
- # DOOR NUMBER.
- ## KEY NOTE NUMBER
- EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED AND DISCARDED.
- EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
- NEW DOOR
- NEW PARTITION  
2X4 WD STUD @ 16" OC (INT.)  
2X6 WD STUD @ 16" OC (EXT.)
- SEE WALL TYPES ON THIS SHEET
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED

J.A.  
JASMINE ALCAIDE  
ARCHITECT

PROFESSIONAL SEAL

JASMINE ALCAIDE, AIA  
LIC # 141540  
EXP.: OCTOBER 31, 2023

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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 PRIOR WRITTEN CONSENT OF THE ARCHITECT.

### ISSUE/REVISIONS:

NO.	DATE	REMARKS
01	11/7/23	ISSUE FOR PERMIT
02	11/30/23	ISSUE FOR ZONING APPROVAL

PROJECT  
ADDITION & ALTERATION  
BENNETT RESIDENCE  
OWAR CHHUAHUA

109 BENNETT RD  
NEWBURGH, NY  
BLOCK 2, LOT 5

SHEET TITLE

FIRST FLOOR  
CONSTRUCTION PLAN

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

A-200