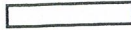













LEGEND

-  EXSTG. WALL TO REMAIN
-  EXSTG. WALL TO BE REMOVED
-  NEW WALL 2x6 (EXT)/2x4 (INT) @ 16"OC (TYP). 1/2" SHTRK EA. SIDE FOR INTERIOR WALLS. SEE A-003 FOR EXTERIOR WALL SECTION
-  EXSTG. MASONRY WALL TO REMAIN
-  DUPLEX OUTLET
-  DUPLEX OUTLET - GFI
-  SWITCH
-  SWITCH - 3 WAY
-  CEILING MOUNTED LIGHT
-  CEILING MOUNTED FAN/LIGHT
-  WALL MOUNTED LIGHT
-  NEW FINISH TUBE H.W. BASEBOARD RADIATOR

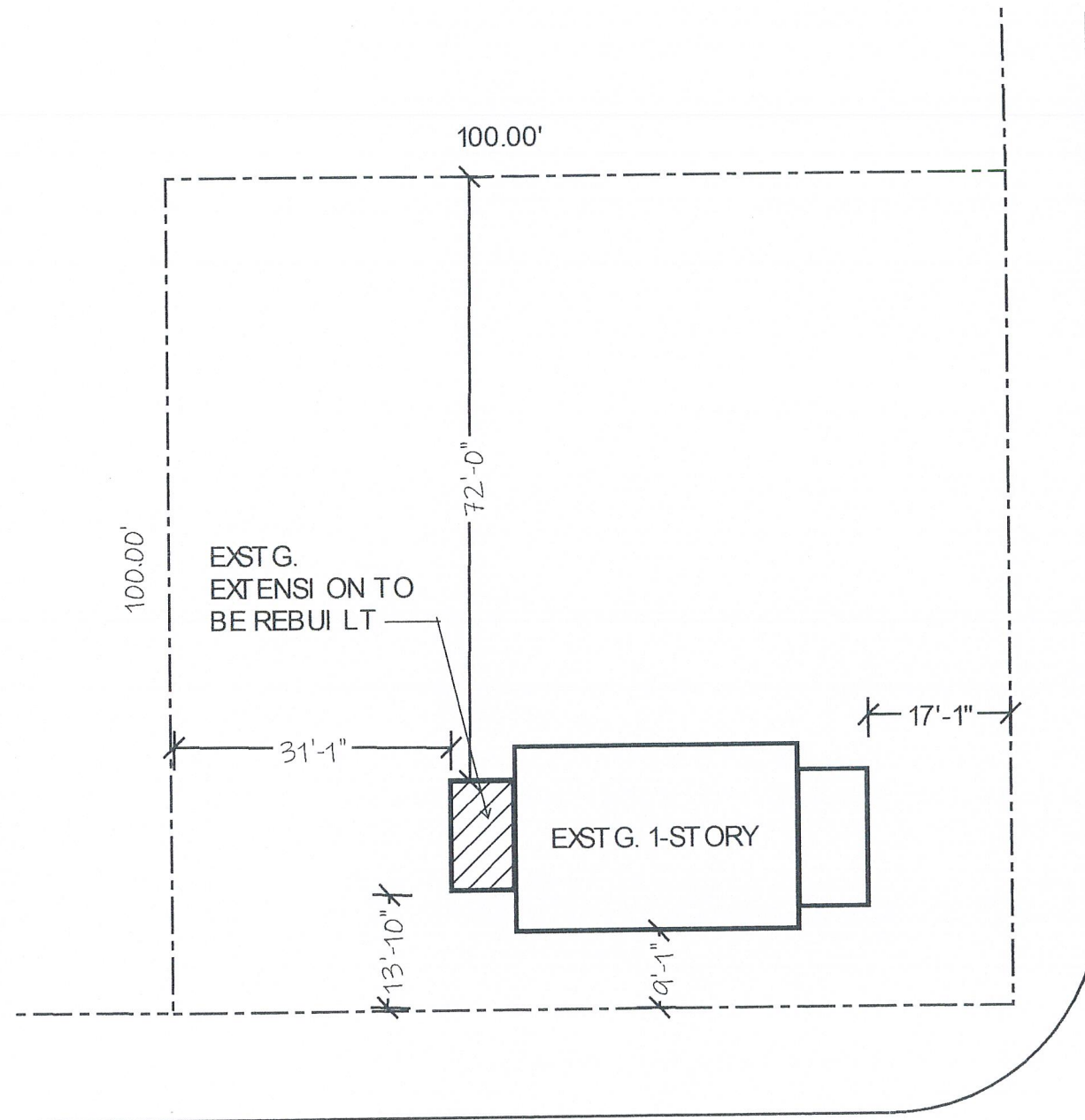
BUILDING CHARACTERISTICS

TAX MAP: 73-6-19,20,21
 ZONE: R-3
 HEIGHT: 15'-0" FT.
 STORIES: 1
 OCC: SINGLE FAMILY HOME

ZONING

PROPERTY IS A CORNER LOT - TWO FRONT YARDS TWO SIDE YARDS.
 NO CHANGE TO EXSTG. YARD SETBACKS

1. MINIMUM LOT SIZE = 12,500 SF
 ACTUAL = 10,000 SF EXSTG. NON-COMPLYING OK
2. MINIMUM LOT WIDTH = 85 FT
 EXSTG. = 100 FT
3. MINIMUM LOT DEPTH = 100 FT
 EXSTG. = 100 FT
4. MINIMUM FRONT YARD = 40 FT
 EXISTING = 17'-1", 9'-3"
 PROPOSED = 17'-1", 9'-3" NO CHANGE
5. MINIMUM SIDE YARD = 15 FT
 EXISTING = 31'-1"
 PROPOSED = 31'-1" NO CHANGE
6. MINIMUM REAR YARD = N/A
7. MAXIMUM HEIGHT = 35 FT
 EXISTING = 1 STORY - 19'-0"
 PROPOSED = 1 STORY - 19'-0" NO CHANGE
8. MAXIMUM BUILDING COVERAGE = 15%
 EXISTING = 9.8%
 PROPOSED = 9.8% NO CHANGE
 NO FLOOR AREA CHANGE PROPOSED

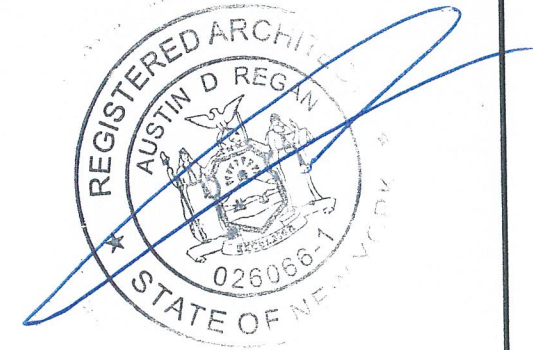


NORTH DIX AVENUE

WOODLAWN AVENUE

SITE PLAN

SCALE - 1"=20'-0"



7-3-25 - REV FOR DOB
 1-16-25 REV FOR DOB
 9-19-24 FOR DOB

JONES RESIDENCE
 REBUILD REAR EXTENSION
 117 NORTH DIX AVE
 NEWBURGH, NY

ARRA ARCHITECTURE

257 GIDLEY RD.
 PLEASANT VALLEY, NY 12569

TITLE SHEET

T-001.00

GENERAL NOTES

1. ALL CONSTRUCTION, PLUMBING & ELECTRICAL WORK TO COMPLY WITH THE LATEST EDITION NYS BUILDING CODE & ENERGY CODE
2. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF WORK
3. ARCHITECT NOT RESPONSIBLE FOR CONSTRUCTION SUPERVISION OR ANY DEVIATIONS FROM THE APPROVED PLANS
4. SCOPE OF WORK - REBUILD EXSTG. REAR YARD EXTENSION. MAINTAIN EXSTG. FOUNDATION WALLS AND FOOTINGS. PROVIDE NEW WALLS, ROOF, FLOOR & CEILING
5. VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK
6. PROVIDE SOLID BRIDGING FOR ALL FLOOR & ROOF SPANS
7. PROVIDE (2) SIMPSON H4 HURRICANE CLIPS @ EACH ROOF RAFTER
8. PROVIDE SIMPSON RPS28 RIDGE STRAPS @ 12" O.C.(TYP.)
9. PROVIDE SIMPSON HW TOP FLANGE HANGER @ VALLEY RAFTERS
10. PROVIDE SIMPSON MSTAM36 STRAPTIES @ FOUNDATION 4' -0" O.C. (MAX)
11. PROVIDE SIMPSON HUS210 JOSIT HANGER @ ALL FLOOR JOISTS.(TYP.)
12. PROVIDE SIMPSON HD3A HOLDDOWNS AS SHOWN ON PLANS
13. PROVIDE SIMPSON SPH4 PLATE TIES @ ALL BEAMS AND HEADERS.(TYP.)
14. PROVIDE SIMPSON MST STRAP TIES @ ALL DOORS & WINDOW OPENING
15. ALL EXTERIOR WALLS ARE SHEATHED WITH 5/8" PLYWOOD. WALL SHEATHING EXTENDS CONTINUOUSLY OVER FLOOR STRUCTURE
16. ALL STRUCTURAL LUMBER TO BE SOUTHERN PINE OR DOUG. FIR @ 1750 PSI. ALL LUMBER TO BE STRUCTURAL GRADE #2 OR BETTER. STRUCTURAL LUMBER NOT TO EXCEED THE PROPERTIES AS SPECIFIED IN TABLES 4A-4D OF WCFM95
17. ALL FLOOR JOIST SPANS MEET THE REQUIREMENTS OF NYS BC TABLE R502.3.1 (2) & TABLE 2.6 OF WCFM.
18. ALL MICROLAM BEAMS & TJI'S BY TRUS-JOIST MACMILLIAN
 E = 1.9X10.6 PSI LVL
 Fb = 2600 PSI
 Ft = 1555 PSI
 Fy = 285 PSI
19. PROVIDE 3 1/2" BEARING DEPTH @ EACH END OF MACMILLIAN BEAMS
20. PROVIDE DBL 2X 6 HEADER OVER NEW WINDOWS & DOORS UNLESS NOTED OTHERWISE. SIZE OF HEADERS TO COMPLY WITH TABLE R502.5(1)
21. AS PER NYS BUILDING CODE SEC. 301.2.1.1, NEW ADDITION TO COMPLY W/ SBBC INT'L STANDARD FOR HURRICANE RESISTANT RESIDENTIAL CONSTRUCTION
22. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
23. FOUNDATION ANCHOR BOLTS TO BE 5/8" DIA. X 8" L SPACED AT 4'-0" OC MIN. EMBEDDED 7" MIN IN CONCRETE. MAX SPACING 22" CORNER & PLATE SECTIONS = 12"
24. PROVIDE 5/8" PLYWOOD REMOVABLE WINDOW COVERS SIZED TO FIT NEW WINDOWS. PROVIDE PERMANENT FASTENERS AS PER TABLE R301.2.1.2
25. PLUMBING SUPPLY PIPING TO COMPLY WITH TABLES P2904.4.1, P2904.5 P2904.6
26. PLUMBING SUPPLY PIPING TO BE INSULATED. R4 MIN.
27. WASTE, VENT PIPING AND DRAINS TO COMPLY WITH TABLES 3002.1, & P311.3
28. CONTINUE EXISTING HOT WATER BASEBOARD HEATING IN REBUILT AREA
29. FINAL LOCATION OF ALL ELECTRICAL OUTLETS, FIXTURES & SWITCHES TO BE COORDINATED WITH OWNER.

30. CLIMATIC & GEOGRAPHIC

- a. SEISMIC CATEGORY - C
- b. WEATHERING - SEVERE
- c. DECAY - SLIGHT TO MODERATE
- d. TERMITE - MODERATE TO HEAVY
- e. WINTER DESIGN TEMP - 2 DEG.

31. NYS RES. BLDG. CODE DESIGN LOADS

- a. WIND - 115 MPH SPECIAL WIND REGION (FIG. 301.W(4))
- b. UPLIFT - 66 PSF (FIG 301.2(2))
- c. GROUND SNOW LOAD - 55 PSF (FIG 301.2(3))
- d. FLOOR LIVE LOAD - 40 PSF (TBL. 301.4)
- e. MIN. ROOF LIVE LOAD - 16 PSF (TBL 301.5)
- f. MAX ROOF & FLOOR DEFLECTION - L/360 (TBL 301.6)
- g. MAX WALL DEFLECTION - L/240 (TBL 301.6)

32. CONTRACTOR TO VERIFY THAT EXISTING SMOKE/CO DETECTORS COMPLY OR ARE UPGRADED TO COMPLY WITH 2020 RCNYS APP(J) & 2020 PMC NYS

ENERGY CONSERVATION NOTES

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE PLANS AND SPECIFICATIONS CONTAINED WITHIN ARE IN COMPLIANCE WITH 2020 NYS ECC.

1. ENVELOPE - SEE ATTACHED RESCHECK
2. LIGHTING - ALL NEW FIXTURES WILL HAVE HIGH EFFICACY LAMPS
3. MECHANICAL - NO WORK PROPOSED



7-3-25 - REV FOR DOB
9-18-24 FOR DOB

JONES RESIDENCE
REBUILD REAR EXTENSION
117 NORTH DIX AVE
NEWBURGH, NY

ARRA ARCHITECTURE

257 SIDLEY RD.
PLEASANT VALLEY, NY 12569

NOTES

T-002.00

AREA OF WORK -
REBUILD EXTENSION



SOUTH ELEVATION

AREA OF WORK -
REBUILD EXTENSION



WEST ELEVATION



NORTH ELEVATION

AREA OF WORK -
REBUILD EXTENSION

SCOPE OF WORK

REBUILD EXTENSION REPLACE WALLS, FLOOR, CEILING
AND ROOF. FOUNDATION WALLS & FOOTINGS TO
REMAIN. NO WORK PROPOSED IN REMAINDER OF
HOUSE.



9-18-24 - FOR DOB.

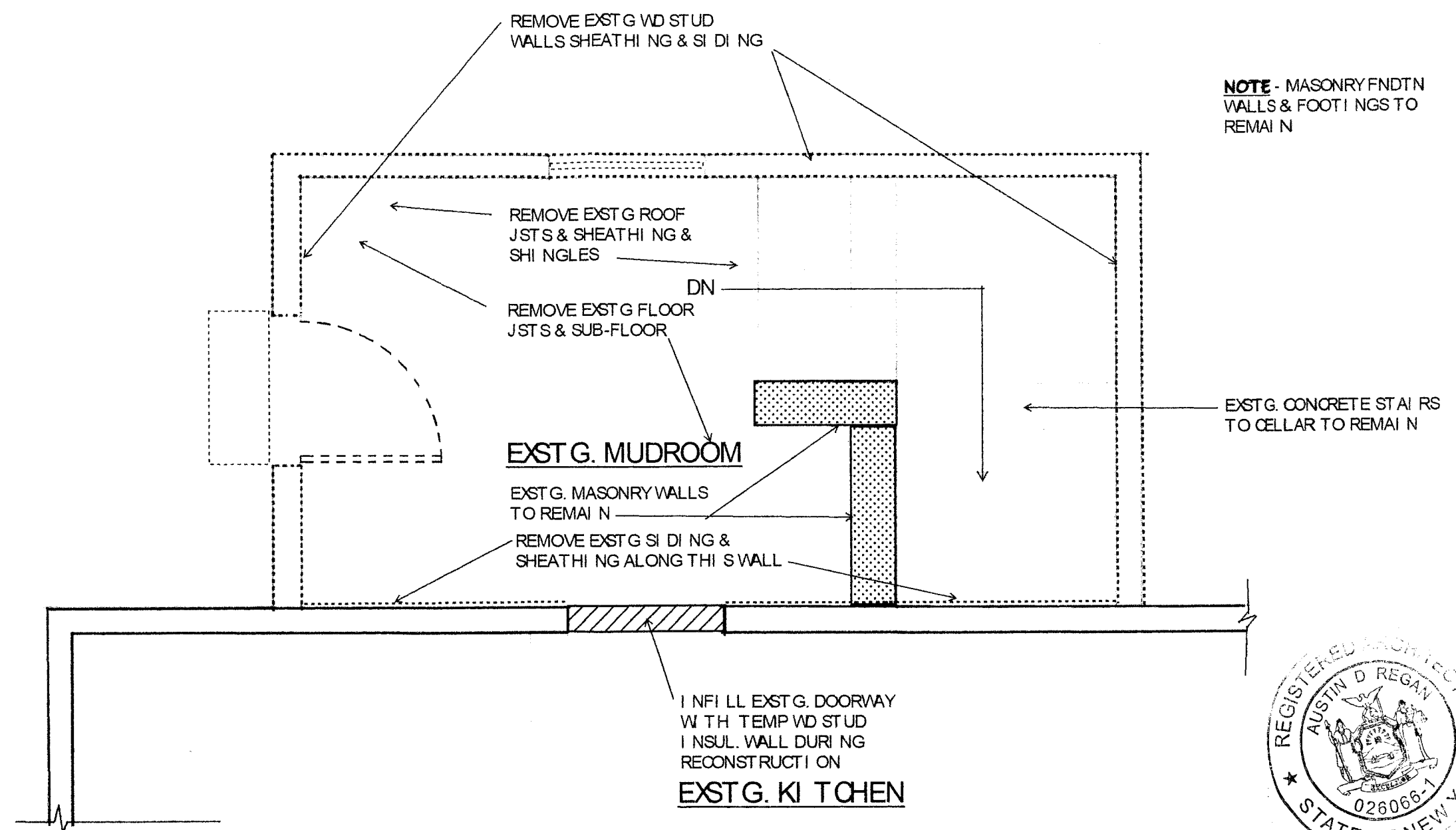
JONES RESIDENCE
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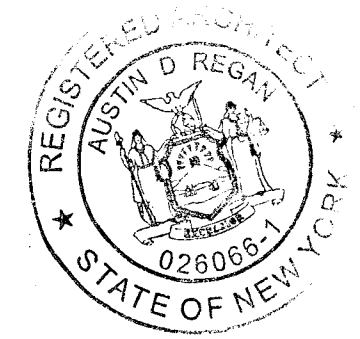
EXISTING CONDITIONS

T-003.00



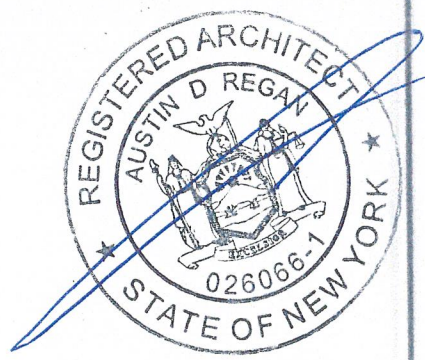
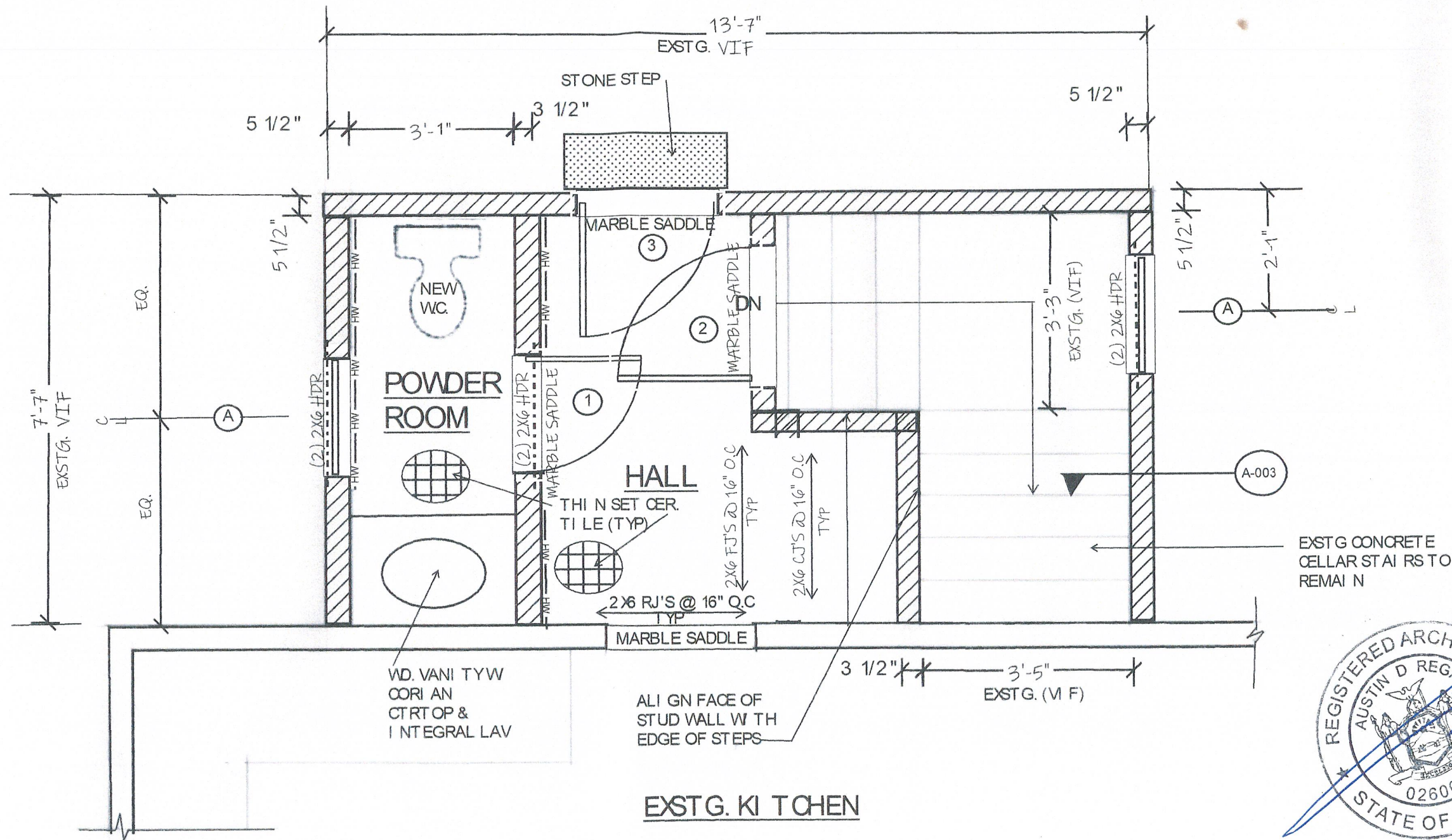
PARTIAL FIRST FLOOR PLAN - DEMO

SCALE - 1/2" = 1'-0"



9-7-24 FOR DOB

<p>JONES RESIDENCE REBUILD REAR EXTENSION 117 NORTH DIX AVE NEWBURGH, NY</p>	<p>ARRA ARCHITECTURE 257 GIDLEY RD. PLEASANT VALLEY, NY 12569</p>	<p>PLANS DM-100.00</p>
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PARTIAL FIRST FLOOR PLAN - PROPOSED

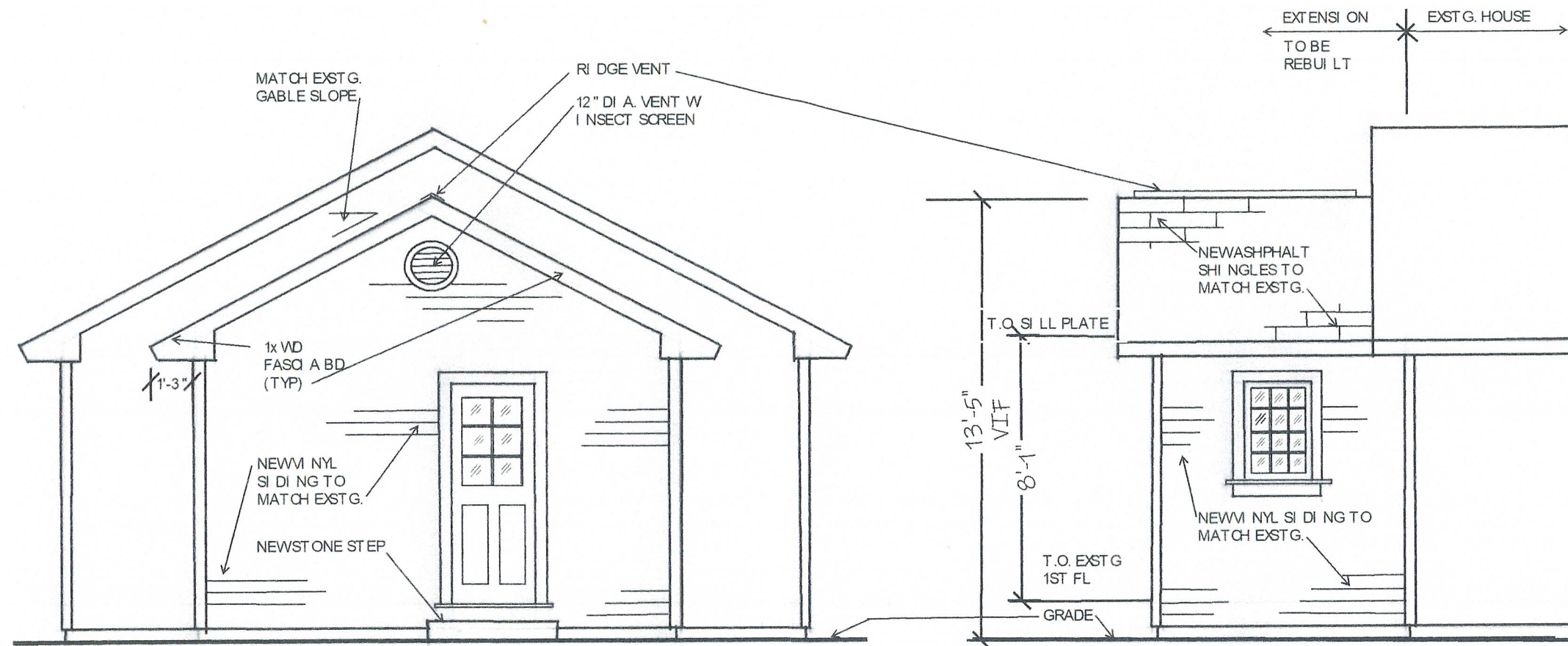
SCALE - 1/2" = 1'-0"

7-3-25 - REV FOR DOB
9-7-24 - DOB FILING

JONES RESIDENCE
REBUILD REAR EXTENSION
117 NORTH DIX AVE
NEWBURGH, NY

ARRA ARCHITECTURE
257 GIDLEY RD.
PLEASANT VALLEY, NY 12569

PLAN
A-001.00



SOUTH ELEVATION

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

PARTIAL WEST ELEVATION

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

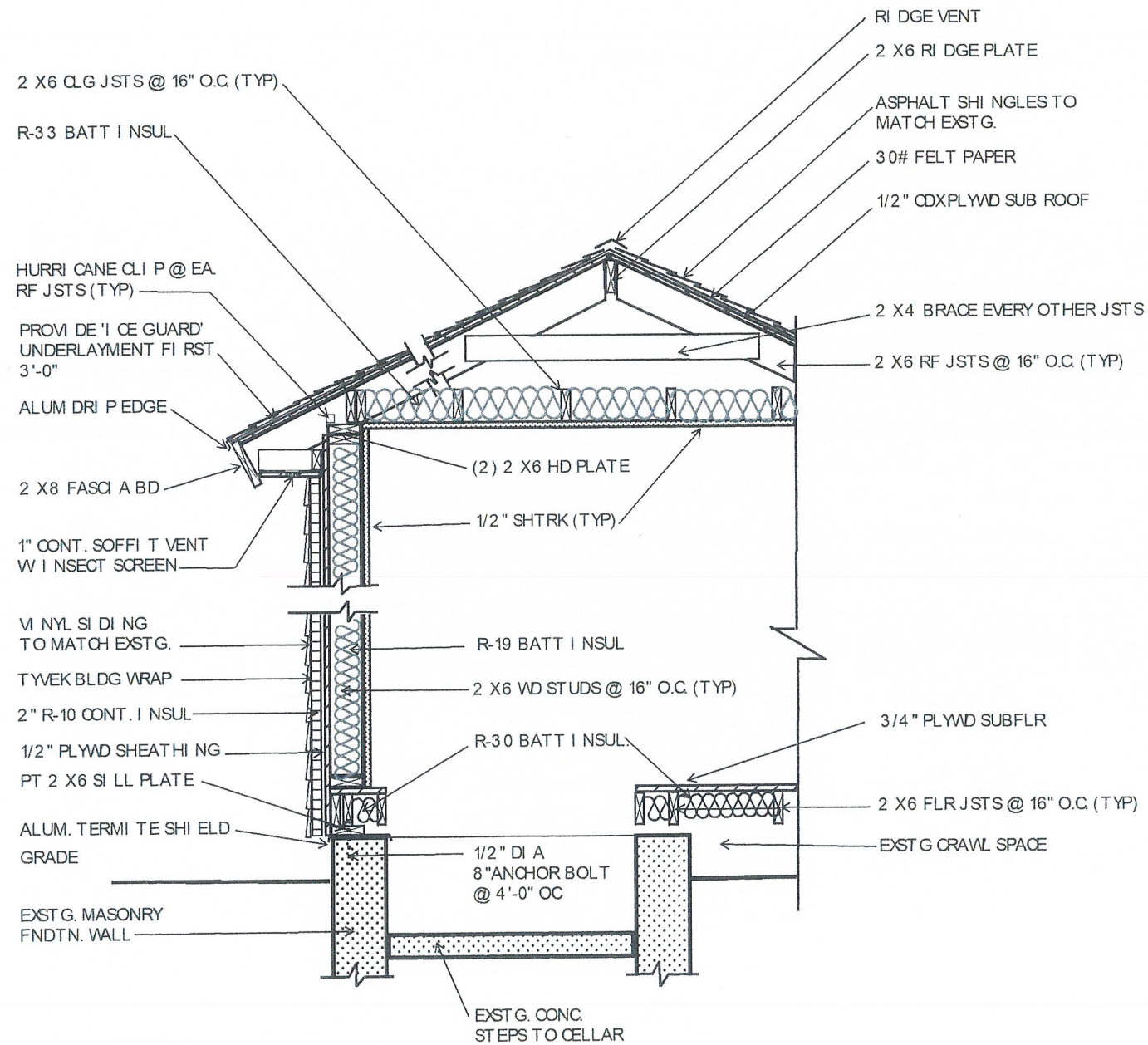
9-19-24 - FOR DOB

JONES RESIDENCE
 REBUILD REAR EXTENSION
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 NEWBURGH, NY

ARRA ARCHITECTURE
 257 GIDLEY RD.
 PLEASANT VALLEY, NY 12569

ELEVATIONS

A-002.00

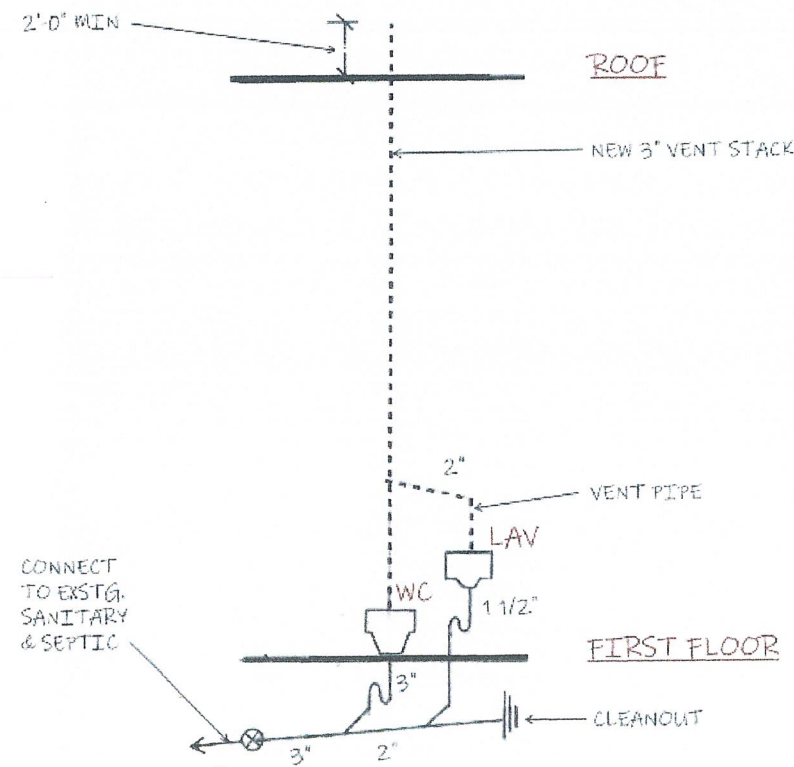


WALL SECTION

SCALE - 1/2" = 1'-0"

WINDOW & DOOR SCHEDULE					
ANDERSON 400 SERIES					
#	MODEL	SIZE	U-VALUE	SHGC	COMMENTS
A*	C13	2'-0" x 3'-0"	0.27	0.20	LOW E4 GLASS DBL.PANE CLR. OPNG 20" X 24"
SWING DOORS					
1	WOOD	2'-0" x 6'-8"			SOLID CORE - 6 PANEL
2	STEEL	2'-6" x 6'-8"			6 PANEL - INSUL
3*	STEEL	2'-6" x 6'-8"			INSUL W/ VISION PANEL

*TEMPERED GLASS NOT REQUIRED



PLUMBING RISER DIAGRAM

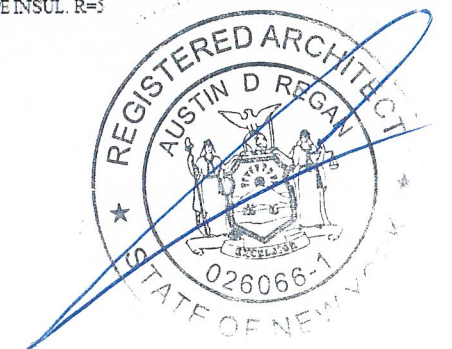
N.T.S

PLUMBING NOTES - 2020 NYS PLUMBING CODE

1. WATER SUPPLY SIZING TO COMPLY WITH TABLE 604.5
2. WATER SUPPLY MATERIALS TO COMPLY WITH TABLE 605.4
3. SANITARY PIPING MATERIALS TO COMPLY WITH TABLE 702.1
4. ALL SUPPLY PIPING RUNNING IN UNCONDITIONED SPACE TO BE PROTECTED WITH PIPE INSUL. R=5

HEATING NOTES-

1. NEW HALL AND POWDER ROOM TO BE HEATED BY EXTENDING EXISTING HOT WATER BASE BOARD PIPING IN KITCHEN AREA.
2. NO NEW ZONE PROPOSED.
3. NO MODIFICATIONS PROPOSED TO EXISTING FURNACE AND HOT WATER TANK LOCATED IN EXISTING CELLAR.
4. APPROXIMATELY 8 FEET OF NEW FIN TUBE RADIATORS PROPOSED
5. ANY NEW HOT WATER PIPING RUNNING IN UNCONDITIONED SPACE TO BE PROTECTED WITH PIPE INSUL. R=5



7-3--25 - REV FOR DOB
9-19-24 - FOR DOB

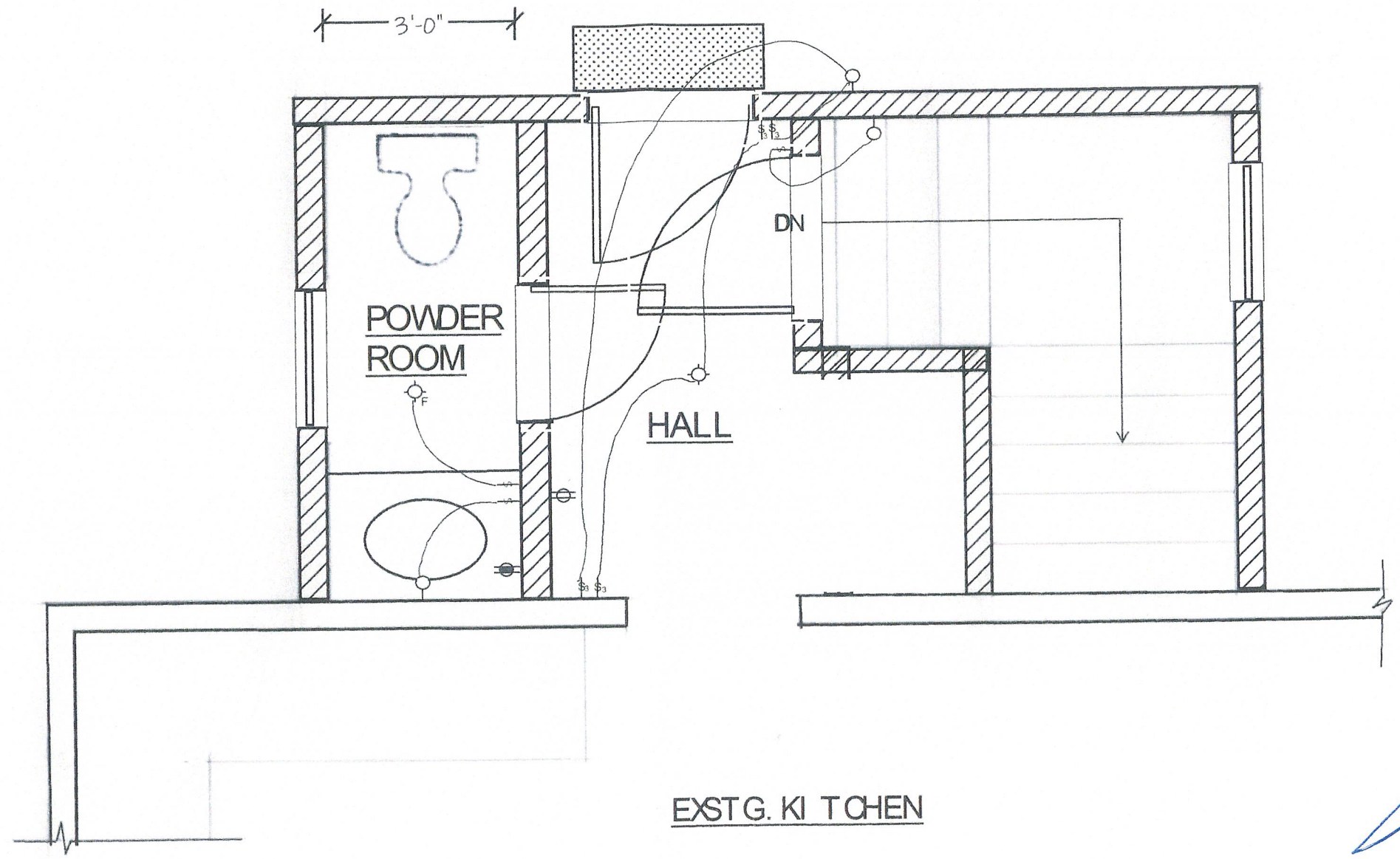
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PLEASANT VALLEY, NY 12569

SECTION & SCHEDULE

A-003.00



PARTIAL FIRST FLOOR PLAN - ELECTRICAL

SCALE - 1/2" = 1'-0"

EXISTG. KITCHEN

7-3-25 - REV FOR DOB
1-16-25 REV FOR DOB

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ELECTRICAL PLAN
A-004.00