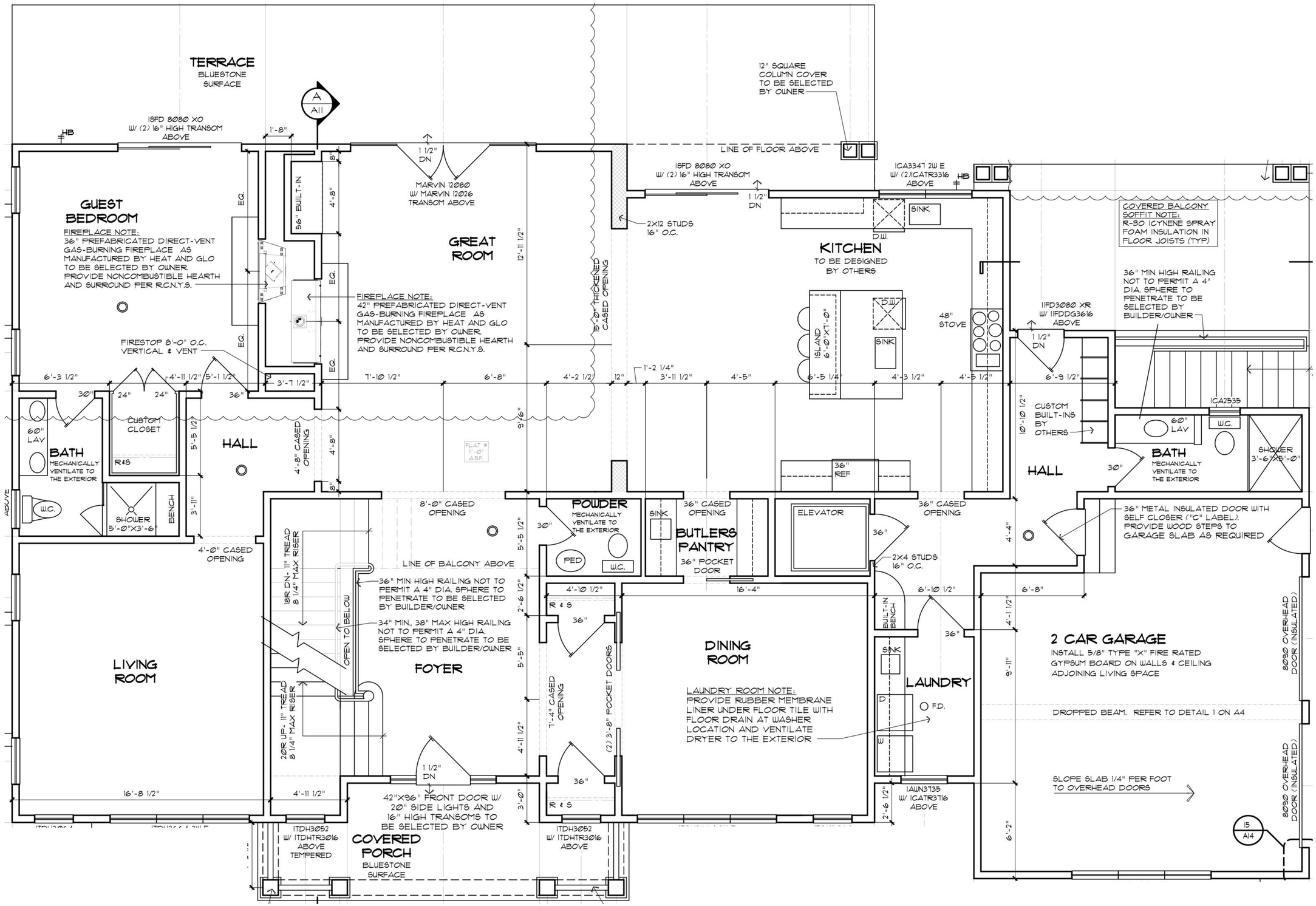
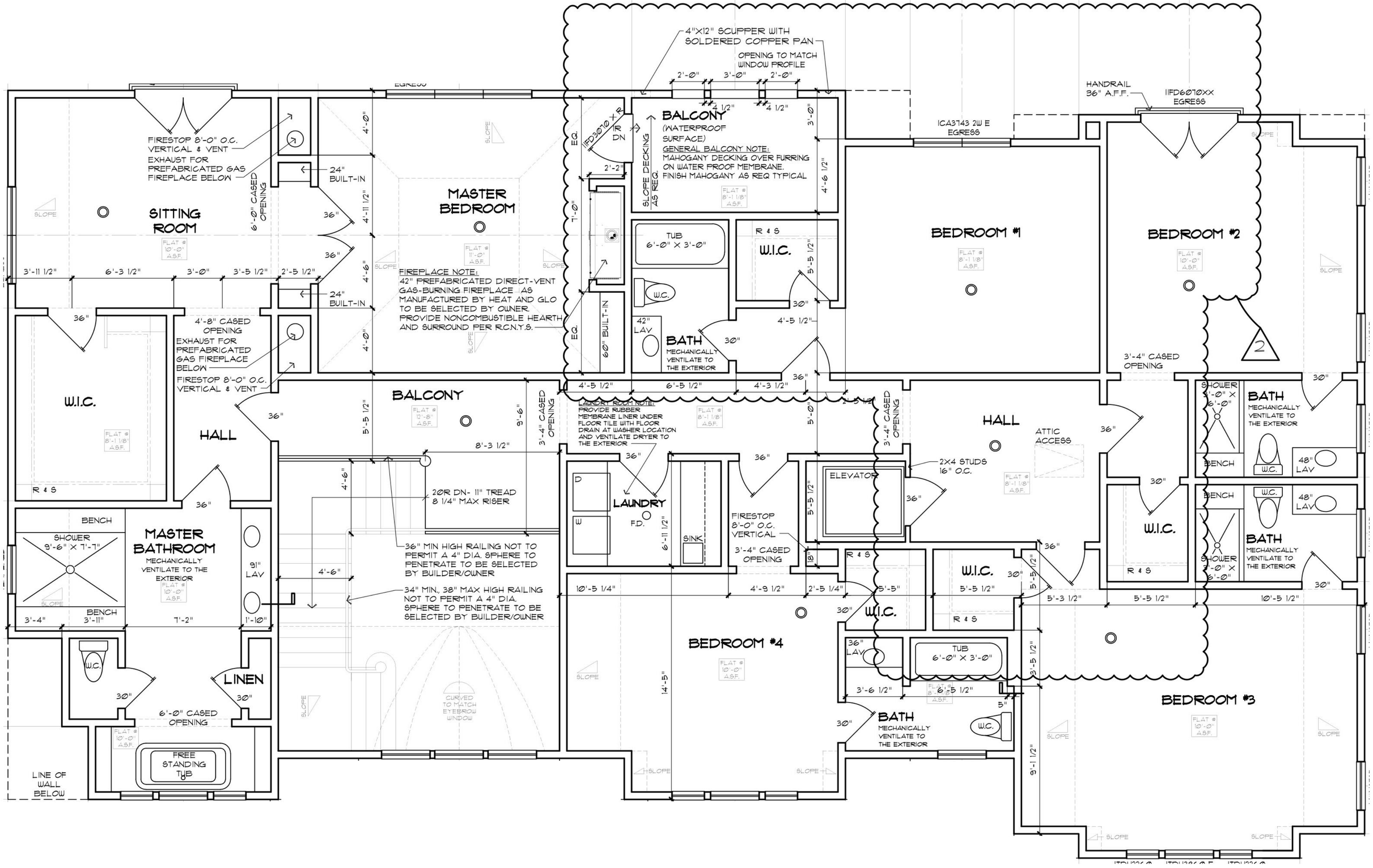
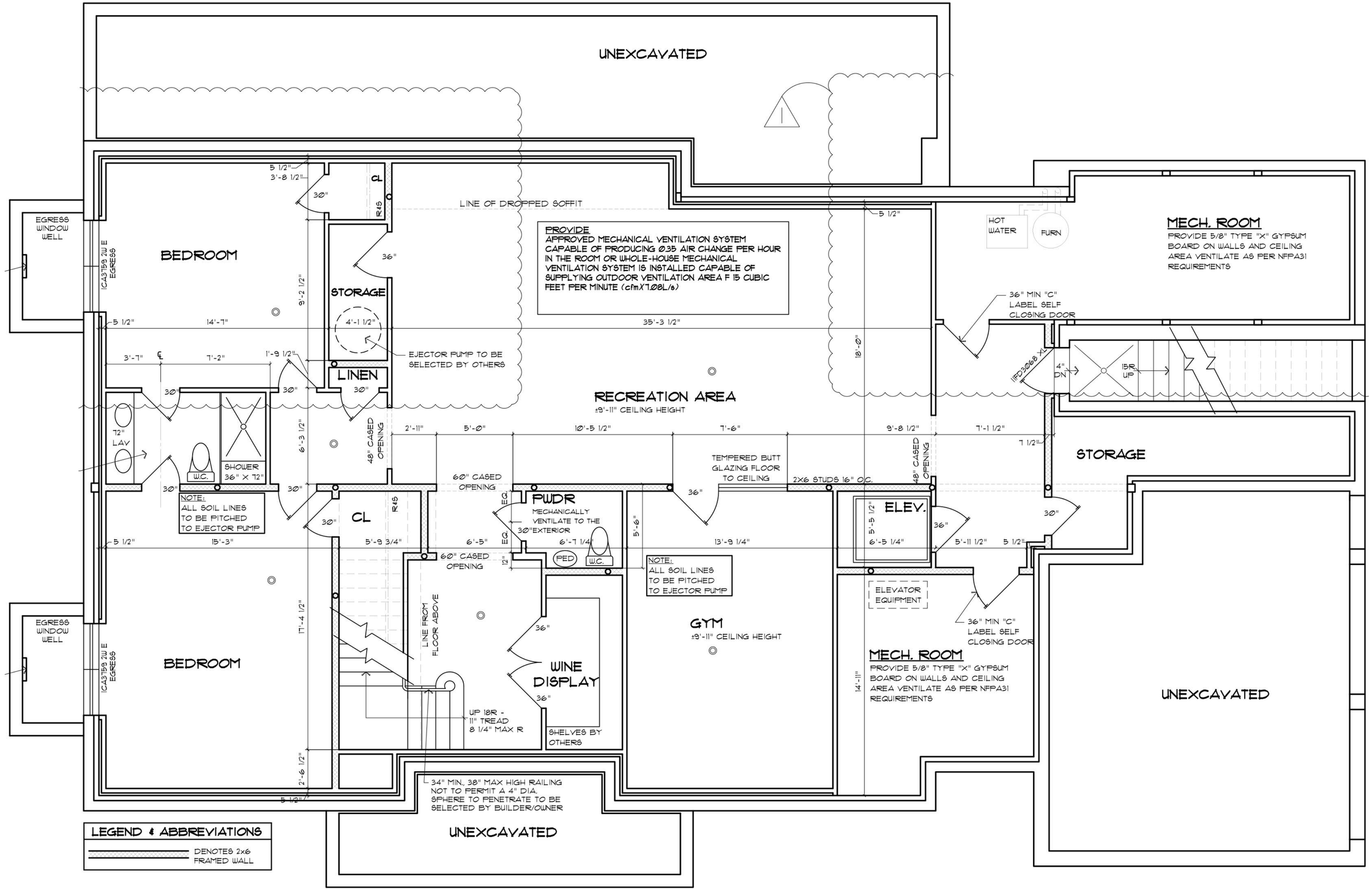

TERRACE
BLUESTONE SURFACE
A
A11
15FD 8080 XO
W/ (2) 16" HIGH TRANSOM ABOVE
HB
1'-8"
1 1/2" DN
MARVIN 12080
W/ MARVIN 12026
TRANSOM ABOVE
12" SQUARE COLUMN COVER TO BE SELECTED BY OWNER
LINE OF FLOOR ABOVE
15FD 8080 XO
W/ (2) 16" HIGH TRANSOM ABOVE
1 1/2" DN
1CA3347 2W E
W/ (2)1CATR3316 ABOVE
HB
GUEST BEDROOM
FIREPLACE NOTE:
36" PREFABRICATED DIRECT-VENT GAS-BURNING FIREPLACE AS MANUFACTURED BY HEAT AND GLO TO BE SELECTED BY OWNER. PROVIDE NONCOMBUSTIBLE HEARTH AND SURROUND PER R.C.N.Y.S.
56" BUILT-IN
4'-8"
E.Q.
GREAT ROOM
FIREPLACE NOTE:
42" PREFABRICATED DIRECT-VENT GAS-BURNING FIREPLACE AS MANUFACTURED BY HEAT AND GLO TO BE SELECTED BY OWNER. PROVIDE NONCOMBUSTIBLE HEARTH AND SURROUND PER R.C.N.Y.S.
12'-11 1/2"
15'-0" THICKENED CASED OPENING
2X12 STUDS 16" O.C.
KITCHEN
TO BE DESIGNED BY OTHERS
SINK
D.W.
ISLAND 6'-0"X7'-0"
48" STOVE
COVERED BALCONY SOFFIT NOTE:
R-30 ICYNENE SPRAY FOAM INSULATION IN FLOOR JOISTS (TYP)
36" MIN HIGH RAILING NOT TO PERMIT A 4" DIA. SPHERE TO PENETRATE TO BE SELECTED BY BUILDER/OWNER
11FD3080 XR
W/ 11FDDG3616 ABOVE
1 1/2" DN
FIRESTOP 8'-0" O.C. VERTICAL & VENT
6'-3 1/2"
4'-11 1/2"
5'-1 1/2"
3'-7 1/2"
7'-10 1/2"
6'-8"
4'-2 1/2"
12"
1'-2 1/4"
3'-11 1/2"
4'-5"
6'-5 1/4"
4'-3 1/2"
4'-5 1/2"
6'-9 1/2"
30"
24"
24"
36"
60" LAV
BATH
MECHANICALLY VENTILATE TO THE EXTERIOR
CUSTOM CLOSET
R&S
5'-5 1/2"
HALL
4'-8" CASED OPENING
9'-6"
FLAT @ 11'-0" A.S.F.
36" REF
CUSTOM BUILT-INS BY OTHERS
10'-10 1/2"
1CA2535
60" LAV
W.C.
SHOWER 3'-6"X5'-0"
BATH
MECHANICALLY VENTILATE TO THE EXTERIOR
HALL
30"
ABOVE
W.C.
SHOWER 5'-0"X3'-6"
BENCH
3'-11"
4'-0" CASED OPENING
8'-0" CASED OPENING
POWDER
MECHANICALLY VENTILATE TO THE EXTERIOR
PED
W.C.
SINK
36" CASED OPENING
BUTLERS PANTRY
36" POCKET DOOR
ELEVATOR
36" CASED OPENING
36"
2X4 STUDS 16" O.C.
36" METAL INSULATED DOOR WITH SELF CLOSER ("C" LABEL). PROVIDE WOOD STEPS TO GARAGE SLAB AS REQUIRED
4'-4"
18R DN- 11" TREAD 8 1/4" MAX RISER
OPEN TO BELOW
LINE OF BALCONY ABOVE
36" MIN HIGH RAILING NOT TO PERMIT A 4" DIA. SPHERE TO PENETRATE TO BE SELECTED BY BUILDER/OWNER
34" MIN., 38" MAX HIGH RAILING NOT TO PERMIT A 4" DIA. SPHERE TO PENETRATE TO BE SELECTED BY BUILDER/OWNER
5'-5 1/2"
2'-6 1/2"
4'-10 1/2"
R & S
36"
16'-4"
6'-10 1/2"
6'-8"
BUILT-IN BENCH
4'-1 1/2"
LIVING ROOM
FOYER
7'-4" CASED OPENING
(2) 3'-8" POCKET DOORS
DINING ROOM
LAUNDRY ROOM NOTE:
PROVIDE RUBBER MEMBRANE LINER UNDER FLOOR TILE WITH FLOOR DRAIN AT WASHER LOCATION AND VENTILATE DRYER TO THE EXTERIOR
SINK
LAUNDRY
D
W
F.D.
2 CAR GARAGE
INSTALL 5/8" TYPE "X" FIRE RATED GYPSUM BOARD ON WALLS & CEILING ADJOINING LIVING SPACE
9'-11"
8090 OVERHEAD DOOR (INSULATED)
DROPPED BEAM. REFER TO DETAIL 1 ON A4
20R UP- 11" TREAD 8 1/4" MAX RISER
5'-5"
4'-11 1/2"
16'-8 1/2"
4'-11 1/2"
1 1/2" DN
42"X96" FRONT DOOR W/ 20" SIDE LIGHTS AND 16" HIGH TRANSOMS TO BE SELECTED BY OWNER
3'-0"
36"
R & S
1AWN3735
W/ 1CATR3716 ABOVE
2'-6 1/2"
SLOPE SLAB 1/4" PER FOOT TO OVERHEAD DOORS
6'-2"
15
A14
1TDH3052
W/ 1TDHTR3016 ABOVE TEMPERED
COVERED PORCH
BLUESTONE SURFACE
1TDH3052
W/ 1TDHTR3016 ABOVE


4"X12" SCUPPER WITH SOLDERED COPPER PAN
OPENING TO MATCH WINDOW PROFILE
2'-0"
3'-0"
2'-0"
4 1/2"
4 1/2"
BALCONY
(WATERPROOF SURFACE)
GENERAL BALCONY NOTE:
MAHOGANY DECKING OVER FURRING ON WATER PROOF MEMBRANE. FINISH MAHOGANY AS REQ TYPICAL
FLAT @ 8'-1 1/8" A.S.F.
SLOPE DECKING AS REQ.
3'-0"
4'-6 1/2"
HANDRAIL 36" A.F.F.
IIFD6070XX EGRESS
ICA3743 2W E EGRESS
FIRESTOP 8'-0" O.C. VERTICAL & VENT
EXHAUST FOR PREFABRICATED GAS FIREPLACE BELOW
6'-0" CASED OPENING
24" BUILT-IN
SITTING ROOM
FLAT @ 10'-0" A.S.F.
SLOPE
4'-0"
4'-11 1/2"
36"
36"
4'-0"
3'-11 1/2"
6'-3 1/2"
3'-0"
3'-5 1/2"
2'-5 1/2"
24" BUILT-IN
MASTER BEDROOM
FLAT @ 11'-0" A.S.F.
FIREPLACE NOTE:
42" PREFABRICATED DIRECT-VENT GAS-BURNING FIREPLACE AS MANUFACTURED BY HEAT AND GLO TO BE SELECTED BY OWNER. PROVIDE NONCOMBUSTIBLE HEARTH AND SURROUND PER R.C.N.Y.S.
IIFD3070
IR DN
2'-2"
7'-0"
EQ.
60" BUILT-IN
TUB 6'-0" X 3'-0"
W.C.
42" LAV
BATH
MECHANICALLY VENTILATE TO THE EXTERIOR
R & S
W.I.C.
5'-5 1/2"
30"
4'-5 1/2"
30"
BEDROOM #1
FLAT @ 8'-1 1/8" A.S.F.
BEDROOM #2
FLAT @ 10'-0" A.S.F.
2
3'-4" CASED OPENING
30"
SHOWER 3'-0" X 6'-0"
BATH
MECHANICALLY VENTILATE TO THE EXTERIOR
BENCH
W.C.
48" LAV
W.I.C.
36"
4'-8" CASED OPENING
EXHAUST FOR PREFABRICATED GAS FIREPLACE BELOW
FIRESTOP 8'-0" O.C. VERTICAL & VENT
W.I.C.
FLAT @ 8'-1 1/8" A.S.F.
R & S
HALL
36"
5'-5 1/2"
BALCONY
FLAT @ 12'-8" A.S.F.
9'-6"
3'-4" CASED OPENING
4'-5 1/2"
6'-5 1/2"
4'-3 1/2"
36"
LAUNDRY ROOM NOTE:
PROVIDE RUBBER MEMBRANE LINER UNDER FLOOR TILE WITH FLOOR DRAIN AT WASHER LOCATION AND VENTILATE DRYER TO THE EXTERIOR
FLAT @ 8'-1 1/8" A.S.F.
5'-0"
2'-3 1/2"
3'-4" CASED OPENING
HALL
ATTIC ACCESS
FLAT @ 8'-1 1/8" A.S.F.
8'-3 1/2"
36"
36"
ELEVATOR
2X4 STUDS 16" O.C.
36"
20R DN- 11" TREAD 8 1/4" MAX RISER
4'-6"
D
W
LAUNDRY
F.D.
6'-11 1/2"
SINK
FIRESTOP 8'-0" O.C. VERTICAL
3'-4" CASED OPENING
5'-5 1/2"
36"
R & S
W.I.C.
30"
5'-5 1/2"
R & S
W.I.C.
5'-5 1/2"
R & S
5'-3 1/2"
5'-5 1/2"
10'-5 1/2"
30"
BENCH
SHOWER 9'-6" X 7'-7"
MASTER BATHROOM
MECHANICALLY VENTILATE TO THE EXTERIOR
FLAT @ 10'-0" A.S.F.
91" LAV
36"
36"
4'-6"
36" MIN HIGH RAILING NOT TO PERMIT A 4" DIA. SPHERE TO PENETRATE TO BE SELECTED BY BUILDER/OWNER
34" MIN., 38" MAX HIGH RAILING NOT TO PERMIT A 4" DIA. SPHERE TO PENETRATE TO BE SELECTED BY BUILDER/OWNER
10'-5 1/4"
4'-9 1/2"
2'-5 1/4"
5'-5"
30"
W.I.C.
BEDROOM #4
FLAT @ 10'-0" A.S.F.
14'-5"
36" LAV
TUB 6'-0" X 3'-0"
3'-6 1/2"
6'-5 1/2"
5"
30"
BATH
MECHANICALLY VENTILATE TO THE EXTERIOR
W.C.
3'-5 1/2"
9'-1 1/2"
BEDROOM #3
FLAT @ 10'-0" A.S.F.
SLOPE
3'-4"
BENCH 3'-11"
7'-2"
1'-10"
W.C.
30"
LINEN
30"
6'-0" CASED OPENING
FLAT @ 10'-0" A.S.F.
FREE STANDING TUB
LINE OF WALL BELOW
CURVED TO MATCH EYEBROW WINDOW


UNEXCAVATED
EGRESS WINDOW WELL
ICA3T53 2W E EGRESS
BEDROOM
5 1/2"
3'-8 1/2"
30"
R45
STORAGE
36"
9'-2 1/2"
4'-1 1/2"
LINE OF DROPPED SOFFIT
PROVIDE
APPROVED MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM OR WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AREA F 15 CUBIC FEET PER MINUTE (cfmX7.08L/s)
5 1/2"
HOT WATER
FURN
MECH. ROOM
PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON WALLS AND CEILING AREA VENTILATE AS PER NFPA31 REQUIREMENTS
36" MIN "C" LABEL SELF CLOSING DOOR
5 1/2"
14'-7"
35'-3 1/2"
18'-0"
EJECTOR PUMP TO BE SELECTED BY OTHERS
3'-7"
7'-2"
1'-9 1/2"
LINEN
30"
RECREATION AREA
±9'-11" CEILING HEIGHT
ID3068 XL
4" DN
18R UP
72" LAV
W.C.
SHOWER 36" X 72"
6'-3 1/2"
48" CASED OPENING
2'-11"
5'-0"
10'-5 1/2"
7'-6"
9'-8 1/2"
7'-1 1/2"
7 1/2"
STORAGE
60" CASED OPENING
TEMPERED BUTT GLAZING FLOOR TO CEILING
2X6 STUDS 16" O.C.
48" CASED OPENING
NOTE:
ALL SOIL LINES TO BE PITCHED TO EJECTOR PUMP
CL
R45
EQ.
PWDR
MECHANICALLY VENTILATE TO THE 30"EXTERIOR
ELEV.
5'-5 1/2"
6'-5 1/4"
5 1/2"
15'-3"
5'-9 3/4"
6'-5"
6'-7 1/4"
5'-6"
13'-9 1/4"
5'-11 1/2"
12"
PED
W.C.
NOTE:
ALL SOIL LINES TO BE PITCHED TO EJECTOR PUMP
ELEVATOR EQUIPMENT
36" MIN "C" LABEL SELF CLOSING DOOR
EGRESS WINDOW WELL
ICA3T53 2W E EGRESS
BEDROOM
17'-4 1/2"
LINE FROM FLOOR ABOVE
WINE DISPLAY
GYM
±9'-11" CEILING HEIGHT
MECH. ROOM
PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON WALLS AND CEILING AREA VENTILATE AS PER NFPA31 REQUIREMENTS
14'-11"
UNEXCAVATED
UP 18R - 11" TREAD 8 1/4" MAX R
SHELVES BY OTHERS
2'-6 1/2"
34" MIN, 38" MAX HIGH RAILING NOT TO PERMIT A 4" DIA. SPHERE TO PENETRATE TO BE SELECTED BY BUILDER/OWNER
UNEXCAVATED
LEGEND & ABBREVIATIONS
DENOTES 2x6 FRAMED WALL