

ROOM / AREA	LIVE	DEAD	TOTAL	REMARKS
EXTERIOR BALCONIES	40	15	55	WOOD BALCONIES ADD FOR OTHER
DECKS	40	15	55	(SNOW LOAD 55 PSF)
PASSENGER VEHICLE STORAGE	50	60	110	ELEVATED GARAGE SUSTAIN 2,000 LBS. / 20 SQ. IN.
ATTICS WITHOUT STORAGE	10	15	25	
HABITABLE ROOMS	40	15	55	
BEDROOMS	30	15	45	
ROOF	50	15	65	PER SECTION R301.5
UPLIFT ON SOFFITS				
STAIRS	40	15	55	TREADS TO WITHSTAND 300 LBS. /4 SQ. IN.
RAILINGS			200	POUNDS EXERTED ALONG TOP RAIL XI

REQUIRED INSPECTIONS:

REQD	ITEM	BY TOWN / VILLAGE / CITY	PRIOR TO	RECORD / REMARKS
	FOOTING FORMS	WOODSTOCK	PLACING CONCRETE	
	FOUNDATION REINFORCING	WOODSTOCK	PLACING CONCRETE	
	FOOT'G DRAINS/DAMPPOOF'G	WOODSTOCK	BACK FILLING	
	FRAMING	WOODSTOCK	CONCEALING	
	ROUGH PLUMBING	WOODSTOCK	CONCEALING	
	ROUGH ELECTRICAL	N.Y. CERTIFIED ELECTRICAL INSPECTORS ALTERNATE ELECTRICAL UNDERWRITERS OF N.Y. LLC	CONCEALING	
	INSULATION	WOODSTOCK	CONCEALING	
	FINAL PLUMBING	WOODSTOCK	C.O.	
	FINAL ELECTRICAL	N.Y. CERTIFIED ELECTRICAL INSPECTORS ALTERNATE ELECTRICAL UNDERWRITERS OF N.Y. LLC	C.O.	
	FINAL INSPECTION	WOODSTOCK	C.O.	

ABBREVIATIONS LIST

A.	AMP.	F.S.	FULL SIZE	PREFIN.	PREFINISHED
A.C.T.	ACOUSTICAL CEILING TILE	FOUND.	FOUNDATION	PRO. PR.	PROPOSED
ADJ.	ADJUSTABLE	FOOTING	FOOTING	P. T.	PRESSURE TREATED
A.F.F.	ABOVE FINISHED FLOOR	FFSC	FIRE PROOF SELF CLOSING	PRE. C.	PRECAST
ALUM.	ALUMINUM	GA.	GAGE	RECEPT.	RECEPTACLE
ARCH.	ARCHITECTURAL	GALV.	GALVANIZED	REINF.	REINFORCED
BLDG.	BUILDING	G. C.	GENERAL CONTRACTOR	REQD.	REQUIRED
CIRC.	CIRCULAR	GL.	GLASS	RND.	ROUND
C.J.	CONTROL JOINT	G.W.B.	GYPSSUM WALLBOARD	R. O. D.	ROUGH OPENING DIMENSION
C.L.	CELLING	H.	HOLLING	S. C.	SOLID CORE
C.M.U.	CONCRETE MASONRY UNIT	H.C.	HANDICAPPED	SECTION	
COL.	COLUMN	HGT.	HEIGHT	SHEET	SHEET
CONC.	CONCRETE	H. P.	HIGH POINT	SIM.	SIMILAR
CONT.	CONTINUOUS	INSUL.	INSULATION	SL.	SLIDING
C.T.	CONTROL JOINT	JT.	JOINT	SPEC.	SPECIFICATION
CYL.	CYLINDER	LAM.	LAMINATE	STL.	STEEL
C.O.	CERTIFICATE OF OCCUPANCY	LIGHT	LIGHT	STRUCT.	STRUCTURAL
DF	DOUGLAS FIR	MAX.	MAXIMUM	SUSP.	SUSPENDED
DIAM.	DIAMETER	MECH.	MECHANICAL	TEMP.	TEMPORARY
DIAGL.	DIAGONAL	MFG.	MANUFACTURER	TYP.	TYPICAL
DN/	DOWN	MIN.	MINIMUM	U. A. O.	UNLESS NOTED OTHERWISE
DR/	DOOR	MISC.	MISCELLANEOUS	U. G.	USE GROUP
DTLS	DETAILS	MTD.	MOUNTED	V.	VOLT. VOLTS
DWG.	DRAWING	METAL	METAL	V.B.	VINYL BASE
ELEV.	ELEVATION	N.C.	NOT IN CONTRACT	V. C. T.	VINYL COMPOSITION TILE
EQ.	EQUAL	N.O.	NUMBER	V.I.F.	VERIFY IN FIELD
EXTG EX.	EXISTING	N. S.	NOT TO SCALE	V. W. C.	VINYL WALL COVERING
EXP.	EXPOSED	O. C.	ON CENTER	W.	WATT. WATTS
EXT.	EXTERIOR	O.H.	OVER HEAD	W/	WITH
F. D.	FINISH	OPNG.	OPENING	WO/	WOOD
FIN.	FINISH	PL.	PLATE	WDDW	WINDOW
FIXT.	FIXTURE	P.LAM.	PLASTIC LAMINATE	WWM	WELDED WIRE MESH
FLXBLK	FLXIBLE	PLYWD.	PLYWOOD		
FRM.	FRAME				

	EXISTING CONSTRUCTION (TYP. WALL) TO REMAIN		INDICATES WALL TYPE/ CONSTRUCTION ELEMENTS, FIRE RATING
	INDICATES EXISTING WALL TO BE REMOVED		INDICATES WALL OR BUILDING SECTION
	INDICATES EXISTING WALL WITH DOOR/FRAME TO BE REMOVED		REVISION AREA AND REVISION NUMBER
	INDICATES EXISTING WALL WITH WINDOW/FRAME TO BE REMOVED		INDICATES ELEVATION VIEW
	INDICATES EXISTING WALL WITH DOOR/FRAME TO REMAIN		ROOM LABEL
	INDICATES EXISTING WALL WITH WINDOW/FRAME TO REMAIN		DOOR LABEL
	INDICATES NEW WALL (NEW CONSTRUCTION)		WINDOW LABEL

SMOKE AND CARBON MONOXIDE ALARM REQUIREMENTS:

R314.1 SMOKE DETECTION AND NOTIFICATION. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

R314.3.0 LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

WHEN ONE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.

ALL SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

R314.6 POWER SOURCE. IN NEW CONSTRUCTION, THE REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE OR AN ON-SITE ELECTRICAL POWER SYSTEM, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER-CURRENT PROTECTION.

R310.1 EMERGENCY ESCAPE AND RESCUE REQUIRED. BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH R310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED FROM THE INSIDE. ESCAPE AND RESCUE WINDOW OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH RR310.2

RR301.1 MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FT. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.

R310.1.2. MINIMUM OPENING HEIGHT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.

R310.3 MINIMUM OPENING WIDTH. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

R310.1.4 OPERATIONAL CONSTRAINTS. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

1. ALL JOIST CAPS USE LPO6
2. ALL POST BASES USE ABE66
3. ALL HANGERS IN BLIND HEADERS USE LU210
4. ALL POST TO HEADER CONNECTIONS USE ACCRA
5. ALL RAFTER TO WALL PLATE USE H1 SEISMIC
6. ALL RAFTER TO RIDGE USE RR RIDGE CONNECTORS
7. ALL TOP OF WALL INTERSECTION USE ST&LSTA
8. ALL EXTERIOR CORNERS USE RTF2
9. ALL HEADER HANGERS USE HH6
10. MISCELLANEOUS STRAP TIES USE T&L .66L.1212L & 66L
11. ALTERNATIVE USE OF FINGER FRAMERS "FF"
12. ALTERNATIVE USE OF HURRICANE CLIPS "H6"

THE CONTRACTOR SHALL CHECK AND VERIFY ALL FIELD MEASUREMENTS AND ASSUME RESPONSIBILITY FOR THEIR ACCURACY. HE SHALL SUBMIT WITH SUCH PROMPTNESS AS TO CAUSE NO DELAY IN HIS OWN WORK OR IN THAT OF ANY OTHER CONTRACTOR, THREE COPIES, CHECKED AND APPROVED BY HIM, OF ALL SHOP DRAWINGS AND SCHEDULES REQUIRED FOR THE WORK OF VARIOUS TRADES. THE ARCHITECT SHALL CHECK AND APPROVE SUCH SCHEDULES AND DRAWINGS ONLY FOR CONFORMANCE WITH THE INFORMATION

GIVEN IN THE DRAWINGS, AND FOR DESIGN AND AESTHETIC CONSIDERATIONS
 ONLY.

THE CONTRACTOR SHALL MAKE ANY CORRECTIONS REQUIRED BY THE ARCHITECT. THE ARCHITECT'S APPROVAL OF DRAWINGS OR SCHEDULES SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS AND/OR SPECIFICATIONS.

SPECIAL NOTES:
THE CONSTRUCTION DOCUMENTS DO NOT INDICATE THE DESIGN OF
MECHANICAL SYSTEMS.
THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION PHASE.
ADMINISTRATION OF THE CONSTRUCTION CONTRACT IS THE RESPONSIBILITY
OF THE OWNER.

CODES: All work and materials must conform to the New York State Building Code and any supplemental Local Codes, National Board of Fire Underwriters NYS Energy Conservation Code and requirements of the Board of Health. "International Residential Code" for One and Two Family Dwellings shall be applied as the "minimum" standard building requirement.

OMISSIONS: All written figures (notes & dimensions) on the floor plans or specifications shall take precedence over any drawn figure. **DO NOT SCALE PRINTS.** All dimensions must be verified by the contractor before the start of construction.

Any discrepancies on the plans or specifications must be reported to the Architect prior to he start of construction.

SITE INSPECTIONS: The Contractor shall visit the site and become familiar with all aspects of the work. Verify existing conditions and site limitations such as staging areas and take special note of property lines. Do not drive or place material on adjacent properties. Do not excavate adjacent to property lines. Provide erosion management program and implement prior to the start of site clearing or excavation.

Contractor shall be completely responsible for the protection of all new and existing buried lines, pipes,, cables, etc. which are located within the project

The Contractor shall provide all labor, materials, appliances and equipment required to complete all work, etc., as shown on the following drawings necessary for a complete job, unless otherwise specified. All material and workmanship shall be of good quality.

MATERIALS: Shall be installed according to the manufacturer's specifications. All work shall comply with applicable sections of the state and local codes and the generally accepted standards as listed in the state building code.

All materials shall be new, top quality, free from any cracks or defects.

PERMITS/INSPECTIONS: The Contractor shall be responsible for obtaining all required Building Permits.
DO NOT START WORK PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FROM THE GOVERNING AUTHORITY

The Contractor and Subcontractors shall be responsible for notifying inspectors as required for each phase of construction.

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

2025 NYS RESIDENTIAL CODE

2025 NYS ENERGY CODE

2025 NYS PLUMBING CODE
2025 NYS MECHANICAL CODE
NYSERTA ENERGY STAR CERTIFIED
HRV VENTILATION/DEHUMIDIFICATION
SYSTEM REQUIRED FOR THIS DWELLING

DESIGN NOTES:

FIRST FLOOR LIVE LOAD: 40 LBS. PER SQUARE FOOT
DEAD LOAD: 20 LBS. PER SQUARE FOOT
SECOND FLOOR LIVE LOAD: 30 LBS. PER SQUARE FOOT
DEAD LOAD: 20 LBS. PER SQUARE FOOT

ASSUMED SOIL BEARING CAPACITY 2,000 POUNDS PER SQUARE FOOT

All topsoil from excavated areas for re-use.
Clearing: protect any trees designated to remain on site.

Remove all vegetation from areas within the building outline to a depth as required by the drawings (see foundation plan for elevations).
Remove all debris and any excess cut materials and place on site as directed by the Owner.

Dimensions and conditions shall be field verified. If conflicts or unforeseen conditions are encountered contact the Architect for clarification.

Earth work: Filled areas to be 95% - 100% compacted with optimum moisture content. Building pads to be constructed level and true to grades indicated on plans (if any).

Drainage control: install hay bales for erosion control, as necessary and required for drainage control. Final grade shall drain away from all structures. Install 4" diameter (4" dia. min. perforated pipe PVC) with filter cloth and min. 12" class "A" gravel backfill. Minimum slope of 1%.

Gutters and down spouts shall drain to an alternate high drain constructed of 4" min. tight line PVC pipe (non-perforated).

FOUNDATIONS: Excavate all earth, boulders, loose and soft rock to the lines and depths indicated on the drawings. Remove all organic materials within the building footprint. All footings to bear on solid, undisturbed earth. If over excavation occurs back fill with lean concrete.

FOOTINGS: All footings to bear on solid undisturbed earth. All sub grades and excavations shall be kept clear of water and from freezing during construction. Water, ice and snow shall not be allowed to collect and stand in excavated or low areas of the subgrade.

Some obstacles including existing cobbles and possible boulders, may be encountered in excavations. The use of hydraulically operated rippers or pneumatic tools may be required to remove large boulders in excavations. Some over excavation may result when removing cobbles and/or large boulders. concrete shall be used to level these areas.

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA														
GROUND SNOW LOAD	WIND SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WEATHER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
						WEATHERING	FROST LINE DEPTH	TERMITE	DECAY					
50 LBS. /SQ.FT.	SPECIAL WIND REGION	NO	YES	NO	B	SEVERE	48"	MOD TO HEAVY	MOD	-1 DEGREES FAHRENHEIT	YES	NO	2000	46°

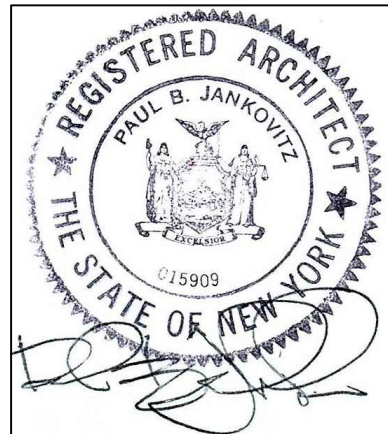
ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE
490' +/-	42°	68°	75°	1	70°	50 RH	68°
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
13°	LIGHT	LIGHT	22°	MEDIUM	2%	88%	



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MUSG BEACH LLC
597 MINK HOLLOW ROAD
LAKE HILL, NY 12448

SBL: 15-2-2
4.45 ACRES

[illegible]

MUSG BEACH LLC
597 MINK HOLLOW ROAD
LAKE HILL, NY 12448

DATE: _____

PROJECT NO. _____

062526 M

SCALE _____

DRAWING NO.

A-1.0



PKA

PAUL B. JANKOVITZ, R.A.
ARCHITECT/PLANNER
CT. NJ. NY.
62 YALE COURT
KINGSTON, NEW YORK 12401
845-532-3464
PBJAIA@AOL.COM

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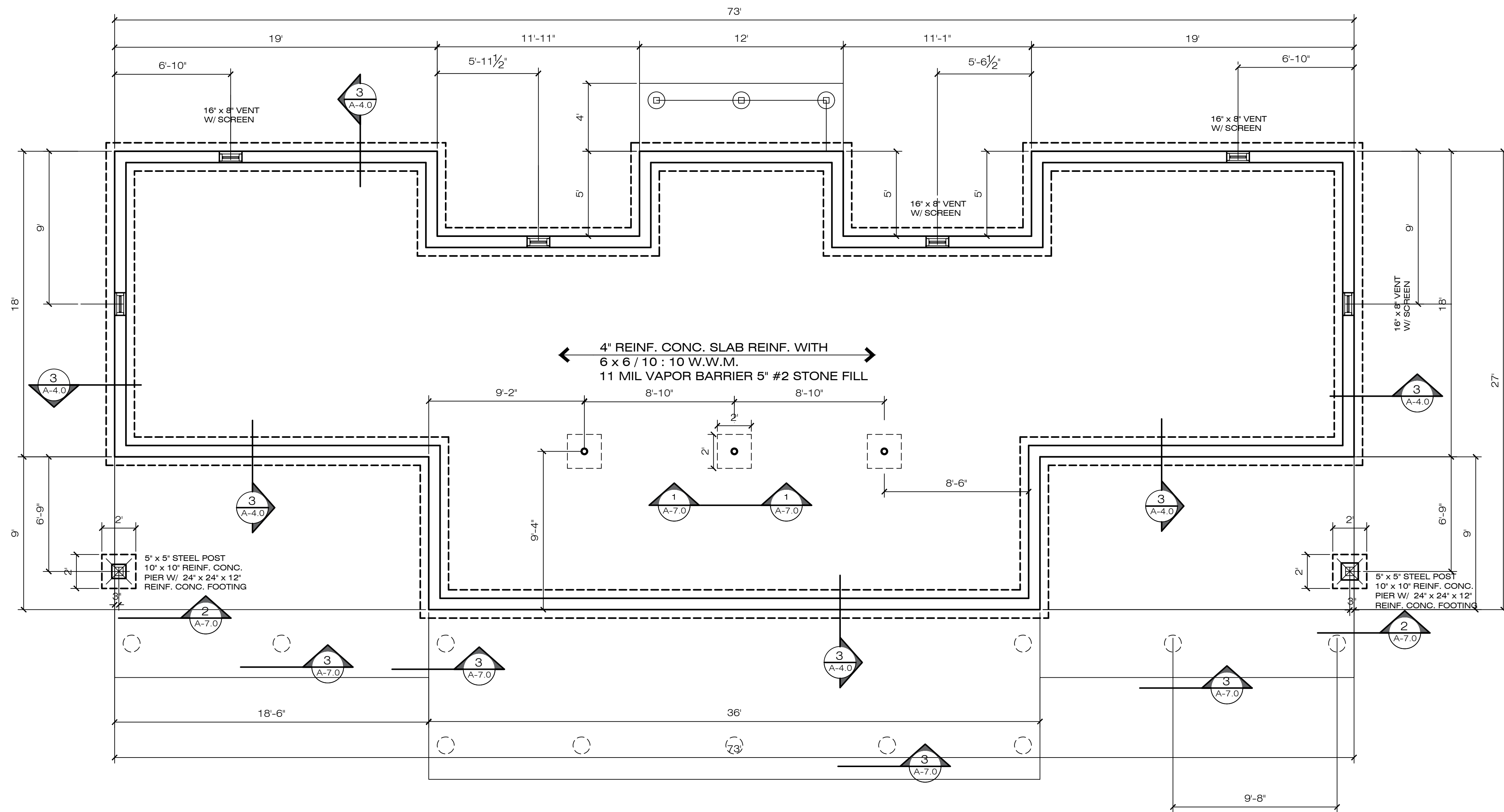
REGISTERED ARCHITECT
PAUL B. JANKOVITZ
THE STATE OF NEW YORK
19909

REVISIONS

NO.	DATE	DESCRIPTION

MUSG BEACH LLC
587 MINK HOLLOW ROAD
LAKE HILL, NY 12448

DATE:
6-26-26
PROJECT NO.
062526 MHR
SCALE:
1 / 4 " = 1' - 0 "
DRAWING NO.
A-2.0

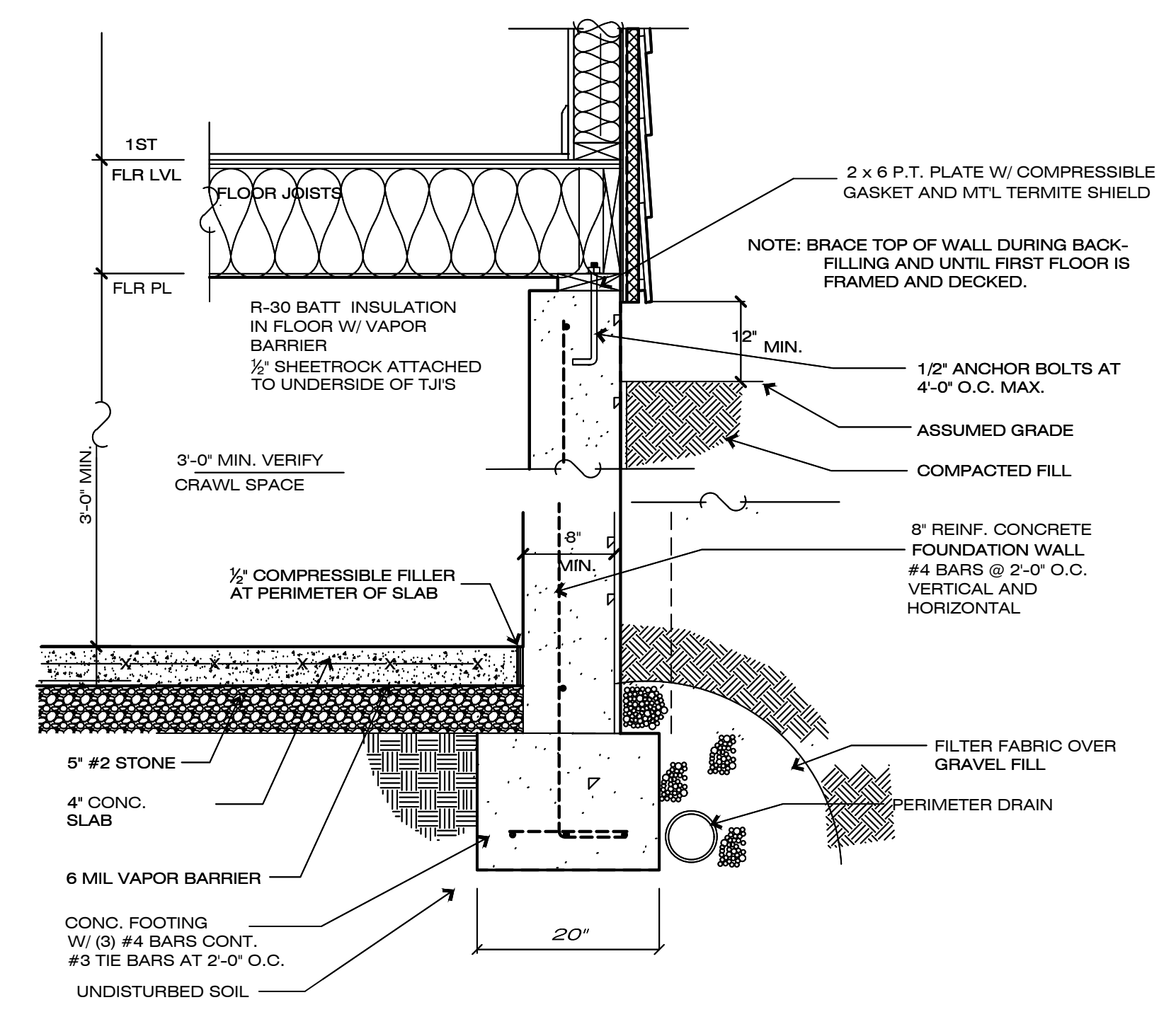
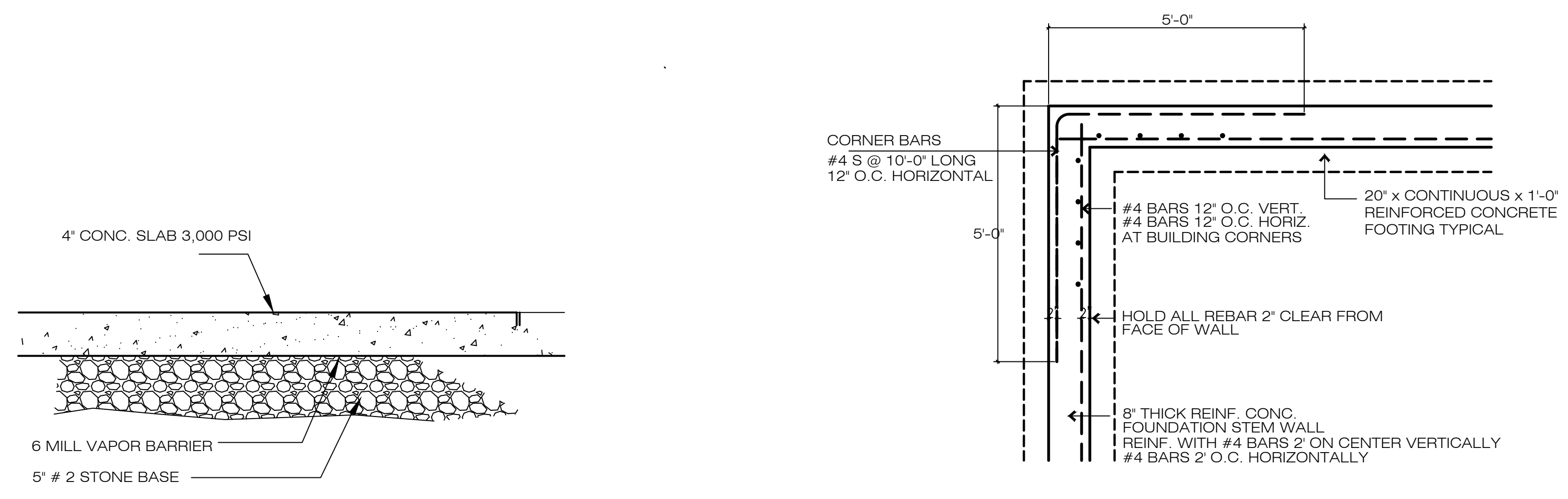


FOUNDATION PLAN

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

CONTROLLED FILL UNDER ALL SLABS

CONTROLLED FILL IS DEFINED AS GRANULAR FILL (WELL GRADED R.O.B. GRAVEL WITH LESS THAN 15% SILT CONTENT) PLACED IN 8-INCH HORIZONTAL LIFTS. EACH LIFT COMPACTED TO 95% OF MAXIMUM DENSITY



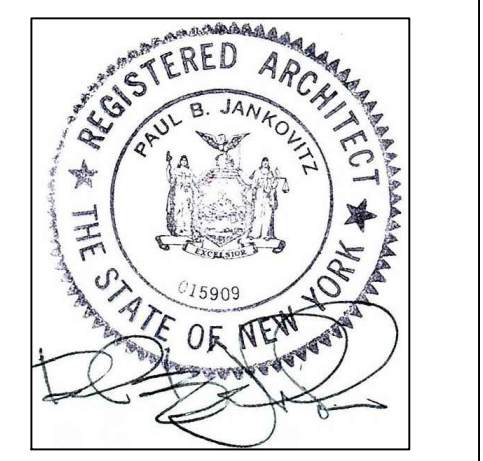
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557 MINK HOLLOW ROAD
LAKE HILL, NY 12448

SBL: 15-2-2
4.45 ACRES



REVISIONS		
NO.	DATE	DESCRIPTION

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LAKE HILL, NY 12448

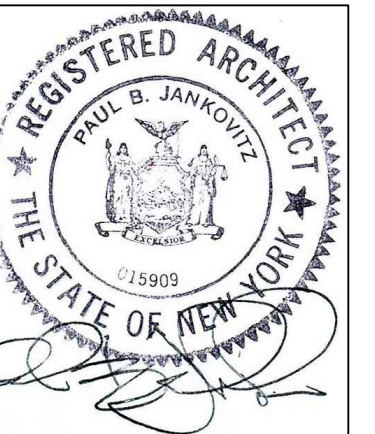
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PROJECT NO. 062526 MHR
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597 MINK HOLLOW ROAD
LAKE HILL, NY 12448

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4.45 ACRES



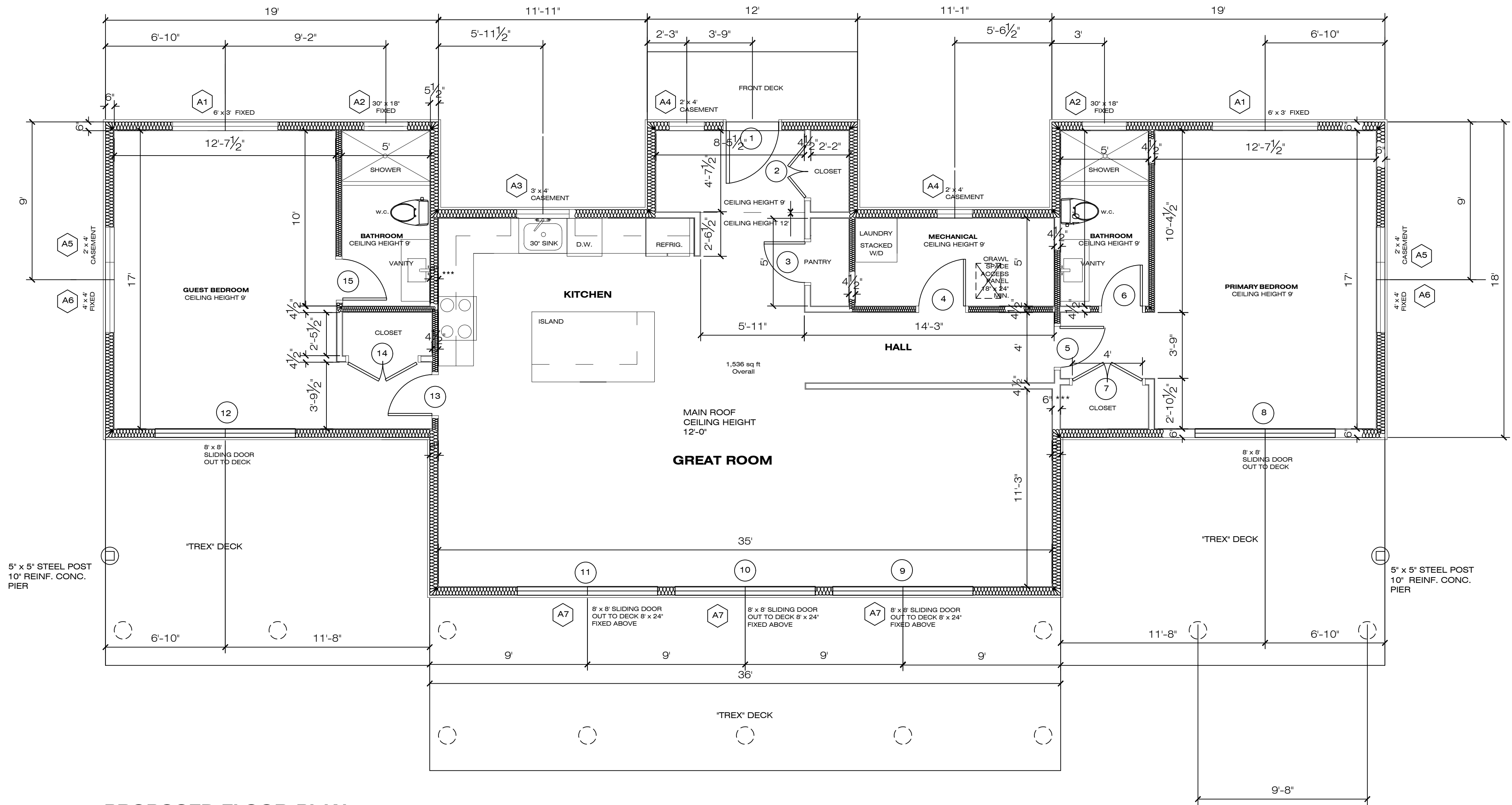
REVISIONS

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to

MUSG BEACH 597 MINK HOLLOW RD LAKE HILL, NY 12448	6-26-26
	PROJECT NO.
	062526 MHR
	SCALE:
	1 / 4 " = 1' - 0 "
	DRAWING NO.

A-5.0



PROPOSED FLOOR-PLAN

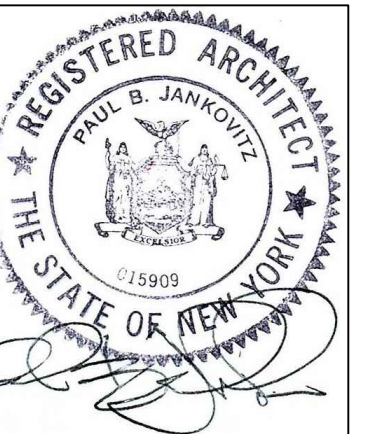
SCALE : 1 / 4" = 1' - 0"

ALL WINDOWS AS MANUFACTURED BY PELLA
OWNER TO SELECT COLOR
PROVIDE WITH SCREENS - ALL UNITS

[illegible]

ALL WINDOWS AS MANUFACTURED BY PELLA AND BROSCO, SIMPSON
OWNER TO SELECT COLOR
PROVIDE WITH SCREENS - EXTERIOR UNITS

PLAN NO.	MODEL	LOCATION	SIZE R.O.			MODEL NO.	TYPE	MATERIAL	COMMENTS
FIRST FLOOR									
			W	x	H				
1	STANDARD	ENTRY	3'-0" x 8'-0"			CUSTOM	STANDARD	WOOD	W/SCREEN OPTIONAL ENTRY LOCKSET W/ DEADBOLT - WEAHTERSTRIPING
2	DBLE STD	ENTRY CLOSET	(2) 2'-0" x 6'-8"			SIMPSON	DBLE STD	WOOD	W/ PULLS
3	STANDARD	PANTRY	2'-6" x 6'-8"			SIMPSON	STANDARD	WOOD	PASSAGE LOCKSET
4	STANDARD	MECHANICAL RM.	2'-8" x 6'-8"			SIMPSON	STANDARD	WOOD	PASSAGE LOCKSET
5	STANDARD	BEDROOM	2'-8" x 6'-8"			SIMPSON	STANDARD	WOOD	PRIVACY LOCKSET
6	STANDARD	BATHROOM	2'-6" x 6'-8"			SIMPSON	STANDARD	WOOD	PRIVACY LOCKSET
7	DBL/ STD	CLOSET	(2) 2'-0" x 6'-8"			SIMPSON	DBLE STD	WOOD	W/ PULLS
8	SLIDING	BEDROOM	8'-8" x 8'-0"			PELLA	SLIDING	CLAD	W/SCREEN ENTRY LOCKSET DOOR MANUF. HARDWARE
9	SLIDING	GREAT ROOM	8'-8" x 8'-0"			PELLA	SLIDING	CLAD	W/SCREEN ENTRY LOCKSET DOOR MANUF. HARDWARE
10	SLIDING	GREAT ROOM	8'-8" x 8'-0"			PELLA	SLIDING	CLAD	W/SCREEN ENTRY LOCKSET DOOR MANUF. HARDWARE
11	SLIDING	GREAT ROOM	8'-8" x 8'-0"			PELLA	SLIDING	CLAD	W/SCREEN ENTRY LOCKSET DOOR MANUF. HARDWARE
12	SLIDING	BEDROOM	8'-8" x 8'-0"			PELLA	SLIDING	CLAD	W/SCREEN ENTRY LOCKSET DOOR MANUF. HARDWARE
13	STANDARD	BEDROOM	2'-8" x 6'-8"			SIMPSON	STANDARD	WOOD	PRIVACY LOCKSET
14	DBL/ STD	CLOSET	(2) 2'-0" x 6'-8"			SIMPSON	DBLE STD	WOOD	W/ PULLS
15	STANDARD	BATHROOM	2'-6" x 6'-8"			SIMPSON	STANDARD	WOOD	PRIVACY LOCKSET

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A-6.0

REAR EXTERIOR ELEVATION

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

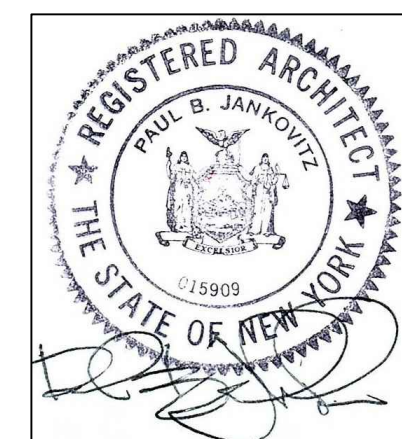
FRONT EXTERIOR ELEVATION
SCALE : 1 / 4" = 1' - 0"

RIGHT EXTERIOR ELEVATION

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

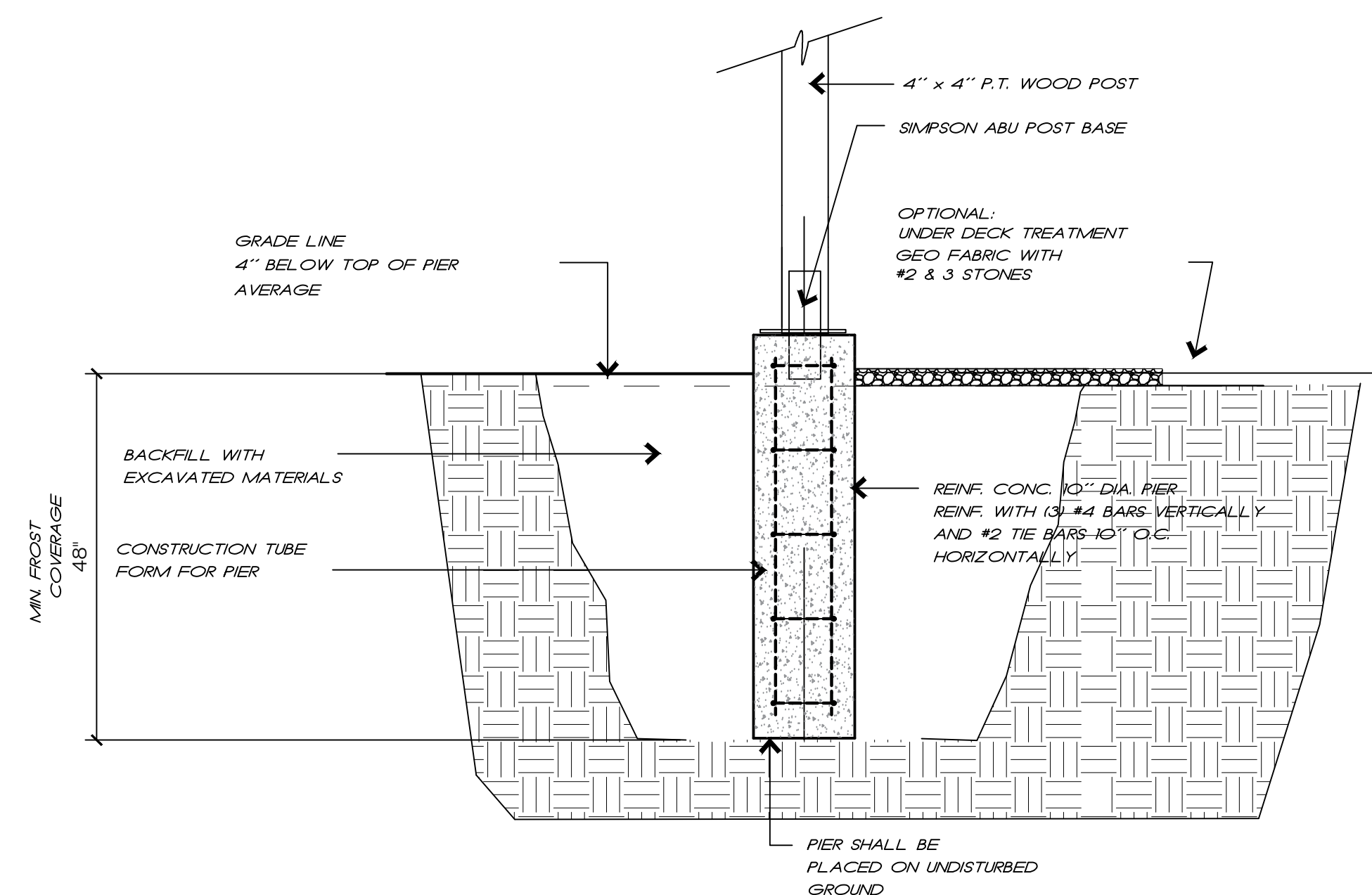
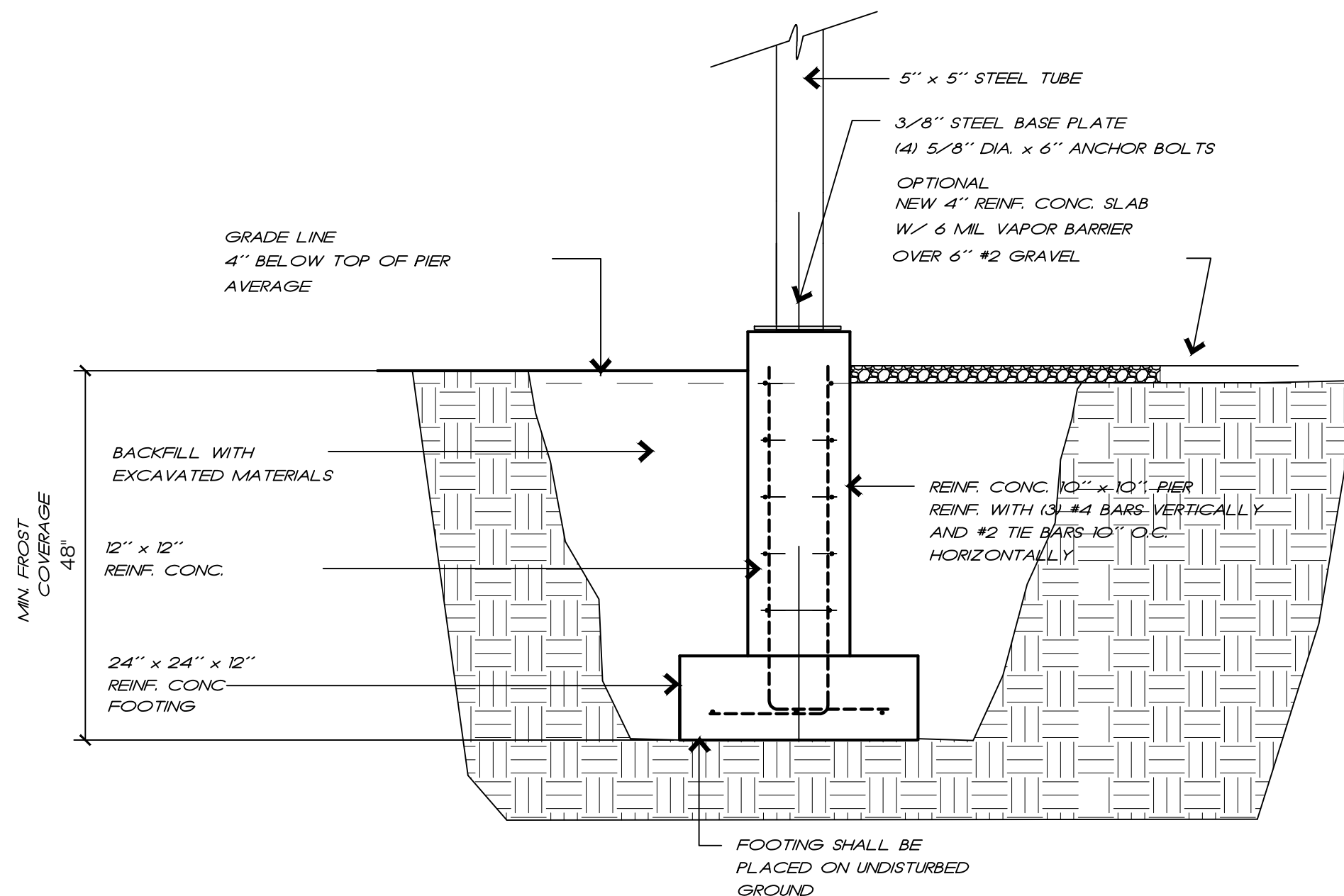
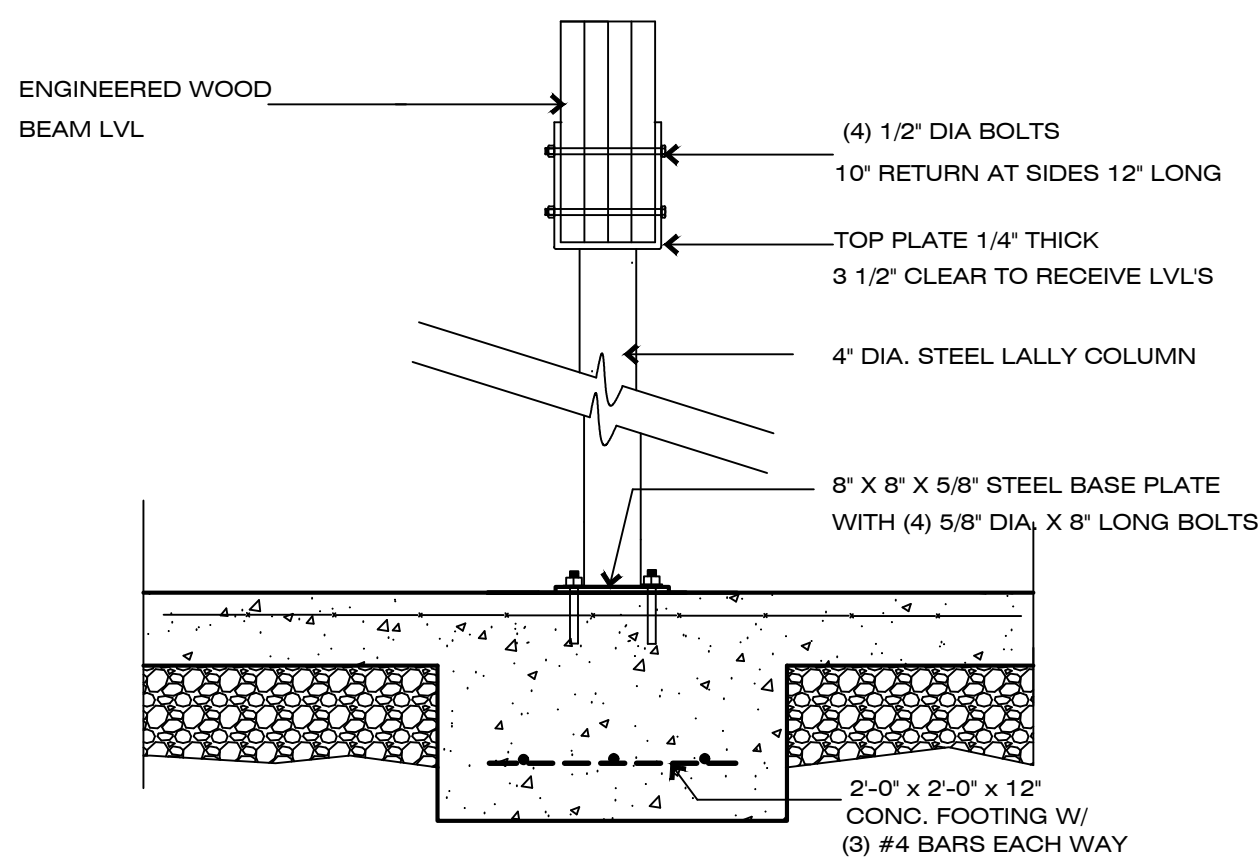
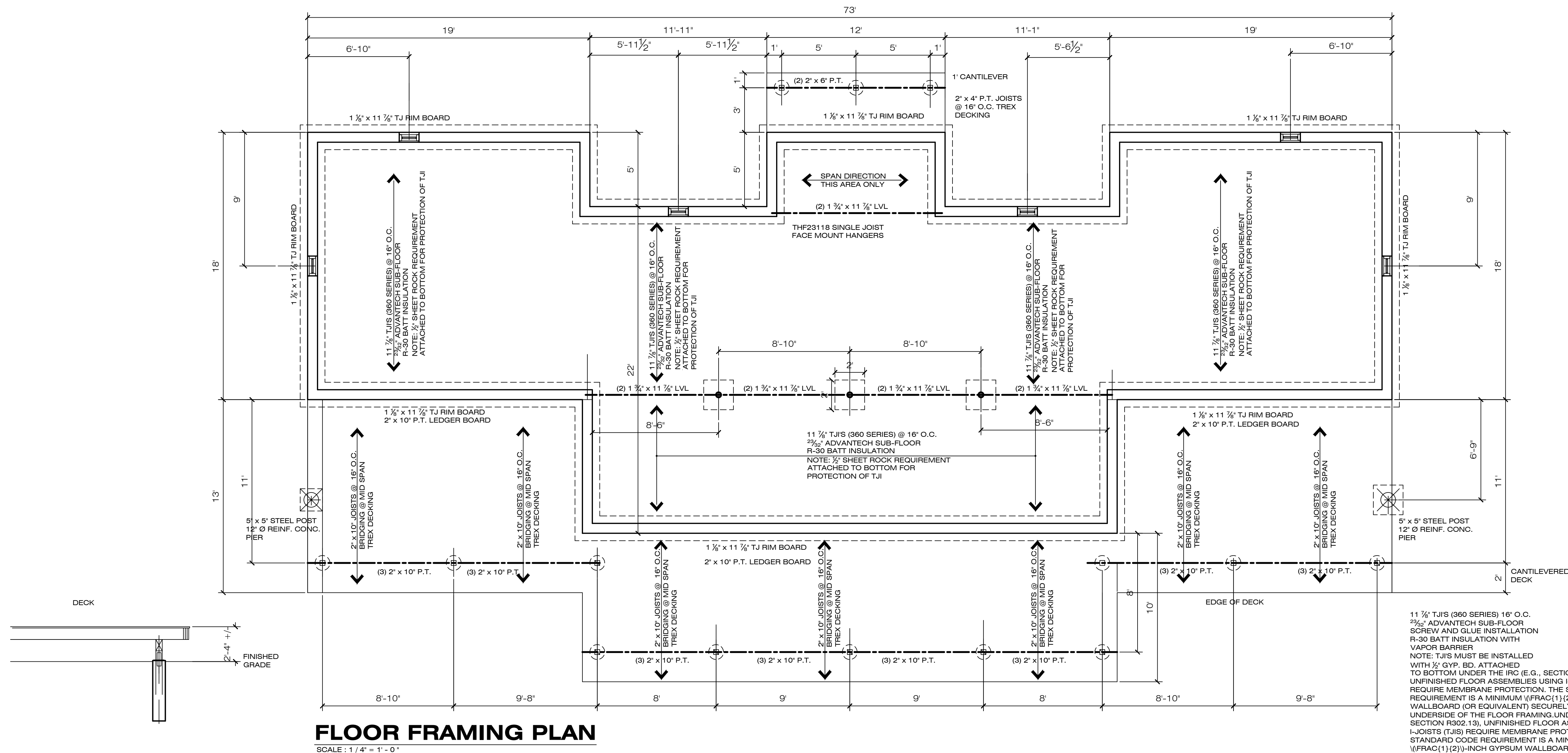
LEFT EXTERIOR ELEVATION

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



REVISIONS		
NO.	DATE	DESCRIPTION

DATE:	
6-26-26	
PROJECT NO.	
062526 MHR	
SCALE:	
1/4" = 1'-0"	
DRAWING NO.	
A-7.0	



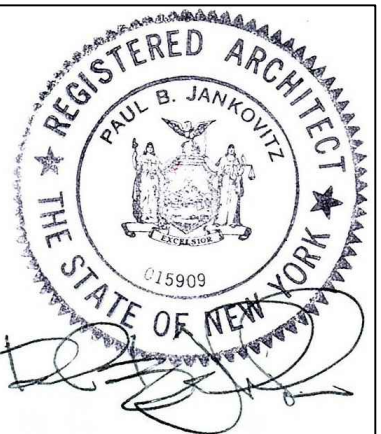


IT IS A VIOLATION OF THE LAW FOR ANY PERSON
UNLESS ACTING UNDER THE DIRECTION OF A
LICENSED ARCHITECT, TO ALTER THIS DOCUMENT
IN ANY WAY. IF THIS DOCUMENT BEARS THE
SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING
ARCHITECT SHALL AFFIX HIS/HER SEAL AND THE
NOTATION "ALTERED BY:", FOLLOWED BY HIS/HER
SIGNATURE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



MUSG BEACH LLC
597 MINK HOLLOW ROAD
LAKE HILL, NY 12448

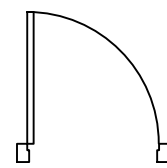
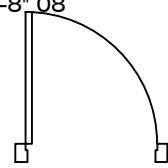
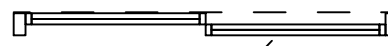
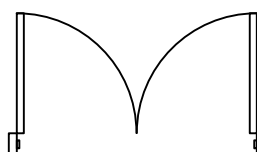
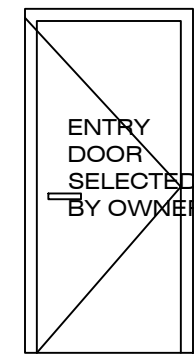
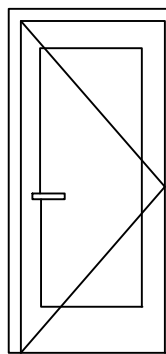
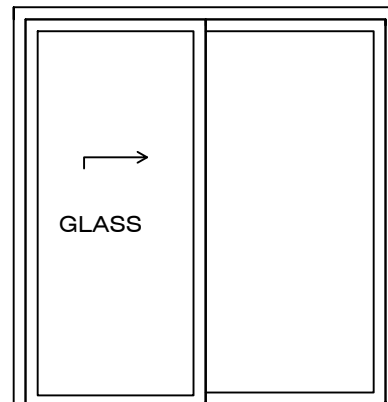
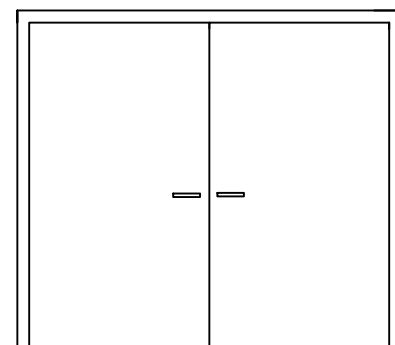
SBL: 15-2-2
4.45 ACRES

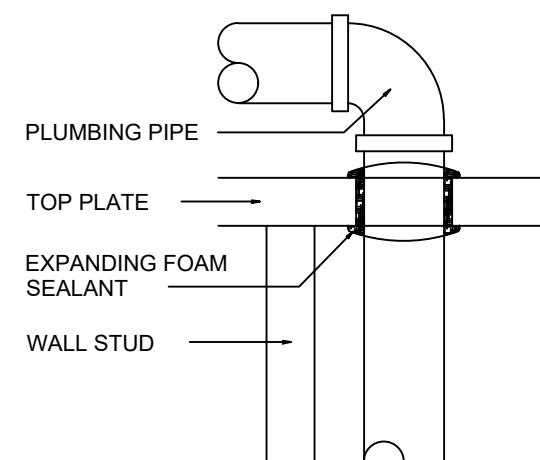
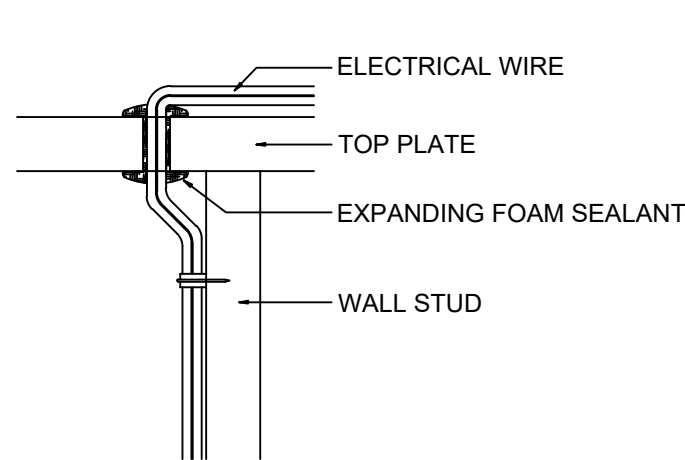
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MUSG BEACH LLC
597 MINK HOLLOW ROAD
LAKE HILL, NY 12448

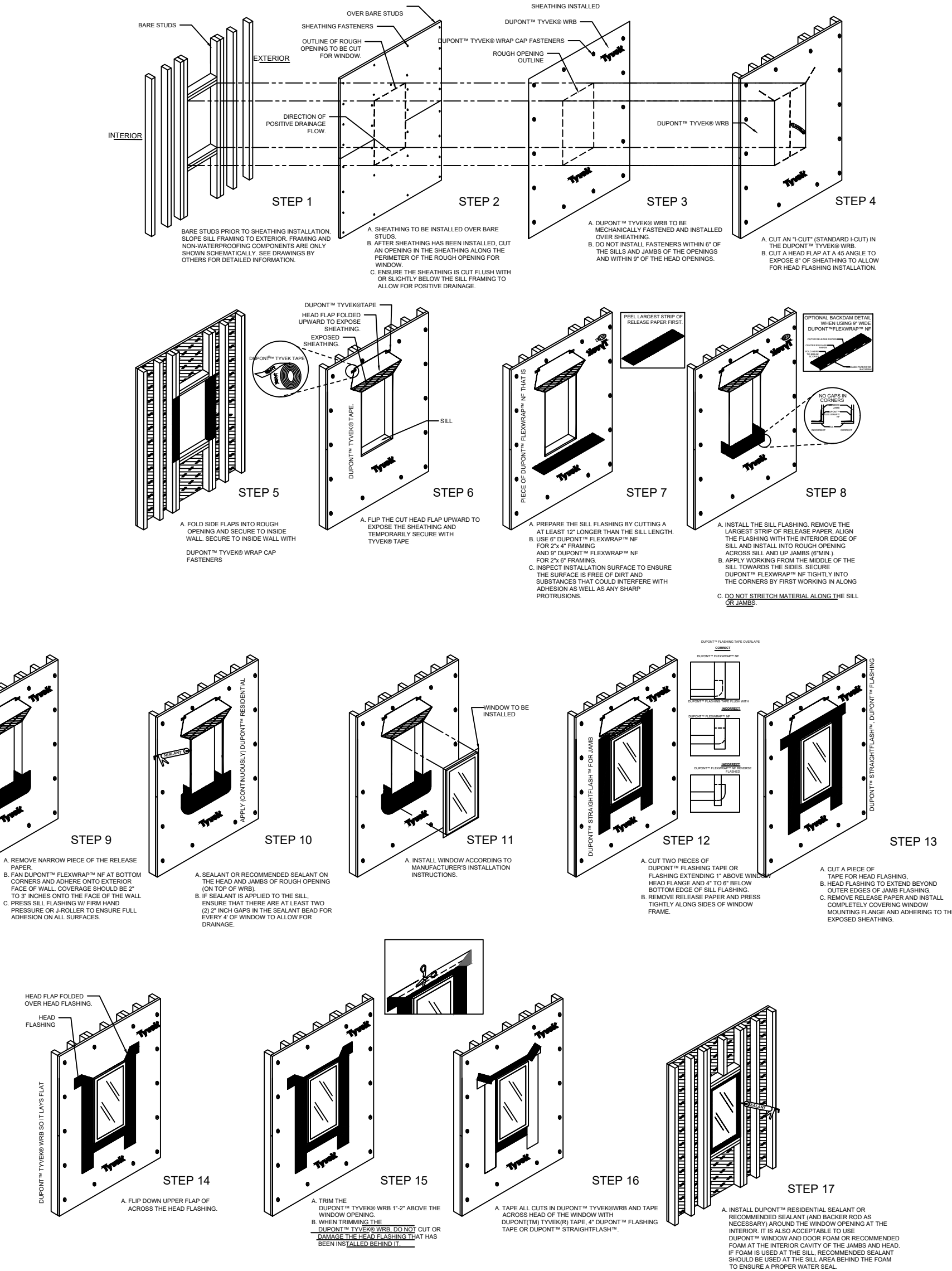
DATE:	6-26-26
PROJECT NO.	062526 M
SCALE:	1/4" = 1' - 0"
DRAWING NO.	

A-8.0

Door Schedule					
Element ID		1	SEE PLAN	8, 9, 10, 11, 12	2, 7, 14
W x H Size		3'-0" x 8'-0"	VARIES x 6'-8"	8'-0" x 8'-0"	4'-0" x 6'-8"
2D Symbol			2'-6" x 6'-8" 06 2'-8" x 6'-8" 07 3'-0" x 6'-8" 08 		
Elevation		EXTERIOR DOOR W/ WEATHER STRIPPING LEVER HANDLE LOCKSET SCHLAGE OR EQUAL W/ DEADBOLT  ENTRY DOOR SELECTED BY OWNER EXTERIOR DOOR TO BE SELECTED BY OWNER	LEVER HANDLE LOCKSET SCHLAGE OR EQUAL PASSAGE/ PRIVACY OR PULL SEE DOOR SCHEDULE  INTERIOR DOORS SINGLE PANEL - PAINT GRADE AS MANUFACTURED BY SIMPSON	EXTERIOR CLAD SLIDING DOOR W/ MANUFACTURER'S LOCKING HARDWARE INTERIOR FINISH T.B.D.  GLASS	INTERIOR WOOD PAINT GRADE DOUBLE STANDARD 
Opening Type		SWING	SWING	SLIDING	DBL STANDARD



AIR SEAL AT PIPE PENETRATIONS



Integral Flanged Window After WRB Installation Sequence

FLASHING SYSTEMS PRODUCTS INSTALLATION GUIDELINE.

NAILING REQUIREMENTS

TJI JOISTS AT BEARINGS: TWO 8D (2 1/2") BOX NAILS (1 EACH SIDE), 1 1/2" MINIMUM FROM END.
BLOCKING PANELS, RIM JOIST OR RIM BOARD TO BEARING PLATE:
TJI BLOCKING PANELS OR RIM JOIST: 10D (3") BOX NAILS AT 6" O.C.
TRUSS JOIST RIM BOARD: TOENAIL WITH 10D (3") BOX NAILS AT 6" O.C. OR 16D (3 1/2") BOX NAILS AT 12" O.C.
SHEAR TRANSFER CONNCTIONS EQUIVALENT TO DECKING NAIL SCHEDULE.

RIM BOARD, RIM JOIST OR CLOSURE TO TJI JOIST: 1 3/4" WIDTH OR LESS: TWO 10D (3") BOX NAILS, ONE EACH AT TOP AND BOTTOM FLANGE.
TJI EACH AT TOP AND BOTTOM FLANGE.
TWO 16D (3 1/2") BOX NAILS, ONE EACH AT TOP AND BOTTOM FLANGE.
TJI / PRO 550 & 400C RIM JOIST: TOENAIL JOIST TO RIM JOIST WITH ONE 10D(3") BOX NAIL EACH SIDE OF JOIST TOP FLANGE. / PRO 130, 350, 100C & 300C RIM JOIST.

2" x 4" MINIMUM SQUASH BLOCKS: TWO 10D (3") BOX NAILS, ONE EACH AT TOP AND BOTTOM FLANGE.



WARNING
Joists are unstable until braced laterally
Bracing Includes:
Blocking
Sheathing
Hangers
Rim
Strut Board
Lines
Rim
Joist

WARNING NOTES:



Lack of proper bracing during construction can result in serious accidents. Under normal conditions if the following guidelines are observed, accidents will be avoided.

1. INSTALL ALL BLOCKING, HANGERS, RIM BOARDS AND RIM JOISTS AT TJI JOIST END SUPPORTS.
2. ESTABLISH A PERMANENT DECK (SHEATHING), NAILED TO THE FIRST 4 FEET OF JOISTS AT THE END OF THE BAY OR BRACED END WALL.
3. SAFETY STRUT LINES OF 1 x 4 (MINIMUM) MUST BE NAILED TO A BRACED END WALL OR SHEATHED AREA.
4. SHEATHING MUST BE PROPERLY NAILED TO EACH TJI JOIST BEFORE ADDITIONAL LOADS CAN BE PLACED ON THE SYSTEM.
5. ENDS OF CANTILEVERS REQUIRE STRUT LINES ON BOTH THE TOP AND BOTTOM FLANGES.
6. TJI JOIST FLANGES MUST REMAIN STRAIGHT WITH A TOLERANCE OF 1/2" FROM TRUE ALIGNMENT.

WARNING DO NOT ALLOW WORKMENT ON TJI (GNI) ROSEBERG RFPI JOISTS UNTIL ALL BLOCKING, RIM JOISTS, HANGERS, AND TEMPORARY BRACING ARE COMPLETED IN ACCORDANCE WITH THE INFORMATION PROVIDED BELOW:

IMPROPER CONCERN FOR BRACING DURING CONSTRUCTION CAN RESULT IN SERIOUS ACCIDENTS. UNDER NORMAL CONDITIONS IF THE FOLLOWING GUIDELINES ARE OBSERVED ACCIDENTS MAY BE AVOIDED:

1. A LATERAL STRENGTH, LIKE A BRACED END WALL OR AN EXISTING DECK MUST BE ESTABLISHED AT THE ENDS OF OF THE BAY. THIS CAN ALSO BE ACCOMPLISHED BY A TEMPORARY OR PERMANENT DECK (SHEATHING) NAILED TO THE FIRST 4 FEET OF JOISTS AT THE END OF THE BAY.
2. ALL BLOCKING, HANGERS AND RIM JOISTS AT THE END SUPPORTS OF THE TJI, GNI AND OR RFPI JOISTS MUST BE COMPLETELY INSTALLED AND PROPERLY NAILED.
3. TEMPORARY STRUTS OF 1 X 4 MINIMUM MUST BE NAILED TO THE BRACE END WALL OR SHEATHED AREA AS IN 1 ABOVE AND TO EACH JOIST AT THE ON-CENTER SPACING AS NOTED. WITHOUT THIS BRACING, BUCKLING SIDEWAYS OR ROLLOVER IS HIGHLY PROBABLE UNDER LIGHT CONSTRUCTION LOADS - LIKE TWO WORKMEN AND ONE LAYER OF SHEATHING.
4. SHEATHING MUST BE TOTALLY ATTACHED TO TJI, GNI OR RFPI JOISTS BEFORE ADDITIONAL LOADS CAN BE PLACED ON THE SYSTEM.
5. ENDS OF CANTILEVERS REQUIRE STRUT LINES ON BOTH THE TOP AND BOTTOM FLANGES.
6. THE TOP FLANGES MUST REMAIN STRAIGHT WITHIN A TOLERANCE OF 1/2" FROM TRUE ALIGNMENT.

ROUGH CARPENTRY NOTES:

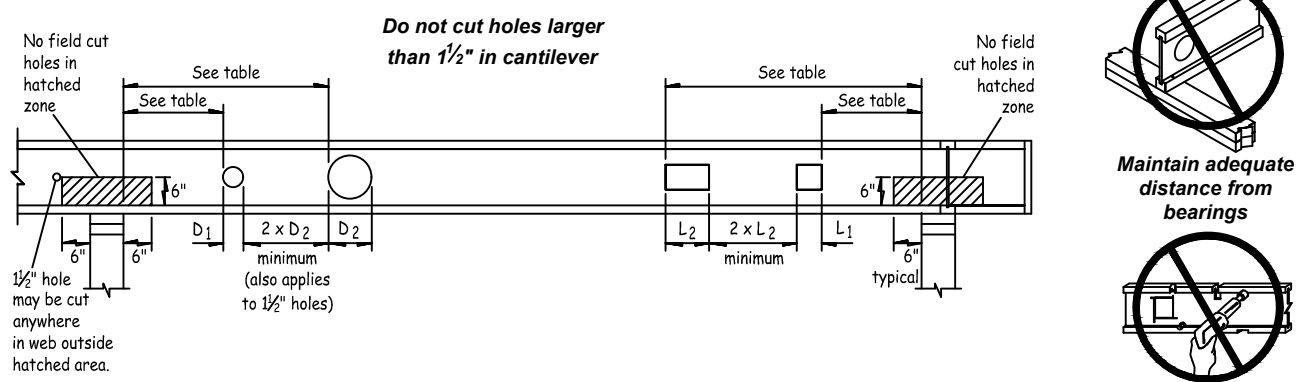
1. ALL DIMENSIONAL FRAMING LUMBER SHALL BE STRESS GRADED, KILN DRIED, DOUGLAS FIR, SOUTHERN PINE OR EQUAL (MEET OR EXCEED). ALL JOISTS AND RAFTER SIZES AND SPACING SHALL MEET OR EXCEED THE MINIMUM LOCAL BUILDING CODE REQUIREMENTS FOR LOAD CARRYING CAPACITY.
NOTE: HEMLOCK FRAMING MEMBERS ARE NOT ACCEPTABLE.
2. DIMENSIONAL LUMBER:
JOISTS / HEADERS / RAFTERS - #2 DOUGLAS FIR, SOUTHERN PINE (1350 PSI) MINIMUM FLEXURAL STRESS) BLOCKING / BRACING / STIFF BACKS, ETC. #3 D.F. OR S.P.
3. A. EXTERIOR WALLS:
#2 DOUGLAS FIR OR SOUTHERN PINE / 2" x 6" @ 16" O.C. (STUD GRADE FIR) TREATED MUD SILL TO SET ON SILL SEALER.

B. INTERIOR PARTITIONS:
#2 DOUGLAS FIR OR SOUTHERN PINE / 2" x 4" STUDS @ 16" O.C. (SEE PLANS FOR 6" LOAD BEARING PARTITIONS 2" x 6" STUDS @ 16" O.C. STUD GRADE FIR.
- D. ROOF FRAMING:
SEE PLANS
- E. ENGINEERED LUMBER
2.0E LP GANG LAM LVL
INSTALL PER MANUFACTURER'S SPECIFICATIONS
- G. SHEATHING:
THICKNESS AS NOTED ON DRAWINGS (1/2" MINIMUM)
T & G CDX EXTERIOR RATED WALL SHEATHING COVERED WITH TYPAR HOUSE WRAP

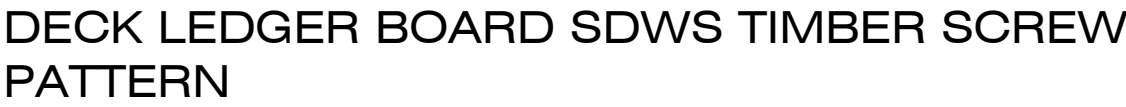
H. EXTERIOR CLADDING:
VINYL SIDING WITH INTEGRAL INSULATION BACKING
COLOR TO BE SELECTED BY OWNER

I. EXTERIOR TRIM:
FASCIA BOARDS: AZEK TRIM BOARD
SOFFITS: VENTED VINYL
ALUM. DRIP EDGE

ALLOWABLE HOLES - TJI® Joists



Minimum Distance from Inside Face of Any Support to Nearest Edge of Hole														Cut holes with care and in the joist web only													
TJI-Beam software or contact your Trus Joist representative.		JOIST DEPTH	TJI®/RFPI	ROUND HOLE SIZE												SQUARE OR RECTANGULAR HOLE SIZE											
				2"	3"	4"	5"	6 1/2"	7"	8 1/2"	9"	10 1/2"	12"	2"	3"	4"	5"	6 1/2"	7"	8 1/2"	9"	10 1/2"	12"				
9 1/2"	100TS	1'-0"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"					1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"				
	130	2'-0"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"					2'-0"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	6'-6"	7'-0"				
	150	2'-0"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"					2'-0"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	6'-6"	7'-0"				
	280	2'-0"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"					2'-0"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	6'-6"	7'-0"				
	350	1'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"					1'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	6'-6"	7'-0"				
	100C	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"					1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"				
	300C	2'-0"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"					2'-0"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	6'-6"	7'-0"				
	400C	2'-0"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"					2'-0"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	6'-6"	7'-0"				
	100TS	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"				1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	6'-6"	7'-0"		
	130	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"			1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	6'-6"	7'-0"		
11 1/2"	100TS	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"				1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	6'-6"	7'-0"		
	130	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"			1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	6'-6"	7'-0"		
	150	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"				1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	6'-6"	7'-0"		
	280	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"				1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	6'-6"	7'-0"		
	350	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"			1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	6'-6"	7'-0"		
	550	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"			1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	6'-6"	7'-0"		
	100C	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"				1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	6'-6"	7'-0"		
	300C	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"			1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	6'-6"	7'-0"		
	400C	1'-0"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"			1'-0"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	6'-6"	7'-0"		
	100TS	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
14"	100TS	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	130	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	150	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	280	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	350	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	550	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	100C	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	300C	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	400C	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	100TS	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
16"	100TS	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	130	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	150	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	280	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	350	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	550	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	100C	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	300C	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	400C	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	100TS	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
18"	100TS	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	130	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	150	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	280	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	350	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	550	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	100C	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	300C	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	400C	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		
	100TS	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"			1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"		



STAIR STRINGER TO RIM JOIST- STAIRCASE MUST BE ABLE TO
RESIST 40 LBS. PER SQUARE FOOT OF TREAD LOAD.

STAIR TREAD TO STRINGER - INDIVIDUAL STAIR TREADS SHALL BE ABLE TO RESIST 300 LBS. CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. INCHES.

RAILING TO STRINGER OPENING - THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY SHALL BE SUCH THAT A SPHERE 6" IN. DIAMETER CANNOT PASS THROUGH.

RAILING HANDRAIL ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS. APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE RAIL AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING. INTERMEDIATE RAILS (ALL THOSE EXCEPT HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 LBS. ON AREA EQUAL TO 1 SQUARE FOOT INCLUDING OPENINGS AND SPACE BETWEEN RAILS.



1. Fill material under slabs shall be compacted to assure uniform support and shall not exceed 24" for clean sand or gravel and 8" for earth. Sec. 505.2.1. A 4" base course consisting of clean graded sand, gravel or crushed stone passing a 2" sieve and retained on a 1/4" sieve shall be placed on the prepared subgrade when the slab is below grade. The base course is not required when the slab is well-drained or sand-gravel mixture soils. Sec. 505.2.2.

2. Floor joists/girders spans shall conform with Tables 502.3.3a & .3b.

3. Floor joists shall have 2" thick solid blocking the full depth of the joist at the ends of the joists except where both ends are nailed to a header, band or rim joist or adjoining stud. Joists having a depth-to-thickness ratio exceeding 6:1 based on nominal dimensions shall be supported laterally by solid blocking, diagonal bridging or a 1x3 bridging nailed to the bottom of the joist at intervals not exceeding 10'. Manufactured joists shall be blocked per MFG's requirements.

4. Floor joists shall have a bearing of not less than 1 1/2" on wood or metal and 3" on masonry or a 1x4 ribbon strip and nailed to the adjacent stud. Sec 502.4.

5. Where MFGed joists are used, a similar MFG rim joist shall be used rather than sawn rim joists per MFG, instructions.

6. Joists under and parallel to bearing partitions shall be doubled or a beam adequate to support the load shall be used.

Sec. 502. 3.3.

7. Openings in floor framing shall be framed with a header and trimmer joists. For openings not exceeding 4', the header joist may be a single member the same size as the floor joist. When the header joist span exceeds 4', the trimmer joists and header joists shall be doubled and of sufficient cross-section to support the floor joist framing into the header. Approved hangers shall be used.

for the header joist to trimmer joists' connections when the header joist span exceeds 6'. Sec. 502.8. If supporting heavy loads, or the joists have an excessive span, additional supports may be required.

8. Holes bored in joists shall not be within 2" of the top or bottom of the joists and the diameter shall not exceed 1/3 the depth of the joists. Notches in the top or bottom of the joists shall not exceed 1/6 the depth nor be located in the middle 1/3 of the span. Cantilevered joists shall not be notched unless reduced properties and lumber defects are considered in the design. Sec.502.6.1.

9. Plywood floor sheathing shall have a minimum panel ID#24/16 for joists 16" O.C. and #48/24 for joists 24" O.C. For spans exceeding 2' approved T&G 1 1/8" plywood or 2" T&G floor decking is required. Plywood is required to be installed perpendicular to supports. Sec. 503.2.2 & Table 503.2.1.(f).

10. Panel span rating for plywood and wood structural panels floor sheathing shall meet Table 503.2.1(1) or 503.2.1(2).



NOT REQUIRED DUE TO HEIGHT OF DECK
TO ADJACENT GRADE LESS THAN 30"

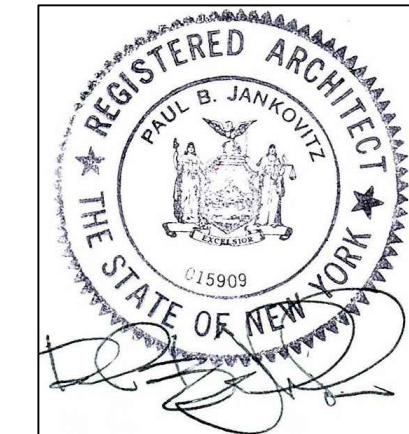


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IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY. IF THIS DOCUMENT BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX HIS/HER SEAL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

MUSG BEACH LLC
597 MINK HOLLOW ROAD
LAKE HILL, NY 12448

SBL: 15-2-2
4.45 ACRES

[illegible]

MUSG BEACH LLC
597 MINK HOLLOW ROAD
LAKE HILL, NY 12449

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6-26-26

PROJECT NO.

062526

SCALE:

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DRAWING N

A-11.0

00700 GENERAL CONDITIONS:
AS INDICATED IN THE AIA DOCUMENT #A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION 2025 EDITION.
00800 SUPPLEMENTARY CONDITIONS:

00810 MODIFICATIONS TO GENERAL CONDITIONS:
ARTICLE 4
4.41 ADD THE FOLLOWING: CONTRACTOR SHALL SUPPLY THE ARCHITECT WITH A COMPLETE LIST OF ALL SUBCONTRACTORS INVOLVED WITH THE WORK. (NAME, ADDRESS AND TELEPHONE NUMBER) WITHIN TEN (10) WORKING DAYS AFTER THE EXECUTION OF CONTRACT. SEND TWO COPIES TO THE OWNER

WORK OF CONTRACT COB BE SUMMARIZED BY REFERENCE TO THE CONTRACT, GENERAL CONDITIONS, SPECIFICATIONS, DRAWINGS, ADDENDA AND MODIFICATIONS TO THESE DOCUMENTS ISSUED SUBSEQUENT TO THE INITIAL PRINTING OF THE SAME.

CONSTRUCTION PHASING IS INDICATED ON THE PLANS. IT INCLUDES COORDINATION WITH OTHER WORK PERFORMED BY SEPARATE CONTRACTORS FOR THIS PROJECT.

CONTRACTOR RESPONSIBILITY:
GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR: LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, CONSTRUCTION PERMITS AND FEES REQUIRED FOR CONSTRUCTION AS WELL AS OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.

GENERAL CONTRACTOR SHALL SECURE AND PAY FOR THE FOLLOWING ITEMS, NECESSARY FOR EXECUTION AND COMPLETION OF THE WORK, AND AS APPLICABLE AT THE TIME OF RECEIPT OF BIDS, PERMITS, FEES, LICENSES, BONDS AND INSURANCE REQUIRED BY LOCAL AUTHORITIES AND / OR OWNER.

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW YORK LOCAL BUILDING DEPARTMENT ENFORCEMENT, COUNTY HEALTH DEPARTMENT OCCUPATIONAL SAFETY AND HEALTH STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1 926) AND THE NEW YORK STATE ENERGY CONSERVATION CODE.

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ANY OTHER (INCLUDING) AGENCY HAVING JURISDICTION AND SHALL COMPLY WITH THE APPLICABLE SPECIFICATIONS AND STANDARDS OF UL, ASTM, AWI, NEMA AIA AND ALL OTHER STANDARDS OF MANUFACTURERS ASSOCIATIONS.

QUALITY ASSURANCE:
THE CONTRACTOR ASSUMES OVERALL RESPONSIBILITY FOR THE WORK OF THIS PROJECT TO ASSURE THAT ALL ASSEMBLIES, COMPONENTS AND PARTS INDICATED OR REQUIRED COMPLY WITH CONTRACT DOCUMENTS; ANY SUBSTITUTIONS MADE BY THE CONTRACTOR WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER WILL BE REJECTED AND REPLACED AT THE CONTRACTORS EXPENSE.

THE CONTRACTOR ALSO ASSURES THAT ALL COMPONENTS, SPECIFIED OR REQUIRED TO SATISFACTORY COMPLETE THE INSTALLATION ARE COMPATIBLE WITH EACH OTHER WITH ADJOINING SUBSTRATES, MATERIALS AND WORK BY OTHER TRADES, AND WITH THE CONDITIONS OR INSTALLATION AND EXPECTED USE.

FIRE- RATED CONSTRUCTION:
WHEREVER A FIRE RESISTANCE CLASSIFICATION IS INDICATED OR REQUIRED FOR CONSTRUCTION, PROVIDE MATERIALS, ACCESSORIES, AND APPLICATION PROCEDURES WHICH COMPLY WITH THE REQUIREMENTS OF UL "FIRE RESISTANCE INDEX", FOR THE UL DESIGN NUMBERS CORRESPONDING WITH THE CONSTRUCTION ASSEMBLIES INDICATED.

THE WORK SITE SHALL BE CLEANED AND MATERIALS SECURED AT THE END OF EVERY WORK DAY. SPECIAL CARE IS REQUIRED TO BROOM SWEEP FLOORS AND PROPERLY DISPOSE OF REFUSE FROM INSIDE AND OUTSIDE OF THE STRUCTURE. IN NO EVENT SHALL DEBRIS BE STOCKPILED UNLESS, OUTSIDE IN SUITABLE CONTAINER.

ALL DIMENSIONS SHOWN ARE GYP. BD. (U.O.N.) TAKE FINISH MATERIALS INTO ACCOUNT WHEN LAYING OUT PARTITIONS -

THE G.C. SHALL INSPECT THE JOB SITE PRIOR TO BIDDING THE PROJECT

DO NOT SCALE DRAWINGS.

SUBMIT SHOP DRAWINGS FOR THE FOLLOWING:

DOORS/FRAMES/HARDWARE
ELECTRICAL COMPONENTS-

MECHANICAL NOTES:

1. SCOPE:
A. SUPPLY ALL LABOR, TRANSPORTATION, MATERIALS, ETC. FOR INSTALLATION OF A COMPLETE HEATING AND AIR CONDITIONING SYSTEM TO OPERATE ACCORDING TO ALL APPLICABLE STANDARDS AND BEST PRACTICES OF THE TRADE INCLUDING, BUT NOT LIMITED TO: MECHANICAL UNITS, DUCTS, REGISTERS, GRILLES, BOOTS, VENT PIPES DAMPERS, COMBUSTION AIR, FANS, VENTILATORS, REFRIGERANT, ETC. ALL MATERIALS, WORK, ETC. TO COMPLY WITH ALL REQUIREMENTS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION INCLUDING ALL COUNTY AND STATE ORDINANCES. FURNISH AND INSTALL ALL EQUIPMENT COMPLETE AND OPERABLE. VERIFY ALL MATERIALS AND INSTALLATION REQUIREMENTS AND LIMITATIONS AT FIRE AND SOUND ASSEMBLIES.
- B. PROVIDE RUBBERIZED ASPHALTIC MEMBRANE MATERIALS AT ALL PENETRATIONS OF THE WATER -RESISTIVE MEMBRANE AT EXTERIOR WALLS.
2. INSTALLATION:
A. PROVIDE REQUIRED CLEARANCES FOR DUCT WORK AND TO COMBUSTIBLES.
B. PROVIDE A PERMANENT ELECTRIC OUTLET AND SWITCH LIGHT FIXTURE WHEREVER EQUIPMENT IS INSTALLED.
C. NO ALTERATIONS TO THE STRUCTURAL FRAME, DIAPHRAGMS, CONNECTIONS OR SHEAR PANELS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT.
D. NO EQUIPMENT SHALL BE LOCATED IN GARAGES.
E. ALL COMBUSTION EQUIPMENT SHALL BE DIRECTLY VENTED WITH AN OUTDOOR COMBUSTION AIR SUPPLY.
F. ALL PENETRATIONS OF FIRE ASSEMBLIES SHALL MEET THE REQUIREMENTS OF THE BUILDING CODE.
G. ALL HVAC EQUIPMENT SHALL BE APPROVED PRIOR TO INSTALLATION PER NATIONALLY RECOGNIZED STANDARDS AND EVIDENCE BY LISTING AND LABEL OF AN APPROVED AGENCY.
H. COMBUSTION AIR FROM OUTSIDE SHALL BE SUPPLIED TO ALL FUEL BURNING APPLIANCES.
I. INSTALL AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV)-10 AND ENSURE THAT AIR HANDLERS CAN MAINTAIN ADEQUATE PRESSURE AND AIR FLOW. AIR FILTER HOUSINGS MUST BE AIR TIGHT TO PREVENT BYPASS OR LEAKAGE.
J. ALL FIXED APPLIANCES ARE REQUIRED TO BE SECURELY FASTENED IN PLACE. PROVIDE SEISMIC BRACING OR ANCHOR UNIT TO PLATFORM WHERE APPROPRIATE.
K. INSTALL CENTRALIZED HVAC SYSTEM EQUIPPED WITH ADDITIONAL CONTROLS TO OPERATE IN DEHUMIDIFICATION MODE.
L. COMPRESSOR PAD OR COMPRESSOR FROM GROUND MUST NOT BE LESS THAN 3" ABOVE GRADE.
M. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR STORING THE MATERIALS ON SITE ACCORDING TO MATERIAL SUPPLIERS OR MANUFACTURERS INSTRUCTIONS. THE MATERIALS SHALL BE KEPT SECURE AND PROTECTED FROM MOISTURE.

- N. THERMOSTATS SHALL BE CAPABLE OF SETTINGS AS NOTED BELOW:
HEATING: 55 DEGREES F TO 75 DEGREES F
COOLING: 70 DEGREES F TO 85 DEGREES F
- O. FREE STANDING OR BUILT-IN RANGES REQUIRE A VERTICAL CLEARANCE ABOVE THE COOKING TOP NOT LESS THAN 30" TO UNPROTECTED COMBUSTIBLES OR 24" OF PROTECTED BY NON-COMBUSTIBLE MATERIAL. VENTED RANGE HOODS SHALL BE VENTED TO THE OUTSIDE BY A SINGLE-WALL PIPE CONSTRUCTED OF GALVANIZED STEEL, STAINLESS COPPER OR OTHER APPROVED MATERIAL. THE DUCT SHALL HAVE A SMOOTH INTERIOR SURFACE, BE SUBSTANTIALLY AIR-TIGHT AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER.
- P. OPEN TOP BOILER UNITS SHALL BE PROVIDED WITH A HOOD COMPLYING WITH THE MECHANICAL CODE (CURRENT EDITION) OR INCORPORATED AS AN INTEGRAL EXHAUST SYSTEM LISTED FOR USE WITHOUT A HOOD. SELF VENTING RANGES OR UN-VENTED HOODS SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS.
- Q. CLOTHES DRYER EXHAUST VENTS SHALL CONVEY PRODUCTS OF COMBUSTION AND MOISTURE TO THE EXTERIOR. THEY SHALL NOT BE CONNECTED WITH SHEET-METAL SCREWS OR OTHER FASTENING MEANS EXTENDING INTO THE VENT. THEY SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS. DUCTS SHALL BE CONSTRUCTED OF MINIMUM .016" RIGID METAL WITH JOINTS RUNNING IN THE DIRECTION OF AIR FLOW. TRANSITION DUCTS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION. DUCTS SHALL TERMINATE WITH A FULL OPENING HOOD. THE MAXIMUM LENGTH OF A 4" VENT SHALL NOT EXCEED 25' FROM THE DRYER LOCATION TO WALL OR ROOF TERMINATION. LENGTH REDUCTIONS OF 2.5' FOR 45 DEGREE BENDS AND 5' FOR 90 DEGREE BENDS ARE REQUIRED. INSTALLATIONS WHEN THIS LENGTH IS EXCEEDED SHALL BE INSTALLED IN ACCORDANCE WITH THE MFG'S INSTALLATION INSTRUCTIONS.

06400 ARCHITECTURAL WOODWORK:
FINISHED WOODS SHALL BE OF THE TYPE SPECIFIED IN THE PLANS AND SHOULD COMPLY WITH PREMIUM GRADE WORK AS DESCRIBED IN "ARCHITECTURAL WOODWORK QUALITY STANDARD" PUBLISHED BY THE ARCHITECTURAL WOODWORK INSTITUTE.

THE WOOD SHALL BE STRAIGHT AND FREE OF BLEMISHES AND OF SUFFICIENT LENGTH TO PERMIT A MINIMUM NUMBER OF JOINTS. CONDITION WOODWORK TO PREVAILING HUMIDITY CONDITIONS IN INSTALLATION AREAS PRIOR TO INSTALLING.

INSTALL WOODWORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS. INSTALL TO A TOLERANCE OF 1/8" IN 8'-0" FOR PLUMB AND LEVEL AND WITH NO VARIATIONS IN FLUSHNESS OF ADJOINING SURFACES. ANCHOR WOODWORK TO ANCHORS, OR BLOCKING BUILT-IN OR DIRECTLY ATTACHED TO SUBSTRATE SECURE WITH CONCEALED FASTENERS.

ALL SURFACES SHALL BE SANDED TO A SMOOTH SURFACE, READY FOR STAINING OR FINISH PAINTING AS PER DETAILS AND SCHEDULES.

06410 HARDWARE:
THE SCOPE OF WORK INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, TEMPLATES, EQUIPMENT AND SERVICES REQUIRED FOR, OR INCIDENTAL TO THE DELIVERY OF ALL "FINISHED HARDWARE" AS INDICATED /IMPLIED WITHIN THE DRAWINGS.

HARDWARE SHALL BE OF THE TYPE, FINISH AND MANUFACTURER SHOWN. MANUFACTURERS CATALOG NUMBERS USED HEREIN ARE INTENDED TO INDICATE THE QUALITY REQUIRED. ALTERNATE MANUFACTURERS AND PRODUCTS MAY BE SUBMITTED TO THE OWNER FOR SUBSTITUTION APPROVAL. NO OTHERS SHALL BE ACCEPTABLE.

FINISHING HARDWARE SHALL INCLUDE BUTTS, LOCKSETS, PULLS, ETC. THE CONTRACTOR SHALL PROVIDE CATALOG CUTS FOR ALL ITEMS PRIOR TO ORDERING HARDWARE.

PROVIDE ALL ROUGH HARDWARE INCLUDING BOLTS, NAILS, SPIKES, SCREWS, ANCHOR BOLTS, EXPANSION SHIELDS AND OTHER ITEMS AS REQUIRED TO ASSEMBLE OR SECURE THE WORK SHOWN OR SPECIFIED HEREIN.

FURNISH HARDWARE TEMPLATES IN A TIMELY MANNER TO THE VARIOUS AFFECTED TRADES FOR COORDINATION OF THEIR WORK.

06420 PLASTIC LAMINATE:
SURFACES SHALL BE OF THE TYPE, GRADE FINISH, PATTERN AND MANUFACTURER SHOWN.

MATERIALS SHALL EQUAL OR EXCEED PERFORMANCE STANDARDS FOR HIGH PRESSURE DECORATIVE LAMINATE. FABRICATION SHALL COMPLY WITH "ARCHITECTURAL WOODWORK QUALITY STANDARDS, GUIDE SPECIFICATIONS AND QUALITY CERTIFICATION PROGRAM" GUIDELINE OF THE ARCHITECTURAL WOODWORK INSTITUTE.

PLASTIC LAMINATE AND/OR METAL LAMINATE MUST BE BONDED TO SUITABLE SUBSTRATES SUCH AS PLYWOOD, USING "LOCKWELD" BRAND CONTACT ADHESIVES, FOLLOWING ITS INSTRUCTIONS TO ASSURE PERMANENT BONDING.

TO AVOID STRESS CRACKING, SQUARE CUT INSIDE CORNER SHOULD BE AVOIDED. ALL INSIDE CORNERS SHOULD HAVE A MINIMUM OF 1/8" RADIUS. ALL EDGES SHOULD BE ROUTED SMOOTH. ASSEMBLED PIECES SHOULD MEET SPECIFICATIONS OF DLPA (DECORATIVE LAMINATE PRODUCTS ASSOCIATION) AND ANSI-A-1612 WHEN APPLICABLE.

07900 SEALANT:
PROVIDE NON-ELASTOMERIC BUTYL RUBBER SEALANT COMPLYING WITH F.S.II-S-01657 TYPE I, PAINTABLE. INSTALL SEALANT NEATLY, MASKING WHERE NECESSARY, IN ACCORDANCE WITH MANUFACTURERS PRINTED INSTRUCTIONS.

THERMAL AND MOISTURE PROTECTION:
APPLY WATERPROOF MEMBRANE AT TOILET ROOMS AND KITCHENETTE FLOORS AND 6" BASE. THINSET APPLICATION WITH LATIOCRETE ACRYLIC WATERPROOFING ADDITIVE.

INSULATION:
THE CONTRACTOR SHALL COMPLETE ALL BUILDING INSULATION WORK AS REQUIRED BY CODE/INDICATED ON DRAWINGS/AND/OR IMPLIED.

INSULATION SHALL BE FIBERGLASS BATT WITH KRAFT PAPER VAPOR BARRIER AS MANUFACTURED BY OWENS CORNING OR AN APPROVED EQUAL.

08800 GLASS AND GLAZING:
PROVIDE GLASS AND GLAZING AS SHOWN, AS MANUFACTURED BY PPG, OR APPROVED EQUAL PRODUCTS BY OTHER MANUFACTURERS. COMPLY WITH RECOMMENDATIONS OF FLAT GLASS MARKETING ASSOCIATION (FGUA) "GLAZING MANUAL" AND "SEALANT MANUAL" EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE INDICATED. PROVIDE MATERIALS OBTAINED FROM ONE SOURCE FOR EACH TYPE OF GLASS AND GLAZING PRODUCT INDICATED.

WHERE SAFETY GLASS IS INDICATED OR REQUIRED BY AUTHORITIES HAVING JURISDICTION, PROVIDE THE TYPE OR PRODUCTS WHICH COMPLY WITH ANSI Z97.1.

FABRICATE GLASS TO SIZES REQUIRED FOR GLAZING OPENINGS WITH EDGE CLEARANCE AND TOLERANCES COMPLYING WITH RECOMMENDATIONS OF GLASS MANUFACTURER.

09250 GYPSUM DRYWALL SYSTEMS:
PROVIDE ALL GYPSUM DRYWALL MATERIALS THROUGHOUT THE WORK PRODUCED BY ONE MANUFACTURER. PROVIDE METAL STUDS AND FRAMING MEMBERS OF TYPES, GAUGES, SIZES, AND CORROSIVE RESISTANCE TREATMENTS AS SHOWN.

STUDS AND FRAMING:
SEE DRAWINGS FOR SIZE AND SPACING -
ALL WOOD FRAMING MEMBERS SHALL BE #2 DOUGLAS FIR

BACKER PLATES: 20 GAUGE GALVANIZED.

HANGER WIRE: GALVANIZED SOFT TEMPER STEEL WIRE, SIZED IN ACCORDANCE WITH ASTM C-754.

HANGER ANCHORAGE: PROVIDE CONCRETE INSERTS, CLIPS BOLTS, SCREWS, AND OTHER DEVICES APPLICABLE TO THE INDICATED METHOD OF STRUCTURAL ANCHORAGE FOR CEILING HANGERS.

FURRING ANCHORAGE: 16 GAUGE GALVANIZED WIRE TIES, MANUFACTURERS STANDARD WIRE-TYPE CLIPS, BOLTS, NAILS, OR SCREWS, IN ACCORDANCE WITH ASTM C-754.

METAL TO METAL WITHIN THE DRYWALL SYSTEM: 3/8" TYPE 'S' OR S-12, PAN HEAD.

ADHESIVES: AS RECOMMENDED BY THE GYPSUM BOARD MANUFACTURER.

TRIM ACCESSORIES:
PROVIDE TRIM ACCESSORIES OF THE SIZES REQUIRED FOR THE DRYWALL APPLICATIONS SHOWN SPECIFIED, FABRICATED FROM GALVANIZED STEEL, AND OF THE FOLLOWING TYPE:

PROVIDE DRYWALL MOLDING OF THE TYPE AND SIZE INDICATED. PROVIDE METAL CORNER BEAD AT EXTERNAL CORNERS WITH SMOOTH RIGID NOSE AND PERFORATED AND KNURLED FLANGES. CONCEAL FLANGES WITH AT LEAST 2 COATS OF JOINT COMPOUND FEATHERED OUT APPROXIMATELY 9" ON BOTH SIDES OF THE EXPOSED METAL.

WHERE DRYWALL ABUTS OR INTERSECTS DISSIMILAR CONSTRUCTION, PROVIDE SQUARE EDGE SEMI-FINISHING CASING BEAD (NO JOINT COMPOUND TREATMENT NECESSARY).

TAPE AND JOINT MATERIAL SHALL BE APPLIED TO THE JOINTS APPROXIMATELY FOUR (4) INCHES WIDE. THIS IS TO BE IN THE NORMAL THREE COAT PROCESS, ALLOWING 24 HOURS DRYING TIME BETWEEN COATS. ALL NAILS, SCREWS, HEADS OR DIMPLES SHALL ALSO RECEIVE A THREE-COAT FINISH USING THE SAME MATERIAL AND MANNER AS FOR THE JOINTS.

SAND SMOOTH ALL JOINTS AND SURFACES AND HAVE THEM READY TO RECEIVE THE WALL FINISH. VERIFY THAT THE EXISTING WALL SURFACES, IF ANY, ARE SMOOTH AND SUITABLE, AS A SUBSTRATE FOR THE FINISH SCHEDULE.

GYPSUM BOARD:
UNLESS OTHERWISE NOTES 3/8" THICK TYPE "X" - MOLD RESISTANT - WALLS AND CEILINGS.

ASTM C36, TAPED EDGES.

09900 PAINTING:
PROVIDE PAINTING AS SHOWN OR SPECIFIED. THE TERM "PAINT" INCLUDES ALL OPAQUE OR NATURAL, PRIME, INTERMEDIATE OR FINISH COATS OF FIELD APPLIED COATINGS. APPLY PAINT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. USE APPLICATIONS AND TECHNIQUES BEST SUITED FOR SUBSTRATE AND TYPE OF MATERIAL BEING APPLIED.

PROVIDE TOP OF THE LINE PAINT PRODUCTS MANUFACTURED BY ONE OF THE FOLLOWING MANUFACTURERS. ALL DESCRIPTIONS BASED ON:
SHERWIN-WILLIAMS
BENJAMIN MOORE, PPG INDUSTRIES
PRATT & LAMBERT
GLIDDEN, NAPCO, BUTE

PROVIDE SUITABLE COVERING TO PROTECT WORK, THE WORK OF OTHERS AND ADJACENT SURFACES AND OBJECTS. REMOVE OR PROTECT SUCH ITEMS AS HARDWARE, ACCESSORIES, PLATES, LIGHT FIXTURES AND SIMILAR ITEMS PLACED PRIOR TO PAINTING. REPOSITION OR REMOVE PROTECTION UPON COMPLETION OF EACH SPACE.

PREPARE SURFACES TO RECEIVE PAINT. THOROUGHLY CLEAN OFF GRIME, GREASE, DIRT, CHALK, DUST, LOOSE MATERIALS AND OTHER SUBSTANCES THAT MAY INTERFERE WITH PROPER ADHESION OF PAINT. PAINT DRY SURFACES ONLY. SAND LIGHTLY BETWEEN EACH SUCCEEDING COAT OF PAINT.

FILL DENTS, CRACKS, HOLLOW PLACES, OPEN JOINTS AND OTHER IRREGULARITIES WITH AN APPROVED FILLER SUITABLE FOR THE PURPOSE. AFTER SETTING, SAND TO A SMOOTH, HARD FINISH.

CLEAN OFF ALL PAINT SPATTER OCCURRING ON ADJACENT WORK. REPAIR OR REPLACE WITH NEW APPROVED MATERIAL. ALL SURFACES DEFACED AS A RESULT OF WORK OF THIS SECTION AND LEAVE WORK IN A CLEAN, ACCEPTABLE CONDITION.

DRYWALL: PRIME GYPSUM BOARD SURFACES WITH A LATEX PRIMER AND APPLY TWO COATS OF ACRYLIC LATEX "EGGSHELL" FINISH.

METAL DOORS AND FRAME: PRIME DOORS AND FRAMES WITH ENAMEL PRIMER AND APPLY TWO COATS OF SEMI-GLOSS ENAMEL PAINT - COLOR TO BE SELECTED BY OWNER.

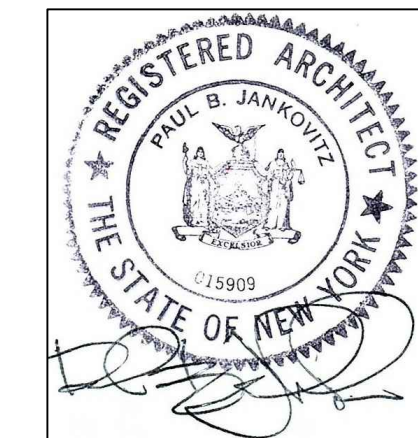


PAUL B. JANKOVITZ, R.A.
ARCHITECT/PLANNER
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62 YALE COURT
KINGSTON, NEW YORK 12401
845-532-3464
PBJAIA@AOL.COM

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

MUSG BEACH LLC
597 MINK HOLLOW ROAD
LAKE HILL, NY 12448

SBL: 15-2-2
4.45 ACRES



REVISIONS		
NO.	DATE	DESCRIPTION

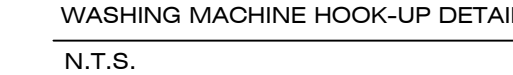
MUSG BEACH LLC
597 MINK HOLLOW ROAD
LAKE HILL, NY 12448

DATE:
6-26-26
PROJECT NO.
062526 MHR
SCALE:
1 / 4 " = 1' - 0'
DRAWING NO.
A-12.0

1. THE ENTIRE INSTALLATION SHALL CONFORM TO THE PRINCIPALS AND PRACTICES OF THE NEW YORK STATE 2025 PLUMBING CODE. ALL HEATING EQUIPMENT, ACCESSORIES AND APPURTENANCES SHALL BE UL LISTED AND INSTALLED IN ACCORDANCE WITH NEW YORK STATE PLUMBING CODE 2025
2. WORKMANSHIP - PROVIDE NEAT MECHANICAL APPEARANCE. CONCEAL ALL PIPING IN FINISHED AREAS.
3. MATERIALS - PROVIDE THE BEST-ACCEPTED INDUSTRY STANDARD EQUIPMENT AND MATERIALS.
4. GUARANTEE - CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP, MATERIALS, AND PERFORMANCE FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF COMPLETION AND ACCEPTANCE OF THIS WORK. THE CONTRACTOR SHALL PROMPTLY CORRECT, WITHOUT COST TO THE OWNER, SUCH DEFECTS UPON NOTICE FROM THE OWNER TO DO SO.
5. CODES, PERMITS, INSPECTIONS - COMPLY WITH PLUMBING CODE REQUIREMENTS OF THE MUNICIPALITY IN WHICH LOCATED, THE BUILDING CODE OF NEW YORK STATE AND PLUMBING CODE OF NEW YORK STATE. MATERIALS PER CODE HERE WITHIN MENTIONED. FURNISH PERMIT AND CERTIFICATE OF FINAL INSPECTION FROM MUNICIPALITY. CONTRACTOR SHALL PAY ALL FEES AND INSPECTIONS AND SAME SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
6. ROOF PENETRATIONS - ALL ROOF PENETRATIONS AS REQUIRED FOR PLUMBING VENTS, SHALL BE MADE BY THE PLUMBING SUBCONTRACTOR. PLUMBING CONTRACTOR SHALL DO ALL CUTTING, FITTING, AND PATCHING NECESSARY AS A PART OF HIS CONTRACT TO PROVIDE FOR HIS PIPING EQUIPMENT. THE PLUMBING CONTRACTOR SHALL LAYOUT ALL PLUMBING FACILITIES IN ADVANCE OF POURING SLABS AND OR LAYING OUT WALLS OR CHASES.
7. TESTING - LABOR, MATERIAL, INSTRUMENTS AND POWER REQUIRED FOR TESTING SHALL BE FURNISHED BY THIS CONTRACTOR.
8. ALL DEFECTIVE WORK SHALL BE PROMPTLY REPAIRED OR REPLACED AND THE TESTS SHALL BE REPEATED UNTIL THE PARTICULAR SYSTEM AND COMPONENT PARTS THEREOF RECEIVE THE APPROVAL OF THE ARCHITECT.
9. SUBCONTRACTORS SHALL COORDINATE WORK WITH ALL OTHER TRADES.
10. THE CONTRACTOR SHALL PROVIDE SHUT OFF VALVES AT ALL FIXTURES AND APPLIANCES.
11. THE CONTRACTOR SHALL INSULATE HOT AND COLD WATER SUPPLIES. PROVIDE NON- FREEZE OUTDOOR HOSE BIBS, (1 LOCATION REQUIRED).
12. INSULATE WATER SERVICE AND PROTECTED FROM FREEZING WHERE EXPOSED IN UNHEATED SPACES, I.E. BASEMENT.

J. STUFF SOUND INSULATION BEHIND ALL PLUMBING CHASES AND PIPES. FIRE CAULK AT FLOOR PENETRATIONS AND FIRE WALLS WITH HILTI FIRE CAULK.

WALL SWITCHES: 4'-0"
CONVENIENCE OUTLETS 3'-8" AT COUNTERS
CONVENIENCE OUTLETS 1'-6"



NOTE:
GROUNDING CONDUCTOR
SHALL BE CONTINUOUS SO
THAT REMOVAL OF DEVICE
WILL NOT INTERFERE WITH
CONDUCTOR CONTINUITY.

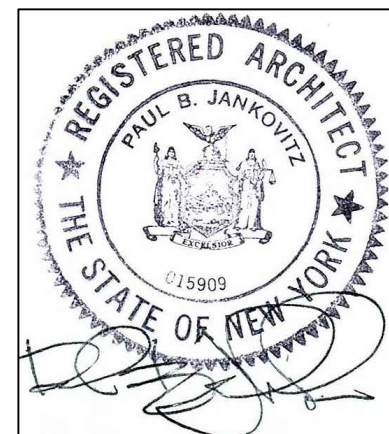
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- | | |
|---|--|
|  | CARBON MONOXIDE / SMOKE DETECTOR |
|  | SMOKE DETECTOR |
|  | NEW HALLO LED RECESSED CEILING LIGHT FIXTURE |
|  | NEW PENDANT LIGHT (FIXTURE BY OWNER) |
|  | NEW EXTERIOR WALL LIGHT |
|  | NEW DUPLEX WALL OUTLET |
|  | NEW DUPLEX WALL OUTLET W/ GROUND FAULT INTERRUPT |
|  | APPLIANCE OUTLET ELEC. STOVE DRYER - 220-240 V 40 AMPS |
|  | WALL LIGHT SWITCH |
|  | THREE WAY WALL LIGHT SWITCH |
|  | EXHAUST FAN WITH LIGHT NUTONE OR EQUAL 50 CFM 1/2 BATH 75 CFM FULL BATH ALL EXHAUST DUCTWORK MUST EXTEND TO EXTERIOR (3'0" MIN.) |
|  | ELEC. JUNCTION BOX COORDINATE ELEC. REQUIREMENTS WITH MECHANICAL CONTRACTOR |

MUSG BEACH LLC
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REVISIONS

[illegible]

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597 MINK HOLLOW ROAD

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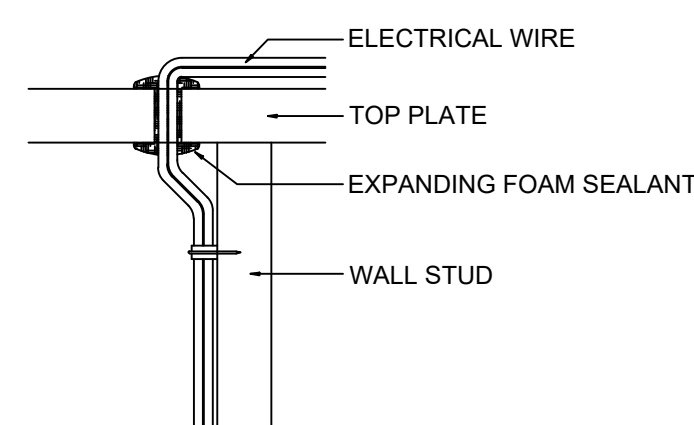
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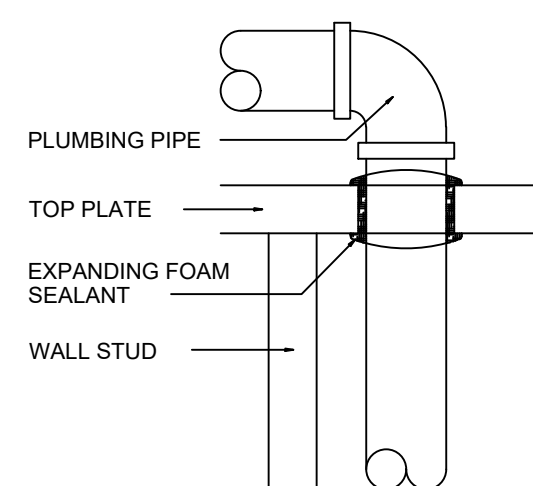
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RenewAire
Energy Recovery Ventilation

COMBI ON DEMAND
HOT WATER HEATER

AIR SEAL AT TOP PLATE
ELECTRICAL
PENETRATION



AIR SEAL AT PIPE PENETRATIONS