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CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL AND PLUMBING CODE BOOKS.

ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

DATE: 10/15/2010
 DRAWN BY: JRG
 CHECKED BY: JRG

PROJECT: PROPOSED RESIDENCE
 ADDRESS: 1000 10TH AVENUE, NEW YORK, NY 10018

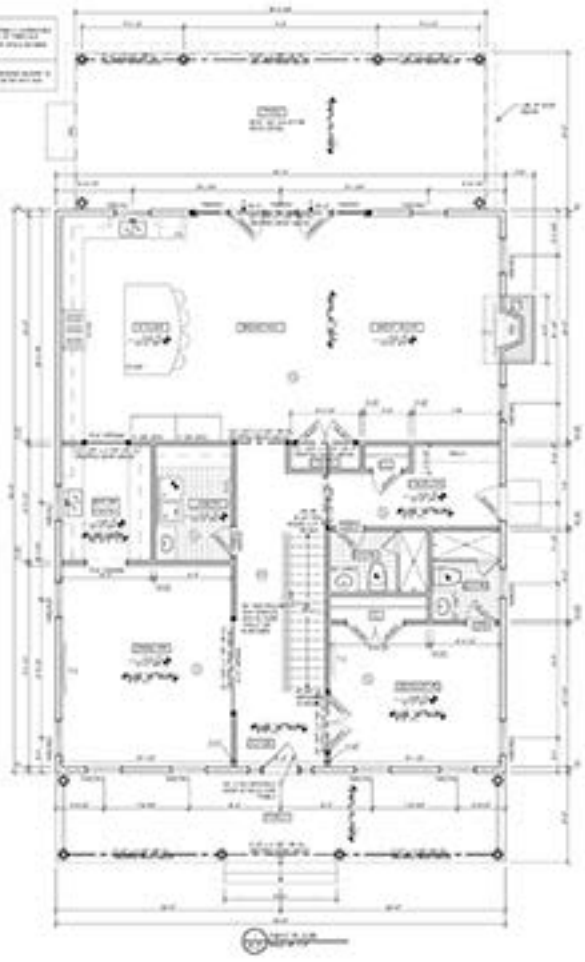
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FOUNDATION & BASEMENT FLOOR PLAN

Sheet No: **A-1**

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



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 SOUTH HAVEN, CT

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 SOUTH HAVEN, CT 06488
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 FAX: 203-388-1115
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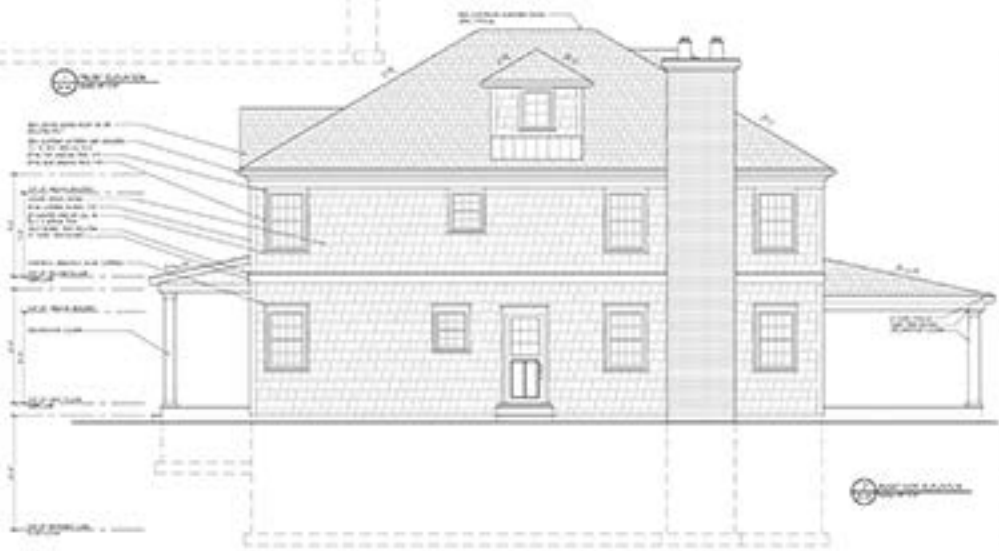
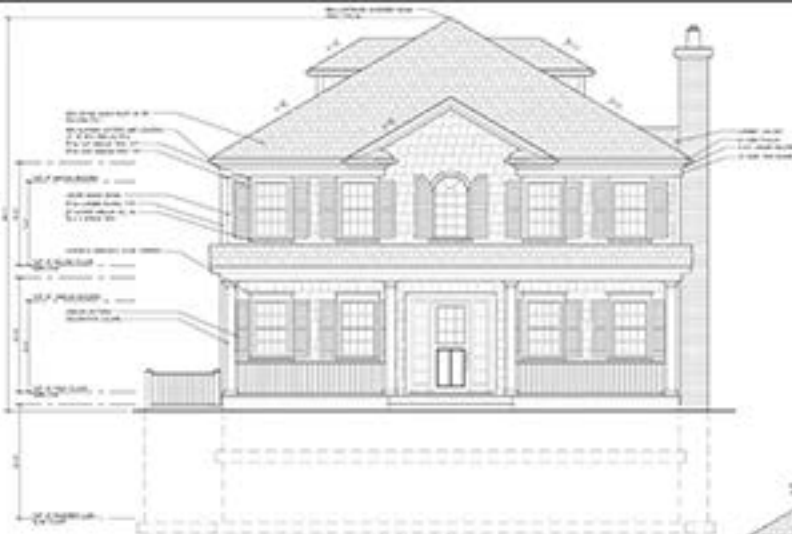
DATE:	11/11/11
PROJECT:	PROPOSED RESIDENCE
CLIENT:	MR. & MRS. J. & M. SMITH
SCALE:	AS SHOWN

NO. 1114 WESTBURY DRIVE
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PROPOSED RESIDENCE
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FIRST & SECOND FLOOR PLAN



1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND THE NATIONAL BUILDING CODE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.

5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND MANNER THROUGHOUT THE CONSTRUCTION PROCESS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE MATERIALS IN AN APPROPRIATE MANNER.

7. THE CONTRACTOR SHALL MAINTAIN THE SURROUNDING AREA CLEAN AND FREE OF OBSTRUCTIONS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EMPLOYMENT RECORDS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY RECORDS.

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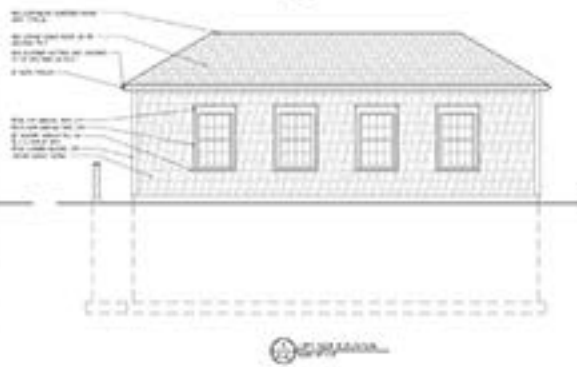
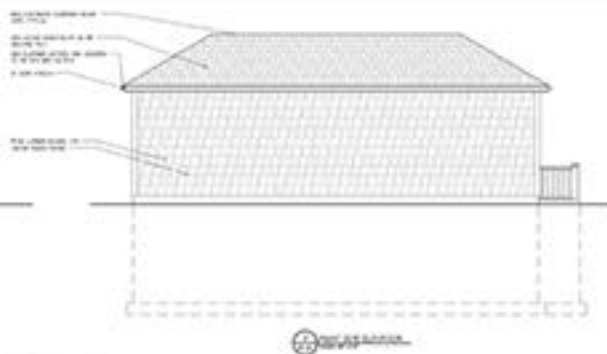
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY RECORDS.

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FRONT & RIGHT SIDE ELEVATION

A-4



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 SOUTH HAVEN, CT 06488
 DATE: 11-10-12
 SCALE: AS SHOWN

PROJECT NO.	12-012
DATE	11-10-12

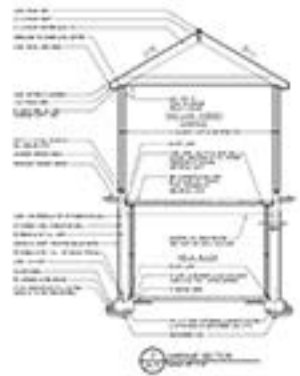
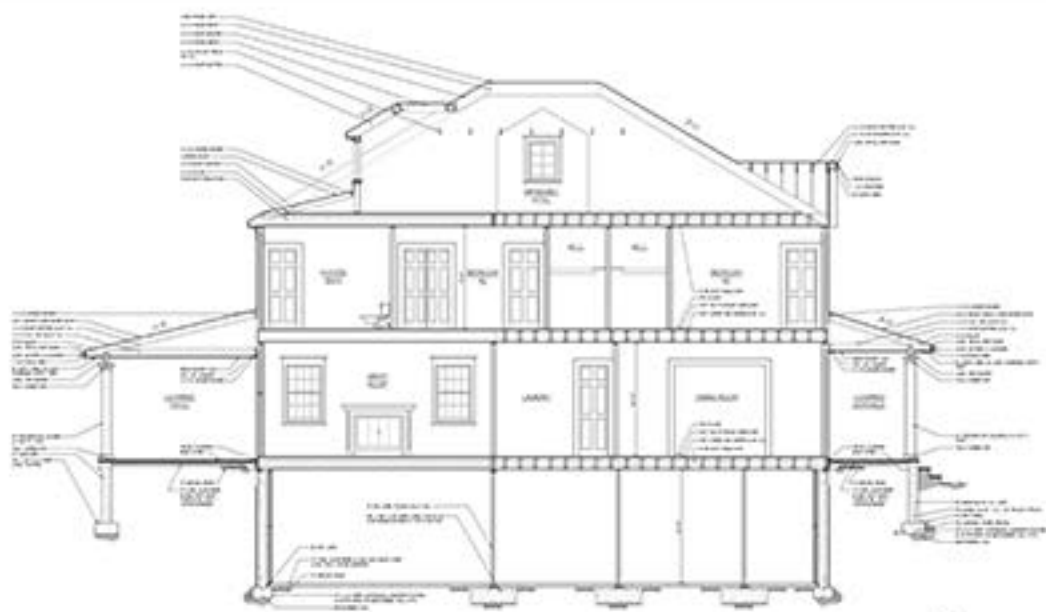


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GARAGE ELEVATIONS

Scale: 1/8" = 1'-0"
A-6



1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN OR AS NOTED.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
 4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
 5. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
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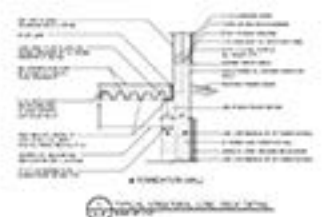
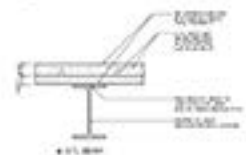
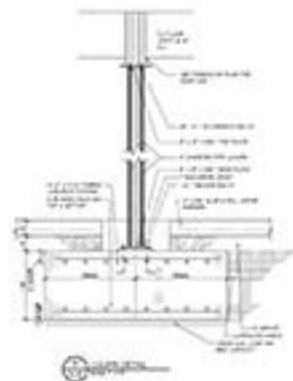
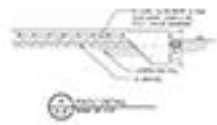
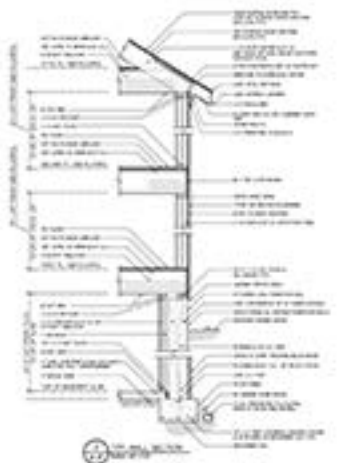
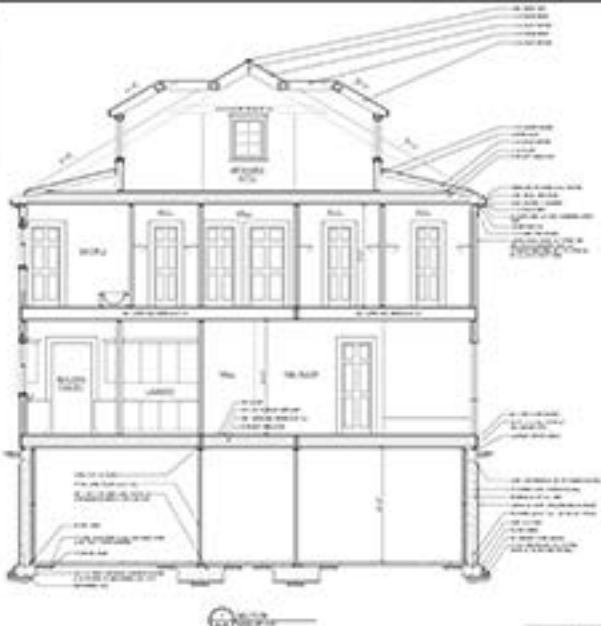
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 10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

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SECTION

A-7



1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).

2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

4. ALL FINISHES SHALL BE AS NOTED ON THE FINISH SCHEDULE.

5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

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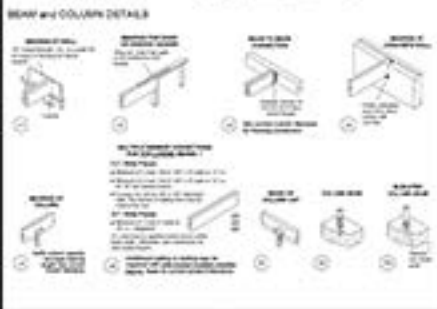
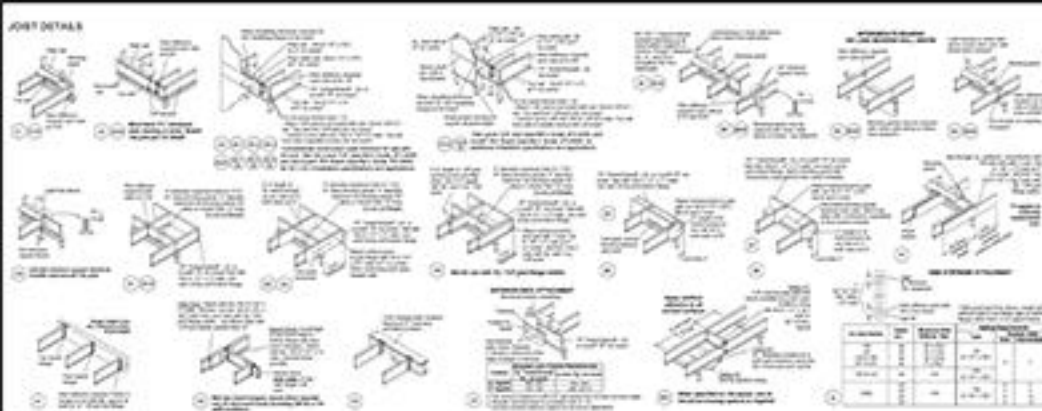
45. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.


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 in new york, new york, ny and los angeles, california

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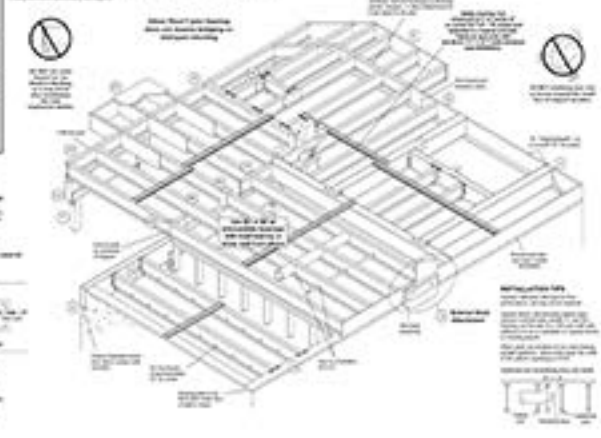
Scale: 1/8" = 1'-0"
SECTIONS & DETAILS

Sheet No. **A-8**
 Date: 10/15/14



PERMITTED CONNECTIONS

JOIST	BEAM	COLUMN
2x10	4x6	4x4
2x12	4x8	4x6
2x14	4x10	4x8
2x16	4x12	4x10
2x18	4x14	4x12
2x20	4x16	4x14
2x22	4x18	4x16
2x24	4x20	4x18
2x26	4x22	4x20
2x28	4x24	4x22
2x30	4x26	4x24
2x32	4x28	4x26
2x34	4x30	4x28
2x36	4x32	4x30
2x38	4x34	4x32
2x40	4x36	4x34
2x42	4x38	4x36
2x44	4x40	4x38
2x46	4x42	4x40
2x48	4x44	4x42
2x50	4x46	4x44
2x52	4x48	4x46
2x54	4x50	4x48
2x56	4x52	4x50
2x58	4x54	4x52
2x60	4x56	4x54
2x62	4x58	4x56
2x64	4x60	4x58
2x66	4x62	4x60
2x68	4x64	4x62
2x70	4x66	4x64
2x72	4x68	4x66
2x74	4x70	4x68
2x76	4x72	4x70
2x78	4x74	4x72
2x80	4x76	4x74
2x82	4x78	4x76
2x84	4x80	4x78
2x86	4x82	4x80
2x88	4x84	4x82
2x90	4x86	4x84
2x92	4x88	4x86
2x94	4x90	4x88
2x96	4x92	4x90
2x98	4x94	4x92
2x100	4x96	4x94



ALLOWABLE HOLES - Top Joists

Table A - 2x10 to 2x12

JOIST SIZE	HOLE DIAMETER	ALLOWABLE SPACING
2x10	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"
2x12	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"

Table B - 2x14 to 2x40

JOIST SIZE	HOLE DIAMETER	ALLOWABLE SPACING
2x14	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"
2x16	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"
2x18	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"
2x20	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"
2x22	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"
2x24	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"
2x26	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"
2x28	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"
2x30	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"
2x32	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"
2x34	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"
2x36	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"
2x38	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"
2x40	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"

ALLOWABLE HOLES - Headers and Beams

Table A - 4x6 to 4x12

HEADER/BEAM SIZE	HOLE DIAMETER	ALLOWABLE SPACING
4x6	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"
4x8	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"
4x10	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"
4x12	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"

Table B - 4x14 to 4x24

HEADER/BEAM SIZE	HOLE DIAMETER	ALLOWABLE SPACING
4x14	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"
4x16	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"
4x18	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"
4x20	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"
4x22	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"
4x24	1/2"	12"
	5/8"	12"
	3/4"	12"
	1"	12"

WARNING

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FRANCS

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DATE: 01/15/2010
 DRAWN BY: JRG
 CHECKED BY: JRG

NO. 100
 SHEET NO. A-10

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