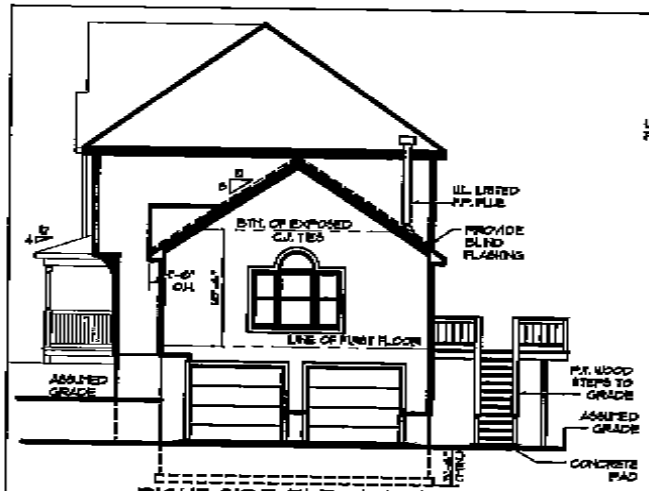
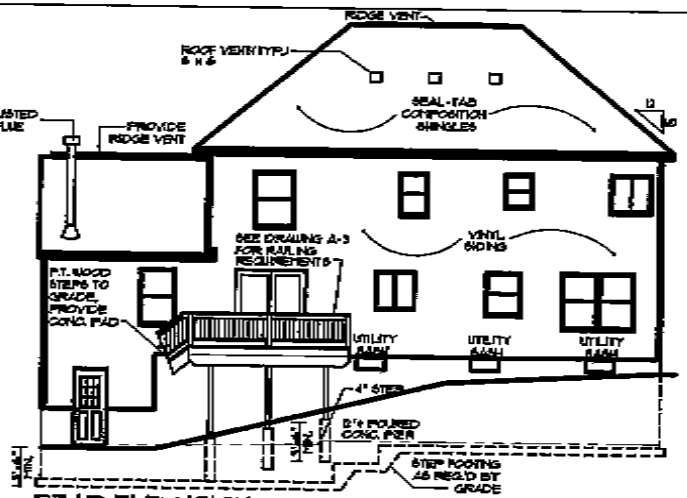
6/18



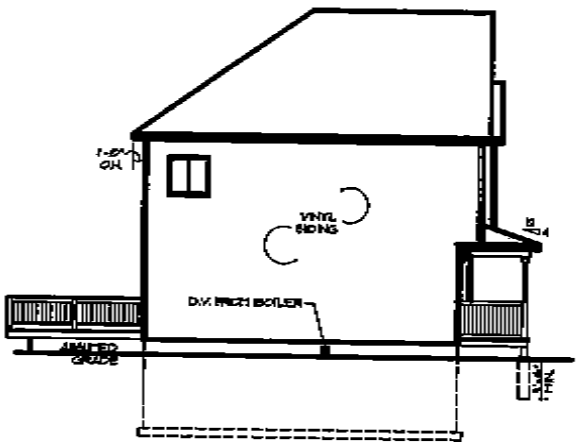
RIGHT SIDE ELEVATION

SCALE : 1/8" = 1'-0"



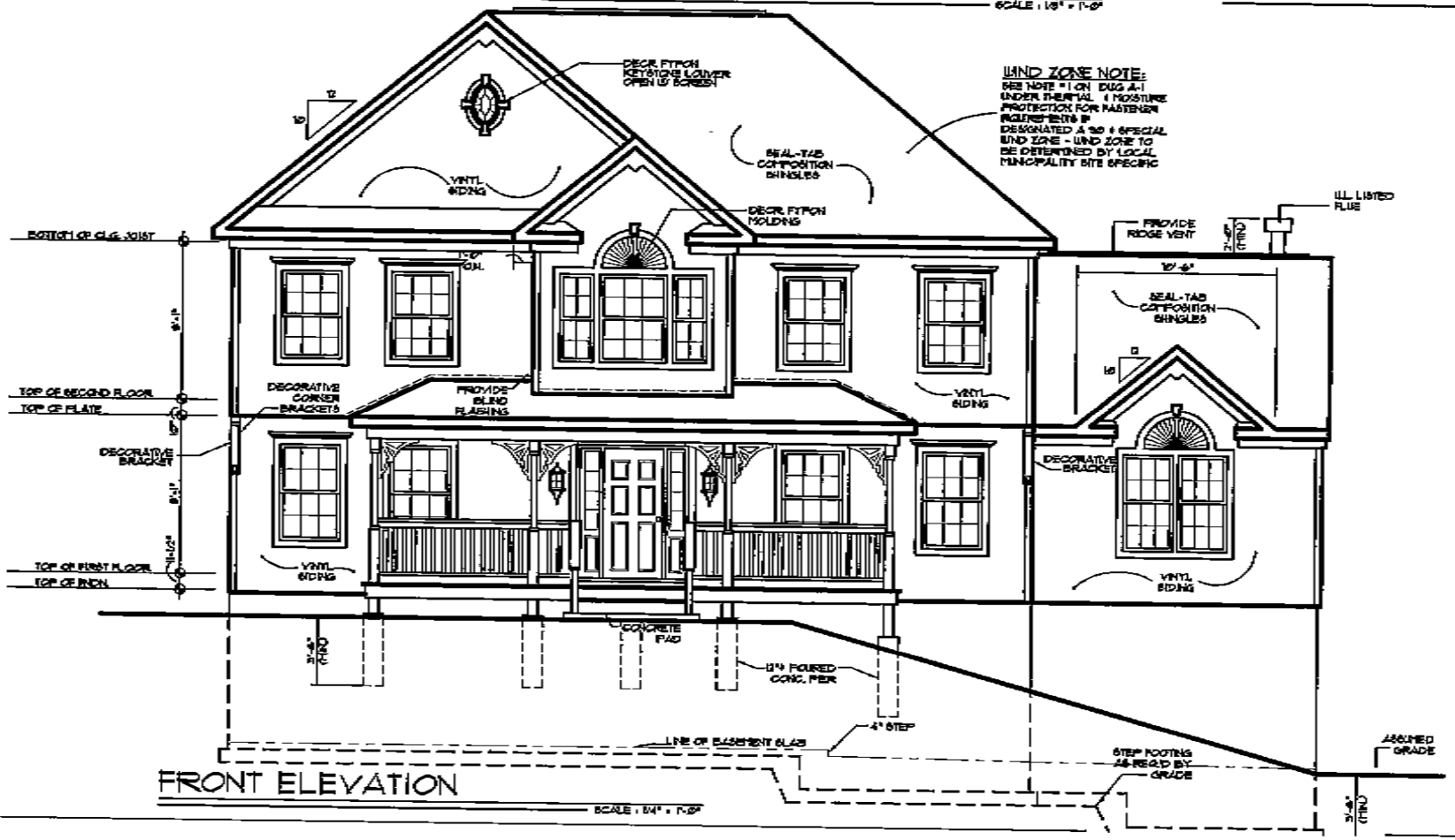
REAR ELEVATION

SCALE : 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE : 1/8" = 1'-0"



FRONT ELEVATION

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

Drago Architects
Design & Planning Consultants
201 WARD STREET SUITE J
MONTGOMERY, NY. 12549
(845) 457-9782

BUILDER:
MAKAN LAND DEV. L.L.C.

MODEL:
THE SHERWOOD II

JOB LOCATION:
LOT # 1
POUGHQUAG COUNTRY ACRES
TAX SEESHAN
DUTCHESS COUNTY, NEW YORK

JOB #	[illegible]
DATE	OCTOBER 2007
SCALE	AS SHOWN
DWN BY	RDMH

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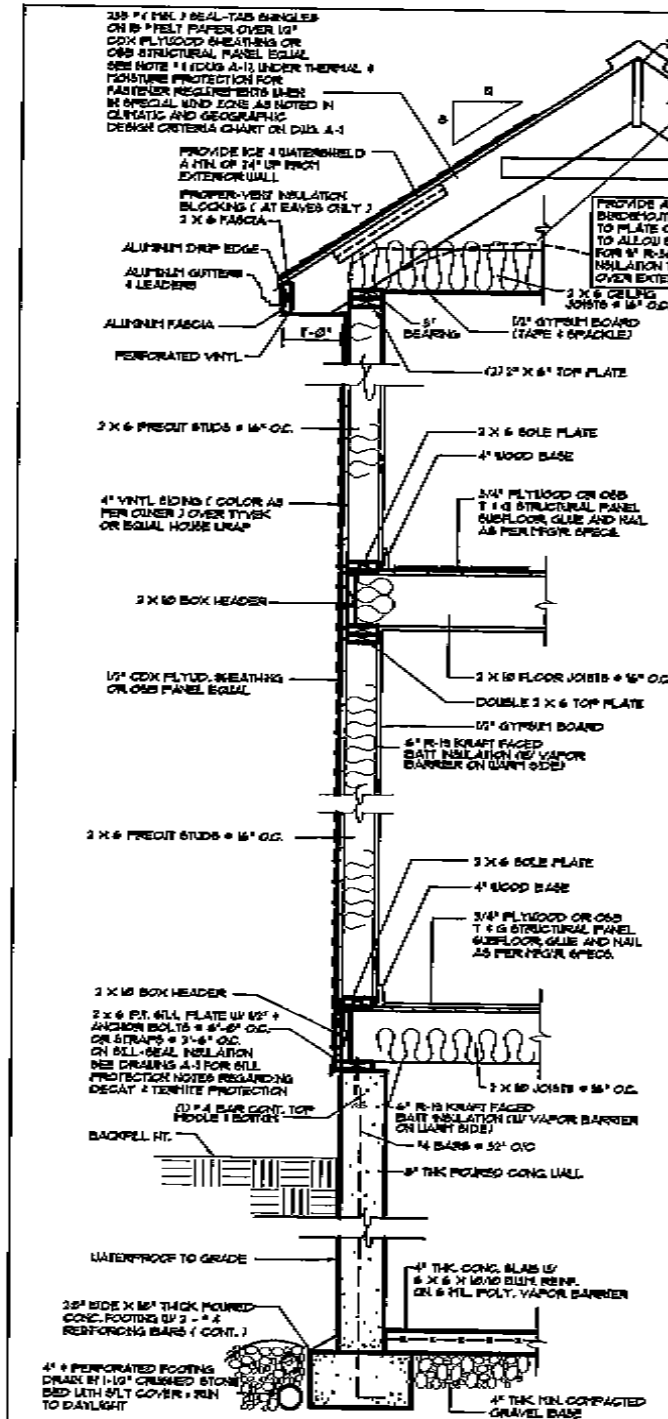
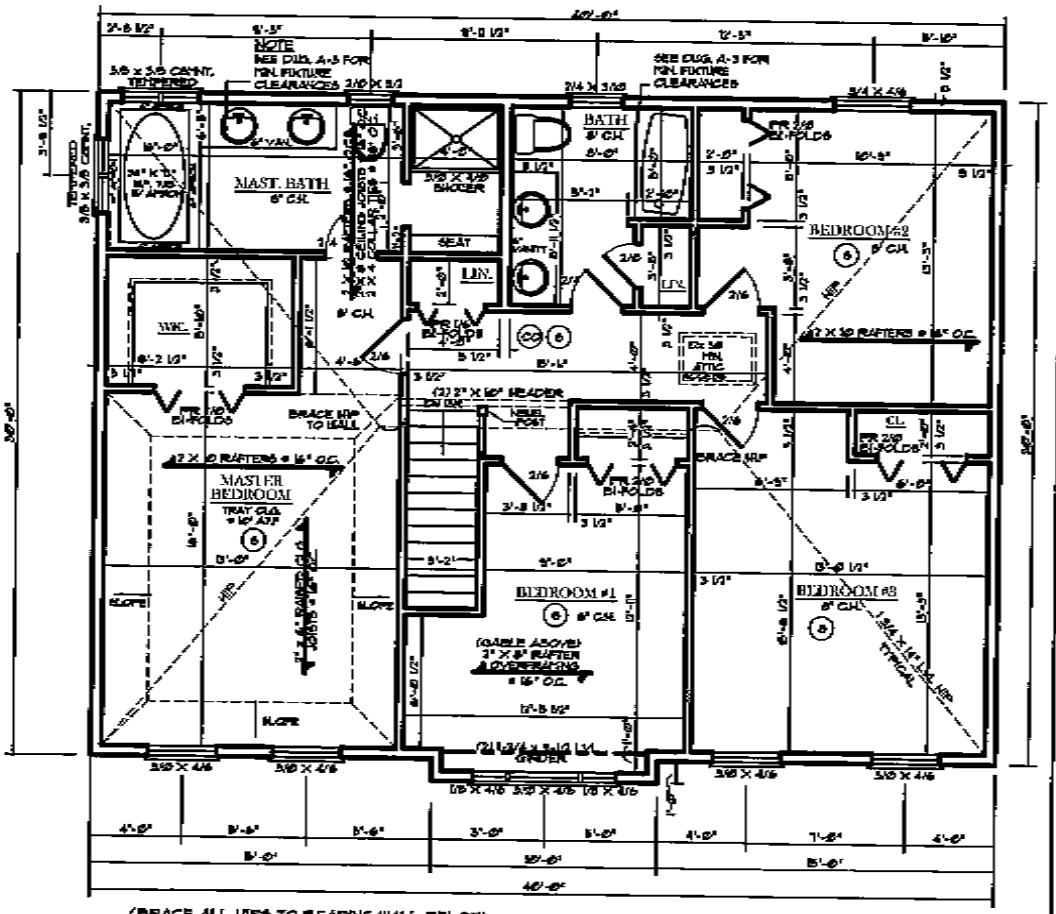


TYPICAL WALL SECTION

SCALE 3/4" = 1'-0"



(BRACE ALL HIPS TO BEARING WALL BELOW)

SECOND FLOOR PLAN

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

WINDOW SIZES ARE BASED UPON CAPITOL WINDOWS 9555 SERIES VINYL DOUBLE HUNG WITH HIGH PERFORMANCE LOW-E GLAZING
FLASH AND INSTALL PER MANUFACTURERS SPECIFICATIONS

NOTE CO: CARBON MONOXIDE ALARM
INSTALL AS PER MFGRS. INSTALLATIONS INSTRUCTIONS

NOTE S : SMOKE DETECTOR
ALL SMOKE DETECTORS TO BE HARD WIRED AND INTER-CONNECTED AND HAVE BATTERY BACKUP

DATE	REVISION

EMERGENCY EGRESS NOTE:

1. ALL GROUND FLOOR SLEEPING AREA AND BASEMENTS THAT ARE FINISHED AS HABITABLE SPACE SHALL HAVE AN EMERGENCY ESCAPE & RESCUE OPENING W/ A MINIMUM NET CLEAR OPENING OF 5 SQUARE FT.
2. ALL SECOND FLOOR SLEEPING AREA SHALL HAVE AN EMERGENCY ESCAPE & RESCUE OPENING W/ A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT.
3. ALL EMERGENCY ESCAPE & RESCUE OPENINGS (1 & 2 ABOVE) SHALL HAVE MINIMUM NET CLEAR OPENING HEIGHT OF 24", A MINIMUM NET CLEAR WIDTH OF 20" & A SILL HEIGHT OF NO MORE THAN 44" ABOVE THE FLR
4. THE CONTRACTOR SHALL VERIFY THAT ALL WINDOWS USED MEET THESE REQUIREMENTS.

ENERGY NOTE :

SEE RES CHECK COMPLIANCE REPORT INCLUDED WITH PLAN SUBMISSION FOR MINIMUM U-FACTOR REQUIREMENTS FOR WINDOWS AND DOORS, AND ANNUAL AFUE RATING FOR BOILER/FURNACE (RESIDENTIAL JOBS ONLY).

BUILDING INSPECTOR NOTE :

THESE PLANS ARE NOT VALID FOR A BUILDING PERMIT UNLESS ORIGINALLY SIGNED AND SEALED IN RED BY ARCHITECT. BLUEPRINTS OR PHOTO COPIES OF SEAL AND SIGNATURE ARE INVALID. THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY BY THE PERSON WHOSE NAME APPEARS ON THE PLANS.

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Drago Architects
Design & Planning Consultants
231 WARD STREET SUITE 3
MONTGOMERY, NY. 12549
(845) 457-3732

BUILDER:
MAKAN LAND DEV. L.L.C.

MODEL:
TEE SHERWOOD II

JOB LOCATION:
LOT # 1
POUGHQUAG COUNTY ACRES
TO BERGMAN
DUTCHESS COUNTY, NEW YORK

JOB #	07-29
DATE	OCTOBER 2007
SCALE	AS SHOWN
DWN BY	RDWN

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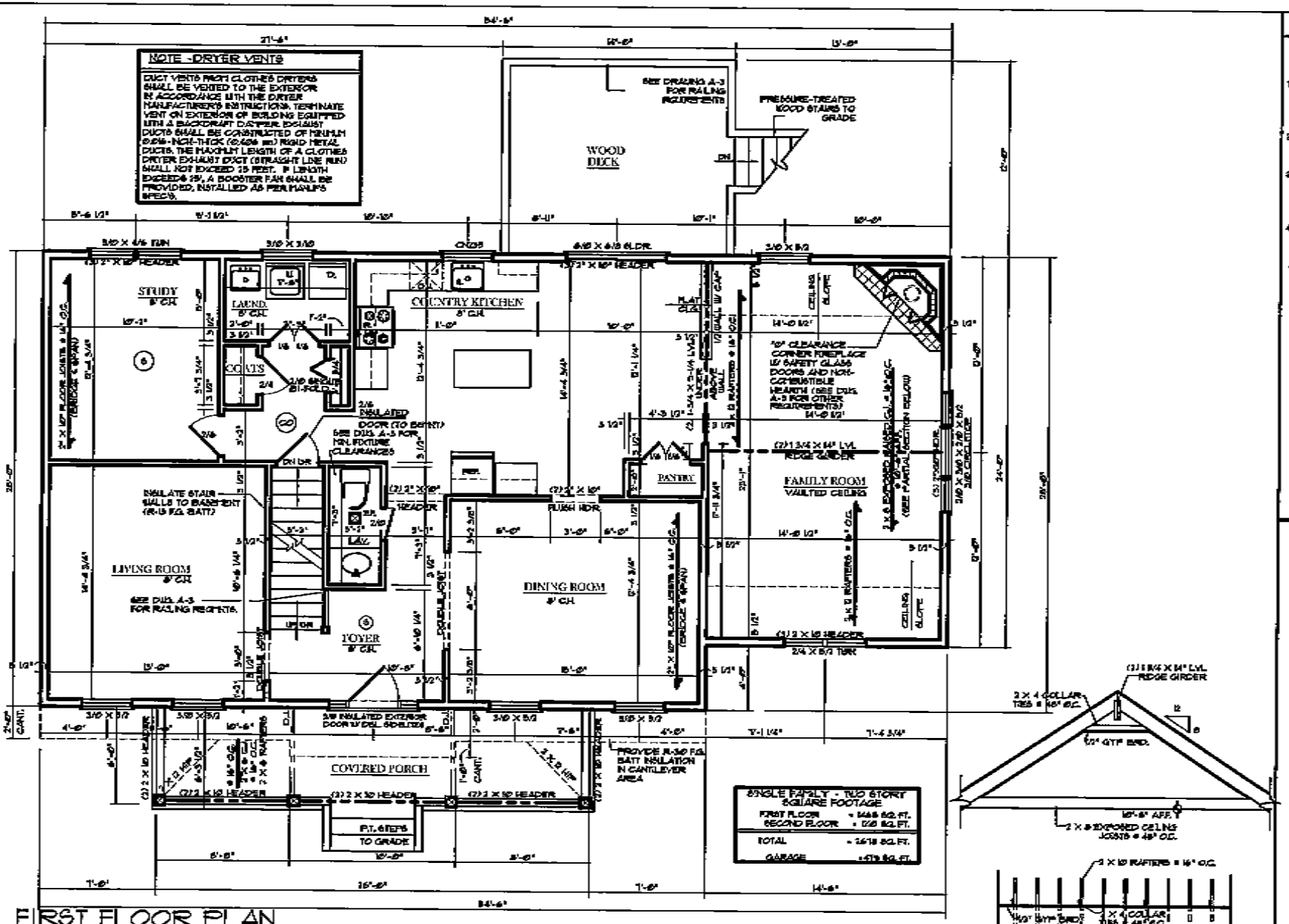
NOTE - DRYER VENTS

DUCT VENTS FROM CLOTHES DRYERS SHALL BE VENTED TO THE EXTERIOR IN ACCORDANCE WITH THE DRYER MANUFACTURER'S INSTRUCTIONS. TERMINATE VENT ON EXTERIOR OF BUILDING EQUIPPED WITH A BACKDRAFT DAMPER. EXHAUST DUCTS SHALL BE CONSTRUCTED OF MINIMUM 0.016-INCH-THICK (0.406 mm) RIGID METAL DUCTS. THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT (STRAIGHT LINE RUN) SHALL NOT EXCEED 15 FEET. IF LENGTH EXCEEDS 15', A BOOSTER FAN SHALL BE PROVIDED, INSTALLED AS PER MANUF'S SPECS.



FIRST FLOOR PLAN

WINDOW SIZES ARE BASED UPON CAPITOL WINDOWS 5555 SERIES VINYL DOUBLE HUNG WITH HIGH PERFORMANCE LOW-E GLAZING
FLASH AND INSTALL PER MANUFACTURERS SPECIFICATIONS

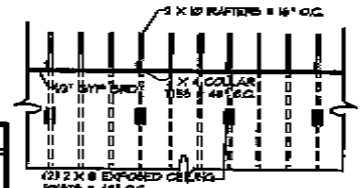
NOTE 1 — CARBON MONOXIDE ALARM
INSTALL AS PER MFGRS. INSTALLATION INSTRUCTIONS

NOTE
INSULATE STAIR WALLS TO BASEMENT (R-13 FG. BATT)

NOTE - BATHROOMS/LAVS
ALL BATHROOMS & LAVS, NOT HAVING OPERABLE WINDOWS OR HAVING LESS THAN 1.5 SF. OF WINDOW VENT SPACE SHALL BE MECHANICALLY VENTED TO THE EXTERIOR AND TERMINATE USING A WEATHERPROOF BAFFLE DEVICE (SEE FOLLOWING FOR c/o REQUIREMENTS)
INTERMITTENT VENTILATION REQUIRES A MINIMUM OF 50 c/o (236 L/s) WHILE CONTINUOUS VENTILATION REQUIRES 20 c/o (9.4 L/s)

NOTE 5 : SMOKE DETECTOR
ALL SMOKE DETECTORS TO BE HARD WIRED AND INTER-CONNECTED AND HAVE BATTERY BACKUP

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



PARTIAL SECTION @ FAM RM.
SCALE : 1/4" = 1'-0"

DATE	REVISION

EMERGENCY EGRESS NOTE

1. ALL GROUND FLOOR SLEEPING RMS. AND BASEMENTS THAT ARE FINISHED AS HABITABLE SPACE SHALL HAVE AN EMERGENCY ESCAPE & RESCUE OPENING W/ A MINIMUM NET CLEAR OPENING OF 5 SQUARE FT.
2. ALL SECOND FLOOR SLEEPING RMS. SHALL HAVE AN EMERGENCY ESCAPE & RESCUE OPENING W/ A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT.
3. ALL EMERGENCY ESCAPE & RESCUE OPENINGS #1 & 2 ABOVE SHALL HAVE MINIMUM NET CLEAR OPENING HEIGHT OF 24", A MINIMUM NET CLEAR WIDTH OF 20" & A SILL HEIGHT OF NO MORE THAN 44" ABOVE THE FLR.
4. THE CONTRACTOR SHALL VERIFY THAT ALL WINDOWS USED MEET THESE REQUIREMENTS.

ENERGY NOTE :

SEE RES. CHECK COMPLIANCE REPORT INCLUDED WITH PLAN SUBMISSION FOR MINIMUM U-FACTOR REQUIREMENTS FOR WINDOWS AND DOORS, AND MINIMUM AFUE RATINGS FOR BOILER/FURNACE RESIDENTIAL JOBS ONLY.

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BUILDER:
MAKAN LAND DEV. L.L.C.

MODEL:
THE SHERWOOD II

JOB LOCATION:
LOT # 1
POUGHQUAG COUNTY ACRES
TAO BEEKMAN
DUTCHESS COUNTY, NEW YORK

JOB # 679-23
DATE OCTOBER 2007
SCALE AS SHOWN
DWN BY RDA/JH

SHEET NO.:
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