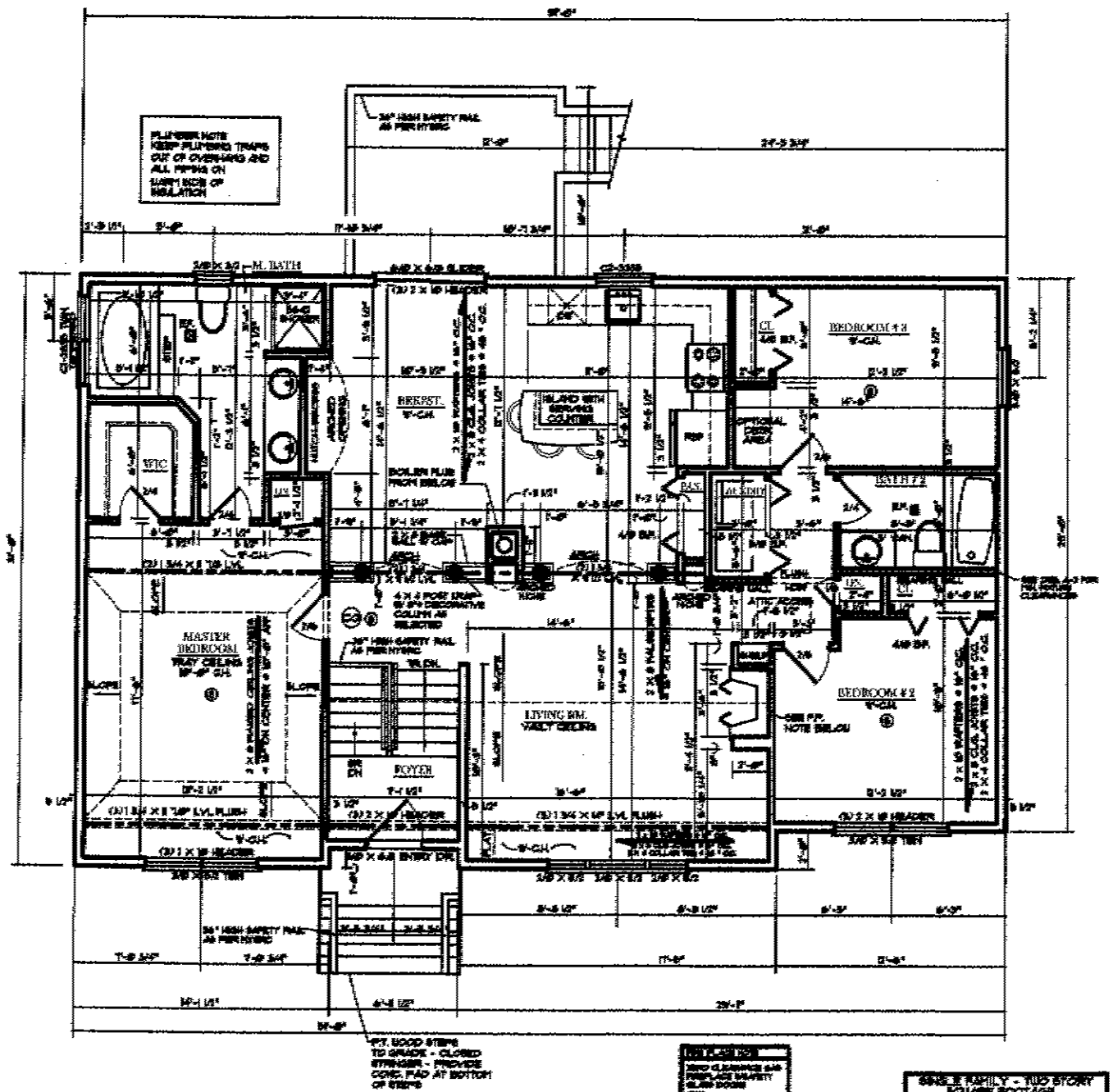
06/07/2009 11:45 8457836950 ARC REALTY PAGE 02



UPPER LEVEL FLOOR PLAN

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

ALL WINDOW & EGRESS ARE BASED UPON USING CAPITAL SERIES INSTALL AND FLASH AS PER MFGR'

NOTE : CARBON MONOXIDE ALARM
INSTALL AS PER MFGRS' INSTALLATIONS INSTRUCTIONS

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

NOTE - DUCT WORK VENTS
DUCT WORK FROM CLOTHES DRYERS SHALL BE VENTED TO THE EXTERIOR IN ACCORDANCE WITH THE DRYER MANUFACTURERS INSTRUCTIONS. TERMINATE VENT OR EXTERIOR OF BUILDING EQUIPPED WITH A BACKDRAFT DAMPER. ENAMEL DUCTS SHALL BE CONSTRUCTED OF SMOOTH SEMI-RIGID TUBE, HAVING NO RIBBED METAL DUCTS. THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT PERMANENT LINE RUN SHALL NOT EXCEED 35 FEET. IF LENGTH EXCEEDS 35', A BOOSTER FAN SHALL BE PROVIDED, INSTALLED AS PER MANUFACTURERS

NOTE - BATHROOMS/LAVS
ALL BATHROOMS / LAVS. NOT HAVING OPENABLE WINDOW OR VENTS LESS THAN 1.5 SF. OF WINDOW VENT SPACE SHALL BE MECHANICALLY VENTED TO THE EXTERIOR AND TERMINATE USING A WEATHERPROOF DAMPER DEVICE. (SEE FOLLOWING FOR 6TH REQUIREMENTS)
INTERMITTENT VENTILATION REQUIRES A MINIMUM OF 3sf ofn (25sf La) WHILE CONTINUOUS VENTILATION REQUIRES 20 cfm (0.4 La)

SINGLE FAMILY - TWO STORY
SQUARE FOOTAGE
FIRST FLOOR = 838 SQ. FT.
SECOND FLOOR = 846 SQ. FT.
TOTAL = 1684 SQ. FT.
GARAGE = 720 SQ. FT.

Drago Architects
Design & Planning Consultants
201 WARD STREET SUITE 2
MONTGOMERY, N.Y. 12549
(845) 457-2792

BUILDER:
MAKAN LAND DEV. LLC
MODEL:
THE CORBETT MODEL
JOB LOCATION:
LOT # 35
BRANDLEE SUBDIVISION
V/O MORRIS
ORANGE COUNTY, NY
JOB # 979-04
DATE MARCH 2009
SCALE NOTED
DRAWN BY RDG/JP

SHEET NO:
A-1
OF 6

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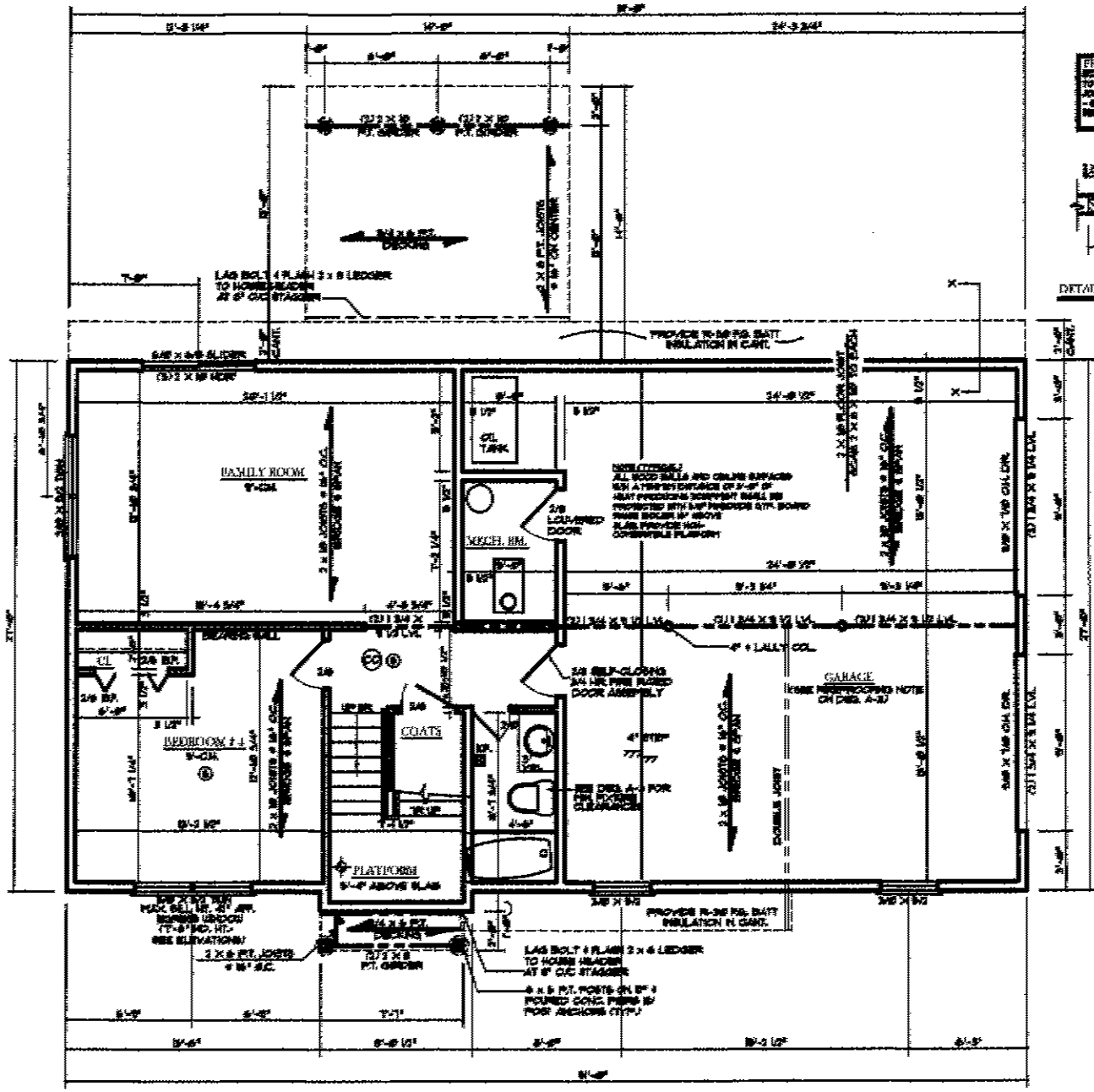

LOWER LEVEL FLOOR PLAN

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

ALL WINDOWS + EGRESS ARE BASED UPON USING CAPITAL 9500 SERIES INSTALL AND FLASH AS PER MFGR.

NOTE : CARBON MONOXIDE ALARM

INSTALL AS PER MFGRS. INSTALLATIONS INSTRUCTIONS

NOTE : SMOKE DETECTOR

ALL SMOKE DETECTORS TO BE HARD WIRED AND INTERCONNECTED AND HAVE BATTERY BACK-UP

Drago Architects
Design & Planning Consultants
321 WARD STREET SUITE 1
MONTGOMERY, N.Y. 12549
(845) 457-3792

BUILDER:
MAKAN LAND DEV. LLC

MODEL:
THE CORBETT MODEL

JOB LOCATION:
LOT # 35
WINDCLIFF SUBDIVISION
N/O NEWBURGH
ORANGE COUNTY, NY

JOB #	579-04
DATE	MARCH 2009
SCALE	NOTED
DWN BY	RD-P

SHEET NO : A-5 OF 8