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PROJECT CONDITIONS:
PROVIDE NOT LESS THAN 72 HOURS' NOTICE TO OWNER OF ACTIVITIES THAT WILL AFFECT OWNER'S OPERATIONS. MAINTAIN ACCESS TO EXISTING DRIVEWAYS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.

INSPECTIONS:
CONTRACTOR SHALL ENSURE THAT ALL REQUIRED INSPECTIONS ARE SCHEDULED AND PERFORMED.

- GENERAL NOTES:**
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE (NYS BC2020) AND LOCAL CODES.
 - SITE SECURITY, SAFETY AND CLEANLINESS SHALL BE MAINTAINED AT ALL TIMES.
 - CONTRACTOR SHALL LEAVE PREMISES BROOM CLEAN AT CLOSE OF JOB. REMOVE ALL VISIBLE MANUFACTURERS' LABELS FROM WINDOWS, CABINETS, APPLIANCES, ETC. REMOVE ALL LITTER AND DEBRIS FROM SITE. DRAG DRIVEWAY WITH MAGNET TO REMOVE ALL NAILS.
 - PROTECT ALL PLANTS AND SHRUBS FROM UNNECESSARY DAMAGE. STORAGE OF MATERIALS AND REFUSE AND THE PARKING OF VEHICLES SHOULD TAKE PLACE ONLY IN DESIGNATED AREAS, TO BE REVIEWED PRIOR TO CONTRACT, FENCED OFF FROM EXISTING PLANTINGS IF NECESSARY. WHERE NECESSARY DAMAGE TO EXISTING PLANTINGS, FENCING, OR OTHER EXISTING BUILT FEATURES OF THE SITE WILL OCCUR, CONSULT OWNER PRIOR TO DAMAGE OR REMOVAL. REPAIR OF DAMAGE TO THE EXISTING SITE, INCLUDING RESTORATION OF DRIVEWAY, WILL BE CONSIDERED PART OF THE CONTRACT, AND PERFORMED AT THE CONTRACTOR'S EXPENSE.
 - COORDINATE CONSTRUCTION WITH LOCATION OF EXISTING AND PROPOSED UTILITIES, AND PROTECT THESE DURING THE ENTIRE COURSE OF JOB.
 - WHEREVER INACCURACIES, INCOMPLETE DETAILS OR INCONSISTENCIES MAY EXIST IN DRAWINGS, OR WHERE EXISTING CONDITIONS MAY DIFFER FROM THOSE REPRESENTED ON DRAWINGS, CONTRACTOR WILL CONSULT WITH ARCHITECT PRIOR TO CONSTRUCTION. WHEREVER DETAIL DRAWINGS APPEAR TO DISAGREE WITH 1/4" SCALE DRAWINGS, THE DETAILS SHALL TAKE PRECEDENT. CONSULT WITH ARCHITECT OR OWNER REGARDING UNSPECIFIED CHOICES OF COLOR OR FINISH ENCOUNTERED DURING CONSTRUCTION.
 - INSTALL ALL APPLIANCES AND FIXTURES, WHETHER OWNER OR CONTRACTOR SUPPLIED, UNLESS OTHERWISE SPECIFIED.
 - ALL DIMENSIONS ARE FROM FACE OF FRAMING TO FACE OF FRAMING, UNLESS OTHERWISE NOTED

- SITE WORK:**
- SITE DRAINAGE, INCLUDING BURIED DRAINAGE PIPES, SHALL BE INSTALLED PER SITE PLAN. CONTRACTOR SHALL VERIFY FINAL DRAINAGE ROUTE ON SITE.
 - DRAINAGE & PARKING AREA: CONTRACTOR SHALL PROVIDE PRICING FOR CRUSHED STONE SURFACE, 6" DEPTH, IN AREA SHOWN ON PLAN.
 - GRADING: CONTRACTOR SHALL INCLUDE FINAL GRADING, TOPSOIL & SEEDING, SEE ELEVATION DWGS. FOR GRADE DETAIL.

DATA TABLE			
TAX ID	13.12-1-65 (10 GARFIELD RD)		
LOT SIZE	.34 ACRES (10 GARFIELD RD)		
ZONING DISTRICT	R1.5		
HISTORIC DISTRICT	N/A		
CLASSIFICATION OF WORK:	BASEMENT = 1,276 SF FIRST FLOOR = 1,213 SF SECOND FLOOR = 986 SF TOTAL: 3,475 SF		
NEW CONSTRUCTION	FRONT PORCH = 65 SF REAR DECK = 268 SF TOTAL EXTERIOR: 333 SF		
SETBACKS	FRONT	SIDE	REAR
ALLOWABLE	-	-	-
PROPOSED	-	-	-
	ALLOWABLE	PROPOSED	REMARKS
MAX BUILT COVERAGE	-	-	
BUILDING HEIGHT	-	-	
IECC CLIMATE ZONE	ZONE 6 (ULSTER COUNTY, NY)		

PROJECT TEAM:

ARCHITECT:
LOJ ARCHITECTURE AND BUILDING SCIENCE
1 N. FRONT ST, #B1
KINGSTON, NY 12401
(216) 402-3232
WWW.LOJARCH.COM
JIMFISHARCH@GMAIL.COM
ARCHITECT: JIM FISH

STRUCTURAL ENGINEER:

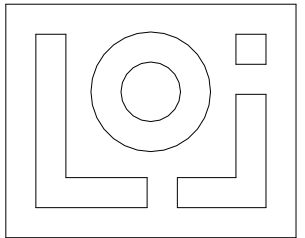
GENERAL CONTRACTOR:

Proposed Alterations to the:

Scanlan Residence

10 Garfield Rd., Phoenicia, NY 12464

Loj Architecture and
Building Science



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ISSUE:

ADDENDA:

PROJECT #:
2502

DRAWING NAME:
TITLE PAGE

SCALE:

As indicated

DRAWN BY:

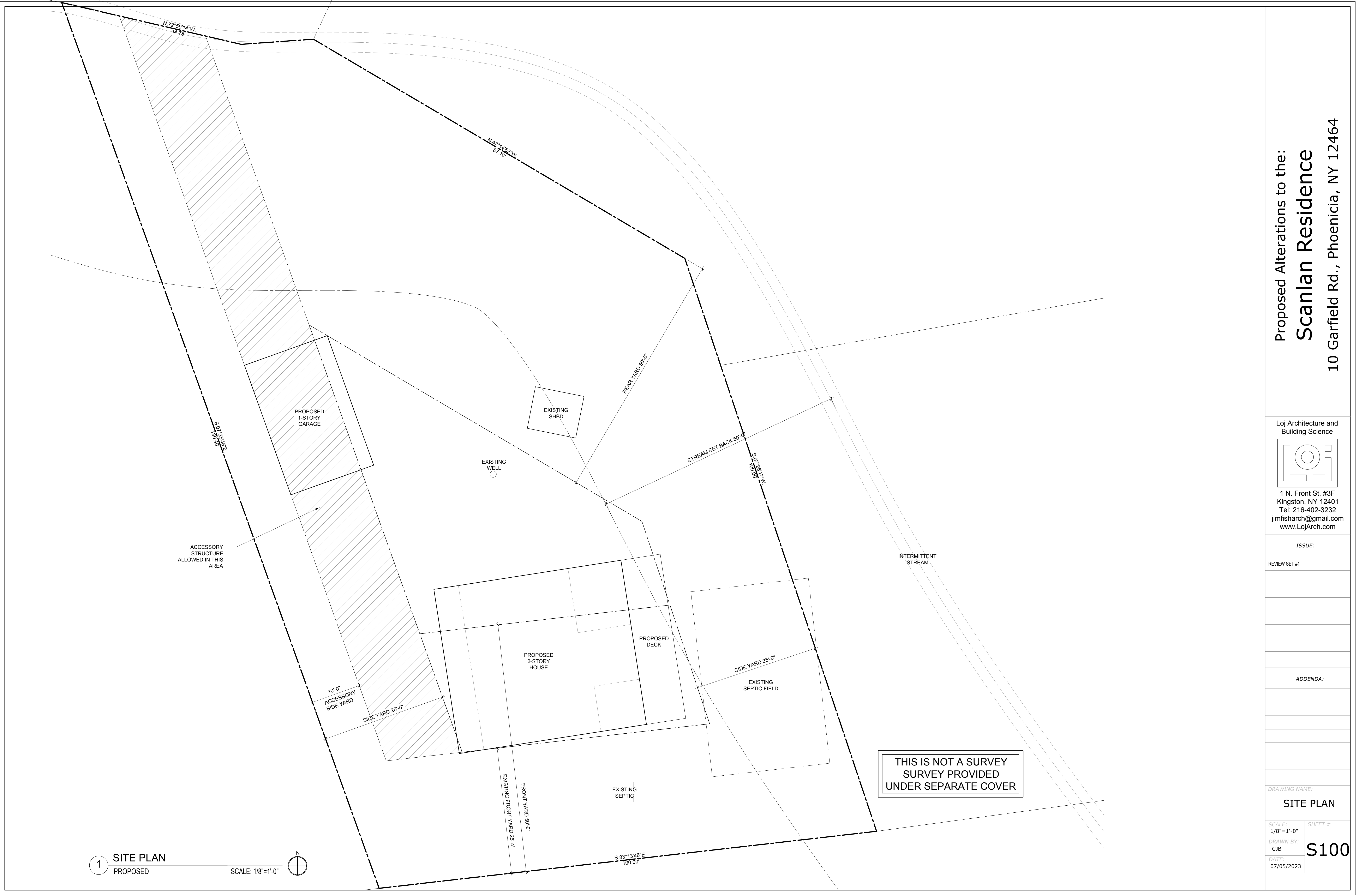
LT / CB

DATE:

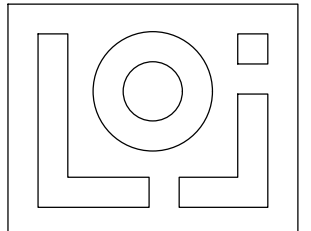
06/19/2025

SHEET #

T100



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Scanlan Residence
10 Garfield Rd., Phoenicia, NY 12464

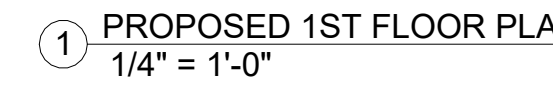
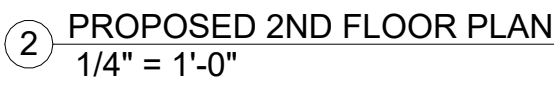
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jimfisharch@gmail.com
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ISSUE:
REVIEW SET #1

ADDENDA:

DRAWING NAME:
SITE PLAN

SCALE: 1/8"=1'-0"	SHEET #
DRAWN BY: CJB	S100
DATE: 07/05/2023	

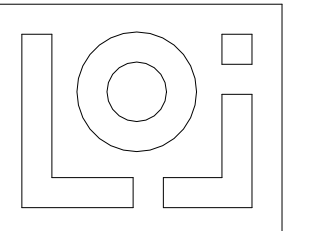


Proposed Alterations to the:

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Department of Architecture and Building Science



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SSUE:

ADDENDA:

PROJECT #: 02

DRAWING NAME:
1ST & 2ND FLOOR
PLANS

SALE:

 $1^* = 1^*-0^*$

RAWN BY:
/CB

DATE:

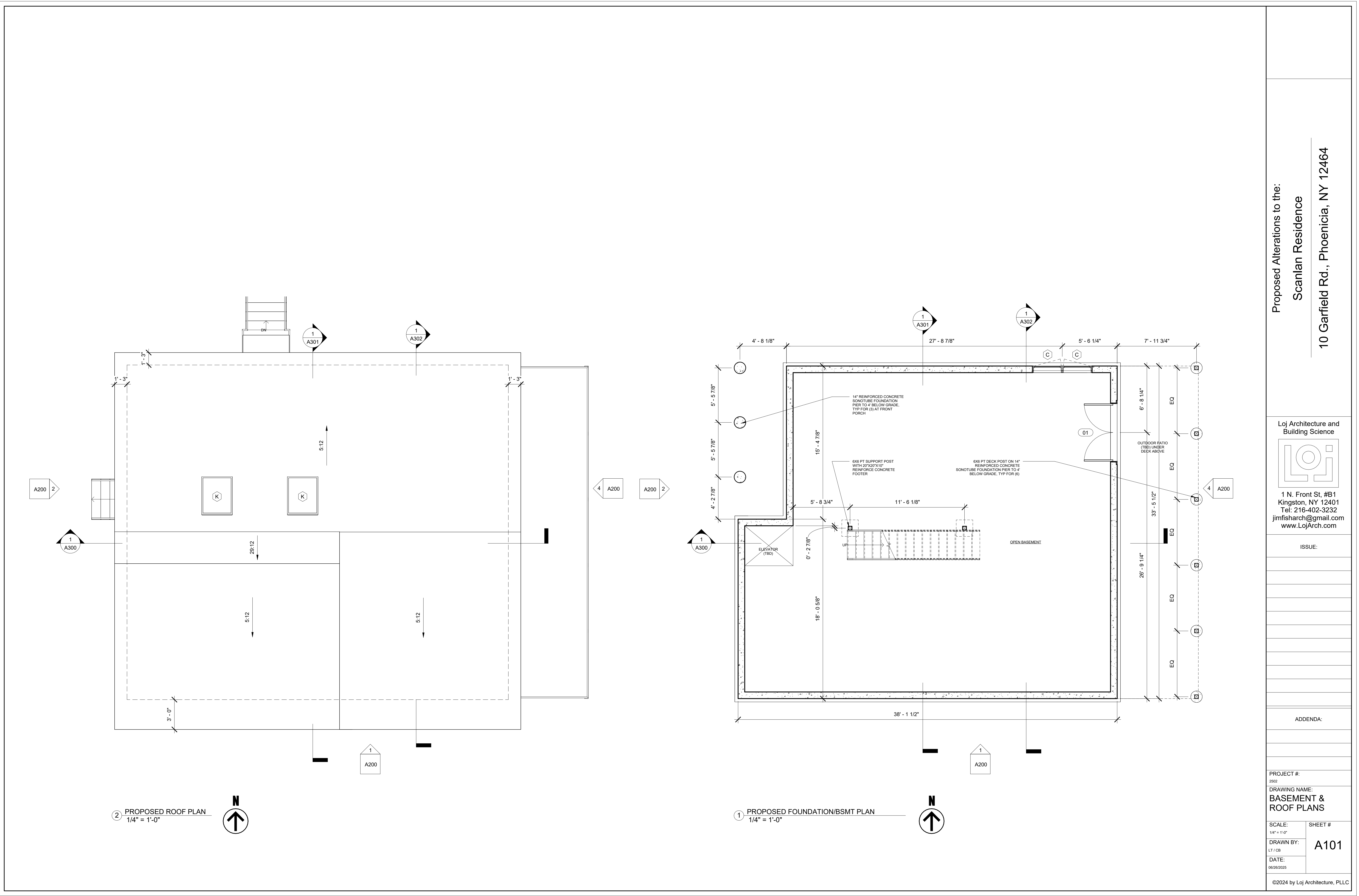
26/2025

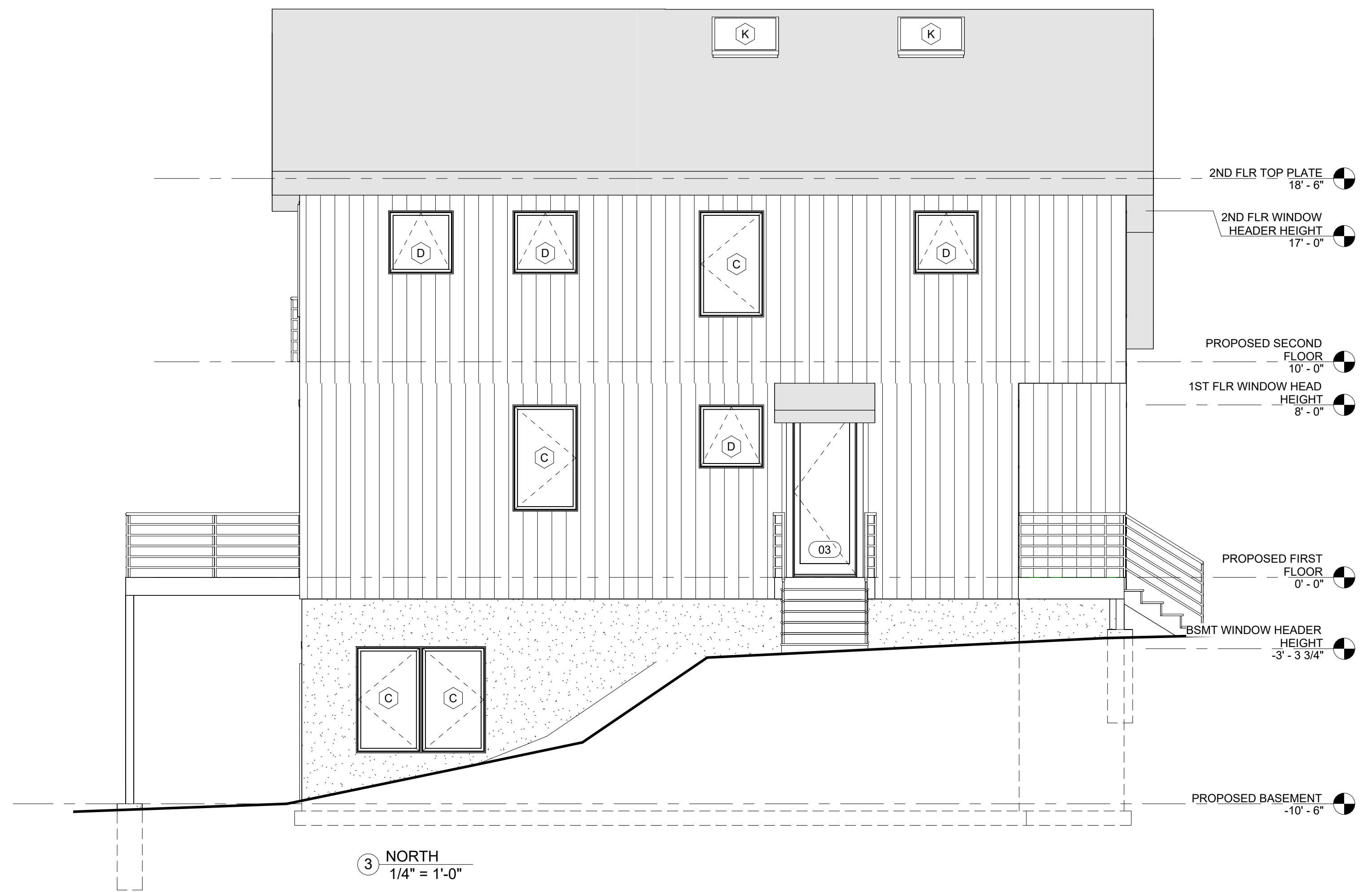
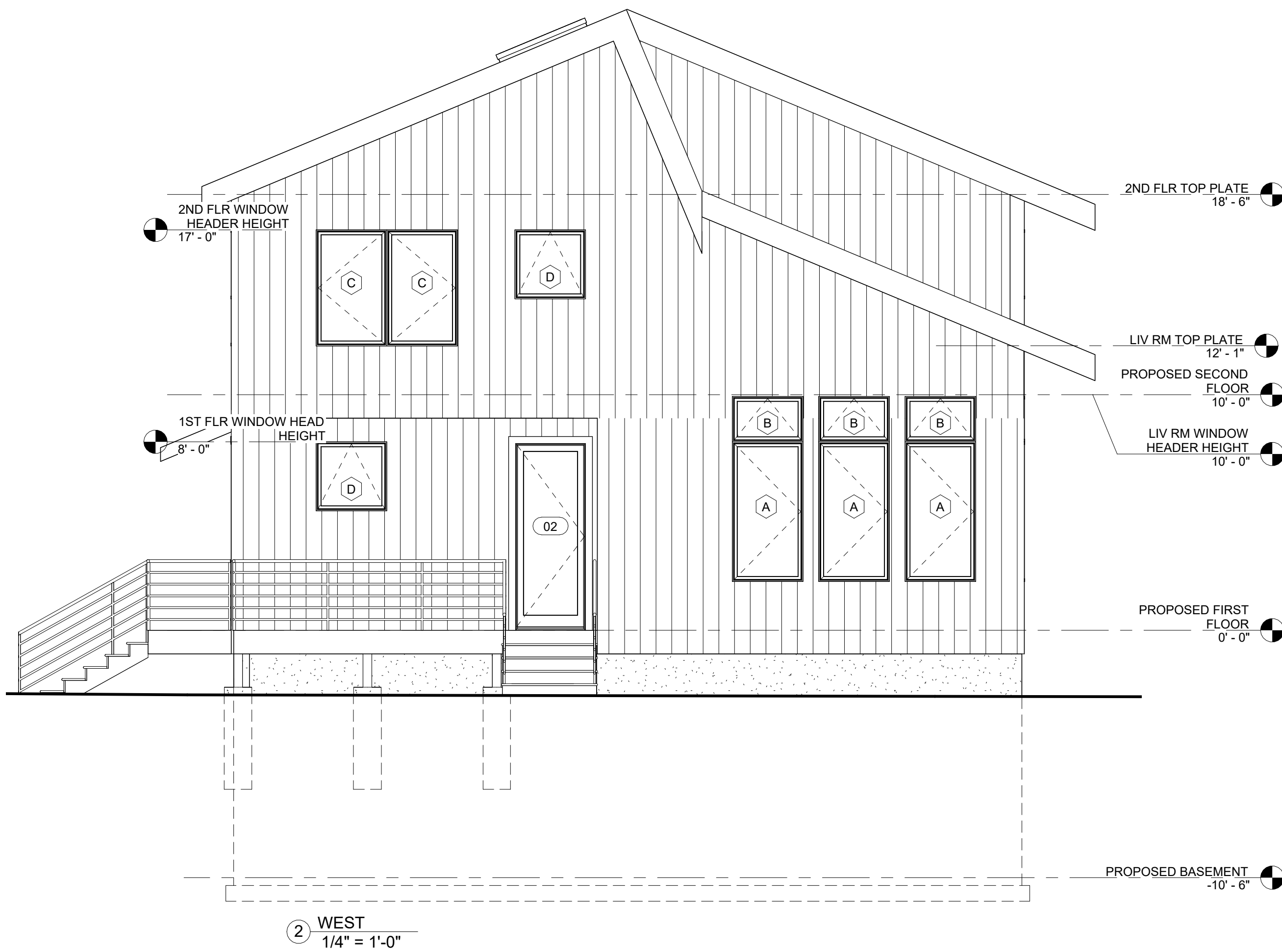
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A100

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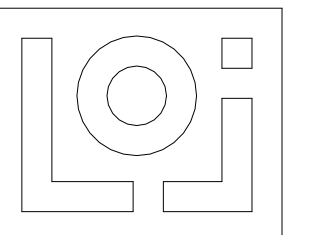


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ISSUE:

ADDENDA:

PROJECT #:
2502

DRAWING NAME:
EXTERIOR
ELEVATIONS

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

DRAWN BY:
LT / CB

DATE:
08/26/2025

SHEET #

A200

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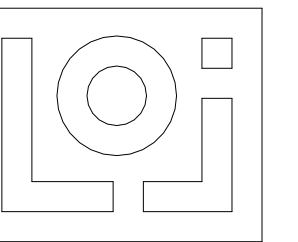
① EAST-WEST SECTION
1/2" = 1'-0"

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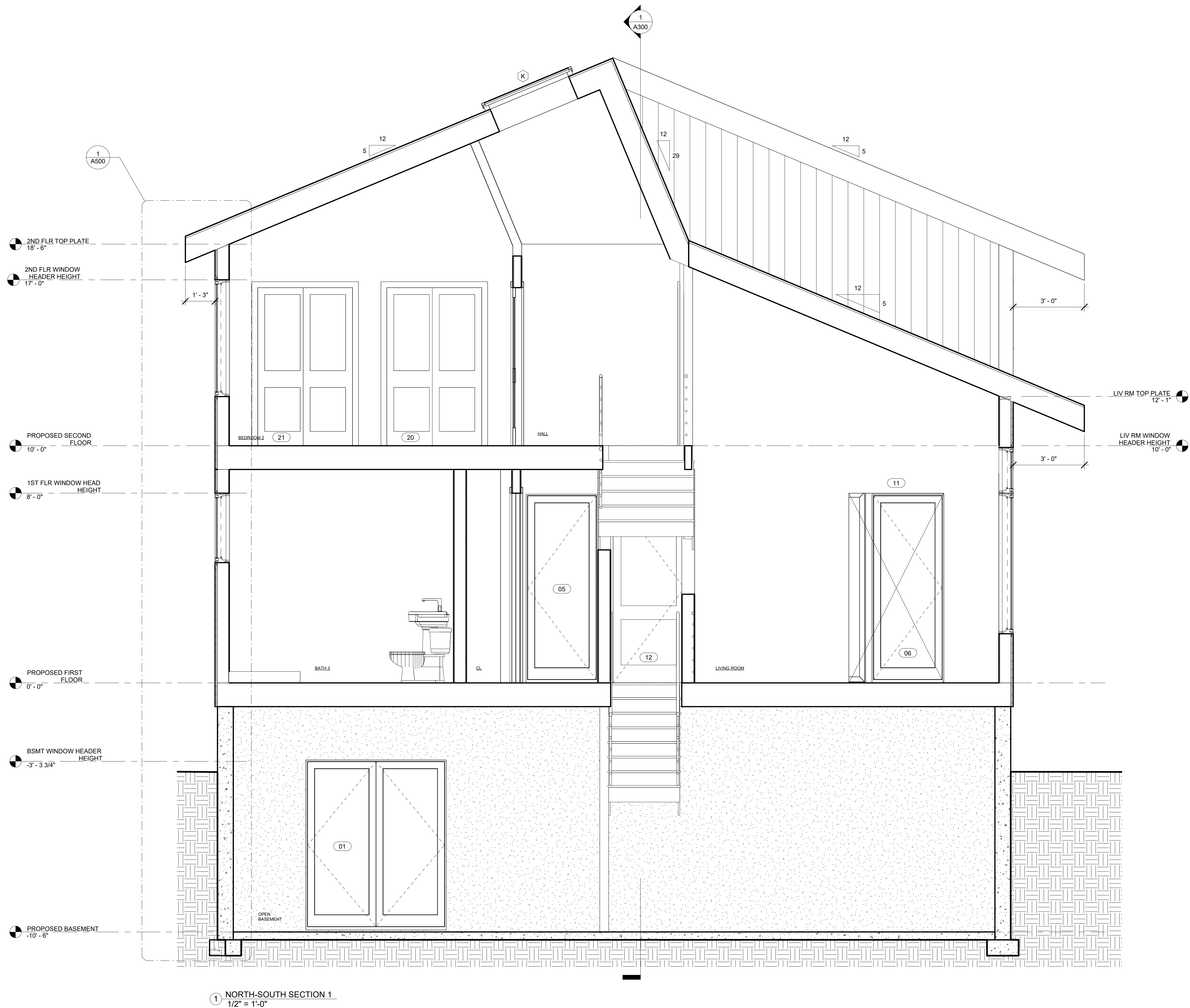
PROJECT #:
2502

DRAWING NAME:
**BUILDING
SECTION**

SCALE:
1/2" = 1'-0"
DRAWN BY:
LT / CB
DATE:
06/19/2025

SHEET #
A300

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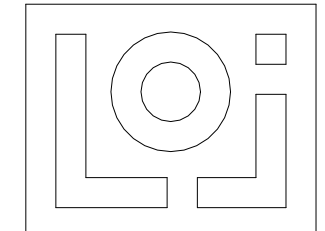


Proposed Alterations to the:

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ISSUE:

ADDENDA:

PROJECT #:

2502

DRAWING NAME:

BUILDING
SECTION

SCALE:

1/2" = 1'-0"

DRAWN BY:

LT / CB

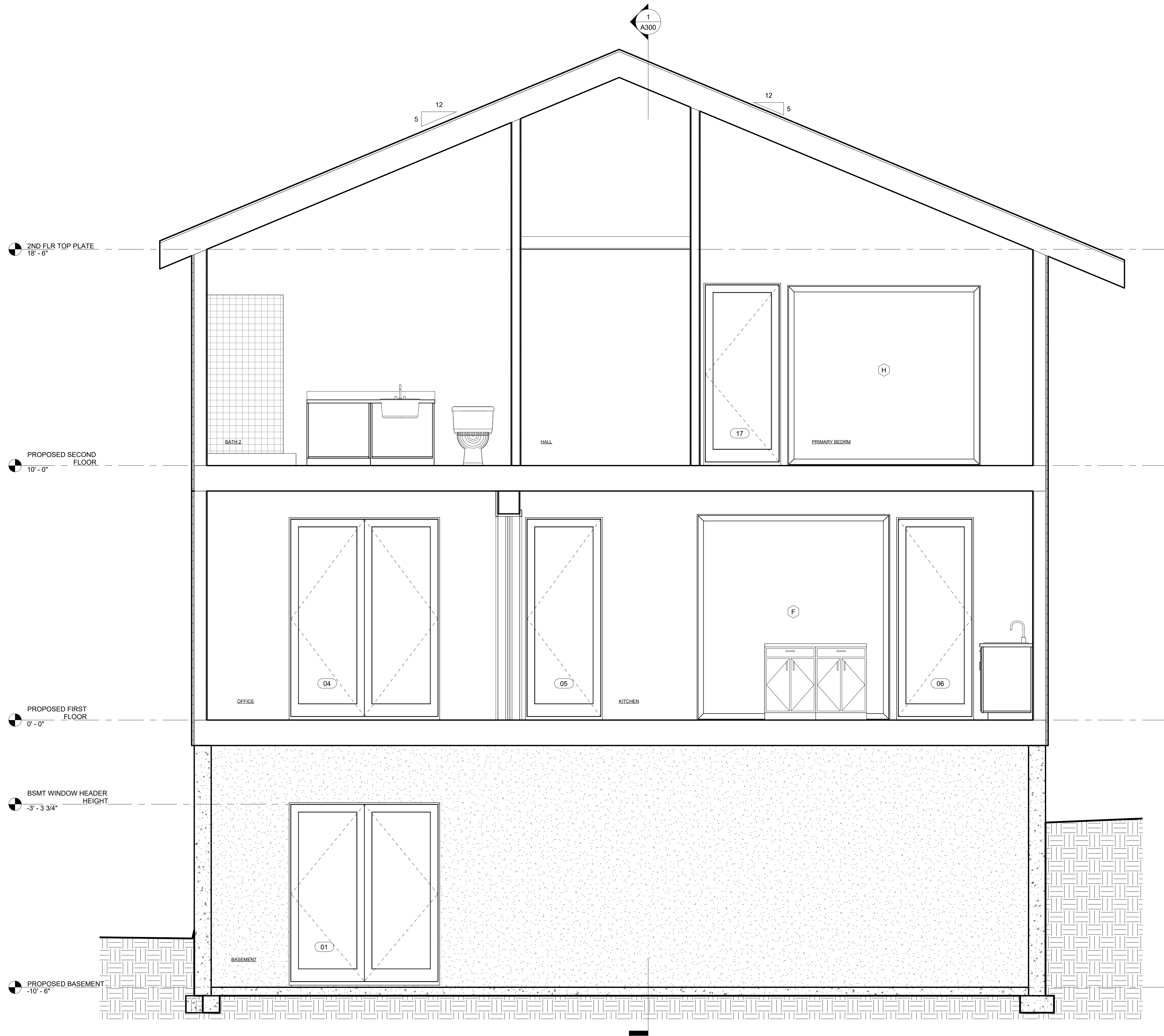
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06/19/2025

SHEET #

A301

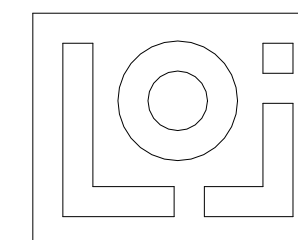
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ISSUE:

ADDENDA:

PROJECT #:
2502

DRAWING NAME:
BUILDING
SECTION

SCALE:
1/2" = 1'-0"

DRAWN BY:
LT / CB

DATE:
06/19/2025

SHEET #

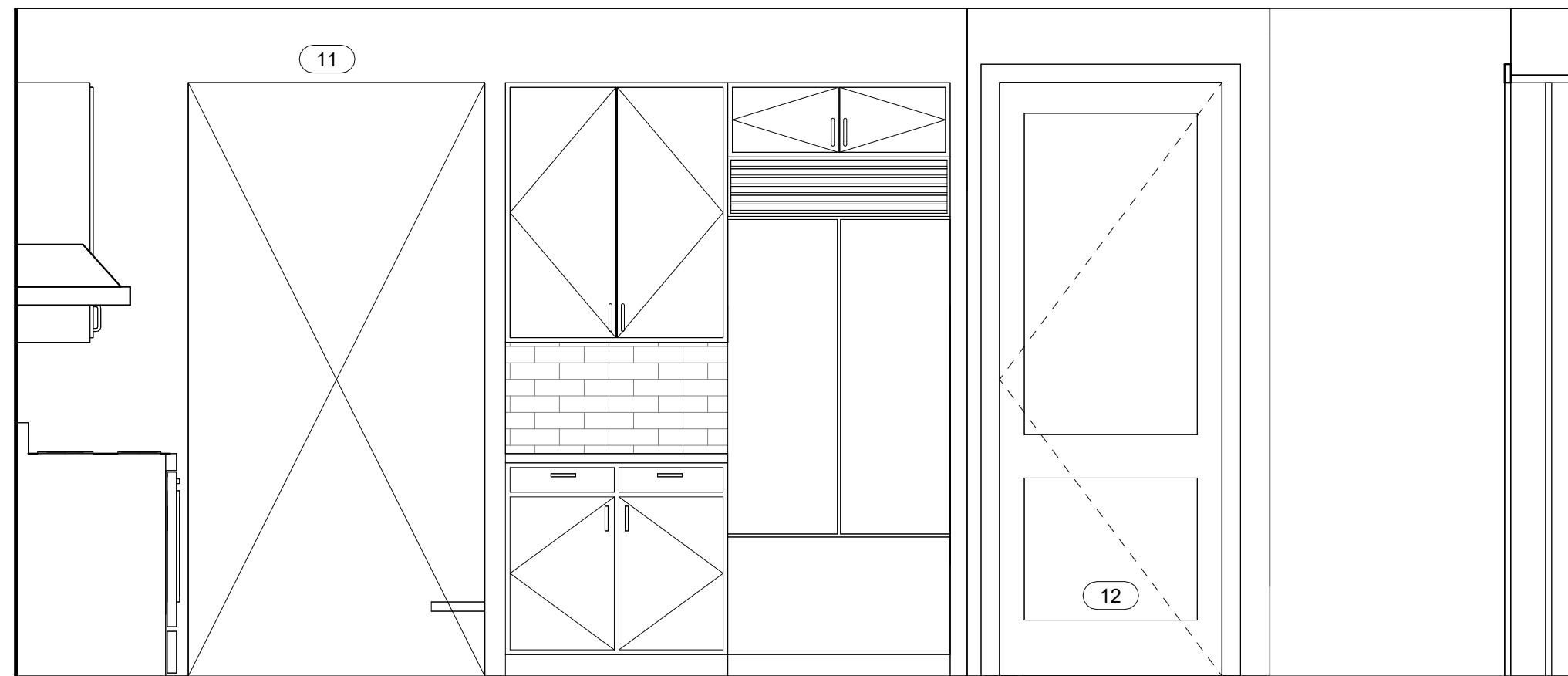
A302

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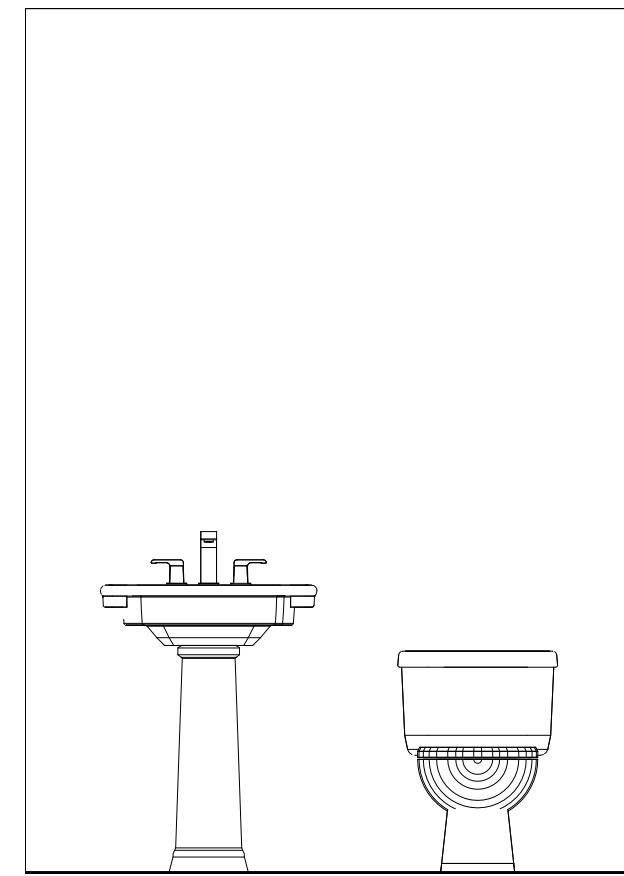


① KITCHEN & LIVING ROOM
1/2" = 1'-0"

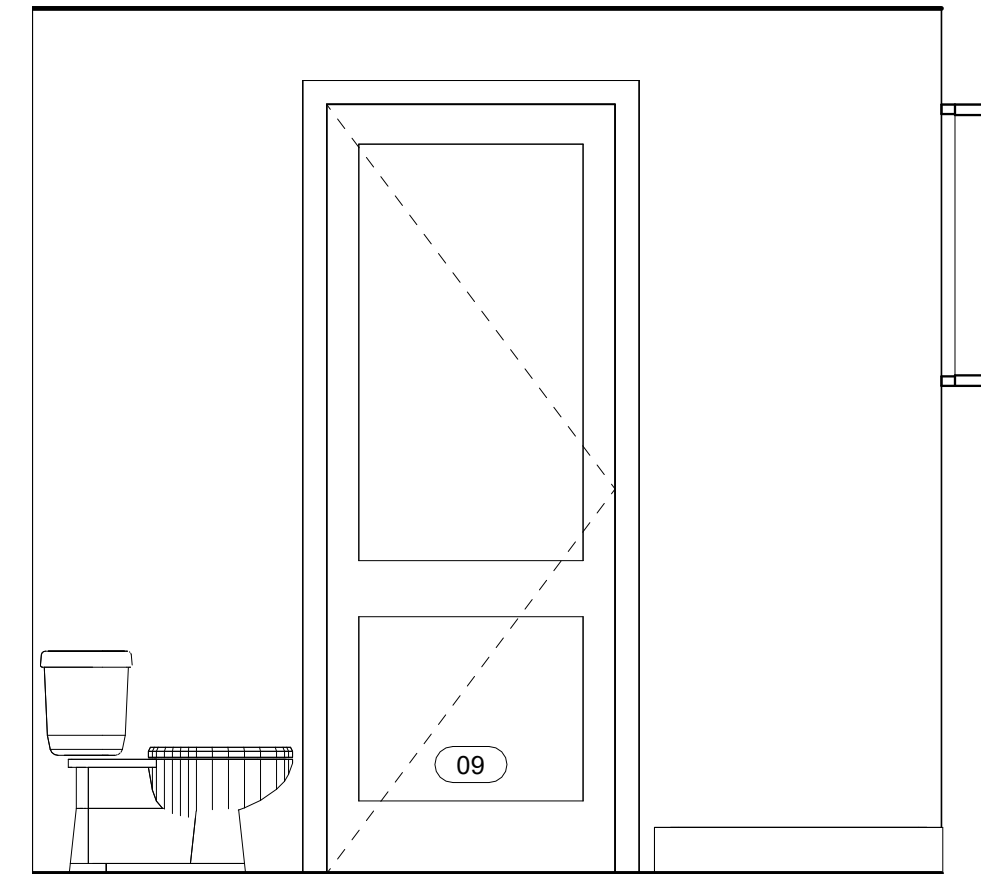
② LIVING ROOM & ENTRY
1/2" = 1'-0"



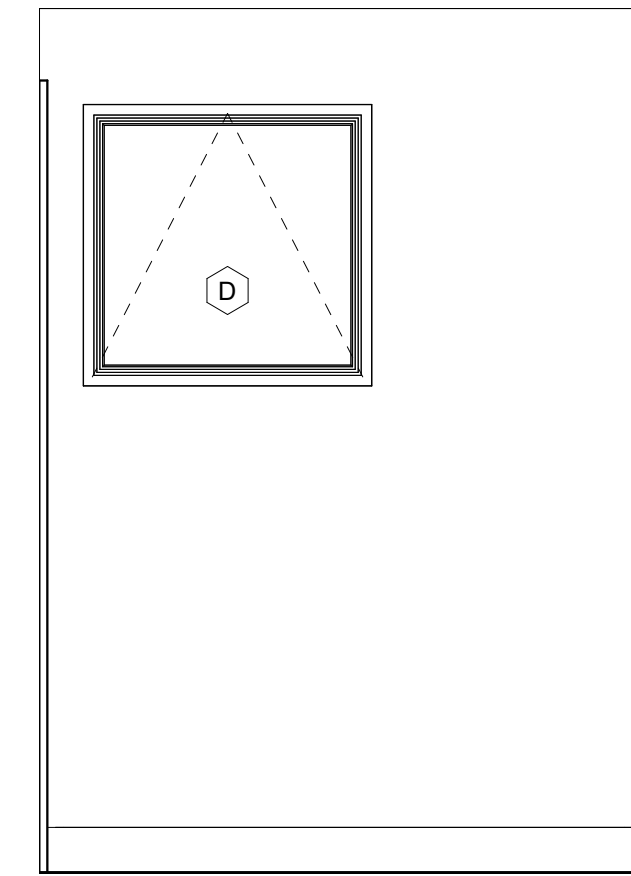
③ KITCHEN - WEST
1/2" = 1'-0"



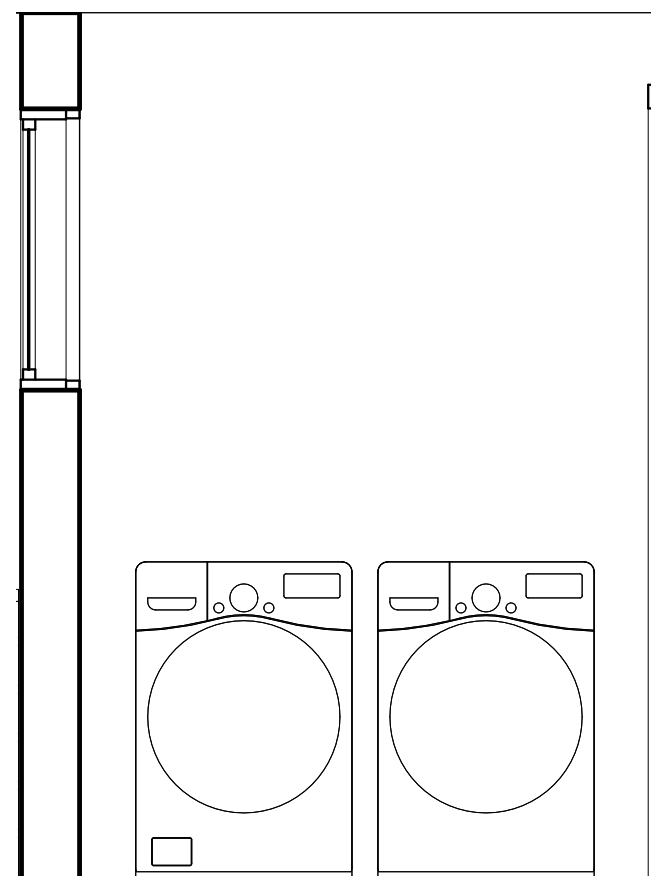
④ BATH 3 - SOUTH
1/2" = 1'-0"



⑤ BATH 3 - WEST
1/2" = 1'-0"



⑥ BATH 3 - NORTH
1/2" = 1'-0"



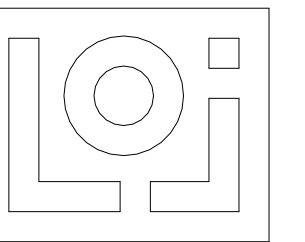
⑦ LAUNDRY
1/2" = 1'-0"

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ISSUE:

ADDENDA:

PROJECT #:
2502

DRAWING NAME:
INTERIOR
ELEVATIONS

SCALE:
1/2" = 1'-0"

DRAWN BY:
LT / CB

DATE:
06/19/2025

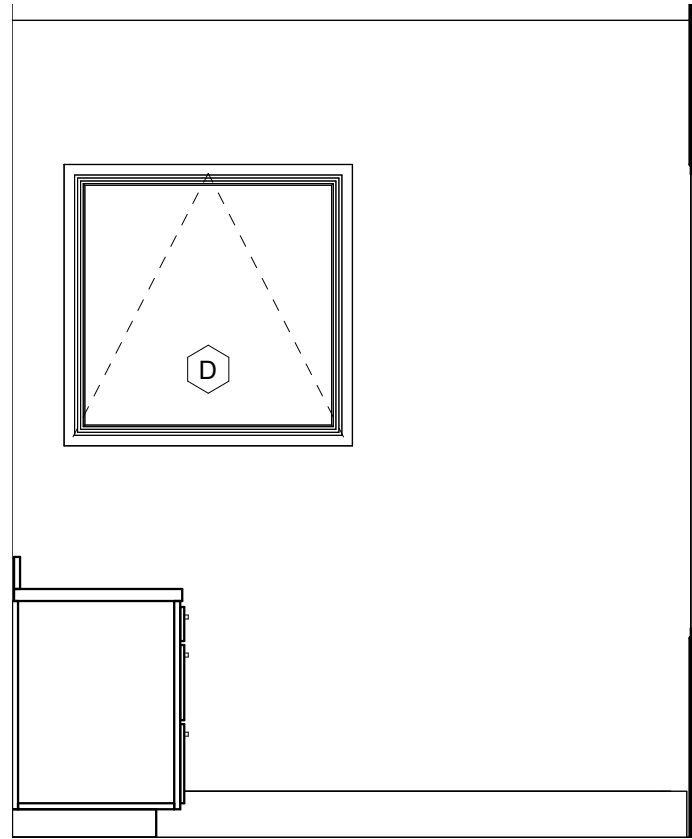
SHEET #

A400

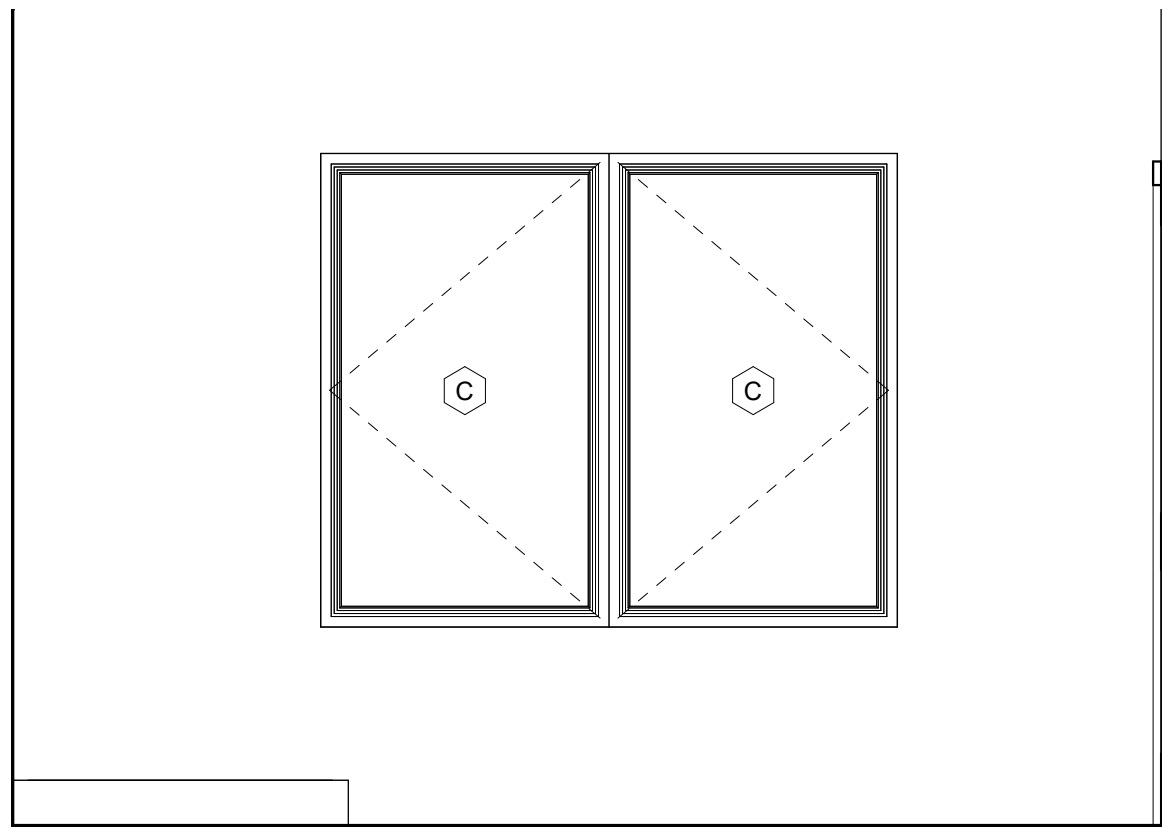
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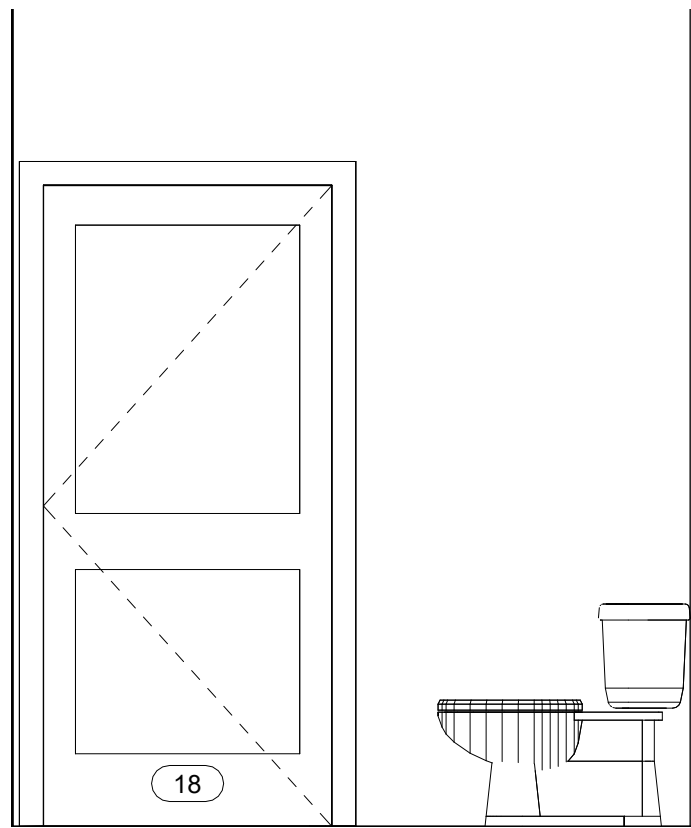
① PRIMARY BATH - WEST
1/2" = 1'-0"



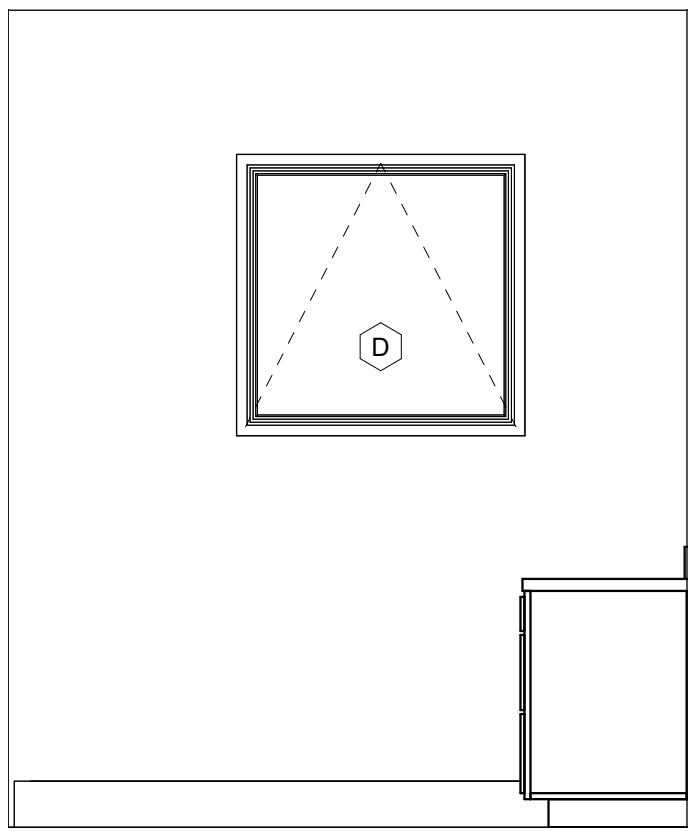
② PRIMARY BATH - NORTH
1/2" = 1'-0"



④ PRIMARY BATH - EAST
1/2" = 1'-0"



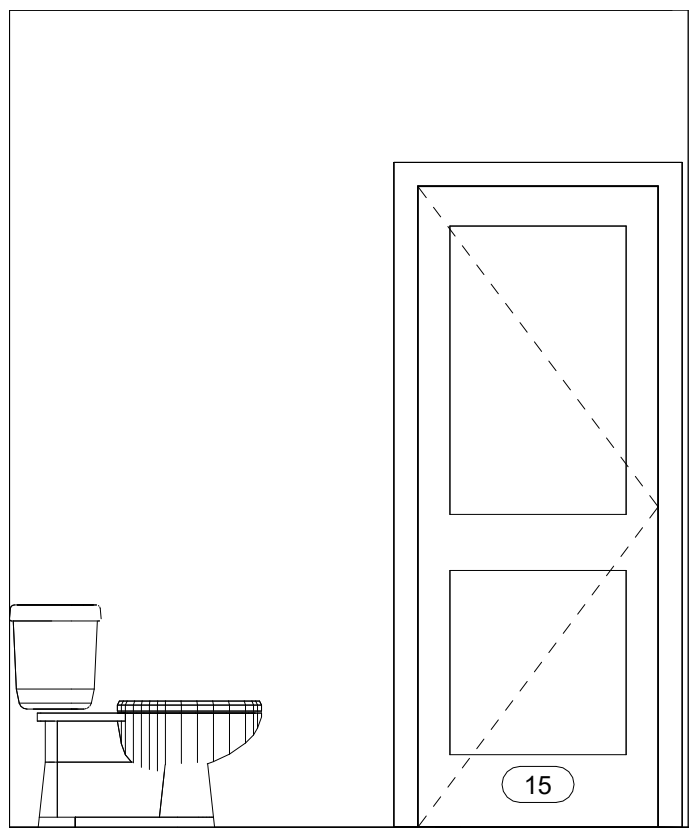
⑤ PRIMARY BATH - SOUTH
1/2" = 1'-0"



⑥ BATH 2 - NORTH
1/2" = 1'-0"



⑦ BATH 2 - WEST
1/2" = 1'-0"



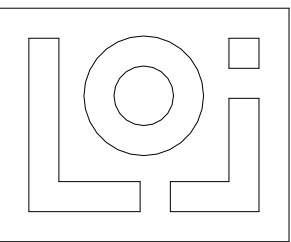
⑧ BATH 2 - SOUTH
1/2" = 1'-0"

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ISSUE:

ADDENDA:

PROJECT #:
2502

DRAWING NAME:
INTERIOR
ELEVATIONS

SCALE:
1/2" = 1'-0"

DRAWN BY:
LT / CB

DATE:
06/11/2025

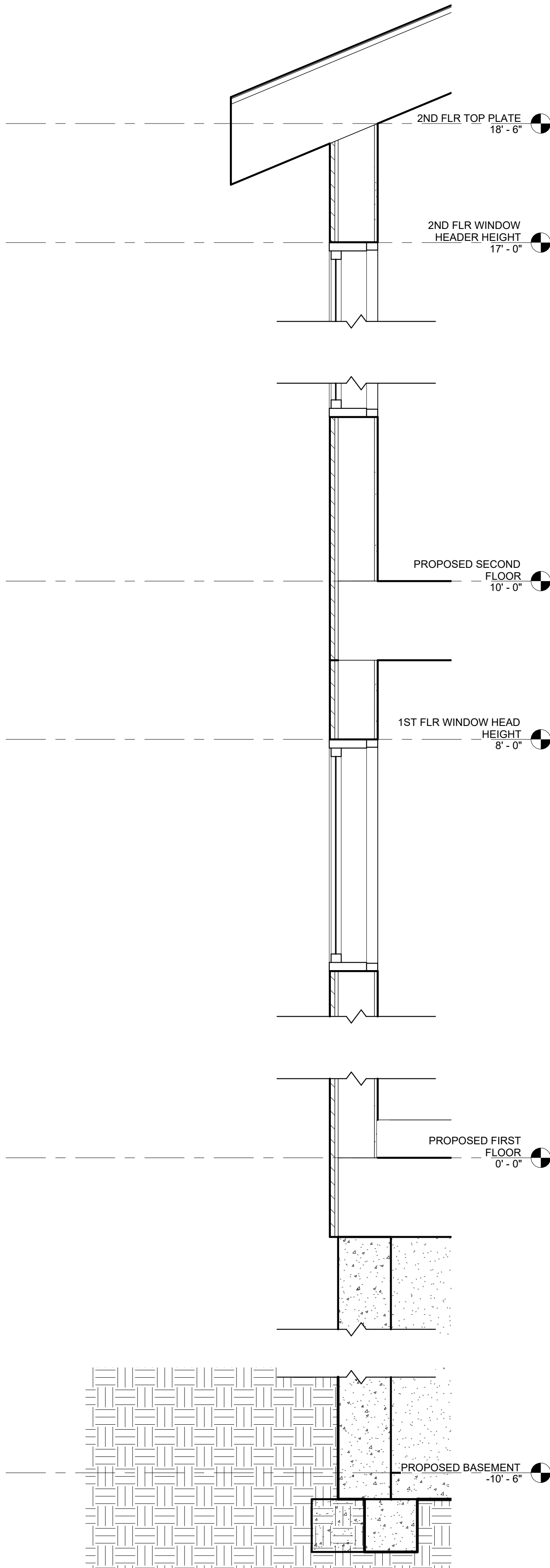
SHEET #

A401

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Door Schedule											
Door Number	Location	Door Size / Marvin Frame Size	Type	Door Size / Marvin Frame Size	Description	Manufacturer	Model	Door Thickness	Glass Type	Sill Material	Comments
		Width		Height							
01	Basement	5' - 11"	ELIFD6070	7' - 2"	7284 FR DOOR	Marvin Windows and Doors	ELIFD6070	0' - 1 3/4"	IG Low E II with Argon	Fiberglass_Pultrusion-Marvin-Beige	
02	Entry	3' - 0 3/8"	ELIFD3080	7' - 11 1/2"	3696 FR DOOR	Marvin Windows and Doors	ELIFD3080	0' - 1 3/4"	IG Low E II with Argon	Fiberglass_Pultrusion-Marvin-Beige	
03	Entry	3' - 0 3/8"	ELIFD3080	7' - 11 1/2"	3696 FR DOOR	Marvin Windows and Doors	ELIFD3080	0' - 1 3/4"	IG Low E II with Argon	Fiberglass_Pultrusion-Marvin-Beige	
04		5' - 11"	ELIFD6080	7' - 11 1/2"	7296 FR DOOR	Marvin Windows and Doors	ELIFD6080	0' - 1 3/4"	IG Low E II with Argon	Fiberglass_Pultrusion-Marvin-Beige	
05		3' - 0 3/8"	ELIFD3080	7' - 11 1/2"	3696 FR DOOR	Marvin Windows and Doors	ELIFD3080	0' - 1 3/4"	IG Low E II with Argon	Fiberglass_Pultrusion-Marvin-Beige	
06		3' - 0 3/8"	ELIFD3080	7' - 11 1/2"	3696 FR DOOR	Marvin Windows and Doors	ELIFD3080	0' - 1 3/4"	IG Low E II with Argon	Fiberglass_Pultrusion-Marvin-Beige	
07		3' - 0"	36" x 96" (8')	8' - 0"	6 panel interior door	Jeld-wen	Authentic Wood 0066	0' - 1 3/8"			
08		3' - 0"	36" x 96" (8')	8' - 0"	6 panel interior door	Jeld-wen	Authentic Wood 0066	0' - 1 3/8"			
09		3' - 0"	36" x 96" (8')	8' - 0"	6 panel interior door	Jeld-wen	Authentic Wood 0066	0' - 1 3/8"			
10		12' - 0"	Adjustable	8' - 0"				0' - 1"			
11		0' - 0"	48" x 96"	0' - 0"				0' - 2"			
12		4' - 0"	48"96" (8')	8' - 0"				0' - 2"			
12		3' - 0"	36" x 96" (8')	8' - 0"	6 panel interior door	Jeld-wen	Authentic Wood 0066	0' - 1 3/8"			
13		3' - 0"	36" x 80"	6' - 8"				0' - 1 3/8"			
14		2' - 6"	30" x 80"	6' - 8"	6 panel interior door	Jeld-wen	Authentic Wood 0066	0' - 1 3/8"			
15		2' - 6"	30" x 80"	6' - 8"	6 panel interior door	Jeld-wen	Authentic Wood 0066	0' - 1 3/8"			
16		3' - 0"	36" x 80"	6' - 8"				0' - 1 3/8"			
17		3' - 0 3/8"	ELIFD3070	7' - 2"	3684 FR DOOR	Marvin Windows and Doors	ELIFD3070	0' - 1 3/4"	IG Low E II with Argon	Fiberglass_Pultrusion-Marvin-Beige	
18		3' - 0"	36" x 80"	6' - 8"	6 panel interior door	Jeld-wen	Authentic Wood 0066	0' - 1 3/8"			
19		5' - 0"	60" x 84"	7' - 0"				0' - 2"			
20		4' - 0"	48" x 80"	6' - 8"				0' - 2"			
21		4' - 0"	48" x 80"	6' - 8"				0' - 2"			

WINDOW SCHEDULE													
Type Mark	QTY.	LOCATION	MANUFACTURER	MODEL	MATERIAL	WINDOW TYPE	EGRESS	TEMPERED	ROUGH OPENING SIZE		FRAME SIZE		REMARKS
									RO WIDTH	RO HEIGHT	WIDTH	HEIGHT	
A	7		Marvin Windows and Doors	ELCA3771	Wood Ulrex	3771 CSMT	Yes	No	3' - 1"	5' - 11 5/8"	3' - 0"	5' - 11 1/8"	2' - 0 7/8"
B	7		Marvin Windows and Doors	ELAWN3723	Wood Ulrex	3723 AWING		No	3' - 1"	1' - 11 5/8"	3' - 0"	1' - 11 1/8"	2' - 0"
C	10		Marvin Windows and Doors	ELCA3759	Wood Ulrex	3759 CSMT	Yes	No	3' - 1"	4' - 11 5/8"	3' - 0"	4' - 11 1/8"	<varies>
D	9		Marvin Windows and Doors	ELAWN3735	Wood Ulrex	3735 AWING		No	3' - 1"	2' - 11 5/8"	3' - 0"	2' - 11 1/8"	<varies>
F	1		Itlus Windows						7' - 7"	8' - 1"	7' - 6"	8' - 0"	0' - 0"
H	1		Itlus Windows						7' - 7"	7' - 1"	7' - 6"	7' - 0"	0' - 0"
K	2								3' - 0 1/2"	4' - 0 1/2"	3' - 0"	4' - 0"	

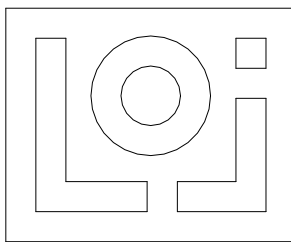


Proposed Alterations to the:

Scanlan Residence

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ISSUE:

ADDENDA:

PROJECT #:
2502

DRAWING NAME:
WALL SECTION &
SCHEDULES

SCALE:

1" = 1'-0"

DRAWN BY:
LT / CB

DATE:
06/12/2025

SHEET #

A500

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PROJECT CONDITIONS:

PROVIDE NOT LESS THAN 72 HOURS' NOTICE TO OWNER OF ACTIVITIES THAT WILL AFFECT OWNER'S OPERATIONS. MAINTAIN ACCESS TO EXISTING DRIVEWAYS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.

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- PROTECT ALL PLANTS AND SHRUBS FROM UNNECESSARY DAMAGE. STORAGE OF MATERIALS AND REFUSE AND THE PARKING OF VEHICLES SHOULD TAKE PLACE ONLY IN DESIGNATED AREAS, TO BE REVIEWED PRIOR TO CONTRACT, FENCED OFF FROM EXISTING PLANTINGS IF NECESSARY. WHERE NECESSARY DAMAGE TO EXISTING PLANTINGS, FENCING, OR OTHER EXISTING BUILT FEATURES OF THE SITE WILL OCCUR, CONSULT OWNER PRIOR TO DAMAGE OR REMOVAL. REPAIR OF DAMAGE TO THE EXISTING SITE, INCLUDING RESTORATION OF DRIVEWAY, WILL BE CONSIDERED PART OF THE CONTRACT, AND PERFORMED AT THE CONTRACTOR'S EXPENSE.
- COORDINATE CONSTRUCTION WITH LOCATION OF EXISTING AND PROPOSED UTILITIES, AND PROTECT THESE DURING THE ENTIRE COURSE OF JOB.
- WHEREVER INACCURACIES, INCOMPLETE DETAILS OR INCONSISTENCIES MAY EXIST IN DRAWINGS, OR WHERE EXISTING CONDITIONS MAY DIFFER FROM THOSE REPRESENTED ON DRAWINGS, CONTRACTOR WILL CONSULT WITH ARCHITECT PRIOR TO CONSTRUCTION. WHEREVER DETAIL DRAWINGS APPEAR TO DISAGREE WITH 1/4" SCALE DRAWINGS, THE DETAILS SHALL TAKE PRECEDENT. CONSULT WITH ARCHITECT OR OWNER REGARDING UNSPECIFIED CHOICES OF COLOR OR FINISH ENCOUNTERED DURING CONSTRUCTION.
- INSTALL ALL APPLIANCES AND FIXTURES, WHETHER OWNER OR CONTRACTOR SUPPLIED, UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS ARE FROM FACE OF FRAMING TO FACE OF FRAMING, UNLESS OTHERWISE NOTED

SITE WORK:

- SITE DRAINAGE, INCLUDING BURIED DRAINAGE PIPES, SHALL BE INSTALLED PER SITE PLAN. CONTRACTOR SHALL VERIFY FINAL DRAINAGE ROUTE ON SITE.
- DRAINAGE & PARKING AREA: CONTRACTOR SHALL PROVIDE PRICING FOR CRUSHED STONE SURFACE, 6" DEPTH, IN AREA SHOWN ON PLAN.
- GRADING: CONTRACTOR SHALL INCLUDE FINAL GRADING, TOPSOIL & SEEDING, SEE ELEVATION DWGS. FOR GRADE DETAIL.

FOUNDATIONS:

- BACKFILL SHALL BE PLACED IN 6-INCH MAXIMUM LIFTS AND COMPACTED TO A MINIMUM DENSITY OF 95% (UNDER SLABS-ON-GRADE) AND 90% (ELSEWHERE) OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-698 OR ASTM D1557-09.
- BACKFILL SHALL CONSIST OF NON-EXPANSIVE, FREE-DRAINING, PREDOMINANTLY GRANULAR MATERIAL, FREE OF DEBRIS AND ORGANIC MATERIAL.
- ALL GROUND OVER WHICH FOOTINGS AND SLABS-ON-GRADE ARE TO BE PLACED SHALL BE FREE OF EXPANSIVE OR COMPRESSIBLE DEBRIS AND ORGANIC MATERIAL.
- FOOTINGS AND SLABS-ON-GRADE CONCRETE SHALL NOT BE PLACED ON MUDDY OR FROZEN GROUND. SUB-GRADE FOR SLABS-ON-GRADE WHERE VAPOR BARRIER IS NOT REQUIRED SHALL BE DAMP AT TIME OF CONCRETE PLACEMENT.

CONCRETE:

- CONCRETE CONSTRUCTION SHALL CONFORM TO "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301), "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK" (ACI 347), "RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE" (ACI 304).
- USE AIR-ENTRAINING ADMIXTURE IN ALL CONCRETE, PROVIDING NOT LESS THAN 4% NOR MORE THAN 8% ENTRAINED AIR FOR CONCRETE EXPOSED TO FREEZING AND THAWING, AND FROM 2% TO 4% FOR OTHER CONCRETE.
- ADMIXTURES CONTAINING CHLORIDE SALTS SHALL NOT BE USED.
- CONCRETE SHALL BE OF "READY-MIXED CONCRETE" AND SHALL CONFORM TO ASTM C94. MIX DESIGN ALTERNATE NO. 2. UNLESS OTHERWISE SPECIFIED, ALL CONCRETE SHALL BE 3000 PSI AT 28 DAYS.
- CONCRETE WHEN PLACED SHALL HAVE A TEMPERATURE BETWEEN 50 DEGREES F. AND 70 DEGREES F. TEMPERATURE OF CONCRETE DURING MIXING OR TRANSPORTATION SHALL NEVER BE LOWER THAN 40 DEGREES F. NOR HIGHER THAN 90 DEGREES F.
- DURING COLD WEATHER (AMBIENT TEMPERATURE BELOW 40 DEGREES F.) BUILDER SHALL MAINTAIN CONCRETE AT A MINIMUM TEMPERATURE OF 50 DEGREES F. FOR 3 DAYS AND ABOVE 32 DEGREES F. FOR 14 DAYS FOLLOWING ITS PLACEMENT. FOLLOW ACI 306R RECOMMENDATIONS FOR COLD WEATHER CONCRETING.
- DURING HOT WEATHER (AMBIENT TEMPERATURE ABOVE 80 DEGREES F.) BUILDER SHALL FOLLOW RECOMMENDATIONS FOR HOT WEATHER CONCRETING AS DESCRIBED IN ACI 305R AS REQUIRED TO MINIMIZE TEMPERATURE AND SHRINKAGE CRACKING OF CONCRETE.
- CONCRETE SHALL BE CONVEYED AND DEPOSITED IN ACCORDANCE WITH RECOMMENDATIONS OF ACI 304.
- EXCEPT WHERE DETAILED ON STRUCTURAL DRAWINGS, REINFORCEMENT SHALL NOT BE DISPLACED OR CUT TO PROVIDE CLEARANCE FOR PENETRATIONS, INSERTS, OR EMBEDMENTS.
- DESIGN, FABRICATION, INSTALLATION, AND REMOVAL OF CONCRETE FORMWORK IS SOLELY THE RESPONSIBILITY OF BUILDER.
- ANCHOR BOLTS CAST IN CONCRETE SHALL CONFORM TO ASTM A307.
- CONCRETE, PLACEMENT: COMPLY WITH ACI 304, PLACING CONCRETE, AND ACI 304.2R PLACING CONCRETE BY PUMPING METHOD.

MILD STEEL REINFORCEMENT FOR CONCRETE:

- MILD STEEL REINFORCEMENT FOR CONCRETE CONSTRUCTION SHALL BE MANUFACTURED, DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH: "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318R) AND "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 315R, ACI SP-66) AND SHALL BE DEFORMED STEEL BARS CONFORMING TO ASTM A615, GRADE 40 AND GRADE 60.
- TIES, STIRRUPS, AND HOOPS SHALL CONFORM TO ASTM A615, GRADE 40.
- UNLESS OTHERWISE SPECIFIED, REINFORCEMENT ON THIS PROJECT SHALL BE GRADE 60.
- REINFORCEMENT SHALL NOT BE BENT IN THE FIELD UNLESS ALL OF THE FOLLOWING PROVISIONS ARE MET:
 - THE BARS ARE OF SIZE #6 AND SMALLER.
 - ASTM A615, GRADE 40 BARS ARE PROVIDED.
 - WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185, IN AS LONG LENGTHS AS PRACTICABLE.

SPICES:

- REINFORCEMENT IN CONCRETE AND MASONRY SHALL HAVE LAP LENGTHS AS FOLLOWS.

BAR SIZE	LENGTH IN CONCRETE
#3	1' 6"
#4	2' 0"
#5	2' 6"
#6	3' 4"
- WELDED WIRE FABRIC SHALL BE LAPPED ONE GRID WIDTH PLUS 2".
- REINFORCEMENT SHALL BE BENT COLD.
- REINFORCEMENT SHALL NOT BE WELDED.

PLACING:

- REINFORCEMENT SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BY CONCRETE, METAL, OR OTHER APPROVED CHAIRS, SPACERS, OR TIES, AND SECURED AGAINST DISPLACEMENT DURING CONCRETE OR GROUT PLACEMENT.
- TACK WELDING NOT ALLOWED.
- EXCEPT WHERE EXPLICITLY NOTED OTHERWISE ON STRUCTURAL DRAWINGS, REINFORCEMENT IN CONCRETE SHALL HAVE CONCRETE COVER AS FOLLOWS:

1) CONCRETE DEPOSITED AGAINST EARTH.....	3"
2) FORMED CONCRETE AGAINST EARTH.....	2"
3) EXTERIOR FACES OF WALLS.....	2"
4) INTERIOR FACES OF WALLS.....	3/4"
5) TO TOP OF SLABS-ON-GRADE.....	3/4"

SELECTIVE DEMOLITION NOTES:

- MATERIALS OWNERSHIP: EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN OWNER'S PROPERTY, DEMOLISHED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.
- REPAIR MATERIALS: USE REPAIR MATERIALS IDENTICAL TO EXISTING MATERIALS. IF IDENTICAL MATERIALS ARE UNAVAILABLE OR CANNOT BE USED FOR EXPOSED SURFACES, USE MATERIALS THAT VISUALLY MATCH EXISTING ADJACENT SURFACES TO THE FULLEST EXTENT POSSIBLE. USE MATERIALS WHOSE INSTALLED PERFORMANCE EQUALS OR SURPASSES THAT OF EXISTING MATERIALS.
- WHEN UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE THE NATURE AND EXTENT OF CONFLICT. PROMPTLY SUBMIT A WRITTEN REPORT TO ARCHITECT.
- CONTRACTOR SHALL SURVEY CONDITION OF BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF STRUCTURE OR ADJACENT STRUCTURES DURING SELECTIVE DEMOLITION OPERATIONS.
- EXISTING UTILITIES: MAINTAIN SERVICES INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
- UTILITY REQUIREMENTS: LOCATE, IDENTIFY, DISCONNECT, SHUT OFF, AND SEAL OR CAP OFF INDICATED UTILITIES SERVING AREAS TO BE SELECTIVELY DEMOLISHED. IF UTILITY SERVICES ARE REQUIRED TO BE REMOVED, RELOCATED, OR ABANDONED, BEFORE PROCEEDING WITH SELECTIVE DEMOLITION PROVIDE TEMPORARY UTILITIES THAT BYPASS AREA OF SELECTIVE DEMOLITION AND THAT MAINTAIN CONTINUITY OF SERVICE TO OTHER PARTS OF BUILDING.
- CLEANING: CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE SELECTIVE DEMOLITION OPERATIONS.
- SELECTIVE DEMOLITION: DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED.
- EXISTING ITEMS TO REMAIN: PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY ARCHITECT, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS AFTER SELECTIVE DEMOLITION OPERATIONS ARE COMPLETE.
- PATCHING AND REPAIRS: PROMPTLY REPAIR DAMAGE TO ADJACENT CONSTRUCTION CAUSED BY SELECTIVE DEMOLITION OPERATIONS.
- REPAIRS: WHERE REPAIRS TO EXISTING SURFACES ARE REQUIRED, PATCH TO PRODUCE SURFACES SUITABLE FOR NEW MATERIALS.
- FINISHES: RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND RESTORATION INTO ADJOINING CONSTRUCTION IN A MANNER THAT ELIMINATES EVIDENCE OF PATCHING AND REFINISHING.
- FLOORS AND WALLS: WHERE WALLS OR PARTITIONS THAT ARE DEMOLISHED EXTEND ONE FINISHED AREA INTO ANOTHER, PATCH AND REPAIR FLOOR AND WALL SURFACES TO MATCH EXISTING OR NEW FINISHES AS SPECIFIED. PROVIDE AN EVEN SURFACE OF UNIFORM FINISH COLOR, TEXTURE, AND APPEARANCE. REMOVE EXISTING FLOOR AND WALL COVERINGS AND REPLACE WITH NEW MATERIALS, IF NECESSARY, TO ACHIEVE UNIFORM COLOR AND APPEARANCE.

WOOD FRAMING:

- SAWN FRAMING LUMBER SHALL BE OF THE FOLLOWING SPECIES AND MINIMUM GRADE FOR THE SPECIFIED USE. ALL LUMBER SHALL BE GRADE-STAMPED BY A RECOGNIZED AGENCY AND SHALL BE SURFACED DRY. LUMBER SHALL BE DELIVERED TO THE JOB SITE WITH A MAXIMUM MOISTURE CONTENT OF 19% AND SHALL BE PROTECTED FROM THE ELEMENTS UNTIL THE MATERIAL IS INSTALLED.

SPECIES:

- ALL FRAMING SHALL BE DOUGLAS FIR-LARCH, HEM-FIR OR SPRUCE-PINE-FIR (SPF) UNLESS NOTED OTHERWISE, WITH THE FOLLOWING EXCEPTIONS: FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, SOIL OR WATER SHALL BE SOUTHERN PINE PRESSURE TREATED TO .40 POUNDS PER CUBIC FOOT PRESERVATIVE RETENTION AND SHALL BE KILN DRIED AFTER TREATMENT (KDAT).
- GRADE:
RAFTERS, JOISTS, BUILT-UP MEMBERS AND STUDS OVER 10FT LONG: NO. 2 OR BETTER. STUDS LESS THAN OR EQUAL TO 10FT IN LENGTH, PLATES AND BLOCKING: STUD GRADE.
- DETAILS OF WOOD FRAMING SUCH AS NAILING, BLOCKING, BRIDGING, FIRE-STOPPING, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, THE TImER CONSTRUCTION MANUAL AND AF&PA'S "DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION" (2001).
 - PLYWOOD SHEATHING SHALL BE APA GRADE STAMPED FOR SPECIFIED SPAN, SHALL BE MADE WITH EXTERIOR GLUE, AND SHALL BE OF THE FOLLOWING THICKNESS:
ROOF: 5/8" FLOORS: 3/4" WALLS: 1/2"
 - WHERE SHEET FLOORING IS TO BE INSTALLED OVER SUBFLOOR, INSTALL ADDITIONAL LAYER OF 1/4" GRADE A PLYWOOD UNDERLAYMENT, SEAMS STAGGERED. A GRADE STAMP SHALL BE VISIBLE ON ALL SHEETS.
 - ALL PLYWOOD SHALL BE GLUE-NAILED TO FLOOR JOISTS USING APA APPROVED ELASTOMERIC CONSTRUCTION ADHESIVE (CHEMREX INC. PL400 OR AN APPROVED EQUIVALENT.)
 - LEAVE 1/8" SPACE AT ALL PLYWOOD PANEL END JOINTS AND 1/8" SPACE AT ALL PLYWOOD EDGE JOINTS.
 - ALL TRUSSES AND JOISTS SHALL ALIGN WITH STUDS BELOW; WHERE REQUIRED INSTALL ADDITIONAL STUDS. ALL TRUSSES SHALL BE ANCHORED TO SUPPORTS WITH HURRICANE TIES.
 - WHERE JOISTS AND RAFTERS ARE PARALLEL TO EXTERIOR WALLS PROVIDE B LOCKING TO MATCH AT 24" O.C. IN THE FIRST ADJACENT JOIST AND RAFTER BAY.
 - USE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
 - PROVIDE SOLID BLOCKING BETWEEN JOISTS AND BETWEEN RAFTERS AT ALL SUPPORTS.
 - PROVIDE ROWS OF BRIDGING BETWEEN JOISTS AT 8'-0" O.C. MAX. MEASURED IN THE DIRECTION OF THE SPAN.
 - STUD BEARING WALLS ARE TO BE 2X6 @ 24" O.C., TYP., U.N.O.
 - AT THE ENDS OF ALL HEADERS PROVIDE A MINIMUM OF ONE JACK AND ONE KING STUD. PROVIDE ADDITIONAL JACK (J) AND KING (K) STUDS WHERE NOTED. 2J INDICATES 2 JACKS, 2K INDICATES 2 KINGS, ETC.
 - USE DOUBLE STUDS AT ENDS OF WALLS AND AT ENDS OF WALL OPENINGS.
 - LAP ALL PLATES AT CORNERS AND AT INTERSECTIONS OF PARTITIONS.
 - ALL FRAMING & SHEATHING NAILS SHALL CONFORM TO ASTM F 1667, BE GALVANIZED AND HAVE A MINIMUM DIAMETER OF 0.131" TYP., U.N.O. 6D NAILS SHALL HAVE A MINIMUM DIAMETER OF 0.113"
 - BUILT UP BEAMS SHALL BE SPIKED TOGETHER WITH TWO ROWS OF 10D NAILS AT 12" O.C

PAINTING/ FINISHING/TRIM NOTES:

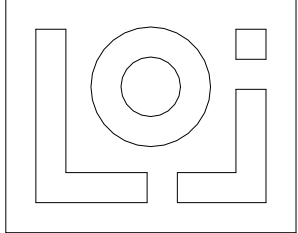
- FILL ALL NAIL HOLES AT WOOD SURFACES TO BE PAINTED. CAULK EXTERIOR JOINT AGAINST WEATHER INFILTRATION.
- PROVIDE ZERO/LOW VOC PAINTS AND FINISHES THROUGHOUT CONSTRUCTION.

Proposed Alterations to the:

Scanlan Residence

10 Garfield Rd., Phoenicia, NY 12464

Loj Architecture and Building Science



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ISSUE:

ADDENDA:

PROJECT #:
2502

DRAWING NAME:
NOTES

SCALE:

SHEET #

DRAWN BY:
LT / CB

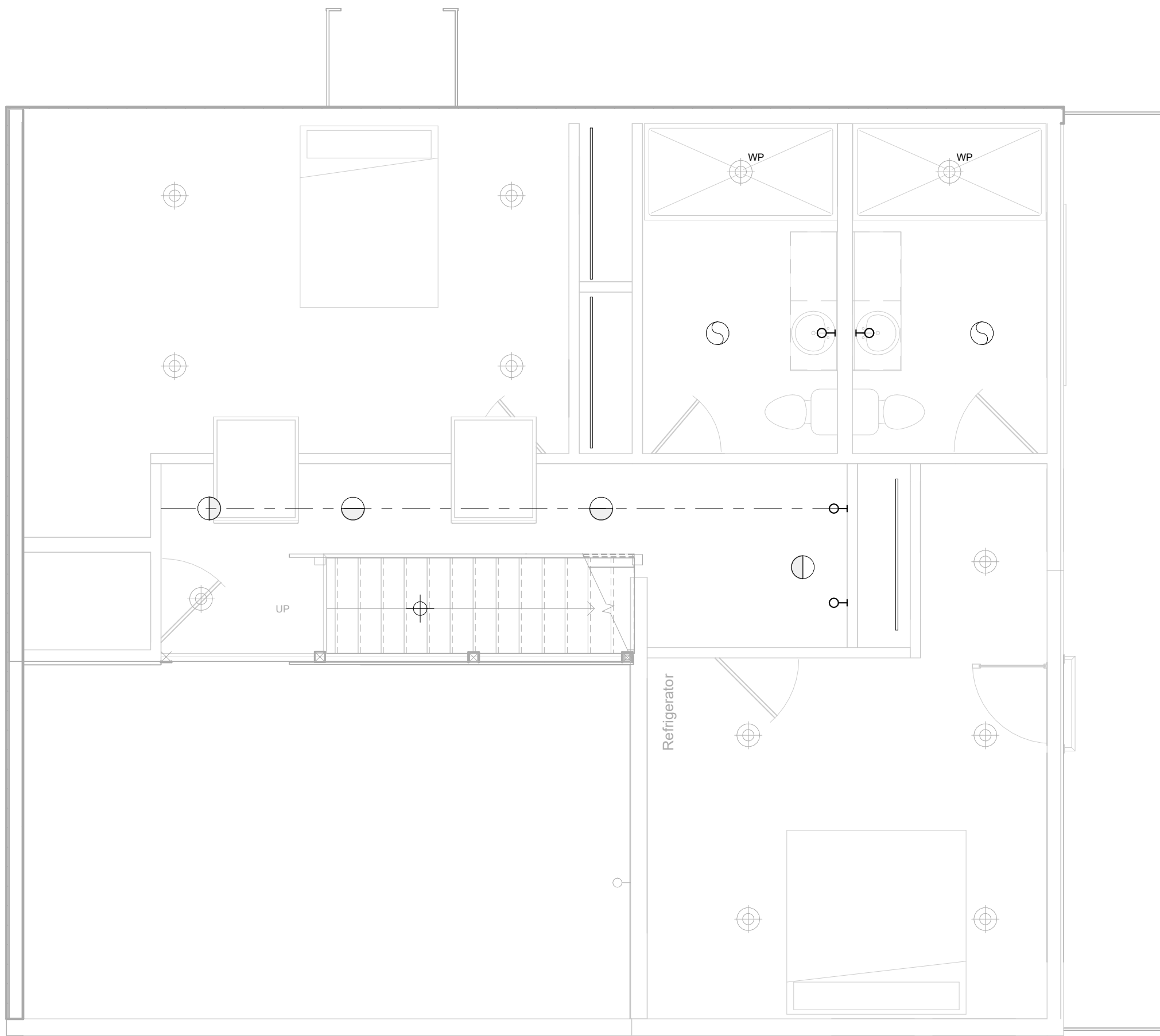
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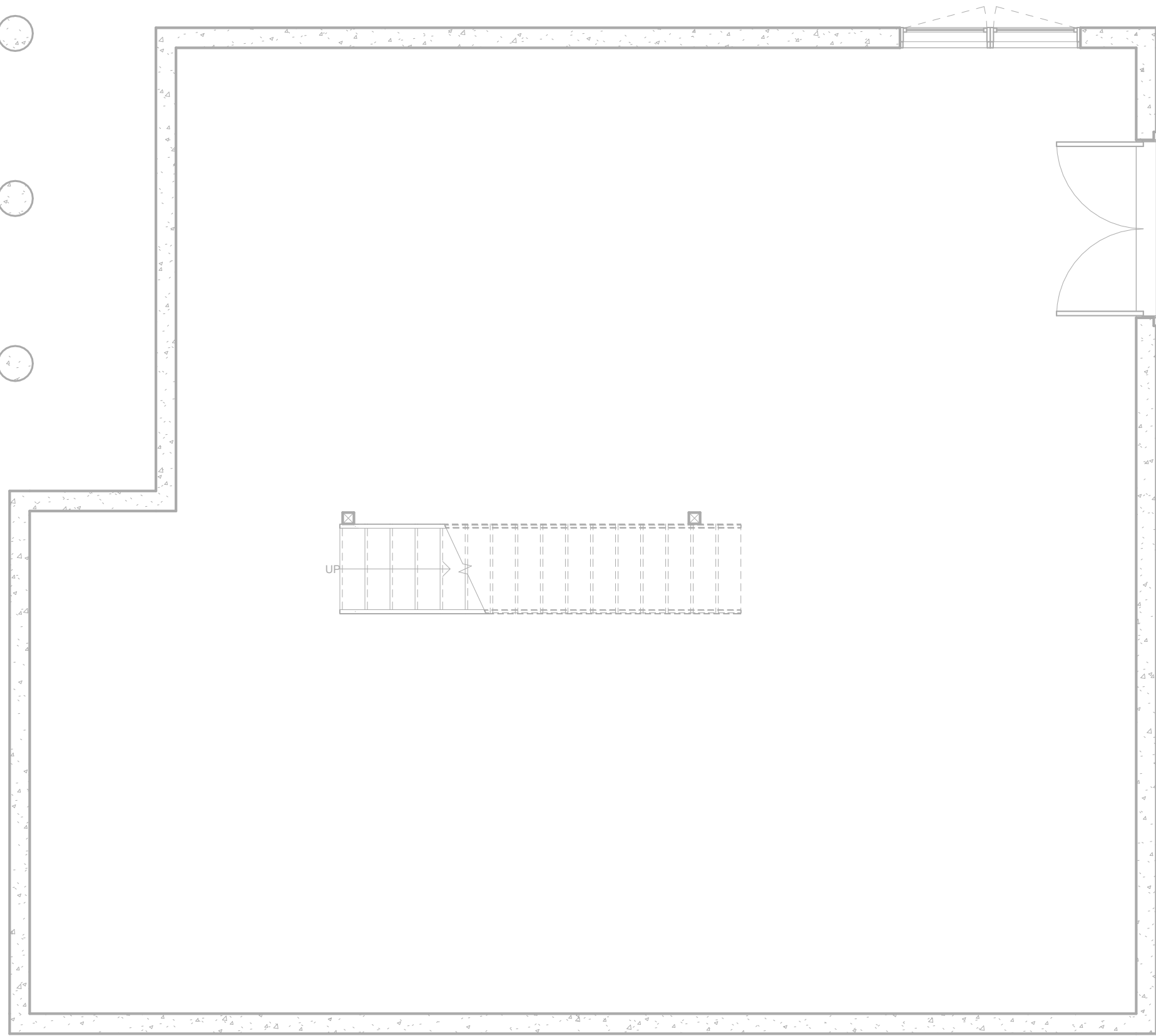
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Electrical Legend

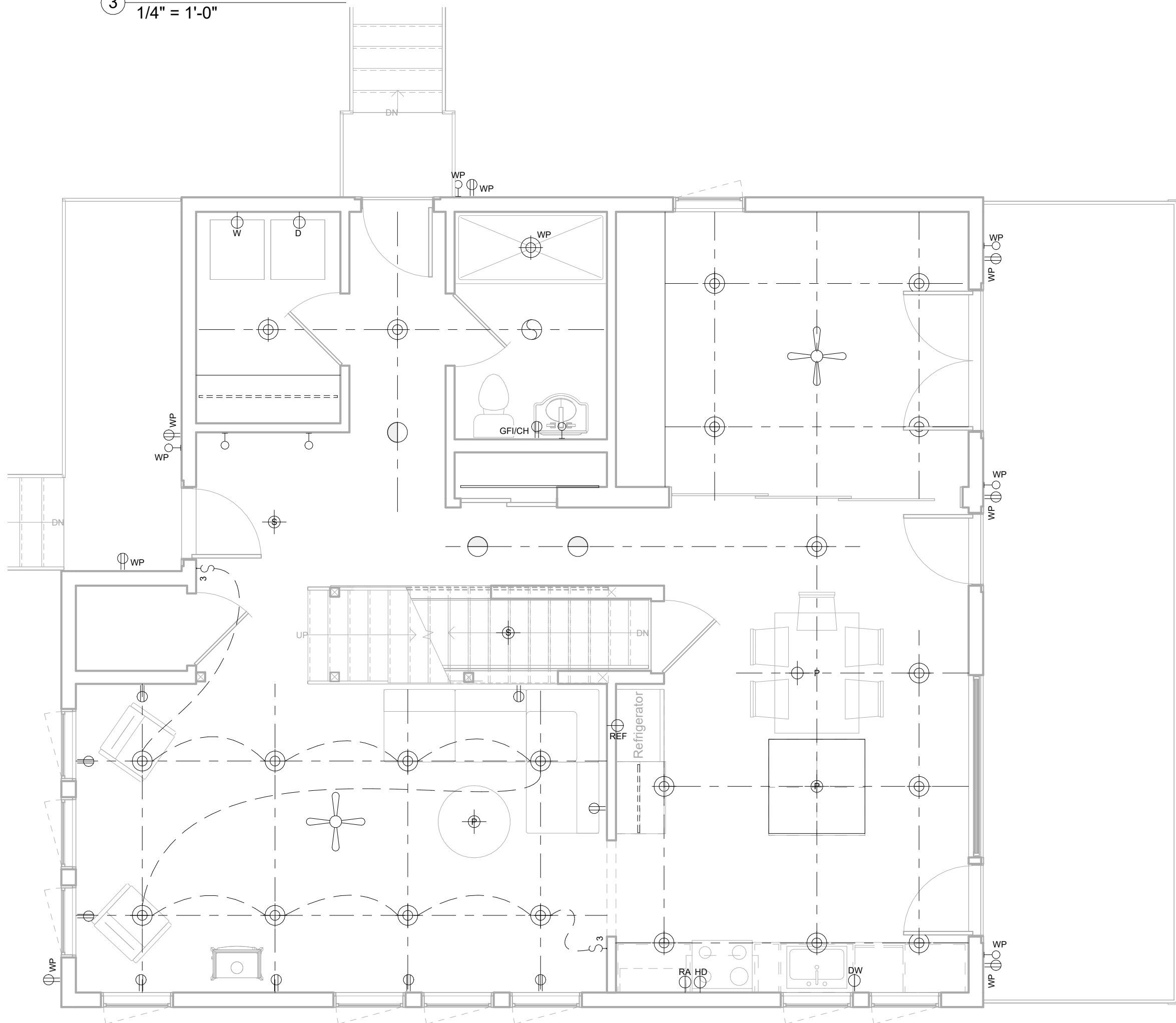
SYMBOL	DESCRIPTION
	SMOKE DETECTOR
	SMOKE/CO DETECTOR
	WALL-MOUNTED DUPLEX OUTLET
	DUPLEX OUTLET (GROUND FAULT CIRCUIT INTERRUPTER)
	WALL-MOUNTED DUPLEX OUTLET - WATERPROOF
	APPLIANCE OUTLET
	CABLE/USB JACK
	FLOOR-MOUNTED DUPLEX OUTLET
	WALL-MOUNTED SWITCH
	WALL-MOUNTED SWITCH - THREE WAY
	WALL-MOUNTED SWITCH - FOUR WAY
	CEILING MOUNTED LIGHT
	PENDANT LIGHT
	CEILING MOUNTED LIGHT W/ EXHAUST FAN
	RECESSED CEILING MOUNTED LIGHT
	RECESSED CEILING MOUNTED LIGHT - WATERPROOF
	WALL-MOUNTED SCOFF
	CEILING FAN
	CEILING FAN W/ LIGHT
	LED TRACK LIGHT
	LED STRIP LIGHT



2 SECOND FLOOR ELECTRICAL
1/4" = 1'-0"



3 BASEMENT ELECTRICAL
1/4" = 1'-0"



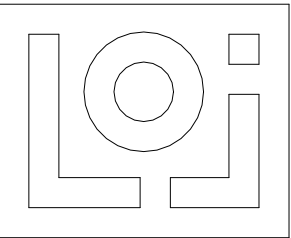
1 FIRST FLOOR ELECTRICAL
1/4" = 1'-0"

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PLANS

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1/4" = 1'-0"

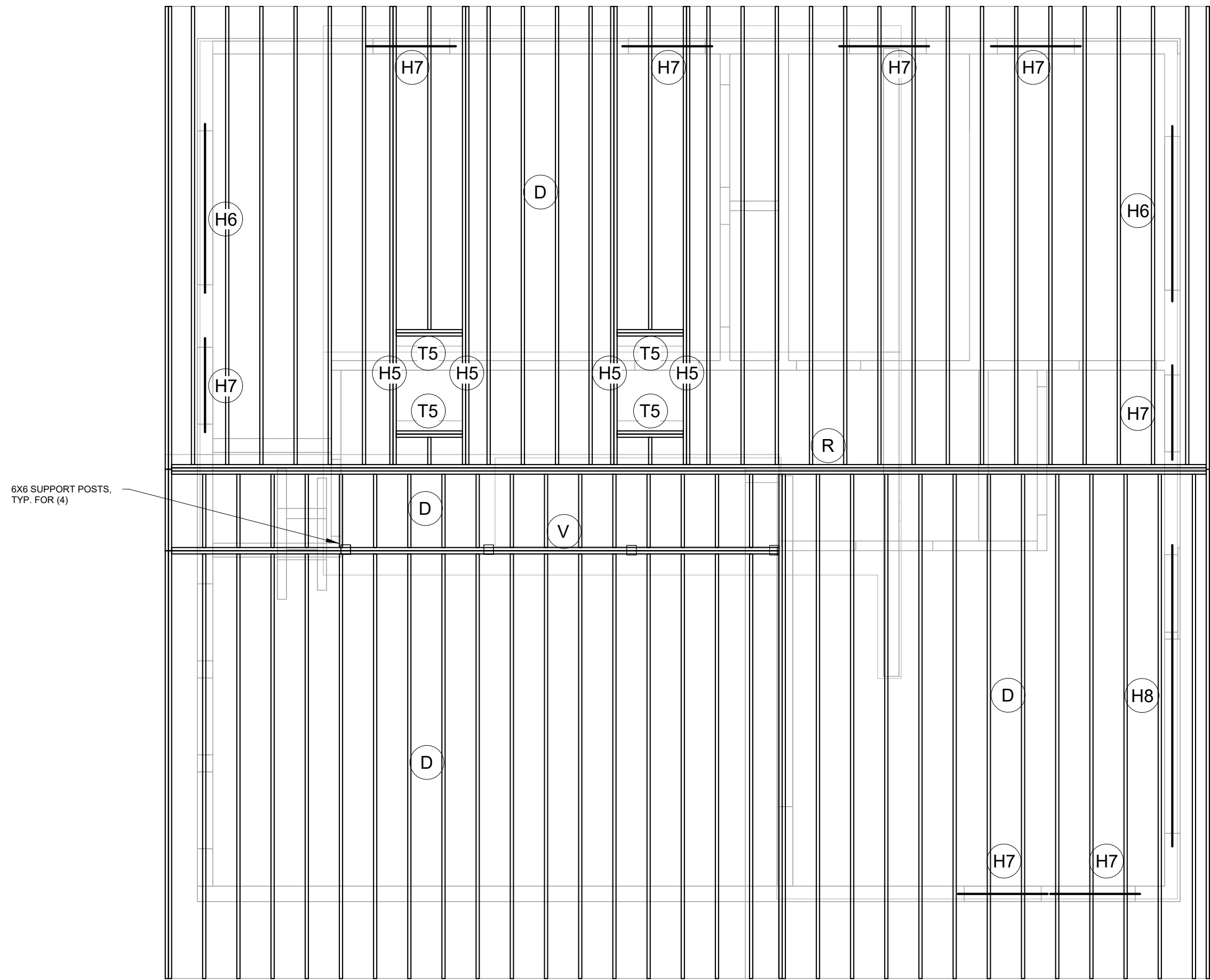
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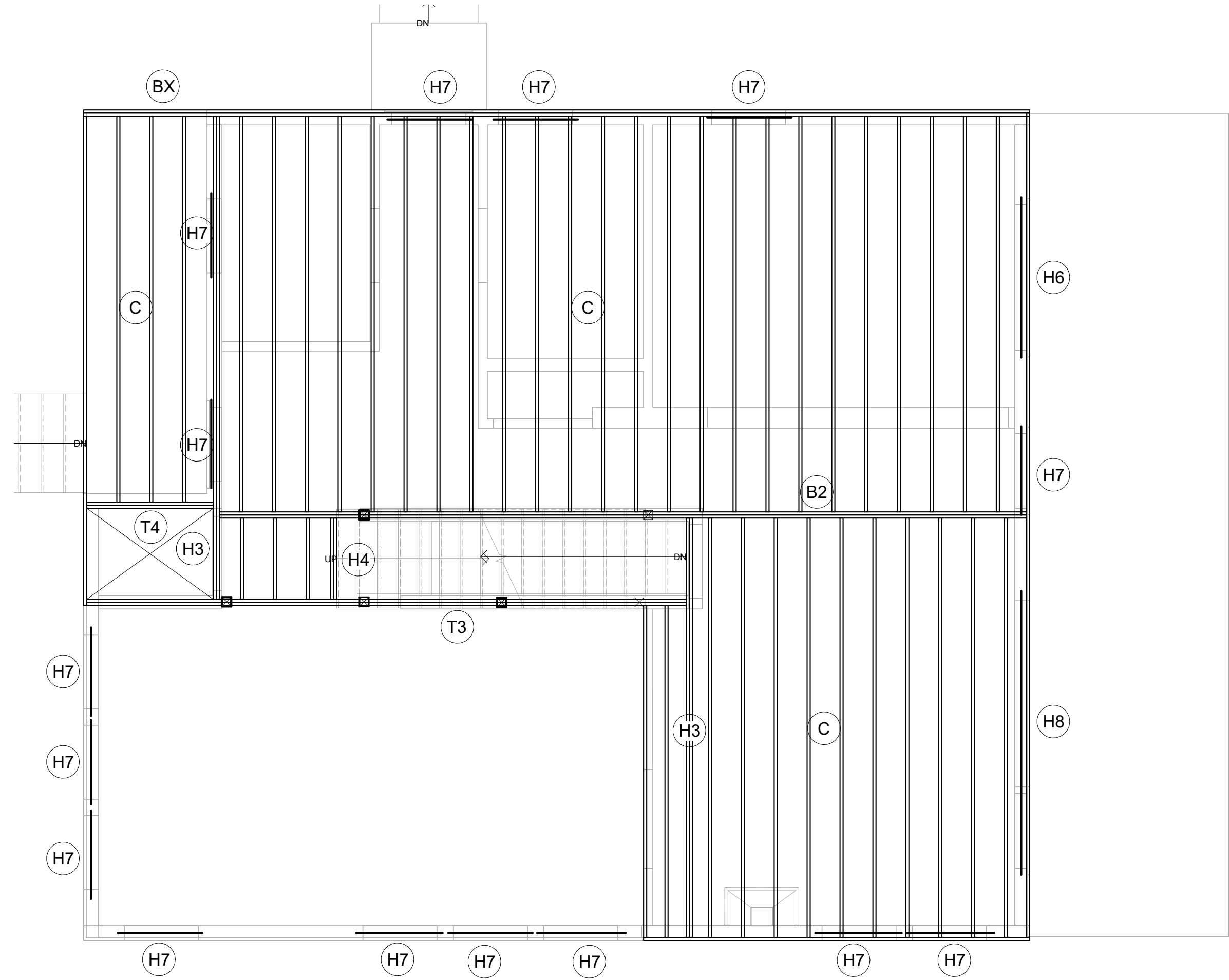
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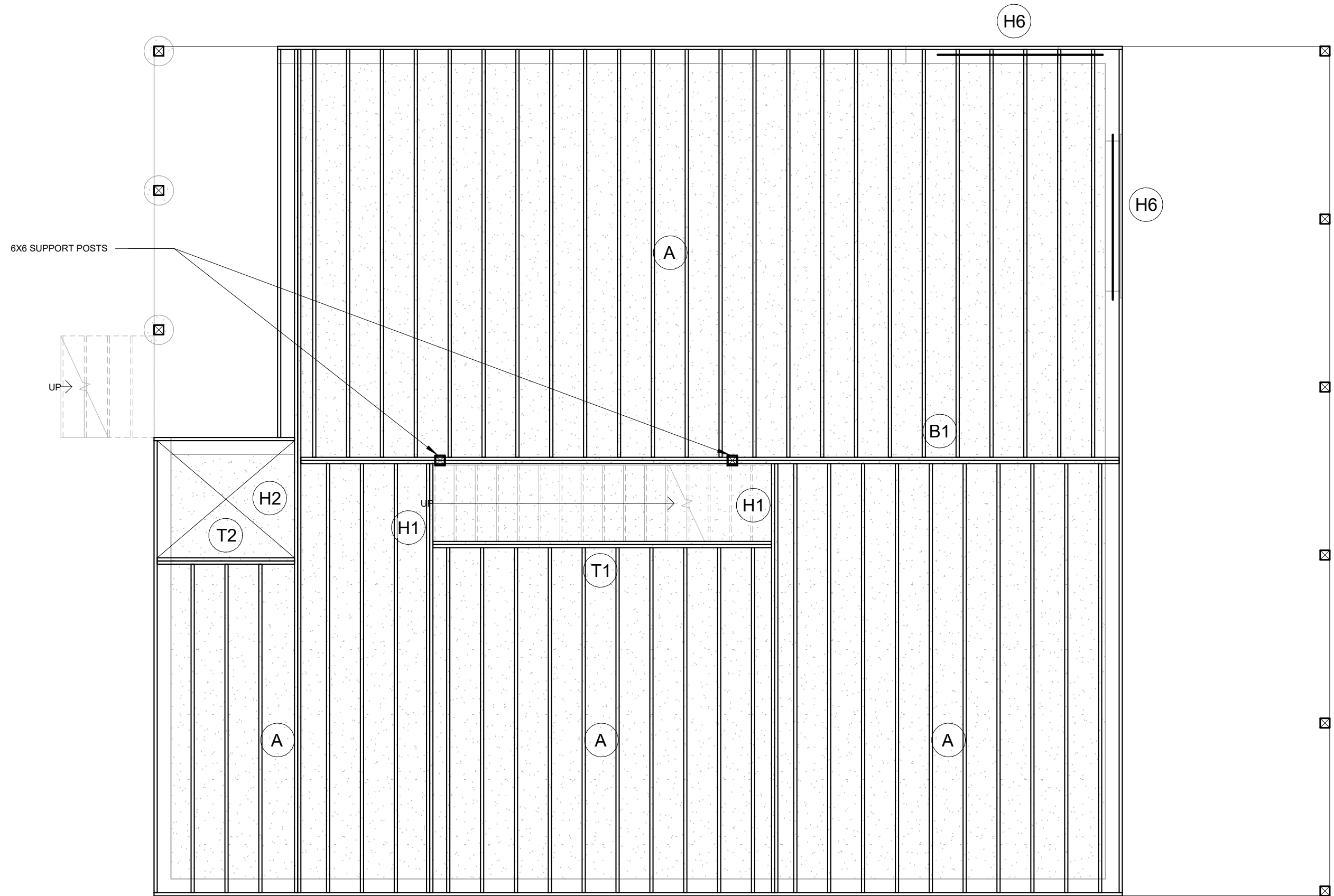


3 ROOF FRAMING PLAN
1/4" = 1'-0"



2 SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

FRAMING SCHEDULE					
TAG	TYPE	MEMBER	SUPPORT-ENDS	SUPPORT-MID	NOTES
A	1ST FLOOR JOISTS				
B1	1ST FLOOR SUPPORT BEAM				
B2	2ND FLOOR SUPPORT BEAM				
BX	2ND FLOOR CANTILEVER SUPPORT (TBD)				
C	2ND FLOOR JOISTS				
D	ROOF RAFTERS				
H1	1ST FLOOR STAIR HEADERS				
H2	1ST FLOOR ELEVATOR HEADER				
H3	2ND FLOOR STAIR / ELEVATOR HEADERS				
H4	2ND FLOOR STAIR HEADER				
H5	ROOF SKYLIGHT HEADERS				
H6	DOUBLE WINDOW / DOOR HEADERS				
H7	TYPICAL WINDOW / DOOR HEADERS				
H8	XL WINDOW / DOOR HEADERS				
R	ROOF RIDGE BEAM				
T1	1ST FLOOR STAIR TRIMMER				
T2	1ST FLOOR ELEVATOR TRIMMER				
T3	2ND FLOOR STAIR TRIMMER				
T4	2ND FLOOR ELEVATOR TRIMMER				
T5	ROOF SKYLIGHT TIMMERS				
V	ROOF VALLEY BEAM				



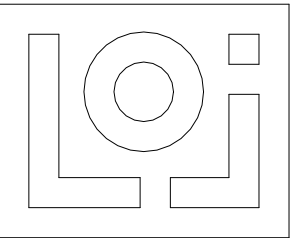
1 FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"

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1/4" = 1'-0"

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