

HART RESIDENCE SUNROOM ADDITION

624 MAPLE DRIVE
WEBSTER, NY 14580

OWNER: WILLIAM AND JACQUELINE HART
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VARIANCE SUBMISSION

GENERAL CONSTRUCTION NOTES:

1. BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING. CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE RESIDENTIAL CODE OF ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, WITH POSSIBLE MODIFICATIONS BY LOCAL CODE ADMINISTRATION.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE BUILDING, ELECTRICAL, MECHANICAL, SANITARY AND ENERGY CODES (LOCAL, STATE, AND FEDERAL).
3. CONSTRUCTION DOCUMENTS FOR THIS WORK HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ARCHITECTURAL AND ENGINEERING PRACTICE TO MEET MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE RESIDENTIAL CODE OF NEW YORK STATE.
4. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
6. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, REQUIREMENTS, NOTES, AND DIMENSIONS SHOWN ON DRAWINGS OR NOTED IN SPECIFICATIONS. ANY VARIANCES WITHIN DRAWINGS AND SPECIFICATIONS, OR WITH CONDITIONS ENCOUNTERED AT JOB SITE, SHALL BE REPORTED TO OWNER/ARCHITECT IN WRITING BEFORE COMMENCEMENT OF ANY WORK EFFECTED BY SUCH VARIANCE.
7. THE CONTRACTOR SHALL RIGIDLY ADHERE TO ALL LAWS, CODES, AND ORDINANCES WHICH APPLY TO THIS WORK. HE SHALL NOTIFY AND RECEIVE CLARIFICATION FROM OWNER/ARCHITECT IN WRITING OF ANY VARIATIONS BETWEEN CONTRACT DOCUMENTS AND GOVERNING REGULATIONS.
8. THE CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS IN THE CONTRACT DOCUMENTS, OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADAPTING THESE PLANS, IF REQUIRED, TO SUIT THE NEEDS OF THE BUILDING ON THE SITE PROVIDED THAT THE ALTERATIONS DO NOT VIOLATE THE CODE OR ALTER THE STRUCTURAL INTEGRITY OF THE BUILDING. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
10. NO SITE VISITS WILL BE MADE BY THIS ARCHITECT. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR CHANGES TO THESE DRAWINGS AND SPECIFICATIONS.
11. ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC., SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS AND PROVISIONS OF APPLICABLE INDUSTRY STANDARDS. WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR, GENERIC EQUIVALENTS WHICH MEET APPLICABLE STANDARDS AND SPECIFICATIONS MAY BE USED.
12. CONSTRUCTION LOADS SHALL NOT OVERLOAD STRUCTURE NOR SHALL THEY BE IN EXCESS OF DESIGN LOADINGS INDICATED HEREIN.
 - A. PROVIDE TEMPORARY BRACING, SHORING, GUYING, OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
 - B. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOADS SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
13. DUE TO REVISIONS MADE DURING THE DEVELOPMENT OF THESE DRAWINGS, THEY MAY NOT REFLECT THE DIMENSIONS NOTED. DO NOT SCALE THE DRAWINGS.
14. CALL UPFO BEFORE YOU DIG. 1-800-962-7962.
15. ALL DIMENSIONS ARE FACE OF WALL TO FACE OF WALL (ROUGH).
16. CONTRACTORS ARE RESPONSIBLE FOR COORDINATING WORK WITH OTHER TRADES WHEREVER THEY OVERLAP.
17. ALL DETAILS ARE SUBJECT TO CHANGE DUE TO EXISTING FIELD CONDITIONS. CONTRACTORS MUST NOTIFY OWNER/ARCHITECT OF SAME.
18. INTERIOR AND EXTERIOR FINISH MATERIAL SELECTION (INCLUDING, BUT NOT LIMITED TO, SIDING, ROOFING, WALL, FLOOR AND CEILING FINISHES) BY OWNER AND CONTRACTOR UNLESS OTHERWISE SPECIFIED.
19. ALL SUBCONTRACTORS SHALL LEAVE EXTRA MATERIALS FOR PARCHING AND/OR REPAIR OF ALL INTERIOR AND EXTERIOR FINISH MATERIALS INCLUDING, BUT NOT LIMITED TO, FLOORING, WALL COVERINGS, ROOFING, SIDING, ETC. COORDINATE EXACT LIST AND QUANTITY OF MATERIALS REQUIRED WITH THE ARCHITECT.
20. DESIGN OF ELECTRICAL, PLUMBING, AND HVAC SYSTEMS BY OTHER CONSULTANTS OR CONTRACTORS. VERIFY MINIMUM REQUIREMENTS AND LOCATION OF EXISTING UTILITIES/SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE FOR ALL HVAC EQUIPMENT, AND CONTROLS, WATER HEATING EQUIPMENT, PIPE AND DUCT INSULATION AND FLUORESCENT LAMPS AND BALLASTS.
21. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION OR ADDENDUM.
22. THESE DOCUMENTS DO NOT PURPORT TO SHOW ALL ITEMS AND PROCEDURES REQUIRED FOR A COMPLETE INSTALLATION. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF THE PROJECT, IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT, THE LOCATION/DIMENSIONS OF THE CONSTRUCTION AND MAJOR ARCHITECTURAL ELEMENTS OF CONSTRUCTION. NO ADJUSTMENT WILL BE MADE TO THE CONTRACT SUM OR TIME OF COMPLETION FOR FAILURE TO INCLUDE ANY PORTION OF THE WORK WHERE SUCH INCLUSION MAY BE REASONABLY INFERRED FROM THE CONTRACT DOCUMENTS.

SITE WORK:

1. SITE WORK SHALL INCLUDE ALL SITE DEMOLITION, CLEARING, EXCAVATION, FILLING, GRADING, DRAINAGE, AND RELATED ITEMS NECESSARY TO COMPLETE THE WORK INDICATED ON DRAWINGS.
2. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESS POOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH ITEMS ARE FOUND, OWNER/ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
3. BEFORE COMMENCING CONSTRUCTION OR EXCAVATION ACTIVITIES AT THE SITE, CONTRACTOR SHALL OBTAIN GEOTECHNICAL ASSISTANCE OF A REGISTERED SOILS TESTING LABORATORY. TESTING LABORATORY SHALL MAKE NECESSARY BORINGS, TESTS, AND ANALYSIS OF SOILS AT LOCATIONS AND ELEVATIONS PERTINENT TO THE PROJECT OF PREPARATIONS OF A SOILS TEST AND RECOMMENDATIONS REPORT.
4. IT IS ASSUMED THAT THE SUBSURFACE CONDITIONS WILL BE EARTH OR SOIL. IF BEDROCK IS ENCOUNTERED, REMOVAL WILL BE CONSIDERED AN ADDITION TO THE CONTRACT.
5. CONTRACTOR SHALL EXTEND ASPHALT DRIVEWAY AND PARKING AREA TO NEW ADDITION. DRIVEWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH GENERALLY ACCEPTED INDUSTRY STANDARDS.

THERMAL & MOISTURE PROTECTION:

1. THE FOLLOWING SPECIFICATION SHALL GOVERN WITH MODIFICATIONS AS SPECIFIED HEREIN: AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS (ASHRAE) HANDBOOK OF FUNDAMENTALS.
2. INSTALL FLASHING AND SHEET METAL IN COMPLIANCE WITH "ARCHITECTURAL SHEET METAL MANUAL" BY SMACNA.
3. ALUMINUM FLASHING SHALL CONFORM TO ASTM B 209, AND BE MINIMUM 0.016" THICK STANDARD BUILDING SHEET OF PLAIN FINISH. PROVIDE 6" X 8" MIN. AT ALL STEP FLASHING.
4. BACKPANT FLASHINGS WITH BITUMINOUS PAINT, WHERE EXPECTED TO BE IN CONTACT WITH CEMENTITIOUS MATERIALS OR DISSIMILAR METALS.
5. PROVIDE AND INSTALL FLASHING AT ALL ROOF TO WALL CONDITIONS, PROJECTIONS OF WOOD BEAMS THROUGH EXTERIOR WALLS, EXTERIOR OPENINGS, AND ELSEWHERE AS REQUIRED TO PROVIDE WATERTIGHT/WEATHERPROOF PERFORMANCE.
6. SIDING SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S PRINTED INSTRUCTIONS AND SHALL INCLUDE ALL ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. MANUFACTURER, STYLE AND COLOR AS SELECTED BY OWNER.
7. ROOF VALLEY AND EAVE FLASHING SHALL BE PROVIDED OF NOT LESS THAN 36" WIDE ROLLED MATERIAL AND SHALL EXTEND AT LEAST 18" FROM THE CENTER LINE EACH WAY AND SHALL HAVE THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4".
 - A. WARM AREAS: ICE AND WATER SHIELD AT ALL EDGE AND VALLEY CONDITIONS TO 24" INSIDE "HEATED WALL".
 - B. COLD AREAS: 90 LBS. (MIN.) UNPERFORATED ASPHALT FELT.
 - C. ALL OTHER AREAS: 15 LB. (MIN.) UNPERFORATED ASPHALT FELT.
8. ASPHALT SHINGLES (25 YEARS) SHALL BE FASTENED ACCORDING TO MANUFACTURER'S PRINTED INSTRUCTIONS, BUT NOT LESS THAN TWO (2) NAILS PER EACH SHINGLE. EXPOSURE 5" FOR 16" SHINGLE, 5 1/2" FOR 18" SHINGLE, AND 7 1/2" FOR 24" SHINGLES. PROVIDE ONE LAYER OF 15 LB. (MIN.) BUILDING FELT UNDER SHINGLES UNLESS NOTED OTHERWISE. MANUFACTURER, STYLE AND COLOR AS SELECTED BY OWNER.
9. ENCLOSED ATTIC SPACES AND ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY SPACING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN. THE NET FREE VENTILATING AREAS SHALL BE NOT LESS THAN 2/3 OF ONE PERCENT (1%) OF THE HORIZONTALLY PROJECTED ROOF AREA, OR 1/3 OF ONE PERCENT (1%) IF AT LEAST FIFTY PERCENT (50%) OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. PROVIDE CONTINUOUS SHINGLED RIDGE VENTS INSTALLED TO MANUFACTURERS' PRINTED INSTRUCTIONS. MANUFACTURER, STYLE AND COLOR AS SELECTED BY OWNER.
10. PROVIDE AND INSTALL KRAFT FACED GLASS FIBER BATT INSULATION WITH AN INSULATION-ONLY VALUE OF R-49 IN ROOF OR CEILING AND 5 1/2" THICK KRAFT FACED GLASS FIBER BATT INSULATION WITH AN INSULATION-ONLY VALUE OF R-21 IN 2 X 6 EXTERIOR WALLS OF HEATED SPACE. PROVIDE AND INSTALL SPRAY FOAM INSULATION WITH AN INSULATION-ONLY VALUE OF R-49 IN VAULTED CEILING.
11. PROVIDE AND INSTALL BATT INSULATION AT WINDOW SHIM SPACES.
12. FIT INSULATION TIGHT WITH SPACES AND TIGHT TO AND BEHIND MECHANICAL AND ELECTRICAL SERVICES WITHIN THE PLANE OF INSULATION. LEAVE NO GAPS OR VOIDS.
13. PROVIDE AND INSTALL A 6 MIL POLYETHYLENE VAPOR BARRIER COMPLYING WITH AS17 D2103 AT EXTERIOR WALLS, WINDOWS AND DOORS OF ALL HEATED SPACES. EQUAL TO TYVEK HOUSE WRAP.
14. CAULK IN JOINTS AROUND OPENINGS TO PROVIDE A WATERTIGHT AND AIRTIGHT SEAL. CLEAN JOINTS THOROUGHLY. AREAS ADJACENT TO JOINTS SHALL BE MASKED IF NECESSARY TO OBTAIN A NEAT SEALER LINE. FREE OF STAINS ON ADJACENT SURFACES. JOINTS GREATER THAN 3/8" IN DEPTH SHALL BE FILLED WITH BACK-UP MATERIAL.
15. ALL LOCATIONS INDICATED ON DRAWINGS AND WHEREVER AIR, WATER, OR DUST MAY INFILTRATE BETWEEN CONSTRUCTION MEMBERS SHALL BE CAULKED. SET EXTERIOR EDGES OF ALL EXTERIOR THRESHOLDS IN CAULKING TO PROVIDE WEATHER TIGHT SEAL.
16. PROVIDE SEAMLESS GUTTERS AND 2" X 3" DOWNSPOUTS TO SPLASH BLOCKS, AS SELECTED BY OWNER. INCLUDE ALL ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. VERIFY LOCATION OF DOWNSPOUTS IN FIELD WITH OWNER.
17. PROVIDE AUTOMATIC OR GRAVITY DAMPERS AT ALL OUTDOOR AIR INTAKES AND EXHAUSTS.

FIREPLACES:

1. VENTED GAS FIREPLACES SHALL BE LISTED, LABELED AND INSTALLED IN ACCORDANCE WITH ANSI Z21.50, SECT.G2434 OF THE 2020 RCNYS AND THE MANUFACTURER'S INSTRUCTIONS. INSTRUCTIONS SHALL BE AVAILABLE ON SITE FOR BUILDING INSPECTOR.

STAIRWAY:

1. STAIRWAYS SHOULD BE AT LEAST 36" WIDE. TREADS SHALL BE AT LEAST 10" DEEP. RISERS SHALL BE NO MORE THAN 7 3/4" HIGH. STAIRS SHALL COMPLY WITH SECTION R311.7 OF 2020 RCNYS.
2. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS WITH FOUR OR MORE RISERS. TO SURFACE OF HANDRAILS SHALL BE BETWEEN 34" AND 36" ABOVE TREAD NOSING.
3. GUARDS SHALL BE LOCATED ALONG AN OPEN SIDED WALKING SURFACE THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITH IN 26" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. REQUIRED GUARDS SHALL NOT BE LESS THAN 36" IN HEIGHT MEASURED VERTICALLY ABOVE WALKING SURFACE.
4. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER, AS PER SECTION 312.1.3.

FOUNDATION NOTES:

1. FOUNDATIONS HAVE BEEN DESIGNED FOR A NET ALLOWABLE SOIL BEARING PRESSURE OF 3,000 PSF. TO BE CONFIRMED PRIOR TO CONSTRUCTION.
2. FOUNDATIONS SHALL BEAR ON UNDISTURBED STABLE NATURAL SUBGRADE OR STABLE STRUCTURAL FILL PLACED ON STABLE NATURAL SUBGRADE.
3. CONSTRUCT FOOTINGS ON STABLE SUBGRADE, FREE OF LOOSE OR DISTURBED MATERIAL.
4. UNBALANCED BACK FILL SHALL NOT BE PLACED AGAINST FOUNDATION WALLS AND PIERS UNLESS WALLS AND PIERS ARE SECURELY BRACED AGAINST MOVEMENT.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONTROL OF GROUNDWATER AND SURFACE RUNOFF.

CAST IN PLACE CONCRETE NOTES:

1. CONCRETE SHALL BE IN ACCORDANCE WITH ACI 301 AND 318.
2. CONCRETE SHALL BE NORMAL WEIGHT AND SHALL OBTAIN 28-DAY COMPRESSIVE STRENGTHS AS FOLLOWS:
 - A. SLAB-ON-GRADE 4,000 PSI
 - B. CONCRETE NOT OTHERWISE NOTED 3,000 PSI
3. PERIMETER/EXTERIOR CONCRETE SHALL HAVE 6% +/- 1.5% ENTRAINED AIR.
4. REINFORCING MATERIALS SHALL BE AS FOLLOWS:
 - A. REINFORCING BARS - ASTM A 615, GRADE 60, DEFORMED.
 - B. WELDED WIRE REINFORCEMENT - ASTM A 185, WELDED STEEL WIRE REINFORCEMENT, SHEET TYPE, ROLL TYPE IS NOT ACCEPTABLE.
5. ALL REINFORCING AND EMBEDDED ITEMS SHALL BE ACCURATELY PLACED AND ADEQUATELY TIED AND SUPPORTED BEFORE CONCRETE IS PLACED TO PREVENT DISPLACEMENT BEYOND PERMITTED TOLERANCES.
6. LAP CONTINUOUS REINFORCING STEEL BARS 5' X BAR DIAMETER, TYPICAL UNLESS OTHERWISE NOTED.
7. PROVIDE SLAB JOINTS AT 15 FEET ON CENTER EACH WAY MAXIMUM WITH A MAXIMUM ASPECT RATIO OF 1 TO 1.5.

CONCRETE MASONRY NOTES:

1. CONCRETE MASONRY MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE (ACI) 530.
2. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C 90 AND SHALL BE MADE WITH LIGHTWEIGHT AGGREGATE. MINIMUM NET AREA COMPRESSIVE STRENGTH OF MASONRY UNITS SHALL BE 2,000 PSI AT 28 DAYS.
3. COMPRESSIVE STRENGTH OF MASONRY SHALL BE DETERMINED BY THE UNIT STRENGTH METHOD AS SET FORTH IN ACI 530.1. THE NET AREA COMPRESSIVE STRENGTH OF MASONRY, FM, SHALL BE 2,000 PSI AT 28 DAYS.
4. MORTAR SHALL BE TYPE M OR S AND SHALL COMPLY WITH ASTM C270 PROPORTIONS OR PROPERTIES SPECIFICATION.
5. GROUT SHALL COMPLY WITH ASTM C 476 PROPERTIES SPECIFICATION, AND SHALL BE PROPORTIONED TO OBTAIN A 28-DAY COMPRESSIVE STRENGTH OF 2,000 PSI.
6. REINFORCING BARS - ASTM A 615, GRADE 60, DEFORMED.

ROUGH CARPENTRY NOTES:

1. ROUGH CARPENTRY SHALL BE IN ACCORDANCE WITH THE AMERICAN FOREST AND PAPER ASSOCIATION - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
2. UNLESS OTHERWISE NOTED MATERIALS AND FASTENING SHALL CONFORM WITH THE MINIMUM REQUIREMENTS AND FASTENING SCHEDULES INDICATED IN THE INTERNATIONAL RESIDENTIAL CODE, 2015.
3. LVL, PSL, AND TJI SHALL BE AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL.
4. ALL WOOD FRAMING MEMBERS PERMANENTLY EXPOSED TO THE WEATHER, ALL SILL PLATES, AND ALL PORCH FRAMING SHALL BE PRESERVATIVE TREATED.
5. METAL FRAMING ANCHORS, HOLD DOWNS, HURRICANE TIES, HANGERS, ETC, SHALL COMPLY WITH ASTM A 653 AND BE CAPABLE OF SUPPORTING THE REACTIONS SHOWN, BEAMS SUPPORTING ROOF FRAMING SHALL BE CONNECTED TO THE FOUNDATION FOR A MINIMUM UPLIFT OF 1,000 LBS. PROVIDE METAL FRAMING ANCHORS/CONNECTORS PROVIDING A CONTINUOUS LOAD PATH FROM THE ROOF MEMBER TO THE FOUNDATION. ANCHOR ALL ROOF RAFTERS FOR UPLIFT WITH HURRICANE ANCHORS CAPABLE OF RESISTING 250 LBS. EACH END.
6. WHERE MULTIPLE FRAMING MEMBERS ARE INDICATED, SCAB CONTINGENT MEMBERS TOGETHER WITH 16D COMMON NAILS (WOOD) - 3/16" DIAMETER TIMBER SCREWS (LVL) AT 12 INCHES ON CENTER ALTERNATING AT 2 INCHES FROM EACH EDGE. MEMBERS SHALL ONLY SPLICE AT THE CENTERLINE OF SUPPORTS, UNLESS OTHERWISE NOTED. SPLICES ARE NOT PERMITTED IN CANTILEVERED MEMBERS AND MEMBERS INDICATED AS CONTINUOUS.
7. PROVIDE BLOCKING BETWEEN EACH FLOOR JOIST AND ROOF RAFTER AT 8'-0" ON CENTER AND AT A MINIMUM OF AT MID SPAN.
8. ALL CONNECTION HARDWARE AND FASTENERS SHALL BE HOT DIPPED GALVANIZED.

STRUCTURAL STEEL NOTES:

1. STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) 360.
2. STRUCTURAL STEEL SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS:
 - A. STRUCTURAL STEEL SHAPES, PLATES AND BARS (EXCEPT W-SHAPES) - ASTM A 36, FY = 36 KSI
 - B. STRUCTURAL STEEL W-SHAPES - ASTM A 992/A572, GRADE 50, FY = 50 KSI
 - C. HOLLOW STRUCTURAL SHAPES (HSS):
 - A. SQUARE AND RECTANGULAR - ASTM A 500, GRADE C, FY = 50 KSI
 - B. ROUND - ASTM A 53, GRADE B, FY = 42 KSI
 - D. ANCHOR RODS - ASTM F 1554, GRADE 36
 - E. HIGH STRENGTH BOLTS - ASTM A325 (TYPICAL UG)
 - F. WASHERS - ASTM F 436
 - G. NUTS - ASTM A 363
3. UNLESS OTHERWISE NOTED, CONNECTIONS SHALL BE AISC "STANDARD FRAMED BEAM CONNECTIONS" WITH ASTM A 325 BOLTS, DESIGNED FOR ONE-HALF THE UNIFORM LOAD CONSTANTS FOR LATERALLY SUPPORTED BEAMS GIVEN IN PART 3 OF THE "STEEL CONSTRUCTION MANUAL".
4. WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1, "STRUCTURAL WELDING CODE - STEEL". WELD ELECTRODES SHALL BE E70XX LOW HYDROGEN, UNLESS OTHERWISE NOTED. PROVIDE CONTINUOUS FILLET WELDS WITH MINIMUM SIZE REQUIRED BY TABLE J2.4, PART 16 OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) 360.
5. STEEL MEMBERS SHALL BE SPLICED ONLY WHERE INDICATED. CONTINUOUS MEMBERS SHALL BE SPLICED OVER SUPPORTS, UNLESS OTHERWISE NOTED. MEMBERS INDICATED AS DIAPHRAGM CHORDS (DC) SHALL HAVE FULL PENETRATION BUTT WELD SPLICES, UNLESS OTHERWISE NOTED.

DESIGN DATA:

PER RESIDENTIAL CODE AND ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (GREATER ROCHESTER AREA AND ADJ. COUNTIES) - ZONE 5

ROOF (LIVE LOAD) 40 PSF

ROOF (DEAD LOAD) 10 PSF WITH ROOF STRUCTURE ONLY / 20 PSF FOR ADDITIONAL CEILING FRAMING IF REQUIRED

FIRST FLOOR (LIVE LOAD) 40 PSF

FIRST FLOOR (DEAD LOAD) 20 PSF

SECOND FLOOR (LIVE LOAD) 40 PSF

SECOND FLOOR (DEAD LOAD) 20 PSF

BALCONY (LIVE LOAD) 40 PSF

OPEN DECK (LIVE LOAD PLUS SNOW LOAD) 80 PSF

GROUND (SNOW LOAD) 40 PSF

ROOF (SNOW LOAD) 40 PSF

PRESUMPTIVE SOIL BEARING 3,000 PSF AT MIN. 42 INCHES BELOW FINISHED GRADE

WIND SPEED 115 MPH, EXPOSURE B

SEISMIC DESIGN CATEGORY B

WEATHERING SEVERE

FROST LINE DEPTH 42 INCHES

TERMITE DAMAGE SLIGHT TO MODERATE

WINTER DESIGN TEMP 1 DEGREE

ICE SHEET UNDERLAYMENT REQUIRED 24" INSIDE OF EXTERIOR WALL LINE

FLOOD HAZARD FIRM 1992

ROOF TIE DOWN REQUIREMENTS R802.11 BASED ON SPECIFIC ROOF DESIGN

DOORS AND WINDOWS:

1. REFERENCE STANDARDS FOR DOORS AND WINDOWS SHALL BE AS FOLLOWS:

A. UNDERWRITERS' LABORATORIES, INC.: BUILDING MATERIAL DIRECTORY

B. NATIONAL FIRE PROTECTION ASSOCIATION: PAMPHLET NO. 80 - STANDARD FOR FIRE DOORS AND WINDOWS.

C. NATIONAL WOODWORK MANUFACTURERS ASSOCIATION: I.S., 1078: WOOD FLUSH DOORS

D. ASTM E 283, ASTM E 331.

2. GLAZING IN LOCATIONS WHICH MAY BE SUBJECT TO HUMAN IMPACT SUCH AS FRAMELESS GLASS DOORS, GLASS ENTRANCES AND EXIT DOORS, FIXED GLASS PANELS, SLIDING GLASS DOORS, SHOWER DOORS, TUB ENCLOSURES, AND STORM DOORS SHALL MEET THE REQUIREMENTS SET FORTH IN THE RESIDENTIAL CODE OF NEW YORK STATE AND THE SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIAL (16 CFR 1201). ALL GLAZED PANELS LOCATED WITHIN 12" OF A DOOR WHICH MAY BE MISTAKEN FOR OPENINGS FOR HUMAN PASSAGE, UNLESS SUCH PANELS ARE PROVIDED WITH A HORIZONTAL MEMBER 1 1/2" MINIMUM IN WIDTH LOCATED BETWEEN 24" AND 36" ABOVE THE WALKING SURFACE, SHALL BE TEMPERED GLASS.

3. INTERIOR DOORS, HARDWARE STYLE AND FINISH/COLOR AS SELECTED BY OWNER.

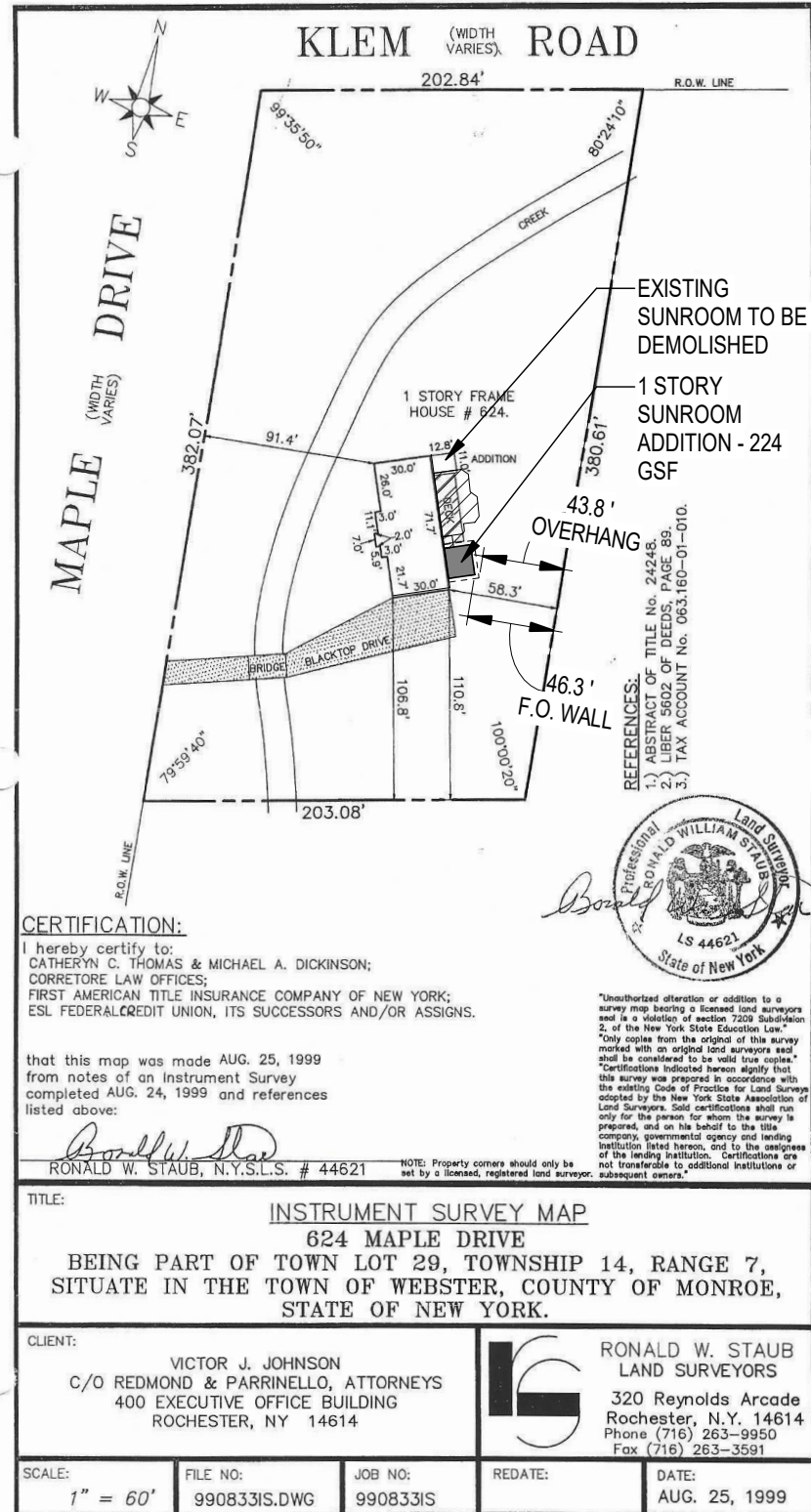
5. MAIN ENTRY DOOR TO BE SELECTED BY OWNER. ALL OTHER EXTERIOR DOORS SHALL BE INSULATED FIBERGLASS, PRE-PRIMED AND PRE-HUNG (THERMA-TRU OR EQUIVALENT), FINAL MANUFACTURER, STYLE, HARDWARE STYLE AND FINISH/COLOR AS SELECTED BY OWNER.

MECHANICAL:

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, VENTILATIONS, HEATING AND AIR CONDITIONING. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL COORDINATE WORK WITH ALL OTHER TRADES. TERMINAL HOOKUP OF ALL FIXTURES AND TAP IN TO ALL UTILITIES IS REQUIRED. CONTRACTOR SHALL INSTALL AND CHECK ALL PRESSURE REDUCING VALVES, POP OFF VALVES AND OTHER SAFETY DEVICES PRIOR TO OPERATIONS OF SYSTEM.

ELECTRICAL:

1. CONTRACTOR SHALL PROVIDE AND INSTALL ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL WIRING, RELATED FIXTURES, ELECTRIC HEAT ELEMENTS, AND CONTROL. ALL WORK SHALL COMPLY WITH NATIONAL ELECTRICAL CODE AND STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES. TERMINAL HOOKUP IS REQUIRED OF ALL FIXTURES AND APPLIANCES, MOTORS, FANS, AND CONTROLS.



1 SITE PLAN

1" = 100'-0"

DRAWING LIST		PROJECT DESCRIPTION	
ARCHITECTURAL		THE PROJECT SCOPE INCLUDES THE DEMOLITION OF THE EXISTING ALL GLASS SUNROOM TO THE NORTH OF THE HOUSE ALONG WITH THE CONSTRUCTION OF A NEW 224 SF THREE-SEASON SUNROOM AT THE SOUTH EAST OF THE HOME. INSULATION IS SHOWN TO MEET CODE BUT THE SPACE WILL BE USED FOR THREE-SEASON USE AND WILL BE UNCONDITIONED AT THIS TIME.	
A-1	DEMOLITION PLAN, FLOOR PLANS AND ROOF PLAN		
A-2	EXTERIOR ELEVATIONS, BUILDING SECTION, CONCEPT RENDERING		

AIR BARRIER AND INSULATION INSTALLATION			MATERIAL LEGEND	
TABLE N1102.4.1.1 (R802.1.1)				
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA		
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE THERMAL ENVELOPE CONTAINS A CONT. AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	AIR PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.		
CEILING / ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING OR SOFFIT ALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.		
WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITHIN CORNERS AND CAVITIES OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF NOT LESS THAN R-3.5 PER INCH. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAME WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND IN CONT. ALIGNMENT WITH THE AIR BARRIER.		
WINDOWS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN FRAMING AND SKYLIGHTS, AN THE JAMBS OF WINDOWS AND DOORS, SHALL BE SEALED.	RIM JOISTS SHALL BE INSULATED.		
RIM JOISTS	RIM JOISTS SHALL INCLUDE AIR BARRIER.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING. ALTERNATIVELY, FLOOR FRAMING CAVITY INSULATION SHALL BE IN CONTACT WITH THE TOP SIDE OF SHEATHING OR CONT. INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING, AND EXTENDING FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.		
FLOORS INCLUDING CANTILEVERED FLOORS AND FLOORS ABOVE GARAGES	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.		
CRAWL SPACE WALLS	EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLAY-SILICATE VAPOR RETARDER WITH OVERLAPPING JOINTS TAPE.	CRAWL SPACE INSULATION, WHERE PROVIDED INSTEAD OF FLOOR INSULATION, SHALL BE PERMANENTLY ATTACHED TO WALLS.		
SHAFTS, PENETRATIONS	DUCTS, SHAFTS, UTILITY PENETRATIONS, AND FLEE SHAFTS DRAINING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	BATTIS TO BE INSTALLED IN NARROW CAVITIES SHALL BE CUT TO FIT OR NARROW CAVITIES SHALL BE FILLED WITH INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE.		
NARROW CAVITIES				
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACE.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING ENVELOPE SHALL BE SEALED TO THE FINISHED SURFACE.		
RECESSED LIGHTING				
PLUMBING AND WIRING		IN EXTERIOR WALLS, BATT INSULATION SHALL BE CUT TO FIT NEARLY ALL ELECTRICAL AND COMMUNICATION BOXES. ALTERNATIVELY, AIR-SEALED BOXES SHALL BE INSTALLED.		
SHOWER / TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS TO SHOWERS AND TUBS SHALL SEPARATE THE BATHING THERMAL ENVELOPE FROM THE EXTERIOR.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.		
ELECTRICAL / PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL AND COMMUNICATION BOXES. ALTERNATIVELY, AIR-SEALED BOXES SHALL BE INSTALLED.			
HVAC REGISTER BOOTS	HVAC SUPPLY AND RETURN REGISTER BOOTS SHALL PENETRATE BUILDING THERMAL ENVELOPE THROUGH CEILING OR FLOOR PENETRATED BY THE BOOT.			
CONCEALED SPRINKLERS	WHERE REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUF. CALLINGS OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL JOBS BETWEEN FIRE SPRINKLER COVER PLANS AND WALLS AND CEILINGS.			

ENERGY CODE COMPLIANCE PATH:		
THIS PROJECT IS DESIGNED TO COMPLY WITH THE "PRESCRIPTIVE" ENERGY CODE COMPLIANCE REQUIREMENTS. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS AND COMPONENTS, NECESSARY AND IN A MANNER TO COMPLY WITH THE "PRESCRIPTIVE" REQUIREMENTS SECTION N1102 OF THE 2020 ENERGY CODE.		
CLIMATE ZONE 5A - MIN. R-VALUES FROM TABLE N1102.1.2		
FENESTRATION	MAX U-VALUE = 0.30	
CEILING	MIN R-VALUE = 49 / 38 EXCEPTION	
WOOD FRAMED WALLS	MIN R-VALUE = 21	
FLOOR	MIN R-VALUE = 30	
BASEMENT WALL	MIN R-VALUE = 15 (CONT.)	
CLIMATE ZONE 5A - EQUIVALENT UFACTORS FROM TABLE N1102.1.4		
CEILING	U-FACTOR = 0.26 OR R=38	
U-VALUE & R-VALUE CONVERSION (U=1/R AND R=1/U)		
N1102.2.1 CEILINGS WITH ATTIC SPACES. WHERE SECTION N1102.1.2 WOULD REQUIRE R-49 INSULATION IN THE CEILING, INSTALLING R-38 OVER 100% OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQ. FOR R-49 INSULATION WHERE EVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT EAVES. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION N1102.1.4 AND THE TOTAL UA ALTERNATIVE IN SECTION N1102.1.5.		

SHEET SIZE: 24" x 36" - DO NOT SCALE

HART RESIDENCE SUNROOM ADDITION

PROJECT NO.: 2023-12-02

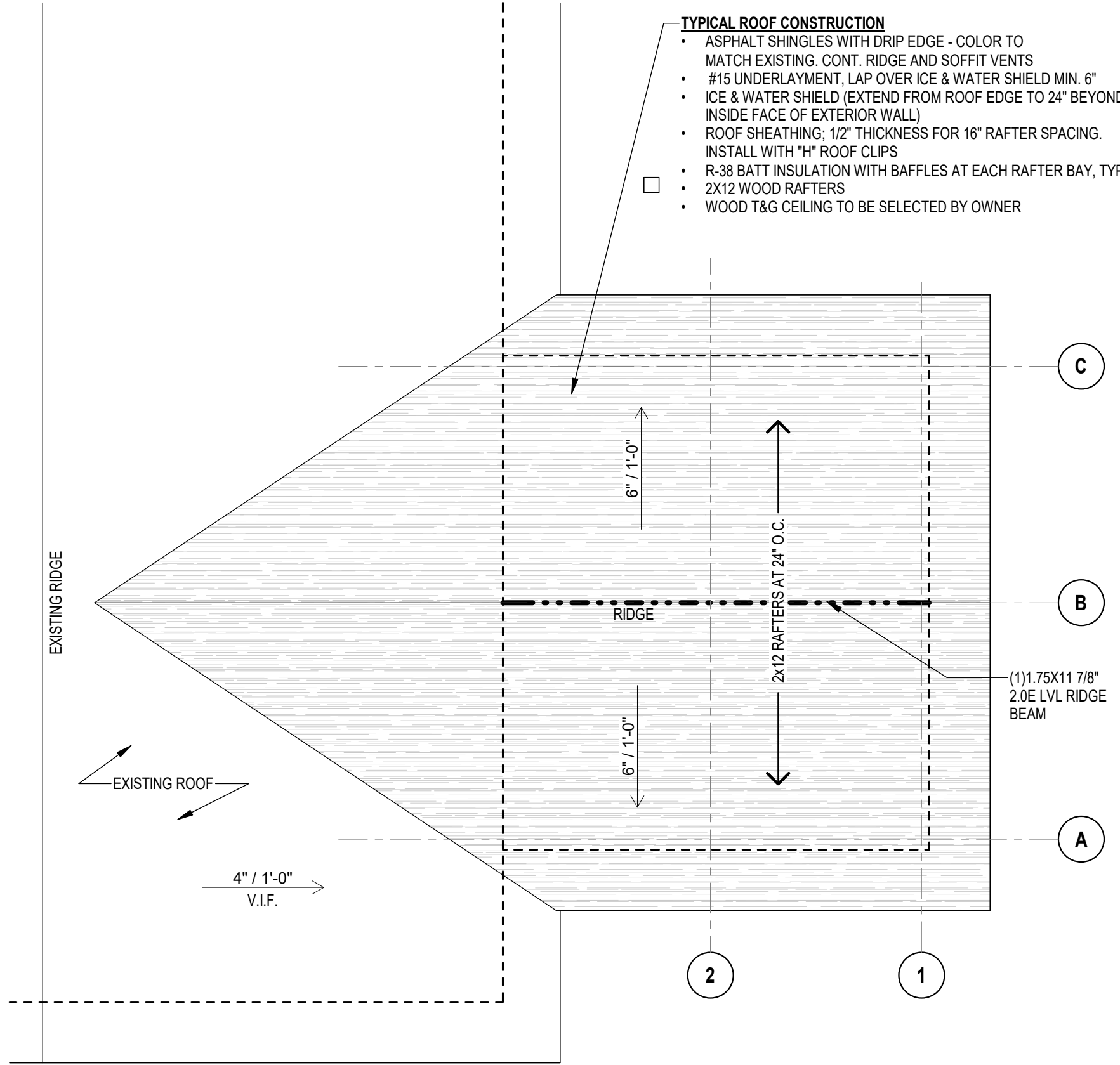
PROJECT DATE: MARCH 25, 2025

REBECCA
BARONE
ARCHITECTURE

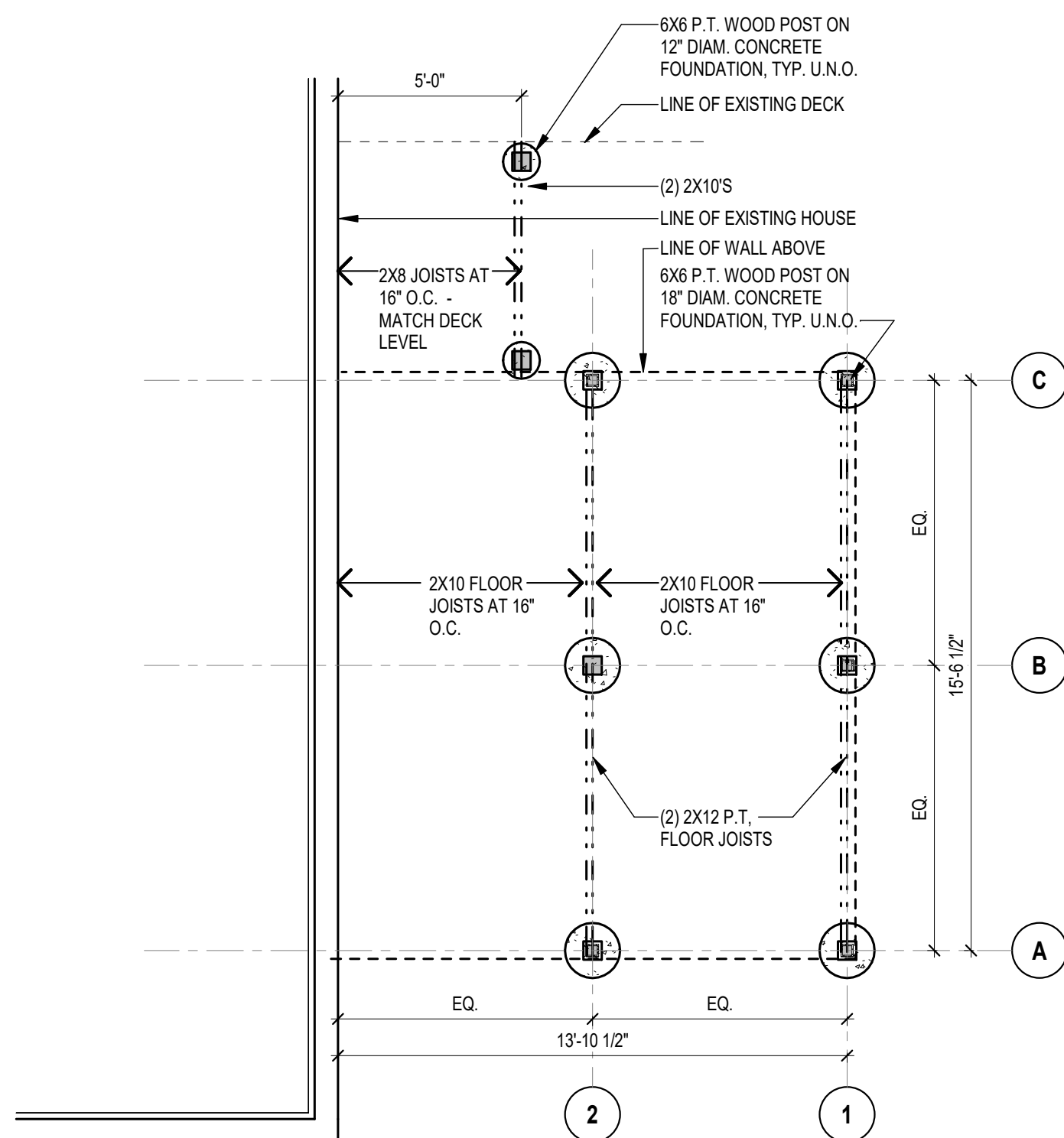
rb

857 Rolins Run, Webster, NY 14580
rebeccabaronearchitect@gmail.com
585.267.6970

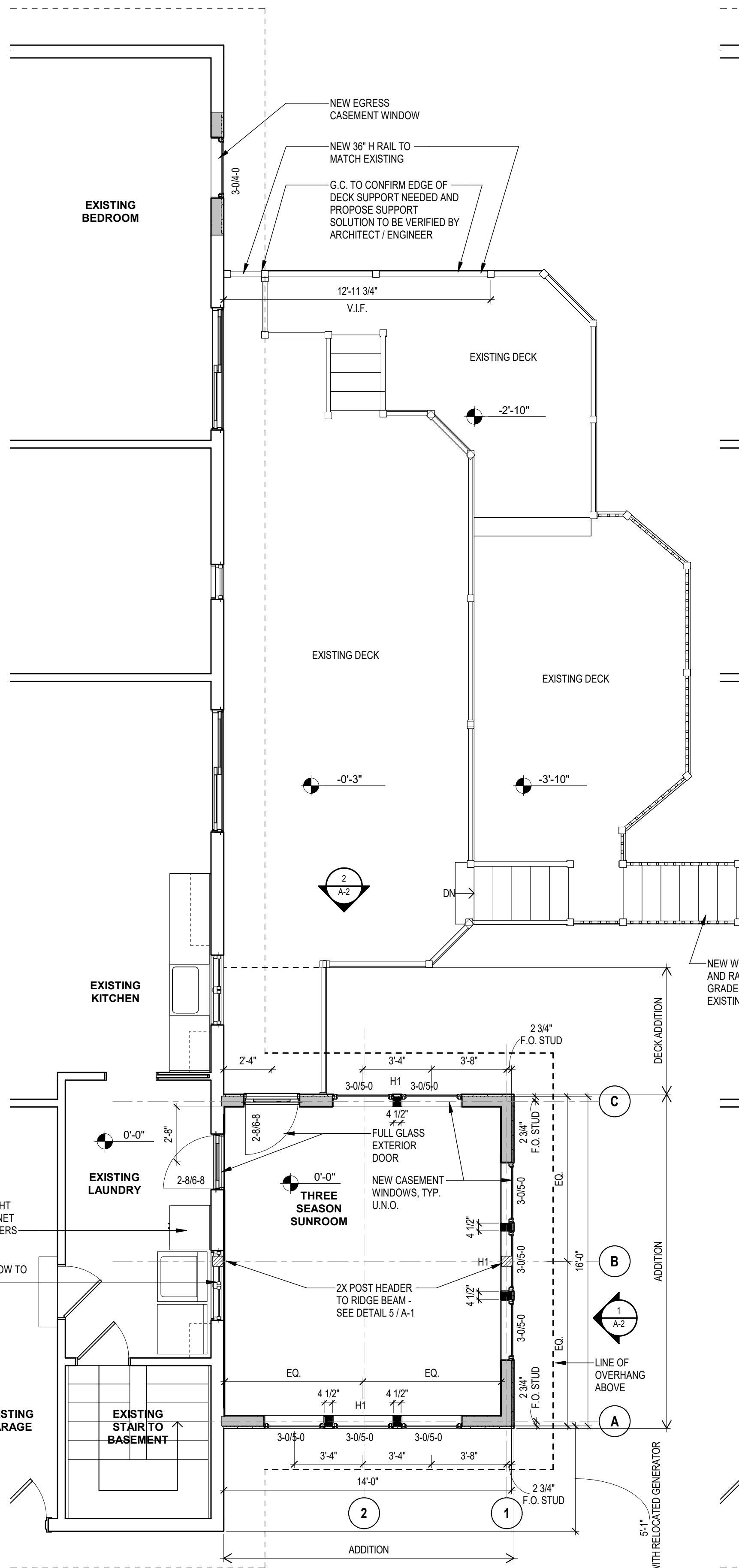
VARIANCE SUBMISSION



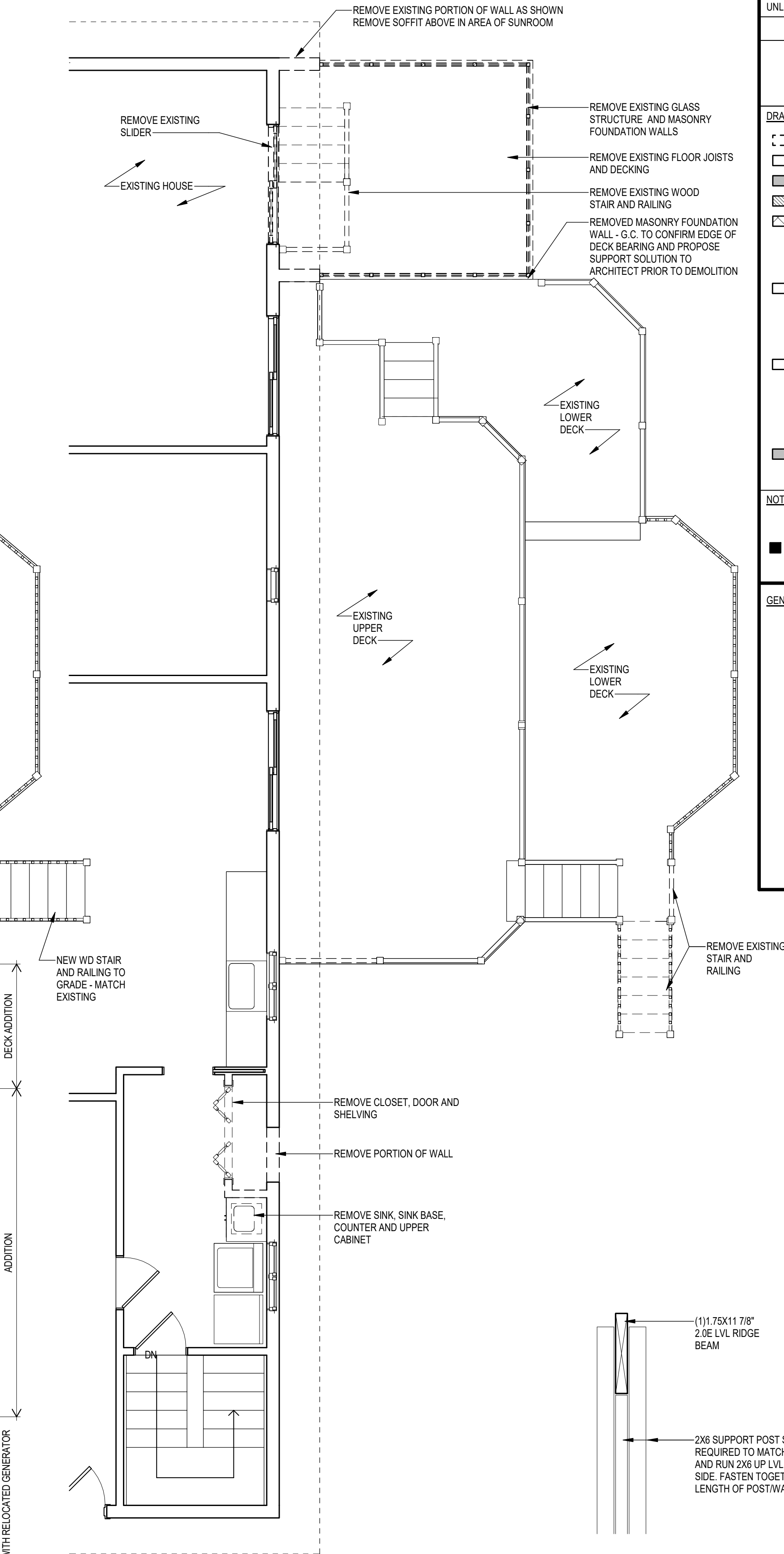
4 ROOF PLAN
1/4" = 1'-0"



3 FOUNDATION PLAN / FLOOR FRAMING PLAN
1/4" = 1'-0"

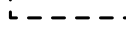


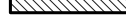

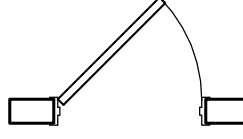
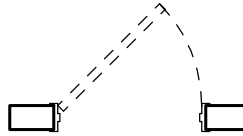
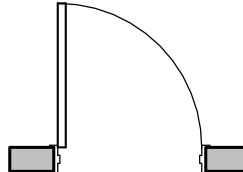



2 FIRST FLOOR PLAN
1/4" = 1'-0"



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

5 RIDGE BEAM DETAIL
1" = 1'-0"

HEADER SCHEDULE			
MARK	SIZE	JACK (EACH SIDE)	KING(EACH SIDE)
H1"	(3) 2X6	1-STUD	1-STUD
* SOLID BLOCKING BETWEEN WINDOWS, TYP. U.N.O.			
UNLESS OTHERWISE NOTED			
OPENING	2X6 WALL	2X4 WALL	
UP TO 5'-0"	(3) 2X8	(2) 2X8	
6'-0"	(3) 2X10	(2) 2X10	
7'-0"	(3) 2X10	(2) 2X10	
8'-0"	(3) 2X12	(2) 2X12	
DRAWING LEGEND			
		EXISTING WALL TO BE DEMOLISHED	
		EXISTING WALL TO REMAIN	
		NEW 2X6 WALL	
		NEW 2X4 WALL	
		NEW CMU FOUNDATION / BASEMENT WALL	
		EXISTING DOOR LOCATION TO REMAIN	
		EXISTING DOOR TO BE REMOVED	
		NEW DOOR	
NOTE:			
LUMBER IN DIRECT CONTACT WITH MASONRY TO BE PRESSURE TREATED			
 PROVIDE (3) SOLID STUDS WHERE SHOWN WITH SOLID BLOCKING TO BELOW			
GENERAL NOTES:			
1. DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALLS 48" OR LONGER			
2. INSTALL MID-SPAN CROSS BRIDGING AT FLOOR JOIST SPANS UP TO 14'-0" AND INSTALL CROSS BRIDGING AT 1/3 POINTS FOR SPANS OVER 14'-0"			
3. LVL AND TJI PRODUCTS, ACCESSORIES AND CONNECTION DETAILS SHALL CONFORM TO MFR SPECIFICATIONS AND PRODUCT LITERATURE. (DESIGN "E" = 2,000,000)			
4. CONTRACTOR SHALL INSTALL SMOKE, HEAT AND CARBON MONOXIDE DETECTORS TO COMPLY WITH CURRENT NYS CODES			
5. INSTALL ICE BARRIER ON ROOF TO COMPLY WITH SECTION R905.1.2			
6. ALL RAKES AND OVERHANGS TO BE 24" UNLESS NOTED OTHERWISE NOTED TO MATCH EXISTING HOUSE			

VARIANCE SUBMISSION

REVISIONS:			
NUMBER	DATE	ISSUED BY	DESCRIPTION

HART RESIDENCE SUNROOM ADDITION

624 MAPLE DRIVE
WEBSTER, NY 14580

OWNER / CLIENT:
WILLIAM AND JACQUELINE HART

DEMOLITION PLAN, FLOOR PLANS AND ROOF PLAN

PROJECT NO.
2023-12-02

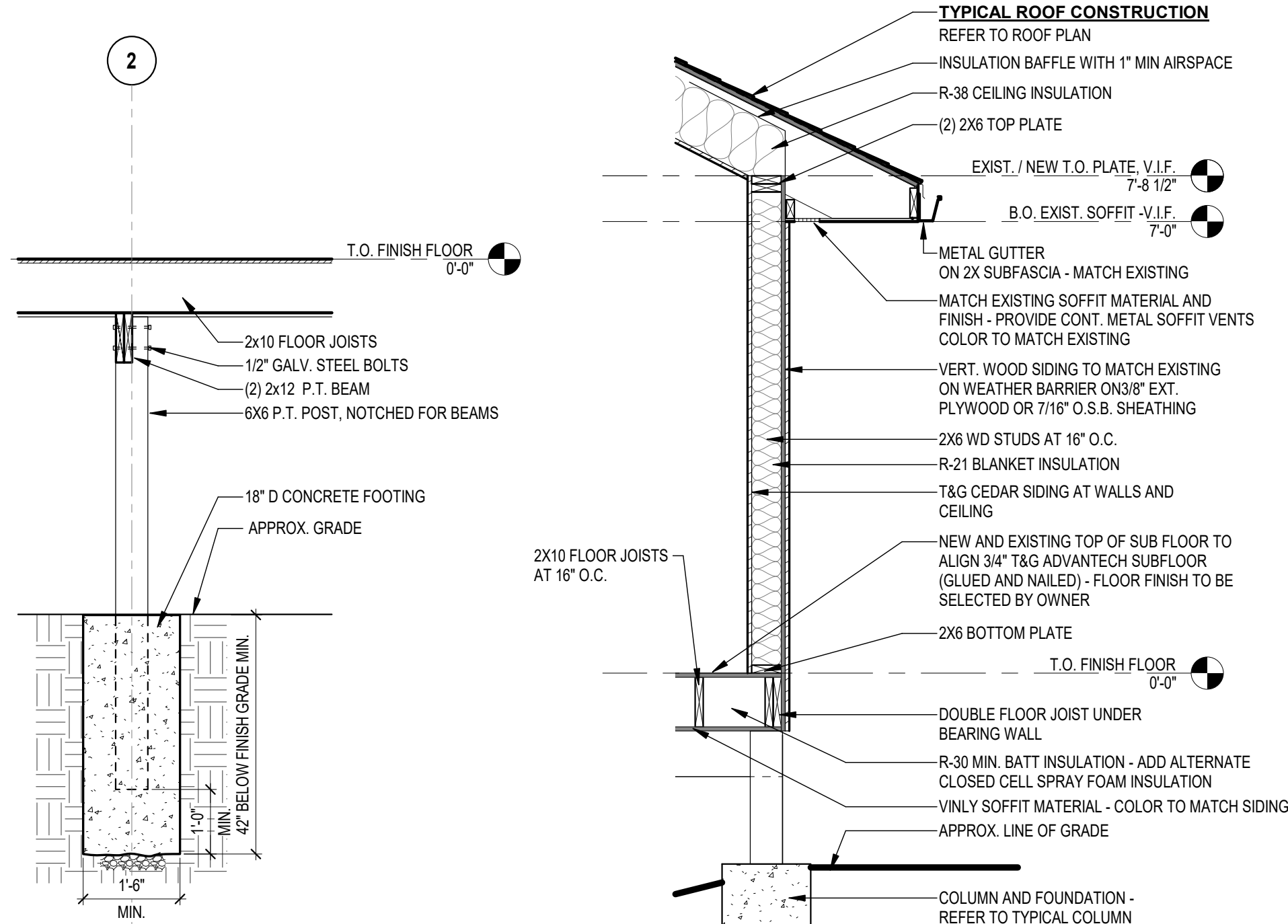
PROJECT DATE:
MARCH 25, 2025

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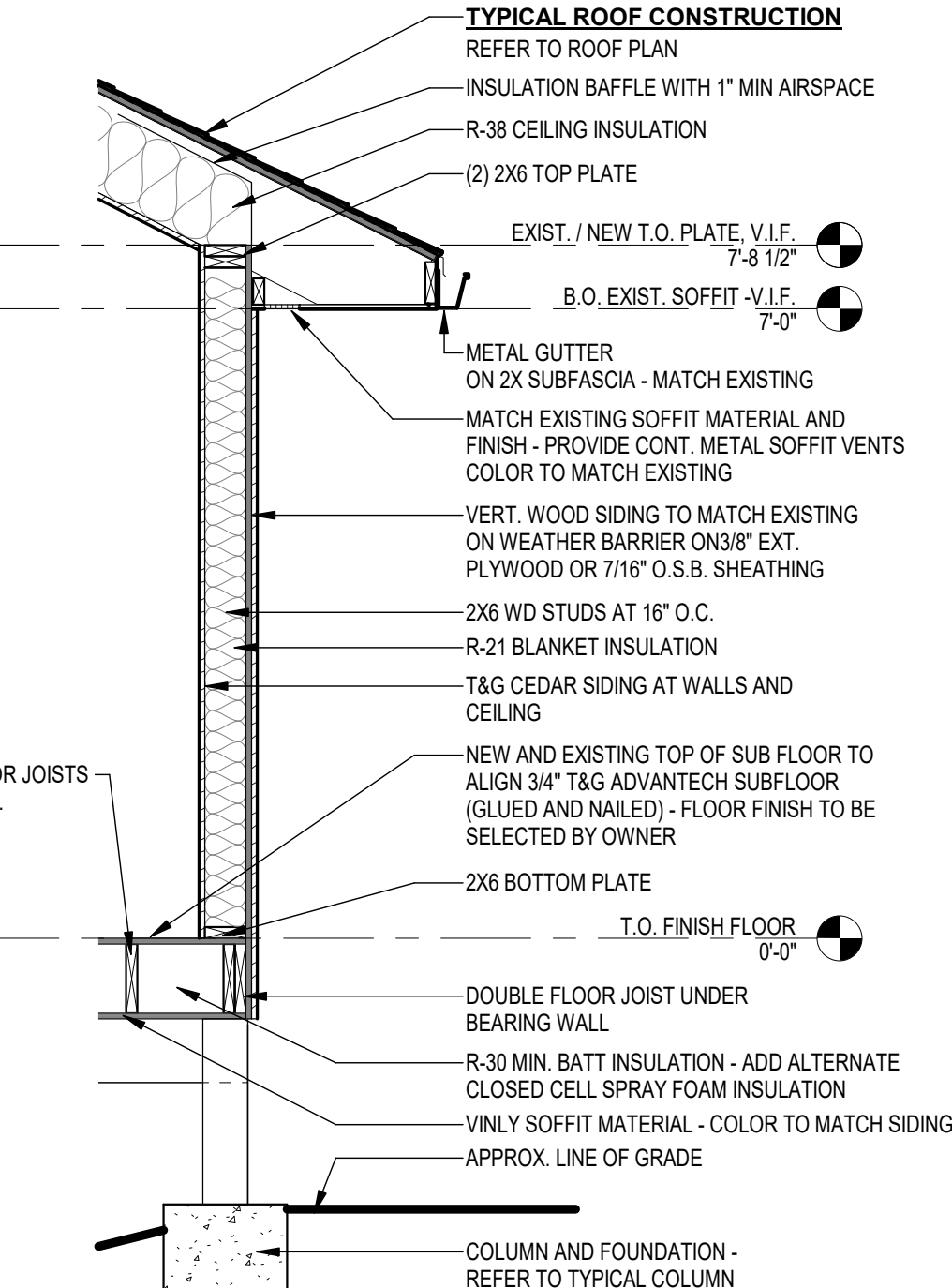
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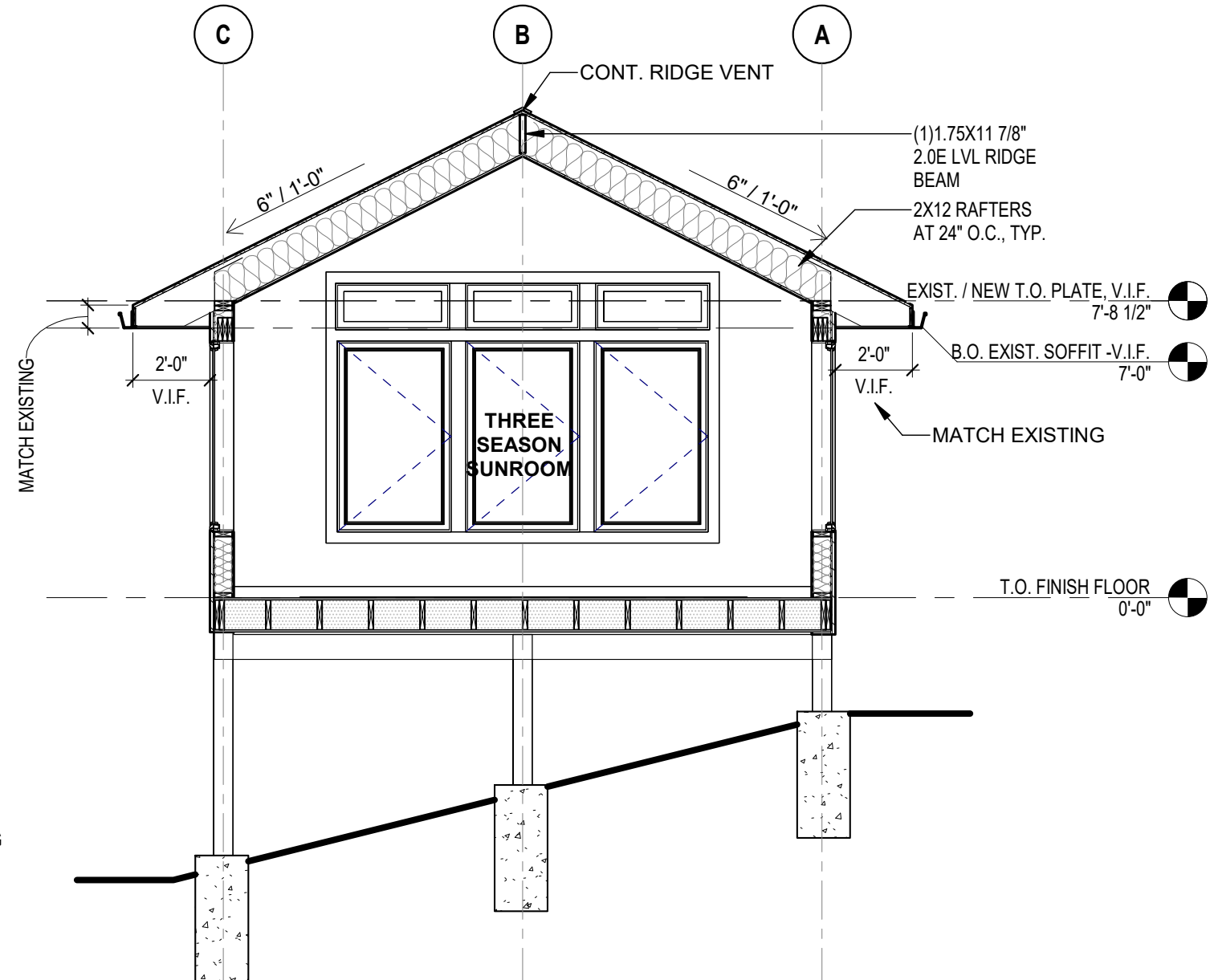
7 CONCEPT RENDERING
1 1/2" = 1'-0"



6 COLUMN SECTION, TYP
1/2" = 1'-0"

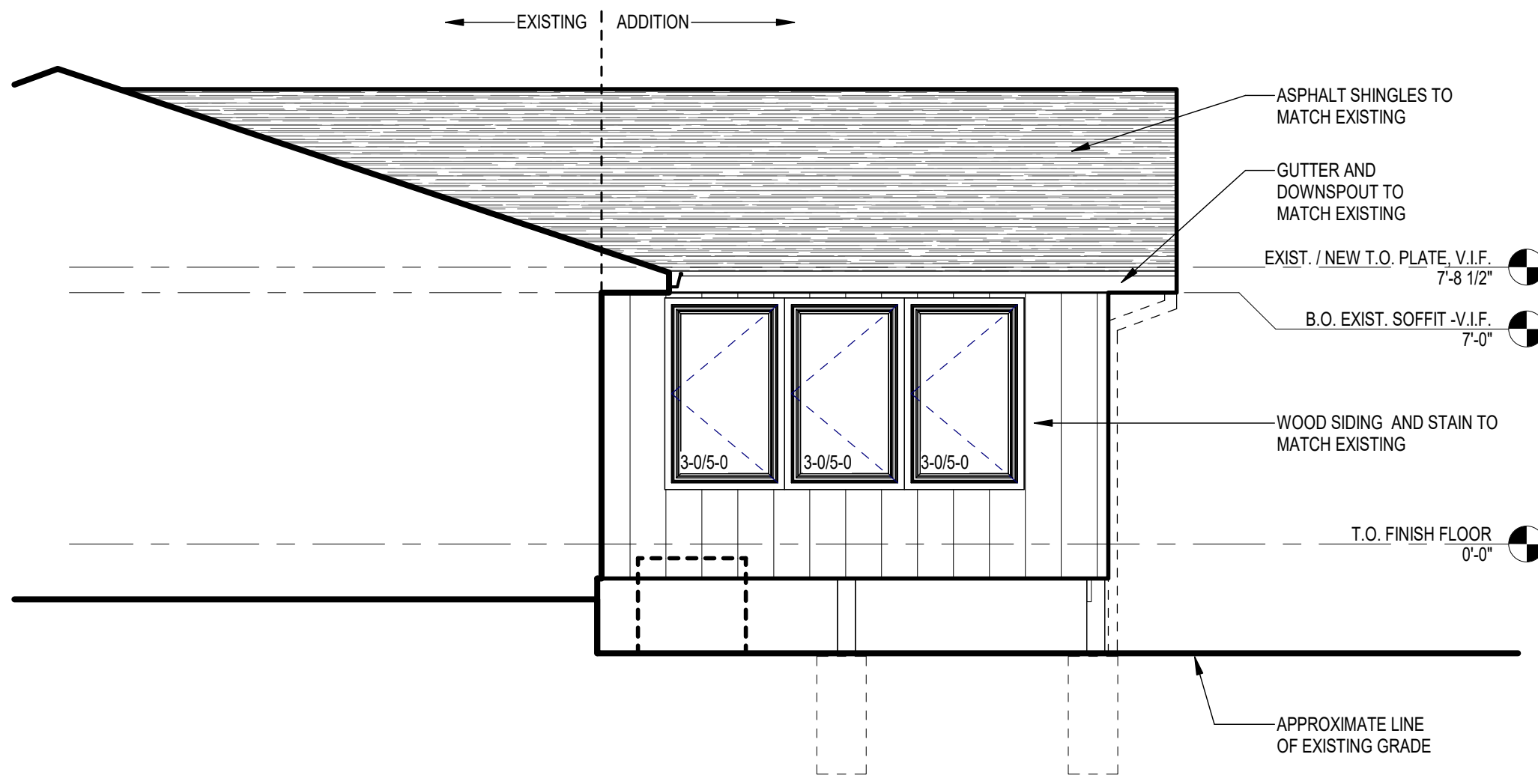


5 TYP. WALL SECTION
1/2" = 1'-0"

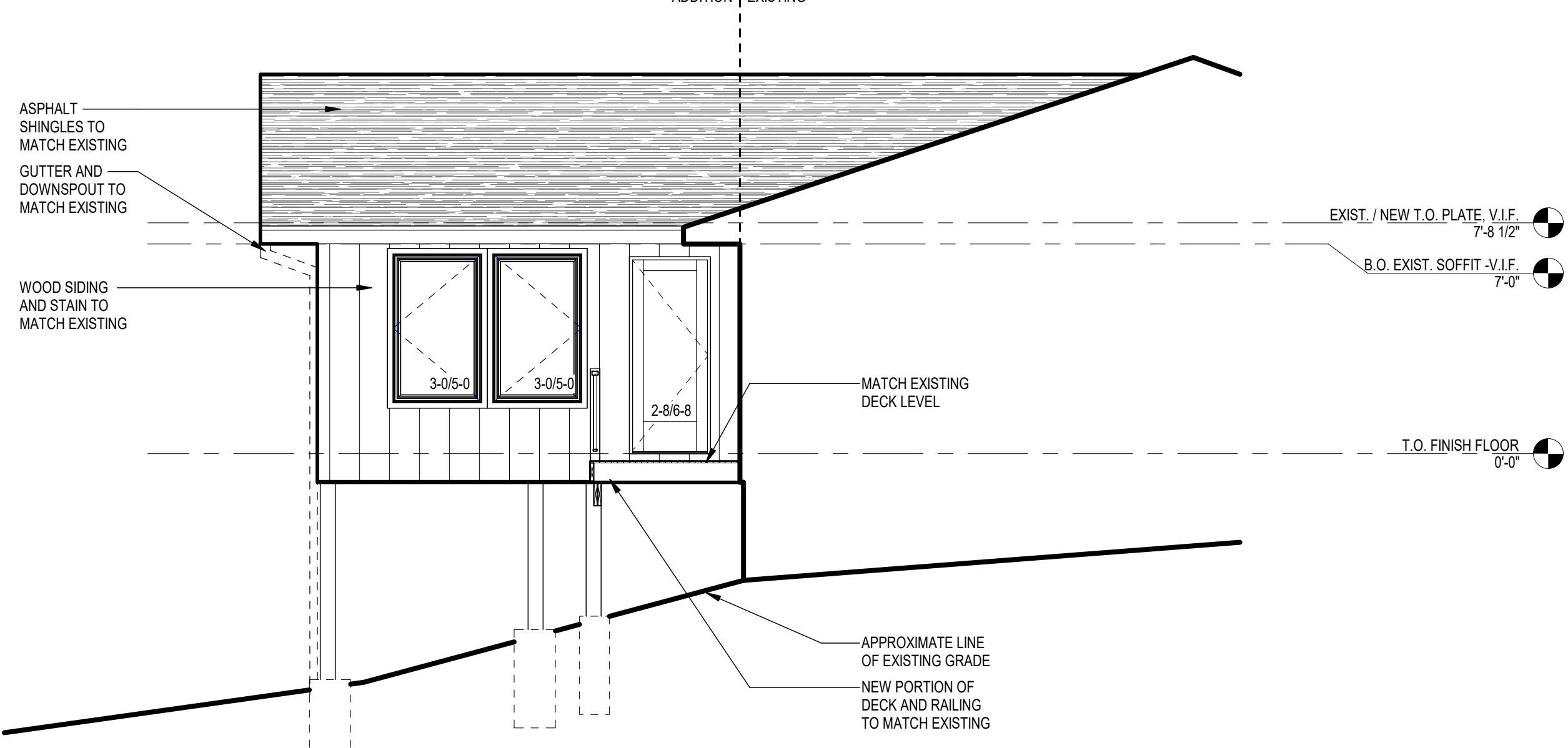


4 BUILDING SECTION A
1/4" = 1'-0"

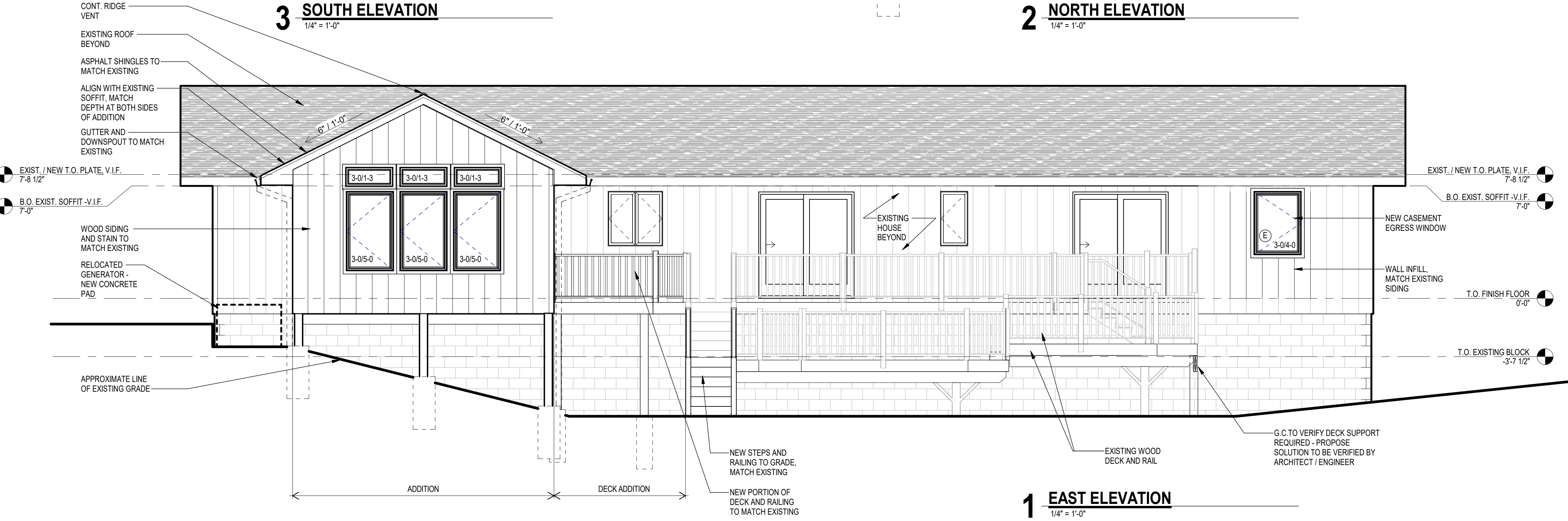
UNLESS OTHERWISE NOTED	
FASCIA:	MATCH EXISTING
CORNER BOARDS:	MATCH EXISTING
EXTERIOR TRIM:	MATCH EXISTING
SIDING:	MATCH EXISTING
EAVE OHANGS:	MATCH EXISTING
RAKE OHANGS:	MATCH EXISTING
GUTTERS AND DOWNSPOUTS:	MATCH EXISTING
WINDOW R.O. HEIGHT:	MATCH EXISTING
WINDOW MFR:	ANDERSEN 400 SERIES EXTERIOR - DARK BRONZE INTERIOR - WOOD - TO BE SELECTED BY OWNER
GLASS:	U FACTOR MIN. = .30 SHGC MIN. = .32
ROOF VENTING:	ONE SQ. FT. NET PER 300 SQ. FT. ATTIC SPACE (PER EXCEPTION IN R806.2 OF THE CODE)
(E) = WINDOW EGRESS SIZED - MEETS OR EXCEEDS CLEAR OPENING SIZE FOR EGRESS PER SECTION R310.2.1 OF 2020 RCNYS	



3 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

VARIANCE
SUBMISSION

REVISIONS:			
NUMBER	DATE	ISSUED BY	DESCRIPTION

PROJECT:
HART RESIDENCE
SUNROOM
ADDITION

624 MAPLE DRIVE
WEBSTER, NY 14580

OWNER / CLIENT:
WILLIAM AND
JACQUELINE HART

DRAWING TITLE:
EXTERIOR ELEVATIONS,
BUILDING SECTION,
CONCEPT RENDERING

PROJECT NO.
2023-12-02

PROJECT DATE:
MARCH 25, 2025

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SHEET SIZE : 24" x 36" DO NOT SCALE