## Village Pancake Factory

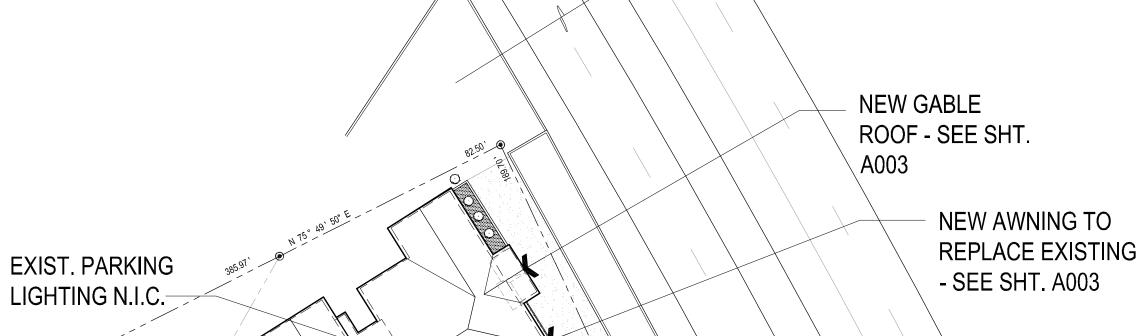
1099 Route 9, Fishkill, NY 12524

GRASS AREAS

\ NEW SIGNAGE`

SEE SHT. A003





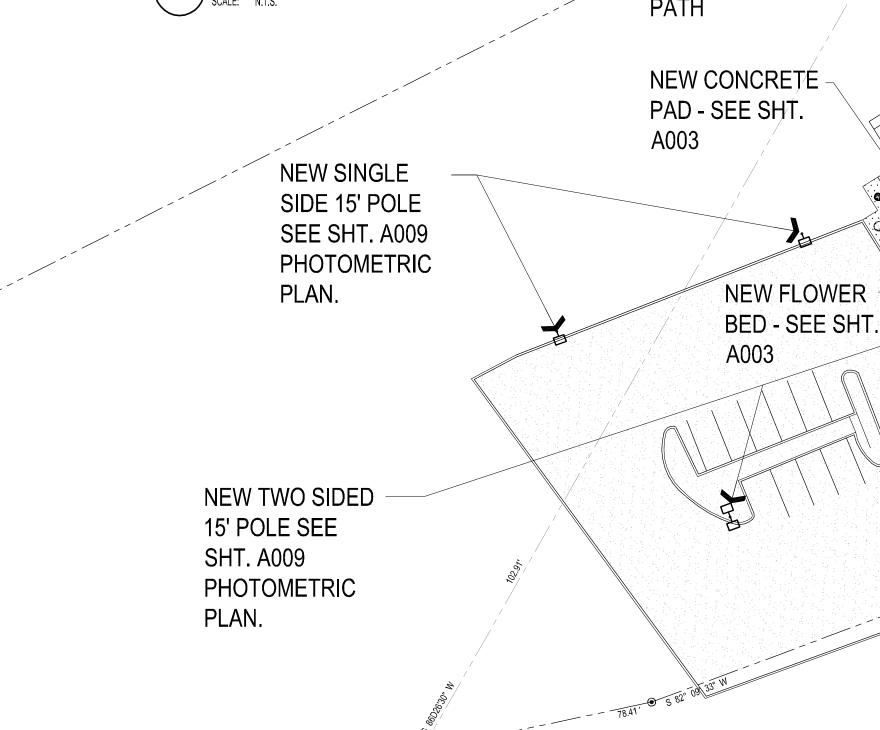
NEW BLDG.

SHT. A003

SIGNAGE - SEE

EXIST. PARKING

LIGHTING N.I.C.



SITE PLAN

SCALE: 1/32" = 1' - 0"

SCOPE OF WORK (NARATIVE) - EXTERIOR WORK INVOLVED IS TO BEAUTIFY THE OVERALL NEGLECTED EXTERIOR.

**EXIST. PARKING** 

LIGHTING N.I.C.

- STARTING WITH EXTERIO WALL FINISHES, ALL EXTERIOR VINYL SIDING SHALL BE REPLACED WITH JAMES HARDIE SIDING, COLORS SHOWN ON SHEET A007.
- ALL EXISTING EXTERIOR SIGNAGE (5 DIFFERENT LOCATIONS) SHALL BE REMOVED AND REPLACE WITH TWO BUILDING SIGNS AND ONE FREESTANDING SIGN. SEE SHEET A004 & A007.
- ALL EXISTING FLOWERBEDS AND EXISTING BUSHES SHALL BE REMOVED AND REPLACED WITH SAME SPECIES. FLOWERBEDS SHALL BE REFRESHED WITH NEW MULCH. FLOWERS SHALL BE SELECTED AS PER SEASONAL AVAILIBILTY AND OWNER'S CHOICE. SEE SHEET A003.
- 5 NEW PARKING LIGHT POLES SHALL BE ADDED. SEE THIS SHEET & SHEETS A009 & A010.
- ALL GRASSED AREAS SHALL BE REFRESHED.
- ALL EXTERIOR CONCRETE WORK SHALL BE REPAIRED TO MEET CODE AS NECESSARY. SEE THIS SHEET
- NEW WALL MOUNTED BUILDING LIGHTS SHALL BE REPLACED. SEE SHEET A006.
- GABLE ROOF ADDED TO THE EAST ENTRY FACING ROUTE 9.

**EXISTING** 

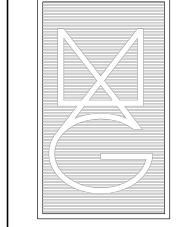
PARKING LOT

TO REMAIN

- EXISTING ROUND AWNING REMOVED AND MORE TRADITIONAL AWNINGS ADDED AT EXISTING WINDOW LOCATIONS.
- EXIST. BAY WINDOW REPLACEMENTS ON THE ROUTE 9 SIDE WITH SINGLE SAME SIZE SINGLE WINDOW UNITS.
- EXISTING PARKING LOT TO REMAIN AS IS.

## LIST OF DRAWINGS - ARCHITECTURAL

SHEET CONTENTS	SCALE (IF APPLICABLE)
COVER SHEET	1/32" = 1'-0"
GENERAL NOTES & SPECIFICATIONS	N/A
GENERAL NOTES & SPECIFICATIONS	N/A
GENERAL NOTES & SPECIFICATIONS	N/A
PROPOSED EXTERIOR WORK	1/8" = 1'-0"
PROPOSED EXTERIOR SIGNAGE	AS SHOWN
DEMOLITION EXTERIOR ELEVATIONS	1/8" = 1'-0"
PROPOSED WORK EXISTING EXTERIOR ELEVATIONS	1/8" = 1'-0"
PROPOSED WORK EXISTING EXTERIOR ELEVATIONS	1/8" = 1'-0"
FREESTANDING SIGN	AS SHOWN
PHOTOMETRIC OF NEW LIGHT POLE FIXTURES	1"= 20'-0"
PHOTOMETRIC OF NEW LIGHT POLE FIXTURES	1"= 20'-0"
LIGHT POLE SPECIFICATIONS	AS SHOWN
	COVER SHEET  GENERAL NOTES & SPECIFICATIONS  GENERAL NOTES & SPECIFICATIONS  GENERAL NOTES & SPECIFICATIONS  PROPOSED EXTERIOR WORK  PROPOSED EXTERIOR SIGNAGE  DEMOLITION EXTERIOR ELEVATIONS  PROPOSED WORK EXISTING EXTERIOR ELEVATIONS  PROPOSED WORK EXISTING EXTERIOR ELEVATIONS  FREESTANDING SIGN  PHOTOMETRIC OF NEW LIGHT POLE FIXTURES  PHOTOMETRIC OF NEW LIGHT POLE FIXTURES



MAG DESIGNS
982 MAIN STREET, SUITE 4-116
FISHKILL, N.Y. 12524

It is a violation of the law for any person, unless acting under the direction of a licensed professional, to aller an item in any way, If an item bearing the seal of a licensed professional is attered, the attering licensed professional shall affix to their item their seal and the notation 'altered by' followed by their signature and the date of such alteration, and a specific



NEW YORK STATE ENERGY CODE

OWNER: ISMAEL BOM

DESIGN DATA:
\* DEGREE DAYS:

\* HEATING DESIGN TEMP: 1 DEG. (OUTDOORS) - 72 DEG. (INDOORS)
\* CODE DESIGN APPROACH: PART 5
\* HEATING TYPE: HEAT PUMP

 EXTERIOR WALL
 R=21
 R=19

 ROOF/CEILING
 R=49
 R=49-FLAT CEIL.

 FLOOR
 R=19
 R=19

 FOUNDATION WALL
 R=13
 R=N/A

 SLAB EDGE INSUL
 R=10
 R=12

 GLAZING
 R=1.7
 R=3.1

 ENTRANCE DOOR
 R=2.5
 R=4.0

ENTRANCE DOOR R=2.5 R=4.0

INFILTRATION: MANUFACTURER CODE REQ'D VALUE CODE PROVIDED
WINDOWS ANDERSEN .37 CFM/LF .34 CFM/LF
ENTRANCE DOOR ANDERSEN .5 CFM/SF .44 CFM/SF

NOTES:
CAULKING PROVIDE CAULK AROUND ALL DOORS, WINDOWS AND OTHER OPENINGS IN EXTERIOR WALLS.

PIPE INSUL. PROVIDE PIPE INSULATION AT HEATING AND HOT WATER PIPES OUTSIDE OF INSULATED WALL AND FLOOR AREAS.

TO THE BEST OF OUR KNOWLEDGE THESE PLANS MEET OR EXCEED ALL REQUIREMENTS OF THE STATE ENERGY CONSERVATION CODE.

## CODE COMPLIANCE:

Code Compliance:

- A. All work shall be in compliance to the 2020 Residential Code of New York State.
  1. Should there be any information supplied on the drawings or in the specifications by the Architect that inadvertently does not comply with any code, the Contractor shall bring the matter to the immediate attention of the Architect and resolve it before any construction affecting this matter begins.
- 2. Should the Contractor knowingly construct anything in non-compliance with any code without consulting the Architect before hand, the Contractor shall bear full responsibility for correcting the construction to comply with all local and state codes and at no additional cost to the Architect or the Owner, even if the drawings or specifications can be shown to call out non-complying situations, or if the problem did not come to the Architects attention during a site visit.
- B. All Electrical, Plumbing and H.V.A.C. work shall be done or directly supervised by Contractors licensed to work in the Dutchess County.

pections and Permits:

- A. The General Contractor shall coordinate with all the governing authorities to inspect construction at the times called for in the respective towns with juridiction.
- A. Contractors, Subcontractors and all others working for the owner prior to the start of construction shall have insurance policies in force with the limits for personal injury and property damage.
- B. All insurance shall be the Contractors and Subcontractors expense.
- A. The Contractor shall submit lien waivers from the subcontractors, suppliers, etc. as proof that no lien is against the Owner or their property at the completion of work to date and with each progress payment before payment is made by the Owner to the Contractor. Final payment will not be made until all lien waivers are submitted to the Owner by all trades.

REVISIONS

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Date: 6/12/25 Job: 2501

Scale: 1/32" = 1'-0"

C0-01