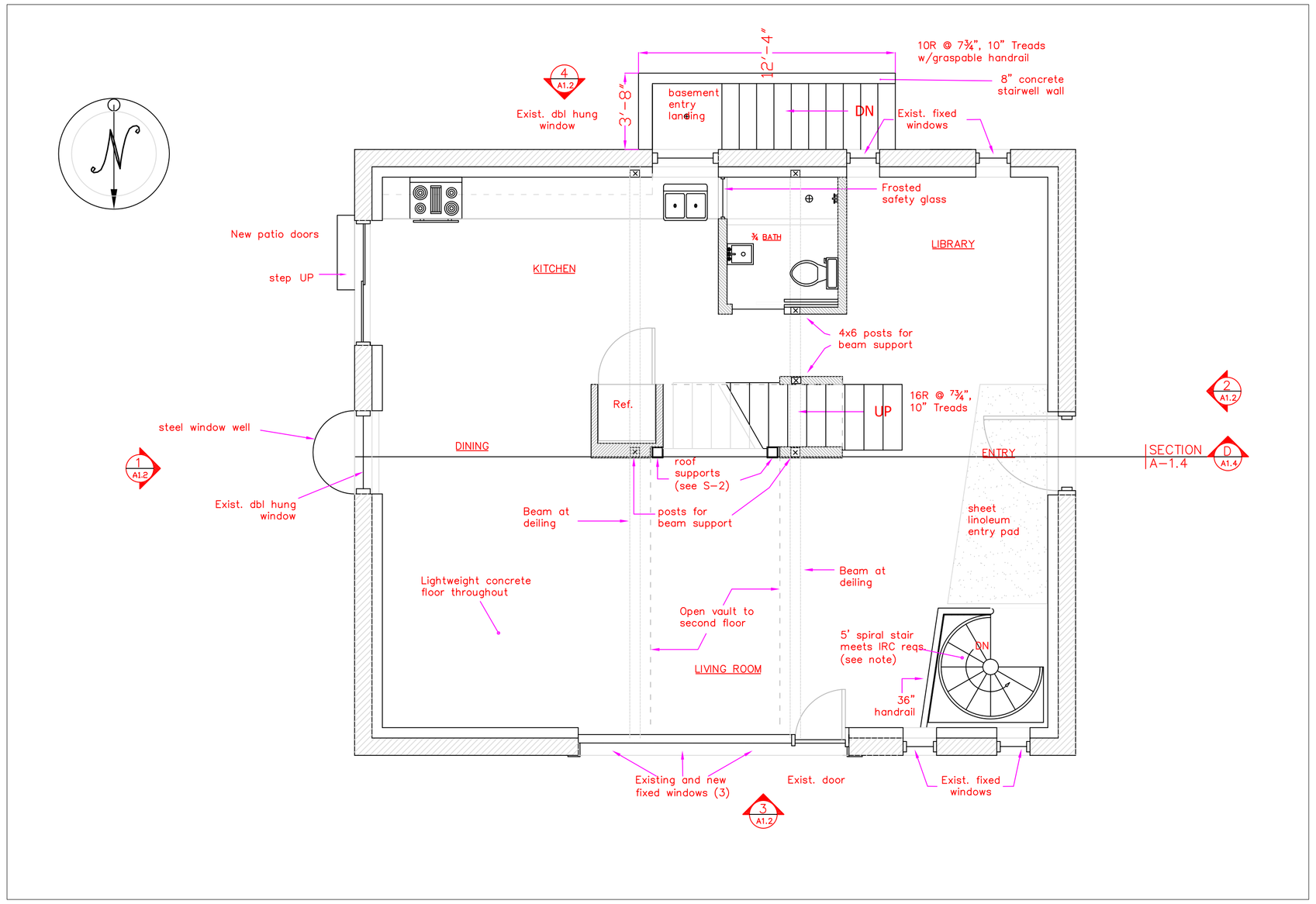
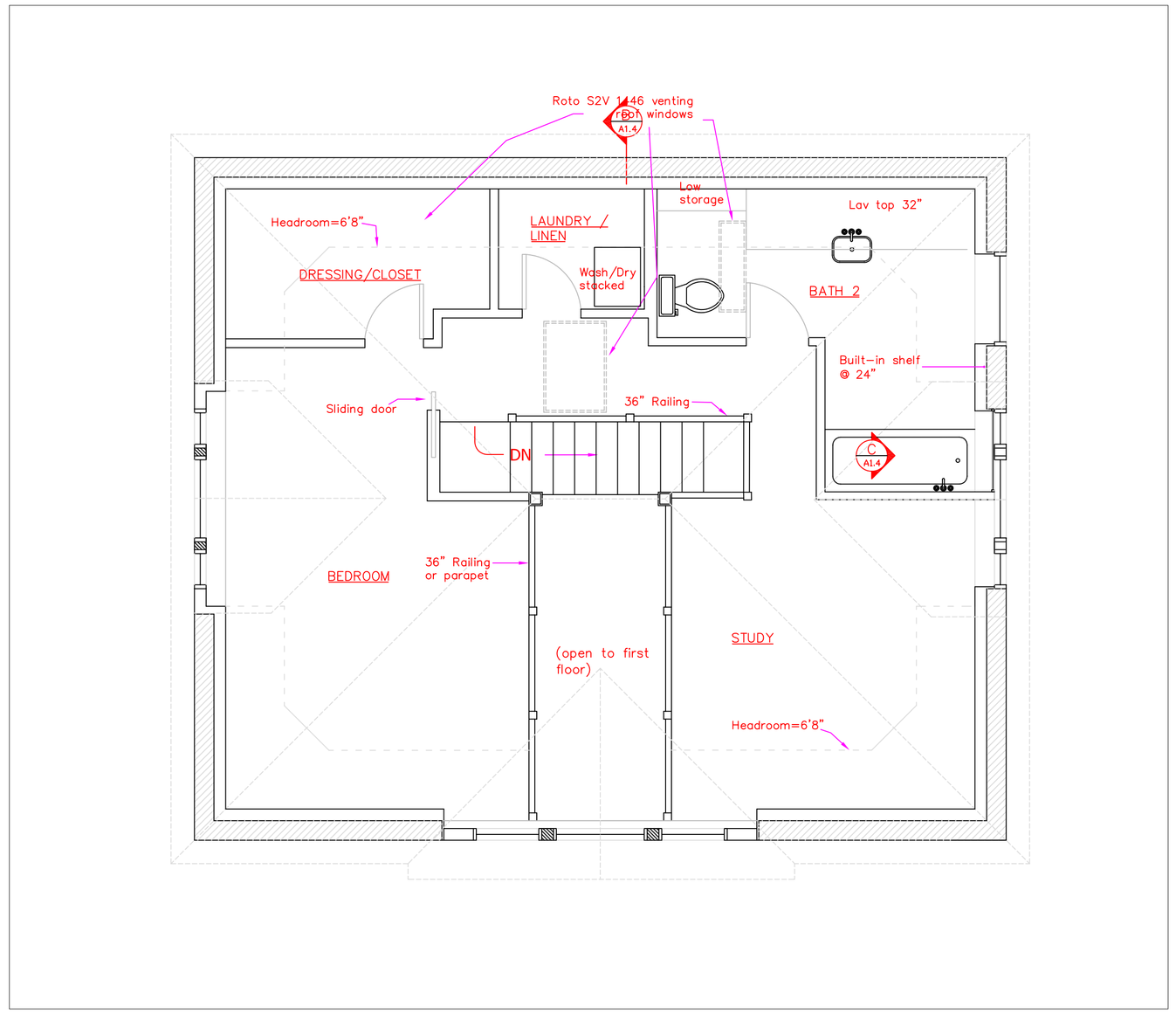
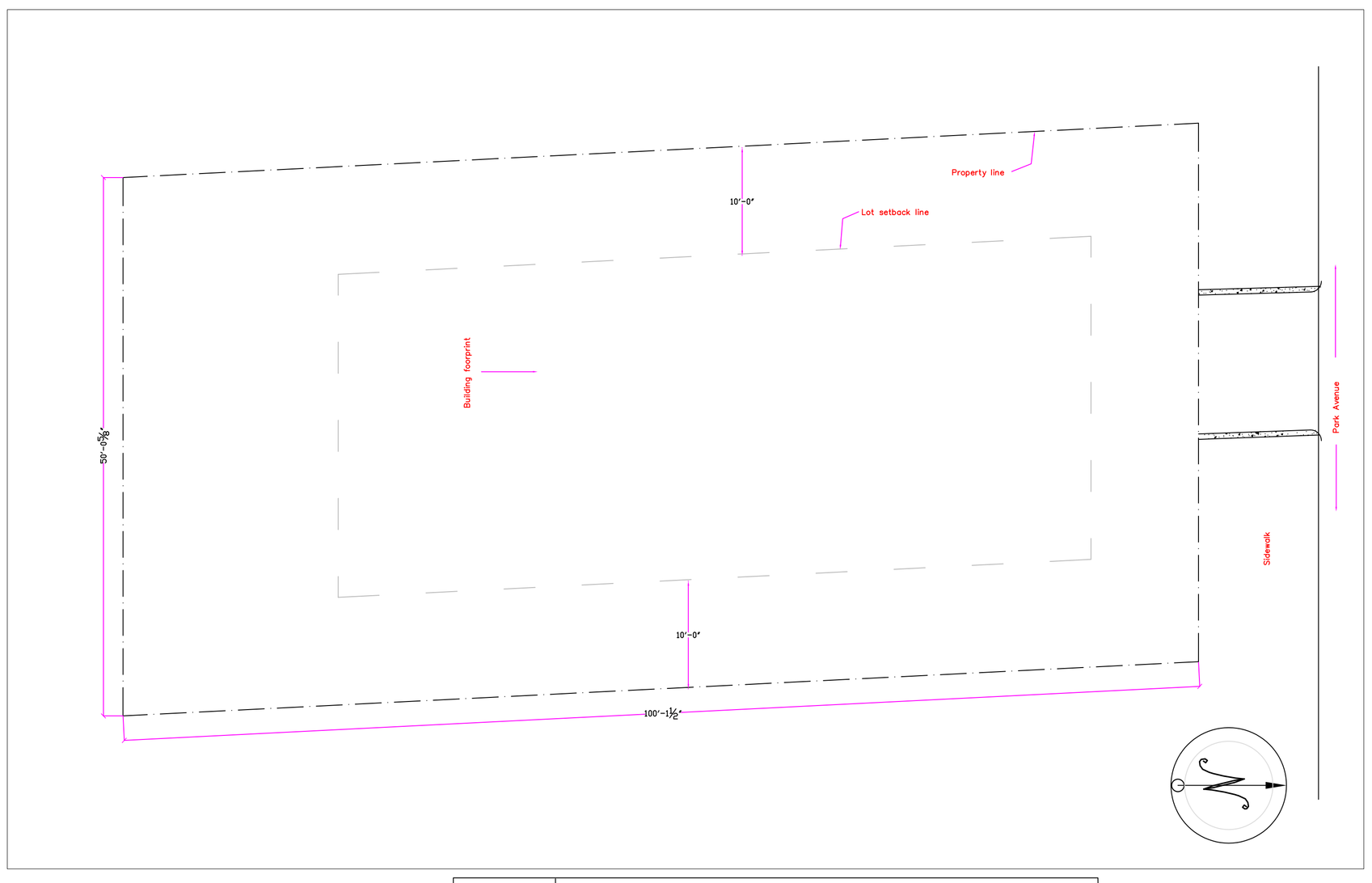


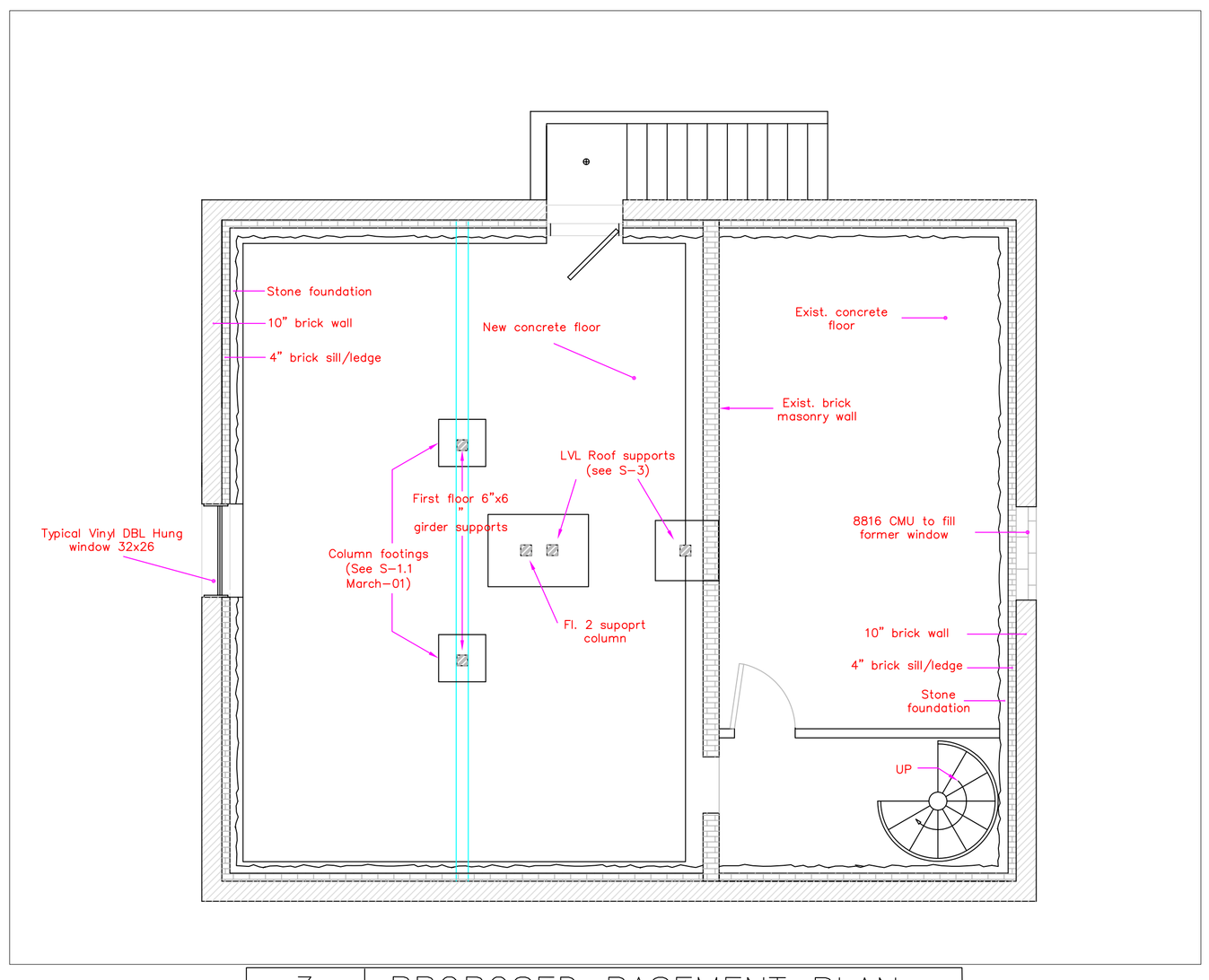
1	PROPOSED FIRST FLOOR PLAN
¼"=1'-0"	



2	PROPOSED SECOND FLOOR PLAN
¼"=1'-0"	



4	PLOT PLAN
1/8"=1'-0"	



3	PROPOSED BASEMENT PLAN
¼"=1'-0"	

David Siegfried

44 Park Avenue Conversion

DESIGNER:

Janine Debanne

NOTES:

1.) Spiral stair conforms to IRC R314.5 requirements. For further stair specs and info see: http://www.theironshop.com/pdf/IS_Metal_Install_Manual.pdf

2.) Smoke detectors shall be hardwired w/battery back-up, one per bedroom plus one on each level.

3.) Combined footprint of east basement entry stair (44.1 s.f.) and step up to kitchen door (4.6 s.f.) = 48.7 s.f. Meets 50 s.f. max limit for setback.

4.) Basement stair landing shall be drained through basement to storm sewer.

5.) Handrail in stair shall be 34", ballusters shall have 4 ⅜" max spacing between them, other handrails will be 36" and maintain 4" balluster spacing.

6.) Rev. 1: floor 2 bathroom sink moved to adjust for limited headroom under hip support.

7.) Rev. 1: chimney moved to pass through second floor.

8.) Rev. 2: Woodstove removed altogether.

9.) Rev. 2: West floor 1 bathroom window removed.

10.) Rev. 2: Ext. basement stair moved to south yard and window well added for east basement window.

11.) Rev. 2: Removed easternmost roof window and enlarged middle roof window (doubling the related headers and rafters).

TITLE:

Plan Views

DATE:

2-Feb 2005

Drawing no.

A 1.1