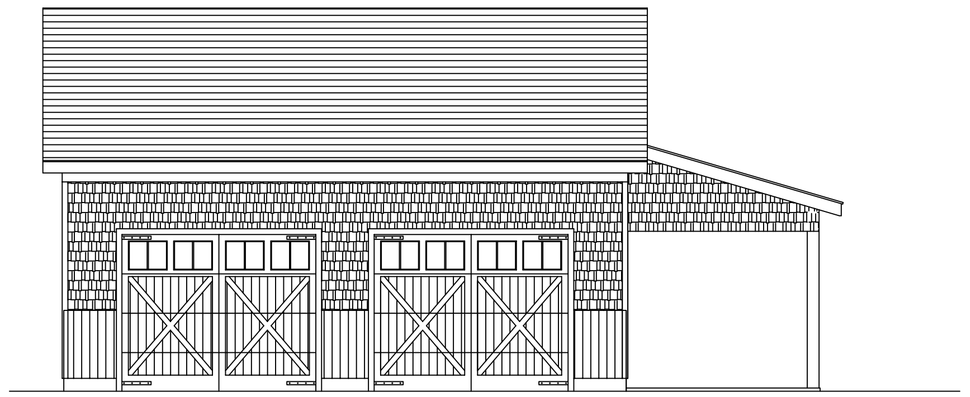
CANDELA GARAGE

109 Channel Rd Caroga Lake, NY



*Ground snow loads for roof design & ground frost lines for footings to be determined and approved by the local governing authority having jurisdiction.

GENERAL NOTES

GENERAL

1. These Notes and plans do not cover all aspects of construction additional information to be supplied by owner and/or manufacturer.
2. Contractor to verify all dimensions in field. The contractor and his subcontractors shall not scale the drawings. They shall use the dimensions provided and report any discrepancies to the architect before starting any work. Failure to report any discrepancies to the architect will mean any work started or completed will be completely changed to what the drawings indicate at no additional cost.
3. Contractor shall call to the attention of the architect or general contractor any discrepancies or errors in the drawings which may affect the work and shall be held liable for any damages resulting from neglecting to do so.
4. The general contractor shall be responsible for adhering to all applicable building codes and regulations and shall familiarize themselves with them before starting this project.
5. The contractor shall guarantee to the owner all material and equipment incorporated in the work will be new unless otherwise specified and that all work will be of good quality, free from faults and defects for a period of one year from time of issuance of the certificate of occupancy.
6. All workmanship and materials shall be first class as determined by the architect. The contractor shall re-execute any work that fails to conform to the contract and shall remedy any defects at no additional cost, due to faulty materials, equipment or workmanship.
7. The contractor shall be responsible for verifying field measurements before ordering materials or fabricating.
8. The buildings and grounds shall be kept clean at all times. All trash, paper and building debris are to be removed regularly.
9. Care shall be taken to protect the owners property in the area of construction this includes but is not limited to trees, hedges, plants, etc.
10. The general contractor shall supply a portable toilet and have it emptied on a weekly basis. The general contractor shall direct his employees and subcontractors to use it.
11. General contractor and his subcontractors agree that in accordance with generally accepted construction practices, will be required to assume sole responsibility for site conditions during course of construction including safety to all persons and property and that this requirement shall be made to apply continuously and not limited to working hours. Contractor agrees to defend, indemnify and hold design professionals harmless from any and all liability, real or alleged in connection with the performance of work on this project.
12. Contractor shall be responsible for cutting, fitting or patching to to complete the work or make the parts fit together properly.

SOIL

1. Soil bearing capacity shall be 2 tons psf on undisturbed virgin soil.

EARTHWORK (EXCAVATION)

1.Excavate to the depth shown on drawings for footings ,but under no circumstances shall footings be cast above frost line.
2. Backfill with clean sand around foundation and under concrete slabs
3. If soil is disturbed , mechanical compaction to 95% in soil lifts not exceeding 6".
4. Slope grade away from foundation 25' from building.
5. Filter fabric to be Mirafi 140 NS or approved equal.

CONCRETE

1. All poured concrete to be minimum 4000 psi @ 28 days. Care shall be taken not to develop cold joints.
2. No footings or slabs are to be cast on organic material, frozen ground mud, soft clays or other objectionable or unapproved material.
3. Interior slabs to be placed over 6 mil polyethylene vapor barrier over even 6" well tamped soil. Provide a pre-molded asphalt impregnated expansion filler between slab and walls. Garage slab to have 6x6-10/10 WWF.
4. Backfilling shall take place after first floor framing and 28 days allowed curing for foundation.
5. All reinforcing steel shall conform to ASTM A615 Grade 60.
6. All welded wire fabric shall conform to ASTM A-185.
7. All bars marked continuous shall be lapped 40 bar diameters.
8. Bottom of all footings to be as shown on plans. In no case shall footings be placed less than 36" below grade.

METALS

1.Steel shall be ASTM A-36 and conforming to AISC specifications.
2. Flitch plates: Pre-drill all required holes 12" OC staggered top and bottom with 1/2" dia. bolts.
3.Column base plates: 5/8" thick set on 1" thick" non-shrink grout with 2-3/4" bolts minimum.
4. Column caps 3/8" minimum thickness with 2 bolts.

FRAMING

1. All framing lumber to be Douglas Fir # 2 or better.
2. All headers to be supported with double uprights: 9'-0" and over to be triple uprights.
3. Double framing lumber around all openings.
4. Double up framing under all partitions.
5. Metal framing connections shall be flush to framing and fastened according to manufacturers specifications.
6. Valley and hip connectors shall be thru bolted with galvanized clip angles.
7. Multiple gang LVL's to be fastened in accordance with manufactures specifications.
8. All point loads generated indicated or not are to be transferred from point of origin to foundation supports.
9. Wall sheathing shall start at bottom of foundation sill plate to upper most plate.
10.All Ledger boards to be attached to solid framing with 1/2" dia. lag bolts 12" o.c. top and bottom and located not closer than 2" from edge.

DAMPROOFING & WATERPROOFING

1.Foundation waterproofing shall be one coat of heavy trowel on waterproofing on exterior of foundation walls and over top of footing.
2. Exterior sheathing to be moisture protected with Tyvek house wrap.
3. All slabs shall be poured over 6 mil polyethylene vapor barrier.
4. All asphalt shingles shall be installed over 30# building felt. weave an additional thickness of 30# felt between each coarse of cedar shakes.

INSULATION

1. All interior walls to receive sound attenuation batt insulation.
2. All exterior walls (2X6) provide R21high density insulation.
3-2X10 rafters with cathedral ceiling provide R30c insulation with air baffle
4. Provide R49 or R38cin all flat ceilings as noted on plans.
5. Foundation walls to receive 2" thick rigid insulation anchored to inside of foundation wall.

ROOFING

1. All flat exterior roofing to be single ply EPDM rubber roof as manufactured by GenCorp POLYMER PRODUCTS, INC. or approved equal. Follow manufacturers instructions for proper installation.
2. Carry all rubber roofing up cant strip and 12" minimum up all vertical surfaces.
3. Weather Watch shall be installed on all valleys, hips and 3' up from all eave lines.
4. Provide a galvanized sheet metal pan on floor behind all gable louvers, attic windows used for ventilation, extending 24" back from wall and 6" beyond ends.

DRYWALL & SPACKLE

1. All bathrooms to receive moisture resistant (MR) board. All tub and walls & ceiling to receive concrete wallboard (DUROC OR WONDERBOARD) shall be used around all tubs and showers.
2. Gypsum board in ceilings above mechanical equipment to be 5/8" type "X" fire code material amount as required by code.
3. All gypsum board in garage walls & ceiling to be 5/8" type "X".

TILE & STONE

1. All tile shall be installed in strict accordance with manufactures specifications and recommendations, including sealants, etc.
2. All floor tile shall be installed in the mud set application ,unless noted otherwise.
3. All wall tile shall be on thinset.
4. Grout colors shall be selected in field by architect and owner.
5. Cut drill with proper tools, neatly and without marring surface.
6. The contractor shall protect all tile work from other trades until completion of contract.
7. All marble, granite and tumbled marble shall receive 3 coats of HMK stone sealer with satin finish or equal.

SHOWER ENCLOSURES

1. Install shower enclosure in strict accordance with manufacturers instructions field verify dimensions of units prior to fabrication and installation.
2. Unless otherwise specified by owner, provide a frameless hinged shower door enclosure with 1/4" clear tempered glass by Ketcham or equal. Hardware to be polished nickel.

PLUMBING

1. All work shall be installed by experienced mechanics and according to proper workmanship of the trade. The contractor shall verify in the field dimensions and install the work with the necessary clearances for his work and work of the others.
2. The plumbing contractor shall do necessary drilling, excavating and backfill for his own work.
3. Pipe hangers and support shall be of the metal similar to that of the piping.
4. No notching cutting, or drilling of structural members shall be permitted without consent of architect. Required reinforcement of members shall be done by the framing contractor.
5. Whenever pipes come within 1-1/4" to the outside face of a wood stud, steel plates shall be used so nails and screws do not puncture the pipes
6. Lead shower pan is required under all shower floors, curbs and up wall 12"-welded.

HEATING, VENTILATION & AIR CONDITIONING

1. Provide all labor and materials required to produce a complete HVAC system capable of heating the building (new & existing) exclusive of the garage, To 7O degrees F with the outside temperature of 0 degrees F with a 15 MPH wind and cooling the inside temp of 95 degree F dry bulb 75 degree wet bulb.
2. All return duct work to be acoustically lined.
3. Outside units to be mounted on precast concrete slabs.

ELECTRIC

1. All workmanship and materials to be first class.
2. All work shall conform to the underwriters, national , state and local electrical codes.
3. Provide smoke detectors and carbon monoxide detectors on each floor and as per code.
4. Electrical contractor to supply & connect wiring for all motor driven equipment, including air handlers, boiler/furnace, kitchen appliances, attic vents, steam shower/whirlpool , etc.
5. Any alteration, repair addition or conversion to an existing dwelling requiring a building permit will require that all sleeping rooms in the house be upgraded with hard wired and interconnected smoke alarms.
6. Upon completion of work, the electrical contractor shall obtain and pay the fee for a certificate from the New York Board of Fire Underwriters for all work.

PRODUCT SUBSTITUTION

1. The contractor shall supply the materials exactly as noted on the plans where no manufacturer is specified but a grade or performance is to be met, the contractor will utilize the best product source available.
2. Request for substitutions will be considered if the proposed product is equal or better in quality than that specified, represents a cost savings or performance advantage to the owner and is compatible with the intent of the design.

CONTRACT DOCUMENTS

1. The architect shall not have control or charge of and shall not be responsible for any construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connecetion with the work, since these are solely the Contractor's responsibility under the Contract for Construction.
2. The architect's services may be terminated by either party upon no less than 7 days written notice at any time during the project without cause. In the event of termination by the client, by inclusion of this note the client shall indeminify and release the architects of all his legal responsibilties to the project and pay for services provided up to the date of termination.
3. To the maximum permitted by law, the client agrees to limit the Architect's liability to the sum of the architects total compensation. This limitation shall apply regardless of the cause or legal theory asserted.
4. Any and all concept sketches, design plans, construction drawings shall only be used in connection with this project, shall not be used in any other manner whatsoever and shall remain the architects property until written notice of use from architect is given. Should this work be used in a manner not associated with this project the architect shall not be liable-the client shall hold harmless the architect.

ABBREVIATIONS

A.C. AIR CONDITIONING	CMU CONCRETE, MASONRY UNIT	D.P. DROPPED BEAM	FDN FOUNDATION	L.C.C LEAD COATED COPPER	R. RISER	TOL TOL TOP OF LEDGE
AL. ALUMINUM		DN DOWN	FL. FLOOR		REQ. REQUIRED	U.O.N. UNLESS OTHERWISE NOTED
BLDG BUILDING	COL. COLUMN	DWG DRAWING	GYP. GYPSUM	LVL LAMINATED VENNEER LUMBER	SHT. SHEET	
BTM. BOTTOM	CONC. CONCRETE	DTL DETAIL	HD HEADER		T. TREAD	V.P VAPOR BARRIER
BSMNT BASEMENT	CONS. CONSTRUCTION	EA. EACH	HVAC -HEATING VENTILATION & AIR CONDITION	MIN. MINIMUM	TYP. TYPICAL	V.I.F. VERIFY IN FIELD
CAB. CABINET	DIA. DIAMETER	EL. ELEVATION		MISC. MISCELLANEOUS	TBD TO BE DETERMINED	W/ WITH
CL. CLOSET	DIM. DIMENSION	EX. EXISTING	INS. INSULATION	O.C. ON CENTER	TOW TOL TOP OF WALL	WP WATER PROOFING

FOUNDATION SOIL BEARING

Table R401.4.1 Presumptive Load Bearing Values of Foundation Materials*

Class Of Material	Load Bearing Pressure (pounds per square foot)
Crystalline Bedroock	12,000
Sedimentary and Foliated Rock	4,000
Sandy Gravel and /or Gravel (GW and GP)	3,000
Sand, Silty Sand, Clayey Sand Silty Gravel and Clayey Gravel (SW, SP, SM, SC, GM and GC)	2,000
Clay, Sandy Clay, Silty Clay Clayey Silt, Silt and Sandy Silt (CI, ML, MH and CH)	1,500

SITE LEGEND

- Existing
- Existing to be removed
- New addition
- Drywell-2' Dia. Roof Leader Leaching Pool W/solid cover
- Cesspool -8' Dia.
- Septic Tank
- Drywell-8' Dia. Area Leaching pool W/open grate cover

*
1-All footings to bear on undisturbed soil with a minimum bearing capacity of 3000 pds per sq/ft.
2-Under no circumstances shall footings be placed over disturbed earth/fill material/sloping grades or unapproved soils. Such soil conditions which require foundation placement shall be done with special drawings from approved engineer or architect. This may include but not limited to spread footings, piles, mechanical compaction, retaining walls and/or other soil improvements or stabilization methods.
3-It is the owners/contractors/builders responsibility to request soil testing. All soil conditions and areas where foundations are to be built must be tested for bearing capacity and quality.
4-Under no circumstances will bottom of footings be place above frost line.
5-Consultants are required for special site conditions, such as slopes or environmentally sensitive areas.
6. Natural settlement of soil over time is expected and beyond designers control. Owner assumes all responsibility for all resultant construction costs associated with such natural occurances and conditions.

Residential Code of New York State Table R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load	Wind Design				Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice Sheild Underlayment Requirement	Flood Hazards	Air Freezing Index	Mean Annual Temp.
	Speed* (mph)	Topographic Effects	Special Wind Region	Wind Borne Debris Zone		Weathering	Frost Line Depth	Termite					
45 PSF VERIFY	108	no	no	by jurisdiction	B	Severe	4' to5'	M-H	See Below	Yes	TBD	599	51° F

MANUAL J DESIGN CRITERIA DOES NOT APPLY TO THIS JOB

Elevation	Latitude	Winter Heating	Summer Cooling	Altitude Correction Factor	Indoor Design Temperature	Design Temperature Cooling	Heating Temperature Difference
See Survey	41° N	15° F	86° F	1.00	70° F	75° F	55° F
Cooling Temperature Difference	Wind Velocity Heating	Wind Velocity Cooling	Coincident Wet Bulb	Daily Range	Winter Humidity	Summer Humidity	
	15 MPH	7.5 MPH	72° F	Medium (M)	40%	32 GR @ 50% RH	

LIST OF DRAWINGS

A.0 Site Plan, General Notes, Design Info.
A.1 Framing Connector Diagram, Tables
A.2 Framing Nailing Tables (WFCM)
A.3 Wind Design, Window Code
A.4 Foundation, Typical Wall Section

KEY PLAN

- Existing to remain
- Existing to remove
- New Construction
- New Concrete
- C.M.U. (Block)
- Earth
- Insulation
- Plywood
- Metal
- Rough
- Blocking
- Finish
- Lowered Wall (Foundation Ledge)
- Post Down
- Post Up
- Centerline
- Dimension to rough
- Dimension to finish
- Centerline

2 / A2 SECTION NUMBER / SHEET NUMBER

2 / A2 DETAIL NUMBER / SHEET NUMBER

LEVEL INDICATION ELEV. 0'-0"

XXX DOOR SIZE

CODE CONFORMANCE

These plans are designed in accordance with:

2020 ED. of the Wood Frame Construction Manual for one & two family dwellings

2020 IRC (International Code W/NYS 2016 Uniform Code Supplement

Applicable Codes

Section R301 -Design Criteria

R301.2 Climatic and Geographic design criteria

R301.2.1 Wind design criteria

R301.2.1.1 Wind limitations and wind design required:

American Forest and Paper Association (AF&PA) Wood Frame Construction Manual for One and Two Family Dwellings (WFCM) 2015 Edition

- International Residential Code, NY ED 2020
- International Mechanical Code, 2020
- National Standard Plumbing Code 2020
- National Electrical Code 2020
- International Fire Code 2020
- International Energy Construction Code 2020

Residential Code of New York State Table R301.6

MIN. ROOF LIVE LOADS

*Note: Roof live load to be used is from this chart or local snow load- use whichever one is the heaviest.

ROOF SLOPE	TRIBUTARY LOADED AREA IN SQ/FT FOR ANY STRUCTURAL MEMBER		
	0 to 200	201 to 600	Over 600
Flat or rise less than 4 inches per foot (1:3)	20	16	12
Rise 4 inches per ft (1:3) to less than 12" inches per foot (1:1)	16	14	12
Rise 12 inches per ft (1:1) and greater	12	12	12

R301.6 Roof Load. The roof shall be designed for the live load indicated in Table R301.6 or the snow load indicated in Table R301.2(1), whichever is greater.

WIND DESIGN INFO.

Prescriptive	Structure Engineered, Glazing Prescriptive
Exposure Category:	B
Risk Category:	11
Wind Zone:	108 mph
Protective Glazing:	N/A

ZONING

These plans prepared exclusively for:

SCTM No. 200-693-5-7 & P/o 8

Situate: Brookhaven Town

Area: 17,998 Sq. Ft.

Zoning: A-1 Residence

Construction Type: Wood Frame

SQUARE FOOTAGES

Location	Area
Garage	696 SF

DESIGN LOADS

(in PSF)

Location	Live Loads	Dead Loads
Exterior Balconies:	40	10
Decks:	40	10
Passenger Vehicle Garage:	50	
Attics W/O Storage:	10	10
Attics W/Storage:	20	10
Floor Other Than Sleeping:	40	20
Sleeping Areas:	30	20
Stairs:	40	10
Guardrails & Handrails:	200	5
Snow:	30	
Roof:	30	15

TABLE R301.7 Allowable Defelction of Structural Members L=Span Length H=Span Height

Structural Member	Allowable Deflection
Rafters Having Slopes Greater Than 3:12 W/No finished Ceiling Attached to Rafters	L/180
Interior Walls & Partitions	H/180
Floors	L/360
Ceilings w/brittle finishes	L/360
Ceilings w/flexible finishes	L/240
All other structural members	L/240
Exterior Walls- Wind Loads W/ Plaster-Stucco Finish	H/360
Exterior Walls- Wind Loads W/ Brittle Finish	H/240
Exterior Walls- Wind Loads W/ Flexible Finish	H/120
Lintels supporting masonry veneer walls	H/600

LUMBER NOTES

Solid sawn lumber:	Douglas Fir Select No. 2 Fb = 900 psi
Engineered Lumber	Wood 'I' Beams LVLS-2.0E & Refer Manufacturers spec for data
Floors:	3/4" T&G Plywood Glued and nailed
Walls:	2x6 Doug Fir select
	(1) Layer 1/2" CDX APA rated, secured as per wind zone condition
Roof:	2x10 (refer to plan) Doug Fir
	(1) Layer 1/2" CDX APA rated, secured as per wind zone condition

STUDIO 39
ARCHITECTURE
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drawing the mental line

THESE PLANS PREPARED EXCLUSIVELY FOR
SCTM #:
Project Name & Location:

Candela
2 Car Garage
109 Channel Rd,
Caroga Lake, NY 12032

Note 1:
ONLY SIGNED AND SEALED DRAWINGS FROM THE ARCHITECT ARE TO BE USED FOR CONSTRUCTION. BY THE INCLUSION OF THIS NOTE THE OWNER HAS BEEN ADVISED PRIOR TO ANY WORK DEMOLITION OR CONSTRUCTION IT WILL BE THE OWNERS RESPONSIBILITY TO ACQUIRE PERMITS FROM THE GOVERNING BUILDING DEPARTMENT NECESSARY FOR CONSTRUCTION. THE ARCHITECT DOES NOT RECOMMEND (OR GUARANTEE) THAT SOLELY BY THE PREPARATION OF THESE PLANS SHALL CONSTRUCTION OCCUR, PROPER REVIEW AND APPROVAL BY A QUALIFIED BUILDING DEPARTMENT OFFICIAL IS REQUIRED PRIOR TO CONSTRUCTION.

Note 2:
IT IS RECOGNIZED THAT THE ARCHITECT HAS NO CONTROL OVER THE COST OF LABOR, MATERIALS, OR EQUIPMENT, OVER THE CONTRACTOR'S METHODS OF DETERMINING BID PRICES, OR OVER COMPETITIVE BIDDING, MARKET OR NEGOTIATING CONDITIONS. ACCORDINGLY THE ARCHITECT OF THESE PLANS CANNOT AND DOES NOT WARRANT OR REPRESENT THAT BIDS OR NEGOTIATED PRICES OR TAX LEVIES WILL NOT VARY OR BE GREATER THAN THE CLIENT'S BUDGET FOR THE PROJECT.

Note 3:
THE ARCHITECT SHALL HAVE NO CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK,SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE CLIENT SHALL HOLD HARMLESS THE ARCHITECT FOR ANY DAMAGES THAT ARE A RESULT OF THE CONTRACTORS NEGLIGENT ACTS.

Note 4:
THE ARCHITECT. UNLESS SPECIFICALLY CONTRACTED, HAS NOT BEEN RETAINED FOR JOB SITE INSPECTIONS OR CONSTRUCTION PLAN COMPLIANCE.

Note 5:
THE OWNER/CLIENT BY INCLUSION OF THIS NOTE IS MADE AWARE THAT CERTAIN ASSUMPTIONS HAVE BEEN MADE REGARDING EXISTING CONDITIONS WHICH MAY PREVENT THE EXECUTION OF SOME OR ALL ASPECTS OF THE PROPOSED PROJECT. SUCH CONDITIONS CAN ONLY BE ADDRESSED AND RESOLVED AS THEY ARISE. THESE CONDITIONS MAY INCUR ADDITIONAL WORK AND COST WHICH THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR.

Note 6:
SUBSTITUTIONS OR DEVIATIONS FROM THIS PLAN ARE NOT PERMISSIBLE AND MAY EFFECT PROJECT OUTCOME AND OTHER ASPECTS OF CONSTRUCTION. THE OWNER/CLIENT SHALL HOLD HARMLESS THE ARCHITECT UNDER THESE PROJECT CONDITIONS.

Note 7:
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DRAWINGS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY THIS OFFICE OF ANY VARIATIONS OR DISCREPANCIES PRIOR TO CONSTRUCTION .

Note 8:
THE ARCHITECT SHALL NOT BE LIABLE FOR ANY WORK, DESIGN, ENGINEERING, FABRICATION, CONSULTANTS, TESTING ETC. BY OTHERS IN CONNECTION WITH THIS PROJECT. THE CLIENT SHALL HOLD HARMLESS THE ARCHITECT FROM ALL WORK "BY OTHERS".

Only authorized Stamped Plans are for construction

Conditions of plan use:
A)-By the inclusion of this note, and by the use of these plans the owner/client has agreed to the conditions for use of these plans and all the terms and stipulations found therein as the "contract documents" or the agreement between architect and owner.
B)-Only signed and sealed plans approved by the local governing authorities are to be used for actual construction. Plans prior to this approval may be used for estimating and other purposes agreed to by owner and architect but never in any case construction.
C)-Unknown building conditions within the scope of this work can only be addressed as they arise or discovered. Documented conditions of an existing project by the architect are solely for the architects use in preparations for proposed work. It shall be solely the responsibility of the owner to hire testing & inspection services of all aspects of the work, including but not limited to soil, surveying, structural etc.
D)-Drawings as instruments of professional services are and shall remain the property of the architect. These documents are not to be used in whole or in part for other projects or purposes or by any other parties not authorized by the architect. The use of these documents is contingent upon payment to the architect for services rendered. Non-payment shall give the architect authority to bar document use by any and all parties. If the owner disputes the architects services, it must be in writing 10 days remaining of payment date. The owner shall indemnify the architect against claims alleging damages or delays incurred in the event the architect exercises the right to bar document use for non-payment.

CD	11-20-20
CD	11-17-20
Design Preliminary	09-22-20
Description:	Date:

Note 9:
THE ARCHITECT HAS ENDEAVORED TO THE BEST OF HIS PROFESSIONAL ABILITY TO PREPARE PLANS IN ACCORDANCE WITH CLIENT PROGRAM, BUILDING CODES AND ACCEPTED CONSTRUCTION PRACTICES. IN THE EVENT ANY DISPUTES ARISE BETWEEN THE CLIENT/OWNER AND THE ARCHITECT CONCERNING ANY WORK PERFORMED BY THE ARCHITECT OR HIS AGENTS-EMPLOYEES WHICH CANNOT BE RESOLVED BETWEEN THE PARTIES, BY INCLUSION OF THIS NOTE AND USE OF THESE PLANS YOU AGREE TO SETTLE ALL LEGAL ACTION THROUGH MEDIATION AND /OR BINDING ARBITRATION.

Note 10:
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF STUDIO 39 ARCHITECTURE AND ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT ONLY. THEY ARE NOT TO BE USED BY THE OWNER, CONTRACTOR, SUB-CONTRACTORS OR SUPPLIERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT OUTSIDE THE SCOPE OF THE WORK. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS. IN ADDITION TO THE COPYRIGHTS, THE DESIGN SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED, OR COMMERCIALLY EXPLOITED, IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT.

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Seal:

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