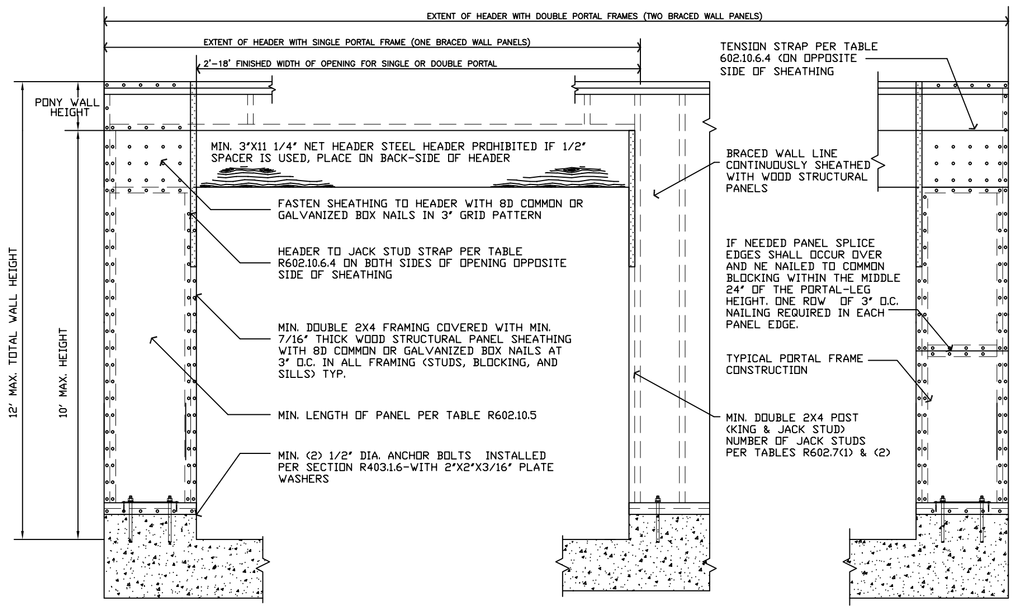
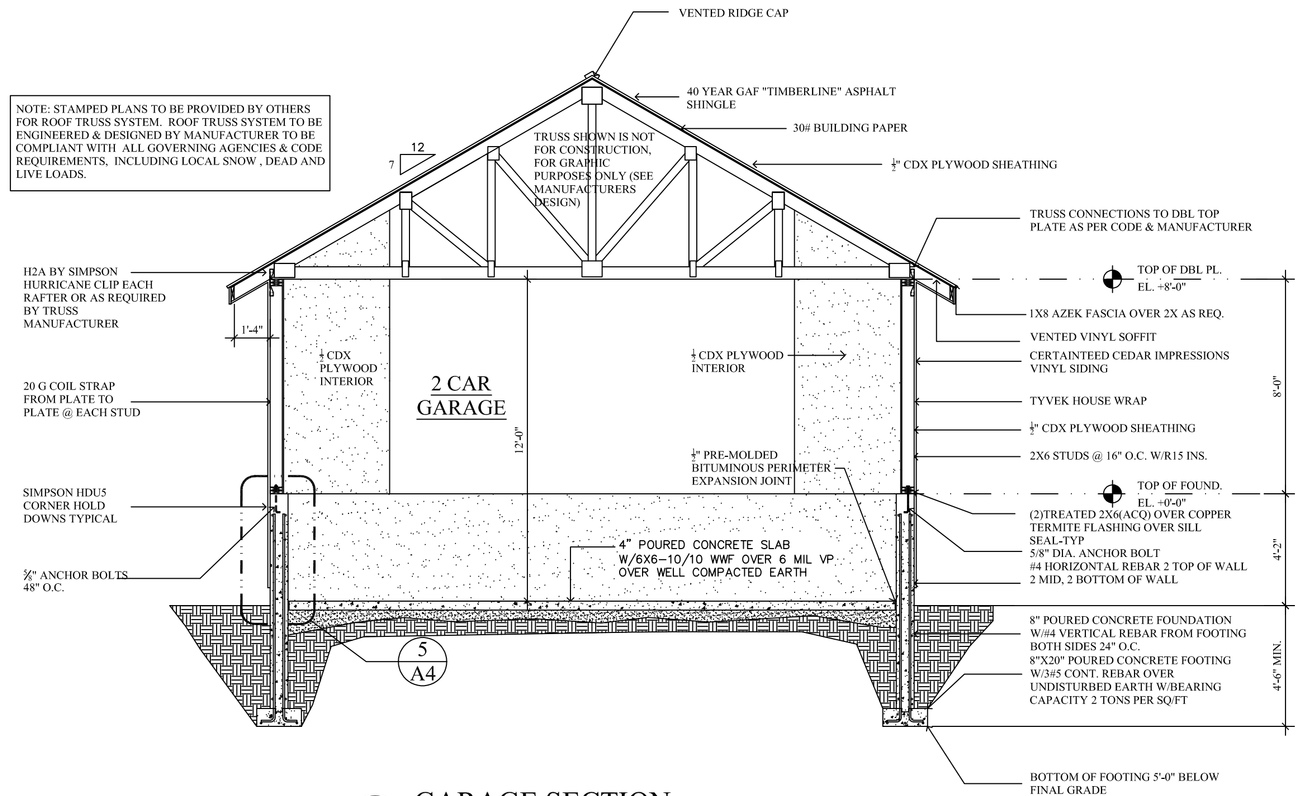


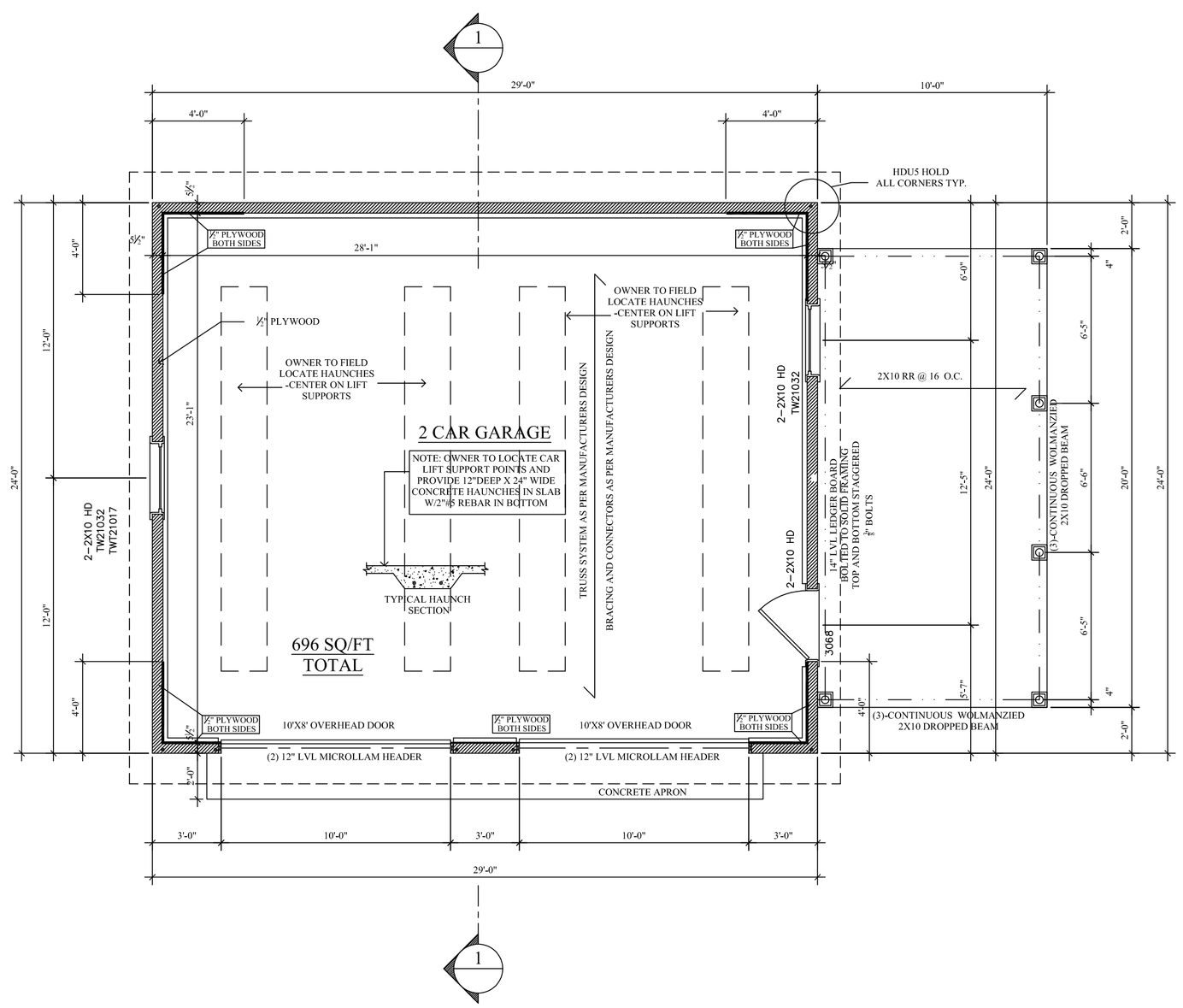
FIGURE R602.10.6.4 METHOD CS-PF -CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONST.

No Scale



GARAGE SECTION

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



GARAGE FLOOR PLAN

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

STUDIO 39
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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.

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

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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