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ISSUE DATE: 11/27/2023

River
ARCHITECTS

133-135 MAIN STREET

133-135 MAIN STREET
COLD SPRING, NY 10516

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LATEST AND PERTINENT APPLICABLE CODES AND ZONING REGULATIONS. SHOULD ANYTHING CONTAINED IN THE CONTRACT DOCUMENTS BE IN CONFLICT WITH SAID CODES, CONTRACTORS SHALL IMMEDIATELY INFORM THE ARCHITECT.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS IN THESE DOCUMENTS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE WORK AND THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THE DRAWINGS.
- WITH THE EXCEPTION OF THOSE NOTED AS "OWNER SUPPLIED" ITEMS, CONTRACTORS SHALL PROVIDE ALL ITEMS AND LABOR NECESSARY FOR THE COMPLETION OF THE WORK SHOWN ON THE CONTRACT DOCUMENTS WHETHER THOSE ITEMS ARE EXPRESSLY SPECIFIED OR NOT, INCLUDING, BUT NOT LIMITED TO TAX, PURCHASE, DELIVERY ARRANGEMENTS AND STORAGE.
- GC SHALL OBTAIN ALL NECESSARY SUBMITTALS AND SHOP DRAWINGS. GC SHALL REVIEW THEM FOR COMPLIANCE WITH CONSTRUCTION DOCUMENTS AND SITE CONDITIONS. GC SHALL THEN FORWARD THE SUBMITTALS AND SHOP DRAWINGS TO THE ARCHITECT FOR PROPER DISTRIBUTION AMONG THE DESIGN TEAM FOR THEIR COMMENTS AND/OR APPROVAL FOR COMPLIANCE WITH DESIGN INTENT. GC MUST ALLOW ADEQUATE TIME FOR DISTRIBUTION, REVIEW AND RETURN OF THESE ITEMS.
- GC SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULE FOR SUBMITTAL OF SAMPLES, SHOP DRAWINGS, MANUFACTURERS' LITERATURE, AND OTHER REQUIRED INFORMATION. THEY SHALL BE SUBMITTED IN SUFFICIENT TIME TO ALLOW PROPER CONSIDERATION AND ACTION BEFORE ANY MATERIALS ARE PURCHASED AND WORK IS EXECUTED.
- GC SHALL PROVIDE PROPER COORDINATION AND SUPERVISION TO COMPLETE THE WORK.
- GC SHALL COORDINATE ALL LABOR AND MATERIALS INVOLVED IN THE PROJECT AND BE RESPONSIBLE FOR SCHEDULING OF TRADES INVOLVED.
- ALL CONTRACTORS SHALL BE LICENSED AND INSURED FOR GENERAL LIABILITY, WORKERS COMP, AND PROPERTY DAMAGE AS REQUIRED BY LAW AND SHALL SUBMIT SUCH PROOF TO THE OWNER AND ARCHITECT TO AVOID ANY CLAIMS AND/OR LIENS ON THE WORK BE ASSOCIATED WITH THE OWNER AND ARCHITECT.
- ALL CONTRACTORS SHALL CARRY INSURANCE OF 100% OF THE VALUE OF HIS/HER WORK IN PLACE AND SHALL COMPLY WITH ANY AND ALL ADDITIONAL SUCH REQUIREMENTS.
- CERTIFICATION OF INSURANCE FOR PROPERTY DAMAGE, WORKMAN'S COMPENSATION, DISABILITY, & LIABILITY TO BE FILED WITH THE BUILDING OWNER AND ARCHITECT LISTING EACH AS CO-INSURED.
- NO EXTRA WORK SHALL BE PERFORMED NOR ADDITIONAL CHARGES BE MADE UNLESS AUTHORIZATION IS OBTAINED IN WRITING FROM THE OWNER AND ARCHITECT PRIOR TO SUCH WORK.
- GC SHALL MAINTAIN CONTINUOUS AND ADEQUATE PROTECTION OF ALL EXISTING CONDITIONS AND NEW CONSTRUCTION, AND SHALL REPAIR OR REPLACE ANY WORK, NEW OR EXISTING, WHICH IS DAMAGED.
- GC SHALL KEEP JOB SITE FREE OF DEBRIS AND HAZARDOUS CONDITIONS AND BE RESPONSIBLE FOR THE LEGAL REMOVAL OF ALL EQUIPMENT AND DEBRIS ON DAILY BASIS AND PRIOR TO RECEIPT OF PAYMENT. NO DEBRIS IS TO BE LEFT IN THE BUILDING, UNSECURED OUTDOORS, OR ON THE STREET. ALL WORK PROCEDURES AND METHODS SHALL COMPLY WITH OSHA AND OTHER APPLICABLE REGULATIONS.
- GC SHALL THOROUGHLY EXAMINE ALL CONTRACT DOCUMENTS AND IMMEDIATELY ADVISE THE ARCHITECT OF ANY ERRORS, CONFLICTS, OR DISCREPANCIES IN THE DOCUMENTS IN WRITING. ARCHITECT WILL NOT BE LIABLE FOR ASSUMPTIONS MADE BY THE CONTRACTOR.
- GC SHALL COORDINATE WITH CLIENT REGARDING STORING MATERIALS AT THE SITE.
- ALL WORK SHALL BE DONE IN A WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH GOOD BUILDING PRACTICE.
- GC TO ENSURE ADEQUATE CLEARANCE FOR MOVING ALL MATERIALS, ASSEMBLIES AND EQUIPMENT ONTO AND OFF THE SITE AS REQUIRED.
- GC SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ANY NECESSARY DRAWINGS, ARRANGE FOR ALL INSPECTIONS, OBTAIN ALL PERMITS AND CERTIFICATES OF APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THIS CONTRACT. HE SHALL COMPLY WITH ALL LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS AND WITH THE LATEST PERTINENT CODES AND THE DIRECTION OF THE DESIGNATED BUILDING INSPECTOR.
- GC SHALL APPROPRIATELY COORDINATE WORK TO BE COMPLETED AND SCHEDULE ARCHITECTS' SITE OBSERVATIONS.
- GC SHALL COORDINATE AND COMPLY WITH BUILDING OWNER SCHEDULING REQUIREMENTS AND COMMUNICATE WITH BUILDING OWNER.
- UNLESS OTHERWISE NOTED - ALL NOTES APPLY TO BOTH THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS AS WELL AS ANY WORKERS AND TRADES EMPLOYED BY THE OWNER UNDER OTHER AGREEMENTS.
- GC TO SCHEDULE ANY NECESSARY INTERRUPTIONS OF UTILITIES WITH OWNER. COMPLETE WORK QUICKLY TO MINIMIZE SERVICE INTERRUPTIONS.
- ALL MATERIAL STORED ON THE SITE SHALL BE ADEQUATELY PROTECTED AGAINST DAMAGE FROM OTHER WORK IN PROGRESS. REPAIR OF COMPLETED WORK DAMAGED IN THE COURSE OF THE PROJECT WILL BE THE CONTRACTOR'S RESPONSIBILITY AT NO COST TO THE OWNER.
- ALL PRECAUTIONS TO BE OBSERVED IN THE BUILDING TO MAINTAIN FIRE SAFETY DURING CONSTRUCTION. KEEP HALLWAYS AND OTHER MEANS OF EGRESS CLEAR AT ALL TIMES.
- THE STRUCTURAL INTEGRITY OF THE BUILDING SHALL BE PROTECTED AT ALL TIMES AND NOT BE DISTURBED.
- FLOORS SHALL NOT BE OVERLOADED WITH CONSTRUCTION MATERIAL BEYOND THAT PERMITTED. THERE SHALL BE NO ONE OCCUPYING THE AREA OF WORK OR RENOVATION DURING THE COURSE OF CONSTRUCTION.
- THE WORK SHALL BE PERFORMED DURING PERMITTED WORKING HOURS AS PERSCRIBED BY THE BUILDING DEPARTMENT OF LOCAL JURISDICTION.
- ALL BUILDING AREAS ARE TO BE BROOM SWEEP AT THE END OF EACH WORKING DAY BEFORE THE AUTHORIZED CONTRACTORS LEAVE. THE PREMISES ARE TO BE KEPT CLEAN DURING ALL TIMES CONSTRUCTION IS UNDERWAY.
- PLASTIC, PAPER AND/OR TAPE MUST BE INSTALLED OVER AND AROUND ALL DOORWAYS AND WINDOWS LEADING TO THE FINISHED AREAS OF THE BUILDING. ALL PROTECTIVE MEASURES WILL BE INSPECTED BY THE BUILDING OWNER AND MUST MEET HIS APPROVAL. DUST AND LOOSE DEBRIS MUST BE KEPT TO AN ABSOLUTE MINIMUM IN ALL AREAS.
- PLUMBING AND ELECTRICAL WORK SHOULD BE PERFORMED BY LICENSED CONTRACTORS. PROVIDE ALL REQUIRED PERMITS, INSURANCE, WORKMANS COMP. AND CERTIFICATIONS.

DRAWING LEGEND

<p>SECTION KEY</p>	<p>WALL TAG</p>	<p>REVISION NUMBER</p>
<p>EXTERIOR ELEV KEY</p>	<p>ROOM DESIGNATION</p> <p>Room name: 101 ROOM NO. 150 SF ROOM AREA</p>	<p>EXISTING</p>
<p>INTERIOR ELEV KEY</p>	<p>DOOR NUMBER</p> <p>101.1</p>	<p>NEW</p>
<p>DETAIL KEY</p>	<p>WINDOW NUMBER</p> <p>1</p>	<p>DEMO</p>
	<p>CEILING HEIGHT</p> <p>CLG TYPE CLG HGT AFF: (8'-10 5/8")</p>	<p>WEATHER BARRIER</p>
		<p>AIR BARRIER</p>

ABBREVIATIONS

A/C	AIR CONDITIONING
AB	AIR BARRIER
AC	ACOUSTICAL
ACT	ACOUSTICAL TILE
ADD	ADDENDUM
ADH	ADHESIVE
ADJ	ADJACENT
ADJT	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ALT	ALTERNATE
AP	ACCESS PANEL
APPROX	APPROXIMATELY
APPV/D	APPROVED
ARCH	ARCHITECTURAL
ATT	ATTENUATION
BD	BOARD
BET	BETWEEN
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOTT	BOTTOM
CAB	CABINET
CEM	CEMENT
CER	CERAMIC
CK	CAULK
CL	CLOSET
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COR	CORRIDOR
CPT	CARPET
CS	COUNTER SUNK
CT	CERAMIC TILE
CW	COLD WATER
D	DRAIN
DEMO	DEMOLISH
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIF	DIFFUSER
DIM	DIMENSION
DISTR	DISTRIBUTION
DN	DOWN
DPR	DISPENSER
DR	DOOR
DS	DOWNSPOUT
DT	DRAIN TILE
DTL	DETAIL
DWG	DRAWING
DWL	DOWEL
EA	EACH
EL	ELEVATION
ELEC	ELECTRIC
EMERG	EMERGENCY
ENCL	ENCLOSURE
EQUIP	EQUIPMENT
ERV	ENTHALPY RECOVERY VENTILATOR
EXH	EXHAUSE
EXP	EXPOSED
EXT	EXTERIOR
EXTG	EXISTING
FAI	FRESH AIR INTAKE
FD	FLOOR DRAIN
FIN	FINISH
FLR	FLOOR
FT	FOOT (FEET)
FTG	FOOTING
FUR	FURRING
FXD	FIXED (INOPERABLE)
GA	GAUGE, GAGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL
GL	GLASS (GLAZING)
GND	GROUND

GR	GRADE
GWB	GYPSUM WALLBOARD
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HSS	HOLLOW STEEL SECTION
HT	HEIGHT
HVAC	HEATING / VENTILATING / AIR CONDITIONING
HW	HOT WATER
ID	INSIDE DIAMETER
IN	INCH
INCL	INCLUDING
INSUL	INSULATING / INSULATION
INT	INTERIOR
JC	JANITOR CLOSET
JF	JOINT FILLER
JST	JOIST
JT	JOINT
KPL	KICK PLATE
LAM	LAMINATE
LH	LEFT-HAND
LT	LIGHT
LTG	LIGHTING
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBER
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
ML	METAL LATH
MO	MASONRY OPENING
MTG	MOUNTING
MTL	METAL
MULL	MULLION
MWK	MILLWORK
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OP	OPERABLE
OPNG	OPENING
OPP	OPOSITE
PBD	PARTICLE BOARD
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLR	PLASTER
PNL	PANEL
PNT	PAINT
PSL	POLY STRAND LUMBER
PT	PRESSURE TREATED
PTD	PAINTED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
PWD	PLYWOOD
RA	RETURN AIR
RCP	REFLECTED CEILING PLAN
RECPT	RECEPTACLE
REF	REFERENCE
REFR	REFRIGERATOR
RELOC	RELOCATE
REQ'D	REQUIRED
RES	RESILIENT
RH	RIGHT-HAND
RM	ROOM
RO	ROUGH OPENING
SCHED	SCHEDULE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SP	SPEAKER
SPEC	SPECIFICATIONS(S)
SQ	SQUARE
SS	STAINLESS STEEL

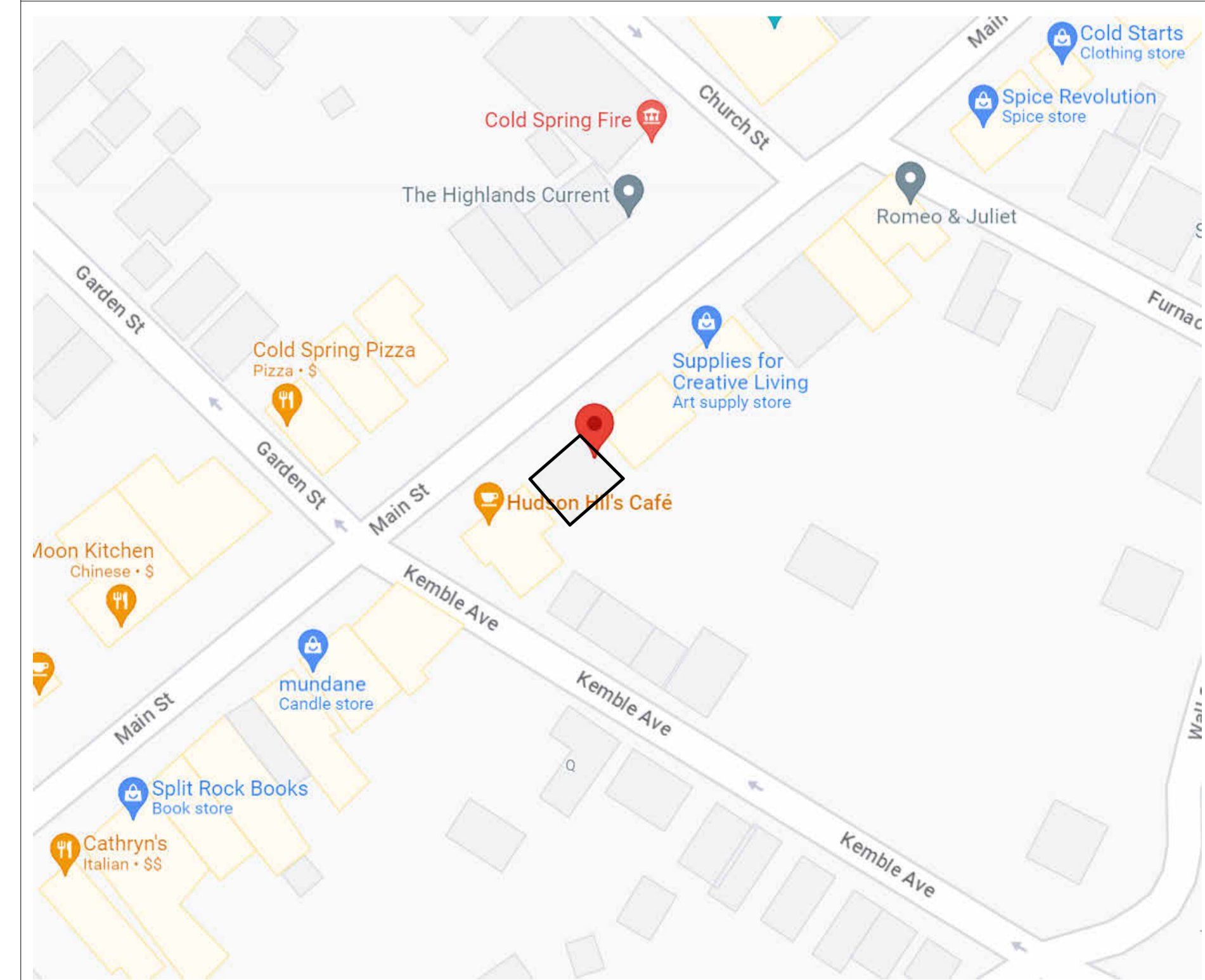
STD	STANDARD
STOR	STORAGE
STRUCT	STRUCTURAL
SURF	SURFACE
SUSP	SUSPENDED
SYM	SYMMETRICAL
TEL	TELEPHONE
THK	THICK(NESS)
TO	TOP OF
TRANSF	TRANSFORMER
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VB	VAPOR BARRIER
VCT	VINYL COMPOSITE TILE
VENT	VENTILATION
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VIN	VINYL
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WH	WALL HUNG
WP	WATERPROOF
WRB	WEATHER RESISTIVE BARRIER
WSCT	WAINSCOT

DRAWING LIST

TITLE	GENERAL NOTES & DRAWING LIST	ARCHITECTURAL	A-101 PROPOSED FLOOR PLANS
T-100		A-102	PROPOSED FLOOR PLANS
SITE		A-301	PROPOSED ELEVATIONS
SITE-101	PROPOSED SITE PLAN	A-401	PROPOSED BUILDING SECTIONS
		A-501	ROOF DETAILS
DEMOLITION		A-502	WINDOW AND DOOR DETAILS
D-101	EXISTING PLANS	A-503	STOREFRONT ELEVATION AND PLAN
D-102	EXISTING PLANS	A-504	STOREFRONT DETAILS
D-301	EXISTING ELEVATIONS	A-505	PORCH STAIR DETAILS
		A-506	REAR DECK DETAILS
		A-507	FOUNDATION DETAILS
		A-508	EXTERIOR STAIR DETAILS
		A-509	EXTERIOR STAIR DETAILS
		A-701	EXISTING CONDITIONS
		A-702	DETAIL PRECEDENTS
		A-911	DOOR/WINDOW SCHEDULE

STRUCTURAL	
S-101	FRAMING PLANS
S-102	FRAMING PLANS

SITE LOCATION MAP



178 MAIN STREET
COLD SPRING, NY 10516
TEL: 845 265 2254
FAX: 845 265 2273

PROJECT:

133-135 MAIN STREET

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DWG TITLE:
GENERAL NOTES & DRAWING LIST

DWG NO:
T-100

SCALE: 1/4" = 1'-0" PAGE NO: of 10
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TRACKING NUMBER:

ZONING CONFORMANCE CHART

ZONING TYPE: B-1 GENERAL BUSINESS

	REQUIRED	ACTUAL	CONFORMANCE
MINIMUM REQUIREMENTS:			
CURRENT LOT AREA	5,000 SQ. FT.	4,041.61 SF	EXISTING NON-CONFORMING
PROPOSED LOT AREA WITH FRONT YARD PURCHASE	5,000 SQ. FT.	4,356.5 SF	NON-CONFORMING
LOT SHAPE	30' X 40' RECTANGLE IN 50% OF LOT		CONFORMS
LOT WIDTH	40'	54.03'	CONFORMS
LOT DEPTH	100'	74.24'	EXISTING NON-CONFORMING
CURRENT FRONT YARD SETBACK	0'	-5.8'	EXISTING NON-CONFORMING
PROPOSED FRONT YARD SETBACK	0'	0' - 0" TO PROPOSED PORCH AFTER SIDEWALK AREA PURCHASE	CONFORMS
SIDE YARD SETBACKS:			
CURRENT SINGLE SIDE YARD	5'	6.8'	CONFORMS
PROPOSED SINGLE SIDE YARD	5'	6.5'	CONFORMS
CURRENT TOTAL BOTH SIDE YARDS	10'	17.9'	CONFORMS
PROPOSED TOTAL BOTH SIDE YARDS	10'	17'	CONFORMS
CURRENT REAR YARD SETBACK	10'	30.5'	CONFORMS
PROPOSED REAR YARD SETBACK	10'	23.6'	CONFORMS
MAXIMUM DIMENSIONS:			
STORIES	2 1/2	2	CONFORMS
HEIGHT	35'	21'-2 1/2"	CONFORMS
CURRENT BUILDING PERCENTAGE OF LOT COVERAGE	35%	38.01%	EXISTING NON-CONFORMING
PROPOSED BUILDING PERCENTAGE OF LOT COVERAGE AFTER PROPOSED PURCHASES AND ADDITIONS	35%	40%	NON-CONFORMING
NUMBER OF PARKING SPACES (CURRENT)			
1 SPACE PER 1,000 SF (COMMERCIAL)	2 SPACES (COMMERCIAL)	4 SPACES TOTAL	CONFORMS
1 SPACE PER UNIT (RESIDENTIAL)	2 SPACE (RESIDENTIAL)		
NUMBER OF PARKING SPACES (PROPOSED)			
1 SPACE PER 1,000 SF (COMMERCIAL)	2 SPACES (COMMERCIAL)	4 SPACES TOTAL	CONFORMS
1 SPACE PER UNIT (RESIDENTIAL)	2 SPACES (RESIDENTIAL)		

CODE SUMMARY

REFERENCED CODE:
2020 BUILDING CODE OF NEW YORK STATE
2020 NYS ENERGY CONSERVATION
CONSTRUCTION CODE

ZONING CODE:
VILLAGE OF COLD SPRING ZONING CODE

ZONING DISTRICT:
B-1 : GENERAL BUSINESS

CONSTRUCTION TYPE:
TYPE V

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA
CLIMATE ZONE: 5
GROUND SNOW LOAD: 30 PSF
WIND SPEED (MPH): 115 MPH
SEISMIC DESIGN CATEGORY: B
FROST LINE DEPTH: 42"
FLOOD HAZARDS: NONE



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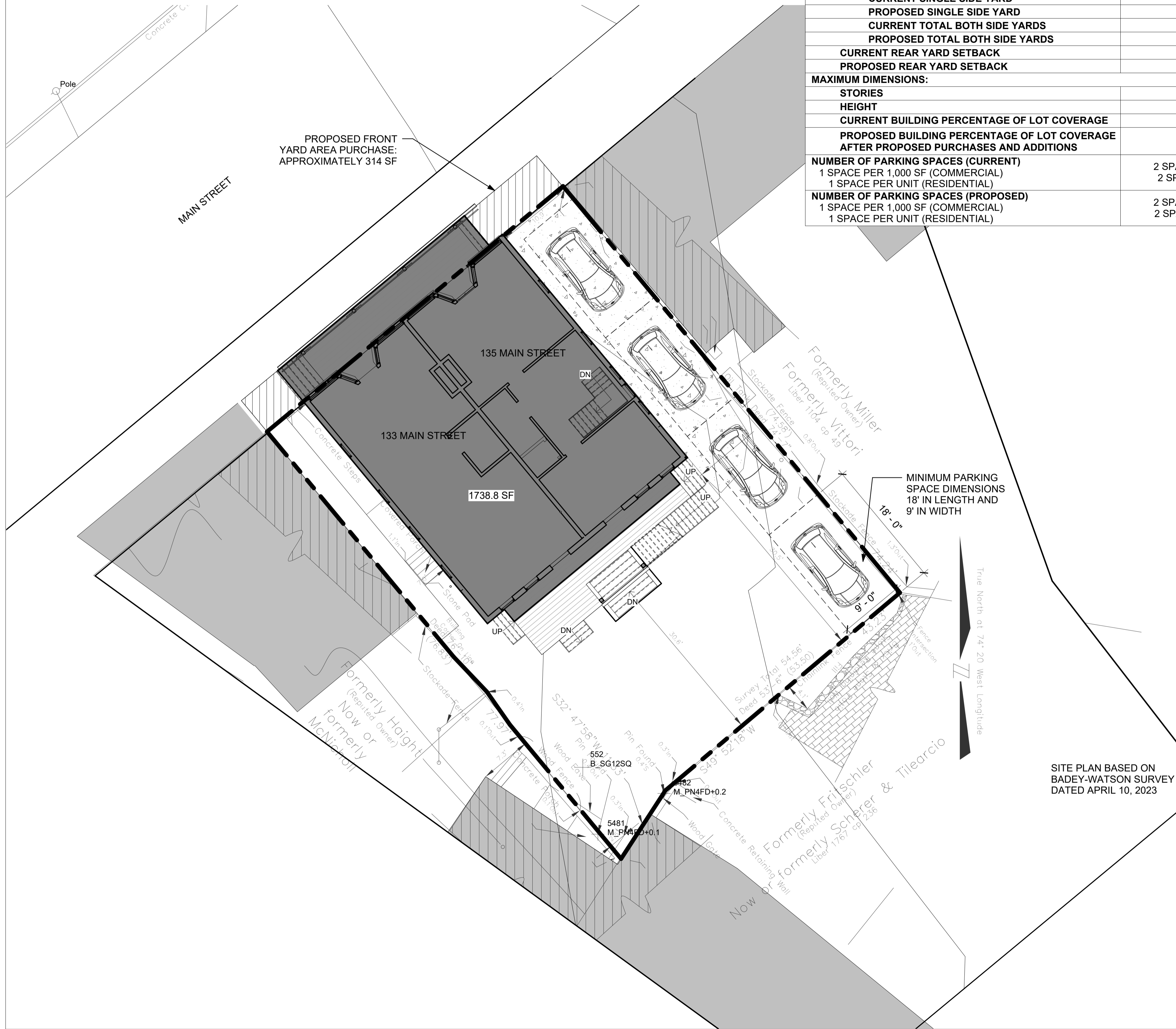
PROPOSED SITE PLAN

DWG NO:

SITE-101

SCALE: As indicated PAGE NO: of 10
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SITE PLAN BASED ON
BADEY-WATSON SURVEY
DATED APRIL 10, 2023

1 SITE PLAN
SCALE: 1/8" = 1'-0"

PROJECT:

133-135 MAIN STREET

133-135 MAIN STREET
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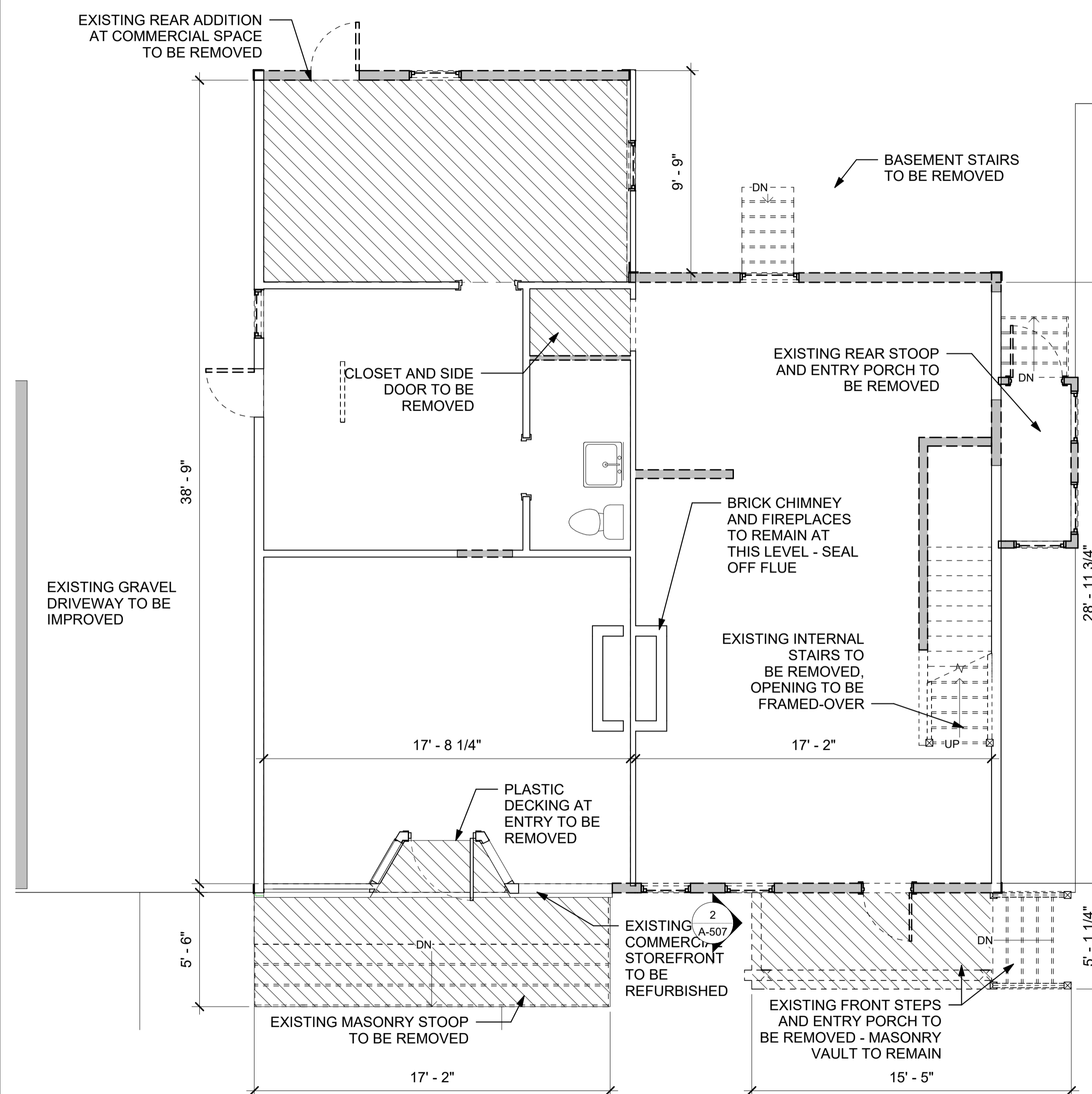
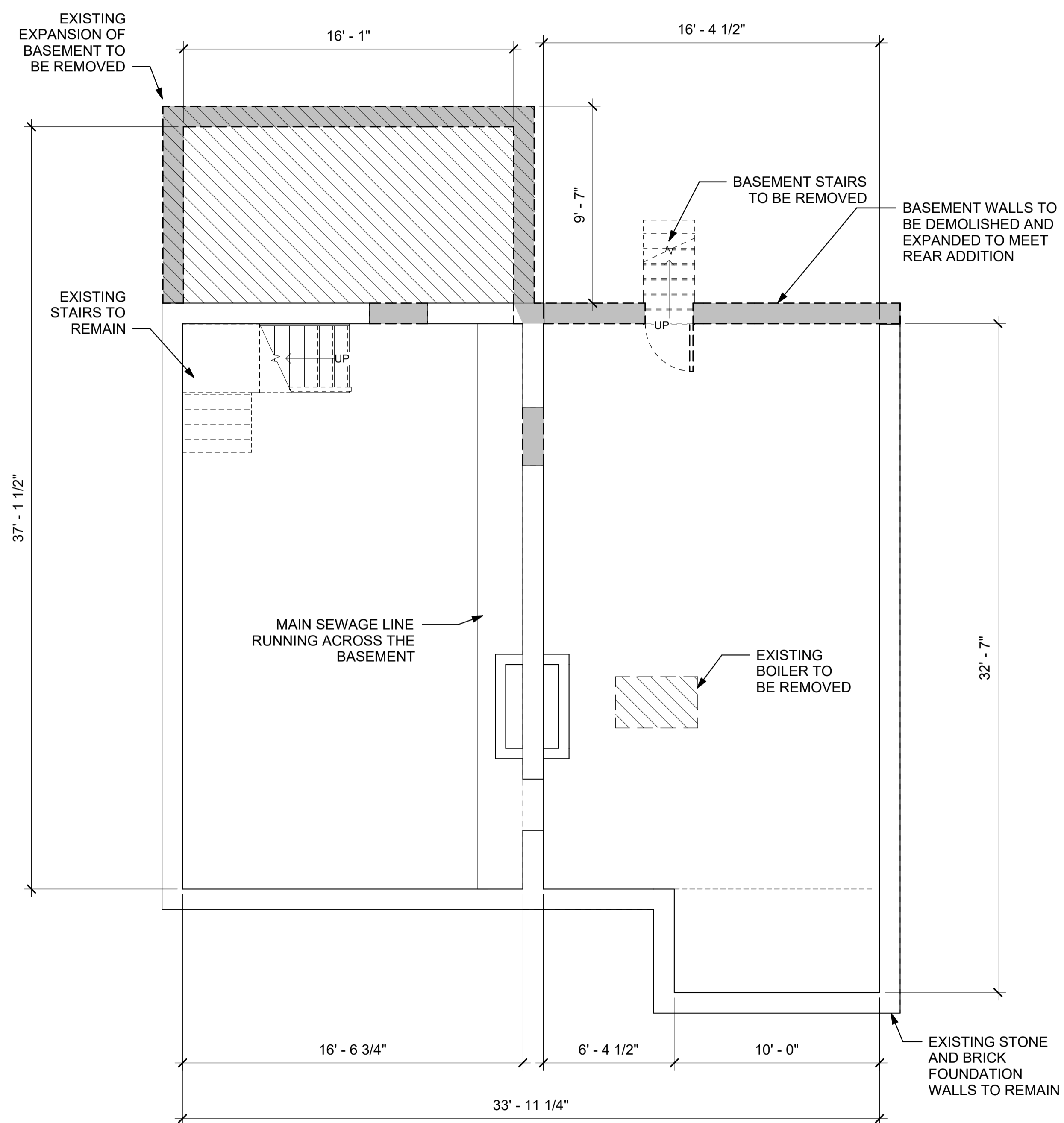
EXISTING PLANS

DWG NO:

D-101

SCALE: 1/4" = 1'-0" PAGE NO:
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TRACKING NUMBER:



1 EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"

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

PROJECT:

133-135 MAIN STREET

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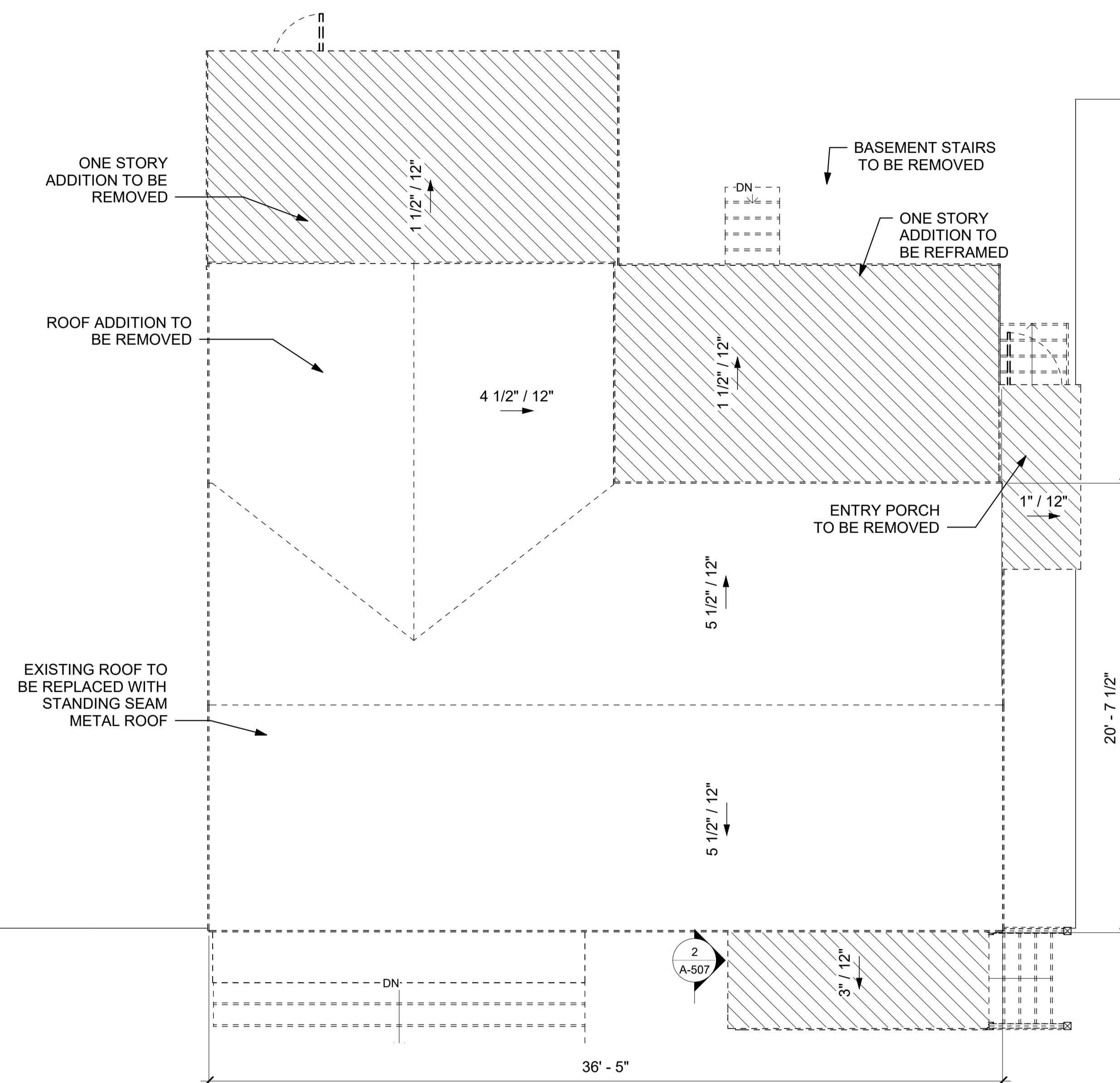
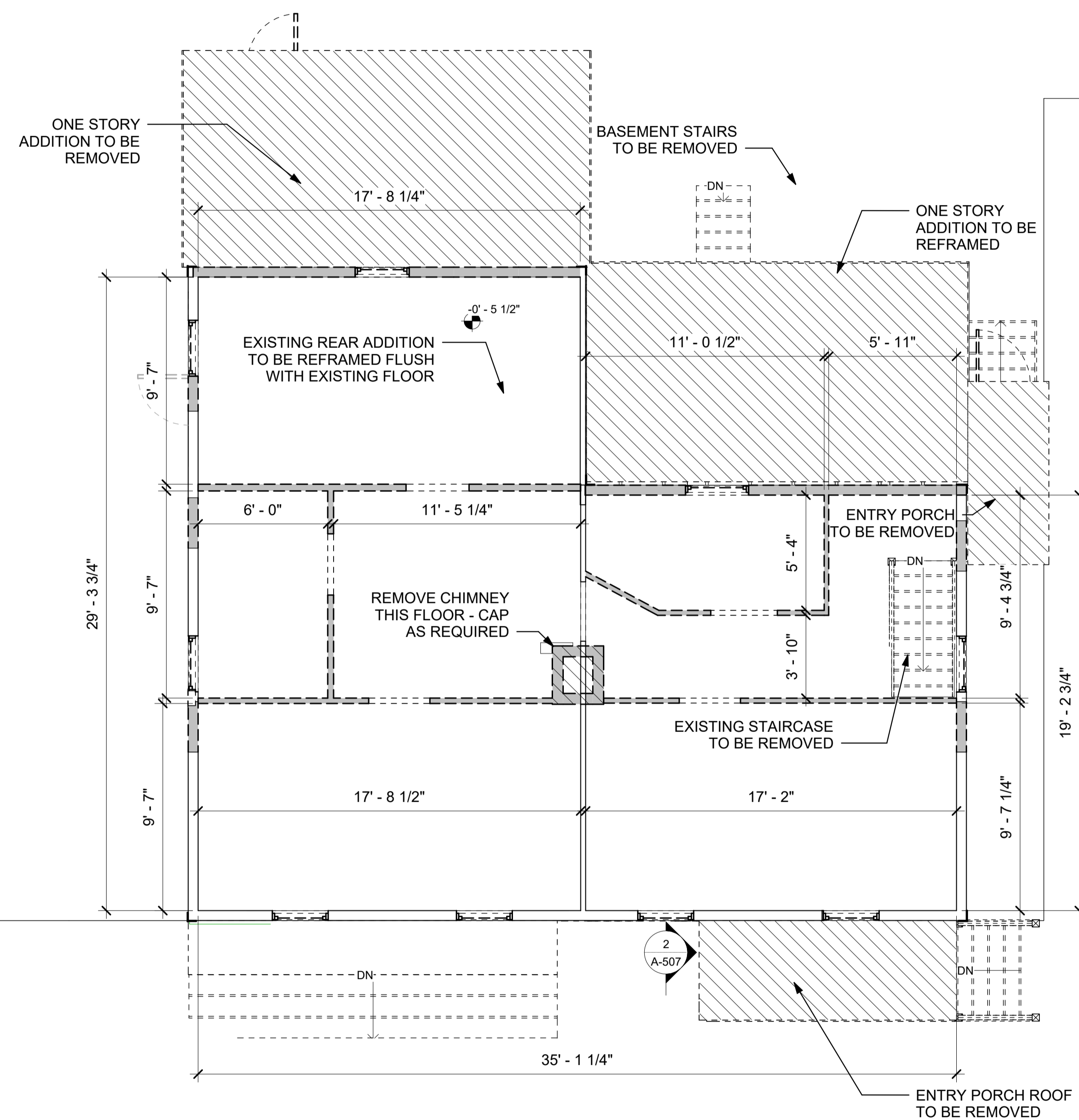
EXISTING PLANS

DWG NO:

D-102

SCALE: 1/4" = 1'-0" PAGE NO: of 10
JOB: 00000 PLOT'D: of 10
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TRACKING NUMBER:



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

2 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

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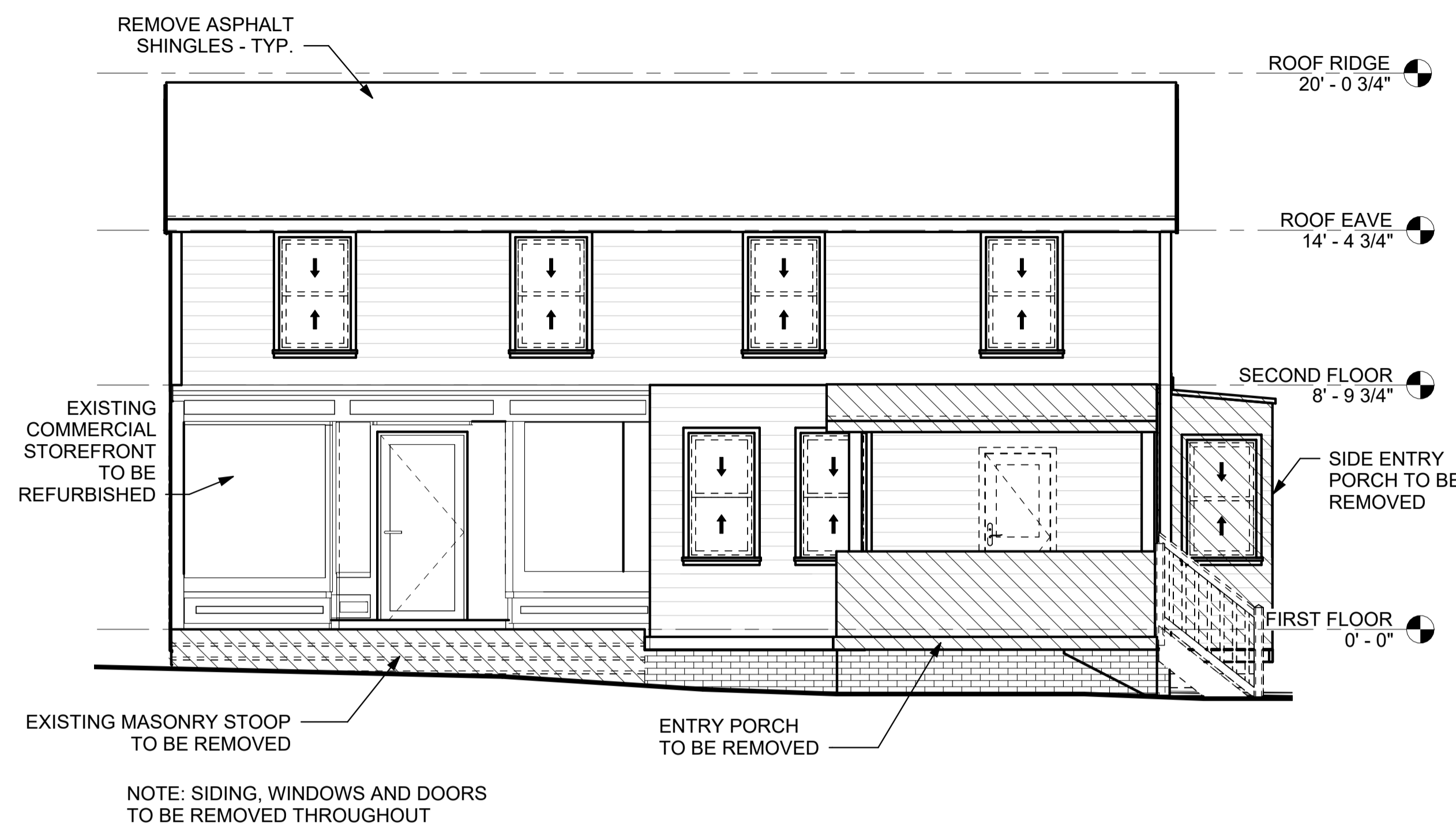
EXISTING ELEVATIONS

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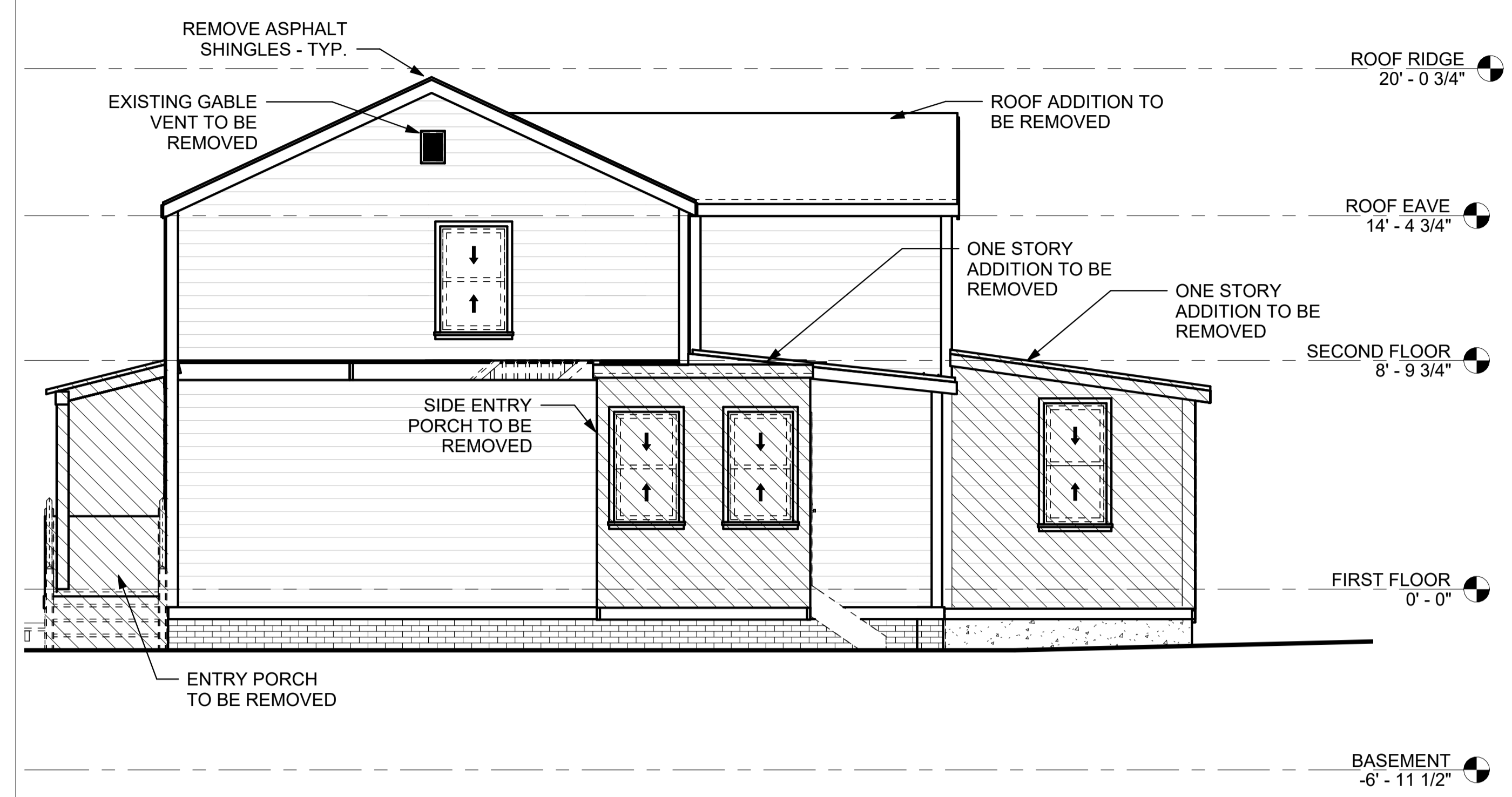
D-301

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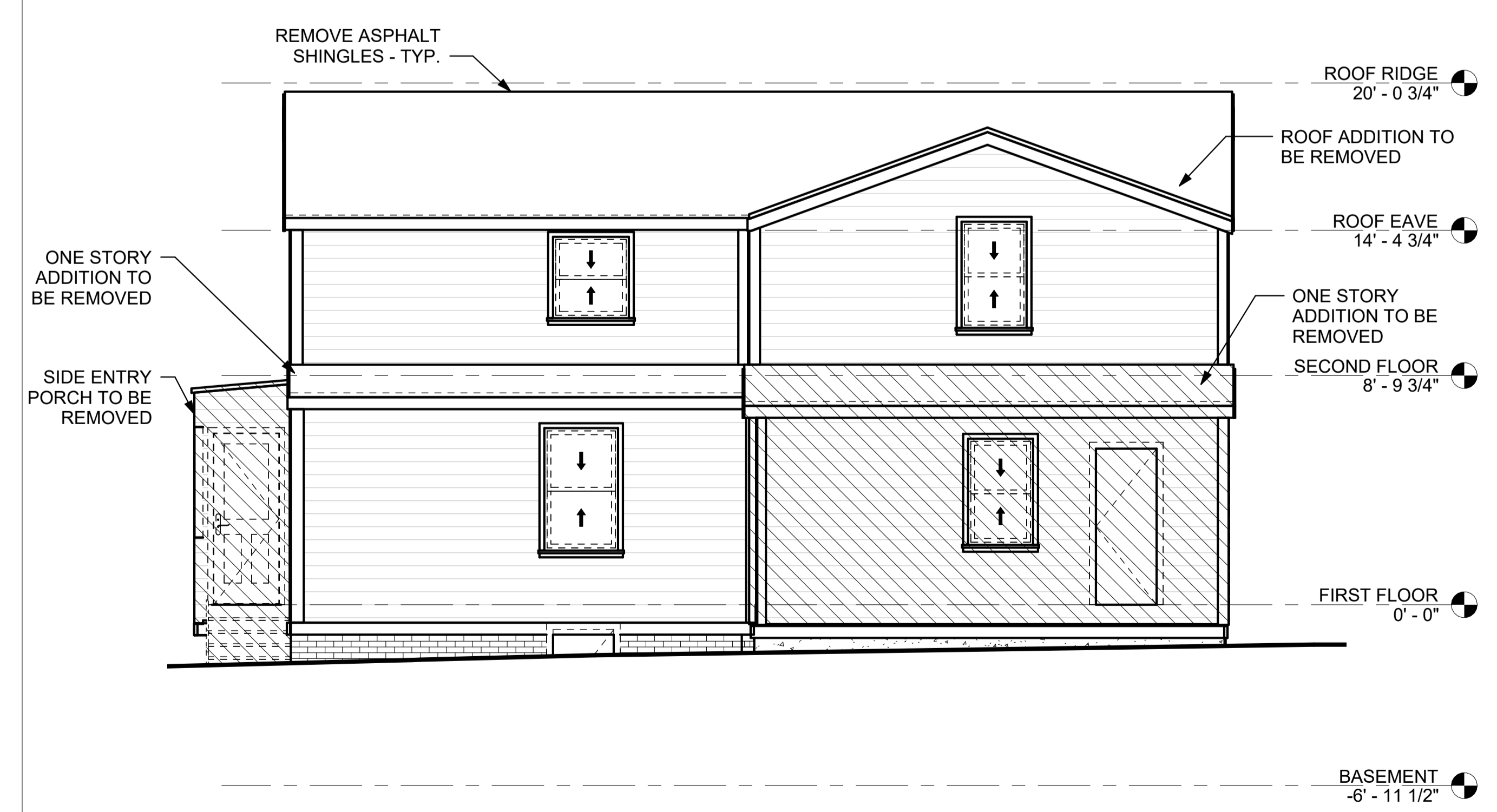
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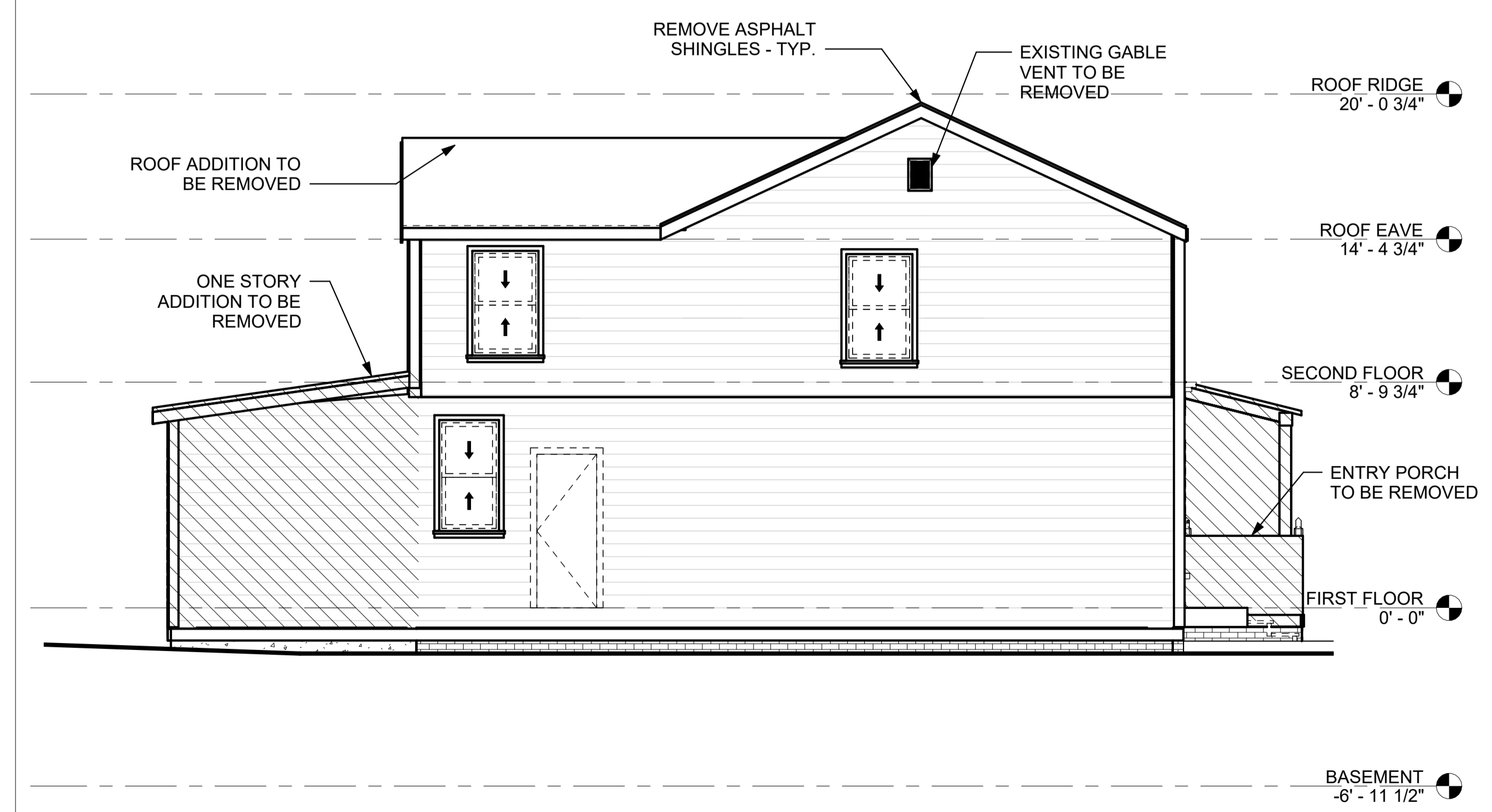
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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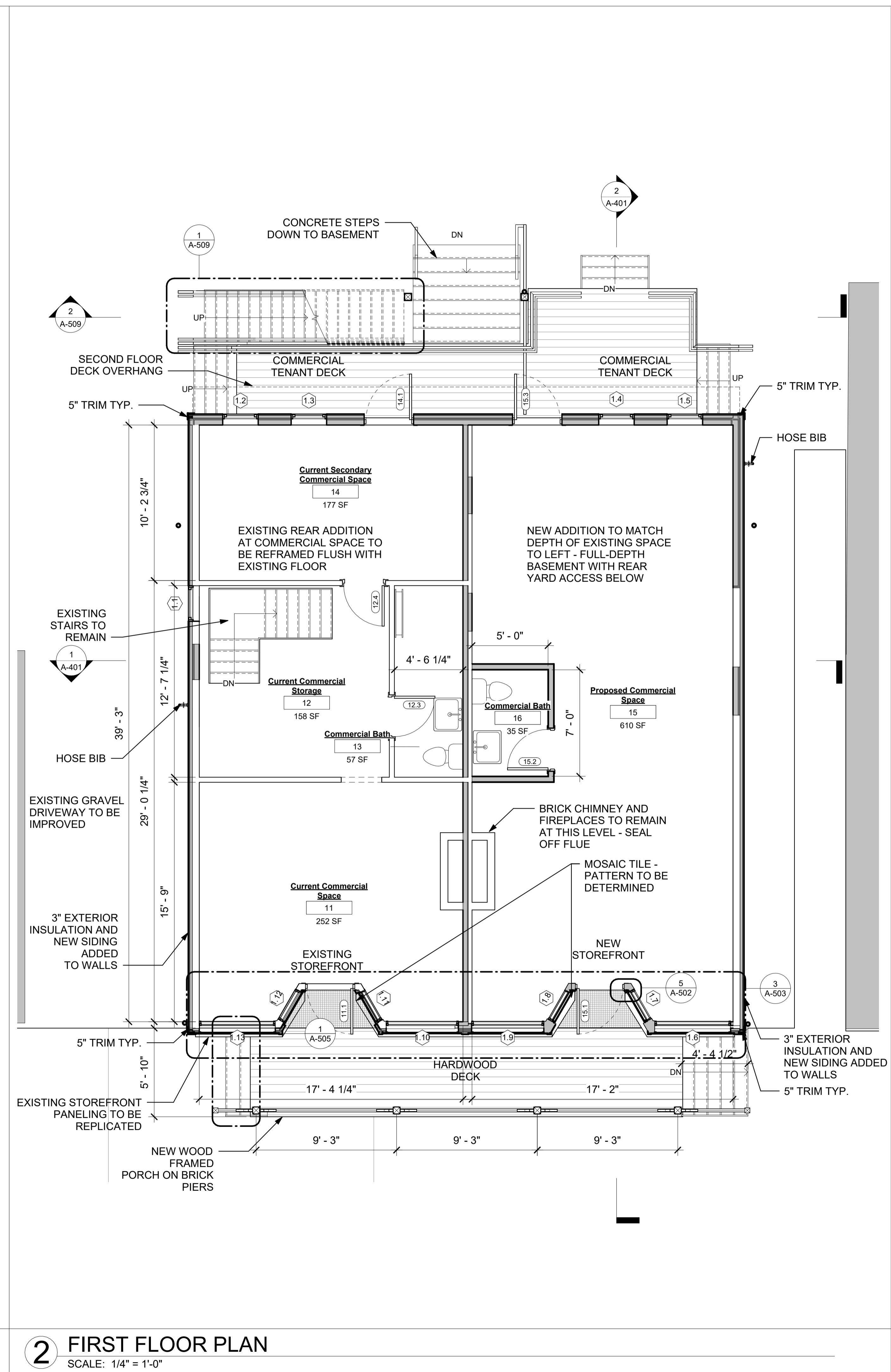
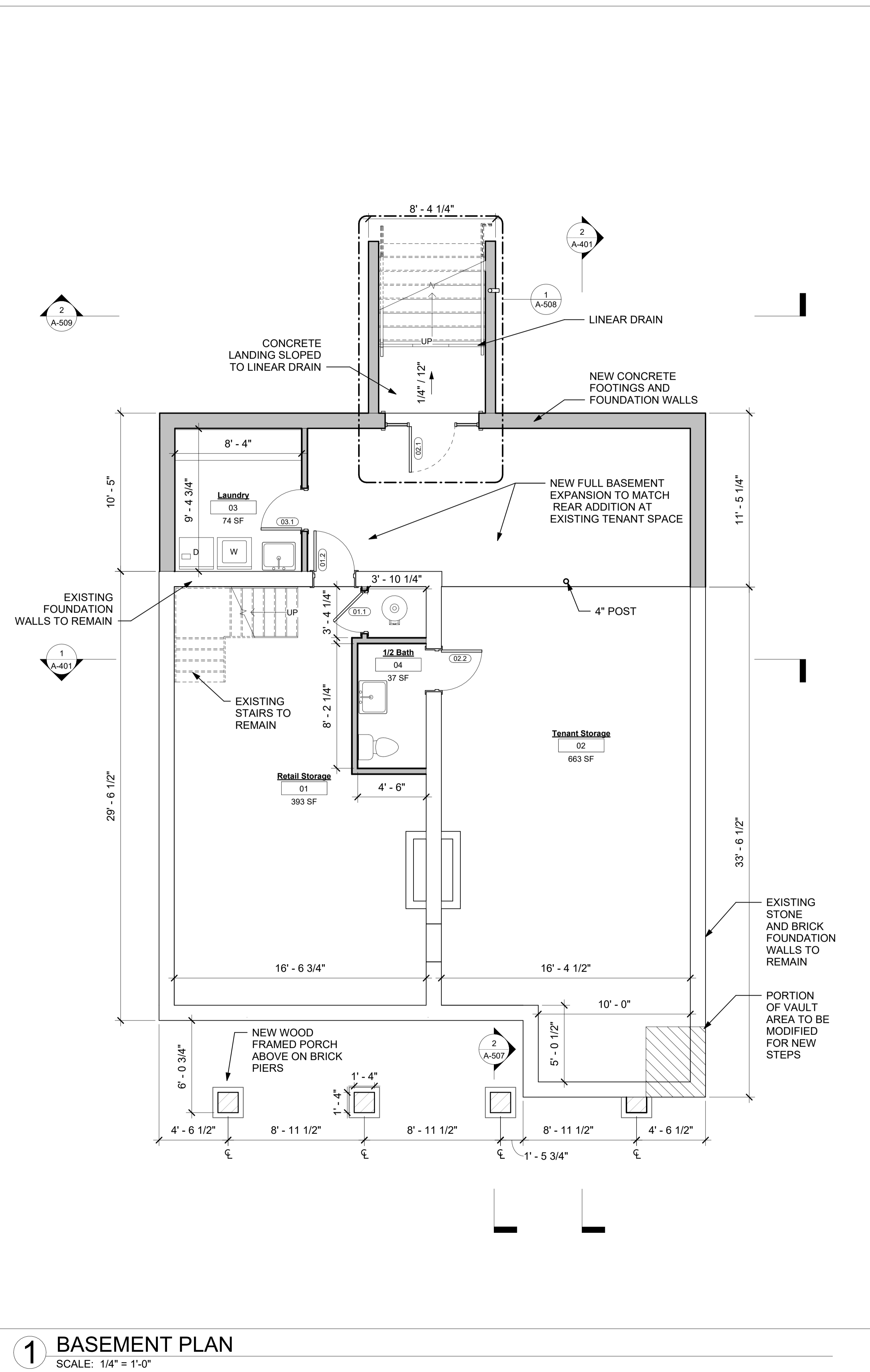
PROPOSED FLOOR PLANS

DWG NO:

A-101

SCALE: 1/4" = 1'-0" PAGE NO:
JOB 0000 PLOT'D: 1 of 10
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TRACKING NUMBER:



1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

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

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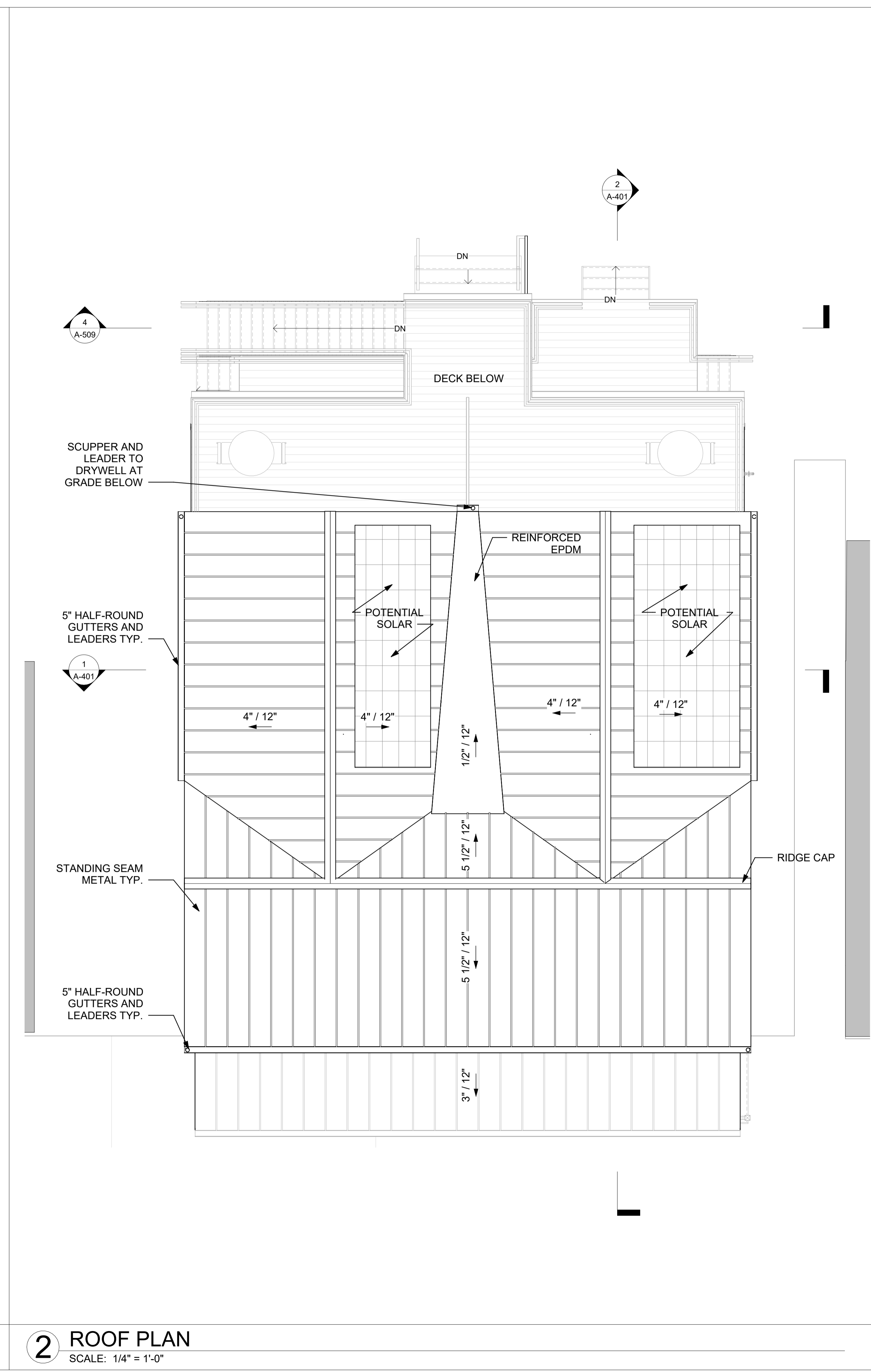
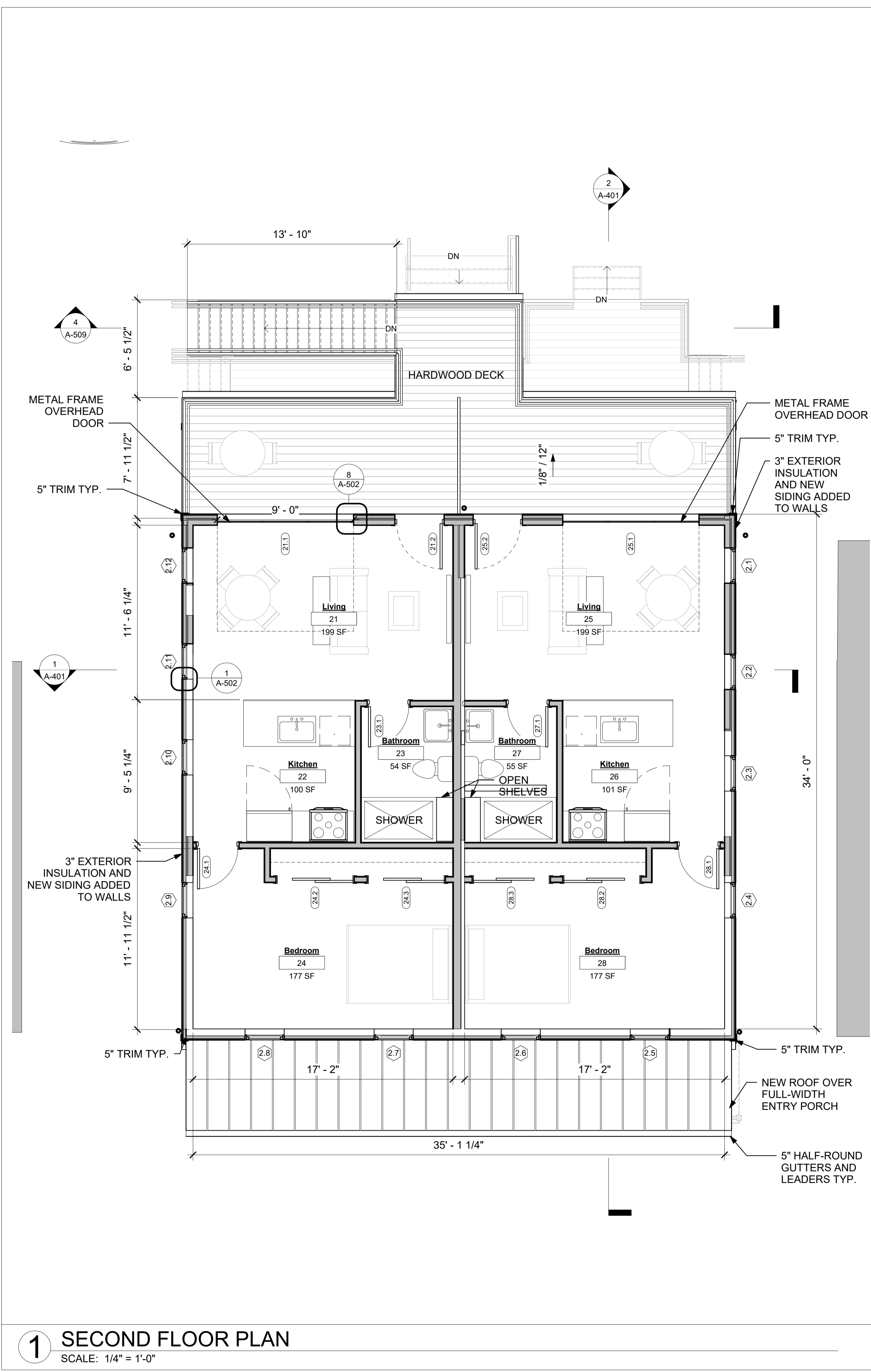
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PROPOSED FLOOR PLANS

DWG NO:

A-102

SCALE: 1/4" = 1'-0" PAGE NO:
JOB: 0000 PLOT D: 1 of 10
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1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

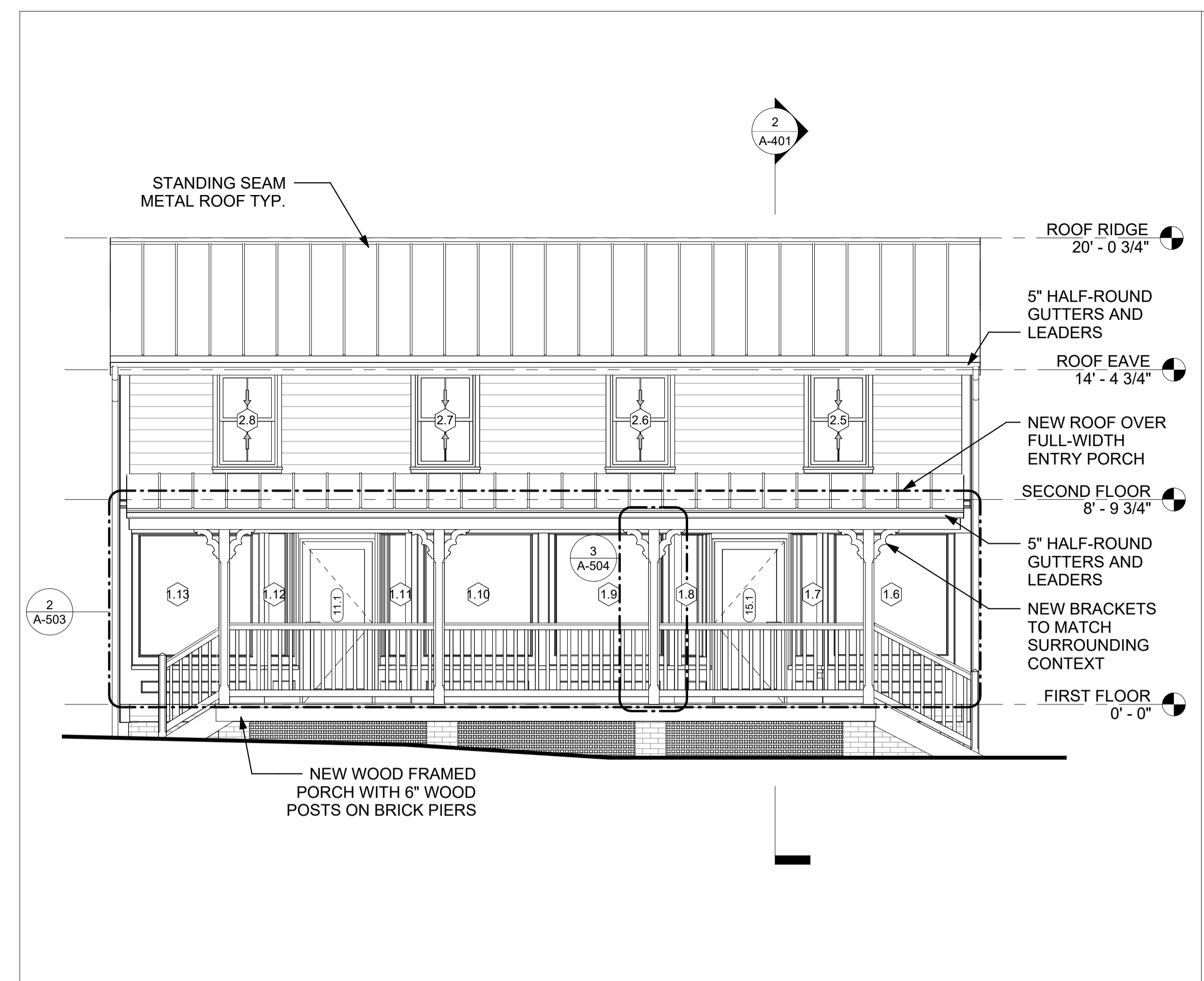
2 ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT:

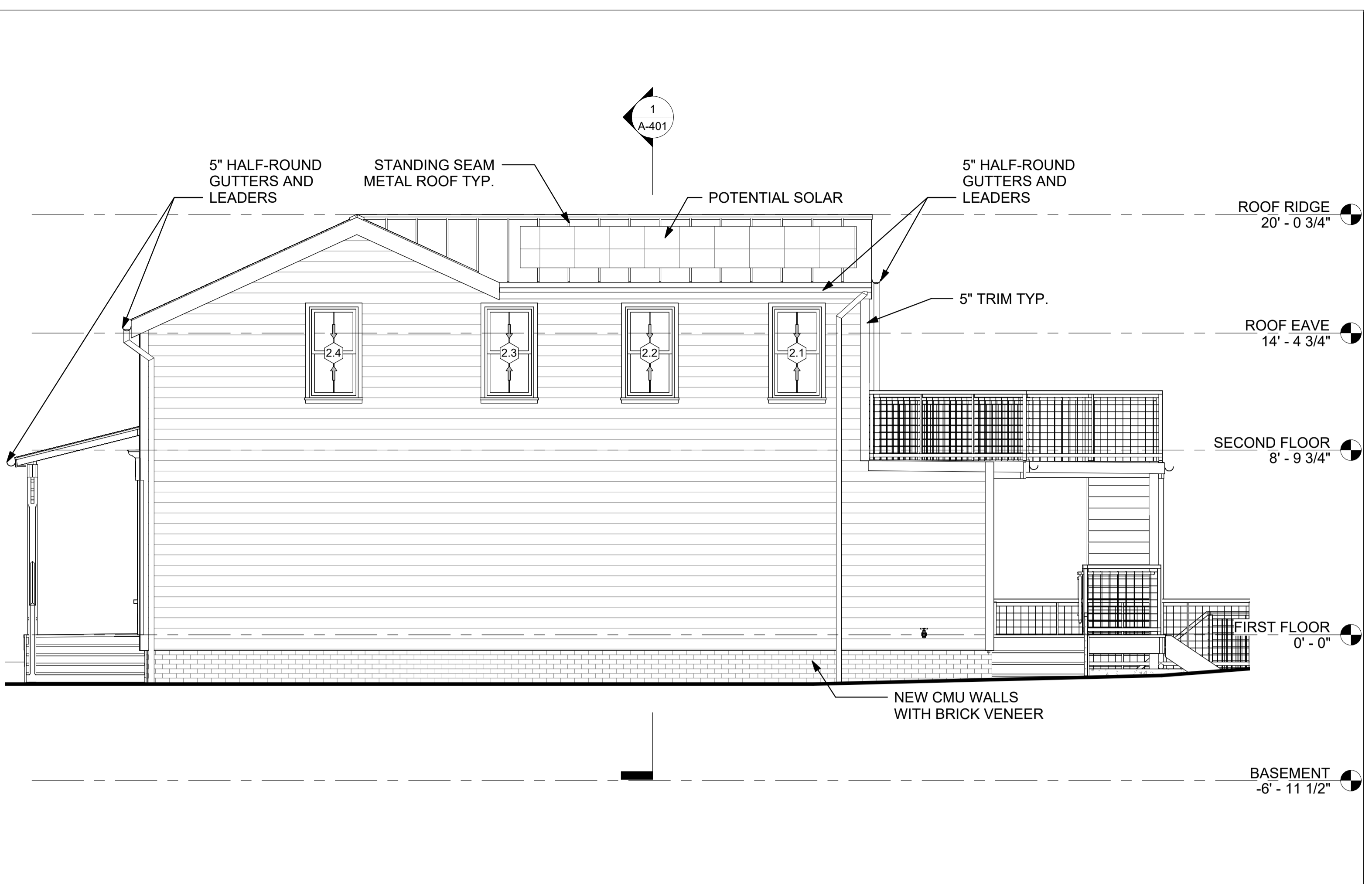
133-135 MAIN STREET

133-135 MAIN STREET
COLD SPRING, NY 10516

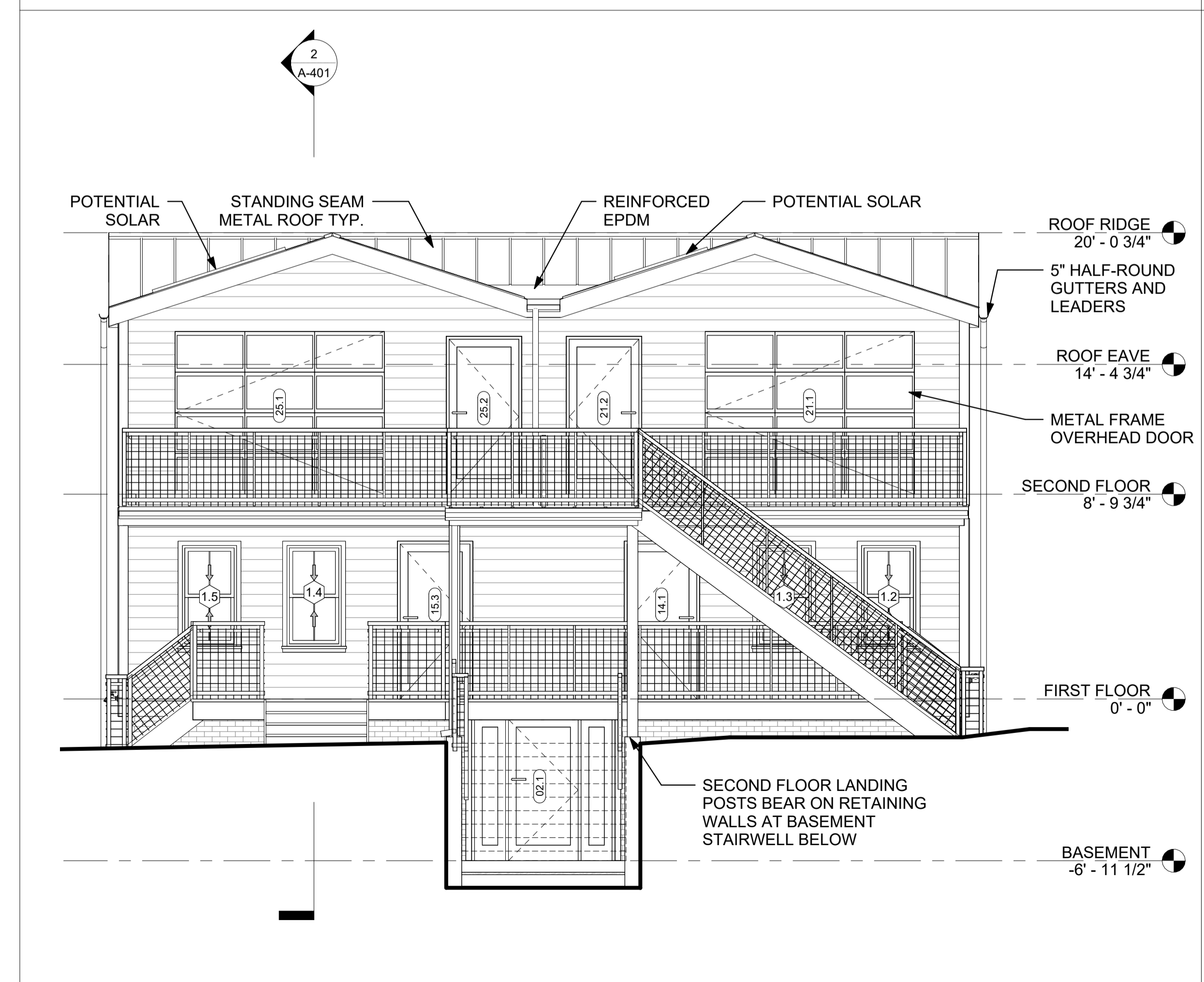
TAX ID: 48.8-6-43



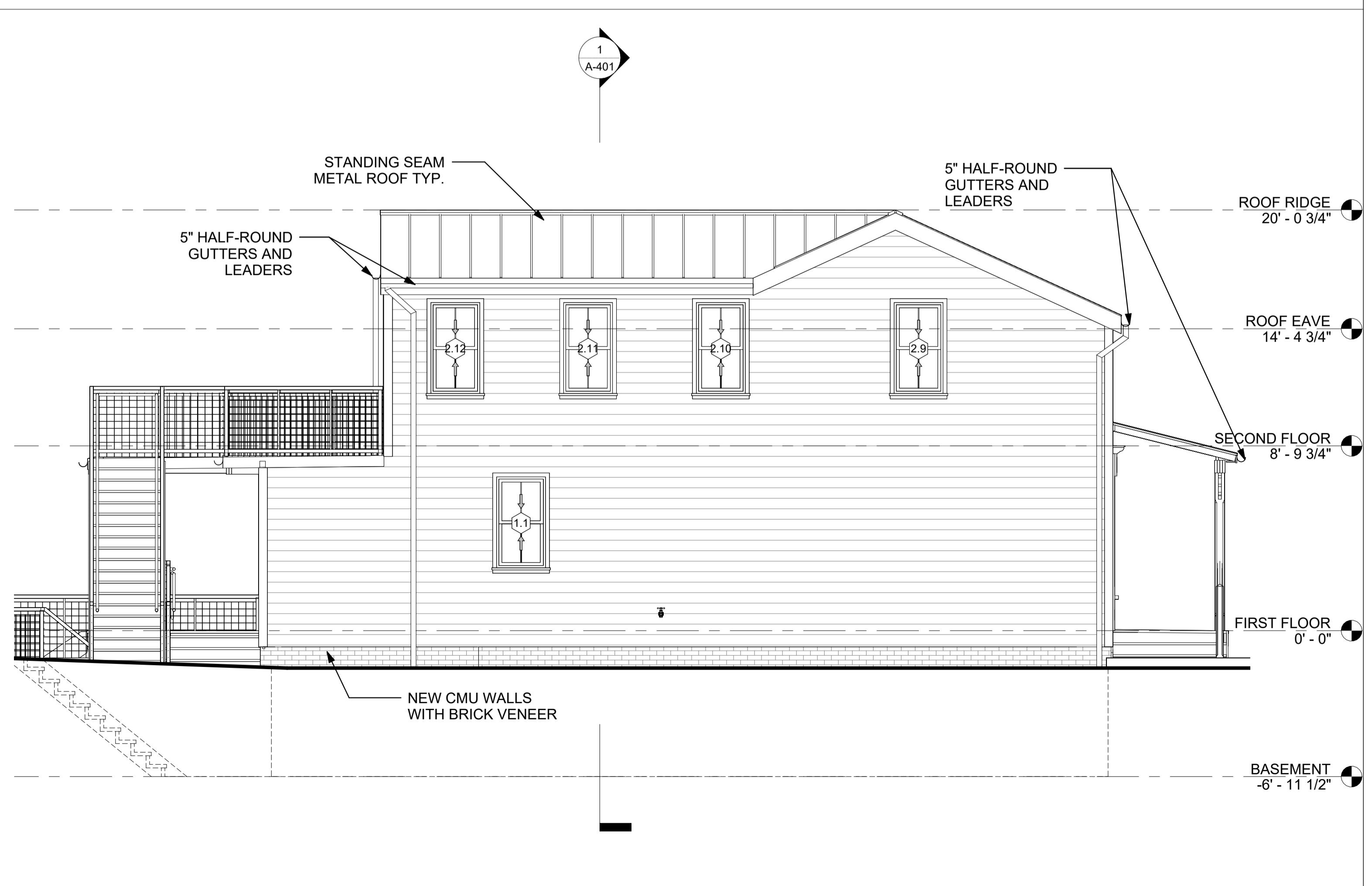
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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DWG TITLE:
PROPOSED ELEVATIONS

DWG NO:
A-301

SCALE: 1/4" = 1'-0" PAGE NO:
JOB 0000 PLOT'D: of 10
FILE PATH: Autodesk Docs://133-135 Main St/133-135 Main St_R23_PD.rvt

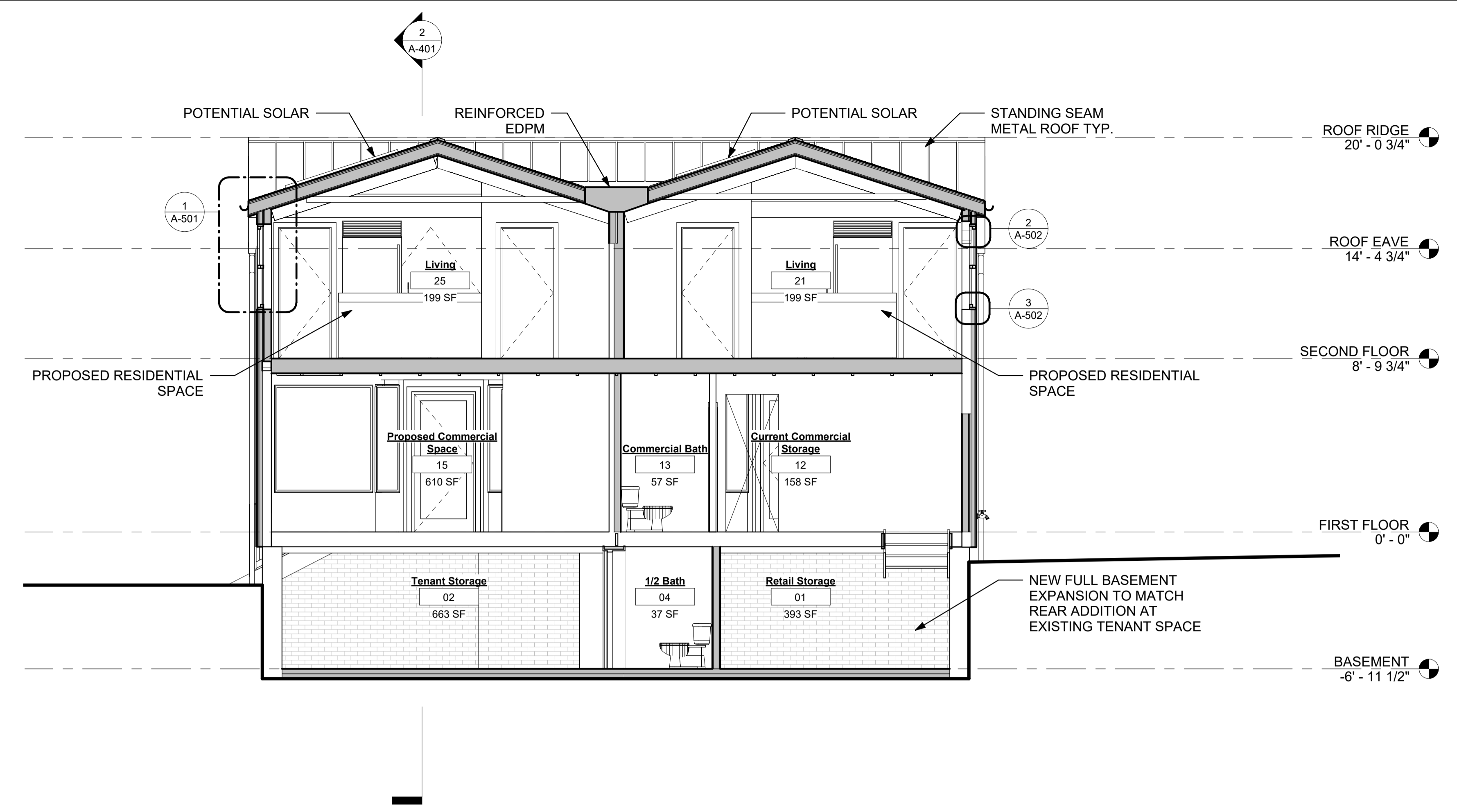
TRACKING NUMBER:

PROJECT:

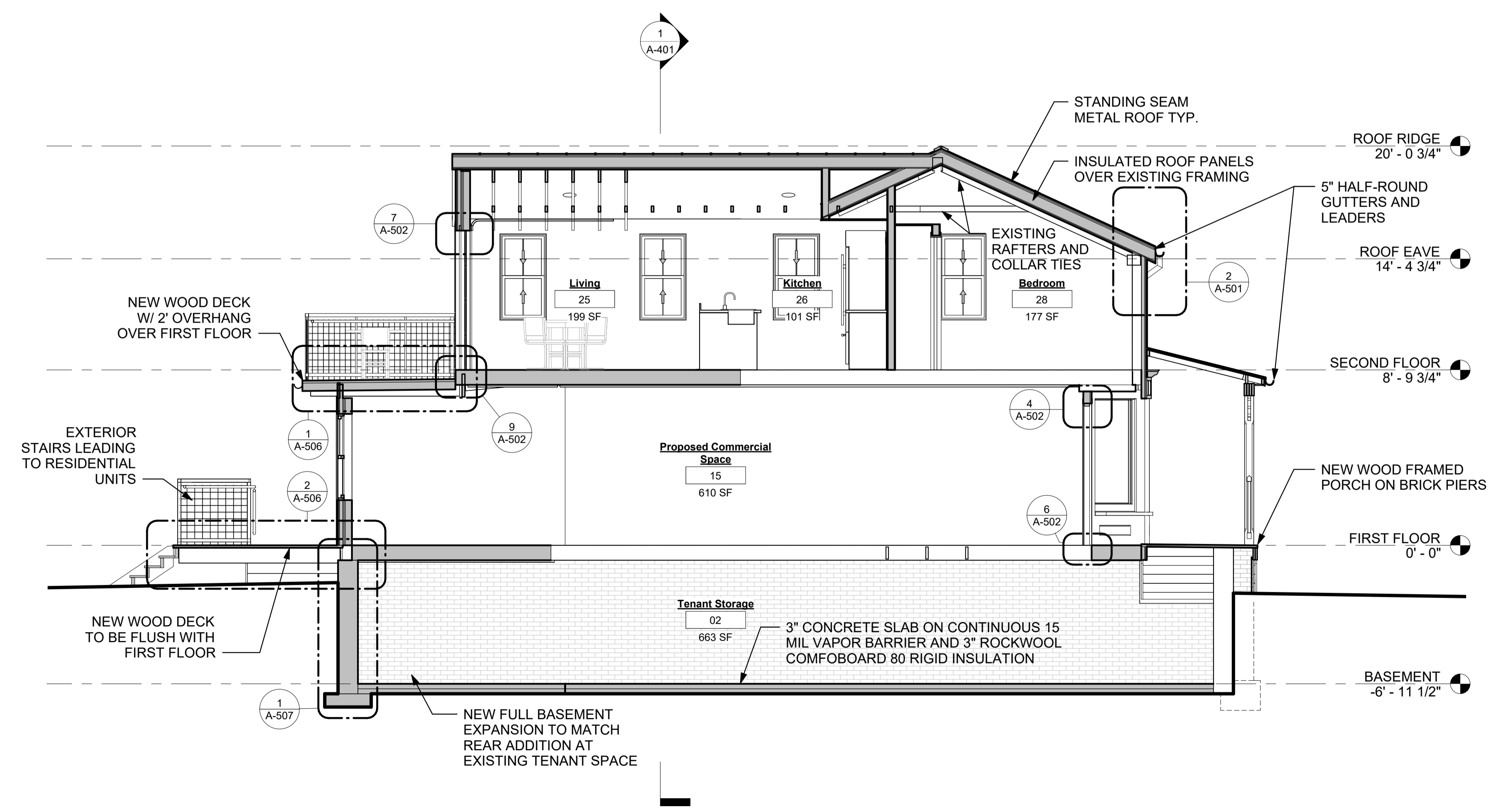
133-135 MAIN STREET

133-135 MAIN STREET
COLD SPRING, NY 10516

TAX ID: 48.8-6-43



1 SECTION 1
SCALE: 1/4" = 1'-0"



2 SECTION 2
SCALE: 1/4" = 1'-0"

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DWG TITLE:
PROPOSED BUILDING SECTIONS

DWG NO:
A-401

SCALE: 1/4" = 1'-0" PAGE NO: of 10
JOB: 0000 PLOT'D: FILE PATH: AutodesK Docs://133-135 Main St/133-135 Main St_R23_PD.rvt

TRACKING NUMBER:

PROJECT:

133-135 MAIN STREET

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COLD SPRING, NY 10516

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DWG TITLE:

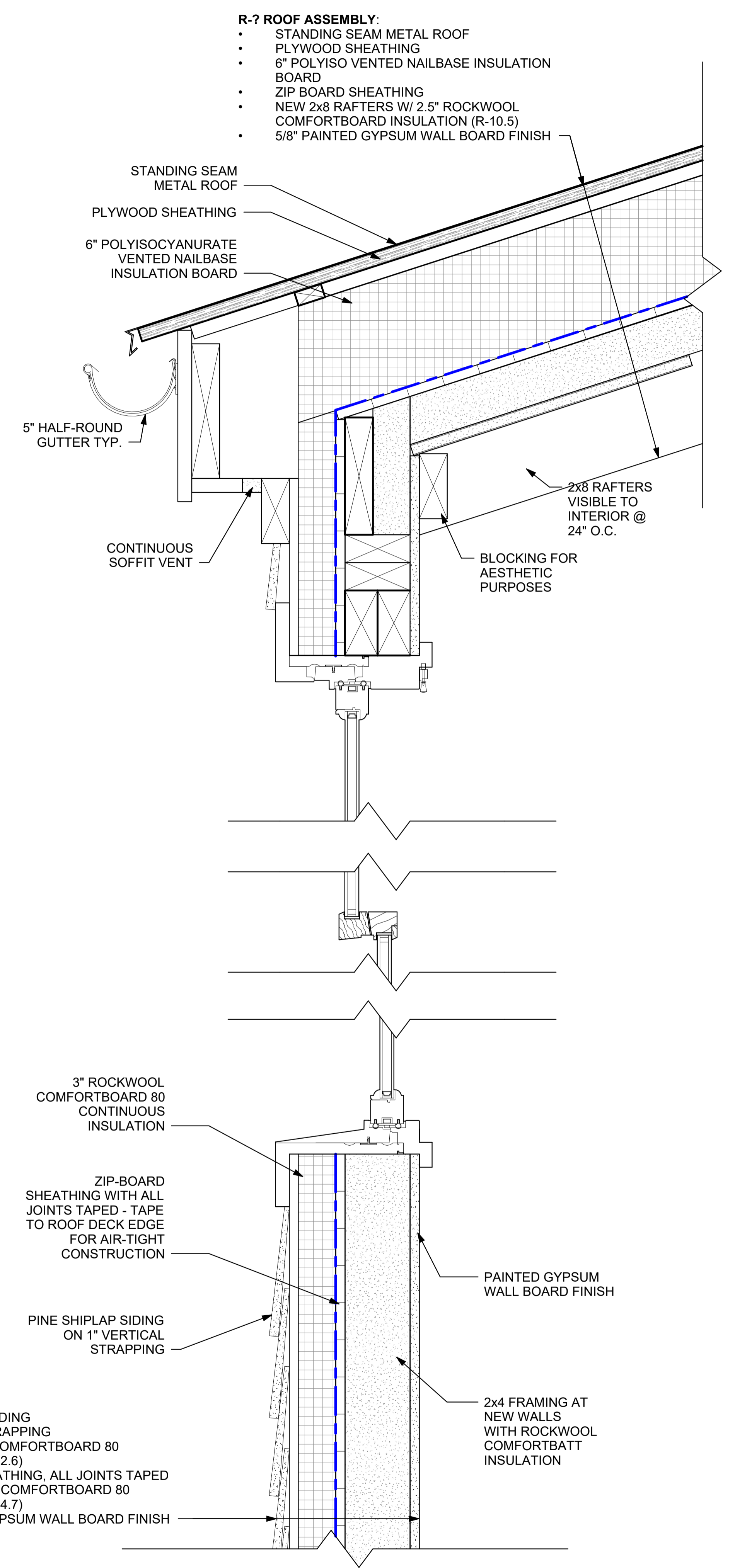
ROOF DETAILS

DWG NO:

A-501

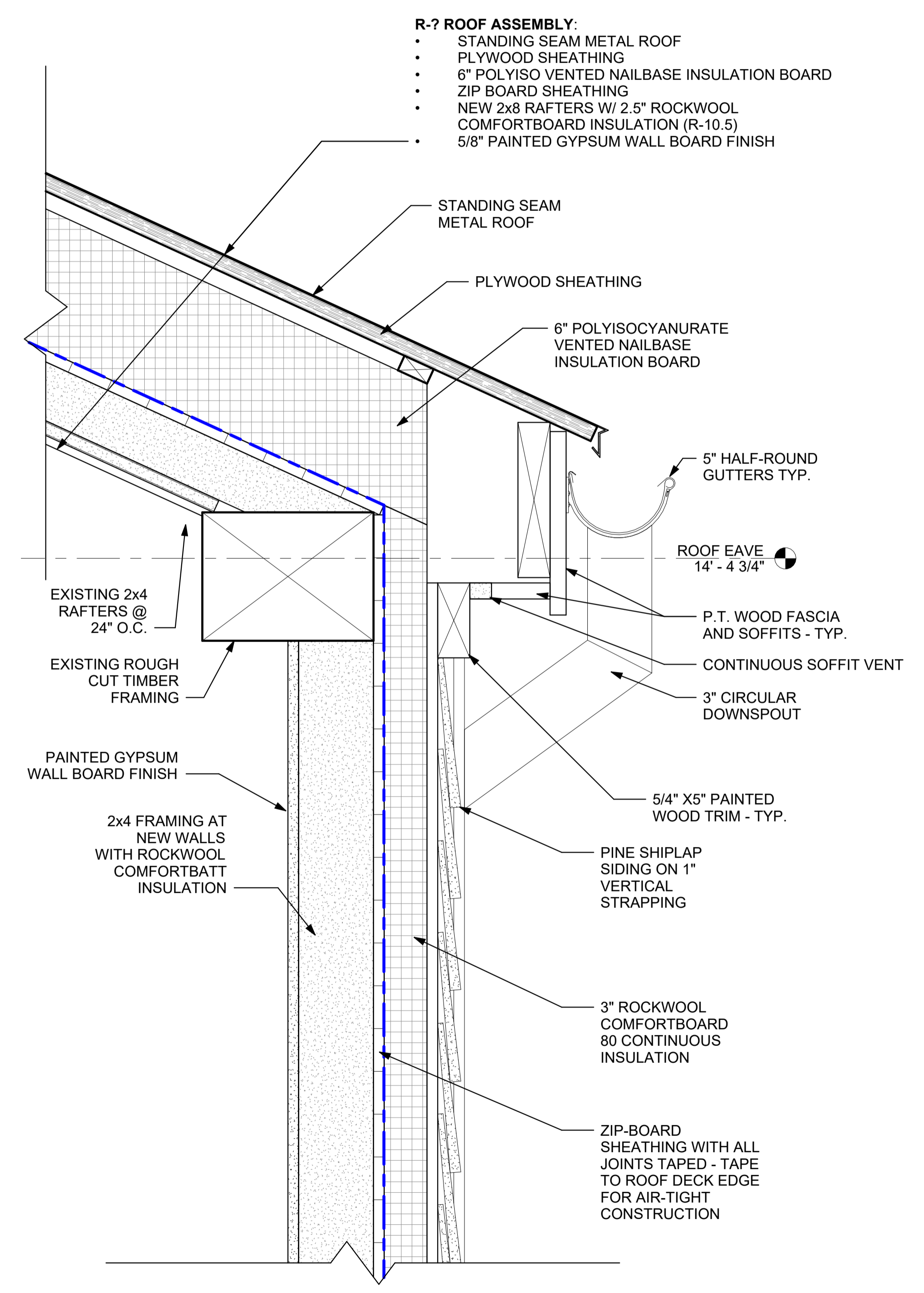
SCALE: 3" = 1'-0" PAGE NO:
JOB 00000 PLOT'D: of 10
FILE PATH: AutodesK Docs://133-135 Main St/133-135 Main St_R23_PD.rvt

TRACKING NUMBER:



- R-7 WALL ASSEMBLY:**
- PINE SHIPLAP SIDING
 - 1" VERTICAL STRAPPING
 - 3" ROCKWOOL COMFORTBOARD 80 INSULATION (R-12.6)
 - ZIP BOARD SHEATHING, ALL JOINTS TAPED
 - 3.5" ROCKWOOL COMFORTBOARD 80 INSULATION (R-14.7)
 - 1/2" PAINTED GYPSUM WALL BOARD FINISH

1 NEW ROOF ADDITION DETAIL
SCALE: 3" = 1'-0"



- R-7 ROOF ASSEMBLY:**
- STANDING SEAM METAL ROOF
 - PLYWOOD SHEATHING
 - 6" POLYISO VENTED NAILBASE INSULATION BOARD
 - ZIP BOARD SHEATHING
 - NEW 2x8 RAFTERS W/ 2.5" ROCKWOOL COMFORTBOARD INSULATION (R-10.5)
 - 5/8" PAINTED GYPSUM WALL BOARD FINISH

2 EXISTING ROOF DETAIL
SCALE: 3" = 1'-0"

PROJECT:

133-135 MAIN STREET

133-135 MAIN STREET
COLD SPRING, NY 10516

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DWG TITLE:

STOREFRONT ELEVATION AND PLAN

DWG NO:

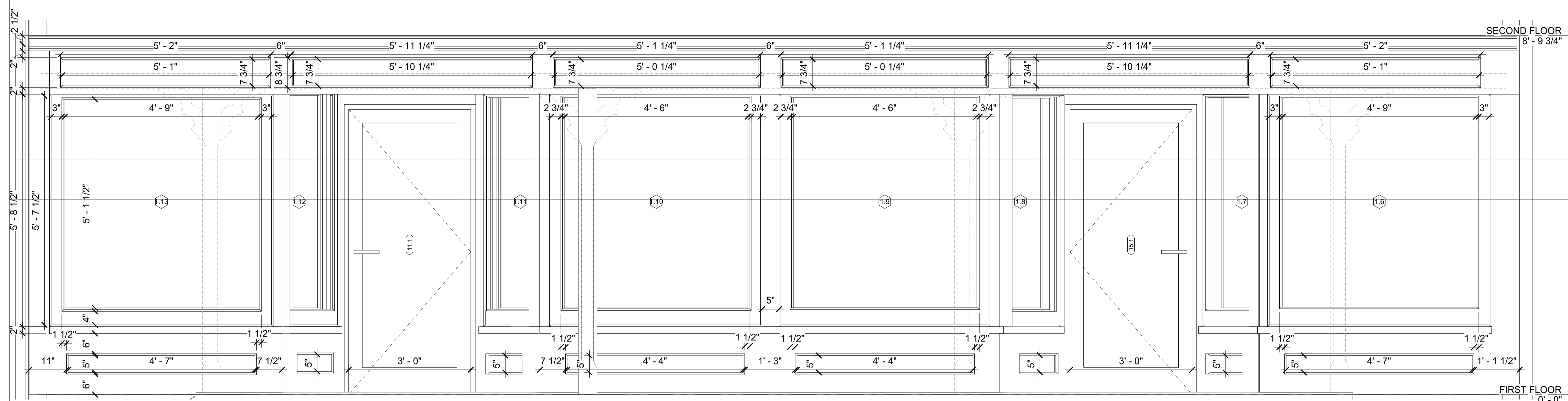
A-503

SCALE: 3/4" = 1'-0" PAGE NO:
JOB: 0000 PLOT'D: of 10
FILE PATH: Autodesk Docs://133-135 Main St/133-135 Main St_R23_PD.rvt

TRACKING NUMBER:

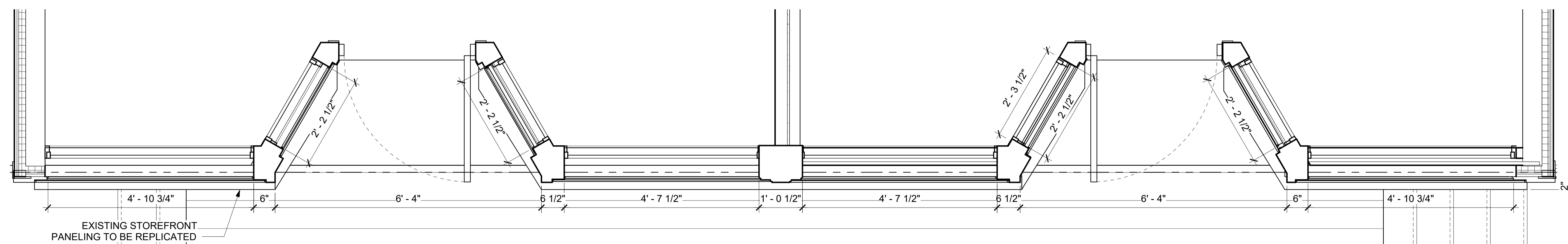


1 EXISTING STOREFRONT PHOTOS
135 MAIN ST., COLD SPRING, NY



NOTE: PROFILES TO MATCH EXISTING - DIMENSIONS OFFERED FOR REFERENCE AND SCALE ONLY

2 STOREFRONT ELEVATION
SCALE: 3/4" = 1'-0"



EXISTING STOREFRONT PANELING TO BE REPLICATED

3 STOREFRONT PLAN
SCALE: 3/4" = 1'-0"

PROJECT:

133-135 MAIN STREET

133-135 MAIN STREET
COLD SPRING, NY 10516

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DWG TITLE:

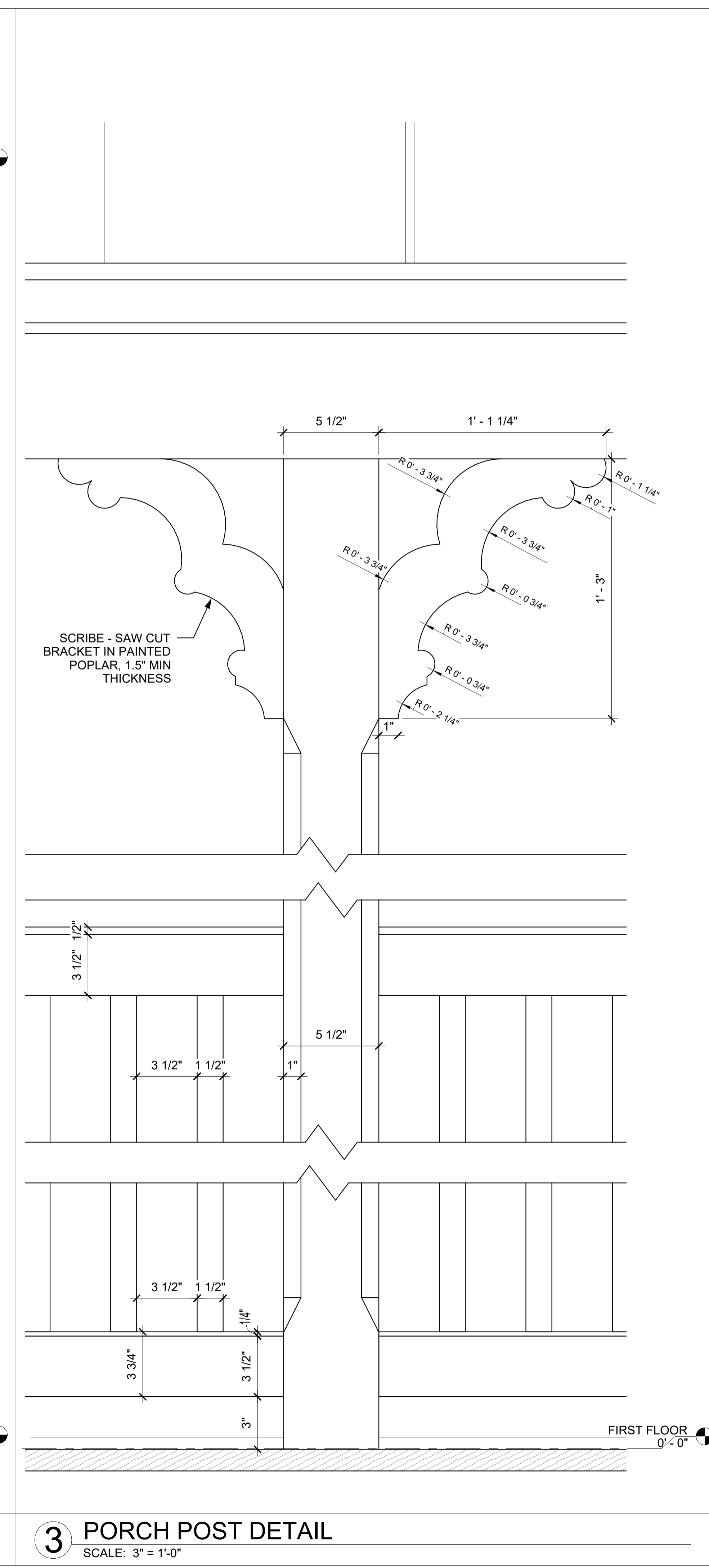
STOREFRONT DETAILS

DWG NO:

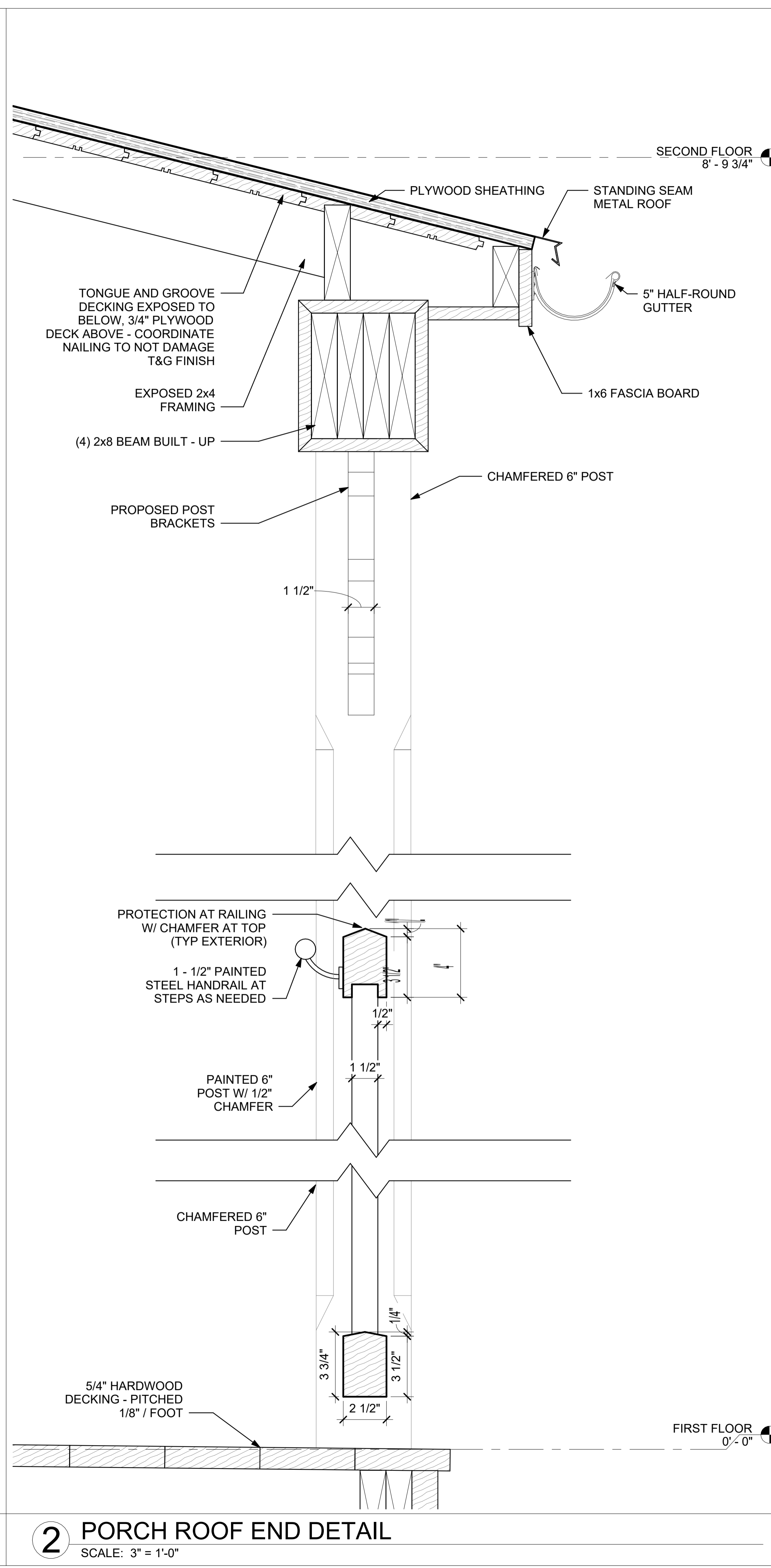
A-504

SCALE: 3" = 1'-0" PAGE NO:
JOB 00000 PLOT'D: of 10
FILE PATH: Autodesk Docs://133-135 Main St/133-135 Main St_R23_PD.rvt

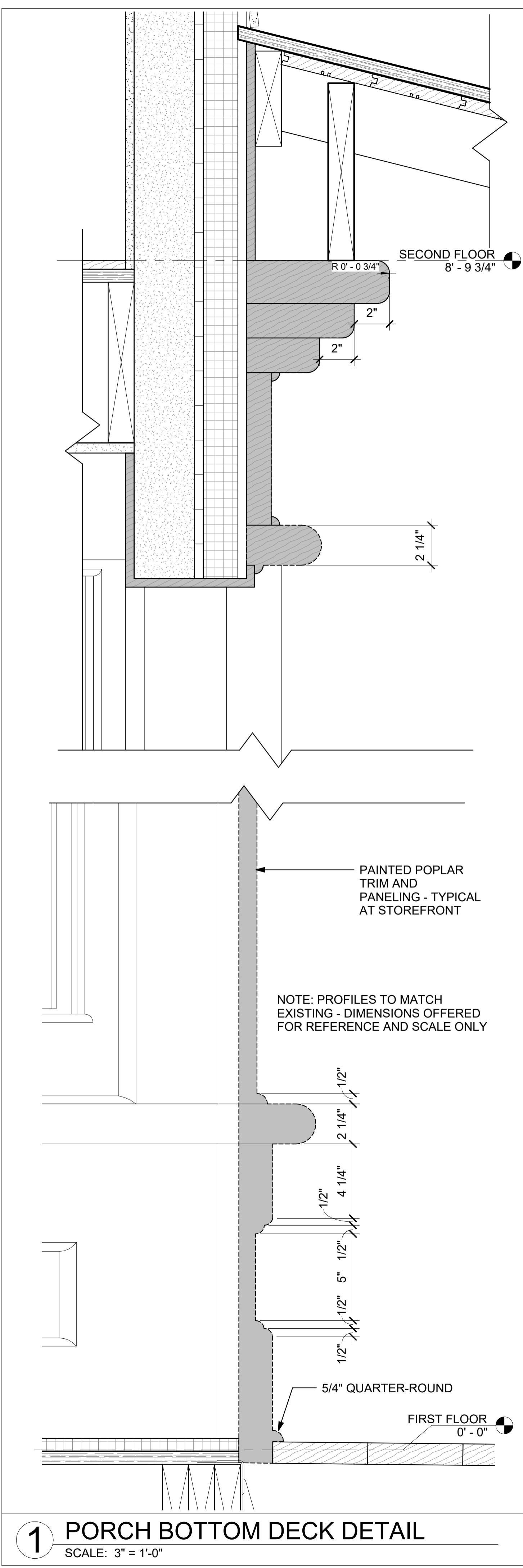
TRACKING NUMBER:



3 PORCH POST DETAIL
SCALE: 3" = 1'-0"



2 PORCH ROOF END DETAIL
SCALE: 3" = 1'-0"



1 PORCH BOTTOM DECK DETAIL
SCALE: 3" = 1'-0"

PROJECT:

133-135 MAIN STREET

133-135 MAIN STREET
COLD SPRING, NY 10516

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DWG TITLE:

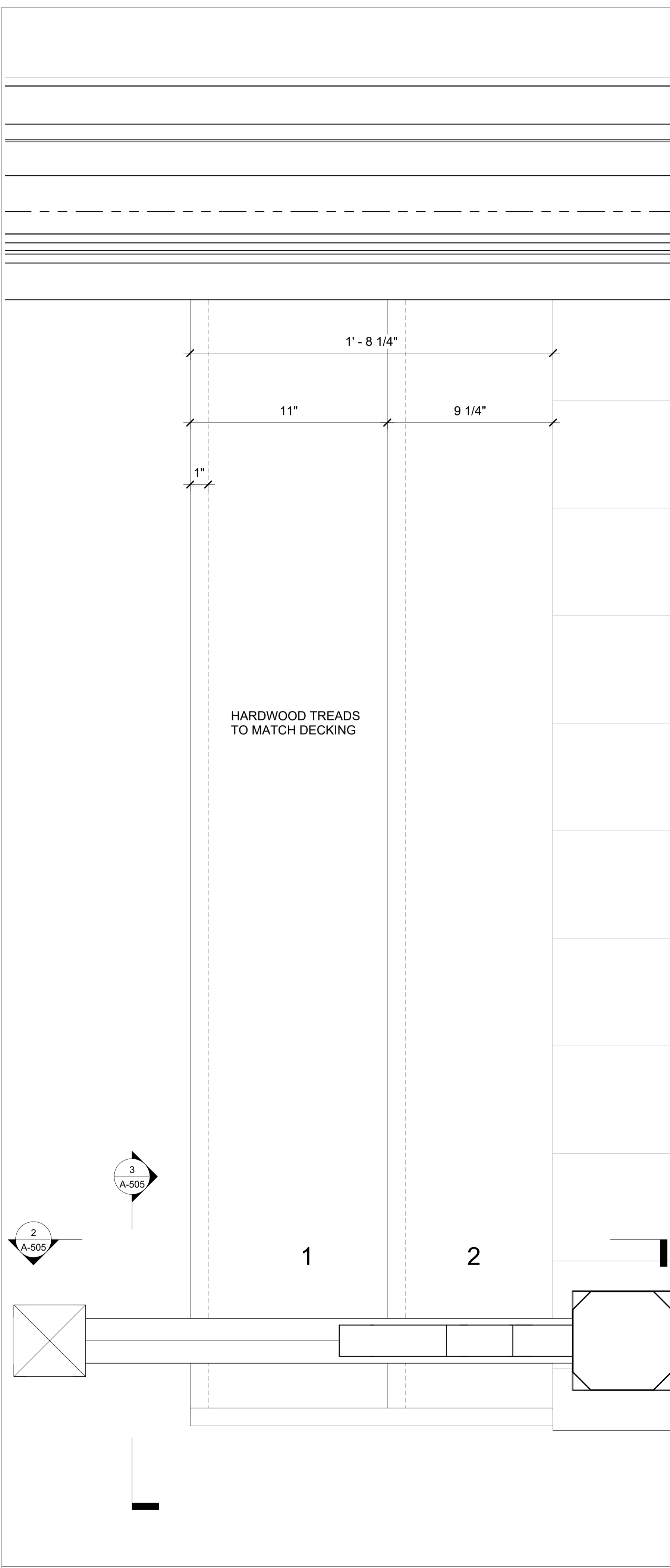
PORCH STAIR DETAILS

DWG NO:

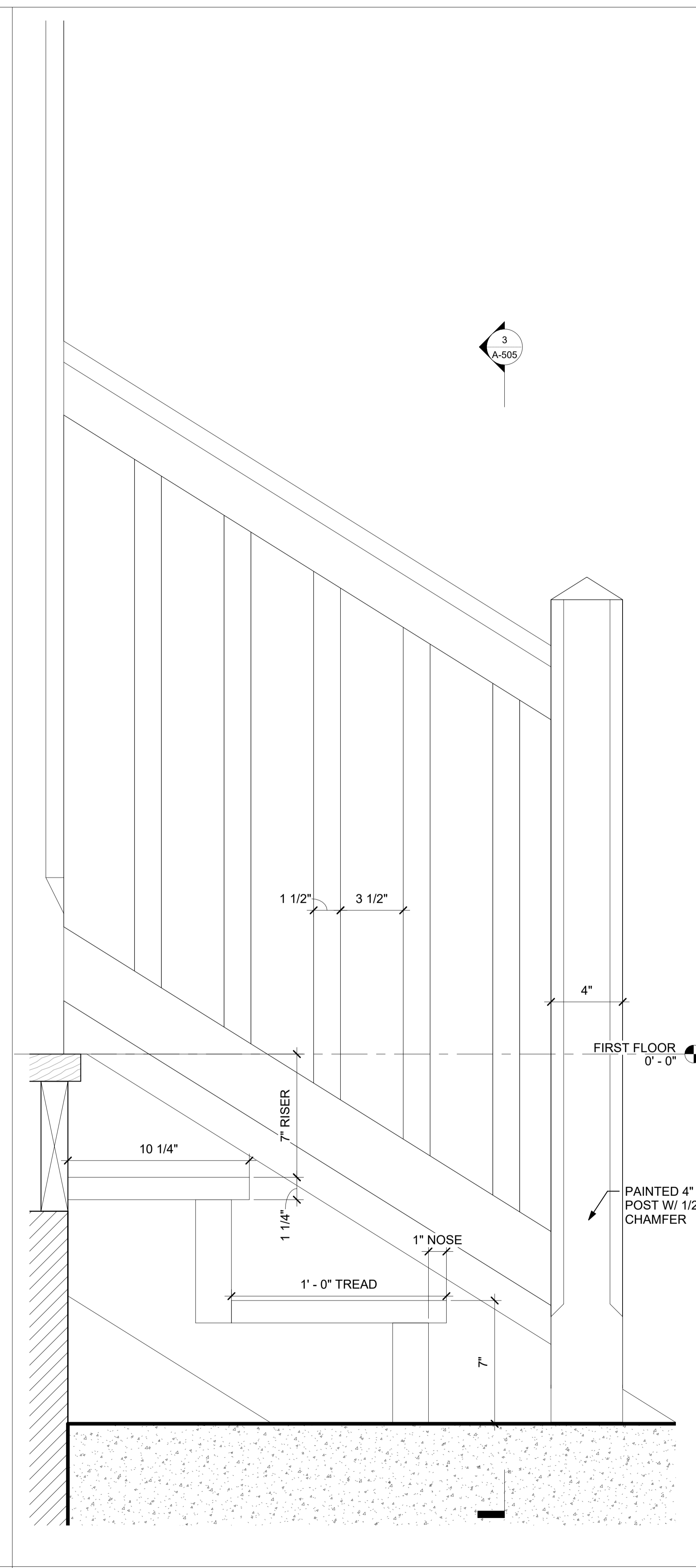
A-505

SCALE: 3" = 1'-0" PAGE NO: of 10
JOB: 00000 PLOT'D: FILE PATH: Autodesk Docs://133-135 Main St/133-135 Main St_R23_PD.rvt

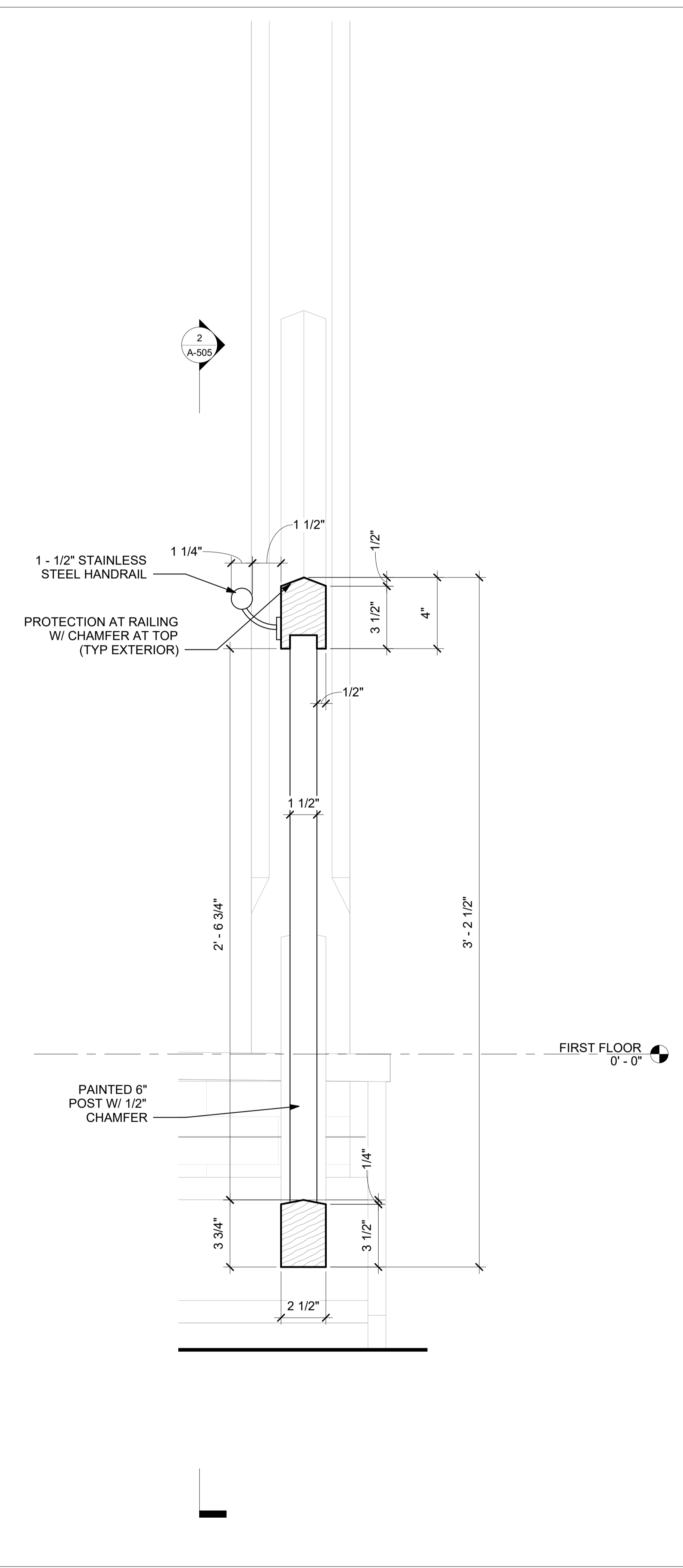
TRACKING NUMBER:



1 FRONT PORCH STAIR PLAN
SCALE: 3" = 1'-0"



2 FRONT PORCH STAIR SECTION
SCALE: 3" = 1'-0"



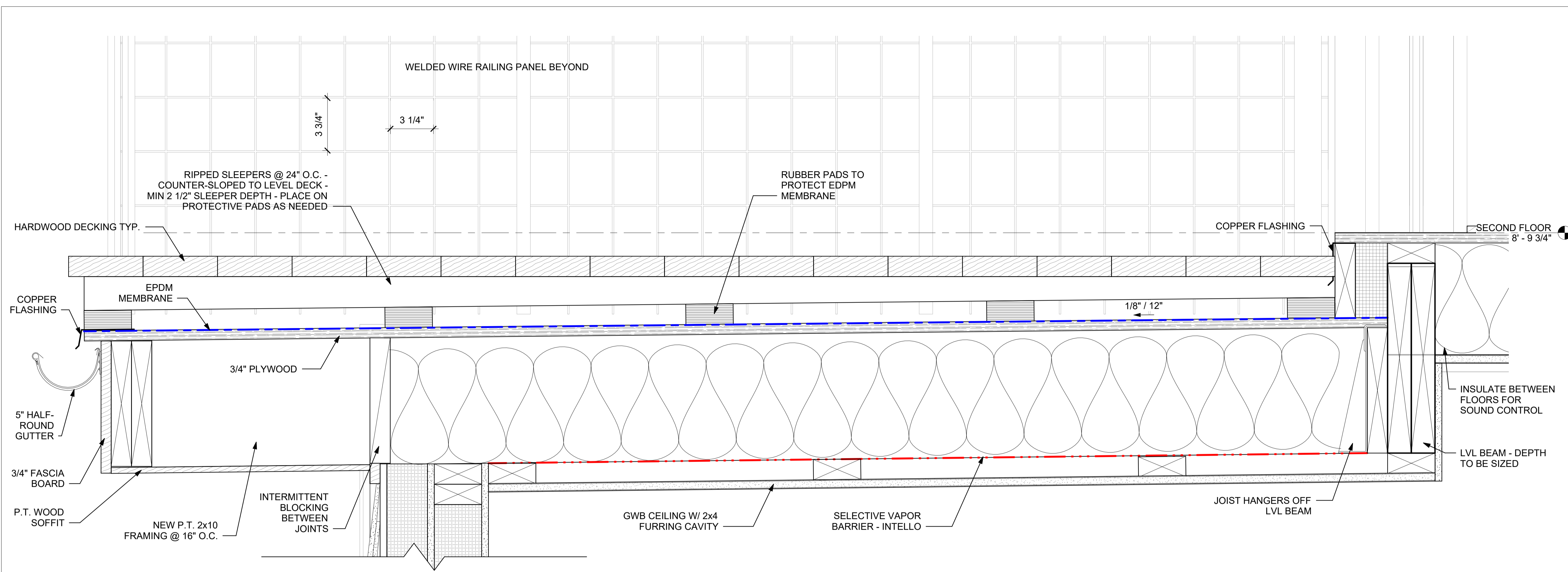
3 FRONT PORCH RAILING DETAIL
SCALE: 3" = 1'-0"

PROJECT:

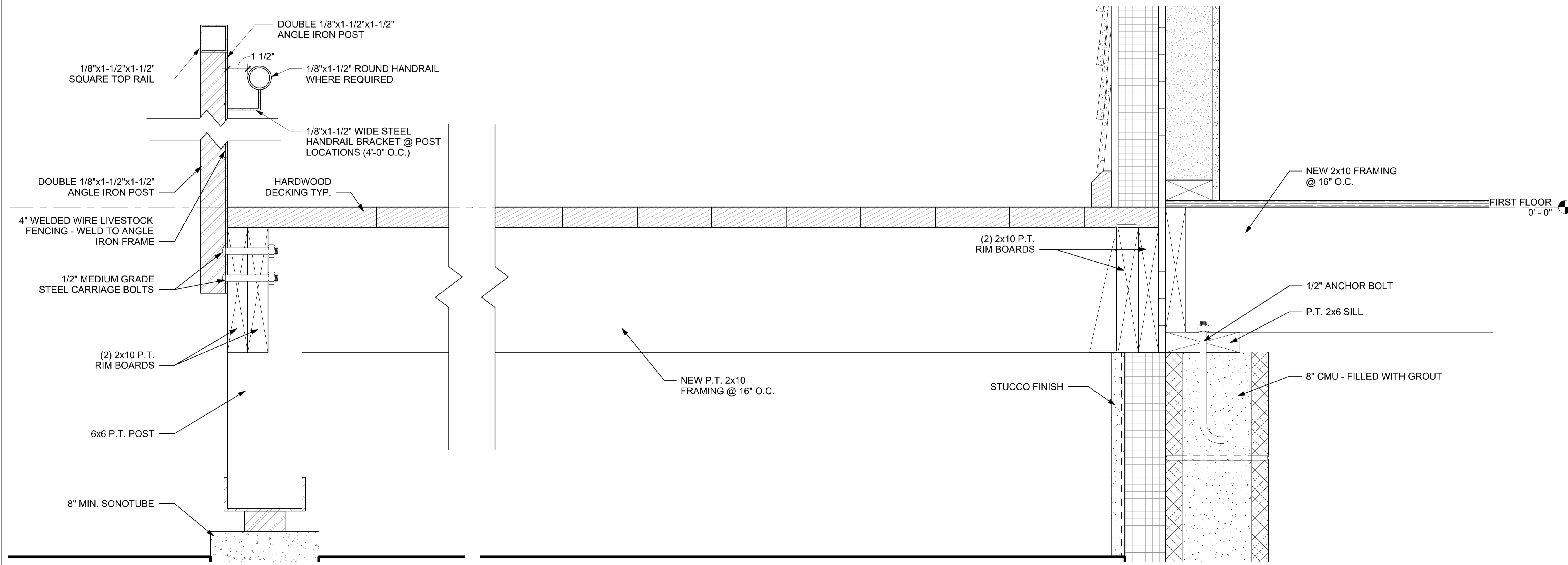
133-135 MAIN STREET

133-135 MAIN STREET
COLD SPRING, NY 10516

TAX ID: 48.8-6-43



1 REAR SECOND FLOOR DECK DETAIL
SCALE: 3" = 1'-0"



2 REAR FIRST FLOOR DECK DETAIL
SCALE: 3" = 1'-0"

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DWG TITLE:

REAR DECK DETAILS

DWG NO:

A-506

SCALE: 3" = 1'-0" PAGE NO: of 10
JOB: 00000 PLOT'D: of 10
FILE PATH: Autodesk Docs://133-135 Main St/133-135 Main St_R23_PD.rvt

TRACKING NUMBER:

PROJECT:

133-135 MAIN STREET

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COLD SPRING, NY 10516

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DWG TITLE:

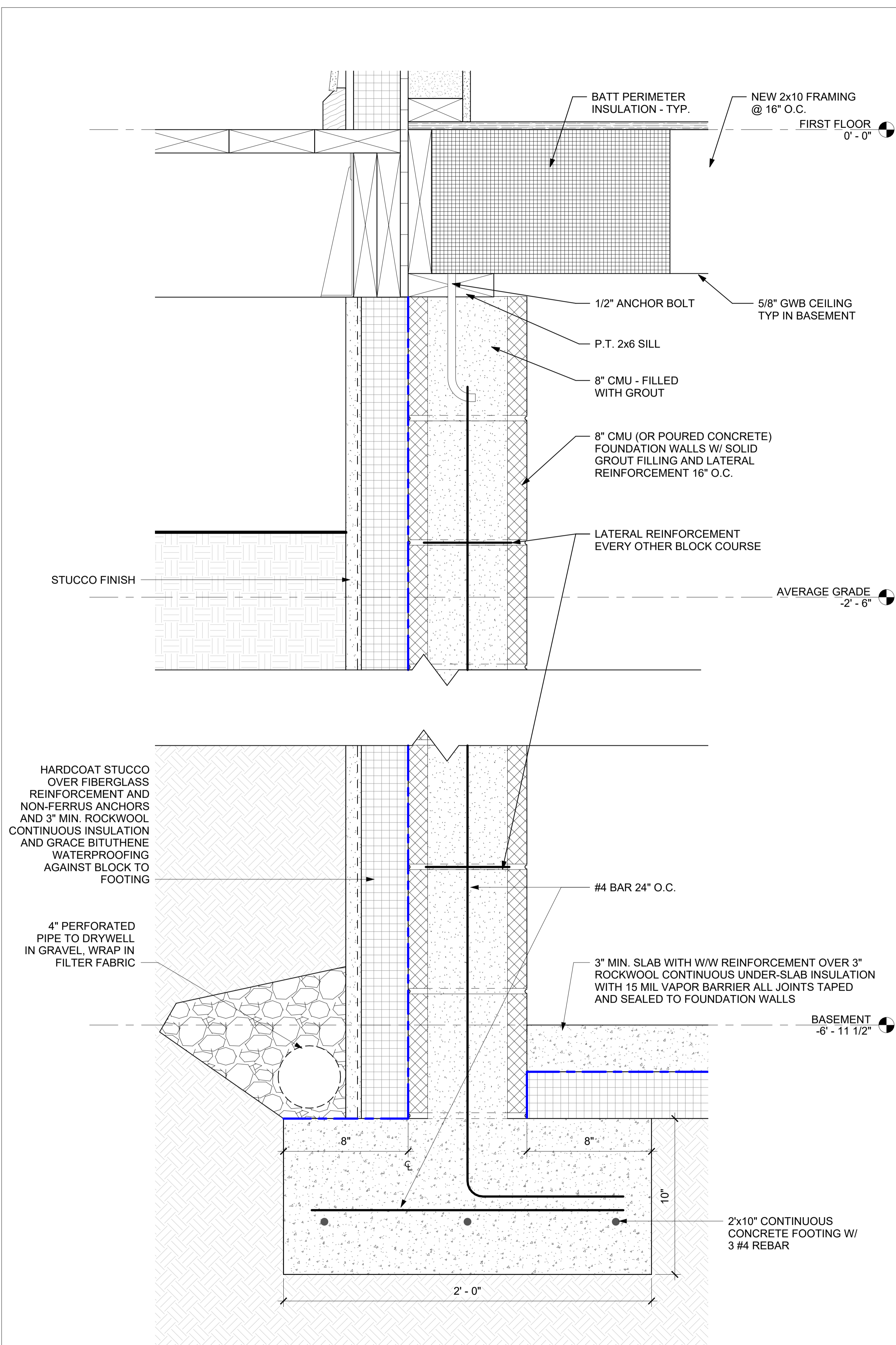
FOUNDATION DETAILS

DWG NO:

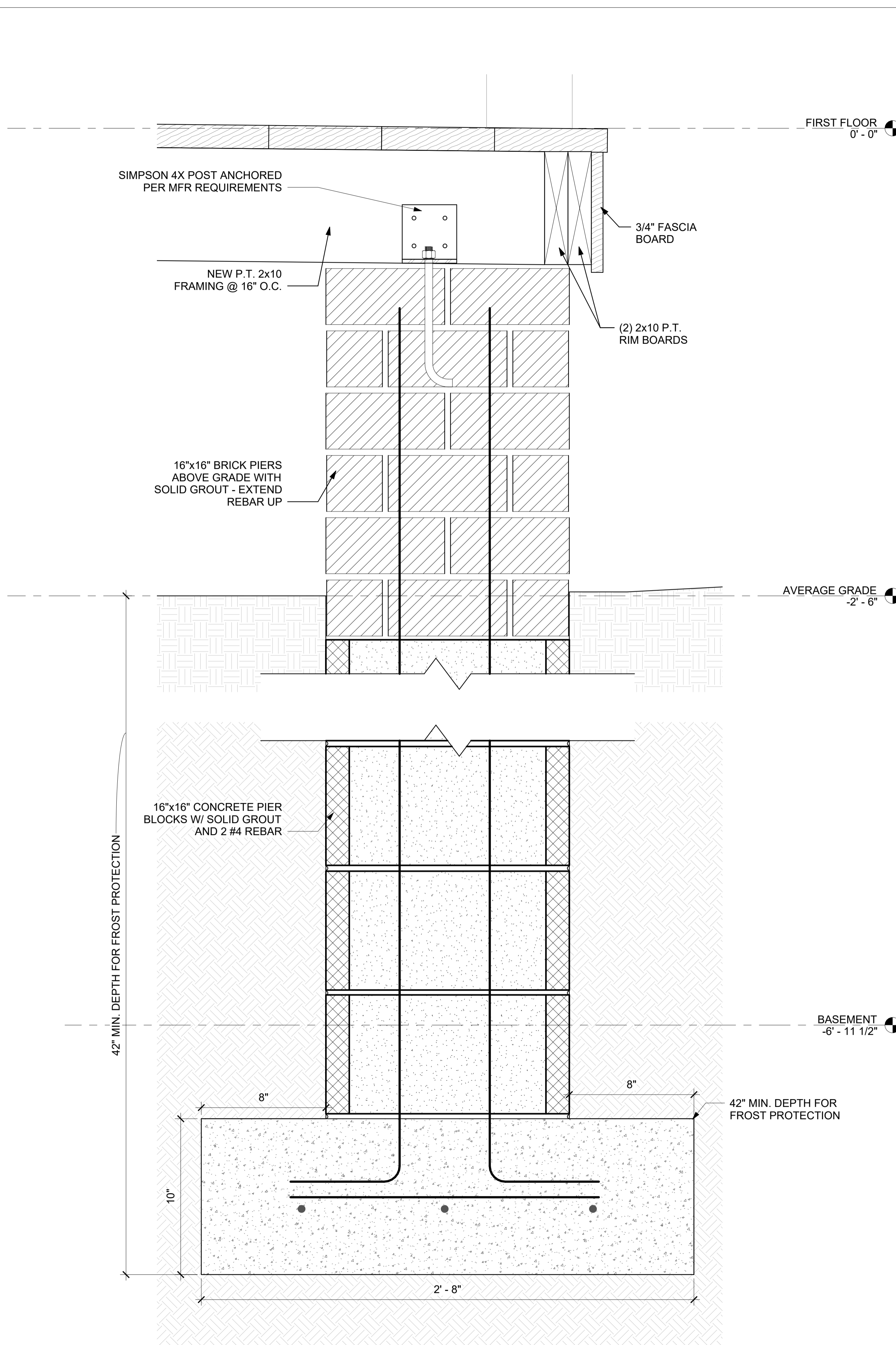
A-507

SCALE: 3" = 1'-0" PAGE NO:
JOB: 00000 PLOT'D: of 10
FILE PATH: Autodesk Docs://133-135 Main St/133-135 Main St_R23_PD.rvt

TRACKING NUMBER:



1 NEW ADDITION FOUNDATION
SCALE: 3" = 1'-0"



2 BRICK PIERS FOUNDATION
SCALE: 3" = 1'-0"

PROJECT:

133-135 MAIN STREET

133-135 MAIN STREET
COLD SPRING, NY 10516

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DWG TITLE:

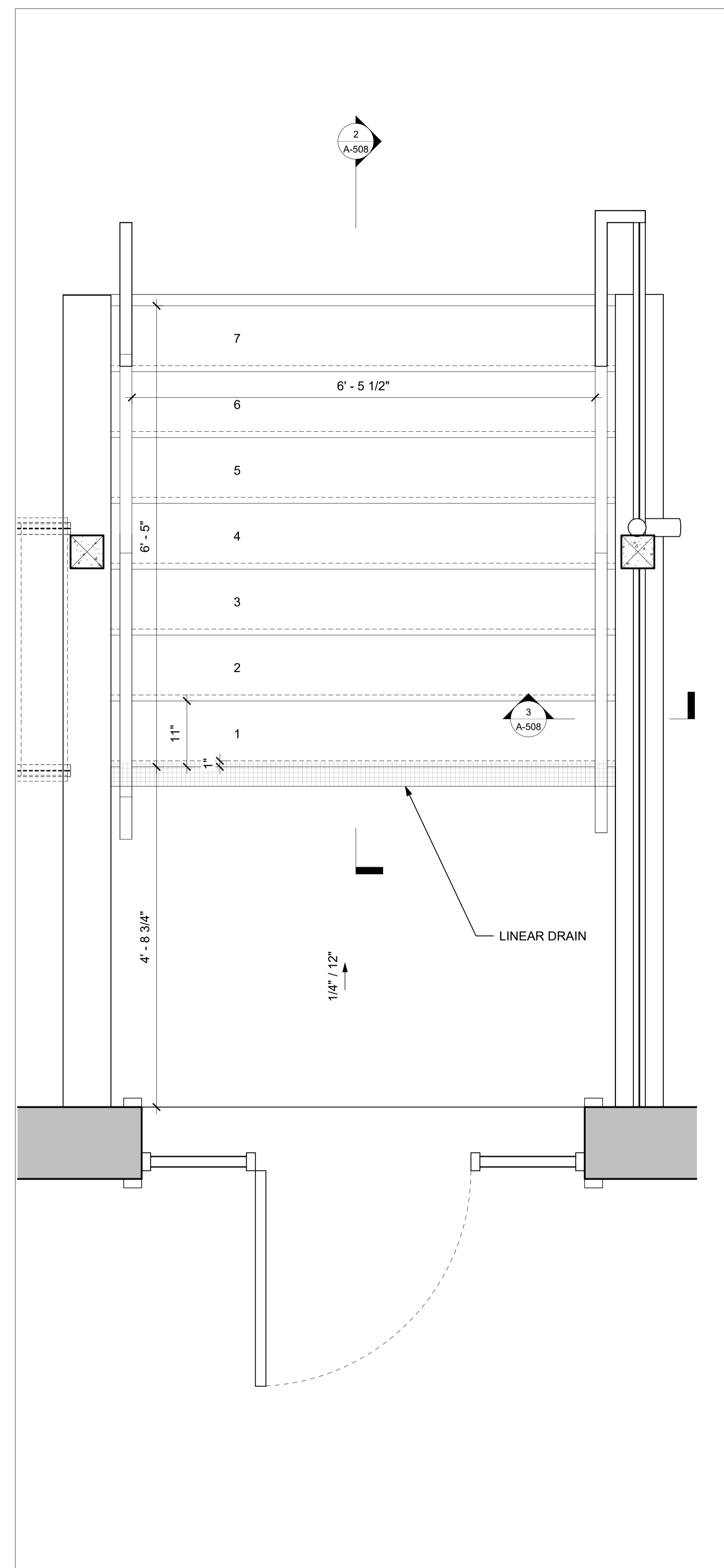
EXTERIOR STAIR DETAILS

DWG NO:

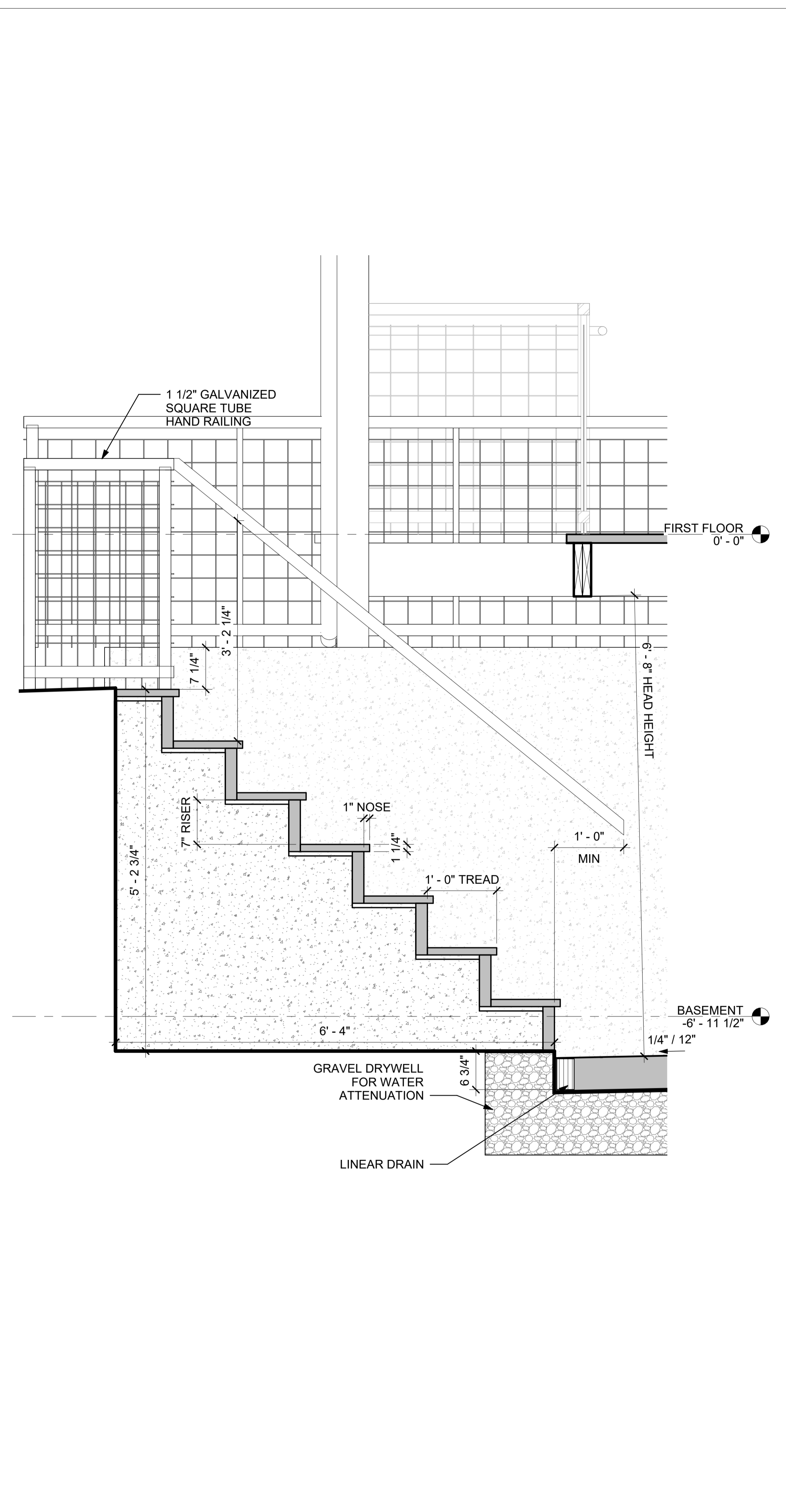
A-508

SCALE: As indicated PAGE NO: of 10
JOB 0000 PLOT'D: of 10
FILE PATH: Autodesk Docs://133-135 Main St/133-135 Main St_R23_PD.rvt

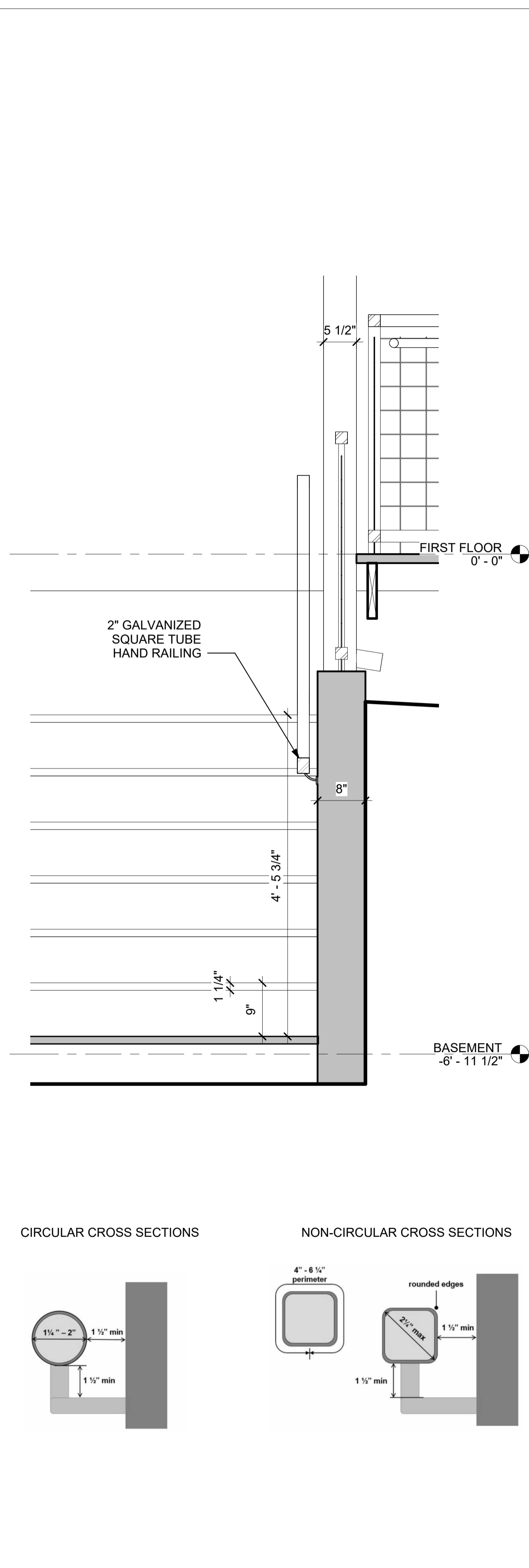
TRACKING NUMBER:



1 BASEMENT STAIR PLAN
SCALE: 1" = 1'-0"

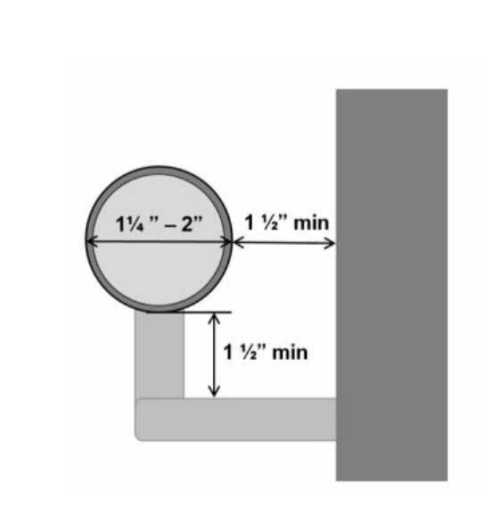


2 BASEMENT STAIR SECTION
SCALE: 1" = 1'-0"

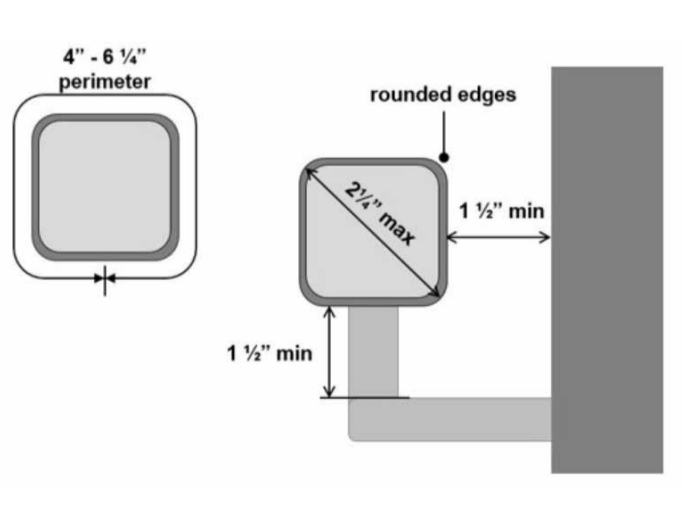


3 BASEMENT STAIR RAILING DETAIL
SCALE: 1" = 1'-0"

CIRCULAR CROSS SECTIONS



NON-CIRCULAR CROSS SECTIONS



PROJECT:

133-135 MAIN STREET

133-135 MAIN STREET
COLD SPRING, NY 10516

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DWG TITLE:

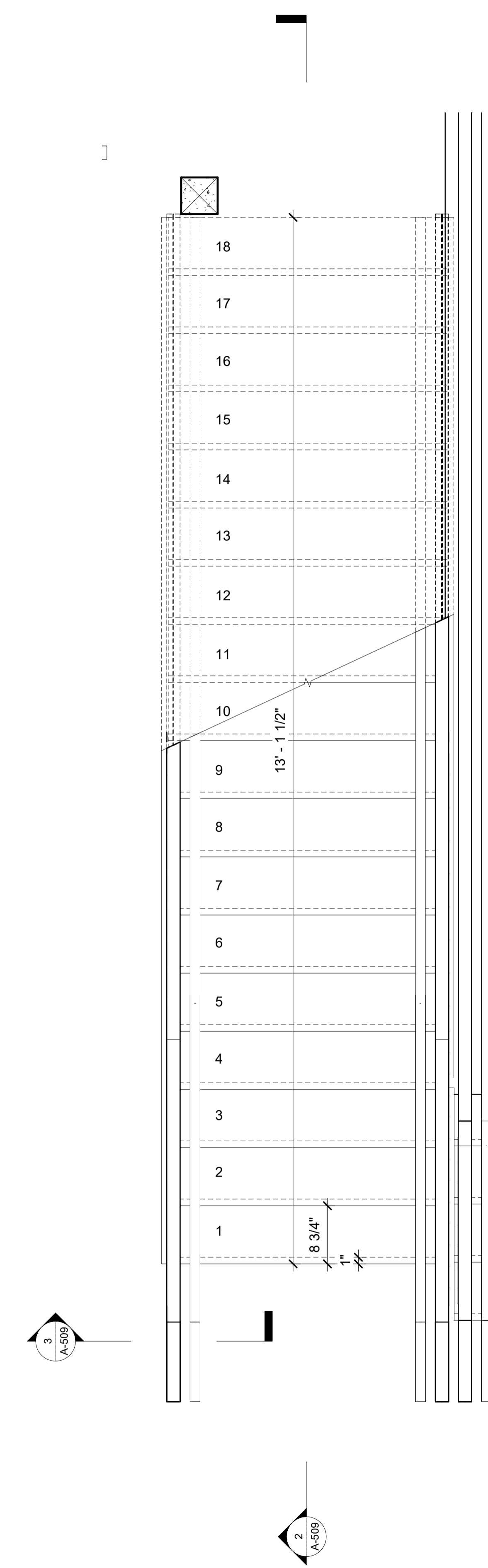
EXTERIOR STAIR DETAILS

DWG NO:

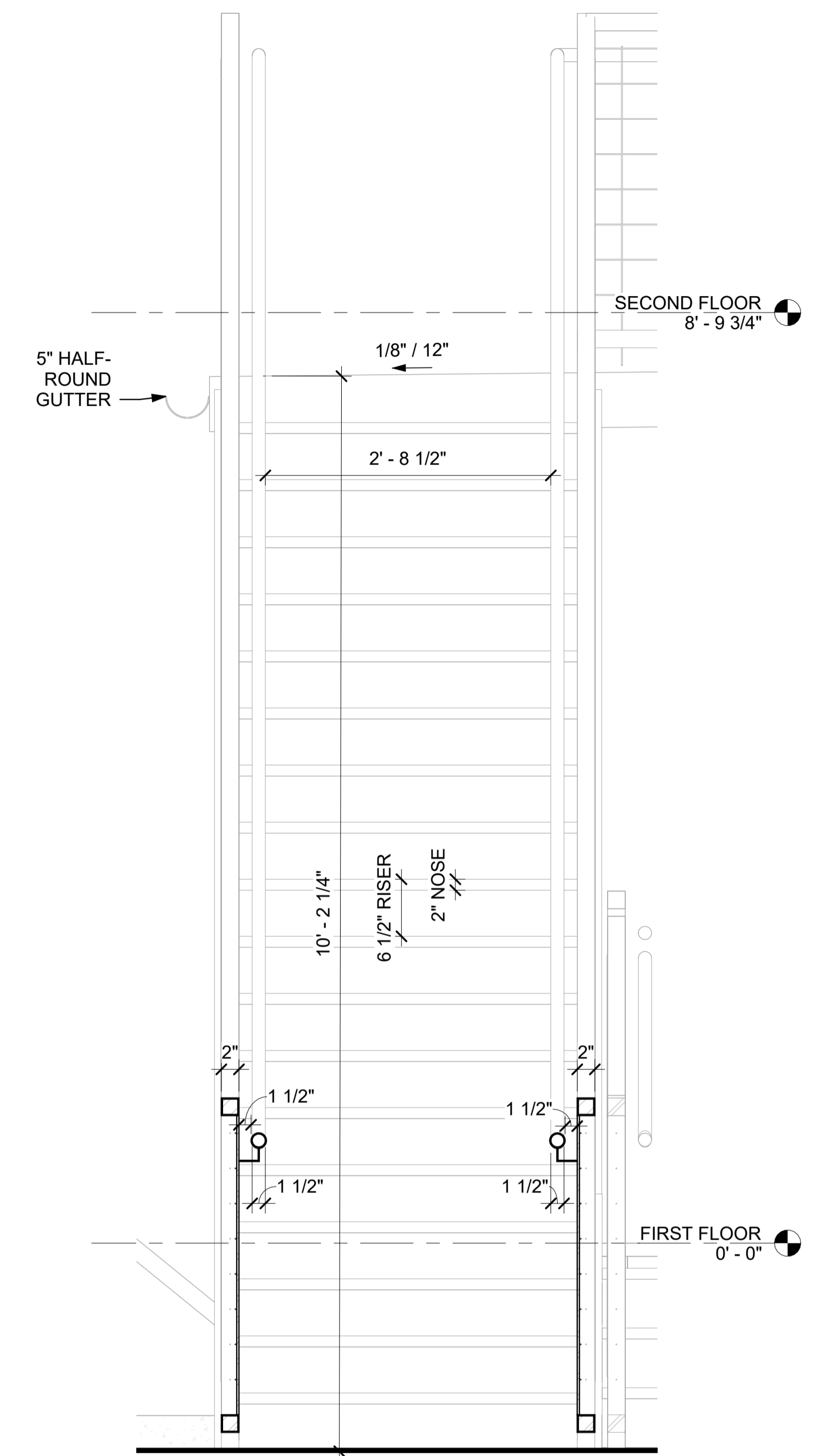
A-509

SCALE: As indicated PAGE NO: of 10
JOB: 00000 PLOT'D: of 10
FILE PATH: Autodesk Docs://133-135 Main St/133-135 Main St_R23_PD.rvt

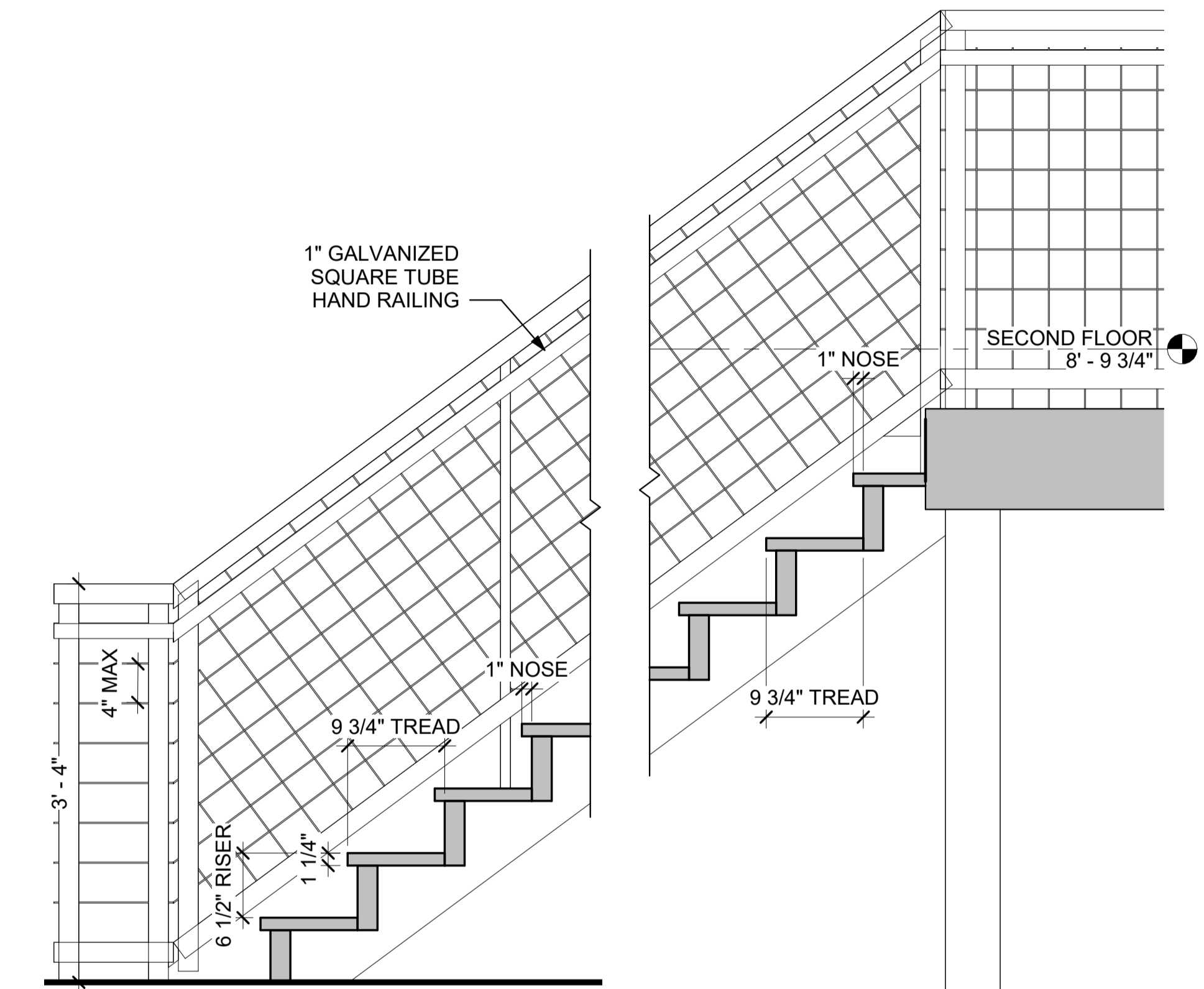
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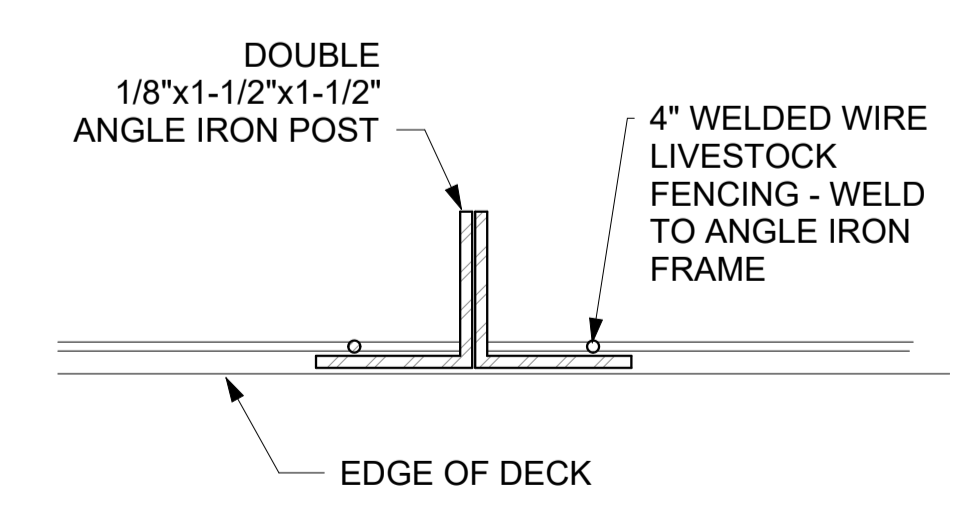
1 REAR EXTERIOR STAIR PLAN
SCALE: 1" = 1'-0"



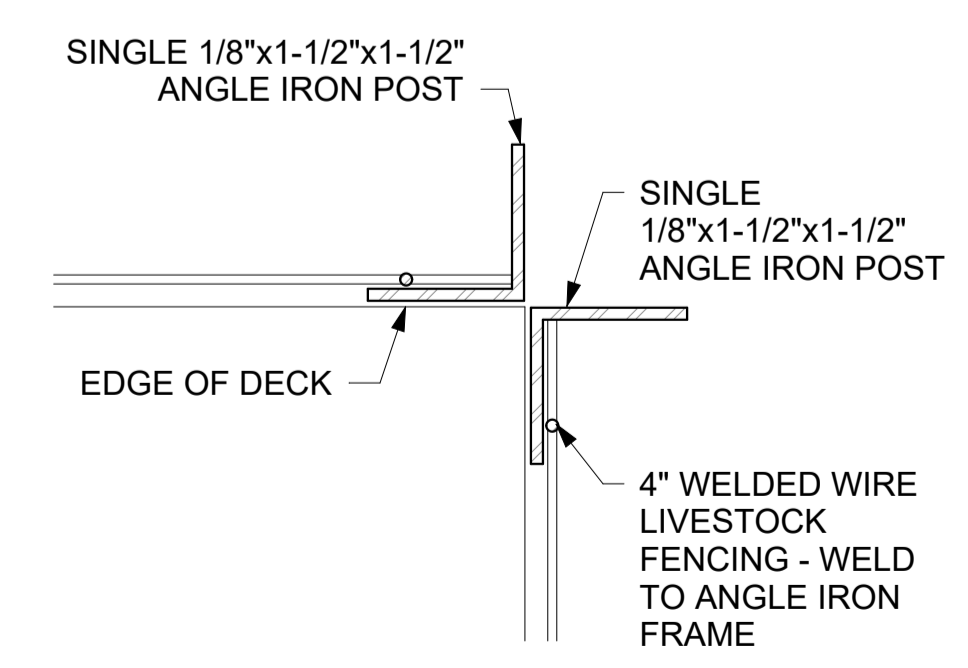
3 REAR EXTERIOR STAIR ELEVATION
SCALE: 1" = 1'-0"



2 REAR EXTERIOR STAIR SECTION
SCALE: 1" = 1'-0"



5 RAILING PLAN DETAIL
SCALE: 6" = 1'-0"



6 RAILING CORNER DETAIL
SCALE: 6" = 1'-0"



1 EXISTING STOREFRONT OF THE BUILDING
133 MAIN ST., COLD SPRING, NY



2 NEIGHBORING PORCH ROOF PITCH
131 MAIN ST., COLD SPRING, NY



3 EXISTING BACKSIDE OF BUILDING
133 MAIN ST., COLD SPRING, NY



4 HUDSON HIL'S - NEIGHBORING BUILDING
131 MAIN ST., COLD SPRING, NY

PROJECT:

133-135 MAIN STREET

133-135 MAIN STREET
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DWG TITLE:

EXISTING CONDITIONS

DWG NO:

A-701

SCALE: PAGE NO:
JOB 00000 PLOT'D: of 10
FILE PATH: Autodesk Docs://133-135 Main St/133-135 Main St_R23_PD.rvt

TRACKING NUMBER:

PROJECT:

133-135 MAIN STREET

133-135 MAIN STREET
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DWG TITLE:

DETAIL PRECEDENTS

DWG NO:

A-702

SCALE: PAGE NO:

JOB 00000 PLOT'D: of 10
FILE PATH: Autodesk Docs://133-135 Main St/133-135 Main St_R23_PD.rvt

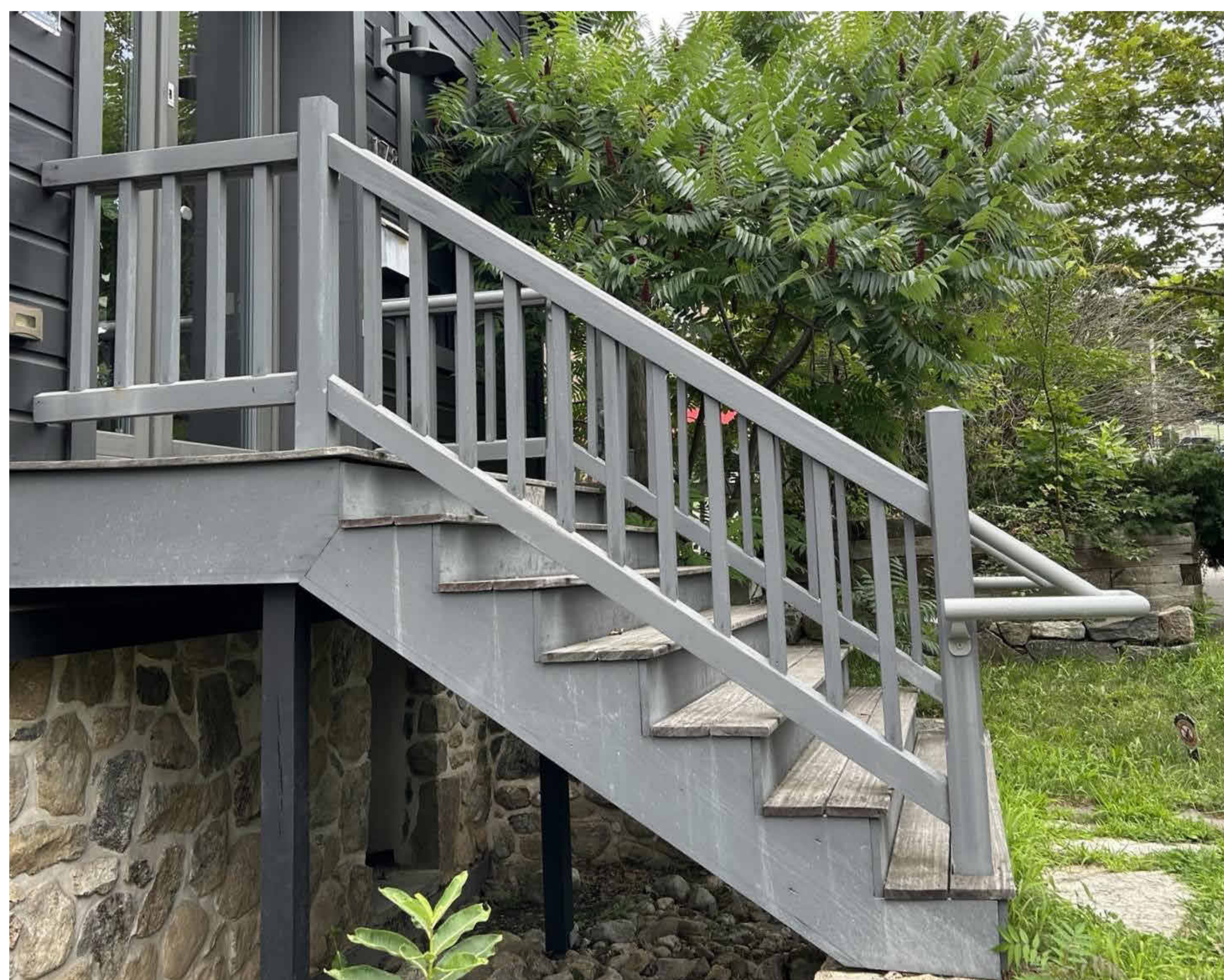
TRACKING NUMBER:



1 PRIMARY BRACKET REFERENCE
19 CHURCH ST., COLD SPRING, NY



2 SECONDARY BRACKET REFERENCE
176 MAIN ST., COLD SPRING, NY



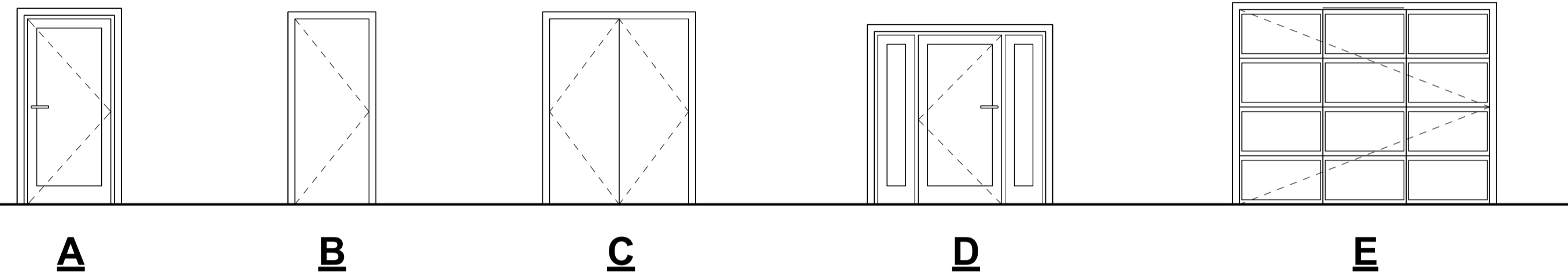
3 PORCH RAILING REFERENCE
178 MAIN ST., COLD SPRING, NY



3 BOTTOM OF POST REFERENCE
176 MAIN ST., COLD SPRING, NY

DOOR SCHEDULE / GC TO COORDINATE ROUGH OPENINGS WITH SHOP DRAWINGS

DOOR #	FROM ROOM	TO ROOM	DOOR						MATERIALS			DETAILS			HARDWARE TYPE	INSECT SCREEN	COMMENTS
			MANUFACTURER	TYPE	OPERATION	PANEL WIDTH	PANEL HEIGHT	GLAZING	PANEL CORE	EXTERIOR FINISH	INTERIOR FINISH	HEAD	JAMB	SILL			
EXTERIOR																	
02.1	Exterior	Basement	TBD	D	SWING	3' - 0"	6' - 1"										
11.1	Exterior	Current Commercial Space	TBD	A	SWING	3' - 0"	7' - 0"										
14.1	Exterior	Current Secondary Commercial Space	TBD	A	SWING	3' - 0"	6' - 8"										
15.1	Exterior	Proposed Commercial Space	TBD	A	SWING	3' - 0"	7' - 0"										
15.3	Exterior	Proposed Commercial Space	TBD	A	SWING	3' - 0"	6' - 8"										
21.2	Exterior	Living	TBD	A	SWING	3' - 0"	6' - 8"										
25.2	Exterior	Living	TBD	A	SWING	3' - 0"	6' - 8"										
01.1		Retail Storage	TBD	B	SWING	2' - 8"	7' - 0"										
01.2	Retail Storage	Basement	TBD	B	SWING	2' - 8"	6' - 8"										
02.2	Tenant Storage	1/2 Bath	TBD	B	SWING	2' - 8"	6' - 0"										
03.1	Basement	Laundry	TBD	B	SWING	2' - 8"	6' - 8"										
12.3	Current Commercial Storage	Commercial Bath	TBD	B	SWING	2' - 8"	6' - 4"										
12.4	Current Secondary Commercial Space	Current Commercial Storage	TBD	B	SWING	2' - 8"	6' - 4"										
12.5	Current Commercial Storage	Current Commercial Space	TBD	B	SWING	0' - 0"	0' - 0"										
15.2	Proposed Commercial Space	Commercial Bath	TBD	B	SWING	2' - 8"	7' - 0"										
21.1	Exterior	Living	TBD	E	OVERHEAD	9' - 0"	7' - 0"										
23.1	Bathroom	Living	TBD	B	SWING	2' - 8"	6' - 8"										
24.1	Bedroom	Kitchen	TBD	B	SWING	2' - 8"	6' - 8"										
24.2	Bedroom	Closet	TBD	C	SLIDING	5' - 0"	6' - 8"										
24.3	Bedroom	Closet	TBD	C	SLIDING	5' - 0"	6' - 8"										
25.1	Exterior	Living	TBD	E	OVERHEAD	9' - 0"	7' - 0"										
27.1	Living	Bathroom	TBD	B	SWING	2' - 8"	6' - 8"										
28.1	Kitchen	Bedroom	TBD	B	SWING	2' - 8"	6' - 8"										
28.2	Bedroom	Closet	TBD	C	SLIDING	5' - 0"	6' - 8"										
28.3	Bedroom	Closet	TBD	C	SLIDING	5' - 0"	6' - 8"										



NOTES:

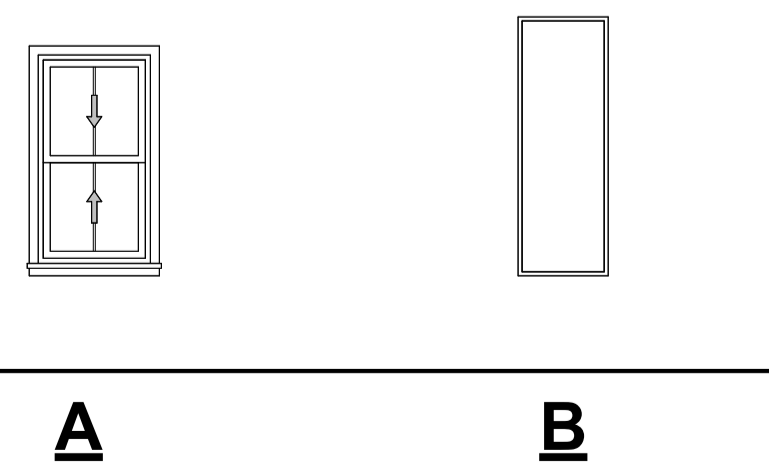
- DOOR SCHEDULE DIMENSIONS AND DOOR LEGEND GRAPHICS REFERENCE DOORS FROM EXTERIOR VIEW.
- GC TO COORDINATE ROUGH OPENINGS WITH SHOP DRAWINGS.
- ALL EXTERIOR DOORS TO CLEAR MIN OF 3/4" DOOR MATS.
- ALL DOORS ARE TO BE WEATHER STRIPPED AND CAULKED, UNO.
- ALL SEALANTS ARE TO BE SILICONE, COLORED TO MATCH SURROUNDING MATERIALS, UNO.
- ALL FLASHING SHALL BE NON-FERROUS METAL, UNO. FABRIC FLASHING MAY ONLY BE USED WITH THE WRITTEN APPROVAL OF ARCHITECT.

DOOR TYPE LEGEND

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

WINDOW SCHEDULE / GC TO COORDINATE ROUGH OPENINGS WITH SHOP DRAWINGS

WIN #	MANUFACTURER	TYPE	OPERATION	WINDOW		GLAZING	SILL HEIGHT	HEAD HEIGHT	CORE MATERIAL	FRAME		DETAILS			HARDWARE TYPE	INSECT SCREEN	COMMENTS
				WIDTH	HEIGHT					EXTERIOR FINISH	INTERIOR FINISH	HEAD	JAMB	SILL			
1.1	TBD	A	DOUBLE HUNG	2' - 4"	4' - 4"	DOUBLE PANE	3' - 0"	7' - 4"									
1.2	TBD	A	DOUBLE HUNG	2' - 4"	4' - 4"	DOUBLE PANE	2' - 3 1/4"	6' - 7 1/4"									
1.3	TBD	A	DOUBLE HUNG	2' - 4"	4' - 4"	DOUBLE PANE	2' - 3 1/4"	6' - 7 1/4"									
1.4	TBD	A	DOUBLE HUNG	2' - 4"	4' - 4"	DOUBLE PANE	2' - 3 1/4"	6' - 7 1/4"									
1.5	TBD	A	DOUBLE HUNG	2' - 4"	4' - 4"	DOUBLE PANE	2' - 3 1/4"	6' - 7 1/4"									
1.6	TBD	B	FIXED	5' - 0"	5' - 5 5/8"		2' - 0"	7' - 5 5/8"									
1.7	TBD	B	FIXED	2' - 3 1/2"	5' - 5 5/8"		2' - 0"	7' - 5 5/8"									
1.8	TBD	B	FIXED	2' - 3 1/2"	5' - 5 5/8"		2' - 0"	7' - 5 5/8"									
1.9	TBD	B	FIXED	4' - 9"	5' - 5 5/8"		2' - 0"	7' - 5 5/8"									
1.10	TBD	B	FIXED	4' - 9"	5' - 5 5/8"		2' - 0"	7' - 5 5/8"									
1.11	TBD	B	FIXED	2' - 3 1/2"	5' - 5 5/8"		2' - 0"	7' - 5 5/8"									
1.12	TBD	B	FIXED	2' - 3 1/2"	5' - 5 5/8"		2' - 0"	7' - 5 5/8"									
1.13	TBD	B	FIXED	5' - 0"	5' - 5 5/8"		2' - 0"	7' - 5 5/8"									
2.1	TBD	A	DOUBLE HUNG	2' - 4"	4' - 4"	DOUBLE PANE	2' - 6"	6' - 10"									
2.2	TBD	A	DOUBLE HUNG	2' - 4"	4' - 4"	DOUBLE PANE	2' - 6"	6' - 10"									
2.3	TBD	A	DOUBLE HUNG	2' - 4"	4' - 4"	DOUBLE PANE	2' - 6"	6' - 10"									
2.4	TBD	A	DOUBLE HUNG	2' - 4"	4' - 4"	DOUBLE PANE	2' - 6"	6' - 10"									
2.5	TBD	A	DOUBLE HUNG	2' - 7"	4' - 1"	DOUBLE PANE	1' - 4 3/4"	5' - 5 3/4"									
2.6	TBD	A	DOUBLE HUNG	2' - 7"	4' - 1"	DOUBLE PANE	1' - 4 3/4"	5' - 5 3/4"									
2.7	TBD	A	DOUBLE HUNG	2' - 7"	4' - 1"	DOUBLE PANE	1' - 4 3/4"	5' - 5 3/4"									
2.8	TBD	A	DOUBLE HUNG	2' - 7"	4' - 1"	DOUBLE PANE	1' - 4 3/4"	5' - 5 3/4"									
2.9	TBD	A	DOUBLE HUNG	2' - 4"	4' - 4"	DOUBLE PANE	2' - 6"	6' - 10"									
2.10	TBD	A	DOUBLE HUNG	2' - 4"	4' - 4"	DOUBLE PANE	2' - 6"	6' - 10"									
2.11	TBD	A	DOUBLE HUNG	2' - 4"	4' - 4"	DOUBLE PANE	2' - 6"	6' - 10"									
2.12	TBD	A	DOUBLE HUNG	2' - 4"	4' - 4"	DOUBLE PANE	2' - 6"	6' - 10"									



NOTES:

- WINDOW SCHEDULE DIMENSIONS AND WINDOW LEGEND GRAPHICS REFERENCE WINDOWS FROM EXTERIOR VIEW.
- GC TO COORDINATE ROUGH OPENINGS WITH SHOP DRAWINGS.
- ALL SEALANTS ARE TO BE SILICONE, COLORED TO MATCH SURROUNDING MATERIALS, UNO.
- ALL FLASHING SHALL BE NON-FERROUS METAL, UNO. FABRIC FLASHING MAY ONLY BE USED WITH THE WRITTEN APPROVAL OF ARCHITECT.

WINDOW TYPE LEGEND

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



178 MAIN STREET
COLD SPRING, NY 10516
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FAX: 845 265 2273

PROJECT:

133-135 MAIN STREET

133-135 MAIN STREET
COLD SPRING, NY 10516

TAX ID: 48.8-6-43

SEAL:

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ISSUED FOR:

MUNICIPAL REVIEW

ISSUE DATE: 11/27/2023

REV. DES. DATE

DWG TITLE:

DOOR/WINDOW SCHEDULE

DWG NO:

A-911

SCALE: 1/4" = 1'-0" PAGE NO:
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TRACKING NUMBER: