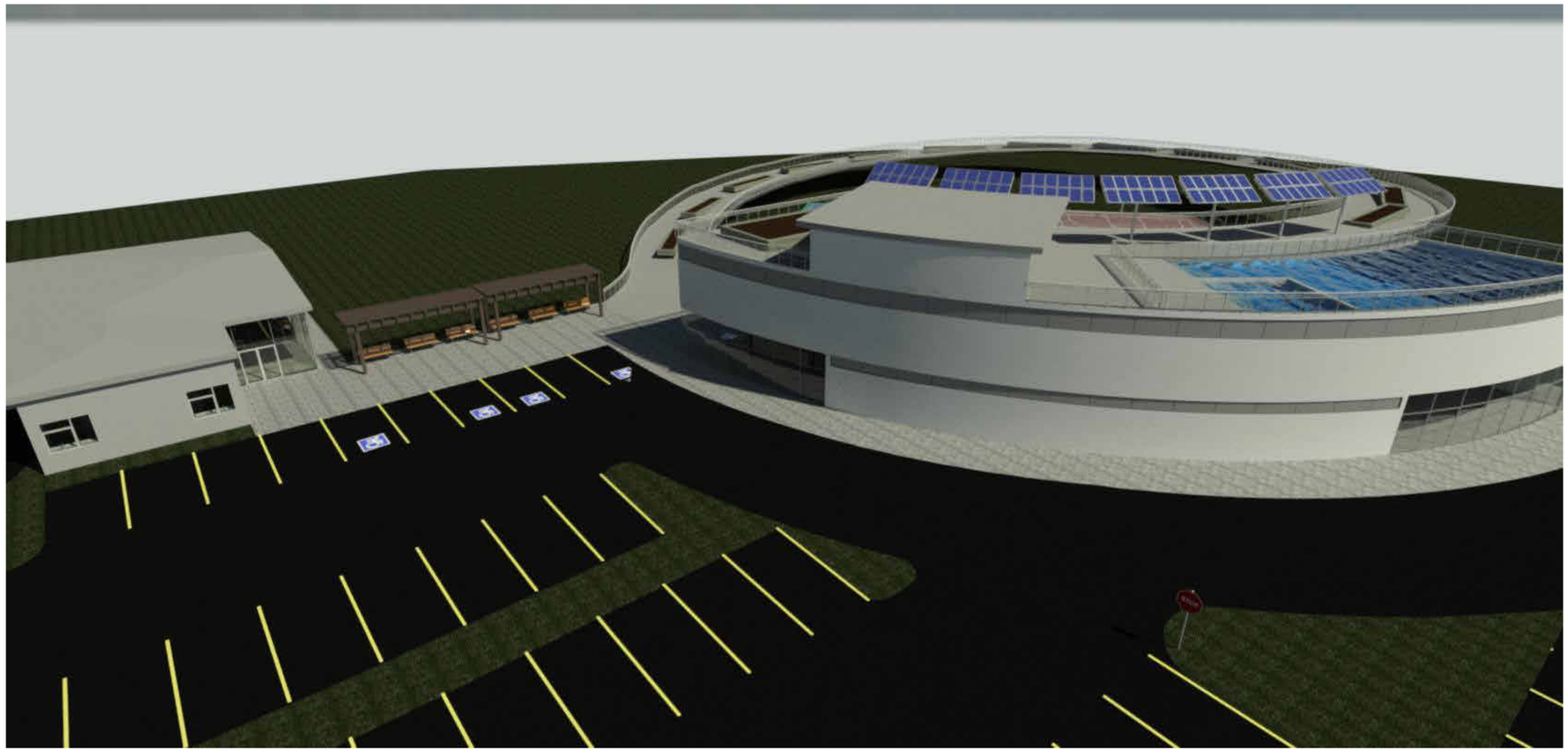
ENERGY EFFICIENT AND SUSTAINABLE GYM/FITNESS CLUB AND A DRIVE-THRU RESTAURANT

SITE LOCATION: 405 ROBINSON AVE, EAST PATCHOGUE, NY

WE ARE THE OWNER/ARCHITECTS OF A DESIGN-BUILD FIRM THAT SPECIALIZES IN ENERGY SAVING SUSTAINABLE DESIGN AND CONSTRUCTION. OUR CLIENT HAS CONTRACTED OUR COMPANY TO DESIGN AND PREPARE THE PRESENTATION AND CONSTRUCTION DRAWINGS FOR AN ENERGY EFFICIENT AND SUSTAINABLE GYM/FITNESS CLUB AND A DRIVE-THRU RESTAURANT SUCH AS A STARBUCKS/DUNKIN DONUTS.



COURSE:
ARCHITECTURAL
DESIGN V/ -SUMMER 2022

INSTRUCTOR:
PROFESSOR LOPICCOLO

DRAWN BY:
BRANDON RAMSARAN AND SIMONE ESSUE

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PROPOSED
DRIVE-THRU & FITNESS CENTER

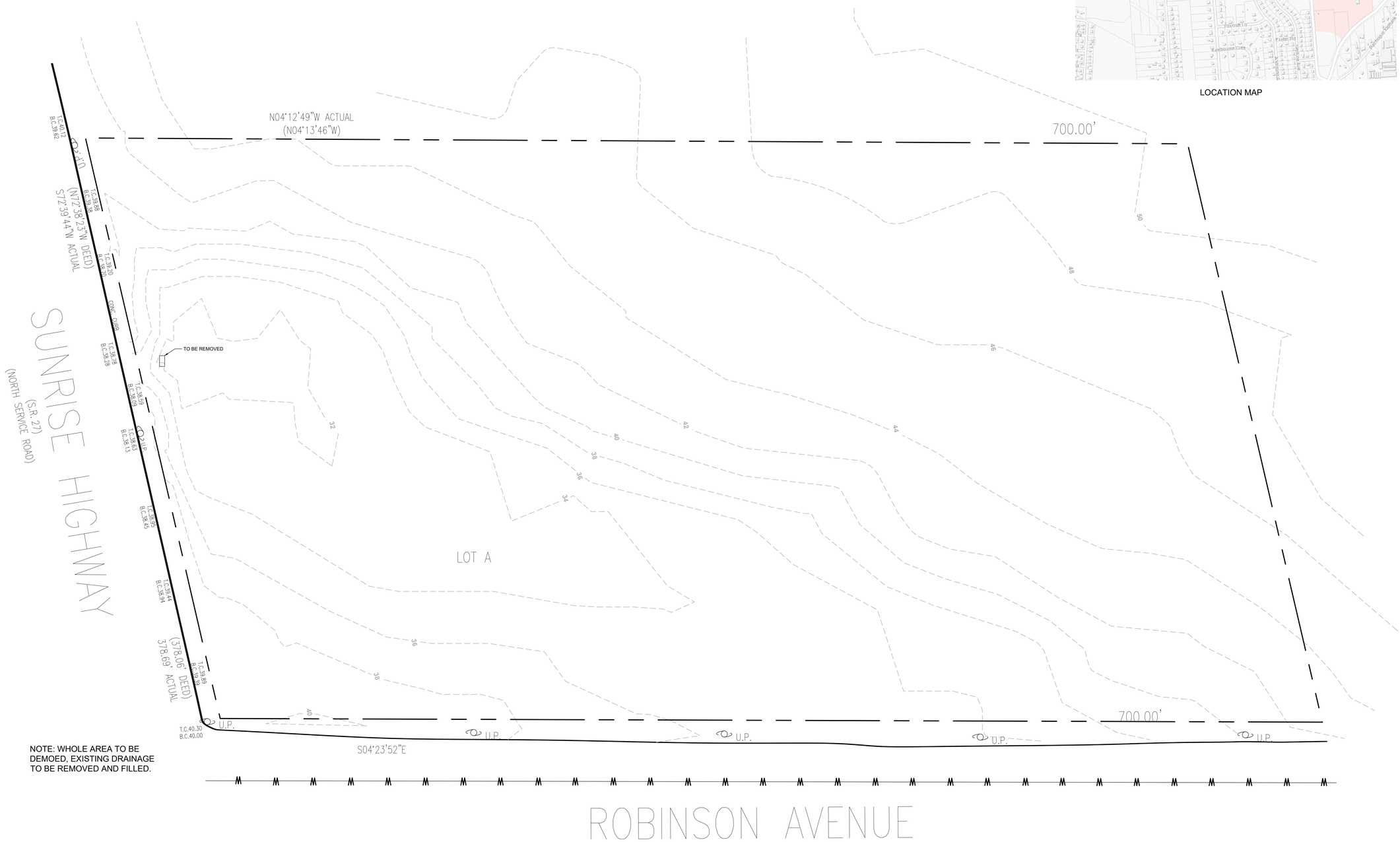
405 ROBINSON AVE, EAST PATCHOGUE, NY

TITLE SHEET

Project Number	ARC 486 AD-V
Date	SUMMER 2022
Drawn By	BR & SE
Checked By	

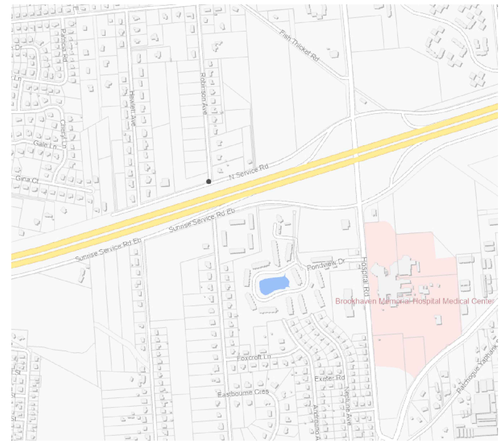
T-001

Scale	Checker
AS NOTED	



NOTE: WHOLE AREA TO BE DEMOED, EXISTING DRAINAGE TO BE REMOVED AND FILLED.

1 DEMO
1" = 30'-0"



LOCATION MAP

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DEMO PLAN

Project Number	ARC 486 AD-V
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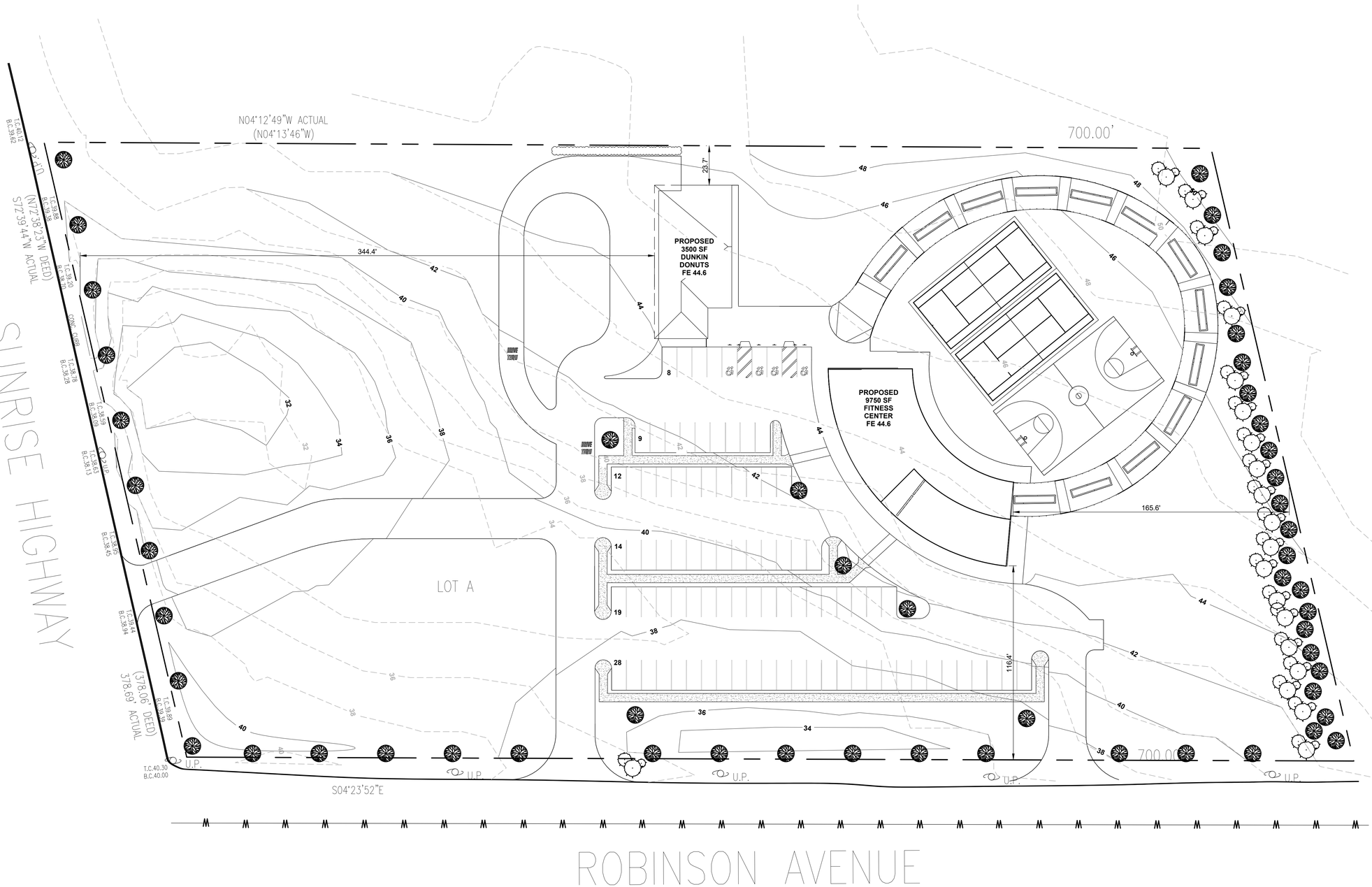
C-100

Scale	PROF.
AS NOTED	LOPOCCOLO



1 LANDSCAPE PLAN
1" = 30'-0"

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405 ROBINSON AVE,
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LANDSCAPE PLAN

Project Number	ARC 486 AD-V
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Drawn By	BR & SE
Checked By	

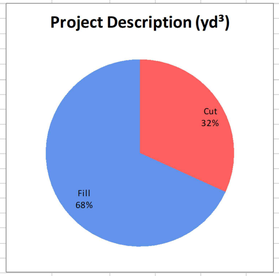
C-103

Scale	PROF.
AS NOTED	LOPOCCOLO

Job: Project Description
Units: Ft-CY
08-Aug-2022 09:35 PM

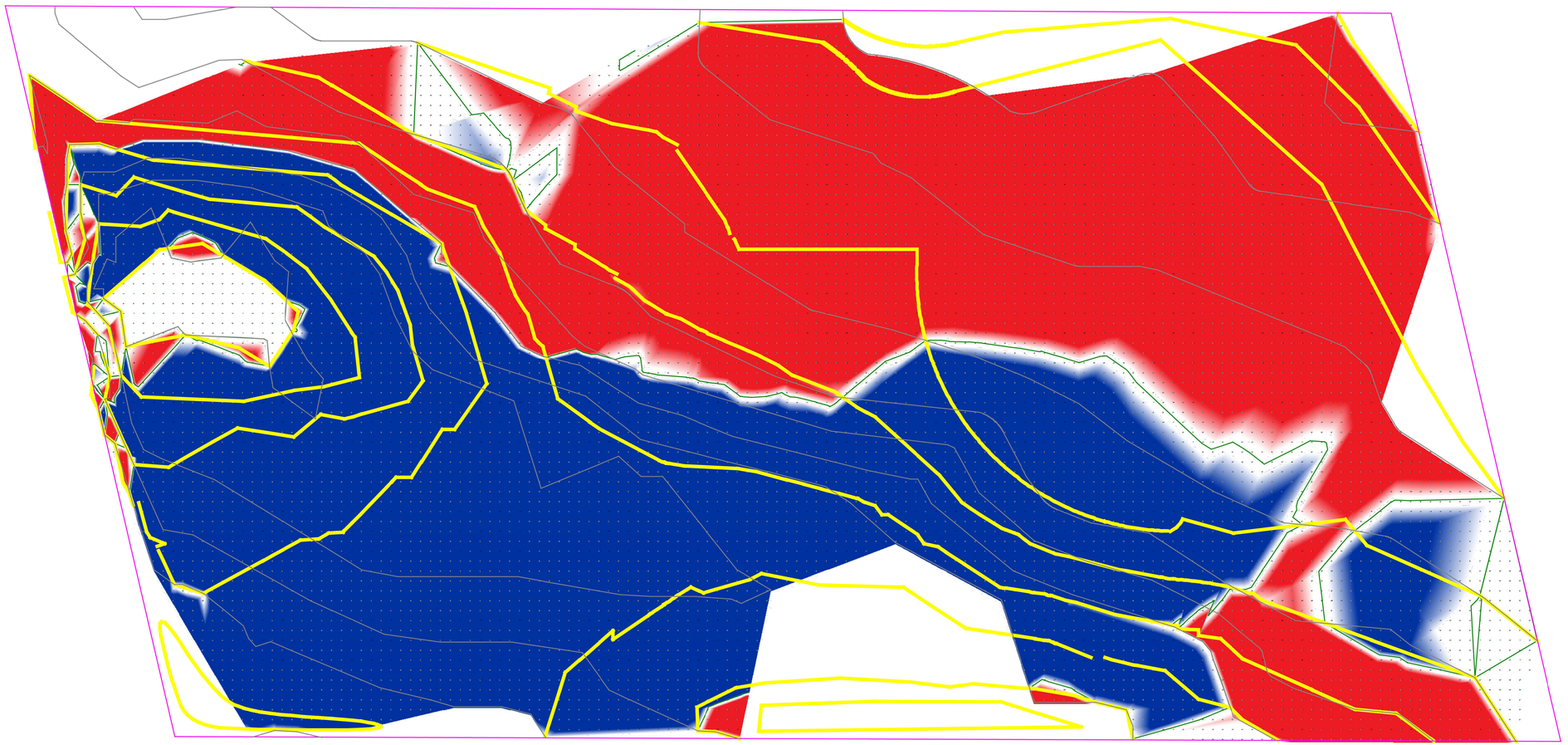
Distribution of Earthwork Volumes (Grid =	
Source	Volume (yd³)
Cut	3527.4
Fill	7559.3

Surface Properties	
Proposed	
Maximum elevation (ft)	50.000
Minimum elevation (ft)	32.000
Existing	
Maximum elevation (ft)	50.000
Minimum elevation (ft)	32.000
Maximum cut depth (ft)	2.870
Maximum fill height (ft)	5.348



Volume Report (Grid = 2.000 ft)
'Existing' vs 'Proposed'

Site Improvement	Area (ft²)				Volume (yd³)		Adjusted (yd³)		Export
	Total	Cut	Fill	On Grade	Cut	Fill	Cut	Fill	-Import (yd³)
.....Entire Site > Subtotal	257492.0	102684.0	111244.0	25240.0	3527.4	7559.3	3524.2	7559.3	4035.1
Job Total	257492.0	102684.0	111244.0	25240.0	3524.2	7559.3	3524.2	7559.3	4035.1



① CUT AND FILL
1" = 30'-0"

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CUT AND FILL

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Scale	PROF. LOPOCCOLO
AS NOTED	

Storm Drainage Area	Total Area	Total Pervious	Total Impervious	Runoff Pervious	Runoff Impervious	Rain Fall	Total Required
SITE	257492	186286	71206	0.3	1	0.167	21181.88
RAIN GARDEN	11582						11582.00
OVERALL							9599.88
	9599.88/68.22	140.7194371	~141	141/5	28.2	29	

LEGEND

- DRAINAGE DRY WELL - 8' Ø 5' DEEP
- SANITARY POOLS - 8' Ø 7' DEEP
- SANITARY SEPTIC TANK - 8' Ø 6' DEEP
- GREASE TRAP - 8' Ø 5' DEEP
- FUTURE EXPANSION - 8' Ø 7' DEEP

Sanitary Calculations for Fitness Center and Drive through

Area of Site: 5.91 acres

Allowable Flow GWM Zone III: 600.00 gpd/acre

Allowable Flow for Site: 3,546.72 gpd

FITNESS CENTER **9,750.00 sqft**

	Density Design Flow	Area/Number	Density Flow	Gray Water Design Flow	Area/Number	Gray water Flow
Office (general)	0.06 gpd/sq ft	450.00 sqft	27.00 gpd			
Fitness Center w/ Showers	0.10 gpd/sq ft	8,400.00 sqft	840.00 gpd	0.20 gpd/sf	8,400.00 sqft	1,680.00 gpd
Storage	0.04 gpd/sq ft	300.00 sqft	12.00 gpd			
Lobby	0.04 gpd/sq ft	600.00 sqft	24.00 gpd			
			Total Density Flow:	903.00 gpd	**Total Gray Water Flow:**	1,680.00 gpd
					Total Hydraulic Flow - Building "A":	**2,583.00 gpd**

DUNKIN DOUNUTS **3,500.00 sqft**

	Density Design Flow	Area/Number	Density Flow	Gray Water Design Flow	Area/Number	Gray water Flow
Office	0.06 gpd/sq ft	300.00 sqft	18.00 gpd			
Resturant	10.00 gpd/seat	28.00 seat	280.00 gpd	20.00 gpd/seat	28.00 seat	560.00 gpd
			Total Density Flow:	298.00 gpd	**Total Gray Water Flow:**	560.00 gpd
					Total Hydraulic Flow - Building "B":	**858.00 gpd**

Total Flows:

Total Density Flow:	Total Gray Water Flow	Hydraulic Flow:
1,201.00 gpd	**2,240.00 gpd**	**3,441.00 gpd**

Sanitary System Design for Fitness Center and Drive through

FITNESS CENTER

Total Hydraulic Flow - Building "A": 2,583.00 gpd

Septic Tank:
- Capacity required = 2,688 gpd x 2 day flow = 5,166.00 gals.
- Capacity of one (1) 12' dia x 6' deep septic tank = 4,500.00 gals.
- Number of septic tanks to use: 2 tanks

Grease Trap:
- Kitchen gray water flow = gpd
- Capacity of one (1) 10' dia x 6' deep grease trap = gals.
- Number of grease traps to use: grease trap

Leaching Pools:
- Required sidewall = 2,583.00 gpd ÷ 1.5 gals/sqft = 1,722.00 sqft
- Effective Depth Required = 6,655.34 sqft ÷ 31 sqft/vf = 55.55 vf
- Number of 10' dia. x 8.00 ft effective depth pool= 7 leaching pools

DUNKIN DOUNUTS

Total Hydraulic Flow - Building "B": 858.00 gpd

Septic Tank:
- Capacity required = 858 gpd x 2 day flow = 1,716.00 gals.
- Capacity of one (1) 8' dia x 6' deep septic tank = 1,800.00 gals.
- Number of septic tanks to use: 1 tanks

Grease Trap:
- Kitchen gray water flow = 560.00 gpd
- Capacity of one (1) 8' dia x 5' deep grease trap = 1,500.00 gals.
- Number of grease traps to use: 1.00 grease trap

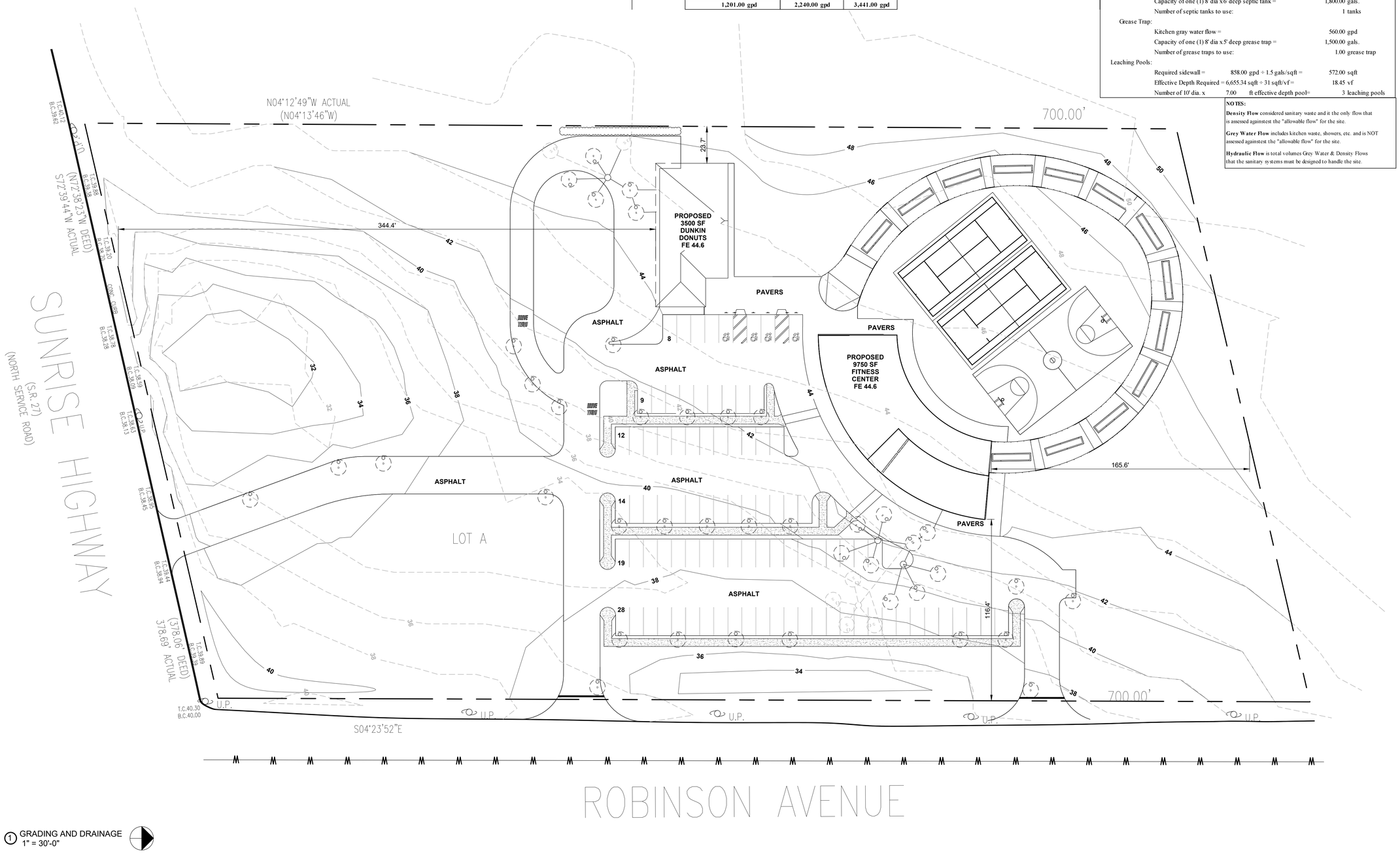
Leaching Pools:
- Required sidewall = 858.00 gpd ÷ 1.5 gals/sqft = 572.00 sqft
- Effective Depth Required = 6,655.34 sqft ÷ 31 sqft/vf = 18.45 vf
- Number of 10' dia. x 7.00 ft effective depth pool= 3 leaching pools

NOTES:

Density Flow considered sanitary waste and it the only flow that is assessed againstest the "allowable flow" for the site.

Grey Water Flow includes kitchen waste, showers, etc. and is NOT assessed againstest the "allowable flow" for the site.

Hydraulic Flow is total volumes Grey Water & Density Flows that the sanitary systems must be designed to handle the site.



1 GRADING AND DRAINAGE
1" = 30'-0"

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PROPOSED DRIVE-THRU & FITNESS CENTER

405 ROBINSON AVE, EAST PATCHOGUE, NY

GRADING & DRAINAGE

Project Number	ARC 486 AD-V
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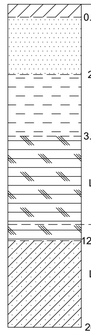
Scale	PROF.
AS NOTED	LOPOCCOLO

TEST HOLE DATA

SLAKE TEST BORING INC.

GRADE 43.1



0.2' ASPHALT

BROWN AND DARK BROWN SAND, SILT, TRACE FINE GRAVEL BRICK (FILL)

2'

COARSE TO FINE BROWN AND LIGHT BROWN SAND, TRACE OF FINE GRAVEL, SILT TRACE (SP)

3.5'

COARSE TO FINE BROWN AND LIGHT BROWN SAND, OCCASIONAL MEDIUM GRAVEL (SP/SW)

— ▽ — WATER 11'

12.5'

COARSE TO FINE BROWN AND LIGHT BROWN SAND, SOME SMALL TO FINE GRAVE, OCCASIONAL MEDIUM GRAVEL (SW)

26'

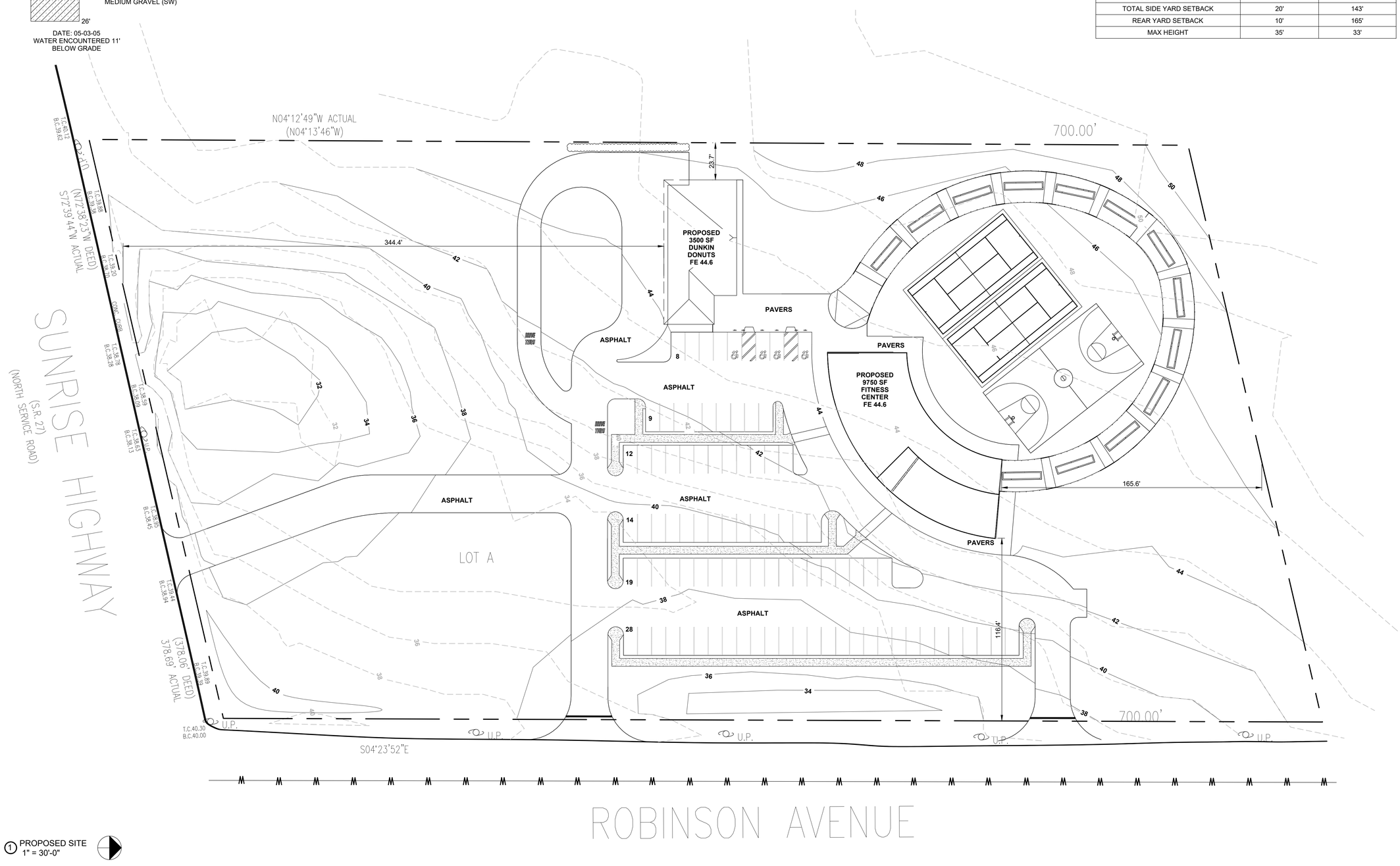
DATE: 05-03-05
WATER ENCOUNTERED 11' BELOW GRADE

PARKING CALCULATIONS

PROPOSED USE	SQ. FT.	REQUIRED	PROVIDED
HEALTH CLUB 1 PER 200 SQ. FT.	9750	48.8	49
RESTAURANT 1 PER 100 SQ. FT.	3,500	35.0	35
TOTAL STALLS TO BE HANDICAP ACCESSIBLE (75-100 STALLS)		4	4
TOTAL STALLS PROVIDED		87	90

SITE DATA

ZONING	BUSINESS DISTRICT 1	
INTENDED USE OF PROPERTY	HEALTH CLUB AND GENERAL BUSINESS	
SITE AREA	257,492 SQ. FT.	
PROPOSED BUILDINGS	3,500 SQ. FT. DRIVE-THRU/ 9,750 HEALTH CLUB	
SITE	**REQUIRED**	**PROVIDED**
MAX BUILDING AREA	103,000 SQ.FT.	34.65 %(15092 SQ. FT.)
AREA OF TOTAL LANDSCAPING	20%	72%
ZONING REQUIREMENTS	**REQUIRED**	**PROVIDED**
LOT AREA	7,500 SQ. FT.	43,562 SQ. FT.
LOT WIDTH	65'	37.72'
CONCRETE BUILDING	**REQUIRED**	**PROVIDED**
FRONT YARD SETBACK	10'	344'
SIDE YARD SETBACK	10'	23.7'
TOTAL SIDE YARD SETBACK	20'	143'
REAR YARD SETBACK	10'	165'
MAX HEIGHT	35'	33'



1 PROPOSED SITE
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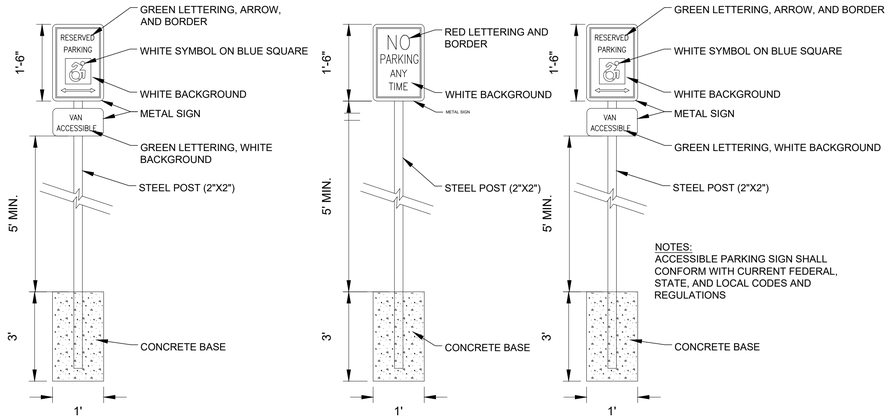
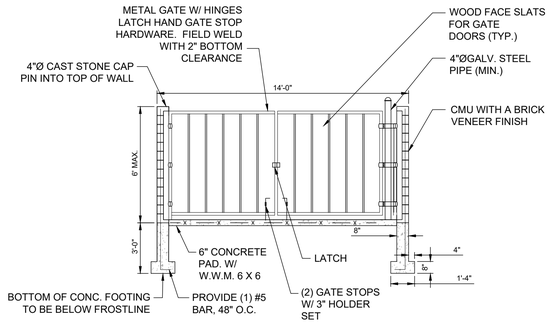
AS NOTED	LOPOCCOLO



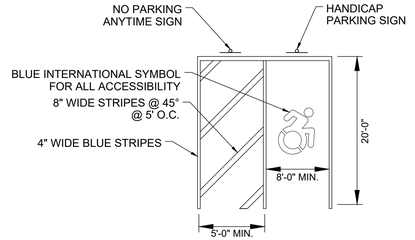
ACCESSIBLE PARKING SIGN DETAIL

SCALE: N.T.S.



DUMPSTER ENCLOSURE DETAIL

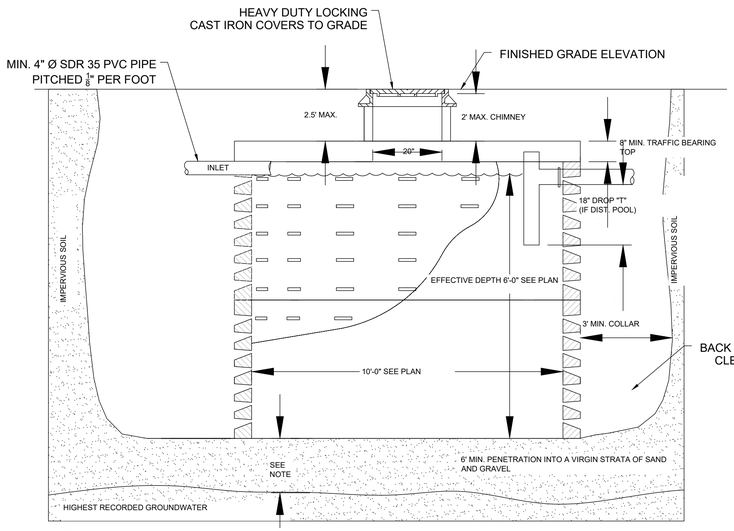
SCALE: N.T.S.



NOTE:
SIGNS TO BE INSTALLED AT A HEIGHT OF 60" TO 84" ABOVE GRADE AND SET BACK A MIN. OF 18" FROM PARKING STALLS. SIGNS SHALL NOT INTERFERE WITH AN ACCESSIBLE ROUTE FROM AN ACCESS AISLE.

ADA PARKING DETAIL

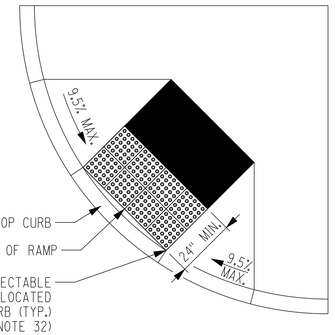
SCALE: N.T.S.



NOTE:
SANITARY 3' TO GROUND WATER
STORM 2' TO GROUND WATER

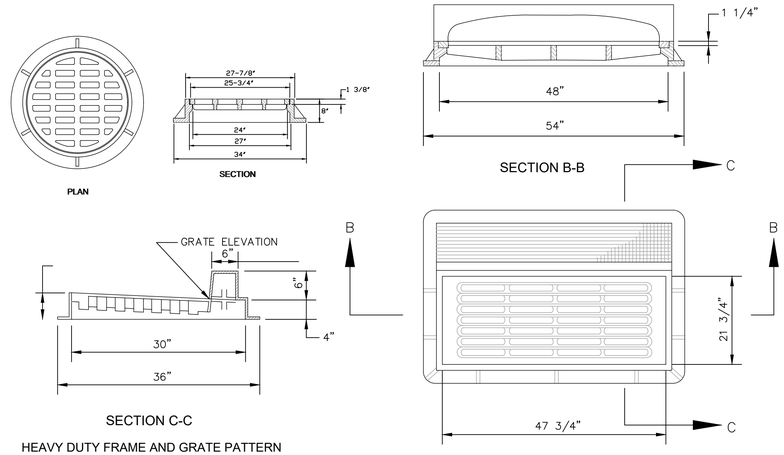
TYP. LEACHING POOL

SCALE: N.T.S.



ADA RAMP DETAIL

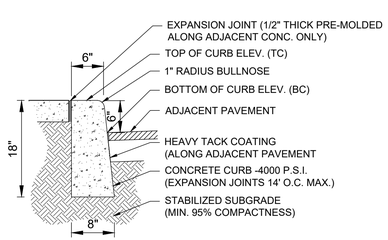
SCALE: N.T.S.



HEAVY DUTY FRAME AND GRATE PATTERN MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL

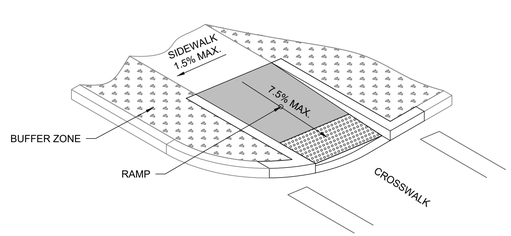
TYP. DRAIN INLETS

SCALE: N.T.S.



CURB DETAIL

SCALE: N.T.S.



ADA RAMP DETAIL

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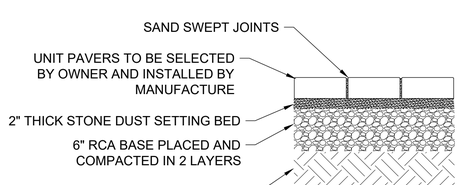
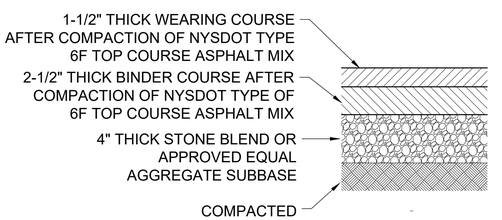


PAVERS DETAIL

SCALE: N.T.S.



ASPHALT DETAIL

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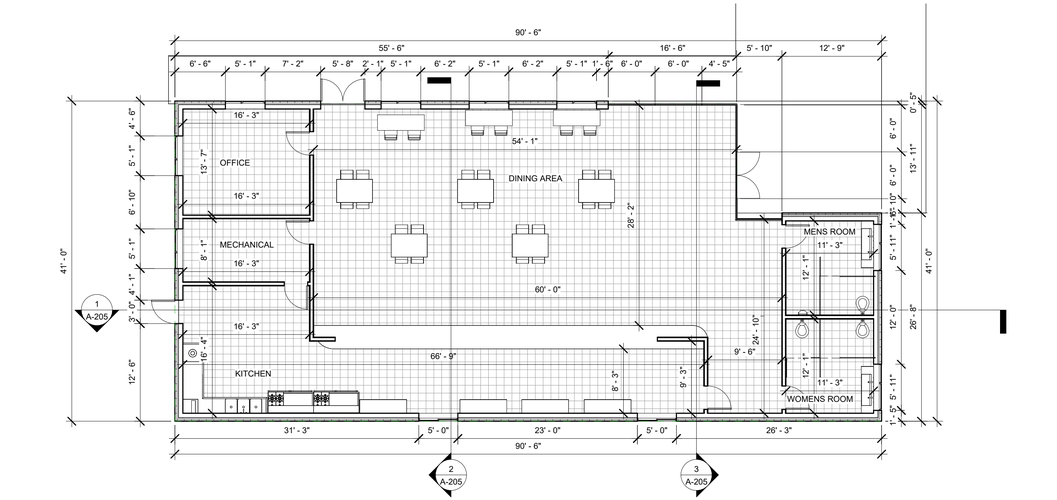
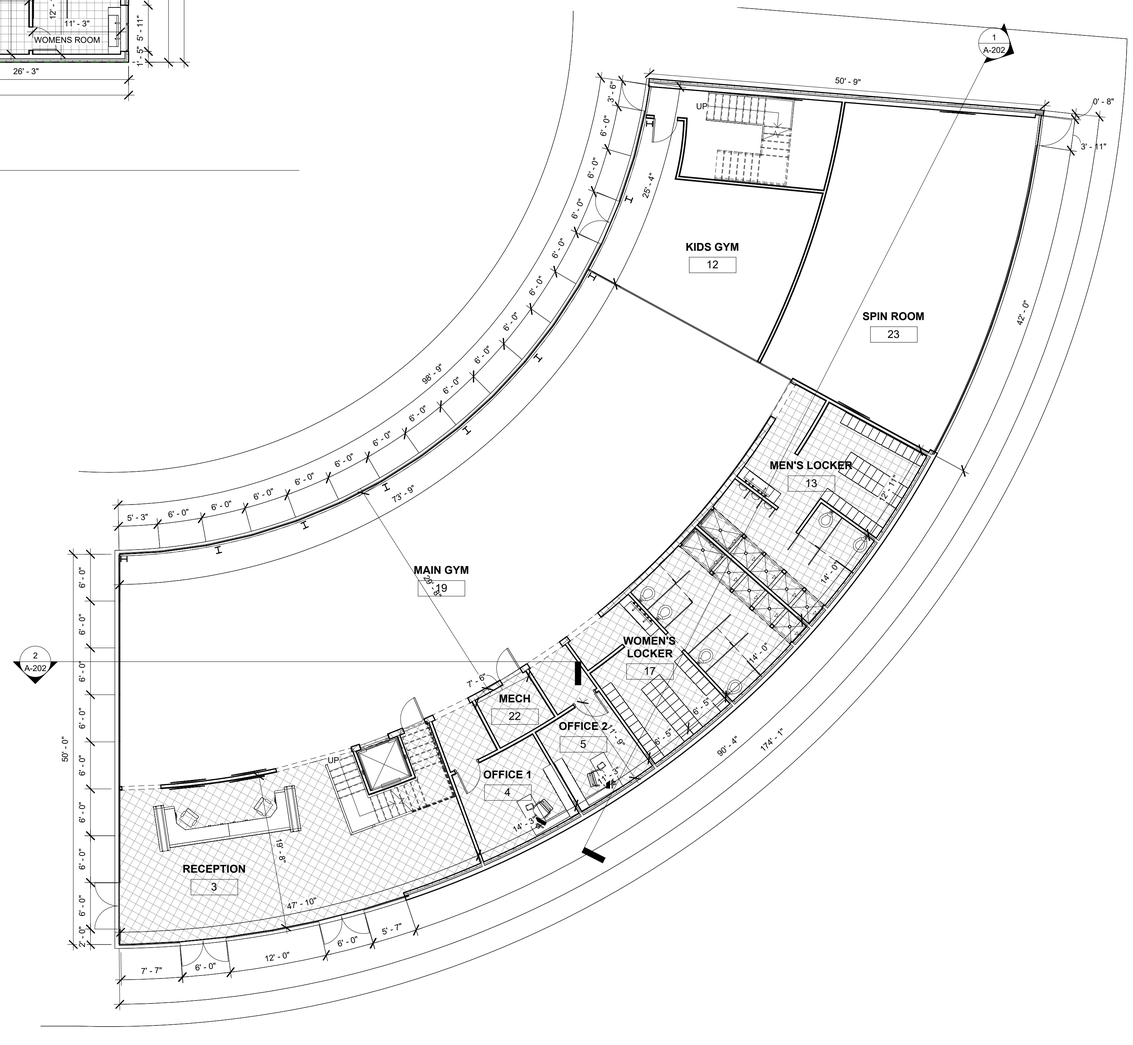
AS NOTED	



2 FIRST FLOOR DRIVE-THRU
1/8" = 1'-0"



1 FIRST FLOOR FITNESS
1/8" = 1'-0"

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FIRST FLOOR PLANS

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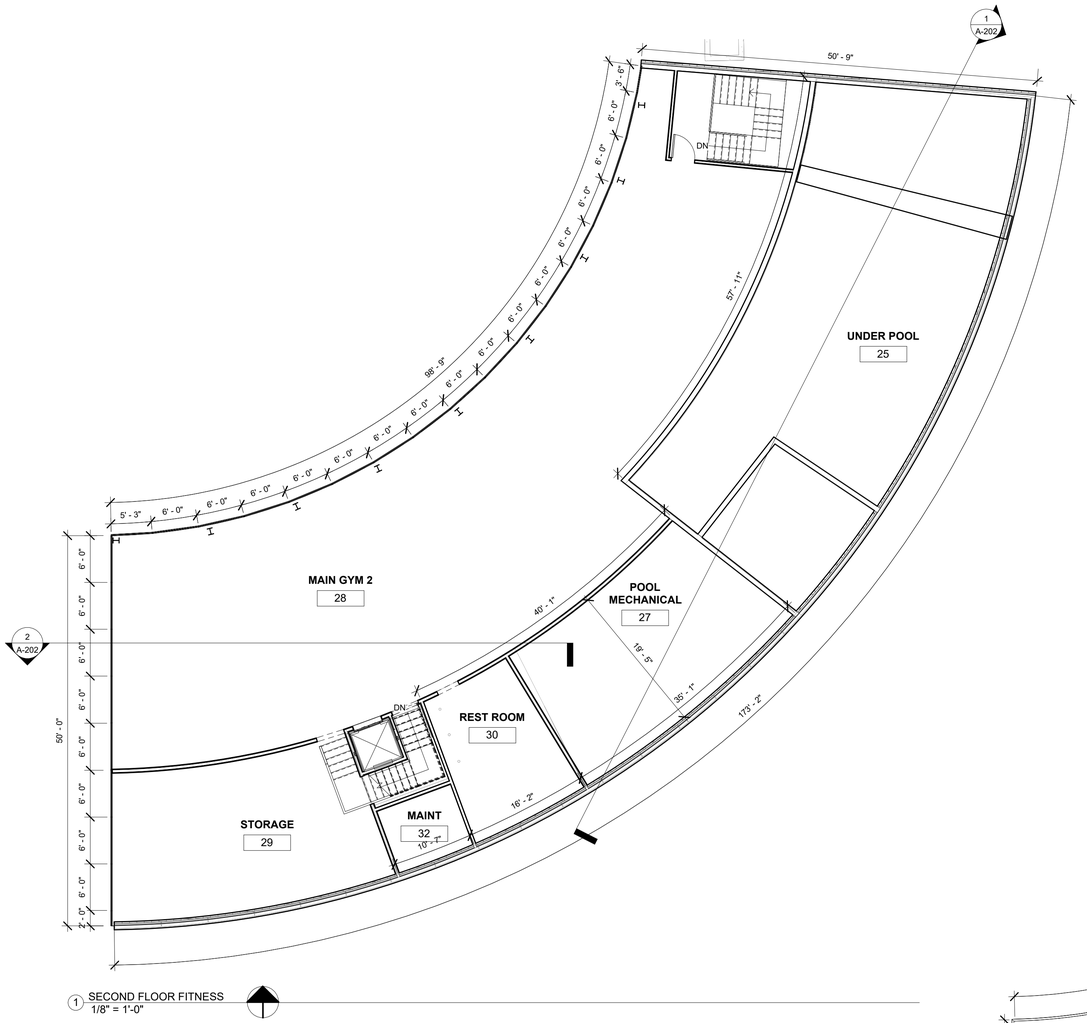
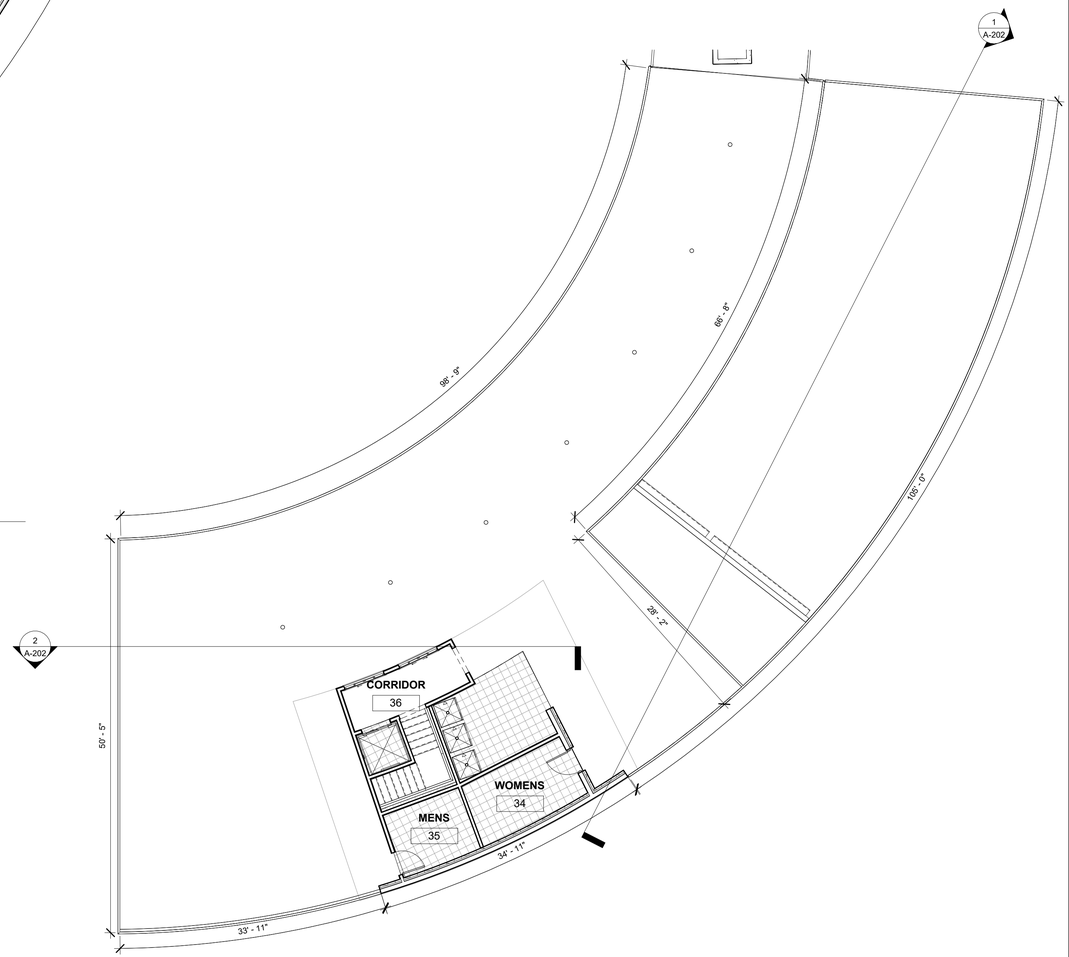


1 SECOND FLOOR FITNESS
1/8" = 1'-0"



2 THIRD FLOOR FITNESS
1/8" = 1'-0"

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SECOND AND THIRD FLOOR PLAN

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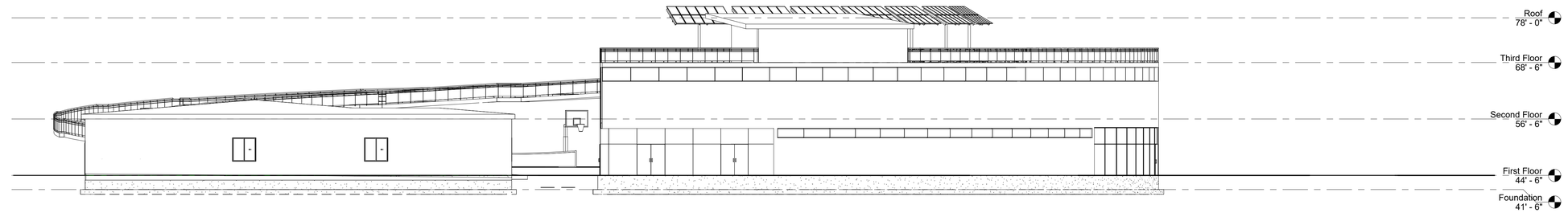
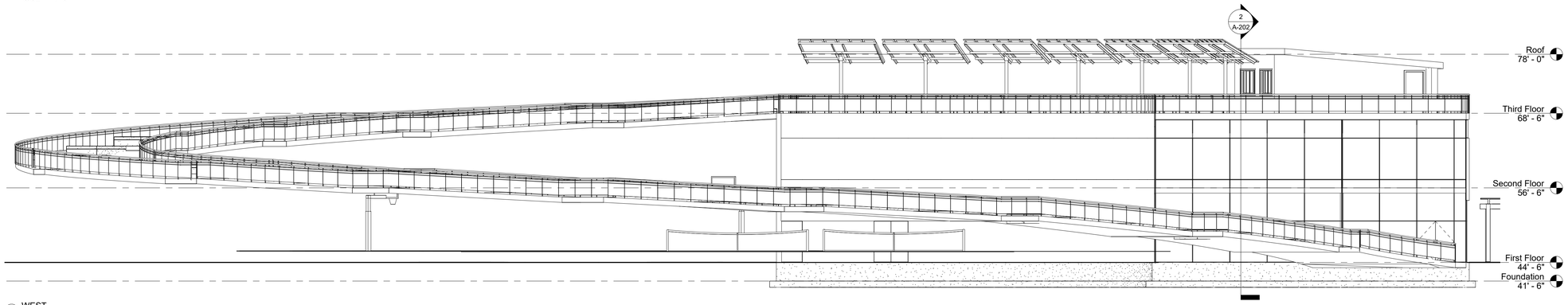
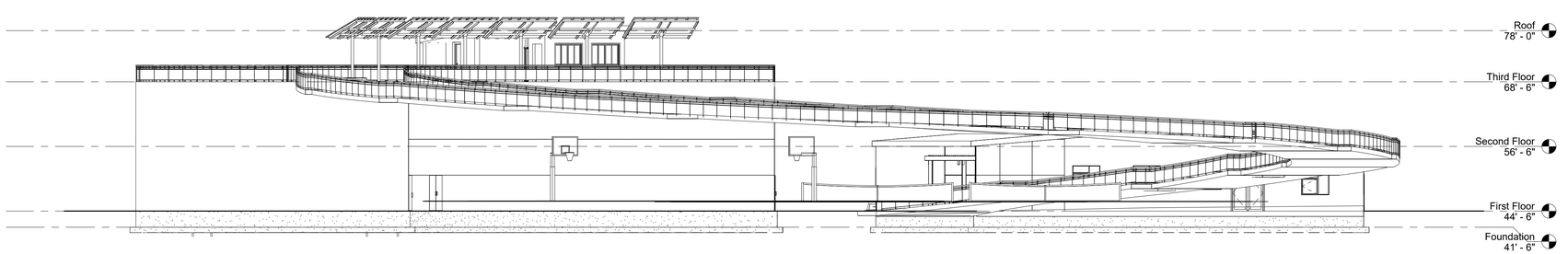


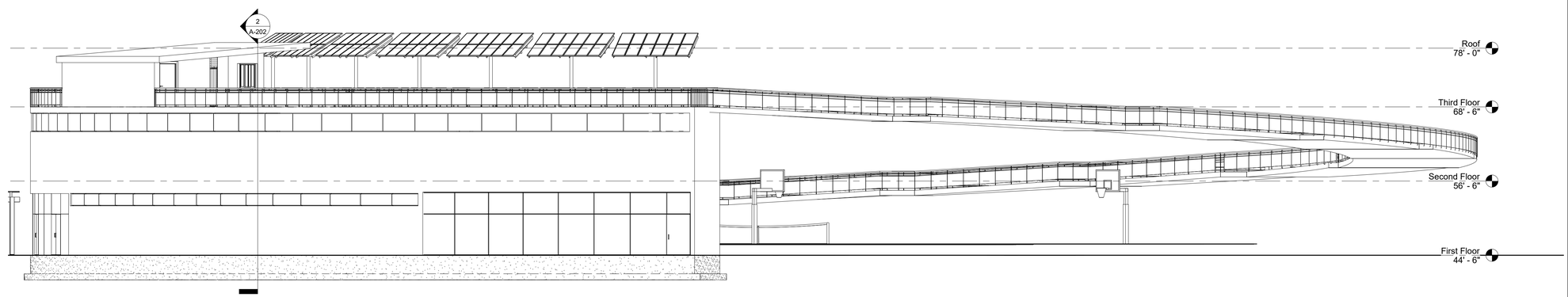
3 SOUTH
3/32" = 1'-0"



4 WEST
1/8" = 1'-0"



2 NORTH
3/32" = 1'-0"



1 EAST
1/8" = 1'-0"

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PROPOSED DRIVE-THRU & FITNESS CENTER

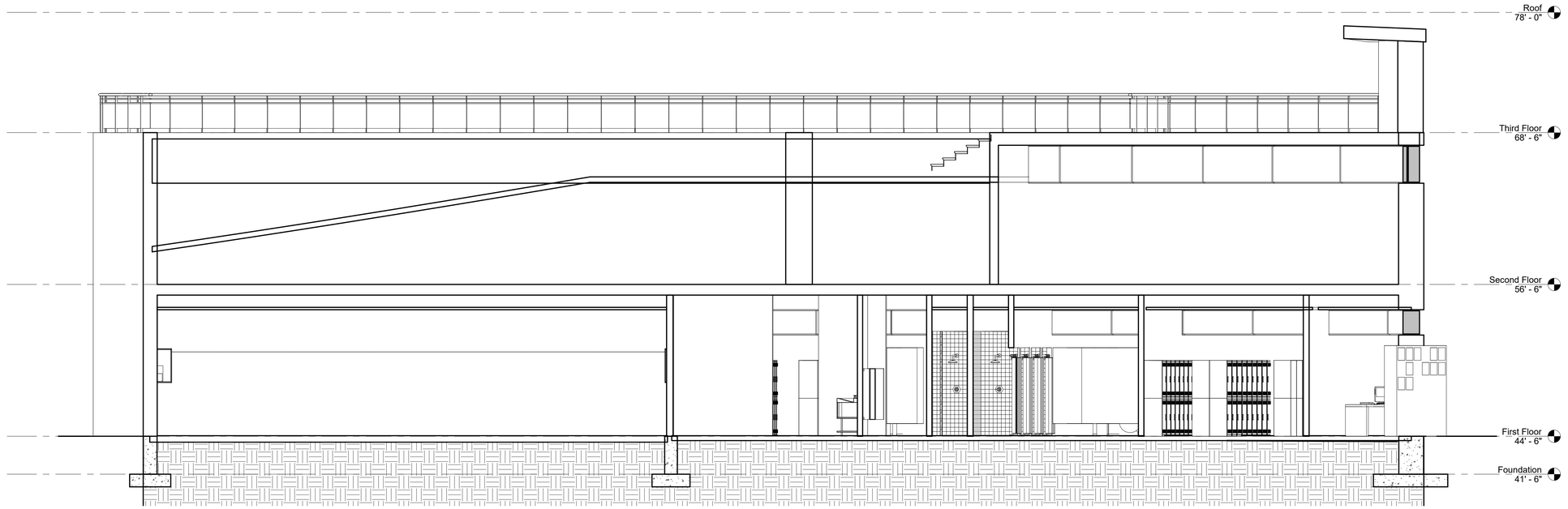
405 ROBINSON AVE, EAST PATCHOGUE, NY

FITNESS ELEVATIONS

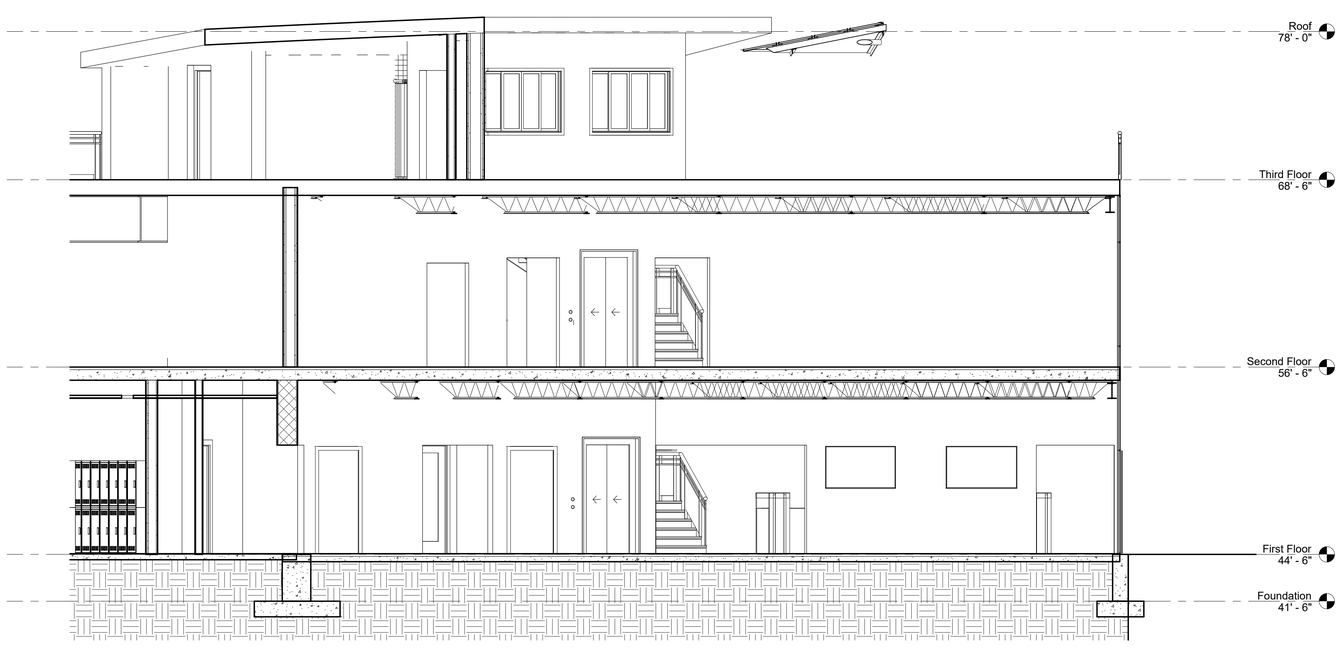
Project Number	ARC 486 AD-V
Date	SUMMER 2022
Drawn By	Author
Checked By	

A-201

Scale	Checker
AS NOTED	



1 FITNESS SECTION 1
1/4" = 1'-0"



2 FITNESS SECTION 2
1/4" = 1'-0"

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PROPOSED DRIVE-THRU & FITNESS CENTER

405 ROBINSON AVE,
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NY

FITNESS SECTIONS

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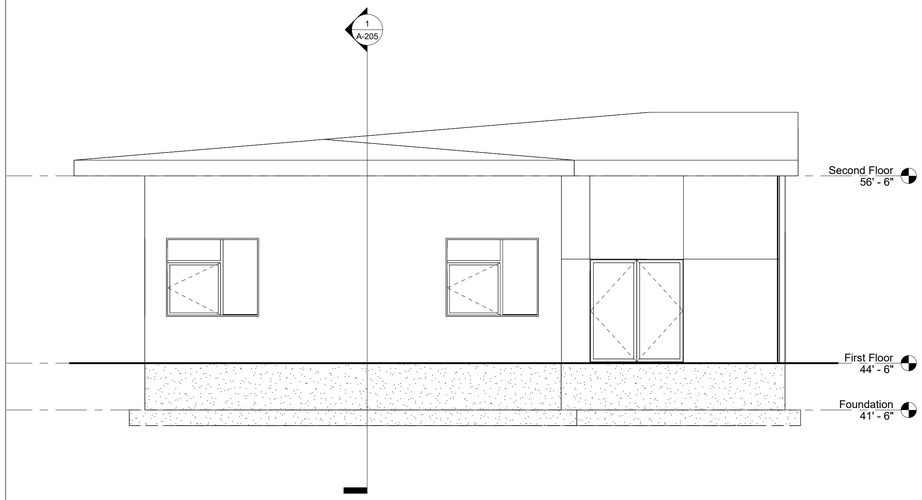
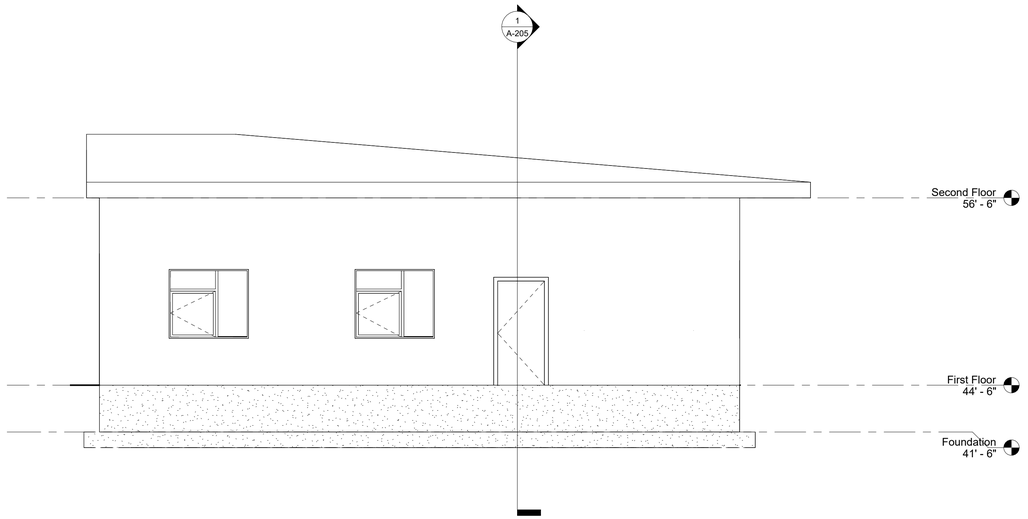
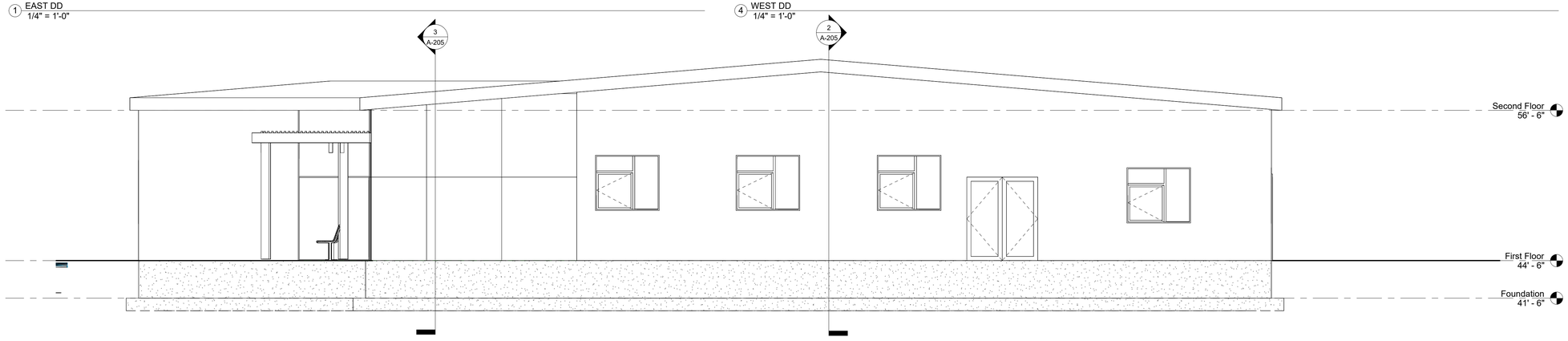
A-202

Scale	Checker
AS NOTED	



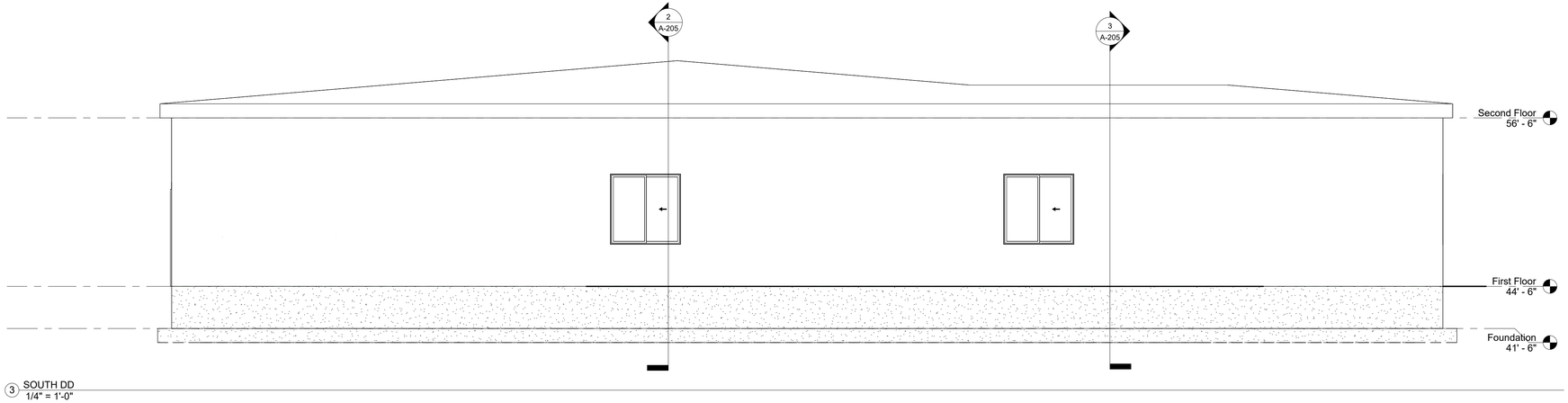


1 EAST DD
1/4" = 1'-0"



4 WEST DD
1/4" = 1'-0"

2 NORTH DD
1/4" = 1'-0"



3 SOUTH DD
1/4" = 1'-0"

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PROPOSED DRIVE-THRU & FITNESS CENTER

405 ROBINSON AVE,
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DRIVE-THRU ELEVATIONS

Project Number	ARC 486 AD-V
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Drawn By	Author
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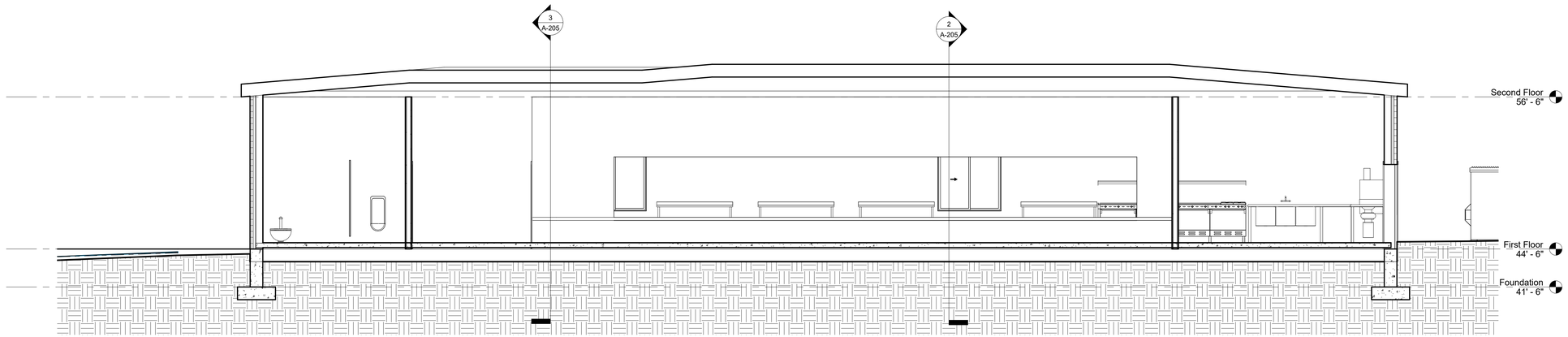
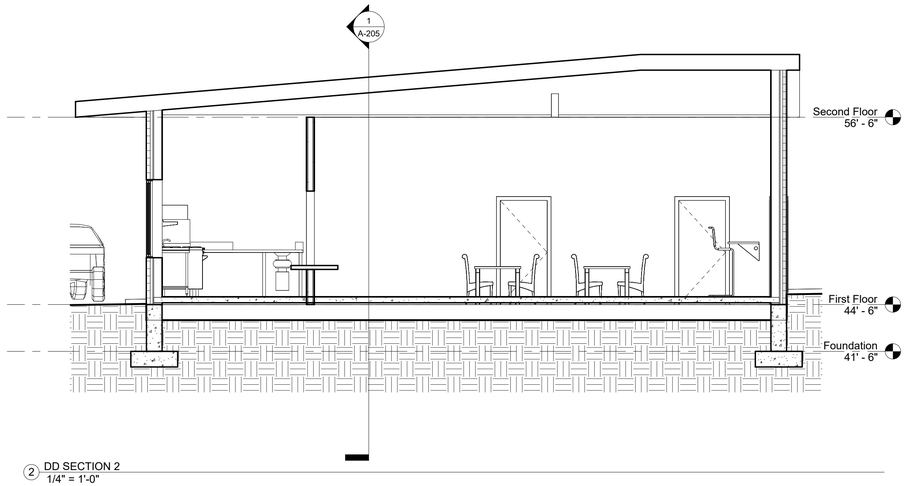
A-203

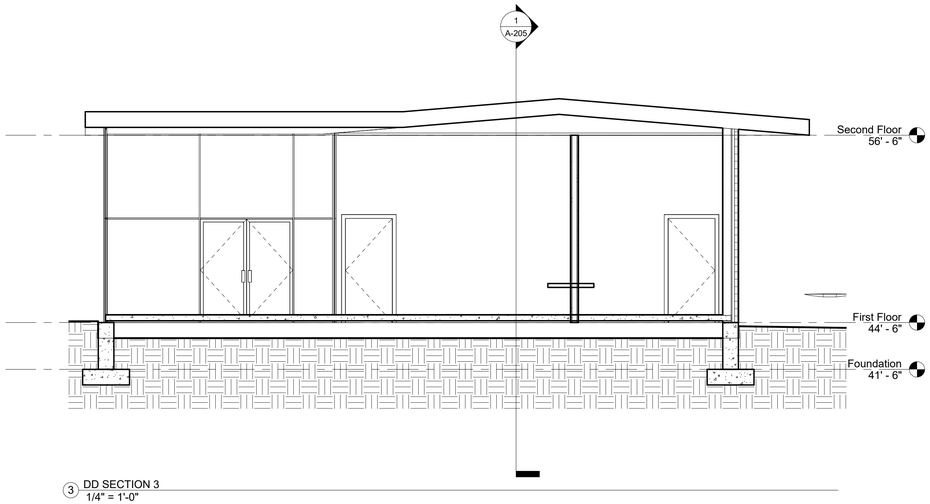
Scale	Checker
AS NOTED	



1 DD SECTION 1
1/4" = 1'-0"



2 DD SECTION 2
1/4" = 1'-0"



3 DD SECTION 3
1/4" = 1'-0"

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PROPOSED DRIVE-THRU & FITNESS CENTER

405 ROBINSON AVE,
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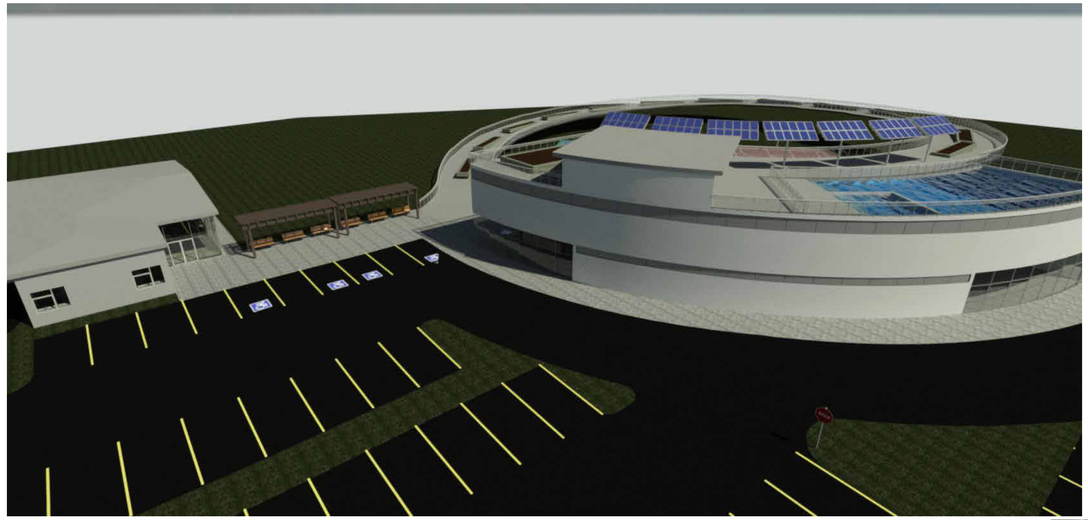
DRIVE-THRU SECTIONS

Project Number	ARC 486 AD-V
Date	SUMMER 2022
Drawn By	Author
Checked By	

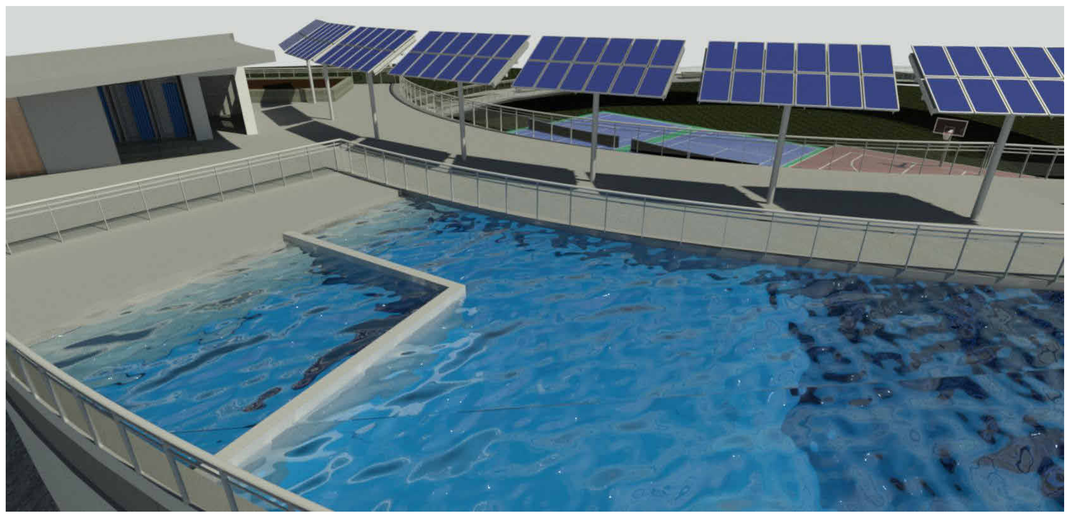
A-205

Scale	Checker
AS NOTED	



1 FRONT RENDER
12" = 1'-0"

2 COURT YARD
12" = 1'-0"



3 ROOF TOP POOL
12" = 1'-0"

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PROPOSED DRIVE-THRU & FITNESS CENTER

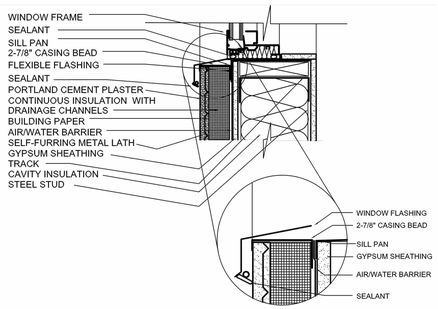
405 ROBINSON AVE, EAST PATCHOGUE, NY

3D Views

Project Number	ARC 486 AD-V
Date	SUMMER 2022
Drawn By	Author
Checked By	

A-601

Scale	Checker
AS NOTED	

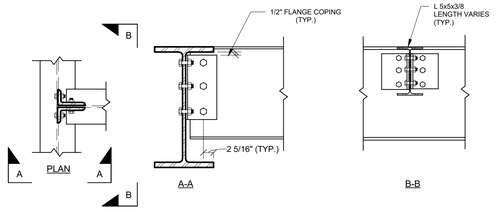


GENERAL NOTES:

1. Installation of continuous insulation shall meet the requirements of the Foam Sheathing Committee's Document **TER 1205-05 (latest version) Construction Details for the Use of Foam Plastic Insulating Sheathing FPIS) in Light-Frame Construction.**
2. Install continuous insulation with fasteners into cold-formed steel framing members.
3. Continuous insulation shall be 2" maximum and provide shallow drainage channels per design PWA-104 from the Western Wall and Ceilings Institute.
4. Wrap window rough opening with appropriate flexible flashing material.
5. Install sill pan with positive drainage to exterior.
6. Check with Underwriters Laboratories for specific air/water barrier systems.
7. Although not a code requirement, install building paper between the stucco and the continuous insulation.
8. Protect corner of interior gypsum panels with appropriate corner reinforcement.
9. Stud spacing for stucco is 16" o.c. Spacing may go to 24" o.c. if certain provisions of PWA-104 are met.
10. Install cement plaster, lath, and accessories including control joints in accordance with **ASTM C 926 Standard Specification for Application of Portland Cement-Based Plaster** and **ASTM C 1063 Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement-Based Plaster.**
11. Follow **SFIA Technical Guide for Cold-Formed Steel Framing Products** for specific depth, thickness, and spacing of structural studs.
12. Consult with specialty structural engineer for structural stud design.
13. Check local codes and mechanical engineer for vapor retarder type and location.
14. Maintain a minimum 3" flexible flashing return unto each adjacent surface.

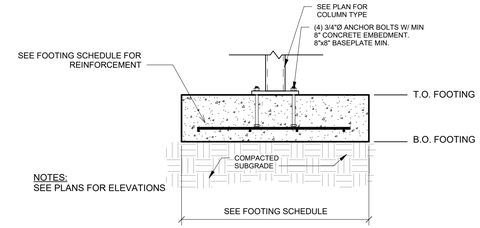
TYP. STUCCO WINDOW SILL DETAIL

SCALE: N.T.S.



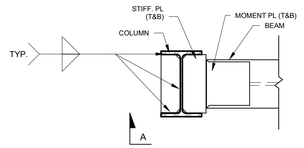
TYPICAL SIMPLE CONNECTIONS

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



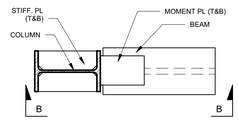
(2) TYPICAL COLUMN TO FOOTING DETAIL

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



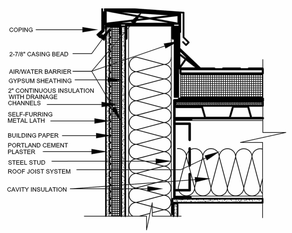
PLAN VIEW - TYPICAL MOMENT CONNECTION TO COLUMN WEB

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



PLAN VIEW - TYPICAL MOMENT CONNECTION TO COLUMN FLANGE

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

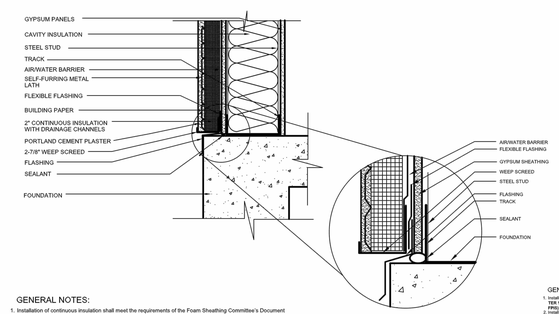


GENERAL NOTES:

1. Installation of continuous insulation shall meet the requirements of the Foam Sheathing Committee's Document **TER 1205-05 (latest version) Construction Details for the Use of Foam Plastic Insulating Sheathing FPIS) in Light-Frame Construction.**
2. Install continuous insulation with fasteners into cold-formed steel framing members. Size, type, and spacing of fasteners as required by foam insulation manufacturer.
3. Continuous insulation shall be 2" maximum and provide shallow drainage channels per design PWA-104 from the Western Wall and Ceilings Institute.
4. Provide air/water barrier compatible to selected finish. Air/water barrier to be continuous from face of exterior wall, over parapet, and to structural roof decking. Air Barrier/Water Barrier type and location shall be in accordance with the **NRCA Roofing and Waterproofing Manual.** Details shown are for self-adhered or fluid-applied non-foaming membranes.
5. Check with Underwriters Laboratories for specific air/water barrier systems.
6. Although not a code requirement, install building paper between the stucco and the continuous insulation.
7. Face of coping shall extend a minimum of 2-1/2" over stucco finish material.
8. Stud spacing for stucco is 16" o.c. Spacing may go to 24" o.c. if certain provisions of PWA-104 are met.
9. Install cement plaster, lath, accessories including control joints in accordance with **ASTM C 926 Standard Specification for Application of Portland Cement-Based Plaster** and **ASTM C 1063 Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement-Based Plaster.**
10. Follow **SFIA Technical Guide for Cold-Formed Steel Framing Products** for specific depth, thickness, and spacing of structural studs and roof joists.
11. Consult with specialty structural engineer for structural stud and roof design.
12. Check local codes and mechanical engineer for vapor retarder type and location.

TYP. STUCCO PARAPET DETAIL

SCALE: N.T.S.

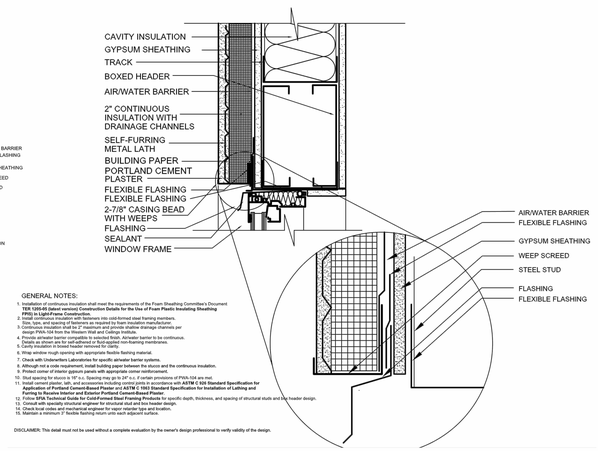


GENERAL NOTES:

1. Installation of continuous insulation shall meet the requirements of the Foam Sheathing Committee's Document **TER 1205-05 (latest version) Construction Details for the Use of Foam Plastic Insulating Sheathing FPIS) in Light-Frame Construction.**
2. Install continuous insulation with fasteners into cold-formed steel framing members. Size, type, and spacing of fasteners as required by foam insulation manufacturer.
3. Continuous insulation shall be 2" maximum and provide shallow drainage channels per design PWA-104 from the Western Wall and Ceilings Institute.
4. Check with Underwriters Laboratories for specific air/water barrier systems. Details as shown are for self-adhered or fluid-applied non-foaming membranes.
5. Although not a code requirement, install building paper between the stucco and the continuous insulation.
6. Stud spacing for stucco is 16" o.c. Spacing may go to 24" o.c. if certain provisions of PWA-104 are met.
7. Install cement plaster, lath, and accessories including control joints in accordance with **ASTM C 926 Standard Specification for Application of Portland Cement-Based Plaster** and **ASTM C 1063 Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement-Based Plaster.**
8. Follow **SFIA Technical Guide for Cold-Formed Steel Framing Products** for specific depth, thickness, and spacing of structural studs.
9. Consult with specialty structural engineer for structural stud design.
10. Check local codes and mechanical engineer for vapor retarder type and location.
11. Insulate foundation and concrete floor per IECC requirements.

TYP. STUCCO FOUNDATION DETAIL

SCALE: N.T.S.



GENERAL NOTES:

1. Installation of continuous insulation shall meet the requirements of the Foam Sheathing Committee's Document **TER 1205-05 (latest version) Construction Details for the Use of Foam Plastic Insulating Sheathing FPIS) in Light-Frame Construction.**
2. Install continuous insulation with fasteners into cold-formed steel framing members. Size, type, and spacing of fasteners as required by foam insulation manufacturer.
3. Continuous insulation shall be 2" maximum and provide shallow drainage channels per design PWA-104 from the Western Wall and Ceilings Institute.
4. Provide air/water barrier compatible to selected finish. Air/water barrier to be continuous. Details as shown are for self-adhered or fluid-applied non-foaming membranes.
5. Check with Underwriters Laboratories for specific air/water barrier systems.
6. Wrap window rough opening with appropriate flexible flashing material.
7. Check with Underwriters Laboratories for specific air/water barrier systems.
8. Although not a code requirement, install building paper between the stucco and the continuous insulation.
9. Protect corner of interior gypsum panels with appropriate corner reinforcement.
10. Stud spacing for stucco is 16" o.c. Spacing may go to 24" o.c. if certain provisions of PWA-104 are met.
11. Install cement plaster, lath, and accessories including control joints in accordance with **ASTM C 926 Standard Specification for Application of Portland Cement-Based Plaster** and **ASTM C 1063 Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement-Based Plaster.**
12. Follow **SFIA Technical Guide for Cold-Formed Steel Framing Products** for specific depth, thickness, and spacing of structural studs and the header design.
13. Consult with specialty structural engineer for structural stud design.
14. Check local codes and mechanical engineer for vapor retarder type and location.
15. Maintain a minimum 3" flexible flashing return unto each adjacent surface.

DISCLAIMER: This detail must not be used without a complete evaluation by the owner's design professional to verify validity of the design.

TYP. STUCCO WINDOW TOP DETAIL

SCALE: N.T.S.

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