

NAILING AND STRAPPING

(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)

NOTE:
ALL STRAPPING TO BE 1 1/4"x20 GAUGE STEEL OR 'SIMPSON' EQUIVALENT - CS20 (COILED STRAP) ALL COIL STRAPPING TO HAVE MINIMUM 12" BEARING ON WALL STUDS (ALL STRAPPING SHALL BE INSTALLED AS PER MANUF. SPECIFICATIONS) ALL STRAPPING TO BE SPACED AT 16" O.C. ALL CONNECTORS IN CONTACT W/ P/T WOOD SHALL BE FINISHED IN ZMAX, POST HOT-DIP GALVANIZED OR STAINLESS STEEL.

AT RAFTER TO RIDGE BOARD CONNECTION
FOR RIDGE STRAP - (3) 8D COMMON NAILS AT EACH END OF STRAP
FOR ALT. COLLAR TIE - (3) 10D COMMON NAILS AT EACH END

AT RAFTER TO RIDGE BEAM CONNECTION
FOR ADJUSTABLE JOIST HANGER - (10) 10D COMMON NAILS AT FACE
"SIMPSON" LSSU28 (5) 10D COMMON NAILS AT RAFTER

NOTE: FOR CATHEDRAL CEILING AT SLOPING RAFTERS OR RAFTER TO HEADER CONNECTIONS PROVIDE "SIMPSON" LSSU28 ADJUSTABLE HANGER. IN ADDITION TO STRAPPING @ RIDGE.

AT RAFTER TO TOP PLATE TO STUD CONNECTION
H2A - (5) 8D COMMON NAILS AT EACH END OF STRAP BY "SIMPSON"

NOTE:
USE SIMPSON HJ, MSC5 OR GLT CLIPS @ TRUE VALLEY AND HIP RAFTER CONNECTIONS

AT STUD TO FLOOR ASSEMBLY TO STUD CONNECTION (As per table 3.3B) (ONLY APPLICABLE FOR TWO-STORY CONFIGURATIONS)

FOR STRAP - (4) 8D COMMON NAILS AT EACH END OF STRAP

FOR ALTERNATE STRAP CONFIG. - (14) 10D COMMON NAILS FOR EACH STRAP (TWO STRAPS TOTAL)

FOR SECOND FLR. ADDITIONS - SHEATHING TO OVERLAP FIRST & SECOND FLOOR & STUDS BY MIN. 12"

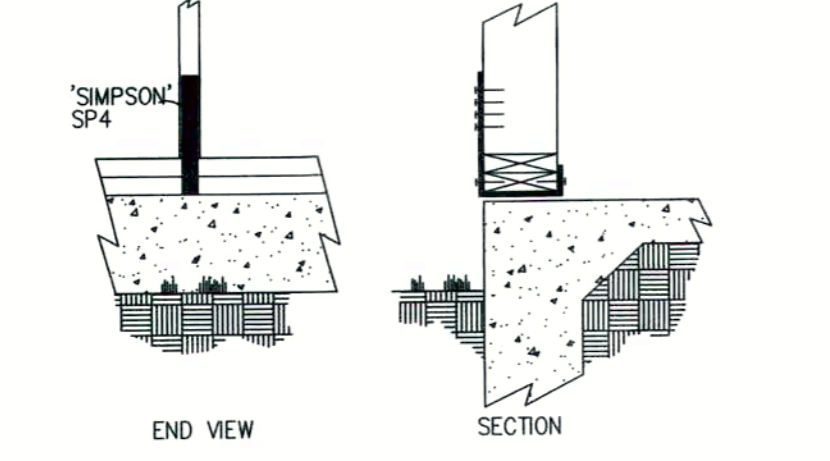
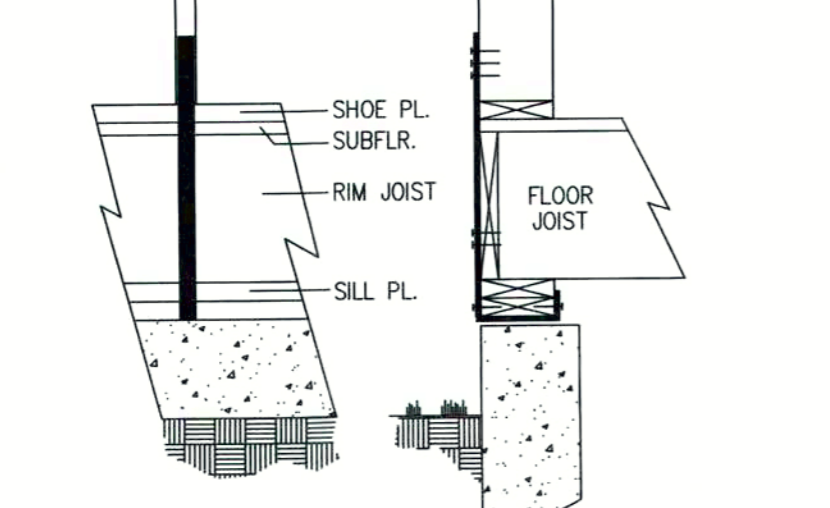
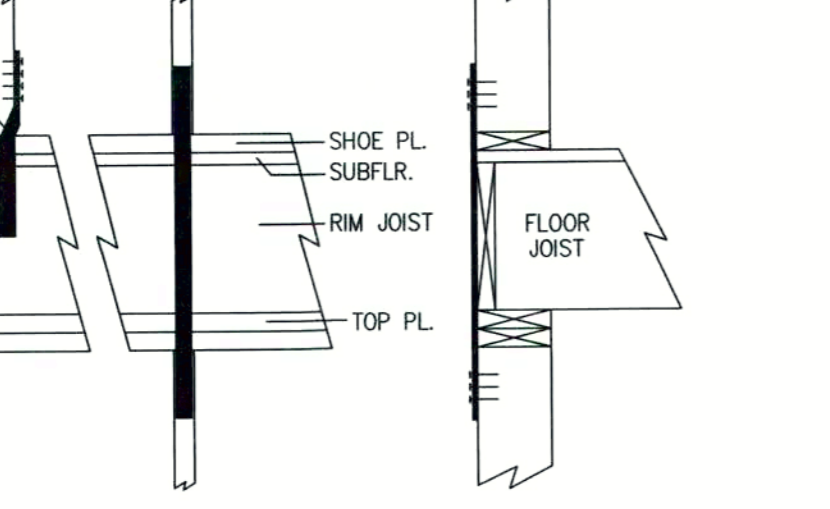
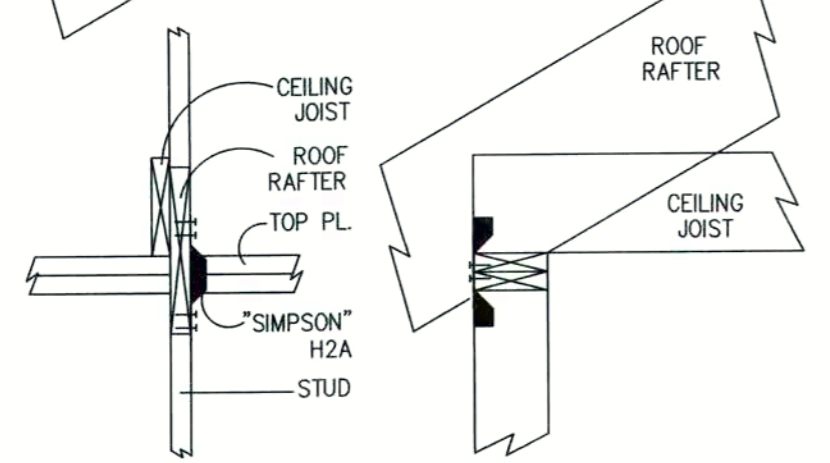
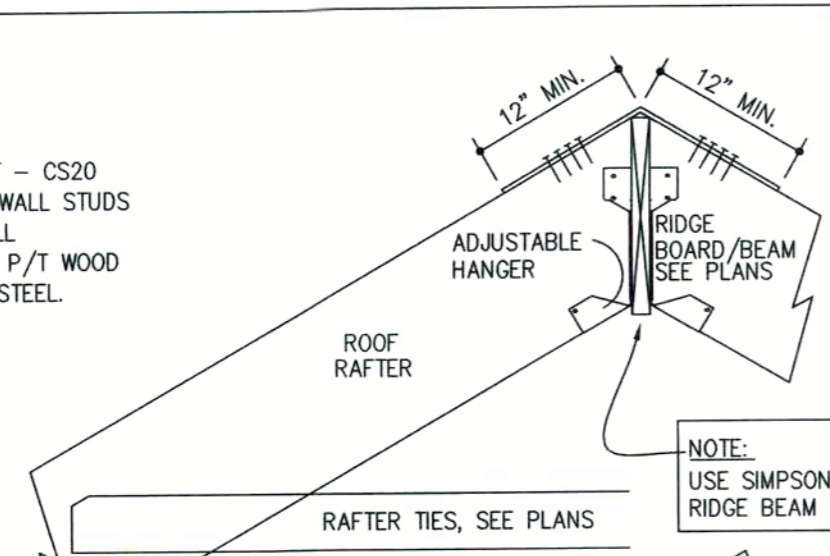
AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION (SLAB ON GRADE AND/OR GARAGE WALL APPLICATIONS)

FOR STRAP - (4) 8D COMMON NAILS AT EACH END OF STRAP WRAP STRAPPING UNDER SILL PLATE

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION (SLAB ON GRADE AND/OR GARAGE WALL APPLICATIONS)

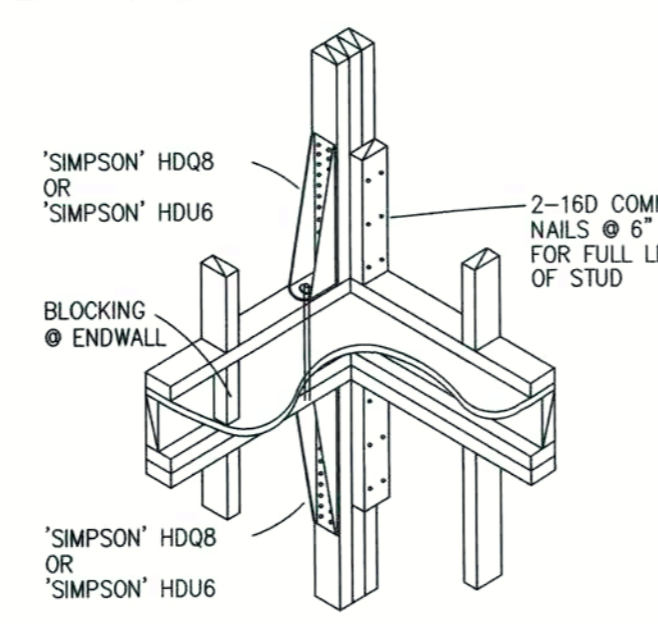
FOR STRAP - (4) 8D COMMON NAILS AT EACH END OF STRAP WRAP STRAPPING UNDER SILL PLATE

FOR SP4 STRAP - (6) 8D COMMON NAILS AT EACH SIDE OF STUD WRAP STRAPPING UNDER SILL PLATE

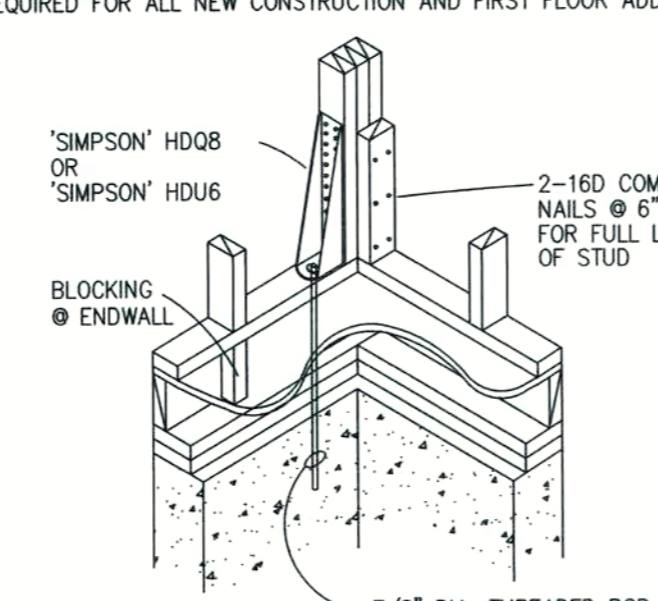


HOLD DOWN CONNECTIONS (REQUIRED AT EACH BUILDING CORNER) (REQUIRED AT EACH OVERHEAD GARAGE DOOR JAMB)

SECOND FLOOR ATTACHMENT (REQUIRED FOR ALL NEW CONSTRUCTION AND SECOND FLOOR ADDITIONS)



FIRST FLOOR ATTACHMENT (REQUIRED FOR ALL NEW CONSTRUCTION AND FIRST FLOOR ADDITIONS)



ALL STRAPPING, ANCHORS, HOLD DOWNS, & ADHESIVES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

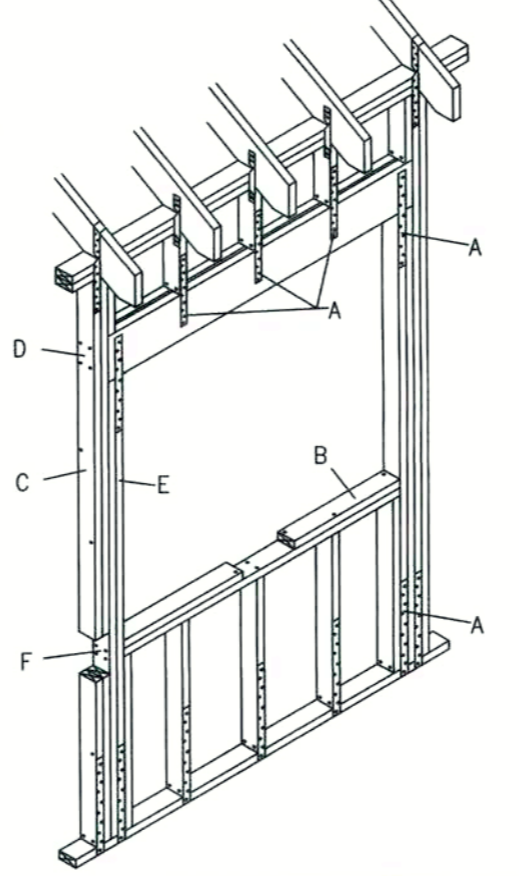
NAILING & STRAPPING AT EXTERIOR WINDOW / DOOR HEADERS (REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)

NAILING SCHEDULE 'B' (WOOD FRAME CONSTRUCTION MANUAL)

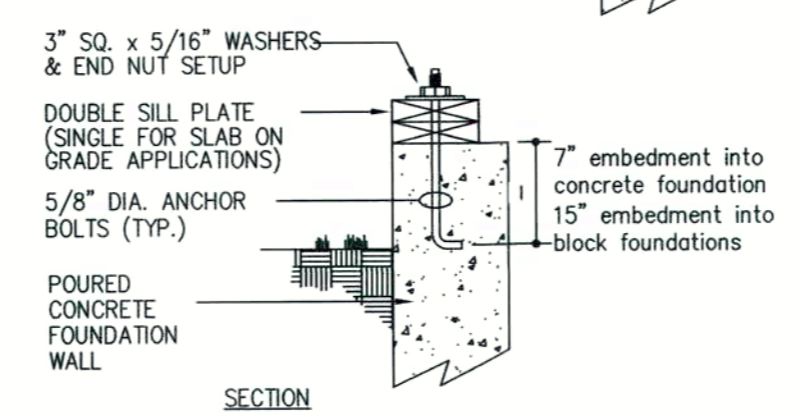
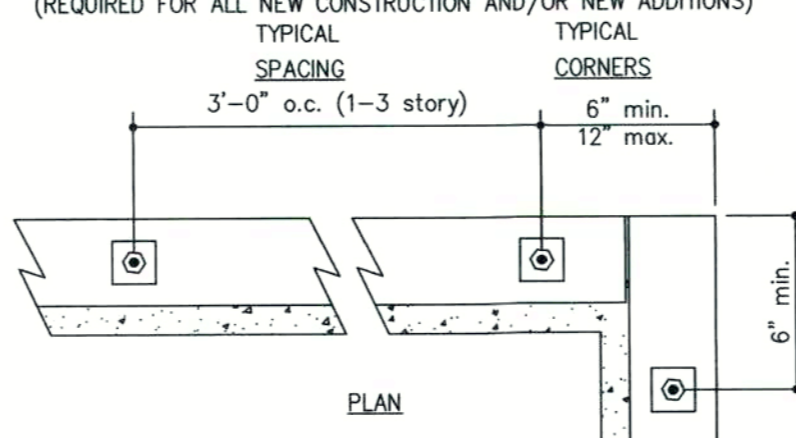
ROUGH OPENING REQUIREMENTS FOR WINDOW OPENINGS

Notation	A	B	C	D	E	F
2'-0"	2	(1) 2x4	1	1	1	1
4'-0"	4	(1) 2x4	2	2	2	2
6'-0"	6	(2) 2x4 or (1) 2x6	3	3	3	3
8'-0"	8	(2) 2x4 or (1) 2x6	3	3	3	3
10'-0"	10	(2) 2x6	4	4	4	4
12'-0"	12	(2) 2x6	5	5	5	5

- Notations:
- A. NUMBER OF 8D NAILS AT EACH END OF STRAPPINGS
 - B. NUMBER OF SILL STUDS ON THE FLAT (DOES NOT APPLY TO DOORS)
 - C. NUMBER OF FULL HEIGHT KING STUDS AT EACH SIDE OF HEADER
 - D. NUMBER OF 16D NAILS END-NAILED THROUGH ADJACENT KING STUD TO END OF HEADER AT EACH SIDE
 - E. NUMBER OF JACK STUDS AT EACH END OF HEADERS (ASSUME DOUBLE HEADERS)
 - F. NUMBER OF 16D NAILS END-NAILED THROUGH ADJACENT JACK STUDS TO END OF SILL(S) AT EACH SIDE (DOES NOT APPLY TO DOORS)

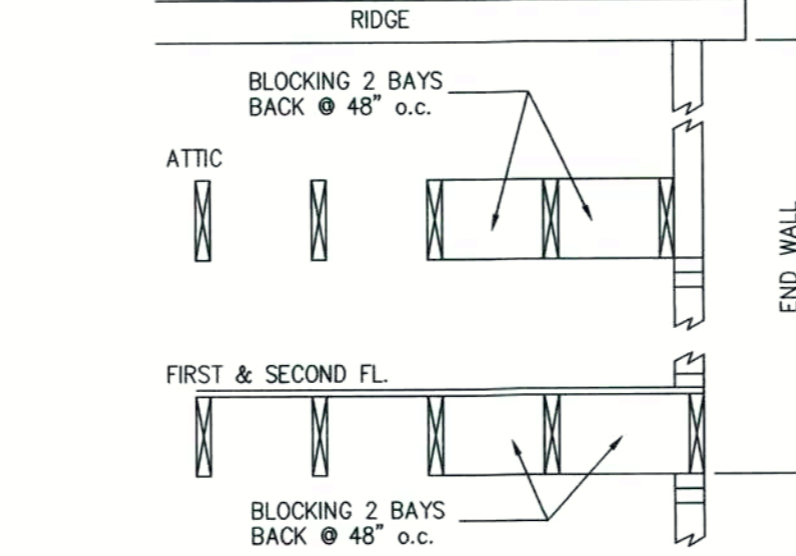


ANCHOR BOLT SPECIFICATION (REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)



- NOTES:
- USE 5/8" DIA. ANCHOR BOLTS W/ MINIMUM 7" EMBEDMENT INTO CONCRETE W/ 3" SQUARE x 5/16" WASHERS AND END NUT SETUP.
 - ANCHOR NOTED HEREIN ARE NOT TO BE USED FOR OR REPLACED BY HOLD DOWNS FOR SHEARWALLS.
 - ONE ANCHOR BOLT IS TO BE LOCATED BETWEEN 6" MINIMUM TO 12" MAXIMUM FROM ENDS AND CORNERS.

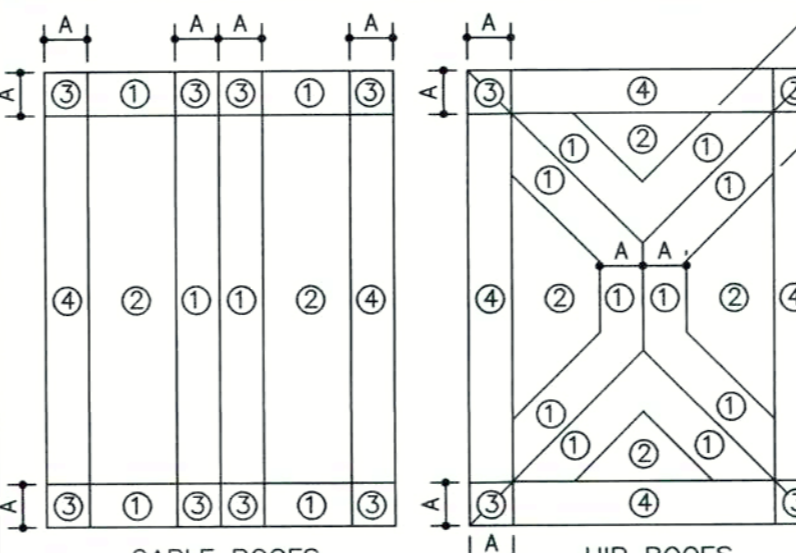
BLOCKING AT ENDWALL (REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)



EXCEPTION: WHEN AN ATTIC FLOOR OR CEILING DIAPHRAGM IS USED TO BRACE THE GABLE ENDWALL OR WHEN A HIP ROOF SYSTEM IS USED BLOCKING IS NOT REQUIRED.

NAIL SPACING FOR SHEATHING @ PRESSURE ZONES

FIELD	ZONE 1	ZONE 2	ZONE 3	ZONE 4
	8" O.C.	12" O.C.	3" O.C.	4" O.C.
PANEL EDGES	4" O.C.	6" O.C.	3" O.C.	3" O.C.



NOTE: A=4 FEET IN ALL CASES. NAILING REQUIREMENTS ARE FOR 120-MPH 3- SEC PEAK GUST. SPACING IS BASED ON 1/2" SHEATHING & 8D COMMON NAILS.

TABLE R301.2.1.2 WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENER SPACING		
	PANEL SPAN ≤ 4 FOOT	4 FOOT < PANEL SPAN ≤ 6 FOOT	6 FOOT < PANEL SPAN ≤ 8 FOOT
2-1/2" #6 WOOD SCREWS	16"	12"	9"
2-1/2" #8 WOOD SCREWS	16"	16"	12"

FOR SD: 1 INCH = 25.4 MM, 1 FOOT = 304.8 MM, 1 POUND = 0.454 kg, 1 MILE PER HOUR = 1.609 km/hr.

A. THIS TABLE IS BASED ON 110 MPH WIND SPEEDS AND A 33-FOOT MEAN ROOF HEIGHT.

B. FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF THE WOOD STRUCTURAL PANEL.

C. NAILS SHALL BE 10d COMMON OR 12d BIX NAILS.

D. WHERE SCREWS ARE ATTACHED TO MASONRY/STUCCO, THEY SHALL BE ATTACHED UTILIZING VIBRATION-RESISTANT ANCHORS HAVING A MINIMUM ULTIMATE WITHDRAWAL CAPACITY OF 470 POUNDS.

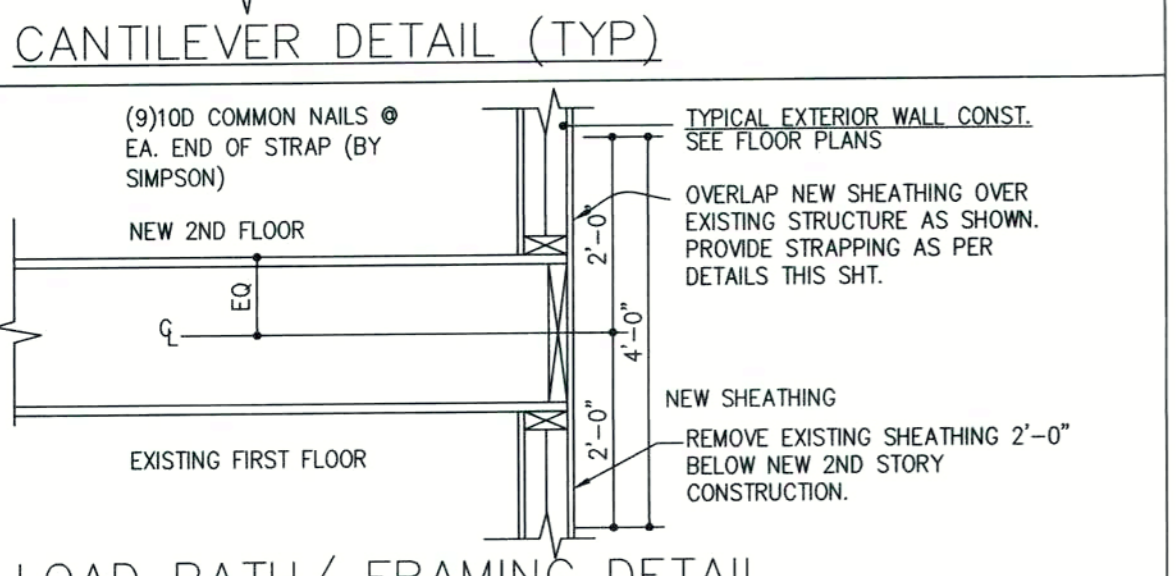
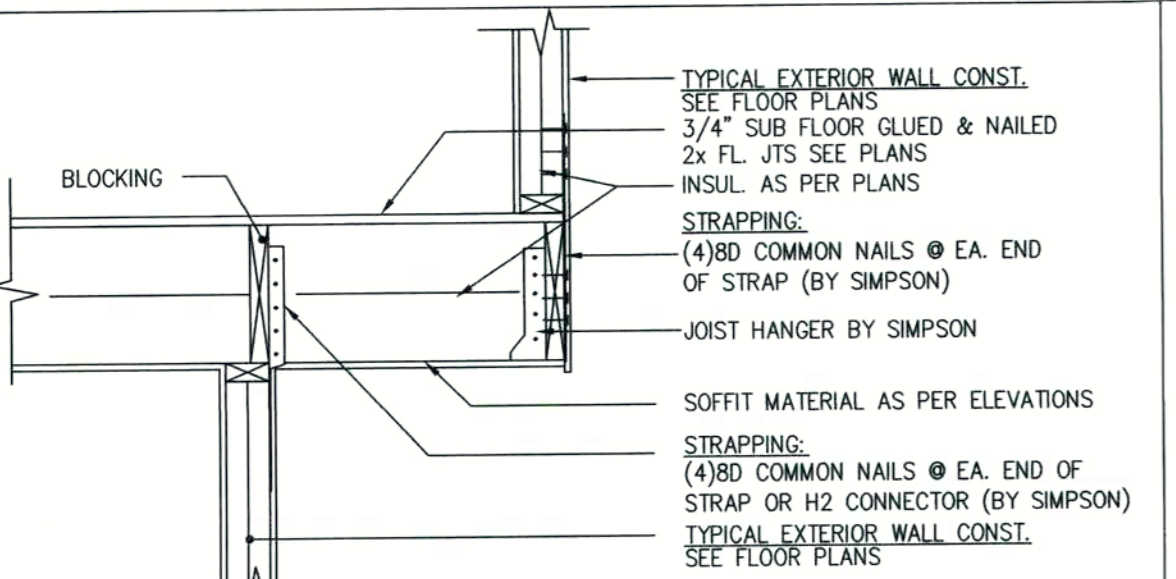
E. WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 3/4" (19mm) AND A MAXIMUM SPAN OF 8 FEET (2438 mm) SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE R302.2.1.2 OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING CODE OF NEW YORK STATE. PANELS ARE TO BE STORED ON SITE AND NUMBERED WITH THEIR CORRESPONDING WINDOWS.

WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (2001 EDITION)

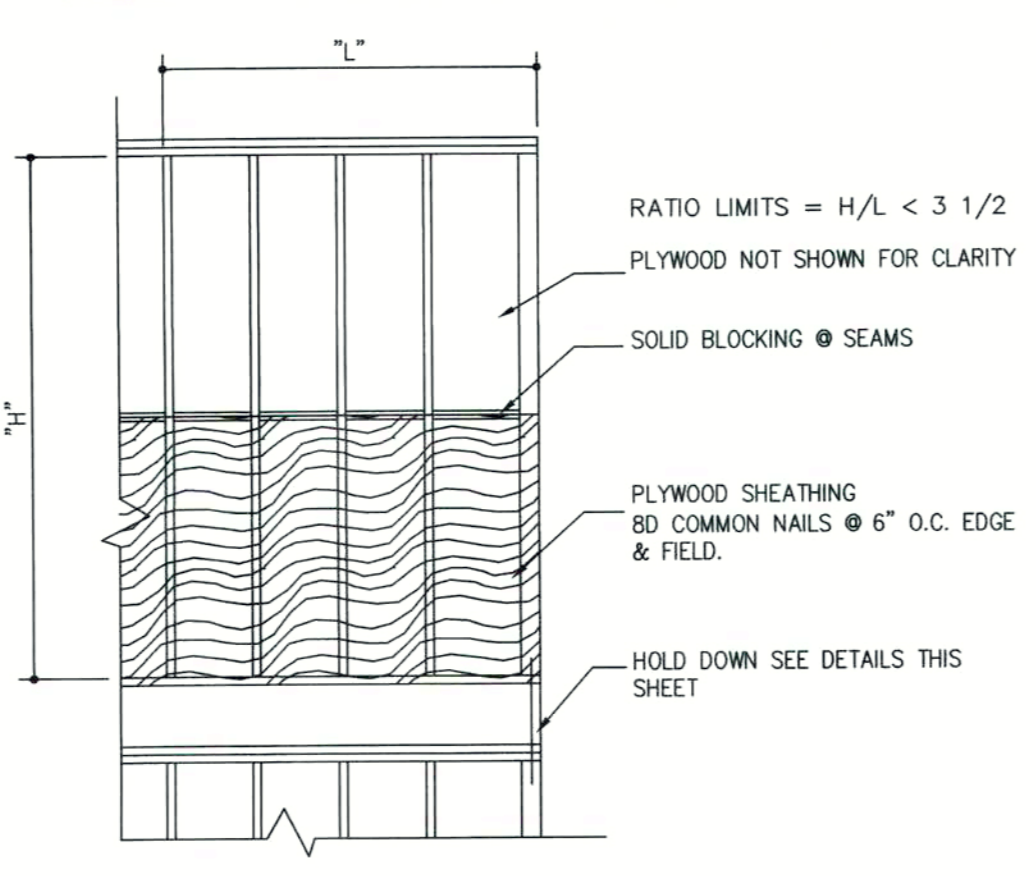
TABLE 3.1 NAILING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
RAFTER TO TOP PLATE (TOE-NAILED)	3-8d	3-10d	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	3-8d	3-10d	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	6-16d	6-40d	EACH LAP
CEILING JOIST LAPS OVER PARTITION (FACE-NAILED)	6-16d	6-40d	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED)	2-10d	2-12d	PER TIE
BLOCKING TO RAFTER (TOE-NAILED)	2-8d	2-16d	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2-16d	3-16d	EACH END
WALL FRAMING			
TOP PLATE TO TOP PLATE (FACE-NAILED)	2-16d ¹	2-16d ¹	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4-16d	5-16d	JOINTS - EACH SIDE
STUD TO STUD (FACE-NAILED)	2-16d	2-16d	24" O.C.
HEADER TO HEADER (FACE-NAILED)	16d	16d	16" o.c. ALONG EDGES
TOP PLATE OR BOTTOM PLATE TO STUD (END-NAILED)	2-16d	2-40d	PER 2"x4" STUD
	3-16d	3-40d	PER 2"x6" STUD
	4-16d	4-40d	PER 2"x8" STUD
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDOJOIST OR BLOCKING (FACE-NAILED)	2-16d ^{1,2}	2-16d ^{1,2}	PER FOOT
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4-8d	4-10d	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2-8d	2-10d	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2-8d	2-10d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16d	4-16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3-16d	4-16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8d	3-10d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3-16d	4-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2-16d ¹	3-16d ¹	PER FOOT
ROOF SHEATHING			
STRUCTURAL PANELS	8d	8d	6" EDGE / 12" FIELD
STRUCTURAL PANELS @ GABLE RAKE OVERHANGS	8d	8d	4" FIELD
DIAGONAL BOARD SHEATHING			
1"x6" or 1"x8"	2-8d	2-10d	PER SUPPORT
1"x10" or WIDER	3-8d	3-10d	PER SUPPORT
CEILING SHEATHING			
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	7" EDGE / 10" FIELD
WALL SHEATHING			
STRUCTURAL PANELS	8d	10d	6" EDGE / 12" FIELD
FIBERBOARD PANELS			
1 1/2"	6d	6d	3" EDGE / 6" FIELD
3/4"	8d	8d	3" EDGE / 6" FIELD
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	7" EDGE / 10" FIELD
HARDBOARD	8d	8d	6" EDGE / 12" FIELD
PARTICLEBOARD PANELS	8d	8d	6" EDGE / 12" FIELD
DIAGONAL BOARD SHEATHING			
1"x6" or 1"x8"	2-8d	2-10d	PER SUPPORT
1"x10" or WIDER	3-8d	3-10d	PER SUPPORT
FLOOR SHEATHING			
STRUCTURAL PANELS			
1" OR LESS	8d	10d	6" EDGE / 12" FIELD
GREATER THAN 1"	10d	16d	6" EDGE / 6" FIELD
DIAGONAL BOARD SHEATHING			
1"x6" or 1"x8"	2-8d	2-10d	PER SUPPORT
1"x10" or WIDER	3-8d	3-10d	PER SUPPORT

- NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6 INCHES ON-CENTER AT THE PANEL EDGE. IF WALL SHEATHING IS NAILED 3 INCHES ON-CENTER AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS, SUCH AS SHEAR PLATES, SHALL BE USED TO MAINTAIN THE LOAD PATH.
- WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO 1-16d NAIL PER FOOT.
- CORROSION RESISTANT 11 GAUGE ROOFING NAILS AND 16 GAUGE STAPLES ARE PERMITTED. CHECK THE IBC FOR ADDITIONAL REQUIREMENTS.



SHEARWALL SEG. DETAIL (TYP)

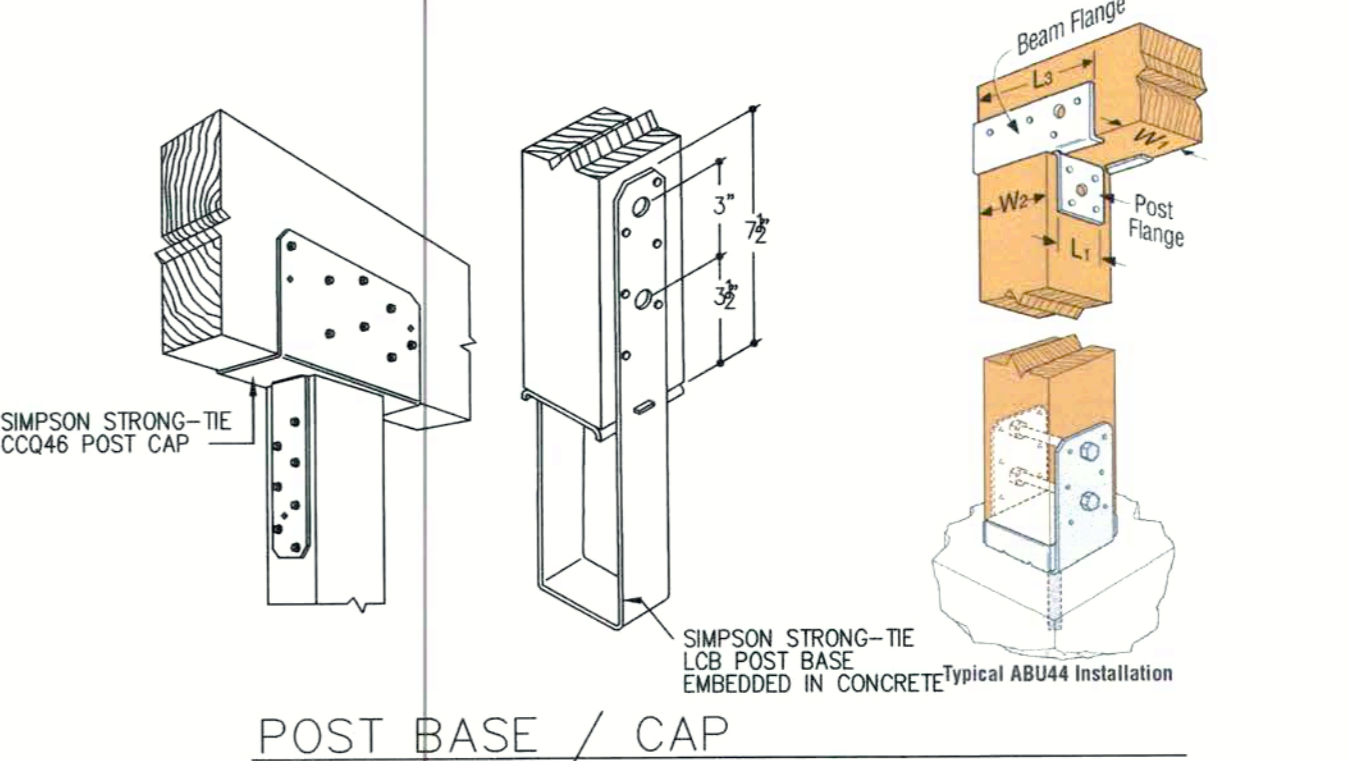


NOTE:
1. SHEATHING AS PART OF SHEARWALL SEGMENT WHERE NOTED ON FLOOR PLAN, SHALL BE CONTINUOUS FROM SILL TO TOP PLATE OR ADEQUATELY BLOCKED AT JOINTS.
2. HOLD DOWNS REQUIRED AT ALL CORNERS OF STRUCTURE SEE DETAILS THIS SHEET.
3. REFER TO NAILING AND STRAPPING DETAILS THIS SHEET FOR A CONTINUOUS LOAD PATH.

SPLICING OF TOP PLATE (Required for all New Construction and/or New Additions)

Building Dimension (ft.)	Minimum 1,2 Splice Length (ft.)	Building Dimension (ft.)	Minimum 1,2 Splice Length (ft.)
12'-0"	3'-0"	12'-0"	2'-0"
16'-0"	4'-0"	16'-0"	3'-0"
20'-0"	5'-0"	20'-0"	4'-0"
24'-0"	6'-0"	24'-0"	4'-0"
28'-0"	7'-0"	28'-0"	5'-0"
32'-0"	8'-0"	32'-0"	6'-0"
36'-0"	9'-0"	36'-0"	7'-0"
40'-0"	11'-0"	40'-0"	8'-0"
50'-0"	13'-0"	50'-0"	10'-0"
60'-0"	16'-0"	60'-0"	12'-0"
70'-0"	19'-0"	70'-0"	14'-0"
80'-0"	22'-0"	80'-0"	16'-0"

1. Tabulated splice lengths assume top plate-to-top plate connections using 2-16d nails per foot. For shorter splice lengths, the nail spacing shall be reduced in order to provide an equivalent number of nails.
2. Tabulated splice lengths assume a mean roof height of 33 feet. For mean roof heights of 15 feet or less, the tabulated values shall be permitted to be multiplied by 0.80.



POST BASE / CAP N.T.S.

NOTE:
NO WORK TO COMMENCE UNTIL A BUILDING PERMIT IS ISSUED

VERIFICATION OF CONDITIONS

THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED CONDITIONS ON THE CONSTRUCTION DOCUMENTS WITH THOSE AT THE SITE. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT REPORTED TO THE ARCHITECT ONCE WORK HAS COMMENCED, EXCEPT FOR HIDDEN CONDITIONS WHERE APPLICABLE.

REVISIONS

NR.	DATE	REVISION



126 Glen Street
Glen Cove, NY 11542
www.archangels.com
516.609.ARCH

Proposed New Dwelling:
13 DELLWOOD LANE
 VILLAGE OF ARDSLEY

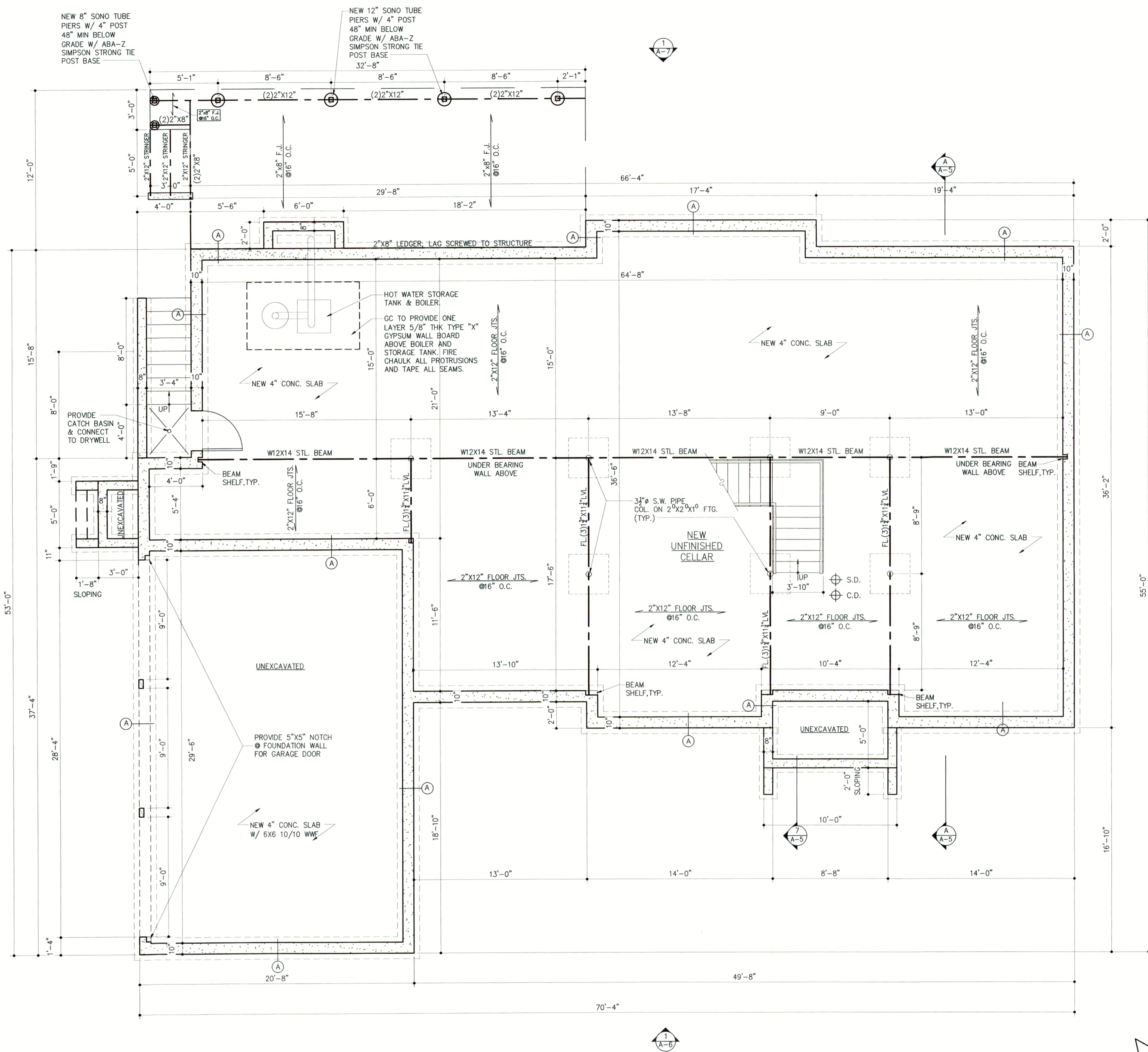
Drawing Title:
NAILING SCHEDULE AND NOTES

Drawing scale:
AS NOTED

Date:
MAY 27, 2021

Drawing No.

A-1A



FOUNDATION PLAN

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

CONSTRUCTION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- NEW 10" THICK POURED CONCRETE FOUNDATION WALL OVER NEW 10" THK X 20" WIDE CONCRETE FOOTING, 5/8" X 12" LONG ANCHOR BOLTS 12" FROM CORNERS AND PLACED AT 36" O.C.
- NEW 2 X 4 WD STUDS @ 16" O.C. WITH 1/2" GYPSUM WALL BOARD ON INSIDE AND 1/2" CDX PLYWOOD ON EXTERIOR. STUD CAVITY TO BE R-13 BATTS SOLID WOOD BLOCKING @ MIDPOINT OF STUDS TYP.
- NEW 2 X 4 WD STUDS @ 16" O.C. WITH 1/2" GYPSUM WALL BOARD ON BOTH SIDES. SOLID WOOD BLOCKING @ MIDPOINT OF STUDS TYP. 1/2" GREEN BOARD AT BATHS AND 1/2" CONCRETE BOARD @ SHOWERS AND TUBS IF PARTITION FALLS IN BATH
- NEW 2 X 6 WD STUDS @ 16" O.C. WITH 1/2" GYPSUM WALL BOARD ON BOTH SIDES. SOLID WOOD BLOCKING @ MIDPOINT OF STUDS TYP. 1/2" GREEN BOARD AT BATHS AND 1/2" CONCRETE BOARD @ SHOWERS AND TUBS IF PARTITION FALLS IN BATH
- EXISTING DOOR
- DOOR WIDTH & HEIGHT
- NEW DOOR, HARDWARE AND CASING
- ELEVATION NUMBER DRAWING NUMBER
- DETAIL NUMBER DRAWING NUMBER

SMOKE DETECTING ALARM DEVICE \oplus S.D.

ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R313.1.1 OF THE 2010 RESIDENTIAL CODE OF NYS AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. ALARM DETECTORS SHALL BE WIRED WITH CONSTANT POWER AND INTER CONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. ALARMS TO BE SUPPLIED WITH BATTERY BACKUP. SMOKE DETECTING ALARM DEVICES TO BE INSTALLED IN EACH BEDROOM AND OUTSIDE BEDROOM DOORS. ADDITIONALLY ALARM DETECTOR TO BE LOCATED IN BASEMENTS AND ON EACH FLOOR OF THE STRUCTURE. SMOKE DETECTOR ALARM TO BE EQUIPPED WITH A DISTINCTLY DIFFERENT ALARM SIGNAL THAN CARBON MONOXIDE ALARM.

CARBON MONOXIDE ALARM \oplus C.D.

CARBON MONOXIDE ALARMS SHALL BE INSTALLED, OPERATED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R313.4.1 OF THE 2010 RESIDENTIAL CODE OF NYS. ALARM DETECTORS SHALL BE WIRED WITH CONSTANT POWER AND INTER CONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. ALARMS TO BE SUPPLIED WITH BATTERY BACKUP. ALARM DEVICES TO BE INSTALLED ON EACH FLOOR OF THE STRUCTURE WHICH CONTAINS A CARBON MONOXIDE SOURCE AS WELL AS EACH FLOOR CONTAINING A BEDROOM AND WITHIN 15' OF A BEDROOM. CARBON MONOXIDE ALARM TO BE EQUIPPED WITH A DISTINCTLY DIFFERENT ALARM SIGNAL THAN SMOKE ALARM.

ARC-FAULT CIRCUIT INTERRUPTER PROTECTION

ARC-FAULT CIRCUIT INTERRUPTER PROTECTION TO BE SUPPLIED AS PER SECTION R3802.11 OF THE 2010 RESIDENTIAL CODE OF NEW YORK STATE

HEADER SCHEDULE

OPENING	HEADER
UP TO 4'-0"	(2) 2" X 8" WOOD
4'-0" TO 6'-0"	(2) 2" X 10" WOOD
6'-0" TO 10'-0"	(2) 2" X 12" WOOD

"ML" (MICROLAM) DESIGNATION EQUALS LAMINATED VENEER LUMBER
 ENGINEERED LUMBER TO BE MICROLAMINATED MEMBERS W/
 A PRODUCT GRADE OF 1-BE AND STRENGTH OF 2,500 PSI
 PROVIDE TWO JACK STUDS IF HEADER IS 3'-9" OR LARGER
 PROVIDE ONE JACK STUDS IF HEADER IS 3'-0" OR SMALLER
 SEE PLANS FOR ADDITIONAL FRAMING INSTRUCTIONS

NOTE:
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 A BUILDING PERMIT IS ISSUED

THESE PLANS COMPLY
 WITH THE N.Y.S. ENERGY
 CONSERVATION CODE

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NR.	DATE	REVISION



Proposed New Dwelling:
 13 DELLWOOD LANE
 VILLAGE OF ARDSLEY

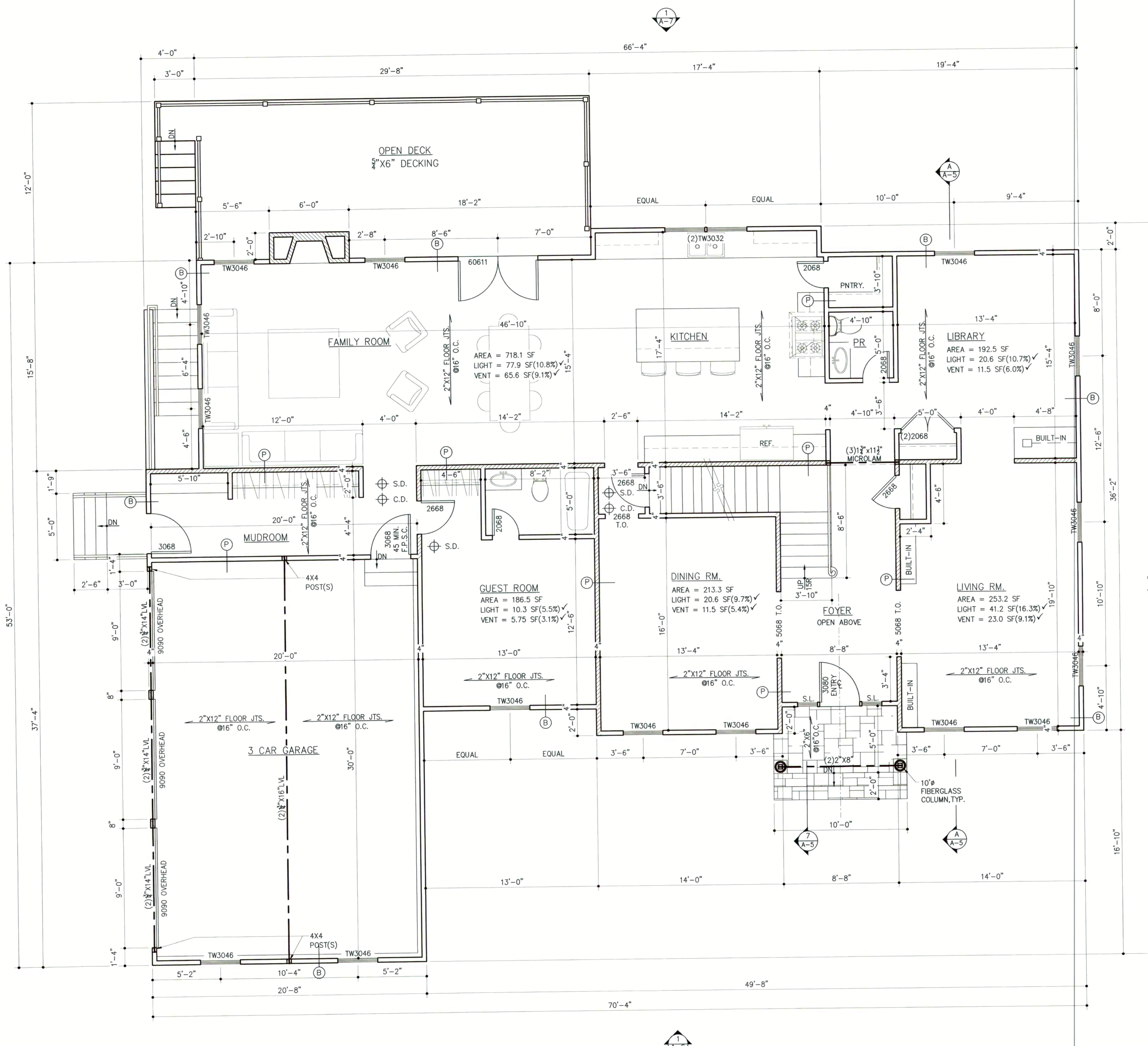
Drawing Title:
 FOUNDATION PLAN

Drawing scale:
 AS NOTED

Date:
 MAY 27, 2021

Drawing No.

A-2



FIRST FLOOR PLAN

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

CONSTRUCTION LEGEND

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- NEW 2 X 4 WD STUDS @ 16" O.C. WITH 1/2" GYPSUM WALL BOARD ON BOTH SIDES. SOLID WOOD BLOCKING @ MIDPOINT OF STUDS TYP. 1/2" GREEN BOARD AT BATHS AND 1/2" CONCRETE BOARD @ SHOWERS AND TUBS IF PARTITION FALLS IN BATH
- NEW 2 X 6 WD STUDS @ 16" O.C. WITH 1/2" GYPSUM WALL BOARD ON BOTH SIDES. SOLID WOOD BLOCKING @ MIDPOINT OF STUDS TYP. 1/2" GREEN BOARD AT BATHS AND 1/2" CONCRETE BOARD @ SHOWERS AND TUBS IF PARTITION FALLS IN BATH
- EXISTING DOOR
- DOOR WIDTH & HEIGHT
- NEW DOOR, HARDWARE AND CASING
- ELEVATION NUMBER DRAWING NUMBER
- DETAIL NUMBER DRAWING NUMBER
- SMOKE DETECTING ALARM DEVICE S.D.

ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R313.1 OF THE 2010 RESIDENTIAL CODE OF NYS AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. ALARM DETECTORS SHALL BE WIRED WITH CONSTANT POWER AND INTER CONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. ALARMS TO BE SUPPLIED WITH BATTERY BACKUP. SMOKE DETECTING ALARM DEVICES TO BE INSTALLED IN EACH BEDROOM AND OUTSIDE BEDROOM DOORS. ADDITIONALLY ALARM DETECTOR TO BE LOCATED IN BASEMENTS AND ON EACH FLOOR OF THE STRUCTURE. SMOKE DETECTOR ALARM TO BE EQUIPPED WITH A DISTINCTLY DIFFERENT ALARM SIGNAL THAN CARBON MONOXIDE ALARM.

CARBON MONOXIDE ALARM
C.D.
CARBON MONOXIDE ALARMS SHALL BE INSTALLED, OPERATED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R313.4.1 OF THE 2010 RESIDENTIAL CODE OF NYS. ALARM DETECTORS SHALL BE WIRED WITH CONSTANT POWER AND INTER CONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. ALARMS TO BE SUPPLIED WITH BATTERY BACKUP. ALARM DEVICES TO BE INSTALLED ON EACH FLOOR OF THE STRUCTURE WHICH CONTAINS A CARBON MONOXIDE SOURCE AS WELL AS EACH FLOOR CONTAINING A BEDROOM AND WITHIN 15' OF A BEDROOM. CARBON MONOXIDE ALARM TO BE EQUIPPED WITH A DISTINCTLY DIFFERENT ALARM SIGNAL THAN SMOKE ALARM.

ARC-FAULT CIRCUIT INTERRUPTER PROTECTION
ARC-FAULT CIRCUIT INTERRUPTER PROTECTION TO BE SUPPLIED AS PER SECTION R302.1.1 OF THE 2010 RESIDENTIAL CODE OF NEW YORK STATE.

HEADER SCHEDULE

OPENING	HEADER
UP TO 4'-0"	(2) 2" X 8" WOOD
4'-0" TO 6'-0"	(2) 2" X 10" WOOD
6'-0" TO 10'-0"	(2) 2" X 12" WOOD

"ML" (MICROLAM) DESIGNATION EQUALS LAMINATED VENEER LUMBER ENGINEERED LUMBER TO BE MICROLAMINATED MEMBERS W/ A PRODUCT GRADE OF 1.9E AND STRENGTH OF 2,650 PSI PROVIDE TWO JACK STUDS IF HEADER IS 3'-9" OR LARGER PROVIDE ONE JACK STUDS IF HEADER IS 3'-9" OR SMALLER SEE PLANS FOR ADDITIONAL FRAMING INSTRUCTIONS

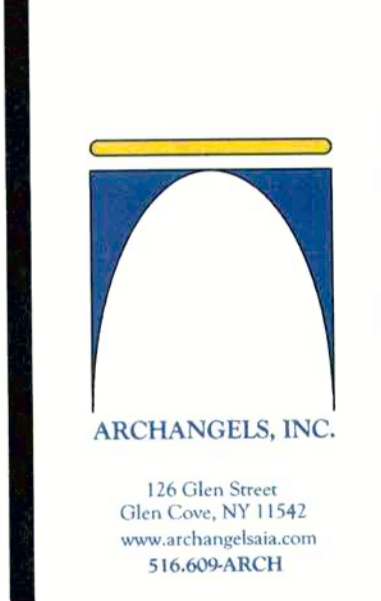
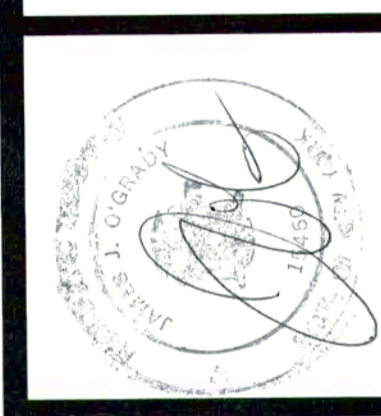
NOTE:
NO WORK TO COMMENCE UNTIL A BUILDING PERMIT IS ISSUED

THESE PLANS COMPLY WITH THE N.Y.S. ENERGY CONSERVATION CODE

VERIFICATION OF CONDITIONS
THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED CONDITIONS ON THE CONSTRUCTION DOCUMENTS WITH THOSE AT THE SITE. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT REPORTED TO THE ARCHITECT ONCE WORK HAS COMMENCED, EXCEPT FOR HIDDEN CONDITIONS WHERE APPLICABLE

REVISIONS

NR.	DATE	REVISION



Proposed New Dwelling:
13 DELLWOOD LANE
VILLAGE OF ARDSLEY

Drawing Title:
FIRST FLOOR PLAN

Drawing scale:
AS NOTED

Date:
MAY 27, 2021

Drawing No.

A-3

NR.	DATE	REVISION



Proposed New Dwelling:
13 DELLWOOD LANE
 VILLAGE OF ARDSLEY

Drawing Title:
SECOND FLOOR

Drawing scale:
AS NOTED

Date:
MAY 27, 2021

Drawing No.
A-4

CONSTRUCTION LEGEND

- EXISTING CONSTRUCTION TO REMAIN W/ NEW R-15 BATT INSULATION IN 2X4 CONST.
- EXISTING CONSTRUCTION TO BE REMOVED
- NEW 10" THICK POURED CONCRETE FOUNDATION WALL OVER NEW 10" THK X 20" WIDE CONCRETE FOOTING, 5/8" X 12" LONG ANCHOR BOLTS 12" FROM CORNERS AND PLACED AT 36" O.C.
- NEW 2 X 4 WD STUDS @ 16" O.C. WITH 1/2" GYPSUM WALL BOARD ON INSIDE AND 1/2" CDX PLYWOOD ON EXTERIOR. STUD CAVITY TO BE R-13 BATT'S SOLID WOOD BLOCKING @ MIDPOINT OF STUDS TYP. HARDIE CLAP BOARD SIDING ON EXTERIOR
- NEW 2 X 4 WD STUDS @ 16" O.C. WITH 1/2 GYPSUM WALL BOARD ON BOTH SIDES. SOLID WOOD BLOCKING @ MIDPOINT OF STUDS TYP. 1/2" GREEN BOARD AT BATHS AND 1/2" CONCRETE BOARD @ SHOWERS AND TUBS IF PARTITION FALLS IN BATH
- 36x84 DOOR WIDTH & HEIGHT
- NEW DOOR, HARDWARE AND CASING
- ELEVATION NUMBER DRAWING NUMBER
- DETAIL NUMBER DRAWING NUMBER
- SMOKE DETECTING ALARM DEVICE S.D.
- CARBON MONOXIDE ALARM C.D.
- ARC-FAULT CIRCUIT INTERRUPTER PROTECTION TO BE SUPPLIED AS PER SECTION R302.11 OF THE 2010 RESIDENTIAL CODE OF NEW YORK STATE

HEADER SCHEDULE

OPENING	HEADER
UP TO 4'-0"	(2) 2" X 8" WOOD
4'-0" TO 6'-0"	(2) 2" X 10" WOOD
6'-0" TO 10'-0"	(2) 2" X 12" WOOD

"ML" (MICROLAM) DESIGNATION EQUALS LAMINATED VENEER LUMBER ENGINEERED LUMBER TO BE MICROLAMINATED MEMBERS W/ A PRODUCT GRADE OF 1.8E AND STRENGTH OF 2,650 PSI. PROVIDE TWO JACK STUDS IF HEADER IS 3'-9" OR LARGER. PROVIDE ONE JACK STUDS IF HEADER IS 3'-9" OR SMALLER. SEE PLANS FOR ADDITIONAL FRAMING INSTRUCTIONS.

NOTE:
NO WORK TO COMMENCE UNTIL A BUILDING PERMIT IS ISSUED

THESE PLANS COMPLY WITH THE N.Y.S. ENERGY CONSERVATION CODE

VERIFICATION OF CONDITIONS
THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED CONDITIONS ON THE CONSTRUCTION DOCUMENTS WITH THOSE AT THE SITE. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT REPORTED TO THE ARCHITECT ONCE WORK HAS COMMENCED, EXCEPT FOR HIDDEN CONDITIONS WHERE APPLICABLE.

ANDERSEN WINDOW SCHEDULE

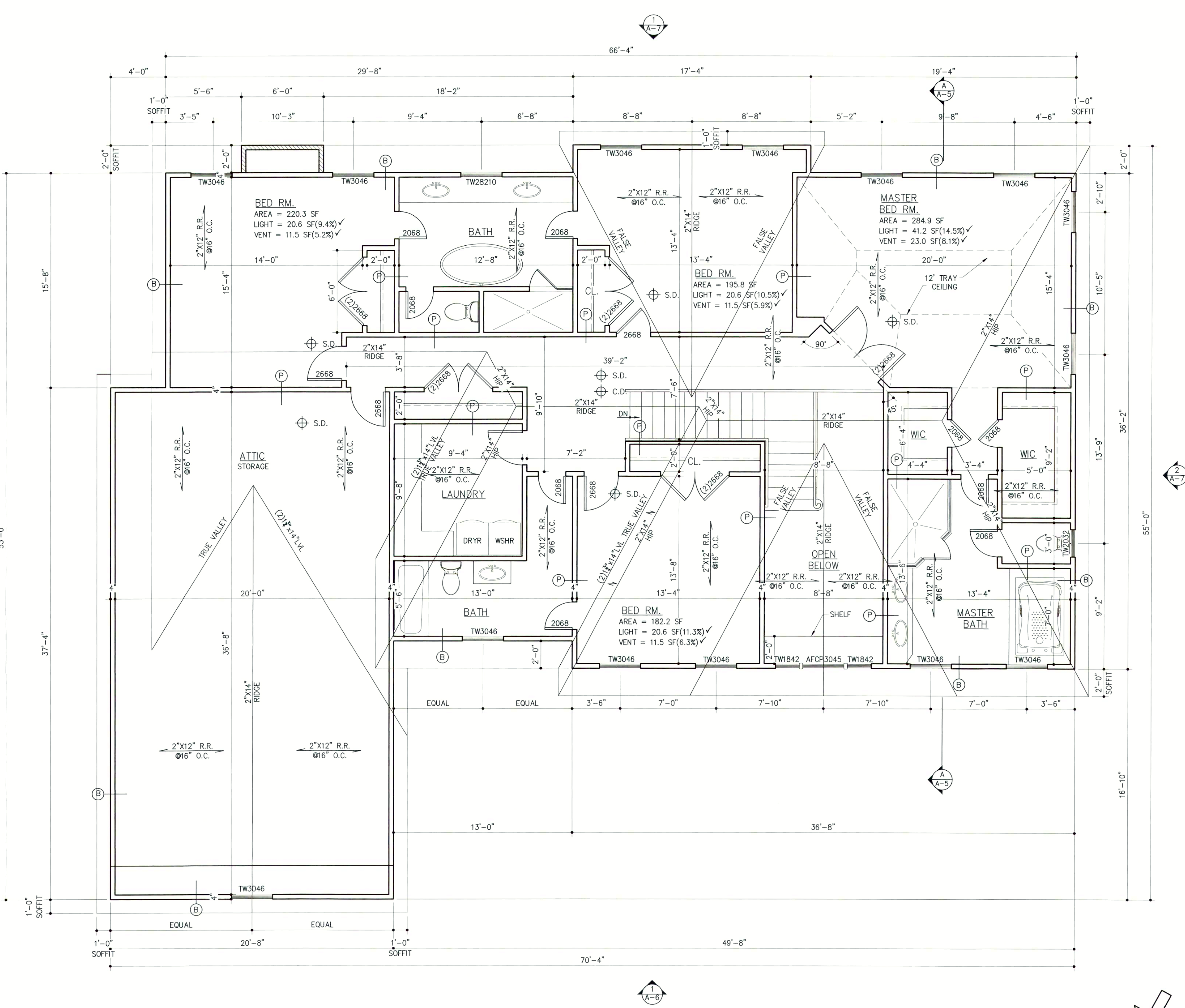
NAME	ROUGH OPEN.	LIGHT	VENT
EW3046	3'-2 1/2" X 4'-8 1/2"	10.3 S.F.	5.7 S.F.
TW3032	3'-2 1/2" X 3'-4"	6.8 S.F.	3.8 S.F.
TW28210	2'-10 1/2" X 3'-0"	5.23 S.F.	2.98 S.F.
TW2032	2'-2 1/2" X 3'-4"	4.21 S.F.	2.48 S.F.
TW1842	1'-10 1/2" X 4'-4 1/2"	4.5 S.F.	2.7 S.F.
AFCP3045	3'-0 1/2" X 4'-10 1/2"	12.0 S.F.	

WINDOW NOTES:
 ALL WINDOWS MEET PART R310 OF THE NEW YORK STATE BUILDING CODE FOR LIGHT AND VENTILATION
 (E) ALL EGRESS WINDOW HAVE A MIN CLEAR OPENING OF 5.7 SQ FEET. MIN OPENING HEIGHT OF 24 INCHES. AND MIN OPENING WIDTH OF 20 INCHES
 ALL WINDOWS AND DOORS TO BE ANDERSEN. G.C. TO VERIFY ALL ROUGH OPENING WITH DISTRIBUTOR
 ALL WINDOWS IN BATHTUBS, SHOWERS, STAIRWELLS, DOORS AND WITH IN 18" OF FINISHED FLOOR TO BE TEMPERED AS PER CODE
 G.C. TO PROVIDE SHOP DRAWINGS PRIOR TO ORDERING WINDOWS FOR ARCHITECTS APPROVAL
 ALL WINDOWS AND DOORS TO BE ORDERED IN SDL
 G.C. MAY SUBSTITUTE WINDOW MANUFACTURE WITH EQUIVALENT MANUFACTURE. THIS MUST BE APPROVED BY OWNER
 ALL REPLACEMENT WINDOWS TO BE VERIFIED IN FIELD PRIOR TO ORDERING BY G.C.

WINDOW SCHEDULE

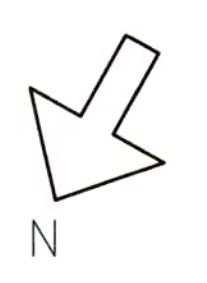
NOTE: GC TO VERIFY STUD WIDTHS & PROVIDE SHOP DWGS BASED ON SITE CONDITIONS

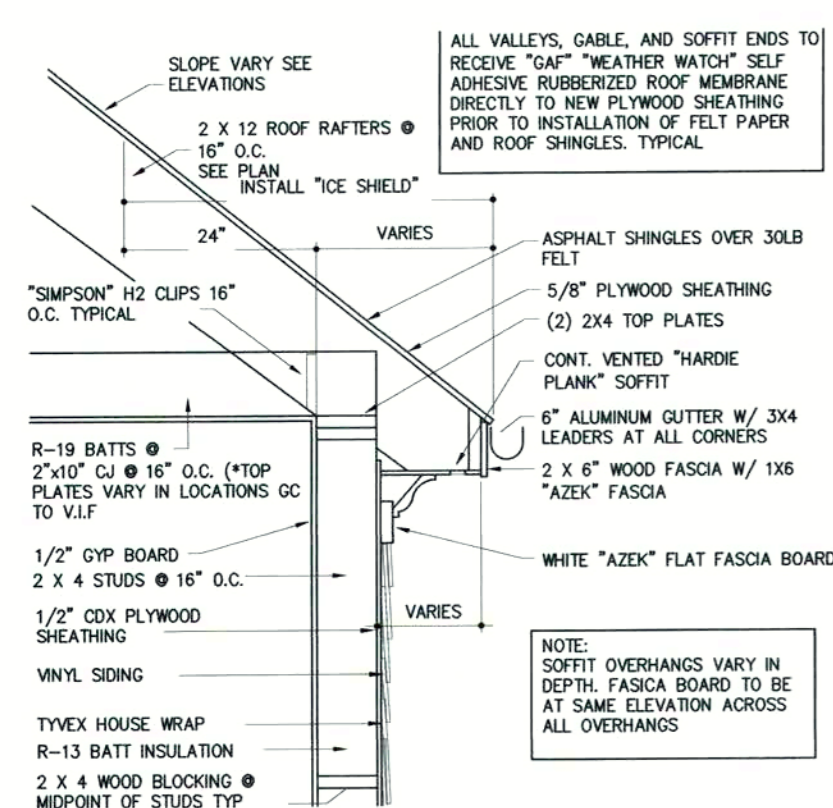
SCALE: 1/4" = 1'-0"



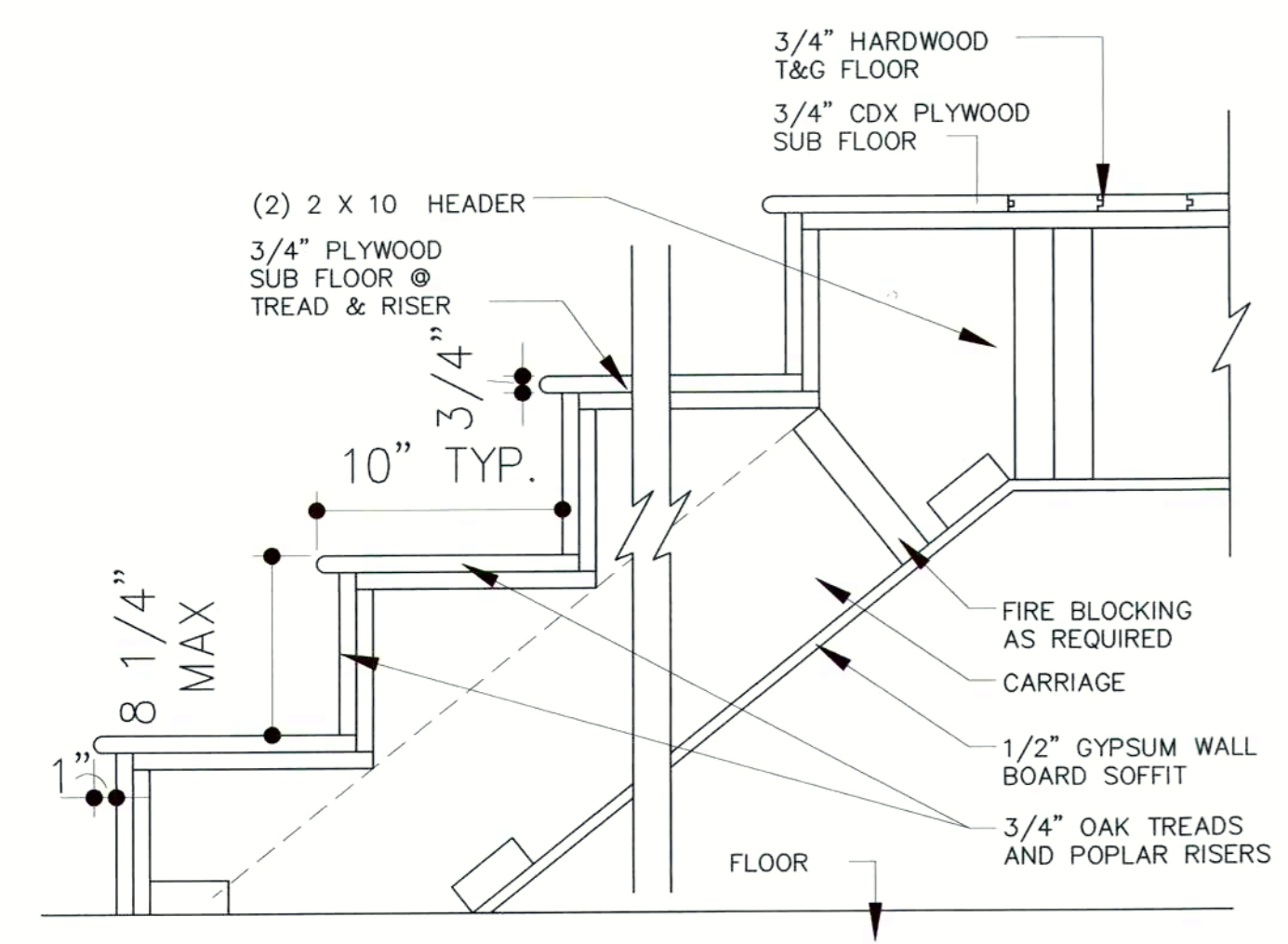
SECOND FLOOR PLAN

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

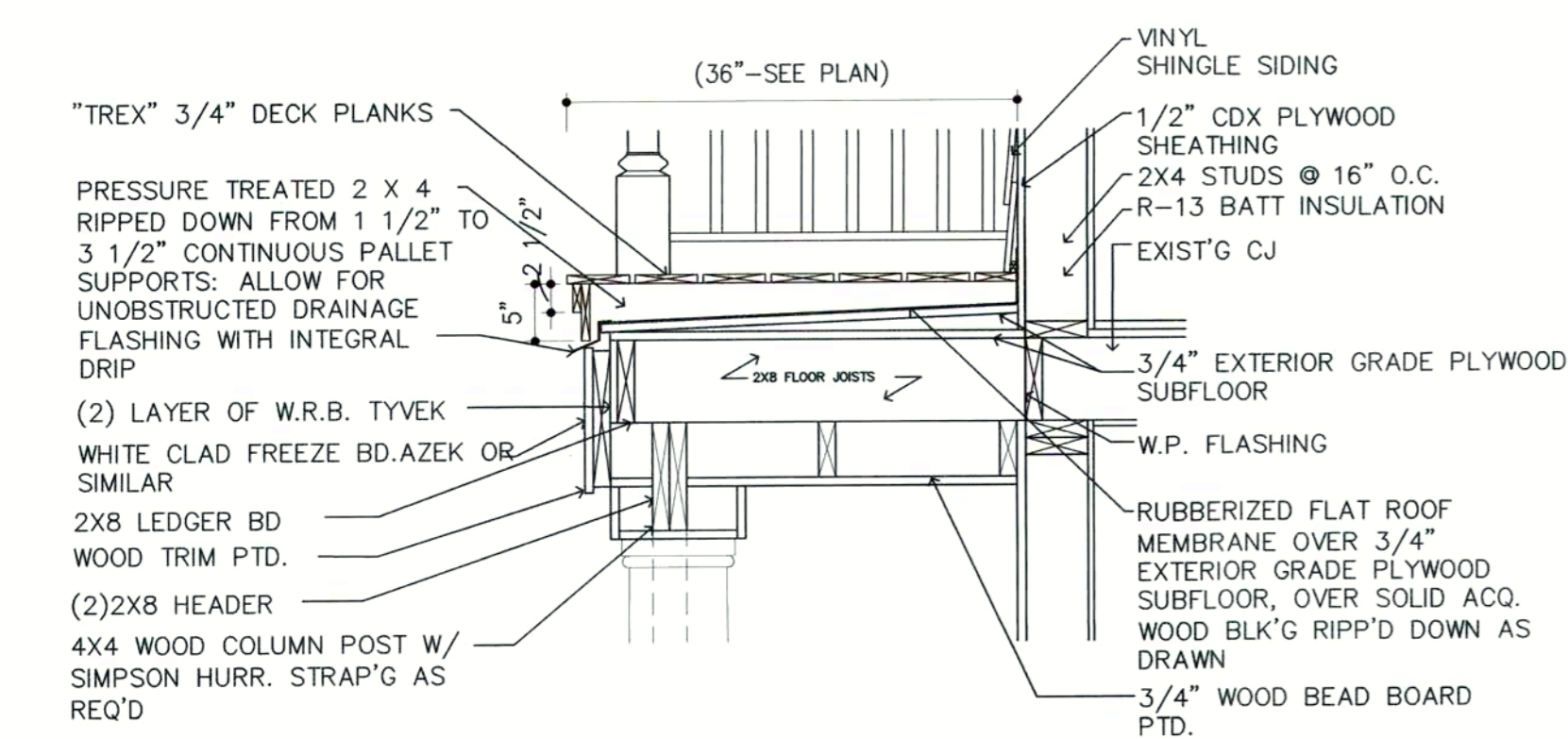




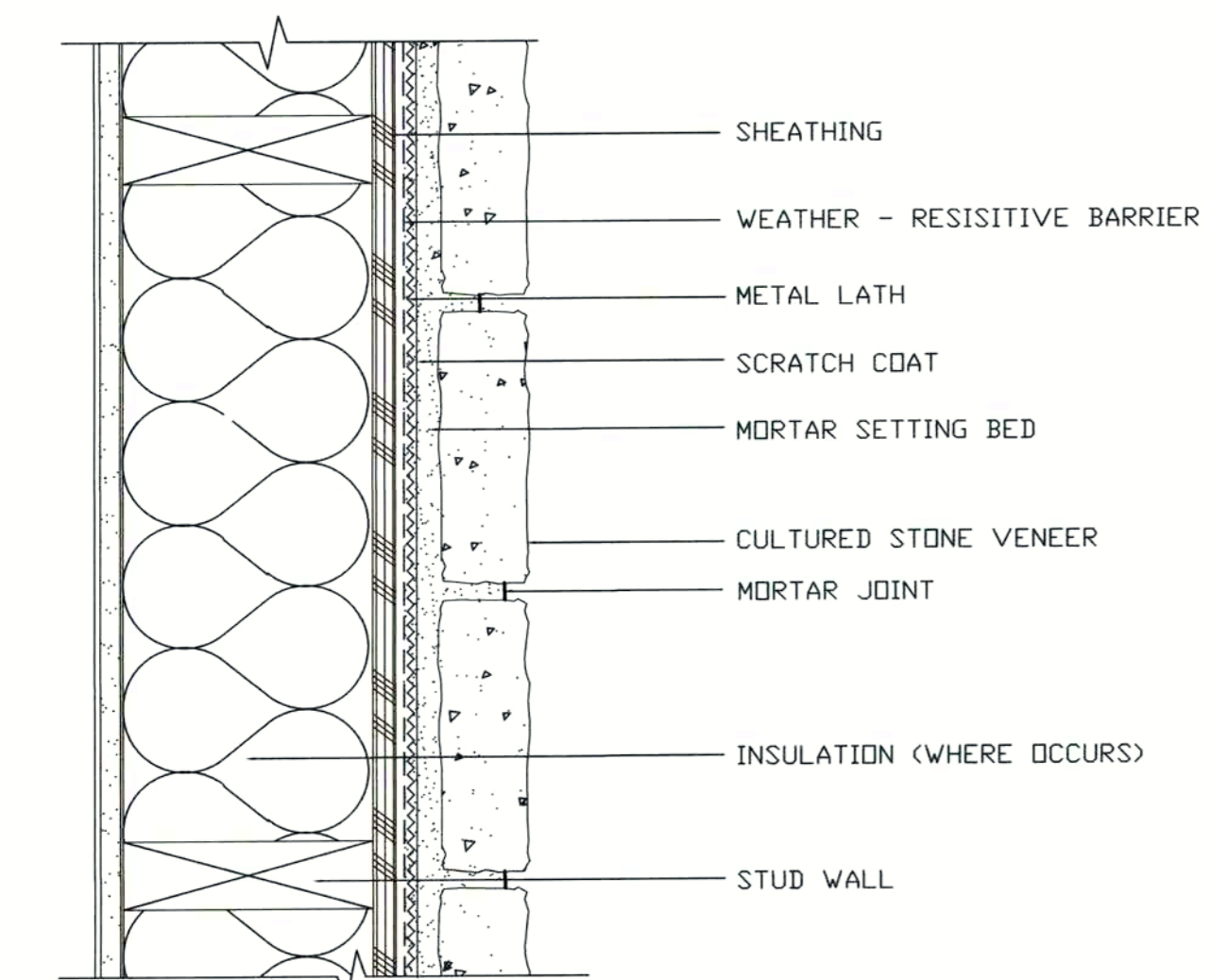
1 TYPICAL SOFFIT DETAIL @ FLAT CEILING
SCALE: 3/4" = 1'-0"



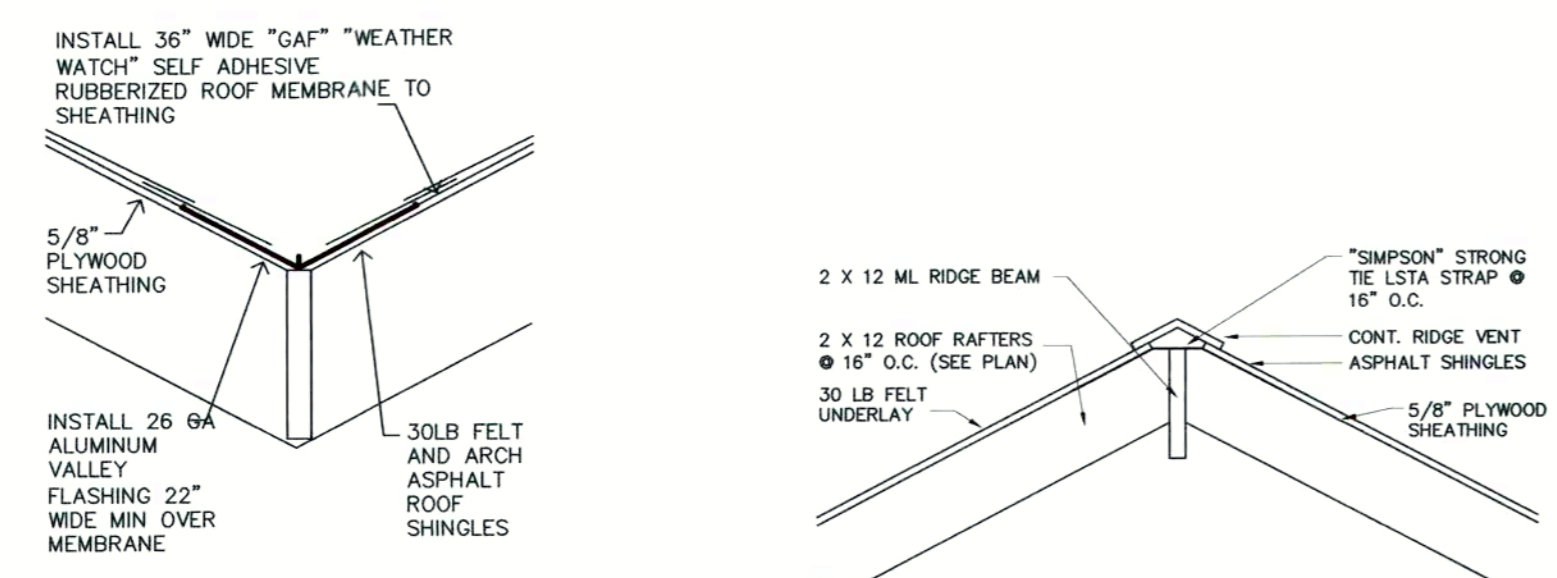
4 TYPICAL STAIR DETAIL
SCALE: 1 1/2" = 1'-0"



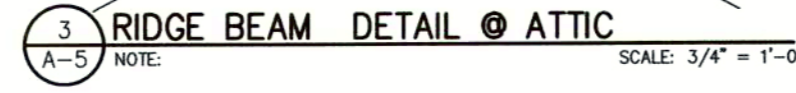
7 ENTRY BALCONY TYP. DETAIL
SCALE: 3/4" = 1'-0"



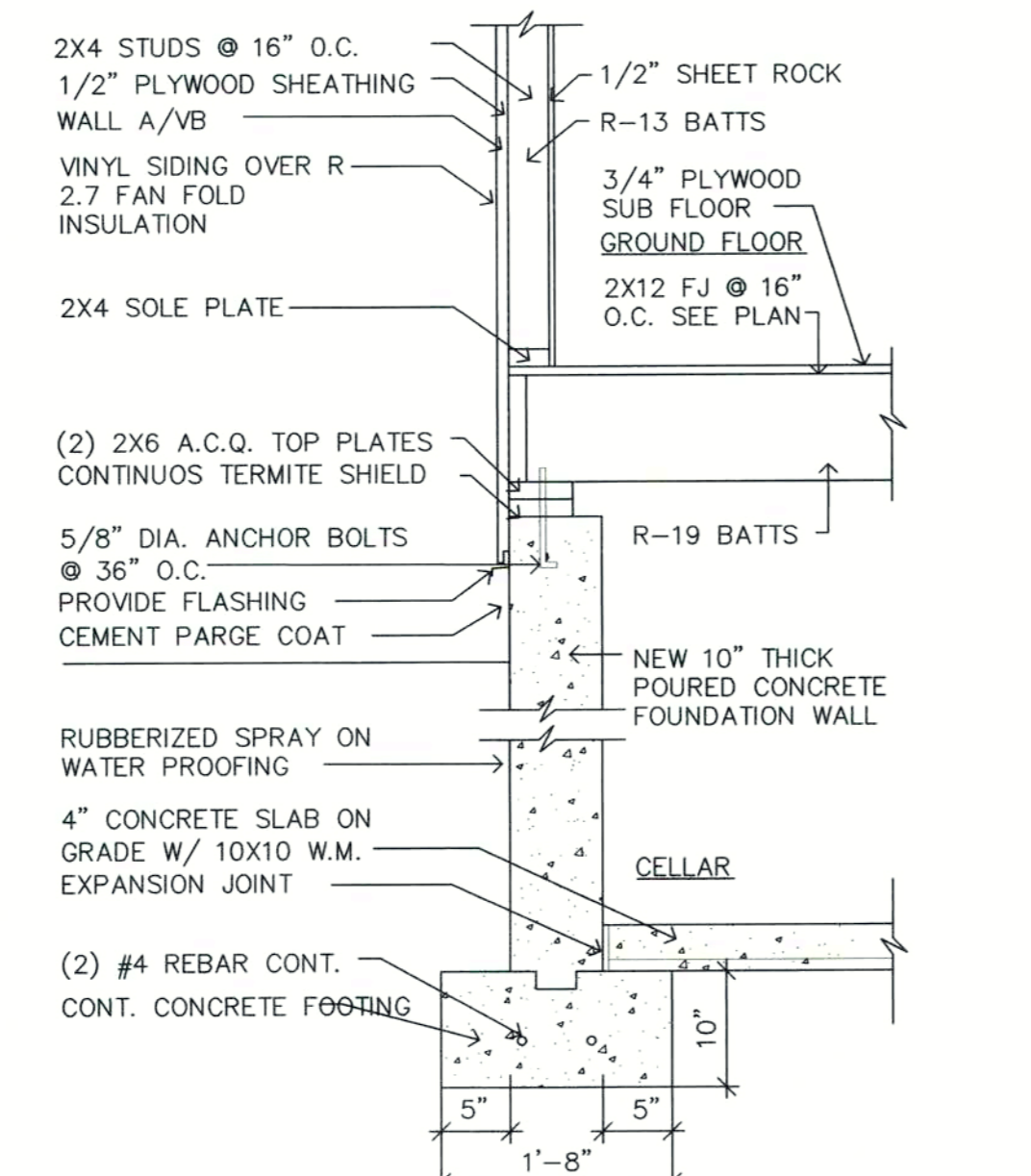
8 STONE VENEER DETAIL
SCALE: 3" = 1'-0"



2 VALLEY TYPICAL DETAIL
SCALE: 1" = 1'-0"



3 RIDGE BEAM DETAIL @ ATTIC
SCALE: 3/4" = 1'-0"

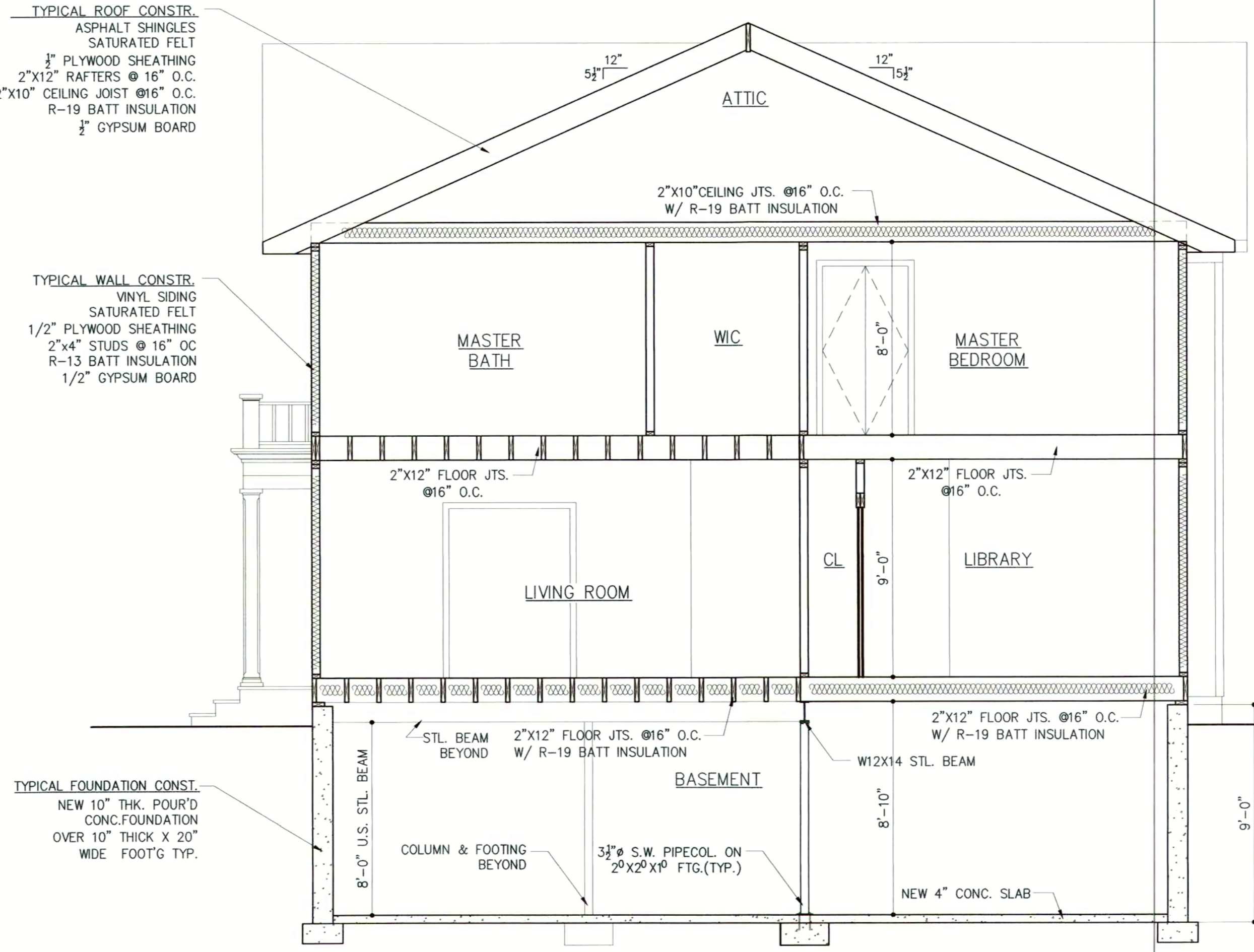


5 TYPICAL FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"

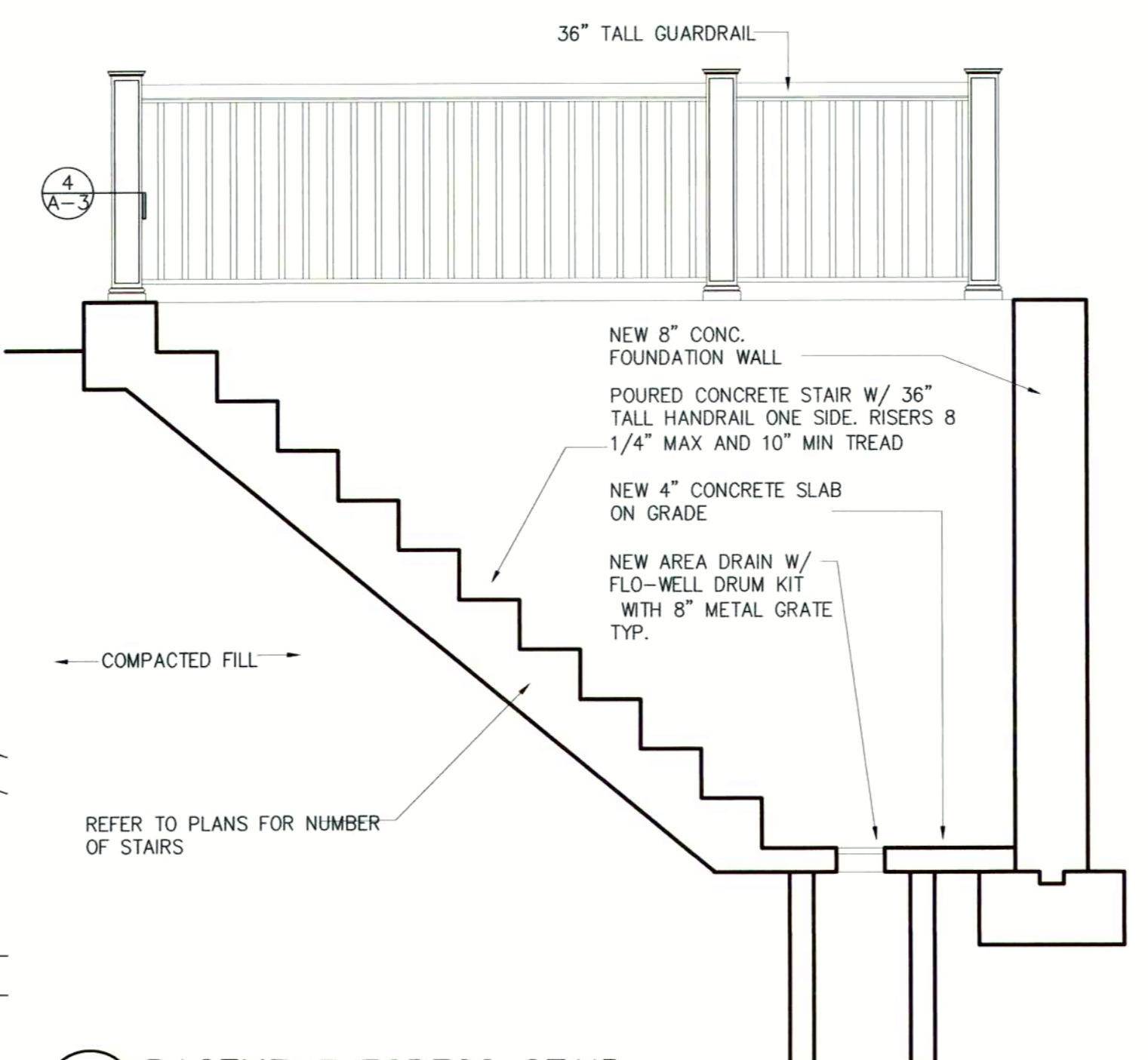
TYPICAL ROOF CONSTR.
ASPHALT SHINGLES
SATURATED FELT
1/2" PLYWOOD SHEATHING
2"x12" RAFTERS @ 16" O.C.
2"x10" CEILING JOIST @ 16" O.C.
R-19 BATT INSULATION
1/2" GYPSUM BOARD

TYPICAL WALL CONSTR.
VINYL SIDING
SATURATED FELT
1/2" PLYWOOD SHEATHING
2"x4" STUDS @ 16" O.C.
R-13 BATT INSULATION
1/2" GYPSUM BOARD

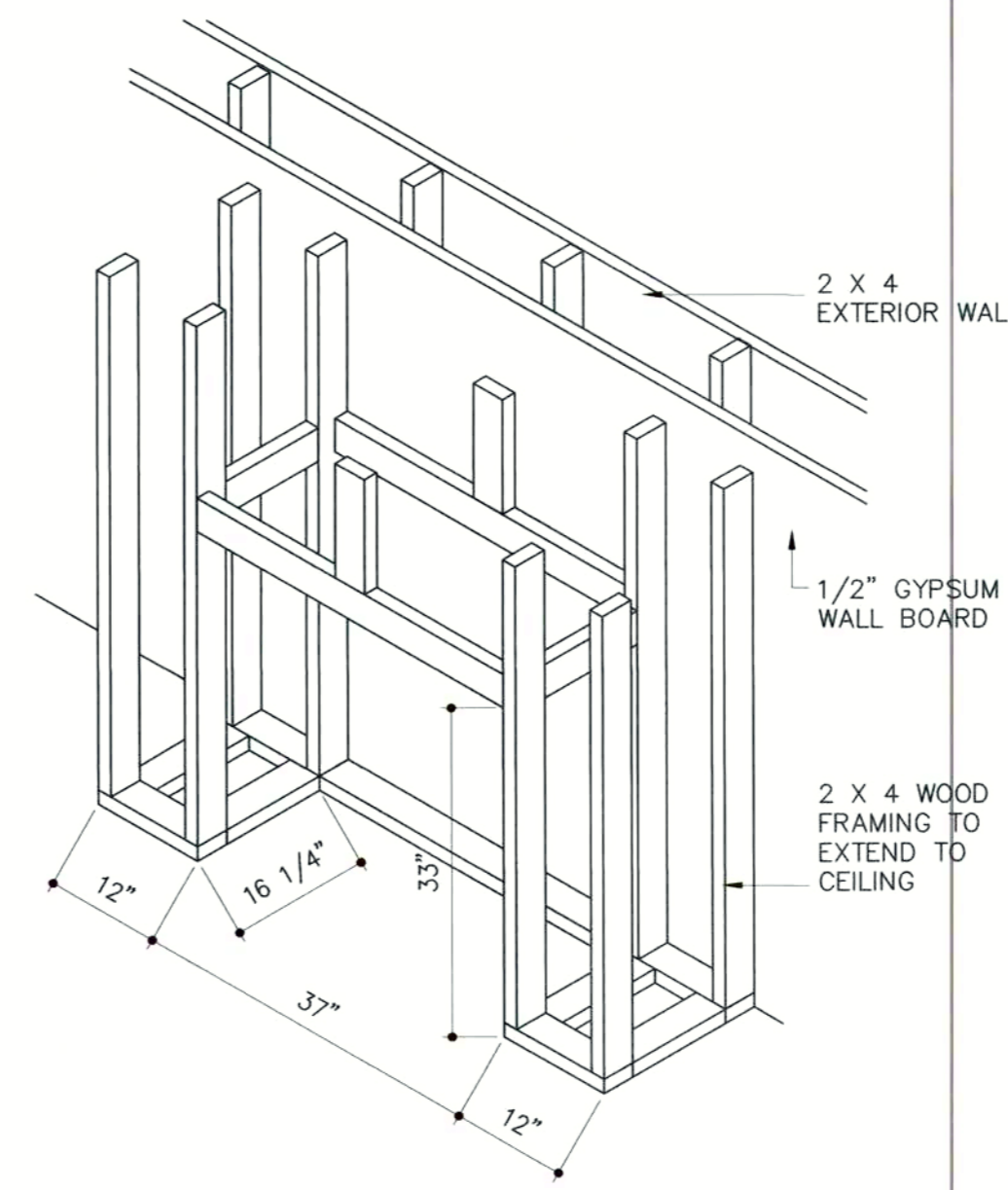
TYPICAL FOUNDATION CONSTR.
NEW 10" THK. POUR'D CONC. FOUNDATION OVER 10" THICK X 20" WIDE FOOTG TYP.



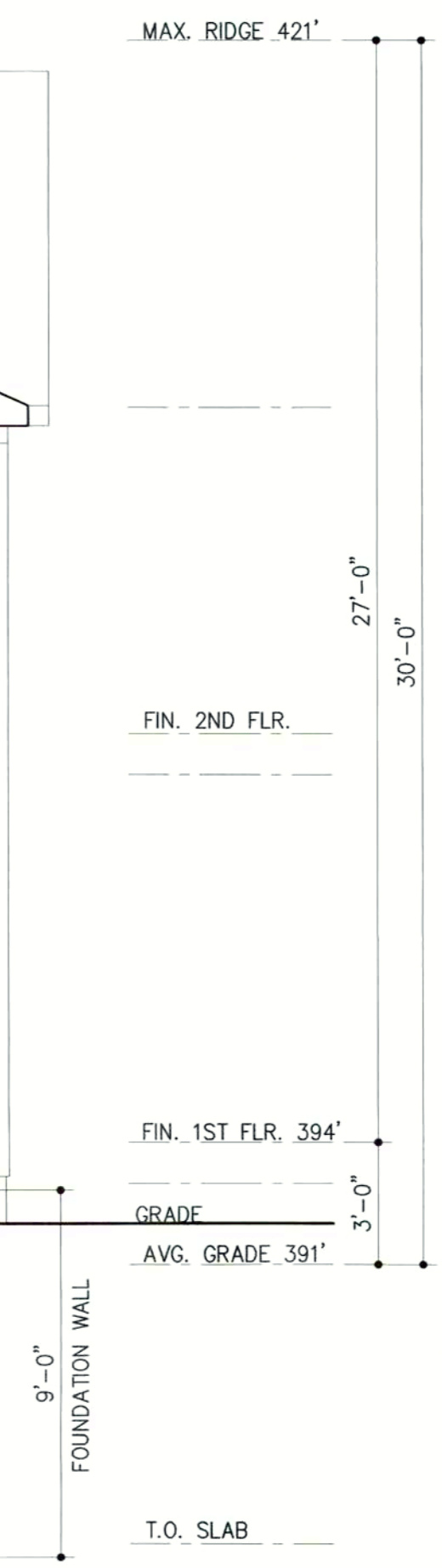
SCALE: 1/4" = 1'-0"



10 BASEMENT EGRESS STAIR
SCALE: 1/2" = 1'-0"



PRE-FAB FIREPLACE FRAMING
SCALE: 3/4" = 1'-0"



CONSTRUCTION LEGEND

- (E) EXISTING CONSTRUCTION TO REMAIN W/ NEW R-15 BATT INSULATION IN 2X4 CONST.
- (R) EXISTING CONSTRUCTION TO BE REMOVED
- (A) NEW 10" THICK POURED CONCRETE FOUNDATION WALL OVER NEW 10" THK X 20" WDE CONCRETE FOOTING. 5/8" X 12" LONG ANCHOR BOLTS 12" FROM CORNERS AND PLACED AT 36" O.C.
- (B) NEW 2 X 4 WD STUDS @ 16" O.C. WITH 1/2" GYPSUM WALL BOARD ON INSIDE AND 1/2" CDX PLYWOOD ON EXTERIOR. STUD CAVITY TO BE R-13 BATTIS SOLID WOOD BLOCKING @ MIDPOINT OF STUDS TYP. HARDIE CLAP BOARD SIDING ON EXTERIOR
- (P) NEW 2 X 4 WD STUDS @ 16" O.C. WITH 1/2" GYPSUM WALL BOARD ON BOTH SIDES. SOLID WOOD BLOCKING @ MIDPOINT OF STUDS TYP. 1/2" GREEN BOARD AT BATHS AND 1/2" CONCRETE BOARD @ SHOWERS AND TUBS IF PARTITION FALLS IN BATH
- 36x84 DOOR WIDTH & HEIGHT
- NEW DOOR, HARDWARE AND CASING
- ELEVATION NUMBER DRAWING NUMBER
- DETAIL NUMBER DRAWING NUMBER
- SMOKE DETECTING ALARM DEVICE S.D.
- CARBON MONOXIDE ALARM C.D.
- ARC-FAULT CIRCUIT INTERRUPTER PROTECTION TO BE SUPPLIED AS PER SECTION R3802.11 OF THE 2010 RESIDENTIAL CODE OF NEW YORK STATE

HEADER SCHEDULE

OPENING	HEADER
UP TO 4'-0"	(2) 2" X 8" WOOD
4'-0" TO 6'-0"	(2) 2" X 10" WOOD
6'-0" TO 10'-0"	(2) 2" X 12" WOOD

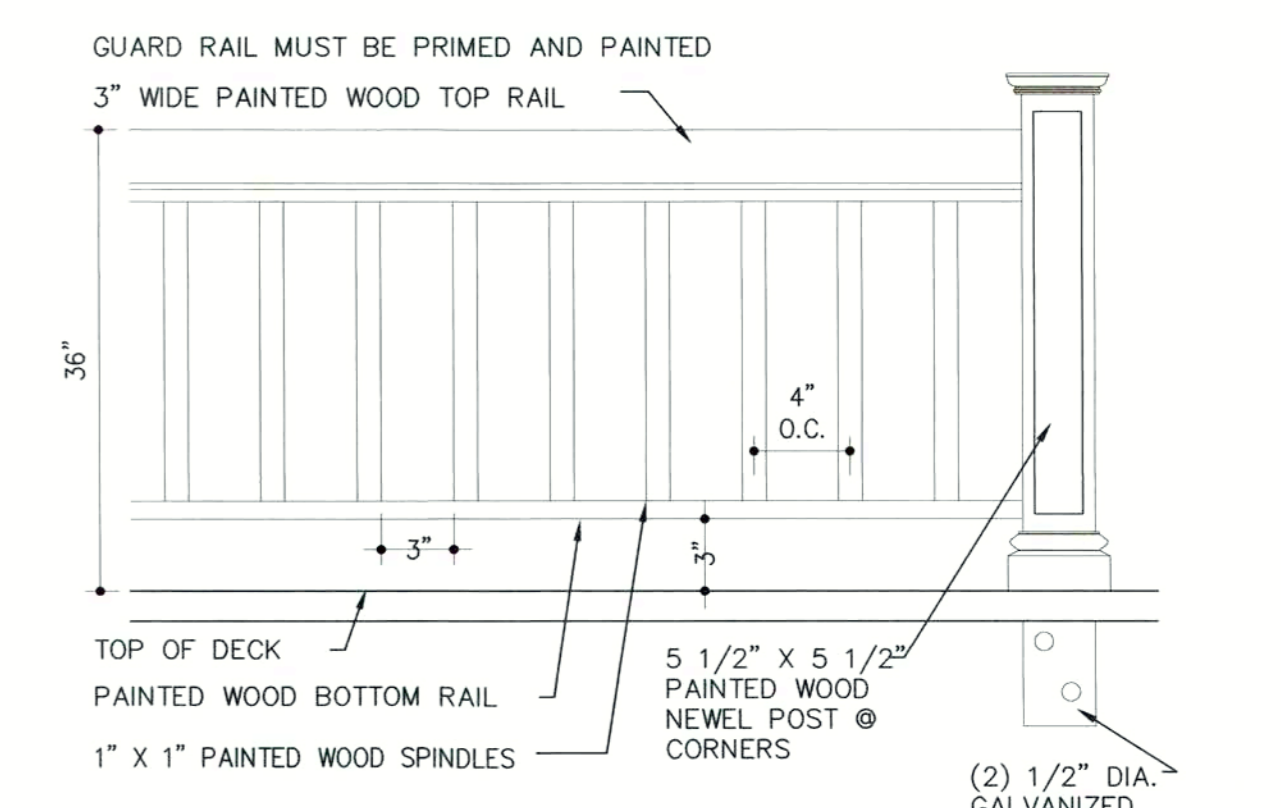
"ML" (MICROLAM) DESIGNATION EQUALS LAMINATED VENEER LUMBER ENGINEERED LUMBER TO BE MICROLAMINATED MEMBERS W/ A PRODUCT GRADE OF 1.8E AND STRENGTH OF 2,650 PSI PROVIDE TWO JACK STUDS IF HEADER IS 3'-8" OR LARGER PROVIDE ONE JACK STUDS IF HEADER IS 3'-8" OR SMALLER SEE PLANS FOR ADDITIONAL FRAMING INSTRUCTIONS

NOTE:
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THESE PLANS COMPLY WITH THE N.Y.S. ENERGY CONSERVATION CODE

VERIFICATION OF CONDITIONS

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6 EXTERIOR GAURDRAIL DETAIL
SCALE: 1 1/2" = 1'-0"

REVISIONS

NR.	DATE	REVISION



Proposed New Dwelling:
 13 DELLWOOD LANE
 VILLAGE OF ARDSLEY

Drawing Title:
SECTION CONST. DETAILS

Drawing scale:
AS NOTED

Date:
MAY 27, 2021

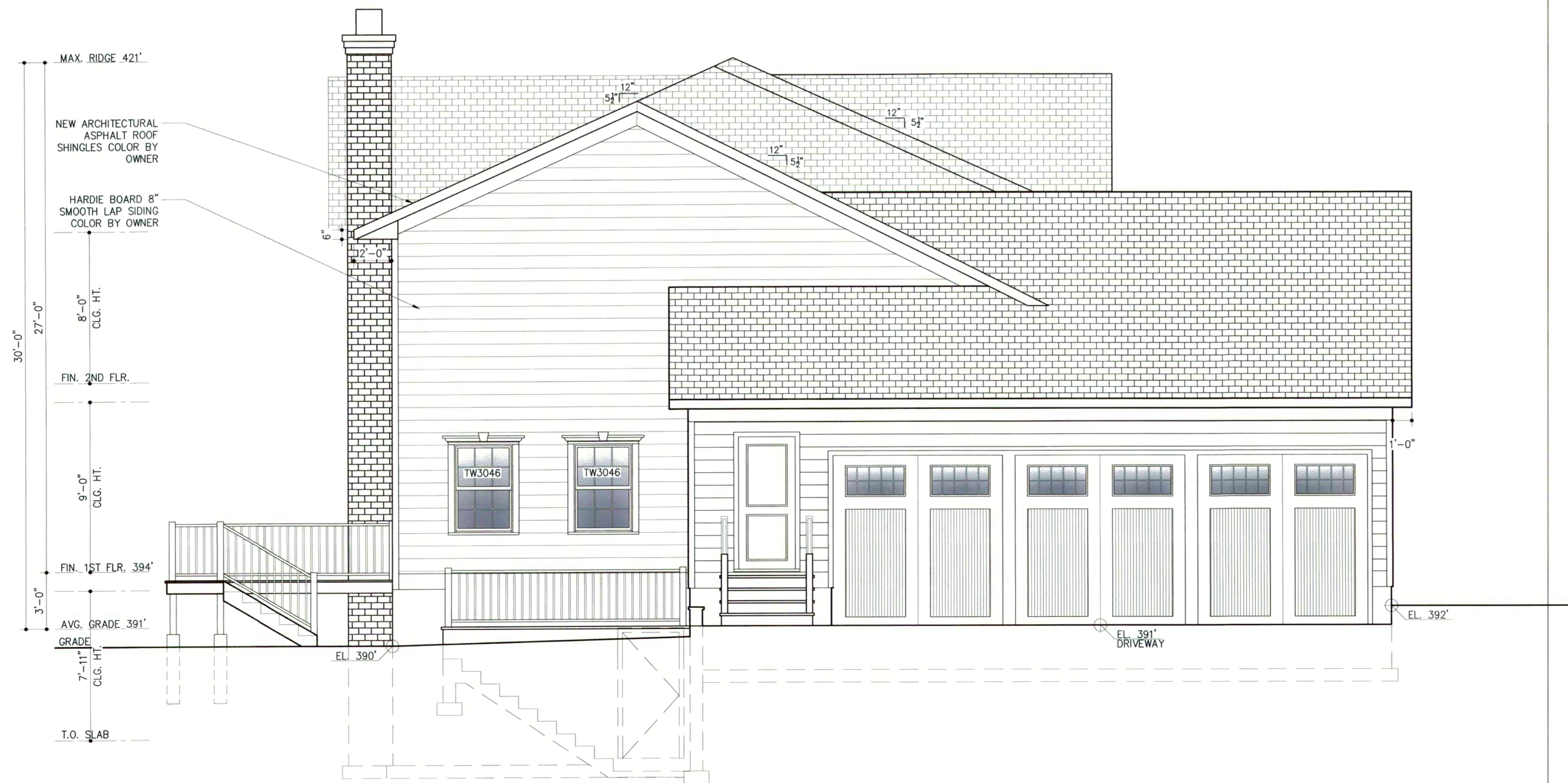
Drawing No.

A-5



FRONT (NORTH) ELEVATION

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

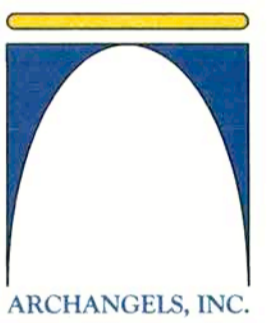


EAST ELEVATION

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

REVISIONS

NR.	DATE	REVISION
	06.14.21	DESIGN DRAWINGS



ARCHANGELS, INC.
126 Glen Street
Glen Cove, NY 11542
www.archangelsinc.com
516.609-ARCH

PROPOSED NEW DWELLING:
13 DELLWOOD LANE
VILLAE OF ARDSLEY

Drawing Title:

ELEVATIONS

Drawing scale:
AS NOTED

Date:
MAY 27, 2021

Drawing No.

A-6



REAR (SOUTH) ELEVATION

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

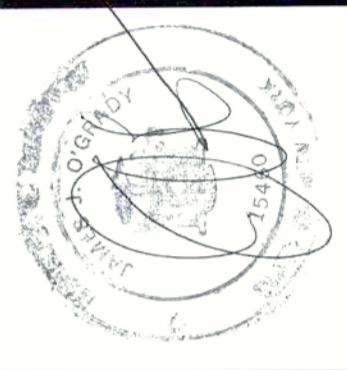


WEST ELEVATION

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

REVISIONS

NR.	DATE	REVISION



ARCHANGELS, INC.
 126 Glen Street
 Glen Cove, NY 11542
 www.archangelsnyc.com
 516.609.8131

PROPOSED NEW DWELLING:
13 DELLWOOD LANE
 VILLAGE OF ARDSLEY

Drawing Title:
 ELEVATIONS

Drawing scale:
 AS NOTED

Date:
 MAY 27, 2021

Drawing No.

A-7