GENERAL NOTES

CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, 2020 ANSI/AF&PA WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO

. с	CONFORM WITH RCNYS, CHAPTER 3, SECTION 301, DESIGN CRITERIA AS FOLLOWS:													
Г		WIND DESIGN			SEISMIC	SUBJECT TO DAMAGE FROM:			ICE UNDER-			MEAN		
SN	GROUND NOW LOAD	PEED (MPH	TOPO. EFFECTS		WIND-BORNE DEBRIS ZONE	DESIGN		FROST LINE DEPTH	TERMITE	WINTER DESIGN TEME	LAYMENT	FLOOD HAZARDS	IR FREEZING INDEX	ANNUAL TEMP.
F	20	130	NO	NO	NO	С	SEVERE	3:-0*	MOD. TO	10	YES	NO	496	52.9"

- 3. CONFORM WITH RCNYS CHAPTER 3, SECTION R303, LIGHT, VENTILATION AND HEATING.
- CONFORM WITH RCNYS CHAPTER 3, SECTION R310, EMERGENCY ESCAPE AND RESCUE OPENINGS.
- 5. CONFORM WITH RCNYS CHAPTER 3, SECTION 313, AUTOMATIC SPRINKLER SYSTEMS AND SECTION R314, SMOKE ALARMS
- 6. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND MEASUREMENTS IN THE FIELD AND LAYING OUT ALL WORK PRIOR TO COMMENCEMENT OF THE WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR HIS CONSIDERATION AND CLARIFICATION BEFORE PROCEEDING WITH THE WORK. IN NO CASE SHALL SUCH DIFFERENCES CONSTITUTE THE BASIS FOR EXTRA CHARGES OF COMPENSATION. DO NOT SCALE DRAWINGS. USE DIMENSIONAL NOTATIONS ONLY.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE WORK OF THE GENERAL CONTRACTOR NOR ANY OTHER SUBCONTRACTORS, NOR SHALL BE GUARANTEE THE PERFORMANCE OF THEIR CONTRACT.
- 3. THE ARCHITECT SHALL ASSIST THE OWNER IN OBTAINING ALL APPROVALS AND PERMITS AND THE OWNER SHALL PAY ALL FEES TO GOVERNING AUTHORITIES HAVING JURISDICTION OVER THE WORK.
-). ALL WORK SPECIFIED HEREIN SHALL INCLUDE MATERIAL, LABOR, AND INSTALLATION. ALL WORKMANSHIP SHALL BE FIRST QUALITY SUBJECT TO THE ARCHITECT'S AND OWNER'S APPROVAL. THE ARCHITECT RESERVES THE RIGHT TO CLARIFY THE WORK IF NECESSARY BY ADDITIONAL DETAILED DRAWINGS OR WRITTEN DESCRIPTION.
- 10. COOPERATION: THE GENERAL CONTRACTOR AND ALL OTHER CONTRACTORS SHALL COORDINATE WITH ALL ADJACENT WORK AND COOPERATE WITH ALL OTHER TRADES AS TO FACILITATE PROCESS OF THE WORK. EACH TRADE SHALL AFFORD ALL OTHER TRADES EVERY REASONABLE OPPORTUNITY FOR THE INSTALLATION OF THEIR WORK AND STORAGE OF THEIR MATERIALS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER COORDINATION OF THE WORK.
- 1. TEMPORARY LIGHT, HEAT AND POWER: THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN AND PAY FOR ALL TEMPORARY UTILITIES THAT MAY BE NEEDED FOR HIS WORK. IF THE OWNER ALLOWS THE CONTRACTOR TO USE THE EXISTING FACILITIES, THE CONTRACTOR SHALL
- 12. MEASUREMENTS: BEFORE ORDERING ANY MATERIAL, OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY AT THE PROJECT AREA ALL MEASUREMENTS AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS INDICATED IN THE DRAWINGS. ANY DIFFERENCES FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS CONSIDERATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- ORDERLY MANNER, ALL DEBRIS AND RUBBISH SHALL BE REMOVED FROM THE BUILDING AS RAPIDLY AS IT ACCUMULATES. CONTRACTOR SHALL PROVIDE PROPER TRASH RECEPTACLE'S FOR FOOD AND OTHER RUBBISH. NO FOOD WASTE ON THE FLOORS OF THE JOB SITE WILL BE TOLERATED. THE WORK AREA SHALL BE KEPT TIDY AT ALL TIMES.

13. SITE MAINTENANCE AND CLEANING: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE JOB SITE IN A CLEAN

14. PROTECTION: THE CONTRACTOR SHALL PROTECT THE OWNER AND ADJACENT PROPERTIES FROM INJURIES AND DAMAGE. ANY DAMAGE DONE DURING CONSTRUCTION DUE TO NEGLIGENCE OF THE CONTRACTOR OR HIS SUBS SHALL BE CORRECTED WITHOUT DELAY OR EXPENSES TO THE OWNER. TEMPORARY SHORING/BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

- ALL FOUNDATIONS TO CONFORM WITH RCNYS CHAPTER 4, FOUNDATIONS, U.O.N. 2. FOOTINGS SHALL BEAR ON ACCEPTABLE UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF TWO TONS PER SQUARE FOOT (VERIFY
- 3. FILL MATERIAL TO BE ACCEPTABLE SAND, GRAVEL OR COMBINATION OF BOTH WHICH MAY CONTAIN SMALL AMOUNTS OF STONES OR PEBBLES OVER ONE INCH IN LARGEST DIMENSION, BUT NONE OVER TWO INCHES, BUT DOES NOT CONTAIN CLAY, LOAM, ORGANIC MATERIAL, DEBRIS AND FROZEN MATERIAL.
- 4. SOIL COMPACTION AND DENSITIES SHALL COMPLY WITH THE REQUIREMENTS OF ASTMD1557, METHOD C. COMPACT UNDER SLABS, FOUNDATIONS, AND FOOTINGS AT ONE HUNDRED PERCENT OF MAXIMUM DENSITY. COMPACT BACKFILL AT WALLS, EMBANKMENTS, AND UNDER PAVED AREAS AT NINETY PERCENT OF MAXIMUM DENSITY
- 5. ANCHOR ALL SILL PLATES AT EXTERIOR WALLS TO FOUNDATIONS WITH 5/8" DIAM. BOLTS, EMBEDDED A MINIMUM 1'-6" INTO FOUNDATION WALLS. LOCATE BOLTS WITHIN 1'-0" FROM ENDS AND 3'-0" ON CENTER.
- 6. SLOPE ALL FINAL GRADES AWAY FROM FOUNDATION WALLS IN ACCORDANCE WITH SECTION R401.3
- 7. ALL FOOTINGS AND FOUNDATIONS TO BE REINFORCED CONCRETE DESIGNED IN ACCORDANCE WITH SECTION R403/FOOTINGS AND SECTION
- 8. ALL FOUNDATIONS TO BE DAMPROOFED WITH ACRYLIC MODIFIED CEMENT, 3 LBS. PER SQ YD, FROM T.O. FOOTING TO 8" MIN. ABOVE FIN. GRADE - "THOROSEAL" OR EQUAL.

1. ALL CONCRETE WORK SHALL CONFORM TO RCNYS CHAPTER 4, SECTION R404 AND APPLICABLE RECOMMENDATIONS OF THE AMERICAN

- CONCRETE INSTITUTE (ACI). 2. ALL CONCRETE SHALL BE STONE CONCRETE (3/4" COARSE AGGREGATE) HAVING A MINIMUM STRENGTH OF 3500 PSI AT TWENTY-EIGHT DAYS
- FOR PORCHES, CARPORT SLABS, AND STAIRS. FOOTINGS SHALL BE 2500 PSI MIN. AND WALLS SHALL BE 3000 PSI MIN. 3. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM 615 FOR GRADE 60, BE CONTINUOUS AND HAVE MINIMUM LAPS OF
- 4. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO THE REQUIREMENTS OF ASTM A185, FLAT SHEETS ONLY. 5. CONCRETE IN FOUNDATIONS AND SLABS EXPOSED TO WEATHER AFTER COMPLETION OF THE PROJECT SHALL CONTAIN FIVE PERCENT (+/-
- 1%) BY VOLUME OF ENTRAINED AIR AS PER ASTM C231.
- 6. SLUMP SHALL BE FOUR INCHES AND ALL CONCRETE SHALL BE CONSOLIDATED BY ADEQUATE VIBRATORS.
- 7. KEEP CONCRETE SURFACES NOT COVERED BY FORMS, PROTECTED FROM LOSS OF SURFACE MOISTURE FOR NOT LESS THAN SEVEN DAYS. 8. SLABS ON GRADE SHALL BE PLACED IN SECTIONS NOT EXCEEDING NINE HUNDRED SQUARE FEET WITH THIRTY FOOT MAXIMUM SIDE ENGTH, ALL CONCRETE SLABS SHALL HAVE STEEL TROWELLED FINISH UNLESS OTHER-WISE NOTED, AND SHALL BE REINFORCED WITH 6 X
- 6 10/10 WWF LOCATED ONE INCH FROM THE TOP SURFACE. 9. NEW FORMS SHALL BE USED FOR ALL FOOTINGS.

IN FIELD) AND SHALL EXTEND 3'-0" MIN. BELOW FINISHED GRADE.

C. TIMBER FRAMING

- 1. ALL STRUCTURAL LUMBER SHALL BE STRESS GRADED DOUGLAS FIR-LARCH NO. 1 HAVING A MINIMUM FIBER BENDING STRESS OF 1200 PSI.
- 2. ALL STRUCTURAL LUMBER, PLYWOOD, SHEATHING, ENGINEERED LUMBER, ETC. SHALL BEAR VISIBLE GRADE STAMPING. 3. ENGINEERED LUMBER TO BE IN SIZES INDICATED AND INSTALLED AS PER TRUS-JOIST MACMILLAN, "TJI PRO SERIES". ENGINEEERED BEAMS
- TO BE BY TRUS-JOIST MACMILLAN, "PARALLAM" OR "MICROLLAM 2.0E". 4. PROVIDE SOLID BLOCKING FROM TOP OF GIRDER/BEAM OR FOUNDATION WALL TO UNDERSIDE OF FLOOR AT ALL LOAD BEARING COLUMNS.
- WOOD COLUMNS AT EXTERIOR LOCATIONS TO BE CCA PRESSURE TREATED. 5. ALL FLOOR CONSTRUCTION TO CONFORM WITH ANSI/AF&PA WFCM-2015 CHAPTER 3.3 FLOOR SYSTEMS, U.O.N., AS FOLLOWS:
- FLOOR JOIST SPANS NOT TO EXCEED THOSE AS LISTED IN TABLES 3.18 A-B FOR SPECIES AND GRADE OF LUMBER INDICATED.
- ALL FLOORS TO BE DESIGNED FOR A MINIMUM 40 PSF LIVE LOAD AND 20 PSF DEAD LOAD AND DEFLECTION OF L/360. PROVIDE MINIMUM BEARING OF 3", UON, AT ENDS OF ALL JOISTS, BEAMS AND GIRDERS; PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS: PROVIDE SOLID BRIDGING, STAGGERED AT 6'-0" OC MAX.
- LAP JOISTS OVER A BEARING SUPPORT A MINIMUM OF 3", NAILED TOGETHER WITH THREE 10d FACE NAILS MIN. JOISTS FRAMING INTO THE SIDE OF A WOOD GIRDER SHALL BE SUPPORTED BY A SPECIFIED FRAMING ANCHOR. TOE-NAILING SHALL NOT BE PERMITTE E. NOTCHES IN THE TOP OR BOTTOM EDGES SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE JOIST SPAN. OUTER THIRDS OF THE SPAN SHALL NOT EXCEED 1/6 OF JOIST DEPTH, NOR LONGER THAN 1/3 OF JOIST DEPTH. DO NOT EXCEED 1/4 JOIST DEPTH AT
- NOTCHES MADE AT SUPPORTS, LIMIT BORED HOLE DIA, TO 1/3 JOIST DEPTH, NO CLOSER THAN 2" TO THE TOP OR BOTTOM EDGE, OR F. ALL SUBFLOOR SHEATHING TO BE 3/4" CDX T&G PLYWOOD, GLUED AND NAILED WITH 8d COMMON NAILS, OR 10d BOX NAILS, 6" FROM
- EDGE AND 12" IN FIELD O.C. PARTICLE OR OSB BOARD SHALL NOT BE ALLOWED.
- 6. PROVIDE DRAFT-STOPPING AS PER RCNYS CHAPTER 5, SECTION R502.12.
- PROVIDE FIRE-STOPPING AS PER RCNYS CHAPTER 5, SECTION R502.13. 8. ALL WALL CONSTRUCTION TO CONFORM WITH ANSI/AF&PA WFCM-2015 CHAPTER 3.4 WALL SYSTEMS, U.O.N., AS FOLLOWS:
- STUD SPACING TO BE 16" OC, U.O.N.
 ALL EXTERIOR WALL SHEATHING TO BE 5/8" CDX PLYWOOD PANELS, NAILED WITH 8d COMMON NAILS OR 10d BOX NAILS 6" FROM EDGE AND 12" IN FIELD O.C. PARTICLE BOARD OR OSB SHALL NOT BE PERMITTED.
 NOTCHES IN EITHER EDGE OF STUD SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF STUD LENGTH. NOTCHES IN OUTER THIRDS OF
- STUD LENGTH SHALL NOT EXCEED 25% OF STUD DEPTH. BORED HOLES SHALL NOT EXCEED 40% OF STUD DEPTH. EDGE OF HOLES SHALL NOT BE CLOSER THAN 5/8* TO STUD EDGE. NOTCHES/HOLES SHALL NOT OCCUR IN SAME CROSS-SECTION.
- IF TOP PLATES ARE NOTCHED OR DRILLED BY MORE THAN 50% OF ITS WIDTH, PROVIDE A 16 GA., 1 1/2" WIDE GALV. METAL TIE, FASTENED TO EACH PLATE WITH NOT LESS THAN (8) 16d NAILS AT EA. SIDE.
- ALL PLATES IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED. AND HAVE CONTINUOUS ALUM. TERMITE SHIELD.
 ALL EXTERIOR CORNERS SHAL BE MIN. 3 STUDS. ALL EXTERIOR CORNERS AND INTERSECTIONS SHALL HAVE HOLDOWN
- CONNECTIONS INSTALLED IN ACCORDANCE WITH SECTION 3.2.3.1 HOLDOWNS, AND AS DETAILED.

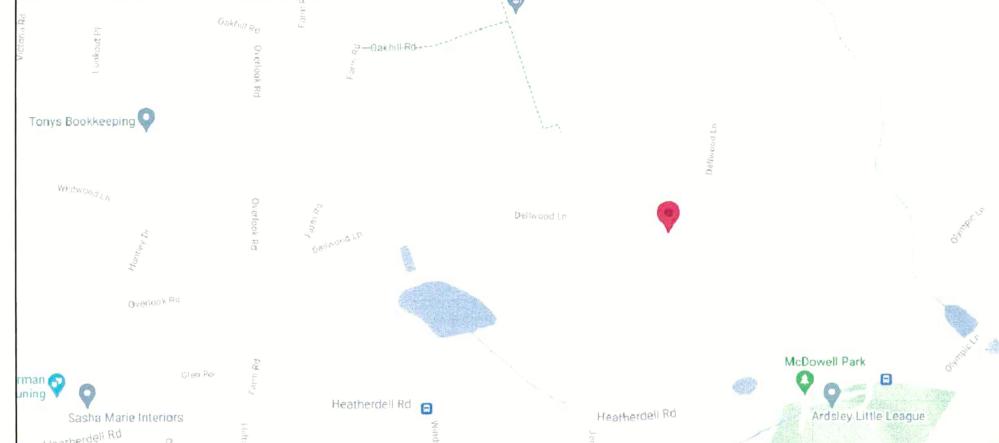
9. WALLS TO BE BRACED IN ACCORDANCE WITH RCNYS CHAPTER 6, SECTION R602,10/WALL BRACING. 10.PROVIDE FIRE-STOPPING AS PER RCNYS CHAPTER 6, SECTION R602.8

11. ALL CONNECTIONS TO CONFORM WITH ANSI/AF&PA WFCM-2015 CHAPTER 3.2 - CONNECTIONS. ALL NAILS, SINKERS, SCREWS, STAPLES, ETC. USED IN EXTERIOR TO BE AS SCHEDULED FROM TABE 3.1/NAILING SCHEDULE. SEE SHEET T-2 FOR SCHEDULE.

- 12. ALL ROOF CONSTRUCTION TO CONFORM WITH ANSI/AF&PA WFCM-2001 CHAPTER 3.5 ROOF SYSTEMS, U.O.N., AS FOLLOWS:
- RAFTER SPANS NOT TO EXCEED THOSE AS LISTED IN TABLES 3.26 A & B FOR SPECIES AND GRADE OF LUMBER INDICATED. ROOF CONSRUCTION TO BE DESIGNED FOR A MINIMUM 20 PSF LIVE LOAD AND 20 PSF DEAD LOAD WITH A DEFLECTION OF L/180.
- CEILING CONSRUCTION TO BE DESIGNED FOR A MINIMUM 20 PSF LIVE LOAD AND 10 PSF DEAD LOAD WITH A DEFLECTION OF L/240 RAFTERS AND CEILING JOISTS SHALL BE PROVIDED WITH LATERAL SUPPORT AT BEARING POINTS TO PREVENT ROTATION, RAFTERS AND CEILING JOISTS SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING, DIAG. BRIDGING, OR CONTINUOUS 2 X 4 WOOD STRIP NAILED ACROSS THE RAFTERS OR CEILING JOISTS AT 6'-0" MAX., AND AS PER TABLE 3.1
- NOTCHES IN THE TOP OR BOTTOM EDGES SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE RAFTER SPAN. OUTER THIRDS OF THE SPAN SHALL NOT EXCEED 1/6 OF RAFTER DEPTH. DO NOT EXCEED 1/4 RAFTER DEPTH AT NOTCHES MADE AT SUPPORTS. LIMIT BORED HOLE DIAM. TO 1/3 RAFTER DEPTH, NO CLOSER THAN 2" TO THE TOP OR BOTTOM EDGE, OR CLOSER THAN 2" TO ANY NOTCH.
- CEILING RAFTERS SHALL BE PLACED DIRECTLY OPPSITE EACH OTHER AT ALL RIDGE BOARDS. CEILING JOISTS/RAFTER TIES SHALL FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WITH CONNECTIONS IN ACCORDANCE WITH TABLES 3.9. G. ALL EXTERIOR ROOF SHEATHING TO BE 5/8" CDX PLYWOOD PANELS, NAILED WITH 8d COMMON NAILS OR 10d BOX NAILS 6" FROM EDGE
- AND 12" IN FIELD O.C. 4" O.C. AT RAKES & OVERHANGS. PARTICLE BOARD OR OSB NOT PERMITTED. PROVIDE RAFTER TIES/HURRICANE CLIPS AS MANUFATURED BY SIMPSON AT ALL RAFTER BEARING LOCATIONS IN SIZES INDICATED INSTALL AS PER MANUFACTURERS INSTRUCTIONS.

- 1. INTERIOR WALLS TO BE 1/2" MIN. GYPSUM BOARD CONFORMING TO RCNYS CHAPTER 7, WALL COVERING, FASTEN WITH 1 1/2" TYPE W OR S SCREWS IN ACCORDANCE WITH ASTM C 1002, 12" OC MAX. ALL CORNERS REINFORCED W/ GALV. METAL BEADS; AND JOINTS TAPED SPACKLED, 3 COATS OF SPACKLING COMPOUND SANDED SMOOTH.
- 2. INSTALL TYPE X GYPSUM BOARD AT ALL GARAGE WALLS AND CEILINGS, FURNACE ROOMS/CLOSETS, INSTALLED PERPENDICULAR TO FRAMING MEMBERS, FASTEN WITH 1 7/8" MIN, 6d COATED NAILS OR EQUIV. DRYWALL SCREWS, 6"OC MAX. 3. PROVIDE "HARDIBACKER" CEMENT BOARD AT ALL TILED AREAS, TUB/SHOWER STALLS, AND WATER RESISTANT GYPSUM BOARD AT ALL
- OTHER LOCATIONS REQUIRING SUCH. FASTEN WITH 1 1/2" GALV. TYPE W OR S SCREWS 12" OC. 4. ALL EXTERIOR WOOD FASCIA AND TRIM TO BE CEDAR OR PRESSURE TREATED, WRAPPED IN ALUMINUM OR VINYL TRIM AS SHOWN.
- 5. VINYL SIDING TO CONFORM WITH ASTM D 3679, AS SELECTED BY OWNER. 6. FASTENERS FOR PRESERVATIVE & FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIPPED GALVANIZED STEEL OR STAINLESS STEEL
- 7. FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE

ALL CONSTRUCTION SHALL CONFORM TO THE 2020 INTERNATIONAL RESIDENTIAL CODE OF NEW YORK STATE, THE 2020 ENERGY FAMILY-DWELLINGS, THE LOCAL BUILDING CODE AND ALL AGENCIES HAVING JURISDICTION.



NOTE: REF. GOOGLE MAPS

AROUND ROOF OPENINGS - NO. 26 GALV SHEETS.

AND MIN. 3/4" INTO ROOF SHEATHING.

INSULATION TO BE BY CERTAINTEED (OR EQUAL).

4. INSTALL NEW "TYVEK" HOUSEWRAP AT EXTERIOR SHEATHING.

F. THERMAL AND MOISTURE PROTECTION - AS REQUIRED

OR AIR DUCT SIZES FOR ADDITION AREA.

AGENCY HAVING JURISDICTION.

INSTALLATION.

ALL 2020 NEW YORK STATE CODES

(COLLECTIVELY, THE NYS CODE BOOKS)

MECHANICAL

1. ALL ROOF ASSEMBLIES TO CONFORM WITH RCNYS SECTION 9 - ROOF ASSEMBLIES AND WFCM-2015 3.5 - ROOF SYSTEMS AS FOLLOWS:

ROOF DECK UNDERLAYMENT SHALL COMPLY WITH ASTM D 1970, AS MANUFACTURED BY GAF, "SHINGLE-MATE". ICE

"GRAND MANOR", COLOR AS SELECTED BY OWNER, INSTALL RIDGE CAP SHINGLES AT ALL RIDGES.

PLUS". INSTALL WITH CONTINUOUS SCREENED SOFFIT VENT AT NEW AND EXISTING SOFFITS.

3. INSTALL CONTINUOUS SILL SEALER UNDER ALL PLATES IN CONTACT WITH FOUNDATION WALLS.

PROVIDE CONCEALED ALUM. FLASHING AT ALL WALL AND ROOF INTERSECTIONS, CHANGE IN ROOF SLOPE OR DIRECTION, AND

PROTECTION SHALL BE AS MANUFACTURED BY GAF, "WEATHERWATCH/STORMGUARD LEAK BARRIER", EXTEND MIN. 24" AT ALL RAKES, EAVES, VALLEYS, CHIMNEYS.
ASPHALT SHINGLES TO BE ATTACHED WITH A MINIMUM OF SIX FASTENERS PER SHINGLE WITH GALVANIZED STEEL, STAINLESS

STEEL, OR COPPER NAILS, MIN. 12 GAGE SHANK WITH A MIN. 3/8" DIA. HEAD, ASTM F 1667, TO PENETRATE THROUGH SHINGLE

INSTALL NEW CONTINUOUS RIDGE VENT AT NEW AND EXISTING RIDGES AS MANUFACTURED BY MID-AMERICA, "RIDGEMASTER

ASPHALT SHINGLES TO BE CLASS A, AND COMPLY WITH ASTM D 225 OR ASTM D 3462 AS MANUFACTURED BY CERTAINTEED

F. INSTALL NEW GUTTERS AND LEADERS; ALUM WITH BAKED ENAMEL FINISH. COLOR AS SELECTED BY OWNER. TIE INTO EXISTING

ALL INSULATION TO CONFORM WITH RCSNY CHAPTER 3 - BUILDING PLANNING. SECTION R320 INSULATION. INSULATION MATERIALS TO

2. ALL RIGID AND BATT INSULATION TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS, IN SIZES AND R-VALUES AS INDICATED.

5. INSTALL 6 MIL. THICK POLYETHYLENE MOISTURE BARRIER UNDER ALL CONCRETE SLABS AND INTERIOR SIDES OF EXTERIOR WALLS.

7. IN ALL FRAMED WALLS, FLOORS, AND ROOF/CEILINGS COMPRISING ELEMENTS OF THE BUILDING THERMAL ENVELOPE, A MOISTURE

VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE INSULATION IN ACCORDANCE WITH SECTION R322.

1. ALL STONE & MASONRY VENEER SHALL CONFORM TO RCNYS CHAPTER 7 SECTION R703 EXTERIOR COVERING & SHALL BE INSTALLED IN

2. ALL VENEER ABOVE OPENINGS SHALL BE SUPPORTED ON LINTELS OF NON-COMBUSTIBLE MATERIALS & THE ALLOWABLE SPAN SHALL NOT

3. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION RESISTANT SHEET METAL TIES NOT LESS THAN

NO, 22 U.S. GA. BY 7/8" CORRUGATED WITH A DISTANCE OF 1" MAX. SEPARATING THE VENEER FROM THE SHEATHING MATERIAL..

4. MASONRY VENEER MAY BE ANCHORE TO THE SUPPORTING WALL WITH CORROSION RESISTANT METAL STRAND WIRE TIES NOT LESS

5. EACH TIE SHALL BE SPACED NOT MORE THAN 24" O.C. HORIZONTALLY AND SHALL SUPPORT NOT MORE THAN 3 1/4 SQUARE FEET OF WALL

1. ADDITIONS OR ALTERATIONS TO EXISTING MECHANICAL SYSTEMS SHALL CONFORM WITH RCNYS PART V - MECHANICAL & VI - FUEL GAS

2. ADDITIONS OR ALTERATIONS TO EXISTING MECHANICAL SYSTEMS ARE NOT COVERED UNDER THESE DOCUMENTS AND THE ARCHITECT

REPRISENTATIVE/MECHANICAL ENGINEER ETC. IS RESPONSIBLE TO ASSURE EQUIPMENT MEETS COMBUSTION AIR REQUIRMENTS AS PER

STATEMENT PER RCNYS CHAPTER N1101.2.1, N1101.2.2, AND AJ202.2. IF IT NEEDS UPGRADE MATERIALS & FIXTURES MUST COMPLY WITH

1. ADDITIONS OR ALTERATIONS TO EXISTING PLUMBING SYSTEMS SHALL CONFORM WITH RCNYS PART V11 - PLUMBING, AND THE LOCAL

3. PROVIDE AND INSTALL OWNER SELECTED TOILET, SINKS, FAUCETS, TUBS, SHOWER PANS ETC. PROVIDE ALL FITTINGS FOR COMPLETE

7. PLUMBING CONTRACTOR SHALL VERIFY EXISTING PLUMBING SYSTEM CONDITION AND ABILITY TO HANDLE ADDITIONAL LOAD WITH

. CONVENIENCE DUPLEX RECEPTACLES SHALL BE 15 AMP, 125 VOLT, 2 POLE, 3 WIRE GROUNDING TYPE. PROVIDE GROUND FAULT

5. ELECTRICAL CONTRACTOR TO VERIFY EXISTING ELECTRICAL SYSTEM CONDITION AND ABILITY TO HANDLE ADDITIONAL LOAD WITH

RECEPTACLES AT ALL WET LOCATIONS AND WHERE REQUIRED. PROVIDE DEDICATED 20 AMP CIRCUITS AT ALL APPLIANCES WHERE

7. ADDITIONS OR ALTERATIONS TO EXISTING ELECTRICAL SYSTEMS ARE NOT COVERED UNDER THESE DOCUMENTS AND THE ARCHITECT

WRITTEN STATEMENT AND COMPLY WITH RCNYS CHAPTER E3301.4. IF IT NEEDS UPGRADE SHOW ELECTRICAL WIRING AND PROTECTION

ADDITIONS OR ALTERATIONS TO EXISTING ELECTRICAL SYSTEMS SHALL CONFORM WITH RCNYS PART VIII - ELECTRICAL, NFPA 70 AND

WRITTEN STATEMENT. UPGRADE MATERIALS & FIXTURES SHALL COMPLY WITH RCNYS CHAPTERS 25 THROUGH 32.

RCNYS CHAPTERS 12 THROUGH 24. PROVIDE BOILER MANUFACTURER SPECIFICATIONS AND HEAT LOSS CALCULATIONS FOR BASEBOARD

EXCEED THE VALUES SET FORTH IN TABLE R703.7.3. THE LINTELS SHALL HAVE A LENGTH OF BEARING NOT LESS THAN 4 st

THAN NO. 9 US. GA. WIRE WITH A DISTANCE OF 4 1/2" MAX. SEPARATING THE VENEER FROM THE SHEATHING MATERIAL.

SECTION 701-MC-NYS AND SHALL PROVIDE THE BUILDING DEPARTMENT WITH ALL INFORMATION PERTAINING TO SUCH.

4. MECHANICAL CONTRACTOR SHALL VERIFY EXISTING HVAC SYSTEM AND ABILITY TO HANDLE ADDITIONAL LOAD WITH WRITTEN

3. ALL HEATING AND COOLING EQUIPMENT TO BE PROVIDED AND INSTALLED BY OTHERS. OWNER OR OWNERS

2. ALL WATER PIPING SHALL BE TYPE "L", HARD TEMPERED, WITH "DIELECTRIC" UNIONS.

ALL WIRING SHALL BE #12 AND #14 COPPER, AS REQUIRED. NO ALUMINUM WIRING IS PERMITTED.

3. PROVIDE AND INSTALL ALL LIGHTING FIXTURES, FANS, AND APPLANCES AS SELECTED BY OWNER.

4. EXTEND ALL HOSE BIBS, SHUTOFF VALVES, VENTS, FUEL OIL FILL NECKS, ETC.

5. PROVIDE AND INSTALL COLD WATER TAP TO NEW REFRIGERATOR.

6. ALL HOT WATER PIPING TO BE INSULATED W/ 1" INSULATION MIN

THE N.E.C. AS WELL AS THE LOCAL UTILITY COMPANY.

ELECTRICIAN TO KEY ALL CIRCUITS AT PANELBOARD.

SHALL BEAR NO RESPONSIBILITIES FOR ITEMS PERTAINING TO SUCH.

APPLICABLE CODES

ALL DRAWINGS ARE IN FULL COMPLIANCE WITH ALL OF THE FOLLOWING APPLICABLE

SECTION R408 - UNDER-FLOOR SPACE. INSTALL WITHIN 3'-0" OF EACH CORNER OF FOUNDATION STRUCTURE.

6. INSTALL OPERABLE SCREENED VENTS AT ALL CRAWL SPACES IN SIZES INDICATED AS PER RCNYS; CHAPTER 3 - BUILDING PLANNING AND

HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25, W/ AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 AS PER ASTM

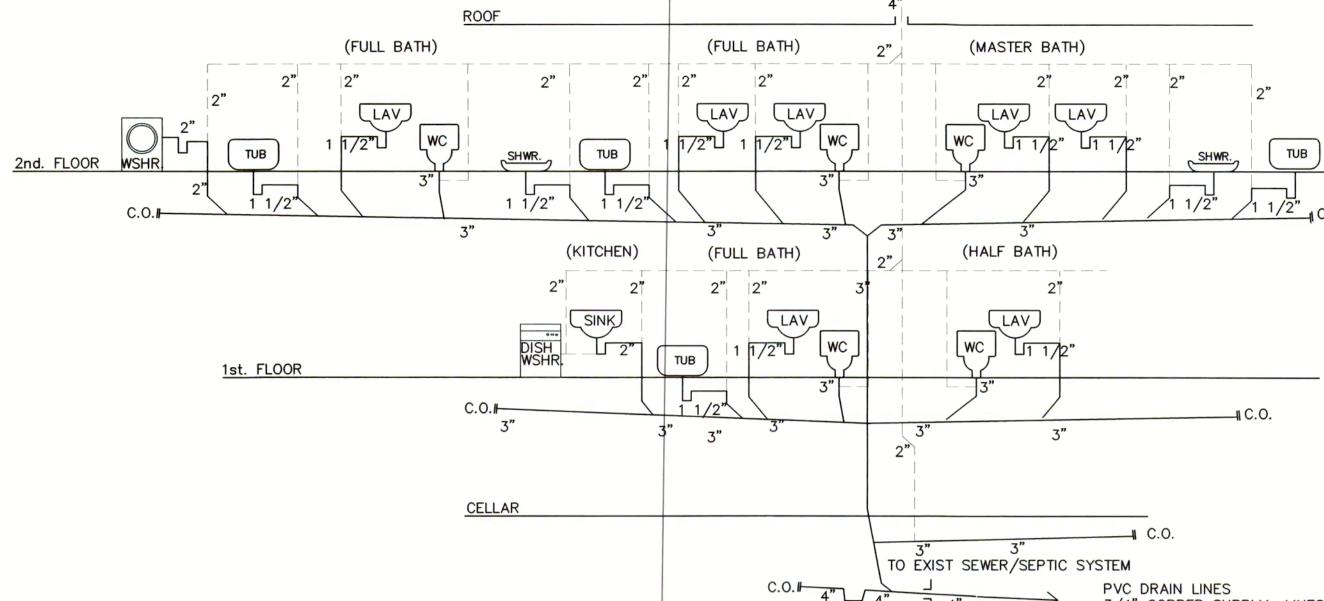
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S 86°28'30" E

30.8

30'S.Y.S

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PLUMBER RISER DIAGRAM NOTE: NO WET VENTS PERMITTED SCHEDULE 40 PVC DRAIN LINES 3/4" PEX SUPPLY LINES

3.17'

3/4" COPPER SUPPLY LINES NO WET VENTS PERMITTED

SCALE: N.T.S.

ZONE: R-1 MINIMUM / MAXIMUM REQUIRED PROPOSED

38,470 S.F.

32.0' / 33.5'

40.2

30.0'

30.0

AT ANY WALL) ACCESSORY SECTION 200 - 83 HOUSE SIZE B. MAXIMUM HOUSE SIZE 3,600 SQ. FT. + (38,470 - 10,000 x .08) 5,390.5 SQ. FT. ✓ BASIC PERMITTED FLOOR AREA FOR 3,600 SQ. FT. + 2,277 SQ. FT. ONE - FAMILY 5,875 SQ. FT. PERMITTED DWELLINGS & ACCESSORY BLDNGS. (SQUARE FEET) 4.150 SQ. FT. + (38,470 - 10,000 x .10) | 5.390.5 SQ. FT. ✓ MAXIMUM PERMITTED FLOOR AREA FOR 4,150 SQ. FT. + 2,847 SQ. FT. ONE - FAMILY 6,997 SQ. FT. PERMITTED **DWELLINGS &** ACCESSORY BLDNGS.

40,000 SQ. FT.

LOT AREA

FRONT YARD

REAR YARD

SIDE YARD

BUILDING HEIGHT

(RIDGE TO AVG. GRADE

MAX. BUILDING HEIGHT

(RIDGE TO AVG. GRADE

(SQUARE FEET) SECTION 200 - 83 HOUSE SIZE C. GROSS LAND COVERAGE 3,000 SQ. FT. + (38,470 - 7,500 x 0.12) | 5,338 SQ. FT. ✓ BASIC PERMITTED GROSS LAND COVERG. 3,000 SQ. FT. + 3,716 SQ. FT. FOR ONE FAMILY 6,716 SQ. FT. PERMITTED DWELLING LOTS (SQUARE FEET)

3,550 SQ. FT. + (38,470 - 7500 x 0.14) 5,338 SQ. FT. ✓ MAXIMUM PERMITTED GROSS LAND COVERG. 3,550 SQ. FT. + 4,336 SQ. FT. FOR ONE FAMILY 7,886 SQ. FT. PERMITTED DWELLING LOTS (SQUARE FEET) **SECTION 200 - 9 BUILDING COVERAGE**

MAXIMUM PERMITTED MAX COVERAGE = 3,287 SQ.FT. (8.54%) **BUILDING COVERAGE** 12% OF LOT AREA 4,616 SQ. FT.

CONSERVATION CODE

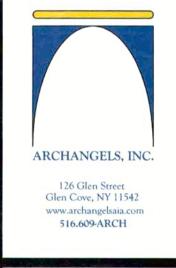
VERIFICATION OF CONDITIONS

THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED CONDITIONS ON THE CONSTRUCTION DOCUMENTS WITH THOSE AT THE SITE. ANY DISCREPANCIES MUST BE BROUGHT T 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

NO WORK TO COMMENCE UNTIL A BUILDING PERMIT IS ISSUED

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





Drawing Title: SITE PLAN GENERAL NOTES

Drawing scale:

MAY 27, 2021

LINE OF REQ'D SETBACKS

Dellwood Lane

PROPOSED

2 STORY

FRAME

DWELLING

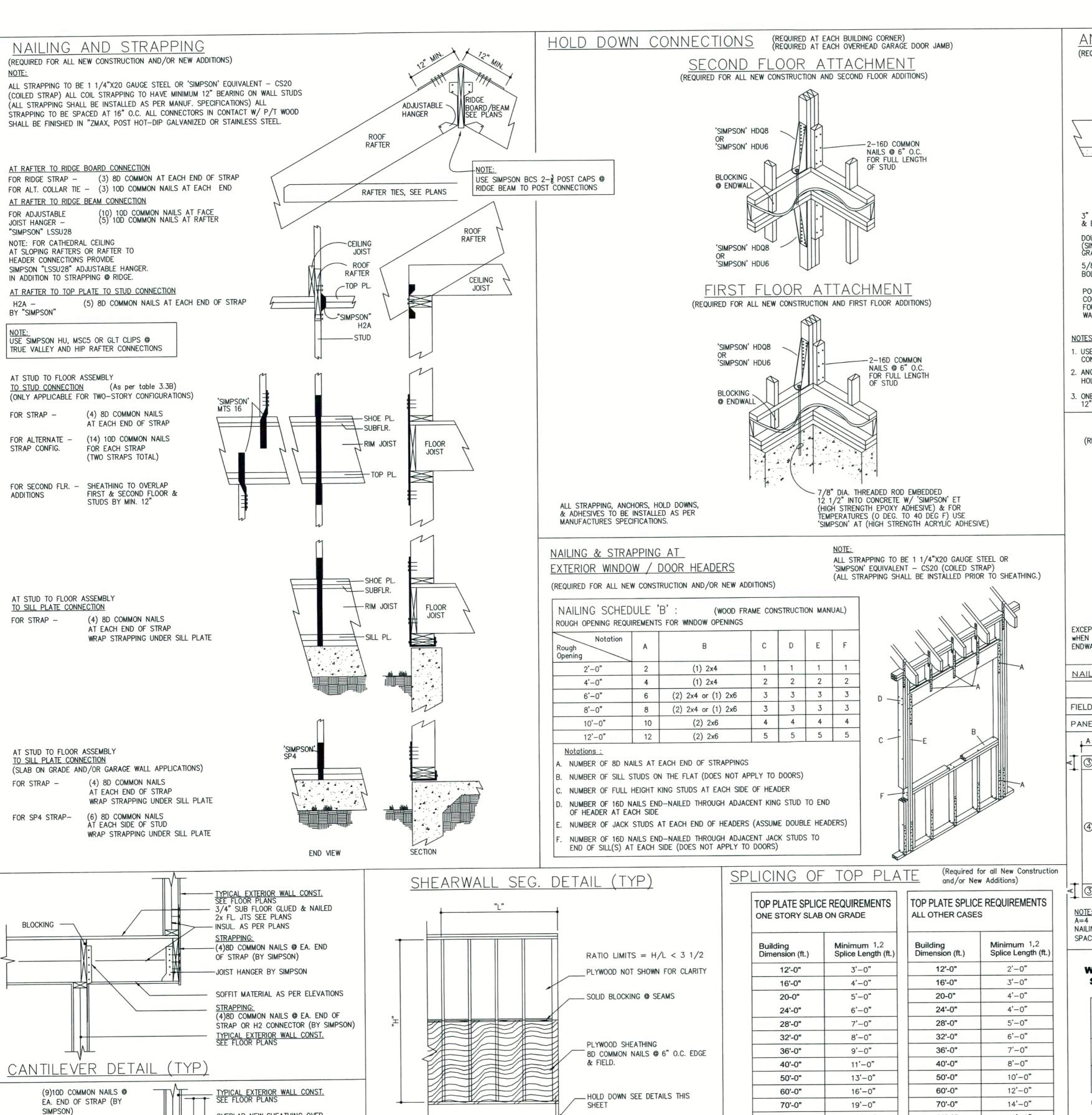
GARAGE

DECK

30'S.Y.S

30' S.Y.S.

DRIVEWAY



1. SHEATHING AS PART OF SHEARWALL SEGMENT WHERE NOTED ON FLOOR

PLAN, SHALL BE CONTINUOUS FROM SILL TO TOP PLATE OR ADEQUATELY

2. HOLD DOWNS REQUIRED AT ALL CORNERS OF STRUCTURE SEE DETAILS

3. REFER TO NAILING AND STRAPPING DETAILS THIS SHEET TO FOR A

BLOCKED AT JOINTS.

CONTINUOUS LOAD PATH.

THIS SHEET.

OVERLAP NEW SHEATHING OVER

PROVIDE STRAPPING AS PER

DETAILS THIS SHT.

NEW SHEATHING

CONSTRUCTION.

NEW 2ND FLOOR

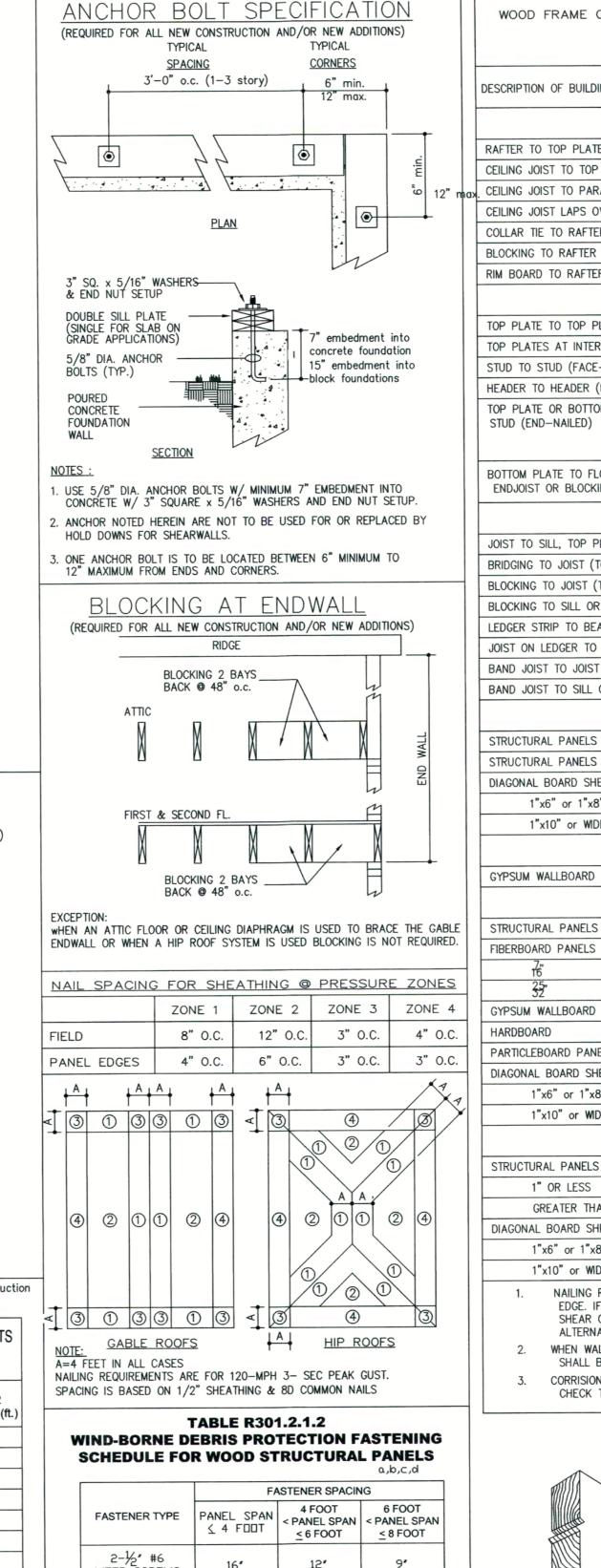
EXISTING FIRST FLOOR

LOAD PATH / FRAMING DETAIL

EXISTING STRUCTURE AS SHOWN.

REMOVE EXISTING SHEATHING 2'-0"

BELOW NEW 2ND STORY



12" WOOD SCREWS WOOD SCREWS FOR SI 1 INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 POUND = 0.454 kg, 1 MILE PER HOUR = 1.609 km/h.

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 BOX NAILS.

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

16'-0"

Splice Length

80'-0"

80'-0"

Tabulated splice lengths assume top

nail spacingshall be reduced in order to

provide an equivalent number of nails.

bepennitted to be multiplied by 0.80.

plate-to-top plate connectionusing 2-16d nails per foot. For shorter splice lengths, the

Tabulated splice lengths assume a mean

roof height of 33 feet. For mean roof heights

of 15 feet or less, the tabulated values shall

22'-0"

WITHDRAWEL

WOUD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/6' (11.1mm) AND A

MAXIMUM SPAN OF 8 FEET (2438 mm), PANELS SHALL BE PRECUT TO COVER THE

GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDE, ATTACHMENTS SHALL

BE PROVIDED IN ACCORDANCE WITH TABLE R301.2.1.2 OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF THE <u>BUILDING CODE OF NEW YORK STATE</u>, PANELS ARE TO BE STORED ON SITE AND NUMBERED WITH THEIR CORRESPONDING

	WOOD FRAME CONSTRUCTION		DR ONE & TWO F TABLE 3.1 NG SCHEDULE	AMILY DWELLING	SS (2001EDITION)
	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-N	All FD)	3-8d	3-10d	PER JOIST
	CEILING JOIST TO PARALLEL RAFTER		6-16d	6-40d	EACH LAP
max	CEILING JOIST LAPS OVER PARTITION		6-16d	6-40d	EACH LAP
	COLLAR TIE TO RAFTER (FACE-NAILE		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
			FRAMING		
	TOP PLATE TO TOP PLATE (FACE-NA	וובט)	2-16d ¹	2-16d ¹	PER FOOT
	TOP PLATES AT INTERSECTIONS (FAC		4-16d	5-16d	JOINTS - EACH SIDE
	STUD TO STUD (FACE-NAILED)	L-NAILLU)	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		2-16d	2-40d	PER 2"x4" STUD
	STUD (END-NAILED)		3-16d	3-40d	PER 2"x6" STUD
			4-16d	4-40d	PER 2"x8" STUD
	BOTTOM PLATE TO FLOOR JOIST, BAN ENDJOIST OR BLOCKING (FACE-NAIL		2-16d ^{1,2}	2-16d ^{1,2}	PER FOOT
			R FRAMING		
	TOTAL TO SULL TOD DIATE OF SIDE			4 104	PER JOIST
	JOIST TO SILL, TOP PLATE OR GIRDE	R (TOE-NAILED)	4-8d 2-8d	4-10d 2-10d	EACH END
	BRIDGING TO JOIST (TOE-NAILED)		2-8d	2-10d 2-10d	EACH END
	BLOCKING TO JOIST (TOE-NAILED) BLOCKING TO SILL OR TOP PLATE (T	OE NAILED)	3–16d	4–16d	EACH BLOCK
	LEDGER STRIP TO BEAM (FACE-NAIL		3–16d	4-16d	EACH JOIST
	JOIST ON LEDGER TO BEAM (TOE-NA		3-8d	3–10d	PER JOIST
	BAND JOIST TO JOIST (END-NAILED)	acco)	3–16d	4-16d	PER JOIST
	BAND JOIST TO SILL OR TOP PLATE(TOE-NAILED)	2-16d ¹	3–16d ¹	PER FOOT
			SHEATHING		I.
	STRUCTURAL PANELS		8d	8d	6" EDGE / 12" FIELD
	STRUCTURAL PANELS @ GABLE RAKE	OVERHANCS	8d	8d	4" FIELD
	DIAGONAL BOARD SHEATHING	OVENTANOS	- 54		, , , , ,
	1"x6" or 1"x8"		2-8d	2-10d	PER SUPPORT
	1"x10" or WDER		3-8d	3–10d	PER SUPPORT
	T XIO OF WIDER	CEILING	SHEATHING		
	GYPSUM WALLBOARD		5d COOLERS	5d COOLERS	7" EDGE / 10" FIELD
	GIFSOM WALLBOARD	WALL	SHEATHING	ou coccens	, 2002 / 10 11220
_	CTDUCTUDAL DANIELS	WALL	SHEATHING 8d	10d	6" EDGE / 12" FIELD
E	STRUCTURAL PANELS		- Ou	100	O EDGE / 12 TIEED
	FIBERBOARD PANELS		6d	6d	3" EDGE / 6" FIELD
2	7" 16 25"		8d	8d	3" EDGE / 6" FIELD
-	GYPSUM WALLBOARD		5d COOLERS	5d COOLERS	7" EDGE / 10" FIELD
\dashv	HARDBOARD		8d	8d	6" EDGE / 12" FIELD
).	PARTICLEBOARD PANELS		8d	8d	6" EDGE / 12" FIELD
	I UNITOPPOUND LVIAPPO		1		, , ,
;.	DIAGONAL BOARD SHEATHING				
<u>;</u> .	DIAGONAL BOARD SHEATHING 1"x6" or 1"x8"		2-8d	2-10d	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.

FLOOR SHEATHING

1" OR LESS

DIAGONAL BOARD SHEATHING

1"x6" or 1"x8"

1"x10" or WDER

GREATER THAN 1"

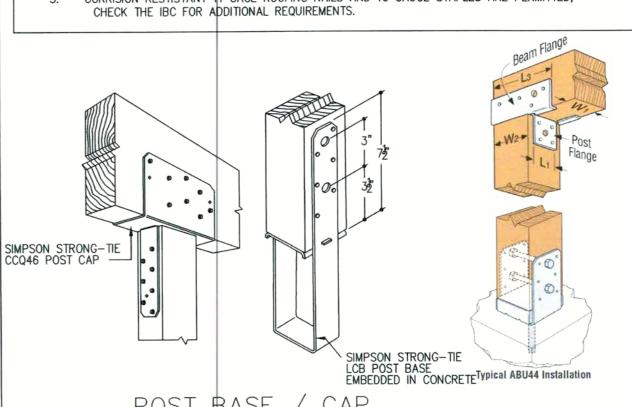
8d

10d

2 - 8d

3 - 8d

CORRISION RESTISTANT 1 GAGE ROOFING NAILS AND 16 GAUGE STAPLES ARE PERMITTED, CHECK THE IBC FOR ADDITIONAL REQUIREMENTS.



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

VERIFICATION OF CONDITIONS

6" EDGE / 12" FIELD

6" EDGE / 6" FIELD

PER SUPPORT

PER SUPPORT

10d

16d

2-10d

3-10d

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ARCHANGELS, INC.

Glen Cove, NY 11542

www.archangelsaia.com

516,609-ARCH

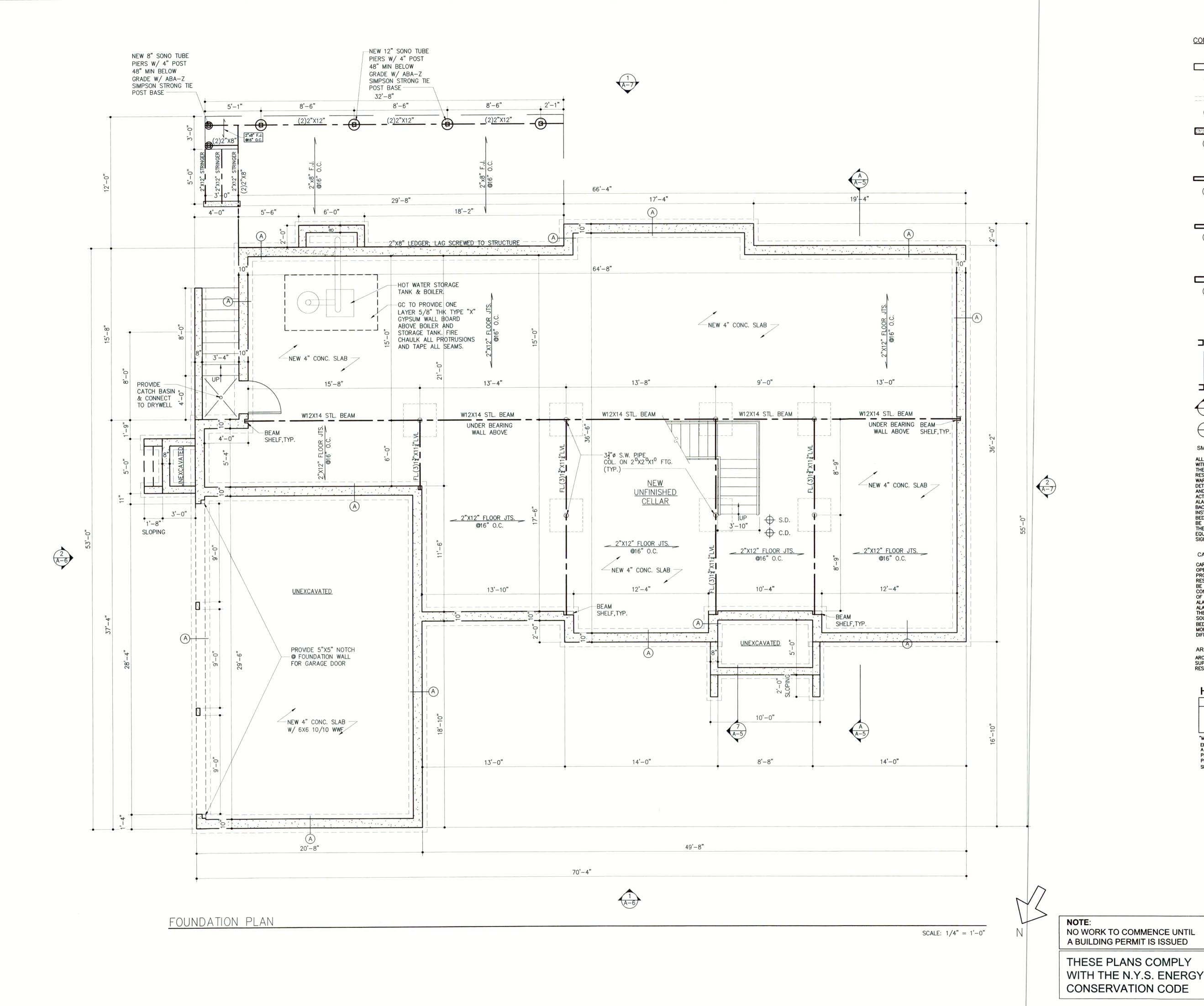
REVISIONS

ZDrawing Title:

NAILING SCHEDULE AND NOTES Drawing scale:

MAY 27, 2021

AS NOTED



CONSTRUCTION LEGEND

EXISTING CONSTRUCTION TO REMAIN EXISTING CONSTRUCTION TO BE 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"

REVISIONS

ARCHANGELS, INC.

126 Glen Street

Glen Cove, NY 11542 www.archangelsaia.com 516.609-ARCH

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

TO DRAWING NUMBER SMOKE DETECTING ALARM DEVICE \$\int\circ\ \text{S.D.}

--- DRAWING NUMBER

—— DETAIL NUMBER

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 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 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

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
SOLIBOR AS WELL AS EACH FLOOR CONTAINING.

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

SOURCE AS WELL AS EACH FLOOR CONTAINING A

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

VERIFICATION OF CONDITIONS

COMMENCING CONSTRUCTION. THE CONTRACTOR

SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT REPORTED TO THE ARCHITECT ONCE WORK HAS

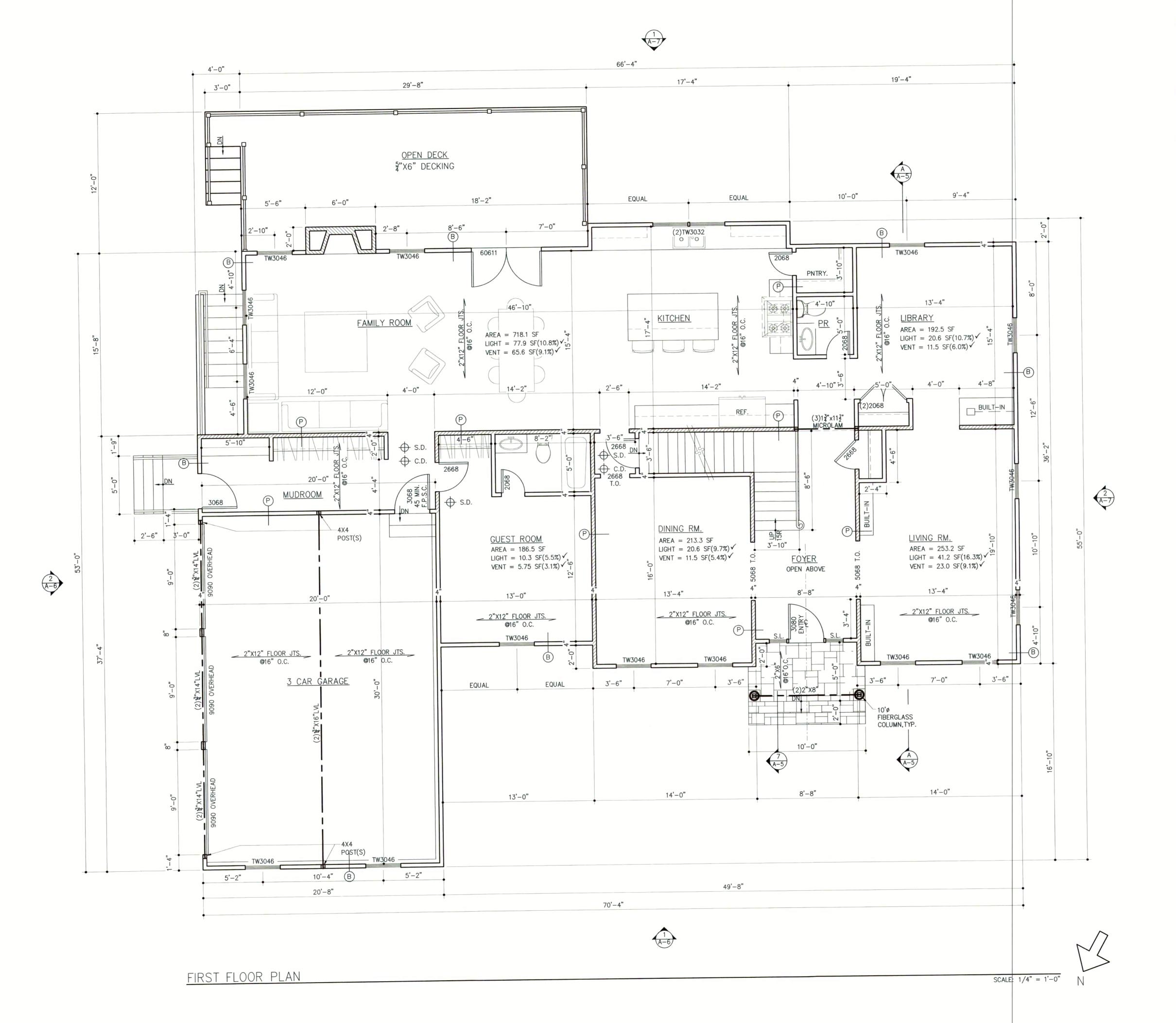
COMMENCED, EXCEPT FOR HIDDEN CONDITIONS WHERE APPLICABLE

FOUNDATION PLAN

> Drawing scale: AS NOTED

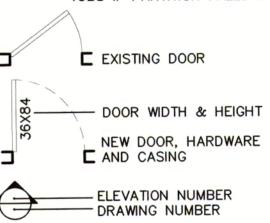
Drawing Title:

THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED CONDITIONS ON THE MAY 27, 2021 CONSTRUCTION DOCUMENTS WITH THOSE AT THE SITE. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO





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" 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. 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 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



- 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 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 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 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.

SIGNAL THAN CARBON MONOXIDE 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	N EQUALS LAMINATED VEN	

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 CONSTRUCTION DOCUMENTS WITH THOSE AT THE

AND PROPOSED CONDITIONS ON 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





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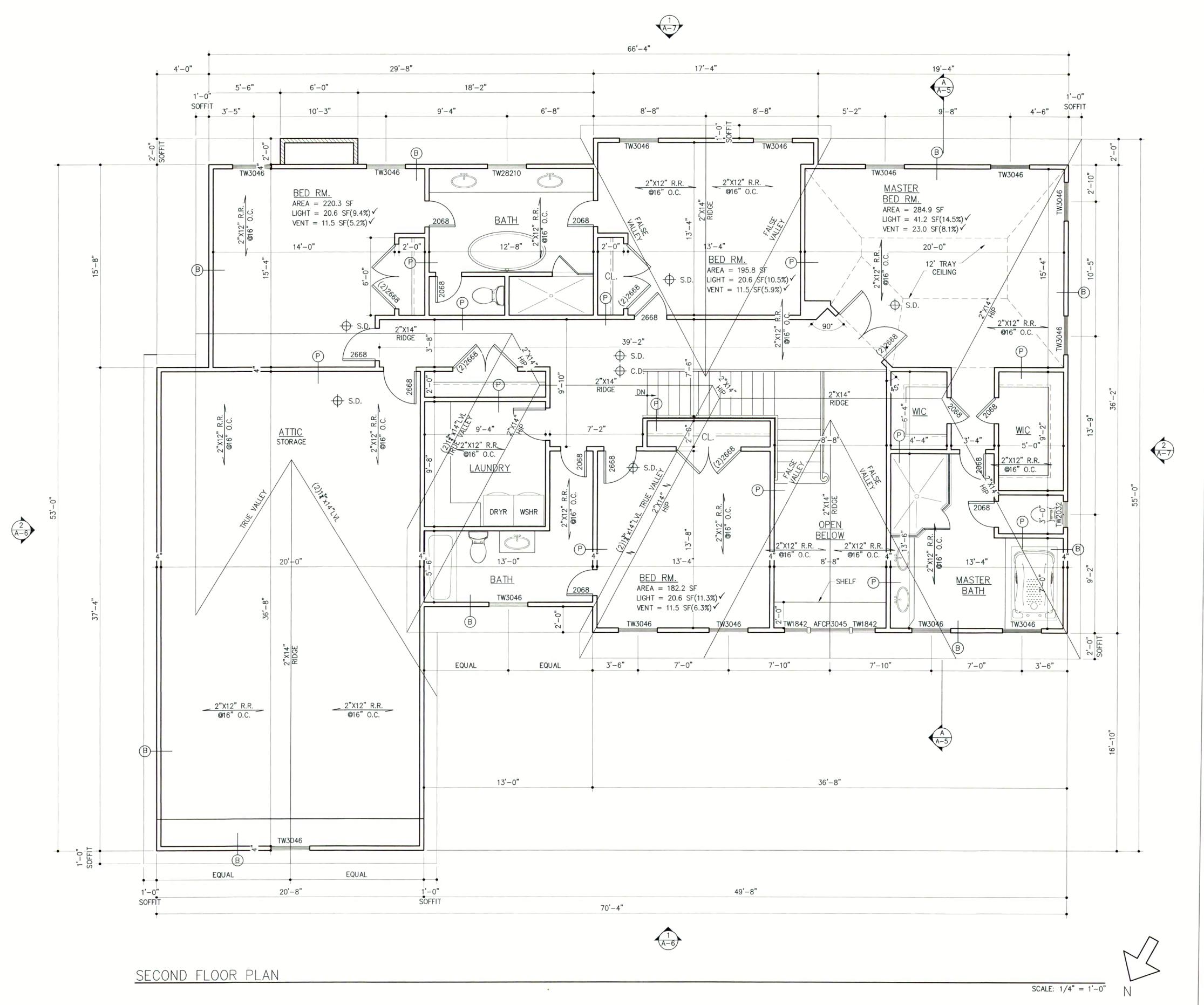
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Drawing Title:

FIRST FLOOR PLAN

Drawing scale: AS NOTED

MAY 27, 2021



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
BATTS SOLID WOOD BLOCKING ©

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. HARDIE CLAP BOARD SIDING ON EXTERIOR NEW 2 X 4 WD STUDS (MITH 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

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

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 VENE

"ML" (MICROLAM) DESIGNATION EQUALS LAMINATED VENEER LUMBER ENGINEERED LUMBER TO BE MICROLAMINATED MEMBERS W/A PRODUCT GRADE OF 1.9E AND STRENGTH OF 2,850 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

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ANDERSEN WINDOW SCHEDU	LE
NAME ROUGH OPEN. LIGHT VE	NT
(E) TW3046 $3'-2\frac{1}{8}$ " X 4'-8 $\frac{7}{8}$ " 10.3 S.F. 5.7	S.F.
TW3032 $3'-2\frac{1}{8}" \times 3'-4\frac{7}{8}"$ 6.8 S.F. 3.8	S.F.
TW28210 $2'-10\frac{1}{8}$ " X $3'-0\frac{7}{8}$ " 5.23 S.F. 2.99	8 S.F.
	8 S.F.
TW1842 1'-10 $\frac{1}{8}$ " X 4'-4 $\frac{7}{8}$ " 4.5 S.F. 2.7	S.F.
AFCP3045 $3'-0\frac{1}{2}$ " X 4'-10 $\frac{1}{8}$ " 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

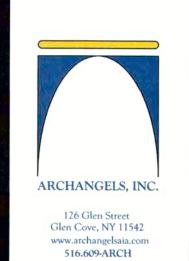
SCAL

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

ATE REVISION

REVISIONS



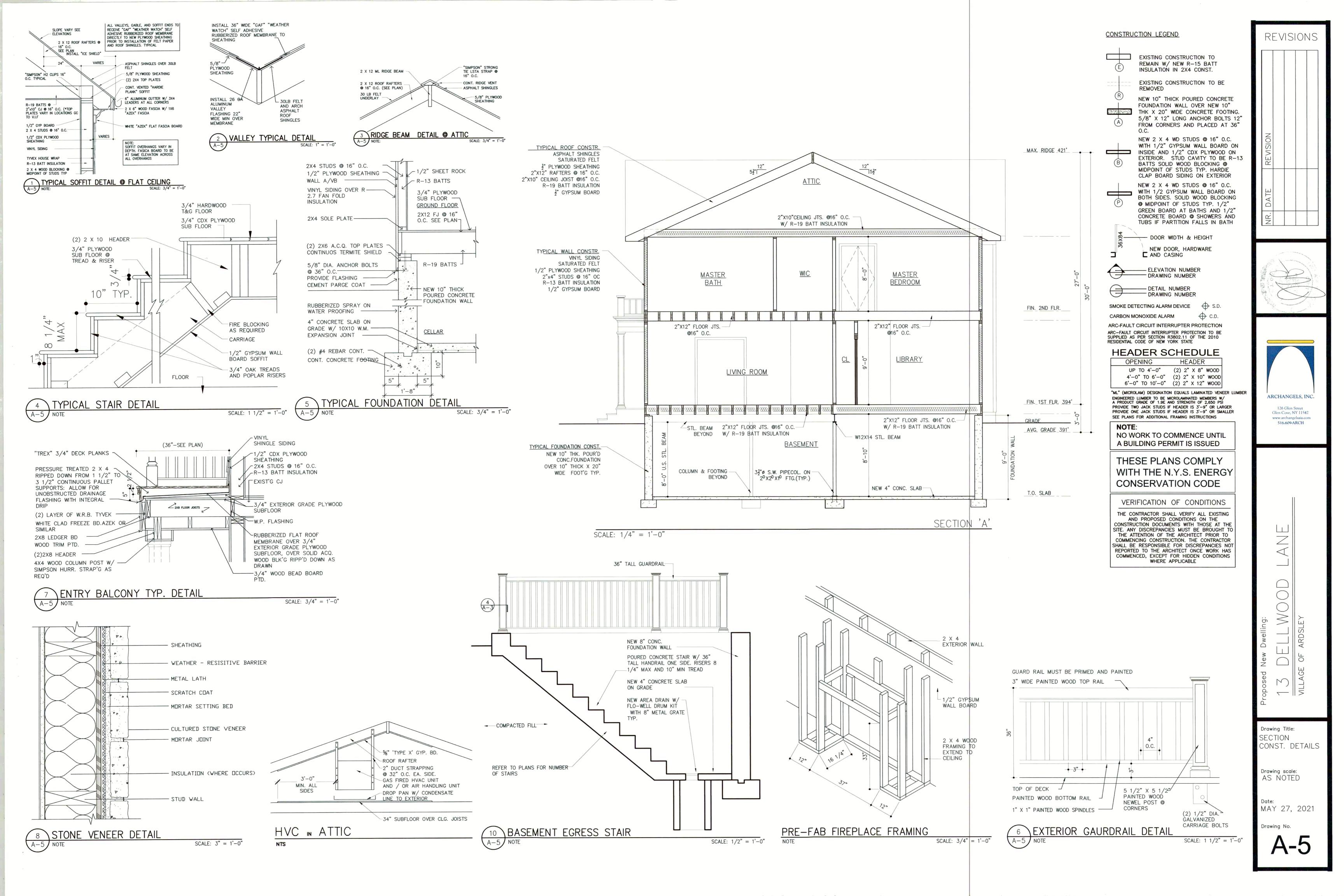


DELLWOOD LANE

Drawing Title: SECOND FLOOR

Drawing scale: AS NOTED

Date: MAY 27, 2021





	KE VISIONS							
	REVISION	DESIGN DRAWINGS						
	NR. DATE	06.14.21						
3	NR.							





13 DELLWOOD LANE WILLAE OF ARDSLEY

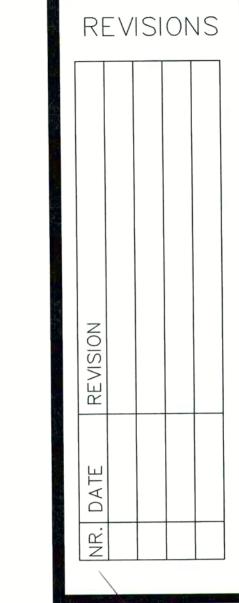
Drawing Title:

ELEVATIONS

Drawing scale:
AS NOTED

Date:
MAY 27, 2021









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L WOOD

Drawing Title: ELEVATIONS

Drawing scale: AS NOTED

Date: MAY 27, 2021