PROJECT AREAS

LOT SIZE:
73 485 SF

PROPOSED SQUARE FOOTAGES :

WOODEN DECKS @ GRADE	- 1473 SQ.FT.
PATIOS @ GRADE	- 1826 SQ.FT
CRAWL SPACE	- 608 SQ.FT.
BASEMENT(partially finished)	- 1544 SQ.FT
1ST FLOOR	- 2302 SQ.FT.
2ND FLOOR	- 1685 SQ.FT.
2ND FLOOR DECKS	- 97 SQ.FT.
GARAGE	- 600 SQ.FT.

EXISTING GROSS AREAS:

BASEMENT (EXISTING)
1088 GSF (unfinished)

1ST FLOOR (EXISTING)
1088 GSF

2ND FLOOR (EXISTING)
842 GSF

ZONING SUMMARY

APPLICABLE ORDINANCE: RESIDENTIAL CODE OF NEW YORK AS MODIFIED BY THE TOWN OF EASTHAMPTON, NY.

DISTRICT:

ZONING LOT COVERAGE INFORMATION

FOR COVERAGE INFORMATION REFER TO SASKAS SURVEY (INCLUDED)

HEIGHT ALLOWED:
25' ABOVE MEDIAN GRADE PLANE

HEIGHT PROPOSED:
18'

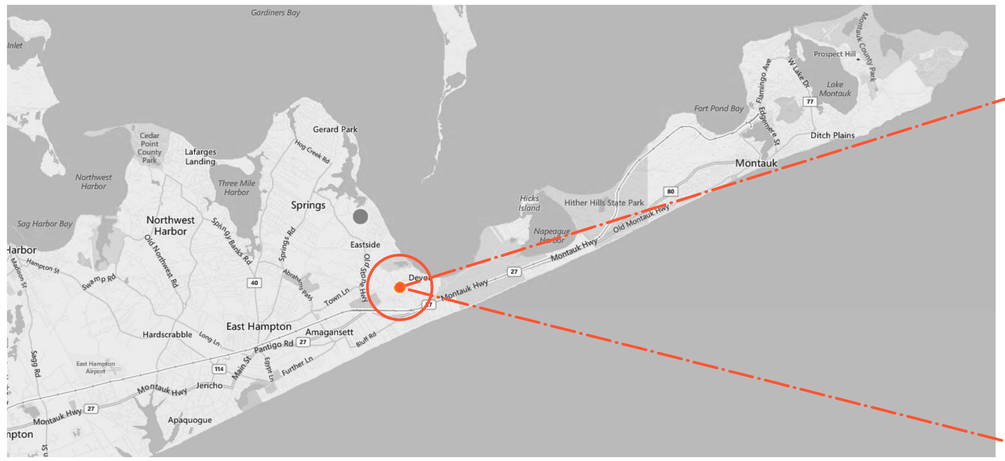
1 STORY

Sheet List-07		
G001		COVER SHEET
	1	GENERAL NOTES
	2	CODE SHEET
	3	CODE SHEET
	4	SITE-PLAN & DATA
	5	PLUMBING RISER DIAGRAM
	6	Window Schedule
	7	Door Schedule
A-01		BASEMENT LEVEL
A-02		1ST FLOOR LEVEL
A-03		2ND FLOOR LEVEL
A-04		ROOF PLAN
A-301		SECTIONS
A-302		SECTIONS
A-201		ELEVATIONS
A-202		ELEVATIONS-2
A-203		ELEVATIONS-3
A-204		ELEVATIONS-4
A-401		Enlarged Kitchen
S-00		BASEMENT STRUCTURALS
S-01		1ST FLOOR STRUCTURALS
S-02		2ND FLOOR STRUCTURALS
S-03		ROOF STRUCTURALS
E-00(G)		ELECTRICAL LAYOUT - GARAGE
E-00(B)		ELECTRICAL LAYOUT - BASEMENT
E-01		ELECTRICAL LAYOUT - 1ST
E-02		ELECTRICAL LAYOUT - 2ND
SP-03		MISC
SP-08		MISC
SP-09		MISC

NORTHWEST PERSPECTIVE VIEW

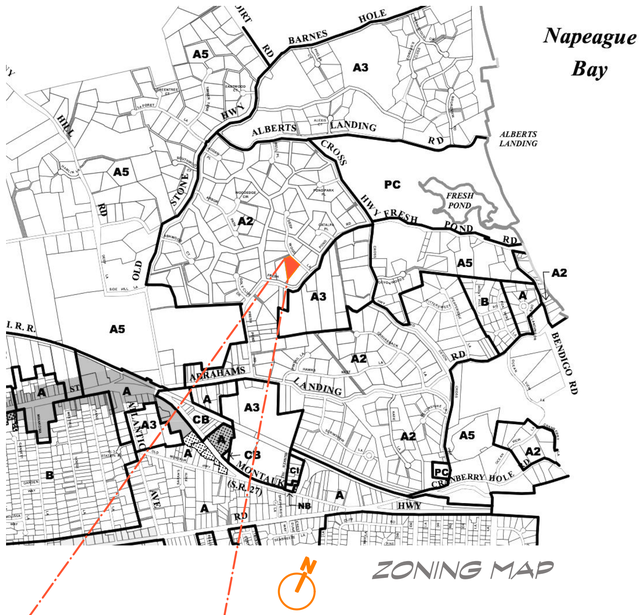
GENERAL LANDSCAPING NOTES:

2' OR 3/8" WHITE PEA GRAVEL
12" COMPACTED GRAVEL SUBSTRATE BASE
GEO-TEXTILE LAYER OVER SOIL
STEEL EDGING @ DRIVEWAY/WALKWAY.
BOUNDARY/PRIVACY FENCE:
GALVANIZED WELDED WIRE MESH
4X4 PRESSURE TREATED WOOD POSTS
2X4 PRESSURE TREATED WOOD TOP RAIL
HEIGHT 54"



#9 DEEP WOODS LANE

PROPOSED ADDITION - AMAGANSETT, NEW YORK 11937
LOCUS MAP



SITE SATELLITE VIEW

P2D1 - Design/Build
P. O. Box 1778
Sag Harbor, NY11963
T: 631-494-5300

Seal:

Fontanals Residence

DEEP WOODS LANE, AMAGANSETT, NY

P2D1

Issue Date: Set:

COVER SHEET
Sheet Title Line 2
Sheet Scale

G001

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL EXISTING FIELD MEASUREMENTS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. NO CHANGES OR SUBSTITUTIONS MAY BE MADE UNLESS APPROVED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. DIMENSIONS TAKE PRECEDENT OVER SCALE.

2. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES.

3. VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS. NOTIFY THE OWNER OR ARCHITECT OF CONDITIONS DIFFERING FROM THOSE INDICATED ON THE DRAWINGS.

4. BEFORE SUBMITTING A PRICE PROPOSALS FOR THIS WORK, THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS AND BECOME ACQUAINTED WITH ALL GOVERNING CODES, ORDINANCES AND CONDITIONS OF THE WORK. NO EXTRAS OR CHANGE ORDERS WILL BE ALLOWED DUE TO FAILURE TO UNDERSTAND THE CONDITIONS INVOLVED.

5. CONTRACTOR SHALL VERIFY ROOF VENTILATION AT EAVES, OVERHANGS, SOFFITS, PLATES, FRAMING BAYS, AND RIDGES, , TYP.

6. VERIFY WITH OWNER FOR FINAL KITCHEN FITTINGS, FIXTURE SELECTIONS, COUNTERS, CABINETRY, AND PAINT COLOR SELECTIONS.

7. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN PLANS AND DETAILS TO THE OWNER OR ARCHITECT AT ONCE. DEMOLITION OR EXCAVATION MAY REVEAL CONDITIONS OTHER THAN THOSE ASSUMED ON THE CONSTRUCTION DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER OR ARCHITECT AT ONCE IF THIS OCCURS

8. IF THE ARCHITECT IS NOT EMPLOYED BY THE OWNER TO PROVIDE REGULAR CONSTRUCTION PHASE SERVICE, INTERPRETATION OF THE CONTRACT DOCUMENTS SHALL BE BY THE OWNER. IN THE ABSENCE OF THE ARCHITECT, ALL QUESTIONS SHALL BE DIRECTED TO THE OWNER.

9. NO CHANGES OR SUBSTITUTIONS MAY BE MADE UNLESS APPROVED BY THE ARCHITECT.

10. ALL INSTALLATIONS BY CONTRACTOR, UNLESS NOTED OTHERWISE (UNO).

SITEWORK NOTES

1. STRIP AND STOCKPILE ALL TOPSOIL IN AFFECTED AREAS FOR REUSE.

2. RE-GRADE DRIVE AND PARKING AREAS WITH 16" MIN. COMPACTED BED OF APPROVED BANK RUN GRAVEL

3. BACKFILLING OPERATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR. FOUNDATION WALLS SHALL BE ADEQUATELY BRACED PRIOR TO BACKFILLING.

4. PROTECT EXISTING TREES, VEGETATION, LANDSCAPING, AND SITE IMPROVEMENTS NOT SCHEDULED FOR CLEARING WHICH MAY BE DAMAGED BY CONSTRUCTION ACTIVITIES.

5. PROVIDE EROSION CONTROL DEVICES IF REQUIRED.

6. REMOVE EXISTING PLANT MATERIALS TO BE DISTURBED BY EXTENT OF CONSTRUCTION AND EITHER DISPOSE OF OR TRANSPLANT AT OWNER'S DIRECTION.

7. CONSULT WITH OWNER FOR ANY PROPOSED IRRIGATION SYSTEM, OR MODIFICATION OF EXISTING SYSTEMS.

8. SITE PLAN INFORMATION INCLUDING ANY TOPOGRAPHIC ELEVATIONS WERE TAKEN FROM SURVEY OF THE PROPERTY. SEE DRAWINGS FOR SURVEY DATE AND PREPARER INFORMATION

9. SEED OR SOD AREAS DISTURBED BY CONSTRUCTION. RESTORE LAWNS AS REQUIRED.

10. CONSULT WITH OWNER FOR LANDSCAPING PLAN, PROPOSED PLANTING SELECTIONS, AND PLANTING BED FINISHES.

11. THE DRAWINGS INDICATE GENERAL PROVISIONS FOR DRAINING RAINWATER FROM THE SITE AND ROOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ROOF DRAINAGE AND FINAL GRADING, INCLUDING PAVEMENT AND LAWN AREAS SO THAT WATER EITHER RUNS AWAY FROM STRUCTURES NATURALLY OR IS PIPED TO DAYLIGHT OR STORM DRAINAGE.

12. COMPLETELY CONTROL AND REMOVE ALL DEMOLITION DEBRIS, SCRAPS & DUST.

FOUNDATION NOTES

1. FOUNDATION DESIGN BASED ON SOIL BEARING CAPACITY OF 3000 PSF. IF NOT ACHIEVED DURING EXCAVATION, NOTIFY ARCHITECT PRIOR TO COMPLETING WORK.

2. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000PSI.

3. PROVIDE 5/8" ANCHOR BOLTS EMBEDDED A MINIMUM OF 7" IN POURED CONCRETE OR A MINIMUM OF 15" IN MASONRY BLOCK. SPACING FOR ONE STORY STRUCTURES SHALL BE 72" O.C. SPACING FOR TWO STORY STRUCTURES SHALL BE 36" O.C. PROVIDE ANCHOR BOLTS WITHIN 12" OF CORNERS AND BOARD ENDS. COORDINATE WITH FRAMING.

4. MINIMUM FOOTING DEPTH TO BE 36" BELOW GRADE UNLESS NOTED. SEE DRAWINGS FOR FOOTING SIZE AND REINFORCING DETAILS.

5. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL. CONTACT ARCHITECT IF OTHER CONDITIONS ARE PRESENT.

6. DO NOT BACKFILL FOUNDATION UNTIL FLOOR DIAPHRAGM HAS BEEN FULLY INSTALLED.

7. KEY ALL FOUNDATION WALLS TO FOOTINGS.

8. PROTECT ANY DAMP PROOFING AND INSULATION DURING BACKFILL OPERATIONS.

MASONRY NOTES

1. STUCCO SHALL BE FRESHLY PREPARED AND UNIFORMLY MIXED IN THE RATIO OF 1 PART CEMENT,1 PART LIME PUTTY, AND 6 PARTS SAND. ALL STUCCO SHALL BE APPLIED TO CLEAN, MOIST CONCRETE AND MASONRY SURFACES.

2. GROUT SHALL BE OF FLUID CONSISTENCY AND MIXED IN THE RATIO BY VOLUME OF ONE PART CEMENT, THREE PARTS SAND AND 2 PARTS PEA GRAVEL.

3. MASONRY UNITS SHALL BE STANDARD HOLLOW CORE UNITS

4. HORIZONTAL REINFORCING SHALL BE STANDARD DUR-O-WALL VERTICAL REINFORCING SHALL BE ASTM SPEC A-615

5. JOINT TREATMENT SHALL BE TOOLED MORTAR JOINTS

6. BRACE ALL WALLS UNTIL SECURELY TIED TO THE STRUCTURE.

GENERAL STRUCTURAL NOTES

1. STRUCTURE DESIGNED FOR THE MINIMUM LIVE LOADS REQUIRED BY NEW YORK RESIDENTIAL CODE FOR ONE AND TWO FAMILY RESIDENTIAL BUILDINGS, OR THE BUILDING CODE OF NEW YORK STATE, FOR ALL OTHER BUILDINGS, ANY INCREASE IN LOADS DUE TO CHANGE IN FUNCTION, CONSTRUCTION MATERIALS, ETC.SHALL HAVE WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF FLOORS, WALLS AND ROOF ACTING TOGETHER. PROVIDE ALL GUYS, BRACES, STRUTS, ETC. REQUIRES TO ACCOMMODATE ALL LIVE, DEAD AND WIND LOADS UNTIL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE.

DEMOLITION NOTES

1. REMOVE AND LEGALLY DISPOSE OF ITEMS EXCEPT THOSE INDICATED TO BE REINSTALLED, SALVAGED, OR TO REMAIN THE OWNER'S PROPERTY.

2. REMOVE AND SALVAGE: ITEMS INDICATED TO BE REMOVED AND SALVAGED REMAIN THE OWNER'S PROPERTY. REMOVE, CLEAN, AND PACK OR CRATE ITEMS TO PROTECT AGAINST DAMAGE. IDENTIFY CONTENTS OF CONTAINERS AND DELIVER TO OWNER'S DESIGNATED STORAGE AREA.

3. REMOVE EXISTING PLANT MATERIALS AND EITHER DISPOSE OF OR TRANSPLANT AT OWNER'S DIRECTION.

4. REMOVE AND REINSTALL: REMOVE ITEMS INDICATED; CLEAN, SERVICE, AND OTHERWISE PREPARE THEM FOR REUSE; STORE AND PROTECT AGAINST DAMAGE. REINSTALL ITEMS IN LOCATIONS INDICATED.

5. DURING DEMOLITION NOTIFY ARCHITECT OF ANY CONDITIONS THAT DIFFER FROM THOSE ASSUMED ON THESE DOCUMENTS.

6. EXISTING TO REMAIN: PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY THE ARCHITECT, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND THEN CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS.

7. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN THE OWNER'S PROPERTY, DEMOLISHED MATERIALS SHALL BECOME THE CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM THE SITE WITH FURTHER DISPOSITION AT THE CONTRACTOR'S OPTION.

8. PROVIDE PHOTOGRAPHS OR VIDEOTAPE, SUFFICIENTLY DETAILED, OF EXISTING CONDITIONS OF ADJOINING CONSTRUCTION AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY SELECTIVE DEMOLITION OPERATIONS.

9. IDENTIFY AND ACCURATELY LOCATE CAPPED UTILITIES AND OTHER SUBSURFACE STRUCTURAL, ELECTRICAL, OR MECHANICAL CONDITIONS.

10. REGULATORY REQUIREMENTS: COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE STARTING SELECTIVE DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

11. OWNER AND ARCHITECT ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF BUILDINGS TO BE SELECTIVELY DEMOLISHED.

12. PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM SELECTIVE DEMOLITION ACTIVITIES.

13. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.

14. UTILITY REQUIREMENTS: LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVICES SERVING BUILDING TO BE SELECTIVELY DEMOLISHED. AS REQUIRED

15. DRAIN, PURGE, OR OTHERWISE REMOVE, COLLECT, AND DISPOSE OF CHEMICALS, GASES, EXPLOSIVES, ACIDS, FLAMMABLES, OR OTHER DANGEROUS MATERIALS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION OPERATIONS. PERFORM NECESSARY ASBESTOS REMOVAL PER CODE.

16. PROVIDE TEMPORARY WEATHER PROTECTION, DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION, ON EXTERIOR SURFACES AND NEW CONSTRUCTION TO ENSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS.

17. ERECT AND MAINTAIN DUSTPROOF PARTITIONS AND TEMPORARY ENCLOSURES TO LIMIT DUST AND DIRT MIGRATION AND TO SEPARATE AREAS FROM FUMES AND NOISE.

18. PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF BUILDING TO BE SELECTIVELY DEMOLISHED.

19. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.

20. PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES CAUSED TO ADJACENT CONSTRUCTION BY SELECTIVE DEMOLITION OPERATIONS.

21. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO ADJOINING CONSTRUCTION TO REMAIN IN A MANNER THAT ELIMINATES EVIDENCE OF PATCHING AND REFINISHING.

22. DISPOSAL: PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.

23. DO NOT BURN DEMOLISHED MATERIALS.

24. TRANSPORT DEMOLISHED MATERIALS OFF OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM.

25. SWEEP THE BUILDING BROOM CLEAN ON COMPLETION OF SELECTIVE DEMOLITION OPERATION.

CONCRETE NOTES

1) ALL CONCRETE SLABS,FOOTINGS AND CAISSONS SHALL DEVELOP 3,000PSI IN 28 DAYS.

2) ALL CONCRETE FORMWORK SHALL BE TIED AND BRACED TO FORM TRUE LINES, SQUARE CORNERS AND PLUMB WALLS.

3) REINFORCING BARS SHALL CONFORM TO ASTM A625 - MIN, YIELD STRESS 40,KSI

4) WWF SHALL BE 6 X 6 - 10/10 CONFORMING TO ASTM 185

5) NO COLD JOINTS IN CONCRETE ADEQUATELY VIBRATE TO PREVENT AIR POCKETS AND HONEYCOMB EFFECT.

6) DO NOT POUR CONCRETE SUBJECT TO FREEZING CONDITIONS

METALS

1. SHOP DRAWINGS REQUIRED FOR ALL STRUCTURAL STEEL, RAILINGS AND STAIRS

2. STRUCTURAL STEEL SHALL CONFORM TO ASTM SPEC A50, EXCEPT FOR PIPE COLUMNS WHICH SHALL CONFORM TO ASTM SPEC A 53

3. METAL DECKING SHALL BE 20 GAGE U.O.N.

4. HAND RAIL SUPPLIED BY GENERAL CONTRACTOR AND VERIFIED IN FIELD.

5. STEEL STAIR TO BE FIELD VERIFIED PRIOR TO FABRICATION.

COMBUSTION SAFETY

1. ANY GAS APPLIANCE, OTHER THAN OVENS, LOCATED INSIDE THE CONDITIONED SPACE MUST BE DIRECT VENT OR POWER VENTED.

2. ONE HARD-WIRED CARBON MONOXIDE (CO) DETECTOR SHALL BE INSTALLED PER 1,000 SQ. FEET OF LIVING SPACE (MINIMUM 1 PER FLOOR) IN ALL HOUSES WITH ANY COMBUSTION APPLIANCE OR ATTACHED GARAGE.

WOOD AND CARPENTRY NOTES

1. ALL FRAMING TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICAN FOREST AND PAPER ASSOCIATION AMERICAN WOOD COUNCIL WOOD FRAME CONSTRUCTION MANUAL 2001 SBC HIGH WIND EDITION AS WELL AS THE BUILDING CODE OF NEW YORK STATE. IF THERE ARE ANY QUESTIONS, CONCERNS, OR ISSUES REGARDING THE INTENT, NOTES, FRAMING DIAGRAMS, OR DRAWINGS, CONTACT ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION.

2. STRUCTURE DESIGNED FOR THE MINIMUM LIVE LOADS REQUIRED BY NEW YORK RESIDENTIAL CODE FOR ONE AND TWO FAMILY RESIDENTIAL BUILDINGS, OR THE BUILDING CODE OF NEW YORK STATE, FOR ALL OTHER BUILDINGS, ANY INCREASE IN LOADS DUE TO CHANGE IN FUNCTION, CONSTRUCTION MATERIALS, ETC.SHALL HAVE WRITTEN APPROVAL FROM THE ARCHITECT OR STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

3. THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF FLOORS, WALLS AND ROOF ACTING TOGETHER. PROVIDE ALL GUYS, BRACES, STRUTS, ETC. REQUIRED TO ACCOMMODATE ALL LIVE, DEAD AND WIND LOADS UNTIL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE.

4. CONSULT FRAMING DIAGRAMS AND/OR DRAWINGS FOR FRAMING DIRECTIONS, SPACINGS, AND SIZES. IN NO CASE SHALL FLOOR AND ROOF FRAMING MEMBERS EXCEED 24" O.C. SPACING.

5. PROVIDE HOLDDOWNS AT BOTTOM CORNERS OF SHEARWALLS AS INDICATED ON PLANS. PROVIDE CONTINUOUS LOAD PATH FROM HOLDDOWN TO FOUNDATION.

6. PROVIDE REQUIRED STRAPPING TO RESIST UPLIFT AS INDICATED ON PLANS AND IN STRUCTURAL NOTES.

7. PROVIDE ALL FLUSH FRAMED JOISTS, HEADERS, RAFTERS, AND RIDGE BEAMS WITH PREFABRICATED GALVANIZED METAL CONNECTORS AT EACH SIDE OF MEMBER.

8. PROVIDE DIAGONAL WOOD BRIDGING FOR WOOD JOISTS (ROOF AND FLOOR) AS FOLLOWS:
SPANS OVER 8'-0" -- ONE ROW
SPANS OVER 15'-0" -- TWO ROWS
VERIFY TRUSS JOIST MANUFACTURER'S SPECIFICATIONS FOR SPECIFIC REQUIREMENTS. BRIDGING SHALL BE CROSS BRACES OF NOMINAL 1X3 LUMBER OF SOLID 2X LUMBER. BRIDGING SHALL BE SECURED IN ACCORDANCE WITH THE FASTENING SCHEDULE ON THE DRAWINGS.

9. PROVIDE SOLID FLOOR DIAPHRAGM BRACING AT PANEL EDGES PERPENDICULAR TO FLOOR FRAMING MEMBERS IN THE FIRST TWO BAYS OF FRAMING, SPACED A MAXIMUM OF 4'-0" O.C.

10. PROVIDE APA RATED ROOF SHEATHING, EXTERIOR WALL SHEATHING, AND FLOOR SHEATHING. NAIL SHEATHING TO FRAMING ACCORDING TO THE FASTENING SCHEDULE ON THE DRAWINGS.

11. PROVIDE ALL STUD BEARING WALLS WITH 2 CONTINUOUS TOP PLATES AND 1 CONTINUOUS BOTTOM PLATE. TOP PLATES SHALL OVERLAP AT CORNERS AND INTERSECTIONS WITH OTHER LOAD BEARING WALLS.

12. PROVIDE A MINIMUM OF (3) STUDS AT EXTERIOR WALL CORNERS.

13. NOTCHES IN EITHER EDGE OF STUDS SHALL NOT NE LOCATED IN THE MIDDLE ONE THIRD OF THE STUD LENGTH. NOTCHES IN THE OUTER THIRDS OF THE STUD LENGTH SHALL NOT EXCEED 25% OF THE STUD DEPTH. BORED HOLES SHALL NOT EXCEED 40% OF THE STUD DEPTH AND THE EDGE OF THE HOLE SHALL NOT BE CLOSER THAN 5/8" TO THE EDGE OF THE STUD. NOTCHES AND HOLES SHALL NOT OCCUR IN THE SAME CROSS SECTION.

14. STUDS SHALL BE CONTINUOUS BETWEEN HORIZONTAL SUPPORTS.

15. ALL STUDS, JOIST, AND RAFTERS SHALL HAVE FULL BEARING AT PLATES. BEARING SHALL NOT BE LESS THAN 3 1/2".

16. PROVIDE SOLID ROOF DIAPHRAGM BRACING AT PANEL EDGES PERPENDICULAR TO FLOOR FRAMING MEMBERS IN THE FIRST TWO BAYS OF FRAMING, SPACED A MAXIMUM OF 4'-0" O.C.

17. FOR RENOVATIONS, EXPOSE EXISTING FRAMING (IF ANY) AND NOTIFY ARCHITECT PRIOR TO INSTALLATION OF NEW FRAMING TO CLARIFY AND CONFIRM DESIGN INTENT AND CALL OUT ANY EXISTING STRUCTURAL STRESS OR MOISTURE DAMAGE.

18. ALL FRAMING LUMBER TO BE HEM FIR #2 OR BETTER, UNLESS NOTED OTHERWISE. NEW STUDS AND PLATES TO BE SPF STUD GRADE OR BETTER.. JOISTS AND RAFTERS SHALL BE STRESS GRADED #

19. PROVIDE PRESSURE TREATED FRAMING LUMBER (ACQ) WHEN IN CONTACT WITH CONCRETE WALLS, SLABS, OR MASONRY

20. ALL FASTENERS, STRAPS, AND HANGERS USED IN FRAMING SHALL BE HOT DIPPED GALVANIZED. VERIFY THAT GALVANIZATION AND COATINGS FOR FASTENERS, STRAPS, AND HANGERS ARE SUITABLE FOR USE WITH SURROUNDING MATERIALS. USE COMPATIBLE METALS WHEN APPLICABLE.

21. PROVIDE TERMITE SHIELD AND CLOSED CELL FOAM SILL SEAL AT SILL PLATE. INSTALL ACCORDING TO MANUFACTURERS RECOMMENDATIONS. SILL PLATES SHALL HAVE FULL BEARING ON THE FOUNDATION SYSTEM.
ROOF AND WALL SHEATHING SHALL BE APA GRADED CDX

22. MATERIALS:
EXTERIOR SIDING SHALL BE CLEAR CEDAR U.O.N.
EXTERIOR TRIM BOARDS SHALL BE CLEAR CEDAR U.O.N.
EXTERIOR DECKING SHALL BE IPE U.O.N.
EXTERIOR RAILINGS SHALL BE STAINLESS STEEL CABLE U.O.N.
INTERIOR WOOD TRIM SHALL BE PRIMED FINGER JOINT U.O.N.
INTERIOR RAILINGS SHALL BE GLASS U.O.N.
WOOD FLOORING SHALL BE SOLID HARD WOOD U.O.N.
CLOSET SHELVING FURNITURE GRADE PLYWOOD U.O.N.

THERMAL AND MOISTURE PROTECTION

1. SEE WALL SCHEDULE FOR INSULATION VALUES AND TYPES

2. FIBER GLASS BATT INSULATION SHALL BE MFG'D BY OWENS CORNING, JOHNS MANVILLE OR APPROVED EQUAL. FORMALDEHYDE FREE ONLY THERMAL AND ACOUSTICAL INSULATION

3. RIGID INSULATION SHALL BE RATED FOR GROUND CONTACT

4. SPRAY FOAM INSULATION (ICYNEINE) INSTALLED BY A ICYNENE INC. CERTIFIED CONTRACTOR / INSTALLER. CONFORM TO ALL MFG. SPECIFICATIONS FOR INSTALLATION OF SPRAY FOAM PRODUCTS

5. ALL FLASHING TO 24 GA. METAL GALVANIZED OR PAINTED ACCORDING TO SCHEDULE GRAVEL STOPS AND BEAM CAPS TO BE 22 GA.

6. FOUNDATION TO BE WATERPROOFED WITH THUROSEAL OR APPROVED EQUAL SEALANTS PROVIDE PROPER SEALANTS FOR EACH APPLICATION. IF SEALANT TYPE IS NOT INDICATED OR OBVIOUS, VERIFY TYPE WITH ARCHITECT PRIOR TO APPLICATION.

7. PROVIDE FIRE-STOPPING AT ALL RATED PARTITIONS,FLOORS AND CEILINGS.

APPLIANCES AND EQUIPMENT NOTES:

1. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS TO INSTALL EQUIPMENT SHOWN, NOTED AND SPECIFIED IN THESE DOCUMENTS.

2. PROVIDE SHOP DRAWINGS FOR ALL CABINETS AND BUILT-IN FURNITURE. SPECIFY NO FORMALDEHYDE

3. INDOOR RE-CYCLE BINS - PROVIDE/VERIFY ROLLOUTS OR REVOLVING BINS TO SEPARATE TRAYS INTO A MINIMUM OF TWO SEPARATE CONTAINERS BUILT INTO KITCHEN CABINETRY.

4. OUTDOOR RE-CYCLE BINS - PROVIDE CONTAINMENT AREA FOR 4-30GAL TRASH CONTAINERS IN A DESIGNATED ENCLOSED AREA PROTECTED FROM TAMPERING BY ANIMALS.

5. APPLIANCES - VERIFY THAT SELECTED APPLIANCES ARE 'GREENSPEC" AND OR ENERGY STAR RATED AND SHALL COMPLY WITH TIER 2 REQUIREMENTS (MIN) OF THE CONSORTIUM OF ENERGY EFFICIENCY (CREE)

FINISHES

1. SEE WALL SCHEDULE FOR GYPSUM TYPES

2. HI IMPACT GYP. BD. SHALL BE MFG'D BY NATIONAL GYPSUM HI-IMPACT XP MOLD RESISTANT GYP.BD. SHALL BE NATIONAL XP GYPSUM BOARD OR GEORGIA PACIFIC DENS ARMOR PLUS PAPERLESS WALLBOARD

3. FIRE RESISTANT GYP BOARD SHALL BE 5/8" TYPE XP

4. SCREW ATTACH ALL GYPSUM BOARD WITH SCREWS APPROVED FOR THE APPLICATION

5. USE LOW VOC JOINT COMPOUND - MURCO, M-100 JOINT COMPOUND OR APPROVED EQUAL

6. CERAMIC TILE AS SELECTED BY THE ARCHITECT

7. TILE BACKING SHALL BE DENS SHIELD DO NOT USE 'GREENBOARD' FOR TILE USE LOW VOC TILE ADHESIVE MANUFACTURED BY AMF, "SAFECOAT- 3 IN 1" , BOSTIK FINDLEY D-5 PREMIUM OR D-40 DURAFLEX THIN SET

8. WOOD FLOORING AS INDICATED ON THE DRAWINGS AND SCHEDULES RESILIENT FLOORING BY ______________________________, SEE NOTES AND FINISH SCHEDULE

9. CARPET BACKING/CUSHION SHALL BE NATURAL FIBER OF 100% RECYCLED FIBER CONTENT MFG'D BY RELIANCE, LEGGETT & PLATT OR SHAW CONTRACT GROUP. CARPET AS MFG'D BE ______________________________ , SEE NOTES AND FINISH SCHEDULE

10. USE ONLY ZERO OR LOW VOC FLOORING ADHESIVES BY CHICAGO ADHESIVE PROD. CO., JOHNSONIE, OR SINAN CO 380 ALL PURPOSE ADHESIVE.

11. INTERIOR PAINT SHALL BE LOW VOC LATEX BY AMF, SHERWIN WILLIAMS, BENJAMIN MOORE, DURON OR APPROVED EQUAL

12. SELECTION OF PAINT COLORS SHALL BE BY OWNER/ ARCHITECT. ALLOW FOR UP TO 4 DIFFERENT COLORS IN THE PROJECT BEFORE UPCHARGES APPLY.

13. INTERIOR WOOD STAIN SHALL BE LOW VOC TUNG OIL OR STAIN MFG'D BY AMF, OSMO, WATER-BASE URETHANE, NATURAL VEGETABLE OR NUT OILS OR BEESWAX.

14. EXTERIOR PAINT SHALL BE MFG'D BY AMF SAFECOAT, BEST PAINT INC - DURACRYL,COHALAN CO. KEIM SILICATE PAINT

15. EXTERIOR STAINS BY AMF SAFECOAT, ECO DESIGN/BIOSHIELD PAINT CO., FUHR-ZVOC WATERBASE, OR NATURESTAIN CO.

16. EXTERIOR CLEAR FINISHES SHALL BE MFG'D BY UNITED FILSONITE LABS -ZAR EXTERIOR POLYURETHANE, TIMBER UV WOOD FINISH

17. VANITY TOPS, ETC. TBS BY OWNER/INT. DESIGNER.

PLUMBING NOTES:

1. PROVIDE AND INSTALL ALL PLUMBING FIXTURES AND FITTINGS SHOWN ON THE PLUMBING SCHEDULE.

2. HOT AND COLD WATER SUPPLY TO BE COPPER PIPING. INSULATE ALL COLD AND CIRCULATING DOMESTIC HOT WATER SUPPLY PIPING WITH FOAM TYPE JACKET INSULATION.

3. PEX PIPING IS AN ACCEPTABLE ALTERNATE

4. WASTE LINES IN WALLS BETWEEN FLOORS, AND WITHIN CEILING AND FLOOR FRAMING SHALL BE CAST IRON OTHER WASTELINES MAY BE CAST IRON OR PVC. ALWAYS CONSIDER AND CONTROL WASTE PIPING NOISE.

5. VENT PIPING MAY BE PVC PAINT EXTERIOR ROOF VENT STACKS FLAT BLACK USE NEOPRENE FLASHING COLLARS.

6. ALL SOLDER CONNECTIONS TO BE MADE WITH LEAD FREE SOLDER. PROVIDE AFFIDAVIT FROM PLUMBER CERTIFYING LEAD FREE SOLDER HAS BEEN USED IN ACCORDANCE WITH ALL LOCAL REGULATIONS.

7. A. PROVIDE ALL REQUIRED ANGLE STOPS, ESCUTCHEON PLATES, RISERS, ETC. TO COMPLETE INSTALLATION OF PLUMBING FIXTURES AND FITTINGS. CONTRACTOR TO COORDINATE WITH OWNER/ARCHITECT FOR FINISHES AND INSTALLATION. SEE SCHEDULE FOR FIXTURE TYPE AND LOCATION.

8. PLUMBER TO VERIFY SIZES AND CAPACITIES OF ALL PIPING FOR INTENDED USE.

9. PROVIDE ALL REQUIRED TRAPS, CLEANOUTS, AND VENTS FOR INTENDED USE. VERIFY LOCATIONS AND CLEARANCES WITH CONTRACTOR TO INSURE COORDINATION OF EFFORTS WITH OTHER TRADES.

10.PROVIDE SHUT-OFF VALVES FOR BOTH HOT AND COLD WATER SUPPLIES AT ALL FIXTURES AND FITTINGS.

11.PROVIDE LABELS FOR ALL PLUMBING VALVES EXCEPT UNDERCOUNTER SHUT OFF VALVES, HOSE BIBS AND OTHER OBVIOUS EXPOSED VALVES. EX, "MAIN WATER SUPPLY SHUT OFF."

12.PROVIDE DRAIN DOWN VALVES FOR ALL OUTDOOR PLUMBING.

13.PROVIDE AND COORDINATE WITH OWNER, THE LOCATION OF EXTERIOR HOSE BIBS (MIN OF 2) WHETHER SHOWN ON DRAWINGS OR NOT.

VENTILATION

1. EACH BATHROOM MUST HAVE AN EXHAUST FAN THAT EXHAUSTS A MINIMUM OF 50 CFM DIRECTLY TO THE OUTSIDE. THIS IS THE MEASURED FLOW AS INSTALLED, NOT THE RATED FLOW.

2. THERE MUST BE A MECHANICAL FRESH AIR VENTILATION SYSTEM THAT BRINGS THE FOLLOWING AMOUNT OF FRESH AIR INTO THE HOME WHEN INSTALLED: (7.5 CFM)(NUMBER OF BEDROOMS + 1) + (.01 CFM)(SQUARE FEET OF CONDITIONED SPACE)

3. THE FRESH AIR VENTILATION SYSTEM MUST INCLUDE A DAMPER AND FILTER. FILTERS MUST BE ACCESSIBLE FROM THE CONDITIONED SPACE

4. FRESH AIR INTAKES MUST BE INSTALLED AT LEAST 18 ABOVE FINISHED GRADE OR 12 ABOVE THE ROOF DECK. THEY MUST ALSO BE AT LEAST 10 FROM PLUMBING VENTS, CHIMNEYS, COMBUSTION APPLIANCE VENTS, DRYER VENT TERMINATIONS, AND EXHAUST FAN TERMINATIONS.

5. SOLID METAL, FLEXIBLE METAL, OR LINED, INSULATED FLEXIBLE DUCT MAY BE USED.
ALL VENTILATION DUCTS IN UNCONDITIONED SPACES MUST BE INSULATED

6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MODIFICATION OF EXISTING HVAC AS REQUIRED FOR NEW CONSTRUCTION AND FOR DESIGN OF NEW SYSTEM. VERIFY DESIGN WITH OWNER AND ARCHITECT. PROVIDE ARCHITECT WITH MARKED UP DRAWING SHOWING LOCATIONS OF ALL PROPOSED REGISTERS AND DUCT RUNS.

7. PROVIDE CUT SHEET FOR ALL REGISTER COVERS, THERMOSTAT CONTROLS, AND GRILLES FOR ARCHITECT REVIEW. INDICATE, SIZE, FINISH, AND PROPOSED LOCATION.

8. DUCTS, PLENUMS, AND FITTINGS SHOULD BE CONSTRUCTED OF GALVANIZED METAL, DUCT BOARD, OR FLEXIBLE DUCT. BUILDING CAVITIES MAY NOT BE USED AS A DUCT OR PLENUM WITHOUT A SEALED DUCT BOARD OR METAL LINER.

9. ACCA MANUAL DUCT DESIGN OR EQUIVALENT REQUIRED;

HVAC NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MODIFICATION OF EXISTING HVAC AS REQUIRED FOR NEW CONSTRUCTION AND FOR DESIGN OF NEW SYSTEM. VERIFY DESIGN WITH OWNER AND ARCHITECT. PROVIDE ARCHITECT WITH MARKED UP DRAWING SHOWING LOCATIONS OF ALL PROPOSED REGISTERS AND DUCT RUNS.

2. PROVIDE CUT SHEET FOR ALL REGISTER COVERS, THERMOSTAT CONTROLS, AND GRILLES FOR ARCHITECT REVIEW. INDICATE, SIZE, FINISH, AND PROPOSED LOCATION.

3. PROTECT DUCT OPENINGS DURING CONSTRUCTION UNTIL PROJECT COMPLETION. PREVENT DUST AND CONSTRUCTION DEBRIS FROM ACCUMULATING IN DUCTS DURING CONSTRUCTION.

4. PROVIDE DUCT INSULATION AS FOLLOWS: SUPPLY DUCTS IN UNCONDITIONED ATTICS OR OUTSIDE THE BUILDING MUST BE INSULATED TO R-8. RETURN DUCTS IN UNCONDITIONED ATTICS OR OUTSIDE THE BUILDING MUST BE INSULATED TO R-4. SUPPLY DUCTS IN UNCONDITIONED SPACES MUST BE INSULATED TO R-8. RETURN DUCTS IN UNCONDITIONED SPACES (EXCEPT BASEMENTS) MUST BE INSULATED TO R-2. INSULATION IS NOT REQUIRED ON RETURN DUCTS IN BASEMENTS.

5. ALL DUCT JOINTS, SEAMS, AND CONNECTIONS MUST BE SECURELY FASTENED WITH WELDS, GASKETS, MASTICS (ADHESIVES), MASTIC-PLUS-EMBEDDED-FABRIC, OR TAPES. DUCT TAPE IS NOT PERMITTED. *EXCEPTION:* CONTINUOUSLY WELDED AND LOCKING-TYPE LONGITUDINAL JOINTS AND SEAMS ON DUCTS OPERATING AT LESS THAN 2 IN. W.G. (500 PA). DUCTS SHALL BE SUPPORTED EVERY 10 FEET OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. COOLING DUCTS WITH EXTERIOR INSULATION MUST BE COVERED WITH A VAPOR RETARDER.

6. PROVIDE AIR FILTERS AS REQUIRED IN THE RETURN AIR SYSTEM.

7. THE HVAC SYSTEM MUST PROVIDE A MEANS FOR BALANCING AIR AND WATER SYSTEMS. CONTRACTOR TO BALANCE SYSTEM UPON COMPLETION OF PROJECT AND PROVIDE BALANCING REPORTS TO ARCHITECT.

8. EACH DWELLING UNIT HAS AT LEAST ONE THERMOSTAT CAPABLE OF AUTOMATICALLY ADJUSTING THE SPACE TEMPERATURE SET POINT OF THE LARGEST ZONE.

9. THERMOSTAT AND SPECIAL CONTROL DEVICES HEIGHTS AT 60" TO CENTER.

10. THE PROPER SELECTION, SIZING, INSTALLATION AND MAINTENANCE OF RESIDENTIAL HVAC SYSTEMS ARE MAJOR FACTORS IN OPTIMIZING ENERGY SAVINGS.

11. PERFORMANCE:
HEATING MODE: SYSTEM MUST BE CAPABLE OF MAINTAINING 72ºF WHEN OUTSIDE AIR IS -5ºF

COOLING MODE: SYSTEM MUST BE ABLE TO MAINTAIN 75º WHEN OUTSIDE AIR IS 100ºF

12. HEAT PUMPS AND AIR CONDITIONERS, IF USED, MUST BE SIZED ACCORDING TO ACCA MANUAL J AND BE INSTALLED WITHIN A HALF TON OF THAT SIZE.

13. HEAT PUMPS AND AIR CONDITIONERS MUST HAVE A SEER RATING OF AT LEAST 14 AND A HEATING SEASON PERFORMANCE FACTOR OF AT LEAST 8.2.

14. ALL JOINTS IN THE AIR DISTRIBUTION SYSTEM SHALL BE SEALED WITH DUCT MASTIC AND FIBERGLASS MESH OR AN ADVANCED ENERGY-APPROVED EQUIVALENT.

15. TOTAL DUCT LEAKAGE MEASURED IN CUBIC FEET PER MINUTE AT 25PA SHALL BE LESS THAN 3% OF THE CONDITIONED FLOOR AREA. (I.E. IF THE HOUSE HAS 1000 SQUARE FEET OF CONDITIONED SPACE, THERE SHALL BE NO MORE THAN 30 CFM OF DUCT LEAKAGE WHEN TESTED) TESTED AIRFLOW MUST BE WITHIN +/- 10% OF THE DESIGNED AIRFLOW .

16. HEATING EQUIPMENT SHALL BE (GAS/OIL) FIRED HIGH EFFICIENCY APPROVED BY THE ARCHITECT

17. DOMESTIC HOT WATER STORAGE, IF APPLICABLE, SHALL BE INDEPENDENT STORAGE FOR HOT WATER HEATED BY THE MAIN BOILER. I.E. SUPER-STOR, OR APPROVED EQUAL

18. ALL ELECTRICAL WIRING SHALL BE INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR.

ELECTRICAL NOTES - GENERAL

1. LAYOUT AND MARK ALL ELECTRICAL DEVICES (LIGHT FIXTURES, SWITCHES, RECEPTACLES, ETC.) BEFORE SETTING ANY ELECTRICAL BOXES OR RUNNING OF ANY WIRING. GENERAL CONTRACTOR TO SCHEDULE WALK THROUGH AND REVIEW WITH OWNER, FOR OWNERS APPROVAL, BEFORE PROCEEDING. WALK THROUGH TO INCLUDE LOCATING SPECIAL WIRING INCLUDING, PHONE JACKS, DATA-CAT6 , T.V. HOOK-UPS, AND STEREO AND ALARM WIRING.

2. PROVIDE ALL POWER AND LIGHTING CIRCUITS AS REQUIRED BY CODE AND PROVIDE AN ACCURATE LABELED PANEL BOXE(S) AT COMPLETION OF PROJECT.

3. CONTRACTOR TO BE RESPONSIBLE FOR ALL ELECTRICAL WORK. CONTRACTOR TO SUPPLY TEMPORARY DROP POLE FOR CONSTRUCTION, IF NECESSARY.

4. G.F.I. CIRCUITS TO BE USED IN BATHROOMS AND KITCHEN AND OTHER LOCATIONS REQUIRED BY GOVERNING CODES OR AS INDICATED ON ELECTRICAL PLAN.

5. PROVIDE LINE VOLTAGE SMOKE DETECTORS AS REQUIRED BY CODE.

6. TYPICAL SWITCH LOCATION 1'-0" FROM OPENING WHEREVER POSSIBLE, TYPICAL SWITCH HEIGHTS AT 48" TO CENTER UNLESS NOTED OTHERWISE. COLOR - SELECTED BY ARCHITECT TYPE LEVITON DESIGNER SERIES. VERIFY AREAS TO BE DIMMED.

7. TYPICAL DUPLEX POWER OUTLETS HEIGHTS AT 12" A.F.F. TO CENTER UNLESS OTHERWISE NOTED ON THE DRAWINGS.

8. THERMOSTAT AND SPECIAL CONTROL DEVICES HEIGHTS AT 60" TO CENTER.

9. TELEPHONE - PROVIDE 4 PAIR WIRING TO EACH JACK LOCATION, HOME RUN TO PHONE PANEL. (LOCATION TO BE DETERMINED WITH OWNER) FOR CONNECTION TO TELEPHONE COMPANY SERVICE.

11. THE ELECTRICAL DRAWINGS SHOW SPECIAL SWITCHING, POWER AND LIGHTING ONLY. MINIMUM ELECTRICAL PROVISIONS REQUIRED BY CODE AND REGULATION SHALL BE BY THE CONTRACTOR. VERIFY LOCATION OF SWITCHES AND RECEPTACLES WITH OWNER PRIOR TO INSTALLATION. TELEPHONE, DATA, AND CABLE TV OUTLETS SHALL BE ADJUSTED AS DIRECTED BY OWNER, BUT MUST COMPLY TO ALL CODES

12. DECORATIVE LIGHTING FIXTURE SELECTION (NOT SHOWN ON LIGHTING SCHEDULE)
SHALL BE BY OWNER. INSTALLATION SHALL BE BY CONTRACTOR. SEE ELECTRICAL DRAWINGS.

P2D1 - Design/Build
P. O. Box 1778
Sag Harbor, NY11963
T: 631-494-5300

Seal:

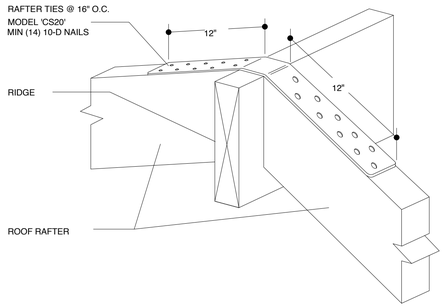
Fontanals Residence

DEEP WOODS LANE, AMAGANSETT, NY

P2D1

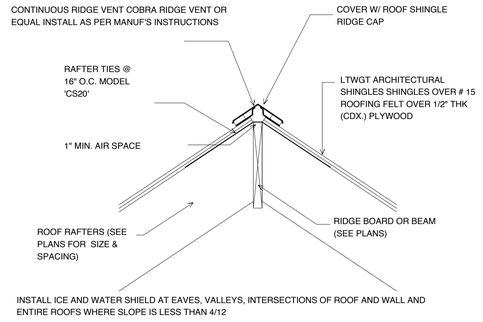
Issue Date: Set:

GENERAL NOTES
Sheet Title Line 2
Sheet Scale

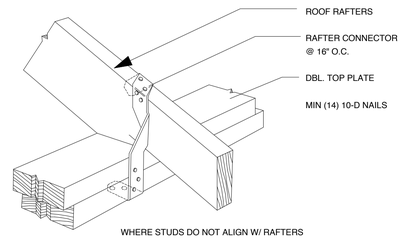


1 **RAFTER-TO-RAFTER CONNECTION TYP. @ EACH RAFTER**

MODEL 'CS20' BY SIMPSON STRONG TIES

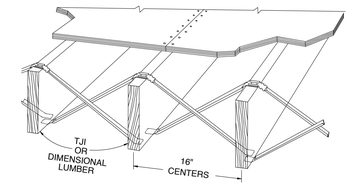


2 **TYP. RIDGE VENT DETAIL**



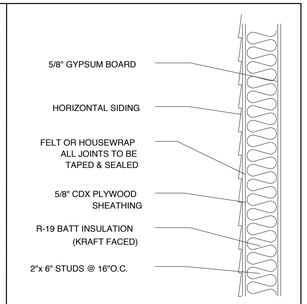
3 **RAFTER TIE DETAILS TYP. @ EACH RAFTER**

MODEL 'LTS' BY SIMPSON STRONG TIES

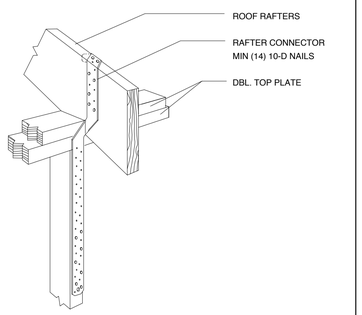


4 **TYPICAL FLOOR JOISTS SPACING AND METAL**

CROSS BRACING

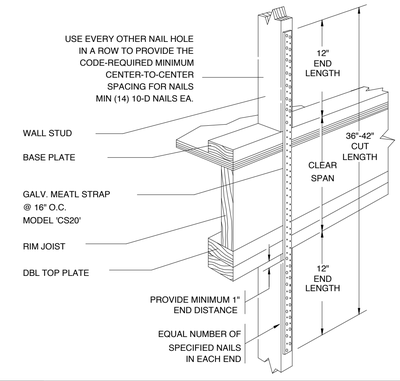


5 **TYPICAL EXTERIOR WALL CONSTRUCTION**



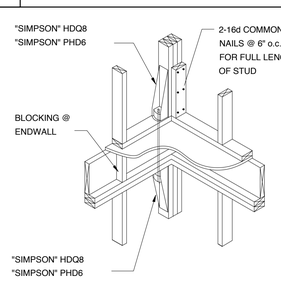
6 **RAFTER TIE DETAILS TYP. @ EACH RAFTER**

MODEL 'MTS30' BY SIMPSON STRONG TIES



7 **STUD TO PLATE TO RIM JOIST TO TOP PLATE TO STUD CONNECTION @ 16" O.C.**

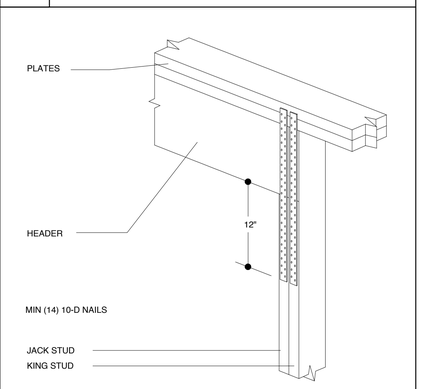
MODEL 'BP' BY SIMPSON STRONG TIES



NOTE:
1. SHEATHING AS PART OF SHEARWALL SEGMENT (SW.S), WHERE NOTED ON FLOOR PLAN, SHALL BE CONTINUOUS FROM SILL TO TOP PLATE OR ADEQUATELY BLOCKED AT JOINTS. 8d COMMON NAILS @ 6"o.c. EDGE & FIELD
2. HOLD DOWNS REQUIRED AT ALL 4 CORNERS OF STRUCTURE UNLESS OTHERWISE NOTED.
3. SEE CONSTRUCTION DETAIL (NAILING AND STRAPPING) & DETAIL (HOLDOWN & CONN).

8 **GALV. METAL TIE-DOWN AT CORNER OF STRUCTURE**

MODEL 'HDQ8/ PHD6' BY SIMPSON STRONG TIES



9 **GALV. METAL TIE DOWN W/ IN 32" OF CORNER OF STRUCTURE**

MODEL 'HTT22' BY SIMPSON STRONG TIES

RR905.2.5 FASTENERS. FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAGE [0.105 INCH (2.67 mm)] SHANK WITH A MINIMUM 3/8-INCH (9.5 mm) DIAMETER HEAD, ASTM F 1667, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A MINIMUM OF 3/4 INCH (19.1 mm) INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN 3/4 INCH (19.1 mm) THICK, THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING. FASTENERS SHALL COMPLY WITH ASTM F 1667.

RR905.2.6 ATTACHMENT. ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER. FOR NORMAL APPLICATION, ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE THE ROOF SLOPE EXCEEDS 20 UNITS VERTICAL IN 12 UNITS HORIZONTAL (20:12), SPECIAL METHODS OF FASTENING ARE REQUIRED.

EXCEPTION: ASPHALT STRIP SHINGLES SHALL HAVE A MINIMUM OF SIX FASTENERS PER SHINGLE WHERE THE ROOF IS IN ONE OF THE FOLLOWING CATEGORIES:
1. THE BASIC WIND SPEED PER FIGURE RR301.2(4) IS 110 MILES PER HOUR (177 km/h) OR GREATER AND THE EAVE IS 20 FEET (6096 mm) OR HIGHER ABOVE GRADE.

2. THE BASIC WIND SPEED PER FIGURE RR301.2(4) IS 120 MILES PER HOUR (193 km/h) OR GREATER.

3. SPECIAL WIND ZONES PER FIGURE RR301.2(4)

10 **FASTENERS FOR ASPHALT ROOF SHINGLES**

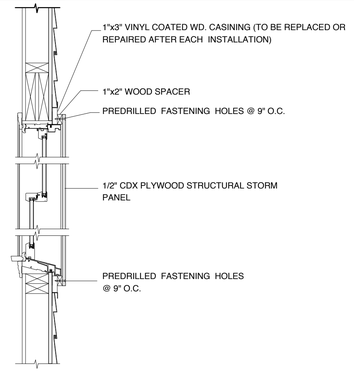
TABLE 3.1 WFCM WOOD FRAME CONSTRUCTION MANUAL NAILING SCHEDULE

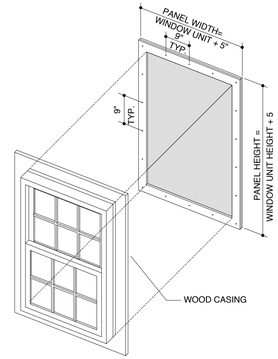
JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
RAFTER TO TOP PLATE (TOE-NAILED) (TABLE 3.4A)	3-8D	3-10D	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED) (TABLE 3.4A)	3-8D	3-10D	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED) (TABLE 3.9A)	6-16D	40D	EACH LAP
CEILING JOIST TO LAPS OVER PARTITIONS (FACE-NAILED) (TABLE 3.9A)	6-16D	40D	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED) (TABLE 3.6A)	3-8D	3-10D	PER TIE
BLOCKING TO RAFTER (TOE-NAILED)	2-8D	2-10D	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2-16D	3-16D	EACH END
WALL FRAMING			
TOP PLATE TO TOP PLATE (FACED NAILED)	2-16D	2-16D	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 OR BOTTOM PLATE TO STUD (END-NAILED)	2-16D	2-40D	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDJOIST, OR BLOCKING (FACE-NAILED)	2-16D	2-40D	PER FOOT
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE OF 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 OF TOP PLATE (TOE-NAILED)	2-16D	3-16D	PER FOOT
ROOF SHEATHING			
STRUCTURAL PANELS	8-D	10D	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
CEILING SHEATHING			
GYPSUM WALLBOARD	5D COOLERS	5D COOLERS	7" EDGE/10" FIELD
WALL SHEATHING			
STRUCTURAL PANELS	8D	10D	6" EDGE/12"FIELD
FIBERBOARD PANELS			
7/16"	6D	--	3" EDGE/6" FIELD
25/32"	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	(SEE MANUF.)
DIAGONAL BOARD SHEATHING			
1"X6" OR 1"X8"	2-8D	3-10D	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	3-10D	PER SUPPORT
1"X10" OR WIDER	3-8D	3-10D	PER SUPPORT

1. 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.

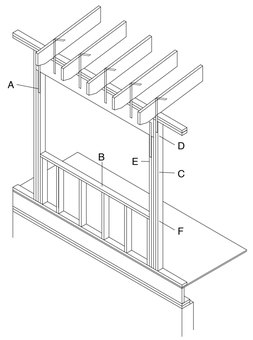
2. WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO 1-16D NAIL PER FOOT.

3. CORROSION RESISTANT 11 GAGE ROOFING NAILS AND 16 GAGE STAPLES ARE PERMITTED, CHECK IBC FOR ADDITIONAL REQUIREMENTS.





11 **TYPICAL HIGH WIND WINDOW PROTECTION FOR NEW WINDOWS**



FASTENING SCHEDULE B

ROUGH OPENING FRAMING REQUIREMENTS FOR WINDOW OPENING (IN ACCORDANCE WITH WOOD FRAME CONSTRUCTION MANUAL 2001 EDITION)

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

A- NUMBER OF 8d NAILS @ EA. END OF STRAPPINGS (TABLE 3.7, P. 157) & (TABLE 6A P. 316)
B- NUMBER OF SILL STUDS (ON FLAT) (DOES NOT APPLY TO DOORS) (TABLE 3.23B, P.193)
C- NUMBER OF FULL HEIGHT KING STUDS @ EA. SIDE OF HEADER (TABLE 3.23C, P.193)
D- NUMBER OF 16d NAILS. END-NAILED THROUGH ADJACENT KING STUD TO END OF HEADER @ EA. SIDE (TABLE 3.7, P. 157) & (TABLE 6A P. 316)
E- NUMBER OF JACK STUDS @ EA. END OF HEADERS (TABLE 3.22F, P.191) ASSUME DBL. HDR.
F- NUMBER OF 16d NAILS END-NAILED THOUGH ADJACENT JACK STUDS TO END OF SILL(S) @ EA. SIDE (DOES NOT APPLY TO DOORS) (TABLE 3.8, P. 157) & (TABLE 6A PAGE 316)

12 **NAILING & STRAPPING @ EXTERIOR WINDOW/ DOOR HEADER**

USE	LIVE LOAD	DEAD LOAD
EXTERIOR BALCONIES	60 psf	10 psf
DECKS	40 psf	10 psf
PASSENGER VEHICLE GARAGES	50 psf	as per plan
ATTICS WITHOUT STORAGE (ROOF BELOW 3 PITCH)	10 psf	10 psf
ATTICS WITH STORAGE (ROOF ABOVE 3 PITCH)	20 psf	10 psf
ROOMS OTHER THAN SLEEPING ROOMS	40 psf	10 psf
SLEEPING ROOMS	30 psf	10 psf
STAIRS	40 psf	10 psf
GUARDRAILS AND HANDRAILS	200 lbs	10 psf
ROOF LOADING (LIVE = GROUND SNOW LOAD ADJUSTMENTS AS PER FIGURE R301.2(5) OF THE RESIDENTIAL CODE OF NEW YORK STATE)	20 psf	12 psf for attic 15 psf for cath

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3 ON 12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS AND PLASTERED CEILINGS	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - WIND LOADS WITH BRITTLE FINISHES	L/240 [a]
EXTERIOR WALLS - WIND LOADS WITH FLEXIBLE FINISHES	L/120 [a]

NOTE: L=SPAN LENGTH, H=SPAN HEIGHT

a THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.7 TIMES THE COMPONENT AND CLADDING LOADS FOR THE PURPOSE OF THE DETAINING DEFLECTION LIMITS HEREIN.

13 **MINIMUM UNIFORM DISTRIBUTED DESIGN LOADS**

(REFER TO TABLE R301.5 OF THE RESIDENTIAL CODE OF NEW YORK STATE)

P2D1 - Design/Build
P. O. Box 1778
Sag Harbor, NY11963
T: 631-494-5300

Seal:

Fontanals Residence

DEEP WOODS LANE, AMAGANSETT, NY

P2D1

Issue Date: Set:

CODE SHEET
Sheet Title Line 2
Sheet Scale

02

GENERAL NOTES
NEW YORK STATE RESIDENTIAL CODE: ONE AND TWO FAMILY DWELLINGS

R301.2.1.1 WIND DESIGN CRITERIA: THE STRUCTURE, STRUCTURAL CONNECTIONS AND FRAMING SYSTEMS HAVE BEEN DESIGNED TO RESIST HORIZONTAL LOADS ASSOCIATED WITH 120 MPH WIND LOADS FOR EXPOSURE B IN ACCORDANCE WITH MANUAL (ASCE 7) "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES". WIND LOADS ARE RESISTED BY EXTERIOR PLYWOOD SHEATHING AND INTERIOR WOOD STUD WALLS WITH GYPSUM BOARD. SEE WALL DETAILS FOR NAILING AND CONNECTORS.

TABLE R301.2(2)
DOOR AND WINDOW REQUIRED DESIGN VALUES:

ALL EXTERIOR WINDOWS AND DOORS SHALL MEET MINIMUM WIND PRESSURES IN POUNDS PER SQUARE FOOT (P.S.F.) FOR 30'-0" MEAN ROOF HEIGHT, EXPOSURE B, ZONE 5 AS FOLLOWS:

WINDOW/DOOR SQ.FT. AREA	CATEGORY 110 MPH WIND	CATEGORY 120 MPH WIND
10 SQ.FT.	29.1 P.S.F.	34.7 P.S.F.
20 SQ.FT.	27.2 P.S.F.	32.4 P.S.F.
50 SQ.FT.	24.6 P.S.F.	29.3 P.S.F.
100 SQ.FT.	22.6 P.S.F.	26.9 P.S.F.

R301.2.2 SEISMIC EXCEPTION: ONE & TWO FAMILY DWELLINGS IN SEISMIC CATEGORIES B AND C AND TOWN HOUSES LOCATED I SEISMIC CATEGORY B ARE EXEMPT FORM SEISMIC REQUIREMENTS. FOUNDATIONS TO BEAR ON SOIL OF SITE CLASS D OR BETTER FOR DWELLINGS TO BE SEISMIC CATEGORY C.

R301.4 DESIGN LIVE LOADS:
R301.6
EXTERIOR BALCONY: 60 PFF
WOOD DECK: 40 PSF
L/240 ATTICS WITH STORAGE: 20 PSF
L/360 FLOOR (NOT BEDROOMS): 40 PSF
L/360 BEDROOM FLOORS: 30 PSF
L/180 ROOF 45 PSF (GROUND SNOW LOAD)
L/240 ATTICS WITH FIXED STAIRS: 30 PSF

R310.2.2.4 MAXIMUM DEAD LOADS:
ROOF / CEILING: 15 PSF
FLOOR: 10 PSF
EXTERIOR WALL: 15 PSF
INTERIOR WALL: 10 PSF

TABLE R301.6ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
Rafters having slopes greater than 3/12 with no finished ceiling attached to rafters	L/180
Interior walls and partitions	H/180
Floors and plastered ceilings	L/360
All other structural members	L/240
Exterior walls with plaster or stucco finish	H/360
Exterior walls - wind loads with brittle finishes	L/240
Exterior walls - wind loads with flexible finishes	L/120

NOTE: L = SPAN LENGTH, H = SPAN HEIGHT
A. THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.7 TIMES THE COMPONENT AND CLADDING LOADS FOR THE PURPOSE OF THE DETERMINING DEFLECTION LIMITS HEREIN.

R303 (1) HABITABLE ROOM VENTING: WINDOW OPENING MINIMUM 4% OF FLOOR AREA OR MECHANICALLY VENTED PRODUCING 0.35 AIR CHANGE PER HOUR EXCEPT BEDROOMS AND FINISHED BASEMENTS.

(2) HABITABLE ROOM LIGHTING: GLAZING MINIMUM 8% OF FLOOR AREA OR ARTIFICIAL LIGHT OF 6 FOOT CANDLES AT 30 " ABOVE FLOOR.

R303.6 HABITABLE ROOM HEATING: CAPABLE OF MAINTAINING MINIMUM 68 EGRESS AT A POINT 36" ABOVE FLOOR AND 24" FROM EXTERIOR WALL.

R305.1 MINIMUM CEILING HEIGHTS: 7'-6" MINIMUM IN HABITABLE ROOM. MINIMUM BASEMENT HEIGHTS: 7'-0" MINIMUM, 6'-8" UNDER GIRDERS, DUCT, ETC.

R308.4(6) GLAZING OF HAZARDOUS LOCATIONS: ALL GLAZING WITHIN 24" OF HINGED DOOR IN CLOSED POSITION MUSH HAVE SAFETY GLAZING UNLESS SILL HEIGHT IS 60" ABOVE FLOOR.

R308.4(10) STAIRWELL WINDOWS: WINDOW SILLS AT STAIR LANDINGS LESS THAN 60" SHALL HAVE SAFETY GLAZING.

R309.1 DOORS FROM GARAGE INTO HABITABLE SPACE: 45 MINIMUM FIRE RATED WITH SELF-CLOSING DEVICE.

R309.2.1 GARAGE WALLS: 5/8" TYPE-X GYPSUM BOARD ON GARAGE SIDE, 1/2" TYPE-X GYPSUM BOARD ON OPPOSITE WALL SIDE OF HABITABLE AREAS.

R309.2.2 GARAGE CEILING: 5/8" TYPE-X GYPSUM BOARD.

R310.1 FINISHED BASEMENT EGRESS WINDOWS SILL HEIGHT MAXIMUM 44" ABOVE FLOOR.

R310.1.1 WINDOW EGRESS OPENING REQUIREMENTS: NET CLEAR OPENING FIRST FLOOR 5.0 S.F., SECOND FLOOR 5.7 S.F., MINIMUM HEIGHT OPENING 24", MINIMUM WIDTH OF OPENING 20".

R310.2 EGRESS BASEMENT WINDOW WELLS: MINIMUM NET CLEAR AREA TO BE 36" X 36". PROVIDE STEPS OUT OF WELL IF BASE HEIGHT TO GRADE EXCEEDS 44".

R311.4 HALLWAYS: MINIMUM 36" CLEAR WIDTH.

R312.1.2 LANDINGS AT DOORS: MINIMUM 36" X 36" LANDING REQUIRED IF (3) OR MORE RISERS REQUIRED.

R313.1 RAMPS: MAXIMUM SLOPE ONE UNIT VERTICAL TO 8 UNITS HORIZONTAL (1 IN 8 SLOPE). PROVIDE HANDRAIL ON SIDE FOR SLOPES THAT EXCEED 1 IN 12.

R314.1 STAIR: STAIR WIDTH MINIMUM 36" WITH MINIMUM CLEAR OPENING 31.5" WITH HANDRAIL ONE SIDE AND 27" HANDRAIL BOTH SIDES. INTERIOR AND EXTERIOR STAIRS TO BE ILLUMINATED.

R314.2 TREADS AND RISERS: MAXIMUM RISER HEIGHT 8 1/4". MINIMUM TREAD DEPTH 9" PLUS NOSINGS 3/4" - 1 1/4" MAXIMUM. OPEN RISERS NOT PERMITTED ON RISES GREATER THAN 30". MAXIMUM 3/8" TREAD AND RISER VARIANCE WITHIN STAIR RUN. MINIMUM TREAD WIDTH 6" ON WINDERS.

R314.3 STAIR HEADROOM: MINIMUM 6'-8" MEASURED VERTICAL.

R315 HANDRAILS: PROVIDE 34" - 38" HIGH HANDRAIL ON AT LEAST ONE SIDE OF STAIRWAYS WITH 2 OR MORE RISERS.

R316 GUARDRAILS: PORCHES, BALCONIES AND STAIR LANDINGS 30" ABOVE FLOOR OR GRADE TO BE INSTALLED WITH 36" HIGH RAILINGS, BALUSTERS NOR TO ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER.

R317.1 SMOKE ALARMS: INSTALL SMOKE ALARMS IN ALL BEDROOMS AND IN IMMEDIATE VICINITY OUTSIDE OF BEDROOMS. INSTALL ONE SMOKE ALARM ON EACH LEVEL INCLUDING BASEMENT. INTERCONNECT ALL ALARMS.

R317.3 AUTOMATIC SPRINKLER SYSTEM: BUILDINGS HAVING A HEIGHT OF 3 STORIES SHALL BE EQUIPPED WITH AUTOMATIC SPRINKLERS IN ACCORDANCE WITH NFPA13D.
A SPRINKLER SYSTEM IS REQUIRED WHEN FIRST STORY IS BASEMENT WHERE THE FINISHED FLOOR ABOVE BASEMENT IS:
1. MORE THAN 6 FEET ABOVE GRADE FOR 50% OR MORE
2. MORE THAN 12 FEET AT ANY POINT
3. MORE THAT 6 FEET ABOVE GRADE PLANS

NOTE: ALL LUMBER TO BE HEM FIR #2 OR BETTER

R323.1.2 ALL SILLS AND PLATES ON EXTERIOR FOUNDATION WALL TO BE PRESSURE PRESERVATIVE TREATED.

R323.1.3 ALL SILLS AND SLEEPERS ON SLAB TO BE PRESSURE TREATED UNLESS IMPERVIOUS MOISTURE BARRIER UNDER SLAB IS INSTALLED. (TREATMENT OF WOOD IN ACCORDANCE WITH AWPAC22)

R323.1.4 FOUNDATION WOOD GIRDERS: WOOD GIRDERS SEATED IN EXTERIOR FOUNDATION WALLS TO HAVE MINIMUM 1/2" AIR-SPACE ALL SIDES OR ENDS WRAPPED WITH ALUMINUM FLASHING.

R323.3 FASTENERS FOR PRESSURE TREATED WOOD: HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICONE BRONZE OR COPPER OR 1/2" DIAMETER STEEL BOLTS.

R401.4 FOOTINGS: SHALL BEAR ON UNDISTURBED INORGANIC SAND, GRAVEL CLASS GW, GP, SOIL WITH A MINIMUM BEARING CAPACITY OF 3000 PSF MEETING THE REQUIREMENTS OF SEISMIC SITE CLASS D OR BETTER PER TABLE 1615.11 OF NYS BUILDING CODE. FOOTINGS MAY ALSO BEAR ON ROCK OF APPROVED COMPACTED FILL PLACE IN 8" MAXIMUM LIFTS. IN AREAS LIKELY TO HAVE EXPANSIVE, COMPRESSIBLE, SHIFTING OR OTHER UNKNOWN SOIL CHARACTERISTICS, A SOIL TEST BY A APPROVED AGENCY SHALL BE PERFORMED TO DETERMINE THE SOIL'S CHARACTERISTICS AT A PARTICULAR LOCATION.

R402.2 CONCRETE: A MINIMUM COMPRESSIVE STRENGTH IS REQUIRED AT THE FOLLOWING LOCATIONS AS DETERMINED BY TABLE R402.2 (SEVER WEATHERING COLUMN), PROVIDE 5% AIR ENTRAINMENT IN ALL CONCRETE.
- BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE BELOW GRADE: 2500 PSF
- ABOVE GRADE FOUNDATION WALLS, VERTICAL CONCRETE EXPOSED TO WEATHER: 3000 PSF
- PORCHES AND GARAGE SLABS: 3500 PSF

R405.1 FOUNDATION DRAINAGE: INSTALL DRAINS AROUND FOUNDATION, RETAINING EARTH AND ENCLOSE HABITABLE SPACE LOCATED BELOW GRADE. DRAIN SYSTEM NOT REQUIRED IN SAND-GRAVEL MIXTURE SOIL PER GROUP 1 SOILS, TABLE R405.1.

R406.1 DAMPROOF/WEATHERPROOF FOUNDATIONS: FOUNDATION WALLS SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE. MASONRY WALLS SHALL HAVE NOT LESS THAN 3/8" PORTLAND CEMENT PARGING APPLIED TO THE EXTERIOR OF THE WALL. THE PARGING SHALL BE DAMPROOFED WITH A BITUMINOUS COATING, 3 POUNDS / SQUARE YARD OF ACRYLIC MODIFIED CEMENT, 1/8" COAT OF SURFACE-BONDING MORTAR COMPLYING WITH ASTM C887. CONCRETE WALLS SHALL BE DAMPROOFED BY APPLYING ANY ONE OF THE ABOVE LISTED DAMPROOFING MATERIALS TO THE EXTERIOR OF THE WALL.

R406.3 POROUS FILL: BACKFILL WITH THE SAME MATERIAL USED FOR FOOTINGS, UP TO HEIGHT OF 1'-0" ABOVE FOOTING FOR WELL DRAINED SITES, OR 1/2 THE TOTAL BACKFILL HEIGHT FOR POORLY DRAINED SITES. COVER POROUS FILL WITH STRIPS OF 30 POUND ASPHALT PAPER OR 6-MIL POLYETHYLENETO PERMIT WATER SEEPAGE AND AVOID FINE SOIL INFILTRATION.

R406.34 BACKFILL: REMAINDER OF EXCAVATED AREA ABOVE POROUS FILL SHALL BE BACKFILLED WITH SAME TYPE SOIL REMOVED DURING EXCAVATION. BACKFILL NOT TO BE PLACED AGAINST WALL UNTIL WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR ABOVE PER CODE SECTION R404.1.7.

R408.1 CRAWL SPACE VENTS: PROVIDE 1 S.F. PER 150 S.F. OF FLOOR AREA. INSTALL VENTS WITHIN 3 FEET OF EACH CORNER OF FOUNDATION. CRAWL SPACE ACCESS PANEL TO BE MINIMUM 18" X 24", UNLESS MECHANICAL EQUIPMENT LOCATED PROVIDE A 22" X 30" ACCESS OPENING PER SECTION M1305.1.4.

R502.4 FLOOR PLUMBING CHASE: BLOCKING TO BE FULL DEPTH AT 48" O.C. MAXIMUM.

R502.6 BEARING ENDS OF JOIST, BEAMS OR GIRDERS SHALL HAVE MINIMUM 1 1/2" OF BEARING ON WOOD AND METAL AND 3" MINIMUM ON CONCRETE. JOIST FRAMING FROM OPPOSITE SIDES OVER BEARING SUPPORT MINIMUM LAP 3" MINIMUM (3) 10D FACE NAILS. LEDGER STRIPS NOT UNLESS THAN 2" X 2".

R502.7.1 JOIST BRIDGING: ONLY JOIST EXCEEDING 2" X 12" ARE REQUIRED TO BE SUPPORTED LATERALLY AT MID SPAN BY SOLID BLOCKING OR DIAGONAL BRIDGING (WOOD OR METAL) AT INTERVALS NOT EXCEEDING 8'-0". ENGINEERED JOIST BRIDGING PER MANUFACTURER'S INSTALLATION REQUIREMENTS.

R502.8 DRILLING AND NOTCHING DIMENSIONAL LUMBER: TO CONFORM TO SECTION R502.8.1 AND FIGURES R508.8 SECTIONS R802.7.1 FOR JOIST, RAFTERS AND BEAMS / R602.6 FOR STUDS / R602.6.1 FOR WALL PLATES / R602.7 FOR HEADERS AND FIGURE R602.6(1) AND (2). FOLLOW MANUFACTURER'S SPECIFICATIONS FOR ENGINEERED WOOD PRODUCTS.

R502.12 DRAFT STOPPING: INSTALL 1/2" GYPSUM BOARD OF 3/8" PLYWOOD OR PARTICLE BOARD PARALLEL TO OPEN WEB FLOOR JOISTS WITH FINISHED TOP AND BOTTOM FLANGES EVERY 1000 SF OF CONCEALED SPACE. PROVIDE STOP MATERIAL AT SUSPENDED CEILINGS UNDER FLOOR FRAMING EVERY 1000 SF OF CONCEALED SPACE.

R503.1 SHEATHING:
SUBFLOORING 16" O.C. SUPPORT (5/8") MINIMUM
24" O.C. SUPPORT (3/4") MINIMUM
ROOF SHEATHING 16" O.C. SUPPORT (1/2") MINIMUM
TABLE R803.1> 24" O.C. SUPPORT (5/8") MINIMUM
WALL SHEATHING (1/2") MINIMUM

SEE NAILING SCHEDULE TABLES R602.3 (1) AND (2) FOR FASTENING. ALL ROOF AND WALL PLYWOOD PANELS SHALL BE EXTERIOR GRADE, WITH EXTERIOR GLUE, SHALL MEET THE REQUIREMENTS FOR THE LATEST EDITION OF THE U.S. PRODUCTS STANDARDS PS-1, AND SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION

PLYWOOD SHEATHING TO RUN CONTINUOUS 12" MINIMUM PAST TOP AND BOTTOM PLATES OF ALL EXTERIOR WALLS. IF PLYWOOD STOPS AT PLATE, THEN PROVIDE SIMPSON LSTA18 STRAPS OF 48" O.C. AND CORNERS, NAILED TO STUDS WITH 10D NAILS IN HOLES PROVIDED. CENTER STRAPS ON PLYWOOD JOINT. USE LSTA30 STRAP IF PLYWOOD DOES NOT OVERLAP BOTH THE TOP AND BOTTOM PLATES OF THE SAME LEVEL.

SUB FLOORING SHALL BE INSTALLED WITH FACE GRAIN DIAGONAL ACROSS SUPPORTS: BREAK JOINTS IN ADJACENT COURSES: LOCATE END JOINTS OVER SUPPORTS AND DRIVE NAILS FLUSH OR SLIGHTLY BELOW SURFACE. UNDERLAYMENT, WHERE REQUIRED, SHALL BE SIMILARLY INSTALLED.

ROOF SHEATHING SHALL BE LAID WITH FACE GRAIN AT RIGHT ANGLES TO SUPPORTS; LOCATE END JOINTS OVER SUPPORTS; STAGGER JOINTS; PROVIDE METAL H CLIP AT JOINTS AT SIDES OF PANELS WHEN SPACING OF SUPPORTS IS 24" O.C. AND ROOF SHEATHING IS LESS THAN 5/8" THICK.

ALL FLOORING TO BE COVERED WITH CARPET SHALL HAVE (1) LAYER OF 3/4" UNDERLAYMENT BOARD OR OTHER APPROVED EQUAL, OVER SUBFLOOR, FLOORS TO BE COVERED WITH OAK FLOORING, GRANITE OR CERAMIC TILE SHALL HAVE 1 LAYER OF 23/32 SUBFLOORING.

R602.3.2 WALL DOUBLE TOP PLATE END JOISTS TO OFFSET MINIMUM 24".

R602.3.3 BEARING STUDS: WALL STUDS TO BE WITHIN 5" MAXIMUM UNDER BEARING MEMBERS UNLESS (2) 2" X 6" OR (3) 2" X 4" PLATES ARE INSTALLED.

R602.8(1-5) FIRE BLOCKING: FIREBLOCK ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) BETWEEN STORIES AND TOP STORY OPEN TO ATTIC SPACE. FIRE STOP MATERIAL TO BE WOODBATTS OR BLANKETS SECURELY RETAINED IN PLACE PER SECTIONS R602.8(1), (1.1) AND (1.2).

R702.3/TABLE 702.3.5 GYPSUM BOARD: INSTALL OVER 2" NOMINAL WOOD FRAMING OR 1X2 FURRING STRIPS @ 24" O.C. MAXIMUM. PREVENT EXPOSURE TO WEATHER. ATTACHING GYPSUM BOARD TO WOOD FRAME AS FOLLOWS (UNLESS NOTED OTHERWISE). SCREWS SHALL BE TYPE S OR W AND PENETRATE WOOD 5/8" MINIMUM, 12" O.C. FOR CEILING AND 16" O.C. FOR WALLS. NAILING TO CEILING WOOD FRAME TO BE 7" O.C. AND 8" O.C. AT WALLS.

R703.2 ASPHALT SATURATED FELT: 14 POUND PER 100 SF APPLIED HORIZONTALLY WITH THE UPPER LAYER LAPPED OVER LOWER MINIMUM 2". LAP 6" AT JOINTS.

R706.6 EXTERIOR PLASTER (STUCCO): CORROSION RESISTANT LATH TO BE ATTACHED WITH 11-GAUGE, 1 1/2" LONG WITH 7/16" HEAD NAILS OF 7/8" LONG 16-GAUGE STAPLES 6" O.C. MAXIMUM. PLASTER THREE COATS OVER LATH OR 2 COATS OVER MASONRY WALL. SEE TABLE R702.1 (1) AND (3) FOR THICKNESS AND MIX REQUIREMENTS.

TABLE 703.4 EXTERIOR VINYL SIDING: MINIMUM 0.035 THICKNESS, LAP JOINT 0.120 X 1 1/2" LONG NAILS OR STAPLES 1 3/4" LENGTH EACH STUD.

TABLE R703.7.3
ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER

SIZE OF STEEL ANGLE A,C (INCHES)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF 1/2" OR EQUIVALENT REINFORCING BARS B
3 x 3 x 1/4	6'-0"	3'-6"	3'-0"	1
4 x 3 x 1/4	8'-0"	5'-0"	3'-0"	1
6 x 3 1/2 x 1/4	14'-0"	8'-0"	3'-6"	2
2-6 x 3 1/2 x 1/4	20'-0"	11'-0"	5'-0"	4

SEE FOOTNOTES A, B, C FOR LINTEL INSTALLATION REQUIREMENTS.
A. LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION
B. DEPTH OF REINFORCED LINTELS SHALL NOT BE LESS THAN 8 INCHES AND ALL CELLS OF HOLLOW MASONRY TO BE GROUTED SOLID. REINFORCING BARS SHALL EXTEND NOT LESS THAN 8 INCHES INTO THE SUPPORT.
C. STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES, OTHER STEEL MEMBERS MEETING STRUCTURAL DESIGN REQUIREMENTS MAY BE USED.

R703.7.2 BRICK AND STONE HAVING AN INSTALLED WEIGHT LESS THAN 40 PSF SHALL BE PERMITTED TO BE SUPPORTED ON WOOD. SEE SECTION R703.7.2.1 FOR LINTEL SUPPORT BY FRAME WALL, NOT ROOF.

R703.7.2.2 BRICK LINTEL SUPPORT BY ROOF CONNECTION: SET STEEL ANGLE DIRECTLY ON MINIMUM 2X6 ROOF RAFTERS. ATTACH ROOF RAFTERS TO WALL WITH 5/8" X 5" LAG SCREWS TO MINIMUM THREE WALL STUDS, REMAINING RAFTERS SHALL BE ANCHORED WITH (2) 10D NAILS AT EVERY WALL STUD SPACING. INSTALL FLASHING AND WEEP HOLES. MAXIMUM HEIGHT OF BRICK VENEER ABOVE LINTEL TO BE: 12'-8", WITH MAXIMUM 7:12 ROOF PITCH.

R703.7.4.1 MASONRY VENEER WALL TIES: 1" DISTANCE BETWEEN VENEER AND SHEATHING MAXIMUM INSTALL NO. 22 U.S. GAUGE X 7/8" CORRUGATED SHEET METAL TIES SPACED NOT MORE THAN 24" O.C. HORIZONTALLY AND VERTICALLY AND WITHIN 12" OF WALL OPENINGS.

R703.7.5 BRICK FLASHING: INSTALL FLASHING UNDER FIRST COURSE ABOVE FINISHED GRADE. IMMEDIATELY ABOVE FLASHING PROVIDE WEEP HOLES 33" O.C. MAXIMUM 3/16" DIAMETER IN WYTHE OF WALL.

R801.3 ROOF DRAINAGE: IF EXPANSIVE OR COLLAPSIBLE SOILS EXISTS, ROOF DRAINAGE TO DISCHARGE MINIMUM 5'-0" FORM HOUSE OR TO AN APPROVED DRAINAGE SYSTEM.

R802.3.1 WHERE CEILING JOISTS ARE NOT PROVIDED AT TOP PLATE, THE RIDGE FORMED BY THESE RAFTERS SHALL ALSO BE SUPPORTED BY A RIDGE GIRDER AND RAFTERS SHALL BE DESIGNED IN ACCORDANCE WITH TABLE R802.5.1 (2) USING THE "RAFTER SPAN ADJUSTMENT FACTOR".

R802.6 BEARING ENDS OF RAFTERS AND CEILING JOIST SHALL HAVE NOT LESS THAN 1 1/2" OF BEARING.

R802.8 BLOCK BETWEEN 2" X 12" CEILING JOIST AT SUPPORTS TO PREVENT ROTATION.

R802.9 TRIMMER JOIST: SINGLE HEADER AND TRIMMER FOR OPENINGS UP TO 4'-0" AND DOUBLED OVER 4'-0" UNLESS OTHERWISE NOTED ON PLAN. CONNECT WITH HANGERS FOR HEADER JOIST SPANS 6'-0" AND GREATER.

R905.2.6(2) ASPHALT SHINGLE ATTACHMENT: STRIP SHINGLES SHALL HAVE A MINIMUM OF 6 FASTENERS PER SHINGLE. FASTENERS TO BE MINIMUM 12 GAUGE SHANK WITH 3/8" MINIMUM DIAMETER HEAD TO PENETRATE THROUGH SHEATHING. APPLY 2 LAYERS OF FELT WITH ROOF PITCHES UP TO 4:12.

R905.2.7.1 ICE PROTECTION: ICE BARRIER REQUIREMENTS PER TABLE R301.2(1), IF APPLICABLE: INSTALL PER MANUFACTURER'S SPECIFICATIONS AT ALL EAVES TO A POINT AT LEAST 24" INSIDE EXTERIOR WALL LINE AND AT ALL VALLEYS.

R905.2.7.2 UNDERLAYMENT: INSTALL UNDERLAYMENT WITH CORROSION RESISTANT FASTENERS PER MANUFACTURER'S SPECIFICATIONS APPLIED ALONG THE OVERLAP NOT FARTHER APART THAN 36" O.C.

R905.9 BUILT-UP ROOFS: MINIMUM SLOPE 1/4" PER FOOT (2%) FOR DRAINAGE.

R1001 MASONRY CHIMNEYS AND FIREPLACES: TO BE CONSTRUCTED IN ACCORDANCE WITH CODE SECTION R1001.1 - R1003.13.

R1004 FACTORY BUILT FIREPLACES: TESTED IN ACCORDANCE WITH UL127 LABELING ON EQUIPMENT PER CODE M1303 & M1414.1 AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS. EXTERIOR AIR INTAKE FROM EXTERIOR OF DWELLING "OR FROM SPACES WITHIN THE DWELLING VENTILATED WITH OUTSIDE AIR SUCH AS CRAWL OR ATTIC SPACES". GARAGE AND BASEMENT EXCLUDED FROM OUTSIDE AIR SOURCE. CHASES SHALL BE FIRE STOPPED AT EACH FLOOR AND CEILING AND INSULATED THOROUGHLY ON INSIDE AND OUTSIDE WALLS TO REDUCE AIR INFILTRATION.

M1305.1.1 FURNACES IN CLOSETS: TO HAVE A MINIMUM 30" CLEARANCE IN FRONT OF UNIT FOR SERVICE. CLOSET WIDTH TO BE MINIMUM 12" WIDER THAN FURNACE AND 3" MINIMUM CLEARANCE AT BACK AND SIDES. PROVIDE ACCESS PANEL OPENING LARGE ENOUGH TO REMOVE LARGEST APPLIANCE BUT NOT LESS THAN 22" X 30". FOR APPLIANCES LOCATED IN ATTIC, INSTALL SWITCH OPERATED LIGHTING FIXTURE AND RECEPTACLE. PROVIDE CLEARANCES PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

M1307.3 APPLIANCES WITH IGNITION SOURCE SHARING GARAGE FLOOR TO BE ELEVATED 18" MINIMUM AND PROTECTED FROM IMPACTED BY VEHICLE.

M1501.3 CLOTHES DRYER DUCT: NOT TO EXCEED 25' (EXCLUDING TRANSITION DUCT) AND REDUCED 2 1/2' FOR EVERY 45 DEGREE BEND AND 5' FOR EVERY 90 DEGREE BEND. INSTALL BOOSTER FAN FOR ADDITIONAL LENGTHS. CLOTHES DRYER EXHAUST SYSTEM SHALL COMPLY WITH CODE SECTION M1501.1 LISTED AND LABELED IN ACCORDANCE WITH UL2158A. EXHAUST DUCT SIZE SHALL COMPLY WITH CODE SECTION M1501.2.

M1506.3 EXHAUST FANS: IN BATHS WHEN REQUIRED TO HAVE MECHANICAL EXHAUST CAPACITY OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS.

G2426.5.3 CHIMNEY TERMINATION: CHIMNEYS SHALL EXTEND 3'-0" ABOVE THE HIGHEST POINT WHERE IT PASSES THROUGH ROOF AND AT LEAST 2'-0" ABOVE ANY PORTION OF ROOF WITHIN HORIZONTAL DISTANCE OF 10'-0".

P2801.5 WATER HEATERS: NOT INSTALLED ON SLAB SHALL BE INSTALLED IN A GALVANIZED STEEL PAN HAVING A MINIMUM THICKNESS OF 24-GUAGE AND 1 1/2" DEEP AND PROVIDED WITH A DRAIN LINE.

NOTE: CODE SECTION 1225.2
LOCATION OF CARBON MONOXIDE DETECTORS: AT LEAST ONE CARBON MONOXIDE ALARM SHALL BE PROVIDED IN EACH DWELLING UNIT. THE REQUIRED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN THE IMMEDIATE VICINITY OF BEDROOM(S) ON THE LOWEST FLOOR LEVEL OF THE DWELLING UNIT CONTAINING BEDROOM(S).

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY (g)	SUBJECT TO DAMAGE FROM (1,2)				WINTER DESIGN TEMP(f)	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS (h)
			WEATHERING	FROST LINE DEPTH (b)	TERMITE(c)	DECAY			
45	120	(c) SEE NOTE R301.2.2	SEVERE	36"	MODERATE	SLIGHT	+11 (c)	YES	SEE NOTE (h)

FOR SI: POUND PER SQUARE FOOT = 0.0479kN/M3, 1 MILE PER HOUR = 1,609 KM/H

A. WEATHERING MAY REQUIRE A HIGHER STRENGTH CONCRETE OF GRADE OF MASONRY T SATISFY THE STRUCTURAL REQUIREMENTS OF THIS CODE. THE WEATHERING COLUMN SHALL BE FILLED IN WITH THE WEATHERING INDEX (I.E. "NEGLIGIBLE", "MODERATE" OR "SEVERE") FOR CONCRETE AS DETERMINED FROM THE WEATHERING PROBABILITY MAP [FIGURE R301.2(3)]. THE GRADE OF MASONRY UNITS SHALL BE DETERMINED FROM ASTM C34, C55, C62, C73, C90, C129, C216 OR C652.
B. THE FROST LINE DEPTH MAY REQUIRE DEEPER FOOTINGS THAN INDICATED IN FIGURE R403.1(1). THE JURISDICTION SHALL FILL IN THE FROST LINE DEPTH COLUMN WITH THE MINIMUM DEPTH OF FOOTING BELOW FINISH GRADE.
C. THE JURISDICTION SHALL FILL IN THIS PART OF THE TABLE WITH "VERY HEAVY", "SLIGHT TO MODERATE", OR "NONE TO SLIGHT" IN ACCORDANCE WITH FIGURE R301.2(6) DEPENDING ON WHETHER THERE HAS BEEN A HISTORY OF LOCAL DAMAGE.
D. THE JURISDICTIONS SHALL FILL IN THIS PART OF THE TABLE WITH "MODERATE TO SEVER", "SLIGHT TO MODERATE", OR "NONE TO SLIGHT" IN ACCORDANCE WITH FIGURE R301.2(7) DEPENDING ON WHETHER THERE HAS BEEN A HISTORY OF LOCAL DAMAGE.
E. THE JURISDICTION SHALL FILL IN THIS PART OF THE TABLE WITH WIND SPEED FROM THE BASIC WIND SPEED MAP[FIGURE R301.2(4)]. WIND EXPOSURE SHALL BE DETERMINED ON A SITE-SPECIFIC BASIS IN ACCORDANCE WITH SECTION R301.2.1.4.
F. REFER TO TABLE N1101.2 "WINTER DESIGN DRY-BULB TEMPERATURE COLUMN.
G. THE JURISDICTION SHALL FILL THIS PART WITH THE SEISMIC DESIGN CATEGORY DETERMINED FRO SECTION R301.2.2.1.
H.THE JURISDICTION SHALL FILL THIS PART OR THE TABLE(a) THE DATE OF THE JURISDICTION'S ENTRY INTO THE NATIONAL FLOOD INSURANCE PROGRAM (DATE OF ADOPTION OF THE FIRST CODE OR ORDINANCE FOR MANAGEMENT OF FLOOD HAZARD AREA), (b) THE DATES OF THE CURRENT EFFECTIVE FIRM AND FBFM, OR OTHER FLOOD HAZARD MAP ADOPTED BY THE COMMUNITY, AS MAY BE AMENDED.
I. SEE FIGURE R301.2(5) FOR GROUND SNOW LOADS.

PREFABRICATED WOOD TRUSS NOTES:
TOTAL LOAD VERTICAL TRUSS DEFLECTION SHALL BE LIMITED TO 0.75" AND HORIZONTAL DEFLECTION SHALL BE LIMITED TO 0.50".

1. EXTERIOR WALLS SUPPORTING ROOF TRUSSES THAT EXCEED 40'-0" IN LENGTH SHALL BE DOUBLE 2X4 STUD WALLS.
2. MULTIPLE STUDS SHOULD BE USED DIRECTLY BENEATH ANY MULTIPLE PLY TRUSS GIRDER. USE SAME NUMBER OF STUDS AS THE NUMBER OF PLIES IN THE TRUSS MEMBER. DOUBLE 2X4 OR SINGLE 2X6 STUDS SHOULD B USED AT INTERIOR BRIDGE WALL SUPPORTING ROOF TRUSSES.
3. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
A)ANSI/TPI 1 "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION".
B)TPI HIB "COMMENTARY AND RECOMMENDATIONS FOR HANDLING AND INSTALLING & BRACING METAL PLATE CONNECTED WOOD TRUSSES".
C)TPI DSB "RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES".
4. TRUSSES SHALL BE DESIGNED TO SUPPORT THE FOLLOWING MINIMUM DESIGN LOADS: TCLL = 32 PSF, TCDL = 15 PSF, BCLL = 10 PSF, AND BCDL = 10 PSF; PLUS UNBALANCED SNOW LOADING, WIND LOADING AND ANY APPLICABLE SNOW DRIFTING OR BUILD UP LOADS AS REQUIRED BY THE NYS BUILDING CODE.
5. SHOP DRAWINGS AND DESIGN CALCULATIONS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK SHALL BE SUBMITTED TO THE DESIGNER FOR APPROVAL. SHOP DRAWINGS SHALL SHOW THE SPECIE, SIZE AND GRADE OF LUMBER USED ALONG WITH THE MEMBER FORCES, PLATE SIZES AND DETAIL OF EACH TYPE OF TRUSS PROVIDED.
6. ALL LUMBER USED IN THE FABRICATION OF TRUSSES SHALL BE STRESS GRADED.
7. CONNECTION PLATES SHALL BE STAMPED FROM 16, 18, OR 20 GAGE, GRADE A, GALVANIZED STEEL.
8. TRUSSES SHALL BE FABRICATED IN ACCORDANCE WITH THE TRUSS SHOP DRAWINGS FROM ACCURATELY CUT WOOD MEMBERS CLAMPED IN RIGID FIXTURES DURING ASSEMBLY TO INSURE TIGHT FITTING JOINTS.
9. TRUSSES SHALL BE INSTALLED PLUMB, ADEQUATELY BRACED, IN THE PROPER ORIENTATION AND SPACING SHOWN ON THE SHOP DRAWINGS.
10. CUTTING OR FIELD ALTERATION OF ANY TRUSS IS NOT PERMITTED,.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF ERECTING THE TRUSSES. THE CONTRACTOR SHALL ENSURE THAT ADEQUATE TEMPORARY BRACING HAS BEEN DESIGNED AND INSTALLED FOR THE INSTALLATION OF THE TRUSSES.

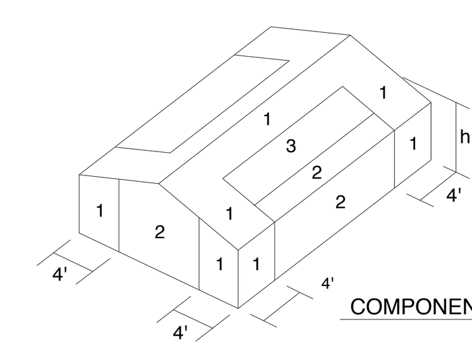
NAILING SCHEDULE

CONNECTION	FASTENING	TYPE
1. JOIST TO SILL OR GIRDER	3-8d	TOENAIL
2. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8d	TOENAIL
3. SOLE PLATE TO JOIST OR BLOCKING	3-16d at 16"O.C.	FACE NAIL
4. STUD TO TOP PLATE	3-8d OR 2-116d	TOENAIL
5. STUD TO SOLE PLATE	3-8d OR 2-16d	TOENAIL
6. DOUBLE STUDS	10d AT 24"O.C.	FACE NAIL
7.DOUBLE TOP PLATES	10d AT 24" O.C.	FACE NAIL
8.TOP PLATES, LAP AND INTERSECTIONS	2-10d	FACE NAIL
9. CONTINUOUS HEADER, TWO PIECES	16d AT 16"O.C. ALONG EACH EDGE	FACE NAIL
10. CEILING JOISTS TO PLATE	10d	TOENAIL
11. CONTINUOUS HEADER TO STUD	3-8d	TOENAIL
12.CEILING JOISTS, LAPS OVER PARTITIONS	4-8d	FACE NAIL
13. CEILINGS JOIST TO PARALLEL RAFTERS	3-10d	FACE NAIL
14. RAFTER TO PLATE	3-10d	TOENAIL
15. BUILT-UP CORNER STUDS	2-16d	24" O.C.
16. ROOF RAFTERS TO RIDGE, VALLEY, OR HIP	4-16d	TOENAIL
	3-16d	FACE NAIL
17. RAFTERS TIES RAFTERS FACE	3-8d	FACE NAIL
18. SUBFLOOR TO FRAMING	8d COMMON 6"O.C. AT EDGES, 12"O.C. INT. SUPPORTS	
19. WALL SHEATHING TO FRAMING	8d COMMON 6"O.C. AT EDGES, 12"O.C. INT. SUPPORTS	
20. ROOF SHEATHING TO FRAMING	8d COMMON 6"O.C. AT EDGES, 12"O.C. INT. SUPPORTS (SEE NOTE B)	
21. GYPSUM WALLBOARD	5d COMMON 4"O.C. AT EDGES, 8"O.C. INT. SUPPORTS	

NOTE A:
ALL NAILS ARE SMOOTH COMMON OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS FOLLOWS: 80(KSI) (55 MPA) FOR SHANK DIAMETER OF 0.192" (20d COMMON NAIL), 90 KSI (620 MPA) FOR SHANK DIAMETERS LARGER THAN 0.142" BUT NOT LARGER THAN 0.177", AND 100 KSI (689 MPA) FOR SHANK DIAMETERS OF 0.142" OR LESS.

NOTE B:
NAILS FOR ATTACHING ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6" O.C. FOR MINIMUM 48" DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS; AND 4" O.C. TO GABLE END WALL FRAMING.

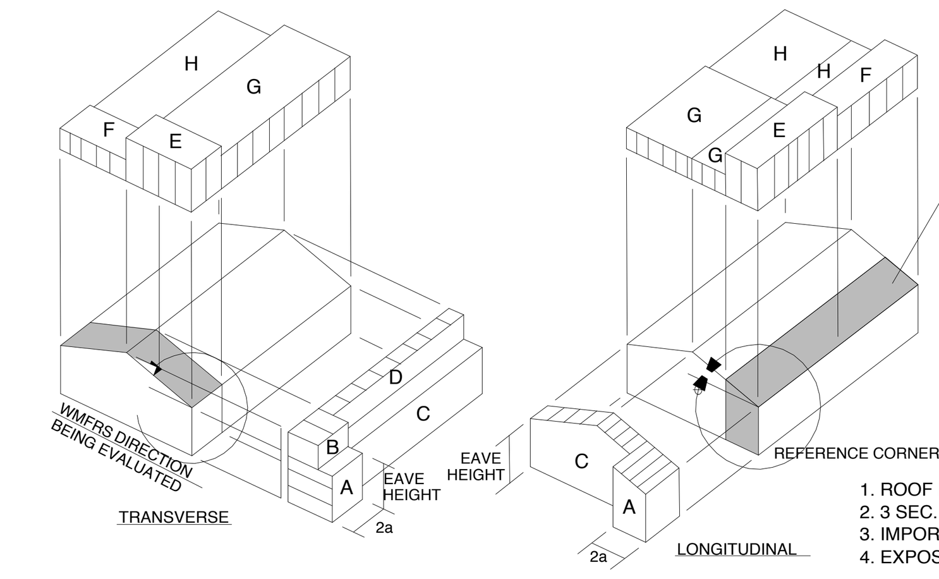
NOTE: ALL LUMBER TO BE HEM FIR #2 OR BETTER



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

COMPONENT AND CLADDING LOADS

MAIN WINDFORCE-RESISTING SYSTEM LOADING DIAGRAM (MWFRS)



1. ROOF HEIGHT < 24 FT.
2. 3 SEC. GUST WIND SPEED = 120 MPH
3. IMPORTANCE FACTOR "1" = 1.00
4. EXPOSURE = B

MAIN WINDFORCE-RESESTING SYSTEM LOADING DIAGRAM (MWFRS)

WIND VELOCITY	LOAD DIRECTION	ROOF ANGLE	HORIZONTAL LOADS				VERTICAL LOADS			
			A	B	C	D	E	F	G	H
120 MPH	TRANSVERSE	O°TO 5°	+22.8	-11.9	+15.1	-7.0	-27.4	-15.4	-19.1	-12.1
	LONGITUDINAL	ALL ANGLES	+22.8	-11.9	+15.1	-7.0	-27.4	-15.4	-19.1	-12.1

WIND VELOCITY	LOAD DIRECTION	ROOF ANGLE	MAX. HORIZONTAL WALL LOADS			
			1E	4E	1	4
120 MPH	TRANSVERSE	O°TO 5°	+17.3	-13.4	+12.7	-10.3
	LONGITUDINAL	ALL ANGLES	+17.3	-13.4	+12.7	-10.3

CLIMATIC AND GEOGRAPHIC DESIGN DATA

GROUND SNOW LOAD	WIND SPEED (MPH) & EXPOSURE	SEISMIC DESIGN CATAGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	
45 psf	120 mph 3 sec. gust exp. B	C	SEVERE	36 in.	MODERATE TO HEAVY	SLIGHT TO MODERATE	11

ENERGY EFFICIENCY:

STRUCTURE IS TO BE UNCONDITIONED AND THEREFORE IS EXEMPT FROM THE ENERGY EFFICIENCY PROVISIONS OF THE BUILDING CODE OF NEW YORK STATE.

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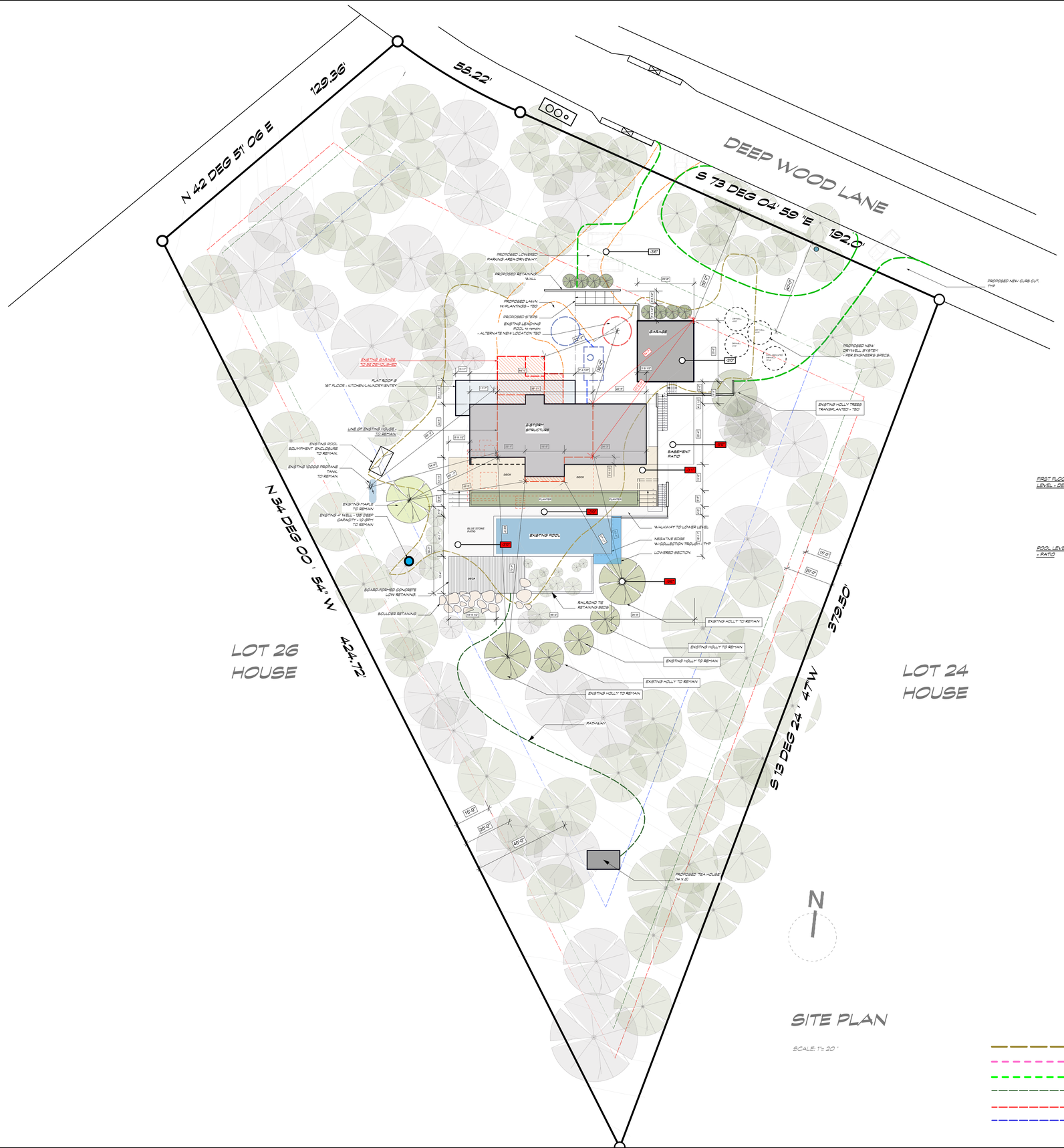
03



SITE PLAN

SCALE: 1"= 20 '

SURVEY INFORMATION:
As taken from Stakes Surveying - Dated February 28, 2013

LOT 25

Map of

BELL ESTATE

Section 2

Filed September 15, 1981 as map no. 7210

Situate

AMAGANSETT

Town of East Hampton
SUFFK County, New York.

AREA: 73,465 sq.ft.
or 1.6870 Acres

Certified to:
George Fontanals

CALCULATIONS:

ALLOWED CLEARING: 12, 165 SF
EXISTING CLEARING: 18,481 SF

FENCE AND POOL BARRIER NOTES:

A. ALL FENCES AND ACCESS GATES TO BE DESIGNED PER SECTION 303 - ITEMS 1-7
OF TOWN OF SOUTHAMPTON, NY.

B. POOL BARRIER FENCE AND ACCESS GATES AND ACCESS GATES IN POOL BARRIER FENCE
TO BE DESIGNED FOR APPENDIX G SECTION AG105 OF RESIDENTIAL CODE OF NEW YORK STATE, AND SECTION 303
OF TOWN OF SOUTHAMPTON.

C. PEDESTRIAN ACCESS GATES IN POOL BARRIER TO BE SEL CLOSING/SELF LATCHING PER AG105 (6) OF RESIDENTIAL CODE
OF NEW YORK STATE.

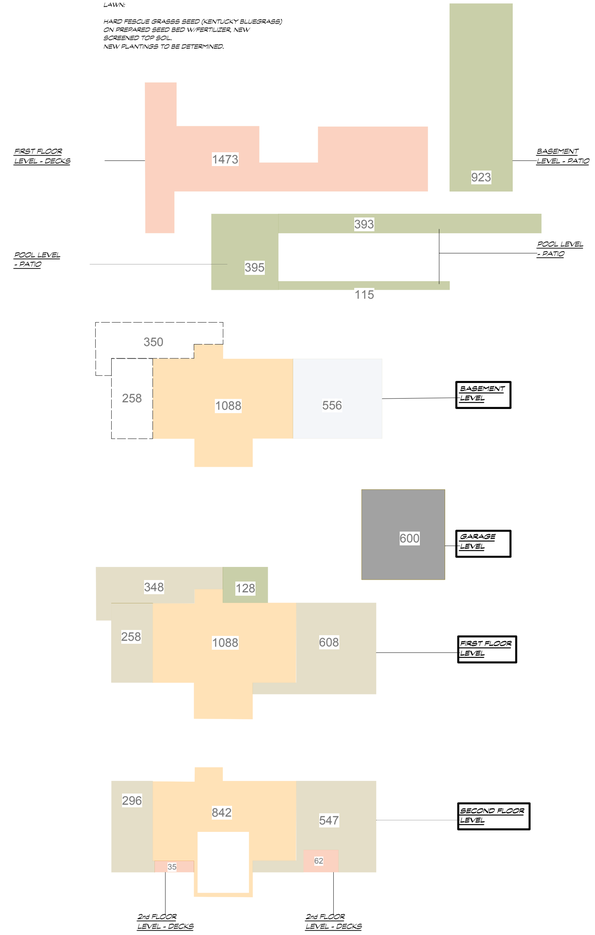
D. DWELLING ACCESS DOORS WHERE DWELLING SERVES AS THE POOL BARRIER TO BE ALARMED PER APPENDIX G SECTIONAG105 (9.2) OF RESIDENTIAL CODE OF NEW YORK STATE.
SLIDING DOORS TO BE ALSO SELF-LATCHING; SWING DOORS DOORS TO BE ALSO SELF CLOSING AND SELF-LATCHING, PER TOWN INSPECTOR.

E. POOL TO HAVE F1346 ASTM COVER OR SPLASH ALARM. F1346 ASTM COVER DOES NOT NEGATE THE NEED FOR ALARMS AND SELF LATCHING DEVICES ON DRIVE/WALKWAYS DOORS, PER TOWN BUILDING INSPECTOR.

2 OR 3/8" WHITE PEA GRAVEL
12" COMPACTED GRAVEL SUBSTRATE BASE
GEO-TEXTILE LAYER OVER SOIL
STEEL EDGING @ DRIVEWAY/WALKWAY.
BOUNDARY/PRIVACY FENCE:
GALVANIZED WELDED WIRE MESH
4x4 PRESSURE TREATED WOOD POSTS
2x6 PRESSURE TREATED WOOD TOP RAIL
HEIGHT 54"

LAWN:

HARD FESCUE (GRASSS SEED (KENTUCKY BLUEGRASS)
ON PREPARED SEED BED W/FERTILIZER, NEW
SCREENED TOP SOIL.
NEW PLANTINGS TO BE DETERMINED.



- LINE OF CLEARING
- DRIVEWAY - OPTION B
- DRIVEWAY - OPTION A (approved)
- PRINCIPLE STRUCTURE SETBACK
- ACCESSORY STRUCTURE SETBACK
- POOL SETBACK

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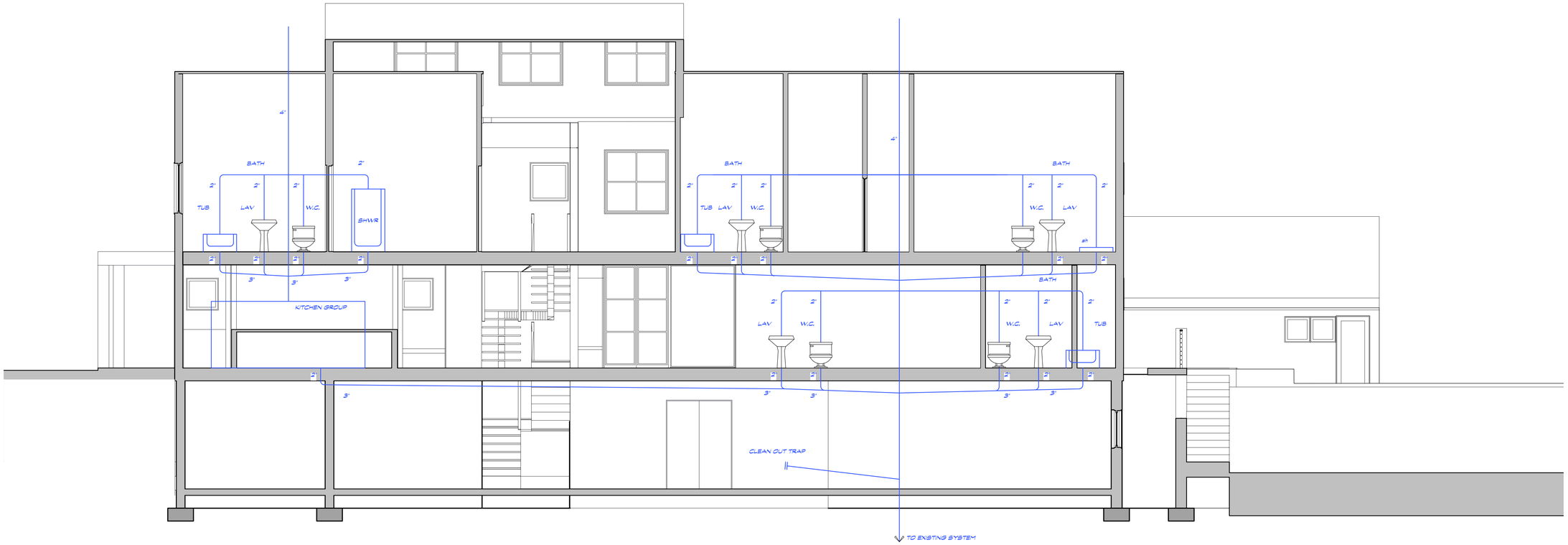

2 LONG SECTION - SHOWING PLUMBING RISER DIAGRAM
Scale: 1/4" = 1'-0"

NOTE:
EVERY THIRD JOIST MAY BE SHIFTED UP TO 3" TO AVOID PLUMBING INTERFERENCE

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PLUMBING RISER DIAGRAM
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Window Schedule

	Mark	Nominal Size O.A. Width	Nominal Size O.A. Height	Window Style Sash Operation	Window Style Shape	Window Style Top Shape	Window Style Transom Sash	Shutters Interior	Shutters Exterior	Room
GW- 101		2'0"	2'0"	Casement	Rectangle	Square	-	-	-	garage
GW- 102		2'0"	2'0"	Casement	Rectangle	Square	-	-	-	garage
GW- 103		4'0"	4'0"	Casement	Rectangle	Square	-	-	-	garage
GW- 104		4'0"	4'0"	Casement	Rectangle	Square	-	-	-	garage
W- 001		3'0"	3'0"	Casement	Rectangle	Square	-	-	-	basement
W- 002		3'0"	3'0"	Casement	Rectangle	Square	-	-	-	basement
W- 003		3'0"	3'0"	Casement	Rectangle	Square	-	-	-	basement
W- 101		2'6"	2'6"	Casement	Rectangle	Square	-	-	-	pantry(north)
W- 102		2'6"	2'6"	Casement	Rectangle	Square	-	-	-	laundry
W- 103		2'6"	2'6"	Casement	Rectangle	Square	-	-	-	mud
W- 104		2'6"	2'6"	Tilt/Turn	Rectangle	Square	-	-	-	mud
W- 105		2'0"	2'0"	Awning	Rectangle	Square	-	-	-	powder
W- 106		3'0"	3'0"	Awning	Rectangle	Square	-	-	-	study
W- 107		2'0"	2'0"	Awning	Rectangle	Square	-	-	-	bath
W- 108		2'6"	2'6"	Casement	Rectangle	Square	-	-	-	bath
W- 109		4'0"	4'0"	Awning	Rectangle	Square	-	-	-	bedroom
W- 109-a		4'0"	4'0"	Fixed Glass	Rectangle	Square	-	-	-	bedroom(cnr)
W- 110		4'0"	4'0"	Tilt/Turn	Rectangle	Square	-	-	-	dining room
W- 111		4'0"	4'0"	Tilt/Turn	Rectangle	Square	-	-	-	dining room
W- 112		4'3"	8'0"	Custom	Rectangle	Square	-	-	-	kitchen
W- 113		3'0"	3'0"	Casement	Rectangle	Square	-	-	-	pantry(west)
W- 114		2'6 1/2"	8'0"	Fixed Glass	Rectangle	Square	-	-	-	entrance (east)
W- 200		2'0"	2'0"	Casement	Rectangle	Square	-	-	-	wc(north)
W- 201		2'0"	2'0"	Casement	Rectangle	Square	-	-	-	wc(north)
W- 202		3'0"	3'0"	Casement	Rectangle	Square	-	-	-	wc(north)
W- 203		2'6"	5'0"	Custom	Rectangle	Square	-	-	-	stair (east)
W- 204		5'0"	5'0"	Custom	Rectangle	Square	-	-	-	desk area
W- 205		9'0"	3'0"	Custom	Rectangle	Square	-	-	-	gallery
W- 206		3'0"	3'0"	Awning	Rectangle	Square	-	-	-	bedroom
W- 207		2'0"	2'0"	Awning	Rectangle	Square	-	-	-	bathroom
W- 208		2'6"	2'6"	Awning	Rectangle	Square	-	-	-	bathroom
W- 209		4'0"	4'0"	Casement	Rectangle	Square	-	-	-	bedroom
W- 210		4'0"	4'0"	Awning	Rectangle	Square	-	-	-	bedroom
W- 211		4'0"	4'0"	Fixed Glass	Rectangle	Square	-	-	-	bedroom(cnr)
W- 212		4'3"	4'0"	Fixed Glass	Rectangle	Square	-	-	-	bedroom(cnr)
W- 213		4'3"	4'0"	Custom	Rectangle	Square	-	-	-	bedroom
W- 214		8'0"	4'0"	Custom	Rectangle	Square	-	-	-	bedroom
W- 215		12'0"	4'0"	Custom	Rectangle	Square	-	-	-	living room (high)
W- 216		4'0"	4'0"	Awning	Rectangle	Square	-	-	-	yoga/meditation
W- 217		4'3 1/2"	8'0"	Fixed Glass	Rectangle	Square	√	-	-	yoga/meditation (cnr)
W- 218		4'3"	8'0"	Fixed Glass	Rectangle	Square	√	-	-	yoga/meditation (cnr)
W- 219		4'0"	4'0"	Casement	Rectangle	Square	-	-	-	master bath
W- 301		5'0"	5'0"	Custom	Rectangle	Square	-	-	-	clerestory
W- 302		5'0"	5'0"	Custom	Rectangle	Square	-	-	-	clerestory
W- 303		5'0"	5'0"	Custom	Rectangle	Square	-	-	-	clerestory

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Window Schedule
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Door Schedule

			Nominal Size				Door Style						Door Frame			Frame Details			Fire Rating			Openings				Door Data		
	Mark		Width	Height	Thickness	Door Operation	Top Shape	Slab Style	Side Lights	L Sidelt Wid	R Sidelt Wid	Glaz. Style	Jamb Thick	Jamb Depth	Head Detail	Jamb Detail	Sill Detail	Frame	Door Slab	HW Set	RO Width	RO Height	Mas O Width	Mas O Height	Mfr	Model No.	Accessories
37	37	0	######	######	4'7 3/4"	37	37	37	*	36'0"	41'0"	37	2'3 3/4"	12'6 1/2"	0	0	0	0	0	20	185'10 3/8"	266'11 3/4"	196'8"	287'4"	0	0	0
D-	001		10'0"	8'0"	1 3/4"	Slider	Square	Glass		——	——	None	3/4"	4 1/2"						HDW-3	10'1 1/2"	8'0 3/4"	10'8"	8'8"			
D-	002		3'0"	8'0"	1 3/4"	Swing Simple	Square	Solid		——	——	None	3/4"	4 1/2"							3'1 1/2"	8'0 3/4"	3'4"	8'8"			
D-	002		5'0"	7'0"	1 3/4"	Swing Bi-part	Square	Solid		——	——	None	3/4"	4 1/2"							5'1 1/2"	7'0 3/4"	5'4"	7'4"			
ID-	102		2'4"	6'8"	1 3/4"	Swing Simple	Square	Solid		——	——	None	3/4"	1 1/2"							2'5 1/2"	6'8 3/4"	2'8"	7'4"			
D-	106		12'0"	8'0"	1 3/4"	Slider	Square	Glass		——	——	None	3/4"	4 1/2"						HDW-3	12'1 1/2"	8'0 3/4"	12'8"	8'8"			
ID-	112		3'8"	6'8"	3/4"	Swing Bi-part	Square	Solid		——	——	None	3/4"	4 1/2"						DHW-#	3'9 1/2"	6'8 3/4"	4'0"	7'4"			
D-	103		8'0"	8'0"	1 3/4"	Slider	Square	Glass		——	——	None	3/4"	4 1/2"						HDW-3	8'1 1/2"	8'0 3/4"	8'8"	8'8"			
D-	104		12'0"	8'0"	1 3/4"	Slider	Square	Glass		——	——	None	3/4"	4 1/2"						HDW-3	12'1 1/2"	8'0 3/4"	12'8"	8'8"			
ID-	104		2'6"	6'8"	1 3/4"	Pocket Simple	Square	Solid		——	——	None	3/4"	4 1/2"							2'7 1/2"	6'8 3/4"	2'8"	7'4"			
ID-	109		3'0"	6'8"	3/4"	Swing Bi-part	Square	Solid		——	——	None	3/4"	4 1/2"						DHW-#	3'1 1/2"	6'8 3/4"	3'4"	7'4"			
D-	105		12'0"	8'0"	1 3/4"	Slider	Square	Glass		——	——	None	3/4"	4 1/2"						HDW-3	12'1 1/2"	8'0 3/4"	12'8"	8'8"			
ID-	107		2'6"	6'8"	1 3/4"	Swing Simple	Square	Solid		——	——	None	3/4"	4 1/2"						DHW-#	2'7 1/2"	6'8 3/4"	2'8"	7'4"			
ID-	105		2'6"	6'8"	1 3/4"	Swing Simple	Square	Solid		——	——	None	3/4"	4 1/2"						DHW-#	2'7 1/2"	6'8 3/4"	2'8"	7'4"			
ID-	110		3'0"	6'8"	3/4"	Swing Bi-part	Square	Solid		——	——	None	3/4"	4 1/2"						DHW-#	3'1 1/2"	6'8 3/4"	3'4"	7'4"			
D-	102		5'0"	8'0"	1 3/4"	Complex Swing	Square	Glass	*	0"	5'0"	None	3/4"	4 1/2"						HDW-3	10'3 1/2"	8'0 3/4"	10'8"	8'8"			
ID-	101		3'9 3/8"	8'0 3/4"	1 3/4"	Pocket Simple	Square	Solid		——	——	None	3/4"	1 1/2"							3'9 3/8"	8'0 3/4"	4'0"	8'8"			
ID-	103		3'8"	8'0"	1 3/4"	Pocket Simple	Square	Solid		——	——	None	3/4"	4 1/2"							3'9 1/2"	8'0 3/4"	4'0"	8'8"			
GD-	101		18'0"	7'0"	1 3/4"	Overhead	Square	Glass		——	——	None	3/4"	4 1/2"						HDW-3	18'1 1/2"	7'0 3/4"	18'8"	7'4"			
GD-	102		2'6"	7'0"	1 3/4"	Swing Simple	Square	Glass		——	——	None	3/4"	4 1/2"						HDW-3	2'7 1/2"	7'0 3/4"	2'8"	7'4"			
D-	101		3'0"	8'0"	1 3/4"	Swing Simple	Square	Glass		——	——	None	3/4"	4 1/2"						DHW-#	3'1 1/2"	8'0 3/4"	3'4"	8'8"			
ID-	106		2'4"	6'8"	1 3/4"	Swing Simple	Square	Solid		——	——	None	3/4"	4 1/2"							2'5 1/2"	6'8 3/4"	2'8"	7'4"			
ID-	108		1'7"	6'8"	3/4"	Swing Simple	Square	Solid		——	——	None	3/4"	2 1/2"						DHW-#	1'8 1/2"	6'8 3/4"	2'0"	7'4"			
ID-	111		4'0"	6'8"	3/4"	Swing Bi-part	Square	Solid		——	——	None	3/4"	4 1/2"						DHW-#	4'1 1/2"	6'8 3/4"	4'8"	7'4"			
ID-	205		2'6"	6'8"	1 3/4"	Swing Simple	Square	Solid		——	——	None	3/4"	4 1/2"							2'7 1/2"	6'8 3/4"	2'8"	7'4"			
D-	203		8'0"	8'0"	1 3/4"	Slider	Square	Glass		——	——	None	3/4"	4 1/2"						HDW-3	8'1 1/2"	8'0 3/4"	8'8"	8'8"			
D-	202		2'6"	7'0"	1 3/4"	Swing Simple	Square	Glass		——	——	None	3/4"	4 1/2"						HDW-3	2'7 1/2"	7'0 3/4"	2'8"	7'4"			
ID-	210		5'5"	6'8"	3/4"	Slider	Square	Solid		——	——	None	3/4"	2 1/2"							5'6 1/2"	6'8 3/4"	6'0"	7'4"			
D-I	202		2'8"	6'8"	1 3/4"	Swing Simple	Square	Solid		——	——	None	3/4"	4 1/2"							2'9 1/2"	6'8 3/4"	3'4"	7'4"			
ID-	203		2'6"	7'0"	3/4"	Swing Simple	Square	Solid		——	——	None	3/4"	2 1/2"							2'7 1/2"	7'0 3/4"	2'8"	7'4"			
ID-	204		2'6"	7'0"	3/4"	Swing Simple	Square	Solid		——	——	None	3/4"	2 1/2"							2'7 1/2"	7'0 3/4"	2'8"	7'4"			
ID-	211		2'8"	6'8"	1 3/4"	Swing Simple	Square	Solid		——	——	None	3/4"	4 1/2"							2'9 1/2"	6'8 3/4"	3'4"	7'4"			
ID-	206		2'6"	6'8"	1 3/4"	Swing Simple	Square	Solid		——	——	None	3/4"	4 1/2"						DHW-#	2'7 1/2"	6'8 3/4"	2'8"	7'4"			
ID-	207		3'0"	6'8"	1 3/4"	Pocket Simple	Square	Solid		——	——	None	3/4"	4 1/2"							3'1 1/2"	6'8 3/4"	3'4"	7'4"			
ID-	209		5'5"	6'8"	3/4"	Slider	Square	Solid		——	——	None	3/4"	2 1/2"							5'6 1/2"	6'8 3/4"	6'0"	7'4"			
ID-	208		2'8"	6'8"	1 3/4"	Pocket Simple	Square	Solid		——	——	None	3/4"	4 1/2"							2'9 1/2"	6'8 3/4"	3'4"	7'4"			
D-	201		6'0"	8'0"	1 3/4"	Slider	Square	Glass		——	——	None	3/4"	4 1/2"						HDW-3	6'1 1/2"	8'0 3/4"	6'8"	8'8"			
ID-	201		2'6"	6'8"	1 3/4"	Swing Simple	Square	Solid		——	——	None	3/4"	4 1/2"							2'7 1/2"	6'8 3/4"	2'8"	7'4"			

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Door Schedule
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07

EXISTING CONDITIONS/DEMO NOTES:

EXISTING CONDITIONS AND PROPOSED ALTERATIONS HAVE BEEN BASED UPON PHYSICAL INSPECTION AND ASSUMPTION PERTAINING TO AREAS WITH LIMITED ACCESS. NOTIFY ARCHITECT & ENGINEER ONCE DEMOLITION HAS COMMENCED FOR INSPECTION AND MODIFICATION AS REQUIRED.

NEW CONSTRUCTION DATUM:

ASSUME FIRST FLOOR ROUGH ELEVATION @ 0'0". REFERENCE DATUM ELEVATION TO BE DETERMINED IN FIELD & APPROVED BY ARCHITECT PRIOR TO TRENCHING FOR FOUNDATION FOOTINGS.

NEW FILL/SOIL COMPACTION:

*USE ONLY CLEAN GRANULAR MATERIAL - SAND.

*INDIVIDUAL LIFTS OF MATERIAL NOT TO EXCEED 12" DEEP.

*MINIMUM 95% MECHANICAL COMPACTION.

*WET DOWN AREA OF COMPACTION TO ASSIST WITH MECHANICAL COMPACTION - TYP.

*AVOID FREEZING CONDITIONS.

RELOCATE EXISTING CESSPOOL (GARAGE SETBACK REQ.)

EXISTING SEPTIC TANK - TO REMAIN

GARAGE FOUNDATION

CRAWL SPACE

PROPOSED NEW SLAB ON GRADE - (WITH HEAT/SNOWMELT AS OPTION)

CAST IRON TO SEPTIC SYSTEM. NOTE: PROVIDE WATERTIGHT SLEAVE -TYP

EXISTING FOUNDATION WALL TO REMAIN

MECHAN.

SUMP PUMP W/ 1" PITCH SLAB TOWARDS SUMP -TYP.

NEW 12" POURED CONCRETE FOUNDATION WALL -TYP

NOTE: CORE DRILL FOR 4" DIA. PVC - SEAL WITH LINK-SEAL" (TYP)

EXISTING STAIRCASE TO REMAIN. SCH - TYP

CREATE OPENING IN EXISTING FOUNDATION WALL - (CRAWLSPACE ACCESS).

STEP DOWN

EXISTING CONCRETE FIREPLACE FOUNDATION TO REMAIN.

EXISTING FOUNDATION WALL DEMOLISHED.

FLOOR SLAB: 8" C.I.P. CONC SLAB W/ W.W.F. ON 2" RIGID INSUL. ON VAPOR BARRIER OVER 4" GRAVEL BED (TYP.) SLOPE TO DRAIN - (TYP)

LIGHTWELL RETAINING W/DRAIN - TYP

CAST IN PLACE CONCRETE STAIRCASE TO 1ST FLOOR.
14 RISERS @ 6"
13 TREADS @ 10"

LINEAR DRAIN

EXIST. BASEMENT

EXISTING SLAB TO REMAIN

EXISTING MECHANICAL EQUIPMENT (RELOCATE AS REQUIRED).

PROPOSED EXTENSION TO BASEMENT

CONCRETE FOUNDATION WALL - 10" WIDE, #4 REBAR @ 24" O.C. BOTH WAYS - TYP NOTE: FULL HEIGHT WALL

NEW 12" POURED CONCRETE FOUNDATION WALL -TYP

PATIO

SAND SET BLUE STONE PAVERS

EDGE OF 1ST FLOOR DECKING/WALKWAY ABOVE

CONCRETE FOUNDATION WALL - 8" WIDE, #4 REBAR @ 24" O.C. BOTH WAYS - TYP NOTE: FULL HEIGHT WALL

STEPS TO GARAGE LEVEL

NEW 10" POURED CONCRETE FOUNDATION WALL -TYP

Equipment/ Storage - Size - TBD

CAST IN PLACE CONCRETE STAIRCASE TO POOL LEVEL

24"x12" C.I.P. CONT. CONC. FTG. W/ (4) #4 CONT. REBAR AND #4 TRANS BARS @12" O.C.; 18" #5 DOWELS @ 18" O.C. AND 2x4 KEYWAY

TOP OF BASEMENT SLAB
-8'-8"

TOP OF FOUND. WALL
-2' 3-4"

TOP OF FOUND. WALL LEDGE
-1' 2 1/8"

TOP OF FOUND. FOOTING
-10'-0"

BASEMENT/FOUNDATION PLAN - SCALE 1/4" = 1'

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BASEMENT LEVEL
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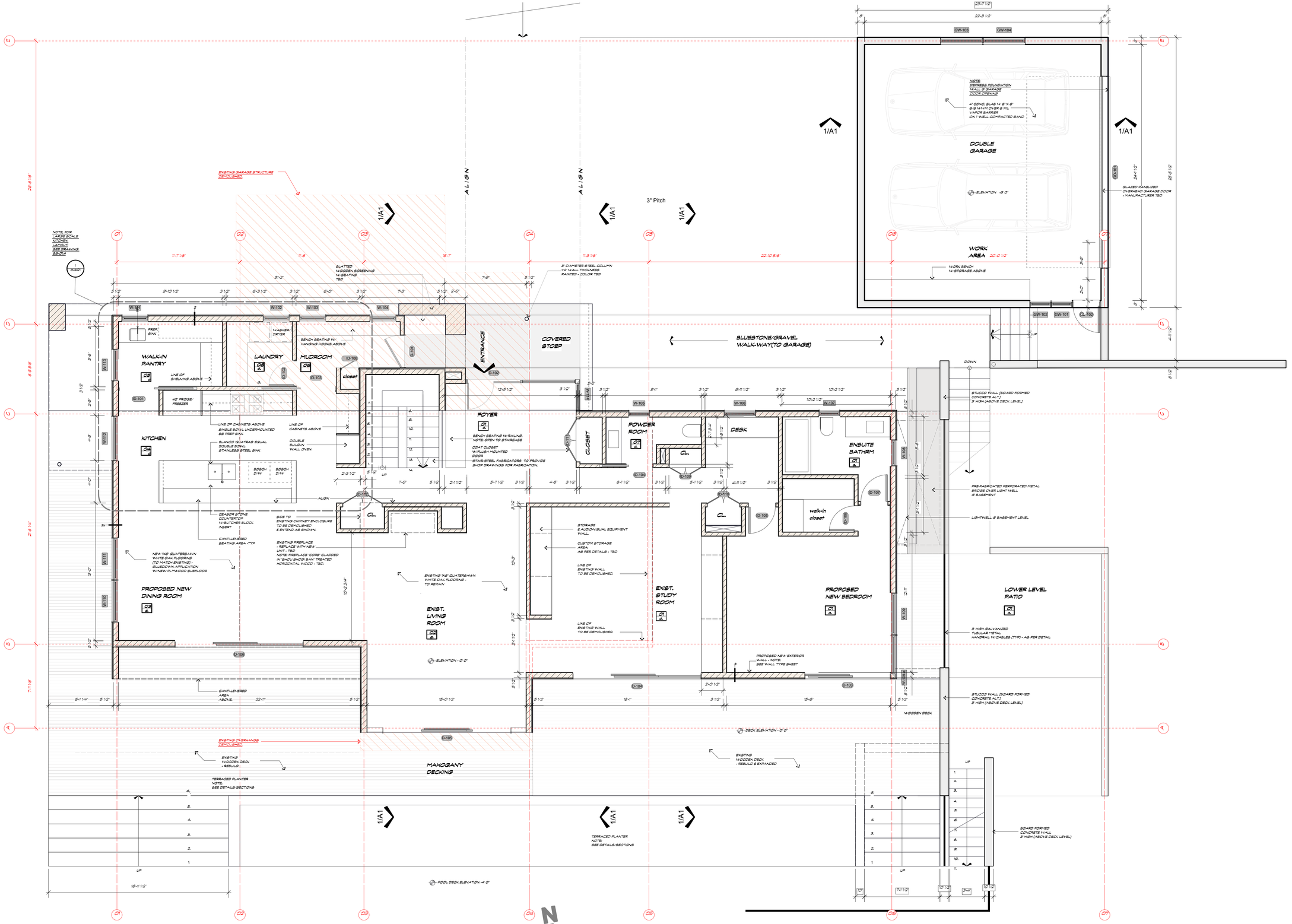
Sheet Scale

A-01



FIRST FLOOR PLAN - SCALE 1/4" = 1'

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1ST FLOOR LEVEL
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Sheet Scale

A-02

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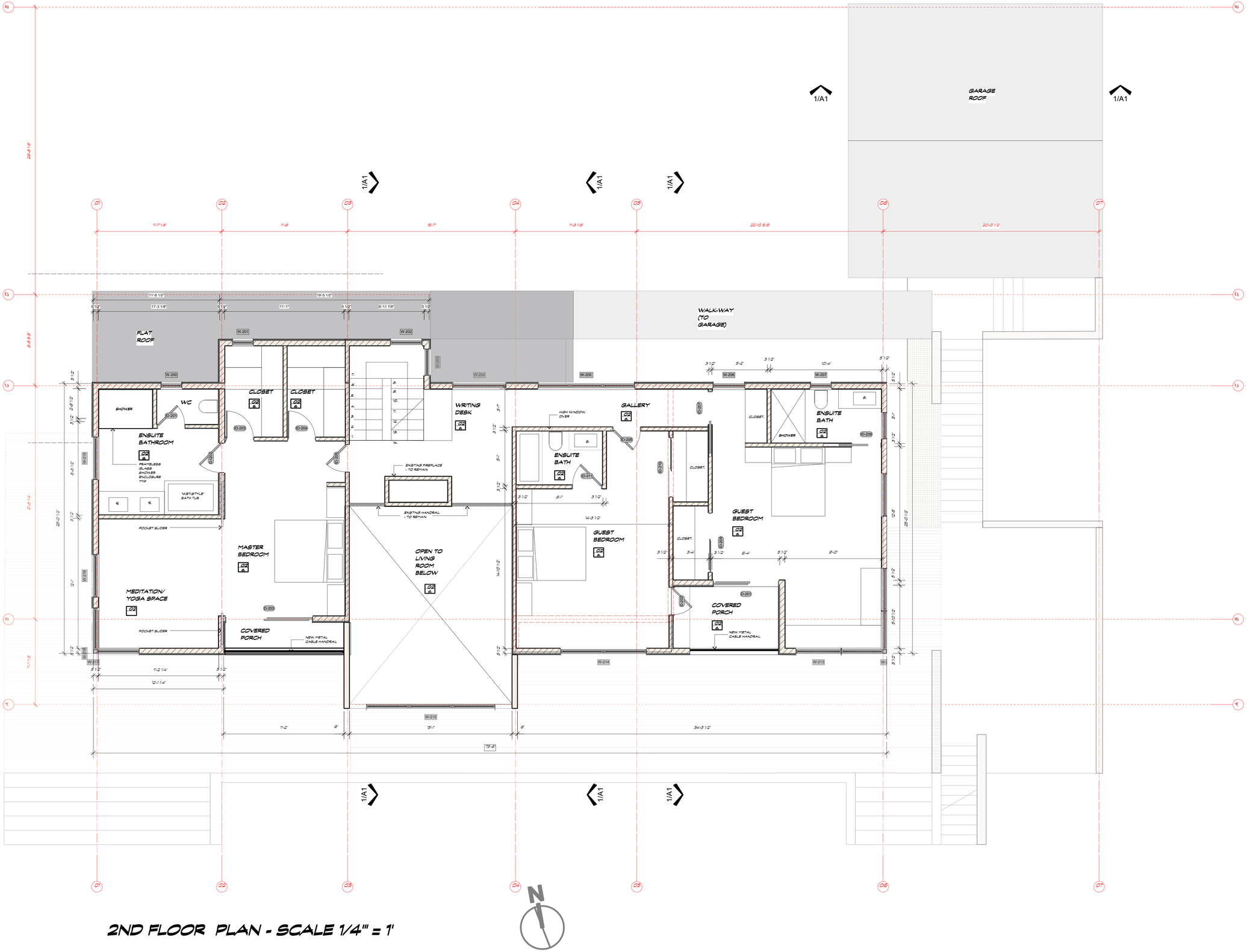

2ND FLOOR PLAN - SCALE 1/4'" = 1'

P2D1

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2ND FLOOR LEVEL
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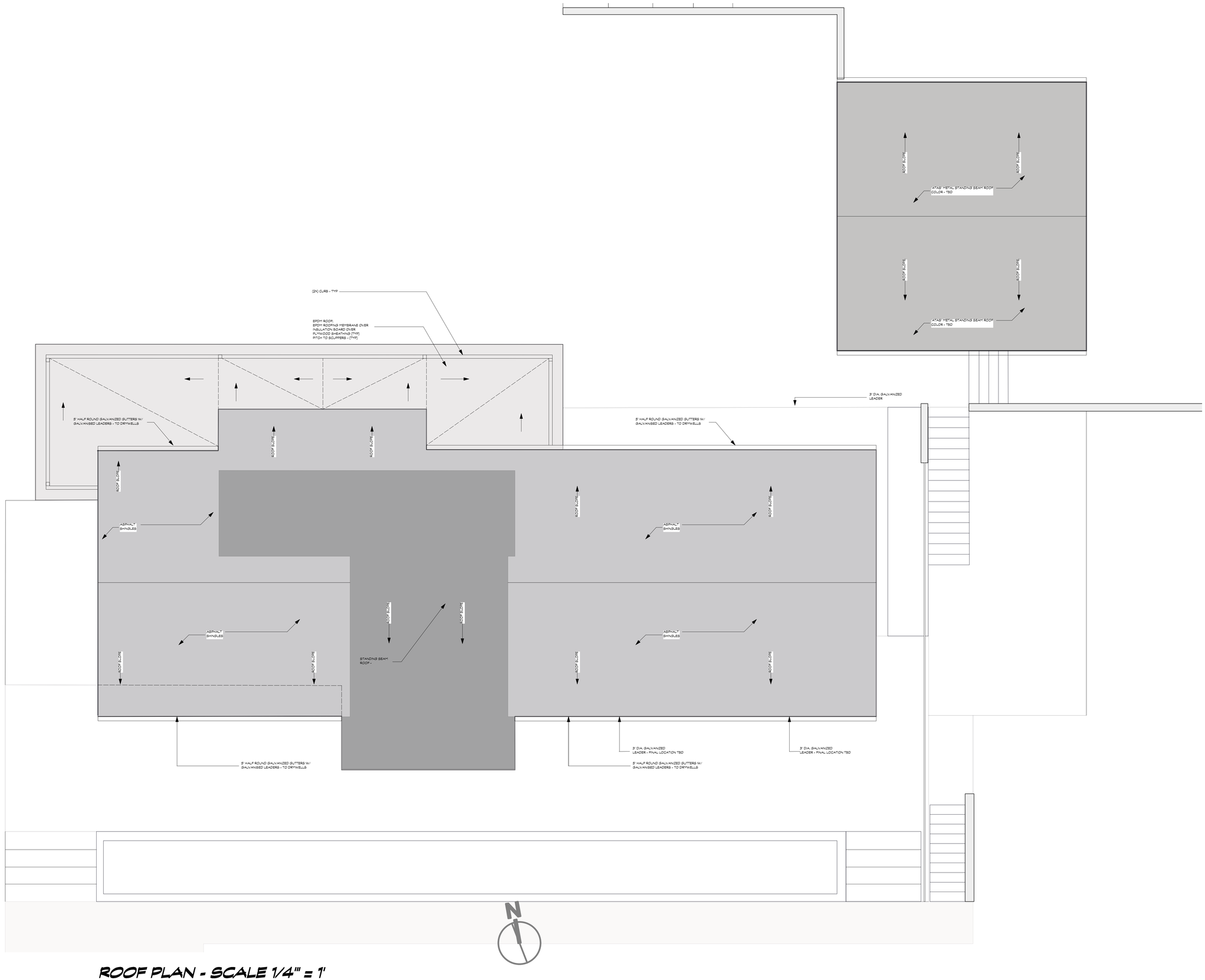
Sheet Scale

A-03



ROOF PLAN - SCALE 1/4"" = 1'

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ROOF PLAN
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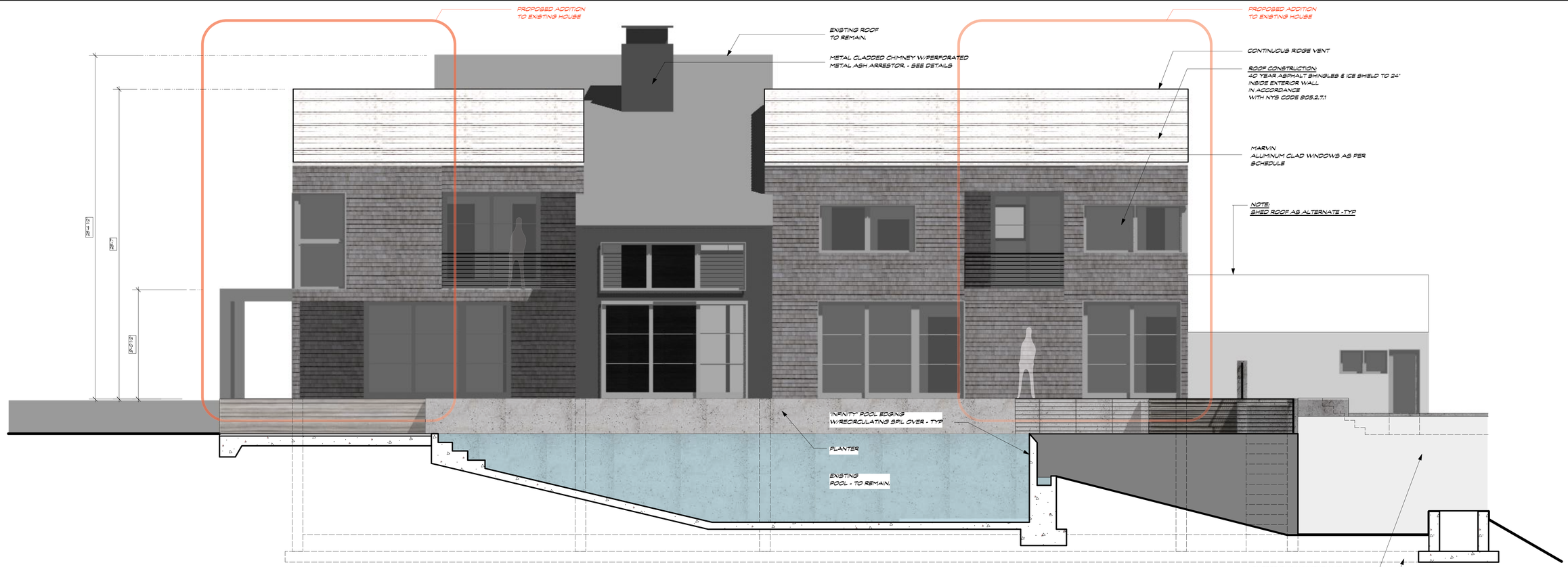
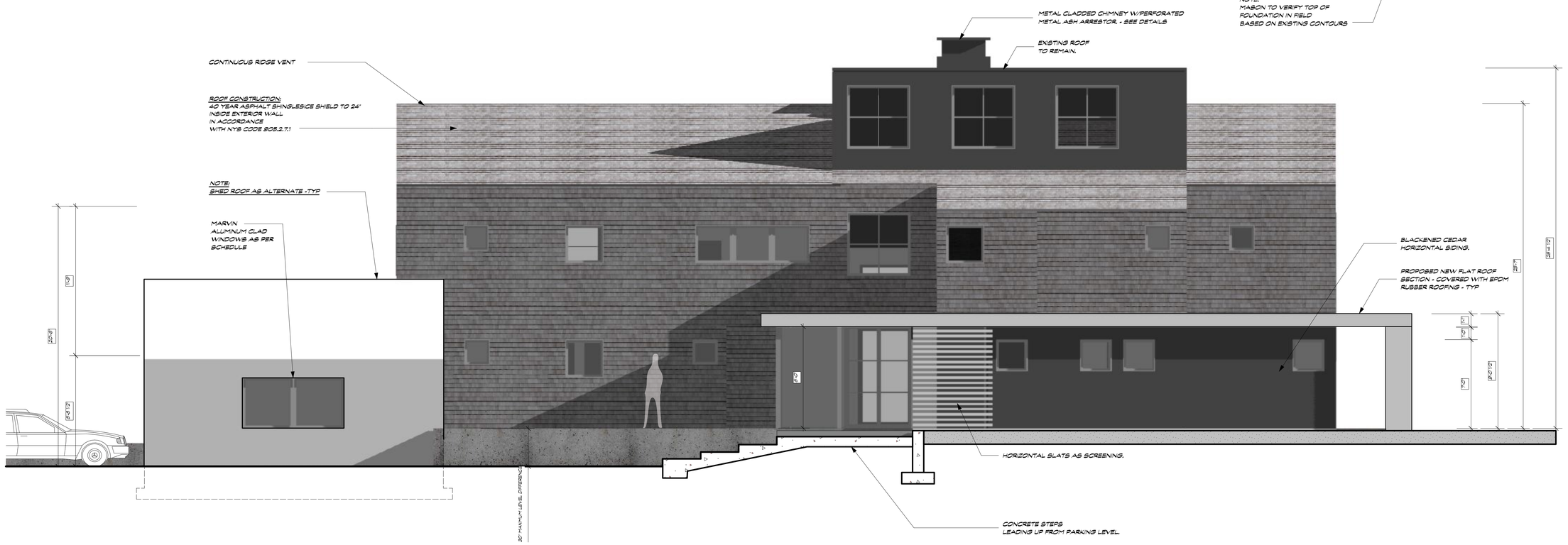
A-04



SOUTH ELEVATION - Scale 1/4" = 1'



NORTH ELEVATION - Scale 1/4" = 1'

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Issue Date: Set:

ELEVATIONS
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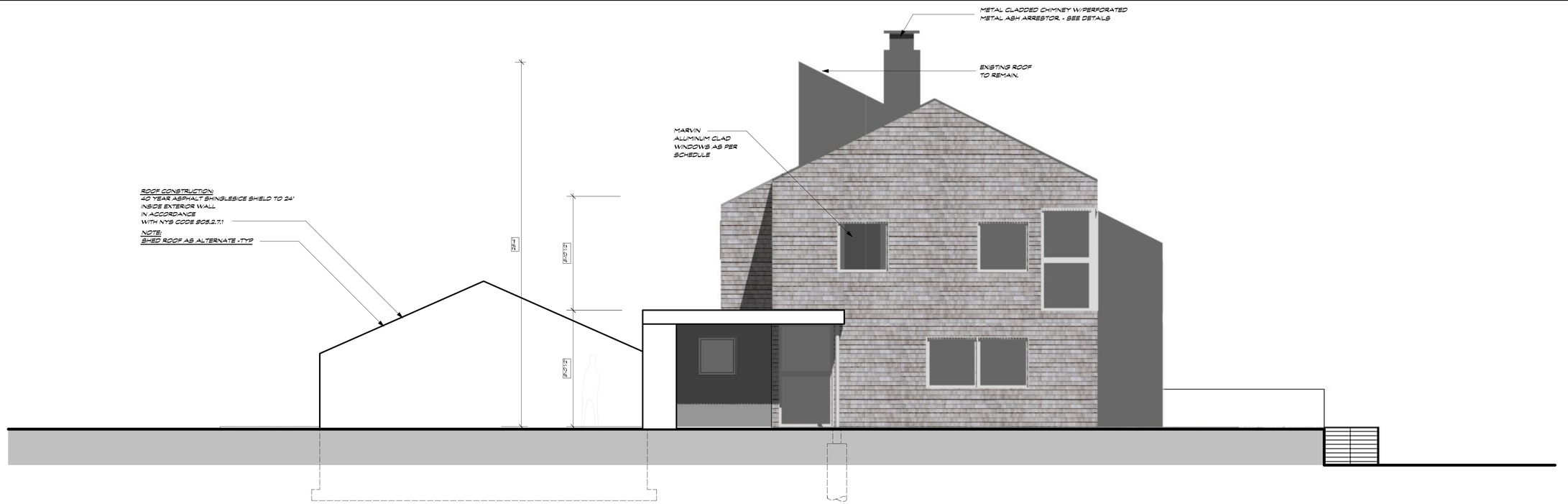
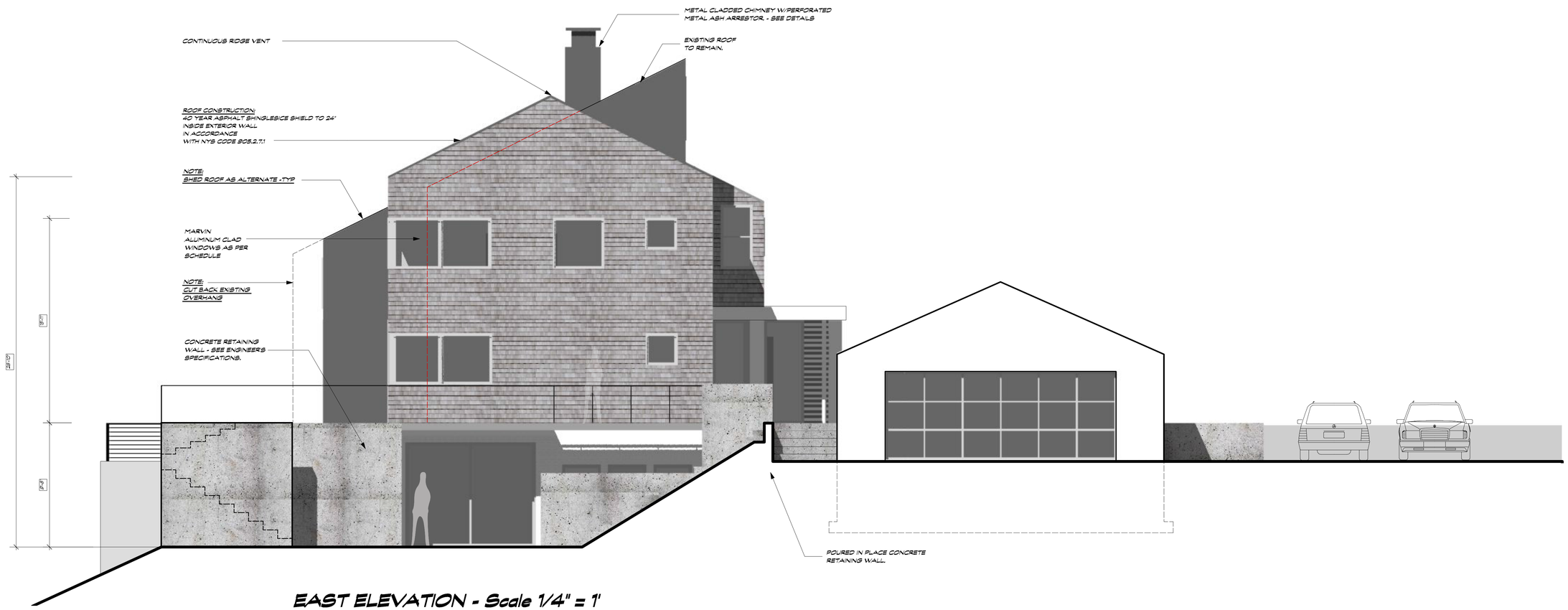
A-201



WEST ELEVATION - Scale 1/4" = 1'



EAST ELEVATION - Scale 1/4" = 1'

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ELEVATIONS-2
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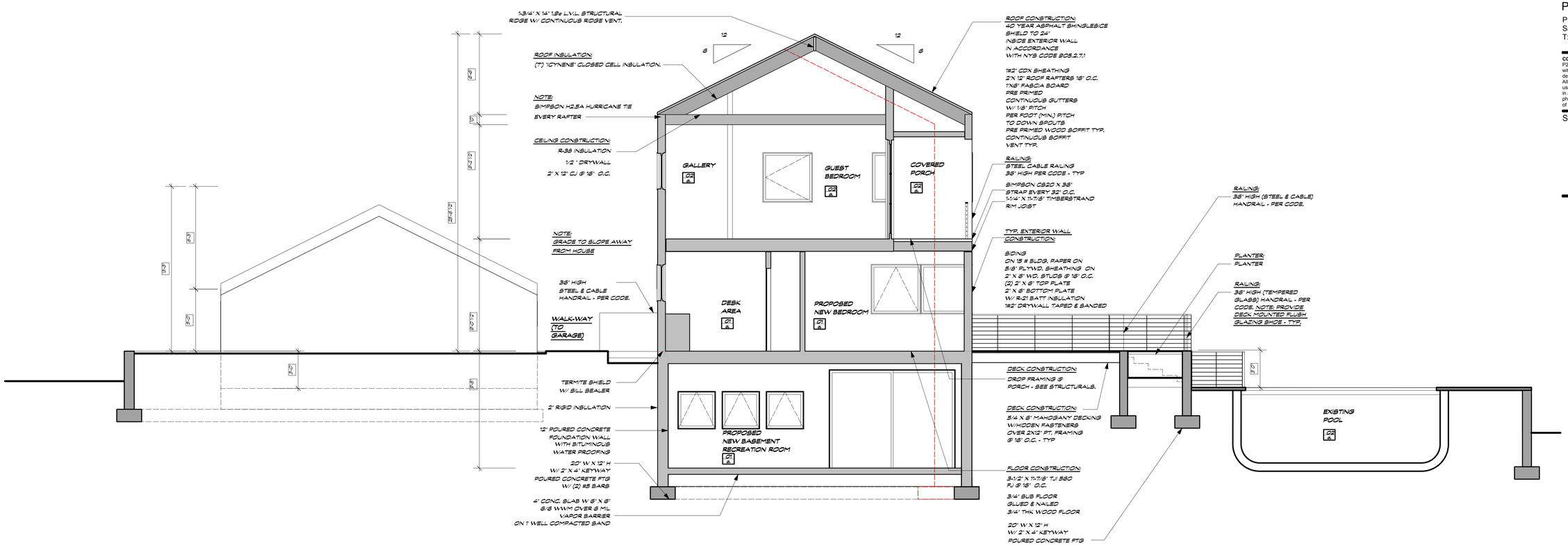
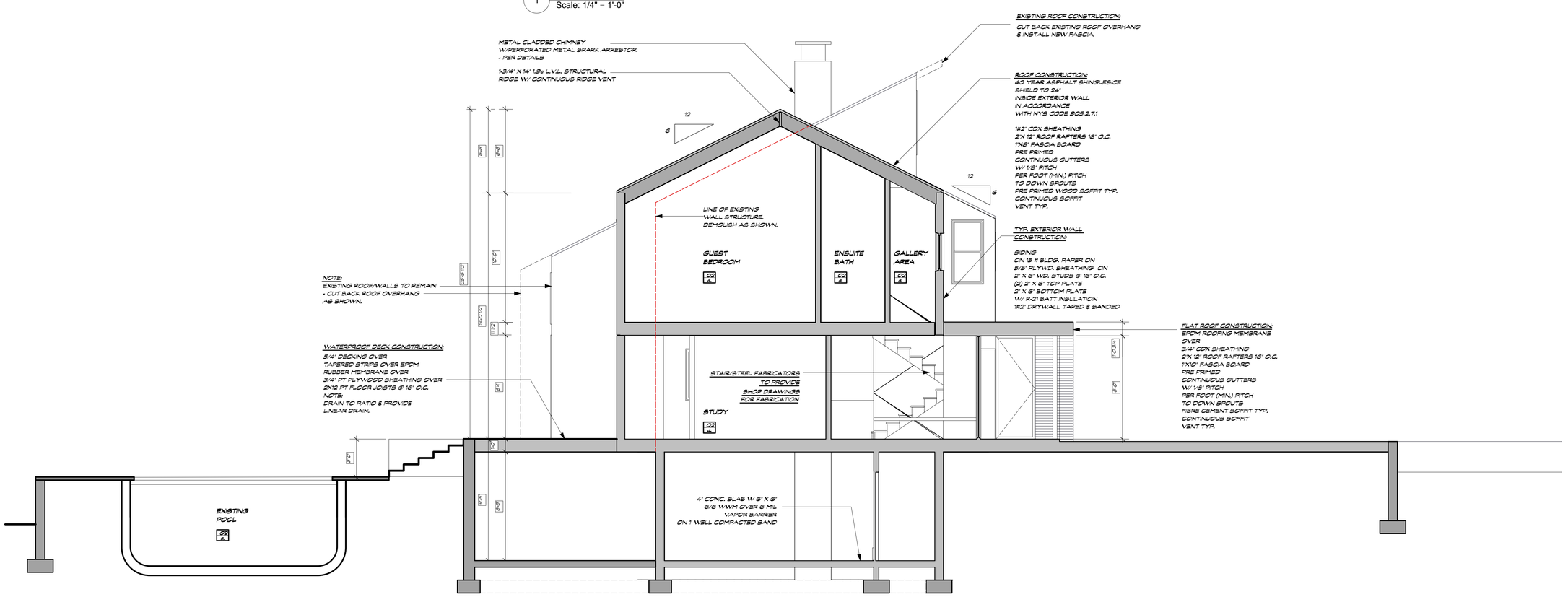
Sheet Scale

A-202



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



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

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SECTIONS
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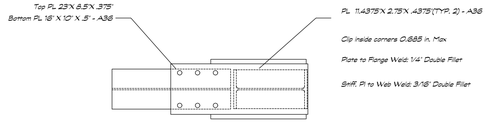
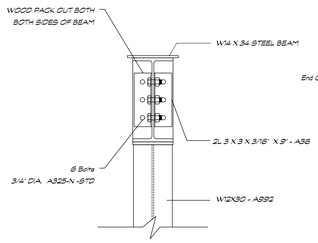
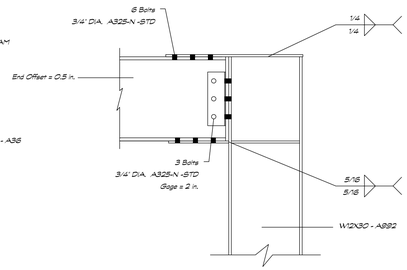
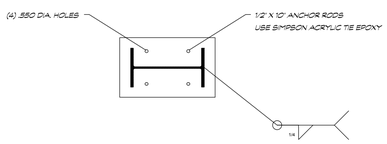
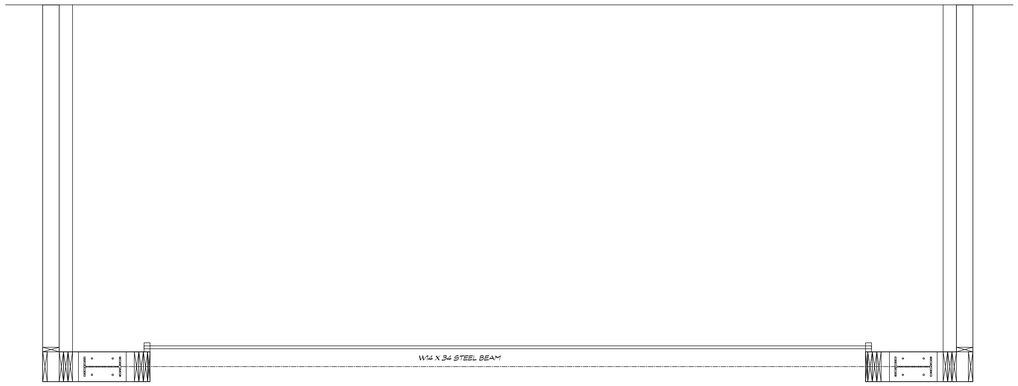




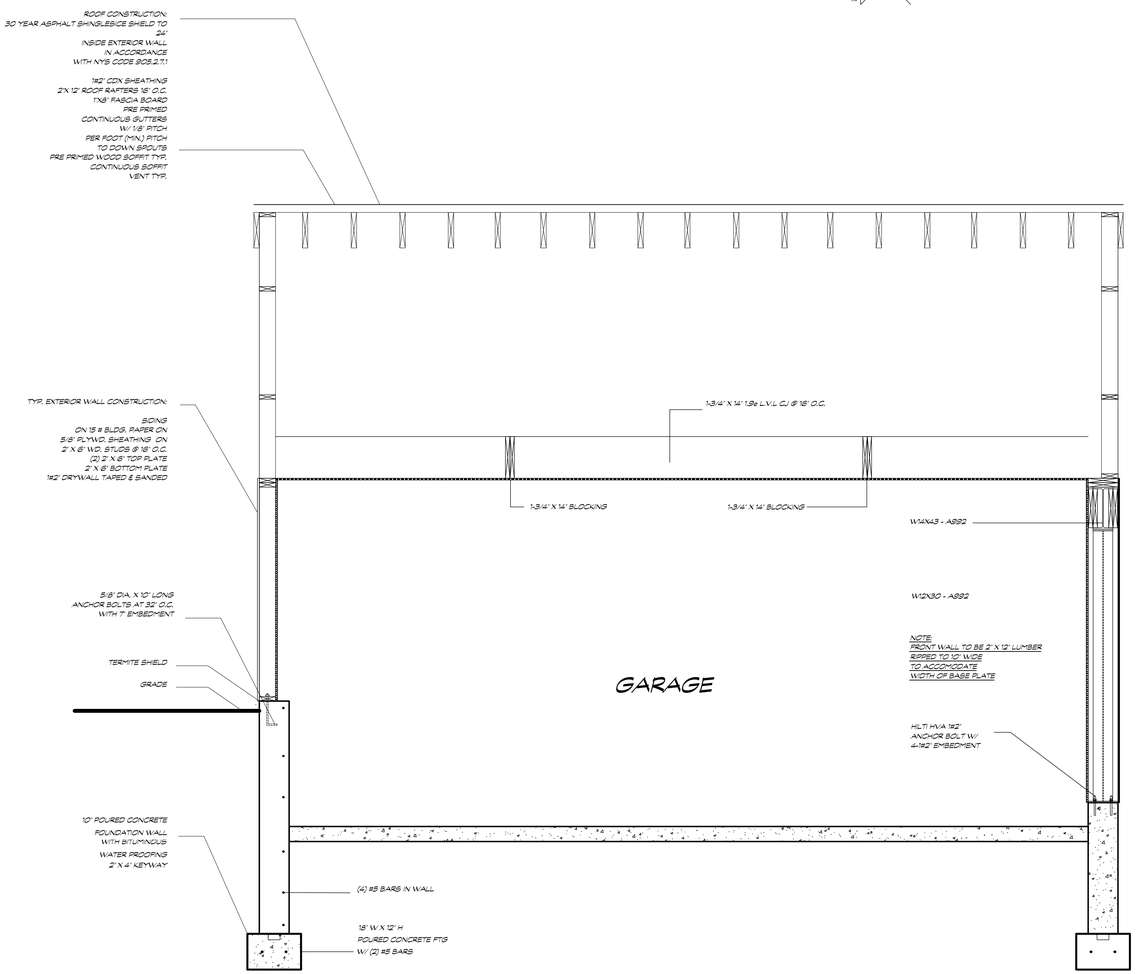


CONNECTOR DETAILS

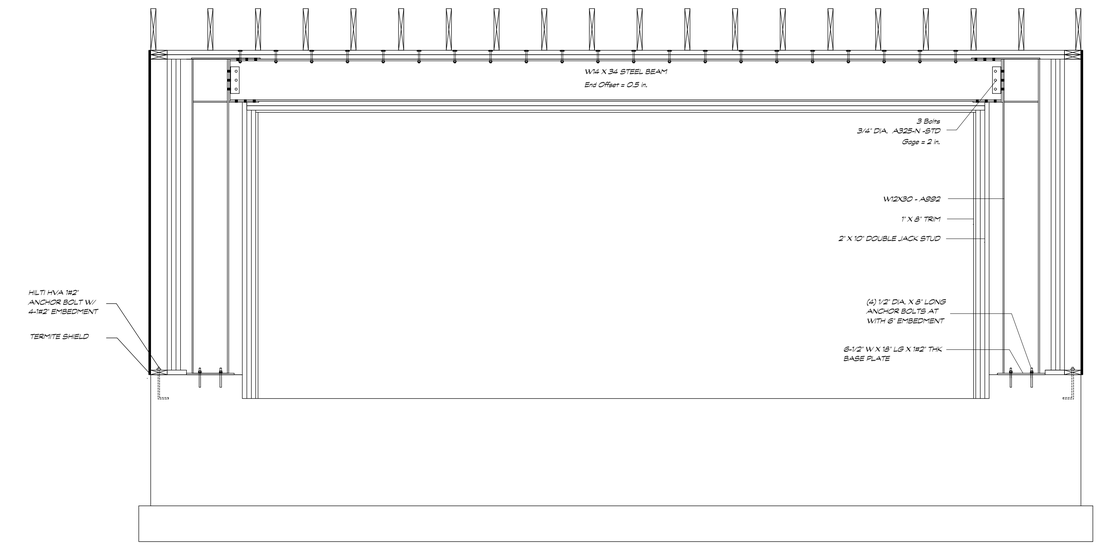




PLAN - 1/2" = 1' 0"



SECTION - 1/2" = 1' 0"



STEEL STRUCTURE ELEVATION

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SECTIONS
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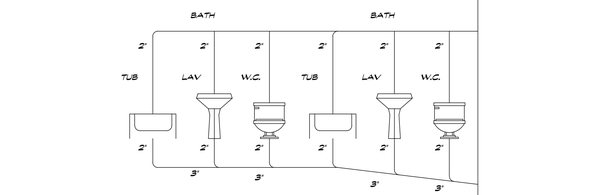
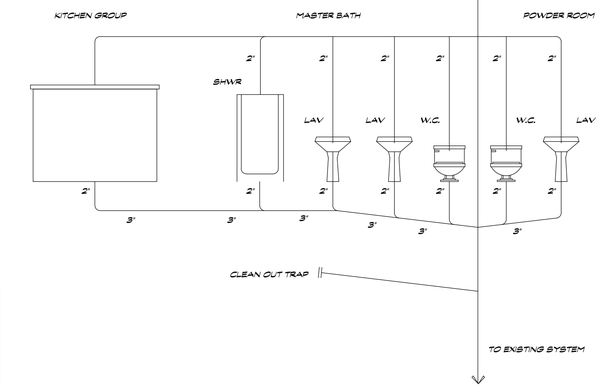
A-302

2 LONG SECTION
Scale: 1/4" = 1'-0"





NOTE:
EVERY THIRD JOIST MAY BE SHIFTED UP TO 3" TO AVOID PLUMBING INTERFERENCE

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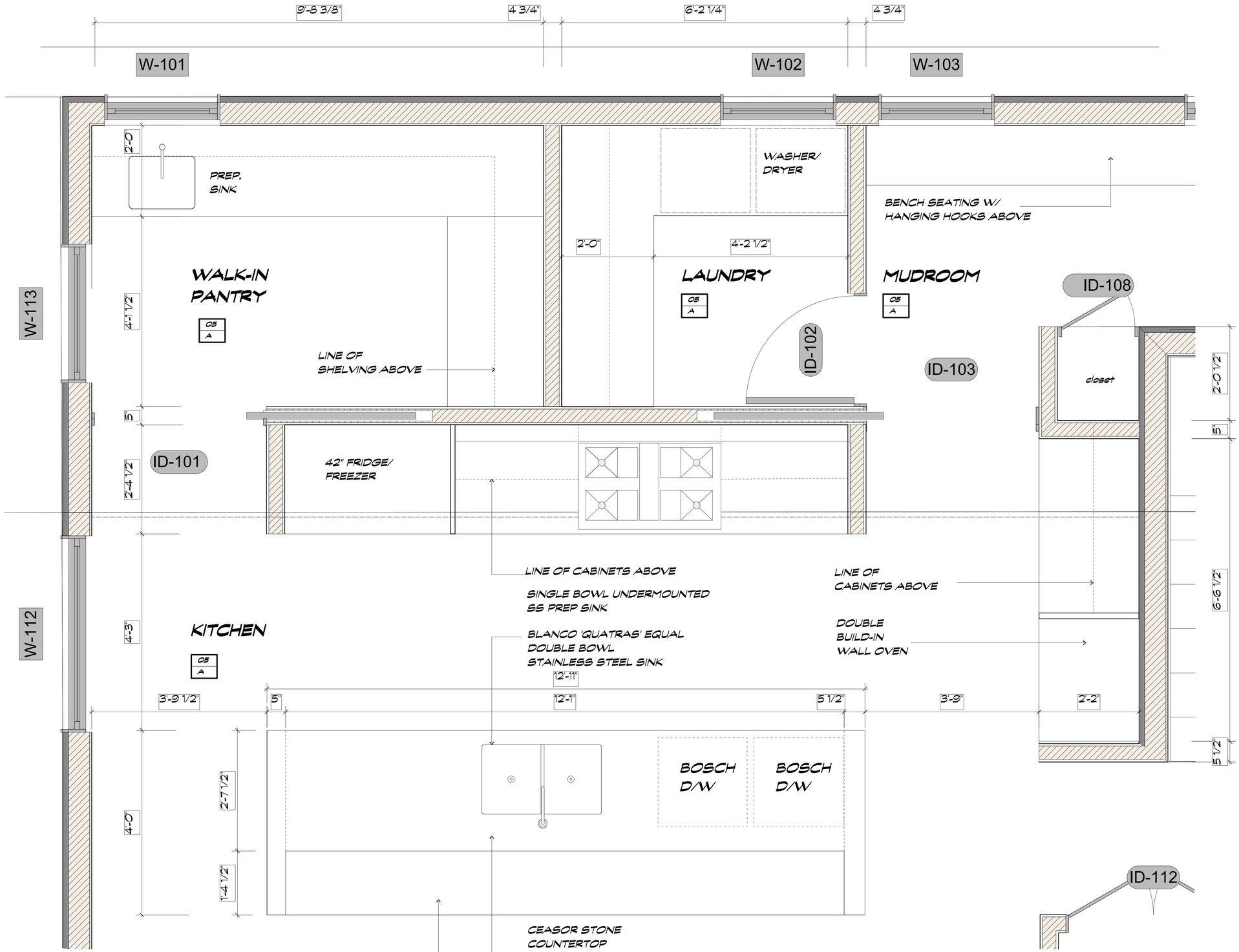

ENLARGED KITCHEN LAYOUT - SCALE 1" = 1' 0"

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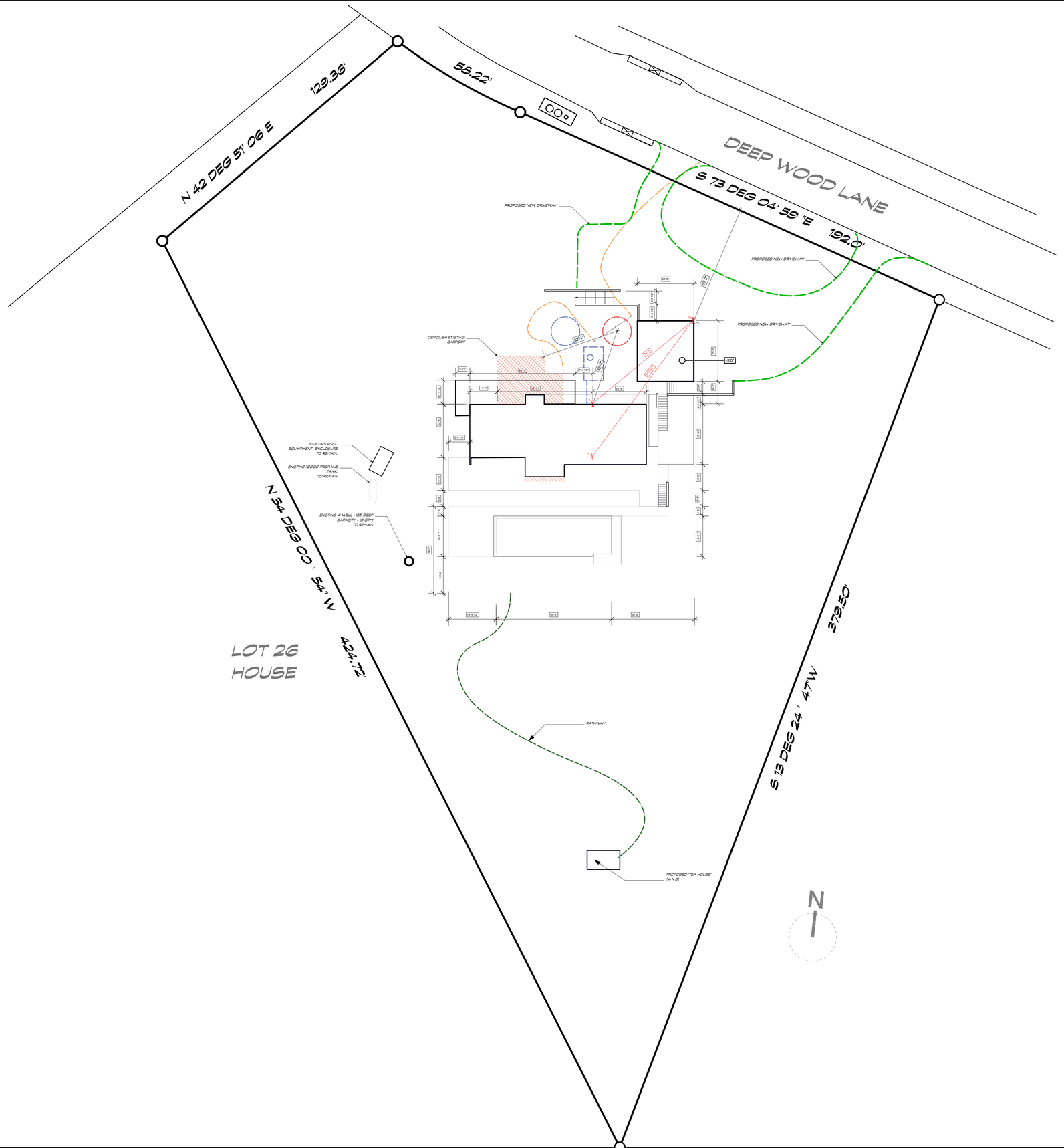
Enlarged Kitchen
Sheet Title Line 2
Sheet Scale

A-401



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P2D1

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Sakas-2d-only
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SP-07