Cornielle Real State Enterprises 1050 Route 9W Nyack, N.Y. 10960

8" HB&G STRUCTURAL EXTERIOR WOOD COLUMN (TYP.)

NATURAL STONE SEE ELEVATION FOR SPECIFICATIONS



PROPOSED WEATHERED WOOD COLOR; TIMBERLINE UltraHD

STO STUCCO FINISHING; COLOR 1015 310-FINE SAND

ALUMINUM FLASHING ON ALL INTERSECTIONS

INVICTA FOAM PRODUCTS TIN-121-6" COLOR WHITE.

tile Copy

FRONT ELEVATION

DRAWING LISTS

COVER SHEET & DRAWING LIST

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GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH All STATE. MUNICIPAL, LOCAL ZONING AND 2020 RESIDENTIAL CODE OF NEW YORK STATE; FIRE CODE OF NEW YORK STATE; THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE ETC.; AND THE TOWN HAVING JURISDICTION LAWS.

2. DO NOT SCALE THE DRAWING; FOLLOW DIMENSION ONLY.

3. ALL CONTRACTORS AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT THROUGH INSPECTION OF THE SITE AND THE DRAWINGS SO AS TO THOROUGHLY UNDERSTAND THE DRAWINGS. ANY AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR AS MAY APPLIED . IT IS RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR AS MAY APPLY' TO ENSURE THAT DISCREPANCIES OR OMISSIONS ARE REPORTED AND CLARIFICATION OBTAINED FROM THE ARCHITECT PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST FOR SAME BEING BORNE BY THE CONTRACTOR OR

SUBCONTRACTOR. 4. ARCHITECT HAS BEEN RETAINED FOR DESIGN PURPOSES ONLY. ARCHITECT AS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS, OR FOR ANY BIDDING PROCEDURES. ARCHITECT IS NOT RESPONSIBLE FOR ANY ELECTRICAL OR MECHANICAL SYSTEMS RELATED TO THIS CONSTRUCTION. HIS RESPONSIBILITY IS STRICTLY LIMITED TO THE CONTENTS OF THESE WORKING DRAWINGS AND THEIR RFLATED SPECIFICATIONS ONLY, ANY DEVIATIONS FROM THESE PLANS REMOVES ANY RESPONSIBILITY OF THE ARCHITECT IN ENTIRETY

TO THAT OF THESE PLANS. 5. PLANS ARE BASED ON SITE SURVEY GIVING TO THE ARCHITECT BY THE OWNER. THEY SHALL BE REVIEWED BY A LICENSED ENGINEER OR SURVEYOR WHO SHALL VERIFY ALL SETBACKS AND BUILDING LINES PRIOR TO CONSTRUCTION.

6. THE CONTRACTRACTOR SHALL NOT COMMENCE THE ERECTION, CONSTRUCTION. ENLARGEMENT, ALTERATION, REMOVAL, IMPROVEMENT, DEMOLITION OR CONVERSION OF ANY BUILDING OR STRUCTURE OR CAUSE THE SAME TO BE DONE, WITHOUT FIRST OBTAINING A SEPARATE BUILDING

7. CONTRACTOR SHALL BE PROVIDE RESPONSIBLE FOR THE PERMIT; FEES AND COST REQUIRED RELATED TO THE WORK OF THE CONTRACT. CONTRACTOR WILL BE KNOWLEDGE TO REQUIRED THE INSPECTIONS AND REQUEST AN INSPECTION FOR ALL WORK PHASE COMPLETED AS REQUIRED.

8. CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL FURNISH OWNER WITH CERTIFICATES OF INSURANCES AND WORKMEN'S COMPENSATION INSURANCE AS IT IS REQUIRED TO PERFORM THE WORK.D BY THE LOCAL AND STATE FEDERAL SAFETY LAWS.

9. ALL CONTRACTORS SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF DIRT AND REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADE ALL ADJACENT SURFACES TO THEIR WORK SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OF THE CONTRACTOR; S WORK TO BE DONE. THE CONTRACTOR SHALL BE PROTECTED ALL ADJACENT SURFACES DURING THE COURSE OF THE WORK.

10. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER, AND SHALL BE SUBJECT TO INSPECTION BY THE MUNICIPALITY.NO INTERRUPCTIONS OF WATER SERVICE OR HEATING SHALL BE PERMITED WITHOUT PRIOR APPROVAL FROM THE OWNER. . ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL CONFORM TO NFPA 70 (THE NATIONAL ELECTRICAL CODE), LATESTEDITION, AND THE LOCAL UTILITY COMPANY, AND SHALL BE SUBJECT TO INSPECTION AND CERTIFICATION BY THE NEW YORK BOARD OF FIRE UNDERWRITERS, OR EQUAL.NOT INTERRUPTIONS TO ELECTRICAL SERVICE DUE THE CONSTRUCTION OPERATIONS SHALL BEPERMITTED WITHOUT PRIOR APPROVAL FORM THE OWNER. 12. ALL WORK INDICATED IN THESE PLANS AND SPECIFICATIONS, TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, ARE

IN COMPLIANCE WITH THE NY STATE CODES.

REMOVAL OF DEBRIS; SUBGRADING REQUIREMENTS. ALL DEBRIS FROM BOTH LAND CLEARING AND BUILDING OPERATIONS SHALL BE

LEGALLY REMOVED FROM THE SITE. ALL SITE WORK WILL BE SPECIFIED BY THE SITE PLANNER ENGINEER OR OTHERWISE WILL BE SPECIFIED ON THEIR PLANS. ALL WORK COMPLETED OR OTHERWISE, SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AND PROVIDE ALL

FENCES, BARRICADES, ETC., AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY AND AS MAY BE REQ'D. BY AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT, INCLUDING ALL PUBLIC AND/OR PRIVATE AGENCIES. THE CONTRACTOR FOR GENERAL CONSTRUCTION SHALL COORDINATE HIS OPERATIONS WITH THE OWNER, ENSURING PROPER PHASING OF THE WORK. THE CONTRACTOR FOR GENERAL CONSTRUCTION SHALL BE RESPONSIBLE FOR COORDINATING ALL TRADES.

CONCRETE REINFORCEMENT AT FOUNDATION

1. ALL CONCRETE EXPOSED TO WEATHER TO BE 4000 PSI IN 28 DAYS WITH 6% AIR- ENTRAINMENT AND A MAXIMUM SLUMP OF 4". 5000 PSI PEA GRAVEL CONCRETE MAY BE USED FOR FILLED BLOCK 2. ALL CONCRETE SHALL BE REINFORCED AND ERECTED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AS ADOPTED BY ACI 318 AND THE CURRENT EDITION OF

THE 2020 BUILDING OF NYS 3. ALL CONCRETE WORK SHALL CONFORM TO ACI 301 STANDARD SPECIFICATIONS FOR REINFORCED 4. ALL REINFORCING STEEL SHALL BE DEFORMED HIGH BOND BARS ROLLED FROM NEW BILLET OR INTERMEDIATE GRADE STEEL TO MEET LATEST ASTM SPECIFICATIONSA-615, GRADE 60. 5. BARS SHALL BE LAPPED A MINIMUM OF 36 DIAMETERS AT SPLICES. WELDED WIRE FABRIC SHEETS LAPPED 8" MINIMUM.

6. ALL DETAILS OF REINFORCEMENT AND ACCESSORIES SHALL BE FABRICATED AND PROVIDED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE FOR DETAILING. WELDED WIRE FABRIC SHALL MEET REQUIREMENTS OF ASTM A-185. . SHOP DRAWINGS SHALL MEET REQUIREMENTS OF ASTM A-185. SHOP DRAWINGS ON ALL CONCRETE

RFINFORCING MUST BE SUBMITTED FOR REVIEW. 9. BEFORE POURING CONCRETE, MECHANICAL AND ELECTRICAL CONTRACTORS TO VERIFY LOCATION AND SIZE OF ALL OPENINGS, PADS, TRENCHES AND SLEEVES FOR THEIR EQUIPMENT, IF ANY. FOTINGS AND FOUNDATIONS

. SOIL BORINGS HAVE BEEN SUPPLIED TO THE ENGINEER. FOOTINGS HAVE BEEN DESIGNED FOR THREE THOUSAND (3000) POUNDS PER SQUARE FOOT BEARING CAPACITY. FOR CEMENT ASTM C150; C595; C1157, MIXING AND DELIVERY OF CONCRETE SHALL COMPLY WITH ASTM C94 OR ASTM C685. ALL BUILDING FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH, ROCK OR COMPACTED SELECT FILL. FOOTINGS SHALL REST NOT LESS THAN 42" (3'-6") FEET BELOW PROPOSED EXTERIOR GRADE. 3. ALL FILL USED BELOW SLABS UNDER BUILDINGS AND IN PAVED AREAS SHALL BE QUALITY SANDY MATERIAL AND SHALL BE COMPACTED IN 12" LAYERS TO 95% DENSITY TO PREVENT SETTLEMENT AS PER ASTM D1557, METHOD C 4. FOOTINGS SHALL BE CENTERED ON WALLS AND COLUMNS UNLESS OTHERWISE NOTED ON

5. ALL CONCRETE FOR FOOTING SHALL BE STONE AGGREGATE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS, AND SHALL CONFORM THIS SECTION R402.2; FOR SLABS 4,000 PSI AT 28 DAYS. 6. REINFORCING STEEL TO BE ASTM A615 DEFORMED PER ASTM A305 AND WIREMESH AS PER ASTM A185. THE LENGTH OF BAR OVERLAPPING SHALL BE 36 X BAR DIAMETER.

PLAN. THEY SHALL BE STEPPED AT A RATE NOT TO EXCEED ONE (1) VERTICAL TO TWO (2)

. MASONRY FOUNDATION WALLS BELOW GRADE SHALL BE WATERPROOFED WITH A TRAWLED ON ASPHALT AND 1/2 INCH CEMENT PARGING OR PROTECTION BOARD OVER IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. 8. CONTRACTOR MUST ALSO FOLLOW ALL REQUIREMENTS FOR PREPARATION, CLEARING, PROOF ROLLING, FILL PLACEMENT RECOMMENDED BY A REPORT ON SOIL AND FOUNDATION INVESTIGATION. 9. FOOTINGS ARE TO REST ON FIRM NATURAL SOIL AND/OR NEWLY COMPACTED LOAD BEARING FILL, FREE OF ORGANIC MATERIALS, OR CLEAN FILL PLACED IN LAYERS AND COMPACTED IN STRICT ACCORDANCE WITH REQUIREMENTS, AND IN ACCORDANCE WITH NYS BUILDING CODE. 10. ALL FILL BELOW FOOTING AND SLABS SHALL BE COMPACTED WITH SOIL COMPACTION EQUIPMENT

11. THE THICKNESS OF FILL LAYERS PLACED SHALL BE COMPATIBLE WITH THE TYPE OF COMPACTION EQUIPMENT USED.

RATHER THAN BY HAND TAMPING (EXCEPT AROUND PIPES, ETC.).

STRUCTURAL STEEL AND MISCELLANEOUS IRON WORK ALL STEEL STRUCTURE SHALL BE COMPLY WITH ICC400 STANDARD -THE 2020 BUILDING CODE OF NYS. ALL COLD FORMER STEEL FRAMED SHALL BE COMPLY WITH AISI S230

STANDARD; AS A SECTION R301 1. FURNISH AND ERECT ALL STRUCTURAL STEEL ITEMS INCLUDING LOOSE STEEL LINTELS, ANCHORS, AND BEARING PLATES AS NOTED ON THE DRAWINGS AND IN THIS SECTION OF THE SPECIFICATION. ALL STEEL SHALL CONFORM IN PHYSICAL AND CHEMICAL PROPERTIES AND MANUFACTURING WITH THE FOR STRUCTURAL STEEL FOR BUILDINGS" OF ICC400 STANDARD AS AMENDED TO DATE. DESIGN AND FABRICATION OF BEAMS, GIRDERS, COLUMNS, AND LINTELS SHALL COMPLY WITHIT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE FIELD DIMENSIONS OF THE STRUCTURE BEFORE THE SUBMISSION OF SHOP DRAWINGS.

2. ALL STEEL SHALL BE FURNISHED WITH ONE SHOP-APPLIED COAT OF PRIMER. FIELD WELDS AND CONNECTIONS SHALL BE PAINTED AFTER ERECTION. THE SHOP PAINTSHALL BE RUST INHIBITIVE STEEL PRIMER. ALL STEEL SHALL BE FURNISHED WITH SHOP COAT FINISH. PRIME ALL WELDS AND ABRASIONS BEFORE FIELD PAINTING. 3. AS ERECTION PROGRESSES, THE WORK SHALL BE SECURELY BOLTED OR WELDED TO TAKE CARE OF ALL DEAD LOAD, WIND, AND ERECTION STRESSES. NO PERMANENT BOLTING, RIVETING, AND WELDING SHALL BE DONE UNTIL THE STRUCTURE HAS BEEN

PROPERLY ALIGNED. 4. BEARING ON WALLS SHALL BE AS REQUIRED TO DISTRIBUTE THE LOAD NOT LESS THAN FOUR INCHES. 5. COLUMNS SUPPORTING WOOD BEAMS OR GIRDERS SHALL HAVE A SUITABLE COLUMN CAP SHALL BE MIN. STEEL PIPESCHEDULE 40 MANUFACTURED; ACCORD WITH ASTM A53 GRADE B OR APPROVED; AND BE FILLED SOLID WITH CONCRETE WHERE IS INDICATED. COLUMNS SUPPORTING STEEL BEAMS OR GIRDERS MAY BE WELDED TO THEM OR HAVE COLUMN CAP. COLUMN CAP SHALL BE ANCHORED TO BEAM. PIPE STEEL COLUMNS

COLUMNS SHALL HAVE WELDED CAPS AND BASES.

CONNECTORS.

<u>INSULATION</u>

. ALL FRAMING LUMBER TO BE DOUGLAS FIR NUMBER TWO OR BETTER CONSTRUCTION, GRADE, FREE FROM LOOSE OR LARGE KNOTS, LARGE SHAKES, EXCESS SAP OTHER DEFECTS. AS PER R301.2(2)SEISMIC DESIGN CATEGORY B; AND R301.2.2.2.1 CLADING LOADS WEIGHTS OF MATERIALS. AVERAGE LOAD SHALL NOT EXCEED 15LBS/SQ.FT.(720Pa) FOR THE COMBINED ROOF AND ASSEMBLIES. (ON HORIZONTAL PROJECTION) AND 19LBS/SQ.FT.(480Pa) FOR FLOOR ASSEMBLIES. 15LBS/SQ.FT.(720Pa) FOR EXTERIOR WALLS WOOD LIGHT FRAME. 2. 2.0E MICROLAM LVL SPECIFIED BY THE DRAWINGS SHALL BE I-LEVEL MANUFACTURE OR MATERIAL SPECIFICATIONS BY OTHERS. STEEL. HANGERS SHALL BE SPECIFIED TO

3. PLYWOOD SHEATHING SHALL BE OF THICKNESS INDICATED ON DRAWINGS COMPLYING WITH ALL OF THE REQUIREMENTS OF THE AMERICAN PLYWOOD 4. PROVIDED DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO ASSOCIATION FRAMING AND WOOD BLOCKING UNDER POST. 5. RAFTER HEEL CUTS AT 4" MAXIMUM. WHERE JOISTS ARE NOTCHED TO HEADERS. SO AS TO REDUCE BEAM DEPTH, USE BRIDLE IRONS OR GALVANIZED METAL

CLIMA ZONE WILL BE CONSIDERER A PER TABLE N1101.7 (R301.3); THE INTERIOR DESIGN CONDITION WILL BE 72d FOR HEATING AND MAXIMO 75d FOR HEATING. ALL R-VALUES WILL BE AS PER REQUIRED ON TABLE N1102.1.2(402.1.2). 1. FURNISH AND INSTALL ALL INSULATION REQUIRED BY THE DRAWINGS AND SPECIFICATIONS. LOW DENSITY & HIGH DENSITY SHALL BE INSTALLED AS MANUFACTURE SPECIFICATION AND IN COMPLIANCE WITH THE CODE REQUIREMENTS 2. ALL BUILDING ENVELOPMENT SHALL BE INSULATED AND SHALL HAVE APPLICATION OF VAPOR BARRIER PAINT ON ALL SIDES OF THE WALL OR CAULK SEALING ALL OPENINGS. THE INSTALLATION SHOULD FILL ALL SPACE BETWEEN STUDS OR JOISTS. INSULATION SHALL BE SPRAYED AS REQUIRED BY MANUFACTURE SPECIFICATION IT WILL BE SEAL AND INSULATED FOR SUSTAINEDENERGY FILLING THE CAVITY WITH MATERIAL HAVING A THERMAL RESISTANCE OF ALL VALUE SHOULD BE PRESENT ALONG STUDS OR JOISTS, FLAME SPREAD AND SMOKE-DEVELOPED INDEX INSULATION SHALL BE COMPLY W/ THE 2020 BC OF NYS FOAM INSULATION MAY BE COATED WITH 4 MILS WET FILM THICKNESS (2.7 MILS DRY FILM

THICKNESS)OF DC315 FIREPROOF PAINT OR 5 MILS WET FILM THICKNESS (2.7 MILS DRY FILM THICKNESS) BLAZELOK TBX AS AN ALTERNATIVE IGNITION BARRIER ASSEMBLY TO LEAVING THE SPRAY FOAM EXPOSED. ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REQUIRED INSULATION R-VALUES ARE SHOWN ON DRAWINGS. 3. PROVIDE TYVEK HOUSE WRAP AS MANUFACTURED BY DUPONT WHERE IS AREQUIRED. GYPSUM BOARD PANELS AND FIRE PARTITION NOTES

1. FOR ALL FIRE RATED PARTITION ASSEMBLIES: - OBTAIN AND FULLY CONFORM TO DESIGN REQUIREMENTS FOR EACH PARTITION ASSEMBLY IN THE LATEST EDITION OF UNDERWRITERS LABORATORIES, INC.; FIRE RESISTANCE DIRECTORY, OR THE GYPSUM ASSOCIATION FIRE 2. METALLIC OUTLETS OR SWITCH BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES. CAULK AROUND BOX TO PREVENT SOUND LEAKAGE. IF LESS THAN TWO STUD BAYS, USE "CLAY-PACKS" OR "PADDY PACKS" ON BACK OF RECEPTACLES. 3. REFER TO FINISH SCHEDULE, INTERIOR ELEVATIONS, AND ARCHITECTURAL WOODWORK DETAILS FOR WALL FINISHES AND WALL- HUNG PARTITION BLOCKING INFORMATION. 4. USE TYPE X GYPSUM WALLBOARD (TYP) EXCEPT WHERE TYPE C IS SPECIFIED @ RATED PARTITIONS 5. STUD SIZES OR FIRE RETARDANT FIRE WOOD ARE MINIMUMS BASED ON TESTED

ASSEMBLIES. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ACTUAL STUD SIZES. TO STRUCTURAL PLANS FOR STUD SPACING AT BEARING WALLS. 6. ACOUSTIC PARTITIONS ARE IDENTIFIED AS SUCH AND THEREFORE ALL MECHANICAL AND ELECTRICAL PENETRATIONS REQUIRE ACOUSTIC PROVISIONS AS SHOWN ON THE MECHANICAL /FLECTRICAL DOCUMENTS.

7. ALL PENETRATIONS OF PARTITIONS, WALLS, SOFFIT, ETC. ARE TO BE APPROPRIATELY SEALED, CASKETED, OR DAMPENED AS REQUIRED TO MAINTAIN DESIGNATED FIRE RATING. PROVIDE UL APPROVED FIRE-STOPPING FOR ALL RATED CONSTRUCTION. 8. PARTITION SCHEDULE IS A REFERENCE FOR MATERIALS AND BASIC CONSTRUCTION. WALL SECTIONS AND OTHER DETAILS TAKE PRECEDENCE FOR SPECIFIC CONSTRUCTION. 9. PROVIDE SOUND ATTENUATION INSULATION FOR FULL WALL HEIGHT AROUND ALL PLUMBING WASTE LINES. WALLS BETWEEN RETAIL SPACES, AND CAULK PERIMETER BOTH SIDES CORRIDORS.

10. PROVIDE WATER RESISTANT GWB "GREEN BOARD" AT ALL BATHS, JANITOR CLOSETS PRONE TO WATER DAMAGE. 11. FIRESTOP STUDS WHERE REQUIRED FOR SPECIFY FIRE RESISTANT ASSEMBLIES.

PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE ALL FINISH CARPENTRY, WOODWORK AND RELATED REQUIRED BY THE DRAWINGS, OR BY OWNER SHALL BE COMPLY WITH THE ASTM AND CODE REQUIREMENT. INSTALL AS MANUFACTURE SPECIFICATION OR THE BEST PERFORMANCE OF THE COMPLETION OF THIS WORK.

TABLE N1105.5.2(1) [R405.5.2(1)] IS REQUIRED TYPE: COMPOSITION SHINGLE ON WOOD SHEATHING WITH SOLAR ABSORPTANCE = 0.75 AS PROPOSED AND EMITTANCE = 0.90 INSTALL ACCESSORIES FOR EACH TOILET ROOM AS SELECTED BY OWNER OR CONSTRUCTOR 1. COMPOSITION SHINGLES SHALL BE CLASS "A" FIRE RATED, W/ 40 YEAR WARRANTY BY GAF OR EQUAL. COLOR TO BE SELECTED BY OWNER. USE WITH ONE UNDERLAYMENT

2. INSTALL ALL ROOFING MATERIAL AND FLASHING IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. INSTALL ROOF-TO-WALL, FLASHINGS AT ALL INTERSECTIONS. ON SHINGLE ROOFS INSTALL FLASHING IN "STEP" FASHION. IN MASONRY WALLS INSTALL COUNTER-FLASHING EMBEDDED IN MASONRY. FLASH PIPES PROJECTING THROUGH ROOF WITH ONE PIECE SHEET METAL FORMING A FLANGE WHICH EXTENDS AT LEAST 6 IN. ON ALL SIDES. 3. ALL OTHER SHEET METAL ITEMS AND ACCESSORIES, - GUTTERS, DOWNSPOUTS, FACIAS, GRAVELSTOPS, LOUVERS, AND VENTILATORS - SHALL BE AS SHOWN ON THE

MARBLE SADDLE . MARBLE THRESHOLD SHALL BE, GRADE A, FIRST QUALITY FREE FROM CRACKS, CHIPS, STAINS OR OTHER DEFECTS; UNIFORM IN TONE AND COLORING AS

SELECTED BY THE OWNER. SMOKE DETECTORS AND CARBON MONOXIDE-FIRE ALARM R314.3 SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1.IN EACH SLEEPING ROOM. 2.OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 3.ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. 4.SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY

FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION 314.3.1INSTALLATION NEAR COOKING APPLIANCES SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION 1.JONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET (6096 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. 2.IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING

3.PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET (1828 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. EXCEPTION: SMOKE ALARMS AND ALARMS INSTALLED TO SATISFY SECTION R314.4.1 SHALL BE REQUIRED TO BE INTERCONNECTED TO EXISTING SMOKE ALARMS WHERE SUCH EXISTING SMOKE ALARMS ARE NOT INTERCONNECTED OR WHERE SUCH NEW SMOKE ALARM OR ALARM IS NOT CAPABLE OF BEING INTERCONNECTED TO THE EXISTING SMOKE ALARMS.

BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2020 FIRE CODE OF NEW YORK STATE. SECTION 302; FIRE RESISTANT CONSTRUCTION. 2015 INTERNATIONAL FIRE CODE.

INSTALL ACCESSORIES FOR EACH TOILET ROOM AS SELECTED BY OWNER OR CONSTRUCTOR.

BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH PROVISIONS OF THE 2020

1. FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY FOR THE COMPLETE INSTALLATION OF THE ELECTRICAL WORK AS SHOWN ON THE DRAWINGS, INCLUDING FINAL CONNECTIONS TO EQUIPMENT IN ACCORDANCE WITH ALL APPLICABLE CODES AND LAWS INSTALL ALL FIXTURES AS SELECTED BY OWNER WHERE INDICATED ON DRAWINGS. ALL WORK SHALL COMPLY WITH REGULATION OF THE NATIONAL BOARD OF FIRE UNDERWRITERS AND LOCAL ORDINANCES, ALL MATERIALS SHALL BE NEW HIGH GRADE, AND SUITABLE AND INSTALLED WITH GOOD QUALITY WORKMANSHIP PROVIDE OUTLETS FIXTURES AND SWITCHES AS REO'D. BY CODE. 2. AFTER COMPLETE CONNECTIONS AND INSTALLATION OF ALL THE EQUIPMENT AND APPLIANCES, TEST ALL WORK AND EQUIPMENT AS REQUIRED BY AUTHORITIES HAVING JURISDICTION. FURNISH ALL NECESSARY EQUIPMENT, PERSONNEL AND ELECTRICAL POWER. TEST THE ENTIRE INSTALLATION FOR SHORTS, GROUNDS AND OPEN CIRCUITS, AND CORRECT ALL DEFECTS BEFORE ACCEPTANCE OF THE WORK. ALL WORK SHALL BE DEMONSTRATED TO BE IN PROPER OPERATING CONDITION TO THE COMPLETE SATISFACTION OF THE ARCHITECT. INSTRUCT THE OWNER IN THE CARE AND OPERATION OF ALL APPARATUS AND EQUIPMENT FORMING THE INSTALLATION.

ALL PLUMBING WORK SHALL BE IN COMPLIANCE WITH 2020 PLUMBING CODE OF NEW YORK STATE FIRST PRINTING: NOV 2019. THE PLUMBING CODE OF NEW YORK STATE (PCNYS) IS A CODE THAT REGULATES THE DESIGN AND INSTALLATION OF PLUMBING SYSTEMS INCLUDING THE PLUMBING FIXTURES IN ALL TYPES OF BUILDINGS EXCEPT FOR DETACHED ONE AND TWO—FAMILY DWELLINGS AND TOWNHOUSES THAT ARE NOT MORE THAN THREE STORIES ABOVE GRADE IN HEIGHT. THE REGULATIONS FOR PLUMBING SYSTEMS IN ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES ARE COVERED BY CHAPTERS 25 THROUGH 33 OF THE RESIDENTIAL CODE OF NEW YORK STATE (RCNYS). ALL PLUMBING WORK PERFORATED SHALL BE APPROVED BY LOCAL BOARDOF HEALTH OR

2. AS PER SECTION 501.2 WHERE A COMBINATION POTABLE WATER HEATING AND SPACE HEATING SYSTEM REQUIRES WATER FOR SPACE HEATING AT TEMPERATURES GREATER THAN 140F (60°C), A MASTER THERMOSTATIC MIXING VALVE COMPLYING WITH ASSE 1017 SHALL BE PROVIDED TO LIMIT THE WATER SUPPLIED TO THE POTABLE HOT WATER DISTRIBUTION SYSTEM TO A TEMPERATURE OF 140F (60°C) OR LESS. THE POTABILITY OF THE WATER SHALL BE MAINTAINED THROUGHOUT THE SYSTEM.WATER HEATERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. SHALL CONFORM TO THE REQUIREMENTS OF THIS CODE AND THE MECHANICAL CODE OF NEW YORK STATE. ELECTRIC WATER HEATERS SHALL CONFORM TO THE REQUIREMENTS OF THIS CODE AND PROVISIONS OF NFPA 70. GAS-FIRED WATER HEATERS SHALL CONFORM TO THE REQUIREMENTS OF THE FUEL GAS CODE OF NEW YORK STATE. SOLAR THERMAL WATER HEATING SYSTEMS SHALL CONFORM TO THE REQUIREMENTS OF THE MECHANICAL CODE OF NEW YORK STATE

AND ICC 900/SRCC 300. SERVICE WATER HEATING-TABLE N1105.5.2(1) [R405.5.2(1)]AS PROPOSED USE, IN UNITS OF GAL/DAY = $30 + (10 \times NBR)$. WHERE: NBR = NUMBER OF BEDROOMS. $GAL/DAY = 30 + (10 \times NBR) = 30 + (10+6) = 46GAL/DAY MIN.$

ENERGY CONSERVATION CONSTRUCTION NOTES TABLE R402.1.2INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY

CLIMATE ZONE 5 AND MARINE 4 FENESTRATION U-FACTOR B. I SKYLIGHT B U-FACTOR: GLAZED FENESTRATION SHGC B, E: CEILING R-VALUE: WOOD FRAME WALL R-VALUE G: 20 OR 13+5H MASS WALL R-VALUE H : FLOOR R-VALUE 15CI OR 19 OR 13+ 5CI BASEMENT C, G WALL R-VALUE: SLAB D R-VALUE & DEPTH: 15CI OR 19 OR 13+ 5CI CRAWL SPACE C,G WALL R-VALUE:

NR = NOT REQUIRED.FOR SI: 1 FOOT = 304.8 MM.

NR = NOT REQUIRED.

CI = CONTINUOUS INSULATION.

A.R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHERE INSULATION IS INSTALLED IN A CAVITY THAT IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL BE NOT LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

B.THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.

C.*10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL. "15/19" MEANS R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. ALTERNATIVELY, COMPLIANCE WITH "15/19" SHALL BE R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR

D.R-5 INSULATION SHALL BE PROVIDED UNDER THE FULL SLAB AREA OF A HEATED SLAB IN ADDITION TO THE REQUIRED SLAB EDGE INSULATION R-VALUE FOR SLABS. AS INDICATED IN THE TABLE. THE SLAB EDGE INSULATION FOR HEATED SLABS SHALL NOT BE REQUIRED TO EXTEND BELOW THE SLAB.

E.RESERVED F.RESERVED.

AN R-VALUE OF R-19.

G.ALTERNATIVELY, INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY AND PROVIDING NOT LESS THAN

H.THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.

I.MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION R402.2.5. THE SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

C -SOURCE HEAT PUMPS AND CENTRAL AIR CONDITIONERS KEY PRODUCT CRITER SIZING CRITERIA & COMPLIANCE SHALL BE BY MECHANICAL LICENSE ENGINEER ALL NOTES GUIDELINES SET BY THE US ENVIRONMENTAL PROTECTION AGENCY. TO OPTIMIZED ENERGY HELPS YOU SAVE MONEY ON UTILITY BILLS AND PROTECT OUR CLIMATE BY

HAVC ENERGY STAR MEANS PRODUCTS MEET STRICT ENERGY EFFICIENCY GUIDELINES. PREVENT HARMFUL CARBON POLLUTION AND REDUCING OTHER GREENHOUSE GASES.

AIR-SOURCE HEAT PUMPS ≥8.5 HSPF/ ≥15 SEER/ ≥12.5 EER* FOR SPLIT SYSTEMS ≥8.2 HSPF ≥15 SEER/ ≥12 EER* FOR SINGLE PACKAGE EQUIPMENT INCLUDING

DEHUMIDIFYING, HUMIDIFYING CIRCULATING, AND AIR CLEANING.

GAS/ELECTRIC PACKAGE UNITS. CENTRAL AIR CONDITIONERS ≥15 SEER / ≥12.5 EER* FOR SPLIT SYSTEMS ≥15 SEER/ ≥12 EER* FOR SINGLE PACKAGE EQUIPMENT INCLUDING GAS/ELECTRIC

PACKAGE UNITS. AIR-SOURCE HEAT PUMP (ASHP): AN AIR-SOURCE UNITARY HEAT PUMP MODEL IS A PRODUCT OTHER THAN A PACKAGED TERMINAL HEAT PUMP. WHICH CONSISTS OF ONE OR MORE ASSEMBLIES, POWERED BY SINGLE PHASE ELECTRIC CURRENT, RATED BELOW 65,000 BTU PER HOUR, UTILIZING AN INDOOR CONDITIONING COIL, COMPRESSOR, AND REFRIGERANT-TO-OUTDOOR AIR HEAT EXCHANGER TO PROVIDE AIR HEATING, AND MAY ALSO PROVIDE AIR COOLING,

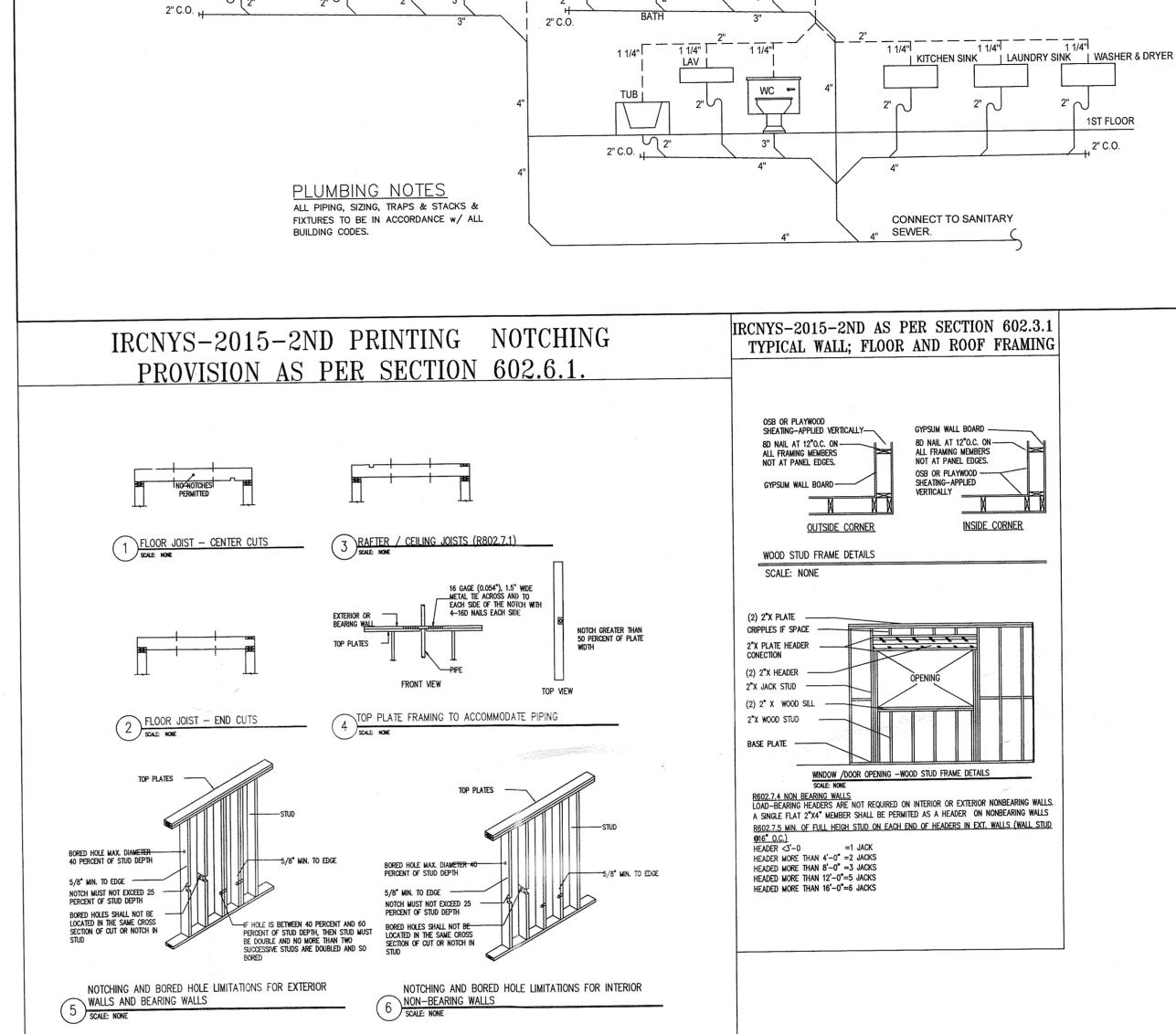
A CENTRAL AIR CONDITIONER IS A PRODUCT. WHICH IS POWERED BY SINGLE PHASE ELECTRIC CURRENT, AIR COOLED, RATED BELOW 65,000 BTU PER HOUR, NOT CONTAINED WITHIN THE SAME CABINET AS A FURNACE, THE RATED CAPACITY OF WHICH IS ABOVE 225,000 BTU PER HOUR, AND IS A HEAT PUMP OR A COOLING UNIT ONLY. AS PER CHAPTER 20-THE 2020 RCNYS DIRECTLY CONDITIONED SPACE(MINIMUM CRITERIA) -AN ENCLOSED SPACE HAVING: HEATING EQUIPMENT WITH A CAPACITY EXCEEDING 10 BTU/HR-FT2 X3131=31310BTU/HR-FT2 MIN.

COOLING EQUIPMENT WITH A CAPACITY EXCEEDING TO 10 BTU/HR-FT2X3,131=31310BTU/HR-FT2 MIN.

AS A TABLE R405.5.5.2(1) AIR EXCHANGE RATE AIR CHANGES PER HOUR IN CLIMATE ZONES 5 THROUGH 8 AT A PRESSURE OF 0.2 INCHES W.G(50 PA). THE MECHANICAL VENTILATION RATE SHALL BE IN ADDITION TO THE AIR LEAKAGE RATE AND THE SAME AS IN THE PROPOSED DESIGN, B UT NO GREATER THAN $0.01 \times CFA + 7.5 \times (N + 1) = 0.01X3141 + 7.5X(6+1) = 164.021$ THERMAL DISTRIBUTION SYSTEMS

THERMAL DISTRIBUTION SYSTEM EFFICIENCY (DSE) OF 0.88 SHALL BE APPLIED TO BOTH THE HEATING AND COOLING SYSTEM EFFICIENCIES FOR ALL SYSTEMS OTHER THAN TESTED DUCT SYSTEMS. FOR TESTED DUCT SYSTEMS,

THE LEAKAGE RATE SHALL BE 4 CFM (113.3 L/MIN) PER 100FT (9.29 M) OF CONDITIONED FLOOR AREA AT A PRESSURE OF DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA).



PLUMBING DIAGRAM

BATH #2

3" VENT STACK ---

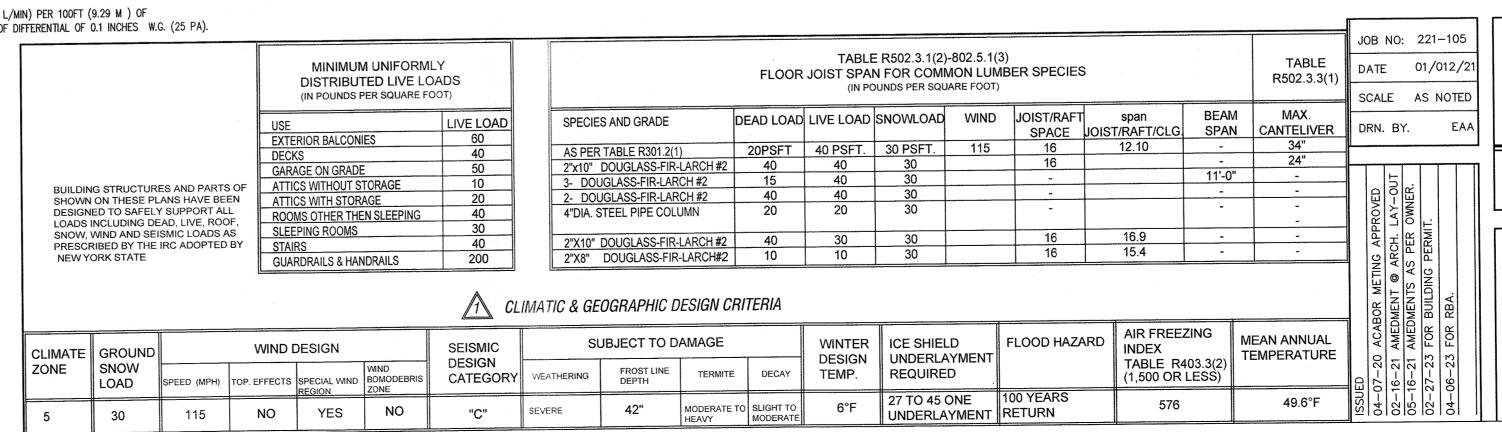
VENT PIPE THRU

ROOF MIN. 3'-0"

ABOVE ROOF

3" VENT STACK ----

MASTER BATH



Jenny R. Zuniga-Casal ARCHITECT

IRCNYS-2015-2ND AS PER SECTION 602.10.6.5 TYPICAL WALL BRACING

ROOF

2ND FLOOR

2ND FLOOR

NEW RIDGE SEE FLOOR PLAN FOR

AS PER SIMPSON STRONG TIE (TYP.)

TYP) SIMPSON STRONG TIE.

1" T&G PLYWOOD SUB-FLOOR

MSTCM40 STRAPS BY SIMPSON TIE

T&G PLYWOOD SUB-FLOOR

GLUED & NAILED DOWN.

GLUED & NAILED DOWN.

- TOP PLATE

- WOOD STUD

₹"T&G PLYWOOD SUB-FLOOR

INSTALL AS MANUFACTURE SPECIFICATIONS

SP1 STUD PLATE TIE; APPLIED ON EACH

STUD.BY SIMPSON STRONG TIE, APPLIED

TREATED (2) 2x6 P.T. SILL PLATES & 2"

TREATED (2) 2x6 P.T. SILL PLATES & 2"

DIAMETER ANCHOR BOLT @ 6'-0" O.C.

- FOUNDATION WALL AS IT IS SPECIFIED IN

MAX. W/CONT. TERMITE SHIELD (TYP.)

AS MANUFACTURE SPECIFICATIONS.

T&G PLYWOOD SUB-FLOOR

GLUED & NAILED DOWN.

DIA FWAZ

THE PLANS

GARAGE

430 SQ.F7

4 4 4 4 4

2ND FLOOR AREA

1472.5SQ.FT.

1ST FLOOR AREA

TOTAL

AREA=3,131SQ.FT

FLOOR PLAN AREAS

1658.5SQ.FT.

GLUED & NAILED DOWN.

NEW RAFTER

- BLOCKING

TOP PLATE

- WOOD STUD

LSTA STRAPCONNECTOR RIDGE AND RAFTERS

INSTALL STRONG TIE H 2.5 HURRICANE TIE

8 GA. UPLIFTH ULTIMATE 2400 LB

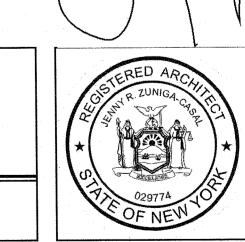
ALLOWABLE LOADS 620 LBS FASTENED TO

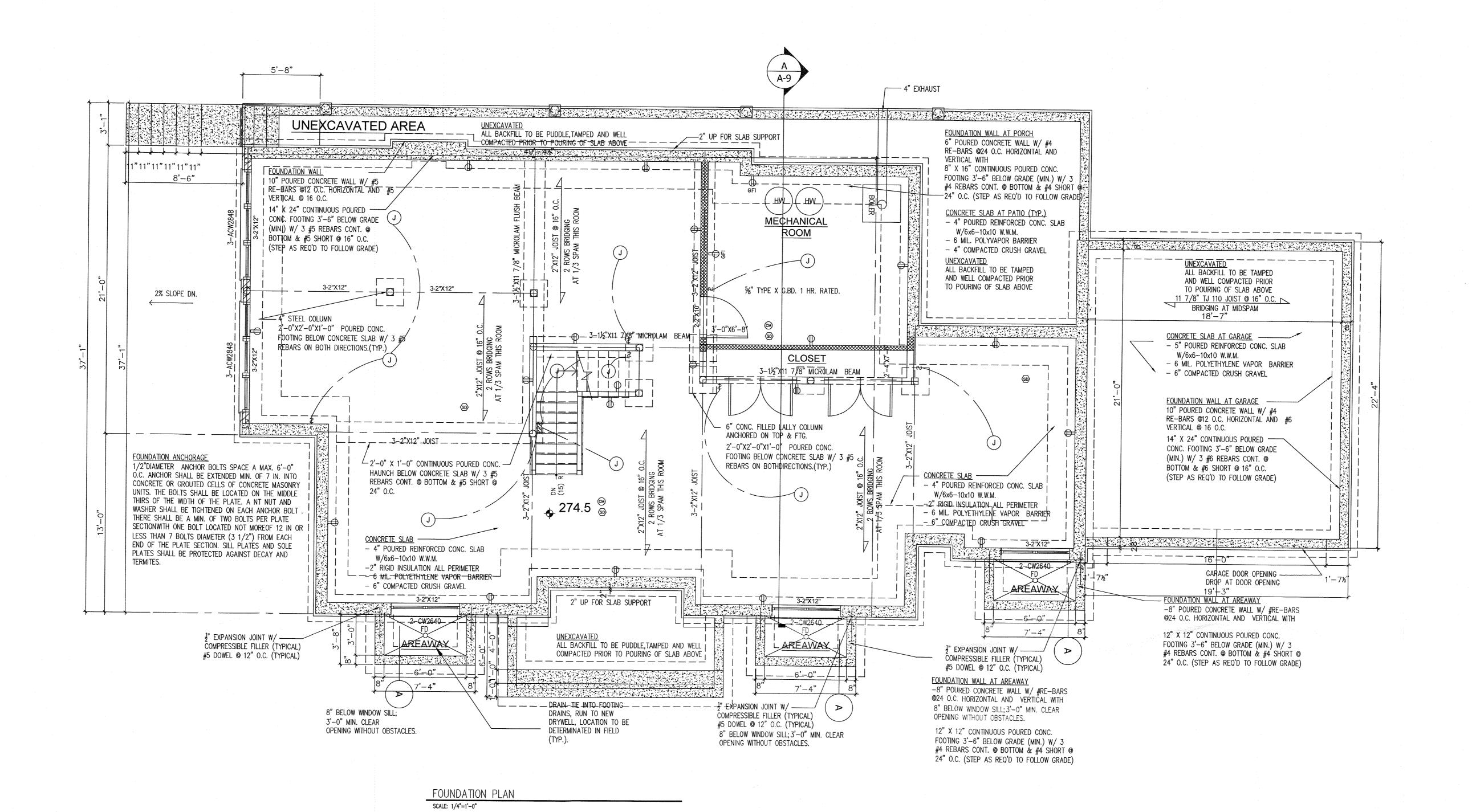
RAFTER (5) 10D TO PLATES (5) 10D NAILS

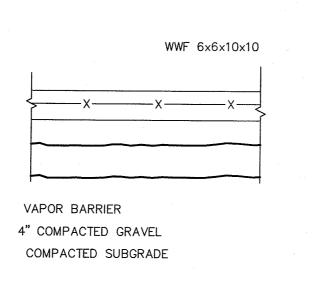
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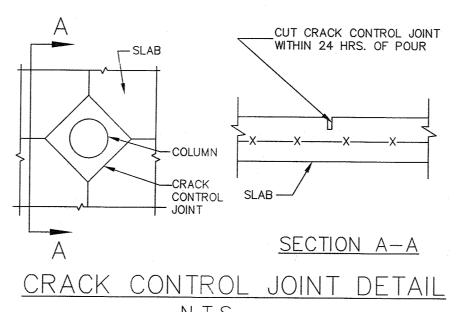




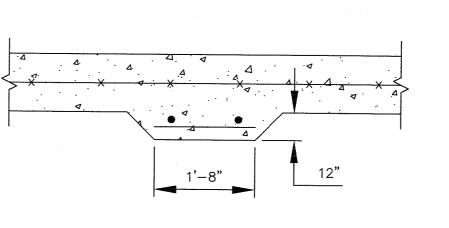


4" CONCRETE SLAB ON BASEMENT GRADE

N.T.S. NOTE: SLAB TO BEAR ON STRUCTURAL FILL OR



N.T.S. *NOTES: SAW CUT CRACK CONTROL JOINT AT EACH COLUMN LINE TO EACH OTHER COLUMN LINE.



HAUNCH CONCRETE SLAB <u>N.T.S.</u>

JOB NO: 221-105 DATE 01/012/2 SCALE AS NOTE DRN. BY.

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Jenny R. Zuniga-Casal

ARCHITECT

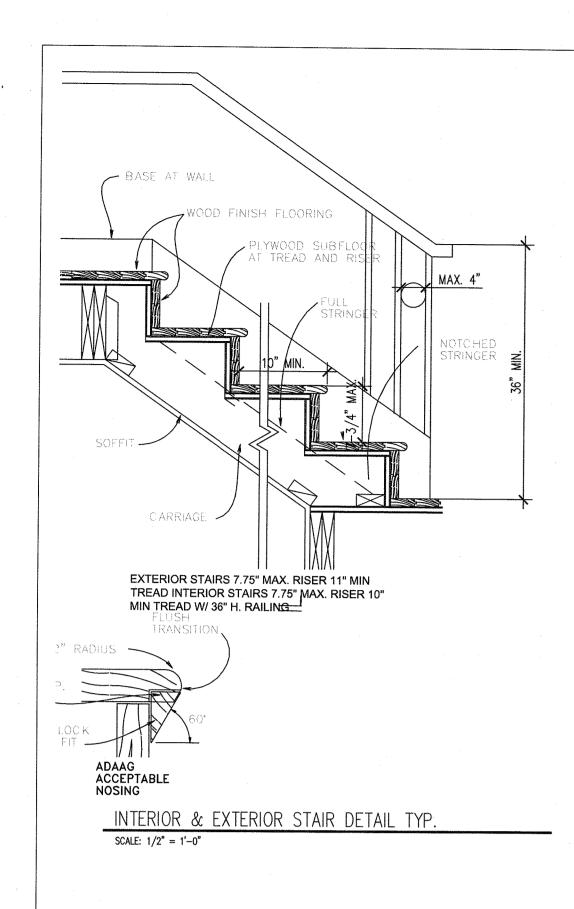
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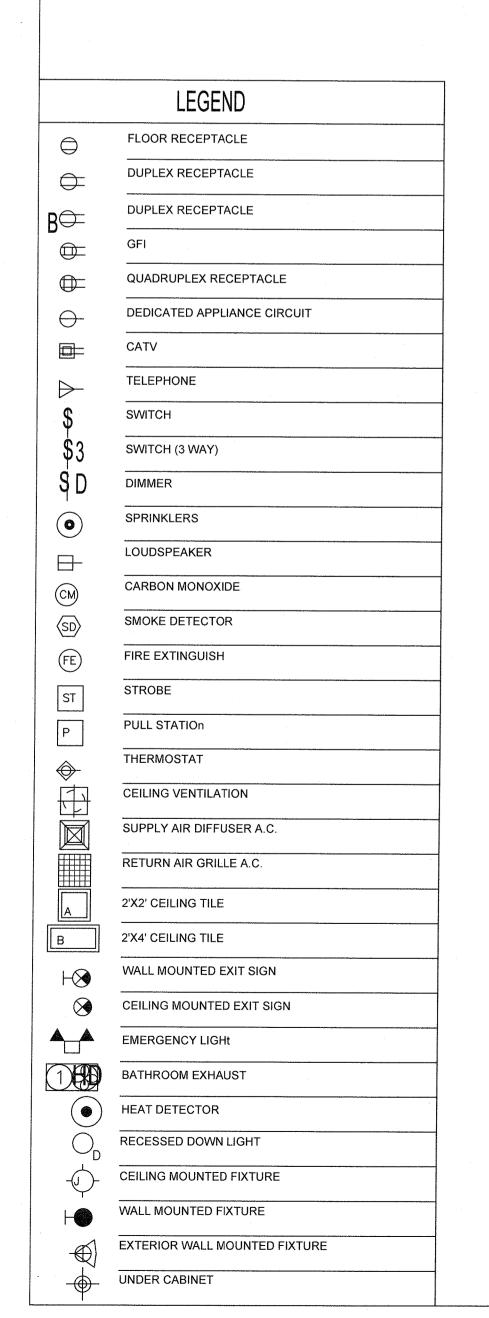
Email: jzuniga000@msn..com

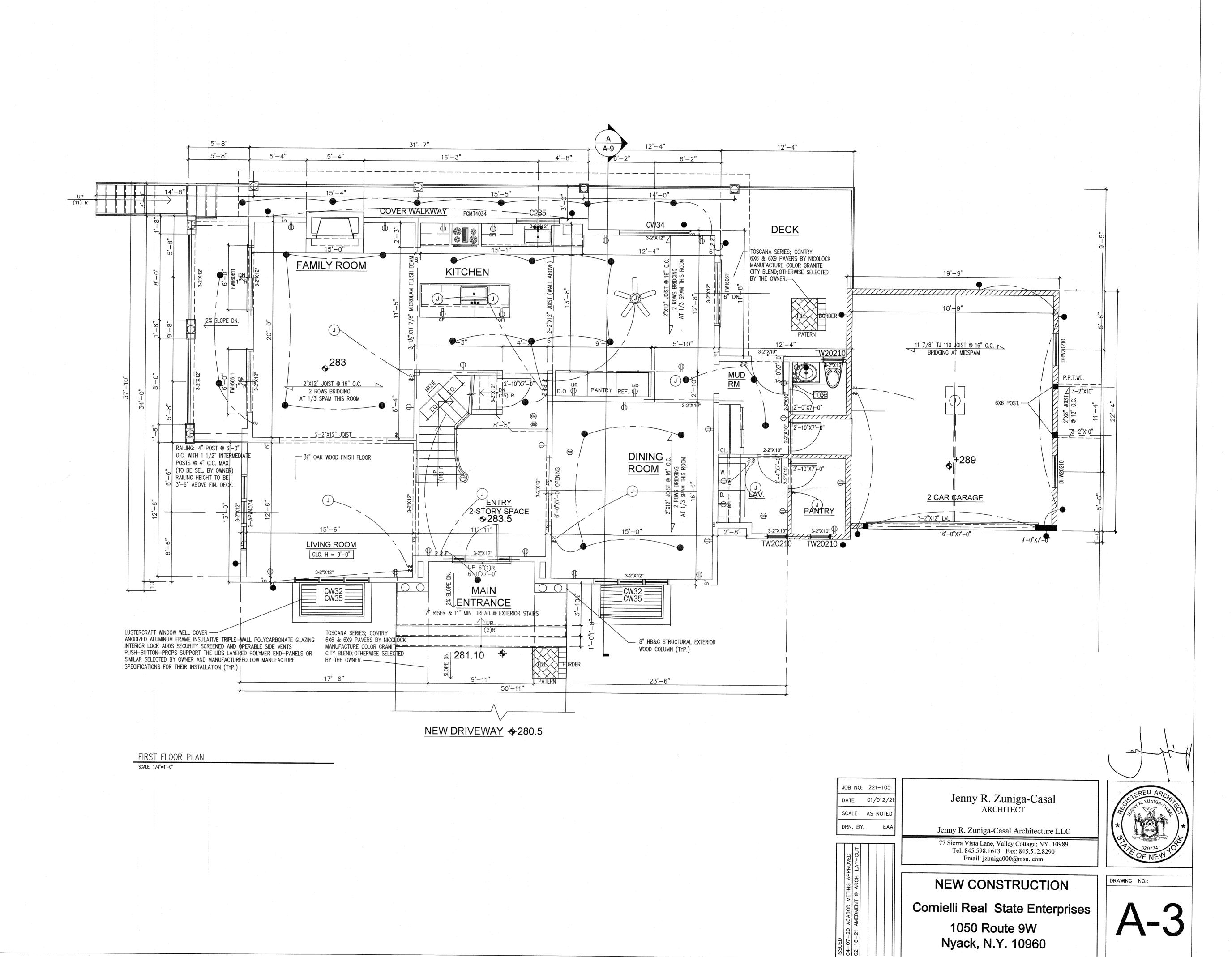
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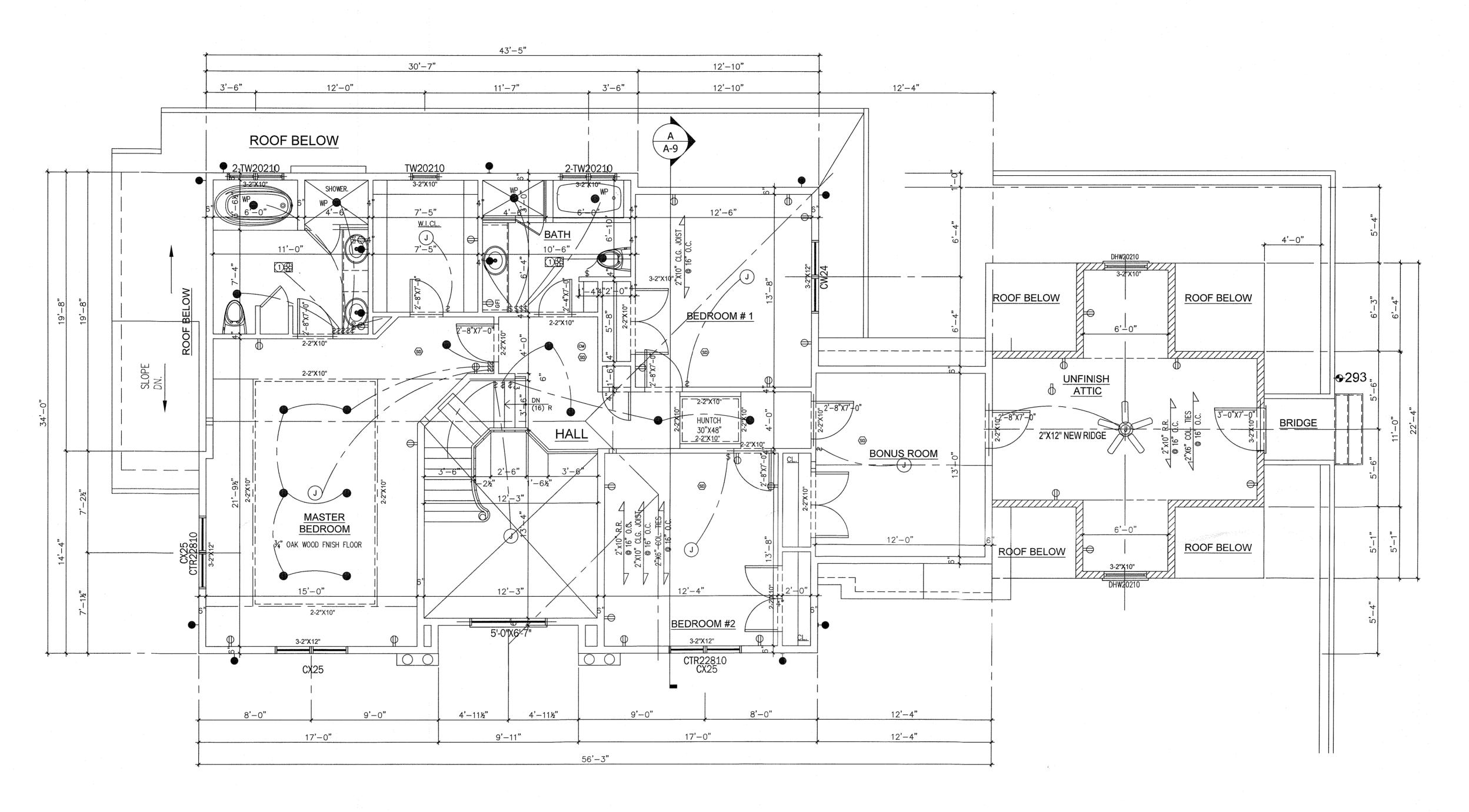
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SECOND FLOOR PLAN

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

Hipla

JOB NO: 221-105

DATE 01/012/21

SCALE AS NOTED

DRN. BY. EAA

Jenny R. Zuniga-Casal ARCHITECT

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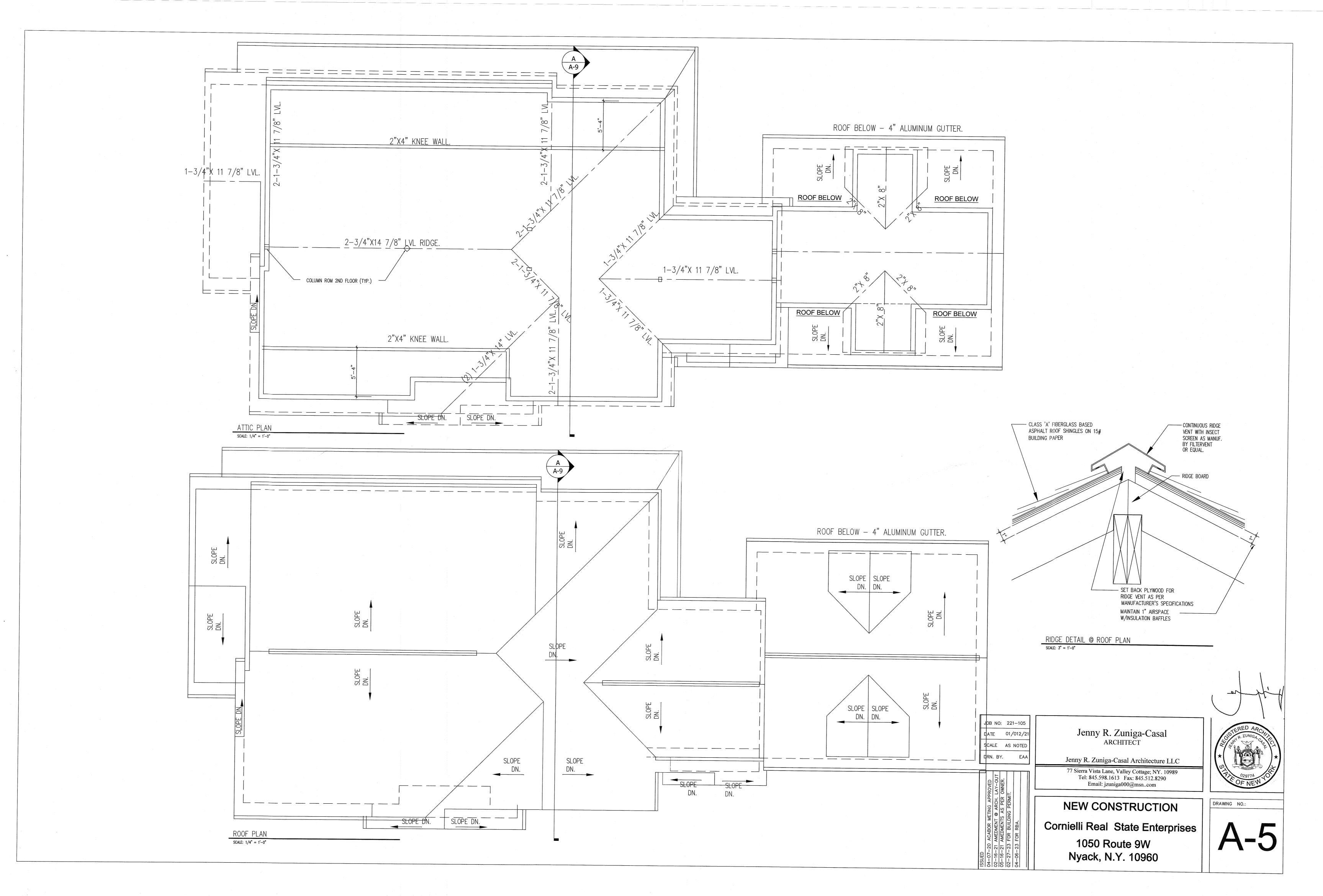
-20 ACABOR METING APPROVED
-21 AMEDMENT © ARCH. LAY-OUT
-21 AMEDMENTS AS PER OWNER.
-23 FOR BUILDING PERMIT.
-23 FOR RBA.

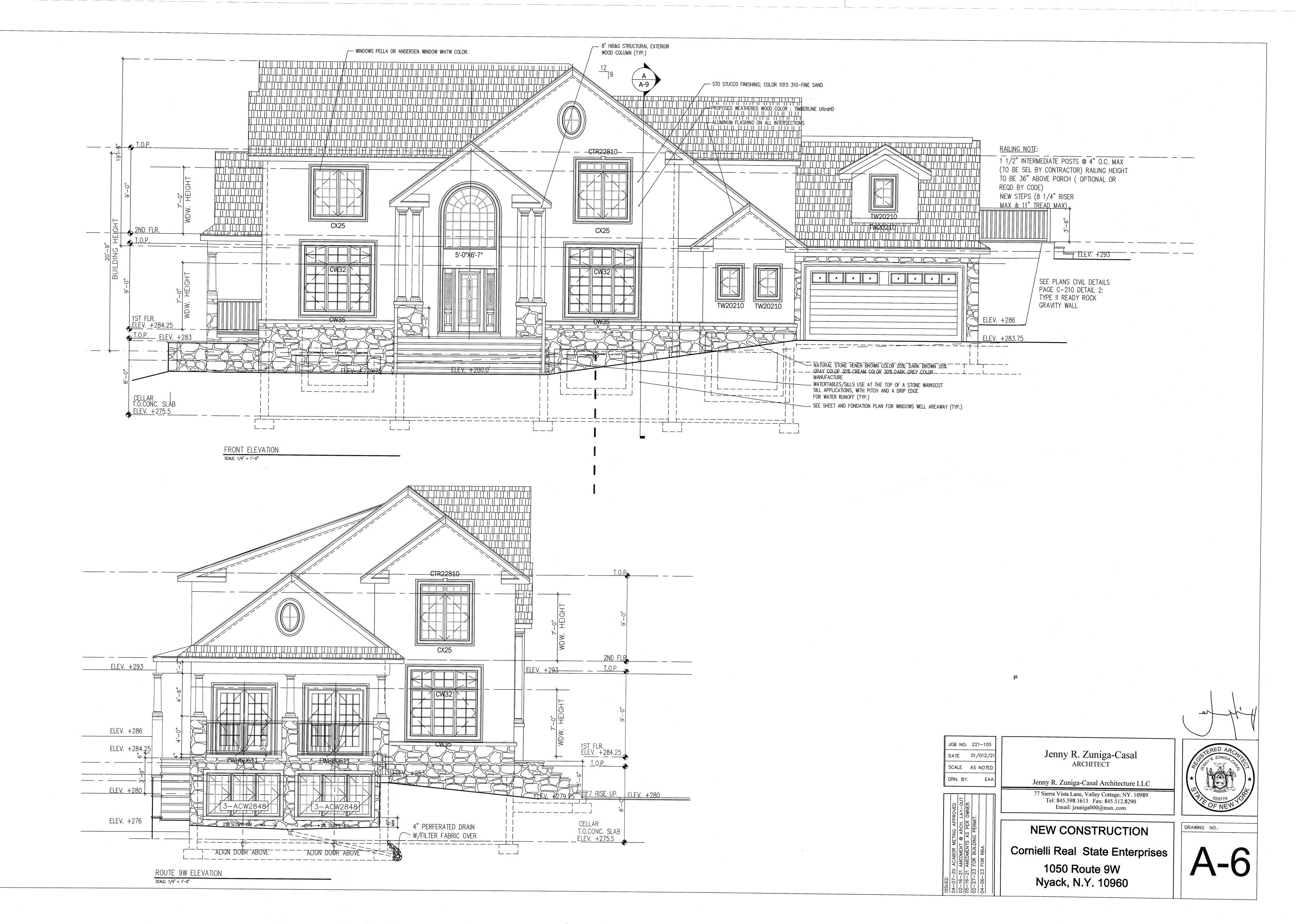
NEW CONS

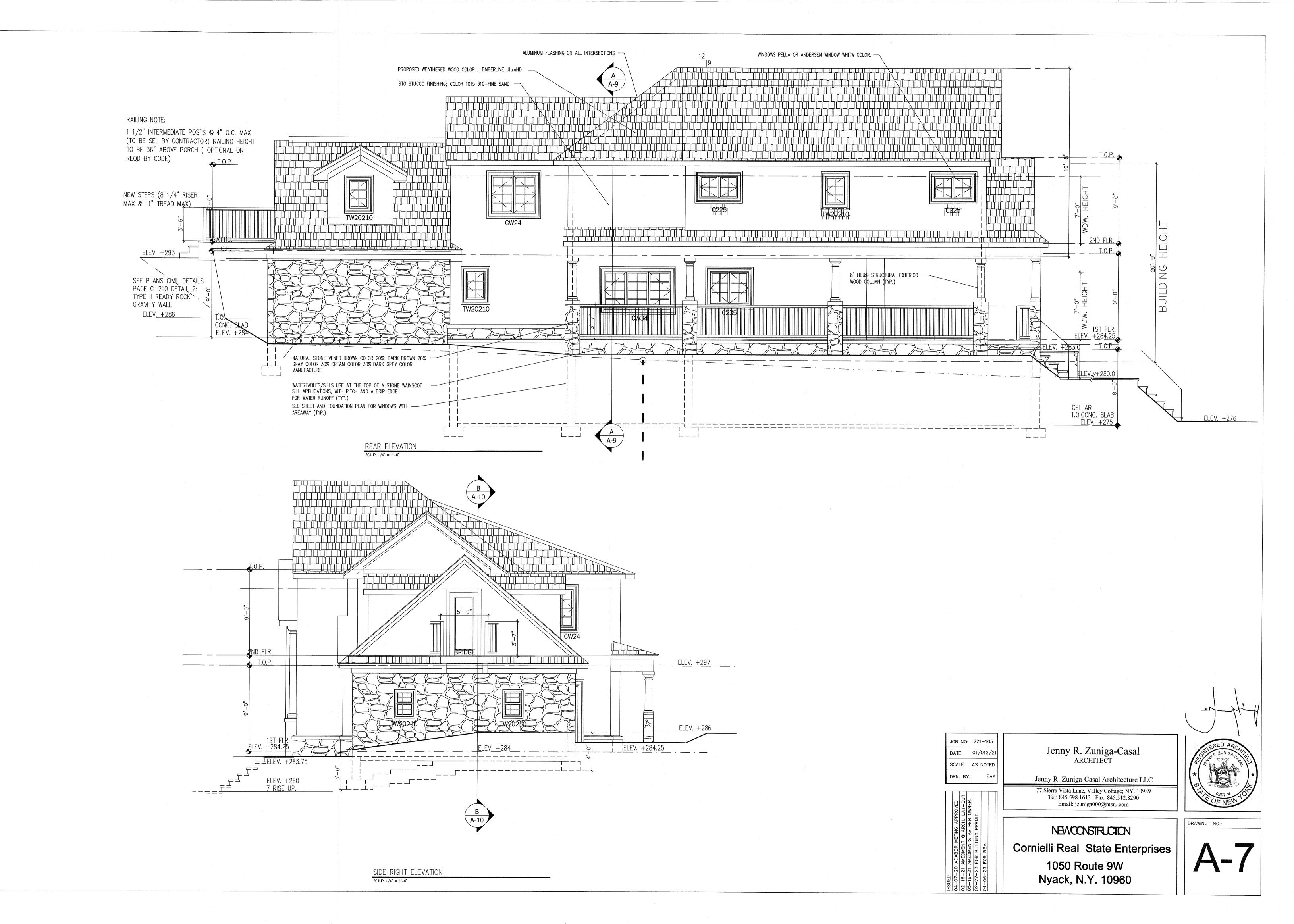
NEW CONSTRUCTION

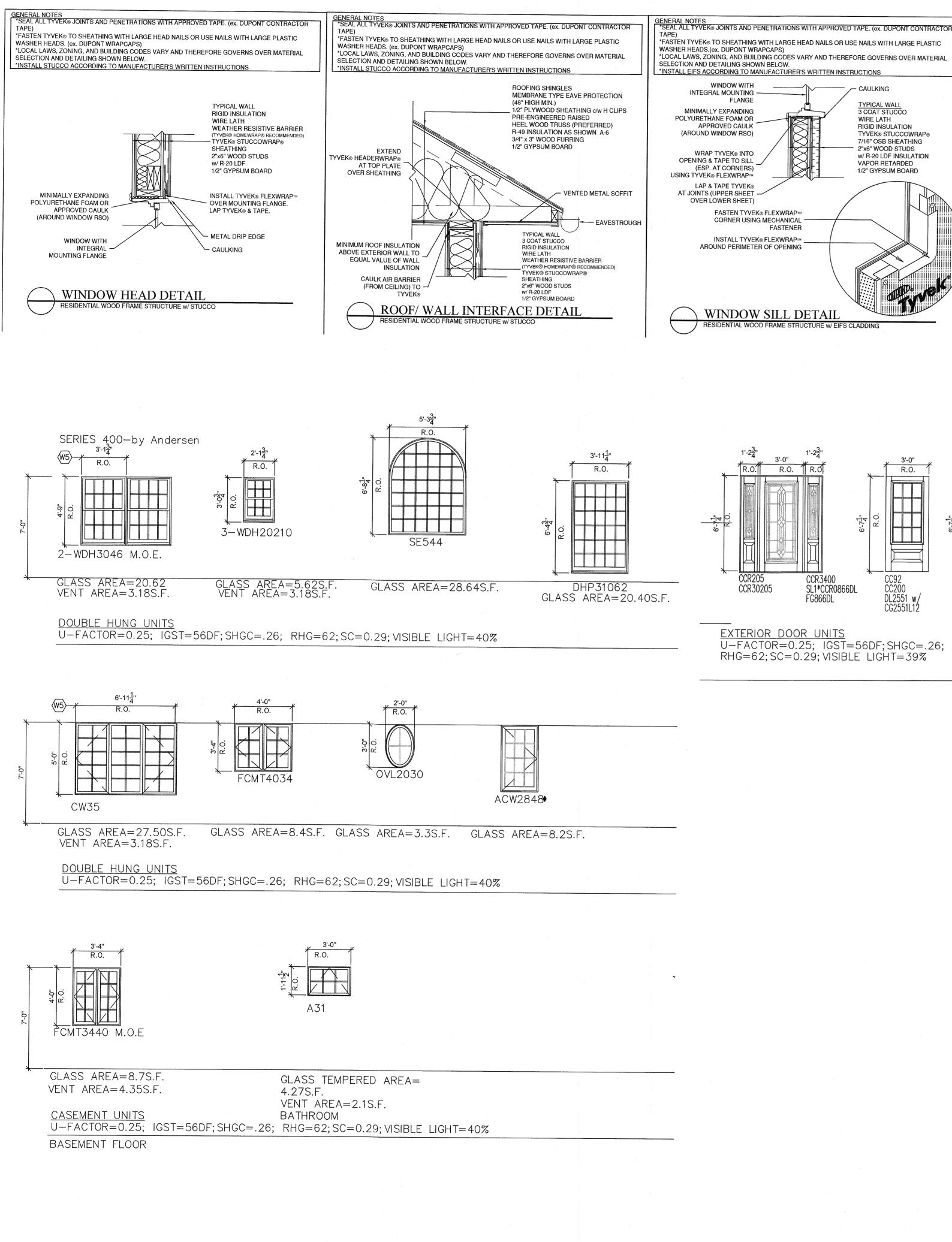
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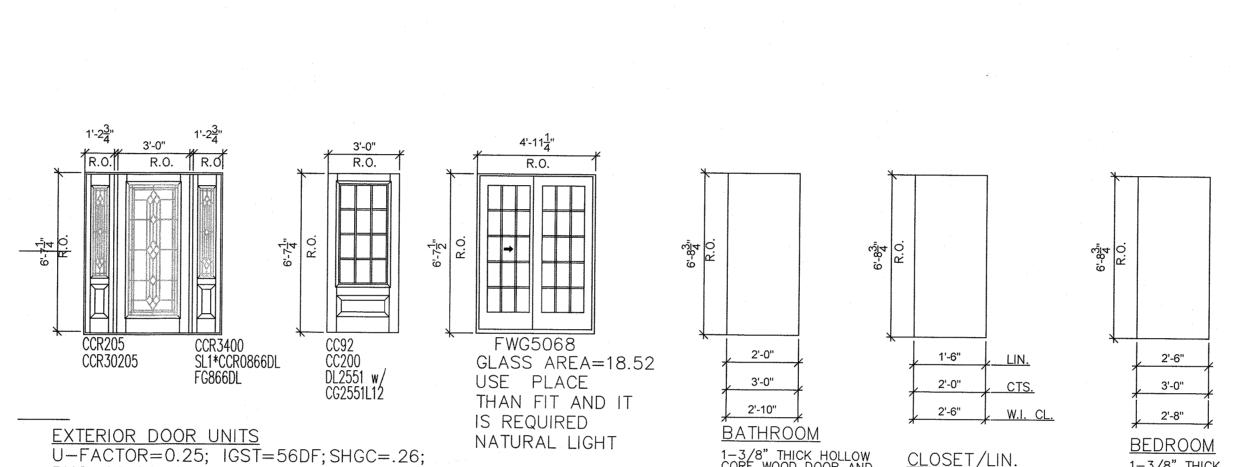












GENERAL NOTES

*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR

*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC

*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL

LAP AND TAPE TYVEK® FROM EXPOSED

FLOOR OVER TYVEK® FROM WALL

CANTILEVERED FLOOR DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO

TYPICAL WALL

WIRE LATH

SHEATHING

3 COATSTUCCO

RIGID INSULATION

2"x6" WOOD STUDS

1/2" GYPSUM BOARD

EXPOSED FLOOR.

METAL FLASHING

WEATHER RESISTIVE BARRIER

TYVEK® HOMEWRAO® RECOMMENDED

w/ R-20 LDF VAPOR RETARDER

LAP & CAULK TYVEK® FROM

LAP TYVEK® FROM WALL OVER

FRAME. (I" UNDERCUT 1 3/8" THICK HOLLOW CORE DOOR) MARBLE SADDLE WOOD DOOR AND FRAME.

- WALL OVER TYVEK® FROM

TYVEK® STUCCOWRAP®

*INSTALL STUCCO ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTION

WASHER HEADS.(ex. DUPONT WRAPCAPS)

SELECTION AND DETAILING SHOWN BELOW.

CANTILEVERED FLOOR

WEATHER RESISTIVE BARRIER

TYVEK® STUCCOWRAP®

5/8" TONGUE & GROOVE

PLYWOOD SUB-FLOOR

(TYVEK® HOMEWRAP® RECOMMENDED)

WIRE LATH

FASTENER

RIGID INSULATION

TYVEK® STUCCOWRAP®

7/16" OSB SHEATHING

w/ R-20 LDF INSULATION

2"x6" WOOD STUDS

VAPOR RETARDED

1/2" GYPSUM BOARD

3 COAT STUCCO

RIGID INSULATION

SHEATHING

w/ R49 HDF

WOOD JOISTS

JOB NO: 221-105 DATE 01/012/21 SCALE AS NOTED

DRN. BY.

TYPICAL WALL

BROWN COAT

SCRATCH COAT

RIGID INSULATION

2"x6" WOOD STUDS

1/2" GYPSUM BOARD

LAP AND TAPE TYVEK®

TYPICAL WALL ISOMETRIC

(TYVEK® HOMEWRAP® RECOMMENDED)
TYVEK® STUCCOWRAP®

WIRE LATH

SHEATHING

w/ R-20 LDF

FINISH COAT

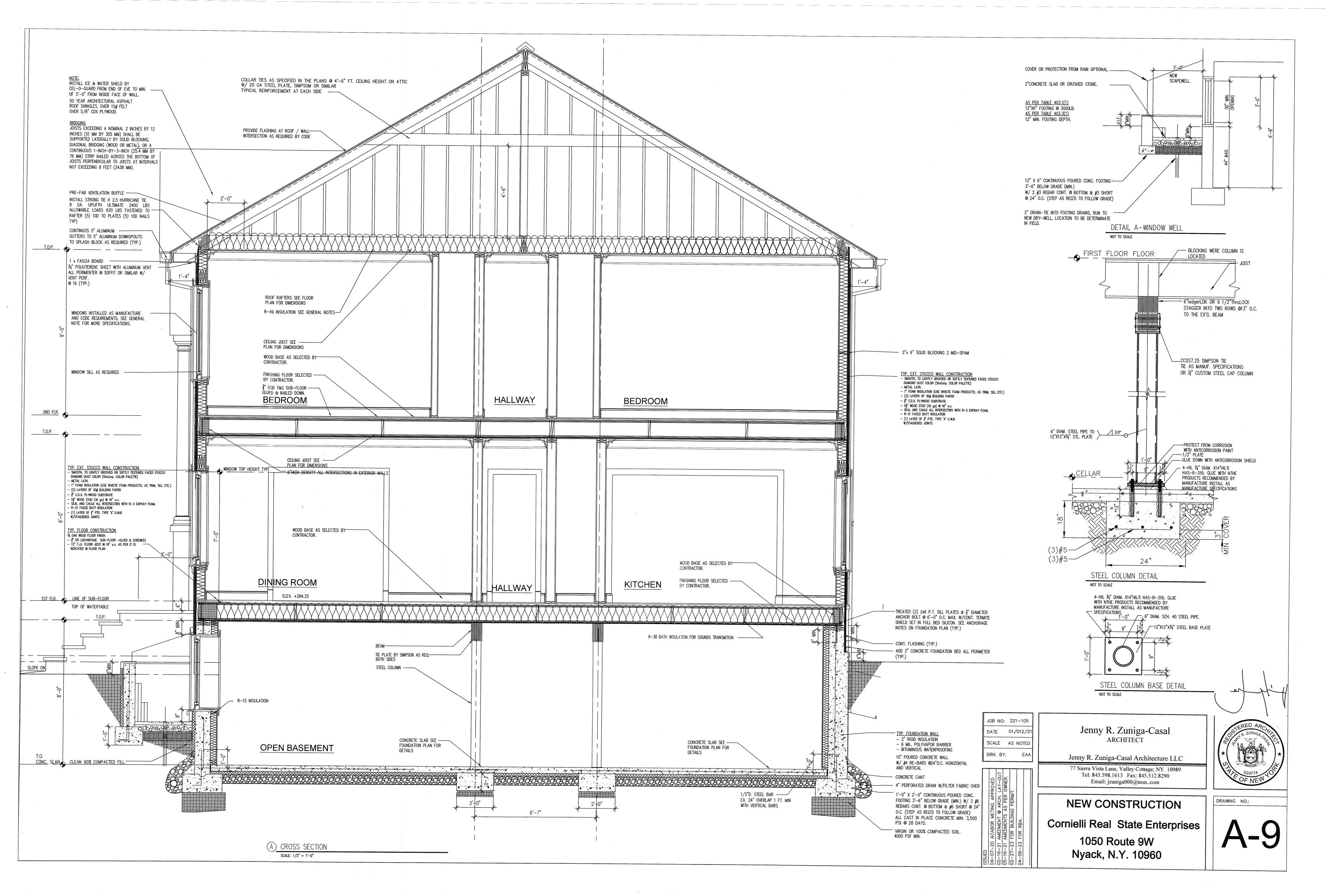
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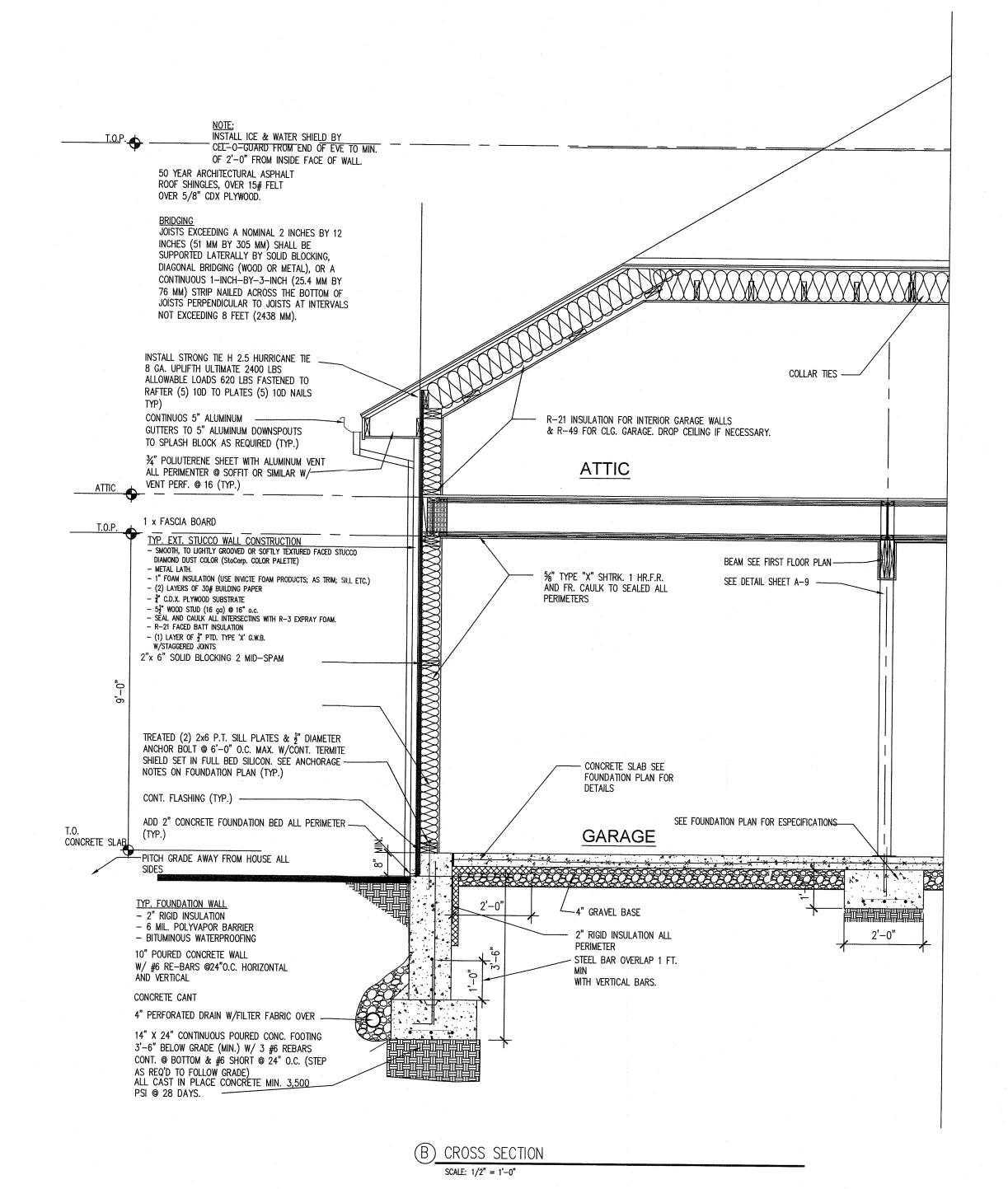
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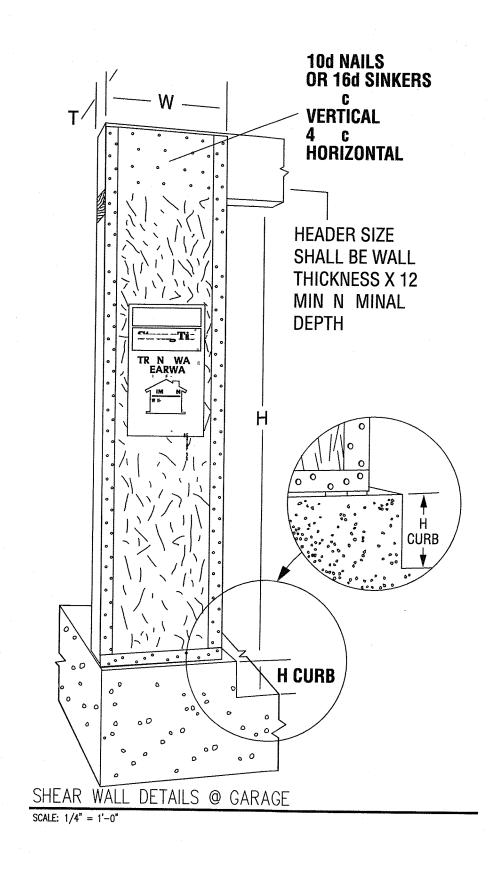
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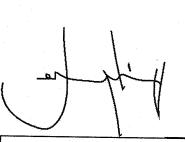
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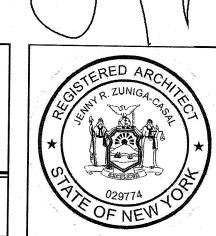
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