APPLICATION FOR BUILDING PERMIT

The Village of Irvington | 85 Main St | Irvington NY 10533

Application Number:	330	Date:	03/31/2022
Job Location:	12 ILINKA LN	Parcel ID:	2.130-67-6
Property Owner:	MICHAEL SOBOL	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

Applicant	Contractor
James Krapp	
studio PPARK	
3 Greyrock Terracelrvington NY 10533	
5132527845	

Description of Work

Type of Work:	Ext. Elevation Changes	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	200000.00	Property Class:	1 FAMILY RES

Description of Work

First and second floor interior renovation w/ changes to exterior doors and windows to accommodate updated floor plan. New first floor kitchen, powder room and bar. New second floor guest bath, laundry closet and renovated master bath.

Please Note: Completing the application does not constitute a permit to commence construction. To obtain your permit follow the instructions on the instruction page provided on page 3.

ARB REVIEW / PERMIT SET

ISSUED: MARCH 30, 2022

studioPPARK
architecture + design

EXISTING PHOTOS

VIEW LOOKING NORTH WEST

VIEW LOOKING SOUTH WEST

VIEW LOOKING SOUTH EAST

VIEW LOOKING SOUTH

VIEW LOOKING SOUTH EAST

VIEW LOOKING NORTH EAST

TAX MAP

Address: 12 ILINKA LN
Print Key: 2.130-67-6 **SBL:** 002130006700600000000

USE REQUIREMENTS & CONTRUCTION CLASSIFICATION

Per section 224-8

CATEGORY	REQUIREMENT	EXISTING	PROPOSED	ZONING	CLASS
USE	ONE FAMILY	ONE FAMILY	NO CHANGE	IF-20	UN-PROTECTED

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

R301.2 Climatic and geographic design criteria. Buildings shall be constructed in accordance with the provisions of this code as limited by the provisions of this section. Additional criteria shall be established by the local jurisdiction and set forth in Table R301.2(1).

Table R301.2(1).

GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDER LAYMENT REQUIRED	FLOOD HAZARDS
			Weathering	Frost line depth	Termite		
MODERATE TO HEAVY	100-110MPH	C	SEVERE	42"	YES	YES	NO

Design loads:

Ground snow load: 30 PSF
Basic wind speed: 100-110 MPH
First floor: 40 PSF (LL) + 15 PSF (DL) = 55 PSF total
Second floor: 40 PSF (LL) + 15 PSF (DL) = 55 PSF total
Attic (with limited storage): 10 PSF (LL) + 10 PSF (DL) = 30 PSF total
Roof: 30 PSF (LL) + 15 PSF (DL) = 45 PSF total
Porches & decks: 40 PSF (LL) + 15 PSF (DL) = 55 PSF total
Guardrails & handrails: 200 PSF
Guardrails in-fill components: 50 PSF
Concrete: walls: 3000 PSI
basement slab: 3000 PSI
garage slab: 4000 PSI
Lumber: 950 PSI
Assumed soil bearing capacity: 3000 PSF

INSPECTIONS REQUIRED (AS APPLICABLE)

§ 95-5
Work shall remain accessible and exposed until inspected and accepted by the Code Enforcement Officer or by an inspector authorized by the Code Enforcement Officer. The permit holder shall notify the Code Enforcement Officer when any element of work described in Subsection B of this section is ready for inspection.

(1) Framing
(2) Building systems, including underground and rough-in
(3) Final inspection

ENERGY CODE

I, James Krapp, To the best of my knowledge, belief and professional judgment, believe this application is in compliance with the 2020 NYS Energy Conservation Construction Code.

Per section C101.6 (Statutory limitations and exemptions) of the code this project is exempt. Should any items be found to not pertain to section C101.6 they will be made to comply as required.

ATTESTATION

I, James Krapp, To the best of my knowledge, belief and professional judgment, believe this application is in compliance with the jurisdictional codes. All construction shall be performed in accordance with the New York State Residential Code (2020 edition) the November 2019 Addition, The NYS Uniform Fire Prevention and the regulations of the Village of Irvington currently in effect. If conflicts exist between different codes, the stricter code shall always apply.

*Notice of Utilization of Truss Type Construction, Pre-Engineered Wood Construction and/or Timber Construction in Residential Structures (In Accordance With Title 19 NYCRR Part 1265) affidavit and note on plan for all projects with engineered lumber and/or truss construction must be placarded as per NYSDOS.

LIST OF DRAWINGS

ARCHITECTURAL

ZONING INFORMATION

Map & Parcel	2.130 - 67 -6
Current Zoning	1F-20
Front Setback	35'
Rear Setback	35'
Side/Rear Setback	15'
Lot Size	20,473 sq. ft.
Min. Lot Size	20,000 sq. ft.
Allowable B.C.	16%, (3,228 sq. ft. ALLOWABLE)
Maximum Height	2 1/2 Stories - 35 Feet Max.

GENERAL LEGEND

- DETAIL
- EXTERIOR ELEVATION
- INTERIOR ELEVATION
- NAME / ## — ROOM DESIGNATION
- POCKET DOOR
- NEW PARTITIONS OR WALL FURRING
- MASONRY
- DOOR DESIGNATION SEE SCHEDULE
- WINDOW DESIGNATION
- COMBINED SMOKE/ CO DETECTOR, SEE NOTES
- REVISION
- SWINGING DOOR
- EP — ELECTRICAL PANEL
- NO WORK IN THIS AREA
- FOOTING

1 — PARTITION TYPE - 2X4 WOOD STUD W/ SOUND BATT INSULATIONW/ ½" FIRERATED GWB, BOTH SIDES

2 — PARTITION TYPE - 2X6 WOOD W/ SOUND BATT INSULATIONSTUD W/ ½" FIRERATED GWB, BOTH SIDES

SME
SOBOL RESIDENCE

12 ILINKA LANE
IRVINGTON, NY 10533

OWNER

MICHAEL + EMILY SOBOL
12 ILINKA LANE
IRVINGTON, NY 10533

DESIGNER

STUDIO PPARK
JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

CONTRACTOR

SEAL

PROJECT DATA

MAP PARCEL

ISSUE

22_0330- ARB/PERMIT

COVER SHEET
AND GENERAL NOTES

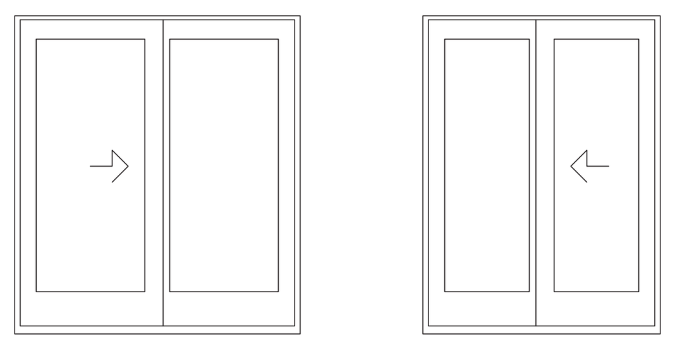
T100

NO:

EXTERIOR DOOR SCHEDULE

TAG	#	W.	H.	T.	TYPE	ACTION	FINISH	LOCK SET	H.W. SET	REMARKS
						F I R S T F L O O R				
001	1	6'-0"	6'-8"	1 3/4"	A	GLIDING	CLAD	-	-	EXTERIOR
002	1	5'-0"	6'-8"	1 3/4"	B	GLIDING	CLAD	-	-	EXTERIOR

DOOR KEY



A
TYPE: EXTERIOR
FINISH: WHITE
MODEL: FWG6068
ACTION: GLIDING
MFGR: ANDERSEN 400 SERIES
001

B
TYPE: EXTERIOR
FINISH: WHITE
MODEL: FWG5068
ACTION: GLIDING
MFGR: ANDERSEN 400 SERIES
002

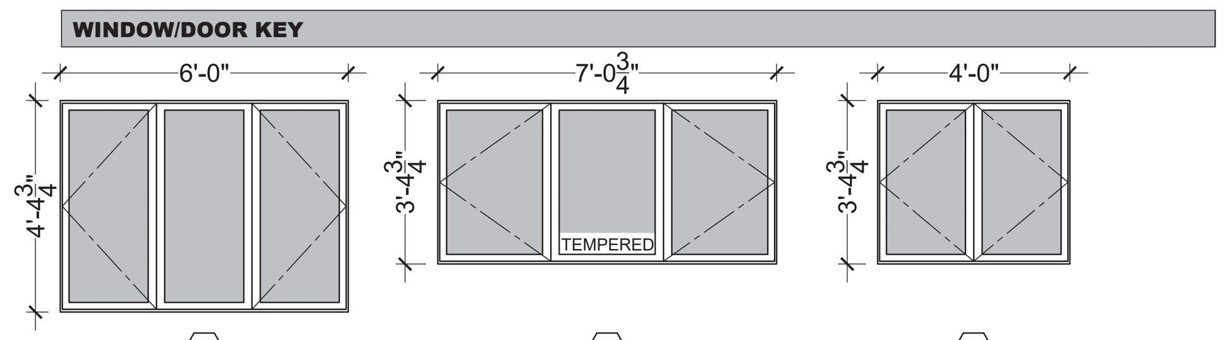
NOTES:

1. ALL DOORS TO HAVE 6" CLEAR BOTH SIDES OF JAMB. IF THIS IS NOT POSSIBLE, CENTER DOOR BETWEEN WALLS, OTHERWISE CENTER DOORS IN HALLWAYS ETC...
2. ALL DOORS TO BE FACTORY FINISHED WHITE INTERIOR
3. ALL DOORS TO HAVE SCREENS TO BE PROVIDED FROM STANDARD MANUFACTURER OPTIONS
4. ALL EXTERIOR DOORS (EXCEPT ENTRY) HARDWARE TO BE PROVIDED FROM STANDARD MANUFACTURER OPTIONS

WINDOW SCHEDULE

TAG	#	MFGR.	SERIES	MODEL #	TYPE	HARDWARE	REMARKS
				F I R S T F L O O R			
100	1	ANDERSEN	400	C345	A	WHITE	FACTORY MULLED UNIT
101	1	ANDERSEN	400	CW335	B	WHITE	TEMPERED GLASS FACTORY MULLED UNIT
102	1	ANDERSEN	400	C235	C	WHITE	FACTORY MULLED UNIT
103	1	ANDERSEN	400	C235	C	WHITE	FACTORY MULLED UNIT
104	1	EXISTING RE-USE			D	EXISTING	USE WINDOW IN EXISTING BATH 107 APPLY SAFETY GLASS FILM
105	1	EXISTING RE-USE			E	EXISTING	RELOCATE WINDOW IN EXISTING DINING 101
				S E C O N D F L O O R			
200	1	EXISTING RE-USE			F	WHITE	USE WINDOW IN EXISTING FAMILY ROOM 102 - APPLY SAFETY GLASS FILM
201	1	EXISTING RE-USE			F	WHITE	USE WINDOW IN EXISTING FAMILY ROOM 102 - APPLY SAFETY GLASS FILM
202	1	EXISTING RE-USE			G	WHITE	RELOCATE WINDOW IN EXISTING BEDROOM 206
203	1	EXISTING RE-USE			H	WHITE	RELOCATE WINDOW IN EXIST.BEDRM. 207 - APPLY SAFETY GLASS FILM
301	1	VELUX			I	WHITE	

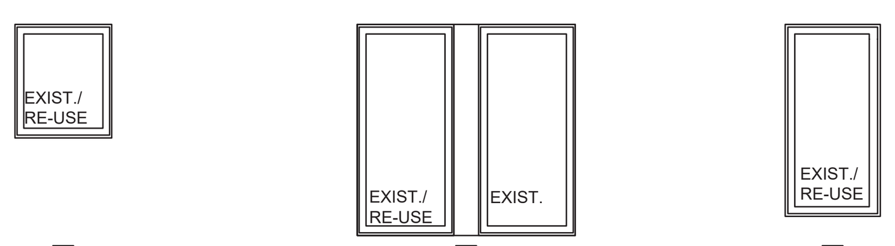
WINDOW/DOOR KEY



A
TYPE: 1 LITE
FINISH: MATCH EXG
MODEL: C345
ACTION: CASEMENT
MFGR: ANDERSEN 400 SERIES

B
TYPE: 1 LITE
FINISH: MATCH EXG
MODEL: CW335
ACTION: CASEMENT
MFGR: ANDERSEN 400 SERIES

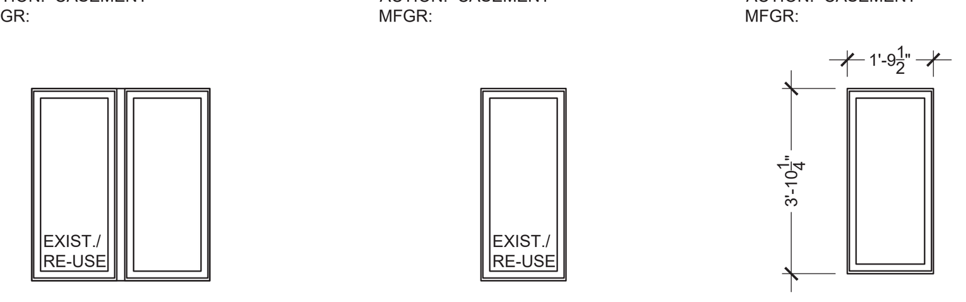
C
TYPE: 1 LITE
FINISH: MATCH EXG
MODEL: C235
ACTION: CASEMENT
MFGR: ANDERSEN 400 SERIES



D
TYPE: 1 LITE
FINISH: EXISTING MODEL:
EXISTING / RE-USE
ACTION: CASEMENT
MFGR:

E
TYPE: 1 LITE
FINISH: EXISTING MODEL:
EXISTING / RE-USE
ACTION: CASEMENT
MFGR:

F
TYPE: 1 LITE
FINISH: EXISTING MODEL:
EXISTING / RE-USE
ACTION: CASEMENT
MFGR:



G
TYPE: 1 LITE
FINISH: EXISTING MODEL:
EXISTING / RE-USE
ACTION: CASEMENT
MFGR:

H
TYPE: 1 LITE
FINISH: EXISTING MODEL:
EXISTING / RE-USE
ACTION: EXISTING
MFGR:

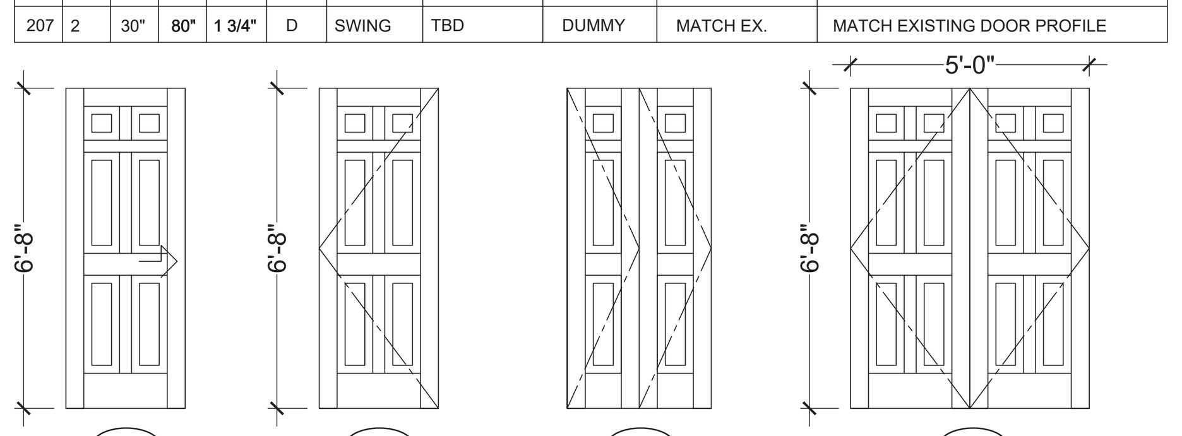
I
TYPE: 1 LITE
FINISH: MATCH EXISTING
ACTION: FIXED
MFGR: VELUX

NOTES:

1. ALL WINDOWS TO BE SIMULATED DIVIDED LITE AS INDICATED
2. ALL WINDOWS DIMENSIONED TO CENTER LINE

INTERIOR DOOR SCHEDULE

TAG	#	W.	H.	T.	TYPE	ACTION	FINISH	LOCK SET	H.W. SET	REMARKS
						F I R S T F L O O R				
003	1	30"	80"	1 3/4"	A	POCKET	TBD	PRIVACY	MATCH EX.	MATCH EXISTING DOOR PROFILE
004	1	42"	80"	1 3/4"	A	POCKET	TBD		MATCH EX.	
						S E C O N D F L O O R				
201	1	32"	80"	1 3/4"	A	POCKET	TBD	PRIVACY	MATCH EX.	MATCH EXISTING DOOR PROFILE
202	1	32"	80"	1 3/4"	A	POCKET	TBD	PRIVACY	MATCH EX.	MATCH EXISTING DOOR PROFILE
203	1	32"	80"	1 3/4"	B	SWING	TBD	PRIVACY	MATCH EX.	MATCH EXISTING DOOR PROFILE
204	1	32"	80"	1 3/4"	C	SWING	TBD	PRIVACY	MATCH EX.	MATCH EXISTING DOOR PROFILE
205	2	30"	80"	1 3/4"	D	SWING	TBD	DUMMY	MATCH EX.	MATCH EXISTING DOOR PROFILE
206	1	32"	80"	1 3/4"	B	SWING	TBD	PRIVACY	MATCH EX.	MATCH EXISTING DOOR PROFILE
207	2	30"	80"	1 3/4"	D	SWING	TBD	DUMMY	MATCH EX.	MATCH EXISTING DOOR PROFILE



A
TYPE: INTERIOR
FINISH: PAINTED
MODEL: TBD
ACTION: POCKET
MFGR: TBD

B
TYPE: INTERIOR
FINISH: PAINTED
MODEL: TBD
ACTION: SWING
MFGR: TBD

C
TYPE: INTERIOR
FINISH: PAINTED
MODEL: TBD
ACTION: BI-FOLD
MFGR: TBD

D
TYPE: INTERIOR
FINISH: PAINTED
MODEL: TBD
ACTION: SWING
MFGR: TBD

NOTES:

1. ALL DOORS TO HAVE 6" CLEAR BOTH SIDES OF JAMB. IF THIS IS NOT POSSIBLE, CENTER DOOR BETWEEN WALLS, OTHERWISE CENTER DOORS IN HALLWAYS ETC...
2. ALL DOORS TO BE FACTORY FINISHED WHITE INTERIOR
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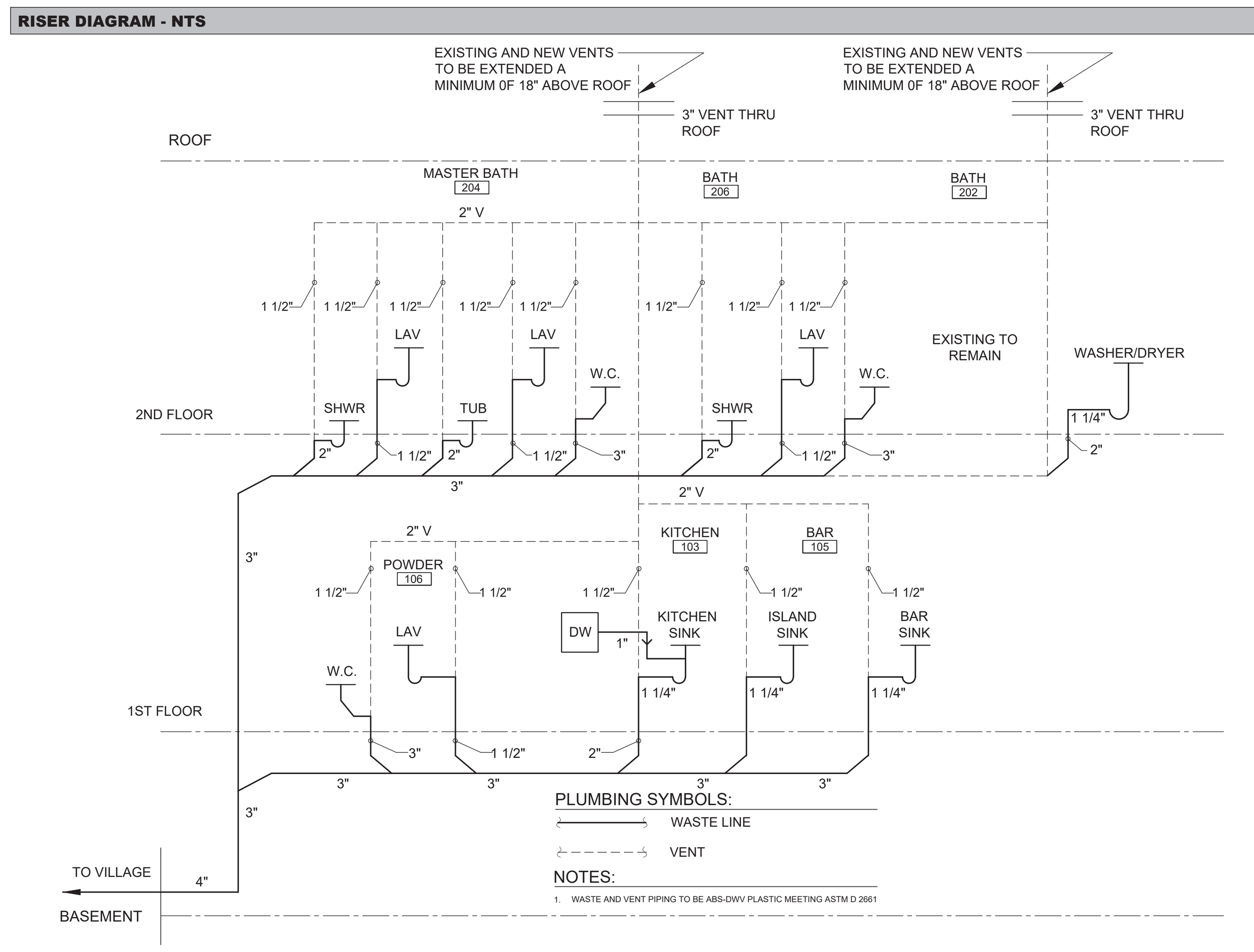
RISER DIAGRAM - NTS



GENERAL NOTES

The following notes shall apply throughout. Exceptions are specifically noted on drawings and specifications.

1. All work shall conform to all applicable national, state and local building, plumbing, electrical, and life safety codes, even when not specified in the drawing, notes, or specifications. If any code is in conflict with these, the contractor shall report such to studioPPARK for revisions prior to bidding. In the event of conflict between applicable codes or regulations and reference standards of these plans and specification, the more stringent provisions shall govern.
2. The general contractor will be responsible for obtaining and or paying for all permits certificates, guarantees, etc. As required by local authorities having jurisdiction, and deliver these to the owner upon completion of the work. The general contractor shall arrange and coordinate inspection of all work by building officials. The general contractor shall be responsible for any violations arising from lack of permit, condemned work, or fines.
3. All work is to be performed in accordance with the AIA general conditions for construction.
4. A registered surveyor shall be required to set all foundation corners, elevations and dimensions on site.
5. The contractor is responsible for contacting utility companies to ensure safe digging.
6. studioPPARK is contracted to serve as the owner's representative during construction. A representative of studioPPARK shall make periodic site visits to verify construction progress and will report findings to the owner and contractor in the form of a written report.
7. The general contractor (GC) Shall provide free access to the work to the owner, architect and/or designer, subcontractor, and their representatives at all times.
8. Drawings are representative documents to facilitate construction. Contractor should field verify all dimensions and conditions prior to construction. The heights of grade indicated on drawings are approximate and are provided for information only. Notify designer of any alterations or discrepancies immediately upon discovery and before proceeding with work.
9. Should the general contractor (GC) Discover any discrepancies or ambiguities of data that cause doubt as to the meaning of any drawings or specifications, the general contractor shall notify the architect and request clarification prior to proceeding.
10. Provide any apparatus, appliance, material, work, incidental accessory, or minor detail, which is necessary to make the work complete and perfect in every respect, at no additional cost to the owner. Those items not noted, but implied as necessary for the completion of the work are to be part thereof.
11. The contractor shall acknowledge that job sites are difficult and dangerous places to work by nature. As such, all necessary precautions will be taken to ensure the safety and general well being of his employees. Contractor shall provide guards, rails, barricades, fences, catch platforms, bridging, decking, night lighting, etc. As required. The use of any stereos and/or radios and the presence of pets of any kind are prohibited on the job site.
12. Contractor shall have sole responsibility for protecting all dangerous areas from entry by unauthorized parties.
13. The general contractor shall keep sufficient workmen on the job site to perform the work in the most expeditious manner consistent with good workmanship, sound business practice, and in the best interest of the owner. It is expected that enough labor will be provided so that activity for any given trade will not be limited to only one part of the total work area.
14. All workmen employed by the general contractor or any sub contractors shall be skilled at the work to which he is assigned.
15. Temporary work as necessary and required shall be part of the contract.
16. Include all trades' overtime costs in the bid proposal and perform such work at no additional cost to the owner.
17. All contractors and subcontractors involved in this work shall carry property damage and public liability insurance as req'd by governmental agencies having jurisdiction and comply with statutory requirements for disability and workmen's compensation.
18. The contractor shall provide to the owner and designer, prior to the commencement of work, a list of all subcontractors, the name of the principal contact. The address and phone number of each subcontractor shall be included in the list.
19. Each subcontractor shall be responsible to coordinate with the work of other subcontractors as req'd. Each trade will be expected to proceed in a fashion that will not delay the trades following them.
20. The contractor is to coordinate the work of all sub-contractors, including the timing and scheduling of their work and the layout of their systems. Each subcontractor should complete work on an expedient and reasonable schedule, in a manner that does not delay other trades and subcontractors from completion of work. The contractor shall provide all sub-contractors with necessary power and access and connections through foundation walls as required.
21. The general contractor shall be responsible for distribution of drawings to all trades under his jurisdiction.
22. The contractor and each subcontractor shall be required to coordinate with other subcontractors as necessary, including those hired under separate contract by the owner.
23. Approval of minor changes or clarification to plans may be accomplished by issuance of revised plans, partial sketch, or initialing and dating of change by the architect and/or designer on the existing plans.
24. No change by the architect and/or designer will be made by the general contractor unless authorized via change order, and signed by all parties, prior to affecting the change.
25. The architect and/or designer shall have no control over and shall have no responsibility for the construction means, methods, techniques or procedures. The architect and/or designer has no responsibility for any actions or omissions of the GC, or his subcontractors, or the failure of them to perform work according to the contract documents.
26. Verify dimensions and conditions shown on the drawings by field inspection, and by measurement at the project site. The contractor shall become familiar with the project site,the work and the contract drawings of each trade. Adjust the work to suit all the conditions found as directed by the architect at the site.
27. All notes on all drawings of the architect, engineer and designers drawings and plans are to be considered part of the contract documents.
28. Drawings are not to be scaled. Use dimensions only. All dimensions and conditions shown and assumed on the drawings must be verified at the site by the contractor before ordering any material or doing any work.
29. The height of floor levels indicated on the plan drawings are approximate and are provided for information only. Install the work to maintain ceiling heights shown on the architectural drawings.
30. Shop drawings are to be submitted to the designer for approval before proceeding with all items which require fabrication.
31. Where manufacturers' names and product numbers are indicated on the drawings or specifications, it shall mean the establishing of quality and performance standards of such items. Any substitution must be submitted to the designer for approval.
32. The contractor shall be responsible for adequately bracing and protecting all work during construction against damage, breakage, collapse, distortions, and off- alignments according to codes and standards of good practice. Any work which is damaged, lost or stolen prior to final acceptance shall be replaced at no additional cost to the owner.
33. The general contractors shall be responsible for all labor and materials and make good any defects therein which are discovered or occur within one year after the completion of the project. He shall be responsible for repairing or replacing any material or equipment considered part of the contract and under guarantee periods specifically noted by the manufacturer thereof.
34. All materials stored on the site shall be adequately protected against damage from other work in progress. Repair of completed work damaged in the course of the project will be the GC's responsibility.
35. The project site is to be kept reasonably clean at all times and broom swept daily. Debris and loose trash is to be contained and emptied off the site on a daily basis. paint spots and excess caulking are to be removed.
36. All materials shall be new, unused, and of the highest quality in every respect unless otherwise noted.
37. The contractor shall furnish samples to the designer of all materials, together with finishes as specified and intended for the use in the project.
38. All work shall be erected and installed plumb, level, square and true, and in proper alignment to existing and new elements as shown on drawings.
39. Contractor shall perform all cutting and patching required to complete work or make parts fit together properly, without compromising quality of work.
40. All window frames and doors are to be protected during construction. Protection may not be permanently attached to window and door frames.
41. All nails and fasteners in areas prone to moisture shall be "hot dipped galvanized" unless noted otherwise.
42. All joint surfaces shall be free of any substance or material that would prevent the proper adhesion of the caulking upon application or would cause failure of the connection between the caulking and the wall joint. All caulking lines are to be even, smooth, and straight.
43. Upon completion of the work, the general contractors responsible for the final adjustments of windows, doors, hardware, devices, and those items deemed by the architect and/or designer to make the project habitable.
44. At all times the contractor will be responsible to maintain and protect all elements from the affects of adverse weather (rain, snow, cold, etc.) Within the areas of work under this contract at no additional cost to the owner.
45. All work shall be installed so that all parts req'd are readily accessible for inspection, operation, maintenance, and repair. Contractor shall maintain free and unobstructed access to all areas.
46. All stairs will comply w/ NYS 2020 section R311 Mean of egress

EXTERIOR FINISH NOTES

1. Exterior foundation to be 3 part stucco. Color TBD, general contractor to provide samples.
2. Decks shall use 1 x 4 mahoghany, confirm, laid flat with 1/4" regular spacing. All flooring and decking shall be treated % boiled linseed oil/ 50 % cuprinol and with a mixture of 50 traffic shall be prevented over finished surfaces for the period of one week.
3. All outdoor decking and porches shall be constructed of lumber that has not been pressure treated with cca (copper chromium arsenate). Other types of pressure treated lumber or non-wood materials are eligible.
4. Exterior steps shall be equal to deck construction, trim and finish. See details for addditonal info.
5. All exterior steps shall land on to a 4" concrete pad set on a 4" gravel base on structurally compacted soil. Pad shall be 6" wider than steps and project from last riser 6" toward deck and 18" away from deck.
6. Porch ceilings shall be 1x8 cedar natural to weather, square groove
7. Porch posts shall be 4x4 struct. core wrapped w/ 1x6 sq. Natural cedar trim.
8. Sidewall shall be siding to match existing
9. Exterior trim shall be specified as follows (all trim in metal facade to be coordinated w/ manufacturer):
   - 9.1. Window and door jambs: See elevation. Heads to have continuous copper drip cap.
   - 9.2. Window sills: When not wood by manufacturer shall be primed Azek or equal.
   - 9.3. Door sills: installed by manufacturer
   - 9.4. Corner boards: See elevation
   - 9.5. Rake boards: See elevation
   - 9.6. Fascia boards: See elevation
   - 9.7. Rake/fascia trim boards: See elevation
   - 9.8. Frieze boards: See elevation

10. Exterior trim shall be planed on all four sides and have squared edges. Painted wood trim and siding shall be primed on all six sides.

10. Exterior brick shall meet standards of the brick institute of America (BIA) for exterior/severe weather use.

11. All cement or concrete used for poured or block installation shall have a fly-ash content of minimally 30%.

EXTERIOR FINISH NOTES - MOISTURE PROTECTION

1. Unless otherwise noted, building paper shall be installed over all exterior sheathing to resist moisture and wind infiltration. Walls shall have minimum 15# felt paper, roofs shall have minimum 30# asphalt impregnated felt paper, with not less than 4" overlap. Felt shall continue behind all exterior trim, doubled and folded into openings.
2. Housewrap shall be installed according to the manufacturer's specifications. All seams must be cut properly and all edges taped to ensure a continuous air barrier.
3. A sill gasket, epdm-type rubber, sheet metal or other suitable membrane shall be installed over the complete framed wall width between a concrete foundation wall and sill plate.
4. Exterior roofing material shall be installed as per mfgr's written instructions and have a minimum 25-year manufacturer's warranty. Warranty documentation must be provided to the owner.
5. Self-adhering sheet waterproofing shall be installed according to manufacturer's written instructions and astm d6135.
6. Unless otherwise noted, all roofing materials shall have a solar reflectance of 60% or more.
7. A minimum width of 3 feet of ice flashing shall be installed over roof sheathing at eaves.
8. Metal drip edge shall be installed at all exposed roof decking.
9. All eaves, valleys and penetrations in the roofing system shall be reinforced with either metal flashing material or a self-adhering underlayment designed and approved for use with the installed roofing system.

10. Barrier strips shall be installed on all sides of exterior door or window openings. Refer to typical diagrams.

10. Window caps or trim and all other projections at points where rain accumulates or runs off shall be provided with flashing. Flashing for red cedar shingles shall be copper. Such flashing shall extend a minimum of 6" up the wall under the sheathing paper and not less than 6" horizontally. Flashing shall be sufficient length to cover the course above without being punctured by nails.

11. Where applicable a continuous ridge vent shall be provided at all roof ridges, where required. Soffit venting shall be provided as indicated on detail drawings. Ridge vents shall be "core vent" or equal, extending along all ridge lines. Terminate ridge vents 12" from end of ridge. Covered w/ shingles. Cavities shall support proper venting, including the installation of baffles between all rafters. Keep all ventilation space unobstructed.

13. Provide step flashing at all chimney locations.
14. Roof gutter discharges shall be a minimum of 5 feet away from any foundation wall, or into a captured system, i.e. Barrel or cistern where provided for in the design.
15. Refer to typical details and diagrams for further notes and information.

EXTERIOR FINISH NOTES - THERMAL PROTECTION

1. All exterior walls, ceilings and roofs or walls and ceilings between conditioned and unconditioned spaces shall be fully insulated and sealed as follows.
2. Areas and surfaces have to be clean and dry prior to insulation. Do not install insulation where it may be exposed to water. Install as per manufacturer's instructions and building code requirements. Provide insect screen or barrier at all vent openings.
3. Insulation shall be specified as follows:
   - 3.1. Exterior walls: Minimum 5" r-19 batt insulation. Install 4 mil. Poly-vapor barrier at inside face of all exterior walls. general contractor to provide pricing alternative to use spray foam for all exterior wall
   - 3.2. Roof: r-38 open cell spray foam insulation (icynene or equal)
   - 3.3. Interior walls and ceilings: 3" Roxul Safe 'n' Sound batts
   - 3.4. Foundation insulation: 4" rigid insulation secured to exterior face of wall
4. Where applicable flash & batt insulation: all insulated framed walls, ceilings and roofs shall be insulated by a minimum layer of 1½" inches of closed-cell sprayed insulation (earth seal, bio base, or approved equal) towards the exterior of the conditioned space and full unfaced batt insulation towards the interior.
5. Non specified insulation shall have minimum r-values in the locations installed as follows: walls r-19, floor overhangs r-30, roofs and ceilings to unconditioned spaces r-50, band joist r-30, basement walls r-15, foundation walls r-10, slab-on-grade for conditioned spaces r-15, for unconditioned spaces r-5.
6. All sheathing gaps and penetrations, including condensation lines, electrical outlets and locations with broken or missing sheathing shall be sealed with sheeting and a proper sealant. Penetrations shall be sealed with an expanding spray foam or equivalent.
7. The space between the framing for window or door (including attic access) rough openings and the installed units shall be sealed with non-expanding spray foam sealant, closed cell foam backer rod, spray applied insulation, or other suitable sealant. Cellulose, fiberglass or rock wool batt insulation is not acceptable as a sealant but can be used as a backing for a sealant (such as caulk). Thresholds for exterior doors shall be sealed to the subfloor.
8. All holes in the floor assembly for plumbing, wiring, ductwork, and other purposes connecting conditioned and unconditioned (and exterior) areas shall be sealed. Penetrations for flues and other heat-producing items shall be sealed with noncombustible sheet materials and high temperature sealant.
9. Penetrations through the band joist (rim joist) area shall be sealed with sheeting and proper sealant such as holes drilled for hvac, plumbing and electric lines. All abutting seams in band joist shall be sealed.
10. Bottom plates shall be sealed to floor or foundation with a proper sealant. An optional strategy is a foam gasket beneath the bottom plate in combination with a suitable sealant.
11. Drywall shall be sealed to top plate on ceilings separating unconditioned from conditioned space.
12. Framed spaces that connect conditioned areas to unconditioned attics, basements or crawl spaces (i.e. Chases for plumbing, duct work, chimneys and flues) shall be sealed with sheet material and sealant.
13. Breaks in framing and interior finish materials, such as for a dropped soffit and changing ceiling heights, that connect unconditioned and conditioned areas, shall be sealed with horizontal blocking or sheet material and sealant.
14. Tightly seal all shared surfaces between a garage and conditioned spaces, including all of the following: seal all penetrations, weatherstrip all doors, seal all connecting floor and ceiling joist bays, seal all cracks at garage wall base. Garage walls and ceilings to be primed and painted and must not be left unfinished.

PLUMBING NOTES

1. All plumbing/heating work shall comply with all applicable national, state and local codes, be performed by a licensed tradesperson, and be completed in accordance with the direction of local building code officials.
2. Subcontractors and tradespersons are responsible for obtaining required permits for their trade, scheduling and completing required inspections and operating on a reasonable and efficient schedule that does not delay the work of other trades.
3. Plumbing work shall include all labor and materials for all piping, fixtures, hot water heater, and sewer/septic connections. This includes connections for an icemaker in the refrigerator and all other appliances as indicated on plans and specifications.
4. All products, materials and fixtures shall be installed in a manner consistent with sound practice and quality workmanship.
5. All materials shall be sized in accordance with the proposed plans, allowing for future expansion if indicated. All work shall be installed so that required parts are readily accessible and available for inspection, operation, maintenance and repair.
6. Structural members shall not be impaired or undermined by improper cutting or drilling.
7. Branch lines from the central header to each fixture shall be a maximum of ½-inch nominal diameter.
8. No branch line from the water heater may exceed the length of 20 feet plus the ceiling height of each floor crossed by a vertical riser. Plumbing contractor shall alert designer immediately if these lengths can not be achieved.
9. No plumbing lines shall be located in exterior walls. Plumbing contractor shall alert designer immediately if this length can not be achieved.
10. Check valves must be furnished on branch piping to all faucets, tub spouts or showerheads having mixing valves.
11. All domestic hot and cold water piping shall have r-4 insulation. Insulation shall be properly installed on all piping elbows to adequately insulate the 90-degree bend.
12. Plumbing work shall include all labor and materials for all piping, fixtures, hot water heater, and sewer/septic connections. This includes connections for an icemaker in the refrigerator, the dishwasher, and washing machine as indicated on plans. The kitchen sink will have a garbage disposal where allowed.
13. Heating work shall include all labor and materials, electrical/plumbing connections, and installation as they occur.
14. Unless otherwise noted, hot water heater shall be propane fired tankless hot water heater, power vented.
15. Heat traps shall be installed at all water heaters.
16. Unless otherwise noted, heating system shall be divided into two zones. Thermostats shall be wifi enabled, digital and programmable.
17. Vent to the exterior all bathrooms which do not have operable windows
18. Where applicable plumber shall furnish and install 500 gal. Underground propane storage tank, and all required piping to boiler, clothes dryer and kitchen range.
19. Where applicable unless otherwise noted, standard heating unit shall be propane fired radiant hot water baseboard system with efficiency rating of 94 unit is to be sidewall vented. Unit size shall be sized to accommodate the entire house at 78df at a 0df exterior temperature. Heating system shall be capable of operating at peak efficiency at a temperature of 72°f.
20. Refer to engineer's drawings for further plumbing or heating work notes and specifications.

ELECTRICAL NOTES

1. The contractor shall furnish and install a fully operational electrical system in accordance with all applicable national, state and local building and electrical codes. All work shall be performed in strict conformance with the requirements of the New York State Residential Code (2020 edition), NFPA 70 National Electric Code (2014 edition), the Building Department and local all authorities having jurisdiction.
2. Electrical contractor to obtain all required permits, inspections and sign-off's.
3. Electrical contractor to provide engineering for circuitry, power requirements and distribution.
4. Electrical contractor to review proposed work and determine properly sized power supply. If power supply exist to site, electrical contractor shall confirm to designer if power supply is adequate before commencing the work.
5. Contractor must verify all wall fixture and device locations on elevation drawings. Do not scale off this plan.
6. Verify all recessed lights and housing sizes against ceiling structure and conditions, review on site w/ designer is discrepancies occur.
7. Duplex outlets within 6'-0" of sinks are to be gfi type.
8. All abandoned boxes with remaining wiring entering or leaving shall remain accessible w/ removable covers.
9. All receptacle switch or lamp holder boxes shall be set flush to final finished surface.
10. If req'd, extend exg. Boxes to achieve continuous grounded metal surface to face plates.
11. Confirm all device and coverplate colors and styles w/ designer, assume standard colors and screwless plates. Lurton claro or equal.
12. Wiring and relocation of any wiring for catv and telephones is included in the scope of the electrical contract. Do not splice catv lines. All catv outlets are to be tested prior to painting of walls to confirm proper working order.
13. All data communication wiring to be cat5 homerun to new switch board in accessible location near apt. Phone and cable tv feeds.
14. Low voltage connections (phone, tv and data) to be grouped in quickport face plates to the furthest extent possible. Review all locations prior to installation

MECHANICAL NOTES

1. Any HVAC required will be approved under separate cover/application if needed. Refer to engineer's drawings for further mechanical work notes and specifications.
2. All mechanical work shall comply with all applicable national, state and local codes, be performed by a licensed tradesperson, and be completed in accordance with the direction of local building code officials.
3. Subcontractors and tradespersons are responsible for obtaining required permits for their trade, scheduling and completing required inspections and operating on a reasonable and efficient schedule that does not delay the work of other trades.
4. Mechanical contractor shall confirm that all hvac equipment specified is in compliance w/ acca manual j and all ductwork is laid out and installed in compliance w/ acca manual d.
5. Install air filters with a minimum efficiency reporting value (merv) of 13 or higher and ensure that air handlers can maintain adequate pressure and air flow. Air filter housings must be airtight to prevent bypass or leakage. (ozone generators are not permissible as air cleaners.
6. All zones shall be equipped w/ digital and programmable thermostats with a standard energy star setting and label.
7. All exhaust fans shall be ducted directly to the exterior with rigid material.
8. All bath fans shall be energy star rated. This rating requires that fans 50 cfm or smaller be no louder than 2.0 sones and move a minimum of 1.4 cfm/watt. Fans 76 cfm or larger must be no louder than 1.5 sones and move a minimum of 2.8 cfm/watt.
9. Any refrigerants used shall be hcfc-free. Mechanical contractor must execute refrigerant charge test and submit results as proof of proper refrigerant charge.

6. All transverse seams in supply and return ducts, including supply and return plenums and leakage sites in the air handler, shall be sealed with duct mastic and fibrous reinforcing mesh.

7. Supply duct take-offs shall be spaced at least 6 inches apart from each other with no duct take-offs originating from the cap of the supply plenum.

8. No supply or return ducts, boots or registers shall be located in exterior walls. This includes vaulted ceilings and insulated walls between conditioned and unconditioned space.

9. Insulate any ventilation and exhaust ductwork outside of the insulated envelope. Use at least r-6 insulation around ducts in unconditioned spaces.

10. Minimize the transmission of equipment or other noise to the diffusers. Sound transmissions shall be avoided by geometry of duct layout, only. Acoustical liners on the interior face of the duct shall not be acceptable.

11. Supply and return duct outlets shall be covered to stop construction trash and dust from contaminating new duct system.

12. An outdoor air intake duct shall be connected to the return side of each air handler to bring in fresh outside air for ventilation. The air shall be filtered and a damper (barometric or motorized) should close automatically when the air handler fan is not operating.

13. An energy recovery ventilator shall be installed according to the manufacturer's specifications.

14. Exhaust ventilation shall be considered part of the mechanical work. Provide exhaust fans in every bathroom (min 50cfm), kitchen (min 100cfm) and/or garage (min 100cfm) according to ashrae 62.2-2007/5.

15. Pre-occupancy flush: prior to occupancy, but after completion of construction, the entire house shall be flushed w/ outside air for 48 hours. Keep all interior doors open and run all hvac and exhaust fans continuously. Replace or clean hvac air filter afterwards, as required.

16. A passive radon vent system shall be installed in compliance with epa guidelines for "model standards and techniques for control of radon in new residential buildings." general contractorshall conduct a radon test of house as per epa guidelines after final construction is complete and provide test results to home buyer. If test indicates greater than 4 picocuries per liter radon concentration, general contractormust follow epa guidelines to reduce radon levels.

FINISH NOTES - PAINT

1. Paint to be latex base by Benjamin Moore or equal. Painted trim, millwork, door panels to be satin finish. Wall surfaces to be flat washable (low luster). Ceilings to be flat.
2. All surfaces shall be properly and thoroughly primed. Primer for GWB surfaces to be Benjamin Moore acrylic primer or equal. Primer for wood surfaces to be Benjamin Moore alkyd Enamel Underbody or equal.
3. All interior paints shall have a maximum VOC content of 150 g/L. Flat finish interior paints shall have a maximum VOC content of 50 g/L.
4. All existing walls and ceiling, where rust, flaking, peeling, powdering, scaling or cracking is present shall be scraped, wire brushed, plaster patched, etc. and sanded as necessary to provide a smooth level surface ready for painting.
5. All surfaces to be painted are to be cleaned of all dirt, oil or other foreign substance prior to painting.
6. Do not paint outlets, switches, plates, or other electrical devices unless they have previously been painted. Do not paint new hardware or unpainted existing hardware.
7. All colors to be applied to cover fully and completely to provide an opaque, smooth surface of uniform finish, color and appearance. Any substrate which is still visible at the completion of painting shall be considered unacceptable. All new surfaces t receive a minimum of one primer coat and two finish coats.
8. All cans of individual color to be intermixed to assure uniform color throughout.
9. Provide up to 3 color samples on site per color for Architect'fs approval prior to application. For bidding purposes, the Painter shall assume that there will be at least (5) different colors in scope.
10. Make edges of paint adjoining other materials or colors sharp and clean, with no overlapping.
11. Each coating of paint shall be wiped free of dust prior to application of succeeding finishes.
12. Drips, roller marks, roller fuzz and mottled surfaces are not acceptable.
13. Upon completion of painting work, clean all surfaces of spattered or spilled paint. Painter shall leave any excess paint in properly sealed cans with superintendent; label each can clearly with number, finish and type.

GLAZING NOTES

1. All glazing within 18" of floor, 24" of door or within hazardous areas (stairs/showers) will be tempered for safety.
2. All shower enclosures will be $\frac{3}{8}$" minimum thickness low iron tempered glazing.

SITE MANAGEMENT NOTES

1. The general contractor shall dedicate a site foreman or project manager to this project who will be on site daily and always available for communications with the designer.
2. The general contractor shall establish and maintain a well-organized site office throughout the construction process. This office shall consist of a desk large enough to spread the construction documents and a fax and/or laptop with a continuously open communication line to send faxes or emails to the site.
3. It shall be the responsibility of the general contractor to maintain a complete and current set of all construction documents and specifications in the field at all times. These shall be secured to the site office desk.
4. The general contractor shall have a printed copy of all sketches, faxes, revised specifications or other communication in a well-organized binder secured to the site office desk.
5. Drawings are NOT TO BE SCALED FOR DIMENSIONS. Errors resulting from such actions shall be corrected at the sole expense or the general contractor.
6. Demolition and construction waste shall be diverted to recycling or reuse to maximum degree. A waste management plan shall be established, identifying the possibilities for reuse or recycling demolition or construction waste (metals, wood, concrete or other). Net waste (hauled to landfills or incineration) shall be reduced to a maximum level of 2.5 pounds or less of per square foot of conditioned floor area. general contractormust keep receipts and documentation of all separated waste hauls and submit as proof of the achieved goal.
7. The general contractor shall provide on-site separation of all waste materials or arrange waster haulers who separate materials.
8. The general contractor shall educate each subcontractor of the waste management plan and be responsible of their abiding by the separation of waste.
9. The general contractor shall never block any path of egress including but not limited to the public stairs, fire stairs, or elevator doors at any time.
10. It shall be the responsibility of the general contractor and/or Subcontractor to confirm adequate accessibility for all items of the work into the work space, and into their installed locations.
11. At the end of each workday the general contractor shall clean the stairs, elevator, landings, and public spaces of the building so that it is in presentable condition as necessary due to the dirt and debris generated by the construction process.

BUILDING CODE NOTES

1. The construction documents have been prepared under the 2020 residential code the November 2019 Addition of NYS Building Code.
2. The plans and specifications, are designed in accordance with the prescriptive energy requirements to the best of my knowledge, belief, and professional judgment comply with the applicable sections of the 2020 energy conservation code of nys, zone 4, westchester county.
3. The plans are designed in accordance with the National Electrical code NFPA 70 2017 edition

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CONTRACTOR

SEAL

PROJECT DATA

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GENERAL NOTES SCHEDULES AND PLUMBING RISER DIAGRAM

G100

NO:

DEMOLITION LEGEND

- EXISTING WALL OR PARTITION
- WALL TO BE REMOVED
- LIMITED SCOPE OF WORK

DEMOLITION NOTES

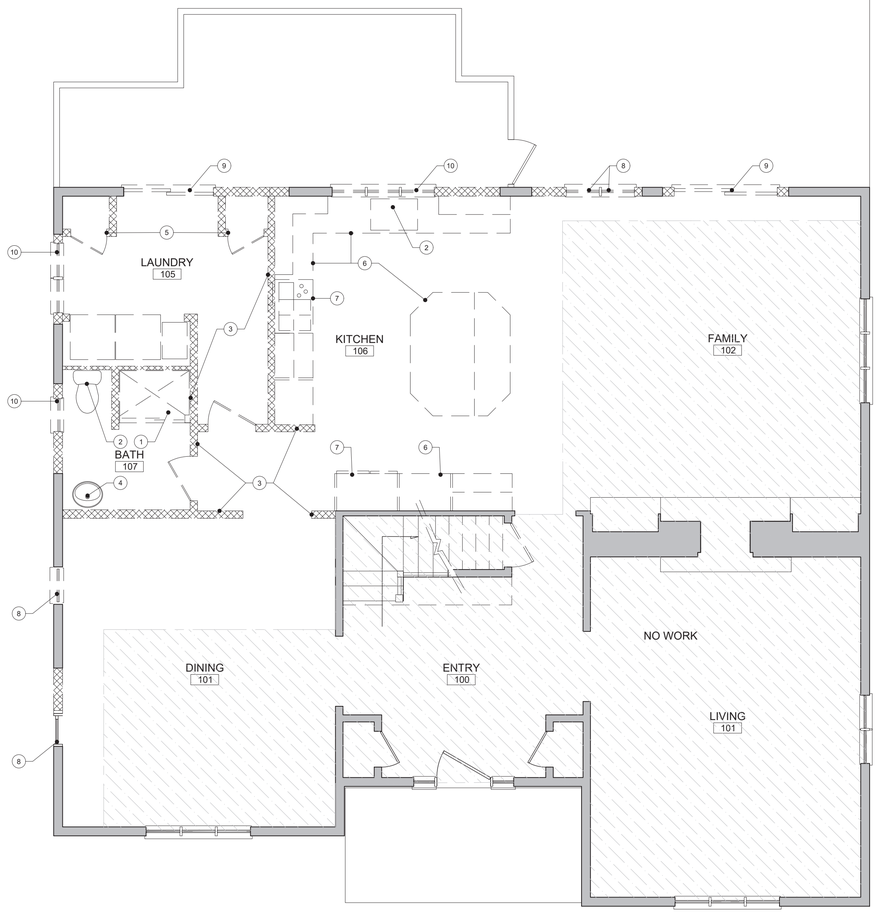
1. ANY DAMAGE TO NEW CONSTRUCTION OR EXG. CONDITIONS DURING CONSTRUCTION IS TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL RELOCATE, MODIFY AND/OR PATCH ANY EXIST. ITEMS INTERFERING WITH THE INSTALLATION OF NEW WORK WHETHER SHOWN OR NOT ON THESE DRAWINGS.
3. CONFIRM LOCATION OF EXISTING PLUMBING AND ELECTRIC IN ALL DEMOLISHED WALLS.
4. MAINTAIN INTEGRITY OF BUILDING STRUCTURE AT ALL TIMES
5. MAINTAIN INTEGRITY OF ALL WATERPROOFING ELEMENTS THROUGHOUT DURATION AND AFTER COMPLETION OF CONSTRUCTION.

DEMO KEYNOTES FIRST FLOOR

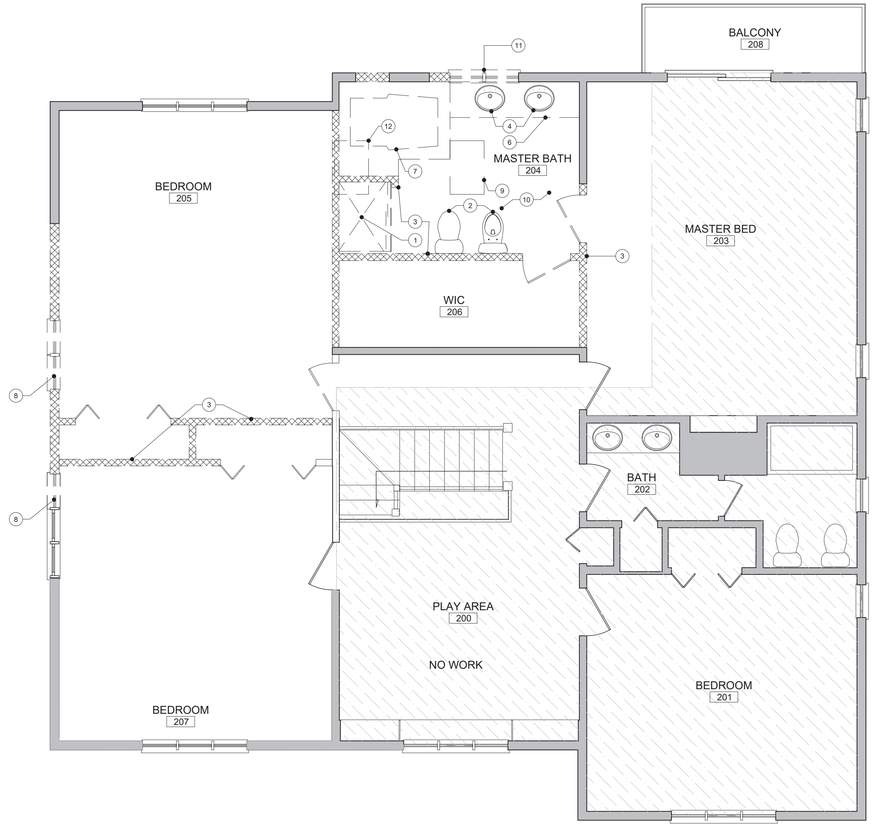
1. LICENSE PLUMBER TO CAP AND REMOVE EXISTING SHOWER, FIXTURES, AND DRAIN
2. LICENSE PLUMBER TO REMOVE TOILET, AND CAP EXISTING DRAIN.
3. REMOVE EXISTING PARTITIONS DOWN TO ROUGH.
4. LICENSE PLUMBER TO CAP AND REMOVE EXISTING SINKS
5. REMOVE EXISTING CLOSET PARTITION AND EXISTING CLOSET DOORS AND FRAME.
6. REMOVE EXISTING CABINETRY
7. REMOVE EXISTING APPLIANCES SALVAGE FOR POTENTIAL RE-USE
8. SAFELY REMOVE, PROTECT, AND RE-INSTALL IN NEW LOCATION SEE PROPOSED PLAN FOR ADDITIONAL INFORMATION.
9. REMOVE EXTERIOR DOOR AND FRAME
10. REMOVE EXTERIOR WINDOW AND FRAME

DEMO KEYNOTES SECOND FLOOR

1. LICENSE PLUMBER TO CAP AND REMOVE EXISTING SHOWER, FIXTURES, AND DRAIN
2. LICENSE PLUMBER TO REMOVE TOILET, AND BIDET . CAP EXISTING DRAIN.
3. REMOVE EXISTING PARTITIONS AND FRAMING DOWN TO ROUGH.
4. LICENSE PLUMBER TO CAP AND REMOVE EXISTING SINKS
5. REMOVE EXISTING CLOSET PARTITION AND EXISTING CLOSET DOORS AND FRAME.
6. REMOVE EXISTING CABINETRY
7. LICENSE PLUMBER TO REMOVE EXISTING TUB, FIXTURES, AND DRAIN.
8. SAFELY REMOVE, PROTECT, AND RE-INSTALL IN NEW LOCATION SEE PROPOSED PLAN FOR ADDITIONAL INFORMATION.
9. EXISTING SKYLIGHT TO REMAIN
10. REMOVE ALL FINISHES DOWN TO ROUGH
11. REMOVE EXTERIOR WINDOW AND FRAME
12. CREATE AN OPENING FOR A NEW SKYLIGHT - SEE PROPOSED PLAN FOR LOCATION AND SIZE.



1 FIRST FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

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EXISTING FIRST AND SECOND FLOOR PLAN

DM100

NO:

CONSTRUCTION LEGEND

- EXISTING WALL OR PARTITION
- NEW PARTITION OR WALL FURRING
- COSMETIC SCOPE ONLY
- NEW CUSTOM BUILT MILLWORK
- SM — CEILING MOUNTED COMBINED CARBON MONOXIDE AND SMOKE DETECTOR MODEL T.B.D. - SEE RCP FOR LOCATIONS

GENERAL CONSTRUCTION NOTES

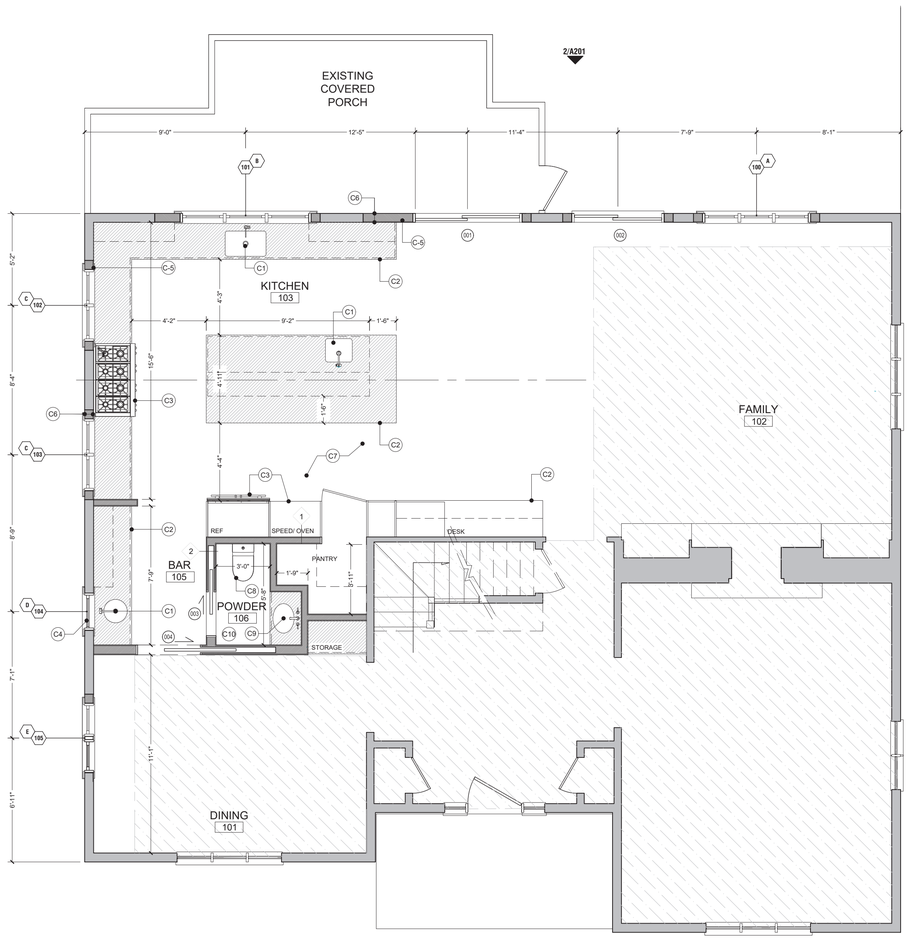
1. A LICENSED PLUMBER TO PERFORM ALL PLUMBING WORK.
2. A LICENSED ELECTRICIAN TO PERFORM ALL ELECTRICAL WORK.

CONSTRUCTION KEYNOTES FIRST FLOOR

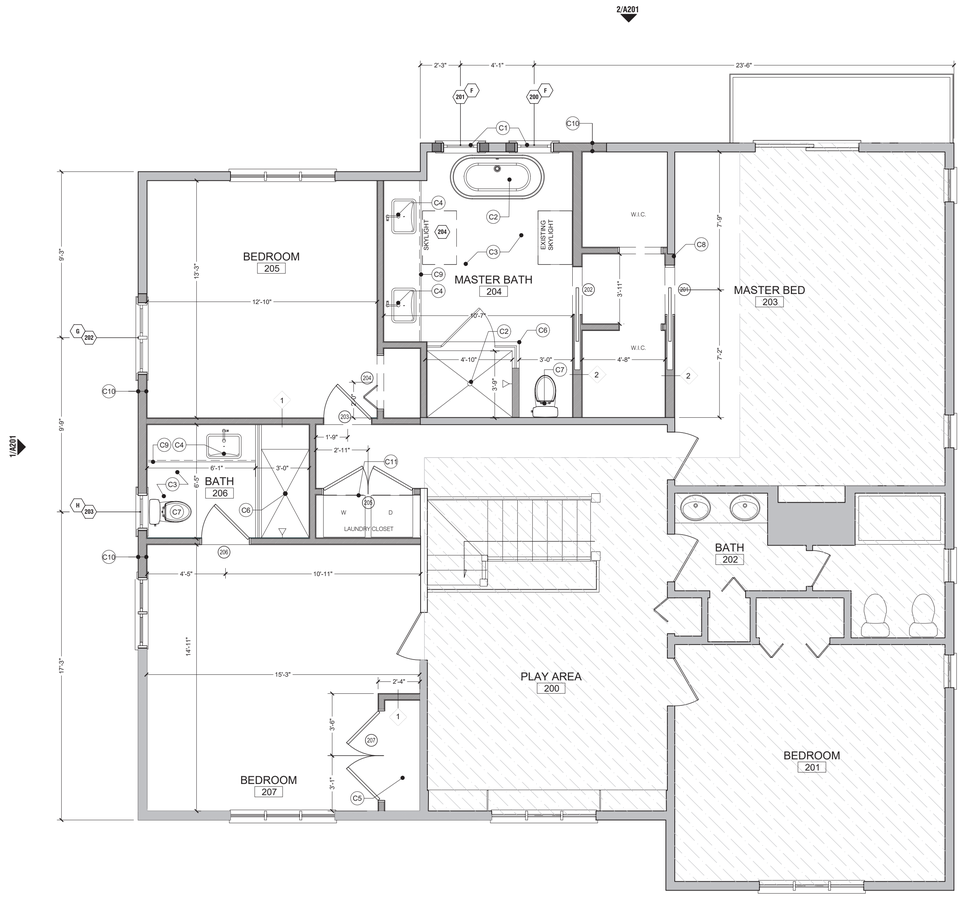
- C1 LICENSE PLUMBER TO INSTALL SINK CONNECT TO EXISTING OR NEW PLUMBING VENT
- C2 G.C. TO INTALL NEW CABINETRY AND MILLWORK
- C3 NEW APPLIANCES BY OWNER INSTALLED BY G.C.- SEE APPLIANCE SCHEDULE
- C4 INSTALL 3M SAFETY AND SECURITY WINDOW FILM
- C5 PATCH AND REPAIR WALLS WITH CLOSED CELL INSULATION
- C6 PATCH AND REPAIR, ALIGN INTERIOR AND EXTERIOR FINISHES -CLOSED CELL INSULATION
- C7 NEW WOOD FLOOR - WEAVE INTO EXISTING
- C8 LICENSE PLUMBER TO INSTALL TOILET FIXTURE AND CONNECT TO NEW PLUMBING VENT AND DRAIN.
- C9 LICENSE PLUMBER TO INSTALL NEW VANITY SINK
- C10 NEW TILE FLOORING

CONSTRUCTION KEYNOTES SECOND FLOOR

- C1 INSTALL 3M SAFETY AND SECURITY WINDOW FILM
- C2 LICENSE PLUMBER TO INSTALL DRAIN AT SHOWER AND TUB AND CONNECT TO NEW OR EXISTING PLUMBING VENT
- C3 NEW TILE FLOORING
- C4 LICENSE PLUMBER TO INSTALL NEW VANITY SINK AND CONNECT DRAIN TO PLUMBING VENT.
- C5 PROVIDE CLOSET ROD AND SHELF
- C6 NEW SHOWER PAN AND CURB
- C7 LICENSE PLUMBER TO INSTALL NEW TOILET AND DRAIN. CONNECT TO NEW PLUMBING VENT
- C8 PATCH AND REPAIR, ALIGN INTERIOR FINISHES
- C9 G.C. TO INTALL NEW CABINETRY AND MILLWORK
- C10 PATCH AND REPAIR, ALIGN INTERIOR AND EXTERIOR FINISHES - CLOSED CELL INSULATION
- C11 LAUNDRY CLOSET - PROVIDE DRIP PAN WITH WATER SENSOR PROVIDE DRYER VENT TO OUTSIDE



1 **FIRST FLOOR PROPOSED PLAN**
SCALE: 1/4" = 1'-0"



2 **SECOND FLOOR PROPOSED PLAN**
SCALE: 1/4" = 1'-0"

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PROPOSED FIRST AND SECOND FLOOR PLAN

A100

NO:

A EXISTING SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

1 PROPOSED SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

B EXISTING WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

2 PROPOSED WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

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EXISTING AND PROPOSED EXTERIOR ELEVATIONS

A201

NO:

FRAMING LEGEND

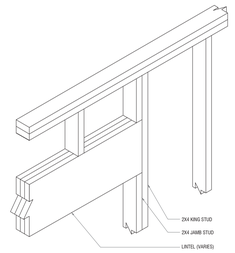
EXISTINGSTRUCTURE

BEARING PARTITION

WOOD FRAMING AS NOTED

BEAM, AS NOTED

DN — COLUMN, AS NOTED
(POST DOWN ON FOUNDATION WALL BELOW U.O.N.)



01 TYP LINTEL DETAIL
SCALE: **NTS**

WOOD FRAMING

1. All wood framing shall conform to the "Timber Construction Manual" by the American Institute of Timber Construction latest edition and the "National Design Specification for Wood Construction" by the American Forest & Paper Association latest edition.

2. Plywood floor deck and wall sheathing shall be identified with the appropriate grade trademark of the American Plywood Association and shall meet the requirements of the latest edition of "U.S. Product Standards, PS 1 for Construction and Industrial Plywood". Plywood thickness is shown on the drawings.

3. Glue for wood construction shall comply with specification AFG-01 of the American Plywood Association.

4. Wood framing shall comply with the following minimum material specifications:
A. Dimension Lumber
Douglas Fir-Larch (DF)
Select Structural (WWPA/NLGA)
a. Bending Fb = 1,350 psi
b. Shear Fv = 180 psi
c. Mod. Elas. E=1,900,000 psi
B. Laminated Veneer Lumber Beams (LVL):
a. Bending Fb = 2600 psi
b. Shear Fv = 285 psi
c. E = 1,900,000 psi
C. Parallel Strand Lumber (PSL):
a. Bending Fb = 2900 psi
b. Shear Fv = 290 psi
c. E = 2,000,000 psi
D. Laminated Strand Lumber (LSL):
a. Bending Fb = 1700 psi
b. Shear Fv = 400 psi
c. E = 1,300,000 psi
E. Wood "I Joists"
a. "T.J.I." by Trues Joist MacMillan
b. "L.P.I." by Louisiana Pacific.
c. "G.P.I." by Georgia-Pacific

5. Floor Framing Specifications:
A. Provide galvanized lightgage metal connectors such as joist and beam hangers, post bases and caps and tie-downs in accordance with manufacturer's specifications in all locations unless noted otherwise.
B. Subflooring shall be 3/4" thick Exterior Glue (TDX) Tongue and Groove Douglas Fir Plywood (or equivalent) installed with the long dimension perpendicular to the direction of supporting framing. Subflooring shall be glued and screwed to framing, typical.
C. At exterior bearing wall locations parallel to floor framing, solid block first (3) joist or truss spaces @ 4'-0" o/c, typical.
D. Provide solid blocking at locations where bearing walls are offset above and below at 16" o/c, typical. Offset in bearing walls shall be limited to a distance equal to the depth of the floor framing.
E. All wood "I Joists" shall be installed according to the manufacturer's requirements, including the use of squash blocks, doublers, stiffeners, bridging, and proper fastenings. Follow manufacturer's hole cutting instructions for locations of holes in webs for plumbing and wiring. Do not cut or notch chords.

6. Wall Framing Specifications:
A. Bearing Walls shall consist of 2x6 studs @ 16"o/c minimum, conforming to the specifications above for SPF #2 or better.
B. Splices in Double Top Plates @ Bearing Walls shall be 6'-0" minimum with 16D Common Nails @ 4" o/c.

7. Roof Framing Specifications:
A. Provide Hurricane Tie Downs (by Simpson or equiv.) @ roof framing members per manufacturer's specifications to bearing walls and beams below.
B. Provide galvanized lightgage metal connectors such as joist, rafter and beam hangers, post bases and caps and tie-downs in accordance with manufacturer's specifications in all locations unless noted otherwise.
Progress Inspection Items

1. The following Progress Inspection Items shall be required for construction. A qualified Special Inspection Agency shall be retained by the contractor to perform such inspections.
A. Footing and Foundation
B. Structural Wood Frame

GENERAL

1. These notes are to be read in conjunction with the written specifications and these drawings. In the event of conflict between the information on the drawings, these notes and the specifications, the more stringent requirements shall govern.

2. The contractor is responsible for coordinating the Architectural, Mechanical and Electrical work with the work shown on these drawings. Discrepancies and/or interferences shall be reported to the architect immediately.

3. Contractor shall verify all dimensions and existing conditions before beginning work. Check with electrical and mechanical contractors for conduits, pipe sleeves, etc., to be embedded in concrete, and masonry. Contractor shall take field measurements and be responsible for same.

4. It is the contractor's responsibility to provide adequate shoring and bracing during construction to account for all forces, including but not limited to; forces from gravity, earth, wind, and unbalanced forces due to construction sequence.

5. For conditions not expressly shown use details shown for obviously similar conditions.

6. No openings shall be made in any structural member unless specifically shown on the structural drawings or unless approved in writing by the Structural Engineer.

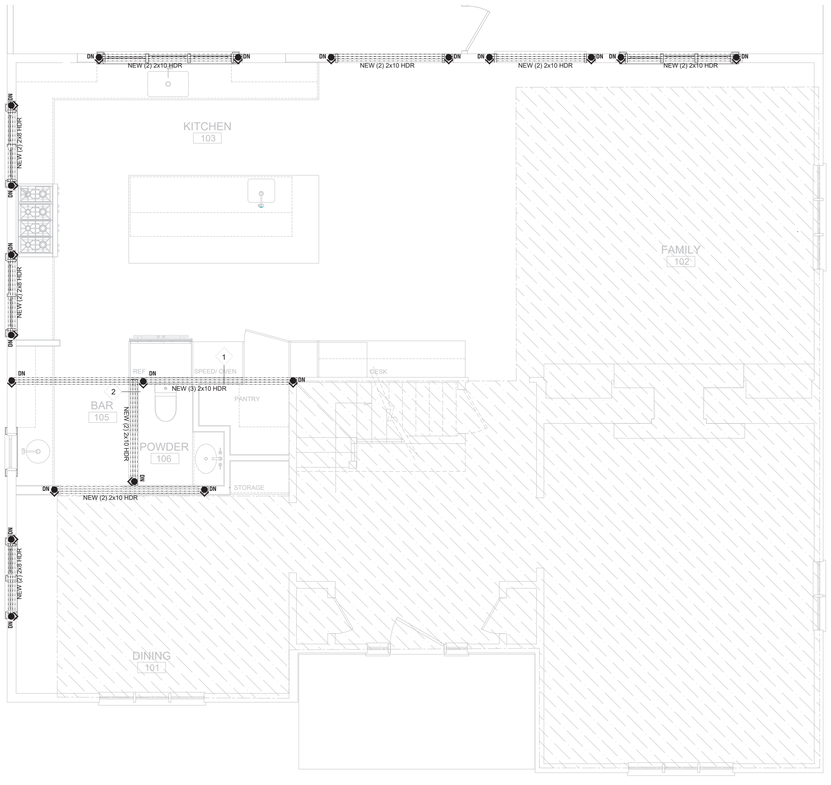
7. Reproductions, in whole or in part, of Engineer's design documents, shall not be used as shop drawing plans and/or details.

DESIGN

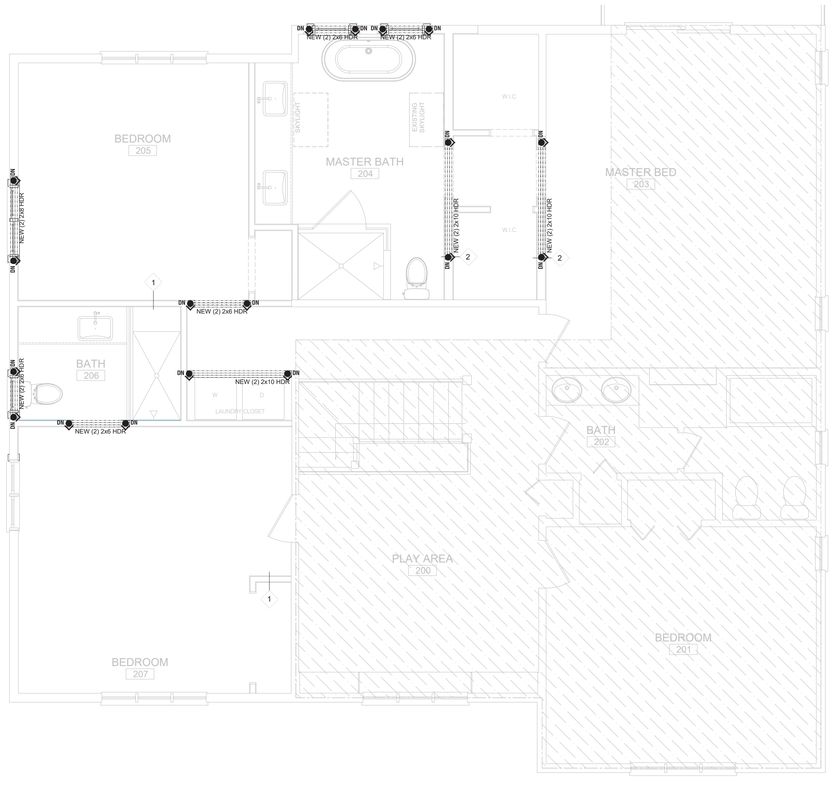
1. The design of the structure is in accordance with the New York State Residential Code, 2014 Edition.

2. Warning: The structural integrity of the building shown on these plans is dependent upon completion according to plans and specifications. Structural members are not self-bracing and shall be shored and/or braced by the contractor as necessary until stabilized by virtue of completed connections.

Loads
1. Superimposed Dead Loads, allowed for in design:
A. Residential Floors = 5PSF
2. Live Loads allowed for in design:
A. Residential Floors: 40PSF
B. Garage Floors: 50PSF
3. Wind Loads:
A. Basic Wind Speed: 100 MPH
B. Exposure Category: B
C. Importance Factor: 1
4. Snow Loads:
A. Ground Snow Load (Pg): 25 PSF
B. Exposure Factor (Ce): 1
C. Thermal Factor (Ct): 1.0
D. Importance Factor (I): 1
E. + Additional Drift Surcharge



01 PROPOSED FIRST FLOOR FRAMING PLAN
SCALE: **1/4" = 1'0"**



02 PROPOSED SECOND FLOOR FRAMING PLAN
SCALE: **1/4" = 1'0"**

FRAMING NOTES

1. General contractor shall reduce waste by optimizing ordered lumber material to the actual amounts required according to plans or other documents. general contractor shall establish and submit a detailed lumber order as a record to the project.
2. All wooden framing members shall be fsc- certified, reclaimed or finger-joint studs. All sheathing shall be fsc-certified, reclaimed or contain a minimum of 25% postconsumer recycled material. Framing members shall be structural grade #2 or better.
3. All wood shall comply with the u.s. Department of commerce american lumber standards simplified practice and grading requirements of a recognized association under whose rules the lumber is produced.
4. Wood shall be from live stock, thoroughly seasoned, well manufactured and generally free from warpage that cannot be corrected by bridging or nailing.
5. Sizes of wood members are nominal sizes. All lumber shall be surfaced on four sides, unless noted otherwise.
6. Moisture content of lumber shall not exceed 19 % at the time of construction.
7. All plan dimensions are to outside of framing members and centerline of openings. Verify all rough openings with window and door schedule.
8. All exterior walls, and interior partition walls shall be 2x6 stud construction at 16" o.c. Typical. All other interior partition walls shall be 2x4 stud construction at 16" o.c. Typical. Walls shall have single shoe and double top plate.
9. Joist hangers shall be used at all flush-framed floor joists. Joists overlapping at a supporting beam, shall overlap 3" minimum.
10. Provide metal bridging at 1/3rd points on all floor joists. Blocking should be spaced 4'-0" o.c. Minimum and 8'-0" o.c. Maximum.
11. Double floor joists or blocking shall be provided below all interior partition walls.
12. Structural members shall not be impaired or undermined by improper cutting or drilling.
13. Corners shall be framed as 2-stud corners and allow for full corner insulation through the use of drywall clips, horizontal nailers or other means to support drywall.
14. The intersection of exterior and interior walls shall shall be framed such that insulation is continuous in the external wall through the use of advanced ladder t-wall framing or other technique.
15. Exterior and bearing wall construction shall include adequate resistance to wrecking by the use of corner bracing or anchorage of structural sheathing to plates.
16. Install girder members with joints over supports, provide 1/2" airspace at ends and sides of girders framed into masonry or concrete. Wood shims under the ends of girders shall not be permitted.
17. Minimum bearing of joists framed into masonry shall be 4".
18. Joists extending over bearing partitions or beams may be butted and tied together, or nailed together with a min. Overlap of 4".
19. Framing shall not include jack studs to support header. Header hangers or other support as required by code shall be used. If req'd, add 2x2 nailer flush to the exterior of window opening to provide nailing surface for siding.
20. Window and door headers in exterior walls shall be framed with at least ½ inch of rigid foam insulation between the members. Boxed headers with insulation batts are also acceptable.
21. Non-load bearing walls shall not have structural window and door headers.
22. Roof rafters and ceiling joists shall align within 2 inches of exterior wall studs such that a single top plate can transfer loads to the wall framing.
23. Sheathing shall be installed with gaps no larger than 0.25 inch and provide complete coverage.
24. Plywood shall comply with all applicable standards of the apa (american plywood association) and shall not contain urea-formaldehyde.
25. Exterior type hardwood plywood, "technical" or "type 1", may be used for any part of the structure.
26. Structural interior type, "struc-int.", plywood may be used for all interior work and exterior work not directly exposed to the weather.
27. Interior plywood, "int." or "type 2" may be used for interior work, except bathroom and shower enclosures.
28. Roof sheathing: 3/4" exterior grade "technicall" plywood nailed at 10" o.c. With galvanized 10d common nails.
29. Floor sheathing: 3/4" structural "struct-int" plywood nailed at 10" o.c. With 10d common nails.
30. Exterior wall sheathing: 1/2" exterior grade "technical" plywood nailed at 6" o.c. With galvanized 6d common nails.
31. All other sheathing: 1/2" interior grade "int" plywood nailed at 6" o.c. With 6d common nails.
32. Frame all rafters opposite each other at ridge with ties or ridge board. The depth of the ridge board shall be no less than the cut of the rafters.

studioPPARK
architecture + design

SME
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PROJECT DATA

MAP PARCEL

ISSUE

22_0330- ARB/PERMIT

STRUCTURAL NOTES

S001

NO: