PROPOSED ADDITION FOR:

66 MILE ROAD

Montebello

Rockland County New York

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PROJECT:

PROPOSED ADDITION FOR:
66 MILE ROAD
Montebello
Rockland County New York

DRAWN BY:	Shlome Glauber
DATE:	4/18/2025

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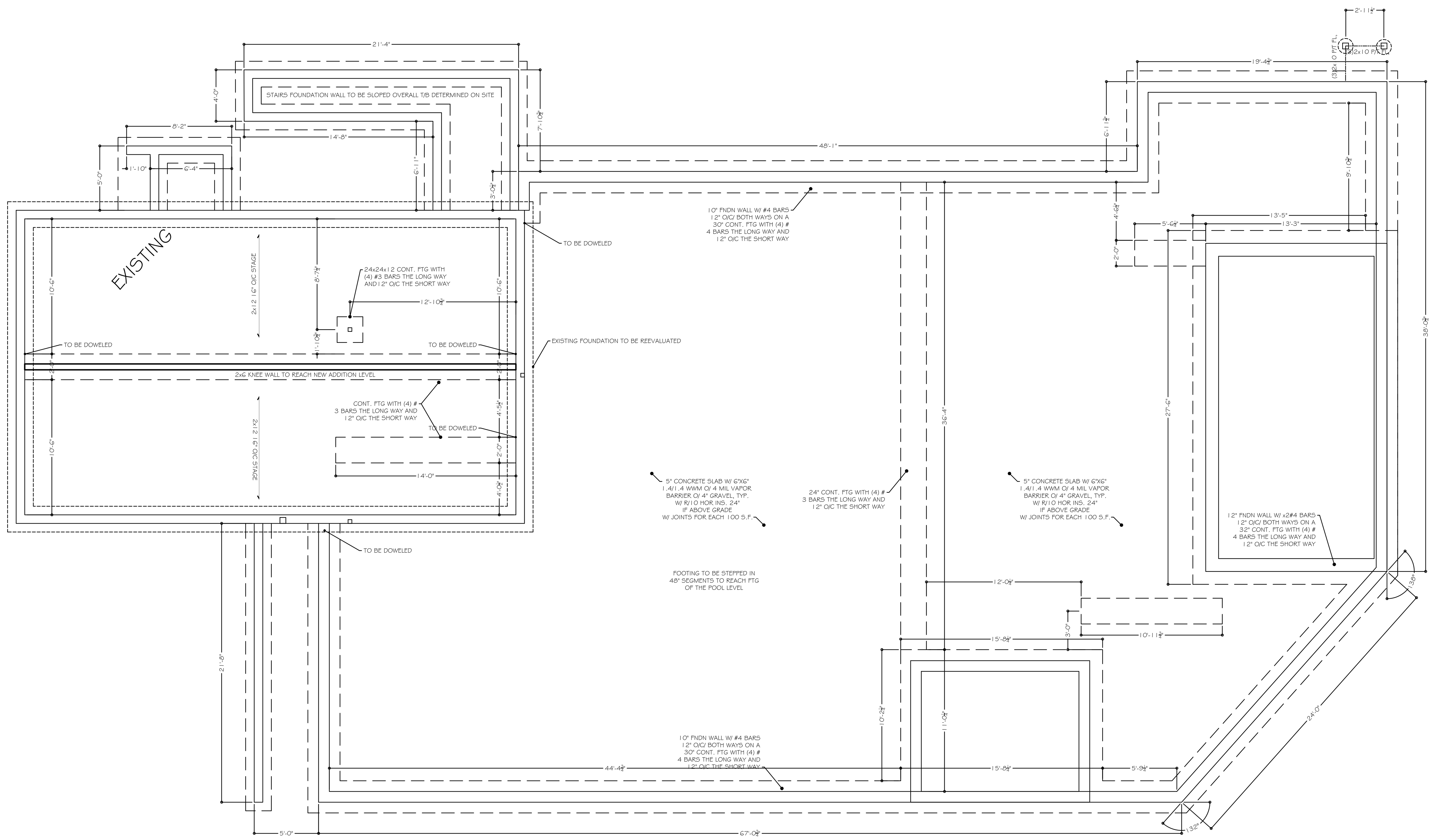
ERIC KNUTE OSBORN, R.A.
N.Y.S. NO. 021585

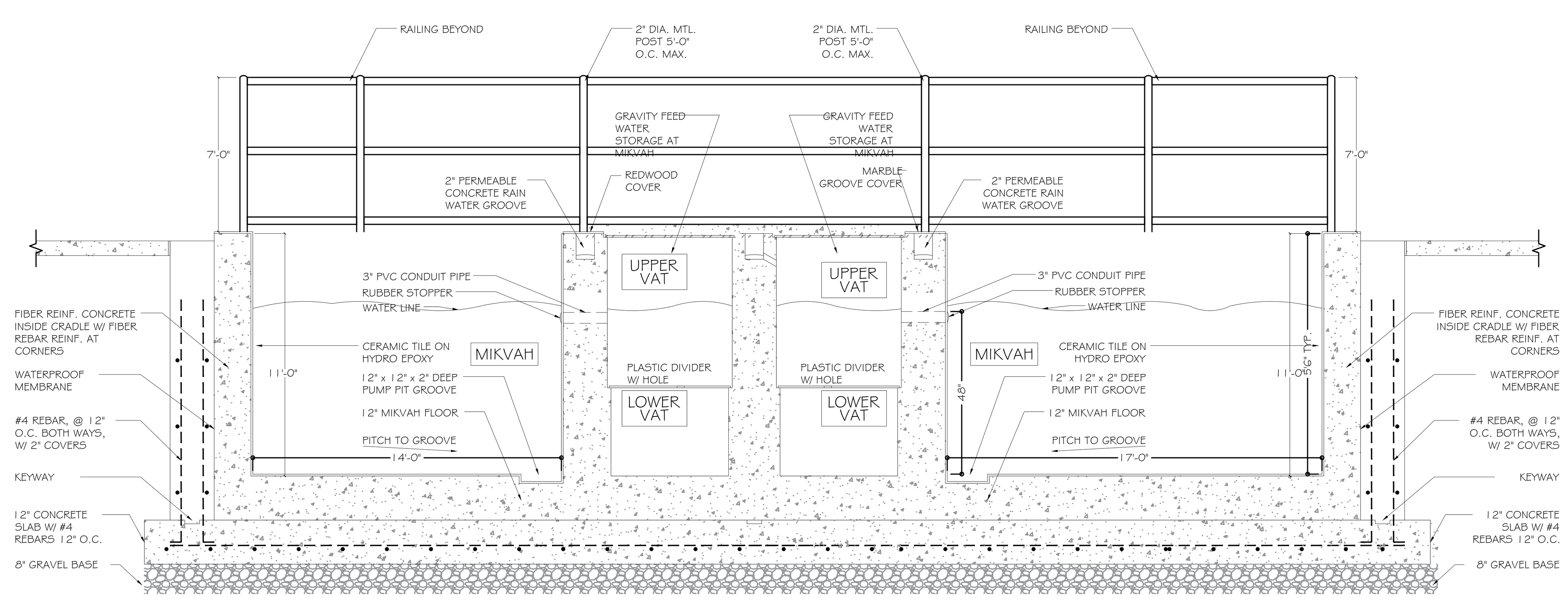
DESCRIPTION:

COVER

SCALE	AS NOTED



① PROPOSED ADDITION FOUNDATION PLAN
SCALE: 3/16" = 1' 0"



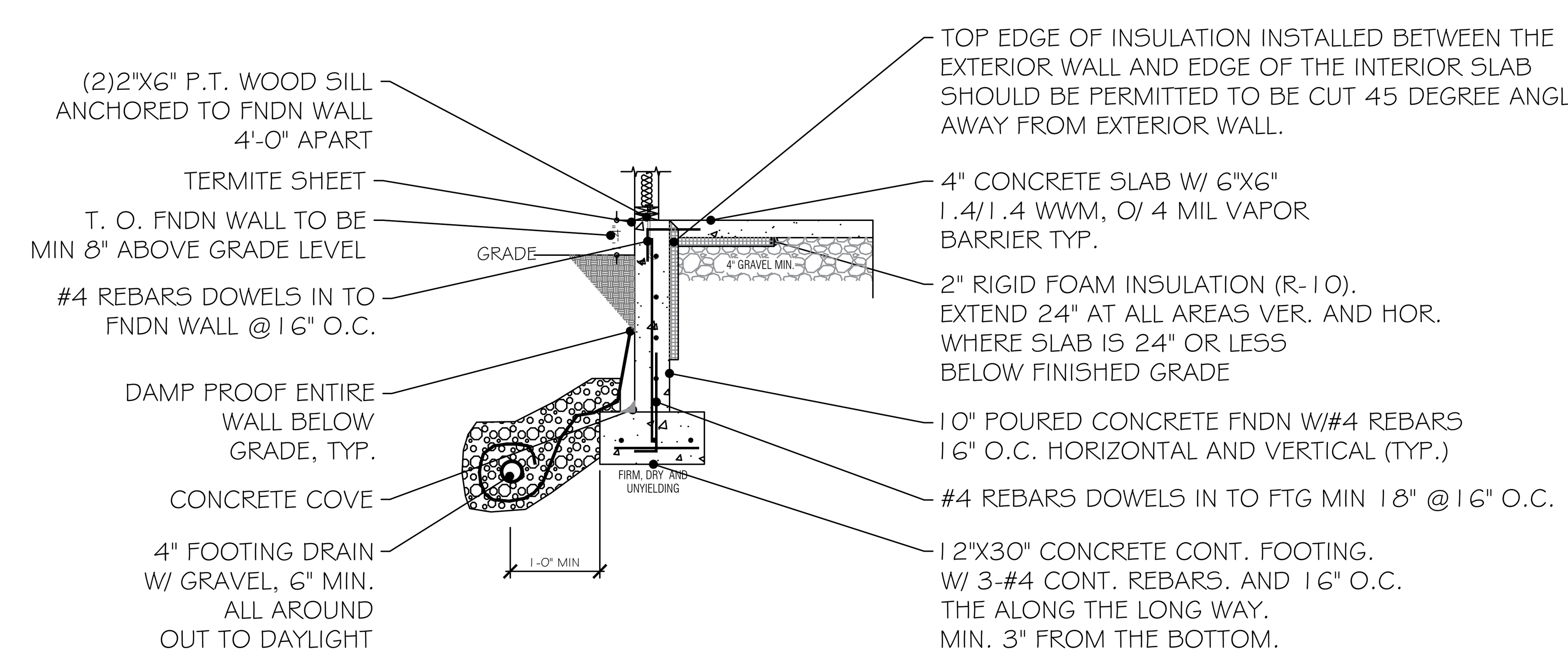
② PROPOSED ADDITION FOUNDATION PLAN
SCALE: 1/8" = 1' 0"

FOUNDATION PLATES OR SILS SHALL BE BOLTED OR ANCHORED TO THE FOUNDATION NOT LESS THEN ½" DIAMETER STEEL BOLTS OR APPROVED ANCHORS, SPACED TO PROVIDE EQUIVALENT ANCHORAGE AS THE STEEL BOLTS.
BOLTS SHALL BE EMBEDDED NOT LESS THAN 7" INTO CONCRETE OR MASONRY.
THE BOLTS SHALL BE LOCATED IN THE MIDDLE 3'RD OF THE WIDTH OF THE PLATE.
BOLTS SHOULD BE SPACED NOT MORE THAN 6' ON CENTER, AND THERE SHOULD BE NOT LESS THAN 2 BOLTS OR ANCHOR STRAPS PER PIECE, WITH 1 BOLT OR ANCHOR STRAP LOCATED NOT MORE THAN 12" OR LESS THAN 4" FROM EACH END OF EACH PIECE.
BOLTS IN SIL PLATES OF BRACED WALL LINES IN STRUCTURE OVER 2 STORIES ABOVE GRADE SHALL BE SPACED NOT MORE THAN 4' O.C.
A PROPERLY SIZED NUT AND WASHER SHOULD BE TIGHTENED ON EACH BOLT TO PLATE.

FOOTINGS TO BE O/ UNDISTURBED EARTH, IF EARTH IS DISTURBED INSIDE OR OUTSIDE THE FOUNDATION, INSTALL STRUCTURAL FILL AND COMPACT IN 8 INCH LIFTS TO A 95% COMPACTION, TYP.

WHEN T.O. GRADE EXCEEDS 4'6" OF FOOTING :

FNDN TO BE 10" WIDE W/ 2 ROWS #4 REBARS VER. AND HOR. @16" O.C.



③ FOOTING SLAB ON GRADE DETAIL
SCALE: 1/8" = 1' 0"

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DATE:	4/18/2025

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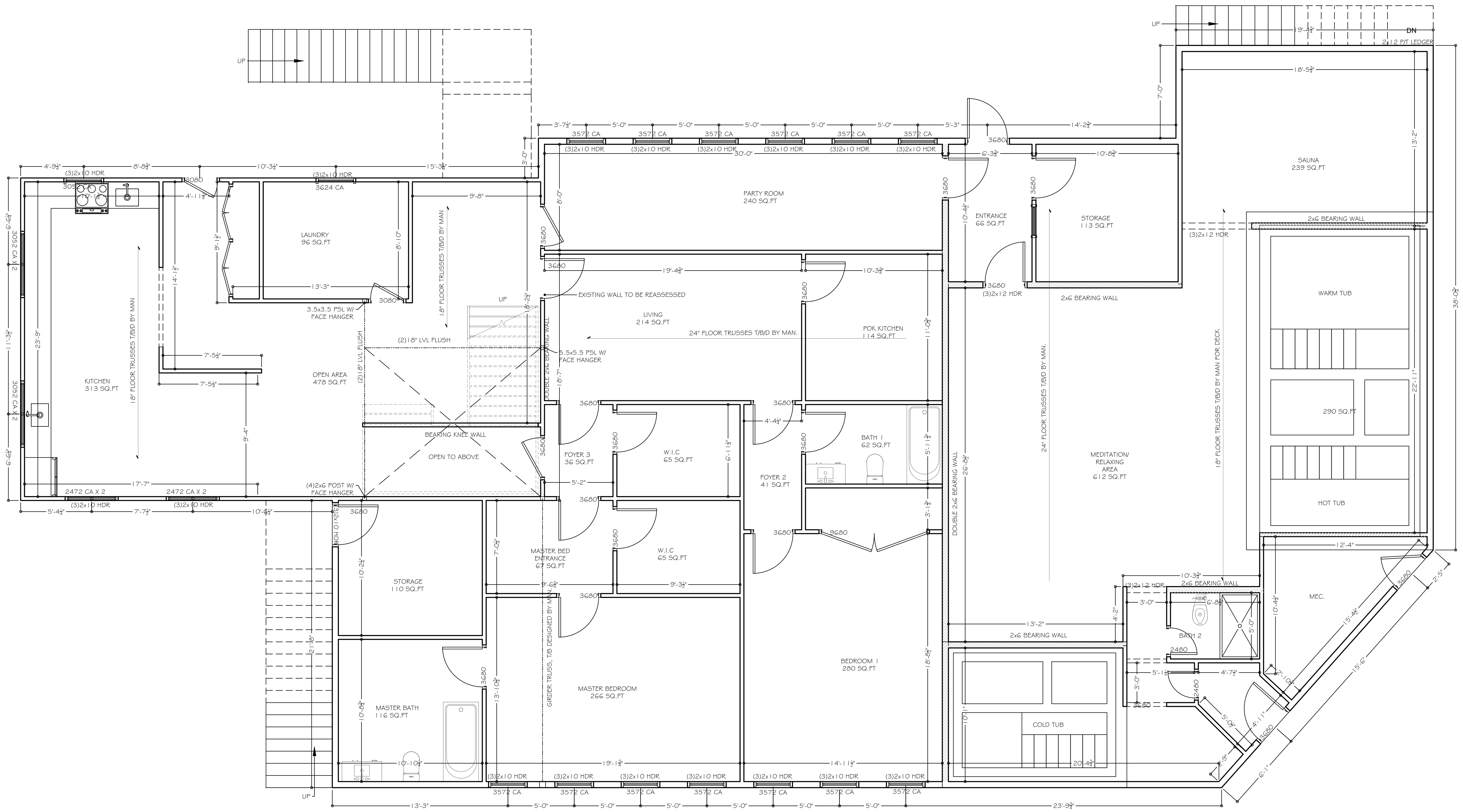
REGISTERED ARCHITECT · STATE OF NEW YORK · 021585
ERIC KNUTE OSBORN, R.A.
N.Y.S. NO. 021585

DESCRIPTION:

A-101

SCALE	AS NOTED



BASEMENT LEVEL PROPOSED FRAMING PLAN

SCALE: 1/4" = 1' 0"

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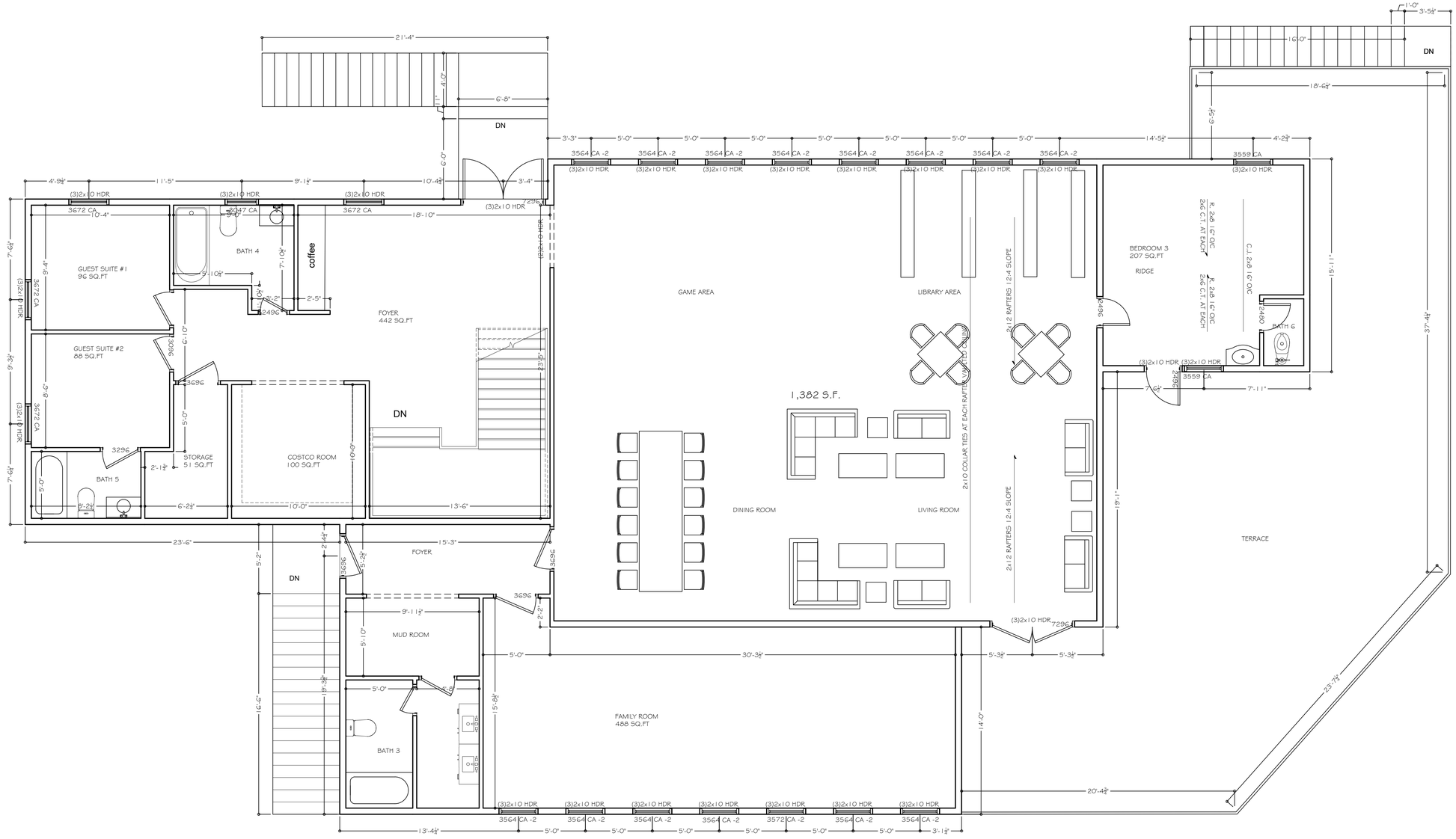
N.Y.S. NO. 021585

DESCRIPTION:

A-102

SCALE | AS NOTED



1 UPPER FLOOR PROPOSED FRAMING PLAN

SCALE: 1/4" = 1'0"

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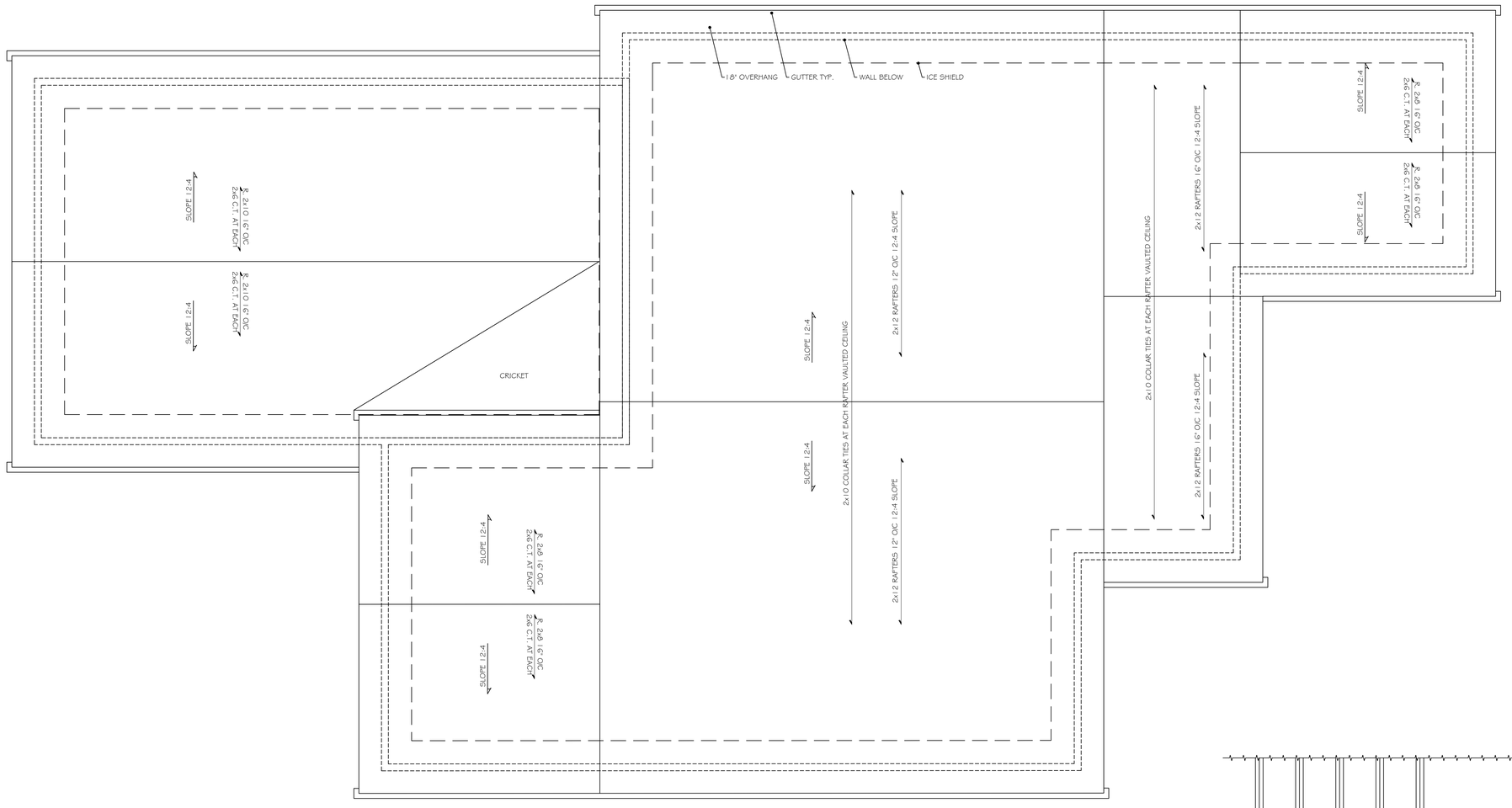
021585

ERIC KNUTE OSBORN, R.A.
N.Y.S. NO. 021585

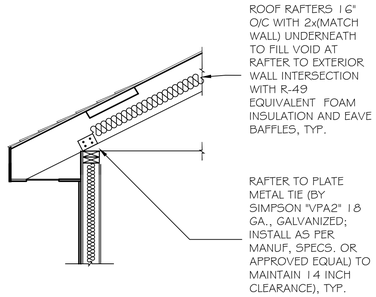
DESCRIPTION:

A-103

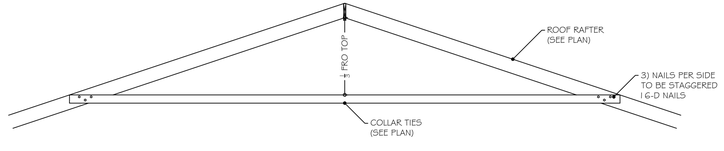
SCALE	AS NOTED



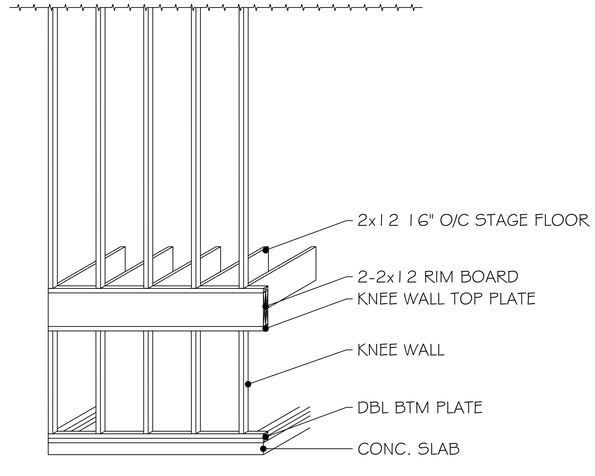
1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



2 TRUSS / RAFTER CONNECTION
SCALE: 3/16" = 1'-0"



3 COLLAR TIE DETAIL
SCALE: 3/16" = 1'-0"



4 KNEE WALL DETAIL
SCALE: 3/16" = 1'-0"

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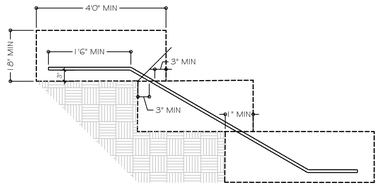
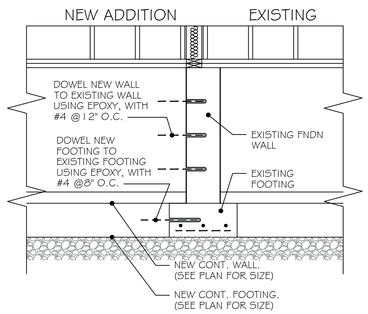
DESCRIPTION:

A-104

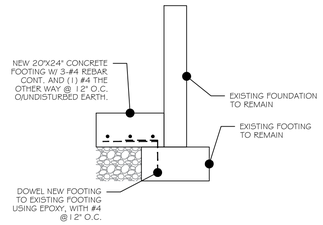
SCALE	AS NOTED



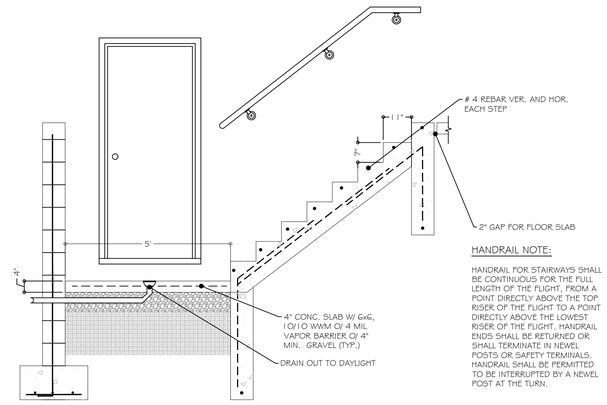
1 STEP FOOTING DETAIL
SCALE: 1/2" = 1' 0"



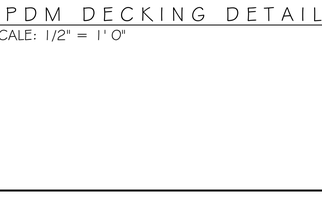
2 CONCRETE DOWEL DETAIL
SCALE: 1/2" = 1' 0"



3 TOP FOOTING DOWEL
SCALE: 1/2" = 1' 0"



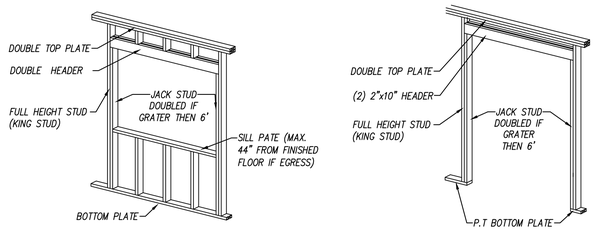
4 CONCRETE STAIR SIDE DETAIL
SCALE: 1/2" = 1' 0"



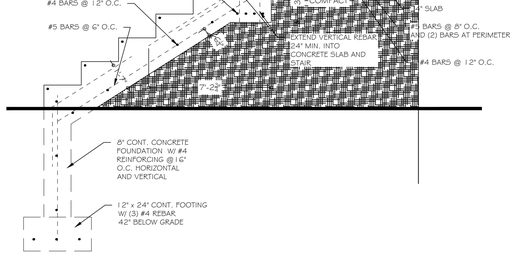
HANDRAIL NOTE:

HANDRAIL FOR STAIRWAYS SHALL BE CONTINUES FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAIL SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.

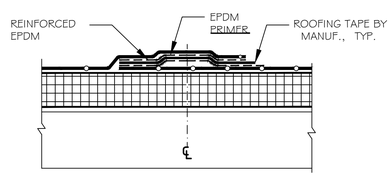
5 INTERIOR STAIR DETAIL
SCALE: 1/2" = 1' 0"



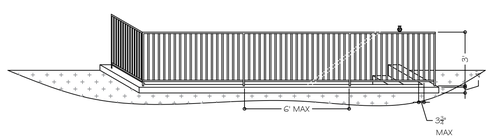
6 OPENINGS FRAMING D ETAILS
SCALE: 1/4" = 1' 0"



7 CONCRETE STAIR DETAIL
SCALE: 1/2" = 1' 0"

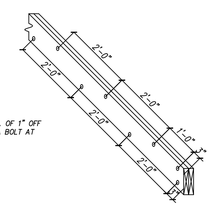


8 EPDM DECKING DETAIL TYP,
SCALE: 1/2" = 1' 0"



9 CONCRETE STAIRCASE ELEVATION
SCALE: 3/16" = 1' 0"

NOTES
L.V.L.'S ARE TO BE BOLTED TOGETHER @ EVERY 2'-0" . BOLTS ARE TO BE STAGGERED FROM BOTTOM TO TOP AT MIN. OF 1" OFF BOTH TOP & BOTTOM EDGE OF GIRDER ASSEMBLY. PROVIDE A BOLT AT TOP & BOTTOM OF EACH END OF ASSEMBLY.



10 LVL BOLT DETAIL
SCALE: 1/2" = 1' 0"

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DATE:	4/18/2025

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STATE OF NEW YORK
021585

ERIC KNUTE OSBORN, R.A.
N.Y.S. NO. 021585

DESCRIPTION:
A-105

SCALE: AS NOTED

1 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

2 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

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STATE OF NEW YORK
021585

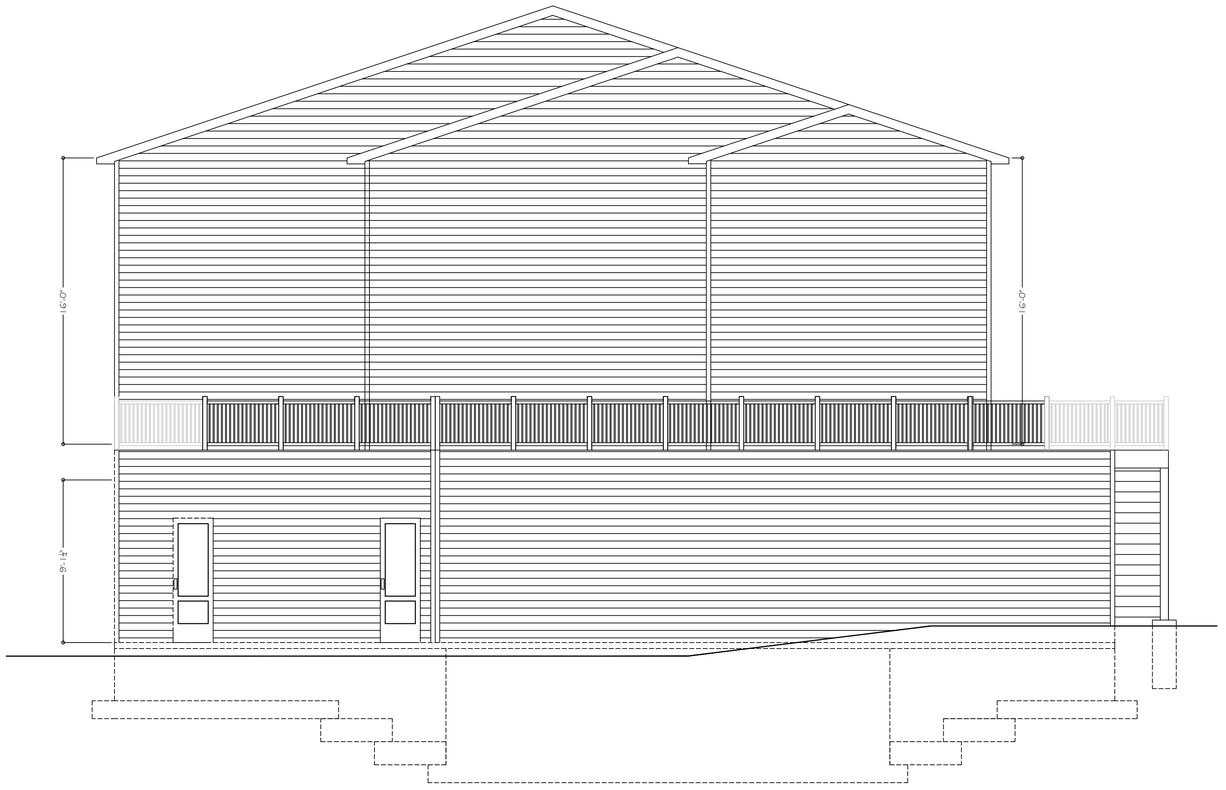
ERIC KNUTE OSBORN, R.A.
N.Y.S. NO. 021585

DESCRIPTION:

A-106

SCALE	AS NOTED

1 FRONT SIDE ELEVATION
SCALE: 1/4" = 1'0"



2 REAR SIDE ELEVATION
SCALE: 1/4" = 1'0"

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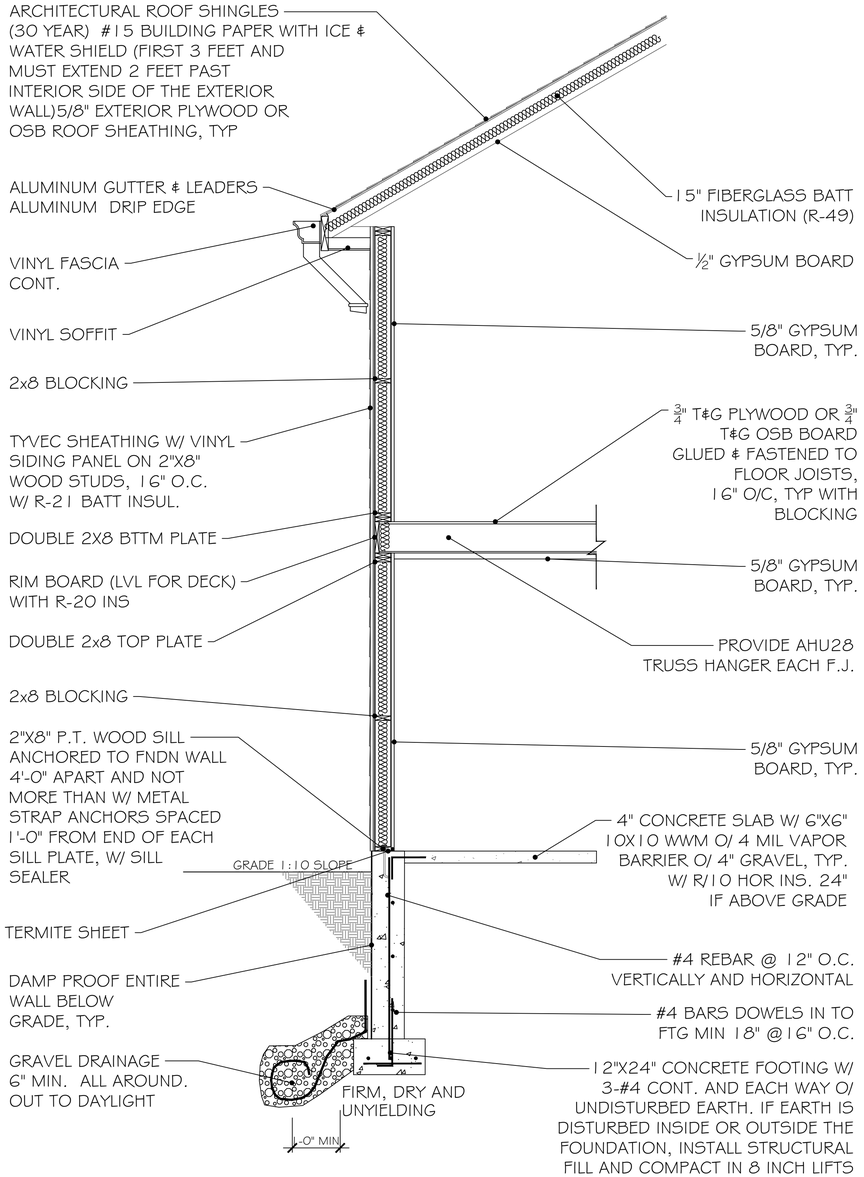
ERIC KNUTE OSBORN, R.A.
N.Y.S. NO. 021585

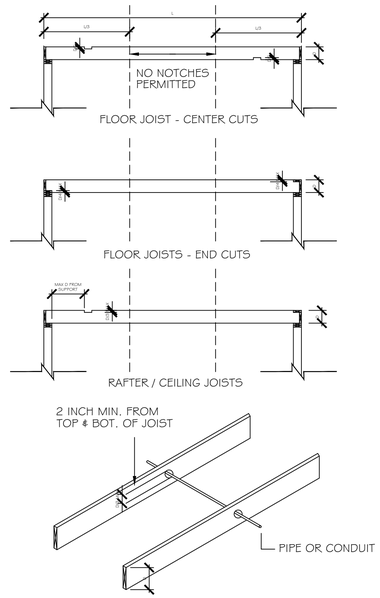
DESCRIPTION:

A-107

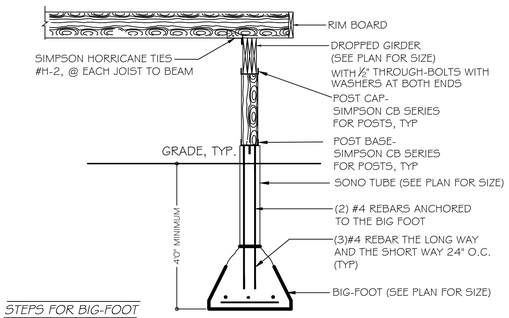
SCALE	AS NOTED



1 TYPICAL WALL SECTION
SCALE: 1/4" = 1' 0"



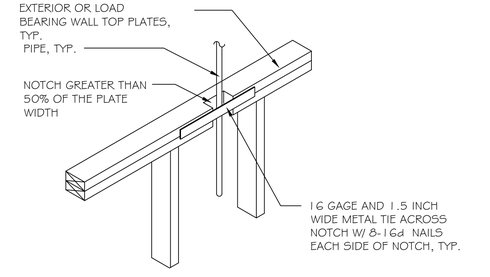
2 NOTCHING DETAILS
SCALE: 1/4" = 1' 0"



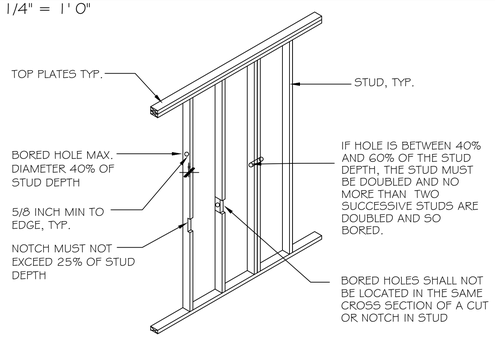
STEPS FOR BIG-FOOT

A. EXCAVATE TO REQUIRED ELEVATION
B. INSURE DRY AND UNYIELDING
C. STOLE REBAR #4 BOTH WAYS N S E W
D. INSTALL VER. REBAR
E. PUT THE BIGFOOT INSTALL THE SONO TUBE
F. BRACE TO MAINTAIN LVL AND PLUM
G. CAREFULLY BACKFILL BIGFOOT SYSTEM
H. POOR CONCRETE INTO SONO TUBE AND BIG-FOOT

5 BIGFOOT DETAIL
SCALE: 1/4" = 1' 0"



3 NOTCHING TOP PLATE DETAIL
SCALE: 1/4" = 1' 0"



4 NOTCHING & BOARD HOLE DETAILS
SCALE: 1/4" = 1' 0"

FRAMING NOTES:

1. CONFORMS TO TABLE R802.4(1,2), R502.3.1 (1 - 2) AND R802.5.1(4 - 9) OF THE INTERNATIONAL RESIDENTIAL CODE OF 2020.
2. SEE PAGE A4 FOR FRAMING NOTES AND CODE CONFORMANCE INFORMATION.
3. ALL EXTERIOR WALL HEADERS SHALL BE:
   2-2 x 10s FOR SPANS UP TO 4'-0"
   3-2 X 10s FOR SPANS FROM 4'-0" TO 8'-0"
   2-2 X 12s FOR SPANS ABOVE 8'-0"
   AND AS NOTED IN TABLE R502.5(1-2).
   ALL POSTS AND JACK STUDS SHALL ALSO CONFORM TO TABLE R502.5(1-2).
4. EXTERIOR WALLS SHALL BE 2x6 WOOD STUDS, 16" O/C, U.O.N. INTERIOR WALLS SHALL BE 2x4 WOOD STUDS, 16" O/C, U.O.N. ALL INTERIOR POSTS SHALL BE A MIN. 4x4 & ALL EXTERIOR POSTS SHALL BE MIN. 6x6.
5. NAILING SCHEDULE, COMMON NAIL SIZE AND SPACING, FRAMING AND NOTCHING DETAILS SHALL CONFORM TO TABLE AND FIGURES R602.6 (1-2) OF THE N.Y.S. RESIDENTIAL CODE.
6. FASTENER SCHEDULE FOR STRUCTURAL MEMBERS, WOOD PANELS, SUBFLOOR, ROOF, AND WALL SHEATHING SHALL CONFORM TO TABLE R602.3(1) OF THE N.Y.S.R.C.
7. CUTTING, NOTCHING AND DRILLING SHALL CONFORM TO FIGURES R602.6(1-6) AND R602.3(1).
8. LUMBER SPECIES SHALL BE SPF #1 OR 2 GRADE (U.O.N.)
9. PROVIDE SOLID BLOCKING TO BEARING (FOUNDATION) UNDER ALL BEAMS AND COLUMNS/POSTS.
10. PROVIDE BRIDGING @ MID-SPAN OF FLOOR JOISTS U.O.N.
11. TERMITE AND DECAY PROTECTION SHALL BE AS PER SECTIONS R323 & R324 OF THE N.Y.S.RESIDENTIAL CODE.
12. PROVIDE FLASHING AT ALL INTERSECTIONS BETWEEN THE MAIN HOUSE AND EXTERIOR DECKS / PORCHES.
13. PROVIDE DOUBLE JOISTS MIN UNDER WALLS PARALLEL TO THE FLOOR FRAMING, TYP.
14. ALL "FLUSH BEAMS" REQUIRE JOIST HANGERS FOR FLOOR JOISTS FRAMED TO IT, TYP.
15. ALL LEDGER BOARDS TO BE LAGGED OR BOLTED TO THE BOX BEAM AND INSTALL FLASHING, TYP.
16. DOUBLE ALL FLOOR JOISTS UNDER PARALLEL PARTITIONS ABOVE, TYP.
17. PROVIDE PLYWOOD ACCESS PATH FOR MECHANICAL EQUIPMENT INSTALLED IN THE ATTIC SPACE FROM ATTIC ACCESS PANEL, AND LIGHT FIXTURE ALONG PATH.
18. "POST DOWN" AT ALL JOINTS IN A ROOF RIDGE FRAMING, TYP.
19. PROVIDE ROOF RAFTER COLLAR TIES @ 4'-0" O/C TYP.

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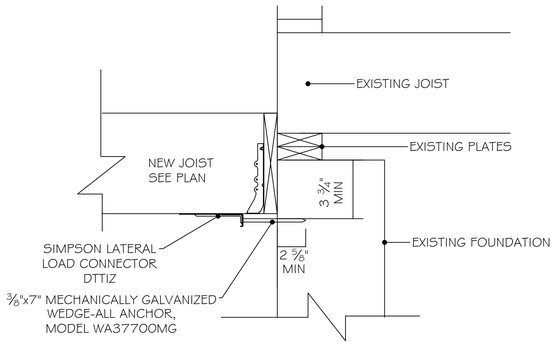
ERIC KNUTE OSBORN, R.A.
N.Y.S. NO. 021585

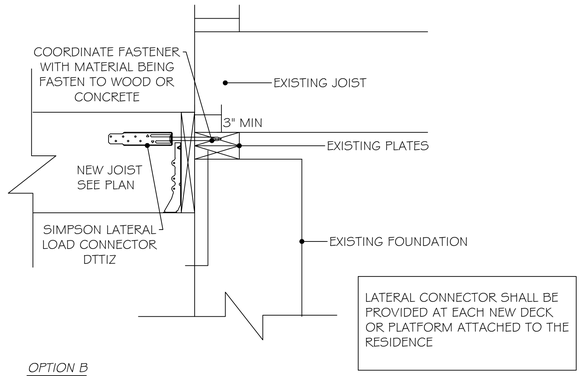
DESCRIPTION:
A-108

SCALE	AS NOTED



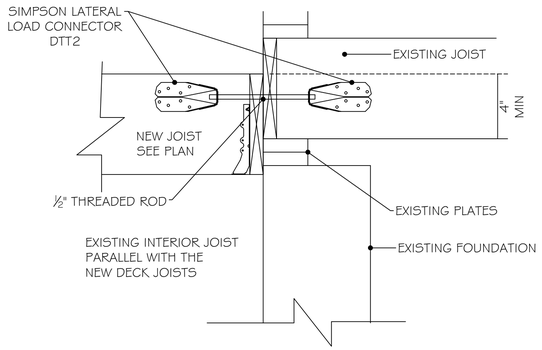
OPTION A

PROVIDE 4 CONNECTOR PER LEDGER EVENLY SPACED AND INSTALLED WITHIN 24" FROM THE EDGE OF THE DECK LEDGER BOARD.



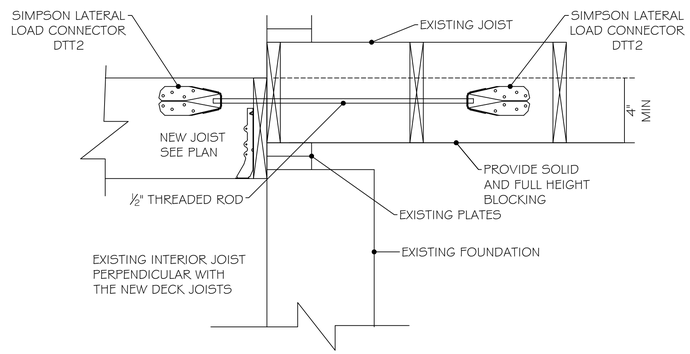
OPTION B

PROVIDE 4 CONNECTOR PER LEDGER EVENLY SPACED AND INSTALLED WITHIN 24" FROM THE EDGE OF THE DECK LEDGER BOARD.



OPTION C

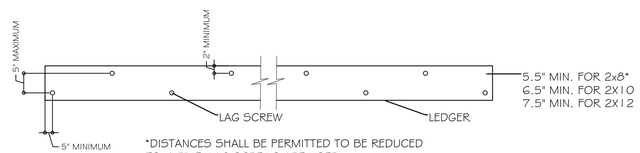
PROVIDE 4 CONNECTOR PER LEDGER EVENLY SPACED AND INSTALLED WITHIN 24" FROM THE EDGE OF THE DECK LEDGER BOARD.



OPTION D

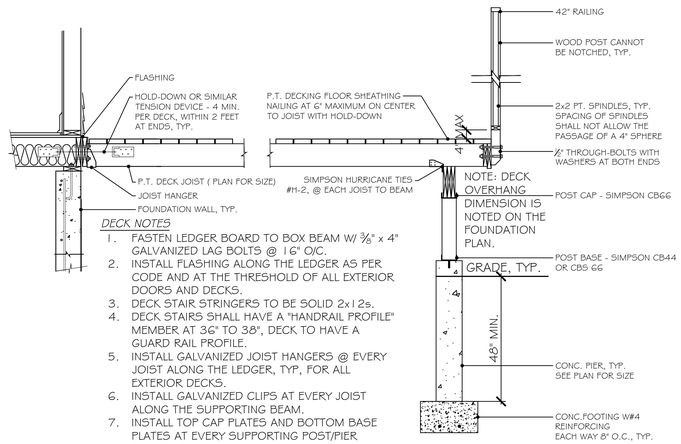
PROVIDE 4 CONNECTOR PER LEDGER EVENLY SPACED AND INSTALLED WITHIN 24" FROM THE EDGE OF THE DECK LEDGER BOARD.

1 LATERAL BRACING DETAILS
SCALE: 1/4" = 1' 0"



*DISTANCES SHALL BE PERMITTED TO BE REDUCED TO 4.5" IF LAG SCREWS ARE USED

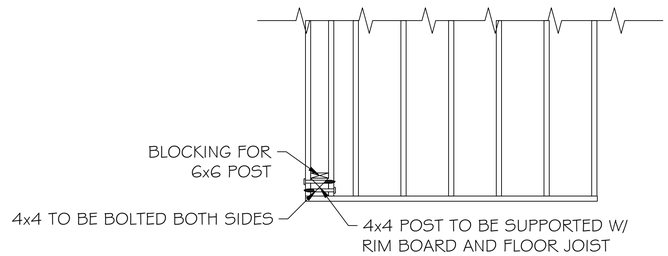
2 FASTENING PATTERN FOR LEDGER BOARDS (TYP.)
SCALE: 1/4" = 1' 0"



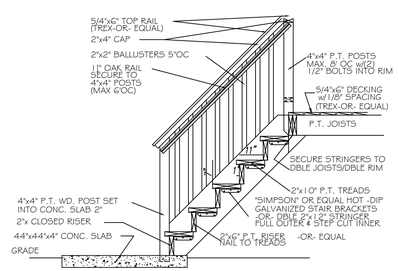
DECK NOTES

1. FASTEN LEDGER BOARD TO BOX BEAM W/ ⅜" x 4" GALVANIZED LAG BOLTS @ 16" OC.
2. INSTALL FLASHING ALONG THE LEDGER AS PER CODE AND AT THE THRESHOLD OF ALL EXTERIOR DOORS AND DECKS.
3. DECK STAIR STRINGERS TO BE SOLID 2x12s.
4. DECK STAIRS SHALL HAVE A "HANDRAIL PROFILE" MEMBER AT 36" TO 38", DECK TO HAVE A GUARD RAIL PROFILE.
5. INSTALL GALVANIZED JOIST HANGERS @ EVERY JOIST ALONG THE LEDGER, TYP, FOR ALL EXTERIOR DECKS.
6. INSTALL GALVANIZED CLIPS AT EVERY JOIST ALONG THE SUPPORTING BEAM.
7. INSTALL TOP CAP PLATES AND BOTTOM BASE PLATES AT EVERY SUPPORTING POST/PIER CONNECTION.
8. 2" SPINDLES SHALL NE SPACED A MAX. OF 4 INCHES, TYP.

3 TYPICAL DECK DETAIL
SCALE: 1/4" = 1' 0"



4 RAILING POST SUPPORT DETAIL (TYP.)
SCALE: 1/4" = 1' 0"



5 EXTERIOR PRES. TRTD. STAIR DETAIL
SCALE: 1/4" = 1' 0"

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PROJECT:

PROPOSED ADDITION FOR:
66 MILE ROAD
Montebello
Rockland County New York

DRAWN BY:	Shlome Glauber
DATE:	4/18/2025

PLANS REVIEWED AND SUPERVISED BY;
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ERIC KNUTE OSBORN, R.A.
N.Y.S. NO. 021585

DESCRIPTION:

A-109

SCALE	AS NOTED

LED Wattage Calculation (for Ambient Lighting)
Assuming 20 lumens/sq. ft. for ambient lighting and 100 lumens/watt for LED lights:

		12W BULB	8W EF+L	20W EF+L	TOTAL WATT
SAUNA	(239 × 20) ÷ 100 = 47.8	0	0	2	40
MEDITATION	(612 × 20) ÷ 100 = 122.4	0	0	6	120
HOT TUB + COLD PLUNGE	(290 × 20) ÷ 100 = 58.0	0	0	3	60
STORAGE	(113 × 20) ÷ 100 = 22.6	0	0	1	20
PARTY ROOM	(240 × 20) ÷ 100 = 48.0	4	0	0	48
MASTER BEDROOM	(266 × 20) ÷ 100 = 53.2	5	0	0	60
MASTER BATH	(116 × 20) ÷ 100 = 23.2	2	0	0	24
BEDROOM 1	(280 × 20) ÷ 100 = 56.0	5	0	0	60
KITCHEN	(313 × 20) ÷ 100 = 62.6	6	0	0	72
OPEN AREA	(478 × 20) ÷ 100 = 95.6	8	0	0	96
LAUNDRY	(96 × 20) ÷ 100 = 19.2	0	3	0	24
GUEST SUITE 2	(88 × 20) ÷ 100 = 17.6	2	0	0	24
BEDROOM 3	(207 × 20) ÷ 100 = 41.4	4	0	0	48
COSTCO	(100 × 20) ÷ 100 = 20	2	0	0	24
GUEST SUITE 1	(96 × 20) ÷ 100 = 19.2	2	0	0	24
STORAGE	(51 × 20) ÷ 100 = 10.2	0	2	0	16
GAME, LIBRARY, DINING, LIVING	(1382 × 20) ÷ 100 = 276.4	24	0	0	288
FAMILY ROOM	(488 × 20) ÷ 100 = 97	8	0	0	96

LIGHT AND VENT CALCULATIONS

ROOM	SF	LIGHT REQUIRED	LIGHT PROVIDED	VENT REQUIRED	VENT PROVIDED
BASEMENT LEVEL					
SAUNA	239	19.12	*	9.56	**
MEDITATION	612	48.96	*	24.48	**
HOT TUB + COLD PLUNGE	290	23.2	*	11.6	**
STORAGE	113	9.04	*	4.52	**
PARTY ROOM	240	19.2	79.6	9.6	87.6
MASTER BEDROOM	266	21.28	53.12	10.64	58.4
MASTER BATH	116	9.28	26.56	4.64	29.2
BEDROOM 1	280	22.4	39.8	11.2	43.8
KITCHEN	313	25.04	66.7	12.52	72
LAUNDRY	96	7.68	3.75 *	3.84	4.4
SECOND FLOOR					
GUEST SUITE 2	96		27.5		30.2
BEDROOM 3	207	7.68	22.4	3.84	24.8
GUEST SUITE 1	88	16.56	13.75	8.28	15.1
GAME, LIBRARY, DINING, LIVING	1382	7.04	240.2	3.52	131.75
FAMILY ROOM	488	110.56	210	55.28	115.28
		39.04		19.52	

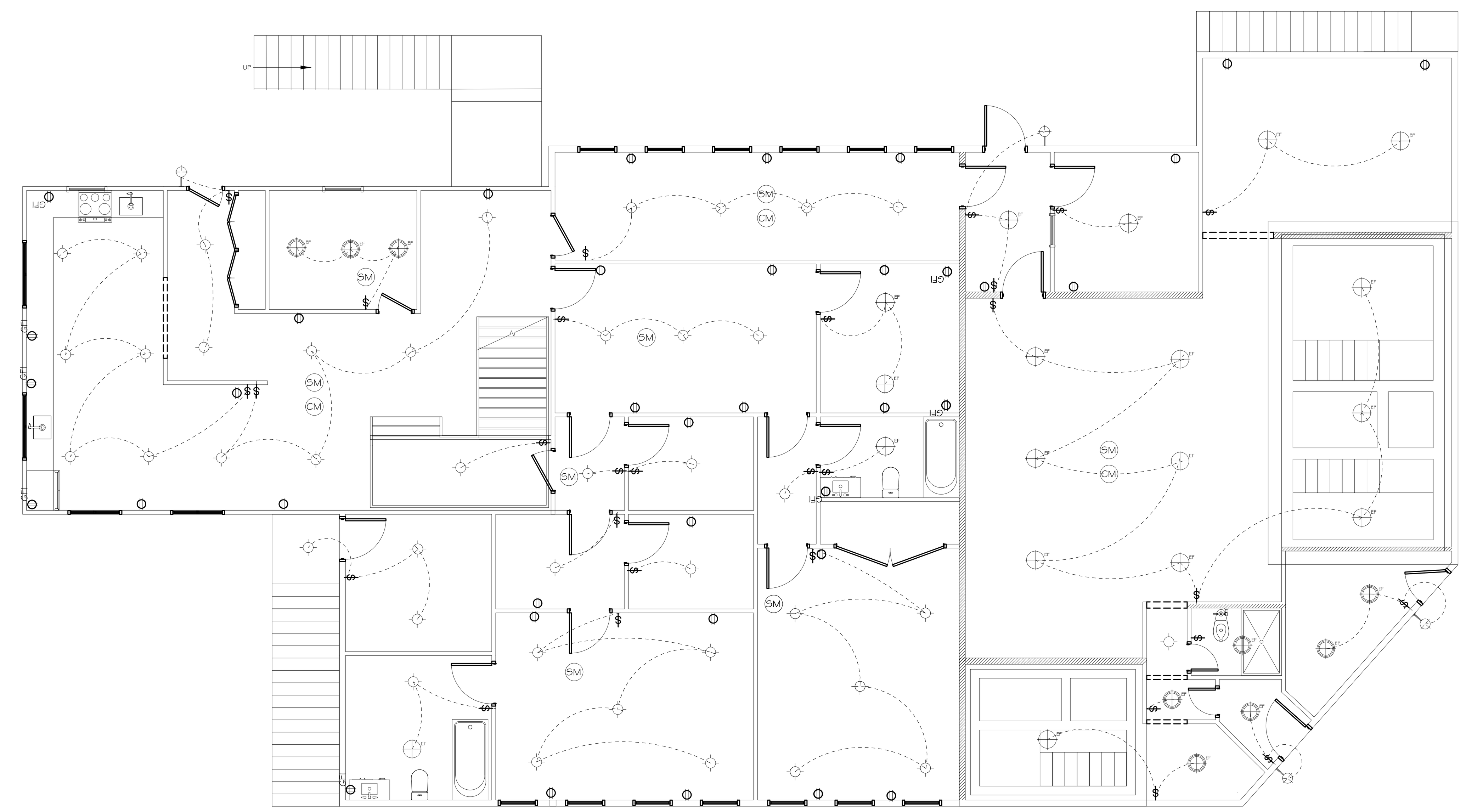
* PROVIDE ARTIFICIAL LIGHTING THAT IS CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE FLOOR LEVEL.

** PROVIDE MECHANICAL VENTILATION CAPABLE OF PRODUCING .35 AIR CHANGE PER HOUR IN ROOM / ENTIRE HOUSE VENTILATION SYSTEM CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FT. PER MINUTE PER OCCUPANT COMPUTED ON THE BASIS OF 2 OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM .

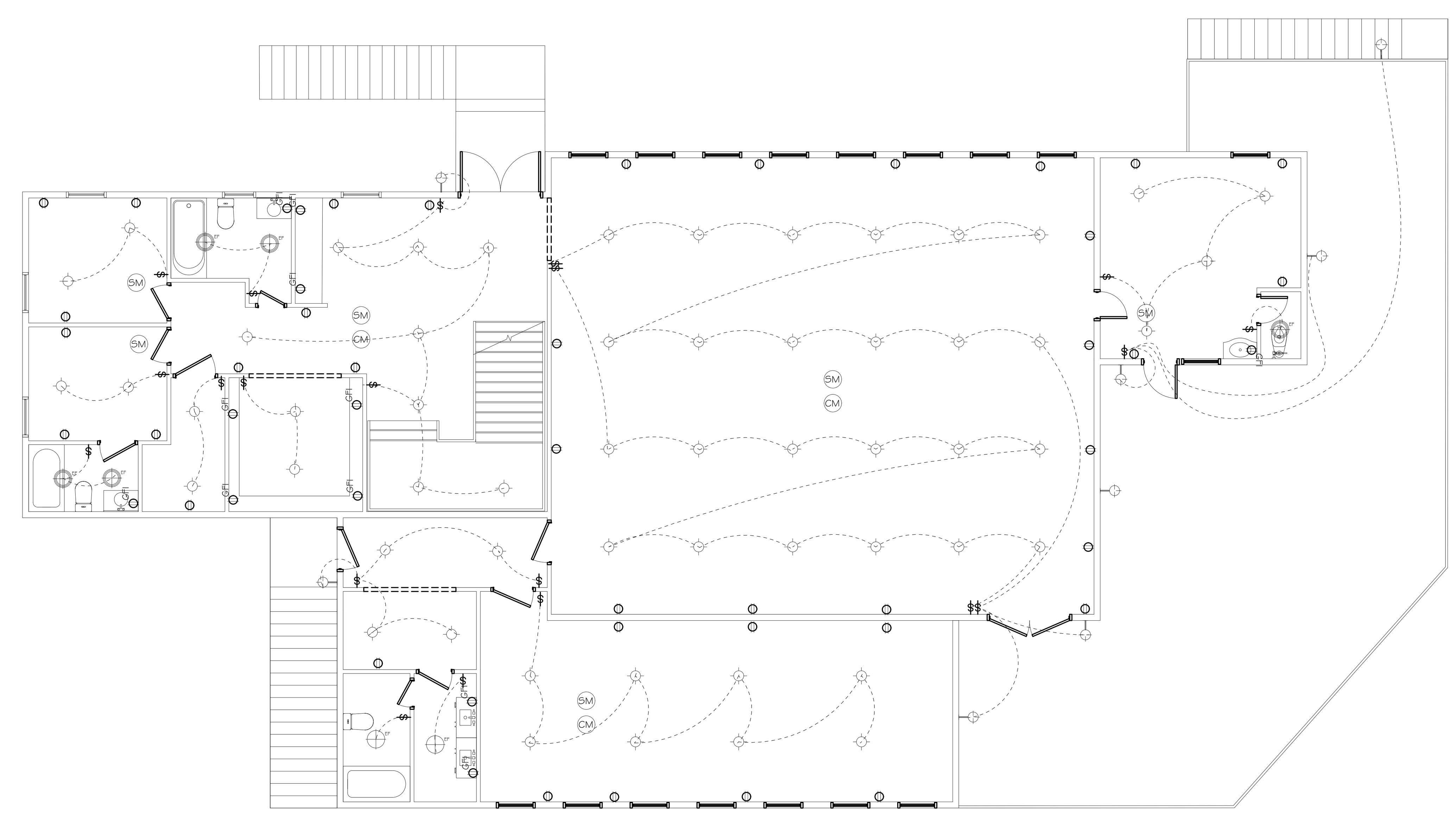
ELECTRICAL SYMBOLS LEGEND

- KEYLESS PORCELIN FIXTURE WITH A 14 WATT LED BULB OR EQUIVALENT
- KEYLESS PORCELIEN WALL LAMP WITH A 20 WATT LED BULB OR EQUIVALENT
- EXHAUST FAN TO EXTERIOR
- COMBINATION EXHAUST FAN / LIGHT (EQUIVALENT TO 20WATT LED) - DIRECTLY VENTED TO EXTERIOR, MIN. 48" FROM WINDOW OR OPENING
- COMBINATION EXHAUST FAN / LIGHT (EQUIVALENT TO 8WATT LED) - DIRECTLY VENTED TO EXTERIOR, MIN. 48" FROM WINDOW OR OPENING
- DUPLEX RECEPTACLE OUTLET
- GFI — GROUND FAULT PROTECTION RECEPTACLE OR CIRCUIT
- $ — LIGHT SWITCH
- SM — SMOKE DETECTOR INTERCONNECTED
- CM — CARBON MONOXIDE DETECTOR INTERCONNECTED

SQUARE FOOTAGE	
EXISTING BASEMENT	961'
EXISTING SECOND FLOOR	961'
TOTAL	1,922'
PROPOSED BASEMENT	3,825'
PROPOSED FIRST FLOOR	2,456'
TOTAL ADDED	6,281'
SUB TOTAL	8,203'
DECK	1,364



1 BASEMENT LEVEL ELECTRIC PLAN
SCALE: 1/8" = 1'0"



2 UPPER LEVEL ELECTRIC PLAN
SCALE: 1/8" = 1'0"

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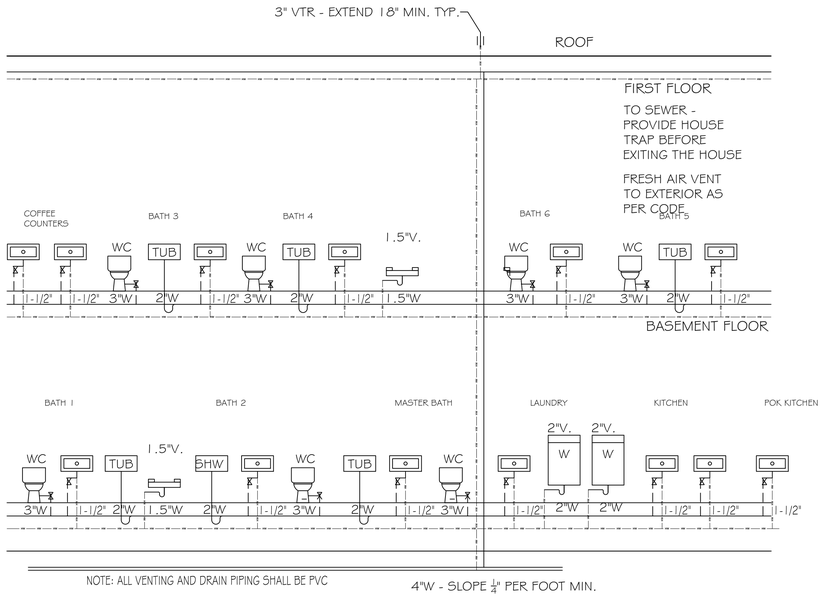
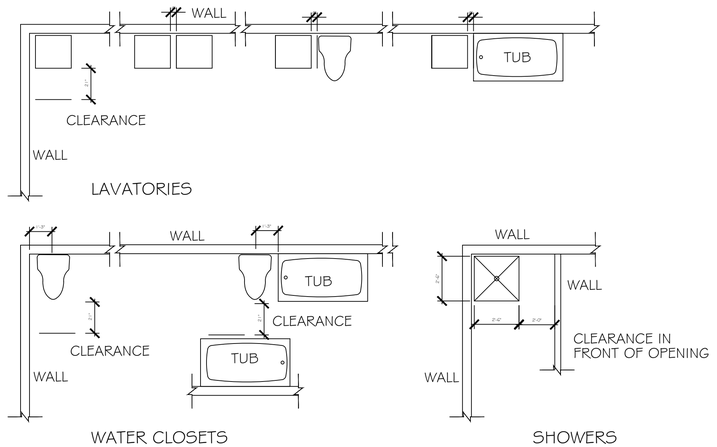
DESCRIPTION:
E-101

SCALE: AS NOTED



1 PLUMBING RISER DIAGRAM - VENT & WASTE

SCALE: 1/4" = 1' 0"



2 MINIMUM PLUMBING FIXTURE CLEARANCES

SCALE: 1/4" = 1' 0"

BUILDING TO COMPLY WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNYS).
SECTION R401.3 CERTIFICATE
A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING. WHERE LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF. WALLS, FOUNDATION (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHCC) OF FENESTRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT. WHERE A GAS-FIRED UNVENTED ROOM HEATER, ELECTRIC FURNACE OR BASEBOARD ELECTRIC HEATER IS INSTALLED IN THE RESIDENCE, THE CERTIFICATE SHALL LIST "GAS-FIRED UNVENTED ROOM HEATER," "ELECTRIC FURNACE" OR "BASEBOARD ELECTRIC HEATER," AS APPROPRIATE. AN EFFICIENCY SHALL NOT BE LISTED FOR GAS-FIRED UNVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASEBOARD HEATERS.
TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.
SECTION 402 BUILDING THERMAL ENVELOPE
ALL VALUES INDICATED ARE THE PRESCRIPTIVE METHOD FOR CLIMATE ZONE 5. IF A RESCHECK IS PROVIDED WITH SUBSTITUTED VALUES, THAN THE RESCHECK SHALL BE FOLLOWED.
ALL R-VALUES ARE ACCORDING TO TABLE R402.1.2, AND U-FACTOR VALUES ARE ACCORDING TO TABLE R402.1.4.
CEILING TO HAVE R-49 INSULATION
R-38 SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES (100% OF THE CEILING AREA)
WOOD FRAMED WALLS OF BUILDING TO HAVE R-20 CAVITY INSULATION OR R-13 CAVITY INSULATION + R-5 CONTINUES INSULATION
MASS WALLS ABOVE GROUND (IF APPLICABLE) TO HAVE R-13 INSULATION OR R-17 IF MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL
BASEMENT WALLS SHALL HAVE MINIMUM OF R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE BASEMENT WALL. OR A MINIMUM OF R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.
BASEMENT WALLS ASSOCIATED WITH CONDITIONED BASEMENTS SHALL BE INSULATED FROM THE TOP OF THE BASEMENT WALL DOWN TO 10 FEET BELOW GRADE OR TO THE BASEMENT FLOOR. WHICHEVER IS LESS. WALLS ASSOCIATED WITH UNCONDITIONED BASEMENTS SHALL MEET THIS REQUIREMENT UNLESS THE FLOOR OVERHEAD IS INSULATED
FLOORS TO HAVE R-30 INSULATION OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-19 MINIMUM.
FENESTRATION OF BUILDING TO HAVE A U-FACTOR OF 0.30 (EXCLUDING SKYLIGHTS).
SLAB ON GRADE (IF APPLICABLE) TO HAVE R-10 INSULATION FOR A DEPTH OF 2 FEET.
SLAB-ON-GRADE FLOORS WITH A FLOOR SURFACE LESS THAN 12 INCHES (305 MM) BELOW GRADE SHALL BE INSULATED WITH R-10 INSULATION. THE INSULATION SHALL EXTEND DOWNWARD FROM THE TOP OF THE SLAB ON THE OUTSIDE OR INSIDE OF THE FOUNDATION WALL. INSULATION LOCATED BELOW GRADE SHALL BE EXTENDED 2'-0" BY ANY COMBINATION OF VERTICAL INSULATION,
CRAWL SPACE SHALL HAVE MINIMUM R-15 OF CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE WALL OR MINIMUM OF R-19 OF CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.
SKYLIGHTS TO HAVE A U FACTOR OF 0.55.
MAXIMUM FENESTRATION U-FACTOR AND SHGC
THE AREA-WEIGHTED AVERAGE MAXIMUM FENESTRATION U-FACTOR PERMITTED USING TRADEOFFS FROM SECTION R402.1.5 OR R405 SHALL BE 0.48, FOR VERTICAL FENESTRATION, AND 0.75 FOR SKYLIGHTS.
FIRE SEPARATION WALLS BETWEEN WELLING UNITS IN TWO-FAMILY DWELLINGS AND MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES) SHALL BE INSULATED TO NO LESS THAN R-10 AND THE WALLS SHALL BE AIR SEALED IN ACCORDANCE WITH SECTION 402.4
THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.
THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH TABLE R402.4.1.1 OF THE 2020 ECCCNYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE CRITERIA INDICATED IN TABLE R402.4.1.1, AS APPLICABLE TO THE METHOD OF CONSTRUCTION.
WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CM PER SQUARE FOOT (1.5 L/S/M2), AND SWINGING DOORS NO MORE THAN 0.5 CM PER SQUARE FOOT (2.6 L/S/M2), WHEN TESTED ACCORDING TO NFRC 400 OR AAMA/WDMA/CSA 101/I.S.2/A440 BY AN ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER
VAPOR BARRIER TO BE ON HEATED OR LIVING SIDE IN FLOORS, WALLS AND CEILING (WHERE APPLICABLE)
FIBERGLASS SILL PLATE INSULATION TO BE USED UNDER ALL SILL PLATES, WHETHER ON CRAWL SPACE WALLS OR SLABS.
TESTING BUILDING ENVELOPE SHALL BE TESTED ACCORDING TO SECTION R402.4.1.2
THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR IN CLIMATE ZONES 3 THROUGH 8. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. (50 PASCALS). TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL
SECTION R403 SYSTEMS
BUILDING MECHANICAL SYSTEMS SHALL COMPLY WITH SECTION R403 OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNYS)
EACH UNIT TO HAVE AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING CONTROLLING THE PRIMARY HEATING OR COOLING SYSTEM OF THE DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55°F (13°C) OR UP TO 85°F (29°C). THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED BY THE MANUFACTURER WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70°F (21°C) AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78°F (26°C).
HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.
ALL SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8 WHERE 3 INCHES IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 3 INCHES IN DIAMETER.
SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 3 INCHES IN DIAMETER OR GREATER AND R-4.2 WHERE LESS THAN 3 INCHES IN DIAMETER.
EXCEPTION: DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.
SEALING: DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE.
EXCEPTIONS:
AIR-IMPERMEABLE SPRAY FOAM PRODUCTS SHALL BE PERMITTED TO BE APPLIED WITHOUT ADDITIONAL JOINT SEALS.
2. DUCTS HAVING A STATIC PRESSURE CLASSIFICATION OF LESS THAN 2 INCHES OF WATER COLUMN (500 PA), ADDITIONAL CLOSURE SYSTEMS SHALL NOT BE REQUIRED FOR CONTINUOUSLY WELDED JOINTS AND SEAMS, AND LOCKING-TYPE JOINTS AND SEAMS OF OTHER THAN THE SNAP-LOCK AND BUTTON-LOCK TYPES.
ALL DUCTS TO BE TESTED FOR LEAKAGE ACCORDING TO SECTION R403.3.3 OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNYS)
BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS
ALL DUCTS TO COMPLY WITH SECTION R403.3 OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCNYS)
ALL MECHANICAL SYSTEM PIPING INSULATION TO COMPLY WITH SECTION R403.4 OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNYS)
SERVICE HOT WATER SYSTEMS TO COMPLY WITH SECTION R403.5 OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNYS)
HEATED WATER CIRCULATION SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R403.5.1.1. HEAT TRACE TEMPERATURE MAINTENANCE SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R403.5.1.2. AUTOMATIC CONTROLS, TEMPERATURE SENSORS AND PUMPS SHALL BE ACCESSIBLE.
MANUAL CONTROLS SHALL BE READILY ACCESSIBLE.
R403.5.1.1 CIRCULATION SYSTEMS.
HEATED WATER CIRCULATION SYSTEMS SHALL BE PROVIDED WITH A CIRCULATION PUMP. THE SYSTEM RETURN PIPE SHALL BE A DEDICATED RETURN PIPE OR A COLD WATER SUPPLY PIPE. GRAVITY AND THERMOSYPHON CIRCULATION SYSTEMS SHALL BE PROHIBITED. CONTROLS FOR CIRCULATING HOT WATER SYSTEM PUMPS SHALL START THE PUMP BASED ON THE IDENTIFICATION OF A DEMAND FOR HOT WATER WITHIN THE OCCUPANCY. THE CONTROLS SHALL AUTOMATICALLY TURN OF THE PUMP WHEN THE WATER IN THE CIRCULATION LOOP IS AT THE DESIRED TEMPERATURE AND WHEN THERE IS NO DEMAND FOR HOT WATER.
R403.5.1.2 HEAT TRACE SYSTEMS.
ELECTRIC HEAT TRACE SYSTEMS SHALL COMPLY WITH IEEE 515.1 OR UL 515. CONTROLS FOR SUCH SYSTEMS SHALL AUTOMATICALLY ADJUST THE ENERGY INPUT TO THE HEAT TRACING TO MAINTAIN THE DESIRED WATER TEMPERATURE IN THE PIPING IN ACCORDANCE WITH THE TIMES WHEN HEATED WATER IS USED IN THE OCCUPANCY
MECHANICAL VENTILATION TO COMPLY WITH SECTION R403.6 OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNYS)
R403.7 EQUIPMENT SIZING AND EFFICIENCY RATING.
HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES. NEW OR REPLACEMENT HEATING AND COOLING EQUIPMENT SHALL HAVE AN EFFICIENCY RATING EQUAL TO OR GREATER THAN THE MINIMUM REQUIRED BY FEDERAL LAW FOR THE GEOGRAPHIC LOCATION WHERE THE EQUIPMENT IS INSTALLED.
R403.8 SYSTEMS SERVING MULTIPLE DWELLING UNITS.
SYSTEMS SERVING MULTIPLE DWELLING UNITS SHALL COMPLY WITH SECTIONS C403 AND C404 OF THE ECCCNYS - COMMERCIAL PROVISIONS IN LIEU OF SECTION R403.
R403.9 SNOW MELT AND ICE SYSTEM CONTROLS.
SNOW- AND ICE-MELTING SYSTEMS, SUPPLIED THROUGH ENERGY SERVICE TO THE BUILDING, SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE PAVEMENT TEMPERATURE IS ABOVE 50F (10°C), AND NO PRECIPITATION IS FALLING AND AN AUTOMATIC OR MANUAL CONTROL THAT WILL ALLOW SHUTOFF WHEN THE OUTDOOR TEMPERATURE IS ABOVE 40°F (4.8°C).
SECTION R404 ELECTRICAL POWER AND LIGHTING SYSTEMS
A MINIMUM OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
FUEL GAS SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS.
IN ALL BUILDINGS HAVING INDIVIDUAL DWELLING UNITS, PROVISIONS SHALL BE MADE TO DETERMINE THE ELECTRICAL ENERGY CONSUMED BY EACH UNIT BY SEPARATELY METERING OR MONITORING INDIVIDUAL DWELLING UNITS.

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PROJECT:

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DRAWN BY:	Shlome Glauber
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REGISTERED ARCHITECT
ERIC KNUTE OSBORN
021585
STATE OF NEW YORK

ERIC KNUTE OSBORN, R.A.
N.Y.S. NO. 021585

DESCRIPTION:

PL-01

SCALE	AS NOTED

GENERAL NOTES

ALL WORK SHALL BE IN ACCORDANCE WITH ALL PREVAILING CODES, LAWS AND ORDINANCES OF THE 2020 BUILDING & ENERGY CONSERVATION CODES OF NYS. AND THE LOCAL ZONING LAWS OF WHICH THE PROJECT IS LOCATED.
THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY PRIOR, DURING AND AFTER CONSTRUCTION ALL NECESSARY LICENSES AND INSURANCES PER THE N.Y.S., LOCAL AND ALL GOVERNING REGULATIONS.
THE OWNER SHOULD READ AND REVIEW HIS/HER ENTIRE SET OF CONTRACT DOCUMENTS (PLANS & SPECIFICATIONS) PRIOR TO GIVING IT TO THE CONTRACTOR. OWNER SHALL CONFIRM THAT ALL INFORMATION IS CORRECT. SHOULD THE OWNER FIND ANYTHING THAT WASN'T WHAT THEY INTENDED TO BE DONE, THEN THEY SHALL HAVE THE ARCHITECT AMEND IT AS REQUIRED.
THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION, AND OR PROJECT SITE. THE GENERAL PUBLIC, PROSPECTIVE BUYERS AND ALL OTHER NON-CONSTRUCTION RELATED PERSONS ARE NOT TO ENTER THE CONSTRUCTION WORK AREA UNTIL A VALID CERTIFICATE OF OCCUPANCY IS ISSUED BY THE LOCAL BUILDING DEPARTMENT.
THE PROJECT SITE SHALL BE PROPERLY POSTED AND TAPED AND OR FENCED OFF TO ENSURE PUBLIC SAFETY AND SAFEGUARD THE PUBLIC AT ALL TIMES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS (PLANS & SPECIFICATIONS) PRIOR TO ANY ERECTION/CONSTRUCTION.
ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALWAYS USE DIMENSIONS AS SHOWN AND THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.
DRAWINGS ARE NOT TO BE SCALED.
ALL CHANGES MADE BY THE CONTRACTOR SHALL FIRST BE APPROVED BY THE ARCHITECT AND OWNER PRIOR OF STARTING WITH THE WORK INVOLVED. ANY UNAUTHORIZED CHANGES MADE BY THE CONTRACTOR AND ULTIMATELY NOT BEING APPROVED BY THE OWNER AND ARCHITECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND TO BE CORRECTED AT HIS OWN EXPENSE.
THE ARCHITECT HAS NOT BEEN RETAINED FOR ANY MECHANICAL DESIGN SYSTEMS, DUCTS, CHASE OPENINGS, SIZE OF FURNACE AND FRESH AIR REQUIREMENTS ETC. THESE ARE NOT SHOWN AND SHALL BE DETERMINED BY A MECHANICAL ENGINEER PRIOR OF COMMENCING THE WORK.
THE ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION, AND CONSTRUCTION INSPECTIONS AND/OR THE REVIEW OF SHOP DRAWINGS. THE ARCHITECT HAS ONLY BEEN RETAINED FOR DESIGN PURPOSES. THEREFORE, THE ARCHITECT ASSUMES NO LIABILITY FOR WORKMANSHIP, CODE AND OR PLAN COMPLIANCE.
THE ARCHITECTS RESPONSIBILITY IS STRICTLY LIMITED TO THESE PLANS AND RELATED SPECIFICATIONS ONLY.
THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THESE DOCUMENTS.
THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURES AND OR ANY UNFORESEEN PROBLEMS PRIOR TO NEW CONSTRUCTION.
THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY DEMOLITION, SITE WORK, NEW CONSTRUCTION, OPERATION AND METHODS.
ALL AREAS THAT ARE AFFECTED BY ALL ADDITIONS SHALL BE REPAIRED AND OR PATCHED TO A LIKE NEW CONDITION, UNLESS NOTED OTHERWISE.
THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE LOCAL AND STATE AS REQUIRED AND TO DELIVER TO THE OWNER A C.O. UPON COMPLETION OF THE PROJECT.
THE CONTRACTOR SHALL PROVIDE A CONTAINER FOR THE REMOVAL OF DEBRIS DURING CONSTRUCTION.
THE CONTRACTOR AND ALL SUBCONTRACTORS WORKING WITH THIS PROJECT SHALL KEEP THE SITE CLEAN AND HAZARD FREE AT ALL TIMES AND TO OBIDE ALL "OSHA" AND ALL OTHER SAFETY REGULATIONS.
THE CONTRACTOR SHALL LEAVE PREMISES BROOM CLEAN DAILY.
THE CONTRACTOR SHALL GUARANTEE ALL WORK SPECIFIED AND/OR DESCRIBED BY THESE DRAWINGS AND IS TO FOLLOW ALL NATIONALLY ACCEPTED TRADE PRACTICES.

SITE NOTES

THESE PLANS ARE BASED ACCORDANCE TO THE SURVEY INFORMATION PROVIDED TO THE ARCHITECT BY THE OWNER. THEY SHOULD BE REVIEWED BY A LICENSED LAND SURVEYOR AND OR ENGINEER TO VERIFY ALL BUILDING LINES, AND SET BACKS PRIOR TO CONSTRUCTION.
THE ELEVATION SHOWN ON THE PLAN MAY NOT BE ACCURATE IN EVERY DETAIL, THE OWNER SHALL REVIEW THE PLANS WITH THE CONTRACTOR TO INSURE ACCURACY OF DETAILS AND METHODS PROVIDED BY THE CONTRACTOR.
THE CONTRACTOR SHALL BE RESPONSIBLE OF NOTIFYING ALL UTILITY COMPANIES, AND VERIFYING THE LOCATION OF THE SAME UTILITY COMPANIES LINES, SERVICES AND ALL OTHER POSSIBLE EQUIPMENTS OF UTILITY COMPANIES. THE CONTRACTOR SHALL LOCATE AND IDENTIFY THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES, AND PROVIDE UNDERGROUND CONNECTIONS TO THEM.
THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY GROUND WATER, EXCESSIVE ORGANIC MATERIAL OR ANY OTHER UNSUITABLE CONDITIONS DISCOVERED DURING SITE PREPARATION AND OR EXCAVATION.
THE CONTRACTOR SHALL PROVIDE ONE PROPERLY MAINTAINED, PORTABLE TOILET FOR THE ENTIRE DURATION OF THE CONSTRUCTION.
THE CONTRACTOR SHALL PROVIDE FROM A REGISTERED LAND SURVEYOR A WRITTEN CERTIFICATE THAT THE LOWEST PORTION OF THE FIRST FLOOR MEET OR EXCEED THE REQUIRED FLOOD ELEVATION.
ALL DRIVEWAYS AND WALKWAYS FORM WORK SHALL BE APPROVED BY DEVELOPMENT REVIEW REPRESENTATIVE BEFORE ANY WORK CONTINUES. THE CONTRACTOR SHALL REMOVE AND DISPOSE ALL RUBISH, VEGETATION, STUMPS, ROOTS, AND TREES AS SHOWN ON THE PLANS.
ALL AREAS TO BE COVERED WITH FILL AND GRADED DOWN.
THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES SHOWN TO REMAIN AS REQUIRED.
EXTREME CAUTION SHALL BE TAKEN DURING DEMOLITION OF EXISTING BUILDINGS.
THE CONTRACTOR SHALL OBSERVE ANY VARIATIONS AND OR ANY UNFORESEEN DISCREPANCIES WITH THE PLANS, AND SHOULD REPORT IMMEDIATELY TO THE ARCHITECT.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING, BRACING AND ALL TEMPORARY SUPPORTS PRIOR OF REMOVING THE EXISTING WALLS, CEILINGS, FLOORS AND ROOFS AS PER ALL LOCAL AND OSHA REGULATIONS.
THE CONTRACTOR SHALL PROVIDE WEATHERPROOFING AT THE END OF EACH WORK DAY AS REQUIRED TO PREVENT WEATHER DAMAGE. THE ARCHITECT IS NOT RESPONSIBLE FOR FROZEN PIPES AND/OR MOLD CONDITIONS CREATED BY THE CONTRACTORS NEGLIGENCE.
BACKFILL SHALL NOT BE PLACED UNTIL THE MAIN FLOOR SYSTEM AND BASEMENT CONCRETE INTERIOR FLOOR SLABS ARE INSTALLED. FOOTING DRAINS SHALL BE PROVIDED AS SHOWN, AND APPROPRIATE. THEY SHOULD BE LAID IN GRAVEL BED AND PROTECTED AT THE TOP WITH FILTER FABRIC AND 6" OF 11/2" GRAVEL AROUND & PROVIDE POSITIVE OUTFALL TO A STORM DRAIN OR A DRY-WELL.
THE FINISHED GRADE AND DRIVEWAY SHOULD BE PITCHED AWAY FROM THE BUILDING SUCH THAT ALL THE SURFACE WATER FLOWS AWAY FROM BUILDING.
THE FINISHED GRADE HEIGHT SHALL BE A MINIMUM OF 8" BELOW THE ADJACENT FRAMING, OR AS INDICATED ON PLANS.
THE TOP OF ANY FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2 PERCENT.
INSTALLATION OF GAS AND ELECTRIC METERS SHOULD BE IN STRICT ACCORDANCE WITH THE LOCAL UTILITY COMPANY SPECIFICATIONS.

FOUNDATION NOTES

IT'S THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND COORDINATE DIMENSIONS BETWEEN FOUNDATION AND FLOOR PLANS PRIOR TO CONSTRUCTION. ALL EXCAVATIONS SHOULD BE SUBSTANTIALLY FREE OF WATER DURING FOUNDATION CONSTRUCTION WORK.
THIS PROJECT HAS BEEN DESIGNED BY ASSUMING THAT ALL THE SOIL BEARING IS 2 KIPS/SQ. FT. (2000#).
ALL STRUCTURAL CONCRETE SHALL BE A STONE CONCRETE WITH A 1:3:5 MIX AND HAVE A MINIMUM STRENGTH OF 3,500 PSI AT THE END OF 28 DAYS.
ALL FOOTINGS TO REST ON UNDISTURBED SOIL CAPABLE OF SUPPORTING 2 TONS PER SQ. FT.
REFERENCE THE PLANS FOR SIZE AND QUANTITY OF REINFORCING BARS.
ALL FOOTINGS SHALL BE BELOW THE FINISHED GRADE MINIMUM OF 3'-6" IN ROCKLAND COUNTY, 3'-6" IN ORANGE COUNTY OR OTHERWISE SHOWN ON THE PLAN.

PROVIDE EXPANSION JOINTS AT PERIMETERS OF ALL CONCRETE SLABS.
ALL INTERIOR FOOTINGS SHALL STEP DOWN TO PERIMETER WALL FOOTING DEPTH AT ALL FOOTING INTERSECTIONS.
ALL SUB GRADE FILL MATERIAL SHALL BE COMPACTED TO A DENSITY OF 96. ALL CONCRETE SLABS SHALL BE A MINIMUM OF 4 ? THICK - REINFORCED WITH 6x6/10x10 WELDED WIRE MESH ON 6 MIL VAPOR BARRIER ON 4" OF 3/4" GRAVEL, UNLESS SHOWN OTHERWISE AND TO RECEIVE A SMOOTH FINISH.
ALL CONCRETE PAVING SHALL RECEIVE A FINE BROOM FINISH UNLESS SHOWN OTHERWISE.
ALL CONCRETE SLABS TO RECEIVE CONTROL JOINTS (1/2" SAW CUTS) AT A MAXIMUM OF 25'x25' TO CONTROL CRACKING WITH SHRINKAGE.
SLOPE ALL CONCRETE SLABS TO DRAIN TO EXTERIOR. SLOPES IN GARAGES SHALL BE A MINIMUM OF 1/8"=1'-0" UNLESS SHOWN OTHERWISE.
MASONRY AND CONCRETE CONTRACTOR SHALL INSTALL ALL ANCHOR BOLTS, PLATES, CHASES, SLOTS, SLEEVES, ETC. AS REQUIRED BY TRADES.
CAULK WEATHER-TIGHT ALL OPENINGS.
EXTERIOR OF THE CONCRETE WALLS TO BE COATED WITH RUB-R-WALL COATING OR EQUAL.
INTERIOR COLUMNS TO BE 4" DIAM. STANDARD STEEL - PROVIDE BASE & TOP PLATES.
INTERIOR COLUMNS OVER 9'-0" IN HEIGHT TO BE 5" DIAM. STANDARD STEEL COLUMNS. EXTREME CAUTION TO BE USED IN DELIVERY OF THE STEEL COLUMNS. MUST NOT BE DROPPED AT ANY TIME.

DOWELS MUST BE TIED INTO FOOTING RE-BARS PRIOR TO POURING FOOTINGS

CONCRETE AIR-ENTRRAINED TO NOT LESS THAN 5% OR NO MORE THAN 7% WHERE REQUIRED.

FOUNDATION ANCHOR BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF WIDTH OF SILL >. AND SUPPLIED WITH NUT & WASHER TIGHTENED TO EACH BOLT

FRAMING NOTES

ALL STANDARD FRAMING LUMBER TO BE HEMLOCK FIR #2 OR BETTER UNLESS OTHERWISE NOTED.
ALL ENGINEERED BEAMS INDICATED ON THE PLANS ARE DESIGNED USING THIS SPECIFIC MANUFACTURER AND SHALL BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS ONLY.
WHEN USING MULTIPLE MEMBER ENGINEERED BEAMS, THE FRAMER SHALL REFERENCE WITH THE SPECIFIC MANUFACTURERS NAILING GUIDE.
PROVIDE METAL FLASHING AT ALL EXTERIOR DOORS, WINDOWS AND OPENINGS UNLESS SHOWN OTHERWISE.
INSTALL 36" WIDE ICE & WATER SHIELD ? AT ALL ROOF EDGES, IN VALLEYS, UP AGAINST WALL JUNCTIONS, OVER HIPS AND WRAP OVER ALL FACIAS. THE SHIELD SHALL COVER MINIMUM 24" TOP OF EXTERIOR SIDE OF EXTERIOR WALLS. PROVIDE OPTIONAL SNOW-GAURDS IF REQUIRED WITH THE STANDARD SPACING ALONG THE BOTTOM EDGE OF THE ROOF.
FRAMING NOTES DIMENSIONS ARE TO THE NEAREST INCH, ACTUAL ROOM SIZES MAY VARY DUE TO GYPSUM BOARD.
ALL WOOD FRAMING IN DIRECT CONTACT WITH SOIL, CONCRETE, MASONRY OR WEATHER SHALL BE PRESSURE TREATED (AWPA STANDARD C2, C3).
ALL FRAMING BELOW THE REQUIRED FLOOD ELEVATION AS SET FORTH BY FEMA AND LOCAL BUILDING OFFICIALS SHALL BE PRESSURE TREATED.
SECURE ALL TEMPORARY RAILINGS WITH GUARDS TO BE INSTALLED AROUND ALL FLOOR OPENINGS AND OPEN DOOR OPENINGS. PROVIDE TEMPORARY RAMPS AND/OR STAIRS TO BE INSTALLED AT ALL LEVELS.
ALL LUMBER TO BE SOUND, DRY AND FREE FROM ROT, KNOTS, AND SPLITS.
ALL FRAMING SHALL BE FRAMED AT 16 " O.C. UNLESS SHOWN OTHERWISE.
FOR ALL CONVENTIONAL FLOOR FRAMING PROVIDE A MINIMUM OF ONE ROW OF 5/4 CROSS BRIDGING FOR ALL JOISTS WITH SPANS OVER 12'-0 ? OR SHOWN OTHERWISE ON THE PLANS.
PROVIDE A MINIMUM OF DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, MAJOR APPLIANCES, BATH FIXTURES, AND AT ALL CANTILEVERS, UNLESS SHOWN OTHERWISE.
PROVIDE A MINIMUM OF DOUBLE ALL JOISTS AT OPENINGS IN FLOORS, CEILINGS AND ROOFS. PROVIDE A MINIMUM OF DOUBLE WALL STUDS AROUND ALL WALL OPENINGS, JACK STUDS UNDER ALL HEADERS, TRIPLE STUDS AT ALL CORNERS.
PROVIDE POSTS AT ALL RIDGE, HIP AND VALLEY INTERSECTIONS DOWN TO A MINIMUM OF TRIPLE 2 ?x8? CEILING JOISTS.
ALL FRAMING SHALL BE FRAMED CROWN UP UNLESS AT CANTILEVERS OR SHOWN OTHERWISE.
SOLID BLOCKING SHALL BE PROVIDED UNDER ALL POSTS THAT DON'T REST DIRECTLY ON JOISTS.
ALL INTERIOR WOOD POSTS SHALL BE SOLID STUDS, AND TO BE A MINIMUM OF THE WIDTH OF THE BEAM SUPPORTING IT AND PROVIDE MINIMUM ONE KING STUD AT EITHER SIDE.
BRACE ALL WALLS DURING CONSTRUCTION.
ALL WALL FRAMING OF 9'-0" AND GREATER SHALL HAVE CATS (SOLID BLOCKING) AT MIDHEIGHT
ALL DOORS, WINDOWS AND OPENINGS SHALL HAVE A MINIMUM HEADER TO BE AS FOLLOWS UNLESS SHOWN OTHERWISE ON PLANS. UP TO 5'-0" USE (2)2"x10", UP TO 8'-0" USE (3)2"x10" OR (2)2"x12" OPENINGS GREATER THAN 8'-0" SEE PLANS FOR SIZES.
PROVIDE FASTENER NAILS AS FOLLOWS; 10d AT ALL GENERAL FRAMING AND 8d AT ALL PLYWOOD, 4" SPACING MAX. - TABLES R602.3(1) THROUGH R602.3(4).

FIRE BLOCKING SHALL BE PROVIDED AS FOLLOWS

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING & FLOOR LEVELS. CONCEALED HORIZ. FURRED SPACES SHALL ALSO BE FIRE BLOCKED AT INTERVAL NOT EXCEEDING 10 FEET. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER SHALL BE ALLOWED AS FIRE BLOCKING IN WALLS CONSTRUCTED USING ROWS OF STUDS OR STAGGERED STUDS.
2. AT ALL INTERCONNECTIONS BET. CONCEALED VERT. & HORIZ. SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BET. STAIR STRINGERS AT TOP & BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY w/SECTION R311.2.2.
4. AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL, w/ AN APRVD MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
5. FOR THE FIRE BLOCKING OF CHIMNEYS & FIREPLACES, SEE SECTION R1001.16.
6. FIRE BLOCKING OF CORNICES OF A 2 FAMILY DWELLING IS REQ'D AT THE LINE OF DWELLING UNIT SEPARATION.

ROOFING & SIDING

ROOFING, SIDING, TRIM, AND OTHER MATERIALS SHALL BE INSTALLED IN STRICT ACCORD WITH THEIR RESPECTIVE MANUFACTURERS SPECIFICATIONS AND INDUSTRY STANDARDS.
PROVIDE ALUMINUM GUTTERS & ROOF DRAIN LEADERS (RDLs) AS REQUIRED RDLs AT OUTLET TO BE CONNECTED TO SITE STORM DRAINAGE SYSTEM.
PROVIDE APPROVED SNOW GUARDS AT ROOF EDGES WITH PITCH EXCEEDING 7:12 OVER ALL DOORWAYS, DECKS & WALKWAYS WITHIN 36" OF DWELLING
ROOFING, SIDING, TRIM, AND OTHER MATERIALS COLORS TO BE DETERMINED FROM BUILDERS SELECTION PRIOR TO ORDERING. ARCHITECT IS NOT RESPONSIBLE FOR COLOR AND/OR MATERIAL SELECTIONS,

DOOR & WINDOW NOTES

ALL WINDOWS AND EXTERIOR DOORS SHALL COMPLY WITH THE ENERGY CONSERVATION CODE OF N.Y.S. AND FOR THE COUNTY THIS PROJECT IS LOCATED.
ALL DOORS SHALL CONFORM TO THE STATE CODE SIZE REQUIREMENTS.
WINDOW SCHEDULE IS FOR DESIGN INTENT ONLY. THE CONTRACTOR SHALL VERIFY WITH OWNER ALL WINDOWS, DOOR, AND ADDITIONAL OPTIONS SUCH AS, COLOR, HARDWARE PRIOR TO ORDERING.
ALL WINDOWS AND DOORS SHALL BE INSTALLED WITH STRICT ACCORDANCE TO THEIR PARTICULAR MANUFACTURERS SPECIFICATIONS AND TO VERIFY WINDOW ROUGH OPENINGS WITH THE MANUFACTURER.
ALL HEADER HEIGHTS TO BE 6'-9" ABOVE THE FINISHED FLOOR, UNLESS NOTED OTHERWISE.
ALL WINDOWS IN HABITABLE SPACES SHALL COMPLY WITH THE RESIDENTIAL CODE OF THE N.Y.S. EGRESS REQUIREMENTS. THESE WINDOWS SHALL HAVE A SILL HEIGHT OF NOT GREATER THAN 44 ? ABOVE FINISHED FLOOR. THESE WINDOWS SHALL HAVE A MIN. OF 5.7 SQ. FT. CLEAR OPENING AND 10.3 SQ. FT. OF GLASS AREA FOR NATURAL LIGHT.
AT ALL EGRESS BASEMENT WINDOWS THAT ARE BELOW THE FINISHED GRADE SHALL BE PROVIDED WITH AN APPROVED WINDOW WELL AND DRAINAGE AS PER THE N.Y.S. AND LOCAL CODES.
ALL GLAZING LESS THAN 18 " ABOVE FINISHED FLOOR/SURFACE. AND ALL GLASS TUB AND/OR SHOWER ENCLOSURES SHALL BE TEMPERED GLASS.
ALL FIXED GLASS SHALL BE IN FRAMES TO MATCH THE MANUFACTURER OF OPERABLE WINDOWS.
ALL WINDOWS SHALL BE MANUFACTURED BY ANDERSEN OR EQUAL UNLESS SHOWN OTHERWISE.
ALL SKYLIGHTS, METAL FLUES, VENTS, STACKS OR ANY OTHER ROOF ACCESSORIES THAT REQUIRE FLASHING SHALL BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS.
PROVIDE ADDITIONAL ALUMINUM BLIND FLASHING WHERE REQUIRED TO INSURE WATER TIGHT CONDITIONS. IF
INSTALL FLASHING AT ALL ENTRANCE SLABS ADJACENT TO WALL CONSTRUCTION.
PROVIDE ADEQUATE AIR SPACE BEHIND BRICK, STONE AND OTHER SIDINGS AS REQUIRED.
ALL BEADS, STOPS AND TRIM SHALL BE MANUFACTURED FROM RUST RESISTANT
ALL EXTERIOR SWING DOORS SHALL BE MANUFACTURED BY THERMA-TRU OR EQUAL UNLESS SHOWN OTHERWISE.
ALL WINDOW & DOOR JAMBS TO BE FOAM SEALED & WEATHER STRIPPED ON EXTERIOR AS PER THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE

DRYWALL NOTES

ALL GYPSUM BOARD DRYWALL CUT JOINTS SHALL BE ADJACENT TO CORNERS.
NO BUTT JOINTS IN WALL SHALL BE PERMITTED.
ALL CORNERS AND JOINTS SHALL RECEIVE TWO COATS OF JOINT COMPOUND FEATHERED SMOOTH AND ALL DIMPLES CREATED BY FASTENERS SHALL RECEIVE THREE COATS OF JOINT COMPOUND FEATHERED SMOOTH.
ALL GYPSUM BOARD SHALL BE IN ACCORDANCE WITH THE GYPSUM CONSTRUCTION HANDBOOK, PUBLISHED BY THE UNITED STATES GYPSUM COMPANY.
ALL MATERIALS SHALL BE FURNISHED BY THE UNITED STATES GYPSUM COMPANY, NATIONAL GYPSUM COMPANY, CELOTEX CORP., OR OTHER APPROVED MANUFACTURER.
USE WATERPROOF GYPSUM BOARD AT ALL TUBS, SHOWER SURROUNDS AND OTHER WET LOCATIONS. (DUR-O-ROCK OR EQUAL)

STAIR & RAILING NOTES

ALL STAIRS AND RAILINGS SHALL COMPLY WITH THE 2020 NYS RESIDENTIAL CODE
ALL STAIRWAYS SHALL NOT BE LESS THAN 36 " IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.
HANDRAILS SHALL NOT PROJECT INTO THE STAIRWAY MORE THAN 4 COMBINED CLEAR WIDTH OF 27 ? IF THERE IS TWO HANDRAILS AND 31 THERE IS ONLY ONE HANDRAIL WITH A MINIMUM WALL CLEARANCE OF 1
THE MINIMUM HEADROOM IN ALL PARTS OF STAIRWAYS SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.
ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND SOFFITS PROTECTED ON THE ENCLOSED SIDE w/ \" GYP. BD.
THE MAXIMUM RISER HEIGHT IS 8 ¼" THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
THE MINIMUM TREAD DEPTH IS 9 ?. THE GREATEST TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
WINDER TREADS ARE PERMITTED PROVIDED THAT THE WIDTH OF THE TREAD AT A POINT IS NOT MORE THAN 12" AND FROM THE NARROW SIDE IS NOT LESS THAN 10". WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6" AT ANY POINT.
THE GREATEST WINDER TREAD DEPTH AT THE 12" WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN

A NOSING NOT LESS OF 3/4" AND NOT GREATER THAN 1 ON STAIRWAYS WITH SOLID RISERS.
THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.
HANDRAIL HEIGHT SHALL BE A MINIMUM OF 34 " AND 38
OPEN RAILINGS AND GUARDS SHALL NOT BE GREATER THAN 4".
IF DECKS OR PLATFORMS ARE 8'-0" AND GREATER ABOVE THE FINISHED GRADE THAN THE HANDRAIL SHALL BE 42" IN HEIGHT.

TRIM & PAINTING NOTES

ALL CLOSETS SHALL HAVE AS A MINIMUM OF ONE (1) HIGH SHELF AND ONE (1) ROD FOR HANGING CLOTHING. PROVIDE FIVE (5) SHELVES IN LINEN CLOSETS.
THE CONTRACTOR SHALL DOUBLE CHECK AND VERIFY ALL AS BUILT DIMENSIONS AND CONDITIONS PRIOR OF ORDERING CABINETS, COUNTER TOPS AND VANITIES.
ALL EXPOSED BASED CABINET SIDES SHALL HAVE TOE SPACE UNLESS SHOWN OTHERWISE.
ALL PAINTS AND STAINS SHALL BE OF A MANUFACTURER AS SCHEDULED OR AS DIRECTED BY BUILDER.
ALL INTERIOR GYPSUM BOARDS, WALLS AND CEILINGS, SHALL RECEIVE ONE COAT PRIMER AND TWO COATS OF PAINT OF BENJAMIN MOORE OR EQUAL.
ALL INTERIOR WOOD, TRIM, SHELVING AND OAK FLOORS SHALL BE FINISHED AS SCHEDULED OR AS DIRECTED BY BUILDER.
ALL INTERIOR DOORS, TRIM AND EXPOSED WOOD SHALL BE SANDED COMPLETELY SMOOTH PRIOR TO APPLYING FINISH.
ALL EXPOSED FERROUS METAL SHALL BE PAINTED WITH A RUST INHIBITOR AND TWO COATS OF ENAMEL.

ADDITIONAL NOTES

ALL THERMOSTATS TO BE PROGRAMABLE - DIGITAL AS MFG. BY WHITE ROGERS OR EQUAL
ALL SUPPLY PIPING AND/OR DUCT WORK TO RECIEVE R-8 INSULATION WHEN IN UNCONDITIONED SPACES
ALL HEATING AND/OR COOLING PUMPS TO BE VARIABLE SPEED OF [HP.
ALL PLUMBING & PIPING TO COMPLY WITH APPLICABLE 2020 PLUMBING CODE OF NYS

PUMBING NOTES

ALL PLUMBING WORK EQUIPMENT AND FIXTURES SHALL BE PLACED AND INSTALLED PER THE 2020 PLUMBING CODE OF NEW YORK STATE AND INDUSTRY STANDARDS.
THE CONTRACTOR SHALL VERIFY WITH THE OWNER ALL FIXTURES, MODELS, COLORS ETC. PRIOR OF ORDERING INSTALL
IRON PIPING UNDER ALL CONCRETE SLABS. GAS LINES TO BE GROUNDED TO BLACK PIPE AT SERVICE ENTRY VENT STACK SHALL EXTEND ABOVE ROOF 18" OF 12" ABOVE AVG SNOWFALL.
THE PLUMBING CONTRACTOR SHALL PROVIDE DRYER VENTS AS PER THE RESIDENTIAL CODE OF N.Y.S.
THE PLUMBING CONTRACTOR SHALL NOT DRILL OR CUT ANY STRUCTURAL GIRDERS, HEADERS, BEAMS WITHOUT PRIOR CONSENT FROM THE ARCHITECT.
DRILLING AND CUTTING OF FLOOR JOISTS SHALL BE IN STRICT ACCORDANCE WITH THE CODE AND/OR SAID JOIST MANUFACTURERS SPECIFICATIONS.
THE PLUMBING CONTRACTOR SHALL VERIFY FIXTURE AND PIPE LOCATIONS WITH OTHER TRADES INVOLVED WITH THIS JOB PRIOR TO INSTALLATION.
THE PLUMBING CONTRACTOR SHALL PROVIDE SHOWER PANS UNDER CLOTHES WASHER WITH A DRAIN CONNECTED TO THE WASTE PLUMBING SYSTEM.
THE PLUMBING CONTRACTOR SHALL PROVIDE WHOLE HOUSE BACK-FLOW PREVENTION VALVES AND ADEQUATE CLEAN-OUTS AS REQUIRED BY CODE.
PROVIDE 12"x12" ACCESS PANEL TO WHIRLPOOL TUB MOTOR AND SIMULAR EQUIPMENT.
THE PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL EQUIPMENT FLUES AS REQUIRED BY THE RESIDENTIAL CODE OF N.Y.S.
ALL HOSE BIBS SHALL BE FREEZE PROOF TYPE.
LOCATIONS AND QUANTITY SHALL BE AS PER OWNERS INSTRUCTIONS.
UNLESS SHOWN OTHERWISE A MINMUM OF TWO (2) HOSE BIBS SHALL BE PROVIDED; ONE (1) LOCATED AT THE FRONT AND ONE (1) LOCATED AT REAR

MECHANICAL NOTES

ALL MECHANICAL WORK (FURNACE, BOILERS, HVAC, HOT WATER, ETC.) SYSTEMS, AND INSTALLATION SHALL COMPLY IN ACCORDANCE WITH THE 2020 PLUMBING, MECHANICAL, AND FUEL CODES OF NEW YORK STATE AND INDUSTRY STANDARDS.
THE SYSTEMS SHALL BE DESIGNED AND GUARANTEED BY THE MECHANICAL SUBCONTRACTOR TO MEET AND/OR EXCEED THE FOLLOWING REQUIREMENTS: MAINTAIN 70 °F INSIDE WHEN THE OUTSIDE TEMPERATURE IS 100°F AND MAINTAIN 70°F INSIDE WHEN THE OUTSIDE TEMPERATURE IS 0°F.
ALL HEATING LINES SHALL CONTAIN ANTIFREEZE.
LOCATE ATTIC MECHANICAL UNITS ON GALVANIZED DRIP PANS, DRAINED.
ALL DUCTS SHALL BE FIBERGLASS INSULATED TYPE (EXCEPT GALVANIZED UNDERSLAB DUCTWORK).
THE MECHANICAL SUBCONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE BUILDER FOR APPROVAL PRIOR TO ANY EACH SYSTEM SHALL BE SEPARATE AND COMPLETE WITH EACH SYSTEM HAVING SUPPLEMENTAL STRIP HEAT.
CARRIER, TRANE, LENNOX, AND YORK ARE APPROVED MANUFACTURERS FOR THE MECHANICAL UNIT. ANY SUBSTITUTES MUST BE APPROVED IN WRITING BY THE ARCHITECT OR OWNER.
ALL MECHANICAL UNITS IN ATTIC SHALL BE LOCATED IN SUCH MANNER THAT THEY SHALL NOT CAUSE AN OBSTRUCTION TO FUTURE ATTIC FLOORING.
PROVIDE THE PROPER FIRE RATED SEPARATION AT THE MECHANICAL ROOM (FURNACE, HVAC, HOT WATER, ETC. AS PER THE BUILDING CODE
PROVIDE BACKDRAFT DAMPER EXHAST DUCTS TO BE MIN. 0.016 INCHES RIGID METAL. AMX HORZT. LENGTH NOT TO EXCEED 25 FT. PROVIDE BOOSTER FAN IF GREATHER THAN 25 FT.
BATHS & LAVS WITHOUT OPERABLE WINDOWS OR WDWS WITH LESS THAN 1.5 S.F. OPENING SHALL BE MECHANICALLY VENTED TO EXTERIOR.
INTERMITTENT VENTILATION TO BE MIN. 50 CFM, CONTINUOUS VENTING TO BE MIN. 20 CFM.

ELECTRICAL NOTES

ALL OUTLETS, FIXTURES AND ALL OTHER ELECTRICAL WORK SHALL BE PLACED, AND INSTALLED AS PER THE 2018 NFPA LATEST EDITION., THE LATEST EDITION OF THE N.E.C., N.B.F.U., AND THE LOCAL UTILITY CO.
ELECTRICAL PANELS SHALL BE FULLY RECESSED AND HAVE ALL CIRCUITS CLEARLY LABELED.
A MINIMUM OF 20 % OF CIRCUITS SHALL BE FOR FUTURE USE FOR EACH PANEL USED.
TELEPHONE AND TELEVISION OUTLETS SHALL BE WIRED TO LOCAL PROVIDERS SPECIFICATIONS TO A POINT OF ENTRY APPROVED BY OWNER UNLESS SHOWN ON PLANS OTHERWISE.
THE ELECTRICAL CONTRACTOR SHALL PROVIDE MECHANICAL EXHAUST FANS; FOR ALL RANGES, AND IN ALL LAUNDRY, TOILET, TUB, AND SHOWER AREAS. ALL FAN FIXTURES SHALL BE SWITCHED SEPARATELY AND VENTED TO THE EXTERIOR.
THE ELECTRICAL CONTRACTOR SHALL PROVIDE A SWITCH FOR THE DISHWASHER LOCATED IN SINK CAB.
ALL RECEPTACLES SHOWN ABOVE THE COUNTER SHALL HAVE THE BOTTOM FLUSH WITH TOP OF THE BACK SPLASH.
THE ELECTRICAL CONTRACTOR SHALL NOT DRILL OR CUT ANY STRUCTURAL GIRDERS, HEADERS AND BEAMS WITHOUT PRIOR CONSENT FROM THE ARCHITECT.
THE CONTRACTOR SHALL CONSULT AND COORDINATE WITH OTHER TRADES INVOLVED WITH THIS PROJECT PRIOR TO INSTALLATION.
THE ELECTRICAL CONTRACTOR SHALL VERIFY WITH THE OWNER ALL ELECTRICAL DEVICE AND FIXTURE LOCATIONS.
THE ELECTRICAL CONTRACTOR SHALL VERIFY WITH THE OWNER ALL ELECTRICAL DEVICE AND FIXTURE OPTIONS SUCH AS COLOR, AND STYLE PRIOR OF ORDERING.
ALL SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED AND INTERCONNECTED WITH BATTERY
PROVIDE ONE SMOKE DETECTORS AS INDICATED ON PLANS AND AS PER ALL CODE REQUIREMENTS AND PROVIDE A MINIMUM OF ONE CARBON MONOXIDE DETECTOR ON EVERY FLOOR.
LOCATE SMOKE DETECTORS ON FLAT CEILINGS NO CLOSER THAN 16 FROM WALL.
ALL OUTLETS TO BE TAMPERPROOF.
ARC-FAULT OUTLETS IN ALL ROOMS EXCEPT KITCHEN AND BATHS.
ALL RECESSED LIGHTS TO MEET "IC" REQUIREMENTS FOR AIR INFILTRATION
50% OF LAMPS TO BE HIGH EFFICENCY

OUTDOOR RECEPTACLES MUST BE GFCI PROTECTED AS PER LATEST NEC

RECEPTACLES MUST BE ON A MINIMUM OF 2 BRANCH CIRCUITS AS PER LATEST NEC

BATHROOM GFCI OUTLETS TO BE ON STANDALONE BRANCH CIRCUIT AS PER LATEST NEC

ALL ELECTRICAL WORK TO BE TAMPER RESISTANT

ALL ELECTRICAL WORK TO COMPLY WITH THE NYS AND INTERNATIONAL ELECTRIC CODE

ALL WORK TO BE IN ACCORDANCE WITH THE FOLLOWING:
ZONING LAWS OF THE TOWN OF SUFFERN, RAMAPO NEW YORK
2020 RESIDENTIAL CODE of NEW YORK STATE
2020 BUILDING CODE of NEW YORK STATE
2020 NATIONAL ELECTRIC CODE
2020 EXISTING BUILDING CODE OF NYS
2020 ENERGY CONSERVATION CODE OF NEW YORK STATE.
2020 PLUMBING, MECHANICAL & FUEL GAS CODES OF NEW YORK STATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE "2020 RESIDENTIAL CODE OF NEW YORK AND THE "2020 ENERGY CONSWERVATIONSCODE OF NEW YORK STATE."

TABLE 301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN: SPEED (MPH)	WIND DESIGN: TOPOGRAPHIC EFFECTS	WIND DESIGN: SPECIAL WIND REGION	WIND DESIGN: WIND BORNE DEBRIS ZONE	SEISMIC DESIGN CATAGORY	SUBJECT TO DAMAGE FROM: WEATHERING	SUBJECT TO DAMAGE FROM: FROST LINE DEPTH	SUBJECT TO DAMAGE FROM: TERMITE	WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
30 PSF	115 MPH				CATAGORY B	SEVERE	42"	MODERATE TO HEAVY	6	YES	NONE	1500	6063

TABLE R502.3.
FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES
(RESIDENTIAL SLEEPING AREAS, LIVE LOAD=30 psf, L/Δ =360)

JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf 2x6	2x8	2x10	2x12	DEAD LOAD = 20 psf 2x6	2x8	2x10	2x12
			MAXIMUM FLOOR JOIST SPANS (ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)
12	DOUGLAS FIR-LARCH	#2	11-10	15-7	19-10	23-4	11-8	14-9	18-0	20-11
	HEM-FIR	#2	11-0	14-6	18-6	22-6	11-0	14-4	17-6	20-4
	SPRUCE-PINE-FIR	#2	11-3	14-11	19-0	23-0	11-3	14-7	17-9	20-7
16	DOUGLAS FIR-LARCH	#1	10-11	14-5	18-5	21-4	10-8	13-6	16-5	19-1
	DOUGLAS FIR-LARCH	#2	10-9	14-2	17-5	20-3	10-1	12-9	15-7	18-1
	HEM-FIR	#1	10-6	13-10	17-8	21-1	10-6	13-4	16-3	18-10
	HEM-FIR	#2	10-0	13-2	16-10	19-8	9-10	12-5	15-2	17-7
	SPRUCE-PINE-FIR	#1	10-3	13-6	17-2	19-11	9-11	12-7	15-5	17-10
	SPRUCE-PINE-FIR	#2	10-3	13-6	17-2	19-11	9-11	12-7	15-5	17-10
19.2	DOUGLAS FIR-LARCH	#2	10-1	13-0	15-11	18-6	9-3	11-8	14-3	16-6
	HEM-FIR	#2	9-5	12-5	15-6	17-1	8-11	11-4	13-10	16-1
	SPRUCE-PINE-FIR	#2	9-8	12-9	15-8	18-3	9-1	11-6	14-1	16-3
24	DOUGLAS FIR-LARCH	#2	9-3	11-8	14-3	16-6	8-3	10-5	12-9	14-9
	HEM-FIR	#2	8-9	11-4	13-10	16-1	8-0	10-2	12-5	14-4
	SPRUCE-PINE-FIR	#2	8-11	11-6	14-1	16-3	8-1	10-3	12-7	14-7

NOTE: CHECK SOURCES FOR AVAILABILITY OF LUMBER IN LENGTHS GREATER THAN 20 FEET.

TABLE R502.3.1(2)
FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES
(RESIDENTIAL LIVING AREAS, LIVE LOAD=40 psf, L/Δ =360)

JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf 2x6	2x8	2x10	2x12	DEAD LOAD = 20 psf 2x6	2x8	2x10	2x12
			MAXIMUM FLOOR JOIST SPANS (ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)
12	DOUGLAS FIR-LARCH	#2	10-9	14-2	18-0	20-11	10-8	13-6	16-5	19-1
	HEM-FIR	#2	10-0	13-2	16-10	20-4	10-0	13-1	16-0	18-6
	SPRUCE-PINE-FIR	#2	10-3	13-6	17-3	20-7	10-3	13-3	16-3	18-10
16	DOUGLAS FIR-LARCH	#1	9-11	13-1	16-5	19-1	9-8	12-4	15-0	17-5
	DOUGLAS FIR-LARCH	#2	9-9	12-9	15-7	18-1	9-3	11-8	14-3	16-6
	HEM-FIR	#1	9-6	12-7	16-0	18-10	9-6	12-2	14-10	17-2
	HEM-FIR	#2	9-1	12-0	15-2	17-7	8-11	11-4	13-10	16-1
	SPRUCE-PINE-FIR	#1	9-4	12-3	15-5	17-10	9-1	11-6	14-1	16-3
	SPRUCE-PINE-FIR	#2	9-4	12-3	15-5	17-10	9-1	11-6	14-1	16-3
19.2	DOUGLAS FIR-LARCH	#2	9-2	11-8	14-3	16-6	8-5	10-8	13-0	15-11
	HEM-FIR	#2	8-7	11-3	13-10	16-1	8-2	10-4	12-8	14-8
	SPRUCE-PINE-FIR	#2	8-9	11-6	14-1	16-3	8-3	10-6	12-10	14-10
24	DOUGLAS FIR-LARCH	#2	8-3	10-5	12-9	14-9	7-6	9-6	11-8	13-6
	HEM-FIR	#2	7-11	10-2	12-5	14-4	7-4	9-3	11-4	13-1
	SPRUCE-PINE-FIR	#2	8-1	10-3	12-7	14-7	7-5	9-5	11-6	13-4

CHECK SOURCES FOR AVAILABILITY OF LUMBER IN LENGTHS GREATER THAN 20 FEET

LEDGER BOARD TO RIM BOARD FASTENER SPACING

DECK JOIST SPAN	6' AND LESS	6'1" - 8'	8'1" - 10'	10'1" - 12'	12'1" - 14'	14'1" - 16'	16'1" - 18'
ON CENTER FASTENER SPACING							
½" Ø LAG SCREW IN HALF INCH WALL SHEATHING	30	23	18	15	13	11	10
½" Ø TRUE BOLTS IN HALF INCH WALL SHEATHING	36	36	34	29	24	21	19
½" Ø TRUE BOLTS IN HALF INCH WALL SHEATHING AND ½" AX STACKED WASHER	36	36	29	24	21	18	16

(1) BOLTS AND LAGS SHALL BE HOT DIPPED AND GALV. OR STAINLESS STEEL.
(2) ½" GAP BETWEEN THE LEDGER BOARD AND EXTERIOR WALL MAX.
(3) BOLTS ON THE EDGE SHALL BE DOUBLED.

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (PSF)	REQ'D
EXTERIOR BALCONIES	50
DECKS	40
PASSENGER VEHICLE GARAGES	50
ATTICS WITHOUT STORAGE	10
ATTICS WITH STORAGE	20
ROOMS OTHER THAN SLEEPING	40
SLEEPING ROOMS	30
STAIRS	40
STAIR TREADS	50
GUARDS AND HANDRAILS	100
ROOF LOAD - ROOF SHALL BE DESIGNED FOR THE LIVE LOAD INDICATED OR THE SNOW LOAD INDICATED, WHICHEVER IS GREATER	30

S&L DESIGNER

MONROE, N.Y. 10950
(929) 271-4547
Email: shulem4547@gmail.com

PROJECT:
PROPOSED ADDITION FOR:
66 MILE ROAD
Montebello
Rockland County New York

DRAWN BY: Shlome Glauber
DATE: 4/18/2025

PLANS REVIEWED AND SUPERVISED BY;
ERIC K. OSBORN
58 BARNES ROAD
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(845)629-7474
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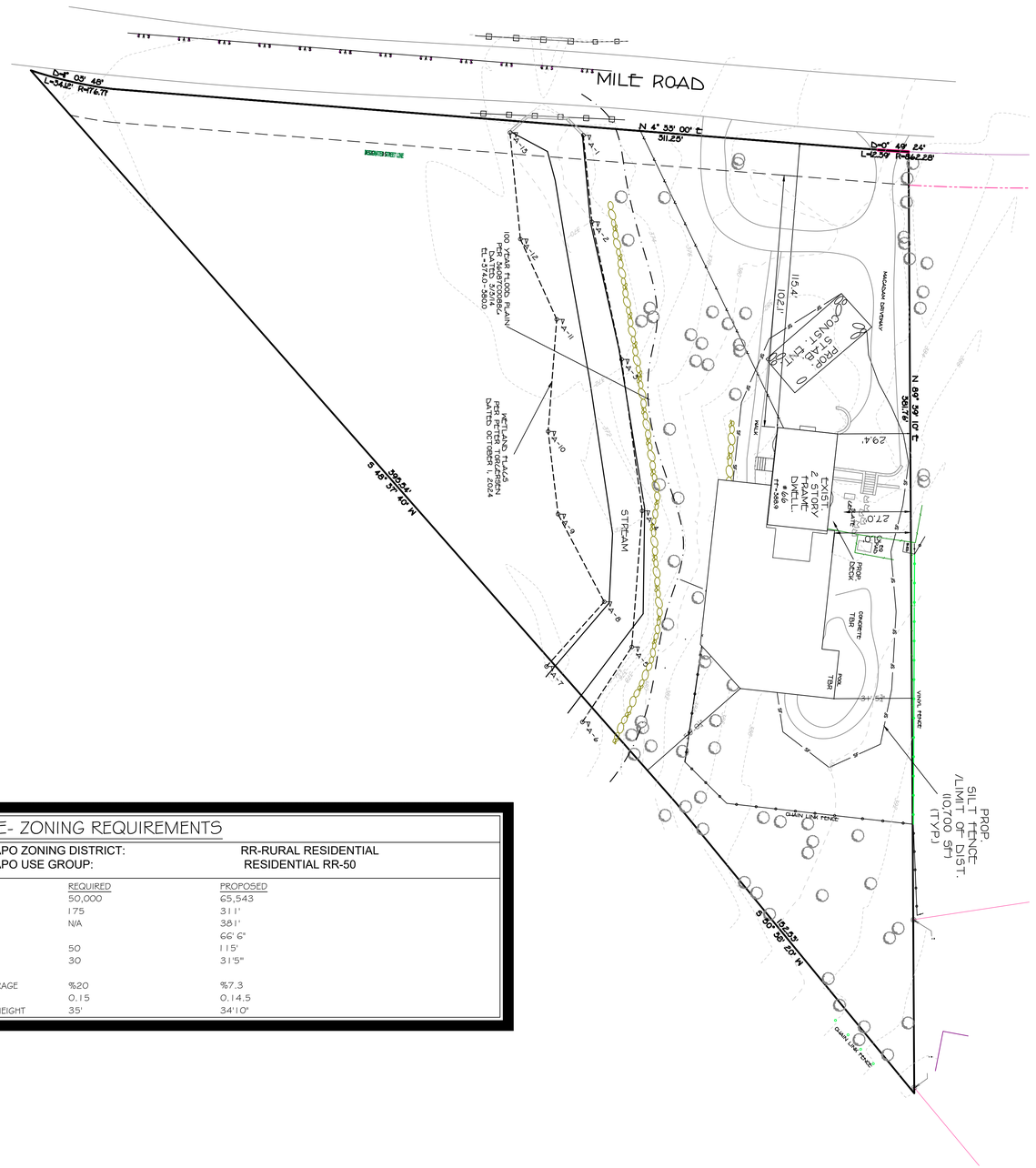
ERIC KNUTE OSBORN, R.A.
N.Y.S. NO. 021585

DESCRIPTION:
SP-01

SCALE AS NOTED



BULK TABLE- ZONING REQUIREMENTS

TOWN OF RAMAPO ZONING DISTRICT: RR-RURAL RESIDENTIAL
TOWN OF RAMAPO USE GROUP: RESIDENTIAL RR-50

MAIN PARCEL	REQUIRED	PROPOSED
MINIMUM LOT AREA	50,000	65,543
MINIMUM LOT WIDTH	175	311'
MINIMUM LOT DEPTH	N/A	381'
MINIMUM SETBACKS		66' 6"
FRONT	50	115'
SIDES	30	31'5"
MAXIMUM LOT COVERAGE	%20	%7.3
FLOOR AREA RATIO	0.15	0.14.5
MAXIMUM BUILDING HEIGHT	35'	34'10"

S&L DESIGNER

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REGISTERED ARCHITECT
ERIC KNUTE OSBORN
021585
STATE OF NEW YORK

ERIC KNUTE OSBORN, R.A.
N.Y.S. NO. 021585

DESCRIPTION:

PLOT

SCALE: NOT TO SCALE