GENERAL NOTES

1. THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
3. ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TODEVELOPERS AND DESIGNERS ATTENTION IMMEDIATELY.
4. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
6. ALL TRUSS DRAWINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.
7. ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.
8. ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
9. DAMP PROOFING - ONE GOAT CONTINUOUS ELECTROMETRIC WATERPROOFING FROM GRADE LEVEL TO BOTTOM OF FOUNDATION.
10. SHOP DRAWING REVIEW AND DISTRIBUTION, ALONG WITH PRODUCT SUBMITTALS, REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT.
11. DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BEREVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW, SHALL BE THE SOLE R ESPONSIBILITY OF THE GENERAL CONTRACTOR.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ANDMATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDORS.
13. THE BUILDER SHALL FURNISH ART AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOILS REPORT), ON THE STUDY OF THE PROPOSED SITE, TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOILS CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. GENERAL CONTRACTOR SHALL ASSURE THE SOIL CONDITIONS MEET OR EXCEED THE CRITERIA
14. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR SHALL COMPLY ANDCONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS, ALONG WITH ALL OTHER AUTHORITIES HAVING JURISDICTION. THE GENERAL CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.
15. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ FT WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH:

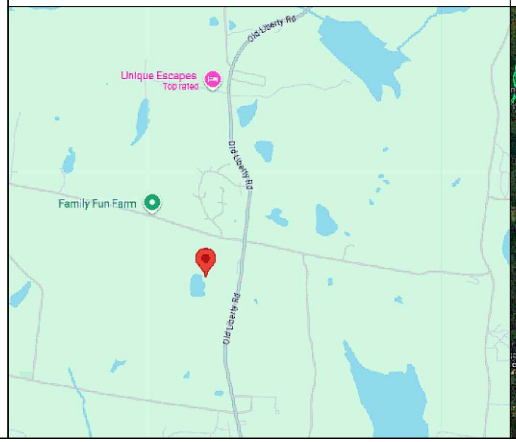
ABBREVIATIONS:

A.F.F.	Above Finish Floor
BD.	Board
BOT.	Bottom
B.R.L.	Bldg Restriction Line
BSMT	Basement
C.I.F.	Change in Finish
C.J.	Control Joint
CLD.	Ceiling
CL	Center Line
CMU	Conc. Masonry Unit
COL.	Column
CONC.	Concrete
CONT.	Continuous
CW.	Cold Water
DBL.	Double
DIA.	Diameter
DN	Down
DS	Downspout
DW	Dishwasher
DWG	Drawing
ELEC	Electric, Electrical
ELEV.	Elevation
E.P.	Electrical Panel
EQ.	Equal
Equp.	Equipment
E.W.	Each Way
Ex.	Existing
F.A.	Fire Alarm
FDN.	Foundation
FIN.	Finish
FIN. FL.	Finish Floor
FL, FLR.	Floor
FT	Foot or Feet
FTG	Footing
FLASH	Flashing
G.A.	Gauge
GALV	Galvinized
G.F.C.I.	Ground Fault Circuit Interrupter
GWB	Gypsum Wall Board
HB	Hose Bibb
HWF	Hardwood Flooring
HGT	Height
H.H.	Head Height
HORIZ.	Horizontal
HWH	Hot Water Heater
INSUL.	Insulation
INT.	Interior
MISC.	Miscellaneous
M.L.	Microllam
MECH	Mechanical
MTL.	Metal
N/A	Not Applicable
N.I.C.	Not In Contract
NO. or #Number	
N.O.M.	Nominal
N.T.S	Not To Scale
O.C.	On Center
PTD.	Paint, Painted
P.T.	Pressure Treated
RAD./R	Radius
REF.	Refrigrator
REQ.	Required
R.O.	Rough Opening
SIM.	Similar
SPEC	Specification
SF	Square Feet
S.S.	Stainless Steel
STD.	Standard
STL.	Steel
STOR.	Storage
T.O.P.	Top of Plate
TYP.	Typical
U.O.N.	Unless Noted Otherwise
VERT.	Vertical
W.I.C.	Walk-In Closet
WC	Water Closet
W/	With
WD.	Wood

SHEET SCHEDULE:

SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE
A - 1	GENERAL NOTES **ABBREVIATIONS** **SITE MAP** **LOCATION MAP** SHEET SCHEDULE	19-03-2025
A - 2	PROPOSED FIRST FLOOR PLAN	19-03-2025
A - 3	PROPOSED FRONT ELEVATION PROPOSED RIGHT - SIDE ELEVATION	19-03-2025
A - 4	PROPOSED LEFT - SIDE ELEVATION REAR ELEVATION	19-03-2025
A - 5	PROPOSED BUILDING SECTION PROPOSED 1 HR DIMISING BUILDING SECTION	19-03-2025
E - 1	PROPOSED ELECTRICAL PLAN ELECTRICAL EQUIPMENT LEGEND ELECTRICAL NOTES	19-03-2025
P - 1	PLUMBING DETAILS	19-03-2025
S - 1	STRUCTURAL NOTES	19-03-2025
S - 2	SCOPE OF WORK GIRDER REINFORCEMENT DETAIL DECK CONSTRUCTION DETAILS FLOOR JOIST SISTERING DETAILS TYPICAL REPLACEMENT FOOTING DETAIL	19-03-2025

LOCATION MAP:



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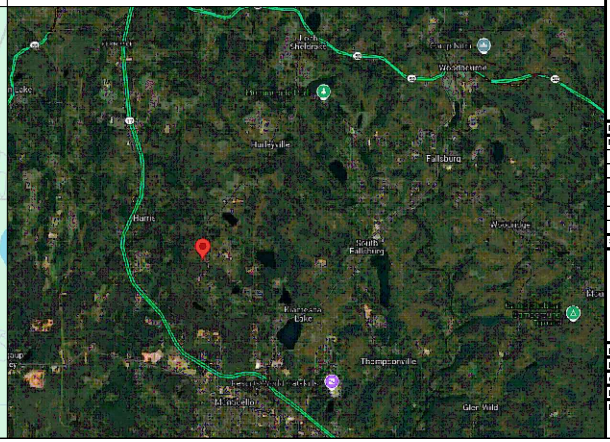

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TOWN OF THOMPSON, NY

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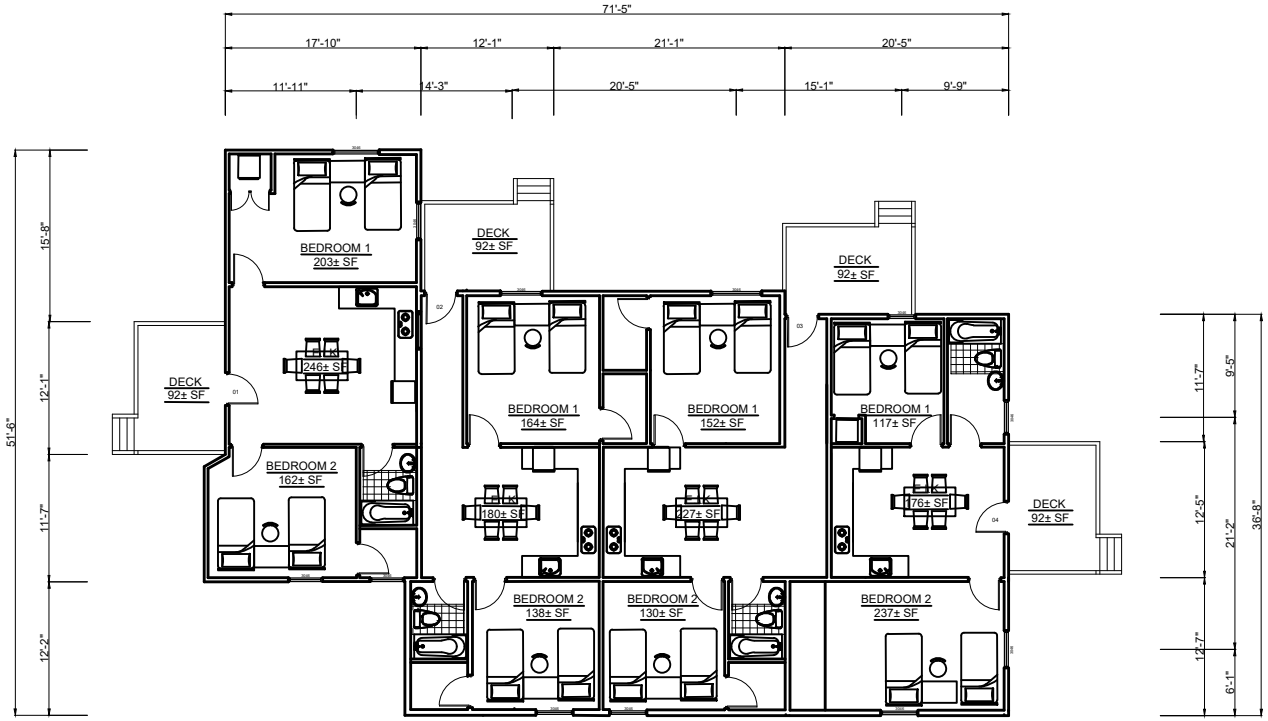
REVISIONS:

NO.	DATE	MARK / DESCRIPTION

SHEET CONTENT:

GENERAL NOTES
ABBREVIATIONS
SITE MAP
LOCATION MAP
SHEET NUMBER

DRAWN BY:		SHEET NO.:	
DATE:			A-1
CHECKED:		OF:	
DATE:			
PROJECT NO.:			05



1 A-1 EXISTING FIRST FLOOR PLAN

SCALE: 1/4"=1'

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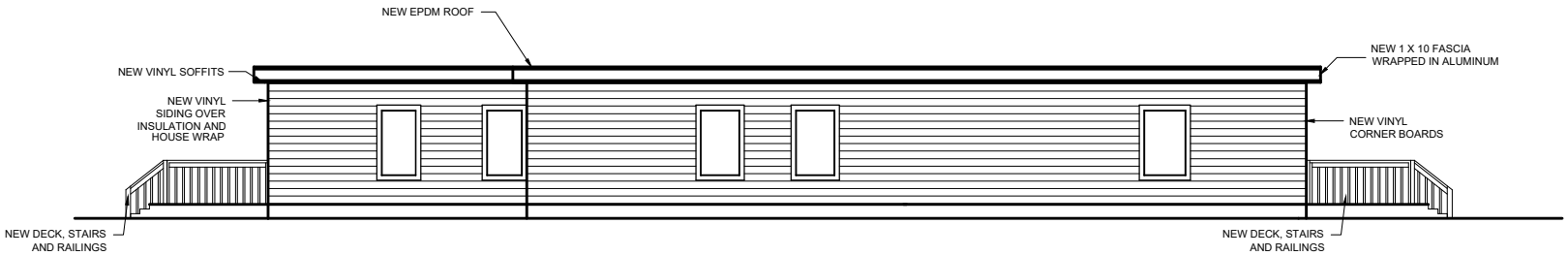
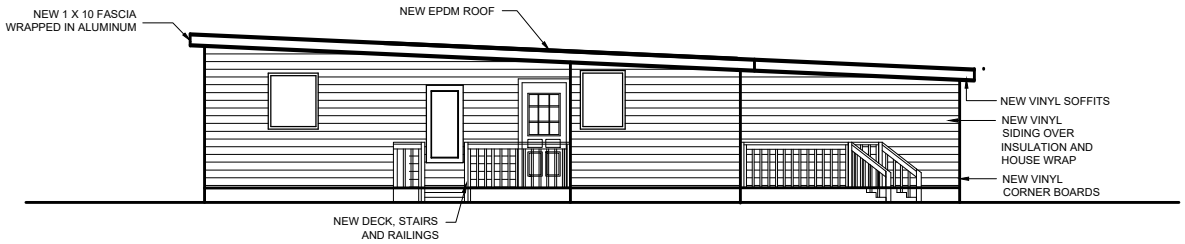
SHEET CONTENT:

PROPOSED FIRST FLOOR PLAN

DRAWN BY:		SHEET NO.:
DATE:		A-2
CHECKED:		OF:
DATE:		
PROJECT NO.:		05



1 A-3 EXISTING FRONT ELEVATION
SCALE: 1/4"=1'



2 A-3 EXISTING RIGHT - SIDE ELEVATION
SCALE: 1/4"=1'

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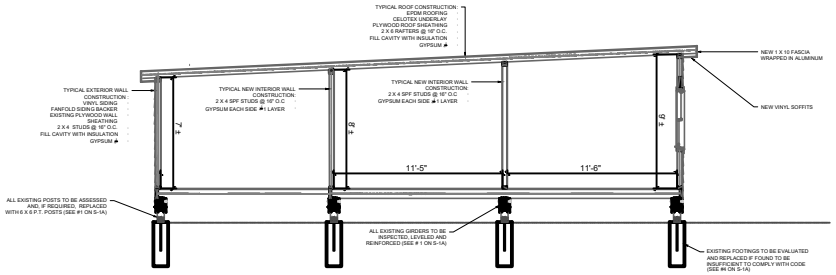
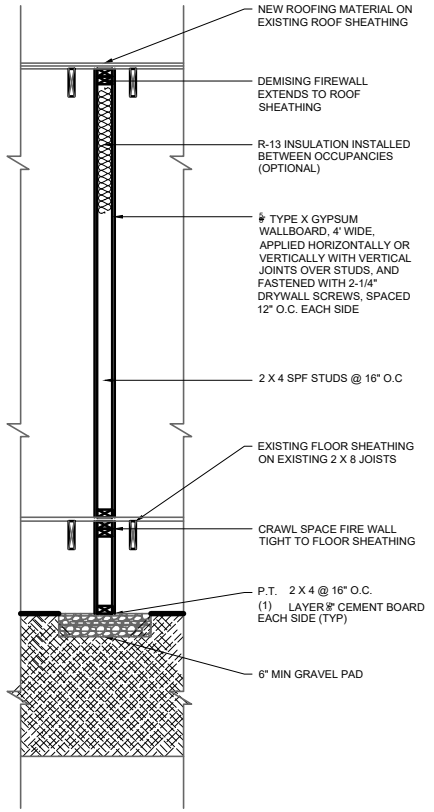
NO.	DATE	MARK / DESCRIPTION

SHEET CONTENT:
EXISTING FRONT ELEVATION
EXISTING RIGHT - SIDE ELEVATION

DRAWN BY:		SHEET NO.:
DATE:		A-3
CHECKED:		OF:
DATE:		
PROJECT NO.:		05



1 A-5 BUILDING SECTION
SCALE: **1/4"=1'**



2 A-5 1 HR DIMISING BUILDING SECTION
SCALE: **NTS**

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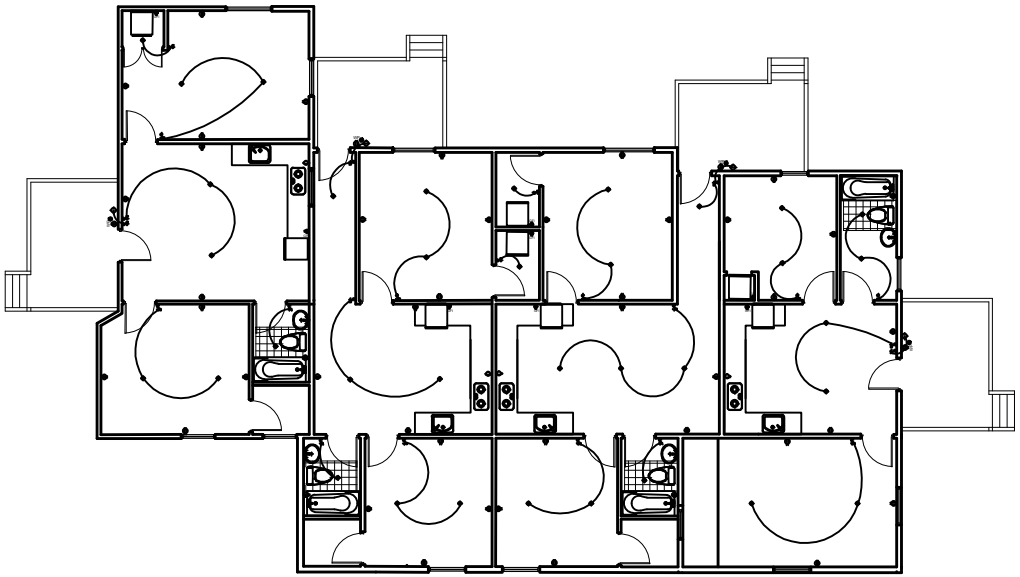
MARK / DESCRIPTION

BUILDING SECTION
EXISTING1 HR DIMISING BUILDING SECTION

SHEET NO.: A-5
OF: 05



1 E-1 ELECTRICAL PLAN

SCALE: 3/16"=1'

NOTE:
ELECTRICAL PLANS INDICATE
THE MINIMUM REQUIREMENTS.
AS-BUILT CONDITIONS MAY VARY.

NOTE:
ALL SMOKE DETECTORS SHALL BE HARD WIRED FOR
SIMULTANEOUS OPERATION WITH 120V BATTERY BACK UP.

ELECTRICAL EQUIPMENT LEGEND

SYMBOL	
$_1	SINGLE POLE TOGGLE SWITCH
$_2	TWO WAY TOGGLE SWITCH
$_3	THREE WAY TOGGLE SWITCH
	CEILING MOUNTED LIGHT FIXTURE
F	CEILING MOUNTED LIGHT & EXHAUST FAN COMB. FIXTURE
R	RECESSED LIGHT FIXTURE
	CEILING FAN & LIGHT COMBINATION
CO	HARD WIRED 120V COMBINATION CARBON MONOXIDE-SMOKE DETECTOR CAPABLE OF SIMULTANEOUS ALARM WITH OTHER DETECTORS ON THEIR CIRCUIT
S	HARD WIRED 120V SMOKE DETECTOR ONLY, CAPABLE OF SIMULTANEOUS ALARM WITH OTHER DETECTORS ON THEIR CIRCUIT
	WALL MOUNTED LIGHT FIXTURE
	DUPLEX RECEPTACLE, 120V
GFI	20 AMPERE DUPLEX RECEPTACLE, GROUND FAULT INTERRUPTOR TYPE,
	30 AMPERE, 4 WIRE DRYER RECEPTACLE, 240V
	50 AMPERE, 4 WIRE RANGE RECEPTACLE, 240V
	DEDICATED OUTLET
A	SPECIAL PURPOSE HARD WIRED ELECTRICAL CONNECTION
WP	WEATHERPROOF RECEPTACLE
PP	100A POWER PANEL, 40 POLE, 120/240V, NEMA 1
1	2 SMALL APPLIANCE CIRCUIT GFI
2	OUTLETS IN BEDROOMS ARE ON ARC FAULT CIRCUITS
3	GARAGE RECEPTACLE AND WP RECEPTACLE ON GFI CIRCUIT
4	EVERYTHING IN BATHROOMS ARE ON GFCI CIRCUIT
F	BATH FAN, NO LIGHT

ELECTRICAL NOTES

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC., FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
2. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORIES (U.L.) AND SHALL BEAR THE INSPECTION LABEL "J" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION AND SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NBFU.
3. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
4. METER SOCKETS AMPERES, VOLTAGE AND NUMBER OF PHASES SHALL BE NOTED AND SHALL BE MANUFACTURED BY SQUARE "D" COMPANY, SANGAMO OR APPROVED EQUAL. METER SOCKET SHALL BE APPROVED BY UTILITY COMPANY PRIOR TO INSTALLATION.
5. WIRE AND CABLE CONDUCTORS SHALL BE COPPER WITH TYPE THHN INSULATION UNLESS SPECIFICALLY NOTED OTHERWISE.
6. SERVICE CONDUCTORS MAY BE COPPER OR ALUMINUM.
7. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANEL BOARD.
8. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.

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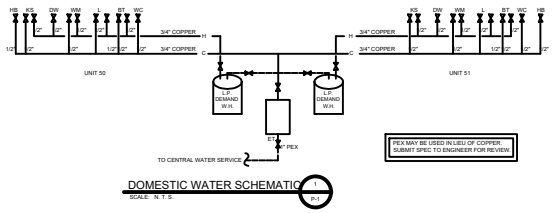
SHEET CONTENT:
ELECTRICAL PLAN
ELECTRICAL EQUIPMENT LEGEND
ELECTRICAL NOTES

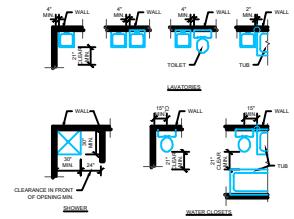
DRAWN BY:		SHEET NO.:
DATE:		E-1
CHECKED:		OF:
DATE:		
PROJECT NO.:		01

1/4" SCALE



DOMESTIC WATER SCHEMATIC

SCALE: N. T. S.

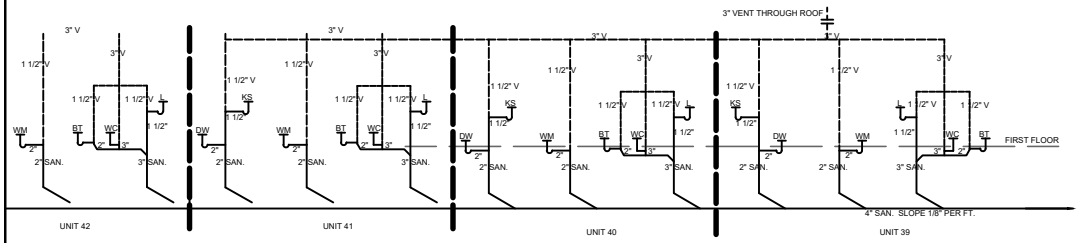


MINIMUM FIXTURE CLEARANCES

SCALE: N. T. S.

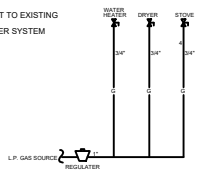
PLUMBING NOTES

1. THE ENTIRE PLUMBING INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE ICC RESIDENTIAL CODE.
2. WATER SERVICE ENTRANCE AND SANITARY EXIT SHALL OCCUR WITHIN THE BASEMENT AREA ON THE LOWER LEVEL. REFER TO SITE PLAN OR SURVEY FOR LOCATION OF SANITARY DISPOSAL SYSTEM AND WELL.
3. WELL AND SANITARY DISPOSAL SYSTEM SHALL DESIGNED BY A LICENSED PROFESSIONAL AND SHALL BE DESIGNED IN ACCORDANCE WITH THE BUILDING CODE AND OTHER APPLICABLE REGULATIONS.
4. PIPE SUPPORT:
   PEX - 32" HORIZONTAL AND 4' VERTICAL
   PVC - 4' HORIZONTAL AND 10' VERTICAL
   COPPER - 6' HORIZONTAL AND 10' VERTICAL
5. ALL PLASTIC PIPE MATERIALS FOR SUPPLY OR WASTE SHALL BE IDENTIFIED AND LISTED IN ACCORDANCE WITH THE APPROPRIATE THIRD PARTY CERTIFICATIONS.
6. ONLY MANUFACTURED AND CODE COMPLIANT FIXTURES MAY BE USED.
7. WATER HEATER SHALL BE INSTALLED IN THE BASEMENT ADJACENT TO THE WATER SERVICE ENTRANCE. SIZE IN ACCORDANCE WITH THE DOMESTIC WATER SCHEMATIC.
8. WATER SUPPLY AND DISTRIBUTION SHALL BE INSTALLED IN ACCORDANCE WITH THE DOMESTIC WATER SCHEMATIC. INSTALLATION SHALL FOLLOW THE MANUFACTURERS SPECIFICATIONS FOR PEX TUBING AND THE APPLICABLE PROVISIONS OF THE NYS RESIDENTIAL CODE.
9. DRAIN, WASTE AND VENT PIPE (DWV) SHALL BE SIZED IN ACCORDANCE WITH THE SANITARY RISER DIAGRAM.



SANITARY RISER SCHEMATIC

SCALE: N. T. S.

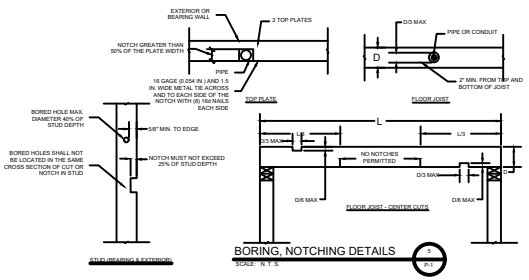


GAS PIPING SCHEMATIC (EACH UNIT)

SCALE: N. T. S.

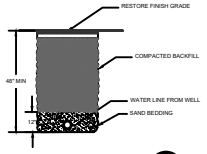
PLUMBING LEGEND

SYMBOL	DESCRIPTION
KS	RESIDENTIAL GRADE KITCHEN SINK W/ FAUCET
BT	RESIDENTIAL GRADE BATH TUB W/ FAUCET & SHOWER VALVE DIVERTER. INSTALL SHOWER HEAD @ 6'-8" ABOVE TUB FLOOR
WC	RESIDENTIAL GRADE WATER CLOSET W/ WATER SAVING FLUSHOMETER VALVE ASSEMBLY
L	BATHROOM LAVATORY W/ FAUCET
JT	RESIDENTIAL GRADE JACUZZI TUB
SH	RESIDENTIAL STAND-ALONE SHOWER
WH	80 GALLON PROPANE FIRED WATER HEATER
S	SANITARY SEWER WASTE PIPE, TYPE DWV ABS
V	SANITARY SEWER VENT PIPE, TYPE DWV ABS
C	DOMESTIC COLD WATER SUPPLY PIPE, PEX OR COPPER
H	DOMESTIC HOT WATER SUPPLY PIPE, PEX OR COPPER
G	GAS SUPPLY PIPE
C.O.	SANITARY SEWER CLEAN OUT
	DOMESTIC WATER SHUT-OFF VALVE
	GAS SHUT-OFF BALL VALVE
WM	WASHING MACHINE
FP	DIRECT VENT, ZERO CLEARANCE, FIREPLACE, 27,000 BTUH INPUT (MIN.)
ET	EXPANSION TANK (40/60 PSI SETTING)
F	FURNACE



BORING, NOTCHING DETAILS

SCALE: N. T. S.



TRENCH DETAIL FOR WATER LINE

SCALE: N. T. S.

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REVISIONS:

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SHEET CONTENT:

PLUMBING DETAILS

DRAWN BY:		SHEET NO.:
DATE:		P-1
CHECKED:		
DATE:		OF:
PROJECT NO.:		01

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 NEW YORK STATE BUILDING CODE WITH AMENDMENTS, THE 2020 NEW YORK STATE ENERGY CONSERVATION CODE WITH AMENDMENTS, AND ALL OTHER APPLICABLE CODES & ORDINANCES.

2. CONTRACTOR SHALL VISIT THE JOB SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE COMMENCEMENT OF WORK.

3. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT AND APPURTENANCES,AND LABOR NECESSARY TO EFFECT ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

4. DRAWINGS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.

5. CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.

6. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST CONSTRUCTION SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.

7. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND INSPECTIONS AND PAY ALL REQUIRED FEES.

8. CONTRACTOR SHALL MAINTAIN LIABILITY INSURANCE TO PROTECT THE OWNER.

DESIGN CRITERIA

1. DESIGN CRITERIA [OTHER THAN TABLE R301.2(1)]

- SOIL BEARING CAPACITY	2000 PSF MIN
- SLOPES ASSUMED LESS THAN 8%	
- FOOTINGS ASSUMED NOT ADJACENT TO SLOPES	
- WIND EXPOSURE CATEGORY	C
- ROOF LIVE LOAD	SNOW ZONE 50
- ROOF LIVE LOAD (301.6)	16 PSF
- ROOF DEAD LOAD	10 PSF
- FLOOR LIVE LOAD	40 PSF
- FLOOR DEAD LOAD	10 PSF
- SLEEPING ROOM LIVE LOAD	30 PSF
- SLEEPING ROOM DEAD LOAD	10 PSF
- ATTIC WITH STORAGE	20 PSF
- EXTERIOR DECK	40 PSF
- STAIRS	40 PSF

ENERGY CODE CRITERIA

1. ENERGY CODE CRITERIA

- RESCHECK CALCULATION AND COMPLIANCE CERTIFICATE ATTACHED WITH THESE DRAWINGS. DESIGN ASSUMES GARAGE AND BASEMENT ARE UNHEATED. RAISED RAFTER HEEL DOES NOT APPLY.	
- ZONE	5 (SULLIVAN COUNTY)
- HEATING DEGREE DAYS	5750
- WINTER DESIGN TEMPERATURE	6 F
- SUMMER DRY BULB	83 F
- SUMMER WET BULB	73 F
- GLAZING U-FACTOR	0.32
- MAXIMUM GLAZING	15 % (GROSS AREA)

AS A LEVEL 3 ALTERATION, THIS PROJECT WILL COMPLY WITH [NY] N1109.1.1 (R503.1.1) BUILDING ENVELOPE, EXCEPTION 2:

EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION SHALL NOT BE REQUIRED TO COMPLY THESE CAVITIES TO BE FILLED WITH R-3/INCH INSULATION TO CAPACITY.

AIR LEAKAGE
THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4 OF THE 2015 IECC.

DUCTS
DUCTS AND AIR HANDLERS SHALL BE IN ACCORDANCE WITH SECTIONS R403.3.1 THROUGH R403.3.5 OF THE 2015 IECC.

SITE WORK NOTES

1. ALL EXCAVATIONS SHALL BE DEWATERED BY SUMPING, PUMPING, ETC. IN A MANNER WHICH WILL NOT LOOSEN FOUNDATION SUBGRADE MATERIAL. SURFACE WATER SHALL BE DIVERTED AWAY FROM EXCAVATIONS BY MEANS OF BERMS, DIVERSION DITCHES, OR OTHER SUITABLE METHODS.

2. CONFINED EXCAVATIONS FOR FOUNDATIONS, UTILITIES, ETC. SHALL BE LIMITED TO 4 FEET IN DEPTH UNLESS SHORING AND BRACING IS USED. TRENCH EXCAVATION GEOMETRY AND/OR BRACING SHALL CONFORM WITH THE LATEST OSHA REQUIREMENTS.

3. BACKFILL SHALL BE PLACED IN MAXIMUM LOOSE LIFT THICKNESSES OF 8 INCHES AND COMPACTED WITH SUITABLE COMPACTION EQUIPMENT. ALL FILL SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY PER ASTM D1557. IN CONFINED AREAS WHERE ONLY HAND TAMPING IS FEASIBLE, FILL SHALL BE PLACED IN MAXIMUM 4 INCH LOOSE LIFTS AND COMPACTED TO THE AFOREMENTIONED CRITERIA.

4. ALL FILL SHALL BE CLEAN AND FREE OF LARGE ROCK; NO ORGANIC MATTER SHALL BE PERMITTED.

5. TEMPORARY EROSION CONTROL STRUCTURES SHALL BE INSTALLED AS REQUIRED AFTER THE SITE IS DISTURBED.

CONCRETE NOTES

1. DESIGN AND CONSTRUCTION SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONRETE" ACI 318, LATEST EDITION.

2. CONCRETE WORK AND MATERIALS SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", ACI 301.

3. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615-GRADE 60, "DEFORMED AND PLAIN BILLET STEEL BARS FOR CONCRETE REINFORCEMENT."

4. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185, "WELDED STEEL WIRE FABRIC FOR CONCRETE REINFORCEMENT."

5. CONCRETE SLUMP SHALL NOT EXCEED 5 INCHES UNLESS SPECIFICALLY AUTHORIZED BY THE ENGINEER. SLUMP SHALL BE DETERMINED IN ACCORDANCE WITH ASTM C143.

6. READY MIX CONCRETE SHALL COMPLY WITH ACI-304 AND ASTM C-94 WITH A MAXIMUM WATER CEMENT RATIO OF 0.50. TIME BETWEEN INTRODUCTION OF WATER AND THE PLACEMENT OF CONCRETE SHALL NOT EXCEED 1 ½ HOURS.

7. PROVIDE AIR ENTRAINMENT IN EXTERIOR EXPOSED CONCRETE TO OBTAIN TOTAL AIR CONTENT OF 5% ± 1% IN ACCORDANCE WITH ACI 301.

8. CONCRETE COVER FOR REINFORCING SHALL BE 3 INCHES FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH. AT ALL OTHER CONCRETE SURFACES, MINIMUM COVER SHALL BE 2 INCHES FOR #6 AND LARGER BARS, AND 1½ INCHES FOR #5 AND SMALLER BARS.

9. ALL REINFORCING SHALL BE CONTINUOUS AND SHALL BE LAPPED 40 BAR DIAMETERS AT SPLICES, BENT AROUND CORNERS, AND HOOKED AT NON-CONTINUOUS ENDS.

10. EXTERIOR WALKING SURFACES SHALL RECEIVE A BROOM FINISH.

11. DRYING OUT OF CONCRETE, ESPECIALLY DURING THE FIRST 24 HOURS, SHALL BE CAREFULLY GUARDED AGAINST. ALL SURFACES SHALL BE MOIST CURED OR PROTECTED USING A MEMBRANE CURING AGENT APPLIED AS SOON AS FORMS ARE REMOVED. IF MEMBRANE CURING AGENT IS USED, EXERCISE CARE NOT TO DAMAGE SURFACE.

CONCRETE REQUIREMENTS

UNIT WT	150 PCF (NORMAL WEIGHT)
COMPRESSIVE STRENGTH	3500 PSI @ 28 DAYS
CEMENT	TYPE II, ASTM C-150
COURSE AGGREGATE	3/8" MAX, ASTM C-33
SLUMP	5 ± 1, ASTM C-143
WATER CEMENT RATIO	LESS THAN OR EQUAL TO 0.50
CURING	LIQUID MEMBRANE (ASTM C-309, TYPE II, CLASS A)
FINISH	STEEL TROWEL

NOTE:
UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE FROM ROUGH MATERIAL TO ROUGH MATERIAL AND ARE APPROXIMATE. MINOR MODIFICATIONS MAY BE NECESSARY AND ARE INCLUDED AS PART OF THIS WORK.

TABLE RR301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP	ICE-SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS
50	115	C	SEVERE	48"	MODERATE TO HEAVY	SLIGHT TO MODERATE	6F	YES	CASE STUDY

MASONRY NOTES

1. DESIGN AND CONSTRUCTION OF ALL MASONRY WORK SHALL CONFORM TO ACI 530 AND 530.1 STANDARDS "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES", AND "SPECIFICATIONS FOR MASONRY STRUCTURES."

2. CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT HOLLOW LOAD BEARING UNITS CONFORMING TO ASTM C90 "HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS", LATEST EDITION. COMPRESSIVE STRENGTH OF MASONRY SHALL NOT BE LESS THAN 2000 PSI. COLOR AND FINISH AS INDICATED, SUBJECT TO APPROVAL BY OWNER.

3. MORTAR SHALL CONFORM TO ASTM C270 "MORTAR FOR UNIT MASONRY" TYPE M OR S.

4. GROUT SHALL CONFORM TO ASTM C476 "GROUT FOR REINFORCED AND NONREINFORCED MASONRY". ALL CELLS SHALL BE FILLED SOLID WITH GROUT AT REINFORCING.

5. ALL MASONRY SHALL BE CONSTRUCTED IN RUNNING BOND.

6. HORIZONTAL JOINT REINFORCING SHALL BE STANDARD WEIGHT LADDER TYPE (2-NO.9 GAGE SIDE RODS) SPACED VERTICALLY AS INDICATED, DUR-O-WALL OR EQUAL.

WOOD NOTES

1. FRAMING LUMBER SHALL BE AS FOLLOWS: (U.O.N.)
   A. JOISTS, RAFTERS, GIRDERS & HEADERS; DOUGLAS FIR OR SPRUCE-PINE-FIR, NO. 2 OR BETTER.
   B. STUDS; MINIMUM NO. 3, STANDARD OR STUD GRADE LUMBER.
   C. PLYWOOD: U.O.N. (UNLESS ZIP SYSTEM IS USED)
      SUBFLOOR - 3/4" T&G AC PLYWOOD STRUCTURAL GRADE, GLUED AND NAILED
      WALLS - 7/16" OSB STRUCTURAL GRADE EXTERIOR
      ROOF -1/2" CDX PLYWOOD STRUCTURAL GRADE EXTERIOR
   D. IN CONTACT WITH CONCRETE, GROUND, OR EXPOSED TO WEATHER, SOUTHERN PINE PRESSURE TREATED (ACQ).

2. ALL STRUCTURAL MEMBERS SHALL BE FASTENED IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE R602.3(1).

3. FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:

   A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS. CONCEALED HORIZONTAL FURRED SPACES SHALL ALSO BE FIREBLOCKED AT INTERVALS NOT EXCEEDING 10 FEET.

   B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.

   C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.

   D. AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL, TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

   E. FIREBLOCKING OF CHIMNEYS AND FIREPLACES SHALL BE IN ACCORDANCE WITH R1001.16.

4. RAFTERS AND CEILING JOISTS HAVING A DEPTH-TO-THICKNESS RATIO EXCEEDING 5 TO 1 BASED ON NOMINAL DIMENSIONS SHALL BE PROVIDED WITH LATERAL SUPPORT AT POINTS OF BEARING TO PREVENT ROTATION.

5. RAFTERS AND CEILING JOISTS HAVING A DEPTH-TO-THICKNESS RATIO EXCEEDING 6 TO 1 BASED ON NOMINAL DIMENSIONS SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL) OR A CONTINUOUS 1-INCH BY 3-INCH WOOD STRIP NAILED ACROSS THE RAFTERS OR CEILING JOISTS AT INTERVALS NOT EXCEEDING 8 FEET.

6. OPENINGS IN ROOF AND CEILING FRAMING SHALL BE FRAMED WITH HEADER AND TRIMMER JOISTS. WHEN THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET, THE HEADER JOIST MAY BE A SINGLE MEMBER THE SAME SIZE AS THE CEILING JOIST OR RAFTER. SINGLE TRIMMER JOISTS MAY BE USED TO CARRY A SINGLE HEADER JOIST THAT IS LOCATED WITHIN 3 FEET OF THE TRIMMER JOIST BEARING.

7. ALL MICROLAM BEAMS, LVL SHALL HAVE A MINIMUM Fb OF 2,800 PSI E=2.0.

8. IF ROOF OR FLOOR TRUSSES ARE USED THEY MUST BE DESIGNED FOR THE MINIMUM LOADS IN THESE NOTES & AS REQUIRED BY CODE. SHOP DRAWINGS OF TRUSSES TO BE USED MUST BEAR THE SEAL OF A REGISTERED ARCHITECT OR ENGINEER.

9. PROVIDE CROSSBRACING BETWEEN JOISTS @ 8' O.C. MAXIMUM.

10. WOOD POSTS UNDER BEAMS SHALL BE AS WIDE AS THE BEAM IT CARRIES.

11. IF WALL STUDS ARE OVER 10 FEET HIGH THAN CATS SHALL BE PROVIDED AT THEIR MIDPOINT.

12. ALL METAL CONNECTORS SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL.

13. PROVIDE RAFTER TIES (H-2, HURRICANE) AT EACH RAFTER END ON WALL TOP PLATES.

ROOFING NOTES

1. ROOF SHINGLE. ROOF SHINGLES SHALL BE UL TYPE CLASS A FIBERGLASS OR ASPHALT STRIP SHINGLES, 235 # MINIMUM. INSTALL PER MANUFACTURERS SPECIFICATIONS. PROVIDE UNDERLAYMENT AS SPECIFIED BELOW AND METAL DRIP EDGE AT ALL ROOF EDGES.

2. ROOF UNDERLAYMENT. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17 PERCENT SLOPE), UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33 PERCENT SLOPE) UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 19 INCH STRIP OF UNDERLAYMENT FELT PARALLEL WITH AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36 INCH WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES, AND FASTENED SUFFICIENTLY TO HOLD IN PLACE. FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33 PERCENT SLOPE) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER: UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6 FEET.

3. ICE PROTECTION. AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, SHALL BE INSTALLED IN LIEU OF NORMAL UNDERLAYMENT FROM THE EAVE'S EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

4. CRICKETS AND SADDLES. A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY GREATER THAN 30 INCHES WIDE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.

5. SIDEWALL FLASHING. FLASHING AGAINST A VERTICAL SIDEWALL SHALL BE BY THE STEP-FLASHING METHOD.

6. OTHER FLASHING. FLASHING AGAINST A VERTICAL FRONT WALL, AS WELL AS SOIL STACK, VENT PIPE AND CHIMNEY FLASHING, SHALL BE APPLIED ACCORDING TO ASPHALT SHINGLE MANUFACTURER'S PRINTED INSTRUCTIONS.

FINISHES

1. ALL GYPSUM BOARD TO BE OF TYPE AND THICKNESS SHOWN; TAPED, SPACKLED 3 COATS, AND SANDED TO A SMOOTH FINISH.

- WALLS & CEILINGS, U.O.N.	1/2"
- GARAGE CEILING	5/8" TYPE 'X' FIRE RATED
- GARAGE WALLS	5/8" TYPE 'X' FIRE RATED
- UNDER STAIR PROTECTION	1/2"
- BATHROOM WALLS	1/2" MOISTURE RESIST

2. ALL GYPSUM BOARD SHALL BE SCREW APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. CONTRACTOR HAS OPTION OF GLUING.

3. FINISHED CEILING AND WALLS SHALL RECEIVE MIN TWO COATS OF PAINT WITH FIRST COAT PRIMER, UNLESS OTHERWISE NOTED.

4. ALL PAINT USED SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS FOR THAT PRODUCT.

5. VINYL SIDING SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATION. FASTENERS SHALL BE ALUMINUM OR STAINLESS STEEL COATED AND NAILED AT 16" OC.

6. A BUILDING HOUSE WRAP SHALL BE USED UNDER VINYL SIDING. HOUSE WRAP SHALL LAP 6" ON HORIZONTAL JOINTS AND 2" ON VERTICAL JOINTS. INSTALL PER MANUFACTURERS SPECIFICATIONS.

7. GUTTER AND DOWN SPOUTS SHALL BE INSTALLED WITH POSITIVE DRAINAGE AWAY FROM STRUCTURE.

8. FINISHED GRADE AND DRIVEWAY SHALL PITCH AWAY FROM THE STRUCTURE SO THAT SURFACE WATER FLOWS AWAY FROM STRUCTURE.

ABBREVIATIONS

A.B.	ANCHOR BOLT	HORIZ.	HORIZONTAL
A.F.F.	ABOVE FINISH FLOOR	INSUL.	INSULATION
ARCH.	ARCHITECT	INT.	INTERIOR
A.S.L.	ABOVE SEA LEVEL	MAX.	MAXIMUM
BIT.	BITUMINOUS	M.D.O.	MEDIUM DENSITY OVERLAY
BD.	BOARD	MIN.	MINIMUM
B.O.	BOTTOM OF	MTD.	MOUNTED
BRD.	BOARD	N.I.C.	NOT IN CONTRACT
BTM.	BOTTOM	O.C.	ON CENTER
CANT.	CANTILEVERED	OPNG.	OPENING
CLG.	CEILING	OPP.	OPPOSITE
CL	CENTERLINE	PLYWD.	PLYWOOD
COL.	COLUMN	PNL.	PANEL
CONC.	CONCRETE	P.T.	PRESSURE TREATED
CONT.	CONTINUOUS	PTD.	PAINTED
DIA.	DIAMETER	REQ.	REQUIRED
DR.	DOOR	RM.	ROOM
DRWG.	DRAWING	R.O.	ROUGH OPENING
D.S.	DOWN SPOUT	S.F.	SQUARE FEET
EL.	ELEVATION	SIM.	SIMILAR
ELEC.	ELECTRICAL	SQ.	SQUARE
ELEV.	ELEVATION	S.S.	STAINLESS STEEL
ENG.	ENGINEER	STD.	STANDARD
EQ.	EQUAL	STL.	STEEL
EXT.	EXTERIOR	STRUC.	STRUCTURAL
EXTG. OR EXIST.	EXISTING	SUBFL.	SUBFLOOR
F.	FRAMING	T&B	TOP AND BOTTOM
FIN.	FINISH	T.B.D.	TO BE DECIDED
FL.	FLOOR	THK.	THICK
F.M.-F.M.	FACE OF MASONRY TO FACE OF MASONRY	T.O.	TOP OF
		TYP.	TYPICAL
F.O.	FACE OF	V.I.F.	VERIFY IN FIELD
FOUND.	FOUNDATION	VERT.	VERTICAL
F.R.	FIBER REINFORCED	VEST.	VESTIBULE
GALV.	GALVANIZED	W/	WITH
G.C.	GENERAL CONTRACTOR	WIND.	WINDOW
G.W.B.	GYPSUM WALL BOARD	WD.	WOOD
		W.W.F.	WELDED WIRE FABRIC

WINDOWS & DOORS

1. WINDOWS AND DOORS SHALL BE SIZE, TYPE AND MANUFACTURER AS INDICATED ON SCHEDULES. ALL WINDOWS AND DOORS SHALL BE MANUFACTURED TO MEET THE APPROPRIATE SECTIONS OF THE IRC AND LABELLED AS SUCH. LABELS SHALL REMAIN ON WINDOWS FOR INSPECTION UNTIL A CERTIFICATE OF OCCUPANCY IS GRANTED BY THE CODE ENFORCEMENT OFFICER.

2. TEMPERED GLASS, AS INDICATED IN NOTE 3 AND ON THE DOOR AND WINDOW SCHEDULES, SHALL HAVE A MANUFACTURERS LABEL DESIGNATING THE TYPE AND THICKNESS OF THE GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES.

3. GLAZING LESS THAN 18" ABOVE FLOOR, GREATER THAN 9 SQUARE FEET IN AREA, INSTALLED IN DOORS, INSTALLED IN SIDELITES AND ADJACENT TO TUBS/SHOWERS SHALL BE TEMPERED, AS INDICATED ON THE SCHEDULES.

4. EXTERIOR WINDOW, DOOR, AND VENT OPENINGS SHALL BE CAULKED, FLASHED, WEATHERSTRIPPED OR OTHERWISE SEALED TO THE SIDEWALL IT IS FASTENED TO.

5. EGRESS WINDOWS SHALL BE INSTALLED AS INDICATED IN THE SCHEDULE. IF SUBSTITUTIONS ARE USED, CONTRACTOR MUST CONFIRM EGRESS MEETS THE MINIMUM 5.7 SF (5.0 SF AT GRADE). ADDITIONALLY, SILL HEIGHTS FOR EGRESS WINDOWS MAY NOT EXCEED 44" FROM FINISHED FLOOR AND MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" AND THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20".

PROPICNY
INTERIOR EXTERIOR SURVEYING AND AS BUILT FLOOR PLANS

INTERIOR EXTERIOR
MAPPING AND SURVEYING
18 SPENCER BROOKLYN
NEW YORK 11211
(929) 486-9091
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PROJECT NAME:
ARCHITECTURAL AS-BUILT
UNIT 39 - 42
631 OLD LIBERTY ROAD
TOWN OF THOMPSON, NY

ARCHITECT/ENGINEER

DATE	MARK / DESCRIPTION

SHEET CONTENT:
STRUCTURAL NOTES

SHEET NO.: S-1
OF:
PROJECT NO.: 02

SCOPE OF WORK

1) STABILIZATION
- a) REMOVE TREES AND VEGETATION WITHIN 10' OF STRUCTURE
- i) LEVEL OFF ROUGH GRADE WITHIN 10' OF STRUCTURE
- b) COVER EXISTING ROOF WITH A WATERPROOF TARP

2) DEMOLITION (ASBESTOS INSPECTION AND REMEDIATION MAY BE REQUIRED)
- a) REMOVE AND DISPOSE OF:
- i) EXTERIOR
  - (1) ALL SIDING AND HOUSE WRAP TO BUILDING SHEATHING
  - (2) ALL EXISTING WINDOWS AND EXTERIOR TRIM
  - (3) ALL EXISTING FOUNDATION "SKIRT" MATERIALS
  - (4) ALL EXISTING PORCHES AND DECKS
  - (5) ALL SOFFIT FASCIA AND EXTERIOR TRIM
  - (6) ALL EXISTING EXTERIOR DOORS
- ii) ROOF (AFTER STABILIZATION OF FOUNDATION, FRAMING AND CONSTRUCTION OF EXTERIOR DECKS WITH ROOF SUPPORTS)
  - (1) ALL ROOFING MATERIALS TO ROOF SHEATHING
  - (2) ANY DETERIORATED ROOF SHEATHING OR RAFTERS
- iii)INTERIOR
  - (1) ALL REMAINING APPLIANCES
  - (2) ALL REMAINING PLUMBING FIXTURES
  - (3) ALL CEILING FINISHES
  - (4) ALL INTERIOR TRIM AND DOORS
  - (5) ALL INTERIOR WALL FINISHES
  - (6) ALL INTERIOR FLOOR COVERINGS TO EXISTING BUILDING SUB-FLOOR
  - (7) ALL ELECTRICAL, PHONE OR CABLE INSTALLATIONS
  - (8) ANY NON-STRUCTURAL WALLS PER PROPOSED PLANS
  - (9) REMOVE SECTIONS OF SUB-FLOOR TO ALLOW INSPECTIONS OF FLOOR FRAMING AND FOUNDATION CONDITIONS BELOW.

3) PRE-CONSTRUCTION INSPECTION
- a) FOUNDATION AND FLOORS. FLOORS MUST BE LEVELED TO A DEVIATION OF NO MORE THAN ½ IN 20' (SEE DETAILS THIS PAGE)
  - (1) EVALUATE EXISTING FOOTINGS AND SUPPORT POSTS FOR INTEGRITY RECOMMEND REPLACEMENT OR REPAIR OF SUB-STANDARD FOOTINGS
  - (2) ALL SUPPORT POSTS TO BE ASSESSED AND REPLACED WITH PRESSURE TREATED 6 X 6 POSTS AND REQUIRED SIMPSON POST CAPS AND BASES PER CODE IF FOUND TO BE DEFICIENT.
- ii) EVALUATE EXISTING GIRDERS.
  - (1) ALL EXISTING GIRDERS FOUND TO BE COMPROMISED WITH ROT ARE TO BE REPLACED
  - (2) ALL EXISTING GIRDERS ARE TO BE REINFORCED PER CONSTRUCTION DRAWINGS (THIS PAGE)
- iii)EVALUATE EXISTING FLOOR JOISTS.
  - (1) FLOOR JOISTS TO BE INSPECTED FOR ROT OR OTHER DEFICIENCIES (EXCESSIVE DRILLING, NOTCHING OR CUTTING, INSECT OR VERMIN ACTIVITY)
  - (2) ANY DEFICIENT FLOOR JOISTS ARE TO BE NOTED AND REPLACED OR SISTERED.
- iv)EVALUATE EXISTING SUBFLOOR
  - (1) ALL COMPROMISED ELEMENTS ARE TO BE REPLACED

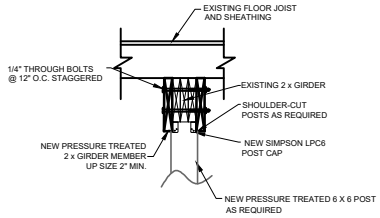
4) EXTERIOR DECKS (SEE 4 ON S-1A. ALL WORK TO CONFORM WITH RS07)
- a) ALL EXTERIOR DECKS AND PORCHES TO BE REBUILT WITH PRESSURE TREATED MATERIAL PER DRAWINGS
- i) NEW FOOTINGS TO BE INSTALLED PER RS07.3
- ii) NEW LEDGER BOARDS TO BE PROPERLY FLASHED AND SECURED TO BUILDING PERRS07.9.1.1-4
- iii)NEW LATERAL CONNECTIONS TO BE PROVIDED PER RS07.9.2
- iv)ALL STAIRS AND RAILINGS TO COMPLY WITH REQUIREMENTS PER R311.7.1-9

5) INTERIOR FRAMING
- a) ALL WINDOW AND DOOR OPENINGS TO BE RELOCATED AND RE-FRAMED PER DRAWINGS AND WINDOW SCHEDULE
- b) INTERIOR WALLS TO BE LOCATED AND FRAMED AS SHOWN IN DRAWINGS WITH DOOR OPENINGS AS SHOWN
- c) EXISTING WALLS (INTERIOR AND EXTERIOR SHALL BE EVALUATED AND ANY BENT, WARPED OR COMPROMISED STUDS TO BE REPLACED.
- d) EXTERIOR WALL SHEATHING TO BE INSPECTED AND ANY DEFICIENCIES CORRECTED.

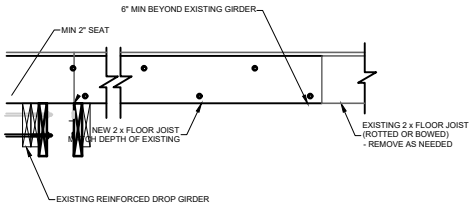
6) ROOF REPAIR
- a) AFTER REMOVING TEMPORARY WATERPROOF COVERING AND OLD ROOFING MATERIALS
- i) REPLACE ANY COMPROMISED RAFTERS
- ii) REPLACE ANY ROTTED OR DELAMINATED ROOF SHEATHING
- iii)INSTALL NEW FASCIA PER DRAWINGS
- b) INSTALL NEW EPDM ROOFING MATERIAL
- i) USE ½" CELOTEX UNDERLAYMENT AND ALL NAILING, ADHESIVES, TAPES AND EDGE TREATMENTS PER MANUFACTURER'S INSTRUCTIONS.

7) PLUMBING
- a) ROUGH IN NEW PVC SANITARY DRAINAGE AND VENTS PER DRAWINGS
- i) ALL ROOF PENETRATIONS TO BE PROPERLY FLASHED PER EPDM MANUFACTURER'S SPECIFICATIONS
- b) ROUGH IN NEW PEX SUPPLY LINES TO ALL FIXTURES.
- i) ALL PEX LINES TO BE ½" DIRECT TO ALL OUTLETS TERMINATING IN HOT AND COLD SUPPLY MANIFOLDS IN CRAWL SPACE.
- ii) ALL SUPPLY LINES ARE TO BE PITCHED TO ALLOW SIMPLE GRAVITY DRAINAGE OF THE SUPPLY SYSTEM.

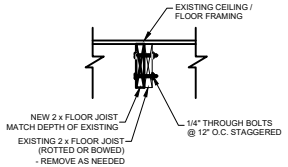
8) ELECTRICAL (ALL WORK TO COMPLY WITH NFPA70-17 PER THE 2020 NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, CHAPTER 35)
- a) INSTALL NEW A NEW SERVICE ENTRANCE AND A NEW ELECTRICAL DISTRIBUTION PANEL WITH A MAIN SHUT-OFF BREAKER
- b) ALL WIRING TO BE COPPER.
- c) INSTALL DISTRIBUTION SYSTEM PER DRAWINGS AND CODE
- d) PROVIDE ROUGH AND FINISHED ELECTRICAL INSPECTION CERTIFICATION BY AN AGENCY APPROVED BY THE SULLIVAN COUNTY ELECTRICAL LICENSING BOARD
- e) ALL DEVICES AND FIXTURES TO BE UL APPROVED FOR INTENDED USE.



SECTION

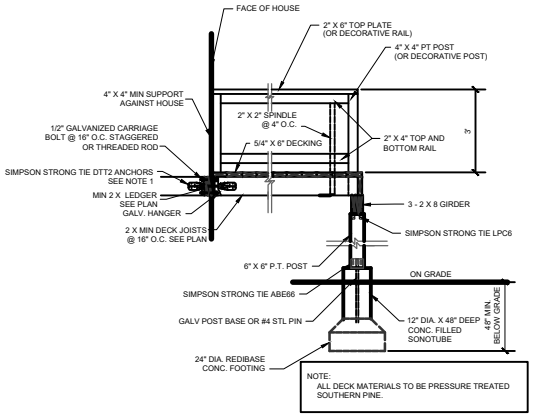


SIDE VIEW



SECTION

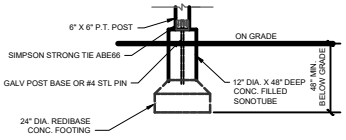
GIRDER REINFORCEMENT DETAIL (1 / S-1A)
SCALE: 1" = 1'-0"

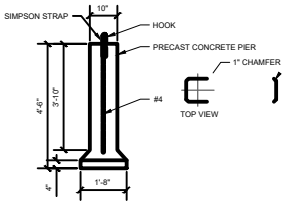


NOTE 1:
PER 2020 NYSRBC SECTION 507.9.2 DECK LATERAL LOAD CONNECTION, HOLD-DOWN TENSION DEVICE SHALL BE INSTALLED IN NOT LESS THAN TWO LOCATIONS PER DECK WITHIN 24-INCHES OF EACH END OF THE DECK. EACH DEVICE SHALL HAVE AN ALLOWABLE STRESS DESIGN CAPACITY OF NOT LESS THAN 1500 LBS.

DECK CONSTRUCTION DETAILS (3 / S-1A)
SCALE: 1/2" = 1'-0"

FLOOR JOIST SISTERING DETAIL (2 / S-1A)
SCALE: 1" = 1'-0"





ALTERNATE PRECAST PIER

TYPICAL REPLACEMENT FOOTING DETAIL (4 / S-1A)
SCALE: 1/2" = 1'-0"

PROPICNY
INTERIOR EXTERIOR SURVEYING AND AS BUILT FLOOR PLANS

INTERIOR EXTERIOR
MAPPING AND SURVEYING
18 SPENCER BROOKLYN
NEW YORK 11211
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PROJECT NAME:
ARCHITECTURAL AS-BUILT
UNIT 39 - 42
631 OLD LIBERTY ROAD
TOWN OF THOMPSON, NY

ARCHITECT/ENGINEER

REVISIONS:

NO.	DATE	MARK / DESCRIPTION

SHEET CONTENT:

SCOPE OF WORK
GIRDER REINFORCEMENT DETAIL
DECK CONSTRUCTION DETAILS
FLOOR JOIST SISTERING DETAILS
TYPICAL REPLACEMENT FOOTING DETAIL

DRAWN BY:		SHEET NO.:
DATE:		S-2
CHECKED:		OF:
DATE:		
PROJECT NO.:		02