



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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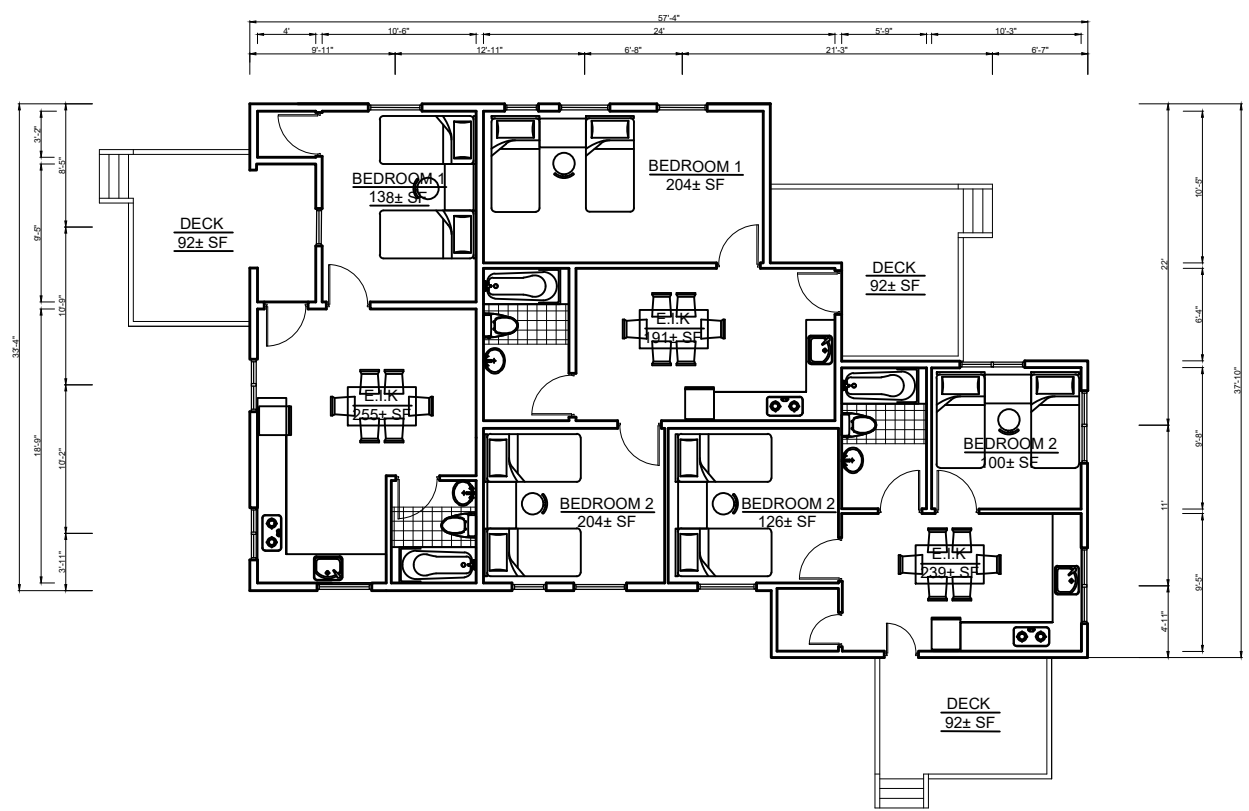
PROJECT NAME:
**ARCHITECTURAL AS-BUILT
UNIT 45-46
631 OLD LIBERTY ROAD
TOWN OF THOMPSON, NY**

ARCHITECT/ENGINEER

REVISIONS:		
NO.	DATE	MARK / DESCRIPTION

SHEET CONTENT:
FIRST FLOOR PLAN

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



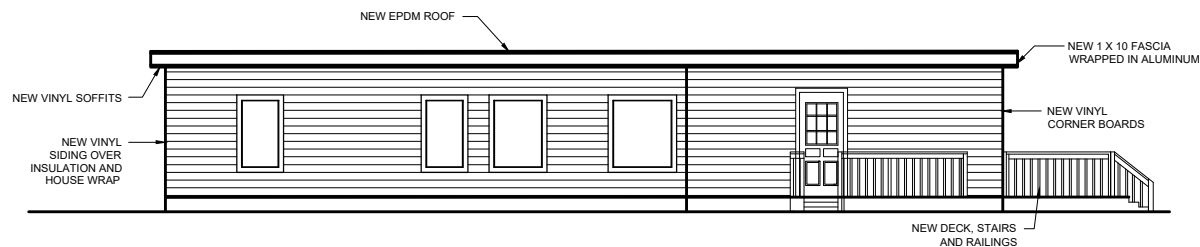
1
A-1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8"=1'



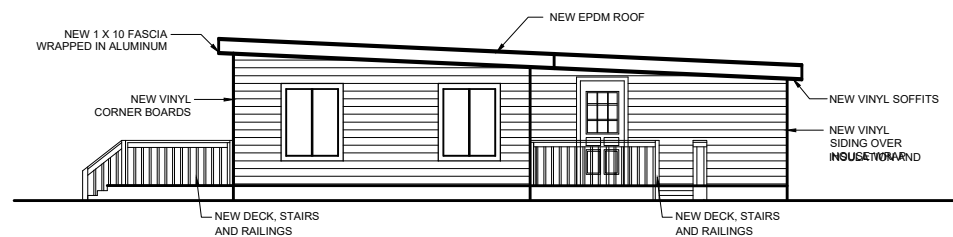
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1
A-3 PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'



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

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PROPOSED FRONT ELEVATION
PROPOSED RIGHT - SIDE ELEVATION

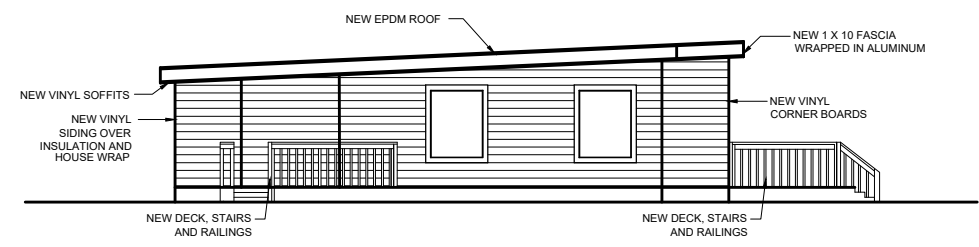
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DATE:	A-3
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DATE:	PROJECT NO.:
	05



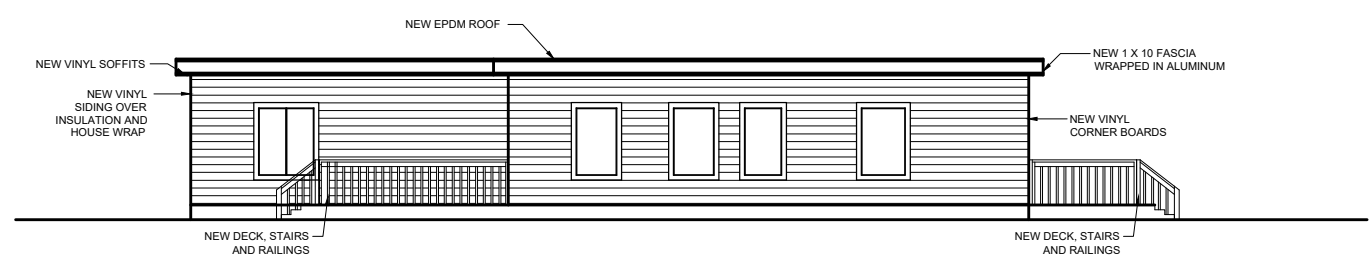
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1 PROPOSED LEFT - SIDE ELEVATION
SCALE: 1/4"=1'



2 PROPOSED REAR ELEVATION
SCALE: 1/4"=1'

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SHEET CONTENT:
PROPOSED LEFT - SIDE ELEVATION
PROPOSED REAR ELEVATION

DRAWN BY:	SHEET NO.:
DATE:	A-4
CHECKED:	OF:
DATE:	
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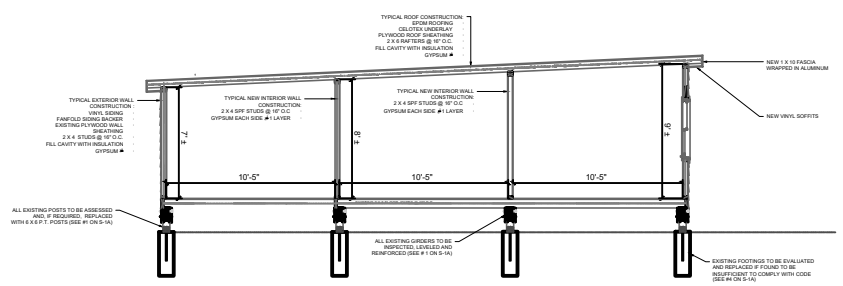
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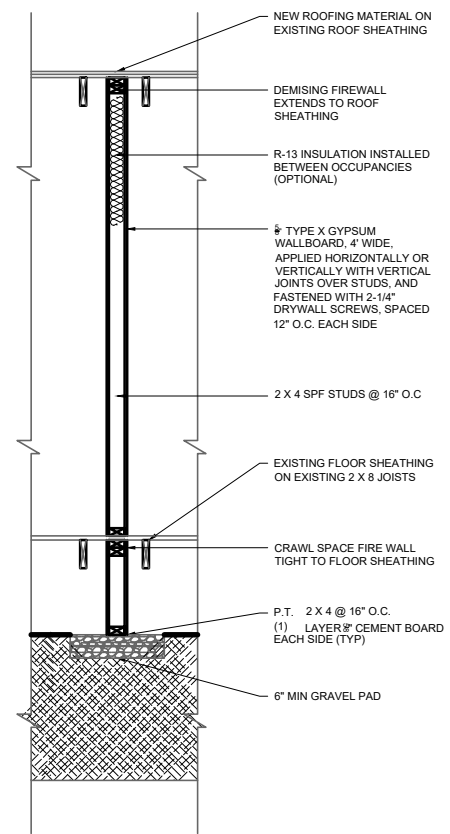
REVISIONS:		
NO.	DATE	MARK / DESCRIPTION

SHEET CONTENT:
PROPOSED BUILDING SECTION
PROPOSED 1 HR DIMISING BUILDING SECTION

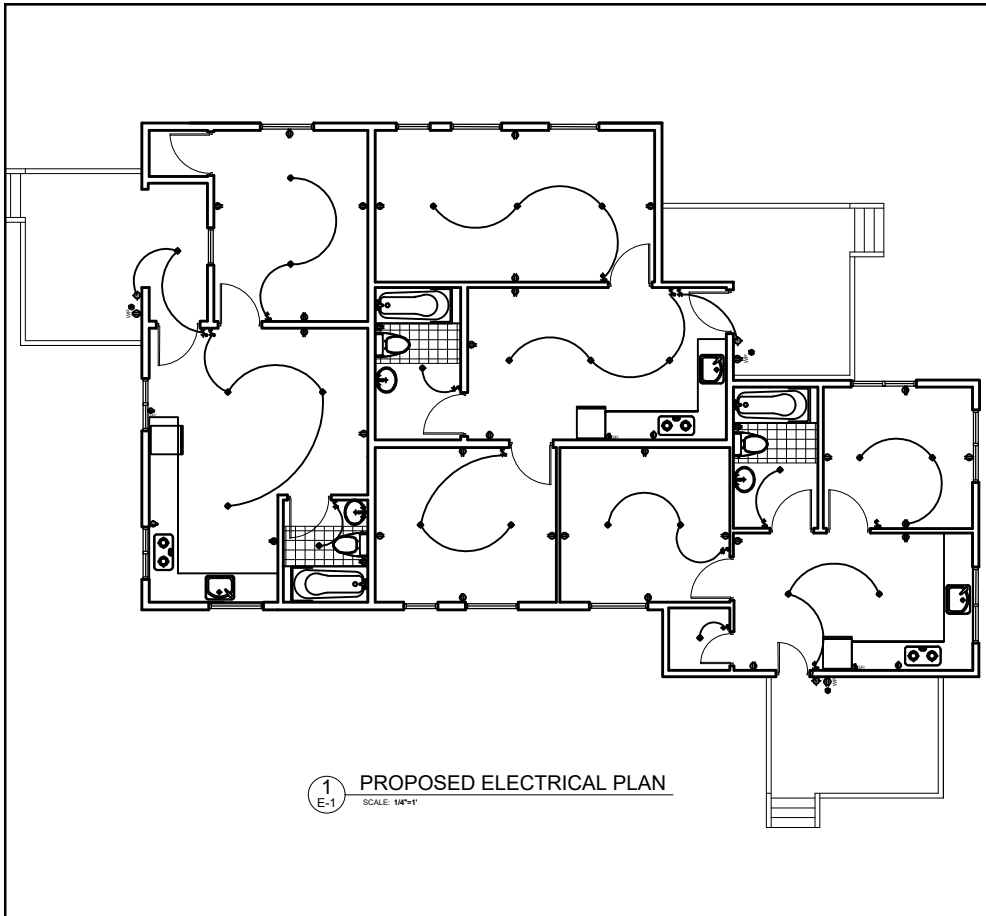
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DATE:			A-5
CHECKED:			
DATE:			
PROJECT NO.:			05



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



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



1
E-1
PROPOSED ELECTRICAL PLAN
SCALE: 1/4"=1'

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

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

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

ELECTRICAL NOTES

- 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.
- 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 UNDERWRITERS LABORATORIES (U.L.) AND SHALL BEAR THE INSPECTION LABEL "P" 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.
- 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.
- METER SOCKET'S 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.
- WIRE AND CABLE CONDUCTORS SHALL BE COPPER WITH TYPE THIN INSULATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- SERVICE CONDUCTORS MAY BE COPPER OR ALUMINUM.
- EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANEL BOARD.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.



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SHEET CONTENT:
PROPOSED ELECTRICAL PLAN
ELECTRICAL EQUIPMENT LEGEND
ELECTRICAL NOTES

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

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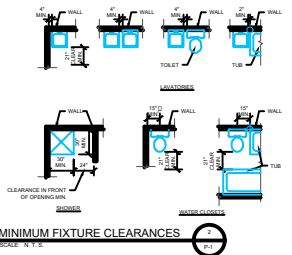
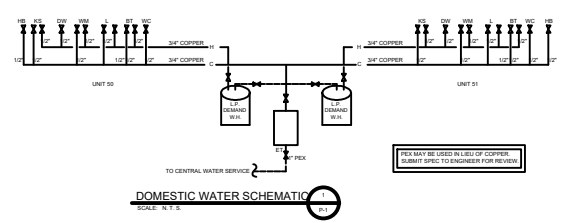
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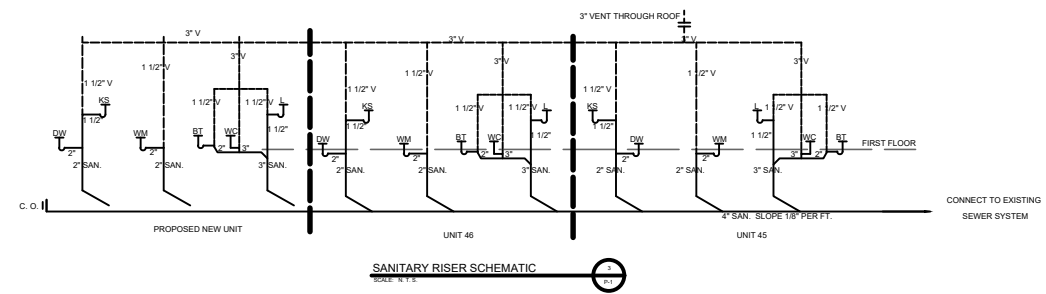
SHEET CONTENT:
DOMESTIC WATER SCHEMATIC
MINIMUM FIXTURE CLEARANCES
SANITARY RISER SCHEMATIC
BORING, NOTCHING DETAIL
TRENCH DETAIL FOR WATERLINE
GAS PIPING SCHEMATIC
LEGENDS & PLUMBING NOTES

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

1/4" SCALE

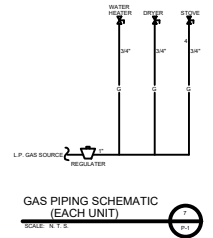
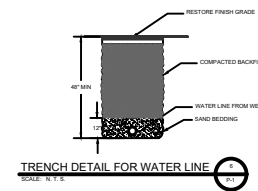
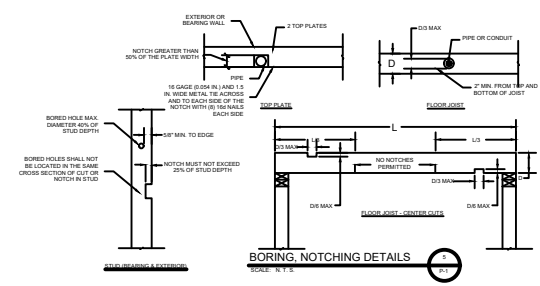


- PLUMBING NOTES**
1. THE ENTIRE PLUMBING INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE NYC RESIDENTIAL CODE.
 2. WATER SERVICE ENTRANCE AND SANITARY EXIT SHALL OCCUR WITHIN THE SACRAMENTO AREA ON THE GROUND LEVEL. REFER TO SITE PLAN OR SURVEY FOR LOCATION OF SANITARY DISPOSAL SYSTEM AND WELL.
 3. WELL AND SANITARY DISPOSAL SYSTEM SHALL BE DESIGNED BY A LICENSED PROFESSIONAL AND SHALL BE DESIGNED IN ACCORDANCE WITH THE BUILDING CODE AND OTHER APPLICABLE REGULATIONS.
 4. PIPE SUPPORT:
PIPE - 3/4" HORIZONTAL AND 4" VERTICAL
PVC - 4" HORIZONTAL AND 12" VERTICAL
COPPER - 4" HORIZONTAL AND 12" 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 WASTER SHALL BE INSTALLED IN THE BATHROOM 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 MANUFACTURED SPECIFICATIONS FOR PIPE, TUBING AND THE APPLICABLE PROVISIONS OF THE NYC RESIDENTIAL CODE.
 9. DRAIN, WASTE AND VENT PIPE (DWV) SHALL BE SIZED IN ACCORDANCE WITH THE SANITARY RISER DIAGRAM.



PLUMBING LEGEND

SYMBOL	DESCRIPTION
KS	RESIDENTIAL GRADE KITCHEN SINK W/ FAUCET
BT	RESIDENTIAL GRADE BATH TUB W/ FAUCET & SHOWER VALVE EXHIBIT C. INSTALL SHOWER HEADS & 6\"/>
WC	RESIDENTIAL GRADE WATER CLOSET W/ WATER SAVING FLUSHMETER OR W/ FAUCET
L	BATHROOM LAVATORY W/ FAUCET
JT	RESIDENTIAL GRADE JACKETZ TUB
SH	RESIDENTIAL STAND-ALONE SHOWER
WH	30 GALLON PROPANE FIRED WATER HEATER
—	SANITARY SEWER WASTE PIPE, TYPE DWV ABS
—	SANITARY SEWER VENT PIPE, TYPE DWV ABS
—	DOMESTIC COLD WATER SUPPLY PIPE, PEX OR COPPER
—	DOMESTIC HOT WATER SUPPLY PIPE, PEX OR COPPER
—	GAS SUPPLY PIPE
—	SANITARY SEWER CLEAN OUT
—	DOMESTIC WATER SHUT-OFF VALVE
—	60# SHUT-OFF BALL VALVE
WM	WASHING MACHINE
FP	FRONT LOADER, 27\"/>
BT	EXPANSION TANK (486 PSI SETTING)
F	FURNACE



GENERAL NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND INSPECTIONS AND PAY ALL REQUIRED FEES.
- CONTRACTOR SHALL MAINTAIN LIABILITY INSURANCE TO PROTECT THE OWNER.

DESIGN CRITERIA

- DESIGN CRITERIA (OTHER THAN TABLE R403.2(1))
- SOL 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

- ENERGY CODE CRITERIA
- RESHECK CALCULATION AND COMPLIANCE CERTIFICATE ATTACHED WITH THESE DRAWINGS. DESIGN ASSUMES GASHEAT AND VENTILATION ARE UNHEATED. RATED RAFTER HEEL DOES NOT APPLY.
 - ZONE 5 (SULLIVAN COUNTY)
 - HEATING DEGREE DAYS 5750
 - WINTER DESIGN TEMPERATURE 8 F
 - SUMMER DRY BULB 83 F
 - SUMMER WET BULB 73 F
 - GLAZING U-FACTOR 0.32
 - MAXIMUM GLAZING 15 % (GROSS AREA)
- AS A LEVEL 1 ALTERATION, THIS PROJECT WILL COMPLY WITH (NY) N109-1.1 (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-38 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

- ALL EXCAVATIONS SHALL BE DETERMINED BY SHUMPING, PUMPING, ETC. IN A MANNER WHICH WILL NOT LOOSEN FOUNDATION SURROUNDING MATERIAL. SURFACE WATER SHALL BE DIVERTED AWAY FROM EXCAVATIONS BY MEANS OF BERMS, DIVERSION DITCHES, OR OTHER SUITABLE METHODS.
- CONFINED EXCAVATIONS FOR FOUNDATIONS, UTILITIES, ETC. SHALL BE LIMITED TO 4 FEET IN DEPTH UNLESS SHORING AND BRACING IS USED. TRENCH EXCAVATIONS (SLOPE) AND/OR BRACING SHALL CONFORM WITH THE LATEST OSHA REGULATIONS.
- BACKFILL SHALL BE PLACED IN MAXIMUM LOOSE LEFT 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 LEFTS AND COMPACTED TO THE AFORESAID CRITERIA.
- ALL FILL SHALL BE CLEAN AND FREE OF LARGE ROCK, NO ORGANIC MATTER SHALL BE PERMITTED.
- TEMPORARY EROSION CONTROL STRUCTURES SHALL BE INSTALLED AS REQUIRED AFTER THE SITE IS DISTURBED.

CONCRETE NOTES

- DESIGN AND CONSTRUCTION SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318, LATEST EDITION.
- CONCRETE WORK AND MATERIALS SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS," ACI 308.
- REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60, "DEFORMED AND PLAN BILLET STEEL BARS FOR CONCRETE REINFORCEMENT".
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A188, "WELDED STEEL WIRE FABRIC FOR CONCRETE REINFORCEMENT".
- CONCRETE SLUMP SHALL NOT EXCEED 5 INCHES UNLESS SPECIFICALLY AUTHORIZED BY THE ENGINEER. SLUMP SHALL BE DETERMINED IN ACCORDANCE WITH ASTM C143.
- READY MIX CONCRETE SHALL COMPLY WITH ACI 308 AND ASTM C-34 WITH A MAXIMUM WATER CEMENT RATIO OF 0.50. TIME BETWEEN INTRODUCTION OF WATER AND THE PLACEMENT OF CONCRETE SHALL NOT EXCEED 1-1/2 HOURS.
- PROVIDE AIR ENTRAINMENT IN EXTERIOR EXPOSED CONCRETE TO OBTAIN TOTAL AIR CONTENT OF 5% ± 1% IN ACCORDANCE WITH ACI 308.
- 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 1 1/2 INCHES FOR #5 AND SMALLER BARS.
- ALL REINFORCING SHALL BE CONTINUOUS AND SHALL BE LAPPED 40 BAR DIAMETERS AT SPICES, BEST AROUND CORNERS, AND HOOKED AT NON-CONTINUOUS ENDS.
- EXTERIOR WALKING SURFACES SHALL RECEIVE A BROOM FINISH.
- DRYING OUT OF CONCRETE, ESPECIALLY DURING THE FIRST 24 HOURS, SHALL BE CAREFULLY GUARDED AGAINST. ALL SURFACES SHALL BE MOST 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 I, 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.

MASONRY NOTES

- DESIGN AND CONSTRUCTION OF ALL MASONRY WORK SHALL CONFORM TO ACI 530 AND 531 STANDARDS BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES, AND "SPECIFICATIONS FOR MASONRY STRUCTURES."
- CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT HOLLOW LOAD BEARING UNITS CONFORMING TO ASTM C90 TYPICAL 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.
- MORTAR SHALL CONFORM TO ASTM C270 "MORTAR FOR UNIT MASONRY" TYPE II OR S.
- GROUT SHALL CONFORM TO ASTM C476 "GROUT FOR REINFORCED AND NONREINFORCED MASONRY." ALL CELLS SHALL BE FILLED SOLID WITH GROUT AT REINFORCING.
- ALL MASONRY SHALL BE CONSTRUCTED IN RUNNING BOND. HORIZONTAL JOINT REINFORCING SHALL BE STANDARD WEIGHT LADDER TYPE (NO.3 GAGE SIDE RODS) SPACED VERTICALLY AS INDICATED, DUR-WALL OR EQUAL.

WOOD NOTES

- FRAMING LAMBER 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 3" STANDARD STUD GRADE LAMBER.
 - C. PLYWOOD, U.O.N. (UNLESS ZIP SYSTEM IS USED) SUB-CLOOR - 1/2" CDX AC PLYWOOD STRUCTURAL GRADE, GLUED AND NAILED.
 - D. IN CONTACT WITH EXTERIOR, GROUND, OR EXPOSED TO WEATHER, SOUTHERN PINE PRESSURE TREATED (ACQ).

- ALL STRUCTURAL MEMBERS SHALL BE FASTENED IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE R602.3(1).
- FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
 - A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES OF THE FIRE AND FLOOR LAMBER. 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 STAR 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 R101.16.

- RAFTERS AND CEILING JOISTS HAVING A DEPTH-TO-THICKNESS RATIO EXCEEDING 5 TO 1 BASED ON NOMINAL DIMENSIONS SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING. DIAGONAL BRIDGING (WOOD OR METAL) OR CONTINUOUS 1 INCH BY 3 INCH WOOD STRIP NAILED ACROSS THE RAFTERS OR CEILING JOISTS AT INTERVALS NOT EXCEEDING 8 FEET.
- 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.
- ALL MICROLAM BEAMS, LVL SHALL HAVE A MINIMUM F_b OF 2,800 PSI E=2.0.
- 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.
- PROVIDE CROSSBRACING BETWEEN JOISTS @ 8' O.C. MAXIMUM.
- WOOD POSTS UNDER BEAMS SHALL BE AS WIDE AS THE BEAM IT CARRIES.
- IF WALL STUDS ARE OVER 10 FEET HIGH THAN CATS SHALL BE PROVIDED AT THESE POINTS.
- ALL METAL CONNECTORS SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL.
- PROVIDE RAFTER TIES (H-Z, HURRICANE) AT EACH RAFTER END ON WALL TOP PLATES.

ROOFING NOTES

- ROOF SHINGLE, ROOF SHINGLES SHALL BE UL TYPE CLASS A FIBERGLASS OR ASPHALT STRIP SHINGLES, 205 MINIMUM. INSTALL PER MANUFACTURERS SPECIFICATIONS. PROVIDE UNDERLAYMENT AS SPECIFIED BELOW AND METAL Drip EDGE AT ALL ROOF EDGES.
- 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 LAVE AND LAPPED 2 INCHES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 4 FEET.
- 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 LEU OF NORMAL UNDERLAYMENT FROM THE EAVES EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
- 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 COVERS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.
- SIDEWALL FLASHING: FLASHING AGAINST A VERTICAL SIDEWALL SHALL BE BY THE STEP-FLASHING METHOD.
- OTHER FLASHING: FLASHING AGAINST A VERTICAL FRONT WALL, AS WELL AS SOLI STACK, VENT PIPE, AND CHIMNEY FLASHING, SHALL BE APPLIED ACCORDING TO ASPHALT SHINGLE MANUFACTURERS PRINTED INSTRUCTIONS.

FINISHES

- 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
- ALL GYPSUM BOARD SHALL BE SCREW APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. CONTRACTOR HAS OPTION OF GLUING.
- FINISHED CEILING AND WALLS SHALL RECEIVE MIN TWO COATS OF PAINT WITH FIRST COAT PRIMER, UNLESS OTHERWISE NOTED.
- ALL PAINT USED SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS FOR THAT PRODUCT.
- VINYL SIDING SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATION. FASTENERS SHALL BE ALUMINUM OR STAINLESS STEEL COATED AND NAILED AT 16" OC.
- A BUILDING HOUSE WRAP SHALL BE USED UNDER VINYL SIDING. HOUSE WRAP SHALL LAP 12" ON HORIZONTAL JOINTS AND 2" ON VERTICAL JOINTS. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- GUTTER AND DOWN SPOUTS SHALL BE INSTALLED WITH POSITIVE DRAINAGE AWAY FROM STRUCTURE.
- FINISHED GARAGE 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	INTERS.	INTERSECT
A.S.L.	ABOVE SILL LEVEL	MAX.	MAXIMUM
BIT.	BITUMINOUS	M.D.O.	MEDIUM DENSITY OVERLAY
CANT.	CANTILEVERED	M.N.	MINIMUM
B.O.	BOTTOM OF	M.T.D.	MOUNTED
BRD.	BOARD	N.I.C.	NOT IN CONTRACT
BTM.	BOTTOM	O.C.	ON CENTER
CLG.	CEILING	OPNG.	OPENING
CL.	CENTERLINE	OPPG.	OPPOSITE
COL.	COLUMN	PLYWD.	PLYWOOD
CONC.	CONCRETE	PNL.	PANEL
CONT.	CONTINUOUS	P.T.	PRESSURE TREATED
DA.	DIAMETER	PTD.	PAINTED
DR.	DOOR	REQ.	REQUIRED
DRWG.	DRAWING	RM.	ROOM
D.S.	DOWN SPOUT	R.O.	ROUGH OPENING
EL.	ELEVATION	S.F.	SQUARE FEET
ELEC.	ELECTRICAL	SM.	SIMILAR
ELEV.	ELEVATION	SQ.	SQUARE
ENG.	ENGINEER	S.S.	STAINLESS STEEL
EQ.	EQUAL	STD.	STANDARD
EXT.	EXTERIOR	STL.	STEEL
EXTS.	EXISTING	STRUC.	STRUCTURAL
OR EXIST.		SUBFL.	SUBFLOOR
F.	FRAMING	T&B.	TOP AND BOTTOM
FN.	FINISH	T.B.D.	TO BE DECIDED
FL.	FLOOR	T.O.	TOP OF
F.M.-F.	FACE OF MASONRY	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

- 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 IBC AND LABELED AS SUCH. LABELS SHALL REMAIN ON WINDOWS FOR INSPECTION UNTIL A CERTIFICATE OF OCCUPANCY IS GRANTED BY THE CODE ENFORCEMENT OFFICER.
 - 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 COMPLES.
 - GLAZING LESS THAN 18" ABOVE FLOOR, GREATER THAN 9 SQUARE FEET IN AREA, INSTALLED IN DOORS, INSTALLED IN SIBELITES AND ADJACENT TO TUBSHOWERS SHALL BE TEMPERED, AS INDICATED ON THE SCHEDULES.
- EXTERIOR WINDOW, DOOR, AND VENT OPENINGS SHALL BE CALKED, FLASHED, WEATHERTRIPPED OR OTHERWISE SEALED TO THE SIDEWALL IT IS FASTENED TO.
- EGRESS WINDOWS SHALL BE INSTALLED AS INDICATED IN THE SCHEDULE. IF SUBSTITUTIONS ARE USED, CONTRACTOR MUST CONFIRM EGRESS MEETS THE MINIMUM 5.7 SF (0.56 FT² 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".



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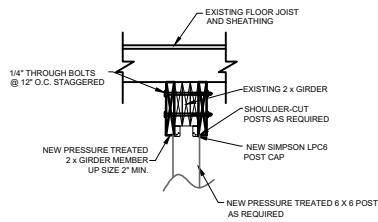
SHEET CONTENT:
STRUCTURAL NOTES

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PROJECT NO.:	02

TABLE R403.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA									
GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE-SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	
			WEATHERING	FROST LINE DEPTH	TERMITES				DECAY
50	115	C	SEVERE	48"	MODERATE TO HEAVY	SLIGHT TO MODERATE	6"	YES	CASE STUDY

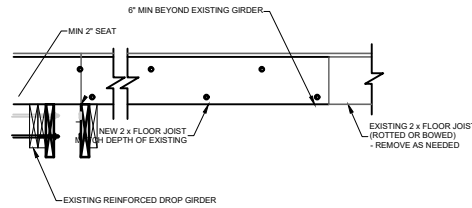
SCOPE OF WORK

- 1) STABILIZATION
 - a) REMOVE TREES AND VEGETATION WITHIN 10' OF STRUCTURE
 - i) LEVEL OFF ROUGH GRADE WITHIN 10' OF STRUCTURE
 - ii) 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 SIFFY 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 3/8 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 DRILING, NOTCHING OR CUTTING, INSECT OR VERMIN ACTIVITY)
 - (2) ANY DEFICIENT FLOOR JOISTS ARE TO BE NOTED AND REPLACED OR SETBACK.
 - 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 R507)
 - a) ALL EXTERIOR DECKS AND PORCHES TO BE REINFORCED WITH PRESSURE TREATED MATERIAL PER DRAWINGS
 - i) NEW FOOTINGS TO BE INSTALLED PER R507.3
 - ii) NEW LEDGER BOARDS TO BE PROPERLY FLASHED AND SECURED TO BUILDING PER R507.9.1.1-4
 - iii) NEW LATERAL CONNECTIONS TO BE PROVIDED PER R507.9.2
 - 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, WAIVED 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 UPON ROOFING MATERIAL
 - i) USE 3/4" 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
 - ii) ROUGH IN NEW PEX SUPPLY LINES TO ALL FIXTURES.
 - i) ALL PEX LINES TO BE 3/4" 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.
 - b) ELECTRICAL (ALL WORK TO COMPLY WITH NFA70-17 PER THE 2020 NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, CHAPTER 50)
 - i) INSTALL NEW A NEW SERVICE ENTRANCE AND A NEW ELECTRICAL DISTRIBUTION PANEL WITH A MAIN SHUT-OFF BREAKER
 - ii) 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.

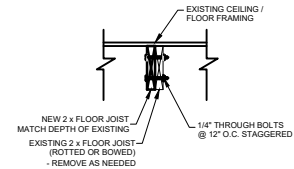


SECTION

GIRDER REINFORCEMENT DETAIL
SCALE: 1" = 1'-0"

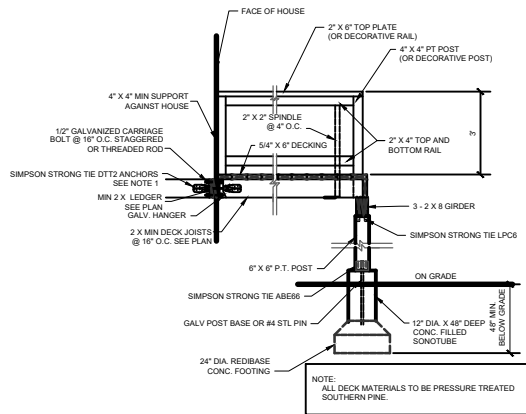


SIDE VIEW



SECTION

FLOOR JOIST SISTERING DETAIL
SCALE: 1" = 1'-0"



NOTE 1:
PER 2020 NYS/IBC 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.

TYPICAL REPLACEMENT FOOTING DETAIL
SCALE: 1/2" = 1'-0"

DECK CONSTRUCTION DETAILS

SCALE: 1/2" = 1'-0"



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

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DATE:	S-2
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