

LOT #2

11 THE OUTLOOK, GLEN COVE, NEW YORK 11542 ZONE: R-4B SEC: 21 BLOCK: 10 LOT: 12 NO BUILDINGS ON LOT

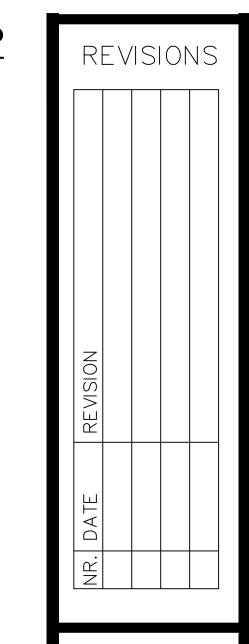
REQUIREMENT EXISTING PROPOSED

101 AREA 6,500 SF MIN 4,765.3 SF 3,409.6 SF 7,500 SF MIN 7,500 SF MIN

\_OT #

11 THE OUTLOOK, GLEN COVE, NEW YORK 11542 ZONE: R-4B SEC: 21 BLOCK: 10 LOT: 13 EXISTING ONE FAMILY RESIDENCE PROPOSED TWO FAMILY CONVERSION

REQUIREMENT	EXISTING	PROPOSED
7,500 SF MIN	7,265.8 SF	8,621.45 SF
25% MAX	1,188.5 SF	1,188.5 SF
25% MAX	15%	13.78%
1.5 X MAX B.A.	2,312.5 SF	2,312.5 SF
20' MIN	25'	25'
10' MIN	9.1', 6.1'	34.2', 6.1'
30' MIN	77.18	77.18
40% F.Y. MAX	23%	36.33%
	7,500 SF MIN 25% MAX 25% MAX 1.5 X MAX B.A. 20' MIN 10' MIN 30' MIN	7,500 SF MIN 25% MAX 1,188.5 SF 25% MAX 1.5 X MAX B.A. 20' MIN 10' MIN 30' MIN 77.18'





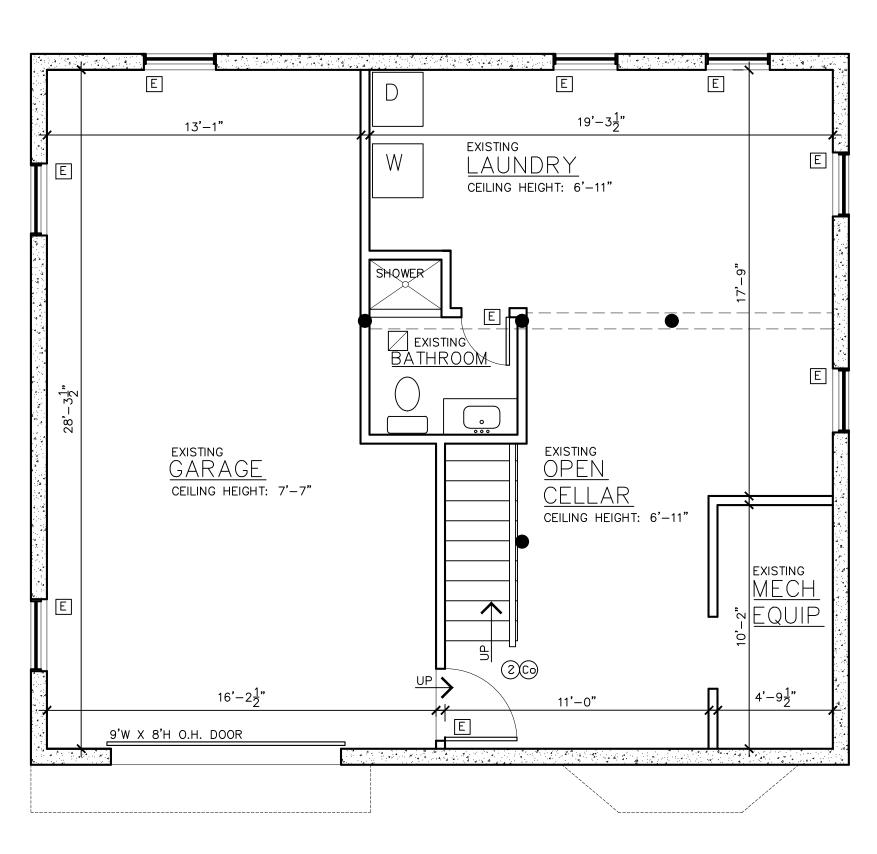


SITE PLAN & ZONING INFO.

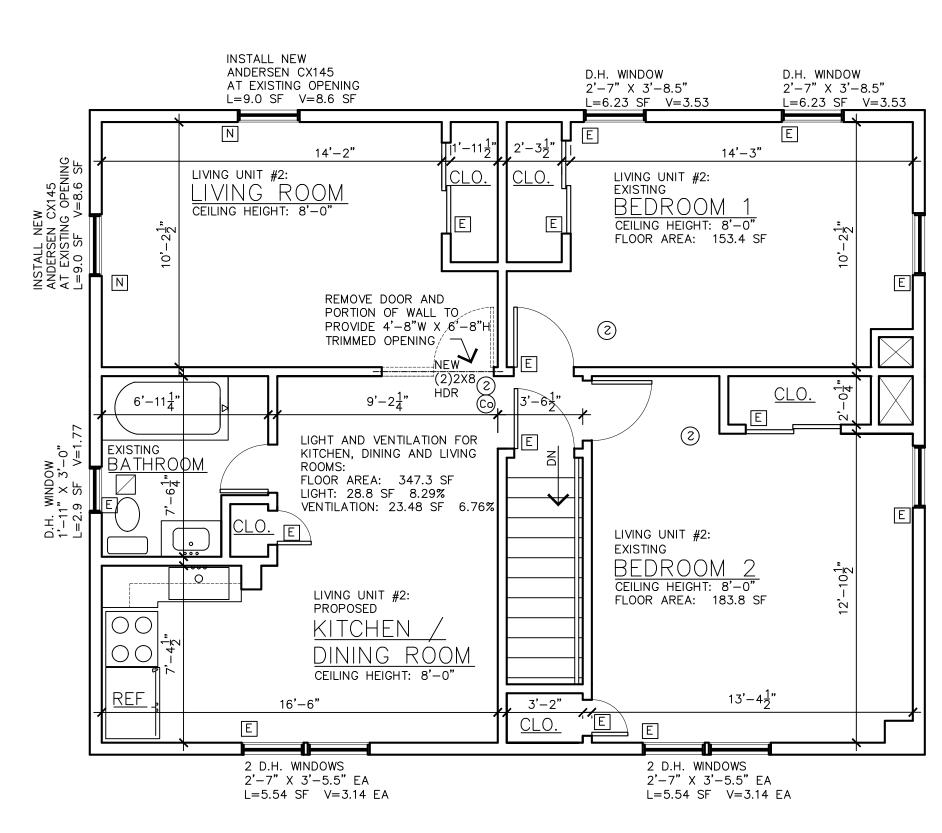
Drawing scale: AS NOTED

Drawing No.

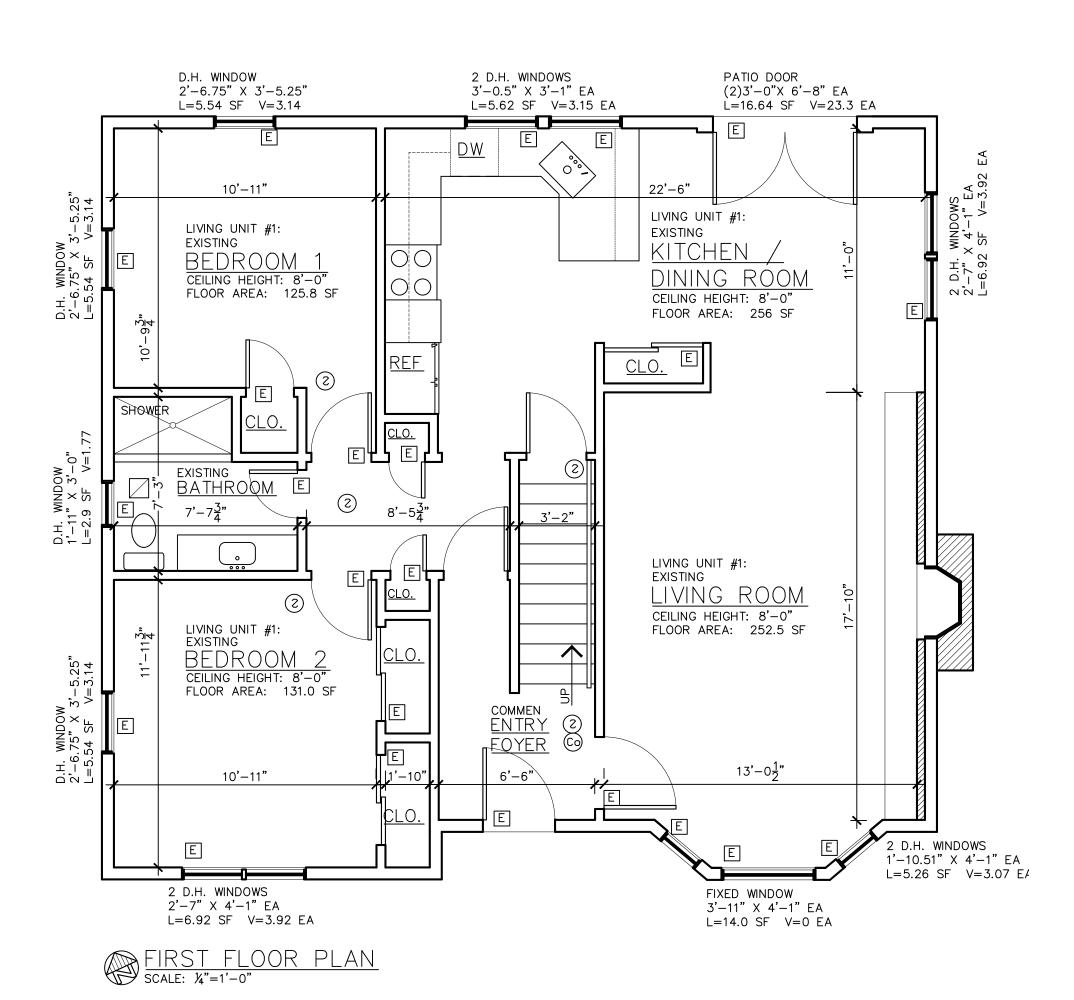
Date: DEC. 11, 2020



CELLAR FLOOR PLAN
SCALE: 1/2"=1'-0"



SECOND FLOOR PLAN





Drawing No.

JOINT DECORIDION	NUMBER OF	NUMBER OF			
JOINT DESCRIPTION	COMMON NAILS	BOX NAILS	NAIL SPACING		
R O O F F		1			
RAFTER TO TOP PLATE (TOE-NAILED)	3 — 8d	3 — 10d	PER RAFTER		
CEILING JOIST TO TOP PLATE (TOE—NAILED)	3 — 8d	3 — 10d	PER	PER JOIST	
CEILING JOIST TO PARALLEL RAFTER (FACE—NAILED) (HEEL JOINT) RAFTER SLOPE: 3:12 4:12 5:12 7:12 9:12 AND GREATER	22 - 16d 17 - 16d 14 - 16d 10 - 16d 8 - 16d	22 - 40d 17 - 40d 14 - 40d 10 - 40d 8 - 40d	EACH LAP		
CEILING JOIST LAPS OVER PARTITION (FACE-NAILED) RAFTER SLOPE: 3:12 4:12 5:12 7:12 9:12 AND GREATER	22 - 16d 17 - 16d 14 - 16d 10 - 16d 8 - 16d	22 - 40d 17 - 40d 14 - 40d 10 - 40d 8 - 40d	EACH LAP		
COLLAR TIE TO RAFTER (FACE-NAILED) RAFTER SLOPE: 3:12 4:12 5:12 6:12 AND GREATER	7 - 10d 6 - 10d 4 - 10d 4 - 10d	7 - 12d 6 - 12d 4 - 12d 4 - 12d	PER TIE		
BLOCKING TO RAFTER (TOE-NAILED)	2 - 8d	2 - 10d	EACH END		
RIM BOARD TO RAFTER (END-NAILED)	2 - 16d	3 - 16d	EACH END		
WALL F	R A M I	N G			
TOP PLATE TO TOP PLATE (FACE-NAILED)	2 -16d <sup>1</sup>	2 - 16d <sup>1</sup>	PER FOOT		
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4 - 16d	5 — 16d	JOINTS	-EACH SIDE	
STUD TO STUD (FACE-NAILED)	2 -16d	2 - 16d	24" O.C.		
HEADER TO HEADER (FACE—NAILED)	16d	16d	16" OC ALONG EDGES		
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	2 - 16d	2 - 40d	PER STUD		
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENJOIST OR BLOCKING (FACE—NAILED)	2 - 16d <sup>1,2</sup>	2 - 16d <sup>1,2</sup>	PER FOOT		
FLOOR	FRAM	I N G			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4 -8d	4 — 10d	PER JOIST		
BRIDGING TO JOIST (TOE-NAILED)	2 - 8d	2 - 10d	EACH END		
BLOCKING TO JOIST (TOE-NAILED)	2 - 8d	2 - 10d	EACH END		
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3 — 16d	4 — 16d	EACH BLOCK		
LEDGER STRIP TO BEAM (FACE-NAILED)	3 — 16d	4 — 16d	EACH JOIST		
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3 - 8d	3 — 10d	PER JOIST		
BAND JOIST TO JOIST (END-NAILED)	3 - 16d	4 - 16d	PER JOIST		
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2 - 16d	2 - 16d	PER FOOT		
ROOF S	H E A T	H I N C	<del>-</del>		
STRUCTURAL PANELS:			PANEL EDGES	INTERMEDIATE SUPPORTS	
INTERIOR ZONE 5	8d	10d	4"	6"	
PERIMETER EDGE ZONE 5	8d	10d	4"	4"	
GABLE ENDWALL RAKE WITH LOOKOUT BLOCK	8d	10d	4"	4"	
CEILING	SHEA	. т н і	N G		
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	7" EDGE / 10" FIELD		
WALL SH	H E A T	HING	;		
STRUCTURAL PANELS/HARDBOARD			PANEL EDGES	INTERMEDIATE SUPPORTS	
INTERIOR ZONE 6	8d	10d	6"	6"	
4' EDGE ZONE 6	8d	10d	6"	6"	
FIBERBOARD PANELS: 7/16" 25/32"	6d <sup>3</sup> 8d <sup>3</sup>		3" EDGE / 6" FIELD 3" EDGE / 6" FIELD		
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS		<u>,                                      </u>	
	8d			7" EDGE / 10" FIELD SEE MANUFACTURER	
PARTICLE BOARD PANELS	1	I			
PARTICLE BOARD PANELS  F L O R S  STRUCTURAL PANELS:	H E A	T H I N	G		

# NAILING NOTES

- 1. NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6" ON CENTER AT THE PANEL EDGE IF WALL SHEATHING IS NAILED 3" ON CENTER AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS, SUCH AS SHEAR PLATES, SHALL BE USED TO MAINTAIN THE LOAD PATH.
- 2. WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHAL BE PERMITTED TO BE REDUCED TO 1 - 16d PER FOOT.
- 3. CORROSION RESISTANT 11 GAGE ROOFING NAILS AND 16 GAGE STAPLES ARE PERMITTED; CHECK IBC
- FOR ADDITIONAL REQUIREMENTS.
- 4. ALL QUANTITIES ARE BASED ON 16" OC SPACING FOR RAFTERS, JOISTS AND STUDS.
- 5. FOR ROOF SHEATHING WITHIN 4 FEET OF THE PERIMETER EDGE OF THE ROOF, INCLUDING 4 FEET ON EACH SIDE OF THE ROOF PEAK, THE 4 FOOT PERIMETER EDGE ZONE ATTACHMENT REQUIREMENTS SHALL BE
- 6. FOR WALL SHEATHING WITHIN 4 FEET OF THE CORNERS, THE 4 FOOT EDGE ZONES ATTACHMENT REQUIREMENTS SHALL BE USED.

## GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH ALL RULES, REGULATIONS, CODES AND ORDINANCES OF MUNICIPALITY HAVING JURISDICTION THERE OF. 2. CONTRACTORS SHALL VERIFY ALL JOB AND FIELD CONDITIONS, AFFECTING ALL WORK, AND OBTAIN ALL DIMENSIONS TO INSURE THE PROPER STRENGTH, FIT AND LOCATION OF THE WORK, REPORT IN WRITING, TO THE ARCHITECT AND ENGINEER ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT, OR PREVENT, THE

PROPER EXECUTION AND COMPLETION OF THE WORK.

3. ALL CONSTRUCTION SHALL CONFORM TO THE 2020 INTERNATIONAL RESIDENTIAL CODE OF NEW YORK STATE, THE 2020 ENERGY CONSERVATION AT BUILDING ENVELOPE. CONSTRUCTION CODE OF NEW YORK STATE, 2020 ANSI/AF&PA WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS, THE LOCAL BUILDING CODE AND ALL AGENCIES HAVING JURISDICTION.

4. ALL REQUIREMENTS SPECIFIED IN THE CODE SHALL BE ADHERED TO AS IF THEY WERE CALLED FOR, OR SHOWN, ON THE DRAWINGS. THIS SHALL NOT BE CONSTRUED TO MEAN THAT ANY REQUIREMENTS SET FORTH ON THE DRAWINGS MAY BE MODIFIED BECAUSE THEY ARE MORE STRINGENT THAN THE CODE REQUIREMENTS OR BECAUSE THEY ARE NOT SPECIFICALLY REQUIRED BY CODE.

5. DO NOT SCALE THE DRAWINGS, ANY DISCREPANCIES SHALL BE REPORTED, IN WRITING, TO THE ARCHITECT FOR CLARIFICATION.

6. GENERAL CONTRACTOR SHALL COORDINATE FOR EASE AND RAPIDITY OF CONSTRUCTION THE WORK OF ALL TRADES. ALL BEAM POCKETS, SLEEVES AND / OR OTHER OPENINGS TO BE COORDINATED AND SET BEFORE POURING CONCRETE.

7. CONTRACTOR SHALL PROVIDE ALL THE NECESSARY SUPPORT, BRACING, SHORING, ETC. (TEMPORARY AND / OR PERMANENT) AS REQUIRED FOR THE SAFE INSTALLATION OF NEW CONSTRUCTION.

8. CONTRACTOR MAY BACK FILL, AGAINST FOUNDATION WALLS, ONLY AFTER SEVEN(7) DAYS OF CONCRETE CURE TIME USING PROPER CONSTRUCTION METHODS AND EQUIPMENT TO AVOID DAMAGE TO THE WALLS. BRACE WALLS ADEQUATELY AS REQUIRED.

9. FOOTINGS SHALL BEAR ON UNDISTURBED VIRGIN SOIL, HAVING A MINIMUM ALLOWABLE BEARING CAPACITY OF TWO(2) TONS PER

10. STEP FOOTINGS, WHERE ELEVATION CHANGES, 1 VERTICAL TO 2 HORIZONTAL.

11. ALL CONCRETE SHALL BE AIR ENTRAINED STONE CONCRETE AND SHALL DEVELOP A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 3,000 PSI.

12. REMOVE TOPSOIL AND OTHER SURFACE MATERIALS IN PREPARATION FOR POURING CONCRETE SLABS. INTERIOR SLABS ON GRADE TO BE POURED ON COMPACTED POROUS FILL OR SUITABLE ON-SITE MATERIAL. A 6 MIL THICK POLYETHYLENE VAPOR BARRIER SHEET TO BE LAID UNDER SLAB. INTERIOR SLABS TO RECEIVE STEEL TROWELED FINISH. EXTERIOR SLABS TO RECEIVE BROOM FINISH. SLAB TO BE REINFORCED WITH 6x6/1010 W.W.F., AS NOTED ON PLANS.

13. ROD REINFORCEMENT SHALL BE INTERMEDIATE GRADE DEFORMED BARS, CONFORMING TO ASTM A615-60; REINFORCING MESH SHALL CONFORM TO ASTM A185 AND A82.

14. DETAILS AND GENERAL PROVISIONS, FOR CONCRETE CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST ACI BUILDING CODE, ACI 1318 AND MANUAL ACI 315.

15. IF THE COURSE OF CONSTRUCTION, A CONDITION ARISES OR EXISTS WHICH DISAGREE WITH THESE DRAWINGS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT. FAILURE TO DO SO SHALL ABSOLVE THE ARCHITECT OF RESPONSIBILITY AND LIABILITY ARISING THEREFROM. 16. THE DESIGN, FABRICATION AND ERECTION, OF ALL STRUCTURAL

STEEL. SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE

AISC SPECIFICATION. ALL STEEL SHALL BE A36. 17. SHOP AND FIELD CONNECTIONS SHALL BE WELDED, OR MACHINE BOLTED, WITH ASTM 233 E70 SERIES ELECTRODES AND A307 BOLTS,

WITH LOCKS WASHERS, RESPECTIVELY.

18. PAINT ALL STEEL, ONE SHOP COAT OF RUST INHIBITIVE PAINT, AND FIELD TOUCH UP EXCEPT FOR AREAS TO BE WELDED. COLOR TO BE GRAY UNLESS OTHERWISE SPECIFIED BY ARCHITECT.

19. ALL STRUCTURAL WELDING SHALL BE PERFORMED, BY CERTIFIED WELDERS IN COMPLIANCE WITH THE AMERICAN WELDING SOCIETY'S

20. PROVIDE METAL TERMITE SHIELD AND SILL SEALER AT ALL PLATES. 21. ALL ELECTRICAL WORK SHALL BE UNDERWRITERS APPROVED AND TO CODE. UNDERWRITERS CERTIFICATE SHALL BE SUBMITTED TO THE GOVERNING MUNICIPALITY AND TO THE OWNER UPON COMPLETION OF

22. ALL SPACES SHALL BE KEPT CLEAN, CLEAR AND ACCESSIBLE DURING ALL CONSTRUCTION. PREMISES SHALL BE BROOM CLEAN AT THE END OF EACH WORK DAY.

23. ALL STRUCTURAL FRAMING LUMBER SHALL BE #2 OR BETTER HEM-FIR Fb=1040P.S.I. & E=1,200,000P.S.I. UNLESS OTHERWISE INDICATED.

24. ALL ROOF AND WALL PLYWOOD PANELS SHALL BE EXTERIOR CDX GRADE, WITH EXTERIOR GLUE, SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARDS PS-1, AND SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. THICKNESS OF PLYWOOD SHALL BE ACCORDING TO PLAN.

25. ALL EXTERIOR WOOD EXPOSED POSTS, GIRDERS AND JOISTS SHALL BE PRESSURE TREATED IN ACCORDANCE WITH THE REQUIREMENT OF THE CURRENT AWPA STANDARDS C1 AND C2 FOR WATERBORNE PRESERVATIVE TREATMENT. ALL WOOD MUST BE LABELED CERTIFYING CONFORMANCE.

26. WOOD STRUCTURAL MEMBERS IN CONTACT WITH MASONRY OR CONCRETE MUST BE PRESSURE TREATED, TO DEFINITE RETENTION AND PENETRATIONS IN ACCORDANCE WITH THE AWPA STANDARDS C1 AND C2.

27. WHERE RAFTERS AND JOISTS FRAME INTO OTHER WOOD BEAMS, PROVIDE TECO 18 GAGE MINIMUM GALVANIZED STEEL JOISTS AND BEAM HANGERS.

28. PROVIDE STEEL OR WOOD BRIDGING (8'-0" ON CENTER MAXIMUM SPACING) FOR ALL WOOD JOISTS. SECURE BOTTOM OF BRIDGING AFTER SUBFLOOR HAS BEEN NAILED.

GROUND

SNOW

LOAD

20 PSF

WIND

(SPEED IN

110

MPH)

29. BLIND FLASH ALL JUNCTIONS WHERE VERTICAL MEETS HORIZONTAL (ROOF, CHIMNEYS, WINDOWS, DOORS, ETC.). SKYLIGHTS TO BE DOUBLE INSULATED, SELF-FLASHING WITH CURB. ALIGN WITH ROOF RAFTER INSULATE CEILING SPLAY.

SEISMIC

DESIGN

CATEGORY

**SEVERE** 

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

3'-4"

SUBJECT TO DAMAGE BY

TERMITE

MOD. TO

HEAVY

DECAY

SLIGHT TO

MODERATE

30. ALL DOORS, OPENINGS AND WINDOWS, TO BE SET WITH TOP AT 6'-8" AFF. UNLESS OTHERWISE NOTED, REFER TO DRAWINGS AND SCHEDULES. 31. ALL MATERIAL TO BE INSTALLED AS PER MANUFACTURERS

32. AT MECHANICALLY VENTILATED BATHROOMS PROVIDE MIN. 50 CFM. EXHAUST FAN WIRED ON SEPARATE SWITCH AS PER SECTION M1506. AT MECHANICALLY VENTILATED KITCHENS PROVIDE MIN. 100 CFM. EXHAUST FAN ON SEPARATE SWITCH AS PER SECTION M1506. ALL FAS TO BE DUCTED TO OUTER AIR WITH TIGHT SHUT OFF DAMPER

> HEADER SCHEDULE FOR OPENINGS UP TO I USE\* 4'-0" (2) 2x8" 5'-0" (2) 2x10" 6'-0" (2) 2x12" \*UNLESS OTHERWISE NOTED

RECOMMENDATIONS AND SPECIFICATIONS.

33. FOUNDATION WALLS TO BE DAM PROOFED FROM BOTTOM OF FOOTING TO WITHIN 1" OF GRADE WITH TROWEL APPLIED BITUMINOUS

34. DO NOT SCALE THE DRAWINGS. THE WRITTEN DIMENSIONS ALWAYS SUPERSEDES THE SCALE DRAWING.

35. CAULK ALL JOINTS BETWEEN DISSIMILAR SURFACES FOR MOISTURE CONTROL WITH SILICON BASE, COLOR TO MATCH, LOCATIONS AS REQUIRED, AND AS DIRECTED IN THE FIELD BY THE ARCHITECT.

36. ALL PARTITIONS SHALL BE INCLUDE 1/2" THICK GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED GARAGE WALLS AND CEILINGS SHALL HAVE %" THICK FIRE CODE GYPSUM WALLBOARD. BATHROOM WALLS AND CEILINGS SHALL HAVE ½" THICK MOISTURE RESISTANT WALLBOARD.

37. PROVIDE FIRE BLOCKING AT ALL WALLS AND OTHER CONCEALED SPACES AS PER THE RESIDENTIAL CODE OF NEW YORK STATE SECTION

38. THE CONTRACTOR SHALL PROVIDE A 100% ALL INCLUSIVE JOB AND SHALL PROVIDE THE OWNER AND ARCHITECT WITH A CONTINUOUSLY UPDATED PROJECT SCHEDULE.

39. INSULATION IN ALL EXTERIOR FRAME WALLS SHALL BE FIBERGLASS TYPE AS PER PLAN. INSULATION IN ROOF CEILING AND FLOORS SHALL BE FIBERGLASS TYPE AS PER PLAN. ALL INSULATION TO HAVE A VAPOR BARRIER PLACED TOWARD THE HEATED SPACE.

40. MAXIMUM RISER HEIGHT OF ALL STAIRS SHALL BE 8 1/4" AND MINIMUM TREAD SHALL BE 9" PLUS 1 1/8" NOSING, ALL IN ACCORDANCE WITH RESIDENTIAL BUILDING CODE OF NYS. ALL AS SHOWN ON DRAWINGS. STAIR WIDTH BETWEEN HABITABLE SPACES AT DIFFERENT FLOOR LEVELS, SHALL NOT BE LESS THAN 2-7 1/2" BETWEEN HANDRAILS OR 2'-3" BETWEEN HANDRAIL AND A WALL.

41. ALL CARPENTRY WORK SHALL BE PERFORMED IN CONFORMANCE WITH GOOD TRADE PRACTICE, RECOMMENDATIONS OF MANUFACTURERS AND IN CONFORMANCE WITH THE RESIDENTIAL CODE OF NEW YORK

42. ALL NEW PLUMBING SHALL BE TO CODE.

COLOR AS SELECTED BY OWNER.

43. A HARDWIRE SMOKE DETECTOR WITH BATTERY BACKUP SHALL BE PROVIDED IN ALL SLEEPING ROOMS, OUTSIDE BEDROOM DOORS AND AT THE TOP AND BOTTOM OF EACH STAIRWAY. ACTIVATION OF ANY SINGLE DETECTOR SHALL SOUND ALARM AT ALL OTHER SMOKE DETECTORS. PROVIDED SMOKE DETECTOR SHALL INCLUDE "FALSE ALARM CONTROL" OPTION TO RESET AL DEVICES.

44. ALL HABITABLE SPACES WITHIN BASEMENTS AND ALSO SLEEPING ROOMS ON EVERY LEVEL SHALL INCLUDE AN EMERGENCY SCAPE AND RESCUE OPENING TO THE EXTERIOR OF THE BUILDING. EMERGENCY SCAPE AND RESCUE OPENING SHALL BE 5 SF. FOR FIRST (GRADE) FLOOR AND 5.7 SF. AT ALL OTHER FLOORS. CLEAR OPENING SHALL BE A MIN. 20"WIDE AND MIN. 24"HIGH. 45. ALL FLOORS TO BE COVERED WITH CARPET SHALL HAVE (1) LAYER OF 3/4" UNDERLAYMENT BOARD OR OTHER APPROVED EQUAL, OVER SUB-FLOOR. FLOORS TO BE COVERED WITH OAK FLOORING, GRANITE OR

46. ALL LUMBER DELIVERED AND STORED AT PROJECT SITE SHALL BE PROTECTED FROM THE WEATHER WITH A TARPAULIN OR HEAVY GAUGE PLASTIC. ALL WOOD MATERIAL SHALL BE STOCK PILED ON WOOD DUNNAGE, IN A RELATIVELY FLAT, DRY AREA. THE SAME PROTECTION SHALL BE PROVIDED DURING SHIPPING AND INSTALLATION.

47. EXTERIOR BRICK VENEER WALLS TO HAVE CORROSION-RESISTANT METAL TIES NAILED TO STUDS AT 16" O.C. HORIZONTALLY AND

CERAMIC TILE SHALL HAVE 1 LAYER OF 23/32" PLYWOOD SUB-FLOORING.

48. REFER TO THE DRAWINGS FOR ADDITIONAL INFORMATION AND FOR STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING NOTES. 49. ALL NEW WORK SHALL RECEIVE 4" ALUMINUM GUTTERS AND 2 x 4 LEADERS DIRECTED TO SPLASH BLOCKS UNLESS OTHERWISE NOTED.

50. CONTRACTOR SHALL PROVIDE HEATING SYSTEM SIZES TO MAINTAIN 70° F INDOORS WHEN OUTDOOR TEMP. IS 0°F. IN COMPLIANCE WITH THE NYS ENERGY CONSERVATION AND CODE.

51. THE ARCHITECT HAS NOT BEEN RETAINED FOR ON SITE INSPECTIONS DURING CONSTRUCTION. 52. ALL CONCRETE BLOCK SHALL CONFORM TO ASTM C90; MOPRTAR

SHALL BE TYPE "M" ALL STEEL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE AISC "SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS." STEEL SHALL CONFORM TO ASTM A-572(GRADE 50) AND A-501.

54. ALL ELECTRICAL WORK CONFORM TO LOCAL NEC AND UNDERWRITERS LABORATORY REQUIREMENTS.

UNDERLAY-

REQUIRED

YES

FLOOD

HAZARDS

7-25-78

CONNECTION DETAIL

55. INSTALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS. 56. PRE-FABRICATED FIREPLACES AND FLUES SHALL BE UL APPROVED.

WINTER |

DESIGN

TEMP.

13°

## ENERGY NOTES

- Calculations are valid up to 5999 degree days.
- Certified conformance for Zone 11B. Wood framed floors, walls and ceilings shall have an approved
- vapor barrier (permeance rating of 1.0 perm) installed on the "warm in winter" side of thermal insulation. 4. Windows and sliding doors shall have a max. air infiltration rating of 0.3 CFM per square foot of window area. Swinging
- doors shall have a max. air infiltration rate of 0.5 CFM per square foot of door area. Skylight shafts shall have a minimum insulation value of R—19. Garages — front, sides, doors, interior shall have max. U=.40 All fireplaces hall be provided with a damper for outside
- combustion air 150-200 CFM. All flues shall have tight seated damper with a max. air leakage of 20 CFM. All fireplaces shall have tight-fitting non-combustible doors.
- 8. The Contractor shall submit the design, size and type of mechanical systems which will be used, in sufficient detail, as required by the Building Department. 9. All thermostats shall be adjustible from 55 degrees to 85
- dearees Farenheit. 10. All ducts and pipes shall be insulated as required by code.
- 11. HVAC Contractor shall verify heat loss calculations.
- 12. All cellar and/or basement doors shall be insulated. 13. The Engineer certifies that to the best of his knowledge, belief, and professional judgement that the plans are in compliance with the Energy Conservation Construction Code of New York State.

SAFETY GLASS REQUIREMENTS

- SAFETY GLASS REQUIRED AT THE FOLLOWING LOCATIONS: Any glazing in any door type
- Glazing in any walls enclosing a shower, tub, sauna or steam room.\* Any windows within 24" of a door.\* Any individual pane of glass with an area greater than 9.0 sq. ft. where the bottom is less than 18" above the adjacent finish floor
- within 36" of the window. 5. Glazing in walls of spas, hot tubs or indoor pools within 5'-0" of the water.\*
- 6. Glazing in stairways and landings within 3'-0" horizontally of a walking surface.\* \* THE REQUIREMENT DOES NOT APPLY IF THE BOTTOM EDGE OF THE GLASS IS MORE THAN 60" ABOVE THE FLOOR.

**DEFLECTION LIMITS:** Rafters with no finished ceiling attached: L / 180

Floors: L / 360

## ASPHALT ROOF SHINGLE NOTES

- 1. Asphalt roof shingles shall have self—sealing strips or shall be interlocking and shall comply with the requirements of ASTM D-225
- 2. All fasteners for asphalt roof shingles shall be galvanized steel, stainless, aluminum, or copper roofing nails. Fasteners shall be minimum
- 12 gage shanked with a minimum 3/8" dia. head, and of sufficient length to penetrate through the roofing materials and the sheathing. Asphalt roof shingles shall have the mimimum number of fasteners as
- required by the manufacturer. 4. For normal applications, asphalt roof shingles shall be secured to the roof with no less than four (4) fasteners per strip shingle or two (2)
- fasteners per individual shingle. 5. Asphalt strip shingles shall have a minimum of six (6) fasteners per shinale where the eave is 20 feet or higher above grade or where

## <u>WINDOW NOTE:</u>

All new windows and glass doors shall meet the requirements of the large missile test of ASTM 1996 and or ASTM E 1886.

the base wind speed is 120 mph or greater.

The Contractor shall provide pre-cut 1/2" plywood panels to cover the glazed openings & shall pre drill edges at 12" oc to accept 2-1/2" #8 wood screws and provide adequate number of screws for fastening.

# CODE ANALYSIS

#### OCCUPANCY: Residential R3

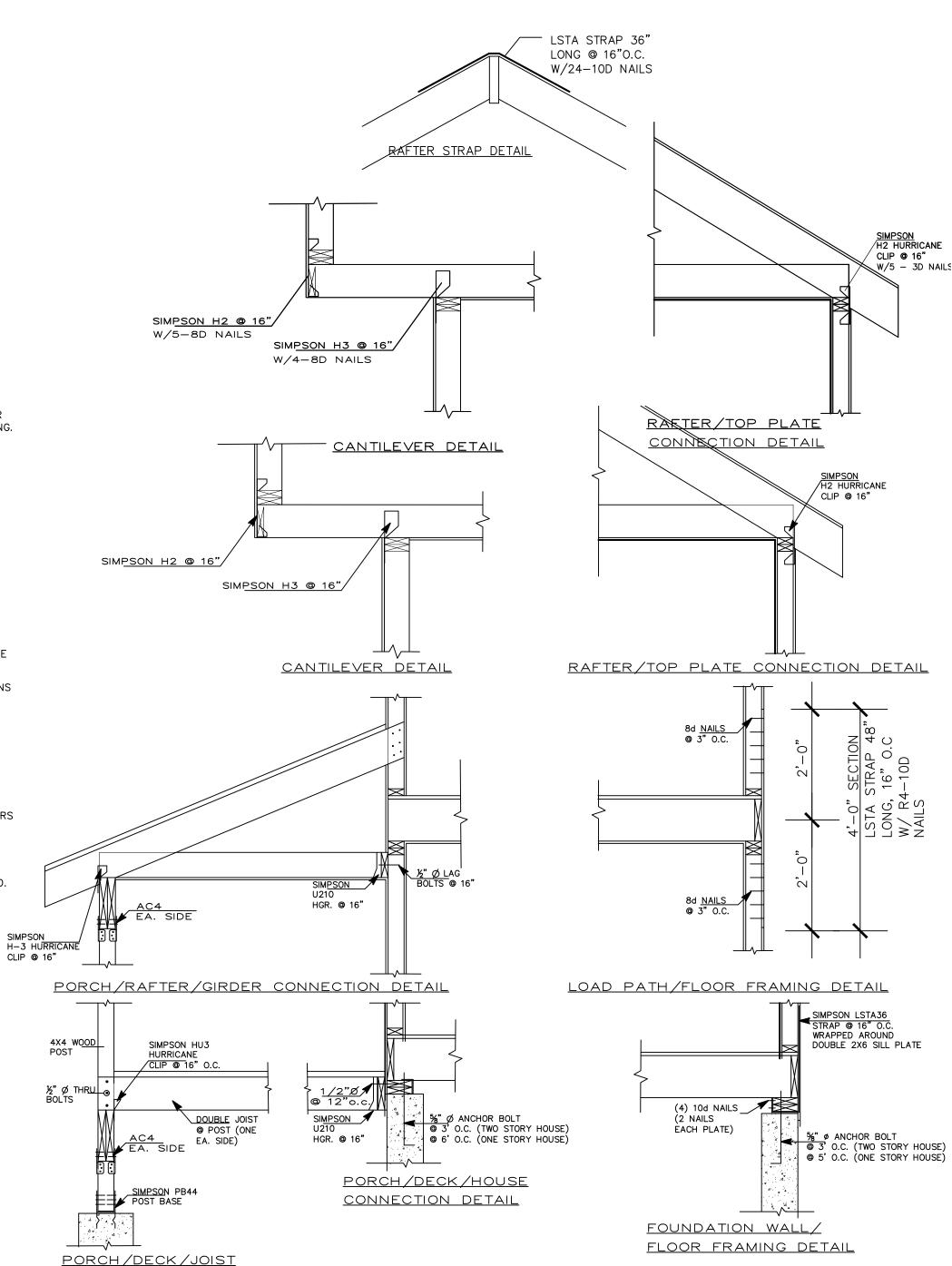
**REFERENCE STANDARDS:** Residential Code of New York State Wood Frame Construction Manual AF & PA Climate Zone: 11B

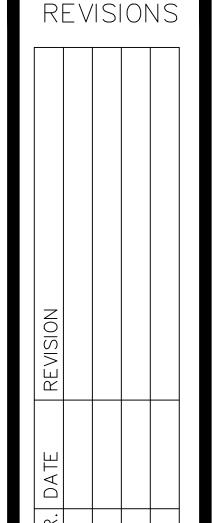
## Degree Days: 5750 **DESIGN LOADS:**

Decks: 40 psf Attics: 20 psf Rooms other than Sleeping Rooms: 40 psf SLeeping Rooms: 30 psf

Stairs: 40 psf Handrails: 200# Roof: 45 psf ground snow load Basic Wind Speed: 110 mph

Uplift: 18.1# Dead Loads: 10 psf







Drawing Title: GENERAL NOTES & TYP. CONSTRUCTION DETAILS

Drawina scale: AS NOTED

EC. 11, 2020

rawing No.