

NAILING AND STRAPPING

(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)
NOTE:
ALL STRAPPING TO BE 1 1/4"x20 GAUGE STEEL OR 'SIMPSON' EQUIVALENT - CS20 (COILED STRAP) ALL COIL STRAPPING TO HAVE MINIMUM 12" BEARING ON WALL STUDS (ALL STRAPPING SHALL BE INSTALLED AS PER MANUF. SPECIFICATIONS) ALL STRAPPING TO BE SPACED AT 16" O.C. ALL CONNECTORS IN CONTACT W/ P/T WOOD SHALL BE FINISHED IN "ZMAX, POST HOT-DIP GALVANIZED OR STAINLESS STEEL."

AT RAFTER TO RIDGE BOARD CONNECTION
FOR RIDGE STRAP - (3) 8d COMMON AT EACH END OF STRAP
FOR ALT. COLLAR TIE - (3) 10d COMMON NAILS AT EACH END
AT RAFTER TO RIDGE BEAM CONNECTION
FOR ADJUSTABLE JOIST HANGER - (10) 10d COMMON NAILS AT FACE (5) 10d COMMON NAILS AT RAFTER "SIMPSON" LSSU28

NOTE: FOR CATHEDRAL CEILING AT SLOPING RAFTERS OR RAFTER TO HEADER CONNECTIONS PROVIDE SIMPSON "LSSU28" ADJUSTABLE HANGER. IN ADDITION TO STRAPPING @ RIDGE.

AT RAFTER TO TOP PLATE TO STUD CONNECTION
H2A - (5) 8d COMMON NAILS AT EACH END OF STRAP BY "SIMPSON"

NOTE:
USE SIMPSON HU, MSCS OR GLT CLIPS @ TRUE VALLEY AND HIP RAFTER CONNECTIONS

AT STUD TO FLOOR ASSEMBLY TO STUD CONNECTION (As per table 3.3B) (ONLY APPLICABLE FOR TWO-STORY CONFIGURATIONS)

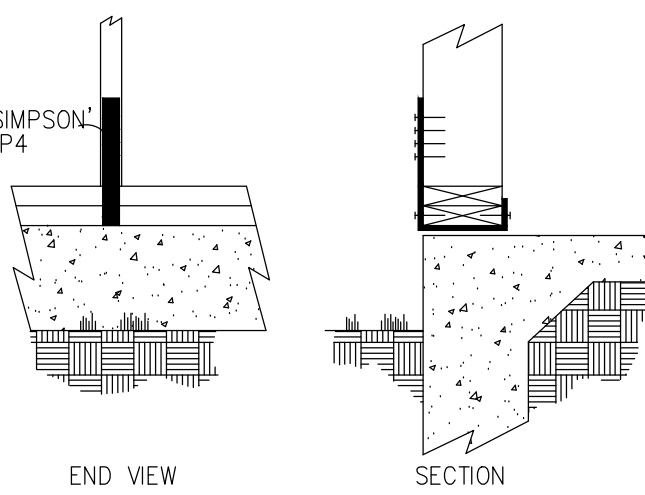
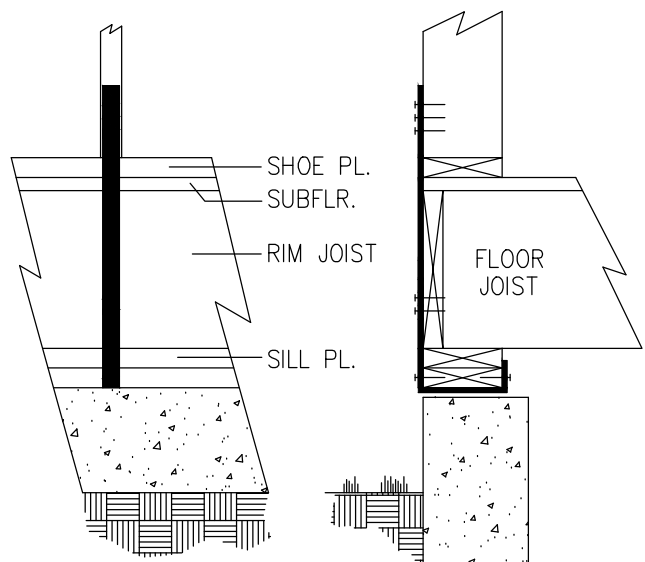
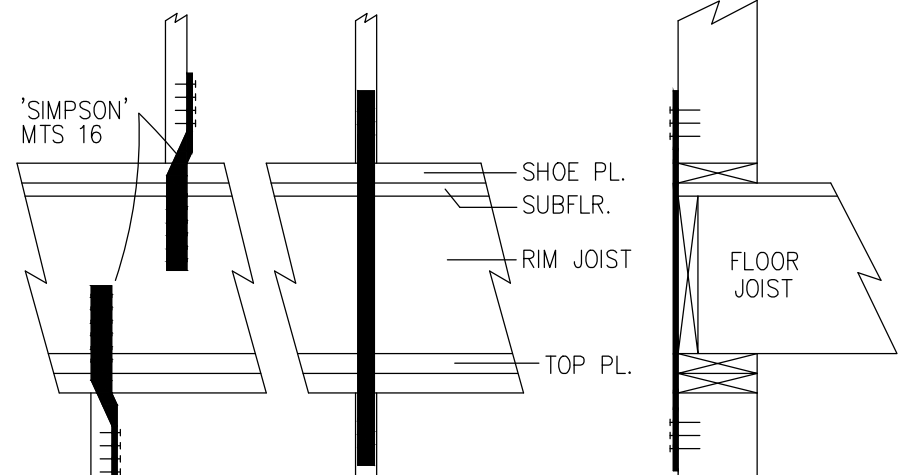
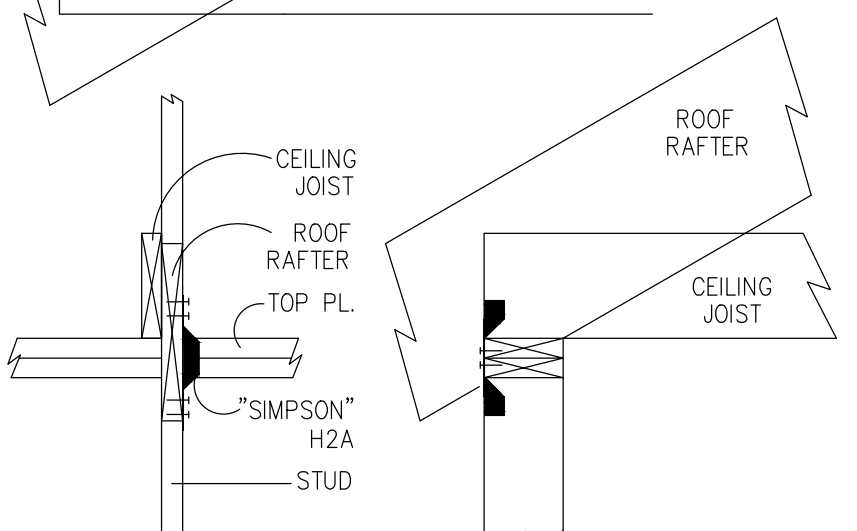
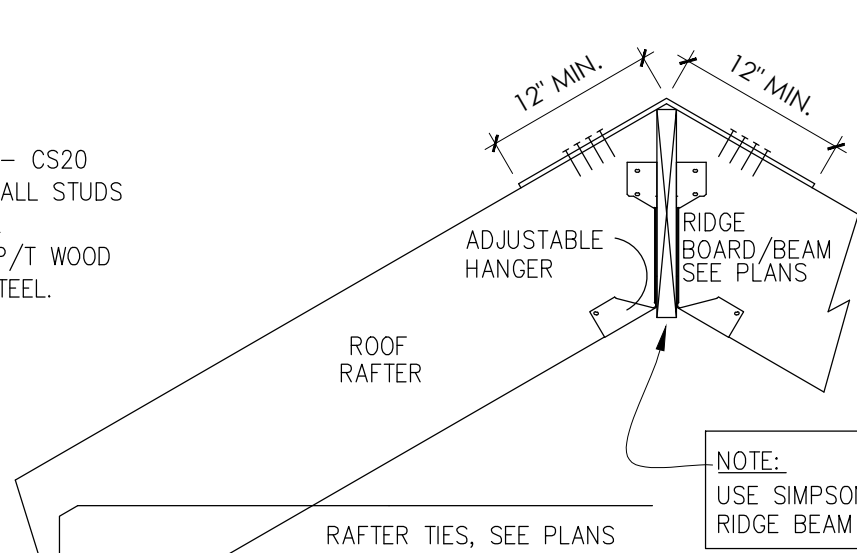
FOR STRAP - (4) 8d COMMON NAILS AT EACH END OF STRAP

FOR ALTERNATE STRAP CONFIG. (14) 10d COMMON NAILS FOR EACH STRAP (TWO STRAPS TOTAL)

FOR SECOND FLR. ADDITIONS SHEATHING TO OVERLAP FIRST & SECOND FLOOR & STUDS BY MIN. 12"

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION (SLAB ON GRADE AND/OR GARAGE WALL APPLICATIONS)
FOR STRAP - (4) 8d COMMON NAILS AT EACH END OF STRAP WRAP STRAPPING UNDER SILL PLATE

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION (SLAB ON GRADE AND/OR GARAGE WALL APPLICATIONS)
FOR SP4 STRAP- (6) 8d COMMON NAILS AT EACH SIDE OF STUD WRAP STRAPPING UNDER SILL PLATE

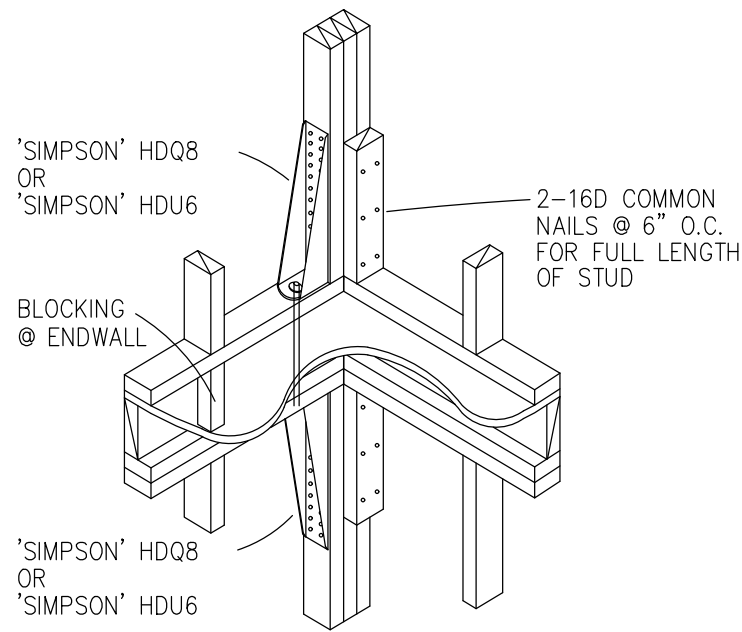


HOLD DOWN CONNECTIONS

(REQUIRED AT EACH BUILDING CORNER)
(REQUIRED AT EACH OVERHEAD GARAGE DOOR JAMB)

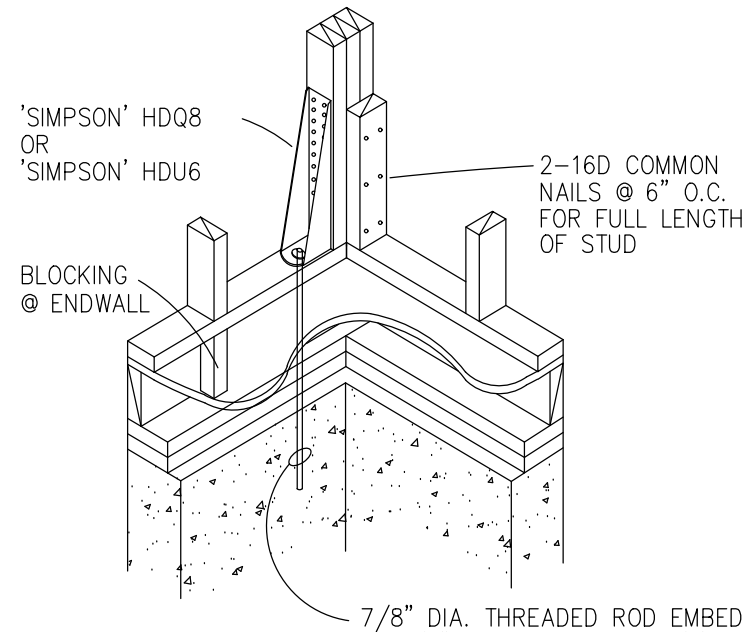
SECOND FLOOR ATTACHMENT

(REQUIRED FOR ALL NEW CONSTRUCTION AND SECOND FLOOR ADDITIONS)



FIRST FLOOR ATTACHMENT

(REQUIRED FOR ALL NEW CONSTRUCTION AND FIRST FLOOR ADDITIONS)



ALL STRAPPING, ANCHORS, HOLD DOWNS, & ADHESIVES TO BE INSTALLED AS PER MANUFACTURES SPECIFICATIONS.

NAILING & STRAPPING AT EXTERIOR WINDOW / DOOR HEADERS

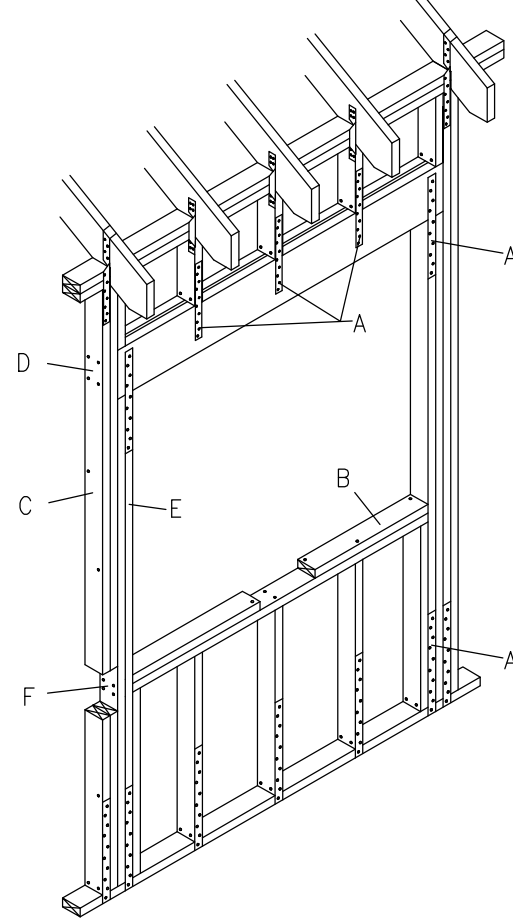
(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)

NAILING SCHEDULE 'B' : (WOOD FRAME CONSTRUCTION MANUAL)

ROUGH OPENING REQUIREMENTS FOR WINDOW OPENINGS

| Notation | A | B | C | D | E | F |
|----------|----|--------------------|---|---|---|---|
| 2'-0" | 2 | (1) 2x4 | 1 | 1 | 1 | 1 |
| 4'-0" | 4 | (1) 2x4 | 2 | 2 | 2 | 2 |
| 6'-0" | 6 | (2) 2x4 or (1) 2x6 | 3 | 3 | 3 | 3 |
| 8'-0" | 8 | (2) 2x4 or (1) 2x6 | 3 | 3 | 3 | 3 |
| 10'-0" | 10 | (2) 2x6 | 4 | 4 | 4 | 4 |
| 12'-0" | 12 | (2) 2x6 | 5 | 5 | 5 | 5 |

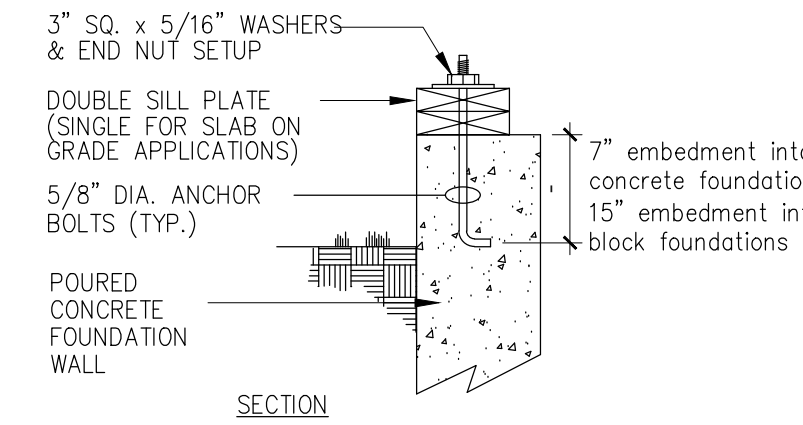
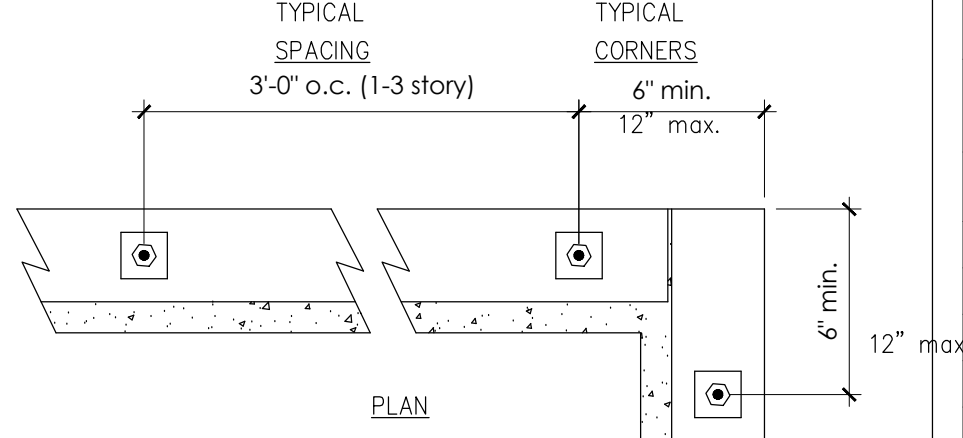
Notations :
A. NUMBER OF 8d NAILS AT EACH END OF STRAPPINGS
B. NUMBER OF SILL STUDS ON THE FLAT (DOES NOT APPLY TO DOORS)
C. NUMBER OF FULL HEIGHT KING STUDS AT EACH SIDE OF HEADER
D. NUMBER OF 16d NAILS END-NAILED THROUGH ADJACENT KING STUD TO END OF HEADER AT EACH SIDE
E. NUMBER OF JACK STUDS AT EACH END OF HEADERS (ASSUME DOUBLE HEADERS)
F. NUMBER OF 16d NAILS END-NAILED THROUGH ADJACENT JACK STUDS TO END OF SILL(S) AT EACH SIDE (DOES NOT APPLY TO DOORS)



NOTE:
ALL STRAPPING TO BE 1 1/4"x20 GAUGE STEEL OR 'SIMPSON' EQUIVALENT - CS20 (COILED STRAP) (ALL STRAPPING SHALL BE INSTALLED PRIOR TO SHEATHING.)

ANCHOR BOLT SPECIFICATION

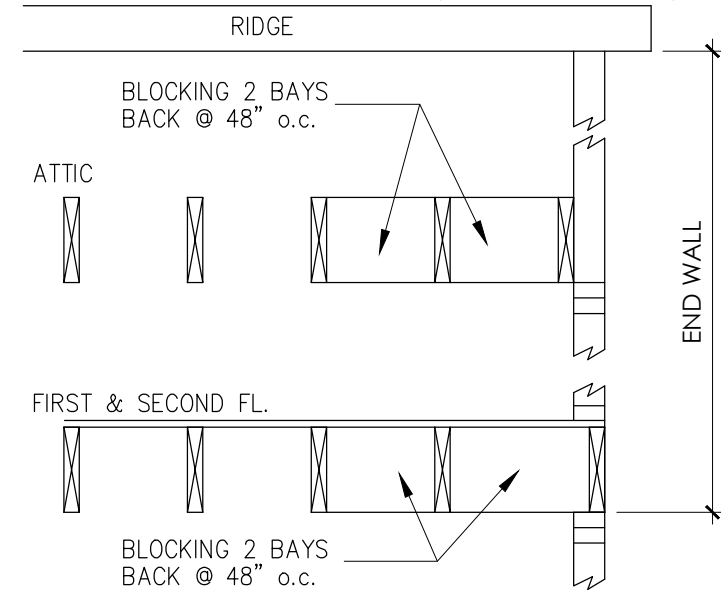
(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)



NOTES :
1. USE 5/8" DIA. ANCHOR BOLTS W/ MINIMUM 7" EMBEDMENT INTO CONCRETE W/ 3" SQUARE x 5/16" WASHERS AND END NUT SETUP.
2. ANCHOR NOTED HEREIN ARE NOT TO BE USED FOR OR REPLACED BY HOLD DOWNS FOR SHEARWALLS.
3. ONE ANCHOR BOLT IS TO BE LOCATED BETWEEN 6" MINIMUM TO 12" MAXIMUM FROM ENDS AND CORNERS.

BLOCKING AT ENDWALL

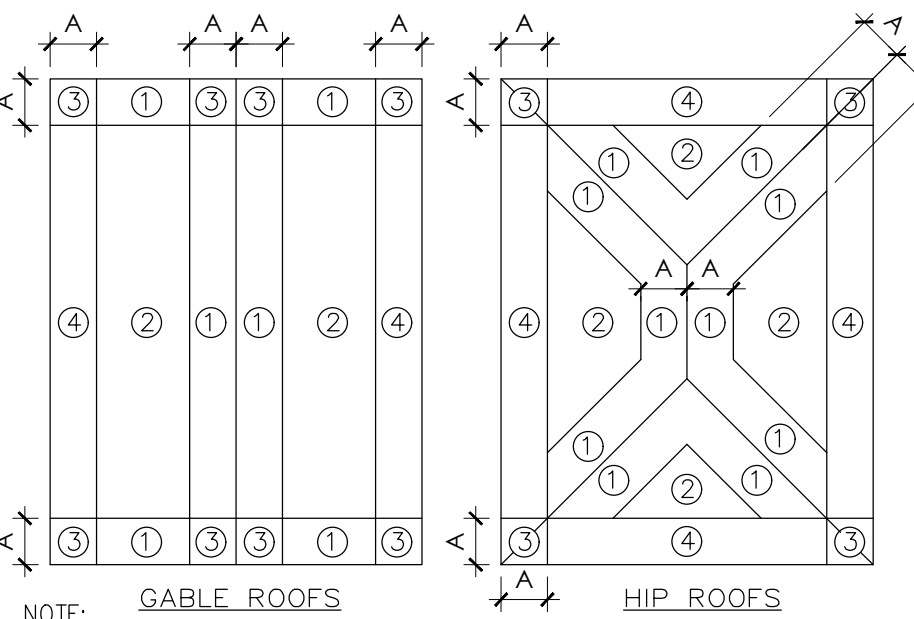
(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)



EXCEPTION:
WHEN AN ATTIC FLOOR OR CEILING DIAPHRAGM IS USED TO BRACE THE GABLE ENDWALL OR WHEN A HIP ROOF SYSTEM IS USED BLOCKING IS NOT REQUIRED.

NAIL SPACING FOR SHEATHING @ PRESSURE ZONES

| | ZONE 1 | ZONE 2 | ZONE 3 | ZONE 4 |
|-------------|---------|----------|---------|---------|
| FIELD | 8" O.C. | 12" O.C. | 3" O.C. | 4" O.C. |
| PANEL EDGES | 4" O.C. | 6" O.C. | 3" O.C. | 3" O.C. |



NOTE:
A=4 FEET IN ALL CASES
NAILING REQUIREMENTS ARE FOR 120-MPH 3- SEC PEAK GUST.
SPACING IS BASED ON 1/2" SHEATHING & 8d COMMON NAILS

TABLE R301.2.1.2 WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

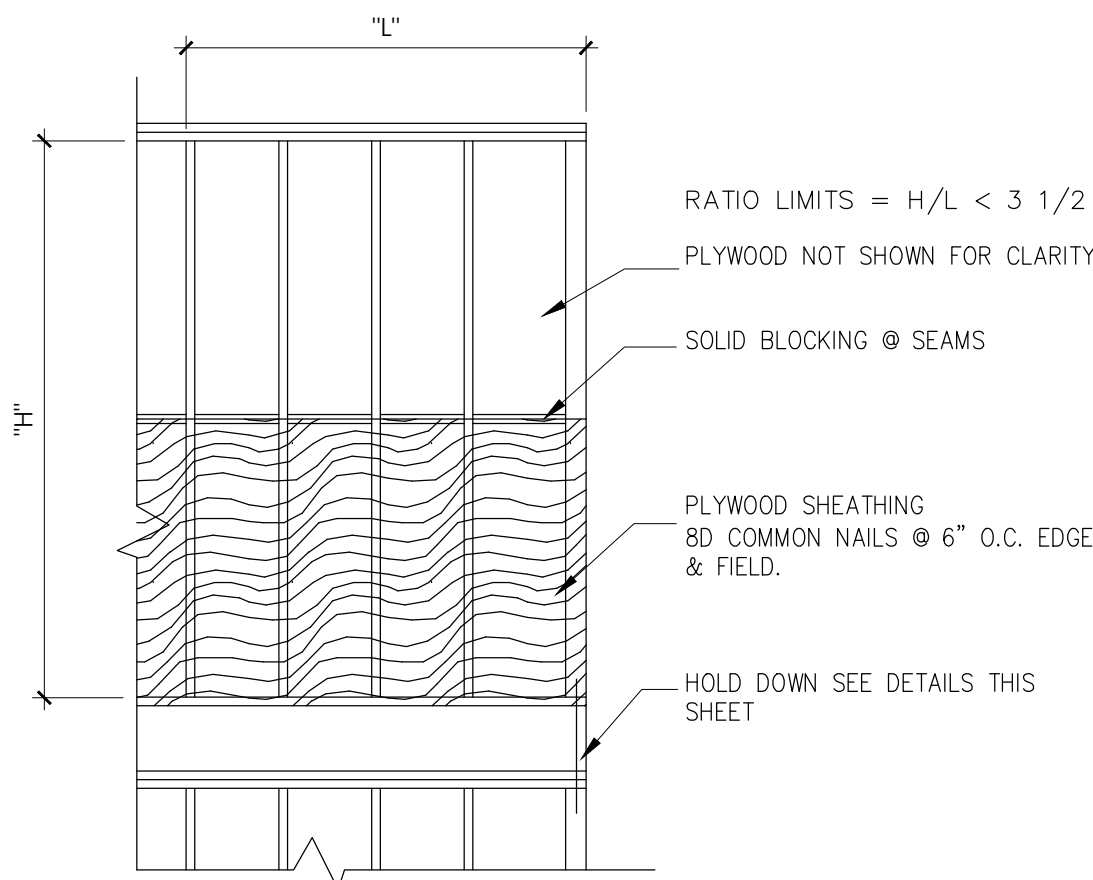
| FASTENER TYPE | FASTENER SPACING | | |
|-----------------------|---------------------|------------------------------|------------------------------|
| | PANEL SPAN ≤ 4 FOOT | 4 FOOT < PANEL SPAN ≤ 6 FOOT | 6 FOOT < PANEL SPAN ≤ 8 FOOT |
| 2 1/2" #6 WOOD SCREWS | 16" | 12" | 9" |
| 2 1/2" #8 WOOD SCREWS | 16" | 16" | 12" |

FOR 3/4" INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 POUND = 0.454 kg, 1 MILE PER HOUR = 1.609 km/h.

A. THIS TABLE IS BASED ON 110 MPH WIND SPEEDS AND A 33-FOOT MEAN ROOF HEIGHT.
B. FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF THE WOOD STRUCTURAL PANEL.
C. NAILS SHALL BE 10d COMMON OR 12d ROOF NAILS.
D. WHERE SCREWS ARE ATTACHED TO MASONRY/STUCCO, THEY SHALL BE ATTACHED UTILIZING VIBRATION-RESISTANT ANCHORS HAVING A MINIMUM ULTIMATE WITHDRAWAL CAPACITY OF 490 POUNDS.

WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/8" (11.1mm) AND A MAXIMUM SPAN OF 8 FEET (2438 mm). PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDE ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE R301.2.1.2 OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING CODE OF NEW YORK STATE. PANELS ARE TO BE STORED ON SITE AND NUMBERED WITH THEIR CORRESPONDING WINDOWS.

SHEARWALL SEG. DETAIL (TYP)



NOTE:
1. SHEATHING AS PART OF SHEARWALL SEGMENT WHERE NOTED ON FLOOR PLAN, SHALL BE CONTINUOUS FROM SILL TO TOP PLATE OR ADEQUATELY BLOCKED AT JOINTS.
2. HOLD DOWNS REQUIRED AT ALL CORNERS OF STRUCTURE SEE DETAILS THIS SHEET.
3. REFER TO NAILING AND STRAPPING DETAILS THIS SHEET TO FOR A CONTINUOUS LOAD PATH.

SPlicing OF TOP PLATE

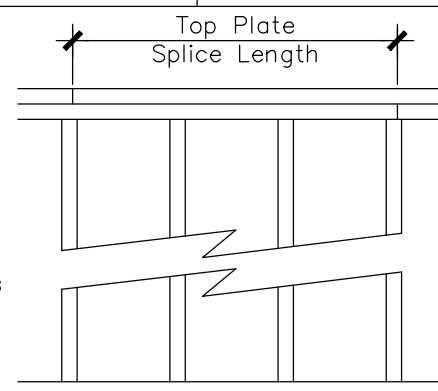
(Required for all New Construction and/or New Additions)

TOP PLATE SPLICE REQUIREMENTS ONE STORY SLAB ON GRADE

| Building Dimension (ft.) | Minimum 1,2 Splice Length (ft.) |
|--------------------------|---------------------------------|
| 12'-0" | 3'-0" |
| 16'-0" | 4'-0" |
| 20'-0" | 5'-0" |
| 24'-0" | 6'-0" |
| 28'-0" | 7'-0" |
| 32'-0" | 8'-0" |
| 36'-0" | 9'-0" |
| 40'-0" | 11'-0" |
| 50'-0" | 13'-0" |
| 60'-0" | 16'-0" |
| 70'-0" | 19'-0" |
| 80'-0" | 22'-0" |

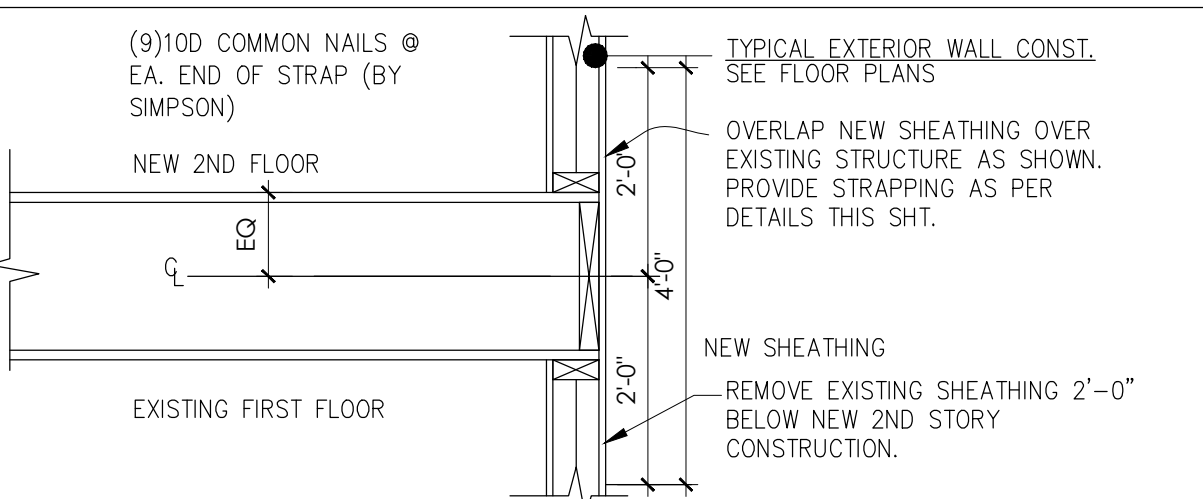
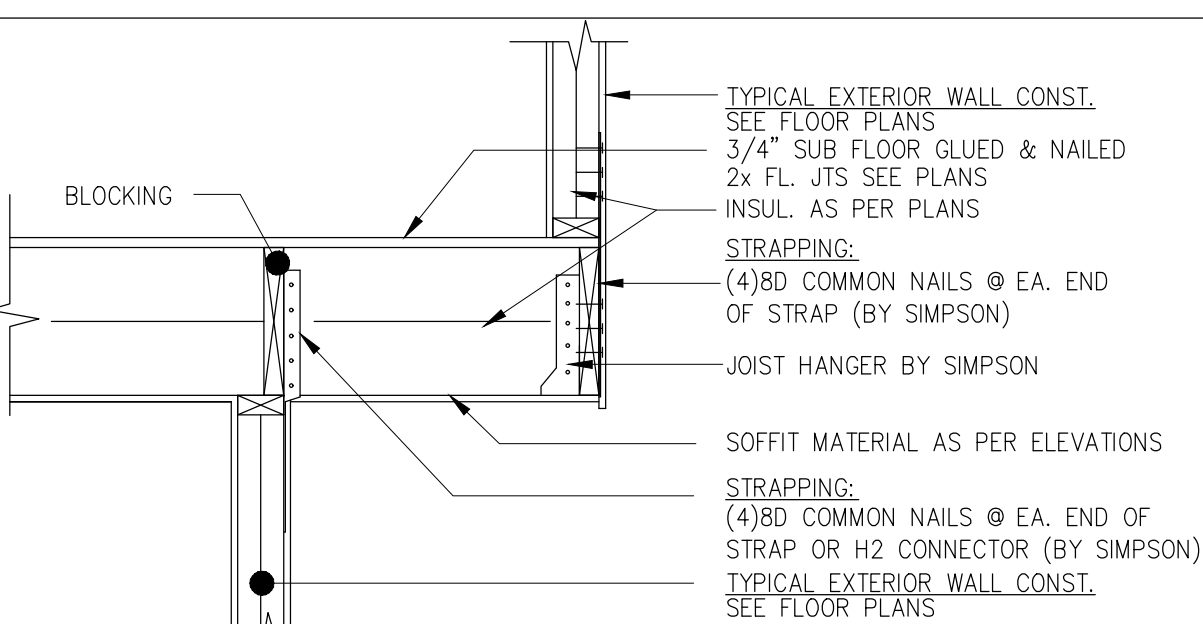
TOP PLATE SPLICE REQUIREMENTS ALL OTHER CASES

| Building Dimension (ft.) | Minimum 1,2 Splice Length (ft.) |
|--------------------------|---------------------------------|
| 12'-0" | 2'-0" |
| 16'-0" | 3'-0" |
| 20'-0" | 4'-0" |
| 24'-0" | 4'-0" |
| 28'-0" | 5'-0" |
| 32'-0" | 6'-0" |
| 36'-0" | 7'-0" |
| 40'-0" | 8'-0" |
| 50'-0" | 10'-0" |
| 60'-0" | 12'-0" |
| 70'-0" | 14'-0" |
| 80'-0" | 16'-0" |



1. Tabulated splice lengths assume top plate-to-top plate connections using 2-16d nails per foot. For shorter splice lengths, the nail spacing shall be reduced in order to provide an equivalent number of nails.
2. Tabulated splice lengths assume a mean roof height of 33 feet. For mean roof heights of 15 feet or less, the tabulated values shall be permitted to be multiplied by 0.80.

CANTILEVER DETAIL (TYP)



LOAD PATH/ FRAMING DETAIL

WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (2001EDITION)

TABLE 3.1
NAILING SCHEDULE

| DESCRIPTION OF BUILDING ELEMENTS | NUMBER OF COMMON NAILS | NUMBER OF BOX NAILS | NAIL SPACING |
|---|------------------------|---------------------|--------------|
| ROOF FRAMING | | | |
| RAFTER TO TOP PLATE (TOE NAILED) | 3-8d | 3-10d | PER RAFTER |
| CEILING JOIST TO TOP PLATE (TOE-NAILED) | 3-8d | 3-10d | PER JOIST |
| CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED) | 6-16d | 6-40d | EACH LAP |
| CEILING JOIST LAPS OVER PARTITION (FACE-NAILED) | 6-16d | 6-40d | EACH LAP |
| COLLAR TIE TO RAFTER (FACE-NAILED) | 2-10d | 2-12d | PER TIE |
| BLOCKING TO RAFTER (TOE-NAILED) | 2-8d | 2-16d | EACH END |
| RIM BOARD TO RAFTER (END-NAILED) | 2-16d | 3-16d | EACH END |

| | | | |
|--|----------------------|----------------------|----------------------|
| WALL FRAMING | | | |
| TOP PLATE TO TOP PLATE (FACE-NAILED) | 2-16d ¹ | 2-16d ¹ | 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" o.c. ALONG EDGES |
| TOP PLATE OR BOTTOM PLATE TO STUD (END-NAILED) | 2-16d | 2-40d | PER 2"x4" STUD |
| | 3-16d | 3-40d | PER 2"x6" STUD |
| | 4-16d | 4-40d | PER 2"x8" STUD |
| BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDJOIST OR BLOCKING (FACE-NAILED) | 2-16d ^{1,2} | 2-16d ^{1,2} | PER FOOT |

| | | | |
|---|--------------------|--------------------|------------|
| FLOOR FRAMING | | | |
| 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 ¹ | 3-16d ¹ | PER FOOT |

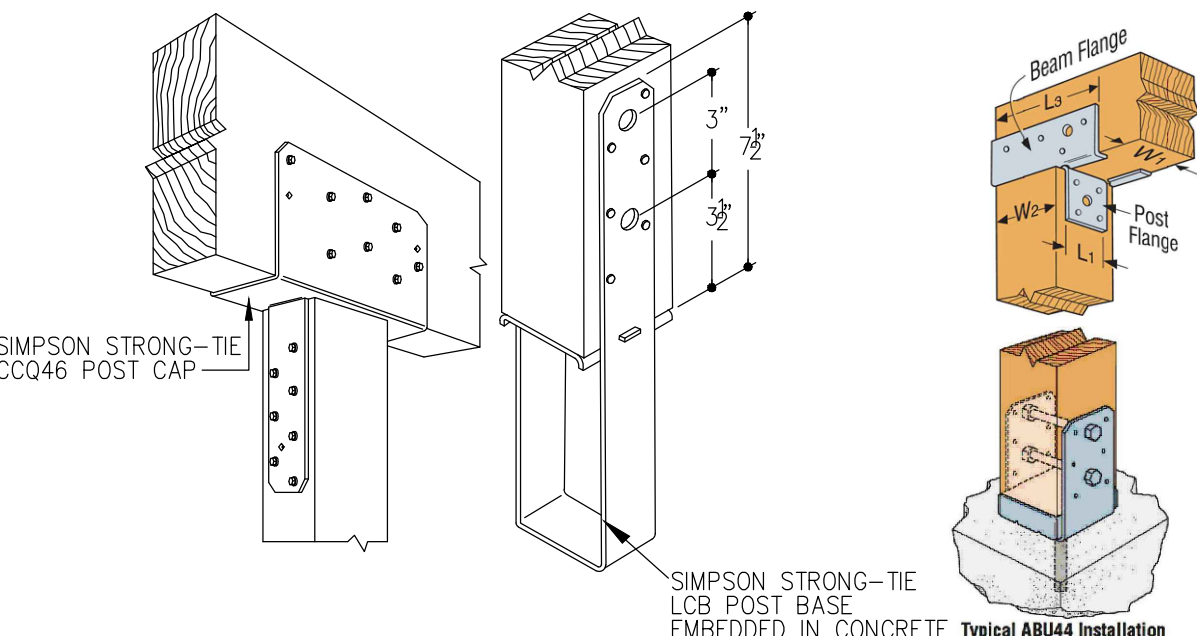
| | | | |
|--|------|-------|---------------------|
| ROOF SHEATHING | | | |
| STRUCTURAL PANELS | 8d | 8d | 6" EDGE / 12" FIELD |
| STRUCTURAL PANELS @ GABLE RAKE OVERHANGS | 8d | 8d | 4" FIELD |
| DIAGONAL BOARD SHEATHING | | | |
| 1"x6" or 1"x8" | 2-8d | 2-10d | PER SUPPORT |
| 1"x10" or WIDER | 3-8d | 3-10d | PER SUPPORT |

| | | | |
|-------------------|------------|------------|---------------------|
| CEILING SHEATHING | | | |
| GYPSUM WALLBOARD | 5d COOLERS | 5d COOLERS | 7" EDGE / 10" FIELD |

| | | | |
|--------------------------|------------|------------|---------------------|
| WALL SHEATHING | | | |
| STRUCTURAL PANELS | 8d | 10d | 6" EDGE / 12" FIELD |
| FIBERBOARD PANELS | | | |
| 1 1/2" 16 | 6d | 6d | 3" EDGE / 6" FIELD |
| 1 1/2" 42 | 8d | 8d | 3" EDGE / 6" FIELD |
| GYPSUM WALLBOARD | 5d COOLERS | 5d COOLERS | 7" EDGE / 10" FIELD |
| HARDBOARD | 8d | 8d | 6" EDGE / 12" FIELD |
| PARTICLEBOARD PANELS | 8d | 8d | 6" EDGE / 12" FIELD |
| DIAGONAL BOARD SHEATHING | | | |
| 1"x6" or 1"x8" | 2-8d | 2-10d | PER SUPPORT |
| 1"x10" or WIDER | 3-8d | 3-10d | PER SUPPORT |

| | | | |
|--------------------------|------|-------|---------------------|
| FLOOR SHEATHING | | | |
| STRUCTURAL PANELS | | | |
| 1" OR LESS | 8d | 10d | 6" EDGE / 12" FIELD |
| GREATER THAN 1" | 10d | 16d | 6" EDGE / 6" FIELD |
| DIAGONAL BOARD SHEATHING | | | |
| 1"x6" or 1"x8" | 2-8d | 2-10d | PER SUPPORT |
| 1"x10" or WIDER | 3-8d | 3-10d | PER SUPPORT |

- NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6 INCHES ON-CENTER AT THE PANEL EDGE. IF WALL SHEATHING IS NAILED 3 INCHES 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.
- WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO 1-16d NAIL PER FOOT.
- CORRISION RESISTANT 11 GAGE ROOFING NAILS AND 16 GAUGE STAPLES ARE PERMITTED, CHECK THE IBC FOR ADDITIONAL REQUIREMENTS.



POST BASE / CAP
N.T.S.

HEADER SCHEDULE

| FOR OPENINGS UP TO | USE* |
|--------------------|-----------|
| 3'-0" | (2) 2x6" |
| 4'-0" | (2) 2x8" |
| 5'-0" | (2) 2x10" |
| 6'-0" | (2) 2x12" |

*UNLESS OTHERWISE NOTED

REVISIONS

| NR. | DATE | REVISION |
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| | | |



13 FAIRMONT PLACE

GLEN COVE, NY 11542

MAINTAIN EXISTING:

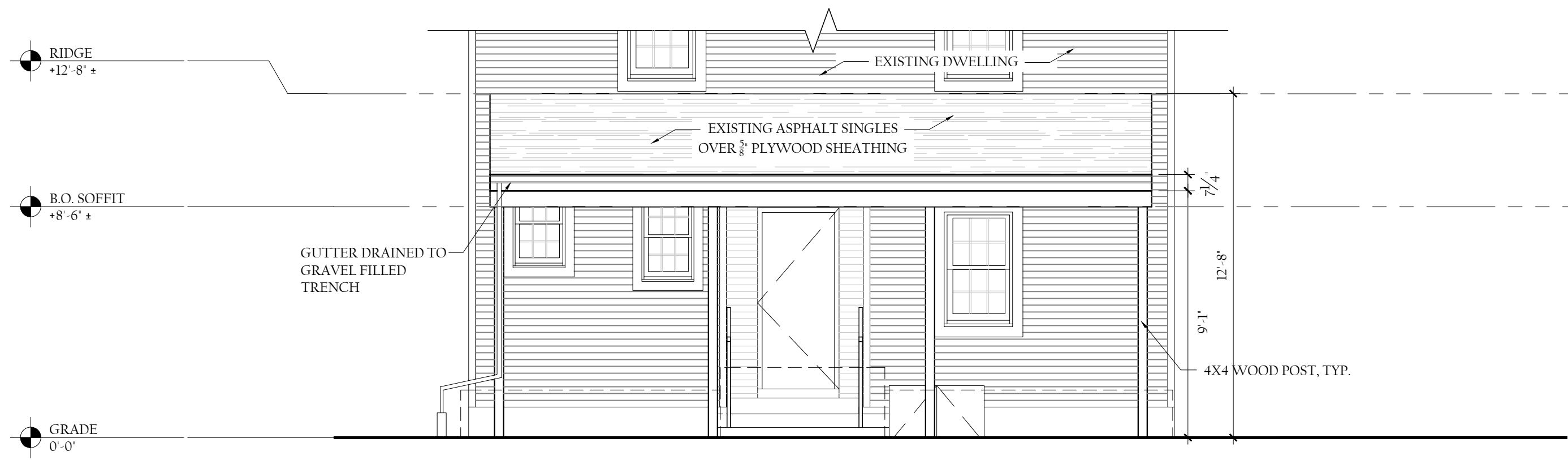
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GENERAL NOTES
CONTINUED & FASTENING
SCHEDULE

Drawing scale:
AS NOTED

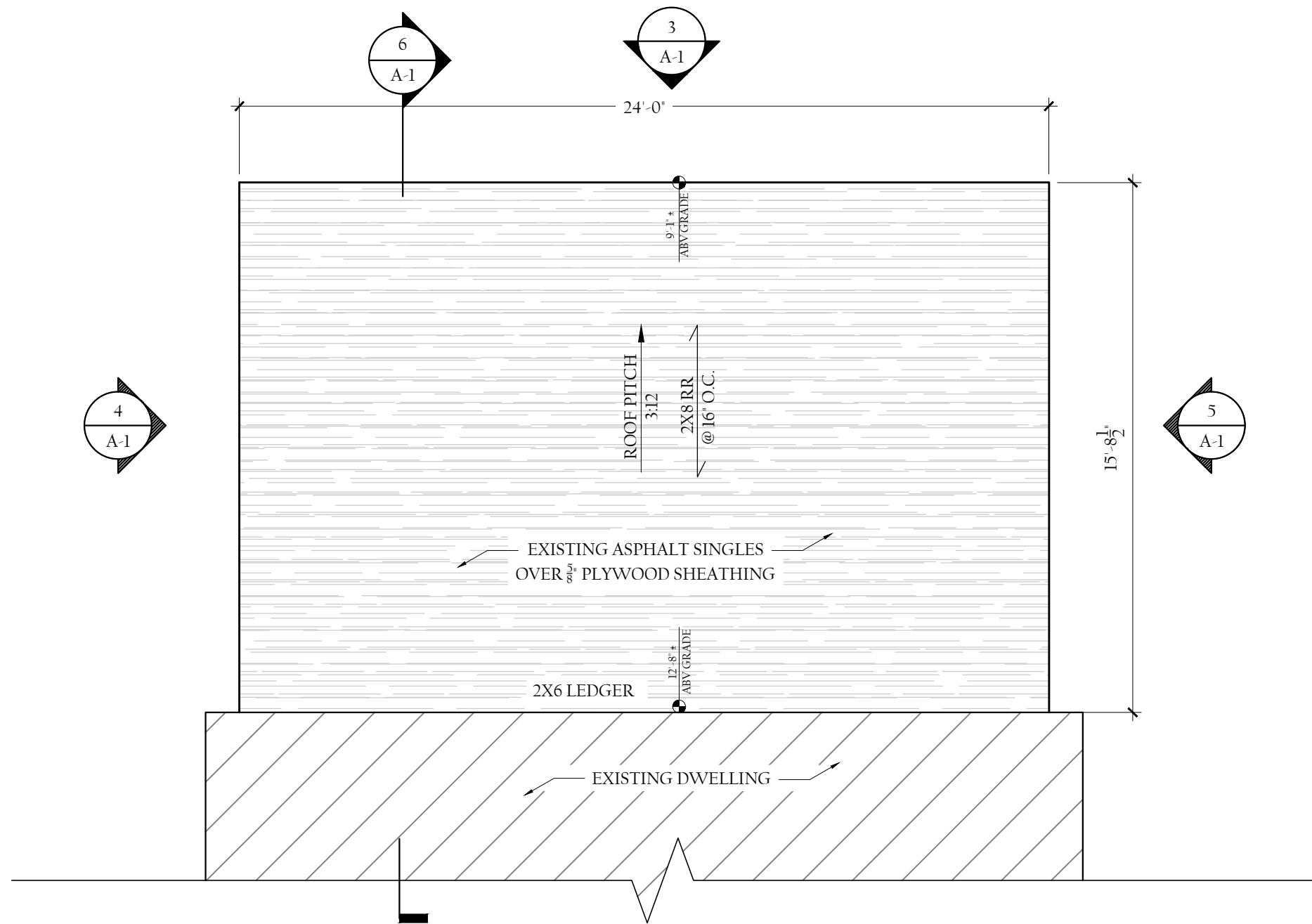
Date:
APR.30, 2021

Drawing No.

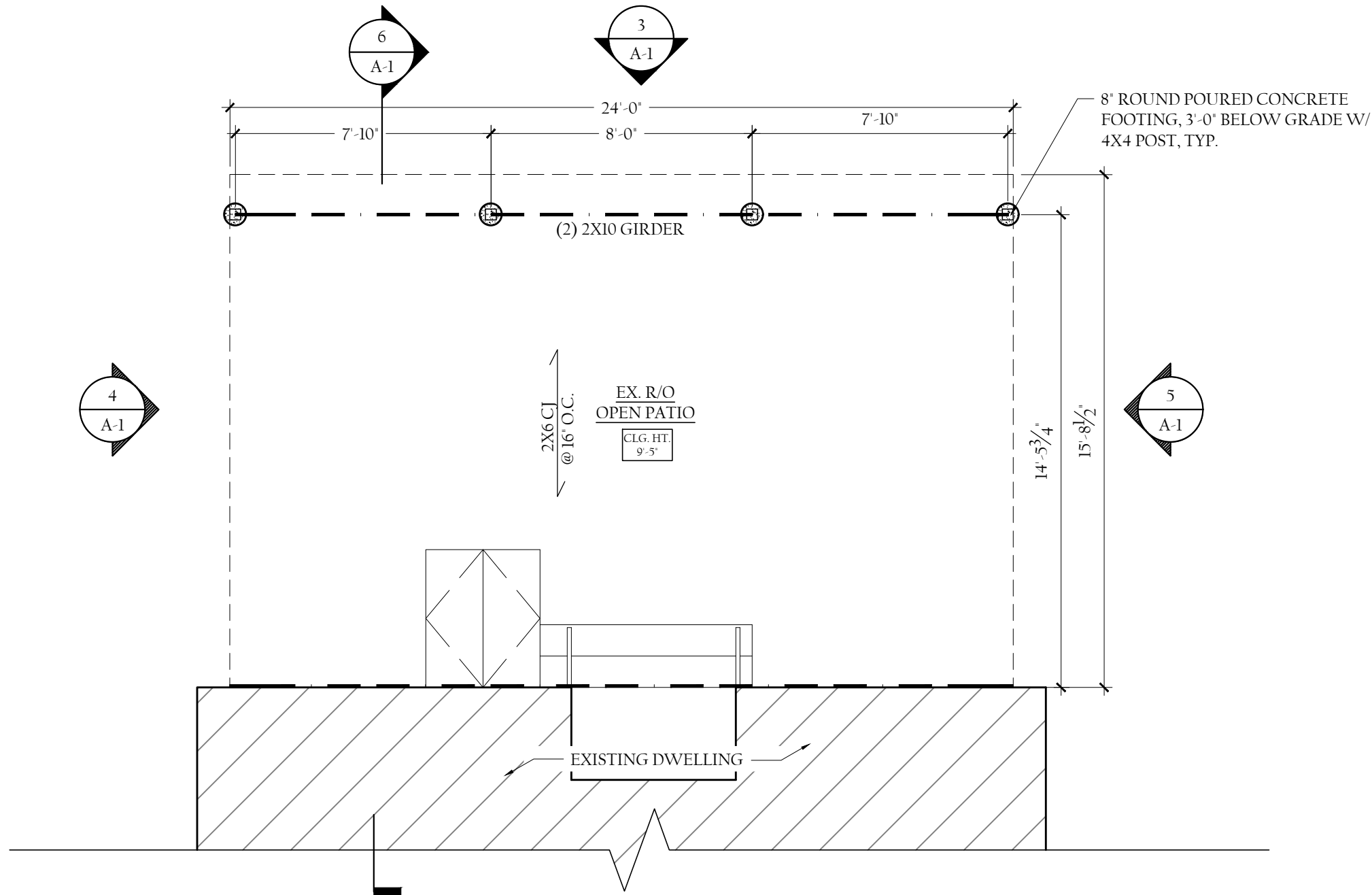
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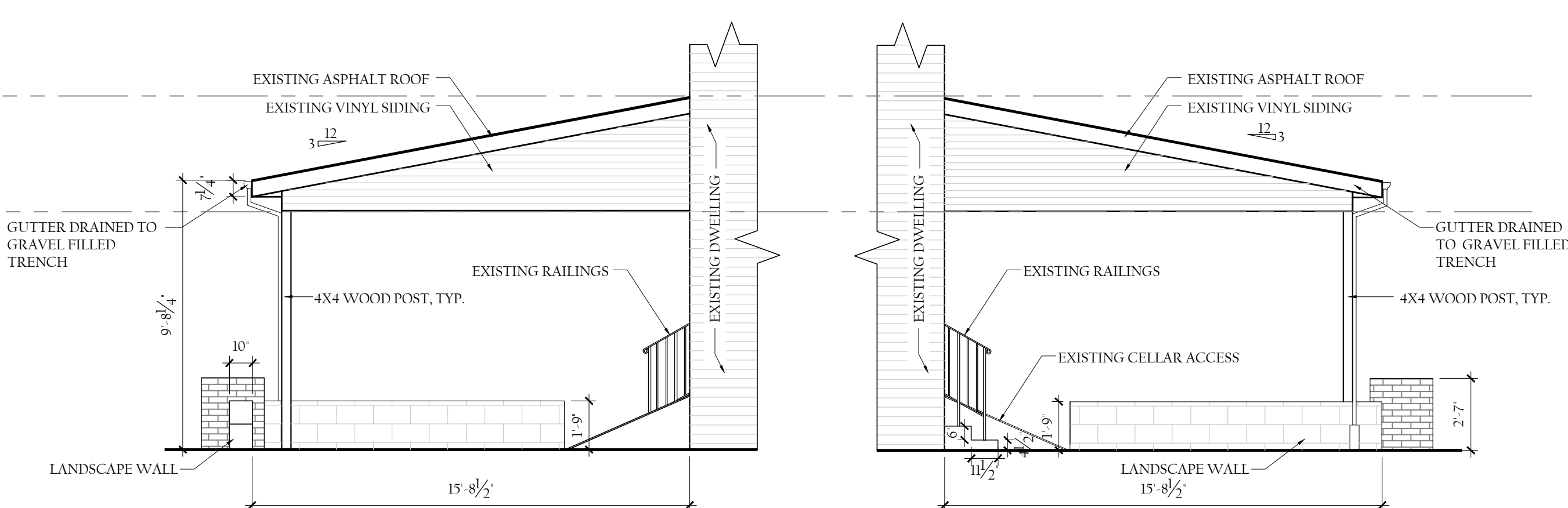
3 EXISTING SOUTH ELEVATION (R/O PATIO)
SCALE: 1/4"=1'-0"



2 EXISTING ROOF PLAN (R/O PATIO)
SCALE: 1/4"=1'-0"

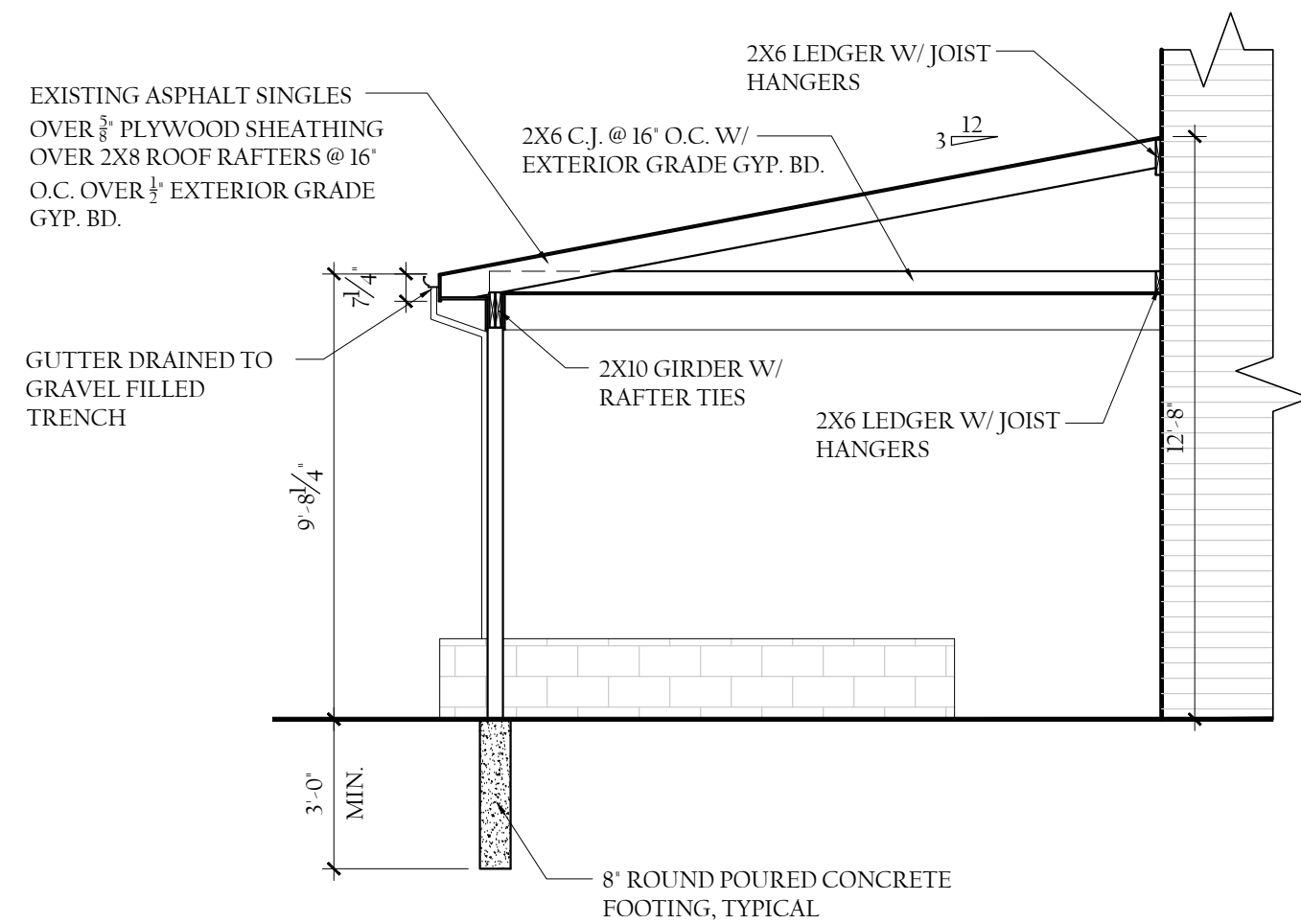


1 EXISTING FOUNDATION PLAN (R/O PATIO)
SCALE: 1/4"=1'-0"



4 EXISTING WEST ELEVATION (R/O PATIO)
SCALE: 1/4"=1'-0"

5 EXISTING EAST ELEVATION (R/O PATIO)
SCALE: 1/4"=1'-0"



6 EXISTING SECTION (R/O PATIO)
SCALE: 1/4"=1'-0"

| SYMBOLS / LEGEND | |
|------------------|--|
| TAG | DESCRIPTION |
| | VERTICAL ELEVATION |
| | REVISION |
| | FIRE EXTINGUISHER |
| | KEYNOTE |
| | 1.C. HARDWARE SMOKE/CARBON MONOXIDE DETECTOR W/ BATT. B.U. |
| | EXHAUST FAN |
| | 1.C. HARDWARE SMOKE/CARBON MONOXIDE DETECTOR W/ BATT. B.U. |
| | ELEVATION |
| | SECTION |
| | DETAIL |
| | BREAK LINE |
| | EXISTING FOUNDATION WALL |
| | EXISTING WALL |
| | EXISTING ABOVE |
| | GROUND / SOIL |

GENERAL NOTES

A. STRUCTURE LEGALIZATION NOTES

- THE PURPOSE OF THESE DRAWINGS ARE TO MAINTAIN AN EXISTING CONDITION.
- DIMENSIONS HAVE PRECEDENCE OVER SCALE.
- THESE PLANS REPRESENT EXISTING CONDITIONS AS BEST COULD BE DETERMINED BY VISUAL INSPECTION.
- THESE PLANS ARE NOT TO BE USED FOR FUTURE LEGALIZATIONS.
- THESE PANS ARE NOT TO BE USED FOR HOME INSPECTION PURPOSES & CONSTRUCTION; DO NOT VALIDATE ANY CONSTRUCTION MEANS OR METHODS.

REVISIONS

| NR. | DATE | REVISION |
|-----|------|----------|
| | | |
| | | |
| | | |
| | | |



13 FAIRMONT PLACE
GLEN COVE, NY 11542

MAINTAIN EXISTING:

Drawing Title:
EXISTING CONDITIONS FOUNDATION & ROOF PLANS, ELEVATIONS & SECTION
Drawing scale:
AS NOTED

Date:
APR.30, 2021

Drawing No.

A-1

BUILDING DEPARTMENT REVIEW NOTE

CITY BUILDING PLANS EXAMINER HAS REVIEWED THE ENCLOSED DOCUMENT(S) FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE CITY AS SPECIFIED IN THE BUILDING AND/OR RESIDENTIAL CODE OF THE STATE OF NEW YORK. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THAT RESPONSIBILITY IS GUARANTEED UNDER THE SEAL AND SIGNATURE OF THE STATE OF NEW YORK LICENSED DESIGN PROFESSIONAL OF RECORD. THAT SEAL AND SIGNATURE HAS BEEN INTERPRETED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THE DOCUMENT IS:

- ACCURATE
- CONFORMS WITH GOVERNING CODES APPLICABLE AT THE TIME OF THE SUBMISSION
- CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VIEW TO THE SAFEGUARDING OF LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE. IS THE RESPONSIBILITY OF THE LICENSEE.