VILLAGE *of* NORTHPORT
INCORPORATED IN 1894
224 Main Street, Northport, New York 11768, 631-261-7502, fax: 631-261-7521

August 20, 2020

Coleen McManus
35 Waterside Ave.
Northport, NY 11768

Dear Ms. McManus:

Re: Building Permit Application No. 20-101 – First Floor Addition of General Living Space with Adjacent Front and Rear Covered Porch. Second Floor Addition of Three Bedrooms and Bathroom to Residence.
35 Waterside Ave, Northport, N.Y. S:11 B:3 L: 79
Residence District D

Your application for a building permit to construct additions and alterations at the above-referenced property is hereby denied. Examination of the plot plan by Oyster Bay Drafting and Architecture, P.C. dated 6/23/20 indicates this is a non-conforming lot specific to Side Yard Setback 5.33ft. The proposed construction would create a Side Yard Setback of approximately 6.33ft. and therefore is an addition to a non-conforming structure.

The proposed construction, therefore, would be in violation of the Code of the Village of Northport, Chapter 306, "Zoning," Section 306-22H (4) in the Residence D District.

Section 306-22H (4): Side Yard Setback from 12ft. required to 6.33ft. proposed.

If you wish to file for variance relief from the Northport Zoning Board of Appeals, you may contact Georgina Cavagnaro at (631) 261-7502.

Sincerely,

INC. VILLAGE OF NORTHPORT

Donald Tesoriero
Asst. to the Mayor/CEO

EXHIBIT
1

An original and seven copies of this application must be filed with the Village clerk together with a filing fee of $250.00 for each location.

INC. VILLAGE OF NORTHPORT
BOARD OF ZONING APPEALS
APPLICATION

Date 8/14/20

Applicant Name Colleen McManus
(Please Print)

Address 35 Waterside Avenue Northport, NY

Telephone No. (631) 747. 2025 Email Address: trithis@verizon.net

Owner Name Colleen McManus

Address

1. Application is hereby made for a variance or permit under Chapter
2. Location of Property 35 Waterside Avenue Northport, NY 11768
3. Location in Zone Designated as D
4. Reason for this request OWNER SEEKS MORE LIVING SPACE
5. Name and address of all property owners within 200 feet of the premises:
   (Mailing must be accomplished 14 days prior to hearing date and proof presented at the hearing)
   5a. Please return the attached **"AFFIDAVIT OF POSTING"** completed and notarized to the ZBA office **PRIOR** to the scheduled hearing confirming that he or she has properly posted the sign(s).
6. Is there a school, or church within 200 feet of the premises? NO
7. Approximate cost of work involved $ 250,000.00
8. Type of road VILLAGE/COUNTY width 50'

The undersigned hereby certifies that (he/she) (is/are) the owner(s) of the property referred to in this application and has (have) read the notice below.

Colleen McManus
Signature of Owner

NOTICE TO APPLICANTS TO BOARD OF ZONING APPEALS

Be advised that the Board must base its decisions on affirmative evidence. All determinations will, therefore, rest on presentation of factual proof.

The Board is bound by law in rendering decisions to follow the criteria set forth in and the burden is upon the applicant to present facts which satisfy these criteria.

EXHIBIT
2

Northport Village (ZBA) Zoning Board of Appeals

"Request for Information Form"

KEY.

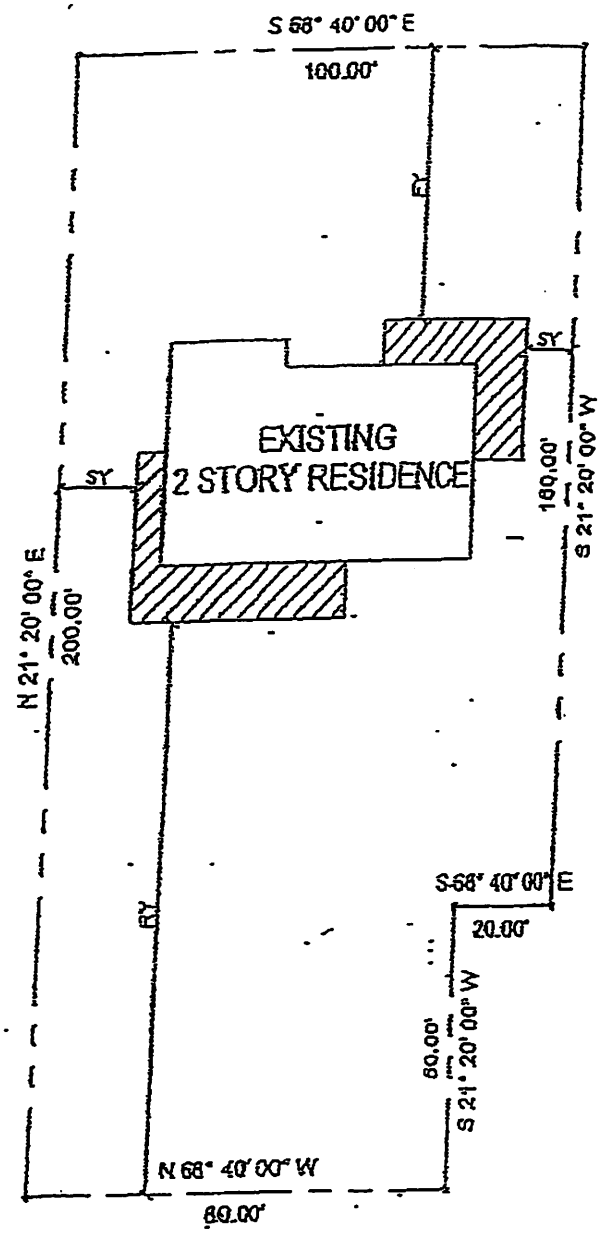
PROPOSED ADDITION

Front Yard Set Back (FY): 37.5
Side Yard Set Back (SY): 6.33
Side Yard Aggregate (SYA): 18.70
(combination of the two closest side yards added together)
Rear Yard Set Back (RY): 118.29

Existing Square Footage: 1349
(list each structure seperately)
Existing Hieght of Structure: 22.10
Existing Lot Coverage (%): 8.03

Proposed Square Footage: 1971.69
(list each structure seperately)
Proposed Hieght of Addition: 26.25
Proposed Lot Coverage (%): 11.75

STREET NAME



617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

MCMANUS RESIDENCE

Name of Action or Project:
VARIANCE

Project Location (describe, and attach a location map):
W SIDE OF WATERSIDE AVE 131' N. MONROE ST.

Brief Description of Proposed Action:
PROPOSED SIDE/FRONT ONE STORY ADDITION + SECOND FLOOR ADDITION.

Name of Applicant or Sponsor:	Telephone: 516-922-5975
SCOTT KAHN	E-Mail: INFO @ OYSTER BAY DRAFTING .COM

Address: 68 W. MAIN ST

City/PO:	State:	Zip Code:
OYSTER BAY, NY.	NY	11771

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3.a. Total acreage of the site of the proposed action? .138 acres
b. Total acreage to be physically disturbed? .138 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .138 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		✓	
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		✓	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	✓		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	✓		
b. Are public transportation service(s) available at or near the site of the proposed action?	✓		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	✓		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		✓	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		✓	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		✓	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	✓		
b. Is the proposed action located in an archeological sensitive area?	✓		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	✓		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	✓		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☑ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☑ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	✓		
16. Is the project site located in the 100 year flood plain?	✓		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	✓		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES			

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: S. KAHN Date: 8/17/20

Signature:

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

INC. VILLAGE OF NORTHPORT
BOARD OF ZONING APPEALS
CHECKLIST

This sheet must be completed, signed, and returned with your application.

Please answer the following questions:

✓ Is the need for the variance or other relief listed on the application?

YES Does the Letter of Denial reflect all structures and improvements that need legalization on your property? ALL STRUCTURES on the lot must have a Certificate of Occupancy or must be legalized via this application process.

YES Are there eight (8) copies of the letter of denial?

YES Are there eight (8) copies of a legible survey showing all existing structures or improvements on the lot, (with their dimensions) and exact distances from all property lines?

YES Are all proposed improvements (with their dimensions) and exact distances from the property lies and set backs noted on the survey?

YES Is the size and configuration of all improvements, including a side view of the existing and proposed improvements with elevation measurements included with the site plan?

N/A Is the approximate contour of the grade surrounding the improvement contained on the site plan? (Only applicable if the grade effects the applicant's ability to construct an improvement)

N/A Is the size and location of any vegetation, trees, cesspools, or natural conditions affecting the applicant's ability to construct the improvement noted on the site plan?

I have read and answered all of the above questions.

X Carlin McManus
APPLICANT SIGNATURE

11-3-79 TAX MAP NO. LOCATION 35 Waterside Ave

FILED MAP

LOT NO.

PERMIT NO.	DATE	CO DATE	VARIANCE NO.	DATE
61-41 Roof over patio	7/21/61	7/29/88 OK		
51-68 Garage	8/18/51	7/13/51		
47-78 Residence	8/29/47	12/19/47		

LETTER IN LIEU OF CO DATE

ZONING STATUS

SPECIAL USE PERMIT FOR:

DATE

REMARKS:

EXHIBIT

3

SURVEYED FOR:- JEFFREY D. WILLIAMS & JEANMARIE STEUNENBERG

LOCATED AT NORTHPORT , TOWN OF HUNTINGTON , SUFFOLK COUNTY N.Y.

LOTS P/O 74 & P/O 75

MAP OF MONROE BURTS , CO. CLK. NO. 549 FILED JULY 20, 1893

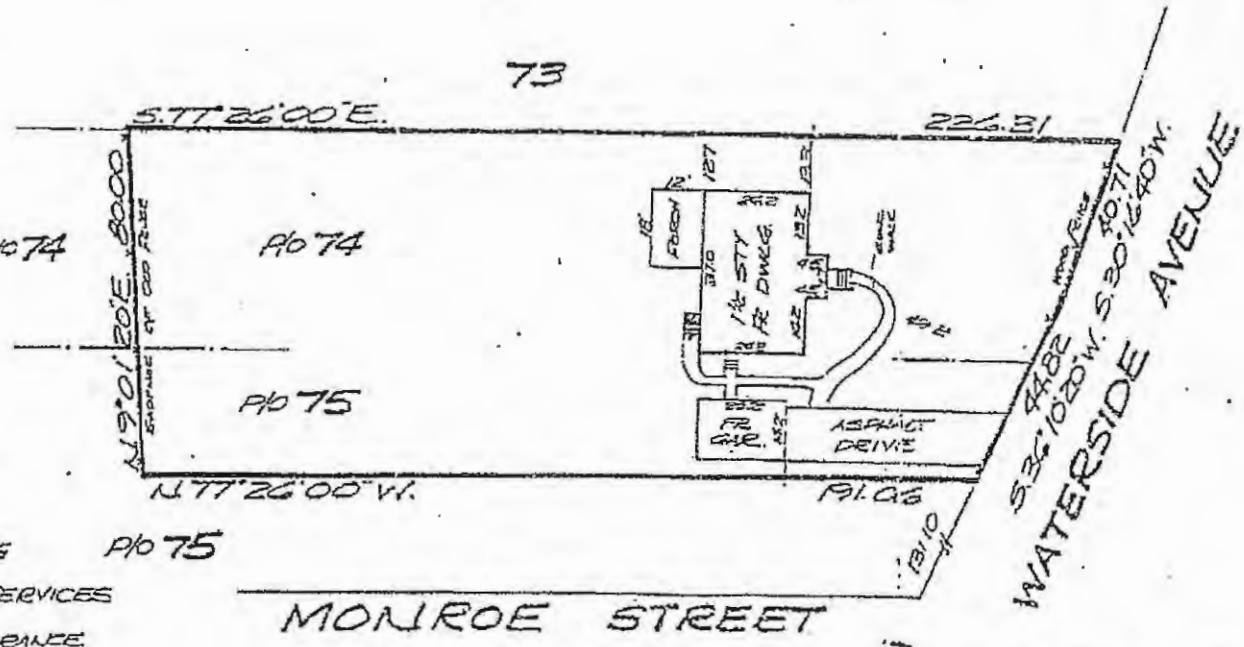
SCALE 1" = 30'

SUFFOLK CO. TAX MAP DATA:-

DIST. 0404 , SEC. 011.00

BLK. 03.00 LOT 079.000

OFFSETS FROM STRUCTURES TO RELATIVE BOUNDRY LINES, ON SURVEY, ARE FOR A SPECIFIC USE ONLY, AND SHOULD NOT BE USED FOR CONSTRUCTION OF FENCES OR OTHER STRUCTURES.



GUARANTEED TO:
JEFFREY D WILLIAMS &
JEANMARIE STEUNENBERS
&
RESIDENTIAL MORTGAGE SERVICES
&
FIRST AMERICAN TITLE INSURANCE
COMPANY OF NEW YORK
TITLE NO. 121-5-9485

SURVEYED SEPT. 1, 1987 BY

WILLIAM R. SIMMONS JR.
P/O BOX 377
JAMESPORT, L.I., N.Y. 11947

By: William R. Simmons Jr.

FILE NO. 11,391 PAGE 7 GRID D8

DRAWN BY D.

722-3388

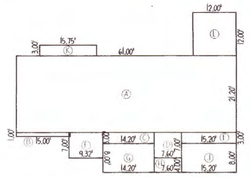
EXHIBIT 4

ZONING CALCULATIONS

SECTION: 11 BLOCK: 300 LOT: 79 ZONE = RES-D

LOT AREA = 16788 SF

	REQUIRED		EXISTING		PROPOSED	
LOT COVERAGE						
PRIMARY DWELLING			925.00	SF	1449.60	SF
PORTICO / PORCH			00.00	SF	330.24	SF
REAR STOOPS			00.00	SF	47.25	SF
REAR PORCH			120.00	SF	144.00	SF
GARAGE (DETACHED)			304.00	SF	00.00	SF
TOTAL LOT COVERAGE	3693.360	SF	1349.000000	SF	1971.690000	SF
ENTIRE LOT	22.00	%	8.036	%	11.745	%
FLOOR AREA						
FIRST FLOOR			925.00	SF	1449.60	SF
SECOND FLOOR			535.00	SF	920.05	SF
TOTAL FLOOR AREA	N/A	SF	1460.000000	SF	2369.650000	SF
	N/A	%	8.697	%	14.115	%
FRONT YARD SETBACK	25.00	FT	40.00	FT	37.50	FT
AVERAGE FRONT YARD SETBACK	N/A	FT		FT		FT
REAR YARD SETBACK	35.00	FT	118.36	FT	118.29	FT
SIDE YARD SETBACK						
SIDE YARD	12.00	FT	12.70	FT	12.70	FT
AGGREGATE	12.00	FT	30.29	FT	6.33	FT
TOTAL SIDE YARD SETBACK	24.00	FT	42.99	FT	18.70	FT
BUILDING HEIGHT	30.00	FT	22.10	FT	24.25	FT
STREET WIDTH	70.00	LF	38.62	LF	88.62	LF
LOT WIDTH	75.00	LF	88.62	LF	88.62	LF
LOT DEPTH	160.00	LF	191.06	LF	191.06	LF



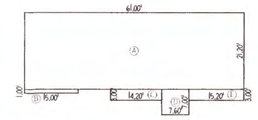
PROPOSED LOT COVERAGE DIAGRAM

SCALE:1" = 20'

LOT COVERAGE CALCULATIONS

LETTER	DIMENSIONS			SQUARE FOOTAGE		LOCATION
A	64.00	X	21.20	1358.200	SF	DWELLING
B	15.00	X	1.00	15.000	SF	DWELLING
C	14.20	X	3.00	42.600	SF	DWELLING
D	7.60	X	7.00	53.200	SF	DWELLING
E	15.20	X	3.00	45.600	SF	DWELLING
F	9.37	X	7.00	65.240	SF	FRONT PORCH
G	14.20	X	6.00	85.200	SF	FRONT PORCH
H	7.60	X	4.00	30.400	SF	FRONT PORCH
J	15.20	X	8.00	121.600	SF	FRONT PORCH
K	15.75	X	3.00	47.250	SF	REAR STOOP
L	12.00	X	12.00	144.000	SF	REAR PORCH

TOTAL LOT COVERAGE..... 1971.6900 SF



FIRST FLOOR FLOOR AREA DIAGRAM

SCALE:1" = 20'

FIRST FLOOR AREA CALCULATIONS

LETTER	DIMENSIONS			SQUARE FOOTAGE	
A	64.00	X	21.20	1358.200	SF
B	15.00	X	1.00	15.000	SF
C	14.20	X	3.00	42.600	SF
D	7.60	X	7.00	53.200	SF
E	15.20	X	3.00	45.600	SF

TOTAL AREA OF FIRST FLOOR 1449.6000 SF

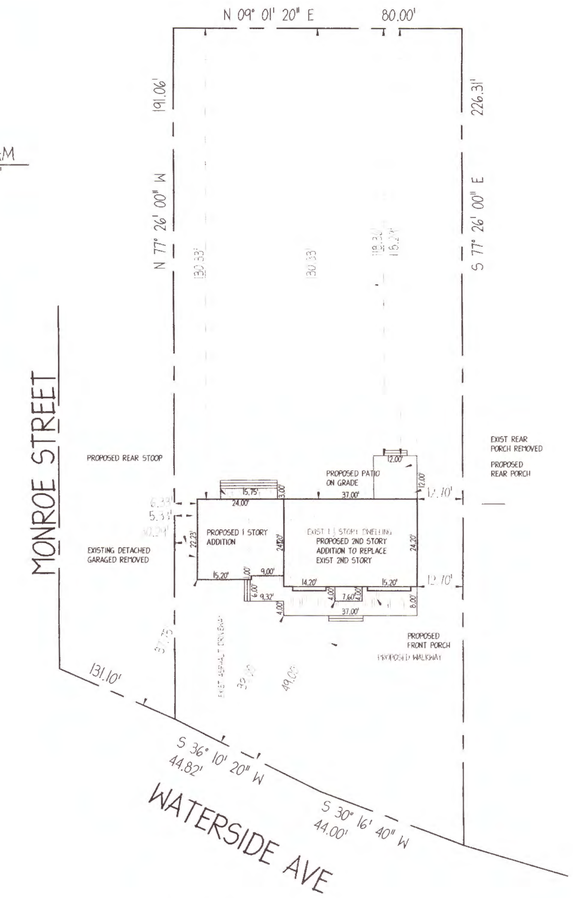
SECOND FLOOR FLOOR AREA DIAGRAM

SCALE:1" = 20'

SECOND FLOOR AREA CALCULATIONS

LETTER	DIMENSIONS			SQUARE FOOTAGE	
F	37.00	X	24.20	895.400	SF
G	9.25	X	1.66	10.780	SF
H	12.00	X	1.66	19.920	SF

TOTAL AREA OF SECOND FLOOR 920.0500 SF



PLOT PLAN

SCALE:1" = 20'

SECTION:	11
BLOCK:	300
LOT:	79
AREA:	16788 SF
ZONE:	RES-D

THIS IS AN ARCHITECTURAL SITE PLAN BASED ON INFORMATION SHOWN ON A SURVEY PERFORMED BY WILLIAM SIMMONS DATED: 09.01.1987

REVISIONS TO PRELIMINARY DRAWINGS:		
#	DATE:		BY:
1	7-8-20	AS PER OWNER	MM
2	08.17.20	REVISE CONSTRUCTION DRAWINGS	ATK
3			
4			
5			
6			
7			

REVISIONS TO FINAL DRAWINGS:		
#	DATE:		BY:
1			
2			
3			
4			
5			
6			
7			

MUNICIPALITY AMENDMENTS:		
#	DATE:		BY:
1			
2			
3			
4			
5			
6			
7			

REGISTERED ARCHITECT DENNIS M. MELE No. 18328 STATE OF NEW YORK

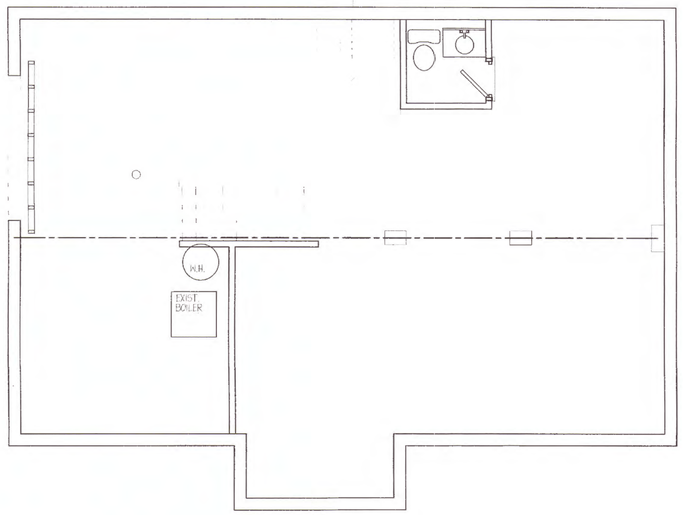
SHEET TITLE: CONSTRUCTION DRAWINGS

PROJECT NAME: McMANUS RESIDENCE
35 WATERSIDE AVE. NORTHPORT, NY.

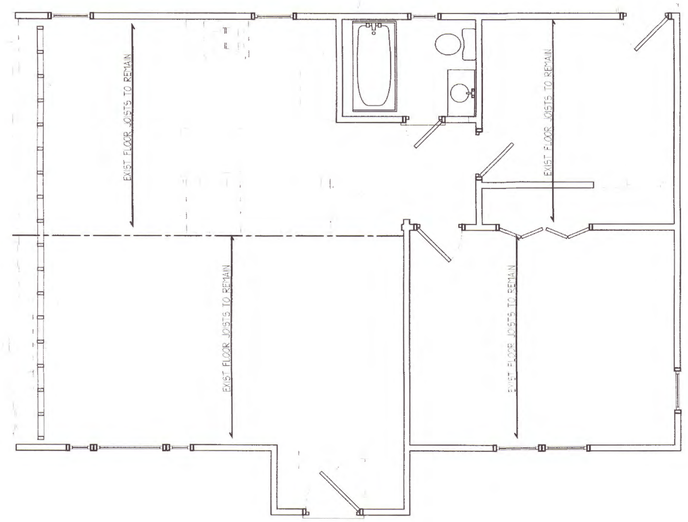
OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.
62 WEST MAIN STREET OYSTER BAY, N.Y. 11771
(516) 922-5976 (FAX) 922-6235
WEB: WWW.OYSTERBAYDRAFTING.COM EMAIL: ARCHITECT@OYSTERBAYDRAFTING.COM

DATE: 6-23-20
SCALE: AS NOTED
BY: MM
JOB NO: 20085
SHEET NO: 1 OF

EXHIBIT 5



CELLAR/FOUNDATION DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

NOTE SECOND FLOOR WALLS, CEILING AND ROOF TO BE REMOVED ENTIRELY

DEMOLITION NOTES:

1.) ALL EXISTING CONSTRUCTION SUCH AS WALLS AND COLUMNS, PARTITIONS, WHERE DISTURBED DUE TO DEMOLITION, ARE TO BE REPLACED AND REPAIRED WITH MATERIAL TO MATCH EXISTING CONSTRUCTION. IS APPLIED. PLUMBING AND EQUIPMENT PIPING, FLOOR DRAINS AND PLUMBING FIXTURES. OPENINGS MUST BE FILLED WITH SOME MATERIAL BEFORE DRYWALL IS APPLIED

2.) THE WATER SUPPLY MUST BE DISCONNECTED PRIOR TO THE DEMOLITION OF ALL PLUMBING AND EQUIPMENT PIPING, FLOOR DRAINS AND PLUMBING FIXTURES

3) ALL UNUSED PLUMBING AND EQUIPMENT LINES MUST BE REMOVED AND CAPPED AT THE MAIN RISER OR BRANCH CONNECTION

4.) REMOVE ALL ELECTRICAL CABLING AND CONDUIT BACK TO THE SOURCE 5.) GENERAL CONTRACTOR FURNISH ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT AT THE MAIN RISER OR BRANCH CONNECTION. REQUIRED TO PERFORM THE WORK OF THIS SECTION AS SHOWN ON THE DROWINGS AND/OR SPECIFIED HEREIN. IN GENERAL, THE WORK SHALL INCLUDE BUT NOT NECESSARILY BE LIMITED TO WORK SPECIFIED HEREIN.

6.) THE WORK DEMOLITION AND REMOVALS SHALL BE COMPLETE, WHICH WIL PERMIT NEW MATERIALS AND/OR EQUIPMENT TO BE PROPERLY INSTALLED.

CARE IN REMOVAL OF WORK

1.) ALL REMOVALS SHALL BE PERFORMED IN KEEPING WITH THE BEST SAFETY PRACTICES GOVERNING SAME IN ACCORDANCE WITH ALL CITY, STATE AND/OR FEDERAL LAWS GOVERNING SAME.

CLEAN UP

1.) ALL DEBRIS RESULTING FROM THE OPERATION UNDER THIS CONTRACT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL NOT BE STORED OR PERMITTED TO ACCUMULATE ON THE SITE

2.) UPON COMPLETION OF WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL REMOVE ALL TOOLS, EQUIPMENT, MATERIALS, APPARATUS, ETC.

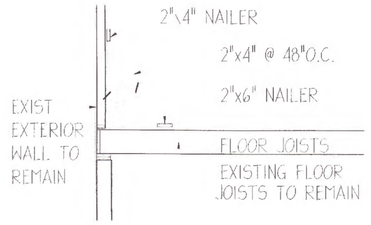
NOTE:
PRIOR TO REMOVING ANY EXISTING WALLS/PARTITIONS GENERAL CONTRACTOR SHALL VERIFY STRUCTURAL LOAD BEARING CAPACITY. RIPORT FINDINGS TO ARCHITECT. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORT AND BRACING AS REQUIRED.

LEGEND

EXIST'G EXTERIOR WALLS TO REMAIN

EXIST'G WALLS TO BE REMOVED

TEMPORARY SUPPORT WALL
2"x4" @ 16" O.C.



BRACING DETAIL

EXHIBIT
NUMBER 6

REVISIONS TO PRELIMINARY DRAWINGS:			
#	DATE:		BY:
1	7-8-20	AS PER OWNER	M.M.
2	08.11.20	REVISE CONSTRUCTION DRAWINGS	ATK
3			
4			
5			
6			
7			

REVISIONS TO FINAL DRAWINGS:			
#	DATE:		BY:
1			
2			
3			
4			
5			
6			
7			

MUNICIPALITY AMENDMENTS:			
#	DATE:		BY:
1			
2			
3			
4			
5			
6			
7			

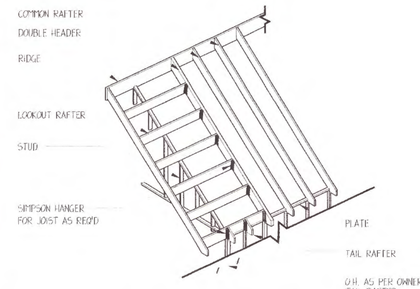
REGISTERED ARCHITECT
DENNIS M. MELE
NO. 18339
STATE OF NEW YORK

SHEET TITLE: CONSTRUCTION DRAWINGS

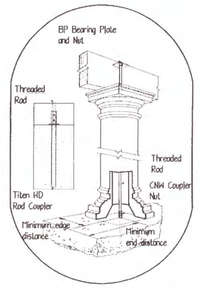
PROJECT NAME: McMANUS RESIDENCE
35 WATERSIDE AVE. NORTHPORT, NY.

OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.
68 WEST MAIN STREET OYSTER BAY, N.Y. 11771
(516) 922-5976 (FAX) 922-6235
WEB: WWW.OYSTERBAYDRAFTING.COM EMAIL: ARCHITECT@OYSTERBAYDRAFTING.COM

DATE: 6-23-20
SCALE: AS NOTED
BY: M.M.
JOB NO: 20085
SHEET NO: 2 of 9

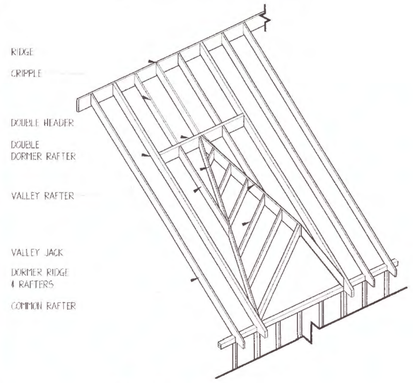


(RO) - RAKE OVERHANG DETAIL

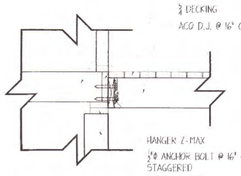


PERMACAST COLUMN DETAIL

SCALE: N.T.S.

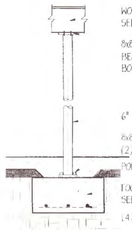


(DI) - DOG DORMER DETAIL



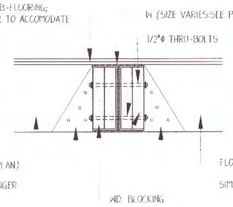
DECK LEDGER CONNECTION DETAIL

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



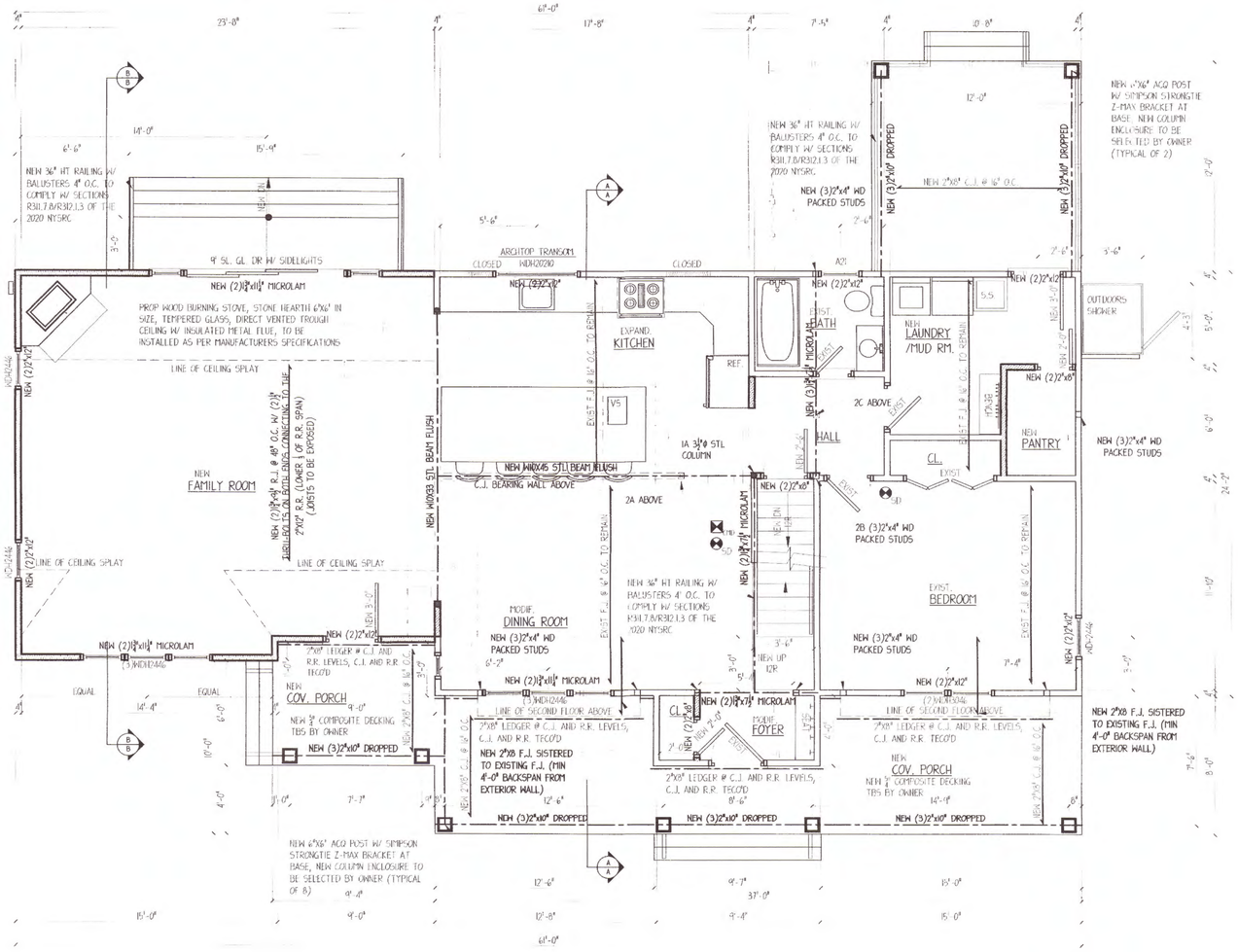
(L) TYPICAL COLUMN DETAIL

SCALE: N.T.S.



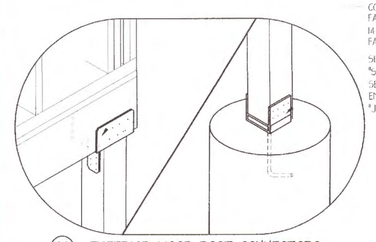
STEEL BEAM DETAIL

SCALE: N.T.S.

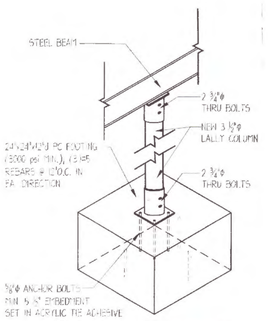


FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

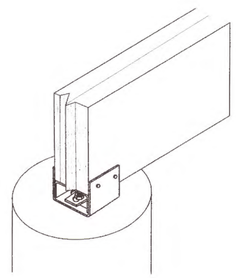


(M) - EXTERIOR WOOD POST CONNECTORS



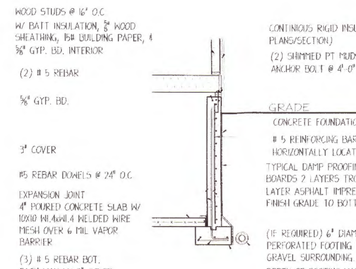
(L2) STEEL LALLY COLUMN CONNECTORS

LALLY COLUMN CAPS AND BASES TO BE ENGINEERED TO HAVE AN UPLIFT OF 3000 lbs. PER CONNECTION. THIS DETAIL IS THEREFORE SUBJECT TO CHANGE.



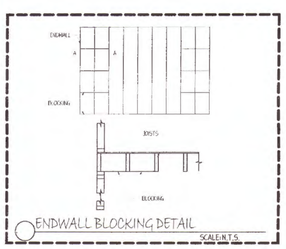
DECK JOIST BASE DETAIL

SCALE: N.T.S.



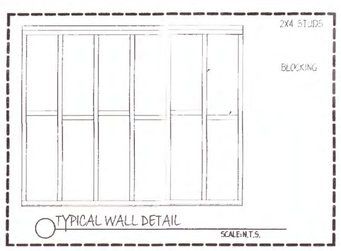
FOUNDATION DETAIL

SCALE:1/4" = 1'-0"



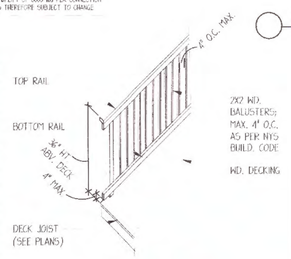
ENDWALL BLOCKING DETAIL

SCALE:N.T.S.

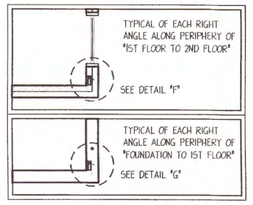


TYPICAL WALL DETAIL

SCALE:N.T.S.



(RA) - RAILING DETAIL



NOTE - PROVIDE C.J. BLOCKING AT MIDSPAN OF ALL C.J., BLOCKING SAME SIZE AS C.J.

NOTE - PROVIDE F.J. BLOCKING AT MIDSPAN OF ALL F.J. , BLOCKING SAME SIZE AS F.J.

LEGEND

CMD	CARBON MONOXIDE DETECTOR	C.T.	COLLAR TIES
SD	SMOKE DETECTOR	R.R.	ROOF RAFTER
		R.J.	ROOF JOIST
		C.J.	CEILING JOIST
ALUM.	ALUMINUM	O.C.	ON CENTER
DW	DISHWASHER	FTG.	FOOTING
EXIST.	EXISTING	P.C.	POURED CONCRETE
FF	FINISHED FLOOR	GALV.	GALVANIZED
FNDN.	FOUNDATION	BM.	BEAM
FWD	FRENCH WOOD DOOR	DN	DOWN
GWB	GYPSUM WALL BOARD	DBL.	DOUBLE
HDR.	HEADER	FRMG.	FRAMING
INSUL.	INSULATION	T.V.	TRUE VALLEY
M.C.	MEDICINE CABINET	V.L.	VALLEY LEDGER
M.S.	MARBLE SADDLE	PLYWD.	PLYWOOD
TH.	THICK	ML.	MICROLAM
WD.	WOOD	STL.	STEEL
W.I. CL.	WALK-IN-CLOSET		
V.I.F.	VERIFY IN FIELD		

WALL LEGEND

(USE ONLY WALLS THAT APPLICABLE TO PROJECT)

EXISTING INTERIOR/EXTERIOR WALLS TO REMAIN

EXISTING INTERIOR/EXTERIOR WALLS TO BE REMOVED

NEW EXTERIOR WALL:
EXTERIOR FINISH AS PER ELEVATION, 2" CONTINUOUS RIGID INSULATION (R-10), TYVEK BLDG. PAPER, OR 15LB. BUILD. PAPER OR EQUAL, ON 5/8" PLYWOOD SHEATHING, ON 2x4 WOOD STUDS @ 16" OC W/ R-15 BATT INSULATION W/ VAPOR BARRIER & 5/8" GWB ON INTERIOR SIDE

NEW EXTERIOR WALL:
NEW BRICK VENEER, 1" AIRSPACE, 2" CONTINUOUS RIGID INSULATION (R-10), 15 LB. BLDG. PAPER/TYVEK OR EQUAL, ON 1/2" PLYWOOD SHEATHING, ON 2x4 WOOD STUDS @ 16" OC W/ R-15 BATT INSUL. VAPOR BARRER & 1/2" GWB ON INTERIOR SIDE. CONTRACTOR TO PROVIDE WEEP HOLES @ 2'-0" O.C., PROVIDE GALVANIZED WALL TIES TO ANCHOR BRICK. DUROWALL REINFORCED @ 16" O.C. VERTICALLY. EXPANSION JOINTS @ 30'-0" O.C. VERTICALLY (MAX.) & AT INTERSECTIONS.

NEW INTERIOR PARTITIONS:
NEW 2x4 WOOD STUDS @ 16" OC W/ 1/2" GWB ON EACH SIDE

NEW BEARING WALL:
NEW 2x4 WOOD STUDS @ 16" OC W/ 1/2" GWB ON EACH SIDE. PROVIDE SOLID FULL-WIDTH BLOCKING UNDER ALL NEW BEARING PARTITIONS

NEW FIRE-RATED WALL:
NEW 2x4 WOOD STUDS @ 16" OC W/ ONE LAYER 5/8" TYPE "X" GWB ON EACH SIDE (ONE-HOUR FIRE RATING)

NEW CELLAR PERIMETER WALL:
2x4 WOOD STUDS @ 16" OC W/ R-15 BATT INSULATION W/ VAPOR BARRIER & 1/2" GWB ONE INTERIOR SIDE

NEW LOW-WALL:
NEW 2x4 WOOD STUDS @ 16" OC W/ 1/2" GWB ON EACH SIDE. WIDTH & HEIGHT TO VARY - SEE PLANS

NEW FOUNDATION AND FOUNDATION WALL:
NEW 8"THICK POURED CONCRETE FOUNDATION WALL TO BEAR ON 16"x8" PC FOOTING TO BEAR ON UNDISTURBED SOIL W/ BITUMINOUS WATERPROOF COATING ON EXTERIOR SIDE & CONCRETE PARGE COAT ON VISIBLE PORTION OF FOUNDATION WALL, #5 HORIZONTAL REBAR @ 12" O.C. W/ MIN 3" EMBEDMENT, #5 VERTICAL REBAR @ 36" O.C. W. MIN 3" EMBEDMENT, (3)#5 REBAR CONTINUOUS IN FOOTING W/ MIN. 3" EMBEDMENT (PROVIDE 4" BRICK SHELF OR REVERSE SHELF AS REQUIRED, SEE SECTION)

4" BRICK SHELF OR REVERSE SHELF AS REQUIRED

NEW FOUNDATION WALL (TRENCH POUR):
NEW 12"th PC FOUNDATION WALL W/ (2) #5 REBARS 2" FROM BOTTOM CLEARANCE TO BEAR ON UNDISTURBED SOIL W/ BITUMINOUS WATERPROOF COATING & CONCRETE PARGE COAT ON VISIBLE PORTION OF FOUNDATION WALL (PROVIDE 4" BRICK SHELF OR REVERSE SHELF AS REQUIRED, SEE SECTION)

4" BRICK SHELF OR REVERSE SHELF AS REQUIRED

ALL WINDOWS W/ SILL 18" OR LESS ABOVE FINISHED FLOOR TO HAVE TEMPERED SAFETY GLASS (V.I.F. HT. ABOVE FIN. FL.)

REVISIONS TO PRELIMINARY DRAWINGS:

#	DATE		BY
1	7-8-20	AS PER OWNER	M.M.
2	08.11.20	REVISE CONSTRUCTION DRAWINGS	ATK
3			
4			
5			
6			
7			

REVISIONS TO FINAL DRAWINGS:

#	DATE		BY
1			
2			
3			
4			
5			
6			
7			

MUNICIPALITY AMENDMENTS:

#	DATE		BY
1			
2			
3			
4			
5			
6			
7			

REGISTERED ARCHITECT DENNIS M. MELE NO. 18329 STATE OF NEW YORK

SHEET TITLE: CONSTRUCTION DRAWINGS

PROJECT NAME: McMANUS RESIDENCE
35 WATERSIDE AVE.NORTHPORT,NY-

OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.
48 WEST MAIN STREET OYSTER BAY, N.Y. 11771
(516) 922-5976 (FAX) 922-6235
WEB: WWW.OYSTERBAYDRAFTING.COM EMAIL: ARCHITECT@OYSTERBAYDRAFTING.COM

DATE: 6-23-20
SCALE: AS NOTED
BY: M.M.
JOB NO. 20085

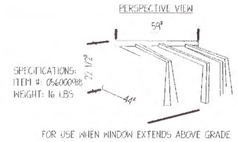
SHEET NO. 5 OF 6

EGRESS WINDOW WELLS

SPECIFICATIONS: 5600 MODULAR WELL
W5600 POLYCARBONATE DOME COVER

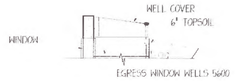
WIDTH: 61" (AT WIDEST POINT OF WALL ATTACHMENT)
DEPTH: 37.5" (FROM EXTERIOR WALL TO STEPLADDER)
SQUARE FOOTAGE: 12.49 SQ. FT.

PERSPECTIVE VIEW



SPECIFICATIONS:
ITEM #: 05600PB
WEIGHT: 16 LBS

FOR USE WHEN WINDOW EXTENDS ABOVE GRADE

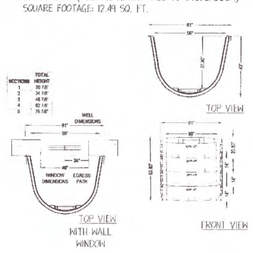


EGRESS WINDOW WELLS 5600
SECTION VIEW

(EW) EGRESS WINDOW WELL COVERS

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

SPECIFICATIONS:
WIDTH: 61" (AT WIDEST POINT OF WALL ATTACHMENT)
DEPTH: 37.5" (FROM EXTERIOR WALL TO STEPLADDER)
SQUARE FOOTAGE: 12.49 SQ. FT.



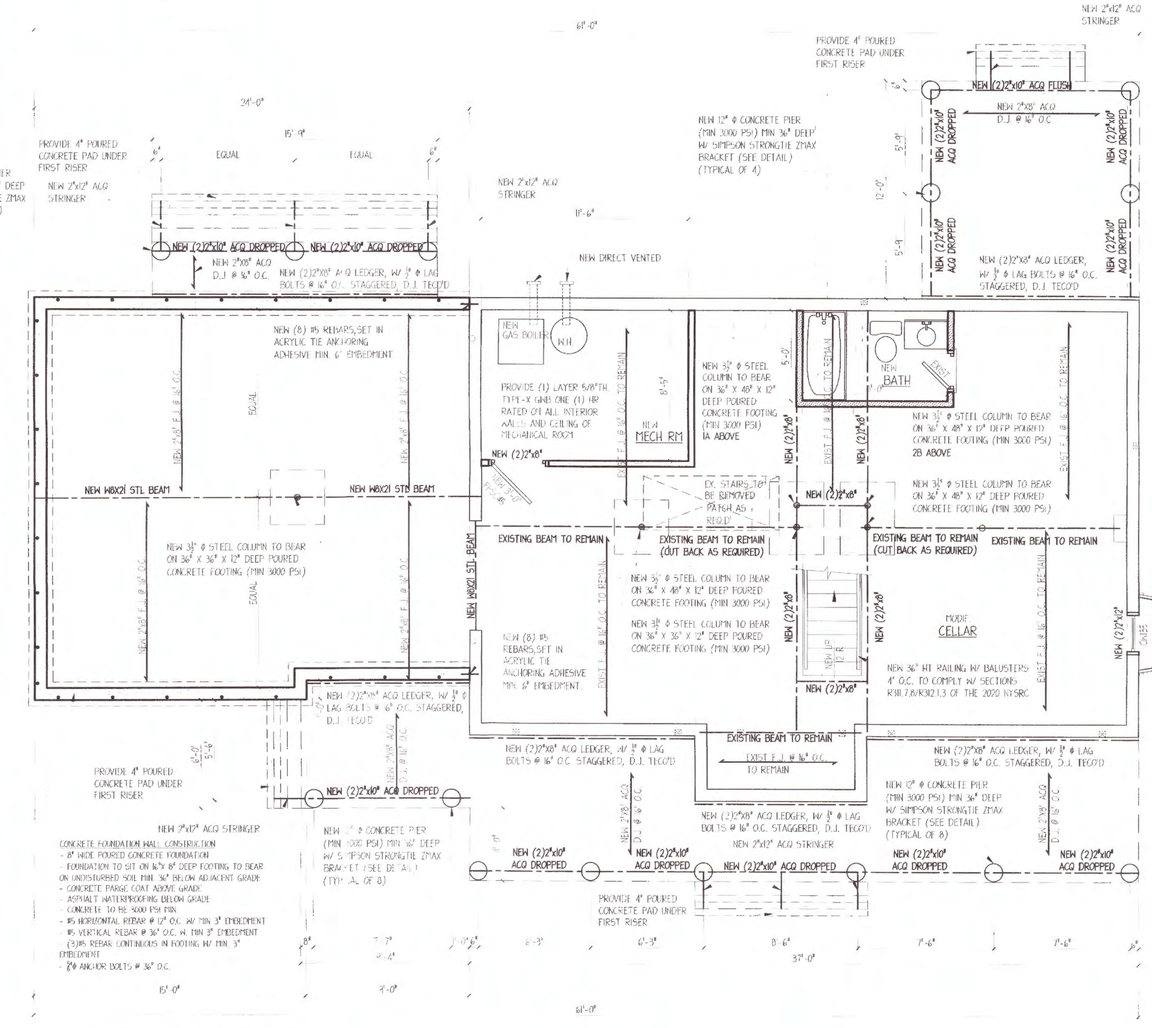
(S) SCAPEWELL DETAIL

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

LIGHT AND VENT CALCULATIONS			
LOCATION	MASTER BEDROOM		
AREA (SF)	242	SF	
LIGHT REQUIRED (8%)	19.360	SF	8.00%
LIGHT PROVIDED	58.8	SF	24.30%
VENT REQUIRED (4%)	9.680	SF	4.00%
VENT PROVIDED	29.40	SF	12.15%

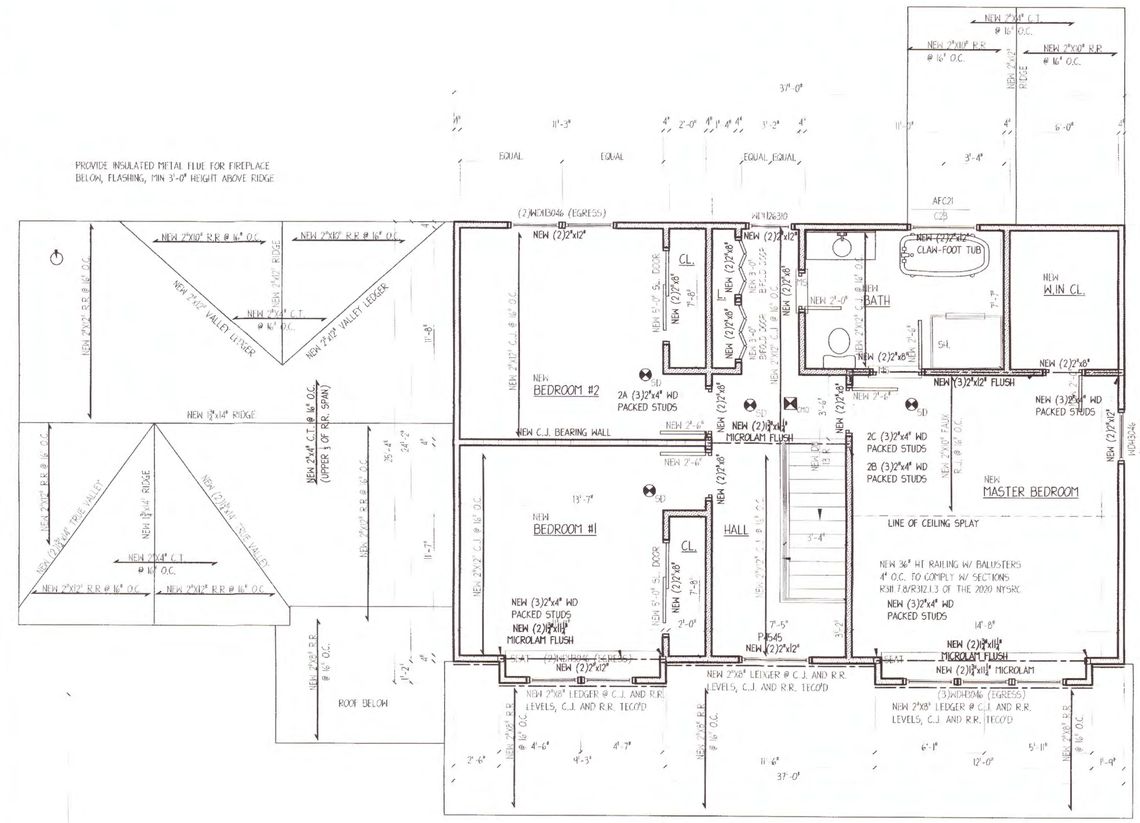
LIGHT AND VENT CALCULATIONS			
LOCATION	BEDROOM 1		
AREA (SF)	146	SF	
LIGHT REQUIRED (8%)	11.840	SF	8.00%
LIGHT PROVIDED	29.40	SF	19.94%
VENT REQUIRED (4%)	5.920	SF	4.00%
VENT PROVIDED	14.70	SF	9.97%

LIGHT AND VENT CALCULATIONS			
LOCATION	BEDROOM 2		
AREA (SF)	149	SF	
LIGHT REQUIRED (8%)	11.840	SF	8.00%
LIGHT PROVIDED	29.40	SF	19.94%
VENT REQUIRED (4%)	5.920	SF	4.00%
VENT PROVIDED	14.70	SF	9.97%



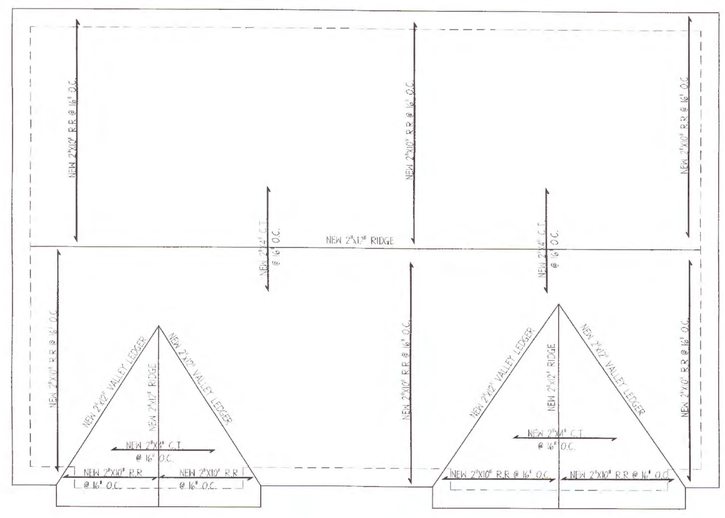
CELLAR FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



ROOF PLAN

SCALE: 1/4" = 1'-0"

REVISIONS TO PRELIMINARY DRAWINGS:			
#	DATE:		BY:
1	7-8-20	AS PER OWNER	M.M.
2	08.11.20	REVISE CONSTRUCTION DRAWINGS	ATK
3			
4			
5			
6			
7			

REVISIONS TO FINAL DRAWINGS:		
#	DATE:	BY:
1		
2		
3		
4		
5		
6		
7		

MUNICIPALITY AMENDMENTS:		
#	DATE:	BY:
1		
2		
3		
4		
5		
6		
7		

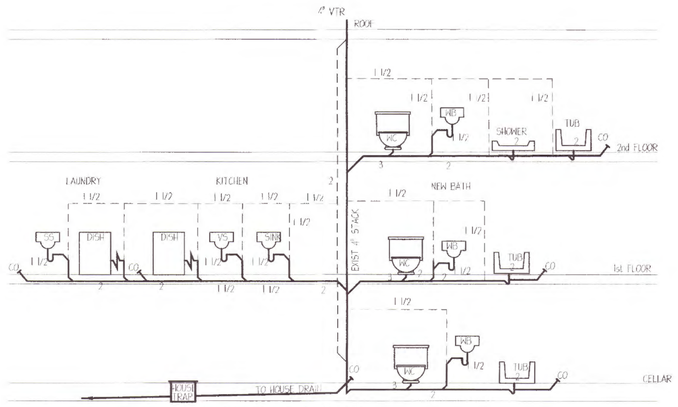
REGISTERED ARCHITECT DENNIS M. NIELE NO. 18329 STATE OF NEW YORK

SHEET TITLE: CONSTRUCTION DRAWINGS

PROJECT NAME: McMANUS RESIDENCE
35 WATERSIDE AVE. NORTHPORT, NY

OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.
68 WEST MAIN STREET OYSTER BAY, N.Y. 11771
(516) 922-5976 (FAX) 922-6235
WEB: WWW.OYSTERBAYDRAFTING.COM EMAIL: ARCHITECT@OYSTERBAYDRAFTING.COM

DATE: 6-23-20
SCALE: AS NOTED
BY: M.M.
JOB NO. 20085
SHEET NO. 4 OF 9



PLUMBING RISER DIAGRAM

SCALE: NTS

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS TO PRELIMINARY DRAWINGS:			
#	DATE:		BY:
1	7-8-20	AS PER OWNER	M.M.
2	08.11.20	REVISE CONSTRUCTION DRAWINGS	ATK
3			
4			
5			
6			
7			

REVISIONS TO FINAL DRAWINGS:		
#	DATE:	BY:
1		
2		
3		
4		
5		
6		
7		

MUNICIPALITY AMENDMENTS:		
#	DATE:	BY:
1		
2		
3		
4		
5		
6		
7		

REGISTERED ARCHITECT DENNIS M. MELE NO. 18339 STATE OF NEW YORK

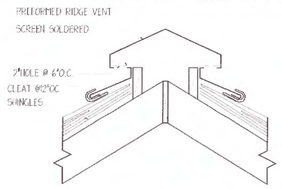
SHEET TITLE: CONSTRUCTION DRAWINGS

PROJECT NAME: McMANUS RESIDENCE
35 WATERSIDE AVE. NORTHPORT, NY.

OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.
68 WEST MAIN STREET OYSTER BAY, N.Y. 11771
(516) 922-5976 (FAX) 922-6235
WEB: WWW.OYSTERBAYDRAFTING.COM EMAIL: ARCHITECT@OYSTERBAYDRAFTING.COM

DATE: 6-23-20
SCALE: AS NOTED
BY: M.M.
JOB NO: 20085
SHEET NO: 9

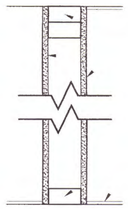
NOTE - PROVIDE ROOF VENTILATION AS PER R806 OF THE 2020 NYS RESIDENTIAL CODE VENTILATION OPENINGS SHALL BE PROVIDED WITH CORROSION RESISTANT WIRE MESH WITH $\frac{1}{8}$" MINIMUM TO $\frac{1}{4}$" MAXIMUM OPENINGS. TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF \SPACE VENTILATED. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH SPACING SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.



PROVIDE INSULATION BAFFLES IN ANY INSULATED RAFTER BAYS

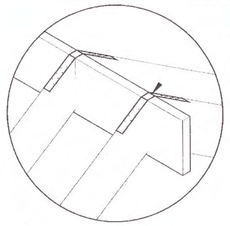
CONTRACTOR TO PROVIDE & INSTALL GABLE END VENTS & MECHANICAL SYSTEM SUITABLE FOR MIN 18,500 CF ATTIC SPACE

(R2) RIDGE VENT DETAIL
SCALE:1/2" = 1'-0"

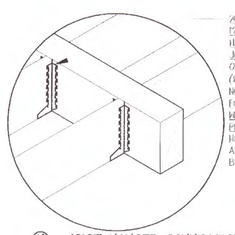


2"X4" DBL. TOP PLATE
2"X 4" WD STUDS @ 16" O.C. W/ 1/2" GWB ON EACH SIDE
2"X 4" SOLE PLATE FINISH TILE FLOORING

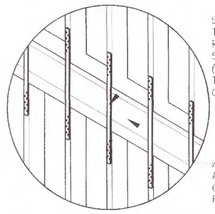
(IP) INT. PARTITION WALL DETAIL
SCALE:N.T.S.



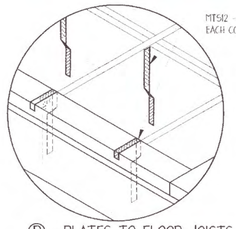
(A)- RIDGE TENSION STRAPS



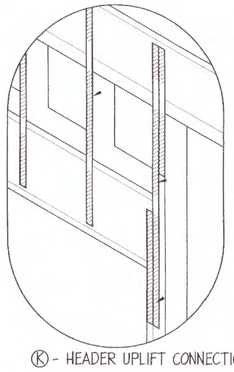
(H)- JOIST HANGER CONNECTIONS



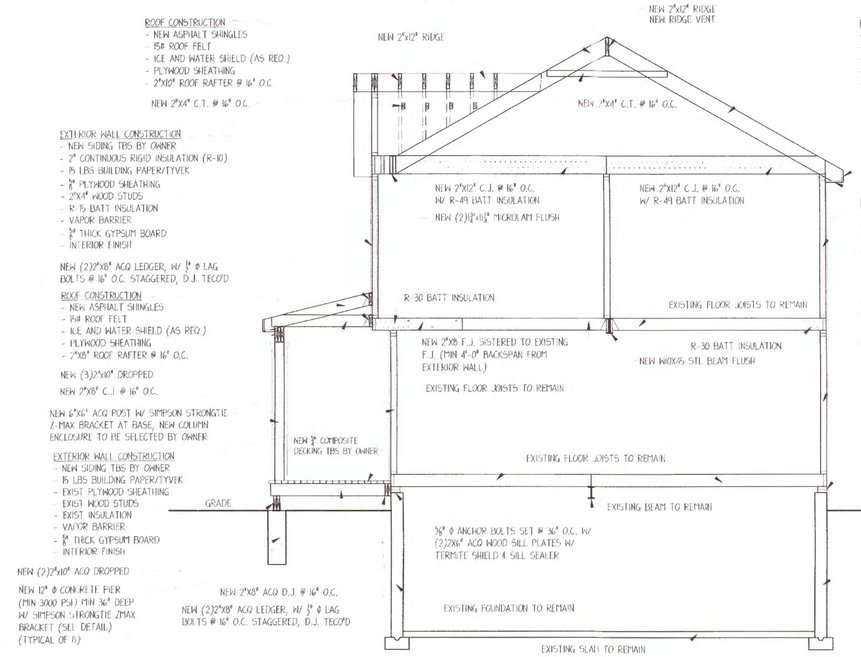
(E)- WALL STUD TO BAND JOIST



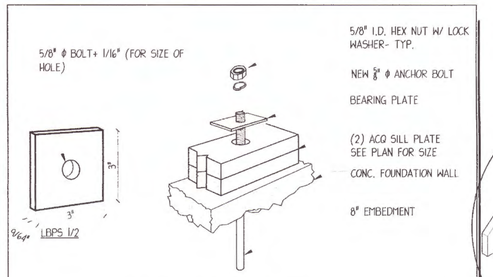
(D)- PLATES TO FLOOR JOISTS FOR CANTILEVERS



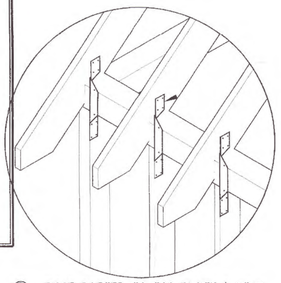
(K)- HEADER UPLIFT CONNECTION



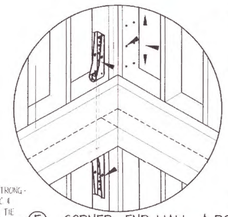
(C) CROSS SECTION A-A
SCALE:1/4" = 1'-0"



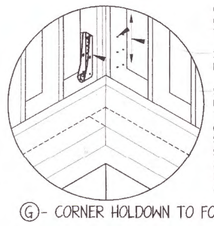
(C) ANCHOR BOLT + BEARING PLATE DETAIL
SCALE:NTS



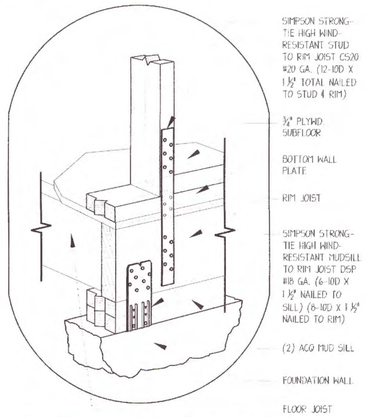
(B)- ROOF RAFTER TO TOP PLATE & STUD



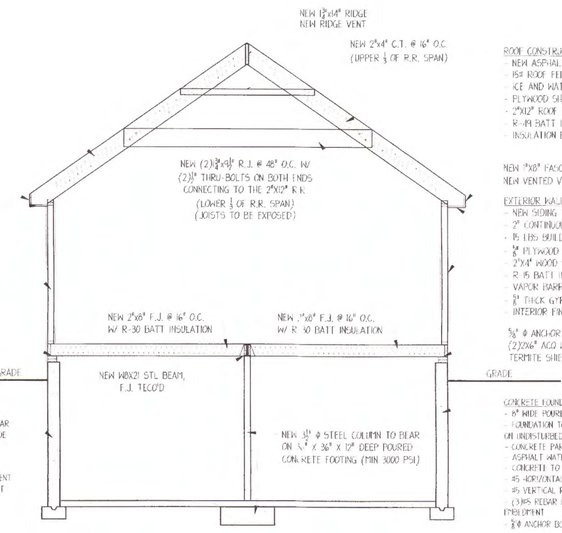
(F)- CORNER, END WALL, & POST HOLDOWN FROM FLOOR TO FLOOR (TYP.)



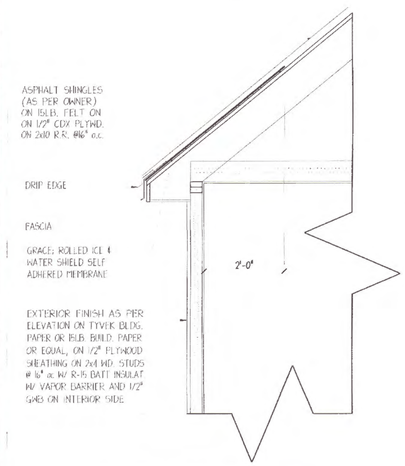
(G)- CORNER HOLDOWN TO FOUNDATION



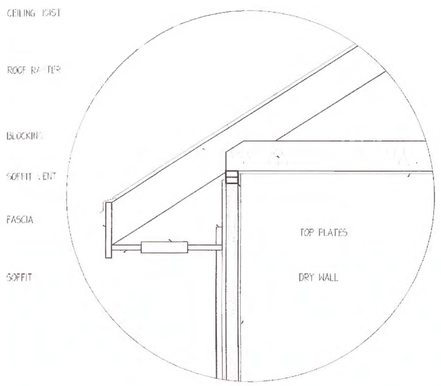
(Z)- STRAPPING DETAIL @ FOUNDATION TO FLOOR TO WALL CONDITIONS (1) CS20 (ZMAX) VERTICAL STRAP @ EA. STUD LOCATION + ADJ. (1) DSP (ZMAX) PLATE TIE



(C) CROSS SECTION B-B
SCALE:1/4" = 1'-0"



(W) ICE & WATER SHIELD DETAIL
SCALE:NTS



(R3) OVERHANG/ EAVES; VENT DETAIL
SCALE:1/2" = 1'-0"

REVISIONS TO PRELIMINARY DRAWINGS:			
#	DATE:		BY:
1	08.11.20	REVISE CONSTRUCTION DRAWINGS	ATR
2			
3			
4			
5			
6			
7			

REVISIONS TO FINAL DRAWINGS:			
#	DATE:		BY:
1			
2			
3			
4			
5			
6			
7			

MUNICIPALITY AMENDMENTS:			
#	DATE:		BY:
1			
2			
3			
4			
5			
6			
7			

REGISTERED ARCHITECT DENNIS M. MELE NO. 18393 STATE OF NEW YORK

OYSTER BAY DRAFTING

SHEET TITLE: CONSTRUCTION DRAWINGS

PROJECT NAME: McMANUS RESIDENCE
35 WATERSIDE AVE, NORTHPORT, NY

OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.
68 WEST MAIN STREET OYSTER BAY, N.Y. 11771
(516) 922-5476 (FAX) 922-6235
WEB: WWW.OYSTERBAYDRAFTING.COM EMAIL: ARCHITECT@OYSTERBAYDRAFTING.COM

DATE: 6-23-20
SCALE: AS NOTED
BY: M.M.
JOB NO. 20085

SHEET NO. 6 OF 9

GENERAL BATH NOTE:

- CAP/RE-ROUTE PLUMBING LINES AS REQ'D FOR NEW FIXTURES/ FIXTURE LOCATIONS AS SHOWN.

- PROVIDE GFI OUTLET(S) IN LOCATIONS AS SHOWN (TO BE VERIFIED BY OWNER). COORDINATE CEILING RECESSED LIGHTING, WALL MOUNTED VANITY LIGHTING & CEILING EXHAUST VENT REQUIREMENTS W/ OWNER (ALL FIXTURES SHALL BE U.L. LISTED & SUITABLE FOR BATHROOM LOCATIONS).

- PROVIDE CEMENTITUOUS "WONDERBOARD" TILE BACKERBOARD OR 1/2" "GREENBOARD" GWB; CONTINGENT UPON OWNER FINAL FINISH REQUIREMENTS, COORD. W/ OWNER.

- ALL NEW FINISHES, SURFACES, ACCESSORIES& REQ'TS TO BE COORDINATED BETWEEN CONTRACTOR & OWNER.

- ALL BATHROOM CEILING EXHAUST VENTS & KITCHEN RANGE HOOD TO BE VENTED THRU TO EXTERIOR WALL W/ 4" DIA. GALVANIZED DUCTWORK (OR SIZED AS OTHERWISE SPECIFIED IN MANUFACTURER'S SPECIFICATIONS), ALL JOINTS SEALED/WRAPPED W/ FOIL TAPE. PROVIDE 4" DUCT HOOD W/ DAMPER; SECURE TO DUCT WORK W/ SEALANT & AS PER MFR'S SPECIFICATIONS.

- CONTRACTOR TO PROVIDE NEW GREENBOARD/ OR CEMENT BOARD AROUND BATHTUB/ SHOWER WALL AS PER R307.2 OF THE 2020 NYS RESIDENTIAL CODE

- ALL PROPOSED PLUMBING WORK SHALL UPHOLD THE PROTECTION OF THE POTABLE WATER SUPPLY AS PER P2902.1 THROUGH P2902.6.1 OF THE 2020 NYS RESIDENTIAL CODE.; PROVIDE "BACKFLOW PREVENTER" WITH INTERMEDIATE ATMOSPHERIC VENT.

PER FIGURE R307.1 OF THE 2020 NYS RESIDENTIAL CODE, MIN 24"CLEARANCE REQUIRED IN FRONT OF SHOWER OPENING & MIN 15" REQUIRED BETWEEN CENTER-LINE OF WATER CLOSET (TOILET) AND ADJ. WALLS OR OTHER FIXTURES, & MIN 21" CLEARANCE REQ'D IN FROM OF WATER CLOSET (TOILET).

CENTRAL A/C NOTES:

1. PROVIDE "WHOLE HOUSE" MECHANICAL VENTILATION SYSTEM THAT MEETS THE REQUIREMENTS OF SECTION M1505 OF THE 2020 NYS RESIDENTIAL CODE, CAPABLE OF SUPPLYING OUTDOOR VENTILATED AIR OF 15 CUBIC FEET PER MINUTE (CFM) (78 L/s) PER OCCUPANT ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM & ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM. GENERAL CONTRACTOR TO COORDINATE CONTROL ZONE REQUIREMENTS WITH OWNER.

2. GENERAL CONTRACTOR SHALL INSTALL ALL CENTRAL A.C. EQUIPEMENT AS PER MANUFACTURER'S SPECIFICATIONS. GENERAL CONTRACTOR SHALL PROVIDE VISITNG BUILDING INSPECTOR WITH FACTORY LITERATURE/ CUT SHEETS SPECIFIC TO INSTALLED CENTRAL A.C. EQUIPMENT AND VERIFY WHETHER THE INSTALLATION MEETS THE MANUFACTURER'S REQUIREMENTS IN REGARD TO INSTALLATION CLEARANCES, STRUCTURAL SUPPORT/AFFIXMENT & ADHERENCE TO MANUFACTURER'S REQUIREMENTS FOR FIRE-RESISTIVE MATERIALS IF REQUIRED (BY THE MANUFACTURER) IN VICINITY OF THE CENTRAL A.C. INSTALLATION WALLS, FLOOR & ROOF.

3. PROVIDE MIN. ONE (1) CEILING RECESSED 1'X1' AIR SUPPLY DIFFUSER; WHITE TRIM IN EACH FIRST & SECOND STORY ROOM AND HALL LOCATIONS.

4. PROVIDE "WHOLE HOUSE" AIR RETURN CEILING RECESSED VENT(S); CONTRACTOR TO COORDINATION LOCATION(S) WITH OWNER.

5. GENERAL CONTRACTOR SHALL COORDINATION ALL AIR SUPPLY AND RETURN LINES/RUNS WITH CENTRAL A.C. SUB-CONTRACTOR.

SMOKE ALARM & CARBON MONOXIDE ALARM NOTES:

(PER SECTIONS R314 & R315 OF THE 2020 NYS RESIDENTIAL CODE)

- SMOKE ALARMS AS SHOWN ON THESE PLANS SHALL BE INTERWIRED/ INTERCONNECTED BETWEEN THE BASEMENT, 1ST FLOOR & 2ND FLOOR IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVDUAL UNIT. THE THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS W/ ALL INTERVENING DOORS CLOSED. ONE CENTRALIZED ALARM HORN FOR ALL SMOKE DETECTORS IS REQUIRED.

- CARBON MONOXIDE ALARMS AS SHOWN ON THESE PLANS SHALL BE INTERWIRED/ INTERCONNECTED BETWEEN THE BASEMENT, 1ST FLOOR & 2ND FLOOR IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVDUAL UNIT.

STAIRCASE REQUIREMENTS:

(PER SEC. R311.7 OF THE 2020 NYSRC)

- MIN. 36" CLEARANCES (INCLUDING FOR LANDINGS; LANDING FACES MUST ADDITIONALLY BE AS WIDE AS STAIRCASE BEING "SERVED" IF SUCH IS GREATER THAN 36")

- MIN. 10" TREAD DEPTH (NO DIFFERENTIAL GREATER THAN 3/8" BETWEEN ANY TREADS)

- MAX. 7-3/4" RISER HEIGHT (NO DIFFERENTIAL GREATER THAN 3/8" BETWEEN ANY RISERS)

- NO VERTICAL OPENINGS IN RISERS (I.E. SPACES) GREATER THAN 4"

- MAX. 4"oc SPACING BETWEEN BALUSTERS; MIN. 34" TO MAX. 38" HT HANDRAIL

- MIN. 6'-8" VERTICAL HEADROOM CLEARANCE THROUGHOUT

- DOUBLE FRAMING ALL-AROUND

- CONTRACTOR SHALL V.I.F. ALL RISER/ TREAD DIMENSIONS & TOTAL RISER QUANTITY AT START OF "LIGHT CONSTRUCTION" & PRIOR TO FABRICATION; COORDINATE ALL INFORMATION/ DESIGN APPROVALS WITH OWNER

- BUILDER SHALL FIELD-VERIFY LOCATIONS OF INSULATED WALLS ABUTTING PC FOUNDATION/ STAIRCASE ON CELLAR, FIRST & SECOND STORY LEVEL IN REGARD TO FUR-OUT REQUIREMENT @ CELLAR LEVEL & MINIMUM 3'-0" WIDTH STAIR REQUIREMENT (SINCE CELLAR STAIR IS "CONTAINED" UNDER FIRST STORY STAIR PERIPHERY). COORDINATE FINAL STAIR LOCATIONS & POSITIONING WITH STAIR MANUFACTURER/ STAIR SUBCONTRACTOR PRIOR TO FABRICATION & INSTALLATION IN FIELD.

FOUNDATION REQUIREMENTS:

-ALL SPECIFIED P.C. FOUNDATIONS COMPLY W/ 2020 NYS RESIDENTIAL CODE: R404.1 AND R403

-ALL SPECIFIED P.C. FOOTING COMPLY W/ 2020 NYS RESIDENTIAL CODE R403.1

- FOUNDATION WALL TO EXCEED 4" ABOVE ADJACENT FINISHED GRADE AS PER R404.1.6 OF THE 2020 NYS RESIDENTIAL CODE

FIRE RESISTANCE REQUIREMENTS:

- PROVIDE (1) LAYER 5/8"TH. TYPE-X GWB ONE (1) HR RATED ON ALL INTERIOR WALLS AND CEILING OF GARAGE

- PROVIDE (1) LAYER 5/8"TH. TYPE-X GWB ONE (1) HR RATED ON ALL CEILINGS OF FINISHED CELLAR

- PROVIDE (1) LAYER 5/8"TH. TYPE-X GWB ONE (1) HR RATED ON ALL INTERIOR WALLS AND CEILING OF MECHANICAL ROOM

- PENETRATIONS THRU WALLS & CEILINGS BETWEEN THE GARAGE AND ADJACENT AREAS SHALL BE PROTECTED BY FILLING THE OPENING AROUND THE PENETRATING ITEM WITH APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAMES & PRODUCTS OF COMBUSTION AS PER SECTION R302.5 OF THE 2020 NYS RESIDENTIAL CODE

- FIRE-BLOCKING SHALL BE INSTALLED BETWEEN ALL STORIES & BETWEEN TOP STORY & ROOF SPACE. FIRE- BLOCKING SHALL ALSO BE INSTALLED IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES, PARALLEL ROWS OF STUDS OR STAGGERED STUDS & AS ADDITIONALLY NOTED IN SECTION R302.11 OF THE 2020 NYS RESIDENTIAL CODE

- DRAFT-STOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE & BELOW THE CONCEALED SPACE OF THE FLOOR-CEILING ASSEMBLY SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1,000 SF. PROVIDE DRAFT-STOPPING INTO APPROX. EQUAL AREAS AS PER SECTION R302.12 OF THE 2015 I.R.C.

- ALL WALL AND CEILING FINISHES SHALL HAVE FLAME SPREAD INDEX NOT GREATER THAN 200 AS PER SECTION R302.9.1 OF THE 2020 NYS RESIDENTIAL CODE.

- F.P.S.C.-20 (GARAGE-TO-DWELL'G AREAS): FIRE PROOF SELF-CLOSING DOOR W/ MIN. 20 MINUTE RATING PER SECTION 302.5.1 OF THE THE 2020 NYS RESIDENTIAL CODE (APPROVED ALT: SELF-CLOSING SOLID WOOD DOOR MIN 1-3/8" THICK)

- F.P.S.C.-45 FOR MECHANICAL ROOM DOOR INTO DWELLING/CELLAR

GENERAL WINDOW NOTES:

- ALL WINDOWS TO BE ANDERSEN OR APPROVED EQUAL, MINIMUM DP RATINGS AS PER DESIGN CRITERIA TABLE LOCATED ON DESIGN STANDARDS SHEET.

- ALL PROPOSED WINDOWS TO BE ANDERSEN "400" SERIES, MIN 18" FROM FINISHED FLOOR TO TOP OF SILL/ BOTTOM EDGE U.O.N.

- ALL UPLIFT CONNECTORS & NAILING SHALL BE IN ACCORDANCE W/ THESE PLANS, ALL LOAD PATHS SHALL BE AT EVERY EXTERIOR WALL STUD FROM FOUNDATION TO RIDGE.

- ALL NEW/PROPOSED EXTERIOR WINDOWS AND GLASS DOORS DESIGNED TO RESIST WIND LOADS SPECIFIED IN 2020 NYS RESIDENTIAL FIGURES R301.2(5)A & R301.2(5)B AND ADJUSTED FOR HEIGHT AND EXPOSURE AS PER TABLE R301.2.1.3. ALL UNITS TESTED AND APPROVED BY INDEPENDENT LABORATORY AND HAVE LABELS POSTED FOR REVIEW IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH REQUIREMENTS OF AAMA/NWWDA 101/1/S/2

- ALL OPERABLE WINDOWS HAVING SILLS LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE BUILDING'S EXTERIOR SHALL BE FITTED WITH "FALL PREVENTION DEVICES" (HAVING OPENINGS THAT DO NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH THE OPENINGS WHERE THE OPENING IS IN ITS LARGEST OPEN POSITION) THAT COMPLY WITH ASTM F 2090 AS PER SECTION R312.2 OF THE 2020 NYS RESIDENTIAL CODE.

- ALL EXTERIOR WALLS ARE CONSTRUCTED AS TYPE I SHEAR WALLS (1/2" PLYWD SHEATHING, W/ 8D COMMON NAILS @6"OC EDGE & 12"OC FIELD AS SPECIFIED IN SECTION 3.4.4.2. IN THE AMERICAN FOREST & PAPER ASSOCIATION WOOD FRAME CONSTRUCTION MANUAL, THEREFORE ALL CONTINUOUS EXTERIOR WALLS SHALL BE CONSIDERED SHEAR WALLS & ARE IN EXCESS OF THAT REQUIRED BY THE CODE. ALL REQUIRED SHEAR WALL SEGMENTS SHALL BE A MINIMUM OF 28" WIDE FOR 8'-0" HIGH WALLS, 31" FOR 9'-0" HIGH, 35" FOR 10'-0" HIGH, & 38" FOR 11'-0" HIGH EXTERIOR WALLS AS PER THE REQUIRED ASPECT RATION OF SHEARWALL SEGMENTS.

- AS PER 2020 NYS RESIDENTIAL CODE, SECTION R308:
ALL GLAZING INSTALLED IN HAZARDOUS LOCATIONS (FACING "WET SURFACES"; IN GUARDS & RAILS; ADJACENT TO STAIRS/ RAMPS; ADJACENT TO THE BOTTOM STAIR LANDING; FRONT DOOR SIDELIGHTS) SHALL BE PROVIDED WITH MANUFACTURER'S OR INSTALLER'S LABEL, DESIGNATING THE TYPE & THICKNESS OF GLASS & THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. LABELS SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC-FIRED, EMBOSSED MARK, OR SHALL BE OF A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. NO AFFIDAVIT LETTERS WILL BE ACCEPTED.

ALL GLAZING INSTALLED IN HAZARDOUS LOCATIONS (MASTER BATH SHOWER; FRONT DOOR SIDELIGHTS) SHALL BE PROVIDED WITH MANUFACTURER'S OR INSTALLER'S LABEL, DESIGNATING THE TYPE & THICKNESS OF GLASS & THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. LABELS SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC-FIRED, EMBOSSED MARK,OR SHALL BE OF A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. NO AFFIDAVIT LETTERS WILL BE ACCEPTED FOR HAZARDOUS GLAZING AS PER SECTION R308 OF THE 2020 NYS RESIDENTIAL CODE.

RECEPTACLE LOCATIONS:

RECEPTACLE LOCATIONS SHALL COMPLY WITH SECTION E3901.2 / FIGURE E3901.2 & SECTION E3901.4/ FIGURE E3901.4 OF THE 2020 NYS RESIDENTIAL CODE

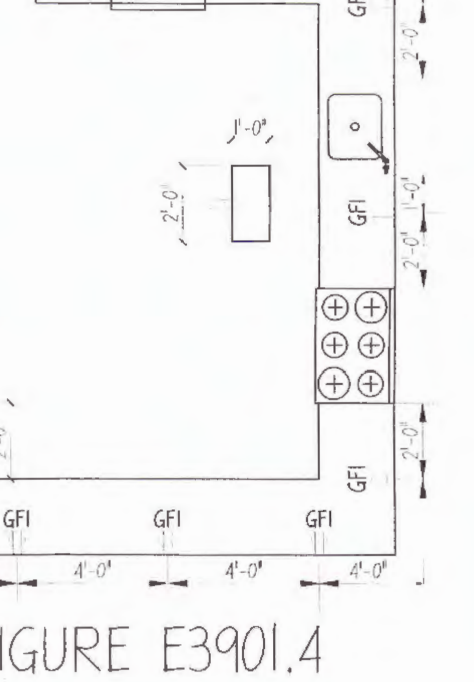
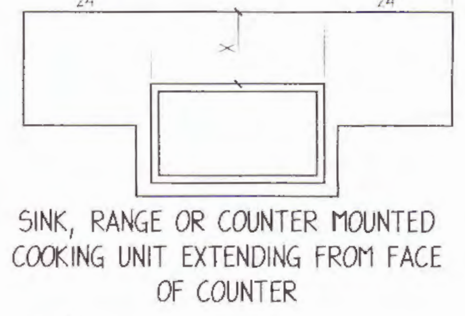
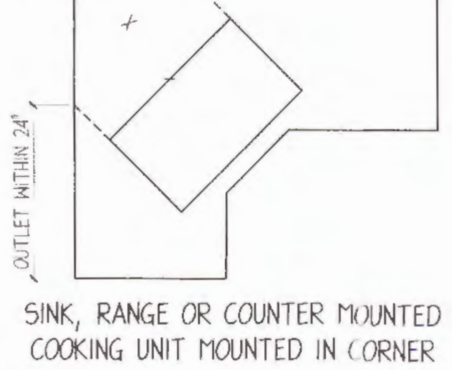


FIGURE E3901.4
COUNTERTOP RECEPTACLES



SINK, RANGE OR COUNTER MOUNTED COOKING UNIT EXTENDING FROM FACE OF COUNTER



SINK, RANGE OR COUNTER MOUNTED COOKING UNIT MOUNTED IN CORNER

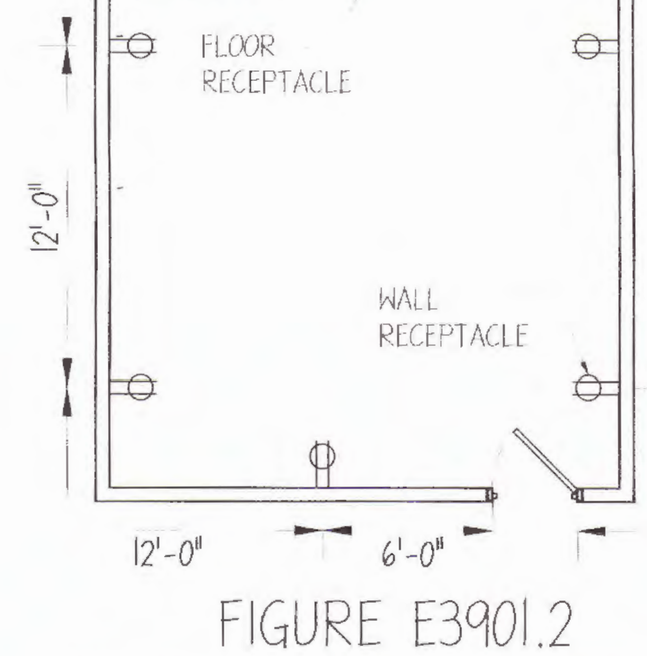


FIGURE E3901.2
GENERAL USE RECEPTACLE DISTRIBUTION

GENERAL ELECTRICAL NOTES:

- WIRING METHODS SHALL BE IN ACCORDANCE WITH SECTION E3801 OF THE 2020 NYS RESIDENTIAL CODE. ALLOWABLE APPLICATIONS FOR WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE E3801.4 OF THE 2020 NYS RESIDENTIAL CODE. GENERAL INSTALLATION AND SUPPORT REQUIREMENTS FOR WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE E3802.1 OF THE 2020 NYS RESIDENTIAL CODE

- EACH NEW APPLIANCE FOR KITCHEN & LAUNDRY AREAS SHALL HAVE A DEDICATED CIRCUIT, MIN 20 AMP CAPACITY (VOLTAGE AS PER MFR'S REQUIREMENTS AS PER SECTION. ALL "SMALL APPLIANCE RECEPTACLES" IN KITCHEN LOCATIONS SHALL BE WIRED TO A MINIMUM OF TWO (2) DEDICATED 20 AMP CIRCUITS AS PER E3901.3 OF THE 2020 NYS RESIDENTIAL CODE.

- PROVIDE ARC-FAULT CIRCUIT-INTERUPTER PROTECTION FOR ALL NEW CIRCUITS AS PER SECTION E3902 OF THE 2020 NYS RESIDENTIAL CODE.

- PROVIDE MIN. ONE (1) WALL SWITCH CONTROLLED LIGHTING OUTLET IN EACH HABITABLE ROOM, ALL EGRESS EXTERIOR LOCATIONS, GARAGE DOOR LOCATION & AS ADDITIONALLY NOTED PER SECTION E4001 OF THE 2020 NYS RESIDENTIAL CODE.

- ELECTRICIAN SHALL CONFIRM THAT AT LEAST ONE THERMOSTAT IS PROVIDED FOR EACH SEPARATE HEATING & COOLING SYSTEM AS PER THE REQUIREMENTS NOTED FOR COMPLIANCE WITH SECTION N1103.1 OF THE 2020 NYS RESIDENTIAL CODE.

- CONTRACTOR TO COORDINATE ALL LIGHTING REQUIREMENTS WITH OWNER. PROVIDE ARTIFICIAL ILLUMINATION SOURCES (MIN. AVG. ILLUMINATION: 6FC) WITH WALL SWITCHES IN ALL HALLWAYS, BATHROOMS, WALK-IN CLOSETS, & CELLAR SPACES. REFER TO "ELECTRICAL NOTES" SECTION ON SHEET
N-1 FOR ADDITIONAL ELECTRICAL REQUIREMENTS

- ALL ELECTRICAL WORK SHALL BE CONFINED TO THE SPACE AND LOCATION ALLOWED FOR IT, AND SHALL BE IN STRICT CONFORMANCE TO THE NATIONAL ELECTRICAL CODE, GOVERNING MUNICIPALITY AND NFPA 72.

- CONTRACTOR SHALL INSTALL, AS PER OWNERS DIRECTION, ALL WIRING FOR NEW SWITCHES, FIXTURES, AND RE-CIRCUITING NECESSARY TO ALLOW FOR ALL NEW WORK, ALL REWIRING OF EXISTING FIXTURES AND LABELING OF CIRCUIT BREAKERS TO INDICATE CIRCUIT USE; FURNISH NFBU CERTIFICATE AT COMPLETION OF WORK.

- CONTRACTOR SHALL VERIFY WITH THE OWNER, LOCATION AND QUANTITY OF LIGHTING FIXTURES AND SWITCHES

PRIOR TO PROVIDING BID ON PROJECT.
- CONTRACTOR MUST VERIFY WITH HIS LICENSED ELECTRICIAN IF AN UPGRADE OF ELECTRICAL SERVICE IS REQUIRED FOR THIS PROJECT PRIOR TO SUBMITTING A BID.

- CONTRACTOR TO VERIFY LOCATIONS OF MASTS, METERS, SUB-PANELS, ETC. FOR RELOCATION AS REQUIRED FOR THE PROJECT. CONTRACTOR MUST ALSO NOTIFY THE ARCHITECT OF LOCATIONS IF NOT SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF WORK & BIDDING

GENERAL PLUMBING NOTES:

- SHOWERS AND SHOWER/TUB COMBINATIONS SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE BALANCE, THE THERMOSTATIC MIXING OR THE COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPES WITH HIGH LIMIT STOPS

- ALL POTABLE WATER OPENINGS AND OUTLETS SHALL BE PROTECTED BY AN AIR GAP, ATMOSPHERIC TYPE VACUUM BREAKER, PRESSURE TYPE VACUUM OR HOSE CONNECTION BACK FLOW PREVENTER

- SEPARATE SHUTOFF VALVES WILL BE PROVIDED FOR EACH BATHROOM AND KITCHEN

- DRAIN, WASTE AND VENT PIPING AND FITTING MATERIALS SHALL COMPLY WITH TABLE P3002.1(1), TABLE P3002.1(2) & TABLE P3002.3 OF THE 2020 NYS RESIDENTIAL CODE.

- THE ENTIRE PLUMBING SYSTEM SHALL BE TESTED IN ACCORDANCE WITH P2503 OF THE 2020 NYS RESIDENTIAL CODE.

- ALL HEATING, VENTILATING AND AIR CONDITION SYSTEMS AND WORK MUST BE INSTALLED IN ACCORDANCE WITH CHAPTERS 13-24 OF THE 2015 I.R.C. AND PER ALL LOCAL RULES, REGULATIONS AND SPECIFICATIONS PER THE LATEST EDITION OF THE NATIONAL FIRE CODE.

- ALL MECHANICAL SYSTEMS, EQUIPMENT, APPLIANCES ETC MUST BE LISTED AND LABELED AND INSTALLED AS PER THE MANUFACTURER'S SPECIFICATIONS, LISTING/LABEL AND THE CODE PER M1303 OF THE 2020 NYS RESIDENTIAL CODE.

- THE MAXIMUM WATER CONSUMPTION FLOW RATES AND QUANTITIES FOR ALL PLUMBING FIXTURES AND FIXTURE FITTINGS SHALL BE IN ACCORDANCE WITH TABLE P2701.1 OF THE 2020 NYS RESIDENTIAL CODE.

- THE WATER SUPPLY FOR DISHWASHERS SHALL BE PROTECTED BY AN AIR GAP OR INTEGRAL BACK FLOW PREVENTER AS PER SECTION P2902 OF THE 2020 NYS RESIDENTIAL CODE.

- THE DISCHARGE OF CLOTHES WASHING MACHINES SHALL BE THROUGH AN AIR BREAK AS PER P2718.1 OF THE 2020 NYS RESIDENTIAL CODE.

- PROVIDE NONABSORBENT SURFACES FOR TUB AND SHOWER AS PER R307.2 OF THE 2020 NYS RESIDENTIAL CODE.

- SPACING BETWEEN BATHROOM FIXTURES TO COMPLY WITH FIGURE R307.1 OF THE 2020 NYS RESIDENTIAL CODE.

GENERAL LIGHTING NOTES:

CONTRACTOR TO COORDINATE ALL LIGHTING REQUIREMENTS WITH OWNER. PROVIDE ARTIFICIAL ILLUMINATION SOURCES (MIN. AVG. ILLUMINATION: 6FC) WITH WALL SWITCHES IN ALL HALLWAYS, BATHROOMS, WALK-IN CLOSETS, & CELLAR SPACES. REFER TO "ELECTRICAL NOTES" SECTION ON SHEET N-1 FOR ADDITIONAL ELECTRICAL REQUIREMENTS

-ALL ELECTRICAL WORK SHALL BE CONFINED TO THE SPACE AND LOCATION ALLOWED FOR IT, AND SHALL BE IN STRICT CONFORMANCE TO THE NATIONAL ELECTRICAL CODE, GOVERNING MUNICIPALITY AND NFPA 72.

- CONTRACTOR SHALL INSTALL, AS PER OWNERS DIRECTION, ALL WIRING FOR NEW SWITCHES, FIXTURES, AND RE-CIRCUITING NECESSARY TO ALLOW FOR ALL NEW WORK, ALL REWIRING OF EXISTING FIXTURES AND LABELING OF CIRCUIT BREAKERS TO INDICATE CIRCUIT USE; FURNISH NFBU CERTIFICATE AT COMPLETION OF WORK.

- CONTRACTOR SHALL VERIFY WITH THE OWNER, LOCATION AND QUANTITY OF LIGHTING FIXTURES AND SWITCHES PRIOR TO PROVIDING BID ON PROJECT.

- CONTRACTOR MUST VERIFY WITH HIS LICENSED ELECTRICIAN IF AN UPGRADE OF ELECTRICAL SERVICE IS REQUIRED FOR THIS PROJECT PRIOR TO SUBMITTING A BID.

- CONTRACTOR TO VERIFY LOCATIONS OF MASTS, METERS, SUB-PANELS, ETC. FOR RELOCATION AS REQUIRED FOR THE PROJECT. CONTRACTOR MUST ALSO NOTIFY THE ARCHITECT OF LOCATIONS IF NOT SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF WORK & BIDDING

FRAMING DETAIL FOR HURRICANE TIES & NAILING SCHEDULE

WOOD FRAME CONSTRUCTION MANUAL: TABLE 3.1

NAILING SCHEDULE

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
RAFTER TO TOP PLATE (TOE-NAILED)	(SEE TABLE 3.4A)	(SEE TABLE 3.4A)	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	(SEE TABLE 3.4A)	(SEE TABLE 3.4A)	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	(SEE TABLE 3.9A)	(SEE TABLE 3.9A)	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE-NAILED)	(SEE TABLE 3.9A)	(SEE TABLE 3.9A)	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED)	(SEE TABLE 3.6A)	(SEE TABLE 3.6A)	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 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	JOIST - 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 OR BOTTOM PLATE TO STUD (END-NAILED)	(SEE TABLE 3.5A)	(SEE TABLE 3.5A)	PER 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	10d	(SEE TABLE 3.10)
DIAGONAL BOARD SHEATHING			
1"X 6" OR 1"X 8"	2- 8d	2- 10d	PER SUPPORT
1"X 10" 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	(SEE TABLE 3.11)
FIBERBOARD PANELS			
7/16"	6d [3]	-	3" EDGE / 6" FIELD
25/32"	8d [3]	-	3" EDGE / 6" FIELD
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	7" EDGE / 10" FIELD
HARDBOARD	8d	8d	(SEE TABLE 3.11)
PARTICLEBOARD PANELS	8d	8d	(SEE MANUFACTURER)
DIAGONAL BOARD SHEATHING			
1"X 6" OR 1"X 8"	2- 8d	2- 10d	PER SUPPORT
1"X 10" OR WIDER	3- 8d	3- 10d	PER SUPPORT
WALL 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"X 6" OR 1"X 8"	2- 8d	2- 10d	PER SUPPORT
1"X 10" OR WIDER	3- 8d	3- 10d	PER SUPPORT

1. NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6" O.C. AT THE PANEL EDGE. IF WALL SHEATHING IS NAILED 3" O.C. 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 SHALL BE PERMITTED TO BE REDUCED TO 1-16d NAIL PER FOOT.
3. CORROSION RESISTANT 11 GAGE ROOFING NAILS & 16 GAGE STAPLES ARE PERMITTED, CHECK IBC FOR ADDITIONAL REQUIREMENTS.

* ALL LOAD PATHS FROM FOUNDATION TO ROOF ARE CONTINUOUS & AT EVERY WALL STUD *

1. - ALL WINDOWS TO BE ANDERSEN OR APPROVED EQUAL, MINIMUM DP RATINGS AS PER DESIGN CRITERIA TABLE LOCATED ON DESIGN STANDARDS SHEET.
2. - ALL EXTERIOR WALLS ARE CONSTRUCTED AS TYPE I SHEAR WALLS (1/2" PLYWD SHEATHING, W/ 8D COMMON NAILS @6"oc EDGE & 12"oc FIELD AS SPECIFIED IN SECTION 3.4.4.2. IN THE AMERICAN FOREST & PAPER ASSOCIATION WOOD FRAME CONSTRUCTION MANUAL, THEREFORE ALL CONTINUOUS EXTERIOR WALLS SHALL BE CONSIDERED SHEARWALLS & ARE IN EXCESS OF THAT REQUIRED BY THE CODE. ALL REQUIRED SHEARWALL SEGMENTS SHALL BE A MINIMUM OF 28" WIDE FOR 8'-0" HIGH WALLS, 31" FOR 9'-0" HIGH, 35" FOR 10'-0" HIGH, & 38" FOR 11'-0" HIGH EXTERIOR WALLS AS PER THE REQUIRED ASPECT RATION OF SHEARWALL SEGMENTS.
3. - ALL UPLIFT CONNECTORS & NAILING SHALL BE IN ACCORDANCE W/ DETAILS SHOWN, ALL LOAD PATHS SHALL BE AT EVERY EXTERIOR WALL STUD FROM FOUNDATION TO RIDGE.
4. - ALL NEW FIREPLACES, UNLESS OTHERWISE NOTED, SHALL BE CONSTRUCTED IN FIELD AS PER CHAPTER 10 OF THE RCNYS. ALL NEW FIREPLACES ARE TO BE PROVIDED W/ ASH DUMPS & FRESH AIR INTAKES.
5. - ALL SKYLIGHTS TO BE CONSTRUCTED W/ LAMINATED GLASS, NO RETAINING SCREEN REQUIRED, PROVIDE (3) 1"Φ VENT HOLES AROUND SKYLIGHT.
6. - ALL WINDOWS & DOORS SHALL EITHER HAVE MANUALLY REMOVABLE STORM PANELS IN COMPLIANCE W/ ASTM E 1996 & 1886 AS MANDATED BY THE NEW YORK STATE RESIDENTIAL BUILDING CODE FOR IMPACT RESISTANCE IN 110MPH WIND ZONES, CONTRACTOR TO PROVIDE NECESSARY DOCUMENTATION ON COMPLIANCE TO THE BUILDING DEPARTMENT, FOR GARAGE DOORS PROVIDE ACCORDION DOORS W/ TRACKS INLAYED FLUSH INTO CONCRETE DRIVEWAY. -OR- 1/2"th PLYWOOD STRUCTURAL PANELS, SHALL BE PROVIDED FOR EACH WINDOW & DOOR OPENING NOT EXCEEDING 8'-0" (IN THE SHORTEST DIRECTION) THE PLYWOOD SHALL EXTEND A MIN OF 6" BEYOND THE ROUGH OPENING SIZES OF THE WINDOWS IN EACH DIRECTION & SHALL BE LABELED W/ THE CORRESPONDING WINDOW LOCATION. THE PLYWOOD SHALL BE STACKED TOGETHER IN AN ACCESSIBLE LOCATION, & SHALL BE ACCOMPANIED BY ENOUGH 2-1/2" #8 WOOD SCREWS TO FASTEN EACH PANEL, SCREWS TO BE A MAXIMUM OF 12"oc AROUND PERIPHERY OF PANELS. WHEN FASTENING TO MASONRY WALLS, VIBRATION-RESISTANT ANCHORS SHALL BE USED(MIN 490lbs WITHDRAWAL CAPACITY). ALL OF THE AFOREMENTIONED HURRICANE PROTECTION SHALL BE THE SOLE RESPONSIBILITY OF THE HOME OWNER TO INSTALL, AS SPECIFIED, IN THE EVENT OF HIGH WINDS.
7. - ALL RAILINGS & GUARD RAILS SHALL BE BETWEEN 36" & 38" IN HEIGHT, ALL HANDRAILS SHALL BE IN ACCORDANCE W/ R315.2, & NO OPENINGS SHALL BE PRESENT IN SAID GUARDS THAT ALLOW THE PASSAGE OF A 4" Φ SPHERE, UNLESS IT IS THE TRIANGULAR OPENING FORMED BY THE RISER TREAD & BOTTOM RAIL - WHERE A SPHERE 6" IN Φ MAY NOT PASS THROUGH.

POSTING NOTES:

1. PROVIDE SIMPSON STRONGTIE ZMAX GALV. POST STAND-OFF BASE AT ALL "POST TO FTG OR FOUNDATION" CONNECTIONS (UNLESS POSTS BEAR DOWN ON EXISTING WOOD SILL PLATE; V.I.F.)

2. POSTING FOR HEADERS ABOVE DOORS & WINDOWS (I.E. GARAGE DOOR OPENINGS) NOT SHOWN U.O.N.; PROVIDE KING/JACK STUD "POSTING" DOWN TO EXISTING WOOD SILL PLATE.

3. VERIFY IN FIELD ALL POST, PACKED STUD & LALLY COLUMN LOCATIONS PRIOR TO INITIATING WORK. ALERT THE ARCHITECT @ 516.922.5976 OF ANY DISCREPANCIES AS THIS MAY AFFECT BEAM LENGTHS.

4. STUDS SHALL BE A MIN. OF NO. 3 GRADE, STANDARD OR STUD GRADE LUMBER AS PER SECTION R602.2 OF THE 2020 NYS RESIDENTIAL CODE

REGISTERED ARCHITECT DENNIS M. MELE NO. 18329 STATE OF NEW YORK

OYSTER BAY DRAFTING

SHEET TITLE	CONSTRUCTION DRAWINGS
PROJECT NAME	McMANUS RESIDENCE 35 WATERSIDE AVE.,NORTHPORT,NY-

OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.
68 WEST MAIN STREET OYSTER BAY, N.Y. 11771
(516) 922-5976 (FAX) 922-6235
WEB: WWW.OYSTERBAYDRAFTING.COM EMAIL: ARCHITECT@OYSTERBAYDRAFTING.COM

DATE: 6-23-20
SCALE: AS NOTED
BY: M.M.
JOB NO: 20085
SHEET NO 7 OF 9

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

	DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER (a,b,c)	SPACING OF FASTENERS
	ROOF		
1	BLOCKING BETWEEN CEILING JOIST OR RAFTERS TO TOP PLATE	4-8d BOX (2½" X 0.113") OR 3-8d COMMON (2½" X 0.131); OR 3-10d BOX (3" X 0.128"); OR 3-3"X0.131" NAILS	TOE NAIL
2	CEILING JOIST TO TOP OF PLATE	4-8d BOX (2½" X 0.113") OR 3-8d COMMON (2½" X 0.131); OR 3-10d BOX (3" X 0.128"); OR 3-3"X0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (SEE R802.3.1, R802.3.2, AND TABLE R802.5.1(9))	4-8d BOX (2½" X 0.113") OR 3-16d COMMON (3½" X 0.162); OR 4-3" X 0.131" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION 802.3.1, 802.3.2 AND TABLE 802.5(9))	TABLE 802.5(9)	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1¼" X 20 GA. RIDGE STRAP TO RAFTER	4-10d BOX (3" X 0.128"); OR 3-10d COMMON (3" X 0.148") OR 4-3" X 0.313" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX (3½" X 0.135); OR 3-10d COMMON (3" X 0.148"); OR 4-10d BOX (3" X 0.128"); OR 4-3" X 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d (3½" X 0.135"); OR 3-10d COMMON (3½" X 0.162");OR 4-10d BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	TOE NAIL
		3-16d BOX (3½" X 0.135"); OR 2-16d COMMON (3½" X 0.162");OR 3-10d BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	END NAIL
	WALL		
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3½" X 0.162")	24" O.C. FACE NAIL
		10d BOX (3" X 0.128"); OR 3" X 0.131" NAILS	16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED PANELS)	16d COMMON (3½" X 0.162"): OR 3" X 0.131 NAILS	12" O.C. FACE NAIL
		16d COMMON (3½" X 0.162")	16" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH ½" SPACER)	16d COMMON (3½" X 0.162")	16" O.C. EACH EDGE FACE NAIL
		16d BOX (3½" X 0.135")	12" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	8-16d BOX (2½" X 0.113"); OR 4-8d COMMON (2½" X 0.131"): OR 4-10d BOX (3" X 0.128")	TOE NAIL
12	TOP PLATE TO STUD	16d COMMON (3½" X 0.162")	16" O.C. FACE NAIL
		10d BOX (3" X 0.128"); OR 3" X 0.131" NAIL	12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE FOR SDC'S A-D2 WITH SEISMIC BRACED WALL SPACING < 25'	8-16d COMMON (3½" X 0.162");OR 12-16d BOX (3½" X 0.135"); OR 12-10d BOX (3" X 0.128"); OR 12-3" X 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
	DOUBLE TOP PLATE SPLICE FOR SDC'S D0, D1, OR D2; AND BRACED WALL LINE SPACING > 25'	12-16d (3½" X 0.135")	
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT BRACED AT WALL PANELS)	16d COMMON (3½" X 0.162")	16" O.C. FACE NAIL
		16d BOX (3½" X 0.135"); OR 3" X 0.131" NAILS	12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16d BOX (3½" X 0.135"); OR 2-16d COMMON (3½" X 0.162");OR 4-3" X 0.131" NAILS	3 EACH @ 16" O.C. 2 EACH @ 16" O.C. 4 EACH @ 16" O.C.
16	TOP OR BOTTOM PLATE TO STUD	4-8d BOX (2½" X 0.113"); OR 3-16d BOX (3½" X 0.135"); OR 4-8d COMMON (2½" X 0.131"); OR 4-10d BOX (3" X 0.128"); OR 4-3" X 0.131" NAILS	TOE NAIL
		3-16d BOX (2½" X 0.113"); OR 3-16d COMMON (3½" X 0.135");OR 4-10d COMMON (3" X 0.128"); OR 3-3" X 0.131" NAILS	END NAIL
17	TOP PLATE, LAPS AT CORNERS AND INTERSECTION	3-10d BOX (3" X 0.128"); OR 2-16d COMMON (3½" X 0.162");OR 3-3" X 0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2½" X .0113"); OR 2-8d COMMON (2½" X 0.131"); OR 2-10d BOX (3" X 0.128"); OR 2 STAPLES 1¾"	FACE NAIL
19	1" X 6" SHEATHING TO EACH BEARING	3-8d BOX (2½" X .0113"); OR 2-8d COMMON (2½" X 0.131"); OR 2-10d BOX (3" X 0.128"); OR 2 STAPLES, 1" CROWN 16 GA. 1¾" LONG	FACE NAIL
20	1" X 8" AND WIDER SHEATHING TO EACH BEARING	3-8d BOX (2½" X .0113"); OR 2-8d COMMON (2½" X 0.131"); OR 2-10d BOX (3" X 0.128"); OR 2 STAPLES, 1" CROWN 16 GA. 1¾" LONG	FACE NAIL
		WIDER THAN 1" X 8" 4-8d BOX (2½" X .0113"); OR 3-8d COMMON (2½" X 0.131"); OR 3-10d BOX (3" X 0.128"); OR 4 STAPLES, 1" CROWN 16 GA. 1¾" LONG	
	FLOOR		
21	JOIST TO SILL, TOP OF PLATE OR GIRDER	4-8d BOX (2½" X .0113"); OR 3-8d COMMON (2½" X 0.131"); OR 3-10d BOX (3" X 0.128"); OR 3-3" 0.131" NAILS	TOE NAIL
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d BOX (2½" X 0.113"); OR	4" O.C. TOE NAIL
		8d COMMON (2½" X 0.131"); OR 10d BOX (3" X 0.128"); OR 3" X 0.131" NAILS	6" O.C. TOE NAIL
23	1" X 6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2½" X .0113"); OR 2-8d COMMON (2½" X 0.131"); OR 3-10d BOX (3" X 0.128"); OR 2 STAPLES, 1" CROWN 16 GA. 1¾" LONG	FACE NAIL
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3½" X 0.135"); OR 2-16" COMMON (3½" X 0.132")	BLIND OR FACE NAIL

(CONTINUED) TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

	DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER (a,b,c)	SPACING OF FASTENERS
	FLOOR		
25	2" PLANKS (PLANK AND BEAM - FLOOR AND ROOF)	3-16d BOX (3½" X 0.135"); OR 2-16" COMMON (3½" X 0.132")	AT EACH BEARING, FACE NAIL
26	BAND OR RIM JOIST	3-16d COMMON (3½" X 0.162") 4-10d BOX (3" X 0.128"), OR 4-3" X 0.131" NAIL; OR 4-3" X 14 GA. STAPLES, + 7/16" CROWN	END NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" X 0.192"); OR	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM STAGGERED
		10d BOX (3" X 0.128"); OR 3" X 0.131" NAILS	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
		AND: 2-20d COMMON (4" X 0.192");OR 3-10d BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
28	LEDGER STRIP SUPPORTING JOIST OR RAFTERS	4-16d BOX (3½" X 0.135"); OR 3-16d COMMON (3½" X 0.162");OR 4-10d BOX (3" X 0.128"); OR 4-3" X 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
29	BRIDGING TO JOIST	2-10d (3" X 0.128")	EACH END, TOE NAIL

	DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER (a,b,c)	SPACING OF FASTENERS: EDGES (INCHES)h	SPACING OF FASTENERS: INTERMEDIATE SUPPORTS c,e (INCHES)
	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING (SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING			
30	3/8" - 1/2"	6d COMMON (2" X 0.113") NAIL (SUBFLOOR, WALL)i 8d COMMON (2½" X 0.131") NAIL (ROOF)	6	12
31	19/32" - 1"	8d COMMON (2½" X 0.131") NAIL	6	12
32	1-1/8" - 1¼"	10d COMMON (3" X 0.148") NAIL; OR 8d (2½" X 0.131") DEFORMED NAIL	6	12
	OTHER WALL SHEATHING g			
33	½" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1½" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER OR 1" CROWN STAPLE 16 GA., 1¼" LONG	3	6
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1¾" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER OR 1" CROWN STAPLE 16 GA., 1¼" LONG	3	6
35	½" GYPSUM SHEATHING d	1½" GALVANIZED ROOFING NAIL: STAPLE GALVANIZED, 1½" LONG, 1¼" SCREWS, TYPE W OR S	7	7
36	5/8" GYPSUM SHEATHING d	1¾" GALVANIZED ROOFING NAIL: STAPLE GALVANIZED, 1-5/8" LONG, 1¼" SCREWS, TYPE W OR S	7	7
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
37	¾" AND LESS	6d DEFORMED (2" X 0.120") NAIL; OR 8d COMMON (2½" X 0.131") NAIL	6	12
38	7/8" - 1"	8d COMMON (2½" X 0.131") NAIL; OR 8d DEFORMED (2½" X 0.120") NAIL	6	12
39	1-1/8" - 1¼"	10d COMMON (3" X 0.148") NAIL; OR 8d DEFORMED (2½" X 0.120") NAIL	6	12

TABLE R602.3(1) FASTENING SCHEDULE
A. NAILS ARE OMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 SHANK DIAMETER OF INCH (20D COMMON NAIL), 90.KSI FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 KSI FOR SHANK DIAMETERS OF 0.142 INCH OR LESS
B. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7 NCH ON DIAMETER CROWN WIDTH
C. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.
D. FOUR-FOOT BY 8-FOOT OR 4-FOOT BY 9-FOOT PANELS SHALL BE APPLIED VERTICALLY
E. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.302)
F. WHERE THE ULTIMATE DESIGN WIND SPEED IS 130 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6 INCHES ON CENTER. WHERE THE ULTIMATE DESIGN WIND SPEED IS GREATER THAN 130 MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6 INCHES ON CENTER FOR MINIMUM 48-INCH DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS; 4 INCHES ON CENTER TO FRAMING
G. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C 208 H. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE RAFTER AND TOE NAILS FROM L THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED

TABLE R402.2 MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE	MINIMUM SPECIFIED COMPRESSIVE STRENGTH		
	WEATHERING POTENTIAL		
TYPE OR LOCATION OF CONCRETE INSTRUCTION	NEGLIGIBLE	MODERATE	SEVERE
BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE EXPOSED TO THE WEATHER	2,500	2,500	2,500
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	2,500	2,500	2,500
BASEMENT WALLS, FOUNDATIONS WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER	2,500	3,000	3,000
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS	2,500	3,000	3,500

CLASS OF MATERIAL	LOAD BEARING PRESSURE (LBS. PER SQ. FT.)
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY AND FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (GW AND GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL (SW, SP, SM, SC, GM, GC)	2,000
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CL. ML, MH AND CH)	1,500

NOTE: ALL COIL STRAPPING (CS) TO BE #20 GA. 1 ¼" WIDE; MADE OF ASTM A653 GRADE 33 STEEL (GALVANIZED) OR EQUIVALENT AS PER THE 2001 WFCM FOR 1 & 2 FAMILY DWELLING TABLE A-3.4B

NOTE: THESE PLANS ARE TO BE COORDINATED BETWEEN THE OWNER & A NYS "ENERGY STAR" HERS RATER. OWNER-RETAINED HERS RATER SHALL PROVIDE WORKSHEETS/ CALCULATIONS DEMONSTRATING "ENERGY EFFICIENCY" COMPLIANCY WITH SECTION N1101.1 OF THE 2015 I.R.C.

NOTE: THE INSTALLATION OF FOAM PLASTIC MATERIALS ON THE BUILDING EXTERIOR SHALL ADHERE TO THE "LABELING/IDENTIFICATION, SURFACE BURNING CHARACTERISTICS, & THERMAL BARRIER" REQUIREMENTS NOTED IN SECTION R316 OF THE 2015 I.R.C.

REFERENCE STANDARDS

ALL INFORMATION & SPECIFICATIONS SHOWN WITHING THESE DOCUMENTS REFLECTS NORMAL BUILDING PRACTICES & REFERENCES THE FOLLOWING PUBLICATIONS -
- 2020 NYS RESIDENTIAL CODE
- 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS
- 2020 A.F.P.A./ W.F.C.M.
- ENERGY CODE 2020 OF NEW YORK STATE FOR **SUFFOLK** COUNTY

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	SUBJECT TO DAMAGE FROM: FROST LINE DEPTH	SUBJECT TO DAMAGE FROM: TERMITE	WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP	WIND DESIGN: SPEED (MPH)	WIND DESIGN: TOPGRAPHICAL EFFECTS	WIND DESIGN: SPECIAL WIND REGION	WIND DESIGN: WIND-BOURNE DEBRIS ZONE
30 lbs/sqft	B	SEVERE	3'	MODERATE TO HEAVY		YES	FEMA NFIP	< 1500	45°F	125 mph	YES	NO	1 MI. C.M.H.W.L.

FRAMING NOTES

1. -AS SPECIFIED WITHIN THESE DOCUMENTS, ALL EXTERIOR WALLS WILL BE CONSTRUCTED AS TYPE 1 SHEAR WALLS A DEFINED BY THE AMERICAN FOREST AND PAPER ASSOC. WOOD FRAME CONSTRUCTION MANUAL SECTION 3.4.4.2..
2. -ALL LOAD BEARING LUMBER SHALL BE OF DESIGN TIMBER STRESS - FB + 850, E=1,600,000 P.S.I., DOUGLAS FIR LARCH NO. 2.
3. -ALL SHEATHING AND SUB-FLOORING TO BE STRUCTURAL GRADE PLYWOOD, THICKNESSES OF EXTERIOR SHEATHING TO BE 1/2" MIN AND 3/4" MIN FOR SUB-FLOORING, UNLESS OTHERWISE NOTED.
4. -ALL EXTERIOR NAILING, IN EXPOSED EXTERIOR WOOD, SHALL BE ALUMINUM OR GALVANIZED.
5. -PROVIDE CROSS-BRIDGING OR SOLID BLOCKING @ 8'-0" O.C. MAXIMUM FLOORS, CEILINGS, AND ROOFING.
6. -JOISTS SUPPORTING PARALLEL PARTITIONS, SPACED APART TO PERMIT THE PASSAGE OF PIPING OR DUCT WORK, ARE TO BE BLOCKED AT MAXIMUM 16" INTERVALS ON BEARING PARTITIONS AND 32" INTERVALS ON NON BEARING PARTITIONS.
7. -PROVIDE FIRE STOPPING AS REQUIRED IN COMPLIANCE WITH THE FIRE CODE OF NEW YORK STATE.
8. -PROVIDE DOUBLE JOISTS OR FULL WIDTH SOLID BLOCKING UNDER ALL POSTS, PARTITIONS, AROUND ALL OPENINGS, SKYLIGHTS, BATHTUBS AND HEAVY APPLIANCES OR FIXTURES.
9. -MICROLAM BEAMS, DESIGNATED WITH AN "ML" OR "LVL" NOTATION, SHALL HAVE A MINIMUM WIDTH OF 1 3/4" PER MEMBER, WITH A MINIMUM FLEXURAL STRESS OF 2800 PSI.
10. -DOUBLE BEAMS, OF STANDARD LUMBER, SHALL BE NAILED TOGETHER WITH 16D NAILS @ 16"OC AROUND PERIMETER OF BEAM, PROVIDE MIN OF 2" CLEARANCE TO EDGES. TRIPLE BEAMS TO BE NAILED TOGETHER FROM BOTH SIDES. ALL OTHER BEAMS TO BE THRU BOLTED WITH THE SAME PATTERN.
11. -WHERE JOIST HANGERS AND OTHER STEEL FRAME CARRIERS ARE INDICATED, CONTRACTOR TO PROVIDE AND UTILIZE THE PROPER SMOOTH SHANK AND/OR ANNULAR RING NAILS AS RECOMMEND BY THE HANGER MANUFACTURER, TO INSURE THE APPROPRIATE SHEAR AND WITHDRAWAL CAPACITY OF THE FASTENERS.
12. -PROVIDE A MIN OR 2" CLEARANCE AROUND FIRE PLACES FOR COMBUSTIBLE FRAMING
13. -DOUBLE PLATES AND SILLS SHALL BE LAPPED AT A MIN OF 1/4 OF THE TOTAL LENGTH OF THE WALL. NOT PROVIDE A CONTINUOUS CONNECTION BETWEEN RAFTERS.
14. -PROVIDE "CATS" AT ALL EXTERIOR AND BEARING WALLS AND ALL WALLS OVER 8 FEET HIGH. ALL STUD FRAMING HAVING AN UNSUPPORTED HEIGHT OF MORE THAN 10'-0" IS TO HAVE STUD BRIDGING OR OTHERWISE BE BRACED IN AN APPROVED MANNER AT INTERVALS NOT EXCEEDING 8'-0". NO WALL STUDS MAY BE LONGER THAN 11'-2".
15. -DOUBLE FULL STUDS TO BE SISTERED TO JACK STUDS AROUND OPENINGS IN EXTERIOR WALLS AND BEARING PARTITIONS. ALL HEADERS UNDER 3'-0" TO HAVE SINGLE JACK STUDS, UNDER 9 FEET DOUBLE JACK STUDS, 9 FEET AND OVER TO HAVE TRIPLE JACK STUDS.
16. -ALL INTERIOR DOORS TO BE 1-3/8" HOLLOW CORE LUAN VENEERED WITH APPROPRIATE HARDWARE. CONTRACTOR SHALL STIPULATE AN ALLOWANCE FOR ALL LOCKSETS.
17. -ALL HEADERS NOT SHOWN ON PLANS TO BE A MIN OF (2) 2X8 FOR SPANS UP TO 3'-0", (2) 2X10 FOR SPANS UP TO 6'-0", AND (2) 2X12 FOR SPANS UP TO 8'-0". HEADERS OVER 8'-0" IN LENGTH AS WELL AS ANY HEADERS WITH BEAMS, GIRDERS, OR POSTS BEARING ON THEM, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT TO DETERMINE THE APPROPRIATE SIZE AND STRENGTH
18. -STUDS TO ALIGN WITH ROOF RAFTERS WHEREVER POSSIBLE.
19. -2X6 COLLAR TIES TO BE PROVIDED AT EVERY ROOF RAFTER WHEN CEILING JOISTS DO
20. -PROVIDE (3) 1"φ VENT HOLES AROUND SKYLIGHTS.
21. -INSTALL SHIMS TO PROVIDE ROOF PITCH UNDER SHEATHING AND PERPENDICULAR TO THE ROOF JOISTS TO PROVIDE FOR ROOF VENTING IN FLAT ROOF AREAS.
22. -BEFORE FRAMING STAIR OPENINGS VERIFY MINIMUM HEAD HEIGHT CLEARANCES OF 7'-0".
23. -ALL RISERS TO BE A MAXIMUM OF 8 1/4" AND ALL TREADS TO BE A MAXIMUM OF 9" IN DEPTH WITH A NOSING BETWEEN 3/4" AND 1 1/4" PROJECTION. RISERS AND TREADS SHALL NOT DEVIATE MORE THAN 3/8" THROUGHOUT THE ENTIRE RUN. MINIMUM WIDTH OF STAIRS TO BE 36".
24. -ALL WINDERS AND SPIRAL STAIRS TO COMPLY WITH THE NEW YORK STATE RESIDENTIAL BUILDING CODE.
25. -ALL HANDRAILS AND GUARDRAILS SHALL BE 36" HIGH AND MUST BE PROVIDE AROUND ALL SURFACES WHICH ARE 18" OR HIGHER THAN ADJACENT SURFACES, AND FOR ALL STEPS OF 2 RISERS OR GREATER.
26. -TERMITE SHIELDS AND SILL SEALER TO BE PROVIDED FOR ALL NEW FOUNDATION WORK.
27. -NEW WORK SHALL TIE IN AND LAP INTO EXISTING SO AS TO PREVENT LEAKAGE.
28. -ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED.
29. -USE WATERPROOF MEMBRANE FLASHING ALL OUTSIDE DOORS AND WINDOWS
30. -FLASHING TO BE PROVIDED AT ALL ROOF PENETRATIONS, PIPES, VENTS, SKYLIGHTS, CHIMNEYS AND ROOF VENTILATORS. FLASHING TO BE PROVIDED AT HIPS, RIDGES, VALLEYS, CHANGES OF ROOF SLOPE, GABLE ENDS AND TOP OF FOUNDATION WALLS. ALL ROOF INTERSECTIONS TO HAVE FLASHING TO EXTEND 8" IN EACH DIRECTION. ALL FLASHING TO BE ALUMINUM UNLESS OTHERWISE NOTED.
31. -ALL INTERIOR LEADERS ARE TO HAVE 1/2" FOAM SOUND INSULATION.
32. -INSULATION SHALL BE FIBERGLASS BATTS -- FOIL ONE SIDE, UNLESS OTHERWISE NOTED, THICKNESS AS SHOWN ON DRAWINGS. STAPLE PADS ON FOIL OVER FRAMING.

LOAD TABLES

	LIVE LOAD	DEAD LOAD
ROOFS	45 LBS PER SQFT	20 LBS PER SQFT
UNCOVERED DECKS / BALCONIES	60 LBS PER SQFT	20 LBS PER SQFT
CEILINGS W/O ATTIC	10 LBS PER SQFT	15 LBS PER SQFT
CEILINGS WITH ATTIC	35 LBS PER SQFT	15 LBS PER SQFT
FLOORS	40 LBS PER SQFT	20 LBS PER SQFT
STAIRS	40 LBS PER SQFT	20 LBS PER SQFT
RAILINGS	200 LAT AND VERT	

TABLE R301.7
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS.

STRUCTURAL MEMBERS	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3/12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALL PARTITIONS	H/180
FLOOR AND PLASTERED CEILINGS	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS - PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - WIND LOADS WITH BRITTLE FINISHED	L/240
EXTERIOR WALLS - WIND LOADS WITH FLEXIBLE FINISHES	L/120

TABLE R301.5
MINIMUN UNIFORMLY DISTRIBUTED LIVE LOADS (PSF)

USE	LIVE LOAD
UNINHABITABLE ATTIC WITHOUT STORAGE	10
UNINHABITABLE ATTIC WITH LIMITED STORAGE	20
HABITABLE ATTICS & ATTICS W/ FIXED STAIRS	30
BALCONIES (EXTERIOR) & DECKS	40
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS	200
GUARDRAILS IN-FILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

GENERAL CONTRACTOR NOTES:

- VERIFY ALL PITCH ANGLES PRIOR COMMENCEMENT OF WORK, ANY DISCREPANCY WITH ANGLES, CONTRACTOR MUST PROVIDE THE CORRECT ANGLE IN ORDER TO MATCH ELEVATIONS. VERIFY ALL FIELD CONDITIONS PRIOR TO CONSTRUCTION.

- ALL CONNECTION DETAILS DESIGNED FOR WORST CASE SCENARIO; CONTRACTOR SHALL ALERT ARCHITECT IF SUBSTITUTIONS ARE INTENDED (ALL CHANGES MUST MEET THE 2015 WFCM MANUAL

- ALL MICORLAM'S (ML) ARE BOISE VERSA-LAM 2,800 PSI & 1.75" WIDTH (UNLESS NOTED OTHERWISE)

- CONTRACTOR TO FIELD VERIFY EXISTING LOAD-BEARING/ STRUCTURAL CONDITIONS/ JOIST DIRECTIONS UPON START OF "LIGHT" WORK (REMOVAL OF WALL FINISHES/ SUBSTRATES); ALERT ARCHITECT OF ANY DISCREPANCIES BETWEEN APPROVED PLANS & EXIST. CONDITIONS IMMEDIATELY

- PROVIDE VALLEY FLASHING @ ALL VALLEYS; PROVIDE STEPPED FLASHING @ ALL WALL/ SLOPE ROOF INTERSECTIONS; COR-A-VENT FLASHING AS REQ'd

- ALL FASTENERS/ CONNECTORS USED IN CONNECTION W/ ACQ WD. SHALL BE SIMPSON "ZMAX" RATED

- CONTRACTOR TO COORDINATE FINAL LEADER/ GUTTER REQUIREMENTS & LOCATIONS

- CONTINUOUS GUTTERS & LEADER SYSTEM W/ SPLASH BLOCKS TO BE COORDINATED BETWEEN CONTRACTOR & OWNER

- PROVIDE CONTINUOUS RIDGE VENTS FOR ALL NEW ROOF RIDGES

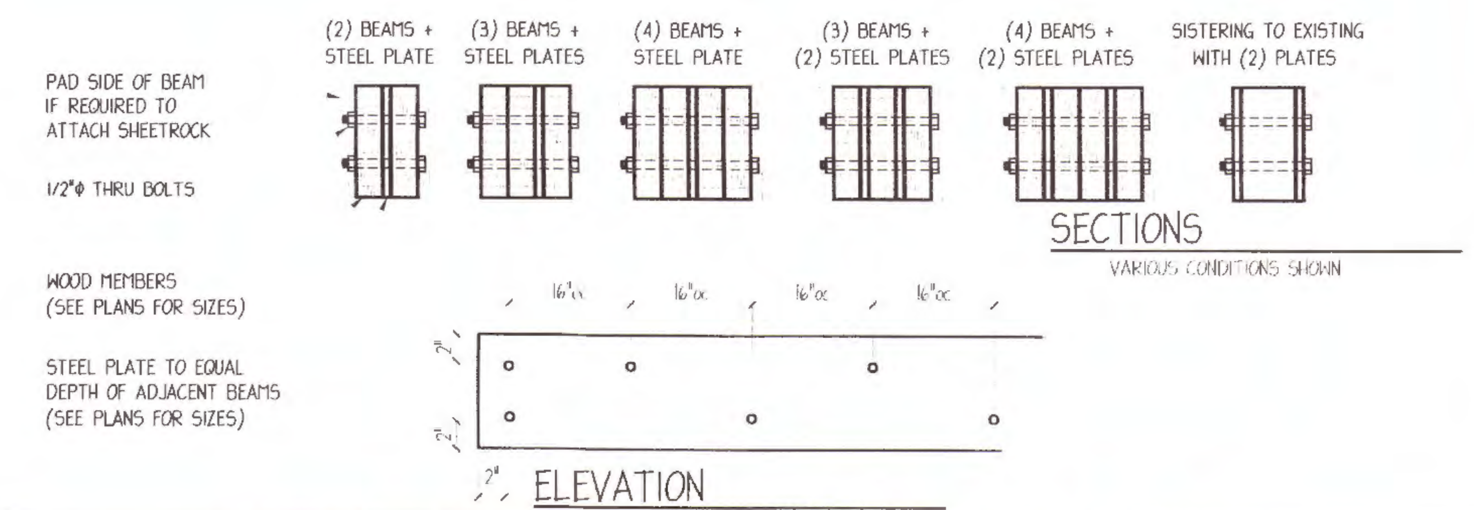
- PROVIDE ICE & WATER SHIELD FROM FASCIA & WITHIN 2' HORIZ. DISTANCE FROM THE INTERIOR SIDE OF THE EXT. WALL; TYP. FOR ALL NEW ROOFS, ALL TO COMPLY WITH SECTION R905.1.2 OF THE 2020 NYS RESIDENTIAL CODE.

- ALL LOAD PATHS FROM FOUNDATION TO ROOF ARE CONTINUOUS & AT EVERY WALL STUD

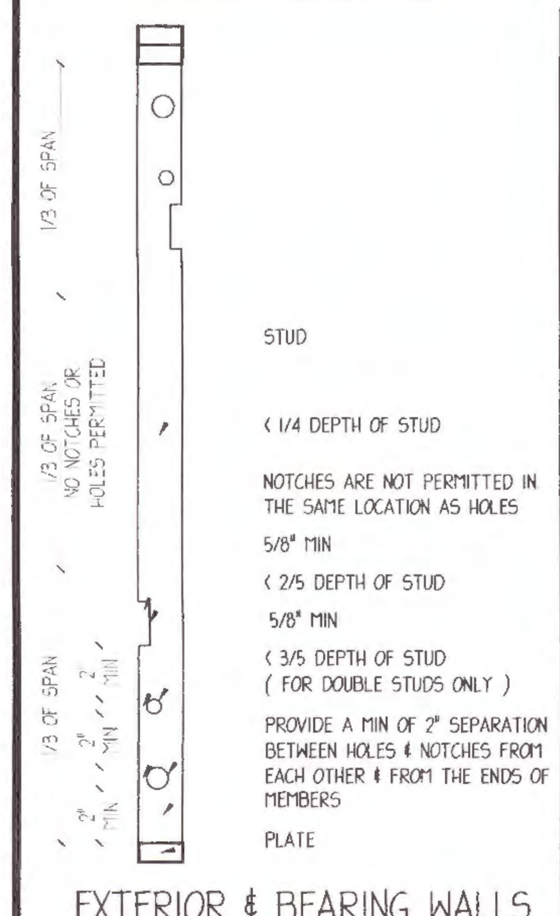
- FIELD CUT ENDS, NOTCHES & DRILL HOLES THROUGH PRESERVED-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA U1 (SCTN R 317.1); SEE SECTION R317 OF THE 2020 NYS RESIDENTIAL CODE re PROTECTION AGAINST DECAY

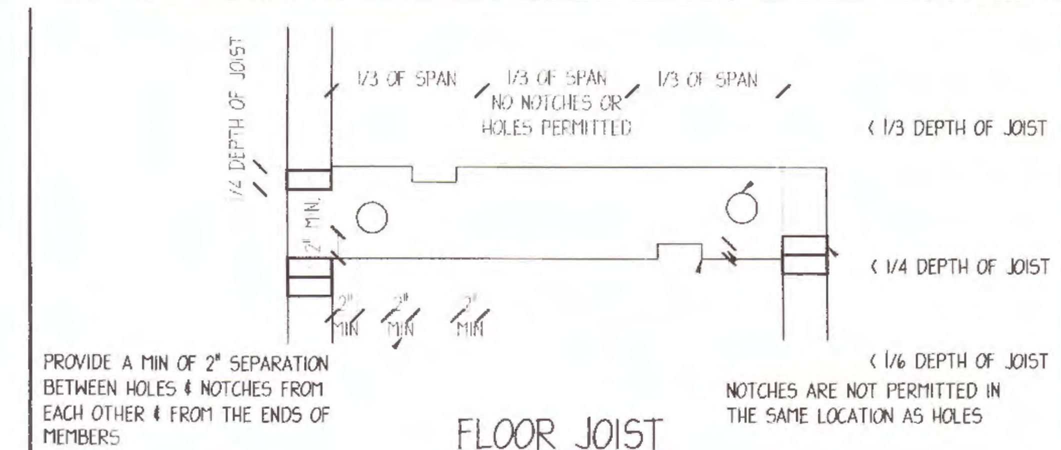
- OWNER SHALL COORDINATE THE USE OF A PROFESSIONAL "TERMITE BAITING SYSTEM", PROPERLY LABELED & INSTALLED/ MAINTAINED ACCORDING TO SUCH LABELING; SEE R318 OF THE 2020 NYS RESIDENTIAL CODE re PROTECTION AGAINST SUBTERRANEAN TERMITES

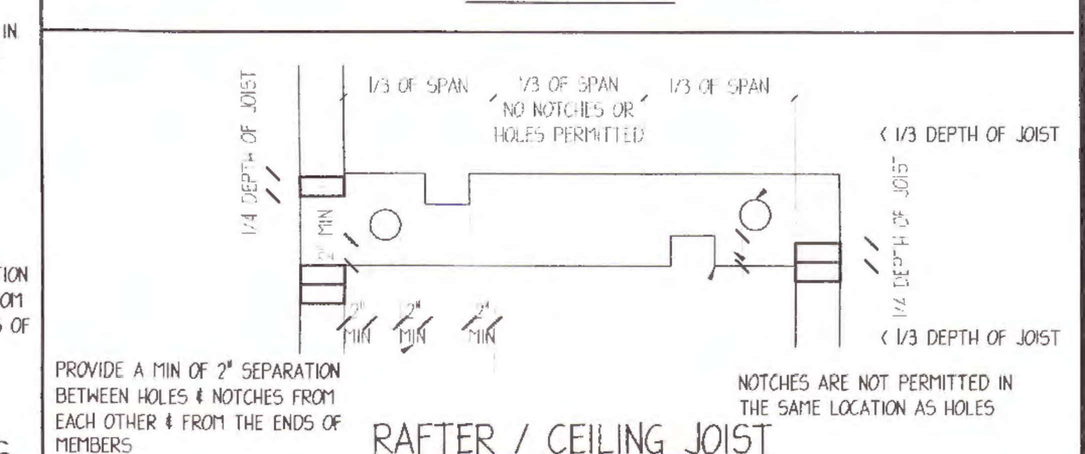
FLITCH PLATE DETAIL



NOTCHING & DRILLING DETAIL FOR WOOD FRAME MEMBERS







REGISTERED ARCHITECT DENNIS M. MELE No. 18329 STATE OF NEW YORK

SHEET TITLE	CONSTRUCTION DRAWINGS		
PROJECT NAME	McMANUS RESIDENCE 35 WATERSIDE AVE.,NORTHPORT,NY-		
OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.	DATE: 6-23-20	SCALE: AS NOTED	SHEET NO. 8 OF 9
18 WEST MAIN STREET OYSTER BAY, N.Y. 11771 (516) 922-5976 (FAX) 922-6235 WEB: WWW.OYSTERBAYDRAFTING.COM EMAIL: ARCHITECT@OYSTERBAYDRAFTING.COM	BY: M.M.	JOB NO: 20085	

GENERAL CONDITIONS OF THE WORK:

1- THESE NOTES SHALL APPLY TO THE GENERAL CONTRACTOR, EACH SUB-CONTRACTOR AND THE OWNER'S OWN FORCES. EACH CONTRACTOR SHALL STUDY AND FAMILIARIZE HIMSELF WITH THE SITE AND WITH ALL TRADES AND ASPECTS OF THE WORK. EACH CONTRACTOR SHALL COOPERATE AND COORDINATE HIS WORK WITH THE WORK OF OTHER CONTRACTORS AND TRADES.
2- THE CONTRACTOR SHALL INSPECT THE SITE AND MAKE ALL APPROPRIATE INQUIRES TO DETERMINE CONDITIONS AND FIELD CONSTRUCTION CRITERIA PRIOR TO SUBMISSION OF BIDS, AND SHALL MAKE NO ADDITIONAL CLAIMS REGARDING SITE CONDITIONS THEREAFTER. THE CONTRACTOR'S AND OWNER'S AGREEMENT TO ENTER INTO THE WORK SHALL SUFFICE AS THEIR ACCEPTANCE TO THE TERMS SPECIFIED HEREIN, AND SHALL BE INCORPORATED INTO ANY AND ALL AGREEMENTS BETWEEN THE OWNER AND THE CONTRACTOR.
3- NOTHING ON THESE DRAWINGS SHALL BE CONSTRUED AS MODIFYING IN ANY WAY THE CONTRACT BETWEEN THE OWNER AND CONTRACTOR OR THE CONTRACTOR AND SUB CONTRACTORS.
4- THE OWNER SHALL BE RESPONSIBLE FOR ANY ANOMALIES AND/OR IRREGULARITIES DISCOVERED DURING THE CONSTRUCTION PHASE OF THE PROJECT, WHICH MAY REQUIRE ADDITIONAL MEASURES TO BE TAKEN ON THE PART OF THE CONTRACTOR, SUB-CONTRACTORS, OR THE ARCHITECT. ANY AND ALL COSTS RELATED TO THE ADDITIONAL WORK SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, INCLUDING THE ADDITIONAL SERVICES OF ANY OUTSIDE AGENCIES, INCLUDING BUT NOT LIMITED TO SURVEYING, PILES, EXTERMINATION, BORINGS, UNDERPINNING, SITE DRAINAGE, ADDITIONAL CONSULTATIONS, SITE VISITS, CERTIFICATION LETTERS, AMENDMENTS, AS BUILT DRAWINGS, ETC.

EXISTING SITE CONDITIONS

1- ALL EXISTING EQUIPMENT, UTILITIES, STRUCTURES AND OTHER ITEMS INTERFERING WITH THE INSTALLATION OF THE PROPOSED EQUIPMENT AND STRUCTURES SHALL BE REMOVED AND REPLACED AND SHALL BE SUBJECT TO APPROVAL OF THE OWNER.
2- THE CONTRACTOR SHALL DETERMINE AND/OR VERIFY THE ACTUAL LOCATION OF ANY AND ALL UTILITIES, PIPING AND RELATED ITEMS PRIOR TO THE COMMENCEMENT OF WORK. ALL COSTS INCURRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE AGREED UPON BY THE OWNER.
3- ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED CORRECT, BUT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET UNFORESEEN OR ANY OTHER CONDITIONS.
4- **DO NOT SCALE DRAWINGS.** WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS AND ARE SUBJECT TO REVISIONS AS PER ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS HEREIN SHOWN, AND ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECT'S/REPRES. ATTENTION BEFORE COMMENCING WITH THE WORK.
5- IF IN THE COURSE OF CONSTRUCTION A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE PLANS, THE CONTRACTOR SHALL STOP ALL WORK AND NOTIFY THE ARCHITECT SO AS TO ALLEVIATE SUCH CONFLICT WITHOUT BURDEN TO THE OWNER. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THERE FROM.
6- THE CONTRACTOR SHALL CHECK AND VERIFY LOCATION OF ANY EXISTING OVERHEAD OR UNDERGROUND ELECTRICAL OR OTHER HAZARDOUS UTILITY LINES AND TO ARRANGE FOR THEIR SAFE RELOCATION.
7- THE CONTRACTOR SHALL BE HELD TO HAVE VERIFIED DIMENSIONS AND CONDITIONS AT THE BUILDING. NO LATER CLAIMS WILL BE CONSIDERED FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED OR FOR DIFFICULTIES ENCOUNTERED BECAUSE OF LACK OF INFORMATION, LACK OF SITE INSPECTIONS OR IMPROPER EVALUATION OF THE WORK INVOLVED.
8- CONTRACTOR MUST VERIFY WITH HIS LICENSED ELECTRICIAN IF AN UPGRADE OF ELECTRICAL SERVICE IS REQUIRED FOR THIS PROJECT PRIOR TO SUBMITTING A BID.
9- CONTRACTOR TO VERIFY LOCATIONS OF MASTS, METERS, SUB-PANELS, ETC. FOR RELOCATION AS REQUIRED FOR THE PROJECT. CONTRACTOR MUST ALSO NOTIFY THE ARCHITECT OF LOCATIONS IF NOT SHOWN ON PLANS.

CONTRACTOR'S RESPONSIBILITIES FOR COORDINATION AND WORKMANSHIP

1- THE CONTRACTOR SHALL COORDINATE SCHEDULING OF SUB-CONTRACTORS AND OTHER CONTRACTS AND SHALL PROVIDE EVERY POSSIBLE COOPERATIVE EFFORT TO COORDINATE COMPLETION OF ALL WORK. THE GENERAL CONTRACTOR SHALL COMPLETE A COMPREHENSIVE SCHEDULE FOR ALL WORK PERTAINING TO ALL CONTRACTS AND SHALL SUBMIT THE SAME TO THE OWNER IN ACCEPTABLE FORMAT FOR REVIEW WELL IN ADVANCE OF WORK COMMENCEMENT.
2- THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE OWNER TO MINIMIZE INTERRUPTIONS TO NORMAL OWNER OPERATIONS.
3- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, FITTING AND PATCHING OF HIS WORK THAT MAY BE REQUIRED TO COMPLETE THE WORK OF HIS CONTRACT. NO CONTRACTOR SHALL ENDANGER ANY WORK OF ANY OTHER CONTRACTOR BY EXCAVATING, CUTTING, OR OTHERWISE ALTERING ANY OF ANY OTHER CONTRACTORS WORK, AND NO CONTRACTOR SHALL DO SO WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER. ANY COSTS CAUSED BY DEFECTIVE OR ILL-TIMED WORK SHALL BE BORNE BY THE PARTY RESPONSIBLE THEREFORE.
4- CONTRACTORS OR SUB-CONTRACTORS WHOSE WORK AND INSTALLATIONS REQUIRE SLEEVES, HANGER INSERTS, BOLTS, ANCHORS, ETC., TO BE BUILT INTO THE WORK OF OTHER CONTRACTORS SHALL INSTALL OR PROVIDE THESE ITEMS TO THE APPROPRIATE CONTRACTOR WHO WILL SET THESE TO WORK IN THE LOCATIONS ESTABLISHED BY THE CONTRACTOR WHO REQUIRES THESE ITEMS. THESE ITEMS SHALL BE PROVIDED AND THEIR LOCATIONS COORDINATED SUFFICIENTLY IN ADVANCE, SO AS NOT TO DELAY THE PROGRESS OF A JOB AS A WHOLE. ALL SUCH ITEMS SHALL BE INCORPORATED SO THEY WILL MEET THE CORRECT PHYSICAL ELEVATIONS OF FLOORS AT EACH LEVEL. THEY SHALL BE SECURED INTO THE FRAMEWORK FOR CONCRETE SO AS TO MAINTAIN THEIR PROPER LOCATION AND POSITION DURING THE PLACING OF CONCRETE AND REMOVAL OF FORMWORK.
5- THE CONTRACTORS SHALL MAKE TIMELY SUBMISSIONS TO THE OWNER OF THE VARIOUS ITEMS SET FORTH SO AS TO ALLOW REASONABLE AND ADEQUATE TIME FOR REVIEW, POSSIBLE CORRECTION, POSSIBLE RESUBMISSION, AND FOR APPROVAL OF SUBMISSIONS WITHOUT DELAYING THE PROGRESS OF THE ENTIRE PROJECT OR ANY PHASE OF THE PROJECT.
6- ANY MATERIALS OR WORKMANSHIP FOUND AT THE TIME TO BE DEFECTIVE SHALL BE REMEDIED AT ONCE, REGARDLESS OF PREVIOUS INSPECTION. THE INSPECTION OF THE WORK IS INTENDED TO AID THE CONTRACTOR IN APPLYING LABOR AND MATERIALS TO AND IN ACCORDANCE WITH THE SPECIFICATIONS, BUT SUCH INSPECTION SHALL NOT OPERATE TO RELEASE THE CONTRACTOR FROM ANY OF HIS CONTRACTUAL OBLIGATIONS.
7- ALL NEW MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MFG. LATEST PRINTED SPECIFICATIONS AND WITH ALL GOVERNING CODE REQUIREMENTS.
8- ALL MATERIALS SHALL BE NEW, AS CALLED FOR IN THE DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ARCHITECT SHALL MAKE NO SUBSTITUTIONS. FOR PORTIONS OF THE WORK NOT SHOWN IN DETAIL BUT WHICH ARE SHOWN GENERALLY, OR FOR REASONABLE INFERABLE AS BEING REQUIRED FOR A PROPER AND COMPLETE INSTALLATION, THE MATERIAL, METHODS, AND WORKMANSHIP SHALL CONFORM, AS A MINIMUM, TO THE TYPICAL OR REPRESENTATIVE DETAIL THROUGHOUT THE CORRESPONDING PARTS OF THE BUILDING.
9- NO MATERIALS OF ANY KIND SHALL BE USED UPON THE WORK UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE OWNER. ALL MATERIALS REJECTED SHALL BE IMMEDIATELY REMOVED FROM THE WORK AND NOT AGAIN OFFERED FOR INSPECTION.
10- ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND ALL MECHANICS SHALL BE SKILLED IN THEIR TRADE.
11- ITEMS SHOWN ON PLANS BUT NOT SPECIFICALLY STATED IN THE SPECIFICATIONS AND/OR VICE VERSA SHALL BE CONSIDERED TO BE INCLUDED IN THE CONTRACT.

CODE COMPLIANCE

1- ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BUILD IN COMPLIANCE WITH ANY AND ALL APPLICABLE 2020 NYSRC.
CODES AS WELL AS THE REQUIREMENTS OF LOCAL AGENCIES. THESE RESPONSIBILITIES INCLUDE BUT ARE NOT LIMITED TO MATERIALS, EQUIPMENT, APPLICATIONS / INSTALLATIONS, THE PROPER SEQUENCE OF TRADES AND PHASES OF CONSTRUCTION, FILING PROCEDURES, AND GENERAL ACCEPTABLE BUILDING PRACTICES OUTLINED BY THESE CODES. THESE REQUIREMENTS SHALL PERTAIN TO THE PROPERTY ADDRESSED HEREIN AS WELL AS ANY NEIGHBORING PROPERTIES THAT MAY BE AFFECTED BY IT'S ALTERATION. BE IT KNOWN THAT ALL NOTES AND SPECIFICATIONS SHOWN HEREIN, WHICH MAKE REFERENCE TO SAID RESPONSIBILITIES, ARE RECOMMENDATIONS OF THIS OFFICE AND ARE SUBJECT TO CHANGE AS PER ANY GOVERNING AGENCIES AND REPRESENTATIVES THEREOF, ANY DISCREPANCIES WHICH MAY ARISE BETWEEN THESE DRAWINGS AND SAID REQUIREMENTS SHALL BE BROUGHT TO THE ARCHITECT'S/REPRES./REPRES. ATTENTION BEFORE THE COMMENCEMENT OF WORK IN QUESTION.
2- EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE FIRE CODE OF NEW YORK STATE, NEW YORK STATE ENERGY CONSERVATION CODE, FEDERAL O.S.H.A., AND ALL OF THE LOCAL GOVERNMENT AGENCIES HAVING JURISDICTION, INSOFAR AS APPLICABLE TO HIS PORTION OF THE WORK.
3- NO NOTE OR DETAIL OR LACK THEREOF SHALL BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM AN EXECUTION OF ALL WORK IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.

PERMITS, INSPECTIONS AND APPROVALS

1- UNLESS OTHERWISE AGREED UPON BETWEEN THE ARCHITECT AND THE OWNER, THE OWNER SHALL PAY FOR AND THE CONTRACTOR SHALL OBTAIN A BUILDING PERMIT FROM THE VILLAGE, TOWNSHIP OR GOVERNING MUNICIPALITY PRIOR TO STARTING ANY WORK.
2- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED APPROVALS, PERMITS, CERTIFICATES OF OCCUPANCY, INSPECTION APPROVALS, ETC. FOR WORK PERFORMED FROM AGENCIES HAVING JURISDICTION THEREOF.
3- THE CONTRACTOR SHALL HAVE A COMPETENT REPRESENTATIVE OR FOREMAN PRESENT, WHO SHALL FOLLOW WITHOUT DELAY ALL INSTRUCTIONS OF THE OWNER OR HIS/HER ASSISTANTS IN THE PROSECUTION AND COMPLETION OF THE WORK IN CONFORMITY WITH THIS CONTRACT, AND SHALL HAVE FULL AUTHORITY TO SUPPLY LABOR AND MATERIALS IMMEDIATELY. THE CONTRACTOR SHALL ALSO HAVE A COMPETENT REPRESENTATIVE AVAILABLE TO RECEIVE TELEPHONE MESSAGES AND PROVIDE A REASONABLE REPLY AS SOON AS POSSIBLE, BUT NOT LATER THAN 24 HOURS.
4- THE CONTRACTOR SHALL, AT ALL TIMES, PROVIDE CONSTANT AND EASY ACCESS AND SAFE PROPER FACILITIES FOR THE INSPECTION OF ALL PARTS OF THE WORK.
5- THE CONTRACTOR SHALL POST THE PERMIT ON THE JOB SITE AS PER BUILDING CODE REQUIREMENTS IN AN CONSPICUOUS PLACE.

PAYMENTS TO THE CONTRACTOR

5- BEFORE ANY PAYMENT WILL BE MADE BY THE OWNER, THE CONTRACTOR SHALL DELIVER TO THE OWNER ANY WAIVER OR RELEASES OF ANY LIENS ARISING OUT OF HIS CONTRACT FOR WORK COMPLETED AS OF THE DATE OF THE REQUEST FOR PAYMENT.
6- THE CONTRACTOR SHALL ALSO FURNISH EVIDENCE SATISFACTORY TO THE OWNER THAT ALL PAYROLLS, BILLS FOR LABOR, MATERIALS AND EQUIPMENT, AND OTHER INDEBTEDNESS CONNECTED WITH HIS WORK FOR WHICH THE OWNER OR HIS PROPERTY MIGHT IN ANY WAY BE RESPONSIBLE, HAVE BEEN PAID OR OTHERWISE SATISFIED.

INSURANCE AND WARRANTIES

1- EACH CONTRACTOR AND SUB-CONTRACTOR SHALL SUBMIT PROOF OF INSURANCE WITH A COMPANY INSURED BY THE STATE OF NEW YORK HAVING COVERAGE FOR THE TYPES OF WORK SPECIFIED WITHIN THIS BID PACKAGE IN THE AMOUNTS AND PERIODS SATISFACTORY TO THE OWNER. THE PROOF OF INSURANCE SHALL BE AS FOLLOWS: COMMERCIAL GENERAL LIABILITY, CONTRACTUAL PERSONAL INJURY, AUTOMOBILE LIABILITY, MEDICAL PAYMENTS AND UMBRELLA LIABILITY. FAILURE TO SUBMIT CERTIFICATE OF INSURANCE MAY CAUSE YOUR BID TO BE DISQUALIFIED.

5- ALL WORK LET UNDER THESE DRAWINGS SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE ACCEPTANCE OF THE OWNER. GRANTING A CERTIFICATE OF OCCUPANCY, OR THE OWNER'S USE OF THE PREMISES SHALL NOT CONSTITUTE ACCEPTANCE OF THE WORK.
6- THE CONTRACTOR SHALL ALSO DELIVER ALL MANUFACTURES' WARRANTIES, GUARANTEES, OPERATIONAL AND MAINTENANCE MANUALS PERTAINING TO HIS WORK.
7- EACH CONTRACTOR SHALL ALSO DELIVER TO THE OWNER WRITTEN GUARANTEE IN FORM AND WHOSE TERMS AND EXTENT WILL BE ESTABLISHED IN THE AGREEMENTS BETWEEN EACH CONTRACTOR AND THE OWNER.

ARCHITECT'S SERVICES DURING CONSTRUCTION

1- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTORS NOR SHALL HE GUARANTEE THE PERFORMANCE OF THEIR CONTRACTS. THE OBLIGATION OF THE CONTRACTOR SHALL NOT EXTEND TO THE LIABILITY OF THE ARCHITECT, HIS AGENTS OR EMPLOYEES.
2- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR, NOR HAS CONTROL OR CHARGE OF CONSTRUCTION MEANS, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES.
3- THE ARCHITECT HAS NOT BEEN RETAINED ON THIS PROJECT FOR BIDDING AND/OR THE NEGOTIATION AND ADMINISTRATION OF THE CONTRACTS FOR CONSTRUCTION OF THIS PROJECT.
4- THE ARCHITECT IS NOT RETAINED FOR SITE INSPECTIONS AND/OR OBSERVATION OF THE CONSTRUCTION.
5- NO REQUEST FROM ANY PARTY FOR INFORMATION REGARDING CLASSIFICATION AMPLIFICATION OR EXPLANATION OF THE DRAWINGS OR NOTATION, OR REQUEST FOR PERMISSION TO VARY OR DEVIATE FROM THE REQUIREMENTS OF THESE DRAWINGS OR NOTATIONS, WILL BE ENTERTAINED BY THE ARCHITECT, UNLESS THEY ARE SET FORTH IN WRITING AND ADDRESSED TO THE OWNER. IF THE OWNER REFERS THESE REQUESTS TO THE ARCHITECT, THE ARCHITECT WILL WITH REASONABLE PROMPTNESS CONSIDER THE MATTER AND RESPOND IN WRITING TO THE OWNER FOR TRANSMITTAL TO THE PARTY CONCERNED. THE ARCHITECT/REPRES. DOES NOT, NOR WILL ASSUME, ANY RESPONSIBILITY WITH REGARD TO THE ABOVE MENTIONED TYPES OF INQUIRY UNLESS ABOVE PROCEDURE IS FOLLOWED.

TEMPORARY PROTECTION AND STRUCTURES

1- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY ELECTRIC, WATER, TOILET FACILITIES, FENCING, BARRICADES, SECURITY, AND CLEAN UP AS AGREED UPON BETWEEN THE OWNER AND THE CONTRACTOR. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL BROOM CLEAN ALL AFFECTED AREAS AND CART AWAY ALL DEBRIS.
2- THE CONTRACTOR SHALL CONDUCT ALL WORK TO PRECLUDE THE EFFECTS OF WEATHER ON COMPLETED WORK, OR WORK IN PROGRESS. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AND EXPENSE OF TEMPORARY ENCLOSURES WHERE NECESSARY. DUST PARTITIONS ARE TO BE PROVIDED BETWEEN WORK AREAS AND THE REST OF THE BUILDING.
3- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LOSS OR DAMAGE ARISING FROM THE ACTION OF THE ELEMENTS SUCH AS WATER, HEAT, WIND OR OTHER UNFORESEEN DIFFICULTIES THAT MAY BE ENCOUNTERED IN PERFORMING THE WORK TO BE DONE UNDER HIS CONTRACT. IN THE EVENT OF ANY SUSPENSION OF WORK, EACH CONTRACTOR OR SUB-CONTRACTOR SHALL PROTECT HIS WORK AND MATERIALS AGAINST DAMAGE OR LOSS. ANY WORK OR MATERIALS THAT HAVE BEEN DAMAGED/DESTROYED OR LOST BECAUSE OF FAILURE OF ANY CONTRACTOR OR SUB-CONTRACTOR TO SO PROTECT HIS WORK OR MATERIALS SHALL BE PROMPTLY REMOVED AND REPLACED BY THE CONTRACTOR.
4- THE CONTRACTOR SHALL CONDUCT ALL WORK IN SUCH A MANNER SO TO NOT IMPAIR THE STRUCTURAL INTEGRITY OR STABILITY OF ADJACENT STRUCTURES, EQUIPMENT, OR UTILITIES. SHOULD DAMAGE OCCUR AS A RESULT OF THE WORK, THE CONTRACTOR SHALL REPAIR OR REPLACE SAID DAMAGED ITEMS TO THE SATISFACTION OF THE OWNER, AND AT THE CONTRACTORS EXPENSE. THE CONTRACTOR SHALL BEAR ANY AND ALL COSTS ASSOCIATED WITH WORK DISCONTINUATION, ENGINEERING CONSULTATION, MATERIALS TESTING, REPAIR AND ALL MISCELLANEOUS RELATED ITEMS.
5- THE CONTRACTOR SHALL BRACE, SHORE, REINFORCE AND/OR UNDERPIN ALL STRUCTURES, INCLUDING NEIGHBORING STRUCTURES, AS REQUIRED FOR SAFE OPERATION.
6- THE CONTRACTOR IS TO TAKE ALL NECESSARY AND PRUDENT STEPS TO SHORE AND BRACE EXISTING STRUCTURES PRIOR TO INSTALLATION OF HEADERS FOR NEW OPENINGS. THE PROPER AND SAFE EXECUTION OF THIS WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7- EQUIPMENT AND DEVICES OF A TEMPORARY NATURE REQUIRED FOR THE CONSTRUCTION PROCESS AND PROTECTION THEREOF, SUCH AS SCAFFOLDS, STAGING, PLATFORMS, RUNWAYS, HOISTS, LADDERS, CHUTES, TEMPORARY FLOORING, GUARDS, RAILINGS, SHAFT WAY PROTECTIONS, ETC., FOR THE PROTECTION OF WORKMEN AND TO THE PUBLIC SHALL BE PROVIDED, ERECTED, AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL NEW YORK STATE CODES, AND ALL OTHER LAWS, RULES, OR ORDINANCES OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION DURING CONSTRUCTION.
8- THE CONTRACTOR SHALL PROVIDE, ERECT, MAINTAIN THOSE ITEMS REQUIRED FOR USE, OBTAINING ALL NECESSARY PERMITS, INSPECTIONS AND APPROVALS, AND REMOVE THOSE ITEMS WHICH HAVE SERVED THEIR PURPOSE AND WHEN DIRECTED BY THE OWNER, UNLESS OTHERWISE STIPULATED BY THE OWNER.

DEMOLITION NOTES:

1- THE CONTRACTOR SHALL ASCERTAIN THAT THE AREA OF DEMOLITION HAS BEEN CLEARED OF ALL FURNITURE AND MOVABLE EQUIPMENT IN ORDER TO ALLOW FOR DEMOLITION TO PROCEED. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY OF ANY SUCH CONDITIONS PREVENTING HIS PROCEEDING WITH THE DEMOLITION.
2- ALL ELECTRICAL HIGH OR LOW VOLTAGE CONDUITS, WIRES, INSTRUMENTS AND EQUIPMENT ADJACENT TO OR CONTAINED WITHIN PARTITIONS TO BE REMOVED BACK TO THE NEXT PANEL BOARD AND SHUTDOWN. NO CIRCUITS, WIRES OR EQUIPMENT SHALL REMAIN OPEN OR LIVE.
3- DEMOLITION INCLUDES COMPLETE REMOVAL AND DISPOSAL OF ALL ITEMS FROM SITE, EXCEPT ITEMS DESIGNATED TO BE REMOVED AND RETURNED TO THE OWNER FOR RE-USE. MATERIALS OR ITEMS SUCH AS DOORS AND FRAMES, GLASS AND LIGHTING FIXTURES DESIGNATED ON DRAWINGS TO REMAIN THE PROPERTY OF THE OWNER SHALL BE REMOVED WITH CARE AND STORED IN A LOCATION ON THE SITE TO BE DESIGNATED BY THE OWNER.
4- CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL WORK, INCLUDING PERMITS FOR TRANSPORTING AND DISPOSAL OF DEBRIS AND OTHERS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION INCLUDING ANY HAZARDOUS MATERIALS THAT MAY BE DISCOVERED.
5- CONTRACTOR IS REQUIRED TO NOTIFY OWNERS OF ANY AND ALL REQUIRED UTILITY SHUTDOWNS WITHIN THREE DAYS PRIOR TO TIME REQUIRED TO BE SHUTDOWN.
6- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY SAFEGUARDS SUCH AS GUARDRAILS, BARRICADES, COVERING, ETC., TO PROTECT THE WORKMAN AND PUBLIC FROM ANY FORM OF BODILY INJURY.
7- PROVIDE AND MAINTAIN NECESSARY COVERINGS AND BOARDING TO PROTECT EXISTING WORK AND FINISHES TO REMAIN. UPON COMPLETION, REMOVE ALL PROTECTION AND CLEAN DOWN ALL SURFACES AND LEAVE ALL CONSTRUCTION IN A CLEAN, ORDERLY CONDITION. DUST SHALL BE KEPT AT A MINIMUM WITH PROTECTIVE COVERING REQUIRED OVER EXISTING FINISHES (CARPET, ETC.) TO BE PROVIDED.
8- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED BY IMPROPER PROTECTION AND SHALL MAKE ALL REPAIRS WITHOUT COST TO THE OWNER.
9- ALL REMOVALS SHALL BE NEATLY AND SAFELY DONE, CAUSING NO DAMAGE TO WORK TO REMAIN. DEBRIS AND RUBBISH SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE PROMPTLY DISPOSED OF LEGALLY.
10- MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.

EXCAVATIONS AND SUBSURFACE SOIL CONDITIONS

1- CONTRACTOR SHALL STRIP ALL TOPSOIL FROM EFFECTED AREAS OF THE SITE AND SAVE FOR REDISTRIBUTION. THE CONTRACTOR SHALL THEN REMOVE ALL EXCESS EARTH FROM THE SITE.
2- PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL BELOW GRADE UTILITIES, WATER AND SEWAGE LINES, DRYWELLS, SEPTIC SYSTEMS, AND ANY OTHER FACILITIES.
3- ALL EXISTING FILL, ROOTS AND OTHER UNSUITABLE BEARING MATERIAL SHALL BE REMOVED AND FOOTINGS CARRIED TO THE BOTTOM OF SUCH EXCAVATION.
4- ALL FOOTINGS SHALL BEAR ON VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF TWO (2) TONS PER SQUARE FOOT. CONTRACTOR TO VERIFY ASSUMED SOIL-BEARING CAPACITY AND SHALL ASSUME FULL RESPONSIBILITY FOR SAME. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY SOIL VARIATION OR CONDITION ADVERSELY AFFECTING ASSUMED BEARING CAPACITY PRIOR TO THE POURING OF ANY FOOTINGS.
5- IN THE EVENT THAT THE CONTRACTOR DISCOVERS CLAY, SILT, OR OTHER SOIL, THE CONTRACTOR SHALL COORDINATE A TEST BORING IN ACCORDANCE WITH THE OWNER / CONTRACTOR AGREEMENT TO VERIFY THE PRESUMED MINIMUM BEARING CAPACITY.
6- ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3'-0" BELOW GRADE UNLESS NOTED OTHERWISE IN PLANS.

CONCRETE & FOUNDATION NOTES:

1- PERFORM REQUIRED ALTERATIONS TO EXISTING CONCRETE. NEW WORK INSTALLED ADJACENT TO AND CONNECTING WITH PRESENT WORK SHALL MATCH EXISTING. JOINTS BETWEEN NEW AND EXISTING WORK SHALL BE TROWELED SMOOTH AND EVEN. PROVIDE EXPANSION JOINTS AS REQUIRED.
2- FOOTINGS AT DIFFERENT LEVELS SHALL BE STEPPED SO THAT THE CLEAR DISTANCE BETWEEN ADJACENT BOTTOM EDGES SHALL NOT EXCEED A SLOPE OF ONE VERTICAL TO TWO HORIZONTAL OR DEPENDENT UPON LOCAL GOVERNING CODES, WHICHEVER IS PREVALENT.
3- CONCRETE FOUNDATIONS SHALL BE POURED CONTINUOUSLY. IF POUR IS INTERRUPTED A VERTICAL KEY SHALL BE PROVIDED. HORIZONTAL JOINTS ARE NOT PERMITTED.
4- CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF SLOTS, PIPE SLEEVES, INSERTS, ANCHOR BOLTS, ELECTRIC CONDUITS, ETC. AS REQUIRED FOR TRADES BEFORE PLACING CONCRETE.
5- A CONCRETE BLOCK FOUNDATION WALL SHALL BE ACCEPTED IN LIEU OF POURED CONCRETE WHERE PERMITTED BY LOCAL CODES.
6- FOR CRAWL SPACES, BASEMENTS AND CELLARS, ANCHOR BOLTS SHALL BE 5/8" DIA. WITH MINIMUM EMBEDDMENT OF 18" FOR MASONRY WALLS AND 7" FOR POURED CONCRETE WALLS. THERE SHALL BE A MINIMUM OF TWO BOLTS PER SILL, MAX. ONE FOOT FROM CORNERS AND 6" FROM END CONDITIONS, AND SPACED THEREAFTER A MAX. 48" O.C. FOR SINGLE STORY STRUCTURES AND 3'-0" O.C. FOR TWO STORY STRUCTURES AND 23" O.C. FOR THREE STORY STRUCTURES. NOTE THAT TWO STORY STRUCTURES WITH ROOF SLOPES EQUAL TO OR GREATER THAN 7:12 SHALL BE CONSIDERED THREE STORIES.
7- FOR SLABS ON GRADE AND LOCATIONS WHERE THE EXTERIOR WALL PLATE BEARS DIRECTLY ON THE FOUNDATION WALL, ANCHOR BOLTS SHALL BE 5/8" DIA. WITH MINIMUM EMBEDMENT OF 18". THERE SHALL BE A MINIMUM OF TWO BOLTS PER SILL, MAX. ONE FOOT FROM CORNERS AND 6" FROM END CONDITIONS, AND SPACED THEREAFTER A MAX. 33" O.C.
8- PROVIDE CONTINUOUS METAL TERMITE SHIELD WITH ALL JOINTS SEALED ALONG PERIMETER WALLS AND SHIELDED TERMITE COLLARS AT PLUMBING PIPES IN CRAWL SPACES UNLESS OTHERWISE NOTED.
9- MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS TO BE AS FOLLOWS:
A) FOOTINGS, PIERS, FOUNDATION WALLS: F'C = 3,500 P.S.I. STONE CONCRETE.
B) SLAB ON GROUND: F'C = 2,500 P.S.I. CONCRETE.
C) SUPERSTRUCTURE, SLAB: F'C = 3,500 P.S.I. CONCRETE.
D) 3500 P.S.I., MIN. COMPRESSIVE STRENGTH OF CONCRETE FOR GARAGE SLAB.
E) CONCRETE TO BE 5 TO 7% AIR-ENTRAINED, PER R 402.2 OF RCNYC.
10- ANTI-HYDRO SHALL BE ADDED IF POURING TAKES PLACE AT 32 DEGREES F OR LESS.

SITE WORK, GRADING AND LANDSCAPING

1- CONTRACTOR SHALL FROM EFFECTED AREAS OF THE SITE AND REDISTRIBUTE ALL TOPSOIL UPON COMPLETION OF THE WORK, PROVIDING FOR FINISHED GRADING AND RESEEDING OF THE LAWN AS DIRECTED BY THE OWNER.
2- BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALLS UNTIL THE CONCRETE IS OF SUFFICIENT STRENGTH AND UNTIL THE WALLS ARE PROPERLY BRACED TOP AND BOTTOM BY THE HORIZONTAL FLOOR OR BY ADEQUATE TEMPORARY BRACING.
3- GRADING AROUND ALL NEW CONSTRUCTION SHALL SLOPE AWAY FROM THE FOUNDATION WALL AND SHALL BLEND INTO EXISTING GRADES.
4- ALL SITE DESIGN INCLUDING TOPOGRAPHY, STORM DRAINAGE, SPECIAL PAVING, LANDSCAPING, ETC. SHALL BE PROVIDED BY OTHERS UNLESS SPECIFIED HEREIN.
5- CONTRACTOR SHALL PROVIDE FOR ALL DRIVEWAY MODIFICATIONS AS REQUIRED ALLOWING FOR ACCESS TO AND FROM THE SITE. ALL NEW CURBS, CURB CUTS AND PAVING MUST COMPLY WITH ALL REQUIREMENTS FOR THE GOVERNING MUNICIPALITY & 2020 NYSRC.

DOOR AND WINDOW NOTES:

1- ALL NEW WINDOWS SHALL BE PERMA-SHIELD FINISH IN WHITE AS MANUFACTURED BY ANDERSON OR APPROVED EQUAL - FURNISHED WITH INSECT SCREENS, GRILLS, JAMB EXTENSIONS, TRIM, ETC., WITH 5/8" INSULATED GLASS UNLESS OTHERWISE AGREED TO.
2- ALL EXTERIOR DOORS WITHOUT GLAZING SHALL HAVE PEEP HOLES INSTALLED.
3- ALL WINDOWS & DOORS WITH GLAZING 18" OR BELOW ABOVE FINISHED FLOOR (A.F.F.) SHALL BE ORDERED WITH TEMPERED GLASS. IF PROJECT LIES WITHIN A MILE OF THE COAST LINE, ALL WINDOWS & DOORS SHALL BE ORDERED WITH LAMINATED GLASS.
4- CONTRACTOR TO VERIFY ALL ALL OF THE ARCHITECT'S WINDOW & DOOR SPECIFICATIONS PRIOR TO ORDERING ANY WINDOW/DOORS. IF THERE ARE ANY DISCREPANCIES WITH SIZES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSULT WITH ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.
5- CONTRACTOR SHALL CONSULT WITH OWNER PRIOR TO ORDERING ANY WINDOW AND DOOR HARDWARE FOR OWNER SPECIFICATIONS.

ROOFING:

1- ALL METAL FLASHING WHERE CALLED FOR ON PLANS SHALL BE COPPER OR ALUMINUM
2- CONTRACTOR SHALL PROVIDE GUTTERS AND LEADERS AS REQUIRED AND SHALL CONNECT THEM TO THE APPROVED STORM WATER DRAINAGE SYSTEM.
3- ALL SKYLIGHT OPENINGS SHALL BE PROPERLY FLASHED.
4- ALL WORK SHALL BEAR A WRITTEN ONE (1) YEAR GUARANTEE FROM ROOFING CONTRACTOR FROM THE DATE OF THE OWNER'S ACCEPTANCE, ADDITIONAL MANUFACTURER WARRANTIES SHALL BE PROVIDED WHEN APPROPRIATE.
5- ALL ROOF INTERSECTIONS TO HAVE FLASHING TO EXTEND 8" (MEASURED VERTICALLY) ABOVE FLAT ROOF.
6- FOR ROOFS PITCHED 3:12 AND UP, NEW ROOFING SHALL BE ASPHALT SHINGLES(UNLESS OTHERWISE NOTED) OVER 15# FELT, 1 LAYER OF UNDERLAYMENT REQUIRED WHEN ROOF PITCH IS 4:12 AND ABOVE, OTHERWISE TWO LAYERS SHALL BE USED FROM 3:12 UP TO 4:12, INSTALL AND LAP JOINTS AS PER 2020 NYSRC. AND MANUFACTURERS SPECIFICATIONS. PROVIDE AN ICE AND WATER SHIELD UNDERLAYMENT WITHIN 2'-0" (PROJECTED HORIZONTALLY) FORM THE INTERIOR SIDES OF EXTERIOR WALLS BELOW, FOR ALL ROOF OVERHANGS. ASPHALT SHINGLES TO BE ATTACHED WITH A MIN OF TWO 12GX3/4" LONG GALVANIZED ROOFING NAILS MIN TWO PER SINGLE SHINGLE AND SIX PER STRIP SHINGLE
7- FOR ROOFS PITCHED BETWEEN 1:12 AND 3:12, NEW ROOFING SHALL BE ROLLED ROOFING WITH AN ICE AND WATER SHIELD UNDERLAYMENT WITHIN 2'-0" (PROJECTED HORIZONTALLY) FORM THE INTERIOR SIDES OF EXTERIOR WALLS BELOW, FOR ALL ROOF OVERHANGS.
8- FOR ROOFS BELOW 1:12 BUILT UP ROOFING SHALL BE A 20 YEAR JOHNS MANVILLE ROOFING SYSTEM, CONSISTING OF 1 LAYER OF NRGII ISO, 1 LAYER OF DYNABASE SET IN MBRCAA, AND 1 LAYER OF DYNAKAP SET IN MBRCAA.
9- NEW WORK SHALL TIE IN AND LAP SO AS TO PREVENT LEAKAGE ACCORDING TO ACCEPTABLE BUILDING PRACTICES ADDRESSED IN THE 2020 NYSRC..
10- ALL EXTERIOR NAILING SHALL BE ALUMINUM OR GALVANIZED.
11- FLASHING TO BE PROVIDED AT ALL ROOF PENETRATIONS, PIPES, VENTS, SKYLIGHTS, CHIMNEYS AND ROOF VENTILATORS. FLASHING TO BE PROVIDED AT HIPS, RIDGES, VALLEYS, CHANGES OF ROOF SLOPE, GABLE ENDS AND TOP OF FOUND. WALLS.
12- INSTALL SHIMS TO PROVIDE ROOF PITCH UNDER SHEATHING AND PERPENDICULAR TO THE ROOF JOISTS TO PROVIDE FOR ROOF VENTING IN FLAT ROOF AREAS.
13- ALL INTERIOR LEADERS ARE TO HAVE 1/2" FOAM SOUND INSULATION OVER PVC PIPING.
14- CONTRACTOR SHALL PROVIDE GUTTERS AND LEADERS AS REQUIRED AND SHALL CONNECT THEM TO THE APPROVED STORM WATER DRAINAGE SYSTEM.

FINISH WORK NOTES:

1- TRIM, MOLDINGS, CASINGS, WINDOW FRAMES, ETC. SHALL MATCH EXISTING UNLESS OTHERWISE NOTED ON DRAWINGS, PAINT OR STAIN AS PER OWNER.
2- CONTRACTOR SHALL PROVIDE WOOD STEPS TO GRADE(UNLESS OTHERWISE NOTED). NUMBER OF STEPS REQUIRED TO BE DETERMINED IN FIELD. ALL DECK LUMBER TO BE A.C.Q.(ARSENIC FREE PRESSURE TREATED LUMBER)
3- ALL EXTERIOR WOOD FENCE AND DECKING MATERIALS TO BE WATER SEALED.
4- CONTRACTOR SHALL SEAL AND / OR PRIME ALL DOORS IMMEDIATELY UPON INSTALLATION TO AVOID WARPING.
5- ALL GLAZING AND SKYLIGHTS SHALL BE IN ACCORDANCE WITH THE 2020 NYSRC. FOR IMPACT RESISTANCES.

6- ALL GYPSUM BOARD WALLS AND CEILINGS SHALL BE TAPED AND SANDED WITH A MIN OF 3 COATS OF SPACKLE, PRIMED AND READY FOR WALL FINISHING, AS PER OWNER.
7- THE OWNER SHALL SELECT ALL COLORS FOR APPLIANCES, PAINT, TILE, CABINETRY, EXTERIOR PAINTING, COUNTER TOPS, AND KITCHEN CABINETRY.
8- CARPETING SHALL BE FURNISHED AND INSTALLED AT THE OWNERS EXPENSE UNLESS OTHERWISE AWARDED IN THE CONTRACT.
9- CONTRACTOR SHALL PATCH AND MATCH ALL FINISHES AFFECTED BY THE NEW CONSTRUCTION FOR BOTH THE INTERIOR AND EXTERIOR.
10- UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL BROOM CLEAN ALL AFFECTED AREAS AND CART AWAY ALL DEBRIS.
11- WATERPROOF ALL BATHROOM FLOOR AND PROVIDE COVE BASE AS PER 2020 NYSRC.
12- ALL STAIR CONSTRUCTION TO COMPLY WITH 2020 NYSRC..
13- GLASS ENCLOSURES AROUND SHOWERS AND TUBS SHALL BE IN COMPLIANCE WITH THE 2020 NYSRC..

MASONRY NOTES:

1. PROVIDE WEEPHOLES @ 2'-0" O.C.
2. PROVIDE GALVANIZED WALL TIES TO ANCHOR BRICK.
3. DUROWALL REINFORCED @ 16" O.C. VERTICALLY.
4. EXPANSION JOINTS @ 30'-0" O.C. VERTICALLY (MAX.) AND AT INTERSECTIONS.

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL BE CONFINED TO THE SPACE AND LOCATION ALLOWED FOR IT, AND SHALL BE IN STRICT CONFORMANCE TO THE NATIONAL ELECTRICAL CODE, GOVERNING MUNICIPALITY AND NFPA 72
2. PROVIDE SEPARATE CIRCUITS FOR ALL APPLIANCES, AMPERAGES BASED ON MANUFACTURES SPECIFICATIONS.
3. CONTRACTOR IS TO VERIFY WITH THE OWNER, IF THE OWNER WILL BE PURCHASING APPLIANCES AND HAVING THEM INSTALLED BY OTHERS PRIOR TO SUBMITTING A BID ON THE PROJECT.
4. CONTRACTOR SHALL INSTALL, AS PER OWNERS DIRECTION, ANY AND ALL INTERCOM, ALARM, THERMOSTAT, TELEPHONE AND/OR TV ANTENNA WIRING IN WALLS PRIOR TO SHEETROCKING. ALL WIRING SHALL BE BOARD OF FIRE UNDERWRITERS APPROVED AND INCLUDE THE FOLLOWING:
A) ALL WIRING FOR NEW SWITCHES, OUTLETS, FIXTURES, RE-CIRCUITING NECESSARY TO ALLOW FOR ALL NEW WORK, ALL REWIRING OF EXISTING FIXTURES AND LABELING OF CIRCUIT BREAKERS TO INDICATE CIRCUIT USE.
B) FURNISH NFBU CERTIFICATE AT COMPLETION OF WORK.
5. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND ATTACHED GARAGES, BUT NOT INCLUDING CRAWL SPACES AND UNIHABITABLE ATTICS. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. ONE CENTRALIZED ALARM HORN FOR ALL SMOKE DETECTORS IS PROHIBITED. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN EACH DWELLING UNIT ON ANY STORY HAVING A SLEEPING AREA, AND ON ANY STORY HAVING FUEL-FIRED OR SOLID-FUEL "APPLIANCES AND EQUIPMENT", FIREPLACES, OR ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. ONE CENTRALIZED ALARM HORN FOR ALL CARBON MONOXIDE DETECTORS IS PROHIBITED.
6. CONTRACTOR SHALL VERIFY WITH THE OWNER, LOCATION AND QUANTITY OF LIGHTING FIXTURES, SWITCHES, OUTLETS, ETC. PRIOR TO PROVIDING BID ON PROJECT.
7. PROVIDE A MINIMUM OF ONE OUTLET IN A HALLWAY THAT EXCEEDS 9'-0" IN LENGTH.
8. PROVIDE ONE OUTLET IN EACH ROOM A MINIMUM OF 6'-0" FROM THE ENTRANCE TO THAT ROOM.
9. PROVIDE A MINIMUM OF ONE G.F.C.I. OUTLET WITHIN 3'-0" OF ANY SINK AND A MINIMUM OF ONE IN EVERY BATHROOM UNLESS OTHERWISE SPECIFIED.
10. CONTRACTOR MUST VERIFY WITH HIS LICENSED ELECTRICIAN IF AN UPGRADE OF ELECTRICAL SERVICE IS REQUIRED FOR THIS PROJECT PRIOR TO SUBMITTING A BID.
11. CONTRACTOR TO VERIFY LOCATIONS OF MASTS, METERS, SUB-PANELS, ETC. FOR RELOCATION AS REQUIRED FOR THE PROJECT. CONTRACTOR MUST ALSO NOTIFY THE ARCHITECT OF LOCATIONS IF NOT SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF WORK & BIDDING.

FIREPLACE NOTES:

1. FIREPLACE CONSTRUCTION SHALL COMPLY WITH SECTION 7813.5D OF N.Y. STATE ECCC, WITH A MAXIMUM OF 20 CFM AIR INFILTRATION LOSSES WITH DAMPER IN CLOSED POSITION.
2. FIREPLACE UNIT SHALL BE PROVIDED WITH 150 CFM OUTSIDE AIR INTAKE DUCT (DAMPERED).
3. FIREPLACE TO BE "SUPERIOR" MODEL WITH OPTIONAL GLASS DOOR ASSEMBLY AND OUTSIDE COMBUSTION KIT INCLUDED.
4. FIREPLACE SHALL BE INSTALLED AS PER MANUFACTURERS WRITTEN SPECIFICATIONS.
5. PROVIDE METAL WALL SHIELDS ON BOTH SIDES OF FIREPLACE OPENING (SUPERIOR WS40 OR EQUAL).
6. CHIMNEY OUTLETS SHALL NOT BE LOWER THAN THE TOP OF ANY WINDOW WITHIN 15'-0" OR LESS THAN 2'-0" ABOVE ANY COMBUSTIBLE PART OF THE ROOF WITHIN 10'-0".

PLUMBING NOTES:

1. ALL PLUMBING WORK SHALL BE IN STRICT CONFORMANCE WITH ALL STATE AND LOCAL CODES.
2. HOT WATER HEATER SHALL HAVE A MAXIMUM TEMPERATURE SETTING OF 140 DEGREES F.
3. PROVIDE HOT AND COLD WATER SUPPLY LINES TO A NEW REFRIGERATOR AS REQUIRED BY MANUFACTURES SPECIFICATIONS.
4. PROVIDE INSULATION ON ALL NEW PIPING AS REQUIRED BY CODE.
5. REMOVE AND RELOCATE ALL EXISTING PIPING AS REQUIRED TO ASSURE THE PROPER EXECUTION OF THE WORK.
6. BELOW GROUND WASTE LINES SHALL BE X H.C.I. PIPING.
7. POTABLE LINES SHALL BE TYPE "L" COPPER.
8. THE PLUMBING CONTRACTOR SHALL PERFORM ALL REQUIRED GAS OR OIL PIPING AND VERIFY ANY SITE CONDITIONS & REQUIREMENTS PERTAINING TO THERETO (IE. RELOCATION, UPGRADING, ETC)-PRIOR TO BIDDING AND COMMENCEMENT OF ANY WORK.
9. SANITARY DISPOSAL SYSTEM SHALL BE COUNTY DEPARTMENT OF HEALTH SERVICES APPROVED FOR DESIGN AND INSTALLATION. THE OWNERS SURVEYOR SHALL BE RESPONSIBLE FOR DESIGN LOCATIONS OF THE FACILITIES AS WELL AS OBTAINING ALL PERMITS OR APPROVALS.
10. WATER MAIN MUST BE 7'-0" AWAY FROM THE SANITARY DISPOSAL SYSTEM AND 4'-0" DEEP.12. IN BEARING WALLS OR PARTITIONS, NO STUD IS TO BE CUT MORE THAN 1/3 IT'S DEPTH TO RECEIVE PIPING, DUCT OR ELECTRICAL WORK.

REGISTERED ARCHITECT DENNIS M. MELE NO. 18329 STATE OF NEW YORK

OYSTER BAY DRAFTING

SHEET TITLE	CONSTRUCTION DRAWINGS		
PROJECT NAME	McMANUS RESIDENCE 35 WATERSIDE AVE.,NORTHPORT,NY-		
OYSTER BAY DRAFTING AND ARCHITECTURE, P.C. 68 WEST MAIN STREET OYSTER BAY, N.Y. 11771 (516) 922-5976 (FAX) 922-6235 WEB: WWW.OYSTERBAYDRAFTING.COM EMAIL: ARCHITECT@OYSTERBAYDRAFTING.COM		DATE: 6-23-20 SCALE: AS NOTED BY: M.M. JOB NO: 20085	SHEET NO. 9 OF 9

tabbies

DEFENDANT'S
EXHIBIT