NAILING SCHEDULE
TABLE 3.1 WFCM 2018

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
RAFTER TO TOP PLATE (TOE NAILED)	3- 8d	3- 10d	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE NAILED)	3- 8d	3- 10d	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE NAILED)			EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE NAILED)			EACH LAP
COLLAR TIE TO RAFTER (FACE NAILED)			PER TIE
BLOCKING TO RAFTER (TOE NAILED)	2- 8d	2- 10d	EACH END
RIM BOARD TO RAFTER (END NAILED)	2- 16d	2- 16d	EACH END
WALL FRAMING			
TOP PLATE TO TOP PLATE (FACE NAILED)	2- 16d	2- 16d	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE NAILED)	4- 16d	5- 16d	JOINTS- EACH SIDE
STUD TO STUD (FACE NAILED)	2- 16d	2- 16d	24"oc
HEADER TO HEADER (FACE NAILED)	16d	16d	16"oc ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END NAILED)	2- 16d	2- 40d	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDJOIST, OR BLOCKING (FACE NAILED)	2- 16d	2- 16d	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	3- 16d	PER FOOT
ROOF SHEATHING			
WOOD STRUCTURAL PANELS	8d	10d	@6"oc EDGE, @12"oc FIELD
DIAGONAL BOARD SHEATHING			
1"x6" or 1"x8"	2- 8d	2- 10d	PER SUPPORT
1"X10" OR WIDER	3- 8d	3- 10d	PER SUPPORT
CEILING SHEATHING			
GYPSUM WALLBOARD	5D COOLERS	5d COOLERS	7" EDGE/ 10" FIELD
WALL SHEATHING			
WOOD STRUCTURAL PANELS	8d	10d	@6"oc EDGE, @12"oc FIELD
STRUCTURAL FIBERBOARD PANELS			
1/2"	11 ga. galv. ROOFING NAIL (0.120"x1-1/2" LONG x 7/16" HEAD)	-	3" EDGE/ 6" FIELD
25/32"	11 ga. galv. ROOFING NAIL (0.120"x1-3/4" LONG x 3/18" HEAD)	-	3" EDGE/ 6" FIELD
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	7" EDGE/ 10" FIELD
HARDBOARD	8d	8d	@6"oc EDGE, @12"oc FIELD
PARTICLE BOARD PANELS	8d	8d	SEE MANUFACTURER
DIAGONAL BOARD SHEATHING			
1"x6" or 1"x8"	2- 8d	2- 10d	PER SUPPORT
1"X10" OR WIDER	3- 8d	3- 10d	PER SUPPORT
FLOOR SHEATHING			
WOOD STRUCTURAL PANELS			
1" OR LESS	8d	10d	6" EDGE/ 12" FIELD
GREATER THAN 1"	10d	16d	6" EDGE/ 12" FIELD
DIAGONAL BOARD SHEATHING			
1"x6" or 1"x8"	2- 8d	2- 10d	PER SUPPORT
1"X10" OR WIDER	3- 8d	3- 10d	PER SUPPORT

TABLE R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

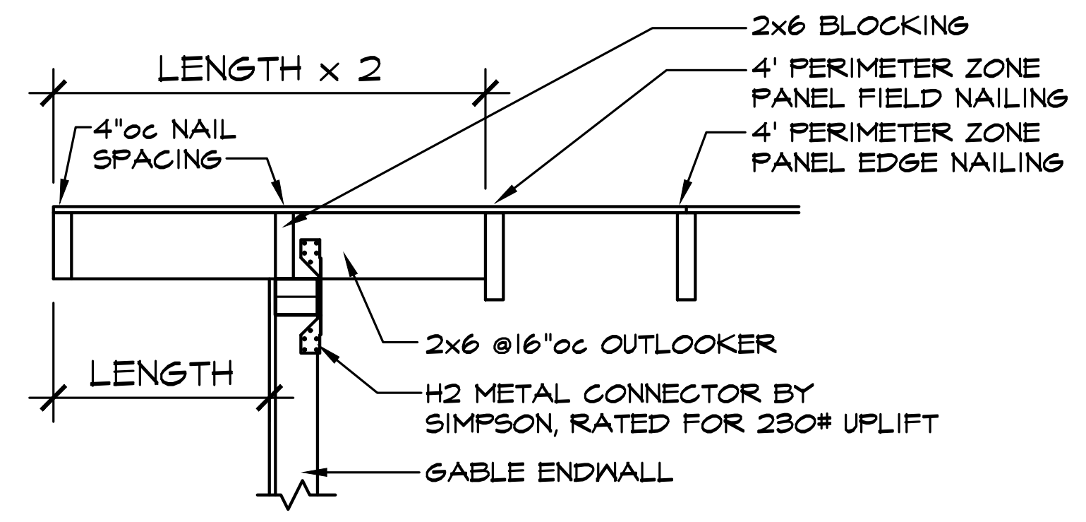
UNIHABITABLE ATTICS WITHOUT STORAGE- NOT MORE THAT 42"	10 PSF
UNIHABITABLE ATTICS WITH LIMITED STORAGE	20 PSF
HABITABLE ATTICS WITH FIXED STAIRS	30 PSF
EXTERIOR BALCONIES AND DECKS	40 PSF
GUARDS AND HANDRAILS	200 PSF
GUARDS INFILL COMPONETS	50 PSF
PASSENGER VEHICLE GARAGES	50 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF
SLEEPING ROOMS	30 PSF
STAIRS	40 PSF

TABLE R301.7
DEFLECTION

RAFTERS HAVING SLOPES GREATER THAN 3:12 WITH FINISHED CEILING NOT ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
CEILINGS WITH BRITTLE FINISHES (PLASTER AND STUCCO)	L/360
CEILINGS WITH FLEXIBLE FINISHES (GYPSUM BOARD)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS- WIND LOADS WITH PLASTER OR STUCCO FINISHES	H/360
EXTERIOR WALLS- WIND LOADS WITH OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS- WIND LOADS WITH FLEXIBLE FINISHES	H/180
LINTELS SUPPORTING MASONRY VENEER WALLS	L/600

TABLE R301.6
MINIMUM ROOF LIVE LOADS OF HORIZONTAL PROJECTION

USE GROUND SNOW LOAD 20 PSF



FLYING GABLE DETAIL

3/4"=1'-0"

VILLAGE OF PLANDOME HEIGHTS

SECTION	3
BLOCK	28
LOT	300
ZONE	RESIDENCE

PERMITTED USE

ONE FAMILY DETACHED DWELLING

BUILDING HEIGHT- AVERAGE GRADE TO OVERALL HEIGHT

2 ½ STORY/ 30' MAXIMUM

31'-2" EXISTING/ NO CHANGE

MINIMUM LOT AREA, FRONTAGE, AND WIDTH

10,890 SQ FT MINIMUM

17,945 SQ FT EXISTING

90 FT MIN FRONTAGE

81.35 FT EXISTING

EXISTING LOT IS NONCONFORMING

BUILDING AREA 25% MAXIMUM

THE AGGREGATE AREA OF THE MAXIMUM HORIZONTAL CROSS SECTIONS OF ALL BUILDINGS, INCLUDING COVERED PORCHES, ALL DETACHED GARAGES, SHEDS AND OTHER ACCESSORY BUILDINGS, AND ALL DECKS, PATIOS AND PLATFORMS THAT HAVE A HEIGHT IN EXCESS OF 30 INCHES.

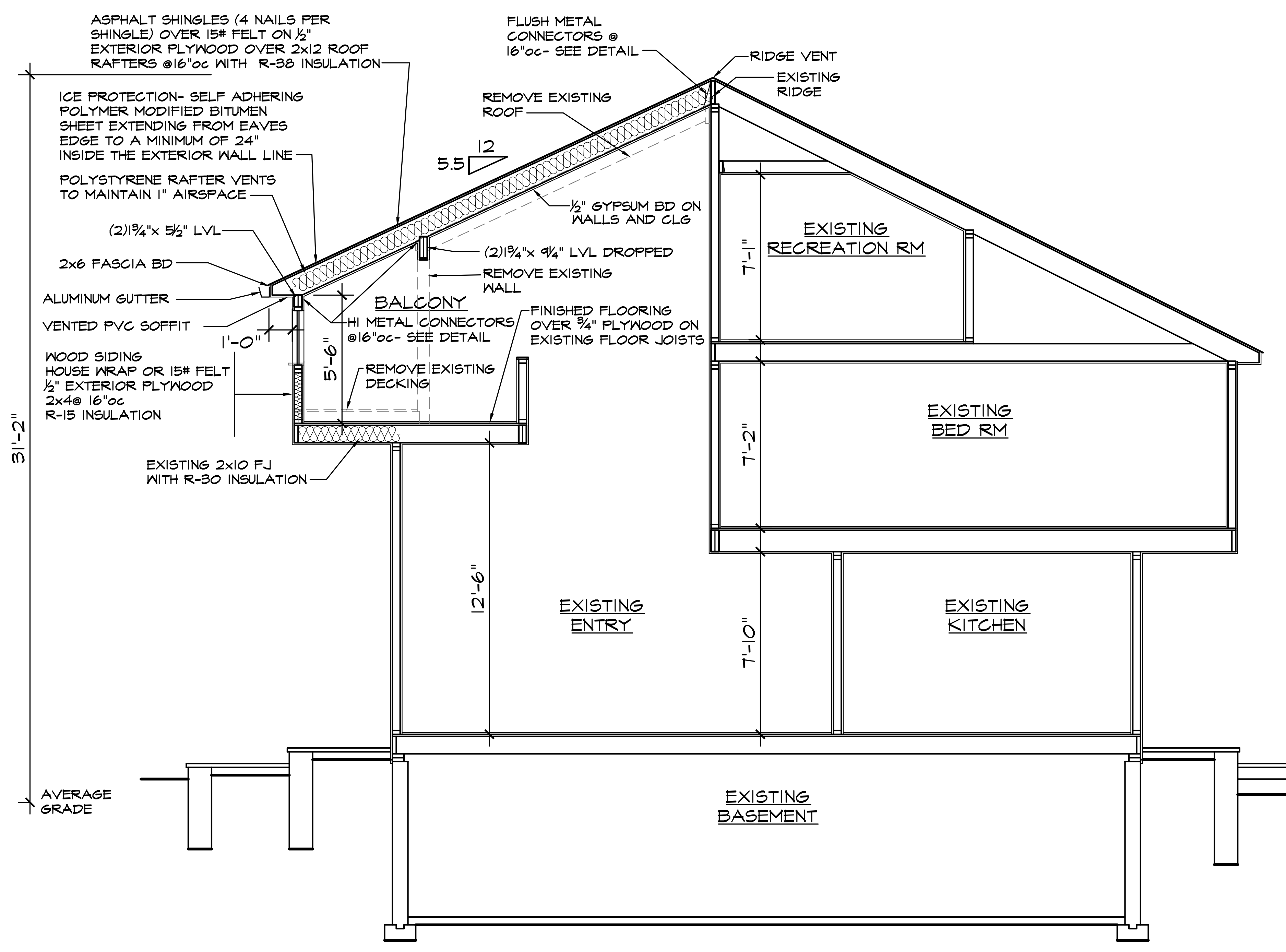
EXISTING DWELLING	2,157 SQ FT
EXISTING SIDE PORCH	16 SQ FT
TOTAL	2,173 SQ FT
PROPERTY AREA	17,945 SQ FT

EXISTING BUILDING COVERAGE= 12.1%

FLOOR AREA RATIO- .4 MAX

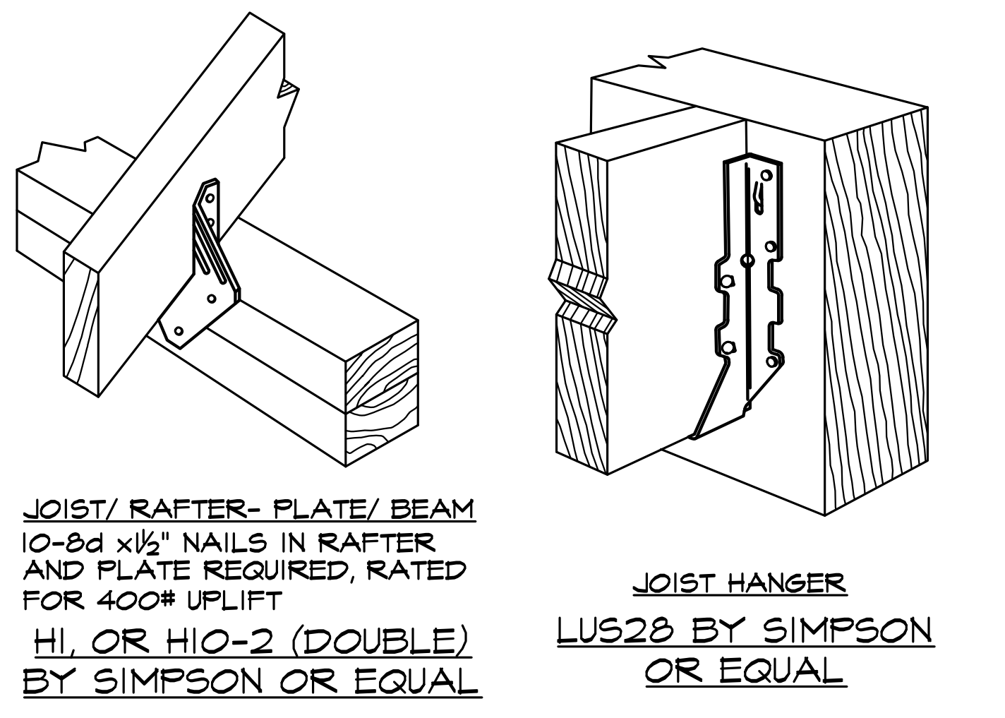
EXISTING FIRST FLOOR	1,882 SQ FT
EXISTING SECOND FLOOR	2,037 SQ FT
EXISTING ATTIC FLOOR	812 SQ FT
PROPOSED SECOND FLOOR	73 SQ FT
TOTAL FLOOR AREA	4,804 SQ FT
PROPERTY AREA	17,945 SQ FT
PROPOSED FAR	.27

< .4 MAXIMUM ALLOWABLE



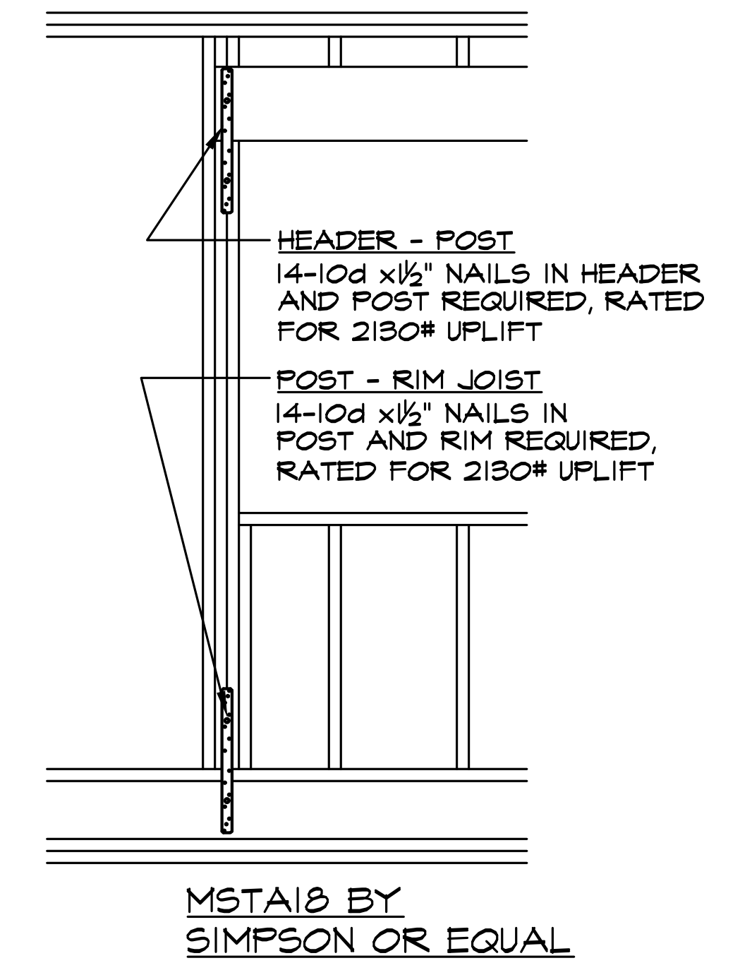
SECTION 'A-A'

1/4"=1'-0"



CONNECTOR DETAILS

1 1/2"=1'-0"



FRAMED OPENING DETAIL

ALSO USE STRAPPING AS SHOWN ON FRAMING CONNECTION DETAILS FOR JACK, KING, & CRIPPLE STUDS

1/2"=1'-0"

FRONT YARD 35' MINIMUM

ON AN INTERIOR LOT THERE SHALL BE A FRONT YARD, THE DEPTH OF WHICH SHALL BE NOT LESS THAN 35 FEET FROM THE FRONT PROPERTY LINE. WHERE A FRONT YARD SETBACK HAS BEEN ESTABLISHED, THE FRONT YARD DEPTH SHALL CONFORM TO THE ESTABLISHED FRONT YARDS OF ADJACENT RESIDENTIAL BUILDINGS BUT SHALL NOT BE LESS THAN 25 FEET FROM THE STREET LINE.

SIDE YARD 15' MINIMUM/ 40' AGGREGATE

BUILDINGS OVER 30 FT IN HEIGHT SHALL HAVE 20 FT MIN EACH SIDE YARD

REAR YARD 30' MINIMUM

SKY EXPOSURE PLANE/HEIGHT SETBACK RATIO LIMITATION.

NO PORTION OF ANY PRINCIPAL BUILDING ON A RESIDENTIAL LOT SHALL INVADE THE SKY EXPOSURE PLANE, BASED UPON THE DISTANCE BETWEEN THE SIDE OF THE BUILDING TO BE MEASURED AND THE NEAREST SIDE PROPERTY LINE, AND WHICH SHALL BE A RATIO OF TWO FEET VERTICAL TO ONE FOOT HORIZONTAL. THIS REGULATION APPLIES TO ALL SIDE YARDS AND TO ALL SIDES OF BUILDINGS FACING ANY SIDE PROPERTY LINE.

FOR PURPOSES OF THIS SECTION, ALL DISTANCES SHALL BE MEASURED ALONG THE SHORTEST HORIZONTAL LINE BETWEEN THE NEAREST SIDE LOT LINE AND A VERTICAL PLANE RUNNING THROUGH THE POINT BEING MEASURED, WHICH PLANE IS PARALLEL TO SUCH SIDE LOT LINE.

OFF STREET PARKING REQUIREMENTS

ONE FAMILY DWELLING

2 CARS PROVIDED

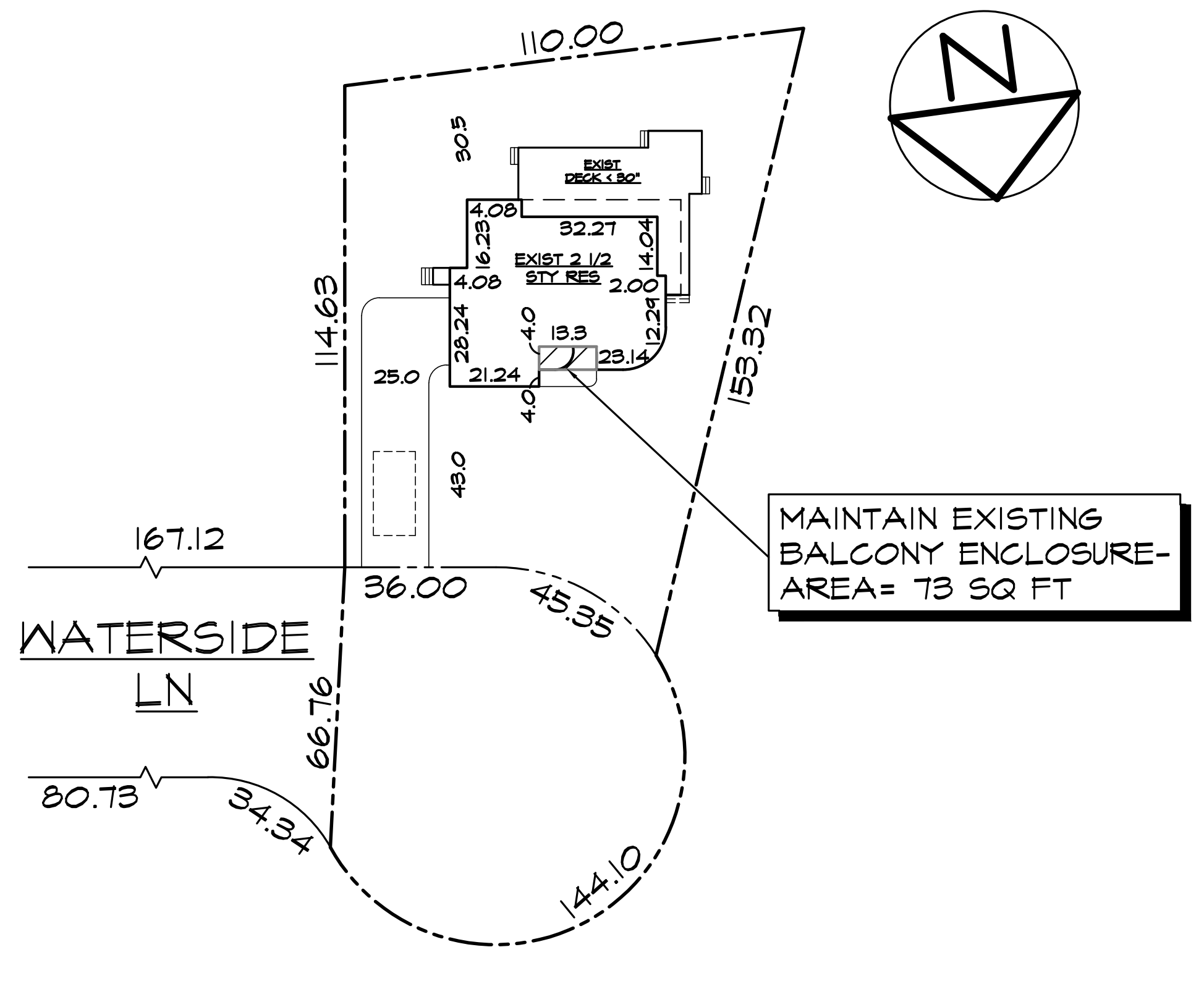
RESIDENTIAL CODE OF NYS

OCCUPANCY CLASSIFICATION

R3- ONE FAMILY DWELLING

CONSTRUCTION CLASSIFICATION

Vb- WOOD FRAME



PLOT PLAN

1"=40.0'

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERA

GROUND SNOW LOAD	20 PSF
WIND DESIGN	
SPEED	130 MPH
TOPOGRAPHIC EFFECTS	YES
SPECIAL WIND REGION	NO
WINDBORNE DEBRIS ZONE	YES
SEISMIC DESIGN CATEGORY	B ZONE
SUBJECT TO DAMAGE FROM:	
WEATHERING	SEVERE
FROST LINE DEPTH	3'
TERMITE	MODERATE TO HEAVY
WINTER DESIGN TEMP	11°
ICE SHIELD UNDERLAYMENT REQ'D	YES
FLOOD HAZARDS	NO
AIR FREEZING INDEX	452
MEAN ANNUAL TEMP	52.7

GENERAL NOTES/ 2020 RESIDENTIAL CODE OF NYS

1- TO THE BEST OF CHRIS GRAY'S KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, SUCH PLANS ARE IN COMPLIANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, THE 2018 WOOD FRAME CONSTRUCTION MANUAL, NFPA 70 STANDARD, NATIONAL ELECTRIC CODE, AND LOCAL ZONING CODE

2- THESE CONSTRUCTION DOCUMENTS ARE PREPARED FOR THE PROJECT ADDRESS LISTED ON THE DRAWINGS AND ARE NOT TO BE USED AT A DIFFERENT LOCATION WITHOUT WRITTEN CONSENT OF THE ARCHITECT. UNAUTHORIZED USE WILL ALSO BE SUBJECT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990

3- NO WORK IS TO COMMENCE UNTIL A PERMIT HAS BEEN OBTAINED FROM THE BUILDING DEPARTMENT. ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR OWNER NOT OBTAINING BUILDING PERMIT OR ADDITIONAL WORK COMPLETED WITHOUT THE KNOWLEDGE OF THE BUILDING DEPARTMENT AFTER CERTIFICATE OF OCCUPANCY ISSUANCE

4- CONTRACTOR TO VERIFY EXISTING CONDITIONS AT JOB SITE BEFORE COMMENCING WITH THE WORK OR ORDERING MATERIALS AND TO REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT BEFORE PROCEEDING FORWARD.

5- DRAWINGS ARE NOT TO BE SCALED, USE DIMENSIONS ONLY. LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALED DRAWINGS. DIMENSIONS NOTED ARE MEASURED FROM FINISHED SURFACES. PROVIDE EXACT DIMENSION CLEAR SHOWN WHEN "HOLD" IS INDICATED.

6- THE CONTRACTOR SHALL NOT MAKE DEVIATIONS FROM DESIGN DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. ARCHITECT SHALL NOT BE REQUIRED TO APPROVE UNAUTHORIZED STRUCTURAL AND OR SPATIAL CHANGES DURING OR POST CONSTRUCTION.

7- IT IS THE RESPONSIBILITY OF THE LOCAL MUNICIPALITY TO PROVIDE BUILDING INSPECTIONS AT PROGRESSIVE STAGES OF CONSTRUCTION. IT SHALL BE CONSTRUED THAT ONCE THE FINAL INSPECTION IS COMPLETED, THE PROJECT IS IN COMPLETE CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS PREPARED BY THE ARCHITECT.

8- IF THE WORD CERTIFY IS USED IN ANY OF ITS FORMS HEREIN AND/OR ON ACCOMPANYING DOCUMENTS RELATING TO THIS PROJECT CREATED BY THE ARCHITECT, IT IS AN EXPRESSION OF PROFESSIONAL OPINION ONLY AND SHALL NOT BE CONSTRUED OR UNDERSTOOD TO BE A STATEMENT OF FACT, A WARRANTY, OR A GUARANTEE OF ANY KIND, EXPRESSED OR IMPLIED.

9- SHOP DRAWINGS MUST CONFORM TO THE ARCHITECTURAL DRAWINGS AND BE APPROVED BY ARCHITECT FOR COMPLIANCE WITH DESIGN INTENT.

10- PROPOSED WORK IS BASED ON SURVEY PREPARED BY LICENSED SURVEYOR AND SUPPLIED BY OWNER. ARCHITECT IS NOT RESPONSIBLE FOR SURVEY ERRORS. OWNER OR CONTRACTOR IS TO HIRE SURVEYOR TO STAKE OUT WORK IF NECESSARY.

11- THE CONSTRUCTION OF BUILDINGS AND STRUCTURES SHALL RESULT IN A SYSTEM THAT PROVIDES A COMPLETE LOAD PATH CAPABLE OF TRANSFERRING ALL LOADS FROM THEIR POINT OF ORIGIN THROUGH THE LOAD-RESISTING ELEMENTS TO THE FOUNDATION. CONTRACTOR TO INSPECT THE EXISTING FRAMING FOR STRUCTURAL INTEGRITY.

12- R303.1 HABITABLE ROOM LIGHT AND VENTILATION- ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED

13- R305.1 MINIMUM CEILING HEIGHT- HABITABLE SPACE, HALLWAYS, AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". BATHROOMS, TOILET ROOMS, AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'-8". FOR ROOMS WITH SLOPED CEILING, THE REQUIRED FLOOR AREA OF THE ROOM SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 5'-0" AND NOT LESS THAN 50% OF THE REQUIRED FOOR AREA SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". THE CEILING HEIGHT ABOVE BATHROOM AND TOILET FIXTURES SHALL HAVE A MINIMUM CEILING HEIGHT OF 6'-8" ABOVE AND AREA NOT LESS THAN 30"x 30" AT THE SHOWERHEAD. BEAMS, GIRDERS, DUCTS OR OTHER OBSTRUCTIONS IN BASEMENT CONTAINING HABITABLE SPACE SHALL BE PERMITTED TO PROJECT TO WITHIN 6'-4" OF THE FINISHED FLOOR.

14- R308.1 GLAZING IDENTIFICATION- EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, AND THAT IS VISIBLE IN THE FINAL INSTALLATION. THE DESIGNATION SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED, OR BE OF A TYPE THAT ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. A LABEL SHALL BE PERMITTED IN LIEU OF THE MANUFACTURER'S DESIGNATION.

15- R310.1 EMERGENCY ESCAPE AND RESCUE OPENINGS- BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
MINIMUM NET CLEAR OPENING AREA OF 5.7 SQ FT, GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ FT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.

16- R311.7.5 STAIR TREADS AND RISERS- THE MAXIMUM RISER HEIGHT SHALL BE 8¼" AND THE MINIMUM TREAD DEPTH SHALL BE 9". THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.

17- R311.7.2 HEADROOM- THE HEADROOM IN STAIRWAYS SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF STAIRWAY.

18- R311.7.8 HANDRAILS- HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH 4 OR MORE RISERS.
HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISHED SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38".
HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1½" BETWEEN THE WALL AND HANDRAILS.

19- R311.7.8.5 HANDRAIL GRIP SIZE- TYPE 1. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1¼" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF NOT LESS THAN 4" AND NOT GREATER THAN 6¼" AND A CROSS SECTION OF NOT MORE THAN 2¼".

20- R312.1 GUARDS REQUIRED- SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES, OR LANDINGS, SHALL BE NOT LESS THAN 36" IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR LINE CONNECTING THE NOSINGS.
GUARDS ON OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS.

21- R312.1.3 GUARD OPENING LIMITATIONS- REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW THE PASSAGE OF A SPHERE 6" IN DIAMETER

22- R314.1 SMOKE ALARMS- SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN 1 FULL STORY BELOW THE UPPER LEVEL.
WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT.
SMOKE ALARMS AND HEAT DETECTION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

23- R315.1 CARBON MONOXIDE ALARMS- SHALL BE IN ACCORDANCE WITH SECTION 915 OF THE FIRE CODE OF NYS. CARBON MONOXIDE PROTECTION SHALL BE INSTALLED IN RESIDENTIAL BUILDINGS THAT CONTAIN A FUEL BURNING APPLIANCE. EXCEPTIONS, IN SLEEPING AREAS WHERE A FUEL BURNING IS LOCATED IN AN ATTACHED BATHROOM, UTILITY RM, CLOSET, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN A CENTRAL OR OTHERWISE APPROVED LOCATION IN THE SLEEPING AREA. IN DWELLING UNITS WHERE A FUEL BURNING APPLIANCE IS LOCATED IN A KITCHEN, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE THE SLEEPING AREAS AND WITHIN 10' OF THE ENTRANCE OF SLEEPING AREAS.
CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVED POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THAT REQUIRED FOR OVER CURRENT PROTECTION. EXCEPTIONS, CARBON MONOXIDE ALARMS POWERED BY A 10 YEAR BATTERY SHALL BE AN ACCEPTABLE ALTERATIVE IN RESIDENTIAL BUILDINGS.

24- R401.4 SOIL TESTS- IN AREAS LIKELY TO HAVE EXPANSIVE, COMPRESSIVE, SHIFTING OR OTHER UNKNOWN SOIL CHARACTERISTICS, A SOIL TEST SHALL BE PERFORMED TO DETERMINE THE SOIL'S CHARACTERISTICS AT A PARTICULAR LOCATION. THIS TEST SHALL BE MADE BY AN APPROVED AGENCY USING AN APPROVED METHOD. HIRED BY OWNER OR GENERAL CONTRACTOR.

25- R402.2 CONCRETE- POURED CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 3,000 PSI MINIMUM AT 28 DAYS. PORCHES, CARPORT SLABS AND STEPS EXPOSED TO WEATHER, AND GARAGE FLOOR SLABS SHALL BE 3,500 PSI. CONTROLLED STONE OR GRAVEL CONCRETE, AIR ENTRAINED WHERE EXPOSED. POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED VIRGIN SOIL WITH A MINIMUM OF 3,000 PSF BEARING CAPACITY AT A DEPTH BELOW THE FROST LINE WITHIN THE GROUND.

26- CONCRETE MASONRY UNITS SHALL BE OF NORMAL WEIGHT CONCRETE. ALL WALLS SHALL BE BONDED WITH HORIZONTAL GALVANIZED REINFORCEMENT AT EVERY OTHER COURSE VERTICALLY.

27- R405.1 FOUNDATION DRAINAGE- DRAINS SHALL BE PROVIDED AROUND ALL FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAINS, OR PERFORATED PIPE SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM.

28- R406.1 FOUNDATION DAMPROOFING- FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE.

29- R602.8 FIREBLOCKING- SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE.

30- R703.4 FLASHING- APPROVED CORROSION RESISTIVE FLASHING SHALL BE APPLIED SHINGLE FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH.

31- R1004.1 FACTORY BUILT FIREPLACES- SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127

32- R1005.1 FACTORY BUILT CHIMNEYS- SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED AND TERMINATED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS. CHIMNEYS FOR USE WITH FACTORY BUILT FIREPLACES SHALL COMPLY WITH THE REQUIREMENTS OF UL 127.

33- R1006.2 EXTERIOR AIR INTAKE- SHALL BE CAPABLE OF SUPPLYING ALL COMBUSTION AIR FROM THE EXTERIOR OF THE DWELLING OR FROM SPACES WITHIN THE DWELLING VENTILATED WITH OUTDOOR AIR SUCH AS CRAWL OR ATTIC SPACES. THE EXTERIOR AIR INTAKE SHALL NOT BE LOCATED WITHIN GARAGE OR BASEMENT OF THE DWELLING. THE EXTERIOR AIR INTAKE SHALL BE COVERED WITH A CORROSION- RESISTANT SCREEN OF ¼" MESH.

34- M1305.1.3 APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE NOT LESS THAN 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE NOT LESS THAN OF 20 INCHES BY 30 INCHES, AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.

35- M1505.4.4 LOCAL EXHAUST RATES- TOILET ROOMS AND BATHROOMS, 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS TO EXTERIOR OPEN AIR. KITCHENS, 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS TO EXTERIOR OPEN AIR.

36- PLUMBING AND HEATING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODE OF NEW YORK STATE BY A LICENSED PLUMBER

37- ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND NEW YORK STATE RESIDENTIAL CODE BY A LICENSED ELECTRICIAN

38- ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED INTO THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST ADDITION OF THE 'AMERICAN SOCIETY FOR TESTING AND MATERIALS' (ASTM) SPECIFICATIONS WHERE APPLICABLE AND SHALL CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES. ALL MATERIALS USED IN CONNECTION WITH THIS PROJECT MUST BE NEW UNLESS SPECIFIED OTHERWISE.

39- STRUCTURAL LUMBER CALCULATIONS ARE BASED ON HEM FIR NO. 2 WITH A FIBER STRESS OF 850 PSI AND A MODULUS OF ELASTICITY OF 1,300 KSI. LUMBER TO BE CLEAN WITH NO SPLITS, CHECKS, AND SHAKES.

40- LAMINATED VENEER LUMBER CALCULATIONS ARE BASED ON A FIBER STRESS OF 2,600 PSI AND A MODULUS OF ELASTICITY OF 1,900 KSI. REFER TO MANUFACTURERS MANUALS FOR MULTIPLE MEMBER CONNECTIONS AND PROPER USE.

41- STRUCTURAL STEEL CALCULATIONS ARE BASED ON A36 STEEL WITH A FIBER STRESS OF 21.6 KSI AND A MODULUS OF ELASTICITY OF 29,000 KSI.

THE ARCHITECT WILL HAVE NEITHER CONTROL OVER, CHARGE OF, NOR BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR QUALITY OF WORK, NOR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK PERFORMED. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION AND CONTRACT DOCUMENTS. THE ARCHITECT WILL NOT HAVE CONTROL OVER, CHARGE OF, NOR RESPONSIBILITY FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS OR ENTITIES PERFORMING PORTIONS OF THE WORK. THIS PLAN IS APPROVED ONLY FOR THE WORK INDICATED ON THE CORRESPONDING BUILDING PERMIT APPLICATION. EXISTING CONDITIONS REFLECTED HEREIN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES. THIS DRAWING IS THE SOLE PROPERTY OF CHRIS GRAY, ARCHITECT, AND SHALL NOT BE ALTERED IN ANY WAY WITHOUT WRITTEN PERMISSION BY SAME. UNAUTHORIZED ALTERATION TO THESE PLANS IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 147. COPIES OF THESE PLANS NOT BEARING THE INKED SEAL SHALL NOT BE CONSIDERED TO BE LEGAL AND/ OR VALID COPIES.

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MAINTAIN EXISTING BALCONY
ENCLOSURE

DATE	DRAW BY
7-8-24 7-29-24 9-13-24	VB

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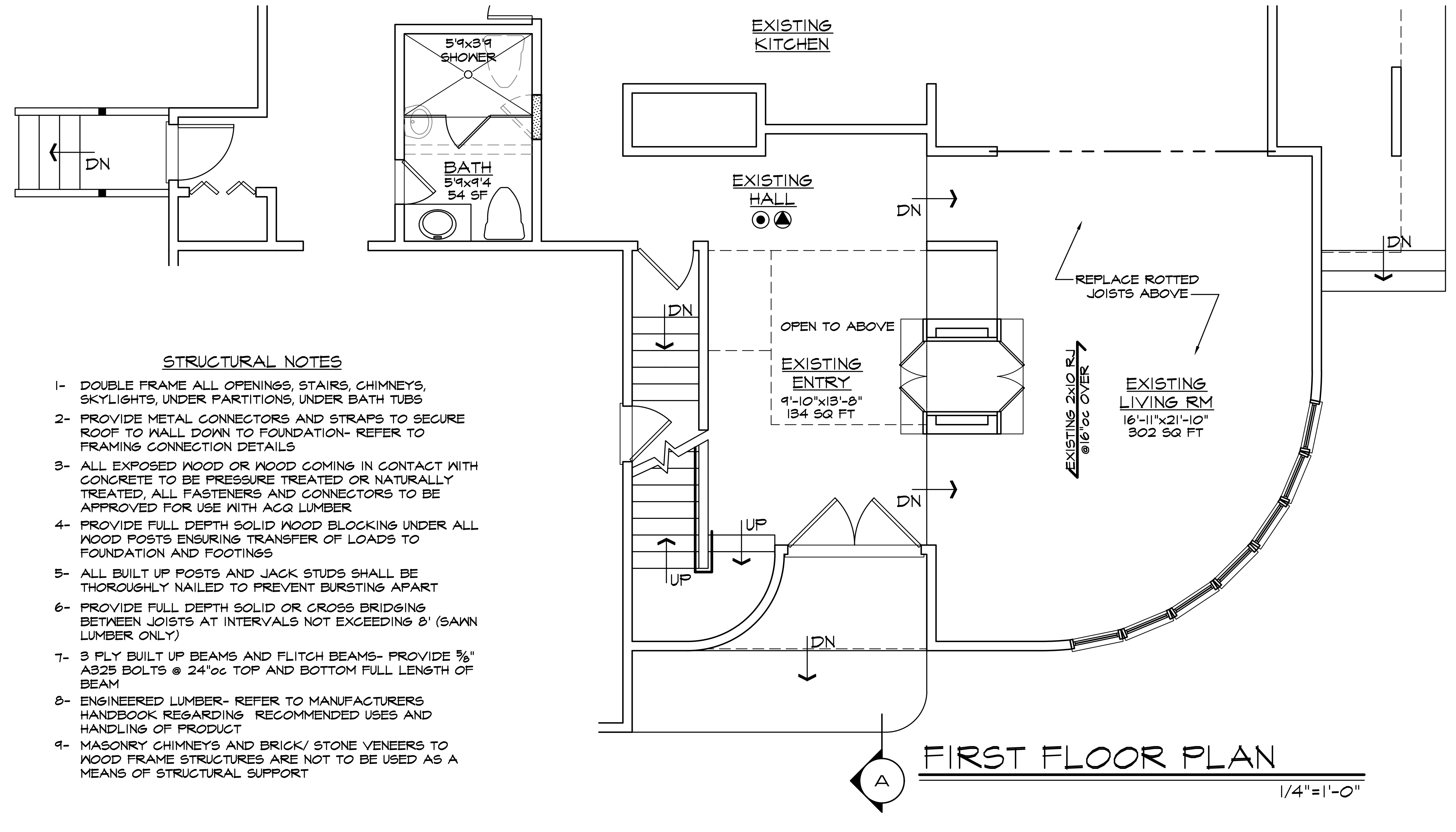
OF 2



FIRST FLOOR PLAN

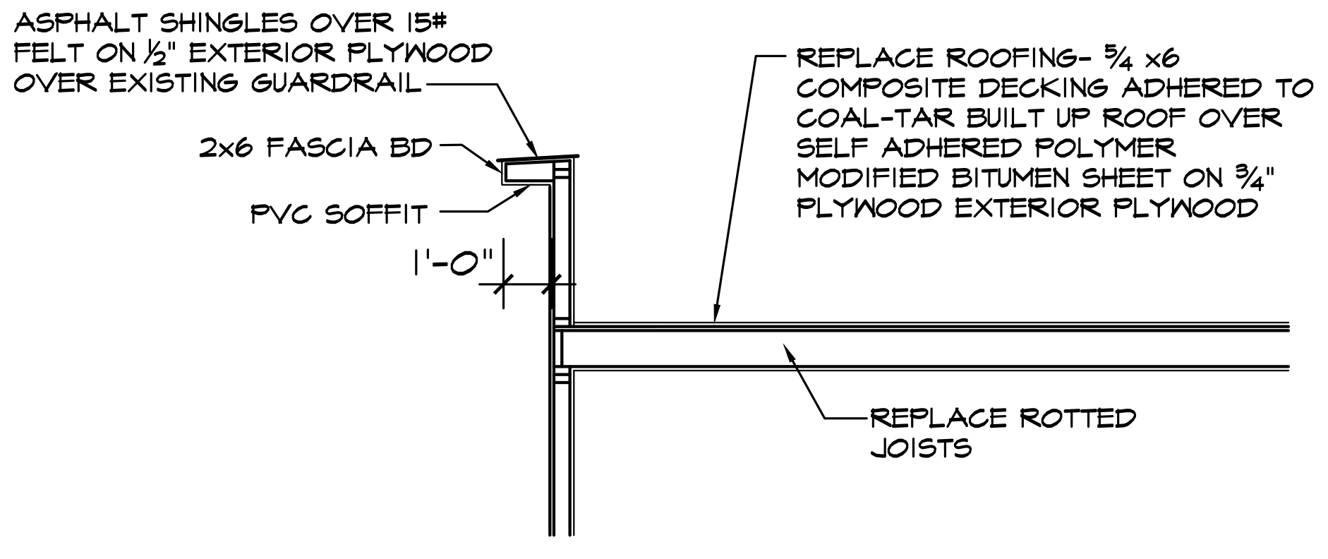
1/4"=1'-0"

STRUCTURAL NOTES

1- DOUBLE FRAME ALL OPENINGS, STAIRS, CHIMNEYS, SKYLIGHTS, UNDER PARTITIONS, UNDER BATH TUBS
2- PROVIDE METAL CONNECTORS AND STRAPS TO SECURE ROOF TO WALL DOWN TO FOUNDATION- REFER TO FRAMING CONNECTION DETAILS
3- ALL EXPOSED WOOD OR WOOD COMING IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR NATURALLY TREATED, ALL FASTENERS AND CONNECTORS TO BE APPROVED FOR USE WITH ACQ LUMBER
4- PROVIDE FULL DEPTH SOLID WOOD BLOCKING UNDER ALL WOOD POSTS ENSURING TRANSFER OF LOADS TO FOUNDATION AND FOOTINGS
5- ALL BUILT UP POSTS AND JACK STUDS SHALL BE THOROUGHLY NAILED TO PREVENT BURSTING APART
6- PROVIDE FULL DEPTH SOLID OR CROSS BRIDGING BETWEEN JOISTS AT INTERVALS NOT EXCEEDING 8' (SAWN LUMBER ONLY)
7- 3 PLY BUILT UP BEAMS AND FLITCH BEAMS- PROVIDE ⅝" A325 BOLTS @ 24"oc TOP AND BOTTOM FULL LENGTH OF BEAM
8- ENGINEERED LUMBER- REFER TO MANUFACTURERS HANDBOOK REGARDING RECOMMENDED USES AND HANDLING OF PRODUCT
9- MASONRY CHIMNEYS AND BRICK/ STONE VENEERS TO WOOD FRAME STRUCTURES ARE NOT TO BE USED AS A MEANS OF STRUCTURAL SUPPORT

WINDOW NOTES

1- WINDOW DESIGNATIONS SHOWN ARE GENERIC UNIT DIMENSIONS- CROSS REFERENCE TO MANUFACTURES DESIGNATIONS
2- WINDOWS TO BE HIGH PERFORMANCE LOW-E TYPE, NFRC CERTIFIED WITH 'U' VALUE OF .32 OR LESS
3- SKYLIGHTS TO BE HIGH PERFORMANCE LOW-E TYPE, NFRC CERTIFIED WITH 'U' VALUE OF .55 OR LESS
4- EXTERIOR WINDOWS AND DOORS SHALL RESIST A WIND DESIGN PRESSURE- REFER TO CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA CHART
5- COMBINATION WINDOW MULLION JOINING MATERIAL SHALL BE CAPABLE OF RESISTING 1.5 TIMES THE DESIGN PRESSURE LOAD
6- WINDOWS IN BUILDINGS WITHIN 1 MILE OF COAST SHALL RESIST WIND BORNE DEBRIS IMPACT OR BE FITTED WITH WOOD PANELS
7- INSTALL WINDOWS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED AND WEATHER TIGHT SEAL



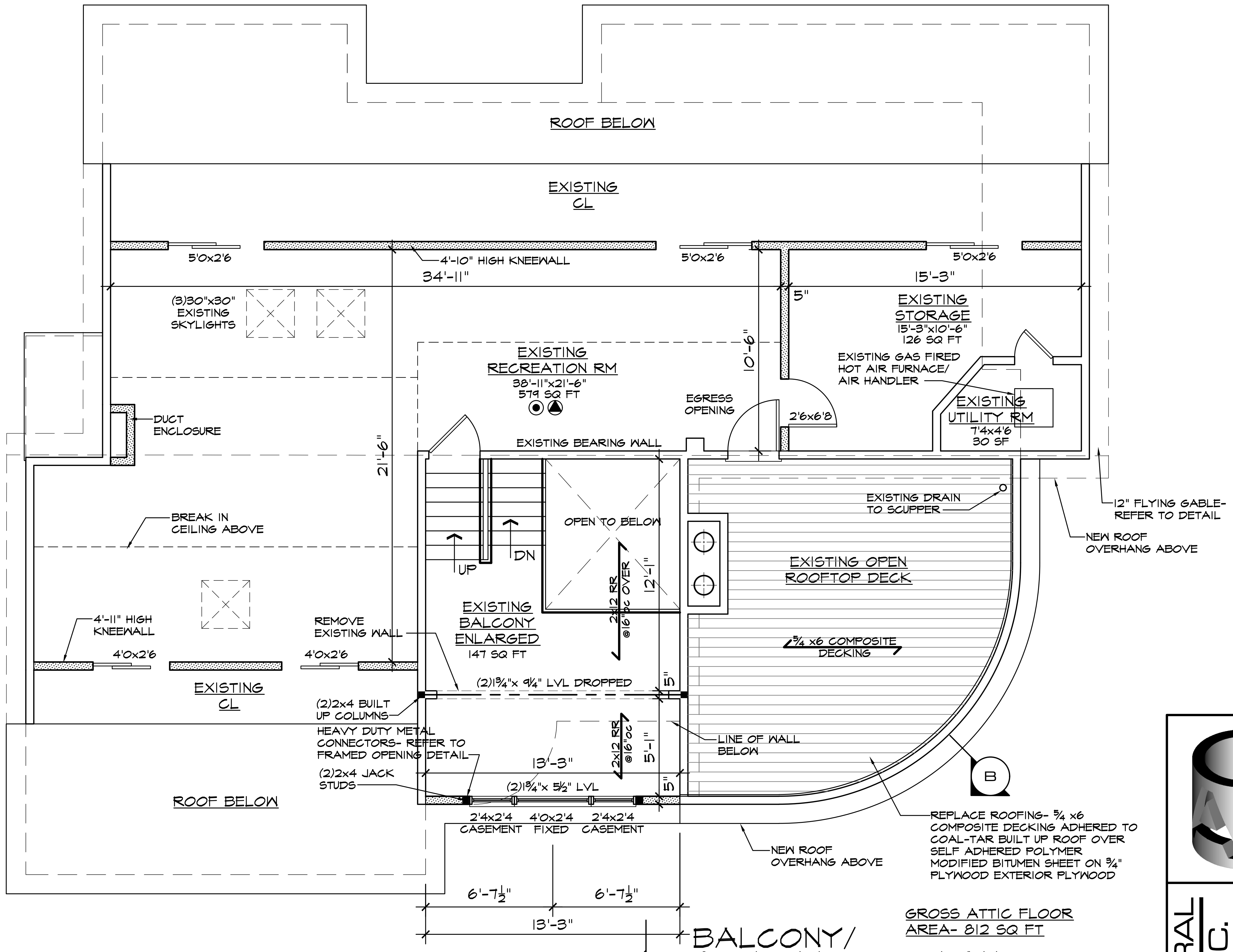
SECTION 'B-B'

1/4"=1'-0"

LIGHT AND VENTILATION CALCULATIONS						
FLOOR	SPACE	FLOOR AREA- SF	8% NATURAL LIGHT		4% VENTILATION	
			REQUIRED	PROVIDED	REQUIRED	PROVIDED
2	BALCONY	147	11.8	15.0	5.9	7.4

FINISH NOTES

1- CONTRACTOR TO COORDINATE FINISHES AND COLORS WITH OWNER
2- FINISH MATERIALS TO BE APPLIED AS PER THE MANUFACTURERS GUIDELINES



NEW ROOF COVERED
AREA- 73 SQ FT

GROSS ATTIC FLOOR
AREA- 812 SQ FT

BALCONY/ ATTIC FLOOR PLAN

1/4"=1'-0"

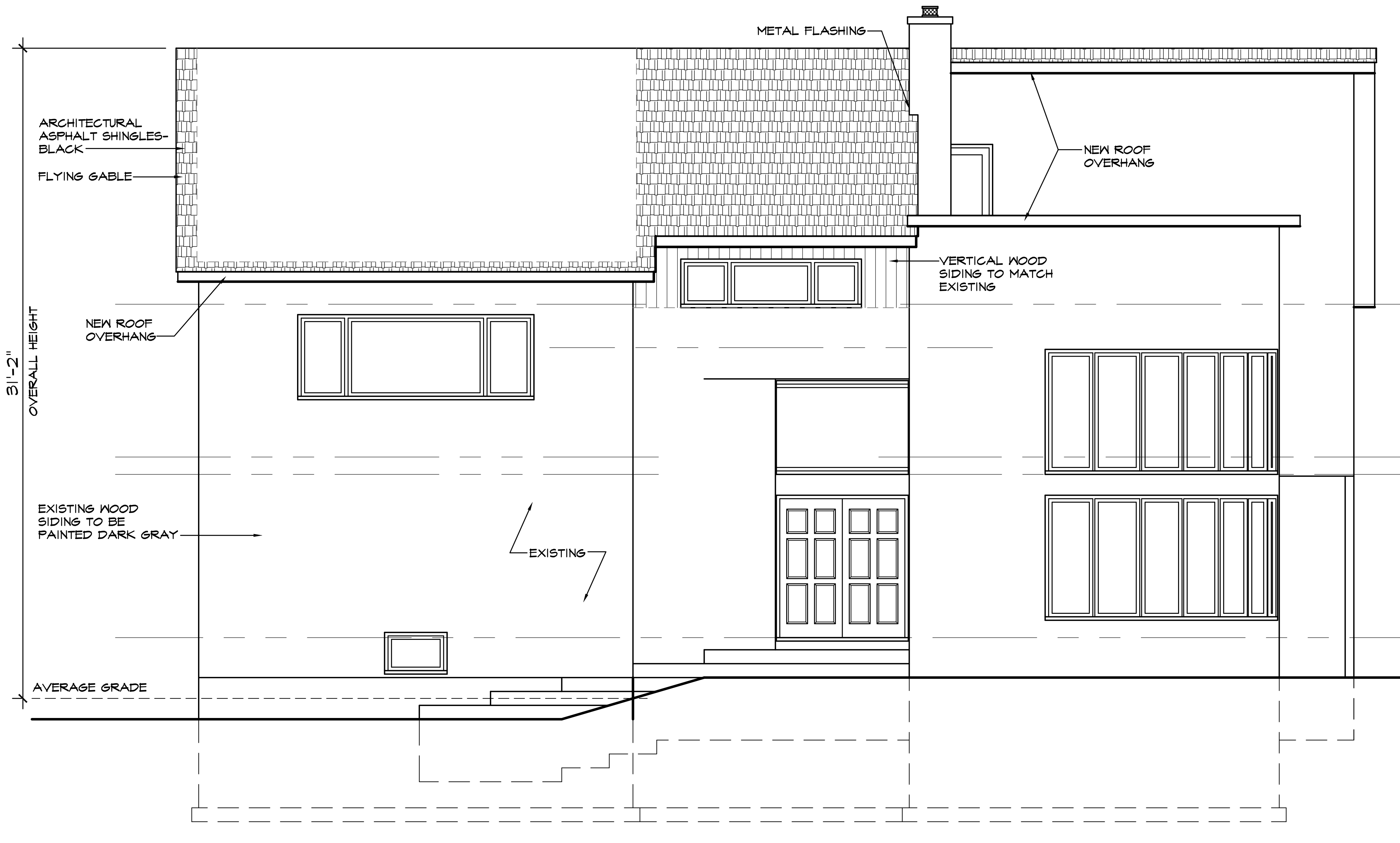
ELECTRICAL LEGEND

▲	HARDWIRED SMOKE DETECTOR
◉	CARBON MONOXIDE DETECTOR, WITHIN 10' FROM BEDROOMS
■	HARDWIRED HEAT DETECTOR

SMOKE, CARBON, AND HEAT DETECTORS ARE TO BE INTERCONNECTED VIA HARDWIRE OR WIFI

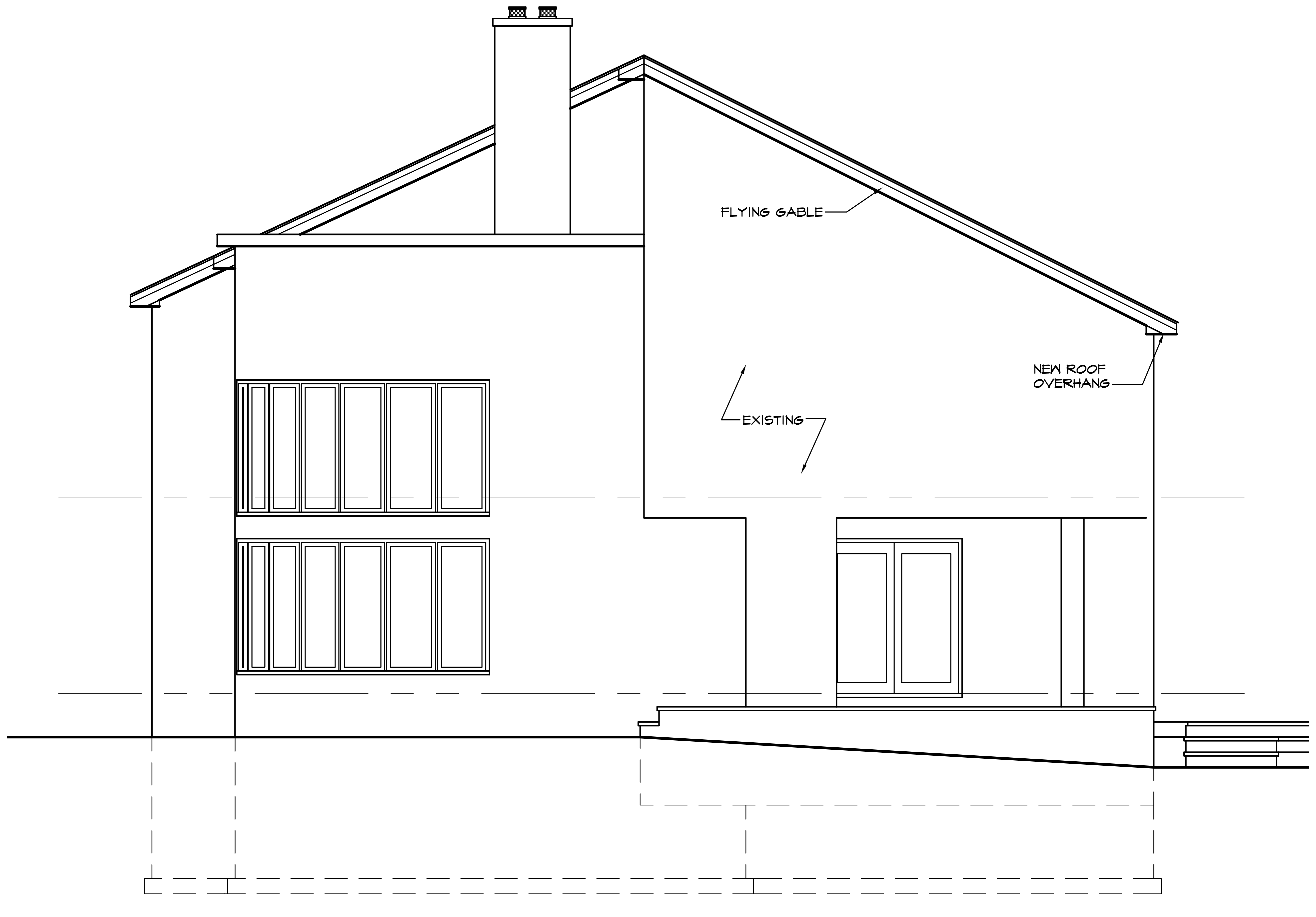
WALL LEGEND

- - -	EXISTING TO BE REMOVED
▭	EXISTING TO REMAIN
▨	NEW FRAME WALL



FRONT ELEVATION

1/4"=1'-0"



RIGHT SIDE ELEVATION

1/4"=1'-0"

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