

GENERAL NOTES

All work is to comply with the 2020 Residential Code of New York State and NYS stretch energy code 2020 and any applicable state, county or local codes. CODES GOVERN OVER DRAWINGS.

The contractor is responsible to check plans and is to notify the architect of any errors or omissions prior to the start of construction.

Written dimensions have precedence over scaled dimensions. DO NOT SCALE THE DRAWINGS.

Insulation to meet the 2020 Energy Conservation Construction Code of New York State. All exposed insulation is to have a flame spread rating of 25 or less and a smoke-developed index not to exceed 450 in accordance to ASTM E 84. Provide insulation baffles at eave between rafters.

All exterior joints, Seams, or penetrations in building envelopes that are sources of air leakage shall be sealed with a durable sealant material per section 502.1.4.2

Caulking and sealants of the 2020 Energy Conservation Construction Code of New York State

All Structural wood shall bear the mark of the grading rules agency having jurisdiction (following framing lumber guidelines).

2020 Residential Code of New York State, table R602.3 (1) fastener schedule for structural material shall be followed.

All exterior finishes, siding and brick or stone veneer shall follow Section R703 Exterior Covering of the 2020 Residential Code of New York State.

All bearing wall openings to have headers: Typical Header @ 2x6 wall (3) 2x10's (up to 6'-0") (unless specified otherwise) glue & nail all header assemblies - typical

Joists that are attached to flush beams are to be hung with joist hangers or equivalent.

Provide fireblocking, draftstops & firestops per 2020 Residential Code of New York State Section R602.8

All beams & headers (over 6'-0" span) in bearing walls to have double stud bearing unless noted otherwise.

All bearing to be continued to foundation or footing and have a minimum size equal to beam thickness.

All wood in contact with concrete, decking & deck framing to be pressure treated.

Framing calculations for dimensional lumber are based on Spruce Pine Fir #2 (Kiln Dried) or better. Minimum Fb 775 PSI for all beams and headers.

All glazing in an individual fixed or operable panel, with exposed area of an individual pane larger than 9 square feet, whose bottom edge less than 18 inches above the floor, and top edge more than 36 inches above the floor, with one or more walking surfaces within 36 inches (914 mm) horizontally of the glazing, are to have tempered glazing.

All exterior window and door assemblies shall comply with the Maximum Allowable Infiltration Rate in table 502.1.4.1 of the 2020 Energy Conservation Construction Code of NYS

Windows - CFM per S.F. of window area - 0.3 CFM max. Door - CFM per S.F. of door area - 0.5 cfm max. (Slider) - 0.3 cfm max.

Ice protection - An ice barrier consisting of two layers of underlayment cemented together or a self-adhering polymer modified bitumen sheet, in lieu of normal underlayment and extend from the eaves edge to a point at least 24 inches inside the exterior wall line of the building.

Wall panels to comply with Table R602.10.5 of the 2020 Residential Code of New York State. Provide metal straps, nailing and bolts as required.

Slope grade away from building minimum 6" in first 10' from building, comply with R401 of the 2020 Residential Code of New York State

DESIGN CRITERIA

2020 INTERNATIONAL RESIDENTIAL CODE, RESIDENTIAL DESIGN CRITERIA

Building Planning and Construction Design Criteria (Section R301)

WINDOW REQUIREMENTS: FENESTRATION U FACTOR 0.30.

Ultimate Design Wind Speed - 115 mph (Table R301.2.(5))

Component and Cladding Loads - Roof < 30 to 40 Degrees

Weathering Probability for Concrete - Severe (Table R301.2(4))

Ground Snow Loads Tompkins County - 40 psf (Table R301.2(6))

Termite Infestation Probability - Slight to Moderate (Figure R301.2(7))

Exposure B

Seismic Design Categories - Site Classification - D (Figure R301.2.2.1.1)

Minimum uniformly distributed live loads (Table R301.4) Exterior Balconies - 60 psf Decks - 40 psf Garages - 50 psf (refer to code for elevated garage floors) Attics (without storage) - 10 psf Attics (with partial occupancy) - 30 psf Rooms (other than sleeping rooms) - 40 psf Sleeping Rooms - 30 psf Stairs - 40 psf Guardrails and handrails - 200 psf

Allowable deflection of structural members (Table R301.7)

Rafters (having slope greater than 3/12 with no finish ceiling) - L/180 Interior Walls and Partitions - H/180 Floors and plastered ceilings - L/360

All other structural members - L/240

Exterior walls with plaster or stucco finish - H/360

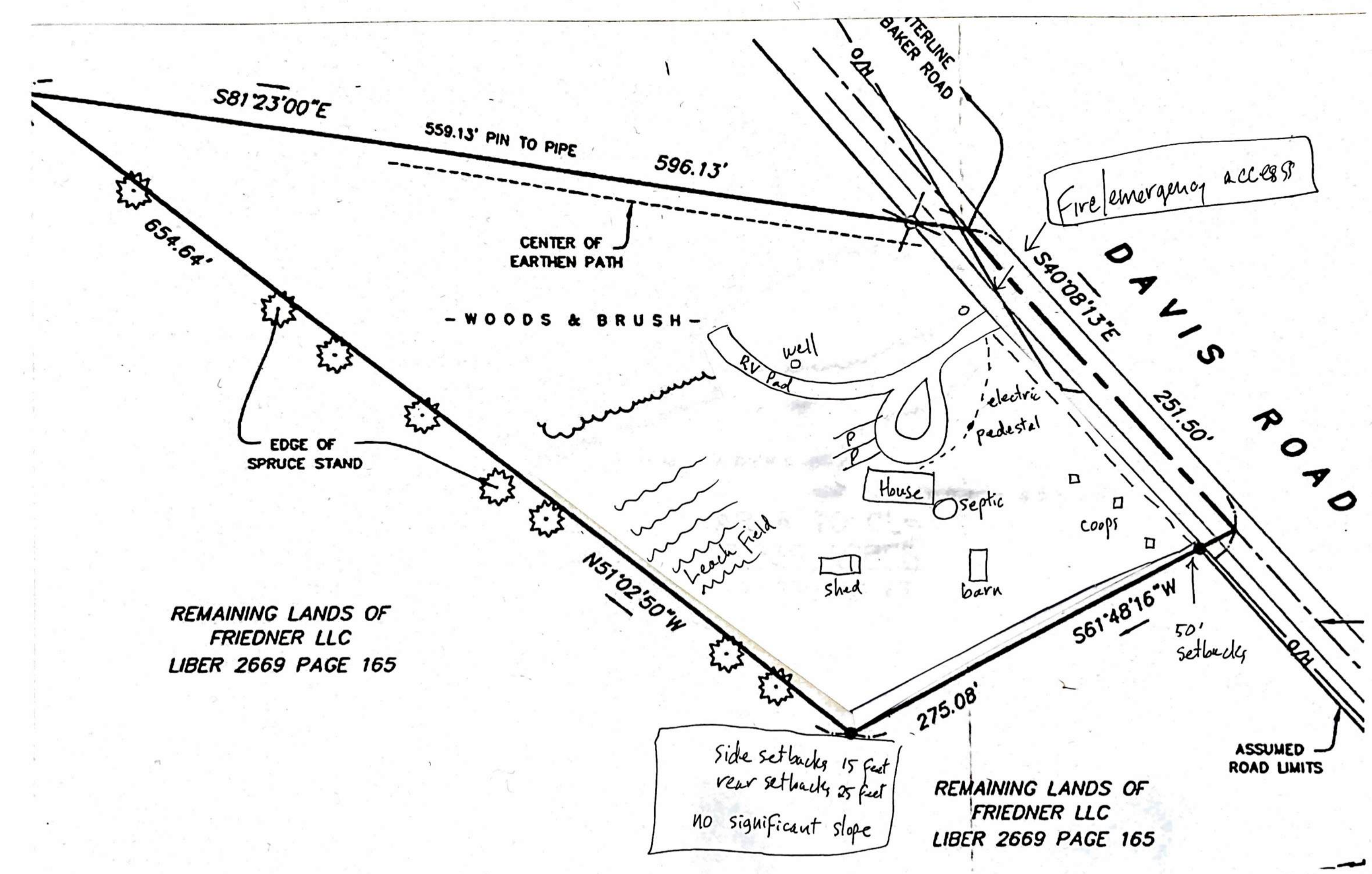
Exterior walls (wind loads with brittle finishes) - L/240

Exterior walls (wind loads with flexible finishes) - L/120

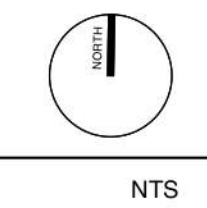
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1 PROPOSED SITE PLAN



NTS



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DRAWING TITLE

JOB NO.

DATE
4.16.25

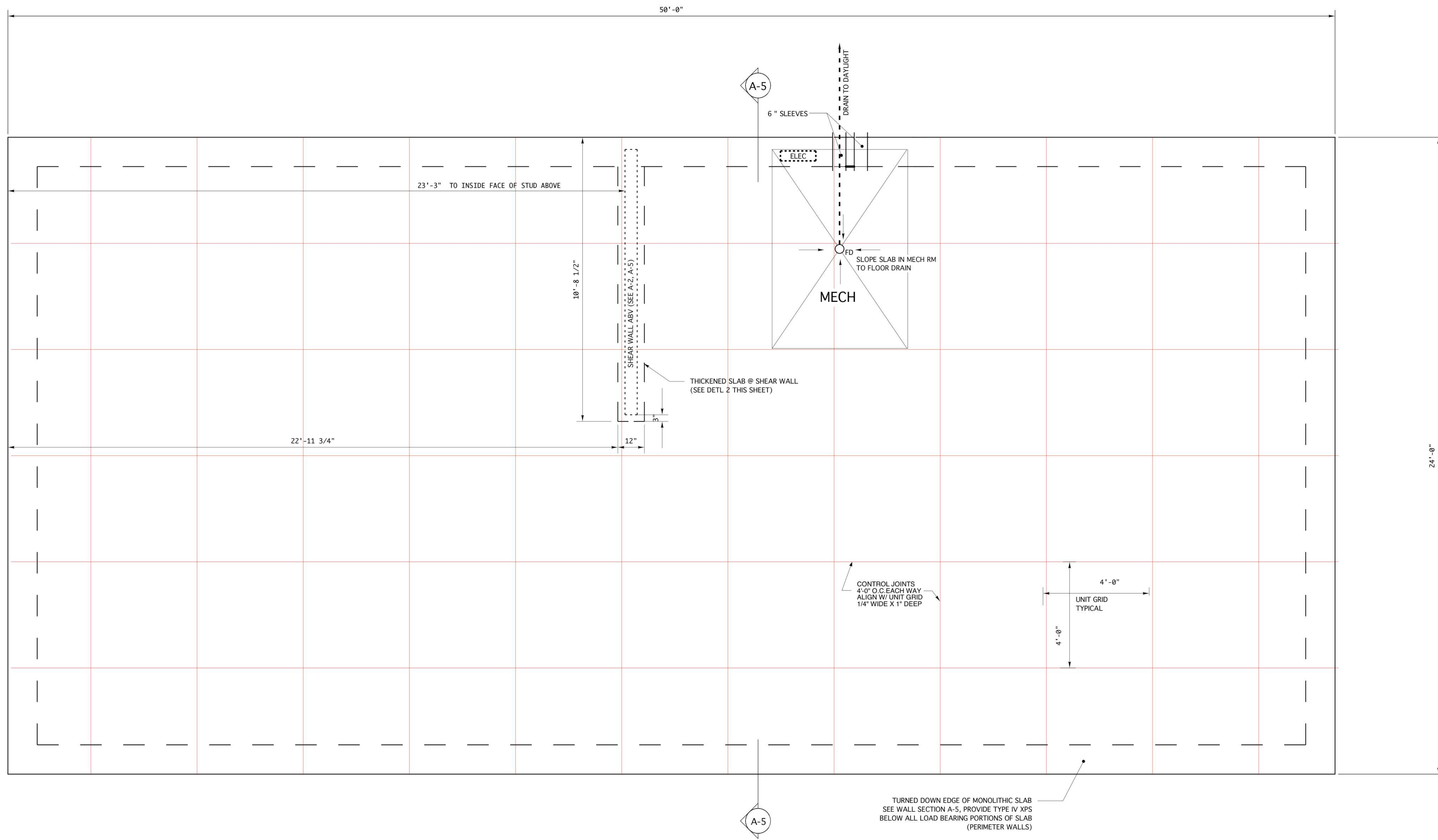
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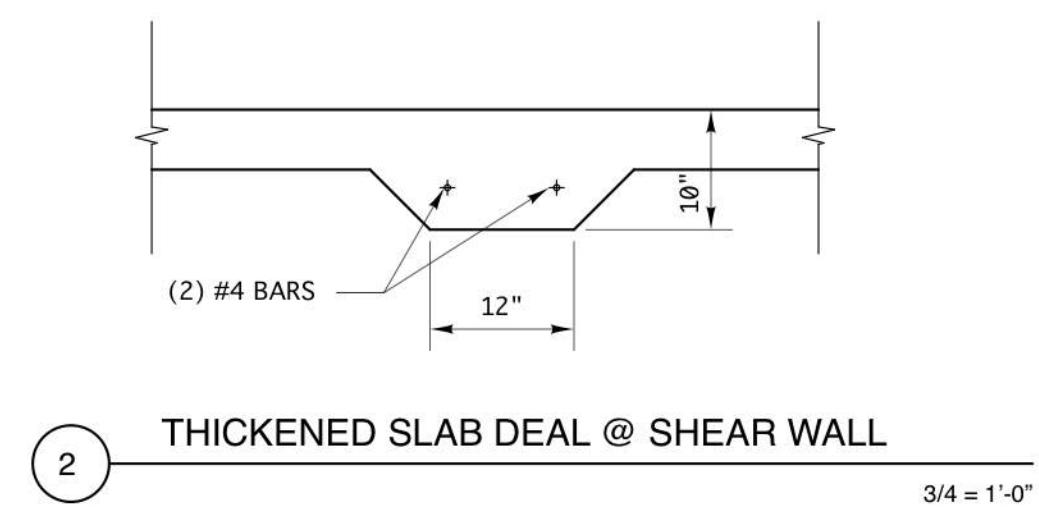
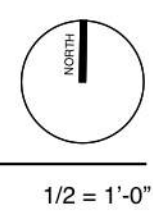
A-0

SITE PLAN

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1 FOUNDATION PLAN



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FOUNDATION PLAN

DRAWING TITLE	FOUNDATION PLAN
JOB NO.	
DATE	4.16.25
SCALE	
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FLOOR PLAN

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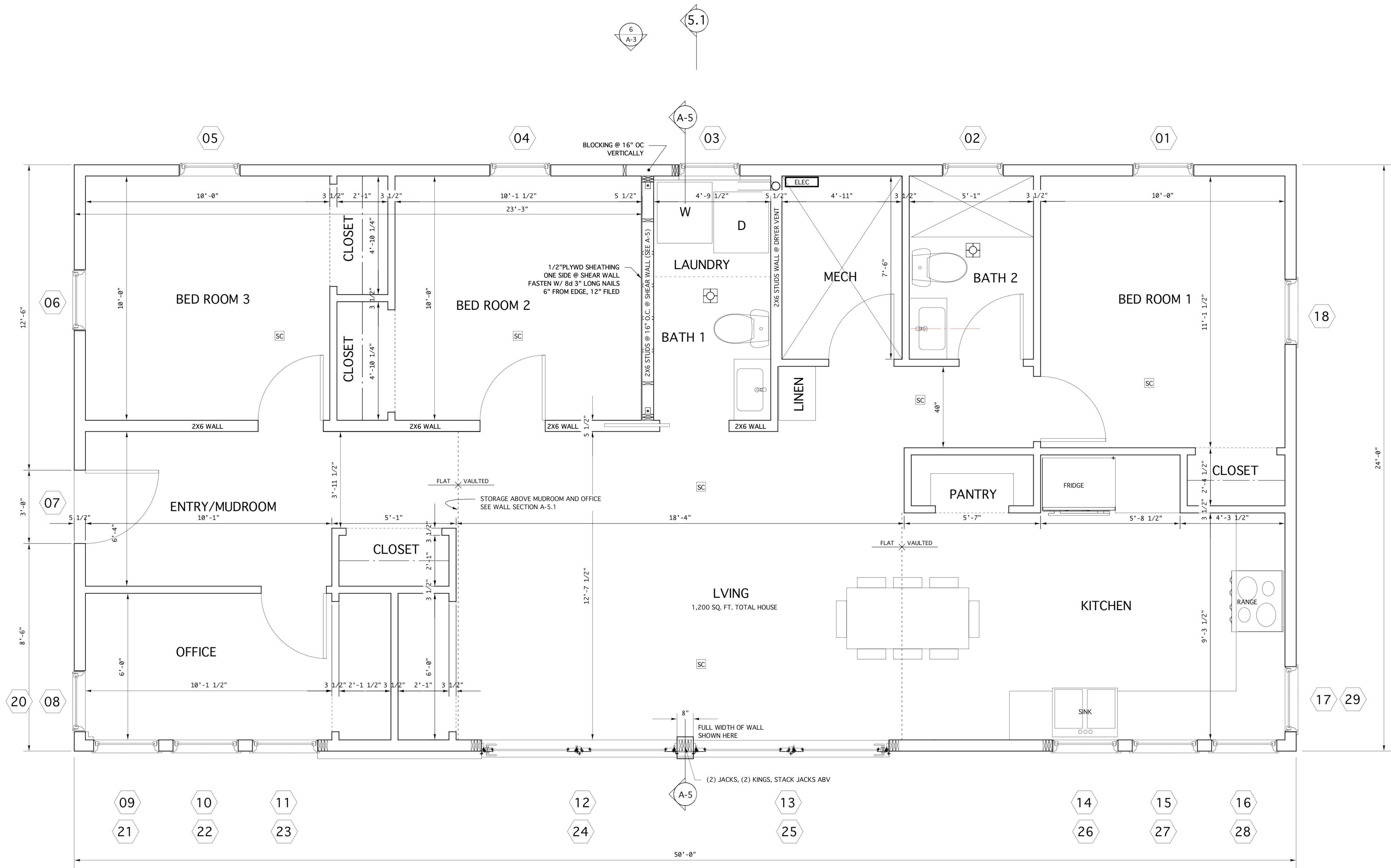
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A-2



- SMOKE AND CARBON MONOXIDE DETECTOR
- EXHAUST FAN 100 CFM

1 PROPOSED PLAN

1/2" = 1'-0"

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PROJECT

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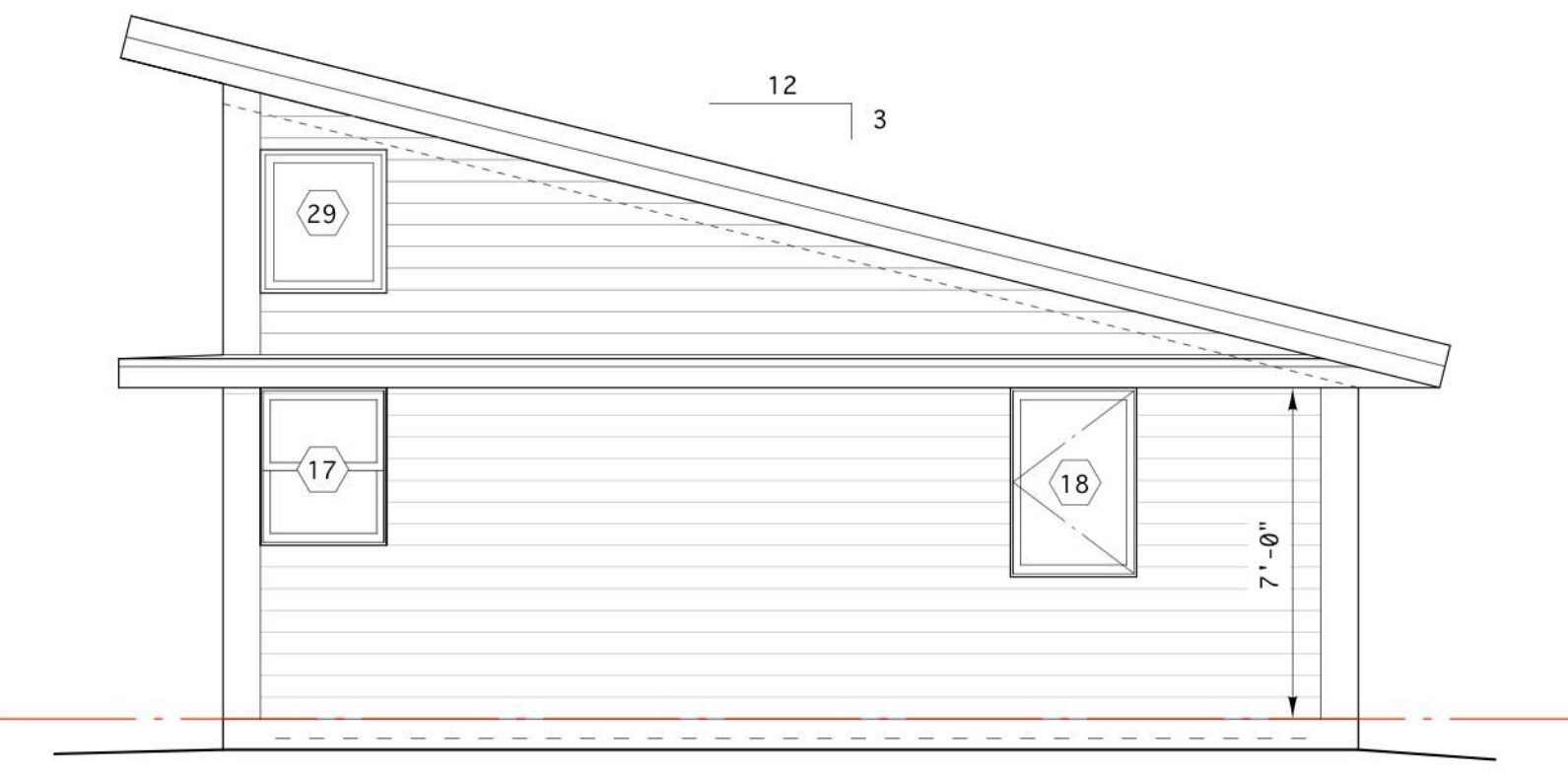
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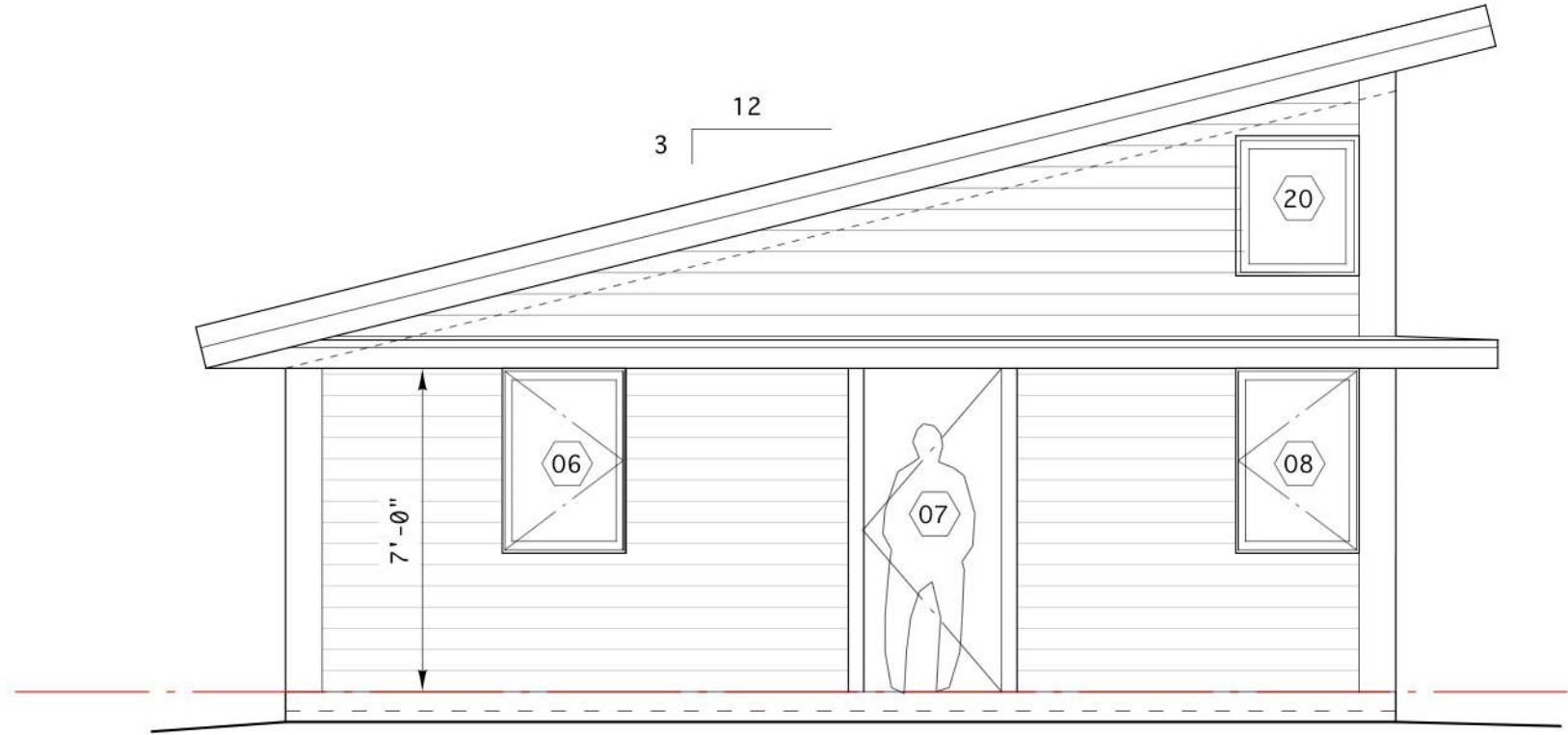
A-3

ELEVATIONS

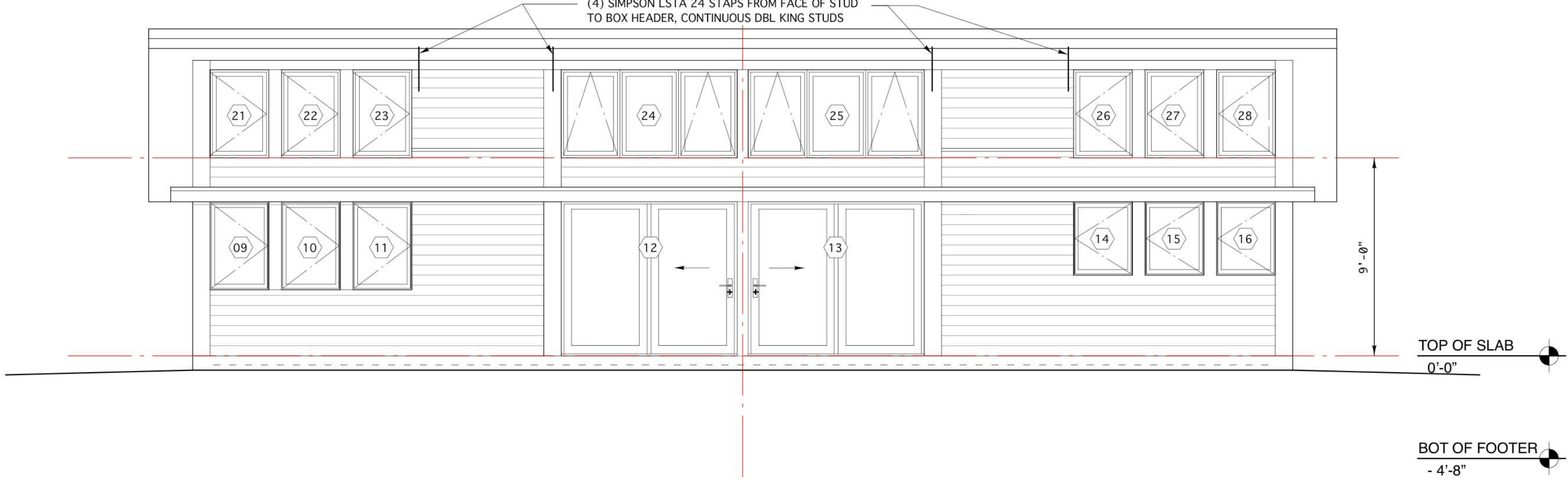
WINDOW SCHEDULE															
LABEL	SHGC	TYPE	FINISH/MATERIAL	LOCATION	ROUGH OPENING		SIZE		DETAIL	CLEAR OPENING WIDTH	CLEAR OPENING HEIGHT	TOTAL OPENING SQ. FT.	U-VALUE	GLAZING	NOTES
					W	HT	W	HT							
01	.30	CSMNT	CLEAR / WD	BR 1			32"	48"		26.875	41.875"	7.8	.26		EGRESS
02			CLEAR / WD	BATH			32"	48"		26.875	41.875"	7.8			
03			CLEAR / WD	BATH			32"	48"		26.875	41.875"	7.8			
04			CLEAR / WD	BR 2			32"	48"		26.875	41.875"	7.8			EGRESS
05			CLEAR / WD	BR 3			32"	48"		26.875	41.875"	7.8			EGRESS
06			CLEAR / WD	BR 3			32"	48"		26.875	41.875"	7.8			EGRESS
07		DOOR		ENTRY			36"	72"							SOLID OAK FRONT DOOR INSWING WIDE BUTT HINGES
08		CSMNT	CLEAR / WD	OFFICE			32"	48"		26.875	41.875"				
09			CLEAR / WD	OFFICE			32"	48"		26.875	41.875"				
10			CLEAR / WD	OFFICE			32"	48"		26.875	41.875"				
11			CLEAR / WD	OFFICE			32"	48"		26.875	41.875"				
12			CLEAR / WD	LIVING			96"	82"						TEMP	PATIO DOOR
13			CLEAR / WD	LIVING			96"	82"						TEMP	PATIO DOOR
14			CLEAR / WD	KITCHEN			32"	40"							
15			CLEAR / WD	KITCHEN			32"	40"							
16			CLEAR / WD	KITCHEN			32"	40"							
17		DBL HUNG	CLEAR / WD	KITCHEN			32"	40"							
18		CSMNT	CLEAR / WD	BR 1			32"	48"		26.875	41.875"				EGRESS
20		FXD	CLEAR / WD				32"	36"		26.875		6.9752	.26		
21		CSMNT	CLEAR / WD				32"	48"		26.875	41.875"	7.8			
22			CLEAR / WD				32"	48"		26.875	41.875"	7.8			
23			CLEAR / WD				32"	48"		26.875	41.875"	7.8			
24			CLEAR / WD				(3) @ 32"	(3) @ 48"							(3) UNITS MULLED TOGETHER
25			CLEAR / WD				(3) @ 32"	(3) @ 48"							(3) UNITS MULLED TOGETHER
26			CLEAR / WD				32"	48"		26.875	41.875"	7.8			
27			CLEAR / WD				32"	48"		26.875	41.875"	7.8			
28		CSMNT	CLEAR / WD				32"	48"		26.875	41.875"	7.8			
29		FXD	CLEAR / WD				32"	36"							



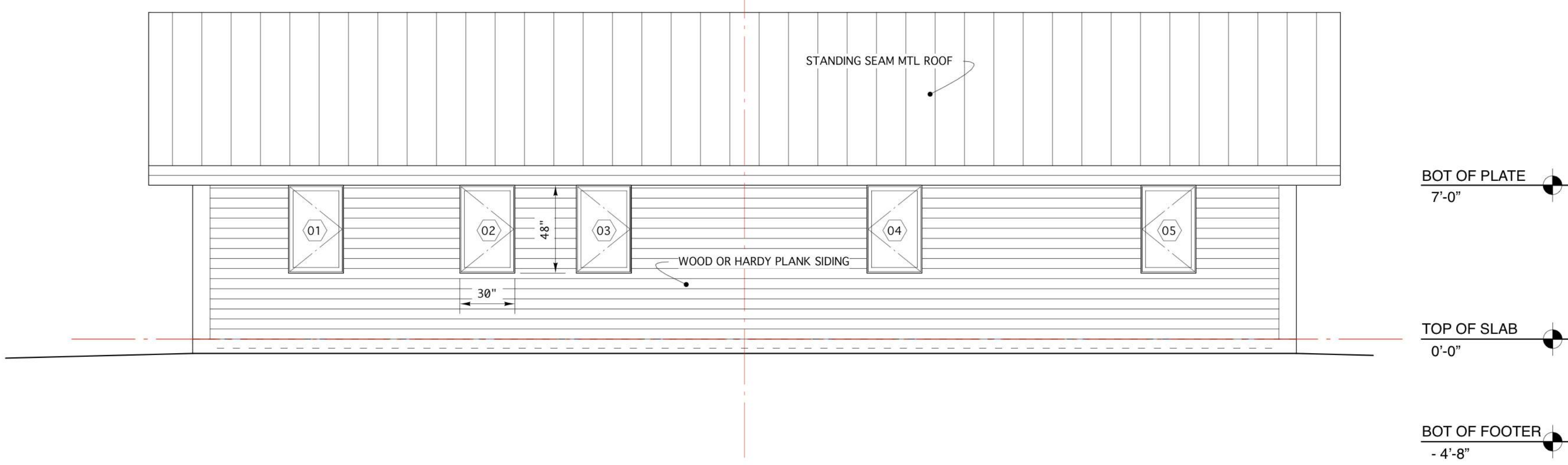
3 EAST ELEVATION
 1/4" = 1'-0"



5 WEST ELEVATION
 1/4" = 1'-0"



4 SOUTH ELEVATION
 1/4" = 1'-0"



6 NORTH ELEVATION
 1/4" = 1'-0"

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ROOF FRAMING PLAN

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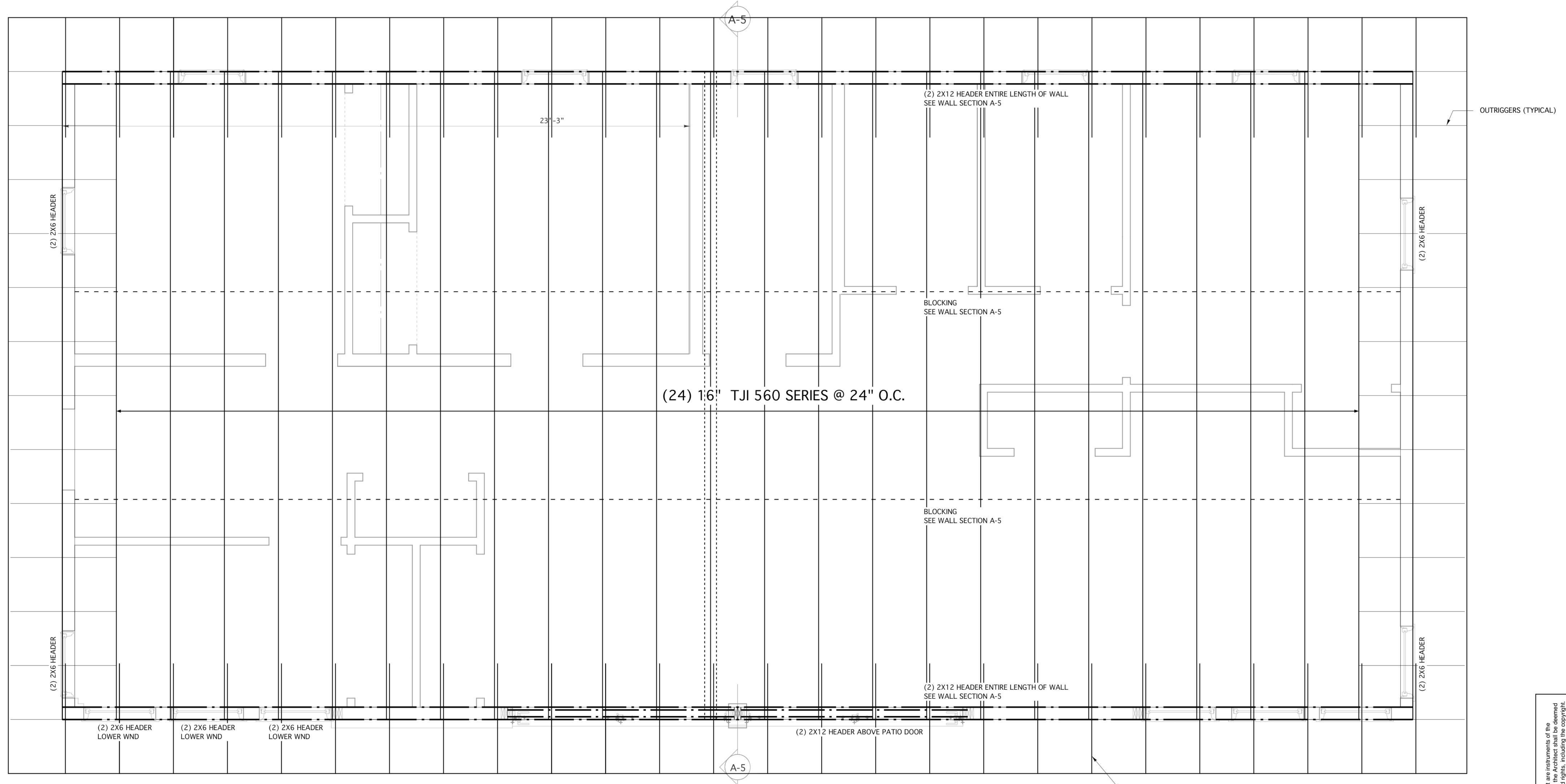
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A-5

A-5

23'-3"

(2) 2X12 HEADER ENTIRE LENGTH OF WALL
SEE WALL SECTION A-5

BLOCKING
SEE WALL SECTION A-5

(24) 16" TJI 560 SERIES @ 24" O.C.

BLOCKING
SEE WALL SECTION A-5

(2) 2X12 HEADER ENTIRE LENGTH OF WALL
SEE WALL SECTION A-5

(2) 2X12 HEADERS ABOVE PATIO DOOR

(2) 2X6 HEADER

(2) 2X6 HEADER

(2) 2X6 HEADER

(2) 2X6 HEADER

(2) 2X6 HEADER
LOWER WND

(2) 2X6 HEADER
LOWER WND

(2) 2X6 HEADER
LOWER WND

OUTRIGGERS (TYPICAL)

OUTRIGGERS (TYPICAL)



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WALL SECTION

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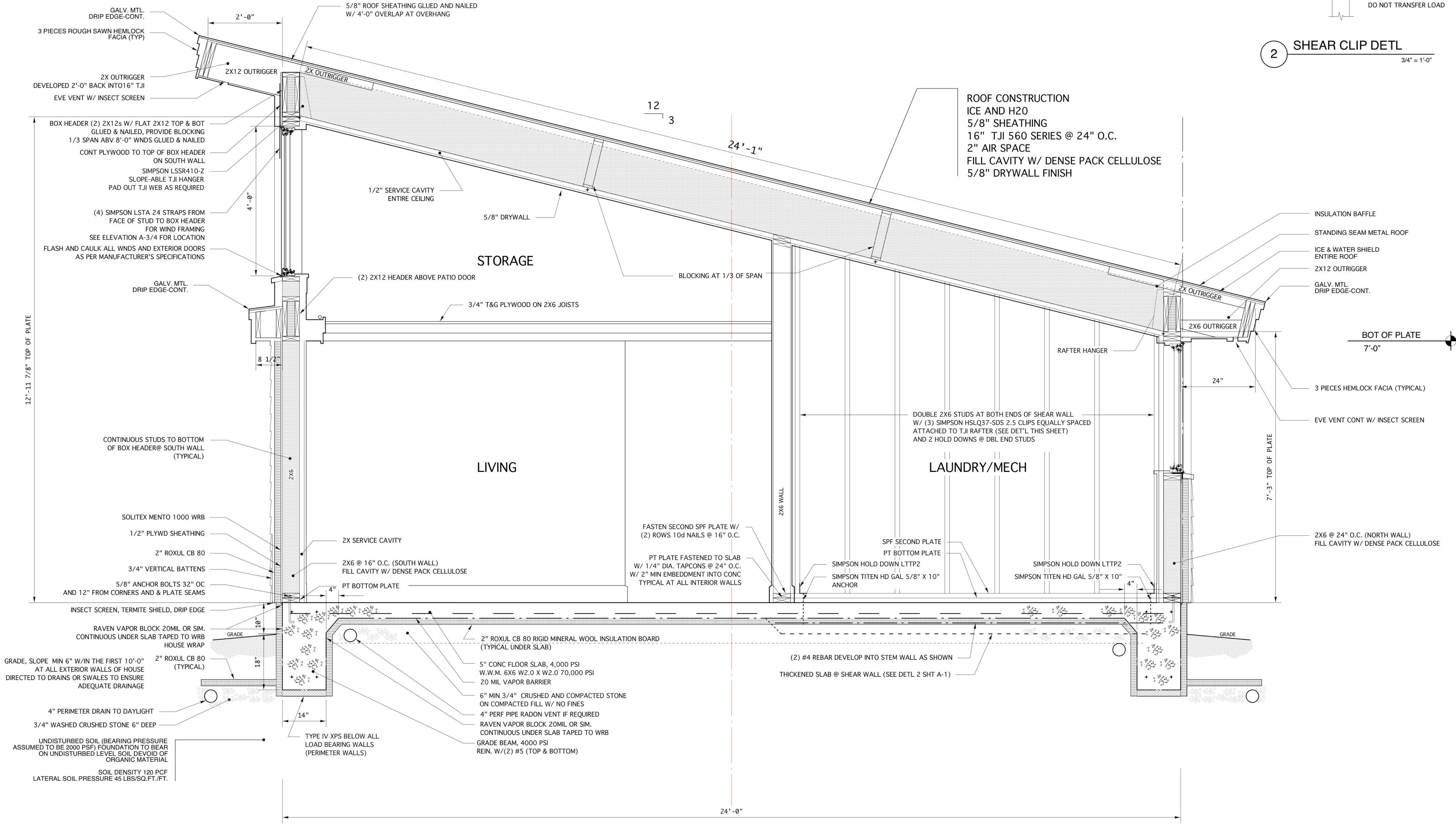
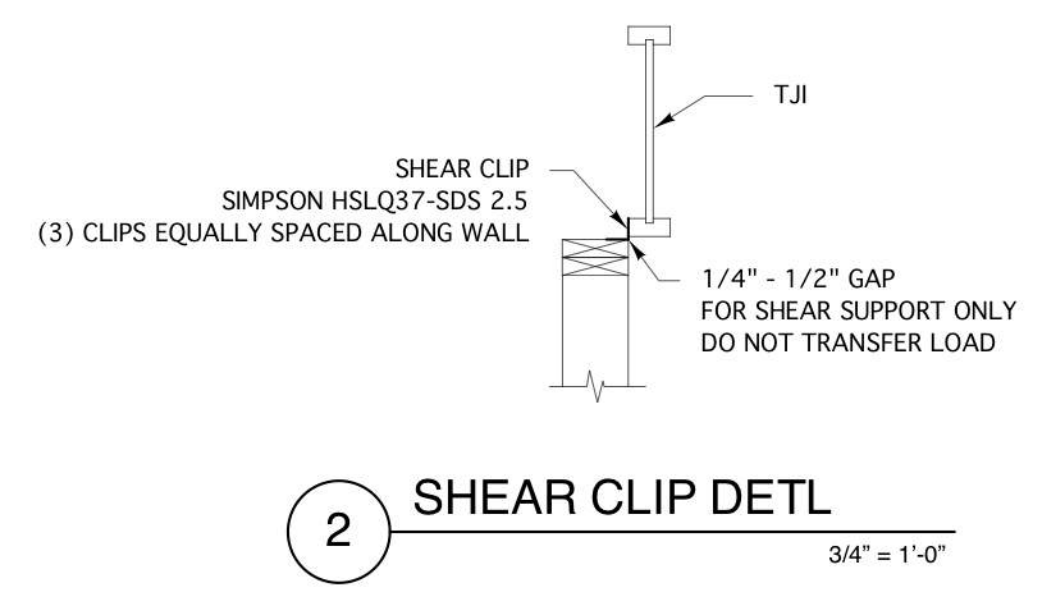
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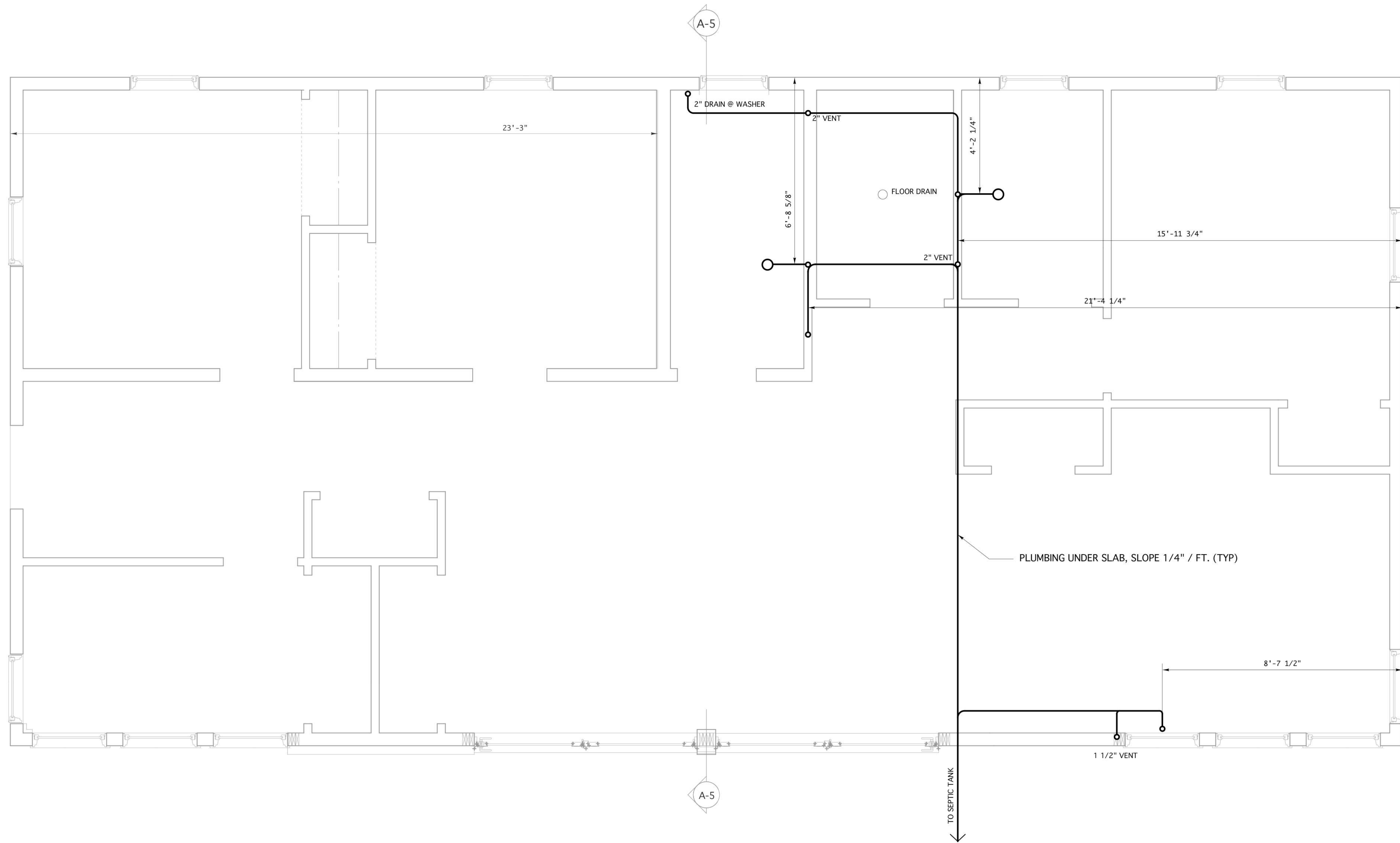
A-5



1 WALL SECTION

3/4" = 1'-0"

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1 PLUMBING PLAN

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DRAWING NO.

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PLUMBING PLAN