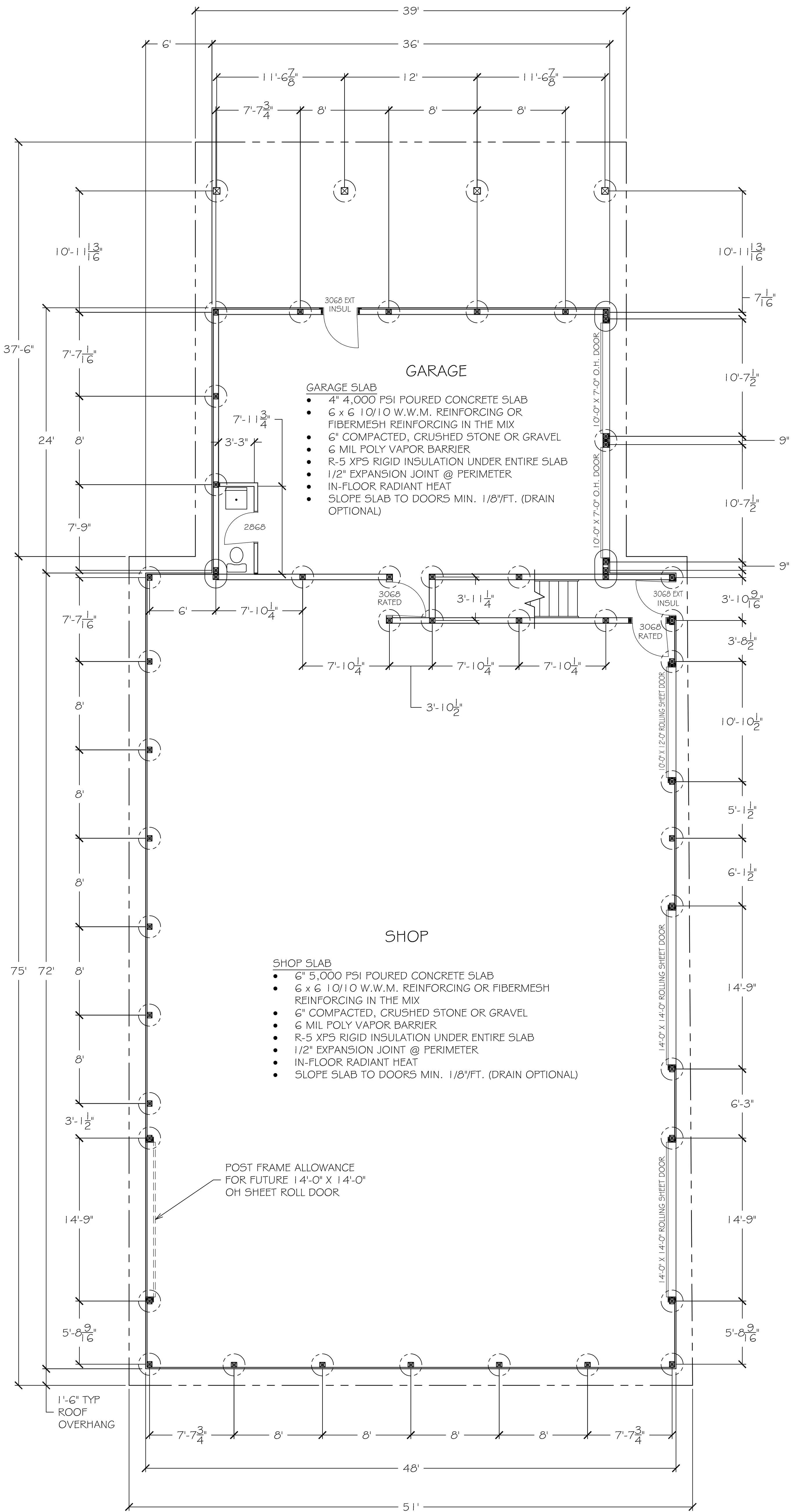


Job No.

Date: 01-10-2023
Designed by: ETD
Drawn by: ETD
Checked by:
Approved by:
Revised:
Sheet No.

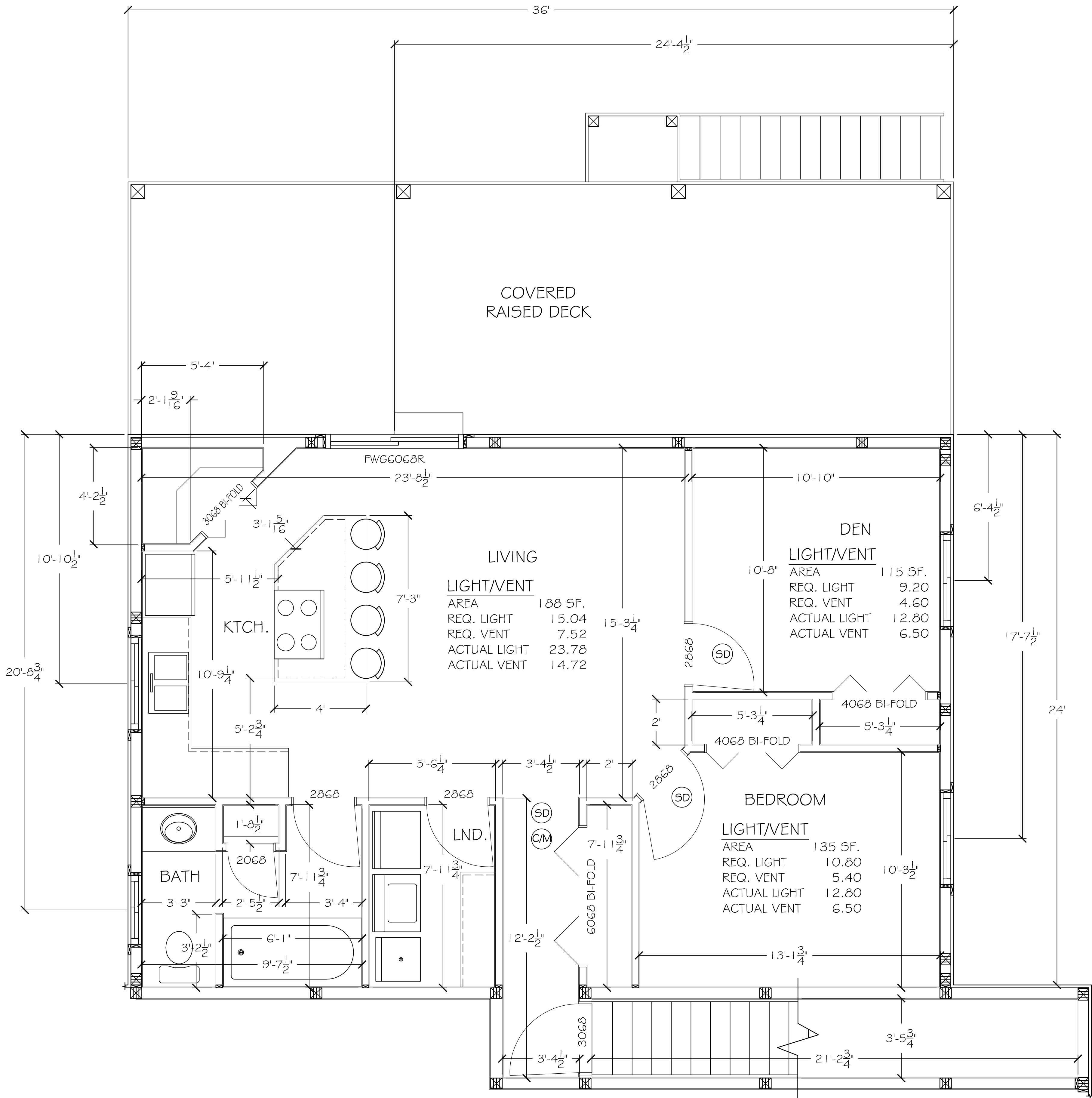
A-1



FOUNDATION LAYOUT

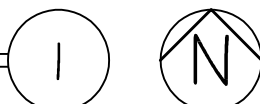
SCALE: 3/16" = 1'-0"

2



990 SQ-FT LIVING SPACE
FLOOR PLAN

SCALE: 3/16" = 1'-0"



ELECTRICAL NOTES

- REFER TO ARCHITECTURAL DRAWINGS FOR GENERAL PROJECT NOTES.
- ALL LIGHT FIXTURES & FANS AS SELECTED BY OWNER.
- GFCI OUTLETS SHALL BE PROVIDED IN BATHROOMS, KITCHENS & LAUNDRY AREAS AND AS REQUIRED BY NATIONAL ELECTRIC CODE & THE RESIDENTIAL CODE OF NEW YORK STATE.
- WET RATED LIGHT FIXTURES SHALL BE PROVIDED WHERE REQD
- PROVIDE EXHAUST FANS IN ALL TOILET ROOM/BATHROOMS DIRECTLY VENTED TO THE OUTDOORS
- CARBON MONOXIDE ALARMS/DETECTORS SHALL BE PROVIDED ON EACH STORY OF THE DWELLING UNIT THAT CONTAINS SLEEPING AREAS OR A CARBON MONOXIDE SOURCE. LOCATE DETECTORS OUTSIDE OF SLEEPING AREAS WITHIN 15'-0". MULTIPLE DETECTORS AS NECESSARY. ALL ALARMS/DETECTORS SHALL BE HARDWIRED W/BATTERY BACK-UP & SHALL BE INTERCONNECTED.
- SMOKE ALARMS/DETECTORS SHALL BE PROVIDED IN EACH SLEEPING ROOM. OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS, & ON EACH STORY, INCLUDING BASEMENTS. ALL ALARMS/DETECTORS SHALL BE HARDWIRED W/BATTERY BACK-UP & SHALL BE INTERCONNECTED.
- INSTALLATIONS SHALL BE DONE IN CONFORMANCE WITH THE NATIONAL ELECTRIC CODE & THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

PLUMBING NOTES

- REFER TO ARCHITECTURAL DRAWINGS FOR GENERAL PROJECT NOTES.
- ALL PLUMBING FIXTURES, APPLIANCES & FAUCETS AS SELECTED BY OWNER.
- WOOD FRAMED STRUCTURAL MEMBERS SHALL NOT BE DRILLED, NOTCHED OR ALTERED IN ANY MANNER EXCEPT AS PROVIDED IN CONFORMANCE WITH THE 2010 RESIDENTIAL CODE OF NEW YORK STATE.
- ALL PIPING SHALL BE SUPPORTED IN ACCORDANCE WITH SECTION P2605.
- ALL ROOF & EXTERIOR WALL PENETRATIONS SHALL BE MADE WATER TIGHT.
- ALL INSTALLATIONS SHALL BE DONE IN CONFORMANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

DOOR SCHEDULE

COUNT	PRODUCT CODE	R.O. SIZE	TYPE	REMARKS
2	3068 EXT. INSUL.	3'-2 1/2" X 6'-10 3/4"	INSUL. DOOR	DOOR TO BE SELECTED BY OWNER
2	3068 RATED	3'-2 1/2" X 6'-10 3/4"	FIRE RATED DOOR	DOOR TO BE SELECTED BY OWNER
1	3068	3'-2 1/2" X 6'-10 3/4"	SWING	DOOR TO BE SELECTED BY OWNER
5	2868	2'-10 3/4" X 6'-10 3/4"	SWING	DOOR TO BE SELECTED BY OWNER
1	2068	2'-2 1/2" X 6'-10 3/4"	SWING	DOOR TO BE SELECTED BY OWNER
1	6068 BI-FOLD	6'-2" X 6'-10 3/4"	BI-FOLD	DOOR TO BE SELECTED BY OWNER
2	4068 BI-FOLD	4'-2" X 6'-10 3/4"	BI-FOLD	DOOR TO BE SELECTED BY OWNER
1	3068 BI-FOLD	3'-2" X 6'-10 3/4"	BI-FOLD	DOOR TO BE SELECTED BY OWNER
2	10'-0" X 7'-0" OH DOOR	10'-0" X 7'-1 1/2"	INSUL. OVERHEAD	DOOR TO BE SELECTED BY OWNER
1	10'-0" X 12'-0" OH DOOR	10'-0" X 12'-1 1/2"	INSUL. SHEET ROLL	DOOR TO BE SELECTED BY OWNER
2	14'-0" X 14'-0" OH DOOR	14'-0" X 14'-1 1/2"	INSUL. SHEET ROLL	DOOR TO BE SELECTED BY OWNER

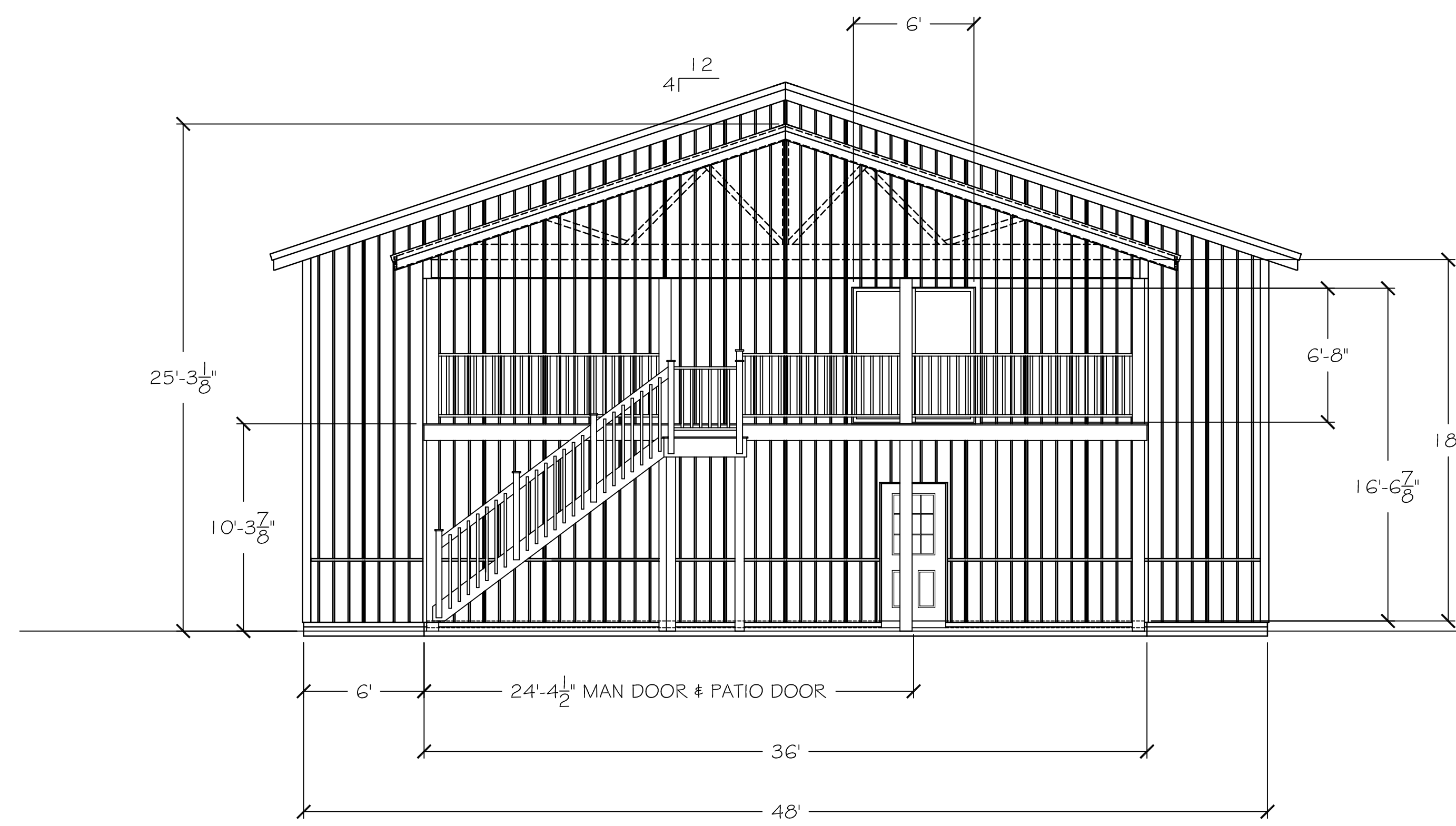
NOTE: ALL DOORS TO BE SOLID WOOD COMPOSITE UNLESS OTHERWISE NOTED.

WINDOW SCHEDULE

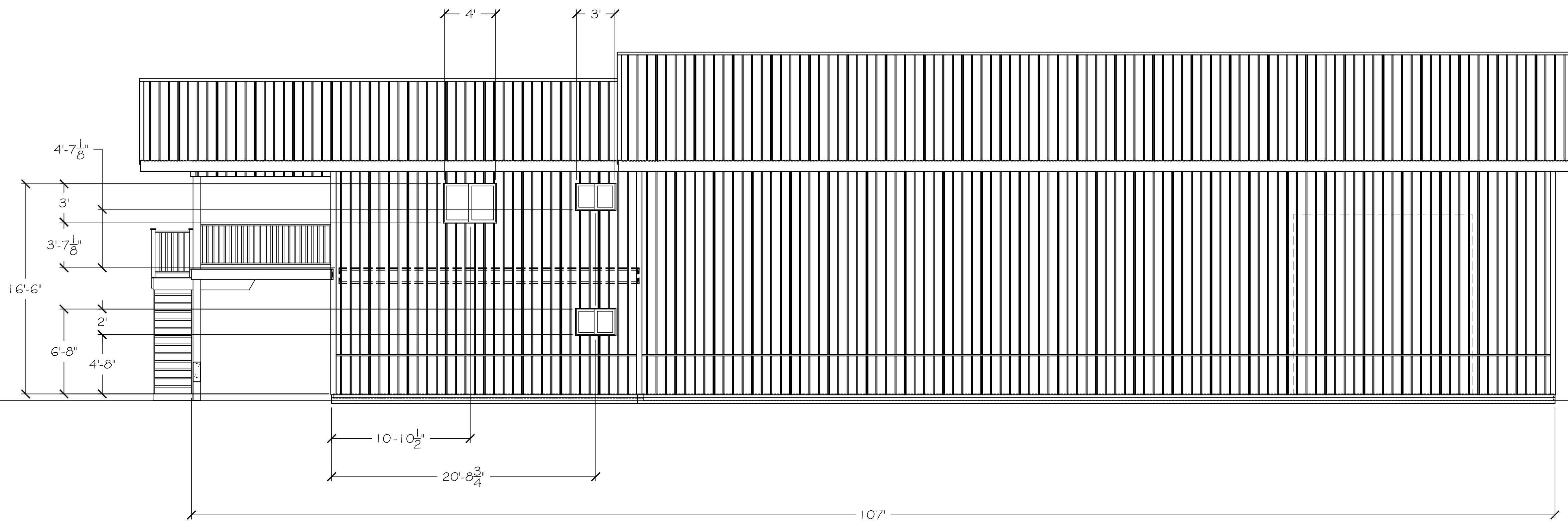
COUNT	R.O. SIZE		TYPE	MATERIAL	MODEL NUMBER	NOTES
	WIDTH	HEIGHT				
1	6'-0"	6'-6"	SLIDING PATIO	VINYL CLAD WOOD	FWG6068R	EGRESS
2	4'-0"	4'-0"	SLIDING	-	-	-
1	4'-0"	3'-0"	SLIDING	-	-	-
2	3'-0"	2'-0"	SLIDING	-	-	-
6	4'-0"	3'-0"	PICTURE	-	-	-

NOTE: CONTRACTOR TO COORDINATE ROUGH OPENINGS WITH MANUFACTURER. ALL WINDOW FINISHES, INTERIOR AND EXTERIOR, INCLUDING HARDWARE, ARE TO BE SELECTED BY OWNER.

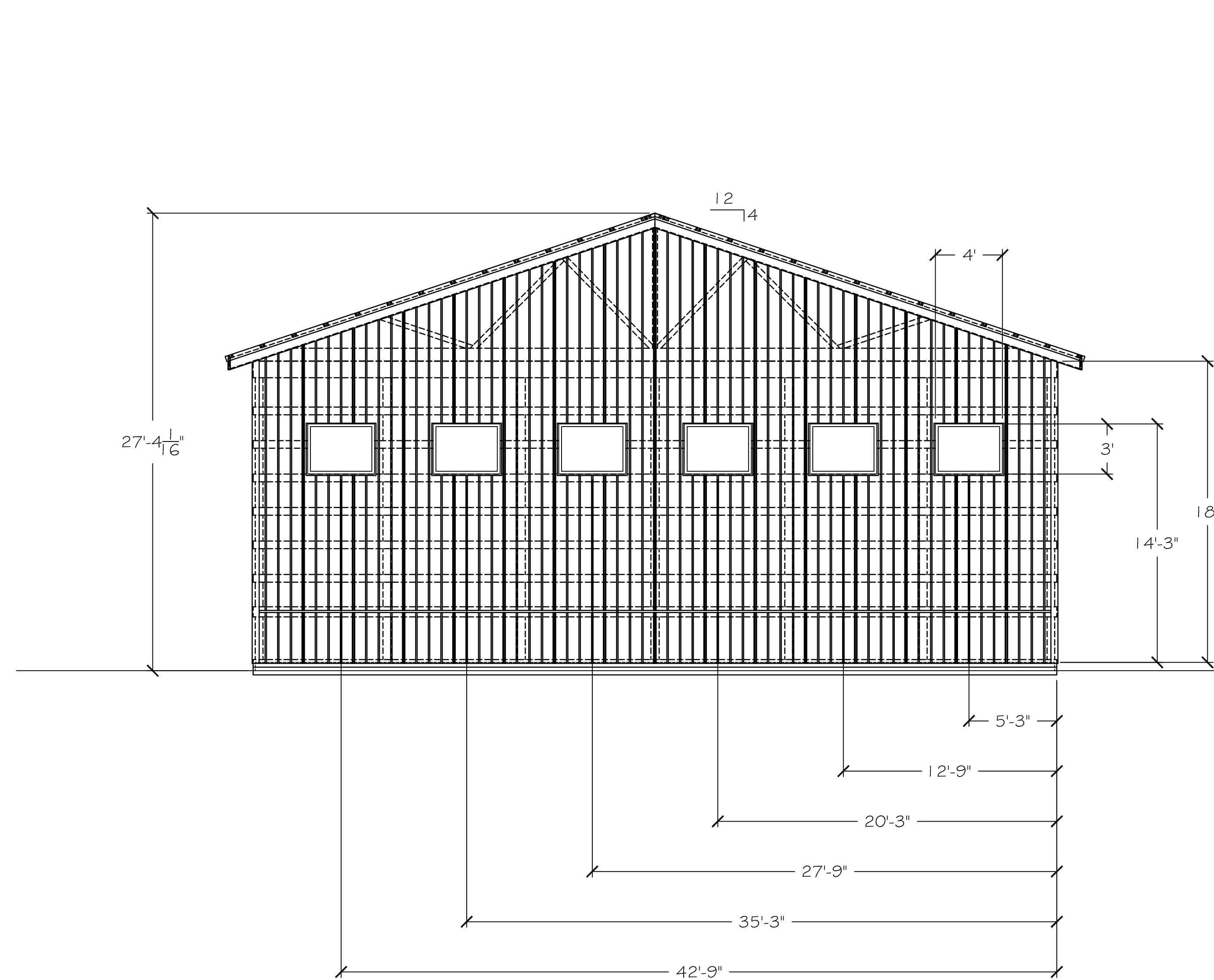
NOTE: EGRESS WINDOWS TO CONFORM WITH THE 2015 IRC. MIN. NET CLEAR OPENING: 5.0 S.F.; MIN. NET CLEAR HEIGHT: 24"; MIN. NET CLEAR WIDTH: 20"; MAX. SILL HEIGHT: 44".



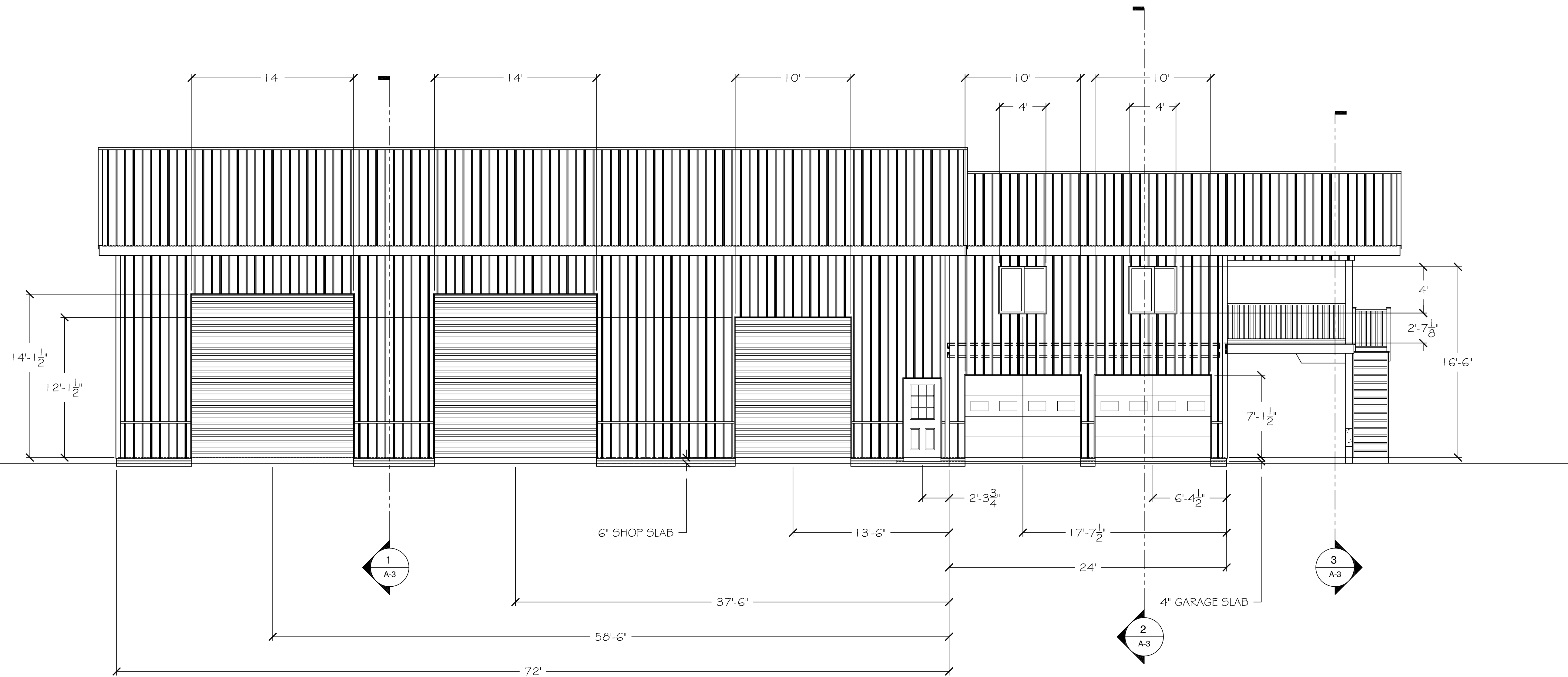
NORTH ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"

ROOF CONSTRUCTION

- STEEL ROOFING
- PRE-ENGINEERED WOOD ROOF TRUSSES @ 48" O.C.
- 2X4 PURLINS @ 24" O.C.
- STEEL DRIP EDGE
- STEEL FASCIA
- PITCHED STEEL SOFFIT

ROOF CONSTRUCTION

- STEEL ROOFING
- 15# FELT
- ICE & WATER SHIELD MIN 2'-0" INSIDE THE EXT. WALL
- 5/8" PLYWOOD SHEATHING
- PRE-ENGINEERED WOOD ROOF TRUSSES @ 24" O.C.
- STEEL FASCIA
- PITCHED STEEL SOFFIT
- MIN. R-30 BLOWN INSULATION
- 5/8" GYP. CEILING BOARD
- *OPTIONAL* WOOD SCISSOR TRUSSES @ 24" O.C. WITH VAULTED T&G WOOD CEILING

ROOF CONSTRUCTION

- STEEL ROOFING
- 15# FELT
- ICE & WATER SHIELD MIN 2'-0" INSIDE THE EXT. WALL
- 5/8" PLYWOOD SHEATHING
- PRE-ENGINEERED WOOD ROOF TRUSSES @ 24" O.C.
- STEEL FASCIA
- PITCHED STEEL SOFFIT
- STEEL CEILING & TRIM
- 4' ROOF OVERHANG FRAMED OVER SHORTENED GABLE END TRUSS, STEEL SOFFIT & TRIM
- *OPTIONAL* WOOD SCISSOR TRUSSES @ 24" O.C. WITH VAULTED T&G WOOD CEILING

WALL CONSTRUCTION

- LAMINATED WOOD COLUMNS
- PERMA-COLUMNS WITH 12" COLUMN EXTENSIONS
- 24" DIA X 24" DP, 3500 PSI POURED CONCRETE COLLARS
- 1-3/4" X 11-7/8" LVL TRUSS CARRIERS, WOOD COLUMNS NOTCHED AS REQ'D
- DOUBLE PRESSURE TREATED 2X6 SKIRTS
- 2X4 GIRTS @ 24" O.C.
- 2X8 GIRTS @ WAINSCOTING TRANSITION
- EXT. RFAMING WRAPPED & TAPED
- STEEL SIDING & TRIM

WALL CONSTRUCTION

- LAMINATED WOOD COLUMNS
- PERMA-COLUMNS WITH 12" COLUMN EXTENSIONS
- 24" DIA X 24" DP, 3500 PSI POURED CONCRETE COLLARS
- 1-3/4" X 11-7/8" LVL TRUSS CARRIERS, WOOD COLUMNS NOTCHED AS REQ'D
- DOUBLE PRESSURE TREATED 2X6 SKIRTS
- 2X4 GIRTS @ 24" O.C.
- 2X8 GIRTS @ WAINSCOTING TRANSITION
- 2X6 "BOOKSHELF" FRAMING BETWEEN COLUMNS
- EXT. RFAMING WRAPPED & TAPED
- STEEL SIDING & TRIM
- MIN. R-15 BATT INSULATION
- 1/2" GYP. WALL BOARD TAPED & FINISHED

WOOD FLOOR

- FINISHED FLOOR AS SELECTED BY OWNER
- 3/4" PLYWOOD SUB-FLOOR
- IN-FLOOR RADIANT HEAT
- 14" I-JOISTS @ 16" O.C.
- 1-3/4" X 14" LVL LEDGER
- JOIST HANGERS PER MFR.
- PROVIDE BRIDGING PER MFR.

GARAGE

- 1/2" GYP. WALL BOARD, TAPED & FINISHED
- 5/8" GYP. BOARD TO GARAGE CEILING, TAPED & FINISHED
- 1/2" GYP. WALL BOARD ON SHOP SIDE OF WALL WHERE APPLICABLE TO PROVIDE FIRE SEPARATION AS PER 2020 RCNYS, TAPED & FINISHED

WOOD DECK

- PRESSURE TREATED 8 X 8 POSTS
- PERMA-COLUMNS WITH 12" COLUMN EXTENSIONS
- 24" DIA. X 24" DP, 3500 PSI POURED CONCRETE COLLARS
- 1-3/4" X 11-7/8" LVL TRUSS CARRIERS & END WALL HEADER, TREATED POSTS NOTCHED AS REQ'D

SHOP SLAB

- 6" 5,000 PSI POURED CONCRETE
- 6X6 10/10 W.W.M. REINFORCING OR FIBERMESH REINFORCING IN THE MIX
- 6" COMPACTED, CRUSHED STONE OR GRAVEL
- 6 MIL POLY VAPOR BARRIER
- R-5 XPS RIGID INSULATION UNDER ENTIRE SLAB
- IN-FLOOR RADIANT HEAT
- SLOPE SLAB TO DOORS 1/8"/FT. (DRAIN OPTIONAL)

GARAGE SLAB

- 4" 4,000 PSI POURED CONCRETE
- 6X6 10/10 W.W.M. REINFORCING OR FIBERMESH REINFORCING IN THE MIX
- 6" COMPACTED, CRUSHED STONE OR GRAVEL
- 6 MIL POLY VAPOR BARRIER
- R-5 XPS RIGID INSULATION UNDER ENTIRE SLAB
- IN-FLOOR RADIANT HEAT
- SLOPE SLAB TO DOORS 1/8"/FT. (DRAIN OPTIONAL)

BUILDING SECTION

SCALE: 3/4" = 1'-0"

BUILDING SECTION

SCALE: 3/4" = 1'-0"

BUILDING SECTION

SCALE: 3/4" = 1'-0"

