DESIGN LOADS - TABLE R301.5

ROOM / AREA	LIVE	DEAD	TOTAL	REMARKS
EXTERIOR BALCONIES	40	15	55	WOOD BALCONIES ADD FOR OTHER
DECKS	40	15	55	(SNOW LOAD 55 PSF)
PASSENGER VEHICLE STORAGE	50	60	110	ELEVATED GARAGE SUSTAIN 2,000 LBS. / 20 SQ. IN.
ATTICS WITHOUT STORAGE	10	15	25	
HABITABLE ROOMS	40	15	55	
BEDROOMS	30	15	45	
ROOF	50	15	65	PER SECTION R301.5
UPLIFT ON SOFFITS				
STAIRS	40	15	55	TREADS TO WITHSTAND 300 LBS. /4 SQ. IN.
RAILINGS			200	POUNDS EXERTED ALONG TOP RAIL XI

LIGHT AND VENTILATION TO COMPLY WITH R303

LUMBER VALUES				FLOOR JOISTS		CEILING JOISTS		RAFTERS	
DOUGLAS FIR	Fb	E	MAX. SPANS	12" O.C.	16" O.C.	12" O.C.	16" O.C.	12" O.C.	16" O.C.
NO. 1 2" X 4"	1240	1,600,000							
NO. 2 2" X 6"	1075	1,600,000	2" X 6"	10'-9"	9'-8	11'-10	10'-9"	12'-0"	9'-9"
2" X 8"	990	1,600,000	2" X 8"	14'-1"	12'-3"	15'-7"	13'-8"	14'-3"	12'-4"
2" X 10"	910	1,600,000	2" X 10"	17'-3"	14'-11"	19'-3"	16'-8"	17'-5"	15'-1"
2" X 12"	825	1,600,000	2" X 12"	20'-0"	17'-4"	22'-4"	19'-4"	20'-2"	17'-6"

ABBREVIATIONS LIST

A.	AMP. AMPS.	F.S.	FULL SIZE	PREFIN.	PREFINISHED
A.C.T.	ACOUSTICAL CEILING TILE	FOUND.	FOUNDATION	PRO. PR.	PROPOSED
ADJ.	ADJUSTABLE	FTG.	FOOTING	P.T.	PRESSURE TREATED
A.F.F.	ABOVE FINISHED FLOOR	FPSC	FIRE PROOF SELF CLOSING	P.C.	PRE CAST
ALUM.	ALUMINUM	GA.	GAUGE	RECEPT.	RECEPTACLE
ARCH.	ARCHITECTURAL	GALV.	GALVANIZED	REINF.	REINFORCED
BLDG.	BUILDING	G.C.	GENERAL CONTRACTOR	REQD.	REQUIRED
CIRC.	CIRCULAR	GL.	GLASS	RND.	ROUND
C.J.	CONTROL JOINT	G.W.B.	GYPSUM WALLBOARD	R.O.D.	ROUGH OPENING DIMENSION
CLG.	CEILING	H.	HOLLOW	S.C.	SOLID CORE
C.M.U.	CONCRETE MASONRY UNIT	H.C.	HANDICAPPED	SECT.	SECTION
COL.	COLUMN	HGT.	HEIGHT	SHT.	SHEET
CONC.	CONCRETE	H.P.	HIGH POINT	SIM.	SIMILAR
CONT.	CONTINUOUS	INSUL.	INSULATION	SL	SLIDING
C.T.	CONTROL JOINT	JT	JOINT	SPEC.	SPECIFICATION
CYL.	CYLINDER	LAM.	LAMINATE	STL.	STEEL
C.O.	CERTIFICATE OF OCCUPANCY	LT.	LIGHT	STRUCT.	STRUCTURAL
DF	DOUGLAS FIR	MAX.	MAXIMUM	SUSP.	SUSPENDED
DIA.	DIAMETER	MECH.	MECHANICAL	TEMP.	TEMPORARY
DIAGL.	DIAGONAL	MFG.	MANUFACTURER	TYP.	TYPICAL
DN/	DOWN	MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
DR.	DOOR	MISC.	MISCELLANEOUS	U.G.	USE GROUP
DTL'S	DETAILS	MTD	MOUNTED	V.	VOLT. VOLTS
DWG.	DRAWING	MTL.	METAL	V.B.	VINYL BASE
ELEV.	ELEVATION	N.I.C.	NOT IN CONTRACT	V.C.T.	VINYL COMPOSITION TILE
EQ.	EQUAL	NO.	NUMBER	V.I.F.	VERIFY IN FIELD
EXTG EX.	EXISTING	N.T.S.	NOT TO SCALE	V.W.C.	VINYL WALL COVERING
EXP.	EXPOSED	O.C.	ON CENTER	W	WATT. WATTS
EXT.	EXTERIOR	O.H.	OVER HEAD	W/	WITH
F.D.	FLOOR DRAIN	OPNG.	OPENING	WD/	WOOD
FIN.	FINISH	PL.	PLATE	WDW	WINDOW
FIXT.	FIXTURE	P.LAM	PLASTIC LAMINATE	WWM	WELDED WIRE MESH
FLRX	FLEXIBLE	PLYWD.	PLYWOOD		
FR.	FRAME				

SMOKE ALARMS/CARBON MONOXIDE DETECTORS

SMOKE AND CARBON MONOXIDE ALARM REQUIREMENTS:
R313.1 SMOKE DETECTION AND NOTIFICATION. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.
R313.1.1. LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN 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 ONE FULL STORY BELOW THE UPPER LEVEL.
WHEN ONE 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 ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
ALL SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NAPA 72.
R313.1.2 POWER SOURCE. IN NEW CONSTRUCTION, THE REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE OR AN ON-SITE ELECTRICAL POWER SYSTEM, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER-PROTECTION.
* CARBON MONOXIDE DETECTORS; WITHIN EACH DWELLING UNIT ON EACH STORY CONTAINING A SLEEPING AREA, WITHIN 15 FEET OF THE SLEEPING AREA. MORE THAN ONE CARBON MONOXIDE ALARM SHALL BE PROVIDED WHERE NECESSARY TO ASSURE THAT NO SLEEPING AREA IS MORE THAN 15 FEET AWAY FROM A CARBON MONOXIDE ALARM.
R313.4.3 POWER SOURCE. CARBON MONOXIDE ALARMS, CARBON MONOXIDE DETECTORS, AND THE ALARM CONTROL UNITS TO WHICH CARBON MONOXIDE DETECTORS ARE CONNECTED SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, AND SHALL BE EQUIPPED WITH A BATTERY BACKUP SYSTEM THAT AUTOMATICALLY PROVIDES POWER POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING FORM ONE OR MORE BATTERIES WHEN PRIMARY POWER IS INTERRUPTED. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

EMERGENCY ESCAPE AND RESCUE OPENING

R310.1 EMERGENCY ESCAPE AND RESCUE REQUIRED. BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH R310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED FROM THE INSIDE. ESCAPE AND RESCUE WINDOW OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH RR310.2
RR301.1 MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FT.
EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.
R310.1.2. MINIMUM OPENING HEIGHT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.
R310.3 MINIMUM OPENING WIDTH. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.
R310.1.4 OPERATIONAL CONSTRAINTS. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

SIMPSON STRONG TIE CONNECTION REQUIREMENTS

1. ALL JOIST CAPS USE LPC6
2. ALL POST BASES USE ABE66
3. ALL HANGGERS IN BLIND HEADERS USE LU210
4. ALL POST TO HEADER CONNECTIONS USE ACCRA
5. ALL RAFTER TO WALL PLATE USE H1 SEISMIC
6. ALL RAFTER TO RIDGE USE RR RIDGE CONNECTORS
7. ALL TOP OF WALL INTERSECTION USE ST&LSTA
8. ALL EXTERIOR CORNERS USE RTF2
9. ALL HEADER HANGERS USE HH6
10. MISCELLANEOUS STRAP TIES USE T&L .66L.1212L & 66L
11. ALTERNATIVE USE OF FINGER FRAMERS "FF"
12. ALTERNATIVE USE OF HURRICANE CLIPS "H6"

GENERAL CONDITIONS

CODES: All work and materials must conform to the New York State Building Code and any supplemental Local Codes, National Board of Fire Underwriters NYS Energy Conservation Code and requirements of the Board of Health. "International Residential Code" for One and Two Family Dwellings shall be applied as the "minimum" standard building requirement.

OMISSIONS: All written figures (notes & dimensions) on the floor plans or specifications shall take precedence over any drawn figure. DO NOT SCALE PRINTS. All dimensions must be verified by the contractor before the start of construction. Any discrepancies on the plans or specifications must be reported to the Architect prior to he start of construction.

SITE INSPECTIONS: The Contractor shall visit the site and become familiar with all aspects of the work. Verify existing conditions and site limitations such as staging areas and take special note of property lines. Do not drive or place material on adjacent properties. Do not excavate adjacent to property lines. Provide erosion management program and implement prior to the start of site clearing or excavation.
Contractor shall be completely responsible for the protection of all new and existing buried lines, pipes,, cables, etc. which are located within the project site.
The Contractor shall provide all labor, materials, appliances and equipment required to complete all work, etc., as shown on the following drawings necessary for a complete job, unless otherwise specified. All material and workmanship shall be of good quality.

MATERIALS: Shall be installed according to the manufacturer's specifications. All work shall comply with applicable sections of the state and local codes and the generally accepted standards as listed in the state building code.
All materials shall be new, top quality, free from any cracks or defects.

PERMITS/INSPECTIONS: The Contractor shall be responsible for obtaining all required Building Permits.
DO NOT START WORK PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FROM THE GOVERNING AUTHORITY
The Contractor and Subcontractors shall be responsible for notifying inspectors as required for each phase of construction.

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

2015 INTERNATIONAL RESIDENTIAL CODE, WITH NYS 2017 UNIFORM CODE SUPPLEMENT

2015 INTERNATIONAL ENERGY CODE WITH SUPPLEMENT TO THE NEW YORK STATE ENERGY CONSTRUCTION CODE (REVISED 2016)

DESIGN NOTES:

FIRST FLOOR LIVE LOAD: 40 LBS. PER SQUARE FOOT
DEAD LOAD: 20 LBS. PER SQUARE FOOT
SECOND FLOOR LIVE LOAD: 30 LBS. PER SQUARE FOOT
DEAD LOAD: 20 LBS. PER SQUARE FOOT

ASSUMED SOIL BEARING CAPACITY 2,000 POUNDS PER SQUARE FOOT

SITE CONDITIONS (EXCAVATION):

All topsoil from excavated areas for re-use.
Clearing: protect any trees designated to remain on site.

Remove all vegetation from areas within the building outline to a depth as required by the drawings (see foundation plan for elevations).
Remove all debris and any excess cut materials and place on site as directed by the Owner.
Dimensions and conditions shall be field verified. If conflicts or unforeseen conditions are encountered contact the Architect for clarification.
Earth work: Filled areas to be 95% - 100% compacted with optimum moisture content. Building pads to be constructed level and true to grades indicated on plans (if any).
Drainage control: Install hay bales for erosion control, as necessary and required for drainage control. Final grade shall drain away from all structures. Foundation drain; (trench drain) 4" dia. min. perforated pipe (PVC) with filter cloth and min. 12" class "A" gravel backfill. Minimum slope of 1%. Gutters and down spouts shall drain to an alternate high drain constructed of 4" min. tight line PVC pipe (non-perforated).

FOUNDATIONS: Excavate all earth, boulders, loose and soft rock to the lines and depths indicated on the drawings. Remove all organic materials within the building footprint. All footings to bear on solid, undisturbed earth. If over excavation occurs back fill with lean concrete.

FOOTINGS: All footings to bear on solid undisturbed earth.
All sub grades and excavations shall be kept clear of water and from freezing during construction. Water, ice and snow shall not be allowed to collect and stand in excavated or low areas of the subgrade.

Some obstacles including existing cobbles and possible boulders, may be encountered in excavations. The use of hydraulically operated rippers or pneumatic tools may be required to remove large boulders in excavations. Some over excavation may result when removing cobbles and or large boulders, concrete shall be used to level these areas.

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

GROUND SNOW LOAD	WIND SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WEATHER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
						WEATHERING	FROST LINE DEPTH	TERMITE	DECAY					
30 LBS. /SQ.FT.	90 MPH TO 100 MPH	NO	YES	NO	C	SEVERE	42"	MOD TO HEAVY	MOD	7 DEGREES FAHRENHEIT	YES	NO	1500 OR LESS	51.6°

SHOP DRAWINGS

THE CONTRACTOR SHALL CHECK AND VERIFY ALL FIELD MEASUREMENTS AND ASSUME RESPONSIBILITY FOR THEIR ACCURACY. HE SHALL SUBMIT WITH SUCH PROMPTNESS AS TO CAUSE NO DELAY IN HIS OWN WORK OR IN THAT OF ANY OTHER CONTRACTOR, THREE COPIES, CHECKED AND APPROVED BY HIM, OF ALL SHOP DRAWINGS AND SCHEDULES REQUIRED FOR THE WORK OF VARIOUS TRADES. THE ARCHITECT SHALL CHECK AND APPROVE SUCH SCHEDULES AND DRAWINGS ONLY FOR CONFORMANCE WITH THE INFORMATION GIVEN IN THE DRAWINGS, AND FOR DESIGN AND AESTHETIC CONSIDERATIONS ONLY.
THE CONTRACTOR SHALL MAKE ANY CORRECTIONS REQUIRED BY THE ARCHITECT. THE ARCHITECT'S APPROVAL OF DRAWINGS OR SCHEDULES SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS AND/OR SPECIFICATIONS.

SPECIAL NOTES:
THE CONSTRUCTION DOCUMENTS DO NOT INDICATE THE DESIGN OF MECHANICAL SYSTEMS.
THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION PHASE. ADMINISTRATION OF THE CONSTRUCTION CONTRACT IS THE RESPONSIBILITY OF THE OWNER.

"CALL811" BEFORE YOU DIG

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IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY. IF THIS DOCUMENT BEARING THE SEAL OF AN ARCHITECT SEALTERED, THE ALTERING ARCHITECT SHALL AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

ALBANY POST ROAD
DUPLEX APARTMENT

39 OLD ALBANY POST ROAD
OSSINING, NY

REGISTERED ARCHITECT PAUL B. JANKOVITZ 018903 THE STATE OF NEW YORK

REVISIONS

NO.	DATE	DESCRIPTION
1.	1.29.20	AREA REDUCED

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39 OLD ALBANY POST ROAD
DUPLEX APARTMENT

DATE: NOV. 5, 2019
PROJECT NO. 110519
SCALE: N.T.S.
DRAWING NO. A-2.0