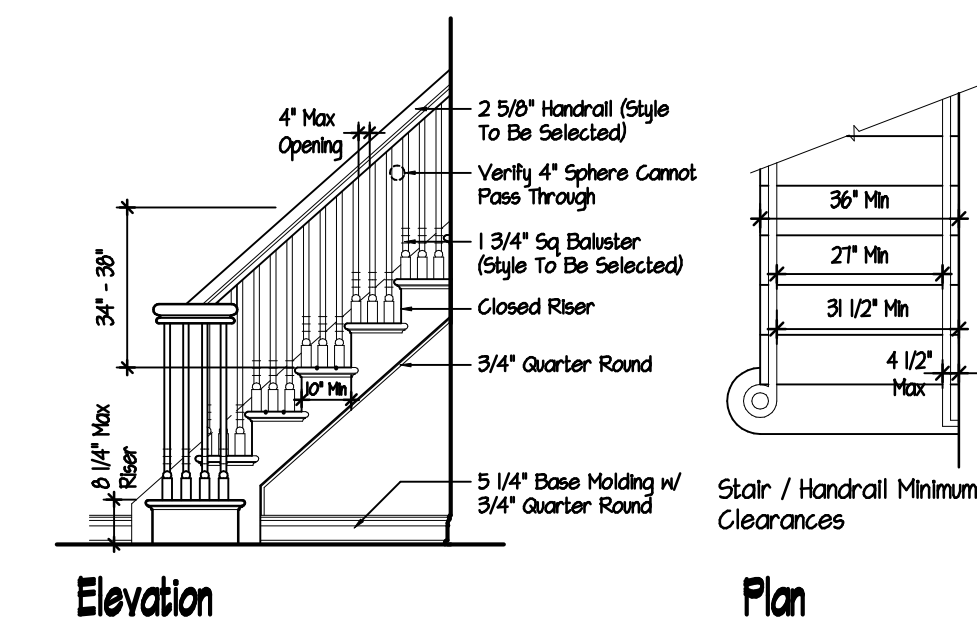


	<u>Name:</u>	<u>Type:</u>	<u>Color:</u>
Siding:	Vinyl	Bevel 5" To Weather	Cream
Windows:	Andersen, 400 Series	Double Hung	White
Trim:	Azek/Fypon	PVC	White
Front Door:		Composite	Black
Garage Doors:		Composite	White
Roofing:	Landmark	Asphalt Roof	Charcoal Gray
Gutters		Aluminum	Dark Gray
Shutters	Panel	Composite	Black or Red

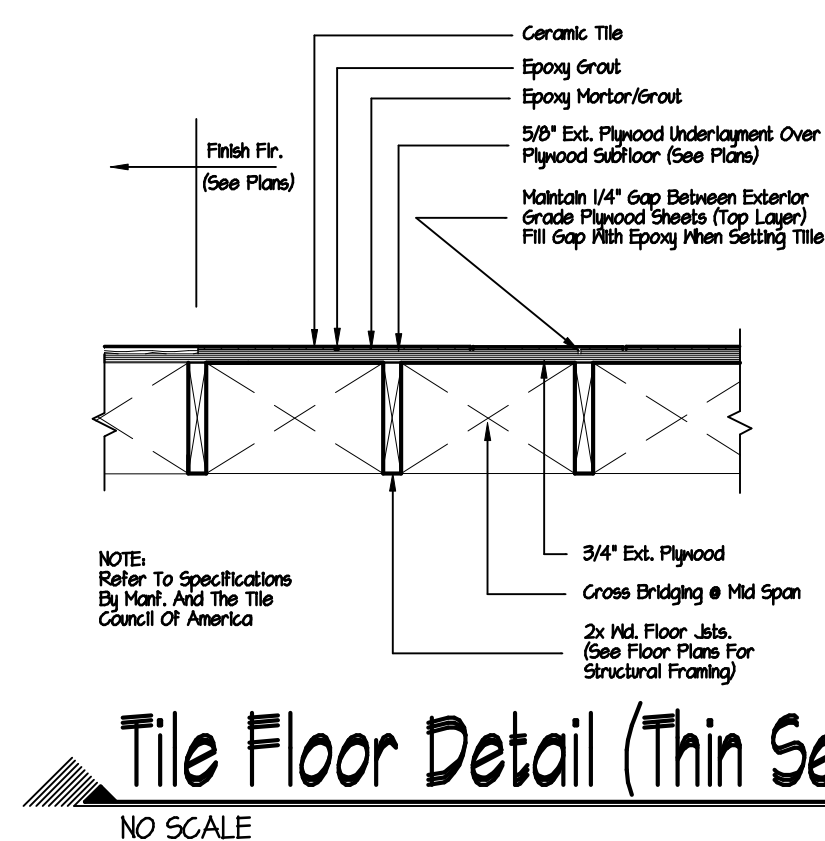
With NYS Building Standards And Codes 2017 Uniform Code Supplement

Ground Snow Load	Wind Design				Seismic Design Category	Subject To Damage From			Winter Design Temp.	Ice Shield Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temperature
	Speed (mph)	Topographic Effects	Special Wind Region	Wind-Borne Debris Zone		Heathering	Frost Lapse Depth	Termite					
30 lb/ft	115 - 120 mph	No	Yes	Zone I	C	Severe	42°	Moderate Heavy	7° F	Yes	No	1500 or Less	52.2 F



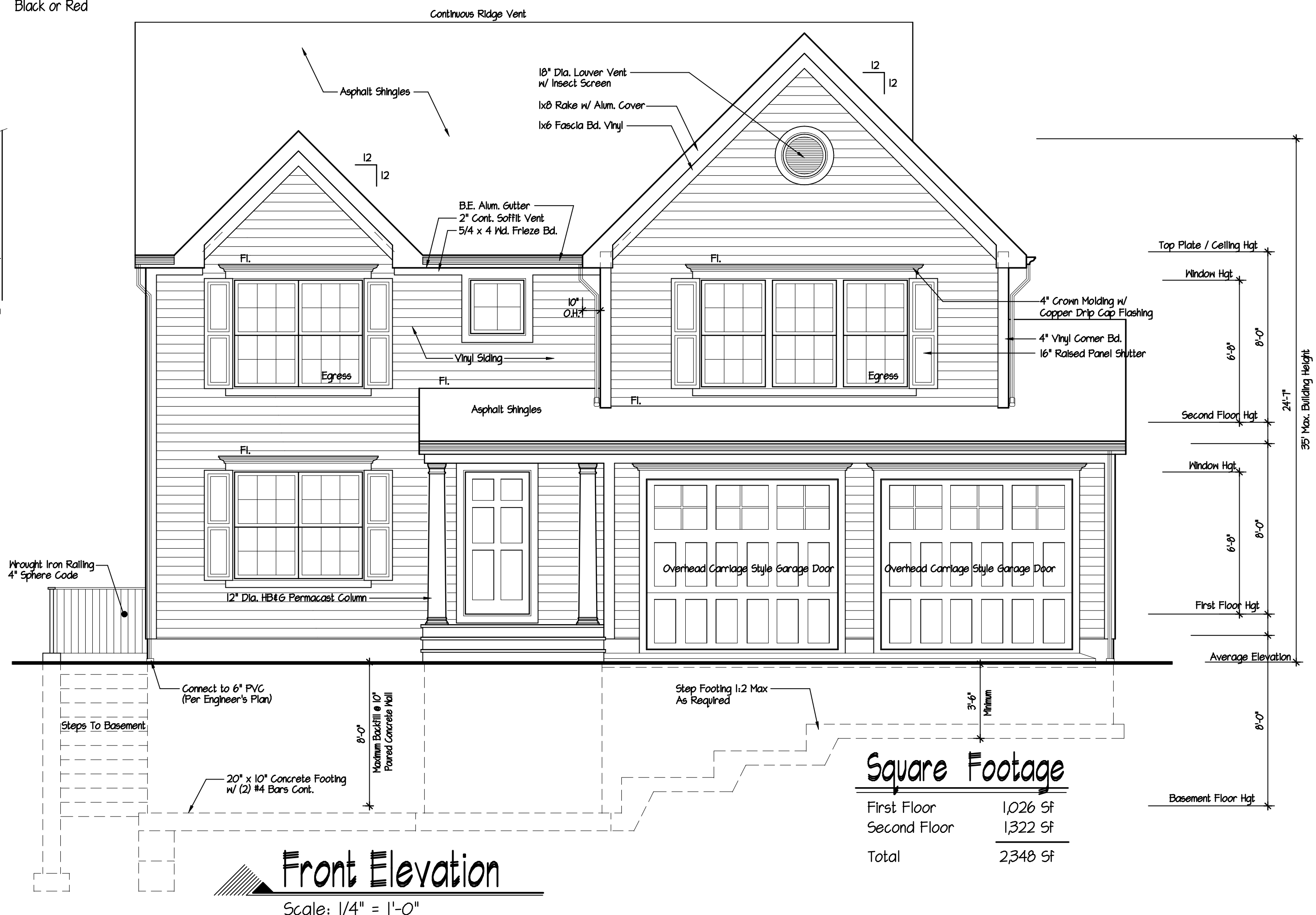
Stair Clearance Detail

NO SCALE



Tile Floor Detail (Thin Set)

NO SCALE



Front Elevation

Scale: $1/4" = 1'-0"$

Square Footage	
First Floor	1,026 Sf
Second Floor	1,322 Sf
Total	2,348 Sf

Checked _____
Date _____

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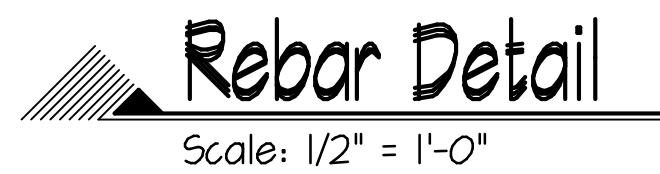
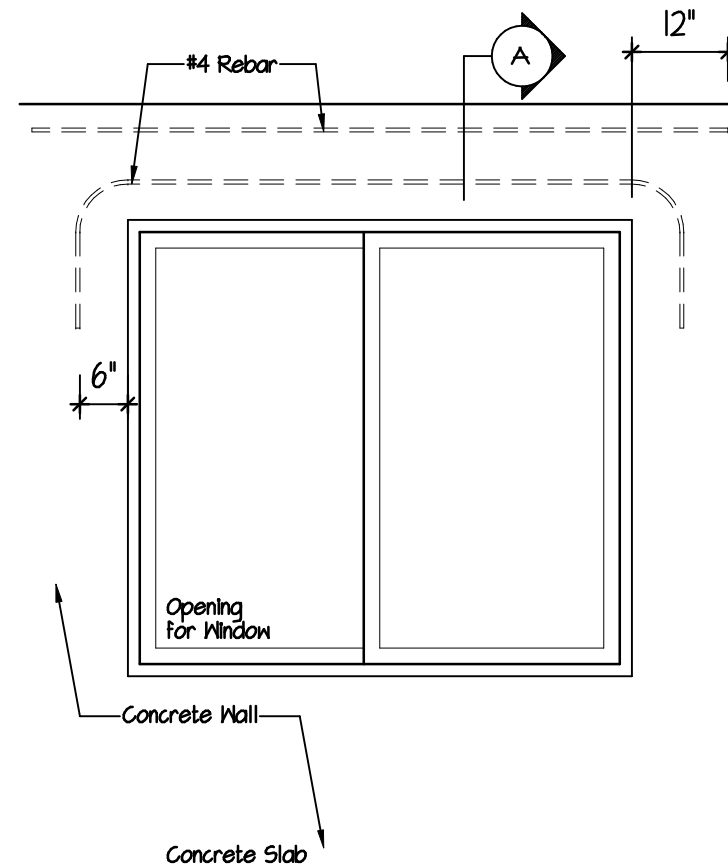
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DATE	9-31-17
JOB	17-131
DRAWING	OF 10

Egress Well Note:

- 8" Poured Concrete Wall
16" x 8" Concrete Footing
w/ (2) #4 Bars Continuous
- Crushed Gravel Base w/
2" Drain To Daylight Or Drywell
- Aluminum Ladder
- Minimum Width 3'-0" Per Code
and 9 sq. ft
- Provide Light Weight Aluminum Grate
if required by Local Code



Egress Window Sizes:

Size	Opening	Width	Height
244 GN 5046	Min. 4.34 sf	Min. 21"	Min. 50-1/8"

Notes:

- All Footings To Bear On Solid Undisturbed Earth
- All Framing Members To Be # 2 Douglas Fir-Larch Or Better
- Double Frame Under All Partitions Parallel To Framing
- Double All Box Jolst At Cellar Type Windows
- If Tile Floor Is To Be MUD Job Consult Architect For Additional Framing Required

Legend:

- (4) 2 x Wood Post or As Noted
- SD Smoke Detector w/ Battery Back-Up
- HD Heat Detector w/ Battery Back-Up
- CD Carbon Monoxide Detector w/ Battery Back-Up

Wood Header Schedule

Span	Header Size
Up To 3'-0"	(2) 2 x 8 Hdr
Up To 4'-0"	(2) 2 x 10 Hdr
Up To 6'-0"	(3) 2 x 10 Hdr

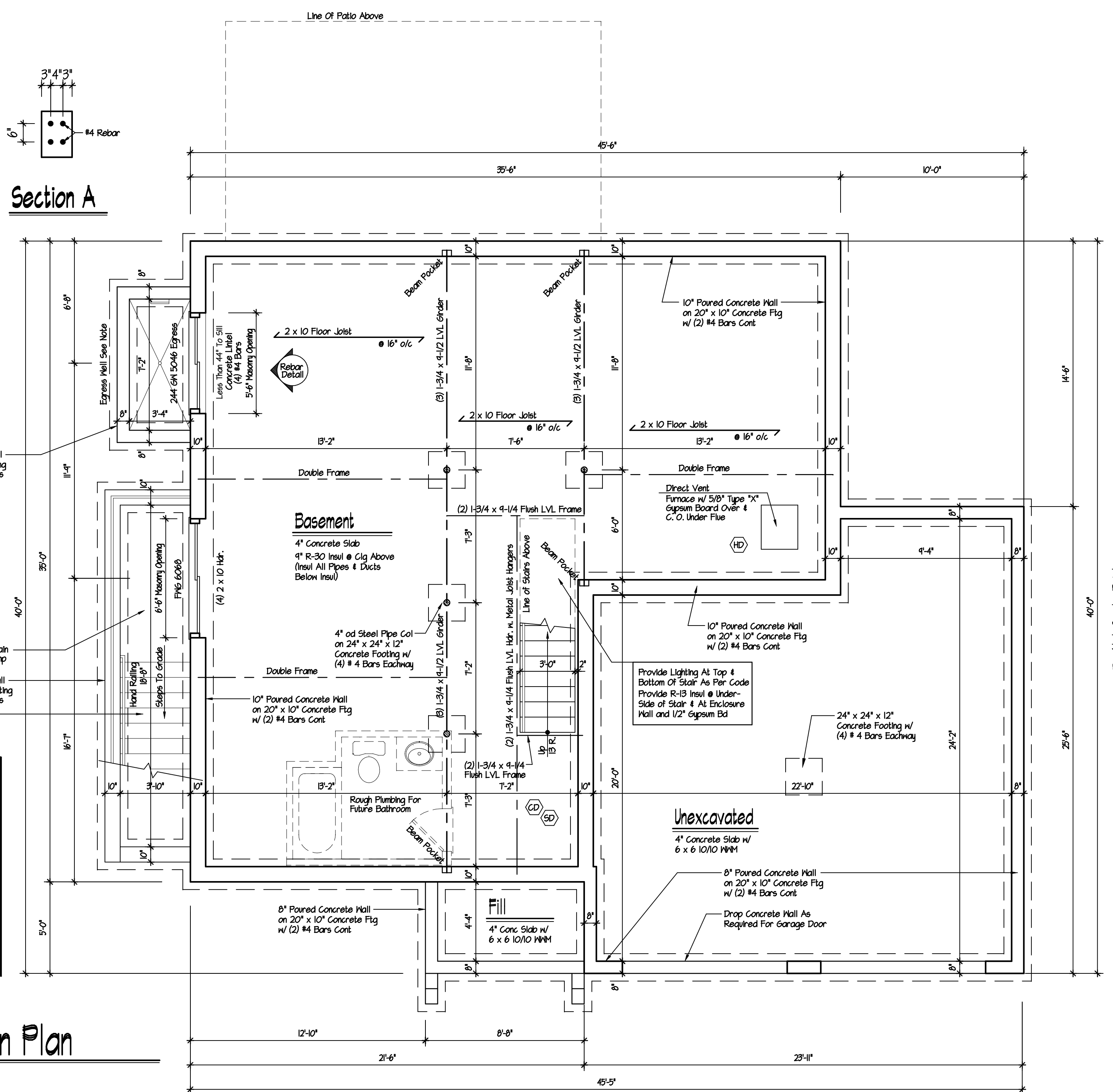
Note:
Unless Otherwise Noted On Plans

Window Note:

- All Glazing To Be Low "E" Insulated Glass w/ Minimum R-3.1 (U=0.32).
- All Windows Within 18" Of Floor To Have Tempered Glass (Double Hungs-Bottom Sash Only, All Others Full Unit).
- All Glazing In Doors & Windows Enclosing Hot Tubs, Whirlpool Tubs, Saunas, Steam Rooms, Bathrooms and Showers Within 60" Of Window or Door Unit Shall Have Tempered Glass.
- All Egress Windows To Have A Minimum Clear Opening Area Of 5.7 sf Total w/ 24" min Clear Opening Height & 20" min Clear Width. Refer To Manufacturers Specifications For All Other Information.
- All Windows or Doors Marked w/ "TBM" To Have Full Unit Tempered.

Foundation Plan

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



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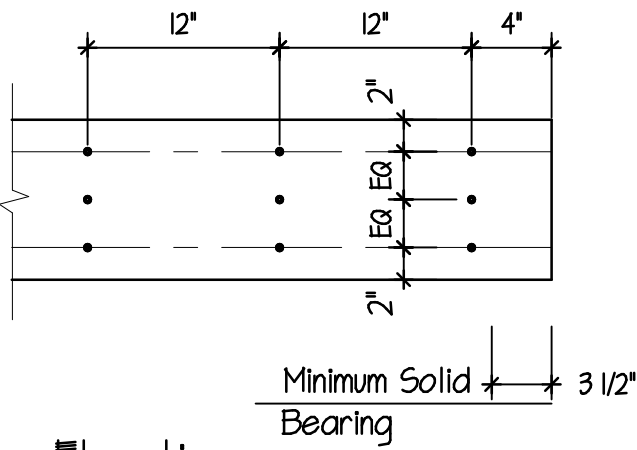
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JOB
217-131
DRAWING
2 OF 10

Do Not Scale Prints

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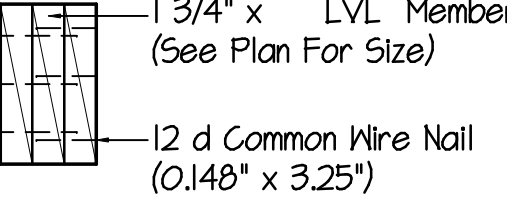
- Window Note:**
1. All Glazing To Be Low "E" Insulated Glass w/ Minimum R-3.1 (U=0.32).
 2. All Windows Within 18" Of Floor To Have Tempered Glass (Double Hung's-Bottom Sash Only, All Others Full Unit).
 3. All Glazing In Doors & Windows Enclosing Hot Tubs, Whirlpool Tubs, Saunas, Steam Rooms, Bathtubs and Showers Within 60" Of Window or Door Unit Shall Have Tempered Glass.
 4. All Egress Windows To Have A Minimum Clear Opening Area Of 5.7 Sq Total w/ 24" min Clear Opening Height & 20" min Clear Width. Refer To Manufactures Specifications For All Other Information.
 5. All Windows or Doors Marked w/ "TEMP" To Have Full Unit Tempered.
 6. All Windows Sills Within 24" Above The Finished Floor & Greater Than 12" Above Finished Grade Or Other Surface. Requires Fall Protection. See Section R312.2 For More Info.



Elevation

Note:

LVL = Laminated Veneer Lumber
By Trus-Joist Weyerhaeuser (1.9 E)
Minimum or Equal



Section

Note:

See Plans For Size & Location
Of All LVL Members



Notes:

All Framing Members To Be # 2 Douglas Fir- Larch Or Better
Double Frame Under All Partitions
Parallel To Framing
Double All Box Joist At Cellar
Type Windows
If Tile Floor Is To Be MUD Job
Consult Architect For Additional
Framing Required

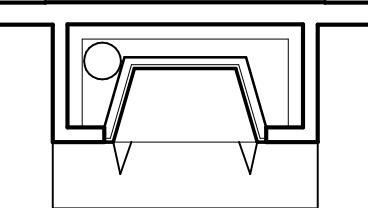
Legend:

- (4) 2 x Wood Post or As Noted
- SD Smoke Detector w/ Battery Back-Up
- HD Heat Detector w/ Battery Back-Up
- CD Carbon Monoxide Detector w/ Battery Back-Up

Wood Header Schedule

Span	Header Size
Up To 3'-0"	(2) 2 x 8 Hdr
Up To 4'-0"	(2) 2 x 10 Hdr
Up To 6'-0"	(3) 2 x 10 Hdr

Note:
Unless Otherwise Noted On Plans

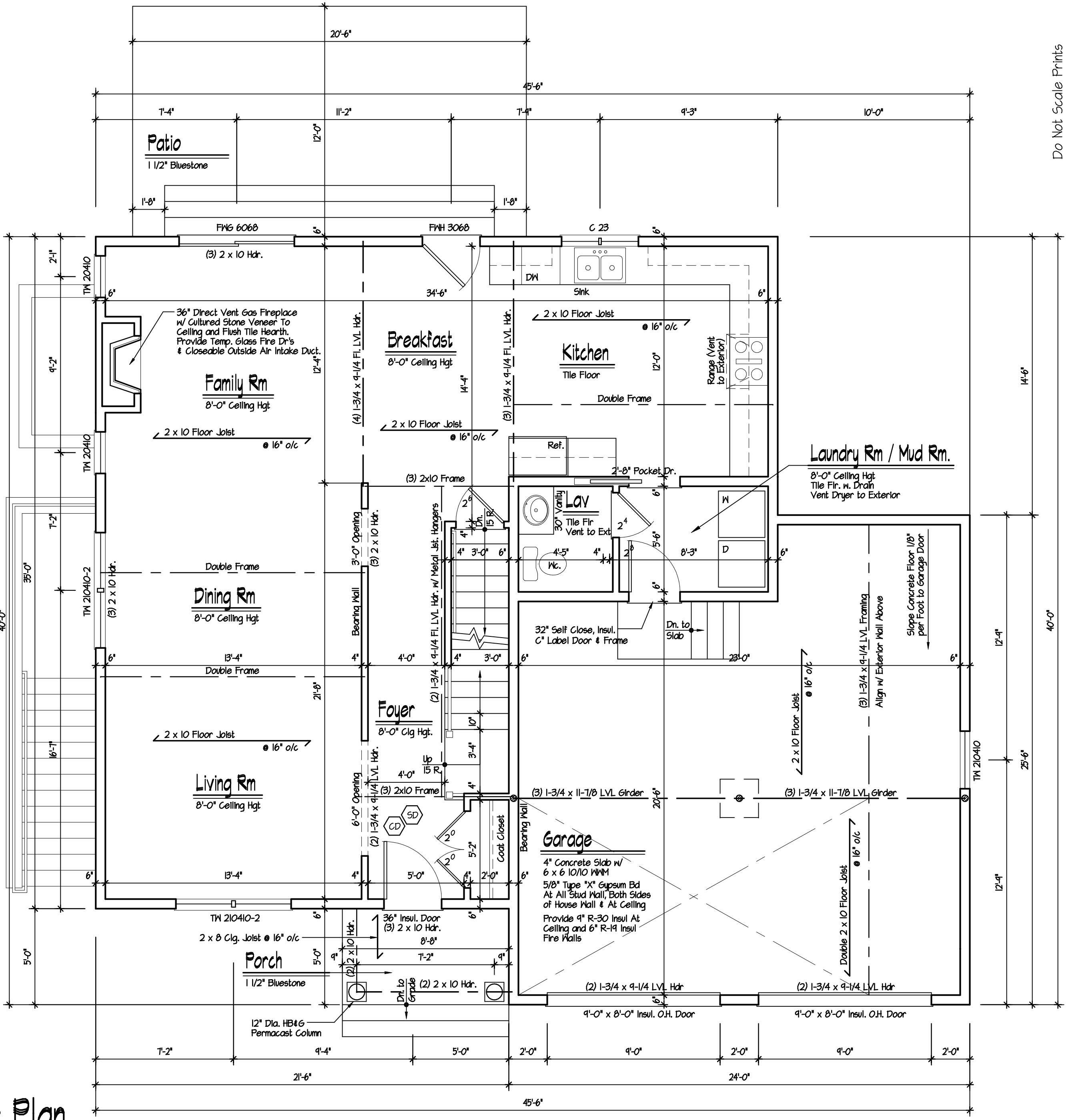


Hearth Note:

Hearth Extensions Of Approved Pre-Fab Fireplaces Shall Be Installed In Accordance with The Listing Of The Fireplace. The Hearth Extension Shall Be Readily Distinguishable From Surrounding Floor Area.

Pre-Fab Fireplace
Scale: None

First Floor Plan
Scale: 1/4" = 1'-0"



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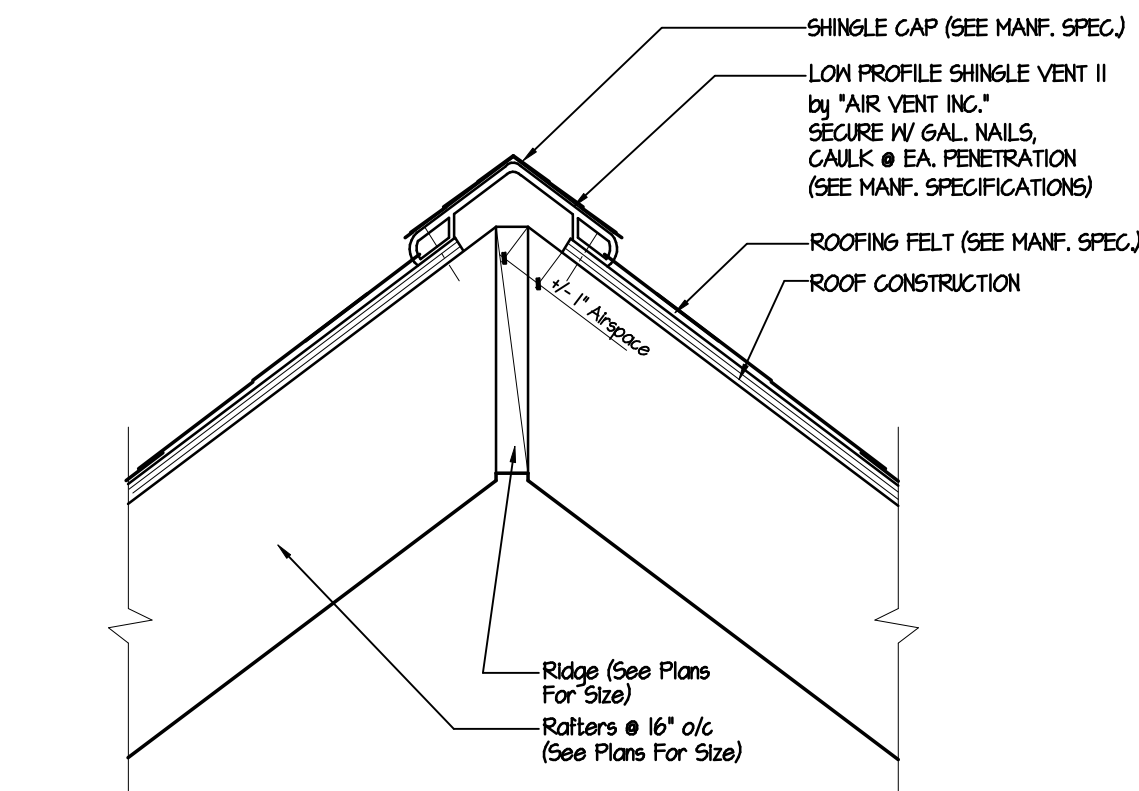
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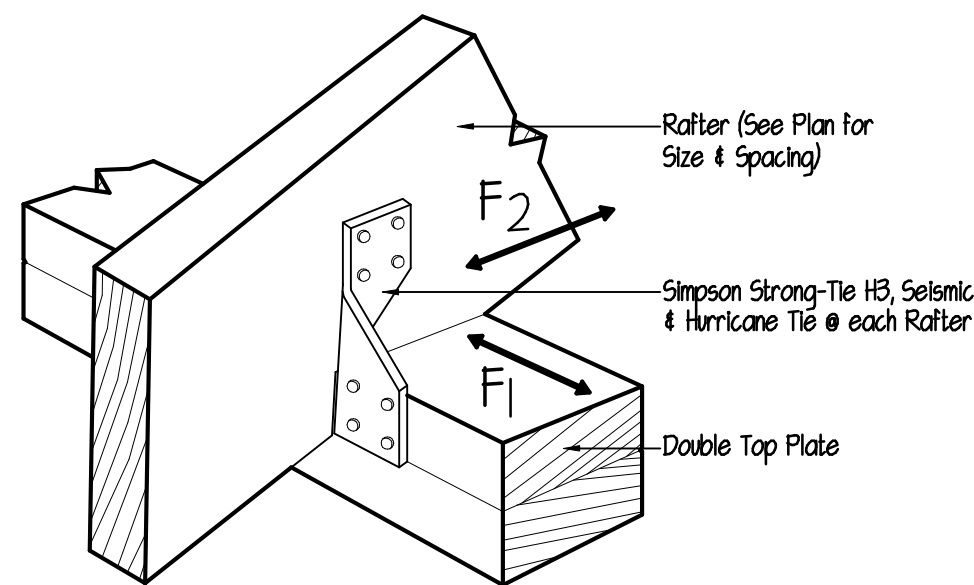
DATE
10-31-17

JOB
217-131

DRAWING
3 OF 10



Ridge Vent Detail
No Scale



Note:
Simpson Strong Ties Is Recommend

Rafter Tie Down Detail
Scale: None

Notes:

All Framing Members To Be # 2 Douglas Fir- Larch Or Better
Double Frame Under All Partitions Parallel To Framing
Double All Box Joist At Cellar Type Windows
If Tile Floor Is To Be MUD Job Consult Architect For Additional Framing Required

Legend:

- (4) 2 x Wood Post or As Noted
- SD Smoke Detector w/ Battery Back-Up
- HD Heat Detector w/ Battery Back-Up
- CD Carbon Monoxide Detector w/ Battery Back-Up

Wood Header Schedule

Span	Header Size
Up To 3'-0"	(2) 2 x 8 Hdr
Up To 4'-0"	(2) 2 x 10 Hdr
Up To 6'-0"	(3) 2 x 10 Hdr

Notes:
Unless Otherwise Noted On Plans

Smoke & CO Detector Note:

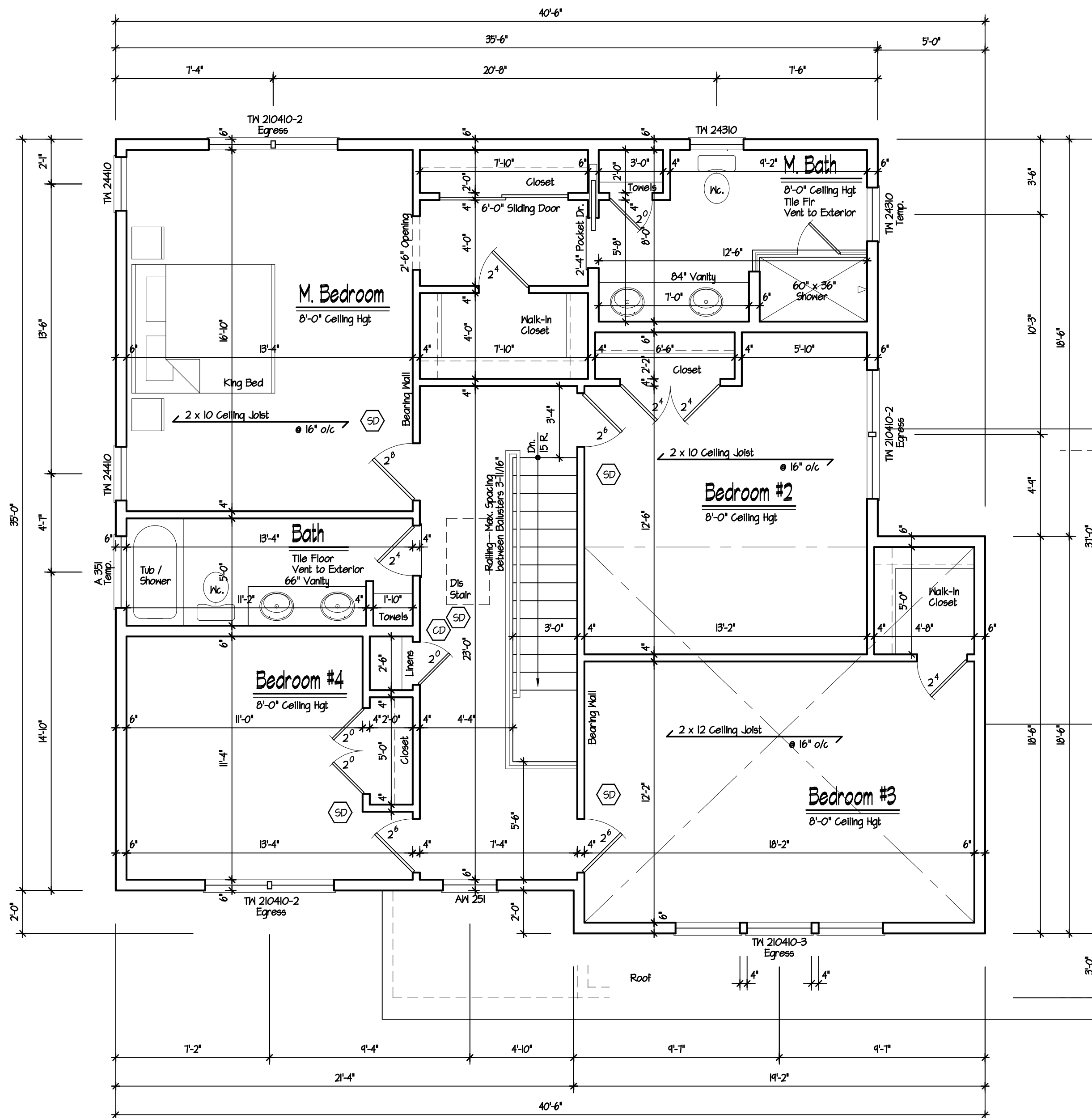
Provide One Smoke Detector In Each Bedroom, If Not Existing Already Plus One Smoke & CO Detector With Hallway Adjacent to Bedroom as per NYS Residential Code

Egress Window Sizes:

Size	Opening	Width	Height
TN 210410	Min. 5.81 sf	Min. 31-7/8"	Min. 26-1/4"

Window Note:

- All Glazing To Be Low "E" Insulated Glass w/ Minimum R-3.1 (U=0.32).
- All Windows Within 18" Of Floor To Have Tempered Glass (Double Hung's-Bottom Sash Only, All Others Full Unit).
- All Glazing In Doors & Windows Enclosing Hot Tubs, Whirlpool Tubs, Saunas, Steam Rooms, Bathtubs and Showers Within 60" Of Window or Door Unit Shall Have Tempered Glass.
- All Egress Windows To Have A Minimum Clear Opening Area Of 5.7 Sf Total w/ 24" min Clear Opening Height & 20" min Clear Width. Refer To Manufacturers Specifications For All Other Information.
- All Windows or Doors Marked w/ "TEMP" To Have Full Unit Tempered.
- All Windows Sills Within 24" Above The Finished Floor & Greater Than 12" Above Finished Grade Or Other Surface. Requires Fall Protection. See Section R312.2 For More Info.



Second Floor Plan

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

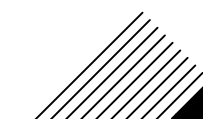
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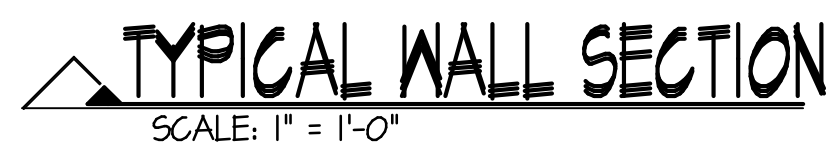
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DATE
10-31-17
JOB
217-131
DRAWING
4 OF 10

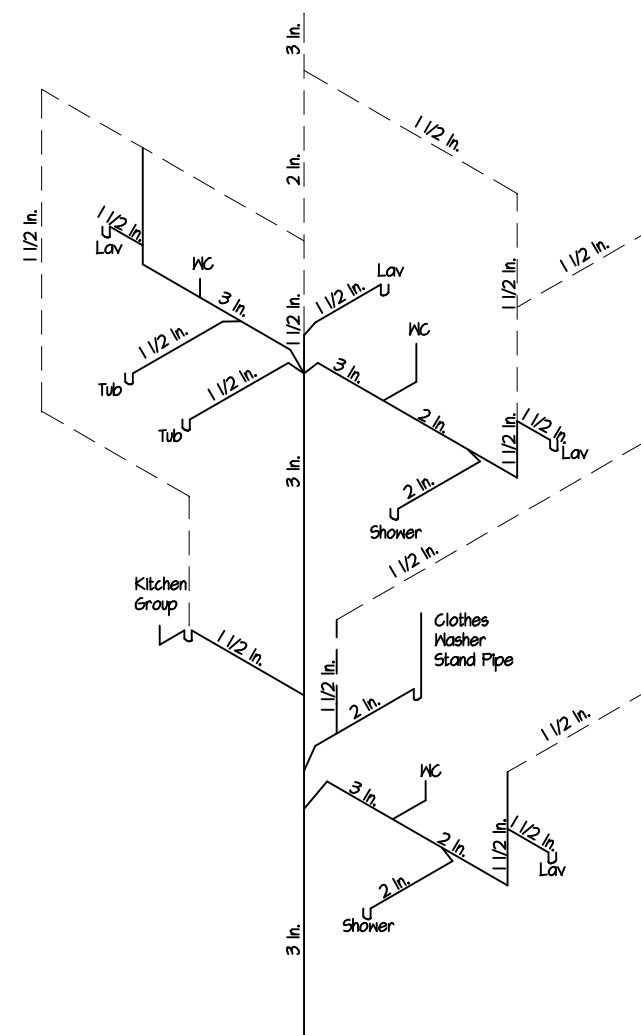


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Structural roof framing plan showing two gabled roof sections. The left section has a 1-3/4 x 11-7/8 LVL Ridge and 2 x 10 Rafters. The right section has a 1-3/4 x 11-7/8 LVL Ridge and 2 x 10 Rafters. Both sections show 2 x 10 Valley Poles and 2 x 10 Rafters. The plan includes dimensions and material specifications for the roof structure.

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

DATE	0-31-17
JOB	217-131
DRAWING	OF 10



Typical Plumbing Riser Diagram

Scale: None

Riser diagram taken from "2015 International Residential Code" Figure N5, Refer to diagram for all other information

Note:
Plumbing riser diagram shown is generic, and should be used only for informational purposes. Plumbing contractor to install plumbing system as per state & local building codes.

Construction Type Note:

As Per Title 19 NYCRR Part 1265

Provide Label As Shown Below



V = Construction Type
As Per Section 602 of BCNYS

FR = Floor And Roof Framing
As Per Designation For Structural Components That Are Of
Truss/Engineered Type Construction

Size:

6" Diameter Circle

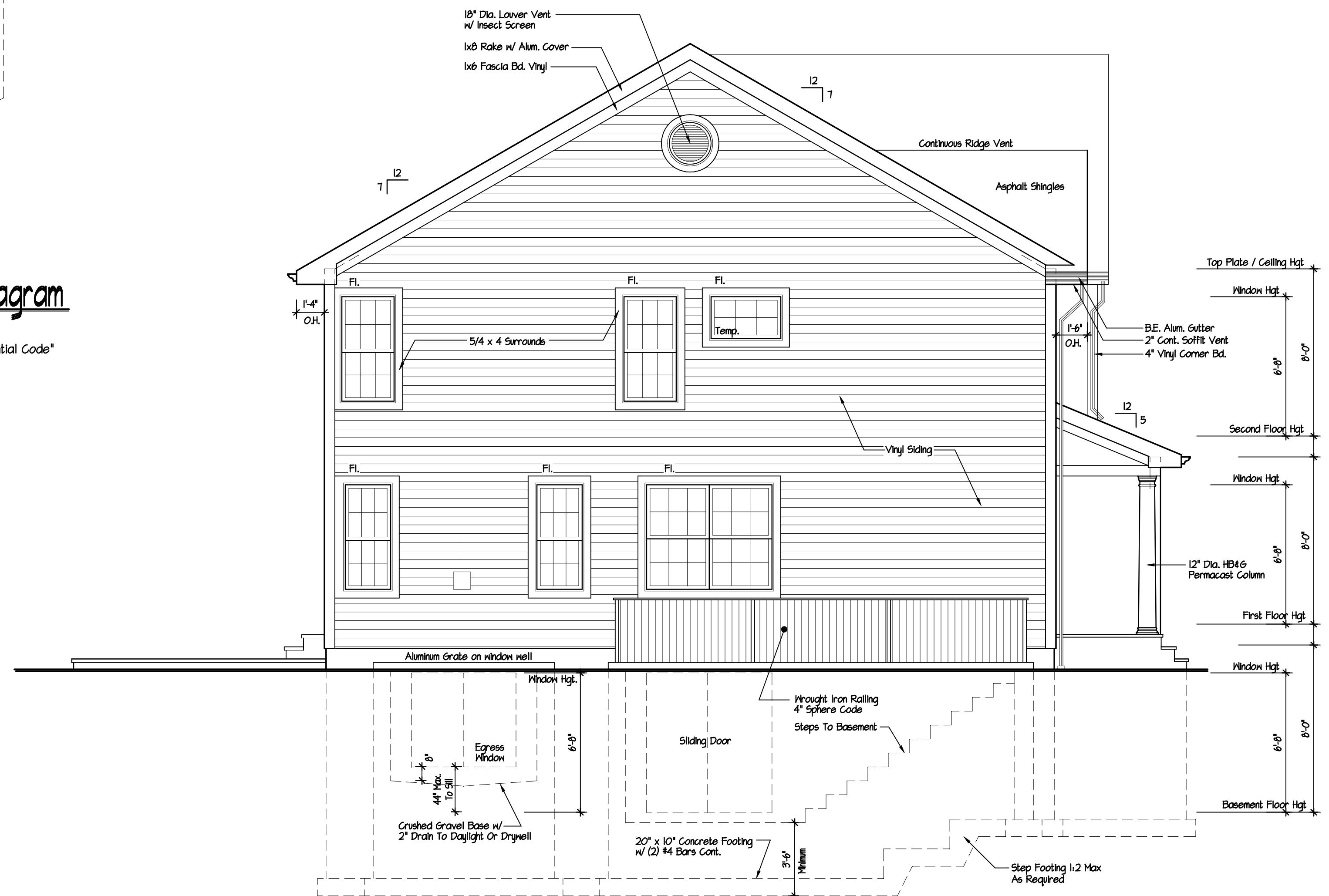
Color:

Circle To Be 1/2" Stroke - Reflective Red Pantone #187
Inner Circle - Reflective White
Text - Reflective Red Pantone #187

Sign Location:

The Sign Or Symbol Required Shall Be Affixed To The
Electric Box Attached To The Exterior Of The
Residential Structure.
See Section 1265.5 For Further Notes On Sign Location.

See Title 19 NYCRR Part 1265 For Other Specs



Left Side Elevation

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

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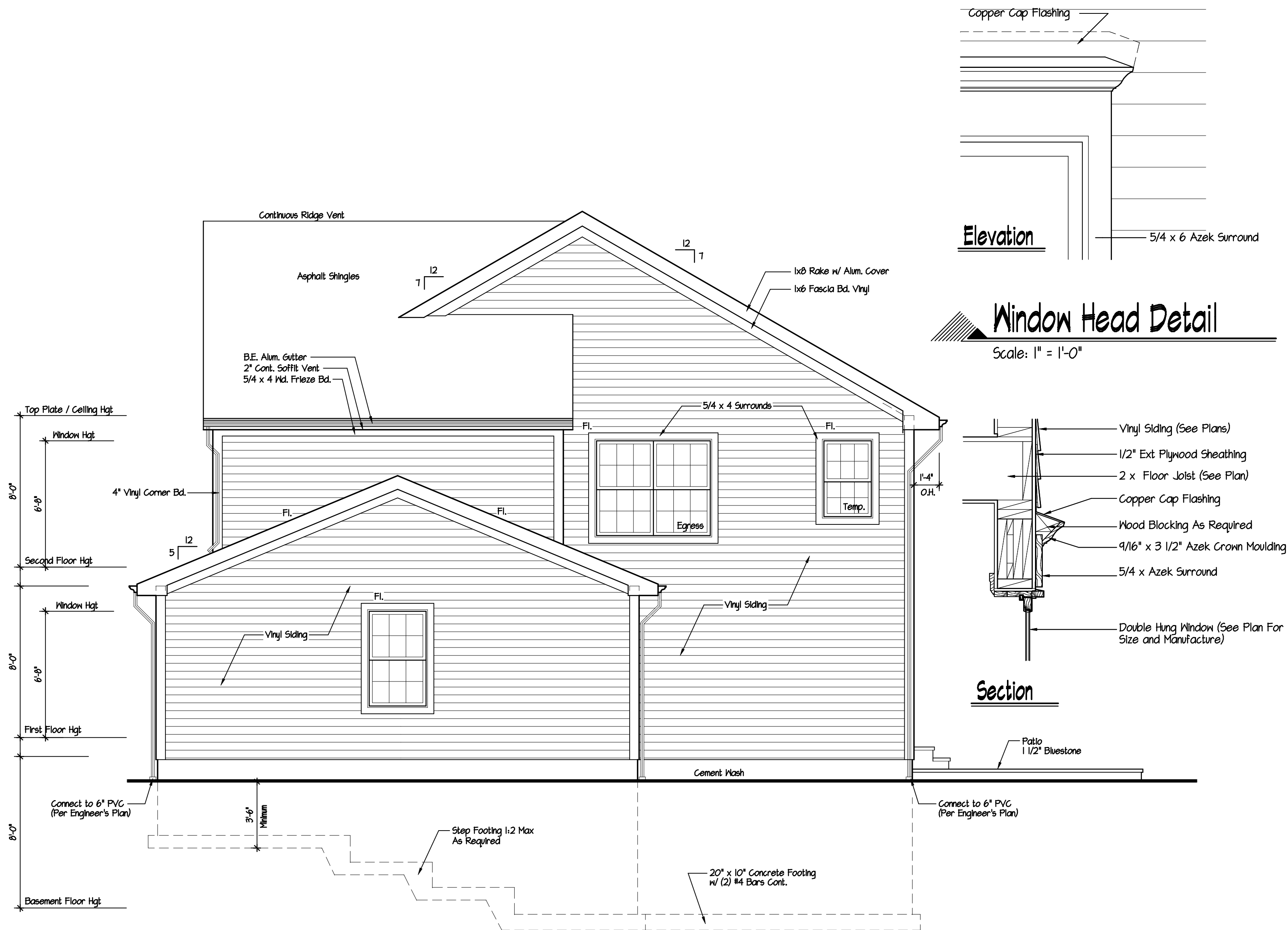
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DATE
10-31-17
JOB
217-131
DRAWING
6 OF 10



Right Side Elevation
Scale: 1/4" = 1'-0"

Window Head Detail
Scale: 1" = 1'-0"

Section

Design Loads:

Required Live Loads:

First Floor Loads	Live Load	40 #/sf
Second Floor Loads	Live Load	30 #/sf
Attic Load (w/o Storage)	Live Load	20 #/sf
Attic Load (w/ Storage)	Live Load	30 #/sf
Exterior Balconies	Live Load	60 #/sf
Decks	Live Load	40 #/sf
Guardrails	Live Load	200 #/sf
Stairs	Live Load	40 #/sf
Rooms Other Than Sleeping Rooms	Live Load	40 #/sf

Refer to section RR301.4 of the 2015 IRC or any additional information.

Provided Design Loads:

First Floor Loads	Live Load	40 #/sf
	Dead Load	12 #/sf
Second Floor Loads	Live Load	30 #/sf
	Dead Load	12 #/sf
Attic Load (< 4'-6" Headroom)	Live Load	20 #/sf
	Dead Load	12 #/sf
(> 4'-6" Headroom)	Live Load	30 #/sf
	Dead Load	12 #/sf
Ground Snow Load	Live Load	45 #/sf
	Dead load	7 #/sf

Snow Load Reduction

Ground Snow Loads Have Been Converted To Roof Snow Loads In Accordance With The Provisions Of ASCE 7.

Pitch	Roof Snow Load
4-9	28.35
10-11	27
12	22.7
13	20
14	18.5
15-16	17

LUMBER: All framing lumber to be stress grade Douglas-Fir Larch No. 2 or better.

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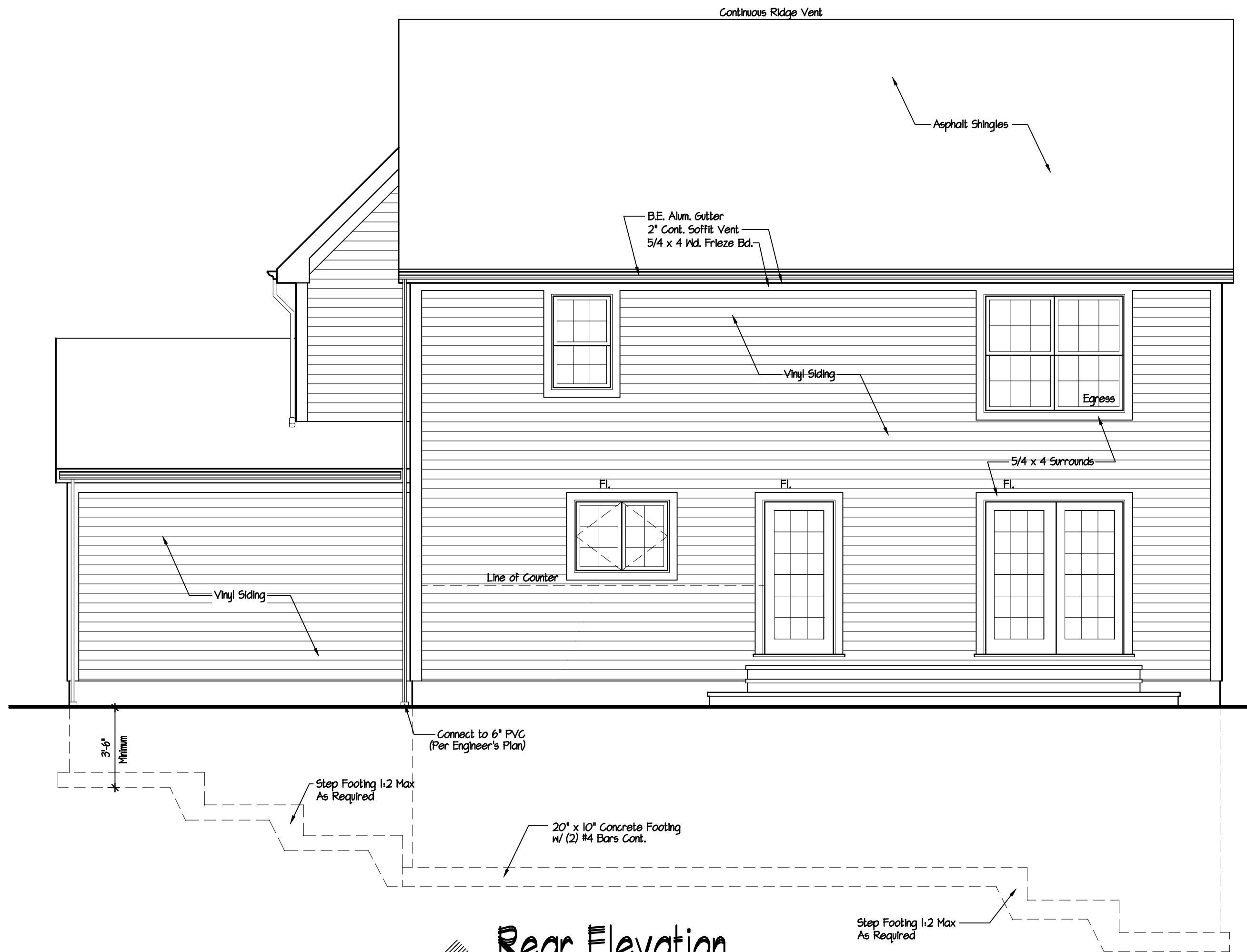
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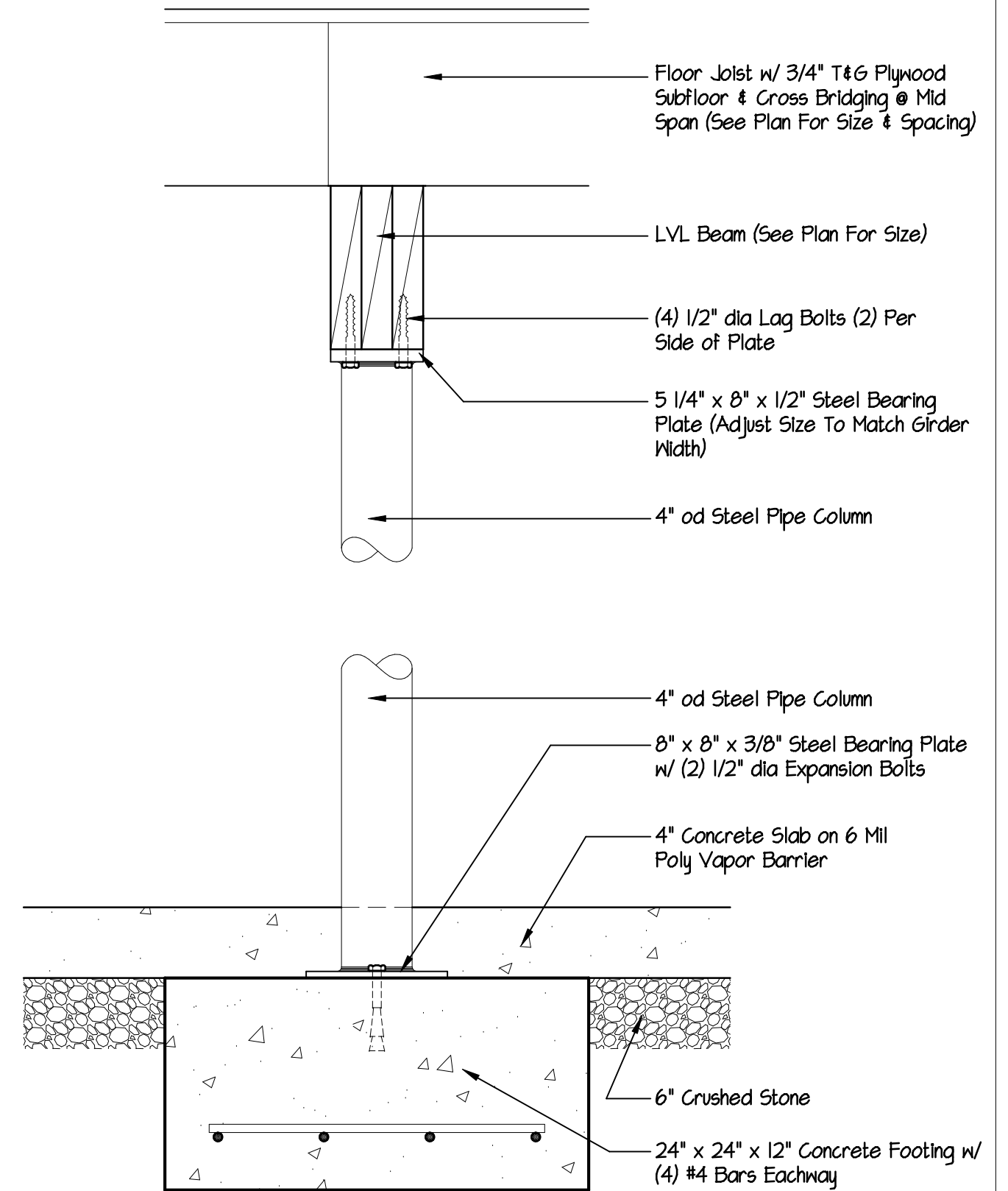
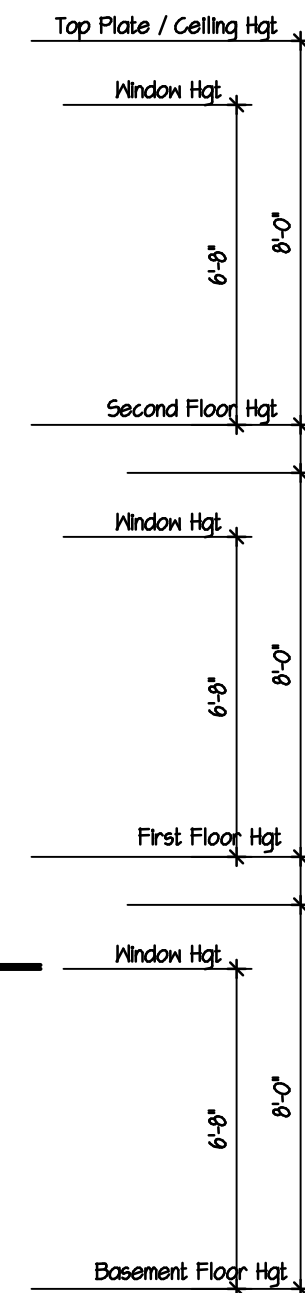
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10-31-17
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7 OF 10



Rear Elevation
Scale: 1/4" = 1'-0"



LVL Girder Detail
Scale: 1 1/2" = 1'-0"

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DATE
10-31-17
JOB
217-131
DRAWING
8 OF 10

ALLOWABLE HOLES - TJI® Joists

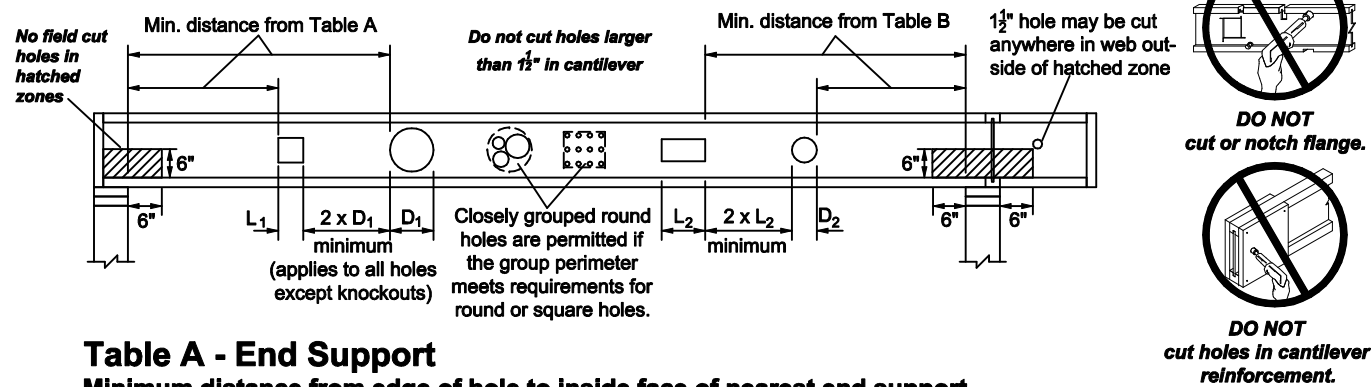


Table A - End Support

Minimum distance from edge of hole to inside face of nearest end support

JOIST DEPTH	TJI®	ROUND HOLE SIZE								SQUARE OR RECTANGULAR HOLE SIZE							
		2"	3"	4"	5"	6"	7"	8"	10"	12"	14"	16"	18"	20"	22"	24"	26"
9 1/2"	110	1'-6"	1'-6"	2'-0"	3'-0"	5'-0"											
	210	1'-6"	2'-0"	2'-6"	3'-0"	5'-6"											
	230	1'-6"	2'-0"	2'-6"	3'-6"	5'-6"											
	360	1'-6"	2'-0"	2'-6"	3'-6"	5'-6"											
11 1/2"	110	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	5'-6"									
	210	1'-0"	1'-6"	2'-0"	2'-0"	3'-0"	3'-6"	6'-0"									
	230	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	6'-6"									
	360	1'-6"	2'-0"	3'-0"	3'-6"	4'-6"	5'-0"	7'-0"									
14"	110	1'-6"	2'-0"	3'-0"	4'-0"	5'-6"	6'-0"	8'-0"									
	210	1'-0"	1'-0"	1'-6"	1'-6"	2'-0"	2'-6"	3'-6"	6'-0"								
	230	1'-0"	1'-0"	1'-6"	1'-6"	2'-6"	2'-6"	4'-0"	7'-0"								
	360	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	4'-0"	5'-6"	8'-0"								
16"	110	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-0"	6'-6"	9'-0"								
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	6'-0"								
	230	1'-0"	1'-0"	1'-0"	1'-6"	1'-6"	3'-0"	4'-0"	7'-0"								
	360	1'-0"	1'-0"	1'-0"	2'-6"	2'-6"	4'-6"	6'-6"	9'-0"								
18"	110	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-0"	7'-6"	10'-0"								
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"								
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"								
	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"								
20"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"								
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"								
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"								
	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"								

Table B - Intermediate or Cantilever Support

Minimum distance from edge of hole to inside face of nearest intermediate or cantilever support

JOIST DEPTH	TJI®	ROUND HOLE SIZE								SQUARE OR RECTANGULAR HOLE SIZE							
		2"	3"	4"	5"	6"	7"	8"	10"	12"	14"	16"	18"	20"	22"	24"	26"
9 1/2"	110	2'-0"	2'-6"	3'-6"	4'-6"	7'-6"											
	210	2'-0"	2'-6"	3'-6"	5'-0"	8'-0"											
	230	2'-6"	3'-0"	4'-0"	5'-6"	8'-6"											
	360	2'-6"	3'-0"	4'-0"	5'-6"	8'-6"											
11 1/2"	110	1'-0"	1'-0"	1'-6"	2'-6"	4'-0"	4'-6"	8'-6"									
	210	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	4'-6"	9'-0"									
	230	1'-0"	1'-0"	2'-6"	3'-6"	5'-0"	5'-6"	10'-0"									
	360	2'-0"	3'-0"	4'-0"	5'-6"	7'-0"	7'-6"	11'-0"									
14"	110	1'-6"	3'-0"	4'-6"	5'-6"	8'-0"	8'-6"	12'-0"									
	210	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	8'-6"								
	230	1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	4'-0"	6'-0"	10'-6"								
	360	1'-0"	1'-0"	2'-0"	3'-6"	5'-6"	6'-0"	8'-6"	12'-6"								
16"	110	1'-0"	1'-0"	1'-6"	3'-6"	5'-6"	6'-6"	9'-6"	13'-6"								
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-6"	8'-0"	10'-0"							
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	4'-0"	6'-6"	11'-0"							
	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"							
18"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"							
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"							
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"							
	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"							
20"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"							
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"							
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"							
	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"							

Rectangular holes based on measurement of longest side.

- Holes may be located vertically anywhere within the web. Leave 1/2" of web (minimum) at top and bottom of hole.
- Knockouts are located in web at approximately 12" on-center; they do not affect hole placement.
- For simple span (5' minimum), uniformly loaded joists used in residential applications, one maximum size round hole may be located at the center of the joist span provided that no other holes occur in the joist.
- Distances are based on the maximum uniform loads from current iLevel specifier's guides. For other load conditions or hole configurations use iLevel® TJI-Beam® software or contact your iLevel representative.

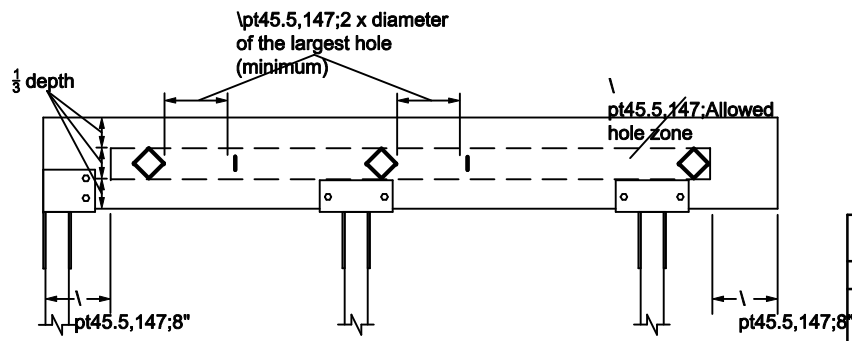
See Weyerhaeuser For Other Specifications

ALLOWABLE HOLES - TJI Joists

NO SCALE

ALLOWABLE HOLES - Headers and Beams

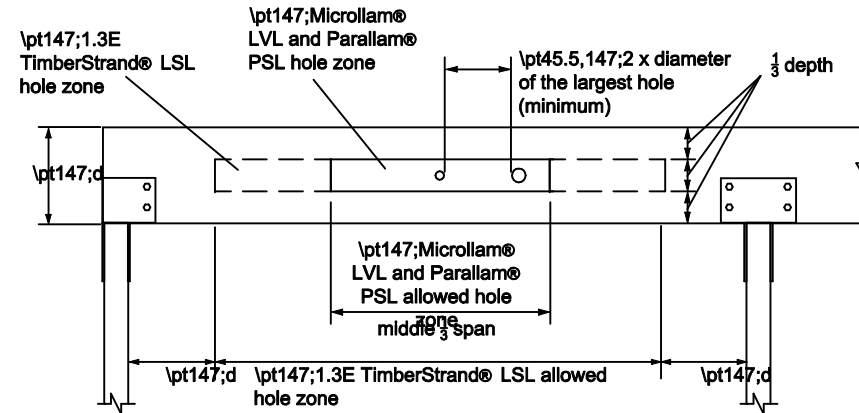
1.55E TimberStrand® LSL Headers and Beams



General Notes

- Allowed hole zone suitable for headers and beams with uniform and/or concentrated loads.
- Round holes only.
- No holes in headers or beams in plank orientation.

Other iLevel® Trus Joist® Headers and Beams



Miscellaneous Metals:

STEEL: Shall conform to ASTM specification A-36 for structural steel.

FLITCH BEAMS: All steel plates shall conform to ASTM specifications A-36 for structural steel. All bolt holes to be properly drilled. Torched holes are not acceptable.

ANCHOR BOLTS: Provide1/2" dia. X 16" with hooked end. Bolts to be placed 6-0" o.c. max., 12" min. from corner and 2 bolts min. per sill. Consult Architect for anchoring in other seismic zone.

Carpentry:

Decay Design Condition: Slight - Moderate

Termite Design Condition: Moderate - Heavy.

Design Loads;

First Floor Loads	Live Load	40 #/sf
	Dead Load	12 #/sf
Second Floor Loads	Live Load	30 #/sf
	Dead Load	12 #/sf
Attic Load (4'-6" Headroom)	Live Load	20 #/sf
	Dead Load	12 #/sf
(4'-6" Headroom)	Live Load	30 #/sf
	Dead Load	12 #/sf
Ground Snow Load	Live Load	45 #/sf
	Dead load	7 #/sf

Wind Speed Design load: 115-120 mph

LUMBER: All framing lumber to be stress grade Douglas Fir Larch No. 2 or better.

FRAMING: Framing of the entire house shall be erected plumb, level and true, securely nailed. Joists, studs and rafters shall be doubled above all openings. All flush headers shall be connected with metal joist hangers. Double frame under all partitions parallel to framing. Sizes of joists, sheathing and rafters are shown on plans. Provide solid blocking under all posts. Contractor to provide all fire blocking at all stud wall over 10'-0" high or all horizontal furred spaces at 10'-0" intervals max.

TERMITE SHIELD: Shall be bent aluminum with sealed lapped joints (refer to wall section for other information).

SILL PLATES: All wood sill plates that rest on concrete or masonry exterior walls shall be pressure preservatively treated in accordance with ANPA standards or shall be of decay-resistant heartwood of redwood, black locust, or cedars. All sill plates to be set on fiberglass sill sealer or equal.

GLULAM BEAM: Shall be No. 1 Douglas Fir (min. Fb-2200 PSI).

LAMINATED VENEER BEAM: Shall be "Microlam 1.9E" by Trus Joist Meyerhaeuser or equal, min. fb. 2600. Install as per manufacturer's specifications. Install as per manufacturer's specifications.

PLYWOOD JOISTS: Shall be "TJI/Pro" Joists by Trus Joist Meyerhaeuser. Install as per manufacturer's specifications.

SUB FLOOR: Shall be 3/4" T&G interior with exterior glue plywood glued and screwed to each framing member @ 6" o/c.

SHEATHING: Shall be 1/2" exterior grade plywood nailed to each framing member.

WOOD DECKS AND RAILINGS: Where shown on plans, shall be pressure treated No. 1 Southern yellow pine wood. All nails, bolts and all metal fastenings to be hot-dipped galvanized steel, silicon bronze or copper (see detail).

BRICK OR STONE VENEER: Shall be as shown on plans, laid in cement mortar with galvanized metal wall ties 24" horizontal and vertical. Provide weep holes at 4' o/c max. or as required (option: provide "MortarNet" at bottom of cavity). All joints to be well tooled. Brick and/or stone shall be selected by owner.

WINDOWS: Shall be ANDERSEN Perma-shield or equal windows with insulated "Low E" glass and screens. Size and type shown on plans. Provide tempered glass where shown or where within 18" of floor.

FRENCH DOORS: Shall be ANDERSEN Frenchwood or equal with tempered insulated "Low E" glass and screens.

BEVEL SIDING: Shall be Western Red cedar (see plans for size). Provide 3/8" x 1 1/2" wood starter strip set to true level 1/4" up from bottom edge of siding. Lap siding 1" min. over course below, placing all end joints over stud bearing.

INTERIOR DOORS: Interior doors shall be 1 3/8" flush mahogany stain grade or 6 panel pre-hung units, complete with hardware and casing. Siding, bi-fold and pocket doors shall be 1 3/8" flush mahogany or 6 panel doors or as shown on plans, complete with hardware. Provide a self-closing "C" label insulated door and frame between garage and house.

EXTERIOR TRIM: Shall be rough sawn cedar or pine. Size and shape shown on plans.

INTERIOR TRIM: Shall be stock sections of pine and shall be neatly fitted and mitered and complete, including doors and window casings, aprons, and stools, base at the floor. Closets to have one 3/4" shelf with clothes pole adequately supported. Linen closets to have five (5) 3/4" shelves.

WOOD STAIR: Provide oak tread stair, size shown on the plan. Provide complete hardwood railing, post, newel, and balusters (4 1/2" o.c. max.), as required. Stair to have oaktread (4" w/ 1 1/8" nosing @ closed stair), clear pine stringer and risers (8 1/4" max.). Provide oak tread return and bullnose on open sides. Stair shall be glued and wedged. All trim to be mitered and glued. Stair shall be fabricated in millshop by professional stair- builder. The general contractor shall be responsible to field check and verify stair dimensions and compliance with local & state building codes.

FLOORS: Wood floors shall be 25/32 strip oak securely nailed to joists over a layer of rosin paper. Composition floors shall be 1/16" vinyl set in mastic on concrete, or 5/8" exterior A/C plywood underlayment in joist areas.

ATTIC/ CRAWLSPACE ACCESS: Access doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces. Access shall be provided to all equipment that prevents damaging or compressing the insulation. A wood-framed or equivalent baffle or retainer is required to be provided when loose-fill insulation is installed, the purpose of which is to prevent the loose-fill insulation from spilling into the living space when the attic access is opened, and to provide a permanent means of maintaining the installed R-value of the loose-fill insulation. See Section R402.2.4 Of the 2015 International Energy Conservation Code.

BUILDING CAVITIES: Building framing cavities shall not be used as ducts or plenums As Per Section R403.3.5 Of the 2015 International Energy Conservation Code.

ROOFING: All chimneys shall be properly flashed. Provide self-sealing rubberized waterproof membrane (36" wide min.) at all eaves, openings, hips, valleys, and ridges by W.R. Grace and Company or equal (ice and watershed). All roofing shall be installed by qualified roofing contractors, in strict accordance with manufacturer's specifications.

ASPHALT SHINGLE ROOF: Shall be 30-yr rustic asphalt shingles laid on 15 lb. roofing felt.

ROOF VENTILATION: Ventilate all attic and rafter spaces with proper sized screened ridge and soffit vents or louvers (see plans).

GYPSUM BOARD: 1/2" nailed with rosin nails according to manufacturer's specifications. All joints to be taped and receive three (3) coats of joint compound. Finish to be smooth and even, ready for painting. Provide 5/8" type "X" gypsum board at both sides of garage house walls and ceilings. Also, provide 100 SF min. over furnace.

GUTTERS AND LEADERS: Provide baked enamel gutters and leaders as required. All leaders and gutters are to be properly supported at all joint areas.

INSULATION: Shall be fiberglass batts with vapor barrier. Provide insulation as per 2016 International Energy Conservation Code Section R402. RES-CHECK software is allowed to be used to calculate insulation requirements.

Tile Work:

CERAMIC TILE: Baths and lavatory floors to receive matt glazed ceramic tile set in thin-set grout. Installation to be as per latest edition of the Tile Council of America specifications. Consult Architect if other setting methods are to be used to verify floor structure. Tub and shower wall to receive glazed ceramic tile set in mastic 6' high (min.) Provide water-resistant cement backer boards to tub shower walls and wet areas.

ACCESSORIES AND ATTACHMENTS: Provide ceramic accessories such as soap dish, paper holder, 2 towel bars per bath. Provide mirror medicine cabinet with light over. Provide formica stock vanity where shown on plans.

Painting:

EXTERIOR: Siding, fascias, and trim shall receive one (1) prime coat and one (1) finish coat of exterior stain or paint.

INTERIOR: Walls to receive one (1) prime coat and one (1) finish coat of latex or oil flat paint. Flush hardwood doors to receive one (1) coat of stain and one (1) coat of satin polyurethane finish. Six (6) panel doors to receive one (1) coat primer and one (1) coat of satin enamel finish. Floors to be sanded and receive one (1) coat of sealer and one (1) coat of floor polyurethane, gloss finish.

TRIM AND MISCELLANEOUS WOOD: Shall have one (1) prime coat and one (1) finish coat of satin enamel.

Heating:

HEATING and AIR CONDITIONING: Shall be oil-fired hydro-air system, complete with boiler, hydronic zone controls, thermostates, oil tank, etc for 5 zones. Provide domestic hot water coil or separate circulating storage tank if required in boiler. Provide air handling units, condensers, insulated supply ducts and vents to each room. Heating and cooling system to be designed and guaranteed to conform to the latest ASHREA specifications and the Energy Code Of New York State. Heating system shall be designed and guaranteed to maintain 73° degrees F indoor temperature with 70° degrees F outdoor temperature.

DUCTS: All ducts shall be fabricated and rigidly installed with required bracing and supports. The main supply and return duct shall be isolated from the heater and blower by means of fabric insulators. Provide duct damper for each run. Insulate all ducts located in garage, attic, and unheated areas

DUCT TESTING: Ducts shall be pressure tested to determine air leakage by one of the following methods: Rough-in test Or Postconstruction test. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. See Section R403.3.3 Of the 2015 International Energy Conservation Code.

EQUIPMENT SIZING AND EFFICIENCY RATING: Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed. See Section R403.7 Of the 2015 International Energy Conservation Code For More Detail.

GRILLS AND REGISTERS: Provide supply and return registers in each room. All supply grills to have adjustable dampers.

BALANCING: Heating contractor shall balance entire house so that all rooms heat evenly to the required temperature set on the thermostat.

Plumbing:

WORK INCLUDED: Contractor shall furnish all labor, materials and equipment required to fully complete all plumbing work shown on plans.

FLASHING: All pipes passing through roof shall receive aluminum collar, strapped and fitted to provide water-proof seal.

TESTING: Contractor shall test all water, drainage, and vent piping in accordance with local codes.

WATER SUPPLY: Water supply in street or well shall be extended to house with 1" heavy copper pipe and entire house shall be supplied with both hot and cold water by means of heavy copper pipe of appropriate sizes, min. 3/4" sub main to each bath, kitchen, and laundry. The weather resistant hose fittings shall be supplied. Provide hook-up for washer where shown.

DRAINAGE SYSTEM: Shall be installed in accordance with local codes and ordinances and shall be complete with copper drains and copper vents, house traps, cleanouts, etc connected to street sewer or septic system. Drains under concrete to be cast iron.

FIXTURES: As shown on plans shall be AMERICAN STANDARD, KOHLER, or equal. All exposed fittings and pipe to be chrome plated.

SEPTIC AND WELL SYSTEMS: (if required) shall conform to all requirements of the Board of Health.

Electrical:

Electrical system to be designed to comply with NEC 70 specification.

Electrical: Provide a minimum of 120/208-200 amp, or larger, if required, for service. Switches to be silent type. Locations of outlets, fixtures, etc, as shown on plans. All electric work to conform to the National Board of Fire Underwriters Codes. Provide a complete door bell system.

Contractor to provide exhaust fans at bath rooms (vent to exterior). Provide # install as per code.

Contractor to provide smoke & heat detectors with battery back-up (see plans for location). Detectors shall conform to all applicable codes and shall be installed as per code R314.3. Hard-wire and interconnected per section R314.4

Contractor to provide carbon monoxide detectors with battery back-up (see plans for location). Detectors shall conform to all applicable codes and shall be installed as per building code. Section R315.1

Lighting Equipment: Not Less Than 75 Percent Of The Lamps Provided In Permanently Installed Light Fixtures Are High Efficacy Lamps Or Not Less Than 75 Percent Of The Lamps In Permanently Installed Light Fixtures Shall Contain Only High Efficacy Lamps As Per R404.1 Of The 2016 International Energy Conservation Code.

MECHANICAL VENTILATION: The building shall be provided with ventilation that meets the requirements of the International Residential Code or International Mechanical Code, as applicable, or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating. See Section R403.6 Of the 2015 International Energy Conservation Code For More Detail.

Site Work:

SITE WORK: Provide 2" blacktop driveway, 4" gravel base to street. Sidewalks to be 3' wide, 4" concrete or 1 1/2" flagstone laid in sand, from house to driveway. Provide top soil and seed to all areas disturbed by construction.

Insulation / Energy Code:

Refer to "RES CHECK" energy study attached to plans or fixed to first page.

INSULATION: Shall be fiberglass batt with foil faced vapor barrier, "R" value stated on attached RES-CHECK.

Pack insulation in all cavities around all exterior windows, doors and other openings.

AIR LEAKAGE: Joints, penetrations, and all other such openings in the building envelope that are sources of air leakage must be sealed in accordance with the requirements of Sections R402.4.1 through R402.4.4. Of the 2015 International Energy Conservation Code. Recessed lights must be 1) Type IC rated, or 2) installed inside an appropriate air-tight assembly with a 0.5" clearance from combustible materials. If non-IC rated, the fixture must be installed with a 3" clearance from insulation.

VAPOR RETARDER: Required on the warm-in-winter side of all non-vented framed ceilings, walls, and floors.

Material Identification:

Materials and equipment must be installed in accordance with the manufacturer's installation instructions. Materials and equipment must be identified so that compliance can be determined. Manufacturer manuals for all installed heating and cooling equipment and service water heating equipment must be provided. Insulation R-values and glazing U-factors must be clearly marked on the building plans or specifications.

Duct Insulation:

Supply ducts in unconditioned attics or outside the building must be insulated to R-8.

Return ducts in unconditioned attics or outside the building must be insulated to R-6.

Supply ducts in unconditioned spaces must be insulated to R-8.

Return ducts in unconditioned spaces must be insulated to R-6

Duct Construction:

All joints, seams, and connections must be securely fastened with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric, or tapes. Duct tape is not permitted.

- Exception: Continuously welded and locking-type longitudinal joints and seams on ducts operating at less than 2 in. Hg. (500 Pa).

- Exception: Air-impermeable spray foam products shall be permitted to be applied without additional joint seals.

Ducts shall be supported every 10 feet or in accordance with the manufacturer's instructions.

Cooling ducts with exterior insulation must be covered with a vapor retarder.

Air filters are required in the return air system.

The HVAC system must provide a means for balancing air and water systems.

Temperature Controls:

Each dwelling unit has at least one thermostat capable of automatically adjusting the space temperature set point of the largest zone.

Electrical Systems:

Separate electric meters are required for each dwelling unit.

Fireplaces:

Fireplaces must be installed with tight fitting non-combustible fireplace doors. Fireplaces must be provided with a source of combustion air, as required by the Fireplace construction provisions of the Building Code, the Residential Code as applicable.

Service Water Heating:

Water heaters with vertical pipe risers must have a heat trap on both the inlet and outlet unless the water heater has an integral heat trap or is part of a circulating system.

Swimming Pools:

All heated swimming pools must have an on/off heater switch and require a cover unless over 20% of the heating energy is from non-depletable sources. Pool pumps require a time clock.

Heating & Cooling Piping Insulation:


Mechanical system piping capable of carrying fluids above 105 degrees F or chilled fluids below 55 degrees F must be insulated to a Minimum of R-3. See Section R403.4 of the 2016 International Energy Conservation Code for more detail.

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Checked _____
Date _____

Residence For
72B Hawkes Ave Ossining, NY

These plans are not valid for a building permit unless originally signed and sealed by the Architect and are for the construction of one house only by the person whose name appears on the plans.



DeMasi Architects PC

239 LEXINGTON AVENUE, MOUNT KISCO, NEW YORK 10549 (914)666-3858

DATE	10-31-17
JOB	217-131
DRAWING	10 OF 10