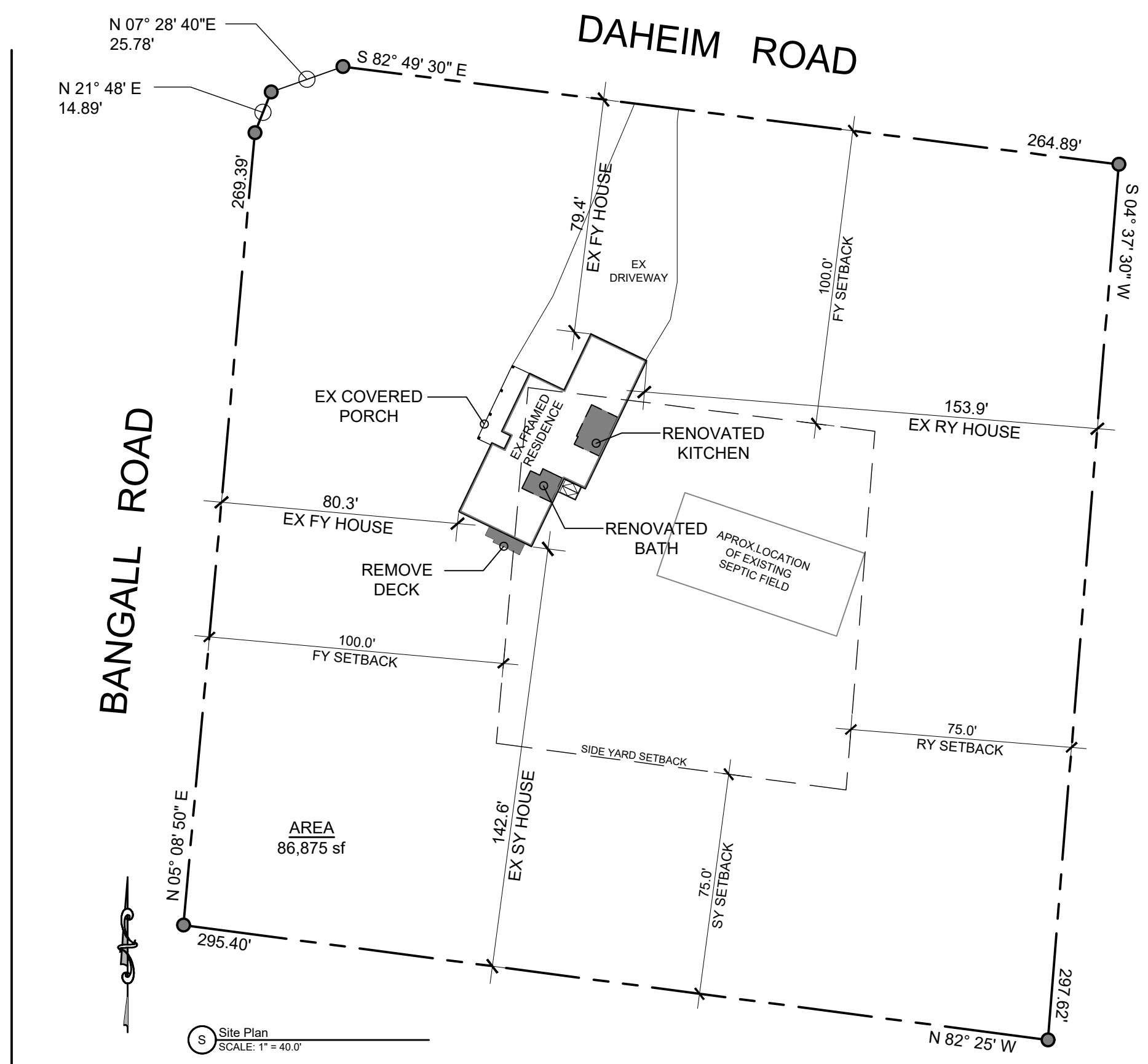
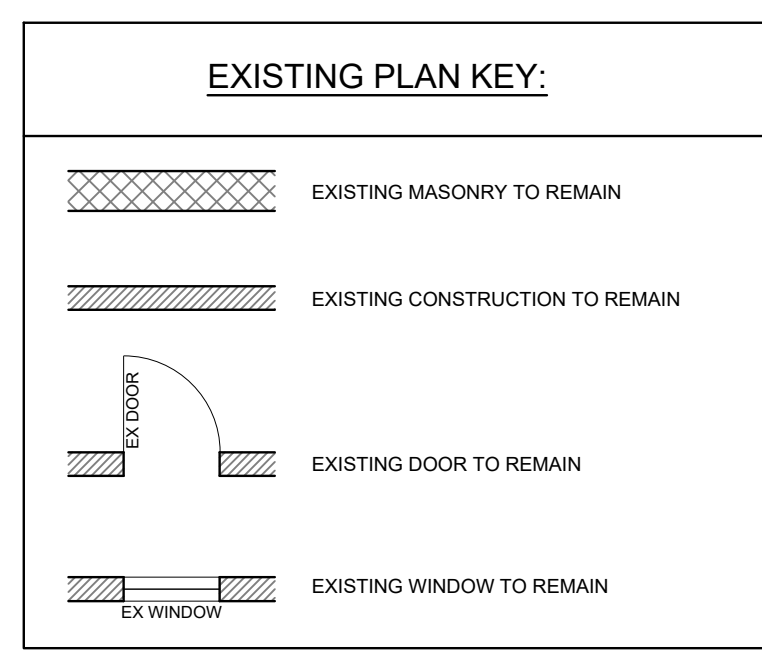


1 EXISTING - BASEMENT
 SCALE: 3/16"=1'-0"



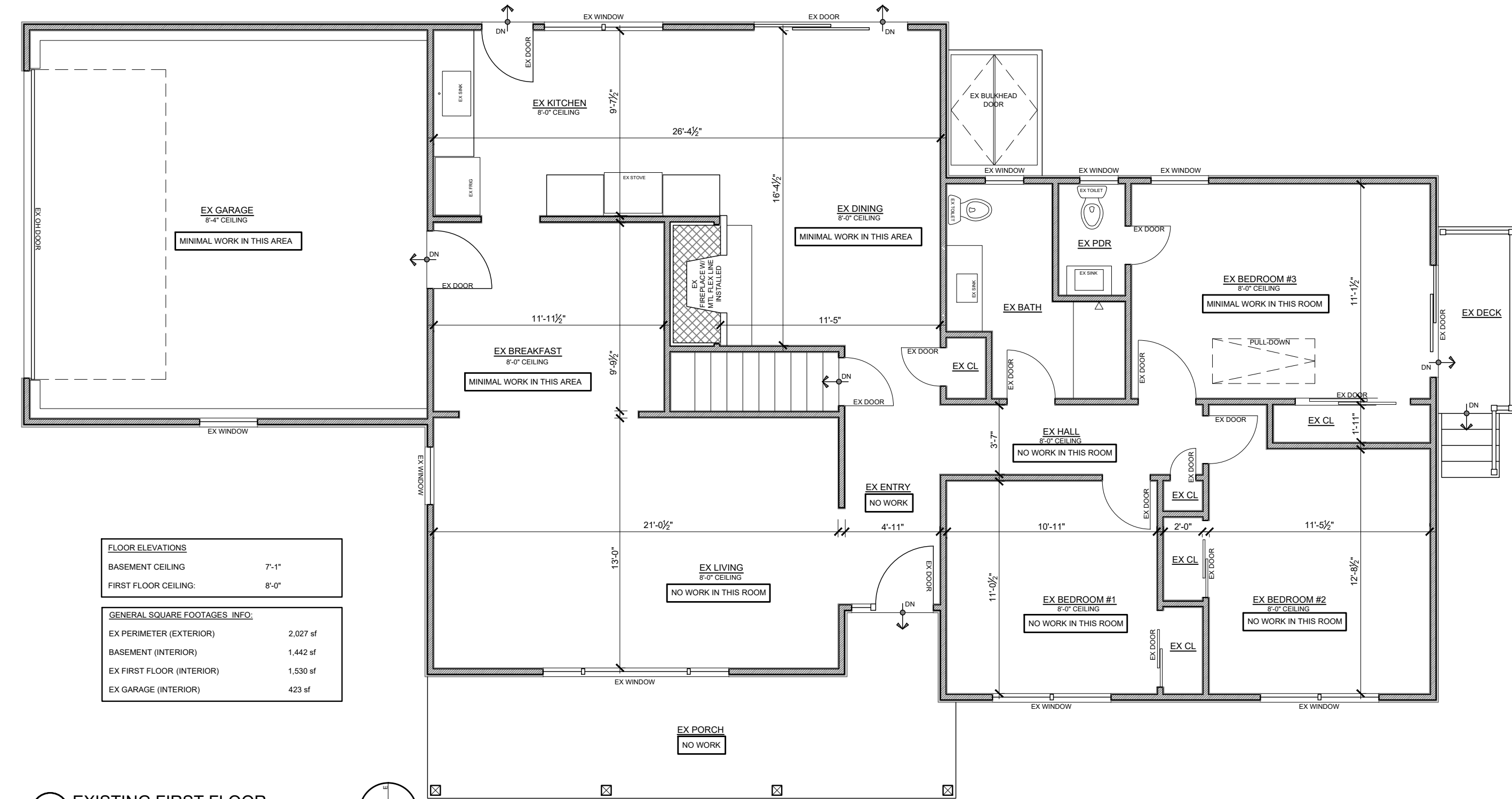
Survey data taken from sub-division map in town file by:
 HARRY J. ELY
 LAND SURVEYOR
 MILLBROOK, NY 12545
 DATE: JULY 1977
 TAX DESIGNATION:
 SBL: 6865-00-131695, Zone: RL 5

AREA COVERAGE

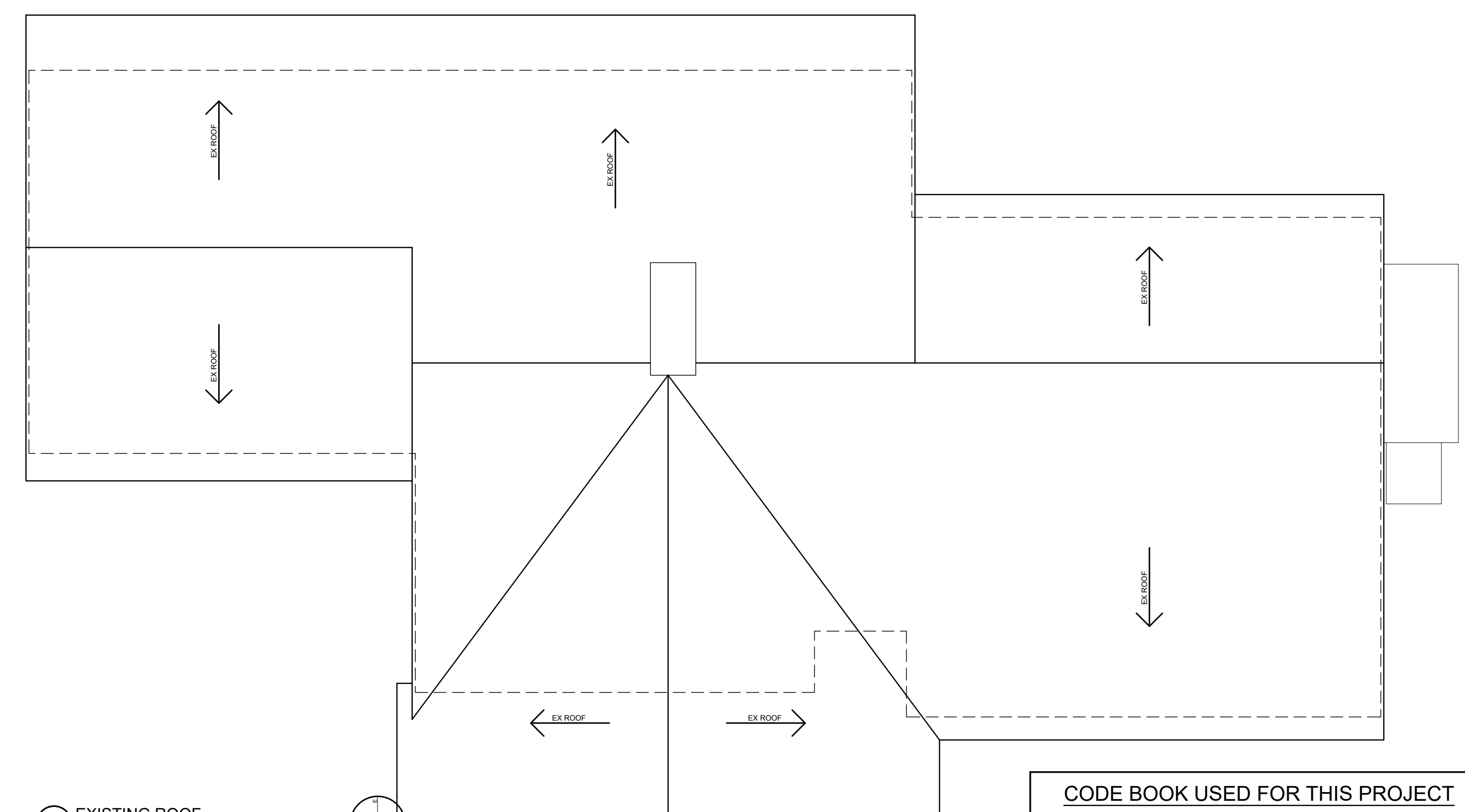
EXISTING SF	2,027 sf
EX RESIDENCE	2,027 sf
SUBTOTAL	2,027 sf
IMPERVIOUS SURFACE	2,800 sf
EX DRIVEWAY	190 sf
EX MASONRY PATIO	35 sf
EX BALCONY	35 sf
SUBTOTAL	3,022 sf

BUILDING DATA - ZONE RL 5

VALUE	REQUIRED	EXISTING	PROPOSED
LOT AREA	5 ACRES (217,800 sf)	86,875 sf	N/C
LOT WIDTH	300'	292.9'	N/C
SETBACKS:			
FRONT ONE SIDE YARD REAR	100' 75' (EACH)	79.4' 142.8' 153.9'	N/C
BUILDING HEIGHT	35.0' OR 2-1/2 STORIES	15.0' +/- MEDIAN RIDGE	N/C
MAX COVERAGE	10%	LOT COVERAGE	N/C
MIN. ROAD FRONTAGE	300'	292.9'	N/C



2 EXISTING FIRST FLOOR
 SCALE: 3/16"=1'-0"



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

CODE BOOK USED FOR THIS PROJECT
 2020 RESIDENTIAL CODE OF NEW YORK STATE



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 TOMORROWARCHITECTURE@GMAIL.COM

REVISIONS

REV	DATE	DESCRIPTION

RESIDENCE OF:
 CHAMBERS RESIDENCE
 6 DAHEIM ROAD
 MILLBROOK, NY 12545
 SBL: 6865-00-131695, ZONE: RL 5

DRAWING NAME:
 EXISTING PLANS
 SITE PLAN
 ZONING BULK REGULATIONS
 PLAN KEYS - EXISTING

ISSUE DATE	04.09.2024
SCALE	AS NOTED
JOB NO.	
SHEET NO.	

DIVISION 1: GENERAL REQUIREMENTS:

- All construction shall be performed in accordance with the following codes:
 - 2020 Residential code of NYS
 - 2020 Energy Conservation Code of NYS
 - Town of Cortland zoning & building codes
 - If conflicts exist between different codes, the stricter code shall always apply
- All initial building permit fees shall be paid by the Owner/Contractor. All subcontractors shall be responsible for securing their own permits and shall arrange for all necessary inspections and approvals.
- The Contractor shall keep work area clean of all debris and be responsible for removing such debris from the site and the cost of such removal.
- All specified items shall be installed in conformance to manufacturer's recommendations and specifications.
- If any unusual conditions or discrepancies with the drawings are found, the Contractor shall immediately notify the Architect and not proceed with affected work until authorized.
- The building structure in the completed state is intended to be stable. It is the Contractor's responsibility to protect new construction during the course of construction until complete. The Contractor shall assume all responsibility for all temporary shoring as required.
- All dimensions are taken to the face of rough framing or masonry, unless otherwise noted. All dimensions are indicated in writing only and should not be scaled from drawings.
- All window and door openings are dimensioned from centerline of unit to face of rough framing or masonry unless otherwise noted. Reference sheet WD-1 for window and door schedules.
- All work performed under this contract shall be guaranteed for a period of one (1) year.
- The Contractor shall be responsible for the final cleaning (including washing of all windows) and leaving it broom-clean. Each Subcontractor at the completion of his work shall remove from the premises all surplus material, debris, etc. caused by his work as required and specified herein.
- The Contractor shall carry liability and workers compensation insurance. NO WORK SHALL BEGIN UNTIL ALL PERMITS ARE SECURED AND INSURANCE CERTIFICATES ARE IN PLACE.
- The Contractor shall provide the higher quality standard of materials, equipment or details if conflict of such descriptions of the work exist within the construction documents (plans & specifications).
- Equipment warranties, operation and maintenance literature and the names and telephone numbers of mechanical contractors with warrantee responsibilities shall also be provided to the buyer.
- Except for agreed upon exclusions, the construction documents (plans & specifications) shall supersede all any descriptions of the work represented in the contractors bid proposals, cost breakdowns or builders contract documents.
- The Contractor shall provide and maintain in a neat and sanitary condition such accommodations for the use of his employees as will comply with laws and regulations. Temporary toilet facilities may consist of portable toilets. Toilet facilities shall be kept supplied and clean and in sanitary condition until the completion of the work and then shall be removed from the site.

DIVISION 5: METALS

- General Conditions:
 - All steel work shall be performed in accordance with the accepted standard of the American Institute of Steel Construction, Inc. (AISC) and the American Iron & Steel Institute (AISI).
 - All structural steel shall be A992 or A36 type and comply with the American Society of Testing & Materials (ASTM).
 - All structural steel shall be thoroughly clean, free of all loose mill scale, grease, dirt and foreign matter, and shall have a primer coat applied.
 - Reinforcing materials shall comply with ASTM standards and have a minimum yield stress, f_y = 60,000 psi.
 - Erection of structural steel shall comply with AISC specifications and "Code of Standard Practice".
 - The G.C. shall be responsible for the accurate dimensional fabrication of all steel components including beams, plates, columns and fasteners.
 - The G.C. shall be responsible for delivery of structural steel to the job site, properly marked to identify the locations intended and stored in a manner to prevent damage.
 - All steel shall be shop inspected and primed, with holes drilled and located per approved final shop drawings (if applicable). Hot-dip galvanizing is required for all steel exposed to the weather & shall be done after all shop cutting, punching, welding & drilling is complete. If field welding, cutting or hole drilling is required, all affected areas shall be touched up according to ASTM A780 standards.
 - Field welding of moment connections (if applicable) shall be inspected by the appropriate authorities and tested, if required, at the sole expense of the G.C.
- Steel Beams and Columns:
 - All steel columns shall be 4" diameter 7" wall steel lally columns with 10"x10"x½" steel base plates welded to the column, w/ (4) "simspon" titen hd ½ x 6 screw anchors (pre-drill & install anchor per "simspon strong-tie" installation specifications). Cap plates shall be 10"x8"x½" steel plates welded to the column with (4) ½" diameter A325 steel bolts.
 - All steel columns shall be centered, bear directly on and be anchored to concrete walls, slabs or footings.
- Anchor Bolts:
 - ½" diameter x 10" long anchor bolts at 6'-0" o.c. at foundation walls, min. (2) per sill plate and 12" minimum from corners. Anchor bolts shall be hot-dip galvanized & extend a minimum of 7" into masonry or concrete, secured with nuts and washers.
- Fasteners & Connectors:
 - All fasteners & connectors in contact w/ pressure treated lumber shall be hot-dip galvanized ("Simpson" Zmax G-185). Powder coated or standard G90 zinc galvanized coated fasteners and/or connectors shall not be used.
 - "Simpson Strong Tie" connectors are specifically required to meet the structural design criteria. Prior to substituting another brand, the Contractor shall confirm the load capacity of all substituted fasteners which should meet or exceed the "Simpson" hardware. The structural engineer and/or the Architect shall evaluate this information and give written approval for substitution prior to installation.

DIVISION 6: WOOD AND PLASTICS

- General Conditions:
 - Lumber shall be protected from direct precipitation at all times and installed dry. Roof or floor sheathing shall be immediately installed after framing as a level is complete, leaving the framing members in a dry state.
 - For connection details not indicated or if unusual field conditions are found, it is the G.C.'s responsibility to request in writing those questions regarding these conditions for the Architect and/or Engineer to review.
 - Framing shall be erected true to line in accordance to the dimensions and be squared, plumbed, nailed and screwed as required.
 - Provide temporary shoring walls & bracing supports as required during construction.
- Framing Lumber:
 - All framing lumber (joists & rafters, as noted) shall be Douglas Fir No. 2 or better, f_b = 900 psi (unless otherwise noted).
 - All exterior walls shall be framed with 2" x 6" studs @ 16" o.c., and all interior walls shall be framed with 2" x 4" studs @ 16" o.c. unless otherwise noted.
- Pressure Treated Lumber:
 - All framing in contact with masonry or concrete shall be pressure treated southern yellow pine (SYP) (#2 or better) f_b=850 psi. All pressure treated lumber shall either be "ACQ" or "CA" according to standards and testing methods established by the American Wood Protection Association (AWPA). Alternate: "Timbersil" engineered lumber.
- Engineered Lumber:
 - Where specified on the drawings, engineered LVL, PSL and LSL beams, posts or headers shall be manufactured by "LLevel by Weyerhaeuser" or approved equal. Substitutions MUST be approved by the Architect or Engineer PRIOR to installation.
 - All "MicroIam" LVL shall be 1.9E unless otherwise noted.
 - All "Parallam" PSL headers, beams & posts shall be 2.0E unless otherwise noted.
 - All "Timberstrand" LSL headers, beams, or posts shall be 1.3 E.
 - Where specified on the drawings, engineered joists to be "LLevel by Weyerhaeuser" or approved equal. LSL rim board shall be used throughout where TJ joists are specified (unless otherwise noted as LVL). Substitutions MUST be approved by the Architect or Engineer PRIOR to installation.
 - The G.C. shall install engineered lumber floor systems in accordance with the manufacturer's recommendations including but not limited to bridging, rim joists, and nailing of built-up members. Comprehensive literature is available by the manufacturer, "LLevel by Weyerhaeuser" (1-866-295-2170, www.weyerhaeuser.com).
- Framing Methods:
 - All bearing posts shall be continuously supported through to the foundation. Use sawn lumber squash blocks with grain oriented parallel to the load in joist spaces for sawn lumber framing, or engineered lumber squash blocks for engineered floor joists. Squash blocks or squash blocks in combination with adjacent framing shall form a width and depth to a minimum size of the supported post above.
 - Bearing posts indicated in plan shall be (3) plies of the wall thickness shown on the drawings for supports supporting the attic and roof framing (or as specified). All posts supporting the loads of the second floor, attic and roof level shall be (4) studs (or as specified). All studs shall be nailed to the adjacent stud with 8d nails @ 6" o.c.
 - Double wall plates shall be used on top of bearing walls unless otherwise noted in plan. Use single plates on floors. All plate joints shall be staggered and shall be terminated at studs. Plates shall be nailed together with a minimum of 12d common nails @ 8" o.c., staggered and overlapped 1'-4".
 - All sawn lumber floor framing shall have steel strap bridging or solid blocking lines located 8'-0" maximum.
 - Unless otherwise noted, install DOUBLE TJ joists or LVL's (as noted) under partitions running parallel to the span. For sawn lumber, install double joists under partitions running parallel to the span.
 - All doors and window openings shall have double jack studs unless otherwise noted, with all other bearing points having triple studs.
 - Provide horizontal reinforcing (casts) for all equipment to be secured to walls including, but not limited to, wall hung cabinets, railings, etc.
 - All nails and screws used on exposed exterior surfaces shall be stainless steel.
 - Wood members shall not be notched or bolts be countersunk into wood members of any bolted connections (unless otherwise noted).
 - All bolted connections shall be pre-drilled to avoid splitting, cracking, or other damage to wood members.
- Fireblocking:
 - Fireblocking shall be provided as required to cut off both vertical and horizontal concealed draft openings to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall be provided in the following spaces:
 - In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs. (Vertically at the ceiling and floor levels & horizontally at intervals not exceeding 10 feet.)
 - At intersections between concealed vertical and horizontal spaces such as occur at soffits, drops or cove ceilings.
 - In concealed spaces between stair stringers at the top and bottom of the run & at any enclosed spaces under the stair.
 - At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.
 - Plywood subflooring:
 - Subfloor decking: 3/4" tongue and groove "Advantech" engineered structural subflooring panels or equal. Alternate: 6 ply ¾" tongue and groove plywood; APA-rated, exposure 1, exterior glue. Subflooring to run perpendicular to floor joists with staggered joints, glued and screwed at 6" o.c.
 - Subfloor underlayment: 4 ply ½" APA-rated, C-C plugged with sanded face, exposure 1 (at all framed floors to receive tile or marble). Underlayment shall be glued with subfloor adhesive (1-8" bead at 2" intervals). Both inner surfaces of plywood shall be sanded clean prior to applying glue. Screw underlayment to subfloor 6" o.c. in both directions. Leave an 1/8" gap between underlayment sheets for expansion relief.
 - Nailing schedules for all plywood sheathing or decking shall comply with the manufacturer's specifications.
- Plywood Sheathing:
 - Wall sheathing: 5 ply 5/8" APA-rated CDX sheathing, exposure 1, exterior glue. Sheathing panels shall be installed perpendicular to the studs with 3" galvanized nails @ 6" o.c. into the bottom plate, with 8d nails @ 6" o.c. at the perimeter and 12" o.c. in the field. All wall sheathing shall be gapped 1/8" on all sides to allow for expansion. All plywood seams shall be taped to minimize air infiltration.
 - Roof sheathing: 5 ply 5/8" APA-rated CDX sheathing, exposure 1, exterior glue. Sheathing panels shall be installed perpendicular to the rafters with staggered joints, with 8d nails @ 6" o.c. at the perimeter and 12" o.c. in the field.
 - Nailing schedules for all plywood sheathing or decking shall comply with the manufacturer's specifications & current code requirements.

- Exterior trim
 - All exterior trim shall be cellular PVC trim as manufactured by "Azek", "Koma" or "Kleer", or Boral TruExterior® trim installed in strict accordance to the manufacturer's instructions.
- Interior trim:
 - All wood casing, base trim & crown moulding shall be selected by the Owner.
 - The longest available stock lengths of trim shall be used to minimize the number of joints. All nails and screws shall be hidden by setting and puttingty.

DIVISION 7: THERMAL AND MOISTURE PROTECTION

- Roofing:
 - All workmanship shall conform to standard trade practices and be performed by persons skilled and experienced in their respective trades.
 - The roofing contractor shall proceed with roofing installation only when all flashing and penetrating work (i.e. vents) have been completed, when substrate is dry and weather conditions are favorable.
 - The G.C. shall be responsible for making the roof and all roof connections weather tight. All roofing shall be as noted in typical wall section with ice and water shield and roofing underlayment per notes on plans
 - Copper flashing installation shall be done according to best practices & industry standards. Copper roof shall be installed over 30# building felt & 5/8" plywood sheathing, with a copper drip edge.
 - Provide a continuous bituminous membrane at all eaves, valleys and roof to wall junctions. Membrane shall extend 24" up slope on the rafters, beyond the inside face of the framed wall per code.
 - At roof to wall junctions, the membrane shall extend 24" up the vertical face of wall.
- Siding:
 - All siding shall as noted on elevations and details
- Exterior Trim
 - All exterior trim shall be cellular PVC trim as manufactured by "Azek", "Koma" or "Kleer" or Boral TruExterior® trim, installed in strict accordance to the manufacturer's instructions.
 - Moisture Barrier / Drainage Plane:
 - All house wrap shall be "HENRY BLUESKIN" drain-able house wrap or equal.
 - House wrap shall be installed with plastic cap nails, cap screws or large head roofing nails (not staples).
 - House wrap shall be installed in strict accordance with the manufacturer's instructions, with all horizontal joints being lapped 6" min. & all vertical joints to be lapped 12" min.
 - All housewrap joints shall be sealed with seam tape compatible with the housewrap.
- Flashing:
 - Provide flashing in the following locations:
 - roof drip edge (shingled roofs): white aluminum
 - window/door heads: copper flashing (16 oz./24 gauge)
 - roof step flashing at sidewall: copper flashing (16 oz./24 gauge)
 - through wall flashing, step flashing & counter flashing at chimney: copper flashing (16 oz./24 gauge)
- Window & Door Openings/Sill Flashing:
 - All windows and doors shall be installed explicitly according to manufacturer's instructions.
 - All windows & doors shall have copper pan or bituminous membrane flashing installed over a sloping sill (use cedar clapboard set on the rough sill) to provide positive drainage to the exterior.
 - Wrap both sides of all windows & door rough openings with a 40 mil. bituminous "peel & stick" membrane or a butyl based flashing tape (such as made by "Carlisle", "Grace", "Vycor Plus" or "Tyvek" flex wrap).
- Gutters & leaders:
 - All gutters shall be 4" 1/2 round copper with 3" diameter copper leaders.
 - Gutter hangers shall be spaced at 36" o.c. max and be nailed to the top of sheathing or into the fascia. Gutters shall pitch 1/16" per foot minimum.
- Insulation:
 - Insulation values shall meet or exceed state and local energy codes where applicable.
 - In all exterior 2 x 6 walls of house: 5½" of closed cell spray foam insulation or R-20 Faced batt
 - At all rafters: 9½" of closed cell spray foam insulation or R-49 (built-up) batt insulation
 - At all first floor joists above garage: 9½" of open cell spray foam insulation or R-30 faced batt
 - At all foundation walls: 2" XPS rigid insulation (on inside face of wall)
 - Under slab insulation: 2" XPS rigid insulation
 - At interior walls where noted: 3 1/2" mineral wool ("Rexul") or fiberglass sound batt insulation.
 - Ceilings and partitions containing new waste drain or soil pipes adjacent to living areas, shall be insulated (full depth) for sound reduction.
 - Avoid placing plumbing supply lines in exterior walls when possible. When unavoidable, insulate all plumbing supply lines in exterior walls with closed cell foam pipe insulation.
 - Spray foam insulation shall be used to seal all wire, pipe and duct penetrations of all top and bottom exterior wall plates, from foundation to roof.
 - All spray foam insulation to be finished with gyp bd., but if any is left exposed / uncovered the spray foam insulation shall have a required ignition barrier such as an intumescent paint.
 - Vapor Retarder:
 - At all exterior framed walls: Closed cell spray foam insulation shall provide the vapor retarder or as noted in typical wall section.
 - At all rafters: the full depth closed cell foam at the underside of the rafters shall serve as the vapor retarder. If open cell is used within the rafters the first 2" min. against the sheathing is required to be closed cell.
 - Below basement & garage slabs: a 6 mil polyethylene vapor barrier shall serve as the vapor retarder. Alternate: 4 mil cross-laminated 2 ply high density polyethylene vapor barrier ("Tu-Tu#4, by Sto-Cote, 888-786-2683).
 - Sill Sealer/ Termite Shield:
 - All foundation walls shall have a metal termite shield and a continuous sill sealer installed between the foundation wall and the sill plates (termite shield shall be installed first).
 - Foundation water-proofing:
 - All foundation walls shall be waterproofed proofed and insulated as shown in section details.
- Caulking, sealants and gasketing:
 - All joints, seams, penetrations and openings between window and door assemblies and their respective jambs and framing, and other sources of air leakage (infiltration and exfiltration) through the building envelope shall be caulked, gasketed, weather-stripped, wrapped or otherwise sealed to limit uncontrolled air movement.

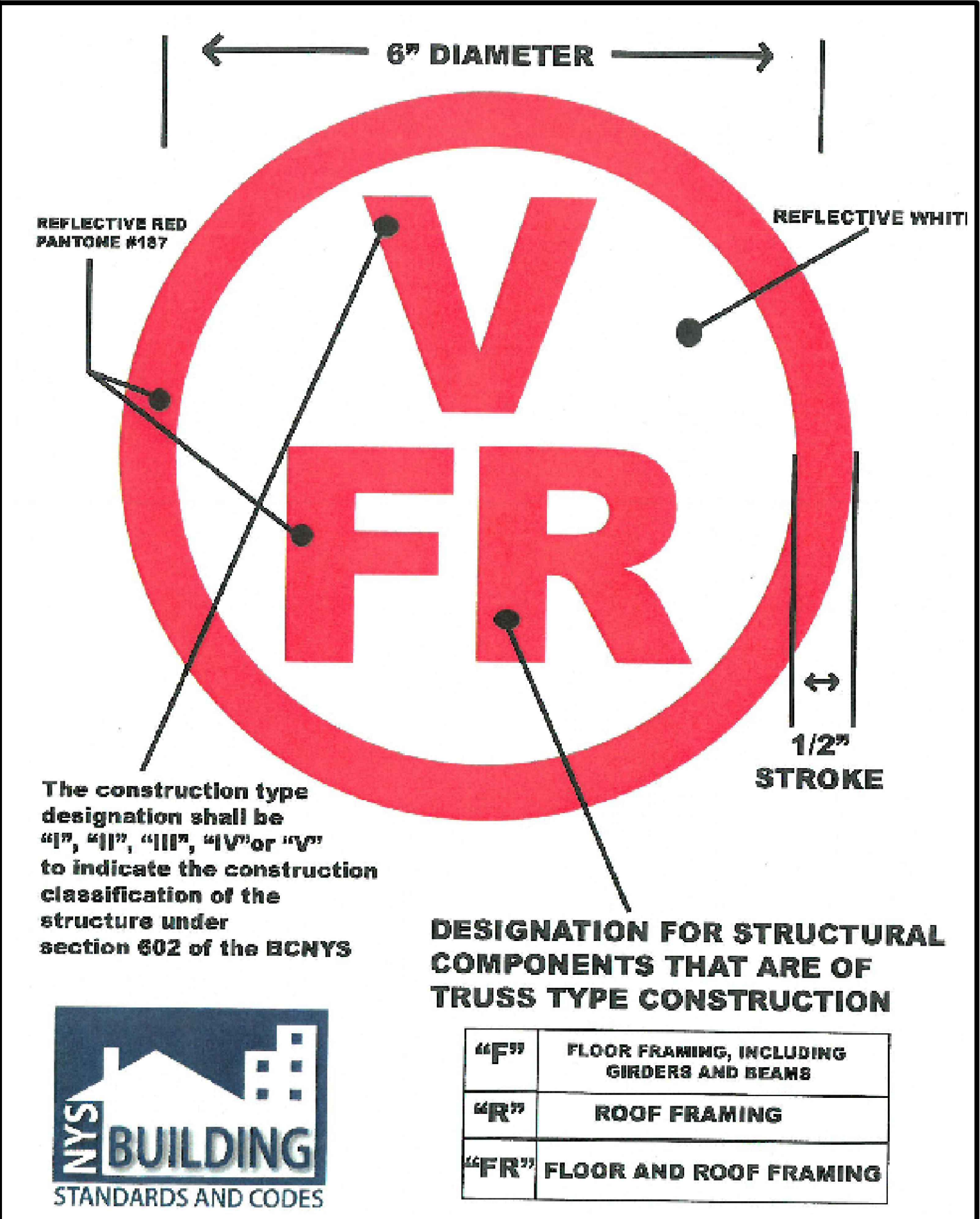
DIVISION 8: DOORS AND WINDOWS

- General Conditions:
 - All windows & doors shall be installed in strict accordance with the manufacturer's instructions.
 - Refer to door and window schedules sheet for sizes, type, finishes and hardware.
- Windows:
 - All windows as per the window schedule, with final hardware, finish & accessory selections being confirmed with the Owner prior to ordering.
- Exterior Doors:
 - All doors shall per the door schedule, with final hardware, finish & accessory selections being confirmed with the Owner prior to ordering.
 - All exterior doors where the manufacturer is not specified in the schedule shall be selected by the Owner.
 - G.C. shall provide and install hardware at all doors (as selected by the Owner).
- Interior Doors:
 - All interior doors per schedule
- Interior Door Hardware:
 - All hardware (hinges, knobs & lockset's) at all doors shall be selected by the Owner.
- Garage Doors:
 - Garage doors per schedule with side mounted door opener.
 - Doors shall be installed complete with tracks, openers, wall switches, remote controls & weatherstripping.

DIVISION 9: FINISHES

- Sheetrock/plaster:
 - All interior wall & ceiling surfaces shall receive sheetrock as needed for a complete and proper installation (unless otherwise noted) Sheetrock shall be screw attached according to the manufacturer's specification for thickness, and three coat taping shall be applied throughout. Sheetrock work shall not be considered complete until inspection has been made after application of prime paint coat and all flaws and irregularities have been corrected. A "level 4" finish shall be applied throughout all spaces:
 - All first floor walls: 1/2" sheetrock, ceilings: including the 2 story foyer: 5/8" sheetrock, taped with 3 coats of joint compound, skim coat plaster, primed & painted.
 - All second floor walls: 1/2" sheetrock and ceilings: including 2 story foyer: 5/8" sheetrock, taped with 3 coats of joint compound, primed & painted.
 - Garage ceiling: 5/8" type "X" sheetrock, taped with 3 coats of joint compound, primed & painted.
 - Moisture resistant sheetrock shall be installed in all wet areas & rooms subject to high humidity (bathrooms).
 - "Dur-A-Board" corner reinforcement and edge molding shall be used throughout.
 - Joint treatment shall be "Perf-A-Tape" and spackled in a (3) coat operation then sanded and spot checked, leaving it paint-ready.
 - Install gypsum board using 1" long Type "S" bugle head screws at 8" o.c. in center of field and 12" o.c. at joints or as required by manufacturer. (NO NAILING OF DRYWALL WILL BE PERMITTED)
 - Shower walls and floors and all walls surrounding bathtubs shall receive ½" thick cement backer board (such as "Wonderboard" or "Durock") or ½" thick fiberglass mat-faced mold & mildew resistant tile backer such as "GP DensShield" or "GP DensGuard".
 - Install ½" thick "GP DensArmor Plus" (or equal) paperless mold resistant drywall to all walls and ceilings in all bathrooms outside of wet areas.
- Interior Painting:
 - At all gypsum board walls and ceilings:
 - One (1) coat of Benjamin Moore latex drywall primer (or equal).
 - Two (2) coats of Benjamin Moore Latex (or equal), color & sheen selected.
 - At all interior doors, windows & trim:
 - One (1) coat of Benjamin Moore Alkyd Primer or 100% acrylic primer (or equal).
 - Two (2) coats of Benjamin Moore Alkyd Satin Impervo Enamel semi-gloss (or equal). Color to be selected.
- Exterior painting & staining:
 - All PVC trim:
 - One (1) coat of Benjamin Moore 100% acrylic primer (or equal).
 - Two (2) coats of Benjamin Moore 100% acrylic exterior semi-gloss latex paint (or equal)
 - Paint all other surfaces with a minimum of (2) two coats of appropriate type paint over primer unless otherwise noted.
- Tile and Marble:
 - All tile, material & installation shall comply with specifications of the Tile Council of North America, Inc. (864-646-8453, www.tcnatiles.com) & be done to industry standards and best practices.
 - All other materials not specifically described but required for a complete and proper tile installation shall be provided by the G.C.
 - All grout shall be non-shrinking, waterproofing grout and be sealed as required.
 - All tile and/or marble shall be installed in a thin mortar bed ("thinset") over an decoupling membrane (such as "Spiderweb II" uncoupling mat by "Jamo" or "Schluter-DITRA" by "Schluter Systems"), ½" plywood underlayment, or ½" cement backer board (such as "GP Denshield Tile Backer") and installed according to accepted industry standards.

- If a ("mud job") thick mortar bed (1 ½"-2") installation is preferred, installation shall be according to ANSI A108 specification standards.
 - All floors & walls of showers shall have a self curing liquid rubber polymer waterproofing/crack isolation membrane applied (such as "Hydroban" by "Laticrete").
- Wood Flooring:
 - All solid wood flooring shall be selected by owner.
 - Provide permanent heat, light & ventilation in all areas of wood flooring prior to installation. Maintain minimum room temperature of 65 degrees F for a period of 2 days prior to delivery of materials, during and after installation until Substantial Completion. Wood flooring moisture content shall be verified prior to installation & shall not be installed if above the max. allowed moisture content as allowed by the manufacturer. Installation: Wood flooring shall be installed over 15# building felt (not rosin paper), with 2" lapped edges & ends, stapled in place. Blind nail flooring in accordance with the manufacturer's instructions, with the flooring being installed perpendicular to the floor If the flooring is to be installed parallel to the floor joists, install solid bridging between the joists at 16" o.c. Provide ¼" gap at all walls & interruptions, allowing for expansion. Provide saddles, reducer strips & thresholds as required at flooring transitions.
 - Finishing: Sand flooring to a smooth & even finish with no evidence of sanding marks and take precautions to contain dust, & remove dust by vacuum. If stain is being applied, buff as required, buff as required and even application of stain over all surfaces. A low VOC oil based polyurethane penetrating sealer shall be applied, followed in 24 hour intervals with two coats of a low VOC polyurethane low gloss finish. The G.C. and/or the flooring contractor shall confirm the finish options and selections with the Owner once the wood flooring is selected.
 - Protection: Prohibit traffic on wood flooring during finishing operations and for a minimum of 3 days after completion. Protect finished floors from traffic until completion of project.



ENGINEERED LUMBER PLAQUE REQUIREMENTS

CODE BOOK USED FOR THIS PROJECT
2020 RESIDENTIAL CODE OF NEW YORK STATE



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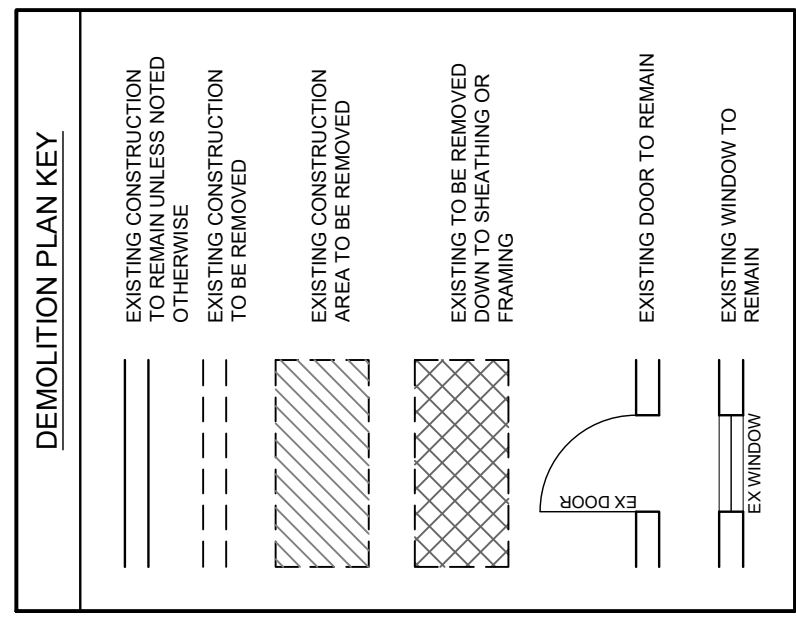
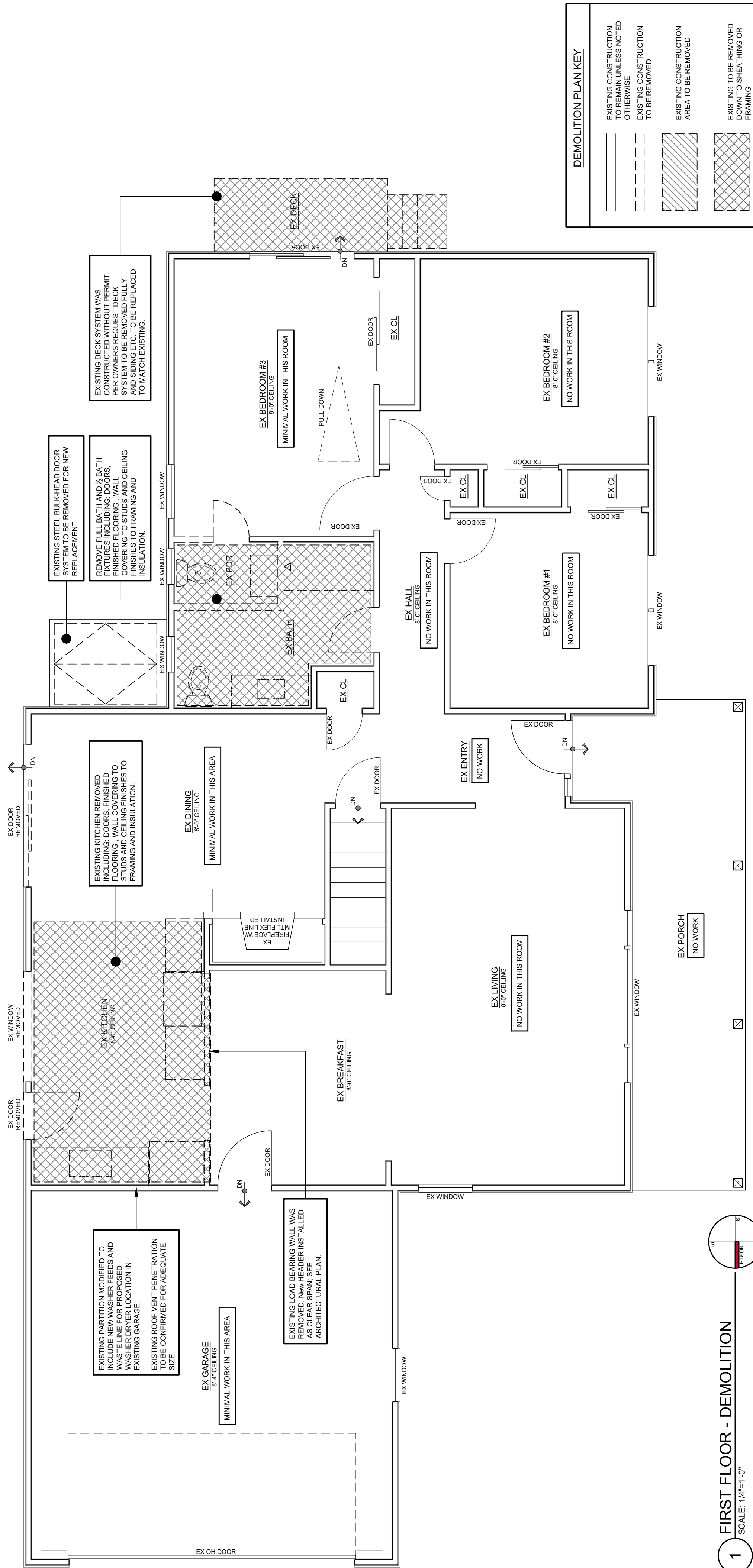
REV	DATE	DESCRIPTION

RESIDENCE OF:
CHAMBERS RESIDENCE
6 DAHEIM ROAD
MILLBROOK, NY 12545
SBL: 6865 - 00 - 131695, ZONE: RL 5

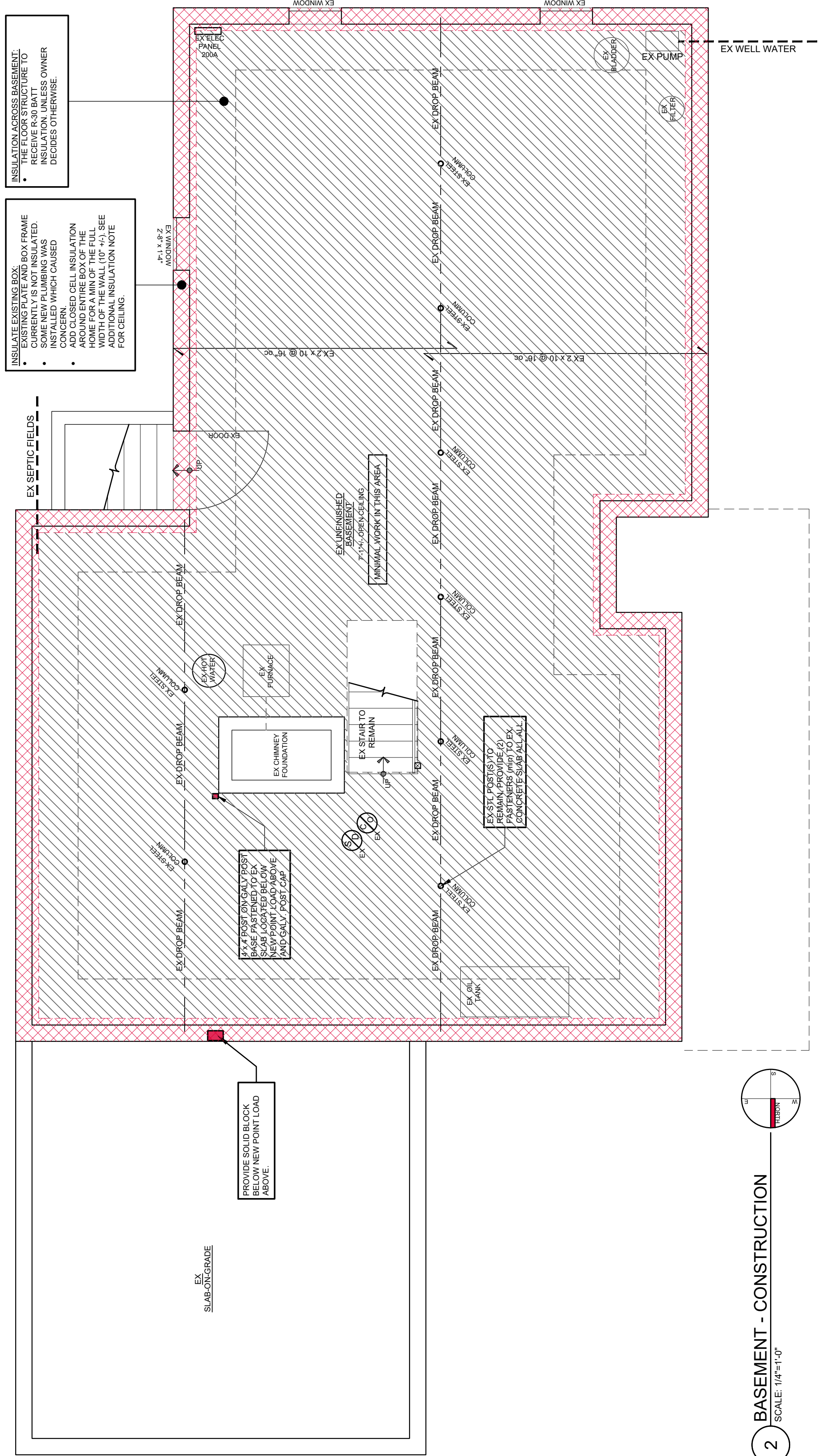
DRAWING NAME:
CONSTRUCTION NOTES
ENGINEERED LUMBER PLAQUE

ISSUE DATE
04.09.2024
SCALE
AS NOTED
JOB NO.

SHEET NO.
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PAGE 2 OF 4

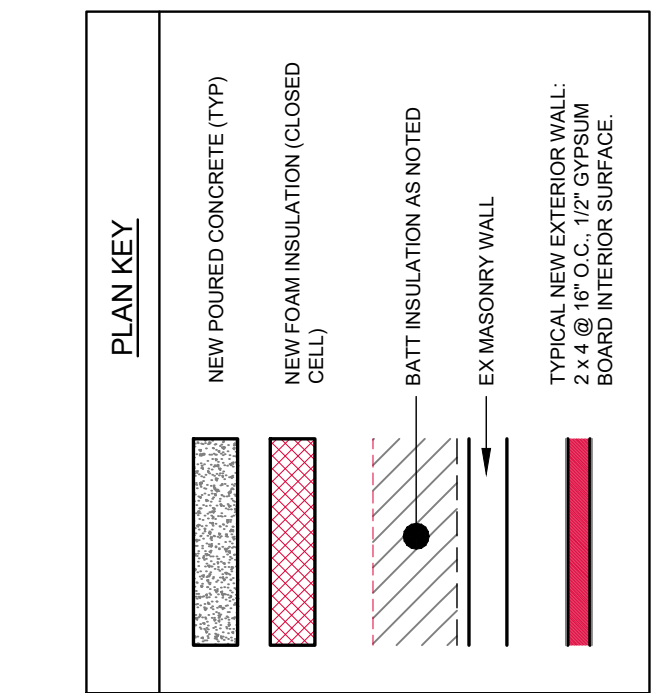


1 FIRST FLOOR - DEMOLITION
SCALE: 1/4"=1'-0"



2 BASEMENT - CONSTRUCTION
SCALE: 1/4"=1'-0"

CODE BOOK USED FOR THIS PROJECT
2020 RESIDENTIAL CODE OF NEW YORK STATE



INSULATION VALUES: OPTIONAL
EXTERIOR WALLS: FLOOR AND CEILING CAVITIES TO BE INSULATED AS NOTED (PROVIDE DOCUMENTATION ON VALUES)
INSULATION VALUES (MIN):
• BASEMENT CEILING = R-30 (FOAM OR BATT)
• BATT = R-30 min (FOAM OR BATT)
• FIRST FLOOR CEILING = R-49 min (BATT)
FOAM = CLOSED CELL (R7 PER INCH), OPEN CELL (R-3.8 PER INCH)
MINERAL = MINERAL WOOL SOUND AND FIRE BLOCK

SMOKE AND CARBON DETECTORS
EX SMOKE DETECTOR *
NEW CARBON MONOXIDE DETECTOR *
SMOKE AND CARBON UNITS MAY BE COMB UNIT
SMOKE ALARMS SHALL BE LOCATED IN ALL OF THE FOLLOWING LOCATIONS
• ONE IN EACH SLEEPING ROOM
• ONE (1) OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF EACH SLEEPING AREA
• ONE (1) AT EACH STORY OF THE DWELLING INCLUDING BASEMENT AND HABITABLE ATTICS.
CONTRACTOR TO VERIFY AND INSTALL FOR FULL CODE COMPLIANCE.
CARBON MONOXIDE ALARMS SHALL BE LOCATED
• OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
• WHERE THERE IS A FUEL-BURNING APPLIANCE
• WHERE THERE IS AN ATTACHED GARAGE.
CONTRACTOR TO VERIFY AND INSTALL FOR FULL CODE COMPLIANCE.

REV	DATE	DESCRIPTION

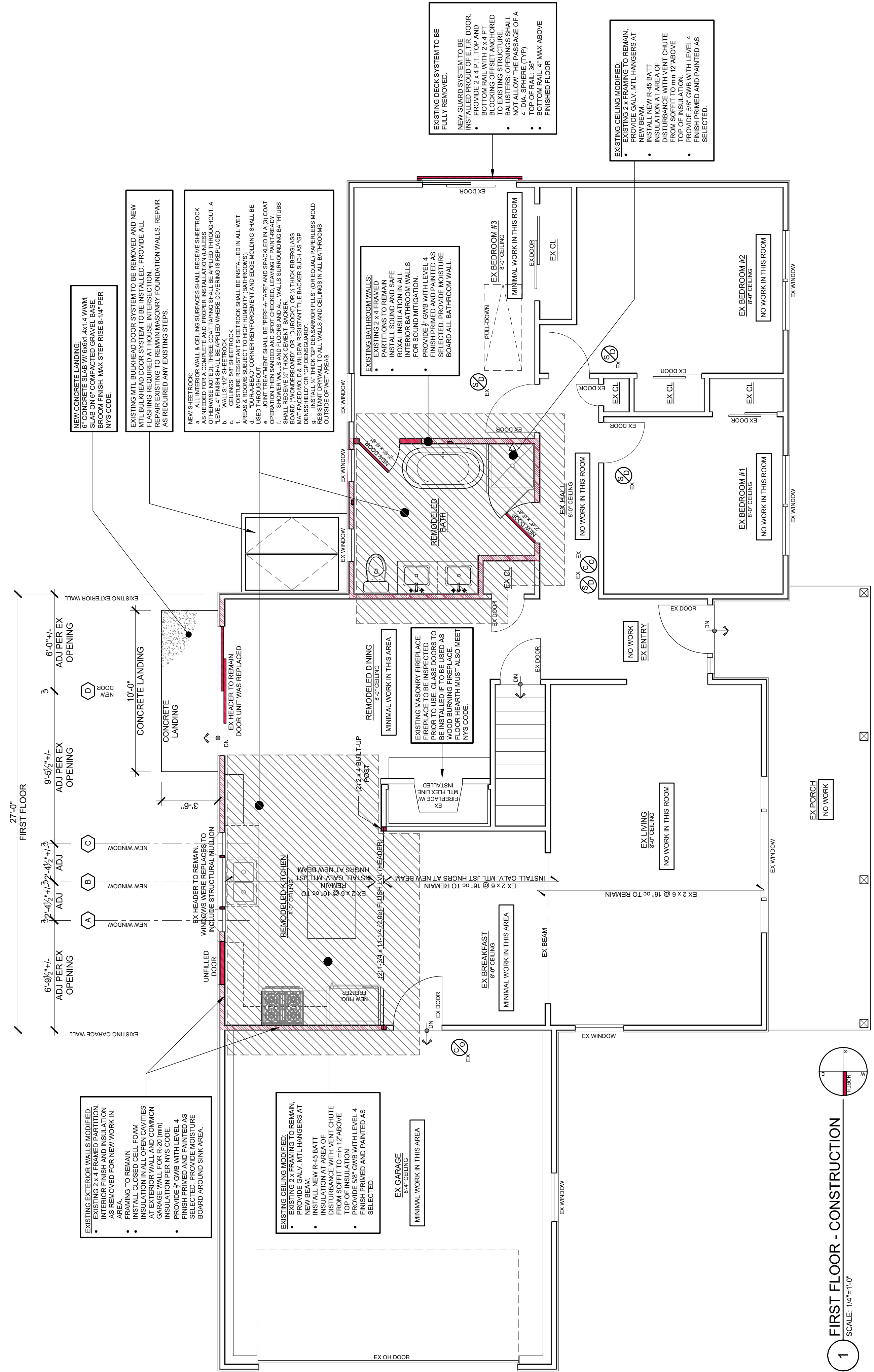
DRAWING NAME:
DEMOLITION PLAN
BASEMENT PLAN
PLAN KEY, INSULATION
SMOKE AND CARBON

RESIDENCE OF:
CHAMBERS RESIDENCE
6 DAHEIM ROAD
MILLBROOK, NY 12545
SBL: 6865 - 00 - 131695, ZONE: RL 5

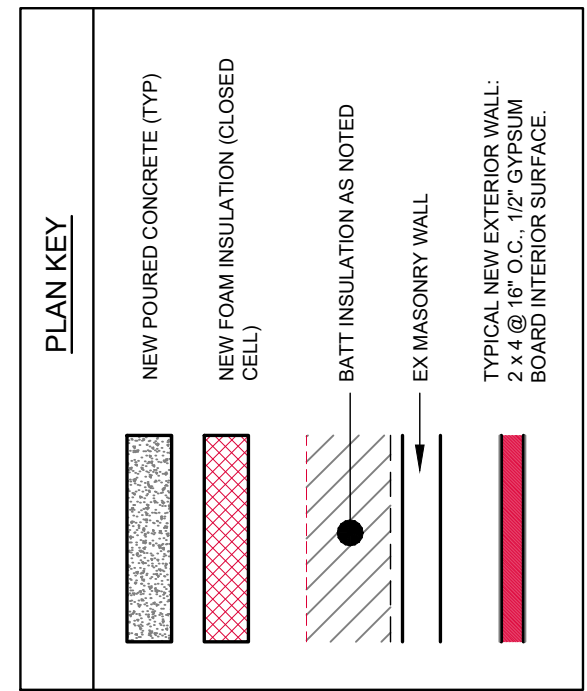
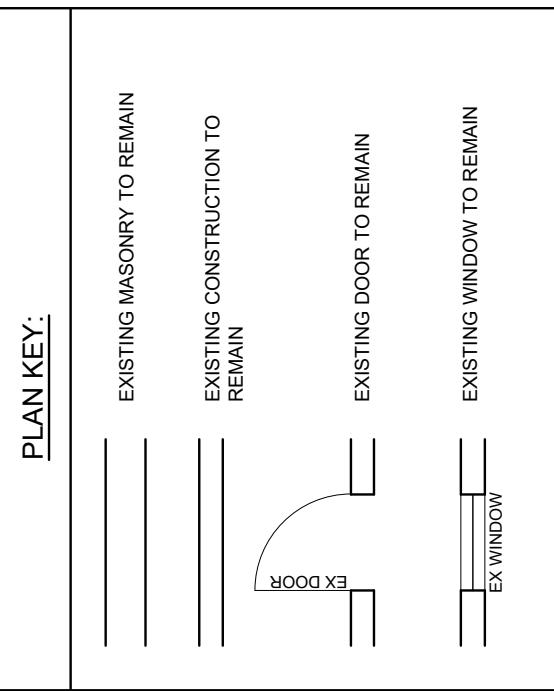
ISSUE DATE
04.09.2024
SCALE
AS NOTED
JOB NO.
SHEET NO.

A 1
PAGE 3 OF 4

Edward Mauro, Architect
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1 FIRST FLOOR - CONSTRUCTION
SCALE: 1/4"=1'-0"

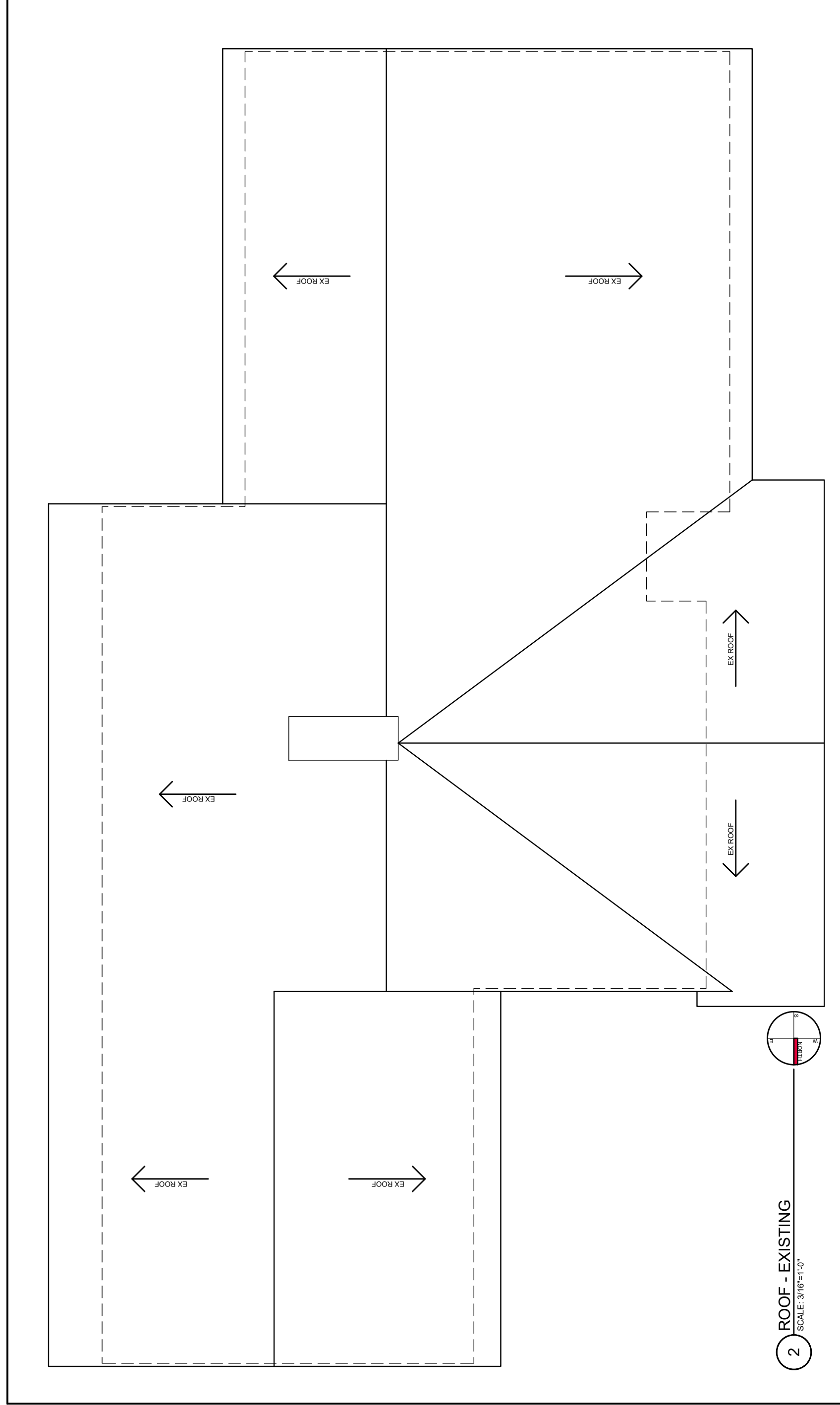
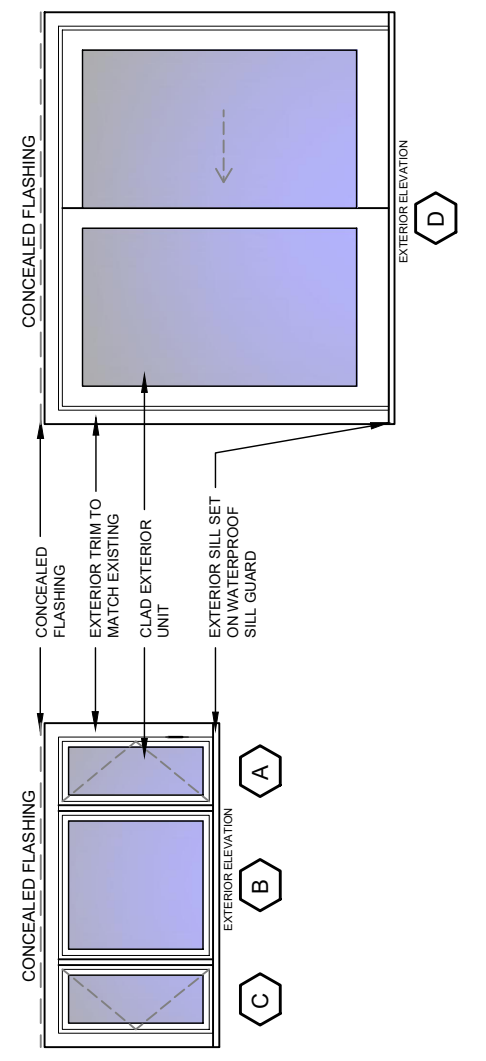


INSULATION VALUES, OPTIONAL
EXTERIOR WALLS, FLOOR AND CEILING CAVITIES TO BE INSULATED AS NOTED (SPRAY FOAM INSULATION MAY BE SUBSTITUTED, SPRAY FOAM COMPANY TO PROVIDE DOCUMENTATION ON VALUES)
INSULATION VALUES (R-VALUES)
• BASEMENT CEILING = R-30 (FOAM OR BATT)
• MODIFIED EXTERIOR WALLS = R-20 (MIN) (FOAM OR BATT)
• FIRST FLOOR CEILING = R-49 (MIN) (BATT)
FOAM = CLOSED CELL (R-7 PER INCH, OPEN CELL (R-3.8 PER INCH)
MINERAL = MINERAL WOOL, SOUND AND FIRE BLOCK

SMOKE AND CARBON DETECTORS
SMOKE DETECTOR *
NEW
• SMOKE AND CARBON UNITS MAY BE COMBO UNIT
CARBON MONOXIDE DETECTOR *
NEW
SMOKE ALARMS MUST BE LOCATED IN ALL OF THE FOLLOWING LOCATIONS
• ONE (1) AT EACH SLEEPING ROOM
• ONE (1) AT EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM
• ONE (1) AT EACH STORY OF THE DWELLING INCLUDING BASEMENT AND HABITABLE ATTICS
CONTRACTOR TO VERIFY AND INSTALL FOR FULL CODE COMPLIANCE.
CARBON MONOXIDE ALARMS
• CARBON MONOXIDE ALARMS MUST BE LOCATED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF EACH SEPARATE SLEEPING AREA
• ONE (1) AT EACH LEVEL AND
• WHERE THERE IS AN ATTACHED GARAGE.
CONTRACTOR TO VERIFY AND INSTALL FOR FULL CODE COMPLIANCE.

WINDOW AND EXTERIOR DOOR SCHEDULE

TAG	MANUFACTURE	MODEL	ROUGH OPENING (width x height)	HEADS HEIGHT	LIGHT PATTERN	REMARKS
A	ANDERSEN 200 SERIES CRANK-OUT CASEMENT	CN 1735 (RIGHT HAND)	UNIT FITS INSIDE EXISTING OPENING ON SITE	EX	VERIFY WITH OWNER	EX WINDOW HEADER REMAINS AND PASSES STRUCTURAL REVIEW. ORIGINAL UNIT WAS FULL CLEAR WIDTH, THREE MULLED UNIT WERE INSTALLED WITH A 2" x MILLION BETWEEN UNITS.
B	ANDERSEN 200 SERIES FIXED	CN 3735	UNIT FITS INSIDE EXISTING OPENING ON SITE	EX	VERIFY WITH OWNER	
C	ANDERSEN 200 SERIES CRANK-OUT CASEMENT	CN 1735 (LEFT HAND)	UNIT FITS INSIDE EXISTING OPENING ON SITE	EX	VERIFY WITH OWNER	
D	ANDERSEN 200 SERIES SLIDING FRENCH DOOR	CN 8088	UNIT FITS INSIDE EXISTING OPENING ON SITE	EX	VERIFY WITH OWNER	EX DOOR HEADER REMAINS AND PASSES STRUCTURAL REVIEW



CODE BOOK USED FOR THIS PROJECT
2020 RESIDENTIAL CODE OF NEW YORK STATE



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6 DAHEIM ROAD
MILLBROOK, NY 12545
SBL: 6865 - 00 - 131695, ZONE: RL 5

DRAWING NAME:
FIRST FLOOR PLAN
EXISTING ROOF PLAN
PLAN KEY, INSULATION
SMOKE AND CARBON

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