

GENERAL NOTES

GENERAL:
 All work performed shall comply with all requirements of the New York state building and energy code.
 2. Contractor to verify all dimensions and conditions prior to starting construction. Any discrepancies shall be reported to the architect.
 3. It shall be understood that the scope of these drawings, include only basic structural and architectural information and that no further liability will be assumed beyond the contents of these signed and sealed documents.
 4. For design purposes, load values for these plans were taken from Table R401.4 under "sand silt, clayey sand, silty gravel, and clayey gravel" having a minimum load bearing pressure of 2,000 PSF. Site with soil values appearing less than 2,000 lbs shall be tested to locate virgin soil with approved bearing values prior to footing installation. The architect shall be notified of these findings for redesign of footings, foundation and slab where applicable.
 5. All concrete work shall be using mixed stone concrete developing a strength of 3,000 PSI at 28 days.
 6. All lumber shall be sound dry material. All lumber shall be construction grade Douglas fir or KD Spruce with the following min. stress: Fb = 1500 PSI, and E = 1,750,000.
 7. All electrical work shall conform to the requirements of the NECA and the local utility company.
 8. All plumbing work shall conform to all state and local codes.
 9. All heating work shall conform to all state and local codes.
 10. The contractor shall be responsible to notify the architect and the owner in case of any discrepancies between removal noted on the drawings. And that when would be required for completion of the project or that might jeopardize the structural integrity of the building. All structure shall be carefully supported throughout the removal of any bearing walls, so that the building experiences no loss of integrity.
 11. Headers over all doors, windows, and other openings under 6'-0" shall be (2) 2x10 (unless otherwise noted. Header openings 6' to 8' shall receive (3) 2x10 or (2) 2x12 headers in exterior walls, unless otherwise noted.
 12. Provide double floor joist below parallel partitions.
 13. Install CO2 detectors as required by codes.

SMOKE DETECTORS:
 Provide smoke detectors (hard wired) in all bedrooms, hall areas (near bedrooms), attic, and basement.
 Installation to meet all codes. Provide carbon monoxide detectors in location as required by code.

BUILDING THERMAL ENVELOPE REQUIREMENTS:
 The building thermal envelope shall be sealed to limit infiltration. Refer to section N102.41 of the "NEW YORK STATE RESIDENTIAL CODE", regarding areas requiring caulking, weatherstripping, or other suitable air sealing materials.

VAPOR RETARDERS:
 "NEW YORK STATE RESIDENTIAL CODE" N102.5 Class 1 (Rockland County NY - Zone 5)
 Provide sheet polyethylene, non-perforated aluminum foil on basement / garage stud walls.

STAIR NOTES:
 TYPICAL EXTERIOR STAIR / HANDRAIL REQUIREMENTS (MEET NEW YORK STATE CODE REQUIREMENTS)
 1. Max Riser height 8-1/4 inches.
 2. Minimum tread depth 9 inches. Minimum nosing 3/4 inch.
 3. Handrails 36" AFF. above finished floor.
 4. Spindle spacing to be 4" O.C. (on center).

N101.4 - ZONE 5 (ROCKLAND COUNTY, NY)
 N102.5.3 - All minimum clear air spaces and vented openings for vented cladding shall comply.
 N102.5 - All systems shall comply with this section.
 M103.3 - All mechanical information shall be provided by the mechanical contractor.

NEW YORK STATE ENERGY EFFICIENCY RELATED REQUIREMENTS FOR DETACHED ONE AND TWO FAMILY DWELLINGS THIS RESIDENCE AND OR ADDITION WAS DESIGNED TO COMPLY WITH THE LATEST ENERGY CODE JULY 2010

TABLE N102.1 CLIMATE ZONE 5

LOCATION	CLIMATE	PERFORMANCE REQUIRED	PERFORMANCE PROVIDED
CEILING	R-38	R-38	R-38
WALL	R-20	R-20	R-20
FLOOR	R-30	R-30	R-30
GLAZING	U-33	U-33	U-33
BASEMENT WALL	R-10	R-10	R-10
SLAB EDGE (ON GRADE)	R-10	R-10	R-10
CRAWL SPACE	R-10	R-10	NOT APPLICABLE

BUILDING CODE:
 Current 2010 International Residential Code and 2010 International Building Code of New York State
 Current 2010 Energy Conservation Construction Code of New York State

STRUCTURAL DESIGN LOADING:
 DRAWINGS ARE DESIGNED & COMPLY PER THESE REQUIREMENTS

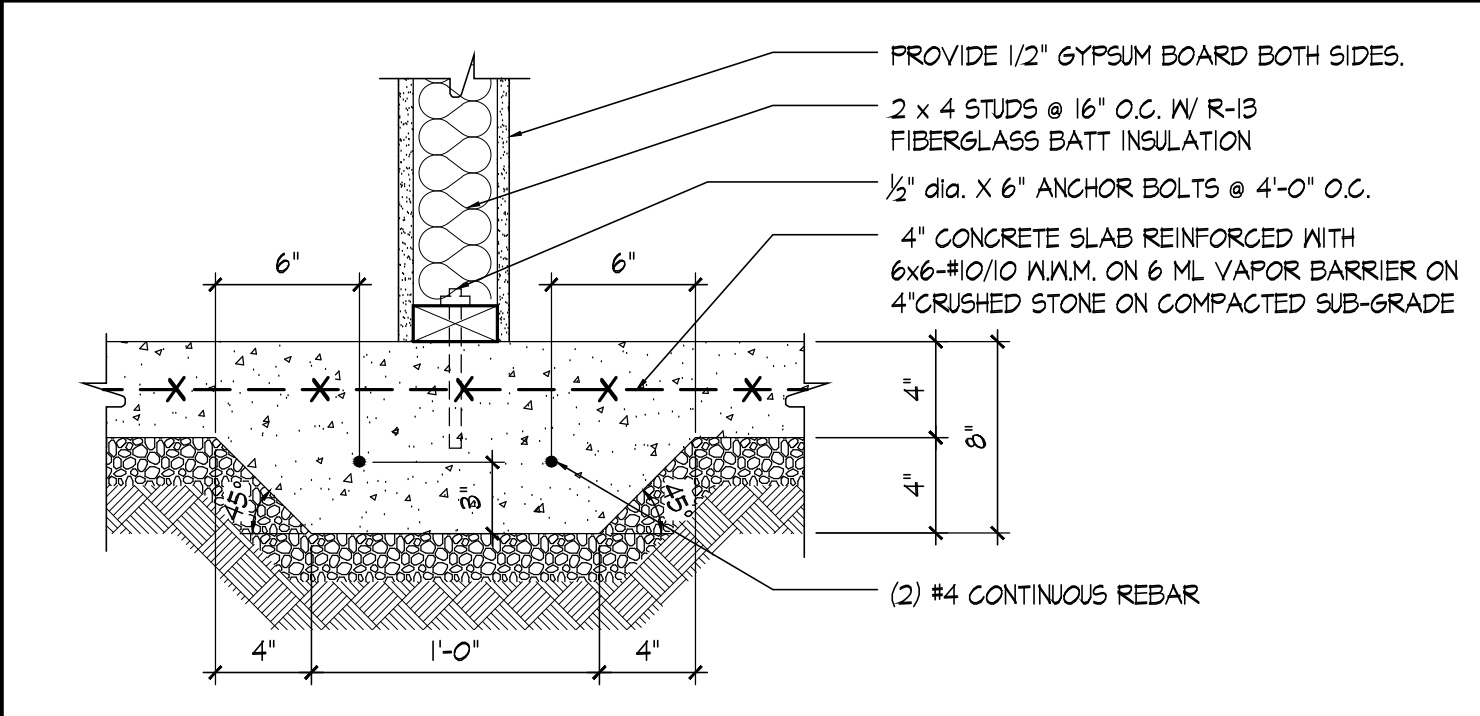
TABLE R301.5

Attic:	20 lbs/sf LL + 10 lbs/sf DL = 30 PSF.
Exterior Balconies:	60 lbs/sf LL + 10 lbs/sf DL = 70 PSF.
Fire Escapes:	40 lbs/sf LL + 10 lbs/sf DL = 50 PSF.
Guardrail 4 handrails:	200 lbs/sf LL + 20 lbs/sf DL = 220 PSF.
Guardrail in fill comp:	50 lbs/sf LL + 10 lbs/sf DL = 60 PSF.
Passenger vehicle garages:	20 lbs/sf LL + 10 lbs/sf DL = 30 PSF.
Rooms other than sleeping rm.:	40 lbs/sf LL + 10 lbs/sf DL = 50 PSF.
Sleeping rooms:	30 lbs/sf LL + 20 lbs/sf DL = 50 PSF.
Stairs:	40 lbs/sf LL + 10 lbs/sf DL = 50 PSF.
Deck:	40 lbs/sf LL + 10 lbs/sf DL = 50 PSF.

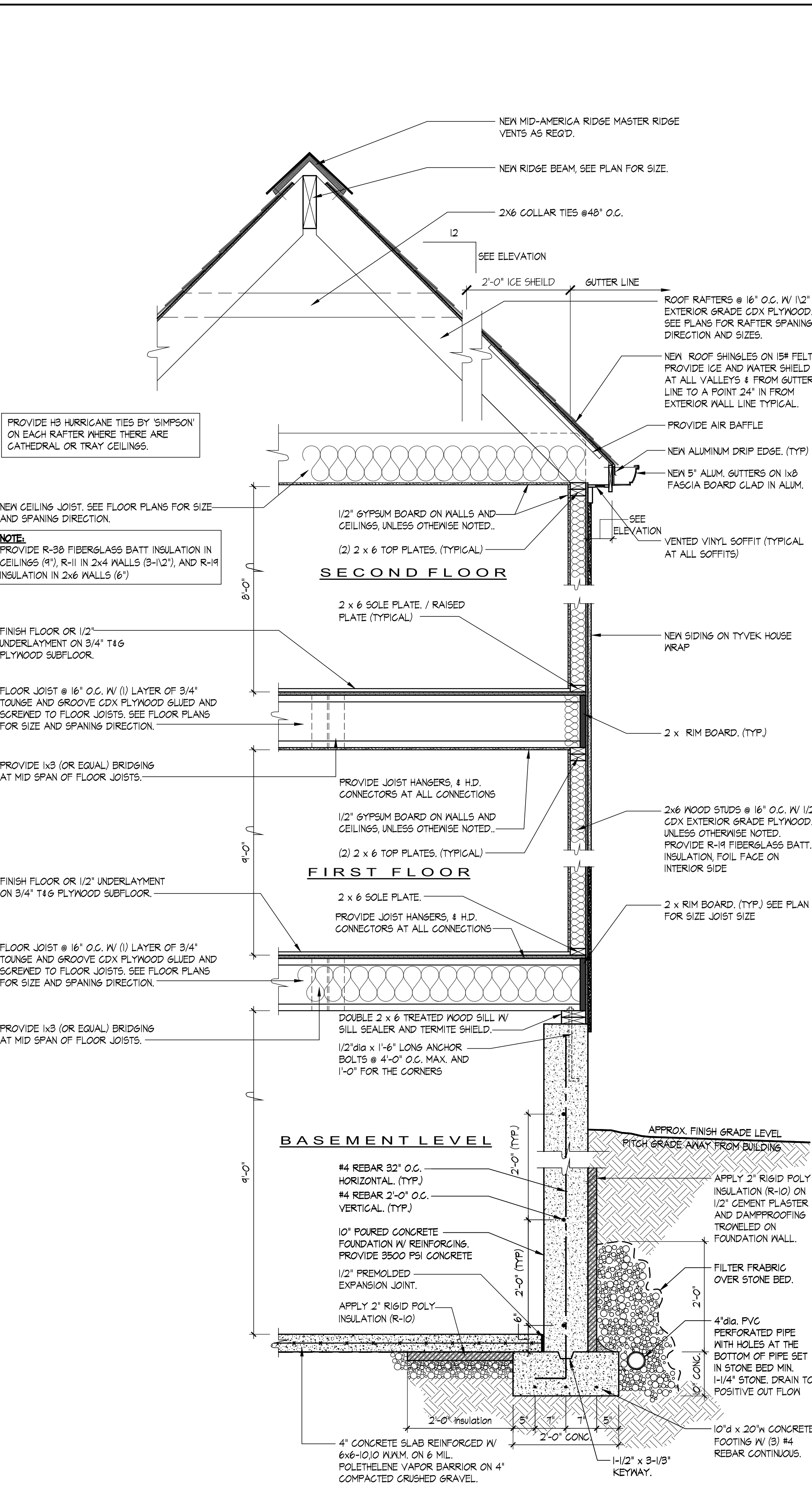
TABLE R301.6

ROOF SLOPE	tributary loaded area in square feet for any structural member		
	0 to 200	201 to 600	over 600
Flat or rise less than 4" per foot (1:3)	20	16	12
Rise 4" per foot (1:3) to less than 12" per foot (1:1)	16	14	12
Rise 12" per foot (1:1) and greater	12	12	12

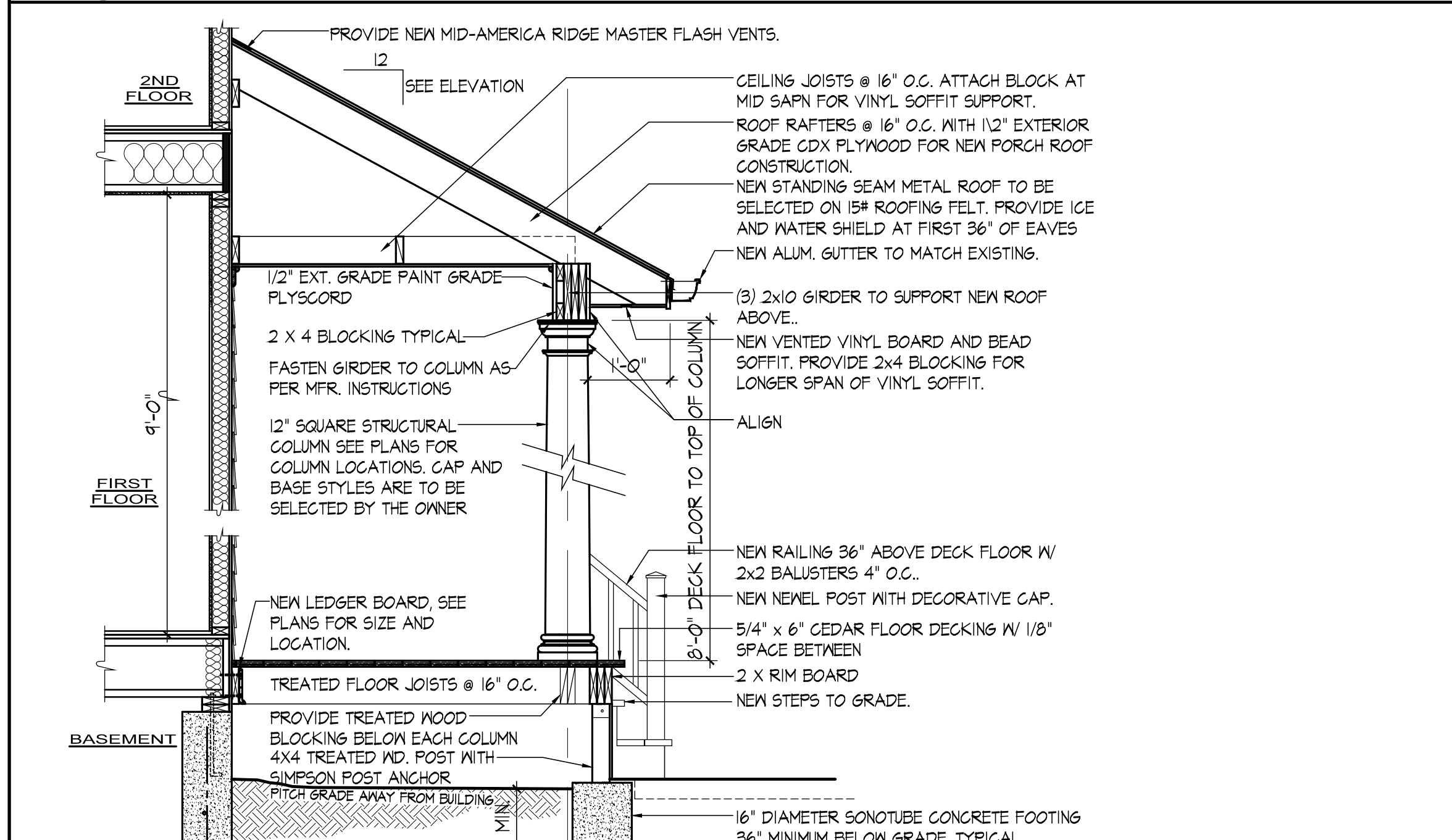
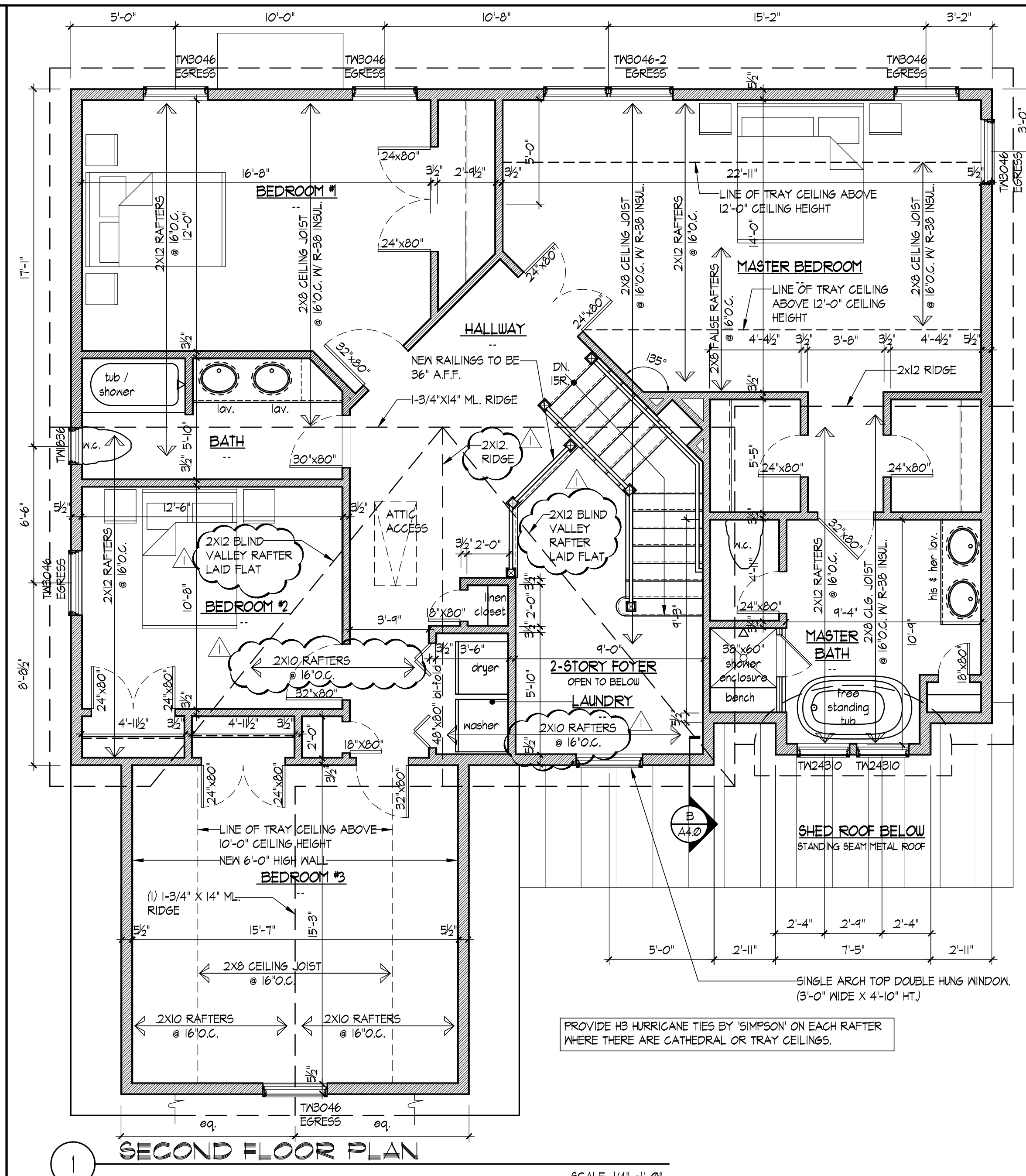
TABLE R301.7
 Rafters having slope greater than a 3/2 with no finished ceiling attached to rafters L/180
 Interior walls and partitions H/180
 Floors & Plastered ceilings L/360
 All other structural members L/240
 Exterior walls with plaster or stucco finish H/360
 Exterior walls - wind loads with brittle finishes L/240
 Exterior walls - wind loads with flexible finishes L/120



(A) DETAIL AT BEARING WALL
 SCALE: 1/2" = 1'-0"



(B) TYPICAL WALL SECTION
 SCALE: 3/4" = 1'-0"



GENERAL NOTES, WALL SECTION, & SECOND FLOOR PLAN

NEW RESIDENCE AT
 762 ROUTE 340
 PALISADES, NEW YORK

ROBERT HOENE, AIA
 ARCHITECT
 A.I.A.
 379 PIERMONT AVENUE
 PIERMONT, NEW YORK 10968
 (845) 359-6723 www.lucenearchitects.com

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