

REPUCCI RESIDENCE - NEW SINGLE FAMILY HOME

GENERAL NOTES

- ALL NOTES HEREIN MENTIONED INCLUDING NOTES ON ADDITIONAL DRAWINGS SHALL APPLY TO ALL DRAWINGS & FORM PART OF THE CONTRACT.
- FOR ALL REFERENCES NOTED HEREIN ON THESE CONTRACT DOCUMENTS (CONTRACT DRAWINGS & SPECIFICATIONS) REFERENCES TO THE CONTRACTOR & GENERAL CONTRACTOR - SUCH REFERENCES SHALL BE INTERCHANGEABLE.
- ALL CONSTRUCTION DIMENSIONS & DETAILS SHALL CONCUR WITH & BE DETERMINED FROM THESE DRAWINGS ONLY.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, LARGE SCALE DETAILS OVER SMALL, REPETITIVE FEATURES NOT COMPLETELY DESCRIBED &, OR, DETAILED SHALL BE CONSTRUCTED IN EXACT ACCORDANCE WITH CORRESPONDING FEATURES THAT ARE COMPLETELY DESCRIBED OR DETAILED.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE & ON THE JOB AGAINST DRAWINGS AND INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. SPECIAL ATTENTION SHOULD BE NOTED RELATIVE TO EXISTING MECHANICAL, PLUMBING AND ELECTRICAL CONDITIONS.
- THE OWNER RESERVES THE RIGHT AT ALL TIMES TO DELIVER, PLACE AND INSTALL EQUIPMENT & FURNISHINGS AS THE WORK PROGRESSES, SO LONG AS THERE IS NO INTERFERENCE WITH THE WORK OF THE CONTRACTORS.
- ALL DIMENSIONS ARE ACTUAL.
- ALL DIMENSIONS ARE TO GYPSUM WALL BOARD PARTITIONS ARE TO FACE OF STUDS U.O.N.
- ALL MATERIALS, EQUIPMENT & TYPES OR METHODS OF CONSTRUCTION SHALL IN NO EVENT BE LESS THAN THAT NECESSARY TO CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE CODES, HANDICAPPED REQUIREMENTS, ORDINANCES, LAWS, ETC., OF THE REQUIRED GOVERNING AUTHORITIES.
- PARTITIONS SHALL BE CONTINUOUS OVER ALL BUILT-IN EQUIPMENT WHERE INDICATIVE ON PLANS. FURNISH NECESSARY ANGLES, HANGERS, ETC. TO COMPLETE INSTALLATION.
- ALL NEW PIPING & ELECTRIC CONDUITS SHALL BE CONCEALED WITHIN NEW PARTITIONS. UON. ALL EXPOSED PIPING SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
- ARCHITECT NOT RESPONSIBLE FOR PREPARATION AND DISTRIBUTION OF SHOP DRAWINGS.
- THE ELECTRICAL OUTLETS AND PLUMBING SHOWN ON THE ARCHITECTURAL DRAWINGS ARE TO CLARIFY THE FUNCTIONAL PATTERNS OF THE ROOMS. THE CONTRACTOR SHALL REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR COMPLETE LAYOUT OF MECHANICAL & ELECTRICAL SERVICES. ARCHITECTURAL DRAWINGS SHALL PROVIDE EXACT LOCATIONS OF ALL ITEMS EXPOSED TO VIEW.
- ALL EXTERIOR, GRATINGS, LINTELS ETC., EXPOSED TO THE WEATHER SHALL BE GALVANIZED.
- GYPSUM WALL BOARD IN ALL WET AREAS I.E., TOILETS, SHOWER ROOMS, TUB ROOMS, SOILED UTILITY ROOMS, JANITOR CLOSETS, KITCHENS, ETC., SHALL BE WATER RESISTANT TYPE.
- ALL GYPSUM WALL BOARD DIRECTLY BEHIND OR ADJACENT TO ALL SINKS INCLUDING SINKS IN CASEWORK EXTENDING A MINIMUM DISTANCE OF 3"0" HORIZONTALLY FROM CENTERLINE OF FIXTURE AND FROM FLOOR TO FINISHED CEILING SHALL BE WATER RESISTANT TYPE.
- WHERE FIRE RATED PARTITIONS ARE SCHEDULED, CONTRACTOR SHALL PROVIDE TYPE X GYPSUM WALL BOARD (UNDERSIDE OF ENTIRE HOME).
- CONTRACTOR SHALL INSTALL ALL CEILING, WALL & FLOOR ACCESS DOORS SUPPLIED BY MECHANICAL TRADES, COORDINATE QUANTITY, NUMBER AND LOCATION WITH ASSOCIATED TRADES.
- CONTRACTOR SHALL FURNISH & INSTALL ANGLES, STRUTS, BRACKETS, TOGGLES, EYE BOLTS & ALL ACCESSORIES REQUIRED TO PROPERLY SUPPORT BRACE AND/OR REINFORCE ALL FINISHES, FRAMES, EQUIPMENT, ETC.
- CONTRACTOR SHALL CLOSE ALL OPENINGS DUE TO CUTTING, REMOVAL, & NEW WORK REQUIRED BY MECHANIC & ELECTRICAL TRADES. OPENINGS SHALL BE CLOSED AND FINISH SHALL MATCH EXISTING. SEE MECHANICAL & ELECTRICAL DRAWINGS.
- ALL CONDITIONS LAYOUTS, ETC. LABELED AS TYPICAL INDICATE THE EXTENT OF WORK TO BE EXECUTED FOR ALL OTHER ROOMS, SPACES, ETC. OF THE SAME USE OR TYPE.
- CABINETRY MILLWORK SHALL BE REINFORCED FROM BEHIND W/ SOLID WOOD BLOCKING.
- ALL ELECTRICAL PANEL HEIGHT TO BE AT A MAX. OF 54" TO HIGHEST BREAKER.
- ALL STEEL BEAMS & COLUMNS TO BE GALVANIZED, PRIMED AND PAINTED.

ADDITIONAL GENERAL NOTES

- Building to be built in accordance with the most recently adopted IRC NY Edition Building Code and all National Electric Code. The Owner/ Builder shall insure that construction complies with all national, state, and local statutes, ordinances, and regulations.
- CONSTRUCTION CLASSIFICATION AND FIRE RATING: 5B
- USE GROUP: RS
- DESIGN LOADS: Floors (Living Area): 55#/SF
Floors (Bedrooms): 45#/SF
Roofs: 30#/SF
Ceilings: 25#/SF
Decks: 55#/SF
- OCCUPANCY: 1 Person/ 200 SF Livable Area
- All layout dimensions shall be adjusted where required. Rough openings required by specific building components shall take precedents for proper fit of finished component.
- Contractor shall refer to written dimensions only. NEVER SCALE DRAWINGS. All dimensions and conditions shall be verified in the field and any discrepancies reported to the Architect prior to construction.
- No changes to the plans are permitted. The Architect shall not be responsible for any departure from these drawings at any time during construction.
- The minimum acceptable soil bearing capacity is 3000 psf. It is the responsibility of the Owner/ Builder to make soil investigation such as borings, and consult with a soil engineer if necessary to establish that the soil bearing capacity is adequate. If it is less than 3000 psf, notify Architect before commencement of work.
- The Owner/ Builder shall be responsible for the correct siting of the house on the property and the confirmation of all requirements for siting. The Architect accepts no responsibility for plans complying with local side yards and setbacks for a specific piece of property unless the siting of the house is done by the Architect.

CONSTRUCTION NOTES

- CONNECTIONS: All nailed connections to comply with the recommended Fastening Schedule of the IRC NY EDITION. Sheathing nailing to comply with same schedule and/or manufacturer's specifications, whichever is more stringent.
- FRAMING: Typical unless noted otherwise.
A All repetitive lumber (nonbearing partitions, floor joists, rafters, ceiling joists, etc.) to have a minimum Fiberstress of 1,150 psi and a minimum Modulus of Elasticity of 1,400,000.
B All structural lumber (girders, headers, bearing partitions) to have a minimum Fiberstress of 1,450 psi and a minimum Modulus of Elasticity of 1,700,000, unless otherwise noted.
C All microlams and/or parallams called out on these plans to have a minimum Fiberstress of 2,800 psi and a Modulus of Elasticity of 2,000,000.
D Double-up floor joists under all parallel partitions.
E All headers shall be supported by a double 2x4 wood post each end, typical unless otherwise noted.
- CUTTING AND NOTCHING: No notching of wood beams, joists, rafters, or studs is allowed unless the cutting or notching complies with that allowed in the NY IRC. If T.J. floor joists are used, cutting and notching is allowed only per the manufacturers charts.
- DOORS: All exterior doors to be 6'-8" high x 1-3/4" thick. All interior doors to be 6'-8" high x 1-3/8" thick. All doors in common wall between living area and garage to be 6'-8" high x 1-3/4" thick solid core, B-Label.
- FIRE SEPARATION: At common assemblies (and their support) between living area and garage.
Floor/Ceiling Assemblies: U/LUL512
Partitions: U/LRU309
Columns: U/LRXS31
- EGRESS: All bedrooms shall have at least one operable window or door direct to exterior approved for egress or rescue as per IBC NJ 2015. The units must be operable from the inside without the use of separate tools.
a Sill height must not exceed more than 44" A.F.F.
b Minimum net clear opening of 5.7 S.F.
c Minimum net clear opening height of 24"
d Minimum net clear opening width of 20"
- FIRE AND DRAFT STOPPING: Fire and draft stop all dropped soffits and ceilings, and any other concealed area where fire draft stopping is required.
- SITE DRAINAGE: Slope grade adjacent to foundation (all sides of dwelling) down and away at a pitch for a minimum distance of 8'-0".
- UNHEATED AREAS: Insulate all heating ducts, trunks and hydronic piping in areas not heated (basement, crawl spaces, cantilevers, garages, etc.)
- ELECTRICAL:
a All smoke detectors to be interconnected and powered by an electrical source. Each detector to have a battery operated back-up system.
b All closet light fixture lamps to be completely enclosed.
c All outlets within 6'-0" of a water source to be on circuit with ground fault interrupter.

HVAC NOTES

- THE COMPLETE DESIGN AND RELATED INSTALLATION OF THE HVAC SYSTEM(S), EQUIPMENT, ETC., WILL BE THE RESPONSIBILITY OF A LICENSED HVAC CONTRACTOR AS ALLOWED/REQUIRED BY THE NEW YORK UNIFORM CONSTRUCTION CODE, AND WILL MEET ALL REQUIREMENTS AS SET FORTH THEREIN.
- CODE COMPLIANCE WILL BE THE RESPONSIBILITY OF THE LICENSED HVAC CONTRACTOR.
- FOR BIDDING, ALL CONTRACTORS WILL PROVIDE ALL MODEL TYPES, BTU'S, EFFICIENCY RATINGS, A/C TONNAGES AND OTHER INFORMATION NECESSARY TO MAKE AN ACCURATE COMPARISON OF BIDS.

TABLE OF CONTENTS

- A1 - SITE PLAN, NOTES, PLUMBING RISER DIAGRAM
- A2 - FOUNDATION PLAN
- A3 - 1st FLOOR PLAN
- A4 - 2nd FLOOR PLAN, ROOF PLAN
- A5 - FRONT & REAR EXTERIOR ELEVATIONS
- A6 - SIDE EXTERIOR ELEVATIONS
- A7 - GARAGE FOUND. PLAN, GARAGE FLOOR PLAN
- A8 - GARAGE EXTERIOR ELEVATIONS
- A9 - BUILDING AND GARAGE SECTIONS
- A10 - BUILDING SECTIONS
- A11 - BUILDING SECTIONS
- A12 - BUILDING AND WALL SECTIONS
- A13 - BUILDING SECTION AND TIMBER DETAILS
- A14 - WALL SECTION DETAILS
- A15 - CHIMNEY SECTION DETAILS
- A16 - STAIR PLAN, ELEVATIONS, & DETAILS
- M1 - MECHANICAL PLANS
- E1 - FIRST & SECOND FLOOR ELECTRICAL PLAN
- E2 - GARAGE & OUTDOOR ELECTRICAL PLAN
- F1 - FRAMING PLAN

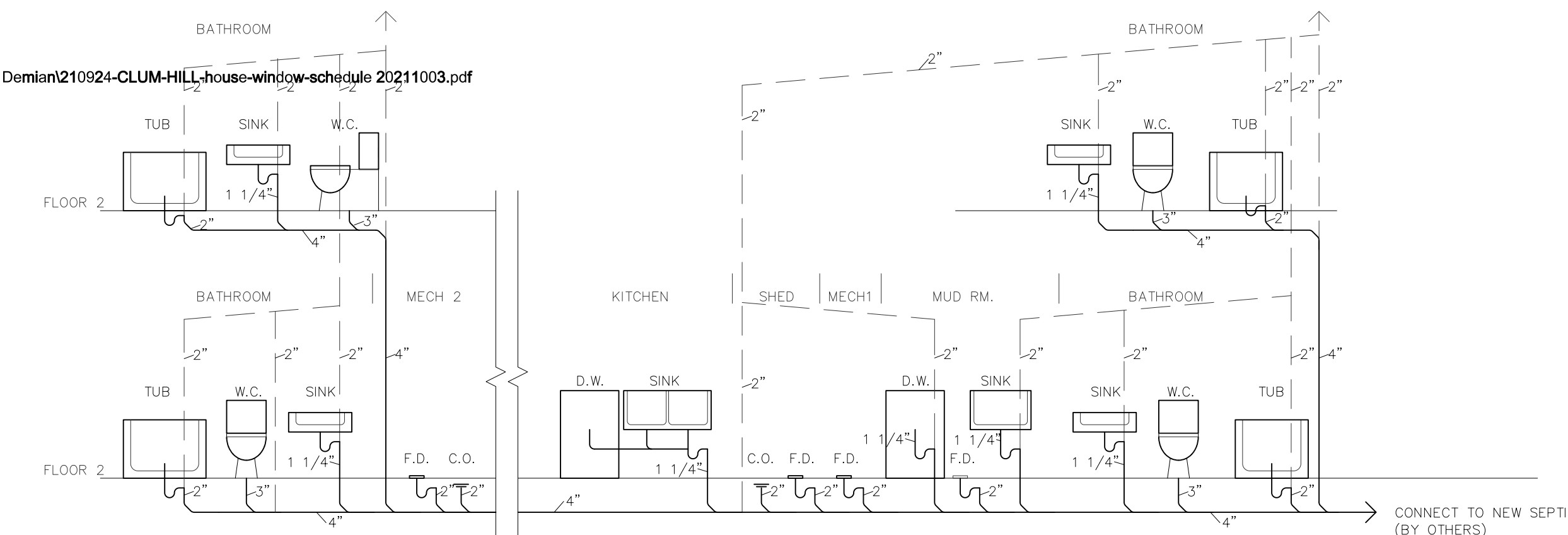
UNDER SEPERATE ATTACHMENT:
WINDOW SCHEDULE
DOOR SCHEDULE
ELECTRICAL FIXTURE SCHEDULE

ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES, INCLUDING BUT NOT LIMITED TO:

2020 BUILDING CODE OF NEW YORK STATE

LAND USE ORDINANCES OF VILLAGE OF TANNERSVILLE, TOWN OF HUNTER & GREENE COUNTY, 2020 RESIDENTIAL CODE OF NEW YORK STATE, NATIONAL ELECTRIC CODE 2017 OF NEW YORK STATE, 2020 PLUMBING CODE OF NYS, 2020 ENERGY CONSERVATION CODE OF NYS

1. USE GROUP	R-5
2. CONSTRUCTION TYPE	5B
3. CATEGORIES OF WORK	NEW CONSTRUCTION
4. AREA OF CONSTRUCTION	5650 SF (FOUND. FOOTPRINT)
5. VOLUME OF NEW HOUSE	43,760 CF
6. VOLUME OF NEW GARAGE	7500 CF



PLUMBING RISER DIAGRAM

SCALE: NOT TO SCALE

ARCHITECT: BROADLOOM ARCHITECTURE DPC
285 RIVERSIDE DR #4F
NEW YORK, NY 10025
BENJAMIN WALMER - N.Y. LICENSE #031595

OWNER MAILING ADDRESS:
DEMIAN REPUCCI
285 RIVERSIDE DR #4F
NEW YORK, NY 10025

ISSUE DATE:
10/04/2021 PERMIT SUBMISSION
12/02/2021 ISSUE FOR PRICING
04/10/2022 ISSUE FOR FOUNDATION
04/05/2024 ISSUE FOR PRICING

REPUCCI RESIDENCE
DEMIAN REPUCCI
LOT 3, 625 CLUM HILL ROAD
ELKA PARK, NY 12427
BLOCK: 182.00-3-33 LOT: 3
DRAWN BY: BW CHECKED BY: BW

SITE PLAN, GENERAL NOTES, PLUMBING RISER DIAGRAM

DWG No: 1 OF 9