

Proposed New Addition For:

17 Sterling Forest Ln.

Montebello

Rockland County, New York

INDEX

- A-101 FOUNDATION AND FOOTING PLAN
- A-102 BASEMENT FLOOR PLAN
- A-103 FIRST FLOOR PLAN WITH DETAILS
- A-104 SECOND FLOOR PLAN
- A-105 NORTH SOUTH WEST EAST SIDES ELEVATION
- A-106 ROOF PLAN WITH TRUSS SIGN AND TYP. WALL SECTION
- A-107 TYPICAL DECK AND BRACING DETAILS
- E-101 BASEMENT LEVEL ELECTRIC PLAN
- E-102 FIRST AND SECOND FLOORS ELECTRIC PLAN
- PL-01 PLUMBING RISER DIAGRAM AND REQUIREMENTS
- SP-01 GENERAL NOTES AND TABLES
- PLOT PLOT PLAN



MONROE, N.Y. 10950  
(845) 492-1783  
Email: office@szdrawings.com

PROJECT:

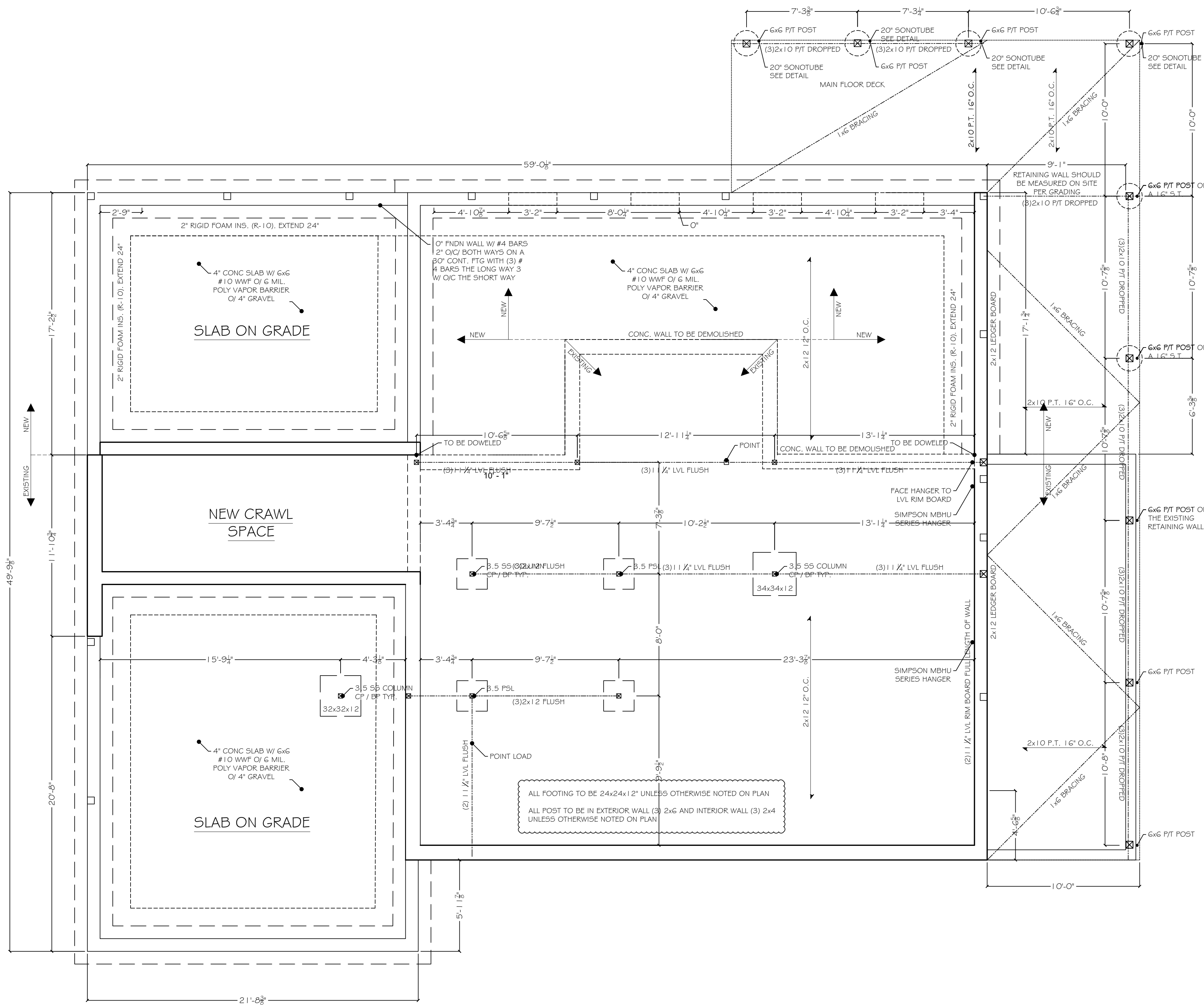
Proposed New Addition For:  
17 Sterling Forest Ln.  
Montebello  
Rockland County, New York

DRAWN BY:	Shlome Glauber
DATE:	7/15/2024
DATE:	8/2/2024
DATE:	8/28/2024
DATE:	1/13/2025
DATE:	12/4/2025

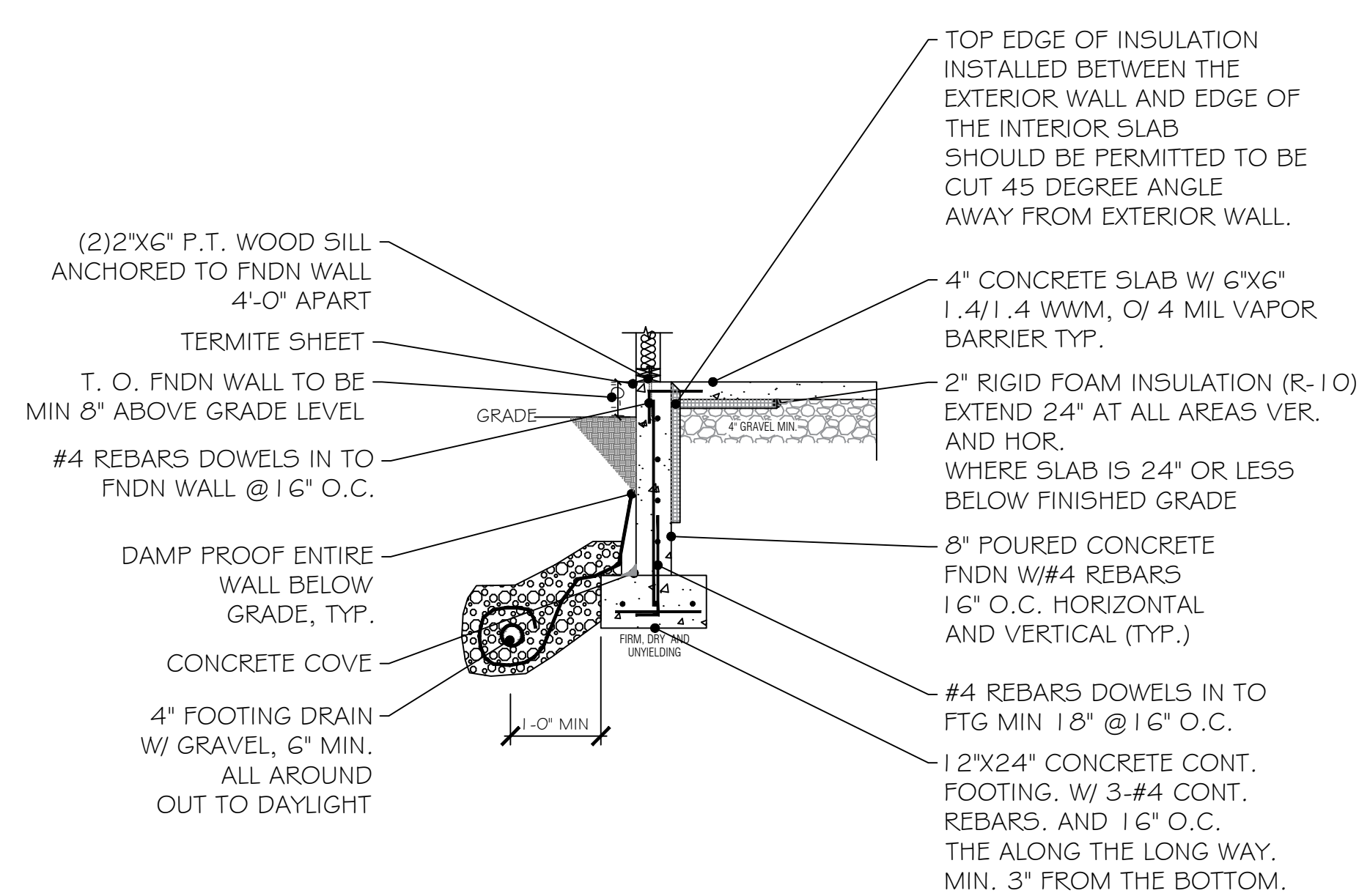
RODGER BRALEY,  
ARCHITECTS  
NYS LIC. NO. 013-832  
50 PLATT'S HILL ROAD  
NEWTOWN, CT 06470  
T: 203.426.9918  
Email: rbraley2@sbeglobal.net



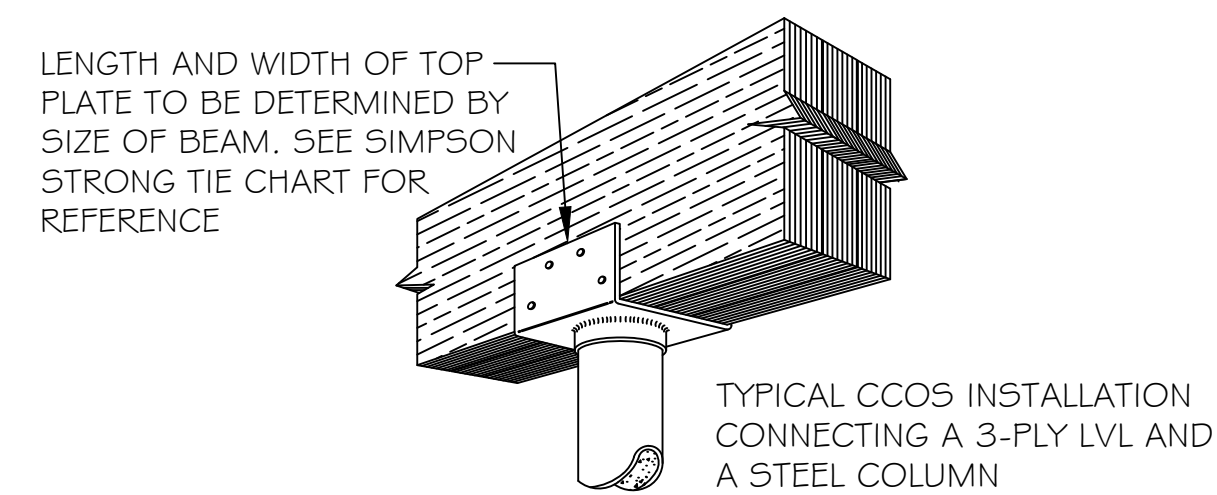
DESCRIPTION:	
COVER	
SCALE	AS NOTED



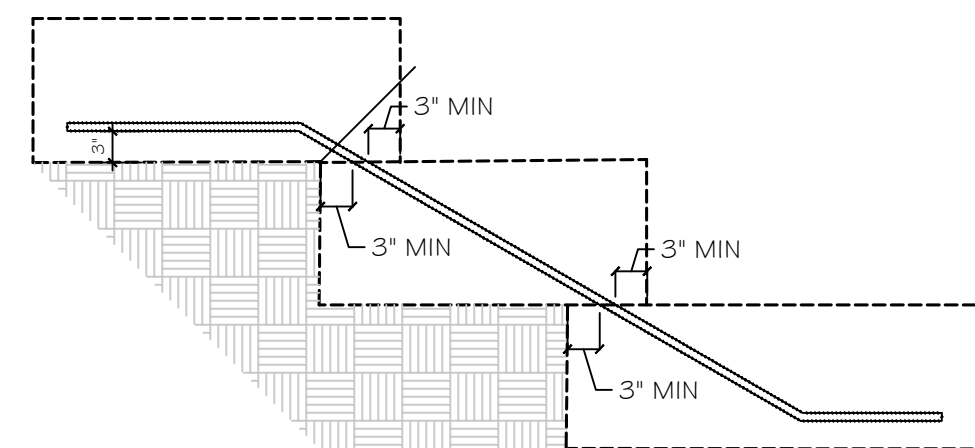
1 FOUNDATION FOOTING PLAN  
SCALE: 1/4" = 1' 0"



2 FOUNDATION / FOOTING DETAIL  
SCALE: N.T.S.



3 POST CAP DETAIL  
SCALE: 1/4" = 1' 0"



4 STEP FOOTING DETAIL  
SCALE: 1/4" = 1' 0"

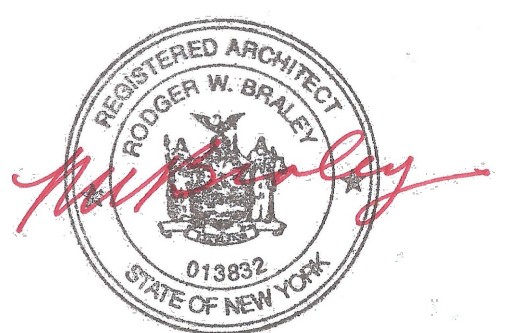


MONROE, N.Y. 10950  
(845) 492-1783  
Email: office@szdrawings.com

PROJECT:  
Proposed New Addition For:  
**17 Sterling Forest Ln.**  
Montebello  
Rockland County, New York

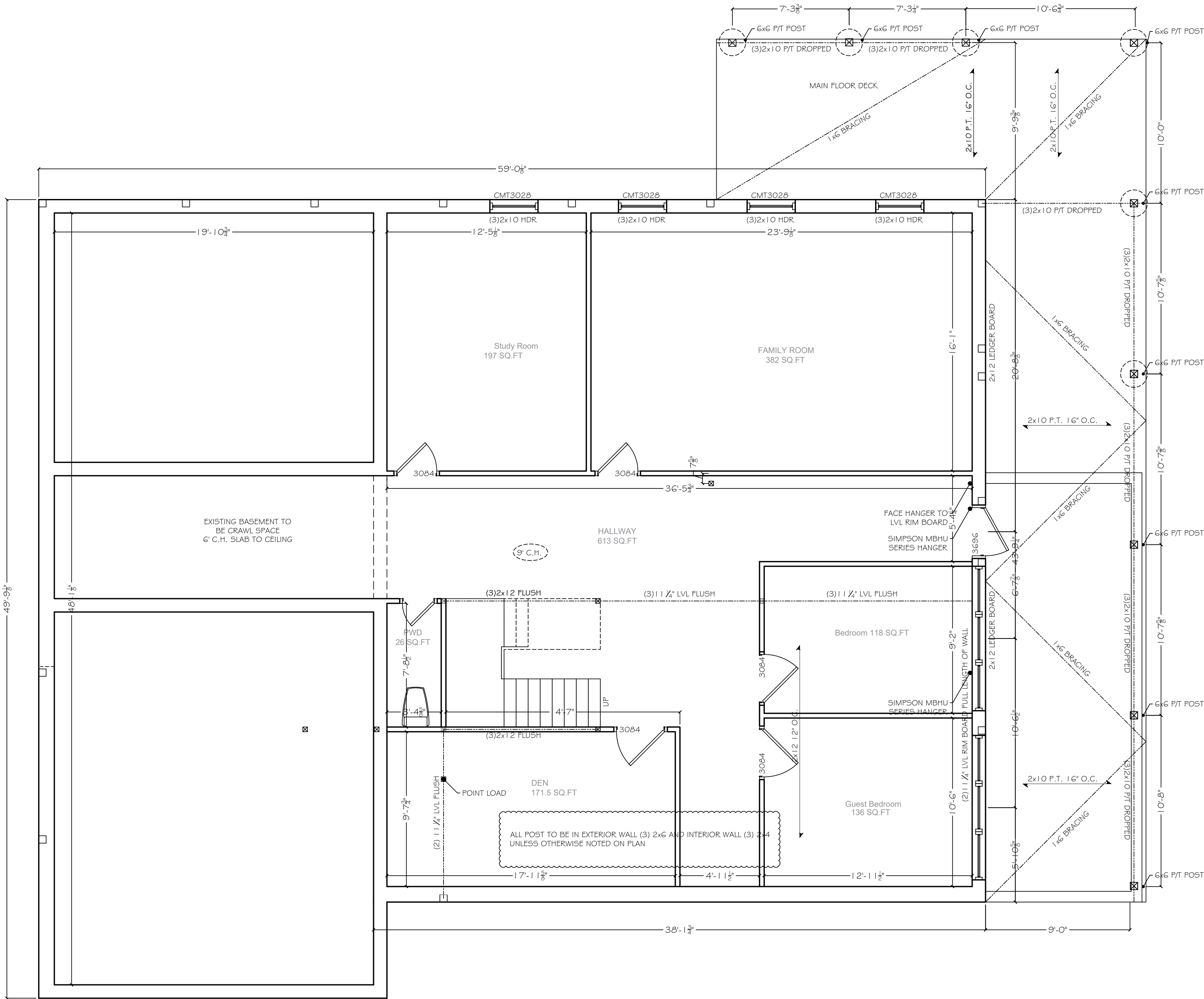
DRAWN BY:	Shlome Glauber
DATE:	7/15/2024
DATE:	8/2/2024
DATE:	8/28/2024
DATE:	1/13/2025
DATE:	12/4/2025

RODGER BRALEY,  
ARCHITECTS  
NYS LIC. NO. 013-832  
50 PLATT'S HILL ROAD  
NEWTOWN, CT 06470  
T: 203.426.9918  
Email: rbraley2@sbcglobal.net



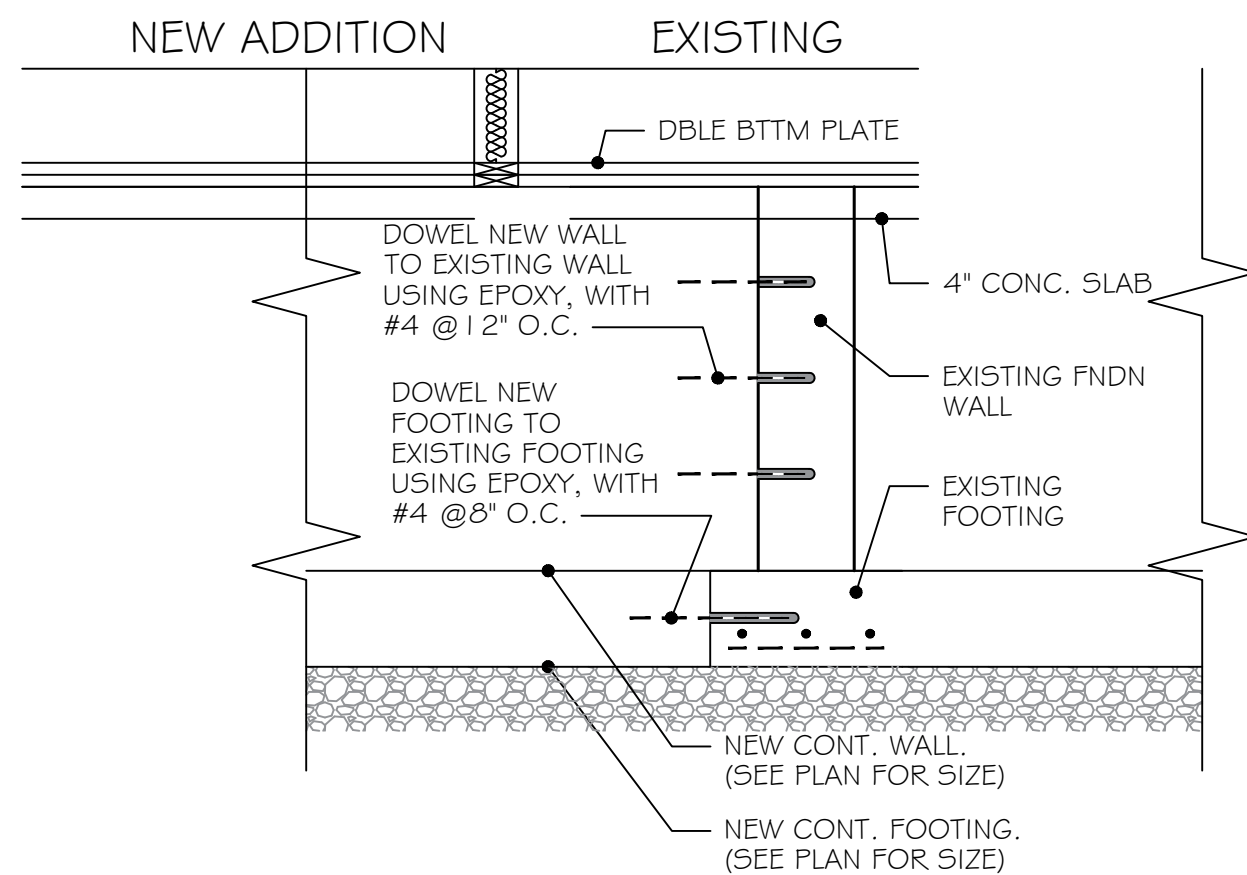
DESCRIPTION:  
**A-101**  
SCALE AS NOTED



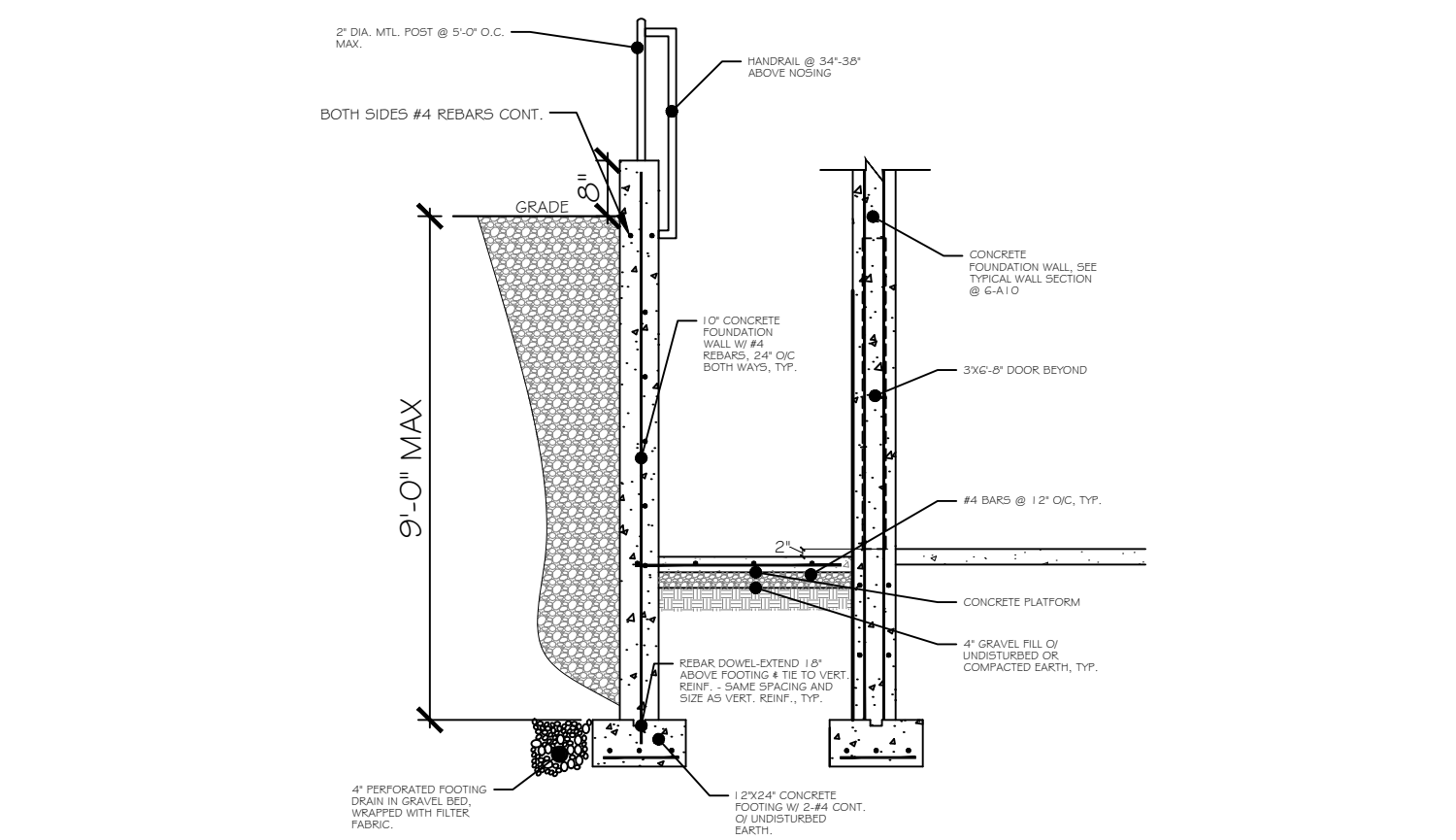


1 BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1' 0"

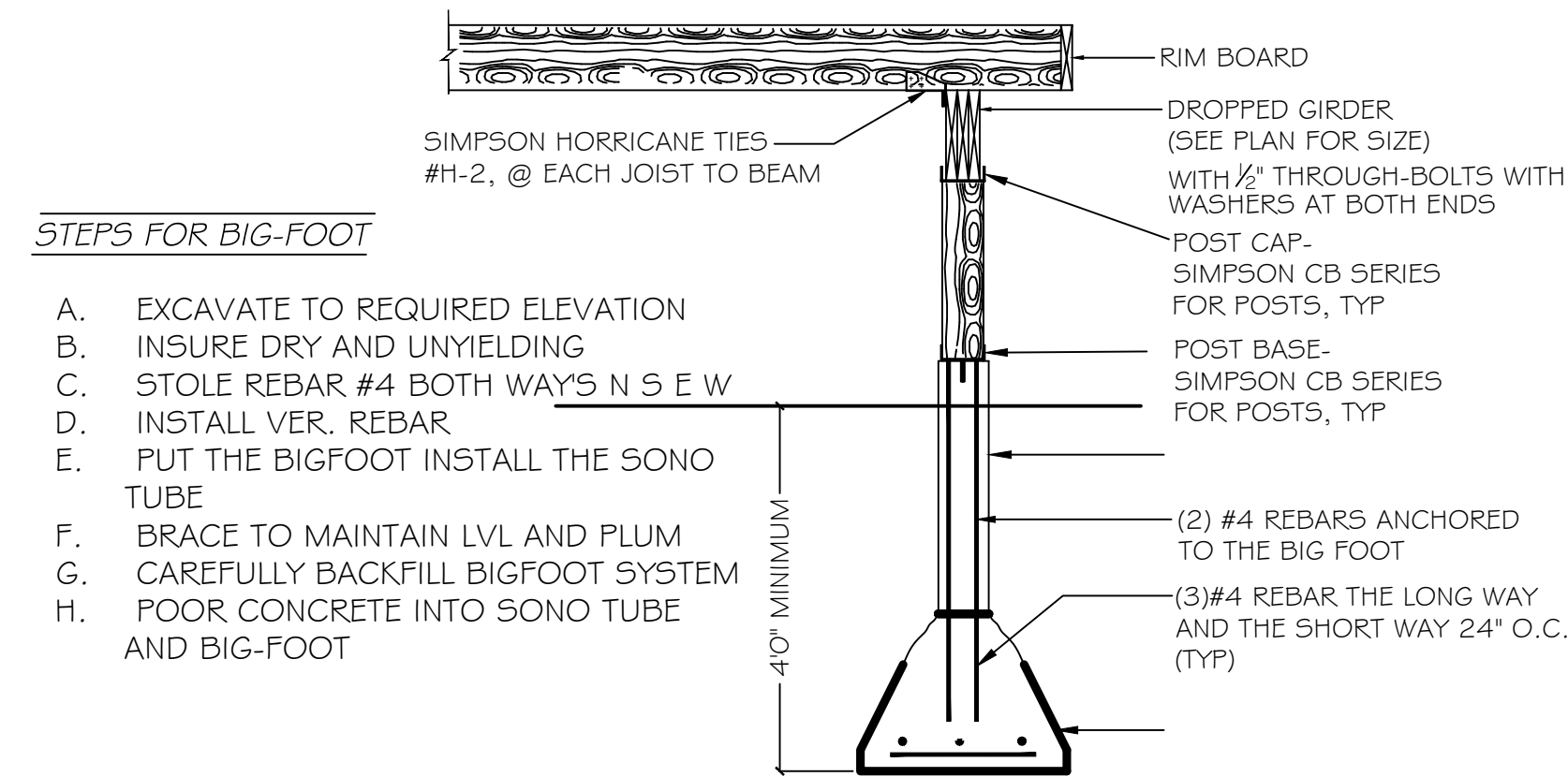
1 BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1' 0"



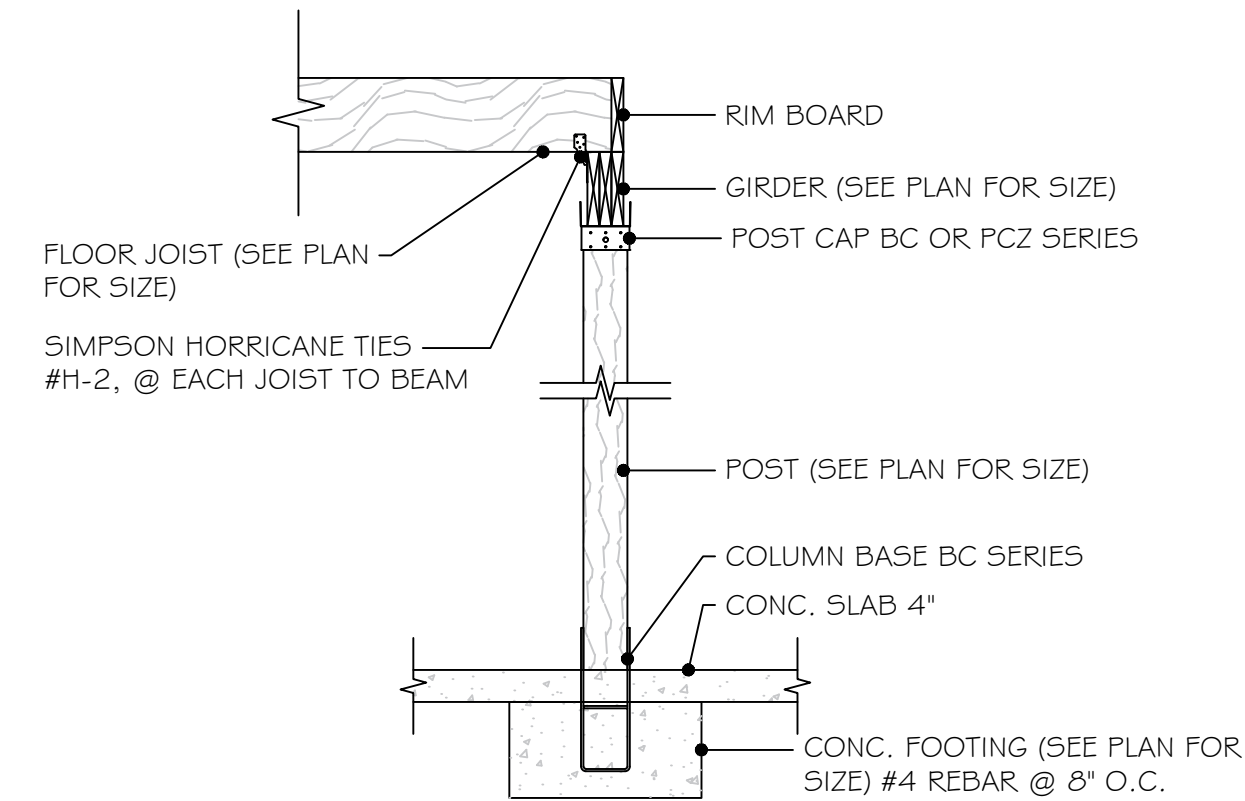
2 MASONRY DOWEL DETAIL  
SCALE: 1/2" = 1' 0"



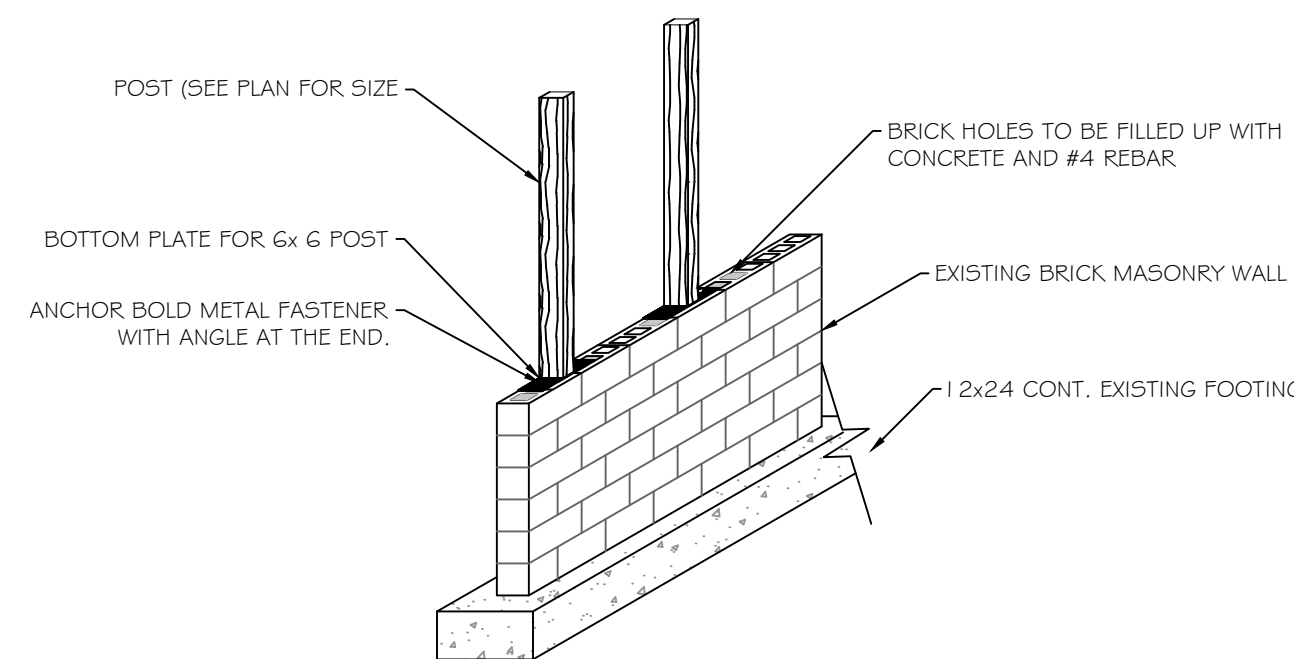
3 RETAINING WALL DETAIL  
SCALE: 1/4" = 1' 0"



4 BIGFOOT DETAIL  
SCALE: 1/2" = 1' 0"



5 INTERIOR CONCRETE PIER  
SCALE: 1/2" = 1' 0"



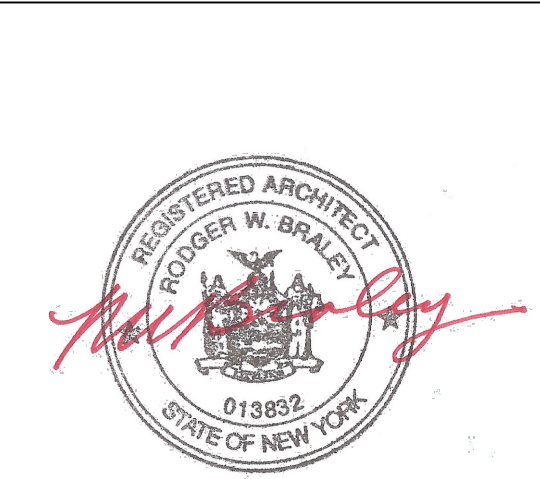
6 BIGFOOT DETAIL  
SCALE: 1/2" = 1' 0"

PROJECT:

Proposed New Addition For:  
17 Sterling Forest Ln.  
Montebello  
Rockland County, New York

DRAWN BY:	Shlome Glauber
DATE:	7/15/2024
DATE:	8/2/2024
DATE:	8/28/2024
DATE:	1/13/2025
DATE:	12/4/2025

RODGER BRALEY,  
ARCHITECTS  
NYS LIC. NO. 013-832  
50 PLATT'S HILL ROAD  
NEWTOWN, CT 06470  
T: 203.426.9918  
Email: rbraley2@sbcglobal.net

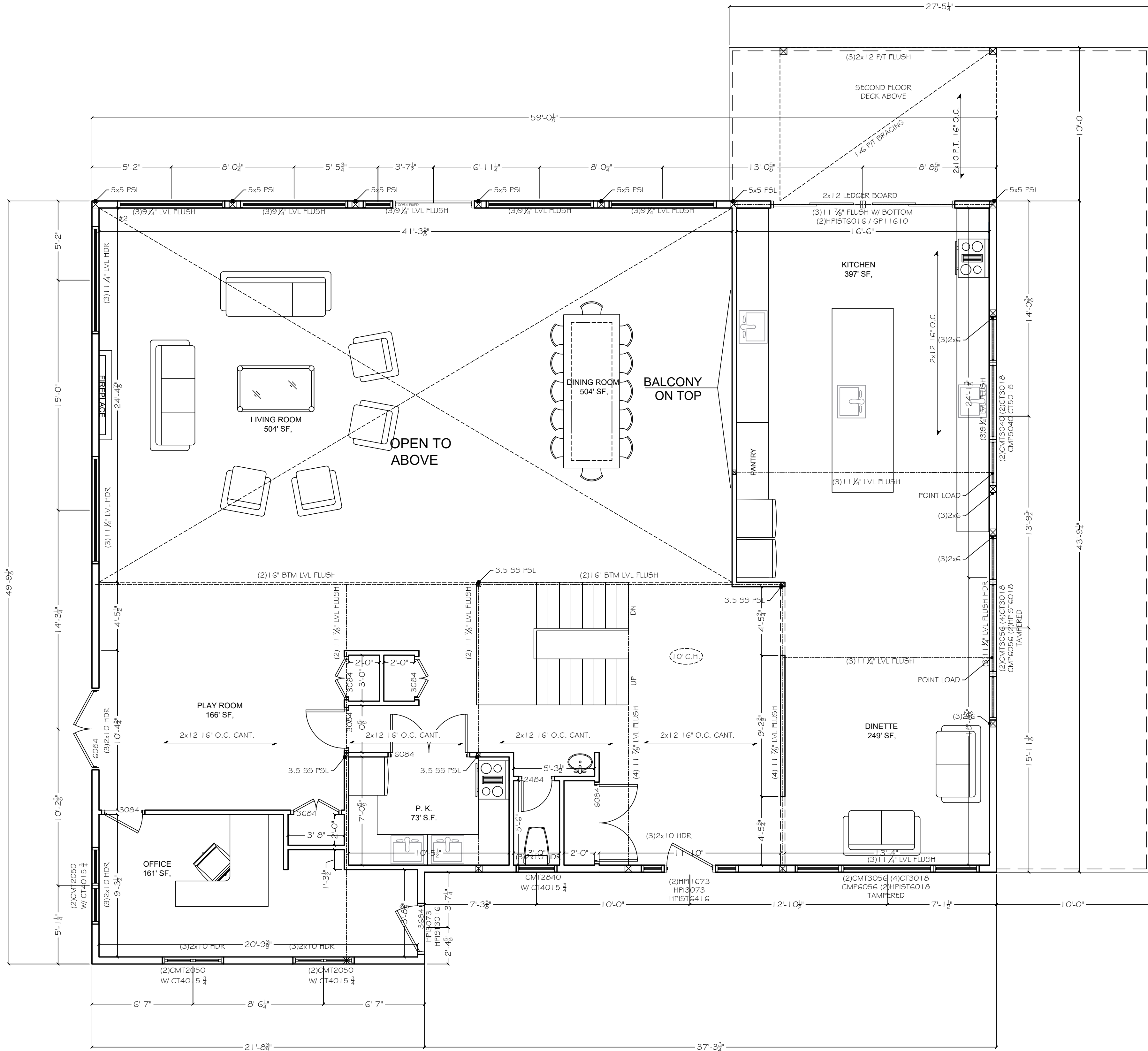


DESCRIPTION:

A-102

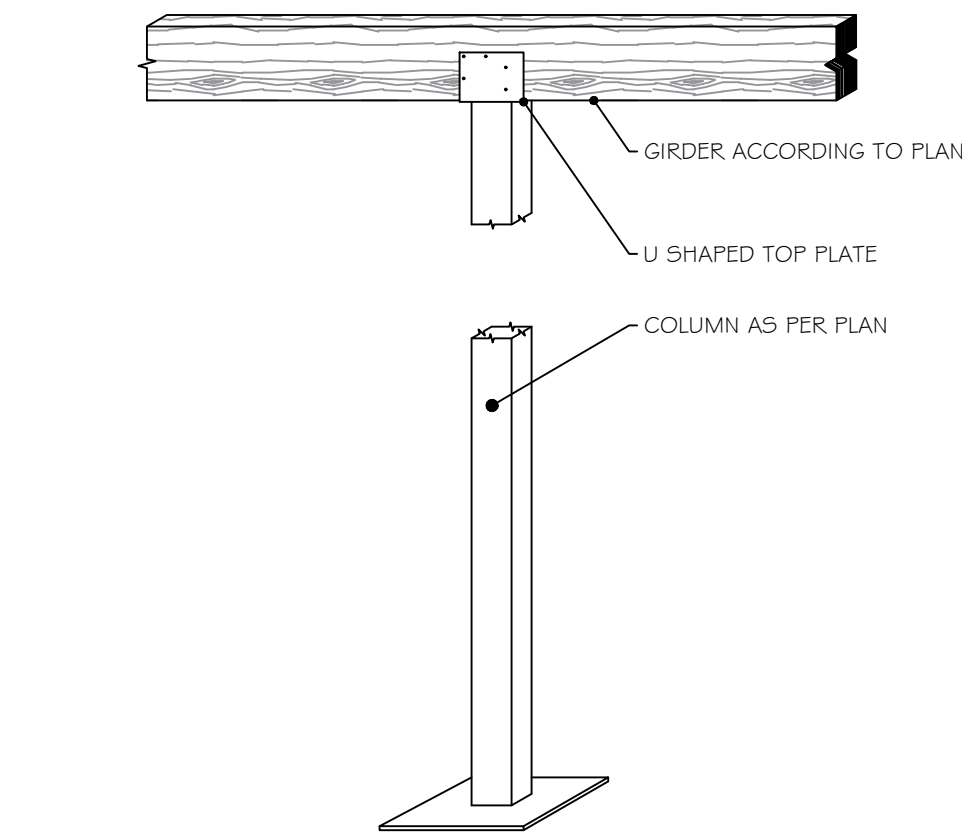
SCALE AS NOTED



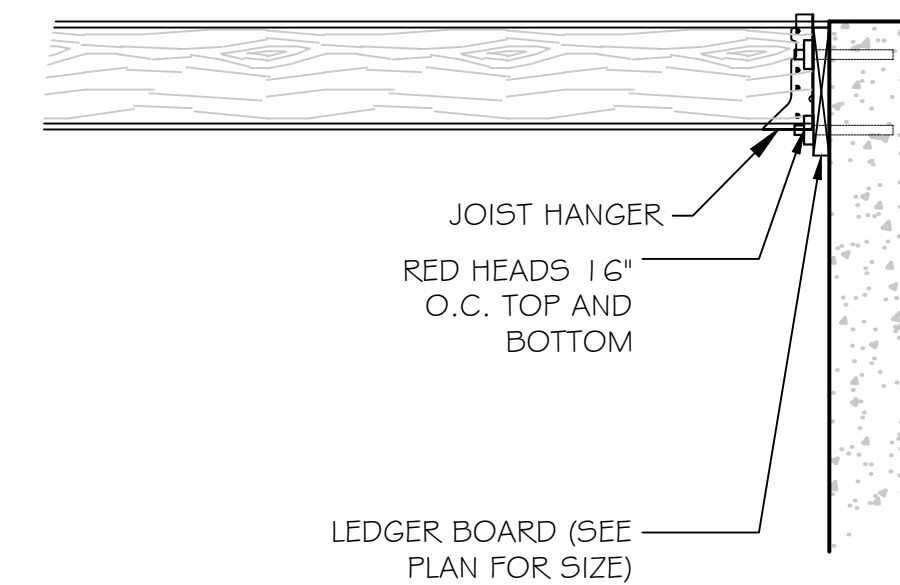


1 FIRST FLOOR FRAMING PLAN  
SCALE: 1/4" = 1' 0"

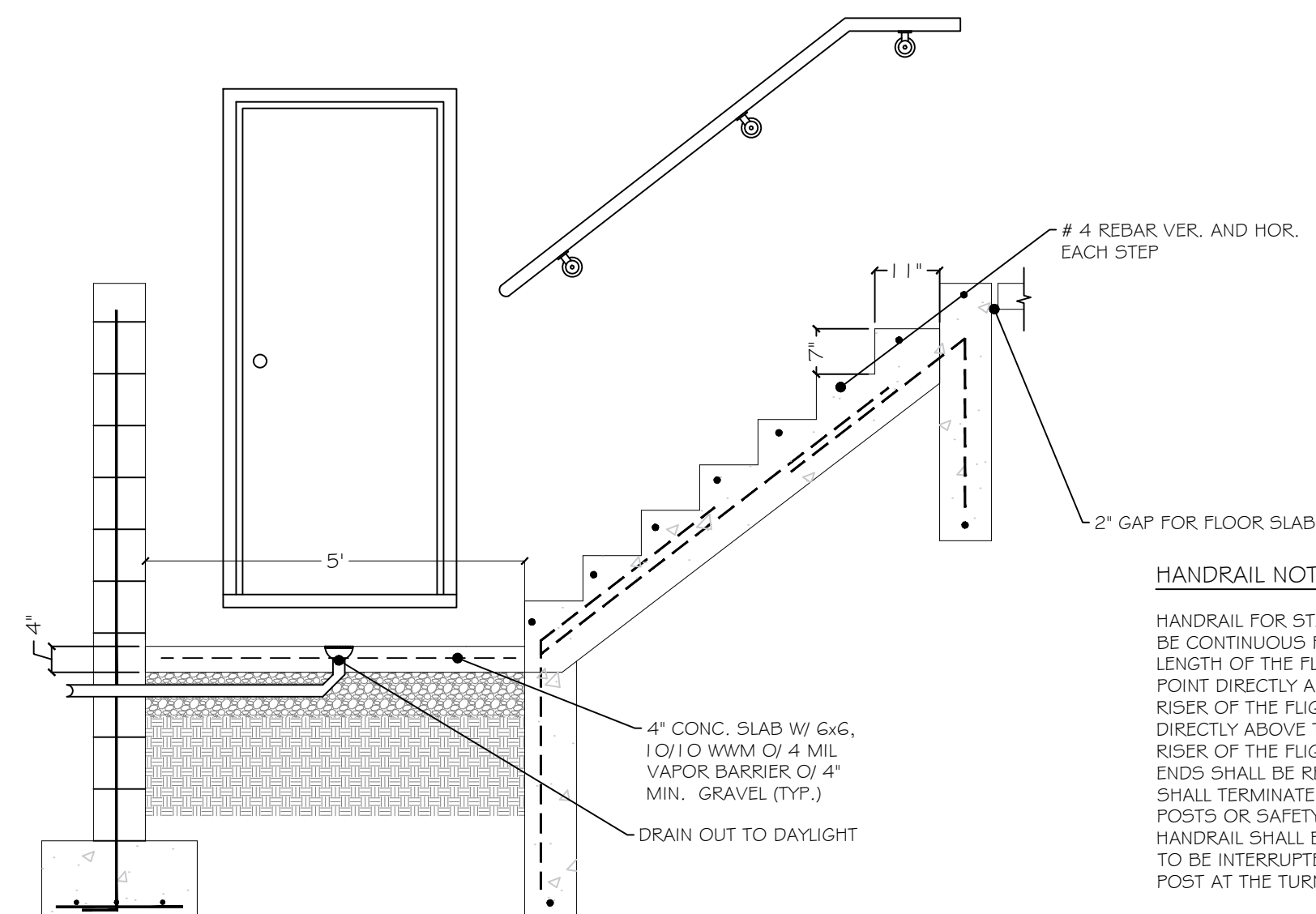
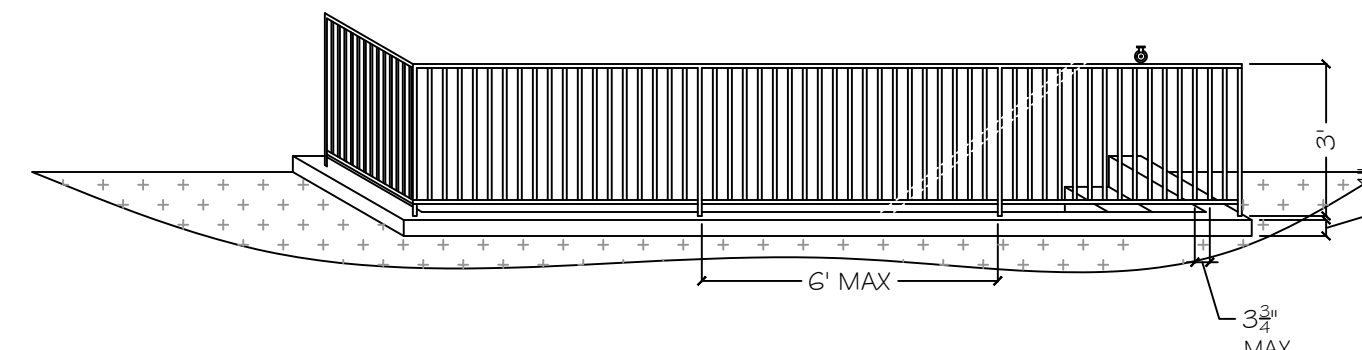
2 ANGLE IRON SHELF  
SCALE: 1/4" = 1' 0"



3 LEDGER BOARD TO CONCRETE  
SCALE: 1/4" = 1' 0"



4 STAIR WELL ELEVATION  
SCALE: 1/4" = 1' 0"



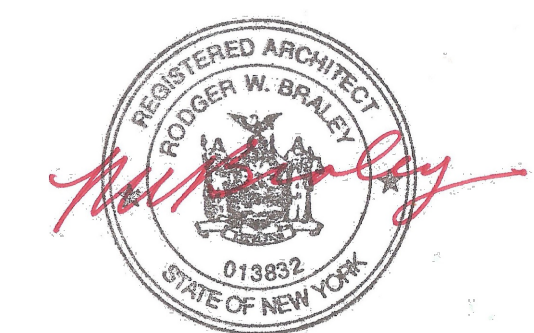
5 CONC. STAIR DETAIL SIDE VIEW  
SCALE: 1/4" = 1' 0"

PROJECT:

Proposed New Addition For:  
**17 Sterling Forest Ln.**  
Montebello  
Rockland County, New York

DRAWN BY:	Shlome Glauber
DATE:	7/15/2024
DATE:	8/2/2024
DATE:	8/28/2024
DATE:	1/13/2025
DATE:	12/4/2025

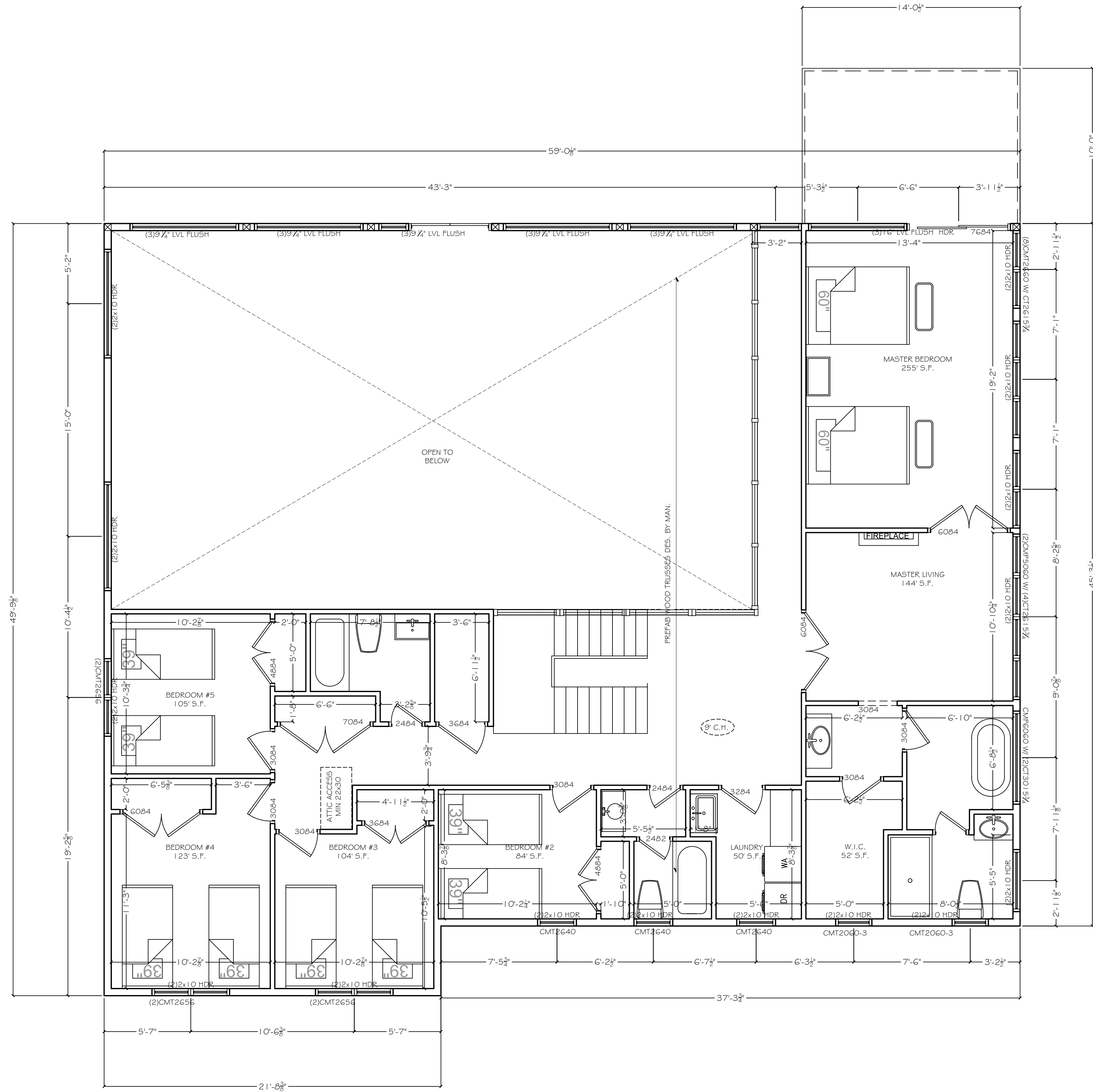
RODGER BRALEY,  
ARCHITECTS  
NYS LIC. NO. 013-832  
50 PLATT'S HILL ROAD  
NEWTOWN, CT 06470  
T: 203.426.9918  
Email: rbraley2@sbcglobal.net



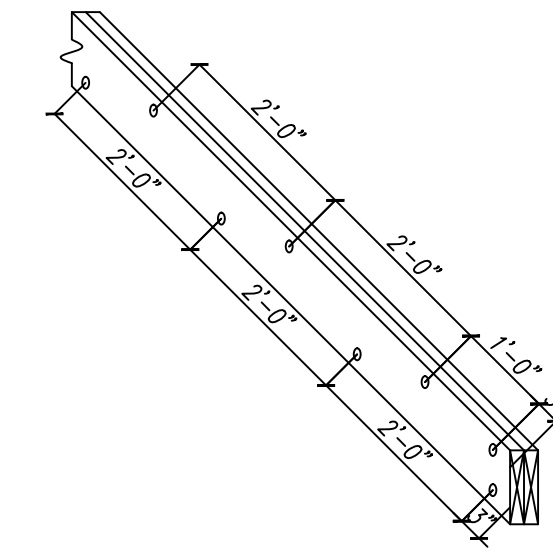
DESCRIPTION:

**A-103**

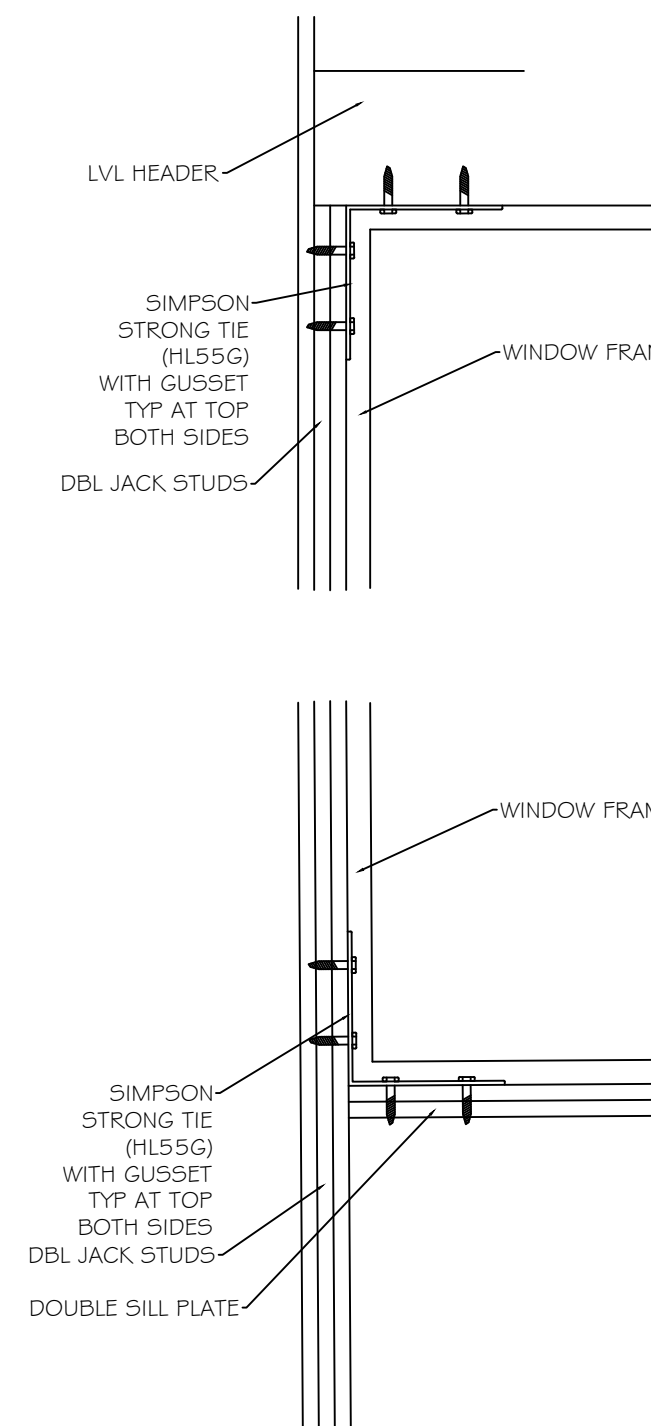
SCALE AS NOTED



1 OPENINGS FRAMING DETAILS  
SCALE: 1/4" = 1' 0"



1 LVL BOLT DETAIL  
SCALE: 1/4" = 1' 0"



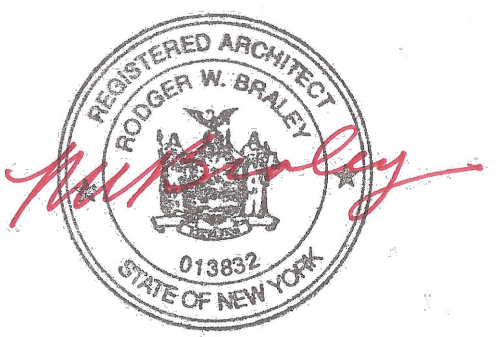
3 WINDOW TOP AND BOTTOM DETAIL  
SCALE: 1/4" = 1' 0"

PROJECT:

Proposed New Addition For:  
**17 Sterling Forest Ln.**  
Montebello  
Rockland County, New York

DRAWN BY:	Shlome Glauber
DATE:	7/15/2024
DATE:	8/2/2024
DATE:	8/28/2024
DATE:	1/13/2025
DATE:	12/4/2025

RODGER BRALEY,  
ARCHITECTS  
NYS LIC. NO. 013-832  
50 PLATT'S HILL ROAD  
NEWTOWN, CT 06470  
T: 203.426.9918  
Email: rbraley2@sbcglobal.net



DESCRIPTION:

**A-104**

SCALE AS NOTED





1 FRONT SIDE ELEVATION  
SCALE: 3/16" = 1' 0"



2 RIGHT SIDE ELEVATION  
SCALE: 3/16" = 1' 0"



3 REAR SIDE ELEVATION  
SCALE: 3/16" = 1' 0"



4 LEFT SIDE ELEVATION  
SCALE: 3/16" = 1' 0"

PROJECT:

Proposed New Addition For:  
**17 Sterling Forest Ln.**  
Montebello  
Rockland County, New York

DRAWN BY:	Shlome Glauber
DATE:	7/15/2024
DATE:	8/2/2024
DATE:	8/28/2024
DATE:	1/13/2025
DATE:	12/4/2025

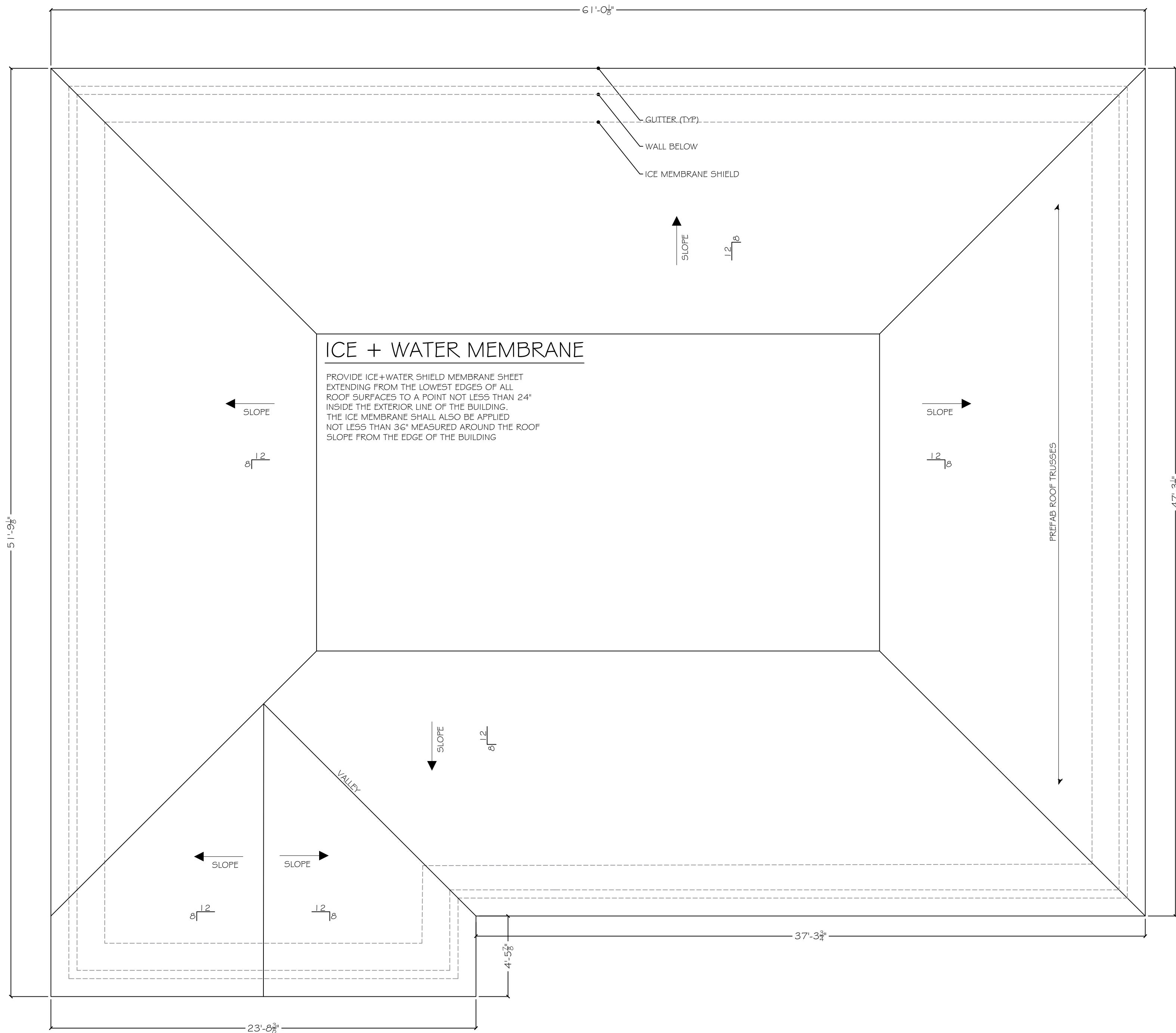
RODGER BRALEY,  
ARCHITECTS  
NYS LIC. NO. 013-832  
50 PLATT'S HILL ROAD  
NEWTOWN, CT 06470  
T: 203.426.9918  
Email: rbraley2@sbcglobal.net



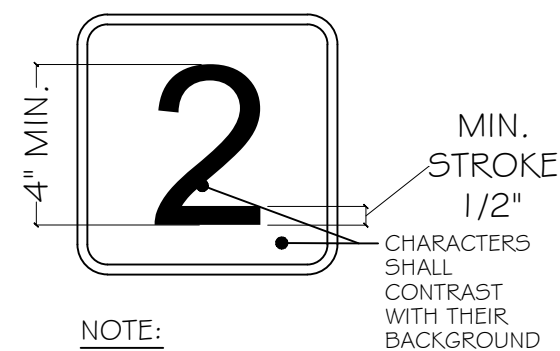
DESCRIPTION:

**A-105**

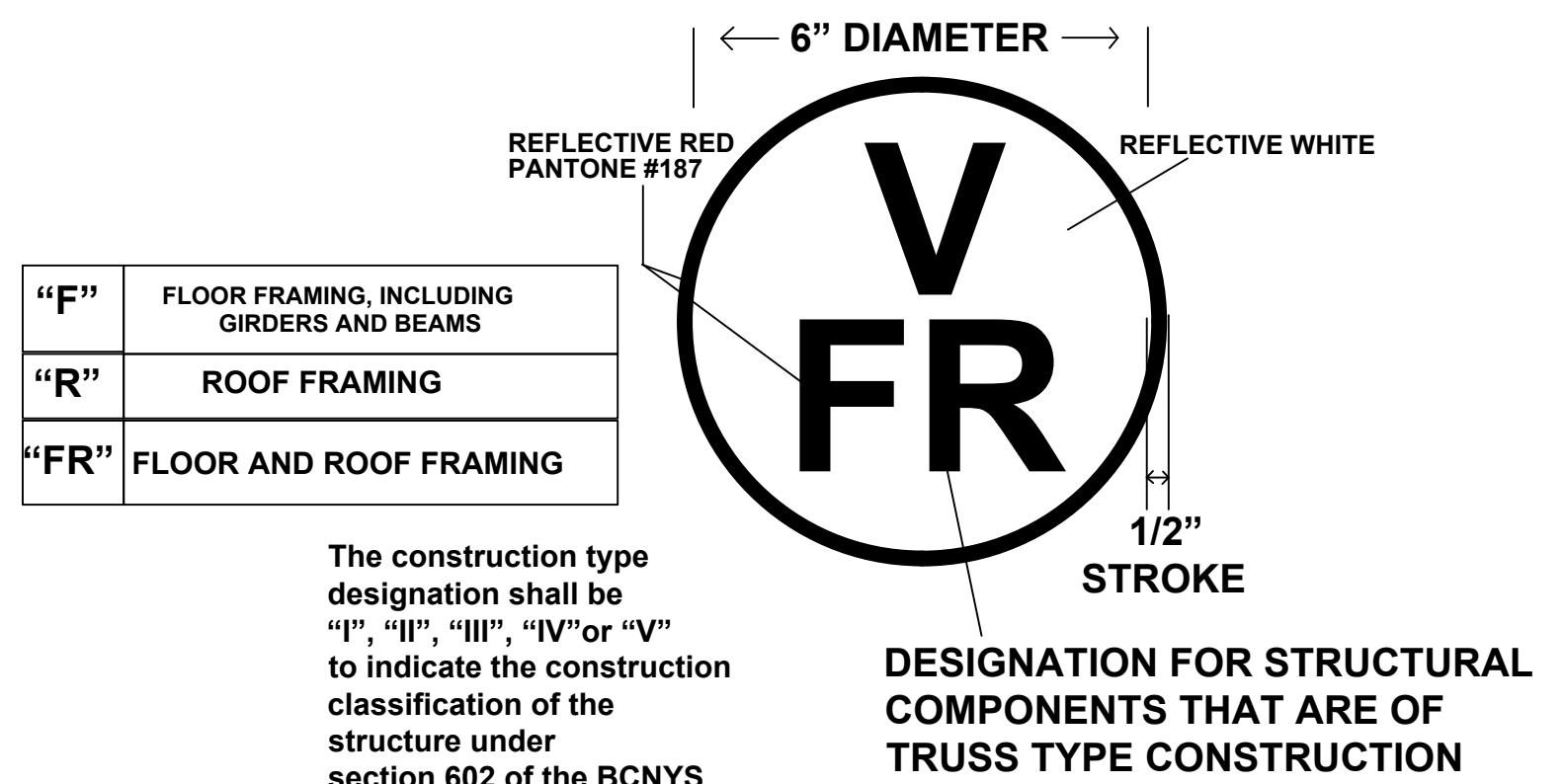
SCALE AS NOTED



1 PROPOSED ROOF PLAN  
SCALE: 1/4" = 1' 0"



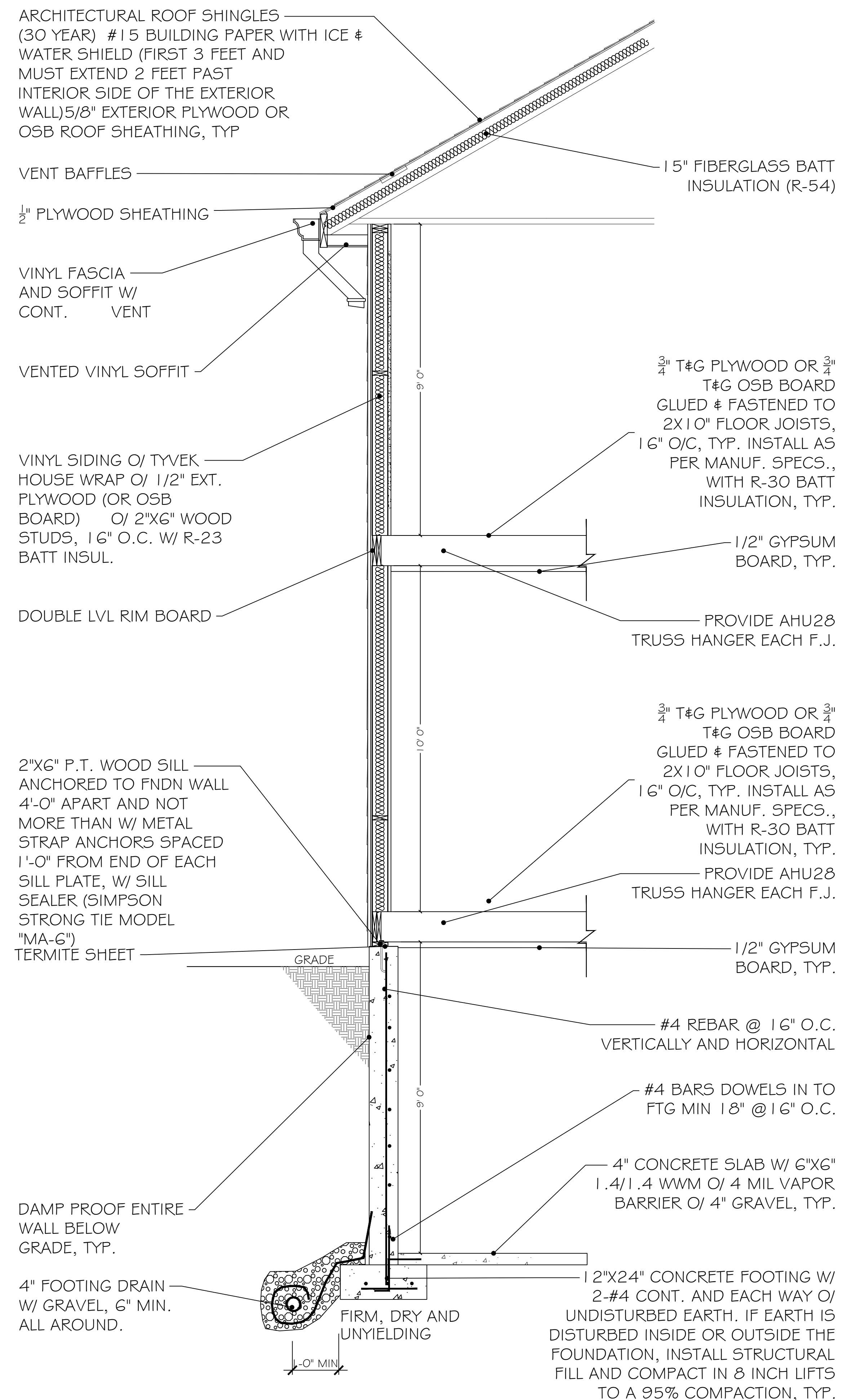
2 ADDRESS IDENTIFICATION DETAIL  
SCALE: 1/4" = 1' 0"



NOTE 1: CONFIRM LOCATION WITH BUILDING CODE OFFICIAL CHAPTER 33, PART 1264 OF THE NYS BUILDING CODE INSTALL IDENTIFICATION SIGN FOR BUILDINGS UTILIZING TRUSS TYPE CONSTRUCTION

INTERNATIONAL RESIDENTIAL CODE OF 2020, SECTION R302.1.3 - PROTECTION OF FLOORS  
EXCEPTION 4 - WOOD FLOOR ASSEMBLIES USING DIMENSIONAL OR STRUCTURAL COMPOSITE LUMBER EQUAL TO OR GREATER THAN 2" x 1 0" NOMINAL. CODE OFFICIAL DETERMINATION - COVER UNDERSIDE OF TJ JOISTS PER CODE WITH 1/2" GYP. BD. CONTRACTOR TO SUBMIT JOIST MANUFACTURER SPECIFICATIONS TO THE BUILDING CODE OFFICIAL PRIOR TO ORDER FOR REVIEW.

3 TRUSS TYPE CONS. SIGN DETAIL  
SCALE: 1/4" = 1' 0"



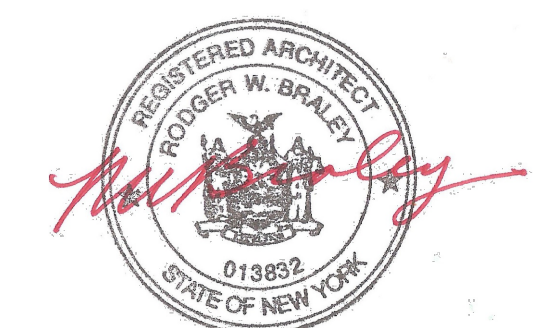
4 TYPICAL WALL SECTION  
SCALE: 1/2" = 1' 0"

PROJECT:

Proposed New Addition For:  
**17 Sterling Forest Ln.**  
Montebello  
Rockland County, New York

DRAWN BY:	Shlome Glauber
DATE:	7/15/2024
DATE:	8/2/2024
DATE:	8/28/2024
DATE:	1/13/2025
DATE:	12/4/2025

RODGER BRALEY,  
ARCHITECTS  
NYS LIC. NO. 013-832  
50 PLATT'S HILL ROAD  
NEWTOWN, CT 06470  
T: 203.426.9918  
Email: rbraley2@sbcglobal.net



DESCRIPTION:

**A-106**

SCALE AS NOTED





**MONROE, N.Y. 10950**  
**(845) 492-1783**  
Email: [office@szdrawings.com](mailto:office@szdrawings.com)

PROJECT:

Proposed New Addition For:  
**17 Sterling Forest Ln.**  
 Montebello  
 Rockland County, New York

<b>DRAWN BY:</b>	Shlome Glauber
<b>DATE:</b>	7/15/2024
<b>DATE:</b>	8/2/2024
<b>DATE:</b>	8/28/2024
<b>DATE:</b>	1/13/2025
<b>DATE:</b>	12/4/2025

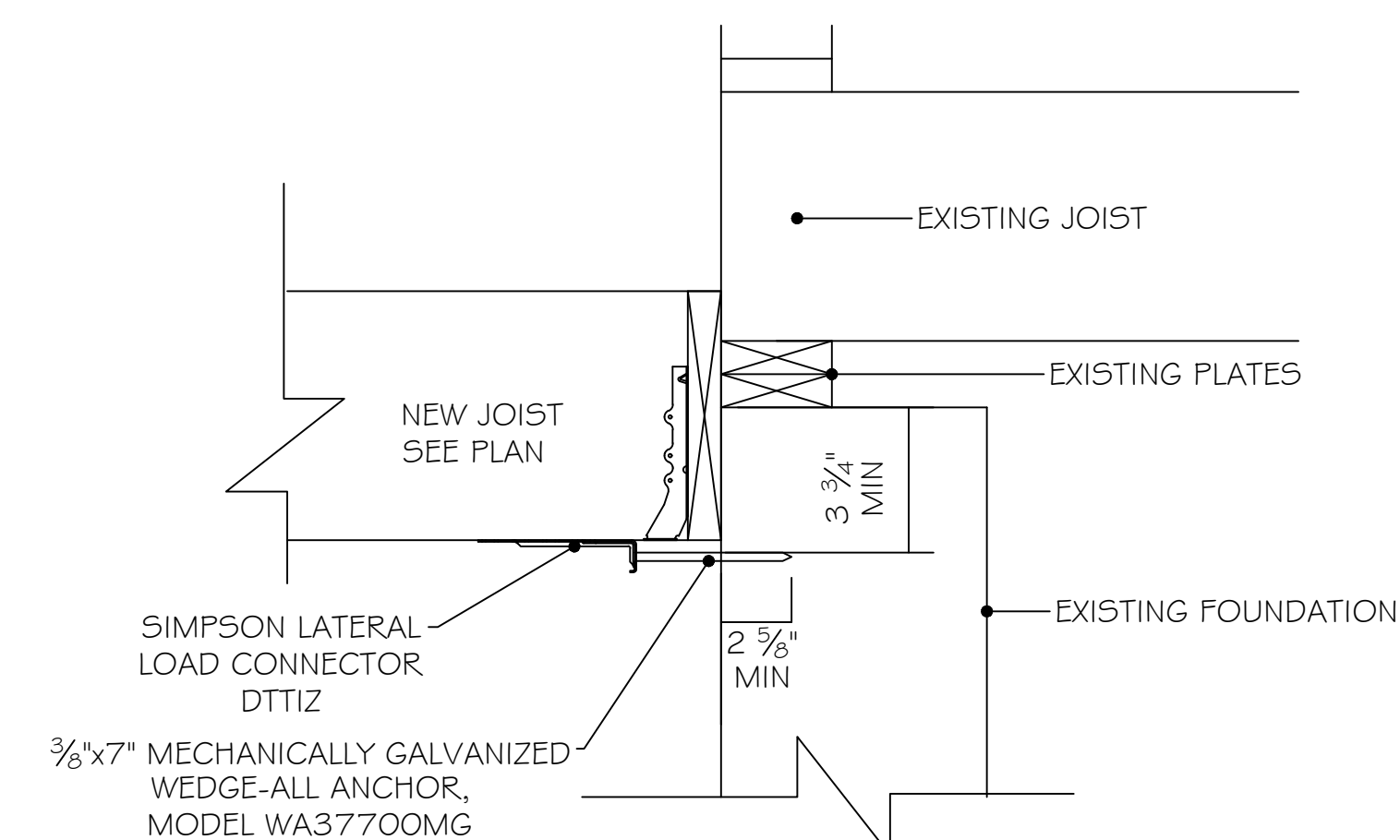
**RODGER BRALEY,  
ARCHITECTS**  
NYS LIC. NO. 013-832  
50 PLATTS HILL ROAD  
NEWTOWN, CT 06470  
T: 203.426.9918  
Email: [rbraleey2@sbcglobal.net](mailto:rbraleey2@sbcglobal.net)



**DESCRIPTION:**

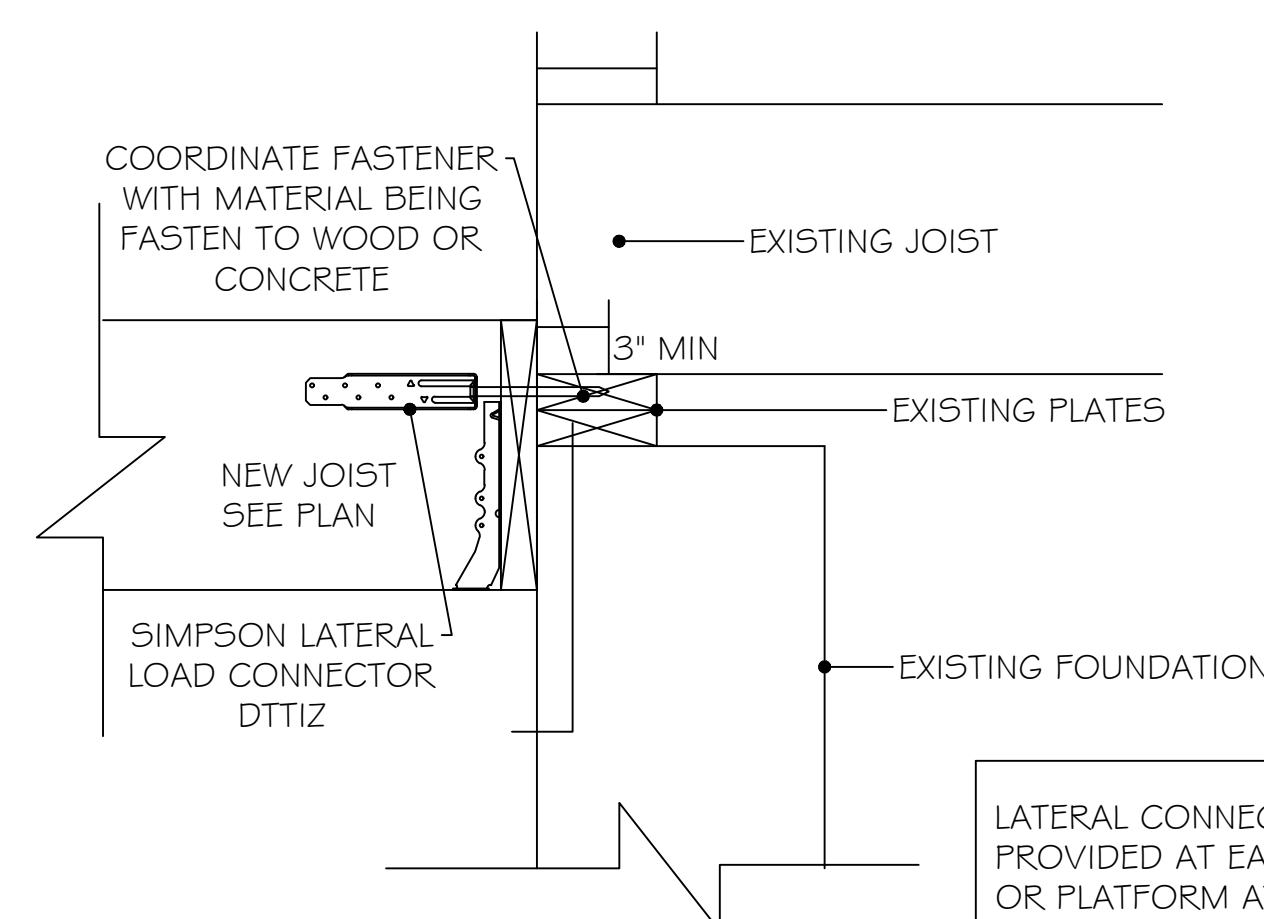
# A-107

SCALE	AS NOTED
-------	----------



OPTION A

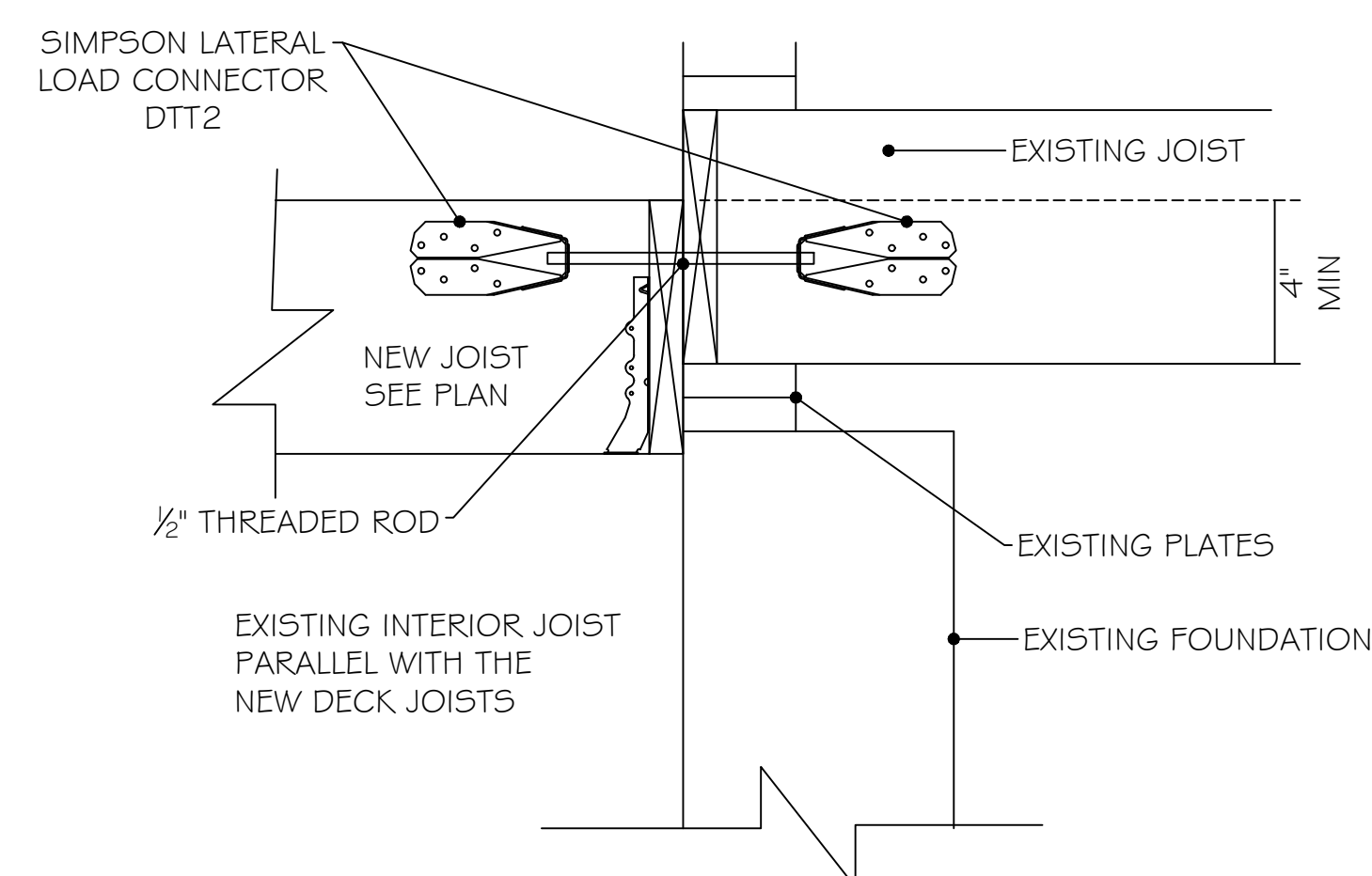
PROVIDE 4 CONNECTOR PER LEDGER EVENLY SPACED AND INSTALLED WITHIN 24" FROM THE EDGE OF THE DECK LEDGER BOARD.



LATERAL CONNECTOR SHALL BE PROVIDED AT EACH NEW DECK OR PLATFORM ATTACHED TO THE RESIDENCE

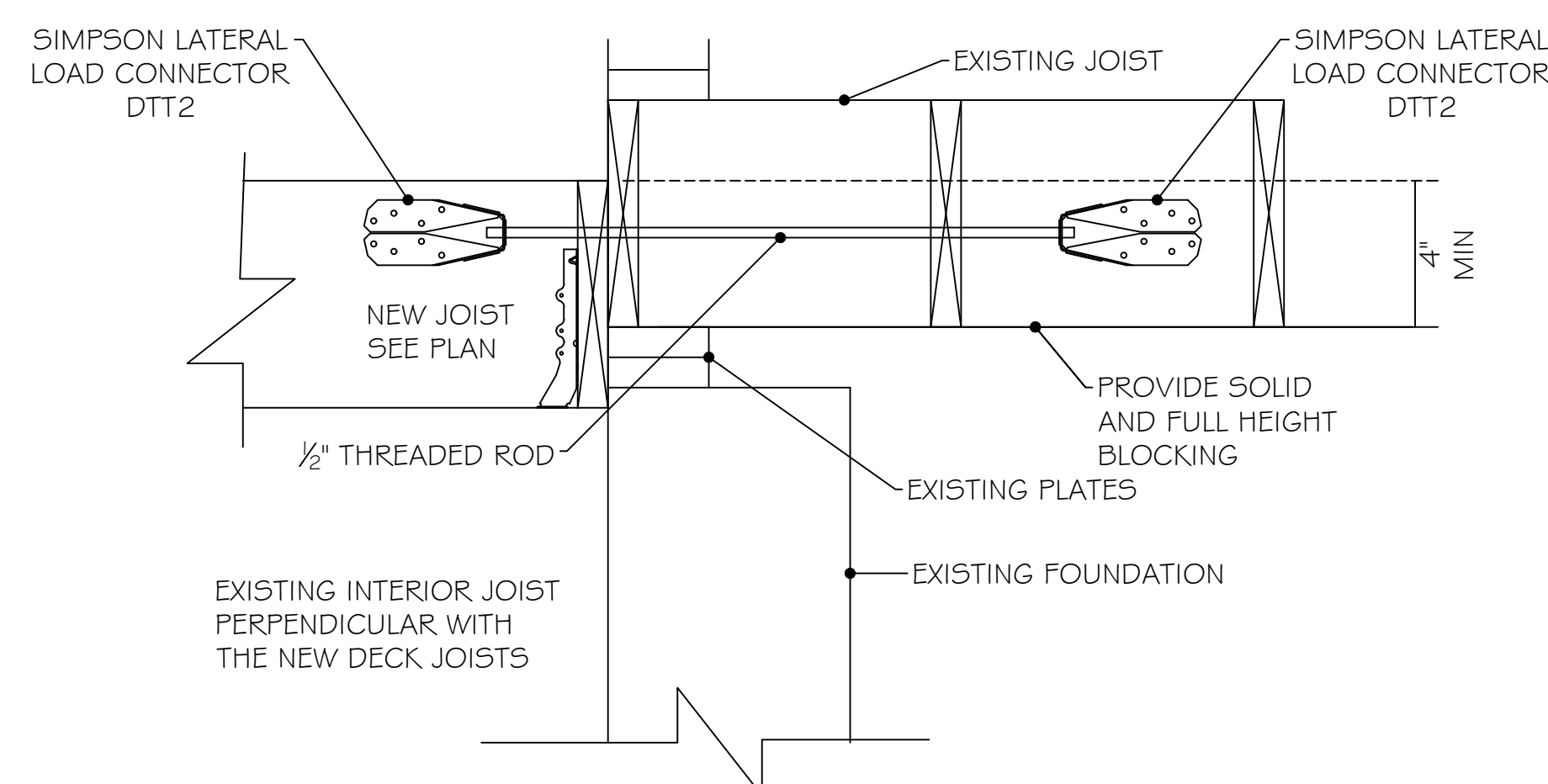
OPTION B

PROVIDE 4 CONNECTOR PER LEDGER EVENLY SPACED AND INSTALLED WITHIN 24" FROM THE EDGE OF THE DECK LEDGER BOARD.



OPTION C

PROVIDE 4 CONNECTOR PER LEDGER EVENLY SPACED  
AND INSTALLED WITHIN 24" FROM THE EDGE OF THE  
DECK LEDGER BOARD.

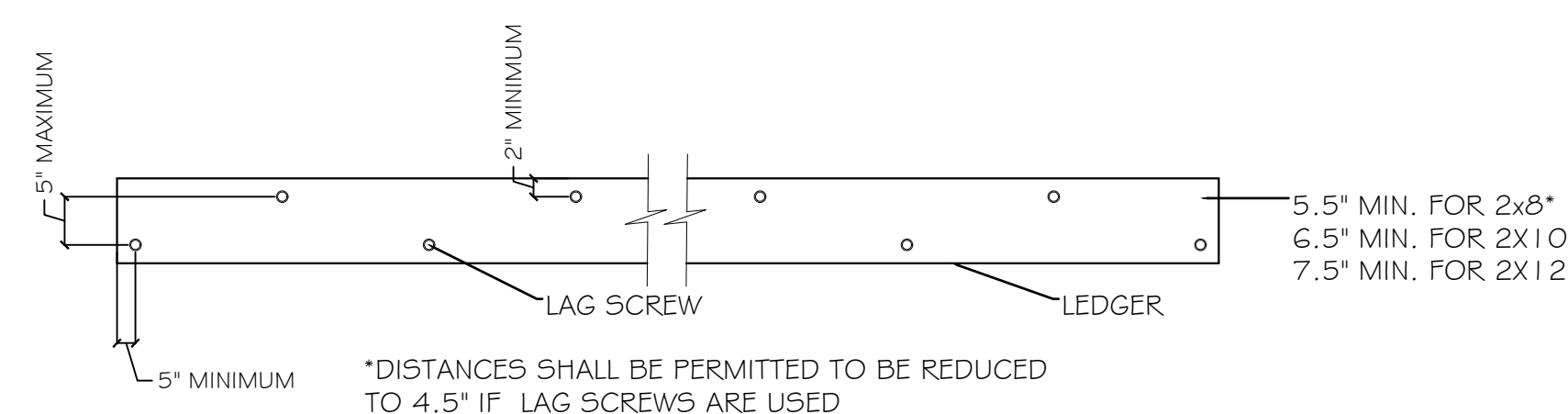


OPTION D

PROVIDE 4 CONNECTOR PER LEDGER EVENLY SPACED AND INSTALLED WITHIN 24" FROM THE EDGE OF THE DECK LEDGER BOARD.

## LATERAL BRACING DETAILS

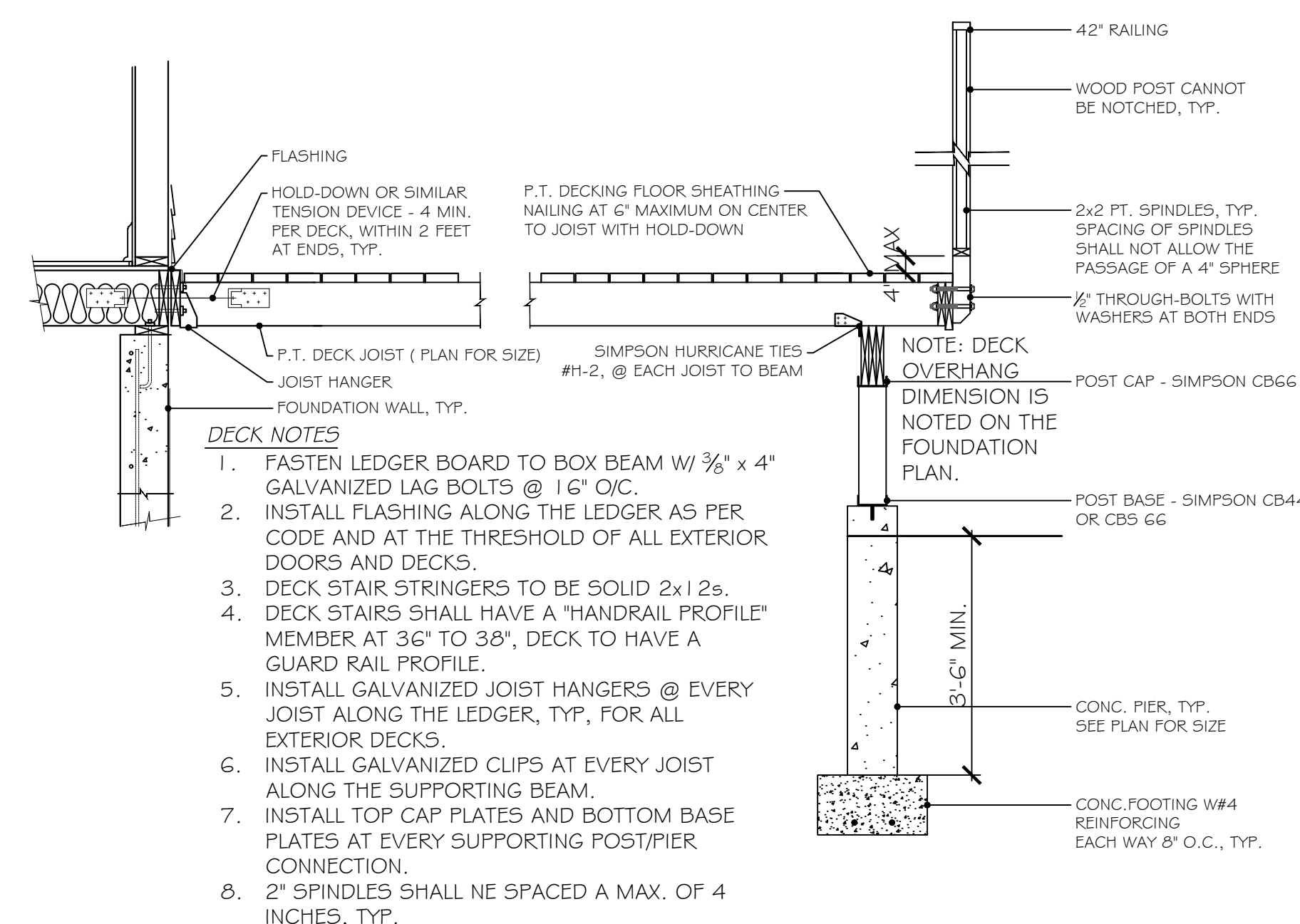
SCALE: 1/4" = 1' 0"



\*DISTANCES SHALL BE PERMITTED TO BE REDUCED TO 4.5" IF LAG SCREWS ARE USED

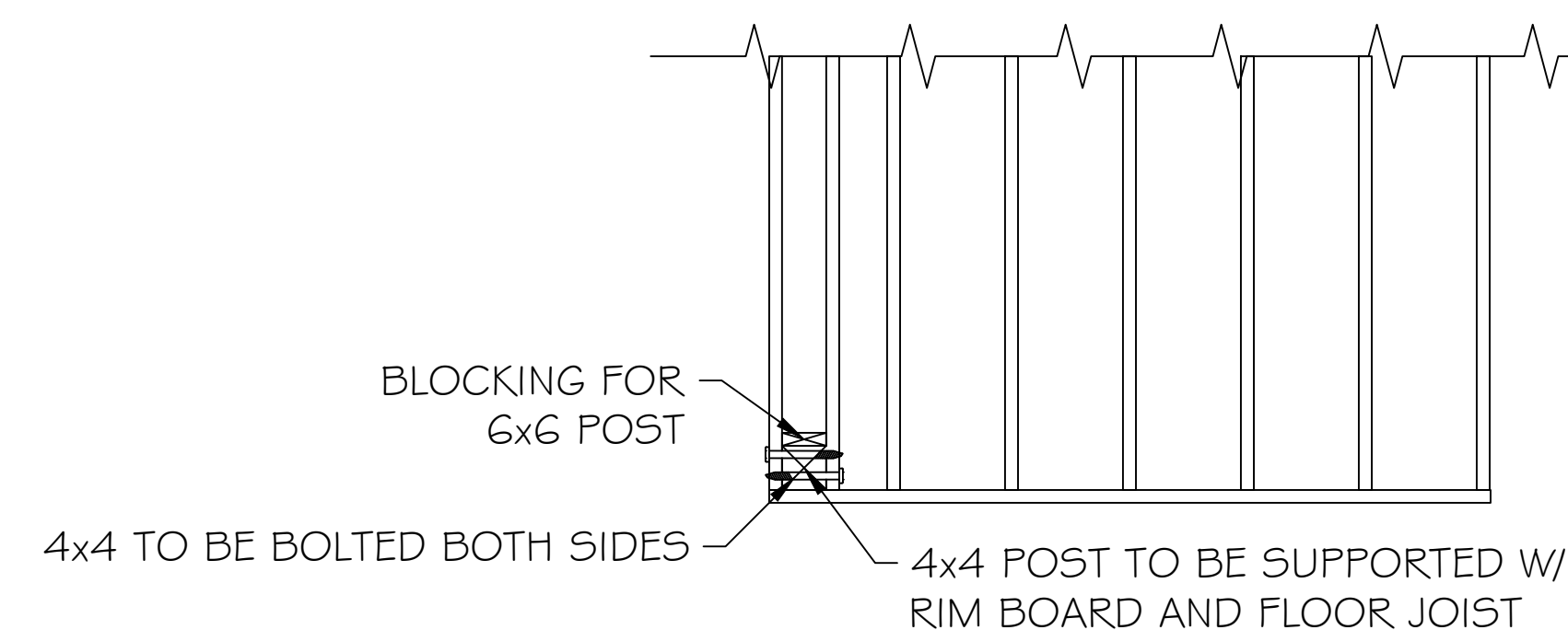
FASTENING PATTERN FOR LEDGER BOARDS (TYP.)

SCALE: 1/4" = 1' 0"



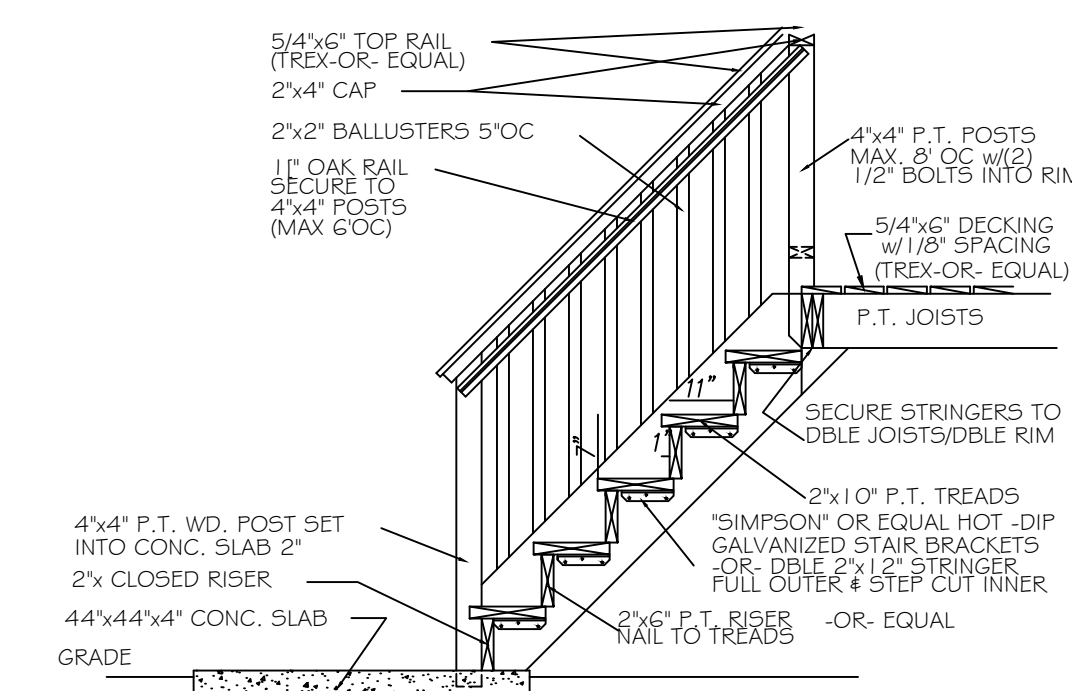
② TYPICAL DECK DETAIL

SCALE: 1/4" = 1' 0"



1 RAILING POST SUPPORT DETAIL (TYP.)

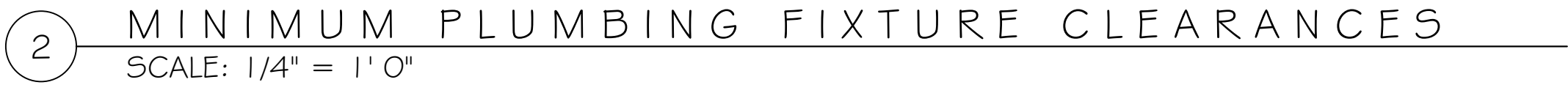
SCALE: 1/4" = 1' 0"



Ⓔ EXTERIOR PRES. TRTD. STAIR DETAIL

SCALE: 1/4" = 1' 0"





SECTION R403.3 SYSTEMS  
BUILDING MECHANICAL SYSTEMS SHALL COMPLY WITH SECTION R403.0 OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCONSYS)

EACH UNIT TO HAVE AT LEAST ONE PROGRAMMABLE THERMOSTAT OR SEPARATE HEATING AND COOLING CONTROLLING THE PRIMARY HEATING OR COOLING SYSTEM OF THE DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55°F (13°C) OR UP TO 68°F (20°C). THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED BY THE MANUFACTURER WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70°F (21°C) AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78°F (26°C). HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.

ALL SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF THREE (3) INCHES IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 3 INCHES IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 3 INCHES IN DIAMETER OR GREATER AND R-4.2 WHERE LESS THAN 3 INCHES IN DIAMETER.

EXCEPTION: DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.

HEATING: DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE.

EXCEPTIONS:

A. I/R-IMPERMEABLE SPRAY FOAM PRODUCTS SHALL BE PERMITTED TO BE APPLIED WITHOUT ADDITIONAL JOINT SEALS.

B. OR DUCTS HAVING A STATIC PRESSURE CLASSIFICATION OF LESS THAN 2 INCHES OF WATER COLUMN (500 PA). ADDITIONAL CLOSURE SYSTEMS SHALL NOT BE REQUIRED FOR CONTINUOUSLY WELDED JOINTS AND SEAMS, AND LOCKING-TYPE JOINTS AND SEAMS OF OTHER THAN THE SNAP-LOCK AND BUTTON-LOCK TYPES.

ALL DUCTS TO BE TESTED FOR LEAKAGE ACCORDING TO SECTION R403.3.3 OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCONSYS)

BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS

ALL DUCTS TO COMPLY WITH SECTION R403.3 OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCONSYS)

ALL MECHANICAL SYSTEM PIPING INSULATION TO COMPLY WITH SECTION R403.4 OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCONSYS)

SERVICE HOT WATER SYSTEMS TO COMPLY WITH SECTION R403.5 OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCONSYS)

HEATED WATER CIRCULATION SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R403.5.1.1. HEAT TRACE TEMPERATURE MAINTENANCE SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R403.5.1.2. AUTOMATIC CONTROLS, TEMPERATURE SENSORS AND PUMPS SHALL BE ACCESSIBLE.

MANUAL CONTROLS SHALL BE READILY ACCESSIBLE.

R403.5.1.1 CIRCULATION SYSTEMS.

HEATED WATER CIRCULATION SYSTEMS SHALL BE PROVIDED WITH A CIRCULATION PUMP. THE SYSTEM RETURN PIPE SHALL BE A DEDICATED RETURN PIPE OR A COLD WATER SUPPLY PIPE. GRAVITY AND THERMOSYPHON CIRCULATION SYSTEMS SHALL BE PROHIBITED. CONTROLS FOR CIRCULATING HOT WATER SYSTEM PUMPS SHALL HAVE AUTOMATIC SHUTOFF ON THE IDENTIFICATION OF A DEMAND FOR HOT WATER WITHIN THE OCCUPANCY. THE CONTROLS SHALL AUTOMATICALLY TURN OF THE PUMP WHEN THE WATER IN THE CIRCULATION LOOP IS AT THE DESIRED TEMPERATURE AND WHEN THERE IS NO DEMAND FOR HOT WATER.

R403.5.1.2 HEAT TRACE SYSTEMS.

ELECTRIC HEAT TRACE SYSTEMS SHALL COMPLY WITH IEEE 515.1 OR UL 515. CONTROLS FOR HEAT SYSTEMS SHALL AUTOMATICALLY SHUT OFF THE HEAT INPUT TO THE HEAT TRACING TO MAINTAIN THE DESIRED WATER TEMPERATURE IN THE PIPING IN ACCORDANCE WITH THE TIMES WHEN HEATED WATER IS USED IN THE OCCUPANCY

MECHANICAL VENTILATION TO COMPLY WITH SECTION R403.6 OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCONSYS)

R403.7 EQUIPMENT SIZING AND EFFICIENCY RATING.

HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL 9 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.

R403.8 SYSTEMS SERVING MULTIPLE DWELLING UNITS.

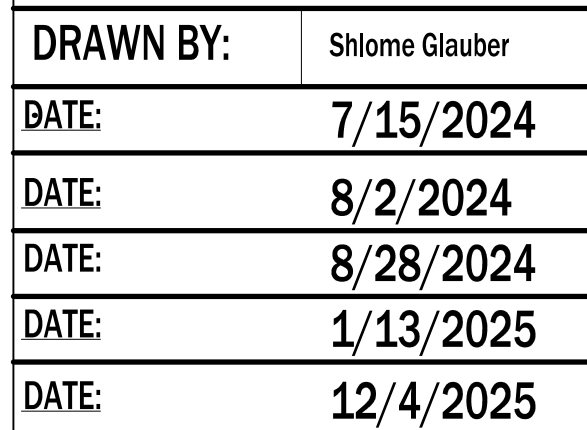
SYSTEMS SERVING MULTIPLE DWELLING UNITS SHALL COMPLY WITH SECTIONS C403 AND C404 OF THE ECCONSYS - COMMERCIAL PROVISIONS IN LIEU OF SECTION R403.

R403.9 SNOW MELT AND ICE SYSTEM CONTROLS.

SNOW- AND ICE-MELTING SYSTEMS, SUPPLIED THROUGH ENERGY SERVICE TO THE BUILDING, SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE BUILDING TEMPERATURE ABOVE 50°F (10°C), AND NO PRECIPITATION IS FALLING, AND AN AUTOMATIC OR MANUAL CONTROL THAT WILL ALLOW SHUTOFF WHEN THE OUTDOOR TEMPERATURE IS ABOVE 40°F (4.8°C).

THE SECTION R404 ELECTRICAL POWER AND LIGHTING SYSTEMS A MINIMUM OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS. FUEL GAS SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS.

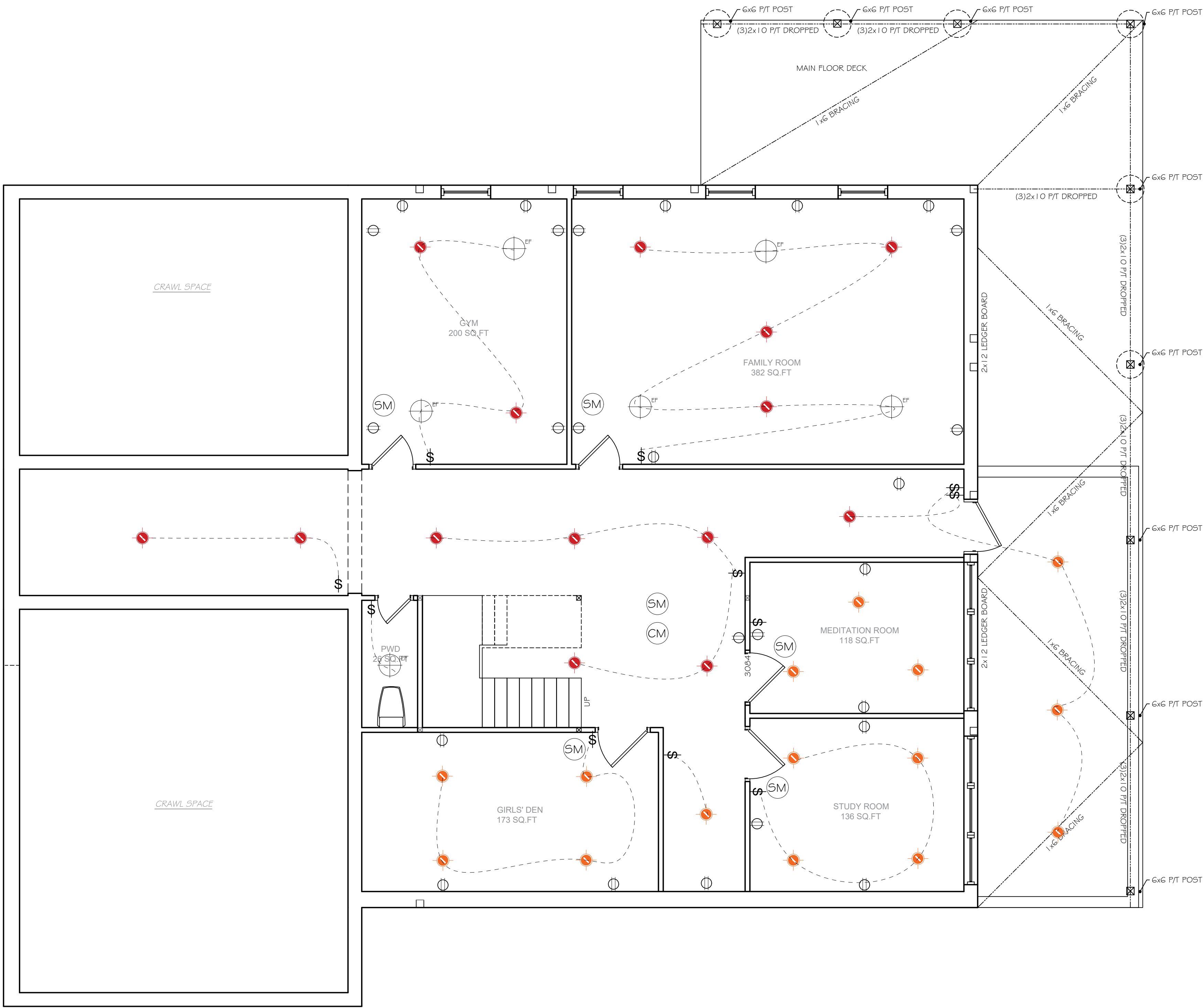
IN ALL BUILDINGS HAVING INDIVIDUAL DWELLING UNITS, PROVISIONS SHALL BE MADE TO DETERMINE THE ELECTRICAL ENERGY CONSUMED BY EACH UNIT BY SEPARATELY METERING OR MONITORING INDIVIDUAL DWELLING UNITS.



**RODGER BRALEY,  
ARCHITECTS**  
NYS LIC. NO. 013-832  
50 PLATTS HILL ROAD  
NEWTOWN, CT 06470  
T: 203.426.9918  
Email: [rbraleey2@sbcglobal.net](mailto:rbraleey2@sbcglobal.net)







1 BASEMENT FLOOR ELECTRIC PLAN  
SCALE: 1/4" = 1' 0"

### ELECTRICAL SYMBOLS LEGEND

- A 12 WATT LED BULB OR EQUIVALENT
- A 8 WATT LED BULB OR EQUIVALENT
- A 20 WATT LED BULB OR EQUIVALENT
- COMBINATION EXHAUST FAN / LIGHT (8W LED) - DIRECTLY VENTED TO EXTERIOR, MIN. 48" FROM WINDOW OR OPENING
- DUPLEX RECEPTACLE OUTLET
- GROUND FAULT PROTECTION RECEPTACLE OR CIRCUIT
- LIGHT SWITCH
- SMOKE DETECTOR INTERCONNECTED
- CARBON MONOXIDE DETECTOR INTERCONNECTED

LED Wattage Calculation (for Ambient Lighting)  
Assuming 20 lumens/sq. ft. for ambient lighting and 100 lumens/watt for LED lights:

		12W BULB	8W BULB	12W EF+B	TOTAL WATT
GYM	$(200 \text{ sq. ft.} \times 20) \div 100 = 40$	2	0	2	48
MEDITATION ROOM	$(118 \text{ sq. ft.} \times 20) \div 100 = 23.6$	0	3	4	48
STUDY ROOM	$(136 \text{ sq. ft.} \times 20) \div 100 = 27.2$	0	4	0	24
FAMILY ROOM	$(382 \text{ sq. ft.} \times 20) \div 100 = 76.4$	4	0	0	32
		12W	20W	12W	TOTAL
DINING (double height)	$(504 \text{ sq. ft.} \times 20) \div 100 = 100.8 \times 2 = 201.6$	0	10	0	200
LIVING (double height)	$(504 \text{ sq. ft.} \times 20) \div 100 = 100.8 \times 2 = 201.6$	0	11	0	210
PLAYROOM	$(166 \text{ sq. ft.} \times 20) \div 100 = 33.2$	3	0	0	36
KITCHEN	$(397 \text{ sq. ft.} \times 20) \div 100 = 79.4$	7	0	0	84
DINETTE	$(249 \text{ sq. ft.} \times 20) \div 100 = 49.8$	4	0	0	48
OFFICE	$(161 \text{ sq. ft.} \times 20) \div 100 = 32.2$	3	0	0	36
MASTER BED	$(255 \text{ sq. ft.} \times 20) \div 100 = 51$	4	0	0	48
MASTER LOUNGE	$(144 \text{ sq. ft.} \times 20) \div 100 = 28.8$	3	0	0	36
BEDROOM 2	$(84 \text{ sq. ft.} \times 20) \div 100 = 16.8$	2	0	0	24
BEDROOM 3	$(104 \text{ sq. ft.} \times 20) \div 100 = 20.8$	2	0	0	24
BEDROOM 4	$(123 \text{ sq. ft.} \times 20) \div 100 = 24.6$	2	0	0	24
BEDROOM 5	$(105 \text{ sq. ft.} \times 20) \div 100 = 21$	2	0	0	24
LAUNDRY	$(50 \text{ sq. ft.} \times 20) \div 100 = 10$	1	0	0	12

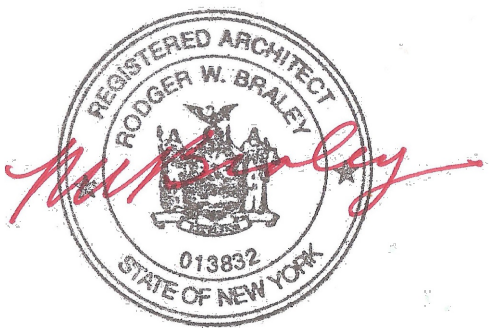
LIGHT AND VENT CALCULATIONS					
ROOM	SF	LIGHT REQUIRED	LIGHT PROVIDED	VENT REQUIRED	VENT PROVIDED
BASEMENT					
GYM	197	15.76	5.4 *	7.88	6.2 *
FAMILY ROOM	382	30.56	16.2 *	15.28	18.6 **
MEDITATION ROOM	118	4.72	56.25	9.44	61.33
STUDY ROOM	136	10.88	56.25	5.44	61.33
GROUND FLOOR					
DINING/ LIVING/ PLAYROOM	1174	93.9	874	46.9	70.6
KITCHEN / DINETTE	646	51.7	177.8	25.8	69.8
OFFICE	161	12.88	52	6.44	53.16
FIRST FLOOR					
MASTER BEDROOM	255	20.4	111.5	10.2	119
MASTER LIVING	144	11.52	57	5.76	12.1
BEDROOM #2	84	6.7	6.83	3.4	7.76
BEDROOM #3	104	8.3	18.6	4.2	21.1
BEDROOM #4	123	9.8	18.6	4.9	21.1
BEDROOM #5	105	8.4	18.6	4.2	21.1
LAUNDRY	50	4	6.83	2	7.76

### PROJECT:

Proposed New Addition For:  
**17 Sterling Forest Ln.**  
Montebello  
Rockland County, New York

DRAWN BY:	Shlome Glauber
DATE:	7/15/2024
DATE:	8/2/2024
DATE:	8/28/2024
DATE:	1/13/2025
DATE:	12/4/2025

RODGER BRALEY,  
ARCHITECTS  
NYS LIC. NO. 013-832  
50 PLATT'S HILL ROAD  
NEWTOWN, CT 06470  
T: 203.426.9918  
Email: rbraley2@sbcglobal.net

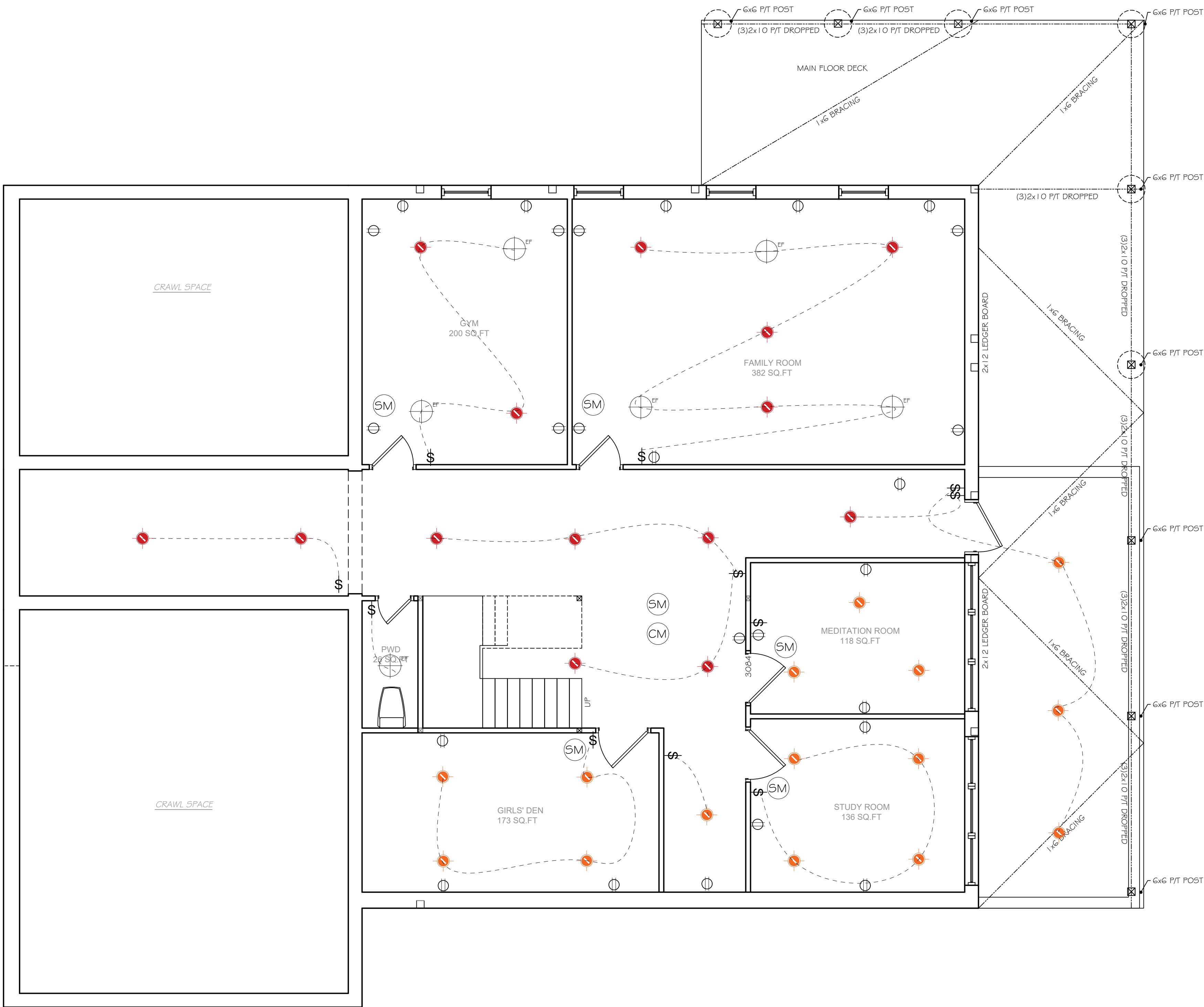


### DESCRIPTION:

**E-101**

SCALE | AS NOTED





1 BASEMENT FLOOR ELECTRIC PLAN  
SCALE: 1/4" = 1' 0"

### ELECTRICAL SYMBOLS LEGEND

- A 12 WATT LED BULB OR EQUIVALENT
- A 8 WATT LED BULB OR EQUIVALENT
- A 20 WATT LED BULB OR EQUIVALENT
- COMBINATION EXHAUST FAN / LIGHT (8W LED) - DIRECTLY VENTED TO EXTERIOR, MIN. 48" FROM WINDOW OR OPENING
- DUPLEX RECEPTACLE OUTLET
- GROUND FAULT PROTECTION RECEPTACLE OR CIRCUIT
- LIGHT SWITCH
- SMOKE DETECTOR INTERCONNECTED
- CARBON MONOXIDE DETECTOR INTERCONNECTED

LED Wattage Calculation (for Ambient Lighting)  
Assuming 20 lumens/sq. ft. for ambient lighting and 100 lumens/watt for LED lights:

		12W BULB	8W BULB	12W EF+B	TOTAL WATT
GYM	$(200 \text{ sq. ft.} \times 20) \div 100 = 40$	2	0	2	48
MEDITATION ROOM	$(118 \text{ sq. ft.} \times 20) \div 100 = 23.6$	0	3	4	48
STUDY ROOM	$(136 \text{ sq. ft.} \times 20) \div 100 = 27.2$	0	4	0	24
FAMILY ROOM	$(382 \text{ sq. ft.} \times 20) \div 100 = 76.4$	4	0	0	32
		12W	20W	12W	TOTAL
DINING (double height)	$(504 \text{ sq. ft.} \times 20) \div 100 = 100.8 \times 2 = 201.6$	0	10	0	200
LIVING (double height)	$(504 \text{ sq. ft.} \times 20) \div 100 = 100.8 \times 2 = 201.6$	0	11	0	210
PLAYROOM	$(166 \text{ sq. ft.} \times 20) \div 100 = 33.2$	3	0	0	36
KITCHEN	$(397 \text{ sq. ft.} \times 20) \div 100 = 79.4$	7	0	0	84
DINETTE	$(249 \text{ sq. ft.} \times 20) \div 100 = 49.8$	4	0	0	48
OFFICE	$(161 \text{ sq. ft.} \times 20) \div 100 = 32.2$	3	0	0	36
MASTER BED	$(255 \text{ sq. ft.} \times 20) \div 100 = 51$	4	0	0	48
MASTER LOUNGE	$(144 \text{ sq. ft.} \times 20) \div 100 = 28.8$	3	0	0	36
BEDROOM 2	$(84 \text{ sq. ft.} \times 20) \div 100 = 16.8$	2	0	0	24
BEDROOM 3	$(104 \text{ sq. ft.} \times 20) \div 100 = 20.8$	2	0	0	24
BEDROOM 4	$(123 \text{ sq. ft.} \times 20) \div 100 = 24.6$	2	0	0	24
BEDROOM 5	$(105 \text{ sq. ft.} \times 20) \div 100 = 21$	2	0	0	24
LAUNDRY	$(50 \text{ sq. ft.} \times 20) \div 100 = 10$	1	0	0	12

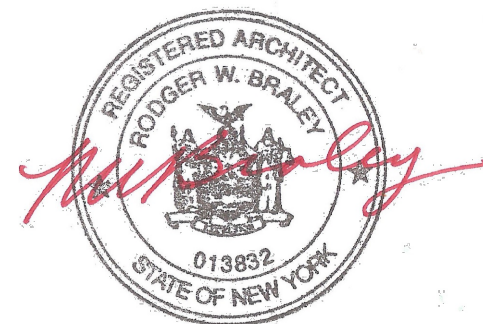
LIGHT AND VENT CALCULATIONS					
ROOM	SF	LIGHT REQUIRED	LIGHT PROVIDED	VENT REQUIRED	VENT PROVIDED
BASEMENT					
GYM	197	15.76	5.4 *	7.88	6.2 *
FAMILY ROOM	382	30.56	16.2 *	15.28	18.6 **
MEDITATION ROOM	118	4.72	56.25	9.44	61.33
STUDY ROOM	136	10.88	56.25	5.44	61.33
GROUND FLOOR					
DINING/ LIVING/ PLAYROOM	1174	93.9	874	46.9	70.6
KITCHEN / DINETTE	646	51.7	177.8	25.8	69.8
OFFICE	161	12.88	52	6.44	53.16
FIRST FLOOR					
MASTER BEDROOM	255	20.4	111.5	10.2	119
MASTER LIVING	144	11.52	57	5.76	12.1
BEDROOM #2	84	6.7	6.83	3.4	7.76
BEDROOM #3	104	8.3	18.6	4.2	21.1
BEDROOM #4	123	9.8	18.6	4.9	21.1
BEDROOM #5	105	8.4	18.6	4.2	21.1
LAUNDRY	50	4	6.83	2	7.76

### PROJECT:

Proposed New Addition For:  
**17 Sterling Forest Ln.**  
Montebello  
Rockland County, New York

DRAWN BY:	Shlome Glauber
DATE:	7/15/2024
DATE:	8/2/2024
DATE:	8/28/2024
DATE:	1/13/2025
DATE:	12/4/2025

RODGER BRALEY,  
ARCHITECTS  
NYS LIC. NO. 013-832  
50 PLATT'S HILL ROAD  
NEWTOWN, CT 06470  
T: 203.426.9918  
Email: rbraley2@sbcglobal.net



### DESCRIPTION:

**E-102**

SCALE AS NOTED



GENERAL NOTES

ALL WORK SHALL BE IN ACCORDANCE WITH ALL PREVAILING CODES, LAWS AND ORDINANCES OF THE 2020 BUILDING & ENERGY CONSERVATION CODES OF NYS. AND THE LOCAL ZONING LAWS OF WHICH THE PROJECT IS LOCATED.

THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY PRIOR, DURING AND AFTER CONSTRUCTION ALL NECESSARY LICENSES AND INSURANCES PER THE N.Y.S., LOCAL AND ALL GOVERNING REGULATIONS.

THE OWNER SHOULD READ AND REVIEW HIS/HER ENTIRE SET OF CONTRACT DOCUMENTS (PLANS & SPECIFICATIONS) PRIOR TO GIVING IT TO THE CONTRACTOR. OWNER SHALL CONFIRM THAT ALL INFORMATION IS CORRECT. SHOULD THE OWNER FIND ANYTHING THAT WASN'T WHAT THEY INTENDED TO BE DONE, THEN THEY SHALL HAVE THE ARCHITECT AMEND IT AS REQUIRED.

THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION, AND/OR PROJECT SITE. THE GENERAL PUBLIC, PROSPECTIVE BUYERS AND ALL OTHER NON-CONSTRUCTION RELATED PERSONS ARE NOT TO ENTER THE CONSTRUCTION WORK AREA UNTIL A VALID CERTIFICATE OF OCCUPANCY IS ISSUED BY THE LOCAL BUILDING DEPARTMENT.

THE PROJECT SITE SHALL BE PROPERLY POSTED AND TAPED AND/OR FENCED OFF TO ENSURE PUBLIC SAFETY AND SAFEGUARD THE PUBLIC AT ALL TIMES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS (PLANS & SPECIFICATIONS) PRIOR TO ANY ERECTION/CONSTRUCTION.

ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALWAYS USE DIMENSIONS AS SHOWN AND THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

DRAWINGS ARE NOT TO BE SCALED.

ALL CHANGES MADE BY THE CONTRACTOR SHALL FIRST BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO STARTING WITH THE WORK INVOLVED. ANY UNAUTHORIZED CHANGES MADE BY THE CONTRACTOR AND ULTIMATELY NOT BEING APPROVED BY THE OWNER AND ARCHITECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND TO BE CORRECTED AT HIS OWN EXPENSE.

THE ARCHITECT HAS NOT BEEN RETAINED FOR ANY MECHANICAL DESIGN SYSTEMS, DUCTS, CHASE OPENINGS, SIZE OF FURNACE AND FRESH AIR REQUIREMENTS ETC. THESE ARE NOT SHOWN AND SHALL BE DETERMINED BY A MECHANICAL ENGINEER PRIOR TO COMMENCING THE WORK.

THE ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION, AND CONSTRUCTION INSPECTIONS AND/OR THE REVIEW OF SHOP DRAWINGS. THE ARCHITECT HAS ONLY BEEN RETAINED FOR DESIGN PURPOSES. THEREFORE, THE ARCHITECT ASSUMES NO LIABILITY FOR WORKMANSHIP, CODE AND/OR PLAN COMPLIANCE. THE ARCHITECT'S RESPONSIBILITY IS STRICTLY LIMITED TO THESE PLANS AND RELATED SPECIFICATIONS ONLY.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THESE DOCUMENTS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURES AND OR ANY UNFORESEEN PROBLEMS PRIOR TO NEW CONSTRUCTION.

THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY DEMOLITION, SITE WORK, NEW CONSTRUCTION, OPERATION AND METHOD.

ALL AREAS THAT ARE AFFECTED BY ALL ADDITIONS SHALL BE REPAIRED AND/OR PATCHED TO A LIKE NEW CONDITION, UNLESS NOTED OTHERWISE.

THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE LOCAL AND STATE AS REQUIRED AND TO DELIVER TO THE OWNER A C.O. UPON COMPLETION OF THE PROJECT.

THE CONTRACTOR SHALL PROVIDE A CONTAINER FOR THE REMOVAL OF DEBRIS DURING CONSTRUCTION.

THE CONTRACTOR AND ALL SUBCONTRACTORS WORKING WITH THIS PROJECT SHALL KEEP THE SITE CLEAN AND HAZARD FREE AT ALL TIMES AND TO OBLIE ALL "OSHA" AND ALL LEAVE SAFETY REGULATIONS.

THE CONTRACTOR SHALL GUARANTEE A WORK SCHEDULE AND/OR DESCRIBED BY THESE DRAWINGS AND IS TO FOLLOW ALL NATIONALLY ACCEPTED TRADE PRACTICES.

**SITE NOTES**

THESE PLANS ARE BASED ACCORDANCE TO THE SURVEY INFORMATION PROVIDED TO THE ARCHITECT BY THE OWNER. THEY SHOULD BE REVIEWED BY A LICENSED LAND SURVEYOR AND/OR ENGINEER TO VERIFY ALL BUILDING LINES, AND SET BACKS PRIOR TO CONSTRUCTION.

THE ELEVATION SHOWN ON THE PLAN MAY NOT BE ACCURATE IN EVERY DETAIL. THE OWNER SHALL REVIEW THE PLANS WITH THE CONTRACTOR TO INSURE ACCURACY OF DETAILS AND METHODS PROVIDED BY THE CONTRACTOR.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UTILITY COMPANIES, AND VERIFYING THE LOCATION OF THE SAME. UTILITY COMPANIES LINES, SERVICES AND ALL OTHER POSSIBLE EQUIPMENTS OF UTILITY COMPANIES. THE CONTRACTOR SHALL LOCATE AND IDENTIFY THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES, AND PROVIDE UNDERGROUND CONNECTIONS TO THEM.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY GROUND WATER, EXCESSIVE ORGANIC MATERIAL OR ANY OTHER UNUSUAL CONDITIONS DISCOVERED DURING SITE PREPARATION AND/OR EXCAVATION.

THE CONTRACTOR SHALL PROVIDE ONE PROPERLY MAINTAINED, PORTABLE TOILET FOR THE ENTIRE DURATION OF THE CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE FROM A REGISTERED LAND SURVEYOR A WRITTEN CERTIFICATE THAT THE LARGEST PORTION OF THE FIRST FLOOR MEET OR EXCEED THE REQUIRED FLOOR ELEVATION.

ALL DRIVEWAYS AND WALKWAYS FORM WORK SHALL BE APPROVED BY DEVELOPMENT REVIEW REPRESENTATIVE BEFORE ANY WORK CONTINUES. THE CONTRACTOR SHALL REMOVE AND DISPOSE ALL RUBISH, VEGETATION, STUMPS, ROOTS, AND TREES AS SHOWN ON THE PLANS.

ALL AREAS TO BE COVERED WITH FILL AND GRADED DOWN.

THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES SHOWN TO REMAIN AS REQUIRED.

EXTREME CAUTION SHALL BE TAKEN DURING DEMOLITION OF EXISTING BUILDINGS. THE CONTRACTOR SHALL OBSERVE ANY VARIATIONS AND OR ANY UNFORESEEN DISCREPANCIES WITH THE PLANS, AND SHOULD REPORT IMMEDIATELY TO THE ARCHITECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING, BRACING AND ALL TEMPORARY SUPPORTS PRIOR TO REMOVING THE EXISTING WALLS, CEILINGS, FLOORS AND ROOFS AS PER ALL LOCAL AND OSHA REGULATIONS.

THE CONTRACTOR SHALL PROVIDE WEATHERPROOFING AT THE END OF EACH WORK DAY AS REQUIRED TO PREVENT WEATHER DAMAGE. THE ARCHITECT IS NOT RESPONSIBLE FOR FROZEN PIPES AND/OR MOLD CONDITIONS CREATED BY THE CONTRACTORS NEGLIGENCE.

BACKFILL SHALL NOT BE PLACED UNTIL THE MAIN FLOOR SYSTEM AND BASEMENT CONCRETE INTERIOR FLOOR SLABS ARE INSTALLED. FOOTING DRAINS SHALL BE PROVIDED AS SHOWN, AND APPROPRIATE. THEY SHOULD BE LAID IN GRAVEL BED AND PROTECTED AT THE TOP WITH FILTER FABRIC AND 6" OF 1/2" GRAVEL AROUND & PROVIDE POSITIVE OUTFALL TO A STORM DRAIN OR A DRY-WELL.

THE FINISHED GRADE AND DRIVEWAY SHOULD BE PITCHED AWAY FROM THE BUILDING SUCH THAT ALL THE SURFACE WATER FLOWS AWAY FROM BUILDING. THE FINISHED GRADE HEIGHT SHALL BE A MINIMUM OF 8" BELOW THE ADJACENT FRAMING, OR AS INDICATED ON PLANS.

THE TOP OF ANY FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET CURB AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2 PERCENT.

INSTALLATION OF GAS AND ELECTRIC METERS SHOULD BE IN STRICT ACCORDANCE WITH THE LOCAL UTILITY COMPANY SPECIFICATIONS.

FOUNDATION NOTES

IT'S THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND COORDINATE DIMENSIONS BETWEEN FOUNDATION AND FLOOR PLANS PRIOR TO CONSTRUCTION. ALL EXCAVATIONS SHOULD BE SUBSTANTIALLY FREE OF WATER DURING FOUNDATION CONSTRUCTION WORK.

2 KIPS/SQ. FT. (2000#).

ALL STRUCTURAL CONCRETE SHALL BE A STONE CONCRETE WITH A 1:3:5 MIX AND HAVE A MINIMUM STRENGTH OF 3,500 PSI AT THE END OF 28 DAYS.

ALL FOOTINGS TO REST ON UNDISTURBED SOIL CAPABLE OF SUPPORTING 2 TONS PER SQ. FT.

REFERENCE THE PLANS FOR SIZE AND QUANTITY OF REINFORCING BARS.

ALL FOOTINGS SHALL BE BELOW THE FINISHED GRADE MINIMUM OF 3'-6" IN ROCKLAND COUNTY, 3'-6" IN ORANGE COUNTY OR OTHERWISE SHOWN ON THE PLAN.

PROVIDE EXPANSION JOINTS AT PERIMETERS OF ALL CONCRETE SLABS.

ALL INTERIOR FOOTINGS SHALL STEP DOWN TO PERMITER WALL FOOTING DEPTH AT ALL FOOTING INTERSECTIONS.

ALL SUB GRADE FILL MATERIAL SHALL BE COMPACTED TO A DENSITY OF 96. ALL CONCRETE SLABS SHALL BE A MINIMUM OF 4" THICK - REINFORCED WITH 6/6/10x10 WELDED WIRE MESH ON 6" MAX. VERTICAL BARRER ON 4" OF 3/4" GRAVEL, UNLESS SHOWN OTHERWISE AND TO RECEIVE A SMOOTH FINISH.

ALL CONCRETE PAVING SHALL RECEIVE A FINE BROOM FINISH UNLESS SHOWN OTHERWISE.

ALL CONCRETE SLABS TO RECEIVE CONTROL JOINTS (1/2" SAW CUTS) AT A MAXIMUM OF 25'25" TO CONTROL CRACKING WITH SHRINKAGE.

SLOPE ALL CONCRETE SLABS TO DRAIN TO EXTERIOR. SLOPES IN GARAGES SHALL BE A MINIMUM OF 1/8"-1'-0" UNLESS SHOWN OTHERWISE.

MASONRY AND CONCRETE CONTRACTOR SHALL INSTALL ALL ANCHOR BOLTS, PLATES, CHASES, SLOTS, SLEEVES, ETC. AS REQUIRED BY TRADES.

CULK WEATHER-TIGHT ALL OPENINGS.

EXTERIOR OF THE CONCRETE WALLS TO BE COATED WITH RUB-R-WALL COATING OR EQUAL.

INTERIOR COLUMNS TO BE 4" DIAM. STANDARD STEEL - PROVIDE BASE & TOP PLATES.

INTERIOR COLUMNS OVER 9'-0" IN HEIGHT TO BE 5" DIAM. STANDARD STEEL COLUMNS.

EXTREME CAUTION TO BE USED IN DELIVERY OF THE STEEL COLUMNS. MUST NOT BE DROPPED AT ANY TIME.

DOMELS MUST BE TIED INTO FOOTING RE-BARS PRIOR TO POURING FOOTINGS.

CONCRETE AIR-ENTRAINED TO NOT LESS THAN 5% OR NO MORE THAN 7% WHERE REQUIRED.

FOUNDATION ANCHOR BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF WIDTH OF SILL > AND SUPPLIED WITH NUT & WASHER TIGHTENED TO EACH BOLT.

FRAMING NOTES

ALL STANDARD FRAMING LUMBER TO BE HEMLOCK FIR #2 OR BETTER UNLESS OTHERWISE NOTED.

ALL ENGINEERED BEAMS INDICATED ON THE PLANS ARE DESIGNED USING THIS SPECIFIC MANUFACTURER AND SHALL BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS ONLY.

WHEN USING MULTIPLE MEMBER ENGINEERED BEAMS, THE FRAMER SHALL REFERENCE WITH THE SPECIFIC MANUFACTURERS BUILDING GUIDE.

PROVIDE METAL FLASHING AT ALL EXTERIOR DOORS, WINDOWS AND OPENINGS UNLESS SHOWN OTHERWISE.

INSTALL 36" WIDE ICE & WATER SHIELD AT ALL ROOF EDGES, IN VALLEYS, UP AGAINST WALL JUNCTIONS, OVER HIPS AND WRAP OVER ALL FAJAS. THE SHIELD SHALL COVER MINIMUM 24" TOP OF EXTERIOR SIDE OF EXTERIOR WALLS. PROVIDE OPTIONAL SNOW-GUARDS IF REQUIRED WITH THE STANDARD SPACING ALONG THE BOTTOM EDGE OF THE ROOF.

FRAMING NOTES DIMENSIONS ARE TO THE NEAREST INCH. ACTUAL ROOM SIZES MAY VARY DUE TO GYPSUM BOARD.

ALL WOOD FRAMING IN DIRECT CONTACT WITH SOIL, CONCRETE, MASONRY OR WEATHER SHALL BE: PRESSURE TREATED (AWPA STANDARD C2, C3).

ALL FRAMING BELOW THE REQUIRED FLOOD ELEVATION AS SET FORTH BY FEMA AND LOCAL BUILDING OFFICIALS SHALL BE PRESSURE TREATED.

SECURE ALL TEMPORARY RAILINGS WITH GUARDS TO BE INSTALLED AROUND ALL FLOOR OPENINGS AND OPEN DOOR OPENINGS. PROVIDE TEMPORARY RAMPS AND/OR STAIRS TO BE INSTALLED AT ALL LEVELS.

ALL LUMBER TO BE SOUND, DRY AND FREE FROM ROT, KNOTS, AND SPLITS.

ALL FRAMING SHALL BE FRAMED AT 16" O.C. UNLESS SHOWN OTHERWISE.

FOR ALL CONVENTIONAL FLOOR FRAMING PROVIDE A MINIMUM OF ONE ROW OF 5/4" CROSS BRIDGING FOR ALL JOISTS WITH SPANS OVER 12'-0" ? OR SHOWN OTHERWISE ON THE PLANS.

PROVIDE A MINIMUM OF DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, MAJOR APPLIANCES, BATH FIXTURES, AND AT ALL CANTILEVERS, UNLESS SHOWN OTHERWISE.

PROVIDE A MINIMUM OF DOUBLE ALL JOISTS AT OPENINGS IN FLOORS, CEILINGS AND ROOFS.

PROVIDE A MINIMUM OF DOUBLE WALL STUDS AROUND ALL WALL OPENINGS, JACK STUDS UNDER ALL HEADERS, TRIPLE STUDS AT ALL CORNERS.

PROVIDE POSTS AT ALL RIDGE, HIP AND VALLEY INTERSECTIONS DOWN TO A MINIMUM OF TRIPLE 2"x8" CEILING JOISTS.

ALL FRAMING SHALL BE FRAMED CROWN UP UNLESS AT CANTILEVERS OR SHOWN OTHERWISE.

SOLID BLOCKING SHALL BE PROVIDED UNDER ALL POSTS THAT DON'T REST DIRECTLY ON JOISTS.

ALL INTERIOR WOOD POSTS SHALL BE SOLID STUDS, AND TO BE A MINIMUM OF THE WIDTH OF THE BEAM SUPPORTING IT AND PROVIDE MINIMUM ONE KING STUD AT EITHER SIDE.

BRACE ALL WALLS DURING CONSTRUCTION.

ALL WALL FRAMING OF 9'-0" AND GREATER SHALL HAVE CATS (SOLID BLOCKING) AT MIDHEIGHT.

ALL DOORS, WINDOWS AND OPENINGS SHALL HAVE A MINIMUM HEADER TO BE AS FOLLOWS UNLESS SHOWN OTHERWISE ON PLANS. UP TO 5'-0" USE (2)2"x10", UP TO 8'-0" USE (3)2"x10" OR (2)2"x12" OPENINGS GREATER THAN 8'-0" SEE PLANS FOR SIZES.

PROVIDE FASTENER NAILS AS FOLLOWS: 10d AT ALL GENERAL FRAMING AND 8d AT ALL PLYWOOD, 4" SPACING MAX. - TABLE R602.3(1) THROUGH R602.3(4).

FIRE BLOCKING SHALL BE PROVIDED AS FOLLOWS

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING & FLOOR LEVELS, CONCEALED HORIZ. FURRED SPACES SHALL ALSO BE FIRE BLOCKED AT INTERVAL NOT EXCEEDING 10 FEET. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER SHALL BE ALLOWED AS FIRE BLOCKING IN WALLS CONSTRUCTED USING ROWS OF STUDS OR STAGGERED STUDS.
2. AT ALL INTERCONNECTIONS BET. CONCEALED VERT. & HORIZ. SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BET. STAIR STRINGERS AT TOP & BOTTOM OF THE RUN, CONCEALED SPACES UNDER STAIRS SHALL COMPLY w/SECTION R311.2.2.
4. AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL, w/ AN APPROV MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
5. FOR THE FIRE BLOCKING OF CHIMNEYS & FIREPLACES, SEE SECTION R1001.16.
6. FIRE BLOCKING OF CORNICES OF A 2 FAMILY DWELLING IS REQ'D AT THE LINE OF DWELLING UNIT SEPARATION.

ROOFING & SIDING

ROOFING, SIDING, TRIM, AND OTHER MATERIALS SHALL BE INSTALLED IN STRICT ACCORD WITH THEIR RESPECTIVE MANUFACTURERS SPECIFICATIONS AND INDUSTRY STANDARDS.

PROVIDE ALUMINUM GUTTERS & ROOF DRAIN LEADERS (ROLS) AS REQUIRED. ROLS AT OUTLET TO BE CONNECTED TO SITE STORM DRAINAGE SYSTEM.

PROVIDE APPROVED SNOW GUARDS AT ROOF EDGES WITH PITCH EXCEEDING 7:12 OVER ALL DOORWAYS, DECKS & WALKWAYS WITHIN 36" OF DWELLING ROOFINGS, SIDING, TRIM, AND OTHER MATERIALS COLORS TO BE DETERMINED FROM BUILDERS SELECTION PRIOR TO ORDERING. ARCHITECT IS NOT RESPONSIBLE FOR COLOR AND/OR MATERIAL SELECTIONS.

DOOR & WINDOW NOTES

ALL WINDOWS AND EXTERIOR DOORS SHALL COMPLY WITH THE ENERGY CONSERVATION CODE OF N.Y.S. AND FOR THE COUNTY THIS PROJECT IS LOCATED.

ALL DOORS SHALL CONFORM TO THE STATE CODE SIZE REQUIREMENTS. WINDOW SCHEDULE IS FOR DESIGN INTENT ONLY. THE CONTRACTOR SHALL VERIFY WITH OWNER ALL WINDOWS, DOOR, AND ADDITIONAL OPTIONS SUCH AS, COLOR, HARDWARE PRIOR TO ORDERING.

ALL WINDOWS AND DOORS SHALL BE INSTALLED WITH STRICT ACCORDANCE TO THEIR PARTICULAR MANUFACTURERS SPECIFICATIONS AND TO VERIFY WINDOW ROUGH OPENINGS WITH THE MANUFACTURER.

ALL HEADER HEIGHTS TO BE 6'-9" ABOVE THE FINISHED FLOOR, UNLESS NOTED OTHERWISE.

ALL WINDOWS IN HABITABLE SPACES SHALL COMPLY WITH THE RESIDENTIAL CODE OF THE N.Y.S. EGRESS REQUIREMENTS. THESE WINDOWS SHALL HAVE A SILL HEIGHT OF NOT GREATER THAN 44" ABOVE FINISHED FLOOR. THESE WINDOWS SHALL HAVE A MIN. OF 5.7 SQ. FT. CLEAR OPENING AND 10.3 SQ. FT. OF GLASS AREA FOR NATURAL LIGHT.

AT ALL EGRESS BASEMENT WINDOWS THAT ARE BELOW THE FINISHED GRADE SHALL BE PROVIDED WITH AN APPROVED WINDOW WELL AND DRAINAGE AS PER THE N.Y.S. AND LOCAL CODES.

ALL GLAZING LESS THAN 16" ABOVE FINISHED FLOOR/SURFACE, AND ALL GLASS TUB AND/OR SHOWER ENCLOSURES SHALL BE TEMPERED GLASS.

ALL FIXED GLASS SHALL BE IN FRAMES TO MATCH THE MANUFACTURER OF OPERABLE WINDOWS.

ALL WINDOWS SHALL BE MANUFACTURED BY ANDERSEN OR EQUAL UNLESS SHOWN OTHERWISE.

ALL SKYLIGHTS, METAL FLUES, VENTS, STACKS OR ANY OTHER ROOF ACCESSORIES THAT REQUIRE FLASHING SHALL BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS.

PROVIDE ADDITIONAL ALUMINUM BLIND FLASHING WHERE REQUIRED TO INSURE WATER TIGHT CONDITIONS.

INSTALL FLASHING AT ALL ENTRANCE SLABS ADJACENT TO WALL CONSTRUCTION. PROVIDE ADEQUATE AIR SPACE BEHIND BRICK, STONE AND OTHER SIDINGS AS REQUIRED.

ALL BEADS, STOPS AND TRIM SHALL BE MANUFACTURED FROM RUST RESISTANT ALL EXTERIOR SWING DOORS SHALL BE MANUFACTURED BY THERMA-TRU OR EQUAL UNLESS SHOWN OTHERWISE.

ALL WINDOW & DOOR JAMBS TO BE FOAM SEALED & WEATHER STRIPPED ON EXTERIOR AS PER THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE.

DRYWALL NOTES

ALL GYPSUM BOARD DRYWALL CUT JOINTS SHALL BE ADJACENT TO CORNERS. NO BUTT JOINTS IN WALL SHALL BE PERMITTED.

ALL CORNERS AND JOINTS SHALL RECEIVE TWO COATS OF JOINT COMPOUND FEATHERED SMOOTH AND ALL DIMPLES CREATED BY FASTENERS SHALL RECEIVE THREE COATS OF JOINT COMPOUND FEATHERED SMOOTH.

ALL GYPSUM BOARD SHALL BE IN ACCORDANCE WITH THE GYPSUM CONSTRUCTION HANDBOOK, PUBLISHED BY THE UNITED STATES GYPSUM COMPANY.

ALL MATERIALS SHALL BE FURNISHED BY THE UNITED STATES GYPSUM COMPANY, NATIONAL GYPSUM COMPANY, CELOTEX CORP., OR OTHER APPROVED MANUFACTURER.

USE WATERPROOF GYPSUM BOARD AT ALL TUBS, SHOWER SURROUNDS AND OTHER WET LOCATIONS. (DUR-0-ROCK OR EQUAL)

STAIR & RAILING NOTES

ALL STAIRS AND RAILINGS SHALL COMPLY WITH THE 2020 NYS RESIDENTIAL CODE. ALL STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.

HANDRAILS SHALL NOT PROJECT INTO THE STAIRWAY MORE THAN 4" COMBINED CLEAR WIDTH OF 27" ? IF THERE IS TWO HANDRAILS AND 31" THERE IS ONLY ONE HANDRAIL WITH A MINIMUM WALL CLEARANCE OF 1" THE MINIMUM HEADROOM IN ALL PARTS OF STAIRWAYS SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND SOFFITS PROTECTED ON THE ENCLOSED SIDE w/1" GYP. BD. THE MAXIMUM RISER HEIGHT IS 8 3/4" THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

THE MINIMUM TREAD DEPTH IS 9" ? THE GREATEST TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

WINDER TREADS ARE PERMITTED PROVIDED THAT THE WIDTH OF THE TREAD AT A POINT IS NOT MORE THAN 12" AND FROM THE NARROW SIDE IS NOT LESS THAN 10". WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6" AT ANY POINT.

THE GREATEST STAIR TREAD DEPTH AT THE 12" WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN

A NOSING NOT LESS OF 3/4" AND NOT GREATER THAN 1" ON STAIRWAYS WITH SOLID RISERS.

THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

HANDRAIL HEIGHT SHALL BE A MINIMUM OF 34"

OPEN RAILINGS AND GUARDS SHALL NOT BE GREATER THAN 4".

IF DECKS OR PLATFORMS ARE 8'-0" AND GREATER ABOVE THE FINISHED GRADE THAN THE HANDRAIL SHALL BE 42" IN HEIGHT.

TRIM & PAINTING NOTES

ALL CLOSETS SHALL HAVE AS A MINIMUM OF ONE (1) HIGH SHELF AND ONE (1) ROO FOR HANGING CLOTHING. PROVIDE FIVE (5) SHELVES IN LINEN CLOSETS.

THE CONTRACTOR SHALL DOUBLE CHECK AND VERIFY ALL AS BUILT DIMENSIONS AND CONDITIONS PRIOR TO ORDERING CABINETS, COUNTER TOPS AND VANITIES.

ALL EXPOSED BASED CABINET SIDES SHALL HAVE TOE SPACE UNLESS SHOWN OTHERWISE.

ALL PAINTS AND STAINS SHALL BE OF A MANUFACTURER AS SCHEDULED OR AS DIRECTED BY BUILDER.

ALL INTERIOR GYPSUM BOARDS, WALLS AND CEILINGS, SHALL RECEIVE ONE COAT PRIMER AND TWO COATS OF PAINT OF BENJAMIN MOORE OR EQUAL.

ALL INTERIOR WOOD, TRIM, SHELVING AND OAK FLOORS SHALL BE FINISHED AS SCHEDULED OR AS DIRECTED BY BUILDER.

ALL INTERIOR DOORS, TRIM AND EXPOSED WOOD SHALL BE SANDED COMPLETELY SMOOTH PRIOR TO APPLYING FINISH.

ALL EXPOSED FERROUS METAL SHALL BE PAINTED WITH A RUST INHIBITOR AND TWO COATS OF ENAMEL.

PUMBING NOTES

ALL PLUMBING WORK EQUIPMENT AND FIXTURES SHALL BE PLACED AND INSTALLED PER THE 2020 PLUMBING CODE OF NEW YORK STATE AND INDUSTRY STANDARDS.

THE CONTRACTOR SHALL VERIFY WITH THE OWNER ALL FIXTURES, MODELS, COLORS ETC. PRIOR OF ORDERING INSTALL.

IRON PIPING UNDER ALL CONCRETE SLABS, GAS LINES TO BE GROUNDED TO BLACK PIPE AT SERVICE ENTRY VENT STACK SHALL EXTEND ABOVE ROOF 18" OF 12" ABOVE AVG SNOWFALL.

THE PLUMBING CONTRACTOR SHALL PROVIDE DRYER VENTS AS PER THE RESIDENTIAL CODE OF N.Y.S.

THE PLUMBING CONTRACTOR SHALL NOT DRILL OR CUT ANY STRUCTURAL ORDERS, HEADERS, BEAMS WITHOUT PRIOR CONSENT FROM THE ARCHITECT.

DRILLING AND CUTTING OF FLOOR JOISTS SHALL BE IN STRICT ACCORDANCE WITH THE CODE AND/OR SAID JOIST MANUFACTURERS SPECIFICATIONS.

THE PLUMBING CONTRACTOR SHALL VERIFY FIXTURE AND PIPE LOCATIONS WITH OTHER TRADES INVOLVED WITH THIS JOB PRIOR TO INSTALLATION.

THE PLUMBING CONTRACTOR SHALL PROVIDE SHOWER PANS UNDER CLOTHES WASHER WITH A DRAIN CONNECTED TO THE WASTE PLUMBING SYSTEM.

THE PLUMBING CONTRACTOR SHALL PROVIDE WHOLE HOUSE BACK-FLOW PREVENTION VALVES AND ADEQUATE CLEAN-OUTS AS REQUIRED BY CODE.

PROVIDE 12"x12" ACCESS PANEL TO WHIRLPOOL TUB MOTOR AND SMULAR EQUIPMENT.

THE PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL EQUIPMENT FLUES AS REQUIRED BY THE RESIDENTIAL CODE OF N.Y.S.

ALL HOSE BIBS SHALL BE FREEZE PROOF TYPE.

LOCATIONS AND QUANTITY SHALL BE AS PER OWNERS INSTRUCTIONS. UNLESS SHOWN OTHERWISE A MINIMUM OF TWO (2) HOSE BIBS SHALL BE PROVIDED; ONE (1) LOCATED AT THE FRONT AND ONE (1) LOCATED AT REAR

MECHANICAL NOTES

ALL MECHANICAL WORK (FURNACE, BOILERS, HVAC, HOT WATER, ETC.) SYSTEMS, AND INSTALLATION SHALL COMPLY IN ACCORDANCE WITH THE 2020 PLUMBING, MECHANICAL, AND FUEL CODES OF NEW YORK STATE AND INDUSTRY STANDARDS.

THE SYSTEMS SHALL BE DESIGNED AND GUARANTEED BY THE MECHANICAL SUBCONTRACTOR TO MEET AND/OR EXCEED THE FOLLOWING REQUIREMENTS: MAINTAIN 70 °F INSIDE WHEN THE OUTSIDE TEMPERATURE IS 100°F AND MAINTAIN 70°F INSIDE WHEN THE OUTSIDE TEMPERATURE IS 0°.

ALL HEATING LINES SHALL CONTAIN ANTIFREEZE.

LOCATE ATTIC MECHANICAL UNITS ON GALVANIZED DRIP PANS, DRAINED. ALL DUCTS SHALL BE FIBERGLASS INSULATED TYPE (EXCEPT GALVANIZED UNDERSLAB DUCTWORK).

THE MECHANICAL SUBCONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE BUILDER FOR APPROVAL PRIOR TO ANY EACH SYSTEM SHALL BE SEPARATE AND COMPLETE WITH EACH SYSTEM HAVING SUPPLEMENTAL STRIP HEAT.

CARRIER, TRANE, LENNOX, AND YORK ARE APPROVED MANUFACTURERS FOR THE MECHANICAL UNIT. ANY SUBSTITUTES MUST BE APPROVED IN WRITING BY THE ARCHITECT OR OWNER.

ALL MECHANICAL UNITS IN ATTIC SHALL BE LOCATED IN SUCH MANNER THAT THEY SHALL NOT CAUSE AN OBSTRUCTION TO FUTURE ATTIC FLOORING.

PROVIDE THE PROPER FIRE RATED SEPARATION AT THE MECHANICAL ROOM (FURNACE, HVAC, HOT WATER, ETC. AS PER THE BUILDING CODE PROVIDE BACKDRAFT DAMPER EXHAUST DUCTS TO BE MIN. 0.016 INCHES RIGID METAL, AMX HORIZT. LENGTH NOT TO EXCEED 25 FT. PROVIDE BOOSTER FAN IF GREATER THAN 25 FT.

BATHS & LAVS WITHOUT OPERABLE WINDOWS OR DOWNS WITH LESS THAN 1.5 S.F. OPENING SHALL BE MECHANICALLY VENTED TO EXTERIOR.

INTERMITTENT VENTILATION TO BE MIN. 50 CFM, CONTINUOUS VENTING TO BE MIN. 20 CFM.

ELECTRICAL NOTES

ALL OUTLETS, FIXTURES AND ALL OTHER ELECTRICAL WORK SHALL BE PLACED, AND INSTALLED AS PER THE 2018 NFPA LATEST EDITION, THE LATEST EDITION OF THE N.E.C., N.B.F.U., AND THE LOCAL UTILITY CO. ELECTRICAL PANELS SHALL BE FULLY RECESSED AND HAVE ALL CIRCUITS CLEARLY LABELED.

A MINIMUM OF 20 % OF CIRCUITS SHALL BE FOR FUTURE USE FOR EACH PANEL USED.

TELEPHONE AND TELEVISION OUTLETS SHALL BE WIRED TO LOCAL PROVIDERS SPECIFICATIONS TO A POINT OF ENTRY APPROVED BY THE ARCHITECT UNLESS SHOWN ON PLANS OTHERWISE.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE MECHANICAL EXHAUST FANS; FOR ALL RANGES, AND IN ALL LAUNDRY, TOILET, TUB, AND SHOWER AREAS. ALL FAN FIXTURES SHALL BE SWITCHED SEPARATELY AND VENTED TO THE EXTERIOR.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE A SWITCH FOR THE DISHWASHER LOCATED IN SINK CAB.

ALL RECEPTACLES SHOWN ABOVE THE COUNTER SHALL HAVE THE BOTTOM FLUSH WITH TOP OF THE BACK SPLASH.

THE ELECTRICAL CONTRACTOR SHALL NOT DRILL OR CUT ANY STRUCTURAL ORDERS, HEADERS AND BEAMS WITHOUT PRIOR CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CONSULT AND COORDINATE WITH OTHER TRADES INVOLVED WITH THIS PROJECT PRIOR TO INSTALLATION.

THE ELECTRICAL CONTRACTOR SHALL VERIFY WITH THE OWNER ALL ELECTRICAL DEVICE AND FIXTURE LOCATIONS.

THE ELECTRICAL CONTRACTOR SHALL VERIFY WITH THE OWNER ALL ELECTRICAL DEVICE AND FIXTURE OPTIONS SUCH AS COLOR, AND STYLE PRIOR OF ORDERING.

ALL SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE HARWired AND INTERCONNECTED WITH BATTERY.

PROVIDE ONE SMOKE DETECTORS AS INDICATED ON PLANS AND AS PER ALL CODE REQUIREMENTS AND PROVIDE A MINIMUM OF ONE CARBON MONOXIDE DETECTOR ON EVERY FLOOR.

LOCATE SMOKE DETECTORS ON FLAT CEILINGS NO CLOSER THAN 16" FROM WALL.

ALL OUTLETS TO BE TAMPERPROOF.

ARC-FAULT OUTLETS IN ALL ROOMS EXCEPT KITCHEN AND BATHS. ALL RECESSED LIGHTS TO MEET "IC" REQUIREMENTS FOR AIR INFILTRATION

50% OF LAMPS TO BE HIGH EFFICIENCY

OUTDOOR RECEPTACLES MUST BE GFCI PROTECTED AS PER LATEST NEC

RECEPTACLES MUST BE ON A MINIMUM OF 2 BRANCH CIRCUITS AS PER LATEST NEC

BATHROOM GFCI OUTLETS TO BE ON STANDALONE BRANCH CIRCUIT AS PER LATEST NEC

ALL ELECTRICAL WORK TO BE TAMPER RESISTANT

ALL ELECTRICAL WORK TO COMPLY WITH THE NYS AND INTERNATIONAL ELECTRIC CODE

ADDITIONAL NOTES

ALL THERMOSTATS TO BE PROGRAMABLE - DIGITAL AS MFG. BY WHITE ROESER OR EQUAL.

ALL SUPPLY PIPING AND/OR DUCT WORK TO RECEIVE R-8 INSULATION WHEN IN UNCONDITIONED SPACES

ALL HEATING AND/OR COOLING PUMPS TO BE VARIABLE SPEED OF [HP.

ALL PLUMBING & PIPING TO COMPLY WITH APPLICABLE 2020 PLUMBING CODE OF NYS

FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES (RESIDENTIAL SLEEPING AREAS, LIVE LOAD=30 psf, L/A =360)									
JOIST SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 10 psf				DEAD LOAD = 20 psf			
		2x6	2x8	2x10	2x12	2x6	2x8	2x10	2x12
		(ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)
12	DOUGLAS FIR-LARCH	#2 11-10	15-7	19-10	23-4	11-8	14-9	18-0	20-11
	HEM-FIR	#2 11-0	14-6	18-6	22-6	11-0	14-4	17-6	20-4
	SPRUCE-PINE-FIR	#2 11-3	14-11	19-0	23-0	11-3	14-7	17-9	20-7
	DOUGLAS FIR-LARCH	#1 10-11	14-5	18-5	21-4	10-8	13-6	16-5	19-1
16	DOUGLAS FIR-LARCH	#2 10-9	14-2	17-5	20-3	10-1	12-9	15-7	18-1
	HEM-FIR	#1 10-6	13-10	17-8	21-1	10-6	13-4	16-3	18-10
	HEM-FIR	#2 10-0	13-2	16-10	19-8	9-10	12-5	15-2	17-7
	SPRUCE-PINE-FIR	#1 10-3	13-6	17-2	19-11	9-11	12-7	15-5	17-10
19.2	DOUGLAS FIR-LARCH	#2 10-1	13-0	15-11	18-6	9-3	11-8	14-3	16-6
	HEM-FIR	#2 9-5	12-5	15-6	17-1	8-11	11-4	13-10	16-1
24	DOUGLAS FIR-LARCH	#2 9-8	12-9	15-8	18-3	9-1	11-6	14-1	16-3
	HEM-FIR	#2 8-9	11-8	14-3	16-6	8-3	10-5	12-9	14-9
24	DOUGLAS FIR-LARCH	#2 8-9	11-4	13-10	16-1	8-0	10-2	12-5	14-4
	SPRUCE-PINE-FIR	#2 8-11	11-6	14-1	16-3	8-1	10-3	12-7	14-7

NOTE: CHECK SOURCES FOR AVAILABILITY OF LUMBER IN LENGTHS GREATER THAN 20 FEET.

TABLE R502.3.1(2) FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES (RESIDENTIAL LIVING AREAS, LIVE LOAD=40 psf, L/A =360)									
JOIST SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 10 psf				DEAD LOAD = 20 psf			
		2x6	2x8	2x10	2x12	2x6	2x8	2x10	2x12
		(ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)
12	DOUGLAS FIR-LARCH	#2 10-9	14-2	18-0	20-11	10-8	13-6	16-5	19-1
	HEM-FIR	#2 10-0	13-2	16-10	20-4	10-0	13-1	16-0	18-6
	SPRUCE-PINE-FIR	#2 10-3	13-6	17-3	20-7	10-3	13-3	16-3	18-10
	DOUGLAS FIR-LARCH	#1 9-11	13-1	16-5	19-1	9-8	12-4	15-0	17-5
16	DOUGLAS FIR-LARCH	#2 9-9	12-9	15-7	18-1	9-3	11-8	14-3	16-6
	HEM-FIR	#1 9-6	12-7	16-0	18-10	9-6	12-2	14-10	17-2
	HEM-FIR	#2 9-1	12-0	15-2	17-7	8-11	11-4	13-10	16-1
	SPRUCE-PINE-FIR	#1 9-4	12-3	15-5	17-10	9-1	11-6	14-1	16-3
19.2	DOUGLAS FIR-LARCH	#2 9-2	11-8	14-3	16-6	8-5	10-8	13-0	15-11
	HEM-FIR	#2 8-7	11-3	13-10	16-1	8-2	10-4	12-8	14-8
24	DOUGLAS FIR-LARCH	#2 8-9	11-6	14-1	16-3	8-3	10-6	12-10	14-10
	HEM-FIR	#2 8-3	10-5	12-9	14-9	7-6	9-6	11-8	13-6