

CONSTRUCTION NOTI

- A. SEE RESCHECK CALCULATIONS STAPLED TO TITLE SHEET FOR INSULATION R VALUES AND THICKNESS SPECIFICATIONS.
- B. SPECIFIC MANUFACTURERS MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF MINIMUM QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS. THE OWNER/BUILDER SHALL NOT BE RESTRICTED FROM SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BUILDING CODES AND ARE APPROVED FOR THAT SPECIFIC USE BY THE
- BUILDING OFFICIAL. C. ALL EGRESS WINDOWS OPENINGS TO COMPLY WITH

SECTION R310.

		C	
		\mathbf{O}	
_	_	_	

ELEVATION KEY NOTES 1. 2" X 10" ROOF RIDGE, CONTINUOUSLY VENTED. 2. STANDARD ROOF ASSEMBLY-240# ARCHITECTURAL ASPHALT OR FIBERGLASS ROOF SHINGLES TO MATCH EXISTING OVER 30# ROOFING FELT ON 1/2" 'CDX' PLYWOOD ROOF SHEATHING (NO ALTERNATES WILL BE ACCEPTED FOR PLYWOOD ROOF SHEATHING) OVER 2"X 8" ROOF RAFTERS @ 16" O.C.. 3. STANDARD ROOF ASSEMBLY-240# ARCHITECTURAL ASPHALT OR FIBERGLASS ROOF SHINGLES TO MATCH EXISTING OVER 30# ROOFING FELT ON 1/2" 'CDX' PLYWOOD ROOF SHEATHING (NO ALTERNATES WILL BE ACCEPTED FOR PLYWOOD ROOF SHEATHING) OVER 2" X 6" ROOF RAFTERS @ 16" O.C.. 4. ICE BARRIER: SELF ADHESIVE ICE BARRIER OF POLYMER

- MODIFIED BITUMEN SHEET TO BE INSTALLED IN LIEU OF NORMAL UNDERLAYMENT ON PLYWOOD ROOFING FROM FASCIA BOARD TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING TO PREVENT LEAKAGE FROM ICE DAMS IN COMPLIANCE WITH SECTION R905.2.7.1.
- 5. 2" X 4" STRONG BACKS (CONTINUOUS).
- 6. DROP DOWN ATTIC ACCESS: 30" X 22" ATTIC ACCESS AS PER RCNYS R807.
- 7. CEILING ASSEMBLY-2" X 8" CEILING JOIST @ 16" O.C. WITH 8-1/4" R-30c KRAFT PAPER BACKED FIBERGLASS INSULATION BATTS BETWEEN JOIST COVERED WITH 1/2" GYPSUM BOARD.
- 8. 2" X 8" ROOF RIDGE, CONTINUOUSLY VENTED.
- 9. FOUNDATION WALL: 12" POURED CONC. "TRENCH" FOOTING TO GRADE, 3500 PSI AT 28 DAYS MIN. BEARING ON VIRGIN SOIL WITH (2) #5 REBAR AT BOTTOM. OUTER REBAR TO BE CONTIN. AT CORNERS. REBAR CONCRETE COVERAGE TO BE 3" MIN. WITH 8" CONCRETE BLOCK FROM GRADE TO MUD SILL LEVEL.
- 10. 26" LONG 5/8" REBAR DOWELS WITH 7" MIN. EMBEDMENT 1'-6" O.C. VERTICALLY. MINIMUM THREE. (EPOXY SOLID)
- 11. PORTICO SLAB: 4" POURED CONCRETE FLOOR SLAB WITH 6" X 6" W1.4 X W1.4 W.W.F. OVER 4" COMPACTED CRUSHED GRAVEL. PITCH FLOOR SLAB 1/8" PER FOOT AWAY FROM STRUCTURE.
- 12. EXISTING CRAWLSPACE ACCESS
- 13. EXISTING BEAMS.
- 14. EXISTING COLUMNS TO REMAIN (TYPICAL).
- 15. EXISTING FOUNDATION STRUCTURE TO REMAIN.
- 16. CARBON MONOXIDE SENSORS SHALL BE PROVIDED ON EACH STORY INCLUDING BASEMENTS/CELLARS ALL TO BE IN COMPLIANCE WITH SECTION R313.4 OF THE RCNYS. PROVIDE CARBON MONOXIDE DETECTOR, HARD WIRED WITH BATTERY BACK UP, IN EACH COMMON HALLWAY ON EACH FLOOR OF HOUSE. INTERCONNECT ALL DETECTORS SO WHEN ONE SIGNALS, ALL WILL SIGNAL.
- 7. PROVIDE SMOKE DETECTORS, HARD WIRED WITH BATTERY BACK UP, IN EACH BEDROOM, AND IN EACH COMMON HALLWAY ON EACH FLOOR OF HOUSE. INTERCONNECT ALL DETECTORS SO WHEN ONE SIGNALS, ALL WILL SIGNAL. SMOKE DETECTORS/ ALARMS SHALL BE PROVIDED IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING ROOM IN IMMEDIATE VICINITY, AND ON EACH EACH ADDITIONAL STORY INCLUDING BASEMENTS/ CELLARS. ALL TO BE INCOMPLIANCE WITH SECTION R313.1 OF THE RCNYS.
- 18. (3) 1-3/4" X 9-1/4" LVL BEAM (FLUSH) OR (2) 1-3/4" X 14" LVL BEAM (FLUSH).
- . DOUBLE JOIST HEADER AND TRIMMER FOR ATTIC DROP DOW STAIR OPENING.
- 20. STAIRS, LANDINGS, RAILS AND GUARDS TO COMPLY WITH SECTIONS R311 AND R312 OF RCNSY.
- 21. STAIRWAY ILLUMINATION SHALL COMPLY WITH SECTION R303.6 OF RCNYS.
- 22. PORCH CEILING ASSEMBLY-2" X 4" CEILING JOISTS @ 16" O.C. COVERED WITH VINYL SOFFIT MATERIAL.
- 23. 10" X 10" DECORATIVE COLONIAL COLUMN ENCLOSURE OVER 4" X 4" P.T. POST. VERFIY REQUIRED COLUMN HEIGHT IN FIELD BEFORE ORDERING OR CUTTING (TYPICAL).
- 24. FLOOR ASSEMBLY: 3/4" "CDX" TONGUE AND GROOVE PLYWOOD FLOOR SHEATHING GLUED AND SCREWED OVER 2" X 8" FLOOR JOIST @ 16" O.C. TO MATCH AND ALIGN EXISTING COVERED WITH 1/2" GYPSUM BOARD.
- 25. FLOOR ASSEMBLY: 3/4" "CDX" TONGUE AND GROOVE PLYWOOD FLOOR SHEATHING GLUED AND SCREWED OVER 2" X 8" FLOOR JOIST @ 16" O.C. TO MATCH AND ALIGN EXISTING WITH 5-1/2" R-21 KRAFT PAPER BACKED FIBERGLASS INSULATION BATTS BETWEEN JOISTS.
- 26. FLOOR ASSEMBLY: 3/4" "CDX" TONGUE AND GROOVE PLYWOOD FLOOR SHEATHING GLUED AND SCREWED OVER 2" X 8" FLOOR JOIST @ 16" O.C. TO MATCH AND ALIGN EXISTING WITH 5-1/2" R-21 KRAFT PAPER BACKED FIBERGLASS INSULATION BATTS BETWEEN JOISTS COVERED WITH 5/8" TYPE "X" GYPSUM BOARD.
- 27. (3) 2" X 4" POST.
- 28. (2) 2" X 6" BEAM.
- 29. EXISTING FLOOR JOISTS.
- 30. EXISTING ROOF RAFTER TO REMAIN.
- 31. 2" X 12" ROOF PLATE.
- 32. BLIND FLASH ALL INTERSECTIONS OF HORIZONTAL AND VERTICAL AS PER RCNYS R903.2.
- 33. 4" EXPOSURE VINYL SIDING TO "BEST MATCH" EXISTING.
- 34. 4" VINYL WINDOW CASING.
- 35. 4" VINYL CORNER BOARDS.
- 36. VINYL LOUVERED SHUTTERS.
- 37. 6" DEEP FLYING GABLE WITH 1" X 6" RAKE AND 1" X 2" TRIM WRAPPED IN ALUMINUM.
- 38. ALUMINUM GUTTER AND DOWNSPOUTS AT EACH EAVE OVERHANG.
- 39. 9" CONTINUOUSLY VENTED BOXED EAVE OVERHANG (TYPICAL).
- 40. RAFTERS LAPPED AND 'SPIKED' TO WALL STUDS. BLIND FLASH AS REQUIRED.
- 41. CONTINUOUSLY VENTED SOFFIT WITH ALUMINUM GUTTER.
- 42. EXISTING GRADE SLOPED AWAY FROM STRUCTURE 1/2" MIN. VERTICAL FOR 12" HORIZONTAL RUN FOR 4'-0" MIN. HORIZONTAL LENGTH, IN COMPLIANCE WITH SECTION R401.3 OF THE RCNYS.

NO. 1	DESCRIF	DATE XXXXXX			
CAD File Name: OWENS FINAL 1.layout Drawn By: Edward Koenig					
CARMELHILL ARCHITECTS					
Architecture Firm: CARMELHILL ARCHITECTS EDWARD KOENIG - R.A., A.I.A. 415 LAKE AVENUE SOUTH NESCONSET, NY 11767-1848 631-277-3337 Website: www.CARMELHILL.com Email: CARMELHILL@optonline.net					
Project Title: OWENS SECOND STORY ADDITION DAVE & DONNA OWENS 225 NORTH NIAGARA AVENUE LINDENHURST, NY 11757 516-375-8996					
Sheet Title <u> CONSTRUCTION</u> <u> PLANS</u>					
Drawi	ng No.	A-5			

of 9 SHEETS