

GENERAL CONSTRUCTION NOTES:

CONSTRUCTION ACCORDING TO THE 2020 RESIDENTIAL CONSTRUCTION CODE OF NEW YORK STATE (USE APPLICABLE NOTES).

- THE CONSTRUCTOR IS EXPECTED TO FAMILIARIZE HIMSELF WITH THE EXISTING SITE BEFORE STARTING WORK. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. DO NOT SCALE DRAWINGS. USE DIMENSIONS GIVEN. ANY DISCREPANCIES OR CHANGES TO THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AT ONCE. IF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THESE NOTES ARE INTENDED TO BE CHANGED BY THE CONTRACTOR THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE CHANGES FOR APPROVAL. ALL GUTTER AND FOOTING DRAIN OUTLETS SHALL BE DIRECTED/DISCHARGED FROM SEPTIC SYSTEM.

- ALL WORK TO BE COMPLETED SHALL CONFORM TO CURRENT CODE AND FIRE PREVENTION CODE, AND ANY OTHER APPLICABLE LOCAL CODES. THE OWNER/CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY REQUIRED CONSTRUCTION PERMITS BEFORE STARTING WORK AND SCHEDULING ANY APPLICABLE INSPECTIONS WITH THE BUILDING DEPARTMENT OR THIRD PARTY INSPECTION FIRM.

- THE CONTRACTOR SHALL REMOVE ALL DEBRIS CREATED BY HIS SCOPE OF WORK.

CONCRETE & FOUNDATIONS

- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND REPORTING ANY DISCREPANCIES BETWEEN THE FOUNDATION AND THE FLOOR PLANS PRIOR TO CONSTRUCTION.

- ALL EXCAVATION SHALL BE FREE OF WATER DURING THE FORMING, INSTALLATION AND CONSTRUCTION OF THE FOOTINGS AND FOUNDATION.

- WITH THE EXCEPTION OF SLABS, ALL CONCRETE SHALL BE 3000 P.S.I.(28 DAY COMPRESSIVE STRENGTH) WITH 5% TO 7% AIR ENTRAINMENT.

- CONCRETE DESIGN MIX AND REBAR SPLICES AND COVERAGE SHALL BE IN ACCORDANCE WITH CURRENT ACI CODES. ALL REINFORCING BARS SHALL BE GRADE 60.

- ALL CONCRETE WORK SHALL CONFORM TO THE LATEST REVISIONS OF THE ACI332 OR EQUIVALENT.

- ALL SLABS ON GRADE SHALL BE 3500 P.S.I. WITH 5% TO 7% AIR ENTRAINMENT, 4"CONCRETE ON 4" SAND OR GRAVEL FILL WITH 6X6-10X10WWM REINFORCING. ALL INTERIOR SLABS SHALL BE PLACED ON A 6 MIL POLYETHYLENE VAPOR BARRIER. VAPOR BARRIER JOINTS SHALL BE LAPPED 6" MIN.

- PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS AND ABUTTING CONCRETE WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.

- ALL FOOTINGS SHALL BE 20"W (MIN.) X 10"H (MIN.)(OR PER PLANS)CONCRETE ON UNDISTURBED SOIL WITH TWO #4 BARS CONTINUOUS 3" FROM FOOTING BOTTOM.

- WATERPROOF WALLS OF EXCAVATED AREAS WITH THEROSEAL OR EQUAL. PLACE 4" DIA. PERFORATED PVC DRAINAGE PIPE AT PERIMETER OF EXCAVATED AREAS. COVER TOP OF JOINTS W/ 15 LB. FELT AND MINIMUM OF 6" COARSE ROCK OR GRAVEL. SLOPE PIPE 3/16" PER FT. MIN. TO POINT OF DISCHARGE.

- CONCRETE PLACED IN COLD WEATHER SHALL BE IN CONFORMANCE WITH ACI CODES FOR DESIGN MIX AND/OR CURING OF COLD WEATHER.

- CONCRETE CRAWL SPACES SHALL BE VENTED ONE SQ. FT. MINIMUM PER 150 SQ.FT. AREA. VENTS SHALL BE WITHIN 3' OF CORNERS. IN ADDITION, A 24" X 18" MIN. ACCESS OPENING SHALL BE PROVIDED.

- BACKFILL SHALL NOT BE PLACED MORE THEN FOUR FEET ABOVE INTERIOR GRADE UNTIL HOUSE DECK IS ON AND BASEMENT SLAB IS POURED.

- FOR ALL FOUNDATION AND CONCRETE WORK USE 3000 PSI OR GREATER - ALL REBAR SHALL BE GRADE 60. USE ONLY PRESSURE TREATED SILL PLATES. USE 1/2" X 12" ANCHOR BOLTS AT 6'-0" O.C., 12" FROM CORNERS OR SPLICES. FOR ALL CONCRETE BLOCK MASONRY USE DURO-WALL EVERY OTHER COURSE, TOP COURSE TO BE SOLID. MINIMUM SOIL BEARING CAPACITY SHALL BE 1500 P.S.F.

- FOOTING SHALL NOT TO BE PLACED ON FROZEN GROUND OR SOIL NOT MAINTAINING MINIMUM SOIL BEARING CAPACITY. IF SOIL DOES NOT MEET THIS CRITERIA, THIS SOIL SHALL BE REPLACED WITH APPROVED STRUCTURAL BACKFILL. CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER IF NON-SUITABLE SOILS ARE ENCOUNTERED.

FRAMING AND CARPENTRY

- ALL LUMBER SHALL BE CONSTRUCTION GRADE SPF (Fb = 1,200 PSI) OR EQUAL

- DOUBLE UP ALL STUDS AT WINDOWS, DOORS, AND HEADERS. DOUBLE UP ALL FLOOR JOISTS, UNDER PARTITIONS PARALLEL TO THEM. ALL FLOOR JOISTS SHALL BE BRACED OR BLOCKED AT MID-SPAN. ALL PLYWOOD SUB-FLOORING SHALL BE SCREWED DOWN. PROVIDE ALL FIRE STOPPING AS REQUIRED BY CODE. ANY LUMBER USED FOR DECKS OR EXTERIOR USE SHALL BE PRESSURE TREATED.

- USE JOIST HANGERS FOR ANY LUMBER FRAMED FLUSH WITH A BEAM. USE ONLY GALVANIZED ITEMS FOR EXTERIOR USE. PROVIDE CROSS BRACING OR SOLID BLOCKING BETWEEN ALL JOISTS. PROVIDE DOUBLE JOISTS UNDER COLUMNS THAT FALL ABOVE IT. ALL OTHER NAILS, FASTENERS, HANGERS, ETC. SHALL MEET GENERALLY ACCEPTED INDUSTRY STANDARDS.

- FOR EXTERIOR WORK USE ALUMINUM STEP FLASHING AT THE INTERSECTION OF ALL ROOFS AND WALLS. OVERLAP ROOF SHINGLES AT ALL VALLEYS AND HIPS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. FOR ALL VALLEYS AND EAVES, LINE WITH WEATHER-GUARD (OR EQUIVALENT) NAILABLE ICE SHIELD BEFORE INSTALLING SHINGLES. VAPOR BARRIER SHALL BE PROVIDED WHERE INSULATION IS CAPABLE OF ABSORBING MOISTURE.

- ALL ITEMS NOT SPECIFICALLY NOTED IN THESE PLANS INCLUDING FLOOR, PAINT, FINISH CARPENTRY, PLUMBING FIXTURES, ELECTRICAL LIGHT FIXTURES, ETC. SHALL BE DISCUSSED AND NOTED WITH THE OWNERS BEFORE BEGINNING WORK.

- ALL INTERIOR WALLS SHALL BE 2 X 4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD, SPACKLED, TAPED AND FINISHED, UNLESS OTHERWISE NOTED. ALL EXTERIOR WALLS SHALL 2 X 6 STUDS AT 16" O.C. (REFER TO TYPICAL WALL DETAILS FOR SPECIFICATIONS).

- FOR INTERIOR SIDE OF FRAME WALLS, FLOORS, AND CEILINGS, VAPOR RETARDERS SHALL BE INSTALLED.

- UNLESS OTHERWISE NOTED, PROVIDE: DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS. DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.

- DOUBLE 2 X 10 HEADERS WITH 1/2" PLYWOOD BETWEEN AT ALL DOOR AND WINDOW OPENINGS. (UNLESS OTHERWISE NOTED ON PLAN).

- 1 ROW OF 1" X 3" CROSS BRIDGING PER JOISTS SPAN. FLOOR CONSTRUCTION SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD WITH EXTERIOR GLUE.

- USE WATER RESISTANT GYPSUM BOARD FOR WALLS AND CEILINGS AND 1/2" PLYWOOD UNDERLAYMENT IN ALL BATH AND TOILET AREAS.

- ALL LVL GIRDERS EXCEEDING (3) SHALL BE THRU BOLTED WITH 1/2" DIAMETER THRU BOLTS AND OVERSIZED WASHERS, STAGGERED AT 16" O.C.

- ALL EXTERIOR WINDOW AND DOOR HEADERS SHALL BE (3) 2 X 10 UNLESS NOTED OTHERWISE.

- ALL INTERIOR WINDOW AND DOOR HEADERS SHALL BE (2) 2 X 10 WITH 1" PLYWOOD UNLESS NOTED OTHERWISE.

- 2 X 6 COLLAR TIES AT 16" O.C. SHALL BE PROVIDED IN ALL AREAS WHERE STRUCTURAL RIDGE IS NOT NOTED.

ELECTRICAL SPECIFICATIONS

- ALL ELECTRIC SHALL COMPLY TO CHAPTERS 34-43 OF THE 2020 NYS RESIDENTIAL CODE.

- ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST APPROVED CODE. ALL ELECTRICAL WORK SHALL BE INSPECTED AT THE ROUGH AND FINAL STAGES OF THE CONSTRUCTION.

- ELECTRICAL SERVICE SHALL BE 200 AMP/220 VOLT.

- SMOKE DETECTORS SHALL BE HARD WIRED, INTER-CONNECTED AND HAVE A BATTERY BACKUP. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, WITHIN 15 FEET OUTSIDE OF EACH SEPARATE SLEEPING AREA, AND ON EACH ADDITIONAL STORY OF A DWELLING, INCLUDING BASEMENTS AND CELLARS.

- CARBON MONOXIDE DETECTORS SHALL BE HARD WIRED AND HAVE A BATTERY BACKUP. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED WITHIN 15 FEET OF ALL BEDROOMS OUTSIDE OF EACH SEPARATE SLEEPING AREA AND ON EACH ADDITIONAL STORY OF A DWELLING, INCLUDING BASEMENTS AND CELLARS.

- AFCI PROTECTION SHALL BE PROVIDED FOR ALL OUTLETS IN BEDROOMS, HALLWAYS, LIVING ROOMS, LAUNDRY ROOMS, DINING ROOM, AND KITCHEN.

- GFCI PROTECTION SHALL BE PROVIDED FOR ALL OUTLETS IN BATHROOMS, KITCHEN, GARAGE, OUTSIDE, LAUNDRY ROOM, AND UTILITY ROOM.

- ALL OUTLETS NOT LABELED GFCI SHALL BE ARC-FAULT CIRCUIT INTERRUPTER AND SHALL HAVE CIRCUIT INTERRUPTER PROTECTION INSTALLED IN EACH ROOM PER CURRENT CODE.

- RECESSED LIGHTING FIXTURES IN THE BUILDING ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE.

- A PERMANENT CERTIFICATE SHALL BE POSTED ON, OR IN THE ELECTRICAL DISTRIBUTION PANEL BY A STATE LICENSED ELECTRICAL INSPECTOR AND SHALL CONFORM TO THE CURRENT CODE REQUIREMENTS.

MECHANICAL & VENTILATION SPECIFICATIONS

- UTILITY ROOM SHALL BE VENTED TO THE EXTERIOR TO PROVIDE MINIMUM FRESH AIR REQUIRED FOR COMBUSTION BY HEATING UNIT MANUFACTURER.

- FURNACE, BOILERS, WATER HEATERS, WASHER AND DRYER UNITS SHALL BE RAISED A MINIMUM OF 18" FROM ALL SLABS.

- A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE INSTALLED TO PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN 75 CFM.

- THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS PERMITTED TO OPERATE INTERMITTENTLY WHERE THE SYSTEM HAS CONTROLS THAT ENABLE OPERATION FOR NOT LESS THAN 25-PERCENT OF EACH 4-HOUR SEGMENT AND THE VENTILATION RATE NOTED ABOVE IS MULTIPLIED BY THE FACTOR DETERMINED IN ACCORDANCE WITH TABLE 1507.3.3(1).

- THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. THE MANUAL OVERRIDE SHALL BE LOCATED IN THE UTILITY ROOM OF THE DWELLING.

- THE FAN DUCT FROM THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE INSULATED WITH R-6 DUCTWRAP IF WITHIN BUILDING ENVELOPE, INSULATE WITH R-8 IF OUTSIDE OF THE BUILDING ENVELOPE.

- A MINIMUM DISTANCE OF 10'-0" SHALL BE MAINTAINED FROM FAN AND ALL OTHER EXHAUST OUTLETS AND FLUES. EXHAUST TERMINATIONS MAY BE RUN THRU ATTIC TO ROOF JACKS IN LIEU OF WALL CAPS, FIELD COORDINATE.

- OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION IF APPLICABLE.
- BATHROOM VENTS SHALL BE 20 CFM CONTINUOUS OR 50 CFM INTERMITTENT AND KITCHEN VENTS SHALL BE 25 CFM CONTINUOUS OR 100 CFM INTERMITTENT. BATH FANS SHALL BE OF ALUMINUM CONSTRUCTION.

- GRAVITY OR AUTOMATIC DAMPERS FOR ALL OUTDOOR AIR INTAKES AND EXHAUSTS SHALL CLOSE WHEN VENTILATION SYSTEM IS NOT OPERATING.

- CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, AND EXHAUSTS SYSTEMS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS. THE EXHAUST SYSTEMS SHALL CONVEY THE MOISTURE AND ANY PRODUCTS OF COMBUSTION TO THE OUTSIDE OF THE BUILDING.

PLUMBING SPECIFICATIONS

- CONSISTENCY SHALL SHOW BETWEEN FIXTURE OUTLET SIZE AND DRAIN SIZE, 3" MINIMUM, AT ALL TIMES. PLUMBING SHALL TIE INTO MUNICIPAL SEWER OR SEPTIC.

- TRAPS ARE TYPICAL FOR ALL TOILETS PER CURRENT CODE. ALL WASTE LINES SHALL HAVE A MINIMUM 1/4" PER FOOT SLOPE.

- VENT STACK AND WASTER PIPE SHALL BE PVC. SUPPLY LINES SHALL BE PEX.

- AT LEAST ONE VENT STACK IS REQUIRED IN EACH RESIDENCE AND SHALL EXTEND NO MORE THAN 18" ABOVE THE ROOF, THE VENT SHALL RUN UNDIMINISHED IN SIZE, 3", AND AS DIRECTLY AS POSSIBLE FROM THE BUILDING DRAIN THROUGH TO THE OPEN AIR ABOVE THE ROOF.

- WATER TESTING IS REQUIRED ON ALL WASTE, VENT, AND DRAIN PIPES.

- WATER HAMMER ARRESTORS ARE REQUIRED IN ACCORDANCE WITH CURRENT CODE.

- ROUGH IN FOR PLUMBING FIXTURES LOCATIONS SHALL REMAIN CONSISTENT WITH PLANS. NO ADDITIONAL PLUMBING SHALL BE ROUGHED IN WITHOUT THE AUTHORIZATION OF THE DESIGN ENGINEER AND TOWN APPROVALS.

ENERGY CODE

- HIGH-EFFICIENCY LAMPS SHALL SHALL ACCOUNT FOR 50% OF PERMANENTLY INSTALLED LIGHTING FIXTURES.

- R-8 INSULATION IS REQUIRED FOR ALL SUPPLY DUCTS IN ATTICS. ALL OTHER DUCTS SHALL BE INSULATED WITH R-6 OR GREATER.

- THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR.

- WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NOT GREATER THAN 0.3 CFM PER SQUARE FOOT AND SWINGING DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NOT GREATER THAN 0.5 CFM PER SQUARE FOOT.

- EACH HEATING AND COOLING SYSTEM SHALL HAVE AT LEAST ONE PROGRAMMABLE THERMOSTAT.

- HOT WATER BOILERS THAT SUPPLY HEAD TO THE BUILDING THROUGH ONE- OR TWO-PIPE HEATING SYSTEMS SHALL HAVE AN OUTDOOR SETBACK CONTROL THAT DECREASES THE BOILER WATER TEMPERATURE BASED ON THE OUTDOOR TEMPERATURE.

- AIR HANDLERS SHALL HAVE A MANUFACTURER'S DESIGNATION FOR AN AIR LEAKAGE OF NOT GREATER THAN 2 PERCENT OF THE DESIGN AIRFLOW RATE WHEN TESTED IN ACCORDANCE WITH ASHRAE 193.

- MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS GREATER THAN 105 DEGREES FAHRENHEIT (41 DEGREES CELSIUS) OR LESS THAN 55 DEGREES FAHRENHEIT (13 DEGREES CELSIUS) SHALL BE INSULATED TO AN R-VALUE OF NOT LESS THAN R-3.

- PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DAMAGE, INCLUDING THAT CAUSED BY SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND. THE PROTECTION SHALL PROVIDE SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL BE PROHIBITED.

- 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 START THE PUMP BASED ON THE IDENTIFICATION OF A DEMAND FOR HOT WATER WITHIN THE OCCUPANCY. THE CONTROLS SHALL AUTOMATICALLY TURN OFF THE PUMP WHEN THE WATER IN THE CIRCULATION LOOP IS AT THE DESIRED TEMPERATURE AND WHEN THERE IS NO DEMAND FOR HOT WATER.

- ELECTRIC HEAT RACE SYSTEMS SHALL COMPLY WITH IEEE 515.1 OF RULE 515. CONTROLS FOR SUCH SYSTEMS SHALL AUTOMATICALLY ADJUST THE ENERGY INPUT TO THE HEAT TRACING TO MAINTAIN THE DESIRED WATER TEMPERATURE IN THE PIPING IN ACCORDANCE WITH THE TIMES HEATED WATER IS USED IN OCCUPANCY.

- DWELLING SHALL COMPLY WITH TIGHTNESS AND INSULATION REQUIREMENTS ILLUSTRATED IN THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE. ATTIC ACCESS SHALL BE INSULATED AND WEATHERSTRIPPED TO LEVEL EQUIVALENT TO INSULATION LEVEL TO SURROUNDING SURFACES. BAFFLES SHALL BE PROVIDED TO PREVENT LOOSE FILL INSULATION FROM SPILLING TO LIVABLE SPACE.

ATTICS

- THE ATTIC OPENING (PASSAGEWAY) MUST HAVE A CLEAR UNOBSTRUCTED VIEW LARGE ENOUGH TO REMOVE AND REPLACE ALL APPLIANCES LOCATED IN THE ATTIC.

- SOLID PLYWOOD FLOORING SURFACE SHALL BE PLACED ON THE ATTIC FLOOR JOISTS IN ACCORDANCE WITH M1305.1.3 OF THE 2020 NEW YORK STATE RESIDENTIAL CODE.

- THE WALKING SURFACE SHALL EXTEND FROM THE ATTIC ACCESS TO THE APPLIANCE AND EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF ALL APPLIANCES FOR MAINTENANCE PURPOSES.

- FOR APPLIANCES IN THE ATTICS, AN OPEN AND UNOBSTRUCTED PASSAGE WAY LARGE ENOUGH TO ALLOW FOR THE REMOVAL OF THE APPLIANCE SHALL BE PROVIDED IN ATTIC. APPLIANCE LOCATION SHOULD BE NO FURTHER THAN 20'-0" FROM THE ATTIC ACCESS POINT AND SHALL HAVE A SOLID FLOOR FROM ATTIC ACCESS POINT TO APPLIANCE LOCATION AND THE AREA AROUND THE APPLIANCE TO ACCOMMODATE FOR SERVICE. FINAL LOCATION OF APPLIANCES LOCATED IN ATTIC TO BE DETERMINED IN FIELD.

- APPLIANCES SHALL BE LOCATED TO ALLOW FOR ACCESS FOR INSPECTION, SERVICES, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED OR REPLACED. A LEVEL WORKING SPACE NOT LESS THAN 30 INCHES DEEP AND 30 INCHES WIDE (762MM BY 762MM) SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. A LUMINAIRE CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGEWAY OPENING AND A RECEPTACLE OUTLET SHALL BE INSTALLED AT OR NEAR THE APPLIANCE LOCATION IN ACCORDANCE WITH CHAPTER 39. EXPOSED LAMPS SHALL BE PROTECTED FROM DAMAGE BY OCATION OR LAMP GUARDS.

- ATTIC ACCESS SHOWN SHALL BE INSULATED AND WEATHERSTRIPPED TO PROVIDE A LEVEL OF INSULATION EQUIVALENT TO THE INSULATION ON SURROUNDING SURFACES. WOOD FRAMED OR EQUIVALENT BAFFLE, OR RETAINER SHALL BE PROVIDED, AS REQUIRED.

- THE ATTIC FLOOR INSULATION SHALL NOT BE COMPRESSED. SLEEPERS SHALL BE PROVIDED UNDER ALL PLYWOOD FLOORING IF INSULATION EXTENDS ABOVE TOP OF ATTIC FLOOR JOISTS.

DRAWING SHEETS

A-1 GENERAL CONSTRUCTION NOTES & RESCHECK

A-2 ELEVATIONS

A-3 FOUNDATION PLAN & GARAGE PLAN

A-4 UNFINISHED STORAGE PLAN & ROOF PLAN

A-5 SECTION, CONSTRUCTION DETAILS, TYPICAL WALL DETAIL & NOTCHING/BORING DETAILS

A-6 MECHANICAL SPECIFICATIONS

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT	FLOOD HAZARD
			WEATHERING	FROST DEPTH	TERMITE	DECAY			
50 PSF	115 MPH	C	SEVERE	42 IN.	MODERATE TO HEAVY	SLIGHT TO MODERATE	6	REQUIRED	PER SITE PLAN



Generated by REScheck-Web Software

Compliance Certificate

Project Collectable and Classic Car Storage for Dilemme: 24-009-NDS

Energy Code: 2018 IECC  
Location: Newburgh, New York  
Construction Type: Single-family  
Project Type: New Construction  
Conditioned Floor Area: 1,940 ft2  
Glazing Area: 4%  
Climate Zone: 5 (5895 HDD)  
Permit Date:  
Permit Number:  
All Electric: false  
Is Renewable: false  
Has Charger: false  
Has Battery: false  
Has Heat Pump: false

Construction Site:  
12 Deer Run Road  
Newburgh, New York 12550

Owner/Agent:

Designer/Contractor:  
Jonathan Cella, P.E.  
51 Hunt Road  
Walkill, New York 12589  
(845) 741-0363

Compliance: Passes using UA trade-off

Compliance: 17.8% Better Than Code Maximum UA: 382 Your UA: 314  
The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.  
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Flat Ceiling or Scissor Truss	2,016	38.0	0.0	0.030	0.026	60	52
Wall: Wood Frame, 16" o.c.	2,160	21.0	5.0	0.043	0.060	73	102
Door: Solid Door (under 50% glazing)	40			0.210	0.300	8	12
Door 1: Solid Door (under 50% glazing)	288			0.210	0.300	60	86
Window: Wood Frame	82			0.300	0.300	25	25
Window 1: Wood Frame	54			0.300	0.300	16	16
Wall 1: Wood Frame, 16" o.c.	1,240	21.0	5.0	0.043	0.060	53	74
Wall 2: Solid Concrete or Masonry	180	10.0	0.0	0.105	0.082	19	15

THESE PLANS HAVE BEEN PREPARED OR MODIFIED AND REVIEWED UNDER MY DIRECT SUPERVISIONS AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, SUCH PLANS FOR SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 RESIDENTIAL CONSTRUCTION CODE OF NEW YORK STATE AND THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

LIVABLE AREA  
SQUARE FOOTAGE

GARAGE - 2016 SQ. FT.  
STORAGE - 1329 SQ. FT.

TOTAL - 3345 SQ. FT.

ITEM	LOADS P.S.F.	
	LIVE	DEAD
FLOOR	40	10
ATTIC	20	10
DECK	45	10

ITEM	LOADS P.S.F.	
	GROUND SNOW LOAD	DEAD
ROOF	55	10

NO:	DATE:	REVISION DESCRIPTION:

SHEET TITLE:  
GENERAL  
CONSTRUCTION  
NOTES & RESCHECK

PROJECT TITLE:  
COLLECTABLE AND  
CLASSIC CAR STORAGE  
GARAGE FOR DILEMME  
S-B-L: 14-3-22-11  
12 DEER RUN ROAD  
TOWN OF NEWBURGH, NEW YORK  
ORANGE COUNTY

SEAL:

DESIGNER/ENGINEER:  
JONATHAN CELLA, P.E.  
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Walkill, New York, 12589  
(845) 741-0363  
N.Y.S. P.E. License #: 085069

DATE:  
2/10/2025  
JOB NUMBER:  
24-009-DMM  
SHEET NUMBER:

A-1



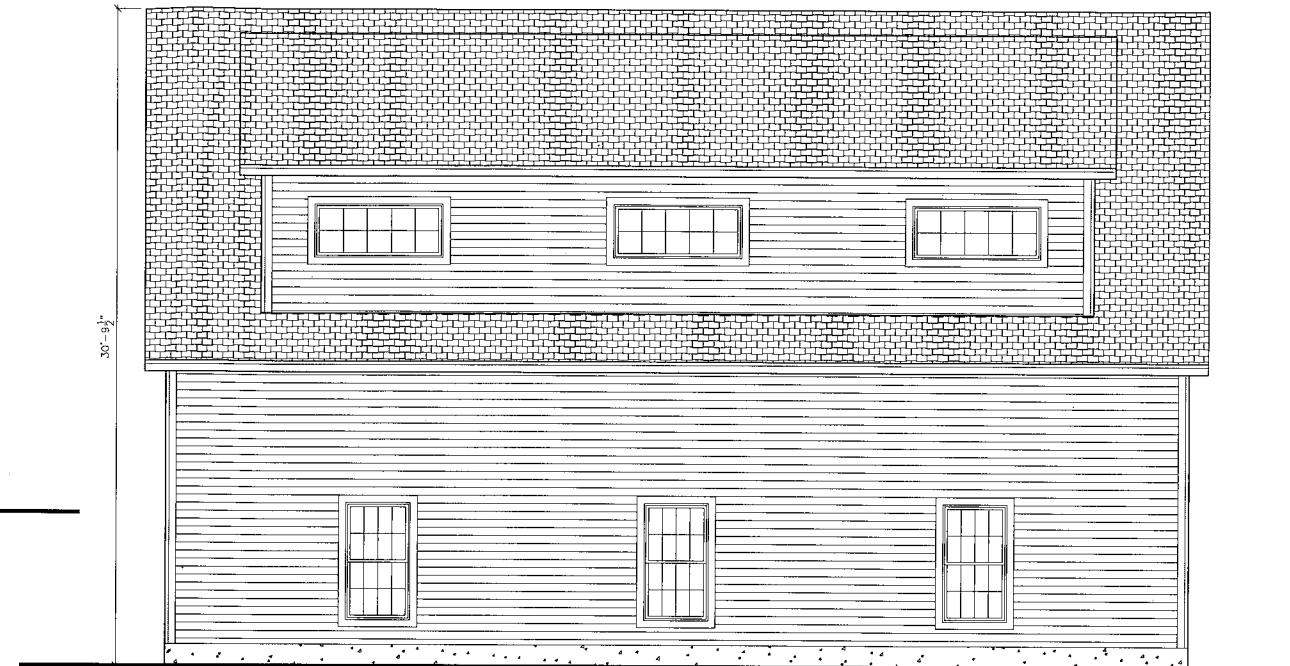
### FRONT ELEVATION

Scale:  $1/4" = 1'-0"$



## REAR ELEVATION

Scale: 1/4" = 1'-0"



### RIGHT ELEVATION

Scale:  $1/4" = 1'-0"$



### LEFT ELEVATION

Scale: 1/4" = 1'-0"

[illegible]

**SHEET TITLE:**  
**ELEVATIONS**

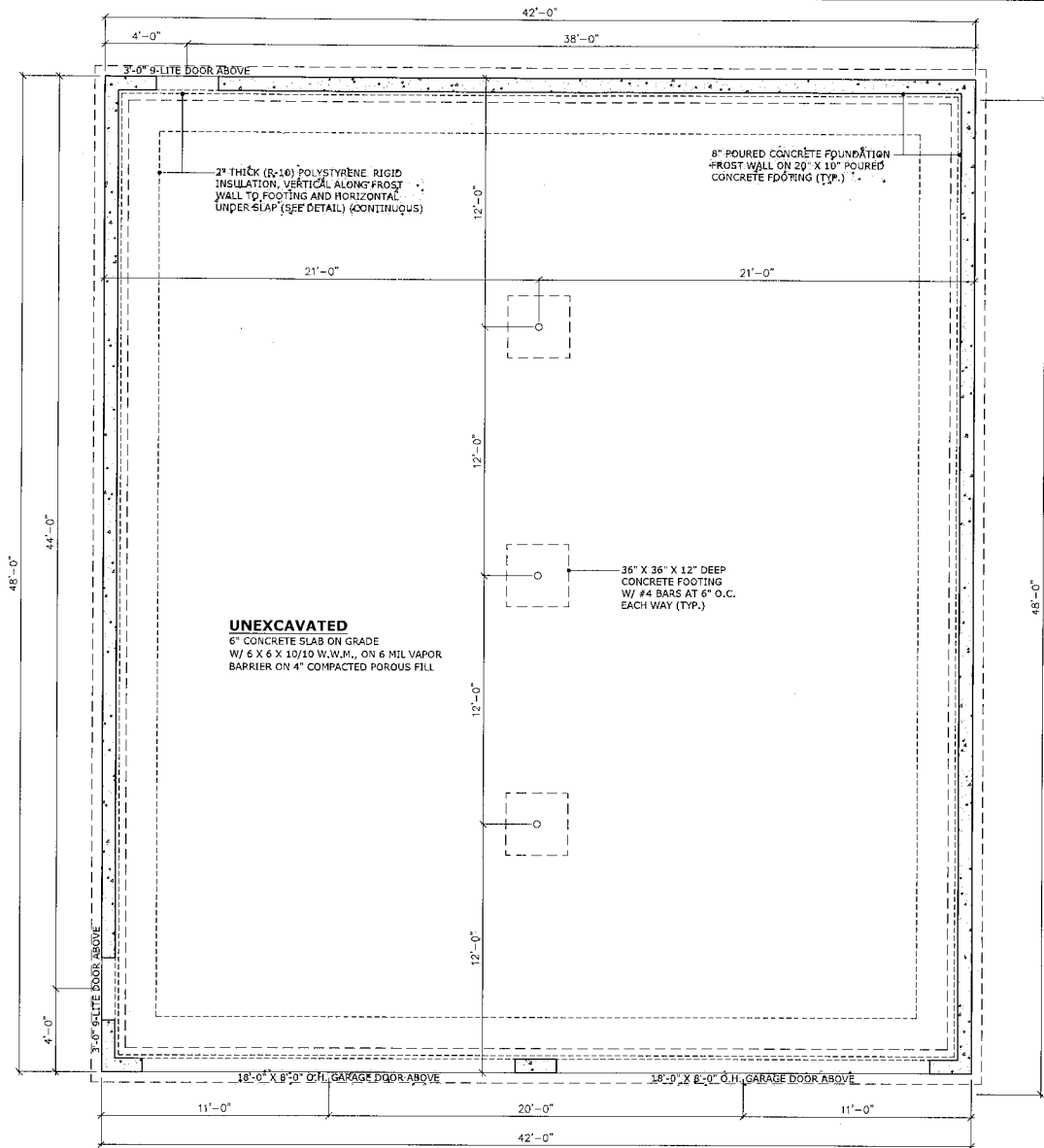
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**SEAL:**

DESIGNER/ENGINEER:  
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(845) 741-0363  
N.Y.S. P.E. License #: 085069

DATE:	2/10/2025
JOB NUMBER:	24-009-DMM
SHEET NUMBER:	

A-2

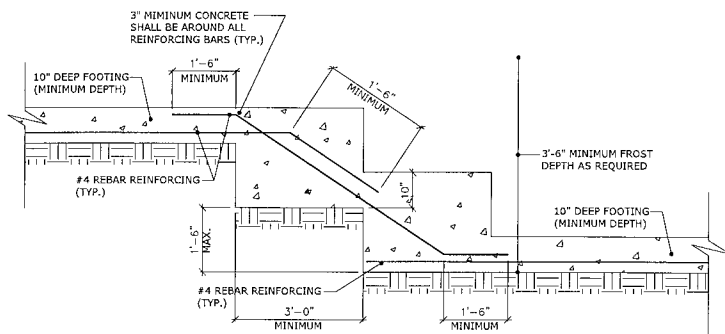


## FOUNDATION PLAN

Scale: 1/4" = 1'-0"

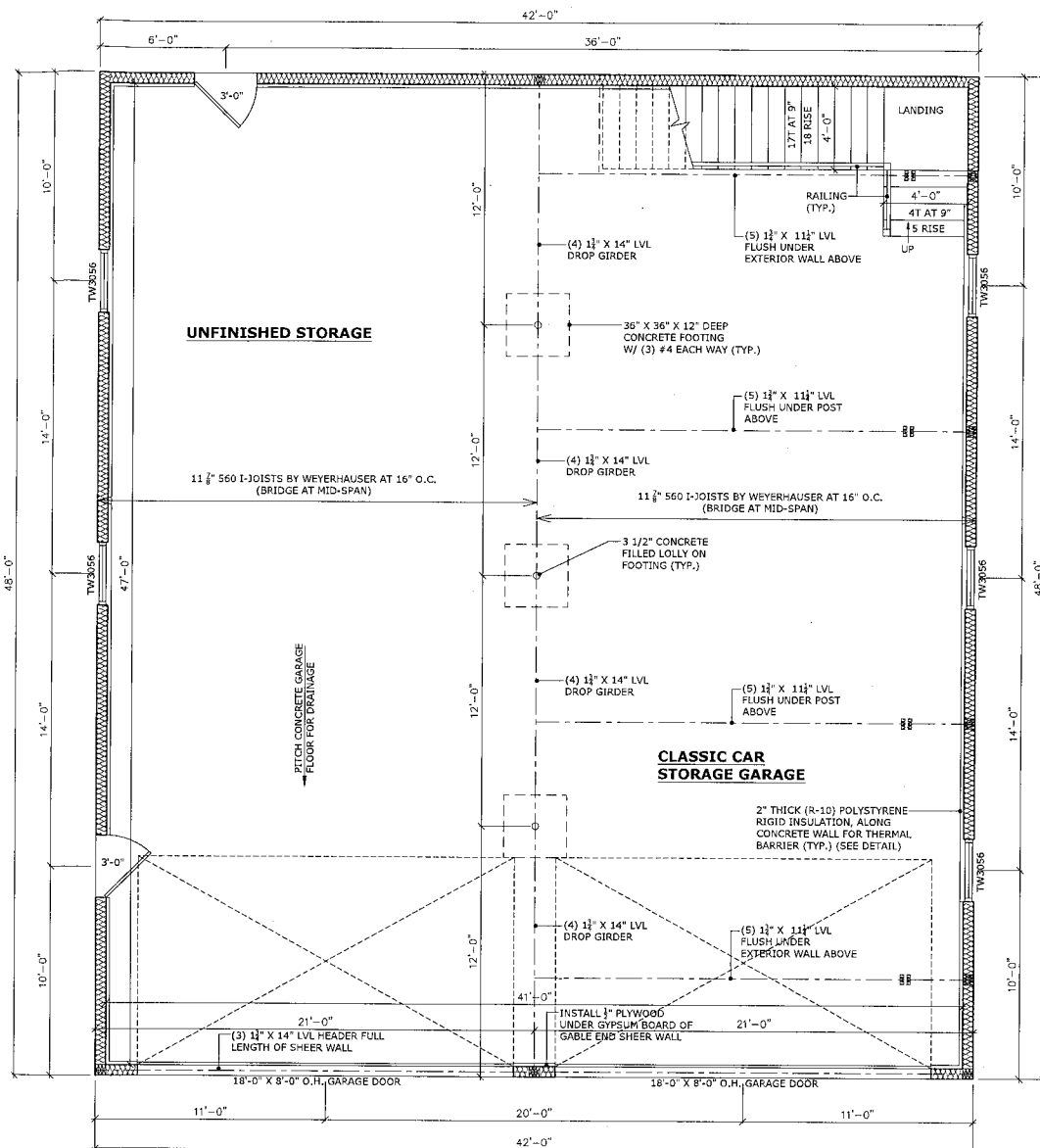
NOTES:

1.) THE FOUNDATION WALLS CAN BE POURED 48 HOURS AFTER THE FROST FOOTINGS. THIS PLAN SERVES AS PROFESSIONAL CERTIFICATION OF SUCH.



## STEP FOOTING DETAIL

Scale: 1" = 1'-0"

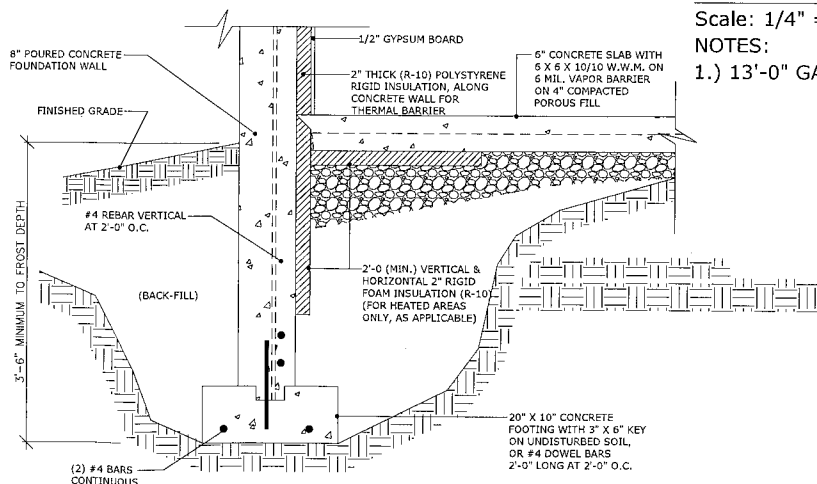


## GARAGE PLAN

Scale: 1/4" = 1'-0"

NOTES:

1.) 13'-0" GARAGE CEILING HEIGHT



## FROST FOOTING DETAIL

Scale: 1" = 1'-0"

NOTE: REFER TO TYPICAL WALL DETAIL FOR ALL FULL FOUNDATION WALL DETAILS.

LEGEND	
	CONCRETE FOUNDATION WALL
	2 X 6 INSULATED WALL
	2 X 6 WALL, UNINSULATED
	2 X 4 INSULATED WALL
	2 X 4 WALL, UNINSULATED
	HALF-WALL
	SOLID POST UNDER GIRDER ENDS
	GIRDER OR HEADER
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	HEAT DETECTOR
	MECHANICAL VENT TO EXTERIOR

NO.	DATE:	REVISION DESCRIPTION:

SHEET TITLE:  
FOUNDATION PLAN &  
GARAGE PLAN

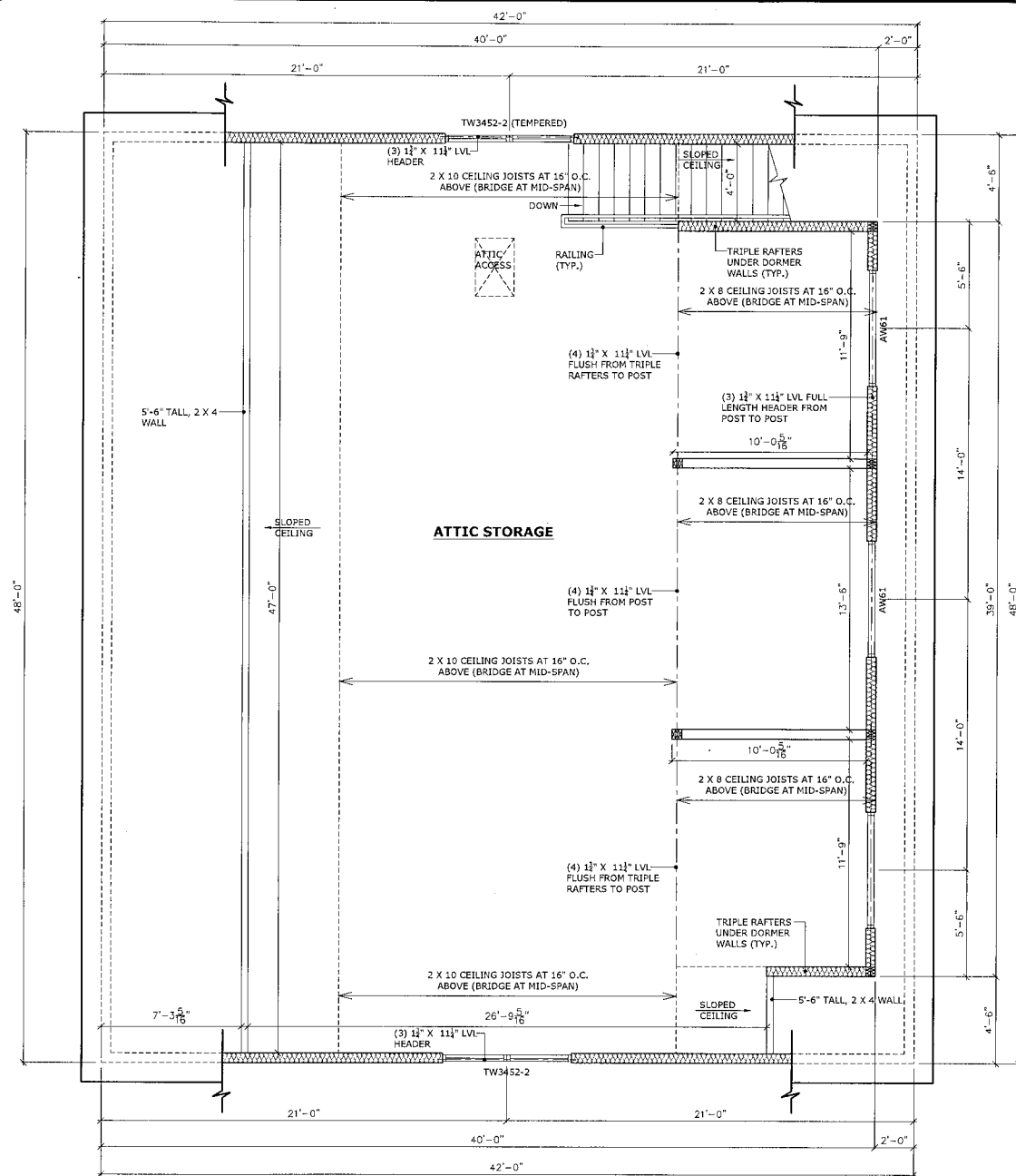
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SEAL:

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51 Hunt Road  
Walkill, New York, 12589  
(845) 741-0363  
N.Y.S. P.E. License #: 085069

DATE:  
2/10/2025  
JOB NUMBER:  
24-009-DMM  
SHEET NUMBER:

**A-3**

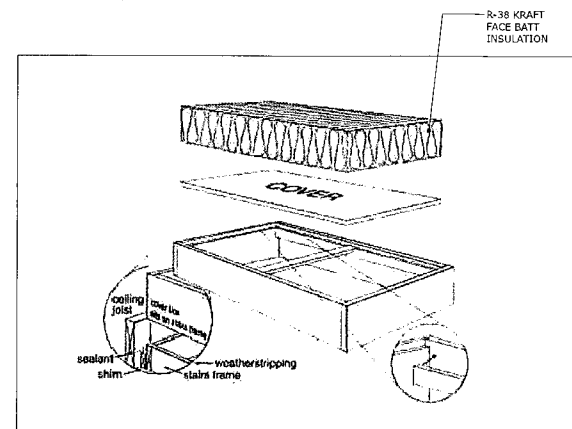


## UNFINISHED STORAGE PLAN

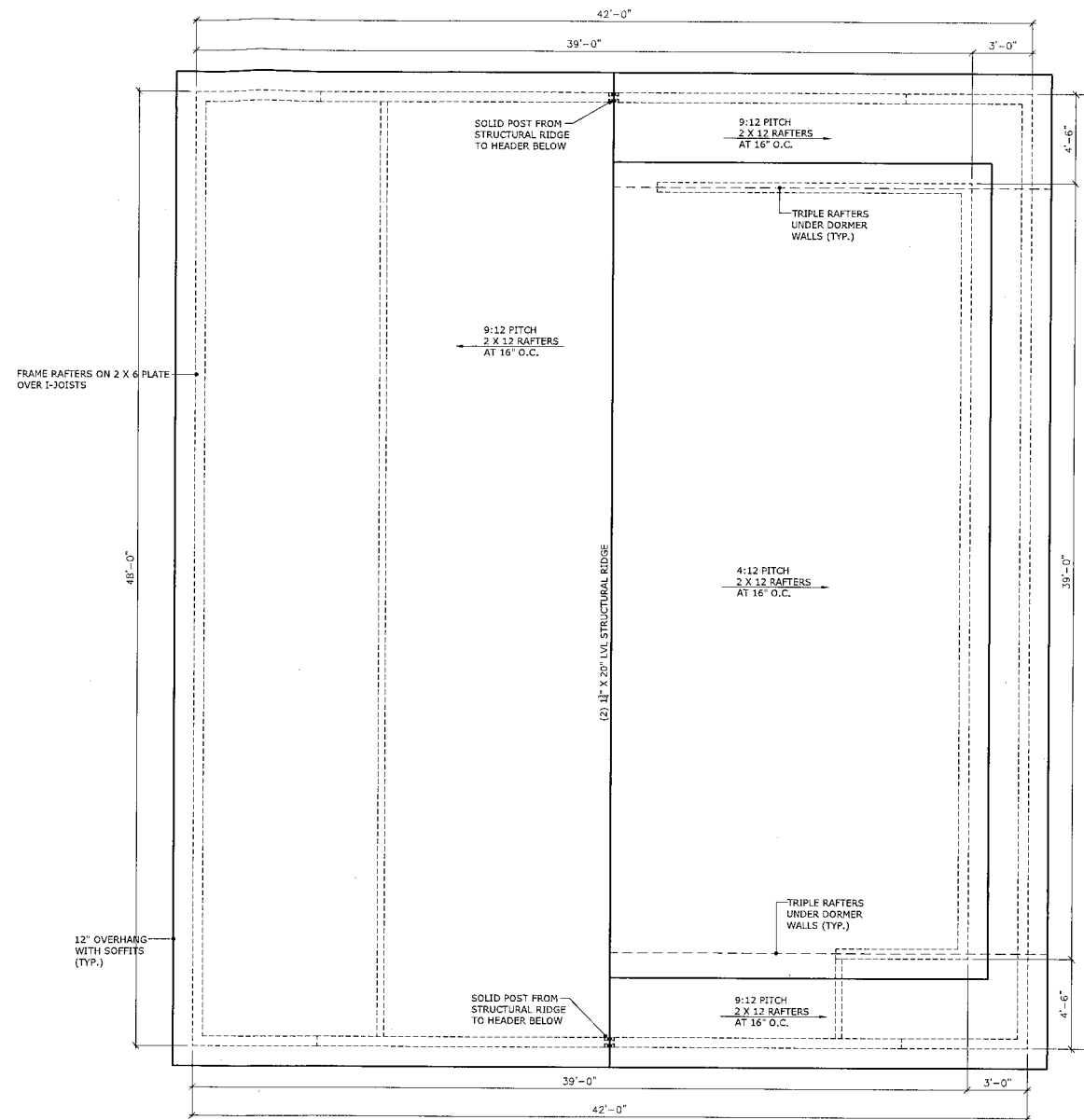
Scale: 1/4" = 1'-0"

### NOTES:

- 1.) 9'-0" CEILING HEIGHT, UNLESS NOTED OTHERWISE ON PLANS
- 2.) WINDOWS ARE ANBDERSEN 400 SERIES DOUBLE HUNG. WINDOW HEADER HEIGHT IS 7'-8". THE TW3046 WINDOWS EXCEED NYS EGRESS REQUIREMENTS OF 5.7 SQ. FT. OF CLEAR OPENABLE AREA, CLEAR OPENABLE WIDTH OF 20", AND CLEAR OPENABLE HEIGHT OF 24". WINDOWS SHALL HAVE A U-FACTOR OF 0.30 OR LESS (SEE RESCHECK).
- 3.) THE PROPER PERMITS AND TOWN APPROVALS SHALL BE OBTAINED FIRST PRIOR TO ANY ALTERATION OF THIS SPACE TO BE USED.

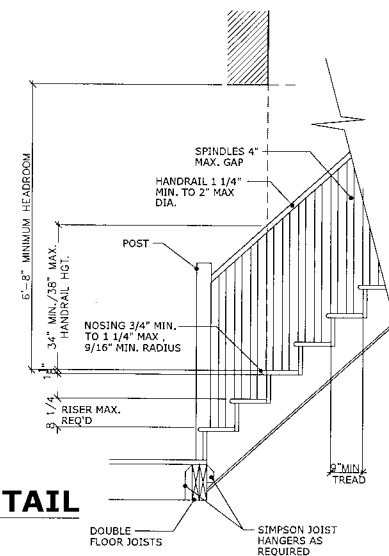


**INSULATION AT ATTIC  
PULL DOWN DETAIL**



## ROOF PLAN

Scale: 1/4" = 1'-0"



## STAIR DETAIL

Scale: N.T.S.

LEGEND	
	CONCRETE FOUNDATION WALL
	2 X 6 INSULATED WALL
	2 X 6 WALL, UNINSULATED
	2 X 4 INSULATED WALL
	2 X 4 WALL, UNINSULATED
	HALF-WALL
	SOLID POST UNDER GIRDER ENDS
	GIRDER OR HEADER
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	HEAT DETECTOR
	MECHANICAL VENT TO EXTERIOR

NO.	DATE:	REVISION DESCRIPTION:

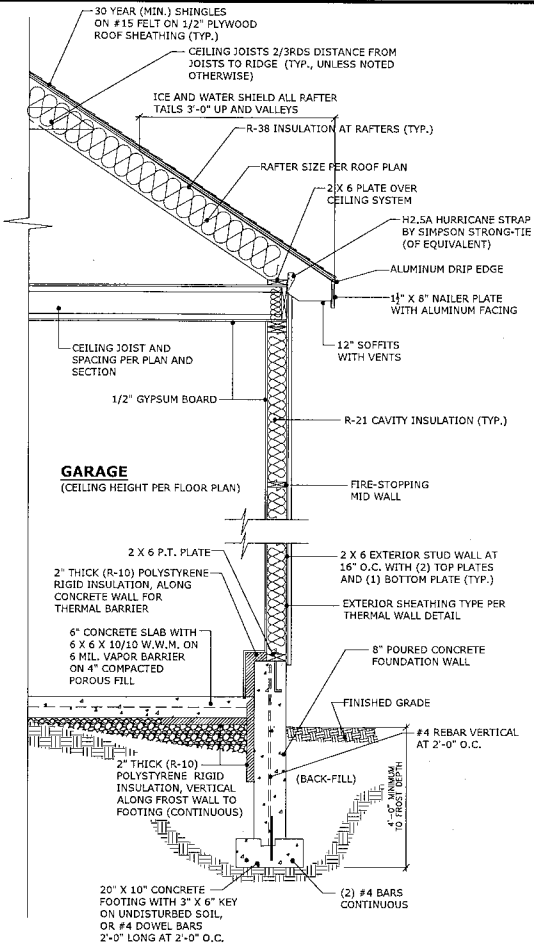
SHEET TITLE:	UNFINISHED STORAGE PLAN & ROOF PLAN
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PROJECT TITLE:	COLLECTABLE AND CLASSIC CAR STORAGE GARAGE FOR DILEMME
S-B-L:	14-3-22.11
12 DEER RUN ROAD	TOWN OF NEWBURGH, NEW YORK
ORANGE COUNTY	

SEAL:	
-------	--

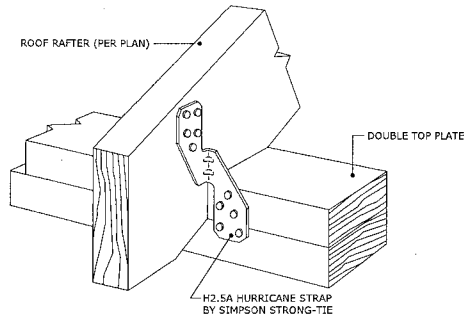
DESIGNER/ENGINEER:	JONATHAN CELLA, P.E.
51 Hunt Road	Walkill, New York, 12589
(845) 741-0363	N.Y.S. P.E. License #: 085069

DATE:	7/10/2025
JOB NUMBER:	24-009-DMM
SHEET NUMBER:	A-4



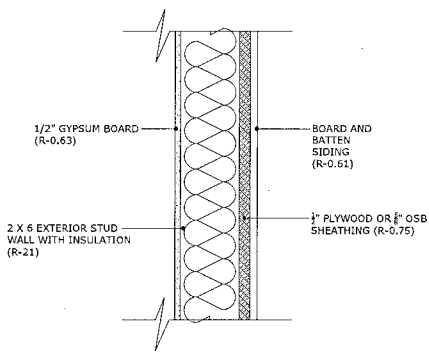
### TYPICAL WALL DETAIL

Scale: 1/2" = 1'-0"  
NOTE: ALL NOTATIONS TYPICAL UNLESS OTHERWISE NOTED ON PLANS.



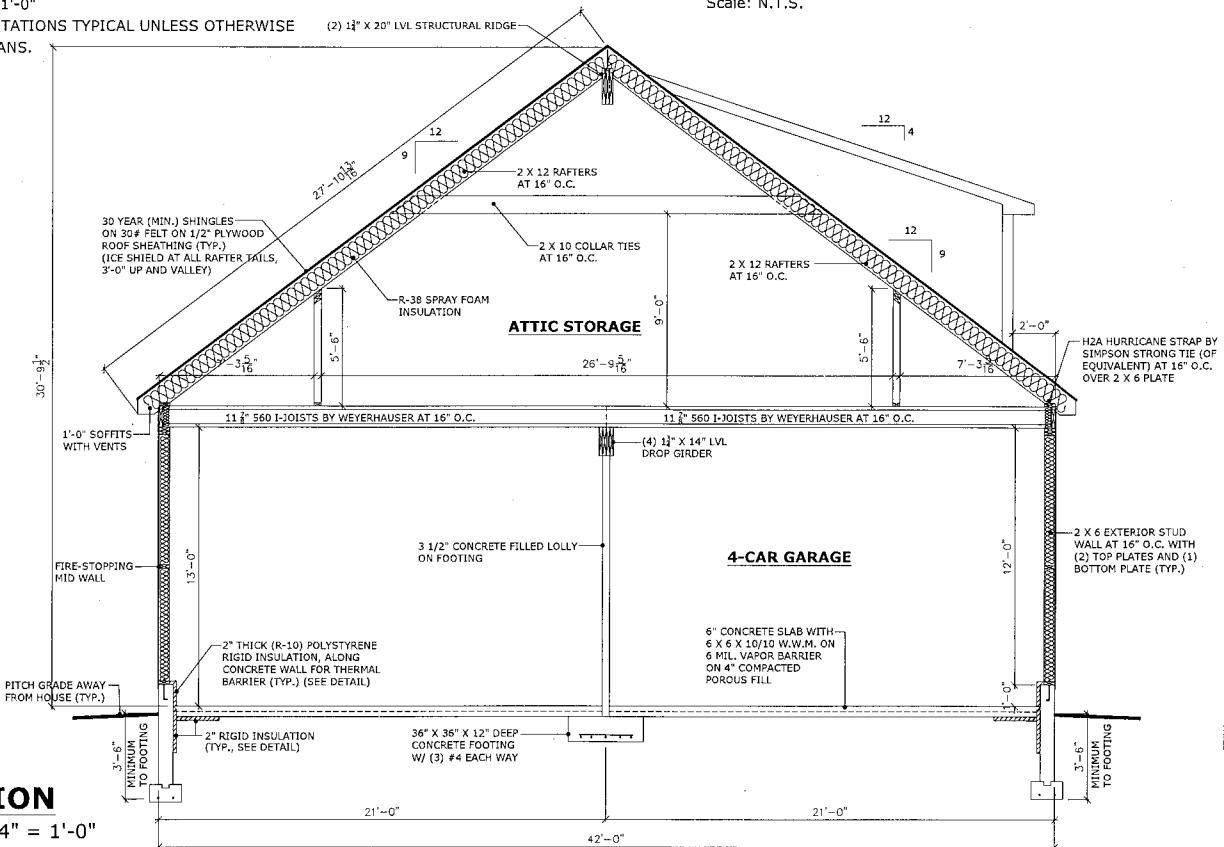
### HURRICANE STRAP DETAIL

Scale: N.T.S.



### EXTERIOR WALL THERMAL DETAIL

Scale: N.T.S.

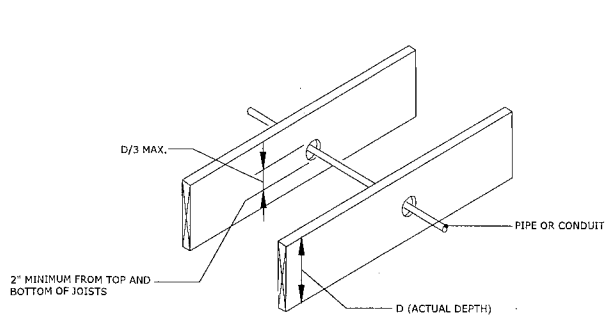


### SECTION

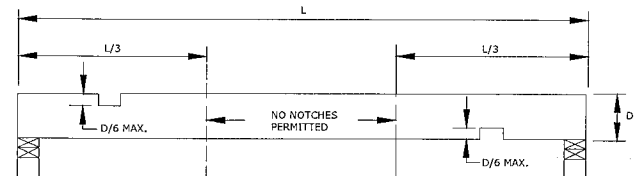
Scale: 1/4" = 1'-0"

### NOTCHING, BORING AND CUTTING DETAILS

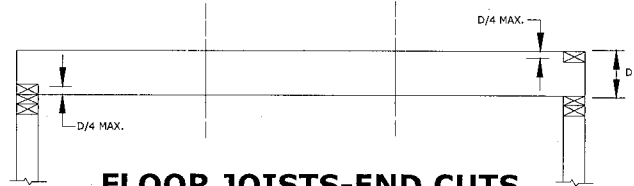
NOTE: DETAILS ARE NOT TO SCALE



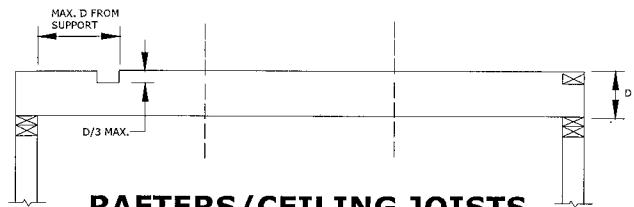
### DRILLING THROUGH JOISTS



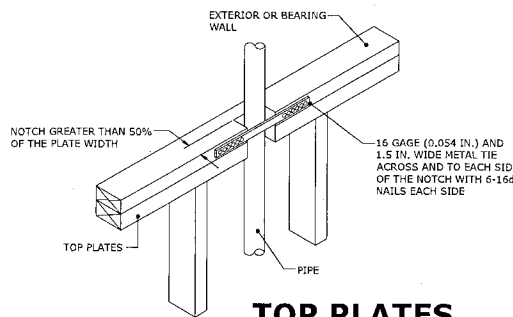
### FLOOR JOISTS-CENTER CUTS



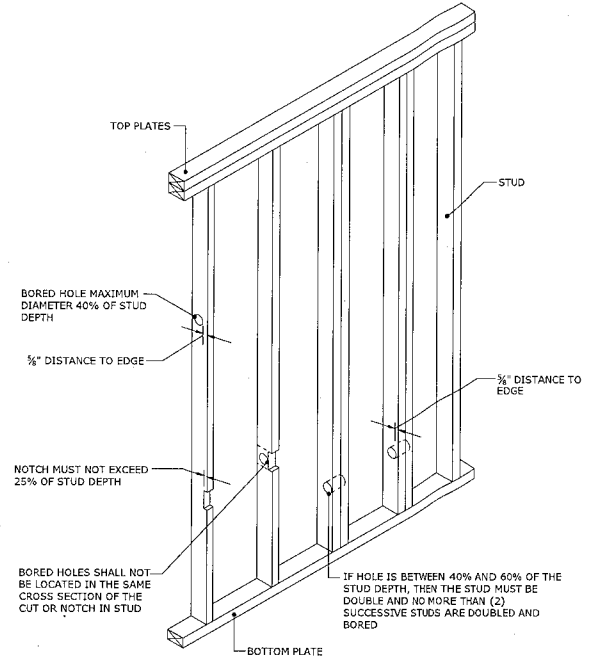
### FLOOR JOISTS-END CUTS



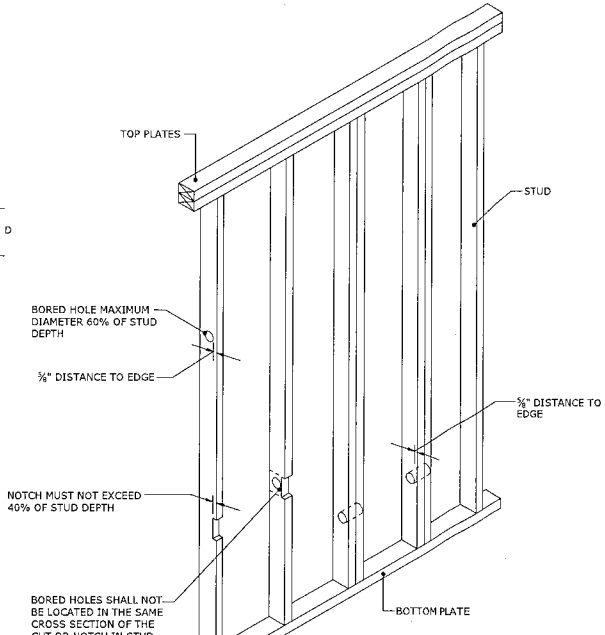
### RAFTERS/CEILING JOISTS



### TOP PLATES



### INTERIOR NON-LOAD BEARING WALLS



### INTERIOR NON-LOAD BEARING WALLS

NO.	DATE:	REVISION DESCRIPTION:

SHEET TITLE:  
SECTION, CONSTRUCTION  
DETAILS, TYPICAL WALL  
DETAIL &  
NOTCHING/BORING  
DETAILS

PROJECT TITLE:  
COLLECTABLE AND  
CLASSIC CAR STORAGE  
GARAGE FOR DILEMME  
S-B-L: 14-3-22.11  
12 DEER RUN ROAD  
TOWN OF NEWBURGH, NEW YORK  
ORANGE COUNTY

SEAL:

DESIGNER/ENGINEER:  
**JONATHAN CELLA, P.E.**  
51 Hunt Road  
Walkill, New York, 12589  
(845) 741-0363  
N.Y.S. P.E. License #: 085069

DATE:  
2/10/2025  
JOB NUMBER:  
24-009-DMH  
SHEET NUMBER:  
**A-5**

# OUTDOOR DESIGN CONDITIONS

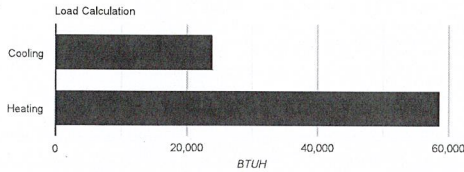
Weather station: Newburgh, Stewart IAP

Summer Outdoor F: 86 Summer Indoor F: 75 Design Grains: 80 Daily Range: Medium  
Winter Outdoor F: 9 Winter Indoor F: 70 Cooling RH: 50 Elevation (Ft): 581

## LOAD CALCULATION TOTALS

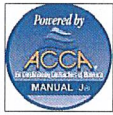
HVAC System: Daikin system

Heated square footage: 3,120 Heating BTUH: 58,633  
Cooled square footage: 3,120 Cooling BTUH: 23,803  
Heated volume (above grade CF): 35,040 CFM: 1,157  
Cooled volume (above grade CF): 35,040 Sensible cooling: 22,918  
Exposed wall area (SF): 3,476 Latent cooling: 985  
SHR: 0.959



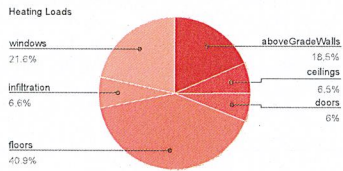
## Approved ACCA MJ8 Calculations

Calculations are based on the ACCA Manual J 8th Edition and are approved by ACCA. All computed calculations are estimates on building use, weather data, and inputted values such as R-Values, window types, duct loss, etc. Equipment selections should meet both the latent and sensible gain as well as building heat loss.

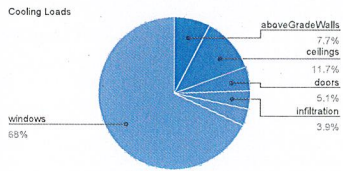


## HEATING AND COOLING LOADS

HEATING LOADS		
SECTION	AREA	HEAT LOSS
aboveGradeWalls	6.70	10,832
ceilings	1.00	3,806
doors	18	3,514
floors	1,191	23,583
infiltration	0	3,849
skylights	0	0
windows	618	12,649
Totals		58,633



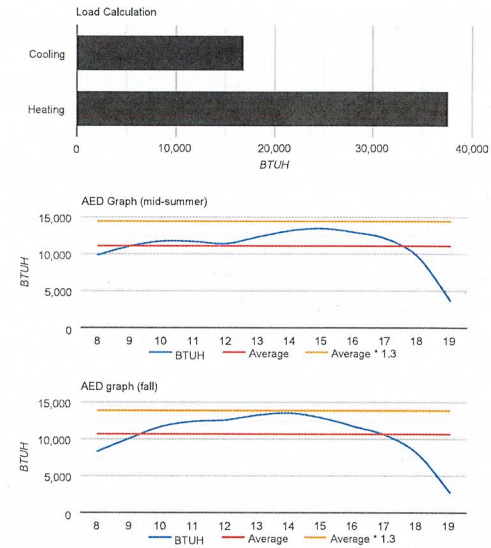
COOLING LOADS		
SECTION	AREA	SENSIBLE LATENT
AEDExcursion	0	0
aboveGradeWalls	6.70	1,829
ceilings	1.00	2,808
doors	18	1,210
floors	1,191	0
infiltration	0	347
occupants	0	460
skylights	0	0
windows	618	16,265
Totals		22,918



## ROOM DETAIL

Room name: Garage

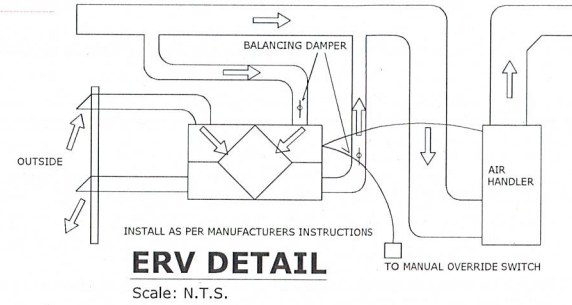
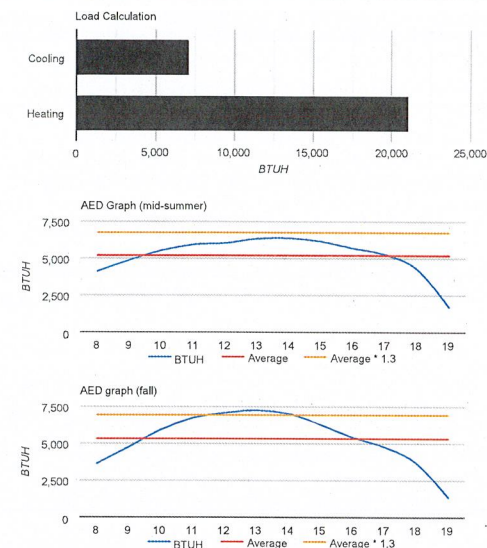
Heated square footage: 2,016 Total Cooling BTUH: 16,800  
Cooled square footage: 2,016 Total Heating BTUH: 37,588  
Heated volume (above grade CF): 25,208 CFM: 808  
Cooled volume (above grade CF): 25,208  
Exposed wall area (SF): 2,340



## ROOM DETAIL

Room name: attic storage

Heated square footage: 1,104 Total Cooling BTUH: 7,103  
Cooled square footage: 1,104 Total Heating BTUH: 21,045  
Heated volume (above grade CF): 8,832 CFM: 349  
Cooled volume (above grade CF): 8,832  
Exposed wall area (SF): 1,136

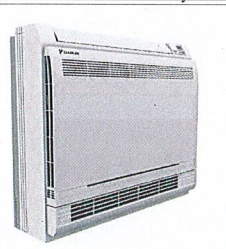


Job Name: \_\_\_\_\_  
Tag# \_\_\_\_\_



## Submittal Data Sheet FVXS15NVJU

1.25-Ton Floor Mounted Indoor Unit



### Indoor Specifications

Airflow Rate (cfm)	Cooling		Heating	
	H	M	H	M
	378	325	417	357
	L	SL	L	SL
	275	233	300	251
Sound (dBA)	44 / 40 / 36 / 32			
H / M / L / SL	23-5/8 x 27-9/16 x 8-1/4			
Dimensions (H x W x D) (in)	31			
Weight (Lbs)	15,000			
Nominal Capacity (Btu/hr)	*See Outdoor Unit for Rated Capacities			

### Piping

Liquid (in)	1/4
Gas (in)	3/2
Drain (in)	13/16

### Electrical

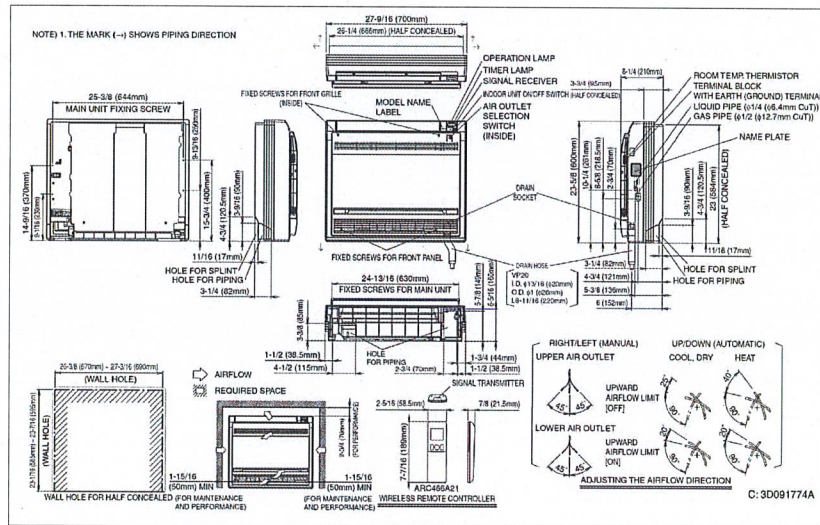
\*208/230V

	Cooling Heating	
	19/17*	21/19*
Running Current (Rated) (A)		
Power Consumption (Rated) (W)	27/27*	34/34*

## Optional Accessories

Included Part Number	Description
BRC844B2	Wired Remote Controller
BRCW601A08	Wired Remote Controller Cable - 25 ft
BRCW601A03	Wired Remote Controller Cable - 10ft
DTST-ONE-ADA-A	Daikin One+ Smart Thermostat for Ductless Products
AZAI6VWSCDKB	DKN Residential Cloud Wi-Fi Adaptor for Single and Multi-Zone Systems
AZAI6VWSCDKC	DKN Plus Interface
KA968B42	Titanium apatite photocatalytic air-purifying filter WITH frame
DACA-CP1-1	Inline Condensate Pump (Fits inside all Daikin wall & floor mount units)
DACA-CP4-1	External Condensate Pump
KRP928B2S	Interface Adaptor for DIII-NET

## FVXS15NVJU Dimensional Data



NO: \_\_\_\_\_ DATE: \_\_\_\_\_  
REVISION DESCRIPTION:

SHEET TITLE:  
MECHANICAL  
SPECIFICATIONS

PROJECT TITLE:  
COLLECTABLE AND  
CLASSIC CAR STORAGE  
GARAGE FOR DILEMME  
S-B-L: 14-3-22.11  
12 DEER RUN ROAD  
TOWN OF NEWBURGH, NEW YORK  
ORANGE COUNTY

SEAL:

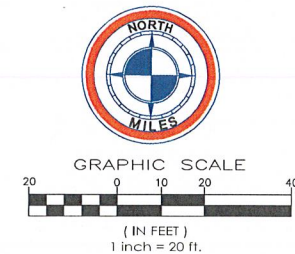
DESIGNER/ENGINEER:  
JONATHAN CELLA, P.E.  
51 Hunt Road  
Walkill, New York, 12589  
(845) 741-0363  
N.Y.S. P.E. License #: 085069

DATE:  
2/10/2025  
JOB NUMBER:  
24-009-DMM  
SHEET NUMBER:

A-6

SITE PLAN FOR PROPOSED  
GARAGE

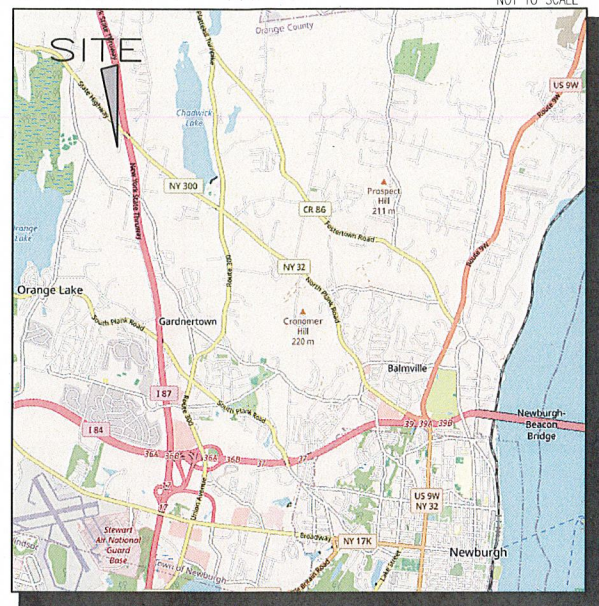
VICINITY MAP



now of formerly lands of  
Cingilano  
Liber - 6051 Page - 260  
Tax ID# 14-3-20.11  
aka Lot 2 FM# 214-00

now of formerly lands of  
Amodeo  
Liber - 2205 Page - 219  
Tax ID# 14-3-2.2  
aka Lot 2 FM# 58-95

now of formerly lands of  
Terrell  
Liber - 1736 Page - 1007  
Tax ID# 14-3-7  
aka Lot 4 FM# 8242



ZONING INFORMATION INGLE FAMILY RESIDENTIAL (R-1)			
	REQUIRED	LOT 1 (EXISTING HOUSE)	LOT 1 PROPOSED GARAGE
LOT AREA:	40,000 SF	90,561 SF	90,561 SF
DWELLING UNITS: 3.5			
LOT WIDTH:	150'	307'	307'
LOT DEPTH:	150'	267'	267'
FRONT YARD:	50'	58'	79.35'
REAR YARD:	40'	199'	199'
1 SIDE YARD:	30'	67'	22.64'
BOTH SIDE YARDS:	80'	104'	181'
HABITABLE FLOOR AREA:	4,500 SF	4,142 SF	3,345 SF
LOT BUILDING COVERAGE:	10%	4.5%	6.8%
BUILDING HEIGHT:	35'	35'	30' - 9 1/2'
LOT SURFACE COVERAGE:	20%	8.3%	8.3%

ACCESSORY BUILDING INFORMATION

PROPOSED GARAGE:	+2016 SF
PROPOSED STORAGE:	+1329 SF (2ND FLOOR ATTIC INCLUDED)
EXISTING SHED:	+490 SF
TOTAL:	3,835 SF

2,835 SF VARIANCE REQUESTED - TOTAL ALLOWED: 1000 SF MAX.

(15' - 9 1/2" VARIANCE REQUESTED - TOTAL ALLOWED: 15' HEIGHT MAX

SETBACK PROPOSED: 26.64' - TOTAL REQUIRED: 5'

MAIN BUILDING SETBACK: 22.80' - TOTAL REQUIRED: 10'

OWNER'S ENDORSEMENT:  
I, THE UNDERSIGNED, HAVE REVIEWED THE CONTENTS OF THIS  
MAP AND HEREBY CONCUR WITH ALL THE TERMS AND CONDITIONS AS  
STATED HEREON, AND TO THE FILING OF THIS MAP.

NICK DILEMME

SITE PLAN

Client: Nick Dilemme

O.C.T.M. No. 14-3-22.11

SURVEY OF:

LOT 1, FM 214-00 recorded in the Orange County Clerk's Office.

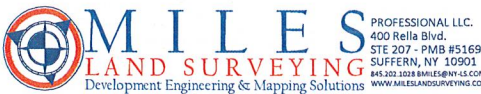
12 Deer Run Road

Town of Newburgh  
County of Orange, New York

PROJECT No. 0240071136DD

FIELD WORK DATE: May 14, 2024

LAST REVISED: FEB. 12, 2025



- SURVEY NOTES:
1. COPYRIGHT 2025 BARAK MILES. ALL RIGHTS RESERVED.
  2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
  3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
  4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
  5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
  6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
  7. SUBJECT TO AN UP TO DATE ABSTRACT OF TITLE. SUBJECT TO UNDERGROUND UTILITIES AND EASEMENTS NOT RECORDED AND/OR NOT VISIBLE AT TIME OF FIELD SURVEY.
  8. BASIS OF BEARINGS DETERMINED BY GPS OBSERVATIONS ON-SITE, DATUM NAD83, NY STATE PLANE, ZONE 3101 EAST.

EXISTING LIVING AREA  
FIRST FLOOR: 2103 SF  
SECOND FLOOR: 2039 SF  
TOTAL: 4142 SF

UNFINISHED BONUS: 572 SF