GENERAL NOTES

BUILDING CODE

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2020 BUILDING CODE OF NEW YORK STATE. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THIS CODE AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.

GENERAL:

THIS PROJECT HAS BEEN DESIGNED FOR THE WEIGHTS OF MATERIALS INDICATED IN THE DESIGN CRITERIA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND TO PROVIDE PROPER DESIGN AND CONSTRUCTION OF FALSEWORK, FORMWORK, STAGING, BRACING, SHEETING, SHORING, ETC.

		DESIGN	CRITERIA		
I E//EI	SUPERIN	MOSED DEAD LO	AD (PSF)	TOTAL	LIVE
LEVEL	CONST. MAT.	M & E	MISC./FINISHES	SDL	LOAD
BASEMENT	62.5	0	0	62.5	40 PSF
1st & 2nd FLOOR	10	5	5	20	40 PSF
ATTIC w/ STORAGE	10	5	5	20	20 PSF
ROOF	10	5	5	20	21 PSF *

* SNOW LOAD HAS BEEN CALCULATED WHERE APPLICABLE (SEE BELOW).

<u>ROOF SNOW LOAD:</u>

GROUND SNOW LOAD (Pq) = 30 PSFFLAT-ROOF SNOW LOAD (Pf) = 21 PSFSNOW EXPOSURE FACTOR (Ce) = 1.0SNOW LOAD IMPORTANCE FACTOR (I) = 1.0THERMAL FACTOR (Ct) = 1.0SNOW DRIFT LOAD HAS BEEN CONSIDERED WHERE REQUIRED.

<u>WIND LOAD:</u> BASIC WIND SPEED (V) = 114WIND LOAD IMPORTANCE FACTOR (I) = 1.0WIND EXPOSURE CATEGORY = BGUEST-EFFECT FORCE COEFFICIENT $(GC_r) = 0.85$

- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL STRUCTURAL ELEVATIONS AND DIMENSIONS WITH EXISTING CONDITIONS AND WITH OTHER PROJECT DRAWINGS; COORDINATE LOCATION OF SLEEVES AND OPENINGS THROUGH THE STRUCTURE, SLAB DEPRESSIONS, FLOOR DRAINS, INSERTS, AND OTHER RELATED ITEMS.
- 3. CONTRACTOR SHALL BE SOLEY RESPONSIBLE FOR THE CORRECTNESS OF DIMENSIONS OR QUANTITIES AND FOR THE FITTING TO OTHER WORK; FOR WORK TO BE CONFIRMED AND CORRELATED AT THE SITE; FOR INFORMATION PERTAINING TO THE FABRICATION PROCEDURE OR TO THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION; AND FOR THE COORDINATION OF STRUCTURAL WORK WITH THE WORK OF ALL OTHER TRADES. THE VERIFICATION OF THE PHYSICAL INTERRELATIONSHIPS OF ELEMENTS OF THE WORK FROM PLANS AND SPECIFICATIONS AND IN THE FIELD IS THE CONTRACTOR'S SOLE RESPONSIBILITY. REVIEW OF THE CONTRACTOR'S SUBMISSIONS DOES NOT RELIEVE THE CONTRACTOR FROM THESE RESPONSIBILITIES.
- 4. SEE ARCHITECTURAL DRAWINGS FOR EXACT DETAIL AND LOCATION OF OPENINGS OR RECESSES IN WALLS, SLABS, AND FLOORS, AND OTHER DIMENSIONS NOT SHOWN IN STRUCTURAL DRAWINGS.
- 5. PROPOSED OPENINGS OR RECESSES IN THE STRUCTURE WHICH ARE NOT SHOWN IN THE STRUCTURAL DRAWINGS, EITHER DIRECTLY OR BY TYPICAL DETAIL, SHALL BE SUBMITTED FOR ACCEPTANCE.
- 6. IN CASE OF CONTRADICTION BETWEEN THE DRAWINGS, THE SPECIFICATIONS, AND THE CODES, OR IF ANY CHANGE IS REQUIRED, THE CONTRACTOR SHALL INFORM THE ARCHITECT/ENGINEER IMMEDIATELY. NO CHANGE SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.

DEMOLITION

- CONTRACTOR SHALL PROVIDE AND PLACE BRACING AND SHORING AS NEEDED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND TO PROVIDE PROPER DESIGN AND CONSTRUCTION OF STAGING, BRACING AND SHORING. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE-TO-REMAIN TO PREVENT DAMAGE OR UNACCEPTABLE DEFLECTION.
- 2. CONTRACTOR SHALL REMOVE ALL DEMOLISHED MATERIAL PROMPTLY FROM SITE.
- CONTRACTOR SHALL NOT PERMIT DEMOLISHED OR REMOVED MATERIALS TO DROP, FALL OR IMPACT AGAINST STRUCTURE-TO-REMAIN. CONTRACTOR SHALL PROTECT ALL STRUCTURE-TO-REMAIN FROM DAMAGE OF ANY
- 4. DEMOLITION LIMITS SHALL BE AS INDICATED IN ARCHITECTURAL DWGS.
- 5. ANY DAMAGE TO STRUCTURE-TO-REMAIN SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE ARCHITECT/OWNER AT NO ADDITIONAL COST TO THE OWNER.

EXCAVATION

- 1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION BY THE CONTRACTOR. ALL UTILITIES NOT SHOWN ON THE PLANS BUT UNCOVERED IN THE FIELD SHALL BE VERIFIED FOR ITS STATUS (ACTIVE OR ABONDONED) WITH THE OWNER. THE UTILITIES CONFIRMED ABONDONED BY THE OWNER SHALL BE COMPLETELY REMOVED (WITHIN THE LIMITS OF THE WORK) AND DISPOSED OF OFFSITE. ANY DISRUPTION TO ACTIVE UTILITIES MUST BE REPAIRED BY THE CONTRACTOR WITHIN 24 HOURS OF THE DISRUPTION AT THE CONTRACTORS EXPENSE AND TO THE SATISFACTION OF THE OWNER.
- 2. ALL EXISTING STRUCTURES AND UTILITIES TO REMAIN SHALL BE PROTECTED FROM DAMAGE THROUGHOUT THE CONSTRUCTION PERIOD. ALL STRUCTURES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE AND TO THE SATISFACTION OF THE OWNER.
- 3. THE REMOVED MATERIALS (CONCRETE, ASPHALT PAVEMENT, CRUSHED STONE, SOIL, ETC.) SHALL BE STOCKPILED OR STORED SEPARATELY AND SHALL NOT BE MIXED WITH ANY OTHER MATERIAL. THE REMOVED MATERIAL SHALL BE CONTAINED IN SUCH A WAY AS TO ELIMINATE CONTACT WITH STORM WATER.
- 4. THE CONTRACTOR SHALL CONFORM TO NEW YORK STATE AND TOWN OF RAMAPO CODES FOR ENVIRONMENTAL REQUIREMENTS PERTAINING TO DISPOSAL OF DEBRIS.
- 5. DEWATERING: PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS AND FROM FLOODING PROJECT SITE AND SURROUNDING AREAS.
- 6. ALL DEPRESSIONS OR EXCAVATIONS LEFT BY THE REMOVAL OF STRUCTURES AND UTILITIES SHALL BE BACKFILLED WITH SUITABLE COMPACTED EXCESS FILL MATERIAL.
- 7. AFTER COMPLETION OF CONSTRUCTION, THE SITE SHALL BE REGRADED TO THE EXISTING ELEVATIONS SHOWN.
- 8. BACKFILLING SHALL BE SUITABLE MATERIAL. BACKFILL SHALL BE PLACED IN LIFTS NO GREATER THAN 12". ALL BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM MODIFIED PROCTOR DENSITY IN ACCORDANCE WITH ASTM D1557 WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT.

FOUNDATIONS

- 1. FOUNDATIONS HAVE BEEN DESIGNED TO AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF ON VIRGIN SOIL. SHOULD CONDITIONS VARY FROM THOSE ASSUMED, THE ENGINEER SHALL BE NOTIFIED BEFORE CONTINUATION OF
- 2. ALL FOOTINGS AND SLABS SHALL BE PLACED DIRECTLY ON VIRGIN SOIL, STRUCTURAL FILL (STONE), OR ROCK.
- 3. CONCRETE FOR FOUNDATIONS:
- A. ALL CONCRETE WORK SHALL CONFORM TO REQUIREMENTS OF THE A.C.I. BUILDING CODE REQUIREMENT FOR STRUCTURAL CONCRETE (318-14 ULTIMATE STRENGTH DESIGN).
- B. ALL CONCRETE SHALL BE MIXED, TRANSPORTED, AND PLACED IN ACCORDANCE WITH ACI STANDARDS 318, 304, 301, LATEST EDITIONS.
- C. PROVIDE CONCRETE WITH THE FOLLOWING PROPERTIES:

<u>COARSE AGGREGATE</u> NORMAL WEIGHT

- D. SLAB-ON-GROUND:
 - a. CAST OVER A MINIMUM OF 6 INCHES OF FREE DRAINING STONE FILL.
 - b. PROVIDE VAPOR BARRIER OVER GRAVEL FILL AS BOTTOM FORM FOR SLAB ON GROUND. OVERLAP JOINTS AND BOND TOGETHER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE MOISTOP ULTRA 10 BY FORTIFIBER CORP. OR OTHER ACCEPTED BY
 - c. PROVIDE SLAB ISOLATION JOINTS WITH 1/2" PREMOLDED JT. FILLER AT WALLS AND COLUMNS.
- SEE REINFORCED CONCRETE NOTES FOR ADDITIONAL INFORMATION.
- 6. ALL FILL SHALL BE PLACED IN TWELVE INCH LOOSE LIFTS (MAXIMUM) COMPACTED WITH VIBRATORY ROLLERS. FILL MATERIAL SHALL BE TESTED BY MODIFIED PROCTOR DENSITY METHOD (ASTM D1557) AND MUST QUALIFY AS SELECT, WITH LESS THAN 15% PASSING THROUGH THE NO. 200 SIEVE. SOIL SHALL BE PLACED WITH MOISTURE CONTENT AND ENERGY TO PROVIDE 95 % OF MAXIMUM DRY DENSITY.
- 7. ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 3'-6" BELOW FINAL GRADE WHEN BEARING ON SOIL.
- 8. WHERE NECESSARY, FOOTING STEPS SHALL BE CONSTRUCTED AT MAXIMUM SLOPE OF 1 VERTICAL TO 2 HORIZONTAL.
- 9. DEWATERING SHALL BE PROVIDED AS REQUIRED SO THAT EXCAVATION, CONCRETE WORK AND BACKFILLING ARE TO BE PERFORMED IN THE DRY.
- 10. DIFFERENTIAL BACKFILL AGAINST FOUNDATION WALLS SHALL NOT EXCEED FOUR FEET UNTIL TOP BRACING SLAB OR FRAMEWORK HAS BEEN IN PLACE FOR A MINIMUM OF THREE DAYS.
- 11. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHERE BOTTOM OF FOOTING ELEVATION IS CHANGED AND OBTAIN REVISED DESIGN OF THE FOUNDATION WALLS AS REQUIRED.

REINFORCED CONCRETE

- 1. ALL CONCRETE WORK SHALL CONFORM TO REQUIREMENTS OF THE ACI 301, 304, AND ACI 318, LATEST EDITIONS
- 2. CONCRETE MIX DESIGNS REQUIRED ARE LISTED IN THE TABLE BELOW. ALL CONCRETE MIXES SHALL CONFORM TO THE PROVISIONS FOR CONCRETE QUALITY CONTAINED IN CHAPTER 19, ACI 318. COMPRESSIVE STRENGTH, F'c, IS MEASURED AT 28 DAYS AGE, EXCEPT IF HIGH EARLY STRENGTH CEMENT IS USED, F'c, IS MEASURED AT 7 DAYS AGED.

	CON	ICRETE MIX	(DESIGN	N TABLE	
COMPRESSIVE STRENGTH, F'c	CONCRETE WEIGHT TYPE	MINIMUM CEMENT POUNDS PER CUBIC YARD	MAXIMUM SLUMP (IN.)	MAXIMUM WATER/CEMENT RATIO	LOCATIONS
4,000	NORMAL WT.	610	5	0.46	ALL (U.O.N.)
1		T SHALL BE NO MOR ITH THE DESIGN MIX		QUANTITY WHICH	PRODUCES THE

- 3. WATER REDUCING ADMIXTURE, CONFORMING TO ASTM C494 (TYPE A. F. OR G), SHALL BE INCORPORATED INTO ALL CONCRETE AT A MINIMUM DOSAGE AS RECOMMENDED BY THE MANUFACTURER. ALL CONCRETE OTHER THAN FOR FOOTINGS. SHALL BE AIR-ENTRAINED TO 4 TO 6 PERCENT. ALL CONCRETE EXPOSED TO WEATHER OR DEICERS SHALL BE AIR-ENTRAINED TO 5 TO 7 PERCENT. ALL AIR-ENTRAINING ADMIXTURES SHALL CONFORM TO ASTM C260. CALCIUM CHLORIDE IS NOT PERMITTED FOR USE IN CONCRETE.
- 4. UNLESS OTHERWISE NOTED:
- A. ALL REINFORCING BARS SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A615,
- B. ALL WELDED WIRE MESH SHALL CONFORM TO ASTM A185.
- 5. SPLICING OF REINFORCEMENT IS PERMITTED ONLY AT LOCATIONS SHOWN IN THE CONTRACT DRAWINGS OR AS ACCEPTED BY THE ENGINEER. UNLESS OTHERWISE SHOWN OR NOTED. REINFORCING STEEL SHALL BE SPLICED TO DEVELOP ITS FULL TENSILE CAPACITY IN ACCORDANCE WITH ACI 318.
- 6. REINFORCING BAR DEVELOPMENT LENGTHS, AS COMPUTED IN ACCORDANCE WITH ACI 318, FORM THE BASIS FOR BAR EMBEDMENT LENGTHS AND BAR SPLICE LENGTHS SHOWN IN THE DRAWINGS. APPLY APPRORIATE MODIFICATION FACTORS FOR TOP-STEEL, BAR SPLICING, COVER, AND THE LIKE.
- 7. DETAILING OF REINFORCING STEEL SHALL CONFORM TO ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315).
- 8. LOCATION OF ALL CONSTRUCTION JOINTS ARE SUBJECT TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, CONFORMANCE WITH ACI 318, AND ACCEPTANCE OF THE ENGINEER. DRAWINGS SHOWING LOCATION OF DETAILS OF THE PROPOSED CONSTRUCTION JOINTS SHALL BE SUBMITTED WITH REINFORCING STEEL SHOP DRAWINGS.
- 9. SPLICES OF WWR, AT ALL SPLICED EDGES, SHALL BE SUCH THAT THE OVERLAP MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH REINFORCEMENT SHEET IS NOT LESS THAN THE SPACING OF THE CROSS WIRE PLUS 2 INCHES, NOR LESS THAN 8 INCHES.
- 10. WELDING OF REINFORCING BARS IS NOT PERMITTED UNLESS SPECIFICALLY CALLED FOR IN THE DRAWINGS.
- 11. ALL REINFORCMENT SHALL BE SECURELY TIED IN PLACE TO PREVENT DISPLACEMENT BY CONSTRUCTION TRAFFIC OR CONCRETE. TIE WIRE SHALL BE 16 GAGE CONFORMING TO ASTM A82.
- 12. REINFORCING STEEL SUPPORTED ON THE GROUND SHALL BE PLACED ON PRECAST BLOCKS PRODUCED SPECIFICALLY FOR THE INTENDED PURPOSE.
- 13. BAR SUPPORTS SHALL BE ALL-GALVANIZED METAL WITH PLASTIC TIPS.
- 14. REINFORCING STEEL SHALL BE PLACED TO PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER, UNLESS OTHERWISE INDICATED:

SLAB-ON-GROUND (FROM BOTTOM) 3" FOOTINGS

15. NON-SHRINK GROUT SHALL BE PREMIXED AND BAGGED BY MANUFACTURER. ACCEPTABLE NON-SHRINK GROUT: MASTERFLOW 713 BY MASTER BUILDERS OR ACCEPTED BY THE ENGINEER.

INDICATED ON DRAWINGS.

- 1. ALL TIMBER CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE, 2021
- 2. ALL SAWN DIMENSIONAL TIMBER SHALL MEET THE MINIMUM VISUALLY GRADED LUMBER REQUIREMENTS OF DOUGLAS FIR NO.2, OR BETTER.
- 3. ALL MICROLLAMS SHALL BE 2.0E MICROLLAM LVL BY ILEVEL TRUS JOIST, Fb=2600 PSI AND E=2,000,000 PSI, SIZE AS
- 4. ALL PARALLAMS SHALL BE 2.0E PARALLAM PSL BY ILEVEL TRUS JOIST, Fb=2900 PSI AND E=2,000,000 PSI, SIZE AS
- 5. ALL WOLMANIZED PARALLAMS SHALL BE PARALLAM PLUS PSL BY ILEVEL TRUS JOIST, SERVICE LEVEL 2, Fb=1,827 PSI AND E=1,460,000 PSI, SIZE AS INDICATED ON DRAWINGS...
- 6. INSTALL MICROLLAMS, PARALLAMS, AND POWER BEAMS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS USING ALL RECOMMENDED STIFFENERS, BLOCKING, AND FASTENERS.
- 7. WHERE MICROLLAM, PARALLAM, POWER BEAM SECTIONS ARE INDICATED TO BEAR ON SUPPORTING FRAMING, FULL WIDTH
- BEARING SHALL BE PROVIDED. MINIMUM BEARING LENGTH FOR SECTIONS SHALL BE 3" UNLESS INDICATED OTHERWISE.
- 8. EXCEPT AS OTHERWISE NOTED ON DRAWINGS, ALL TIMBER SHALL BE FASTENED IN ACCORDANCE WITH THE FASTENING SCHEDULE (TABLE 2304.10.1) SPECIFIED IN THE INTERNATIONAL BUILDING CODE (IBC), 2021, NJ EDITION.
- 9. ALL WOOD FOR EXTERIOR USE OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE EXTERIOR GRADE (PRESSURE
- 10. PROVIDE PRE-MANUFACTURED GALVANIZED STEEL CONNECTION HARDWARE AT ALL TIMBER CONNECTIONS WHERE POSSIBLE. ALL TIMBER CONNECTION HARDWARE SHALL BE PRE-MANUFACTURED STEEL AS APPROPRIATE BY SIMPSON STRONG-TIE CO., INC. CONNECTIONS SHALL BE NAILED AND/OR BOLTED AS PER MANUFACTURER'S RECOMMENDATIONS.
- 11. FOR ALL OPENING HEADERS, PROVIDE MINIMUM TWO JACK STUDS AND ONE KING STUD, OR POST AS SHOWN ON DRAWINGS.
- 12. PROVIDE MINIMUM CONTINUOUS SOLID BLOCKING OR CROSS-BRIDGING LINES AT 8'-0" O.C. MAXIMUM SPACING FOR ALL WOOD JOISTS, WOOD RAFTERS, ROOF TRUSES, AND FLOOR TRUSES. PROVIDE ADDITIONAL X-BRACING AS REQUIRED BY FABRICATOR. PROVIDE A MINIMUM OF ONE LINE OF BLOCKING/CROSS-BRACING FOR ALL SPANS.
- 13. SHEATHING FOR FLAT ROOFS SHALL BE %" APA RATED SHEATHING 32/16 EXPOSURE 1 OR SIMILARLY RATED ORIENTED STRAND BOARD (OSB) UNLESS OTHERWISE NOTED. SHEATHING FOR WALLS SHALL BE 1/2" APA RATED SHEATHING EXPOSURE 1 OR SIMILARLY RATED ORIENTED STRAND BOARD (OSB) UNLESS OTHERWISE NOTED. SHEATHING FOR FLOORS SHALL BE 3/4" APA RATED 34" APA RATED STURD-I-FLOOR 20 O/C EXPOSURE 1 T&G, OR SIMILARLY RATED ORIENTED STRAND BOARD (OSB).
- 14. ALL JOINTS IN SHEATHING SHALL BE STAGGERED. ALL EDGES IN FLOOR SHEATHING SHALL BE TONGUE & GROOVE. FOR ROOF SHEATHING, USE PANEL CLIPS, TONGUE & GROOVE, OR LUMBER BLOCKING EDGE SUPPORTS AS RECOMMENDED BY APA. NAILING SHALL COMPLY WITH APA REQUIREMENTS FOR PLYWOOD FLOOR/ROOF DIAPHRAGMS, UNLESS OTHERWISE NOTED ON DRAWINGS.

CONCRETE MASONRY UNITS (CMU)

- 1. ALL MASONRY WORK SHALL COMPLY WITH THE LOCAL BUILDING CODE, THE INTERNATIONAL BUIDING CODE (IBC), 2021, NJ EDITION AND "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530.1, LATEST EDITION. IF THERE SHOULD BE ANY CONFLICT BETWEEN THE CODES, THE LOCAL CODE SHALL TAKE PRECEDENCE.
- 2. ALL CONCRETE MASONRY UNITS SHALL BE HOLLOW LIGHT WEIGHT LOAD BEARING UNITS CONFORMING TO ASTM C90, GRADE N-TYPE I WITH MINIMUM COMPRESSIVE STRENGTH OF UNITS = 2350 PSI ON NET AREA, WITH ASSUMED DESIGN COMPRESSIVE STRENGTH, I'm=1500 PSI. MANUFACTURER AND SUPPLIER OF UNITS TO SUBMIT CERTIFICATION LETTER TO THE ARCHITECT/ENGINEER, VERIFYING COMPRESSIVE STRENGTHS OF THE UNITS.
- 3. ALL UNITS SHALL BE PLACED IN RUNNING BOND. ALL UNITS SHALL BE WITH FULL HEAD AND BED JOINTS.
- 4. MORTAR SHALL BE TYPE S.

UNLESS OTHERWISE NOTED ON DRAWINGS.

- 5. HORIZONTAL REINFORCEMENT SHALL BE 9 GA. ASTM A82 GALV. TRUSS TYPE 16" O.C. AND AT FIRST AND SECOND BED JOISTS ABOVE AND BELOW WALL OPENINGS.
- 6. STORE ALL UNITS OFF GROUND TO PREVENT CONTAMINATION. COVER MATERIALS TO PROTECT FROM THE
- 7. PORTION OF MASONRY UNITS SHALL BE REMOVED AS REQUIRED TO ALLOW FOR ELECTRICAL CONDUIT AND FIXTURE INSTALLATION. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

8. COLD WEATHER REQUIREMENTS — WHEN THE AIR TEMPERATURE IS 40° F AND PROJECTED TO FALL, MASONRY

- SHALL BE ERECTED IN ACCORDANCE WITH THE COLD WEATHER CONSTRUCTION SUPPLEMENTAL.
- 9. PROVIDE BEARING PLATES WHERE BEAMS BEAR ON MASONRY IN ACCORDANCE WITH TYPICAL DETAILS.
- 10. LINTELS AND BEARING PLATES BY THE MASON SHALL BE SET IN A FULL BED OF MORTAR. 11. ALL BLOCK COURSES BELOW GRADE AND TOP THREE COURSES OF WALLS SHALL BE FILLED SOLID WITH GROUT,
- 12. ALL MASONRY WALLS SHALL BE ADEQUATELY BRACED DURING CONSTRUCTION TO RESIST WIND LOADS OF 25 PSF. NOTE THAT FLOOR AND ROOF DIAPHRAGMS WILL PROVIDE ULTIMATE STABILITY FOR WALLS. UNTIL THESE ARE IN PLACE, MASONRY WALLS SHALL NOT BE BUILT HIGHER THAN 10 TIMES THEIR THICKNESS WITHOUT
- 13. WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN 1" HORIZONTAL IN 6" VERTICAL. VERTICAL WALL REINFORCEMENT MAY BE GROUTED INTO AN ADJACENT CELL TO MAINTAIN THE VERTICAL ALLIGNMENT.
- 14. CELLS CONTAINING REINFORCING, MASONRY ANCHORS, DOWELS AND THE LIKE SHALL BE SOLIDLY FILLED WITH
- 15. BEAM, GIRDER AND OTHER CONCENTRATED LOADS SHALL BEAR ON SOLID MASONRY OR FILLED CORES OF BLOCK AT LEAST 3 BLOCK COURSES BELOW THE BEAM AND 1'-6" EACH SIDE OF THE CONCENTRATED LOAD. PROVIDE 1/2" AIR SPACE AT END, TOP AND SIDES OF BEAM (POCKET).

GROUT. POURS SHALL BE STOPPED 1 1/2" BELOW THE TOP OF A COURSE TO FORM A KEY AT POUR JOINTS.

- 16. PROVIDE TWO ADDITIONAL VERTICAL #4 BAR (CONTINUOUS) EACH SIDE OF MASONRY OPENING.
- 17. UNITS IN FIRE-RATED ASSEMBLIES SHALL CONFORM TO THE REQUIREMENTS OF THE SPECIFIED DESIGN.

CONCRETE MASONRY UNITS (COLD WEATHER CONSTRUCTION SUPPLEMENTAL):

- 1. IMPLEMENT THE FOLLOWING REQUIREMENTS WHEN: A. THE AMBIENT TEMPERATURE FALLS BELOW 40° F OR; B. THE TEMPERATURE OF MASONRY UNITS IS BELOW 40° F.
- 2. DO NOT LAY MASONRY UNITS HAVING A TEMPERATURE BELOW 20° F. REMOVE VISIBLE ICE ON MASONRY UNITS BEFORE THE UNIT IS LAID IN THE MASONRY.
- 3. HEAT MORTAR SAND OR MIXING WATER TO PRODUCE MOTAR TEMPERATURES BETWEEN 40° F AND 120° F AT THE TIME OF MIXING. MAINTAIN MORTAR ABOVE FREEZING UNTIL USED IN MASONRY.
- 4. WHEN AMBIENT TEMPERATURE IS BETWEEN 25' F AND 20' F USE HEAT SOURCES ON BOTH SIDES OF THE MASONRY UNDER CONSTRUCTION AND INSTALL WIND BREAKS WHEN WIND VELOCITY IS IN EXCESS OF 15 MPH.
- WHEN AMBIENT TEMPERATURE IS BELOW 20° F PROVIDE AN ENCLOSURE FOR THE MASONRY UNDER CONSTRUCTION AND USE HEAT SOURCES TO MAINTAIN TEMPERATURES ABOVE 32° F WITHIN THE ENCLOSURE.
- 6. WHEN MEAN DAILY TEMPERATURE IS BETWEEN 40° F AND 32° F, PROTECT COMPLETED MASONRY FROM RAIN OR SNOW BY COVERING WITH A WEATHER RESISTIVE MEMBRANE FOR 24 HRS. AFTER CONSTRUCTION.
- 7. WHEN MEAN DAILY TEMPERATURE IS BETWEEN 32° F AND 25° F, COMPLETELY COVER COMPLETED MASONRY WITH A WEATHER RESISTIVE MEMBRANE FOR 24 HRS. AFTER CONSTRUCTION.
- 8. WHEN MEAN DAILY TEMPERATURE IS BETWEEN 25° F AND 20° F, COMPLETELY COVER COMPLETED MASONRY WITH INSULATING BLANKETS OR EQUAL PROTECTION FOR 24 HRS. AFTER CONSTRUCTION.
- 9. WHEN MEAN DAILY TEMPERATURE IS BELOW 20° F, MAINTAIN MASONRY TEMPERATURE ABOVE 32° F FOR 24 HRS. AFTER CONSTRUCTION BY ENCLOSURE WITH SUPPLEMENTARY HEAT, BY ELECTRIC HEATING BLANKETS, BY INFRARED HEAT LAMPS OR BY OTHER ACCEPTABLE METHODS.



\triangle	NO REVISIONS - THIS SHEET	07/24/
REV	DESCRIPTION	DATI

CHECKED BY: CJD DRAFTED BY: GK



CHRISTOPHER J. DALY - PE NY PROFESSIONAL ENGINEER LIC. No. 85270 DATE: <u>07/24/2024</u>

PREPARED FOR:

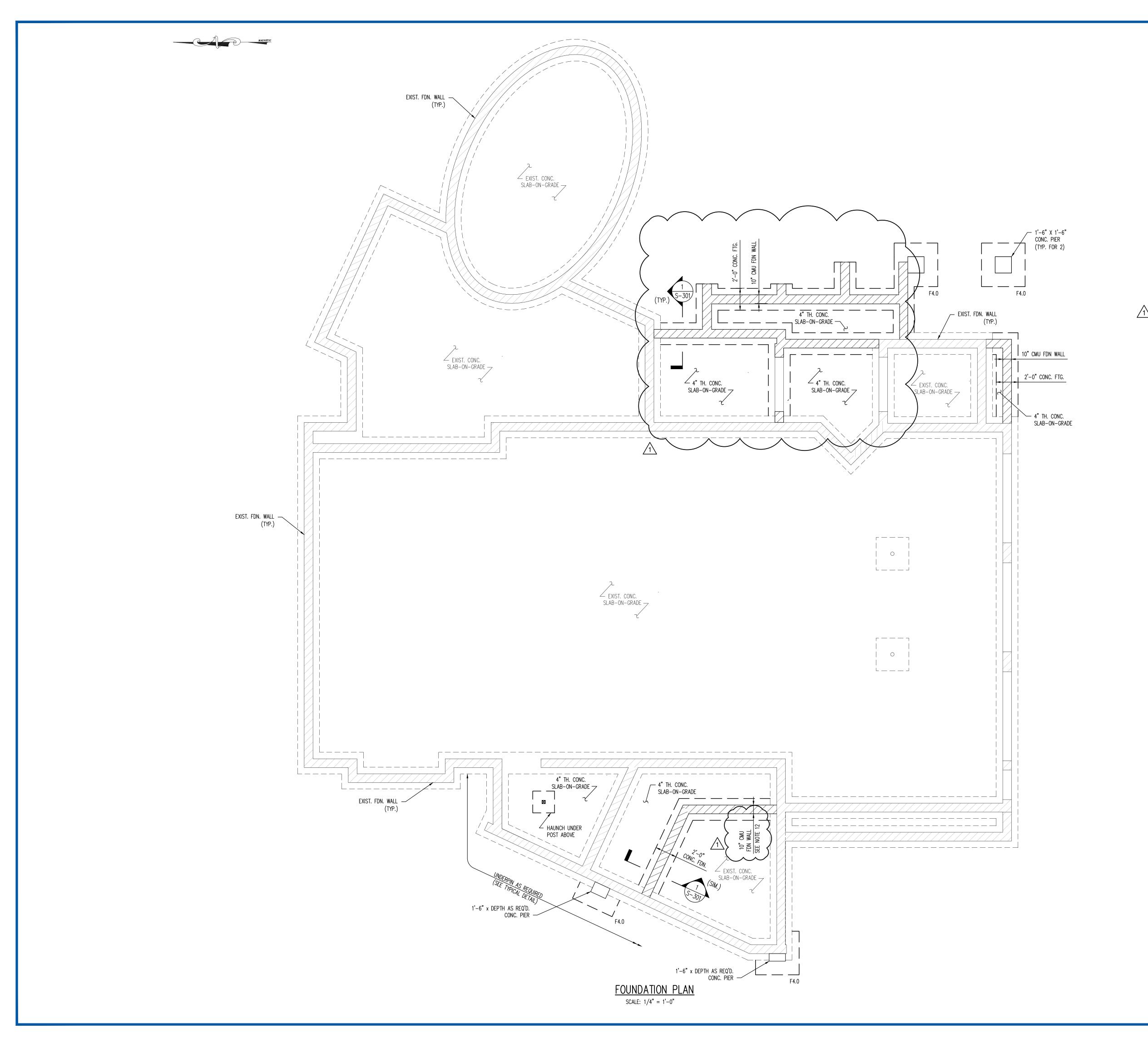
THE SCHAUM RESIDENCE

9 MARCUS DRIVE MONSEY, NEW YORK 10952

STRUCTURAL

GENERAL NOTES

24-155



DRAWING NOTES

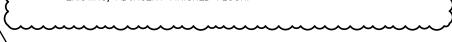
- FOR ADDITIONAL INFORMATION, SEE ARCHITECTURAL DRAWINGS, PREPARED BY Z+ ARCHITECTS, LLC.
- 2. FOR GENERAL NOTES, SEE DWG. S-001
- 3. FOR TYPICAL DETAILS, SEE DWG. S-201 AND S-202
- 4. EXISTING FOOTINGS ARE SHOWN THUS:
- 5. EXISTING FOUNDATION WALLS ARE SHOWN THUS:
- 6. NEW FOOTINGS ARE SHOWN THUS:
- 7. NEW FOUNDATION WALLS ARE SHOWN THUS:
- 8. NEW TIMBER BEARING WALLS ARE SHOWN THUS:

 ALL BEARING WALLS SHALL BE 2x6 @ 16" O.C., U.O.N.

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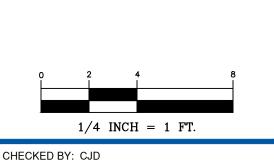
- NEW TIMBER PARTITIONS WALLS (NON-LOAD BEARING) ARE SHOWN THUS:
- 8. TIMBER POSTS SHOWN THUS:

 ALL TIMBER POSTS TO BE SQUARE MEMBERS WITH FACE
 DIMENSION EQUAL TO NOMINAL WALL STUD FRAMING, SEE PLAN
- 9. TIMBER/STEEL POSTS, ABOVE ONLY, SHOWN THUS: □ ○
- UNLESS SUPPORTED BY A TRANSFER BEAM OR FOUNDATION WALL, PROVIDE POST OF THE SAME SIZE UNDER POSTS LOCATED ABOVE.
- 11. FOOTING TYPES ARE INDICATED THUS: F2.0x4.0, F3.0, AND F4.0. SEE FOOTING SCHEDULE ON DRAWING S-201 FOR ADDITIONAL INFORMATION.
- 12. TOP OF WALL ELEVATION TO ALLOW FOR FLUSH FLOOR AT ADDITION WITH EXISTING, ADJACENT FINISHED FLOOR.









DRAFTED BY: GK



CHRISTOPHER J. DALY - PE
NY PROFESSIONAL ENGINEER LIC. No. 85270
DATE: 07/24/2024

PREPARED FOR:

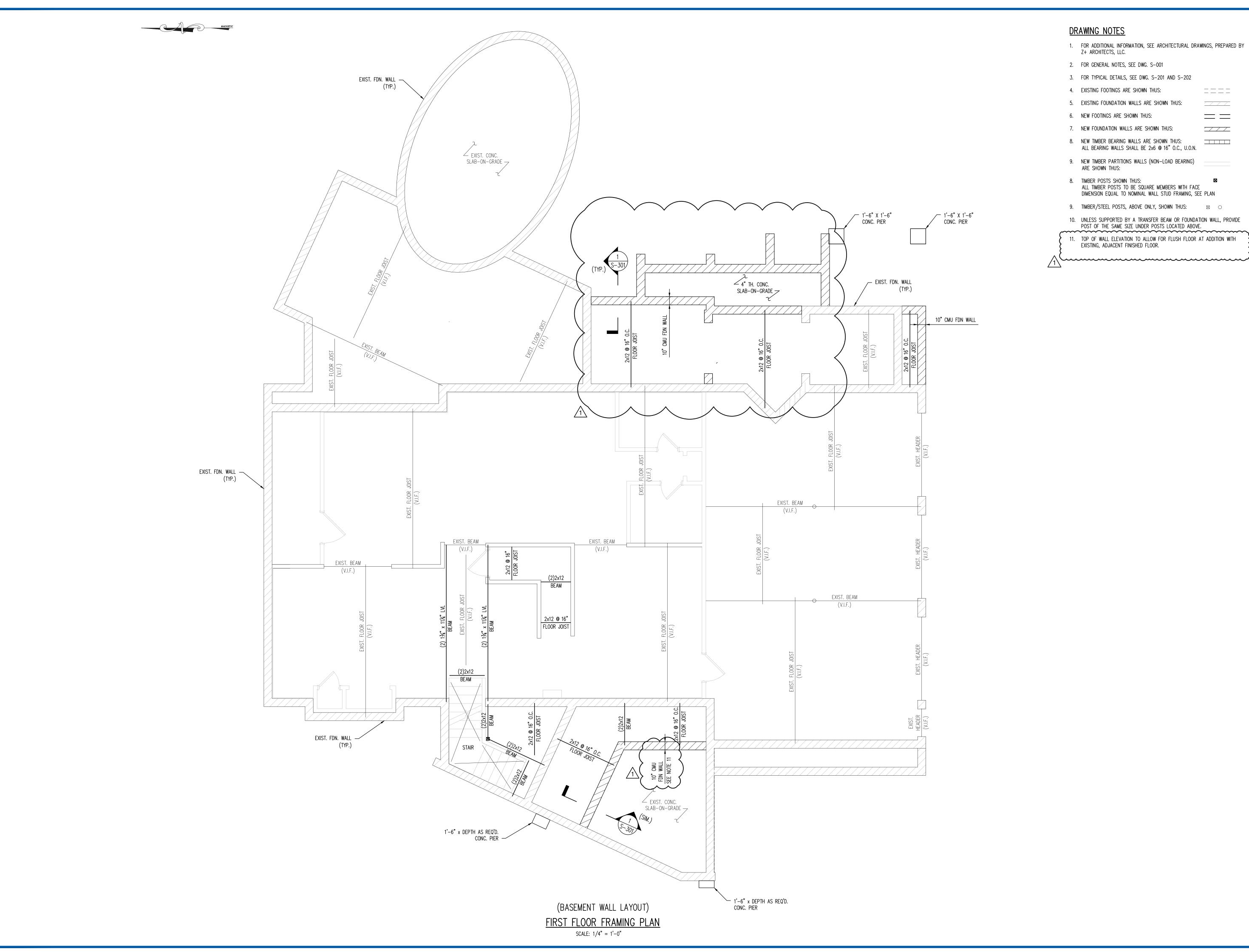
THE SCHAUM RESIDENCE

9 MARCUS DRIVE MONSEY, NEW YORK 10952

STRUCTURAL

FOUNDATION PLAN

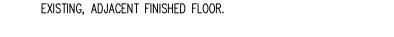
24-155



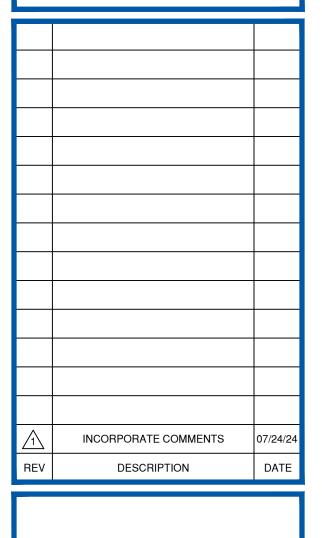
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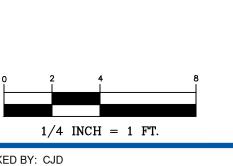
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- 9. NEW TIMBER PARTITIONS WALLS (NON-LOAD BEARING) ARE SHOWN THUS:
- 8. TIMBER POSTS SHOWN THUS: ALL TIMBER POSTS TO BE SQUARE MEMBERS WITH FACE DIMENSION EQUAL TO NOMINAL WALL STUD FRAMING, SEE PLAN
- 9. TIMBER/STEEL POSTS, ABOVE ONLY, SHOWN THUS: □ ○
- 10. UNLESS SUPPORTED BY A TRANSFER BEAM OR FOUNDATION WALL, PROVIDE POST OF THE SAME SIZE UNDER POSTS LOCATED ABOVE.
- 11. TOP OF WALL ELEVATION TO ALLOW FOR FLUSH FLOOR AT ADDITION WITH









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CHRISTOPHER J. DALY - PE
NY PROFESSIONAL ENGINEER LIC. No. 85270
DATE: 05/30/2024

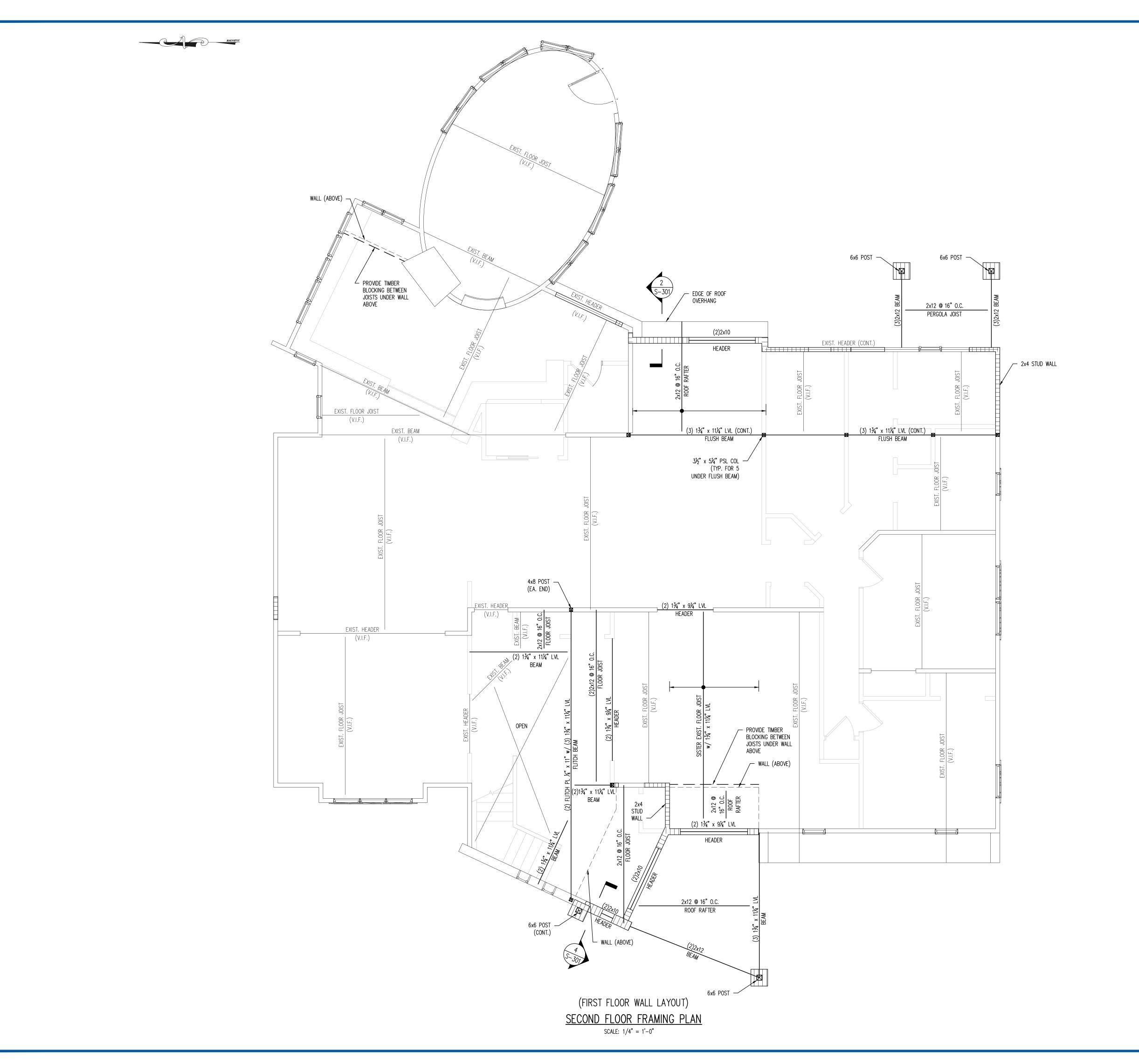
PREPARED FOR:

THE SCHAUM RESIDENCE

9 MARCUS DRIVE MONSEY, NEW YORK 10952

STRUCTURAL FIRST FLOOR FRAMING PLAN

24-155

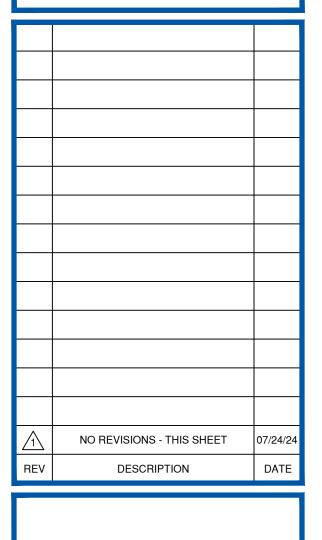


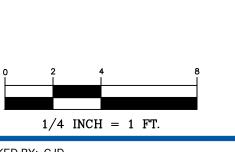
DRAWING NOTES

- 1. FOR ADDITIONAL INFORMATION, SEE ARCHITECTURAL DRAWINGS, PREPARED BY Z+ ARCHITECTS, LLC.
- 2. FOR GENERAL NOTES, SEE DWG. S-001
- 3. FOR TYPICAL DETAILS, SEE DWG. S-201 AND S-202
- 4. EXISTING FOOTINGS ARE SHOWN THUS:
- 5. EXISTING FOUNDATION WALLS ARE SHOWN THUS: ==
- 6. NEW FOOTINGS ARE SHOWN THUS:
- 7. NEW FOUNDATION WALLS ARE SHOWN THUS:

- 8. NEW TIMBER BEARING WALLS ARE SHOWN THUS: ALL BEARING WALLS SHALL BE 2x6 @ 16" O.C., U.O.N.
- 9. NEW TIMBER PARTITIONS WALLS (NON-LOAD BEARING) ARE SHOWN THUS:
- 8. TIMBER POSTS SHOWN THUS: ALL TIMBER POSTS TO BE SQUARE MEMBERS WITH FACE DIMENSION EQUAL TO NOMINAL WALL STUD FRAMING, SEE PLAN
- 9. TIMBER/STEEL POSTS, ABOVE ONLY, SHOWN THUS: □ ○
- 10. UNLESS SUPPORTED BY A TRANSFER BEAM OR FOUNDATION WALL, PROVIDE POST OF THE SAME SIZE UNDER POSTS LOCATED ABOVE.







CHECKED BY: CJD DRAFTED BY: GK



CHRISTOPHER J. DALY - PE
NY PROFESSIONAL ENGINEER LIC. No. 85270
DATE: 07/24/2024

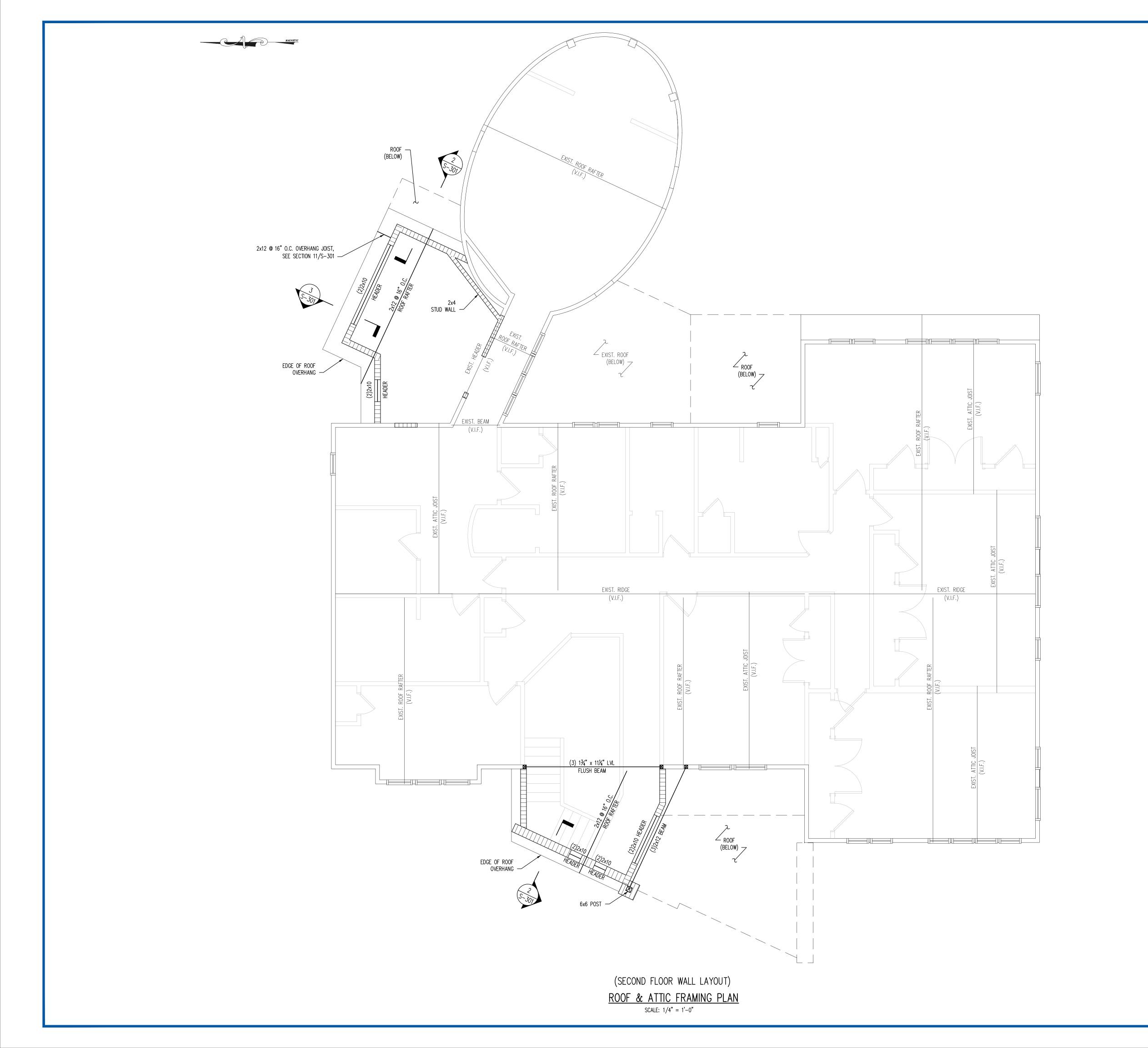
PREPARED FOR:

THE SCHAUM RESIDENCE

9 MARCUS DRIVE MONSEY, NEW YORK 10952

STRUCTURAL SECOND FLOOR FRAMING PLAN

24-155

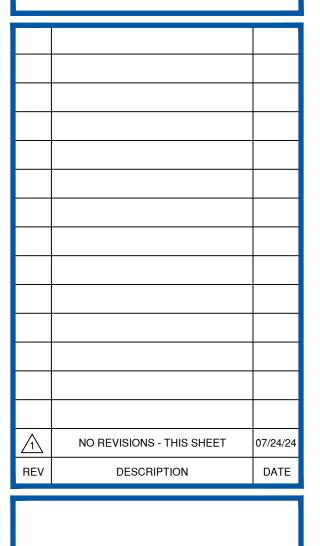


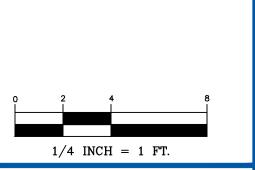
DRAWING NOTES

- 1. FOR ADDITIONAL INFORMATION, SEE ARCHITECTURAL DRAWINGS, PREPARED BY Z+ ARCHITECTS, LLC.
- 2. FOR GENERAL NOTES, SEE DWG. S-001
- 3. FOR TYPICAL DETAILS, SEE DWG. S-201 AND S-202
- 4. EXISTING FOOTINGS ARE SHOWN THUS:
- 5. EXISTING FOUNDATION WALLS ARE SHOWN THUS:
- 6. NEW FOOTINGS ARE SHOWN THUS:
- 7. NEW FOUNDATION WALLS ARE SHOWN THUS:
- 8. NEW TIMBER BEARING WALLS ARE SHOWN THUS: ALL BEARING WALLS SHALL BE 2x6 @ 16" O.C., U.O.N.

- 9. NEW TIMBER PARTITIONS WALLS (NON-LOAD BEARING) ARE SHOWN THUS:
- 8. TIMBER POSTS SHOWN THUS: ALL TIMBER POSTS TO BE SQUARE MEMBERS WITH FACE DIMENSION EQUAL TO NOMINAL WALL STUD FRAMING, SEE PLAN
- 9. TIMBER/STEEL POSTS, ABOVE ONLY, SHOWN THUS: □ ○
- 10. UNLESS SUPPORTED BY A TRANSFER BEAM OR FOUNDATION WALL, PROVIDE POST OF THE SAME SIZE UNDER POSTS LOCATED ABOVE.







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CHRISTOPHER J. DALY - PE
NY PROFESSIONAL ENGINEER LIC. No. 85270
DATE: 07/24/2024

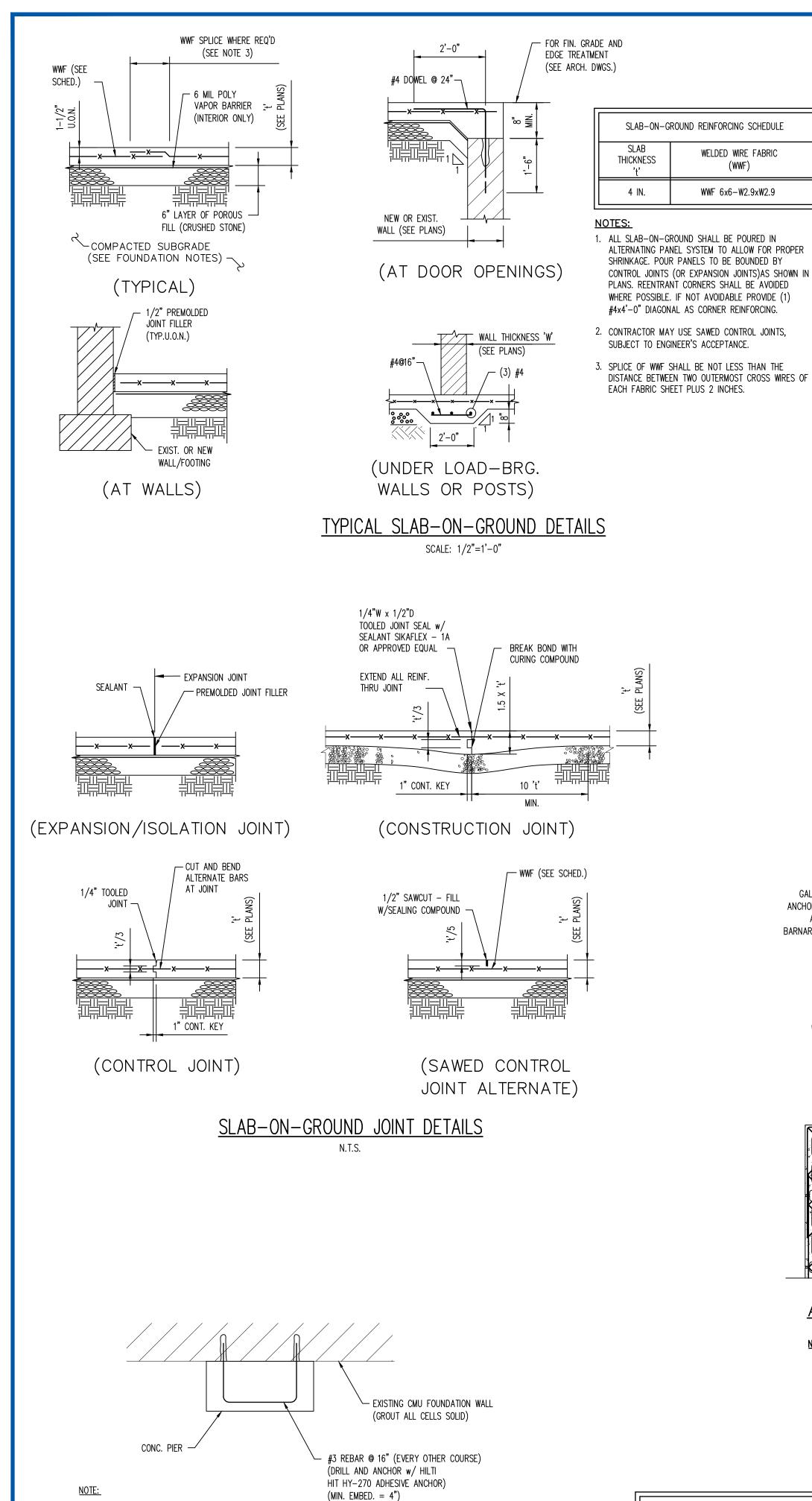
PREPARED FOR:

THE SCHAUM RESIDENCE

9 MARCUS DRIVE MONSEY, NEW YORK 10952

STRUCTURAL ROOF and ATTIC FRAMING PLAN

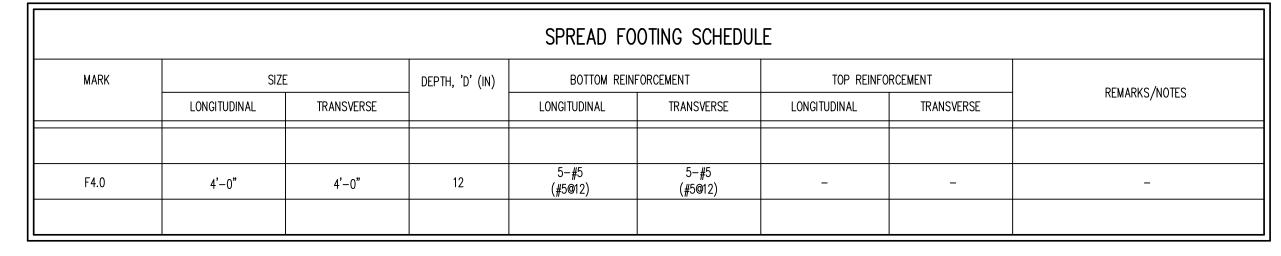
24-155



1. PIER VERTICAL REINFORCING NOT SHOWN FOR CLARITY.

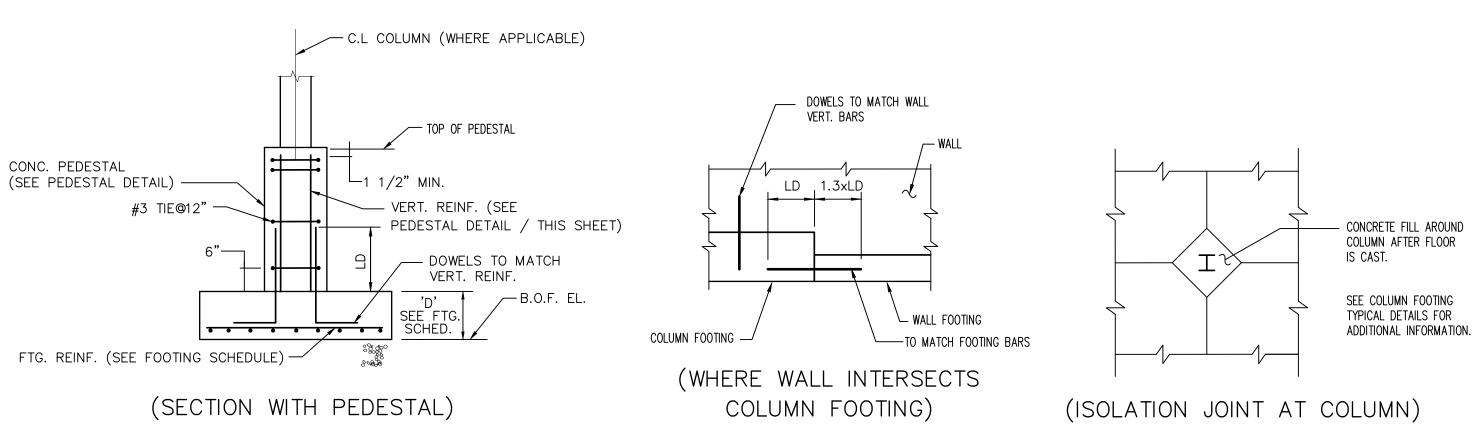
(PLAN)

TYPICAL PIER DETAIL @ EXIST. WALL



SCHEDULE NOTES:

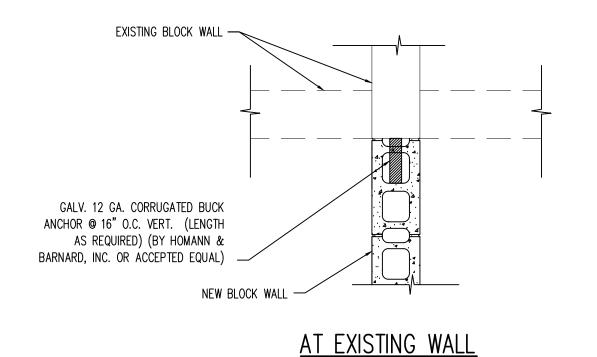
- 1. ALL FOOTING CONCRETE SHALL BE NORMAL WEIGHT AND I'C = 4000 PSI AT 28 DAYS AGE (SEE GENERAL NOTES / S.001 FOR BALANCE OF INFORMATION).
- 2. ALL FOOTINGS HAVE BEEN DESIGNED TO AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF ON VIRGIN SOIL OR COMPACTED STRUCTURAL FILL.

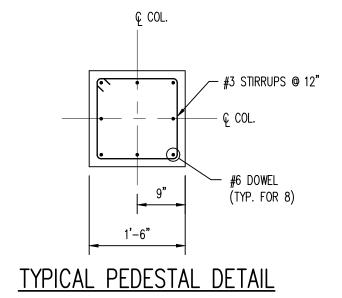


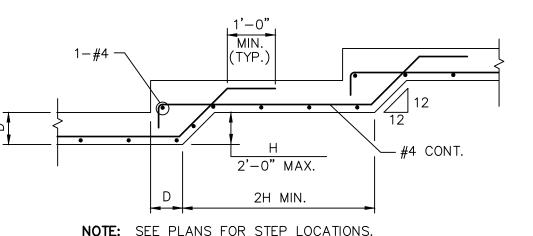
- 1. ELEVATIONS SHOWN IN PLANS OR DETAILS ARE BOTTOM OF FOOTING ELEVATIONS. FOOTINGS SHALL BE LOWERED WHERE ACTUAL SOIL BEARING CAPACITY REQUIRES A LOWER ELEVATION.
- 2. COLUMN AND FOOTING CENTERLINES SHALL COINCIDE UNLESS OTHERWISE NOTED.

TYPICAL COLUMN FOOTING DETAILS

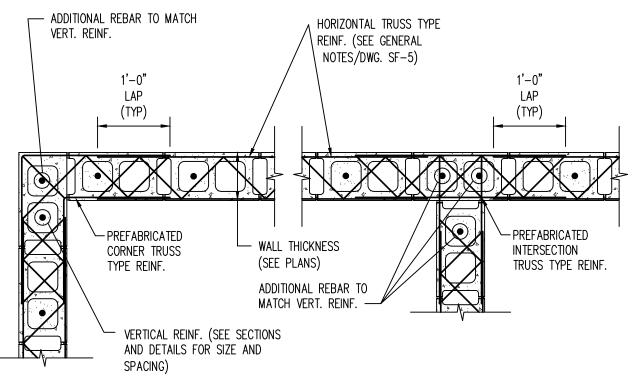
N.T.S.

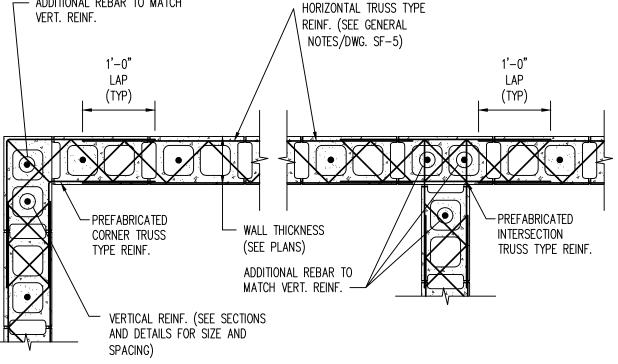






NOTE: SEE PLANS FOR STEP LOCATIONS. TYPICAL STEPPED WALL FOOTING





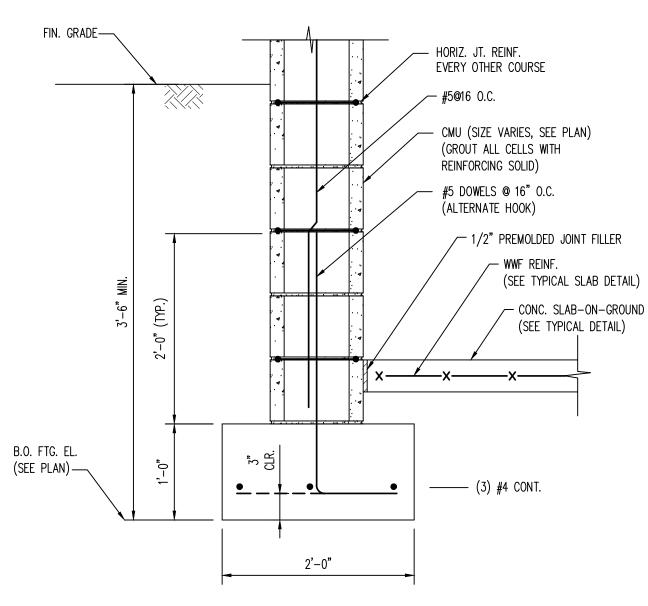
AT INTERSECTION AT CORNER

NOTES: 1. VERTICAL CMU WALL REINFORCING NOT SHOWN FOR CLARITY.

2. SEE TYPICAL CMU WALL AND FOOTING DETAIL FOR CMU WALL VERTICAL REINFORCING SIZE AND SPACING.

TYPICAL CMU WALL REINFORCING DETAILS N.T.S.

		С	MU REINFORCING SCHED	DULE	
NOMINAL WALL THICKNESS	WALL LOCATIONS (U.O.N.)	VERTICAL REINFORCING	HORIZONTAL REINFORCING	SPECIAL REQUIREMENTS	REMARKS/NOTES
10 IN.	FOUNDATION WALL	#5 @ 16	9 GA. ASTM A82 GALV. TRUSS TYPE 16" O.C. AND AT FIRST AND SECOND BED JOISTS ABOVE AND BELOW WALL OPENINGS	PROVIDE (2) ADDITIONAL VERT. BARS IN CELL ADJACENT TO WALL OPENINGS	SEE SECTIONS (DWG. S-301)



TYPICAL STEEL FOUNDATION WALL DETAIL SCALE: 1" = 1'-0"

NO REVISIONS - THIS SHEET DESCRIPTION

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CHRISTOPHER J. DALY - PE DATE: <u>07/24/2024</u>

PREPARED FOR:

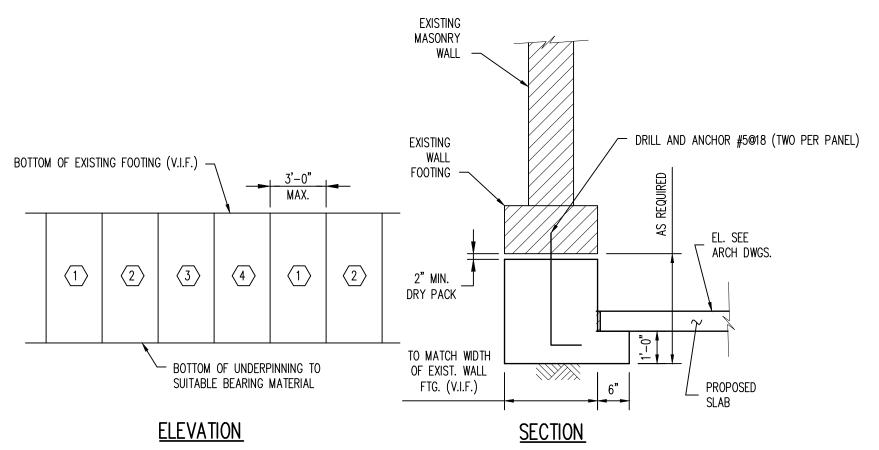
THE SCHAUM RESIDENCE

9 MARCUS DRIVE MONSEY, NEW YORK 10952

STRUCTURAL

TYPICAL DETAILS I

24-155

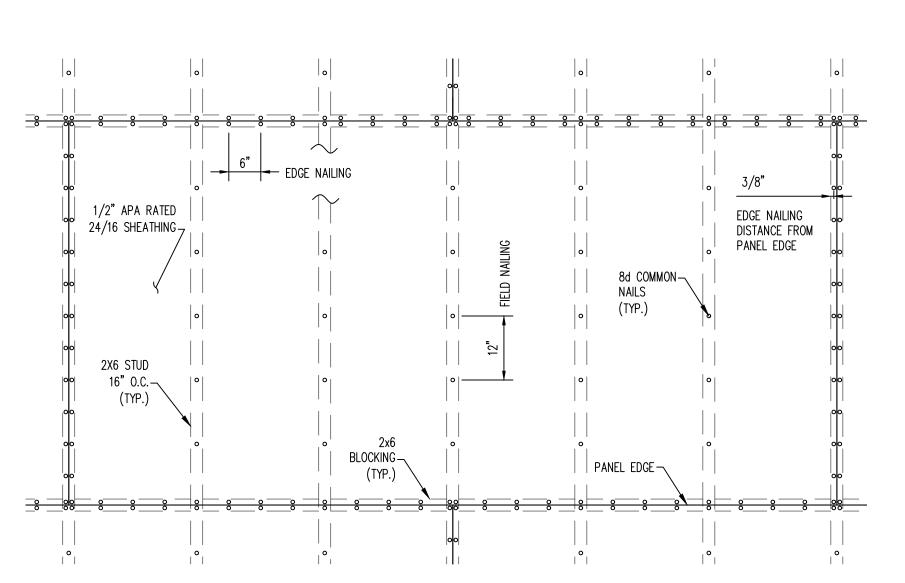


<u>NOTES:</u>

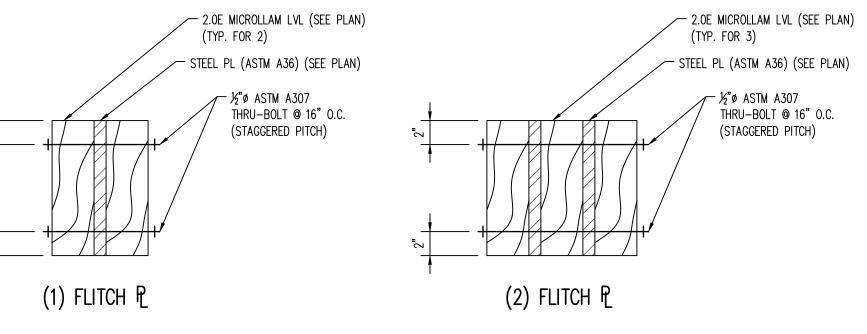
- 1. EXCAVATE AND PLACE IN SEQUENCE SHOWN. ALL TYPE ① PANELS TO BE COMPLETED BEFORE CUTTING OPENINGS FOR ALL TYPE ② PANELS. ALL TYPE ② PANELS TO BE COMPLETED BEFORE CUTTING OPENINGS FOR ALL TYPE ③ PANELS ETC.
- MIN. CLEAR DISTANCE BETWEEN SIMULTANEOUS CUTS TO BE 9'-0"
 CONCRETE FOR UNDERPINNING TO BE SAME AS THAT USED FOR
- NEW-FOUNDATION CONSTRUCTION.

 4. AFTER NEW CONCRETE ATTAINS 75% OF DESIGN STRENGTH, INSTALL
- 4. AFTER NEW CONCRETE ATTAINS 75% OF DESIGN STRENGTH, INSTALL 2" DRY PACK.
- 5. MONITOR EXISTING SUPPORTED AND ADJACENT STRUCTURES.

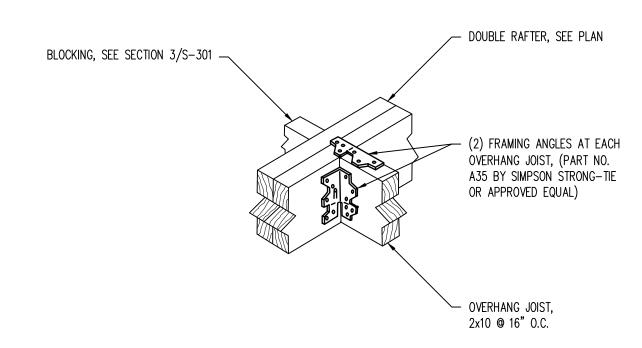
TYPICAL UNDERPINNING DETAIL
N.T.S.



TYPICAL EXTERIOR WALL PANEL SHEATHING NAILING DETAIL N.T.S.



FLITCH BEAM DETAIL



TYPICAL ROOF OVERHANG CONNECTION DETAIL

SCALE: 1½" = 1'-0"



<u>₹</u>	NO REVISIONS - THIS SHEET	07/24/24
REV	DESCRIPTION	DATE

PETRY ENGINEERING, LLC		PETRY ENGINEERING, LLC
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DRAFTED BY: GK

CHRISTOPHER J. DALY - PE
DATE: 07/24/2024

PREPARED FOR:
THE SCHAUM

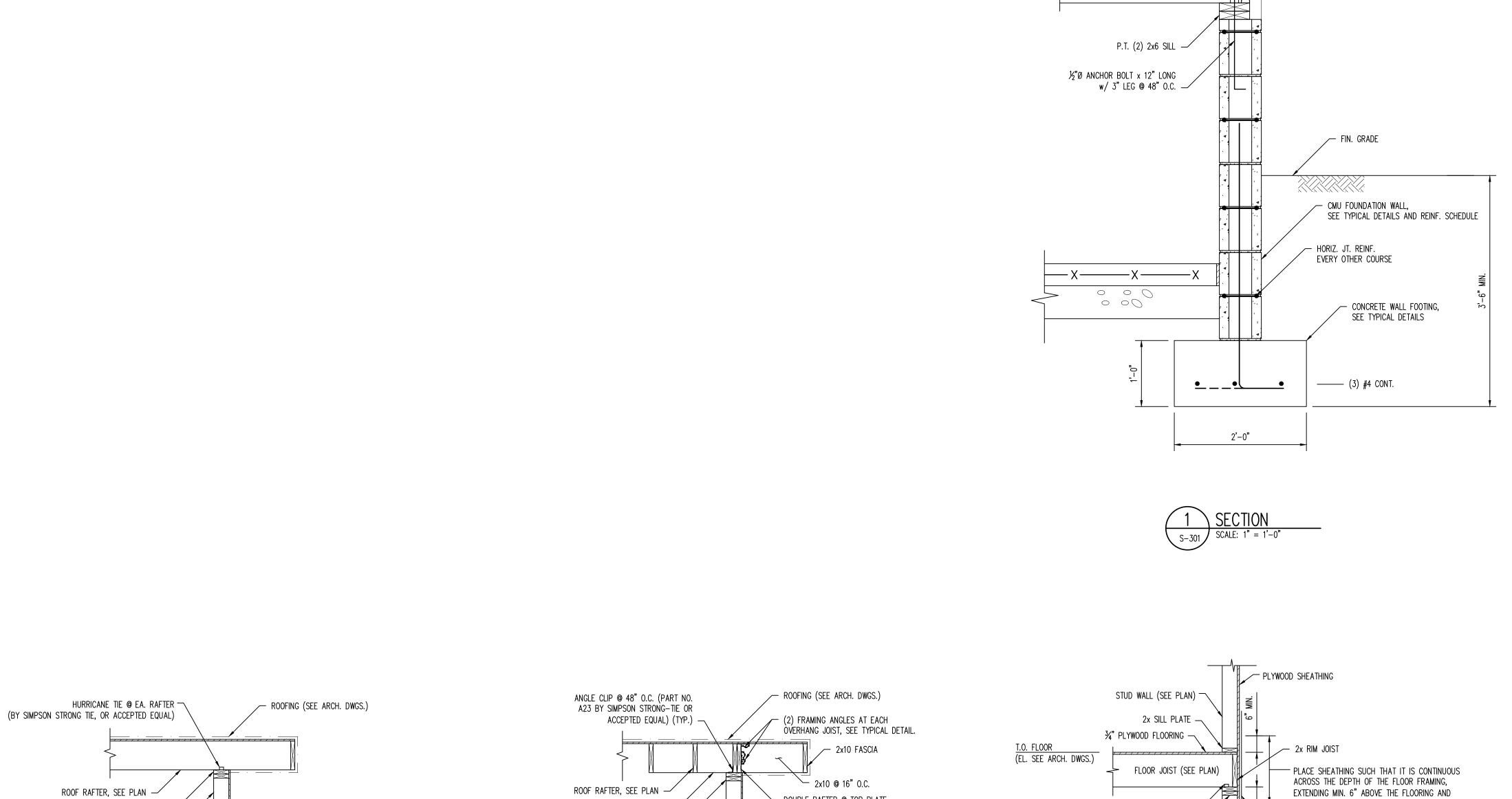
9 MARCUS DRIVE MONSEY, NEW YORK 10952

RESIDENCE

STRUCTURAL

TYPICAL DETAILS II

24-155



DOUBLE RAFTER @ TOP PLATE

(2) BAYS OF BLOCKING AT EACH OVERHANG JOIST —

DOUBLE 2x TOP PLATE -

STUD WALL (SEE PLAN) 🗸

DOUBLE 2x TOP PLATE -

STUD WALL (SEE PLAN) -

2x6 @ 16" O.C STUD WALL —

2x RIM JOIST —

FLOOR JOISTS, SEE PLAN

HURRICANE TIE @ EA. JOIST -

DOUBLE 2x TOP PLATE —

STUD WALL (SEE PLAN)

(BY SIMPSON STRONG TIE, OR ACCEPTED EQUAL)

- HURRICANE TIE @ EA. TRUSS (H2.5T, BY SIMPSON STRONG

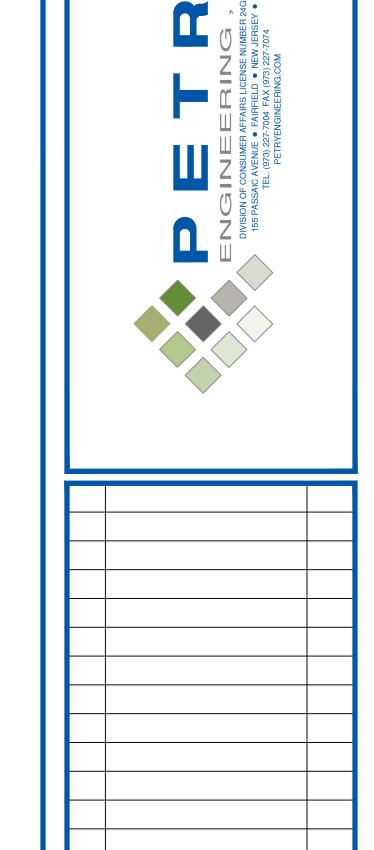
TIE, OR ACCEPTED EQUAL)

MIN. 6" BELOW THE JOIST BEARING.

- METAL STRAP @ 48"

OR ACCEPTED EQUAL)
(MIN. END LENGTH = 15")

(CS14, BY SIMPSON STRONG-TIE,



NO REVISIONS - THIS SHEET

DESCRIPTION

PETRY ENGINEERING, LLC

CHRISTOPHER J. DALY - PE
NY PROFESSIONAL ENGINEER LIC. No. 85270
DATE: 07/24/2024

PREPARED FOR:

THE SCHAUM RESIDENCE

9 MARCUS DRIVE MONSEY, NEW YORK 10952

STRUCTURAL

SECTIONS

24-155

S-301

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