



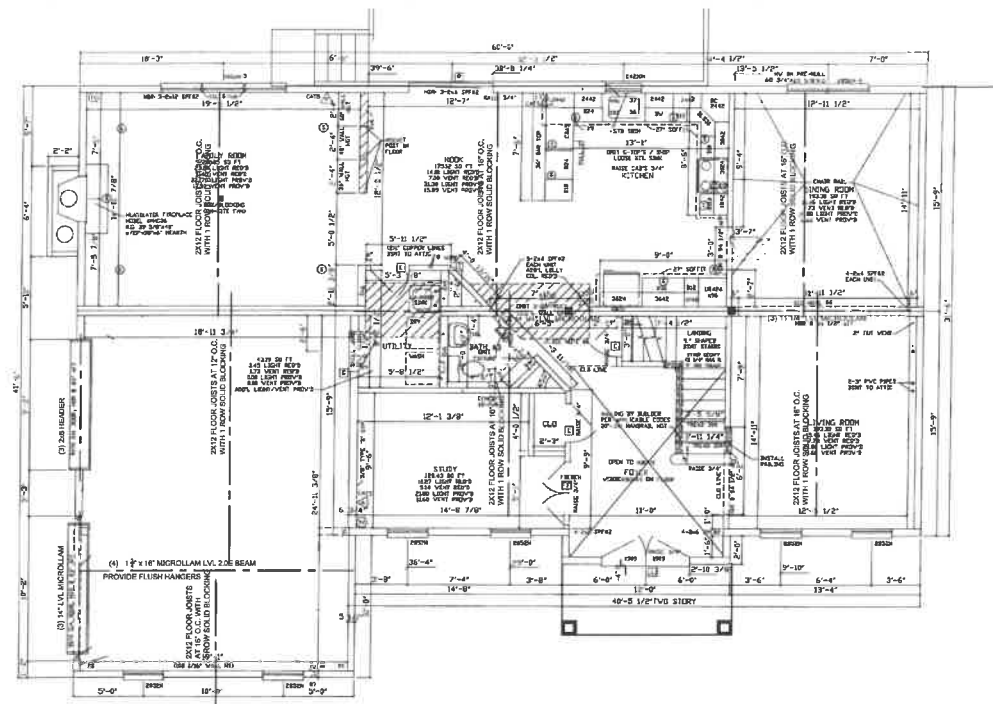
2 FRONT ELEVATION
1/4" = 1'-0"



1 3D View 1



3 3D View 2



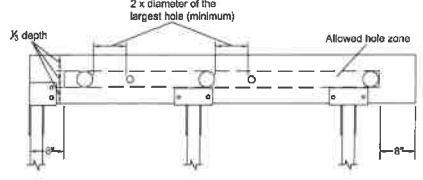
CONNECTOR SCHEDULE

SIMPSON STRONG-TIE CONNECTORS:	
STRUCTURAL MEMBERS	CONNECTOR MODEL NO.
EXTERIOR DECK	
QUADRANT POST TO DECK	DT22
DECK TO HOUSE LATERAL LOAD AND UPRIG TO 3/16" JOISTER DETAIL	DT22
STAIR STRINGER	LS22
STAIR TREAD	TA TREAD ANGLE
BEAM TO GMB RIER	CCOM, COTON
POST/BASE	
POST BASE	ABUB22
POST CAP	PC2
FLOOR/DECK JOISTS	
JOIST HANGER (DIMENSIONAL LUBBERS)	LUD 2102
JOIST HANGER (LJ)	ITF
MULTI LV. HANGER	EGG
ROOF RAFTERS	
RAFTER TO RIDGE	LSR
RAFTER TO DETAIL	LSR
RAFTER DETAILS FOR 3" DIA. PIPE	
RAFTER (UP/LIFT, TWIST STRAP)	HTS 30

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

- FRAMING NOTES**
1. ALL WINDOW AND DOOR HEADERS SHALL REMAIN.
 2. ALL ROOF RAFTERS SHALL BE 2 x 10 @ 16" O.C. UNLESS OTHERWISE NOTED.
 3. PROVIDE SOLID BLOCKING AND/OR POSTS AT ALL BEAMS AND HEADERS. BUILT-UP POSTS SHALL BE (2) STUDS WIDER THAN BEAM BEING SUPPORTED, TYP.
 4. ALL BEAMS HAVE BEEN DESIGNED FOR SIMPLE SPAN.
 5. FLOOR JOISTS SHALL BE LAPPED AT BEAMS 24" MINIMUM.
 6. ALL VALLEY RAFTERS SHALL BE DOUBLE MEMBERS UNLESS OTHERWISE NOTED.
 7. FLOOR JOISTS SHALL BE EXISTING TO REMAIN. DOUBLE EXISTING JOISTS UNDER BEARING WALLS.
 8. ALL RIDGE BOARDS SHALL BE 2 x 12, UNLESS OTHERWISE NOTED.
 9. ALL EXTERIOR FRAMING TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
 10. MULTIPLE PLY BEAMS SHALL BE THRU-BOLTED AS PER MANUFACTURER'S SPECIFICATIONS.
 11. DIMENSION FRAMING LUMBER SHALL BE STRESS GRADED, DOUGLAS FIR No. 2 OR BETTER WITH:
 - F_v = 850 PSI
 - E = 1,800,000 PSI
 - F_c = 625 PSI
 12. ALL FRAMING TO BE CONNECTED WITH GALVANIZED METAL JOISTS, POST BASE AND CAPS.
 13. ALL FASTENERS TO BE NON-CORROSIVE.
 14. ALL FINISH LUMBER FOR TRIM TO BE CLEAR OF KNOTS, CHECKS OR OTHER IMPERFECTIONS.
 15. ALL FINISH LUMBER FOR TRIM TO BE CLEAR OF KNOTS, CHECKS OR OTHER IMPERFECTIONS.
 16. FRAMING PLANS ARE FOR LAYOUTS ONLY. DO NOT SCALE DRAWINGS.
 17. FIELD VERIFY ALL EXISTING FRAMING MEMBERS. THE ARCHITECT SHALL BE NOTIFIED IF THERE ARE ANY DISCREPANCIES WITH THE DRAWINGS.
 18. ALL BEAM TO BEAM CONNECTIONS TO BE MADE WITH METAL CONNECTORS OR BEAM HANGERS BY SIMPSON STRONG-TIE OR APPROVED EQUAL.
 19. ALL COMPRESSED LUMBER MANUFACTURED BY TRUS-JOIST.
 20. FLOOR JOISTS SHALL BE EXISTING TO REMAIN.
 21. ALL JOISTS TO BE ATTACHED TO BEAMS USING JOIST HANGERS.
 22. ENGINEERED FRAMING LUMBER SHALL BE STRESS GRADED:
 - F_v = 2600 psi
 - F_x = 280 psi
 - E = 1,800,000 PSI
 - F_c = 720 psi

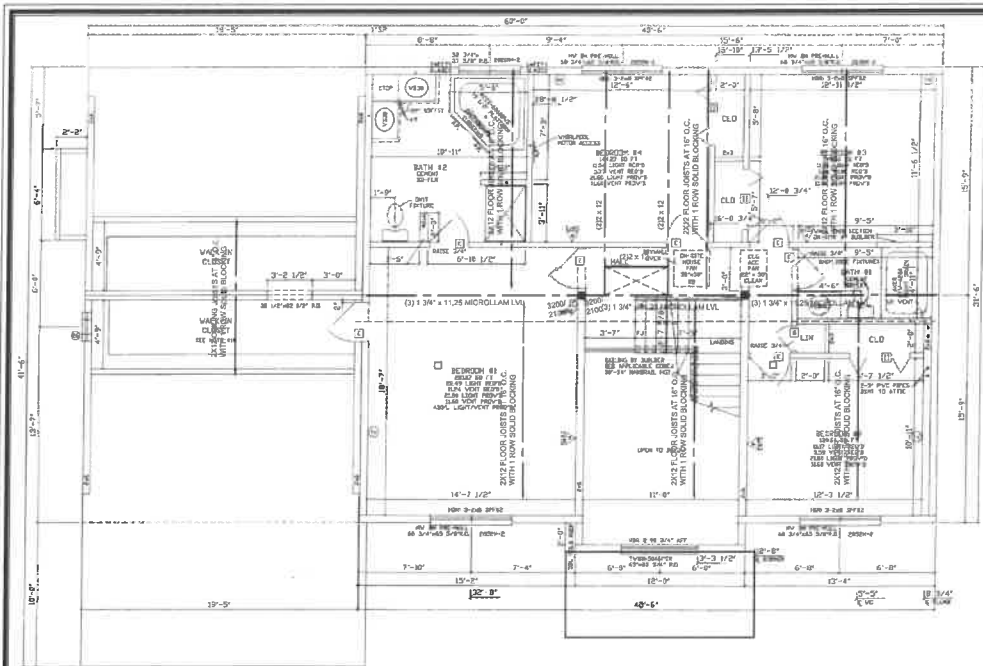
ALLOWABLE HOLES - Headers and Beams
1.55E TimberStrand® LSL Headers and Beams



- General Notes**
- Allowed hole zone suitable for headers and beams with uniform and/or concentrated loads.
 - Round holes only
 - No holes in headers or beams in plank orientation.

FRAMING NOTES

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3. PROVIDE SOLID BLOCKING AND/OR POSTS AT ALL BEAMS AND HEADERS. BUILT-UP POSTS SHALL BE (2) STUDS WIDER THAN BEAM BEING SUPPORTED, TYP.
4. ALL BEAMS HAVE BEEN DESIGNED FOR SIMPLE SPAN.
5. FLOOR JOISTS SHALL BE LAPPED AT BEAMS 24" MINIMUM.
6. ALL VALLEY RAFTERS SHALL BE DOUBLE MEMBERS UNLESS OTHERWISE NOTED.
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8. ALL RIDGE BOARDS SHALL BE 2 X 12, UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR FRAMING TO BE PRESSURE TREATED, UNLESS OTHERWISE NOTED.
10. ALL MULTIPLE PLY BEAMS SHALL BE THRU-BOLTED AS PER MANUFACTURER'S SPECIFICATIONS.
11. DIMENSION FRAMING LUMBER SHALL BE STRESS GRADED, DOUGLAS FIR No. 2 OR BETTER WITH:
 - F_v = 850 PSI
 - F_x = 100 PSI
 - E = 1,800,000 PSI
 - F_c = 625 PSI
12. ALL FRAMING TO BE CONNECTED WITH GALVANIZED METAL JOISTS, POST BASE AND CAPS.
13. ALL FASTENERS TO BE NON-CORROSIVE.
14. ALL FINISH LUMBER FOR TRIM BE CLEAR OF KNOTS, CHECKS OR OTHER IMPERFECTIONS.
15. TRIM TO BE PAINTED PER OWNER'S COLOR SELECTION.
16. FRAMING PLANS ARE FOR LAYOUTS ONLY. DO NOT SCALE DRAWINGS.
17. FIELD VERIFY ALL EXISTING FRAMING MEMBERS. THE ARCHITECT SHALL BE NOTIFIED IF THERE ARE ANY DISCREPANCIES WITH THE DRAWINGS.
18. ALL BEAM TO BEAM CONNECTIONS TO BE MADE WITH METAL CONNECTORS OR BEAM HANGERS BY SIMPSON STRONG-TIE OR APPROVED EQUAL.
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20. FLOOR JOISTS SHALL BE EXISTING TO REMAIN.
21. ALL JOISTS TO BE ATTACHED TO BEAMS USING JOIST HANGERS.
22. ENGINEERED FRAMING LUMBER SHALL BE STRESS GRADED:
 - F_v = 2600 psi
 - F_x = 280 psi
 - E = 1,800,000 PSI
 - F_c = 720 psi



PLYWOOD/SYBBOARD SHEATHING NOTES:

1. ALL PLYWOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) SPECIFICATIONS.
 2. ALL ROOF PANEL SHEATHING SHALL BE 5/8" (NOM.) TYPE CDX, EXP. 1 APA RATED SHEATHING. SUITABLE EDGE SUPPORT SHALL BE PROVIDED BY USE OF PANEL CLIPS OR BLOCKING BETWEEN FRAMING, UNLESS OTHERWISE NOTED CONNECT
 3. ROOF SHEATHING WITH 8D COMMON NAILS AT 6" O.C. AT SUPPORTED PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS.
 4. ALL FLOOR SHEATHING SHALL BE 5/8" (NOM.) APA RATED STURD-FLOOR, EXP. 1, WITH TONGUE AND GROOVE EDGE, UNLESS OTHERWISE NOTED CONNECT FLOOR SHEATHING WITH 10D COMMON NAILS SPACED 6" O.C. AT SUPPORTED EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
 5. FIELD GUE USE ADHESIVES MEETING APA SPECIFICATION AFG-01, APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 6. ALL WALL PANEL SHEATHING SHALL BE 5/8" (NOM.) TYPE CDX, EXP. 1 APA RATED SHEATHING, UNLESS OTHERWISE INDICATED, CONNECT WALL SHEATHING WITH 10D COMMON NAILS SPACED 6" O.C. AT SUPPORTED PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
 7. INSTALL ALL PLYWOOD SHEATHING WITH THE LONG DIMENSION OF THE PANEL ACROSS SUPPORTS AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS. STAGGER PANEL END JOINTS. ALLOW 1/2" SPACING AT PANEL ENDS AND EDGES UNLESS OTHERWISE RECOMMENDED BY THE SHEATHING MANUFACTURER.
 8. ALL NAILING SHALL BE CAREFULLY DRIVEN AND NOT OVERDRIVEN, THE USE OF STAPLES AND PNEUMATIC NAIL GUNS ARE PROHIBITED FROM USE.
- ALL EXT. WALLS SHALL BE SHEATHED ON BOTH FACES WITH GYPSUM BOARD SHEATHING (SEE ARCH. DWGS. FOR THICKNESSES) AND CONNECTED WITH 5D COOLER NAILS SPACED 7" O.C. AT SUPPORTED PANEL EDGES AND INTERMEDIATE SUPPORTS.
- PROVIDE 2X BLOCKING AT UNSUPPORTED PANEL EDGES AS FOLLOWS:
 ROOFS AND FLOORS - ONLY WHERE INDICATED ON PLAN WALLS - EVERY 6 FEET (MIN.)

MISCELLANEOUS:

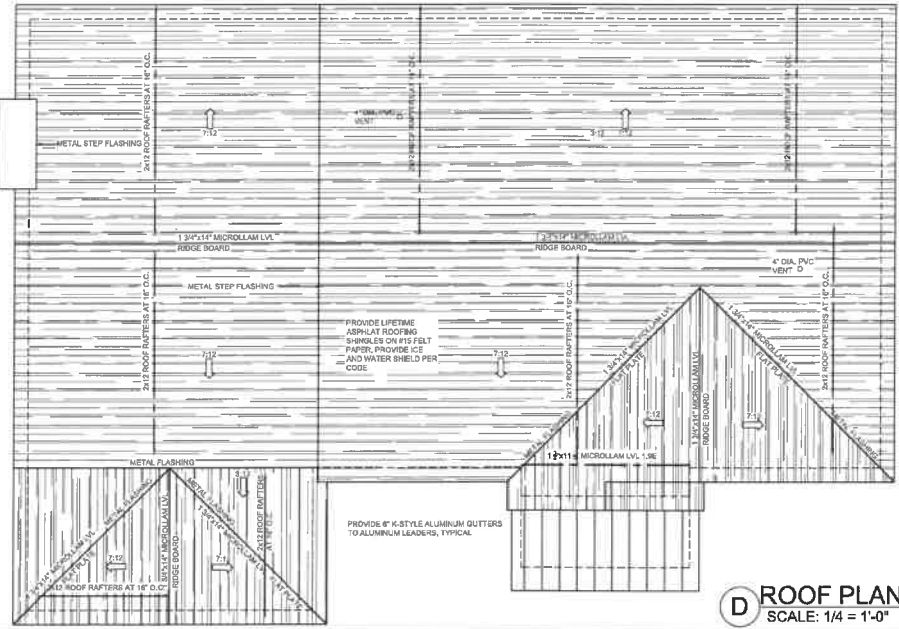
1. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND THE SPECIFICATIONS. ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL REQUIREMENTS, ANY DISCREPANCIES AND/OR INTERFERENCES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT SO THAT CORRECTIVE MEASURES CAN BE TAKEN.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ARCHITECT WILL NOT ADVISE NOR DIRECT AS TO SAFETY PRECAUTIONS.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES TO PERFORM THE WORK.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION, WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS SHALL BE USED, SUBJECT TO ACCEPTANCE BY THE ARCHITECT.
- LOADS APPLIED TO THE STRUCTURE DURING CONSTRUCTION SHALL NOT EXCEED THE SAFE LOAD-CARRYING CAPACITY OF THE STRUCTURE AS INDICATED BY THE SCHEDULED LIVE LOADINGS SHOWN ON THE DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SHORING. THIS STRUCTURE HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER CONSTRUCTION OF THE STRUCTURE HAS BEEN COMPLETED, THE STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. JOB SAFETY AND CONSTRUCTION PROCEDURES ARE ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR. LACK OF COMMENT BY THE ARCHITECT/ARCHITECT IS NOT TO BE INTERPRETED AS ACCEPTANCE OF THOSE ASPECTS OF THE WORK.
- NO EQUIPMENT SHALL BE HUNG FROM BRACING OR STEEL DECK.

C SECOND FLOOR PLAN
SCALE: 1/4 = 1'-0"

- GENERAL NOTES**
1. ALL WORK SHALL CONFORM TO NYSRC2020, AND LOCAL ZONING CODES.
 2. DIMENSIONS ARE GIVEN AS GUIDES TO ESTABLISH THE LAYOUT, I.E.C. SHALL SURVEY AND EXAMINE THE EXISTING STRUCTURE IN ESTABLISHING LAYOUT OF THE WORK IN ORDER TO ASSURE PROPER FIT AND ALIGNMENT TO EXISTING FEATURES. DO NOT SCALE DIMENSIONS.
 3. ALL MATERIALS SHALL BE NEW, UNLESS OTHERWISE SPECIFIED.
 4. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN THE APPROPRIATE TRADES.
 5. CONTRACTOR AGREES THAT HE IS SKILLED AND EXPERIENCED IN THE USE AND INTERPRETATION OF PLANS AND SPECIFICATIONS. HE HAS CAREFULLY REVIEWED THE PLANS AND SPECIFICATIONS FOR HIS PROJECT AND HAS FOUND THEM TO BE FREE OF AMBIGUITIES. FURTHER, HE HAS CAREFULLY EXAMINED THE SITE OF THE WORK AND FROM HIS OWN OBSERVATIONS HAS SATISFIED HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK.
 6. ARCHITECT SHALL BE NOTIFIED OF ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE WORK DESCRIBED IN THIS DRAWING.

- SMOKE ALARMS/ CARBON MONOXIDE ALARMS**
1. SMOKE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS, ADJACENT HALL, AND ONE ON EACH STORY OF DWELLING PER 2020 NYCFC. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. ALL SMOKE DETECTORS SHALL BE INSTALLED PER THE 2020 NYR RESIDENTIAL CODE, SECTION R314.
 2. PROVIDE CARBON MONOXIDE DETECTORS PER NYCFC, SECTION R316.
 3. PROVIDE FIREBLOCKING PER THE 2020 NYCFC, SECTION R602.3. PROVIDE FIRE BLOCKING IN WALL CAVITIES OR PURSED SPACES THAT EXCEED 6 FT IN HEIGHT, AROUND ALL PIPING, VENTS AND WIRING HOLES, ETC.

- GENERAL ROOFING NOTES**
1. PRIOR TO COMMENCEMENT OF WORK OR FABRICATION OF COMPONENTS, CONTRACTOR SHALL INVESTIGATE AND VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS OF THE NEW CONSTRUCTION IN THE FIELD. ALL DISCREPANCIES BETWEEN FIELD VERIFIED CONDITIONS, DIMENSIONS AND ELEVATIONS INDICATED ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING.
 2. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL CODES AND AUTHORITIES HAVING JURISDICTION.
 3. DETAIL ALL NEW ROOFING IN ACCORDANCE WITH THE OWNERS PROGRAMS AND MANUFACTURERS INSTALLATION SPECIFICATIONS.
 4. PROVIDE ALL ACCESSORIES, MATERIALS, ETC. FOR COMPLETE ROOF INSTALLATION.
 5. ALL ROOF PENETRATIONS TO BE MADE WATER-TIGHT AS PER DETAILS AND ROOF MANUFACTURERS SPECIFICATIONS. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS.
 6. CONTRACTOR TO PROVIDE AND INSTALL LIFETIME ASPHALT SHINGLES.
- STANDING SEAM ROOFING:**
 24 GAGE HIGH STRENGTH GALVALUM STEEL AZ-50 OR AZ-65 COATING.
 PREMIUM CERTIFIED PAINT SYSTEM, BRONZE, 1 1/2" SEAM HEIGHT, CONDENSED CLIP FASTENING SYSTEM, 1" WIDE COVERAGE, 14, 790 CLAS FIRE RESISTANCE RATING, UR-218 CLASS 4 HAIL IMPACT RESISTANCE, UL 580 CLASS 90 UPLIFT TEST RATING, GC TO SUBMIT COLOR SAMPLE FOR APPROVAL.



D ROOF PLAN
SCALE: 1/4 = 1'-0"

10
PF
PF
M
YO
FL
NO
SCALE
DRAW
CHW
1



ATTIC
18'-11 3/4"

SECOND FLOOR
10'-1 1/4"

FIRST FLOOR
0'-0"

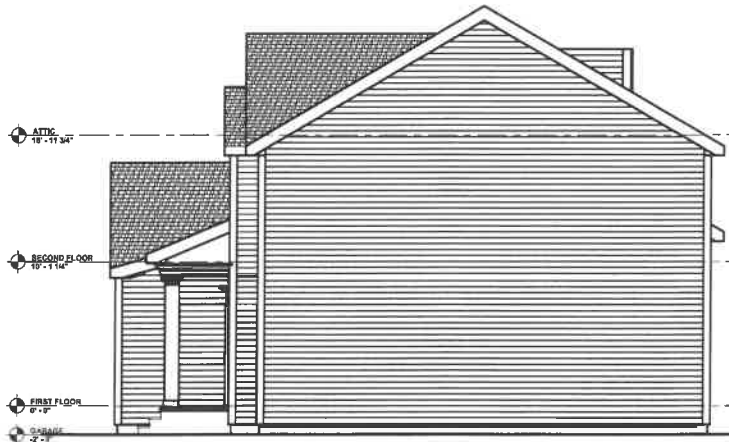
GARAGE
-2'-0"



BASEMENT
-2'-1 1/4"

③ FRONT ELEVATION
1/4" = 1'-0"

② NORTH ELEVATION
1/4" = 1'-0"



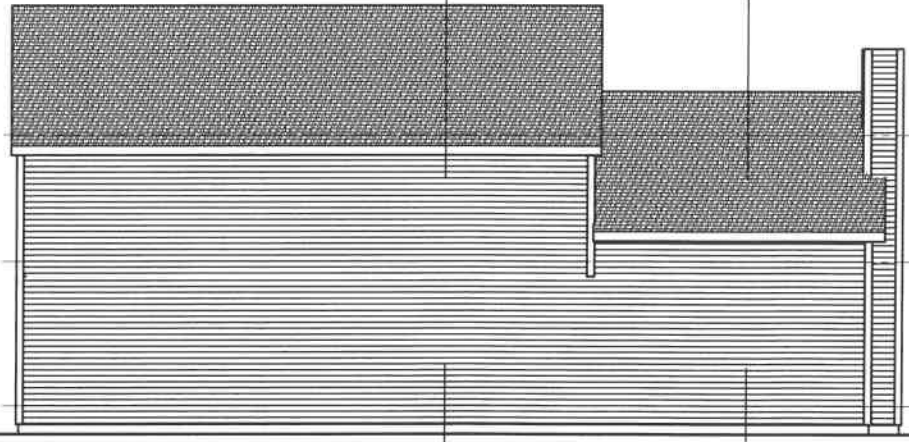
ATTIC
18'-11 3/4"

SECOND FLOOR
10'-1 1/4"

FIRST FLOOR
0'-0"

GARAGE
-2'-0"

BASEMENT
-2'-1 1/4"



ATTIC
18'-11 3/4"

BASEMENT
-2'-1 1/4"

① SOUTH ELEVATION
1/4" = 1'-0"

④ BACK ELEVATION
1/4" = 1'-0"