



SEED MIX

bx Lot 89.12-1-37
of 11, FM 16261
George & Bertha Seitz

Tax Lot 89.12-1-38
Lot 12, FM 16261
James & Laura Gwir

Tax Lot 89.12-1-39
Lot 13, FM 16261
N/F Sarah Garzia



EXAMPLE OF WOOD FINISH

0 15 30 60

SCALE: 1" = 30'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSION ON THIS DRAWING SHALL HAVE PRECEDENCE OVER
SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE
FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST
BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS
SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW
YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS
DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION
7209 (2) ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS PROVIDENT DESIGN ENGINEERING, 2024
All rights reserved.

NOT FOR CONSTRUCTION

[illegible]

DRAWING TITLE:

LANDSCAPE PLAN



DRAWN BY: _____ CHECKED BY: _____

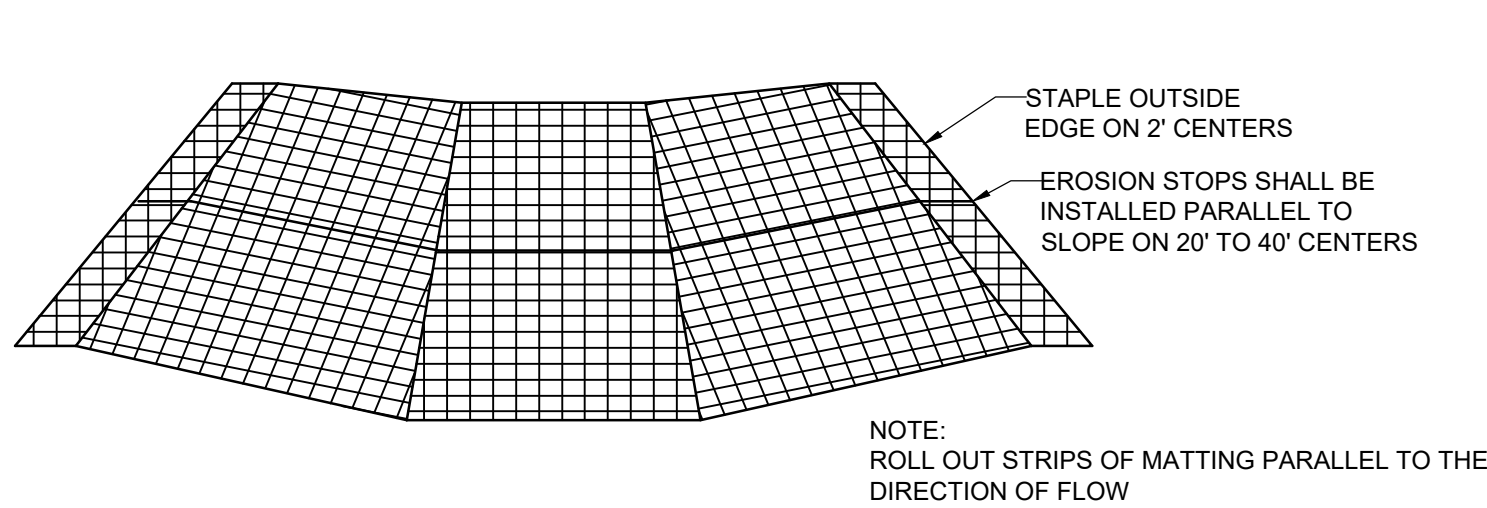
PROJECT NO.	DATE:
-------------	-------

DRAWING NO.

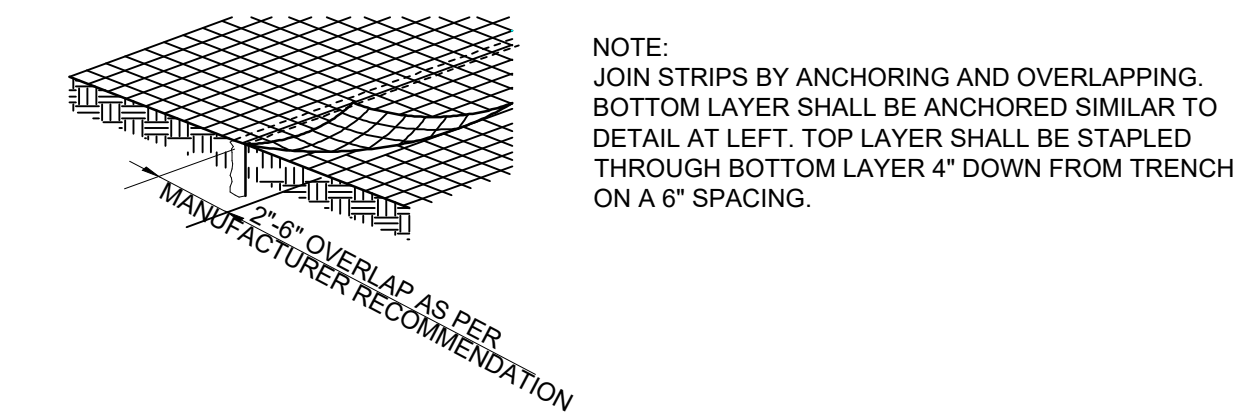
SP-2.0

EXPIRES 1/31/27

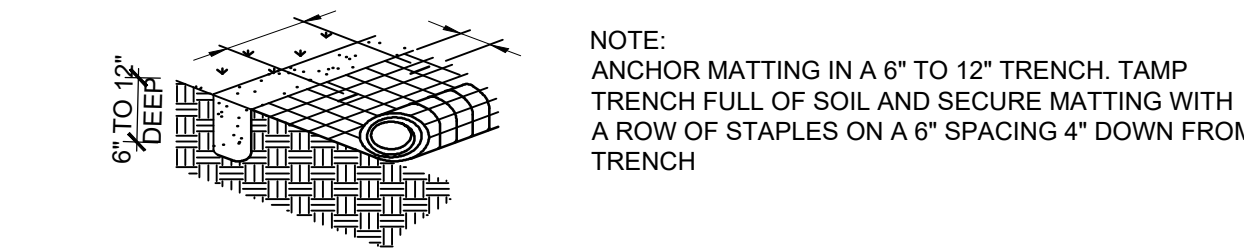
- NOTES:
1. UNLESS OTHERWISE NOTED, ALL PLANT BEDS SHALL RECEIVE 2" OF DOUBLE SHREDDED HARDWOOD BARK MULCH (NO DYE). NO MULCH SHALL BE PLACED WITHIN 6" OF TREE TRUNKS. SEE PLANTING DETAILS FOR PLANTING SPECIFICATIONS.
 2. QUANTITIES LISTED IN PLANT LIST ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON LIST AND SHALL BE RESPONSIBLE FOR FURNISHING ALL PLANTS INDICATED ON PLAN.
 3. IF TREE STAKING IS INDICATED ON LANDSCAPE PLAN, TREES SHALL BE STAKED PER PLANTING DETAILS.
 4. INSTALL EROSION CONTROL FABRIC ON ALL SEDED SLOPES GREATER THAN OR EQUAL TO 3:1.
 5. INSTALL JUTE EROSION CONTROL BLANKET ON ALL PLANTED SLOPES GREATER THAN OR EQUAL TO 3:1.
 6. IF NOT OTHERWISE PLANTED OR PAVED, ALL NEW OR DISTURBED LANDSCAPE AREAS TO BE RAKED, SEEDED WITH LAWN GRASS SEED, AND MULCHED.
 7. SEE TOWN OF OSSINGTON STANDARD NOTES AND DETAILS FOR ADDITIONAL LANDSCAPE INSTALLATION AND MAINTENANCE SPECIFICATIONS.



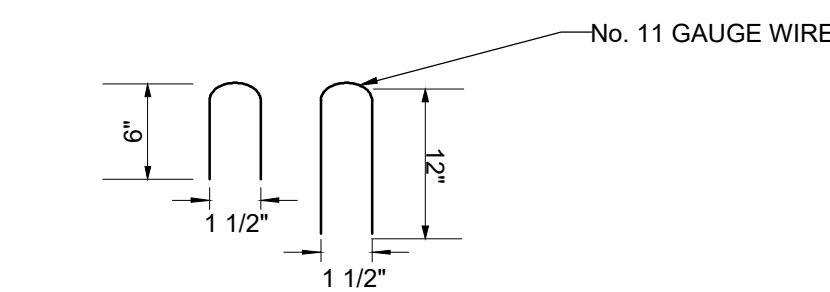
11 EROSION CONTROL: MATTING DETAIL
Scale: NTS



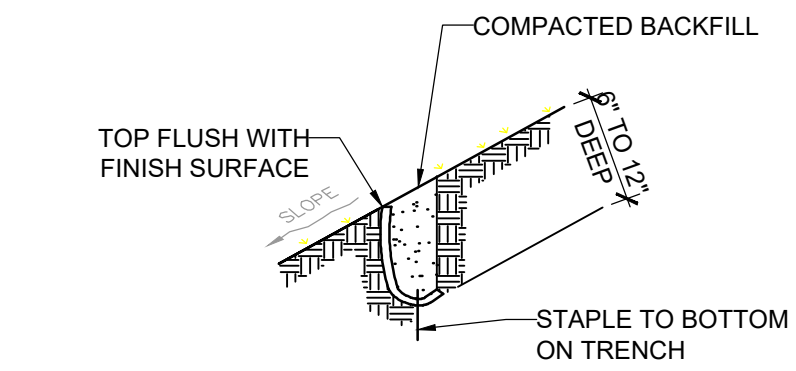
12 EROSION CONTROL: OVERLAP DETAIL
Scale: NTS



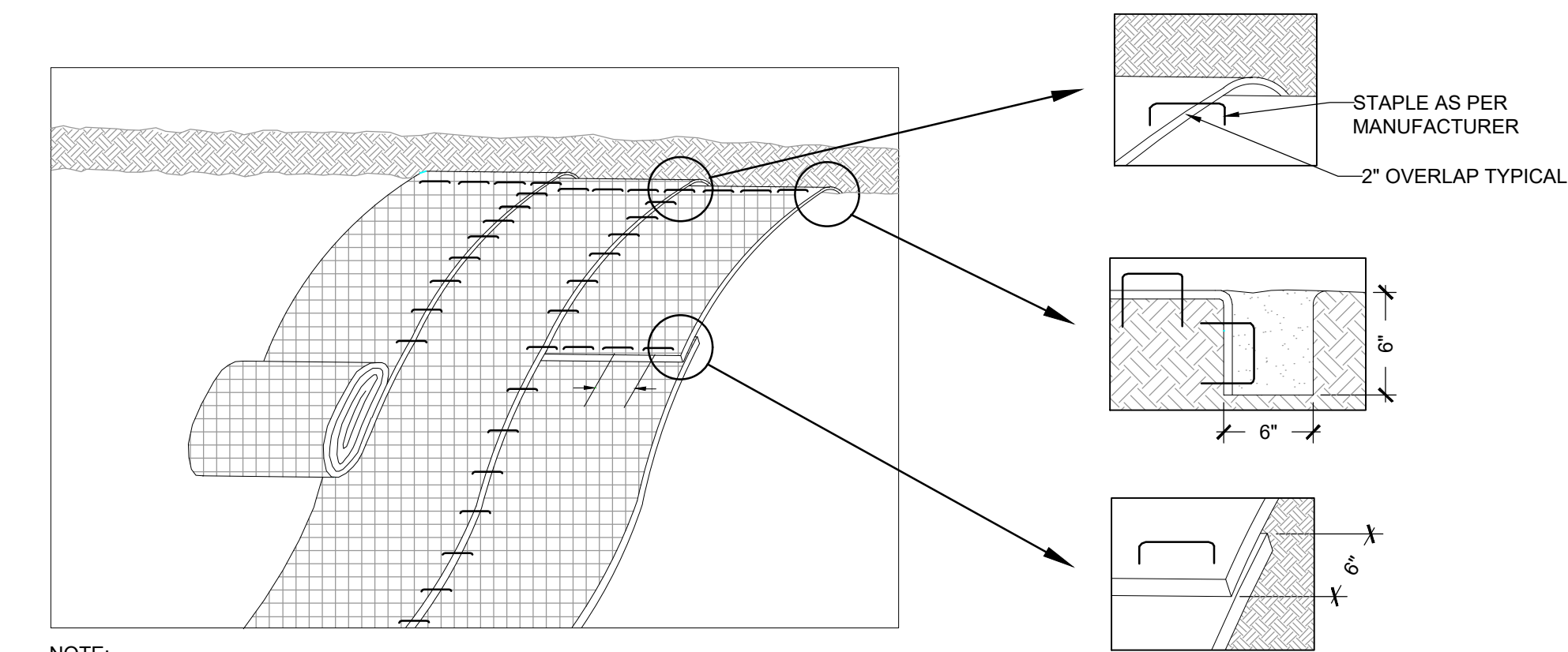
13 EROSION CONTROL: ANCHOR DETAIL
Scale: NTS



14 EROSION CONTROL: TYPICAL STAPLES
Scale: NTS

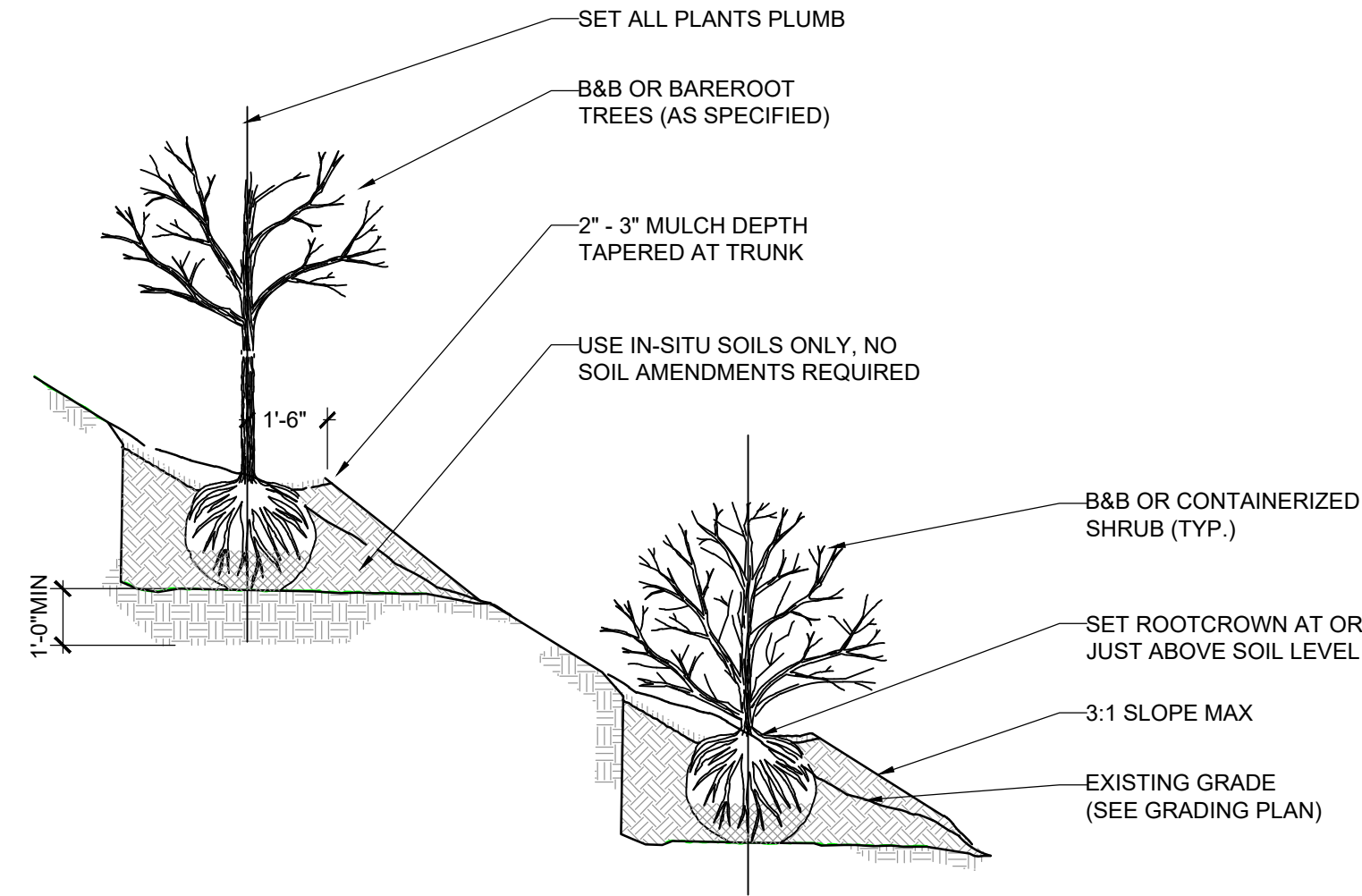


15 EROSION CONTROL: EROSION STOP DETAIL
Scale: NTS

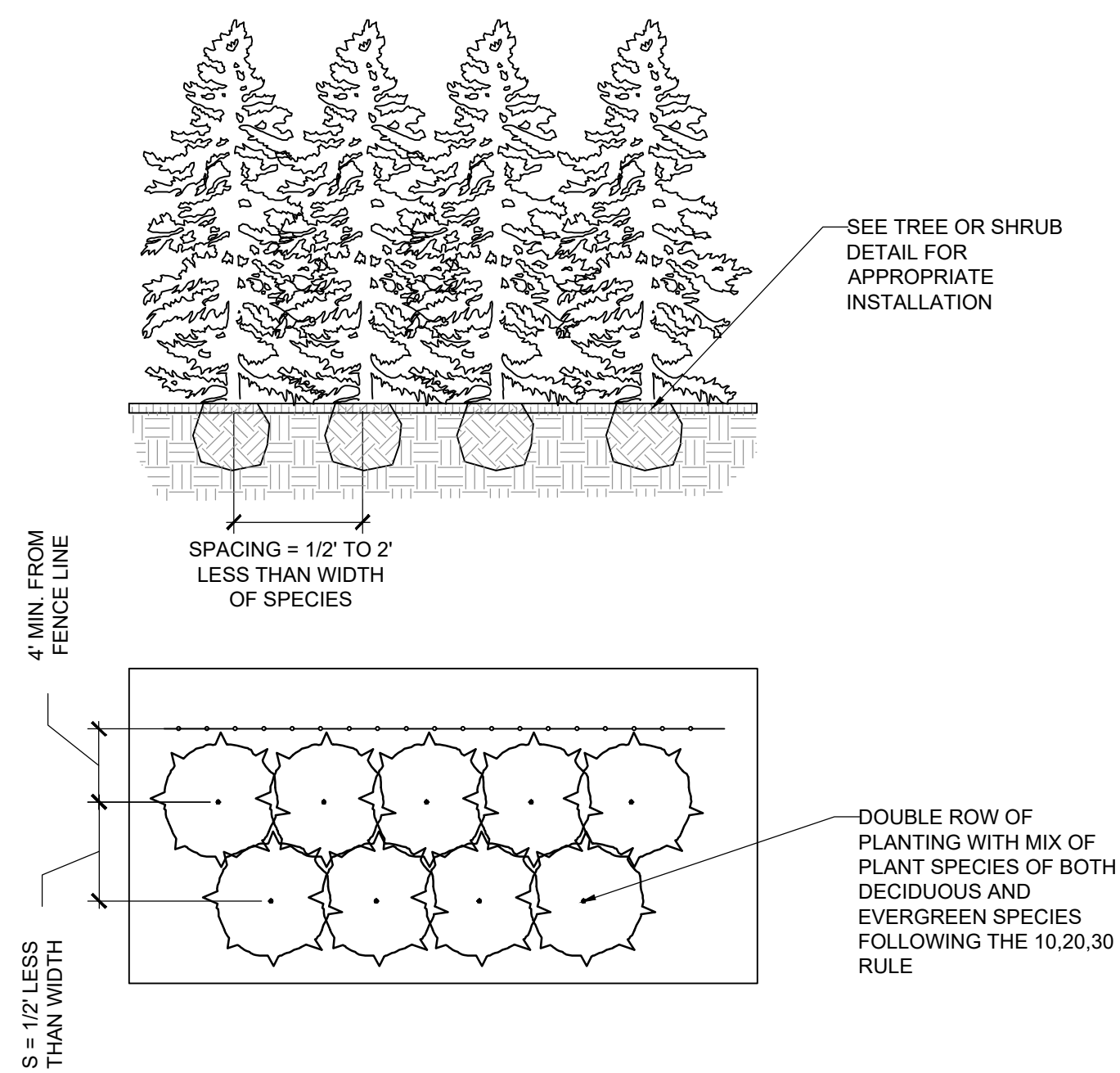


- NOTE:
1. EROSION CONTROL BLANKET SHALL BE COIR MAT 900 OR APPROVED EQUAL.
 2. GEOTEXTILE MATTING (MARAFI 500X OR 600X, OR APPROVED EQUAL) SHALL BE USED DURING WINTER MONTHS IF HYDROSEEDING/ VEGETATIVE STABILIZATION IS NOT PRACTICABLE.
 3. CONTRACTOR SHALL INSTALL EROSION CONTROL MESH PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATION.

16 EROSION CONTROL: LAYOUT DETAIL
Scale: NTS



17 PLANT INSTALLATION ON SLOPE
Scale: NTS



18 PLANT SCREENING SPACING
Scale: NTS

DETAIL LIST				
NO.	DETAIL NAME	USED	REVISED	NOT USED
11	EROSION CONTROL: MATTING DETAIL			
12	EROSION CONTROL: OVERLAP DETAIL			
13	EROSION CONTROL: ANCHOR DETAIL			
14	EROSION CONTROL: TYPICAL STAPLES			
15	EROSION CONTROL: EROSION STOP DETAIL			
16	EROSION CONTROL: LAYOUT DETAIL			
17	PLANT INSTALLATION ON SLOPE			
18	PLANT SCREENING SPACING			
19				
20				

REVISION LIST			
NO.	DATE	REVISION	BY

NEW CONSTRUCTION

SINGLE FAMILY HOUSE



GENERAL NOTES

- ALL WORK SHALL CONFORM TO 2020 RCNYS, AND LOCAL CODES. ALL ELECTRICAL, PLUMBING, AND MECHANICAL WORK SHALL CONFORM TO ALL NATIONAL, STATE, AND LOCAL CODES.
- MATERIALS, WORKMANSHIP AND INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH NOT ONLY MANUFACTURERS' PRINTED INSTRUCTIONS, BUT ALSO THE STANDARDS OF RECOGNIZED AGENCIES OR ASSOCIATIONS.
- ALL MATERIALS SHALL BE NEW, UNLESS OTHERWISE SPECIFIED.
- PROVIDE TEMPORARY PROTECTION OF MATERIALS AND EQUIPMENT.
- IT IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE JOB, ANY OMISSIONS IN THESE GENERAL INSTRUCTIONS OR THE OUTLINE OF WORK ARE NOT TO BE CONSTRUED AS REMOVING SUCH ITEMS FROM THE RESPONSIBILITIES OF THE CONTRACTOR.
- ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN THE APPROPRIATE TRADES. CONTRACTOR SHALL KEEP SUFFICIENT WORKMEN ON THE JOB AT ALL TIMES TO PERFORM THE WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTERESTS OF THE
- 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; THE CHARACTER, QUALITY, AND QUANTITY OF MATERIALS; THE DIFFICULTIES LIKELY TO BE ENCOUNTERED AND OTHER ITEMS FOUND ON THE JOB.

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS	
USE	LIVE LOAD (PSF)
EXTERIOR BALCONIES	60
DECKS	40
PASSENGER VEHICLE GARAGES	50
ATTICS WITHOUT STORAGE	10
ATTICS WITH STORAGE	20
ROOMS OTHER THAN SLEEPING ROOMS LIVE LOAD	40
SLEEPING ROOMS LIVE LOADS	30
FLOOR DEAD LOADS	15
STAIRS	40
GUARDRAILS AND HANDRAILS	200
GUARD INFILL COMPONENTS	50
GROUND SNOW LOAD / ROOF LIVE LOAD	45

NYSTRETCH ENERGY CODE REQUIREMENTS

THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS INDICATED IN TABLE R402.4.1.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION AND THE CRITERIA INDICATED IN TABLE R402.4.1.1 AS APPLICABLE TO THE METHOD OF CONSTRUCTION. AN APPROVED AGENCY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE. THE INSPECTION SHALL INCLUDE AN OPEN WALL VISUAL INSPECTION OF ALL COMPONENTS INCLUDED IN TABLE R402.4.1.1 AND SHALL BE INSTALLED SO THAT THE INSULATION MATERIAL UNIFORMLY FILLS EACH CAVITY SIDE-TO-SIDE AND TOP-TO-BOTTOM, WITHOUT SUBSTANTIAL GAPS OR VOIDS AROUND OBSTRUCTIONS, AND IS SPLIT, INSTALLED, OR FITTED TIGHTLY AROUND WIRING AND OTHER PENETRATIONS IN THE CAVITY. NO MORE THAN 2 PERCENT OF THE TOTAL INSULATED AREA SHALL BE COMPRESSED BELOW THE THICKNESS REQUIRED TO ATTAIN THE LABELED R-VALUE OR CONTAIN GAPS OR VOIDS IN THE INSULATION.

R-VALUE CERTIFICATE

A PERMANENT CERTIFICATE SHALL BE POSTED ON A WALL IN THE MECHANICAL ROOM, AND SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON THE CEILING/ ROOF, WALLS, FOUNDATION, AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION AND SOLAR HEAT GAIN COEFFICIENT OF FENESTRATION, AND THE RESULTS FOR ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT

ENERGY CODE NOTE:

I CERTIFY THAT I AM A LICENSED PROFESSIONAL. I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THE BUILDING PLANS SHOWN HEREIN ARE IN COMPLIANCE WITH THE 2020 ECCCNYS RESIDENTIAL PROVISIONS.

SIGNED: DATE: 7/12/24

INSULATION AND FENESTRATION REQUIREMENTS										
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE
4	0.27	0.50	0.40	49	20 OR 13+5	15/20	30	15/19	10, 4 FT	15/19

THIS HOUSE MEETS THE PRESCRIPTIVE ENERGY CODE COMPLIANCE

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA								TABLE R301.2(1)	
GROUND SNOW LOAD	WIND	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMPERATURE	ICE SHIELD UNDERLAYMENT REQUIREMENT	FLOOD HAZARDS	
	SPEED (MPH)		WEATHERING	FROST DEPTH LINE	TERMITE	DECAY			
30 PSF	120 MPH	B	SEVERE	42"	MODERATE HEAVY	SLIGHT MODERATE	2	YES	NO

APPLICABLE CODES:

2020 RESIDENTIAL CODE OF NYS

ENERGY CODE COMPLIANCE:
2020 ECCCNYS CHAPTER 4: RESIDENTIAL ENERGY EFFICIENCY
PRESCRIPTIVE COMPLIANCE METHOD

ENERGY CODE NOTES:

- THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION.
 - ALL JOINTS, SEAMS, AND PENETRATIONS
 - JOINTS AROUND DOORS/WINDOWS AND THEIR FRAMING
 - UTILITY PENETRATIONS
 - WALLS AND CEILINGS SEPARATING CONDITIONED FROM NON CONDITIONED SPACE
 - ATTIC ACCESS OPENINGS
 - RIM JOIST JUNCTION, SILL PLATES AND HEADERS
- BUILDING ENVELOPE AIR TIGHTNESS SHALL BE TESTED IN ACCORDANCE WITH ASHREA/ASTM E779.
- AIR BARRIER AND THERMAL BARRIER SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- REFER TO "AIR SEALING/INSULATION INSTALLATION" SHEET FOR OTHER DETAILS/NOTES.
- PROVIDE A MINIMUM OF ONE THERMOSTAT FOR EACH HEATING AND COOLING SYSTEM CAPABLE OF AUTOMATICALLY ADJUSTING SPACE TEMPERATURE PER 2020 ECCCNYS, R403.1.1.
- IC-RATED RECESSED LIGHTING FIXTURES SHALL BE SEALED AT HOUSING/INERIOR FINISH AND LABELED TO INDICATE<2.0 CFM LEAKAGE @ 75 Pa.
- AUTOMATIC OR GRAVITY DAMPERS SHALL BE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUSTS.
- AIR LEAKAGE: BLOWER DOOR TEST REQUIRED AND SHALL BE <3 ACH @ 50 Pa.
- WOOD BURNING FIREPLACES SHALL HAVE TIGHT FITTING FLUE DAMPERS AND OUTDOOR AIR FOR COMBUSTION.
- U-FACTOR OF FENESTRATION PRODUCTS SHALL BE DETERMINED IN ACCORDANCE WITH NFRC 400.
- ALL INSULATION SHALL BE LABELED OR THE INSTALLED R-VALUE SHALL BE PROVIDED. SPRAY POLYURETHANE FOAM THICKNESS AND INSTALLED R-VALUE SHALL BE LISTED ON CERTIFICATION PROVIDED BY THE INSULATION INSTALLER.
- ALL INSULATION SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS OR RESNET GRADE 1.
- ATTIC ACCESS HATCH AND DOOR INSULATION R-VALUE SHALL BE OF THE ADJACENT ASSEMBLY.
- BUILDING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
- ALL DUCTS SHALL BE SEALED AND CONSTRUCTED PER M1601 OF 2020 RCNYS
- DUCT TIGHTNESS TEST RESULT OF<4CFM/100 FT2 ACROSS THE SYSTEM OR <= 3CFM/100 FT2 WITHOUT A HANDLER @ 25 Pa. FOR ROUGH IN TEST, VERIFICATION MAY NEED TO OCCUR DURING FARMING INSPECTION.
- DUCTS IN ATTIC SHALL BE INSULATED TO MIN. R-8. ALL OTHER DUCTS SHALL BE INSULATED TO MIN. R-6 (EXCEPT DUCTS LOCATED COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE)
- ALL MECHANICAL VENTILATION SYSTEMS FANS NOT PART OF TESTED AND LISTED HVAC EQUIPMENT SHALL MEET EFFICACY AND AIR FLOW LIMITS.
- DUCTS SHALL BE PRESSURE TESTED PER 403.3.3 OF 2020 ECCCNYS
- AIR HANDLER LEAKAGE DESIGNED BY MANUFACTURER AT<=2% OF DESIGN AIR FLOW.
- ALL MECHANICAL VENTILATION SYSTEMS FANS NOT PART OF TESTED AND LISTED HVAC EQUIPMENT SHALL MEET EFFICACY AND AIR FLOW LIMITS.
- HVAC PIPING CONVEYING FLUIDS ABOVE 105 D SHALL BE INSULATED TO >= R-3
 - PIPES/INSULATION LOCATED OUTDOORS SHALL BE PROTECTED.
- HEATING AND COOLING EQUIPMENT SHALL BE SIZED PER ACCA MANUAL S BASED ON LOADS CALCULATED PER ACCA MANUAL J OR OTHER METHODS APPROVED BY CODE OFFICIAL.
- HOT AND COLD WATER PIPES SHALL BE INSULATED TO MIN. R-3
- OUTDOOR AIR INTAKE AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
 - FAN EFFICACY SHALL BE PER TABLE R403.6.1 2020 ECCCNYS
- A MINIMUM OF 90% OF LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.

DUCTS

DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE WITH EITHER: ROUGH IN TEST: TOTAL LEAKAGE TESTED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE SYSTEM INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF TEST.

POSTCONSTRUCTION TEST: TOTAL LEAKAGE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE SYSTEM INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE

MECHANICAL AND WATER HEATING

- AIR HANDLER LEAKAGE SHALL BE DESIGNED BY MANUFACTURER AT <=2% OF DESIGN AIR FLOW
- PROVIDE PROGRAMMABLE THERMOSTATE INSTALLED FOR CONTROL OF HEATING AND COOLING SYSTEMS AND INITIALLY SET BY MANUFACTURER TO CODE SPECIFICATIONS.
- HEAT PUMP THERMOSTATES SHALL BE INSTALLED ON ALL HEAT PUMPS.
- CIRCULATING SERVICE HOT WATER SYSTEMS SHALL HAVE AUTOMATIC OR ACCESSIBLE MANUAL CONTROLS.
- ALL MECHANICAL VENTILATION SYSTEM FANS NOT PART OF TESTED AND LISTED HVAC EQUIPMENT SHALL MEET EFFICIENCY AND AIRFLOW LIMITS.
- HOT WATER BOILERS SUPPLYING HEAT THROUGH ONE OR TWO-PIPE SYSTEMS SHALL HAVE OUTDOOR SETBACK CONTROL TO LOWER BOILER WATER TEMP. BASED ON OUTDOOR TEMP.
- HEATED WATER CIRCULATION SYSTEM SHALL HAVE A CIRCULATION PUMP. THE SYSTEM RETURN PIPE SHALL BE A DEDICATED RETURN PIPE OR A COLD WATER SUPPLY PIPE. GRAVITY OR THERMO-SYPHON SYSTEMS SHALL NOT BE USED. CONTROLS FOR CIRCULATING HOT WATER SYSTEM PUMPS SHALL START THE PUMP WITH SIGNAL FOR HOT WATER DEMAND WITHIN THE OCCUPANCY. CONTROLS SHALL AUTOMATICALLY TURN OF THE PUMP WHEN WATER IS IN CIRCULATION LOOP IS SET AT SET-POINT TEMP. AND NO DEMAND FOR HOT WATER EXISTS.

LIGHT AND VENTILATION

- LIGHT: ALL SPACES HAVE BEEN PROVIDED WITH NATURAL LIGHT WITH AN AGGREGATE GLAZING AREA OF AT LEAST 8% OF THE FLOOR AREA OF EACH ROOM, OR WITH ARTIFICIAL LIGHT CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM @ A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.
- VENTILATION: WHOLE HOUSE MECHANICAL VENTILATION SYSTEM. REFER BELOW

PRESCRIPTIVE VENTILATION REQUIREMENTS

WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL CONSIST OF SUPPLY OR EXHAUST FANS, OR COMBINATION OF BOTH, AND ASSOCIATED DUCTS AND CONTROLS, AND SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE.

VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A RATE OF:

75 CFM (CONTINUOUS) OR INTERMITTENT PER TABLE M1605.4.3 (2)
KITCHEN: 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS
BATHROOMS: MECHANICAL EXHAUST 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS

PLUMBING WORK

PROVIDE ALL LABOR, MATERIAL AND APPLIANCES REQUIRED FOR A COMPLETE PLUMBING INSTALLATION AS SHOWN ON DRAWINGS AND HEREINAFTER SPECIFIED, INCLUDING BUT NOT LIMITED TO THE FOLLOWING PRINCIPAL ITEMS:

- PIPE AND FITTINGS
- INSULATION
- SUPPORTS, SLEEVES AND ESCUTCHEONS
- TESTS AND ADJUSTMENTS
- PERMITS (G.C. SHALL PROCURE AND PAY ALL CHARGES FOR PERMITS, INSPECTIONS, ETC., PERTAINING TO THE PLUMBING WORK.)
- WORK IN CONNECTION WITH OTHER TRADES
- MAINTENANCE AND GUARANTEE
- PROVIDE GAS SHUT OFF VALVES FOR ALL EQUIPMENT
- PROVIDE PROPER ROUGHING TO ALL EQUIPMENT AND APPLIANCES REQUIRING PLUMBING.
- PROVIDE ACCESSIBLE SHUT-OFF VALVES ON ALL SERVICES TO EACH ITEM OF EQUIPMENT.

TESTS:

- PROVIDE ALL APPARATUS, TEMPORARY WORK OR ANY OTHER REQUIREMENTS NECESSARY FOR ALL PLUMBING TESTS.
- TAKE ALL PRECAUTIONS TO PREVENT DAMAGE TO THE BUILDING AND ITS CONTENTS THAT MAY OCCUR BY SUCH TESTS.
- REPAIR AND MAKE GOOD, AT NO EXPENSE TO THE OWNER, ANY DAMAGE SO CAUSED.
- ANY DEFECTS OR DEFICIENCIES DISCOVERED AS A RESULT OF TESTS SHALL BE IMMEDIATELY REPAIRED AND TESTS SHALL BE REPEATED UNTIL ALL REQUIREMENTS ARE FULFILLED.
- NEW WATER SYSTEMS SHALL BE TESTED WITH 125 PSI PRESSURE AND STAND WITHOUT LOSS OF PRESSURE FOR A PERIOD OF NOT LESS THAN THIRTY MINUTES. SANITARY, STORM AND VENT PIPING SHALL BE TESTED WITH A HEAD OF WATER NOT LESS THAN TEN FEET AND STAND FOR A PERIOD OF SIXTY MINUTES WITHOUT A LOSS OF WATER.
- ALL TESTS SHALL BE CONDUCTED BEFORE INSULATION AND PRIOR TO CLOSING UP OF CEILINGS AND WALLS.
- UPON COMPLETION OF TESTS TO WATER PIPING, FLUSH LINES AND DISINFECT TO HEALTH DEPARTMENTS STANDARDS.

PLUMBING NOTES:

GENERAL:

- ALL PLUMBING INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 RCNYS AND 2020 ECCCNYS.
- MATERIALS USED SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE STANDARDS UNDER WHICH THE MATERIALS ARE ACCEPTED AND APPROVED. IN THE ABSENCE OF SUCH INSTALLATION PROCEDURES, THE MANUFACTURERS INSTRUCTIONS SHALL BE FOLLOWED.
- PLASTIC PIPE, FITTINGS AND COMPONENTS SHALL BE THIRD PARTY CERTIFIED AS CONFORMING TO NSF 14.
- WATER SUPPLY SYSTEM AND COMPONENTS USED TO DISPENSE WATER INTENDED FOR HUMAN CONSUMPTION SHALL BE LISTED AS CONFORMING TO THE REQUIREMENTS OF NSF 61.
- WOOD-FRAMED STRUCTURAL MEMEBERS SHALL NOT BE DRILLED, NOTCHED, OR ALTERED EXCEPT AS ALLOWED BY CODE, AND AS INDICATED IN FRAMING DETAILS.
- PIPES PASSING THROUGH FOUNDATION WALLS SHALL BE PROVIDED WITH A PIPE SLEEVE BUILT IN TO THE FOUNDATION WALL. THE SLEEVE SHALL BE 2 SIZES BIGGER THAN PIPE.
- SPACE BETWEEN A PIPE AND SLEEVE, OR BETWEEN PIPE AND OPENING SHALL BE SEALED WITH CULK, FOAM SEALANT, OR GASKET SYSTEM.
- PIPE PENETRATING ROOF SHALL BE FLASHED TO PREVENT WATER ENTRY INTO BUILDING.

HYDRONIC PIPING:

- APPROVED PIPING, VALVES, FITTINGS AND CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. PIPE AND FITTING SHALL BE RATED FOR USE AT THE OPERATING TEMPERATURE AND PRESSURE OF THE HYDRONIC SYSTEM
 - MATERIAL: PE
- PIPE INSULATION REQUIREMENTS:
 - PIPES CAPABLE OF CARRYING WATER GREATER THAN 105d F. OR LESS THAN 55d F. SHALL BE INSULATED TO AN R-VALUE ON NOT LESS THAN R-3.
 - HOT WATER PIPES 3/4" OR LARGER
 - PIPES LOCATED OUTSIDE OF CONDITIONED SPACE
 - PIPES FROM WATER HEATER TO DISTRIBUTION MANIFOLD
 - BURIED PIPING
 - SUPPLY AND RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEM.
- INSULATION MATERIAL: POLYETHYLENE TUBING
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGNING THE SIZE OF EACH WATER DISTRIBUTION SYSTEM ACCORDING TO ACCEPTABLE ENGINEERING PRACTICES.
- HEATED WATER CIRCULATION AND TEMPERATURE CONTROL:
 - CIRCULATION SYSTEM SHALL BE PROVIDED WITH A CIRCULATION PUMP PER R403.5.1.1 OF 2020 ECCCNYS
 - ELECTRIC HEAT TRACE SYSTEM SHALL CONFORM TO PER R403.5.1.2 OF 2020 ECCCNYS

DRAIN/ WASTE/ VENT PIPING:

- MATERIAL: ABS OR PVC PLASTIC PIPE

WATER HEATER:

- WATER HEATER INSTALLED IN OTHER THAN BASEMENT LOCATION SHALL BE INSTALLED IN PAN NOT LESS THAN 1 1/2" DEEP WITH A MIN 3/4" INDIRECT WASTE PIPE.
- WATER HEATER SHALL NOT BE INSTALLED IN BEDROOMS OR BATHROOMS.
- A MINIMUM OF 30" X30" SERVICE SPACE SHALL BE PROVIDED/ MAINTAINED AT THE SERVICE SIDE OR CONTROL SIDE OF THE APPLIANCE.
- APPLIANCE SHALL BE INSTALLED WITH CLEARANCE TO COMBUSTIBLES PER MANUFACTURER INSTALLATION INSTRUCTIONS.
-

PRESCRIPTIVE HEATING REQUIREMENTS

(REFER TO ENERGY CODE COMPLIANCE NOTES FOR OTHER REQUIREMENTS)
NEW HEATING AND COOLING SHALL BE PROVIDED BY A DUCTLESS AIR SOURCE HEAT PUMP SYSTEM

SYSTEM: 3 ZONE, FORCED AIR

- THE HVAC SYSTEM SHALL BE DESIGNED BY THE HVAC SUB CONTRACTOR TO MAINTAIN A MINIMUM INSIDE TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.
- The G.C. shall be responsible for the adequacy of the system design and its ability to meet the performance specifications herein. All tonnages to be determined. All materials to be best quality new materials as specified. No substitutions will be permitted except with Architect's written approval.
- HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J. DUCTS SHALL BE DESIGNED IN ACCORDANCE WITH MANUAL D, AIR DISTRIBUTION IN ACCORDANCE WITH MANUAL L, TEST/ ADJUST/ BALANCE IN ACCORDANCE WITH MANUAL E.
- These specifications identify the HVAC system type and describe its general arrangement. Detailed design and layout of the HVAC system including the sizing and placement of registers, grilles, ductwork, piping and other HVAC components is the responsibility of the HVAC contractor.
- The contractor shall prepare shop drawings of all work including equipment locations and sizes for review by the Architect prior to installation.
- It is the intent of these specifications to call for complete operational systems. Provide all details and components necessary for a fully operational system, whether specified herein or not.
- All work shall be in accordance with applicable National, State and Local codes, rules and regulations.



Michael Piccirillo Architecture

NOTE:
DO NOT SCALE DRAWINGS. REFER TO WRITTEN MEASUREMENTS FOR ACCURACY. OR CONTACT ARCHITECT. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF NEW YORK STATE EDUCATION LAW. Copyright 2020 MICHAEL PICCIRILLO ARCHITECTURE

SHEET LIST	
SHEET NO.	SHEET NAME
A001	TITLE SHEET/ NOTES
A100	BASEMENT PLAN
A101	1ST FLOOR PLAN
A102	2ND FLOOR
A104	ROOF PLAN
A200	ELEVATIONS
A201	PERSPECTIVES
A300	BUILDING SECTIONS
A301	BUILDING SECTIONS
A360	AIR SEALING/ VENTING DETAILS
A370	FIRE PROTECTION
S100	FRAMING PLANS
S101	FRAMING DETAILS

No.	DATE:	ISSUE:
1	7/16/24	ISSUED FOR CONST.

PROJECT NAME:

NEW HOUSE

PROJECT ADDRESS:

OSSINING, NY



MICHAEL A. PICCIRILLO, AIA

345 KEAR STREET, SUITE 203
YORKTOWN HEIGHTS, NY 10598

TELEPHONE: 914-368-9838

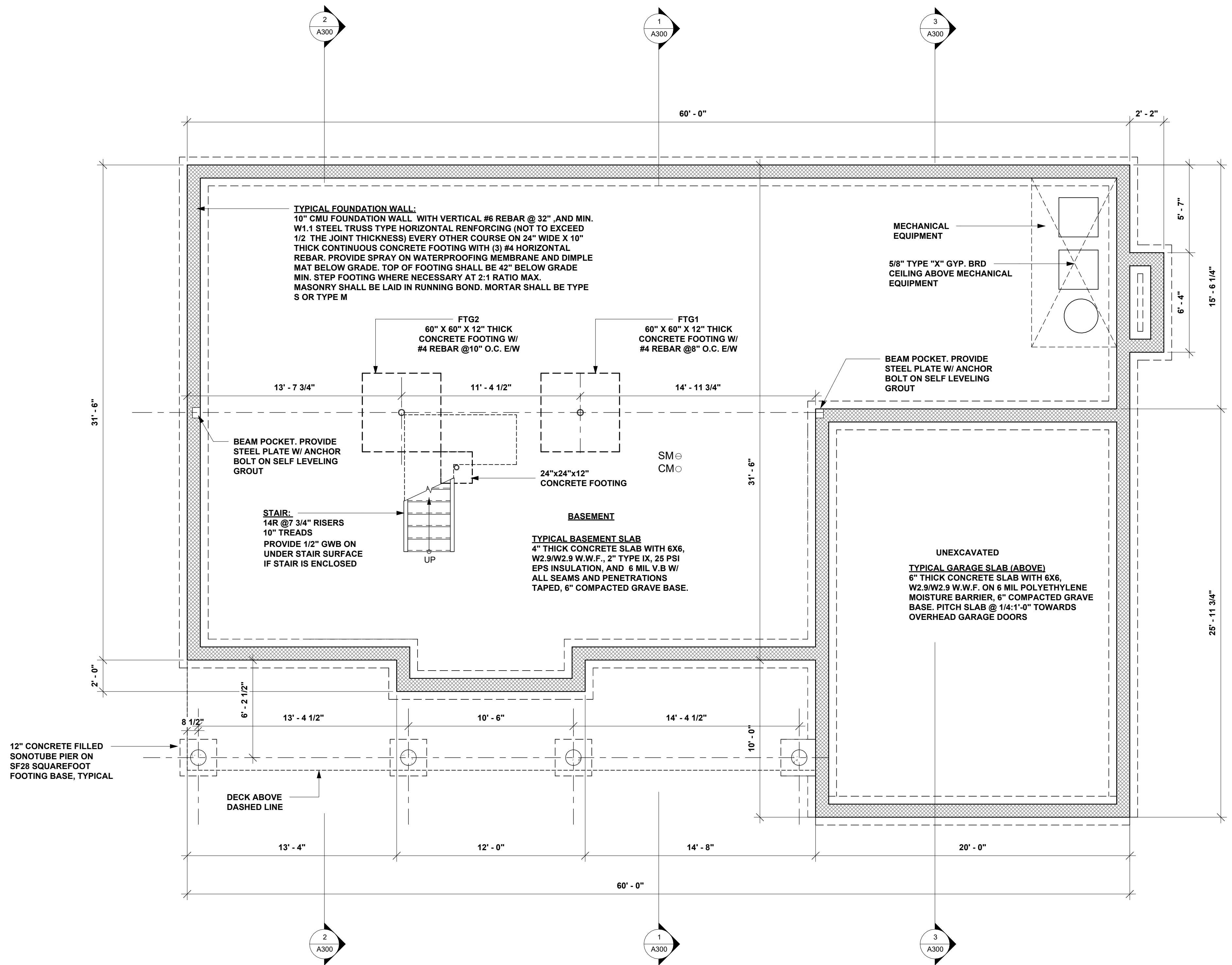
FACSIMILE: 914-368-9839

michael@mpiccirilloarchitect.com

www.mpiccirilloarchitect.com

TITLE SHEET/
NOTES

A001



1 BASEMENT
1/4" = 1'-0"

FOUNDATIONS:

- FOUNDATIONS HAVE BEEN DESIGNED TO BEAR ON UNDISTURBED SOILS. ASSUMED SOIL BEARING PRESSURE: 1,500 POUNDS PER SQUARE FOOT.
- SHOULD IT BE NECESSARY TO LOWER FOOTINGS, ELEVATIONS OF ADJACENT FOOTINGS SHALL BE ADJUSTED TO LIMIT STEPPING TO 1 VERTICAL TO 2 HORIZONTAL. PLACE LOWEST FOOTING FIRST. SEE "STEPPED FOOTING DETAIL."
- KEEP FOOTING BOTTOMS WELL DRAINED UNTIL FOOTINGS ARE IN PLACE. PUMP AS REQUIRED.
- DO NOT BACKFILL AGAINST RETAINING WALLS UNLESS WALLS ARE SHORED OR UNTIL CONCRETE HAS ATTAINED SPECIFIED 28 DAY STRENGTH.
- SLABS ON GROUND SHALL BE PLACED IN ALTERNATIVE STRIP FASHION TO MINIMIZE SHRINKAGE.
- PROVIDE ALL NECESSARY SHORING, SHEETING AND BRACING FOR DEEP FOOTING EXCAVATIONS.
- ALL RETAINING WALLS SHALL HAVE 12" OF FREE-DRAINING GRANULAR BACKFILL BEHIND WALL FULL HEIGHT. PROVIDE CONTROL JOINTS IN RETAINING WALLS EVENLY SPACED NO MORE THAN 30 FEET O. C.
- SEE "CONCRETE" NOTES FOR ADDITIONAL REQUIREMENTS.

CONCRETE :

- ALL CONCRETE DESIGN AND PLACEMENT SHALL COMPLY WITH THE LATEST EDITION OF THE ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS". HOT WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 305. COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306. ALL OTHER APPLICABLE CODES SHALL ALSO BE FOLLOWED. CONCRETE SHALL BE NORMAL WEIGHT CONCRETE EXCEPT LIGHT WEIGHT CONCRETE SHALL BE USED FOR SLABS ON STEEL DECK UNLESS NOTED OTHERWISE. CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS FOR FOUNDATIONS AND 4,000 PSI WITH A MINIMUM OF 4% AIR ENTRAINMENT FOR ALL OTHER CONCRETE. (INCLUDING SLABS ON GROUND).
- REINFORCEMENT SHALL BE DEFORMED INTERMEDIATE GRADE NEW BILLET STEEL CONFORMING TO ASTM DESIGNATION A-615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. THE USE OF POLYPROPYLENE FIBERS MAY ONLY BE USED IN ADDITION TO MESH AND REINFORCEMENT CALLED OUT FOR SLABS.
- FOLLOW ACI RULES AS TO TIES, ANCHORAGE, SPLICES, CONCRETE COVERAGE AND REINFORCEMENT SUPPORTS. REINFORCEMENT MARKED "CONTINUOUS" (CONT.) SHALL BE LAPPED 36 BAR DIAMETERS AT SPLICES AND CORNERS, AND HOOKED AT NON-CONTINUOUS ENDS OR EXTENDED 36 BAR DIAMETERS UNLESS OTHERWISE NOTED.
- CONSTRUCTION JOINTS SHALL BE LOCATED AT POINTS OF ZERO SHEAR. NO CONSTRUCTION JOINTS SHALL BE LOCATED IN MEMBERS CARRYING A CONCENTRATED LOAD. PROVIDE SHEAR BARS AS DIRECTED BY THE ENGINEER. LOCATIONS OF CONSTRUCTION JOINTS SHALL BE ACCEPTED BY THE ENGINEER. PROVIDE SLEEVES AND BOX OUT FOR OPENINGS FOR MECHANICAL TRADES. FOR SIZE AND LOCATION OF ALL OPENINGS, SEE ARCHITECTURAL AND MECHANICAL DRAWINGS IN ADDITION TO STRUCTURAL DRAWINGS. OPENINGS SHALL BE PLACED SO AS NOT TO AFFECT THE STRENGTH OF THE STRUCTURAL MEMBERS.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL OPENINGS, PIPE SLEEVES, ANCHOR BOLTS, ETC., AS REQUIRED BY ALL TRADES, BEFORE CONCRETE IS PLACED.

HD ○ HEAT DETECTOR

SM ⊖ SMOKE DETECTOR

CM ○ CARBON MONOXIDE DETECTOR

CONCRETE MASONRY UNITS: SHALL CONFORM TO ATSM C90

- MORTAR SHALL BE TYPE M OR TYPE S MORTAR.
- MORTAR SHALL BE SUFFICIENTLY PLASTIC AND UNITS SHALL BE PLACED WITH SUFFICIENT PRESSURE TO EXTRUDE MORTAR FROM THE JOINT AND PRODUCE A TIGHT JOINT.
- REINFORCEMENT BARS SHALL BE COMPLETELY EMBEDDED IN MORTAR.
- CELLS CONTAINING REINFORCEMENT SHALL BE FILLED SOLID WITH GROUT.
- JOINT REINFORCEMENT SHALL BE ASTM A153, CLASS B-2.
- GROUT SHALL BE A PLASTIC MIX SUITABLE FOR PUMPING WITHOUT SEGREGATION OF THE CONSISTUENTS.
- GROUT SHALL BE CONSOLIDATED BY PUDDLING OR MECHANICAL VIBRATING DURING PLACING AND RECONSOLIDATED AFTER EXCESS MOISTURE HAS BEEN ABSORBED BUT BEFORE PLASTICITY IS LOST.



Michael Piccirillo Architecture

NOTE:
DO NOT SCALE DRAWINGS. REFER TO WRITTEN MEASUREMENTS FOR ACCURACY. OR CONTACT ARCHITECT. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES.
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF NEW YORK STATE EDUCATION LAW.
Copyright 2020 MICHAEL PICCIRILLO ARCHITECTURE

No.	DATE:	ISSUE:
1	7/16/24	ISSUED FOR CONST.

PROJECT NAME:

NEW HOUSE

PROJECT ADDRESS:

OSSINING, NY



MICHAEL A. PICCIRILLO, AIA

345 KEAR STREET, SUITE 203
YORKTOWN HEIGHTS, NY 10598

TELEPHONE: 914-368-9838

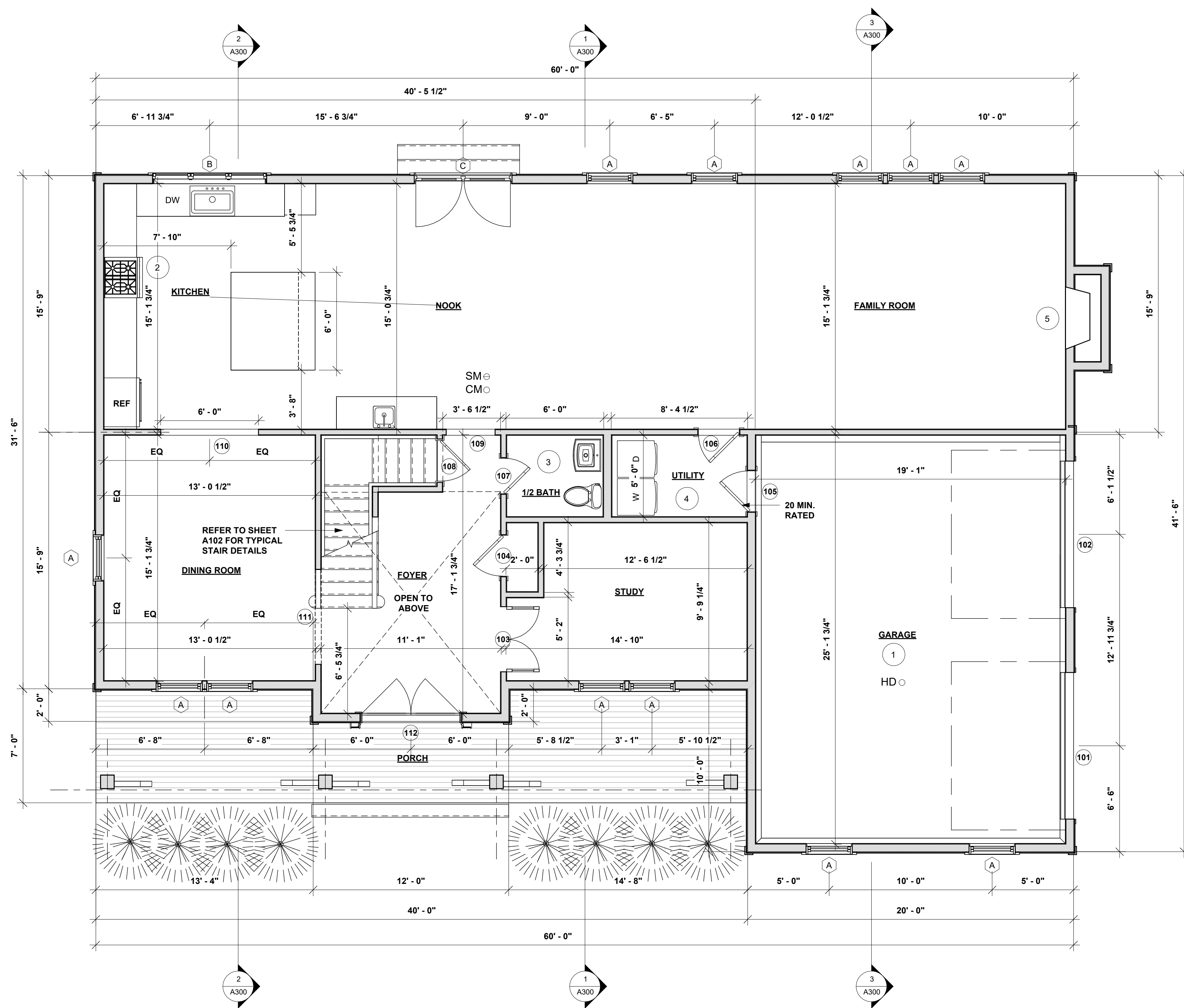
FACSIMILE: 914-368-9839

michael@mpiccirilloarchitect.com

www.mpiccirilloarchitect.com

BASEMENT
PLAN

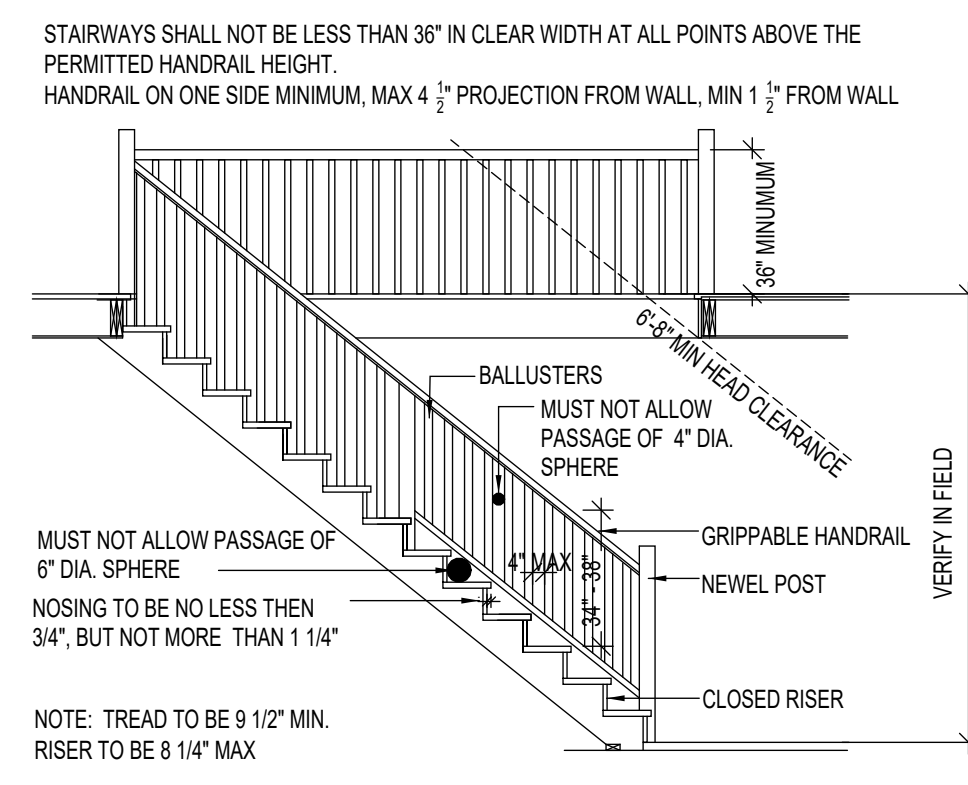
A100



1 FIRST FLOOR
1/4" = 1'-0"

- 1 GARAGE NOTES:
- DUCT PENETRATING INTERIOR GARAGE WALL OR CEILING SHALL BE MIN. NO.26 GAGE SHEET METAL AND SHALL NOT HAVE OPENINGS INTO GARAGE. PENETRATIONS SHALL BE DETERMINED IN FIELD.
 - OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES SHALL BE SEALED WITH 3M™ Fire Barrier Rated Foam FIP 1, OR APPROVED EQUAL. PROVIDE 5/8" TYPE "X" GWB CEILING.
- 2 RANGE HOOD EXHAUST TO EXTERIOR. FOR HOOD EXHAUSTING MORE THAN 400 CFM, PROVIDE MAKE-UP AIR APPROXIMATELY EQUAL TO EXHAUST RATE.
- KITCHEN EXHAUST HOOD:
- HOOD 27" DEEP, 6" WIDER THAN RANGE
 - 8" GALVANIZED STEEL DUCT TO THE EXTERIOR, TERMINATION 3' AWAY FROM OPENING INTO BUILDING
 - STAINLESS STEEL BAFFLE FILTER
 - VARIABLE SPEED
 - REMOTE OR INLINE BLOWER
 - MAKE-UP AIR KIT (RATED FOR TOTAL HOOD EXHAUST) WITH MOTORIZED DAMPER AND SWITCH DUCT, AND AIR CONDITIONING
- 3 PROVIDE EXHAUST FAN VENTED TO EXTERIOR, 3' AWAY FROM OPENINGS INTO BUILDING. REFER TO PRESCRIPTIVE CFM REQUIREMENTS ON SHEET A001 AND VENT
- 4 PROVIDE DRAIN PAN FOR WASHER. EXHAUST DRYER TO EXTERIOR OF BUILDING, 3' AWAY FROM ANY OPENINGS INTO BUILDING (UNLESS DRYER IS LISTED AND LABELED AS CONDENSING, DUCTLESS DRYER). DUCT SHALL BE 4" NOMINAL DIAMETER, MIN 28 GAGE METAL, WITH SMOOTH INTERIOR AND BE EQUIPED W/ BACKDRAFT DAMPER. DUCT TERMINATION, REFER TO PRESCRIPTIVE REQUIREMENTS SHEET A001.
- 5 FIREPLACE APPLIANCE: INSTALLED PER MANUFACTURER SPECIFICATIONS. REFER TO MANUFACTURER SPECIFICATIONS FOR REQUIRED CLEARANCES TO COMBUSTABLE MATERIALS. RAISE FIREPLACE A MINIMUM OF 4" ABOVE FINISH FLOOR. COORDINATE FRAMED DIMENSIONS WITH MINIMUM REQUIRED APPLIANCE DIMENSIONS.
- 6 ALL ROOMS HAVE BEEN PROVIDED WITH 8% LIGHT NATURAL LIGHT, AND 4% NATURAL VENT VENTILATION

HD ○ HEAT DETECTOR
SM ⊙ SMOKE DETECTOR
CM ○ CARBON MONOXIDE DETECTOR



2 TYPICAL STAIR
1/4" = 1'-0"

WINDOW SCHEDULE				
TAG	WIDTH	HEIGHT	WINDOW TYPE	COMMENTS
A	2' - 10"	5' - 5"	DOUBLE HUNG	
A	2' - 10"	5' - 5"	DOUBLE HUNG	
A	2' - 10"	5' - 5"	DOUBLE HUNG	
A	2' - 10"	5' - 5"	DOUBLE HUNG	
A	2' - 10"	5' - 5"	DOUBLE HUNG	
A	2' - 10"	5' - 5"	DOUBLE HUNG	
A	2' - 10"	5' - 5"	DOUBLE HUNG	
A	2' - 10"	5' - 5"	DOUBLE HUNG	
A	2' - 10"	5' - 5"	DOUBLE HUNG	
A	2' - 10"	5' - 5"	DOUBLE HUNG	
A	2' - 10"	5' - 5"	DOUBLE HUNG	
A	2' - 10"	5' - 5"	DOUBLE HUNG	
A	2' - 10"	5' - 5"	DOUBLE HUNG	
A	2' - 10"	5' - 5"	DOUBLE HUNG	
A	2' - 10"	5' - 5"	DOUBLE HUNG	
A	2' - 10"	5' - 5"	DOUBLE HUNG	
A	2' - 10"	5' - 5"	DOUBLE HUNG	
A	2' - 10"	5' - 5"	DOUBLE HUNG	
B	7' - 0"	3' - 0"	TRIPLE CASEMENT	
C	6' - 0"	6' - 8"	Vinyl-clad wood inswing double door	
D	2' - 6"	3' - 0"	DOUBLE HUNG	
D	2' - 6"	3' - 0"	DOUBLE HUNG	
D	2' - 6"	3' - 0"	DOUBLE HUNG	
E	5' - 0"	8' - 0"	CASEMENT	
F	2' - 0"	3' - 0"	DOUBLE HUNG	
F	2' - 0"	3' - 0"	DOUBLE HUNG	

NOTES:

- WINDOW SIZES INDICATED ON SCHEDULE ARE NOMINAL SIZES. G.C. SHALL PROVIDE SHOP DRAWINGS WITH ACTUAL MANUFACTURER WINDOW SIZES.
- WINDOWS SHALL BE INSTALLED ACCORDING TO: ASTM E-2112-07 STANDARDS FOR WINDOW AND DOOR INSTALLATION.
- REFER TO SHEET A360 FOR FLASHING DETAILS

WINDOW SPECIFICATIONS:
MANUFACTURER: PER OWNER
REFER TO SHEET A001 FOR ENERGY EFFICIENCY REQUIREMENTS

NOTE:
THE G.C. SHALL REVIEW ALL WINDOW AND DOOR ORDERS WITH THE MANUFACTURER'S REPRESENTATIVE TO COORDINATE SPECIFIED WINDOWS AND DOORS WITH INTENDED RESULTS SHOWN AND INDICATED ON DRAWINGS. G.C. SHALL PROVIDE SHOP DRAWINGS INDICATING STANDARD WINDOW MODEL SIZES FOR REVIEW AND APPROVAL BY OWNER PRIOR TO ORDERING WINDOWS. G.C. ASSUMES ALL RESPONSIBILITY FOR WINDOW ORDER IF SHOP DRAWING ARE NOT APPROVED BY OWNER PRIOR TO ORDERING WINDOWS

DOOR SCHEDULE						
LEVEL	NO.	WIDTH	HEIGHT	DOOR TYPE	LOCK FUNCTION	COMMENTS
GARAGE	101	9' - 0"	7' - 0"	OVERHEAD		
GARAGE	102	9' - 0"	7' - 0"	OVERHEAD		
FIRST FLOOR	103	4' - 0"	6' - 8"	SWING	PASSAGE	
FIRST FLOOR	104	2' - 6"	6' - 8"	SWING	PASSAGE	
FIRST FLOOR	105	2' - 6"	6' - 8"	SWING	ENTRY	20 MIN. RATED
FIRST FLOOR	106	2' - 6"	6' - 8"	TRIMMED OPENING	PASSAGE	
FIRST FLOOR	107	2' - 2"	6' - 8"	SWING	PRIVACY	
FIRST FLOOR	108	2' - 6"	6' - 8"	SWING	PASSAGE	
FIRST FLOOR	109	3' - 0"	6' - 8"	TRIMMED OPENING NA		
FIRST FLOOR	110	6' - 0"	8' - 0"	TRIMMED OPENING NA		
FIRST FLOOR	111	5' - 10"	6' - 8"	TRIMMED OPENING NA		
FIRST FLOOR	112	6' - 0"	6' - 8"	SWING	ENTRY	
SECOND FLOOR	201	2' - 6"	6' - 8"	SWING	PRIVACY	
SECOND FLOOR	202	2' - 6"	6' - 8"	SWING	PRIVACY	
SECOND FLOOR	203	2' - 6"	6' - 8"	SWING	PRIVACY	
SECOND FLOOR	204	2' - 6"	6' - 8"	SWING	PRIVACY	
SECOND FLOOR	205	2' - 6"	6' - 8"	SWING	PRIVACY	
SECOND FLOOR	206	2' - 4"	6' - 8"	SWING	PRIVACY	
SECOND FLOOR	207	4' - 0"	6' - 8"	SWING	DUMMY	
SECOND FLOOR	208	4' - 0"	6' - 8"	SWING	DUMMY	
SECOND FLOOR	209	5' - 0"	6' - 8"	SWING	DUMMY	
SECOND FLOOR	210	2' - 6"	6' - 8"	SWING	PASSAGE	
SECOND FLOOR	211	3' - 0"	6' - 8"	TRIMMED OPENING NA		
SECOND FLOOR	212	1' - 6"	6' - 8"	SWING	PASSAGE	



NOTE:
DO NOT SCALE DRAWINGS. REFER TO WRITTEN MEASUREMENTS FOR ACCURACY. OR CONTACT ARCHITECT. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF NEW YORK STATE EDUCATION LAW.
Copyright 2020 MICHAEL PICCIRILLO ARCHITECTURE

No.	DATE:	ISSUE:
1	7/16/24	ISSUED FOR CONST.

PROJECT NAME:

NEW HOUSE

PROJECT ADDRESS:

OSSINING, NY

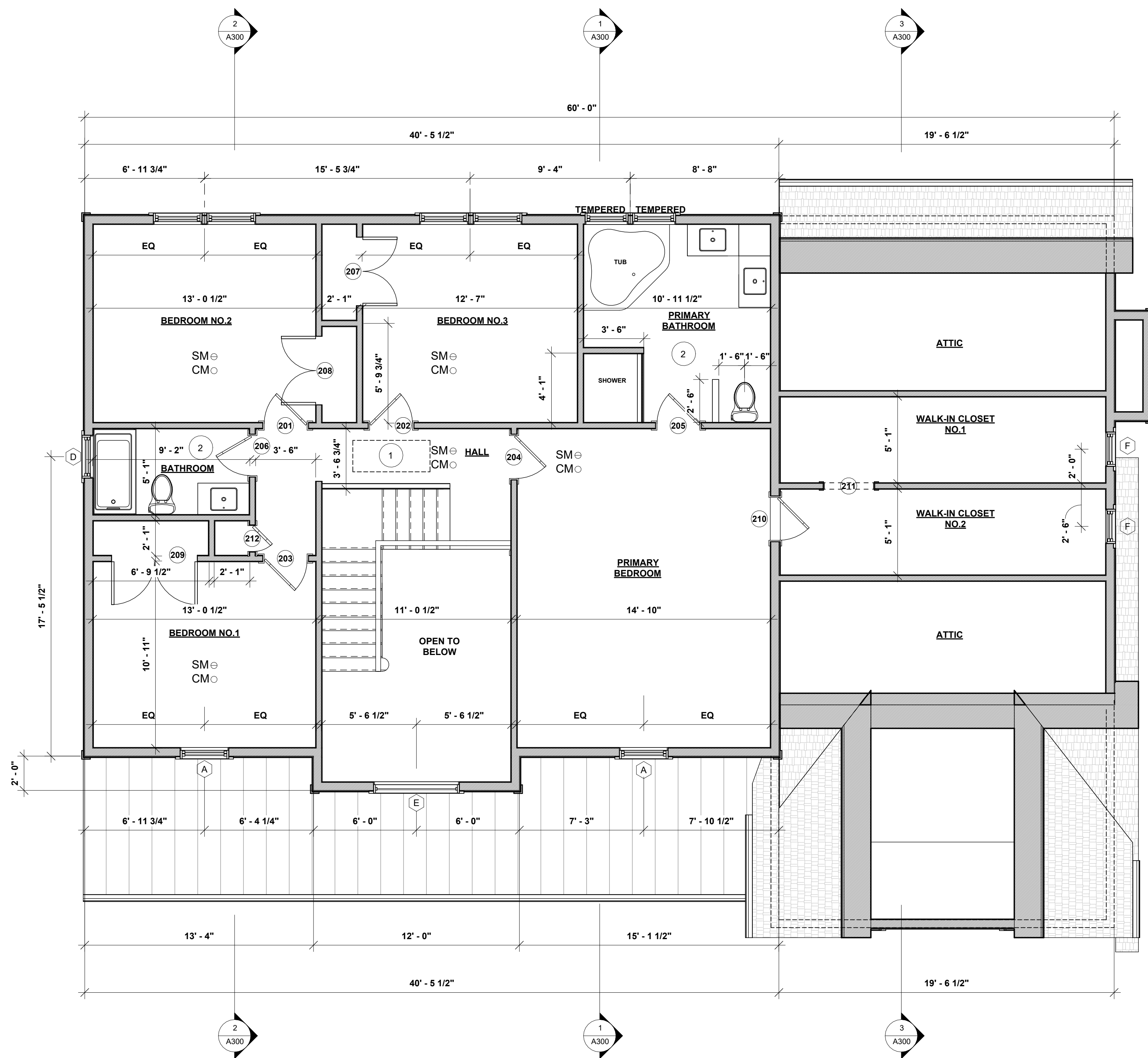


MICHAEL A PICCIRILLO, AIA
345 KEAR STREET, SUITE 203
YORKTOWN HEIGHTS, NY 10598

TELEPHONE: 914-368-9838
FACSIMILE: 914-368-9839
michael@mpiccirilloarchitect.com
www.mpiccirilloarchitect.com

1ST FLOOR
PLAN

A101



- 22.5" X 54" (MIN) PULL DOWN ATTIC ACCESS LADDER. MINIMUM 30" HEAD CLEARANCE
- PROVIDE EXHAUST FAN VENTED TO EXTERIOR, 3' AWAY FROM OPENINGS INTO BUILDING. REFER TO PRESCRIPTIVE CFM REQUIREMENTS ON SHEET A001 AND VENT
- ALL ROOMS HAVE BEEN PROVIDED WITH 8% LIGHT NATURAL LIGHT, AND 4% NATURAL VENT VENTILATION

SM ⊖ SMOKE DETECTOR
CM ⊖ CARBON MONOXIDE DETECTOR

1 SECOND FLOOR
1/4" = 1'-0"

No.	DATE:	ISSUE:
1	7/16/24	ISSUED FOR CONST.

PROJECT NAME:
NEW HOUSE

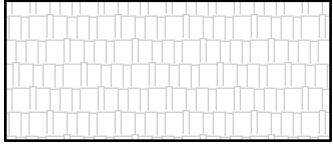
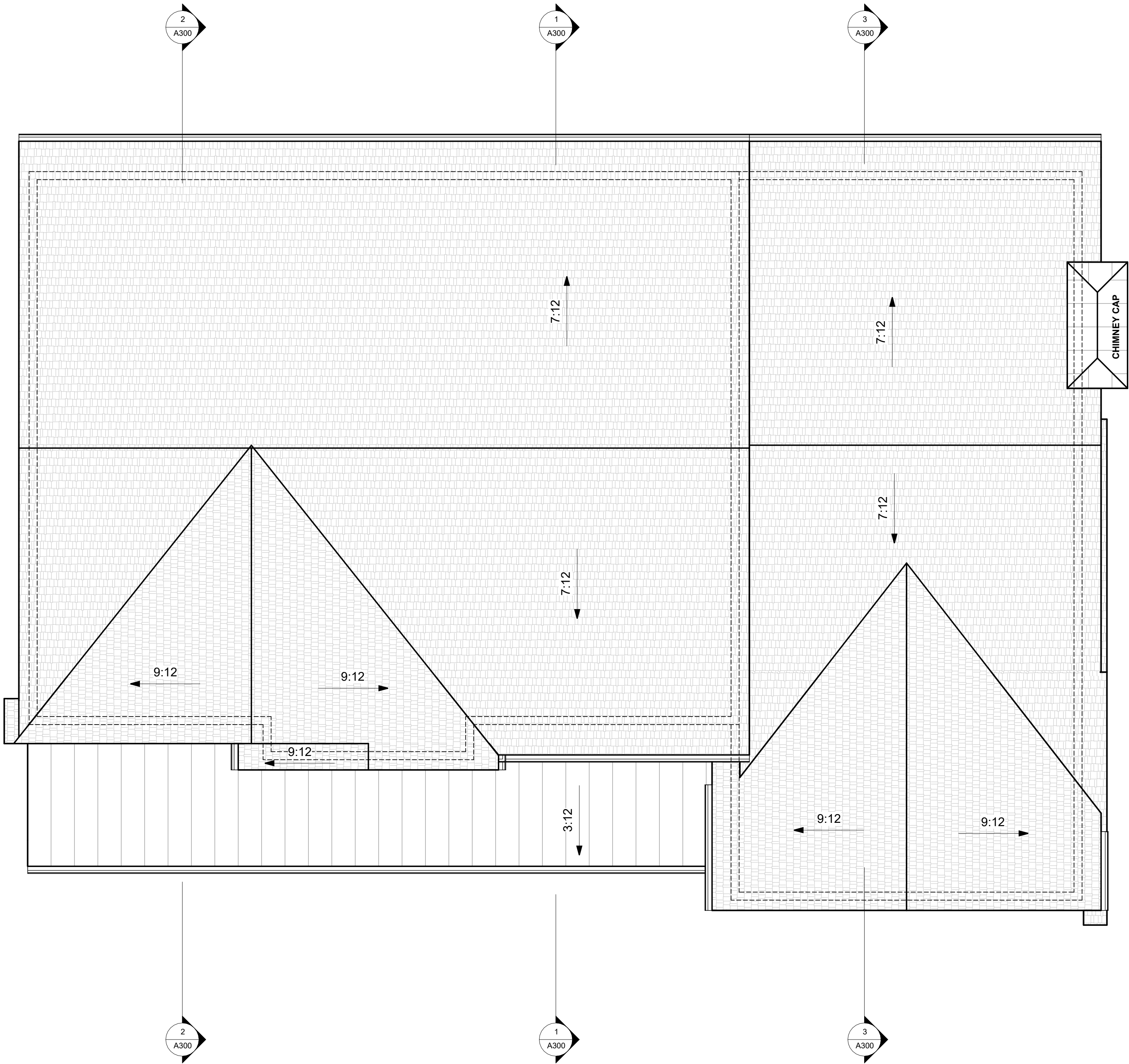
PROJECT ADDRESS:
OSSINING, NY



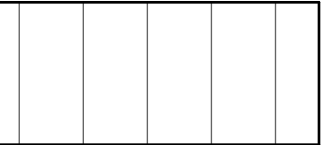
MICHAEL A. PICCIRILLO, AIA
345 KEAR STREET, SUITE 203
YORKTOWN HEIGHTS, NY 10598
TELEPHONE: 914-368-9838
FACSIMILE: 914-368-9839
michael@mpiccirilloarchitect.com
www.mpiccirilloarchitect.com

2ND FLOOR

A102



- ASPHALT ROOF:**
- TIMBERLINE ULTRA HD MANUFACTURED BY GAF, COLOR CHARCOAL
 - UNDERLAYMENT / INTERLAYMENT SHALL BE 30 LB. ASPHALT SATURATED FELT, UNLESS OTHERWISE NOTED.
 - FLASHING: ALUMINUM
 - NAILS, SCREWS, STRAPS AND FASTENINGS: SHALL BE OF A COMPATIBLE NON-CORROSIVE MATERIAL AS APPROVED BY THE MANUFACTURER.
 - NAILS SHALL HAVE LARGE FLAT HEADS AND NEEDLE POINTS NOT SMALLER THAN 12 GAUGE.
 - PROVIDE OPEN VALLEY WITH 36" WIDE ICE AND WATER SHIELD BY "GRACE" WATERPROOF UNDERLAYMENT BELOW 20" WIDE STRIP LEAD COPPER FLASHING. FOLLOW ROOF MANUFACTURER'S INSTALLATION GUIDELINES FOR ALL FLASHING, VALLEY AND RIDGE CONDITIONS.
 - CRICKETS SHALL RECEIVE FLAT SEAM LEAD COPPER (AS THE CONDITIONS MAY DICTATE OR THE ARCHITECT MAY REQUIRE) OVER SINGLE-PLY EPDM, FULLY ADHERED MEMBRANE.



- STANDING SEAM METAL ROOF:** (PROVIDE MANUFACTURER COLOR CHIP SAMPLES OF BLACKS AND GREYS)
- 24 GAUGE HIGH STRENGTH GALVALUM STEEL, AZ -50 OR AZ-55 COATING, PREMIUM MCA CERTIFIED PAINT SYSTEM, MATTE BLACK COLOR, 1 1/2" SEAM HEIGHT, CONCEALED CLIP FASTENING SYSTEM, 16" COVERAGE.
 - UL 790 CLASS A FIRE RESISTANCE RATING, UL 2218 CLASS 4 HAIL IMPACT RESISTANCE, UL 580 CLASS 90 UPLIFT TEST RATING.
 - SUBMIT SPECIFICATION FOR APPROVAL AND PROVIDE COLOR/MATERIAL SAMPLE.

- GUTTER:**
- 5" ALLUMINUM "K" STYLE GUTTER
 - COLOR: WHITE
 - LEADER LOCATIONS SHALL BE DETERMINED IN FIELD

1 ROOF
1/4" = 1'-0"

NOTE:
DO NOT SCALE DRAWINGS. REFER TO WRITTEN MEASUREMENTS FOR ACCURACY. OR CONTACT ARCHITECT. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES.
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF NEW YORK STATE EDUCATION LAW.
Copyright 2021 MICHAEL PICCIRILLO ARCHITECTURE

No.	DATE:	ISSUE:
1	7/16/24	ISSUED FOR CONST.

PROJECT NAME:
NEW HOUSE

PROJECT ADDRESS:
OSSINING, NY



MICHAEL A PICCIRILLO, AIA
345 KEAR STREET, SUITE 203
YORKTOWN HEIGHTS, NY 10598
TELEPHONE: 914-368-9838
FACSIMILE: 914-368-9839
michael@mpiccirilloarchitect.com
www.mpiccirilloarchitect.com

ROOF PLAN

A104

No.	DATE:	ISSUE:
1	7/16/24	ISSUED FOR CONST.

PROJECT NAME:
NEW HOUSE

PROJECT ADDRESS:
OSSINING, NY

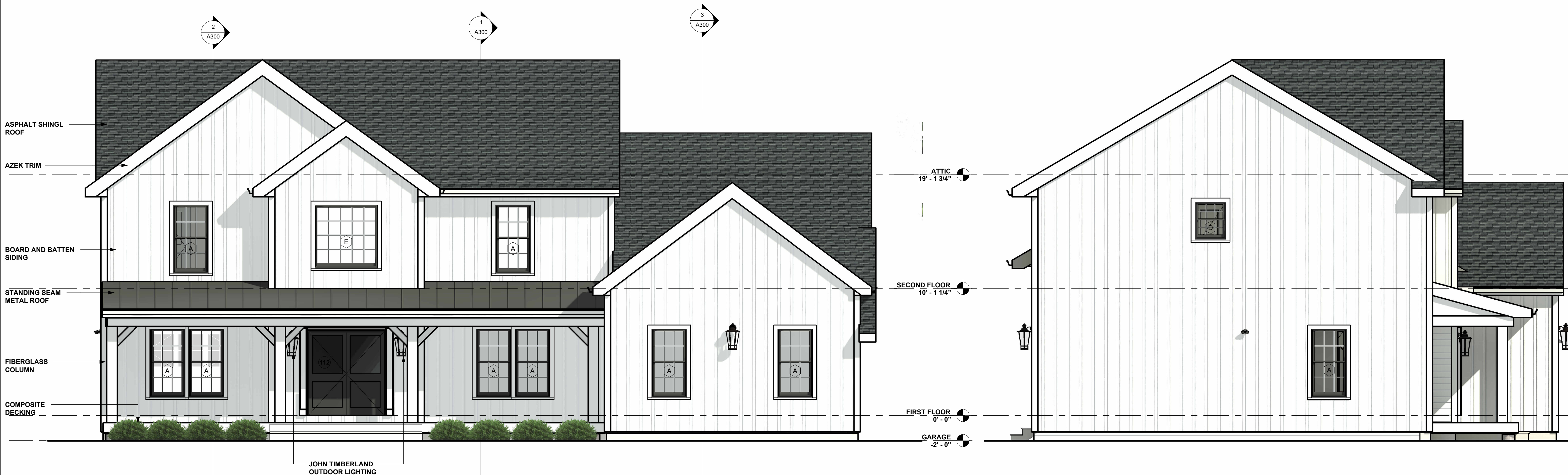


MICHAEL A. PICCIRILLO, AIA
345 KEAR STREET, SUITE 203
YORKTOWN HEIGHTS, NY 10598

TELEPHONE: 914-368-9838
FACSIMILE: 914-368-9839
michael@mpiccirilloarchitect.com
www.mpiccirilloarchitect.com

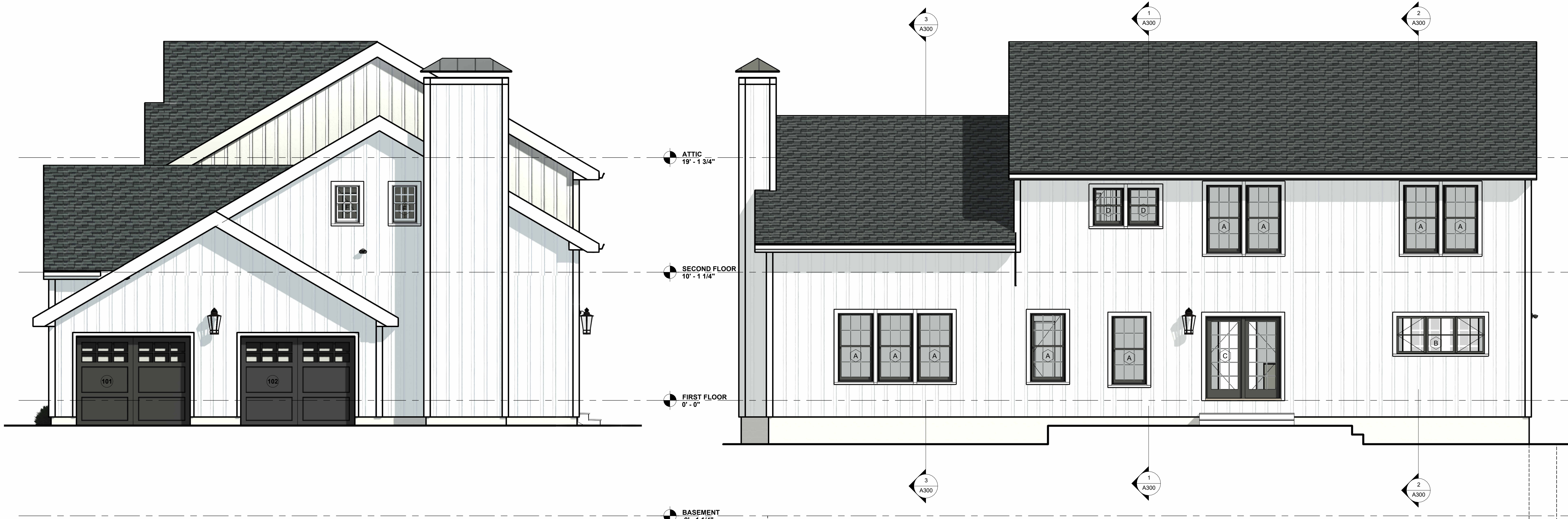
ELEVATIONS

A200



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

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



1 RIGHT ELEVATION
1/4" = 1'-0"

4 BACK ELEVATION
1/4" = 1'-0"



1 3D View 3



2 3D View 1

No.	DATE:	ISSUE:
3	4/22/24	DESIGN REVIEW

PROJECT NAME:

NEW HOUSE

PROJECT ADDRESS:

OSSINING, NY

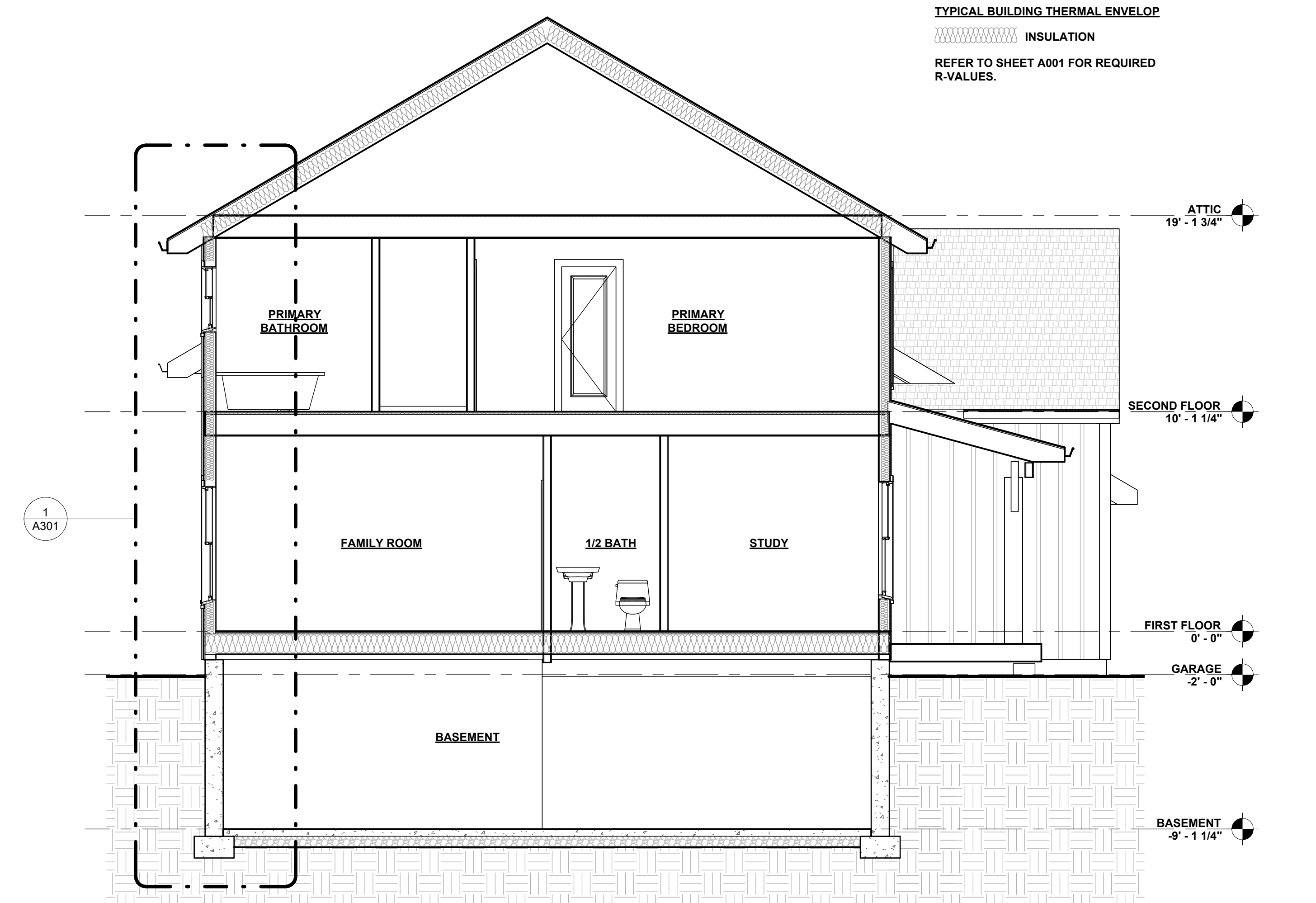


MICHAEL A PICCIRILLO, AIA
345 KEAR STREET, SUITE 203
YORKTOWN HEIGHTS, NY 10598

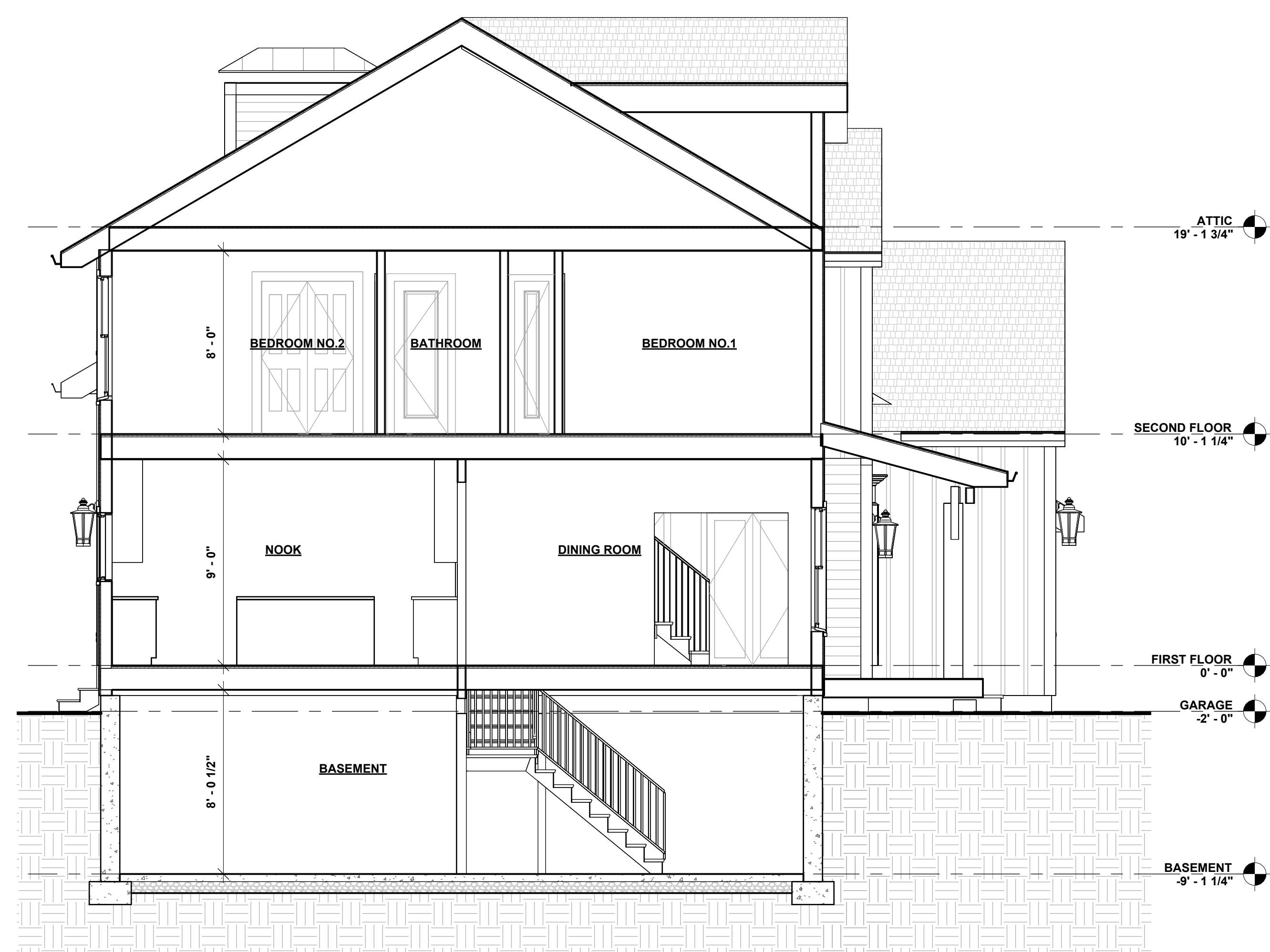
TELEPHONE: 914-368-9838
FACSIMILE: 914-368-9839
michael@mpiccirilloarchitect.com
www.mpiccirilloarchitect.com

PERSPECTIVES

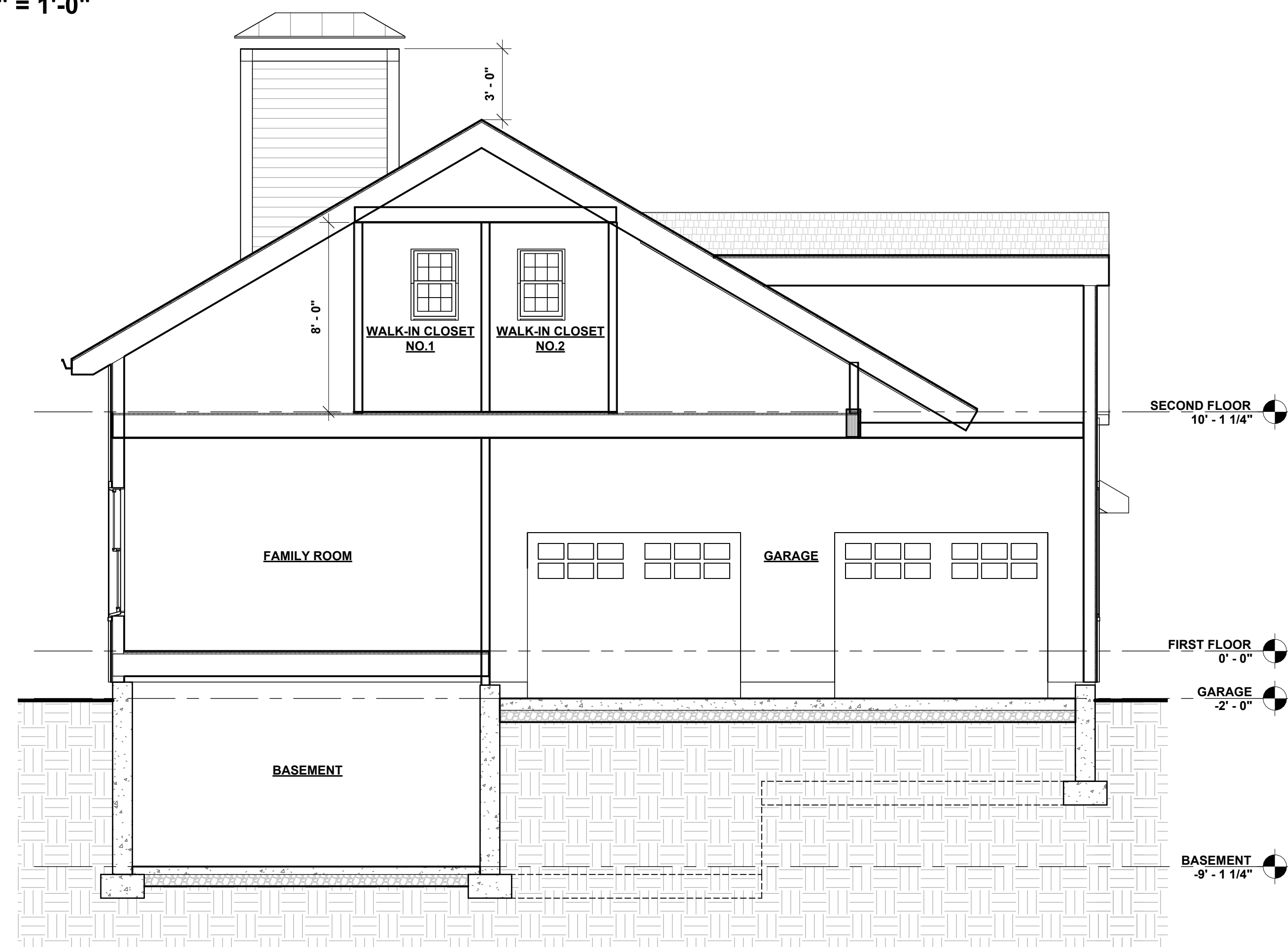
A201



1 BUILDING SECTION NO.1
1/4" = 1'-0"



2 BUILDING SECTION NO.2
1/4" = 1'-0"



3 BUILDING SECTION NO.3
1/4" = 1'-0"

No.	DATE	ISSUE
1	7/16/24	ISSUED FOR CONST.

PROJECT NAME:
NEW HOUSE

PROJECT ADDRESS:
OSSINING, NY

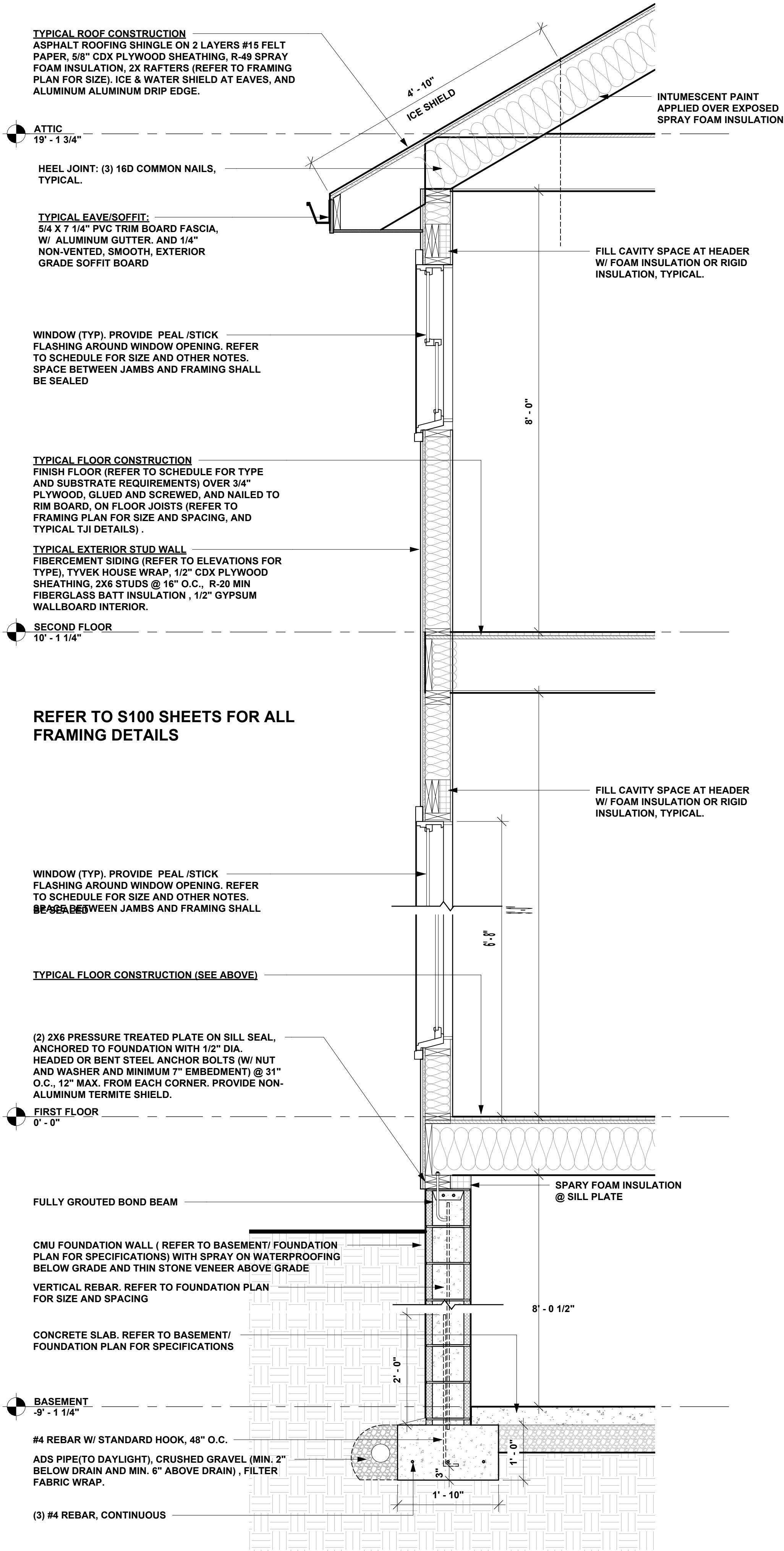


MICHAEL A. PICCIRILLO, AIA
345 KEAR STREET, SUITE 203
YORKTOWN HEIGHTS, NY 10598

TELEPHONE: 914-368-9838
FACSIMILE: 914-368-9839
michael@mpiccirilloarchitect.com
www.mpiccirilloarchitect.com

BUILDING
SECTIONS

A300



1 TYPICAL WALL SECTION
3/4" = 1'-0"

NOTE:
DO NOT SCALE DRAWINGS. REFER TO WRITTEN MEASUREMENTS FOR ACCURACY. OR CONTACT ARCHITECT. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF NEW YORK STATE EDUCATION LAW.
Copyright 2020 MICHAEL PICCIRILLO ARCHITECTURE

No.	DATE:	ISSUE:
1	7/16/24	ISSUED FOR CONST.

PROJECT NAME:
NEW HOUSE

PROJECT ADDRESS:
OSSINING, NY



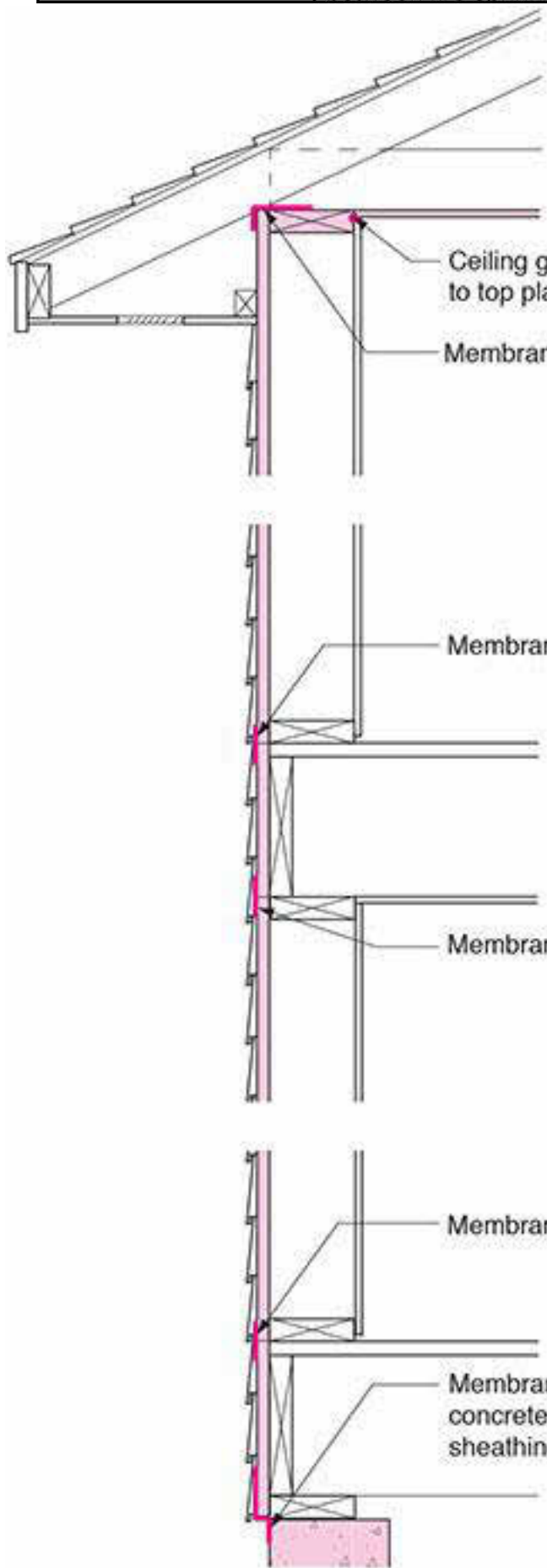
MICHAEL A PICCIRILLO, AIA
345 KEAR STREET, SUITE 203
YORKTOWN HEIGHTS, NY 10598
TELEPHONE: 914-368-9838
FACSIMILE: 914-368-9839
michael@mpiccirilloarchitect.com
www.mpiccirilloarchitect.com

BUILDING
SECTIONS

A301

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above-garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity spaces.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box or exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the sub-floor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

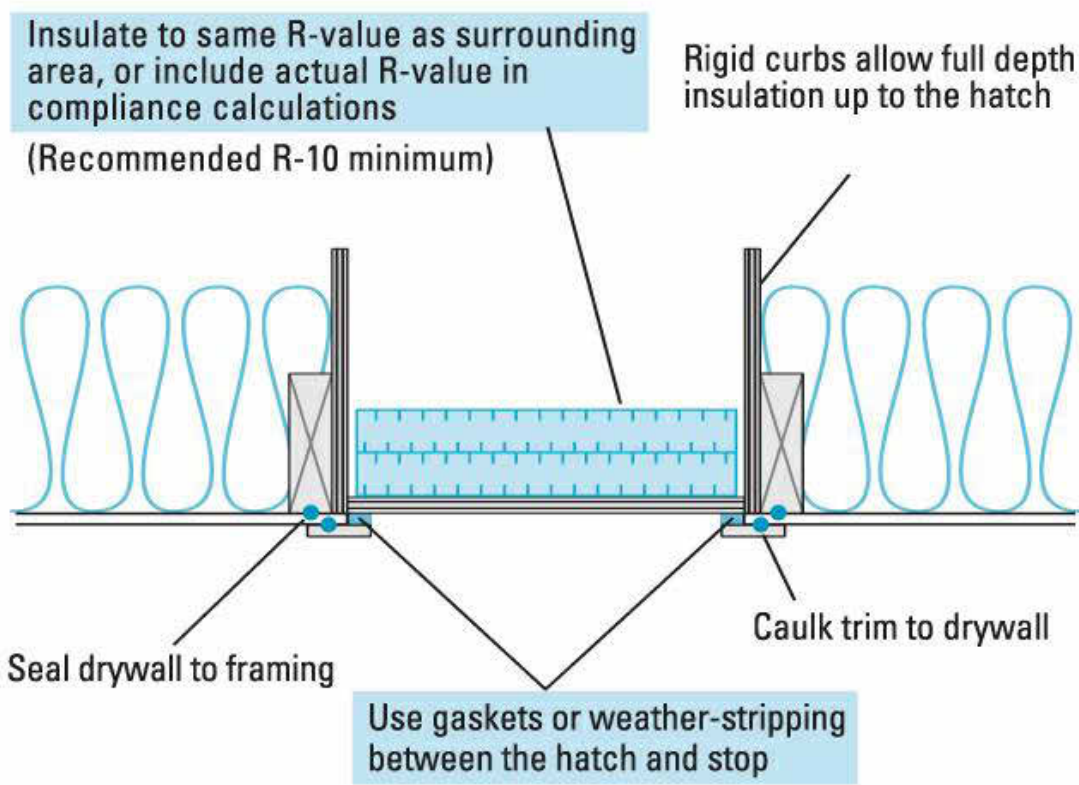
AIR SEALING DETAILS



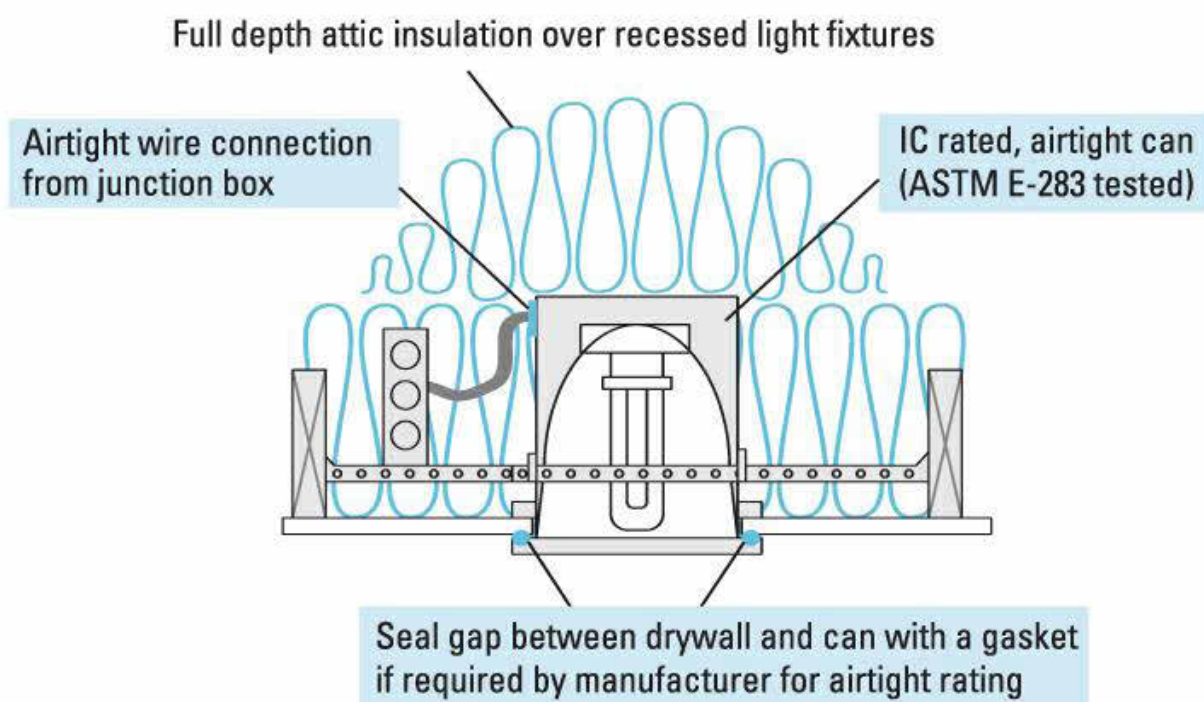
Note: shaded components designate air control layer

APPROACH NO.2: SHEATHING AIR BARRIER

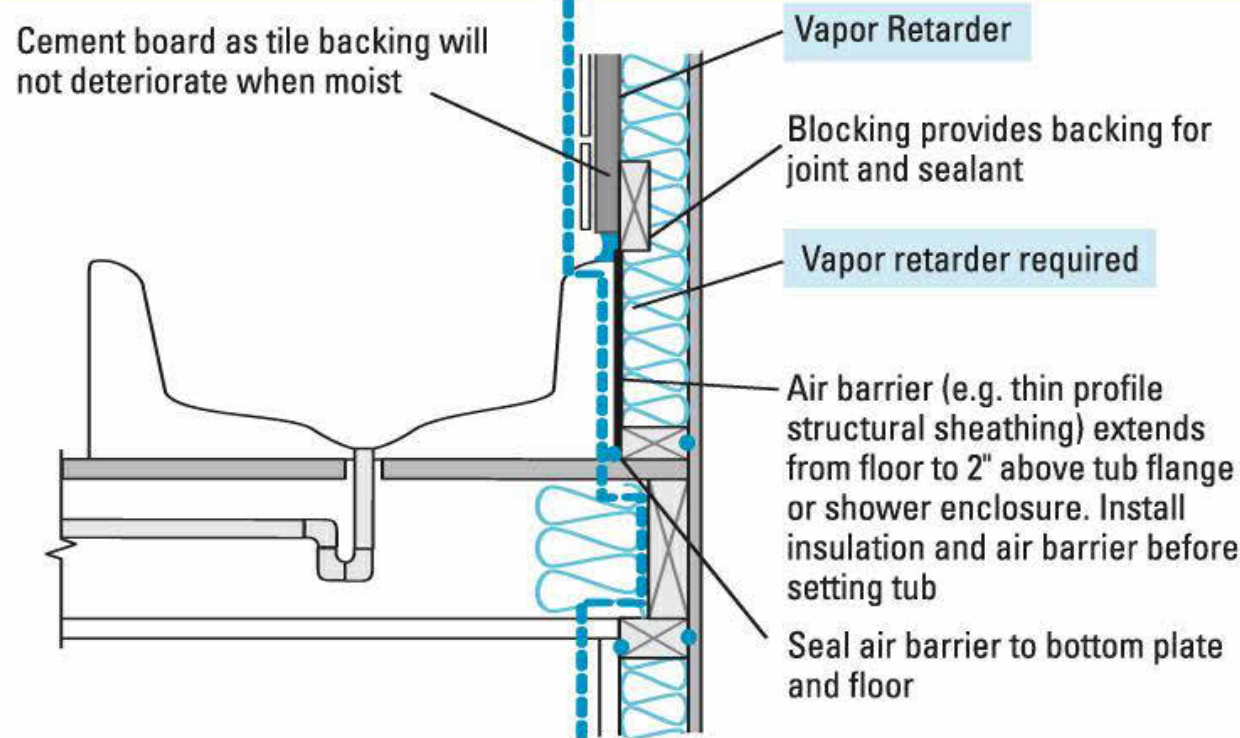
Attic hatch



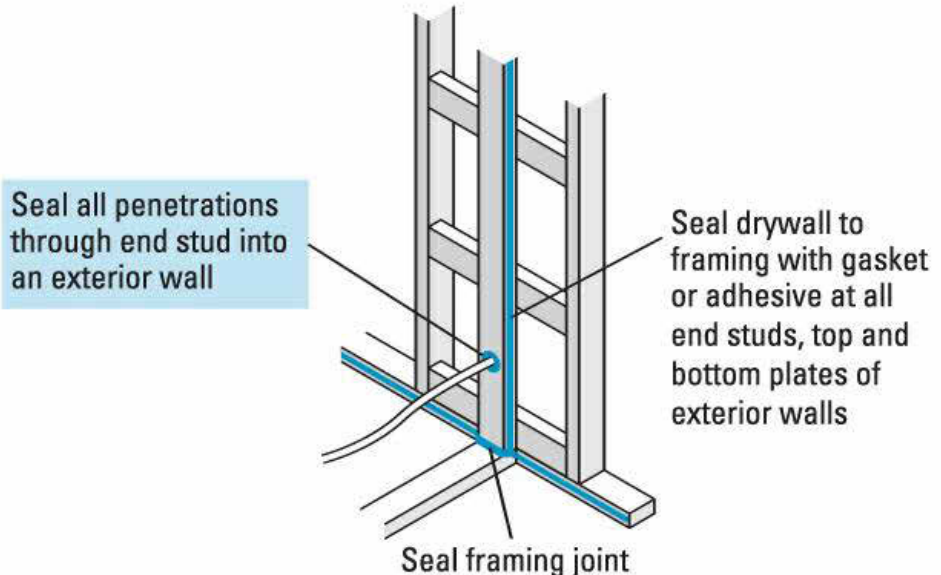
Recessed lights



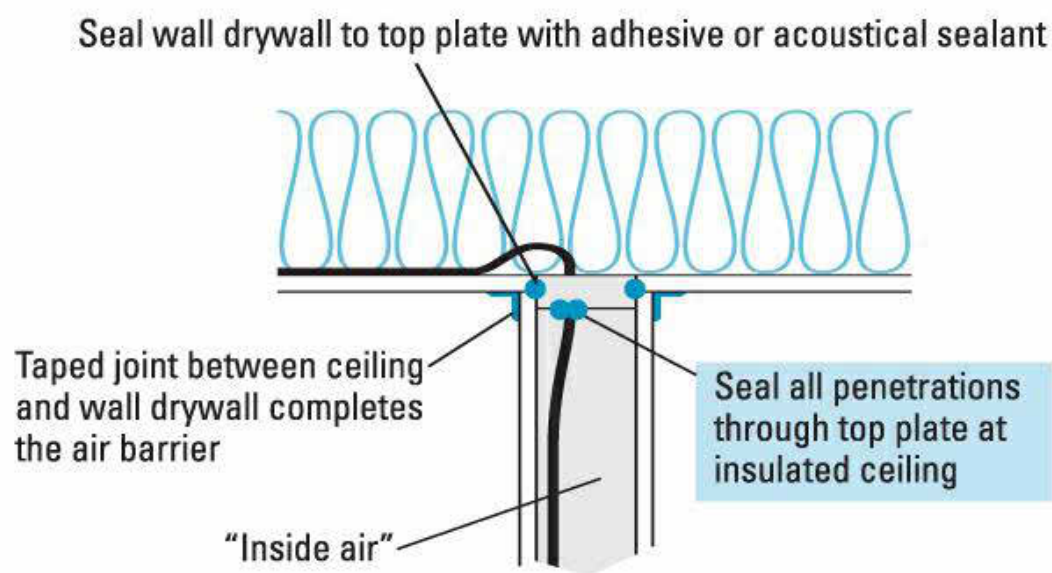
Sealing tub and shower enclosure



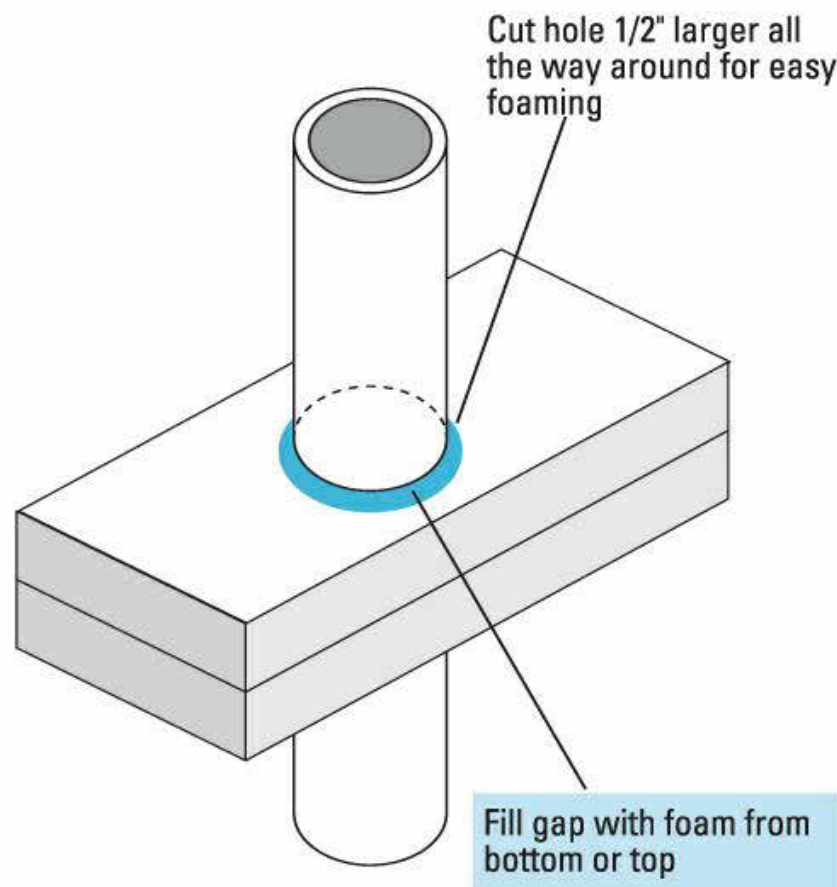
Sealing intersections at exterior walls



Sealing intersections at the ceiling

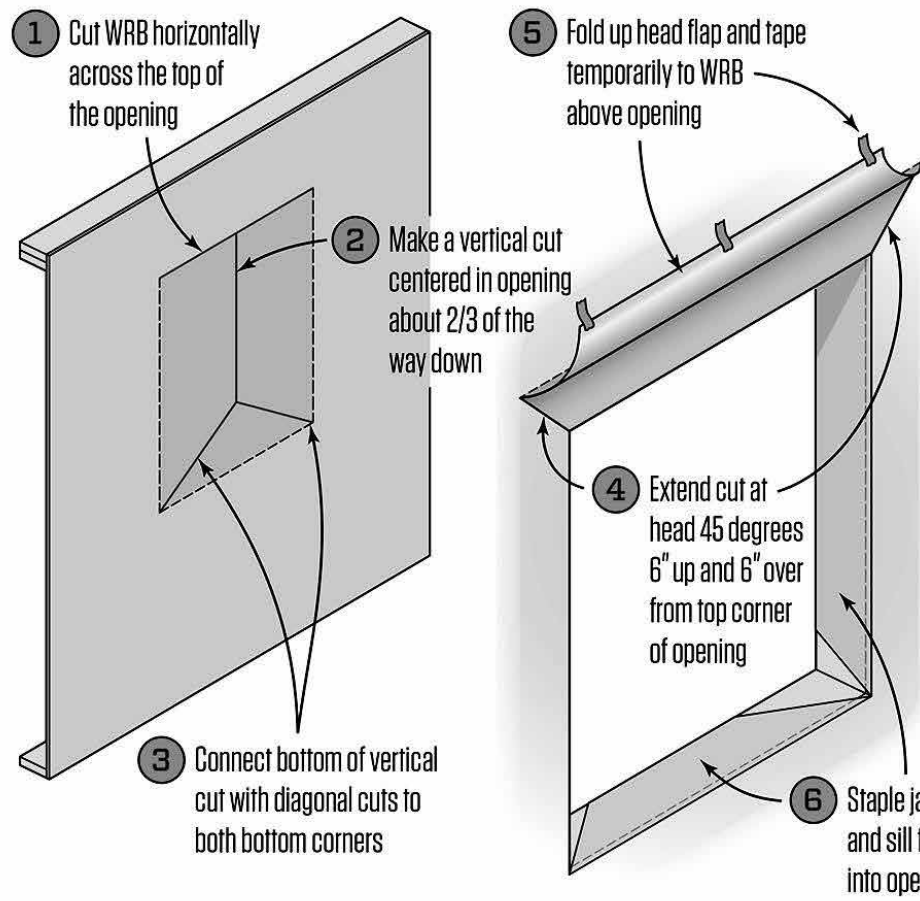


Sealing plumbing vent pipes

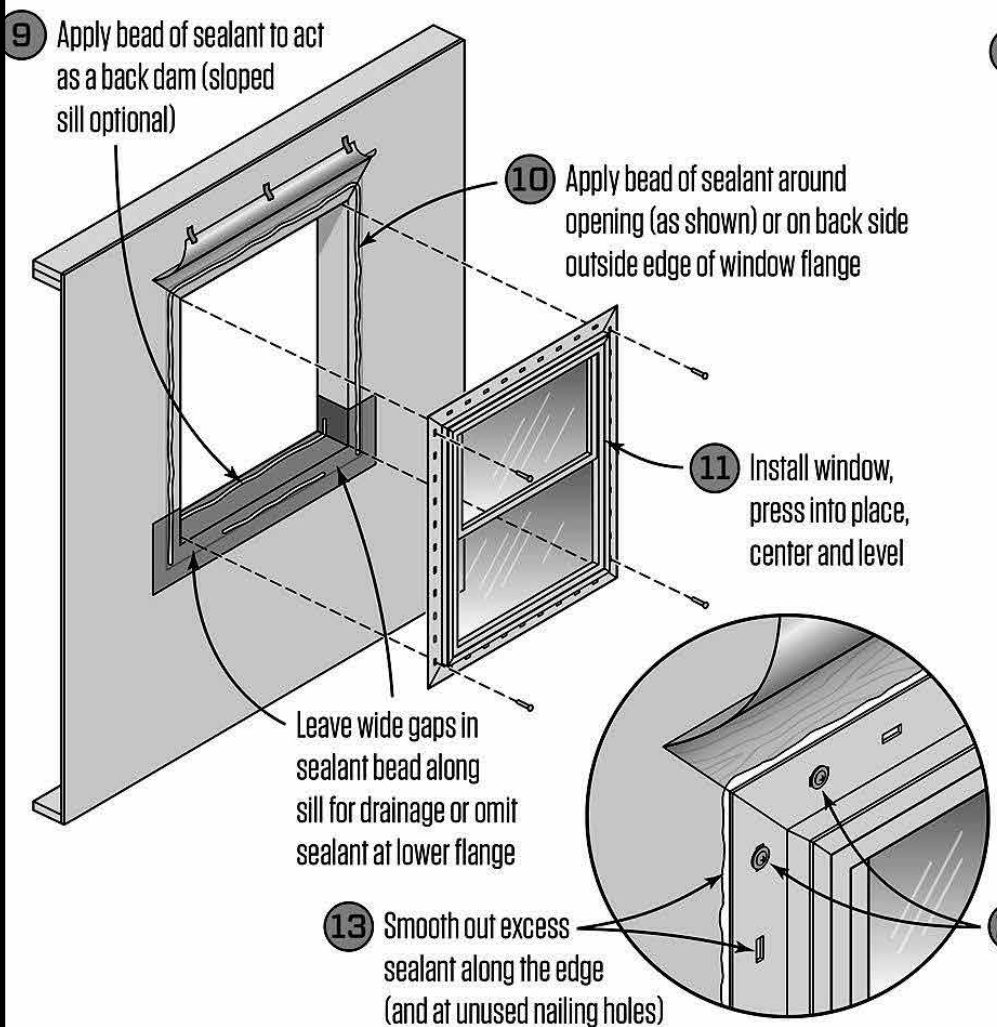


WINDOW FLASHING DETAILS

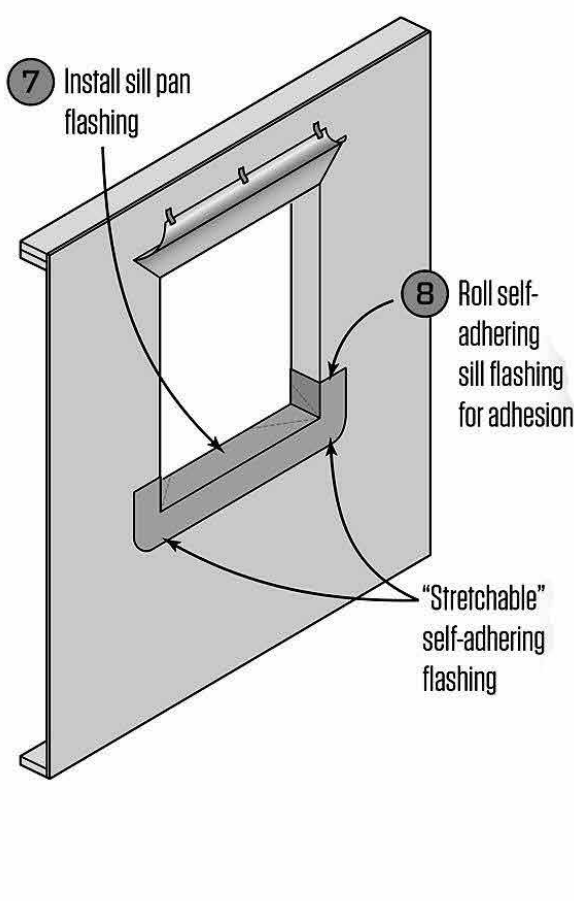
Cut the WRB ("I-Cut")



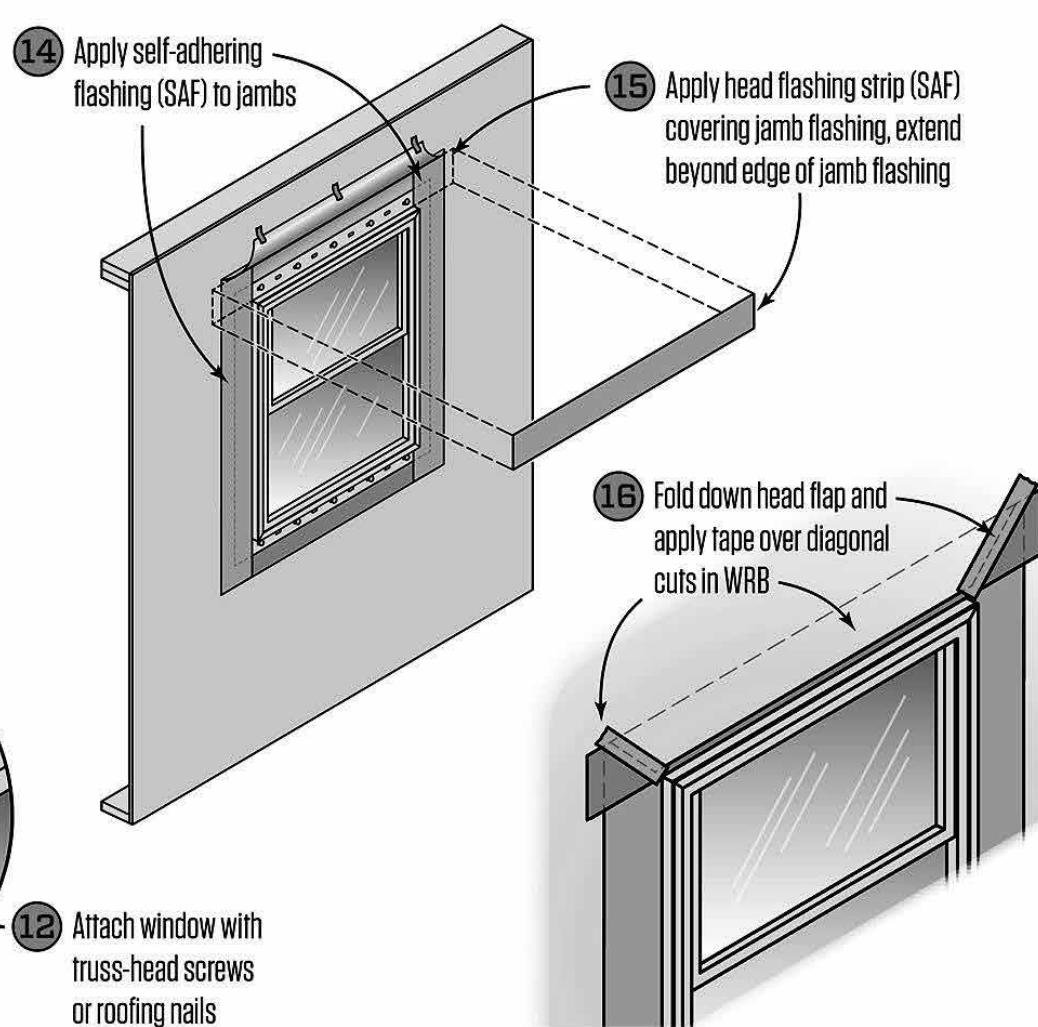
Install Window



Apply Sill Flashing

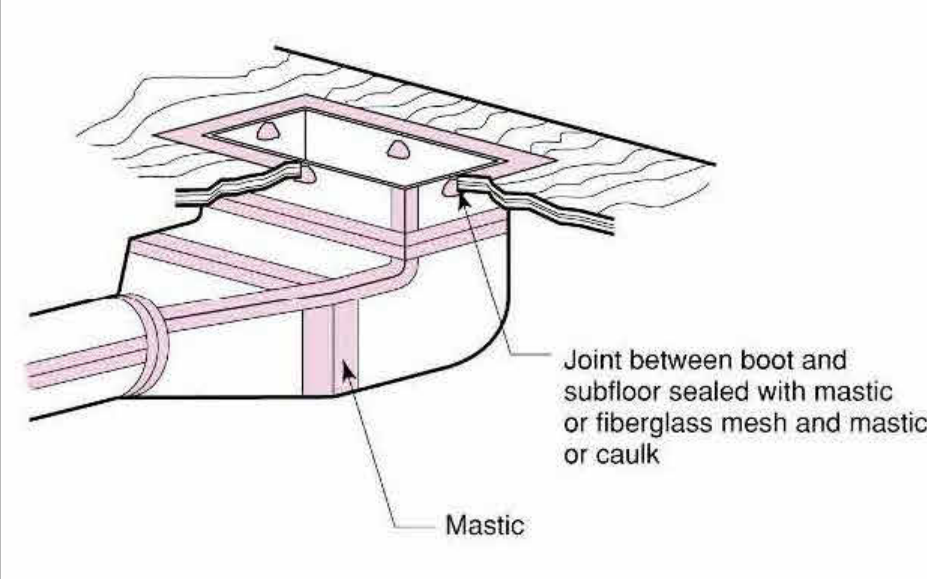


Apply Jamb and Head Flashing

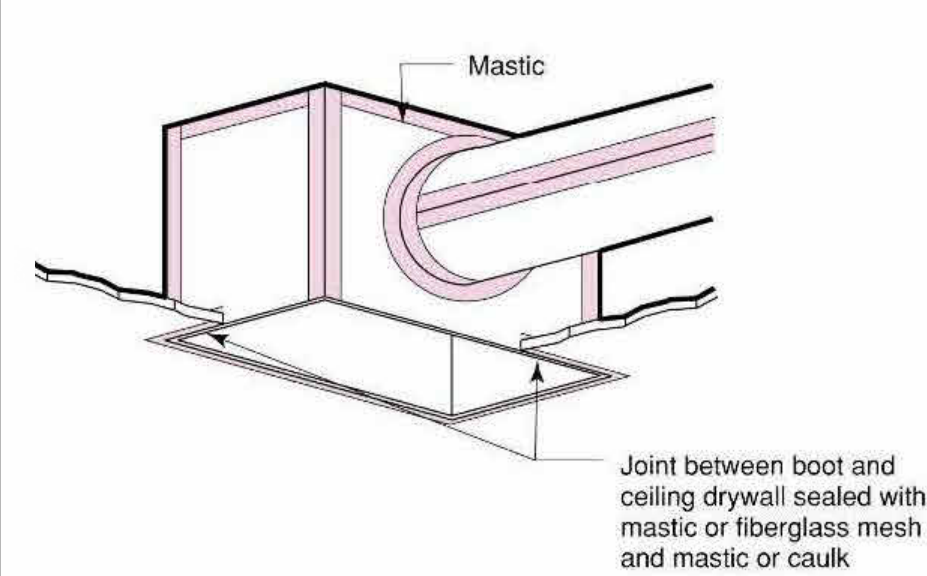


DUCT/ AIR HANDLER SEALING

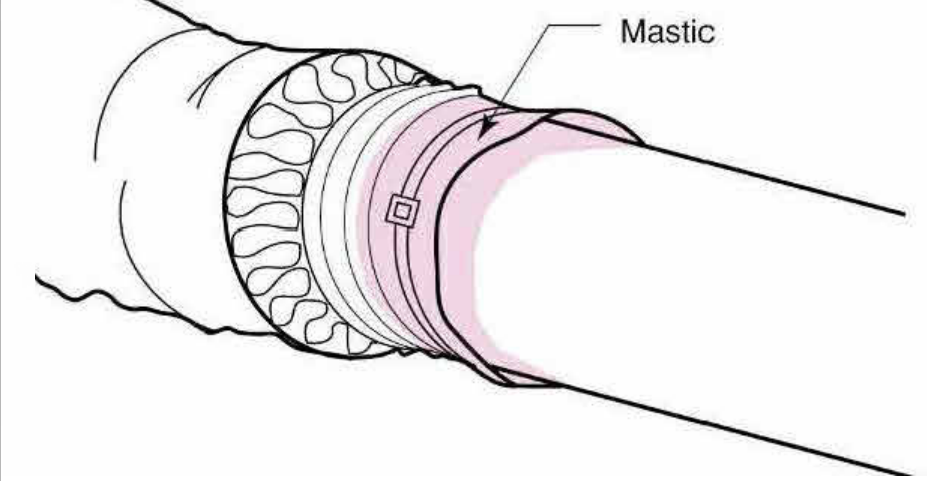
Floor Boot Air Sealing



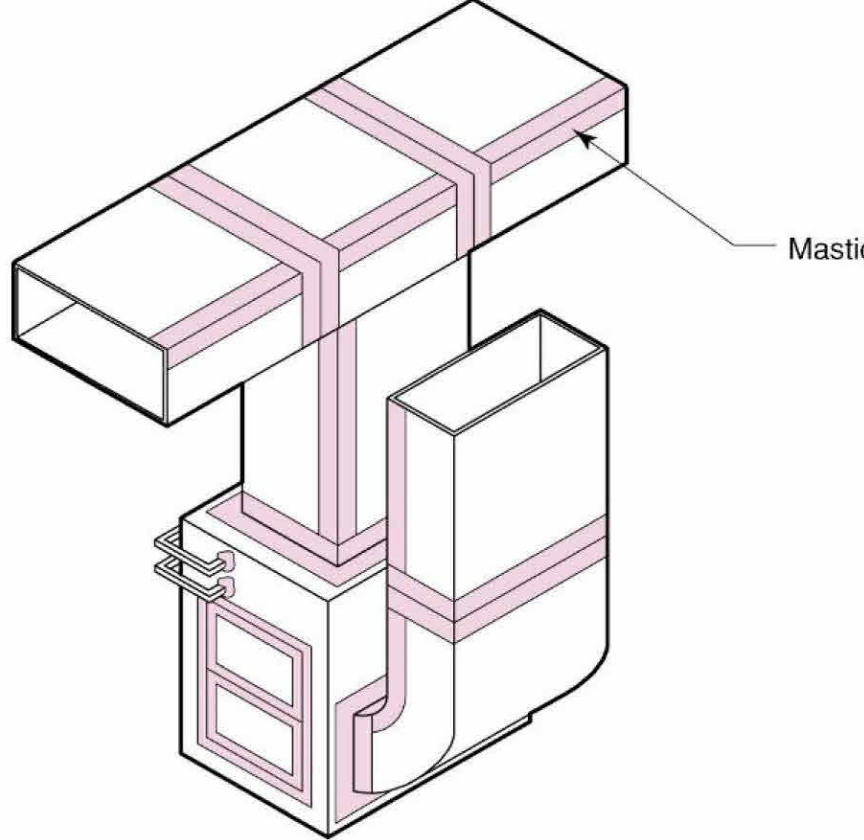
Ceiling Boot Air Sealing



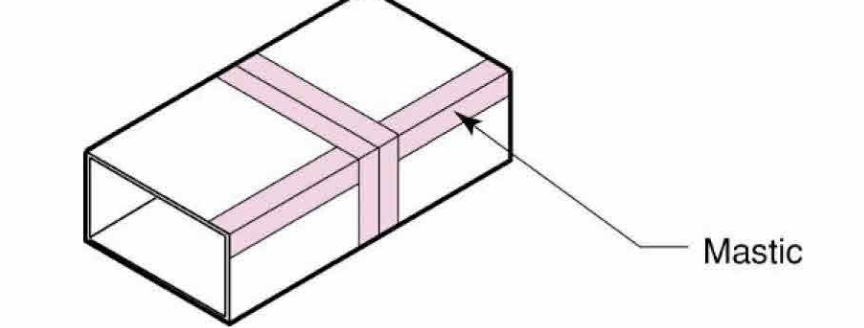
Rigid to Flex Air Sealing



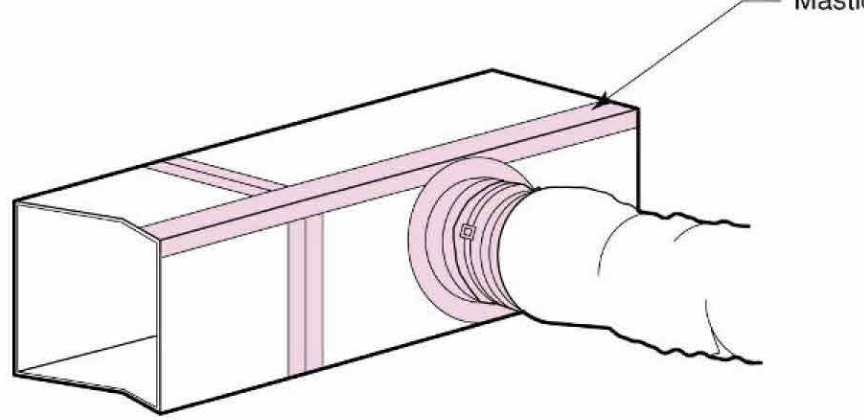
Air Handler Air Sealing



Rigid Duct Air Sealing



Flex Take-off from Rigid Air Sealing



MAP

Michael Piccirillo Architecture

NOTE: DO NOT SCALE DRAWINGS. REFER TO WRITTEN MEASUREMENTS FOR ACCURACY. OR CONTACT ARCHITECT. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF NEW YORK STATE EDUCATION LAW. Copyright 2020 MICHAEL PICCIRILLO ARCHITECTURE

No.	DATE:	ISSUE:
1	7/16/24	ISSUED FOR CONST.

PROJECT NAME:

NEW HOUSE

PROJECT ADDRESS:

OSSINING, NY



MICHAEL A. PICCIRILLO, AIA

345 KEAR STREET, SUITE 203
YORKTOWN HEIGHTS, NY 10598

TELEPHONE: 914-368-9838

FACSIMILE: 914-368-9839

michael@mpiccirilloarchitect.com

www.mpiccirilloarchitect.com

AIR SEALING/
VENTING
DETAILS

A360

- FIRE PROTECTION SYSTEMS:**
- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX < 200, AND SMOKE DEVELOPMENT INDEX < 450
 - PROVIDE FIREBLOCKING PER R302.11
- FIREBLOCKING:** IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS VERTICALLY AT CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10', AROUND ALL PIPING, VENTS AND WIRING HOLES, ETC.
- FIREBLOCKING MATERIAL: 2" NOMINAL LUMBER
 - REFER TO WALL SECTION
 - PROVIDE 5/8" TYPE X GYP. BOARD ABOVE FURNACE/BOILER IF INDICATED ON PLAN

SMOKE ALARMS/ CARBON MONOXIDE ALARMS LOCATIONS:

SMOKE DETECTORS:

IN NEW DWELLING UNIT, SMOKE ALARM/DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS, OUTSIDE EACH BEDROOM WITHIN IMMEDIATE VICINITY OF ENTRANCE TO SUCH ROOM, WITHIN 3' OF BATHROOM WITH TUB OR SHOWER, AND ONE ON EACH STORY OF DWELLING

ALL SMOKE ALARMS/DETECTORS 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 ALARMS/DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

POWER SOURCE:

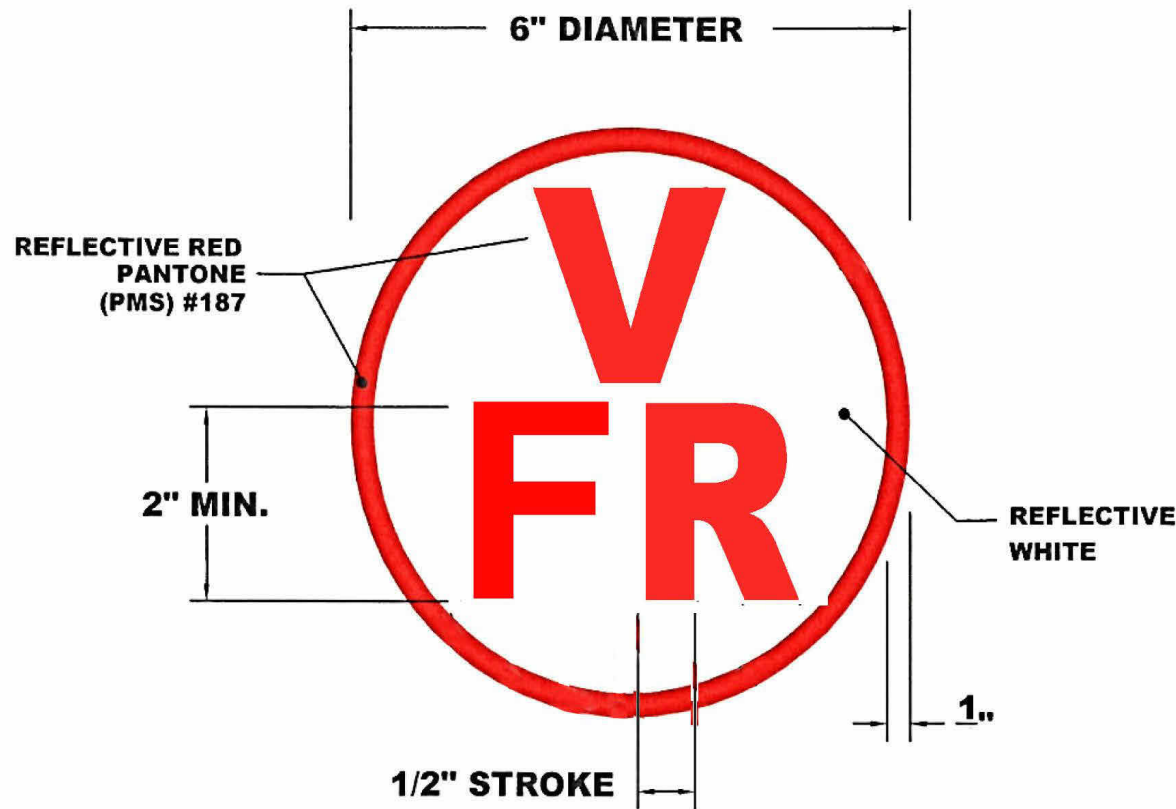
ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND HAVE BATTERY BACKUP IF PRIMARY POWER IS INTERRUPTED.

CARBON MONOXIDE DETECTORS:

IN ADDITION, CARBON MONOXIDE DETECTORS SHALL BE INSTALLED OUTSIDE EACH BEDROOM WITHIN 10' OF ENTRANCE TO SUCH ROOM, (NO FUEL BURNING APPLIANCES INSTALLED IN BEDROOMS OR BATHROOMS).

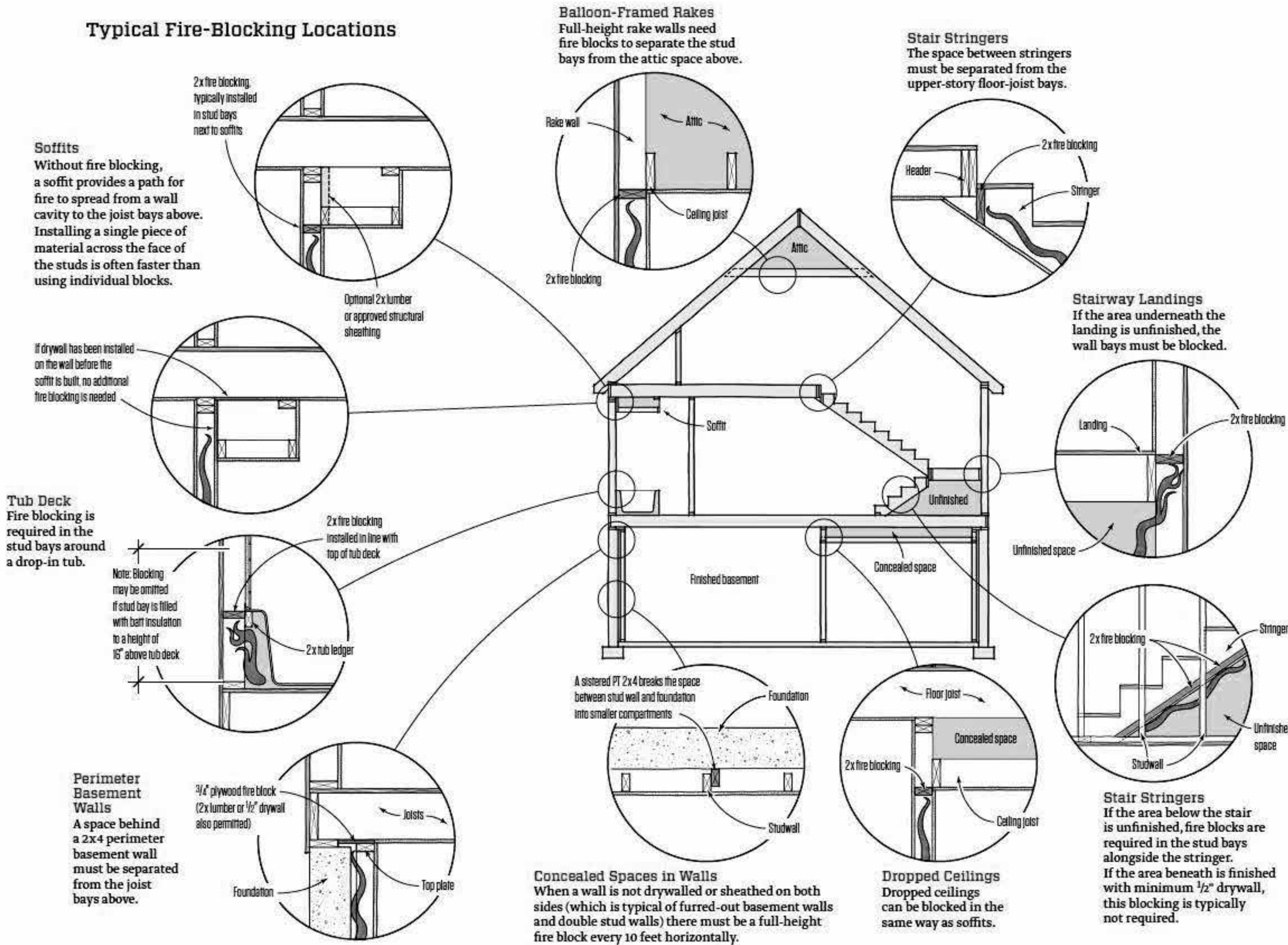
CARBON MONOXIDE ALARMS/DETECTORS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE WILL ACTIVATE ALL

CARBON MONOXIDE ALARMS/DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 2034/UL 2075 AND INSTALLED IN ACCORDANCE WITH NFPA 270.



PRE-ENGINEERED WOOD PLACARD TO BE INSTALLED ON EXTERIOR WALL.
LOCATION TO BE DETERMINED BY BUILDING INSPECTOR.

FIRE BLOCKING DETAILS



NOTE:
DO NOT SCALE DRAWINGS. REFER TO WRITTEN MEASUREMENTS FOR ACCURACY. OR CONTACT ARCHITECT. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES.
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF NEW YORK STATE EDUCATION LAW. Copyright 2020 MICHAEL PICCIRILLO ARCHITECTURE

No.	DATE:	ISSUE:
1	7/16/24	ISSUED FOR CONST.

PROJECT NAME:

NEW HOUSE

PROJECT ADDRESS:

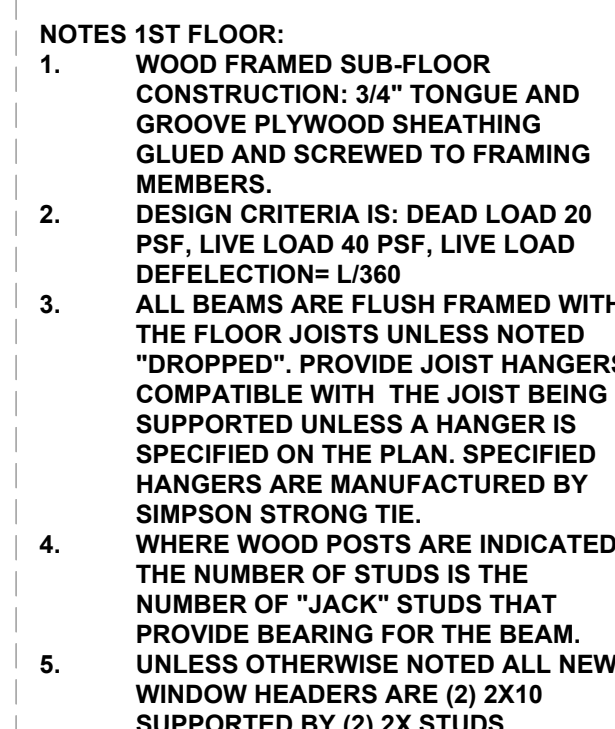
OSSINING, NY



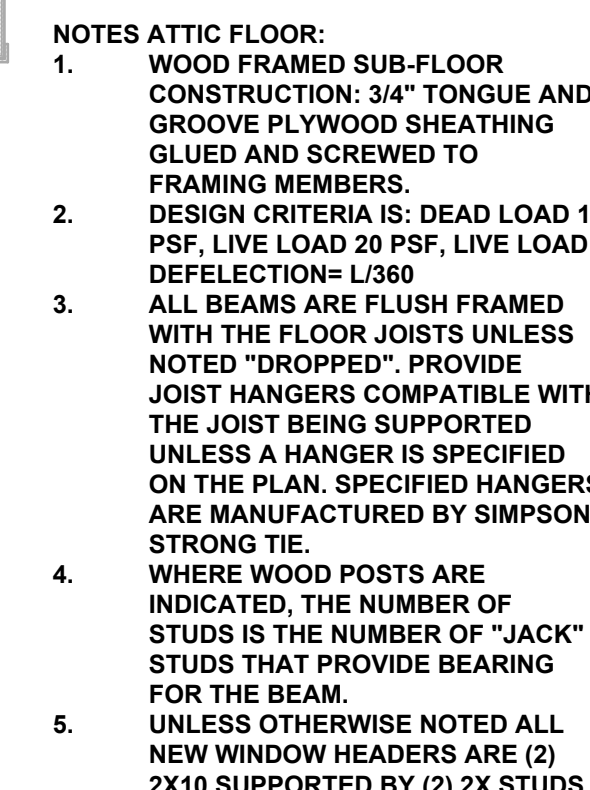
MICHAEL A. PICCIRILLO, AIA
345 KEAR STREET, SUITE 203
YORKTOWN HEIGHTS, NY 10598
TELEPHONE: 914-368-9838
FACSIMILE: 914-368-9839
michael@mpiccirilloarchitect.com
www.mpiccirilloarchitect.com

FIRE
PROTECTION

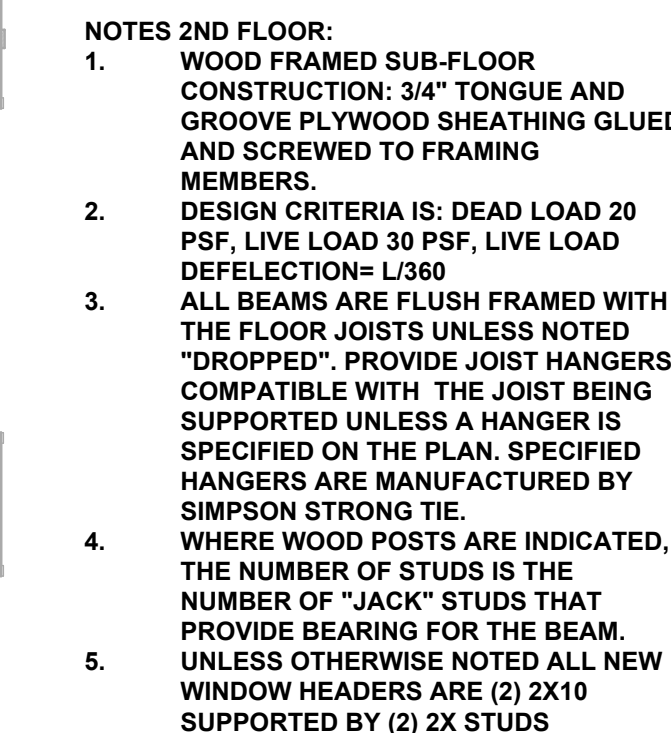
A370



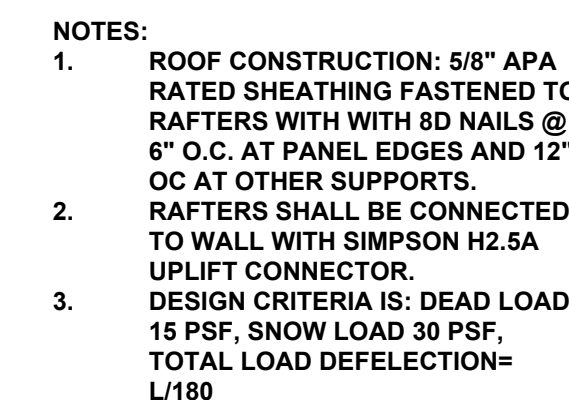
1 1ST FLOOR FRAMING
3/16" = 1'-0"



3 ATTIC FLOOR FRAMING
3/16" = 1'-0"



2 2ND FLOOR FRAMING
3/16" = 1'-0"



4 ROOF FRAMING
3/16" = 1'-0"

NEW HOUSE

OSSINING, NY

TELEPHONE: 914-368-9838
FACSIMILE: 914-368-9839
michael@mpiccirilloarchitect.com
www.mpiccirilloarchitect.com

FRAMING PLANS

S100

STEEL COLUMN/ LVL BEAM DETAIL

- ADJACENT NAILS SHALL BE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.
- ALL NAILS SHALL PENETRATE ALL LAMINATIONS AND AT LEAST OF OUTERMOST LAMINATION

NAILED BUILT-UP COLUMN DETAIL

LEDGER DETAIL

BEAM POCKET DETAIL

GENERAL NOTES:

1. THE FRAMING PLANS ARE DIAGRAMATIC ONLY AND DO NOT REPRESENT EVERY PIECE OF LUMBER REQUIRED FOR A COMPLETE PROJECT. THE CONTRACTOR MUST DETERMINE THE CORRECT QUANTITIES OF MATERIALS REQUIRED FOR THE PROJECT INCLUDING BLOCKING, NAILERS, JOIST/BEAM HANGERS, ETC.
2. THE CONTRACTOR MUST ALSO COMPLY WITH BUILDING CODE REQUIREMENTS GOVERNING THE OVERALL PROJECT.
3. THE FRAMING LAYOUTS DEPICTED DO NOT ACCOUNT FOR SPECIFIC PROJECT REQUIREMENTS SUCH AS PLUMBING FIXTURE LOCATIONS, HVAC REGRIND LOCATIONS, LIGHTING LAYOUTS, ETC. CONTRACTOR MUST COORDINATE THE STARTING POINTS AND LAYOUT OF THE FRAMING IN ORDER TO MINIMIZE THE IMPACT OF THOSE ITEMS.
4. DIMENSIONS INDICATED ARE ONLY A GUIDE TO INDICATE THE DESIGN MAXIMUM DESIGN SPANS USED. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
5. ENGINEERED LUMBER IS BASED ON LEVEL MICROLAM LVLS, JOIST, PARALLAM STRAND LUMBER (PSL), AND LAMINATED STRAND LUMBER (LSL) PRODUCTS. OTHER SUITABLE PRODUCTS MAY BE USED IF THEY MEET THE STRENGTH AND STIFFNESS PROPERTIES OF THE SPECIFIED PRODUCTS.
6. WALL STUDS SHALL DOUGLAS FIR STUD GRADE UNLESS CALLED OUT OTHERWISE.
7. ALL SHEATHING SHALL BE APA RATED PRODUCTS.
8. UNLESS OTHERWISE NOTED FASTEN MEMBERS PER THE BUILDING CODE FASTENER SCHEDULE.
9. ALIGN FLOOR JOISTS WITH BEARING WALL STUDS. IF A JOIST IS MORE THAN 4" FROM THE FACE OF A BEARING WALL, INSTALL A WALL STUD UNDER THE JOIST.
10. ALL BEAMS ARE FLUSH FRAMED UNLESS NOTED "DROPPED". PROVIDE JOIST HANGERS COMPATIBLE WITH THE MEMBER BEING SUPPORTED UNLESS A HANGER IS SPECIFIED.
11. CONCRETE SHALL HAVE THE FOLLOWING 28 DAY COMPRESSIVE STRENGTH:
 - A. FOOTING: 3000 PSI
 - B. PIER: 4000 PSI
 - C. SLAB: 4000 PSI
 - D. CONCRETE REINFORCING BARS SHALL BE ASTM A615 GRADE 60
12. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR BEDROCK.
13. IN THE EVENT OF LARGE BEDROCK, INSTALL A WALL STUD UNDER THE JOIST. ALL JOISTS MAY BE FILLED WITH LEAN CONCRETE OR 1/2" CRUSHED STONE PRIOR TO FORMING AND PLACING FOOTING. VERIFY CONDITIONS AND NOTIFY THE ARCHITECT.
14. ANY NEW WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR BE ISOLATED FROM THE CONCRETE.
15. ALL FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED, STAINLESS STEEL, OR BE COMPATIBLE WITH THE PRESERVATIVE USED.
16. ALL FASTENERS FOR METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER LITERATURE.
17. ALL METAL CONNECTORS SHALL BE HOT DIPPED GALVANIZED TO THE MANUFACTURERS MANUFACTURING SPECIFICATIONS.
18. SUBMIT FRAMING PLANS DEPICTING THE ENGINEERED LUMBER LAYOUTS AND METAL CONNECTORS TO THE ARCHITECT FOR REFERENCE PURPOSES. CONTRACTOR SHALL BE EXPERIENCED AND SKILLED IN WOOD FRAME CONSTRUCTION AND BE FAMILIAR WITH TYPICAL METHODS OF PRESERVATIVE WOOD PROTECTION.
19. THE STABLE RESPONSIBILITY OF THE 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 REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. LACK OF COMMENT BY THE ARCHITECT/ENGINEER IS NOT TO BE INTERPRETED AS ACCEPTANCE OF THOSE ASPECTS OF THE WORK

UPLIFT @ PLATEUPLIFT @ PLATE

NOTCHING AND BORED HOLE LIMITATIONS FOR EXTERIOR WALLS AND BEARING WALLS

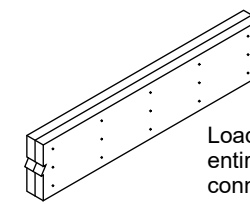
TABLE R602.3(1)
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING AND LOCATION	
Roof				
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail	
2	Ceiling joists to top plate	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Per joist, toe nail	
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.5.2 and Table R802.5.2)	Table R802.5.2	Face nail	
6	Rafter or roof truss to plate	3-16d box nails (3 1/2" x 0.135"); or 3-10d common nails (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss ⁱ	
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3 1/2" x 0.135"); or 3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails 3-16d box 3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail End nail	
Wall				
8	Stud to stud (not at braced wall panels)	16d common (3 1/2" x 0.162") 10d box (3" x 0.128"); or 3" x 0.131" nails	24" o.c. face nail 16" o.c. face nail	
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3 1/2" x 0.135"); or 3" x 0.131" nails 16d common (3 1/2" x 0.162")	12" o.c. face nail 16" o.c. face nail	
10	Built-up header (2" to 2" header with 1/2" spacer)	16d common (3 1/2" x 0.162") 16d box (3 1/2" x 0.135")	16" o.c. each edge face nail 12" o.c. each edge face nail	
11	Continuous header to stud	5-8d box (2 1/2" x 0.113"); or 4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128")	Toe nail	
12	Top plate to top plate	16d common (3 1/2" x 0.162") 10d box (3" x 0.128"); or 3" x 0.131" nails	16" o.c. face nail 12" o.c. face nail	
13	Double top plate splice	8-16d common (3 1/2" x 0.162"); or 12-16d box (3 1/2" x 0.135"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)	
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2" x 0.162") 16d box (3 1/2" x 0.135"); or 3" x 0.131" nails	16" o.c. face nail 12" o.c. face nail	
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 4-3" x 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail	
16	Top or bottom plate to stud	4-8d box (2 1/2" x 0.113"); or 3-16d box (3 1/2" x 0.135"); or 4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails 3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail End nail	
17	Top plates, laps at corners and intersections	3-10d box (3" x 0.128"); or 2-16d common (3 1/2" x 0.162"); or 3-3" x 0.131" nails	Face nail	
Floor				
21	Joist to sill, top plate or girder	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail	
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2 1/2" x 0.113") 8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	4" o.c. toe nail 6" o.c. toe nail	
26	Band or rim joist to joist	3-16d common (3 1/2" x 0.162") 4-10 box (3" x 0.128"), or 4-3" x 0.131" nails; or 4-3" x 14 ga. staples, 7/16" crown	End nail	
29	Bridging or blocking to joist	2-10d box (3" x 0.128"); or 2-8d common (2 1/2" x 0.131"); or 2-3" x 0.131" nails	Each end, toe nail	
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing]				
30	3/8" - 1/2"	6d common (2" x 0.113") nail (subfloor, wall) 8d common (2 1/2" x 0.131") nail (roof); or RSR5-01 (2 3/8" x 0.113") nail (roof) ^l	6	12 ^f
31	19/32" - 1"	8d common nail (2 1/2" x 0.131"); or RSR5-01; (2 3/8" x 0.113") nail (roof) ^l	6	12 ^f
32	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail; or 8d (2 1/2" x 0.131") deformed nail	6	12

MULTIPLE-MEMBER CONNECTIONS FOR BEAMS

Fastener Requirements		Fastener			
Piles	Installation	Min. Length	# Rows	O.C. Spacing	Location
2	10d nails	3" ³ / ₈ "	2 ²⁰	12"	One side
	12d-16d nails	3 1/2"	2 ²⁰	12"	
	Screws	3 1/4" or 3 1/2"	2	24"	
	10d nails	3" ³ / ₈ "	2 ²⁰	12"	Both sides
3	12d-16d nails	3 1/2"	2 ²⁰	12"	Both sides
	Screws	3 1/4" or 3 1/2"	2	24"	Both sides
		5"			One side
4	10d nails ³	3" ³ / ₈ "	2 ²⁰	12"	One side (per ply)
	12d-16d nails ³	3 1/2"	2 ²⁰	12"	One side
	Screws	5" or 6"	2	24"	Both sides
		6 1/2"	2	24"	One side

When fasteners are required on both sides, stagger fasteners on the second side so they fall halfway between fasteners on the first side.



Multiple pieces can be nailed or bolted together to form a header or beam of the required size, up to a maximum width of 7"

- (1) 10d nails are 0.128" diameter; 12d-16d nails are 0.148" - 0.162" diameter; screws are SDS, SDW, WS, or Truss-LOK-EWP™.

GENERAL NOTES

- ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM LOADS ONLY.
- ROUND HOLES ONLY
- NO HOLES IN CANTILEVERS.
- NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.

ALLOWABLE HOLES IN BEAMS



Michael Piccirillo Architecture

NOTE:
DO NOT SCALE DRAWINGS. REFER TO WRITTEN MEASUREMENTS FOR ACCURACY, OR CONTACT ARCHITECT. CONTACT ARCHITECT IF THERE ARE DISCREPANCIES
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING
IS A VIOLATION OF NEW YORK STATE EDUCATION LAW
Copyright 2020 MICHAEL PICCIRILLO ARCHITECTURE

No.	DATE:	ISSUE:
1	7/16/24	ISSUED FOR CONST

PROJECT NAME:

NEW HOUSE

PROJECT ADDRESS:

OSSINING, NY



MICHAEL A PICCIRILLO, AI

345 KEAR STREET, SUITE 203
YORKTOWN HEIGHTS, NY 10598

TELEPHONE: 914-368-9838

FACSIMILE: 914-368-9839

michael@mpiccirilloarchitect.com

www.mpiccirilloarchitect.com

FRAMING DETAILS

S101





Product Details



Dusk to Dawn

With a built-in dusk-to-dawn feature, this set of two contemporary mystic black finish outdoor wall lights is here to shine a light in the dark.

Additional Info:

The Titan collection of outdoor lighting fixtures is here to make a statement, albeit with a modern twist. Clean lines are embraced by the mystic black finish on this outdoor post light, while clear glass panels showcase the fixture's singular bulb. Contemporary design aesthetics create a definitive angular profile, creating a brilliant addition to your outdoor areas. This piece also includes a built-in photocell, allowing the light to automatically turn on at dusk and turn off at dawn.



[Shop all John Timberland](#)

Specifications

Product Attributes

Finish Black

Style Contemporary

Technical Specifications

Height 14.00 inches

Width 5.00 inches

- Each is 14" high x 5" wide. Extends 7 1/4" from the wall. Backplate is 7" high x 5" wide. Center of mounting point to top of fixture is 3 1/4". Weighs 4.6 lbs.
- Each uses one maximum 60 watt standard-medium base bulb (not included).
- Set of two contemporary modern Titan outdoor wall lights. From the John Timberland brand.
- Mystic black finish. Clear glass. Can only be mounted with bulb facing down.
- Built-in dusk-to-dawn photocell. Automatically turns on at dusk and turns off at dawn.













