

# lifetime assistance, inc.

NEW RESIDENCE  
1 TRACIANN DRIVE  
HAMLIN, NEW YORK

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## NEW RESIDENCE

1 Traciann Drive  
Hamlin, New York

# project

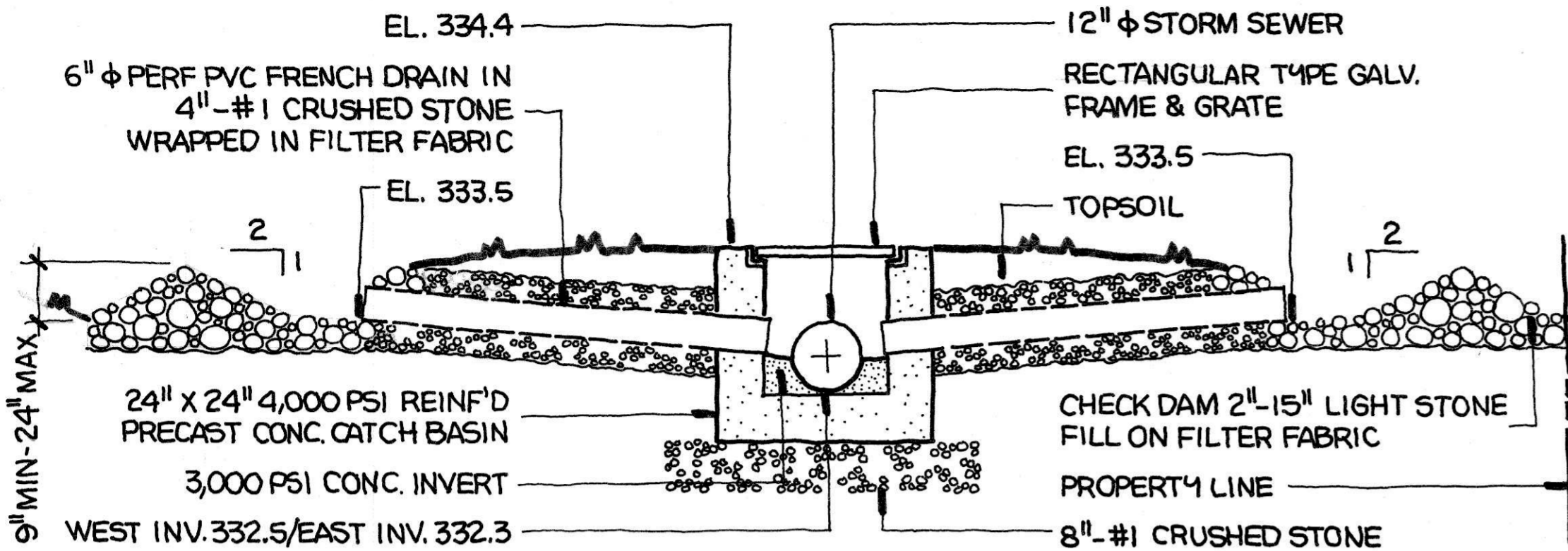
DAVID STRABEL R.A.

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# architect

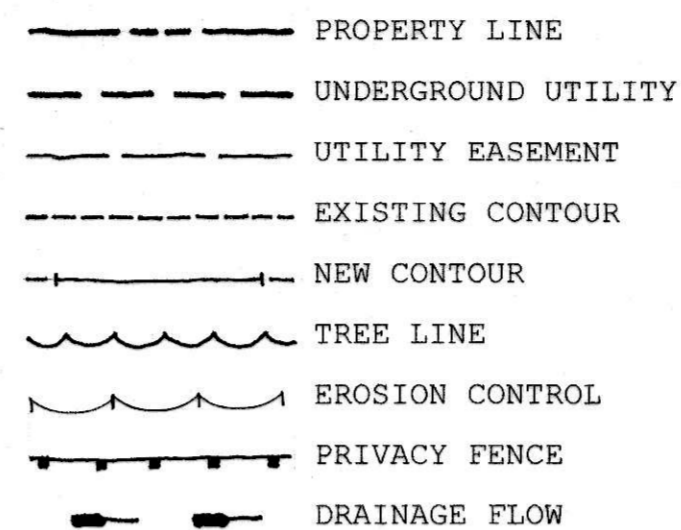
## ABBREVIATIONS

ADJ	ADJUSTABLE
AFI	ARC FAULT INTERRUPTER
AP	ACCESS PANEL
AEC	ARC FAULT INTERRUPTER
BC	BASE CABINET
BT	BATH TOWEL BAR
C	COLD WATER
C.B.	CATCH BASIN
CB	CORNER CABINET
CFM	CUBIC FEET/MINUTE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT (BLOCK)
CO	CLEAN OUT
CPT	CARPET
CR	CLOTHES ROD/SHELF
CRS	COURSE
CS	CASEMENT WINDOW
DH	DOUBLE HUNG WINDOW
DS	DOWN SPOUT
DW	DISHWASHER
EXT	EXISTING
FD	FLOOR DRAIN
GB	GRAB BAR
GFI	GROUND FAULT INTERRUPTER
GT	GIRDER TRUSS
H	HOT WATER
HB	HOSE BIB (FROST PROOF)
HT	HAND TOWEL BAR
I.B.	INFILTRATION BARRIER
JT	JOINT
KS	KNEE SPACE
LAV	LAVATORY (WALL HUNG)
MCWA	MONROE COUNTY WATER AUTHORITY
MR	MIRROR/MEDICINE CABINET
O.C.	ON CENTER
PD	PATIO DOOR
PT	PRESSURE TREATED
RA	RETURN AIR
RG&E	ROCHESTER GAS & ELECTRIC
SA	SUPPLY AIR
SAN	SANITARY SEWER
SHR	SHOWER
SR	SHOWER ROD
STM	STORM SEWER
TLT	TOILET
TP	TOILET PAPER HOLDER
TR	TRANSOM WINDOW
V.B.	VAPOR BARRIER
VNL	VINYL FLOORING
VTR	VENT THRU ROOF
U.P.	UTILITY POLE
WC	WALL CABINET
WB	WALL BOARD
WH	WATER HEATER
WP	WEATHER PROOF
WPCO	WALL PLATE CLEAN OUT



catch basin

SITE LEGEND



SITE NOTES

TAX #: 029.01-01-024  
 AREA: 1.03 acre  
 ZONING: RM-1  
 SETBACKS: 30' from Traciann Drive\*  
 70' from Lake Road  
 15' side\* and rear yard  
 \* approved variance  
 SEWER: 6"  $\phi$  PVC SDR-21 by Owner  
 WATER: 2"  $\phi$  type K copper in accordance w/MCWA  
 TAP: Tap & abandonment by MCWA  
 CONCRETE: 4,000 PSI air entrained  
 EROSION: Silt-fence  
 PAVEMENT: 1" asphalt topping on 2" binder on 8"-#3 crusher run gravel  
 FENCING: 5' white PVC privacy  
 STORM: 4"  $\phi$  PVC SDR-21 by Owner  
 REFERENCE: Survey by; LaDieu Associates P.C. Dated 06/16/06  
 UTILITIES: Water; MCWA  
 Sewer; Hamlin  
 Gas; RG&E  
 Electric; National Grid  
 Phone; Frontier

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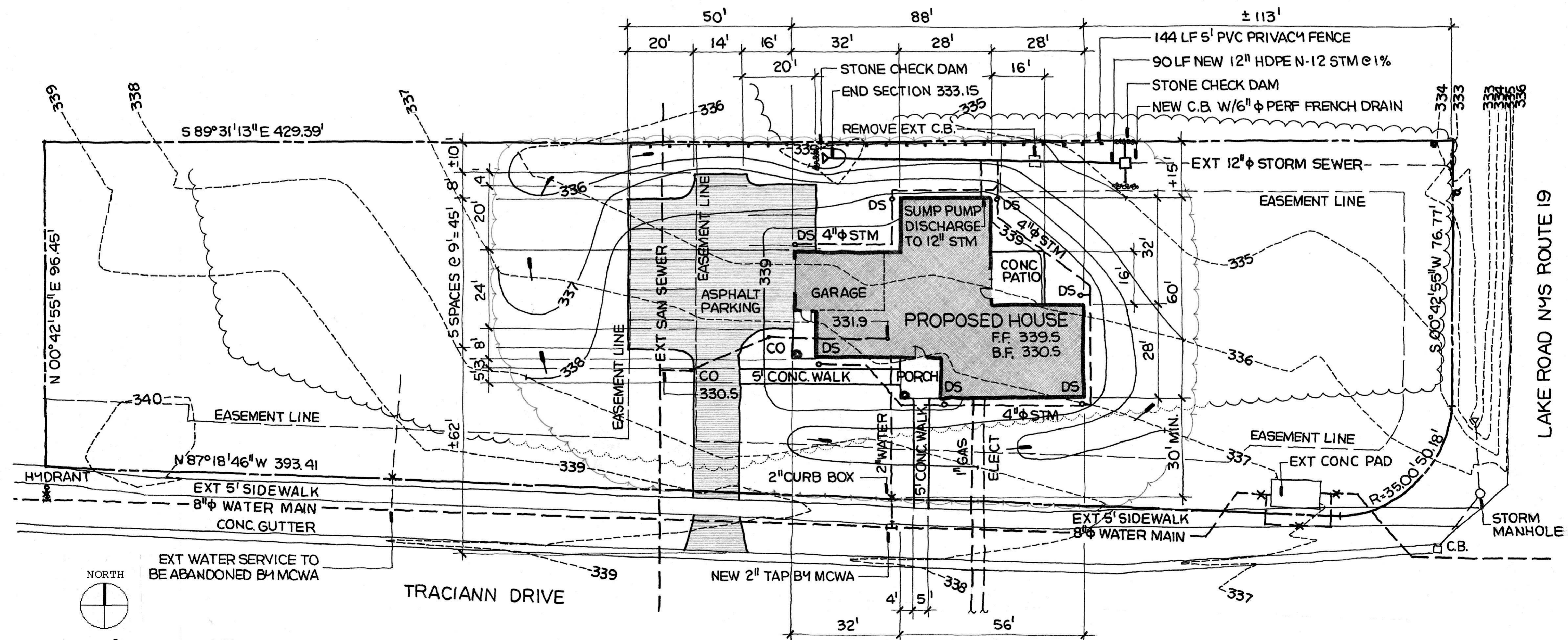
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site plan

## NEW RESIDENCE

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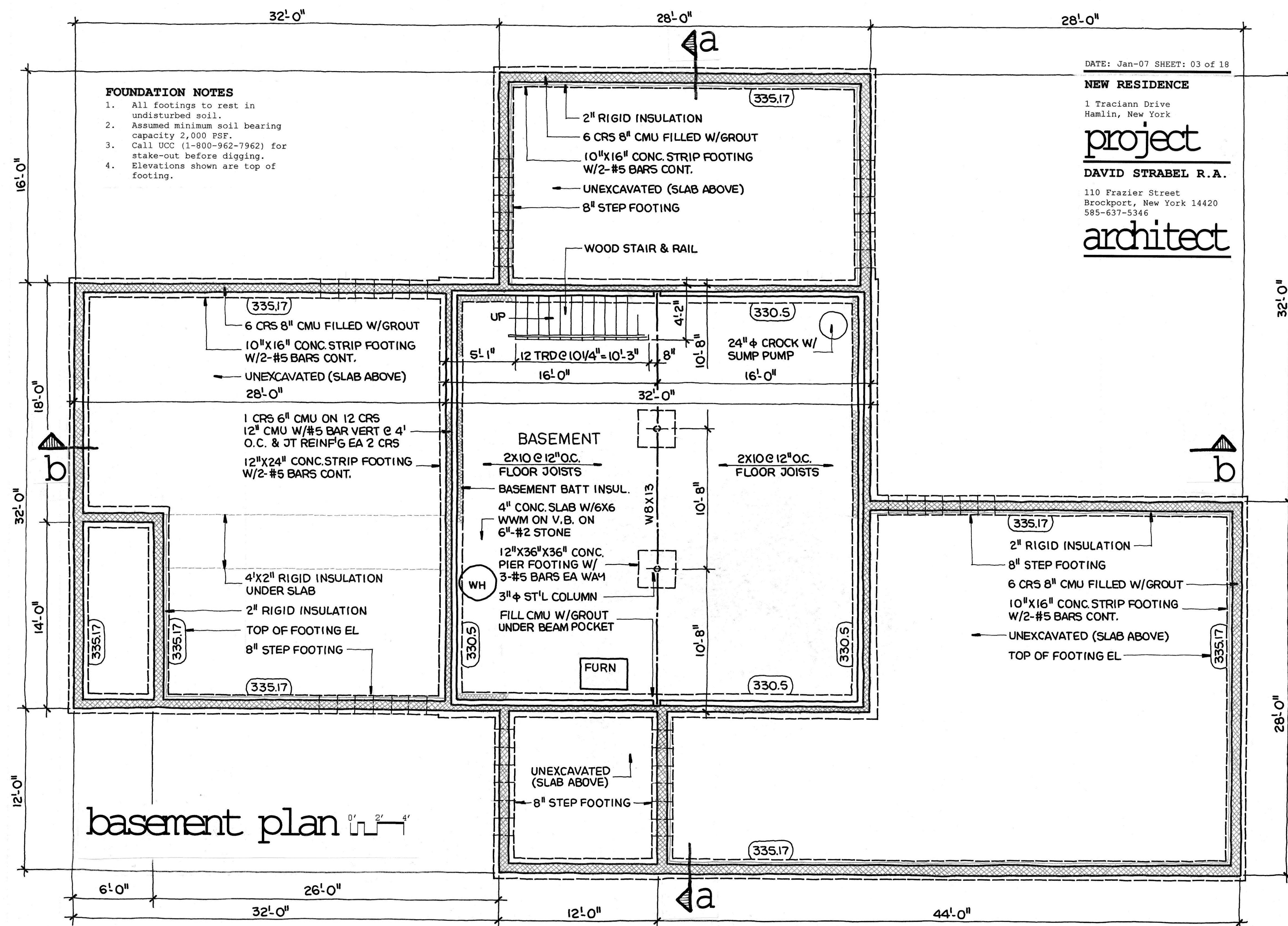
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## FOUNDATION NOTES

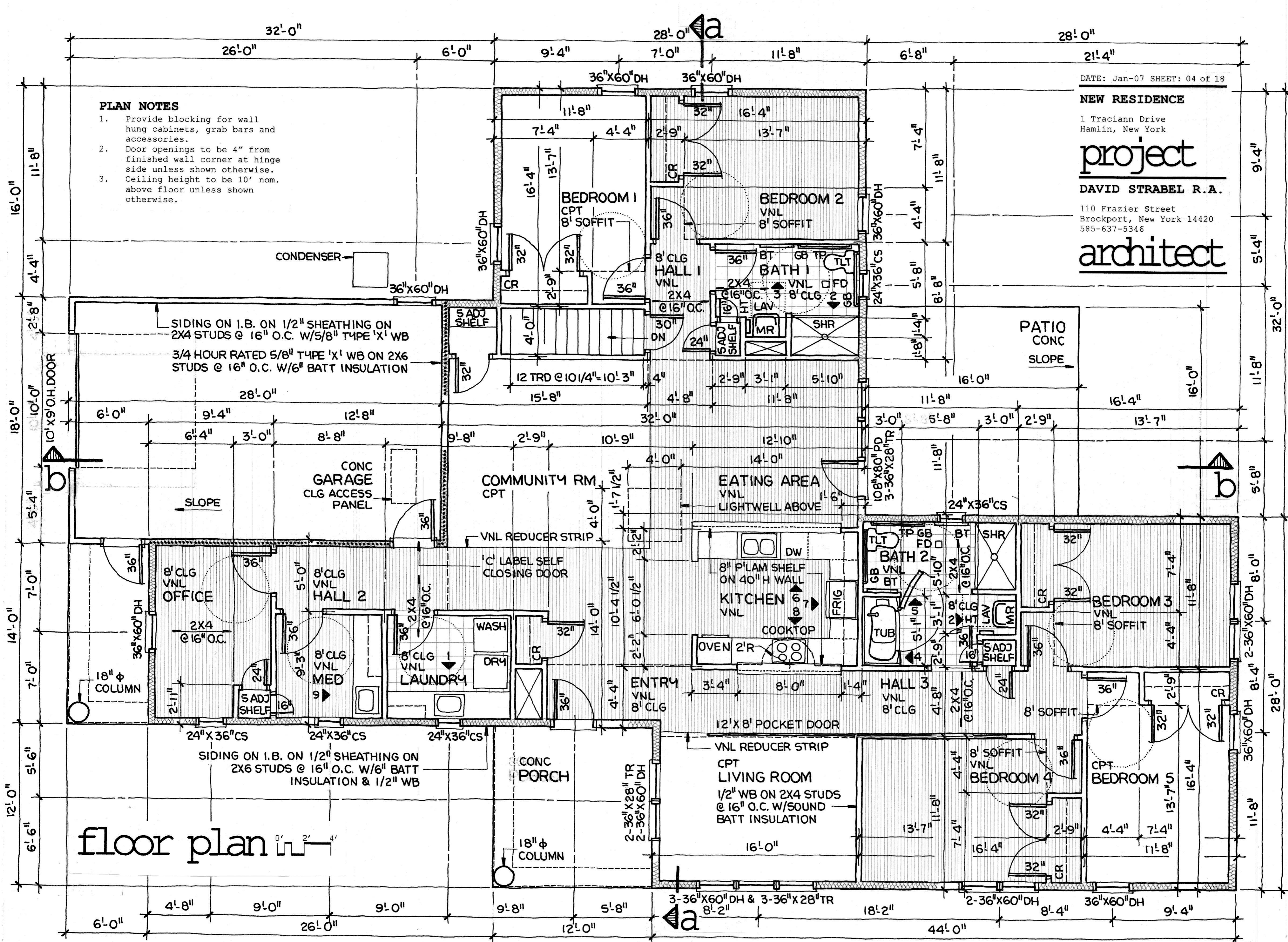
1. All footings to rest in undisturbed soil.
2. Assumed minimum soil bearing capacity 2,000 PSF.
3. Call UCC (1-800-962-7962) for stake-out before digging.
4. Elevations shown are top of footing.



basement plan

1. Provide blocking for wall hung cabinets, grab bars and accessories.
2. Door openings to be 4" from finished wall corner at hinge side unless shown otherwise.
3. Ceiling height to be 10' nom. above floor unless shown otherwise.

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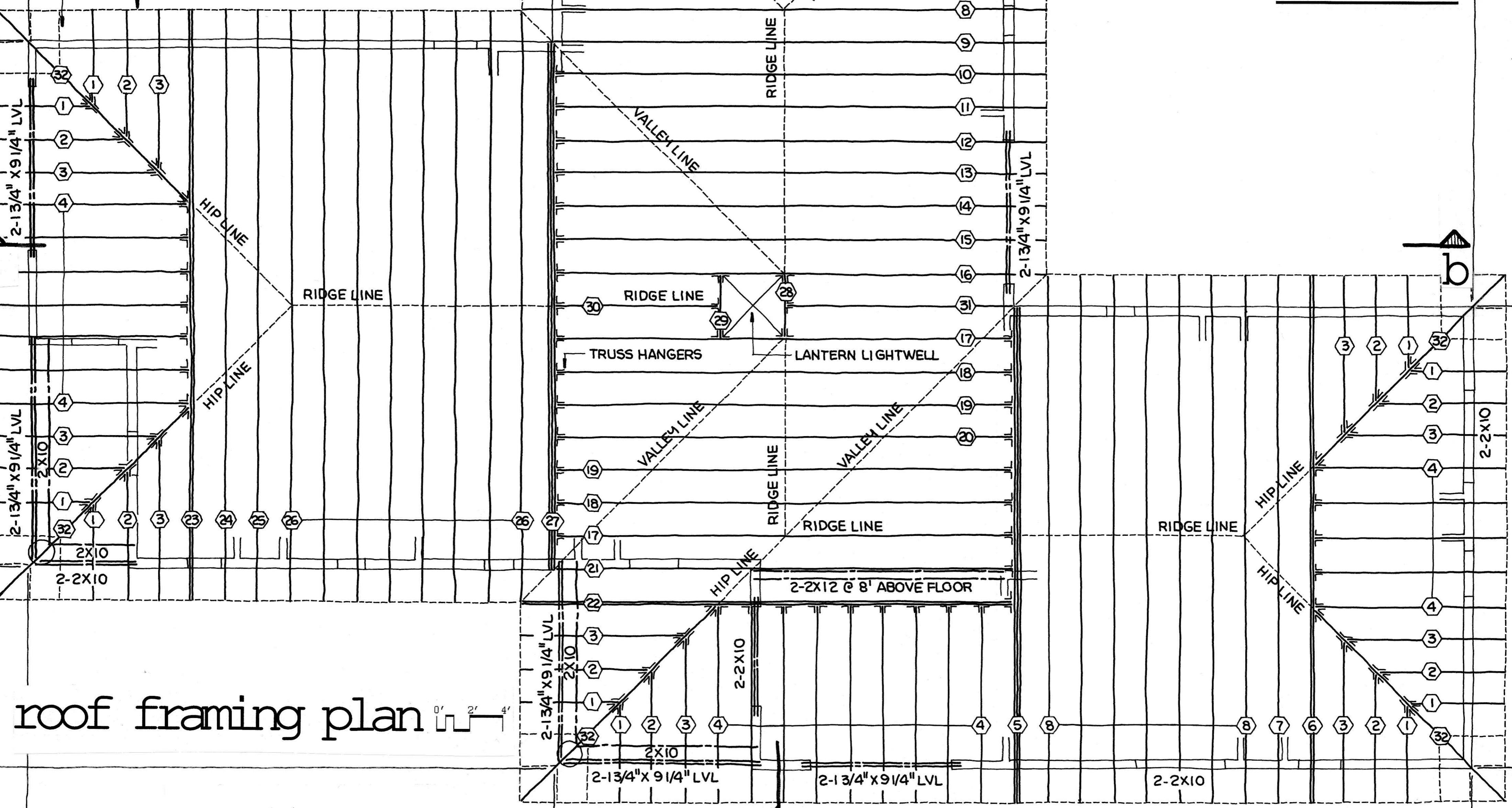
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ROOF FRAMING NOTES

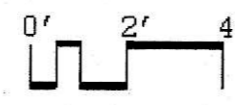
1. Corners to be 2x6 stick framed to 2x6 sub-facia.
2. All beams and headers to rest on double jack studs. Walls to have double top plate.
3. Truss manufacturer to determine bracing, hangers and tie-down requirements.

2X6 RAFTERS @ 24" O.C. EA  
CORNER TYPICAL

1X8 FACIA ON 2X6 SUB-FACIA



roof framing plan



**NEW RESIDENCE**

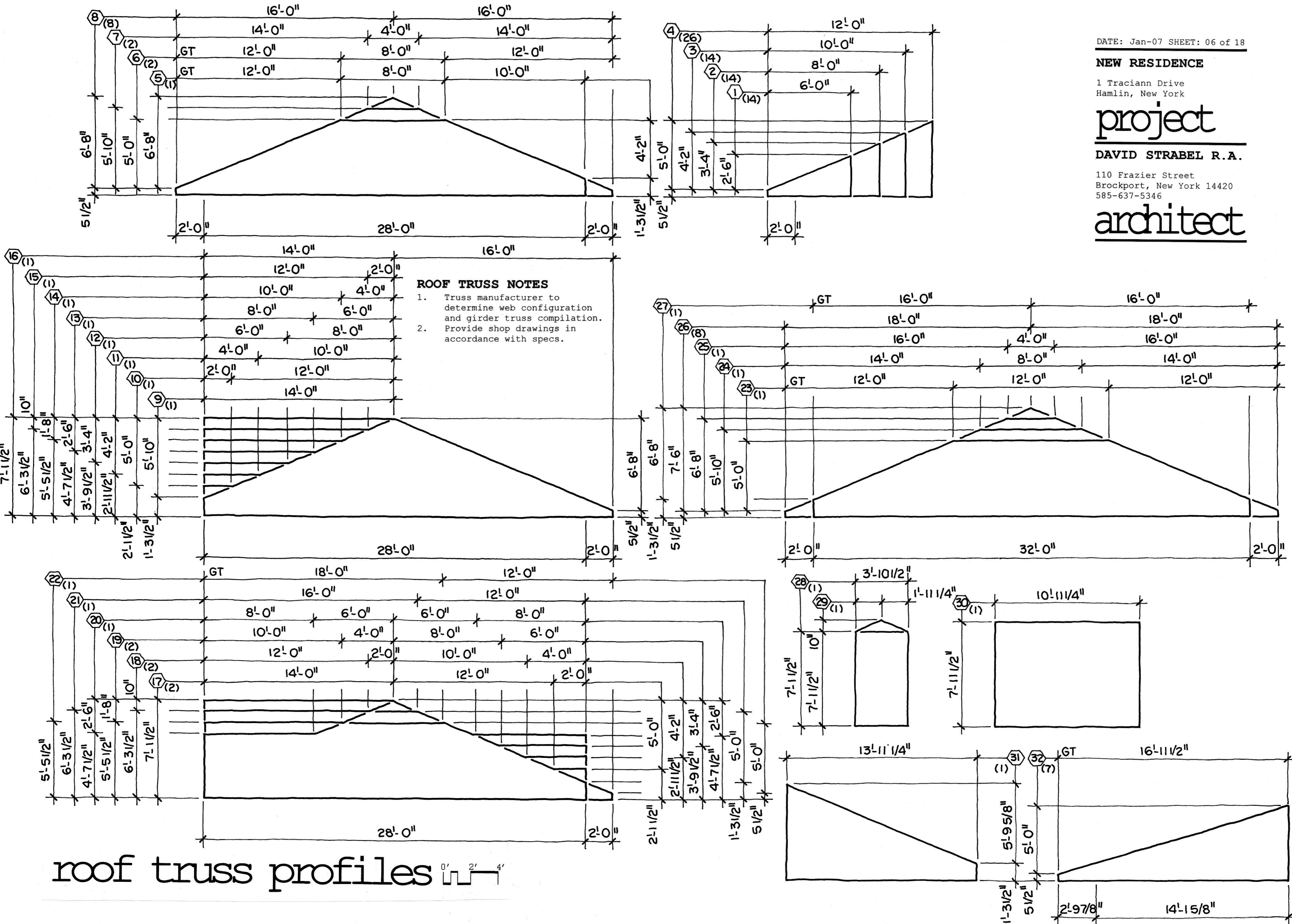
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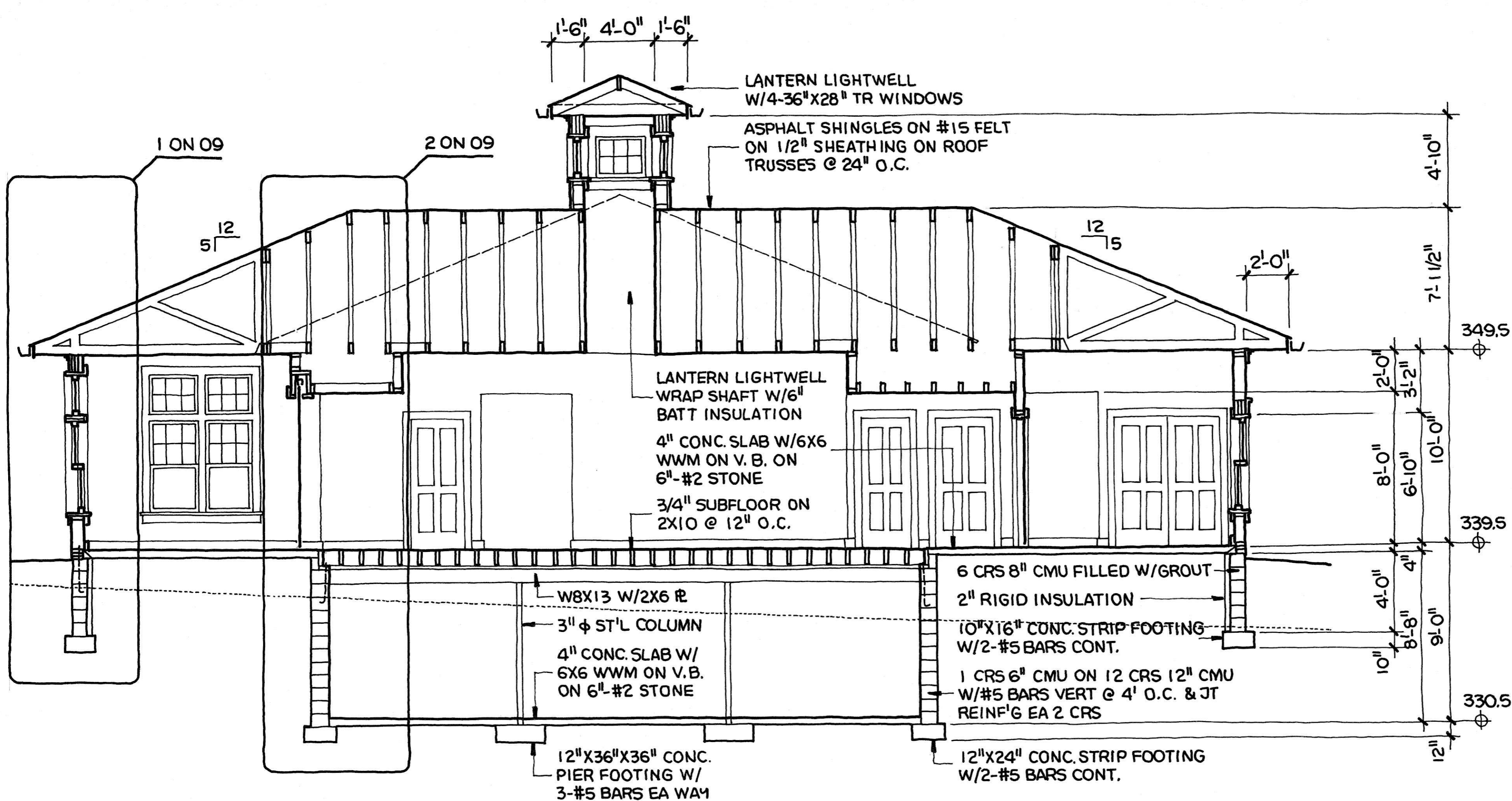
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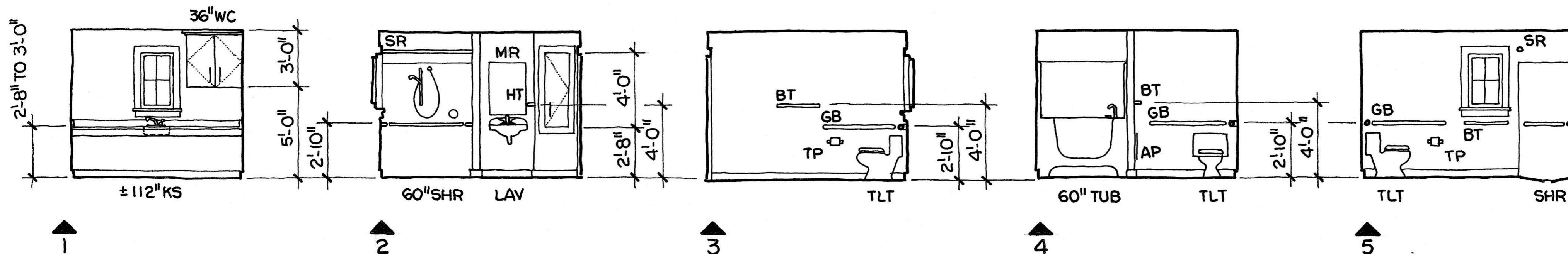
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section a

## SECTION NOTES

- See wall details for insulation requirements.



interior elevations



interior elevations 

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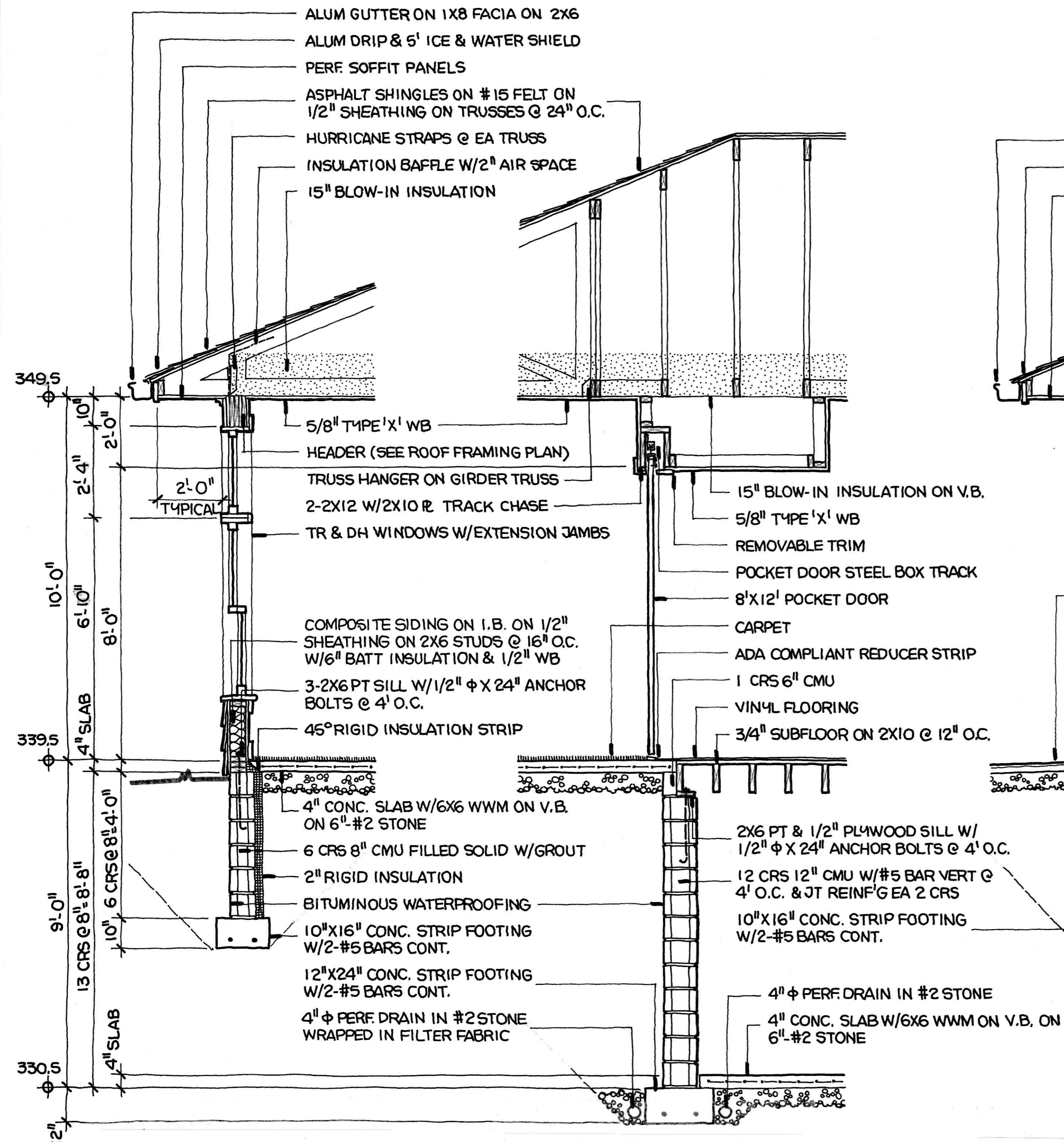
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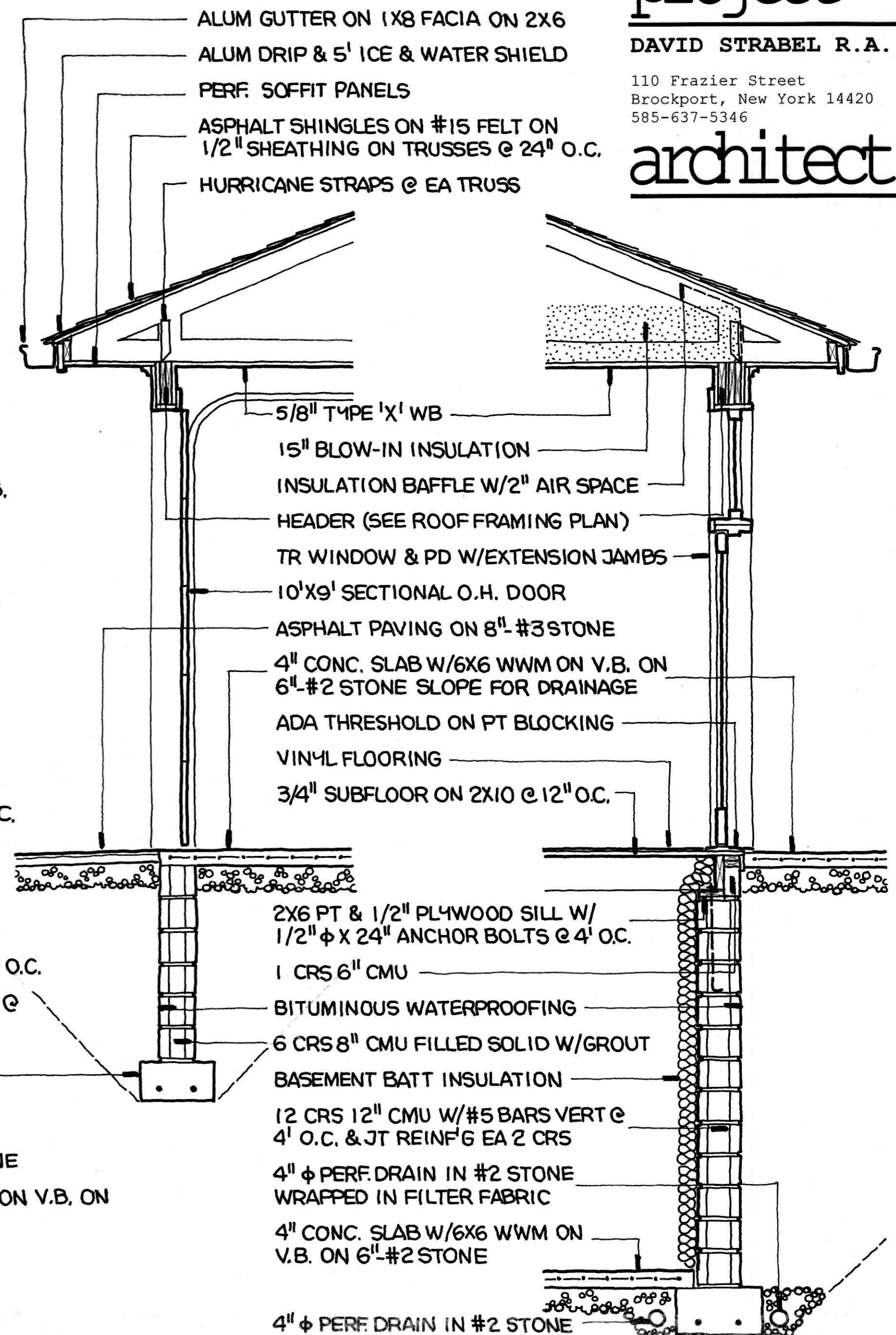
## DETAIL NOTES

1. All detail notes typical for similar conditions.
2. Sheathing within 24" of grade to be PT.



detail 1

detail 2

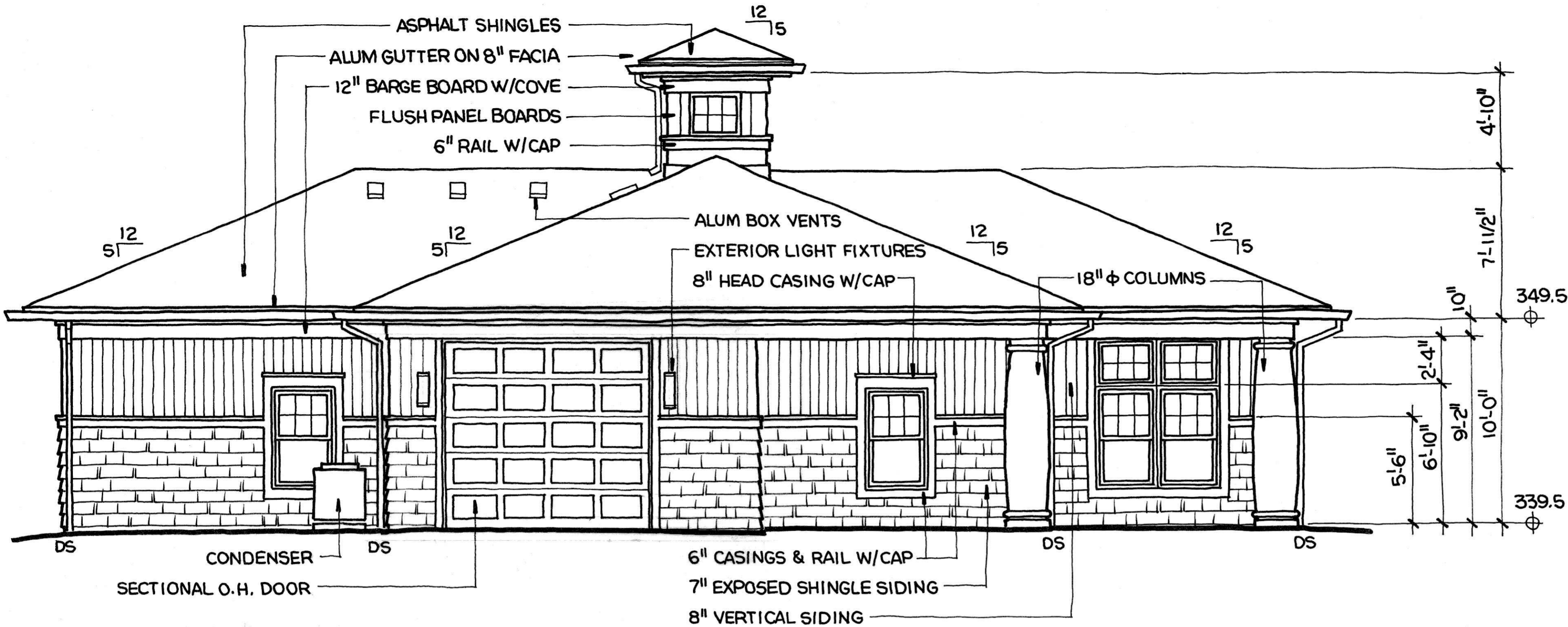


detail 3

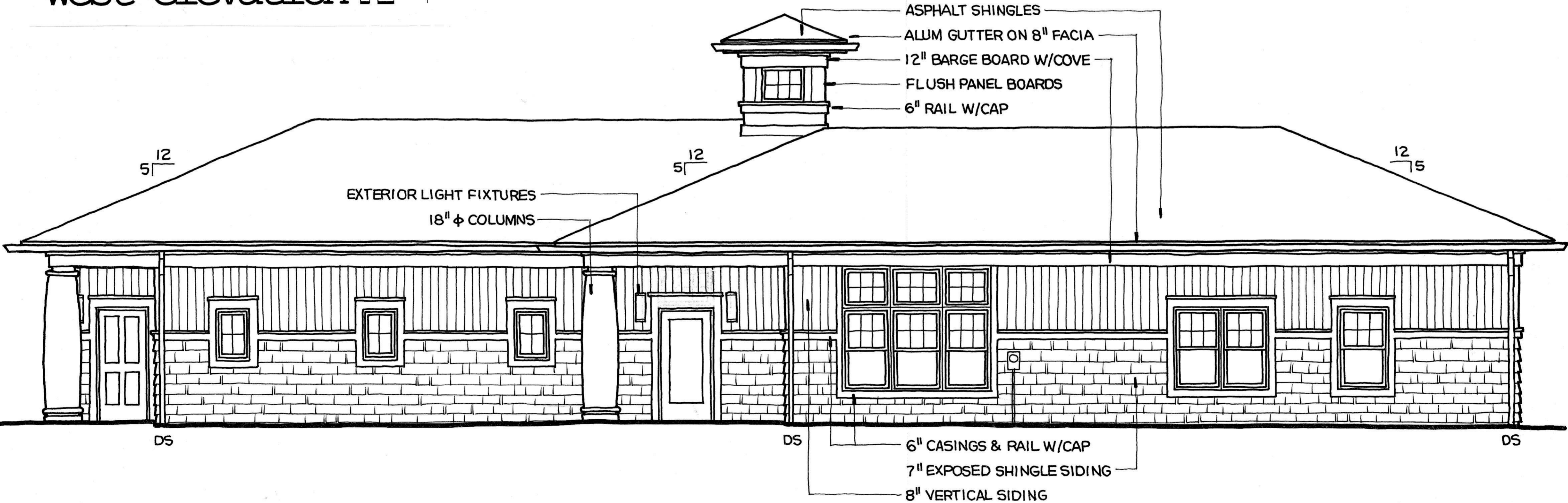
detail 4

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west elevation



south elevation

**ELEVATION NOTES**  
1. All downspouts to 4"  $\phi$  storm sewer, see site plan for location & route.

**NEW RESIDENCE**

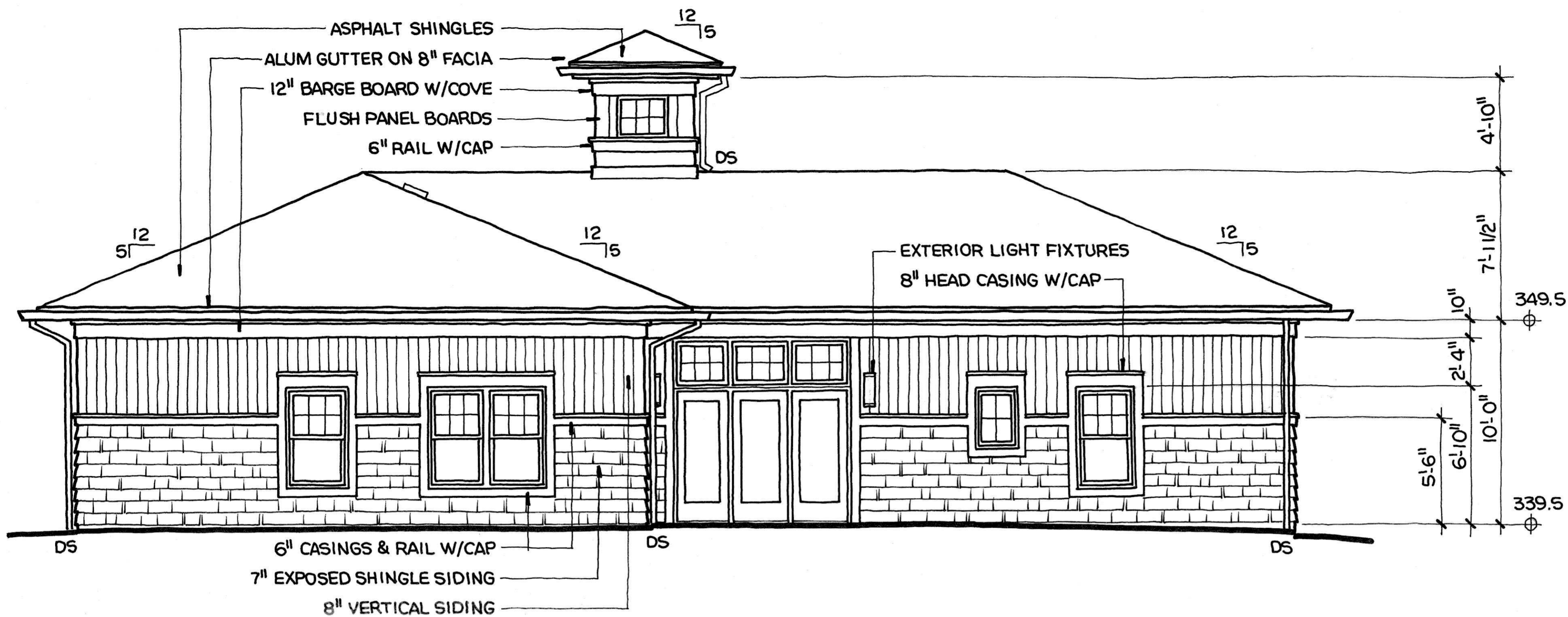
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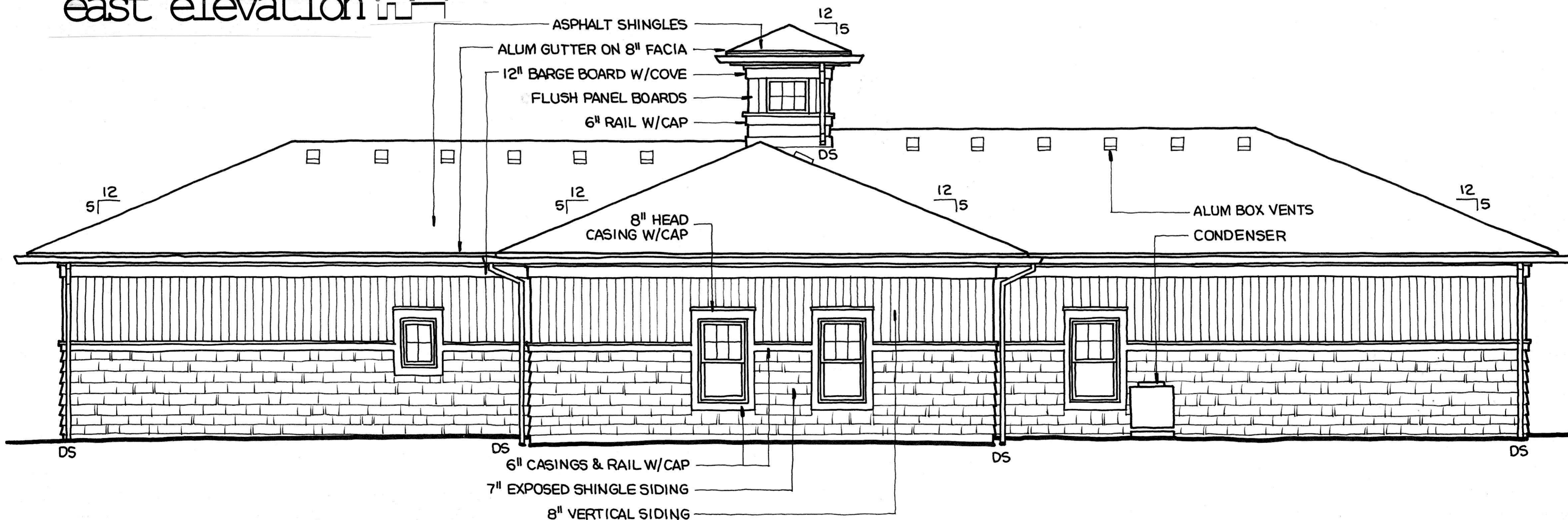
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east elevation



north elevation

**ELEVATION NOTES**

1. All downspouts to 4"  $\phi$  storm sewer, see site plan for location & route.

MECHANICAL LEGEND

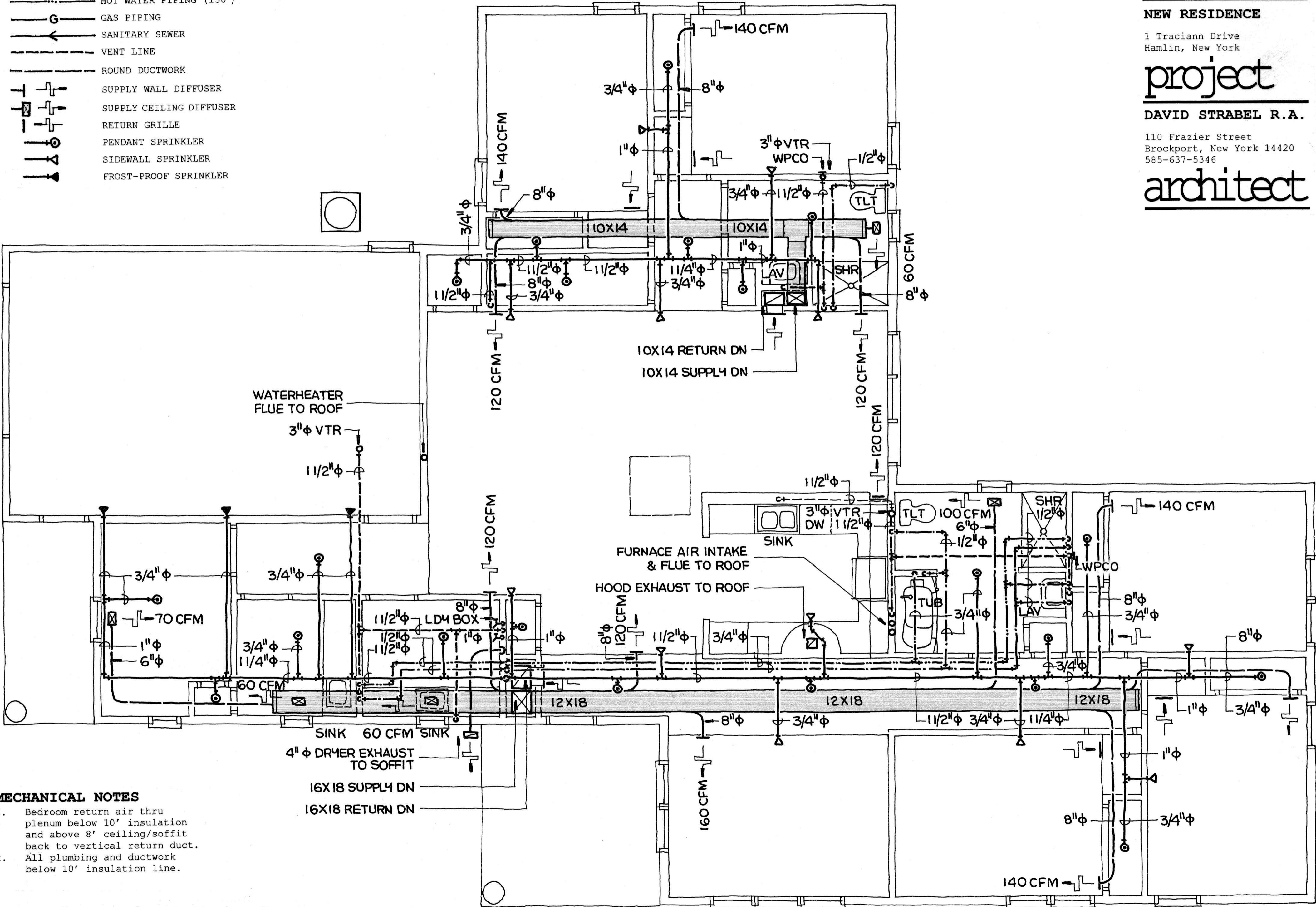
- SPRINKLER PIPING
- COLD WATER PIPING
- HOT WATER PIPING (110°)
- HOT WATER PIPING (130°)
- GAS PIPING
- SANITARY SEWER
- VENT LINE
- ROUND DUCTWORK
- SUPPLY WALL DIFFUSER
- SUPPLY CEILING DIFFUSER
- RETURN GRILLE
- PENDANT SPRINKLER
- SIDEWALL SPRINKLER
- FROST-PROOF SPRINKLER

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NEW RESIDENCE

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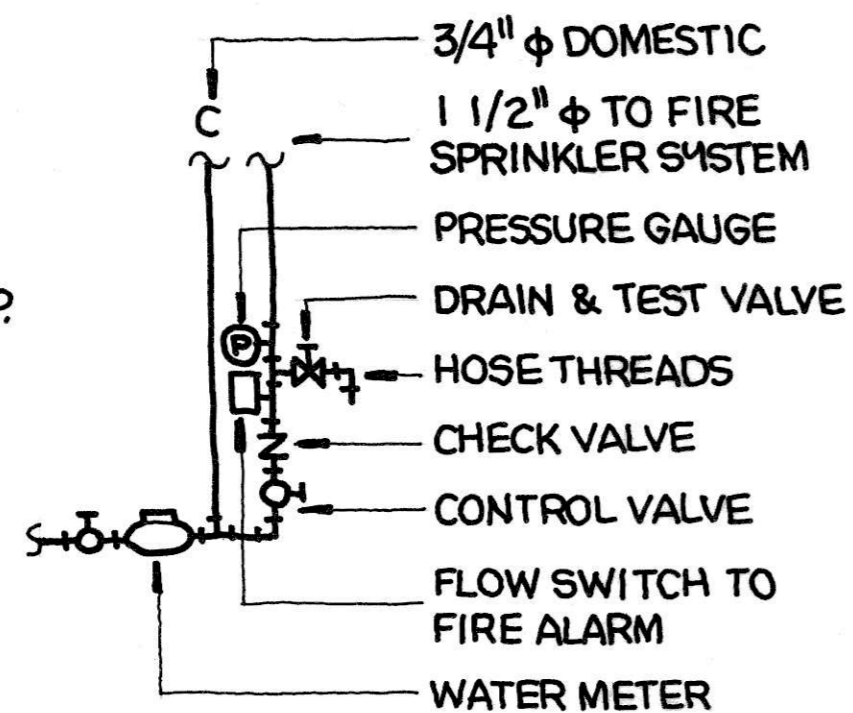
project  
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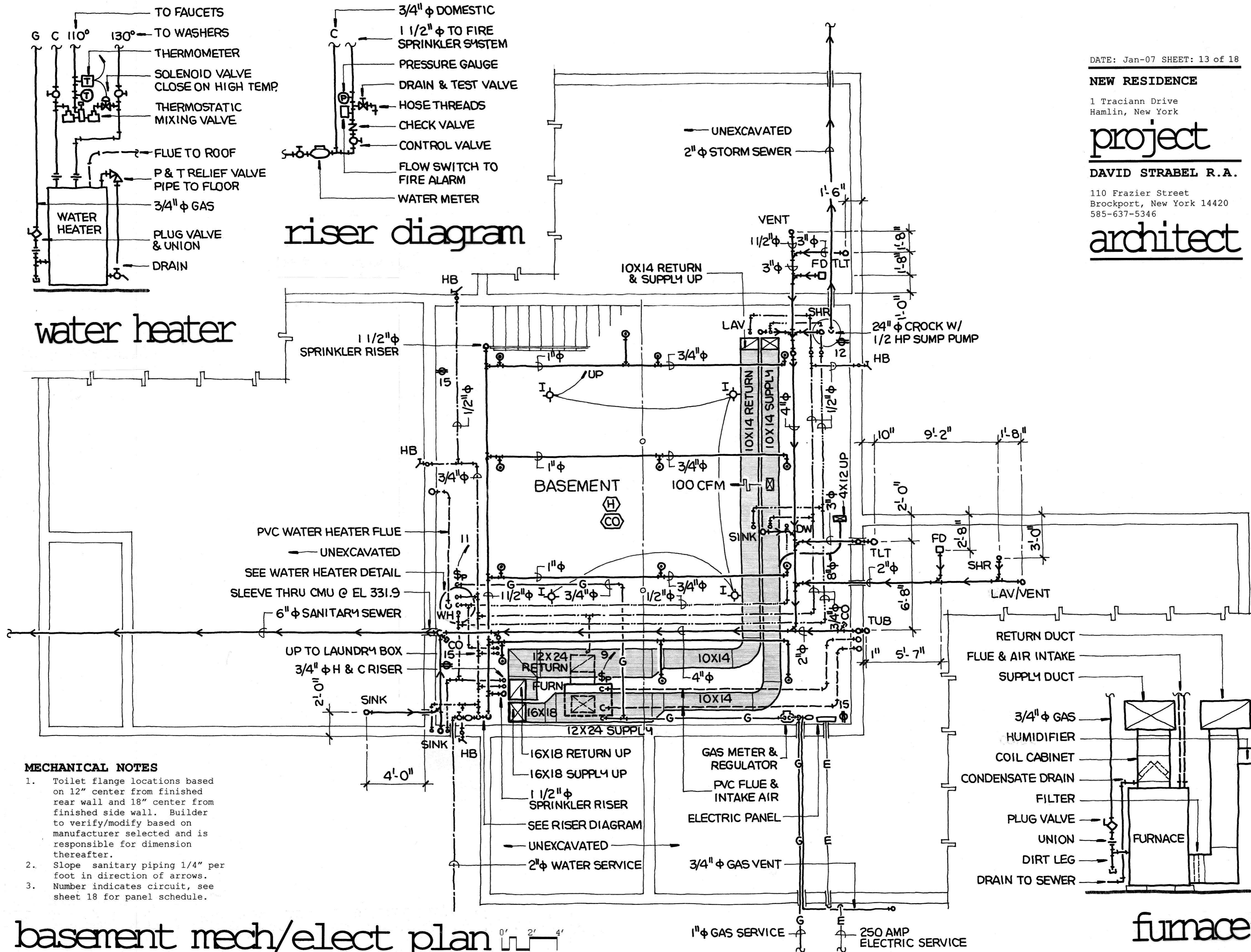
MECHANICAL NOTES

- Bedroom return air thru plenum below 10' insulation and above 8' ceiling/soffit back to vertical return duct.
- All plumbing and ductwork below 10' insulation line.

mechanical plan 0' 2' 4'



water heater



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furnace

ELECTRICAL LEGEND

\$	SWITCH (44" ABOVE FLOOR)	U	WALL SCONCE (80" ABOVE FLOOR)
\$3	3-WAY SWITCH	I	NIGHT LIGHT (12" ABOVE FLOOR)
\$P	SWITCH W/PILOT LIGHT	o	EXHAUST FAN
□	DISCONNECT	o	SINK DISPOSAL
⊕	DUPLEX RECEPTACLE (12" ABOVE FLOOR) (44" @ COUNTERS/BATH)	o	EMERGENCY LIGHT
⊕	208V OUTLET	o	SMOKE DETECTOR
⊕	PHONE JACK	o	HEAT DETECTOR
⊕	DATA JACK	o	CARBON MONOXIDE DETECTOR
⊕	CABLE TV JACK	o	ALARM STROBE
⊕	CEILING LIGHT	o	ALARM PULL STATION
⊕	PENDENT LIGHT	o	ALARM PANEL
⊕	SLIDE DIMMER		

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NEW RESIDENCE

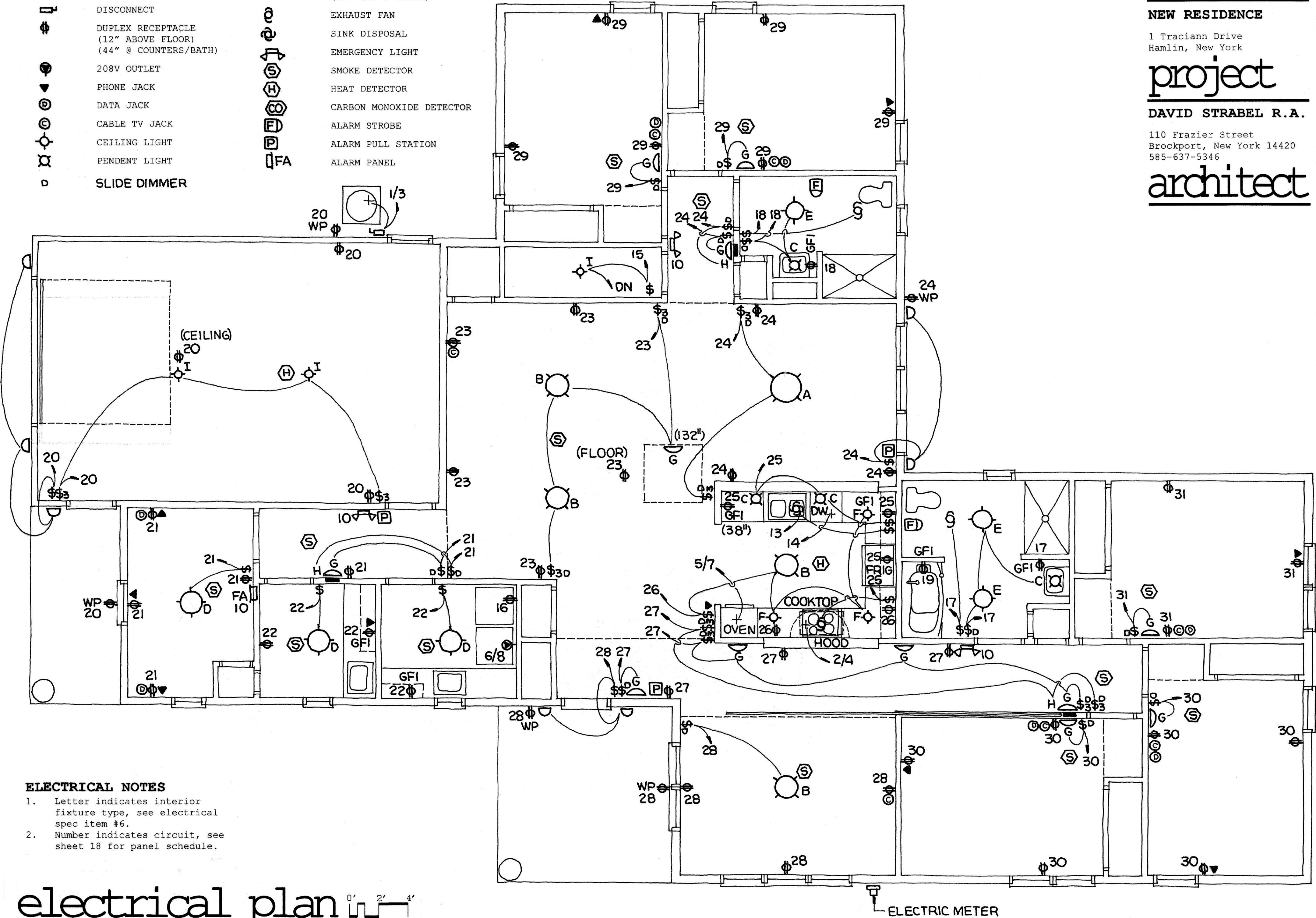
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ELECTRICAL NOTES

1. Letter indicates interior fixture type, see electrical spec item #6.
2. Number indicates circuit, see sheet 18 for panel schedule.

electrical plan

## GENERAL

1. PROJECT DESCRIPTION: This project is the construction of a new single family dwelling unit also known as an Individual Residential Alternative (IRA) Residence in accordance with the New York State Office of Mental Retardation and Developmental Disabilities (OMRDD).
2. BUILDING CODE CONFORMANCE:
  - A) Classification; In accordance with 310.1 (R-3) of the Building Code of New York, this structure has been designed as a Single Family Dwelling, wood frame structure per the Residential Code of New York State (Code). Items shown (R###) below, are specific paragraphs from this code. (R101.2.1) states; "For the purposes of this code, community residences for 14 or fewer mentally disabled persons, operated by or subject to licensure by the Office of Mental Health or the Office of Mental Retardation and Developmental Disabilities, shall be classified as one-or-two-family dwellings".
  - B) Compliance; To the best of the Architect's belief, knowledge and professional judgment, these drawings have been prepared in accordance, and are in compliance with;
    - .1 The NFPA Life Safety Code (1985) chapter 21 for "IMPRACTICAL EVACUATION CAPABILITY" (greater than 13 minute egress) category for small residential care facilities. The results of this category specifically requiring but not limited to the following;
      - a) Fire sprinkler system throughout building,
      - b) Fire alarm system throughout building, and
      - c) 45 minute opening protection to all areas of exposed wood framing (basement).
    - .2 The Residential Code of New York State, specifically requiring but not limited to the following;
      - a) emergency escape and rescue openings in each bedroom, and
      - b) 45 minute fire separation and opening protection between garage and house.
  - C) Interpretation; The Builder shall comply with all applicable state and local building, electrical, mechanical, sanitary, and energy conservation codes, and be responsible to the local building department and that department's interpretation of the code should it differ from these drawings.
  - D) Permits; The Builder shall pay for and obtain the Building Permit and any other permits, governmental fees, licenses and inspections necessary and shall comply with, and give notices required by agencies having jurisdiction.
3. WORKMANSHIP AND MATERIALS:
  - A) Responsibility; These drawings indicate finished structure. The Builder shall be responsible for construction means, methods, techniques, sequences, and procedures.
  - B) Minimum Requirements; The Builder shall provide each item mentioned, indicated or implied to achieve the intended building according to the methods of best construction practice.
  - C) Installation; The Builder shall supply materials and equipment of good quality and new, free of defects and properly applied, installed, erected, connected, used, cleaned and conditioned in accordance with manufacturer's specification, industry/trade standards and regulatory agency approvals in a good workmanship manner. Where reference is made to various test standards for materials, such standards shall be the latest edition or addendum.
  - D) Submittals; The Builder shall submit for review, 3 copies of all shop drawings, product data and samples as required by the Architect. Submittals are required to establish conformance of portions of the work with the Contract Document. Two copies will be returned to the Builder and one copy will be retained by the Architect. Do not fabricated, order or install any product, material or equipment without approved submittals. Regardless of such approval, the responsibility for correct dimensions, installation and performance remains with the Builder.

4. PROJECT CONDITIONS:
  - A) Job Site; The Builder shall keep the premises and surrounding area free from accumulation of waste materials and rubbish, and disposed of in accordance with local law. At completion of project the Builder shall remove all waste and surplus materials, non-permanent protection and labels, tools, construction equipment and clean all work including glass, exposed finishes and fixtures. No burning or burying of debris is allowed.
  - B) Temporary Facilities; The Builder shall provide all temporary facilities, including equipment, utilities, construction and support structures, security and protection necessary to complete construction. Provide all bracing, shoring, guying, or other means to avoid excessive stress and to hold structural elements in place during construction. Maintain, expand and modify as required. Comply with applicable laws and regulations.
5. PROTECTION OF PERSONS AND PROPERTY:
  - A) Precautions; The Builder shall comply with OSHA Section 107 Safety Standards, and take reasonable precautions for safety and protection to prevent damage, injury or loss to:
    - .1 employees on the work and other persons who may be affected,
    - .2 the work and materials to be incorporated therein,
    - .3 other property at the site or adjacent thereto.
  - B) Remedy; The Builder shall promptly remedy damage and loss to property at the site, caused in whole or in part by the Builder of anyone directly or indirectly employed by the Builder.
  - C) Worker's Compensation; The Builder shall purchase and maintain Workman's Compensation and Disability Insurance for not less than the limits of liability required by law. Certificates of such insurance shall be filed prior to commencing work with the local building department if required by that department.
  - D) Insurance; The Builder shall secure and maintain through the entire length of the contract liability insurance naming the Builder, Owner and Architect, and shall protect those named and his subcontractors from claims for bodily injuries, death or property damage which may arise from operations under this contract whether such operations be by himself, or by any subcontractor, or by anyone employed by them directly or indirectly. The minimum limit of coverage shall be a \$1,000,000 general liability policy provided by an insurance company authorized to do business in New York State.
  - E) Bonds; This project will have a "Performance Bond" and a "Labor and Material Payment Bond" for the full value of construction.
6. DRAWINGS:
  - A) Discrepancies; In the event of discrepancies between these drawings and pertinent codes, regulations, and reference standard, the more stringent provision shall govern.
  - B) Intent; These drawings and specifications are cooperative. The Builder is responsible for all items of work necessary for the proper completion of the project in conformance with the intent of these drawings, including those items which are not specifically covered in these drawings or outline specifications.
  - C) Verification; The Builder shall verify all notes, dimensions and existing field conditions before starting work and shall be responsible for errors and or omissions thereafter.
  - D) Dimensions; These drawings are not to be scaled for dimensions, use dimensions given. Dimensions shown are nominal, from face of, or center-line of stud or masonry, unless shown otherwise. Framing sizing and spacing shown on plans indicate members overhead.
  - E) Copyright; These drawings are an instrument of service and may not be altered, reproduced, copied, or used for construction without the written permission of the Architect. Unauthorized alterations or additions to these drawings are a violation of New York State education law article 145, section 7209.

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### NEW RESIDENCE

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## SITEWORK

1. SITE CONDITIONS: The Builder shall maintain site conditions, which shall prevent tracking or flowing of sediment onto public right-of-ways. The Builder shall keep clean and free sidewalks, streets and pavements from dirt, mud, stone, debris, and other hauled materials as a result of his/her work. There shall be no site disturbance outside contract limits.
2. EARTHWORK: The Builder shall provide finish grading as indicated and shall comply with the requirements for soil erosion and sedimentation control, and other conditions of governmental authorities having jurisdiction, including Federal, State and local agencies. Sufficient grading must be done during the progress of the work so that the entire site shall be well drained and free from water pockets.
3. EXCAVATION: All footings to rest on undisturbed original soil. The assumed minimum soil-bearing capacity is 2,000 PSF. The Builder is to be responsible for all subgrade conditions and support of all temporary embankments and excavations. Call UCC (1-800-962-7962) for stake-out before digging.
4. UTILITIES: All utility installation, trenching, bedding, backfilling shall be in accordance with respective utility provider's requirements.
5. FOOTINGS: Minimum depth 48" below finished grade and at least 6" into natural undisturbed soil. Footing elevations shown are based on assumed sub-surface conditions and shall be revised as required based on actual conditions.
6. DRIVEWAY BASE: Remove top-soil and sod at least 6" into undisturbed soil. Backfill minimum 8" w/#3 crusher run stone, placed in 4" lifts, compact to a minimum dry density of 95%.
7. PAVEMENT:
  - A) Binder; 2" type 3 asphalt binder.
  - B) Topping; 1" type 7f asphalt topping.
8. SLAB BASE: 6" - #2 clean crushed stone, compact to a minimum dry density of 95%.
9. GRADING: 2% slope for drainage minimum.
10. CONCRETE SIDEWALKS: Sidewalk: 4,000 PSI, air entrainment 4-6% and surface hardener, broom finish.
11. FENCING: 5' high minimum, white rigid polyvinyl posts, rails and pickets (Bufftech, Inc.).
  - A) Posts; 5" X 5" X 0.170" with caps @ 6' O.C. routed to receive rails, 24" min. into concrete filled post holes.
  - B) Rails; 2" X 6" X 0.125" routed to receive pickets.
  - C) Pickets; 7/8" x 7" Tongue & Groove X 0.060" pickets.
12. SEEDING: Sow grass seed uniformly into 4" raked topsoil. Builder to mulch, water and maintain lawn areas until grass growth 80% mature.

CONCRETE

1. CONCRETE:

A) Strength; Minimum 28 day field cured compressive strength;

1) Footings: 3,500 PSI,

2) Slabs: 4,000 PSI, air entrainment 4-6% and surface hardener.

B) All concrete design and construction to conform to ACI 318-83 and ACI 301-72 (latest edition).
2. REINFORCEMENT: ASTM A615, Grade 60. Deformed #5 reinforcing bars, 3" concrete cover minimum, lap 2'-6" at ends.
3. WELDED WIRE MESH (WWM): ANSI/ASTM A185 welded steel, 6x6 - 10/10 configuration.
4. VAPOR RETARDER: 6 mil polyethylene, ASTM D 4397, vapor barrier installed under slab. Lap 6" at all joints.
5. HARDENER: Treat exposed surfaces.

MASONRY

1. CONCRETE BLOCK (CMU): ASTM C90, standard hollow core load-bearing Grade N-I, F'm = 1350 PSI, width as shown.
2. HORIZONTAL JOINT REINFORCEMENT: Prefabricated welded steel wire complying with ASTM A82, wire ladder configuration, with deformed continuous side rods and plain cross rods in widths approximately 2" less than width of wall. Install every other course.
3. VERTICAL REINFORCING: #5 reinforcing bars in core grouted solid 4' O.C., at each corner, and each side of openings, 2 1/2" from inside face of block, vertical lap 2'-6".
4. MORTAR: ASTM C270, Grade S, f'c 1,800 PSI.
5. GROUT: ASTM C476, F'c 2500 PSI.
6. ANCHOR BOLTS: ASTM A307, non-headed type, 1/2"  $\phi$  x 26" at 4' on center maximum, 2 per sill minimum.
7. WATERPROOFING: Silicone modified bituminous sealer, brush applied membrane for below grade masonry foundation walls, minimum 40 mil, with drainage/protection board.

STEEL

1. STEEL BEAM: ASTM A-36, Fy = 36 KSI W 8 X 10 min. wide flange steel beam.
2. STEEL COLUMNS: Standard adjustable 3" diameter schedule 40 pipe column, FHA approved.
3. MISCELLANEOUS METALS:

A) Joist Hangers; 16 gauge galvanized steel.

B) Nails; All nails being used in P.T. lumber to be stainless steel. Framing nailing per table (R602.3(1)).

CARPENTRY

1. DESIGN LOADS: Should local requirements differ from the minimum loads below, the Builder shall make all necessary adjustments.

A) Floor Loads; 40 PSF (R301.4)

B) Snow Loads; 50 PSF (R301.5)

C) Dead Loads; All areas and roof 15 PSF.

D) Construction Loads; Construction materials shall be spread out if placed on framed floors or roof. Loads shall not exceed the design live load per square foot.
2. FLOOR FRAMING:

A) Joists; Kiln dried Hem-Fir, S4S, #2 or better unless otherwise noted. Minimum fiber stress in bending (F'b) for all wood joists, headers, and beams to be 1,000 PSI unless otherwise noted. See plan for sizes and spacing.

B) Cutting; Builder assumes full responsibility for maintaining the structural integrity of joists, beams or studs which are notched or drilled to accommodate mechanical or electrical work.

3. WALL STUDS:

A) Studs; Framing to be S4S 2x6 studs exterior and 2x4 studs interior walls. Spacing to be 16" on center typical.

B) Framing; Support door and window headers with jack studs. Cap bearing and exterior wall studs with double top plate.
4. ROOF TRUSSES:

A) Type; 5:12 pitch raised heal design for insulation, flat ceiling wood trusses at 24" O.C., W/24" eave extensions.

B) Compliance; Comply with "National Design Specification for Stress-Grade Lumber" by the National Forest Products Association, and "Bracing Wood Trusses: Commentary and Recommendations" BWI-76, by the Truss Plate Institute.

C) Shop Drawings; Prepare drawings clearly showing all truss dimensions, member sizes, temporary and permanent bracing, connector plate sizes and miscellaneous anchors. Calculations shall indicate assumed loading, member forces, joint displacements, and design of all connections. Shop drawings and calculations shall bear the signature and seal of an engineer licensed in the State of New York.

D) Loads; Trusses shall be designed to sustain the following loads, and load combinations as mandated by the New York State Building Code:

1) Roof Dead Load: 10 PSF

2) Ceiling Dead Load: 10 PSF

3) Roof Live Load: 35 PSF

4) Downward Wind Load: Table V-803

5) Uplift Wind Load: Table V-803

6) Allowable Deflection: 1/360 Span

E) Connectors; Minimum 20 gauge galvanized "Gangnail" connector plates. Secure together wall top plate and each roof truss with 16 gauge x 1 1/2" twist straps with equivalent up-lift load of 700 lb.

F) Erection; Erect trusses in strict accordance with the instructions of the truss manufacturer. Do not handle trusses in any way that will weaken them or cause trusses to distort about their weak axis. Do not place any loads on trusses before they have been installed and fully braced.
5. SHEATHING:

A) Subflooring; 3/4" plywood APA-STURD-I-FLOOR-EXT with exterior glue, 32/16 min., tongue and grooved edges. Site apply exterior panel adhesive to joists and nail with 8d nails 10" on center. Lay with face grain perpendicular to supports.

B) Exterior Wall and Roof Sheathing: 1/2" plywood with exterior glue 24/0. Site apply exterior panel adhesive to framing and nail with 6d galvanized nails at 12" on center.
6. HEADERS ABOVE OPENINGS: The following pertains to openings in stud walls and partitions unless shown otherwise in plan, section, or details. Use double studs at each jamb. Size of member listed is minimum required for openings;

A) to 4'-0" - (2- 2x8)

B) to 6'-0" - (2- 2x10)

C) to 10'-0" - (2- 2x12)
7. PRESSURE TREATED LUMBER: All framing lumber exposed to the weather, in contact with masonry or labeled "PT" on the drawings to be pressure treated with ACQ, Copper Azole, Cyproconazole, or Propiconazole in accordance with the standards of the American Wood Preservers Association. All nails and fasteners in contact to be stainless steel.
8. DECORATIVE COLUMN: 18"  $\phi$  decorative treated wood column on shims for ventilation, Tuscan style base and capital, and non-fluted shaft with accurate entatsis, as produced by Schwerd or Dixie Pacific.
9. INTERIOR TRIM: #2 finger-jointed pine for painted finish.

A. Base Mold; 4" ranch style.

B. Door and Window Casings; 3" ranch style.

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NEW RESIDENCE

1 Traciann Drive  
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project

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DOORS AND WINDOWS

1. DOORS & FRAMES; All doors pre-hung 6'-8" high. Set door bucks 4" from inside wall corners. Width of door shown on plans in inches. All doors that swing against a wall to receive wall mounted door stops. All thresholds to be ADA compliant, all knobs to be lever handle style handicap accessible.

A) Basement Door; Self-closing solid-core wood or steel door with 45 minute fire rating ("C" label).

B) Exterior Door; Fiberglass panelized door with rigid urethane insulation core, U=0.1 max., thermal break, magnetic weather-stripping and 'Low-E' glass.

C) Garage Man-Door; Self-closing, hollow metal 3/4 hour fire rating ("C" label) door with rigid urethane insulation core, U=0.1 max., thermal break, magnetic weather-stripping and drop sweep.

D) Patio Door; 108" triple door insulated tempered glass, French style pine framed, fully weatherstripped U=0.55, with positive locking dead bolt and white vinyl exterior finish.

E) Interior Doors; Pre-hung, hollow core, raised panel.

F) Pocket Door; 144" raised panel door to match interior doors on overhead 14 gauge galv. steel box track with (2) 350# 4 wheel carriers, edge pulls and guides.
2. VINYL WINDOWS: Extruded vinyl with mitered and fusion-welded joints, U=0.28 BTUH/SF/°F max., conform to NMEA I.2, 2-80 performance level, with 3/4" clear double insulated 'Low-E' glass, full weather-stripped sashes, phosphate coated steel sash lock, grey painted aluminum insect screen, integral flashing/anchoring fin, sloped positive run-off sill, jamb extensions as required, white finish and clip-in grilles.

A) Double (DH) Hung Units; 36" X 60" nominal with tilt block-&-tackle balances.

B) Casement (CS) Units; 24" X 36" nominal with corrosion resistant split-arm worm-gear crank-out sash.

C) Transom (TR) Units; 36" X 30" no screen.
3. HARDWARE: Provide door stops where doors abut walls or other doors. All hardware to be brushed steel finish.

A) Bathroom; Equip with lever handle privacy lock.

B) Bedrooms, Office & Medication Room; Equip with lever handle lockset.

C) Windows; Equip with locking device.

D) Garage & Basement (C-Label); Equip with lever handle lockset and self-closing spring hinges.

E) Front, Patio and Garage Man-doors; Equip with lever handled lockset.
4. GARAGE OVER HEAD DOOR: 10'X9' aluminum sectional overhead doors complete with panels, stiles, rails, spring and 1/2 HP remote control garage door operator for 9' O.H. door.

## THERMAL & MOISTURE

- DESIGN VALUES: Should requirements differ from the minimum building envelope performance values from table (N1102.1) below, the Builder shall make all necessary adjustments.
  - Exterior Walls; R=21 minimum.
  - Roof and Ceilings; R=49 minimum.
  - Slab/Foundation Walls; R=11 minimum to 48" below grade.
  - Exterior Glazing; U=0.35 maximum.
- INSULATION: Install in a manner that provides continuity of insulation at plate lines, sill lines, band joists and corners. Roof to have 2" (clear from bottom of sheathing and top of insulation) X 22" (between framing) minimum ventilation cavity, continuous from eave to ridge, maintain at eaves with styrene insulation baffles.
  - Sill Sealer; 1" x 6" fiberglass around complete perimeter.
  - Exterior Walls; 6" foil-faced friction fit fiberglass batts R=21.
  - Ceilings; 15" loose blown-in fiberglass, R=49 with insulation baffles at eaves and depth markers for every 300 SF attached to framing (N1101.3.1).
  - Basement; 3 1/2" nylon web reinforced face, fiberglass basement roll insulation, R=11.
  - Slab on Grade; 2" rigid polystyrene R=11 to 48" below and 45" polystyrene wedge at exterior edge (N1102.1.6).
  - Sound Batts; 3 1/2" mineral fiber blankets (bath/med room/laundry).
- INFILTRATION BARRIER: Non-woven polyolefin with >50 perm rating. Wrap new exterior walls with infiltration barrier that will not prevent moisture vapor transmission.
- SIDING: Pre-finished wood grain silica fiber-cement siding (James Hardie siding with ColorPlus technology).
  - Vertical Siding; Non-perforated 8" vertical (Hardipanel - Select Sierra 8).
  - Shingles; 7" exposure straight edged notched panels and individual shingles at corners (Hardishingles).
  - Soffit/Porch Ceiling Panels; 24" perforated panels (Hardisoffit perforated Select Cedarmill).
  - Trim; 6" casings and rails, 8" fascias (Harditrim)
  - Barge Boards & Cupola: Cut panels (Hardipanel - Cedarmill).
- ASPHALT SHINGLE ROOFING:
  - Materials; Asphalt, glass fiber matt reinforced, self-sealing, 25 year, architectural shingles, approx. 230#/SQ.
  - Apply shingles over 15# felt with 40 mil rubberized bituthane ice and water shield first 6' from eave, ridges and valleys.
- ROOFING ACCESSORIES:
  - Drip Edge; 3 1/2" pre-finished aluminum.
  - Box Vents; 12" square screened pre-finished aluminum.
  - Caulk; Polyurethane caulk, paintable. Allow 7 days before painting.
- GUTTERS AND DOWNSPOUTS: Prefinished aluminum 5" gutters and 4" downspouts. Maximum spacing of hangers for gutters 2'-6" on center. Slope gutter 1/16 per foot of run. All downspouts to sub-surface storm drain.

## FINISHES

- WALLBOARD:
  - Walls; 1/2" thick, ASTM C36, standards gypsum wallboard (typical).
  - Bathrooms; 1/2" water resistant, ASTM C630.
  - Garage Walls & Ceilings; 5/8" type 'X' ASTM C36 gypsum wallboard.
  - Screws; Type W, 1 1/4" GWB screws.
  - Accessories; Corner beads, edge trim and control joints ASTM C1047, zinc-coated by hot-dip process.
  - Installation; Comply with ASTM C840. All panels to be screw applied horizontally across the framing. Joints must fall over framing members. Apply joint treatment with embedding coat and two finish coats of joint compound, sand and clean for paint. All taping, compounds and accessories to be manufactured by same manufacturer as the wallboard.

- CARPET: Low pile, high density, graphic level loop carpet, cationic nylon type 6.6, with closed cell vinyl cushion backing, 50 oz/sq. yd. 10 stitches/inch, 1/10 gauge, carpet tile (Collins & Aikman), style and color to be selected. Carpet shall comply with ASTM E 84 - 75 or less flame spread, NFPA Class 1 (ASTM E 648) .45 watts/cm<sup>2</sup> or greater critical radiant floor, DOC FF-1 "pill test" (CPSC 16 CFR 1630) and NBS NFPA 258 - 450 or less smoke density.
- VINYL: Non-slip, seam sealed, .080" overall, .020" minimum wear layer, rotogravue printed, ASTM F1303, asbestos free, ASTM E648 and ASTM E662 <450, sheet vinyl equivalent to (Mannington Commercial - Custom Spec II - Granulaire Series) style and color to be selected. All sheet vinyl to be installed over underlayment so that top of vinyl matches top of carpeting, transitions shall be molded heavy-duty vinyl ADA compliant, edge guards.
- PAINTING: In all cases, primer and finish coats to be by same manufacturer. Color to be selected by Owner.
  - Interior Drywall;
    - All Surfaces: One coat latex primer and one coat latex acrylic eggshell finish.
    - Bathrooms: Seal-gloss latex acrylic finish.
  - Interior (Painted) Trim;
    - All Surfaces: One coat latex primer and two coats semi-gloss latex acrylic finish.

## SPECIALTIES

- CLOSET ROD & SHELF (CR): Pre-molded, white plastic coated wire shelf and closet pole.
- KITCHEN CABINETS: To be selected by Owner from manufacturers standard flush overlay hardwood design with standard clear finish. Appliances by Owner, installed by Builder. Provide shop drawings for approval.
  - Certification; Comply with ANSI/KCMAA161.1-2000.
  - Face Frames; 3/4" x 1 5/8" solid hardwood, pressure fitted, glued, double doweled and stapled.
  - Doors; 3/4" hardwood rails and stiles with mortise-and-tenon joints and floating center solid wood panel and fully concealed, self closing, hidden hinges.
  - Drawer Faces; 3/4" hardwood.
  - Tops, Bottoms, Floors & End Panels; 1/2"-45 lb. Laminated high density engineered wood.
  - Backs; 1/8" hardboard substrate.
  - Shelves; 3/4"-48 lb. Industrial grade laminated particleboard.
  - Drawers Boxes; 1/2" engineered wood with melamine finish, rabbeted, glued and stapled, with epoxy coated, double side mounted, self-closing, hidden, full access roller drawer glides.
  - Knee Spaces; 28" to 36" adjustable height countertop apron on sidewall brackets.
- COUNTER TOPS: Post-Formed plastic laminate (PF-45) on engineered wood pre-manufactured with a rolled drip edge at the front and a built-in backsplash.
- BATHROOM ACCESSORIES:
  - Grab Bars (GB): Heavy duty, 1 1/2"  $\phi$  X 2" projection X 48" long, 302/304 stainless steel, #4 satin finish.
  - Toilet Paper Holder (TP): Chromium plated, surface mounted, single-roll.
  - Medicine Cabinet (MC): 16" wide X 24" height X 4" deep semi-recess-mounted, white enameled 22 gauge steel box, with 3 adjustable steel shelves, and hinged, chromium plated, framed mirror door.
  - Towel Bars: Chromium plated, 20 gauge X 3/4" square bars, with square or rectangular posts. Units shall have heavy duty concealed back plates.
    - Hand Towel (HT); 12" long.
    - Bath Towel (BT); 30" long.
- WALL ACCESS PANELS: 12" X 20" prime painted, 14 gauge steel, with recessed flange for 1/2" drywall, self-latching, with continuous hinge.
- CEILING ACCESS PANELS: 48" X 22" U.L. 45 minute "C" label, prime painted, 16 gauge steel flange for 5/8" drywall, insulated 20 gauge steel panel, self-latching, with continuous hinge.
- FIRE EXTINGUISHERS: Bracket hung Class 1A-5BC, 2.5 lb U.L. rated and in accordance with NFPA 10.

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### NEW RESIDENCE

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## PLUMBING

- CODE CONFORMANCE: All workmanship and materials shall comply with state and local codes. Pipe sizing, routing, venting, etc. to be determined by persons retained to do plumbing work as allowed by State and Local licensing laws.
- SANITARY WASTE: 4" PVC SDR 35.
- WATER SUPPLY PIPING:
  - Water Service Piping; Soft copper, type K.
  - Above Ground; Hard copper, type L.
  - Fittings; Standard weight wrought copper w/95-5 solder.
- INSULATION: 1/2" molded fiberglass, minimum.
- SYSTEM INSTALLATION: Conceal all piping within building construction. Provide all pipes, fittings, flanges, unions, valves, hangers, insulation and accessories to insure proper operation of plumbing system. Install all fixtures per manufacturer's specifications.
- KITCHEN SINK: Self rim, double compartment, stainless steel with single lever spray hose faucet and 1/2HP disposal.
- LAUNDRY & MED SINK: Self rim, single compartment, stainless steel with single lever faucet and spray hose.
- LAVATORY (LAV): Wall-hung white vitreous china basin with concealed arm support (American Standard Declyn 0321.075) with pivot action lever style ADA compliant faucet (Moen L64625) and insulated tailpiece.
- TOILET (TLT): Handicap accessible, 1.6 GPF water conserving, white vitreous china, elongated jet pressure assisted closet with solid plastic seat and non-siphoning type ball cock (American Standard Cadet 2377.100).
- TUB/SHOWER BATHING SYSTEM (TUB): 60" X 30" side-access, handicap accessible, 58 gallon fiberglass with white gelcoat finish tub/shower enclosure unit with watertight compression type locking door, disinfectant system, 12 jet air spa with ceramic heating element, modular control panel, hand held shower with swivel fitting and stainless steel hose with slide glide, rear and side 1 1/2" grab bar and 20 GPM min. thermostatic mixing valve (Rane Bathing Systems #RT4 888-880-7373).
- SHOWER UNIT (SHR): Nominal 60" X 36" one-piece, fiberglass, handicap accessible, ADA compliant, roll-in, slip-resistant stall shower with non-scald valve, de-mountable hand held shower head and continuous rear and side 1 1/2"  $\phi$  grab bar (Universal-Rundle Summit 60 SM).
- SHUT OFF VALVES: Chrome plate bronze at all fixtures.
- THERMOSTATIC MIXING VALVE: Domestic hot and cold water mixing valve, adjusting dial for temperature control, heavy-duty stainless steel spring, brass body construction, solid wall hydraulic thermostat, set at 110°. Install direct hot water line from water heater to clothes washer and dishwasher. All sinks and bathtubs to be connected to mixing valve.
- WATER HEATER: 80 gallon glass lined, high efficiency gas fired unit with 2" PVC exhaust, comply with ANSI Z21.10 (G2446) complete with pressure relief valve. Minimum 10 year warranty.
- LAUNDRY BOX: 18 Gauge steel box with 3/4" hot and cold hose bibs and 2" drain.
- HOSE BIBS: Anti-syphon, non-freeze wall hydrant.

FIRE SPRINKLER SYSTEM

1.

SYSTEM: Provide and install a complete, hydraulically calculated, approved, dwelling hazard wet pipe sprinkler system in accordance with NFPA 13D. Include all piping, valves, devices and accessories necessary to provide a complete protection system throughout the building. Confirm street water pressure with the local water provider. Produce hydraulic calculation, piping shop drawings and material submittal for approval in accordance with NFPA 13R.
2.

VALVE ASSEMBLY: 1 1/2"  $\phi$  control valve, check valve and riser manifold with flow switch, pressure gauge and drain/test valve. All valves and accessories shall be U.L. listed/FM approved.
3.

PIPING: Piping to be Grade 1 Chlorinated Polyvinyl Chloride CPVC with CPVC type fittings (Harvel - Blazemaster) where allowed and black Steel, ASTM A53, screw fittings or grooved end fittings where in exposed framing (basement). Slope all piping as required for complete system drainage. All hangers to be system approved zinc plated steel and installed in per manufacturer's spec.

A)

Concealed Piping; Run piping concealed above ceilings and in joists space when possible to minimize obstructions. Expose only heads. All piping to be run on the warm side of insulation.

B)

Exposed Piping; Run exposed piping in a neat workman like manner. Install parallel to walls. Run exposed piping as tight to structure as possible.

4.

SPRINKLER HEADS: 1/2"  $\phi$  NPT/ORF 155° temperature rated, quick-response, cast brass body residential heads, U.L. and FM approved (Rasco).

A)

Ceiling Areas; Provide standard pendant and side-wall type with white polyvinyl finish and escutcheon.

B)

Exposed Areas; Protect sprinkler heads against mechanical injury with standard wire guards.

C)

Garage Areas; Provide sidewall type extended-stem freeze proof heads.

6.

INSTALLATION: Install system in accordance with NFPA 13D including heads in each closet and frost proof extended through side wall heads in garage per OMRDD.

7.

SPRINKLER CABINET: Provide on wall near sprinkler valve, cabinet containing 3 extra sprinkler heads of each styles used and wrench suitable to each head type.

8.

TEST: Test system in accordance with NFPA 13D. Provide all accessories required (drains, test connections, etc.).

THERMAL COMFORT

1.

CODE CONFORMANCE: Forced air heating systems shall be in accordance with the recommendations of the ASHRAE and applicable manuals of SMACNA, ACCA, and ARI. Installation shall comply with NFPA Standards 90B, 31 and 54. Unit and duct sizing, routing, venting, etc. to be performed by persons retained to do heating and ventilating work, and as allowed by State and Local licensing laws.

2.

DUCTWORK: Galvanized steel, low pressure class from -2" W.G. to +2" W.G. All joints to be air tight.

A)

Wall Diffusers; Directional type, painted finish, stamped metal with integral volume damper, size as required for volume. Less than .06 W.G. pressure loss, noise criteria of thirty (30) db or less. Install with all transitions required for an air tight fit.

B)

Return Air Grills; Stamped metal with painted finish. All habitable rooms, except bathrooms and kitchen, to have means for air to get to a return.

C)

Duct Insulation; Supply and Return Air Duct; All seams tightly sealed and insulated with the minimum R value of:

.1

R-8 in attics or over unheated space.

.2

R-4 in exterior wall cavity.

3.

GAS PIPING: Schedule 40 black steel piping and fittings.

4.

DRYER VENT: Through soffit with screened back-draft damper.

5.

BATHROOM EXHAUSTS: Combination ceiling light and 80 CFM exhaust fan with duct to exterior and backdraft damper.

5.

EQUIPMENT:

A)

Furnace; Gas fired, forced hot air, high efficiency unit (140 MBTH output, 2,000 CFM @ 0.5" min.), with 4" PVC exhaust & intake, cooling coil, programmable thermostat, condensate drain pan and pump.

B)

Air Cleaner; In-line photoplasma (UV) type sterilizing air-purifier with high efficiency filter.

C)

Humidifier; In-line self-fed rotor type.

D)

Condensing Unit; 5 ton AC, 220V, stand alone exterior unit in weather resistant enclosure with phosphatized finish. Coils shall be seamless copper tubes with sub-cooling circuits, tested for leaks to 425 psig. Fans shall be vertical discharge propeller type with fan guards. Provide refrigerant piping between condensing unit and cooling coil. Size as required by manufacturer. Insulate suction line piping with 1" closed cell foam insulation.

ELECTRICAL

1.

CODE COMPLIANCE: All work and materials shall comply with State, Local and National Electric Codes. Circuiting, breaker sizes, panel loading, etc. to be performed by persons retained to do electrical work and as allowed by State and Local licensing laws.

2.

CERTIFICATION: Underwriters inspection required.

3.

ELECTRICAL SERVICE: 250A, 42-space service panel with main breaker, copper bus bar, grounded, complete with snap-in breakers, see panel schedule.

4.

WIRING: THW-NM #12 minimum, ROMEX.

5.

DEVICES, FIXTURES, PANELS, WIRES AND BOXES: UL approved.

6.

INTERIOR LIGHT FIXTURES: All fixtures brushed steel finish and satin white glass. (Model numbers by Progress Lighting).

A)

27"  $\phi$  bowl 4-100w bulb chain hung pendent (P3575-10)

B)

19"  $\phi$  bowl 3-100w bulb close-to-ceiling fixture (P3569-13)

C)

6"  $\phi$  100w down-light mini pendent (P5029-13)

D)

19"  $\phi$  bowl 3-60w bulb ceiling mounted (P3563-10)

E)

15"  $\phi$  bowl 2-60w bulb ceiling mounted (P3561-13)

F)

4" IC recessed ceiling can (P831-AT & P8044-28)

G)

15" single 100w bulb wall sconce (P7170-13)

H)

5" louvered recessed 9w fluorescent night light (P6821-30)

I)

6" incandescent polycarbonate utility fixture (P5795-16)

7.

EXTERIOR LIGHT FIXTURES: 2-75w 20" x 9" white acrylic diffuser exterior wall sconce (Visa OW1042-2N75(120V)PRL)

8.

DUPLEX OUTLETS: Ground fault interrupter within 6' of sinks and arc fault interrupter in bedrooms.

9.

DRYER OUTLET: 30A, 120/240V NEMA 10-30R.

10.

COOKTOP & WALL OVEN: 120/240V direct wired, confirm amps.

11.

EMERGENCY LIGHTS: Twin-head 7 watt fixture, 12 volt battery, with integral 110V charger. (Progress P6000-30WB)

12.

FIRE ALARM SYSTEM: Provide complete hardwired (class "B"), 4 zone, 24 volt, smoke detection and alarm system in compliance with all applicable NFPA codes and standards. System to have extendable one-year warranty covering all parts and labor (FireLite MS 5024).

A)

Devices; All devices to be U.L. approved and comply with ANSI and ADA handicap code.

B)

Smoke Detectors; Combination photoelectric detector with horn/strobe.

C)

Heat Detector; Combination rate-of-rise/190° detector.

D)

Pull Stations; Single action, non-coded baked red enamel steel.

E)

Flow Switch; Paddle type with adjustable delay for street pressure surges.

F)

Strobes; Xenon flashtube, solid state, with built-in reflector and pyramid Lexan lens.

G)

Activation; Fire alarm activation by pull stations, sprinkler flow switch, heat and smoke detectors. Activation sets off strobe, horn/strobes and digital communicator.

H)

Panel; Control panel with zone annunciator (basement, first floor, attic & sprinkler zones).

I)

Battery Back-Up; System shall have integral emergency battery capable of full system operation and alarm not less than 1 hour.

J)

Digital Communicator; Connect to phone line with line seizure system in compliance with monitoring service requirements. Monitoring service contract by Owner.

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LOAD PANEL							
#	Circuit	Wire	CB	CB	Wire	Circuit	#
1	Condenser	#6	50	50	#6	Cooktop	2
3	↓					↓	4
5	Wall Oven	#6	50	30	#10	Clothes Dryer	6
7	↓					↓	8
9	Furnace	#12	15	20	#12	Fire Alarm/Em Lights *	10
11	Water Heater	#12	20	20	#12	Sump Pump	12
13	Kitchen Disposal	#12	20	20	#12	Dish Washer	14
15	Basement	#12	20	20	#12	Clothes Washer	16
17	Bath 2	#12	20	20	#12	Bath 1	18
19	Tub	#12	15	20	#12	Garage/Exterior	20
21	Office/Hall 2	#12	20	20	#12	Med/Laundry	22
23	Community Room	#12	20	20	#12	Eating/Hall 1/Patio	24
25	Kitchen	#12	20	20	#12	Kitchen	26
27	Entry/Hall 3	#12	20	20	#12	Porch/Living Room	28
29	Bedrooms 1 & 2	#12	20	20	#12	Bedrooms 4 & 5	30
31	Bedroom 3	#12	20	20		Spare	32
33	Spare		20	20		Spare	34
35	Space					Space	36
37	↓					↓	38
39	↓					↓	40
41	↓					↓	42
Voltage: 120/240V				Main Circuit Breaker 250 Amp			
* Lock-Out Breaker				Surface Mount Panel			