REPLACEMENT COTTAGE
9560 Beachwood Park
Hamlin, New York

project

DAVID STRABEL R.A.

24 Tudor Road
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barnett-lester

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INDEX

ABBREVIATIONS

ADJ	ADJUSTABLE
AFI	ARC FAULT INTERRUPTER
AP	ACCESS PANEL
AEC	ARC FAULT INTERRUPTER
AW	AWNING WINDOW
BC	BASE CABINET
BLK	BLOCKING
BT	BATH TOWEL BAR
CB	CORNER CABINET
CFM	CUBIC FEET/MINUTE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT (BLOCK)
CO	CLEAN OUT
CLG	CEILING
CR	CLOTHES ROD/SHELF
CRS	COURSE
CS	CASEMENT WINDOW
CT	CERAMIC TILE
DH	DOUBLE HUNG WINDOW
DS	DOWN SPOUT
DW	DISHWASHER
EXT	EXISTING
FD	FLOOR DRAIN
GB	GRAB BAR
GFI	GROUND FAULT INTERRUPTER
GT	GIRDER TRUSS
HB	HOSE BIB (FROST PROOF)
HWD	HARDWOOD FLOORING
HT	HAND TOWEL BAR
IB	INFILTRATION BARRIER
IAP	INSULATED ACCESS PANEL
JST	JOIST
JT	JOINT
KS	KNEE SPACE
LAV	LAVATORY (WALL HUNG)
MDF	MEDIUM DENSITY FIBERBOARD
MR	MIRROR/MEDICINE CABINET
OC	ON CENTER
PC	PANTRY CABINET
PD	PATIO DOOR
PT	PRESSURE TREATED
RA	RETURN AIR
SA	SUPPLY AIR
SB	SINK BASE CABINET
SL	SIDE LIGHT WINDOW
SR	SHOWER ROD
ST	SLATE TILE
STM	STORM SEWER
TLT	TOILET
TP	TOILET PAPER HOLDER
TR	TRANSOM WINDOW
VB	VAPOR BARRIER
VNL	VINYL FLOORING
VTR	VENT THRU ROOF
UP	UTILITY POLE
WC	WALL CABINET
WB	WALL BOARD
WH	WATER HEATER
WP	WEATHER PROOF
WPCO	WALL PLATE CLEAN OUT
WWM	WELDED WIRE MESH

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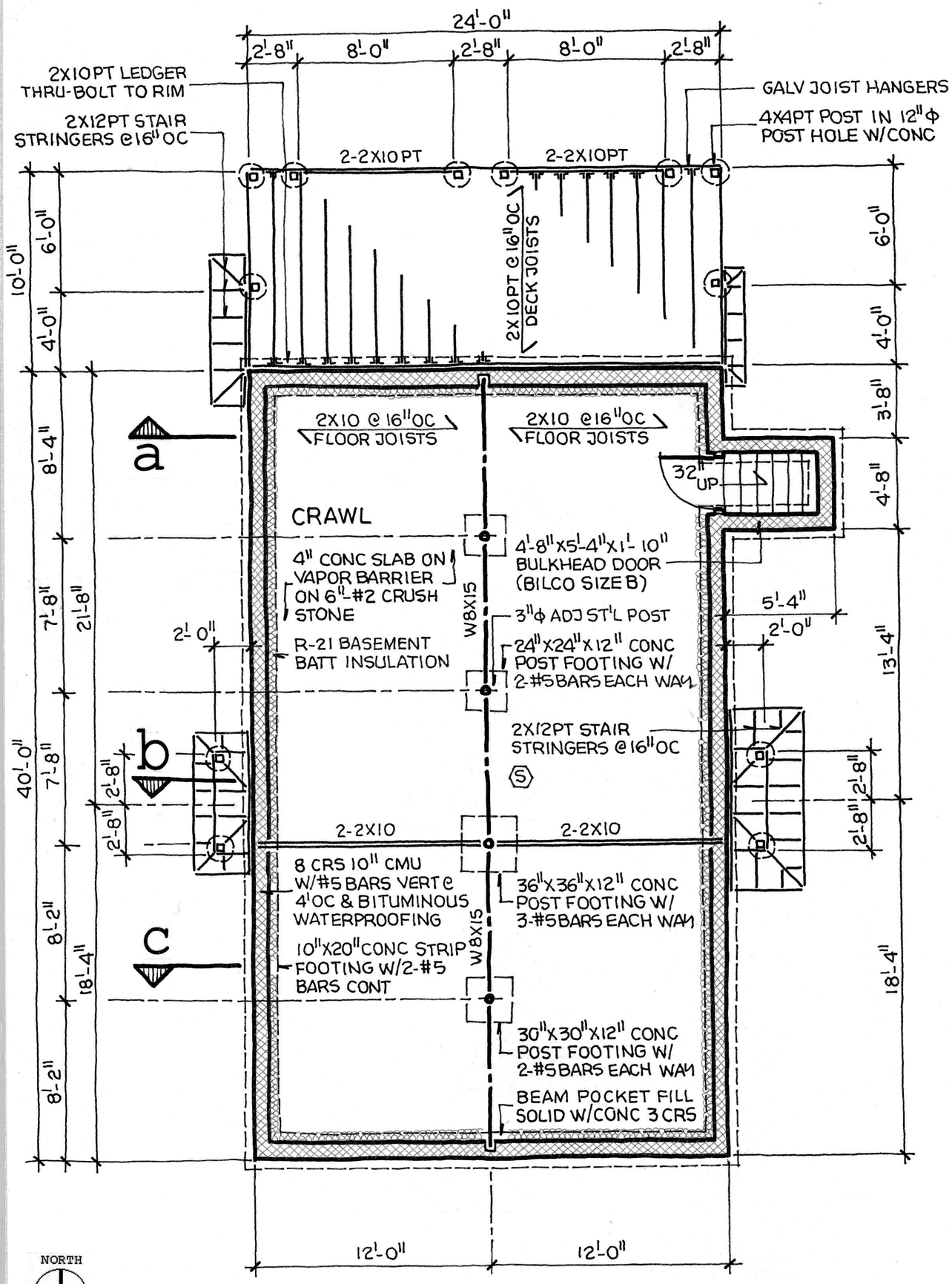
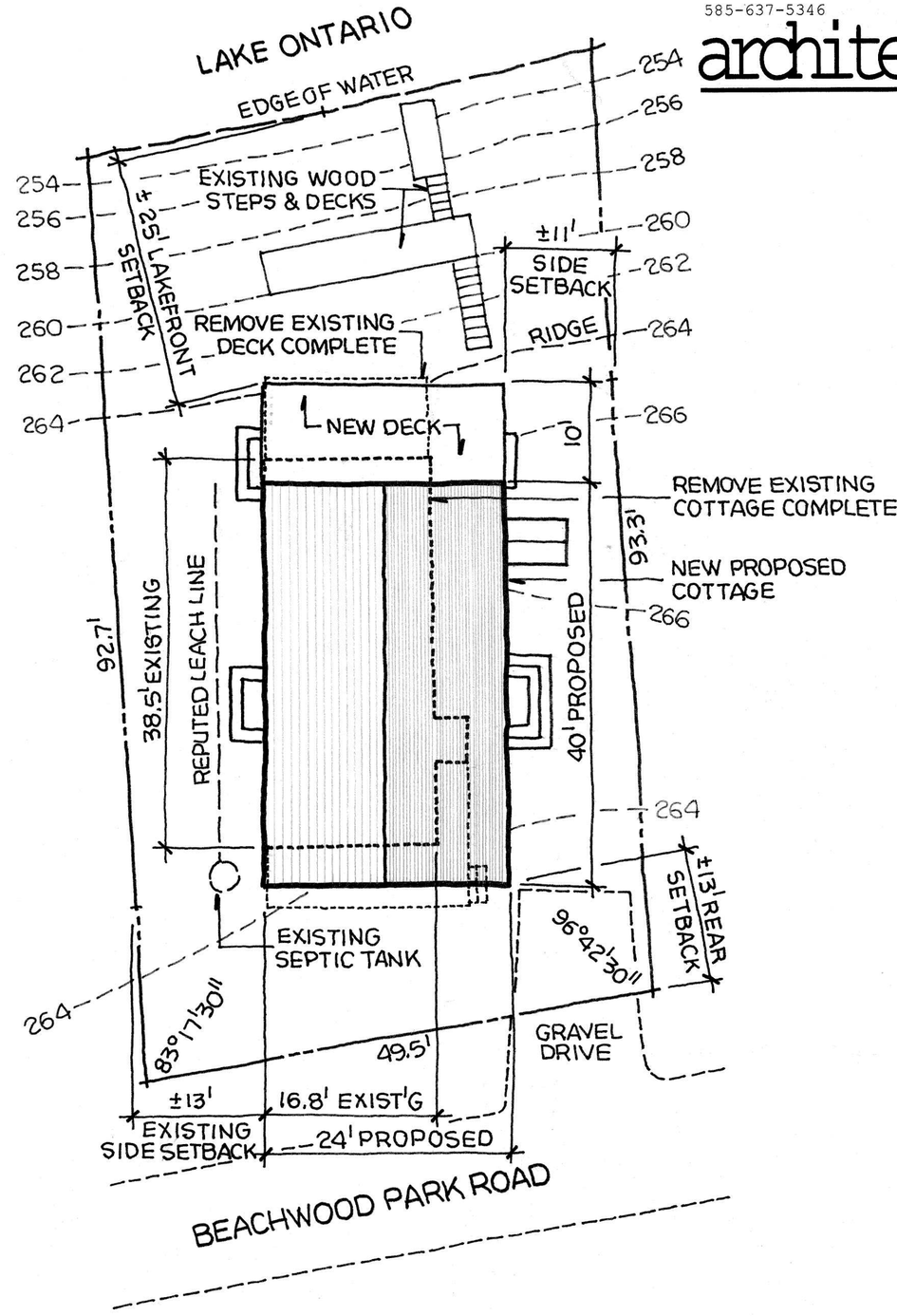


foundation plan

0' 2' 4'



SITE PLAN FROM SURVEY BY A.J. BAREA DATED 8/2013

site plan

0' 5' 10'

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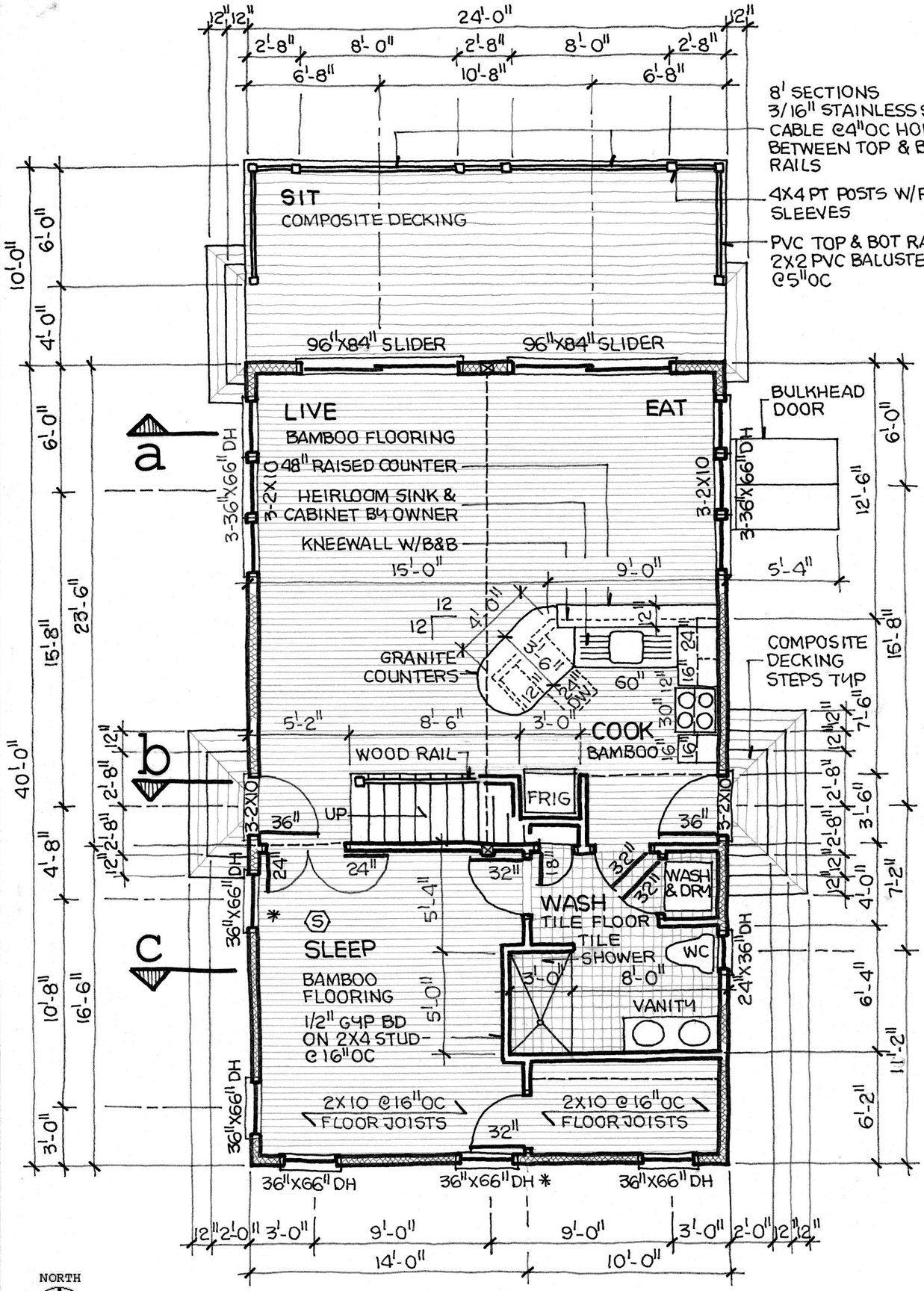
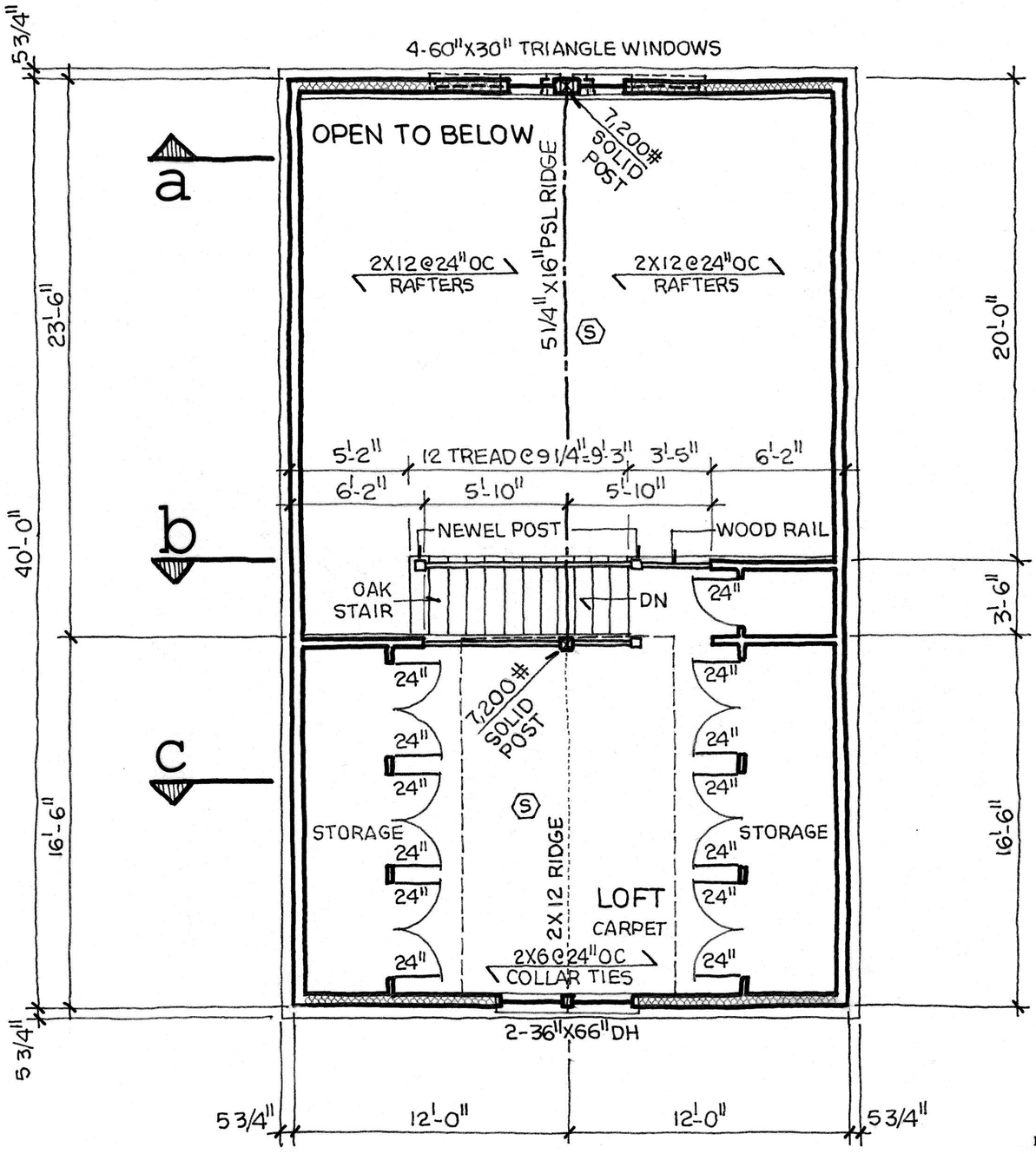




NORTH

* TEMPERED GLASS

(S) COMBINATION SMOKE/CO DETECTOR/ALARM

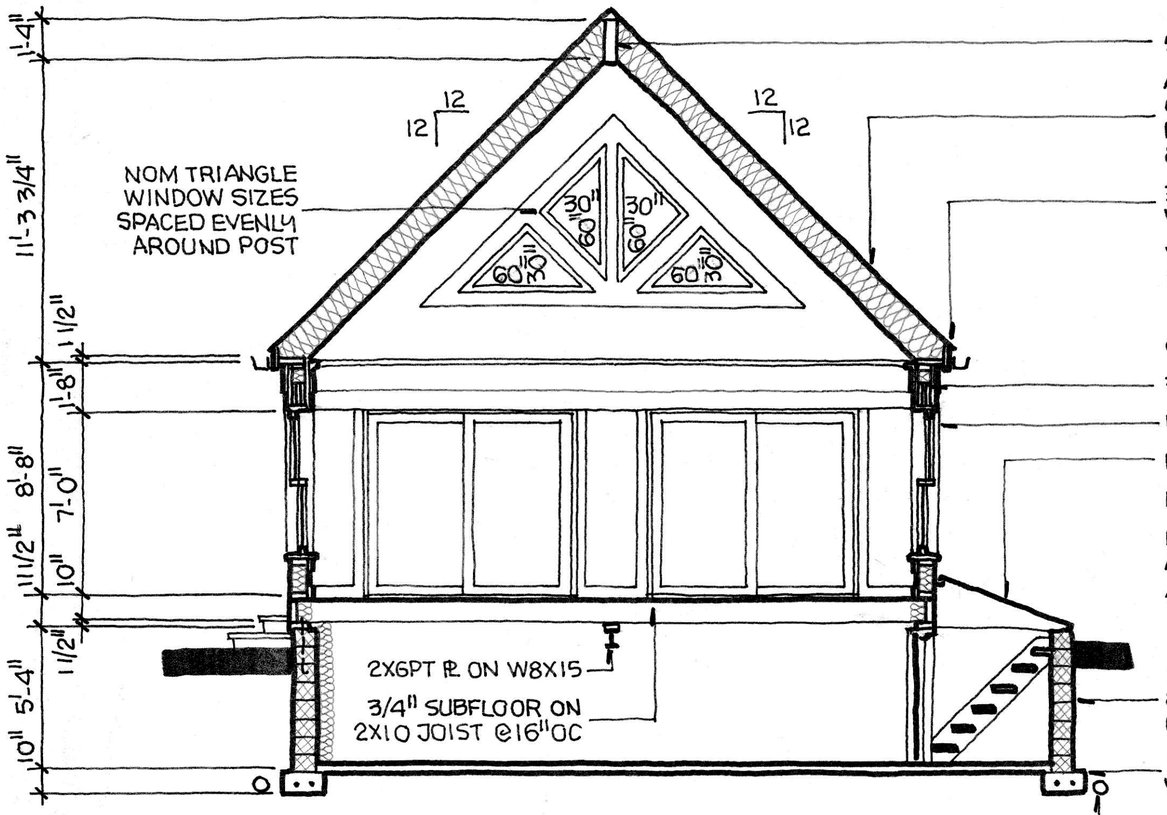
floor plan

0' 2' 4'

NORTH

loft plan

0' 2' 4'



5 1/4"X16" PSL RIDGE BEAM

ASPHALT SHINGLES ON #15 FELT ON 1/2" SHEATHING ON 2X12 RAFTERS @24" OC W/R-38 INSUL & 1/2" GYP BD

36" ICE & WATER SHIELD W/ALUM DRIP & OGEE GUTTER

VARIABLE SLOPE RAFTER HANGERS

GYP BD CONTROL JOINTS

3-2X10 HEADER

DOUBLE HUNG WINDOW

BULKHEAD DOOR

HURRICANE STRAP EACH RAFTER

HALF-ROUND REGULA W/OGEE ALIGN W/ LOFT FLOOR

2X12 ON 2X6 TOP PL

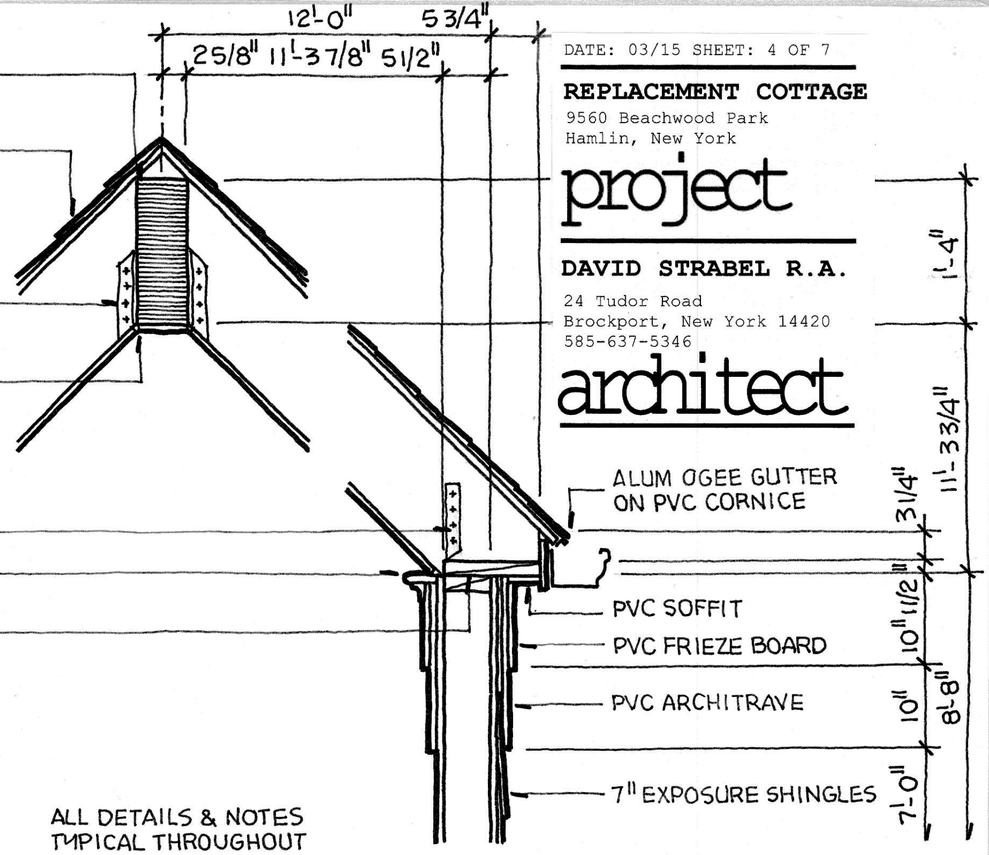
10" CMU W/#5 BARS VERT @4' OC & BITUMINOUS WATERPROOFING (SPLIT-FACE CMU ABOVE GRADE)

10"X20" CONC STRIP FOOTING W/2-#5 BARS CONT

4"ϕ PERF DRAIN IN #2 STONE IN FILTER FABRIC GRAVITY DRAIN TO LIGHT

section a

0' 2' 4'



ALUM OGEE GUTTER ON PVC CORNICE

PVC SOFFIT

PVC FRIEZE BOARD

PVC ARCHITRAVE

7" EXPOSURE SHINGLES

ALL DETAILS & NOTES TYPICAL THROUGHOUT

enlarged ridge & eave

0" 6" 12"

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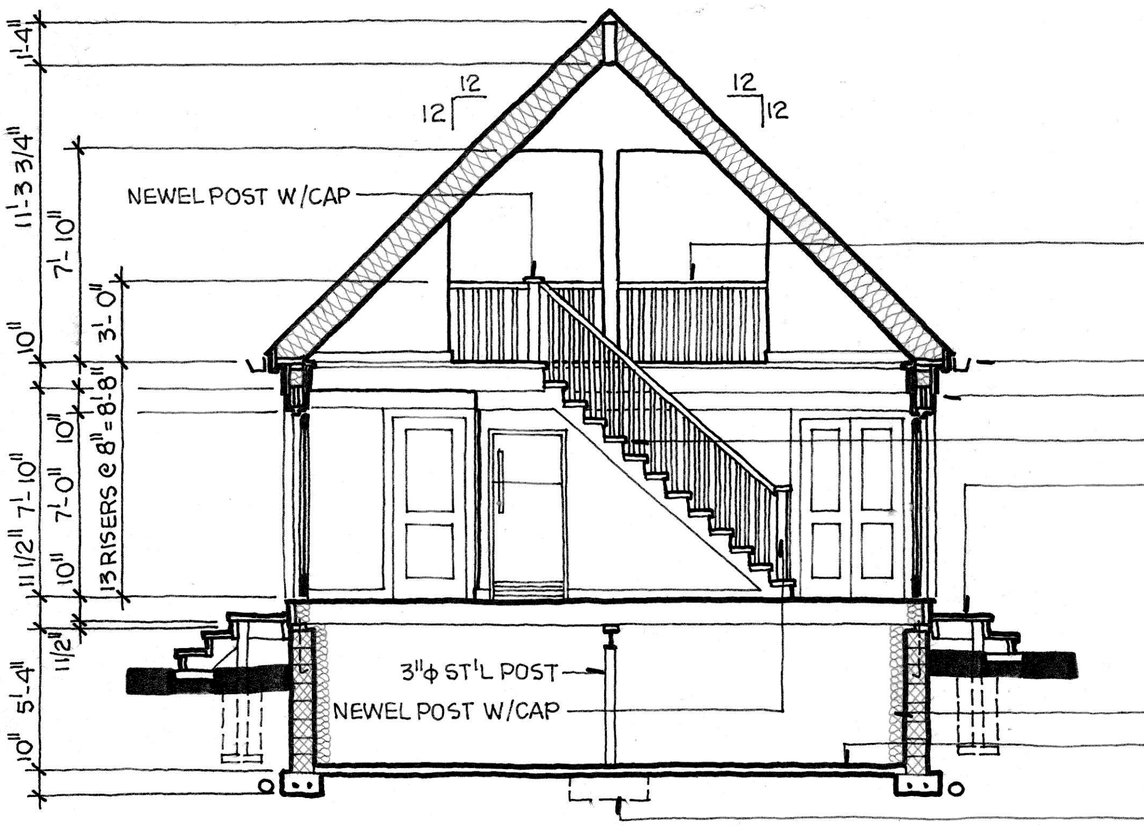


2X12 RIDGE PL

R-38 INSUL ON 1/2" GYP BD ON 2X6 COLLAR TIES @24" OC

PLYWOOD STORAGE DOORS

3/4" SUBFLOOR ON 2X10 JOISTS @16" OC W/ 1/2" GYP BD

SHAPED OAK RAIL W/1X1 BALUSTERS @4 1/2" OC

ALUM GUTTER ON PVC CORNICE

PVC LAYERED ENTABLATURE

EXPOSED EDGE OAK STAIR

COMPOSITE DECKING ON PT FRAMED LANDING & STEPS

SHINGLE SIDING ON INFIL BARRIER ON 1/2" SHEATHING ON 2X6 STUDS @16" OC W/R-21 INSUL & 1/2" GYP BD

2X6PT SILL PL W/ 1/2"ϕX24" ANCHOR BOLTS @4' OC

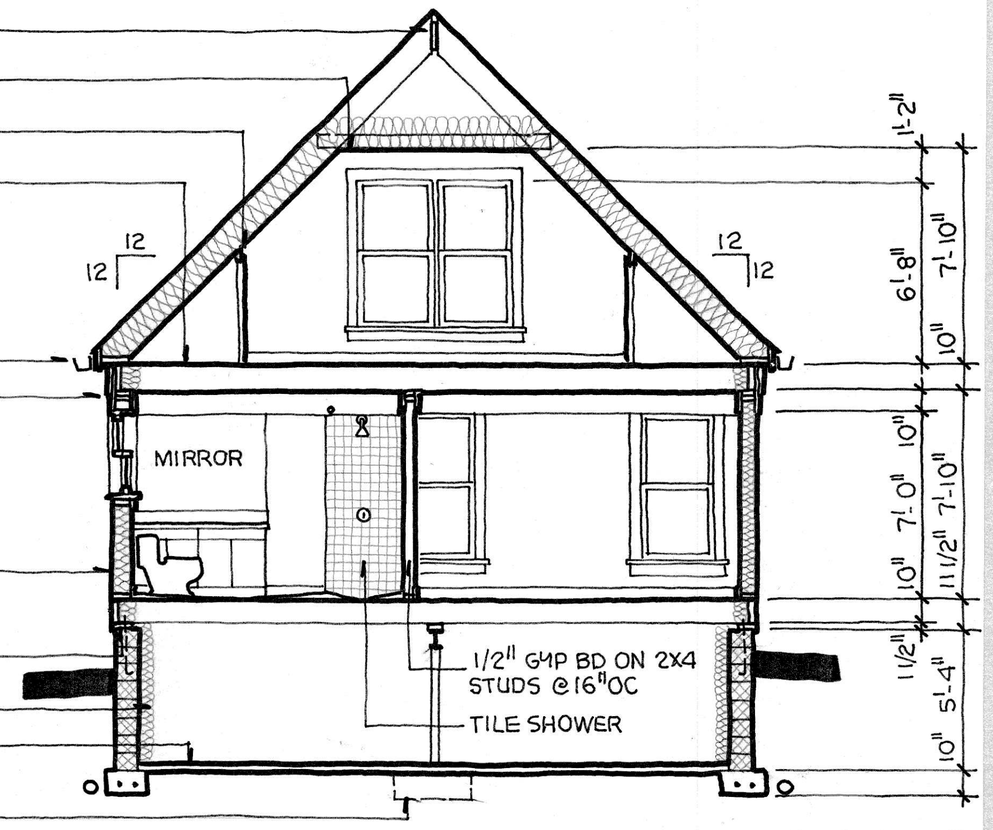
R-21 BLANKET INSUL

4" CONC SLAB ON VAPOR BARRIER ON 6"-#2 STONE

12" CONC POST FOOTINGS

section b

0' 2' 4'



1/2" GYP BD ON 2X4 STUDS @16" OC

TILE SHOWER

section c

0' 2' 4'

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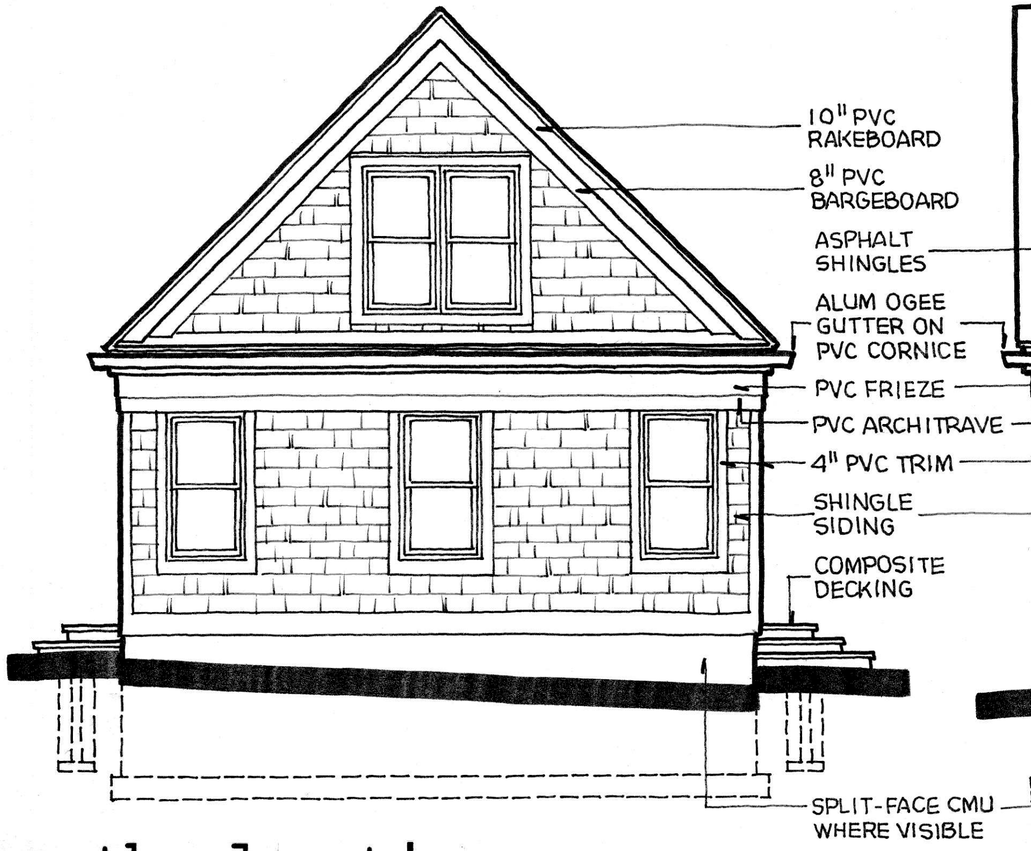
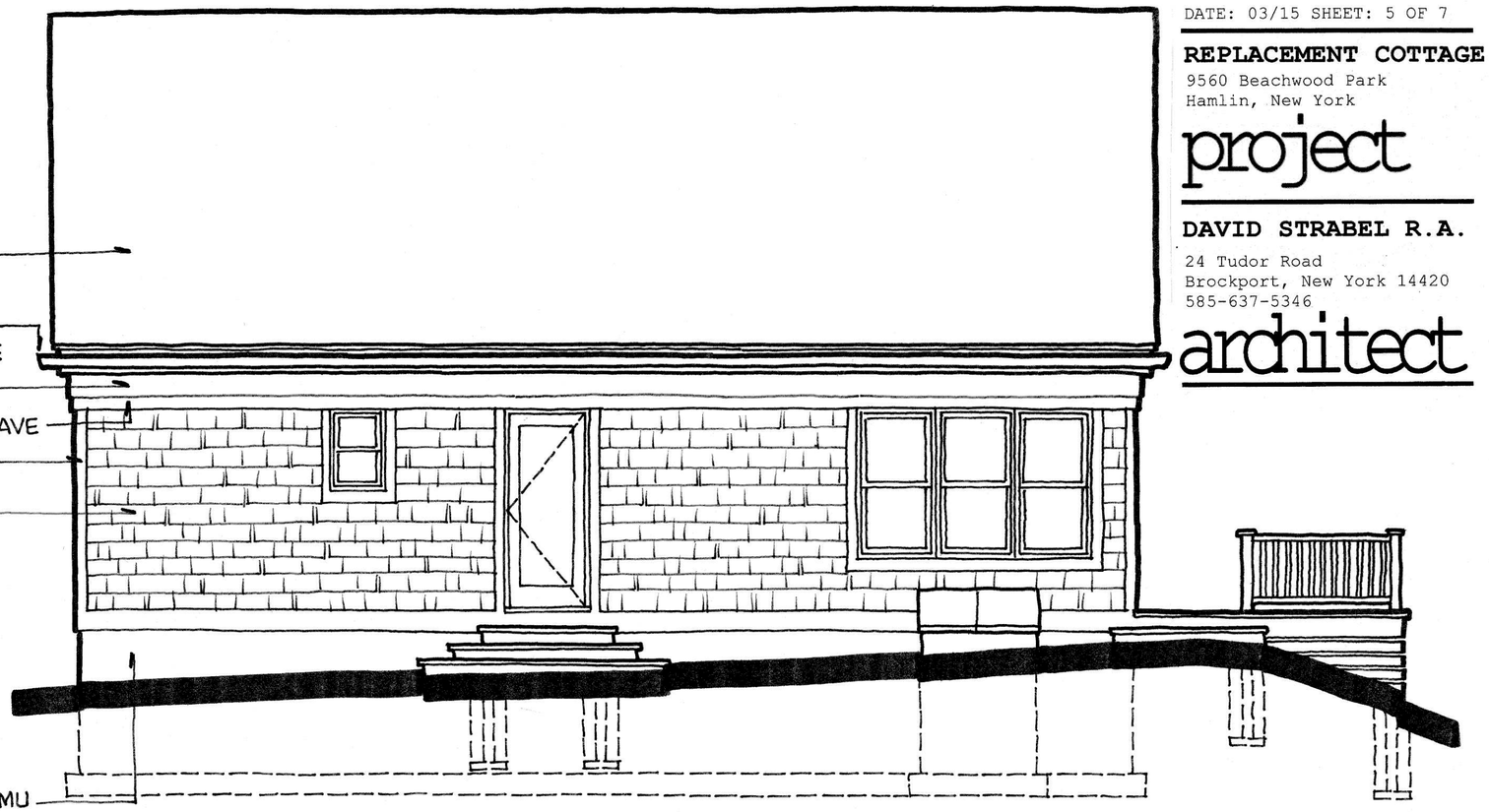
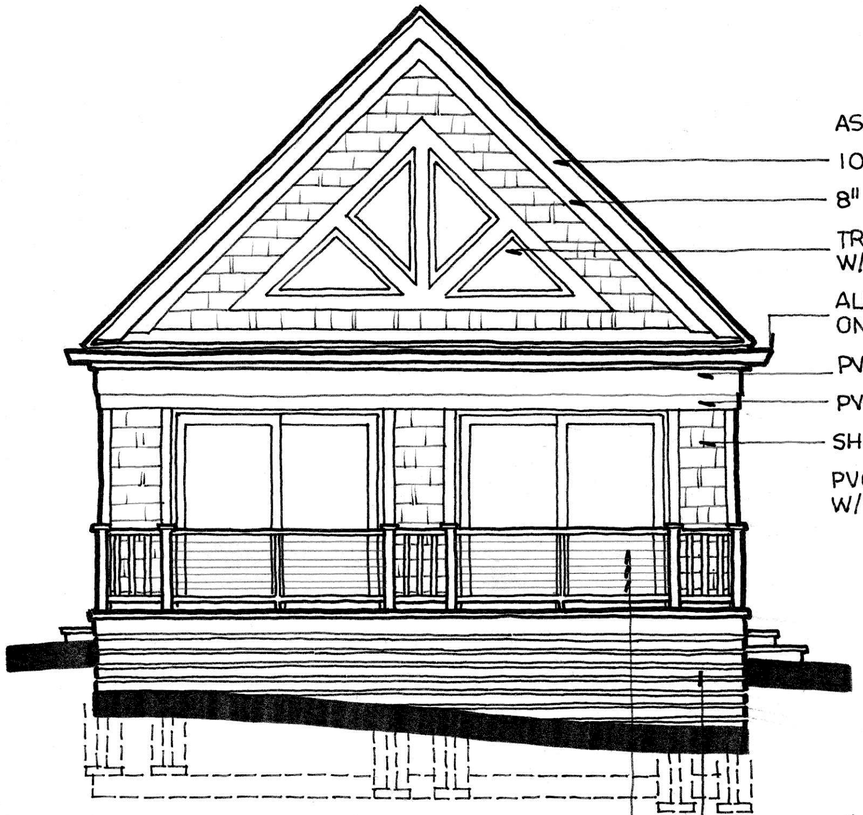


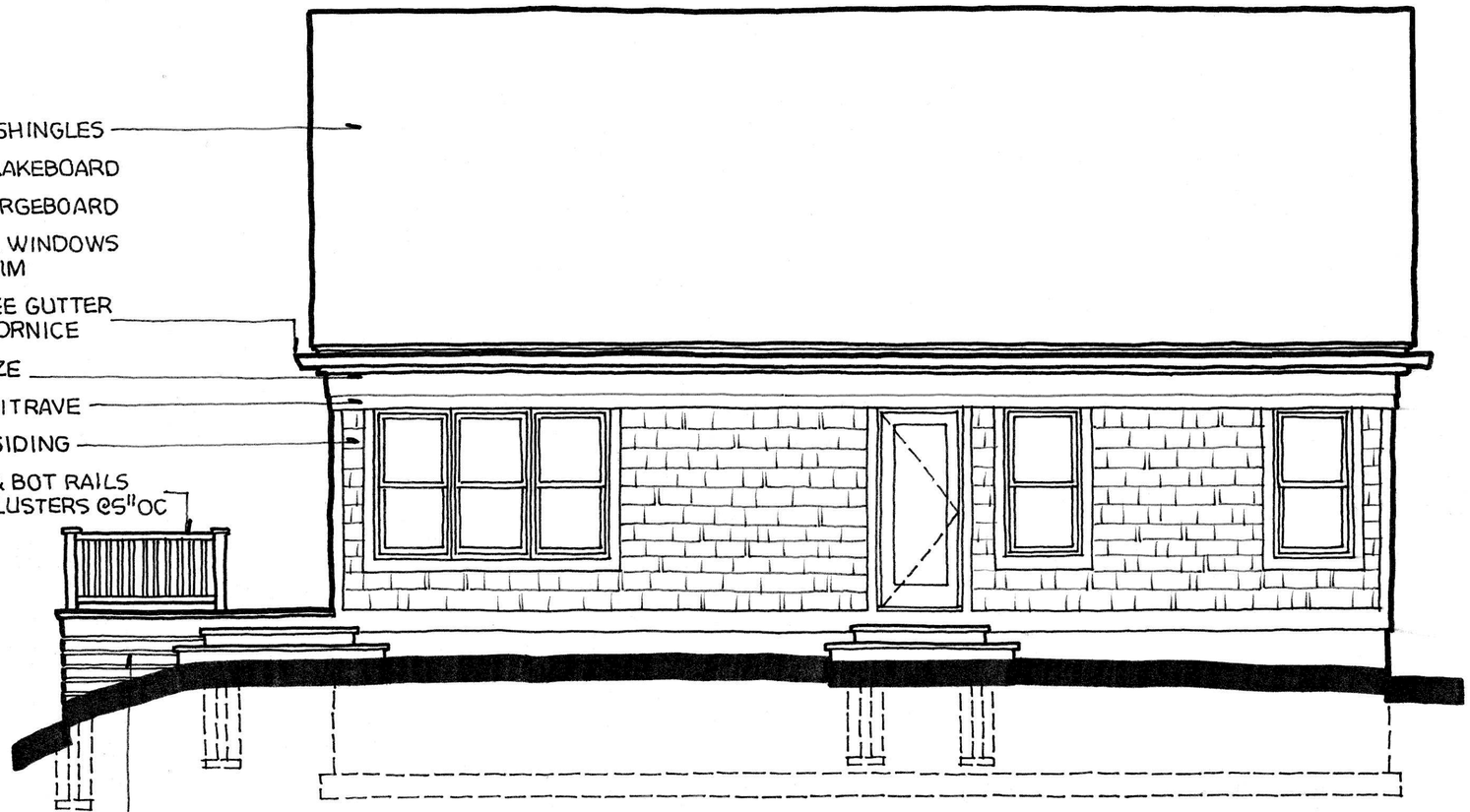
south elevation 0' 2' 4'



east elevation 0' 2' 4'



north elevation 0' 2' 4'



west elevation 0' 2' 4'

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GENERAL

1. BUILDING CODE CONFORMANCE:
   - A) Classification; This structure has been designed as a Single Family Dwelling, wood frame construction per the Residential Code of New York State (Code). Items shown (R###) below, are specific paragraphs from this code.
   - B) 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.
   - C) Design Loads;
     1) Floor Load; 40 PSF Live (R301.4)
     2) Snow Loads; 45 PSF ground Live (R301.2-5)
     3) Dead Loads; All areas and roof 15 PSF.
     4) Soil Bearing; Assumed 2,000 PSF at 48" min. below grade.
     5) Seismic Zone; B (R301.2-2)
     6) Wind Speed; 90 MHP (R301.2-4)
   - D) Thermal Values; Prescriptive method Climate Zone 5, 6,734 Degree Days (N1101.4)
     1) Roof; R=38 (N1102.1)
     2) Walls; R=20 (N1102.1)
     3) Crawl Space; R=10 (N1102.1)
     4) Windows; U=.35(N1102.1)
   - E) Compliance; To the best of the Architect's knowledge, belief and professional judgement, the plans and specifications are in compliance with the Residential Code of New York State.
   - F) Egress Windows; Windows in habitable spaces shall have a minimum openable area of 5.7 SF, with a minimum opening height of 24", a minimum opening width of 20", with the bottom of the opening no higher than 3'-8" above finished floor for emergency egress, (R310.1).
2. WORKMANSHIP AND MATERIALS:
   - A) Responsibility; These drawings indicate finished structure. The Builder shall be responsible for construction means, methods, techniques, sequences, and procedures.
   - B) 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.
3. 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.
4. 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 thereby,
     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.
   - D) Insurance; The Builder shall indemnify the Owner and his agents through adequate insurance coverage against any claims arising from injuries during construction or failure to maintain safe conditions on the construction site.
5. DRAWINGS:
   - A) Copyright; These drawings are an instrument of service and may not be altered, reproduced, copied, or used for construction without the permission of the Architect. Unauthorized alterations or additions to these drawings are a violation of New York State education law article 145, section 7209.
   - B) Dimensions; These drawings are not to be scaled for dimensions, the Builder is to use dimensions given. Dimensions shown are nominal, from face of, or center line of stud or masonry, unless noted otherwise.
   - C) Discrepancies; In the event of discrepancies between these drawings and pertinent codes, regulations, and reference standard, the more stringent provision shall govern.
   - D) Intent; These drawings and outline 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 and outline specifications, including those items that are not specifically covered in these documents.
   - E) Verification; The Builder shall verify all notes and dimensions and existing field conditions before starting work and shall be responsible for errors and or omissions thereafter.

SITEWORK

1. FOOTINGS: Minimum depth 42" below finished grade and at least 6" into natural undisturbed soil. All footings to rest on undisturbed (original) soil. Assumed minimum soil-bearing pressure to be 2,000 PSF. The Builder is to be responsible for all subgrade conditions and support of all temporary embankments and excavations.
2. BACKFILL: Non-expansive, predominantly granular material, free of debris and organic material. Backfill shall be placed carefully against both sides of wall and well compacted. Backfilling around basement shall not be performed until first floor framing is in place.
3. GRADING: 2% slope away from all sides (minimum 10').
4. BACKFILL: Non-expansive, predominantly granular material, free of debris and organic material. Backfilling around basement shall not be performed until first floor framing is in place.

CONCRETE

1. CONCRETE:
   - A) Strength; Minimum 28 day field cured compressive strength;
     1) Footings: 3,000 PSI.
     2) Slabs: 3,500 PSI, air entrainment 4-6%.
   - 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 min, lap 2'-6" at ends.

MASONRY

1. CONCRETE BLOCK (CMU): ASTM C90, standard hollow core load-bearing Grade N-I, F'm = 1350 PSI, minimum width as shown.
2. 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".
3. 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.
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" ϕ X 24" at 4' O.C. max., at each corner, and 2 per sill minimum.
7. WATERPROOFING: Silicone modified bituminous sealer, spray applied membrane for below grade masonry foundation walls, minimum 40 mil, over masonry parging bonding cement.

STEEL

1. STRUCTURAL STEEL: ASTM A-36, Fy = 36 KSI wide flange steel beams. Sizes shown on plans are minimum depth and weight and may be exceeded (W 8 X 15 min).
2. STEEL COLUMNS: Standard adjustable 3" ϕ schedule 40 pipe column, FHA approved.

CARPENTRY

1. FLOOR & ROOF FRAMING:
   - A) Floor Framing; Kiln dried Hem-Fir, S4S, #2 or better min. (F'b) 1,000 PSI. See plan for sizes & 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.
2. WALL FRAMING:
   - A) Framing to be S4S 2x6 studs exterior, 2x4 studs interior 16" on center typical.
   - B) Support beams, door and window headers with jack studs. Cap bearing and exterior wall studs with double top plate. Provide 2-2x12 on side @ eaves.
3. PARALLEL STRAND LUMBER (PSL): 5 1/4"X16" PSL, fiber stress in bending (Fb) 2,900 PSI min & modulus of elasticity 2,000,000 PSI min.
4. SHEATHING:
   - A) Subflooring; 3/4" plywood w/exterior glue, 32/16 min., tongue & grooved edges. Apply exterior panel adhesive to joists & nail w/8d nails @ 10" O.C. Lay w/face grain perpendicular to supports.
   - B) Underfloor for Tile Flooring; 1/2" underlayment.
   - C) Exterior Wall & Roof Sheathing: 1/2" plywood w/exterior glue 24/0. Apply exterior panel adhesive to framing & nail w/6d galvanized nails @ 12" O.C.
5. 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.
6. COMPOSITE DECKING: 5/4" X 6" solid grey PVC-wood polymer composite, slip resistant, dimensionally stable, U.V. screened, maintenance free, Class 1 fire rating, w/routed edges installed w/#9 stainless steel gray decking screws.
7. RAILING SYSTEM: PVC sleeve over reinforced top and bottom rails, and PVC balusters, concealed fasteners, maintenance free, complete with metal support brackets and PVC trim, Class 1 fire rating. No opening dimension greater than 4" in railing system.
   - A) Top & Intermediate Rail; 3 1/2" X 3" brown PVC cover.
   - B) Bottom Rail; 3 1/2" X 1 3/4" brown PVC cover.
   - C) Balusters; 1 1/2" X 1 1/2" square, brown PVC @ 5" O.C.
8. CABLE RAILING: 3/16" stainless steel cable w/quick-connect turn-buckle fittings & stainless steel intermediate baluster.
9. INTERIOR TRIM: All interior trim to be smooth sanded clear pine and Medium Density Fiberboard (MDF). All trim to be painted unless noted otherwise.
10. INTERIOR STAIR:
    1) Stringer: Routed inside housed stringer & open balustrade outside stringer, painted.
    2) Treads: Stained oak, bull-nosed nosing & exposed return to cover balustrade dovetails.
    3) Risers: 1X8, mitered balustrade stringer, painted.
    4) Balusters: 1X1 dovetailed 2/tread into end of treads.
    5) Rail: Shaped stained oak handrail.

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THERMAL AND MOISTURE

1. INSULATION: Install in a manner that provides continuity of insulation at plate lines, sill lines, band joists and corners.
   - A) Sill Sealer; 1"X6" foam around complete perimeter.
   - B) Exterior Walls; 6" fiberglass, foil face batts, R=21.
   - C) Ceilings; 12" fiberglass, foil faced batts, R=38.
   - A) Basement; 6" nylon web reinforced face, fiberglass basement roll insulation, R=21. Install horizontally entire perimeter on pressure treated ledger.
2. VAPOR RETARDER: 4 mil polyethylene film vapor barrier installed below slab. Lap 6" at all joints. Vapor barrier to be continuous with no breaks around perimeter.
3. INFILTRATION BARRIER: Wrap all exterior walls with polyethylene fiber infiltration barrier that will not prevent moisture vapor transmission.
4. SIDING: 7" straight edge cedar grain vinyl shingles.
   - A) Trim; White PVC, 4" corners & casings, 8" frieze, 12" water-table w/drip, & 12" lapping 6" architrave.
5. ROOFING:
   - A) Materials; Architectural, glass fiber matt reinforced, self-sealing, 30 year, asphalt shingles, approx. 230#/SQ.
   - B) Apply shingles over 15 lb. roofing felt. Apply 36" X 40 mil rubberized bituthane ice and water shield membrane as starter strip overhanging the eave flashing 1/4".
6. FLASHING: .032" aluminum flashing, factory finished, at intersections of roof and wall surfaces.
7. ROOFING ACCESSORIES:
   - A) Drip Edge; 3 1/2" pre-finished aluminum.
   - B) Caulk; Polyurethane caulk, paintable. Allow 7 days before painting.
8. GUTTERS & DOWNSPOUTS: Prefinished white aluminum 5" ogee gutters & 4" downspouts. Maximum spacing of hangers for gutters 2'-6" O.C. Slope gutter 1/16" per foot of run. All downspouts to splash blocks.

DOORS AND WINDOWS

1. DOORS & FRAMES; All interior doors pre-hung 6'-8" high. Set door bucks 5" from inside wall corners. Width of door shown on plans in inches.
   - A) Interior Doors; Pre-hung, single panel.
   - B) Exterior Doors; 36"X84" insulated tempered glass, French style pine framed, fully weatherstripped U=0.28, swing door w/positive locking dead bolt & short fractional grill as shown.
   - C) Sliding Patio Doors; 96"X84" insulated tempered glass, French style pine framed, fully weatherstripped U=0.28, slider w/positive locking dead bolt & short fractional grill as shown.
2. HARDWARE:
   - A) Exterior Doors; Equip with dead bolt lock set.
   - B) Bedroom and Bathroom; Equip with privacy lock.
   - C) Miscellaneous Interior Doors; Passage set.
   - D) Windows; Interior latches.
3. WINDOWS: Flange set, triangles & double-hung units, pre-finished double pane insulated clear "Low-E" glass unit, U=.28 max., w/screen panel.

SPECIALTIES

2. CLOSET POLES & SHELVES: Premolded, white plastic coated wire shelf/rod.
3. CABINETS: Frameless box faces, w/flat frame & panel doors, Shaker style painted white finish hardwood complying w/ ANSI/KCMAA161.1-2000, to be selected.
4. COUNTERTOPS: 3/4" granite to be selected.

FINISHES

1. GYPSUM BOARD DRYWALL:
   - A) Walls & Flat Ceilings; 1/2" drywall.
   - B) All panels to be applied horizontally across the framing. All taping, compounds and accessories to be manufactured by same manufacturer as the wallboard.
2. BAMBOO FLOORING: 7-ply, cross grain wear layer, tongue & groove, resin impregnated high density laminate bamboo.
3. CARPET: Stain resistant, solution dyed nylon, heavy residential, loop pile berber.
4. CERAMIC TILE: Comply w/ANSI A13.1 Standard Spec for Ceramic Tile.
   - A) Unglazed Ceramic Mosaic Tile; Nominal 2" x 2", Standard Grade, Bushhammered Porcelain with abrasive admixture, plain face with cushion edges, color to be selected.
   - B) Glazed Wall Tile; Nominal 4" X 4", flat, plain faced with cushion edge, back-mounted. Field and accent tile color to be selected.
   - C) Door Threshold; Low profile marble, ADA compliant.
   - D) Waterproof Membrane; Chlorinated polyethylene shower pan and wall membrane.
   - E) Setting Material; Latex-Portland cement mortar ANSI A118.4.
   - F) Grouting Material; Latex-Portland cement grout ANSI A118.6 with moisture and mildew prevention additive, color to be selected.
   - G) Elastomeric Sealant; Chemically curing, one-part mildew-resistant silicone, ASTM C 920, Type S, Grade NS, Class 25, Uses NT, G, A, & O.
   - H) Installation; Comply with ANSI 108 series of tile installation standards.
     1) Pattern; Use grid pattern with 1/16" wide joints.
     2) Joints; Seal tile joints with elastomeric sealants.
5. PAINTING: In all cases, primer and finish coats to be by same manufacturer.
   - A) Interior Drywall;
     1) All Surfaces: One coat latex primer and one coat latex finish.
     2) Bathrooms and Kitchens: Seal-gloss latex paint.
   - B) Interior Trim, Shelving, Windows and Doors; Stain finish.

PLUMBING

1. 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 and as allowed by State and Local licensing laws.
2. SANITARY WASTE: 4" PVC SDR 35 to existing septic system.
3. WATER SUPPLY PIPING: ASTM F877 cross-linked polyethylene (PEX) tubing for hot & cold water, ASTM F1807 fittings & ASTM F877 valves.
4. LP GAS PIPING: Black steel, schedule 40.
5. INSULATION: 1/2" molded fiberglass, minimum.
6. 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.
7. KITCHEN SINKS: By Owner.
8. LAVATORY: Lay-in vitreous china with no-scald faucet, as selected by Owner.
9. WATER CLOSETS: Water conserving, vitreous china, elongated jet closet with solid plastic seat, 3/8" supply, and non-siphoning type ball cock.
10. WATER HEATER: Instantaneous 4 GPM LP gas water heater w/10 years warranty.
11. SHOWER: Tile in place with no-scald faucet.
12. SHUT OFF VALVES: In supply lines to all fixtures.
13. HOSE BIB: Provide at front and rear of building.
14. WASHING MACHINE CONNECTION: Hot and cold water supply and waste standpipe.

THERMAL COMFORT

1. CODE CONFORMANCE:
   - A) Design; Design of forced air heating and cooling 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.
   - B) Equipment; Minimum performance per Energy Conservation Construction Code, 90% AFUE for LP gas fired furnace with "Energy Star" certification.
2. EQUIPMENT:
   - A) Furnace; LP gas fired, forced hot air, high efficiency unit (80 MBh input - 72 MBh output, 1,000 CFM @ 0.5" min.), with 2" PVC exhaust, cooling coil, condensate drain, programmable thermostat & 3 ton air conditioning condenser.
3. DUCTWORK: Galvanized steel, low pressure class from -2" W.G. to +2" W.G. All joints to be air tight.
   - A) 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; All habitable rooms except bathrooms and kitchen will have a means for air to get to a return inlet.
   - 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.
4. DRYER VENT: Through outside wall, with backdraft damper.
5. BATHROOM EXHAUST: 80 CFM, ceiling exhaust fan w/backdraft damper.

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 certificate required.
3. PANEL BOX: 200 AMP, 42 space panel minimum.
4. WIRING: THW-NM #12 minimum, ROMEX.
5. DEVICES, FIXTURES, PANELS, WIRES AND BOXES: UL approved.
6. OUTLETS AND LIGHTING FIXTURES: Comply with codes. All light fixtures to be selected by Owner.
7. OUTLETS IN BATHROOMS AND KITCHENS NEAR SINK: Ground fault interrupter.
8. KITCHEN POWER: Minimum 2-20 AMP circuits for countertop small appliances. Sizing of circuits for fixed equipment, stove, refrigerator, dishwasher by Builder.
9. SMOKE/CARBON MONOXIDE DETECTORS: U.L. listed, 110V interconnected combination photoelectric/ionization & biomimetic w/9V DC battery backup & single button test/silence.