

WINDOWS: PLYGEM OR EQUAL
DOORS: SELECTION BY OWNER

AIR INFILTRATION RATE FOR WINDOWS, SKYLIGHTS, & SLIDING DOORS TO BE NO MORE THAN 0.3 cfm/sf, & SWING DOORS NO MORE THAN 0.5 cfm/sf, AS PER SECT. 402.4.4 OF 2010 NYS ENERGY CODE

BUILDER TO PROVIDE ROOF OR RIDGE VENTS
AS PER CODE

ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE

CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE DESIGN AND / OR STRUCTURE NOTED.

- E** = MEETS OR EXCEEDS EGRESS REQUIREMENTS
- CLEAR OPENING AREA OF 5.7 SQ.FT.
- CLEAR OPENING WIDTH OF 20"
- CLEAR OPENING HEIGHT OF 24"
PER SECT. R310.1 OF NYS RESIDENTIAL CODE
- G** = SPECIFIES THAT THIS FIXED OR OPERABLE
UNIT REQUIRES SAFETY GLAZING
PER SECT. R308.4 OF NYS RESIDENTIAL CODE



SCALE: 1/4" = 1'-0"

TOTAL LIVING AREA = 2077 SQ.FT.



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

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FAX: (585) 292-1262
www.greaterliving.com

REVISIONS:

[illegible]

CLIENT/LOCATION:

LOT 23
THE WOODLANDS

BUILDER:

KASPER HOMES

ELEVATIONS

GLA PLAN 2077 R

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scale: AS NOTED	date: 6/15
<u>PROJECT:</u> 2395 T	sheet: 1 4



12

VARIABLE

ASPHALT SHINGLES ON 15# FELT ON 5/8" EXTERIOR SHEATHING OR 1/16" SHEATHING WITH CLIPS

PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. DESIGNED BY OTHERS - SECURE TO FRAME WALL W/ SIMPSON H4 HURRICANE TIES OR EQUAL

ICE PROTECTION TO EXTEND FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING

INSULATION BAFFLE

MINIMUM 1" AIR SPACE @ VENTS

R-38 CEILING INSULATION

(2) 2X6 TOP PLATES

2X6 STUDS AT 16" O.C.

R-21 BATT INSULATION

1/2" DRYWALL

W/ VAPOR BARRIER

ALUMINUM GUTTER ON 2X6 FASCIA BOARD WITH VENTED SOFFITS

16" X 8" CONCRETE FOOTING (USE 2 #5 REBAR WHEN SOIL HAS LESS THAN 2500 P.S.F. BEARING CAPACITY. STOP REBAR @ PIPE SLEEVES)

EXPANSION JOINT

3 1/2" CONCRETE SLAB W/ 8 MIL VAPOR BARRIER O/ 4" GRAVEL

3" CLR

DELTA MS/ OR EQ. / TAR COAT

FILTER MEMBRANE ABOVE COVER OR WRAPPED AROUND DRAIN PIPE

6" MIN.

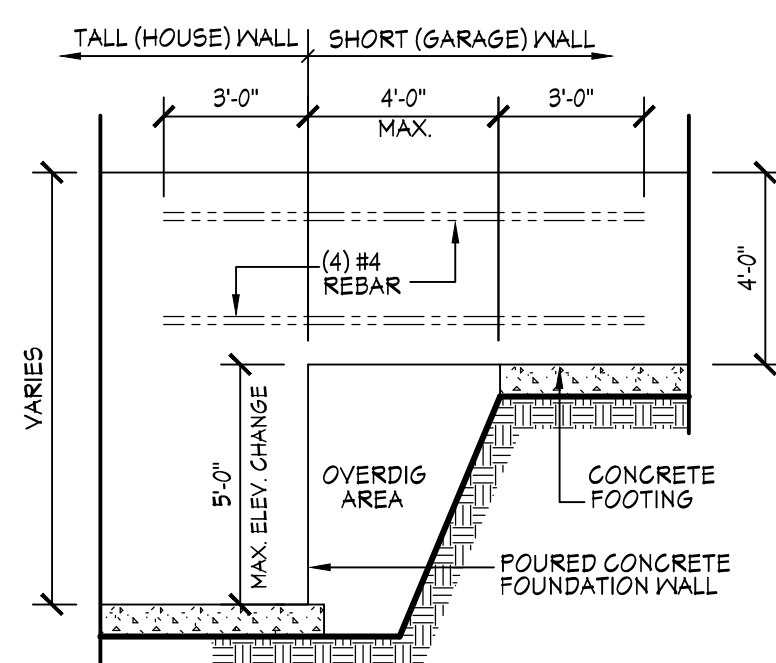
RCNY SECT. R405.1 EXCEPTION

A DRAINAGE SYSTEM IS NOT REQ'D. WHEN THE FOUNDATION IS INSTALLED ON A WELL-DRAINED GROUND OR SAND-GRAVEL MIXTURE SOILS ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM, GROUP 1.

4" DIAM. PERF. PIPES CONNECT W/ 6" DIAM. F.V.C. PIPE & SLEEVE THRU FTG

12" MIN.

SCALE: 1" = 1'-0"

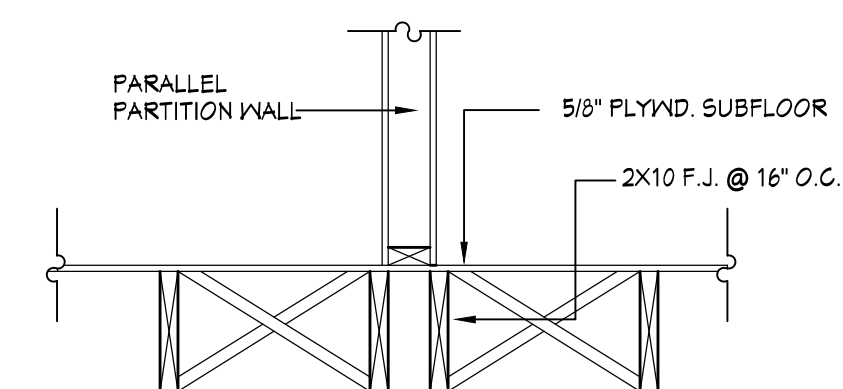


SCALE: 1/4" = 1'-0"

NOTE:

GRADE NOTE:

CONTRACTOR TO CONTACT THIS OFFICE
PRIOR TO CONSTRUCTION IF THE ASSUMED
GRADE DEPICTED IS INACCURATE AND / OR WILL
ALTER THE DESIGN AND / OR STRUCTURE NOTED



DOUBLE FLOOR JST'S UNDER
PARALLEL PARTITION WALL DETAIL

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THE WOODLANDS

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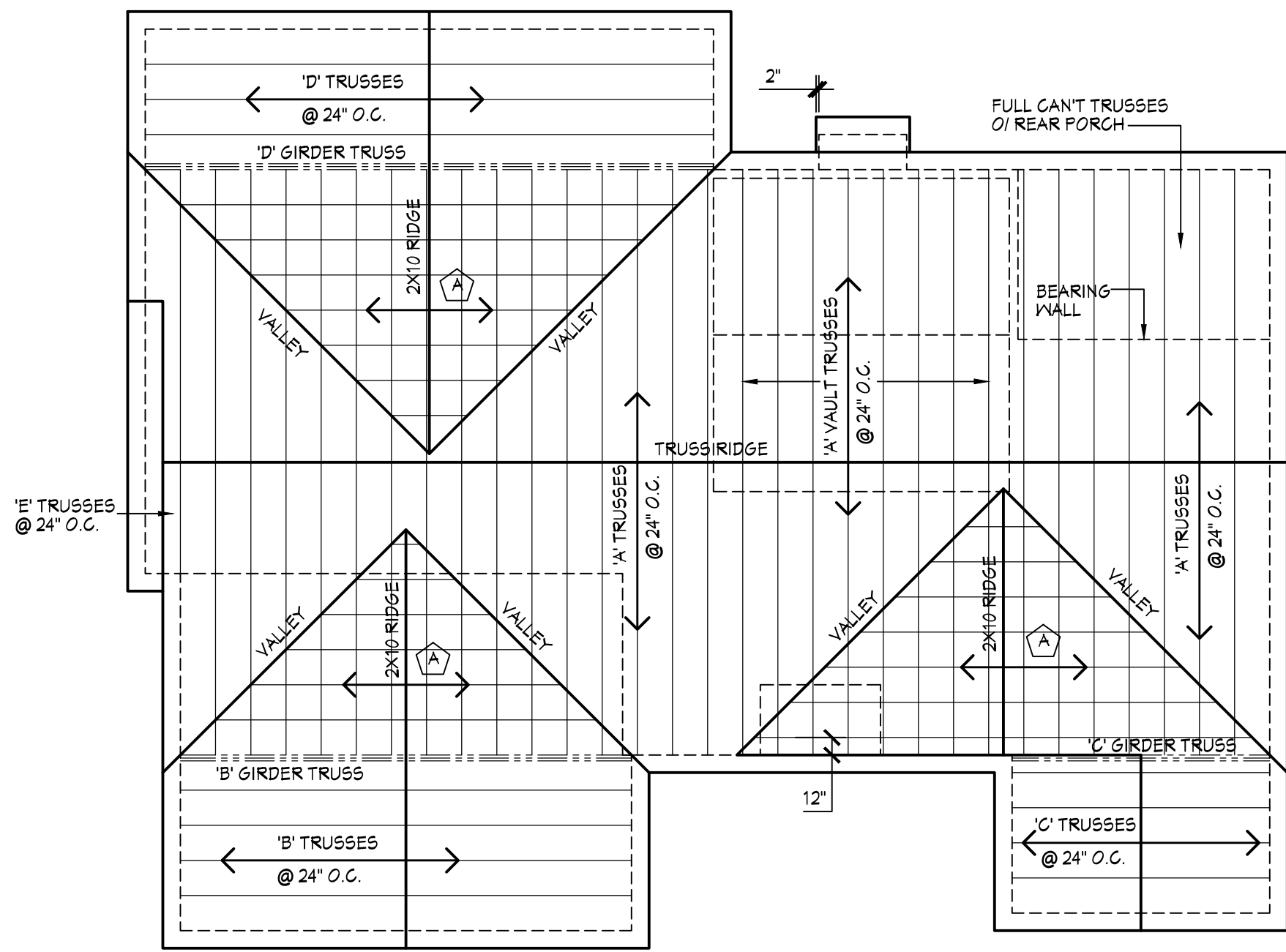
KASPER HOMES

FOUNDATION PLAN

GLA PLAN 2077 R

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ROOF PLAN

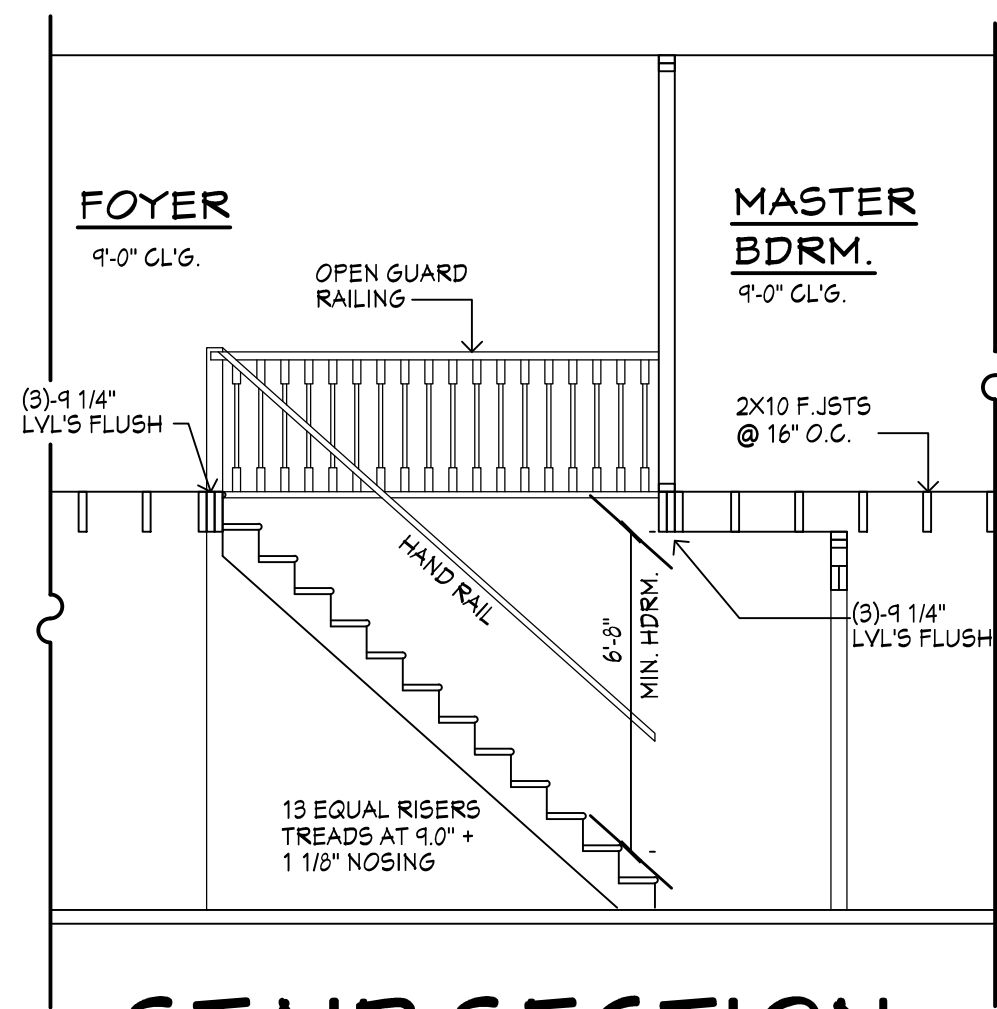
SCALE: 1/8" = 1'-0"

THIS FRAMING DIAGRAM IS INTENDED TO BE SCHEMATIC AND POSITION OF MEMBERS MAY BE ALTERED TO SUIT ACTUAL FIELD CONDITIONS

A - 2X6 LAYOVER RAFTERS 24" O.C.

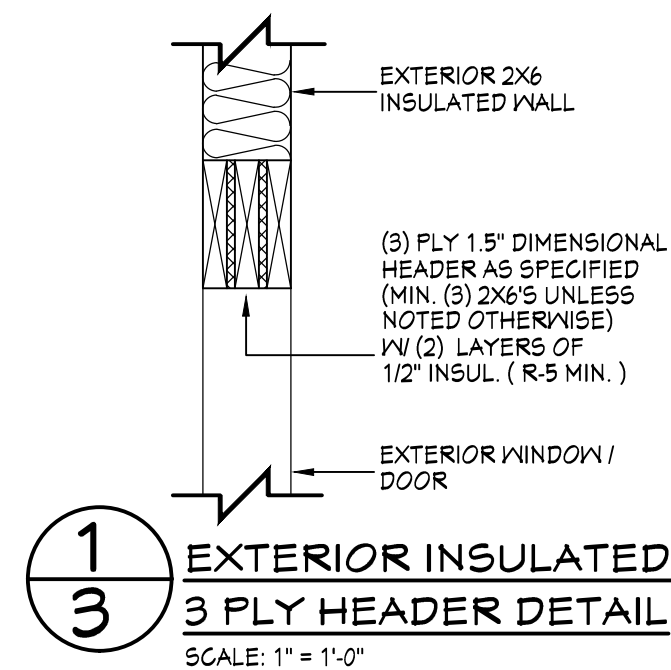
ALL NON-STRUCTURAL VALLEYS TO HAVE 2X12 SLEEPER ATTACHED TO PLYWOOD ROOF SHEATHING

ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE



STAIR SECTION

SCALE: 1/4" = 1'-0"



1 3 EXTERIOR INSULATED 3 PLY HEADER DETAIL
SCALE: 1" = 1'-0"

LEGEND:

- PROVIDE SOLID POSTING
- DROPPED HEADER
- FLUSH HEADER
- 2X4 STUDS @ 16" O.C.
- 2X6 STUDS @ 16" O.C.

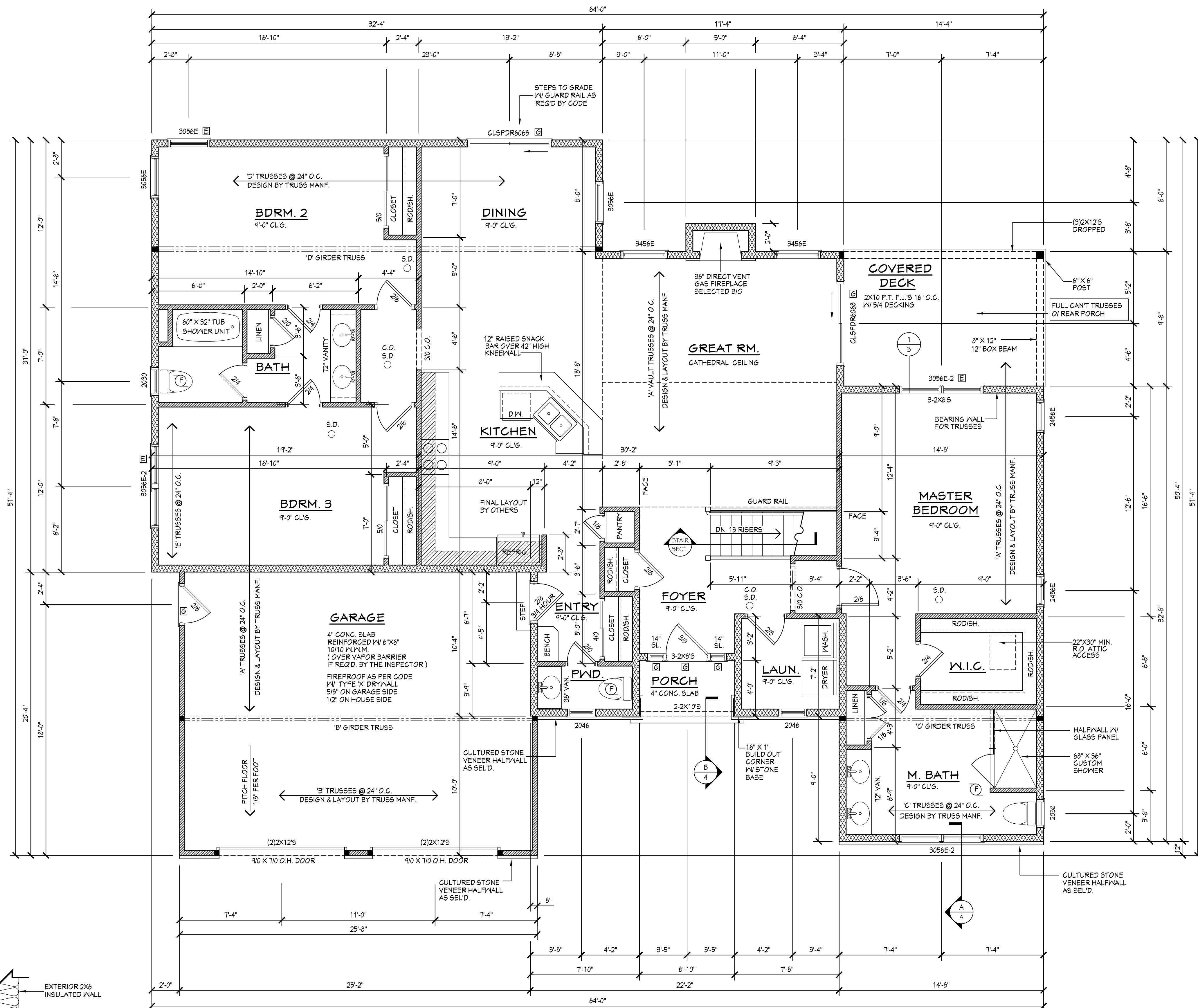
FIRST FLOOR PLAN

2071 SQ. FT.

SCALE: 1/4" = 1'-0"

NOTES: FIRST FLOOR PLATE HGT TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)
ALL WINDOW R.O. HGT'S TO BE 8'-10 1/2" U.N.O.
PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUND. WALL
ALL ANGLES TO BE 45 DEG. U.N.O.
ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (3) 2X6'S U.N.O.
ALL APPLIANCES BY OWNER OR AS PER CONTRACT BY BUILDER
SMOKE & CARBON MONOXIDE DETECTORS SHALL BE HARD WIRED & INTERCONNECTED AS PER R313.1 & R313.4 OF NYS RESIDENTIAL CODE

- = MEETS OR EXCEEDS EGRESS REQUIREMENTS
 - CLEAR OPENING AREA OF 5.7 SQ. FT.
 - CLEAR OPENING WIDTH OF 20"
 - CLEAR OPENING HEIGHT OF 24" PER SECT. R310.1 OF NYS RESIDENTIAL CODE
- = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF NYS RESIDENTIAL CODE



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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

BUILDER:

FIRST FLOOR PLAN

GLA PLAN 2071 R

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PROJECT: 2395 T	sheet: 3 4



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DATE	BY	DESCRIPTION

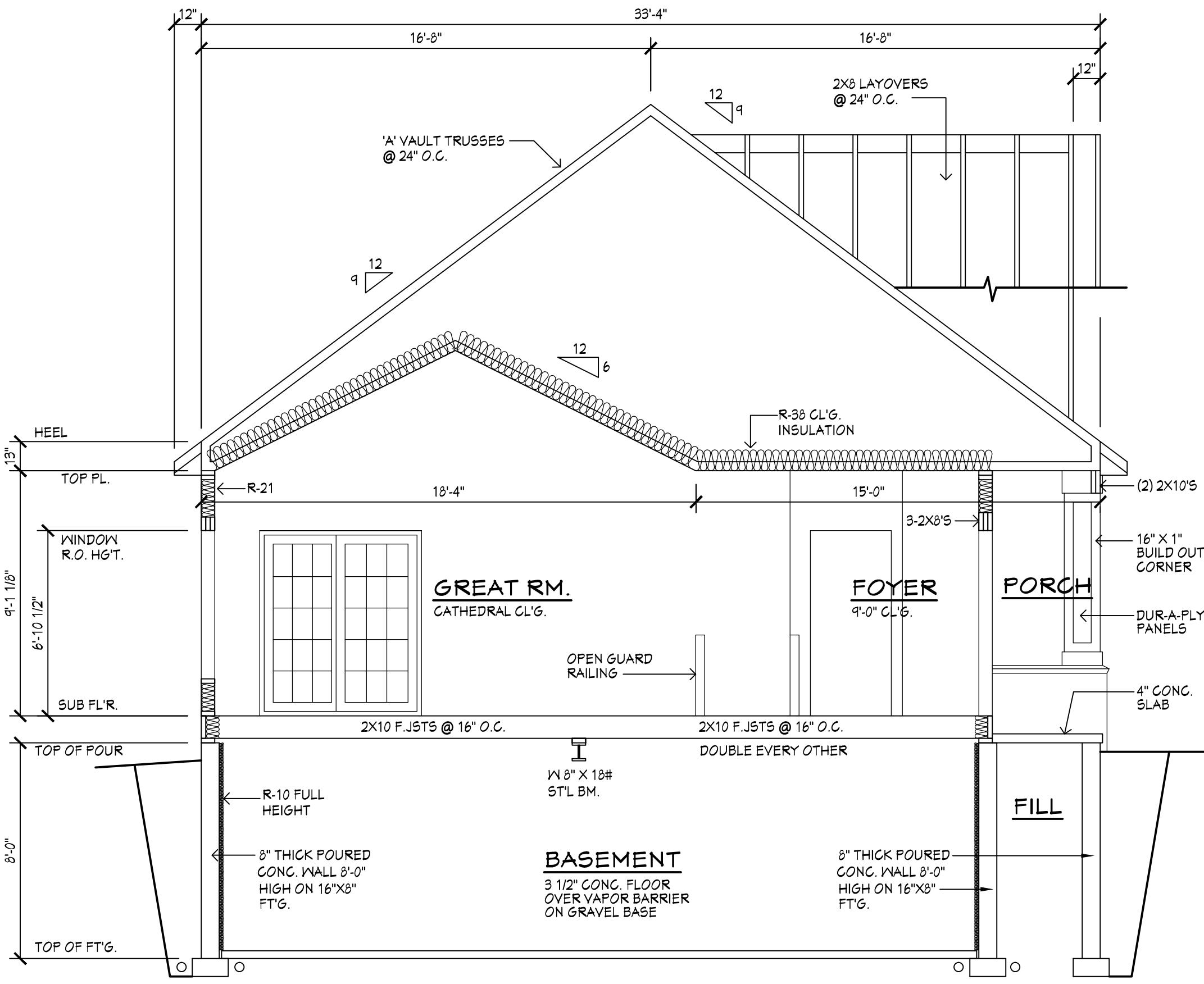
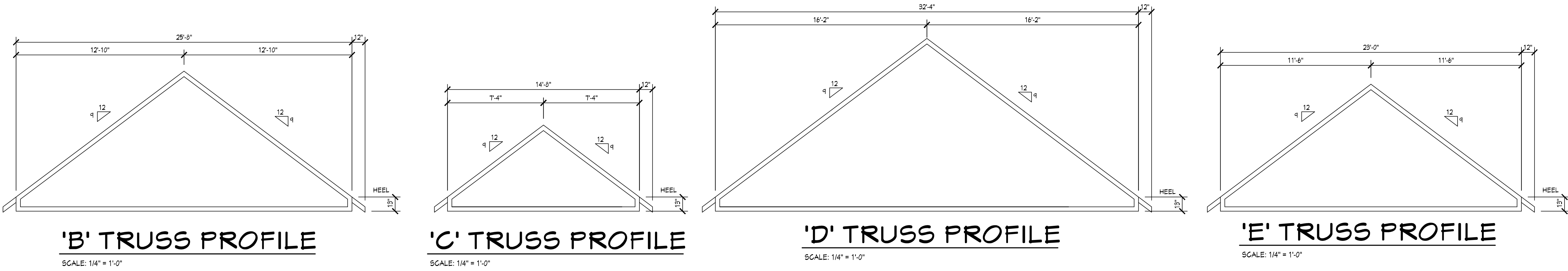
CLIENT/LOCATION:

BUILDER:

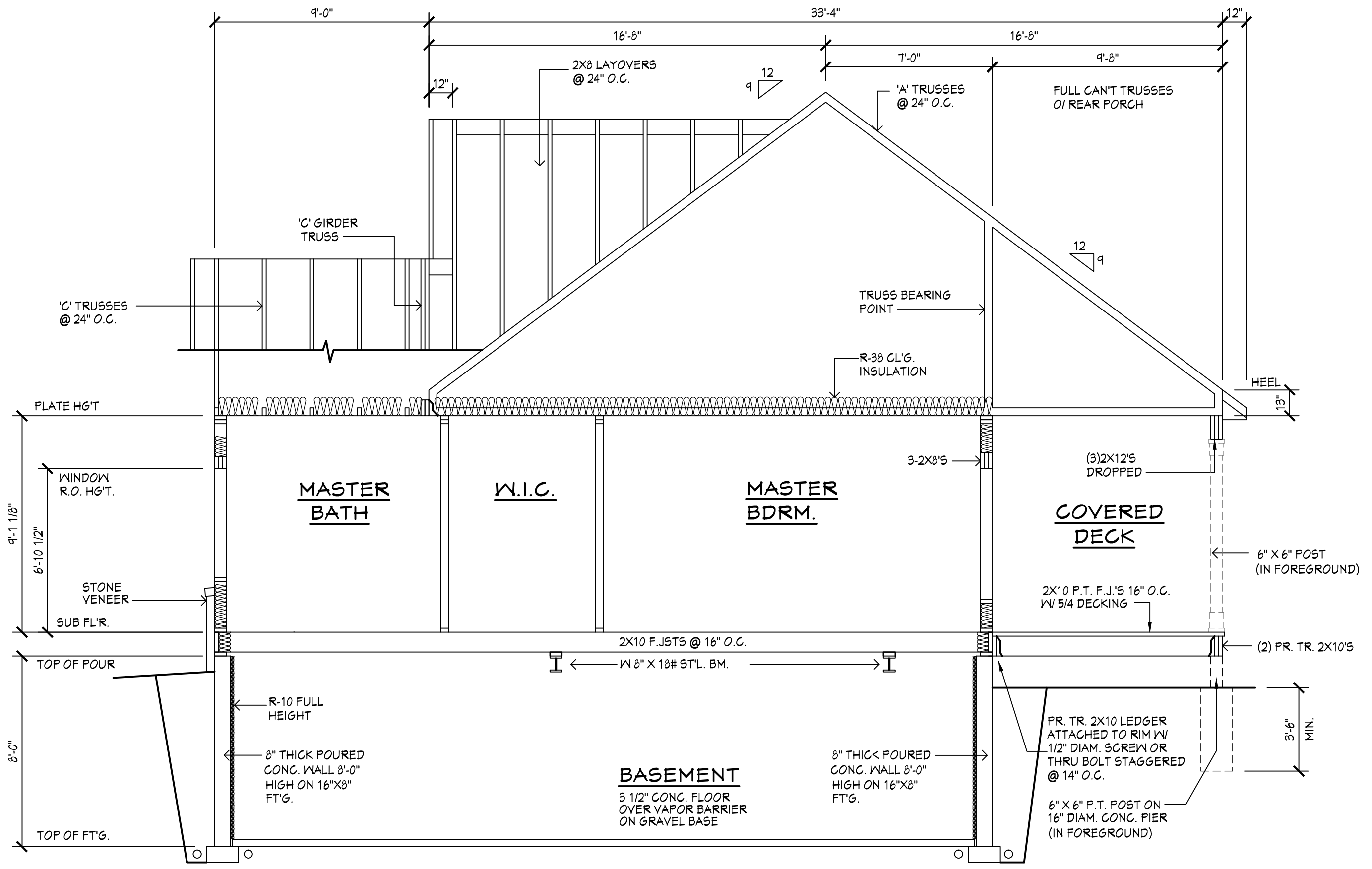
SECTIONS/ DETAILS

GLA PLAN 2077 R

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AS NOTED	6/15
PROJECT:	sheet:
2395 T	4



B BUILDING SECTION
SCALE: 1/4" = 1'-0"



A BUILDING SECTION
SCALE: 1/4" = 1'-0"

GENERAL NOTES :

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IT IS THE RESPONSIBILITY OF THE CONTRACTOR, BUILDER OR OWNER OF THIS BUILDING TO NOTIFY THE ARCHITECT OF ANY DEVIATION FROM THESE DRAWINGS.

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CODE COMPLIANCE :

THESE PLANS COMPLY WITH THE NEW YORK STATE ENERGY CODE EFFECTIVE DECEMBER 2010. PLEASE REFER TO RESCHECK CALCULATIONS PROVIDED FOR COMPLIANCE INFORMATION.

CONTRACTOR TO BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING/ ELECTRICAL/ MECHANICAL/ SANITARY AND ENERGY CONSERVATION CODES - STATE AND OR LOCAL.

CONTRACTOR TO BE RESPONSIBLE TO LOCAL BUILDING DEPARTMENT AND THAT DEPARTMENT'S INTERPRETATION OF THE BUILDING CODE SHOULD IT DIFFER FROM THESE PLANS.

CONTRACTOR TO BE RESPONSIBLE THAT BRAND NAME OF WINDOWS AND DOORS INSTALLED MEET NEW YORK STATE EXIT REQUIREMENTS.

A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS PER SECTION 1103.9 OF THE 2010 NY RESIDENTIAL CODE.

RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES PER SECTION 1102.4.5 OF THE 2010 NY RESIDENTIAL CODE.

CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION 1103.1.2 OF THE 2010 NY RESIDENTIAL CODE.

ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-2. CIRCULATING HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE PER SECTION 1103.4 OF THE 2010 RESIDENTIAL CODE.

ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R- VALUE AS THE ATTIC, WEATHER STRIPPED AND LATCHED PER 1102.2.3 OF THE 2010 NY RESIDENTIAL CODE.

AIR TIGHTNESS AND INSULATION INSTALLATION SHALL BE VERIFIED BY VISUAL INSPECTION PER SECTION 1102.4.3.2 OF THE 2010 NY RESIDENTIAL CODE.

SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO A MIN. OF R-8. ALL OTHER DUCTS SHALL BE INSULATED TO A MINIMUM OF R-6, WITH THE EXCEPTION OF DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE AS PER SECTION 403.2.1 OF THE ECCCNY.

MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES F OR BELOW 55 DEGREES F SHALL BE INSULATED TO A MINIMUM OF R-3 AS PER SECTION 403.3 OF THE ECCCNY.

OUTDOOR AIR INTAKE AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING AS PER SECTION 403.5 OF THE ECCCNY.

MISCELLANEOUS :

CONTRACTOR TO VERIFY ALL NOTES AND DIMENSIONS BEFORE STARTING CONSTRUCTION AND TO BE RESPONSIBLE FOR ERRORS AND / OR OMISSIONS.

CONTRACTOR TO BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND SAFETY PRECATIONS/ PROGRAMS IN CONNECTION WITH THE WORK.

THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS - USE DIMENSIONS GIVEN.

THE CONTRACTOR/ OWNER SHALL REQUEST LOCATION OF ALL UTILITIES PRIOR TO ANY DIGGING.

THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND OWNER'S AGENTS THROUGH ADEQUATE INSURANCE COVERAGE AGAINST ANY CLAIMS ARISING FROM INJURIES DURING CONSTRUCTION, OR FAILURE TO MAINTAIN SAFE CONDITIONS ON THE SITE.

THESE DRAWINGS HAVE BEEN PREPARED FOR STUCTURAL REFERENCE ONLY. ELECTRICAL, MECHANICAL AND OTHER BUILDING SYSTEMS, IF REQUIRED, ARE TO BE DONE BY OTHERS

GARAGE FIREPROOFING :

3/4 HOUR FIRE RESISTANCE RATING NEEDED BETWEEN HOUSE & GARAGE CAN BE ACHIEVED WITH ONE LAYER 5/8" TYPE X DRYWALL ON GARAGE SIDE AND ONE LAYER 1/2" TYPE X DRYWALL ON THE OPPOSITE SIDE. APPLICATION TO BE IN ACCORDANCE WITH R702.3.

IF LIVING AREA OR BONUS AREAS ARE ABOVE GARAGE, THEN ONE LAYER OF 5/8" TYPE X DRYWALL ON THE CEILING IS REQUIRED.

TRUSSES :

WOOD TRUSSES (IF USED) TO BE DEIGNED FOR 40 PSF. LIVE (GROUND SNOW LOAD) MANUFACTURER TO CALCULATE ALL OTHER LOADS IMPOSED ON TRUSSES AS REQUIRED, AND CERTIFIED THEIR DESIGN BY A LICENSED NEW YORK STATE ENGINEER OR ARCHITECT.

FOUNDATION :

ALL FOOTINGS TO REST ON (ORIGINAL) UNDISTURBED SOIL. ASSUMED MINIMUM SOIL BEARING PRESSURE TO BE 2500 P.S.F. CONTRACTOR TO BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS.

BASEMENT/CELLAR WALLS AND FOOTING DESIGNS ASSUMED PARTIALLY SATURATED SOIL CONDITIONS TO TO THE FULL WALL DEPTH. SHOULD SATURATED CONDITIONS BE ENCOUNTERED, OUR OFFICE SHOULD BE CONTACTED FOR REVIEW AND POSSIBLE REVISIONS TO THE PLANS.

CONCRETE AND MASONRY FOUNDATION WALLS SHALL BE SELECTED AND CONSTRUCTED AS SET FORTH IN TABLES R404.1.1 (1), R404.1.1 (2), R404.1.1 (3), R404.1.1 (4), AND R404.1.1 (5) OF THE RESIDENTIAL CODE OF NEW YORK STATE

CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR PROVIDING PROPER DRAINAGE SHOULD INTERMITTENT SPRINGS OR PERCHED WATER BE ENCOUNTERED.

POSITIVE DRAINAGE SHALL BE PROVIDED SO THAT FINISHED GRADE SLOPES AWAY FROM PERIMETER WALLS & FOOTINGS.

CONTINUOUS 4" DIAM. PERFORATED DRAIN PIPE SHALL BE PLACED ALONG THE PERIMETER OF THE BASEMENT WALLS WHICH DRAINS TO THE SUMP PUMP. A MINIMUM OF 6" GRANULAR BASE SHALL BE PLACED OVER THE DRAIN TILE AND MINIMUM OF 2" UNDER THE TILE.

FRAMING :

BUILDING FRAMING CAVITIES SHALL NOT BE USED AS SUPPLY DUCTS AS PER SECTION 403.2.3 OF THE ECCCNY.

PROVIDE ALL TEMPORARY BRACING AND SHORING TO AVOID EXCESSIVE STRESSES AND HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION

UNDER ALL CONCEALED WOOD BEARING POSTS, PROVIDE ADDITIONAL WOOD BLOCKING AS REQUIRED IN FLOOR JOIST SPACE UNDER POST, TO ENSURE SOLID BEARING FROM HEADER OR BEAM DOWN TO FOUNDATION WALL.

ALL WINDOWS AND DOORS ARE TO BE FRAMED WITH MINIMUM 3-2X6 HEADER UNLESS NOTED OTHERWISE.

BUILDER ASSUMES FULL RESPONSIBLY FOR MAINTAINING THE STRUCTURAL INTEGRITY OF JOISTS, BEAMS OR STUDS WHICH ARE NOTCHED OR DRILLED TO ACCOMMODATE MECHANICAL OR ELECTRICAL LINES.

ALL STRESS GRADE LUMBER CONSTRUCTION SHALL COMPLY WITH AITC TIMBER CONSTRUCTION STANDARDS LATEST EDITION. EACH PIECE SHALL BEAR THE STAMP OF A GRADING RULES AGENCY. APPROVED BY THE AMERICAN LUMBER STANDARDS COMMITTEE. GRADE LOSS RESULTING FROM EFFECTS OF WEATHER, HANDLING, STORAGE, RESAWING, OR DIVIDING LENGTHS WILL BE CAUSE FOR REJECTION.

SITE CONDITIONS :

THESE PLANS HAVE BEEN PREPARED ACCORDING TO NEW YORK STATE BUILDING CODE REQUIREMENTS TO SUIT A GENERAL RANGE OF CONDITIONS THAT MAY BE AFFECTED BY A PARTICULAR BUILDING SITE OR BUILDER/ OWNER CONTRACTUAL AGREEMENT. CONTRACTOR TO BE RESPONSIBLE TO ADAPT THESE PLANS TO SUIT THE NEEDS OF THE BUILDING ON SITE AS REQUIRED, PROVIDED THAT SUCH ADJUSTMENTS DO NOT VIOLATE THE CODE OR ALTER THE STRUCTURAL INTEGRITY OF THE BUILDING.

CONTRACTOR/ OWNER SHALL PERFORM EXPLORATORY EXCAVATION TO DETERMINE ACTUAL FIELD CONDITIONS AND NOTIFY THIS OFFICE OF THE FINDINGS TO ALLOW FOR DESIGN CHANGES PRIOR TO ACTUAL CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/ OWNER TO DEVELOP THE NECESSARY FOUNDATION SOIL TO SUSTAIN THE LOAD DESIGNS OF 2500 P.S.F. AND TO HIRE, IF NECESSARY, A SOILS ENGINEER TO INSPECT AND VERIFY SOIL CONDITIONS PRIOR TO POURING OF FOUNDATIONS.

THE CONTRACTOR, BUILDER OR OWNER SHALL NOTIFY THE ARCHITECT OF ANY UNUSUAL SITE CONDITIONS WHICH MAY EFFECT THE FOUNDATION, DRAINAGE OR STRUCTURAL MEMBERS INCLUDING REQUIREMENTS FOR ADDITIONAL DEPTH OF FOOTINGS, UNSTABLE SOIL CONDITIONS AND HIGH GROUND WATER TABLE.

NO SITE INSPECTIONS ARE TO BE MADE BY THIS OFFICE. CONTRACTOR TO BE RESPONSIBLE FOR MATERIALS AND WORKMANSHIP. SUBSTITUTIONS FOR MATERIALS SPECIFIED TO BE MADE WITH THE PERMISSION OF THE LOCAL BUILDING DEPT.

FIREPLACES :

DIRECT VENT GAS FIREPLACE UNIT TO BE SELECTED BY OWNER AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

WITH WOOD BURNING UNITS, MAXIMUM INFILTRATION OF 20 CFM. WITH DAMPER CLOSED. ALSO THE SOURCE OF OUTSIDE AIR TO BE EQUIPPED WITH A DAMPER THAT CAN BE FULLY CLOSED.

DESIGN CRITERIA : (FOR GREATER ROCHESTER AREA & ADJACENT COUNTIES)

NOTE

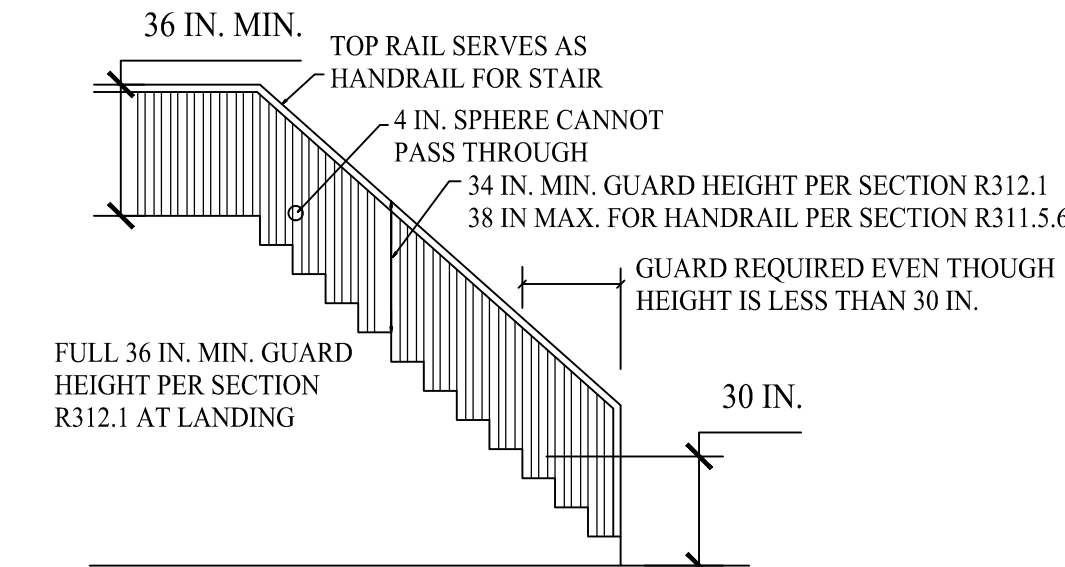
LOCAL JURISDICTION DESIGN CRITERIA MAY VARY AND SHALL BE STRICTLY ADHERED TO

1ST AND 2ND FLOOR LIVING AREA LIVE LOAD	40 P.S.F.
SLEEPING AND ATTIC AREA LIVE LOAD	30 P.S.F.
FLOOR DEAD LOAD	15 P.S.F.
GROUND SNOW LOAD	40 P.S.F.
ROOF DEAD LOAD	10 P.S.F.
ALLOWABLE SOIL BEARING	2500 P.S.F. AT MINIMUM 42" BELOW FINISHED GRADE

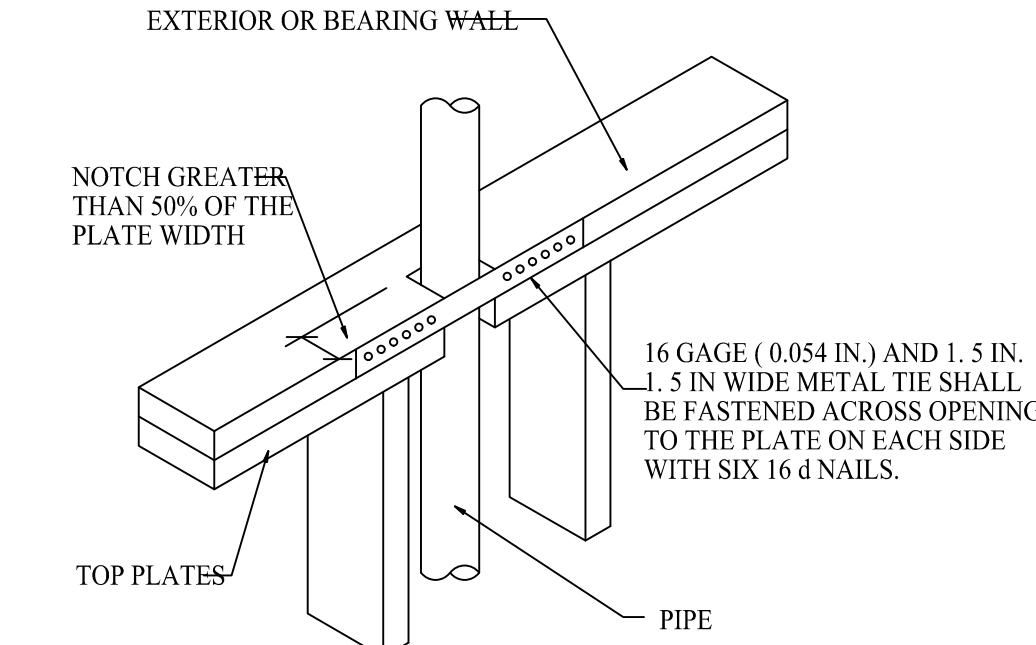
WIND SPEED	90 MPH, EXPOSURE B
SEISMIC DESIGN CATAGORY	B
WEATHERING	SEVERE
FROST LINE DEPTH	42 INCHES
TERMITE DAMAGE	SLIGHT TO MODERATE
DECAY DAMAGE	NONE TO SLIGHT
WINTER DESIGN TEMPERATURE	1 DEGREE
ICE SHEILD UNDERLAYMENT	REQUIRED 24" INSIDE OF EXTERIOR WALL LINE
FLOOD HAZARD	FIRM - 1992
ROOF TIE DOWN REQUIREMENTS	R802.11, BASED UPON SPECIFIC ROOF DESIGN

STRUCTURAL MATERIAL SPECIFICATIONS :

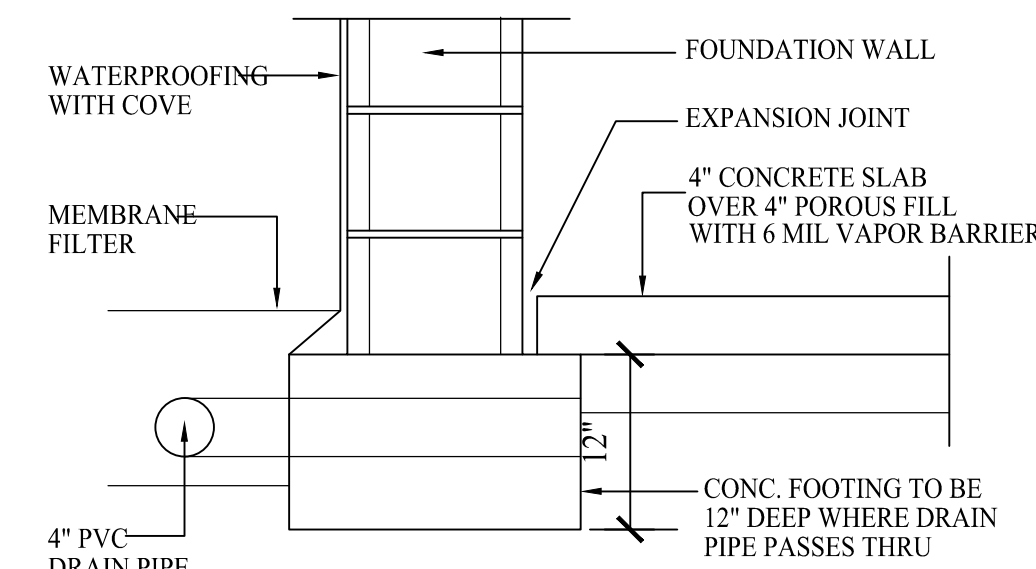
STRUCTURAL STEEL	ASTM A-36, Fy = 36 ksi
REINFORCED STEEL	ASTM A-615, Fy = 40 ksi
WIRE MESH	ASTM A-185, 6 x 6 - 10/10 W.W.M.
LUMBER	ALL STUCTURAL MEMBERS, JOISTS, RAFTERS, ETC. TO BE #2 GRADE LUMBER (DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR) WITH A MIN. FIBER STRESS OF 850 P.S.I. UNLESS NOTED OTHERWISE
PLYWOOD	CDX, PANEL INDEX
LVL, PSL, LSL	Fb = 2600 Fv = 285 E x 10 ⁶ = 1.9 Fc = 750
MASONRY	ASTM C90, GRADE N-1, Fm = 1350 PSI
MORTAR	ASTM C270, TYPE S
GROUT	Fc = 2000 PSI ASTM C476
CONCRETE	Fc =2500 PSI MIN. (FOOTINGS, BASEMENT SLAB) Fc =3500 PSI MIN. (GARAGE SLAB, PORCH SLAB, & POURED FOUNDATION WALLS)
BOLTS	ASTM A307, Fy = 33 ksi



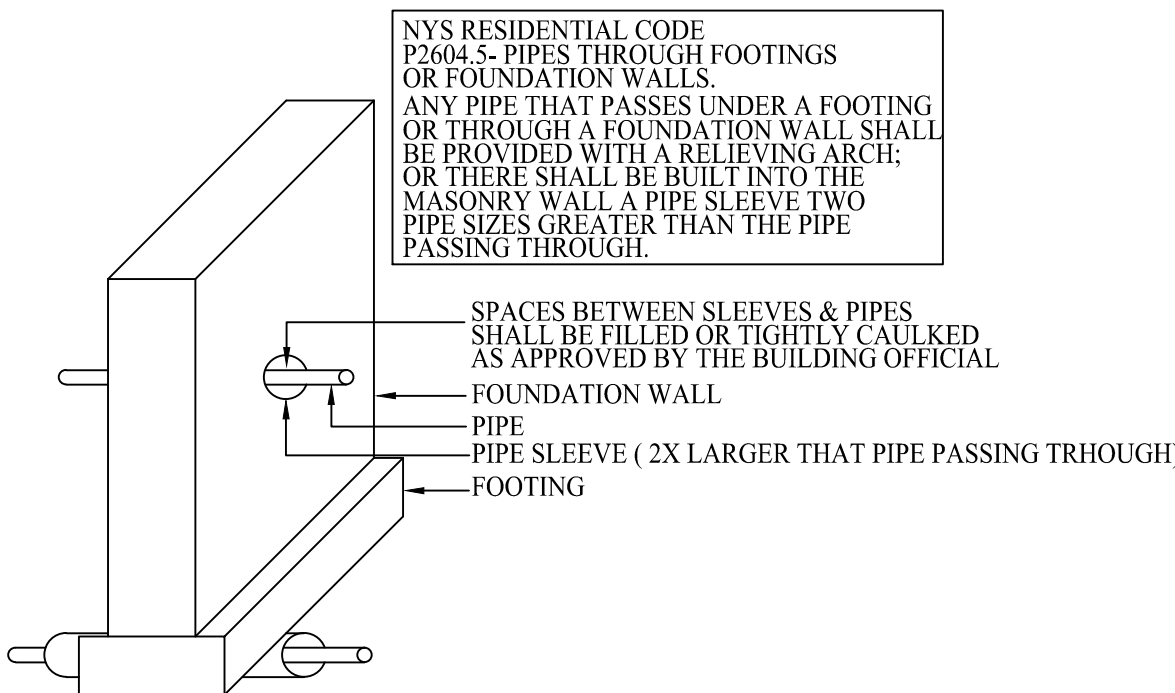
STAIRWAY GUARD REQUIREMENTS



TOP PLATE FRAMING TO ACCOMMODATE PIPE



DRAIN TILE THRU FOOTING DETAIL



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2395 T	N-1

8-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE d > 5 INCHES ^a				
WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL ^b	MINIMUM VERTICAL REINFORCEMENT ^{b, c}		
		SOIL CLASSES AND LATERAL SOIL LOAD ^d (psf PER FOOT BELOW GRADE)		
		GW, GP, SW, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MH, ML-CL AND INORGANIC CL SOILS 60
6'-8"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'-8"	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
7'-4"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.
	7'-4"	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
8'-0"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#5 @ 48" O.C.
	7'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
	8'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 32" O.C.
8'-8"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
	7'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
	8'-8"	#6 @ 48" O.C.	#6 @ 32" O.C.	#6 @ 24" O.C.
9'-4"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
	7'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
	8'	#6 @ 48" O.C.	#6 @ 40" O.C.	#6 @ 24" O.C.
	9'-4"	#6 @ 40" O.C.	#6 @ 24" O.C.	#6 @ 16" O.C.
10'-0"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.
	6'	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
	7'	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 32" O.C.
	8'	#6 @ 48" O.C.	#6 @ 32" O.C.	#6 @ 24" O.C.
	9'	#6 @ 40" O.C.	#6 @ 24" O.C.	#6 @ 16" O.C.
	10'	#6 @ 32" O.C.	#6 @ 16" O.C.	#6 @ 16" O.C.

- | WALL HEIGHT | HEIGHT OF UNBALANCED BACKFILL ^c | MINIMUM VERTICAL REINFORCEMENT ^{b, c} | | |
|-------------|--|--|----------------------------------|--|
| | | SOIL CLASSES AND LATERAL SOIL LOAD ^d (psf PER FOOT BELOW GRADE) | | |
| | | GW, GP, SW, AND SP SOILS
30 | GM, GS, SM-SC AND ML SOILS
45 | SC, MH, ML-CL AND INORGANIC CL SOILS
60 |
| 6'-8" | 4' (OR LESS) | #4 @ 56" O.C. | #4 @ 56" O.C. | #4 @ 56" O.C. |
| | 5' | #4 @ 56" O.C. | #4 @ 56" O.C. | #4 @ 56" O.C. |
| | 6-8" | #4 @ 56" O.C. | #5 @ 56" O.C. | #5 @ 56" O.C. |
| 7-4" | 4' (OR LESS) | #4 @ 56" O.C. | #4 @ 56" O.C. | #4 @ 56" O.C. |
| | 5' | #4 @ 56" O.C. | #4 @ 56" O.C. | #4 @ 56" O.C. |
| | 6' | #4 @ 56" O.C. | #4 @ 56" O.C. | #5 @ 56" O.C. |
| | 7-4" | #4 @ 56" O.C. | #5 @ 56" O.C. | #6 @ 56" O.C. |
| 8-0" | 4' (OR LESS) | #4 @ 56" O.C. | #4 @ 56" O.C. | #4 @ 56" O.C. |
| | 5' | #4 @ 56" O.C. | #4 @ 56" O.C. | #4 @ 56" O.C. |
| | 6' | #4 @ 56" O.C. | #4 @ 56" O.C. | #5 @ 56" O.C. |
| | 7' | #4 @ 56" O.C. | #5 @ 56" O.C. | #6 @ 56" O.C. |
| | 8' | #5 @ 56" O.C. | #6 @ 56" O.C. | #6 @ 48" O.C. |
| 8'-8" | 4' (OR LESS) | #4 @ 56" O.C. | #4 @ 56" O.C. | #4 @ 56" O.C. |
| | 5' | #4 @ 56" O.C. | #4 @ 56" O.C. | #4 @ 56" O.C. |
| | 6' | #4 @ 56" O.C. | #4 @ 56" O.C. | #5 @ 56" O.C. |
| | 7' | #4 @ 56" O.C. | #5 @ 56" O.C. | #6 @ 56" O.C. |
| | 8-8" | #5 @ 56" O.C. | #6 @ 56" O.C. | #6 @ 32" O.C. |
| 9'-4" | 4' (OR LESS) | #4 @ 56" O.C. | #4 @ 56" O.C. | #4 @ 56" O.C. |
| | 5' | #4 @ 56" O.C. | #4 @ 56" O.C. | #4 @ 56" O.C. |
| | 6' | #4 @ 56" O.C. | #5 @ 56" O.C. | #5 @ 56" O.C. |
| | 7' | #4 @ 56" O.C. | #5 @ 56" O.C. | #6 @ 56" O.C. |
| | 8' | #5 @ 56" O.C. | #6 @ 56" O.C. | #6 @ 40" O.C. |
| | 9-4" | #6 @ 56" O.C. | #6 @ 40" O.C. | #6 @ 24" O.C. |
| 10'-0" | 4' (OR LESS) | #4 @ 56" O.C. | #4 @ 56" O.C. | #4 @ 56" O.C. |
| | 5' | #4 @ 56" O.C. | #4 @ 56" O.C. | #5 @ 56" O.C. |
| | 6' | #4 @ 56" O.C. | #5 @ 56" O.C. | #5 @ 56" O.C. |
| | 7' | #5 @ 56" O.C. | #6 @ 56" O.C. | #6 @ 48" O.C. |
| | 8' | #5 @ 56" O.C. | #6 @ 48" O.C. | #6 @ 40" O.C. |
| | 9' | #6 @ 56" O.C. | #6 @ 40" O.C. | #6 @ 24" O.C. |
| | 10' | #6 @ 48" O.C. | #6 @ 32" O.C. | #6 @ 24" O.C. |

- | WALL HEIGHT | HEIGHT OF UNBALANCED BACKFILL ^c | MINIMUM VERTICAL REINFORCEMENT ^{b, c} | | |
|-------------|--|--|----------------------------------|--|
| | | SOIL CLASSES AND LATERAL SOIL LOAD ^d (psf PER FOOT BELOW GRADE) | | |
| | | GW, GP, SW, AND SP SOILS
30 | GM, GS, SM-SC AND ML SOILS
45 | SC, MH, ML-CL AND INORGANIC CL SOILS
60 |
| 6'-8" | 4' (OR LESS) | #4 @ 72" O.C. | #4 @ 72" O.C. | #4 @ 72" O.C. |
| | 5' | #4 @ 72" O.C. | #4 @ 72" O.C. | #4 @ 72" O.C. |
| | 6'-8" | #4 @ 72" O.C. | #4 @ 72" O.C. | #5 @ 72" O.C. |
| 7'-4" | 4' (OR LESS) | #4 @ 72" O.C. | #4 @ 72" O.C. | #4 @ 72" O.C. |
| | 5' | #4 @ 72" O.C. | #4 @ 72" O.C. | #4 @ 72" O.C. |
| | 6' | #4 @ 72" O.C. | #4 @ 72" O.C. | #5 @ 72" O.C. |
| 8'-0" | 7'-4" | #4 @ 72" O.C. | #5 @ 72" O.C. | #6 @ 72" O.C. |
| | 4' (OR LESS) | #4 @ 72" O.C. | #4 @ 72" O.C. | #4 @ 72" O.C. |
| | 5' | #4 @ 72" O.C. | #4 @ 72" O.C. | #4 @ 72" O.C. |
| 8'-8" | 6' | #4 @ 72" O.C. | #4 @ 72" O.C. | #5 @ 72" O.C. |
| | 7' | #4 @ 72" O.C. | #5 @ 72" O.C. | #5 @ 72" O.C. |
| | 8' | #5 @ 72" O.C. | #6 @ 72" O.C. | #6 @ 64" O.C. |
| 8'-8" | 4' (OR LESS) | #4 @ 72" O.C. | #4 @ 72" O.C. | #4 @ 72" O.C. |
| | 5' | #4 @ 72" O.C. | #4 @ 72" O.C. | #4 @ 72" O.C. |
| | 6' | #4 @ 72" O.C. | #4 @ 72" O.C. | #5 @ 72" O.C. |
| 9'-4" | 7' | #4 @ 72" O.C. | #4 @ 72" O.C. | #6 @ 72" O.C. |
| | 8'-8" | #5 @ 72" O.C. | #5 @ 72" O.C. | #6 @ 48" O.C. |
| | 4' (OR LESS) | #4 @ 72" O.C. | #4 @ 72" O.C. | #4 @ 72" O.C. |
| 9'-4" | 5' | #4 @ 72" O.C. | #4 @ 72" O.C. | #4 @ 72" O.C. |
| | 6' | #4 @ 72" O.C. | #5 @ 72" O.C. | #5 @ 72" O.C. |
| | 7' | #4 @ 72" O.C. | #5 @ 72" O.C. | #6 @ 72" O.C. |
| 10'-0" | 8' | #5 @ 72" O.C. | #6 @ 72" O.C. | #6 @ 56" O.C. |
| | 9'-4" | #6 @ 72" O.C. | #6 @ 48" O.C. | #6 @ 40" O.C. |
| | 4' (OR LESS) | #4 @ 72" O.C. | #4 @ 72" O.C. | #4 @ 72" O.C. |
| 10'-0" | 5' | #4 @ 72" O.C. | #4 @ 72" O.C. | #4 @ 72" O.C. |
| | 6' | #4 @ 72" O.C. | #5 @ 72" O.C. | #5 @ 72" O.C. |
| | 7' | #5 @ 72" O.C. | #5 @ 72" O.C. | #6 @ 72" O.C. |
| 10'-0" | 8' | #5 @ 72" O.C. | #5 @ 72" O.C. | #6 @ 48" O.C. |
| | 9' | #6 @ 72" O.C. | #6 @ 56" O.C. | #6 @ 40" O.C. |
| | 10' | #6 @ 64" O.C. | #6 @ 40" O.C. | #6 @ 32" O.C. |

- ## CONCRETE FOUNDATION WALLS^{h, i, j, k}

MAXIMUM WALL HEIGHT (FEET)	MAXIMUM UNBALANCED BACKFILL HEIGHT ^b (FEET)	MINIMUM VERTICAL REINFORCEMENT SIZE & SPACING c, d, e, f, 1											
		SOIL CLASSES ^a AND DESIGN LATERAL SOIL (psf PER FOOT OF DEPTH)											
		GW, GP, SW, AND SP 30				GM, GS, SM-SC AND ML 45				SC, MH, ML-CL AND INORGANIC CL 60			
		MINIMUM WALL THICKNESS (INCHES)											
		5.5	7.5	9.5	11.5	5.5	7.5	9.5	11.5	5.5	7.5	9.5	11.5
5	4	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
	5	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
6	4	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
	5	PC	PC	PC	PC	PC	PC ^g	PC	PC	#4 @35"	PC ^g	PC	PC
7	6	PC	PC	PC	PC	#5 @48"	PC	PC	PC	#5 @36"	PC	PC	PC
	4	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
	5	PC	PC	PC	PC	PC	PC	PC	PC	#5 @47"	PC	PC	PC
	6	PC	PC	PC	PC	#5 @42"	PC	PC	PC	#6 @43"	#5 @48"	PC ^g	PC
	7	#5 @46"	PC	PC	PC	#6 @42"	#5 @46"	PC ^g	PC	#6 @34"	#6 @48"	PC	PC
8	4	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
	5	PC	PC	PC	PC	#4 @38"	PC ^g	PC	PC	#5 @43"	PC	PC	PC
	6	#4 @37"	PC ^g	PC	PC	#5 @37"	PC	PC	PC	#6 @43"	#6 @43"	PC ^g	PC
	7	#5 @40"	PC	PC	PC	#6 @37"	#5 @41"	PC	PC	#6 @34"	#6 @43"	PC	PC
	8	#6 @43"	#5 @47"	PC ^g	PC	#6 @34"	#6 @43"	PC	PC	#6 @27"	#6 @32"	#6 @44"	PC
9	4	PC	PC	PC	PC	#4 @33"	PC ^g	PC	PC	#5 @40"	PC	PC ^c	PC
	6	#4 @34"	PC ^g	PC	PC	#6 @48"	PC	PC	PC	#6 @36"	#5 @39"	PC ^g	PC
	7	#5 @36"	#5 @41"	PC	PC	#6 @34"	#5 @37"	PC	PC	#6 @33"	#6 @38"	#5 @37"	PC ^g
	8	#6 @38"	#6 @41"	PC ^g	PC	#6 @33"	#6 @38"	#5 @37"	PC ^g	#6 @24"	#7 @39"	#6 @39"	#6 @45" h
	9	#6 @34"	#6 @46"	PC	PC	#6 @26"	#7 @41"	#6 @41"	PC	#6 @19"	#7 @31"	#7 @41"	#6 @39"
10	4	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
	5	PC	PC	PC	PC	#4 @33"	PC ^g	PC	PC	#5 @38"	PC	PC	PC
	6	#5 @48"	PC ^g	PC	PC	#6 @45"	PC	PC	PC	#4 @34"	PC	PC	PC
	7	#6 @47"	PC	PC	PC	#6 @34"	#6 @48"	PC	PC	#6 @30"	#6 @35"	#7 @48"	PC ^g
	8	#6 @34"	#5 @38"	PC	PC	#6 @30"	#7 @47"	#6 @47"	PC ^g	#6 @22"	#6 @35"	#7 @48"	#6 @45" h
10	9	#6 @34"	#6 @41"	#4 @48"	PC	#6 @23"	#7 @37"	#7 @48"	#4 @48" h	DR	#6 @22"	#7 @37"	#7 @45"
	10	#6 @28"	#7 @45"	#6 @45"	PC	DR	#7 @31"	#7 @40"	#6 @38"	DR	#6 @22"	#7 @30"	#7 @36"

- | CLASS OF MATERIALS | LOAD-BEARING PRESSURE
(pounds per square foot) |
|---|---|
| CRYSTALLINE BEDROCK | 12,000 |
| SEDIMENTARY & FOLIATED ROCK | 4,000 |
| SANDY GRAVEL AND/OR GRAVEL (GW & GP) | 3,000 |
| SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, OR CLAY GRAVEL
(SW, SP, SM, SC, GM, & GC) | 2,000 |
| CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT
(CL, ML, MH, & CH) | 1,500 ^b |

- | UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOL | SOIL DESCRIPTION |
|---|--|
| GW | WELL-GRADED GRAVELS, GRAVEL SAND MIXTURES, LITTLE OR NO FINES |
| GP | POORLY GRADED GRAVELS OR GRAVEL SAND, LITTLE OR NO FINES |
| SW | WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES |
| SP | POORLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINES |
| GM | SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES |
| SM | SILTY SAND, SAND-SILT MIXTURES |
| GC | CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES |
| SC | CLAYEY SANDS, SAND-CLAY MIXTURE MIXTURES |
| ML | INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY |
| CL | INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS |
| CH | INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS |
| MH | INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS |
| OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY |
| OH | ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS |
| PT | PEAT & OTHER HIGHLY ORGANIC SOILS |

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DATE	BY	DESCRIPTION

100

GLA PLAN 2077 R

drawn: CSB	checked: AMM
scale: AS NOTED	date: 6/15
<u>PROJECT:</u> 2395 T	sheet: N-2