

Cheshire Home

4157 Woolhouse Rd., Canandaigua, NY



Construction Documents

LIST OF DRAWINGS

| | |
|-------|----------------------------------|
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STATISTICS

| | |
|-------------|---------|
| 1st Floor | 1371 SF |
| Basement | 700 SF |
| Deck | 600 SF |
| Garage | 582 SF |
| Window Well | 21 SF |
| Mech. | 82 SF |

NOT FOR CONSTRUCTION

Title: Construction Documents
COVER SHEET

Project No. 2034
Date: 12/14/20

Craig Palmer
Cheshire Home
4157 Woolhouse Rd., Canandaigua, NY

DESIGN WORKS
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REVISIONS
No. Date Description

A-0.0

CODE AND GENERAL NOTES

• STRUCTURAL DESIGN LOADS

FIRST FLOOR LIVING SPACE: 40 PSF
SECOND FLOOR LIVING SPACE: 30 PSF
ATTIC STORAGE: 20 PSF

• SOIL BEARING MIN. 2000 PSF

• JOIST, HEADERS, & BEAMS SHALL BE EASTERN HEM FIR NO. 2 OR BETTER UNLESS NOTED OTHERWISE
HF: Fb=1100 PSI, Fv=75 PSI, E=1,300,000
LVL: Fb=2600 PSI, Fv=285 PSI, E=1,400,000
DOUG FIR: Fb=1400 PSI, Fv=95, E=1,400,000

• CONCRETE SUBJECT TO FREEZE-THAW CYCLES SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4,000 PSI AND 3,500 PSI FOR INTERIOR APPLICATIONS

• WOOD BEAMS TO FOUNDATION POCKETS SHALL HAVE 1/2" CLEARANCE FROM MASONRY - 1/2" AIRSPACE (3) SIDES w/ 1/2" FT PLATE UNDER w/ SOLID CMU CORES)

• DOUBLE FLOOR JOISTS AT FLOOR OPENINGS AND AT BUILDING ENDS

• WINDOW AND EXTERIOR DOOR HEADERS AS NOTED ON PLAN

• PROVIDE DOUBLE STUDS (MIN.) UNDER BEAMS w/ SOLID BLKG. TO FNDN. (w/ SOLID CMU CORES AT POINT LOAD), COL. OR BEAM FOR PROPER SUPPORT AND LOAD TRANSFER

• ALL PRE-ENGINEERED ROOF & FLOOR SYSTEMS AND THEIR BLOCKING / BRACING TO BE CERTIFIED BY THE MANUFACTURER

• PROVIDE REQUIRED FLASHING TO MEET OR EXCEED ACCEPTABLE COMMON BUILDING PRACTICE WHERE REQ'D AND AT ROOF CHANGES, HORIZ. ABUTMENTS (PORCHES & DECKS), PROJECTIONS, VALLEYS, OPENINGS... ETC.

• PROVIDE RUST-INHIBITIVE PAINT, TO STEEL COLUMNS EXCEPT FOR CORROSION RESISTANT OR TREATED STEEL PER SECTION R402 OF THE RESIDENTIAL CODE OF N.Y.S.

• ALL AREAS OF HABITABLE SPACE WILL BE PROVIDED WITH OPENINGS FOR EMERGENCY EGRESS OF 5 SQ. FT. AT FIRST FLOOR AND 5.7 SQ. FT. AT SECOND FLOOR, SILL WITHIN 42" OF FLOOR.

• GLAZING TO BE TEMPERED WHEN CONSIDERED A HAZARDOUS LOCATION AS DEFINED IN R308.4 OF THE RESIDENTIAL CODE OF NYS.

• FIRE BLOCKING SHALL BE INSTALLED PER SECTIONS R602.8, R1001.12 OF THE RESIDENTIAL CODE OF N.Y.S. - FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED WALL AND STAIR SPACES AT THE FLOOR AND CEILING (ALSO 1/2" GNB ON UNDERSIDE OF STAIRS IN ENCLOSED ACCESSIBLE SPACES), HORIZ. FURRED SPACES AT INTERVALS NOT EXCEEDING 10 FT., CONCEALED JOIST SPACES AT BEAMS AND BEARING WALLS

• PORCHES, BALCONIES, AND RAISED FLOORS GREATER THAN 30" ABV. FLR. OR GRADE SHALL HAVE A HALF WALL OR RAIL GUARD 36" MIN. HT (R315)

• PROVIDE 22" X 30" MIN. SCUTTLE OPS. w/ 30" MIN. HEAD ROOM, TO ROOF CAVITIES THAT EXCEED 30 SF w/ OPENING LOCATED IN AN ACCESSIBLE AREA PER SECTION R807

• ELEC. & PLUMBING LAYOUT SHALL MEET OR EXCEED LOCAL & NATIONAL CODES & SHALL BE INSPECTED DURING CONSTRUCTION

• FOR NEW CONSTRUCTION SMOKE DETECTING ALARM DEVICES SHALL BE DIRECT WIRED AND CONFORM TO SECTION R317 OF THE RESIDENTIAL CODE OF N.Y.S. SMOKE DETECTORS FOR NEW CONSTRUCTION CARBON MONOXIDE DETECTORS SHALL BE DIRECT WIRED AND SHALL BE INSTALLED WITHIN 15' OF BEDROOM(S) ON EACH FLOOR AND ON EACH FLOOR THAT HAS A CARBON MONOXIDE SOURCE.

• EQUIPMENT AND APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN HAZARDOUS LOCATIONS AND PRIVATE GARAGES. APPLIANCES LOCATED IN PRIVATE GARAGES SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 6 FEET ABOVE THE FLOOR OR PROVIDE PROTECTION FROM MOTOR VEHICLE IMPACT. PER SECTION G2408 (305) OF THE RESIDENTIAL CODE OF THE STATE OF NEW YORK.

• STAIRWAYS PER R314, R316
- CLOSED RISERS UNLESS NOTED OTHERWISE
- 6'-8" MIN. HEADROOM ABV. NOSING
- PROVIDE HANDRAILS FOR (2) OR MORE RISERS, 1 1/4"-2" DIA. w/ 1 SIDE CONTINUOUS FROM TOP TO BOTTOM RISER, RETURN TO WALL OR NEXELL POST, 34" - 38" IN HT ABOVE NOSING w/ 1 1/2" CLEARANCE TO WALL OR OBSTRUCTION.
- OPEN SIDES OF STAIRS GREATER THAN 30" OF HT. SHALL HAVE GUARDS 34" MIN. HT. ABV. NOSING

• RAILING OR RISER OPENINGS SHALL NOT PERMIT THE PASSING OF A 4" DIAMETER SPHERE & 6" OPS IS PERMITTED AT TRIANGULAR OPS. AT RISER, TREAD & BTM. RAIL (R314.2.1 & R316.2)

• ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR - ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT

• CONTRACTOR WILL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCE AND SAFETY ISSUES IN REFERENCE TO THE CONSTRUCTION CONTRACT.

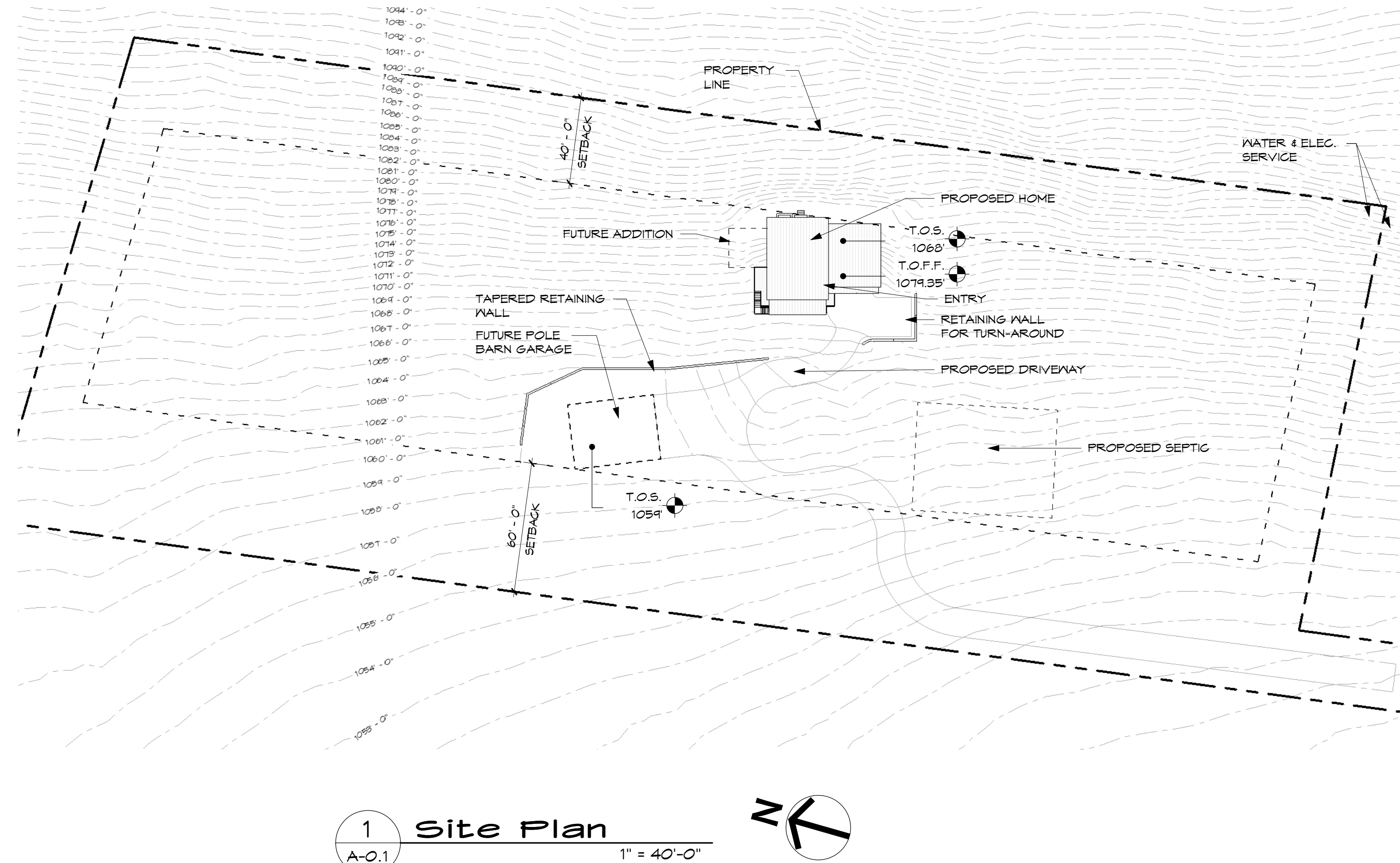
| GROUND SNOW LOAD (psf) | WIND SPEED (mph) | SEISMIC DESIGN CATEGORY | SUBJECT TO DAMAGE FROM | | | | ICE SHIELD UNDERLAYMENT REQ'D | FLOOD HAZARDS |
|------------------------|------------------|-------------------------|------------------------|------------------|--------------------|----------------|-------------------------------|---------------|
| | | | WEATHERING | FROST LINE DEPTH | TERMITE | DECAY | | |
| 40 | 115 | B | SEVERE | 42" | SLIGHT TO MODERATE | NONE TO SLIGHT | YES | NO |

• Climatic & Geographical Design Criteria - Ontario County, NY
- TABLE R301.2(1) -

| CLIMATE ZONE | FENESTRATION U-FACTOR | SKYLIGHT U-FACTOR | GLAZED FENESTRATION SHGC | CEILING R-VALUE | WOOD FRAME WALL R-VALUE | MASS WALL R-VALUE | FLOOR R-VALUE | BASEMENT WALL R-VALUE | SLAB R-VALUE & DEPTH | CRAWL SPACE WALL R-VALUE |
|--------------|-----------------------|-------------------|--------------------------|-----------------|-------------------------|-------------------|---------------|-----------------------|------------------------|--------------------------|
| | | | | | | | | | | |
| 5 | 0.32 | 0.55 | NR | 38-49" | 20 OR 13 + 5" | 13 / 17 | 30 | 15 / 19 | 10/2 FT HEATED SLAB 13 | 15 / 19 |

• Insulation & Fenestration Requirements By Component
- TABLE N1102.1.1

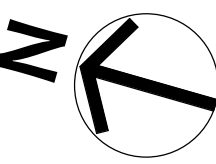
38 If continuous batts not compressed



1 Site Plan

A-0.1

1" = 40'-0"



CONSTRUCTION AND FRAMING NOTES:

1. JOISTS, HEADERS, AND BEAMS SHALL BE EASTERN HF NO. 2 OR BETTER UNLESS NOTED OTHERWISE
HF: Fb=1100 PSI, Fv=75 PSI, E=1,300,000
LVL: Fb=2600 PSI, Fv=285 PSI, E=1,400,000
DOUG FIR: Fb=1400 PSI, Fv=95 PSI, E=1,400,000

2. ALL HEADERS SHALL BE FREE FROM ALL SPLITS, CHECKS OR SHAKES.

3. "LVL" BEAMS SHALL HAVE BENDING STRESS FB= 2,600 PSI, E= 2.0M PSI.

4. ALL STRUCTURAL STEEL SHALL CONFORM WITH ASTM SPECIFICATION A-36.

5. BEAMS TO FOUNDATION POCKETS SHALL HAVE 1/2" CLEARANCE FROM MASONRY (1/2" AIRSPACE THREE (3) SIDES w/ STEEL SHIMS AND SOLID CMU CORES AT BEARING).

6. UNLESS OTHERWISE NOTED PROVIDE A 2x PLATE BOLTED TO TOP FLANGE OF ALL STEEL BEAMS WITH 3/8" DIAMETER BOLTS STAGGERED AT 48" ON CENTER.

7. SPECIAL UPLIFT CONNECTORS AS INDICATED AT CANTILEVERED JOISTS SHALL BE "SIMPSON STRONG TIE" ANCHORS OR EQUAL.

8. ALL WOOD PLATES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

9. ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES SHALL BE APPROVED PRESURE-PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE.

10. DOUBLE FLOOR JOISTS AT FLOOR OPENINGS.

11. PROVIDE DOUBLE STUDS (MIN.) UNDER BEAMS w/ SOLID BLKG. TO FNDN. (w/ SOLID CMU CORES AT POINT LOAD), COL. OR BEAM FOR PROPER SUPPORT AND LOAD TRANSFER.

12. FLOOR CONSTRUCTION: 3/4" TONGUE AND GROOVE ADVANTECH SUBFLOOR.

13. FLOOR FRAMING LAYOUT SHALL BE COORDINATED WITH GENERAL AND HVAC CONTRACTORS TO PROVIDE ACCESS CHASES AND UNOBSTRUCTED RUNS FOR HVAC DUCT WORK.

15. ALL WALLS TO RECEIVE TILE SHALL BE CEMENTITIOUS BACKER BOARD IN SHOWERS AND AROUND TUBS.

16. USE (1) LAYER 5/8" TYPE "X" GYPSUM BOARD @ GARAGE WALLS AND CEILINGS. ALL JOISTS TO BE TAPED, SEALED AND PAINT FINISH. INSTALL PER 1997 UBC REQUIREMENTS.

17. WINDOW AND EXTERIOR DOOR HEADERS AS NOTED ON PLAN.

18. PROVIDE REQUIRED FLASHING TO MEET OR EXCEED ACCEPTABLE COMMON BUILDING PRACTICE WHERE REQ'D AND AT ROOF CHANGES, HORIZ. ABUTMENTS (PORCHES & DECKS), PROJECTIONS, VALLEYS, OPENINGS... ETC.

19. ALL PRE-ENGINEERED ROOF & FLOOR SYSTEMS TO BE CERTIFIED BY THE MANUFACTURER, INCLUDING FINAL SIZING AND ENGINEERING, BRIDGING AND BLOCKING, THRU-PENETRATIONS, BEARING CONDITIONS AND CONNECTIONS.

20. PROVIDE RUST-INHIBITIVE PAINT TO STEEL COLUMNS EXCEPT FOR CORROSION RESISTANT OR TREATED STEEL.

21. PROVIDE BRIDGING WHERE JOISTS EXCEEDING A NOMINAL 2 INCHES BY 12 INCHES SHALL BE SUPPORTED LATERALLY BY BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL), OR A CONTINUOUS 1 INCH BY 3 INCH STRIP NAILED ACROSS THE BOTTOM OF JOISTS PERPENDICULAR TO JOISTS AT INTERVALS NOT EXCEEDING 8 FEET.

22. ALL AREAS OF HABITABLE SPACE WILL BE PROVIDED WITH OPENINGS FOR EMERGENCY EGRESS OF 5 SF AT FIRST FLOOR AND 5.7 SF AT SECOND FLOOR. ALL SILLS TO BE WITHIN 44" OF FINISH FLOOR FOR EGRESS OPENINGS.

23. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED WALL AND STAIR SPACES AT THE FLOOR AND CEILING (ALSO 1/2" GNB ON UNDERSIDE OF STAIRS IN ENCLOSED ACCESSIBLE SPACES), FURRED SPACES AT INTERVALS NOT EXCEEDING 10 FT., CONCEALED JOIST SPACES AT BEAMS AND BEARING WALLS.

24. ALL GAS APPLIANCES TO BE DIRECTLY VENTED TO ROOF OR EXTERIOR TERMINATION ADDRESSING ALL REQUIREMENTS PER MANUFACTURERS SPECIFICATIONS.

25. FOR INSULATION VALUES, REFER TO RESCHECK.

CAST-IN PLACE CONCRETE AND REINFORCING

1. BEFORE PLACING CONCRETE REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR BLOCK-OUTS AND EMBEDDED ITEMS.

2. CHAMFER ALL EXPOSED EDGES OF CONCRETE 3/4"x 45 DEGREES UNLESS OTHERWISE NOTED.

3. ALL ANCHOR BOLTS ARE TO BE SET WITH TEMPLATES, ANCHOR BOLT PROJECTIONS NOTED OR SHOWN ON DRAWINGS SHALL BE MEASURED FROM ROUGH CONCRETE AND NOT FROM GROUT.

4. ALL REINFORCING STEEL SHALL BE CONTINUOUS AROUND CORNERS.

5. WELDING OF REINFORCING STEEL IS NOT PERMITTED.

6. THE USE OF DEFORMED REINFORCING STEEL OR ANCHORS ON EMBEDDED ITEMS IS NOT PERMITTED.

7. SLABS ON GRADE SHALL BE REINFORCED WITH ONE LAYER 6x6 W2.9XW2.9 WELDED WIRE MESH.

8. THE FOLLOWING MINIMUM PROTECTION OF REINFORCING SHALL BE MAINTAINED.
• FOOTINGS 3"
• CONCRETE EXPOSED TO EARTH OR WEATHER 2"
• WALLS 1 1/2"
• SLABS 3/4"

ELEVATION NOTES:

1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS TO BE SPECIFIED BY OWNER.

2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY FROM PUBLIC VIEW. I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.

3. WINDOW NUMBERS ON PLANS AND ELEVATIONS REFER TO ANDERSEN 400 SERIES WINDOWS.

4. WINDOW TAGS ON PLANS AND ELEVATIONS THAT HAVE AN "E" OR "T" BESIDE ITS DESIGNATION ARE TO DENOTE "EGRESS" OR "TEMPERED" AS BEING REQUIRED.

5. ALL FINISH COLORS FOR WINDOWS AND FRAMES TO BE SELECTED FROM MANUFACTURER'S FULL RANGE.

6. CONTRACTOR TO VERIFY ALL WINDOW SIZES AND QUANTITIES PRIOR TO ORDERING.

7. INSTALL MEMBRANE UP MIN. 12" ON WALLS AT INTERSECTING ROOFS.

8. MAINTAIN MANUFACTURER'S RECOMMENDED OFFSET OF SIDING TO GRADE OR ROOF SURFACE.

FLOOR PLAN NOTES:

1. ALL EXTERIOR DIMENSIONS ARE FROM OUTSIDE EDGE OF SHEATHING OR CENTERLINE OF STRUCTURAL MEMBER

2. ALL INTERIOR STUD DIMENSIONS ARE FROM CENTER LINE TO CENTER LINE OF STUDS (U.N.O. - UNLESS NOTED OTHERWISE).

3. ALL EXTERIOR FRAMED WALLS TO BE 2x6 @ 16" O.C. (U.N.O.)

4. ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C. (U.N.O.)

5. ALL EXTERIOR HEADERS TO BE (2) 2x6 INSULATED (U.N.O.)

6. DOUBLE TRIMMERS AT ALL 4'-0" OPENINGS AND LARGER.

7. ALL DOORS TO BE LOCATED IN CENTER OF OPENING OR MIN. 4" FROM ADJACENT WALL (U.N.O.)

8. ALL SPOT ELEVATIONS ARE TAKEN FROM 0'-0" DATUM OF MAIN LEVEL SUB-FLOOR (U.N.O.)

9. ■ INDICATES (3) STUD POST, GLUED AND NAILED (U.N.O.)

10. REFER TO EXTERIOR ELEVATION FOR WINDOW SIZES.

11. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.

12. CONTRACTOR TO COORDINATE ALL CLOSET SHELVING AND CABINETRY REQUIREMENTS. CONTRACTOR TO FIELD VERIFY ALL CABINET DIMENSIONS PRIOR TO FABRICATION.

13. PREFABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF FIRE SEPARATION, CLEARANCES, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE. OVERALL FLUE HEIGHT SHALL BE COORDINATED TO MATCH HEIGHT SHOWN ON PLANS, AND SHALL NOT EXCEED THE TOP OF CHIMNEY CHASE AS CONSTRUCTED.

14. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING LESS THAN 25 AND A SMOKE DENSITY RATING LESS THAN 450.

15. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.

16. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 70 CFM FAN. OR WITH A WHOLE HOUSE VENTILATION HEAT RECOVERY SYSTEM. RANGE HOODS SHALL ALSO BE VENTED TO THE OUTSIDE.

17. RANGE HOODS WITH A CFM OF 400 OR GREATER SHALL BE PROVIDED WITH MAKEUP AIR FROM EXTERIOR TO MAINTAIN NEUTRAL INTERIOR AIR PRESSURE.

ENERGY CONSERVATION STATEMENT

1. THE PROPOSED BUILDING HAS BEEN DESIGNED TO MEET OR EXCEED 2018 IECC REQUIREMENTS AND COMPLY WITH SECTION R402 OF THE RESIDENTIAL ENERGY CONSERVATION CODE. INSULATION WILL BE UTILIZED TO SEAL THE BUILDING ENVELOPE, INCLUDING BUT NOT LIMITED TO WALLS, ROOF, RIM JOIST, ABOVE GARAGE FLOORS, CANTILEVERED SPACES AND ALL PERFORATIONS INTO UNCONDITIONED SPACE. BREAKS AND JOINTS IN THE AIR BARRIER WILL BE SEALED WITH FOAM OR CAULK. A VENTILATION CONTROL SYSTEM WILL BE UTILIZED TO PROVIDE THE REQUIRED AIR EXCHANGE.

| REVISIONS | | Description |
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Craig Palmer
Cheshire Home

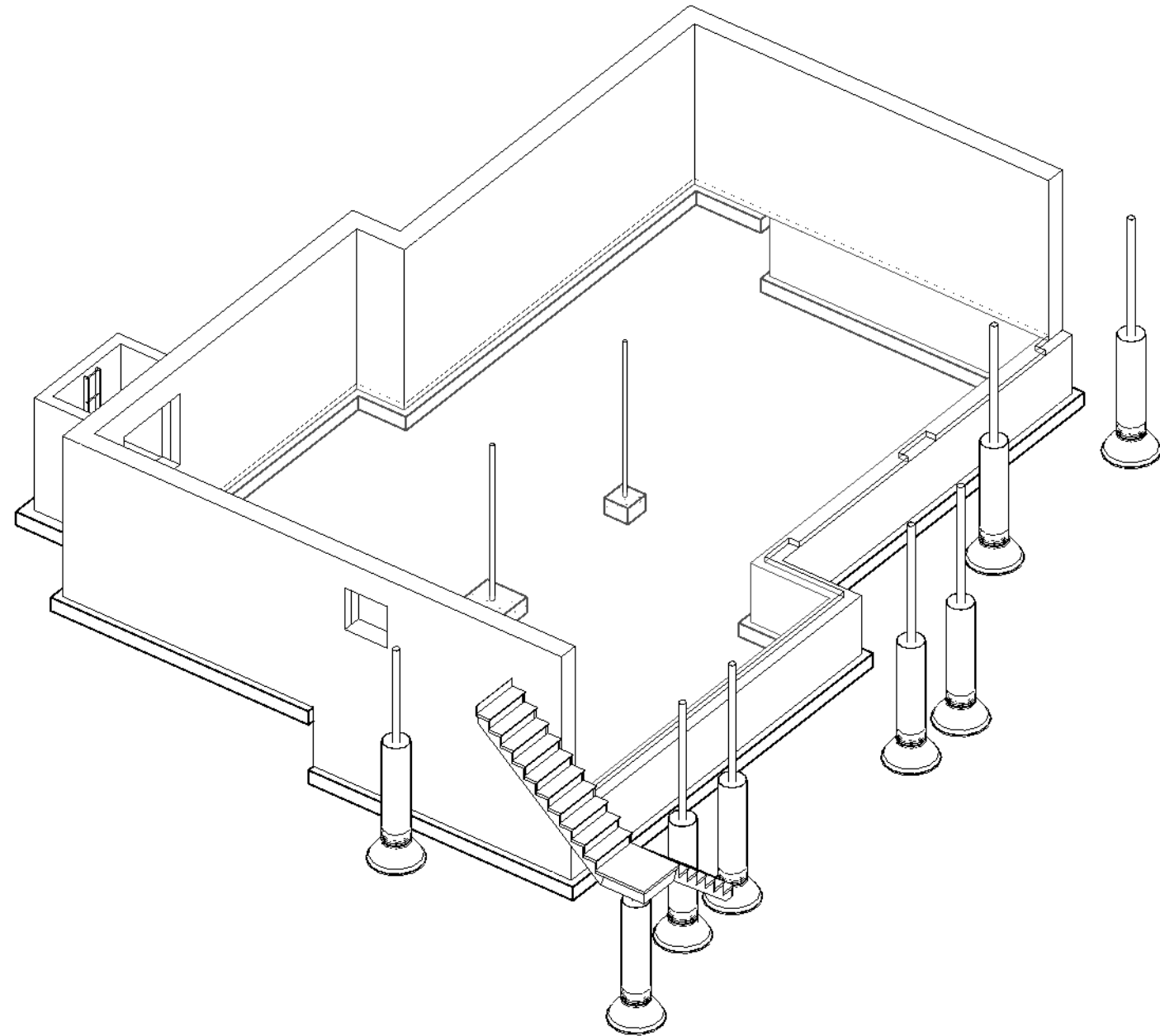
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| Checked By: | CBS |

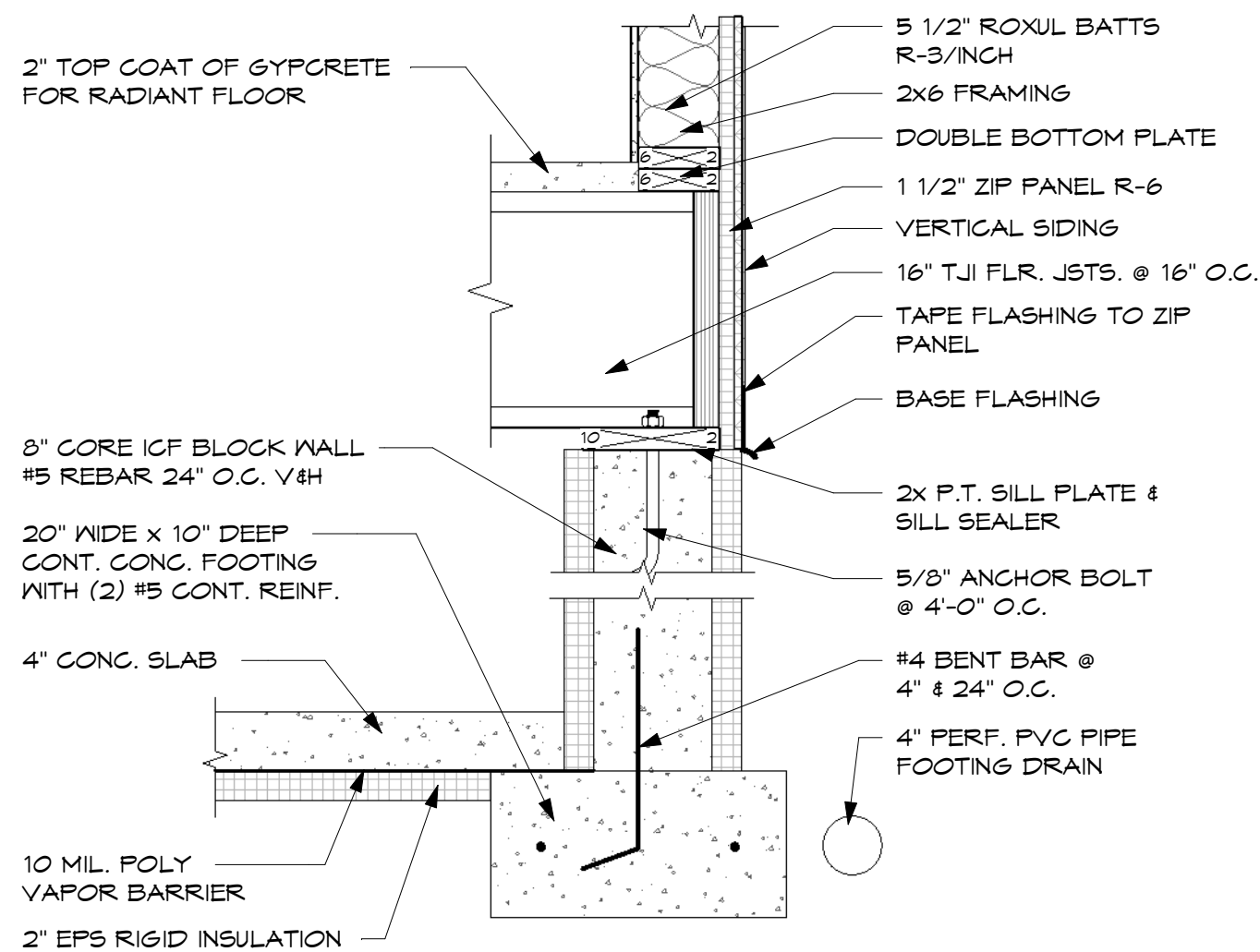
Construction Documents
STANDARDS & CONCEPTUAL
SITE PLAN

A-0.1

NOT FOR CONSTRUCTION



2 3D Foundation
A-1.0



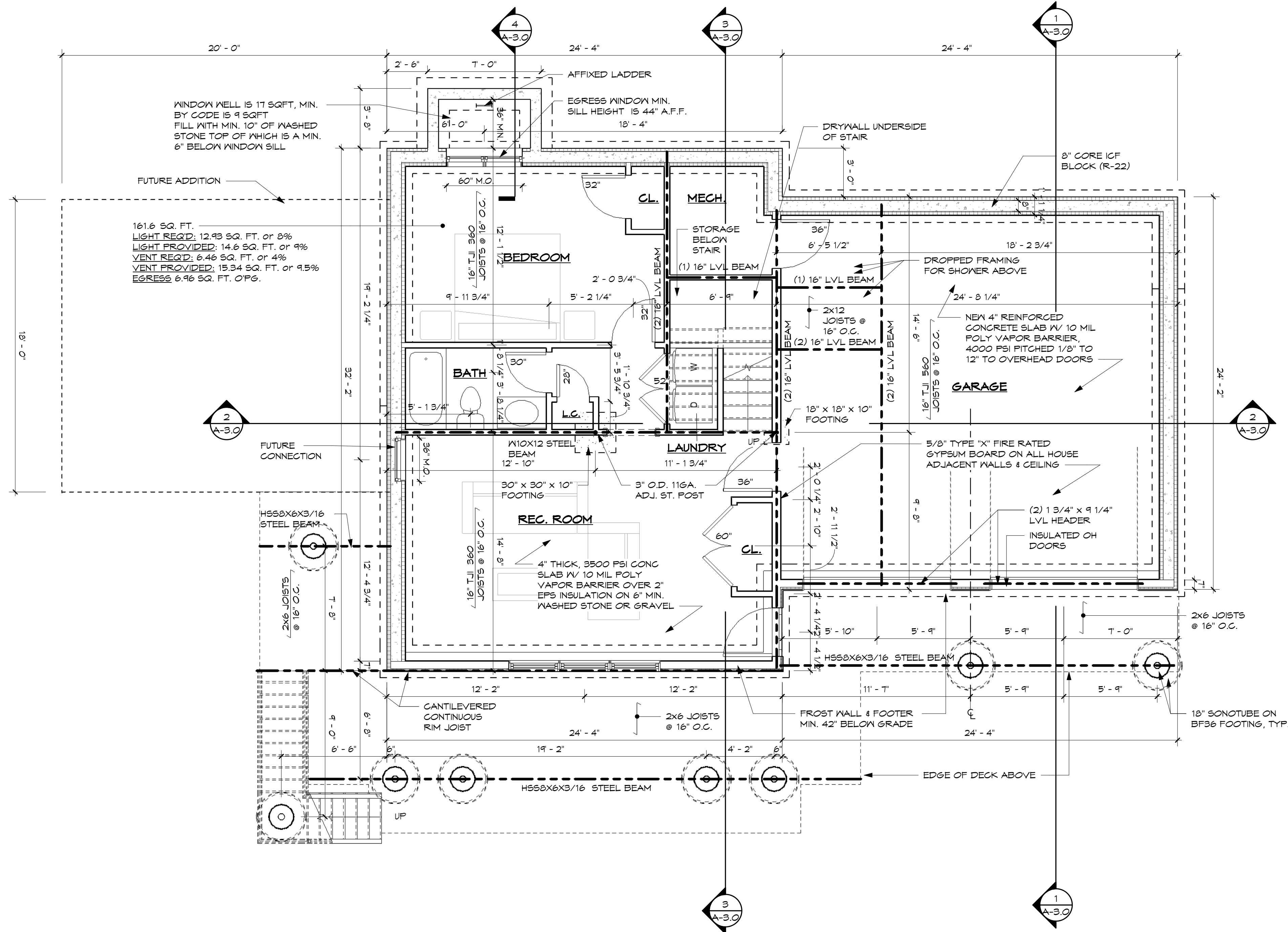
3 Typ. Wall Section
A-1.0
1" = 1'-0"

FOUNDATION NOTES:

1. ALL CONCRETE TO BE A MIN. OF 3,000 PSI (UNLESS OTHERWISE NOTED).
2. THE HEIGHT OF BACK FILL SHALL NOT EXCEED 8 FEET. BACK FILL MATERIAL SHALL BE CLEAN, FREE OF DEBRIS, WELL DRAINED MATERIAL.
3. FINAL FOOTING DEPTHS AND CONFIGURATIONS ARE SUBJECT TO SUBSURFACE CONDITIONS. ALL FOOTINGS TO REST ON UNDISTURBED SOIL OF MINIMUM BEARING CAPACITY OF 2,000 PSF. ALL FOOTINGS ARE TO EXTEND BELOW THE FROST LINE MIN. 3'-6" BELOW FINISHED GRADE. PROVIDE STEPPED FOOTINGS WHERE REQUIRED.
4. TOP OF WALL TO EXTEND A MIN. OF 8" ABOVE FINISHED GRADE.
5. BASEMENT SLAB IS A MINIMUM OF 4" THICK OVER 10 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" CRUSHED STONE. TOP OF SLAB ELEVATION TO BE AS NOTED. BASEMENT SLAB SHALL BE 3,500 P.S.I. (28 DAY COMPRESSIVE STRENGTH) CONCRETE W/ 6x6 10/10 WELDED WIRE MESH REINFORCING.
6. PORCHES, CARPORT SLABS AND STEPS EXPOSED TO WEATHER AND GARAGE SLABS SHALL BE 4,000 P.S.I. (28 DAY COMPRESSIVE STRENGTH) CONCRETE W/ 6x6 10/10 WELDED WIRE MESH REINFORCING.
7. CRAWL SPACE SLAB IS A MINIMUM OF 2" THICK OVER 10 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" CRUSHED STONE. TOP OF SLAB ELEVATION TO BE AS NOTED.
8. UNCONDITIONED CRAWL MUST HAVE VENTILATION OPENINGS COVERED WITH HARDWARE CLOTH OR MESH. ONE (1) SF OF VENTING FOR EVERY 150 SF OF CRAWL SPACE (AT LEAST 1 VENT OPENING MUST BE WITHIN THREE (3) FEET OF EACH CORNER).

9. REQUIRED ACCESS TO CRAWL SPACES IS 18"x24" WHEN IN THE FLOOR AND 16"x24" WHEN ACCESS IS THROUGH THE PERIMETER WALL.
10. PROVIDE PERIMETER FOUNDATION DRAINPIPE PITCHED AT 1/8" IN 12" TO DAYLIGHT OR A PREPARED 1'-0" DEEP, 2'-0" DIAMETER GRAVEL BED OR EXTERIOR SUMP PUMP AS REQUIRED BY OWNER. DRAINPIPE TO BE 4" PERFORATED WITH HOLES ORIENTED DOWNWARD. **SUPERIOR WALL FOUNDATION SYSTEMS SHALL PLACE 4" DIA. PVC SLEEVES AT FOOTING CORNERS TO DRAIN THE INTERIOR CRUSHED STONE.
11. CONTROL JOINTS TO BE PROVIDED FOR AT ALL CONCRETE SLABS OVER 400 SQUARE FEET.
12. PROVIDE DEEP SCORE CONTROL JOINTS AT MIDPOINTS OF ALL GARAGE SLABS, BOTH DIRECTIONS
13. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OR MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.
14. IT IS RECOMMENDED THAT RADON MITIGATION PIPING BE PLACED UNDER SLAB TO AN ELBOW ABOVE THE SLAB, FOR FUTURE CONNECTION IF NECESSARY.
15. ALL COMPACTED SOIL TO BE COMPACTED IN 6" LIFTS.
16. 2X PRESSURE TREATED SILL PLATES ARE TO RUN FLUSH WITH EXTERIOR EDGE OF FOUNDATION, AND BE SECURED WITH ANCHOR BOLTS (MIN. 1/2" DIA.) SPACED AT 6'-0" O.C. MAXIMUM. ANCHOR BOLTS SHALL EXTEND A MIN. OF 7" INTO MASONRY AND BE LOCATED WITHIN 12" FROM THE END OF EACH PLATE SECTION. SILL PLATES ARE TO BE PLACED OVER CLOSED CELL FOAM SILL SEALER.

17. CMU FOUNDATION WALL SYSTEM - SEE CMU NOTES & TYPICAL DETAILS.
18. PROVIDE TERMITE PROTECTION AS REQUIRED BY LOCAL CODES.
19. SEALABLE COVER SUMP IS NEEDED IF SOIL OTHER THAN GROUP 1 (TABLE 405.1). SUMP TO BE 24" BELOW THE BOTTOM OF THE BASEMENT FLOOR. SUMP TO DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM.
20. EXCEPT WHERE REQUIRED TO BE WATERPROOFED BY SECTION RA06.2, FOUNDATION WALLS THAT RETAIN EARTH AND USABLE SPACE, SHALL BE DAMPROOFED FROM TOP OF FOOTING TO FINISHED GRADE WITH A BITUMINOUS-BASED COATING OR OTHER APPROVED DAMPROOFING MATERIAL.
21. BUILDER TO VERIFY ALL SOIL CONDITIONS BEFORE CONSTRUCTING FOUNDATION. IF POOR CONDITIONS ARE DISCOVERED CONTACT DESIGN WORKS ARCHITECTURE.
22. BUILDER TO VERIFY FOUNDATION DETAILS W/ LOCAL BUILDING CODES.
23. MASONRY VENEER MUST BE ANCHORED TO BACK-UP CONSTRUCTION WITH GALVANIZED CORRUGATED METAL TIES SPACED 16" O.C. HORIZONTALLY AND 24" VERTICALLY. INSTALL CONTINUOUS APPROVED FLASHING AND COTTON CORD KEEPS AT 48" O.C. WITHIN FIRST EXPOSED COURSE OF MASONRY VENEER ABOVE GRADE.



1 Foundation Plan
A-1.0
1/4" = 1'-0"

NOT FOR CONSTRUCTION

| REVISIONS | |
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| No. | Description |
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DESIGN WORKS
ARCHITECTURE

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Cheshire Home

4151 Woolhouse Rd., Canandaigua, NY

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|------------------------|-----------------|---------|
| Project No. 2034 | Foundation Plan | A-1.0 |
| Date: 12/14/20 | | |
| Scale: As Indicated | Author | Checker |
| Drawn By: Author | | |

Title: Construction Documents
FOUNDATION PLAN

A-1.0

WOOD HEADER SCHEDULE

| WALL FRAMING | CLEAR OPENINGS | | | |
|--------------|----------------|-------------|-------------------------|-------------------------|
| | UP TO 4'-0" | UP TO 6'-0" | UP TO 8'-0" | UP TO 10'-0" |
| 2 x 4 | (2) 2 x 8 | (2) 2 x 10 | (2) 1 3/4" x 7 1/4" LVL | (2) 1 3/4" x 7 1/4" LVL |
| 2 x 6, 2 x 8 | (2) 2 x 8 | (2) 2 x 10 | (2) 1 3/4" x 7 1/4" LVL | (2) 1 3/4" x 7 1/4" LVL |
| JACK STUDS | 1 | 2 | 2 | 2 |
| KING STUDS | 1 | 1 | 1 | 2 |

WOOD HEADER NOTES:

1.) SCHEDULE IS FOR HEADERS NOT SPECIFIED ON THE PLANS.

2.) STUDS IN SCHEDULE ABOVE IS FOR ALL WOOD HEADERS AND WOOD BEAMS SHOWN ON PLANS, EXCEPT AS INDICATED.

3 HEADER SCHEDULE

A-1.1

3/4" = 1'-0"

DECK NOTES:

LIVE LOAD 60# LEDGER TO BE 2X8 MIN. EXISTING RIM JOIST TO BE 2X8 MIN. BEARING ON A SILL PLATE. MANUFACTURED I-JOIST SYSTEMS MUST HAVE AN LVL RIM (1 1/4" OSB RIM IS NOT ACCEPTABLE)

RAILINGS TO BE BUILT TO RESIST A SINGLE CONCENTRATED LOAD OF 200 PSF APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP (IRC TABLE 301.4).

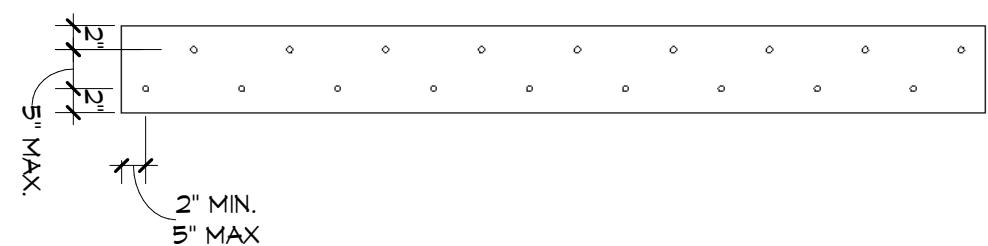
FLASH HOUSE AT DECK CONNECTION WITH BITUTHANE MEMBRANE.

ALL WOOD USED FOR DECK CONSTRUCTION SHALL BE PRESERVATIVE PRESSURE TREATED SOUTHERN PINE OR APPROVED DECAY RESISTANT SPECIES.

ALL CONNECTORS: SCREWS, NAILS, HANGERS, BOLTS SHALL BE HOT DIPPED GALVANIZED, STAINLESS STEEL, OR TESTED COATINGS (SIMPSON'S Z-MAX COATING, OR GRK'S CLIMATEK COATING)

ATTACHEMENT SCHEDULE FOR DECK BANDS

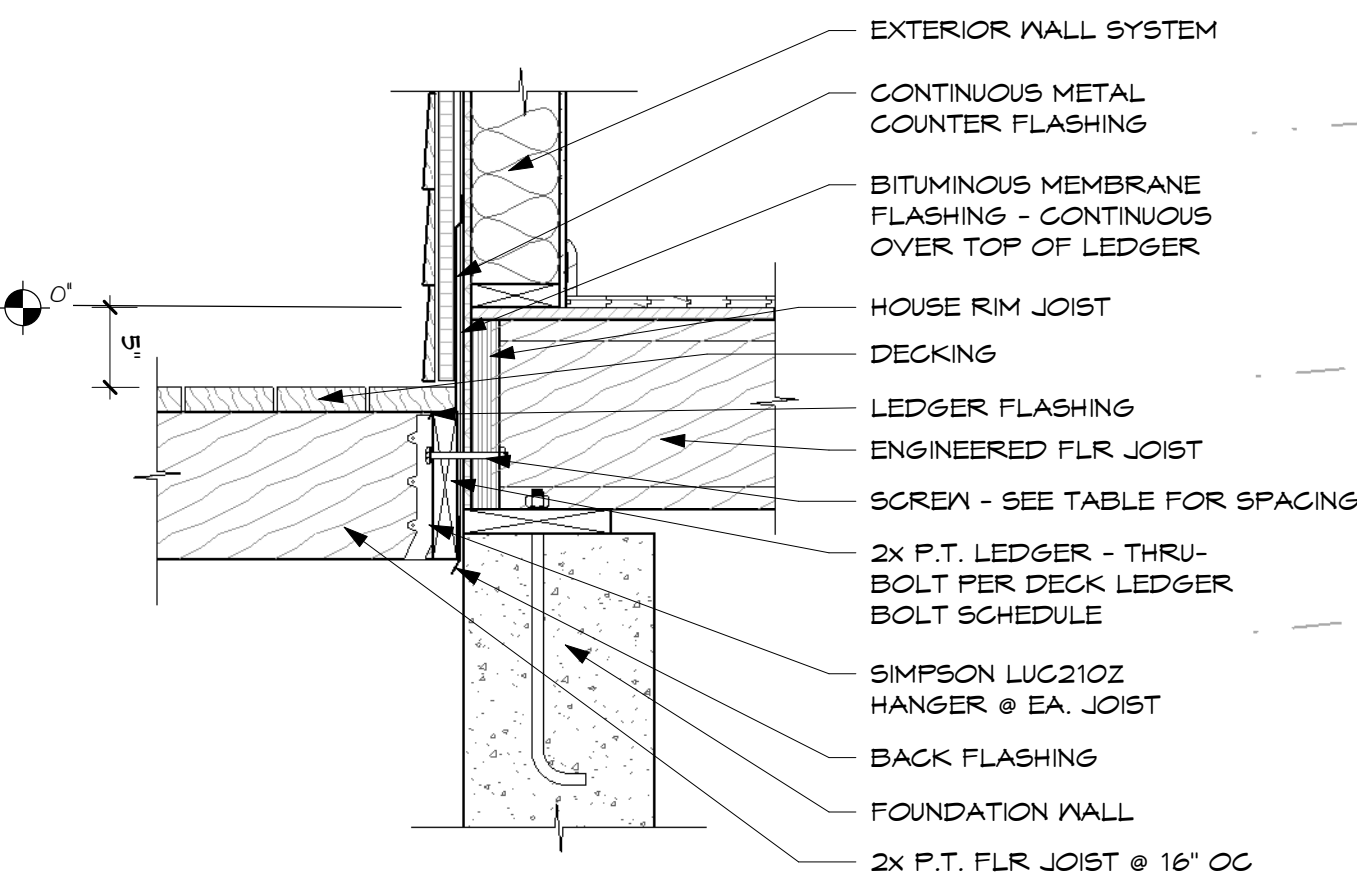
| STAGGER UP & DOWN (SEE DIAGRAM) | | | | | | | | | | | |
|---------------------------------|------|------|------|------|------|------|------|------|------|------|------|
| JOIST SPAN | 6' | 7' | 8' | 9' | 10' | 11' | 12' | 13' | 14' | 15' | 16' |
| LAG OR BOLT SIZE | 1/2" | 1/2" | 1/2" | 1/2" | 1/2" | 1/2" | 1/2" | 1/2" | 5/8" | 5/8" | 5/8" |
| LAG OR BOLT SPACING | 24" | 24" | 18" | 18" | 16" | 12" | 12" | 12" | 12" | 12" | 12" |
| | | | | | | | | | | | |
| SDS 25300 (SIMPSON) | 24" | 24" | 16" | 16" | 16" | 12" | 12" | 12" | 8" | 8" | 8" |
| RSS 5/16 X 3 1/8" (GRK) | 24" | 24" | 24" | 16" | 16" | 12" | 12" | 12" | 12" | 12" | 12" |



2 DECK NOTES

A-1.1

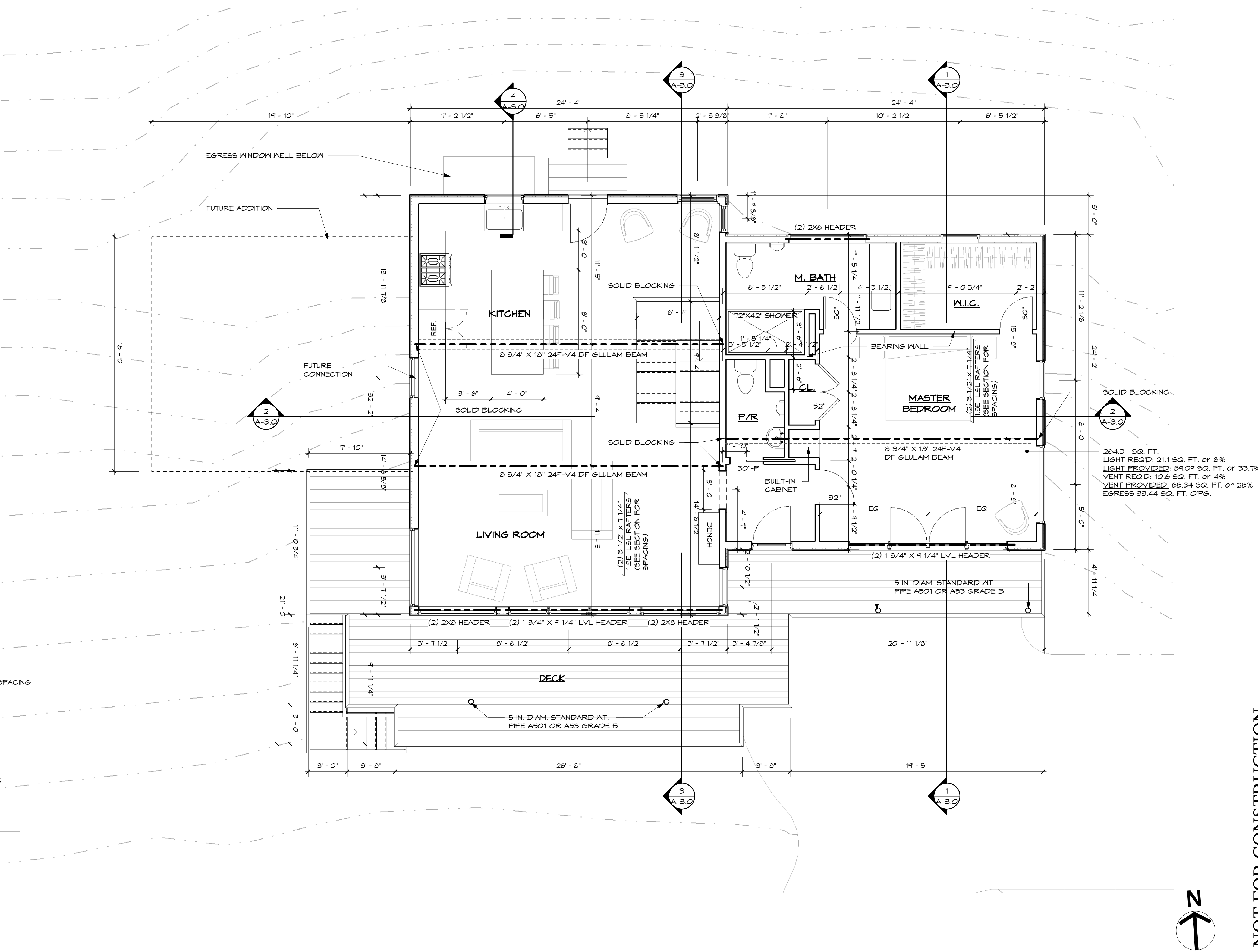
3/4" = 1'-0"



4 DECK LEDGER DETAIL

A-1.1

1" = 1'-0"



NOT FOR CONSTRUCTION

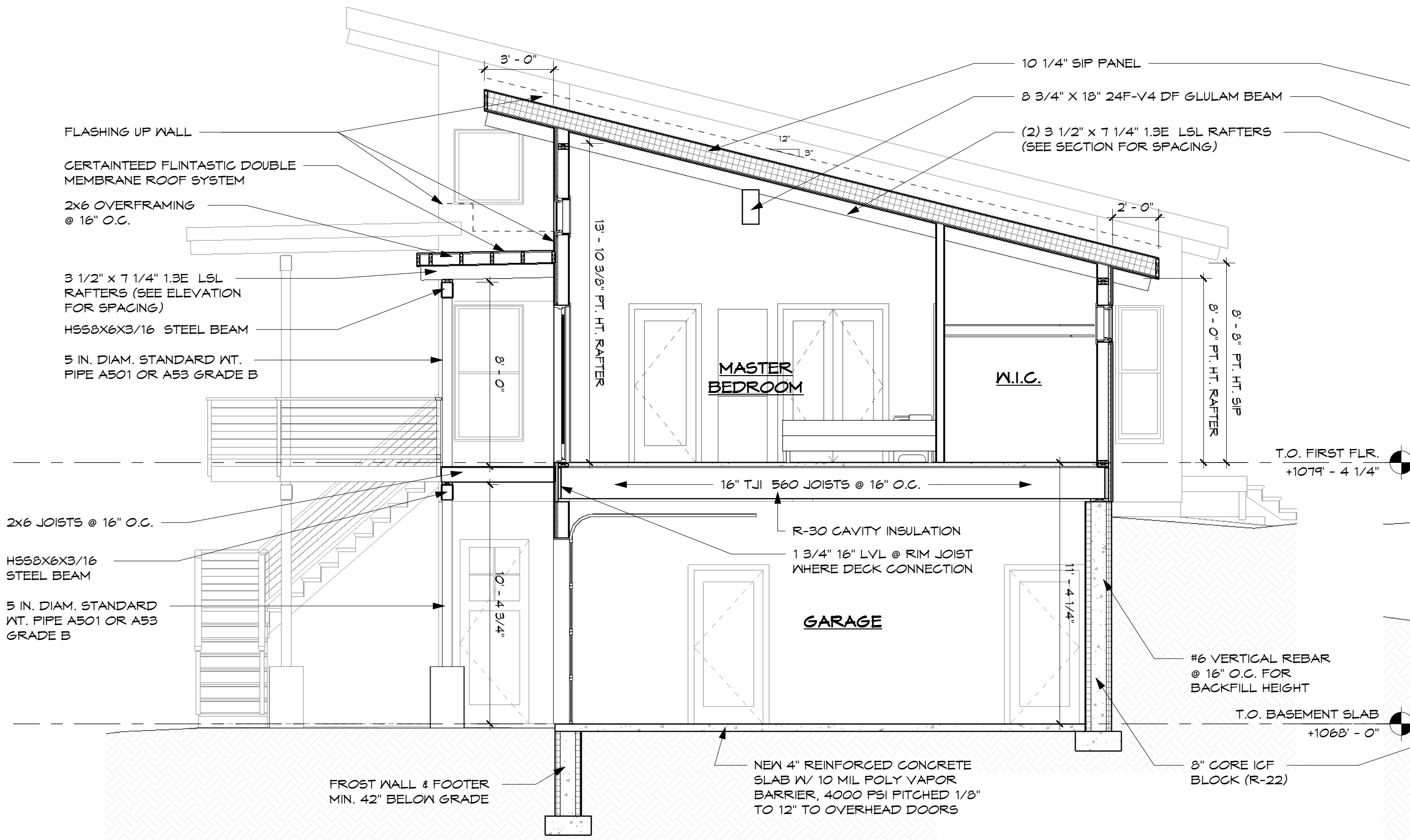
Title: Construction Documents
FIRST FLOOR PLANProject No. 2034
Date: 12/14/20
Scale: As Indicated
Drawn By: ST
Checked By: CBSCraig Palmer
Cheshire Home

A-1.1

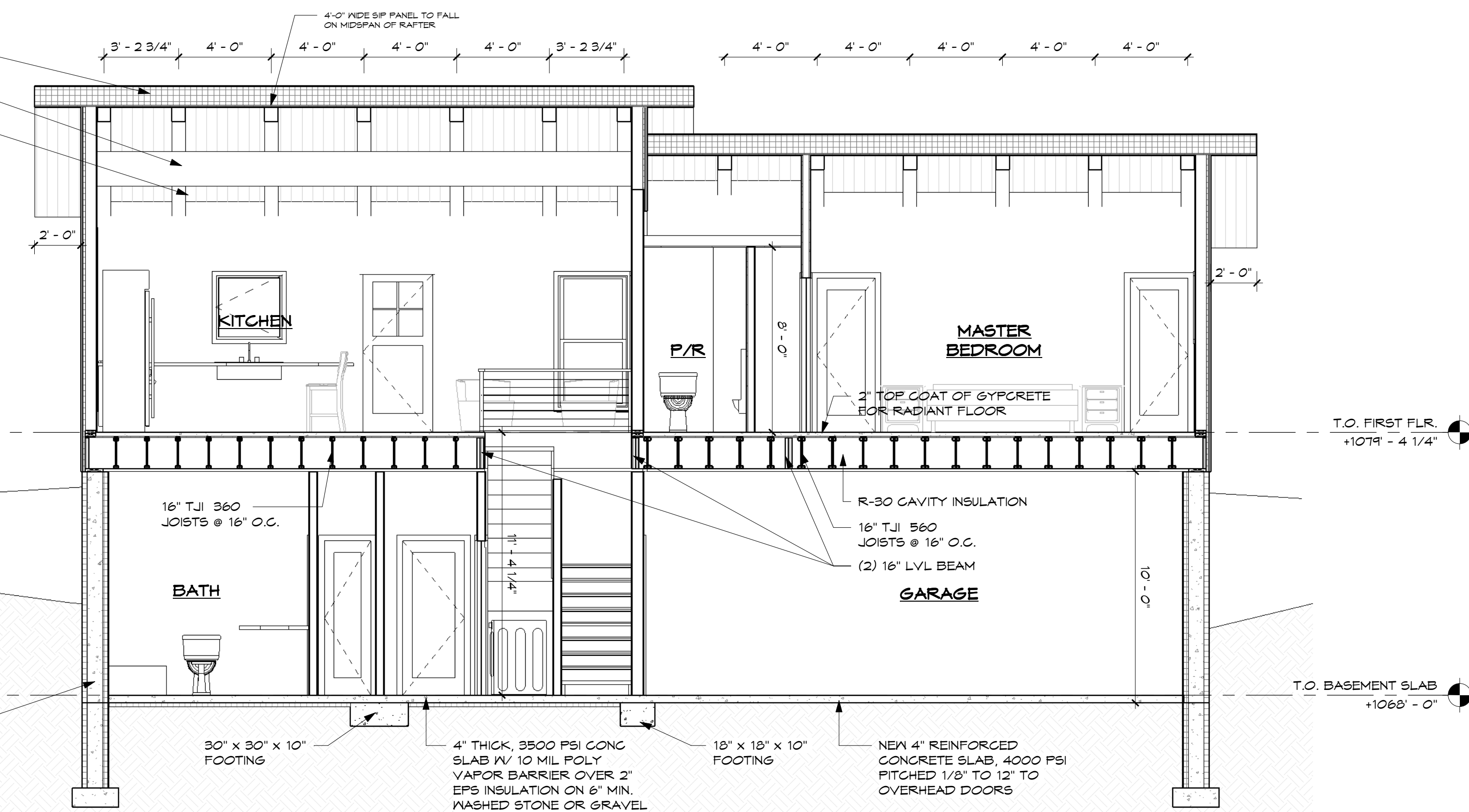
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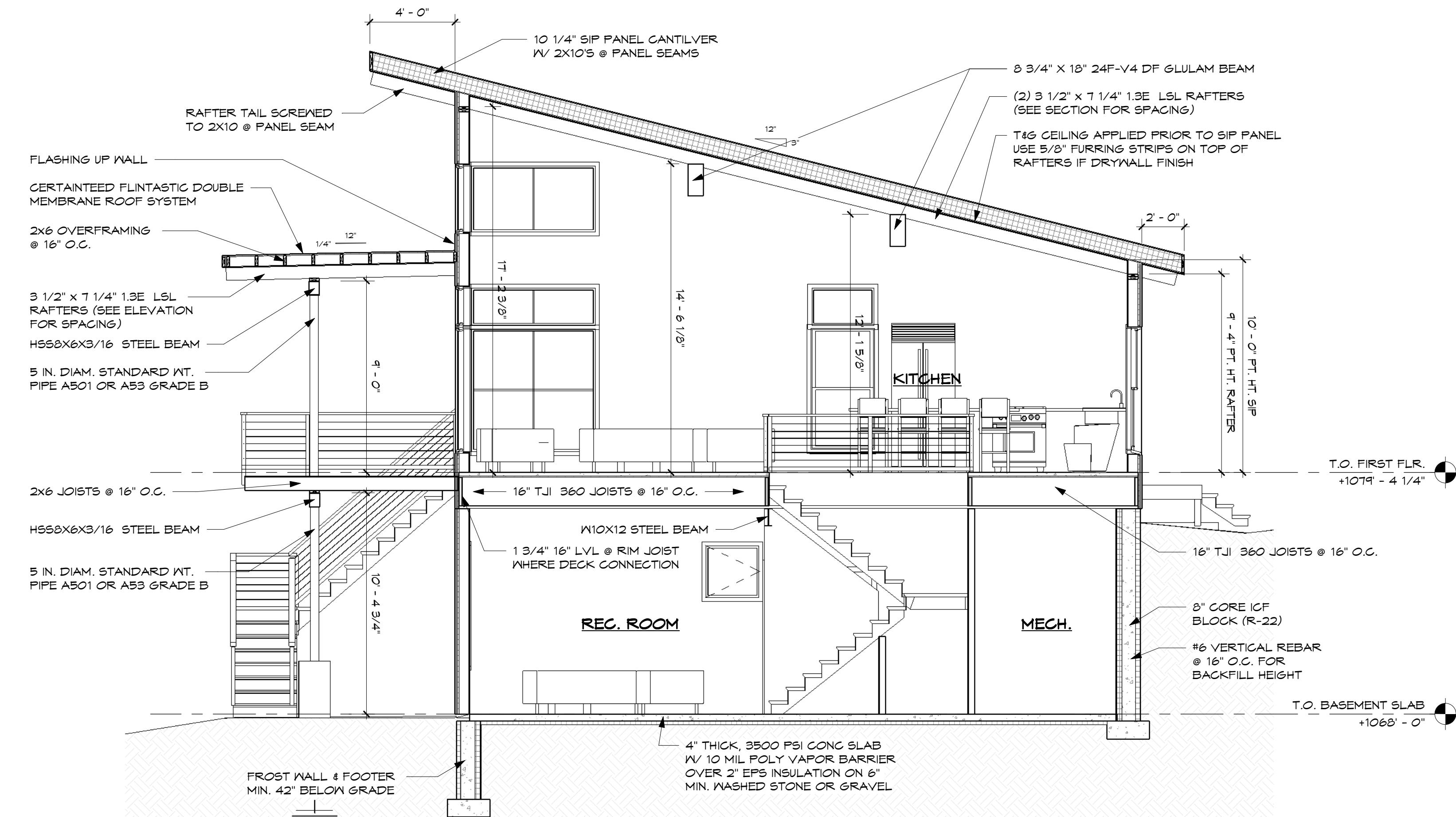
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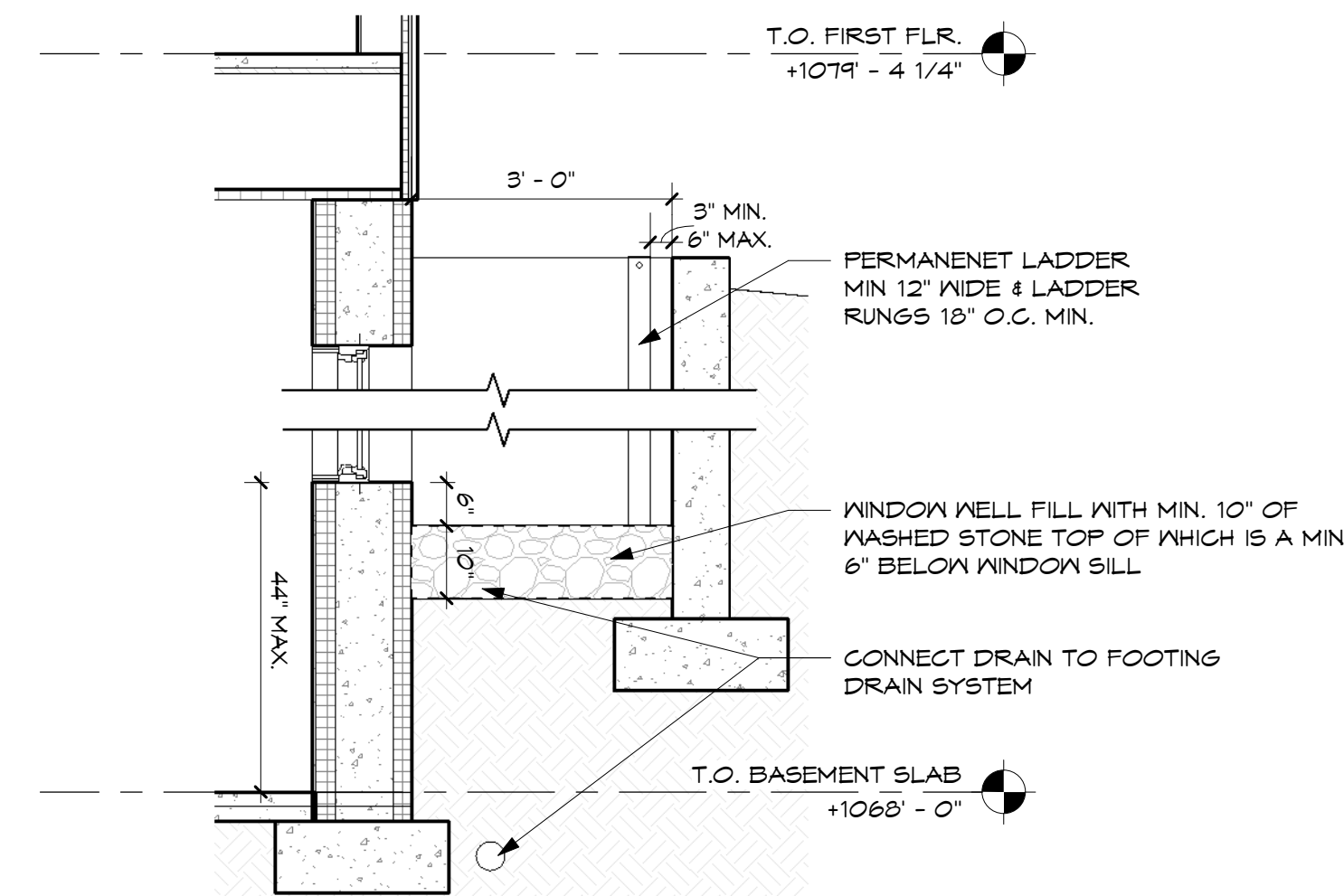
1 Section 1.
A-3.0 1/4" = 1'-0"



2 Section 2.
A-3.0 1/4" = 1'-0"



3 Section 3.
A-3.0 1/4" = 1'-0"



4 Window Well Section
A-3.0 1/2" = 1'-0"

NOT FOR CONSTRUCTION

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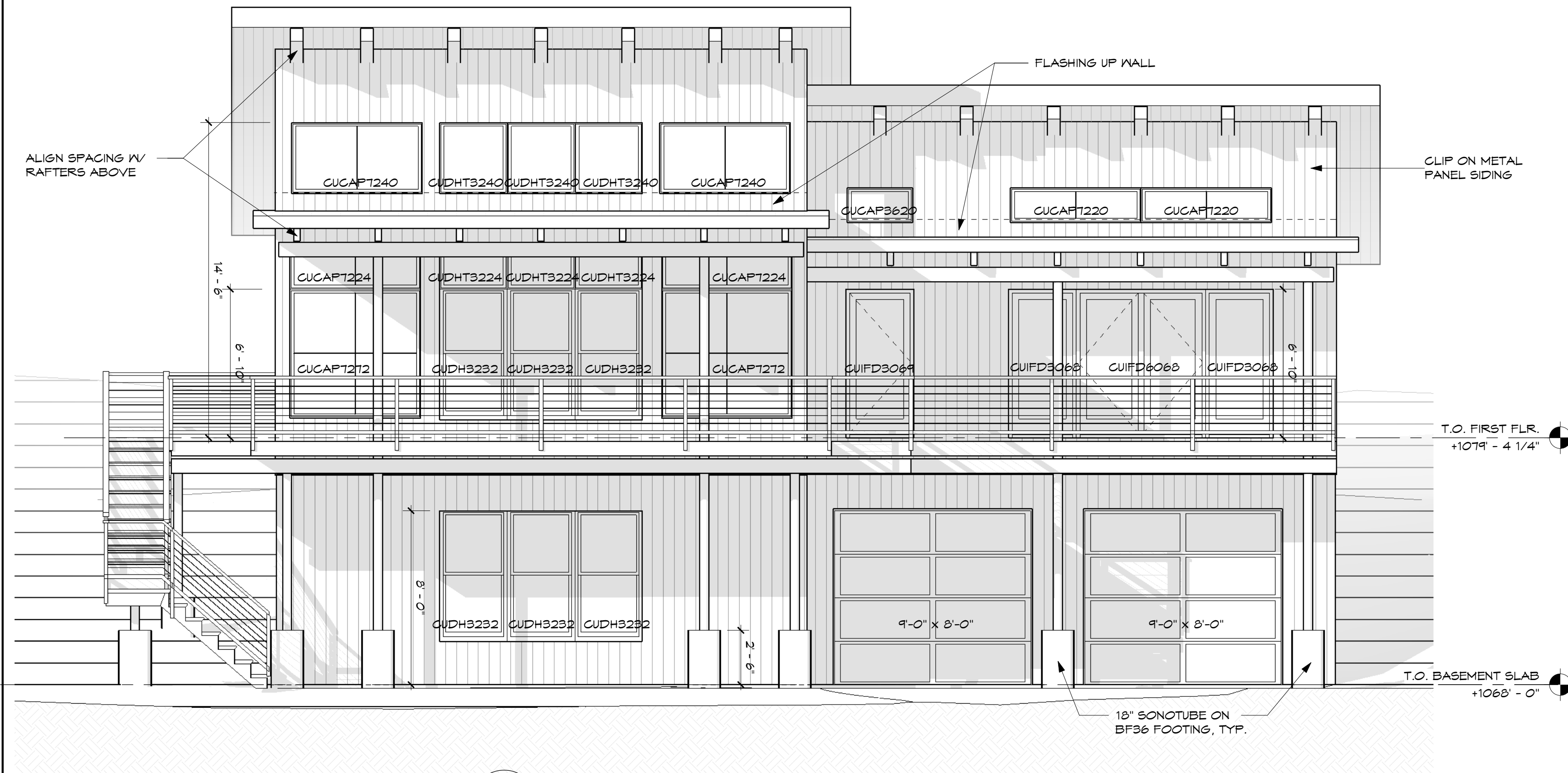
Craig Palmer
Cheshire Home

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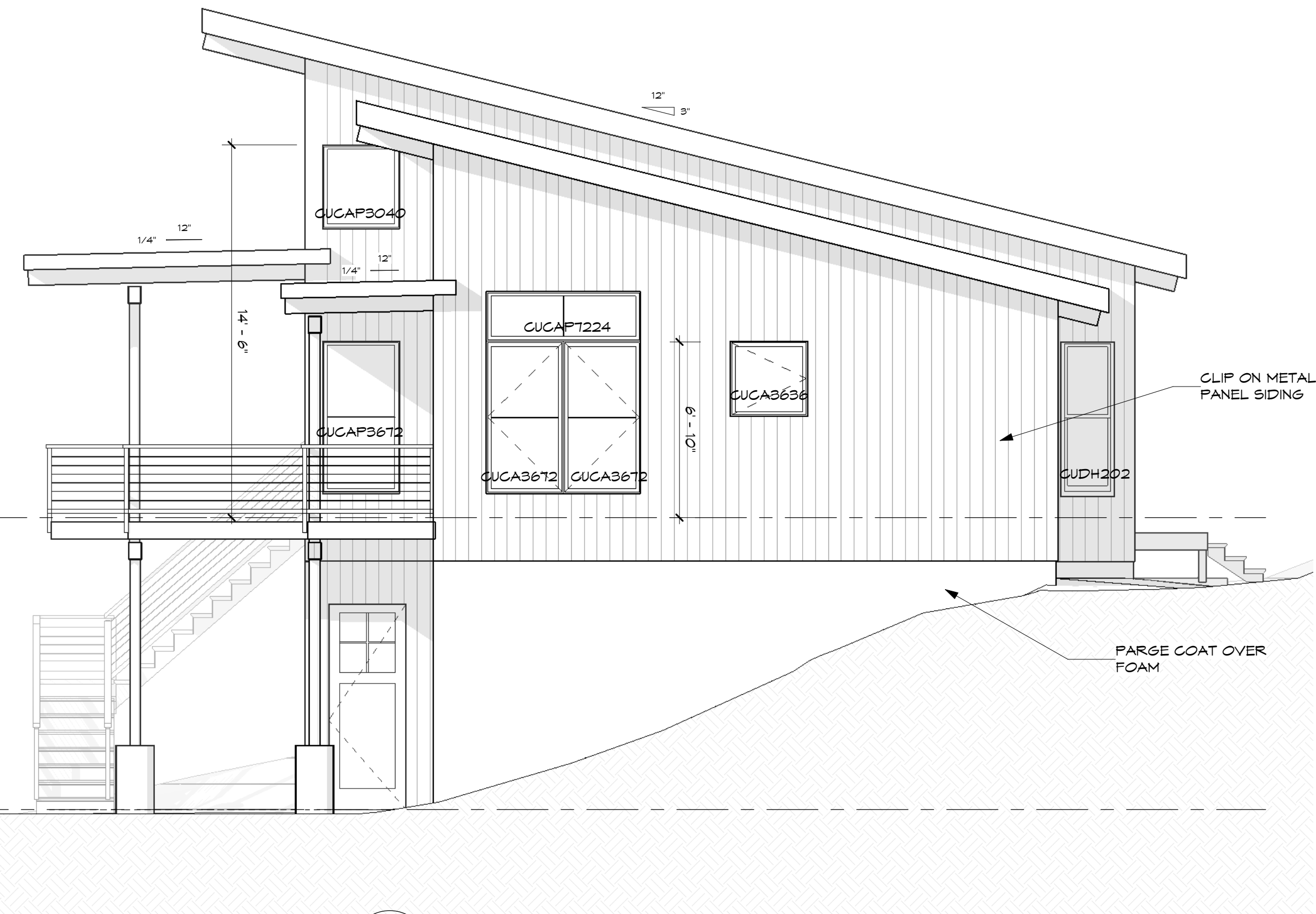
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| Project No. | 2034 |
| Date: | 12/14/20 |
| Scale: | As Indicated |
| Drawn By: | ST |
| Checked By: | CBS |

Construction Documents
BUILDING SECTIONS

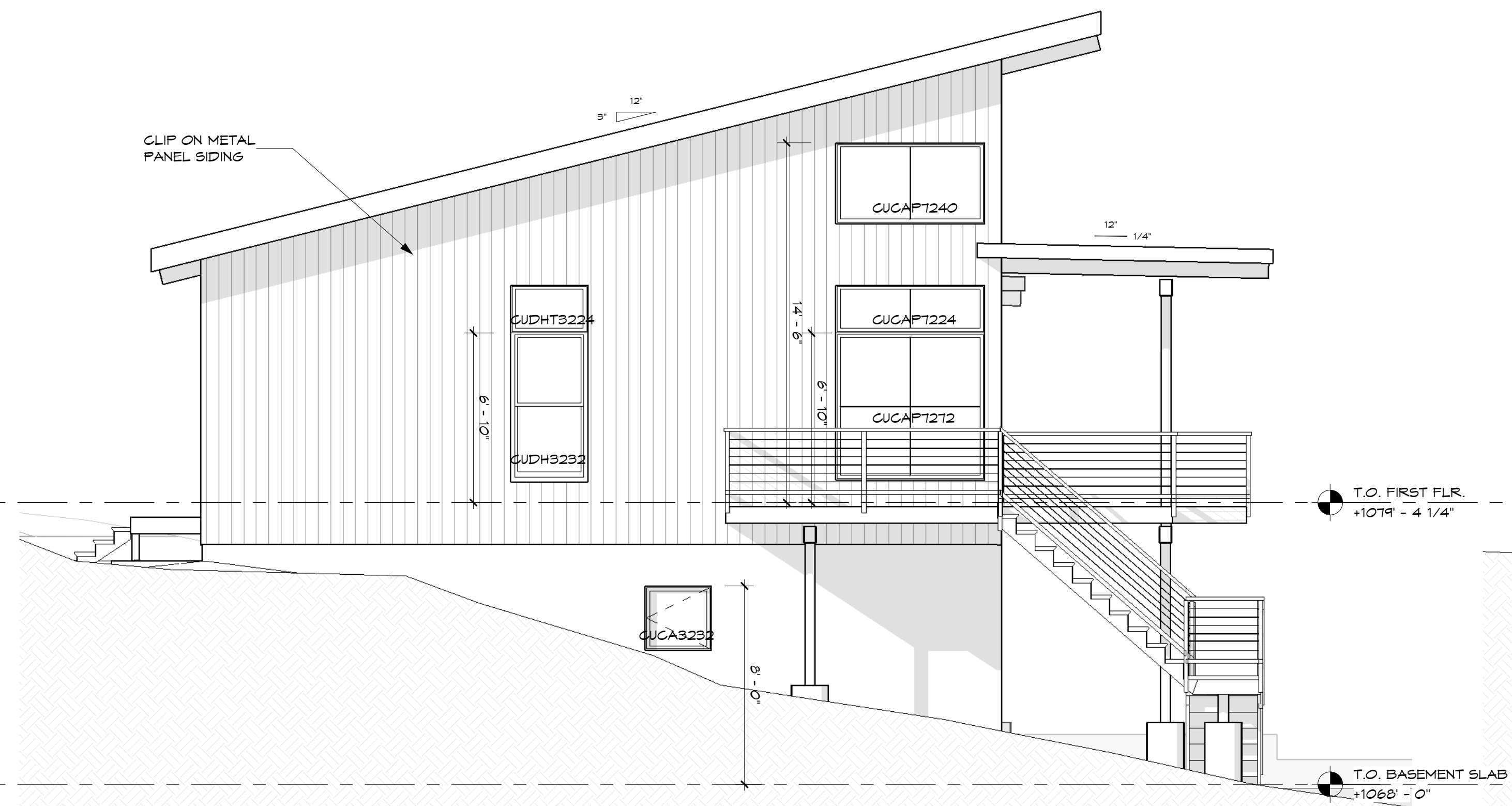
A-3.0



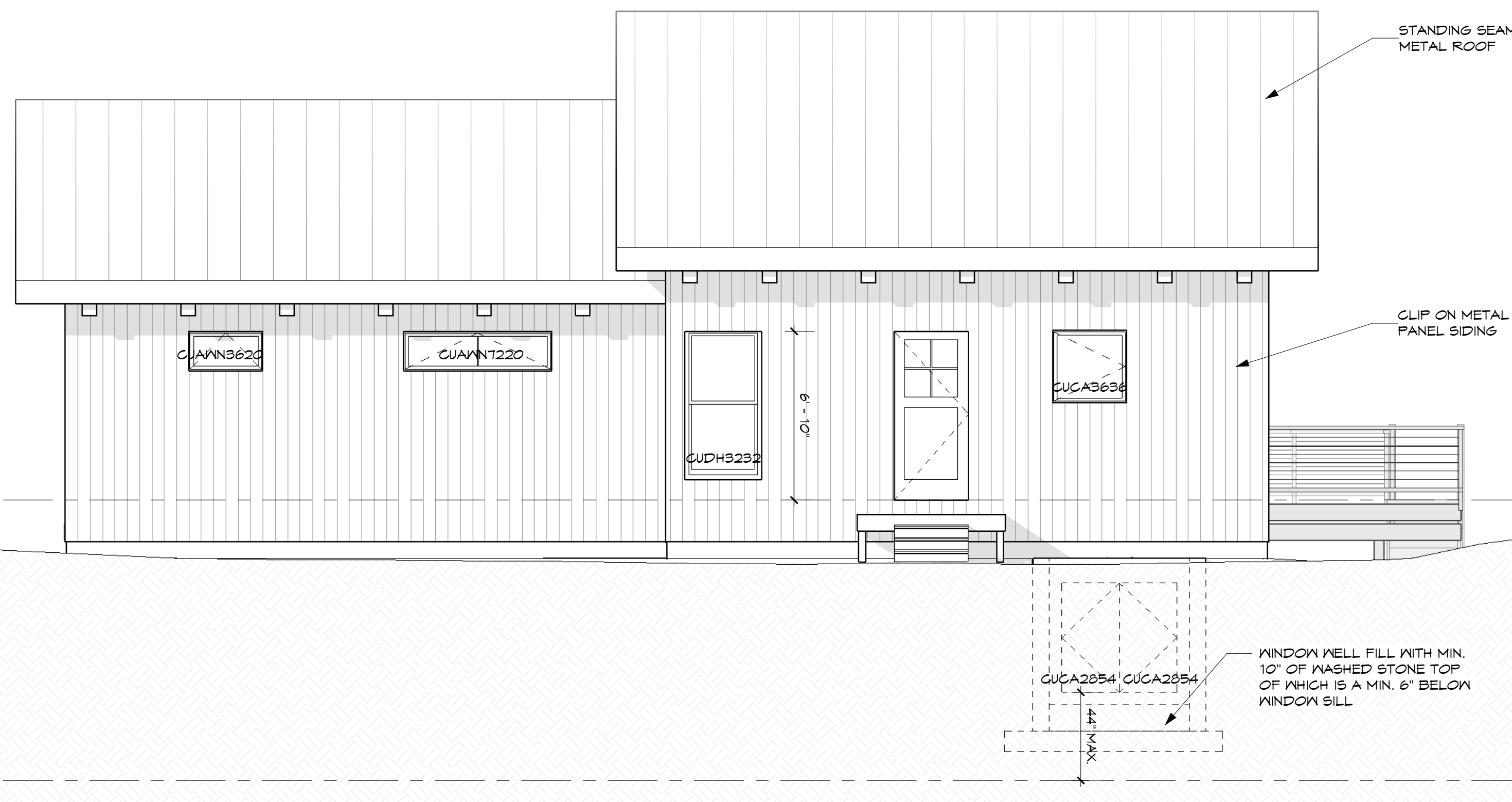
2 West Elevation
A-4.0
1/4" = 1'-0"



1 South Elevation
A-4.0
1/4" = 1'-0"



4 North Elevation
A-4.0
1/4" = 1'-0"



3 East Elevation
A-4.0
1/4" = 1'-0"

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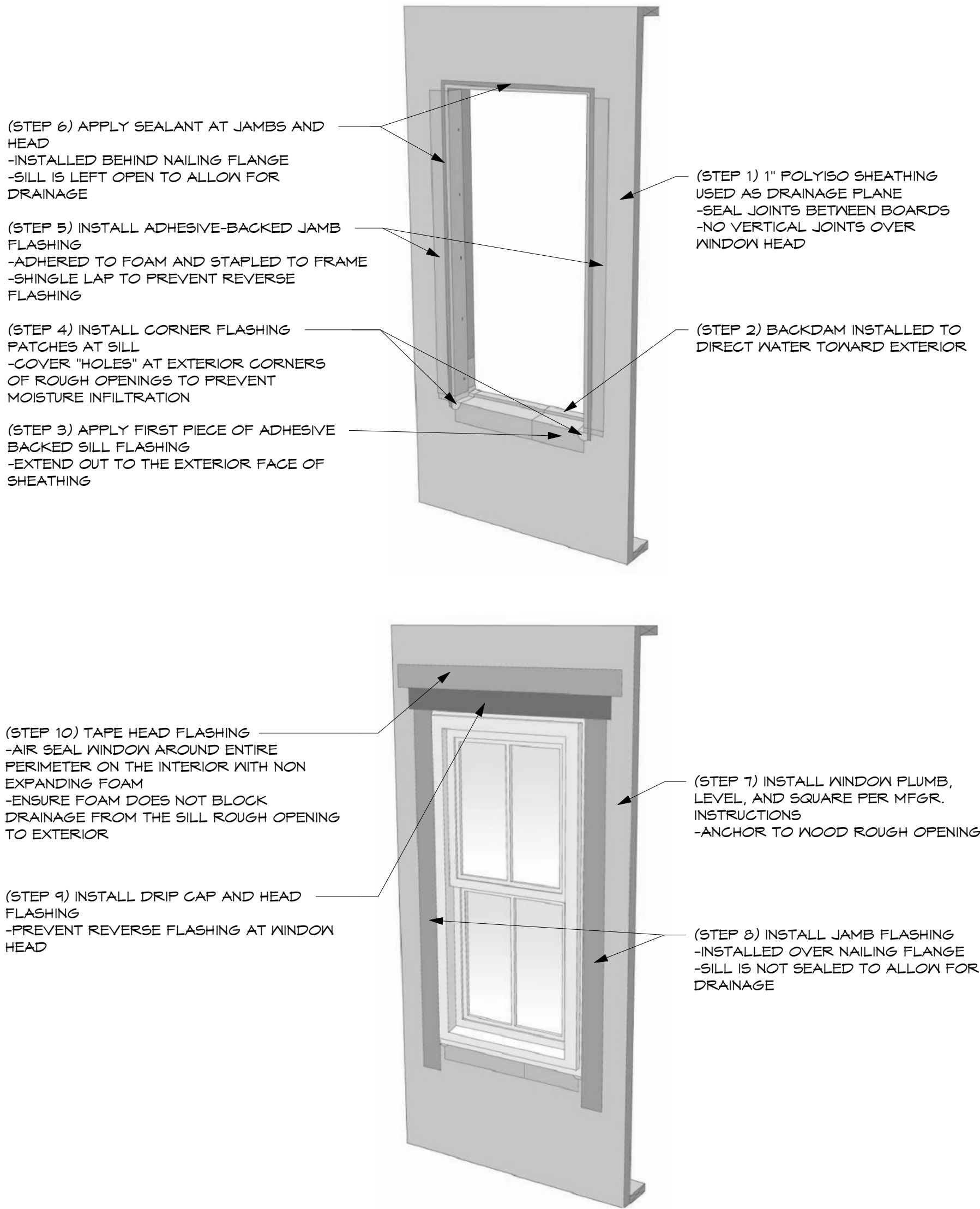
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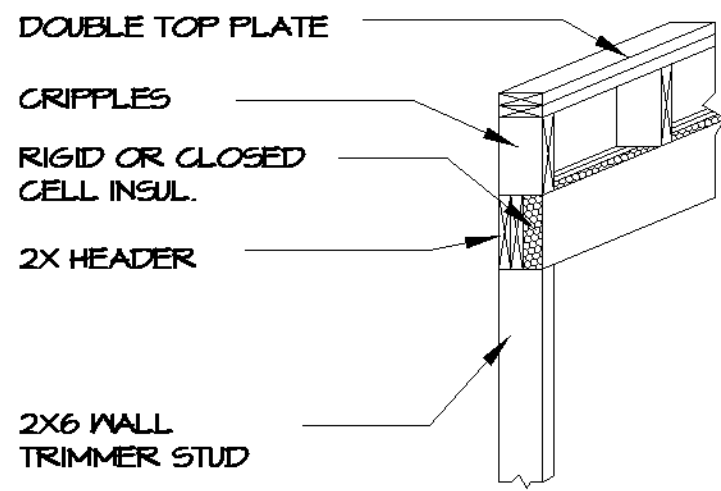
Project No. 2034
Date: 12/14/20
Scale: 1/4" = 1'-0"
Drawn By: ST
Checked By: CBS

Construction Documents
EXTERIOR ELEVATIONS

A-4.0

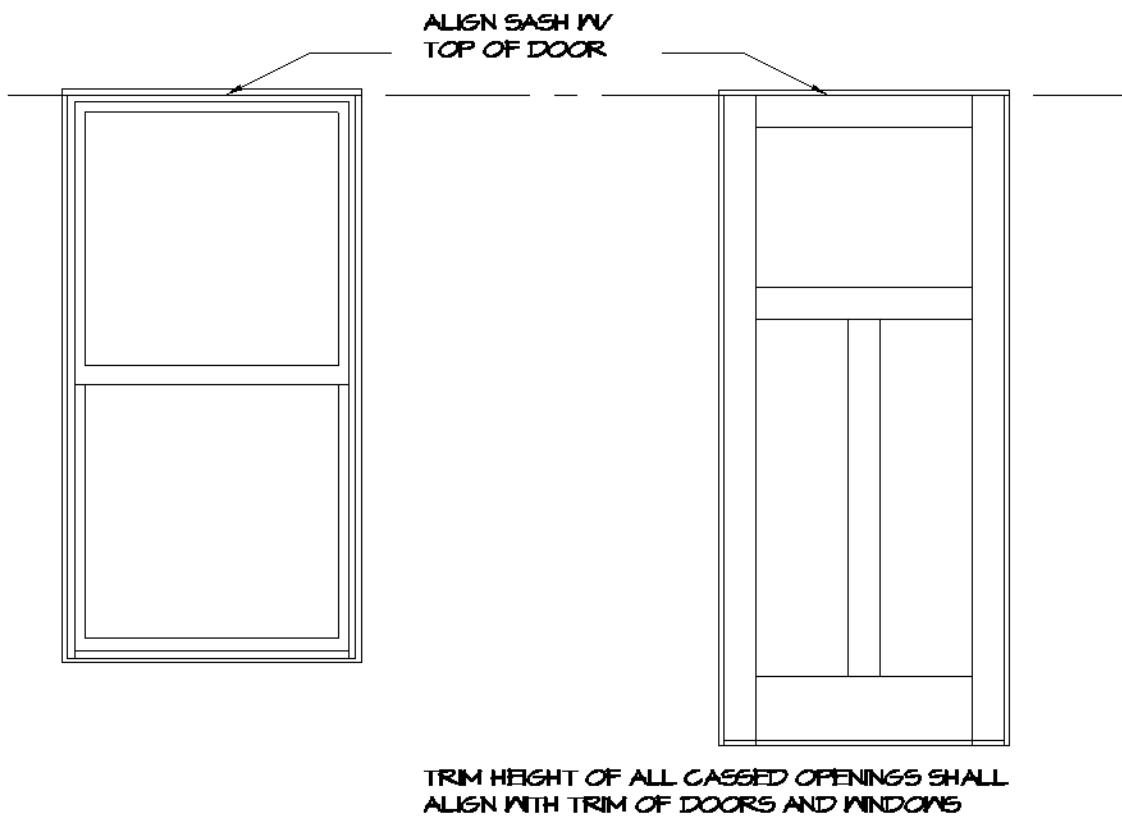


6 SELF-ADHERED PAN FLASHING
A-6.0 1/2" = 1'-0"

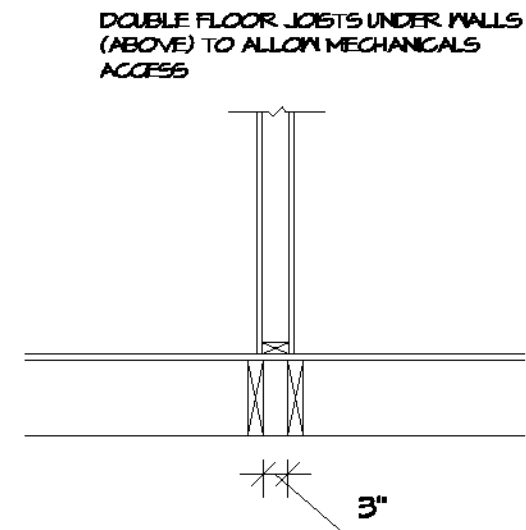


NOTE: ALL EXTERIOR HEADERS TO OUT SIDE WALL

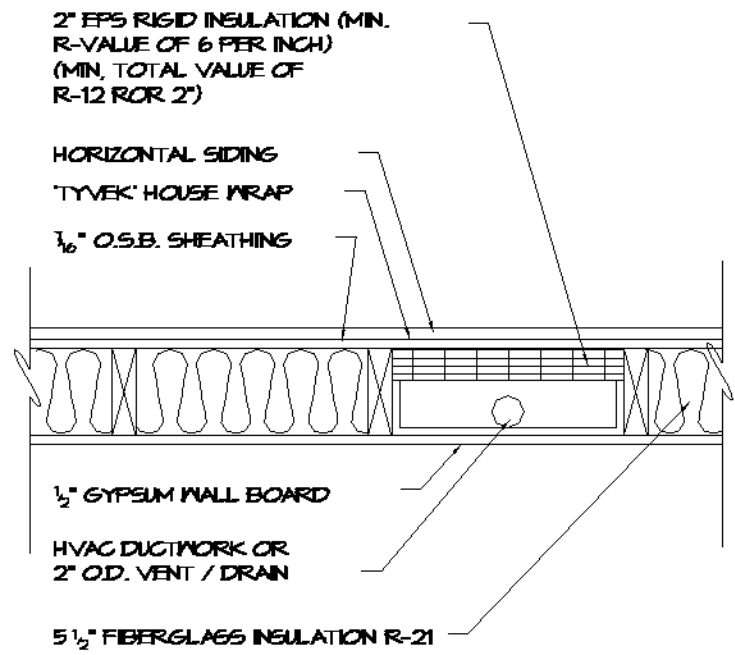
4 INSULATED HEADER DETAIL
A-6.0 1/2" = 1'-0"



3 ALIGNED CASED TRIM DETAIL
A-6.0 1/2" = 1'-0"



2 DOUBLE FL. JOIST DETAIL
A-6.0 1/2" = 1'-0"



1 PLUMBING @ EXT. WALL DETAIL
A-6.0 1" = 1'-0"

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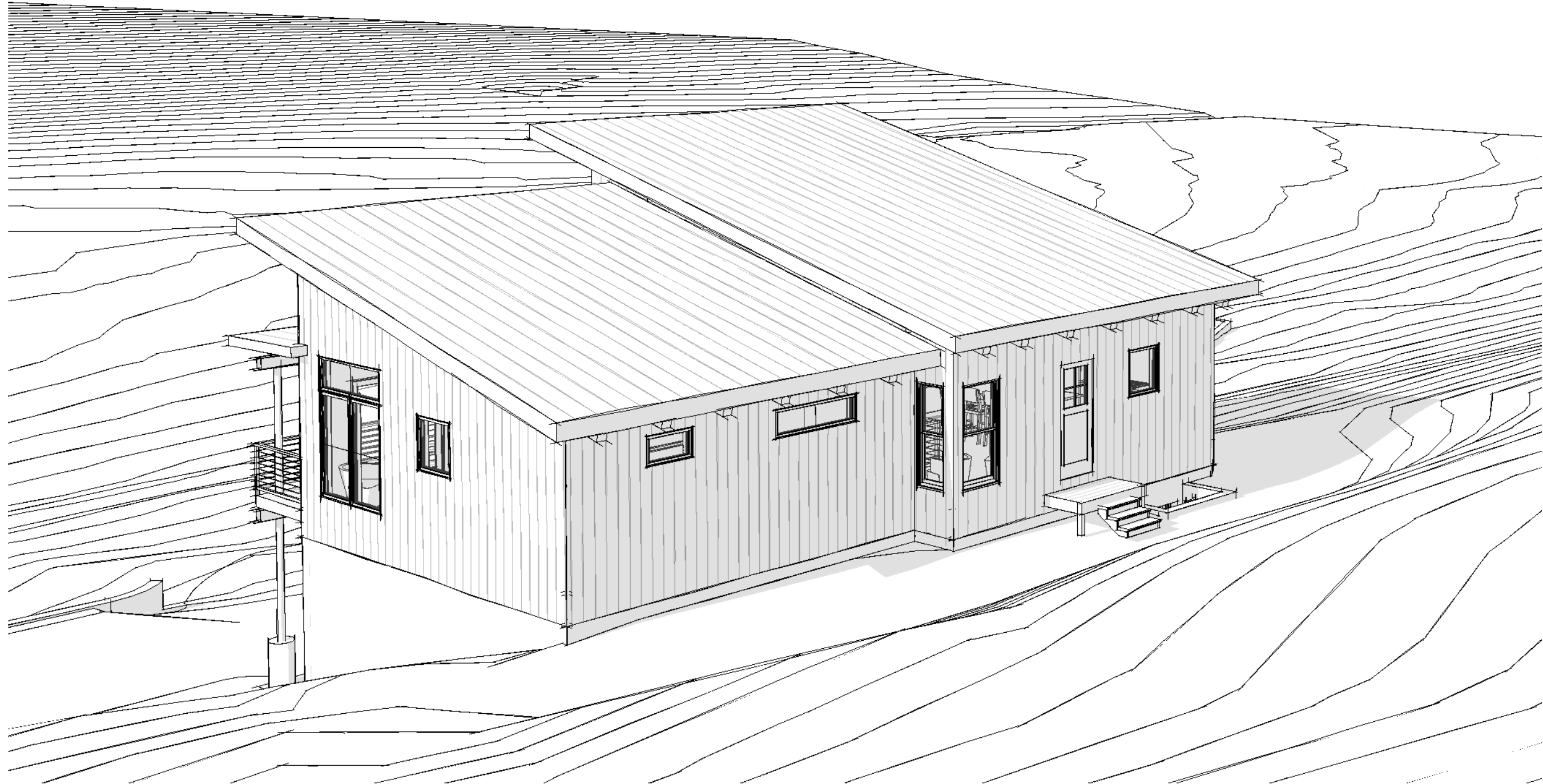
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| Checked By: | CBS |

Construction Documents
DETAILS

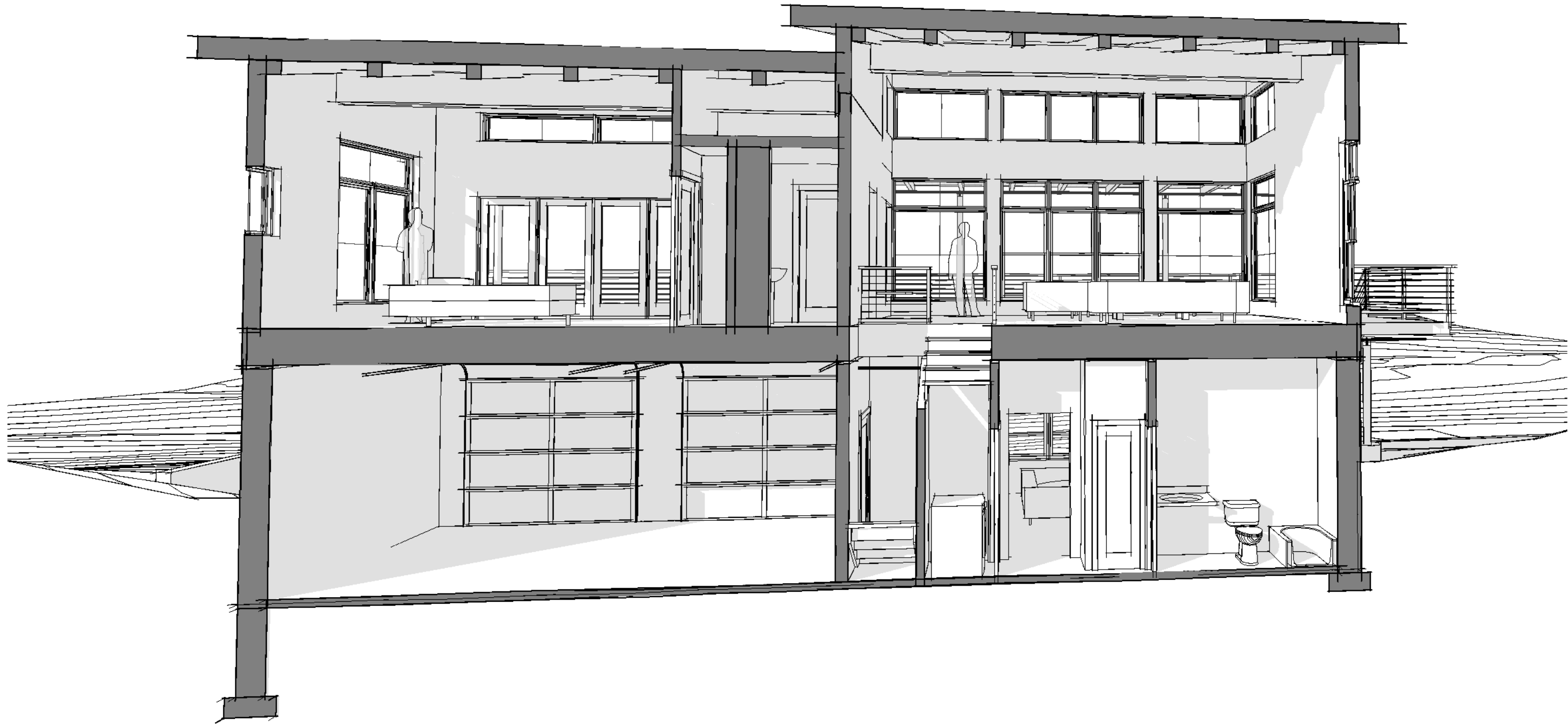
A-6.0



1 3D View 8
A-9.0



2 3D View 9
A-9.0



3 3D View 13
A-9.0



4 3D View 11
A-9.0

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Title: Construction Documents
3D VIEWS

Project No. 2034
Date: 12/14/20
Scale:
Drawn By: ST
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A-9.0