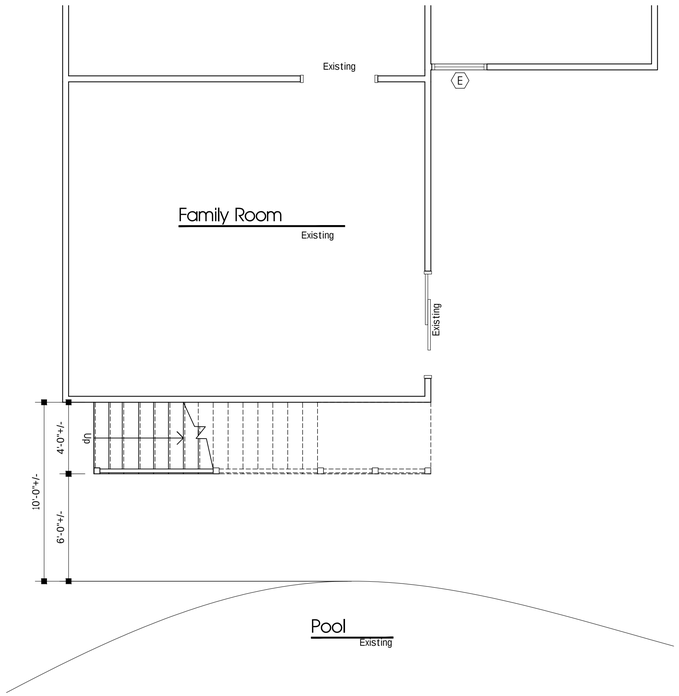
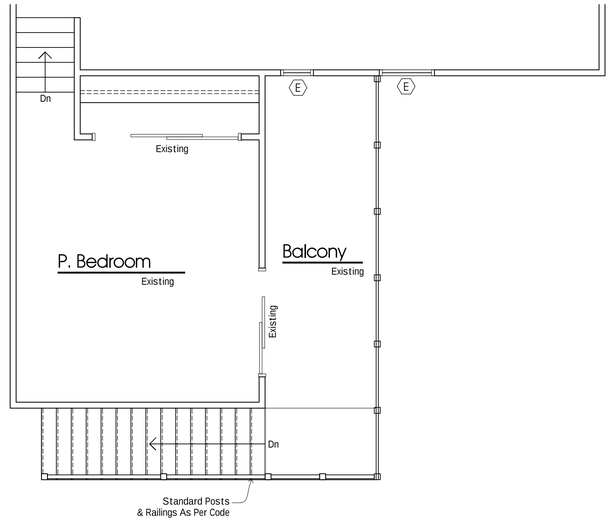
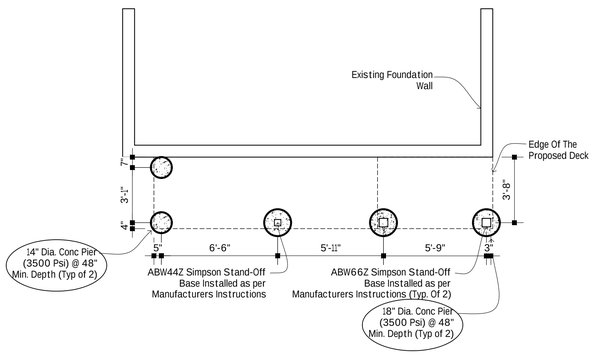


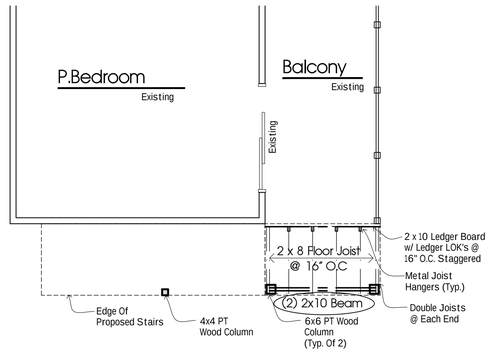
1 FIRST FLOOR PLAN
1/4"=1'-0"



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



3 FOUNDATION PLAN
1/4"=1'-0"



4 DECK FRAMING PLAN
1/4"=1'-0"

GENERAL NOTES

1. These drawings are the property of the architect and may be reproduced only with the written permission of the architect. Authorized reproductions must bear the name of the architect. These drawings are fully protected by Federal and state copyright laws.
2. **Do not scale drawings**. Use given dimensions. Check details for appropriate location of all items not dimensioned on the drawings. Doors and cased openings without dimensions are to be 4" from the face of the adjacent wall or centered between the walls. Verify field dimensions prior to commencement of each portion of the work.
3. The contractor shall verify all dimensions, conditions and structural members prior to construction and inform the architect of any discrepancies in the documents. The contractor shall coordinate all framing wi th electrical, plumbing and mechanical work. The general contractor is responsible for the proper operation of all systems and the coordination of all systems and trades.
4. Failure to show or mention minor details shall not be warrant for omission of necessary appurtenances for the normal, usual and proper completion of the work. All dimensions, notes, finishes and fixtures shown on these floor plans, sections or details, shall apply to similar, symmetrical or opposite hand plans, sections or details. Kitchen cabinet layouts are representative only and shall be subject to change based on the final kitchen design.
5. The contractor is responsible for the means and methods of construction and all job related activities and safety standards, including but not limited to OSHA. The contractor is responsible for the strength and stability of the structure during construction and shall provide temporary shoring, bracing and other elements required to maintain stability until the structure i s completed.
6. It is the contractor 's responsibility to be familiar with the work required in the construction documents and the requirements for executing it properly and in conformance with applicable state and local codes.
7. In the case of any discrepanci es within the contract drawings, field conditions or reference standards, the architect shall determine which shall govern. Any discrepancies shall be brought to the attention of the architect prior to commencement of work.
8. All structural systems such as engineered floor joist or plate connected wood trusses which have components to be field erected shall be handled, stored and erected in accordance with the manufactures written instructions.
9. All dimensions on floor plans are to face of framing member or face of masonry or concrete walls . All dimensioned walls are drawn per actual 3-1/2" or 5 -1/2" stud width. Exterior walls show siding but are dimensional to the face of framing.
10. All rough openings are to be confirmed by appropriate vendors.
11. All required tempered glass is to be included and is the responsibility of the door and window vendor.
12. Typical footing design satisfying minimum loading conditions for this project are based on 1500 PSF soil bearing capacity unless otherwise not ed or demonstrated in a soil boring test.
13. Habitable spaces not provided with an operable exterior opening of at least 4% of the floor area shall be provided with a mechanical ventilation system that will provide a minimum of 0.35 air changes per hour.
14. All stud walls at tub and shower enclosures shall have fire blocking between the studs. All glazing in doors or enclosures in bathrooms shall be safety glazing. Glazing in any portion of a building wall enclosing a shower or bathtub where the bottom exposed edge is less than 60" above the standing surface and drain outlet shall be safety glazing.
15. Water closets shall have a minimum 15" to side walls from the center of the fixture, and a minimum of 21" clearance in front of the fixture.
16. Minimum headroom at stairs is 6'-8" measured vertically from the sloped plane connecting the tread nosing. The minimum width is 36". The minimum tread length is 9" and the maximum riser is 8-1/4". The handrail shall be mounted 34" to 36" above the stair nosing. Install fire blocking at mid stringer span and at wall along stringer. Cover walls and soffits of usable space under the stair with minimum ½" Gyp. Brd.
17. Guardrails shall be provi ded at all walking surfaces 30" or more above grade or the adjacent surface. Guardrails shall be a minimum 36" high.
18. Each bedroom, and outside each sleeping room, and each story shall be provided a smoke detector. The smoke detector power source shall be installed in accordance with NFPA 72 and I RG 313. All alarm devices shall be interconnected.
19. Dryer vents and bathroom fans shall be vented directly to the exterior. Bathroom fans shall be 50 cfm minimum and range fans shall be 100 cfm minimum.
20. Provide attic ventilation as indicated on the drawings. The net free area of the vent shall be not less than $1/150^{th}$ of the area of the attic space except that area may be $1/300^{th}$ of the area of the attic provided at least 50% of the required ventilation, is provided with ventilators located in the upper portion of the space to be vented with the balance of the required ventilation provided by eave or cornice vents.
21. Factory-built fireplaces, vents and chimneys shall be UL listed and installed per the manufactures instructions. Non -combustible materials shall be provided on adjacent surfaces per the manufactures specifications.
22. All HVAC and electrical work shall be installed in accordance with current building and energy code requirements as well as the national electrical code. The furnace shall have a 90% + rating and have a 7-day programmable thermostat. The domestic water heater shall meet ASHRA 90-75 standard for gas fired units.

HVAC Design Criteria:

Outdoor heating degree days	7,000
Winter design dry bulb temperature	6 degrees
Summer design dry bulb temperature	80 degrees
Indoor winter design temperature	72 degrees
Design humidification	30%

Wood Framing:
All structural lumber shall be No. 2 Douglas Fir -larch with a minimum extreme fiber bending stress (Fb) of 1450 lb./sq. in., and a minimum modules of elasticity € of 1,600,000 PSI. All sawn lumber and pre -manufactured wood products shall be identified by a Grade Mark or a Certificate of Inspection issued by the certifying agency.

Wood headers shall be sized as shown on the Header table unless noted otherwise on the plans. Interior non-load bearing headers may be (2) 2x6.

Install double structural members under all partitions and framed openings in walls, roofs and floors unless noted otherwise on plans.

Provide solid bearing under all beams. The solid bearing shall run continuous from the foundation to the underside of the beam. Solid wood blocking shall be of the same width as the beam being supported.

Wood ceiling joists shall be sized in accordance with the ceiling joist span table. All ceiling joist shall span in the same direction as the roof rafters and shall be se cured to the rafter per the heel joist connection table.

Wall Framing: Unless otherwise noted, all interior walls shall be 2x4 @ 16"OC and all exterior walls shall be 2x4 or 2x6 @ 16"OC as indicated on drawings. Provide (2) bundled studs min at wall ends and each side of al l openings. All solid sawn lumber headers shall be supported by a minimum of (1) trim and (1) king stud and all glulam or engineered wood headers by (2) trim and (2) king studs. At framed walls, all solid sawn lumber beams shall be supported on a minimum of (2) bundled 2X studs and all glulam or engineered wood beams on a minimum of (3) bundled 2X studs. Stitch -nail bundled studs with (2) 10D @ 12"OC. Provide solid blocking thru floors to supports below for bearing walls and posts. Un less noted otherwise, attach bottom plates of stud walls to wood framing below with 16D @ 12"OC or to concrete with 1/2"-DIA. Anchor bolts X 7" Embedment at 72" OC walls. Unless noted otherwise, provide gypsum sheathing on interior surfaces and plywood sheathing on exterior surfaces .

Roof/Floor Framing: Unless otherwise noted, provide double joists under all parallel bearing partitions and solid blocking at all bearing points. Provide double joists around all roof/floor openings. Unless noted otherwise, multi -joists/rafters shall be stitch -nailed together with (2) 10D @ 12"OC. Provide roof sheathing edge clips centered between framing at unblocked plywood edges. All floor sheathing shall have tongue and groove joints or be supported by solid blocking. Allow 1/8" spacing at all panel edges and ends of roof/floor sheathing. Roof/floor sheathing shall be laid face grain perpendicular to framing members.

Wood framing materials required to be treated wood under certain conditions, including sleepers, joists, blocking and plywood subflooring shall be pressure preservative treated and dried after treatment in accordance with AWPA U11 and shall bear the label of an accredited agency.

Nailing Requirements: Provide minimum nailing accordance with Table R6022.3 of the 2020 New York State Residential Building Code (1) "Fastening Schedule" or as noted on the drawings. Nails shall be driven flush and shall not fracture the surface of sheathing.

Ceiling Joist Span Table
2020 NYS Residential Code

Ceiling Joist (Unfinished Attic / No Storage)	10 PSF	Dead Load = 20 PSF			
Spacing	Species	Grade	2x4	2x6	2x8	2x10
			Maximum Ceiling Joist Span			
12" o.c.	Douglas Fir-larch	#2	12'-5"	19'-6"	25'-8"	26'-0"
16" o.c.	Douglas Fir-larch	#2	11'-3"	17'-8"	23'-4"	26'-0"

Ceiling Joist (Unfinished Attic / Limited Storage)	20 PSF	Dead Load = 20 PSF			
Spacing	Species	Grade	2x4	2x6	2x8	2x10
			Maximum Ceiling Joist Span			
12" o.c.	Douglas Fir-larch	#2	9'-10"	15'-0"	19'-1"	23'-3"
16" o.c.	Douglas Fir-larch	#2	8'-11"	13'-0"	16'-6"	20'-2"

Header Table
2020 NYS Residential Code

2x4 Wall (Interior or Exterior Load Bearing Wall)	(2)2x6	(2)2x8	(2)2x10	(2)2x12
	Maximum Header Span			
One Story	4'-1"	5'-2"	6'-4"	7'-4"
Two Story	3'-4"	4'-2"	5'-0"	6'-0"

2x6 Wall (Interior or Exterior Load Bearing Wall)	(3)2x6	(3)2x8	(3)2x10	(3)2x12
	Maximum Header Span			
One Story	3'-4"	5'-8"	7'-0"	8'-0"
Two Story	NA	5'-3"	6'-5"	7'-5"

All Headers Shall Have 1/2" Plywood Web Between Each 2x Member
Wood For Headers Shall Be #2 Douglas Fir-Larch
Headers Exceeding Spans Shown In Table Shall Be As Specified On The Plans Or As Directed By The Architect.

Heel Joint Connections
2020 NYS Residential Code

Required Number of 16d Common Nails Per Heel Joint Splice

Rafter Slope	Rafter Spacing	Roof Span 12	20	28	36
3:12	16"	6	11	15	20
4:12	16"	5	8	12	15
5:12	16"	4	7	9	12
7:12	16"	3	5	7	9
9:12	16"	3	4	5	7
12:12	16"	3	3	4	5

Heel Joint Connections Are Not Required Where The Ridge Is Supported By A Load Bearing Wall, Header or Ridge Beam
Equivalent Nailing Patterns Are Required For Ceiling Joist Lap Splices.
Where Rafter Ties Are Substituted For Ceiling Joists, The Heel Joint Connection Requirment Shall Be Taken As The Tabulated Heel Joint Connection Requirement For Two-Thirds of The Actual Rafter Slope

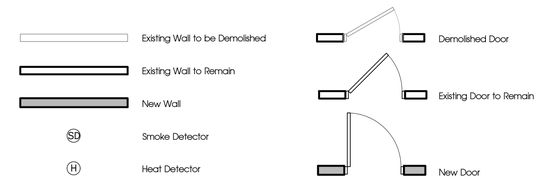
MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

MAXIMUM HEADER SPAN (Feet)	ULTIMATE DESIGN WIND SPEED AND EXPOSURE CATEGORY (Per Table R602.7.5)	
	<140 mph, Exposure B or <130 mph, Exposure C	≤ 115 mph, Exposure B
4'-0"	1	1
6'-0"	2	1
8'-0"	2	1
10'-0"	3	2
12'-0"	3	2
14'-0"	3	2
16'-0"	4	2
18'-0"	4	2

Structural Design Criteria

Live Loads	Rooms Other Than Sleeping Rooms	40 PSF	Seismic Design	Seismic Importnace Factor	IE = 1.0
	Sleeping Rooms	30 PSF		Occupancy Category	II
	Stairs	40 PSF		Site Class	D
	Balconies And Decks	40 PSF		Seismic Design Category	B
	Uninhabited Attic Space	30 PSF		Basic Seismic Force Resisting System	Bearing Wall Systems Light Framed Walls With Wood Structural Panels Rated For
Snow load	Ground Snow Load	PG = 50 PSF		Shear Resistannce	CS = 0.116
	Flat Roof Snow load	PF = 50 PSF		Design Base Shear	V = 5.65 (E/W)
	Snow Exposure Factor	CE = 1.0		(Wind And Seismic Governed)	V = 7.875 (N/S)
	Snow Importance Factor	IS = 1.0		Analysis Procedure	Equivalent
	Thermal Factor	CT = 1.0		Laterla Force Procedure	Per ASCE 7 Sec. 12.8
Wind Design	Basic Wind Speed	V = 115 MPH			
	Wind Importance Factor	IW = 1.0			
	Occupancy Category	II			
	Exposure Category	B			
	Internal Pressure Coefficiant	GCPI = 0.18			
	Component And Cladding Design Pressure	12.22 PSF (14.86 End Zones)			

FLOOR PLAN LEGEND



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3284 Walden Avenue
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Phone: (716) 651-0381
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23-125

Project For:
Martino Residence
483 Lamarck Drive
Cheektowaga, NY

No.	Description	Date	By

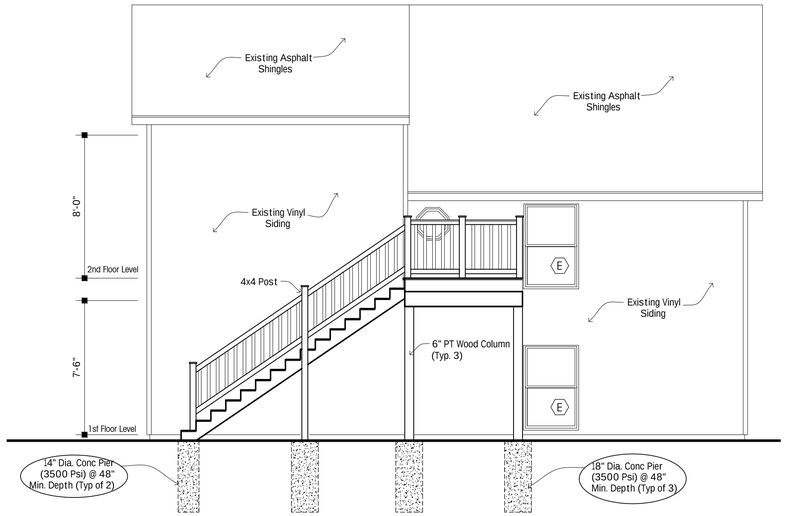
DATE: 03-21-2023

DRAWN BY: Y. Hiciano
CHECKED BY: M. Dean

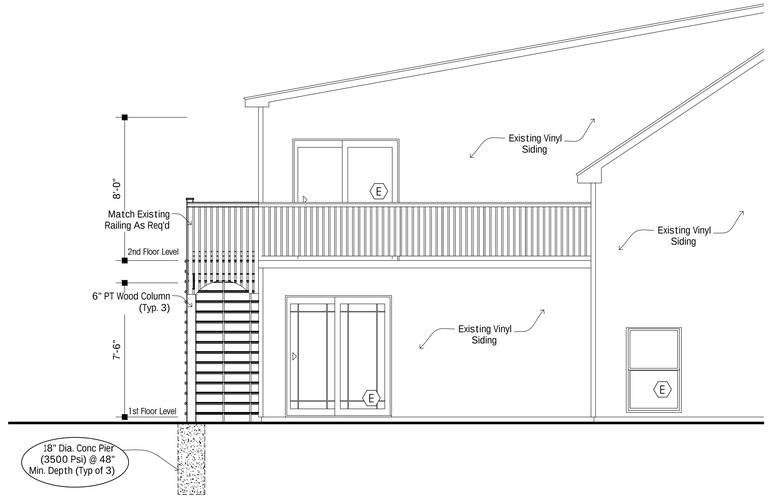
SCALE: As Noted

PLANS &
GENERAL NOTES

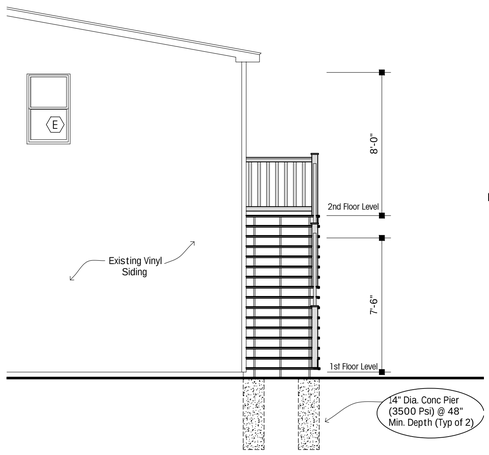
A1



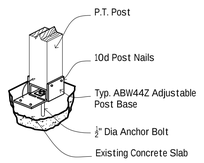
1 REAR ELEVATION
1/4"=1'-0"



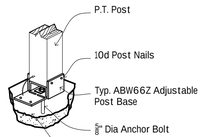
2 LEFT ELEVATION
1/4"=1'-0"



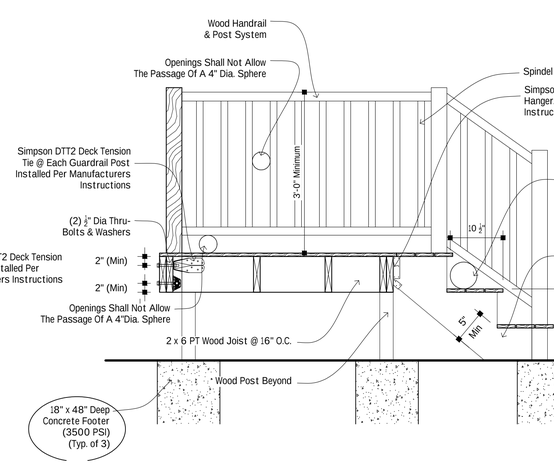
3 RIGHT ELEVATION
1/4"=1'-0"



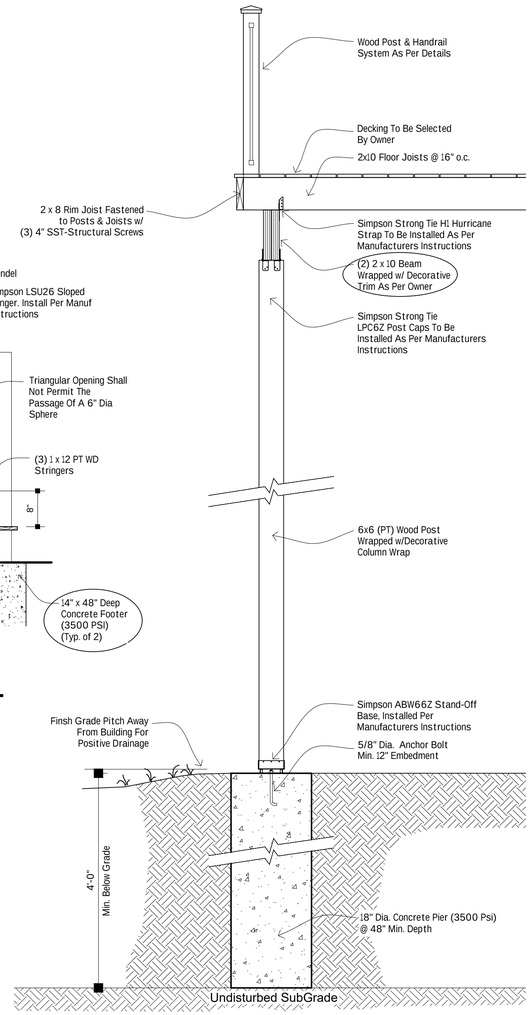
4 PORCH POST DETAIL
1/2"=1'-0" 4x4 Post



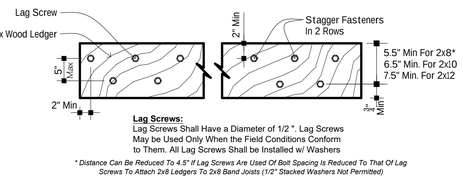
5 PORCH POST DETAIL
1/2"=1'-0" 6x6 Post



6 TYP STAIR & GUARDRAIL DETAIL
3/4"=1'-0"



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



7 LEDGER- BOLTING PATTERN DETAIL
NOT TO SCALE

FastenMaster LedgerLOK Structural Wood Screw

LIVE LOAD	LEDGER MATERIAL	RIM MATERIAL	Space Between Fasteners (in Inches) Based on Joist Spans of: 6' or Less	Up to 8'	Up to 10'	Up to 12'	Up to 14'	Up to 16'	Up to 18'
40psf	Doug. Fir or S. Pine	2x Lumber	24	18	14	12	10	9	8
		EW Rim	25	19	15	12	10	9	8
	Hem Fir	2x Lumber	20	15	12	10	8	7	6
		EW Rim	25	19	15	12	10	9	8
60psf	Doug. Fir or S. Pine	2x Lumber	17	13	10	8	7	6	5
		EW Rim	18	13	10	9	7	6	6
	Hem Fir	2x Lumber	14	11	8	7	6	5	4
		EW Rim	18	13	10	9	7	6	6

LedgerLOK fastening patterns outlined in this table provide equal or better performance to lag screw patterns in the 2009, 2012 and 2015 IRC in accordance with IRC sections R104.11 and in accordance with generally accepted engineering practice. Design values used to creat these patterns were derived from individual fastener testing under ICC Acceptance Criteria AC233 (ESR #1079 as well as full system testing directly comparing lag screw and LedgerLOK performance in ledger to rim connections using generally accepted industry standards used to generate the IRC fastener spacing tables for lag screws.

LEDGER materials must be a minimum of a 2x8 nominal dimensional pressure-preservative-treated No.2 lumber from any of the following species: Hem Fir, SPF, Douglas Fir, or Southern Pine.

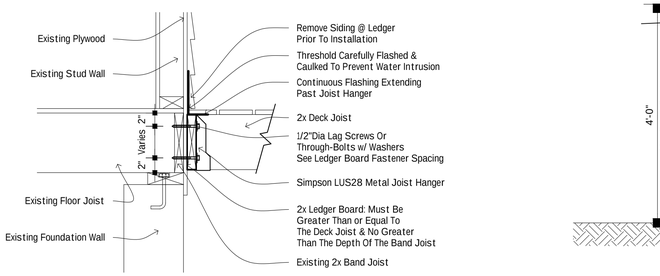
RIM JOISTS materials must be either solid sawn 2x lumber or engineered wood specifically designated by the manufacturer as a rim material. 2x lumber may be of any species greater them 0.42 specific gravity, including SPF, HF or DF. Engineered Wood (EW) Rim may be OSB, LSL, or LVI material measuring 1"or greater in thickness.

SHEATHING of ½" or ⅝" OSB mat separate the ledger and rim but must be attached per code. For additional materials between ledger and rim, please refer to the guidelines below.

Wet service conditions have been tested for and applied to the patterns above. **No further reductions for wet service need to be applied.**

The code-standard dead load for building materials of 10 pounds per square foot is assumed in all calculations above.

As required by IRC Section 507.2.1, the calculations and installation instruction found in this bulletin have been reviewed and found to be in accordance with accepted engineering practices. For a copy of the engineered stamped/sealed letter or further technical information to support this bulletin, please contact FastenMaster at 800-518-3569.



8 SECTION @ DECK LEDGER BOARD
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PRELIMINARY NOT FOR CONSTRUCTION

23-125

Project For:
Martino Residence
483 Lamarck Drive
Cheektowaga, NY

No.	Description	Date	By

DATE: 03-21-2023
DRAWN BY: Y. Hiciano
CHECKED BY: M. Dean
SCALE: As Noted

ELEVATIONS & DETAILS

A2