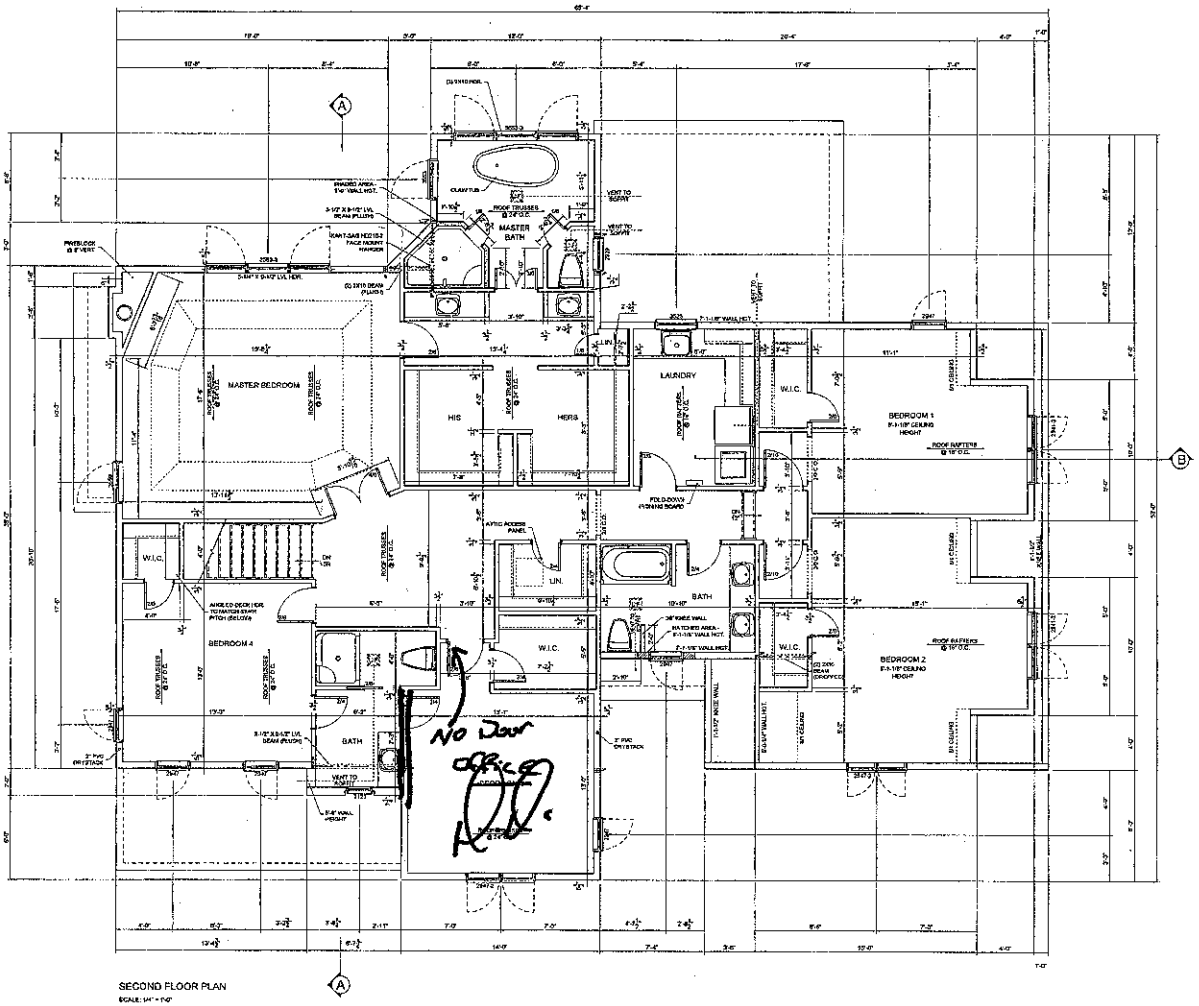
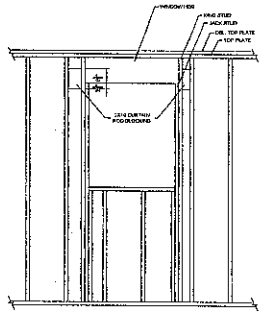


SECOND FLOOR PLAN

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

GENERAL NOTES:

1. ALL CONSTRUCTION TO COMPLY WITH THE N.Y.S. UNIFORM FIRE PREVENTION AND BUILDING CONSTRUCTION CODE APPLICABLE TO ONE AND TWO FAMILY DWELLINGS, THE NY STATE ENERGY CONSERVATION CODE, APPLICABLE LAWS, STATUTES, AND ALL LOCAL RULES AND REGULATIONS.
2. BUILDER TO BE RESPONSIBLE TO COMPLY WITH ALL LAWS, RULES, ORDINANCES, AND ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
3. THE BUILDER IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK.
4. THE PROFESSIONAL SERVICES OF THE ENGINEER DO NOT EXTEND TO OR INCLUDE THE REVIEW OR SITE OBSERVATION OF THE CONTRACTOR'S WORK OR PERFORMANCE. THUS, THE ENGINEER IS NOT RESPONSIBLE AND IS TO BE HELD HARMLESS BY ALL PARTIES FROM ANY CLAIM OR SUIT WHATSOEVER, INCLUDING ALL PAYMENTS OR COSTS INVOLVED ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE CONTRACTOR'S WORK.
5. IT IS THE BUILDERS RESPONSIBILITY TO REVIEW ALL DIMENSIONING AND DETAILING PRIOR TO CONSTRUCTION AND TO ASSESS AND VERIFY MEASUREMENTS OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
6. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH N.Y.S. UNIFORM FIRE PREVENTION AND BUILDING CODE APPLICABLE TO PLUMBING AND THE N.Y. STATE HEALTH DEPARTMENT REQUIREMENTS.
7. ALL LIGHTING, WIRING, GROUNDING AND DEVICES SHALL BE UL RATED LISTED AND COMPLY WITH THE NEC INCLUDING GROUND FAULT PROTECTION FOR ALL BATHROOMS AND EXTERIOR OUTLETS.
8. PROVIDE HARDWIRED SMOKE DETECTORS PER CODE REQUIREMENTS.
9. PROVIDE DIRECT OUTSIDE COMBUSTION AIR FOR FIREPLACE(S) IN ACCORDANCE WITH THE N.Y.S. ENERGY CONSERVATION CODE. PROVIDE GLASS FIREPLACE DOORS.
10. DRAWINGS NOT TO BE SCALED FROM FOR FIELD WORK PURPOSES.
11. ALL WINDOWS INTENDED FOR EMERGENCY EGRESS SHALL HAVE A MAX. SILL HEIGHT OF 42" OFF FINISHED FLOOR.
12. ALL HEADERS TO BE (2) 2X10'S UNLESS OTHERWISE NOTED.
13. CHIMNEY TO BE 24" ABOVE ANY STRUCTURE WITHIN A 10'-0" RADIUS MEASURED FROM CENTERLINE OF CHIMNEY FLUE.
14. STAIRS: 8 1/4" MAX. RISE, 9" MIN. RUN PLUS 1 1/8" NOSING, 2'-8" MIN. BETWEEN HANDRAILS, STAIR RAILINGS TO BE 32" A.F.F., 6'-8" MIN. VERTICAL HEADROOM AT MAIN STAIRS, 6'-4" AT CELLAR STAIRS. PROVIDE LIGHT @ STAIRCASE.
15. ALL HEADERS IN BEARING WALLS ON OPENINGS 5'-0" OR GREATER SHALL BE SUPPORTED ON EACH SIDE BY A MINIMUM OF TWO (2) STUDS THE SIZE OF THE ADJACENT BEARING WALL. (USE SINGLE STUDS FOR OPENINGS UNDER 5'-0")
16. PROVIDE DOUBLE FRAMING AROUND ALL OPENINGS AND DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS ABOVE WHICH EXCEED 6'-0" IN HEIGHT. (EXCEPTION: DO NOT USE DOUBLE JOISTS UNDER PLUMBING WALLS)
17. FIRE STOPPING SHALL BE PROVIDED AS PER SECTION 717 OF THE N.Y.S. UNIFORM FIRE PREVENTION AND BUILDING CODE, NO MORE THAN 8'-0" O.C. VERTICALLY AND NO MORE THAN 20'-0" HORIZONTALLY.
18. DESIGN CRITERIA: LIVE LOAD, FIRST FLOOR RESIDENTIAL: 40 PSF, BEDROOMS: 30 PSF, FLOOR DEFLECTION LIMITED TO L/360, ROOF: AS PER N.Y.S. UNIFORM FIRE PREVENTION AND BUILDING CODE, DEFLECTION LIMITED TO L/240
19. ELECTRICAL WIRING AND EQUIPMENT DESIGNED AND INSTALLED IN CONFORMITY WITH ANSI, NATIONAL ELECTRICAL CODE, AND SHALL MEET ALL LOCAL CODES.
20. ALL GARAGE WALLS AND CEILINGS TO BE COVERED WITH 5/8" TYPE "X" GYP. BD.
21. DOORS FROM GARAGE TO LIVING AREA SHALL BE METAL INSULATED "C" LABEL AND ASSEMBLY WITH SELF CLOSURE.
22. ELECTRICAL SWITCHES MUST BE BLOCKED AWAY FROM DOOR TO ACCOMMODATE 3 1/2" TRIM.
23. ALL BUILDING ENVELOPE ELEMENTS THAT CONTAIN MATERIALS WHICH ARE CAPABLE OF ABSORBING OR TAKING UP AND HOLDING MOISTURE SHALL BE PROTECTED BY A VAPOR BARRIER RETARDER LOCATED ON THE WARM SIDE OF THE INSULATION
24. INSULATION SHALL BE INSTALLED IN A MANNER THAT PROVIDES CONTINUITY OF INSULATION AT PLATE LINES, SILL LINES, BAND JOISTS AND CORNERS.
25. ALL JOINTS AND OPENINGS IN THE BUILDING ENVELOPE SYSTEM, INCLUDING THOSE AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALLS AND ROOF/CEILINGS, BETWEEN WALLS AND FLOORS AND FOUNDATIONS, BETWEEN WALL PANELS, AT UTILITY SERVICE PENETRATIONS AND BETWEEN DISSIMILAR MATERIALS SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED.
26. AIR INFILTRATION BARRIERS SHALL BE INSTALLED WHETHER A VENTILATED SIDING MATERIAL IS INSTALLED OR THE SIDING TECHNIQUE NECESSITATES A LOOSE FITTING APPLICATION.
27. NO DEVICE INSTALLED IN A FIREPLACE THAT USES A GASEOUS FUEL FOR IT'S OPERATION SHALL BE EQUIPPED WITH A CONTINUOUSLY OPERATED STANDING PILOT LIGHT.
28. BUILDING TO BE CONSTRUCTED AND INSULATED IN COMPLIANCE WITH THE NY STATE ENERGY CODE, "U", "R" AND INFILTRATION VALUES FOR ALL DOORS AND WINDOWS.
29. ALL FRAMING LUMBER TO BE NORTHERN SPF #2 OF BETTER (Fm=875PSI)
30. ALL DIMENSIONS SHOWN ARE TO FACE OF STRUCTURAL MEMBER UNLESS OTHERWISE NOTED



ELEVATION

CURTAIN ROD BLOCKING DETAIL

SCALE: 1/2" = 1'-0"

SECOND FLOOR WINDOW SCHEDULE

NOTICE:
ALL WINDOWS ARE FULLY TEMPERED GLASS
ALL ARE BROKEN (O) OTHERWISE
WITH BLOCKING TO BACK OPENINGS WHERE UNIT DIM. > 24"

MARK	QTY	UNIT DIM - W X H	TYPE	GLAZING	GRILL	SCREEN	CLAD	EXT. JAMB	ENERGY PANEL	EGRESS W X H	S.F.	VENT S.F.	REMARKS
2121	1	1'-9" x 1'-9"	AW	Low-E	STD.	STD.	Alum.	4-9/16"	NO	N/A	N/A	2.0	
2547-2	1	4'-2" x 3'-11"	CS	Low-E	STD.	STD.	Alum.	6-9/16"	NO	20-1/16" x 42-7/8" (x2)	9.0 (x2)	8.3 (x2)	
2629	1	2'-5" x 2'-5"	AW	Low-E	STD.	STD.	Alum.	6-9/16"	NO	N/A	N/A	4.3	
2941-2	2	4'-10" x 3'-5"	CS	Low-E	STD.	STD.	Alum.	6-9/16"	NO	24-1/16" x 30-7/8" (x2)	8.1 (x2)	6.4 (x2)	
2947	6	2'-5" x 3'-11"	CS	Low-E	STD.	STD.	Alum.	6-9/16"	NO	20-1/16" x 42-7/8"	5.9	7.5	
2847-2	1	4'-10" x 3'-11"	CS	Low-E	STD.	STD.	Alum.	6-9/16"	NO	20-1/16" x 42-7/8" (x2)	5.9 (x2)	7.5 (x2)	
3025	1	2'-11" x 3'-1"	TRANSOM	Low-E	STD.	STD.	Alum.	6-9/16"	NO	N/A	N/A	N/A	
3553	1	2'-11" x 4'-5"	CS	Low-E	STD.	STD.	Alum.	6-9/16"	NO	24" x 48-7/8"	8.1	10.5	
3553-3	2	8'-8" x 4'-5"	CS	Low-E	STD.	STD.	Alum.	6-9/16"	NO	24" x 48-7/8" (x2)	8.1 (x2)	10.5 (x2)	
3559	1	2'-11" x 5'-11"	CS	Low-E	STD.	STD.	Alum.	6-9/16"	NO	24" x 54-7/8"	9.1	11.9	

Acknowledgement Of
Plans Submittal ONLY!

Date 7-14-06

Date 7-14-06

Called NORTH

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Sheet Title: SECOND FLOOR PLAN

Project Title: Beckwith Residence

Drawing Number: 3

OF:

DATE: 10/13/06