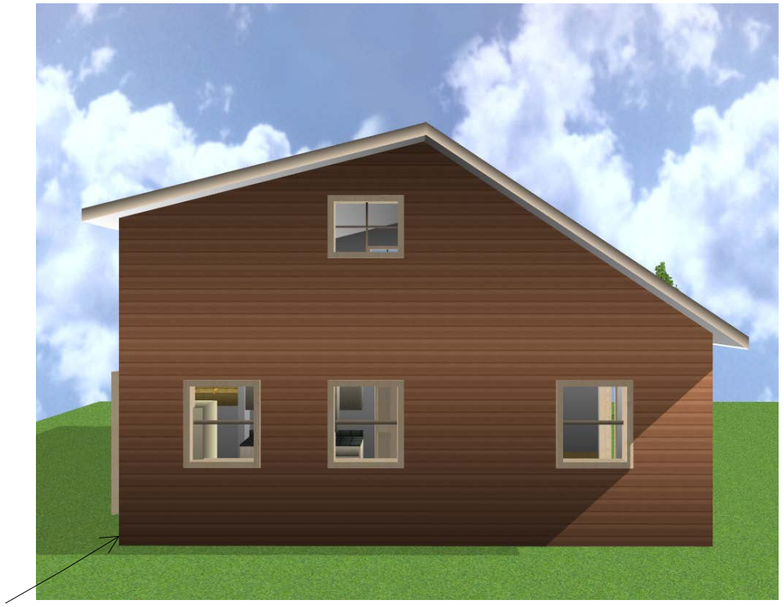
SOUTH ELEVATION

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

NORTH ELEVATION

EAST ELEVATION



WEST ELEVATION

RESIDENCE DESIGN FOR

GREG NELSON UNIT # 3 AT WHITEHAWK

DANBY NY

DATE Jan 12, 2019

REVISIONS

DRAWN BY

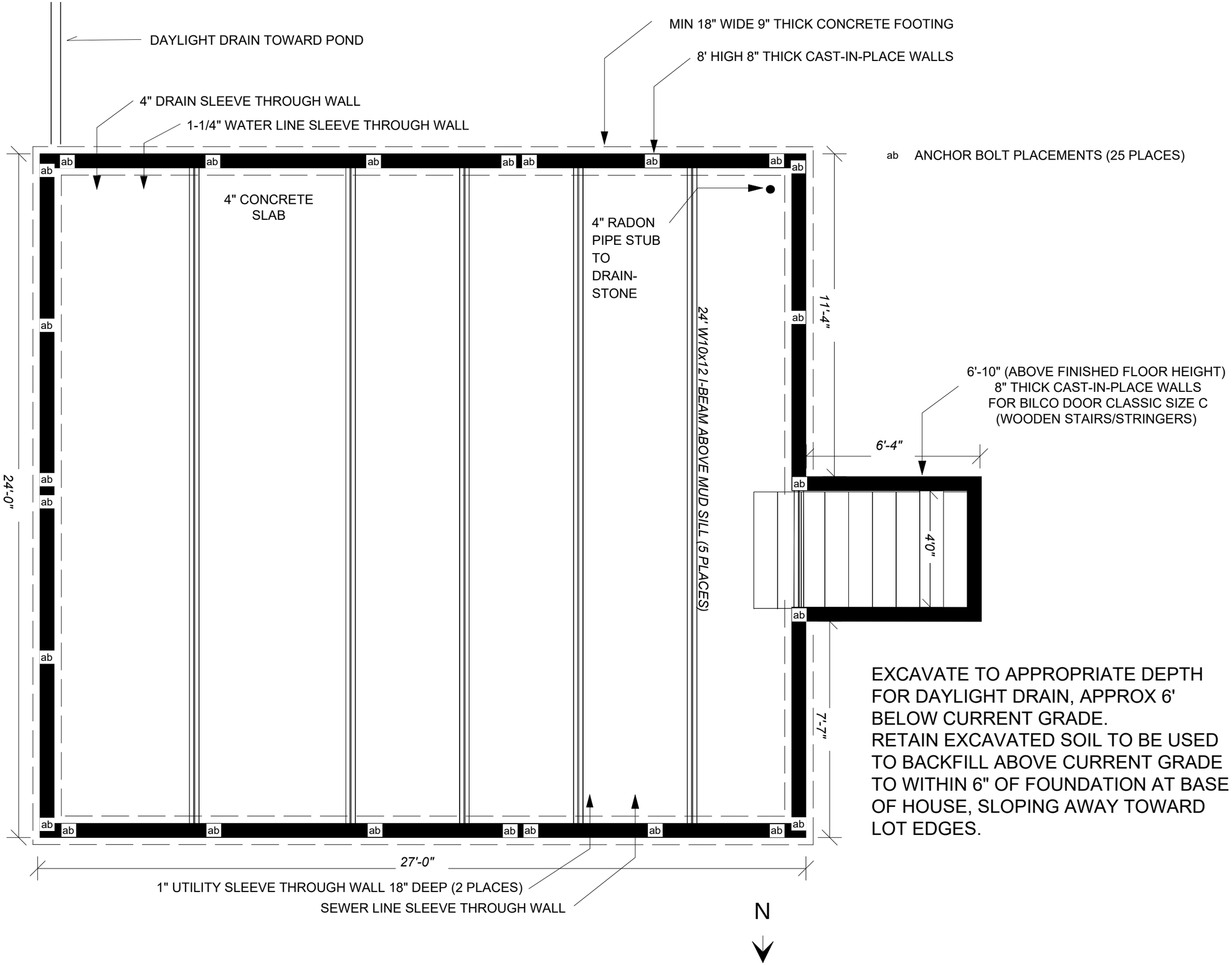
GREG NELSON

THE DRAFTSMAN HEREIN DOES NOT REPRESENT HIMSELF AS AN ARCHITECT OR ENGINEER LICENSED IN THE STATE OF NEW YORK

SHEET NUMBER

E - 1

ELEVATIONS



EXCAVATE TO APPROPRIATE DEPTH FOR DAYLIGHT DRAIN, APPROX 6' BELOW CURRENT GRADE.
RETAIN EXCAVATED SOIL TO BE USED TO BACKFILL ABOVE CURRENT GRADE TO WITHIN 6" OF FOUNDATION AT BASE OF HOUSE, SLOPING AWAY TOWARD LOT EDGES.

RESIDENCE DESIGN FOR
GREG NELSON UNIT # 3 AT WHITEHAWK
DANBY NY

DATE Jun 25, 2019

REVISIONS

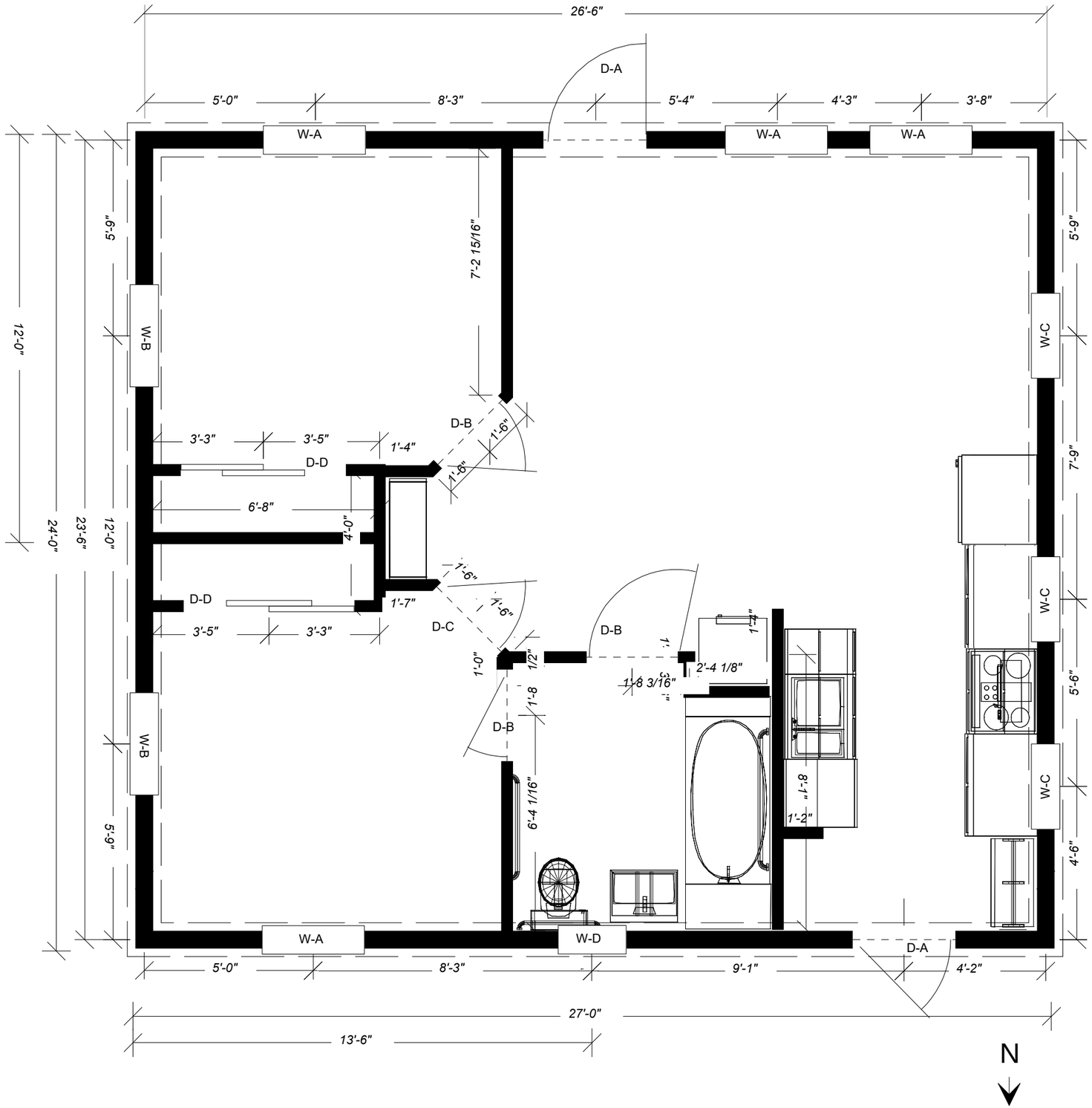
190116 Document grading
190625 8" CIP, anchors, Bilco corrections

DRAWN BY
GREG NELSON

SHEET NUMBER

F - 0

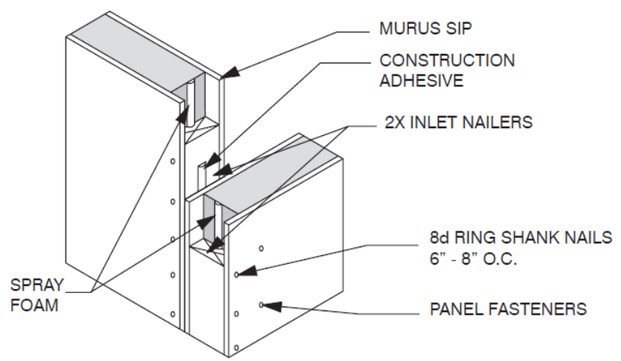
BASEMENT



PLAN SHOWS WINDOW AND DOOR FRAME SIZES, OTHERWISE DIMENSIONS ARE TO STUD/JOIST FACE, OR SIP/ICF/SHEATHING FACE

FIND ROUGH OPENING SIZES ON SCHEDULES PAGE

WALLS ARE OF 6" SIP CONSTRUCTION PER MANUFACTURER'S SPECIFICATIONS



TYPICAL SIP WALL OVERLAP CORNER
(courtesy Murus)

RESIDENCE DESIGN FOR
GREG NELSON UNIT # 3 AT WHITEHAWK
DANBY NY

DATE Jan 14, 2019
REVISIONS

DRAWN BY
GREG NELSON

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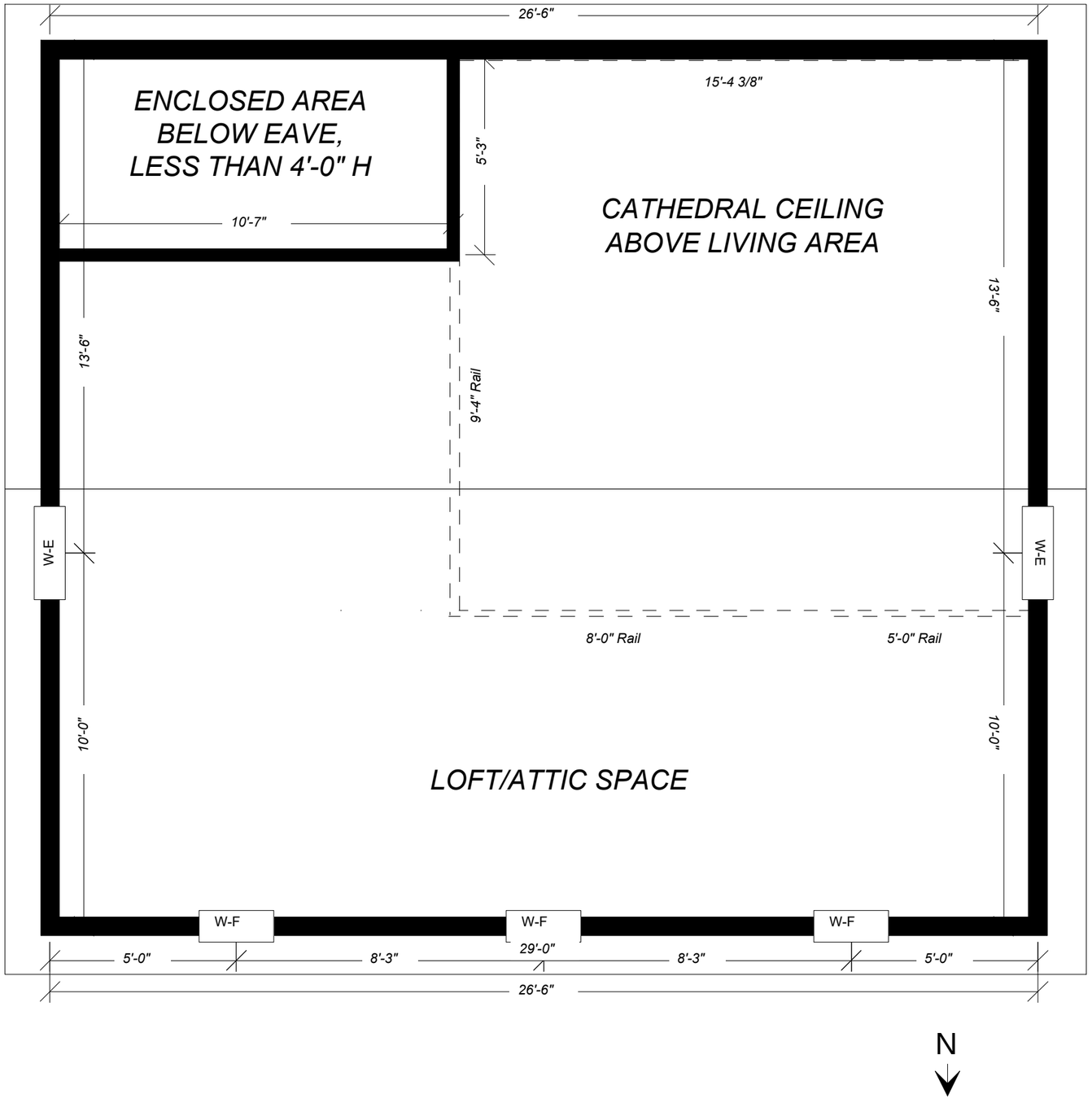
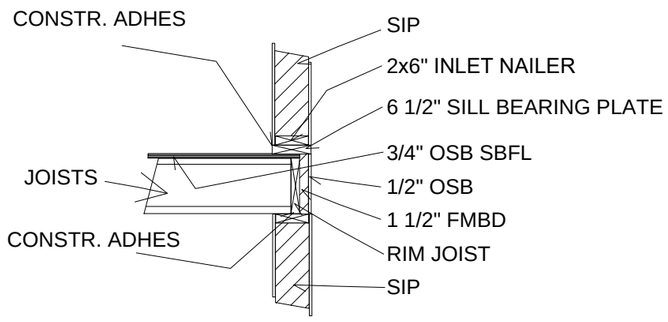
SHEET NUMBER
F - 1
1ST FLOOR



PLAN SHOWS WINDOW AND DOOR FRAME SIZES, OTHERWISE DIMENSIONS ARE TO STUD OR SIP FACE FIND ROUGH OPENING SIZES ON SCHEDULES PAGE

WALLS ARE OF 6" SIP CONSTRUCTION PER MANUFACTURER'S SPECIFICATIONS

SIP - RIM JOIST FRAMING
(TYPICAL)

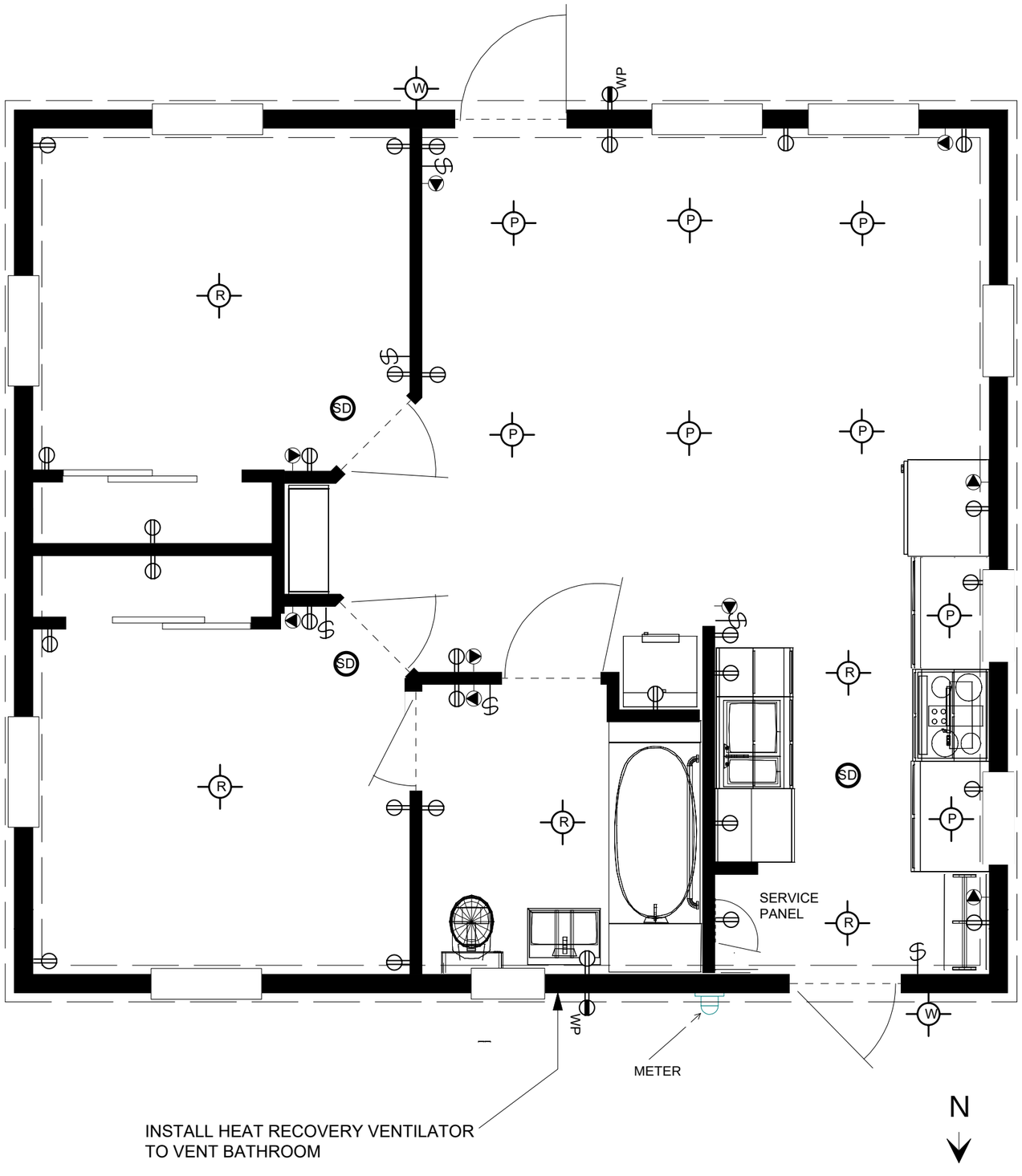


RESIDENCE DESIGN FOR
GREG NELSON UNIT # 3 AT WHITEHAWK
DANBY NY

DATE Jan 16, 2019
REVISIONS
190116 Mark distinct spaces

DRAWN BY
GREG NELSON

SHEET NUMBER
F - 2
2ND FLOOR



PER NEC:
No point on wall over 6' from receptacle
Each counter > 1' one receptacle
Kitchen minimum 2 x 20A circuits
Bathroom outlet within 3' of basin
Front/rear exterior waterproof GFCI-only
All other outlets AFCI/GFCI protected at panel

Symbol Legend

- P — Low Voltage LED Pendants 8x
- R — Low Voltage LED Recessed 5x
- W — Low Voltage LED Wall Mount 2x
- SD — Smoke Detector
- S — Light Switch
- Duplex 120V Outlet
- WP — Waterproof 120V Outlet
- Low Voltage Outlet

RESIDENCE DESIGN FOR

GREG NELSON UNIT # 3 AT WHITEHAWK

DANBY NY

DATE Jan 16, 2019

REVISIONS

190116 Show bathroom vent

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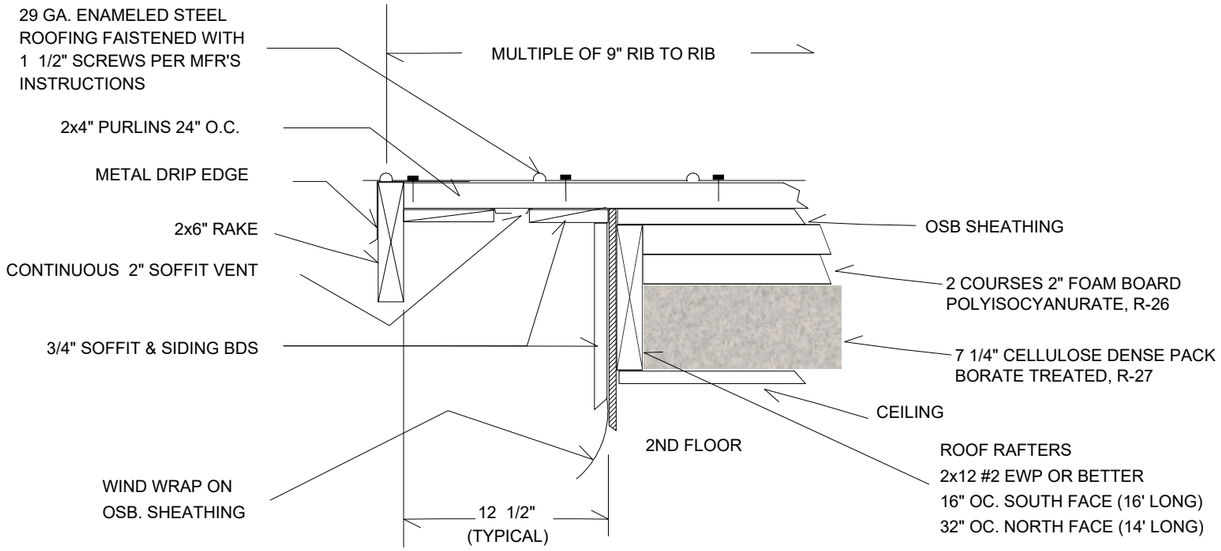
GREG NELSON

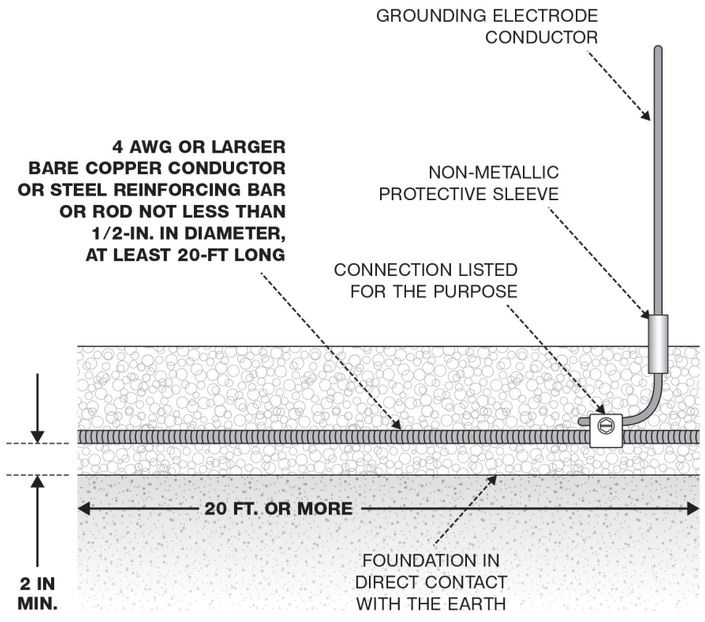
SHEET NUMBER

M - 1

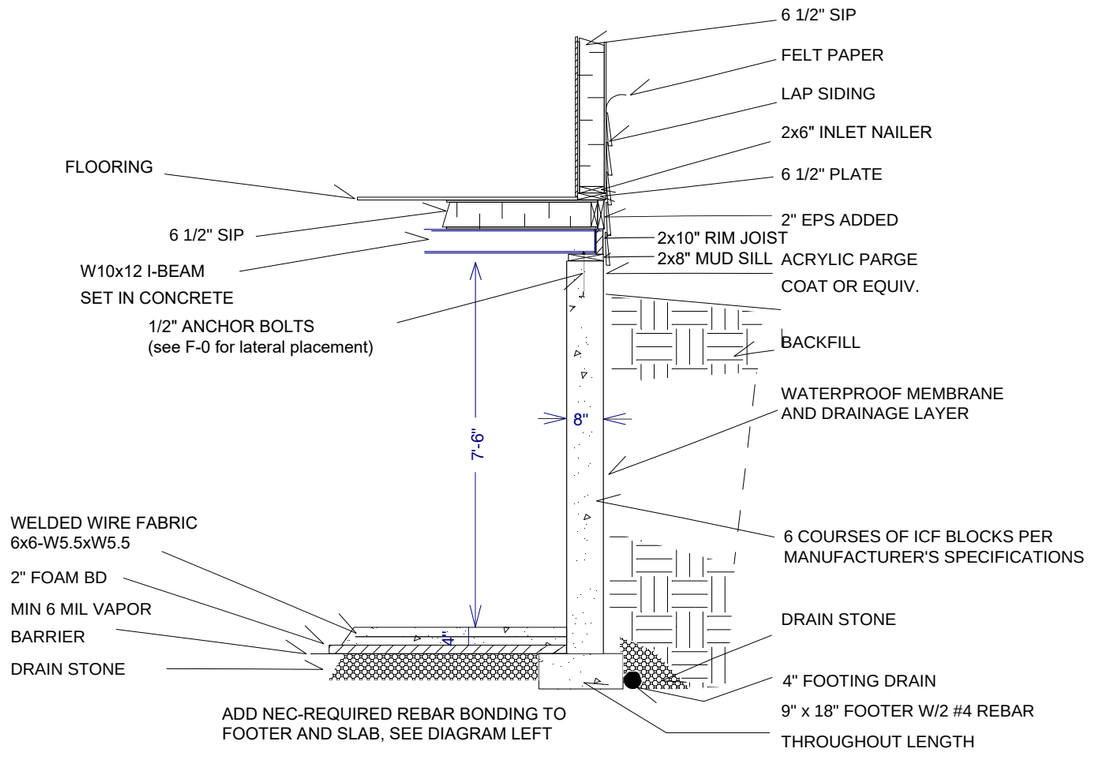
ELECTRICAL



ROOF ASSEMBLY



REBAR BONDING PER NEC



TYPICAL CIP FOUNDATION TO SIP FLOOR AND WALL DETAIL

RESIDENCE DESIGN FOR

GREG NELSON UNIT # 3 AT WHITEHAWK

DANBY NY

DATE Jan 30, 2019

REVISIONS

190130 Increase rafters to 2x12
Update insulation value
190625 8" CIP, i-beam raised

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GREG NELSON

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SHEET NUMBER

S - 1

SECTIONS

WINDOW SCHEDULE

Unit # / MFG	QUANT	ROUGH OPG. WxH (inches)	DRAWING LABEL	CLEAR OPG. WxH (inches)	VENT sq. ft.	GLASS sq. ft.	TOTAL sq. ft.	WINDOW height	SILL height	HEADER height	EGRESS	LOCATION	FLOOR
V250CM3046 Pella	4	36" x 52"	W-A	23-7/8" x 48-3/8"	9.4	9.6	38.4	26"			Yes	Bedrooms (N, S) Living Room (S)	1
V250CM3030 Pella	2	36" x 36"	W-B	23-7/8" x 30-3/8"	5.9	6	12	41"			E1	Bedrooms (E)	1
V250CM2630 Pella	3	30" x 36"	W-C	17-7/8" x 30-3/8"	4.6	4.7	14.1	41"			No	Living Room (W) Kitchen (W)	1
V250AW2020 Pella	1	24" x 24"	W-D	N/A	2	2.1	2.1	41"			No	Bath (N)	1
V250CM2626 Pella	2	30" x 30"	W-E	17-7/8" x 24-3/8"	3.7	3.8	7.6	41"			No	Loft (E, W)	2
V250CF2020 Pella	3	24" x 24"	W-F	N/A	N/A	2.1	6.3	20"			No	Loft (N)	2
Totals						Goal	80.5	Goal					
Floor space	620				12%	> 5%	13%	10-12%					
BR1 floor space	100				15%	> 5%	11%	10-12%					
BR2 floor space	100				15%	> 5%	11%	10-12%					

DOOR SCHEDULE

Unit # / MFG	QUANT	ROUGH OPG. WxH (inches)	DRAWING LABEL		WIDTH	HEIGHT	OPG		HEADER	THK (inches)	LOCATION	FLOOR
RH3680 ThermaTru	2	38-1/4" x 82-1/4"	D-A		36"	80"	RH		2x7x41-1/4 (2)	1-3/4	Living Room (S) Kitchen (N)	1
RH3280 Masonite	3	34" x 82"	D-B		32"	80"	RH		2x6x37 (2)	1-3/8	Bath (2), BR2 (NW	1
LH3280 Masonite	1	34" x 82"	D-C		32"	80"	LH		2x6x37 (2)	1-3/8	BR1 (SW)	1
9205C ReliaBilt	2	62-1/4" x 82-1/4"	D-D		60"	80"	Dbl Slide		2x11x65-1/4 (2)	1-3/4	BR1, BR2	1

NOTE: HOME WILL HAVE WHOLE HOUSE MECHANICAL VENTILATION @ > .35 ACH/HR

RESIDENCE DESIGN FOR
GREG NELSON UNIT # 3 AT WHITEHAWK
DANBY NY

DATE Jan 12, 2019
REVISIONS

DRAWN BY
GREG NELSON

SHEET NUMBER
W - 1
SCHEDULES

GENERAL NOTES

NELSON RESIDENCE UNIT # 3 AT WHITEHAWK

DANBY, NY

1. These drawings are the property of the above owners and shall not be reproduced or used for construction without their permission.
2. All work shall meet all applicable codes, ordinances, and regulations. Obtain all required permits. licenses, and approvals prior to commencement of construction.
3. Unless otherwise noted, wood construction shall meet construction standards and specifications as set forth in by the American Plywood Association for residential and commercial construction.
4. Concrete slabs:
   4" 3500 psi @ 28 days (4000 psi for exterior slabs, air entrained 5 - 7%) W.W.F. 6x6, W5.5 X W5.5 grade 65 reinforcing. 6 mil polyethylene vapor barrier on 5" (min) R.O.B or R.O.C. stone compacted to 95% of bearing capacity.
   Support for W.W.F. of slab on grade shall be 2'-0" min and 3'-0" max.
5. Footings shall bear on undisturbed soil of adequate strength. Footings reinforced as shown. Lap reinforcing steel 36 diameters.
6. Structural Lumber: stress values (unless otherwise specified): SPF #2 or better - certified
   Fb = 1200 psi Fv =70 psi Fc^ =425 psi Fc> = 1400 psi E = 1,300,000
   Design loads: wind, NYSBC; snow, NYSBC; Floors, 40psf; Attics, 20psf
7. Headers:
   Unless specified otherwise, headers shall conform to NYSBC - table R502.5(2). 22.
   Double jack studs required for loads requiring 2- 2x10's or greater.
8. Structural Insulated Panels (SIP'S) shall be used in accordance with manufacturer's engineered specifications.
9. Stud walls:
   Interior non-bearing: 2x4's @ 16" o.c. Interior bearing: 2x4's @ 16" o.c Exterior: 2x6's @
   shown In all walls over 8' in height provide horizontal blocking at no more than 6' height.
   Landings unless otherwise specified shall be not more than 1 1/2" below finished floor per NYSBC.
   Hand rails shall conform to Section R315 of NYSBC
10. Sub Flooring: OSB on SIP.
11. All wood in direct contact with concrete or earth shall be pressure treated. All lumber used for decking or deck framing shall be pressure treated - ACQ or black locust.
12. Insulation:
    Walls: R-41 or better w/4mil vapor barrier over stud wall conditions. Ceiling: R-40 or better.
13. Energy Conservation:
    Glass: All exterior glass shall be shall be insulated with a maximum U value of 0.58. Maximum air infiltration shall be 0.5 cfm/lin ft. of crack as certified by the manufacturer.
    Doors: exterior doors shall have a max U value of .48 with a max infiltration rate of 1 cfm/lin ft. of crack.
    Air leakage prevention: at all openings and junctions, gaskets, expanding foam or caulking shall be used to minimize air leakage.
14. ½" water resistant GWB in baths and adjacent to fixtures.
15. Truss bracing and handling as per BWT - 76 of the Truss Plate Institute.
    Trusses to be designed for 45 psf snow load and 10 psf dead load + 10 psf live load bottom chord loading.
    TJI's shall have squash blocks @ends and/or intermediate supports.
    Provide design certification by Truss manufacturer.
16. Provide GFI outlets at all baths, laundry and exterior.
17. Direct wired smoke detectors will be provided outside each sleeping area, in each sleeping place & on each floor level. They will be wired so that if one goes off, they all sound. Arc- fault protected circuits shall be provided for all bedrooms and smoke detectors.
    Carbon monoxide detectors shall be located per section R313-4 of NYS Residential Code
18. Design and specification of Electrical, Plumbing, and HVAC systems by others. It is the responsibility of the respective installers to comply with the NYS Energy Code as regards to performance and installation of the mechanical systems.
    Contractor shall furnish all required certificates indicating compliance.
    Minimum performance standards:
    Thermostats: automatic setback type with 45 - 75 deg. range (heat only)
    Provide one thermostat minimum per dwelling unit.
    HVAC shall meet or exceed minimum performance standards of the NYS Energy Code.
    The dwelling unit shall meet or exceed the requirements of the NYS Energy Code.
19. It is the responsibility of the builder to review the drawings and notify the designer and/or engineer of discrepancies.

Additional Notes:

20. All structural steel to conform to ASTM A36. Pipe columns to have min. 6" x 6" x 3/8" welded base and top plates.
21. Laminated Veneer Lumber (LVL) shall be gang-lam or equal. W/Fb = 3100 psi. E = 2,000,000 psi. All connections shall be with steel connectors designed for LVL's. When 2 or more plys are specified, they shall be fastened together per the manufacturer's nailing schedule. Min. bearing length onto walls or posts shall be 4". Do not cut, notch or drill without manufacturer's approval.

GENERAL

1. The following notes apply to all structural drawings, unless otherwise specified.
2. Before and during construction, the contractor shall check the architectural, mechanical, electrical and all project related drawings to coordinate dimensions, placing of sleeves, inserts, anchorage, etc.

REFERENCES:

The following documents, their commentaries and the standards referenced therein, shall apply to design, fabrication and construction practices to be adhered to with regard to the work shown on the drawings:

A. American Concrete Institute (ACI)
B. New York State Building Code (NYSBC)
C. American Society For Testing and Materials (ASTM)
D. Concrete Reinforcing Institute (CRSI)
E. American Institute of Steel Construction (AISC)
F. National Design Specification for Wood Construction (NDS 97)
G. American Institute of Timber Construction (AITC)
H. American Lumber Standards Committee (ALSC)
I. American Plywood Association (APA)

RESIDENCE DESIGN FOR
GREG NELSON UNIT # 3 AT WHITEHAWK
DANBY NY

DATE Jan 14, 2019
REVISIONS

DRAWN BY
GREG NELSON

SHEET NUMBER
N - 1
NOTES