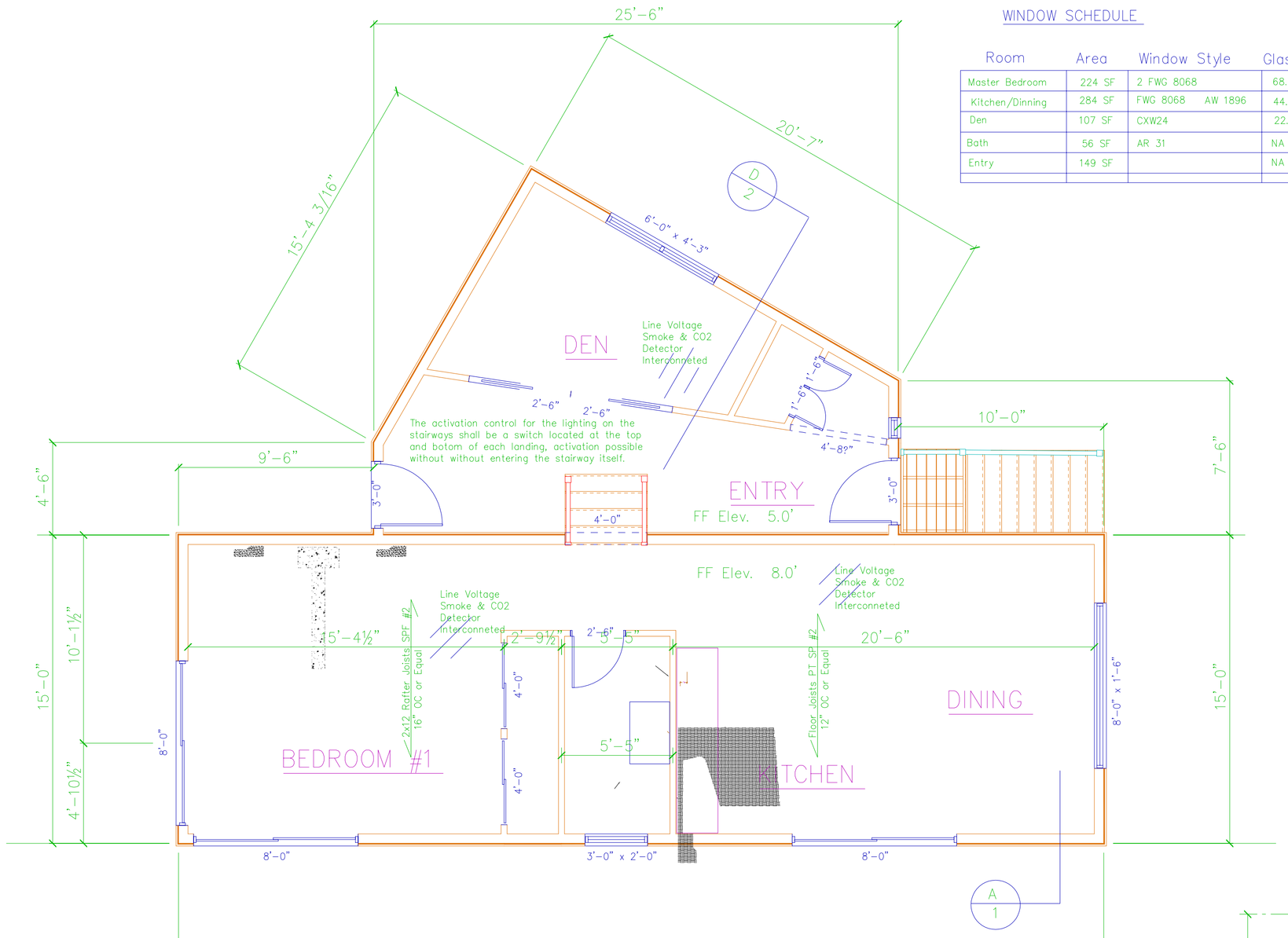


1ST FLOOR PLAN

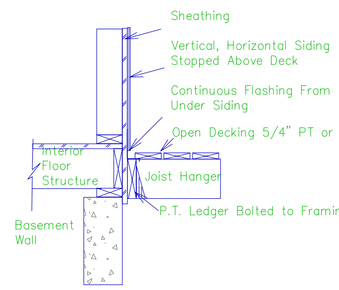
SCALE: 1/4" = 1'-0"

45'-0"

980 SF Total

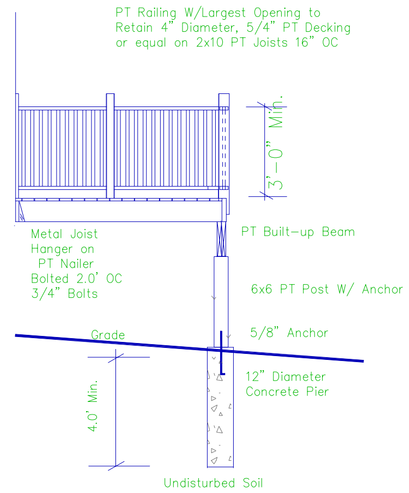
WINDOW SCHEDULE

Room	Area	Window Style	Glass Area	Vent Area
Master Bedroom	224 SF	2 FWG 8068	68.6 SF, 30.1%	42.0 SF, 18.4%
Kitchen/Dinning	284 SF	FWG 8068 AW 1896	44.7 SF, 15.7%	23.6 SF, 8.3%
Den	107 SF	CXW24	22.7 SF, 21.2%	14.3 SF, 13.3%
Bath	56 SF	AR 31	NA	NA
Entry	149 SF		NA	NA



TYPICAL DECK HOUSE CONNECTION

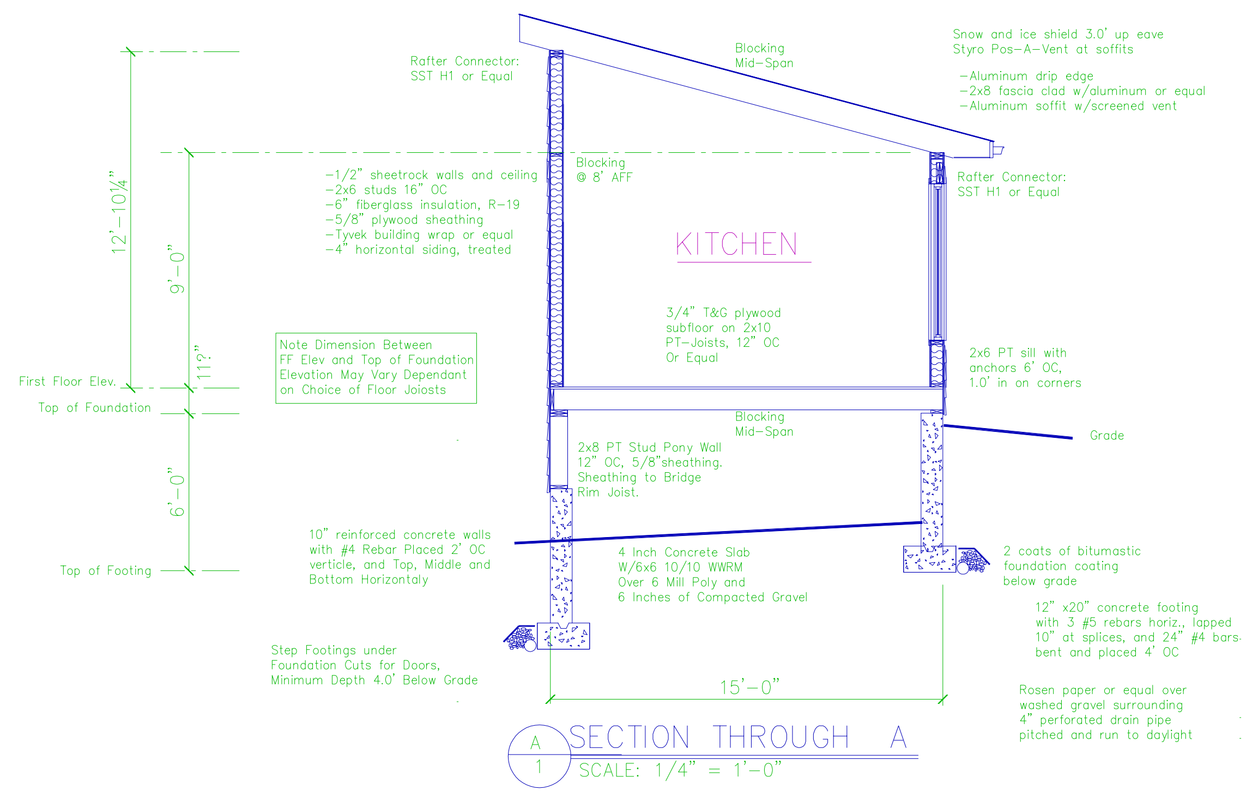
NTS



TYPICAL DECK SECTION VIEW

NTS

Metal Roofing on 15# felt paper over 5/8" plywood sheathing on 2x12 rafters 16" OC



A
1 SECTION THROUGH A

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

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED(MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMPERATURE	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS
50 PSF	90	C	SEVERE	4.0 FT.	MODERATE TO HEAVY	SLIGHT TO MODERATE	6	SPECIFIED	None

FOUNDATION NOTES

- Presumptive soil bearing capacity of 2000 PSF used in foundation design, builder to notify engineer if 2000 PSF cannot be developed
- Foundation To Be 16"x 16" reinforced Concrete Piers
- All dimensions are to be verified on site by contractor

FRAMING NOTES:

All framing lumber shall be as specified on the drawings, No 2 kiln dried No. 2 Douglas Fir, No. 2 Hem-Fir or otherwise as specified. Load bearing dimesional lumber shall be identified by a grade mark on the lumber.

Use lumber without defects affecting strength, durability, and appearance of applied finishes.

Lumber in contact with concrete or masonry shall be pressure preservative treated.

Double all joists under parallel partitions. Double rim joists which run parallel to floor joists.

Provide blocking, wood or metal bridging for joists at a minimum of 8 foot intervals, midspan, or whichever is less, to provide lateral restraint.

Headers shall be 2 – 2x10's with 2x6 Nailer unless noted otherwise.

Provide solid blocking under all posts points as required to transfer loads to footings.

Minimum posts under each end of headers and beams called out in plans shall be (2) 2x6 unless noted otherwise.

Provide fireblocking to stop draft openings at joist supports between stories, and per Section 602.8 of the NYS Building Code.

Provide galvanized joist hangers for all joists bearing on the face of a flush beam or girder.

Provide 2x4 strong backs, fastened to the tops of ceiling joists in the absence of a floor above.

Use framing anchors to tie diaphram to walls above and below floors.

Sheathing to lap rim joists and walls to form a continuous connection between the walls, floor diaphram and roof.

Tie Rafters into Attic floor joists to resist lateral movement. Joists to be joined to form contiuous structure where possible.

Use metal connectors at Truss/Rafter-wall junctionto strengthen connection.

All fastening and nailing to conform to Table 602.3(1) of the NYS Building Code.

Minimum bearing for joists shall not be less than 1.5 inches on Wood or Steel, and not be less than 3.0 inches on Concrete or Masonry.

Joist framing from opposite sides over a bearing support shall overlap a minimum of 3 inches and nailed together with a minimum of 4 10d nails.

Decks where supported by the exterior wall shall be positively anchored to the primary structure by bolting.

Structural Members shall be notched or drilled in accrdance with Figures 502.8 and 602.6(1) per the NYS Building Code.

Truss design drawings shall be prepared in compliance with Section 502.11.1 of the NYS Building Code.

SPECIFICATIONS:

The contractor shall obtain and pay for all necessary permits, licenses and legal fees required to complete all work as shown on the drawaings unless otherwise specified.

The contractor shall be responsible fpr posting a Building Permit on the site and providing a Certificate of Occupancy.

All materials shall be installed per the manufactures instructions. Substitutions for structural materials specified may be made only if certified by the Engineer.

Anything not specifically shown on the drawings, but which is reasonably implied, shall be furnished as though set forth in the drawings.

All written notes and dimensions shall take precedence over any drawn figures. Do not scale prints. Any questions or discrepancies regarding the drawings or dimentsions shall be reported to the Engineer for interpretation before proceeding.

The Engineer has not been retained to provide periodic job inspections or job administration, and shall not be responsible for changes made in the field without written or graphic authorization.

CONCRETE:

All concrete shall have a 4" maximum slump, and develop the following minimum strengths at 28 days: concrete for piers – 4000 PSI., concrete for footings – 3000 PSI. Concrete Subject to Weathering shall be Air Entrained.

All foundation construction details to be coordinated between builder and the owner. (Modular Home Supplier)

Concrete subcontractor shall place all utility sleeves in the correct location as per direction of owner/builder prior to the day of the pour.

All Concrete work shall confrom to the requirements of American Concrete Institute, ACI 318, latest revision thereof.

Reinforcing Steel shall conform to ASTM A-615, A-706 or A-996.

GENERAL NOTES

1. Do Not Scale Drawings.
2. All materials and methods of construction not specifically addressed in these drawings and specifications shall comply with the minimum standards of the Building Code of New York State
3. The contractor is required to notify and apply to various regulatory agencies for the issuance of all permits required for the construction. The contractor shall arrange for all inspections of construction work-in-progress as required by the Building Inspector for the issuance of a Certificate of Occupancy
4. The proposed use will be classified as : "Single Family Residential Occupancy
5. Foundation plans prepared based on plans supplied by Owner, if Dimensions on Final Modular Plans Change from those supplied by Owner to prepare the Foundation plans, Owner must notify Engineer So Plans can be modified.

GENERAL FOUNDATION NOTES:

All footings shall bear on undisturbed soil. Footings are desinged for a minimum soil bearing value of 2000 PSF; If expansive clays, orgainic soils or uncontroiled fill are encountered, or if 2000 PSF cannot be developed, Contractor to notify the Engineer.

Backfill the foundation with well drained granular material. Grade area around house so surface water will be diverted away from the house. Final basement sash located as per grade.

These drawings and specifications provide for the prevention of ground water entering the basement under ideal site conditions. Other preventative measures may be advisable due to actual site conditions encountered.

Footings may bear on bedrock. If bedrock is encountered, excavate the rock to be level, and Pin footings to bedrock.

If bedrock is encountered within 4 feet of finished grade, level rock and pin footings to rock at 4.0 feet centers with no. 4 bars grouted into rock. **

Maximum slope for the base of the footing shall be 10%, top of footing to be set dead level.

All conc minimum compressive strength of 3000 psi at 28 days.

Provide 1/2" Anchor Bolts, imbedded a minimum of 8" into the Concrere, Spaced 6.0' On Centers, and a minimum of 12" in from the Corners and the Ends of each plate. Foundation Anchor straps may be substituted for bolts, providing they are equivalent and installed as per the manufacturer.

Drainage shall be diverted away from foundation . The grade away from the piers shall fall 6 inches minimum within the first 10 feet.

Foundation walls shall be damp-proofed from the top of the footing to finished grade. In areas of high ground water table the foundaton walls shall be water-proofed.

Top of Piers to Be At Elevaton Specified By Owner.

SPECIFICATIONS:

All materials shall be installed per the manufactures instructions. Substitutions for structural materials specified may be made only if certified by the Engineer.

Anything not specifically shown on the drawings, but which is reasonably implied, shall be furnished as though set forth in the drawings.

All written notes and dimensions shall take precedence over any drawn figures. Do not scale prints. Any questions or discrepancies regarding the drawings or dimentsions shall be reported to the Engineer for interpretation before proceeding.

The Engineer has not been retained to provide periodic job inspections or job administration, and shall not be responsible for changes made in the field without written or graphic authorization.

Dominic Addison Residence

201 Johnson Hill Road

Town Of Marbletown, Ulster County, N.Y.

Plan and Details for Proposed Residence

March 14, 2011

March 08, 2011

January 13, 2011

Revisions:

David Rider, P.E., PLLC
11 Woodward Road
Poughkeepsie, New York 12603
(845)473-9392

Date: October 13, 2010

Scale : As Shown

Project No.: 10-08-03

Sheet 1 of 3