FRED E BUCK DESIGNS

CODES

All work shall comply with the minimum requirements of the 2015 IECC Residential Codes of New York State, the Energy Conservation Code of New York State and any local codes and ordinances having jurisdiction. In the event of conflict between pertinent code or reference standard requirements and the details of these drawings, the more stringent provisions/requirements shall prevail

MATERIALS

All materials and workmanship shall be the best procurable as outlined. All manufactured materials, components, fasteners, and assemblies shall be handled and installed in accordance with the manufacturer's instructions and the provisions of the Residential Building Codes of New York State.

CONCRETE: (applies_____) (does not apply_____)

All concrete shall be minimum 3,000lb strength at 28 days cure time (unless noted otherwise) ready mixed conforming to ASTM C34. Measuring, mixing, transportation and the placing of concrete shall conform to ACT 304. Concrete shall have a mixing aggregate size of 1 ½", a maximum slump of 4", a minimum cement of 4701 lbs, and air entraining of 4:1% for use in footings & foundation walls. Concrete for interior slabs shall have a minimum aggregate size if 1/4 " , a slump of 4" and a minimum of 3000lbs and air entraining of 4:1%

Footings shall be constructed on undisturbed soil. Footings and slab shall not be placed on muddy or frozen ground. Concrete, when placed, shall have a temperature of between 30 degrees and 90 degrees Fahrenheit. Temperature of concrete during transportation or mixing shall never be lower than 40 degrees Fahrenheit. Contractor shall maintain a minimum temperature of 30 degrees for three (3) days and above 32 degrees for an additional fourteen (14) days following placement. During hot weather conditions where temperatures are above 80 degrees Fahrenheit, the contractor shall follow recommendations for hot weather concrete work as described in the ACI 305R specifications to minimize temperature and shrinkage cracking of concrete.

Mild steel reinforcement for concrete shall be manufactured, fabricated, and placed in accordance with ACI 318R, ACI 315R, and ACI SP-66. Reinforcement shall be deformed steel bars conforming to ASTM A613. Grade 40 steel may be bent in the field. Lap strength shall be eighteen (18) inches minimum.

All concrete reinforcement shall be placed accurately and supported to ensure required clearances as follows:

Concrete deposited against earth	3" minimum
Formed concrete against earth	2" minimum
Exterior faces of walls	2" minimum
Interior faces of walls	¾" minimum
To top of slab grade	¾" minimum

FRAMING

1. *All framing material shall be of good grade construction lumber having a minimum bending stress of 1200psi*
2. Framing to be level, plumb and securely nailed.
3. All flush headers to be connected with galvanized joist hangers. All flush beams to be connected with heavy duty joist hangers.
4. Double all floor joists under partition walls parallel to framing.
5. All sub flooring to be glued and screwed.
6. All beams, girders and headers with a clear span beyond 9'-6" to be constructed of Douglas Fir #2 or better
7. All studs, joists and rafters to be spaced 16"oc unless otherwise noted. Contractor shall install blocking and bridging as required by code. Interior bearing walls shall receive one (1) row of solid blocking cats installed equally.
8. Ridge beam shall be one size larger than rafters shown on structural plan unless noted otherwise.
9. Collar ties requires shall be installed 4'-0"oc maximum and 1/3 distance between bottom of ridge and top of bearing plate
10. Sill plate in contact with concrete shall be #2 or better P.T. (25CCA) So. Yellow Pine.
11. All rafters and roof trusses shall be attached to bearing plate with galvanized hurricane clips

SUBFLOORING: (applies_____) (does not apply_____)

1. All plywood/OSB subflooring shall be glued and screwed to framing members
2. Apply subflooring directly to framing with 1 ½" course screw(6"oc on all panel edges & 10"oc at all intermediate planes)
3. Plywood underlayment (3/8" thick max) over subfloor screwed 6"oc on all panel edges & 8"oc at all intermediate planes)

ROOFING

1. All trusses shall New York State approved and certified by manufacturer
2. All roofing shall be minimum 30 yr. asphalt shingle/rolled roofing unless noted otherwise below
3. Ice & water shield shall be installed minimum 3'- 0' from fascia drip edge, in all valleys & vertical sections
4. Galvanized flashing to be used on all roof applications as required.
5. All valleys and roof sections shall be supported.
6. All roofing to be installed as per manufacturers specifications and instructions
7. Ridge vent and proper attic ventilation shall be installed.

Note: ice & water shield to extend 2'0" into interior from exterior wall

Metal roofing requires manufacturers parts list and specifications. Contractor shall follow manufacturers installation instructions as supplied.

INSULATION: (applies_____) (does not apply_____)

1. All insulation to be installed in accordance with the New York State Energy Conservation Codes as per the attached REScheck compliance certificate.
2. All doors, windows, utility services and other such openings in the building/addition envelope shall be caulked, gasketed, weather stripped, or otherwise sealed.
3. Plumbing and electrical holes in framing plates shall be sealed and insulated.
4. Attic stair openings shall be sealed and insulated with a material having R factor equal to attic requirements

ELECTRIC (applies_____) (does not apply_____)

1. All electrical work shall be inspected and approved by the National Board of Fire Underwriters.
2. Minimum 200 amp service as required, to be installed for new residential construction.
3. Smoke detectors shall be "hard wired" connected in series and installed one (1) on each floor and one (1) in each Bedroom. One (1) Carbon Monoxide detector shall be installed on each floor

HEATING: (applies_____) (does not apply_____)

1. Heating system shall be designed by the HVAC contractor, installed and adjusted to maintain an indoor temperature of 72 degrees Fahrenheit with an outdoor temperature of 0 degrees Fahrenheit
2. As per section 7814-15(a) all hot water piping in unheated spaces shall receive a minimum of ½" insulation

STRUCTURAL DATA:

1. Minimum allowable stress as follows:

Horizontal shear	Fv	95 psi
Comp parallel to gain	Fc	1350 psi
Comp perpendicular to gain	Fc	625 psi
Modulus of elasticity	E	1600000 psi

2. All microlams to be Douglas Fir veneer glue lumber, #2 or better as manufactured by truss/joist company, having the following minimum allowable stresses:

Stress in extreme fiber	Fb	2600 psi
Tension parallel to gain	Ft	1850 psi
Comp parallel to gain	Fc	2310 psi
Comp perpendicular to gain	Fc	750 psi
Horizontal shear	Fv	285 psi
Modulus elasticity	E	1900000 psi

WINDOWS:

All windows indicated on the attached plans meet or exceed minimum ventilation, light, & egress requirements

NAILING SCHEDULE

Minimum nailing requirements for standard connections unless specifically shown or otherwise noted

ITEM	# or oc	SIZE
Joists	3	8d
Toenail to sill, plates or girder	3	10d
To parallel alternate joists	3	10d
Studs:		
End nail to plate	2	10d
Toenail (2) each side	4	8d
Corners, angles, multiple 2x laminate beam	24oc	10d
Top plates:		
Spiked together	16oc	10d
Laps and intersections	2	10d
Blocking:		
To plate	2	10d
Toenail	4	8d
To joist (each side)	2	10d
Double joists or headers:		
Spiked together or along the side	16oc	10d
Plywood/OSB sheathing/roofing:		
At edges of sheet	6oc	6d

BUILDING STATEMENT

These drawings and specifications have been prepared by, or reviewed by the undersigned architect and/or engineer. To the best of the undersigned's information , knowledge, and belief, these drawings and specifications meet or exceed the minimum requirements of the Residential Building Code of New York State , the Energy Conservation Construction Code of New York State, and local codes and ordinances in effect.
The architect/engineer shall be contacted immediately if conditions are found to be different than those indicated on these drawings to determine if changes may be required

TITLE VIII – NEW YORK STATE EDUCATION LAW

Unauthorized changes, additions, alterations, modifications or reproductions of these architectural drawings bearing the seal of the architect/engineer is a violation of the New York State Education Law (title VII, article 147, section 69.5)
Only copies of the original drawing, with a signed stamp and/or seal of the architect/engineer shall be considered valid copies for construction.
The original concept, design, drawings and details of the attached project shown herein shall remain the property of Fred E. Buck

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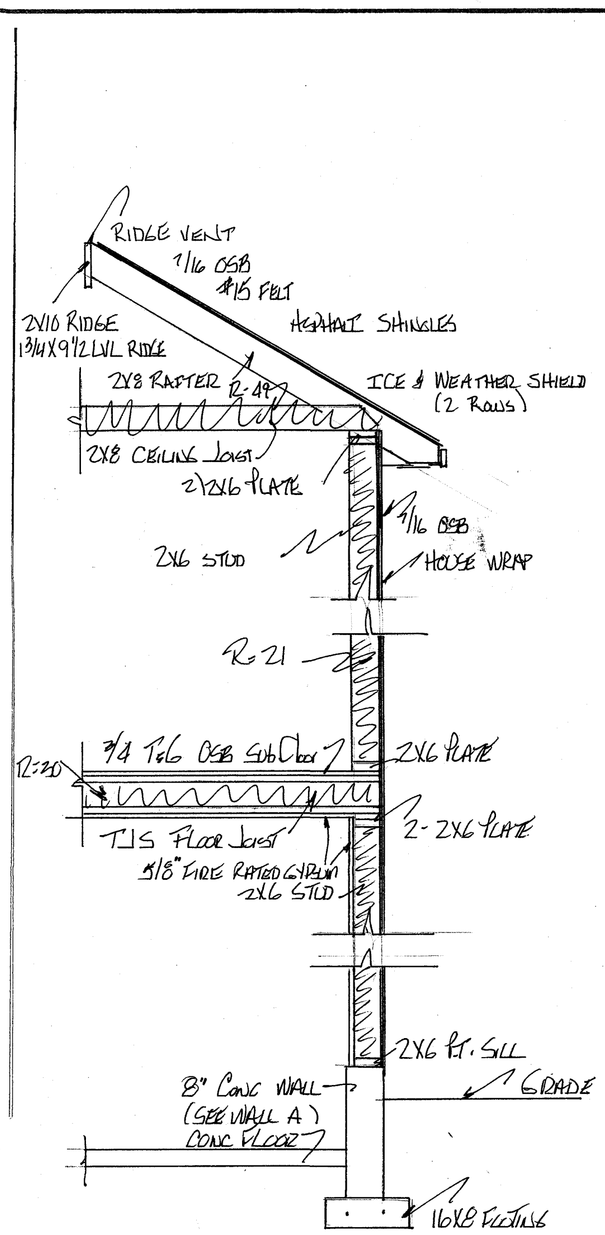

TABLE: R3011.2(1) CLIMATE & GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED mph	SEISMIC DESIGN CATAGORY	SUBJECT to DAMAGE FROM weathering	frost line depth	termite	decay	WINTER DESIGN TEMP	ICE SHIELD UNDERLAY REQUIRED	FLOOD HAZZARD
55psi	90	C	severe	4'-0"	mod	mod	6	yes 2' min	FEMA map

FRED E BUCK, CAD
8 SHADY DELL DRIVE
NEW WINDSOR, NEW YORK 12553
(845) 337-6915

ENGINEERING
LOUIS S DUBOIS
116 VINEYARD AVE
HIGHLAND NY 12528
(845)224-7102

PROPOSED GARAGE & ADDITION

SCALE: AS SHOWN
DATE: 1-17-2019
APPROVED BY
DRAWN BY F.E. BUCK

MARK DEL BANCO HEATHER WOICE
52 ANDERSON ST. BEACON NY

DRAWING NUMBER 12508
JBB 377

GENERAL NOTES

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