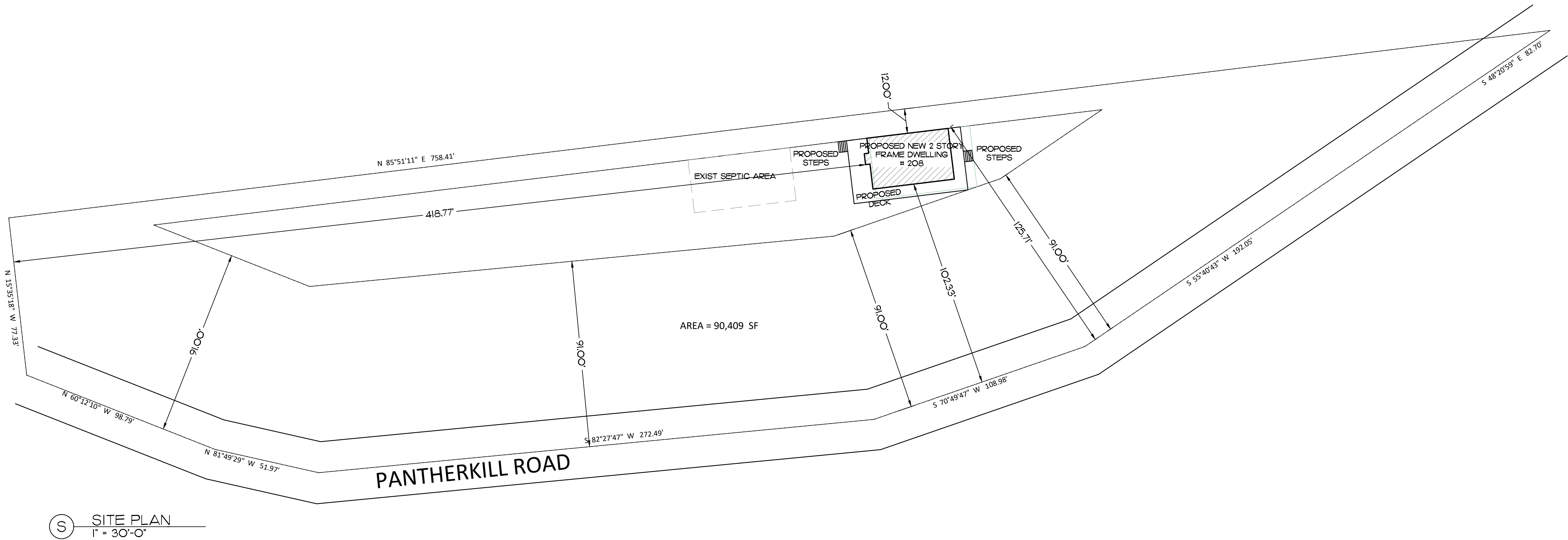




BUILDING CODE INFORMATION:

2020 RESIDENTIAL CODE OF NY STATE
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NY STATE
2020 MECHANICAL CODE OF NY STATE
2020 PLUMBING CODE OF NY STATE

BUILDING/SITE CHARACTERISTICS:

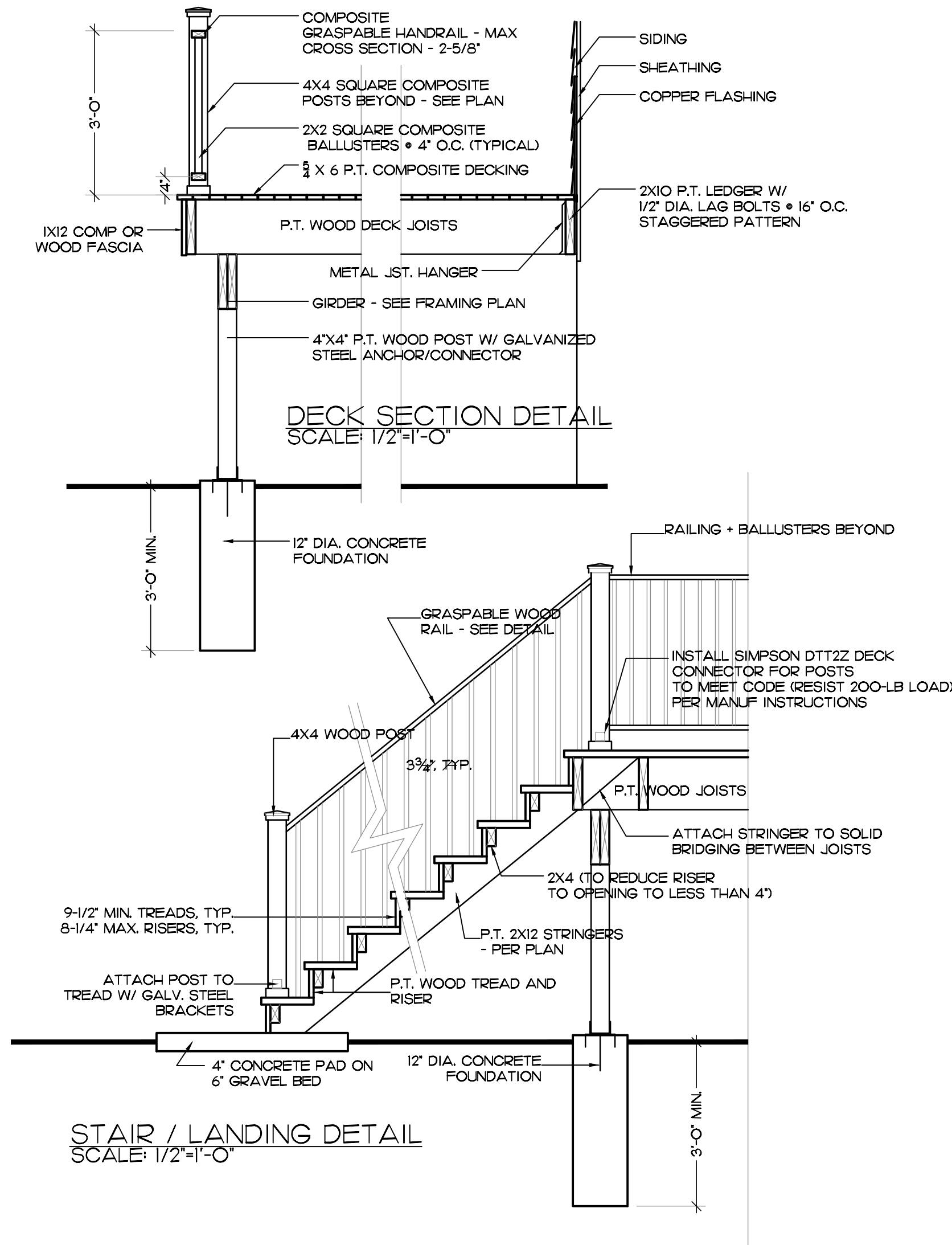
NUMBER OF STORIES: 2
HEIGHT OF STRUCTURE: 29.5'
AREA - LARGEST FLOOR: SEE PLANS
NEW BUILDING AREA: SEE PLANS
VOLUME OF NEW STRUCTURE: --
CONSTRUCTION CLASSIFICATION: 5B
TOTAL LAND AREA DISTURBED: --

DESCRIPTION OF BUILDING USE:

USE GROUP R-5, SINGLE FAMILY RESIDENTIAL

MAXIMUM LIVE LOADS:

60 PSF FOR DECK / BALCONIES
40 PSF FOR FIRST FLOOR
30 PSF FOR SECOND FLOOR
50 PSF FOR ROOF SNOW LOADS



LEGEND

- EXISTING 2 X 4 WOOD CONSTRUCTION TO REMAIN
- EXISTING 2 X 4 WOOD CONSTRUCTION TO BE REMOVED
- NEW 2 X 4 OR 2 X 6 WOOD CONSTRUCTION, 16" O.C. (U.O.N.)
- EXISTING CONCRETE CONSTRUCTION TO REMAIN
- EXISTING CONCRETE CONSTRUCTION TO BE REMOVED
- NEW POURED OR MASONRY CONC CONSTRUCTION
- FLOOR ABOVE OR BELOW
- NEW JOISTS, RAFTERS, ETC.
- NEW GIRDERS, RIDGEBEAMS, ETC.

ELECTRICAL LEGEND

	• SURFACE MOUNT LIGHT FIXTURE		• SINGLE POST ELECTRICAL SWITCH
	• 6" DIA. (U.O.N.) RECESSED FIXTURE		• THREE WAY SWITCH
	• WALL MOUNTED LIGHT FIXTURE		• DUPLEX RECEPTACLE OUTLET
	NEW OR EXIST SMOKE ALARM, INTERCONNECTED • HARD-WIRED W/ BATTERY BACKUP		• GROUND FAULT INTERRUPT RECEPTACLE OUTLET
	NEW OR EXIST CARBON MONOXIDE DETECTOR, INTERCONNECTED • HARD-WIRED W/ BATTERY BACKUP		• WATER PROOF RECEPTACLE OUTLET
	• SURFACE MOUNT FAN / LIGHT FIXTURE		NEW OR EXIST EXHAUST FAN, 80 CFM • 3 FIXTURES, 110CFM • 4 FIXTURES
			NEW CABLE TV OUTLET FOR CABLE TV, INTERNET
			NEW TELEPHONE OUTLET • VERIFY TYPE • LOCATION WITH OWNER

#	Date	Revision
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New Construction for:

Residence

Tax Lot: X
208 Pantherkill
Town of Shandaken, New York

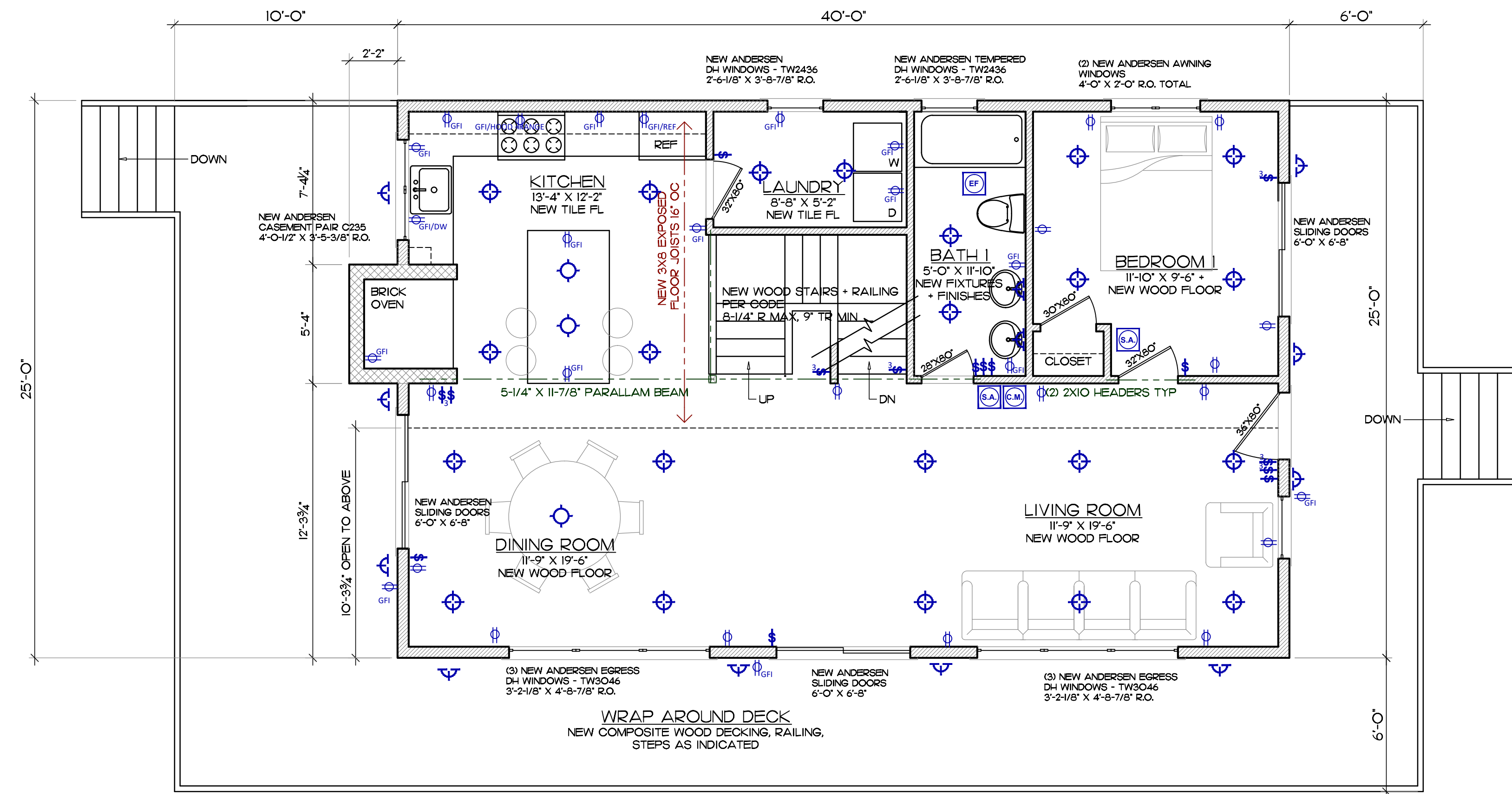
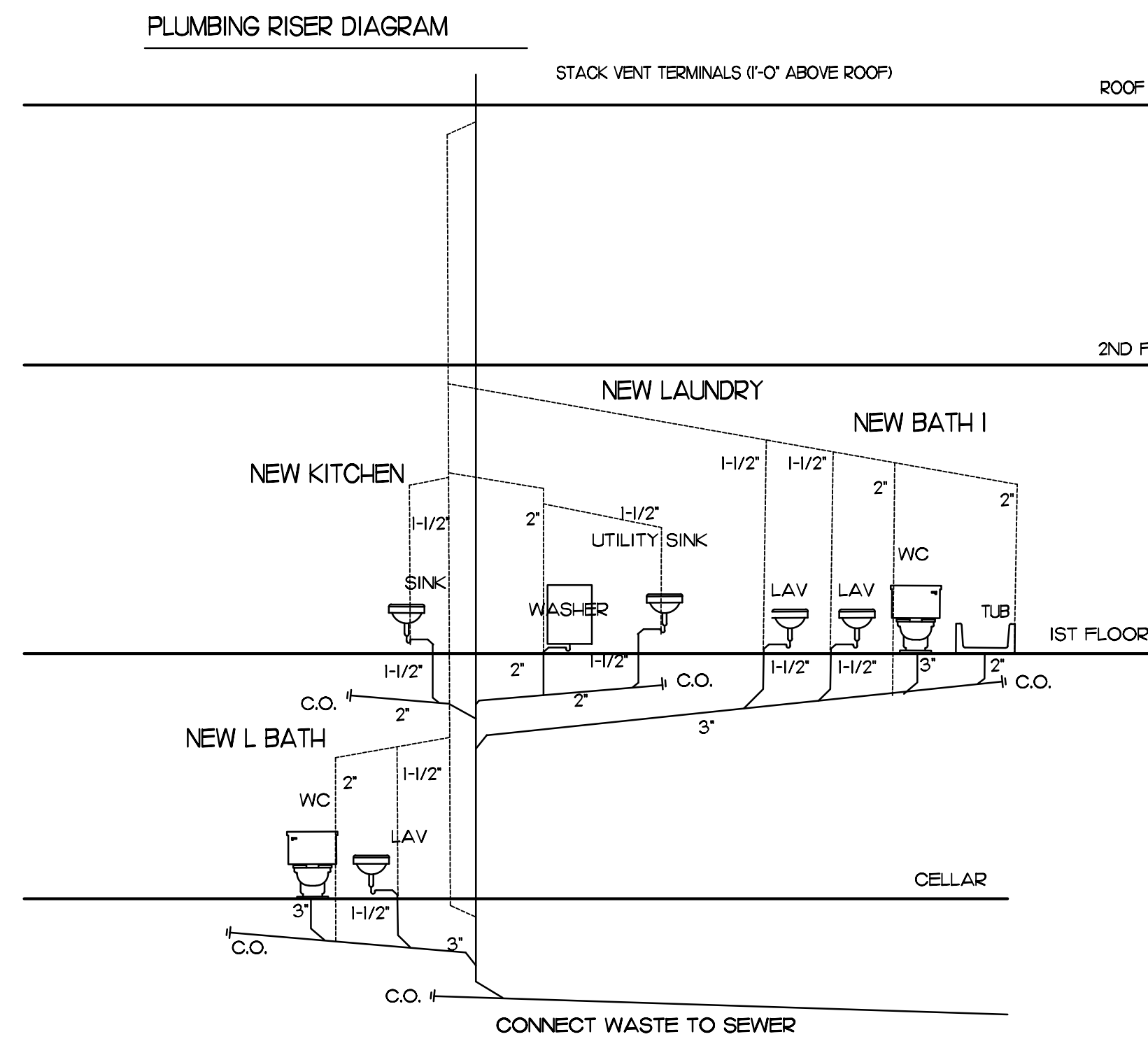
SITE PLAN, ZONING, EXIST FL PLAN

Scale: AS NOTED

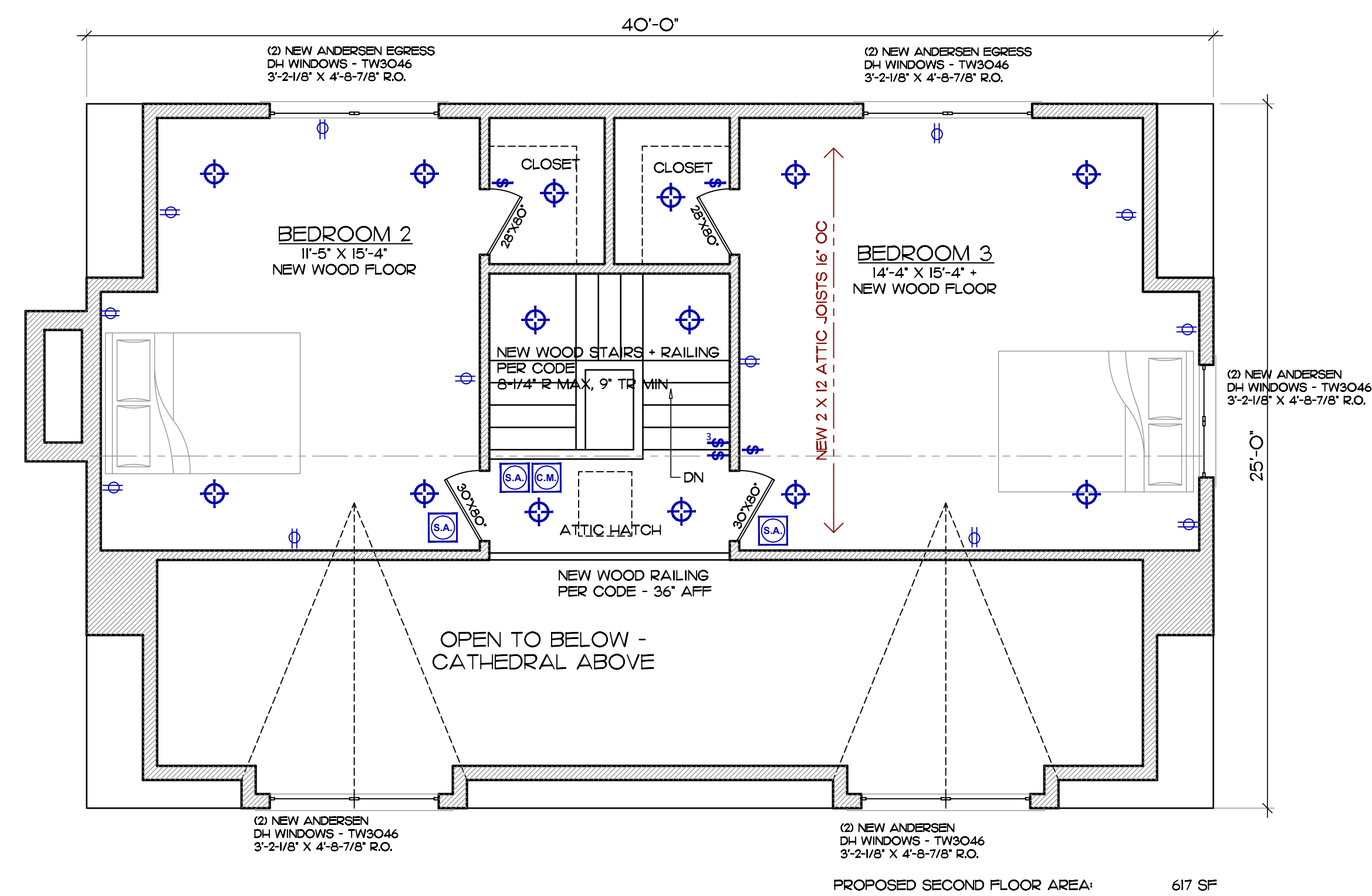
Date: OCTOBER 9, 2025

Submission: PERMIT SET

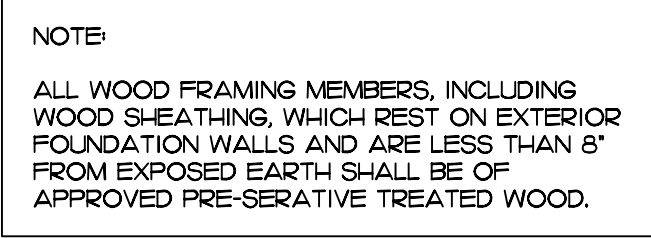
Indemnification Clause:
The owner shall release, hold harmless, and indemnify the Architect with respect to: any changes made to the construction documents by anyone other than the Architect, or changes in any aspect of the work, or failure by the Contractor to build in accordance with these construction documents.



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



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

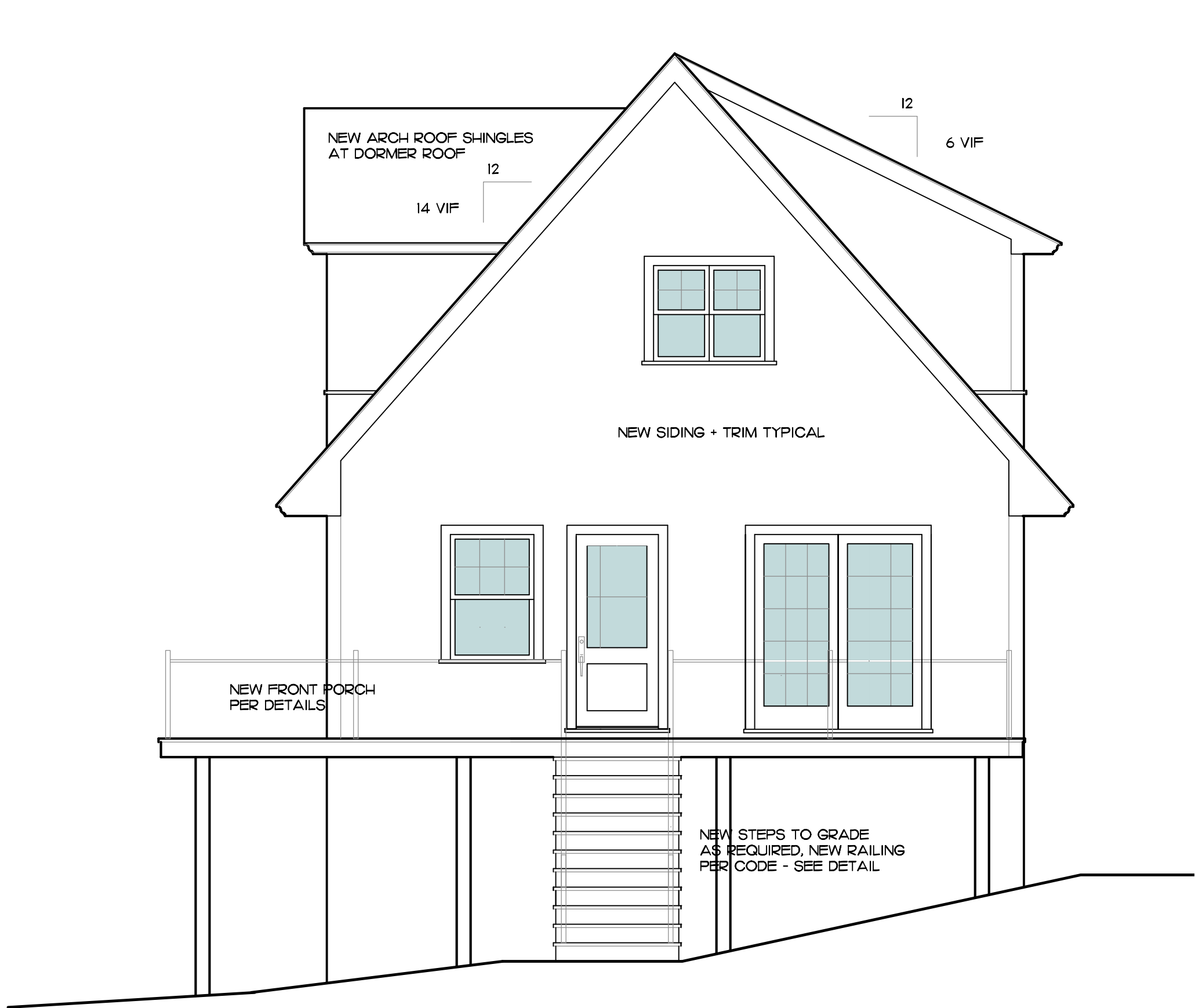


2 WALL SECTION - SIDING FACADE
3/4" = 1'-0"



#	Date	Revision
New Construction for:		
<u>Residence</u>		
Tax Lot: X		
208 Pantherkill		
Town of Shandaken, New York		
CELLAR + ROOF PLAN, WALL SECT		
Scale: 1/4" = 1'-0", 3/4" = 1'-0"		
Date: OCTOBER 9, 2025		
Submission: PERMIT SET		

Indemnification Clause:
The owner shall release, hold harmless, and indemnify the Architect with respect to: any changes made to the construction documents by anyone other than the Architect or changes in any aspect of the work, or failure by the Contractor to build in accordance with these construction documents.



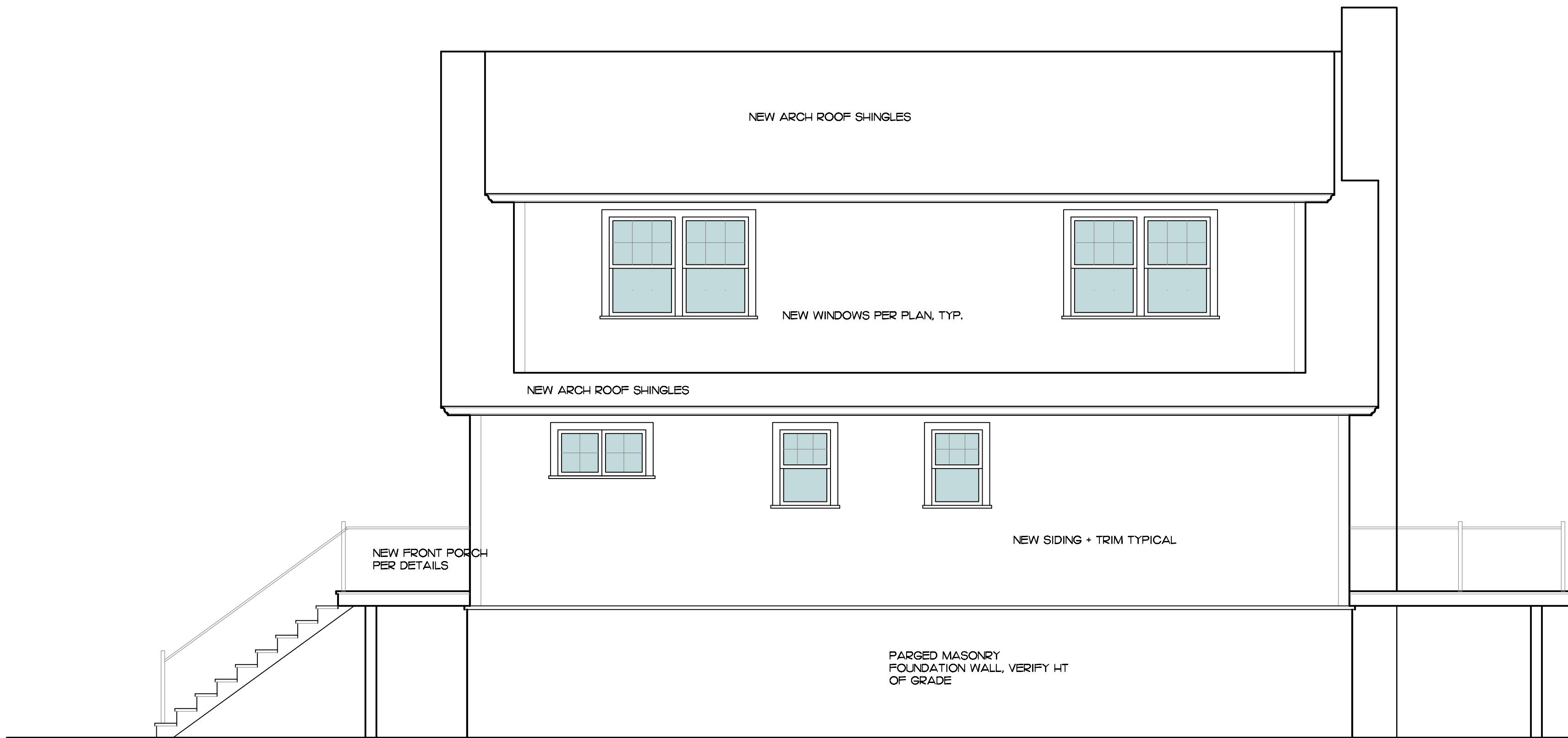
2 PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



3 PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



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

#	Date	Revision
New Construction for:		
Residence		
Tax Lot: X 208 Pantherkill Town of Shandaken, New York		
ELEVATIONS		
Scale: 1/4" = 1'-0"		
Date: OCTOBER 9, 2025		
Submission: PERMIT SET		
Indemnification Clause: The owner shall release, hold harmless, and indemnify the Architect with respect to: any changes made to the construction documents by anyone other than the Architect, or changes in any aspect of the work, or failure by the Contractor to build in accordance with these construction documents.		

RESIDENTIAL NOTES:

1. FIRE STOPPING REQUIRED PURSUANT TO THE CURRENT NYS CODES
2. ALL EXTERIOR GLASS DOORS AND SHOWER ENCLOSURES TO HAVE SAFETY GLAZING - REQUIRES MARKING: 16CFR1201
3. ALL 2X4 EXTERIOR WALLS TO BE MIN INSULATED WITH R-15 BATT INSULATION PER ENERGY CODE.
4. ALL NEW INTERIOR WALLS TO RECEIVE NEW INTERIOR FINISHES, 1/2" GYPSUM BOARD TYPICAL, MOISTURE RESISTANCE AT WET LOCATIONS. U.O.N.

GENERAL CONSTRUCTION NOTES:

1. ALL STRUCTURAL WORK SHALL CONFORM TO THE NY STATE BUILDING CODE AND ALL LOCAL GOVERNING BUILDING CODE.
2. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION FOR COORDINATION OF THE WORK OF ALL TRADES, AND FOR SAFETY PRECAUTIONS.
3. PROPERTY DIMENSIONS GIVEN ARE BASED UPON INFORMATION CONTAINED IN VARIOUS DESIGN DOCUMENTS PROVIDED BY THE OWNER. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO SITE INFORMATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR HIS EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.

PLYWOOD:

1. PLYWOOD SHEATHING SHALL BE RATED SHEATHING AND APA GRADE STAMPED FOR SPECIFIED SPAN. SHALL BE MADE WITH EXTERIOR GLUE AND SHALL BE OF THE FOLLOWING THICKNESS: ROOF - 5/8" WALLS - 1/2" INDEX STAMP TO BE VISIBLE ON ALL SHEETS.
2. ALL PLYWOOD SHALL BE GLUE NAILED TO FLOOR JOISTS USING APA APPROVED CONSTRUCTION ADHESIVE (BF GOODRICH PL-400 OR APPROVED EQUAL).
3. USE PLY CLIPS OR OTHER EDGE SUPPORT AS REQUIRED FOR PLYWOOD SHEATHING.
4. LEAVE 1/16" SPACE AT ALL PLYWOOD PANEL END JOINTS AND 1/8" SPACE AT ALL PANEL EDGE JOINTS.

TIMBER CONNECTORS:

1. JOISTS HANGERS, CROSS BRIDGING, AND ALL CONNECTORS FOR WOOD CONSTRUCTION SHALL BE GALVANIZED STEEL AS MANUFACTURED BY SIMPSON OR APPROVED EQUAL. SPECIAL NAILS AS SUPPLIED BY MANUFACTURER SHALL BE USED FOR REQUIRED NAILING.
2. PROVIDE GALVANIZED METAL POST BASES AND POST CAPS (SIMPSON TYPE CC OR EQUAL) AT ALL POSTS. SELECT POST BASES THAT ARE DESIGNED TO BE ANCHORED TO FOUNDATIONS WITH BOLTS OR PLATES EMBEDDED IN THE CONCRETE.
3. PROVIDE METAL BEAM HANGERS AT ALL JOISTS FLUSH FRAMED TO BEAMS. WHERE BEAMS ARE FLUSH FRAMED TO OTHER BEAMS, USE TOP FLANGE METAL BEAM HANGERS.
4. PROVIDE METAL HURRICANE ANCHORS AT EACH RAFTER. SIMPSON H5 OR H7 OR AS REQUIRED BY THE LOCAL GOVERNING BUILDING CODE.
5. RAFTERS FRAMED FLUSH TO STRUCTURAL RIDGE BEAMS SHALL HAVE HANGERS.

DESIGN LOADS ARE AS FOLLOWS PER SF:

LOCATION	LIVE	DEAD	DEFLECT LIMIT
FIRST FLOOR	40 LBS	10 LBS	L/360
2ND FL (SLEEP AREAS)	30 LBS	10 LBS	L/360
ATTIC (NON-STORAGE)	10 LBS	15 LBS	L/240
ATTIC (STORAGE)	20 LBS	10 LBS	L/240
ROOF W/ FINISHED CLG	30 LBS	SNOW 15 LBS	L/240
ROOF W/O FINISHED CLG	30 LBS	17 LBS	L/180

1. DOUBLE ALL JOISTS (UON) AROUND OPENINGS AND UNDER ALL PARTITIONS PARALLEL TO THE DIRECTION OF THE JOISTS.
2. PROVIDE CONTINUOUS FIRE STOP AT ALL CONCEALED SPACES IN WALLS AND BETWEEN FLOOR SPACES AT BEARING PARTITIONS TO LIMIT DIMENSIONS OF CONCEALED SPACES TO 8'-0" VERTICALLY AND 2'-0" HORIZONTALLY.
3. ALL MATERIAL TO BE USED IN THIS PROJECT SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S RECOMMENDED SPECIFICATIONS FOR INSTALLATION OF THEIR PRODUCT.
4. ALL MASONRY SHALL BE TIED TO STRUCTURE WITH SUITABLE NONCORROSIVE STRAPS AND ANCHORS INTENDED FOR THESE SPECIFIC USES.
5. PROVIDE SOLID BLOCKING AS REQUIRED UNDER ALL POSTS ABOVE, AS REQUIRED TO PROPERLY TRANSMIT LOADS TO FOUNDATION AND/OR GIRDERS.

GENERAL ADMINISTRATION:

1. THE ARCHITECT IS TO HAVE ACCESS TO THE JOB SITE AT ALL TIMES.
2. NO WORK TO BE STARTED UNTIL A BUILDING PERMIT - REQUIRED VARIANCES, IF NEEDED, HAVE BEEN OBTAINED, AND OTHER APPROVALS AND REVIEWS HAVE BEEN CONDUCTED AND SECURED AS REQUIRED BY THE LOCAL AGENCIES HAVING JURISDICTION OVER THE WORK.
3. ALL CONDITIONS AND DIMENSIONS ARE TO BE VERIFIED BEFORE THE START OF ANY WORK AND DISCREPANCIES, OR VARIATIONS BETWEEN PLANS AND ACTUAL CONDITIONS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT PRIOR TO START OF WORK.
4. ALL WORK OF THE VARIOUS TRADES IS TO BE PERFORMED BY CAPABLE AND REPUTABLE CONTRACTORS, LICENSED IN THE STATE OF NEW YORK AND AS OTHERWISE REQUIRED BY LOCAL AGENCIES.
5. ALL CONSTRUCTION MATERIALS ARE TO BE NEW AND OF SOUND QUALITY.
6. PRIOR TO COMPLETION OF WORK, REMOVE FROM JOB SITE ALL TOOLS, EQUIPMENT, MACHINERY, DEBRIS, WASTE, SCRAP, ETC.
7. ALL CONDITIONS INDICATED OR IMPLIED AS EXISTING AT THE TIME OF CONSTRUCTION ARE NOT THE RESPONSIBILITY OF THE ARCHITECT.
8. THE CONTRACTOR SHALL FULLY COMPLY WITH ALL LOCAL STATE AND FEDERAL REQUIREMENTS AND GENERALLY ACCEPTED STANDARDS FOR THE CONSTRUCTION INDUSTRY SUCH AS, ASTM, ANSI, ADA, SMACNA, UL, ETC.
9. THE CONTRACTOR SHALL PROVIDE ALL CERTIFICATES OF INSURANCE, BONDS, TEMPORARY SERVICES, PERMITS AND FEES, SCHEDULING OF WORK AND REMOVAL OF DEBRIS, AND SHALL ARRANGE FOR THE CALM, AND QUIET MOVEMENT OF MEN AND MATERIALS THROUGHOUT THE NEIGHBORHOOD AND SITE DURING THE CONSTRUCTION PROCESS WITHOUT DISRUPTION OF DAILY ACTIVITIES TO NEIGHBORS, OWNERS AND WORKERS.
10. DUST PARTITIONS SHALL BE ERECTED AS DIRECTED BY THE OWNER SO AS NOT TO ALLOW CONSTRUCTION DUST TO ENTER USABLE AREAS. HEAVY PLASTIC SHEATHING PROPERLY FASTENED IS ACCEPTABLE.
11. FOUNDATIONS AND SUBSOIL CONDITIONS HAVE BEEN DESIGNED BASED ON GENERAL INFORMATION AND MAY REQUIRE BORINGS AND/OR TEST PITS AS FURNISHED BY THE OWNER. EXACT FOUNDATION REQUIREMENTS ARE SUBJECT TO CHANGE BASED UPON INSPECTION OF ACTUAL SITE CONDITIONS AT TIME OF CONSTRUCTION AS DETERMINED BY THE ENGINEER.
12. PRIOR TO THE START OF ANY WORK, THE CONTRACTOR AND OWNER SHALL VERIFY THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN, AND SAFEST REMOVAL METHOD FOR THOSE TO BE DISCARDED, INCLUDING ALL BRACING, SHORING, AND STABILIZING METHODS REQUIRED TO ENSURE SITE SAFETY.
13. ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
14. DO NOT SCALE DIMENSIONS FROM DRAWINGS. WRITTEN DIMENSIONS ARE TO BE FOLLOWED FOR CONSTRUCTION AND ZONING PURPOSES.
15. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF PLANS WITH ALL RELATED SERVICE COMPANIES, AND GOVERNMENT AGENCIES, SUCH AS, TELEPHONE, GAS, SEWER, WATER, ELECTRICITY, CABLE, D.O.T., ETC. AND SHALL FULLY COMPLY WITH ALL INTERFACE REQUIREMENTS INDEPENDENTLY WITH EACH APPLICABLE CONNECTION.
16. THE CONTRACTOR SHALL VERIFY THAT ALL FIXTURES, EQUIPMENT AND/OR APPLIANCES SPECIFIED, ORDERED, OR INSTALLED IN THIS PROJECT ARE IN FULL COMPLIANCE WITH ALL CONDITIONS AND REQUIREMENTS OF THE MOST CURRENT EDITION OF THE NEW YORK ENERGY AND CONSTRUCTION CODE. ANY ITEM SPECIFIED HEREIN WHICH DOES NOT COMPLY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN ORDER THAT AN ACCEPTABLE ALTERNATIVE MAY BE SELECTED.
17. THE CONTRACTOR SHALL ARRANGE AND CONDUCT ALL INSPECTIONS WITH LOCAL BUILDING INSPECTORS FOR SOILS AND FOUNDATIONS, ROUGH CARPENTRY, PLUMBING AND ELECTRICAL, FIRE STOPPING, MECHANICAL VENTILATION, WELDING, OR AS OTHERWISE REQUIRED DURING CONSTRUCTION.
18. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF PUBLIC WORKERS AND OTHERS ON SITE DURING THE CONSTRUCTION PERIOD AND SHALL PROVIDE ALL NECESSARY WORKERS COMPENSATION INSURANCE FOR ALL WORKERS.

FRAMING LUMBER & TIMBERS:

1. ALL FRAMING LUMBER WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
 - A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, 'TIMBER CONSTRUCTION MANUAL', LATEST EDITION.
 - B. NATIONAL FORESTS PRODUCTS ASSOCIATION 'NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION', LATEST EDITION.
2. FRAMING LUMBER SHALL BE OF THE FOLLOWING MINIMUM GRADE AND SPECIE FOR THE SPECIFIED USE, UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS. ALL LUMBER SHALL BE GRADE-STAMPED BY A RECOGNIZED GRADING AGENCY AND SHALL BE SURFACE DRIED.

RAFTERS, NOT USED AS TAILS:	DOUGLAS FIR LARCH #2, FB-900 PSI, E-1,600,000
COLLAR TIES, CEILING JOISTS:	DOUGLAS FIR LARCH #2, PF-900 PSI, E-1,600,000
STUDS:	DOUGLAS FIR LARCH STUD GRADE, KILN DRIED, FC-850 PSI, E-1,400,000
PLATES:	DOUGLAS FIR LARCH STUD GRADE
HEADERS, BEAMS:	DOUGLAS FIR LARCH #1, FB-1000 PSI, E-1,700,000
POSTS:	DOUGLAS FIR LARCH #1, FC-1000 PSI, E-1,600,000

3. NAILING SHALL CONFORM TO THE NYS CODES.
4. WHERE FRAMING LUMBER IS FLUSH FRAMED TO MICRO-LAM, GLU-LAM, OR STEEL GIRDERS, SET THE GIRDERS 1/4" CLEAR BELOW TOP OF FRAMING LUMBER TO ALLOW FOR FRAMING LUMBER SHRINKAGE.
5. STUD BEARING WALLS ARE TO BE A MINIMUM 2'X4" • 16" O.C. AT THE INTERIOR • EXTERIOR.
6. ALL RAFTERS AND JOISTS SHALL ALIGN DIRECTLY WITH STUDS BELOW. INSTALL ADDITIONAL STUDS WHERE REQUIRED.
7. USE DOUBLE STUDS AT ENDS OF WALLS AND END OF WALL OPENINGS.
8. USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED.
9. TOP PLATES OF WALLS SHALL BE (2) 2'X4" MEMBERS, STAGGER SPLICES 8'-0" MINIMUM. LAP ALL PLATES AT CORNERS AND AT INTERSECTIONS OF PARTITIONS.
10. UNLESS OTHERWISE NOTED, PROVIDE HEADERS OVER ALL OPENINGS AS FOLLOWS: INTERIOR WALLS (2) 2'X8" MIN, EXTERIOR WALLS (2) 2'X10" MIN.
11. UNLESS OTHERWISE NOTED, AT ENDS OF ALL BEAMS, HEADERS, AND GIRDERS, PROVIDE A BUILT-UP OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH IS 4" AT INTERIOR WALLS, 6" AT EXTERIOR WALLS. WHERE POSTS SPECIFIED ON THE DRAWINGS, THEY SHALL BE SOLID TIMBERS, NOT BUILT-UP FROM STUDS.
12. BEAMS UNDER OR ABOVE A POST SHALL BE AT LEAST AS WIDE AS THE POST.
13. PROVIDE CROSS BRIDGING AT MAXIMUM 8'-0" O.C., FOR ALL JOISTS. NO NEW OR EXISTING JOISTS SHALL BE CUT OR NOTCHED WITHOUT APPROVAL.

FRAMING NOTES:

1. RAFTERS TO BE FRAMED TO RIDGE BOARD, TYP. UON. RIDGE BOARD TO BE NOT LESS THAN CUT END OF RAFTER.
2. HIP AND VALLEY RAFTERS SHALL BE NOMINAL 2" THICK, NOT LESS THAN DEPTH OF CUT END OF RAFTER. HIP • VALLEY RAFTERS SHALL BE SUPPORTED AT RIDGE BY BRACE TO A BEARING PARTITION, UON.
3. WHERE CEILING JOISTS ARE NOT PARALLEL TO RAFTERS, SUB-FLOORING OR METAL STRAPS SHALL BE INSTALLED TO PROVIDE A CONTINUOUS TIE ACROSS BUILDING, OR BE PROVIDED W/ 2X4 CROSS TIES LESS THAN 4'-0" OC, UON.
4. CEILING • FLOOR JOISTS SHALL BE LAPPED OVER BEARING PARTITIONS A MIN OF 3'.
5. STRUCTURAL ROOF, FLOOR, AND WALL FRAMING SHALL NOT BE CUT, NOTCHED, OR BORED IN EXCESS OF THE BUILDING CODE. ENGINEERED WOOD PRODUCTS ARE NOT PERMITTED TO BE ALTERED EXCEPT AS PER MANUFACTURER INSTRUCTIONS.
6. JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE DOUBLED, OR A BEAM AS NOTED TO SUPPORT THE LOAD SHALL BE PROVIDED.
7. THE ENDS OF EACH JOIST, BEAM, RAFTER, OR GIRDER SHALL HAVE NOT LESS THAN 15" OF BEARING ON WOOD OR METAL • NOT LESS THAN 3" BEARING ON MASONRY OR CONCRETE - PER NYS BUILDING CODE.
8. JOISTS FRAMING INTO SIDE OF WOOD GIRDER SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR LEDGER STRIPS. JOISTS SHALL BE SUPPORTED Laterally AT ENDS BY FULL DEPTH SOLID BLOCKING NOT LESS THAN 2" NOMINAL THICKNESS.
9. STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN NYS BUILDING CODE.
10. FLOOR FRAMING SHALL BE NAILED AND FASTENED IN ACCORDANCE WITH NYS BUILDING CODE.
11. ROOF/WALL CONNECTION SHALL BE NAILED AND FASTENED IN ACCORDANCE WITH NYS BUILDING CODE.
12. FRAMING OF OPENINGS SHALL BE FRAMED WITH A HEADER AND TRIMMER JOISTS. DOUBLE ALL FRAMING MEMBERS FOR SPAN OVER 5'-0". AND APPROVED HANGERS ARE REQUIRED FOR SPANS OVER 6'-0".
13. WALL FRAMING SUCH AS TOP PLATES, JACK STUDS, STUD SPACING, HEADERS, BOTTOM PLATE, FIRE-BLOCKING, DRILLING AND NOTCHING, CRIPPLE AND BRACED WALLS, AND FASTENING SHALL BE PER NYS BUILDING CODE.

MICRO-LAM BEAMS:

1. A MINIMUM OF 1 1/2" OF BEARING LENGTH IS REQUIRED. SEE DRAWINGS FOR THE POST SIZE REQUIRED.
2. BEARING ACROSS FULL LENGTH OF BEAM IS ASSUMED.
3. LATERAL SUPPORT REQUIRED AT BEARING POINTS.
4. 16" AND 18" DEEP BEAMS ARE TO BE USED IN MULTIPLE UNITS ONLY.
5. NAILING PATTERN FOR ASSEMBLY OF MULTIPLE UNITS TO BE A MINIMUM OF (2) ROWS OF 16D NAILS • 12" O.C., (3) ROWS OF 16D NAILS • 12" O.C. FOR 14", 16" AND 18" BEAMS.
6. ASSUME FB-28,000 PSI, E-2,000,000 PSI
7. MICRO-LAM BEAMS ARE MANUFACTURED BY "GEORGIA PACIFIC".
8. ALL JOIST HANGERS TO BE MICRO-LAM METAL LUMBER CONNECTORS. SEE MANUFACTURER'S SPECIFICATIONS FOR HANGER DESTINATION.

FOUNDATIONS:

1. BUILDING FOUNDATIONS SHALL BEAR ON FIRM UNDISTURBED SOIL HAVING MINIMUM BEARING CAPACITY OF 3,000 PSF OR ALL ON ROCK HAVING MINIMUM BEARING CAPACITY OF 4,000 PSF. FOUNDATIONS SHALL NOT BEAR PARTIALLY ON SOIL IF OTHER FOUNDATIONS BEAR ON ROCK. ADEQUACY OF BEARING STRATUM SHALL BE VERIFIED IN FILED BY THE GEOTECH-NICAL ENGINEER. ADJUST BOTTOM OF FOOTING ELEVATION AS REQUIRED.
2. MINIMUM FOUNDATION REINFORCEMENT SHALL CONSIST OF:

FOOTINGS:	2 #4 CONTINUOUS PLACED 3" CLEAR FROM BOTTOM AND SIDES. LAP 2'-0".
WALLS:	2 #4 CONTINUOUS PLACED 2" BELOW TOP OF WALL. LAP 2'-0"
WALL DOWELS:	#4 • 2'-0" OC. EMBED VERTICAL LEG 9" INTO FOOTING W/ 90 DEGREE, 6" HOOK AT END. EMBED VERTICAL LEG 1'-8" INTO WALL.
3. DO NOT PLACE BACKFILL AGAINST THE CONCRETE WALLS UNTIL THE WALLS HAVE ATTAINED THEIR 28 DAY STRENGTH.
4. ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM 3'-0" BELOW FINAL GRADE UNLESS THEY BEAR ON SOUND, UNWEATHERED ROCK.
5. A LINE CONNECTING THE NEAREST POINTS OF THE BOTTOMS OF ANY TWO FOOTINGS SHALL NOT HAVE A SLOPE GREATER THAN 1 VERTICAL TO 2 HORIZONTAL.
6. PRESSURE TREATED SILLS SHALL BE ANCHORED TO THE FOUNDATION WALL WITH 1/2" ANCHOR BOLTS WITH A 4" 90 DEGREE HOOK AT THE END. THE BOLTS SHALL BE EMBEDDED 12". LOCATE BOLTS AT CORNERS, SIDES OF WALL OPENINGS IN STUD WALLS, AND 6'-0" OC.

CONCRETE:

1. ALL CONCRETE WORK SHALL CONFORM TO THE ACI 'BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE' (ACI318), LATEST EDITION.
2. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE WITH A MINIMUM ULTIMATE COMPRESSION STRENGTH OF 3000 PSI AT 28 DAYS.
3. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60.
4. REINFORCING STEEL SHALL BE DETAILED ACCORDING TO THE ACI MANUAL OF STANDARD PRACTICE (ACI318), LATEST EDITION.
4. COMPLY WITH THE RECOMMENDATIONS OF ACI306 FOR COLD WEATHER CONCRETING AND ACI305 FOR HOT WEATHER CONCRETING.
5. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185, WITH A MINIMUM ULTIMATE TENSILE STRENGTH OF 70,000 PSI.
6. COORDINATE SIZE AND LOCATION OF OPENINGS AND PIPE SLEEVES WITH DRAWINGS. MINIMUM CONCRETE PIPE BETWEEN SLEEVES SHALL BE 6".
7. ALL GROUT SHALL BE NON-SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI.
8. PROVIDE CLEARANCE FROM FACE OF CONCRETE TO REINFORCEMENT AS FOLLOWS:

SLABS:	3/4"
FOOTINGS:	3"
EXTERIOR WALLS:	1-1/2" FOR #5 OR SMALLER.

CONCRETE BLOCK:

1. ALL CONCRETE BLOCK WORK SHALL CONFORM TO THE 'NATIONAL CONCRETE MASONRY ASSOCIATION SPECIFICATIONS' LATEST EDITION.
2. CONCRETE BLOCK SHALL CONFORM TO ASTM C90, TYPE I, WITH FM-1500 PSI ON NET AREA.
3. ALL MORTAR SHALL BE ASTM C270, TYPE S.
4. ALL BLOCK DIMENSIONS INDICATED ON DRAWINGS ARE NOMINAL DIMENSIONS.
5. ALL CONCRETE BLOCK BELOW GRADE SHALL BE FILLED WITH MORTAR.
6. CONCRETE BLOCK BELOW BEAM OR TRUSS BEARING POINTS SHALL BE FILLED SOLID FOR A MINIMUM OF TWO COURSES IN DEPTH AND A MINIMUM OF 32" IN WIDTH, UON.
7. WHERE A WOOD POST OR STEEL PIPE COLUMN BEARS DIRECTLY ON A BLOCK WALL, FILL ALL BLOCKS SOLID WITHIN A WIDTH OF 32", CENTERED ON THE POST OR PIPE COLUMN, DOWN TO THE FOUNDATION.
8. PROVIDE HORIZONTAL LADUR TYPE REINFORCEMENT AT 16" VERTICAL SPACING. PROVIDE SPECIAL CORNER AND TEE PIECES FOR CONTINUITY.

ELECTRICAL NOTES:

1. NEW ELECTRICAL OUTLETS, PHONE OUTLETS, AND CABLE TV OUTLETS TO BE INSTALLED AS PER APPLICABLE CODES.
2. ALL NEW SMOKE DETECTORS TO BE HARDWIRED TO NEW CIRCUIT PER NY BUILDING CODE, BATTERY BACK-UP.
3. RECESSED CEILING LIGHT FIXTURES TO BE 4" DIA. HALO - WHITE TRIM OR APPROVED EQUAL.
4. PROVIDE ALL PROPER HOOK-UPS FOR ALL EQUIPMENT - VERIFY W/ OWNER.

WINDOWS:

1. ALL NEW WINDOWS AND FRENCH DOORS TO BE ANDERSEN BRAND 400 SERIES WOOD UNITS OR APPROVED EQUAL. SHOWN ON PLANS ARE CATALOG UNIT NUMBERS AND ROUGH-OPENING DIMENSIONS.
2. ALL WINDOWS TO HAVE LOW-E INSULATED GLASS, SCREENS, HARDWARE PER OWNER'S REQUEST.
3. ALL TRIM TO MATCH EXISTING. SILL HORNS TO EXTEND FOR TRIM. ALL EXTERIOR WALLS 2'X4" WOOD STUD (V.I.F.)
4. ALL EGRESS WINDOWS TO BE PER NY CODE - 5.7 SQ FT CLEAR OPENING, 24" MIN. HEIGHT, 20" MIN. WIDTH, 44" MAX SILL HEIGHT ABOVE FINISHED FLOOR.
4. INSURE EGRESS AND TEMPERED UNITS WHERE REQUIRED.
6. PROVIDE MUNTIN GRILLES FOR ALL UNITS.
7. PROVIDE EXTENSION JAMES FOR WALLS GREATER THAN 4'.
8. ANY SUBSTITUTIONS TO BE EQUAL TO, OR GREATER THAN, UNIT SHOWN ON PLAN.



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#	Date	Revision
New Construction for:		

Residence

Tax Lot: X
208 Pantherkill
Town of Shandaken, New York

GENERAL NOTES

Scale: NO SCALE

Date: OCTOBER 9, 2025

Submission: PERMIT SET

Indemnification Clause:
The owner shall release, hold harmless, and indemnify the Architect with respect to: any changes made to the construction documents by anyone other than the Architect, or changes in any aspect of the work, or failure by the Contractor to build in accordance with these construction documents.