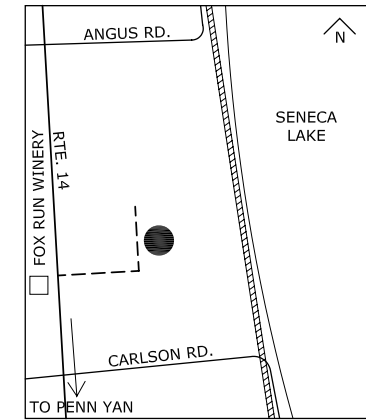


NEW RESIDENCE FOR: JOHN and BARB HALFMAN

LOT 48, RTE. 14
BENTON, NEW YORK



LOCATION MAP

PROJECT # 0640
in • site:
architecture



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BUILDING DATA
BASEMENT = 520 SQ. FT.
FIRST FLOOR = 1757 SQ. FT.
SECOND FLOOR TOTAL = 553 SQ. FT.
SECOND FLOOR HABITABLE = 295 SQ. FT.
GARAGE = 864 SQ. FT.
SCREEN PORCH = 141 SQ. FT.

AUGUST 20, 2007

GENERAL NOTES:

THESE NOTES ARE INTENDED AS A COMPLEMENTARY SUPPLEMENT TO THE DRAWINGS. WORK IS TO BE DONE ACCORDING TO THE BEST TRADE STANDARDS TO RESULT IN A COMPLETE JOB. ALL WORK IS TO CONFORM TO THE LATEST EDITION OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND ALL BUILDING AND ZONING ORDINANCES OF TOWN OF BENTON, NEW YORK. THE GENERAL CONDITIONS OF THE CONTRACT, AIA A201 LATEST EDITION, IS A PART OF THE CONTRACT DOCUMENTS.

1. INSURANCE/BONDS -- TO BE PROVIDED BY THE CONTRACTOR PER THE OWNER'S REQUIREMENTS.

2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND HIS AGENTS THROUGH ADEQUATE INSURANCE COVERAGE AGAINST ANY CLAIMS ARISING FROM INJURIES DURING CONSTRUCTION, EXCAVATION OF DEMOLITION OR FAILURE TO MAINTAIN SAFE CONDITIONS ON THE CONSTRUCTION SITE.

3. CONTRACTOR IS TO COORDINATE ALL TRADES ON THE PROJECT AND TO COORDINATE WITH ANY WORK DONE UNDER SEPARATE CONTRACT WITH THE OWNER BY OTHER FORCES.

4. CONTRACTOR IS TO COORDINATE THE USE OF OR LOCATION OF PORTABLE TOILETS, AND STORED MATERIALS OR EQUIPMENT WITH THE OWNER.

5. ALL TEMPORARY POWER, HEAT, TELEPHONE AND WATER IS TO BE REVIEWED AND APPROVED BY THE OWNER.

6. CONTRACTOR IS TO APPLY AND PAY FOR ALL REQUIRED PERMITS AND FEES FOR THE WORK AND TO SCHEDULE AND COORDINATE ALL REQUIRED INSPECTIONS, INCLUDING OBTAINING A CERTIFICATE OF OCCUPANCY.

7. CONTRACTOR TO BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

8. CONTRACTOR IS TO VERIFY ALL NOTES AND DIMENSIONS PRIOR TO ORDERING, CONSTRUCTION AND/OR INSTALLATION OF ANY PREFABRICATED COMPONENTS AND BE RESPONSIBLE FOR ERRORS AND OMISSIONS.

9. CONTRACTOR TO BE RESPONSIBLE FOR MATERIALS AND WORKMANSHIP. SUBSTITUTIONS FOR MATERIALS SPECIFIED, TO BE MADE WITH PERMISSION OF THE LOCAL BUILDING DEPARTMENT AND DOCUMENTED.

10. CONTRACTOR TO ENSURE THAT THE PRE-FAB FIREPLACE CONSTRUCTION MEETS OR EXCEEDS ALL APPLICABLE CODES. PROVIDE COMBUSTION AIR VENTS WITH SCREEN AND BACK DAMPER FOR ANY APPLIANCE WITH AN OPEN FLAME. PROVIDE HORIZONTAL DRAFT STOPS PER CODE AT EACH FLOOR.

11. THESE PLANS HAVE BEEN PREPARED ACCORDING TO NEW YORK STATE BUILDING CODE REQUIREMENTS. CONTRACTOR WILL BE RESPONSIBLE TO ADAPT THESE PLANS TO SUIT THE NEEDS OF THE BUILDING SITE, AS REQUIRED, AS LONG AS SUCH ADAPTIONS DO NOT VIOLATE THE BUILDING OR LOCAL CODE AND DO NOT ALTER THE STRUCTURAL INTEGRITY OF THE STRUCTURE.

12. CONTRACTOR TO BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE STATE & LOCAL BUILDING, ELECTRICAL, MECHANICAL, SANITARY AND ENERGY CODES.

13. CONTRACTOR TO BE RESPONSIBLE TO THE LOCAL BUILDING DEPARTMENT AND THEIR INTERPRETATION OF THE CODE SHOULD IT DIFFER FROM THESE PLANS.

14. CONTRACTOR TO BE RESPONSIBLE THAT ALL WINDOWS AND DOORS INSTALLED MEET NEW YORK STATE EGRESS REQUIREMENTS (OPENING SIZE AND HARDWARE).

15. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS TO BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND SAFETY REQUIREMENTS.

16. ALL FOOTINGS TO REST ON UNDISTURBED (ORIGINAL) SOIL. ASSUMED SOIL BEARING CAPACITY TO BE 2000 psf. CONTRACTOR TO NOTIFY DESIGNER OF ANY UNFORESEEN SOIL CONDITIONS AT THE TIME OF DIG.

17. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS ONLY. IF A DIMENSION IS NOT CALLED OUT, VERIFY DIMENSION WITH ARCHITECT.

18. ALL DIMENSIONS ARE CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALL STUDS TO FACE OF INTERIOR WALL STUDS. STUD WALLS NOT DIMENSIONED ARE TYPICALLY 2x4 (3 1/2"). UNLESS OTHERWISE NOTED.

19. DEMOLITION - PROVIDE TEMPORARY SHORING AND PROTECTION TO PREVENT DAMAGE TO EXISTING STRUCTURE, FINISHES OR LIFE. CUTTING OF UTILITIES SHALL BE REVIEWED AND APPROVED BY OWNER.

20. FINISHED GRADE AND DRIVEWAY TO BE AS PER ELEVATIONS.

21. DESIGN LOADS ARE:
FIRST FLOOR: 40# / SQ.FT.
SECOND FLOOR: 30# / SQ.FT.
PORCHES: 40# / SQ.FT.
DECKS: 80# / SQ.FT.
ROOF: 50# / SQ.FT.
DESIGN DEAD LOADS: 10# / SQ.FT.

22. WOOD TRUSSES, IF USED, ARE TO BE DESIGNED BY OTHERS. USE 50# (SNOW) LIVE LOAD AND CALCULATE ALL OTHER LOADS IMPOSED ON TRUSSES AS REQUIRED. STRUCTURAL AND INSTALLATION BRACING CONNECTORS TO BE DESIGNED BY SUPPLIER.

23. FOR ALL DIMENSIONAL LUMBER USE HEM-FIR #2 OR BETTER (JOISTS, BEAMS, HEADERS) UNLESS OTHERWISE NOTED. ALL LUMBER TO BE TRUE & STRAIGHT W/ OUT CRACKS OR SPLITS.

24. ALL LVL MATERIAL TO HAVE A MIN. 'E' = 1.9 OR BETTER. UTILIZE APPROPRIATE DESIGN CONNECTION CAPS, JOIST HANGERS AS PRESCRIBED BY ARCHITECT, ENGINEER OR LVL DESIGNER.

25. ALL AREAS OF HABITABLE SPACE WILL BE PROVIDED WITH OPENINGS FOR EMERGENCY EGRESS OF 5.0 SQ.FT. AND HAVE THE PROPER HARDWARE FOR EMERGENCY EGRESS. NET CLEAR OPENING OF 18" WIDTH MINIMUM. EGRESS WINDOWS TO HAVE A MAXIMUM FINISHED SILL HEIGHT OF 44" FROM FINISHED FLOOR.

26. THE WINDOW ROUGH OPENING HEAD AT THE FIRST & SECOND FLOORS TO BE +/- 7'-0" ABOVE THE SUBFLOOR, UNLESS OTHERWISE NOTED. THE WINDOW HEAD ROUGH OPENING IS SET TO ALIGN WITH THE FRONT DOOR HEAD OPENING.

27. GLAZING WITHIN 18" OF FINISHED FLOOR OR GRADE, 24" OF A DOOR, OR LOCATED 60" OF THE FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS, OR HUT TUBS TO BE TEMPERED OR SAFETY GLASS.

28. ALL ELECTRICAL WORK IS TO BE INSPECTED BY AN APPROVED INSPECTION AUTHORITY AND BY THE LOCAL ELECTRICAL UTILITY COMPANY.

29. PROVIDE A 110V SMOKE DETECTOR AT EACH FLOOR, INCLUDING BASEMENT, IN EACH BEDROOM AND JUST OUTSIDE EACH BEDROOM AS PER NYS CODE SECTION R317. ALL SMOKE DETECTORS TO BE INTERCONNECTED, HARDWIRED ON A SINGLE LINE THAT IS PERMANENT AND WITHOUT A DISCONNECT SWITCH OTHER THAN AS REQUIRED FOR OVER CURRENT PROTECTION. ALARMS SHALL BE INTERCONNECTED IN SUCH MANNER THAT ACTIVATION OF ONE ALARM ACTIVATES ALL OF THE ALARMS WITHIN THE RESIDENCE. AT LEAST ONE CARBON MONOXIDE (CO) DETECTOR MUST ALSO BE PROVIDED WITHIN THE DWELLING AND MUST BE HARDWIRED WITH THE SMOKE DETECTOR LINE PER NYS CODE SECTION 1225.2. THE CO DETECTOR MAY BE A COMBINATION SMOKE AND CO UNIT. SMOKE DETECTORS CAN BE LOW VOLTAGE IF CONNECTED TO A WHOLE HOUSE SECURITY SYSTEM.

30. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) OUTLETS IN THE BEDROOMS.

31. ALL INTERIOR WALLS TO RECEIVE 1/2" GYPSUM BOARD, UNLESS NOTED OTHERWISE.

32. ALL BATHROOM AND TOILET AREA WALLS AND CEILINGS ADJACENT TO WET AREAS TO RECEIVE WATER RESISTANT GYPSUM BOARD.

33. WALLS COMMON TO GARAGE AND HOUSE, AND CEILING OF GARAGE TO RECEIVE 5/8" TYPE 'X', 1 HOUR FIRE RATED GYPSUM BOARD, ON BOTH SIDES OF WALL AS PER CODE.

34. BATHROOMS, POWDER ROOMS, LAUNDRY AND UTILITY ROOMS TO BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN.

35. EXTERIOR FLASHING TO BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS, AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES AND LOCAL CODE.

36. ATTIC, ROOF AND SOFFIT VENTS TO MEET OR EXCEED LOCAL CODE REQUIREMENTS.

37. ALL PLUMBING AND MECHANICAL VENTS ARE TO BE LOCATED CLOSE TOGETHER WITHIN THE ATTIC WHENEVER POSSIBLE TO MINIMIZE THE NUMBER OF ROOF PENETRATIONS. ALL VENTS APPEARING ABOVE THE ROOF TO BE LOCATED AWAY FROM PROMINENT VIEW. ALL METAL AND PVC VENTS AND PENETRATIONS TO BE PRIMED AND PAINTED TO CLOSELY MATCH THE ROOF COLOR.

38. IF INSTALLED, GUTTERS AND DOWNSPOUTS ARE TO PROVIDE A POSITIVE DRAINAGE OF 1/4" PER FOOT MINIMUM AND ARE TO CONNECT TO DOWNSPOUTS WITH 4' EXTENSIONS. DOWNSPOUT EXTENSIONS TO BE PLACED AS NOT CREATE A PEDESTRIAN OR VEHICLE TRAFFIC HAZARD, OR 'BLACK ICE' THAT MAY CAUSE AN INJURY. IF LOCAL JURISDICTION ALLOWS CONNECTION TO THE STORM SEWER, PROVIDE A PLAN FOR APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

39. ELECTRIC AND GAS METERS TO BE LOCATED AWAY FROM PROMINENT VIEW BUT IN AN ACCESSIBLE LOCATION FOR SERVICE AND MONITORING BY LOCAL UTILITIES.

40. ELECTRIC PANEL BOX TO BE 200AMP SERVICE MOUNTED ON PLYWOOD IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

41. ELECTRICAL AND LIGHTING LAYOUT ILLUSTRATE BASIC DESIGN INTENT. ELECTRICAL CONTRACTOR TO BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES, AND CROSS COORDINATION WITH OWNER FOR FIXTURE LOCATIONS.

42. ALL OUTLETS WITHIN 5'-0" OF ANY WATER SOURCE TO BE A G.F.I. (GROUND FAULT INTERRUPTER).

43. PROVIDE WATERPROOF GFI OUTLETS FOR ALL EXTERIOR OUTLETS.

44. OUTLET AND SWITCH LOCATIONS ARE NOT TO INTERFERE WITH DOOR AND WINDOW TRIM.

45. ALL HOSE BIBS TO BE FREEZE-PROOF. REFERENCE FOUNDATION AND FIRST FLOOR PLANS FOR LOCATIONS.

46. THESE DRAWINGS HAVE BEEN PREPARED FOR STRUCTURAL REFERENCE ONLY. MECHANICAL AND OTHER BUILDING SYSTEMS, IF REQUIRED, ARE TO BE DONE BY OTHERS.

47. ALL PIPING INSTALLATION TO BE INSTALLED PER CURRENT RESIDENTIAL CODE OF NEW YORK STATE, GENERAL PLUMBING REQUIREMENTS CODE CHAPTER 26.

48. REFER TO ATTACHED RES-CHECK REPORT DATED 8/20/07

ARCHITECTS NOTE:

THESE DRAWINGS HAVE BEEN PREPARED, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, TO MEET THE STRUCTURAL REQUIREMENTS OF THE "NEW YORK STATE FIRE PREVENTION AND BUILDING CODE" AS WELL AS PROFESSIONALLY GENERALLY ACCEPTED STRUCTURAL DESIGN PRACTICE. SHOULD YOU FEEL THAT THERE ARE ANY ALTERNATIVES TO THE STRUCTURAL ELEMENTS HEREIN DESIGNED THAT WILL SAVE LABOR AND/OR MATERIALS, AND STILL MAINTAIN THE STRUCTURAL INTEGRITY OF THE DESIGN, CONTACT THE "ARCHITECT" PRIOR TO THE START OF ANY WORK OR PURCHASE OF ANY MATERIALS TO REVIEW THOSE ALTERNATIVES FOR POSSIBLE INCORPORATION INTO THIS PROJECT.

FRAMING NOTES:

1. FRAMER WILL VERIFY ALL NOTES AND DIMENSIONS CONCERNING ALL WOOD FRAMING AND ANY RELATED WORK TO BE PERFORMED IN THIS CONTRACT PRIOR TO STARTING THE WORK.

2. FRAMER WILL VERIFY OVERLAP OF CRITICAL DIMENSIONS WITH THE MASON / FOUNDATION CONTRACTOR.

3. FRAMER WILL VERIFY ALL ROUGH OPENINGS FOR FINISHED ITEMS (WINDOWS, DOORS, ETC.) TO BE INSTALLED IN WOOD FRAMED WALLS, FLOORS, CEILINGS AND ROOFS WITH MANUFACTURERS' DATA. DATA TO BE SUPPLIED BY G.C., MATERIALS SUPPLIER AND / OR OWNER.

4. ROUGH FRAMED OPENINGS FOR STAIRS SHALL MEET (AT MINIMUM) OR EXCEED ANY APPLICABLE CODE REQUIREMENTS FOR FINISHED HEADROOM CLEARANCE ABOVE STAIR TREADS AND WIDTH (MEASURED BETWEEN HANDRAILS).

5. EXTERIOR WALLS TO BE FRAMED IN 2x6 WOOD STUDS @ 16" O.C. (MAX.), UNLESS OTHERWISE NOTED.

6. INTERIOR WALLS ARE TO BE FRAMED IN 2x4 WOOD STUDS @ 16" O.C. (MAX.) UNLESS OTHERWISE NOTED. REFERENCE WALL TYPE KEY.

7. USE PRESSURE TREATED LUMBER WHEREVER IN DIRECT CONTACT WITH MASONRY, CONCRETE OR WITHIN 6" OF GRADE.

8. PRESSURE TREATED LUMBER IS TO BE USED TO CONSTRUCT ANY EXTERIOR STAIR, RAILING, DECK SYSTEM UNLESS OTHERWISE NOTED.

9. ALL WALL AND FLOOR SYSTEMS ARE TO BE FIRE-STOPPED PER APPLICABLE CODE.

10. PROVIDE PHYSICAL OR INSPECTION ACCESS TO ALL CONCEALED SPACES (I.E. ATTIC SPACES) AT A CONVENIENT LOCATION OR AS DIRECTED BY THE G.C. OR OWNER. MAINTAIN 30" (MIN.) HEAD CLEARANCE ABOVE ACCESS OPENING.

11. PROVIDE SUITABLE CHASES IN WALLS AND FLOOR SYSTEMS TO ACCOMMODATE PLUMBING AND HEATING INSTALLATIONS. DO NOT VERTICALLY CHISEL THROUGH ANY LVL'S OR TRIPLE STRUCTURAL MEMBERS. CONSULT LVL MANUFACTURERS' GUIDELINES FOR ALLOWABLE HOLE SIZE AND LOCATIONS. CONSULT DESIGNER FOR ALTERNATE SOLUTIONS AT DIFFICULT LOCATIONS. METAL STRAPPING IS TO BE USED TO TIE TOGETHER ANY SILL OR TOP PLATES COMPROMISED BY PLUMBING OR DUCT INSTALLATION.

12. ALL STRUCTURAL STEEL BEAMS AND COLUMNS, MICROLAM BEAMS (LVL'S) SHALL BE INSTALLED IN COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS.

13. ALL STRUCTURAL STEEL TO CONFORM WITH ASTM SPECIFICATION A-36.

14. PROVIDE "X" BRACING OR SOLID BLOCKING AT A MAXIMUM OF 6'-0" O.C. AT ALL FLOOR JOISTS. IF A HYDRONIC RADIANT HEATING SYSTEM IS BEING INSTALLED, ALLOW SPACE ABOVE SOLID BLOCKING FOR THE INSTALLATION OF TUBING. DO NOT COMPRESS TUBING.

15. FLOOR CONSTRUCTION TO BE 3/4" TONGUE AND GROOVE SUBFLOOR. FINISH MATERIAL TO BE APPLIED OVER SUBFLOOR. GLUE AND SCREW PLYWOOD DECKING TO FLOOR JOIST TO ENSURE A "NON-SQUEAK" FLOOR SYSTEM.

16. UNLESS OTHERWISE NOTED, PROVIDE DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS, DOUBLE 2x12 HEADERS WITH 1/2" PLYWOOD GLUED AND NAILED BETWEEN FOR ALL OPENINGS IN 2x6 WALLS. AND DOUBLE 2x12 HEADERS NAILED TOGETHER FOR AL OPENINGS IN 2x4 WALLS.

17. EXTERIOR WALLS TO BE SHEATHED WITH MIN. 1/2" EXTERIOR GRADE PLYWOOD. PLYWOOD TO SPAN OVER ALL PLATES AND HEADERS.

18. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS / TRUSSES.

19. PROVIDE FULL SOLID BEARING OR STUD BEARING UNDER ALL BEAM BEARING POINTS.

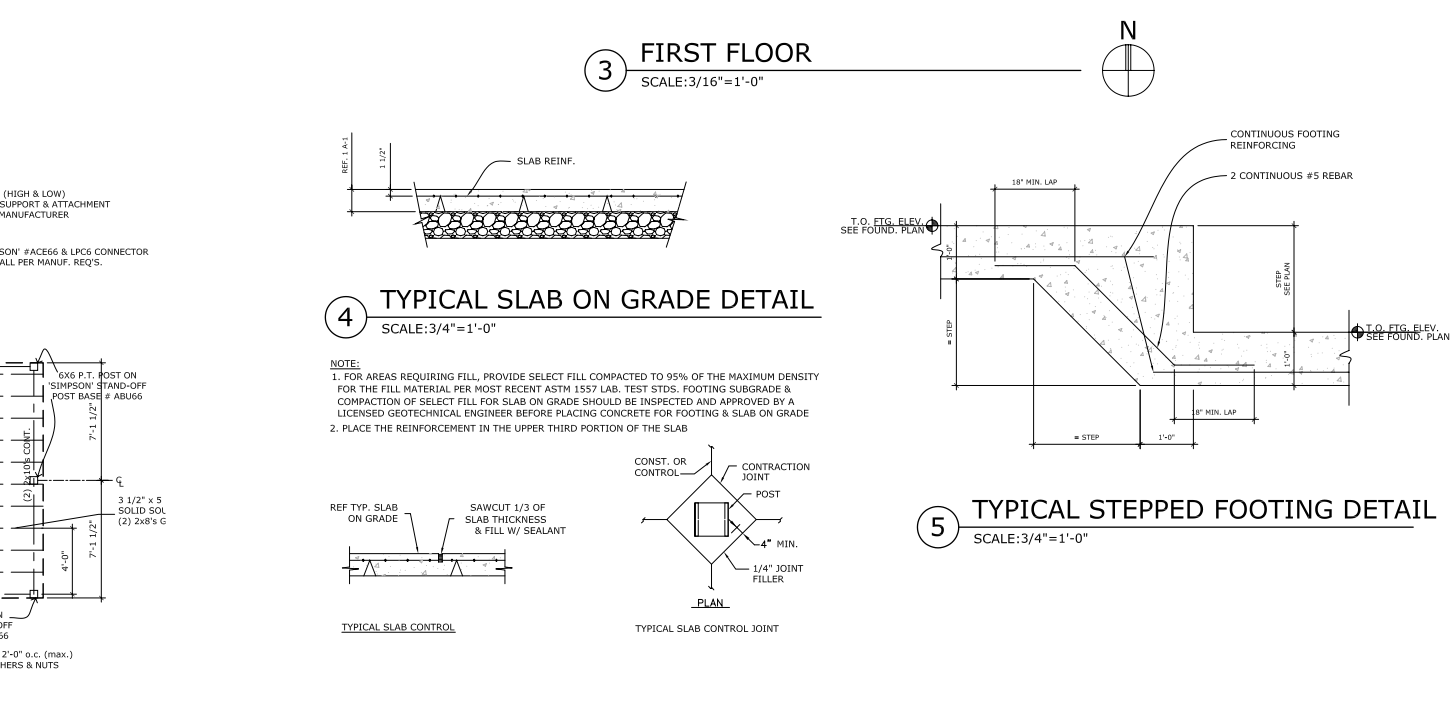
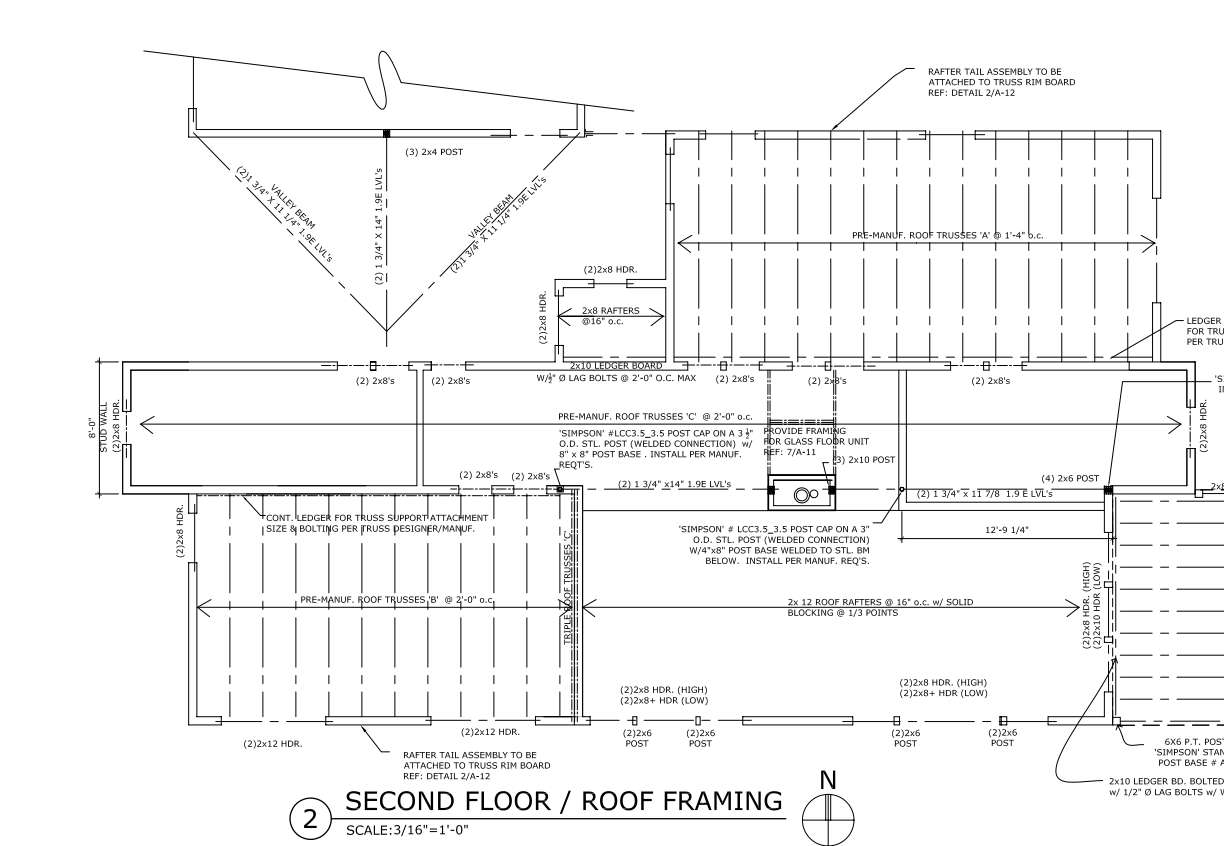
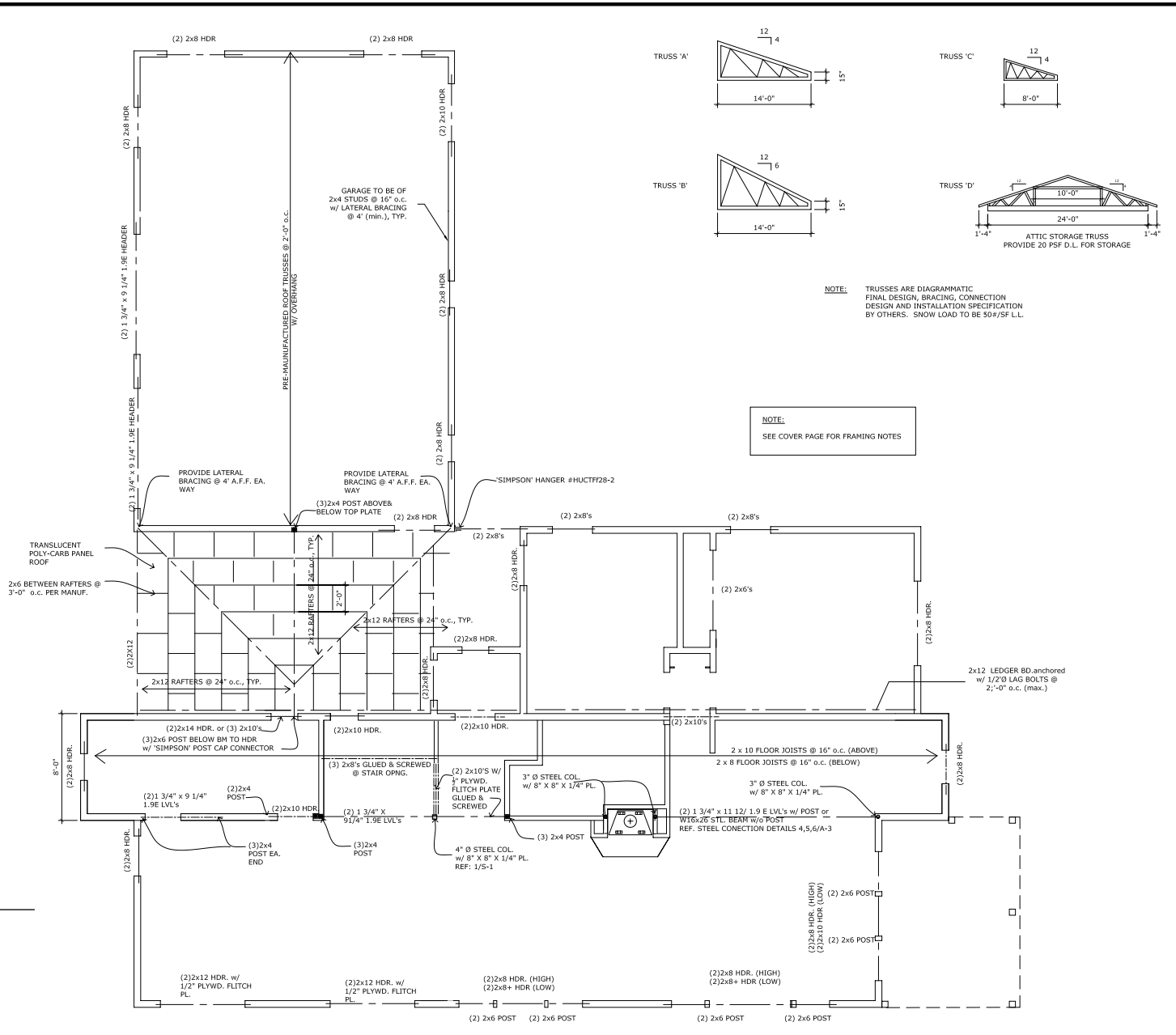
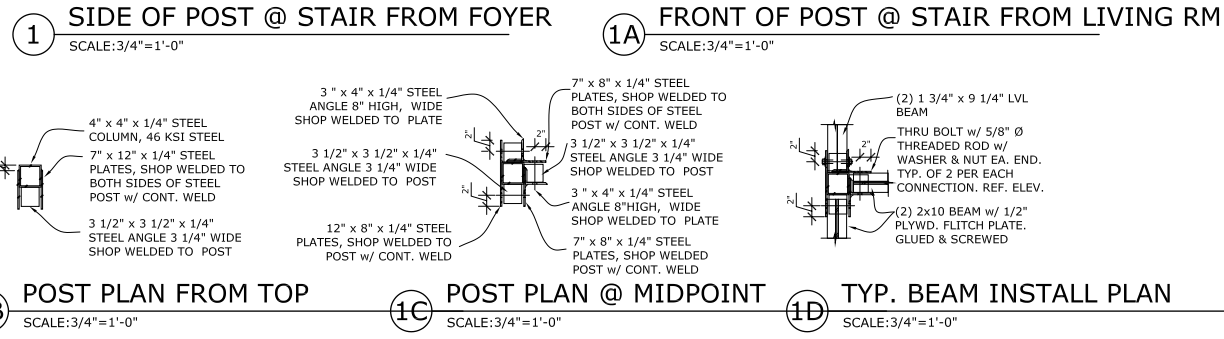
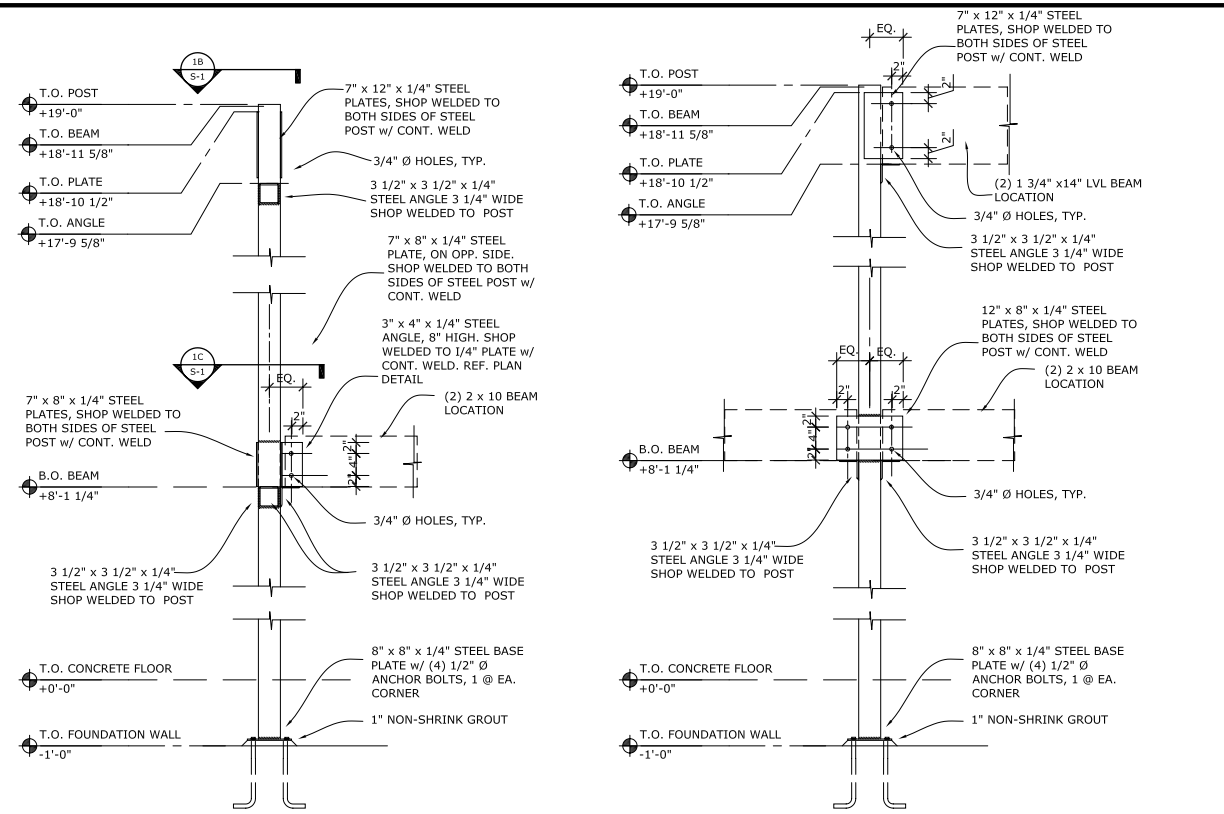
GENERAL SITE NOTES:

1. GENERAL CONTRACTOR TO VERIFY THE EXISTING TOPOGRAPHIC GRADE LEVELS, LOCATION OF TREES AND THE PROPOSED HOUSE LOCATION. GENERAL CONTRACTOR TO COMMUNICATE TO OWNER AND DESIGNER ANY RECOMMENDED CHANGES BEFORE THE START OF ANY WORK.

2. GENERAL CONTRACTOR TO HAVE A LISCENSED ENGINEER OR SURVEYOR STAKE-OUT OR VERIFY THE HOUSE LOCATION TO ENSURE THAT THE HOUSE DOES NOT ENCRDACH ON ANY SETBACKS OR EASEMENTS, UNLESS A VARIANCE HAS BEEN GRANTED FROM THE LOCAL ZONING BOARD. GENERAL CONTRACTOR TO COMMUNICATE TO THE OWNER AND DESIGNER ANY ENCROACHMENT ISSUES.

3. GENERAL CONTRACTOR TO LOCATE ALL UTILITY SERVICES (I.E. WATER, ELECTRIC, SEWER, GAS, PHONE) AND COORDINATE THE EXTENSIONSTO THE HOUSE WITH THE APPROPRIATE INSTALLER. ALL CONNECTIONS, METERS, CLEAN-OUTS, ETC. TO BE LOCATED AWAY FROM ANY PROMINENT VIEW.

4. GENERAL CONTRACTOR TO COORDINATE FINISH TOPOGRAPHIC GRADING AND PAVING (WALKS, DRIVEWAYS, PATIOS, ETC.) AS REQUIRED TO PROMOTE POSITIVE DRAINAGE AWAY FROM THE HOUSE.



CONSULTANTS:

STAMP

PROJECT NAME	HALFMAN RESIDENCE
LOT 48 BENTON, N.Y.	
PROJECT NUMBER:	0640
DATE:	08.20.07
DRAWN BY:	KE, LS, JV
CHECKED BY:	RH
SHEET TITLE	FRAMING PLANS & STEEL POST DETAILS
SHEET NUMBER	S-1

CONSULTANTS:

STAMP

PROJECT NAME

HALFMAN
 RESIDENCE

LOT 48
 BENTON, N.Y.

PROJECT NUMBER: 0640

DATE: 08.20.07

DRAWN BY: KE, LS, JV

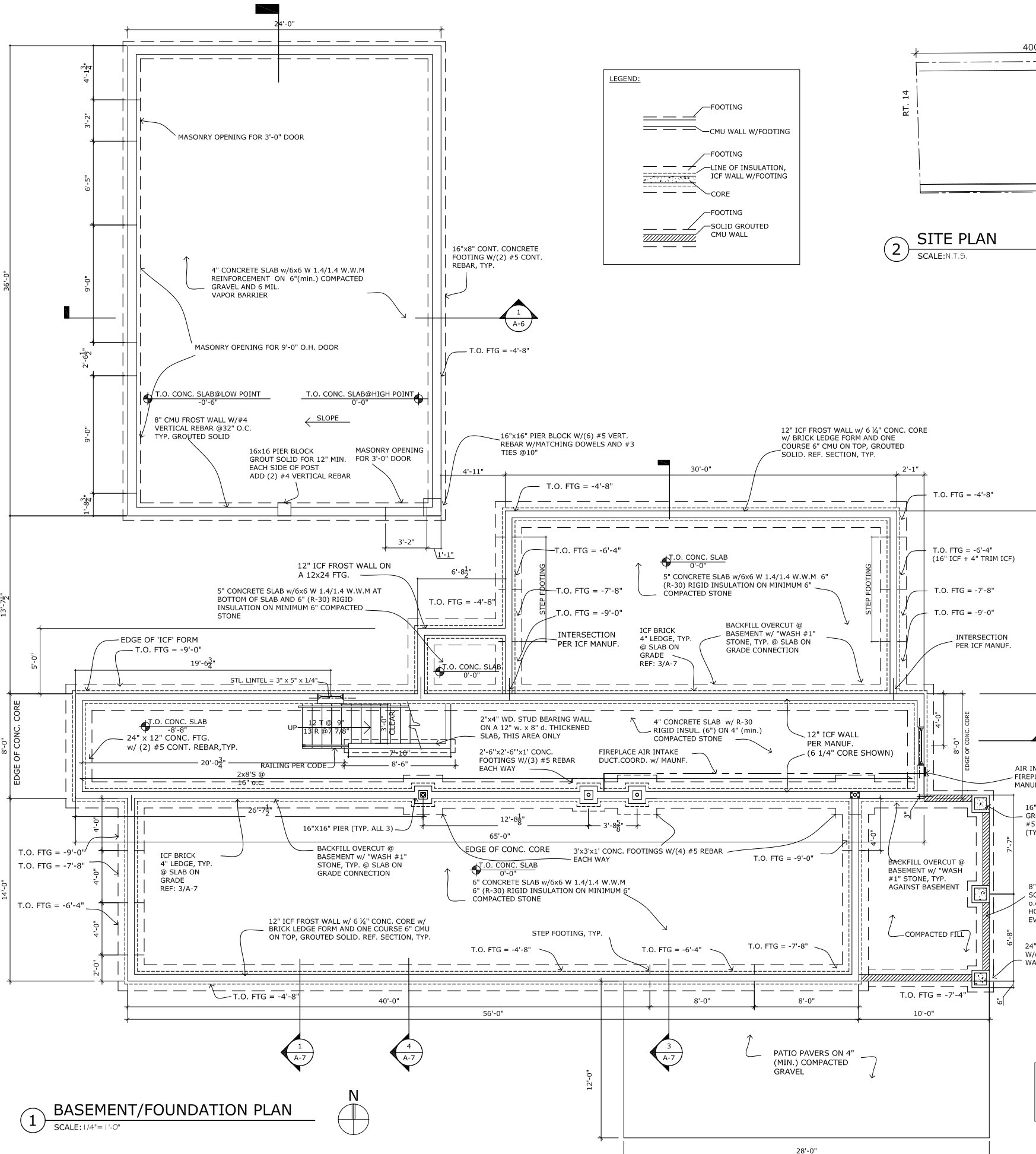
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SHEET TITLE

BASEMENT/
 FOUNDATION/SITE
 PLAN

SHEET NUMBER

A-1



1 BASEMENT/FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

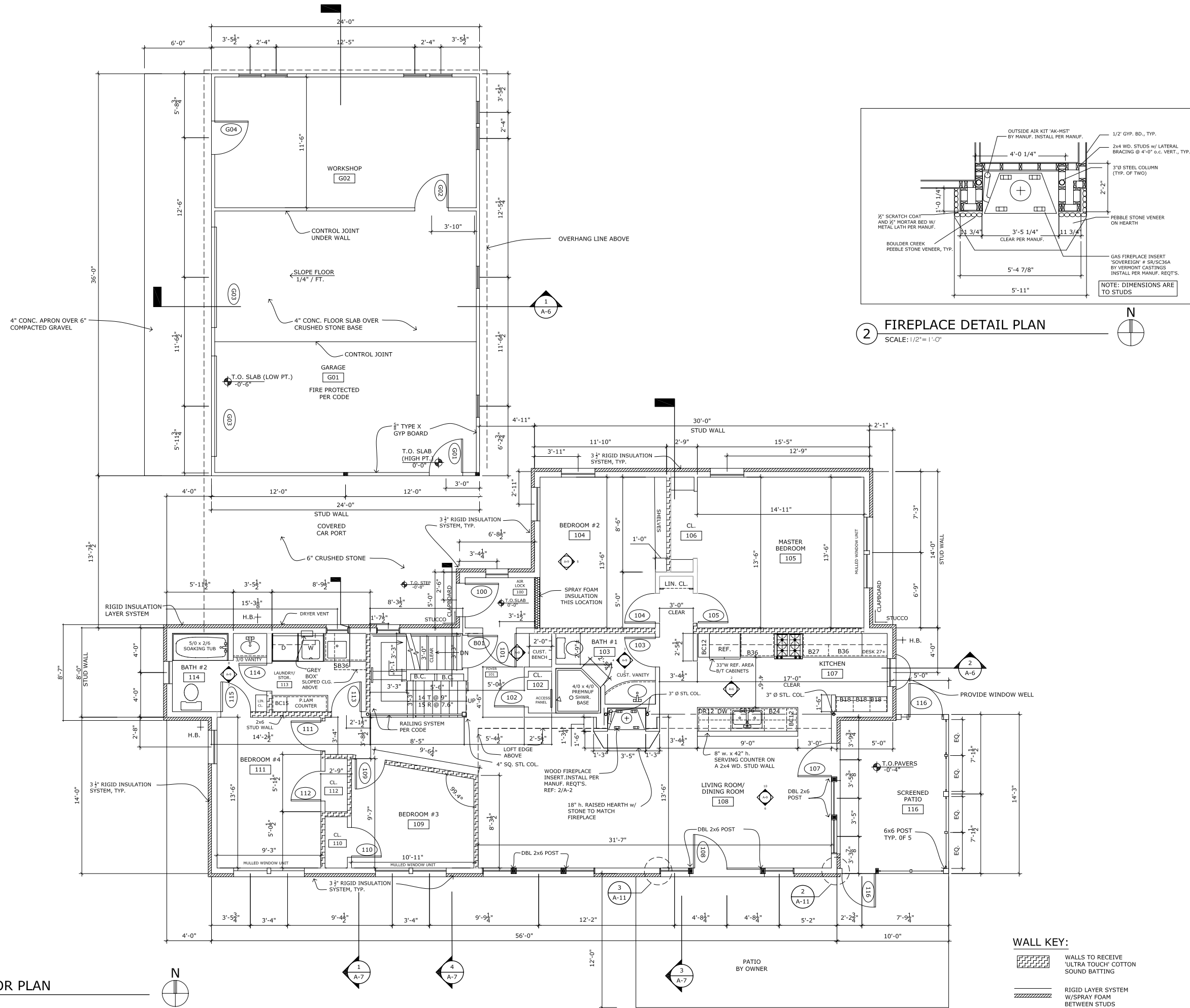
2 SITE PLAN
 SCALE: N.T.S.

3 SITE LAYOUT/ PROPANE TANK
 SCALE: N.T.S.

GENERAL FOUNDATION NOTES:

- FOUNDATION CONTRACTOR WILL VERIFY ALL NOTES AND DIMENSIONS CONCERNING ALL MASONRY AND FOUNDATION WORK, PRIOR TO ORDERING ANY MATERIALS AND STARTING WORK.
- MASON / FOUNDATION CONTRACTOR WILL VERIFY OVERLAP OF CRITICAL DIMENSIONS WITH THE FRAMING CONTRACTOR.
- CONCRETE (Fd): FOOTINGS 3500 psi (28 DAYS)
 BSMT FLOOR SLAB 3000 psi (28 DAYS)
 EXTER. CONC. WALKS, 4000 psi (28 DAYS)
 SLABS, etc.
- ALL FOOTINGS TO BE A MINIMUM OF TWICE THE WIDTH OF THE MASONRY WALL ABOVE, AND TO HAVE NO LESS THAN AN 8" THICKNESS, UNLESS OTHERWISE NOTED.
- ALL FOOTINGS WILL REST ON ORIGINAL UNDISTURBED SOIL, AT A MINIMUM DEPTH OF -3'-6". DO NOT REST FOOTING ON FILL OF ANY KIND. SOIL BEARING TO BE A MINIMUM OF 2000 PSI. UNEXPECTED SOIL /WATERABLE CONDITIONS SHOULD BE COMMUNICATED TO OWNER AND ARCHITECT AT THE TIME OF DIG.
- CONCRETE BLOCK: IF USED, HOLLOW LOAD BEARING CONCRETE MASONRY UNITS SHOULD BE GRADE'N, TYPE 1, ASTM C90, WITH MORTAR TYPE'S', ASTM C270.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES, AND STANDARD PRACTICES AS DEFINED IN THE CURRENT "NATIONAL CONCRETE MASONRY ASSOCIATION" INFORMATION SERIES.
- ALL HOLLOW MASONRY UNITS SUPPORTING STRUCTURAL STEEL BEAMS AND / OR COLUMNS WILL BE FILLED SOLID WITH CONCRETE, A MINIMUM OF 12" ON EITHER SIDE OF THE BEAM / COLUMN CENTERLINE, FROM THE TOP OF THE FOOTING TO THE LEVEL OF BEARING SEAT.
- ALL BASEMENT, CELLAR AND CRAWL SPACE MASONRY WALLS TO BE DAMP PROOFED WITH APPROPRIATE PRODUCT BELOW GRADE.
- ALL DIMENSIONS ARE CALCULATED FROM THE EXTERIOR EDGE OF CONCRETE CORE OF ICF SYSTEM. REFERENCE BLDG. AND WALL SECTIONS.
- PROVIDE DEEP SCORED CONTROL JOINTS AT MIDPOINTS OF GARAGE AND BASEMENT SLABS.
- PROVIDE A 6 MIL. (MIN.) POLYVAPORBARRIER AT ALL INTERIOR SLABS. SEAL BASEMENT AND GARAGE CONCRETE SLABS WITH APPROPRIATE CLEAR SEALER TO PROMOTE BETTER CURING AND FUTURE WATER / STAIN RESISTANCE.
- ICF WALL SYSTEM, STEEL REINFORCING CONNECTIONS, AND WATER-PROOFING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. UNFORSEEN CONDITIONS TO BE COORDINATED WITH MANUFACTURERS, ENGINEERS, AND THE ARCHITECT.

NOTE:
 ALL DIMENSIONS AT ICF WALLS ARE SHOWN FROM THE CONCRETE CORE OF ICF.



1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

2 FIREPLACE DETAIL PLAN
 SCALE: 1/2" = 1'-0"

WALL KEY:

- WALLS TO RECEIVE 'ULTRA TOUCH' COTTON SOUND BATTING
- RIGID LAYER SYSTEM W/SPRAY FOAM BETWEEN STUDS

CONSULTANTS:

STAMP

PROJECT NAME

HALFMAN RESIDENCE

LOT 48
 BENTON, N.Y.

PROJECT NUMBER: 0640

DATE: 08.20.07

DRAWN BY: KE, LS, JV

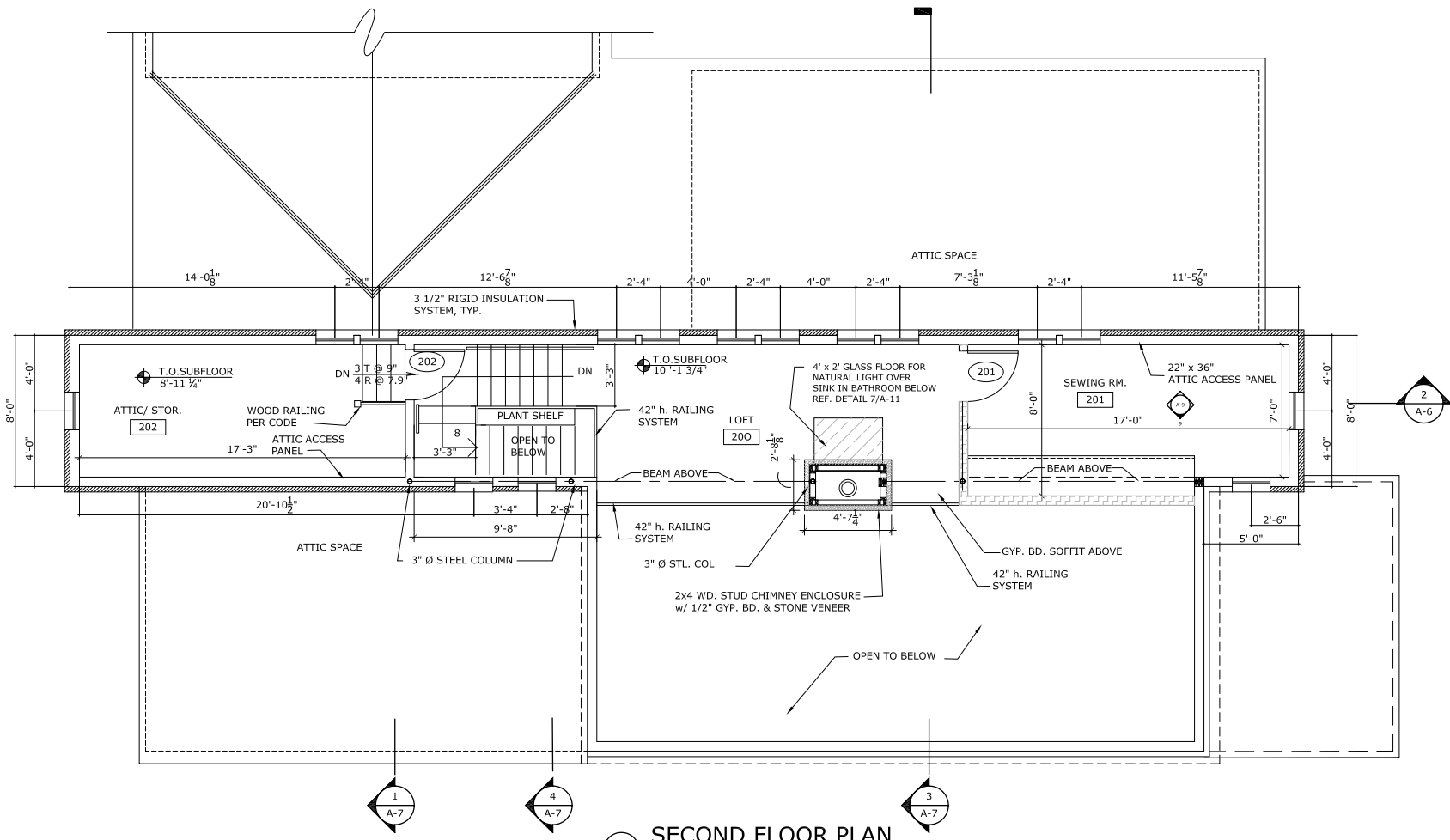
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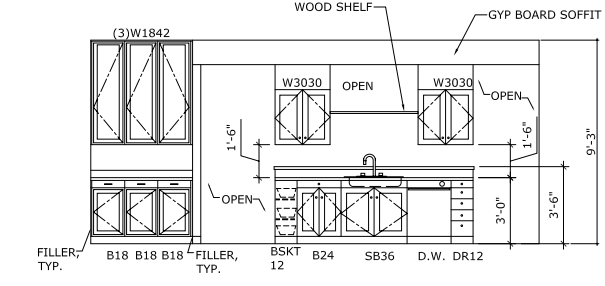
FIRST FLOOR PLAN

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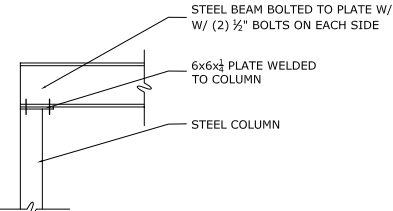
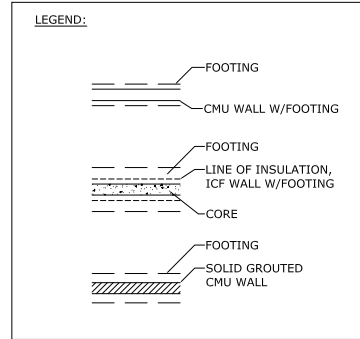
A-2



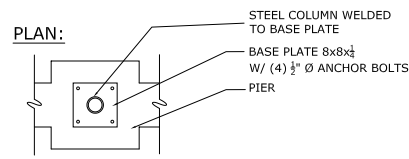
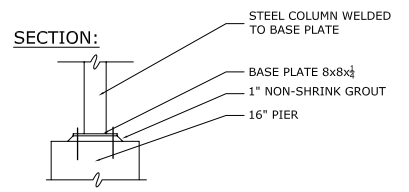
1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



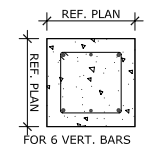
3 KITCHEN ELEVATION
 SCALE: 1/4" = 1'-0"



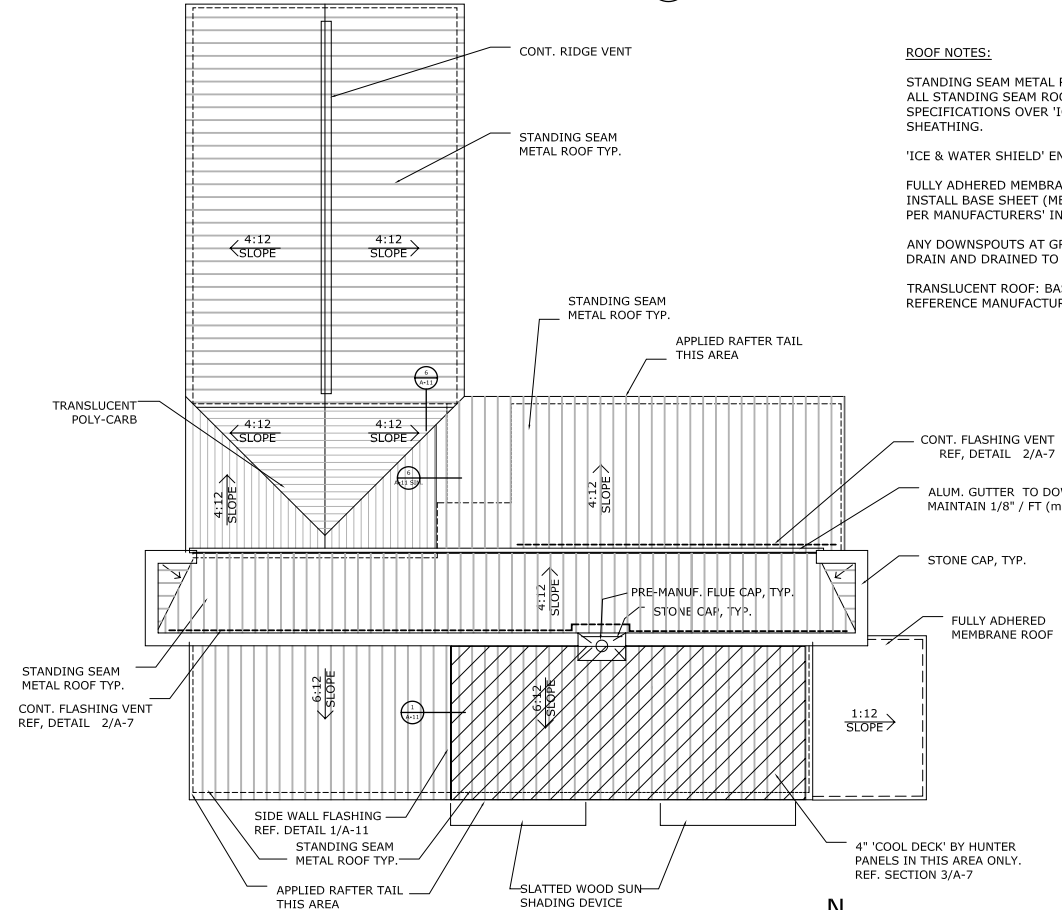
4 COLUMN/BEAM CONNECTION
 SCALE: 3/4" = 1'-0"



5 COLUMN BASE
 SCALE: 3/4" = 1'-0"



6 TYPICAL PIER PLAN
 SCALE: 3/4" = 1'-0"



2 ROOF PLAN
 SCALE: 1/8" = 1'-0"

ROOF NOTES:
 STANDING SEAM METAL ROOF BASED ON 'FABRAL SSR 1 1/2"'. ALL STANDING SEAM ROOFS TO BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS OVER 'ICE & WATER SHIELD' ON A 5/8" (min.) EXTERIOR SHEATHING.
 'ICE & WATER SHIELD' ENTIRE AREA.
 FULLY ADHERED MEMBRANE ROOF: BASED ON SBS-SELF ADHERED ROOFING SYSTEM. INSTALL BASE SHEET (MECHANICALLY) OVER ROOF SHEATHING, THEN CAP SHEET, PER MANUFACTURERS' INSTALLATION GUIDE.
 ANY DOWNSPOUTS AT GRADE LEVEL SHOULD BE EXTENDED TO PERIMETER DRAIN AND DRAINED TO DAYLIGHT.
 TRANSLUCENT ROOF: BASED ON 'SEQUENTIA SUPER 600 SERIES'. REFERENCE MANUFACTURER'S SPECIFICATINS FOR STANDARD INSTALLATION DETAILS.

CONSULTANTS:

STAMP

PROJECT NAME

HALFMAN RESIDENCE

LOT 48
 BENTON, N.Y.

PROJECT NUMBER: 0640

DATE: 08.20.07

DRAWN BY: KE, LS, JV

CHECKED BY: RH

SHEET TITLE

SECOND FLOOR PLAN
 ROOF PLAN

SHEET NUMBER

A-3

CONSULTANTS:

STAMP

PROJECT NAME

HALFMAN
 RESIDENCE

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 BENTON, N.Y.

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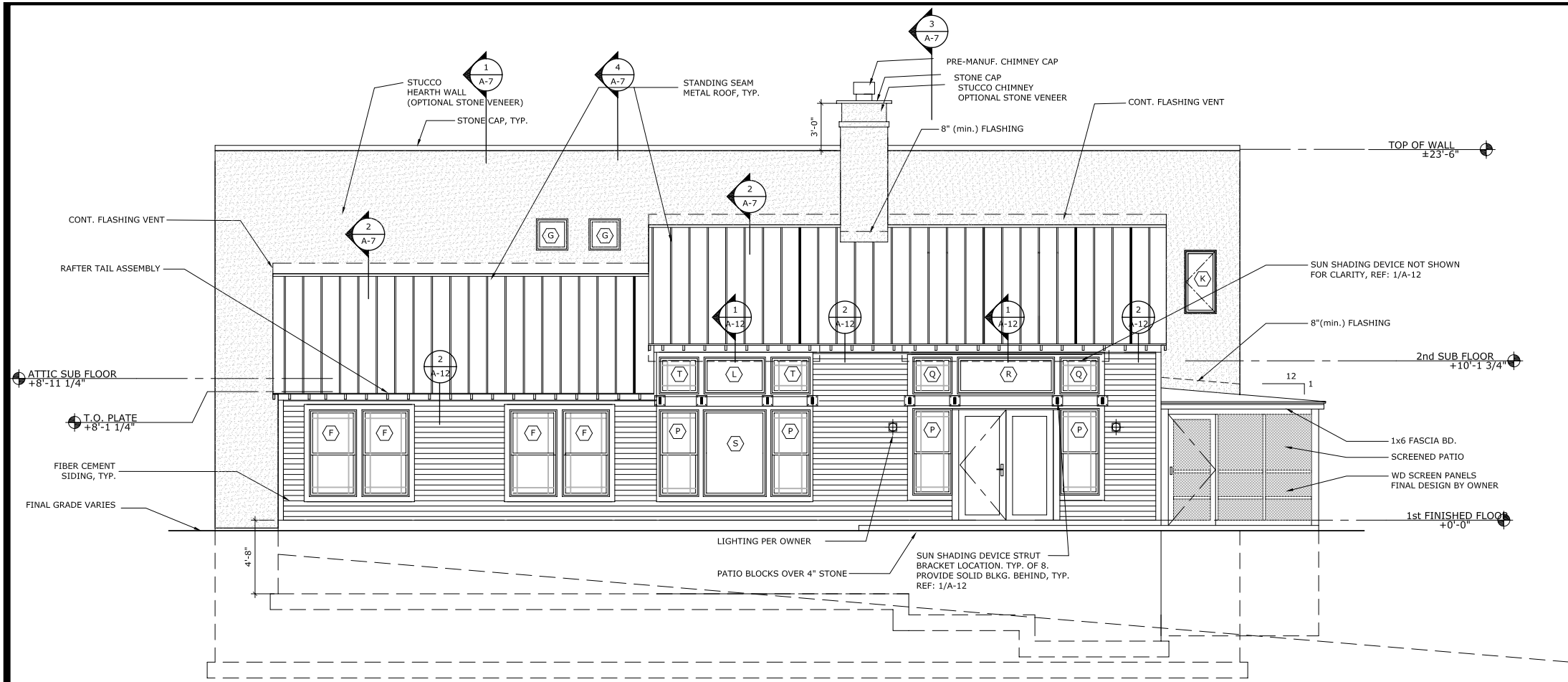
CHECKED BY: RH

SHEET TITLE

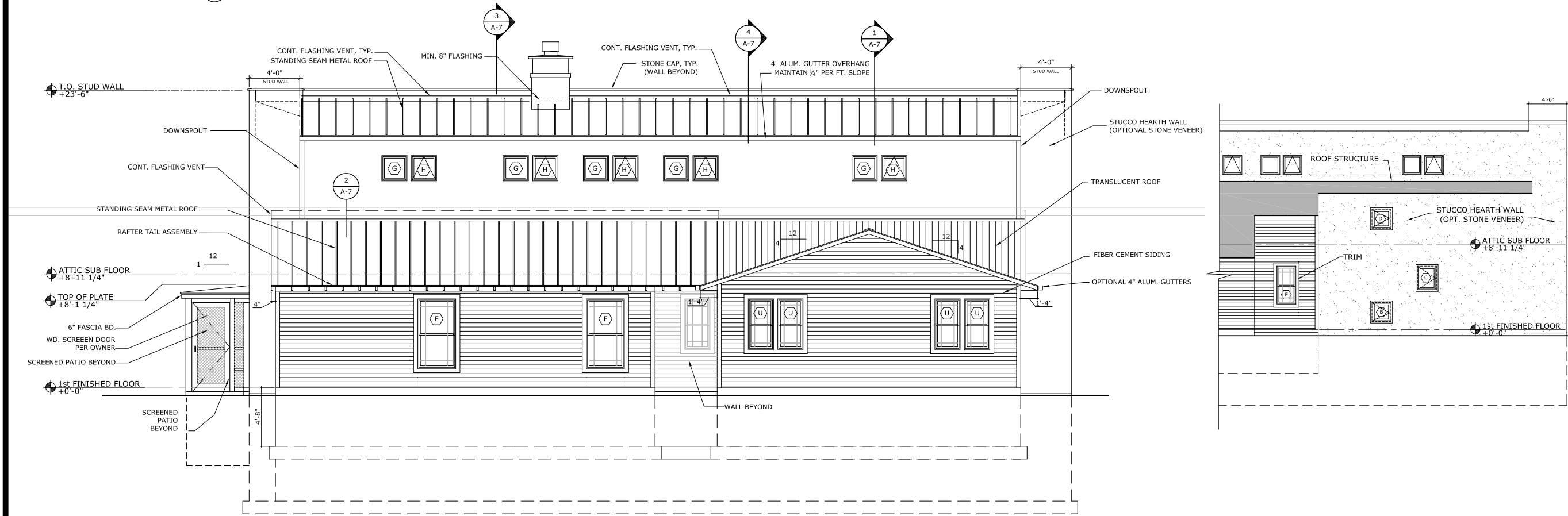
EXTERIOR
 ELEVATIONS

SHEET NUMBER

A-4



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



2 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

3 CARPORT SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"

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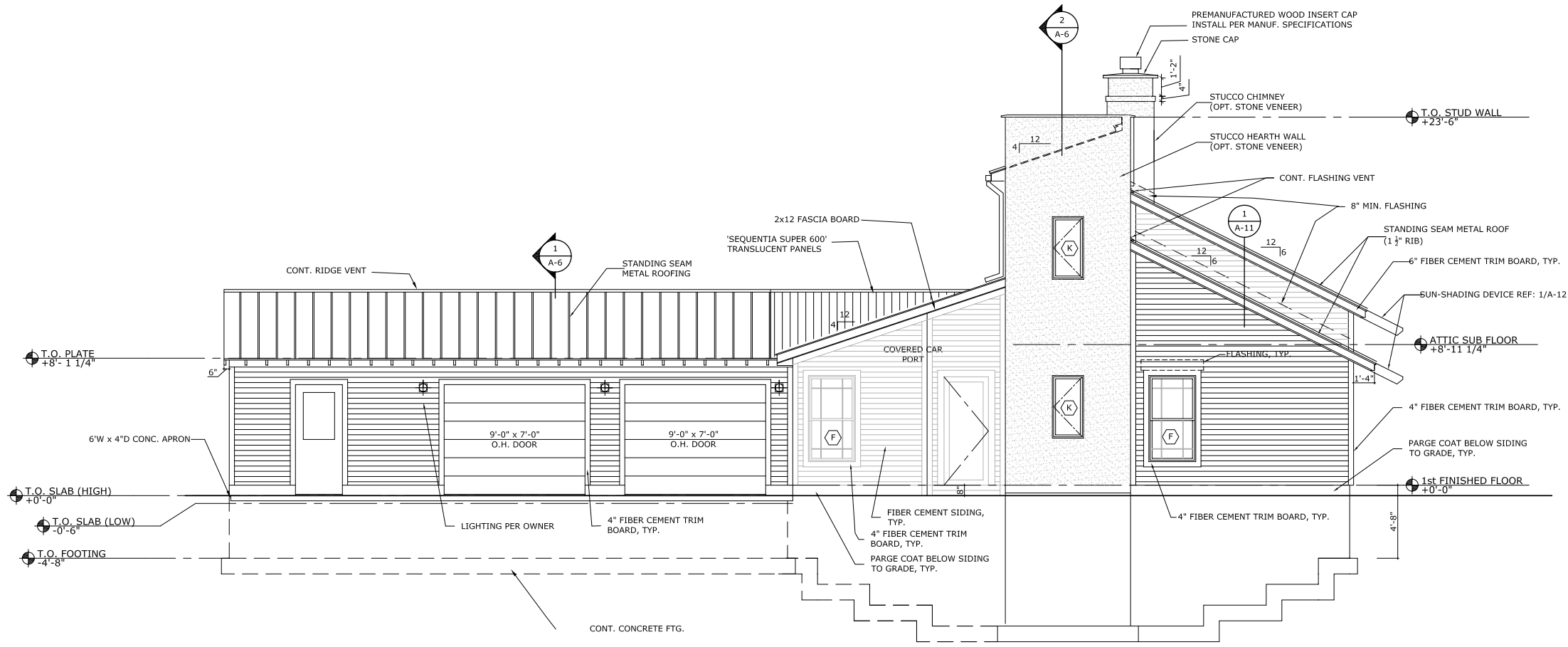
CHECKED BY: RH

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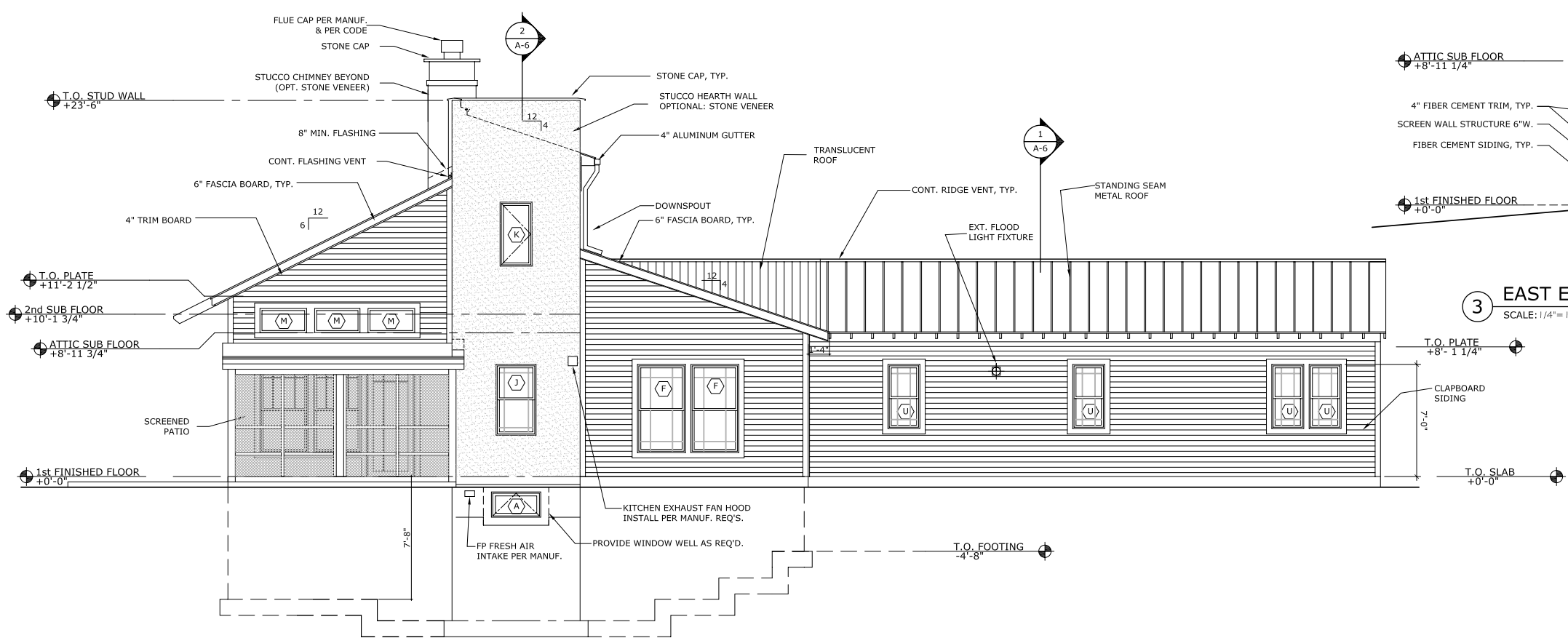
EXTERIOR ELEVATIONS

SHEET NUMBER

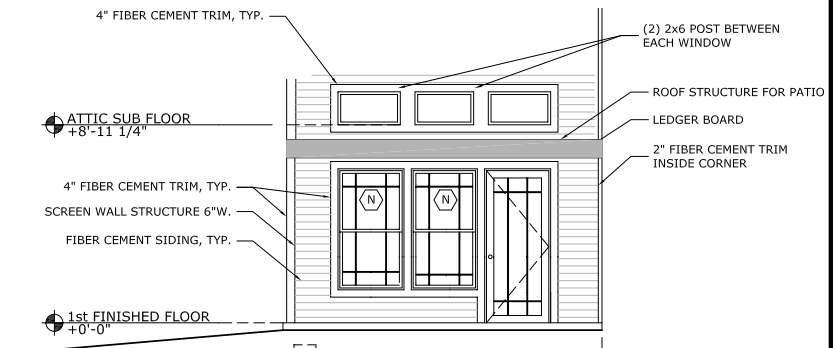
A-5



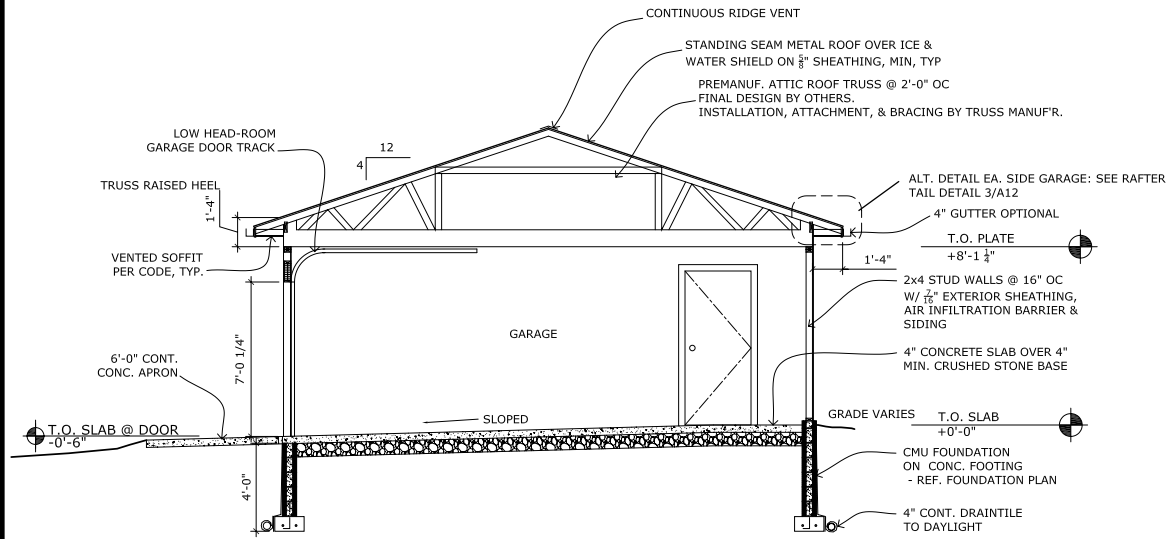
1 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



3 EAST ELEVATION-HOUSE@ SCREENED PATIO
 SCALE: 1/4" = 1'-0"



1 SECTION THRU GARAGE
 SCALE: 1/4" = 1'-0"

CONSULTANTS:

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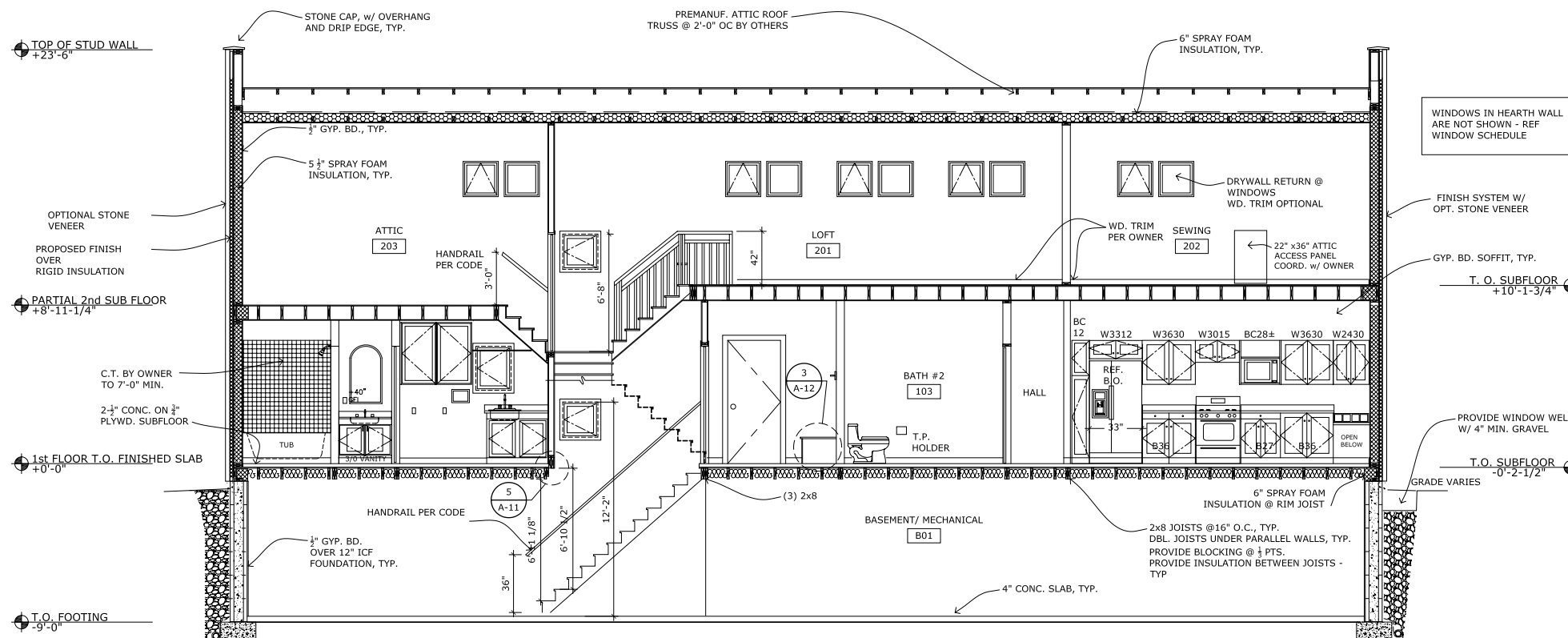
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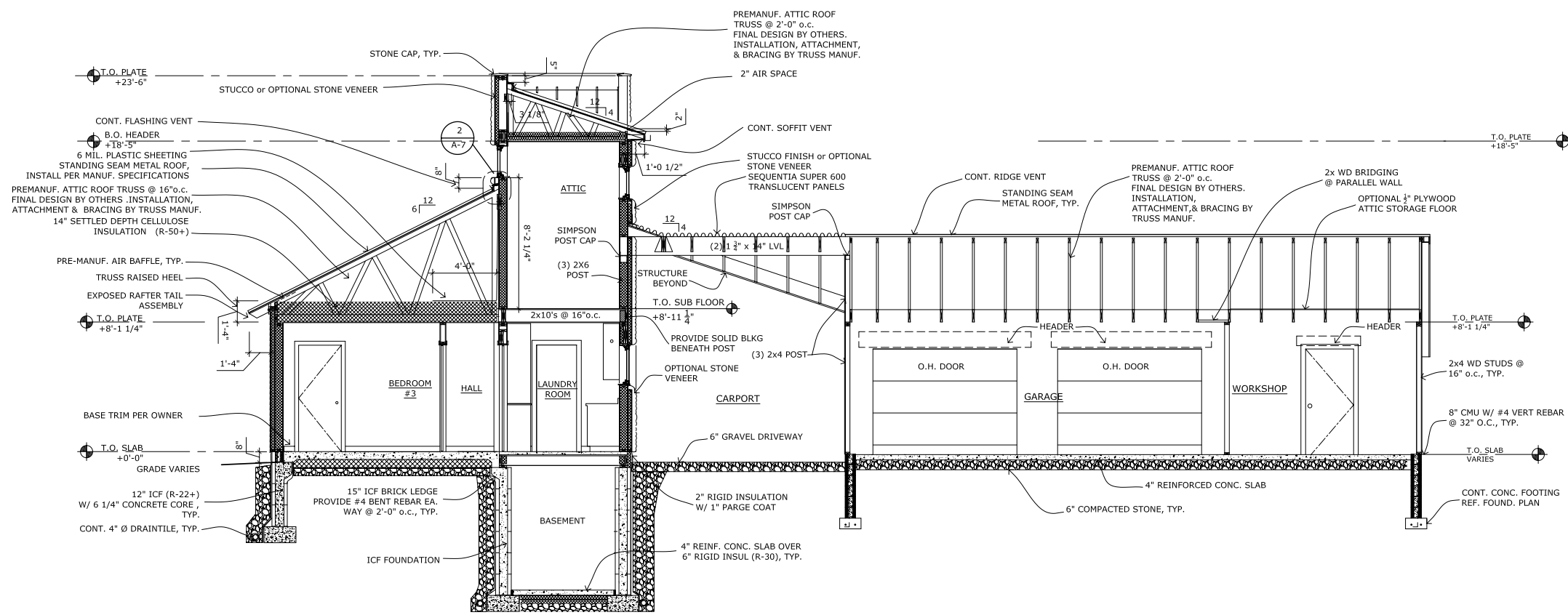
SECTIONS

SHEET NUMBER

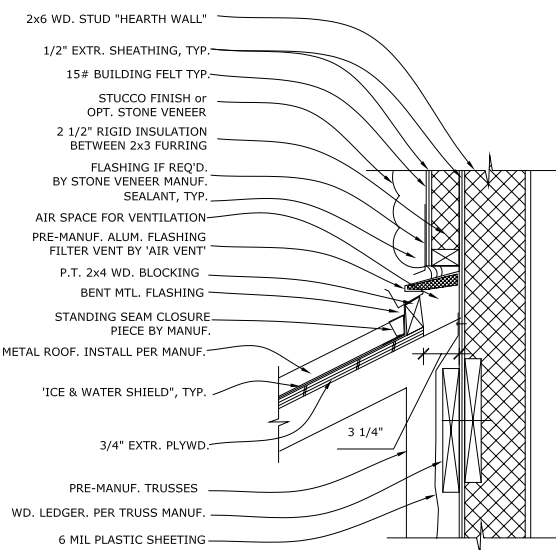
A-6



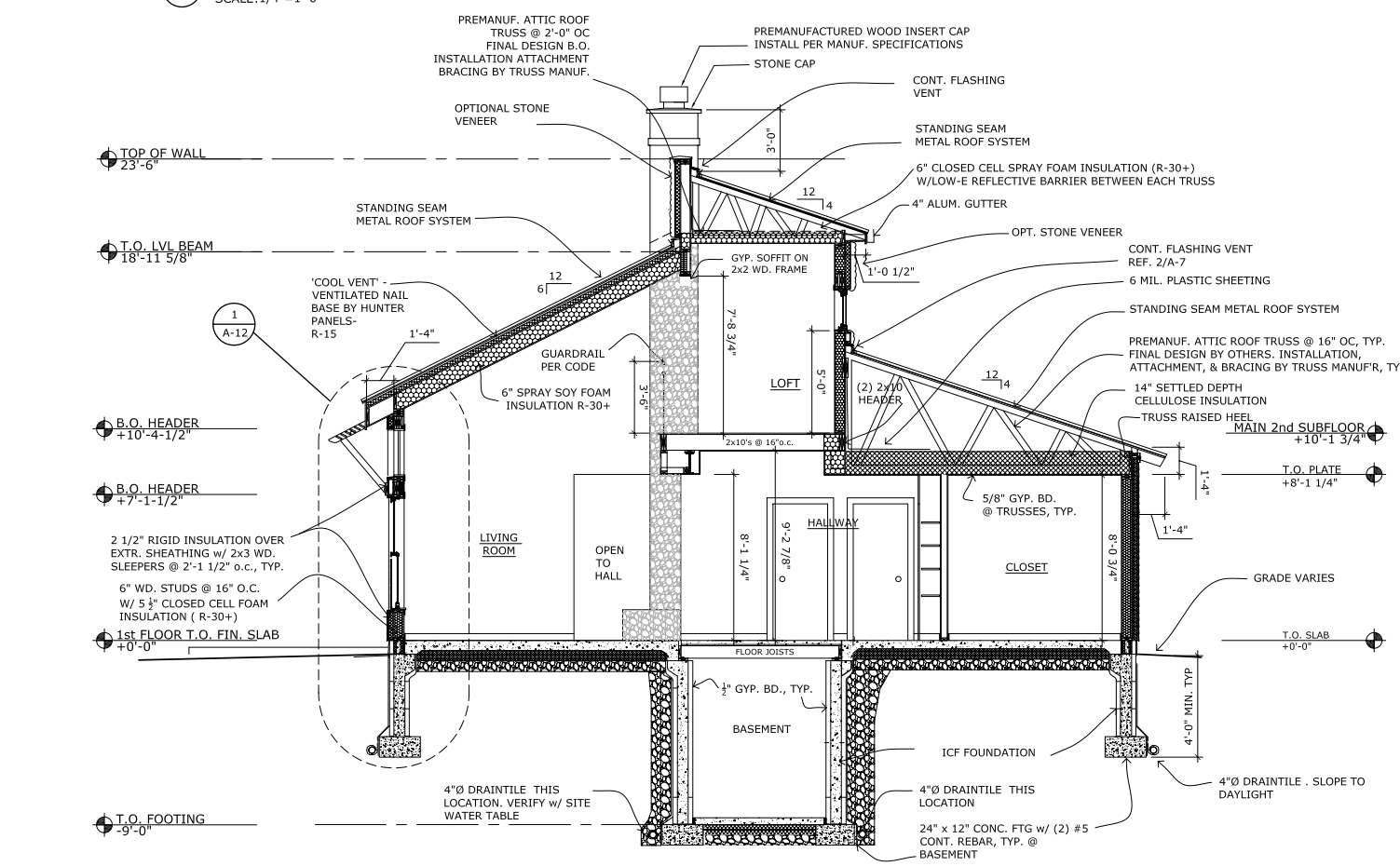
2 SECTION THRU HEARTH WALL
 SCALE: 1/4" = 1'-0"



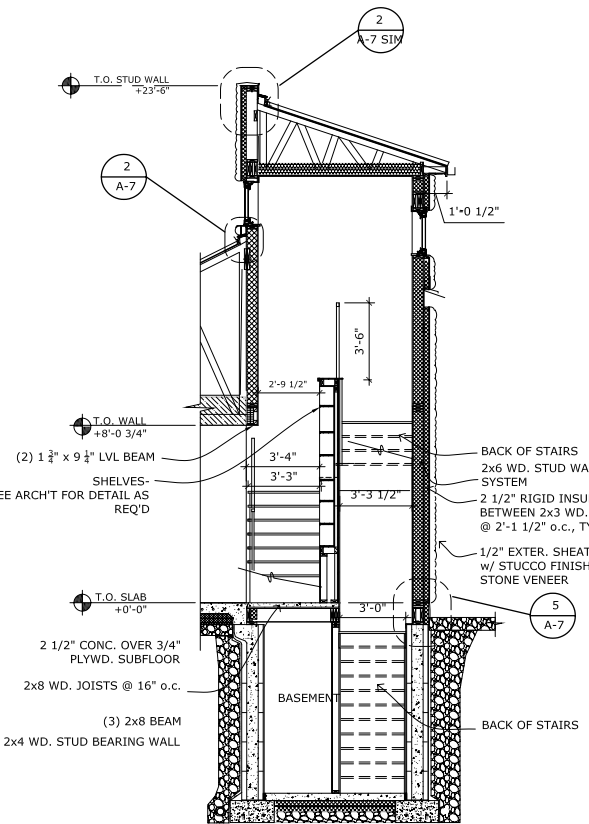
1 SECTION
 SCALE: 1/4"=1'-0"



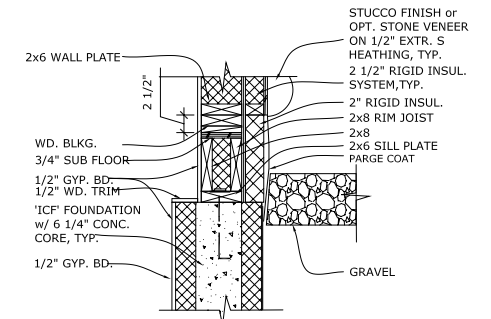
2 FLASHING VENT DETAIL
 SCALE: 1 1/2"=1'-0"



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



4 SECTION THRU STAIR
 SCALE: 1/4"=1'-0"



5 SECTION - WALL BASE @ STAIR
 SCALE: 1"=1'-0"

CONSULTANTS:

STAMP

PROJECT NAME

HALFMAN RESIDENCE

LOT 48
 BENTON, N.Y.

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DATE: 08.20.07

DRAWN BY: KE, LS, JV

CHECKED BY: RH

SHEET TITLE

SECTIONS

SHEET NUMBER

A-7

CONSULTANTS:

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PROJECT NAME

HALFMAN RESIDENCE

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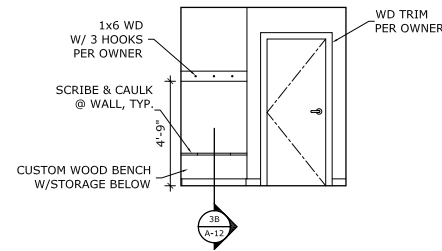
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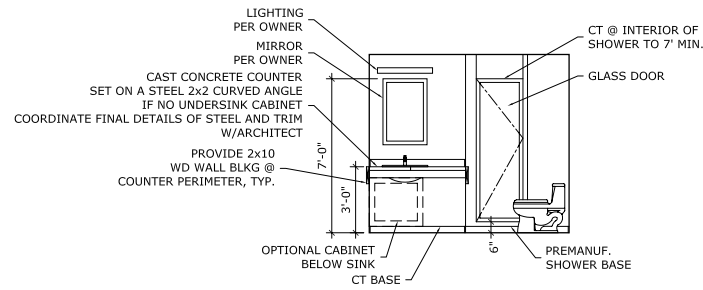
INTERIOR ELEVATIONS

SHEET NUMBER

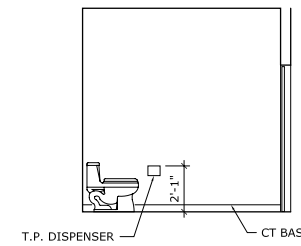
A-9



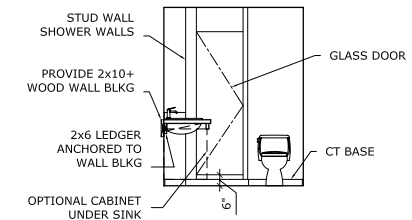
1 101 FOYER
 SCALE: 1/4" = 1'-0"



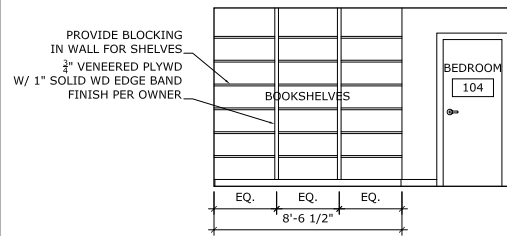
2 103 BATHROOM #1
 SCALE: 1/4" = 1'-0"



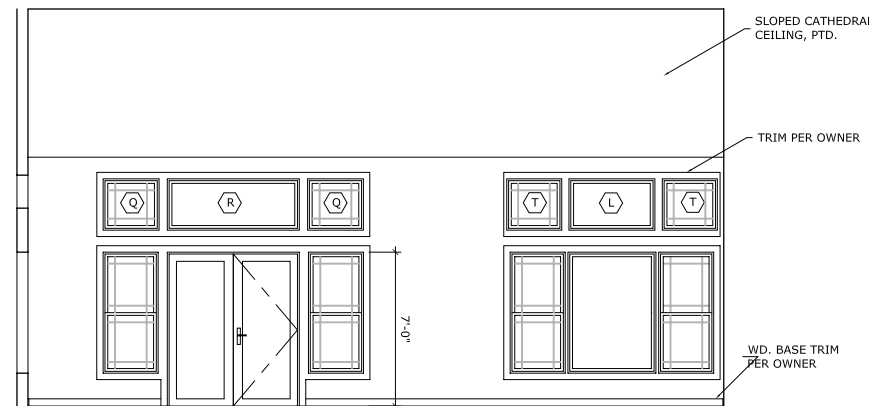
3 103 BATHROOM #2
 SCALE: 1/4" = 1'-0"



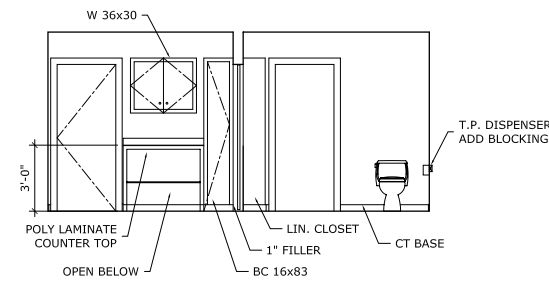
4 103 BATHROOM #3
 SCALE: 1/4" = 1'-0"



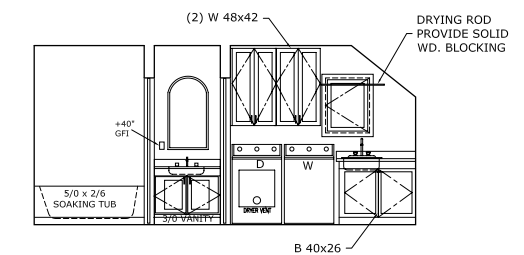
5 104 BEDROOM
 SCALE: 1/4" = 1'-0"



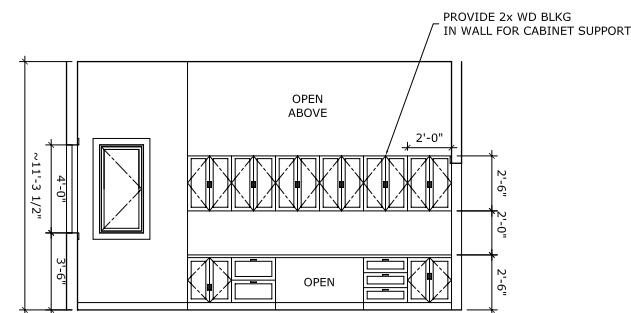
6 108 LIVING/DINING ROOM
 SCALE: 1/4" = 1'-0"



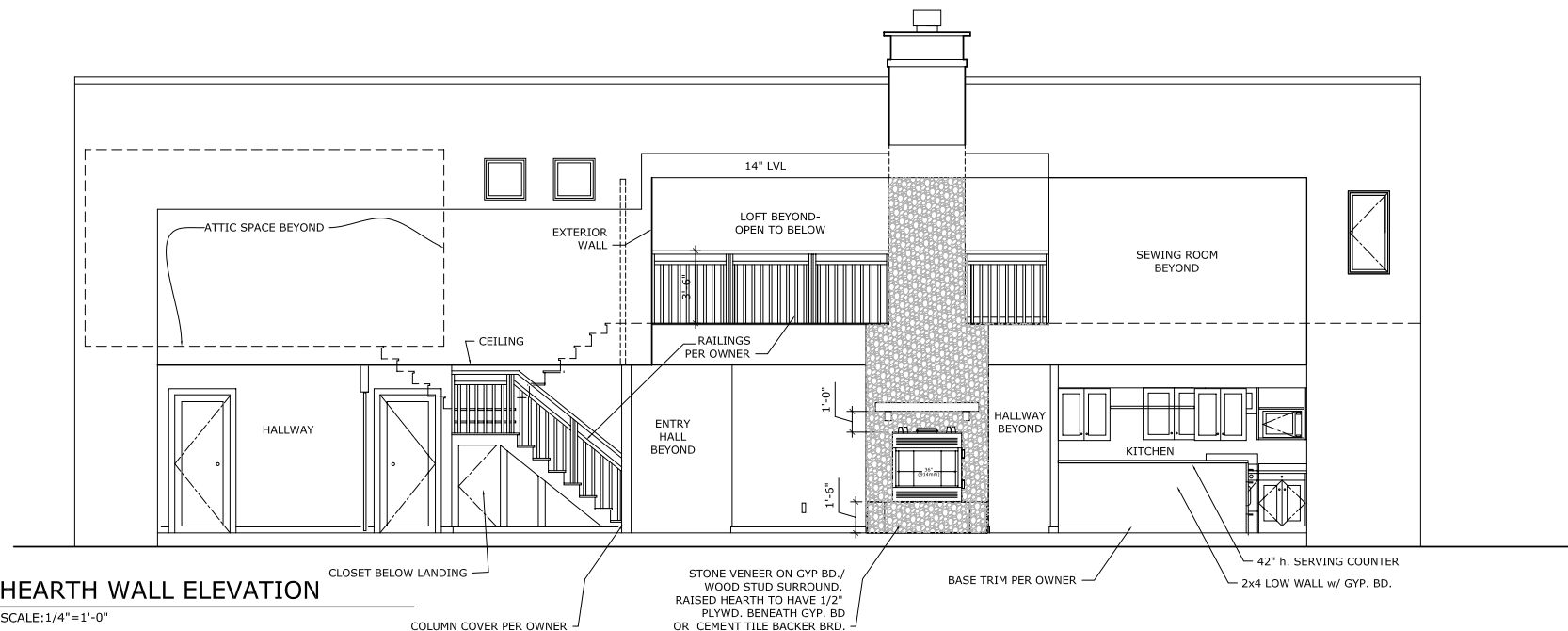
7 113 LAUNDRY RM/ 114 BATHROOM
 SCALE: 1/4" = 1'-0"



8 114 BATHROOM/ 113 LAUNDRY RM
 SCALE: 1/4" = 1'-0"



9 201 SEWING ROOM
 SCALE: 1/4" = 1'-0"



10 HEARTH WALL ELEVATION
 SCALE: 1/4" = 1'-0"



ROOM FINISH SCHEDULE

DOOR	ROOM	FLOOR					WALLS					CEILING					NOTES
		SUB FLOOR	FINISH	COLOR	BASE MAT'L	COLOR	HT.	MAT'L	HEIGHT	FINISH	COLOR	S	W	MAT'L	FINISH	MLDG.	
G01	GARAGE	CONC.	CONC.	SEALED	----	----	GWB-2	8'-0"	PT-	PT-	PT-	PT-	GWB	PT-		8'-0"	4" TYPE X EACH WAY@SE CORNER
G02	WORKSHOP	CONC.	CONC.		----	----	GWB	8'-0"	PT-	PT-	PT-	PT-	GWB	PT-		8'-0"	
100	AIR LOCK	CONC.	CONC.	ST-	WD	PT-	4"	GWB	8'-0"	PT-	PT-	PT-	GWB	PT-		8'-0"	
101	FOYER	CONC.	CONC.	ST-	WD	PT-	4"	GWB	8'-0"	PT-	PT-	PT-	GWB	PT-		8'-0"	
102	CLOSET	CONC.	CONC.	ST-	WD	PT-	4"	GWB	8'-0"	PT-	PT-	PT-	GWB	PT-		8'-0"	
103	BATHROOM #1	CONC.	CT	CT-	CT	CT-	4"	GWB-2	9'-3"	PT-	PT-	PT-	GWB	PT-		9'-3"	GLASS FLOOR ABOVE
104	BEDROOM #2	CONC.	CPT	CPT-	WD	PT-	4"	GWB	8'-0"	PT-	PT-	PT-	GWB	PT-		8'-0"	
105	MASTER BEDROOM	CONC.	CPT	CPT-	WD	PT-	4"	GWB	8'-0"	PT-	PT-	PT-	GWB	PT-		8'-0"	
106	CLOSET	CONC.	CPT	CPT-	WD	PT-	4"	GWB	8'-0"	ST-	ST-	ST-	GWB	ST-		8'-0"	
107	KITCHEN	CONC.	CK	CK-	WD	PT-	4"	GWB	9'-3"	PT-	PT-	PT-	GWB	PT-		9'-3"	S WALL KNEE WALL - MEASURE
108	LIVING/DINING	CONC.	CONC.	ST-	WD	PT-	4"	GWB	11'-3 1/2" / 17'-1 1/2"	PT-	PT-	PT-	GWB	PT-		VARIABLES	N DINING KNEE WALL/LIVING STONE FIREPL. SURROUND
109	BEDROOM #3	CONC.	CONC.	ST-	WD	PT-	4"	GWB	8'-0"	PT-	PT-	PT-	GWB	PT-		8'-0"	
110	CLOSET	CONC.	CONC.	ST-	WD	PT-	4"	GWB	8'-0"	PT-	PT-	PT-	GWB-2	PT-		8'-0"	
111	BEDROOM #4	CONC.	CONC.	ST-	WD	PT-	4"	GWB	8'-0"	PT-	PT-	PT-	GWB-2	PT-		8'-0"	
112	CLOSET	CONC.	CONC.	ST-	WD	PT-	4"	GWB	8'-0"	PT-	PT-	PT-	GWB-2	PT-		8'-0"	
113	LAUNDRY	CONC.	CT	CT-	WD	PT-	4"	GWB-2	8'-1 1/2" / 7'-8"	PT-	PT-	PT-	GWB-2	PT-		VARIABLES	
114	BATHROOM #2	CONC.	CT	CT-	CT	CT-	4"	GWB-2	8'-0"	PT-	PT-	PT-	GWB	PT-		8'-0"	
116	SCREENED PATIO	STONE			----	----			7'-8"	PT-	PT-	PT-	GWB	PT-		7'-8"	
200	LOFT	WD	CPT	CPT-	WD	PT-	4"	GWB	8'-4 1/2"	PT-	PT-	PT-	GWB	PT-		8'-4 1/2"	
201	SEWING ROOM	WD	CPT	CPT-	WD	PT-	4"	GWB	8'-4 1/2"	PT-	PT-	PT-	GWB	PT-		8'-4 1/2"	
202	ATTIC	WD	UNF	----	----	----			9'-6"	----	----	----	GWB	PT-		9'-6"	

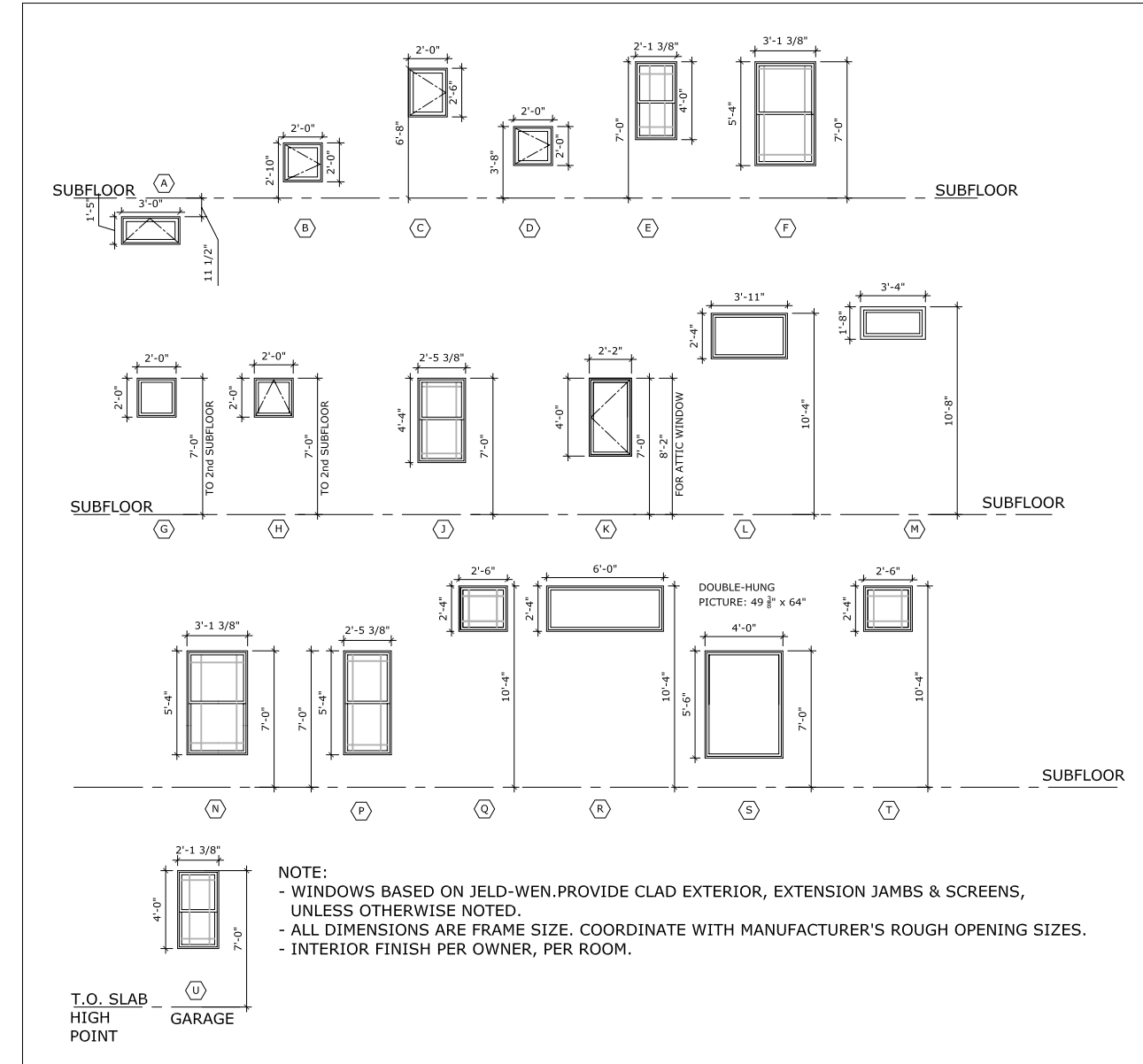
GYP BOARD KEY: GWB = 1/2" GWB-2 = 1/2" WATER RESIST. GWB-3 = 1/2" TYPE 'X' FIRE RATED
 FLOOR FINISH KEY: CONC = CONCRETE CK = CORK CPT = CARPET CT = CERAMIC TILE
 MATERIAL/FINISH KEY: WD = WOOD PT = PAINT ST = STAINED

DOOR SCHEDULE

DOOR	ROOM	QTY.	DOOR				FRAME				MATERIAL GLASS	DETAILS	THRESHOLD	HARDWARE	NOTES*	
			WIDTH	HEIGHT	DEPTH	TYPE	RATING	MATERIAL	FINISH	DEPTH						RATING
G01	GARAGE	1	3'-0"	7'-0"	1 3/4"	F	---	MET	P	F1	4 1/2"	---	P	WD	---	INSULATED
G02	WORKSHOP	1	3'-0"	6'-8"	1 3/8"	F	---	SC WD	P	F1	4 1/2"	---	P	WD	---	FF STAINED
G03	GARAGE	2	9'-0"	7'-0"	1 3/4"	F	---	MET	P	F1	4 1/2"	---	P	WD	---	INSULATED
G04	WORKSHOP	1	3'-0"	7'-0"	1 3/4"	HG	---	MET	P	F1	4 1/2"	---	P	WD	I TEMP	INSULATED
B01	BASEMENT	1	2'-8"	6'-8"	1 3/8"	F	---	WD	P	F1	3 1/2"	---	P	WD	---	FF STAINED
100	AIR LOCK	1	3'-0"	7'-0"	1 3/4"	FG	---	SC WD	P	F1	6"	---	TBD	WD	1-2	FF STAINED
101	FOYER	1	3'-0"	7'-0"	1 3/4"	F	---	SC WD	P	F1	6"	---	P	WD	---	FF STAINED
102	CLOSET	1	2'-8"	6'-8"	1 3/8"	F	---	SC WD	P	F1	5 1/2"	---	P	WD	---	FF STAINED
103	BATHROOM #1	1	2'-8"	6'-8"	1 3/8"	F	---	SC WD	P	F1	5 1/2"	---	P	WD	---	FF STAINED
104	BEDROOM #2	1	2'-8"	6'-8"	1 3/8"	F	---	SC WD	P	F1	5 1/2"	---	P	WD	---	FF STAINED
105	MASTER BEDROOM	1	2'-8"	6'-8"	1 3/8"	F	---	SC WD	P	F1	5 1/2"	---	P	WD	---	FF STAINED
106	CLOSET DOORWAY	---	---	---	---	---	---	---	P	F1	5 1/2"	---	---	WD	---	6" DOORWAY
107	KITCHEN/PATIO	1	3'-0"	7'-0"	1 3/4"	FG	---	SC WD*	P	F1	6"	---	P	WD	1-2	INTR. FF STAINED EXT. ALUM CLAD
108	LIVING/DINING	1	3'-0"	7'-0"	1 3/4"	FG	---	SC WD	P	F1	6 1/4"	---	P	WD	1-2	INTR. FF STAINED EXT. ALUM CLAD
109	BEDROOM #3	1	2'-8"	6'-8"	1 3/8"	F	---	SC WD	P	F1	4 1/2"	---	P	WD	---	FF STAINED
110	CLOSET	1	2'-8"	6'-8"	1 3/8"	F	---	SC WD	P	F1	4 1/2"	---	P	WD	---	FF STAINED
111	BEDROOM #4	1	2'-8"	6'-8"	1 3/8"	F	---	SC WD	P	F1	4 1/2"	---	P	WD	---	FF STAINED
112	CLOSET	1	2'-8"	6'-8"	1 3/8"	F	---	SC WD	P	F1	4 1/2"	---	P	WD	---	FF STAINED
113	LAUNDRY	1	2'-8"	6'-8"	1 3/8"	F	---	SC WD	P	F1	6"	---	P	WD	---	FF STAINED
114	BATHROOM #2	1	2'-6"	6'-8"	1 3/8"	F	---	SC WD	P	F1	5 1/2"	---	P	WD	---	FF STAINED
115	BATHROOM #2	1	2'-8"	6'-8"	1 3/8"	F	---	SC WD	P	F1	5 1/2"	---	P	WD	---	FF STAINED
116	PATIO	2	3'-0"	7'-0"	1 3/4"	SCR	---	WD	P	F1	5 1/2"	---	---	WD	---	FF STAINED
201	SEWING ROOM	1	2'-8"	6'-8"	1 3/8"	F	---	SC WD*	P	F1	4 1/2"	---	P	WD	---	FF STAINED
202	ATTIC	1	2'-8"	6'-8"	1 3/8"	F	---	SC WD	P	F1	4 1/2"	---	P	WD	---	FF STAINED

NOTE:
 FOR DOORS 100, 107, 108
 ORDER EXTENDED THRESHOLD DEEP
 ENOUGH TO COVER EXTERIOR RIGID
 INSULATION

WINDOW SCHEDULE



CONSULTANTS:

STAMP

PROJECT NAME

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RESIDENCE

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BENTON, N.Y.

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CHECKED BY: RH

SHEET TITLE

SCHEDULES

SHEET NUMBER

A-10

CONSULTANTS:

STAMP

PROJECT NAME

HALFMAN
 RESIDENCE

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 BENTON, N.Y.

PROJECT NUMBER: 0640

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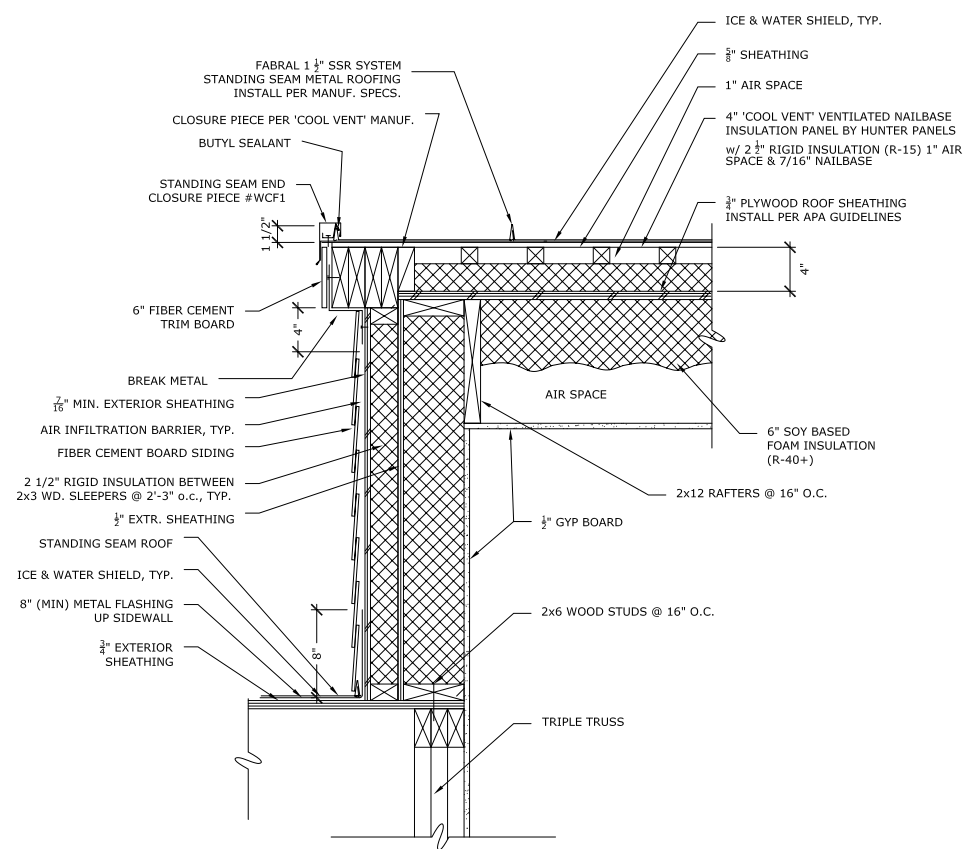
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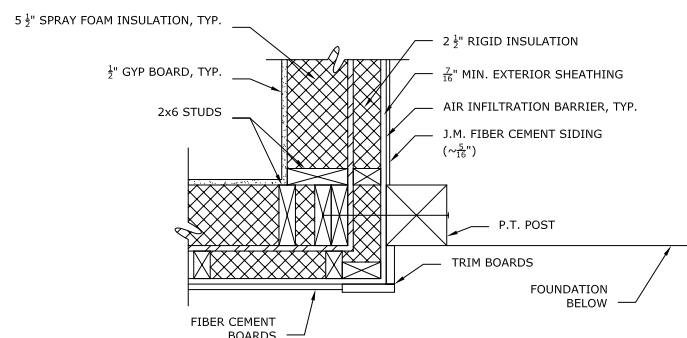
DETAILS

SHEET NUMBER

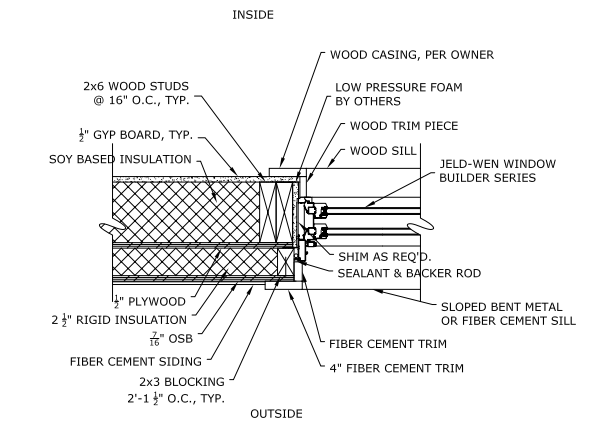
A-11



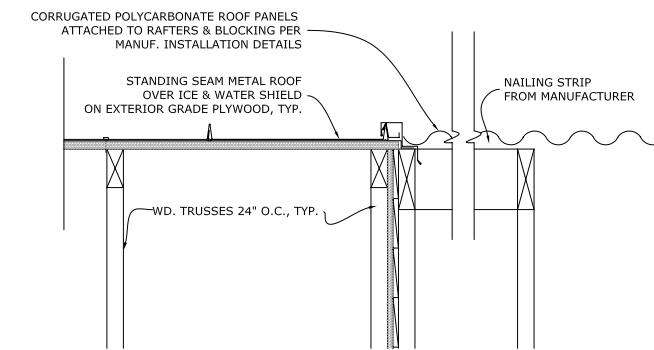
1 RAKE & SIDE WALL DETAIL
 SCALE: 1 1/2"=1'-0"



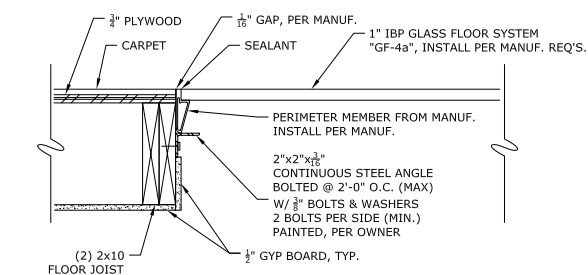
2 PORCH PLAN DETAIL
 SCALE: 1 1/2"=1'-0"



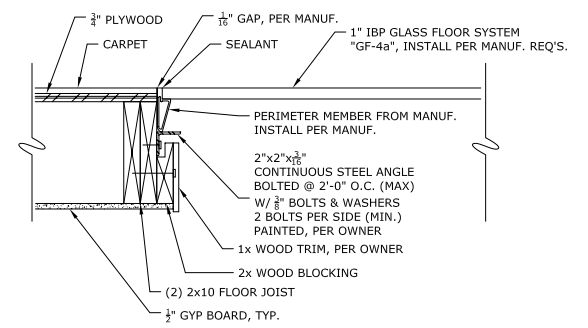
3 WINDOW JAMB DETAIL
 SCALE: 1 1/2"=1'-0"



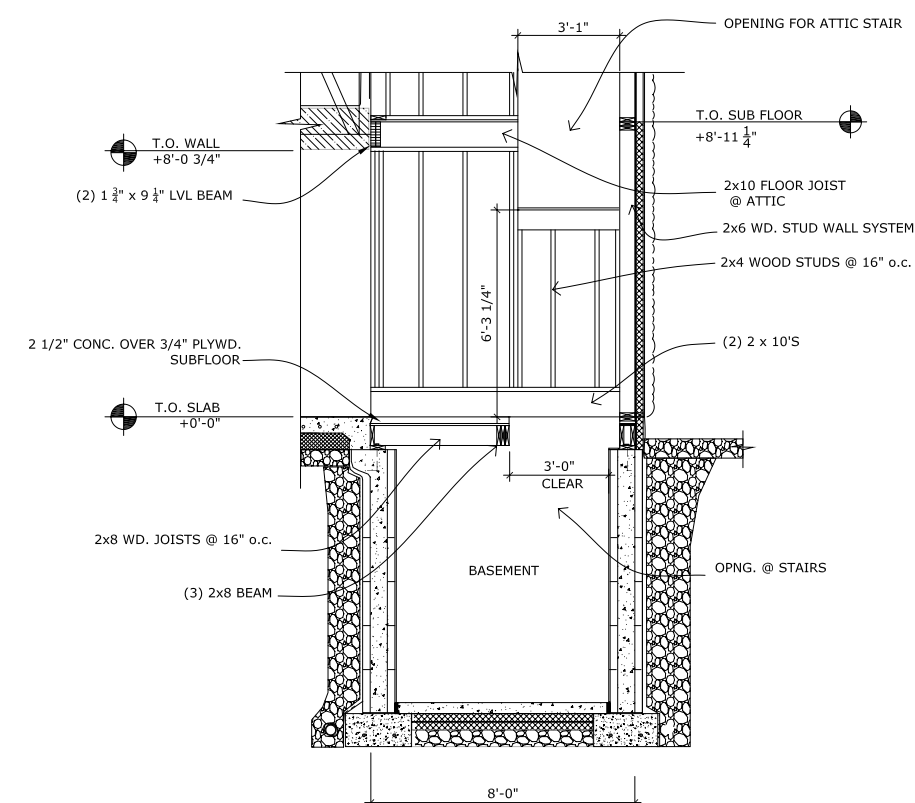
6 ROOF DETAIL
 SCALE: 1 1/2"=1'-0"



7 GLASS FLOOR DETAIL OPTION 1
 SCALE: 1 1/2"=1'-0"



7A GLASS FLOOR DETAIL OPTION 2
 SCALE: 1 1/2"=1'-0"



5 BASEMENT STAIR DETAIL
 SCALE: 3/8"=1'-0"

4 NOT USED
 SCALE:

CONSULTANTS:

STAMP

PROJECT NAME

HALFMAN
 RESIDENCE

LOT 48
 BENTON, N.Y.

PROJECT NUMBER: 0640

DATE: 08.20.07

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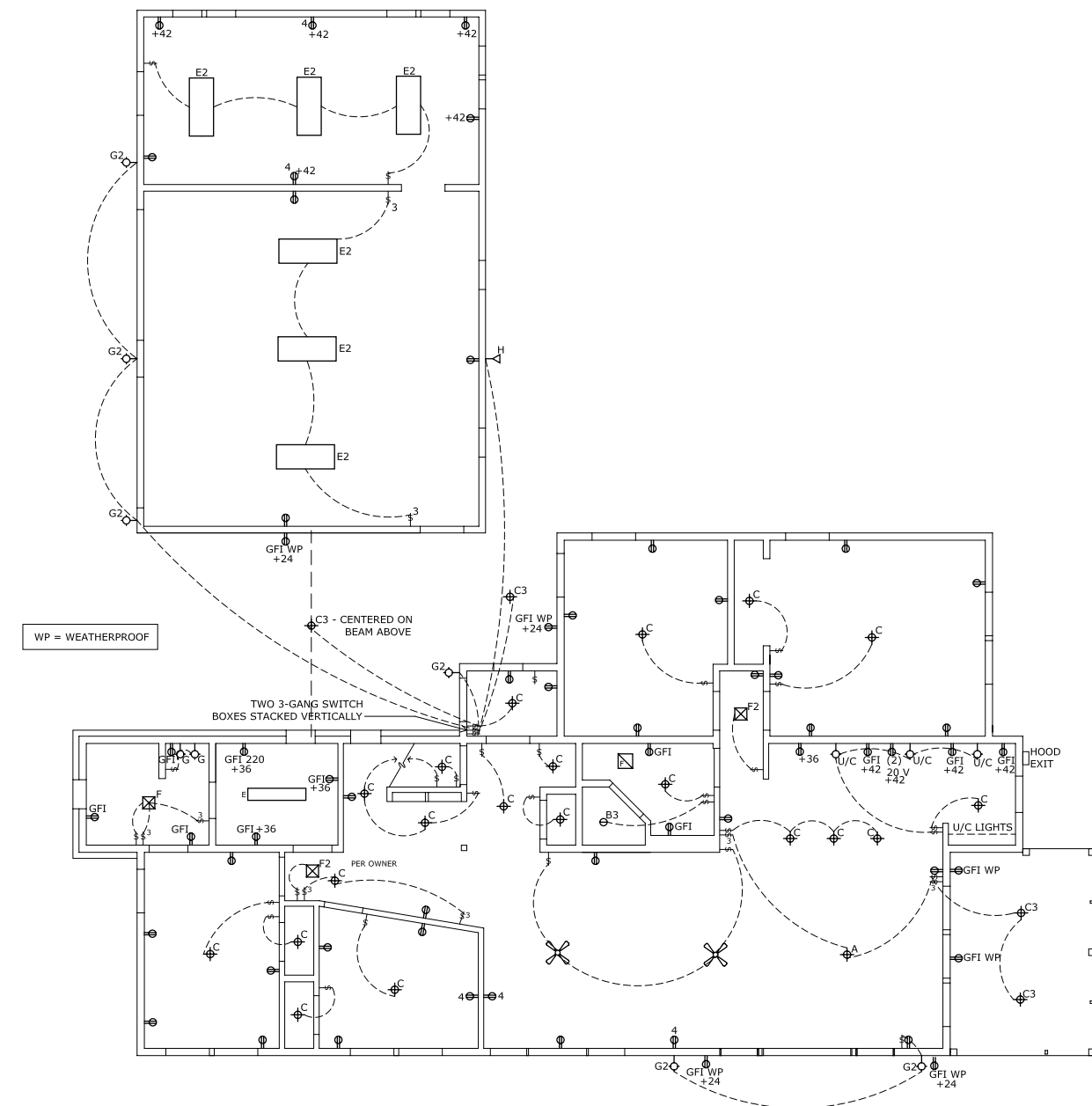
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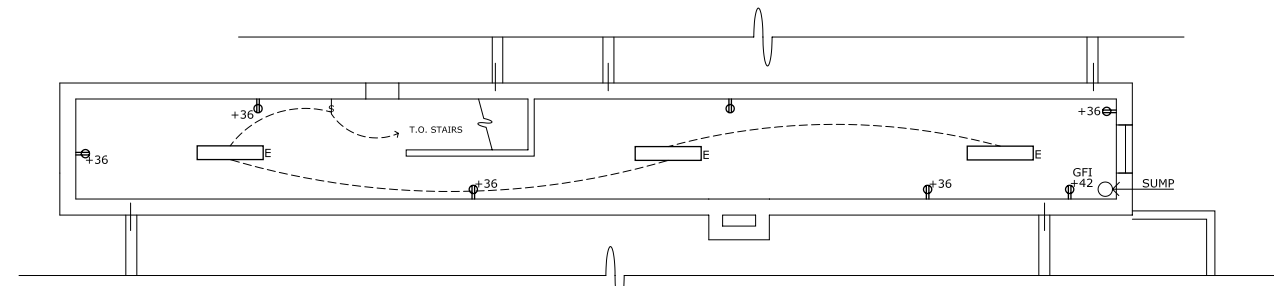
REFLECTED CEILING/
 ELECTRICAL PLANS

SHEET NUMBER

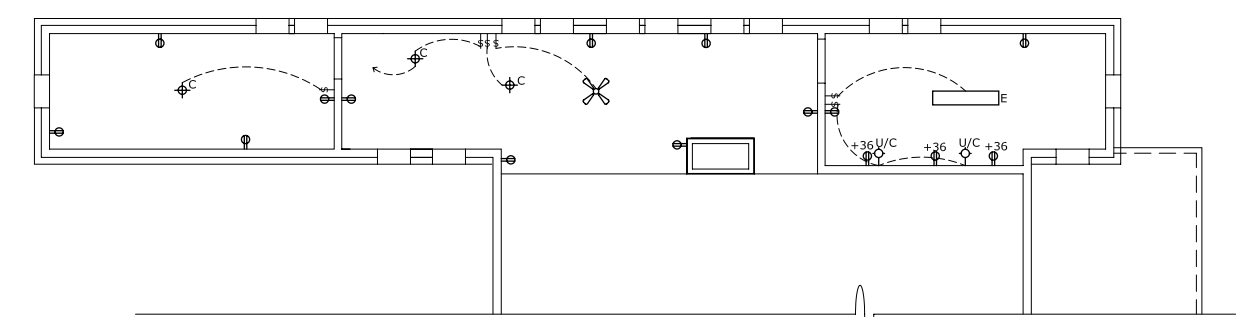
E-1



2 FIRST FLOOR RCP/ELECTRICAL PLAN
 SCALE: 3/16" = 1'-0"



1 BASEMENT RCP/ELECTRICAL PLAN
 SCALE: 3/16" = 1'-0"



3 SECOND FLOOR RCP/ELECTRICAL PLAN
 SCALE: 3/16" = 1'-0"

LEGEND:

PENDANT FIXTURE		UNDER COUNTER FIXTURE		1'x 4' FLUORESCENT		FAN LIGHT W/ FAN SWITCH SEPARATE	
6" RECESSED CAN-WATERPROOF		WALL MOUNT FIXTURE		2'x 4' FLUORESCENT		FAN LIGHT W/FAN ON TIMER	
FLUSH MOUNT FIXTURE		EXTERIOR WALL MOUNT		TRACK LIGHT FIXTURE		LIGHT SWITCH	
EXTERIOR FLUSH MOUNT 3		EXTERIOR WALL MOUNT FLOODLIGHT		CEILING FAN		DUPLEX OUTLET	
						GFI DUPLEX OUTLET	

NOTE:
 • SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA, AND IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND IN THE BASEMENT.