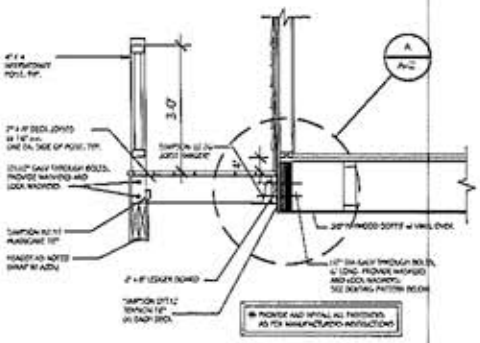
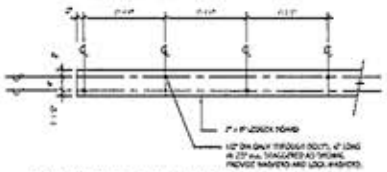
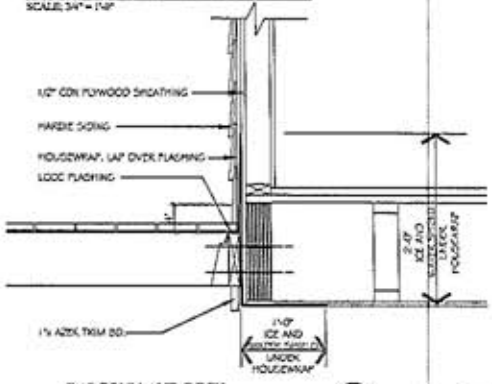


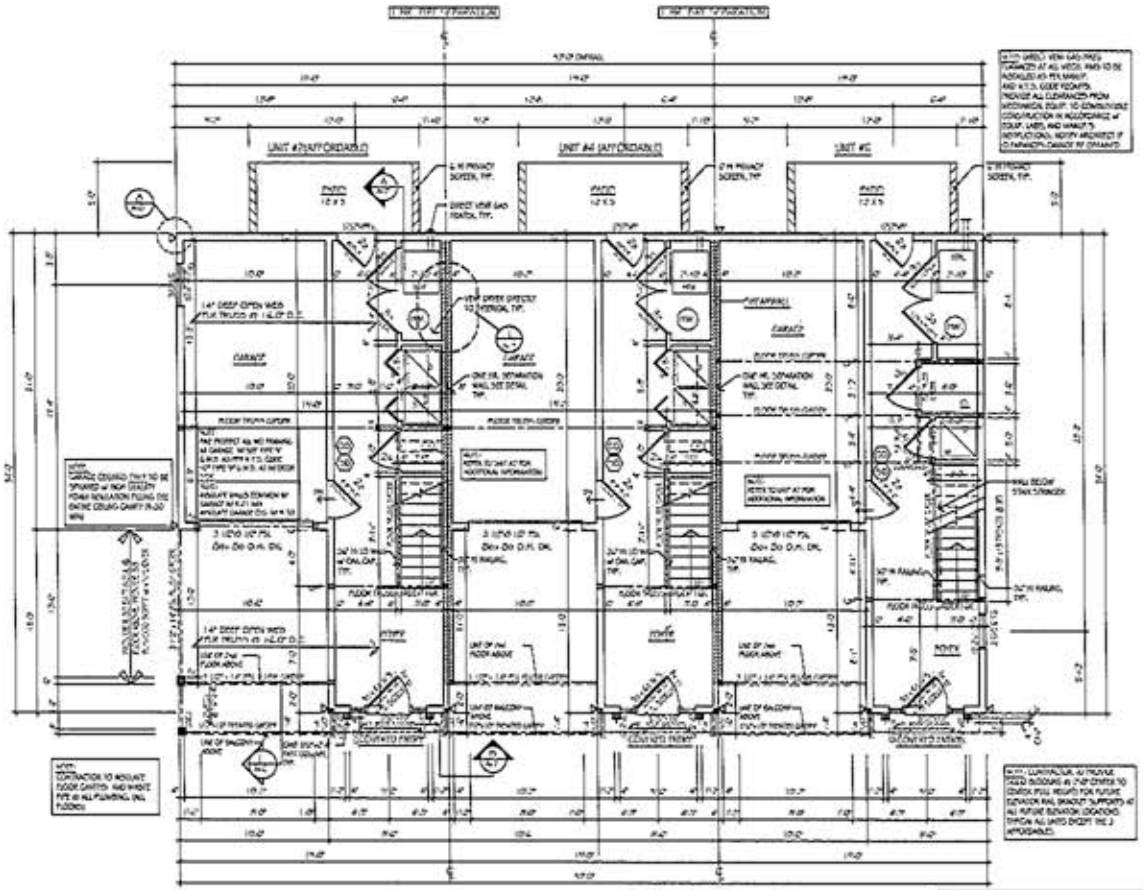
BALCONY AND DECK
FRAMING SECTION
SCALE: 3/4" = 1'-0"



LEDGER BOARD BOLTING PATTERN
SCALE: 3/4" = 1'-0"



BALCONY AND DECK
FLASHING DETAILS
SCALE: 1 1/2" = 1'-0"



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

WOOD TRUSS DESIGN

FLOOR TRUSS NOTES:

-FLOOR TRUSSES TO BE DESIGNED IN CONFORMANCE WITH THE INTERNATIONAL RESIDENTIAL CODE, 2015, AND ACCEPTED ENGINEERING PRACTICE.

-[illegible] AND LAYOUT PLAN TO BE PREPARED AND SEALED BY A N.Y.S. LICENSED PROFESSIONAL ENGINEER.

-PROVIDE ALL TEMPORARY AND PERMANENT DIAGONAL AND LATERAL BRACING AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY.

FLOOR TRUSS LOADING:

TOP CHORD LIVE LOAD =	40 P.S.F.
TOP CHORD DEAD LOAD=	10 P.S.F.
BOT. CHORD DEAD LOAD=	5 P.S.F.
TOTAL=	55 P.S.F.

TYPICAL PIPE SUPPORT
PROVIDE TOILET POSTS UNDER EACH END OF ALL HEADERS.
SECOND FLOOR POSTS TO DOUBLE ON FLOOR FRAMING OR BE SUPPORTED SOLID TO CELLAR LAYOUT OR FOUNDATION WALL POST SIZES AS PER THE FOLLOWING:
(2) 2" X 4" WALL FOR DBL. 2" X HEADERS
(3) 2" X 4" WALLS FOR TRIPLE 2" X HEADERS
(2) 2" X 4" WALLS FOR DBL. 2" X 10" FLITCH PLATED
(4) 2" X 4" WALLS FOR QUAD 2" X HEADERS

NOTE: SOLID 4" X 6", 4" X 8", AND 4" X 8" MAY BE SUBSTITUTED FOR BUILT-UP POSTS.

NOTE:
ALL LUMBER IN CONTACT WITH GROUND OR CONCRETE AND ALL DECK FRAMING LUMBER TO BE PRESSURE TREATED.

NOTE:
DIRECT VENT GAS AND FIXED FLAMELESS, ROOFTOP MANUF., AND N.Y.S. CODE EXEMPTS, PROVIDE ALL CLEARANCES FROM MECHANICAL EQUIP. TO COMBUSTIBLE CONSTRUCTION IN ACCORDANCE w/ EQUIP. LABEL AND MANUF'S INSTRUCTIONS. NOTIFY ARCHITECT IF CLEARANCES CANNOT BE OBTAINED.

NOTE:
TRUSS SPACING TO BE PARALLEL TO END WALLS AT 24" O.C. MAX. UNLESS OTHERWISE NOTED ON PLANS.
ALL TRUSSES TO BE MANUFACTURED BY TRUSS JOIST OR EQUAL.

TYP. FIRE PLACE NOTE:
PROVIDE DIRECT VENT GAS FIRE PLACE WITH DIRECT VENT, UL APPROVED FIREPLACE AS MANUFACTURED BY SUPERIOR OR EQUAL. PROVIDE NONCOMBUSTIBLE HEARTH AS REQUIRED BY STATE CODE.

NOTE:
ALL DRYWALL FINISHED TO BE PAINTED TO BE PAINTED TO THE DIVISION TYPICAL.

WALL LEGEND

2" X STUDS @ 16" O.C. BEARING

▷ DENOTES 1st FLR TO 2nd FLR AND 2nd FLR TO 3rd FLR CORNER HOLDOWN LOCATIONS. REFER TO DETAILS DWG. A-5.

GROSS FLOOR AREA	
GROUND FLOOR AREA=	450 S.F.
SECOND FLOOR AREA=	625 S.F.
THIRD FLOOR AREA=	625 S.F.
TOTAL=	1,532 S.F.
GARAGE AREA=	228 S.F.

NOTE: ALL EGRESS ONE WINDOW IN EVERY BEDROOM TO BE EQUIPPED AS PER THE FOLLOWING MINIMUM 5.7 SQUARE FEET CLEAR OPENING WITH NO DIMENSION, HORIZONTAL (EG!) THAN 20" CLEAR, OR VERTICAL (EG!) THAN 24" CLEAR. THE HIGHEST PART OF THE O.A. TO BE (EG!) THAN 44" ABOVE THE FINISHED FLOOR.

NOTE: ANY WINDOW WITH A SILL HEIGHT LESS THAN 24" ABOVE FINISHED FLOOR AND GREATER THAN 72" ABOVE FINISHED GRADE SHALL HAVE A WINDOW OPENING CONTROL DEVICE WHICH LIMITS THE WINDOW OPENING TO 4" UNLESS REQUIRED MECHANICAL OPERATED. MECHANISM NOT TO REQUIRE REQUIRED CLEAR OPENING AREA REQUIRED FOR EMERGENCY ESCAPE AND RESCUE.

ISSUED FOR CONSTRUCTION: 10.13.16

3 UNIT; BUILDING #2
(UNITS #2,4,&6)

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3 UNIT BUILDING
FIRST FLOOR PLAN

revisions: 9.19.16

date: 6.17.16
proj. #: 14.77

drwn. by: MS
chkd. by: DK

sheet no.
A-2
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