PROJECT INFORMATION	
GOVERNING CODE:	2015 INTERNATIONAL RESIDENTIAL CODE (AS ADOPTED BY NEW YORK STATE)
SEISMIC ZONE:	B
WIND LOAD:	115 MPH, 3-SECOND GUST
WIND EXPOSURE:	B
SNOW LOAD:	50 PSF
OCCUPANCY:	R1- SINGLE FAMILY HOMES
FLOOR LIVE LOAD:	40 PSF
FLOOR DEAD LOAD:	15 PSF
ROOF LIVE LOAD:	40 PSF
ROOF DEAD LOAD:	15 PSF

DEMOLITION NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTIMATING QUANTITIES OR WORK AND DEBRIS.
2. THE CONTRACTOR SHALL INSPECT ALL ELEMENTS TO BE REMOVED PRIOR TO DEMOLITION TO VERIFY THEIR LOAD BEARING STATUS. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY ELEMENTS FOUND TO BE LOAD BEARING WHICH ARE NOT INDICATED AS SUCH IN THESE DRAWINGS. DEMOLITION SHALL NOT COMMENCE ON THOSE ELEMENTS UNTIL DIRECTION IS RECEIVED IN WRITING FROM THE ARCHITECT.
3. ALL REMOVED MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER. THE CONTRACTOR IS RESPONSIBLE TO SALVAGE AND RECYCLE AS MUCH MATERIAL AS POSSIBLE.
4. THE CONTRACTOR IS RESPONSIBLE FOR EVALUATION AND SAFE AND LEGAL REMEDIATION AND DISPOSAL OF ANY AND ALL SUSPECTED HAZARDOUS MATERIALS.
5. CUTTING OR PATCHING OF STRUCTURAL ELEMENTS IN ANY WAY WHICH DIMINISHES THE LOAD BEARING CAPACITY IS PROHIBITED.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROPER DESIGN, INSTALLATION AND MAINTENANCE OF ALL NECESSARY TEMPORARY SHORING AND BRACING REQUIRED FOR SAFE DEMOLITION.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE DEMOLITION WITH THE INSTALLATION OF REQUIRED PERMANENT STRUCTURAL MEMBERS.

Gerace Residence Addition

11240 Hiler Road

Akron, NY 14001

PERMIT SET

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	DISP.	DISPENSER	INSUL.	INSULATION	REQ'D.	REQUIRED
ALT.	ALTERNATE	DN	DOWN			REV	REVISION
ALUM.	ALUMINUM	DS	DOWNSPOUT	LAM.	LAMINATED	RD	ROOF DRAIN
APPROX.	APPROXIMATE	DWG	DRAWING	LF	LINEAL FEET	RM	ROOM
ARCH.	ARCHITECTURAL /ARCHITECT	D.F.	DRINKING FOUNTAIN	MAX.	MAXIMUM		
AUTO	AUTOMATIC			MECH.	MECHANICAL	SHT	SHEET
		EA.	EACH	MFR.	MANUFACTURER	SHWR	SHOWER
BM.	BEAM	ELEC.	ELECTRICAL	MIN.	MINIMUM	SIM.	SIMILAR
BRG.	BEARING	EQ.	EQUAL	MISC.	MISCELLANEOUS	SPECS	SPECIFICATIONS
BLKG.	BLOCKING	EXIST.	EXISTING	MTL.	METAL	SQ. FT.	SQUARE FEET
BD	BOARD					SS	STAINLESS STEEL
BOT.	BOTTOM	FIN.	FINISH (ED)	N.I.C.	NOT IN CONTRACT	STD	STANDARD
BLDG	BUILDING	FEC	FIRE EXTINGUISHER CABINET	N.T.S.	NOT TO SCALE	STRUCT.	STRUCTURAL
		F.P.	FIRE PLACE				
CLG	CEILING	FD	FLOOR DRAIN	O.C.	ON CENTER	TEMP.	TEMPORARY
CAB	CABINET	FTG	FOOTING			T.O.	TOP OF
CPT.	CARPET	FNDN	FOUNDATION	PNT	PAINT	TYP.	TYPICAL
C.W.	CASEWORK			PVMT.	PAVEMENT		
CT	CERAMIC TILE	GYP. BD.	GYPSUM WALL BOARD	PLAM	PLASTIC LAMINATE	VENT.	VENTILATOR (ED)
CLR.	CLEAR	GB	GRAB BAR	PLYWD	PLYWOOD	VERT.	VERTICAL
COL.	COLUMN			PSI	POUNDS PER SQ. INCH	VCT	VINYL COMPOSITION TILE
CONC.	CONCRETE	HD. WD.	HARDWOOD	PSF	POUNDS PER SQ. FOOT	V.I.F.	VERIFY IN FIELD
CMU	CONCRETE MASONRY UNIT	HVAC	HEATING, VENTILATING & AIR CONDITIONING	PL	PROPERTY LINE		
CONT.	CONTINUOUS					WSCT	WAINSCOT
CJ	CONTROL JOINT	HT.	HEIGHT	QT	QUARRY TILE	WS	WEATHER STRIP
		HORIZ.	HORIZONTAL			WWF	WELDED WIRE FABRIC
DET.	DETAIL	HB	HOSE BIB	RAD.	RADIUS	W/	WITH
DIA.	DIAMETER	HW	HOT WATER	REF.	REFRIGERATOR	W/O	WITHOUT
DIM.	DIMENSION			REINF.	REINFORCING (ED)	WD	WOOD

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY AND BE IN ACCORDANCE WITH THE MOST RECENT RESIDENTIAL CODE AS ADOPTED BY NEW YORK STATE.
2. THE STRUCTURAL DESIGN OF THIS BUILDING IS BASED ON THE FULL INTERACTION OF ALL THE COMPONENT PARTS, WITH NO PROVISIONS MADE FOR CONDITIONS OCCURRING DURING THE CONSTRUCTION. THEREFORE IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE BRACING DURING CONSTRUCTION.
3. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES OR DISCREPANCIES IN WRITTEN FORM FOR APPROVAL.
4. ALL ELECTRICAL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT RESIDENTIAL CODE AS ADOPTED BY NEW YORK STATE.
5. ALL MECHANICAL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT RESIDENTIAL CODE AS ADOPTED BY NEW YORK STATE.
6. ALL PLUMBING WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT RESIDENTIAL CODE AS ADOPTED BY NEW YORK STATE.
7. AT LEAST ONE SINGLE STATION SMOKE DETECTING DEVICE INSTALLED IN CONFORMITY WITH MOST RECENT CODE REGULATIONS SHALL BE PROVIDED IN EACH SLEEPING SPACE, IN THE NEAR VICINITY TO EACH SLEEPING SPACE AND ON EACH FLOOR, (BASEMENT AND HABITABLE ATTIC INCLUDED). ALL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72, ALL ALARMS TO BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL SMOKE ALARMS. SMOKE ALARMS TO BE HOT WIRED AND CONTAIN BATTERY BACK-UP.
8. ANY OMISSION AND OR DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING.
9. ARCHITECT IS NOT RESPONSIBLE FOR CONTRACTORS PERFORMANCE AND DOES NOT GUARANTEE CONTRACTORS WORK.
10. ARCHITECT IS NOT RESPONSIBLE FOR JOB SITE SAFETY.
11. CONTRACTOR SHALL MAINTAIN A CLEAN JOB-SITE DURING CONSTRUCTION, AND SHALL CLEAN UP DEBRIS AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL MAINTAIN AND TAKE CARE TO PROTECT ANY EXISTING MATERIALS, CONSTRUCTION, ETC.
13. THE DETAILS SHOWN ON THESE PLANS OR ATTACHED ILLUSTRATE TYPICAL GENERAL CONSTRUCTION AND ARE A PART OF THE CONSTRUCTION DOCUMENTS. SPECIFIC INFORMATION PERTAINING TO THIS AND/ OR AMEND THE DETAILS ATTACHED.

SQUARE FOOTAGE (addition)

MAIN FLOOR ADDITION

TOTAL MAIN FLOOR 640 sq. ft. (finished)

(NOT INCLUDING EXISTING HOUSE, UN-FINISHED SPACE, GARAGE AND/ OR BASEMENT)

SHEET INDEX

A0.0 - COVER SHEET
A0.1 - CODE COMPLIANCE PLAN
A1.0 - FOUNDATION PLAN & DETAILS
A2.0 - FLOOR PLAN
A3.0 - EXTERIOR ELEVATIONS
A3.1 - EXTERIOR ELEVATIONS
A4.0 - BUILDING SECTIONS & DETAILS
A4.1 - BUILDING SECTIONS & DETAILS
A4.2 - BUILDING SECTIONS & DETAILS
A4.3 - WALL SECTIONS & DETAILS
A6.0 - TYPICAL DETAILS
A9.0 - SPECIFICATIONS
A9.1 - STRUCTURAL SPECIFICATIONS

SYMBOLS

- PROPERTY LINE
- BLDG. SECTION
- PARTIAL SECTION
- DETAIL
- INTERIOR ELEV.
- DATUM ELEV.

MATERIALS

- CONCRETE BLOCK
- STUD WALL
- CONCRETE
- EARTH, SOIL
- GRANULATED GRAVEL FILL
- INSULATION BOARD
- BATT INSULATION
- GYPSUM BOARD
- WOOD, FRAMING (CONTINUOUS)
- WOOD, FRAMING (INTERRUPTED)
- PLYWOOD
- WOOD, FINISH

PERMIT SET

HAVEN architecture

716.646.8251

www.havenarchitecture.com

WARNING: IT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER, TO ALTER IN ANY WAY, PLANS SPECIFICATIONS OR REPORTS TO WHICH THE SEAL OF A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER HAS BEEN AFFIXED.

DOCUMENT STATUS

☐ PRELIMINARY ☐ PROGRESS

☐ BID SET ☑ PERMIT SET

☐ FINAL FOR CONSTRUCTION

ISSUED BY JACOB FLITTON ARCHITECT PLLC

GERACE RES.

11240 Hiler Road

Akron NY 14001

Job # 19-012

Revisions

Date: 2020.03.30

COPYRIGHT 2020

JACOB FLITTON ARCHITECT, PLLC

ALL RIGHTS RESERVED

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL & UNPUBLISHED WORK OF JACOB FLITTON ARCHITECT, PLLC AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT.

THE RECIPIENT, BY ACCEPTING THIS DOCUMENT, ASSUMES CUSTODY AND AGREES THAT THIS DOCUMENT WILL NOT BE COPIED OR REPRODUCED IN PART OR IN WHOLE, AND THAT ANY SPECIAL FEATURES PECULIAR TO THIS DESIGN SHALL NOT BE INCORPORATED INTO ANY OTHER PROJECT UNLESS PRIOR AGREEMENT HAS BEEN OBTAINED IN WRITING. THESE DOCUMENTS WILL BE RETURNED IMMEDIATELY UPON COMPLETION OF THE PROJECT.

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF JACOB FLITTON ARCHITECT, PLLC. NO RIGHTS TO OWNERSHIP ARE TRANSFERABLE, OR SHALL BE LOST BY THE FILING OF THIS DOCUMENT WITH ANY AND ALL PUBLIC AUTHORITIES FOR THE PURPOSE OF COMPLIANCE WITH CODES AND/OR ORDINANCES, I.E. BUILDING PERMIT, ETC.

PROPERTY RIGHTS TO THESE DOCUMENTS SHALL NOT BE LOST UNDER BANKRUPTCY OR FORECLOSURE ACTIONS THAT MAY ARISE AT ANY TIME DURING THE EXECUTION OF THIS PROJECT.

Title: Site Plan, Gen. Notes

TO THE BEST OF MY KNOWLEDGE, BELIEF & PROFESSIONAL JUDGMENT, ALL PLANS, DRAWINGS SPECIFICATIONS ETC. INCLUDED IN THIS DRAWING & PERMIT PACKAGE ARE IN COMPLIANCE WITH THE MOST CURRENT IRC 2015 (AS ADOPTED BY NEW YORK STATE) ENERGY CODE

REGISTERED ARCHITECT JACOB T. FLITTON 037972 STATE OF NEW YORK

Sheet: A0.0

3/27/2020 10:04 PM C:\USERS\THORNTON\GOOGLE DRIVE_JF ARCHITECT\PROJECTS_2019_19-012_GERACE RESIDENCE ADDITION_AKRON NY_JF_400- CONSTRUCTION DOCUMENTATION_GERACE RESIDENCE- A00- COVERSHEET.DWG Plot=3/30/2020 6:01 PM