

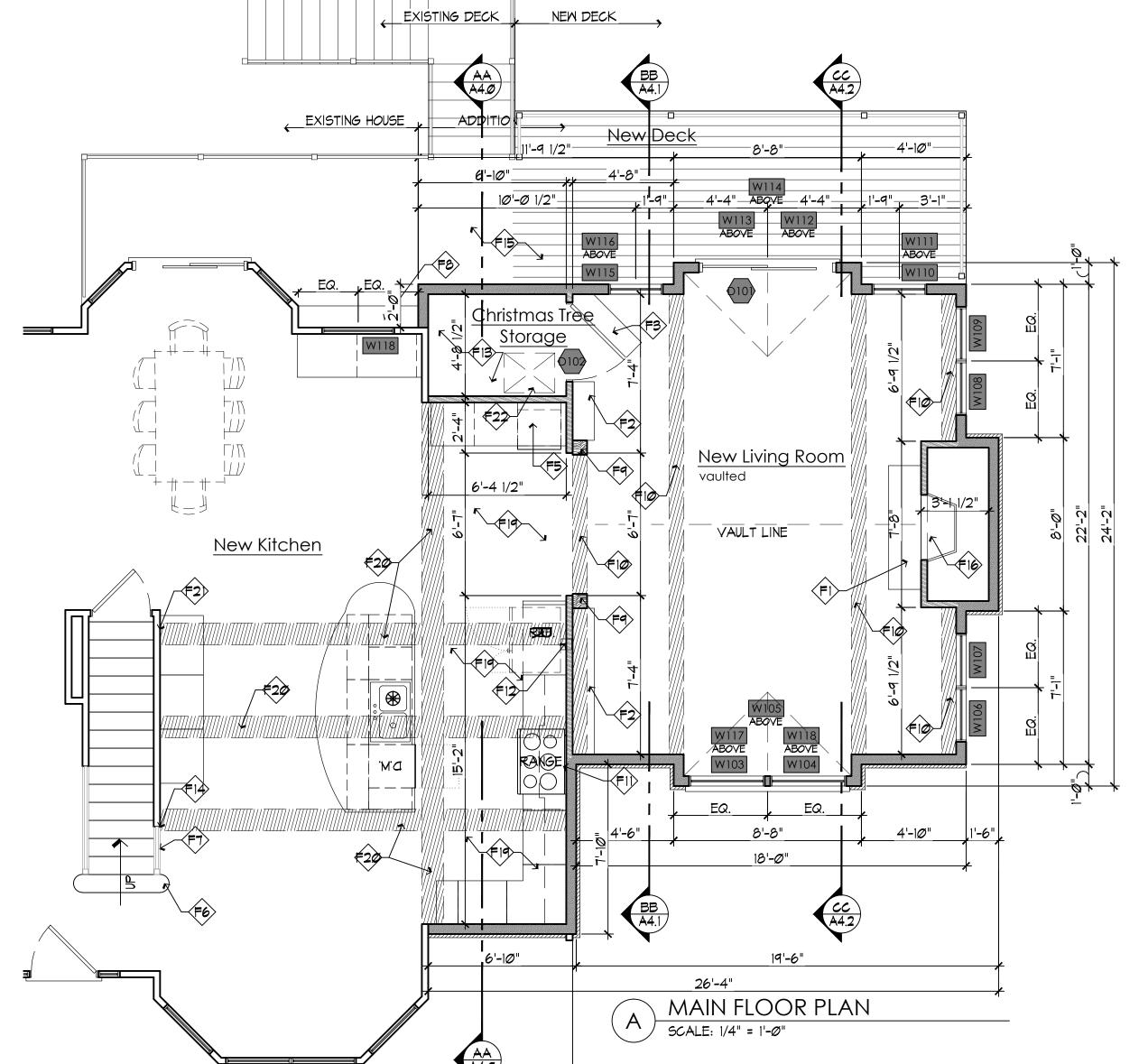
- NEW WINDOWS TO HAVE LOW-E GLASS IN ALL SASHES
- SAFETY GLASS AS REQUIRED IN IRC 2015 (AS ADOPTED BY NYS) SECTION R3Ø8
- EGRESS WINDOW PER IRC 2015 SECTION R310.1. (ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. WITH THE EXCEPTION OF GRADE FLOOR OPENINGS GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET)
- BARN DOOR HARDWARE TO BE ATTACHED TO SOLID BLOCKING.
- NEW DOORS TO BE SOLID CORE DOORS- STYLE PER HOME OWNER. DOORS TO BE FINISHED TO MATCH EXISTING DOORS.

### OOR FRAMING GENERAL NOTES.

- SOLID BLOCKING REQUIRED AT ALL BEARING POINTS OF FLOOR JOISTS & ROOF RAFTERS.
- JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE DOUBLED.
- OFFSET AT BEARING PARTITIONS SHALL NOT EXCEED JOIST DEPTH.
- USE SIMPSON MST27 AT ALL SPLICES.
- 1-1/4"-TIMBERSTRAND RIM-JOIST ON PERIMETER CONTINUOUS OR (2) 3/4" OSB RIM-JOIST.
- TYPICAL FLOOR SHEATHING SHALL BE 3/4" TONGUE & GROOVE PLYWOOD GLUED AND SCREWED TO FLOOR JOISTS BELOW.
- ALL HEADERS TO BE (2) 2x10, TYP. U.N.O.
- FRAMING CONTRACT SHALL INCLUDE ALL BLOCKING, BACKING, AND FURRING REQUIRE TO COMPLETE THIS

## **KEYED NOTES**

- NON-COMBUSTIBULE RAISED FIREPLACE HEARTH. HEARTH TO BE 22" A.F.F. WITH STONE CAP. REFER
- TO INTERIOR ELEVATIONS. BUILT-IN BOOKSHELVES
- BUILT-IN BOOKSHELVES OVER SECRET DOOR TO
- CLOSET FA NOT USED
- UNDER CABINET REFRIGERATOR. PROVIDE ELECTRICAL RECEPTACLE
- NEW STARTER STEP AT STAIR TO MATCH EXISTING.
- NEW HANDRAIL SYSTEM AT STAIR TO MATCH EXISTING RAILING SYSTEM. NEW SYSTEM TO BE CONTINUOUS HANDRAIL MIN. 34" OFF OF TREAD NOSING. RAILING/ BALUSTER SYSTEM TO NOT ALLOW THE PASSAGE OF A 4" SPHERE.
- NEW OUTDOOR COUNTER. MOUNT DIRECTLY BELOW NEW WINDOW.
- 8"x8" HEAVY TIMBER COLUMN- STAIN PER HOME W OWNERS SELECTION
- HEAVY TIMBER TRUSS- STAIN PER HOME OWNERS SELECTION. COORD. W/ STRUCTURAL BEAMS, DRAWINGS AND NOTES.
- VENT RANGE HOOD TO EXTERIOR
- REFRIG. WATER CONNECTION UTILITY BOX. INSTALLED IN WALL. OATEY (OR APPROVED EQUAL)
- PROVIDE SOLID BLOCKING INSIDE WALL FRAMING FOR CLOSET SHELVING. COORD. W/ OWNER FOR CLOSET SHELVING CONFIGURATION. BLOCKING TO NOT COMPROMISE EXTERIOR WALL INSULATION (EXISTING OR NEW)
- REMOVE EXIST. WALL TO ALLOW FOR SIDE OF STAIR TO BE EXPOSED. COORD. EXTENT W/ HOME OWNER
- CUT BACK EXISTING DECK TO ALLOW FOR CONSTRUCTION OF NEW ADDITION. PROVIDE TEMPORARY SUPPORT AT EXISTING DECK CONSTRUCTION. PROVIDE NEW 2x LEDGER AT NEW WALL CONSTRUCTION. INSTALL JOIST HANGERS AS REQUIRED TO SUPPORT EXISTING DECK FRAMING MEMBERS.
- WOOD BURNING FIREPLACE INSERT. INSTALL PER MANUFACTURERS RECOMMENDATIONS. PROVIDE ALL CODE MINIMUM AND MANUFACTURERS RECOMMENDED FLUE CLEARANCES, GYPSUM WALL BOARD RATINGS,
- € TWO (2) WOOD STUDS TO MATCH EXISTING WALL THICKNESS
- INFILL EXISTING WINDOW LOCATION. STUDS TO MATCH EXISTING WALL THICKNESS. INFILL STUD CAVITIES COMPLETE WITH INSULATION. BLEND NEW GYP. BD. TO MATCH EXISTING.
- COFFERED CEILING ABOVE NEW KITCHEN. COORD. W/ STRUCTURAL BEAMS AND BUILDING SECTIONS
- DROPPED DRYWALL HEADER COORDINATE EXACT LOCATIONS AND DEPTHS WITH FRAMING PLANS.
- STEEL POST IN EXISTING WALL- REFER TO FRAMING PLANS



## LOOR PLAN GENERAL NOTES:

#### DO NOT SCALE DRAWINGS.

- ALL PLAN DIMENSIONS ARE TO FACE OF NOMINAL STUD DOORS & WINDOWS ARE DIMENSIONED TO CENTERLINE.
- ALL EXTERIOR WALLS TO BE 2x6 FRAMING @ 16" o.c.,
- ALL INTERIOR WALLS ARE 2x4 FRAMING @ 16" o.c., UNLESS NOTED OTHERWISE.
- FRAMING CONTRACT SHALL INCLUDE ALL BLOCKING, BACKING, AND FURRING REQUIRE TO COMPLETE THIS

INSULATION	CLIMATE ZONE 5
LOCATION:	R-VALUE
EXTERIOR WALL	R-21
CEILING/ ROOF	R-49
UPPER FLOOR	R-30
SLAB	R-10

## PERMIT SET



716.646.825

www.havenarchitecture.com

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- □ PRELIMINARY □ PR?GRESS
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# GERACE RES.

11240 Hiller Road Akron NY 14001

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Main Floor Plan

2020.03.30

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