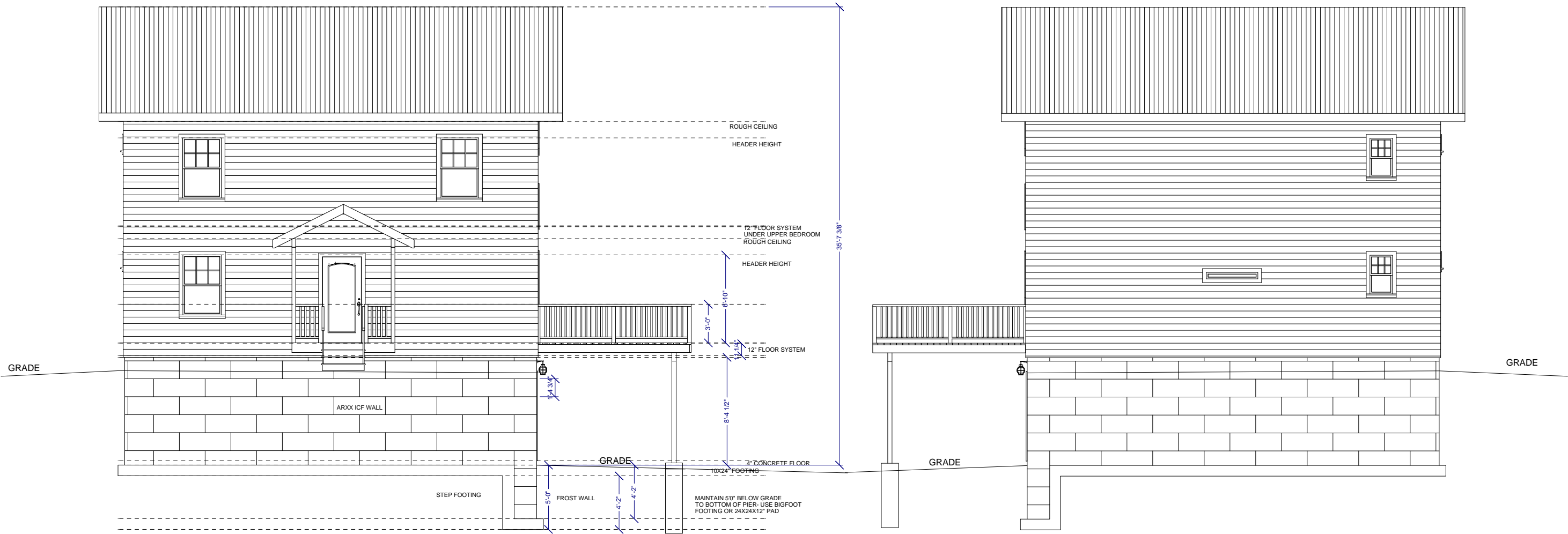


Front Elevation  
Scale: 1/8" = 1'-0"

HEIGHT NOTE:  
BE SURE TO OBSERVE LOCAL APA  
HEIGHT RESTRICTIONS. ADJUST  
BASEMENT HEIGHT AS NEEDED.  
IF MORE REDUCTION IS NEEDED,  
CONSIDER A LESSER ROOF PITCH.

Rear Elevation  
Scale: 1/8" = 1'-0"



Sheet No:

1

Elevations

Todd Ottenstein  
Otter Way  
Wilmington, NY

Date: 04/5/2011

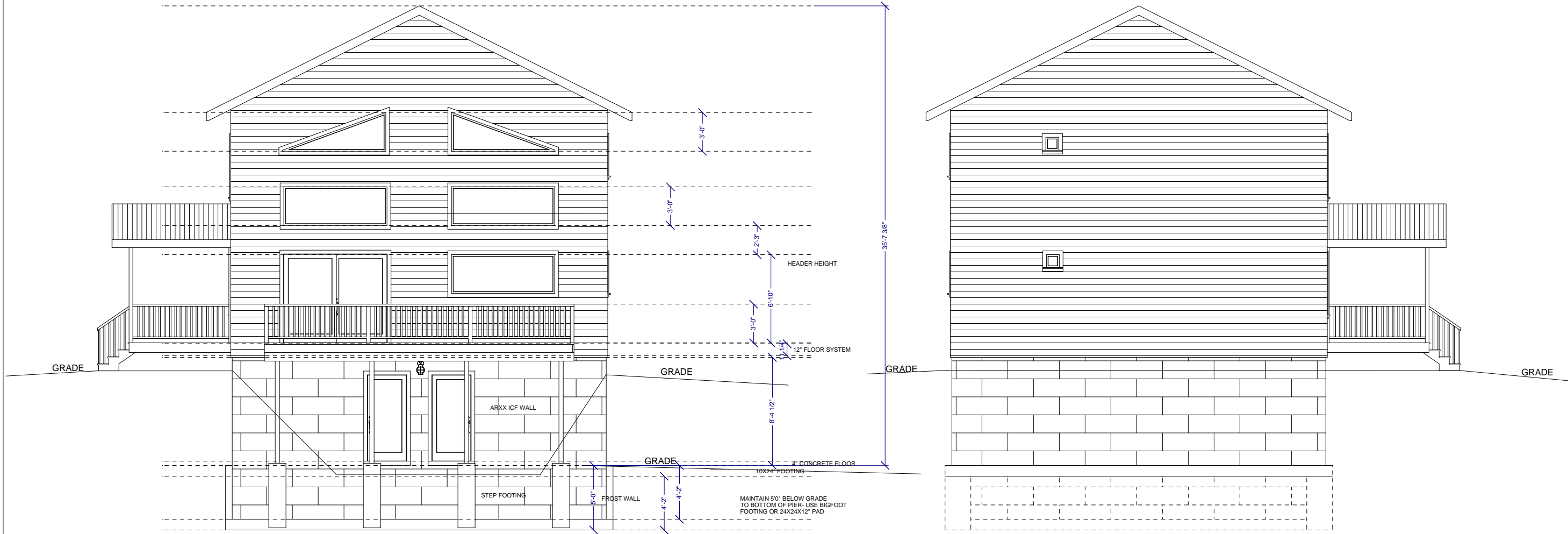
Rev:

ABC Drafting Services  
456 Soper Street Phone 518-643-0006  
Morrisonville, NY 12962  
richl@abcdraftingservices.com



Right Elevation  
Scale: 1/8" = 1'-0"

Left Elevation  
Scale: 1/8" = 1'-0"



**Design Criteria**

It is our intent to the best of our ability to review these plans for meeting or exceeding the New York State Residential Building and Energy Code(2007). The contractor/owner should ensure that all actual building construction complies with the New York State Residential Building and Energy Code. We accept no responsibility for construction quality, and we do not make field inspections. Compliance with construction drawings is the responsibility of the owner.

Design Loads:  
Ground Snow Loads = 80 psf  
Wind speed = 90 mph  
Seismic Design category = D1

\_\_\_\_\_ Date \_\_\_\_\_

Sheet No:

2

Elevations

Todd Ottenstein  
Otter Way  
Wilmington, NY

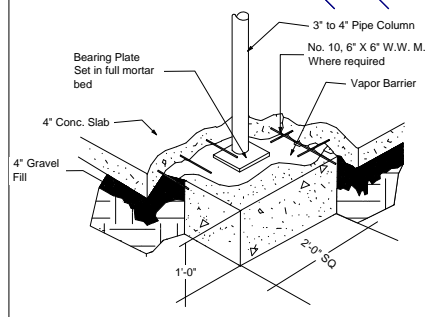
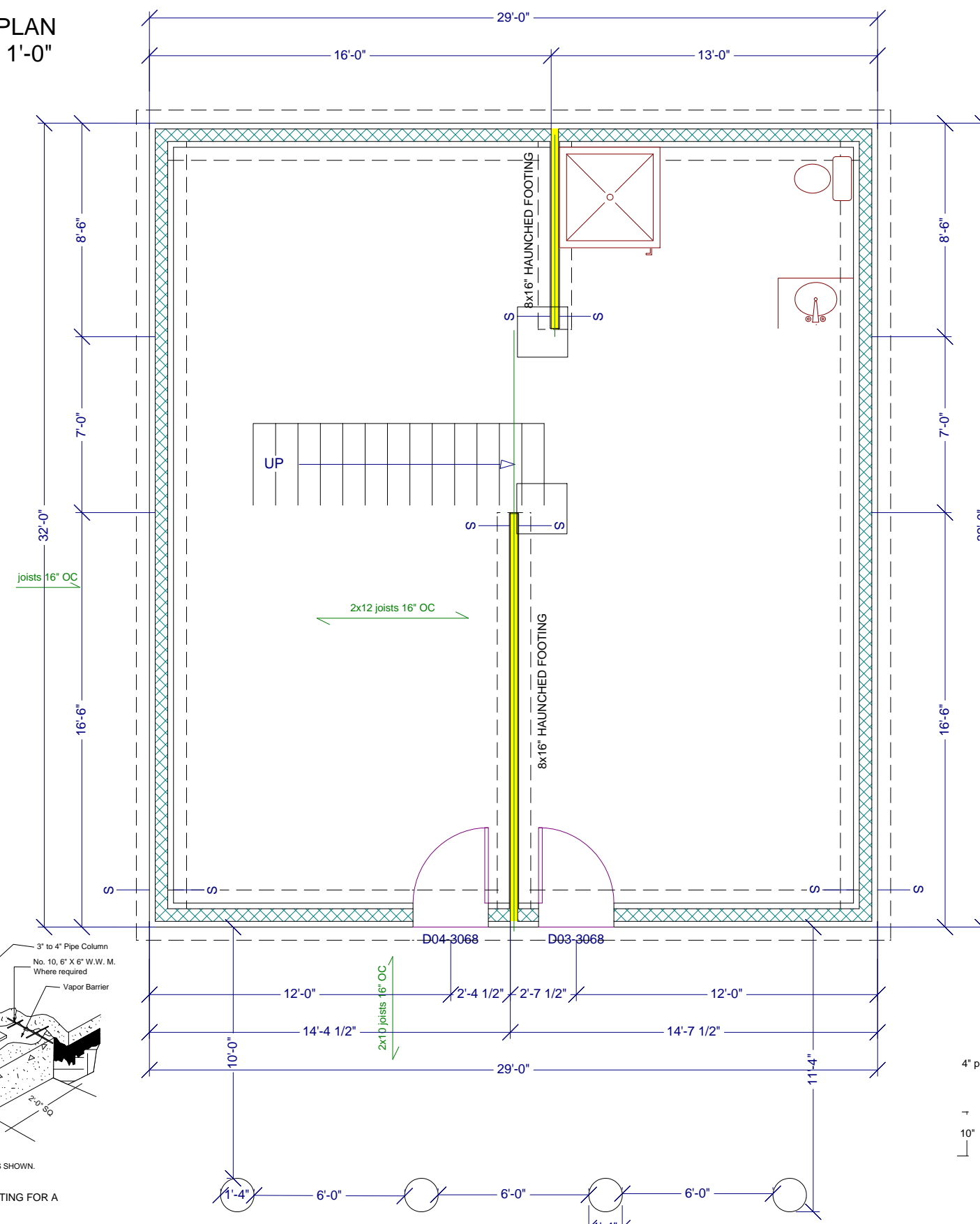
Date: 04/5/2011

Rev:

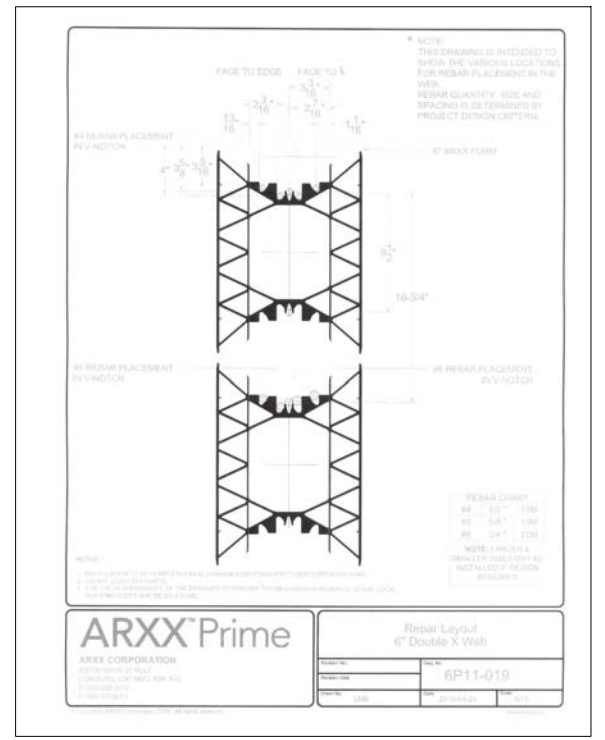
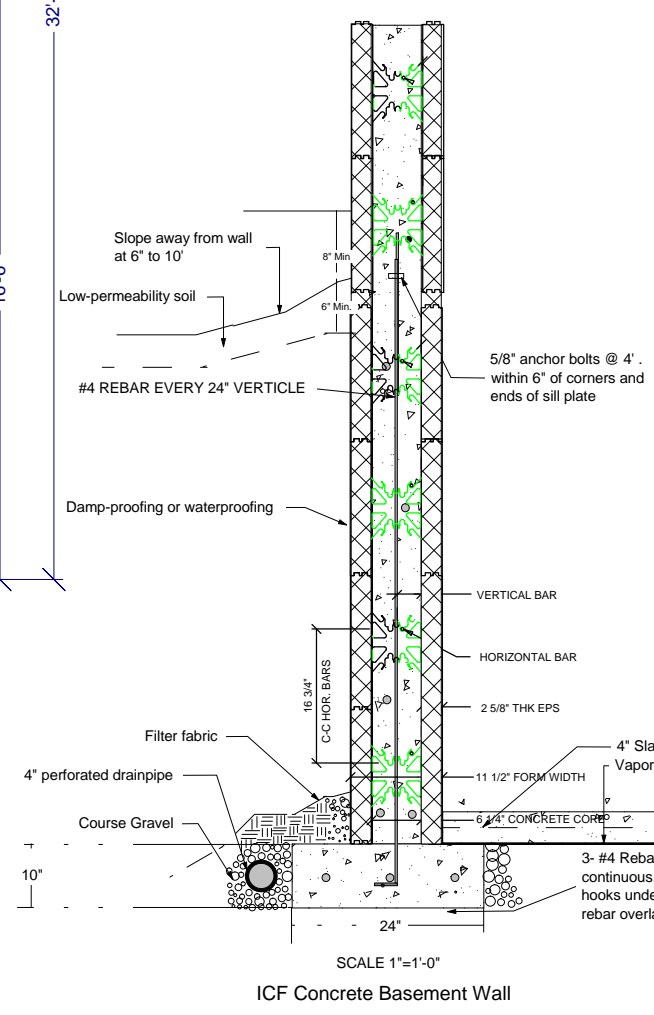
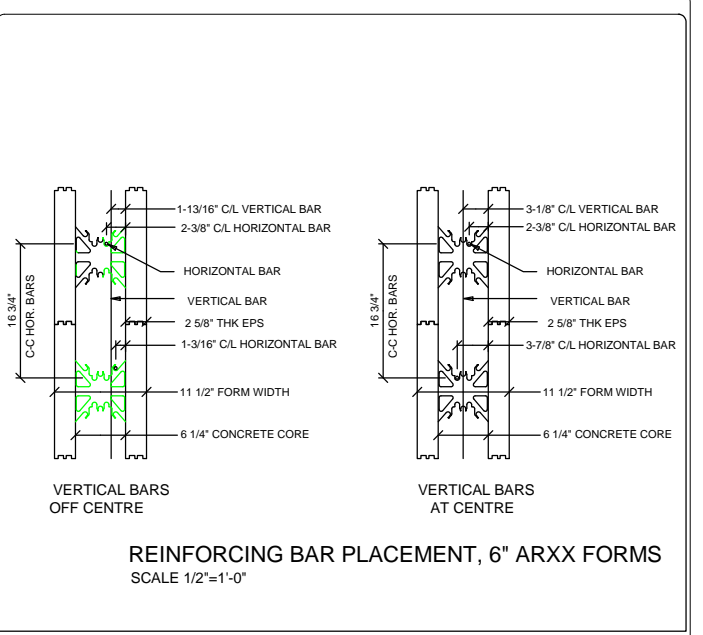
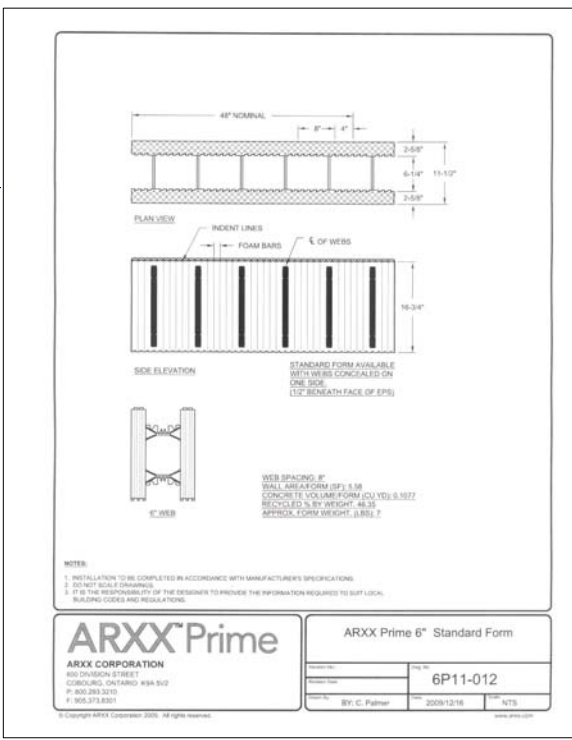
ABC Drafting Services  
456 Soper Street Phone 518-643-0006  
Morrisonville, NY 12962  
richl@abcdraftingservices.com



**FOUNDATION PLAN**  
SCALE: 3/16" = 1'-0"



NOTE: ONE STORY PLANS SHOWN.  
PIPE COLUMN FOOTING FOR A BASEMENT



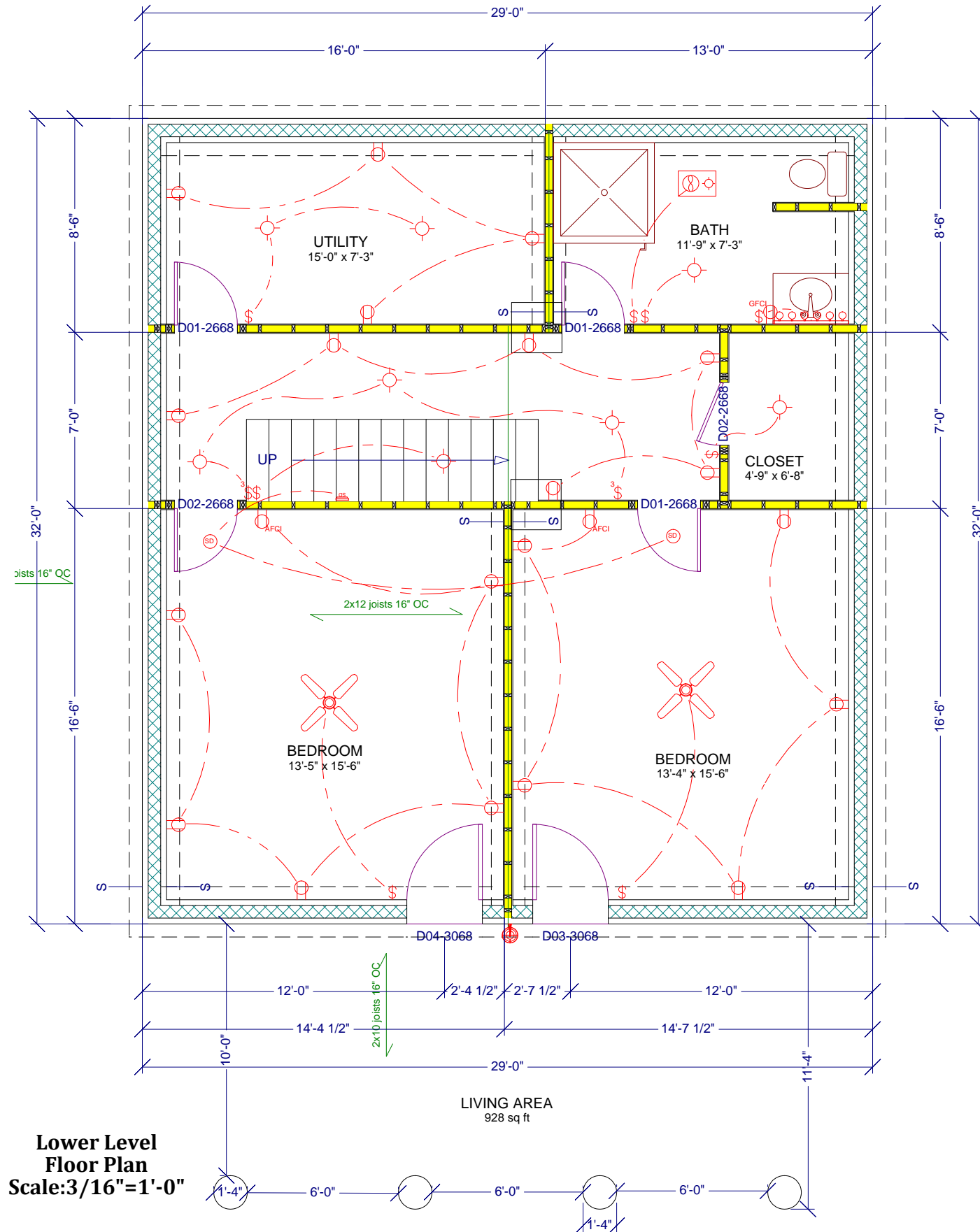
Sheet No: 3

**Foundation**

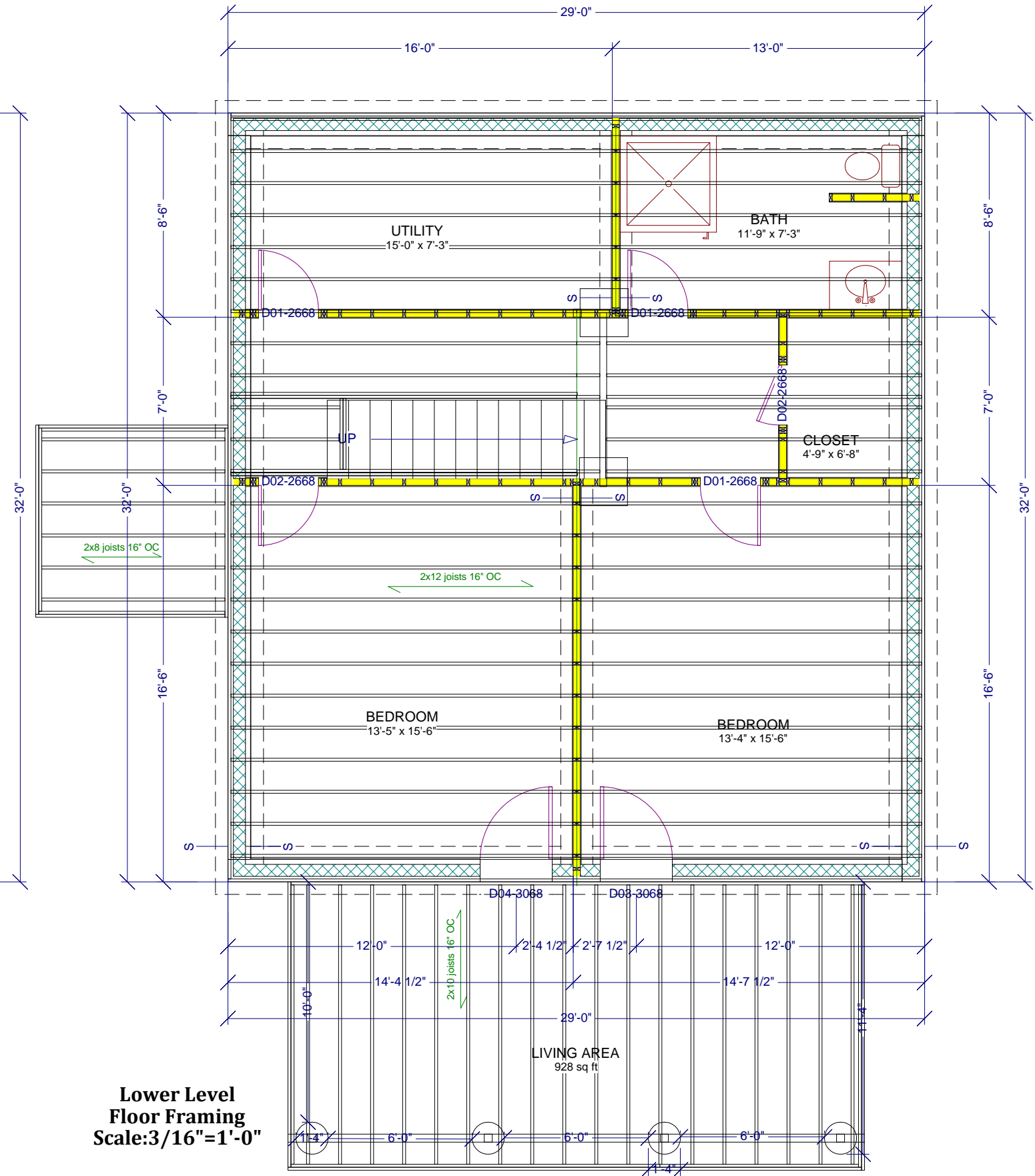
Todd Ottenstein  
Otter Way  
Wilmington, NY

Date: 04/5/2011  
Rev:

ABC Drafting Services  
456 Soper Street Phone 518-643-0006  
Morrisonville, NY 12962  
richl@abcdraftingservices.com



**Lower Level Floor Plan**  
 Scale: 3/16" = 1'-0"



**Lower Level Floor Framing**  
 Scale: 3/16" = 1'-0"

Sheet No: 4

Lower Level Floor Plan

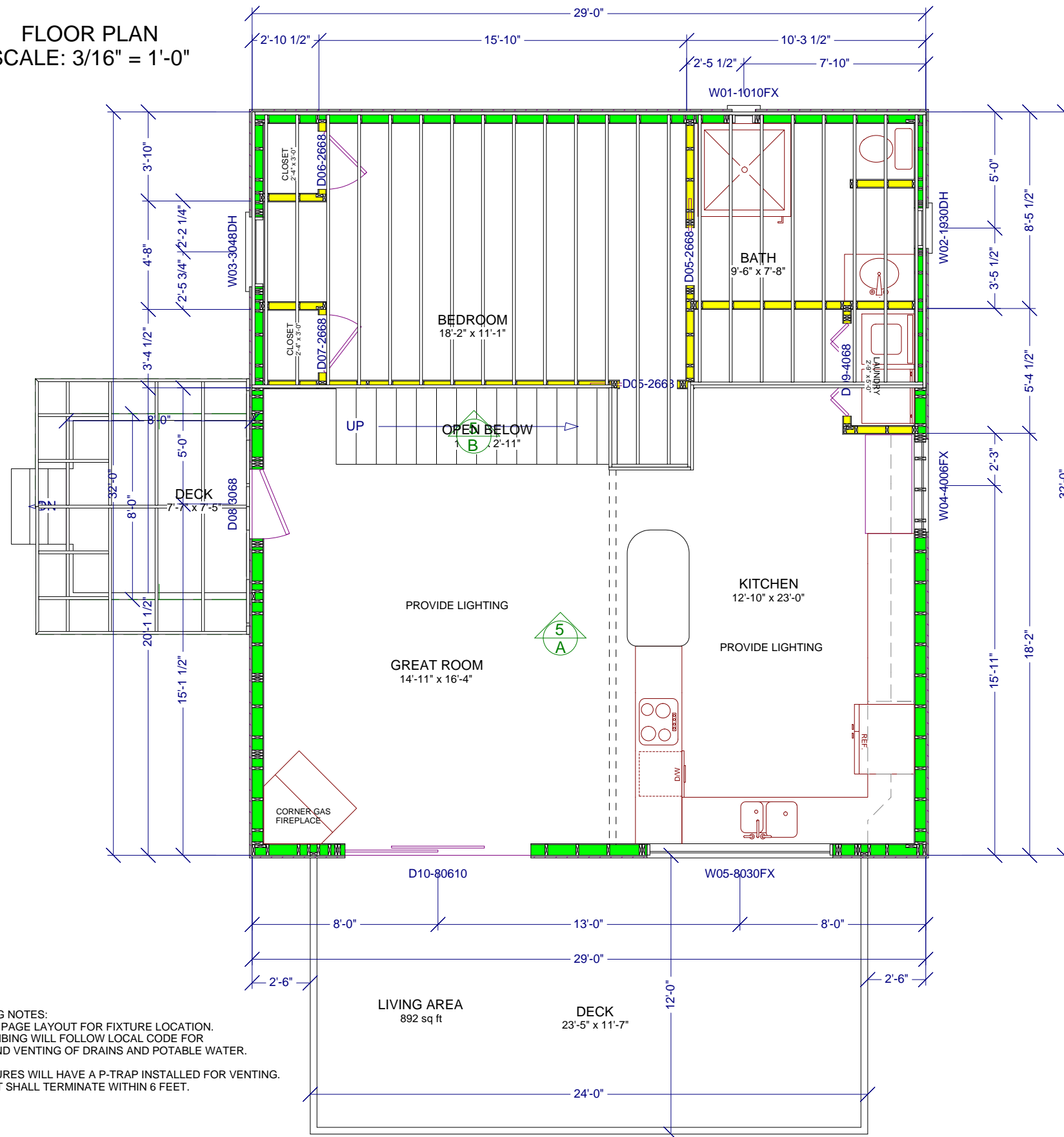
Todd Ottenstein  
 Otter Way  
 Wilmington, NY

Date: 04/5/2011  
 Rev:

ABC Drafting Services  
 456 Soper Street Phone 518-643-0006  
 Morrisville, NY 12962  
 richl@abcdraftingservices.com



**FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



**PLUMBING NOTES:**  
USE THIS PAGE LAYOUT FOR FIXTURE LOCATION.  
ALL PLUMBING WILL FOLLOW LOCAL CODE FOR  
SIZING AND VENTING OF DRAINS AND POTABLE WATER.

ALL FIXTURES WILL HAVE A P-TRAP INSTALLED FOR VENTING.  
NOT VENT SHALL TERMINATE WITHIN 6 FEET.

**DOOR AND WINDOW NOTES:**  
THESE SCEDULES ARE SUBJECT TO CHANGE  
DEPENDING ON AVAILABILITY OF THE DOORS  
AND WINDOWS. VERIFY ALL MEASUREMENTS AND  
PLACEMENT BEFORE FRAMING OPENINGS.

DOOR SCHEDULE							
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	HEIGHT	R/O	DESCRIPTION
D01	3	0	2668 L IN	30X80X1 3/8" L IN	80"	32 1/2X82 1/2	66
D02	2	0	2668 R IN	30X80X1 3/8" R IN	80"	32 1/2X82 1/2	66
D03	1	0	3068 L EX	36X80X1 3/4" L EX	80"	38 1/2X82 1/2	EXT. HINGED-GLASS - FORREST
D04	1	0	3068 R EX	36X80X1 3/4" R EX	80"	38 1/2X82 1/2	EXT. HINGED-GLASS - FORREST
D05	2	1	2668	30X80X1 3/8"	80"	32 1/2X82 1/2	POCKET 66
D06	1	1	2668 L IN	30X80X1 3/8" L IN	80"	32 1/2X82 1/2	66
D07	1	1	2668 R IN	30X80X1 3/8" R IN	80"	32 1/2X82 1/2	66
D08	1	1	3068 L EX	36X80X1 3/4" L EX	80"	38 1/2X82 1/2	EXT. 4527 - FORREST
D09	1	1	4068	24X80"	80"	50 1/2X82 1/2	BIFOLD 66
D10	1	1	80610 EX	96X82 3/8" EX	82 3/8"	98 1/2X84 7/8	EXT. SLIDER-GLASS - FORREST
D11	2	2	2668	30X80X1 3/8"	80"	32 1/2X82 1/2	POCKET 66
D12	1	2	2668 L IN	30X80X1 3/8" L IN	80"	32 1/2X82 1/2	66
D13	1	2	2668 R IN	30X80X1 3/8" R IN	80"	32 1/2X82 1/2	66

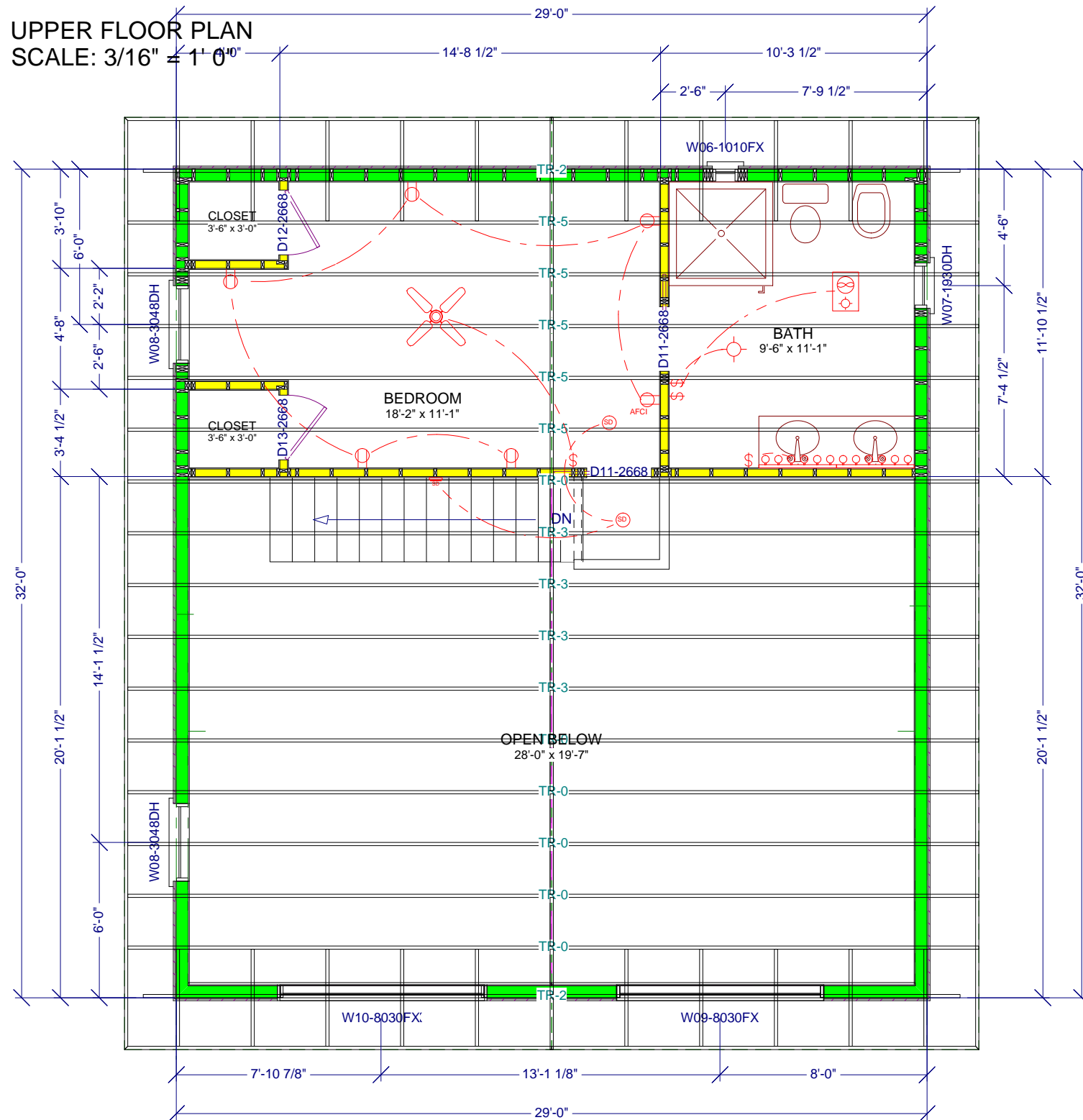
WINDOW SCHEDULE								
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	WIDTH	HEIGHT	R/O	DESCRIPTION
W01	1	1	1010FX	12"X12"FX	12"	12"	14 1/2X14 1/2	FIXED GLASS
W02	1	1	1930DH	21"X36"DH	21"	36"	22 5/8X36 7/8	DOUBLE HUNG
W03	1	1	3048DH	36"X56"DH	36"	56"	38 1/8X56 7/8	DOUBLE HUNG
W04	1	1	4006FX	48"X6"FX	48"	6"	48X6	FIXED GLASS
W05	1	1	8030FX	96"X36"FX	96"	36"	96 3/8X36	FIXED GLASS
W06	1	2	1010FX	12"X12"FX	12"	12"	14 1/2X14 1/2	FIXED GLASS
W07	1	2	1930DH	21"X36"DH	21"	36"	22 5/8X36 7/8	DOUBLE HUNG
W08	2	2	3048DH	36"X56"DH	36"	56"	38 1/8X56 7/8	DOUBLE HUNG
W09	2	2	8030FX	96"X36"FX	96"	36"	96 3/8X36	FIXED GLASS
W10	2	2	8030FX	96"X36"FX	96"	36"	98 1/2X38 1/2	FIXED GLASS

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	METER SOCKET
	PANEL BOX
	CEILING FAN W/ LIGHT
	FLUORESCENT LIGHT FIXTURE
	110V CEILING LIGHT FIXTURE
	110V RECESSED LIGHT FIXTURE
	110V EAVE LIGHT FIXTURE
	110V CHANDILIER LIGHT FIXTURE
	110V WALL LIGHT FIXTURE
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH

	DIMMER SWITCH
	OUTDOOR SWITCH
	110V DUPLEX RECEPTACLE
	110V DUPLEX RECEPTACLE GROUND FAULT INTERRUPTED
	110V DUPLEX RECEPTACLE W/ WEATHERPROOF COVER
	110V FLOOR MOUNTED DUPLEX RECEPTACLE
	240V RECEPTACLE
	110V DUPLEX RECEPTACLE ARC FAULT INTERRUPTED
	TELEPHONE JACKS
	TELEVISION JACKS
	DOOR BELL PUSH BUTTON
	THERMOSTAT
	SMOKE DETECTORS ALL BEDROOMS - INTERCONNECTED WITH BATTERY BACKUP
	EXHAUST FAN
	DOOR CHIME
	COMPUTER POINT



UPPER FLOOR PLAN  
SCALE: 3/16" = 1'-0"



ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	METER SOCKET
	PANEL BOX
	CEILING FAN W/ LIGHT
	FLUORESCENT LIGHT FIXTURE
	110V CEILING LIGHT FIXTURE
	110V RECESSED LIGHT FIXTURE
	110V EAVE LIGHT FIXTURE
	110V CHANDILIER LIGHT FIXTURE
	110V WALL LIGHT FIXTURE
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	OUTDOOR SWITCH
	110V DUPLEX RECEPTACLE
	110V DUPLEX RECEPTACLE GROUND FAULT INTERRUPTED
	110V DUPLEX RECEPTACLE W/ WEATHERPROOF COVER
	110V FLOOR MOUNTED DUPLEX RECEPTACLE
	240V RECEPTACLE
	110V DUPLEX RECEPTACLE ARC FAULT INTERRUPTED
	TELEPHONE JACKS
	TELEVISION JACKS
	DOOR BELL PUSH BUTTON
	THERMOSTAT
	SMOKE DETECTORS ALL BEDROOMS - INTERCONNECTED WITH BATTERY BACKUP
	EXHAUST FAN
	DOOR CHIME
	COMPUTER POINT



**General Notes:**

All 2 x 6 and larger structural framing spans are based upon the use of No. 2 Eastern Spruce or equal having a modulus of elasticity of 1,200,000 and a normal duration design value of  $f=1200$  with a moisture content not to exceed 10%.

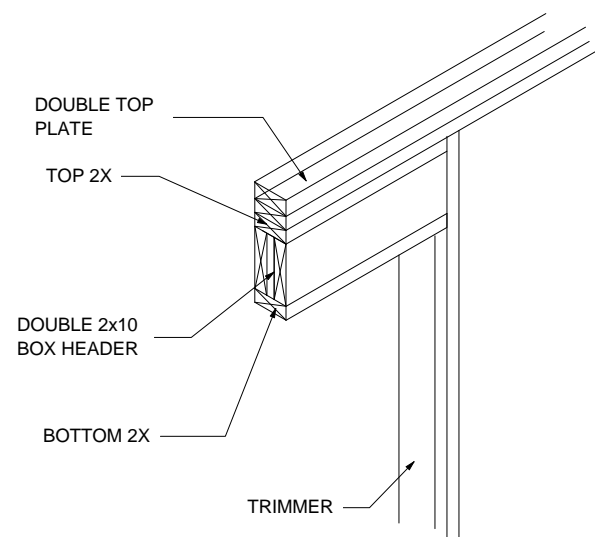
Determine exact cabinet size on the job after the wall finish has been applied.  
 Unless otherwise noted, exterior dimensions are to the outside of studs; interior dimensions do not include drywall.  
 All doors, windows, and interior openings are 6'-8" (finished) unless otherwise noted.  
 Conform to all dimension indicated in preference to scaled dimensions from the blueprint.  
 Provide ground fault interruptors for all electrical outlets within 6' of all water sources.  
 Vent all bathrooms to the exterior.  
 Caulk and seal around doors, windows, outlets all other wall, ceiling and floor penetrations and any and all other areas of air infiltration.  
 Smoke detectors shall be provided in & outside of bedrooms and on each level, and shall be interconnected so that when one alarms sounds all will and shall be equipped with battery back-up.  
 Heating, plumbing and electrical work must comply with all applicable codes.  
 New potable water piping must be flushed and superchlorinated to rid system of any bacteria prior to use.  
 Provide (one minimum) automatic set-back thermostats for the heating system.  
 Truss designs shown are schematic only and shall be designed by the truss manufacturer.  
 The Truss Shop drawings shall bear the seal and signature of a New York State licensed professional engineer.  
 Truss systems must indicate exact design to be used and all bracing and lifting instructions.  
 While every attempt has been made in the preparation of this plan to avoid mistakes, the maker cannot guarantee against human error.  
 The contractor on the job must check all dimensions and details and be responsible for the same.

Plans for construction of this building are designed to conform to the New York State Energy Conservation Construction Code for non-electric heat, 8,000 degree days.

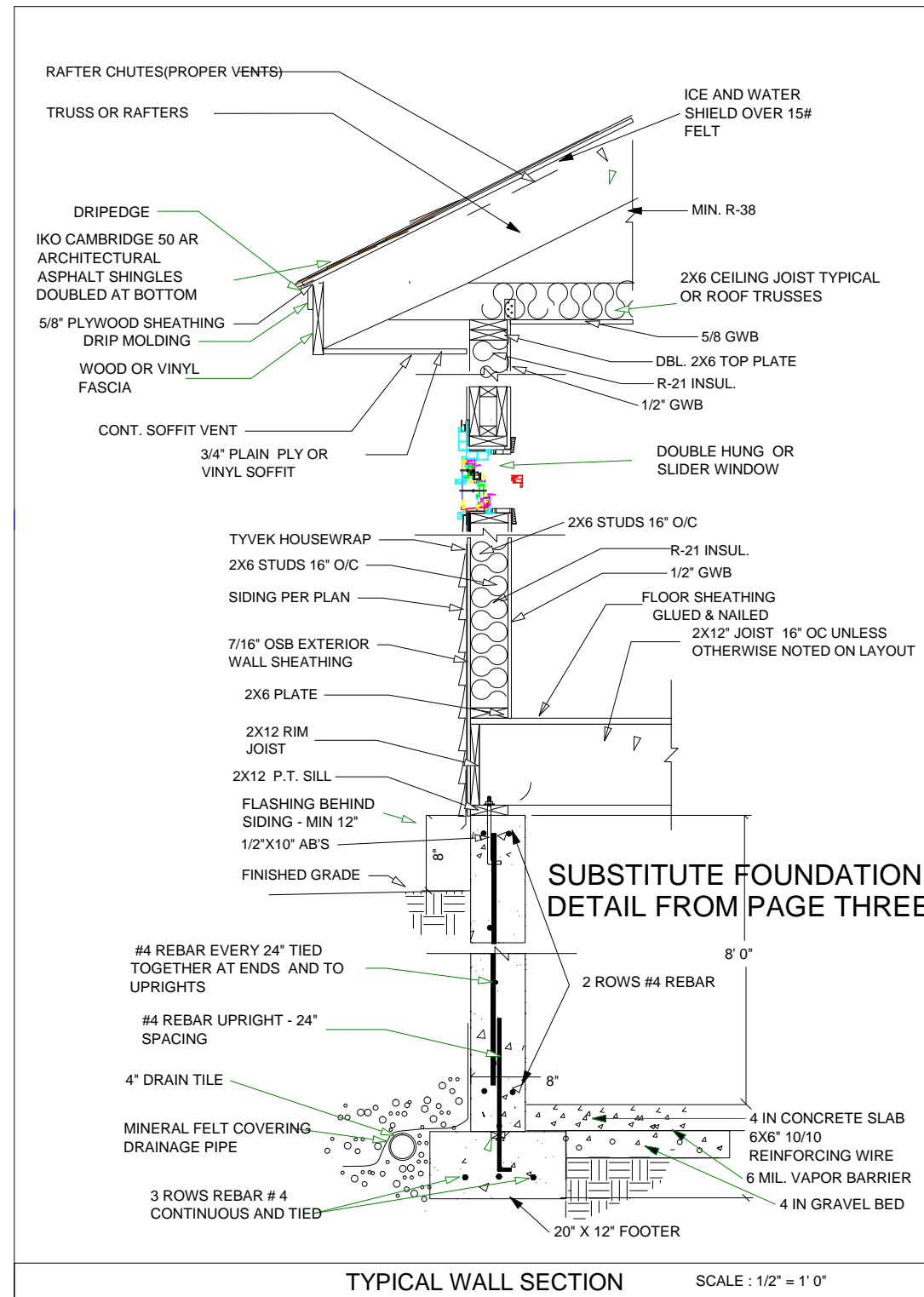
Envelope Component	Average R-Value required/provided
Exterior Wall	R = 19/ R=21
Roof/Ceiling	R = 30/ 38

Soil bearing capacity is assumed to be 3,000 PSF  
 All concrete used is to develop a minimum compressive strength in 28 days as follows:

Footings & Walls	3,000 PSI
Basement Slab	2,500 PSI



**FRAMING-HEADER  
BOXED HEADER**



**TYPICAL WALL SECTION** SCALE : 1/2" = 1' 0"

**GENERAL NOTES**

- Scale. Please note scale for each drawing as stated on page or layout view. All shop drawings shall be reviewed by the draftsman/engineer of record prior to fabrication and erection.
- Codes. All work shall be performed in accordance with these plans and specifications and comply with all applicable national, state and local building codes. It is the responsibility of the contractor to insure compliance with said codes.
- Job Site. Prior to submitting bid, contractor shall visit job site and notify owner of any conditions not included in these documents which require corrective or additional actions. No changes to plans to be made without written approval by the draftsman. Report any discrepancies to the draftsman.
- Dimensions. All dimensions are to face of stud walls or masonry foundation. Contractor to verify all dimensions prior to construction.
- Plan Review. These plans are conceptual in nature and therefore shall be reviewed by structural and mechanical engineers prior to construction. The owner is responsible for all site conditions, including but not limited to: orientation, drainage, soil bearing, wind loads and other subsurface conditions.
- Changes or Modifications to Plans. Any minor or required changes or modifications to this plan do not reduce or void the copyrights covering this set of plans in any way. Modifications to this plan, for any reason, should only be attempted by an architect or engineer. Draftsman accepts no responsibility for the quality or completeness of any changes attempted by others. Please remember that even a simple change to one area of a home can greatly affect many other areas in the home and only a qualified professional is equipped to fully understand the ramifications of any change or modification.
- Installation. All materials, supplies and equipment shall be installed per manufacturers recommendations and per applicable codes and requirements. The draftsman shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures in connection with the work, for the acts or omissions of the contractor, subcontractor, or any other person performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents.
- Material Storage. Materials stored on site shall be protected from damage by moisture, wind, sun, abuse or any other harmful affects.
- Safety. The general contractor is responsible for all safety precautions or safety programs used to provide a safe working environment on the job site. General contractor responsible for all structural shoring and bracing during construction.
- Products used. Manufacturer's names and model number listed in the specifications or on the schedules are for the purpose of establishing a quality of manufacturer or a specific design configuration. Equal products, as approved by the draftsman, will be acceptable from other manufacturers.
- Workmanship. All work to be first rate, high quality, and accomplished in a workmanlike manner by skilled craftsmen using accepted practices and methods appropriate to the trade involved.
- Permits. Prior to construction, the contractor/owner shall be responsible to obtain all required permits, approvals and final certificate of occupancy. No construction or fabrication shall begin until the contractor has received and thoroughly reviewed all plans and other documents approved by all the permitting authorities. Prior to construction, contractor/owner to verify service with utility agency and schedule on-site inspection to locate utility.

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH THE OWNER'S DESIGNS AND ANY CHANGES MADE ON THEM AFTER PRINTS WILL BE DONE AT THE OWNER'S AND/OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF ENCLOSED DRAWING(S). RICHARD LAMOY IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

Sheet No:

7

**NOTES**

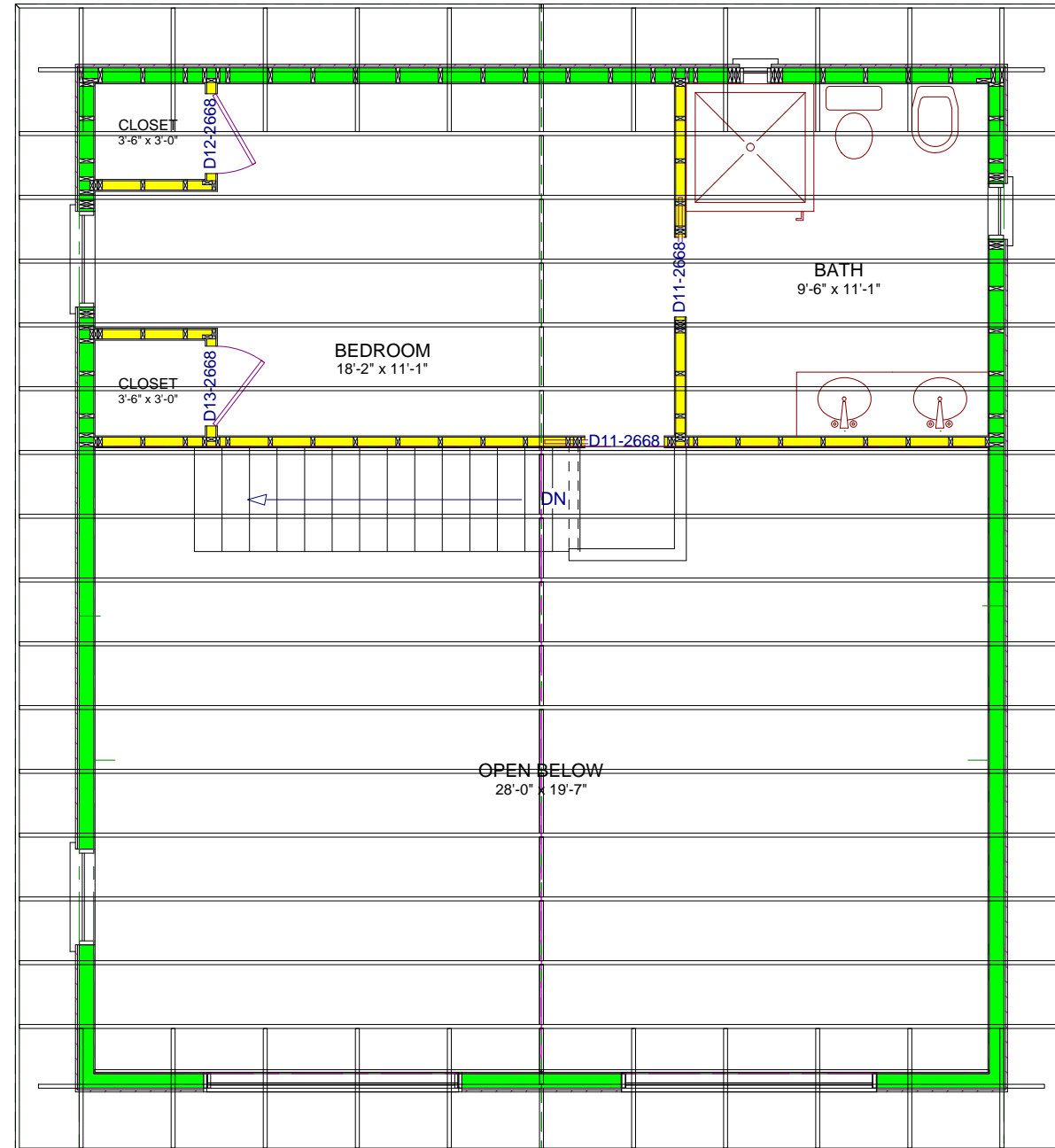
**Todd Ottenstein  
Otter Way  
Wilmington, NY**

**Date: 04/5/2011**

**Rev:**

**ABC Drafting Services  
456 Soper Street Phone 518-643-0006  
Morrisville, NY 12962  
richl@abcdraftingservices.com**

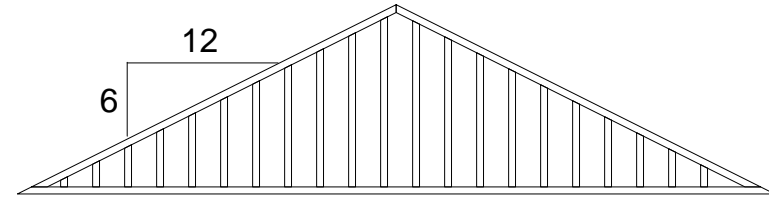




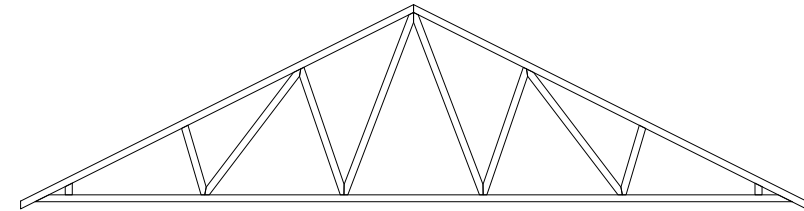
LIVING AREA  
351 sq ft

TRUSSES FOR REFERENCE ONLY

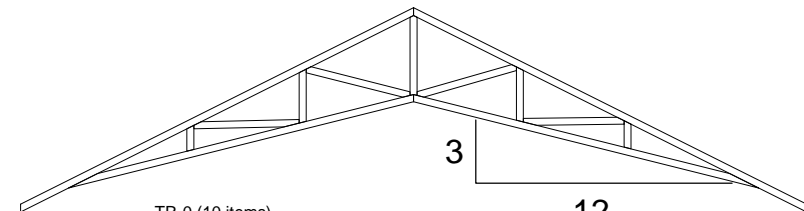
TRUSSES ARE TO BE DESIGNED  
AND MANUFACTURED  
BY A NYS LICENSED FIRM.



TR-2 (2 items)

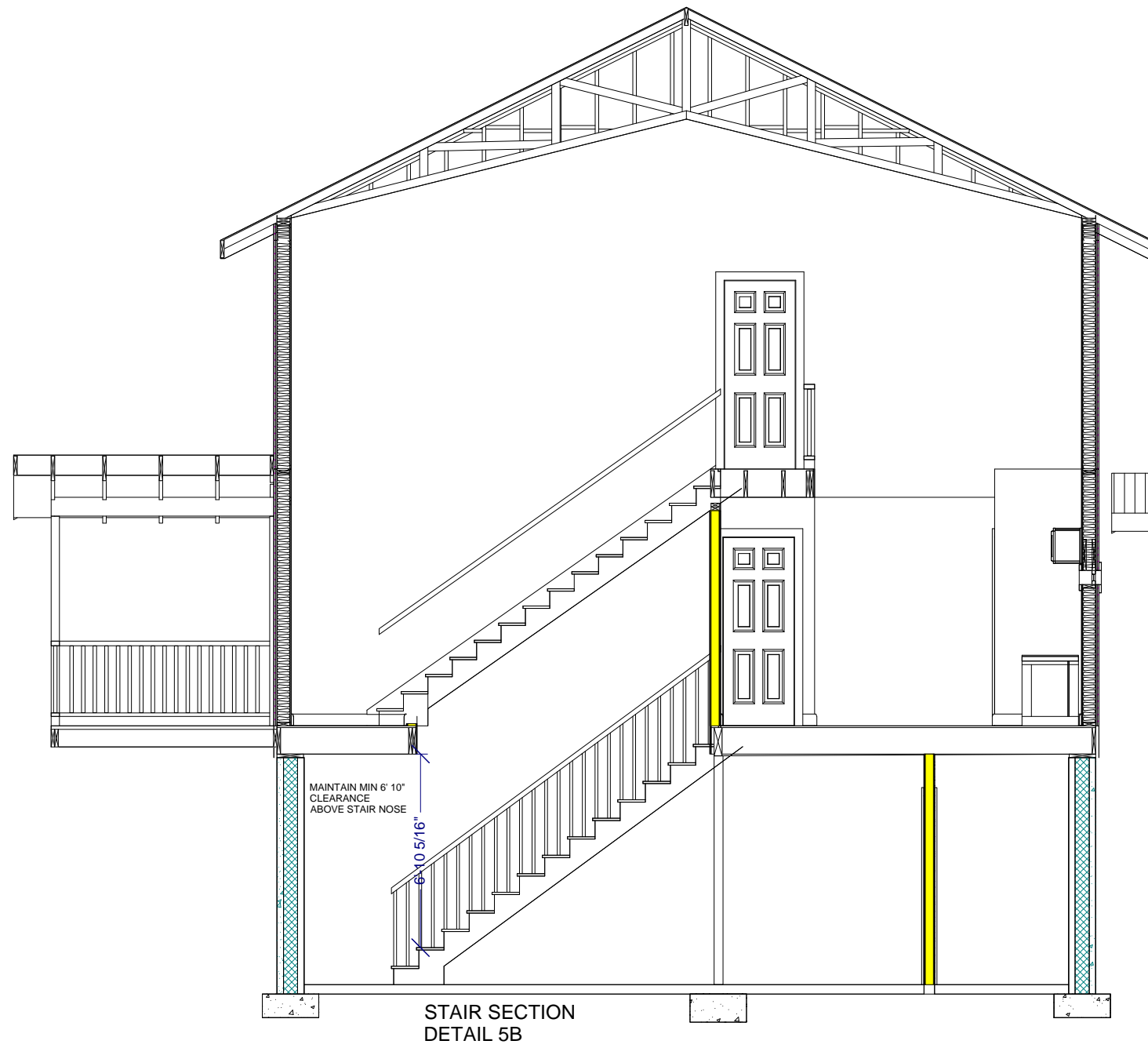


TR-5 (5 items)

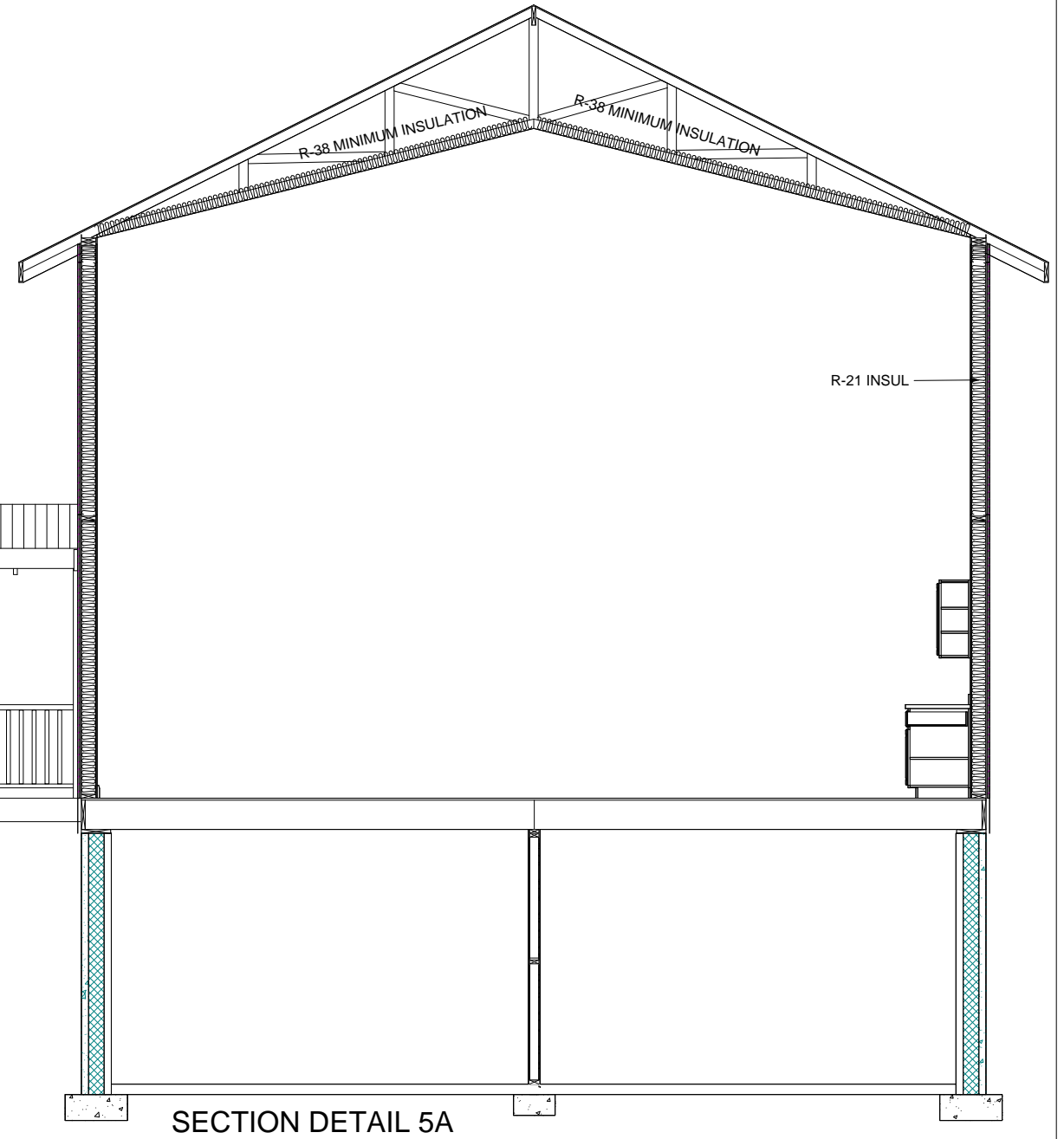


TR-0 (10 items)





STAIR SECTION  
DETAIL 5B



SECTION DETAIL 5A

Sheet No:

9

SECTION  
DETAILS

Todd Ottenstein  
Otter Way  
Wilmington, NY

Date: 04/5/2011

Rev:

ABC Drafting Services  
456 Soper Street Phone 518-643-0006  
Morrisonville, NY 12962  
richl@abcdraftingservices.com

