RENOVATION and ADDITION for:

CLAUDE and PATTI FOX

28 MCLEAN STREET

BALLSTON SPA, NEW YORK 12020

DRAWING LIST

TITLE / COVER SHEET

A-0	FOUNDATION / BASEMENT PLAN, DETAILS AND NOTES
A-0D	FOUNDATION DETAILS
A-1	FIRST FLOOR PLAN, DETAILS AND NOTES
A-2	FIRST FLOOR FRAMING PLAN, DETAILS AND NOTES
A-3	ROOF PLAN, DETAILS AND NOTES
A-4	ROOF FRAMING PLAN, DETAILS AND NOTES
A-5	EXTERIOR ELEVATIONS AND NOTES
A-6	EXTERIOR ELEVATIONS AND NOTES
A-7	BUILDING SECTIONS, DETAILS AND NOTES
A-8	BUILDING SECTION, DETAILS AND NOTES
A-9	BUILDING SECTION, ENLARGED DETAILS AND NOTES
A-10	ENLARGED WALL SECTIONS
A-11	ENLARGED WALL SECTIONS
E-1	SCHEMATIC ELECTRICAL PLANS
EX-1	EXISTING FLOOR PLANS AND ELEVATIONS AND NOTES

* EXIST'G SITE PLAN AT REAR OF SPECIFICATIONS / PROJECT MANUAL

DATE: MARCH 30, 2023

SD ATELIER

ARCHITECTURE

L.L.C.

511 BROADWAY, SECOND FLOOR.
SARATOGA SPRINGS, NY. 12866
PH: 518.587.3385
WWW.SDATELIER.COM

GENERAL NOTES:

ALL WORK & MATERIALS TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF ALL GOVERNING CODES, RULES, LAWS, AND ORDINANCES, INCLUDING:

A. NATIONAL ELECTRICAL CODES
B. LOCAL UTILITY STANDARDS
C. LOCAL ELEC., FIRE, & OTHER MUNICIPAL CODES
D. 2020 R C N Y S
E. UNDERWRITER'S LABORATORY

ALL PRODUCTS USED SHALL BEAR THE UNDERWRITER'S LABORATORIES, INC. LABEL & BE SUITABLE FOR THE ENVIRONMENT IN WHICH THEY WILL BE INSTALLED.

ANY APPARENT DISCREPANCIES IN THE DWGS./ SPECS. SHALL BE REFERRED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION BEGINNING.

ALL DIMS. SHOWN ARE FROM STUD TO STUD - NOT TO FINISHES - UNLESS NOTED OTHERWISE. DO NOT SCALE DWGS. - OBTAIN VERIFICATION FROM THE ARCHITECT.

VERIFY ALL FIELD CONDITIONS PRIOR TO EXECUTION OF THE WORK & NOTIFY THE ARCHITECT IF THERE ARE DISCREPANCIES OR UNSATISFACTORY EXIST. CONDITIONS.

PROVIDE ALL REQ'D TEMPORARY BRACING, SHORING, FORMS, ETC. PROVIDE ALL REQ'D TEMPORARY ENCLOSURES TO PROTECT THE NEW CONSTRUCTION MATERIALS & EQUIPMENT FROM THE WEATHER. CONTRACTOR SHALL ENSURE PROJECT AND PROJECT SITE IS PROTECTED AND SAFE.

FRACTIONS HAVE BEEN DELIBERATELY KEPT TO NO LESS THAN 1/4' FOR CONSISTENCY IN ADDING FIGURES. CONTRACTOR MAY USE JUDGEMENT REGARDING SMALLER FRACTIONS WITH THE APPROVAL OF THE ARCHITECT.

PROVIDE ALL MISC. CARPENTRY SUCH AS HEADERS, SHIMMING, FURRING, NAILS, ETC. AS REQ'D BY THE CONSTRUCTION.

ALL FLOOR FRAMING & SILL PLATES WHICH ARE WITHIN 6' OF GRADE OR COME IN TO CONTACT WITH MASONRY SHALL BE PRESSURE TREATED LUMBER.

ALIGN ALL SUBFLOOR CONDITIONS (UNLESS NOTED OTHERWISE) TAKING INTO ACCOUNT ANY POTENTIAL FOR SHRINKAGE OF WOOD MATERIALS AND AT SLAB TO WOOD CONNECTIONS.

SPECIFICATIONS ARE ALSO PART OF THIS PROJECTS DESCRIPTION OF THE SCOPES OF WORK. SEPARATION / SEGREGATION OF THE TWO AND DIVISIONS / SECTIONS WITHIN THE SPECIFICATIONS IS FOR CONVENIENCE ONLY AND IS NOT INTENDED TO ESTABLISH LIMITS OF THE WORK, DEFINE NOR LIMIT SPECIFIC WORK OF A SUB-CONTRACTOR OR THE GENERAL CONTRACTOR. IT IS SOLELY THE GENERAL CONTRACTORS RESPONSIBILITY TO DIRECT WHO IS TO PROVIDE AND PERFORM THOSE INDIVIDUAL SEGMENTS OF WORK. IN THE EVENT OF A DISCREPANCY THE MORE STRINGENT MEASUREMENT SHALL PREVAIL.

ROUGH OPENING HEIGHTS ARE TAKEN FROM TOP OF SLAB OR SUBFLOOR - NOT FINISH FLOOR.

ALL EXPOSED FOUNDATION WALLS SHALL BE PAINTED IN A COLOR AS SELECTED BY OWNER, AFTER DAMP & WATERPROOF ARE COMPLETED. (SEE SPECIFICATIONS FOR DAMP AND WATERPROOFING)

PLUMBING NOTES:

ALL INTERIOR COPPER WATER LINES SHALL BE TYPE K COPPER TUBING & SHALL BE PROTECTED FROM CONTACT TO CONCRETE OR OTHER METALS. ALTHOUGH UPON APPROVAL BY OWNER PER DOMESTIC PIPING SUPPLY CAN BE SUBSTITUTED.

ALL PLUMBING VENT STACK ITEMS ABOVE FINISHED ROOF SHALL BE PAINTED TO MATCH COLOR OF ROOF SHINGLES, (NOTE : ROOF PENETRATIONS ARE NOT TYPICALLY - SHOWN ON OUR DRAWINGS, THEREFORE COORDINATE ACCORDINGLY) .

ALL WASTE LINES AND VENTS - IF AGREEABLE TO HOMEOWNER AND CITY PLUMBING CODES - MAY BE PVC - IN LIEU OF CAST IRON.

COORDINATE ALL WORK WITH STRUCTURAL, ELECTRICAL, AND HVAC AS REQUIRED TO ACCOMMODATE THE DESIGN INTENT.

G.C. AND CONCRETE SUB-CONTRACTOR SHALL PROVIDE AND COORDINATE ALL FOUNDATION WALL, SLAB "SLEEVES", AND PENETRATIONS (TRENCHING) AS REQUIRED - BEFORE FOUNDATION IS CAST.

GROSS AREA +/- :

FIRST FLOOR AREA (EXISTING) - 638 S.F. +/-

FIRST FLOOR AREA (NEW) - 280 S.F.

BASEMENT AREA (EXISTING) - 638 S.F. +/-

BASEMENT AREA (NEW) - 173 S.F

CRAWL SPACE AREA (NEW) - 107 S.F.

ENERGY CODE NOTES:

FOR SPRAYED POLYURETHANE FOAM (SPF) INSULATION, THE INSTALLED THICKNESS OF THE AREAS COVERED AND R-VALUE OF INSTALLED THICKNESS SHALL BE LISTED ON THE CERTIFICATE AND DISPLAYED.

INSULATING MATERIALS SHALL BE INSTALLED SUCH THAT THE MANUFACTURER'S R-VALUE MARK IS READILY OBSERVABLE UPON INSPECTION.

A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED IN THE UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING. WHERE LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEIL'G / ROOF, WALLS AND DUCTS OUTSIDE CONDITIONED SPACES, U-FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING.

VAPOR RETARDER (2020 RCNYS 702.7 & 2020 ECCNYS R402.4.1.2) SHALL BE CLASS I OR II - CLOSED CELL FOAM AS SPECIFIED AT 2 1/2" MIN. SATISFIES THIS REQUIREMENT. THEREFORE NO POLY INTERIOR WALL. LATEX PAINT SHALL SUFFICE.

BLOWER DOOR TESTING: R 402.4.2 - 3 ACH (AT A MIN.) - G.C. SHALL PROVIDE A WRITTEN REPORT OF THE RESULT OF THE TEST SHALL BE PREPARED AND SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL AND THE ARCHITECT. THE WRITTEN REPORT SHALL INCLUDE:

1. THE NAME AND PLACE OF BUSINESS OF THE PARTY CONDUCTING THE TEST,
2. THE ADDRESS OF THE BUILDING THAT WAS TESTED,
3. THE CONDITIONED FLOOR AREA OF THE DWELLING, CALCULATED IN ACCORDANCE WITH ANSI/BOMA Z65.1 EXCEPT THAT CONDITIONED FLOOR AREA SHALL INCLUDE AREAS WHERE THE CEILING HEIGHT IS LESS THAN 5 FEET (1524 MM),
4. MEASUREMENT OF THE AIR VOLUME LOST AT AN INTERNAL PRESSURIZATION OF 0.2 INCHES W.G. (50 PASCALS),
5. THE DATE(S) OF THE TEST,
6. A CERTIFICATION BY THE PARTY CONDUCTING THE TEST OF THE ACCURACY OF THE TEST RESULTS, AND
7. THE SIGNATURE OF THE PARTY CONDUCTING THE TEST.

FIREBLOCKING:

SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL & HORIZONTAL CONCEALED DRAFT OPENINGS & TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND A ROOF SPACE.

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS - AS FOLLOWS:
   A. VERTICAL AT THE CEILING AND FLOOR LEVELS
   B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFIT, DROP CEILINGS AND COVE CEILINGS.

3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS - SHALL HAVE WALLS IF ACCESSED BY A DOOR OR ACCESS PANEL. UNDER STAIR SURFACES AND ANY SOFFIT SHALL BE PROTECTED ON THE ENCLOSED SIDE W/ 1 / 2" GYPSUM BOARD. (PER SECTION R 302.7)

4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVELS, W/ AN APPROVED MATERIAL TO RESIST THE FIRE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

FIRE STOP ALL PIPE, VENT, DUCTS AT ALL FLOOR & CEILING LEVELS. THESE PENETRATIONS MAY BE SEALED WITH INDUSTRY STANDARD FIRE STOPPING FILLERS WHICH ARE NONCOMBUSTIBLE.

COMMERCIAL & RESIDENTIAL FIRE STOPPING ARE NON INTERCHANGEABLE - CLARIFY WITH LOCAL BUILDING INSPECTOR IF THERE ARE QUESTIONS.

SITE GRADING:

PROVIDE ALL REQ'D FILL & ROUGH GRADING TO ACHIEVE LEVELS AS SHOWN ON THE DWGS.

ALL ROUGH GRADED SURFACES SHALL CONTAIN NO ROCKS GREATER THAN 4" IN ANY DIMENSION.

G.C. SHALL VERIFY THAT THE FINISHED GRADE ELEVATIONS & BUILDING FLOOR ELEVATIONS WILL WORK WITH DRAWINGS & THE DESIGN INTENT. G.C. SHALL CO-ORDINATE WALKOUT AREAS / STOOP AND STEPS.

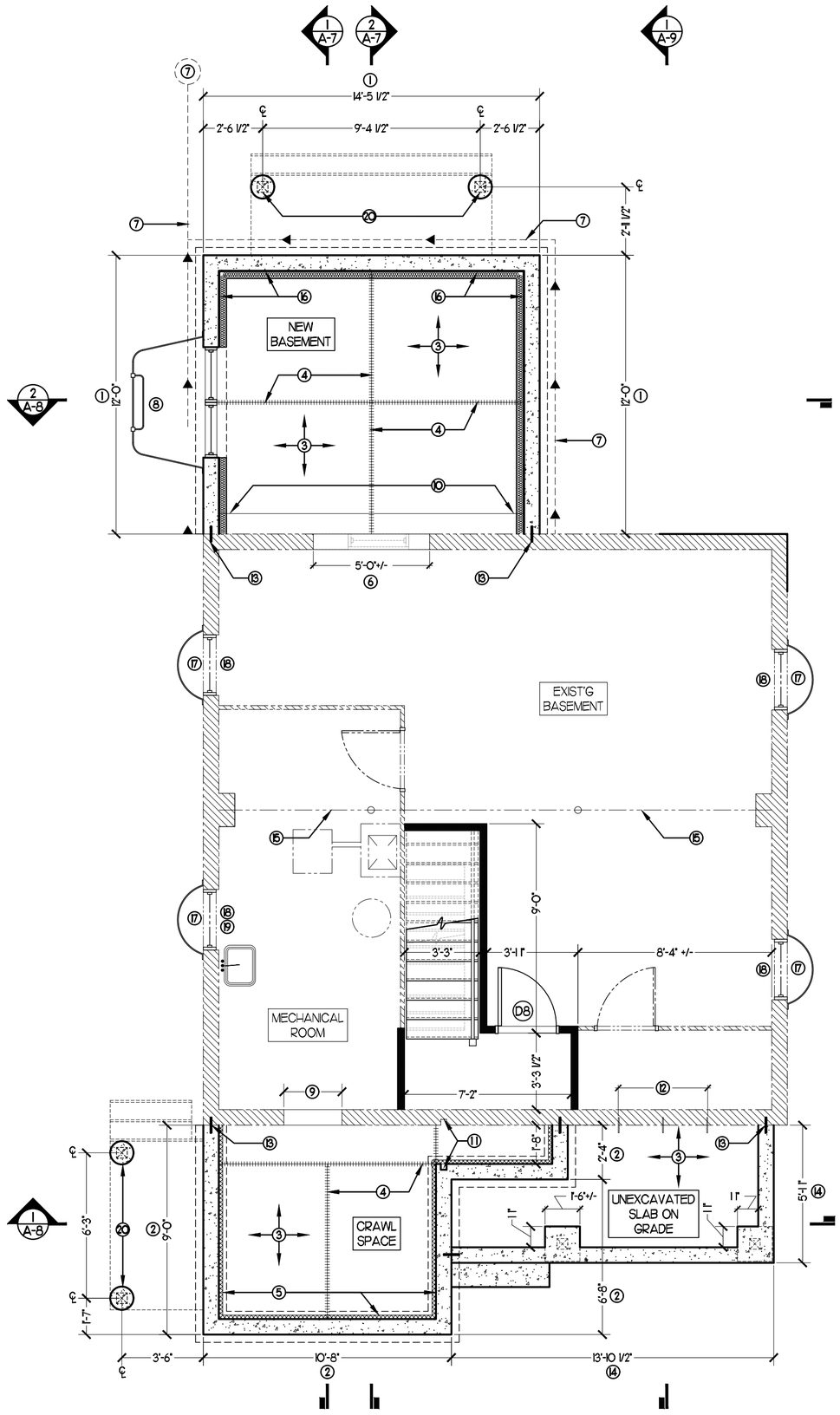
TABLE R402.1.2 AND R402.1.4
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

	CLIMATE ZONE	FENESTRATION U-FACTOR	GLAZED FENESTRATION SHGC	CEILING / ROOF R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
REQUIRED	5	0.30	N.R.	49	20 OR 13+5 [H]	13 / 17	30[G]	15 / 19	10 • 2FT	15 / 19
PROVIDED	5	0.26	N.A.	EXIST'G R-38 +/- NEW R-49	24.5	N.A.	N.A.	R-15 COMFORTBATT	R-15	R-15 • 36"

BUILDING, AS DESIGNED, EXCEEDS THE MINIMUM REQUIREMENTS OF THE 2020 E C C N Y S. (RESCHECK PROVIDED IN SPECIFICATIONS- AS VERIFICATION)

G. ALTERNATIVELY, INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY AND PROVIDING NOT LESS THAN AN R-VALUE OF R-19.

H. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.



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

LEGEND

INDICATES NEW FOUNDATION WALLS W/ FTG

APPROX. LOCATION OF SAW CUT CONTRACTION JOINTS (TYP. SPANS 8 - 12 FT.), SHALL BE DONE FOURTH DEPTH OF SLAB THICKNESS SEE DETAIL A-DO

** SEE ELECTRICAL PLANS SHEET E-1 FOR SMOKE & CARBON MONOXIDE DETECTORS

GENERAL NOTES:

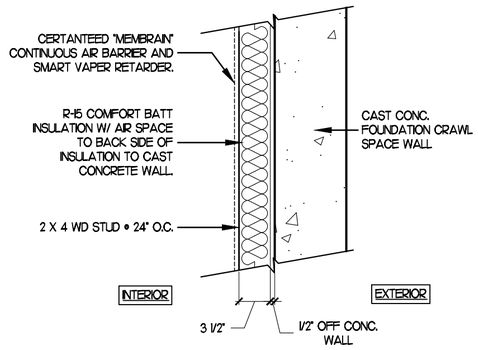
** PROVIDE WATERPROOF AND INSULATED (CAULKED & SEALED) SLEEVE AT ALL FOUNDATION PENETRATIONS.

** G.C SHALL COORDINATE AS REQ'D ALL LOCATIONS FOR UTILITY SLEEVES.

** DURING EXCAVATION, NOTIFY ARCHITECT OF ANY UNSTABLE SOIL CONDITIONS OR IF WATER IS ENCOUNTERED BEFORE PROCEEDING WITH THE WORK.

** DURING EXCAVATION, NOTIFY THE ARCHITECT IF LEDGE (BEDROCK) IS ENCOUNTERED BEFORE PROCEEDING WITH THE WORK.

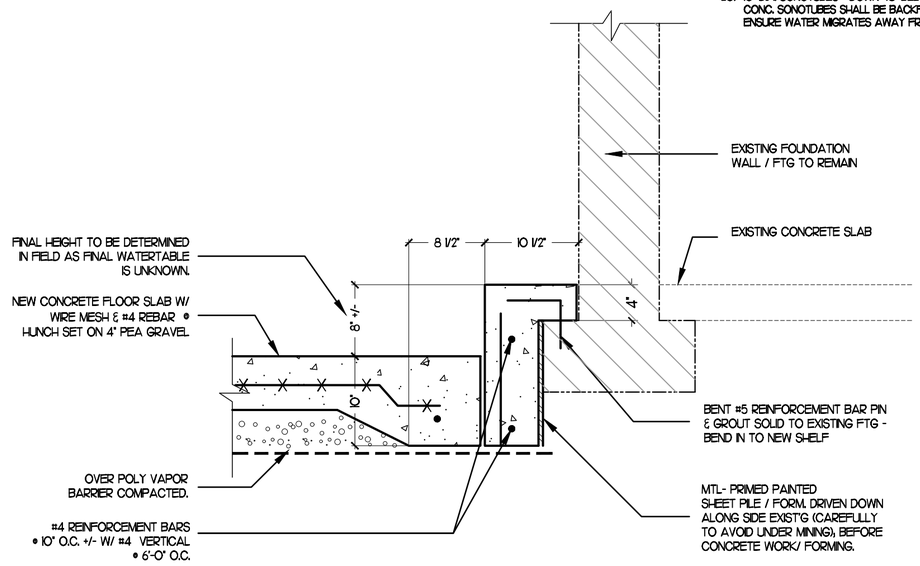
** DAMPEN & MECHANICALLY COMPACT FILL BENEATH ALL SLABS & WALK.



3 A-0 INSUL. DETAIL @ NEW BASMENT
SCALE: 1" = 1'-0"

FOUNDATION PLAN NOTES:

1. 8" CAST IN PLACE CONCRETE FOUNDATION WALL WITH FOOTING - SEE DETAIL 3 / A-OD FOR REBAR REQUIREMENTS. (FINAL HEIGHTS / DETAILING TO BE DETERMINED IN FIELD - AS WATERTABLE IS UNKNOWN).
2. 8" CAST IN PLACE CONCRETE FROST WALL WITH FOOTING - SEE DETAIL 6 / A-OD FOR REBAR REQUIREMENTS. (FINAL HEIGHTS / DETAILING TO BE DETERMINED IN FIELD - AS WATERTABLE IS UNKNOWN).
3. 4" THICK CONCRETE SLAB W/ WIRE & FIBERMESH - ON 8" COMPACTED CRUSHED STONE OR SAND - SLAB SHALL ALLOW FOR 1/4" - 1/2" JOINT AT PERIMETER - WITH BITUMINOUS JOINT FILLER AND CAULK AT T.O. SLAB.
4. EXPANSION / CONTROL JOINTS - SEE DETAIL 2 / A-OD.
5. MECHANICALLY ATTACH 3" THERMAX RIGID INSULATION (UNLESS NOTED OTHERWISE) ENSURE JOINTS ARE STAGGERED AND TAPED - SEE DETAILS SHEET A-OD
6. REMOVE EXIST'G BASEMENT WINDOW AND ALL ITS INCIDENTALS. REMOVE BALANCE OF EXIST'G BASEMENT / FOUNDATION WALL DOWN TO EXIST'G BASEMENT SLAB TO THE EXTENTS AS SHOWN. FRAME OUT OPENING W/ P.T. LUMBER TO "CASE OPENING".
7. PROVIDE AS A MINIMUM 36" X 36" CONCRETE DRYWELL STRUCTURE FOR USE BY FOOTING DRAIN, UNLESS ANOTHER OPTIMAL FOOTING DRAIN MANAGEMENT SYSTEM IS DECIDED UPON BY HOMEOWNER & BUILDER. FOOTING DRAINS TO BE SLOPED & WRAPPED IN FILTER FABRIC & BACKFILL W/ GRAVEL - SEE DETAIL ? / A-?.
8. EGRESS WINDOW WELL - SEE DETAILS 8 / A-OD.
9. PROVIDE 36" X 36" CRAWL SPACE ACCESS OPENING FRAME OPENING IN 2X P.T. LUMBER AT CENTER OPENING IN WALL.
10. PROVIDE SHEET PILE CONCRETE DETAIL AT EXISTING FOUNDATION WALL. ENSURE ALL NEW WORK / EXCAVATION SHALL BE PERFORMED W/ CARE TO ENSURE NO MOVEMENT / SETTLEMENT NOR UNDERMINING OF EXISTING WALL AND IF FOUND EXIST'G FOOTING, SEE DETAIL THIS SHEET. (COORDINATE FINAL HEIGHTS / DETAILING IN FIELD, AS WATERTABLE HEIGHT IT UNKNOWN).
11. PROVIDE BEAM POCKETS - SIZED ACCORDINGLY TO BEAM SIZE- SEE DETAIL 7 /A-OD.
12. #4 PIN SLAB BACK TO EXISTING BASEMENT FOUNDATION WALL - EQUALLY SPACED.
13. PIN NEW FOUNDATION WALL TO EXIST'G WITH #4 REBAR - GROUT SOLID. SEE DETAIL 1 / A-OD.
14. SEE DETAIL 4 / A-OD FOR PORCH TO CONCRETE FROST WALL CONNECTION.
15. LOCATION OF EXISTING BEAM
16. FOR INSULATION AT NEW BASEMENT FOUNDATION WALL SEE DETAIL 3 / A-O AND 3 / A-OD.
17. PROVIDE NEW WINDOW WELLS AT ALL BASEMENT WINDOWS. ENSURE GRADE IS SLOPED AWAY MIN. 6" DOWN OVER 10'-0" OUT. PROVIDE W/ WEATHERPROOF COVER, DRAINAGE AND GRAVEL AT BOTTOM SHALL BE SIMILAR TO EGRESS WINDOW WELL IF METAL AREA WELLS ARE UTILIZED - BEFORE INSTALL MEMBRANE WRAP TO EXTERIOR - SO AS TO MAKE WATER IMPERMEABLE
18. ALL BASEMENT STORM AND EXISTING WOOD WINDOWS SHALL BE STRIPPED / PRIMED / REPAINTED AND NEW WEATHER STRIPPING APPLIED, AND NEW LOCKING HARDWARE AS REQUIRED TO ENSURE A TIGHT FITTING WINDOW AND STORM UNIT
19. REPLACE MISSING WINDOW & STORM GLAZING. ADD NEW WEATHER STRIPPING AND LOCKING HARDWARE AS REQUIRED TO ENSURE A TIGHT FITTING WINDOW AND STORM.
20. 10" DIA. SONOTUBES - DOWN 48" BELOW FINISHED GRADE. CONC. SONOTUBES SHALL BE BACKFILLED WITH GRAVEL TO ENSURE WATER MIGRATES AWAY FROM SONTOUBES.



** FINAL HEIGHT / DETAILING TO BE DETERMINED IN FIELD AS WATERTABLE IS UNKNOWN.

2 A-0 SHEET PILE DETAIL
SCALE: 1" = 1'-0"

SD ATELIER ARCHITECTURE L.L.C.
511 Broadway, Second Floor.
Saratoga Springs, NY. 12866
ph: 518.587.3385
www.sdatelier.com
info@sdatelier.com

RENOVATION AND ADDITION FOR :
CLAUDE AND PATTI FOX
28 MCLEAN STREET
BALLSTON SPA, NEW YORK 12020

PERMIT SET

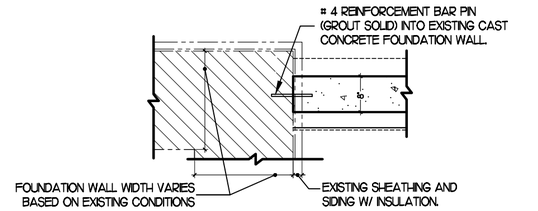
NORTH

DATE: 3/30/23
SCALE: AS NOTED
REVISIONS:

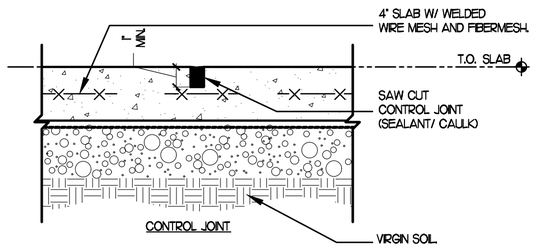
FOUNDATION PLAN, DETAILS & NOTES

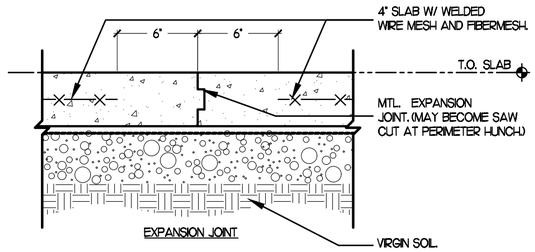
A-0

PROJECT
2022-34

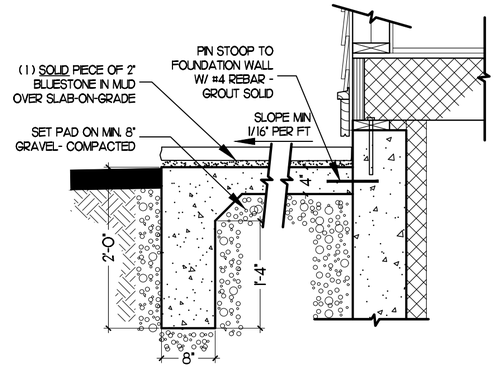


1 A-0D **CONC. WALL CONNECTION**
SCALE: 1/2" = 1'-0"

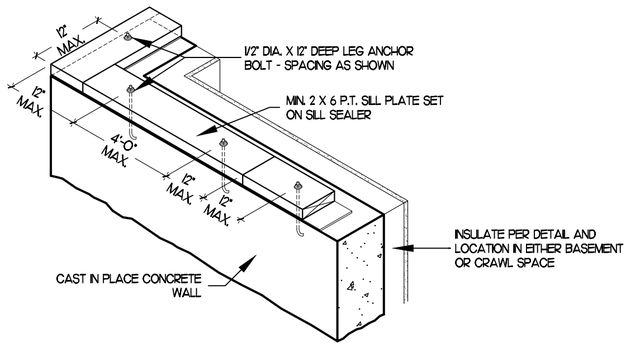




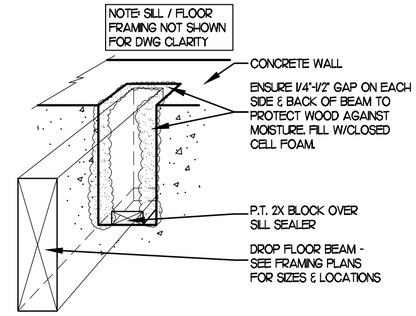
2 A-0D **TYP. CONTROL JOINT DETAILS**
SCALE: 1 1/2" = 1'-0"



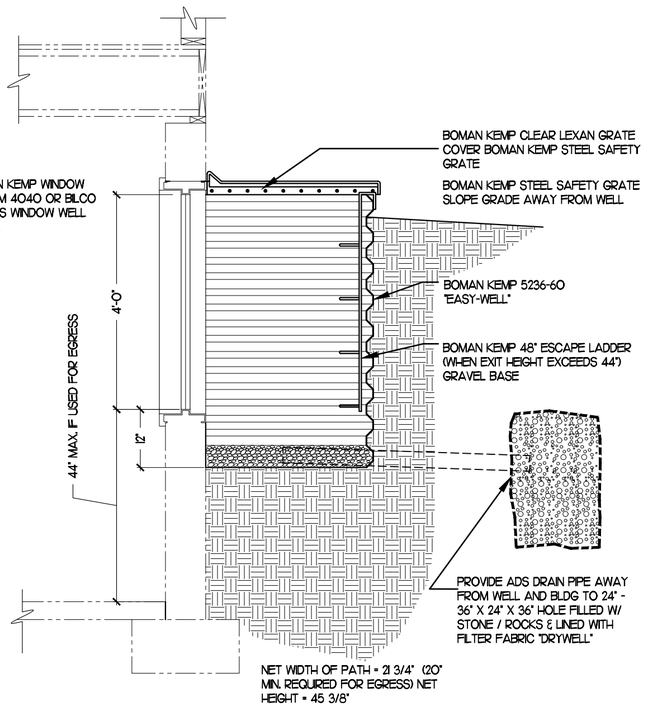
4 A-0D **PORCH - FROST WALL CONNECTION**
SCALE: 3/4" = 1'-0"

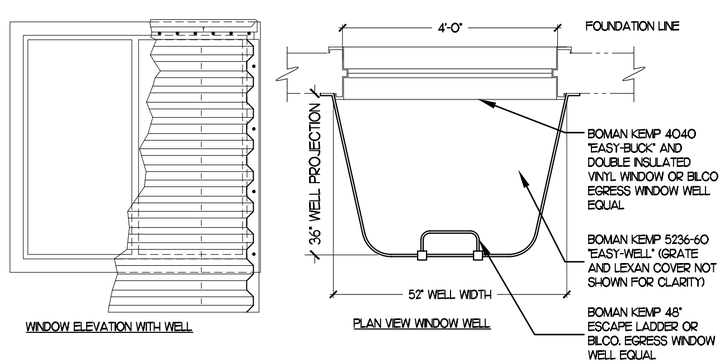


5 A-0D **TYP. SILL PLATE DETAIL**
N.T.S.

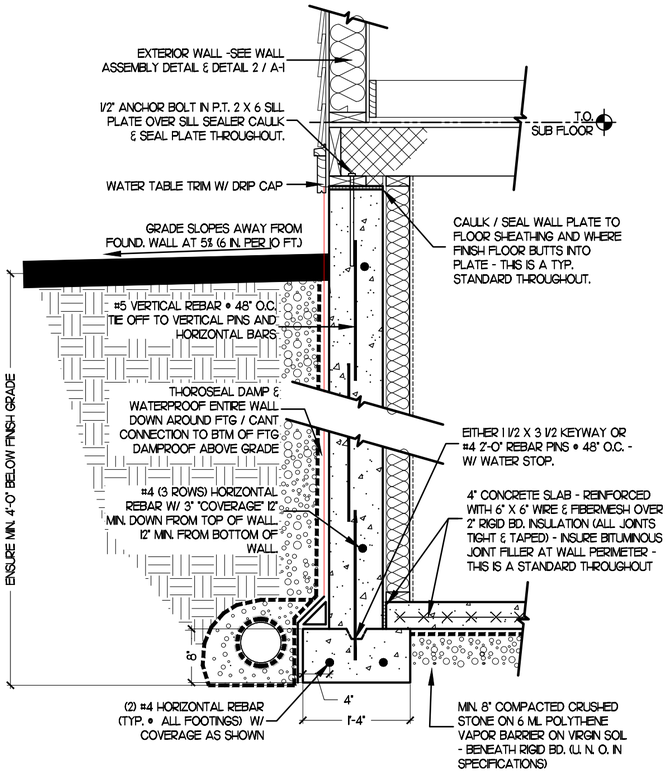


7 A-0D **TYP. BEAM POCKET DETAIL**
N.T.S.

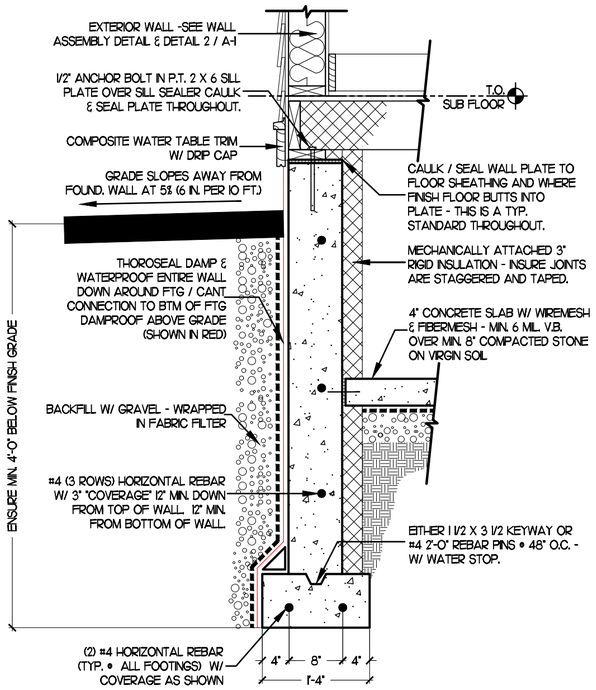




8 A-0D **EGRESS WINDOW WELL DETAILS**
SCALE: 1/2" = 1'-0"



3 A-0D **TYP. FOUNDATION WALL DETAIL**
SCALE: 3/4" = 1'-0"



6 A-0D **TYP. FROST WALL DETAIL**
SCALE: 3/4" = 1'-0"

SD ATELIER ARCHITECTURE L.L.C.
511 Broadway, Second Floor.
Saratoga Springs, NY. 12866
ph: 518.587.3385
www.sdatelier.com
info@sdatelier.com

RENOVATION AND ADDITION FOR :
CLAUDE AND PATTI FOX
28 MCLEAN STREET
BALLSTON SPA, NEW YORK 12020

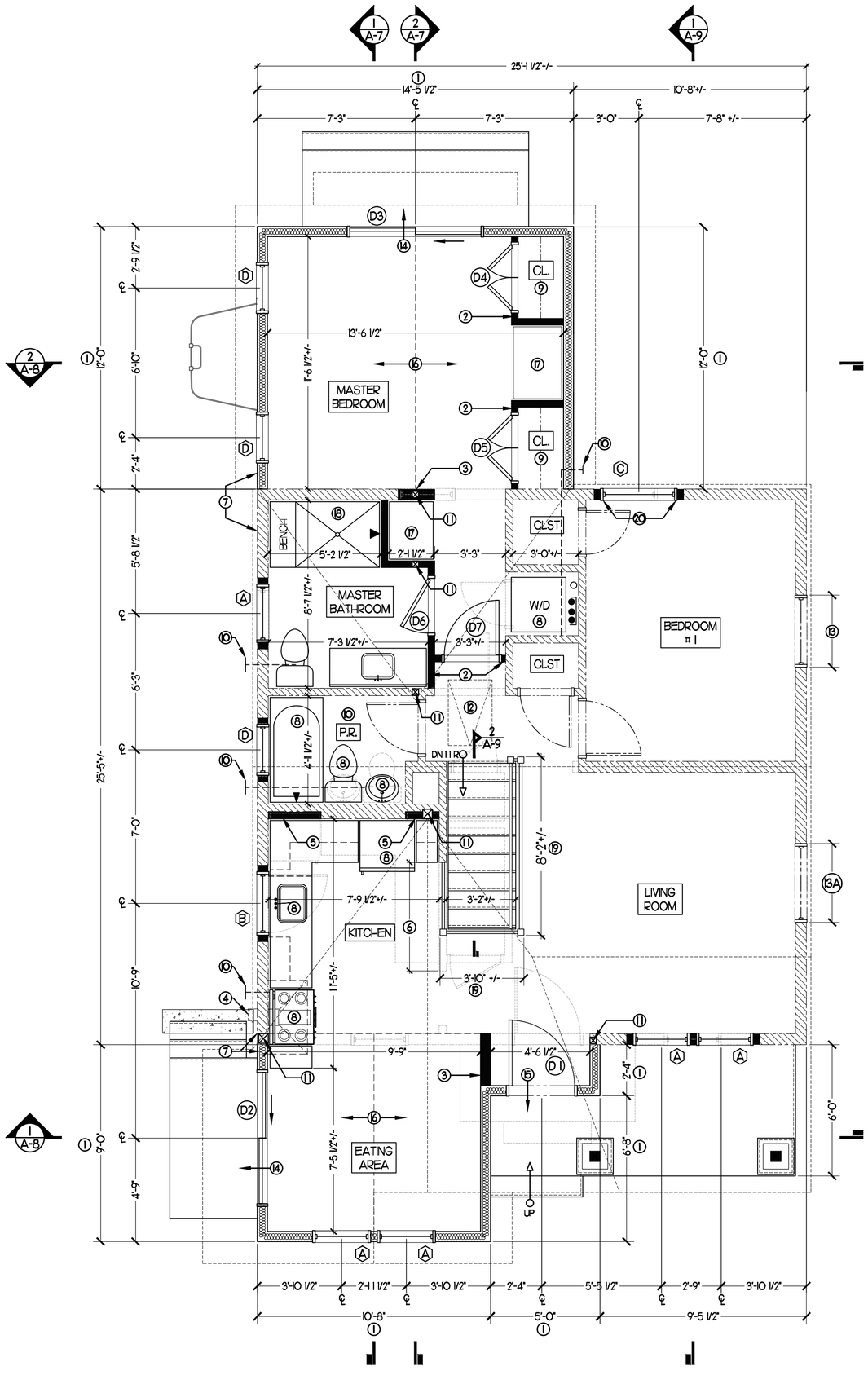
PERMIT SET

DATE: 3/30/23
SCALE: AS NOTED
REVISIONS:

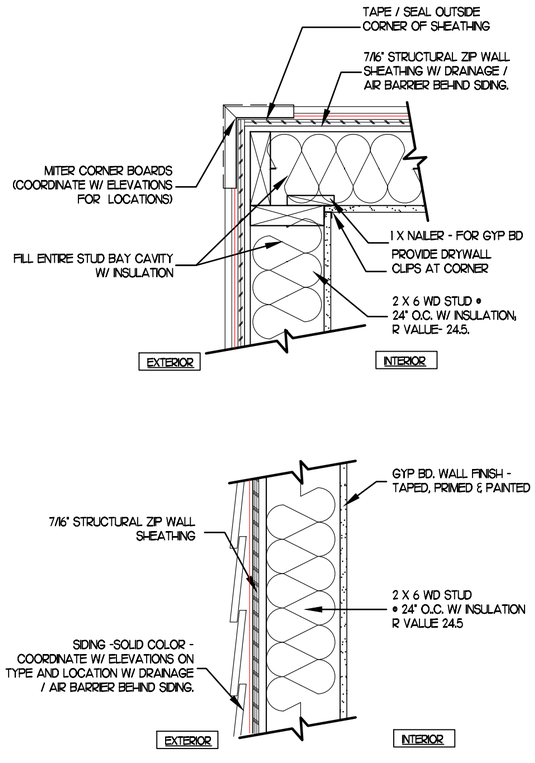
FOUNDATION DETAILS & NOTES

A-0D

PROJECT 2022-34



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



2 / A-1 TYP. WALL ASSEMBLY DETAIL
SCALE: 1 1/2" = 1'-0"

LEGEND

- INDICATES EXIST'G WALLS
- INDICATES INSULATED EXT. WALL - SEE SPEC. & CORRESPONDING DETAIL
- INDICATES INT. WALLS (NO INSULATION)
- INDICATES WALLS / ITEMS DEMO
- (A) WINDOW TAG (SEE TO WINDOW SCHEDULE)
- TEMP WINDOW THAT REQUIRES TEMPERED GLASS (SEE TO WINDOW SCHEDULE)
- (D1) DOOR TAG (SEE TO DOOR SCHEDULE)

** SEE ELECTRICAL PLANS SHEET E-1 FOR SMOKE / CARBON MONOXIDE DETECTORS

GENERAL NOTES:

** FOR DRAWING CLARITY BASEMENT AREAWELLS ARE NOT SHOWN HERE IN THIS PLAN, RATHER SEE PLANS / ELEVATIONS AND DETAILS.

FLOOR PLAN NOTES:

1. NEW 2 X 6 STUD WALL - SEE TYP. WALL ASSEMBLY DETAIL 2 / A-1 FOR MATERIAL PLACEMENT AND CONSTRUCTION.
2. 2 X 4 WD STUD WALL @ 24" O.C. BOTH FACES SHALL RECEIVE 1/2" GYP BD. WALL FINISH - TAPED, PRIMED, & PAINTED. ENSURE WALL ALIGNS WITH EXISTING WHERE APPLICABLE.
3. 2 X 6 WD STUD WALL @ 24" O.C. BOTH FACES SHALL RECEIVE 1/2" GYP BD. WALL FINISH - TAPED, PRIMED, & PAINTED.
4. EXIST'G ELECTRIC SERVICE PANEL LOCATION APPROX. ALL NEW WORK SHALL BE COORDINATED AND MINDFUL OF THIS SERVICE LOCATION AND SIZE. SHALL BE UPGRADED TO 200 AMPS.
5. INFILL NEW STUD WALL W/ NEW WALL FINISH TO ALIGN AND "TIE-IN" TO EXIST'G
6. OPEN UP EXIST'G WALL - IT IS ASSUMED SOMEWHAT 'LOAD-BEARING'. INVITE ARCHITECT TO VISIT SITE TO VERIFY AND DETERMINE APPROX. STRUCTURAL REPAIR TO MAINTAIN DESIGN INTENT.
7. NEW CONSTRUCTION SHALL ALIGN WITH EXISTING.
8. VERIFY ALL FINAL CABINET / VANITY / COUNTERTOPS / PLUMBING / BUILT-INS / APPLIANCE / EQUIPMENT ETC. LOCATIONS - COORDINATE AS REQ'D. ALL ADDITIONAL ITEMS AND (HOOK-UPS, POWER, GAS)
9. PROVIDE CLOSET W/ ALL REQUIRED BLOCKING FOR SHELVING AND RODS.
10. PROVIDE EXHAUST AND FAN AS REQ'D BY CODE (VENT TO EXT.) COORDINATE WITH ELECTRICAL PLANS.
11. POST / COLUMN - SEE FRAMING PLANS.
12. PROVIDE A 24" X 36" DOOR (ATTIC ACCESS PANEL) WITH GASKET SEAL TO FINISH CEILING TO KEEP AIR TIGHT. COORDINATE & REVIEW CEILING FRAMING AS REQ'D. ENSURE PANEL SITS BETWEEN CEILING JOISTS.
13. EXISTING WINDOW SHALL REMAIN.
13A. EXISTING WINDOW SHALL BE REPAIRED AND REMAIN
14. STEP DOWN TO NEW DECK SHALL NOT EXCEED 8 1/4" - SHALL BE COORDINATED TO FINISH GRADE.
15. STEP DOWN TO NEW STONE FINISH PORCH MIN. 6" - 7" MAX. - BASED ON FINAL GRADES & FRONT STEP UP TO NEW PORCH.
16. CATHEDRAL SLOP CEILING
17. PROVIDE BUILT-INS - VERIFY FINAL DESIGN WITH HOMEOWNERS.
18. WALK-IN SHOWER - PARTICULARS ON FINISH AND FLOOR / SUBFLOOR BEING RECESSED - TO BE DETERMINED BETWEEN HOMEOWNER AND BUILDER. COORDINATE AS REQ'D OF CURTAIN & ROD SHALL BE PROVIDED OR SHOWER GLASS DOOR ENCLOSURE PROVIDE ALL REQ'D.
19. NEW 4 X 4 NEWEL POST AT 42" A.F.F. W/ NEW GUARD RAIL AT 36" A.F.F. W/ BOTTOM RAIL & BALUSTERS PER CODES SEE SHEET A-9 FOR PARTICULARS.
20. PATCH, ALIGN TO MATCH EXIST'G INTERIOR WALL FINISH AND RE-INSULATE WALL CAVITY AS REQ'D TO MEET CODE MINIMUM OF R-21 ALL ELECTRICAL AND / OR OTHER UTILITIES REQUIRING RELOCATION OR CAPPING OFF - SHALL BE ADDRESSED. FINISH & SHEATH EXTERIOR SIDE TO MATCH / ALIGN TO DESIGN INTENT W/ NEW WINDOW TRIM.

SD ATELIER ARCHITECTURE L.L.C.
511 Broadway, Second Floor.
Saratoga Springs, NY. 12866
ph: 518.587.3385
www.sdatelier.com
info@sdatelier.com

RENOVATION AND ADDITION FOR :
CLAUDE AND PATTI FOX
28 MCLEAN STREET
BALLSTON SPA, NEW YORK 12020

PERMIT SET

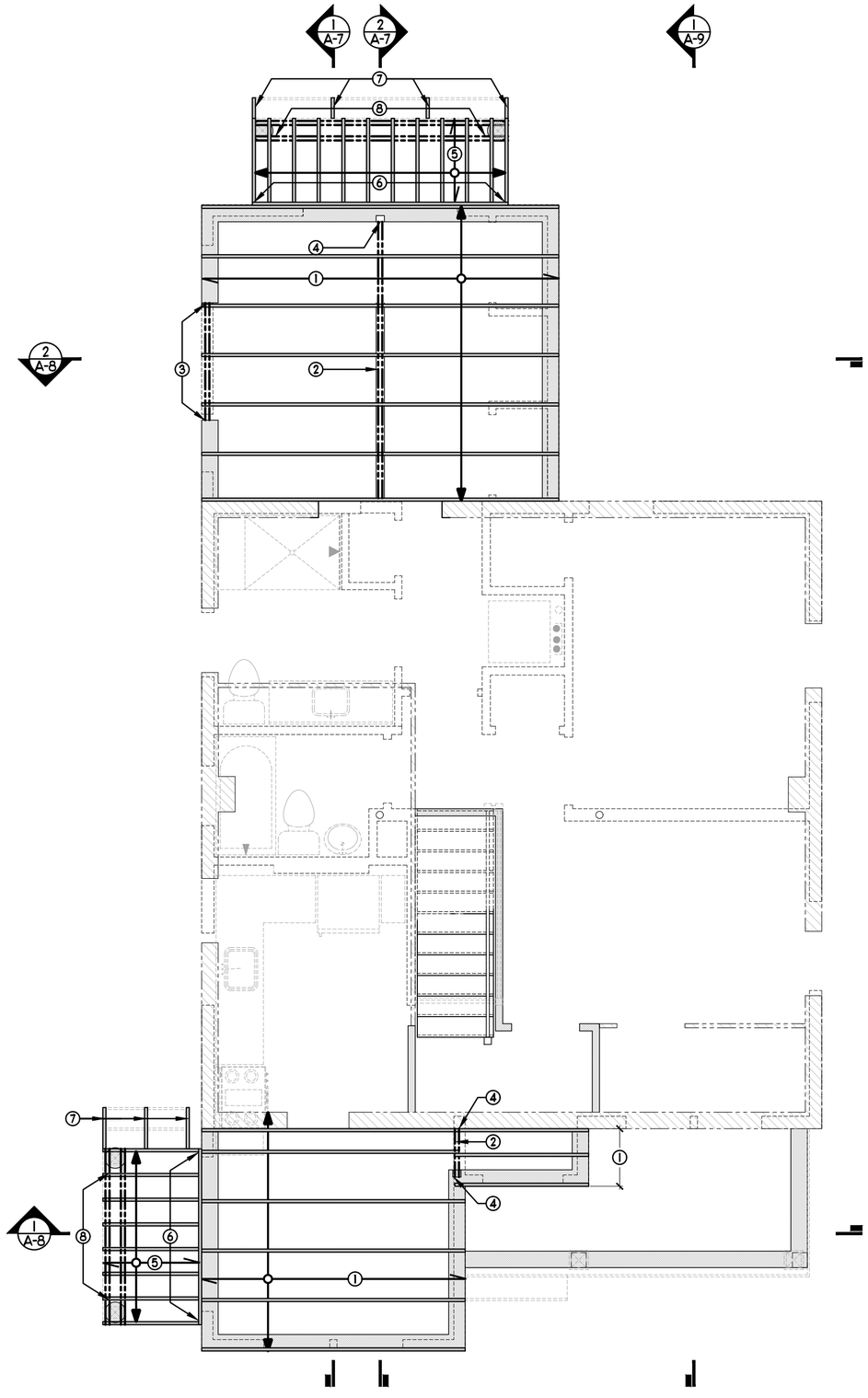
NORTH

DATE: 3/30/23
SCALE: AS NOTED
REVISIONS:

FIRST FLOOR PLAN, DETAIL & NOTES

A-1

PROJECT 2022-34



GENERAL FRAMING NOTES:

- STUD BEARING WALLS, SHEAR AND FLOOR DECKS SHALL BE FRAMED WITH MEMBER SIZES AND/ OR SPACING SHOWN ON PLAN. THE CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL PLUMBING PIPING, HVAC DUCTING AND RECESSED LIGHTING FIXTURES, ETC. PRIOR TO LAYOUT TO MINIMIZE INTERFERENCE THAT MAY REQUIRE THE ALTERING OR STRENGTHENING OF THE INSTALLED FRAMING.
- WALLS SHALL BE INSTALLED STRAIGHT AND PLUMB. FLOORS SHALL BE INSTALLED LEVEL AND AT THE PROPER ELEVATION.
- FLOOR JOISTS SHALL BE INSTALLED DIRECTLY OVER BEARING STUDS UNLESS OTHERWISE DETAILED / NOTED
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY AND PERMANENT BRACING OF THE FLOOR SYSTEMS AND FOR THE OVERALL STRUCTURE. THE DESIGN OF THE TRUSS SUPPORT STRUCTURE (HEADERS, BEAM BEARING WALLS AND COLUMNS SHALL BE AS THAT SHOWN ON THE DRAWINGS, THEREFORE G.C. AND FRAMER SHALL COORDINATE ACCORDINGLY.
- UNLESS OTHERWISE NOTED - AT THE ENDS OF ALL BEAMS, GIRDERS, & HEADERS, PROVIDE A BUILT-UP OR SOLID POST WITH A WIDTH EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING & WHOSE DEPTH IS 5 1/2" AT TYPICAL BEARING WALLS.
- FLUSH FRAME CONNECTIONS SHALL BE MADE WITH PREFABRICATED GALVANIZED STEEL HANGERS MADE BY SIMPSON STRONG-TIE CO., INC. OR BY UNITED STEEL PRODUCTS CO. (USP) OF WIDTH AND DEPTH APPROPRIATE FOR THE SUPPORTED MEMBER. INSTALL WITH THE TYPE AND QUANTITY OF FASTENERS RECOMMENDED BY THE MANUFACTURER. PREFABRICATED STEEL HANGERS USED IN CONTACT WITH PRESERVATIVE PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 OR STAINLESS STEEL, TYPE 316, OR HAVE A "TRIPLE ZINC" (ASTM G185) COATING. FASTENERS IN CONTACT WITH PRESERVATIVE PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153 OR STAINLESS STEEL, TYPE 316. DO NOT MIX STAINLESS STEEL AND GALVANIZED FASTENERS AND CONNECTORS.
- FOR ALL MICRO-LAM END BEARING CONDITIONS - PROVIDE A MIN. BEARING SURFACE OF MIN. SIZE EQUAL TO WIDTH OF MICRO-LAM.
- ALL JOIST HANGERS & CONNECTORS SHALL BE GALVANIZED STEEL AS MANUFACTURED BY SIMPSON, USP, OR EQUAL.
- BUILT-UP MEMBERS OF THREE PLIES OR LESS SHALL HAVE ADJACENT PLIES NAILED TOGETHER WITH TWO ROWS OF NAILS AT 12" O.C. (10 D COMMON NAILS FOR 1 1/2" PLIES, 12 D COMMON NAILS FOR 1 3/4" PLIES). BUILT-UP MEMBERS OF MORE THAN 3 PLIES SHALL BE ASSEMBLED WITH 1/2" DIAMETER THRU BOLT AT 16" O.C. STAGGERED UP AND DOWN WITH 2" CLEARANCE AT TOP AND BOTTOM EDGES, UNLESS NOTED OTHERWISE. (IF NO DETAILS ARE PROVIDED)
- 3/4" (PS2 SPAN RATING) "ADVANTECH" FLOOR SHEATHING SHALL BE GLUED & SCREWED TO FLOOR JOISTS, AS A MINIMUM.
- USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED
- ALL LUMBER SHALL BE GRADE STAMPED BY A RECOGNIZED GRADING AGENCY AND SHALL BE MAX. 19% MOISTURE CONTENT.
- SEVERELY DISTORTED (TWISTED, BOWED, CUPPED, CHECKED, ETC.) LUMBER SHALL NOT BE USED.
- HEADERS NOT INDICATED NOR THAT ARE LOAD BEARING SHALL BE (2) 2 X 8 AS A MIN.
- ALL EXT. HEADERS TO BE INSULATED EITHER WITH RIGID BD OR WITH FOAM.
- DO NOT REPAIR ANY STRUCTURAL ELEMENT WITHOUT FIRST OBTAINING WRITTEN APPROVAL & A REVISED DRAWING FROM THE ARCHITECTS.
- ALL HEADERS SHALL BE CONTINUOUS OVER ENTIRE "GANG" WINDOW OPENING (TYP.) POST DOWN BETWEEN WINDOW UNITS DO NOT MULL WINDOWS.
- AT WALL FRAMING FOR KITCHEN AND BATH CABINETS - USE EITHER LSL STUD MATERIAL OR DOUGLAS FIR STUDS - IN LIEU OF STANDARD FRAMING LUMBER.
- ALL FLOOR BEAMS WERE DESIGNED & SIZED AS "SINGLE-SPAN" LOADING. MEANING EACH BEAM MUST END / "BREAK" AT EACH POST / LOAD BEARING WALL. NO CONTINUOUS BEAMS.
- DO NOT NOTCH, CUT, DRILL OR OTHERWISE MANIPULATE ANY WOOD WITHOUT THE CONSENT OF THE ARCHITECT AND ENGINEERING.
- STRUCTURAL WOOD FRAMING USED IN EXTERIOR APPLICATIONS OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE SOUTHERN YELLOW PINE NO. 2 OR BETTER, ACQ (ALKALINE COPPER QUATERNARY) OR CA (COPPER AZOLE) PRESERVATIVE TREATED WOOD WITH A RETENTION APPROPRIATE FOR END USE.

STRUCTURAL DESIGN CRITERIA:

- FLOOR LOAD DESIGNS - FLOOR FRAMING IS DESIGNED TO 45 LB. LIVE - 15 LB. DEAD AT ALL LIVING SPACES / ROOMS AND SLEEPING ROOMS. IN ADDITION, WE ARE PROVIDING FOR SHEATHING TO BE GLUED AND SCREWED TO THE FLOOR FRAMING- PROVIDE AN ADDITIONAL 1/2" PLYWOOD LAYER AT ALL SCHEDULED (TILE AREAS).
- ALL ENGINEERED WOOD FLOOR FRAMING & STRUCTURAL DESIGN / FRAMING SHALL BE FINALIZED IN SHOP DWG PHASE - REVIEWED & APPROVED BY ARCHITECT BEFORE ORDER / FRAMING. FINAL SIGNATURE STAMP SHALL BE BY A LICENSED NYS ENGINEER PER BLDG CODES.

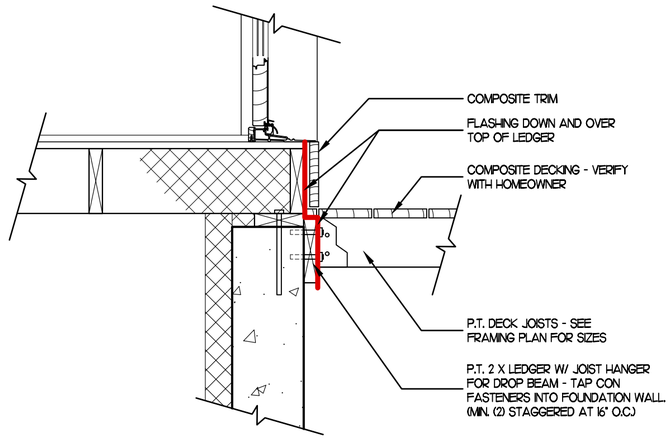
FRAMING SYMBOL:

LEGEND

- INDICATES LOAD BEARING WALLS
- INDICATES BEAM AND/OR GIRDERS
- INDICATES FRAMING MEMBERS
- INDICATES POST
- INDICATES MTL CONNECTOR
- INDICATES EXISTING CONSTRUCTION
- INDICATES WALLS ABOVE / BELOW

FLOOR FRAMING PLAN NOTES:

1. 2 X 8 FLOOR JOISTS @ 24" O.C.
2. (2) 2 X 10 DROP BEAM - RPOVIDE APPROPRIATE SIZED BEAM POCKETS WHICH ARE SEALED IN CLOSED CELL FOAM.
3. DOUBLE UP RIBBON JOIST AND FOAM INSULATE (CLOSED CELL) TO ACT AS FLOOR BEAM (HEADER).
4. PROVIDE BEAM POCKETS - SIZED ACCORDINGLY TO BEAM SIZE - SEE DETAIL 7 / A-OD.
5. 2 X 6 P.T. JOISTS @ 12" O.C.
6. 2 X 8 LEDGER BOARD - SEE DETAIL 2 / A-2
7. 2 X 12 P.T. STAIR STRINGER
8. 2 X 8 SANDWICH BEAM W/ BLOCKING @ 24" O.C. BEAM TO BE THROUGH BOLTED TO 4 X 4 POSTS WHICH ARE ATTACHED WITH GALVANIZED ADJUSTABLE POST BASES.



1 A-2 FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

2 A-2 TYP. LEDGER DETAIL
SCALE: 1/4" = 1'-0"

SD ATELIER ARCHITECTURE L.L.C.
511 Broadway, Second Floor.
Saratoga Springs, NY. 12866
ph: 518.587.3385
www.sdatelier.com
info@sdatelier.com

RENOVATION AND ADDITION FOR :
CLAUDE AND PATTI FOX
28 MCLEAN STREET
BALLSTON SPA, NEW YORK 12020

PERMIT SET

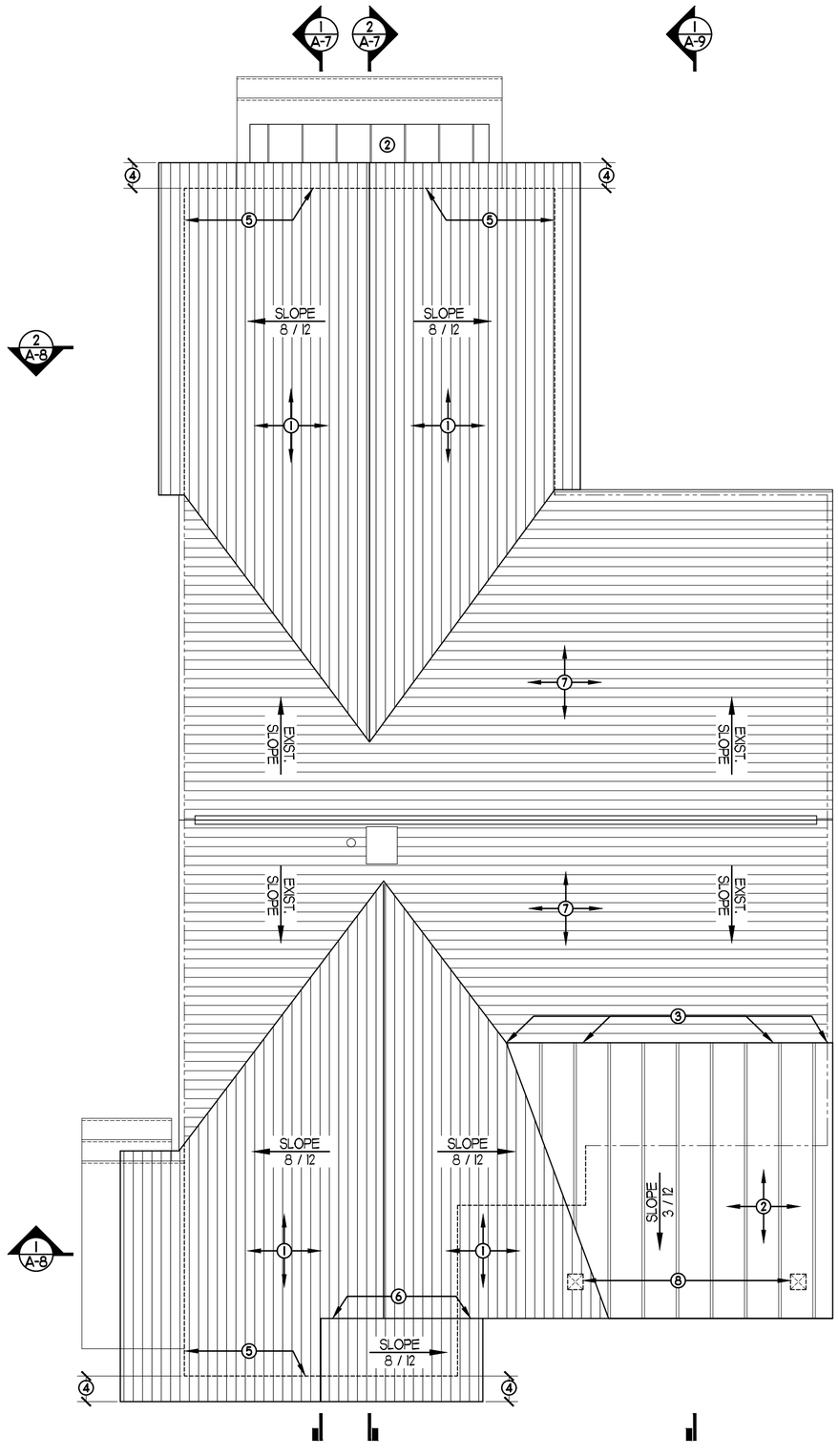
NORTH

DATE: 3/30/23
SCALE: AS NOTED
REVISIONS:

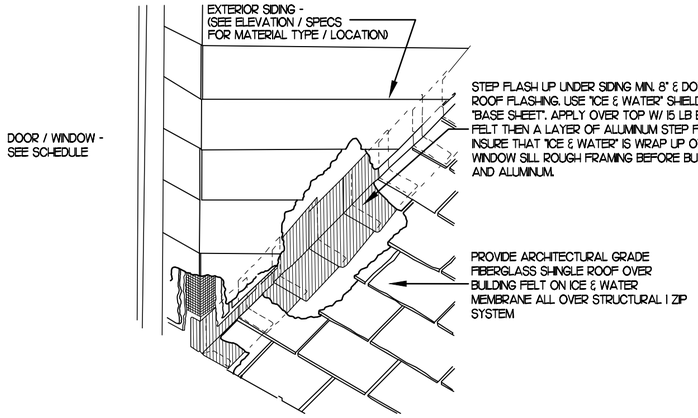
FIRST FLOOR FRAMING
PLAN, DETAIL & NOTES

A-2

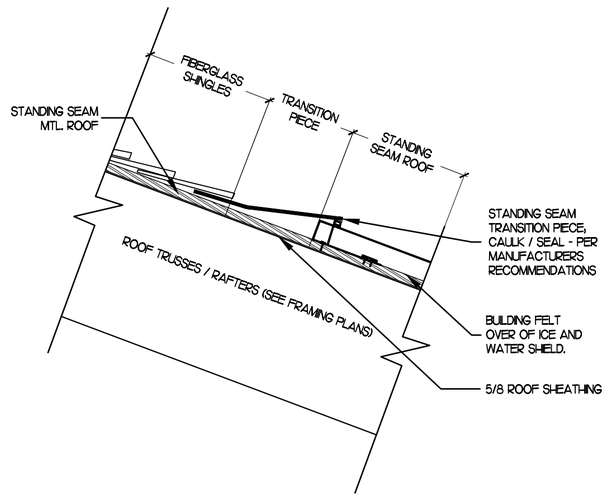
PROJECT
2022-34



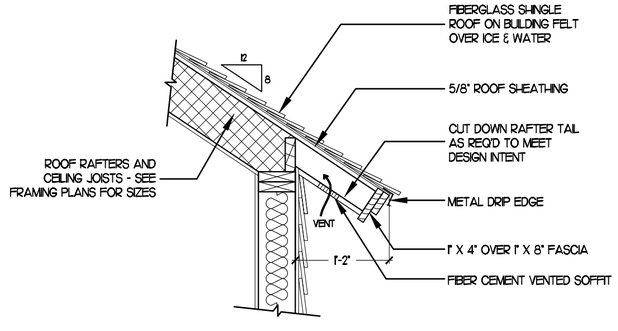
1 A-3 ROOF PLAN
SCALE: 1/4" = 1'-0"



2 A-3 TYP. ROOF TO WALL FLASHING
N.T.S.



3 A-3 ROOF FINISH TRANSITION DETAIL
SCALE: 1 1/2" = 1'-0"



4 A-3 FASCIA / OVERHANG DETAIL
SCALE: 3/4" = 1'-0"

GENERAL ROOF PLAN NOTES:

- ROOF OVERHANGS OUGHT TO TERMINATE "WITHIN" THE DIMENSIONAL BOUNDARIES OF ROOF SHEATHING TO MINIMIZE WASTE - (USE OF 24" INCREMENTS SHALL ALLOW FOR THIS)
- ARROWS INDICATE DIRECTION OF ROOF SLOPES - SEE ELEVATIONS & SECTIONS FOR ROOF PITCH.
- ENTIRE ROOF SHALL RECEIVE ICE & WATER SHIELD UNDERLAYMENT WITH BLDG FELT OVERTOP OF - BEFORE APPLICATION OF ROOF SHINGLES. (EXCEPT AT TPO OR PVC ROOF AREAS)
- FLASH ALL INTERSECTIONS WITH ICE & WATER SHIELD AT ALL VERTICAL SURFACES: CHIMNEY, ROOF BENDS, RIDGES, ROOF EDGES, ROOF PENETRATIONS, VENTS, ETC. - MIN 4'-0" ALONG THE ROOF SLOPE AND 18" ALONG THE VERTICAL WALL SURFACE SLOPE.
- PAINT MISC. ROOF & WALL ITEMS SUCH AS: WALL CAPS, OUTLETS, ROOF CAPS, VENT STACKS, RIDGE VENTS, ETC., TO MATCH COLOR OF ROOF UNLESS PRE-FINISHED BY MANUFACTURER TO MATCH.
- PROVIDE ICE & WATER SHIELD MEMBRANE BENEATH ALUMINUM STEP FLASHING & COUNTER FLASHING. HOWEVER, SEPARATE ALUMINUM AND ICE AND WATER SHIELD WITH BUILDING FELT. INSURE ALL WINDOW SILLS ARE WRAPPED & FLASHED AS PER SPECIFICATIONS. (EXCEPT AT TPO OR PVC ROOF AREAS - WHICH SHALL FOLLOW THOSE ROOF MANUFACTURER DETAILS).
- ROOF PENETRATIONS, VENT STACKS, MECH. PENETRATIONS, ETC. ARE NOT SHOWN FOR DRAWING CLARITY - G.C. TO CO-ORDINATE AS REQ'D.
- PROVIDE METAL DROP EDGE AROUND ENTIRE PERIMETER OF ROOF LINE. USE ROOFING CEMENT AT BTM SHINGLE COARSE - SO NOT ALLOW CEMENT & DRIP TO COME IN CONTACT W/ EACH OTHER - APPLIES TO RAKES AS WELL. (EXCEPT AT TPO OR PVC ROOF AREAS - WHICH SHALL FOLLOW THOSE ROOF MANUFACTURER DETAILS).

ROOF PLAN NOTES:

1. FIBERGLASS SHINGLE ROOF OVER 15 LB. BUILDING FELT ON ICE & WATER MEMBRANE ALL OVER 5/8" ZIP ROOF SHEATHING AND SYSTEMS. - REMOVE EXISTING ROOF SHINGLE AND REPLACE WITH NEW FIBERGLASS SHINGLE ROOF TO MATCH NEW.
2. STANDING SEAM METAL ROOF OVER 15 LB. BUILDING FELT ON ICE & WATER MEMBRANE ALL OVER 5/8" ZIP ROOF SHEATHING AND SYSTEMS. - FEATHER INTO EXISTING ROOF SHINGLES.
3. PROVIDE METAL TO FIBERGLASS SHINGLE ROOF TRANSITION - SEE DETAIL 3 / A-3.
4. PROVIDE "LOOK-OUT" / LADDER - SEE DETAIL 2 / A-4.
5. DASHED LINE REPRESENTS APPROX. LOCATION OF OUTSIDE EDGE OF EXTERIOR WALL BELOW.
6. PROVIDE ICE AND WATER SHIELD MEMBRANE BENEATH ALUMINUM STEP FLASHING & COUNTER FLASHING • ALL WALL TO ROOF INTERSECTIONS. HOWEVER, SEPARATE ICE AND WATER SHIELD W/ BUILDING FELT. SEE FLASHING DETAIL 2 / A-3.
7. REMOVE EXIST'G ROOF SHINGLES AND UNDERLAYMENT DOWN TO EXISTING SHEATHING. VERIFY ALL EXIST'G ROOF SHEATHING IS SATISFACTORY FOR APPLICATION OF NEW ICE / WATER W/ 15 LB. BUILDING FELT AND THEN NEW ROOF SHINGLES. CUT IN NEW RIDGE VENT FOR VENTILATION OF ROOF ATTIC SPACE BELOW. PROVIDE ALL REQUIRED FLASHING / COUNTER FLASHING AND CRICKETS, AS WELL AS DRIP EDGE / FLASHING AS NECESSARY FOR A COMPLETE WATERTIGHT ROOF SYSTEM.
8. DASHED LINES INDICATES APPROX. LOCATION OF PORCH POSTS BELOW.

SD ATELIER ARCHITECTURE L.L.C.
511 Broadway, Second Floor.
Saratoga Springs, NY. 12866
ph: 518.587.3385
www.sdatelier.com
info@sdatelier.com

RENOVATION AND ADDITION FOR :
CLAUDE AND PATTI FOX
28 MCLEAN STREET
BALLSTON SPA, NEW YORK 12020

PERMIT SET

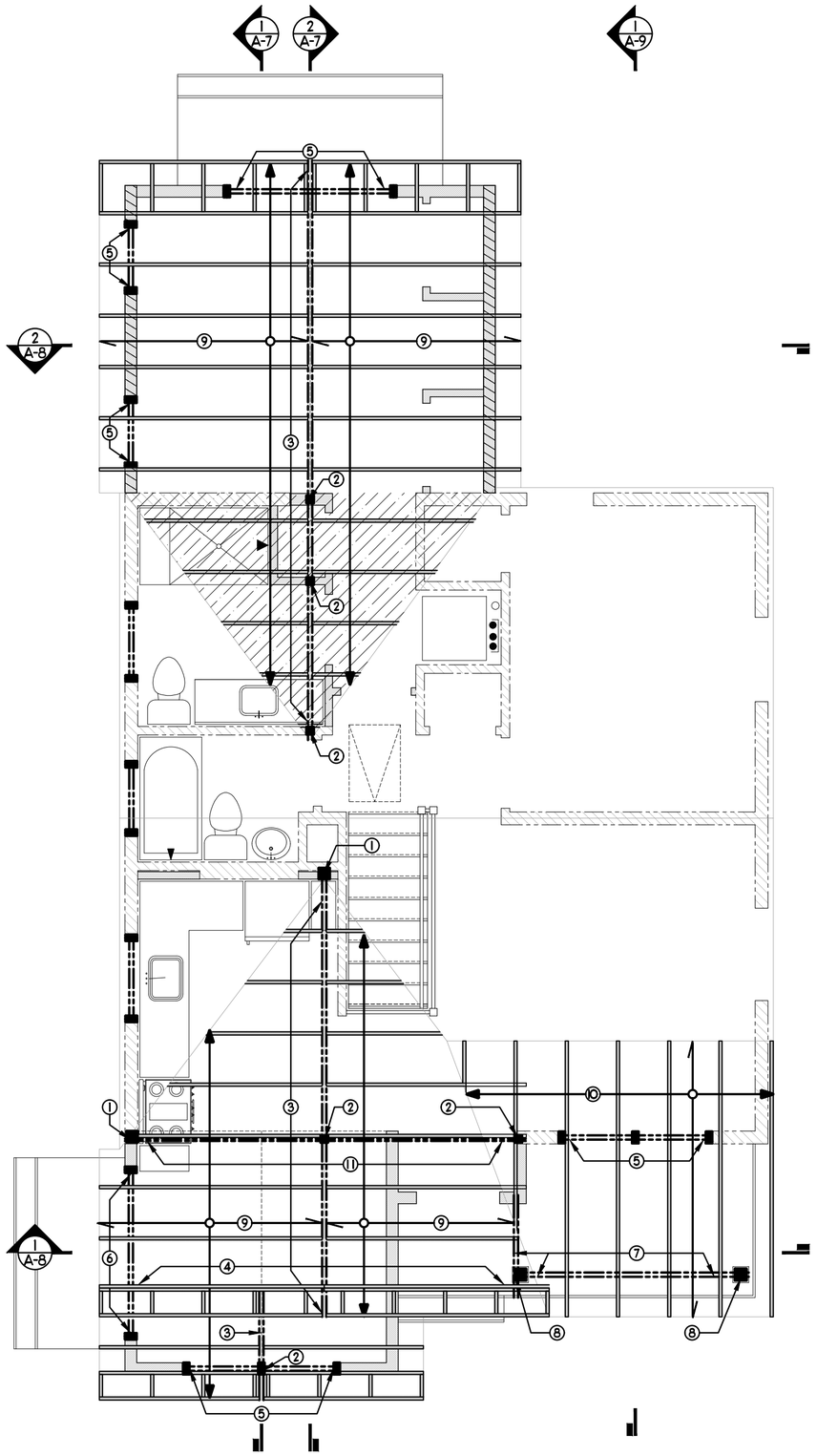
NORTH

DATE: 3/30/23
SCALE: AS NOTED
REVISIONS:

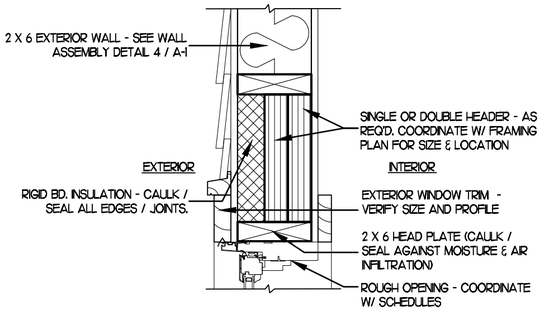
ROOF PLAN, DETAILS & NOTES

A-3

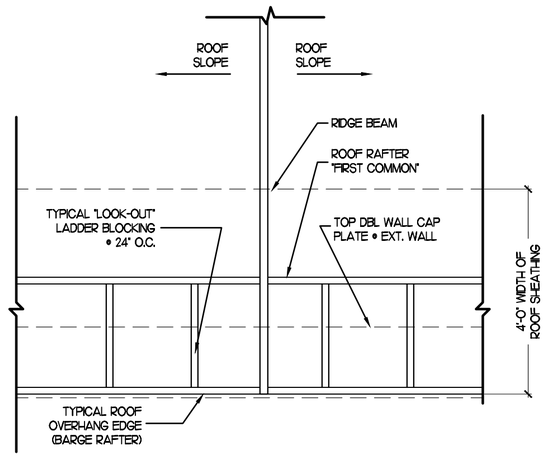
PROJECT 2022-34

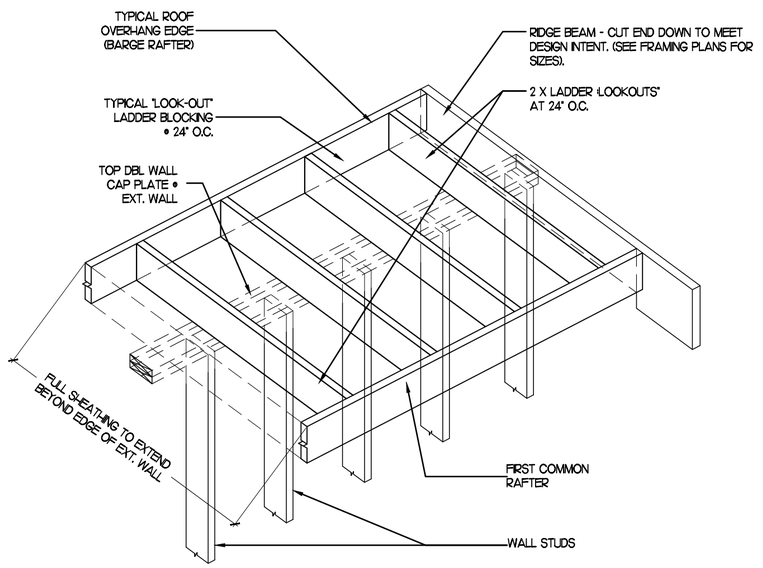


1 A-4 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



3 A-4 TYP. INSULATED HEADER DETAIL
SCALE: 1 1/2" = 1'-0"





2 A-4 TYP. "LOOK-OUT" LADDER DETAIL
N.T.S.

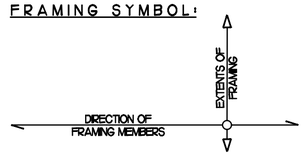
GENERAL FRAMING NOTES:

- G.C. SHALL WORK WITH EXISTING CONDITIONS, AS REQUIRED TO MEET THE DESIGN INTENT AND AS THE BUILDING FRAME & STRUCTURES ARE UNKNOWN IT IS REQUIRED OF THE G. C. / HOMEOWNER TO CONTACT ARCHITECT AT TIMES WHEN EXISTING FRAMING AND CONDITIONS ARE EXPOSED - SO THAT THE ARCHITECT MAY REVIEW AND CONFIRM THEIR PROPOSED ROOF FRAMING, AND LOADING" UPON THE EXISTING CONDITIONS.
- ROOFS SHALL BE INSTALLED AT THE PITCHED INDICATED ON THE ARCHITECTURAL DRAWINGS.
- UNLESS OTHERWISE NOTED - AT THE ENDS OF ALL BEAMS, GIRDERS, & HEADERS, PROVIDE A BUILT-UP OR SOLID POST WITH A WIDTH EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING & WHOSE DEPTH IS 5 1/2" AT TYPICAL BEARING WALLS.
- POST DOWN BENEATH ALL VALLEY, RIDGES & HIPS AS REQ'D. IF THESE POSTS DO NOT BEAR ONTO BEARING STRUCTURE - THEN THAT STRUCTURE BENEATH SHALL BE DOUBLED UP TO ACCOMMODATE THE ADDITIONAL LOADS.
- AT FLUSH FRAMING CONDITIONS, USE JOIST HANGERS OR METAL FRAMING ANCHORS OF PROPER SIZE & GAUGE. (U.N.O. BY OTHERWISE BY FLOOR TRUSS SUPPLIER.)
- FOR ALL MICRO-LAM END BEARING CONDITIONS - PROVIDE A MIN. BEARING SURFACE OF MIN. SIZE EQUAL TO WIDTH OF MICRO-LAM.
- ALL JOIST HANGERS & CONNECTORS SHALL BE GALVANIZED STEEL AS MANUFACTURED BY SIMPSON, USB, OR EQUAL.
- USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED
- ALL LUMBER SHALL BE GRADE STAMPED BY A RECOGNIZED GRADING AGENCY AND SHALL BE MAX. 19% MOISTURE CONTENT.
- HEADERS NOT INDICATED NOR THAT ARE LOAD BEARING SHALL BE (2) 2 X 8 AS A MIN.
- ALL EXT. HEADERS TO BE INSULATED EITHER WITH RIGID BD OR WITH FOAM.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY AND PERMANENT BRACING OF THE EXISTING ROOF AND FLOOR SYSTEMS AND FOR THE OVERALL STRUCTURE.
- DO NOT REPAIR ANY STRUCTURAL ELEMENT WITHOUT FIRST OBTAINING WRITTEN APPROVAL & A REVISED DRAWING FROM THE ARCHITECTS.

STRUCTURAL DESIGN CRITERIA:

- FLOOR LOAD DESIGNS - FLOOR FRAMING IS DESIGNED TO 45 LB. LIVE - 15 LB. DEAD AT ALL LIVING SPACES / ROOMS AND SLEEPING ROOMS. IN ADDITION, WE ARE PROVIDING FOR SHEATHING TO BE GLUED AND SCREWED TO THE FLOOR FRAMING- PROVIDE AN ADDITIONAL 1/2" PLYWOOD LAYER AT ALL SCHEDULED (TILE AREAS).
- ALL ENGINEERED WOOD FLOOR FRAMING & STRUCTURAL DESIGN / FRAMING SHALL BE FINALIZED IN SHOP DWG PHASE - REVIEWED & APPROVED BY ARCHITECT BEFORE ORDER / FRAMING. FINAL SIGNATURE STAMP SHALL BE BY A LICENSED NYS ENGINEER PER BLDG CODES.
- ROOF FRAMING DESIGN IS BASED ON THE FOLLOWING:
  ZONE: 50 PSF (GROUND SNOW LOAD)
  DEAD LOAD OF 15 LBS
  ULTIMATE WIND SPEED: 90 / 115 MPH

FRAMING SYMBOL:



LEGEND

- INDICATES LOAD BEARING WALLS
- INDICATES BEAM AND/OR GIRDERS
- INDICATES FRAMING MEMBERS
- INDICATES POST
- INDICATES EXISTING CONSTRUCTION
- INDICATES WALLS ABOVE / BELOW

ROOF FRAMING NOTES:

1. 5 1/4" X 5 1/4" PSL ENGINEERED POST BLOCK SOLID AT FLOOR CAVITY - ONTO FOUNDATION WALL AND / OR POST AT BASEMENT OR NEW PSL FLOOR BEAM.
2. 5 1/2" X 3 1/2" (L3E) LSL COLUMN DOWN ONTO CEILING BEAM OR HEADER BELOW.
3. 3 1/2" X 9 1/4" LVL RIDGE BEAM
4. (2) 2 X 8 SITE BUILT GABLE END TRUSS - SEE DETAIL 3 /A-8
5. 3 1/2" X 7 1/4" LVL INSULATED HEADER - SEE DETAIL 3 / A-4.
6. 3 1/2" X 9 1/4" LVL INSULATED HEADER - SEE DETAIL 3 / A-4.
7. (2) 1 3/4" X 7 1/4" LVL BEAM TO BE TRIMMED OUT TO MATCH TIMBER POSTS - VERIFY WITH HOMEOWNER ON FINAL FINISH / DESIGN.
8. 6 X 6 TIMBER POST - SEE DETAIL 3 / A-6.
9. 2 X 8 ROOF RAFTERS AT 24" O.C. TO BE FULLY INSULATED WITH CLOSED CELL SPRAY FOAM.
10. 2 X8 ROOF RAFTERS WITH 2 X 4 CEILING TIES • 24" O.C. - SEE CROSS SECTION AND DETAIL 3 / A-9
11. 3 1/2" X 14" UPSET LVL CEILING BEAM
12. PROVIDE NEW 24" X 36" ATTIC ACCESS PANEL WITH GASKET SEAL TO FINISH CEILING TO KEEP AIRTIGHT. COORDINATE WITH EXISTING CEILING FRAMING - ENSURE PANELS SIT BETWEEN CEILING JOISTS.

SD ATELIER ARCHITECTURE L.L.C.
511 Broadway, Second Floor.
Saratoga Springs, NY. 12866
ph: 518.587.3385
www.sdatelier.com
info@sdatelier.com

RENOVATION AND ADDITION FOR :
CLAUDE AND PATTI FOX
28 MCLEAN STREET
BALLSTON SPA, NEW YORK 12020

PERMIT SET

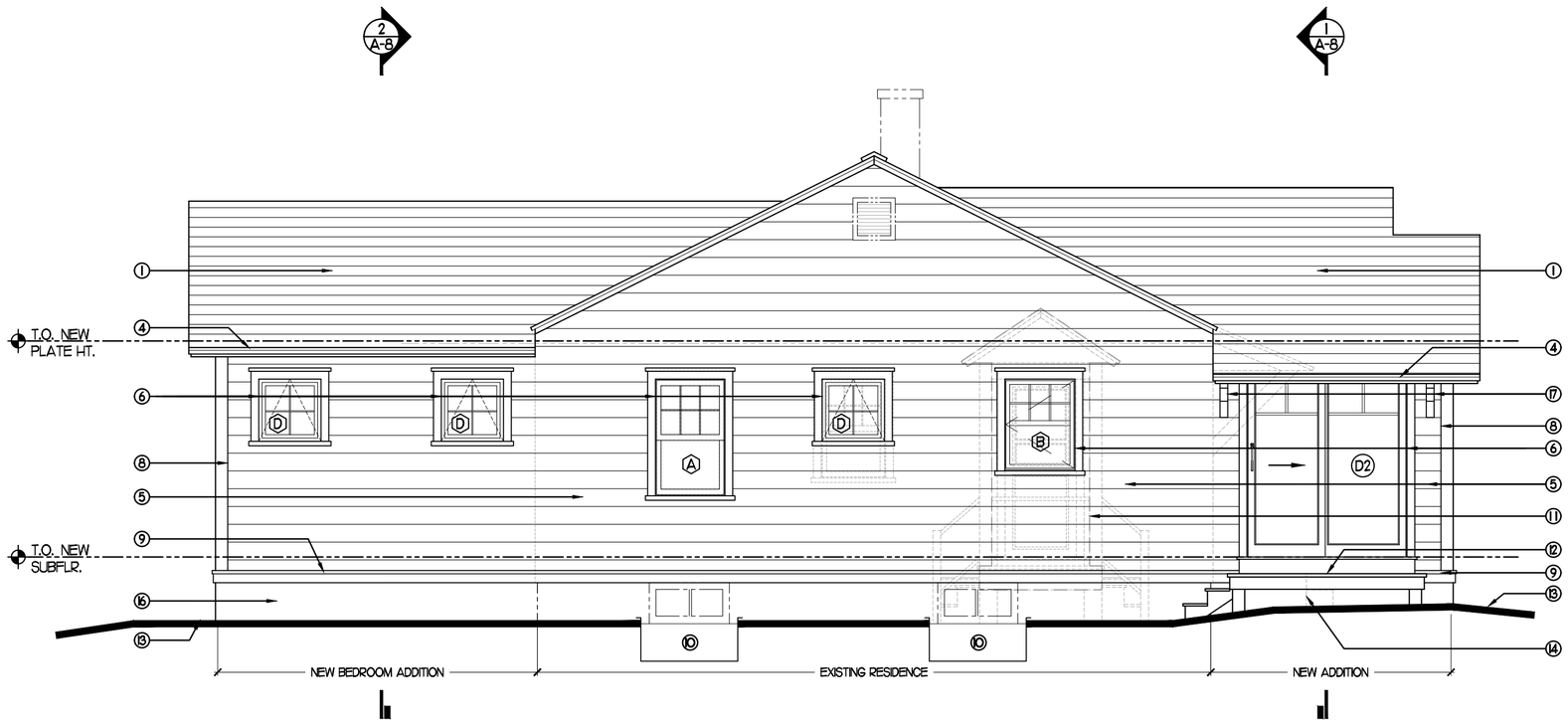
NORTH

DATE: 3/30/23
SCALE: AS NOTED
REVISIONS:

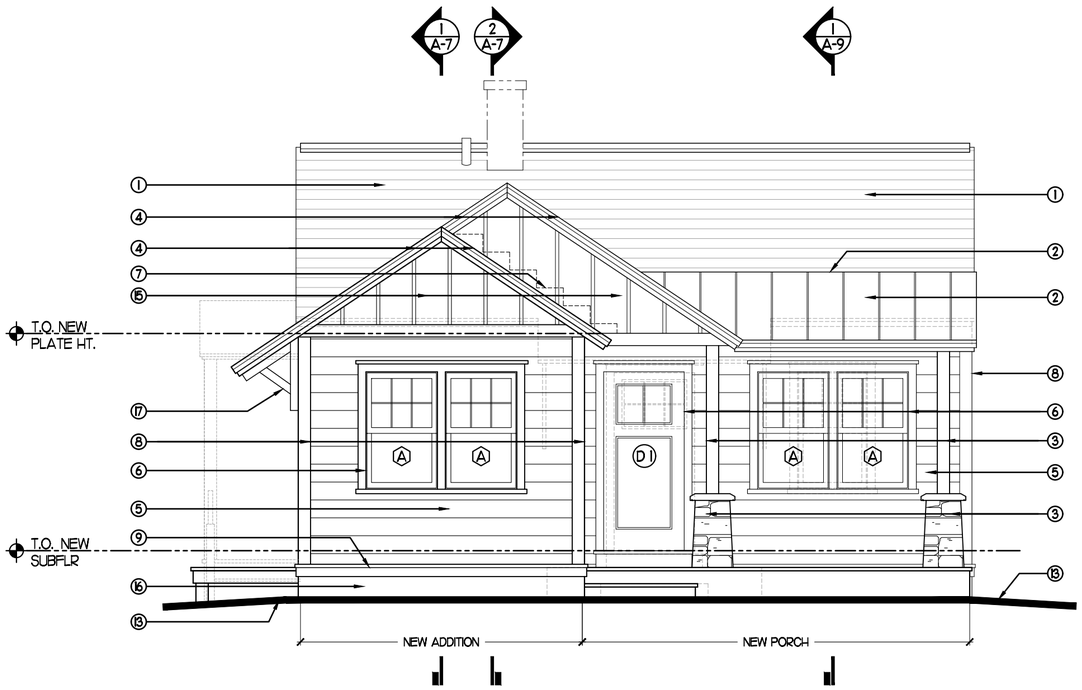
ROOF FRAMING PLAN, DETAIL & NOTES

A-4

PROJECT 2022-34



1 A-5 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A-5 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL ELEVATION NOTES:

- G.C. AND HOMEOWNER TO DISCUSS/ DECIDE IF ALUMINUM HEAD FLASHING SHALL BE REQUIRED AT THE WINDOW/ DOOR HEAD CAP TRIM.
- SOFFITS SHALL BE HARDIE SOFFIT PANELS - CUT TO MEET DESIGN INTENT AND PROFILES AS SHOWN.
- METAL DRIP EDGE - USE ROOFING CEMENT @ BTM. SHINGLE COURSE - DO NOT ALLOW CEMENT & DRIP EDGE TO COME INTO CONTACT W/ EACH OTHER - THIS SHALL APPLY TO RAKES ALSO.

EXTERIOR ELEVATION NOTES:

1. ARCHITECTURAL GRADE FIBERGLASS SHINGLE ROOF - OVER BUILDING FELT ON ICE & WATER MEMBRANE. REMOVE EXIST'G ROOF SHINGLES & FELT AND APPLY - SAME REQUIREMENTS.
2. STANDING SEAM METAL ROOF - OVER BUILDING FELT ON ICE AND WATER MEMBRANE - SEE DETAIL 3 / A-3 FOR TRANSITION DETAIL TO FIBERGLASS SHINGLE ROOF.
3. SEE SECTION AND DETAILS, ALONG WITH FRAMING PLANS FOR PORCH COLUMNS AND PIERS.
4. NEW FASCIA & RAKE TRIM - SEE BUILDING SECTIONS AND DETAIL 4 / A-3
5. HORIZONTAL CEMENT BOARD SIDING W/ 5" +/- EXPOSURE, ADJUST COURSING TO WORK W/ WINDOW / DOOR SILL AND HEADS. INSTALL PER MANUFACTURERS INSTRUCTIONS.
6. 5/4" X 4" WINDOW / DR TRIM W/ DRIP CAP MOLDING. SEE DETAILS AND CROSS SECTIONS THROUGHOUT FOR HEAD FLASHING AS REQ'D.
7. PROVIDE STEP / COUNTER FLASHING AS REQ'D AT ALL ROOF TO WALL INTERSECTIONS. SEE DETAIL 2 / A-3.
8. 5/4" X 4" CEMENT BOARD CORNER BOARD.
9. 5/4" X 6" WATERTABLE TRIM W/ DRIP CAP MOLDING & FLASHING.
10. PROVIDE NEW WINDOW WELLS AT ALL BASEMENT WINDOWS. ENSURE GRADE IS SLOPED AWAY, MIN. 6" DOWN OVER 10'-0" OUT. PROVIDE W/ WEATHERPROOF COVER DRAINAGE AND GRAVEL AT BOTTOM. SHALL BE SIMILAR TO EGRESS WINDOW WELL. IF METAL AREA WELLS ARE UTILIZED - BEFORE BACKFILLING INSTALL MEMBRANE WRAP TO EXTERIOR IN ORDER TO MAKE WATER IMPERMEABLE.
11. EXIST'G SIDE PORCH STRUCTURE TO BE REMOVED IN ITS ENTIRETY
12. NEW COMPOSITE DECKING OVERTOP P.T. FRAMING AND STAIR FRAMING - SEE FRAMING PLAN FOR SIZES - COORDINATE WITH HOMEOWNER ON COLOR OF COMPOSITE DECKING.
13. FINISHED GRADE - G.C. SHALL COORDINATE AND FINISH AS REQ'D. TO MEET THE DESIGN INTENT OF DRAWINGS - INSURE ALL FINISH GRADES SLOPE MIN. 6" OVER 10'-0" AWAY FROM BLDG.
14. G.C. TO COORDINATE STEP WITH FINAL FINISH GRADE - ENSURE STEP NOT TO EXCEED 8" RISE
15. FIBERCEMENT BOARD / BATTEN SIDING. SEE PLAN DETAILS FOR BATTEN SPACING AND PARTICULARS.
16. DAMP PROOF & PAINT FOUNDATION WALLS ABOVE GRADE. WATERPROOF FOUNDATION WALLS BELOW GRADE.
17. TIMBER BRACKET - VERIFY WITH HOMEOWNER AND ARCHITECT ON FINAL DESIGN.

SD ATELIER ARCHITECTURE L.L.C.
511 Broadway, Second Floor.
Saratoga Springs, NY. 12866
ph: 518.587.3385
www.sdatelier.com
info@sdatelier.com

RENOVATION AND ADDITION FOR :
CLAUDE AND PATTI FOX
28 MCLEAN STREET
BALLSTON SPA, NEW YORK 12020

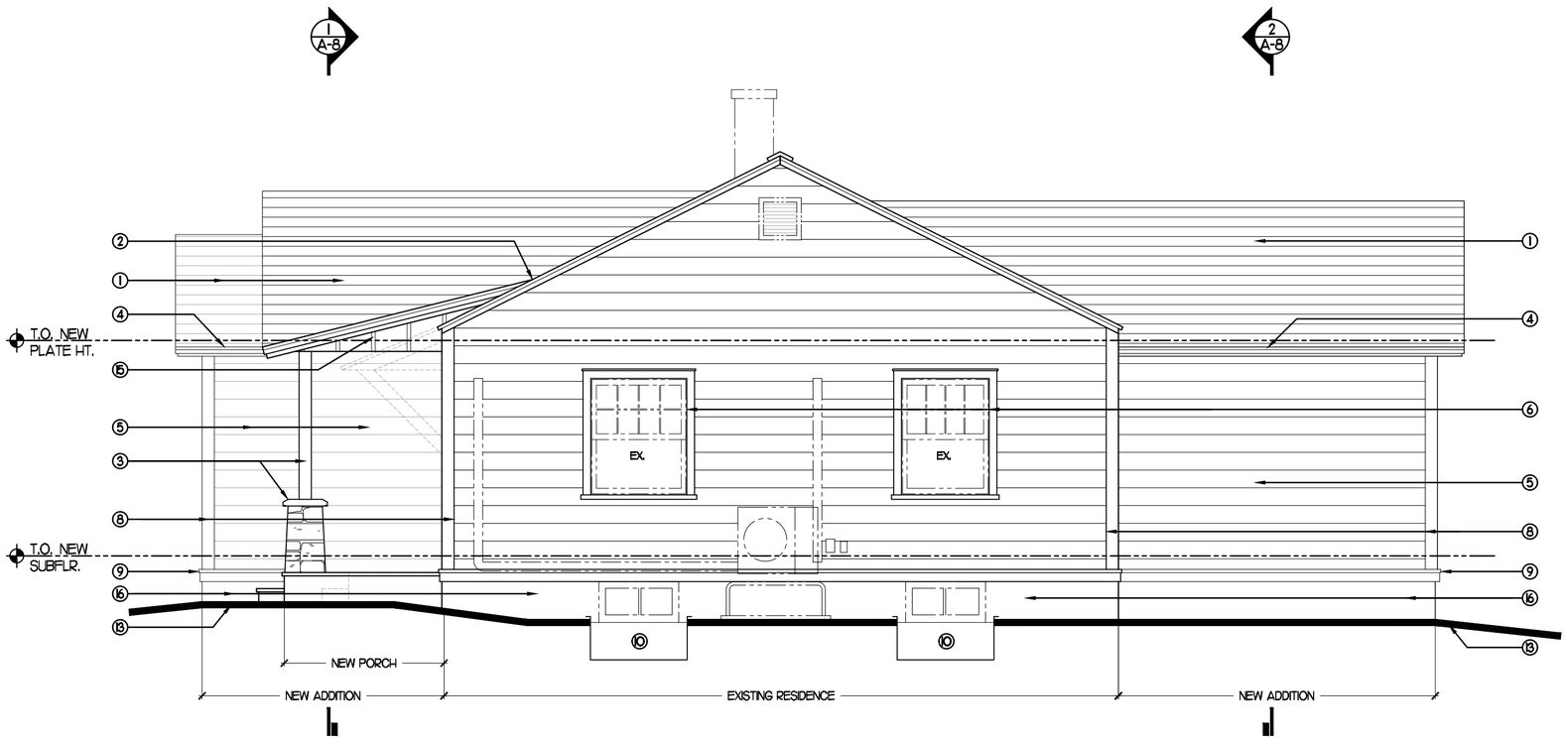
PERMIT SET

DATE: 3/30/23
SCALE: AS NOTED
REVISIONS:

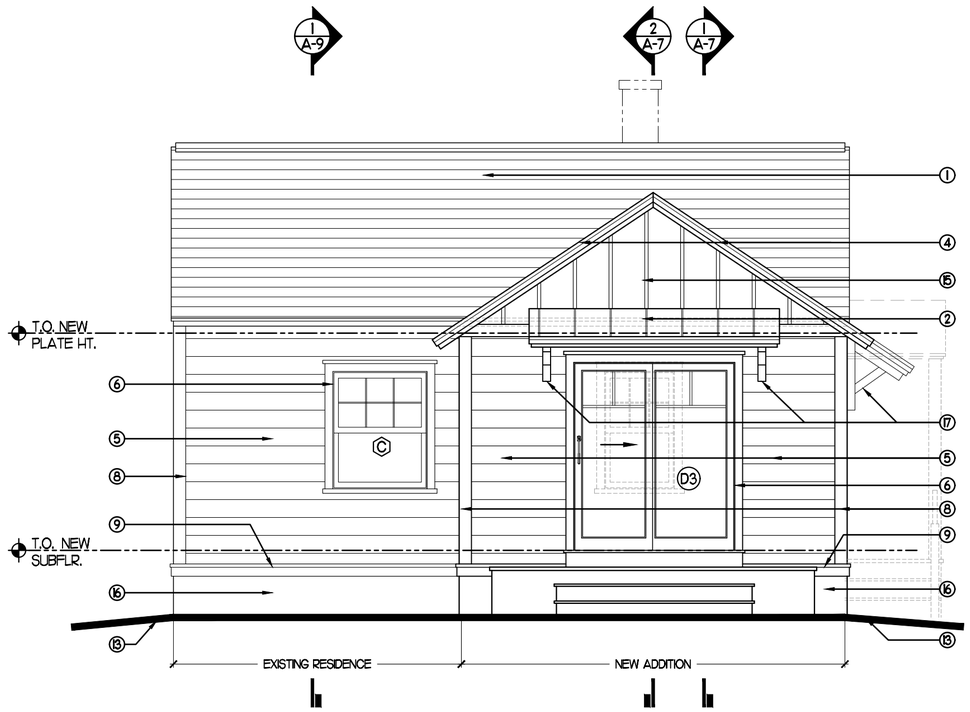
EXTERIOR ELEVATIONS
DETAIL & NOTES

A-5

PROJECT
2022-34



1 A-6 WEST ELEVATION
SCALE: 1/4" = 1'-0"



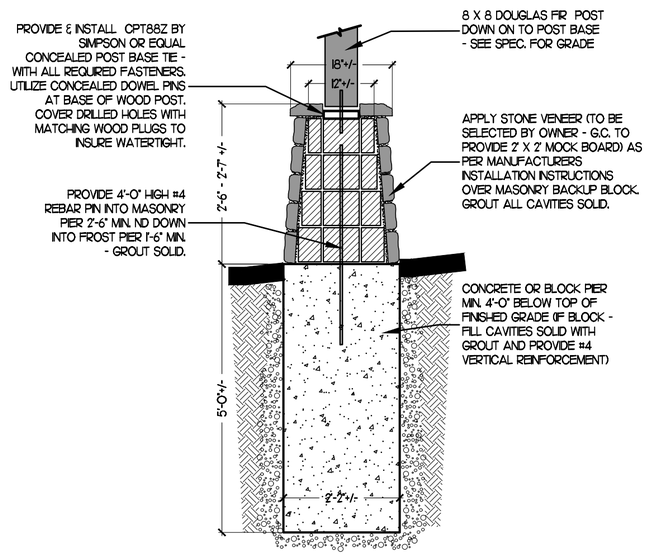
2 A-6 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL ELEVATION NOTES:

- G.C. AND HOMEOWNER TO DISCUSS/ DECIDE IF ALUMINUM HEAD FLASHING SHALL BE REQUIRED AT THE WINDOW/ DOOR HEAD CAP TRIM.
- SOFFITS SHALL BE HARDIE SOFFIT PANELS - CUT TO MEET DESIGN INTENT AND PROFILES AS SHOWN.
- METAL DRIP EDGE - USE ROOFING CEMENT • BTM. SHINGLE COURSE - DO NOT ALLOW CEMENT & DRIP EDGE TO COME INTO CONTACT W/ EACH OTHER - THIS SHALL APPLY TO RAKES ALSO.

EXTERIOR ELEVATION NOTES:

1. ARCHITECTURAL GRADE FIBERGLASS SHINGLE ROOF - OVER BUILDING FELT ON ICE & WATER MEMBRANE. REMOVE EXIST'G ROOF SHINGLES & FELT AND APPLY - SAME REQUIREMENTS,
2. STANDING SEAM METAL ROOF - OVER BUILDING FELT ON ICE AND WATER MEMBRANE - SEE DETAIL 3 / A-3 FOR TRANSITION DETAIL TO FIBERGLASS SHINGLE ROOF.
3. SEE SECTION AND DETAILS, ALONG WITH FRAMING PLANS FOR PORCH COLUMNS AND PIERS.
4. NEW FASCIA & RAKE TRIM - SEE BUILDING SECTIONS AND DETAIL 4 / A-3
5. HORIZONTAL CEMENT BOARD SIDING W/ 5" +/- EXPOSURE, ADJUST COURSING TO WORK W/ WINDOW / DOOR SILL AND HEADS. INSTALL PER MANUFACTURERS INSTRUCTIONS.
6. 5/4" X 4" WINDOW / DR TRIM W/ DRIP CAP MOLDING. SEE DETAILS AND CROSS SECTIONS THROUGHOUT FOR HEAD FLASHING AS REQ'D.
7. PROVIDE STEP / COUNTER FLASHING AS REQ'D AT ALL ROOF TO WALL INTERSECTIONS. SEE DETAIL 2 / A-3.
8. 5/4" X 4" CEMENT BOARD CORNER BOARD.
9. 5/4" X 6" WATERTABLE TRIM W/ DRIP CAP MOLDING & FLASHING.
10. PROVIDE NEW WINDOW WELLS AT ALL BASEMENT WINDOWS. ENSURE GRADE IS SLOPED AWAY, MIN. 6" DOWN OVER 10'-0" OUT. PROVIDE W/ WEATHERPROOF COVER DRAINAGE AND GRAVEL AT BOTTOM. SHALL BE SIMILAR TO EGRESS WINDOW WELL. IF METAL AREA WELLS ARE UTILIZED - BEFORE BACKFILLING INSTALL MEMBRANE WRAP TO EXTERIOR IN ORDER TO MAKE WATER IMPERMEABLE.
11. EXIST'G SIDE PORCH STRUCTURE TO BE REMOVED IN ITS ENTIRETY
12. NEW COMPOSITE DECKING OVERTOP P.T. FRAMING AND STAIR FRAMING - SEE FRAMING PLAN FOR SIZES - COORDINATE WITH HOMEOWNER ON COLOR OF COMPOSITE DECKING.
13. FINISHED GRADE - G.C. SHALL COORDINATE AND FINISH AS REQ'D, TO MEET THE DESIGN INTENT OF DRAWINGS - INSURE ALL FINISH GRADES SLOPE MIN. 6" OVER 10'-0" AWAY FROM BLDG.
14. G.C. TO COORDINATE STEP WITH FINAL FINISH GRADE - ENSURE STEP NOT TO EXCEED 8" RISE
15. FIBERCEMENT BOARD / BATTEN SIDING. SEE PLAN DETAILS FOR BATTEN SPACING AND PARTICULARS.
16. DAMP PROOF & PAINT FOUNDATION WALLS ABOVE GRADE. WATERPROOF FOUNDATION WALLS BELOW GRADE.
17. TIMBER BRACKET - VERIFY WITH HOMEOWNER AND ARCHITECT ON FINAL DESIGN,



3 A-6 FRONT PORCH PIER DETAIL
SCALE: 1/2" = 1'-0"

SD ATELIER ARCHITECTURE L.L.C.
511 Broadway, Second Floor.
Saratoga Springs, NY. 12866
ph: 518.587.3385
www.sdatelier.com
info@sdatelier.com

RENOVATION AND ADDITION FOR :
CLAUDE AND PATTI FOX
28 MCLEAN STREET
BALLSTON SPA, NEW YORK 12020

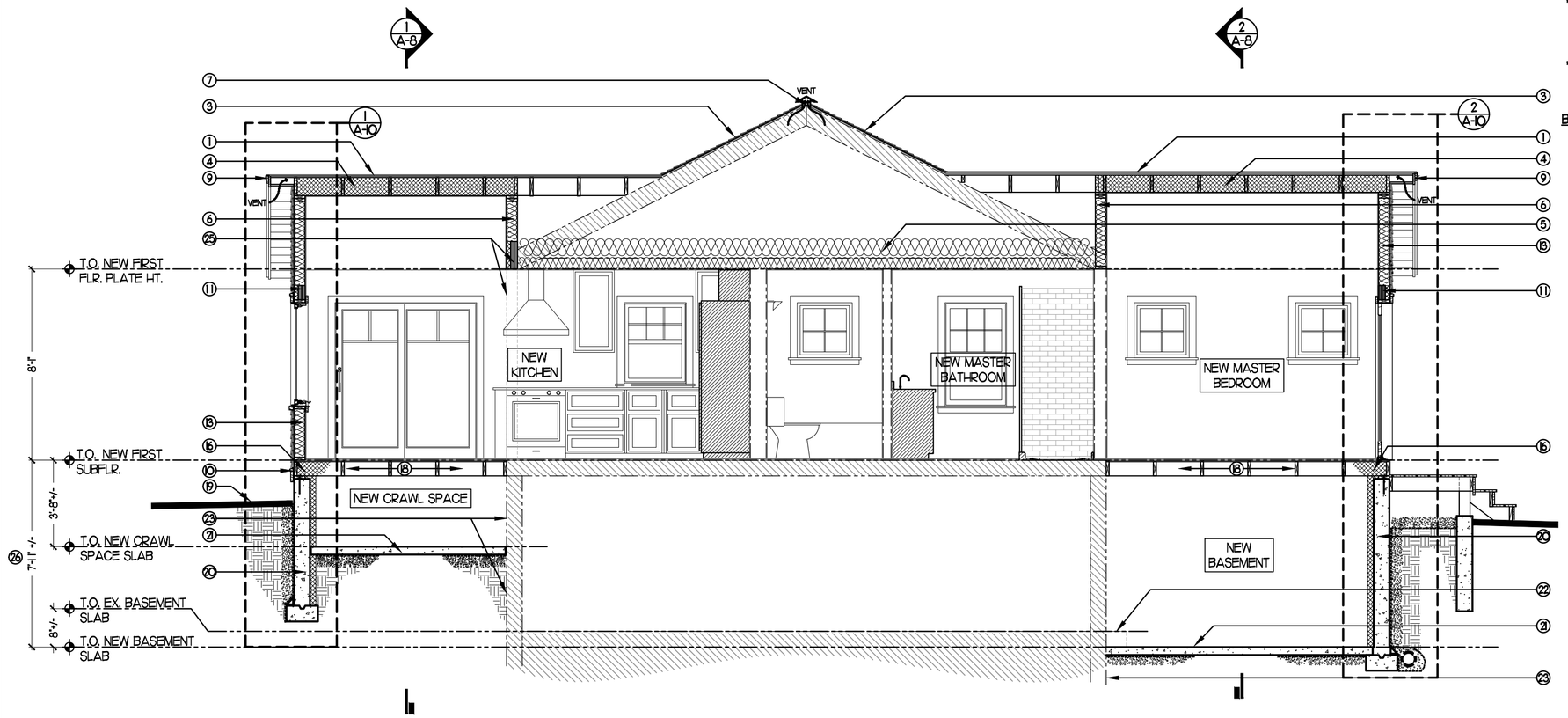
PERMIT SET

DATE: 3/30/23
SCALE: AS NOTED
REVISIONS:

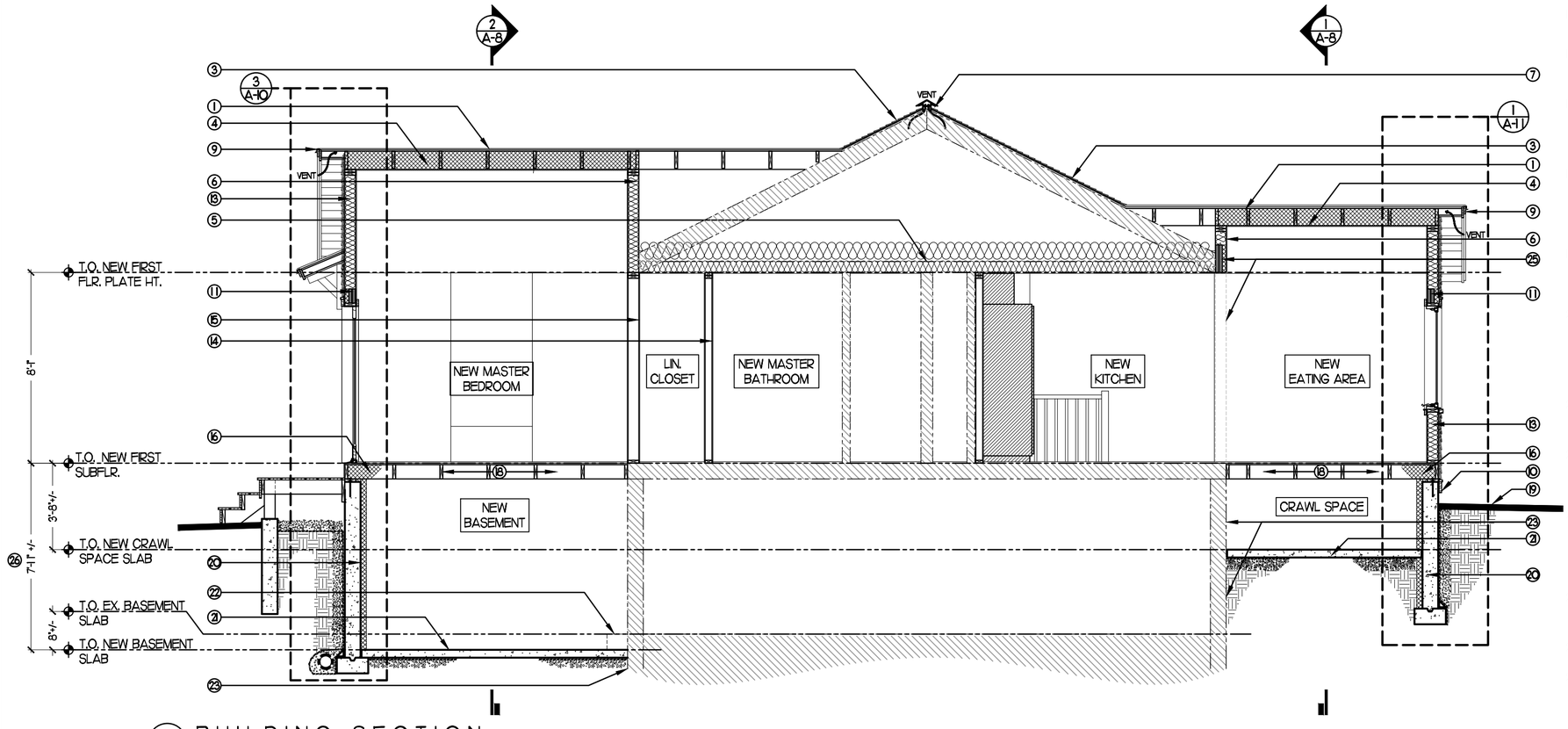
EXTERIOR ELEVATIONS
DETAIL & NOTES

A-6

PROJECT
2022-34



1 A-7 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 A-7 BUILDING SECTION
SCALE: 1/4" = 1'-0"

GENERAL SECTION NOTES:

- G.C. AND HOMEOWNER TO DISCUSS/ DECIDE IF ALUMINUM HEAD FLASHING SHALL BE REQUIRED AT THE WINDOW/ DOOR HEAD CAP TRIM. OTHERWISE TRIM ACCESSORY MAY BE PROVIDED BY WINDOW MANUFACTURER.
- METAL DRIP EDGE - USE ROOFING CEMENT IF ACCEPTABLE TO ROOF MEMBRANE MANUFACTURER - DO NOT ALLOW CEMENT & DRIP EDGE TO COME INTO CONTACT W/ EACH OTHER - THIS SHALL APPLY TO RAKES ALSO.

BUILDING SECTION NOTES:

1. ARCHITECTURAL GRADE FIBERGLASS SHINGLE ROOF - OVER BUILDING FELT ON ICE & WATER MEMBRANE. NO ROOF RIDGE VENTING IS REQUIRED NOR SHOWN, AS THE ROOF SYSTEM ARE CONDITIONED ! U.N.O.
2. STANDING SEAM METAL ROOF - OVER BUILDING FELT ON ICE & WATER MEMBRANE - VERIFY COLOR WITH OWNER. SEE SPECIFICATIONS.
3. REMOVE EXIST'G ROOF SHINGLES & UNDERLAYMENT DOWN TO EXIST'G SHEATHING VERIFY AL EXIST'G ROOF SHEATHING IS SATISFACTORY FOR APPLICATION OF NEW ICE / WATER W/ 15 LB BLDG. FELT, AND THEN NEW ROOF SHINGLES. CUT IN NEW RIDGE VENT FOR VENTILATION OF ROOF ATTIC SPACE BELOW. PROVIDE ALL REQUIRED FLASHING / COUNTER FLASHING, CRICKETS AND DRIP EDGE / FLASHING AS NECESSARY FOR A COMPLETE WATERTIGHT ROOF SYSTEM
4. ROOF RAFTERS ENCLOSED WITH CLOSED CELL SPRAY FOAM INSULATION - COORDINATE AS REQ'D WITH FRAMING PLANS, ENSURE RIDGE BEAMS ARE ENTIRELY ENGULFED W/ SPRAY FOAM. ENSURE LUMBER IS COMPLETELY DRY - BEFORE APPLICATION, RE-FILL OR CAULK IF OPENINGS OCCUR AFTER APPLICATION. MIN INSULATION SHALL BE 7" THICK.
5. IT IS ASSUMED EXISTING CEILING IS INSULATED. THEREFORE PROVIDE AT A MINIMUM ANOTHER LAYER OF ROCKWOOL 'COMFORT BATT' 9 1/2" THICK • R-38 OVERTOP OF EXISTING INSULATION. - AREAS THAT RECEIVE BATT INSULATION SHALL HAVE A VAPOR RETARDER BARRIER / SHEATHING - SEE SPECIFICATIONS
6. PROVIDE NEW STUD INSULATED WALL TO ENSURE AIR TIGHT AND INSULATED. AREAS THAT HAVE BATT INSULATION SHALL HAVE A VAPOR RETARDER BARRIER / SHEATHING - SEE SPECIFICATION.
7. PROVIDE NEW RIDGE VENT. CUT BACK EXISTING SHEATHING - TAPE / SEAL AS REQUIRED TO WATERPROOF.
8. METAL STEP & COUNTER FLASHING AS REQ'D TO ENSURE WATER TIGHTNESS - SEE DETAIL 2 / A-3.
9. NEW FASCIA / RAKE TRIM - SEE ELEVATIONS AND DETAIL 4 / A-3.
10. 5/4" X 6" BOTTOM WATER TABLE TRIM W/ DRIP CAP MOLD. APPLY METAL FLASHING OVER TOP OF DRIP MOULD. NOTCH BOTTOM OF BOTTOM TRIM TO CREATE WATER DRIP. SHALL COVER SILL PLATTE TO RIBBON JOIST DOWN OVER JOINT FROM FOUNDATION WALL TO SILL.
11. INSULATED HEADER - SEE FRAMING PLANS FOR SIZES. PROVIDE SEALANT AT BOTTOM OF HEADER OR BOTTOM PLATE TO WINDOW HEAD CONNECTION TO ENSURE AGAINST AIR INFILTRATION. - SEE DETAIL 3 / A-4.
12. POST COLUMN - COORDINATE W/ ALL FRAMING PLANS.
13. EXTERIOR WALL ASSEMBLY - SEE DETAILS 2 / A-1.
14. 2 X 4 WD STUD WALL • 24" O.C. BOTH FACES SHALL RECEIVE 5/8" GYP. BD. WALL FINISH - TAPED, PRIMED & PAINTED.
15. 2 X 6 WD STUD WALL • 24" O.C. BOTH FACES SHALL RECEIVE 5/8" GYP. BD. WALL FINISH - TAPED, PRIMED & PAINTED.
16. SPRAY FOAM INSULATION AT ALL FLR JST RIBBON BAYS - SEE DETAIL TYPICAL A MIN. 18" IN FROM EXTERIOR WALL FACING. ENSURE SILL ARE CAULKED/ SEALED ALONG WITH SILL SEALER.
17. BEAM/ HEADER - COORDINATE WITH FRAMING PLANS - PROVIDE MTL. JST HANGER CONNECTIONS FROM FLR JST TO BEAM (FOR FLUSH CONNECTIONS) - APPLY CONSTRUCTION ADHESIVE TO BTM. ! SEAT" OF HANGER BEFORE JOIST INSTALLATION TO ENSURE AGAINST FLR JOIST / HANGER CONNECTION 'SQUEAKS'.
18. FLR FRAMING - COORDINATE W/ FRAMING PLANS - DBL UP FLR JSTS BENEATH PARTITION WALLS, LOAD BEARING WALLS ABOVE, OR FLR JST SPLICES - PROVIDE SOLID BLOCKING OR SQUASH BLOCKS BENEATH - PROVIDE BLOCKING AND/OR CONSTRUCTION ADHESIVE W/ SPECIAL NAILING AT BTM. WALL PLATE TO SUBFLR WHERE FLOOR JSTS AND WALLS DO NOT LINE UP.
19. FINISHED GRADE - G.C. SHALL COORDINATE AND FINISH AS REQ'D. TO MEET THE DESIGN INTENT AND FLOOD ELEVATION LEVELS & SITE ENGINEER/SURVEY DRAWINGS - INSURE ALL FINISH GRADES SLOPE MIN. 6" OVER 10'-0" AWAY FROM BLDG.
20. CONCRETE FROST / FOUNDATION WALL- SEE DETAIL SHEET A-0D FOR REBAR REQUIREMENTS - ENSURE ALL PENETRATIONS & SLEEVES ARE WATERTIGHT / SEALED BEFORE FINAL BACKFILL - DAMP-PROOF ALL EXPOSED FOUND. WALLS ABOVE GRADE AND WATERPROOF ALL FOUND. WALLS BELOW GRADE. (FINAL HEIGHTS / DETAILING TO BE DETERMINED IN FIELD - AS WATERTABLE IS UNKNOWN)
21. 4" THICK CAST CONC. SLAB W/ WIRE & FIBERMESH - ON 8" COMPACTED CRUSHED STONE OR SAD - SLAB SHALL ALLOW FOR 1/4" - 1/2" JOINT AT PERIMETER - WITH BITUMINOUS JOINT FILLER AND CAULK AT TOP OF SLAB.
22. IT IS ASSUMED EXISTING FOOTING IS BELOW NEW SLAB - IF FOUND TO BE ABOVE OR AT NEW SLAB - NOTIFY ARCHITECT FOR A SITE VISIT - TO DETERMINE AN APPROPRIATE DETAIL TO ALLOW FOR DESIGN INTENT TO BE CONSTRUCTED.
23. PROVIDE SHEET PILE CONCRETE DETAIL AT EXISTING FOUNDATION WALL ENSURE ALL NEW WORK / EXCAVATION SHALL BE PERFORMED W/ CARE TO ENSURE NO MOVEMENT / SETTLEMENT NOR UNDERMINING OF EXISTING WALL AND IF FOUND EXISTING FOOTING. (FINAL HEIGHTS / DETAILING TO BE DETERMINED IN FIELD - AS WATERTABLE IS UNKNOWN)
24. CONCRETE STOOP W/ 4" CONCRETE SLAB ON 6" THICK CONCRETE FROST WALLS. PROVIDE ALL REQUIRED REINFORCEMENT. COORDINATE WITH ENTRY DETAIL 4 / A-0D.
25. REMOVE EXISTING EXTERIOR WALL AND CUT BACK EXISTING ROOF RAFTERS AND HANG FROM NEW UPSET BEAM.
26. MIN. FINISHED CEILING HEIGHT OF 7'-10" THEREFORE IF A STANDARD FOUNDATION WALL FORM WILL PROVIDE THIS AND A STEP DOWN INTO THIS AREA IS REQUIRED,THEN PROVIDE HOWEVER - THIS FINAL DETERMINATION SHOULD BE DECIDED ONLY AFTER EXCAVATION - TO ENSURE THERE IS NO HIGH WATER TABLE.

SD ATELIER ARCHITECTURE L.L.C.
511 Broadway, Second Floor.
Saratoga Springs, NY. 12866
ph: 518.587.3385
www.sdatelier.com
info@sdatelier.com

RENOVATION AND ADDITION FOR :
CLAUDE AND PATTI FOX
28 MCLEAN STREET
BALLSTON SPA, NEW YORK 12020

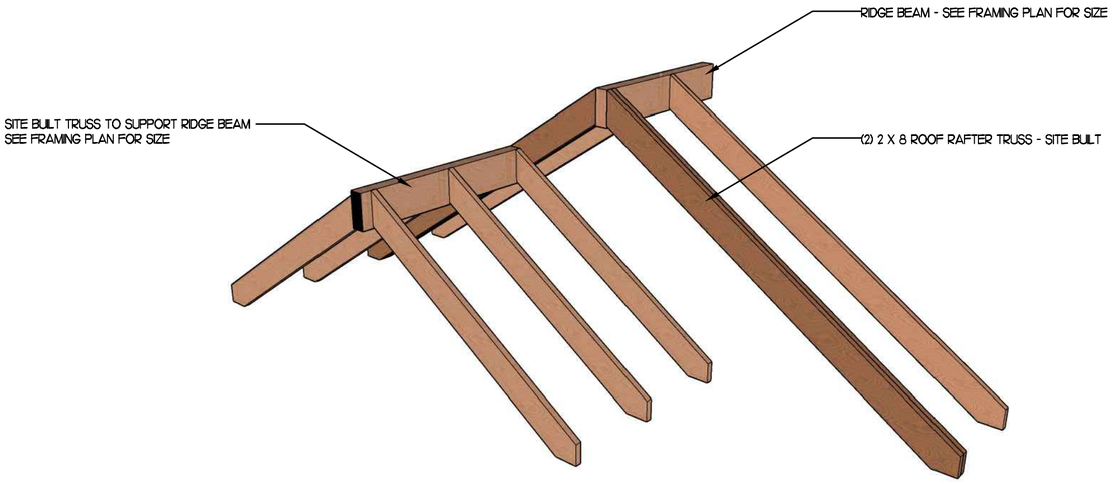
PERMIT SET

DATE: 3/30/23
SCALE: AS NOTED
REVISIONS:

BUILDING SECTIONS, DETAIL & NOTES

A-7

PROJECT 2022-34



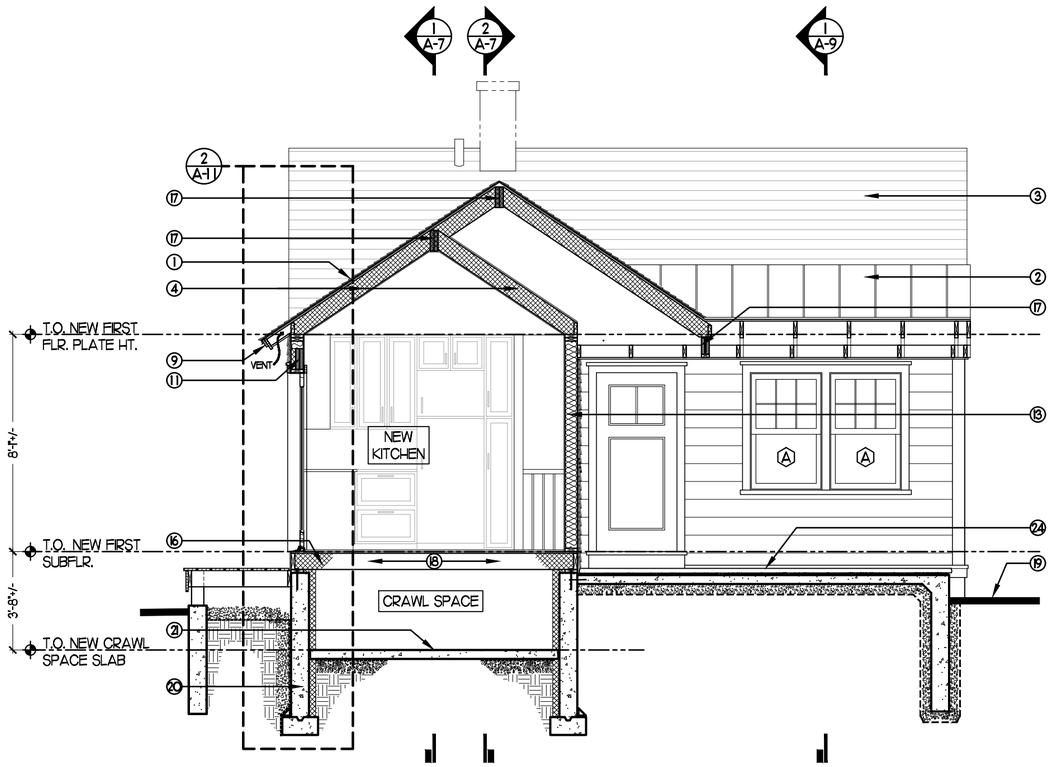
3 / A-8 ROOF RAFTER TRUSS DETAIL
N.T.S.

GENERAL SECTION NOTES:

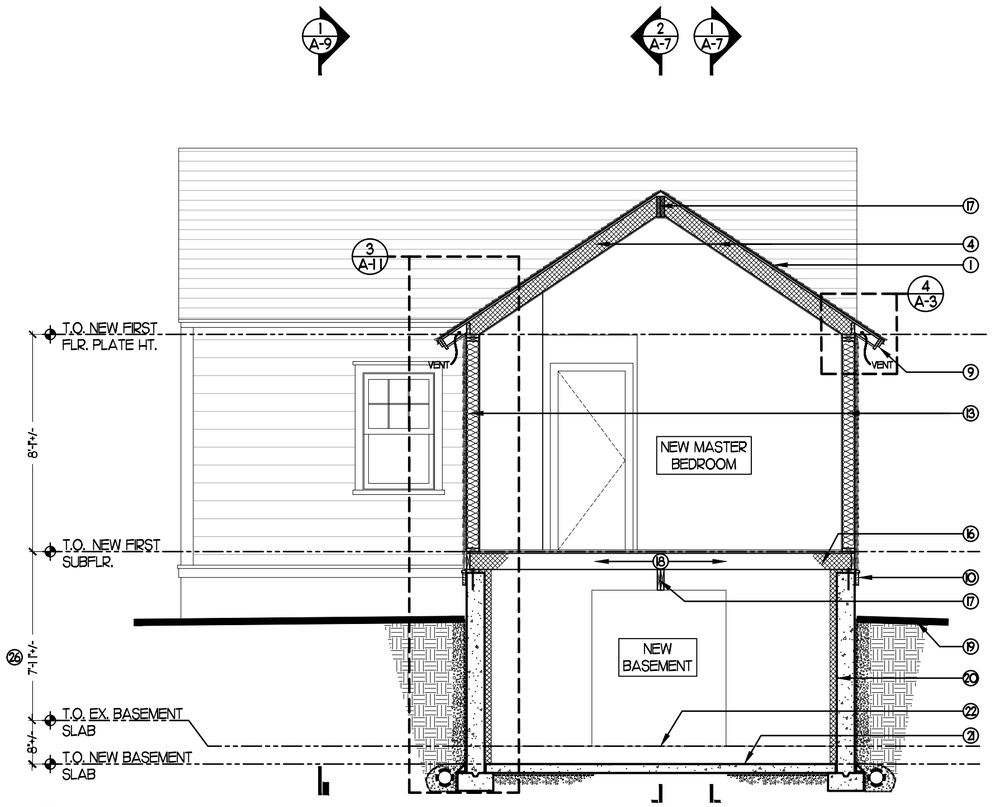
- G.C. AND HOMEOWNER TO DISCUSS/ DECIDE IF ALUMINUM HEAD FLASHING SHALL BE REQUIRED AT THE WINDOW/ DOOR HEAD CAP TRIM. OTHERWISE TRIM ACCESSORY MAY BE PROVIDED BY WINDOW MANUFACTURER.
- METAL DRIP EDGE - USE ROOFING CEMENT IF ACCEPTABLE TO ROOF MEMBRANE MANUFACTURER - DO NOT ALLOW CEMENT & DRIP EDGE TO COME INTO CONTACT W/ EACH OTHER - THIS SHALL APPLY TO RAKES ALSO.

BUILDING SECTION NOTES:

1. ARCHITECTURAL GRADE FIBERGLASS SHINGLE ROOF - OVER BUILDING FELT ON ICE & WATER MEMBRANE. NO ROOF RIDGE VENTING IS REQUIRED NOR SHOWN, AS THE ROOF SYSTEM ARE CONDITIONED ; U.N.O.
2. STANDING SEAM METAL ROOF - OVER BUILDING FELT ON ICE & WATER MEMBRANE - VERIFY COLOR WITH OWNER. SEE SPECIFICATIONS.
3. REMOVE EXIST'G ROOF SHINGLES & UNDERLAYMENT DOWN TO EXIST'G SHEATHING. VERIFY ALL EXIST'G ROOF SHEATHING IS SATISFACTORY FOR APPLICATION OF NEW ICE / WATER W/ 15 LB BLDG. FELT, AND THEN NEW ROOF SHINGLES. CUT IN NEW RIDGE VENT FOR VENTILATION OF ROOF ATTIC SPACE BELOW. PROVIDE ALL REQUIRED FLASHING / COUNTER FLASHING, CRICKETS AND DRIP EDGE / FLASHING AS NECESSARY FOR A COMPLETE WATERTIGHT ROOF SYSTEM.
4. ROOF RAFTERS ENCLOSED WITH CLOSED CELL SPRAY FOAM INSULATION - COORDINATE AS REQ'D WITH FRAMING PLANS. ENSURE RIDGE BEAMS ARE ENTIRELY ENGULFED W/ SPRAY FOAM. ENSURE LUMBER IS COMPLETELY DRY - BEFORE APPLICATION. RE-FILL OR CAULK IF OPENINGS OCCUR AFTER APPLICATION. MIN INSULATION SHALL BE 7" THICK.
5. IT IS ASSUMED EXISTING CEILING IS INSULATED. THEREFORE PROVIDE AT A MINIMUM ANOTHER LAYER OF ROCKWOOL "COMFORT BATT" 9 1/2" THICK = R-38 OVERTOP OF EXISTING INSULATION. - AREAS THAT RECEIVE BATT INSULATION SHALL HAVE A VAPOR RETARDER BARRIER / SHEATHING - SEE SPECIFICATIONS
6. PROVIDE NEW STUD INSULATED WALL TO ENSURE AIR TIGHT AND INSULATED. AREAS THAT HAVE BATT INSULATION SHALL HAVE A VAPOR RETARDER BARRIER / SHEATHING - SEE SPECIFICATION.
7. PROVIDE NEW RIDGE VENT. CUT BACK EXISTING SHEATHING - TAPE / SEAL AS REQUIRED TO WATERPROOF.
8. METAL STEP & COUNTER FLASHING AS REQ'D TO ENSURE WATER TIGHTNESS - SEE DETAIL 2 / A-3.
9. NEW FASCIA / RAKE TRIM - SEE ELEVATIONS AND DETAIL 4 / A-3.
10. 5/4" X 6" BOTTOM WATER TABLE TRIM W/ DRIP CAP MOLD. APPLY METAL FLASHING OVER TOP OF DRIP MOULD. NOTCH BOTTOM OF BOTTOM TRIM TO CREATE WATER DRIP. SHALL COVER SILL PLATTE TO RIBBON JOIST DOWN OVER JOINT FROM FOUNDATION WALL TO SILL.
11. INSULATED HEADER - SEE FRAMING PLANS FOR SIZES. PROVIDE SEALANT AT BOTTOM OF HEADER OR BOTTOM PLATE TO WINDOW HEAD CONNECTION TO ENSURE AGAINST AIR INFILTRATION. - SEE DETAIL 3 / A-4.
12. POST COLUMN - COORDINATE W/ ALL FRAMING PLANS.
13. EXTERIOR WALL ASSEMBLY - SEE DETAILS 2 / A-1.
14. 2 X 4 WD STUD WALL @ 24" O.C. BOTH FACES SHALL RECEIVE 5/8" GYP. BD. WALL FINISH - TAPED, PRIMED & PAINTED.
15. 2 X 6 WD STUD WALL @ 24" O.C. BOTH FACES SHALL RECEIVE 5/8" GYP. BD. WALL FINISH - TAPED, PRIMED & PAINTED.
16. SPRAY FOAM INSULATION AT ALL FLR JST RIBBON BAYS - SEE DETAIL TYPICAL A MIN. 18" IN FROM EXTERIOR WALL FACING. ENSURE SILL ARE CAULKED/ SEALED ALONG WITH SILL SEALER.
17. BEAM/ HEADER - COORDINATE WITH FRAMING PLANS - PROVIDE MTL. JST HANGER CONNECTIONS FROM FLR JST TO BEAM (FOR FLUSH CONNECTIONS) - APPLY CONSTRUCTION ADHESIVE TO BTM. " SEAT" OF HANGER BEFORE JOIST INSTALLATION TO ENSURE AGAINST FLR JOIST / HANGER CONNECTION "SQUEAKS".
18. FLR FRAMING - COORDINATE W/ FRAMING PLANS - DBL UP FLR JSTS BENEATH PARTITION WALLS, LOAD BEARING WALLS ABOVE, OR FLR JST SPLICES - PROVIDE SOLID BLOCKING OR SQUASH BLOCKS BENEATH - PROVIDE BLOCKING AND/OR CONSTRUCTION ADHESIVE W/ SPECIAL NAILING AT BTM. WALL PLATE TO SUBFLR WHERE FLOOR JSTS AND WALLS DO NOT LINE UP.
19. FINISHED GRADE - G.C. SHALL COORDINATE AND FINISH AS REQ'D. TO MEET THE DESIGN INTENT AND FLOOD ELEVATION LEVELS & SITE ENGINEER/SURVEY DRAWINGS - INSURE ALL FINISH GRADES SLOPE MIN. 6" OVER 10'-0" AWAY FROM BLDG.
20. CONCRETE FROST / FOUNDATION WALL- SEE DETAIL SHEET A-0D FOR REBAR REQUIREMENTS - ENSURE ALL PENETRATIONS & SLEEVES ARE WATERTIGHT / SEALED BEFORE FINAL BACKFILL - DAMP-PROOF ALL EXPOSED FOUND. WALLS ABOVE GRADE AND WATERPROOF ALL FOUND. WALLS BELOW GRADE. (FINAL HEIGHTS / DETAILING TO BE DETERMINED IN FIELD - AS WATERTABLE IS UNKNOWN)
21. 4" THICK CAST CONC. SLAB W/ WIRE & FIBERMESH - ON 8" COMPACTED CRUSHED STONE OR SAD - SLAB SHALL ALLOW FOR 1/4" - 1/2" JOINT AT PERIMETER - WITH BITUMINOUS JOINT FILLER AND CAULK AT TOP OF SLAB.
22. IT IS ASSUMED EXISTING FOOTING IS BELOW NEW SLAB - IF FOUND TO BE ABOVE OR AT NEW SLAB - NOTIFY ARCHITECT FOR A SITE VISIT - TO DETERMINE AN APPROPRIATE DETAIL TO ALLOW FOR DESIGN INTENT TO BE CONSTRUCTED.
23. PROVIDE SHEET PILE CONCRETE DETAIL AT EXISTING FOUNDATION WALL. ENSURE ALL NEW WORK / EXCAVATION SHALL BE PERFORMED W/ CARE TO ENSURE NO MOVEMENT / SETTLEMENT NOR UNDERMINING OF EXISTING WALL AND IF FOUND EXISTING FOOTING. (FINAL HEIGHTS / DETAILING TO BE DETERMINED IN FIELD - AS WATERTABLE IS UNKNOWN)
24. CONCRETE STOOP W/ 4" CONCRETE SLAB ON 6" THICK CONCRETE FROST WALLS. PROVIDE ALL REQUIRED REINFORCEMENT. COORDINATE WITH ENTRY DETAIL 4 / A-0D.
25. REMOVE EXISTING EXTERIOR WALL AND CUT BACK EXISTING ROOF RAFTERS AND HANG FROM NEW UPSET BEAM.
26. MIN. FINISHED CEILING HEIGHT OF 7'-10" THEREFORE IF A STANDARD FOUNDATION WALL FORM WILL PROVIDE THIS AND A STEP DOWN INTO THIS AREA IS REQUIRED, THEN PROVIDE HOWEVER - THIS FINAL DETERMINATION SHOULD BE DECIDED ONLY AFTER EXCAVATION - TO ENSURE THERE IS NO HIGH WATER TABLE.



1 / A-8 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 / A-8 BUILDING SECTION
SCALE: 1/4" = 1'-0"

SD ATELIER ARCHITECTURE L.L.C.
511 Broadway, Second Floor.
Saratoga Springs, NY. 12866
ph: 518.587.3385
www.sdatelier.com
info@sdatelier.com

RENOVATION AND ADDITION FOR :
CLAUDE AND PATTI FOX
28 MCLEAN STREET
BALLSTON SPA, NEW YORK 12020

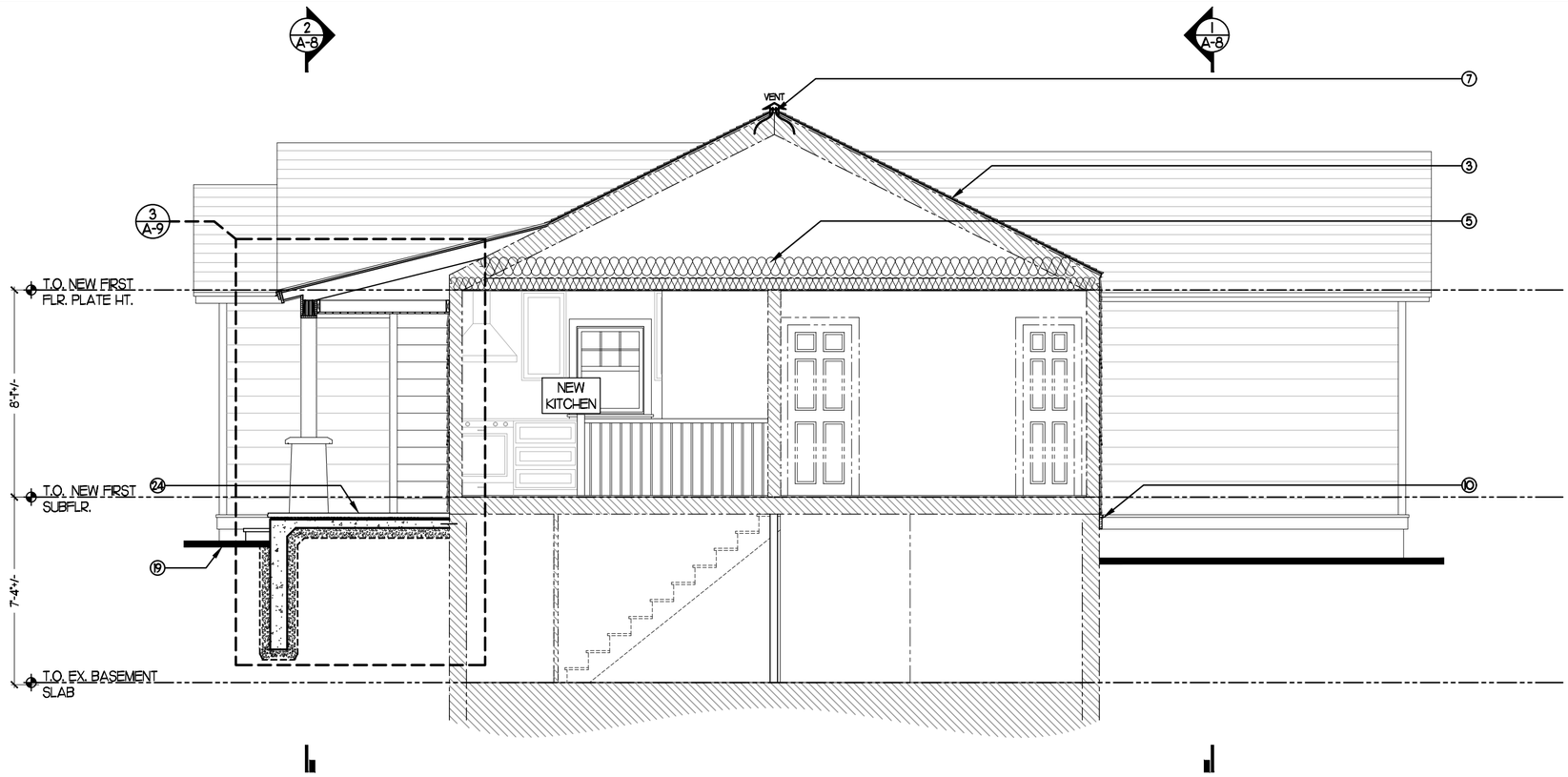
PERMIT SET

DATE: 3/30/23
SCALE: AS NOTED
REVISIONS:

BUILDING SECTIONS, DETAIL & NOTES

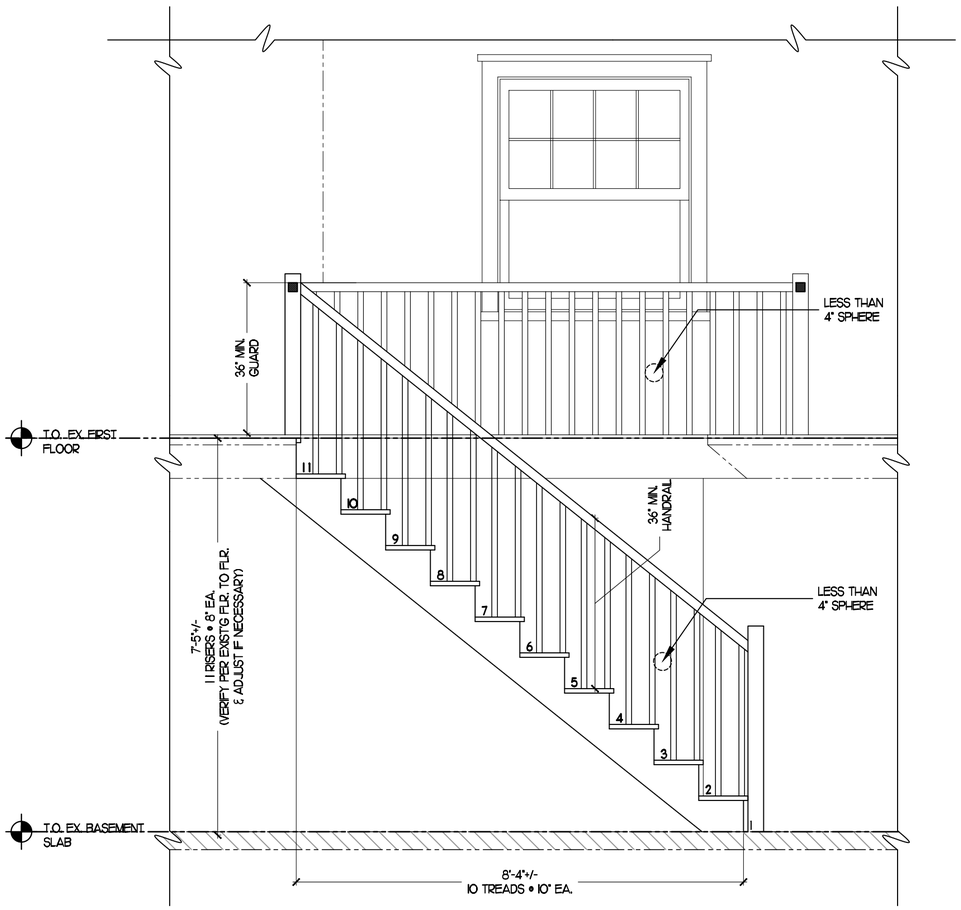
A-8

PROJECT 2022-34



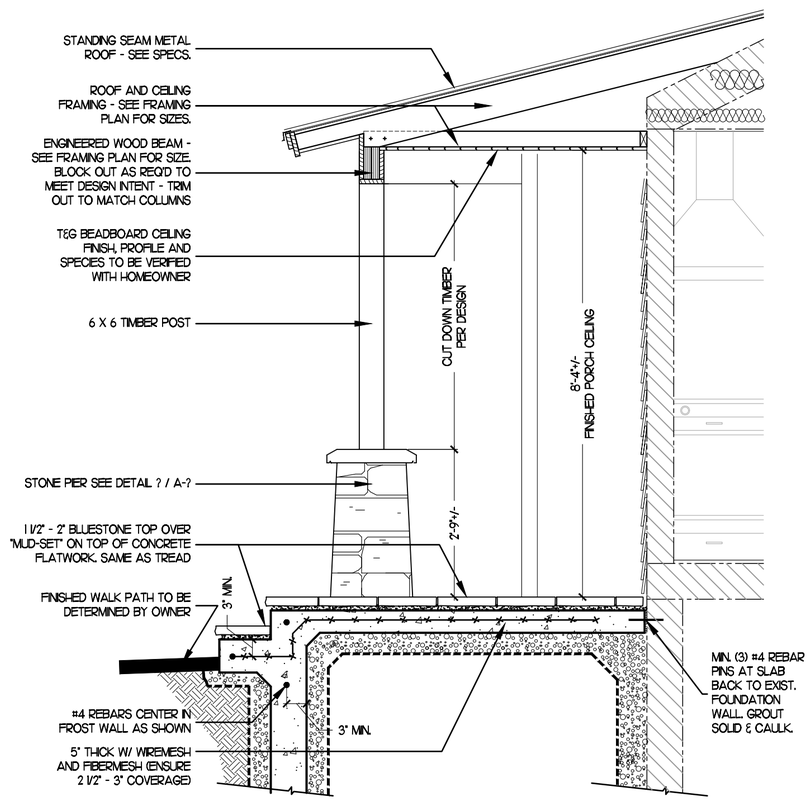
1 / A-9 BUILDING SECTION

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



2 / A-9 ENLARGED STAIR SECTION

SCALE: 1/2" = 1'-0"



3 / A-9 ENLARGED FRONT ENTRY DETAIL

SCALE: 1/2" = 1'-0"

GENERAL SECTION NOTES:

- G.C. AND HOMEOWNER TO DISCUSS/ DECIDE IF ALUMINUM HEAD FLASHING SHALL BE REQUIRED AT THE WINDOW/ DOOR HEAD CAP TRIM. OTHERWISE TRIM ACCESSORY MAY BE PROVIDED BY WINDOW MANUFACTURER.
- METAL DRIP EDGE - USE ROOFING CEMENT IF ACCEPTABLE TO ROOF MEMBRANE MANUFACTURER - DO NOT ALLOW CEMENT & DRIP EDGE TO COME INTO CONTACT W/ EACH OTHER - THIS SHALL APPLY TO RAKES ALSO.

BUILDING SECTION NOTES:

1. ARCHITECTURAL GRADE FIBERGLASS SHINGLE ROOF - OVER BUILDING FELT ON ICE & WATER MEMBRANE. NO ROOF RIDGE VENTING IS REQUIRED NOR SHOWN, AS THE ROOF SYSTEM ARE CONDITIONED ! U.N.O.
2. STANDING SEAM METAL ROOF - OVER BUILDING FELT ON ICE & WATER MEMBRANE - VERIFY COLOR WITH OWNER. SEE SPECIFICATIONS.
3. REMOVE EXIST'G ROOF SHINGLES & UNDERLAYMENT DOWN TO EXIST'G SHEATHING VERIFY AL EXIST'G ROOF SHEATHING IS SATISFACTORY FOR APPLICATION OF NEW ICE / WATER W/ 15 LB BLDG. FELT, AND THEN NEW ROOF SHINGLES. CUT IN NEW RIDGE VENT FOR VENTILATION OF ROOF ATTIC SPACE BELOW. PROVIDE ALL REQUIRED FLASHING / COUNTER FLASHING, CRICKETS AND DRIP EDGE / FLASHING AS NECESSARY FOR A COMPLETE WATERTIGHT ROOF SYSTEM
4. ROOF RAFTERS ENCLOSED WITH CLOSED CELL SPRAY FOAM INSULATION - COORDINATE AS REQ'D WITH FRAMING PLANS, ENSURE RIDGE BEAMS ARE ENTIRELY ENGULFED W/ SPRAY FOAM. ENSURE LUMBER IS COMPLETELY DRY - BEFORE APPLICATION, RE-FILL OR CAULK IF OPENINGS OCCUR AFTER APPLICATION. MIN INSULATION SHALL BE 7" THICK.
5. IT IS ASSUMED EXISTING CEILING IS INSULATED, THEREFORE PROVIDE AT A MINIMUM ANOTHER LAYER OF ROCK-WOOL "COMFORT BATT" 9 1/2" THICK • R-38 OVERTOP OF EXISTING INSULATION. - AREAS THAT RECEIVE BATT INSULATION SHALL HAVE A VAPOR RETARDER BARRIER / SHEATHING - SEE SPECIFICATIONS
6. PROVIDE NEW STUD INSULATED WALL TO ENSURE AIR TIGHT AND INSULATED. AREAS THAT HAVE BATT INSULATION SHALL HAVE A VAPOR RETARDER BARRIER / SHEATHING - SEE SPECIFICATION.
7. PROVIDE NEW RIDGE VENT. CUT BACK EXISTING SHEATHING - TAPE / SEAL AS REQUIRED TO WATERPROOF.
8. METAL STEP & COUNTER FLASHING AS REQ'D TO ENSURE WATER TIGHTNESS - SEE DETAIL 2 / A-3.
9. NEW FASCIA / RAKE TRIM - SEE ELEVATIONS AND DETAIL 4 / A-3.
10. 5/4" X 6" BOTTOM WATER TABLE TRIM W/ DRIP CAP MOLD. APPLY METAL FLASHING OVER TOP OF DRIP MOULD. NOTCH BOTTOM OF BOTTOM TRIM TO CREATE WATER DRIP. SHALL COVER SILL PLATTE TO RIBBON JOIST DOWN OVER JOINT FROM FOUNDATION WALL TO SILL.
11. INSULATED HEADER - SEE FRAMING PLANS FOR SIZES. PROVIDE SEALANT AT BOTTOM OF HEADER OR BOTTOM PLATE TO WINDOW HEAD CONNECTION TO ENSURE AGAINST AIR INFILTRATION. - SEE DETAIL 3 / A-4.
12. POST COLUMN - COORDINATE W/ ALL FRAMING PLANS.
13. EXTERIOR WALL ASSEMBLY - SEE DETAILS 2 / A-1.
14. 2 X 4 WD STUD WALL • 24" O.C. BOTH FACES SHALL RECEIVE 5/8" GYP. BD. WALL FINISH - TAPED, PRIMED & PAINTED.
15. 2 X 6 WD STUD WALL • 24" O.C. BOTH FACES SHALL RECEIVE 5/8" GYP. BD. WALL FINISH - TAPED, PRIMED & PAINTED.
16. SPRAY FOAM INSULATION AT ALL FLR JST RIBBON BAYS - SEE DETAIL TYPICAL A MIN 18" IN FROM EXTERIOR WALL FACING. ENSURE SILL ARE CAULKED/ SEALED ALONG WITH SILL SEALER.
17. BEAM/ HEADER - COORDINATE WITH FRAMING PLANS - PROVIDE MTL. JST HANGER CONNECTIONS FROM FLR JST TO BEAM (FOR FLUSH CONNECTIONS) - APPLY CONSTRUCTION ADHESIVE TO BTM. " SEAT" OF HANGER BEFORE JOIST INSTALLATION TO ENSURE AGAINST FLR JOIST / HANGER CONNECTION "SQUEAKS".
18. FLR FRAMING - COORDINATE W/ FRAMING PLANS - DBL UP FLR JSTS BENEATH PARTITION WALLS, LOAD BEARING WALLS ABOVE, OR FLR JST SPLICES - PROVIDE SOLID BLOCKING OR SQUASH BLOCKS BENEATH - PROVIDE BLOCKING AND/OR CONSTRUCTION ADHESIVE W/ SPECIAL NAILING AT BTM. WALL PLATE TO SUBFLR WHERE FLOOR JSTS AND WALLS DO NOT LINE UP.
19. FINISHED GRADE - G.C. SHALL COORDINATE AND FINISH AS REQ'D. TO MEET THE DESIGN INTENT AND FLOOD ELEVATION LEVELS & SITE ENGINEER/SURVEY DRAWINGS - INSURE ALL FINISH GRADES SLOPE MIN. 6" OVER 10'-0" AWAY FROM BLDG.
20. CONCRETE FROST / FOUNDATION WALL- SEE DETAIL SHEET A-00 FOR REBAR REQUIREMENTS - ENSURE ALL PENETRATIONS & SLEEVES ARE WATERTIGHT / SEALED BEFORE FINAL BACKFILL - DAMP-PROOF ALL EXPOSED FOUND. WALLS ABOVE GRADE AND WATERPROOF ALL FOUND. WALLS BELOW GRADE. (FINAL HEIGHTS / DETAILING TO BE DETERMINED IN FIELD - AS WATERTABLE IS UNKNOWN)
21. 4" THICK CAST CONC. SLAB W/ WIRE & FIBERMESH - ON 8" COMPACTED CRUSHED STONE OR SAD - SLAB SHALL ALLOW FOR 1/4" - 1/2" JOINT AT PERIMETER - WITH BITUMINOUS JOINT FILLER AND CAULK AT TOP OF SLAB.
22. IT IS ASSUMED EXISTING FOOTING IS BELOW NEW SLAB - IF FOUND TO BE ABOVE OR AT NEW SLAB - NOTIFY ARCHITECT FOR A SITE VISIT - TO DETERMINE AN APPROPRIATE DETAIL TO ALLOW FOR DESIGN INTENT TO BE CONSTRUCTED.
23. PROVIDE SHEET PILE CONCRETE DETAIL AT EXISTING FOUNDATION WALL ENSURE ALL NEW WORK / EXCAVATION SHALL BE PERFORMED W/ CARE TO ENSURE NO MOVEMENT / SETTLEMENT NOR UNDERMINING OF EXISTING WALL AND IF FOUND EXISTING FOOTING. (FINAL HEIGHTS / DETAILING TO BE DETERMINED IN FIELD - AS WATERTABLE IS UNKNOWN)
24. CONCRETE STOOP W/ 4" CONCRETE SLAB ON 6" THICK CONCRETE FROST WALLS. PROVIDE ALL REQUIRED REINFORCEMENT. COORDINATE WITH ENTRY DETAIL 4 / A-00.
25. REMOVE EXISTING EXTERIOR WALL AND CUT BACK EXISTING ROOF RAFTERS AND HANG FROM NEW UPSET BEAM.
26. MIN. FINISHED CEILING HEIGHT OF 7'-10" THEREFORE IF A STANDARD FOUNDATION WALL FORM WILL PROVIDE THIS AND A STEP DOWN INTO THIS AREA IS REQUIRED, THEN PROVIDE HOWEVER - THIS FINAL DETERMINATION SHOULD BE DECIDED ONLY AFTER EXCAVATION - TO ENSURE THERE IS NO HIGH WATER TABLE.

SD ATELIER ARCHITECTURE L.L.C.
511 Broadway, Second Floor.
Saratoga Springs, NY. 12866
ph: 518.587.3385
www.sdatelier.com
info@sdatelier.com

RENOVATION AND ADDITION FOR :

CLAUDE AND PATTI FOX

28 MCLEAN STREET
BALLSTON SPA, NEW YORK 12020

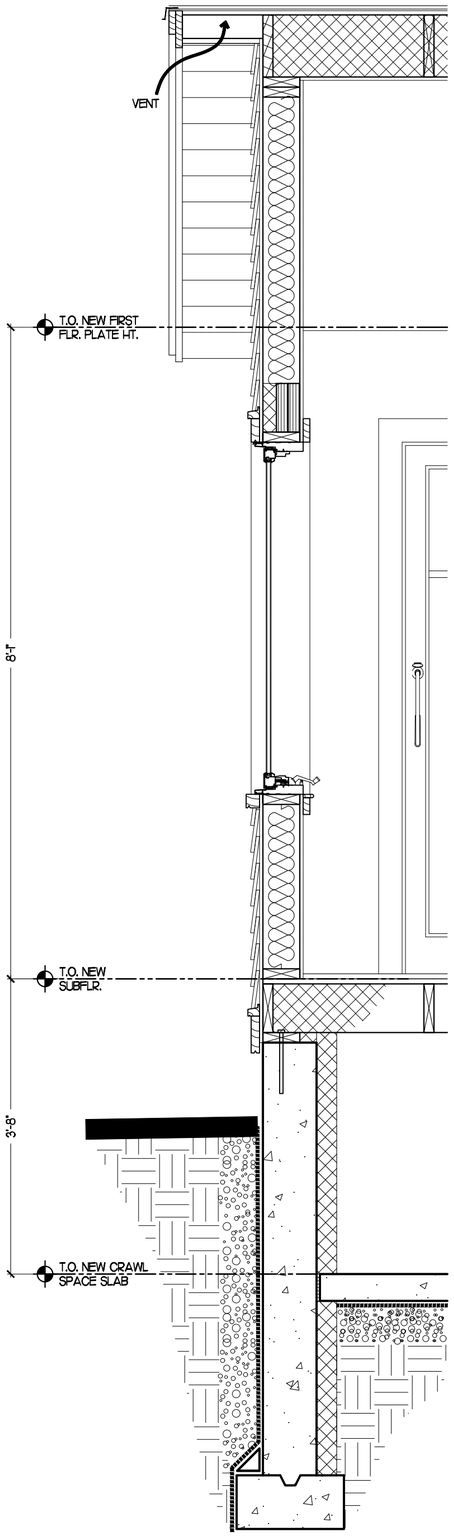
PERMIT SET

DATE: 3/30/23
SCALE: AS NOTED
REVISIONS:

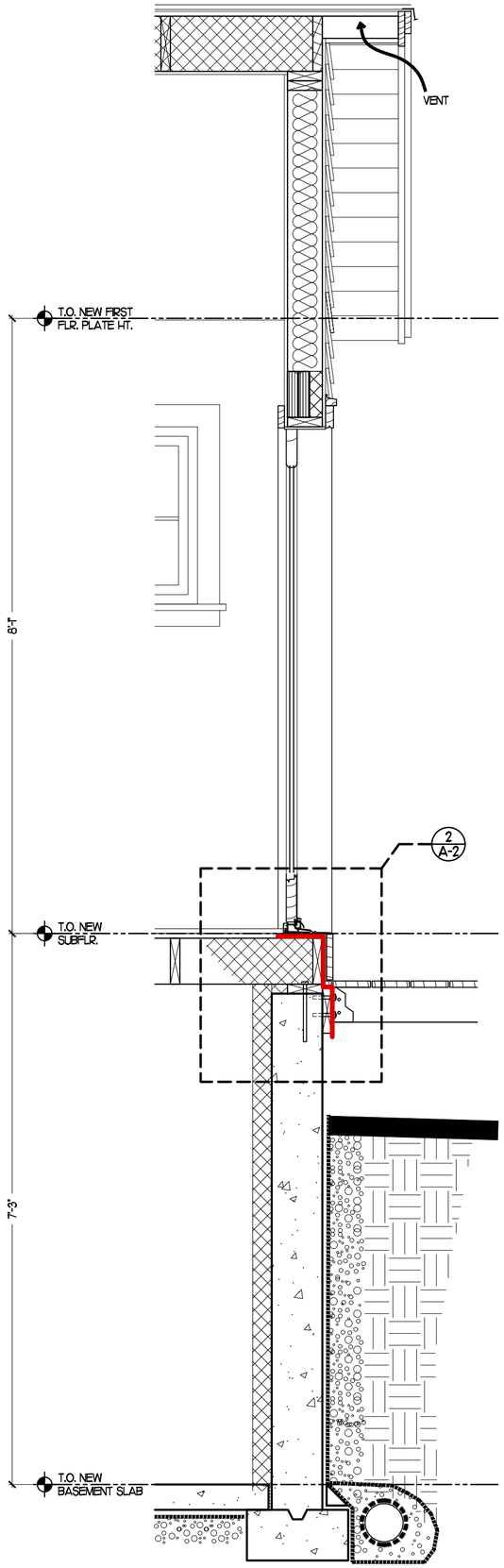
BUILDING SECTIONS, ENLARGED DETAIL & NOTES

A-9

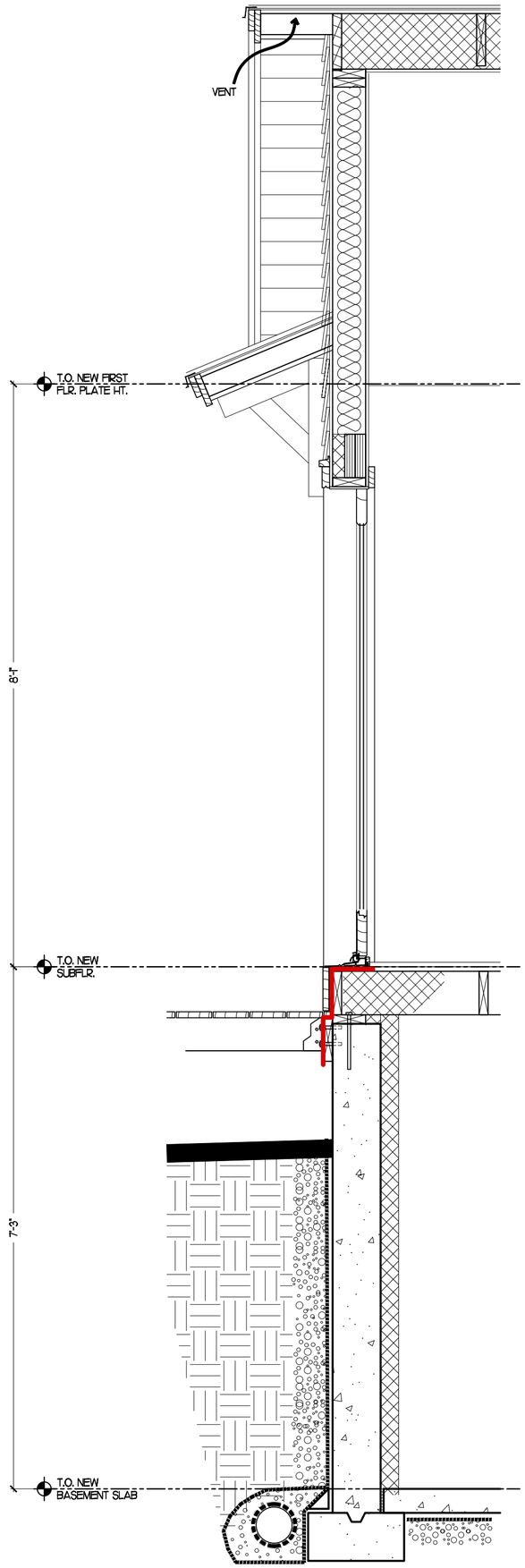
PROJECT
2022-34



1 A-10 ENLARGED WALL SECTION
SCALE: 3/4" = 1'-0"



2 A-10 ENLARGED WALL SECTION
SCALE: 3/4" = 1'-0"



3 A-10 ENLARGED WALL SECTION
SCALE: 3/4" = 1'-0"

SD ATELIER ARCHITECTURE L.L.C.
511 Broadway, Second Floor.
Saratoga Springs, NY. 12866
ph: 518.587.3385
www.sdatelier.com
info@sdatelier.com

RENOVATION AND ADDITION FOR :
CLAUDE AND PATTI FOX
28 MCLEAN STREET
BALLSTON SPA, NEW YORK 12020

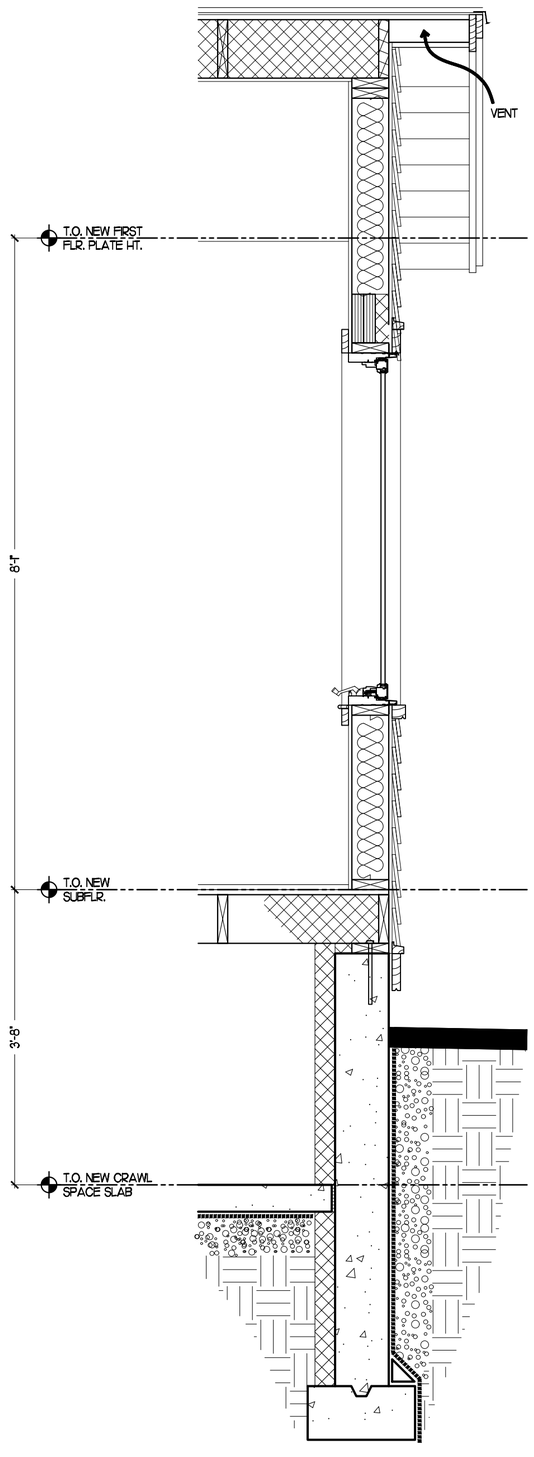
PERMIT SET

DATE: 3/30/23
SCALE: AS NOTED
REVISIONS:

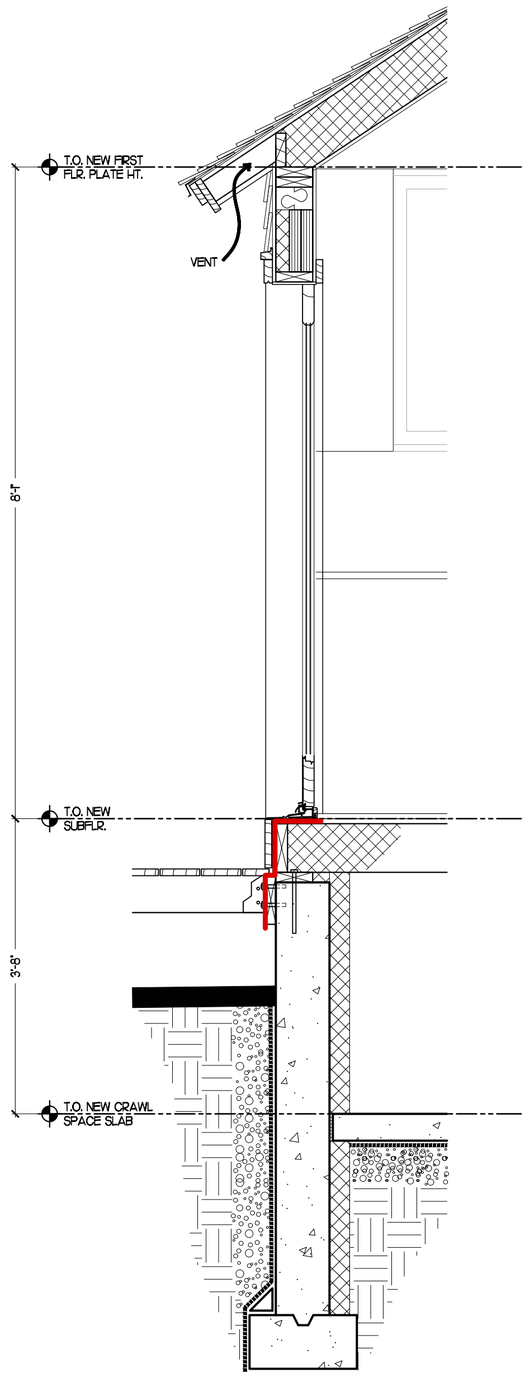
ENLARGED WALL SECTIONS

A-10

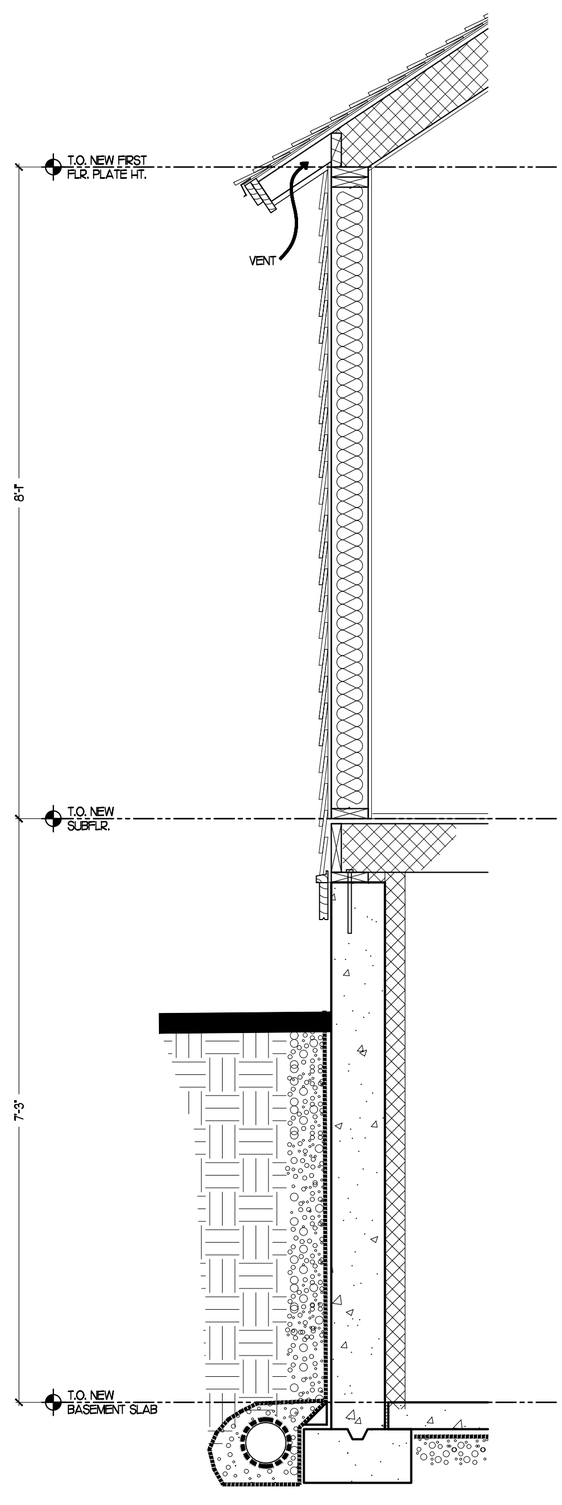
PROJECT
2022-34



1 A-11 ENLARGED WALL SECTION
SCALE: 3/4" = 1'-0"



2 A-11 ENLARGED WALL SECTION
SCALE: 3/4" = 1'-0"



3 A-11 ENLARGED WALL SECTION
SCALE: 3/4" = 1'-0"

SD ATELIER ARCHITECTURE L.L.C.
511 Broadway, Second Floor.
Saratoga Springs, NY. 12866
ph: 518.587.3385
www.sdatelier.com
info@sdatelier.com

RENOVATION AND ADDITION FOR :
CLAUDE AND PATTI FOX
28 MCLEAN STREET
BALLSTON SPA, NEW YORK 12020

PERMIT SET

DATE: 3/30/23
SCALE: AS NOTED
REVISIONS:

ENLARGED WALL SECTIONS

A-11

PROJECT
2022-34

SYMBOL LEGEND:

- RECESSED CAN LIGHT FIXTURE (WP INDICATES WATERPROOF UNIT)
- HANGING PENDANT LIGHT FIXTURE
- EXHAUST FAN W/ LIGHT NUTONE 80 OR 110 CFM DECORATIVE EXHAUST FAN (SEE ATTACHED CUT SHEET IN SPEC)
- WALL SCONCE
- 1 X 4 LED STRIP FIXTURE
- DOOR ACTIVATED FLUORESCENT STRIP - 24" & 48"
- WALL OUTLET
- GFI - WALL OUTLET
- SWITCHES W/ DIMMERS AND 3-WAY CONFIG.
- VENT TO EXTERIOR (FANS, DRYER, ETC)
- UNDER CABINET LIGHT - PARTICULARS BY OWNER & BUILDER TO BE DETERMINED BEFORE BID
- CEILING FAN - WIRE FOR POTENTIAL LIGHT
- CONNECTION WIRE
- C.O. ONE CARBON MONOXIDE DETECTOR REQ'D IN VICINITY OF BEDROOMS OR LOWEST FLOOR AS PER 1225.2 OF TITLE 19.
- S.D. SMOKE DETECTORS: REQUIRED • EVERY FLOOR LEVEL, AT ALL SLEEPING ROOMS AND HALL AREAS OUTSIDE THE BEDROOMS. ALL SHALL BE HARDWIRED AND INTERCONNECTED.

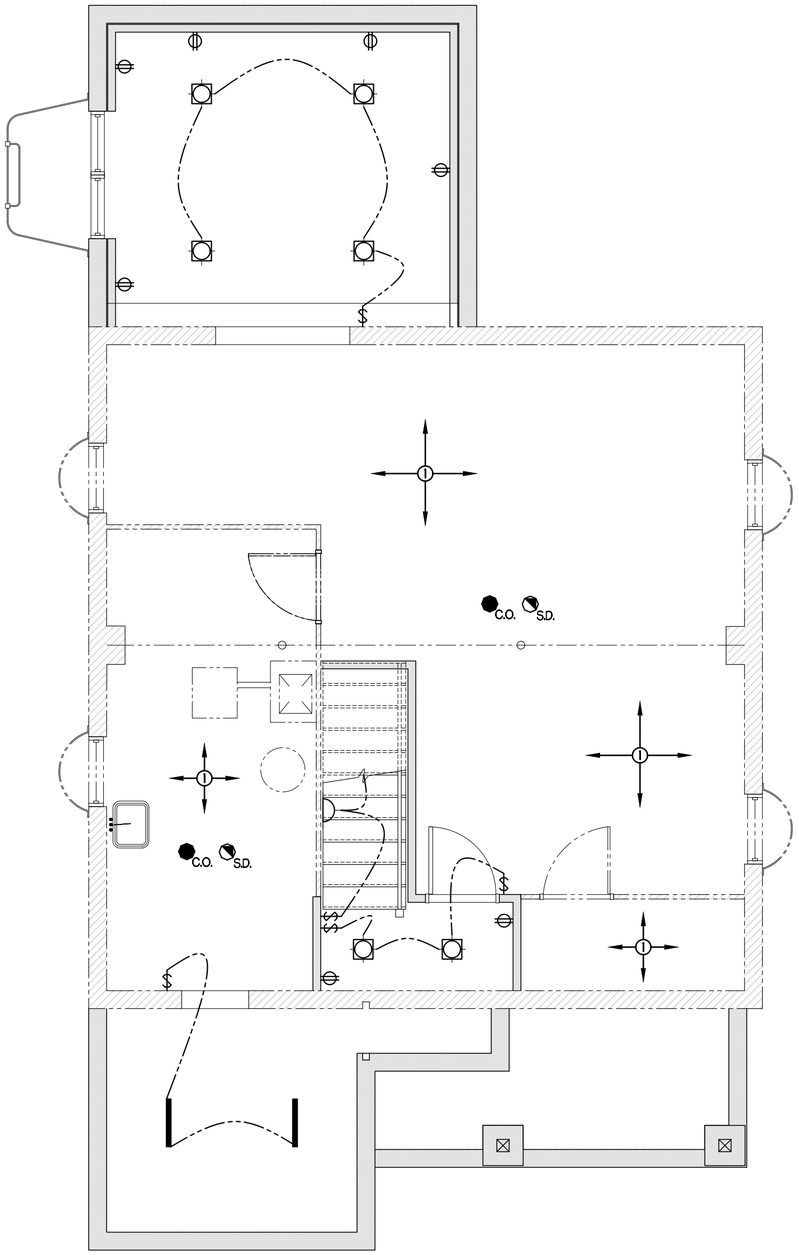
▪ ALL RECESSED LIGHTS - SHALL BE "AIR LOCK" - INSULATED UNITS, IF LOCATED WITHIN INSULATED ENVELOPES

GENERAL ELECTRICAL PLAN NOTES:

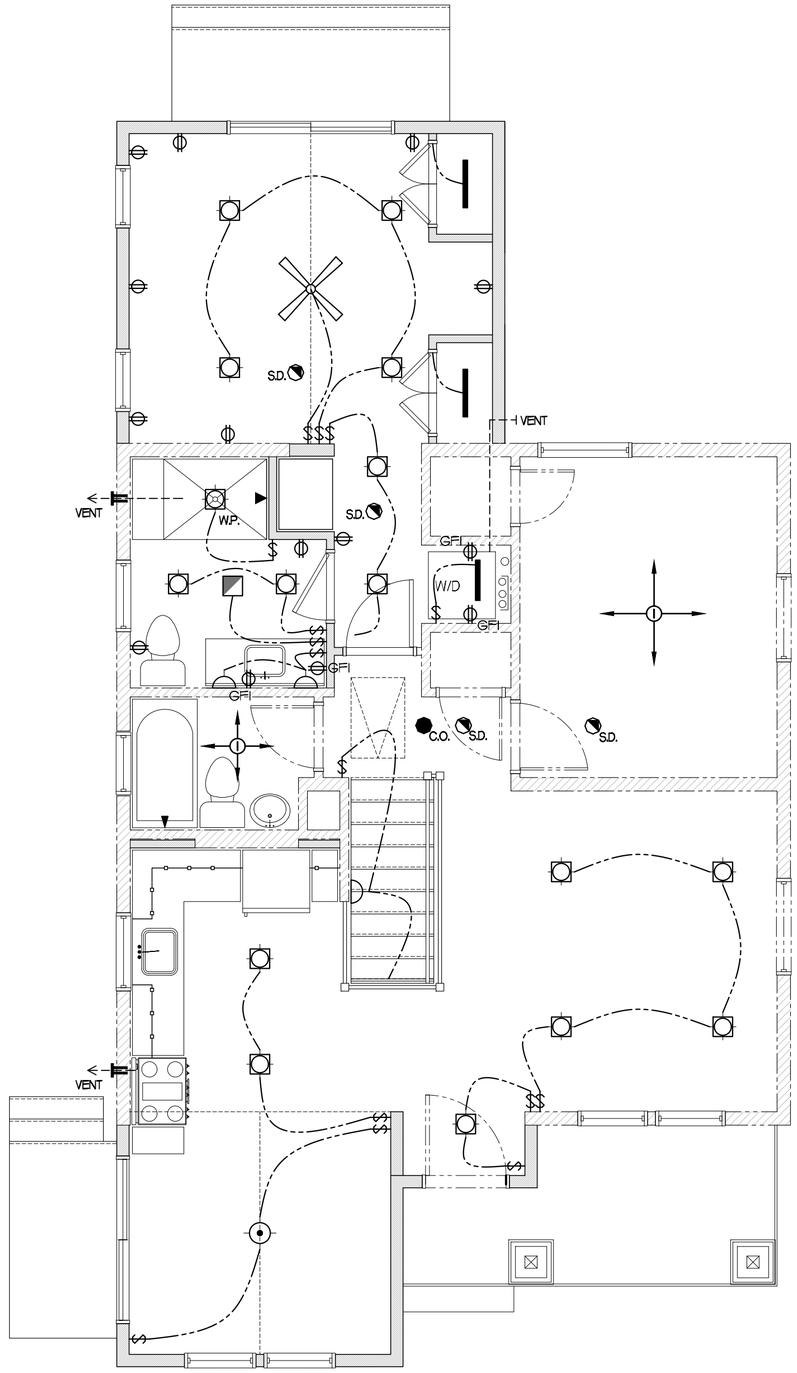
- PRIOR TO ROUGH IN/ ORDER - G. C, ELECTRICIAN, AND HOMEOWNER SHALL PERFORM A "WALK-THRU" TO VERIFY EXACT LOCATION AND DETAILS FOR SWITCHING.
- COORDINATE WITH OWNER ON EXACT LIGHT FIXTURES / LOCATIONS / QUANTITIES.
- PROVIDE DEDICATED OUTLET FOR APPLIANCES, EQUIPMENT, AND ELECTRONICS - CO-ORDINATE WITH MANUFACTURER SPECS, THE G.C. AND OWNER.
- ALL KITCHEN COUNTER TOP OUTLETS SHALL HAVE SEPARATE 20 AMP 100 VOLT CIRCUITS, UNLESS REQUESTED OTHERWISE BY HOMEOWNER.
- ALL OUTLETS AT KITCHEN COUNTER TOP LOCATIONS SHALL BE A MIN. 42" A.F.F. (CONFIRM EXACT LOCATIONS W/ HOMEOWNER.
- PROVIDE DUPLEX OUTLETS & OTHER ELECTRICAL DEVICES AS REQ'D BY CODE OR REQUESTED BY THE OWNER.
- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH : 2020 RCNYS LOCAL UTILITY STANDARDS LOCAL ELECTRICAL, FIRE & MUNICIPAL CODES UNDERWRITERS LABORATORY
- LAYOUTS OF WIRING SHOWN ON DWGS ARE SCHEMATIC & SHALL BE CHANGED AS REQ'D TO CONFORM TO THE DESIGN INTENT / AND AS REQ'D BY THE ELECTRICAL CODES, AND HOMEOWNERS DISCUSSIONS W/ BUILDER
- ALL RECEPTACLES SHALL BE MOUNTED • 18" A.F.F. UNLESS NOTED OTHERWISE.
- PROVIDE SWITCHES AS INDICATED, MOUNT • 48" A.F.F. UNLESS NOTED OTHERWISE. LOCATE SWITCHES ON STRIKE SIDE OF DOOR (U.N.O.)
- ELECTRICAL OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLR LINE IN ANY WALL SPACE IS MORE THAN 6'-0" MEASURED HORIZONTALLY FROM AN OUTLET.
- OUTLETS REQUIRED FOR ANY WALL OVER 2'-0" WIDE. - (IF NOT SHOWN THEN G.C. & SUB - CONTRACTOR SHALL INSURE COMPLIANCE)
- GFCI OUTLETS REQ'D AT ALL BATHROOM AND KITCHEN LOCATIONS WITHIN 2'-0" OF ANY SINK.
- PROVIDE ALL REQ'D LOW VOLTAGE WIRING FOR THERMOSTATS, DOOR BELLS, ETC.
- PROVIDE ALL REQ'D ELECT. POWER AND CONNECTIONS TO ALL MECH. EQUIPMENT AND APPLIANCES, INCLUDING FANS.
- THE INTEGRITY OF ALL FIRE-STOPS SHALL BE MAINTAINED.
- ALL AREA WITH ELECT. RELATED PENETRATIONS SHALL BE SEALED / CAULKED AND INSULATED W/ CLOSED CELL FOAM AT THE BUILDING ENVELOP. ALL SPACES • CEILINGS, FLOORS, HEATED / NON HEATED SEPARATIONS SHALL BE SEALED. ALL FIRE-STOPPING SHALL BE ACCEPTABLE MINERAL BASED COMPOUNDS WHICH ARE ACCEPTABLE FOR RESIDENTIAL USES.
- COORDINATE CEILING FIXTURES AS REQ'D W/ HEAT / SMOKE & CARBON DETECTORS IN ADDITION TO HVAC CEILING ITEMS.
- ALL RECESSED LIGHT FIXTURE SHALL BE "AIRLOCK" (INSULATION UNITS).

ELECTRICAL PLAN NOTES:

1. IT IS ASSUMED EXIST'G LIGHTING, SWITCH AND OUTLETS ARE ADEQUATE. BUILDER TO CONFIRM W/ HOMEOWNER - BEFORE FINAL BID.



1 E-1 BASEMENT SCHEMATIC ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



2 E-1 FIRST FLOOR SCHEMATIC ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

SD ATELIER ARCHITECTURE L.L.C.
511 Broadway, Second Floor.
Saratoga Springs, NY. 12866
ph: 518.587.3385
www.sdatelier.com
info@sdatelier.com

RENOVATION AND ADDITION FOR :
CLAUDE AND PATTI FOX
28 MCLEAN STREET
BALLSTON SPA, NEW YORK 12020

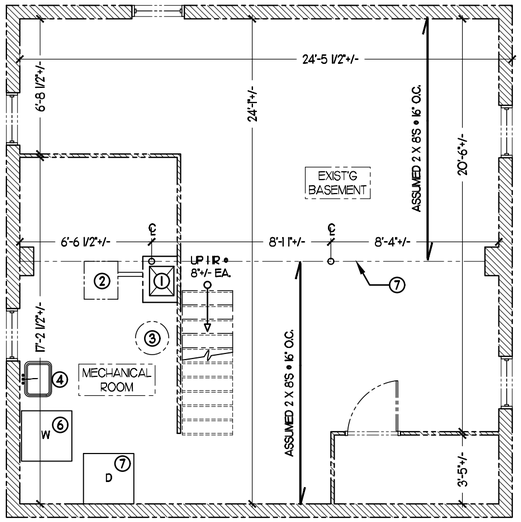
PERMIT SET

DATE: 3/30/23
SCALE: AS NOTED
REVISIONS:

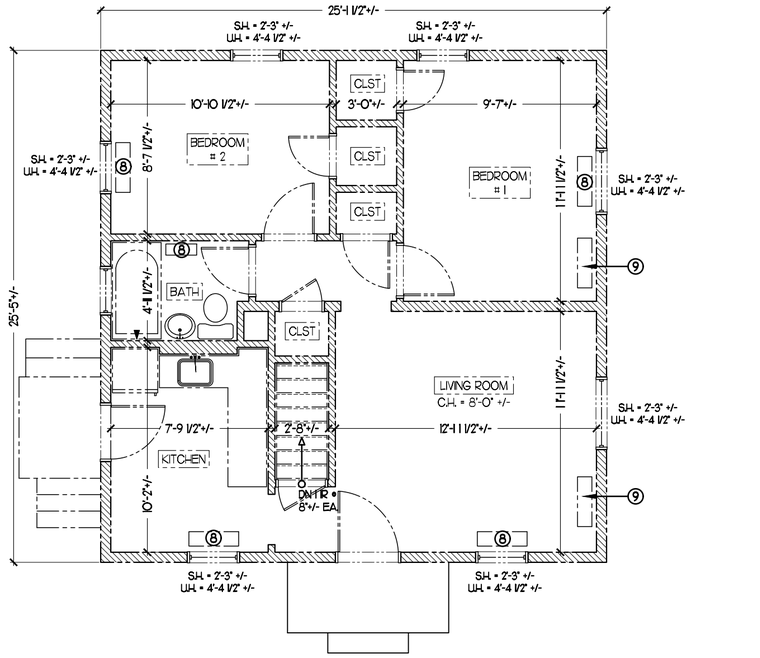
SCHEMATIC ELECTRICAL PLANS

E-1

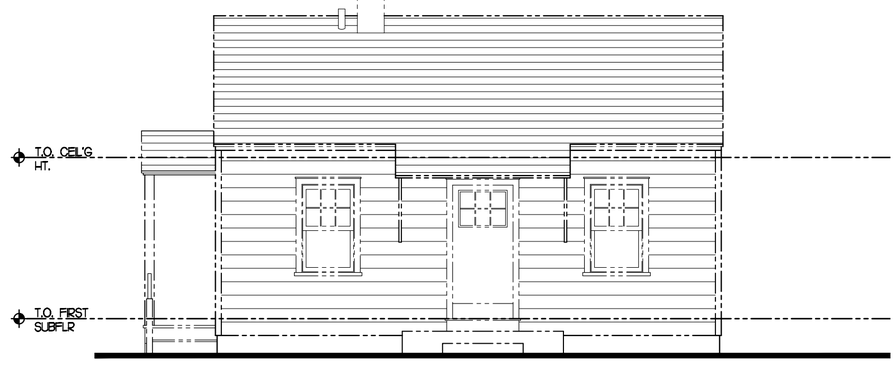
PROJECT 2022-34



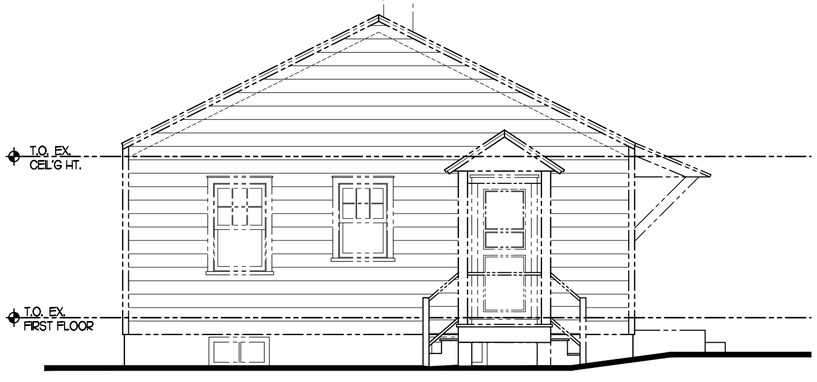
1 EX-1 EXISTING BASEMENT PLAN
SCALE: 3/16" = 1'-0"



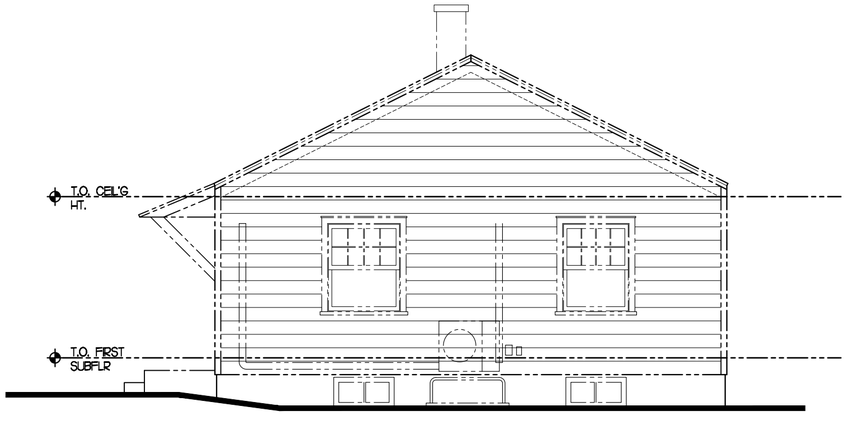
2 EX-1 EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



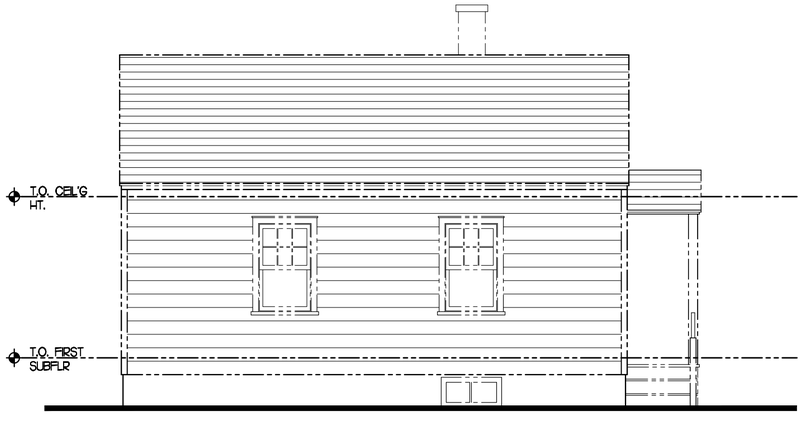
3 EX-1 EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"



4 DD-2 EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"



5 EX-1 EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0"



6 EX-1 EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

- PLEASE NOTE! ALL DIMENSIONS HAVE BEEN DETERMINED IN THE FIELD BY THE ARCHITECT. GENERAL CONTRACTOR AND SUB CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION AS REQ'D, TO COMPLETE THE NEW WORK PER DESIGN INTENT.
- EXISTING DRAWINGS SHALL NOT BE DEEMED TO SHOW ALL EXISTING CONDITIONS AND SHALL NOT SUBSTITUTE FOR THE FIELD VISITS, AND G.C. VERIFICATION OF CONDITIONS, THEY ARE ONLY TO AID IN THE UNDERSTANDING OF THE NEW WORK.
- IT IS ASSUMED EXISTING FOUNDATION IS AN 8" CMU WITH A MORTAR (PARGED) COATING ON BOTH EXTERIOR AND INTERIOR SIDES. NO REBAR REINFORCEMENTS AT EXISTING CMU WALL IS ASSUMED. V.I.F.

EXISTING CONDITIONS NOTES:

1. EXISTING CHIMNEY - ASSUMED LOCATION
2. EXISTING BOILER - ASSUMED LOCATION
3. EXISTING WATER HEATER - ASSUMED LOCATION
4. EXISTING LAUNDRY SINK - ASSUMED LOCATION
5. EXISTING DRYER
6. EXISTING WASHER.
7. EXISTING DROP BEAM - (3) 2 X 8
8. EXISTING RADIATOR TO BE REPLACED. - VERIFY WITH HOMEOWNER
9. EXISTING MIN SPLIT

SD ATELIER ARCHITECTURE L.L.C.
511 Broadway, Second Floor.
Saratoga Springs, NY. 12866
ph: 518.587.3385
www.sdatelier.com
info@sdatelier.com

RENOVATION AND ADDITION FOR:
CLAUDE AND PATTI FOX
28 MCLEAN STREET
BALLSTON SPA, NEW YORK 12020

PERMIT SET

NORTH

DATE: 3/30/23
SCALE: AS NOTED
REVISIONS:

EXISTING PLANS AND ELEVATIONS

EX-1

PROJECT 2022-34