

PROJECT NAME:

STEWART RESIDENCE RENOVATION PROJECT

101 BURTIS POINT ROAD
AUBURN, NY 13021
TOWN OF OWASCO

TAX MAP ID: 138.03-2-13

PLANNING BOARD SUBMISSION

DRAWING LIST

- G1 COVER SHEET
- C1 PROPOSED SITE PLAN
- A1 PROPOSED MAIN LEVEL PLAN
- A2 PROPOSED UPPER LEVEL PLAN
- A3 OVERALL ROOF PLAN
- A4 EXTERIOR ELEVATIONS
- A5 EXTERIOR ELEVATIONS

APPLICABLE CODES:

2020 RESIDENTIAL CODE OF NEW YORK STATE
 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE
 2020 EXISTING BUILDING CODE OF NEW YORK STATE

NEW YORK STATE RESIDENTIAL BUILDING CODE

CHAPTER 3 - DESIGN CRITERIA

CLIMATE ZONE: 5A

A. SECTION R301

- SEISMIC DESIGN CATEGORY: A (FIGURE R301.2(2))
 - WEATHERING PROBABILITY FOR CONCRETE: SEVERE (FIGURE R301.2(4))
 - WIND SPEED: 115 MPH (FIGURE R301.2(5))
 - WIND EXPOSURE CATEGORY: D
 - GROUND SNOW LOADS: 40 PSF (FIGURE R301.2(6))
 - TERMITE INFESTATION PROBABILITY: SLIGHT TO MODERATE (FIGURE R301.2(7))
 - SOIL CLASSIFICATION: D
- ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS (TABLE R301.7)
 - RAFTERS (HAVING SLOPE GREATER THAN 3:12 WITH NO FINISH CEILING): L/180
 - INTERIOR WALLS AND PARTITIONS: H/180
 - FLOORS: L/360
 - CEILINGS WITH FLEXIBLE FINISHES: L/240
 - ALL OTHER STRUCTURAL MEMBERS: L/240
 - EXTERIOR WALLS (WIND LOADS w/ FLEXIBLE FINISHES): H/120

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE BUILDING OF NYS AND ANY APPLICABLE STATE, COUNTY, OR LOCAL CODES. **CODES GOVERN OVER DRAWINGS.**
- THE CONTRACTOR IS RESPONSIBLE TO CHECK CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. **DO NOT SCALE THE DRAWINGS.**
- ALL INSULATION TO MEET THE ENERGY CONSERVATION CONSTRUCTION CODE OF NYS. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED INDEX NOT TO EXCEED 450 IN ACCORDANCE TO ASTM E 84. PROVIDE INSULATION Baffles AT EAVE BETWEEN RAFTERS.
- PER ENERGY CONSERVATION CONSTRUCTION CODE OF NYS - BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.
- STRUCTURAL STEEL SHALL BE ASTM A-36.
- ALL STRUCTURAL WOOD SHALL BEAR THE MARK OF THE GRADING RULES AGENCY HAVING JURISDICTION (FOLLOWING FRAMING LUMBER GUIDELINES).
- RESIDENTIAL CODE OF NYS, TABLE R602.3 (1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS SHALL BE FOLLOWED.
- ALL EXTERIOR FINISHES, SIDING AND BRICK OR STONE VENEER SHALL FOLLOW SECTION R703 EXTERIOR COVERING PER RESIDENTIAL CODE OF NYS.
- WALL TRUSSES SHALL BE CERTIFIED BY THE MANUFACTURER TO HAVE THE CAPACITY TO SUPPORT LIVE AND DEAD LOADS SPECIFIED BY APPLICABLE CODES.
- ALL WALL OPENINGS SHALL HAVE HEADERS. TYPICAL HEADER AT 2x4 WALLS SHALL BE A (3) 2x8 FLITCH BEAM w/ 1/2" PLYWOOD BETWEEN EACH 2x. TYPICAL HEADER AT 2x4 WALLS SHALL BE A (2) 2x10 FLITCH BEAM w/ 1/2" PLYWOOD BETWEEN EACH 2x. THESE FLITCH BEAM CAN BE USED ON OPENINGS UP TO 6'-0" WIDE. GLUE AND NAIL ALL HEADER ASSEMBLIES UNLESS NOTED OTHERWISE.
- JOISTS THAT ARE ATTACHED TO FLUSH BEAMS SHALL BE HUNG WITH JOIST HANGERS OR EQUIVALENT.
- ALL JOIST HANGERS, COLUMN AND BASE CONNECTIONS, BEAM TO BEAM CONNECTIONS, TRUSS TO BEAM CONNECTIONS SHALL BE BY SIMPSON STRONG TIES OR APPROVED EQUAL.
- ALL WOOD FRAMING SHALL BE SOUTHERN YELLOW PINE #2 (KILN DRIED) OR EQUAL.
- PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
- PROVIDE FIREBLOCKING, DRAFTSTOPS, AND FIRESTOPS PER SECTION 602.8 OF THE RESIDENTIAL CODE OF NYS.
- ALL BEAMS AND HEADERS SHALL HAVE AT MINIMUM DOUBLE STUD BEARING.
- ALL BEARING SHALL BE CONTINUED TO FOUNDATION OR FOOTING AND HAVE A MINIMUM SIZE EQUAL TO BEAM THICKNESS.
- DOUBLE FRAME ALL FLOOR AND ROOF OPENINGS.
- ALL WOOD DECKING AND DECK FRAMING SHALL BE PRESSURE TREATED.
- FRAMING BASED ON SOUTHERN YELLOW PINE #2 (KILN-DRIED) OR EQUAL. MIN FB 1500 FOR ALL BEAMS AND HEADERS, TYPICAL.
- IN ADDITION TO THE PRIMARY MEANS OF EGRESS FROM EACH HABITABLE SPACE THERE SHALL BE PROVIDED IN EACH SPACE AT LEAST ONE OPENING FOR EMERGENCY USE (DOOR OR WINDOW). THE OPENING SHALL HAVE A MINIMUM OF 5.7 SF WITH A MINIMUM HEIGHT DIMENSION OF 24" AND A WIDTH OF 20", WITH BOTTOM OF OPENING NO HIGHER THAN 44" ABOVE FINISHED FLOOR.
- ALL WINDOWS WITHIN 18" OF FLOOR/GRADE AND WITHIN A 24" ARC OF ANY DOOR IN THE CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE FLOOR OR WALKING SURFACE ARE TO HAVE TEMPERED GLAZING.
- ALL TUB AND SHOWER ENCLOSURES WHEN GLAZED SHALL BE GLAZED WITH SAFETY GLAZING. ALL WINDOWS IN BUILDING WALLS HAVING A BOTTOM EDGE LESS THAN 60" ABOVE FINISH FLOOR AND ENCLOSING A TUB OR SHOWER ARE TO HAVE SAFETY GLAZING.
- ALL EXTERIOR WINDOW AND DOOR ASSEMBLIES SHALL COMPLY WITH THE MAXIMUM ALLOWABLE INFILTRATION RATE IN SECTION 502.4.1 OF ENERGY CONSERVATION CONSTRUCTION CODE OF NYS. WINDOWS SHALL MEET CFM PER SF OF WINDOW AREA - 0.3 CFM MAX. DOORS SHALL MEET CFM PER SF OF DOOR AREA - 0.5 CFM MAX. SLIDERS SHALL MEET 0.3 CFM MAX.
- BATHROOMS, DRYER VENT, AND RANGE HOODS SHALL BE VENTED PER RESIDENTIAL CODE OF NYS PER SECTIONS R303.3, M1502, AND M1503.
- CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R602.10 OF RESIDENTIAL CODE OF NYS.
- GROUND FAULT INTERCEPTOR OUTLETS - TYPICAL AT ALL BATHS, LAUNDRY, GARAGE, EXTERIOR OUTLETS AND WITHIN 6'-0" OF ALL SINKS.
- CONNECT ALL SMOKE DETECTORS (SEE PLAN FOR LOCATION) TO HOUSE ELECTRICAL SYSTEM AND INTERCONNECT SO WHEN ANY ONE IS TRIPPED THEY WILL ALL SOUND. ALL SMOKE DETECTORS SHALL HAVE BATTERY BACK-UP.
- MECHANICAL/ELECTRICAL/PLUMBING DRAWINGS SHALL BE SUBMITTED UNDER SEPARATE PERMIT APPLICATIONS BY EACH CONTRACTOR. ANY INFORMATION PROVIDED WITHIN THESE CONSTRUCTION DOCUMENTS IS LIMITED TO LOCATION AND COORDINATION PURPOSES ONLY.

INSULATION AND FENESTRATION CRITERIA PER ENERGY CONSERVATION CODE OF NYS TABLE R402.1.2

CLIMATE ZONE 5a	
FENESTRATION U-FACTOR	0.30
CEILING R-VALUE	49 (R-38 (U-VALUE - 0.026) ALLOWED UNDER EQUIVALENT U-FACTORS TABLE R402.1.4
WOOD FRAME WALL R-VALUE	20 (U-FACTOR = 0.050 PER TABLE R402.1.4)
FLOOR R-VALUE	30 (U-FACTOR = 0.033 PER TABLE R402.1.4)
CRAWL SPACE WALL R-VALUE	15 CONT. / 19 CAVITY (U-FACTOR = 0.055 PER TABLE R402.1.4)

GENERAL FRAMING SPECIFICATIONS

- WOOD BEAM JOISTS**
- A. WOOD I-BEAM JOISTS SHALL MEET ASTM D 5055 BY APA - THE ENGINEERED WOOD ASSOCIATION.
 - B. LIMITATIONS: LOADS: CONCENTRATED LOADS SHALL NOT BE APPLIED TO THE BOTTOM FLANGE. CUTTING: EXCEPT FOR CUTTING TO LENGTH AND BIRDSMOUTH CUTS, TOP AND BOTTOM FLANGES OF WOOD I-BEAM FLOOR AND ROOF JOISTS SHALL NOT BE CUT, DRILLED, OR NOTCHED.
 - C. CHARACTERISTICS: LUMBER FLANGES: 2 1/2" WIDTH LVL FLANGES: 2 7/16" WIDTH WEBS: 3/8" MINIMUM THICKNESS FIBERSTRONG OSB WEB. DEPTHS: AS INDICATED ON PLANS
 - D. NAILS: 8d, 16d, AND 12d BOX, SINKER, AND COMMON NAILS
 - E. BRACING AND BLOCKING: BEARING STIFFENERS: 2x4 OR COMBINATION OF 3/8", 1/2", OR 5/8" PLYWOOD STURD-I-FLOOR OR OSB BAND JOISTS AND CONTINUOUS CLOSURE AT LOAD-BEARING WALLS PER STANDARD APPROVED GEORGIA PACIFIC WOOD I-BEAM DETAILS. LATERAL SUPPORT AT INTERMEDIATE BEARING OF MULTIPLE SPAN JOISTS: WOOD I-BEAM BLOCKING.
 - F. SIMPSON STRONG-TIE CONNECTORS: 9 1/2" DEEP WOOD JOIST

TOP MOUNT:	ITS1.81/9.5
FACE MOUNT:	IUS1.81/9.5
DOUBLE-FACE MOUNT:	MUS.56/9
FIELD SLOPED & SKEWED:	LSSU125

- LVL BEAMS**
- A. BEAM SHALL MEET ASTM D 5456 BY APA - THE ENGINEERED WOOD ASSOCIATION.
 - B. LIMITATIONS: CUTTING: EXCEPT FOR CUTTING TO LENGTH, LVL BEAMS AND HEADERS SHALL NOT BE CUT, DRILLED OR NOTCHED, EXCEPT AS PER MANUFACTURER RECOMMENDATIONS.
 - C. CHARACTERISTICS: CONSTRUCTION: 1 3/4" AND 3 1/2" THICK PRESSURE BONDED, LAP-JOINTED WOOD VENEERS, WITH GRAIN OF VENEERS RUNNING PARALLEL IN THE LONG DIRECTION. DEPTHS: AS INDICATED ON PLANS
 - D. NAILS: 16d COMMON NAILS, APPROVED STRUCTURAL SCREWS OR 1/2" BOLTS.
 - E. SIMPSON STRONG-TIE CONNECTORS: 1.34" THICKNESS @ 1/2" DEPTH

TOP MOUNT:	ITS2.56/16
FACE MOUNT:	IUS2.56/16
DOUBLE-FACE MOUNT:	MUS.12/16
FIELD SLOPED & SKEWED:	LSSU1216

- A. BEAM SHALL MEET ASTM D 5456 BY APA - THE ENGINEERED WOOD ASSOCIATION.
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- C. CHARACTERISTICS: CONSTRUCTION: 1 3/4" AND 3 1/2" THICK PRESSURE BONDED, LAP-JOINTED WOOD VENEERS, WITH GRAIN OF VENEERS RUNNING PARALLEL IN THE LONG DIRECTION. DEPTHS: AS INDICATED ON PLANS
- D. NAILS: 16d COMMON NAILS, APPROVED STRUCTURAL SCREWS OR 1/2" BOLTS.
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TOP MOUNT:	MT9.5
FACE MOUNT:	MUS.81/10

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- D. NAILS: 16d COMMON NAILS, APPROVED STRUCTURAL SCREWS OR 1/2" BOLTS.
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TOP MOUNT:	GLTV3.516
FACE MOUNT:	HGUS414

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- D. NAILS: 16d COMMON NAILS, APPROVED STRUCTURAL SCREWS OR 1/2" BOLTS.
- E. SIMPSON STRONG-TIE CONNECTORS: 1.34" THICKNESS @ 1/2" DEPTH

TOP MOUNT:	EQG3.62
FACE MOUNT:	HGU3.63-SDS

- DIMENSIONAL LUMBER**
- A. SIZES: NOMINAL SIZES AS INDICATED ON DRAWINGS, S4S.
 - B. MOISTURE CONTENT: KILN DRIED, 15% MOISTURE CONTENT, MAXIMUM.
 - C. STUDS, MISCELLANEOUS BLOCKING, FURRING, AND NAILERS:
 - LUMBER: S4S, No. 2 OR STANDARD GRADE.
 - BOARDS: STANDARD OR No. 3.

- CONSTRUCTION PANELS**
- A. MISCELLANEOUS PANELS:
 - CONCEALED PLYWOOD: PS 1, C-C PLUGGED, EXTERIOR GRADE, EXTERIOR GLUE.
 - EXPOSED PLYWOOD: PS 1, A-D, INTERIOR GRADE.
 - SHEATHING (SUB-FLOOR): 3/4" STANDARD C-D INTERIOR GRADE APA+ EXTERIOR GRADE GLUE.
 - WALL SHEATHING:
 - BASE BID: 7/16" ZIP SYSTEM WALL SHEATHING
 - ALTERNATE: 1/2" PLYWOOD C-D EXTERIOR GRADE, APA RATED.
 - ROOF SHEATHING:
 - BASE BID: 5/8" ZIP SYSTEM ROOF SHEATHING
 - ALTERNATE: 5/8" STANDARD C-D EXTERIOR GRADE, APA RATED.

- B. FASTENERS AND ANCHORS:
 - FASTENERS: HOT-DIPPED GALVANIZED STEEL FOR HIGH HUMIDITY AND TREATED WOOD LOCATIONS, UNFINISHED STEEL ELSEWHERE.
 - ANCHORS: TOGGLE BOLT TYPE FOR ANCHORAGE TO HOLLOW MASONRY, EXPANSION SHIELDS AND LAG BOLTS TO SOLID MASONRY OR CONCRETE.
- C. FACTORY WOOD TREATMENT
 - PRESSURE TREATMENT OF LUMBER ABOVE GRADE: AWPA TREATMENT C2 USING WATERBORNE PRESERVATIVE TO 0.25 LB/CU. FT. RETENTION.
 - KILN DRY AFTER TREATMENT TO MAXIMUM MOISTURE CONTENT OF 19 PERCENT.
 - TREAT WOOD CONTACT WITH ROOFING, FLASHING, OR WATERPROOFING.
 - TREAT WOOD IN CONTACT WITH MASONRY OR CONCRETE.
 - TREAT WOOD LESS THAN 18 INCHES ABOVE GRADE.
 - TREAT WOOD AT OTHER LOCATIONS AS INDICATED ON DRAWINGS.

GENERAL STAIR CONSTRUCTION

- STAIR CONSTRUCTION**
- 2x12 WOOD STRINGERS - USE OPEN CARRIAGE STYLE WITH STRINGERS AT EACH SIDE AND ONE IN THE MIDDLE.
 - 2x12 WOOD TREADS
 - 1x WOOD RISERS
 - STAIR FINISH BY OWNER
- PER SECTION R311 OF BUILDING CODE OF NYS (LATEST EDITION)**
- STAIR WIDTH**
- STAIRWAYS SHALL NOT BE LESS THAN 36" INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31.5 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

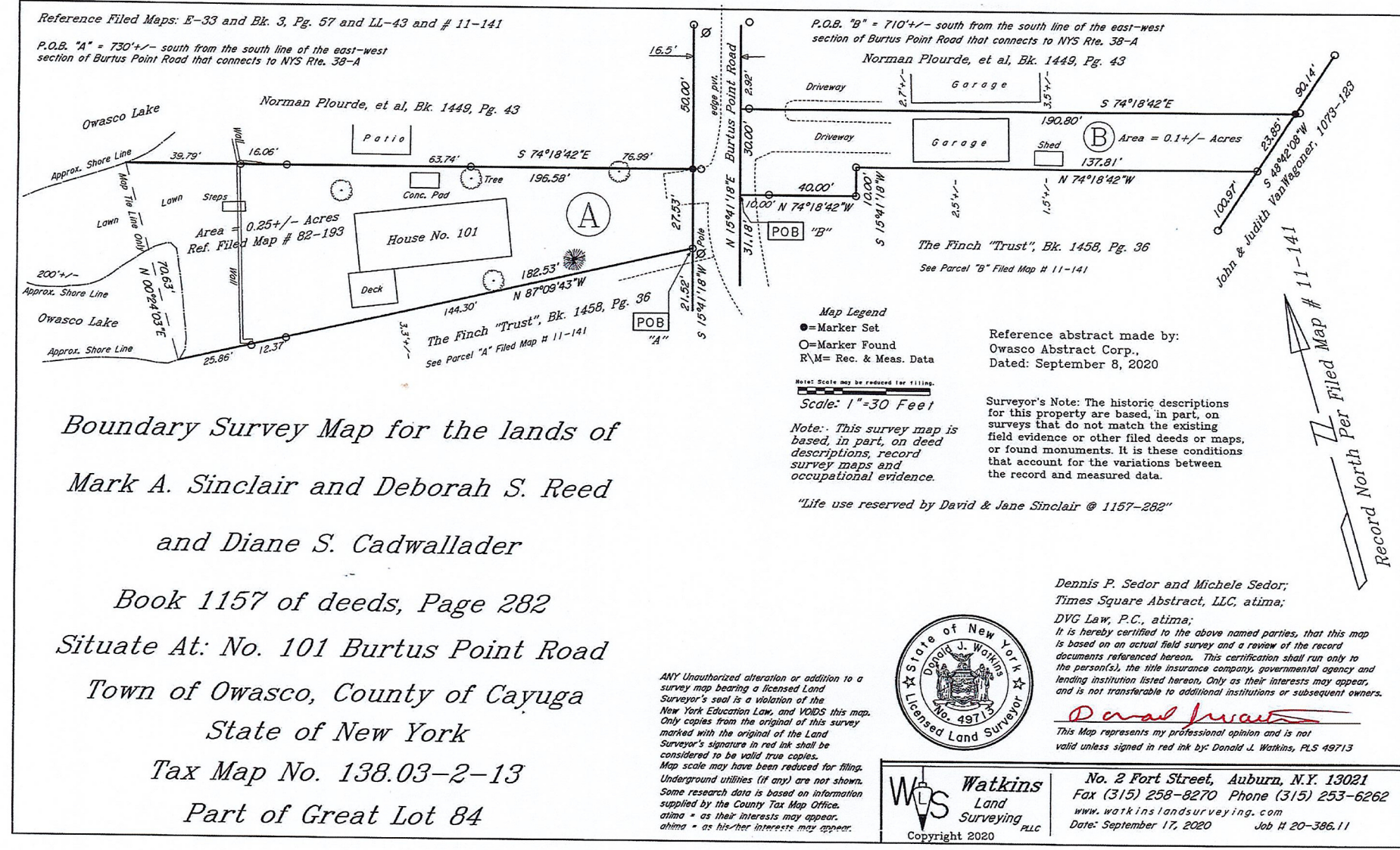
- HEADROOM**
- THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.
- STAIR TREADS AND RISERS**
- RISER HEIGHT:** THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
- TREAD DEPTH:** THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

- PROFILE**
- THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH. A NOSING NOT LESS THAN 3/4 INCH BUT NOT MORE THAN 1 1/4 INCH SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH BETWEEN TWO STORES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED 1/2 INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4-INCH DIAMETER SPHERE.
- STAIRWAY ILLUMINATION**
- ALL STAIRWAYS SHALL BE ILLUMINATED PER SECTION R303.6 OF THE BUILDING CODE OF NYS (LATEST EDITION).

- UNDERSIDE OF STAIRS**
- INSTALL (2) LAYERS OF TYPE 'X' GYPSUM WALLBOARD ON UNDERSIDE OF STAIRS.
- GUARDRAILS**
- PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS AT A MINIMUM OF 42" HIGH.
- OPENING LIMITATIONS:** REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL FINISHES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES OR MORE IN DIAMETER.

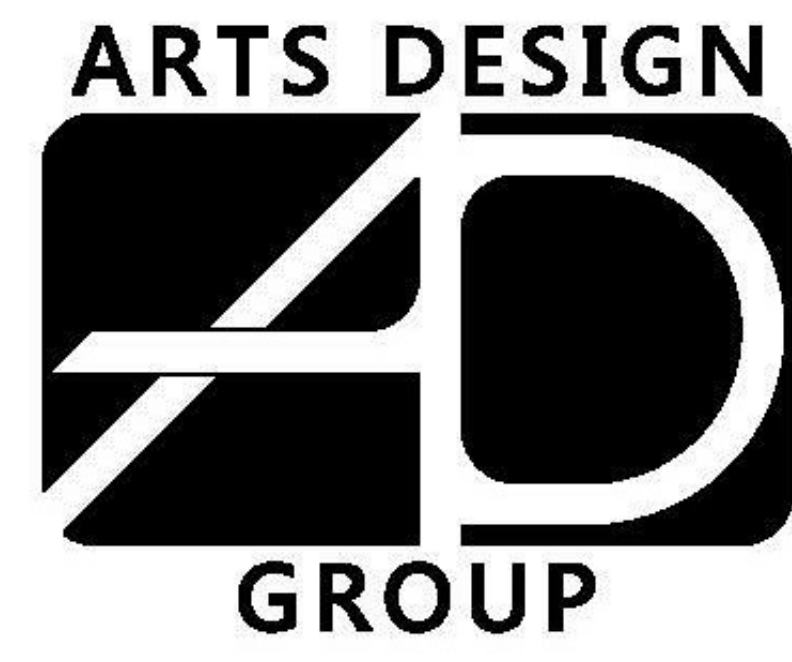
- LANDINGS**
- THIS SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY RUN.
- A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS.
- THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.

- HANDRAILS**
- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
- HEIGHT:** HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.
- CONTINUITY:** HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCH BETWEEN THE WALL AND THE HANDRAILS.
- HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.
- HANDRAIL GRIP SIZE:** ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
- TYPE I:** HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 1/2 INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION ON 2 1/4 INCHES.
- TYPE II:** HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH TO A LEVEL TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/4 INCHES TO A MAXIMUM OF 2 3/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.



SEE DRAWING C1 FOR OVERALL SITE PLAN AT LARGER SCALE FOR BETTER READABILITY.

1 SITE SURVEY



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SEAL

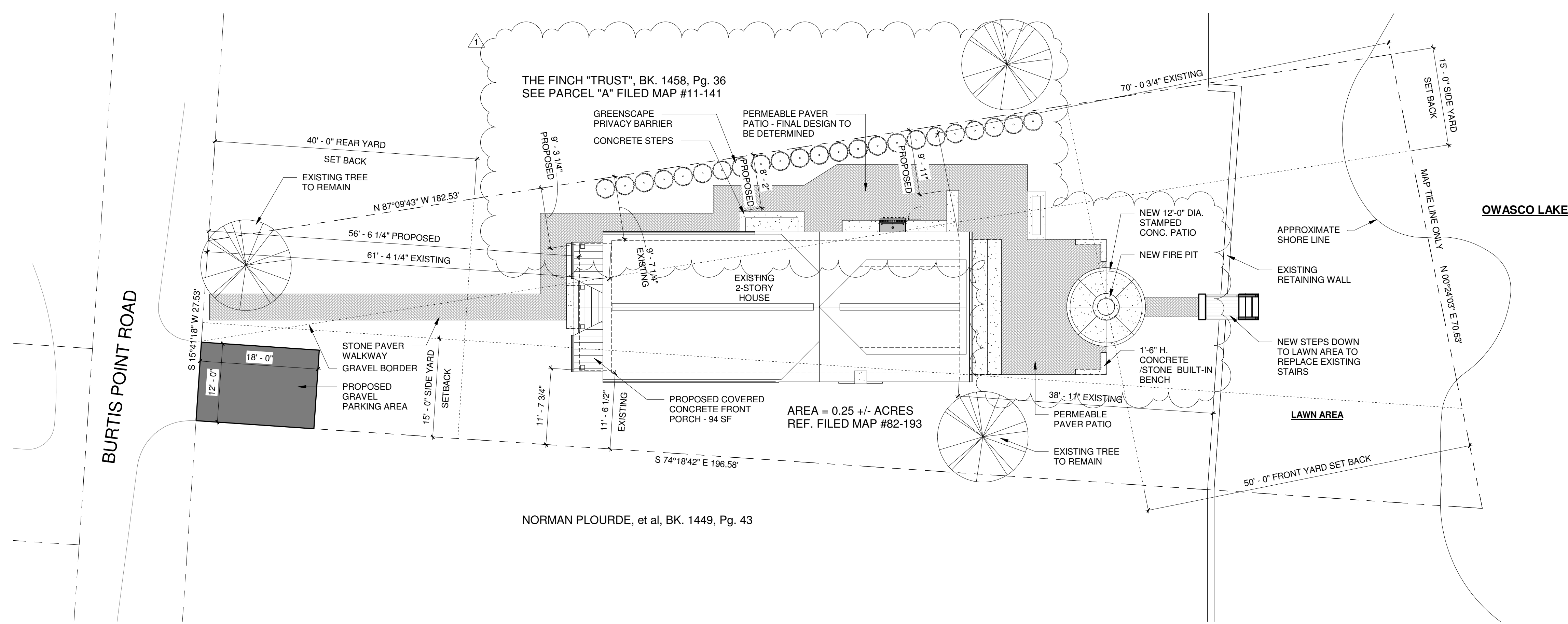
PROJECT NAME
STEWART RESIDENCE RENOVATION PROJECT
 101 BURTIS POINT ROAD
 AUBURN, NY 13021

SHEET TITLE
COVER SHEET

REVISIONS		
No.	DATE	DESCRIPTION

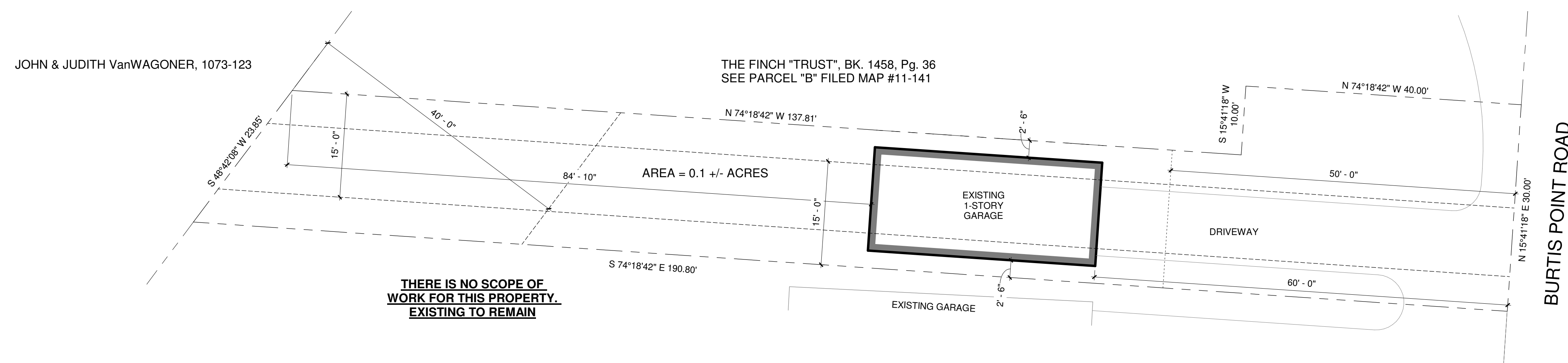
PROJECT No. 2202
 DATE 03.22.22

DRAWING No. G1



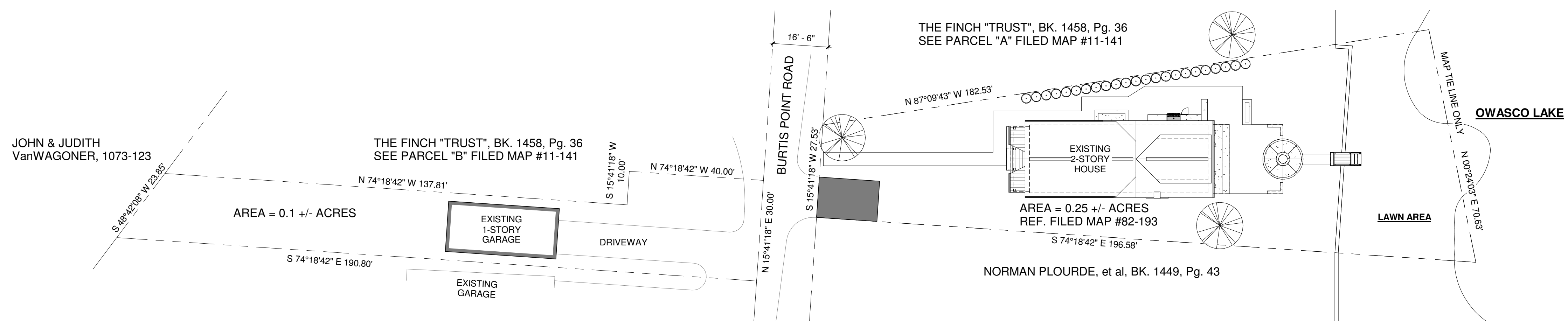
1 ENLARGED SITE PLAN - HOUSE PROPERTY

1" = 10'-0"



2 ENLARGED SITE PLAN - GARAGE PROPERTY

1" = 10'-0"



3 OVERALL SITE PLAN

1" = 20'-0"

ZONING REQUIREMENTS				
	EXISTING	PROPOSED	CHANGE	
LOT SIZE, MINIMUM:	0.5 ACRE	0.30 ACRE	NO CHANGE	NO CHANGE
LOT FRONTAGE, MINIMUM:	100 FT.	27.53 ± FT.	NO CHANGE	NO CHANGE
RESIDENTIAL STRUCTURE PROPERTY:				
SETBACKS, MINIMUM:				
FRONT YARD (ROAD):	50 FT.	61.36 ± FT.	56.52 ± FT.	-4.84 ± FT.
SIDE YARD (N):	15 FT.	11.54 ± FT.	NO CHANGE	NO CHANGE
SIDE YARD (S):	15 FT.	9.77 ± FT.	9.27 ± FT.	-0.50 ± FT.
REAR YARD:	40 FT.	70.06 ± FT.	NO CHANGE	NO CHANGE
FROM RETAINING WALL		38.92 ± FT.	NO CHANGE	NO CHANGE
GARAGE STRUCTURE PROPERTY:				
SETBACKS, MINIMUM:				
FRONT YARD (ROAD):	50 FT.	60.0 ± FT.	NO CHANGE	NO CHANGE
SIDE YARD (N):	15 FT.	2.5 ± FT.	NO CHANGE	NO CHANGE
SIDE YARD (S):	15 FT.	2.5 ± FT.	NO CHANGE	NO CHANGE
REAR YARD:	40 FT.	84.83 ± FT.	NO CHANGE	NO CHANGE
IMPERMEABLE SURFACE COVERAGE, MAX.	10%	17.6%	21.2%	+3.6%
BUILDING COVERAGE, MAX.	10%	11.9%	12.6%	+0.7%
OPEN SPACE MINIMUM	80%	88.1%	87.4%	-0.7%
EXISTING 2-STORY WOOD FRAME STRUCTURE	1085 SF	NO CHANGE	NO CHANGE	
EXISTING 1-STORY GARAGE	495 SF	NO CHANGE	NO CHANGE	
EXISTING DRIVEWAY	752 SF	NO CHANGE	NO CHANGE	
PROPOSED COVERED PORCH	-	94 SF	94 SF	
PROPOSED CONCRETE PATIO / STRUCTURES	-	384 SF	384 SF	
PROPOSED PERMEABLE PAVER PATIO	-	1052 SF	1052 SF	
PROPOSED GRAVEL PARKING AREA	-	216 SF	216 SF	



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SEAL

PROJECT NAME
STEWART RESIDENCE RENOVATION PROJECT
101 BURTIS POINT ROAD
AUBURN, NY 13021

SHEET TITLE
PROPOSED SITE PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1	04.20.22	ZONING COMMENTS

PROJECT No. 2202
DATE 03.22.22

DRAWING No.
C1

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO THIS ITEM THE SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

SEAL

PROJECT NAME
STEWART RESIDENCE RENOVATION PROJECT
101 BURTIS POINT ROAD
AUBURN, NY 13021

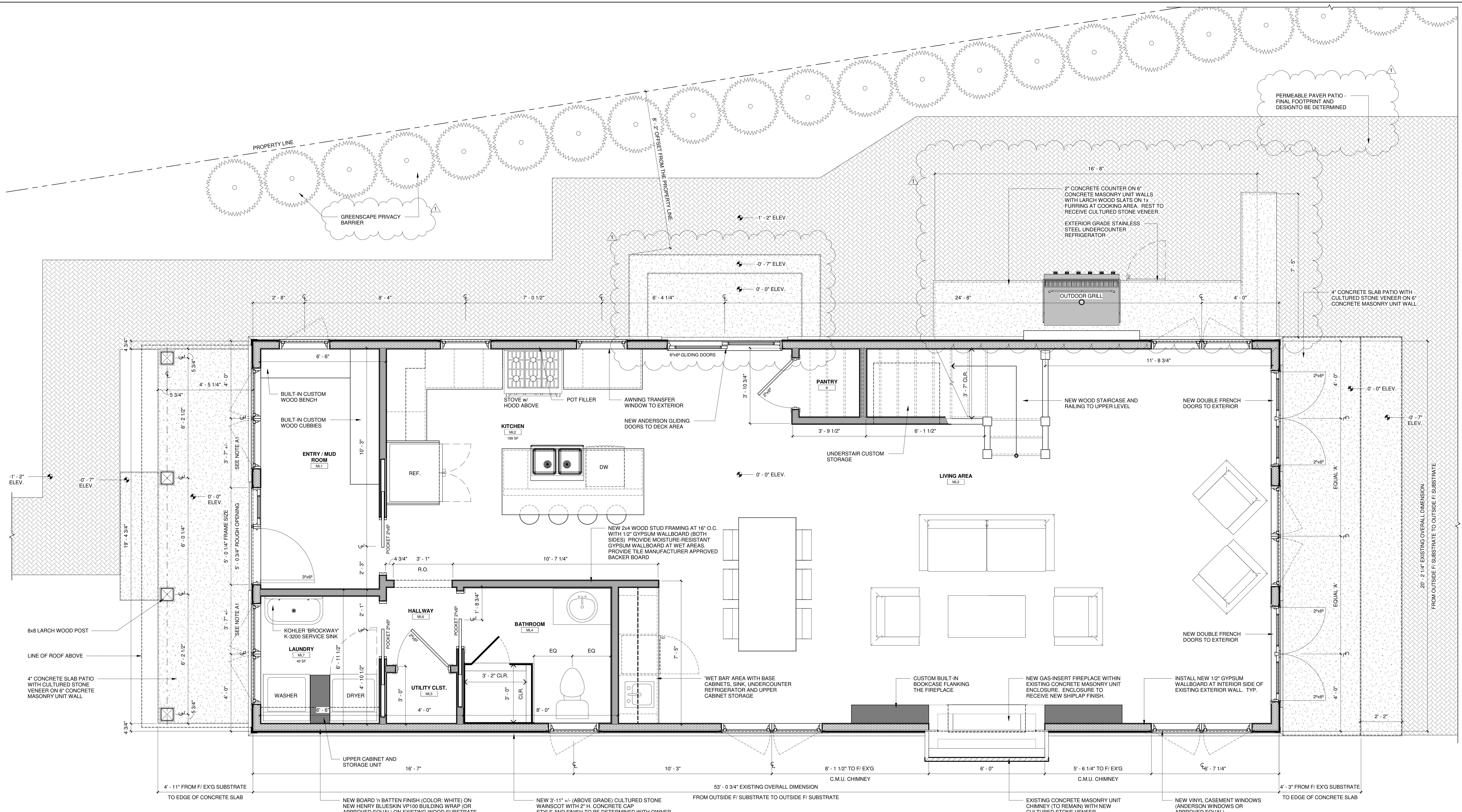
SHEET TITLE
PROPOSED MAIN LEVEL PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1	04.20.22	ZONING COMMENTS

PROJECT No. 2202
DATE 03.22.22

DRAWING No.

A1



1 MAIN LEVEL PLAN
1/2" = 1'-0"



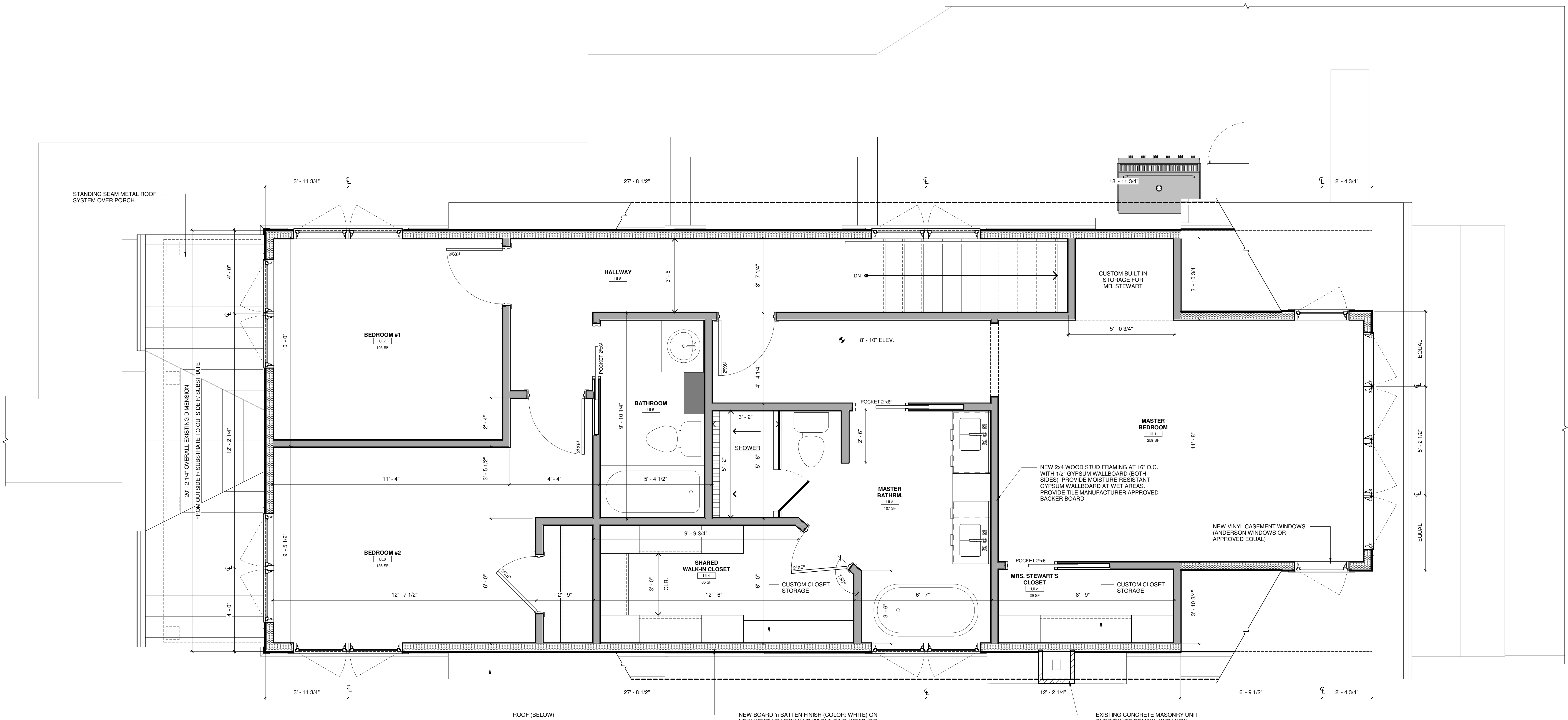
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO THIS ITEM THE SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT No. 2202
DATE 03.22.22

DRAWING No.

A2



1 UPPER LEVEL PLAN
1/2" = 1'-0"



SEAL

PROJECT NAME
STEWART RESIDENCE RENOVATION PROJECT
101 BURTIS POINT ROAD
AUBURN, NY 13021

SHEET TITLE
OVERALL ROOF PLAN

REVISIONS		
No.	DATE	DESCRIPTION

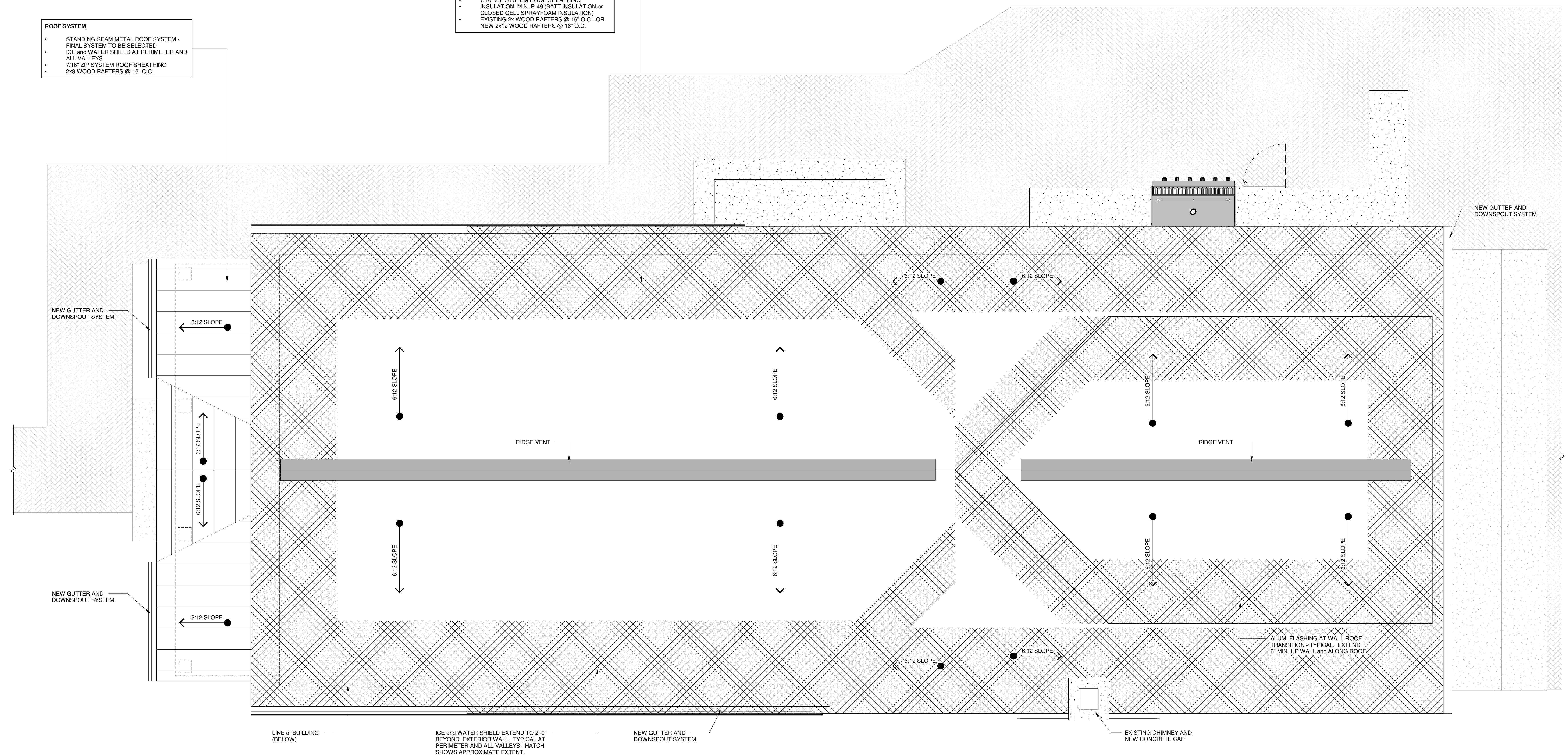
PROJECT No. 2202
DATE 03.22.22

DRAWING No.

A3

- ROOF SYSTEM**
- STANDING SEAM METAL ROOF SYSTEM - FINAL SYSTEM TO BE SELECTED
 - ICE and WATER SHIELD AT PERIMETER AND ALL VALLEYS
 - 7/16" ZIP SYSTEM ROOF SHEATHING
 - 2x8 WOOD RAFTERS @ 16" O.C.

- ROOF SYSTEM**
- ARCHITECTURAL ASPHALT SHINGLES
 - ICE and WATER SHIELD AT PERIMETER AND ALL VALLEYS
 - 7/16" ZIP SYSTEM ROOF SHEATHING
 - INSULATION, MIN. R-49 (BATT INSULATION or CLOSED CELL SPRAYFOAM INSULATION)
 - EXISTING 2x WOOD RAFTERS @ 16" O.C. OR NEW 2x12 WOOD RAFTERS @ 16" O.C.



1 OVERALL ROOF PLAN
1/2" = 1'-0"



- GENERAL SPECIFICATIONS**
- FLASHING**
- ALUMINUM: .024" MILL FINISH. LOCATE AT DOOR AND WINDOW HEADS AND AT INTERSECTION OF ROOFS WITH ADJOINING WALLS.
 - DRIP EDGE: .024" ALUMINUM, PRE-FINISHED.
 - RIDGE VENT: METAL ROOF MANUFACTURER APPROVED.

SEAL

PROJECT NAME
STEWART RESIDENCE RENOVATION PROJECT
101 BURTIS POINT ROAD
AUBURN, NY 13021

SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT No. 2202
DATE 03.22.22

DRAWING No.

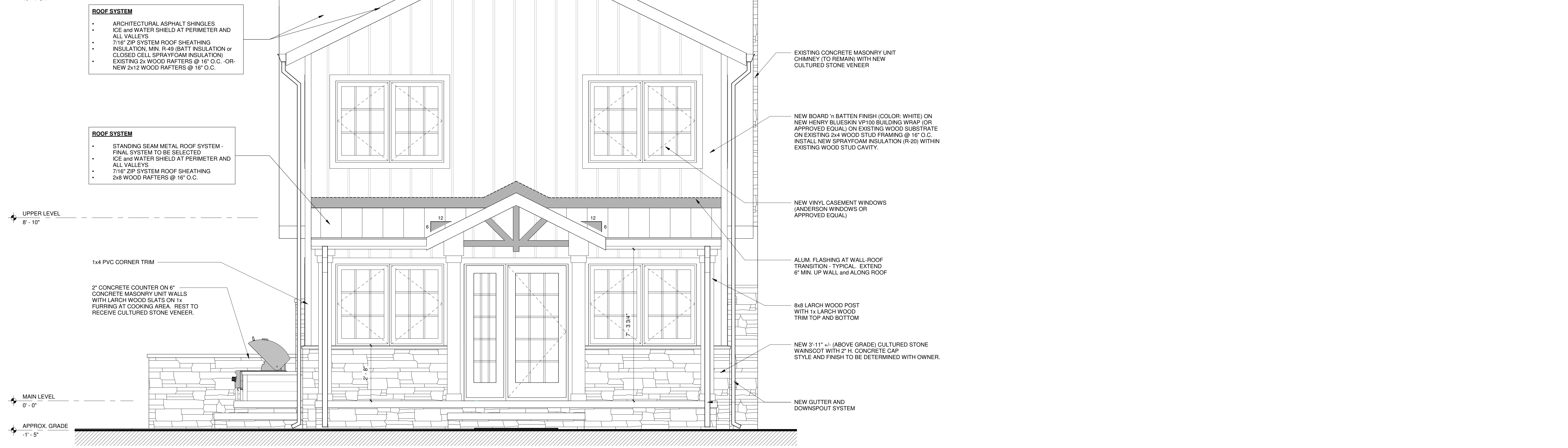
A4

- ROOF SYSTEM**
- ARCHITECTURAL ASPHALT SHINGLES
 - ICE and WATER SHIELD AT PERIMETER AND ALL VALLEYS
 - 7/16" ZIP SYSTEM ROOF SHEATHING
 - INSULATION, MIN. R-49 (BATT INSULATION or CLOSED CELL SPRAYFOAM INSULATION)
 - EXISTING 2x WOOD RAFTERS @ 16" O.C. OR NEW 2x12 WOOD RAFTERS @ 16" O.C.



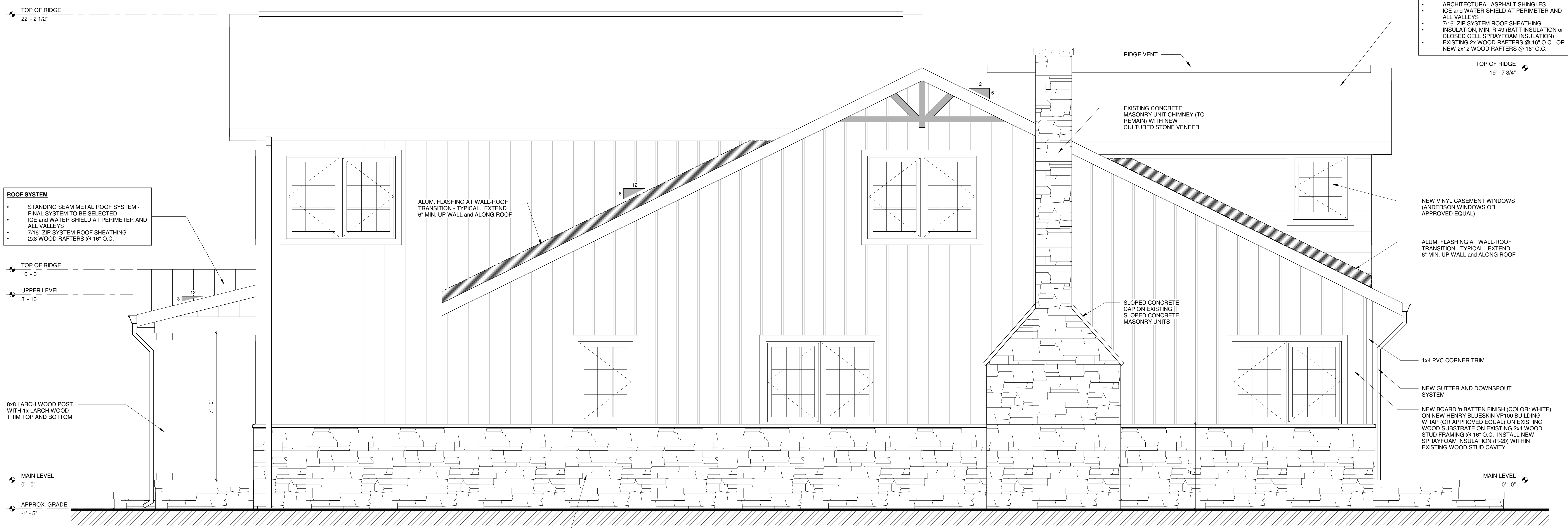
1 SOUTH ELEVATION
1/2" = 1'-0"

- ROOF SYSTEM**
- ARCHITECTURAL ASPHALT SHINGLES
 - ICE and WATER SHIELD AT PERIMETER AND ALL VALLEYS
 - 7/16" ZIP SYSTEM ROOF SHEATHING
 - INSULATION, MIN. R-49 (BATT INSULATION or CLOSED CELL SPRAYFOAM INSULATION)
 - EXISTING 2x WOOD RAFTERS @ 16" O.C. OR NEW 2x12 WOOD RAFTERS @ 16" O.C.

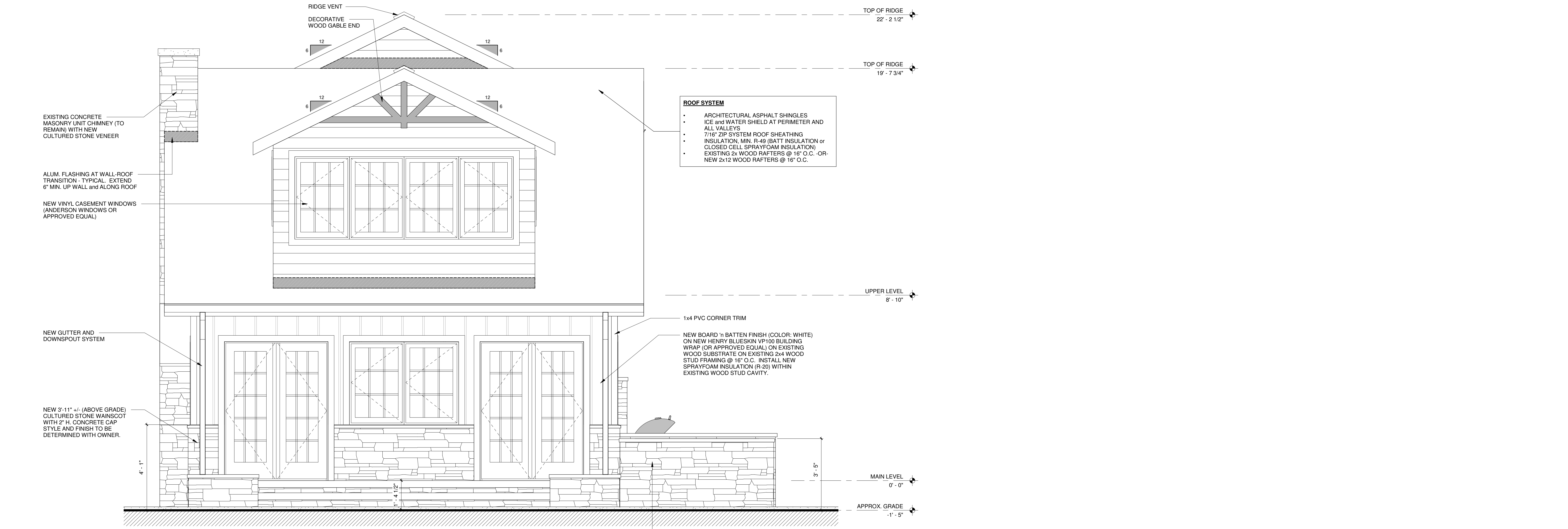


2 EAST ELEVATION
1/2" = 1'-0"

REVISIONS		
No.	DATE	DESCRIPTION



1 NORTH ELEVATION
1/2" = 1'-0"



2 WEST ELEVATION
1/2" = 1'-0"