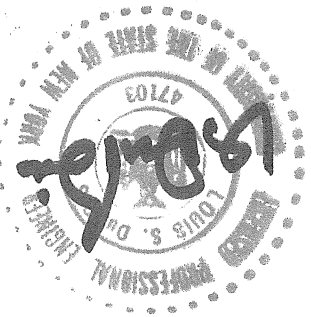


CONSTRUCTION PLANS
FOR
COMMERCIAL BUILDING
FOR
TOP SEED LANDSCAPE & DESIGN
1939 ROUTE 9W
MILTON, NEW YORK
TOWN OF MARLBOROUGH
ULSTER COUNTY



PROPOSED COMMERCIAL BUILDING TOP SEED LANDSCAPE & DESIGN 1939 ROUTE 9W MILTON, NEW YORK TN OF MARLBORO 103.1-1-18		SCALE AS SPECIFIED		LOUIS S. DUBOIS, P.E. 8 COOK LANE NEW PALTZ, NEW YORK (845) 691-2247 OFFICE (845) 691-6515 FAX (845) 224-7102 CELL louisdubois@optimum.net		DATE 9/15/2022		1
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		APPROVED LSD				DRAWING TITLE		

GENERAL NOTES FOR CONSTRUCTION

SECTION 1 – GENERAL CONDITIONS

All work shall be done by people skilled in their trades, and shall conform to the 2020 NYS Building Code and any other applicable codes. Unauthorized alteration of any drawing bearing the seal of a registered Professional Engineer is a violation of the N.Y.S. Education Law.

Anything not specifically shown hereon and/or specs, but which is reasonably implied, shall be furnished as though set forth in the Plans and/or Specifications. All written figures, notes and dimensions on the plans, or specifications shall take precedence over any drawn figures. Do not scale plans. All dimensions must be verified in the field by the Contractor before the start of construction. Any discrepancies on the plans or specifications must be reported to the engineer prior to the start of construction.

All permits are not the responsibility of the Engineer. All materials shall be new and installed in accordance with the manufacturer's specifications. Substitutions made for structural materials specified by name may only be made if approved by the Engineer. The Engineer is not responsible for changes made in the field without written or graphic authorization.

SECTION 2 – SITE WORK

If soil bearing conditions are questionable due to unforeseen field conditions, the Contractor shall advise the Engineer who will provide proper footing design. The plans are based on a minimum soil bearing of 2500 psf. Finish grading shall be performed so as to provide positive drainage away from the structure.

Four inch footing drains shall be installed at the bottom of the concrete footings and drain either to an open slope or a dry well, as determined by the actual field conditions or local codes.

SECTION 3 – CONCRETE

All concrete used shall have a minimum compressive strength of 3000 psi at 28 days unless otherwise noted. All concrete work shall be done in complete conformance to applicable ACI Codes. Any rebar shall be grade 60. For all concrete masonry work use horizontal truss reinforcement every other course, with the top block solid. For sill plate anchorage, all straps or ½" d anchor bolts must be installed at 6' centers and between 3.5" to 12" from corners.

SECTION 4 – METALS

All structural steel shall conform to ASTM Specifications A-36 for Structural Steel. All pipe columns shall be of standard weight steel pipe unless otherwise noted. Structural steel has been designed for a maximum bending stress of 24,000 psi, in accordance with the latest revision of the AISC. All steel beams shall be factory primed with a rust inhibitor and field painted where exposed to the weather. All beam connections shall be through bolted unless otherwise noted. All holes are to be drilled or punched. No torched holes will be permitted.

SECTION 5 – WOOD & PLASTICS

All structural lumber shall have a minimum bending stress of 1200 psi. Framing shall be erected plumb, level, true, and securely nailed or screwed in accordance with the Code. The sizes of joists and rafters are indicated on the plans. All sheathing and subflooring shall be APA oriented strand board. Subflooring shall be glued and screwed to the floor joists. Joist hangers shall be "Simpson", "Strong-Tie" or equal. Wood header sizes shall be as follows:

Spans up to and including
0'-0" to 3'-11" (2) 2 x 8's
4'-0" to 5'-11" (2) 2 x 10's
6'-0" to 7'-11" (2) 2 x 12's
8'-0" and over See plans

SECTION 6 – THERMAL & MOSITURE CONTROL

Asphalt shingles shall be selected by the owner or contractor. All chimneys shall be properly flashed with aluminum step flashing. Valley and vertical roof sections shall be properly supported. Any roofing to be installed must follow the manufacturer's specification. Ventilate all attic, rafter (with baffles), and crawl spaces with proper sized screened vents or louvers. Ridge vents are permitted. All penetrations between floors must be sealed. All insulations shall be installed in accordance with the latest revision of the ICC 2015 Code. Air sealing is mandatory and must be provided in accordance with the Code. The following R values are required by the Code and any changes must be established by a ResCheck application and certified by the Engineer:

Location.

Zone 5A (Dutchess, Orange)	20 or 13+5	49	Floor over Unheated space	30 min	15/19	10, 2 ft	15/19	Crawl Space
			Roof/ceiling	49				
			Exterior Walls	20+5 or 13+10	49			
					30 min	15/19	10, 4 ft	

All exterior joints between windows, doors and other surfaces shall be caulked using a weatherproof caulking. Gutters and leaders shall be installed as required by local code.

SECTION 7 – DOORS & WINDOWS

All windows and doors shall meet the minimum requirements for light, ventilation and egress per the ICC 2015 Code. All windows are to be double glazed and supplied with a storm sash. The design window is Anderson Series 400 unless otherwise noted. The owner may change the brand of the window but in no case can the size of the window be less than indicated on the plans. All glass located within 18" of the floor, 12" of a door, or 60" of floor at bathtubs, whirlpools, showers, etc. shall be tempered.

Interior doors shall come complete with frames, trim, casing, mullions, stops, aprons, etc. Exterior doors shall be factory primed or factory pre-finished (paint, plastic clad or metal clad). Doors between garages or utility rooms or in other designated fire walls shall be metal ½ hour fire rated and self-closing.

SECTION 8 – FINISHES

Drywall shall be ½" gypsum board securely screwed to walls according to manufacturer's recommendations. For ceilings, if the joist spacing is greater than 16" on center, 5/8" gypsum board shall be used. All joints are to be taped and receive three coats of joint compound. Finishes shall be smooth, even and ready for painting. The type of finished flooring is to be determined by the owner. The Contractor shall consult with the owner before ordering the various floor coverings for installation.

SECTION 9 – MECHANICAL (CONDITIONED BUILDINGS ONLY)

The Contractor shall furnish and install a heating system which meets Section R303.10 of the Code and can provide a minimum temperature of 72 degrees in the house at an outside temperature of zero degrees. Floor framing shall be coordinated with the HVAC installer to provide access chases for duct runs before construction starts. Fireplace and chimney construction shall strictly conform to the separations outlined in the Code.

All pipes passing through the roof shall be made water-tight. The Contractor shall test all water supply, drain and vent piping in accordance with all codes.

SECTION 10 – ELECTRICAL

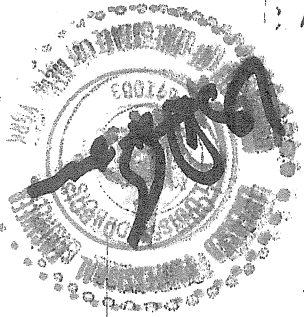
All electrical work shall be done in conformance with the National Board of Fire Underwriters and local codes. The service size shall be a minimum of 200 amps unless service is provided from an existing facility. Smoke detectors shall be hard wired and connected in all bedrooms and additionally on each level. They should also be provided with a battery back-up. A carbon monoxide detector shall be located on each level and be within 15 feet of any sleeping area.

SECTION 11 – DESIGN LOADS

Assembly	Live Load	40 psf	15 psf	55 psf	Total Load
Roof		40 psf			
Ceilings		20 psf	10 psf	30 psf	
Main Floor		40 psf	10 psf	50 psf	
Second Floor		30 psf	10 psf	40 psf	
Porch/Deck		40 psf	10 psf	50 psf	

SECTION 12 – CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load	50 psf	Termit	Moderate to Heavy
Wind	11.5 mph	Decay	Slight to Moderate
Seismic Design Category	B	Winter Design Temp	2 F
Weathering	Severe	Ice Shield Required	Yes
Frost Line Depth	48"	Flood Hazards	None

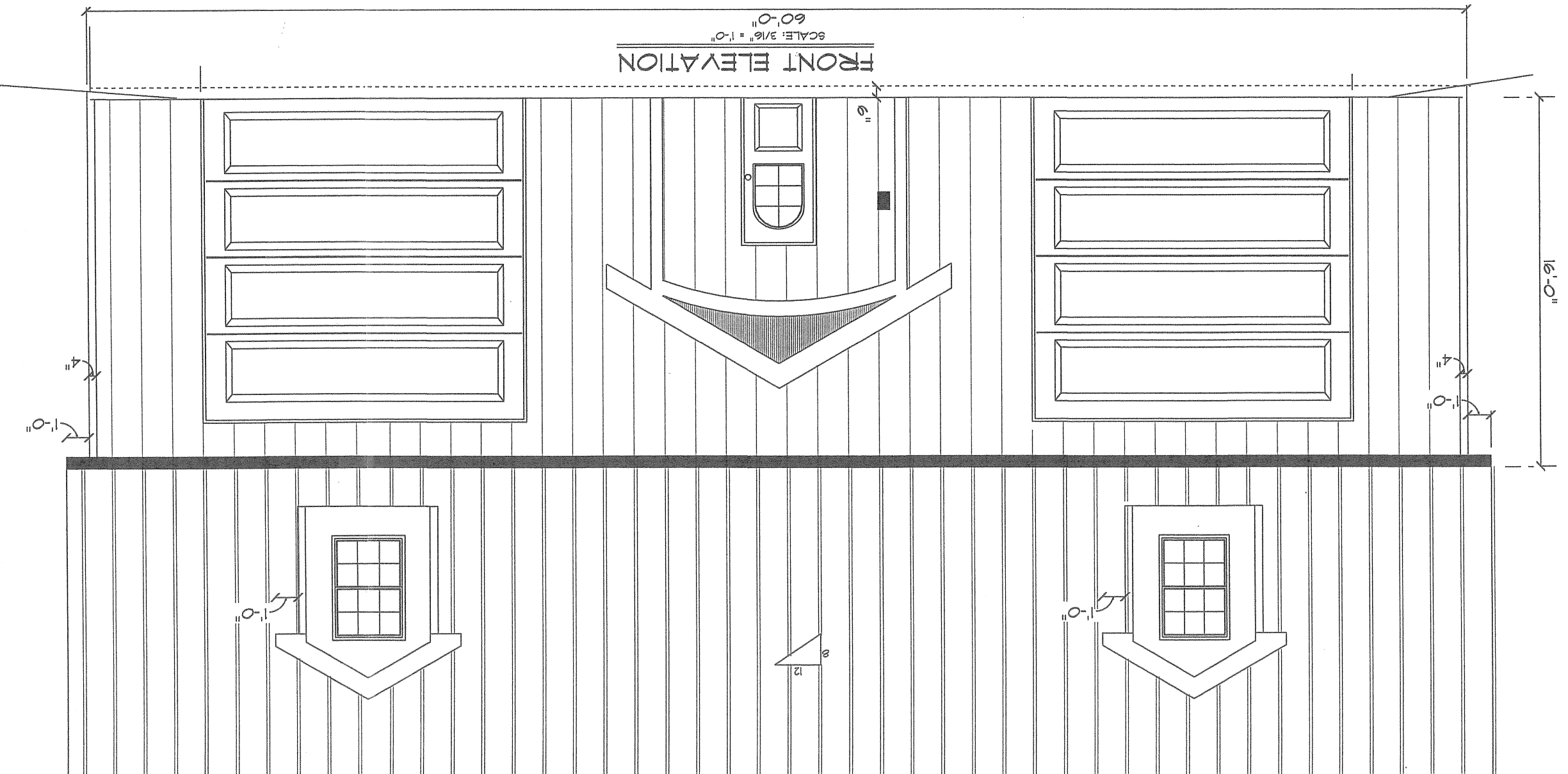


PROPOSED COMMERCIAL BUILDING
TOP SEED LANDSCAPE & DESIGN
1939 ROUTE 9W
MILTON, NEW YORK
TN OF MARLBORO 103.1-1-18

SCALE
AS SPECIFIED
DRAWN BY
APPROVED
LSD

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DRAWING
GENERAL NOTES



FRONT ELEVATION
SCALE: 3/16" = 1'-0"
60'-0"

16'-0"

6"

4"

1'-0"

1'-0"

8
12

1'-0"

4"

1'-0"

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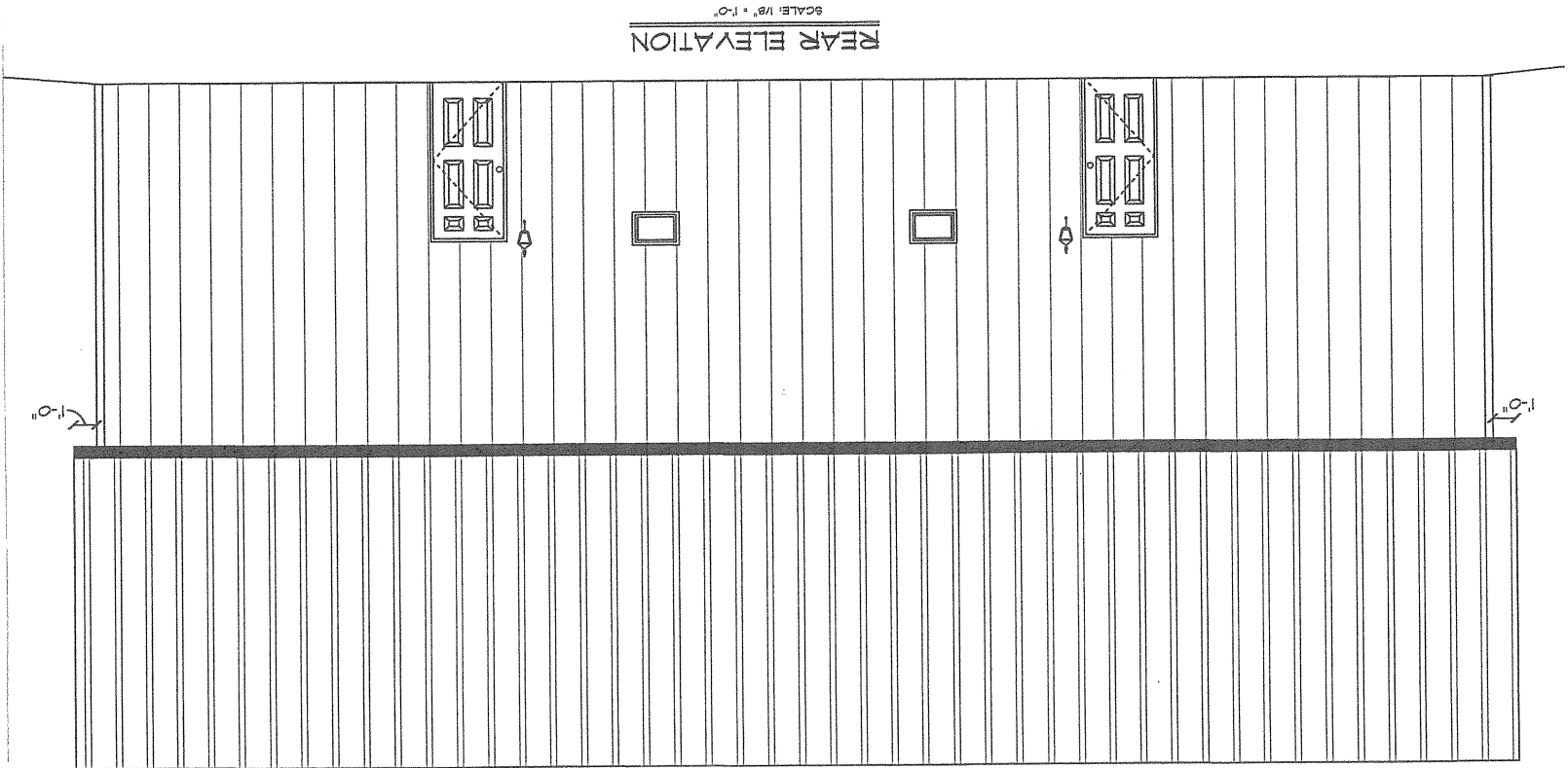
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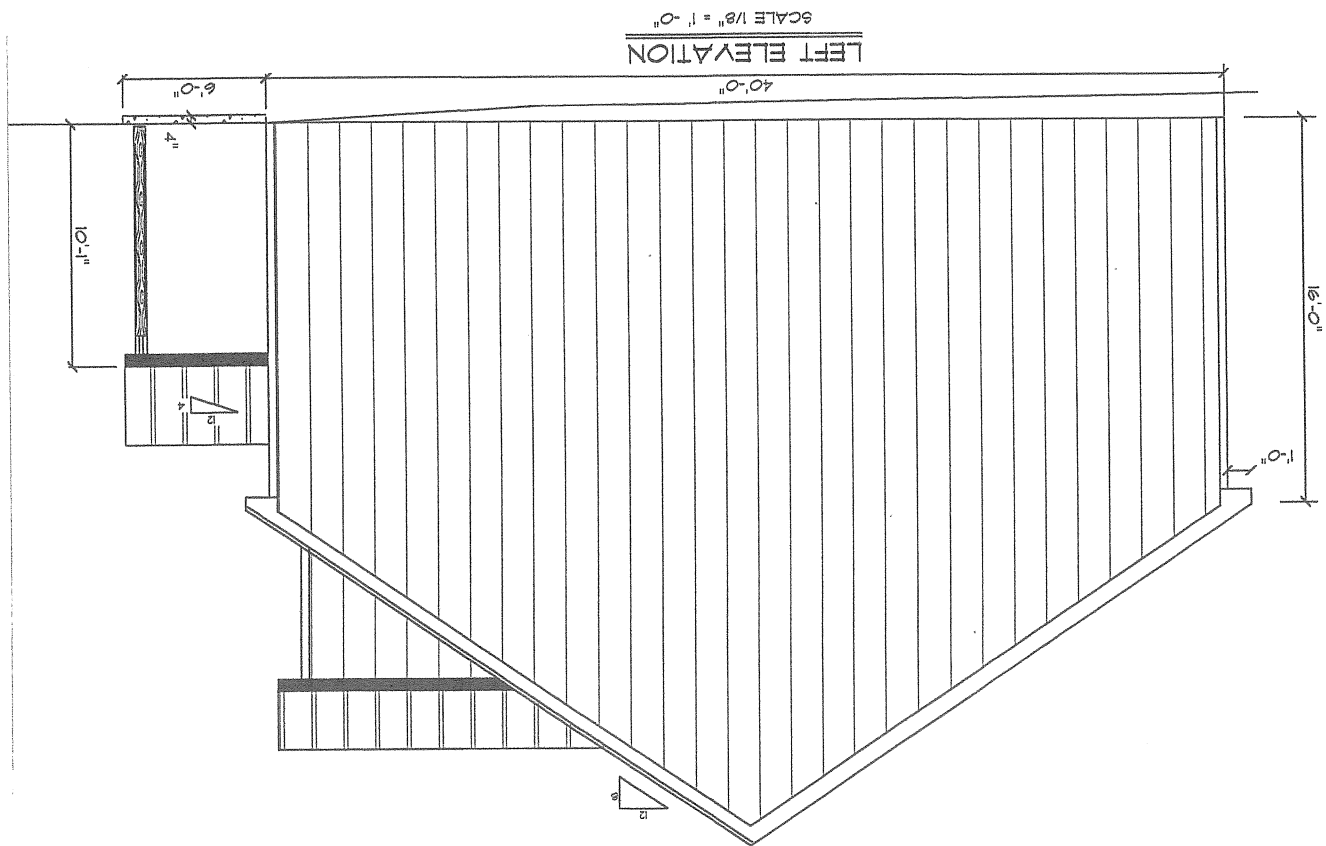
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FRONT ELEVATION

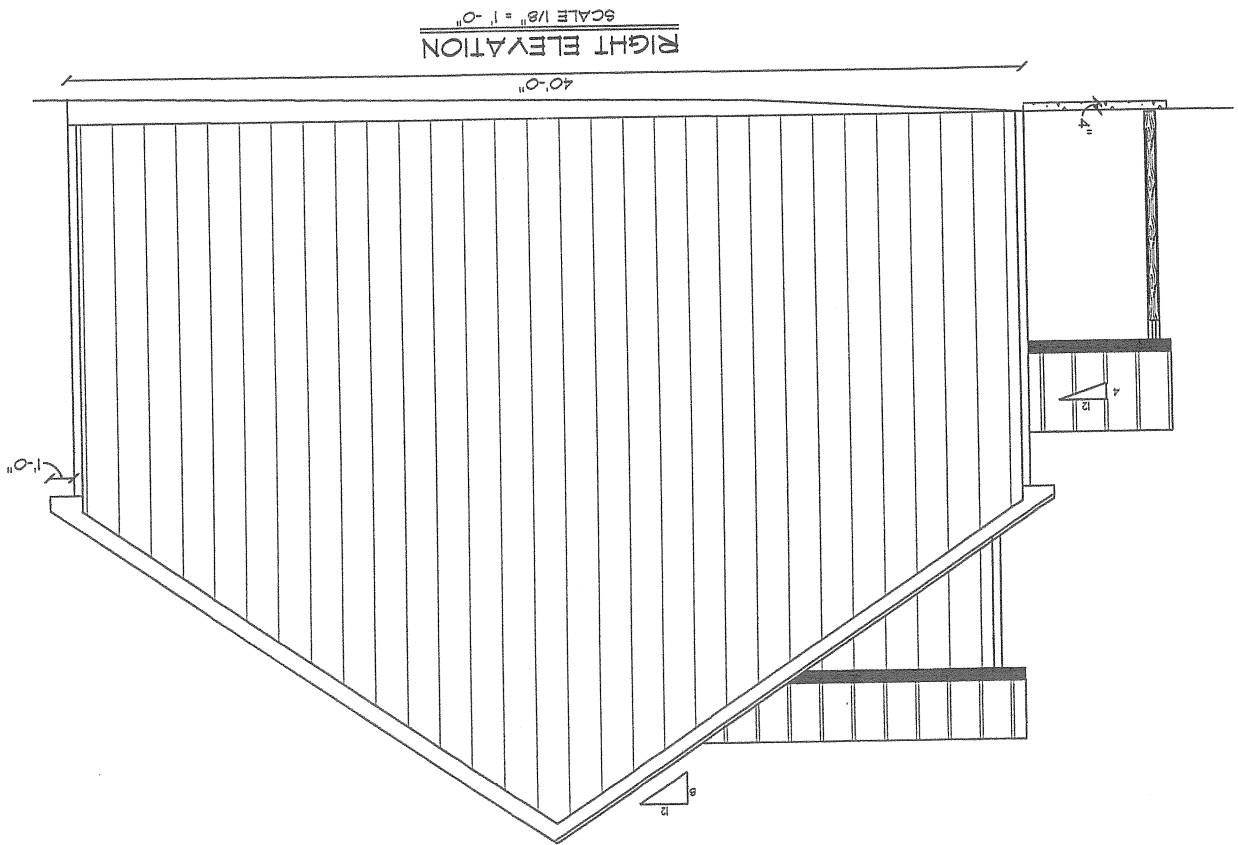
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REAR ELEVATION
SCALE: 1/8" = 1'-0"



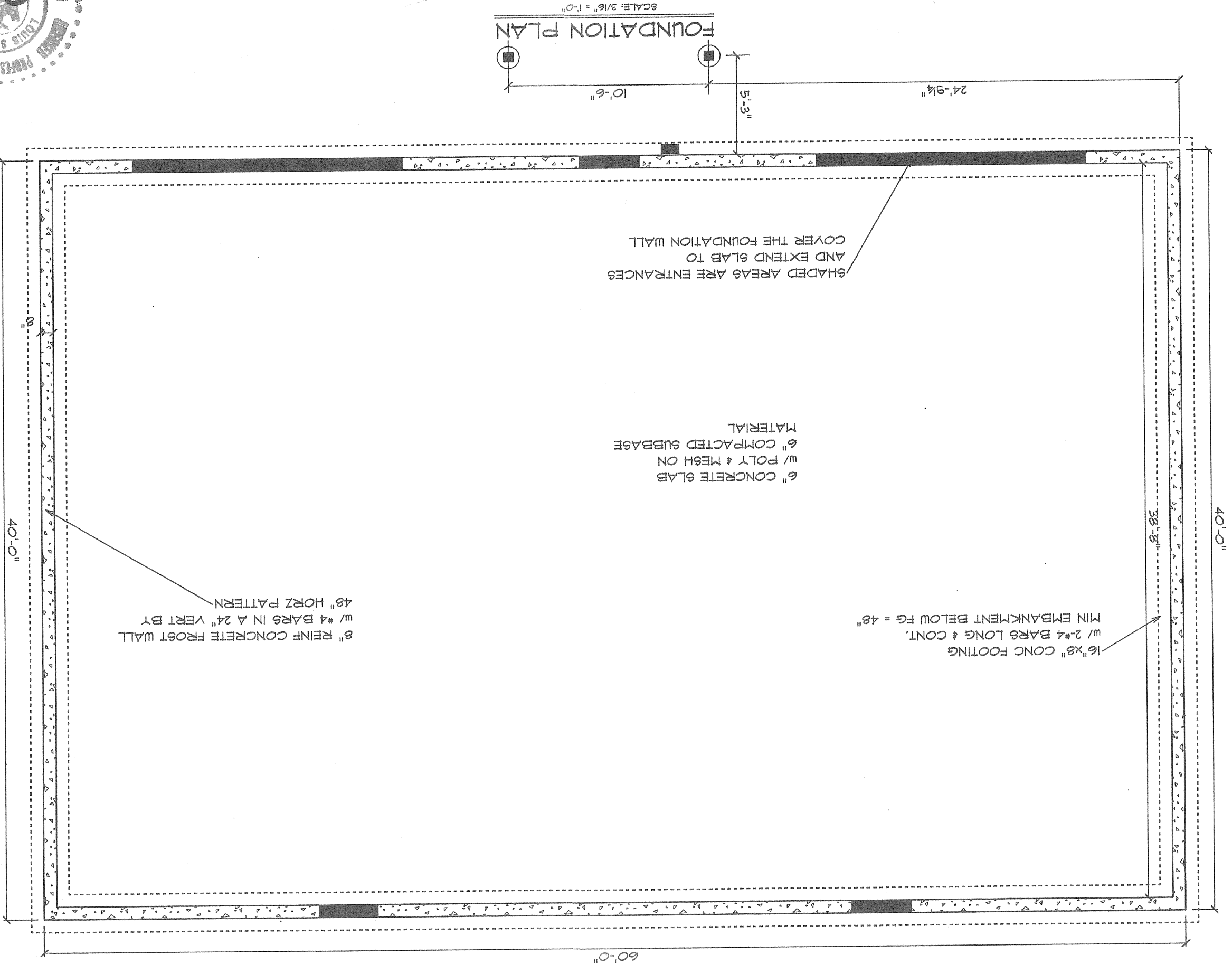
LEFT ELEVATION
SCALE 1/8" = 1'-0"



RIGHT ELEVATION
SCALE 1/8" = 1'-0"



PROPOSED COMMERCIAL BUILDING		LOUIS S. DUBOIS, P.E.	
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		louisdubois@optimum.net	
SCALE AS SPECIFIED		DATE	
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		ELEVATIONS	
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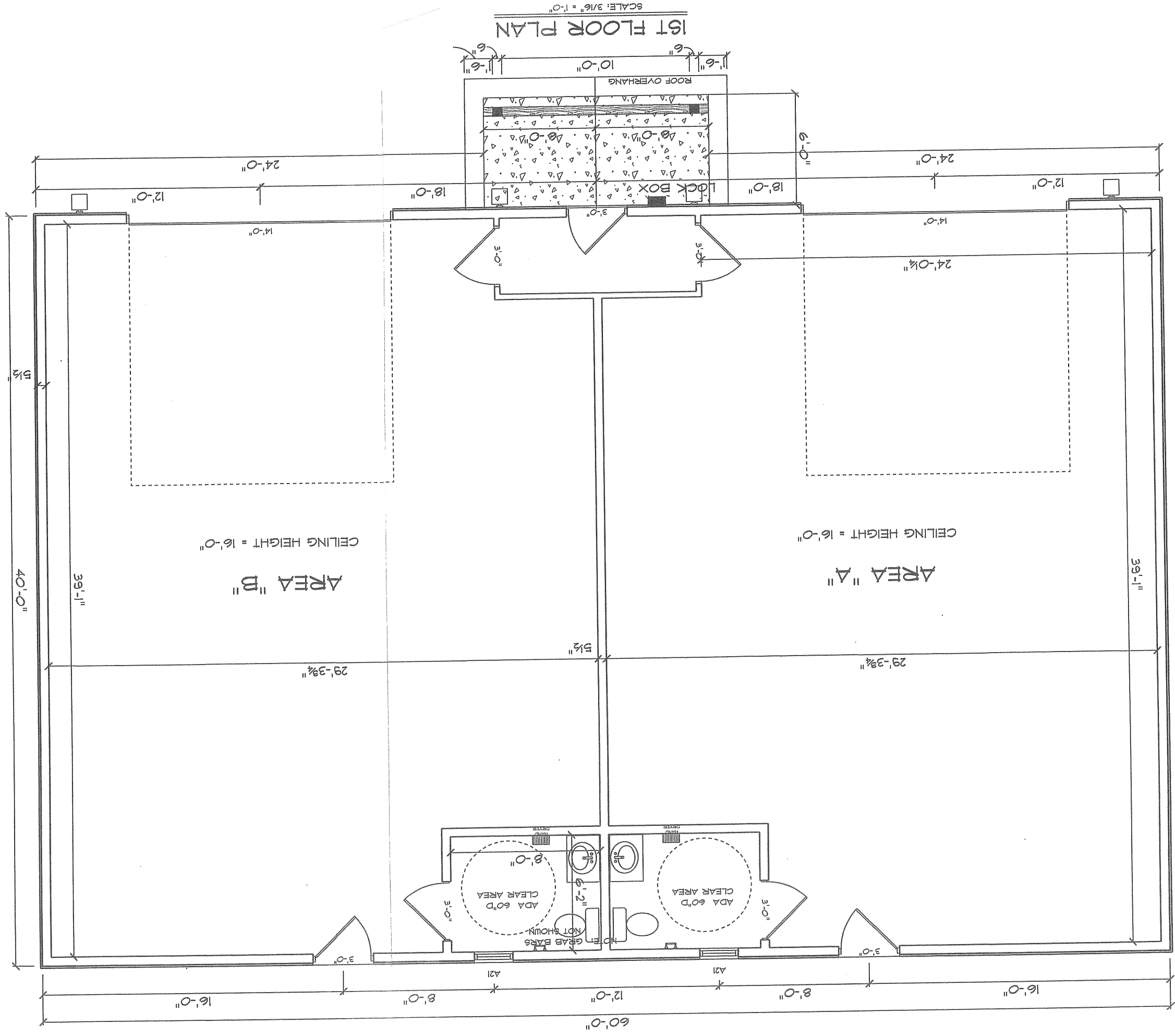


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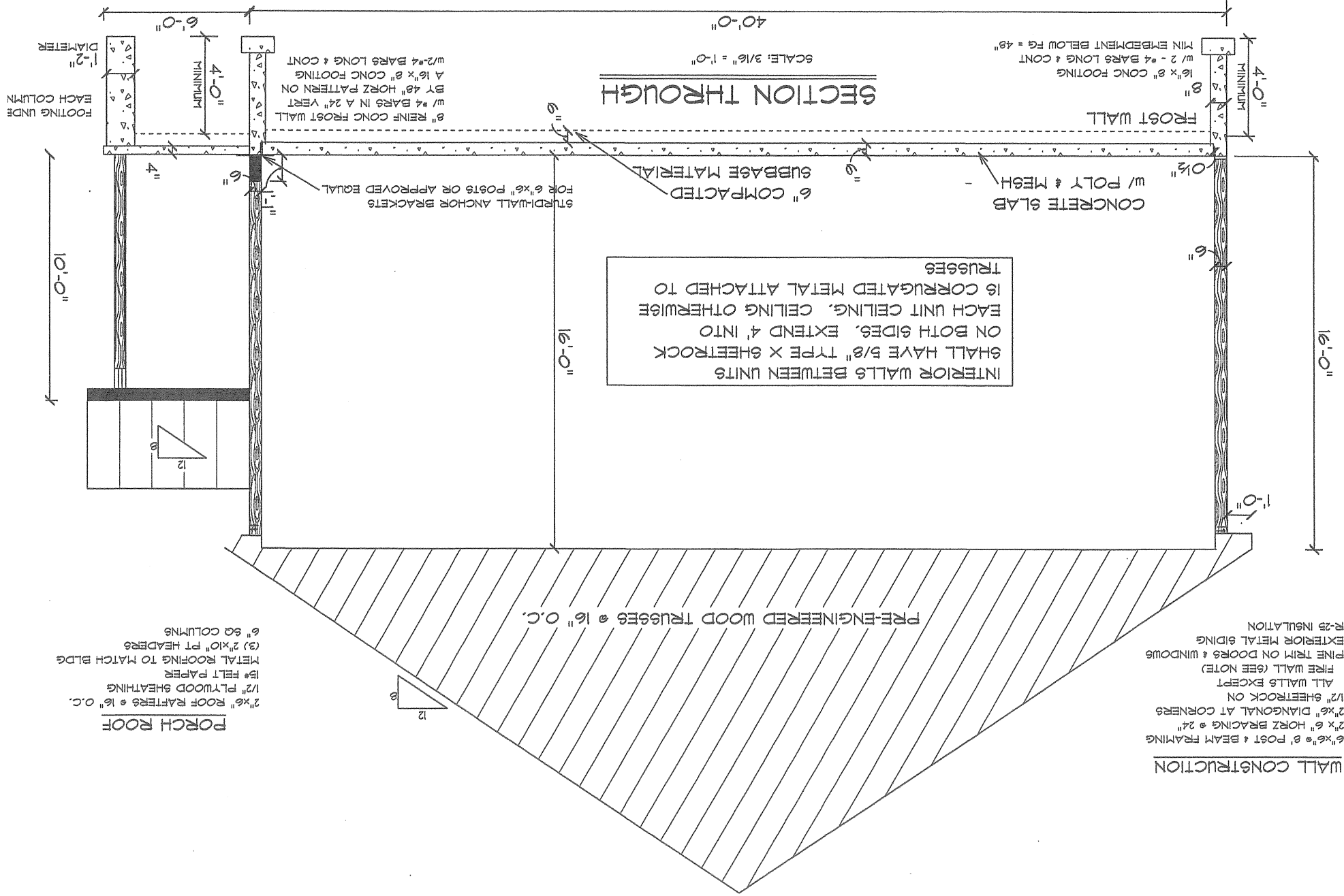
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FOUNDATION



SCALE: 3/16" = 1'-0"

9



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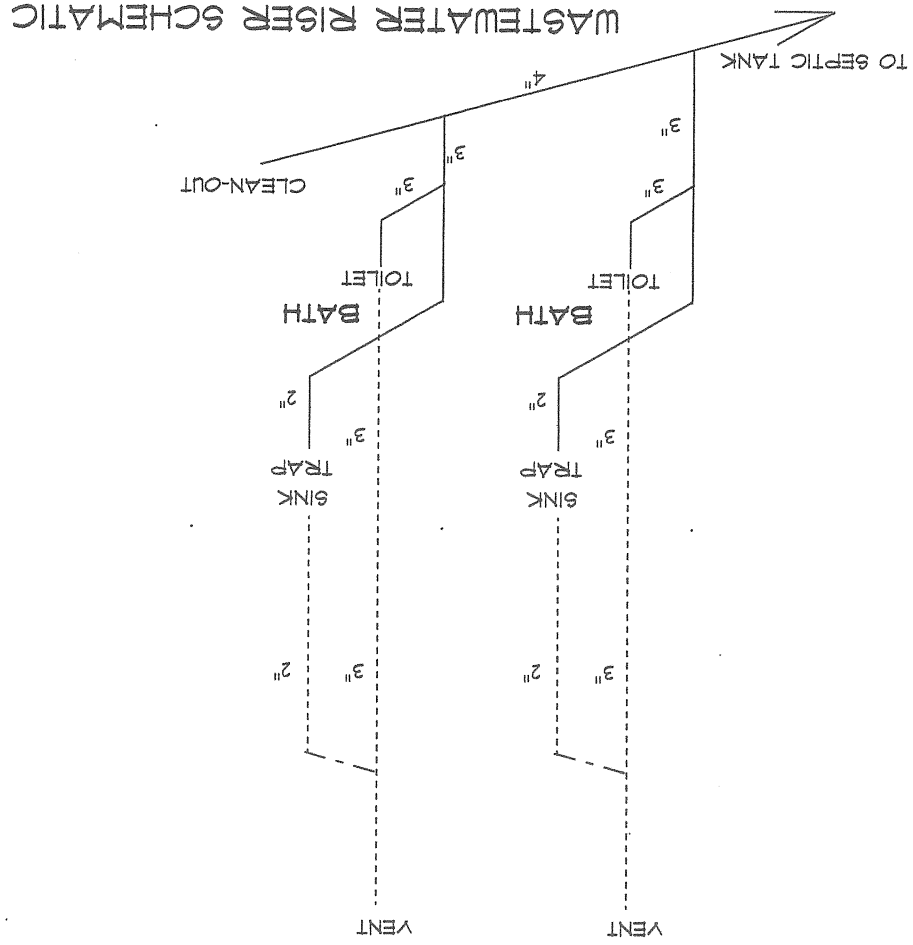
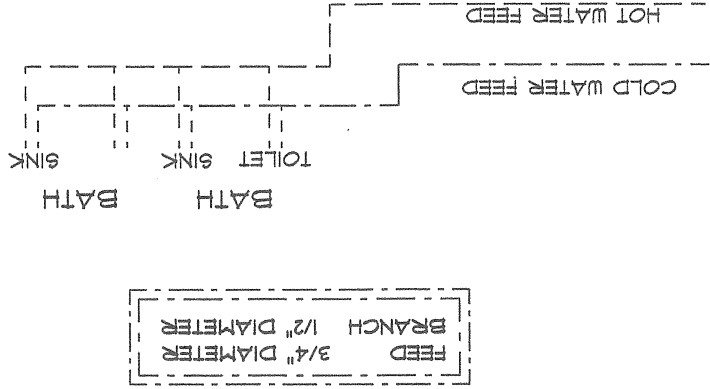
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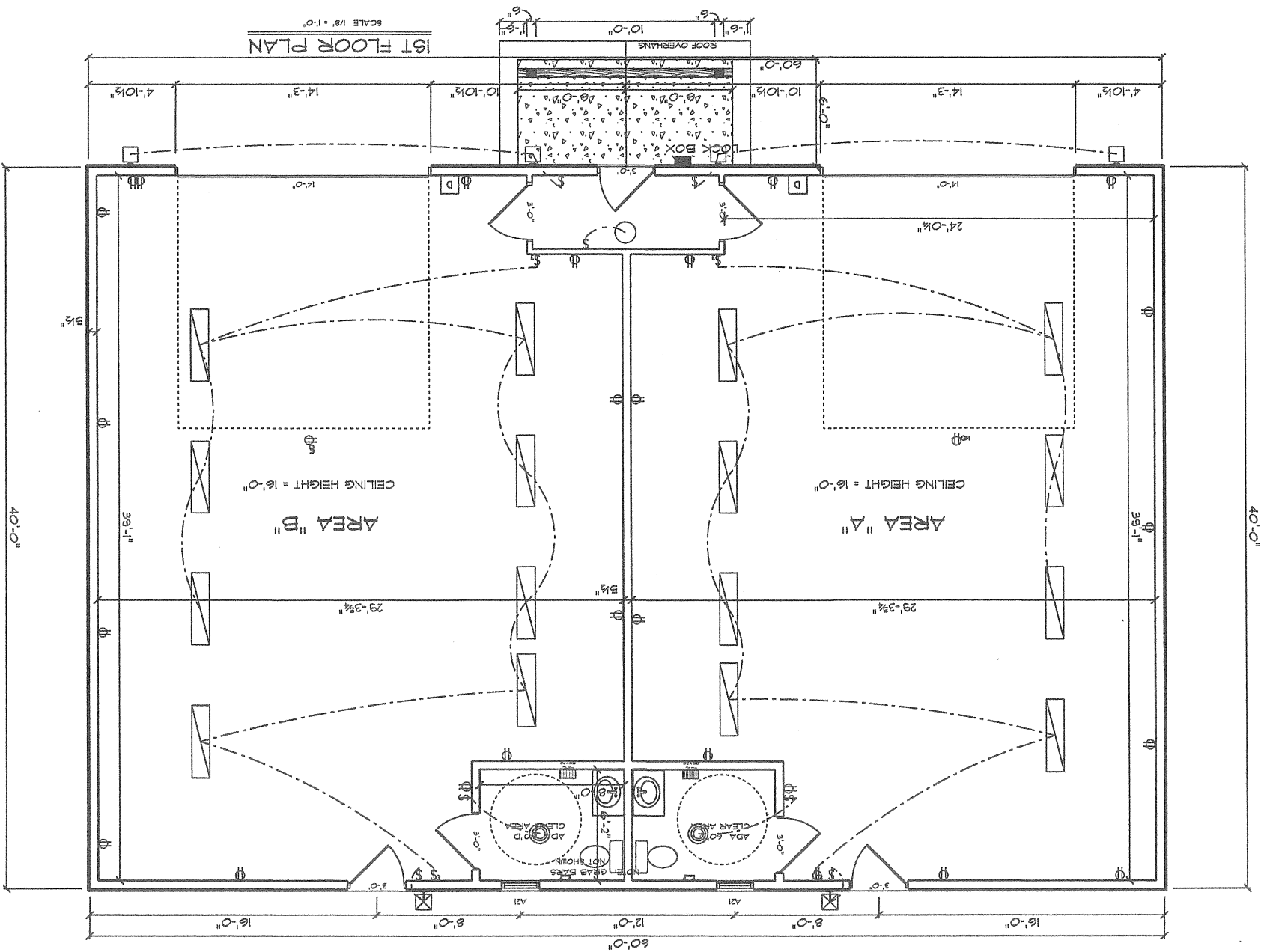
1. All wastewater drain lines to be PVC.
2. All water lines to be of material approved by Code
3. All fittings for water lines to be bronze or wrought copper.
4. All plumbing installation must conform to state code.
5. All waste vent lines to be PVC, solvent welded joints
6. Anti-scaled devices to be incorporated into work.
7. Toilets are to be 1.6 gallon flush

PLUMBING NOTES

WATER SUPPLY RISER SCHEMATIC



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TOP SEED LANDSCAPE & DESIGN

MILTON, NEW YORK
TN OF MARLBORO 103.1-1-18

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3 Finishes

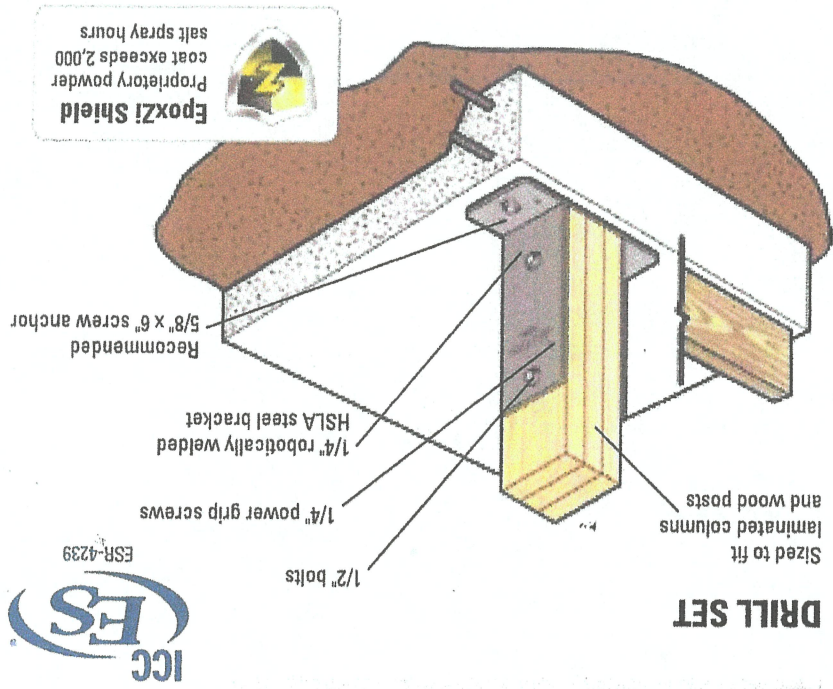
Maxim Pier M Single Light 13" Tall Outdoor Wall Sconce with Metal Warehouse Shade

Model: 35016

Outdoor Wall Sconces



DRILL SET



STURDI-WALL® ANCHOR BRACKETS

The Sturdi-Wall® system allows for post-frame construction on traditional concrete foundations. ICC-ES certified Sturdi-Wall® anchor brackets are constructed of 100% American-made 1/4" steel, robotically welded, and finished with a tough powder coat. Install these engineered wall brackets with a masonry drill bit and concrete anchors.*

Model ID	Type	Bracket height	Description	Weight (lbs.)
SW60	6" universal	13"	Used in pairs to fit odd-sized columns, or alone at corners and doors	6
SW63GL	3-Ply 6"	13"	4-3/16" pocket fits 3-Ply 6" laminated column	13
SW64GL	4-Ply 6"	13"	5-9/16" pocket fits 4-Ply 6" laminated column	13
SW80	8" universal	18"	Used in pairs to fit odd-sized columns, or alone at corners and doors	10
SW83GL	3-Ply 8"	18"	4-3/16" pocket fits 3-Ply 8" laminated column	24
SW84GL	4-Ply 8"	18"	5-9/16" pocket fits 4-Ply 8" laminated column	24
SW85GL	5-Ply 8"	18"	6-15/16" pocket fits 5-Ply 8" laminated column or 8" x 8" post	26

*Hardware sold separately.



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