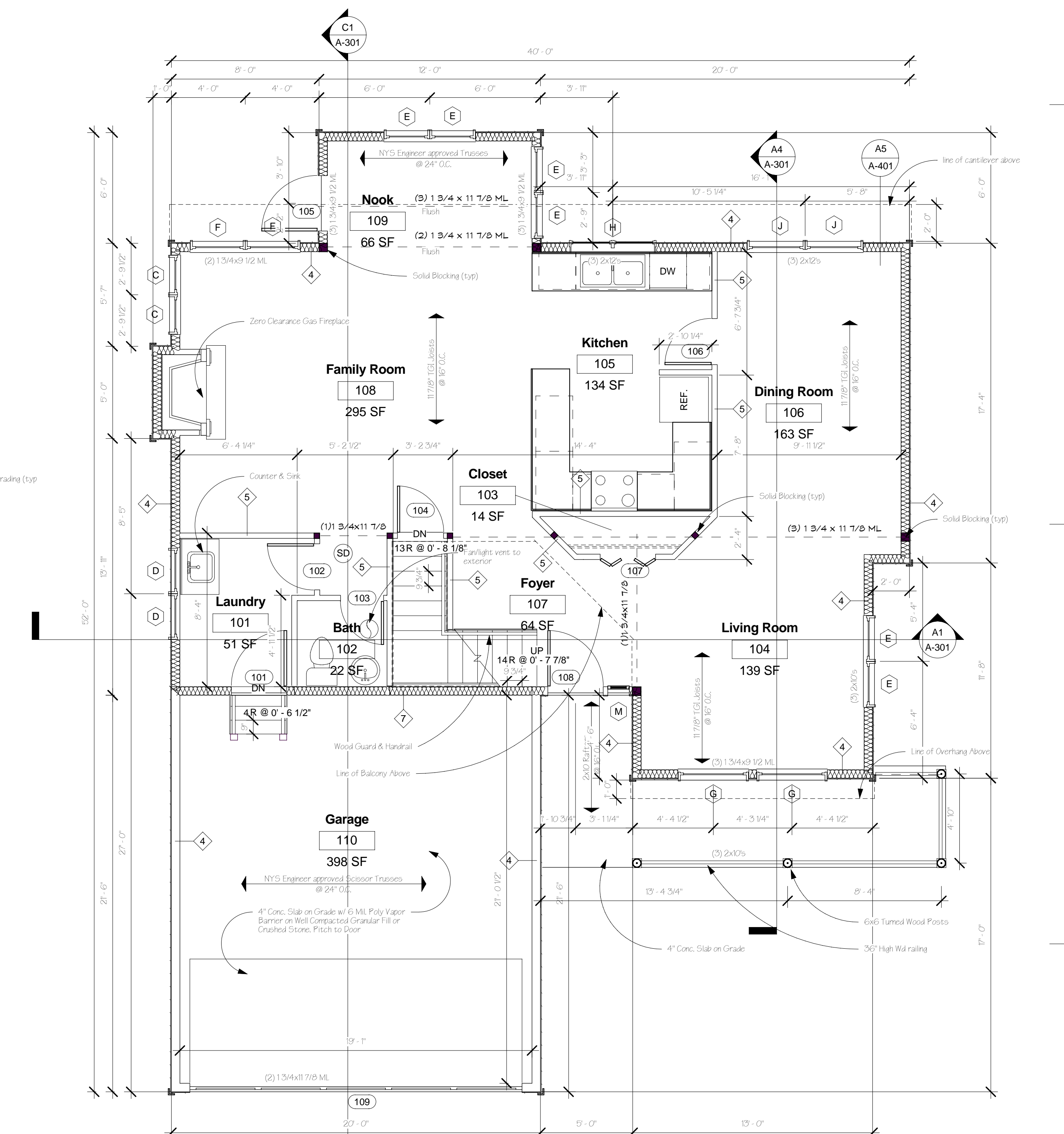


A1 Basement Plan
SCALE: 1/4" = 1'-0"

Wall Schedule		
Type Mark	Fire Rating	Description
1	-	8" Concrete Foundation Wall on 8"x16" Concrete Strip Footing
2	-	10" Concrete Foundation Wall w/ 2" Ledge on 10"x20" Concrete Strip Footing
3	-	10" Concrete Foundation Wall 10"x20" Concrete Strip Footing
4	-	2x6 Wood Studs @ 16" o.c. w/ 5/8" Plywood Sheathing, 1/2" GWB and R-19 Batt Insul w/ Air Infiltration and Vapor Barrier
5	-	2x4 Wood Studs @ 16" o.c. w/ 1/2" GWB Ea Side (provide 1/2" MR GWB on wet walls)
6	-	2x6 Wood Studs @ 16" o.c. w/ 1/2" GWB Ea Side
7	3/4	2x6 Wood Studs @ 16" o.c. w/ 1/2" Type 'X' GWB each side and R-19 Batt Insul w/ Air Infiltration and Vapor Barrier (provide 1/2" MR GWB on wet walls)



D1 First Floor Plan
SCALE: 1/4" = 1'-0"

Drawing List	
Sheet Number	Sheet Name
A-101	Basement & First Floor Plan
A-102	Second Floor & Roof Plan
A-201	Elevations
A-301	Building Sections
A-401	Wall Sections & Details
A-601	Schedules
A-701	Specifications

REVISIONS:	

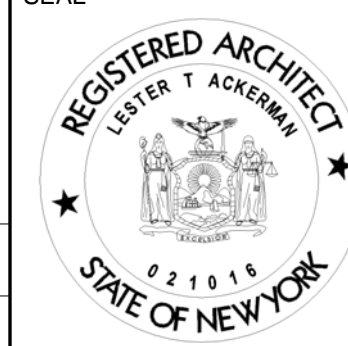
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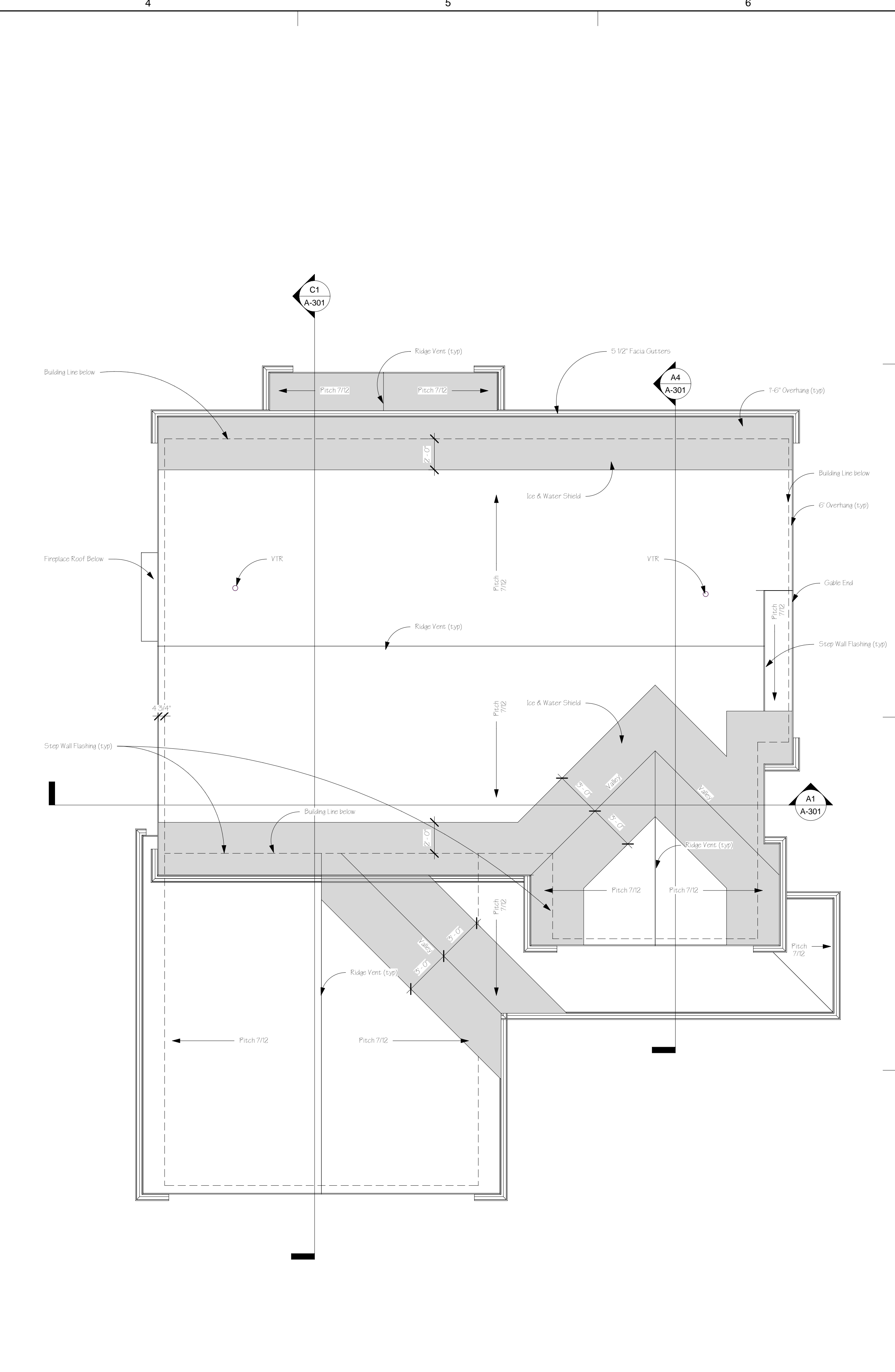
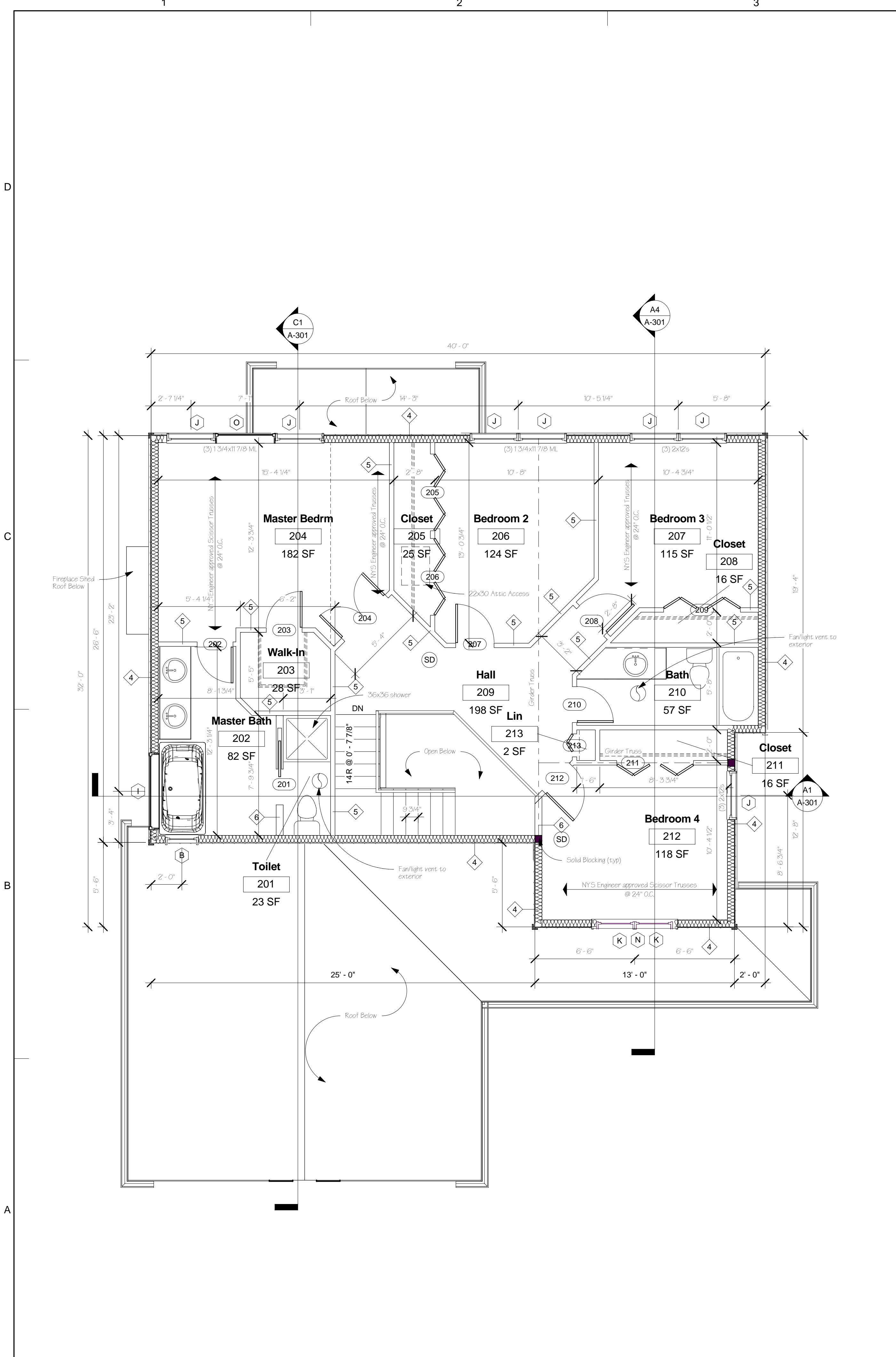
Designed By:
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Phone (518) 583-6855 Fax (518) 581-0530

PROJECT
Hendersen Residence
24 Bensonhurst
Saratoga Springs, New York

DRAWING TITLE
Basement & First Floor Plan

DESIGNED	PROJECT NO.
LA	0603
DRAWN	SCALE
LA	1/4" = 1'-0"
CHECKED	DRAWING NO.
LA	
APPROVED	A-101
DH	
DATE	03/24/06





A1 Second Floor Plan
SCALE: 1/4" = 1'-0"

A4 Roof Plan
SCALE: 1/4" = 1'-0"

REVISIONS:

NO.	DESCRIPTION

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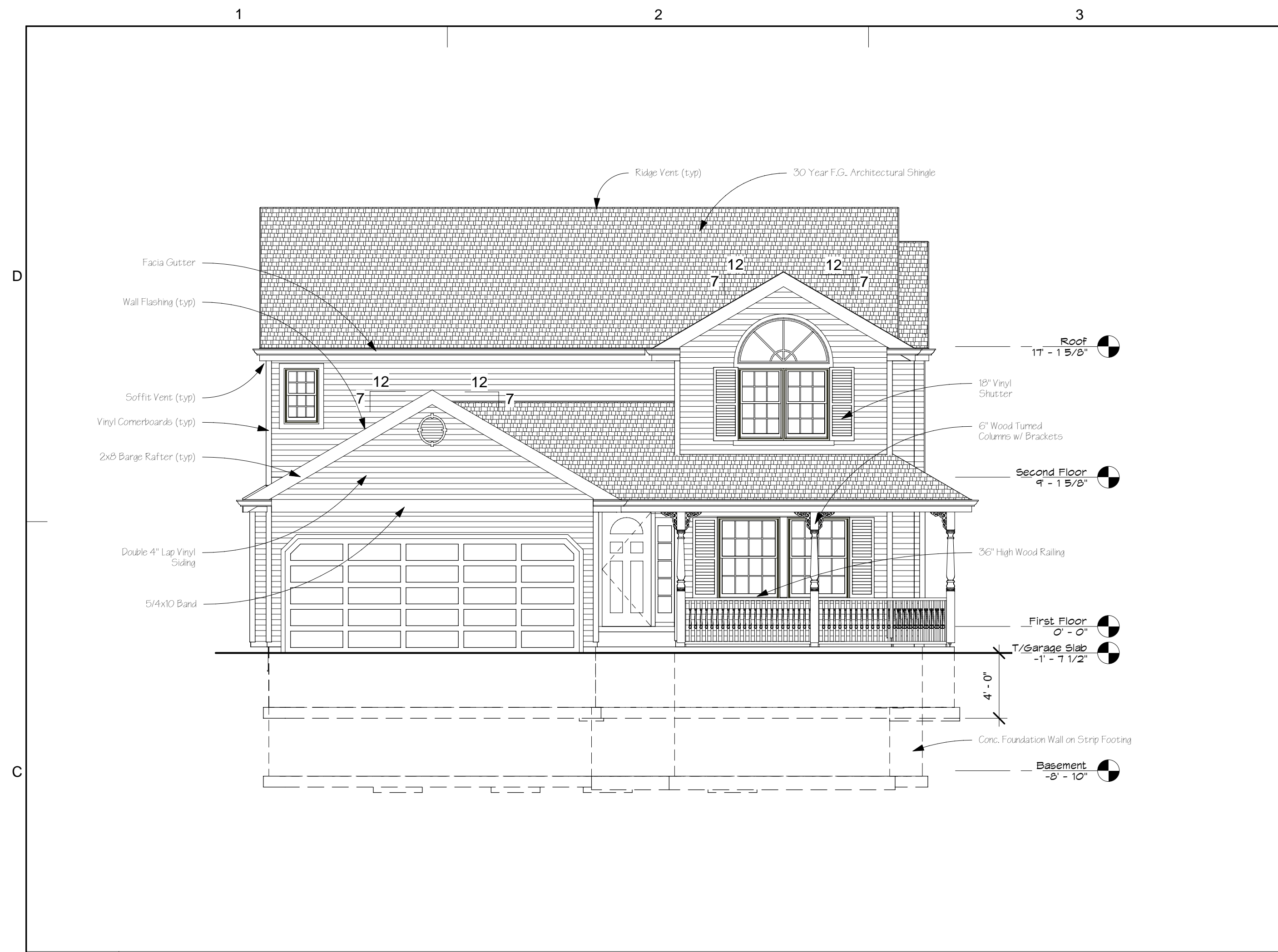
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PROJECT
Hendersen Residence
24 Bensonhurst
Saratoga Springs, New York

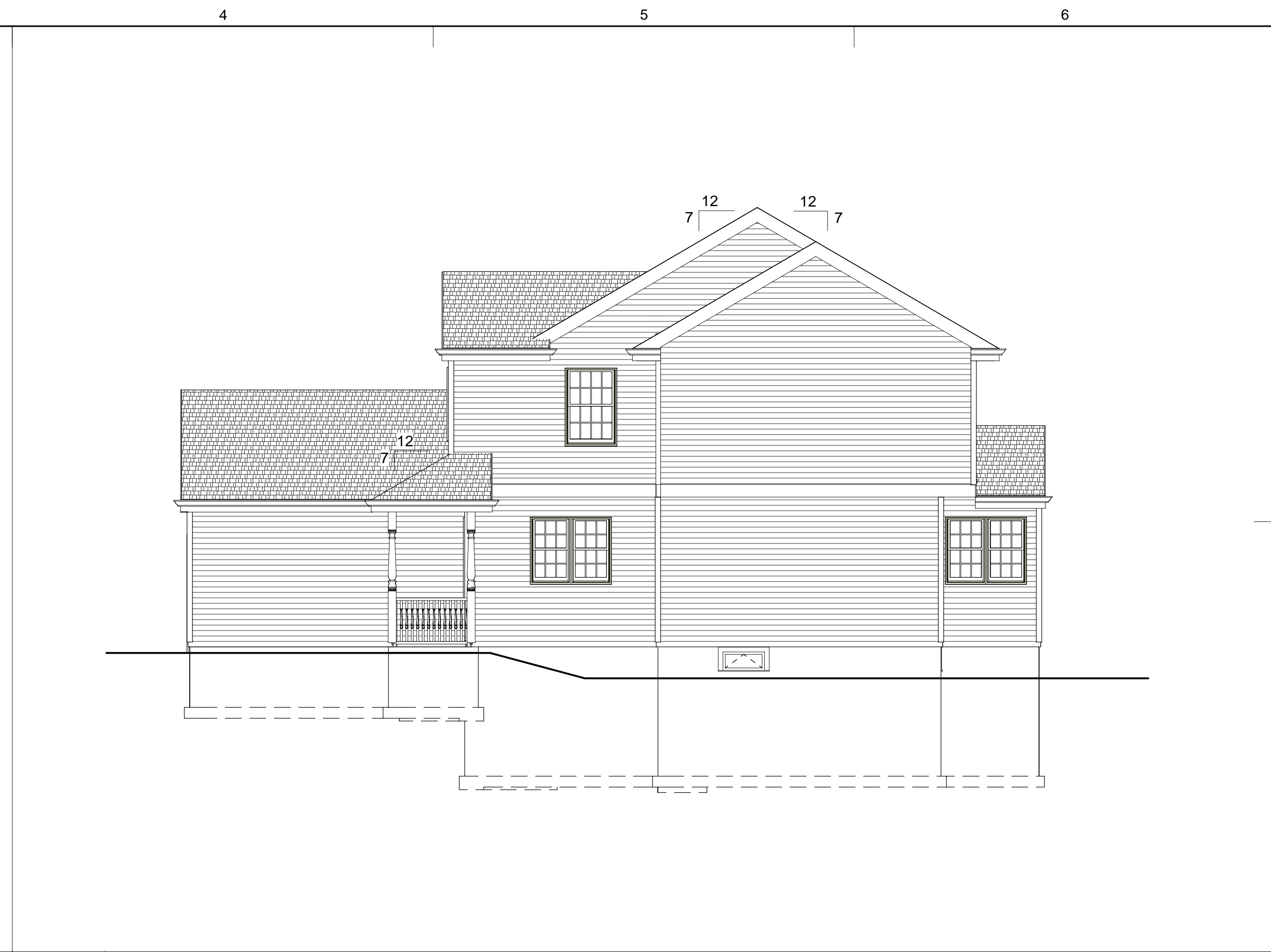
DRAWING TITLE
Second Floor & Roof Plan

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	CHECKED LA	DRAWING NO.
	APPROVED DH	DATE 03/24/06

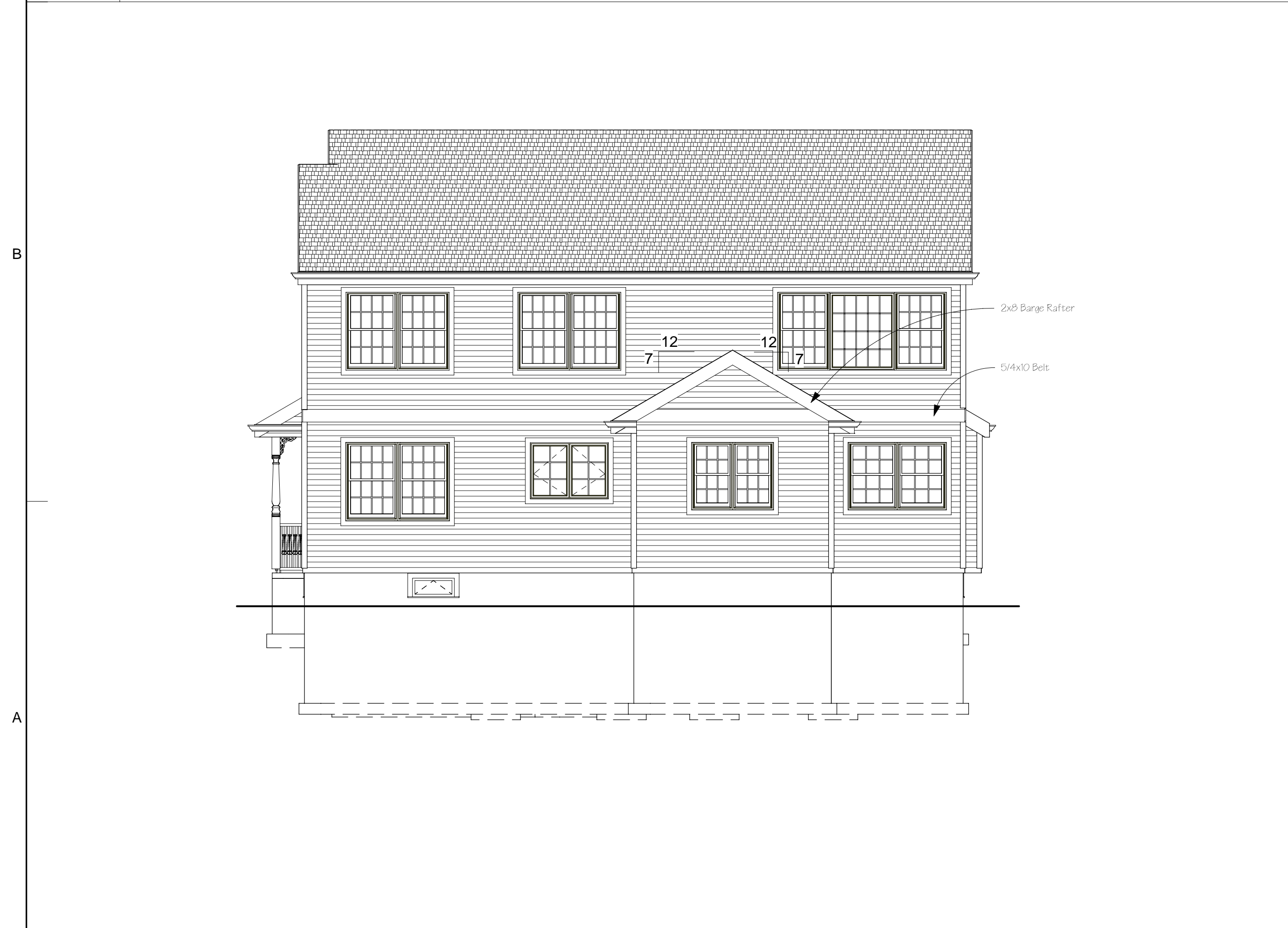
A-102



C1 Front Elevation
SCALE: 3/16" = 1'-0"



C4 Right Elevation
SCALE: 3/16" = 1'-0"



A1 Rear Elevation
SCALE: 3/16" = 1'-0"



A4 Left Elevation
SCALE: 3/16" = 1'-0"

REVISIONS:

NO.	DATE	DESCRIPTION

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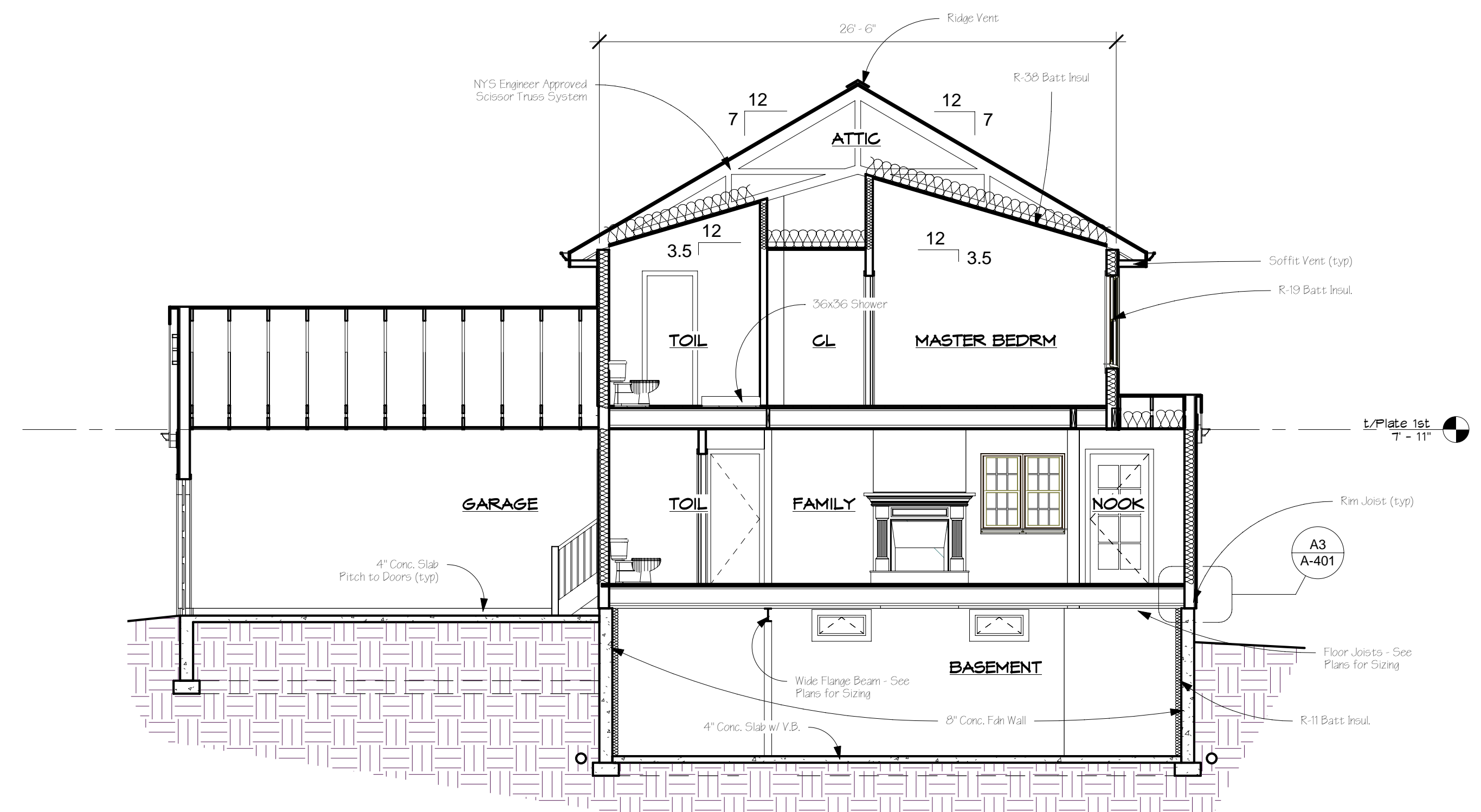
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PROJECT
Hendersen Residence
24 Bensonhurst
Saratoga Springs, New York

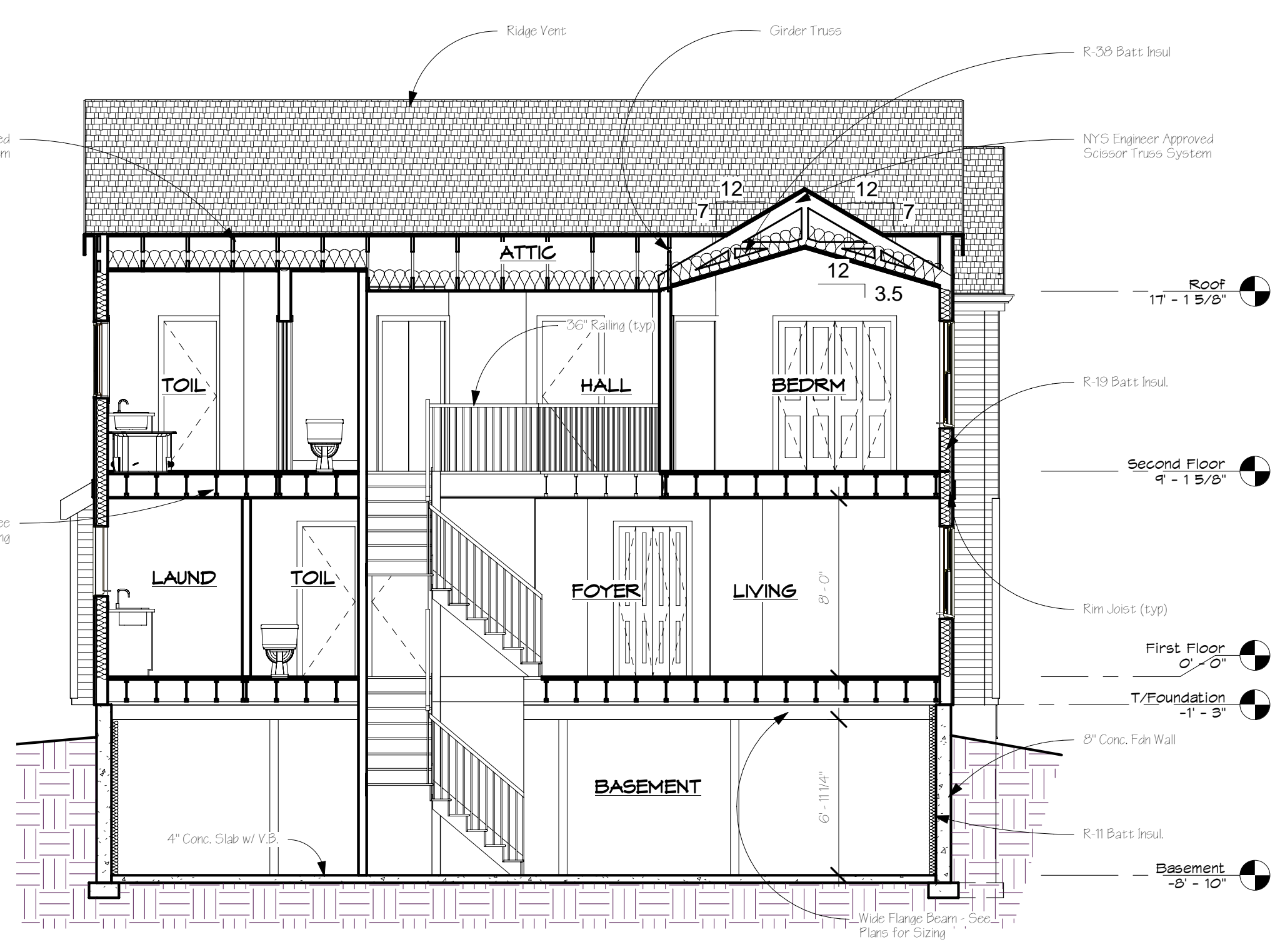
DRAWING TITLE
Elevations

SEAL 	DESIGNED LA	PROJECT NO. 0603
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	CHECKED LA	DRAWING NO.
	APPROVED DH	DATE 03/24/06

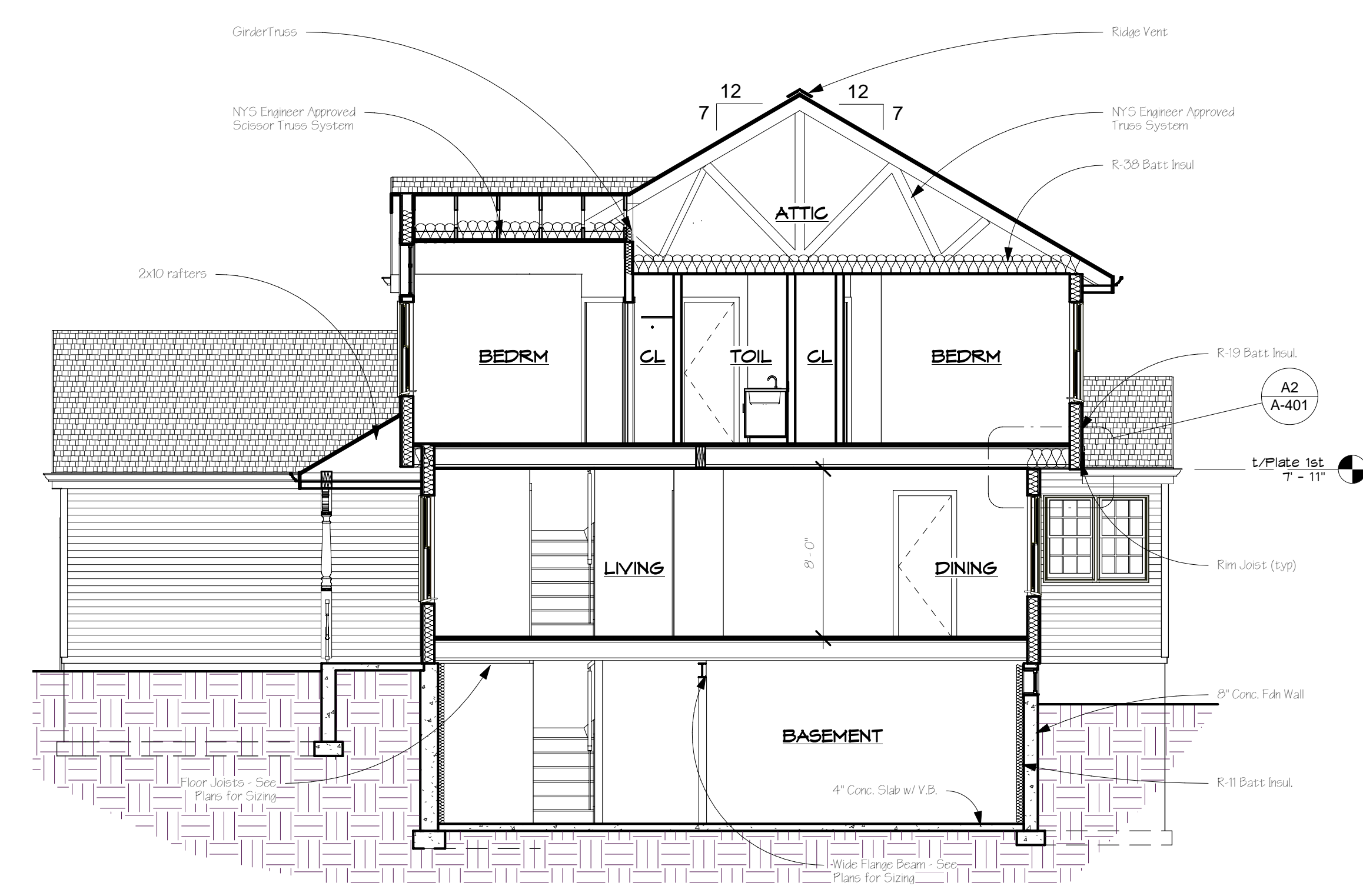
A-201



C1 Section AA
SCALE: 3/16" = 1'-0"



A1 Section BB
SCALE: 3/16" = 1'-0"



A4 Section CC
SCALE: 3/16" = 1'-0"

REVISIONS:

NO.	DESCRIPTION

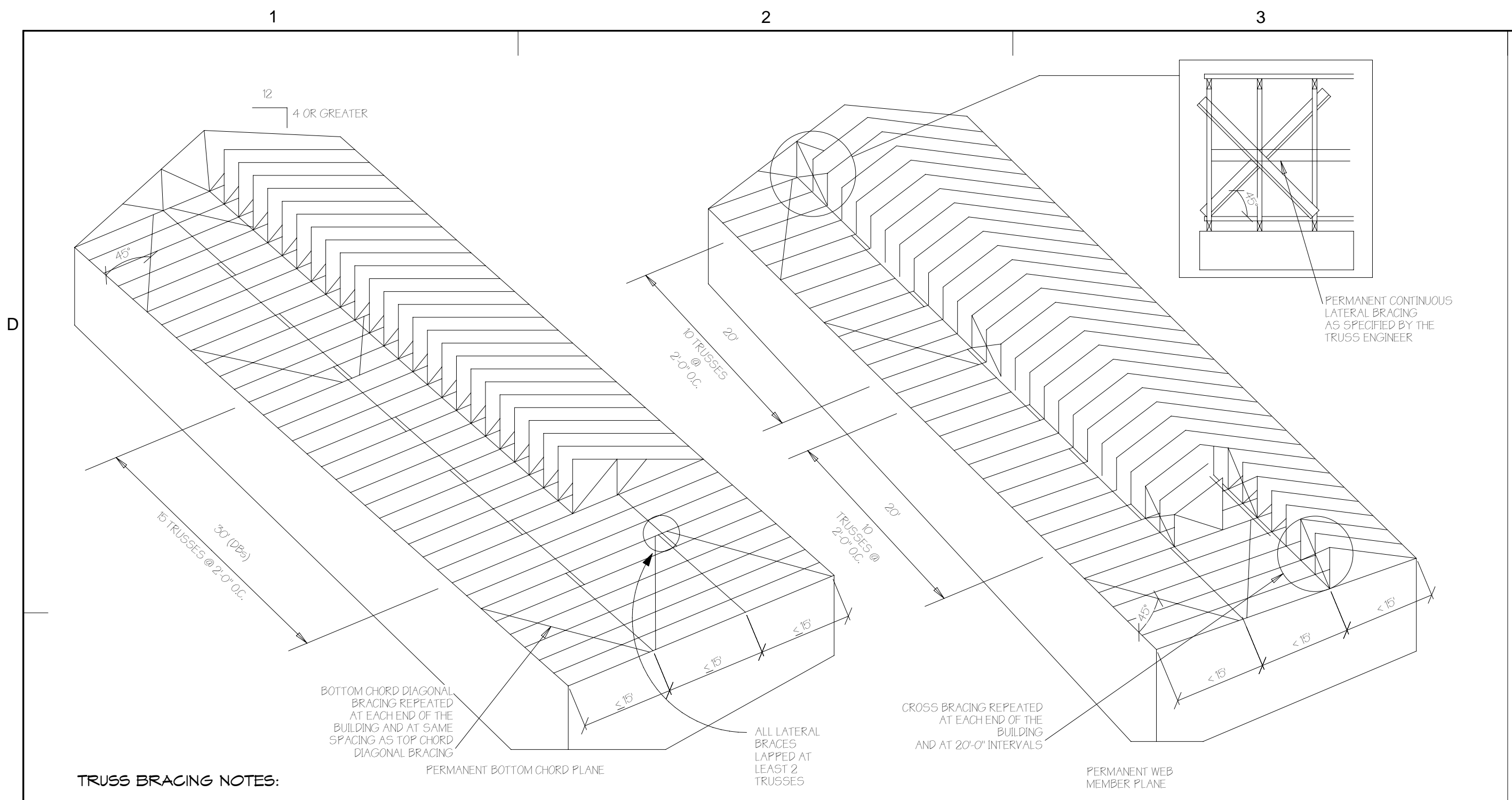
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PROJECT
Hendersen Residence
24 Bensonhurst
Saratoga Springs, New York

DRAWING TITLE
Building Sections

	DESIGNED LA	PROJECT NO. 0603
	DRAWN LA	SCALE 3/16" = 1'-0"
	CHECKED LA	DRAWING NO.
	APPROVED DH	A-301
	DATE 03/24/06	

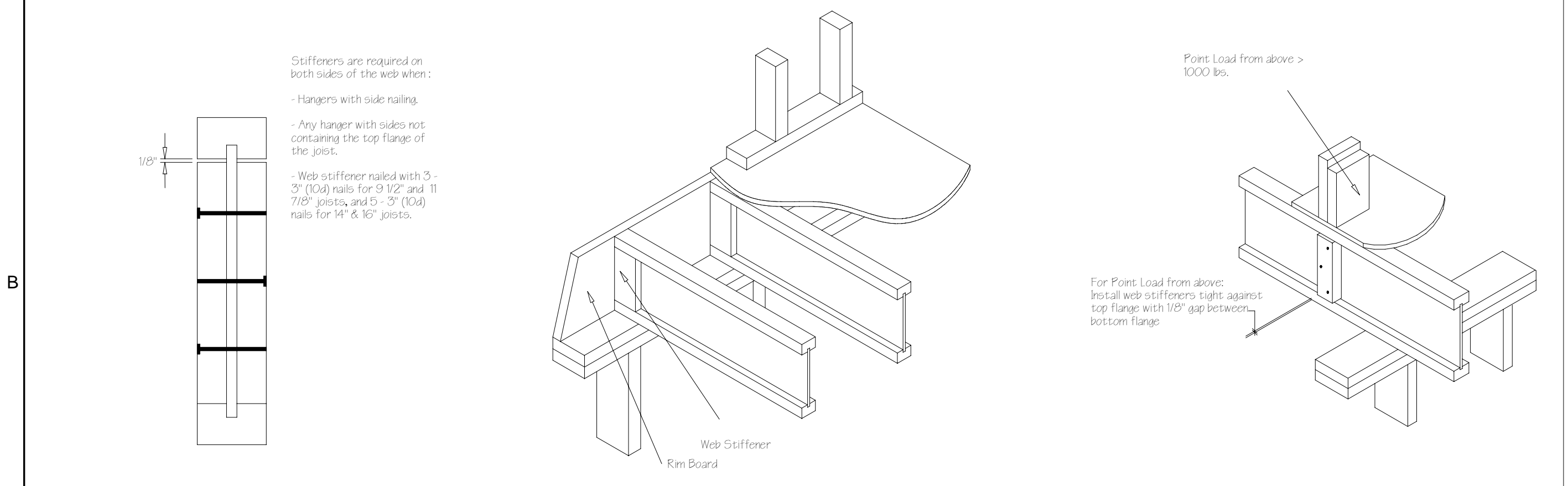


SPAN	MINIMUM PITCH	BOTTOM CHORD LATERAL BRACE SPACING (L _B)	BOTTOM CHORD DIAGONAL BRACE SPACING (D _B) (# trusses)	
			SP/DF	SP/DF
UP TO 32'	4/12	15'	20	15
OVER 32-48'	4/12	15'	10	7
OVER 48-60'	4/12	15'	6	4
OVER 60'	SEE A REGISTERED PROFESSIONAL ENGINEER			

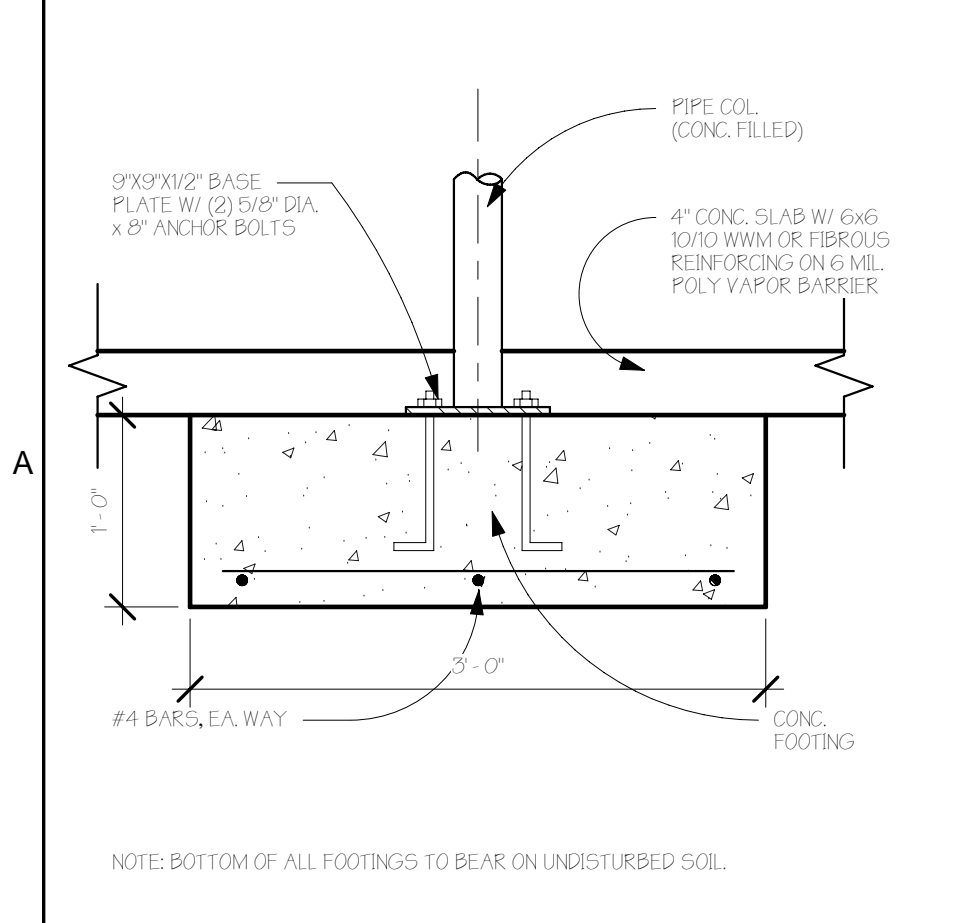
DF- Douglas Fir-Larch
SP- Southern Pine
HF- Hem-Fir

SP- Spruce-Pine-Fir

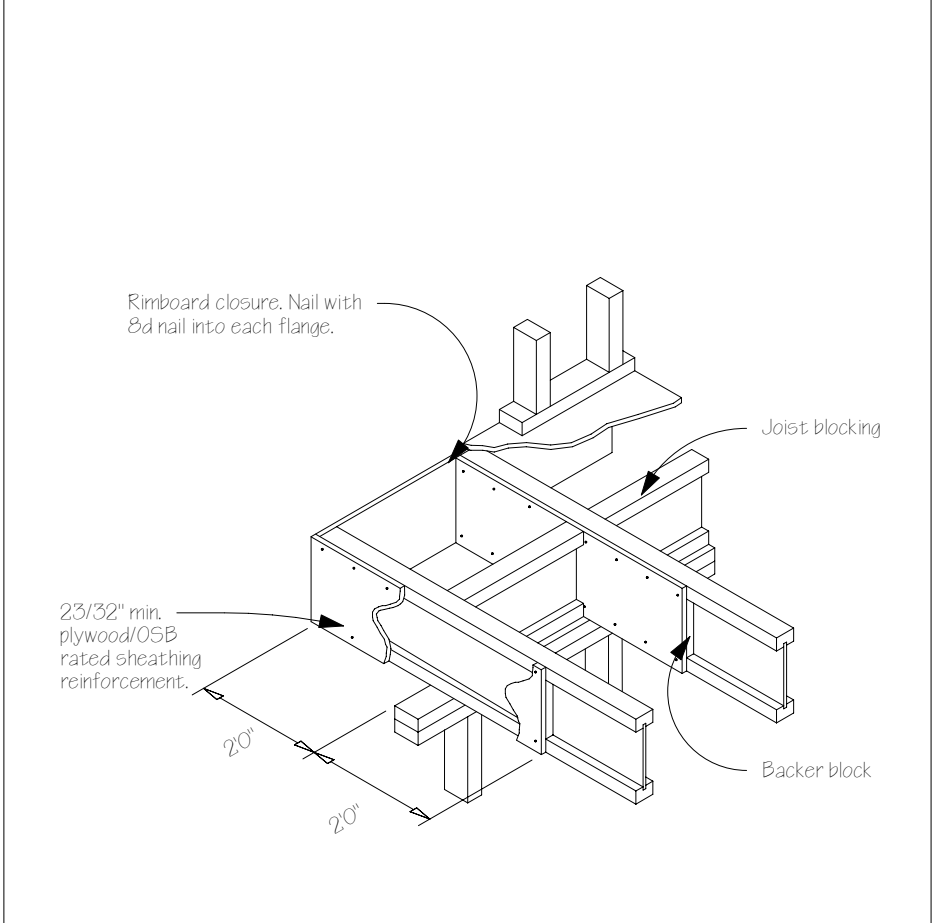
C1 Truss Bracing Detail
SCALE: 1/8" = 1'-0"



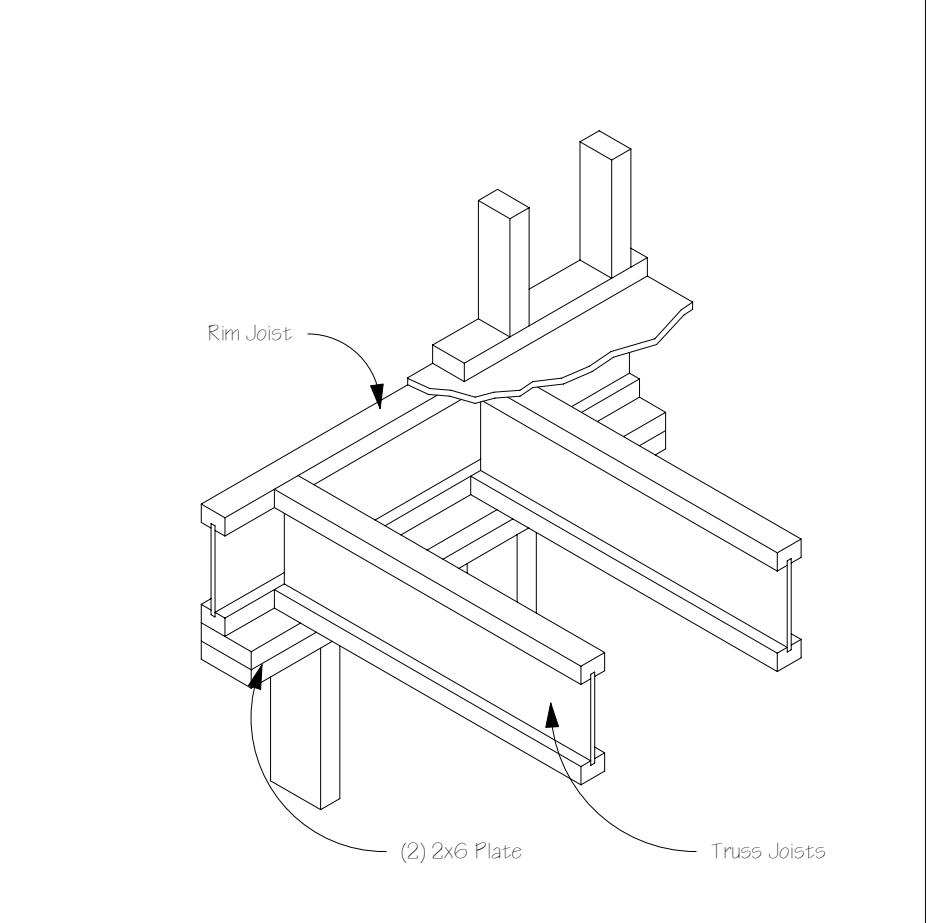
B1 Web Stiffeners
SCALE: 3/4" = 1'-0"



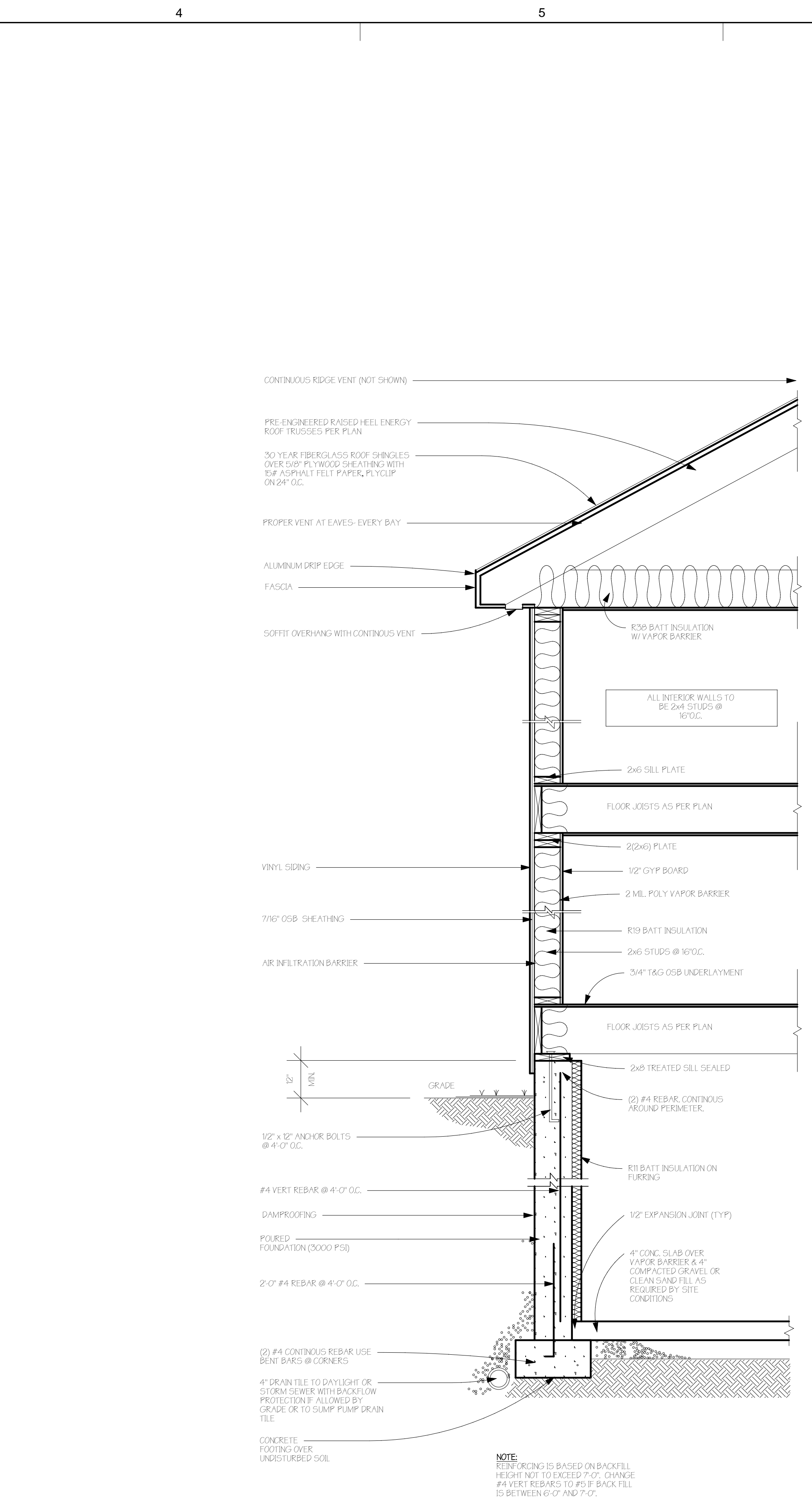
A1 Footing Detail
SCALE: 1" = 1'-0"



A2 Reinforced Cantilever
SCALE: 3/8" = 1'-0"



A3 Rim Joist
SCALE: 3/8" = 1'-0"



A5 Typ Wall Section
SCALE: 3/4" = 1'-0"

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PROJECT
Hendersen Residence
24 Bensonhurst
Saratoga Springs, New York

DRAWING TITLE
Wall Sections & Details

SEAL 	DESIGNED LA	PROJECT NO. 0603
	DRAWN LA	SCALE As indicated
	CHECKED LA	DRAWING NO.
	APPROVED DH	DATE 03/24/06

A-401

Window Schedule

Type Mark	Size		Manufacturer	Model	Material	Fini	Glazing			Emergency Opening	Count	Comments		
	Width	Height					Thic	knes	Type				Light	Vent
A	2' - 8"	1' - 3"	Andersen	2813	Wood/Clad	ST	1"	Low E	1.80 sf	2.00 sf		Basement Window		
B	2' - 1 5/8"	3' - 4 7/8"	Andersen	TN2032	Wood/Clad	ST	1"	Low E	4.21 sf	2.47 sf		Tempered glazing		
C	2' - 1 5/8"	4' - 0 7/8"	Andersen	TN20310	Wood/Clad	ST	1"	Low E	5.26 sf	3.07 sf				
D	2' - 5 5/8"	3' - 0 7/8"	Andersen	TN24210	Wood/Clad	ST	1"	Low E	4.46 sf	2.56 sf				
E	2' - 5 5/8"	4' - 0 7/8"	Andersen	TN24310	Wood/Clad	ST	1"	Low E	6.37 sf	3.64 sf				
F	2' - 11 5/8"	4' - 0 7/8"	Andersen	TN210310	Wood/Clad	ST	1"	Low E	8.03 sf	4.48 sf				
G	3' - 9 5/8"	5' - 0 7/8"	Andersen	TN38410	Wood/Clad	ST	1"	Low E	14.05 sf	7.63 sf	Yes			
H	4' - 8 1/2"	3' - 4 7/8"	Andersen	CN235	Wood/Clad	ST	1"	Low E	12.00 sf	5.70 sf	Yes			
I	4' - 11 7/8"	3' - 4 7/8"	Andersen	F5035	Wood/Clad	ST	1"	Low E	13.80 sf	0 sf		Tempered glazing - Fixed		
J	3' - 1 5/8"	4' - 8 7/8"	Andersen	TN3046	Wood/Clad	ST	1"	Low E	10.31 sf	5.70 sf	Yes			
K	2' - 9 5/8"	4' - 4 7/8"	Andersen	TN2842	Wood/Clad	ST	1"	Low E	8.23 sf	4.61 sf				
M	1' - 2"	6' - 8"	Thermatru	-	Wood/Clad	ST	1"	Low E	5.00 sf	0 sf		Sidelight		
N	5' - 7 3/8"	2' - 9 5/8"	Andersen	CTN-28-2	Wood/Clad	ST	1"	Low E	10.50 sf	0 sf		Half Round		
O	3' - 11 3/8"	4' - 8 7/8"	Andersen	DHP31046	Wood/Clad	ST	1"	Low E	12.16 sf	0 sf		Fixed		

Light and Ventilation Requirements

Room No	Name	Area	Required Light	Actual Light	Required Ventilation	Actual Ventilation
104	Living Room	139 SF	11 SF	28 SF	6 SF	15 SF
105	Kitchen	134 SF	11 SF	24 SF	5 SF	11 SF
106	Dining Room	163 SF	13 SF	21 SF	7 SF	11 SF
108	Family Room	295 SF	24 SF	27 SF	12 SF	15 SF
109	Nook	66 SF	5 SF	25 SF	3 SF	19 SF
204	Master Bedrm	182 SF	15 SF	33 SF	7 SF	11 SF
206	Bedroom 2	124 SF	10 SF	21 SF	5 SF	11 SF
207	Bedroom 3	115 SF	9 SF	21 SF	5 SF	11 SF
212	Bedroom 4	118 SF	9 SF	27 SF	5 SF	9 SF

Door Schedule

Door Number	Height	Thickness	Width	Fire Rating	Glass	Frame		Door		Comments
						Material	Finish	Material	Finish	
101	6' - 8"	0' - 1 3/4"	3' - 0"	3/4		MTL	PT	MTL	PT	Provide self closer
102	6' - 8"	0' - 1 1/2"	2' - 6"			WD	ST	WD	ST	
103	6' - 8"	0' - 1 1/2"	2' - 4"			WD	ST	WD	ST	
104	6' - 8"	0' - 1 1/2"	2' - 6"			WD	ST	WD	ST	
105	6' - 8"	0' - 1 3/4"	3' - 0"		Y	WD	ST	WD	ST	
106	6' - 8"	0' - 1 1/2"	2' - 6"			WD	ST	WD	ST	
107	6' - 8"	0' - 1 1/2"	3' - 0"			WD	ST	WD	ST	
108	6' - 8"	0' - 1 1/2"	3' - 0"			WD	ST	MTL	ST	Entry Door w/ sidelight
109	7' - 0"	0' - 1 1/2"	18' - 0"			-	-	Alum	-	
201	6' - 8"	0' - 1 1/2"	2' - 4"			WD	ST	WD	ST	
202	6' - 8"	0' - 1 1/2"	2' - 4"			WD	ST	WD	ST	
203	6' - 8"	0' - 1 1/2"	2' - 4"			WD	ST	WD	ST	
204	6' - 8"	0' - 1 1/2"	4' - 0"			WD	ST	WD	ST	
205	6' - 8"	0' - 1 1/2"	5' - 0"			WD	ST	WD	ST	
206	6' - 8"	0' - 1 1/2"	5' - 0"			WD	ST	WD	ST	
207	6' - 8"	0' - 1 1/2"	2' - 6"			WD	ST	WD	ST	
208	6' - 8"	0' - 1 1/2"	2' - 6"			WD	ST	WD	PT	
209	6' - 8"	0' - 1 1/2"	5' - 0"			WD	ST	WD	ST	
210	6' - 8"	0' - 1 1/2"	2' - 4"			WD	ST	WD	ST	
211	6' - 8"	0' - 1 1/2"	5' - 0"			WD	ST	WD	ST	
212	6' - 8"	0' - 1 1/2"	2' - 6"			WD	ST	WD	ST	
213	6' - 8"	0' - 1 1/2"	1' - 6"			WD	ST	WD	ST	

Room Finish Schedule

Room Number	Room Name	Floor		Base		Walls		Ceiling		Clg Height	Area	Comments
		Mat	Fin	Mat	Fin	Mat	Fin	Mat	Fin			
001	Basement	CONC	-	-	-	CONC	-	-	-	-	990 SF	
101	Laundry	V	-	WD	ST	GWB	PT	GWB	PT	8'-0"	51 SF	Provide MR GWB on wet walls
102	Bath	CT	-	CT	-	GWB	PT	GWB	PT	8'-0"	22 SF	Provide MR GWB on wet walls
103	Closet	WD	ST	WD	ST	GWB	PT	GWB	PT	8'-0"	14 SF	
104	Living Room	WD	ST	WD	ST	GWB	PT	GWB	PT	8'-0"	139 SF	
105	Kitchen	WD	ST	WD	ST	GWB	PT	GWB	PT	8'-0"	134 SF	Provide MR GWB on wet walls
106	Dining Room	WD	ST	WD	ST	GWB	PT	GWB	PT	8'-0"	163 SF	
107	Foyer	CT	-	WD	ST	GWB	PT	GWB	PT	-	64 SF	
108	Family Room	CP	-	WD	ST	GWB	PT	GWB	PT	8'-0"	295 SF	
109	Nook	CP	-	WD	ST	GWB	PT	GWB	PT	8'-0"	66 SF	
110	Garage	CONC	-	-	-	GWB	-	GWB	-	-	398 SF	
201	Toilet	CT	-	CT	-	GWB	PT	GWB	PT	Vaulted	23 SF	Provide MR GWB on wet walls
202	Master Bath	CT	-	CT	-	GWB	PT	GWB	PT	Vaulted	82 SF	Provide MR GWB on wet walls
203	Walk-in	CP	-	WD	ST	GWB	PT	GWB	PT	8'-0"	28 SF	
204	Master Bedrm	CP	-	WD	ST	GWB	PT	GWB	PT	Vaulted	182 SF	
205	Closet	CP	-	WD	ST	GWB	PT	GWB	PT	8'-0"	25 SF	
206	Bedroom 2	CP	-	WD	ST	GWB	PT	GWB	PT	8'-0"	124 SF	
207	Bedroom 3	CP	-	WD	ST	GWB	PT	GWB	PT	8'-0"	115 SF	
208	Closet	CP	-	WD	ST	GWB	PT	GWB	PT	8'-0"	16 SF	
209	Hall	CP	-	WD	ST	GWB	PT	GWB	PT	8'-0"	198 SF	
210	Bath	CT	-	CT	-	GWB	PT	GWB	PT	8'-0"	57 SF	Provide MR GWB on wet walls
211	Closet	CP	-	WD	ST	GWB	PT	GWB	PT	8'-0"	16 SF	
212	Bedroom 4	CP	-	WD	ST	GWB	PT	GWB	PT	Vaulted	118 SF	
213	Lin	CP	-	WD	ST	GWB	PT	GWB	PT	8'-0"	2 SF	

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PROJECT

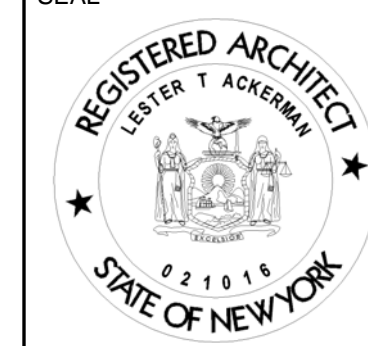
Hendersen Residence

24 Bensonhurst
Saratoga Springs, New York

DRAWING TITLE

Schedules

SEAL



DESIGNED LA	PROJECT NO. 0603
DRAWN LA	SCALE
CHECKED LA	DRAWING NO.
APPROVED DH	A-601
DATE 03/24/06	

GENERAL NOTES
 Federal Copyright Law protects these plans. Reproduction or modification of these plans without the written consent of Charette Associates Architects, P.C. (CAA), is strictly prohibited.
 1. Construction shall conform to the latest edition of the Residential Code of New York State (RCNYS) and the Energy Conservation Construction Code of New York State, with possible modification by local code administration.
 2. Construction documents for this work have been prepared in accordance with generally accepted architectural and engineering practice to meet minimum requirements of the latest edition of the RCNYS.
 3. In the event of conflict between pertinent codes and regulations and referenced standards of these drawings and specifications, the more stringent provisions shall govern.
 4. Contractor shall be responsible for all materials, construction methods, craftsmanship, procedures and conditions (including safety).
 5. Contractor shall verify all existing conditions, requirements, notes, and dimensions shown on Drawings or noted in Specifications. Any variations within drawings and Specifications, or with conditions encountered at job site, shall be reported in writing to CAA before commencement of any work affected by such variance.
 6. Contractor shall rigidly adhere to all laws, codes, and ordinances, which apply to this work. Contractor shall notify and receive written clarification from CAA of any variations between contract documents and governing regulations.
 7. The Contractor shall make no structural changes without written approval of CAA.
 8. CAA has not been engaged for construction services and assumes no responsibility for construction performance, means, methods, techniques or procedures of on-site work relating to construction documents. CAA assumes no responsibility for unauthorized deviations from the drawings.
 9. Contractor shall investigate site during clearing and earthwork operations for filled excavations or buried structures such as cesspools, cisterns, foundations, etc. If any such items are found and affect the ability to adhere to the construction documents, CAA shall be notified for revised specifications.
 10. All manufactured materials, components, fasteners, assemblies, etc., shall be handled and installed in accordance with manufacturer's instructions and provisions of applicable industry standards. Where specific manufactured products are called for, generic equals that meet applicable standards and specifications may be used.
 11. All materials used to be selected and installed in accordance with state, federal, national and local codes and installed in accordance with manufacturer's recommended installation procedures.
 12. Construction loads shall not overstress structure nor shall they be in excess of design loadings indicated herein.
 13. Design of electric, plumbing, and HVAC systems by others. Verify location of existing utilities/services prior to construction.
 14. Drawings and specifications are intended to provide the basis for the proper completion of the Project suitable for the intended use of the Owner.
 15. Items not expressly set forth but which are reasonably implied or necessary for the proper performance of this work shall be included.
 16. Submit for approval all summaries listed in the documents. Include details of construction and adjacent construction in shop drawings. Clearly indicate any deviations from requirements of the contract documents. Fabricate materials from approved shop drawings only.
 17. Comply with applicable codes, regulations, ordinances and requirements of authorities having jurisdiction. Submit copies of inspection reports, notices and similar documents to Architect.
 18. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years.
 19. Use experienced installers. Furnish evidence of experience if requested.
 20. Deliver, handle, and store materials in strict accordance with manufacturer's instructions.
 21. Inspect substrates and report unsatisfactory conditions in writing.
 22. Do not proceed until unsatisfactory conditions have been corrected.
 23. Take field measurements prior to fabrication where practical. Form to required shapes and sizes with true edges, lines and angles. Provide inserts and templates as needed for work of other trades.
 24. Install materials in exact accordance with manufacturer's instructions and approved submittals.
 25. Install materials in proper relation with adjacent construction and with proper appearance.
 26. All dimensions are framing to framing of lumber or to face of concrete unless noted otherwise.
 27. Slope all finish grades away from structure.
 28. Do not scale drawings. Use dimensions as indicated for all locations.
 29. Deviations from these drawings which are not performed with prior written consent from the architect are solely at the contractor's risk and he shall accept fully liability for same.

STRUCTURAL MATERIAL SPECIFICATIONS
 Structural Steel..... ASTM A-36, Fy = 36 ksi
 Reinforcing Steel..... ASTM A-615, Fy = 40 ksi
 Wire Mesh..... ASTM A-185, 6 x 6-10/10 WWM Reinforcing
 Lumber..... No. 2 SPF = 850 psi (min. repetitive member use)
 E = 1.2 x 10⁶ psi
 Wood Structure Panels..... DOC PSI, DOC PS2
 Roof (min), 24/16 Floor (min), or equal
 Microlams & Ganglams..... Fb = 2600 psi, "E" = 1.9 x 10⁶ psi, *Multiplication factors apply per mfr. Specs
 Masonry..... ASTM C90, Grade N-1, Fm = 1350 psi
 Mortar..... ASTM C270, Type S
 Grout..... Fc = 2000 psi, ASTM C476
 Concrete..... ACI 318 Fc = 3000 psi locations not exposed to the weather
 Fc = 3000 psi locations exposed to the weather (air-entrained)
 Bolts..... ASTM A307, Fy = 33 ksi

FOUNDATIONS
GENERAL:
 Contractor to notify CAA if site conditions such as adverse ground water or soil conditions warrant modifications to the engineering design of the foundation.
 A. Footings may be poured neat against sides of excavations only if sloughing or raveling does not occur.
 B. Contractor shall be responsible for support of all temporary embankments and excavations.
 C. Backfill shall not be placed against basement foundation walls until:
 a. Concrete or masonry grout has reached sufficient strength to resist damage.
 b. Structural floor framing (including plywood sub-floor) required to stabilize walls is complete and fully nailed and anchored or sufficient bracing is applied to prevent wall damage.

STRUCTURAL BACKFILL:
 A. Structural backfill of well graded, well drained, sand and gravel or crusher run stone shall be placed in 6-inch maximum lifts and compacted to a minimum density of 95% (under slabs-on-grade and building structure) and 90% (elsewhere) of maximum density at maximum moisture content as determined by ASTM D698.
 B. Backfill shall be free of excessive vegetation, debris or other deleterious materials and contain no particles larger than 3-inches in diameter and no more than 10% passing the #200 sieve.

FOOTINGS:
 A. Footings shall be placed at a minimum depth of 48-inches below adjacent finished grade unless otherwise specified on the Contract Documents.
 B. Final 3-inches of excavation shall be removed by hand tool operations in order to assure bearing surfaces.
 C. Footing shall be founded on firm, undisturbed, native soils free of frost and loose material. Footing may bear on properly engineered backfill provided settlement and/or consolidation tests performed indicate anticipated settlement will not exceed that allowed for the proposed structure.
 D. Bottom surface of footings shall not slope more than 1.0 vertical to 10.0 horizontal, except as shown otherwise on drawings.
 E. No excavation shall be made lower and closer to 1.0 vertical to 3.0 horizontal, except as shown on drawings.
 F. Footings and slabs-on-grade shall not be placed on muddy or frozen ground.
 G. Foundation and footing design is based upon an allowable soil bearing pressure of 3000 psf without excessive differential settlement.
 H. Center all footings under walls, columns or grid lines unless otherwise noted on drawings.
 I. Contractor to provide field density tests on compacted fill under footings and interior slabs-on-grade.

CONCRETE
 A. All reinforced concrete shall be furnished and installed in accordance with the current ACI-318 "Building Code Requirements For Reinforced Concrete".
 B. Concrete to develop a minimum compressive strength of 3000 psi in 28 days.
 C. All cast-in-place concrete shall be made with type III Portland cement, stone aggregate.
 D. Slabs, toppings, footings and walls shall not have joints in a horizontal plane. Any stop in concrete work must be made at third point of span with vertical bulkheads and horizontal shear keys unless otherwise shown.
 E. In on-grade concrete slabs the welded wire fabric reinforcement (when required) shall be located midway in the slab thickness.
 F. All exterior concrete to be air-entrained.
 G. Provide concrete reinforcement bars at footing locations where soil is engineered fill. Bars shall be 2-#4, at the bottom with a minimum of 3' concrete cover unless noted otherwise.
 H. Provisions must be taken to protect all concrete work from frost damage with special attention paid to footings and other on-grade construction prior to backfilling and enclosing the building.
 I. Anchor bolts shall conform to ASTM A-307 and shall be 1/2" diameter minimum and 12" long. Placement of anchor bolts shall be: 12" from plate end, 4" O.C. maximum intermediate spacing, minimum 2 bolts per bearing plate section.
 J. Provide 6 mil polyethylene vapor barrier membrane complying with ASTM D 2103 where indicated on drawings.
 K. Provide one coat of asphalt damp proofing on all below grade exterior basement foundation surfaces or water-base latex roll on or spray damp proofing.
 L. Provide pipe sleeves in foundation walls where required. Coordinate sleeve locations, sizes and inverts and locations of footing steps at utility lines.

MILD STEEL REINFORCEMENTS FOR CONCRETE AND MASONRY
 A. Mild steel reinforcement for concrete and masonry construction shall conform to ASTM-A615 Grade 60. Ties, stirrups, and hoops shall conform to ASTM A615-87, Grade 60.
 B. Welded Wire Fabric shall conform to ASTM A 185 in as long lengths as practical.
 C. Polypropylene fiber reinforcing may be provided in lieu of Welded Wire Fabric in interior slabs only. Polypropylene fiber reinforcing shall have fiber length coordinated with aggregate size as per manufacturer's recommendations. Amount of fibers shall be a minimum of 1.5 lbs/cy of concrete or the amount recommended by the manufacturer, whichever is greater.
 D. Use standard hooks for dowels unless otherwise noted. All exposed edges of concrete work shall have 3/4-inch chamfer.
 E. Reinforcement placement and tolerances shall be in accordance with sections 7.5, 7.6 and 7.7 of ACI 318, latest edition.
 F. Continue all longitudinal foundation reinforcing thru footings, where continuous with wall.
 G. Corners of concrete walls shall be reinforced with angle bars the same size and spacing as largest called for in adjacent walls. These bars shall be at least 4'-0" long and shall lap above top bars at least 18".
 H. First horizontal bar shall be placed 6" above top of footing and last horizontal bar shall be placed 2" below top of wall.
 I. Dowel concrete walls into footings with the same size & spacing as vertical reinforcement.
 J. SPICES:
 a. Reinforcement in concrete and masonry shall have lap lengths as follows, unless otherwise specified on drawings:
 Bar Size Length in Concrete Length in Masonry
 #3 1'-6" 2'-0"
 #4 2'-0" 2'-6"
 #5 2'-6" 3'-3"
 #6 3'-4" 3'-9"
 1. Welded wire fabrics shall be lapped one grid width plus 2".
 2. Reinforcement shall be bent cold.
 3. Reinforcement shall not be welded.
 K. PLACING:
 a. Reinforcement shall be accurately placed and adequately supported by concrete, metal, or other approved chairs, spacers, or ties, and secured against displacement during concrete or grout placement. Tack welding is not allowed.
 b. Except where shown otherwise on structural drawings, reinforcement in concrete shall have concrete cover as follows:
 1. Concrete deposited against earth..... 3"
 2. Formed concrete against earth..... 2"
 3. Exterior faces of wall..... 2"
 4. Interior faces of wall..... 1 1/2"
 5. To tops of slabs-on-grade..... 1 1/2"

PARTIAL TABLE R405.1 - PROPERTIES OF SOILS CLASSIFIED ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM

SOIL GROUP	UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOL	SOIL DESCRIPTION	DRAINAGE CHARACTERISTICS (a)	FROST HEAVE POTENTIAL	VOLUME CHANGE POTENTIAL EXPANSION (b)
Group I	GW	Peat and other highly organic soils.	Good	Low	Low
	GP	Poorly graded gravels or gravel sand mixtures, little or no fines.	Good	Low	Low
	SW	Well-graded sands, gravely sands, little or no fines.	Good	Low	Low
	SP	Poorly-graded sands or gravelly sands, little or no fines.	Good	Low	Low
	GM	Silty gravels, gravel-sand-silt mixtures.	Good	Medium	Low
Group II	SM	Silty sand, sand-silt mixtures.	Good	Medium	Low
	GC	Clayey gravels, gravel-sand-clay mixtures.	Medium	Medium	Low
	SC	Clayey sands, sand-clay mixture.	Medium	Medium	Low
	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.	Medium	High	Low
Group III	CL	Inorganic clays of low to medium plasticity, clayey silts, sandy clays, lean clays.	Medium	Medium	Medium to Low
	CH	Inorganic clays of high plasticity, fat clays.	Poor	Medium	High
	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.	Poor	High	High
Group IV	OL	Organic silts and organic silty clays of low plasticity.	Poor	Medium	Medium
	OH	Organic clays of medium to high plasticity, organic silts.	Unsatistactory	Medium	High
	PI	Peat and other highly organic soils.	Unsatistactory	Medium	High

(a) The percolation rate for good drainage is over 4 inches per hour; medium drainage is 2 inches to 4 inches per hour; poor is less than 2 inches per hour.
 (b) Soils with a low potential expansion typically have a plasticity index (PI) of 0 to 15, soils with a medium potential expansion have a PI of 10 to 35 and soils with a high potential expansion have a PI greater than 20.

CONNECTIONS:
 1. Nailing:
 a. Minimum nailing requirements for standard connections unless specifically shown or noted otherwise.
ITEM No. or joist **Size of Nails** **Box or Common**
 Joint
 Toe nail to plates, sill or girder 3 8d
 To parallel alternate joints 3 16d
 At laps overbearing, face nail 3 16d
 Studs
 End nail to plates 2 16d
 Or toe nail to each side 4 8d
 Top Plates
 Spike together 16" o/c 16d
 Laps & intersections, face nail 2 16d
 Blocking
 To plate 2 16d
 Or toe nail 4 8d
 Top joist each side 2 16d
 Or toe nail 4 8d
 Bridging
 Toe nail to joists, each end 2 8d
 Sluds
 Corner, angle or multiple 24" o/c 16d
 2" x laminated beams or Intels spike together 16" o/c 16d
 Double joists or headers 16" o/c 16d
 Spike together, along each edge
 Plywood sheathing and sub-floor 16" o/c 16d
 Nailing at edges of each sheet 3/8" thick 6" o/c 8d
 1/2" & 5/8" thick 6" o/c 10d
 At interior of each sheet space nails 10" o/c for 3/8" and 1/2" thick plywood.
 2. Sheathing shall be nailed as follows, except where shown otherwise:
 a. Roof sheathing: 8d common at 6" o/c at all supported edges and at 12" o/c at interior supports.
 b. Floor sheathing: 8d common at 6" o/c at all supported edges and at 10" o/c at interior supports.
 c. Nail wood sheathing direct to framing: 10d common at 6" o/c all panel edges and at 10" o/c at all interior studs.
 3. All manufactured connection hardware designated on Drawings shall be nailed in strict conformance to manufacturer's instructions.
 4. All steel connections assemblies detailed on Drawings shall be fabricated from ASTM A36 steel in conformance to manufacturer's instructions.
 5. Install lag screws in drilled lead holes with a diameter equal to 1/4 of the shank diameter (lag screws shall not be hammered in). Wax or soap lag screws. Provide washers under heads bearing on wood. Holes shall be properly aligned.
 6. Bolt holes shall be drilled 1/16" larger than bolt diameter. Provide washers under all both heads and nuts bearing on wood. Holes shall be properly aligned.
 7. In no case shall misalignment be allowed which prevents proper bearing or alignment of members. Oversize holes shall not be allowed. Bolts shall be ASTM A307 bolts. Nuts shall be galvanized stud.
INSTALLATIONS:
 1. All stud walls shown on Drawings shall have studs placed at 16" o/c, except where shown otherwise.
 2. Top plates shall be doubled on all stud walls.
 3. Cripples under headers shall be continuous to sole plate.
 4. Block all stud walls as required for sheathing.
 5. Beams, girders and joists supporting bearing walls or other concentrated loads, shall not be notched unless specified. Joists, except as above, may be notched no deeper than 1/8 the depth provided such notch is located within 1/3 of span from face to support. Saw cuts for notches shall not overrun depth of notch. Holes in joists, beams, and girders shall not be larger in diameter than 1/3 the depth of member and shall be located within center half of the span. All holes shall be centered within depth of member with a minimum of 2" lumber remaining above and below drill hole. Holes and notches in studs shall be located within 1/3 of height from either top or bottom, but no closer than 8" form plates. Holes and notches in studs shall not exceed 1/4 of the stud width. Holes bored through studs may not exceed 40% of stud width and be no closer than 5/8" to edge of stud.
 6. Joists, rafters, and decking shall not be cut or headed or displaced to provide for openings in roofs or floors, except as detailed on Drawings.
 7. Install all horizontal members with crown up. All beam and joist intersections to receive galvanized joist-beam hangers.
 8. All members in bearing shall be accurately cut and aligned so that full bearing is provided without use of shims. Bearing posts shall have full backing or support under.
 9. All rafters shall be notched for full bearing at all supports unless otherwise specified.
 10. All joists shall have a minimum of 2" bearing at all supports unless otherwise specified.
 11. All wood wall sheathing shall be applied as follows: center vertical joints over studs. Nail top of panels to double top plate, and nail bottom of panels to anchored sill plate. Apply gypsum board so that end joints of adjacent courses do not occur over the same stud.
 12. Provide 1/2" plywood sub-floor and 5/8" plywood roof sheathing with half-down clips. Install with face grain at right angles to supports, continuous over two (2) or more spans. Allow minimum space 1/16" between end joints and 1/8" at edge joints for expansion and contraction of panels. Plywood decking shall also be continuously glued and nailed to the joists, rafters or trusses.
 13. All wood framing in contact with concrete or masonry shall be pressure treated.
 14. All exterior exposed framing lumber to be pressure treated and fastened with galvanized metal fasteners.
 15. Finishes shall be installed in accordance with manufacturer's requirements. Prepare all substrates as required by manufacturer.
 16. Handrails shall be provided on at least one side of each stairway with two (2) or more spans. Stair Handrails to be continuous and shall be mounted between 34"-38" above stair tread or finished floor. Handrail ends to be returned into walls or shall terminate in newel posts. Mount Handrails 1-1/2" from the wall. Handrails to be Sure-Wood Forest Products #6010 Solid Rail 2-3/8" x 2-1/4" Oak or equal.

WOOD MATERIALS:
 1. All woods and wood construction shall comply with specifications and codes with modifications as specified herein:
 a. American Institute of Timber Construction (Standards Manual).
 b. National Forest Products Association: National Design specifications for Wood Construction.
 c. Southern Pine Inspection Bureau: Standard grading rules for Southern Pine Lumber).
 d. Truss Plate Institute: Design specifications for Light Metal plate Connected Wood Trusses (TPI-71).
 e. U.S. Department of Commerce N.I.S.T. PS-1 & PS-2
 f. American Plywood Association: Guide to plywood for floors, plywood sheathings for walls and roofs.
 g. American Wood-Preservers Association Standards.
 2. All structural lumber shall be Spruce Pine Fir #2 (minimum) stress grade lumber unless otherwise noted.
 *Fb = 950 psi, Fv = 135 psi, E = 1,300,000 psi (NDS Supplement: Design Values Wood Construction-2001 edition)
 *Repetitive member value may vary due to member size per National Forest Products Association specifications.

All structural lumber shall be stamped in accordance with the American Institute of Timber Construction's "Construction Manual".
 4. Grade loss resulting from effects of weathering, handling, storage, reawing or dividing lengths will be cause for rejection. All plywood shall be identified by grade mark of an appropriate inspection agency and shall be Standard C-D. Flat Interior with ext. glue unless otherwise specified on drawings.
 5. Wood structural panels shall conform to the requirements of DOC PS-1 & PS-2 and be identified by a grade mark of an approved inspection agency.
 7. Wood which is in contact with concrete, masonry, soil or within 4" of grade or exposed to the exterior shall be pressure preservative treated. All wood framing to be 8" min. above adjoining finished grade.
 8. All headers at bearing conditions shall be 2-2"x10" unless noted otherwise. Non-bearing conditions shall be as follows:
 Opening Size Header
 Up to 4'-0" 2-2" x 6"
 4'-0" to 6'-0" 2-2" x 8"
 6'-0" to 9'-0" 2-2" x 10"

THERMAL & MOISTURE PROTECTION
 1. The following specification shall govern with modifications as specified herein: American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals.
 2. Install flashing and sheet metal in compliance with "Architectural Sheet Metal Manual" by SMACNA.
 3. Aluminum flashing shall conform to ASTM B 209.
 4. Provide and install at all roof to wall conditions, projections of wood beams through exterior walls, exterior openings, and elsewhere as required to provide watertight/weatherproof performance.
 5. Siding shall be installed according to manufacturer's printed instructions and shall include all accessories required for a complete installation.
 6. Roof valley linings shall be installed in accordance with manufacturer's installation instructions before applying shingles.
 a. Open valleys: metal linings shall be at least 24 inches wide of approved corrosion resistant metals of TABLE R905.2.8.2 of RCNYS.
 2-ply of mineral surface rolled roofing complying with ASTM D249. Bottom layer 18-inches and top layer 36" wide.
 b. Closed Valleys: 1 ply smooth roll roofing complying with ASTM D224 Type II or III 36" (min.) wide.
 7. Shingles shall be fastened according to manufacturer's printed instructions. Provide one layer of 15 lb. (min.) building felt under shingles unless otherwise specified. Ice and water shield shall be installed beneath shingles extending from eave's edge to a point at least 24" inside the exterior wall line of the structure.
 8. Enclosed attic spaces and roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain. The net free ventilating areas shall be not less than 2/3 of one percent (1%) of the horizontally projected roof area, or 1/3 of one percent (1%) if at least fifty percent (50%) of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 1/2 foot above eave of cornice vents with the balance of the required ventilation provided by eave of cornice vents. Provide continuous ridge vents installed to manufacturer's printed instructions.
 9. Provide and install ceiling and exterior wall insulation with draft facing per plan.
 10. In all framed walls, floors and roof/ceilings comprising elements of the building thermal envelope a vapor retardant shall be installed on the warm-in-winter side of the insulation.
 11. Insulate all exterior walls and ceilings with fiberglass insulation (with vapor barrier), insulation thickness shown on drawing.
 12. Provide continuous ridge venting at all roof ridges. Provide reinforced aluminum soffit system at all roof overhangs. Provide minimum 1" air space above insulation at attic areas and cathedral vaulted ceilings with heated space below. Provide "proper vent" or equal venting channels.
 13. All locations indicated on Drawings and wherever air, water, or dust may infiltrate between construction members shall be caulked. Set exterior edges of all exterior thresholds in caulking to provide weather tight seal.
 14. Provide seamless 5" K gutters and 2" x 3" downsouts connected to storm sewer system or non-erosive splash pads at grade. Include all accessories required for a complete installation.

WINDOWS & DOORS
 1. Door sizes indicated as 30/68 are equivalent to door sizes 3'-0" in width by 6'-8" in height. All other door sizes are indicated in the same fashion.
 2. Window sizes are based on standard window sizes for Andersen windows.
 3. Provide metal flashing at all exterior wall and roof intersections. Around all roof penetrations and valleys.
 4. All interior doors are located 3" from adjacent wall U.N.O.
 5. Wall on the hinge side of the door or centered between adjacent walls unless otherwise noted.
 6. All windows are to be ordered complete, to include frames, trim, casing, mullions, stops, aprons, etc.
 7. All windows must be weatherstripped and double glazed or supplied with storm sash.
 8. Specified windows shall be Andersen, Pella, Marvin, or approved equal. Specified exterior doors shall be Pease, Stanley, or approved equal.
 9. All exits to be operable from the inside without use of a key or special knowledge.
 10. All doors to be ordered complete, to include frames, trim, door stops, casing, saddles, locks, hinges and other hardware.
 11. The door between the garage and any interior living spaces shall be a 3/4 hr fire-rated door with a self closer. Garage ceilings and interior garage walls to have 5/8" type 'X' gwb.

MECHANICAL
 1. Contractor shall provide all labor, materials and equipment necessary to install plumbing, related fixtures, ventilations, roof and floor drains, heating and air conditioning. All work shall comply with state and local codes and ordinances. Subcontractors shall coordinate work with all other trades. Terminal hookup of all fixtures and tap in to all utilities is required. Contractor shall install and check all pressure-reducing valves, pop off valves and other safety devices prior to operations of systems.
ELECTRICAL
 1. Contractor shall provide and install all labor, materials and equipment necessary to install wiring, related fixtures, electric heat elements, and control. All work shall comply with National Electrical Code and the Provisions of Part VIII of the Residential Code of New York State. Subcontractor shall coordinate work with all other trades. Terminal hookup is required of all fixtures and appliances, motors, fans, and controls. Electrical system layouts, if included in construction documents, are generally diagrammatic, locations of outlets and equipment is approximate. Exact routing of wiring, locations of outlets shall be governed by structural conditions and obstructions. Wiring for equipment requiring maintenance and inspection shall be readily accessible.
DESIGN CRITERIA: Live Load
 Location Loads, psf Deflective Live Dead Limit
 1st Floor 40 10 L360
 2nd Floor (sleeping) 30 10 L360
 2nd Floor (non-sleeping) 40 10 L360
 Attic (no storage) 10 5 L240
 Attic (light storage) 20 10 L240
 Roof (with finished ceiling)* 70 10 L240
 Roof (no finished ceiling)* 70 10 L180
 Decks 40 10 L360
 *Flat roof for 70 psf ground snow load (reduction factors per ASCE 7 apply for sloped roofs).
 Assumed Safe Soil Bearing... 1500 psf at min. 42 inches below finished grade
 *Value may be increased if site-specific soil classification or load bearing test data is available.

REVISIONS:


REVISIONS:

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PROJECT
Hendersen Residence
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 Saratoga Springs, New York

DRAWING TITLE
Specifications

SEAL

 DESIGNED PROJECT NO. 0603
 DRAWN SCALE
 LA CHECKED
 LA DRAWING NO.
 APPROVED
 DH
 DATE 03/24/06
A-701

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA FOR THE CITY OF SARATOGA SPRINGS

GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			Winter Design Temp.	Ice shield underlayment required	Flood hazards
			Weathering	Frost line depth	Termites			
85	90	C	SEVERE	48"	SLIGHT MODERATE	NONE SLIGHT	-5' F	YES NONE