MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

Residential Code of New York State-Table R402.2

Types or Locations of Concrete Construction	Weathering Potential (b)		
	Negligible	Moderate	Severe
Basement walls, foundations and other concrete, not exposed to weather	2,500	2,500	2,500 c
Basement slabs, and interior slabs on grade, except garage floor slabs	2,500	2,500	2,500 c
Basement walls, foundations walls , exterior walls and other vertical concrete exposed to the weather	2,500	3,000 d	3,000 d
Porches, Carport slabs and steps exposed to the weather and garage floor slabs	2,500	3,000 d,e	3,500 d,e

* Unless noted otherwise on plans these are minimum concrete compressive strengths

a. At 28 days

b. See table R301.2 (1) for weathering potential

c. Concrete in these locations may be subject to freezing and thawing during

c. Concrete in these locations may be subject to freezing and thawing during

construction shall be air entrained in accordance with footnote d.

d. Concrete shal be air entrained. Total air content (% by volume of concrete) shall not be less

tan 5% or more than 7%

e. See Section R402.2 for minimum cement content.

Anchor Bolt Schedule

ANCHOR BOLT

Wood Frame Construction Manual-2015 edition

Table 3.2B Bottom Plate to Foundation Connection (Anchor Bolts) Resisting Lateral and Shear Loads from Wind — EXPOSURE B AND C

For Exposure B &C and all Wind Speeds

Anchor Bolt Diameter (in.)	Maximum Anchor Bolt Spacing (in.) 1,2,3,4
1/2"	31
5/8"	48

1- Prescriptive limits are based on assumptions in Table 3.2
2- When anchor bolts are uded to resist uplift, lateral, and sheer loads, the maximum anchor bolt spacing shall not exceed the lesser of the tabulated values for uplift loads (Table 3.2C) or lateral and sheer loads (Table 3.2B) for other anchor bolt limitations see Section 3.2.1.7 and 3.2.2.3.

3- Tabulated anchor bolt spacings for sheer loads assume walls are sheathed in accordance with section 3.4.4.2. For other wall sheathing types the tabulated anchor bolt spacing shall be multiplied by the appropriate sheathing type adjustment factor in Table 3.17D but in no case shall anchor bolt spacings exceed 6 feet on center.

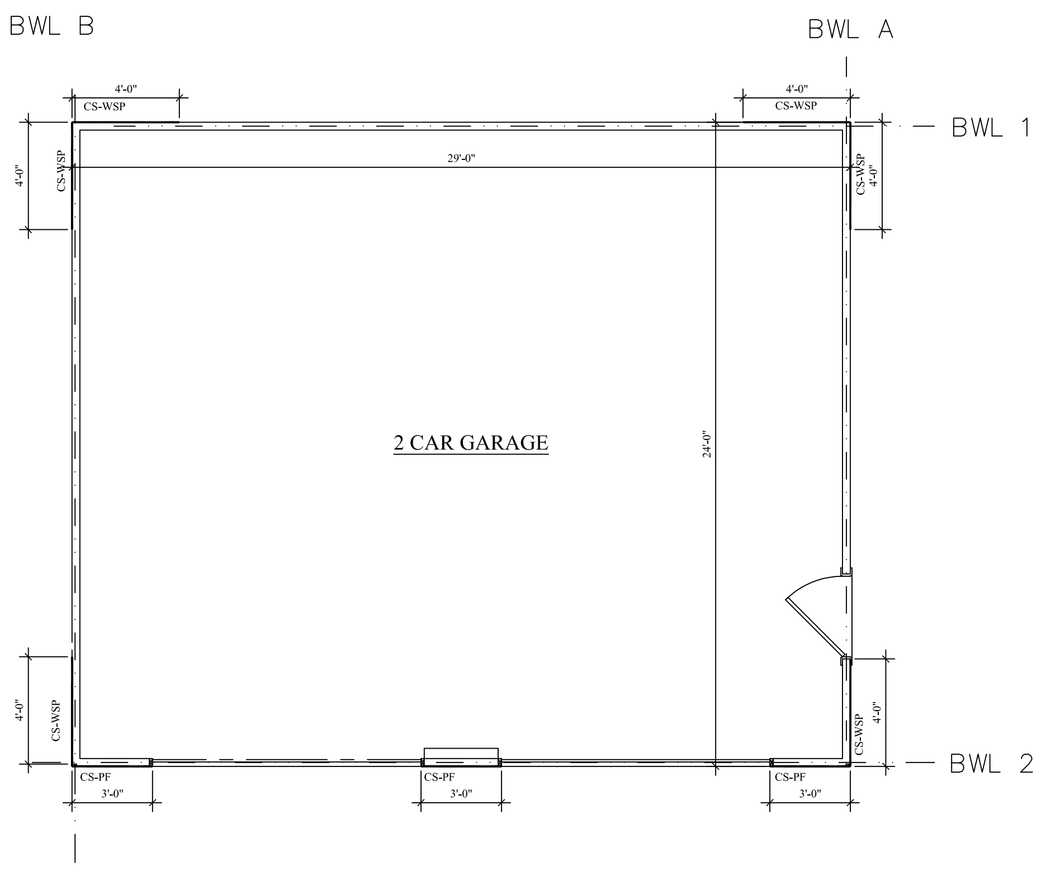
4- Lateral connections shall be designed to resist the loads in Table 3.5.

ANCHOR BOLT

Wood Frame Construction Manual-2015 edition

Table 3.2C Sill or Bottom Plate to Foundation Connections (Anchor Bolts) Resisting Uplift Loads from Wind — EXPOSURE B

700 -yr wind speed 3 second gust (mph)			110	115	120	130	140	150	160	170	180	195
Sill or bottom plate to foundation Anchor Bolt connection resisting	Plate Size	Foundation Supporting	Maximum Anchor Bolt Spacing (in.)1,2,									
Uplift Loads	2x4		8' End zones									
		1-3 stories	72	71	57	43	35	30	27	24	22	20
			Interior Zones									
		1-3 stories	72	72	66	50	41	35	31	28	26	23
	2x6		8' End zones									
		1-3 stories	72	72	68	51	42	36	32	29	26	23
			Interior Zones									
		1-3 stories	72	72	72	60	49	42	37	34	31	27



SHEAR WALL DESIGN
NO SCALE

BWL 1 Design: CS-WSP

1. Spacing to BWL 1 to 2 <30'
   Table R602.10.3(1) Minimum total = 7.0 feet
2. Minimum panel length R602.10.5
   <64" Adj clear opening= 27 inches
3. R602.10.7 End Condition 3,
4. R602.10.2.3 Wall > 16' Min. # of panels 2

BWL 2 Design: CS PF

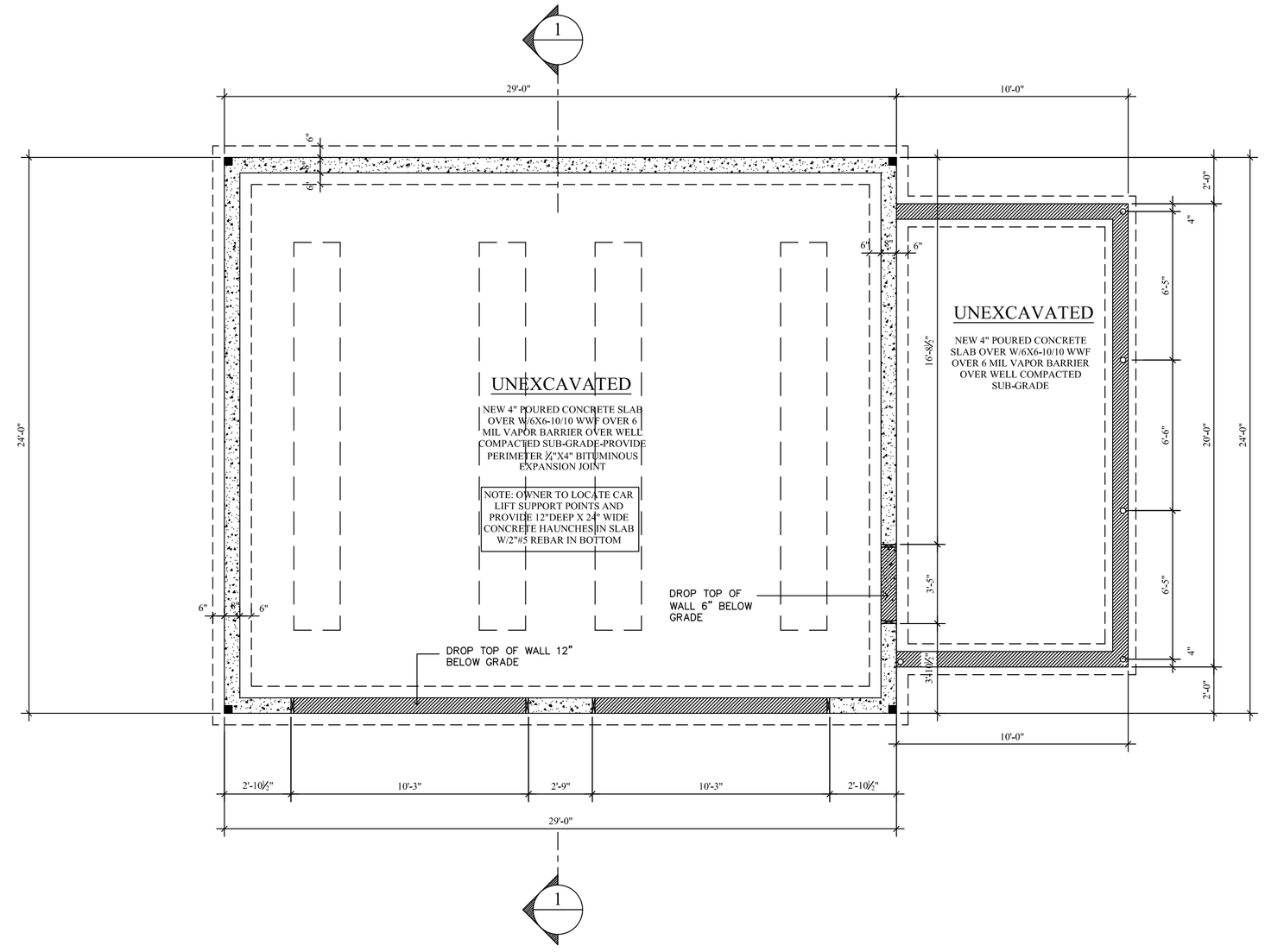
1. Spacing to BWL 2 to1 <25'
   Table R602.10.3(1) Minimum total = 6.0 feet
2. Minimum panel length R602.10.5
   16"
3. R602.10.2.3 Wall > 16' Min. # of panels 2

BWL A Design: CS-WSP

1. Spacing to BWL A to B <30'
   Table R602.10.3(1) Minimum total = 7.0 feet
2. Minimum panel length R602.10.5
   <64" Adj clear opening= 32 inches
3. R602.10.7 End Condition 1,
4. R602.10.2.3 Wall > 16' Min. # of panels 2

BWL B Design: CS-WSP

1. Spacing to BWL B to A <30'
   Table R602.10.3(1) Minimum total = 7.0 feet
2. Minimum panel length R602.10.5
   <64" Adj clear opening= 24 inches
3. R602.10.7 End Condition 1,
4. R602.10.2.3 Wall > 16' Min. # of panels 2



FOUNDATION PLAN
Scale: 1/4" = 1'-0"

HOLD DOWN LOCATIONS:
■ Hold down locations

Note:
Please refer to sheet A1 for hold down details.
Please refer to sheets A1-A5 for nailing/connector/ shear wall / notch and schedules.

GENERAL NOTES:
Refer to these entire set of plans for concrete conditions, strength of materials, construction details, specifications, anchoring and connections, etc..
TREATMENT (R317.1.1):
Field cut ends, notches & drilled holes of preservative-treated wood shall be treated in the field in accordance with AWPA M4.
GROUND CONTACT (R317.1.2):
All wood in contact with the ground embedded in concrete in direct contact with the ground or embedded in concrete exposed to the weather that supports permanent structures intended for human occupancy shall be approved pressure treated wood suitable for ground contact use, except that untreated wood used entirely below ground water level or continuously submerged in fresh water shall NOT BE REQUIRED TO BE PRESSURE-PRESERVATIVE-TREATED.

COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH 2015 INTERNATIONAL BUILDING CODE (2016 NYS), CH. 19; SECTION 1905, ACI 318; SECTION 5.12 AND ACI 306R:
Cold weather is defined as a period when, for more than 3 consecutive days the following conditions exist:
1) The average daily temperature is less than 40°F (5°C) AND
2) The air temperature is not greater than 50°F for more than one half of any 24 HR PERIOD.

The average daily air temp. is the average of the highest and lowest temperatures occuring during the period from midnight to midnight. Cold weather, as defined in ACI306, usually starts during fall and usually continues until spring.
If cold weather concreting work shall occur, the general contractor SHALL MAKE HIMSELF FAMILIAR WITH THE MINIMUM ACCEPTABLE PROCEDURES & STANDARDS AS SPECIFIED IN ACI 306. FAILURE TO PROPERLY CARRY OUT THIS WORK SHALL RESULT IN THE ARCHITECT ASSUMING NO LIABILITY FOR THE ENTIRE STRUCTURE.

A COPY OF THIS CODE SECTION IS AVAILABLE UPON REQUEST.

STUDIO 39
A R C H I T E C T U R E
P. L. L. C.

phone:631-569-4047
2333 Rte112 Medford, NY 11763
email: atelier39@optonline.net
architectdenied.blogspot.com
www.lewisportalarchitect.com
book: the intuitive architect
drawing the mental line

THESE PLANS PREPARED EXCLUSIVELY FOR
SCTM #:
Project Name & Location:

Candela
2 Car Garage
109 Channel Rd,
Caroga Lake, NY 12032

Note 1:
ONLY SIGNED AND SEALED DRAWINGS FROM THE ARCHITECT ARE TO BE USED FOR CONSTRUCTION. BY THE INCLUSION OF THIS NOTE THE OWNER HAS BEEN ADVISED PRIOR TO ANY WORK DEMOLITION OR CONSTRUCTION IT WILL BE THE OWNERS RESPONSIBILITY TO ACQUIRE PERMITS FROM THE GOVERNING BUILDING DEPARTMENT NECESSARY FOR CONSTRUCTION. THE ARCHITECT DOES NOT RECOMMEND (OR GUARANTEE) THAT SOLELY BY THE PREPARATION OF THESE PLANS SHALL CONSTRUCTION OCCUR, PROPER REVIEW AND APPROVAL BY A QUALIFIED BUILDING DEPARTMENT OFFICIAL IS REQUIRED PRIOR TO CONSTRUCTION.

Note 2:
IT IS RECOGNIZED THAT THE ARCHITECT HAS NO CONTROL OVER THE COST OF LABOR, MATERIALS, OR EQUIPMENT, OVER THE CONTRACTOR'S METHODS OF DETERMINING BID PRICES, OR OVER COMPETITIVE BIDDING, MARKET OR NEGOTIATING CONDITIONS. ACCORDINGLY THE ARCHITECT OF THESE PLANS CANNOT AND DOES NOT WARRANT OR REPRESENT THAT BIDS OR NEGOTIATED PRICES OR TAX LEVIES WILL NOT VARY OR BE GREATER THAN THE CLIENT'S BUDGET FOR THE PROJECT.

Note 3:
THE ARCHITECT SHALL HAVE NO CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE CLIENT SHALL HOLD HARMLESS THE ARCHITECT FOR ANY DAMAGES THAT ARE A RESULT OF THE CONTRACTORS NEGLIGENT ACTS.

Note 4:
THE ARCHITECT, UNLESS SPECIFICALLY CONTRACTED, HAS NOT BEEN RETAINED FOR JOB SITE INSPECTIONS OR CONSTRUCTION PLAN COMPLIANCE.

Note 5:
THE OWNER/CLIENT BY INCLUSION OF THIS NOTE IS MADE AVARE THAT CERTAIN ASSUMPTIONS HAVE BEEN MADE REGARDING EXISTING CONDITIONS WHICH MAY PREVENT THE EXECUTION OF SOME OR ALL ASPECTS OF THE PROPOSED PROJECT. SUCH CONDITIONS CAN ONLY BE ADDRESSED AND RESOLVED AS THEY ARISE, THESE CONDITIONS MAY INCUR ADDITIONAL WORK AND COST WHICH THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR.

Note 6:
SUBSTITUTIONS OR DEVIATIONS FROM THIS PLAN ARE NOT PERMISSIBLE AND MAY EFFECT PROJECT OUTCOME AND OTHER ASPECTS OF CONSTRUCTION. THE OWNER/CLIENT SHALL HOLD HARMLESS THE ARCHITECT UNDER THESE PROJECT CONDITIONS.

Note 7:
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DRAWINGS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY THIS OFFICE OF ANY VARIATIONS OR DISCREPANCIES PRIOR TO CONSTRUCTION .

Note 8:
THE ARCHITECT SHALL NOT BE LIABLE FOR ANY WORK, DESIGN, ENGINEERING, FABRICATION, CONSULTANTS, TESTING ETC. BY OTHERS IN CONNECTION WITH THIS PROJECT. THE CLIENT SHALL HOLD HARMLESS THE ARCHITECT FROM ALL WORK "BY OTHERS".

Only authorized Stamped Plans are for construction

Conditions of plan use:
A)-By the inclusion of this note, and by the use of these plans the owner/client has agreed to the conditions for use of these plans and all the terms and stipulations found therein as the "contract documents" or the agreement between architect and owner.
B)-Only signed and sealed plans approved by the local governing authorities are to be used for actual construction. Plans prior to this approval may be used for estimating and other purposes agreed to by owner and architect but never in any case construction.
C)-Unknown building conditions within the scope of this work can only be addressed as they arise or discovered. Documented conditions of an existing project by the architect are solely for the architects use in preparations for proposed work. It shall be solely the responsibility of the owner to hire testing & inspection services of all aspects of the work, including but not limited to soil, surveying, structural etc.
D)-Drawings as instruments of professional services are and shall remain the property of the architect. These documents are not to be used in whole or in part for other projects or purposes or by any other parties not authorized by the architect. The use of these documents is contingent upon payment to the architect for services rendered. Non-payment shall give the architect authority to bar document use by any and all parties. If the owner disputes the architects services, it must be in writing 10 days remaining of payment date. The owner shall indemnify the architect against claims alleging damages or delays incurred in the event the architect exercises the right to bar document use for non-payment.

CD	11-20-20
CD	11-17-20
Design Preliminary	09-22-20
Description:	Date:

Note 9:
THE ARCHITECT HAS ENDEAVORED TO THE BEST OF HIS PROFESSIONAL ABILITY TO PREPARE PLANS IN ACCORDANCE WITH CLIENT PROGRAM, BUILDING CODES AND ACCEPTED CONSTRUCTION PRACTICES. IN THE EVENT ANY DISPUTES ARISE BETWEEN THE CLIENT/OWNER AND THE ARCHITECT CONCERNING ANY WORK PERFORMED BY THE ARCHITECT OR HIS AGENTS-EMPLOYEES WHICH CANNOT BE RESOLVED BETWEEN THE PARTIES, BY INCLUSION OF THIS NOTE AND USE OF THESE PLANS YOU AGREE TO SETTLE ALL LEGAL ACTION THROUGH MEDIATION AND /OR BINDING ARBITRATION.

Note 10:
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF STUDIO 39 ARCHITECTURE AND ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT ONLY. THEY ARE NOT TO BE USED BY THE OWNER, CONTRACTOR, SUB-CONTRACTORS OR SUPPLIERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT OUTSIDE THE SCOPE OF THE WORK. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS. IN ADDITION TO THE COPYRIGHTS, THE DESIGN SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED, OR COMMERCIALLY EXPLOITED, IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT.

COPYRIGHT © 2016. ALL RIGHTS RESERVED.

Seal:

A.2