PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

GENERAL REQUIREMENTS

1. ALL WORK SHALL COMPLY WITH FEDERAL AND LOCAL BUILDING CODES AND REGULATIONS.

2. MECHANICAL, ELECTRICAL, AND PLUMBING WORK REQUIRED OF THIS PERMIT APPLICATION TO BE PERFORMED BY SUBCONTRACTOR LICENSED IN THE STATE IN WHICH WORK IS BEING PERFORMED.

3. SUBCONTRACTOR SHALL PROVIDE CERTIFICATION OF GENERAL LIABILITY INSURANCE AND WORKMAN'S COMPENSATION COVERAGE, AS REQUIRED BY THE GENERAL CONTRACTOR.

4. CONTRACTOR SHALL COORDINATE AND/OR OBTAIN ALL BUILDING PERMITS REQUIRED FOR CONSTRUCTION AND CERTIFICATES OF OCCUPANCY.

5. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY DURING BUILDING CONSTRUCTION.

7. ALL DIMENSIONS AND SITE CONDITIONS TO BE FIELD VERIFIED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY MONTAGE BUILDERS OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.

8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER INDICATED ON PLANS OR NOT, AND TO PROTECT THEM FROM DAMAGE.

9. DURING THE CONSTRUCTION, AND PRIOR TO THE INCORPORATION OF ANY CHANGES, REVISIONS, MODIFICATIONS AND/OR DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL BRING TO THE ATTENTION OF MONTAGE BUILDERS AND OBTAIN APPROVAL FROM THE GOVERNING BUILDING OFFICIAL BEFORE PROCEEDING WITH THE WORK.

10. THE MANUFACTURERS, PRODUCTS, AND EQUIPMENT LISTED ESTABLISH PERFORMANCE REQUIREMENTS, SUBSTITUTIONS OF EQUAL PERFORMANCE MAY BE SUBMITTED FOR MONTAGE BUILDERS APPROVAL.

11. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS/SPECIFICATIONS UNLESS OTHERWISE SPECIFIED BY MONTAGE BUILDERS. IF NOT SPECIFIED, THE MORE STRINGENT REQUIREMENTS MUST BE FOLLOWED.

12. SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

13. EXCAVATION
STRIP AND STORE TOPSOIL FOR RE-USE, LOCATE EXCAVATION BASED ON SURVEYOR'S BUILDING STAKE OUT. EXCAVATE TO ACCOMODATE FOUNDATIONS AS SHOWN ON THE FOUNDATION DRAWINGS.

14. WATER AND SEWER UTILITIES
EXCAVATE, PROVIDE, AND INSTALL NEW UNDERGROUND WATER AND SEWER LINES TO CONNECT FROM THEIR EXISTING STREET LOCATION TO THE NEW BUILDING IN ACCORDANCE WITH REQUIREMENTS AND STANDARDS OF THE CITY OF SYRACUSE AND ALL APPLICABLE CODES.

15. ELECTRICAL UTILITY
PROVIDE AND INSTALL NEW ELECTRICAL SERVICE FROM THE EXISTING POWER POLE ON THE STREET TO THE NEW BUILDING IN ACCORDANCE WITH ALL APPLICABLE CODE AND NATIONAL GRID REQUIREMENTS. REQUEST INSTALLATION OF SMART METER.

16. CITY SIDEWALK
PROTECT THE EXISTING CITY CONCRETE SIDEWALK FOR RE-USE. REPLACE ANY DAMAGED OR BROKEN SECTIONS DUE TO THE HOUSE CONSTRUCTION IN A MANNER TO MATCH THE EXISTING AND IN ACCORDANCE WITH CITY OF SYRACUSE STANDARDS.

17. CURBS
PROTECT AND RE-USE THE EXISTING CURBS ALONG THE STREET. WHERE POSSIBLE RE-USE EXISTING CURBS ALONG THE STREET. WHERE POSSIBLE RE-USE EXISTING CURB CUTS OR RE-WORK CURB CUTS AS NEEDED TO ACCOMMODATE THE NEW DRIVEWAY. COMPLY WITH ALL CITY OF SYRACUSE REQUIREMENTS AND STANDARDS.

18. BACKFILLING
BACKFILL ALL EXCAVATION WITH CLEAN, DRAINABLE STONE.

MONTAGE BUILDERS PERFORMANCE CRITERIA

WHOLE-HOUSE DILUTION VENTILATION: A MECHANICAL VENTILATION SYSTEM MUST BE INSTALLED TO BE CAPABLE OF MEETING ASHRAE STANDARD 62.2 2010 WHICH STIPULATES A VENTILATION RATE OF 7.5 CFM PER PERSON (COUNTED AS THE NUMBER OF BEDROOMS PLUS ONE) PLUS 0.01 CFM PER SQUARE FOOT OF FLOOR AREA. WHILE 62.2 STIPULATES THAT OPERATION OF THE VENTILATION SYSTEM IS AT THE OCCUPANT'S DISCRETION AND THE STANDARD IS SILENT REGARDING WHOLE HOUSE DISTRIBUTION OF VENTILATION AIR, THIS PERFORMANCE CRITERIA MUST MEET THE REQUIREMENTS OF ENERGY STAR VERSION 3 (OR REVISION AT TIME OFF PERMIT).

LOCAL EXHAUST VENTILATION: INTERMITTENT SPOT EXHAUST OF 100 CFM MUST BE PROVIDED FOR EACH KITCHEN (RECIRCULATING COOKTOP HOODS ARE NOT PERMITTED). INTERMITTENT SPOT EXHAUST OF 50 CFM OR CONTINUOUS EXHAUST OF 20 CFM WHEN THE BUILDING IS OCCUPIED MUST BE PROVIDED FOR EACH ROOM HAVING A TOILET, BATH, OR SHOWER. THIS PERFORMANCE CRITERIA MUST MEET THE REQUIREMENTS OF ENERGY STAR VERSION 3 (OR REVISION AT TIME OFF PERMIT).

VENTILATION INTAKE LOCATIONS: FOR BALANCED VENTILATION SYSTEM, THE INTAKE MUST GO THROUGH AN OUTSIDE WALL AND NOT THE ROOF (DUE TO PROXIMITY TO EXHAUST/VENT POLLUTANTS , AND HEATED AIR/VOC'S/ODORS FROM THE ROOF). WALL INTAKES SHOULD BE LOCATED AT LEAST 10 FEET FROM, AND NOT DIRECTLY ABOVE, ANY WALL EXHAUST OR VENT. PROVIDE AN INTAKE STRATEGY FOR MAKE UP AIR TO BE PROVIDED FROM THE CLEANEST SOURCE POSSIBLE.

A CHECK VALVE SHALL BE ON SUMP PUMP, SEALED AND GASKETED PER ENERGY STAR REQUIREMENT EPA RADON ZONE 1.

ALL DUCTS AND AIR HANDLING EQUIPMENT MUST BE IN THE CONDITIONED SPACE.

MAJOR APPLIANCES (REFRIGERATOR, CLOTHES WASHER, AND DISH WASHER) MUST ACHIEVE ENERGY STAR PERFORMANCE IN THE TOP ONE THIRD OF THE DOE ENERGY GUIDE RATING SCALE.

ALL LIGHTING MUST BE ENERGY STAR QUALIFIED WITH THE FOLLOWING EXCEPTIONS: MOTION-SENSITIVE OUTDOOR SPOTLIGHTS AND SOLAR-POWERED ACCENT AND PATHWAY LIGHTING.

LOW LEVEL CARBON MONOXIDE DETECTORS (HARD WIRED UNITS) MUST BE INSTALLED (AT ONE PER EVERY APPROXIMATE 1000 SQUARE FEET) IN ANY HOUSE CONTAINING COMBUSTION APPLIANCES OR AN ATTACHED GARAGE.

ENERGY STAR V-3 PERFORMANCE TESTING OF THE HOUSE MUST BE COMPLETED AS PART OF THE COMMISSIONING PROCESS.

THIS PROJECT IS A LEED FOR HOMES AND ICC-700 NATIONAL GREEN BUILDING STANDARD PROJECT ALL MEASURES IDENTIFIED UNDER LEED FOR HOMES ID 1.1 PRELIMINARY RATING AND ICC-700 NGBS BUILDERS DESIGN REPORT TO BE COMPLETED WHERE POSSIBLE AND ALL PRE-REQUISITES AND MANDATORY REQUIREMENTS MUST BE COMPLETED.

CONSTRUCTION ASSEMBLIES

FOOTINGS
ALL FOOTINGS SHALL BEAR ON UNDISTURBED, LEVEL SOIL AND SHALL BE BELOW FROST LINE AT 42" BELOW FINISHED GRADE. CONCRETE FOOTINGS SHALL BE 2500 PSI COMPRESSIVE STRENGTH MINIMUM.

BRACING, BACKFILL, AND DRAINAGE
FOUNDATION WALLS SHALL BE STRUCTURALLY BRACED UNTIL FIRST FLOOR FRAMING SYSTEM IS COMPLETE AND SECURE. BACKFILL AGAINST FOUNDATION WALLS SHALL BE A WELL DRAINABLE TYPE SOIL OR DRAINABLE STONE OR GRAVEL. PROVIDE CONTINUOUS PERIMETER DRAINAGE TILE ON THE EXTERIOR & INTERIOR DRAINING TO DAYLIGHT AND/OR DIRECTED TO THE SUMP AND PUMP.

FRAMING ONTO FOUNDATION
ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. PROVIDE CONTINUOUS SILL SEALER UNDER SILL. BEAM POCKETS IN FOUNDATION WALLS SHALL HAVE ½" OF AIR SPACE AT SIDES AND ENDS WITH MINIMUM BEARING OF 4".

FOUNDATION WALLS- SUPERIOR WALL XI PLUS (R-21)

BASEMENT FLOOR- 4" CONCRETE SLAB OVER 6 MIL POLYETHYLENE VAPOR BARRIER OVER 4" EPS RIGID INSULATION WITH ALL SEAMS STAGGERED AND SEALED OVER 8" CLEAN CRUSHED STONE ON UNDISTURBED/ NATIVE SOIL.

FRAME WALL CONSTRUCTION- EXTERIOR WALLS SHALL BE ADVANCED FRAMING 2X6 STUD ALIGNED WITH FLOOR JOIST AND ROOF TRUSSES AT 24" O.C. SPACING. CAVITY SHALL BE FILLED WITH CELLULOSE TO R-20 MIN. EXTERIOR WALLS SHALL BE SHEATHED WITH (2) 2" LAYERS OF POLYISOCYANURATE SHEATHING (R-26) WITH ALL SEAMS STAGGERED AND SEALED OVER 1/2" OSB OR PLYWOOD. USE DOW LIQUID ARMOR AT ALL SEAMS AND JOINTS, AND CORNERS AND ALL ROUGH OPENINGS AT EXTERIOR FACE OF SHEATHING FULLY INTEGRATED INTO THE WALL ASSEMBLY TO SERVE AS A DRAINAGE PLANE. 1 X 3 WOOD FURRING SHALL BE APPLIED ON TOP OF INSULATING SHEATHING AND BELOW CLADDING.

INTERIOR NON-LOAD BEARING PARTITION CONSTRUCTION- 2 X 4 STUDS AT 24" O.C. WITH (1) LAYER 1/2" GWB EACH SIDE ALIGNED WITH FLOOR JOIST AND ROOF TRUSSES (TYPICAL STACK FRAMING DETAIL).

ROOF CONSTRUCTION- PRE-ENGINEERED ROOF TRUSSES WITH MIN OF 12" RAISED HEEL ENERGY TRUSS DESIGN AT 24" O.C. SPACING. ALL RAFTERS HEM/FIR OR EQUAL. TRUSSES SHALL BE BOTH TEMPORARILY AND PERMANENTLY BRACED PER MANUFACTURER'S REQUIREMENTS OR AS NOTED ON THE CONTRACT DOCUMENTS.
ANCHOR TRUSSES DIRECTLY ONLY TO PERIMETER (TYPICALLY EXTERIOR) WALL PLATE. TAKE MEASURES AS DETAILED OR REQUIRED TO MITIGATE THE EFFECT OF CFPS (CEILING-FLOOR-PARTITION-SEPERATION) PHENOMENON. UNLESS OTHERWISE NOTED OR DETAILED, ANCHOR TRUSSES TO EXTERIOR WALL TOP PLATES WITH SIMPSON HURRICANE/SEISMIC CLIPS OR APPROVED EQUAL.
HANDLING, STORAGE, TRANSPORTING & INSTALLATION OF TRUSSES SHALL BE IN ACCORDANCE WITH TRUSS MANUFACTURER REQUIREMENTS.

DAIKIN ALTHERMA RADIANT
ALL TUBING DESIGN AND LAYOUT BY ENGINEER (EMERSON SWAN).

FRAMED FLOOR CONSTRUCTION NOTES:
FINISH FLOORS: TO BE SELECTED BY OWNER
FLOOR SHEATHING: 23/32" TONGUE & GROOVE , EXPOSURE 1, RATED STURD-I-FLOOR OR EQUAL GLUED & SCREWED TO FLOOR JOISTS.
FRAMING: I-JOISTS (SEE DRAWINGS FOR TYPE, SIZE & SPACING).

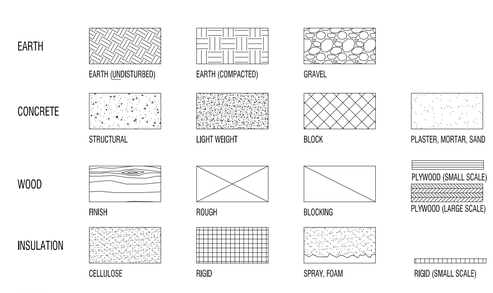
EGRESS WINDOWS:
ALL EGRESS WINDOWS SHALL PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A MINIMUM NET CLEAR OPENING OF 5.7 S.F. 2ND FLOOR & 5.0 S.F. 1ST FLOOR. THE OPENING SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FLOOR. THE MINIMUM CLEAR OPENING HEIGHT SHALL BE 24" AND MINIMUM CLEAR OPENING WIDTH SHALL BE 20".
EMERGENCY ESCAPE AND THE RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.
PROVIDE COLLAPSABLE (CHAIN) ESCAPE LADDER AT ALL TWO STORY EGRESS WINDOWS.

FIRE-BLOCKING:
FIRE-BLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
- VERTICALLY AT THE CEILING AND FLOOR LEVELS
- HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.

CLIMATE & GEOGRAPHIC DESIGN CRITERIA:
CLIMATE ZONE: 5A
HEATING DEGREE DAYS: 6,789
AVERAGE ANNUAL SOLAR RADIATION (kWh/m2/day: 4
MAXIMUM ANNUAL WIND SPEED (MPH): 9.4
FEMA 100 YEAR FLOODPLAIN: ABOVE
EPA RADON ZONE: 1
TERRAIN/TOPOGRAPHY: URBAN, SLIGHTLY SLOPED
GROUND SNOW LOAD: 50 psf
FROSTLINE: 42"
SEISMIC DESIGN CATEGORY: B
(SEISMIC PROVISION OF THE NY RESIDENTIAL CODE DO NOT APPLY PER SECTION R301.2.2)

ENERGY STAR:
THE CONSTRUCTION OF "THE MONTAGE" SHALL MEET ALL THE NATIONAL PROGRAM REQUIREMENTS OF ENERGY STAR V3 (REV. 07) INCLUDING MANDATORY REQUIREMENTS OF THE FOUR REQUIRED CHECKLISTS
LISTED BELOW: (SPECIFICATIONS DENOTED ON PLANS REFER TO ACRONYM I.E. TEC,WM)

- THERMAL ENCLOSURE SYSTEM RATER CHECKLIST (TEC)
- HVAC SYSTEM QUALITY INSTALLATION CONTRACTOR CHECKLIST (HVAC SQICC)
- HVAC SYSTEM QUALITY INSTALLATION RATER CHECKLIST (HVAC SQIRC)
- WATER MANAGEMENT SYSTEM BUILDER CHECKLIST (WM)



MATERIAL SYMBOLS

COMMON ABBREVIATIONS

ALUM	ALUMINUM	INSUL	INSULATION
∠	ANGLE	INT	INTERIOR
BLKG	BLOCKING	JT	JOINT
BC	BRICK COURSES	LAM PL	LAMINATED PLASTIC
CLG	CEILING	MFR	MANUFACTURE(R)
CEM	CEMENT	MO	MASONRY OPENING
CL	CENTER LINE	MET	METAL
C TO C	CENTER TO CENTER	NOM	NOMINAL
CPT	CARPET	NTS	NOT TO SCALE
COL	COLUMN	OC	ON CENTER
COMP	COMPOSITION	OPG	OPENING
CONC	CONCRETE	OD	OUTSIDE DIAMETER
CMU	CONCRETE MASONRY UNIT	PTN	PARTITION
C J	CONTROL JOINT	PLAS	PLASTER
CONT	CONTINUOUS	PL	PLATE
CT	CERAMIC TILE	PWD	PLYWOOD
DET	DETAIL	PT	PRESSURE TREATED
DIA	DIAMETER	REINF	REINFORCED
DIM	DIMENSION	REQD	REQUIRED
DN	DOWN	R	RISER
EA	EACH	RM	ROOM
ELEV	ELEVATION	RO	ROUGH OPENING
EXP JT	EXPANSION JOINT	SIM	SIMILAR
EXT	EXTERIOR	STL	STEEL
FIN	FINISH	SUSP	SUSPENDED
FL	FLOOR	SP	SUMP PUMP
FTG	FOOTING	THK	THICKNESS
FDN	FOUNDATION	T & G	TONGUE AND GROOVE
GA	GAUGE	T OR TR	TREAD
GL	GLASS	TYP	TYPICAL
GYP	GYPSUM	VB	VAPOR BARRIER
GWB	GYPSUM WALL BOARD	VERT OR V	VERTICAL
HT	HEIGHT	WWF	WELDED WIRE FABRIC
HM	HOLLOW METAL	W	WIDTH
HOR	HORIZONTAL	WD	WOOD
ID	INSIDE DIAMETER		

MONTAGE BUILDERS
NORTHERN FOREST

• College of Environmental Science and Forestry • Syracuse University • Onondaga Community College
www.montagebuilders.com

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	30MAR2014	DAW	FINAL REVIEW

PROJECT ADDRESS
201 HUBBELL AVE.
SYRACUSE, NY 13207

DESIGNATION
NOTES
& SPECIFICATIONS

PROJECT NAME
THE MONTAGE

SCALE
AS NOTED

DATE
MARCH 30, 2014

DRAWING NO.
A-300

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