PROPOSED RESIDENCE AT
THE GREENS AT CHESTER
4 PERIWINKLE COURT
MODEL 3100
SECTION 38 BLOCK 2 LOT 7
TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

LIST OF DRAWINGS

LIST OF CONTACTS

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BCT SQUARE FOOTAGE	
UNFINISHED BASEMENT	1,790 SQ. FT.
FIRST FLOOR	1,790 SQ. FT.
SECOND FLOOR	1,485 SQ. FT.
TOTAL FINISHED	3,275 SQ FT.
TOTAL SQ. FT.	5065 SQ. FT.

GENERAL NOTES & CODE DATA: *ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA
INFORMATION DERIVED FROM 2020 RESIDENTIAL CODE OF NEW YORK STATE

ROOF LIVE LOAD	WIND EXPOSURE	SUMMER DRY-BULB TEMP.	WINTER DRY-BULB TEMP.	COINCIDENT WET-BULB TEMP.	HEATING DEGREE DAYS	GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	AIR FREEZING INDEX
40 P.S.F.	B	88	13	73	4910	40	115	C	SEVERE	48"	MODERATE TO HEAVY	SLIGHT TO MODERATE	13	YES	516

2020 RESIDENTIAL CODE OF NEW YORK STATE
TABLE N1102.1.2 (R402.1.2) INSULATION & FENESTRATION REQUIREMENTS BY COMPONENTS

CLIMATE ZONE	FENESTRATION U-VALUE	SKYLIGHT U-VALUE	CEILING R-VALUE	WOOD FRAME R-VALUE	FLOOR R-VALUE	BASEMENT WALLS R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE R-VALUE
ZONE 5	U-.32	U-.55	R-49 *	R-21	R-30	R-15	R-10, 2FT.	R-15

*(R402.2.1) 2020 R.C.O.N.Y.S.
R-38 OVER 100 PERCENT OF CEILING AREA PERMITTED.

NOTES:
1) THE PLACEMENT OF THE PERIMETER CONCRETE FOUNDATION WALL AND THE BASEMENT FLOOR SLAB ON THE FOOTING WITHIN THE 7 DAYS AFTER THE FOOTING IS POURED IS PERMITTED.

2) THE BACKFILL OF 3/4 HEIGHT AGAINST THE PERIMETER FOUNDATION WALL WITHOUT THE FIRST FLOOR DECK INSTALLED IS PERMITTED.

ALL MANDATORY ITEMS OF THE ENERGY CODE TO BE MET.
1) MIN. OF ONE PROGRAMMABLE THERMOSTAT TO BE PROVIDED

2) A MINIMUM OF 75% PERCENT OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES TO BE HIGH EFFICACY LAMPS.

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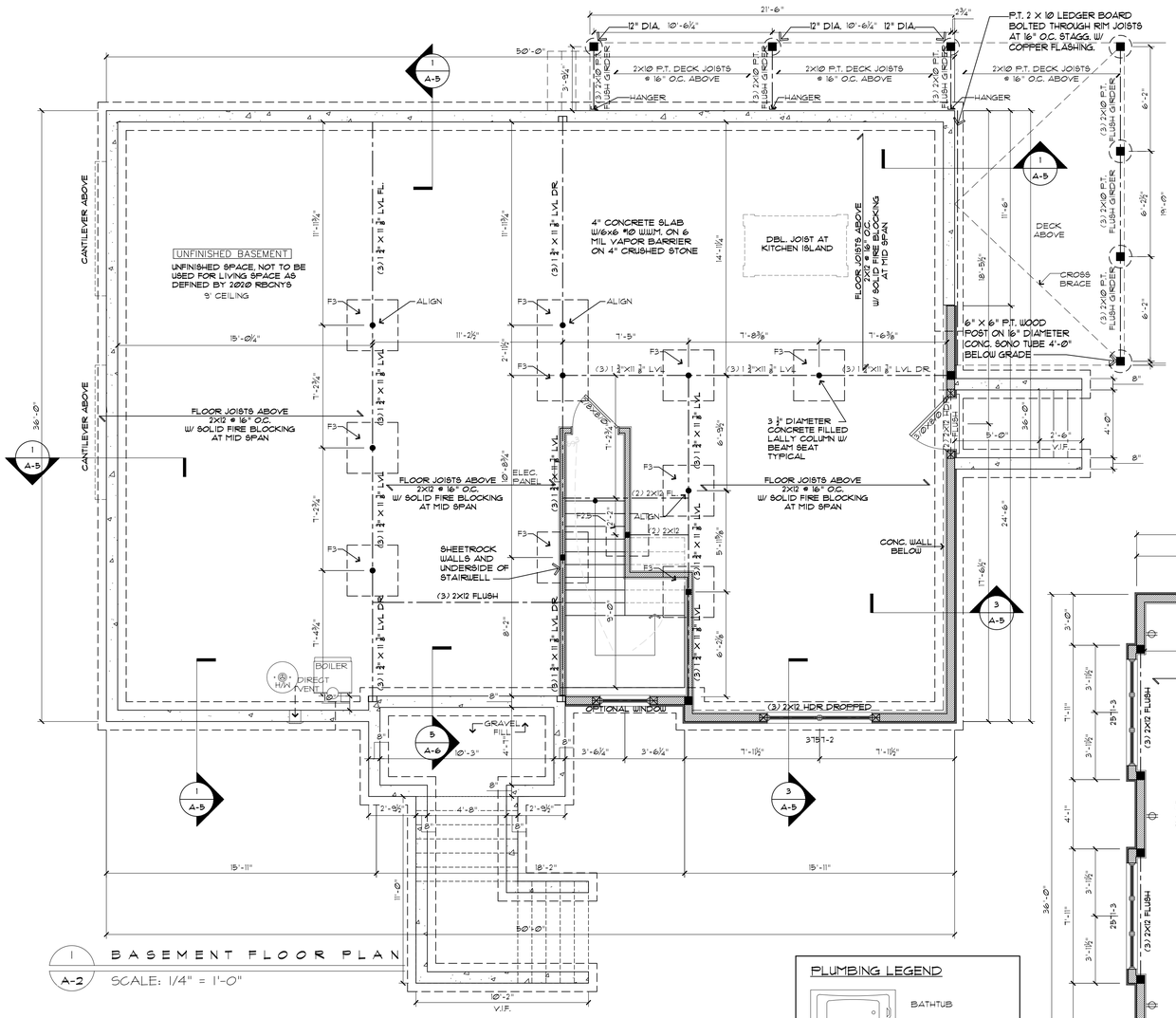


1 BASEMENT FLOOR PLAN
A-2 SCALE: 1/4" = 1'-0"

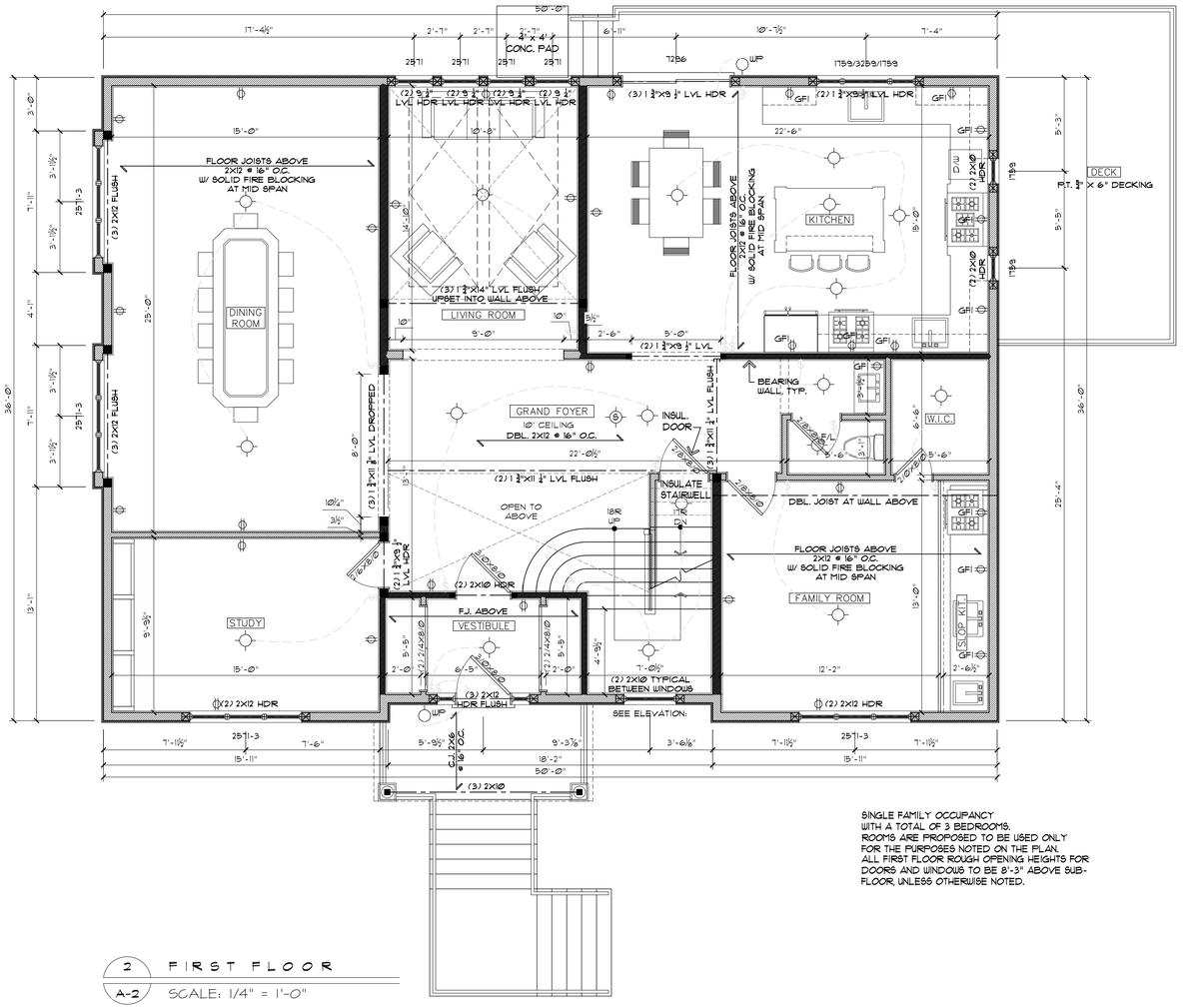
FOOTING SCHEDULE	
MARK	DESCRIPTION
F-2.5	2'-6"X2'-6"X18" THICK CONCRETE FOOTING REINFORCED WITH 3 #4 BARS EACH WAY BOTTOM
F-3	3'-0"X3'-0"X12" THICK CONCRETE FOOTING REINFORCED WITH 4 #4 BARS EACH WAY BOTTOM

ELECTRICAL SYMBOLS LEGEND

- DUPLEX OUTLET ALL OUTLETS TO BE ARC FAULT PROTECTED.
- GFI - GROUND-FAULT CIRCUIT-INTERRUPTER
- WP - EXTERIOR WALL MOUNTED SURFACE INCANDESCENT LIGHT FIXTURE W/ WEATHERPROOF COVER AS SELECTED BY OWNER
- WALL MOUNTED SURFACE INCANDESCENT LIGHT FIXTURE
- CEILING MOUNTED SURFACE INCANDESCENT LIGHT FIXTURE AS SELECTED BY OWNER
- F/L - CEILING MOUNTED DUCTED EXHAUST FAN W/ LIGHT FIXTURE
- S - SMOKE- CEILING MOUNTED ALL SMOKE DETECTORS TO BE HARD WIRED AND INTERCONNECTED
- S/CO - SMOKE/ CARBON MONOXIDE DETECTOR- CEILING MOUNTED ALL SMOKE AND CO DETECTORS TO BE HARD WIRED AND INTERCONNECTED

PLUMBING LEGEND

- BATHTUB
- WASHER / DRYER
- SHOWER STALL
- 30" SINK
- 24" SINK
- VANITY SINK
- TOILET BOWL
- FRIDGE / FREEZER
- STOVE
- DW - DISH WASHER
- BOILER / HOT WATER



2 FIRST FLOOR
A-2 SCALE: 1/4" = 1'-0"

SINGLE FAMILY OCCUPANCY
WITH A TOTAL OF 3 BEDROOMS.
ROOMS ARE PROPOSED TO BE USED ONLY FOR THE PURPOSES NOTED ON THE PLAN.
ALL FIRST FLOOR ROUGH OPENING HEIGHTS FOR DOORS AND WINDOWS TO BE 8'-3" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.

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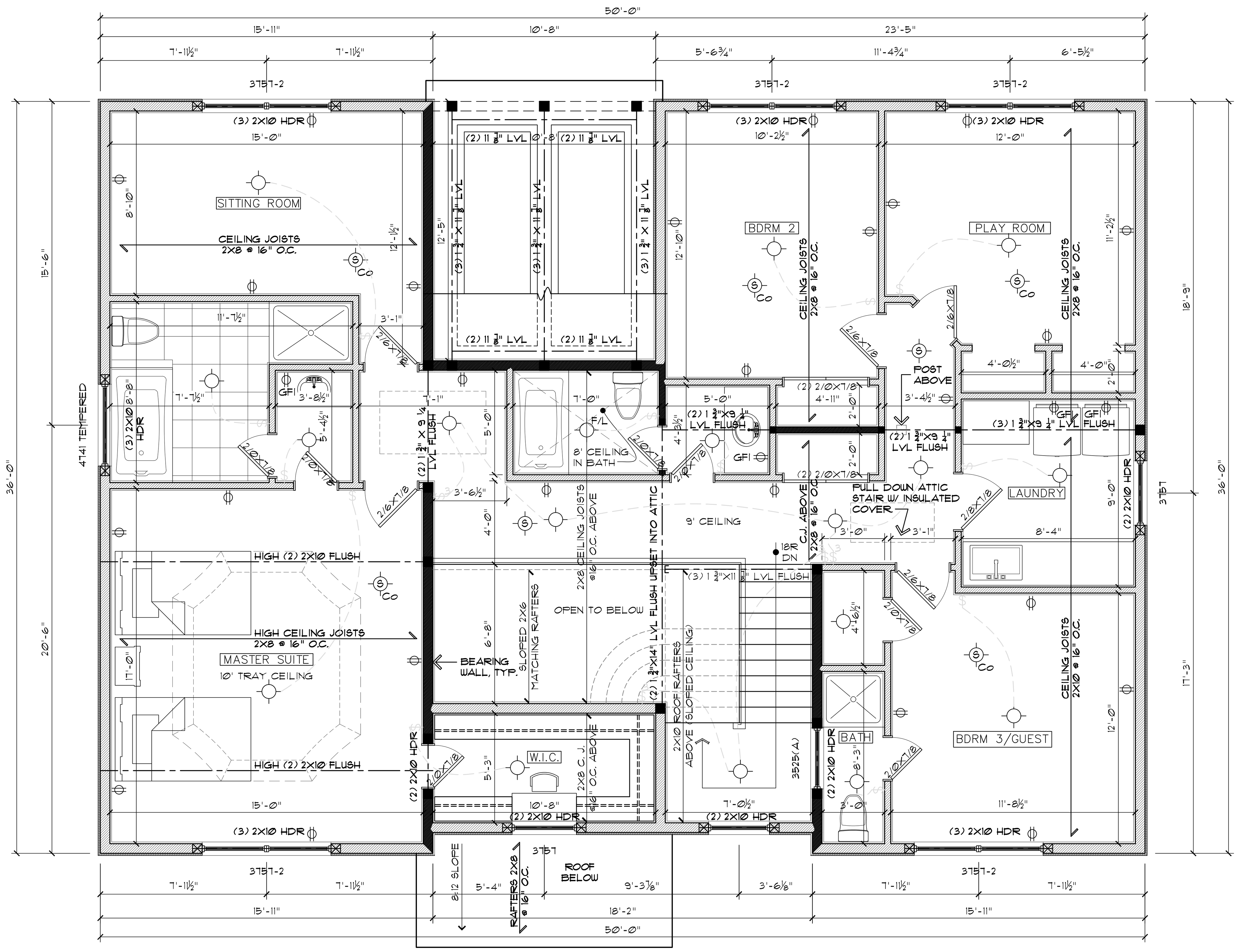
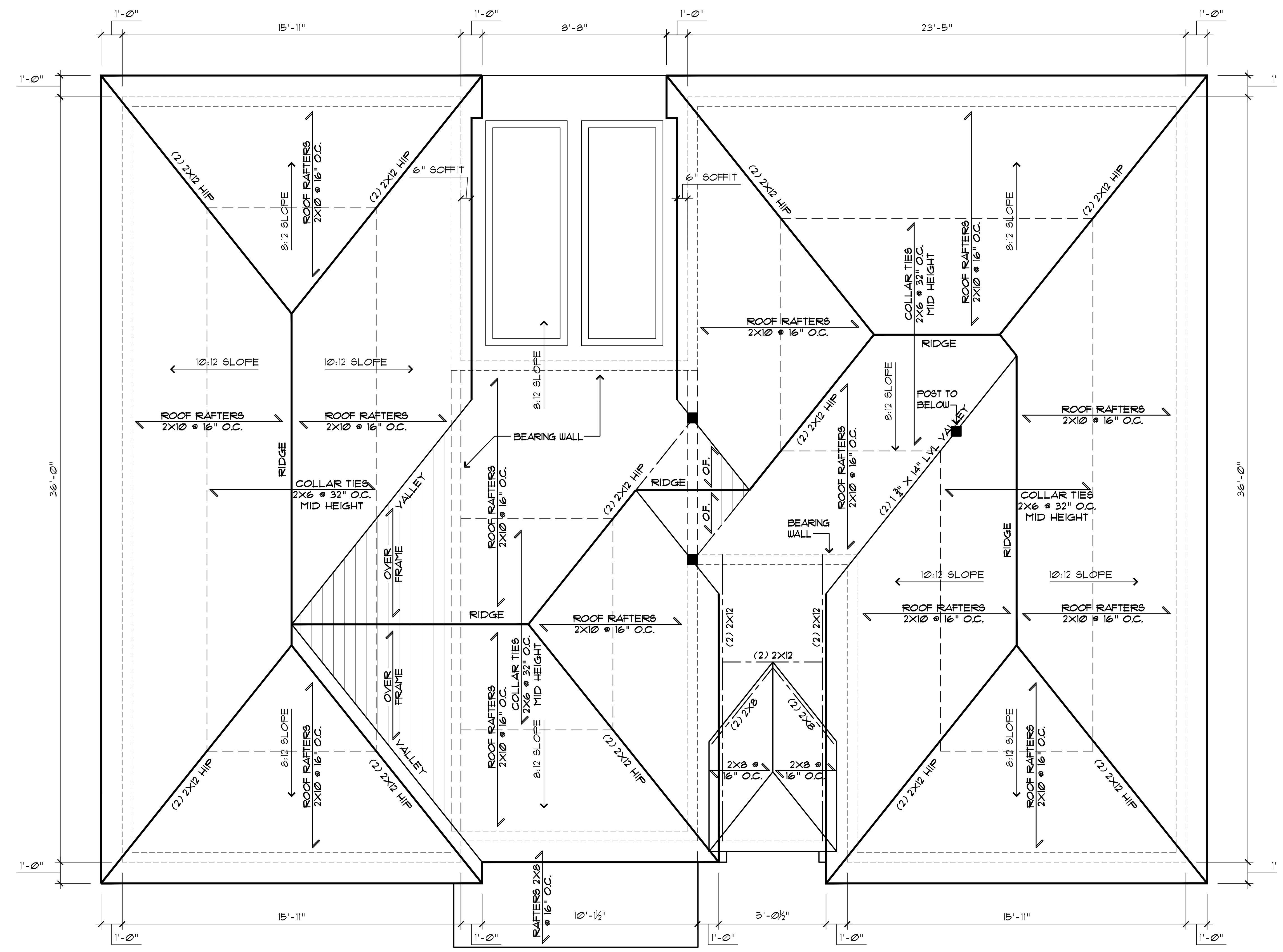


SINGLE FAMILY OCCUPANCY
WITH A TOTAL OF 3 BEDROOMS.
ROOMS ARE PROPOSED TO BE USED ONLY
FOR THE PURPOSES NOTED ON THE PLAN.
ALL SECOND FLOOR ROUGH OPENING HEIGHTS
FOR DOORS AND WINDOWS TO BE 7'-9" ABOVE
SUB- FLOOR, UNLESS OTHERWISE NOTED.

1 / A-3 SECOND FLOOR
SCALE: 1/4" = 1'-0"



2 / A-3 ROOF PLAN
SCALE: 1/4" = 1'-0"

NATURAL LIGHT AND VENT REQUIREMENTS

ROOM	SQ. FT. PER ROOM	GLASS AREA (SQFT.) (PROVIDED)	NAT. LT. PERCENT (REQUIRED)	VENT AREA (SQFT.) (PROVIDED)	VENT PERCENT (REQUIRED)
FIRST FLOOR					
KITCHEN / BREAKFAST	337.5	53.38	27	41.22	13.5
DINING ROOM	382	55.2	30.56	33.6	15.28
LIVING ROOM	158.2	36.8	12.656	33.6	6.328
STUDY	146.8	27.6	11.744	16.8	5.872
FAMILY ROOM	158	27.6	12.64	16.8	6.32
SECOND FLOOR					
MASTER SUITE	255	20.62	20.4	11.46	10.2
SITTING ROOM	129.2	20.62	10.336	11.46	5.168
PLAY ROOM	128.6	20.62	10.288	11.46	5.144
BEDROOM #2	131	20.62	10.48	11.46	5.24
BEDROOM #3 / GUEST	143.8	20.62	11.504	11.46	5.752

* TO BE SUPPLIED WITH MECHANICAL LIGHT
** TO BE SUPPLIED WITH MECHANICAL LIGHT AND VENT

ALL BATHROOMS TO BE SUPPLIED WITH MECHANICAL LIGHT AND VENT

THE SPACES IDENTIFIED IN THE ABOVE CHARTS NOTED WILL REQUIRE A MECHANICAL LIGHT TO BE INSTALLED AS PER 2020 RESIDENTIAL BUILDING CODE OF NEW YORK STATE (SECTION 1205 LIGHTING.)

THE SPACES IDENTIFIED IN THE ABOVE CHARTS NOTED WILL REQUIRE A MECHANICAL VENTILATION SYSTEM TO BE INSTALLED AS PER 2020 MECHANICAL CODE OF NEW YORK STATE (SECTION 403.)

ALL WINDOWS TO BE PELLA WINDOWS
DOUBLE HUNG 200 LOW-E - U-FACTOR = .30
CASEMENT - LOW-E - U-FACTOR = .30
GLIDING PATIO DOOR - LOW-E U-FACTOR = .30

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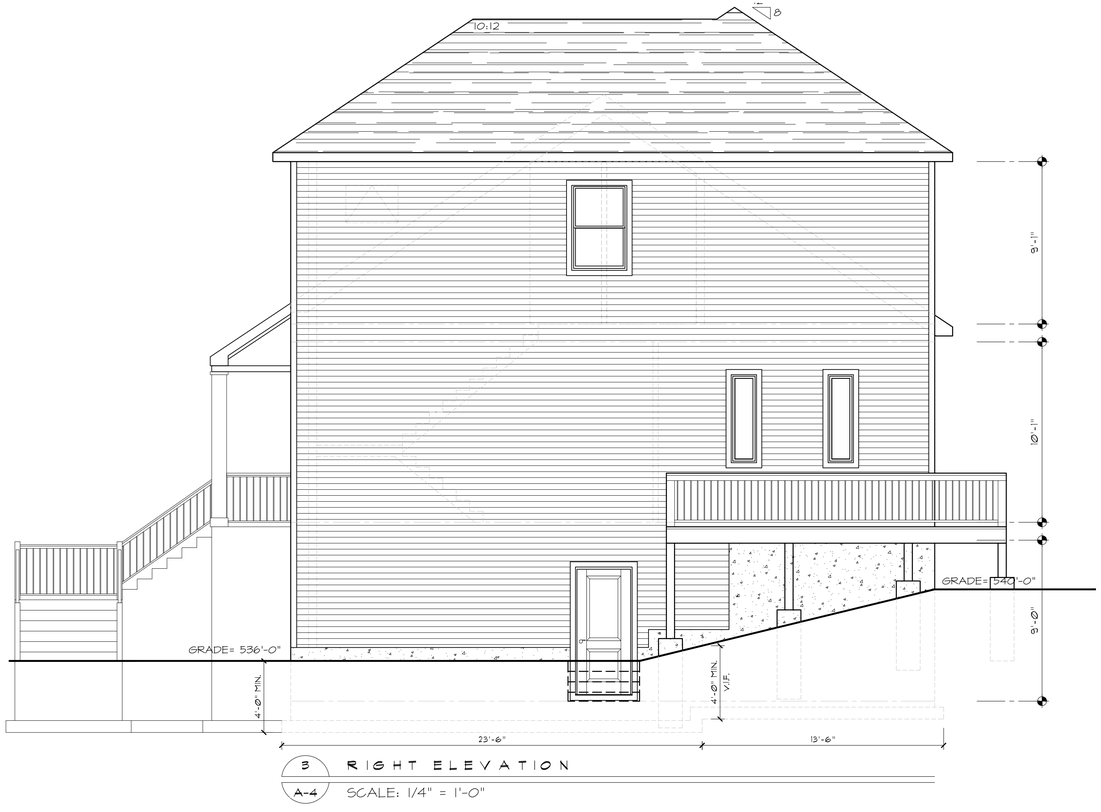
1 LEFT ELEVATION
A-4 SCALE: 1/4" = 1'-0"

2 FRONT ELEVATION
A-4 SCALE: 1/4" = 1'-0"



3 RIGHT ELEVATION
A-4 SCALE: 1/4" = 1'-0"

4 REAR ELEVATION
A-4 SCALE: 1/4" = 1'-0"

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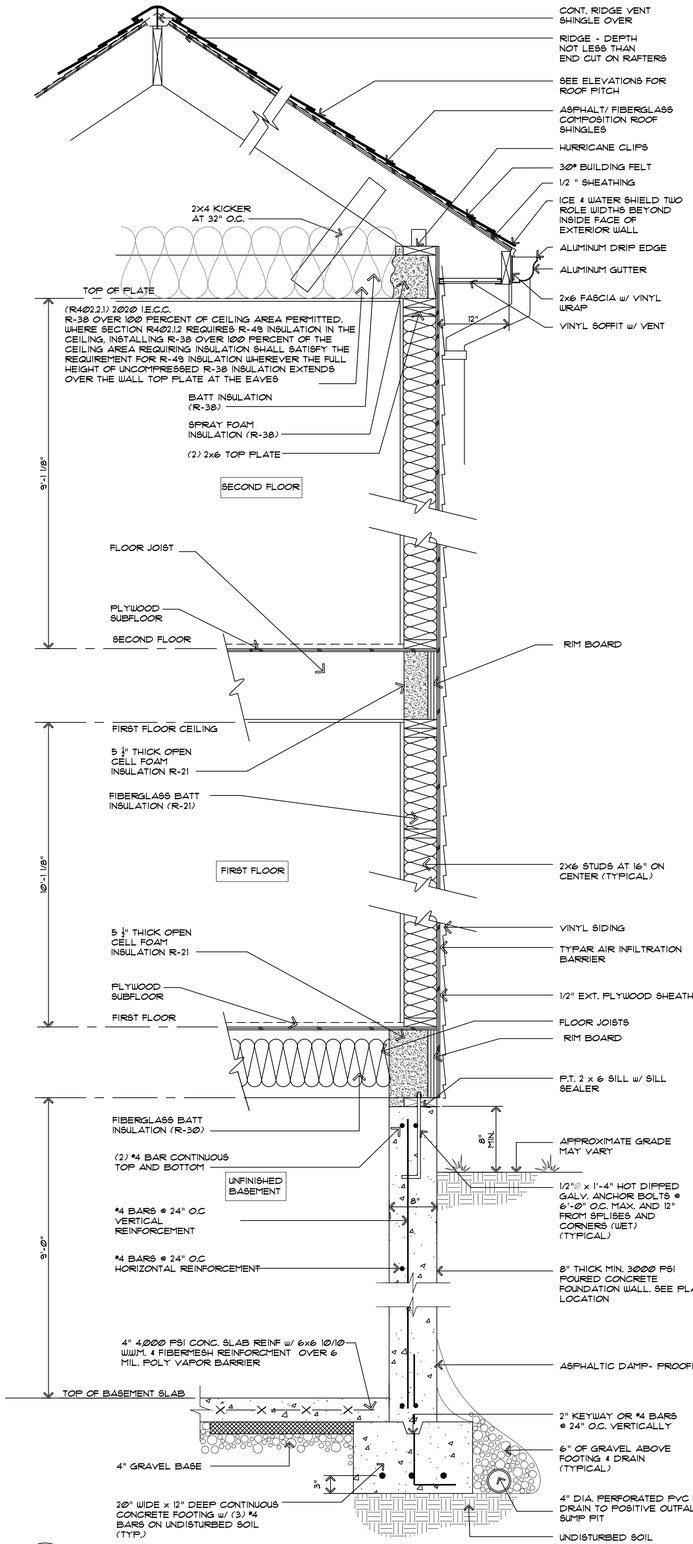
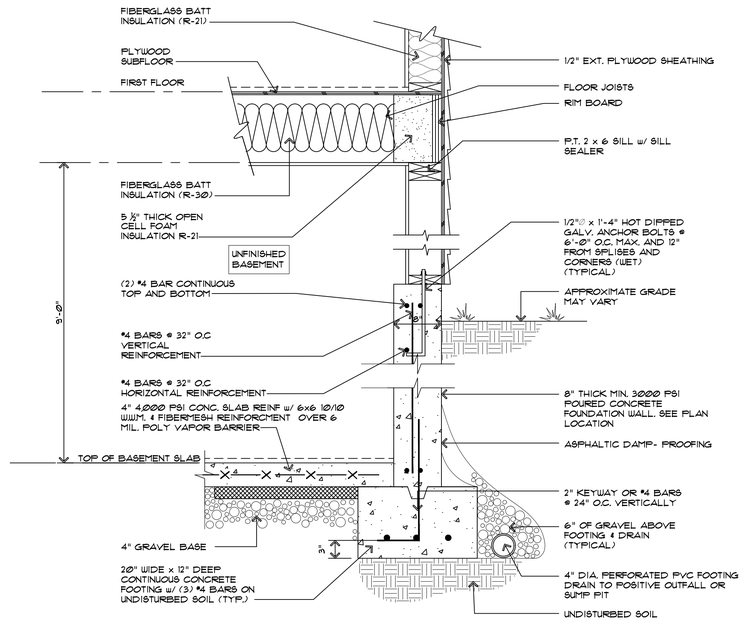


1 / A-5 TYPICAL WALL SECTION

SCALE: 1"=1'-0"



3 / A-5 WALL SECTION @ 1/2 WALL

SCALE: 1"=1'-0"

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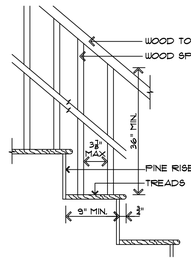
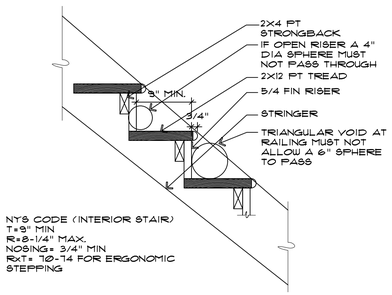
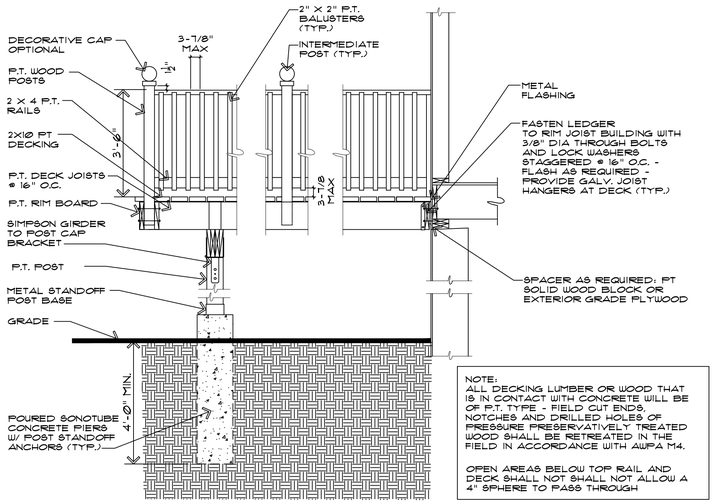


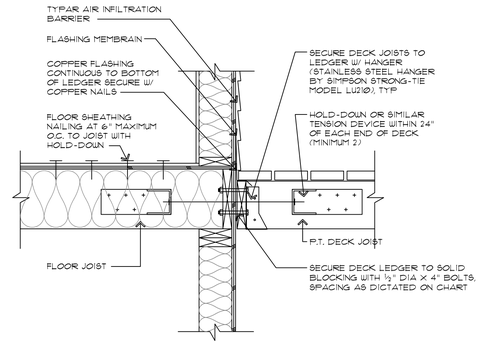
1 TYPICAL RAILING DETAIL
A-6 SCALE: 1" = 1'-0"

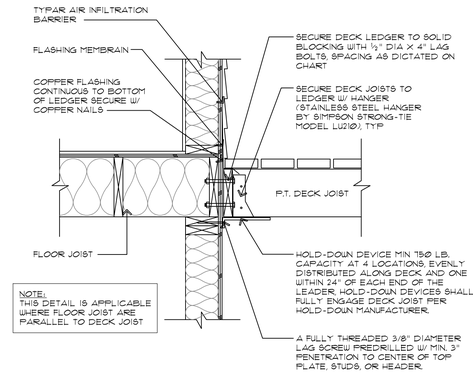


2 TYPICAL STAIR DETAIL
A-6 SCALE: 1" = 1'-0"

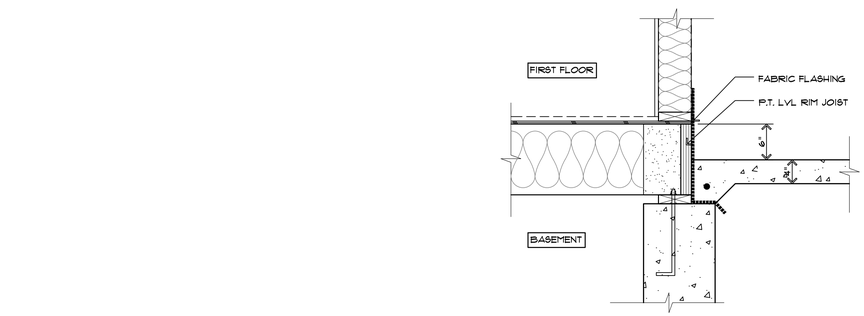


3 TYPICAL DECK DETAILS
A-6 SCALE: 1/2" = 1'-0"

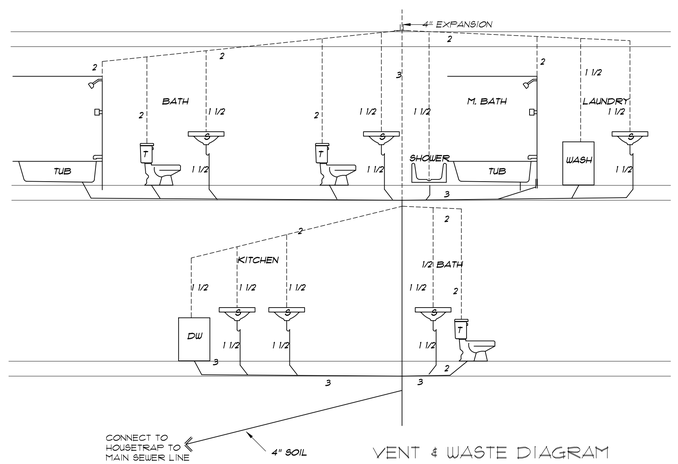




4 DECK ATTACHMENT FOR LATERAL LOADS
A-6 SCALE: 1" = 1'-0"



5 DETAIL AT FRONT ENTRY
A-6 SCALE: 1" = 1'-0"



VENT & WASTE DIAGRAM

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BUILDING PLANNING

1) ALL CONSTRUCTION MEANS AND METHODS SHALL CONFORM TO THE LATEST EDITION OF THESE BUILDING CODES:

2020 RESIDENTIAL CODE OF NEW YORK STATE

2) ALL HORIZONTAL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF FURRING. ALL VERTICAL DIMENSIONS ARE TO TOP OF SUBFLOORING OR FACE OF CEILING FRAMING.

3) ALL GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBSAND SHOWERS, AND ALL FIXED OR OPERABLE GLAZING PANELS WITHIN 24" OF A DOOR SHALL BE TEMPERED.

4) ALL WALLS OF GARAGE ADJACENT TO HOUSE SHALL BE FACED WITH ONE LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON GARAGE SIDE & ONE LAYER 1/2" TYPE "X" GWB ON HOUSE SIDE. GARAGE CEILING SHALL BE CONSTRUCTED WITH 5/8" TYPE "X" GYPSUM BOARD. ALL G.W.B. JOINTS FINISHED WITH ONE COAT TAPE AND SPACKLE, MIN. GARAGE DOOR INTO HOUSE SHALL BE 'C' LABEL, 3/4" HR. FIRE RATED.
THE ARCHITECT.

5) INTERIOR STAIRS TO HAVE MAX. 8-1/4" RISERS AND MIN. 9" TREADS +3/4" NOSING. MINIMUM STAIR HEAD ROOM TO BE 6'-8".
EXTERIOR STAIRS TO HAVE A MAX. 8" RISERS AND 11" TREADS

6) ALL PLUMBING LINES IN EXTERIOR WALLS OR IN CONCEALED AREAS OR EXPOSED UNHEATED AREA TO BE INSULATED WITH R=5 BATTS MIN.

7) DO NOT CUT, DRILL, REMOVE OR DAMAGE STRUCTURAL MEMBERS IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

8) DRILL WOOD WHICH IS LIKELY TO SPLIT BEFORE NAILING. REPLACE ALL SPLIT PIECES.

9) CABINETS /CASEWORK TO BE DESIGNED BY OTHERS. CABINET DESIGNER SHALL FIELD MEASURE AREA OF WORK AFTER DRYWALL INSTALLATION FOR PROPER FITTING.

FOUNDATION AND FOOTING NOTES

- CONCRETE WALL AND FOOTING MATERIAL: READY MIXED CONCRETE SHALL HAVE A 28 DAY MIN. COMPRESSIVE STRENGTH (F'C)) OF 3000 P.S.I.
- CONCRETE SLAB MATERIAL: READY MIXED CONCRETE SHALL HAVE A 28 DAY MIN. COMPRESSIVE STRENGTH (F'C)) OF 4000 P.S.I.
- FOOTING SHALL BE SUPPORTED ON UNDISTURBED SOIL WITH A PRESUMPTIVE SOIL BEARING CAPACITY OF 3000 # PER SQ. FT.

FLOORS

1) STRUCTURAL STEEL (IF APPLICABLE) TO BE A36 AND RECEIVE ONE COAT OF RUST INHIBITIVE PAINT. ALL PLATES AND CONNECTIONS TO BE DESIGNED BY FABRICATOR.

2) ALL LUMBER MATERIALS SHALL BE NEW, SOUND, DRY MATERIAL FREE FROM DEFECTS AND IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED, AND SHALL BE OF THE SIZES INDICATED ON THE DRAWINGS.

3) ALL STUDS, SILLS AND POSTS SHALL BE SPRUCE-PINE-FIR ALLOWING 75% NO. 1 AND 25% NO. 2 GRADE.

Minimum Stress
Fiber stress (Fb) = 1200 psi
Horizontal shear (Fv) = 95 psi
Modulus of Elasticity (E) = 1,500,00 psi

4) ALL BEAMS, JOISTS, RAFTERS AND HEADERS SHALL BE KD-NO. 1 DOUGLAS-FIR, 19% MAXIMUM MOISTURE CONTENT, DENSE NO. 2 GRADE OR BETTER (UNLESS DRAWINGS CALL FOR ENGINEERED LUMBER OF BETTER GRADE).

Minimum Stress
Fiber stress (Fb) = 1450 psi
Horizontal shear (Fv) = 95 psi
Modulus of Elasticity (E) = 1,700,000 psi

5) OTHER FRAMING LUMBER TO BE NO. 2 SPF.

6) ALL WOOD IN CONTACT WITH CONCRETE OR GROUND SHALL BE NO. 2 GRADE SOUTHERN YELLOW PINE, .40 CCA PRESSURE PRESERVATIVE TREATED.

7) FLOOR JOISTS TO BE DOUBLED BELOW ALL INTERIOR PARTITIONS RUNNING PARALLEL TO THE JOIST FRAMING.

8) SUBFLOOR TO BE CDX PLYWOOD, TONGUE-AND-GROOVE, GLUED AND SCREWED. FLOOR AREAS SCHEDULED FOR CERAMIC TILE FINISH TO HAVE ADDITIONAL LAYER OF 1/2" CDX PLYWOOD SUBSTRATE INSTALLED, WITH 1/2" SUBSTRATE SHEETS RUNNING PERPENDICULAR TO SUBFLOOR SHEETS.

9) MINIMUM FLOOR JOIST BEARING SHALL BE AT LEAST 1 1/2" ON WOOD AND AT LEAST 3" ON MASONRY OR CONCRETE.

10) FLOOR JOISTS LARGER THAN 2X12 SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING OR DIAGONAL WOOD OR METAL BRIDGING AT INTERVALS NOT EXCEEDING 8 FEET.

11) THE DIAMETER OF HOLES BORED INTO JOISTS SHALL NOT EXCEED 1/3 THE DEPTH OF THE JOIST, TOP OR BOTTOM, OR TO ANY OTHER HOLE IN THE JOIST.

12) HEADER JOIST SPANS THAT EXCEED 4 FEET IN LENGTH SHALL BE CONSTRUCTED OF DOUBLE JOISTS. HEADER JOIST SPANS EXCEEDING 6 FEET SHALL BE FASTENED WITH HANGERS.

13) WOOD TRUSSES SHALL NOT BE CUT, NOTCHED, SPLICED, OR OTHERWISE ALTERED. TRUSS DESIGN DRAWINGS, PREPARED BY A LICENSED ENGINEER, SHALL BE PROVIDED TO THE CODE ENFORCEMENT OFFICER PRIOR TO INSTALLATION.

14) DRAFTSTOPPING SHALL BE INSTALLED WHEN EITHER A CEILING IS SUSPENDED UNDER THE FLOOR FRAMING OR THE FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS. DRAFTSTOPPING SHALL BE 1/2" GWB, 3/8" WOOD STRUCTURAL PANELS, OR 3/8" TYPE 2-M-W PARTICLE BOARD, AND SHALL DIVIDE THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT.

15) END JOINTS IN SUBFLOORING SHALL OCCUR OVER SUPPORTS.

16) PARTICLEBOARD USED FOR FLOOR UNDERLAYMENT SHALL BE MIN. 1/4" THICK AND SHALL CONFORM TO TYPE PBU.

17) ALL ENGINEERED LUMBER TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.

18) ALL SIMPSON (OR OTHER) FASTENERS TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.

WALL COVERING

1) VINYL CLAPBOARD SIDING SHALL BE MIN. 0.035" THICK, WITH LAPPED HORIZONTAL JOINTS. SIDING SHALL BE SECURED WITH 1 1/2" LONG 0.120" NAILS OVER PLYWOOD SHEATHING. SHEATHING PAPER IS NOT REQUIRED.

2) CAULK AND/ OR SEAL ALL EXPOSED EXTERIOR AND INTERIOR JOINTS DIRECTLY EXPOSED TO WEATHER, INFILTRATION, ABUTTING TWO MATERIALS OR SURFACES, SETTING BEDS, UNDER FLASHING, GAPS IN MATERIALS, ETC.

3) STONE VENEER TO BE CULTURED STONE SIMULATED STONE PRODUCT, MANUFACTURED BY STONE PRODUCTS CORPORATION OR EQUIVALENT. COLOR AND STYLE CHOICES AS PRESENTED BY DEVELOPER. INSTALL AS PER MANUFACTURERS SPECIFICATIONS INCLUDING THE USE OF METAL LATH AND APPLICATION COAT OVER WOOD STUDS/PLYWOOD; DIRECT MORTAR APPLICATION OVER CONCRETE FOUNDATION.

WALL CONSTRUCTION

1) ALL STUDS SHALL BE 16" O.C. AND SHALL BE TOENAILED UNLESS OTHERWISE NOTED.

2) DOUBLE TOP PLATES SHALL BE LAPPED AT CORNERS, WITH END JOINTS BEING OFFSET AT LEAST 24"

3) STUDS MAY BE NOTCHED MAX 25% OF ITS WIDTH IN A BEARING WALL; MAX 40% OF ITS WIDTH IN A NON-BEARING WALL.

4) ANY STUD MAY BE DRILLED/BORED TO A MAX OF 40% OF ITS WIDTH IF A MIN OF 5/8" IS MAINTAINED FROM STUD FACE, AND HOLE IS NOT LOCATED IN THE SAME SECTION AS A NOTCH/CUT.

5) FIREBLOCKING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

A) IN CONCEALED SPACES OF STUD WALLS/PARTITIONS AT THE FLOOR/CEILING LEVEL (MAX. 10' CONTINUOUS BAY).
B) IN CONCEALED HORIZONTAL FURRED SPACES AT 10'-0" MAX. INTERVALS.
C) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS AT SOFFITS, DROP CEILINGS & COVE CEILINGS.
D) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP & BOTTOM OF A RUN.
E) AT OPENINGS AROUND VENTS, PIPES & DUCTS AT CEILING AND FLOOR LEVEL.

6) FIREBLOCKING SHALL CONSIST OF 2X LUMBER OR BATTS/ BLANKETS OF MINERAL WOOL OR GLASS FIBER INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHAL FILL THE ENTIRE CROSS-SECTION OF THE WOOL CAVITY TO A MIN. HEIGHT OF 16". INSULATION SHALL BE PACKED TIGHTLY AROUND CONDUIT, PIPING, ECT. WHICH PENETRATES FIREBLOCKING.

7) EXTERIOR SHEATHING ("BRACED WALL PANEL CONSTRUCTION") SHALL BE EITHER:

A) 1/2" APA-RATED PLYWOOD SHEATHING (STRUCTURAL PANEL SHEATHING)
B) 1/2" STRUCTURAL FIBERBOARD SHEATHING

HORIZONTAL SHEATHING JOINTS SHALL OCCUR OF MIN. 2X BLOCKING.

8) BRACED WALL PANELS SHALL BEGIN NO MORE THAN 12 1/2 FEET FROM EACH END OF THE BRACED WALL LINE.

9) WOOD STRUCTURAL PANEL WALL SHEATHING MARKED "EXPOSURE 1" OR "EXTERIOR" ARE CONSIDERED WATER REPELLANT SHEATHING UNDER THE CODE.

10) CORROSION-RESISTANT FLASHING SHALL BE INSTALLED TO ENSURE PROPER RUNOFF AND WATERPROOFING AT THESE LOCATIONS:

A) VALLEYS, MIN. 24" UP BOTH SLOPES
B) ALL ROOF/WALL INTERSECTIONS, MIN. 12" VERT.
C) ALL ROOF PENETRATIONS
D) WINDOW/DOOR HEADS
E) SILLS AND THRESHOLDS
F) MASONRY/FRAME WALL INTERSECTIONS
G) OTHER AREAS AS PER PROPER CONSTRUCTION PRACTICE

11) UNLESS OTHERWISE NOTED, ALL WINDOW AND DOOR HEADERS SHALL BE AS FOLLOWS: EXTERIOR SHALL BE MINIMUM (2) 2X10'S, INTERIOR SHALL BE MINIMUM (2) 2X8'S.

12) WINDOW ROUGH OPENING HEAD HEIGHTS ARE TO BE SET SO THAT FINISHED DOOR AND WINDOW HEAD CASINGS ARE THE SAME HEIGHT.

PLUMBING FIXTURES

1) MINIMUM PIPE/TRAP SIZING:

	COLD	HOT	TRAP	WASTE	VENT
WATER CLOSET	1/2"	-	INTERNAL	3"	2"
LAVATORIES	1/2"	1/2"	1 1/4"	2"	1 1/2"
SINKS	1/2"	1/2"	1 1/2"	2"	1 1/2"
BATHTUBS	1/2"	1/2"	1 1/2"	2"	1 1/2"
SHOWERS	1/2"	1/2"	2"	2"	1 1/2"
DISHWASHERS	-	1/2"	1 1/4"	1 1/2"	1 1/2"
BIDET	1/2"	3/8"	1 1/4"	2"	1 1/2"

ROOF-CEILING CONSTRUCTION

1) ATTIC AND CRAWL SPACES SHALL BE VENTED IN PROPORTION OF ONE SQUARE FOOT OF FREE VENT AREA PER 300 SQUARE FEET OF HORIZONTALLY PROJECTED SPACE.

ROOF ASSEMBLIES

1) INSTALL CONTINUOUS SELF-SEALING ROOF UNDERLAYMENT ICE AND WATER SHIELD. INSTALL MIN. 3' WIDTH OF MATERIAL ALONG EACH EAVE, LEAVING SUFFICIENT PROJECTION FOR EDGE-CLAMPING OF THE GUTTER.

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS 2020 RCONYS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF		
BLOCKING BETWEEN CEILING JOIST, RAFTERS OR TRUSSES TO BE TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON (2½" X 0.131") 3-10d BOX (3" X 0.128") 3-3" X 0.131" NAILS 3-3"14 GAGE STAPLES, 7/16" CROWN	EACH END, TOENAIL
BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON (2½" X 0.131") 2-3" X 0.131" NAILS 2-3"14 GAGE STAPLES	EACH END, TOENAIL
	2-16d COMMON (3½" X 0.162") 3-3" X 0.131" NAILS 3-3"14 GAGE STAPLES	END NAIL
FLAT BLOCKING TO TRUSS AND WEB FILLER	16d COMMON (3½" X 0.162") @ 6" O.C. 3" X 0.131" NAILS @ 6" O.C. 3" X 14 GAGE STAPLES @ 6" O.C.	FACE NAIL
CEILING JOIST TO TOP PLATE	3-8d COMMON (2½" X 0.131") 3-10d BOX (3" X 0.128") 3-3" X 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST, TOENAIL
CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST)	3-16d COMMON (3½" X 0.131") 4-10d BOX (3" X 0.128") 4-3" X 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
CEILING JOIST ATTACHED TO PARALLEL RATER (HEEL JOINT)		FACE NAIL
COLLAR TIE TO RAFTER	3-10d COMMON (3½" X 0.148") 4-10d BOX (3" X 0.128") 4-3" X 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
RAFTER OR ROOF TRUSS TO TOP PLATE	3-10 COMMON (3" X 0.148") 3-16d BOX (3½" X 0.135") 4-10d BOX (3" X 0.128") 4-3" X 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTER OR ROOF RAFTER TO 2-INSH RIDGE BEAM	2-16d COMMON (3½" X 0.162") 3-10d BOX (3" X 0.128") 3-3" X 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
	3-10d COMMON (3½" X 0.148") 3-16d BOX (3½" X 0.135") 4-10D BOX (3" X 0.128") 4-3" X 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
WALL		
STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3½" X 0.162")	24" O.C. FACE NAIL
	10d BOX (3" X 0.128") 3" X 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL
STUD TO STUD AND ABUTTING STUDS AT INTERSECTION WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3½" X 0.162")	16" O.C. FACE NAIL
	16d BOX (3½" X 0.135")	12" O.C. FACE NAIL
	3" X 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL
BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON (3½" X 0.162")	16" O.C. EACH EDGE, FACE NAIL
	16d BOX (3½" X 0.135")	12" O.C. EACH EDGE, FACE NAIL
CONTINUOUS HEADER TO STUD	4-8d COMMON (2½" X 0.131") 4-10d BOX (3" X 0.128")	TOENAIL
TOP PLATE TO TOP PLATE	16d COMMON (3½" X 0.162")	16" O.C. FACE NAIL
	10d BOX (3" X 0.128") 3" X 0.131" NAILS 3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL
TOP PLATE TO TOP PLATE, AT EACH ENDS	8-16d COMMON (3½" X 0.162") 12-10d BOX (3" X 0.128") 12-3" X 0.131" NAILS 12-3" 14 GAGE STAPLES, 7/16" CROWN	EACH SIDE OF EACH JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL)	16d COMMON (3½" X 0.162")	16" O.C. FACE NAIL
	16d BOX (3½" X 0.135") 3" X 0.131" NAILS 3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	2-16d COMMON (3½" X 0.162") 3-16d BOX (3½" X 0.135") 4-3" X 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL
STUD TO TOP OR BOTTOM PLATE	4-8d COMMON (2½" X 0.131") 4-10d BOX (3" X 0.128") 4-3" X 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
	2-16d COMMON (3½" X 0.162") 3-10d BOX (3" X 0.128") 3-3" X 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
TOP OR BOTTOM PLATE TO STUD	2-16d COMMON (3½" X 0.162") 3-10d BOX (3" X 0.128") 3-3" X 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON (3½" X 0.162") 3-10d BOX (3" X 0.128") 3-3" X 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
1" BRACE TO EACH STUD AND PLATE	2-8d COMMON (2½" X 0.131") 2-10d BOX (3" X 0.128") 2-3" X 0.131" NAILS 2-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
1" X 6" SHEATHING TO EACH BEARING	2-8d COMMON (2½" X 0.131") 2-10d BOX (3" X 0.128")	FACE NAIL
1" X 8" AND WIDER SHEATHING TO EACH BEARING	3-8d COMMON (2½" X 0.131") 3-10d BOX (3" X 0.128")	FACE NAIL
FLOOR		
JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d COMMON (2½" X 0.131") FLOOR 3-10d BOX (3" X 0.128") 3-3" X 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d COMMON (2½" X 0.131") 10d BOX (3" X 0.128") 3" X 0.131" NAILS 3" 14 GAGE STAPLES, 7/16" CROWN	6" O.C. TOENAIL
1" X 6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON (2½" X 0.131") 2-10d BOX (3" X 0.128")	FACE NAIL
2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON (3½" X 0.162")	FACE NAIL
2" PLANKS (PLANK & BEAM-FLOOR & ROOF)	2-16d COMMON (3½" X 0.162")	EACH BEARING, FACE NAIL
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" X 0.192")	32" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	10d BOX (3" X 0.128") 3" X 0.131" NAILS 3" 14 GAGE STAPLES, 7/16" CROWN	24" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	2-20d COMMON (4" X 0.192") 3-10d BOX (3" X 0.128") 3-3" X 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	END AND AT EACH SPLICE, FACE NAIL
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d COMMON (3½" X 0.162") 4-10d BOX (3" X 0.128") 4-3" X 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST OR RAFTER, FACE NAIL
JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON (3½" X 0.162") 4-10d BOX (3" X 0.128") 4-3" X 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8d COMMON (2½" X 0.131") 2-10d BOX (3" X 0.128") 2-3" X 0.131" NAILS 2-3" 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOE NAIL

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS 2020 RCONYS

		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
3/8"-1/2"	6d COMMON OR DEFORMED (2½" X 0.113") (SUBFLOOR AND WALL	6	12
	8d BOX OR DEFORMED (2½" X 0.113") (ROOF)	6	12
	2-3/8" X 0.113" NAIL (SUBFLOOR AND WALL)	6	12
	1-3/4" 16 GAGE STAPLE, 7/16" CROWN (SUBFLOOR AND WALL)	4	8
	2-3/8" X 0.113" NAIL (ROOF)	4	8
	1-3/4" 16 GAGE STAPLE, 7/16" CROWN (ROOF)	3	6
19/32"-3/4"	8d COMMON (2½" X 0.131") 6d DEFORMED (2" X 0.113")	6	12
	2-3/8" X 0.113" NAIL 2" 16 GAGE STAPLE, 7/16" CROWN	4	8
7/8" - 1-1/4"	10d COMMON (3" X 0.148") 8d DEFORMED (2½" X 0.131")	6	12
OTHER EXTERIOR WALL SHEATHING			
1/2" FIBERBOARD SHEATHING	1½" GALVANIZED ROOFING NAIL (7/16" DIAMETER HEAD) 1¼" 16 GAGE STAPLE WITH 7/16" 1" CROWN	3	6
25/32" FIBERBOARD SHEATHING	1¾" GALVANIZED ROOFING NAIL (7/16" DIAMETER HEAD) 1½" 16 GAGE STAPLE WITH 7/16" 1" CROWN	3	6
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
3/4" AND LESS	8d COMMON (2½" X 0.131") 6d DEFORMED (2" X 0.113")	6	12
7/8"-1"	8d COMMON (2½" X 0.131") 8d DEFORMED (2½" X 0.131")	6	12
1-1/8" - 1-1/4"	10d COMMON (3" X 0.148") 8d DEFORMED (2½" X 0.131")	6	12
PANEL SIDING TO FRAMING			
1/2" OR LESS	6d CORROSION-RESISTANT SIDING (1⅞" X 0.106") 6d CORROSION-RESISTANT CASING (2" X 0.099")	6	12
5/8"	8d CORROSION-RESISTANT SIDING (2-3/8" X 0.128") 8d CORROSION-RESISTANT CASING (2½" X 0.113")	6	12
INTERIOR PANELING			
1/4"	4d CASING (1½" X 0.080") 4d FINISH (1½" X 0.072")	6	12
3/8"	6d CASING (2" X 0.099") 6d FINISH (PANEL SUPPORTS AT 24 INCHES)	6	12

FOR SI: 1 INCH = 25.4 MM.

a. NAILS SPACED AT 6 INCHES AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
b. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES N CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
c. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THE SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL.

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SEAL

PROPOSED RESIDENCE AT THE GREENS AT CHESTER
4 PERIWINKLE COURT
MODEL 3100
SECTION 38 BLOCK 2 LOT 7
TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

Revisions:
Date: 01-13-21

Project No. BMA 1730.12
Date: 06-23-20
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Reviewed By: JT

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A-7