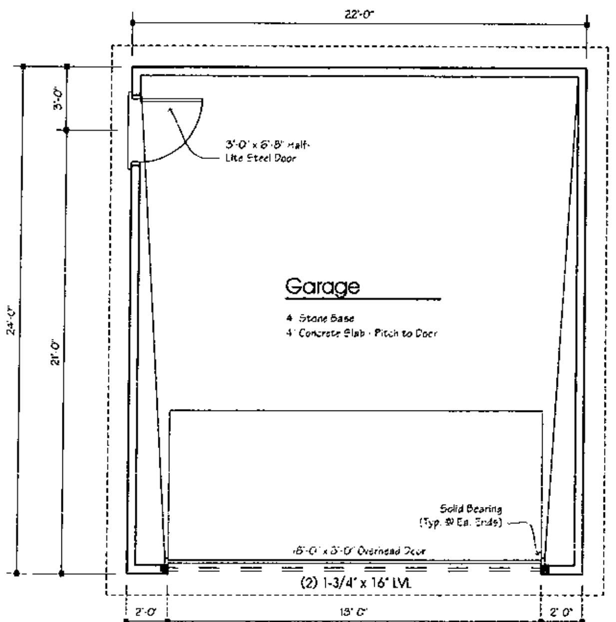
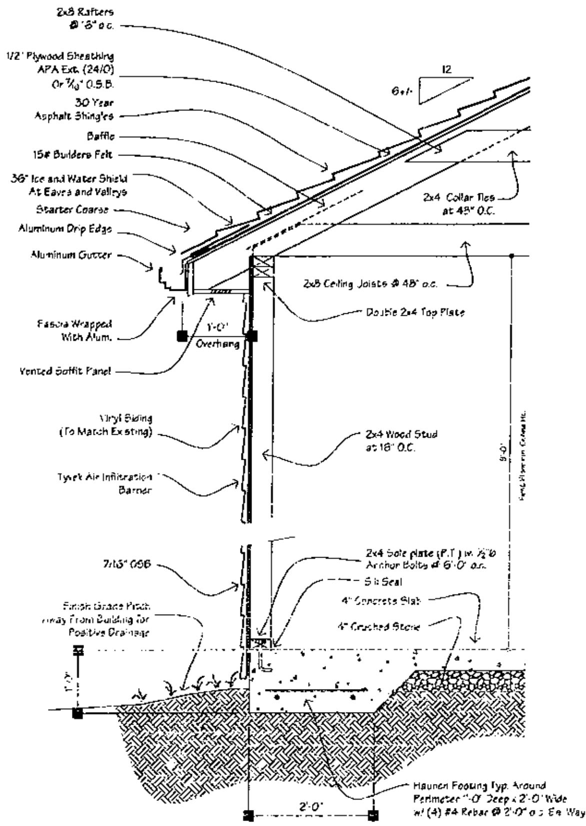


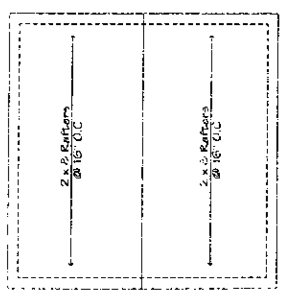
A1.1 First Floor Plan

1/4" = 1'-0"



A1.2 Typ. Wall Section

1/4" = 1'-0"

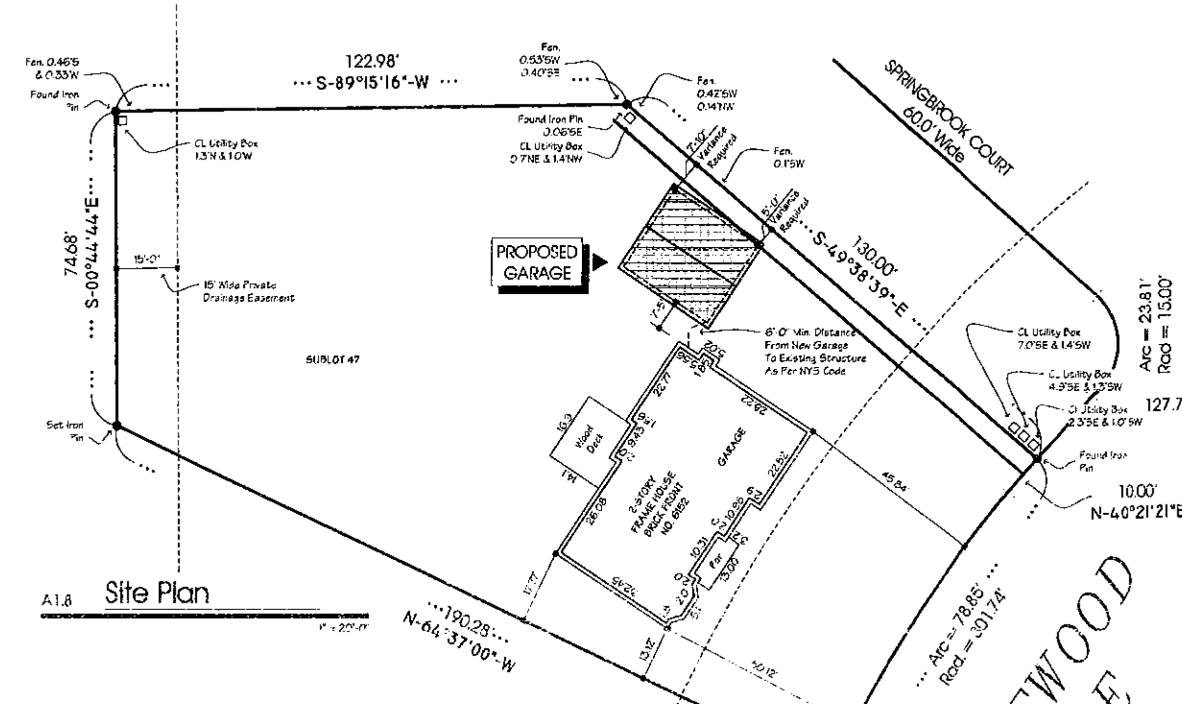


NOTE:
Max Span For 2 x 8 Rafters is 12'-2"
Max Span For 2 x 10 Rafters is 14'-10"

All Rafters Shall Have Strong Back Support To Solid Bearing Below To Ensure Compliance For Max Span.

A1.7 Roof Framing Plan

1/8" = 1'-0"

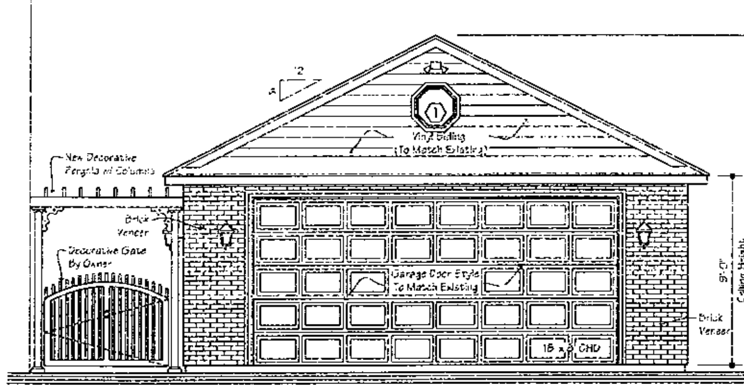


A1.8 Site Plan

1" = 20'-0"

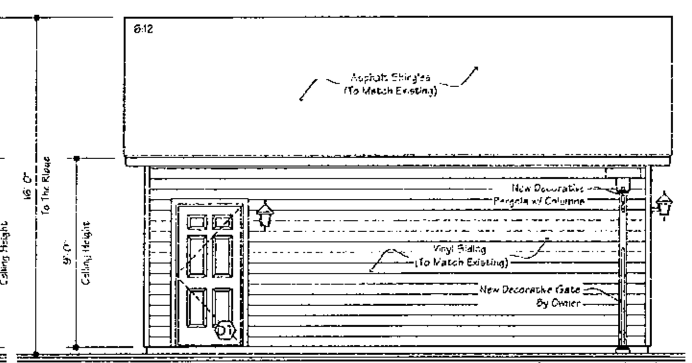
A1.9 Concept Gate Photos

NTS



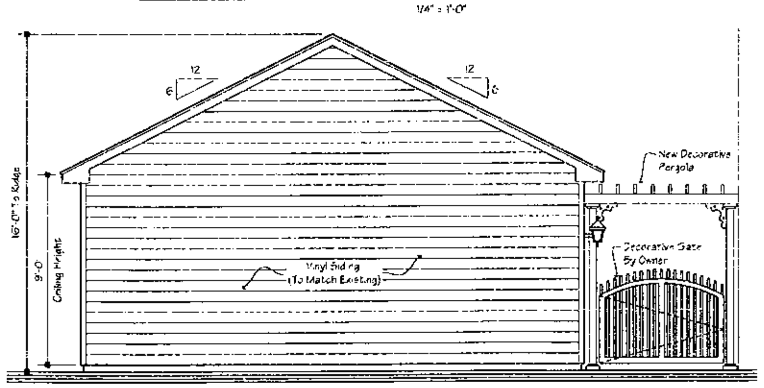
A1.3 Front Elevation

1/4" = 1'-0"



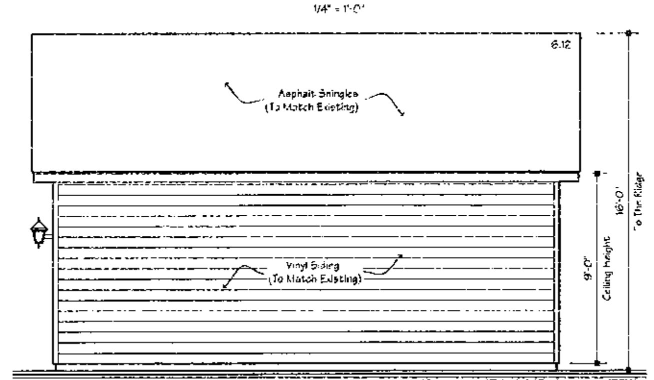
A1.5 Left Elevation

1/4" = 1'-0"



A1.4 Rear Elevation

1/4" = 1'-0"



A1.6 Right Elevation

1/4" = 1'-0"

GENERAL NOTES

1. Do not scale drawings.

2. These architectural drawings are for representative purposes only, and are subject to non-structural alterations by the local building authorities and/or the contractor. Such alterations may include aesthetic issues such as front elevations and door and window sizes provided they meet minimum light, vent, and egress requirements. Framing and structural changes must be approved by the Architect.

3. The lot layout will be determined by the local building authorities and/or the contractor.

4. Exact cabinetry layouts will be provided by the contractor.

5. Stair specifications will be provided by the contractor.

6. The location of items such as furnace, water heater, vents and flue, other mechanical systems, sump crocks, utility services and other items will be determined by the contractor.

7. Interior and Exterior finish items, trim items, and other non structural items may vary. Building specifications and standards are controlling.

8. Clipped wall heights may vary, exact height and locations to be determined in field by the contractor.

9. Optional items selected by the Owner may incur additional charges. Optional items shown on these drawings are controlled by builder's specifications. The Builder's specifications shall control with respect to all cost items and/or discrepancies between builder's specifications and architectural drawings.

10. The contractor shall be responsible for obtaining all necessary permits and complying with applicable codes and ordinances, and for notifying governing bodies for appropriate inspections.

11. All footings shall sit on undisturbed soil with an assumed soil bearing of 3000 psf (unless otherwise noted in Soil Test, if provided) All concrete shall be 3500 psi. All steps in the Foundation shall conform to 403.1.5 in the Residential Bldg. Code of NYS. Provide 5-7% Air Entrainment for Exposed Concrete and Garage Slab As Per Table R-402.2.

12. The contractor shall verify all dimensions and details on these drawings prior to construction and immediately report any discrepancies to the Architect. The contractor shall verify all dimensions before proceeding with fabrication or construction.

13. All work shall conform to the requirements of all Local, State and Federal codes. Local, State and Federal codes are to take precedence over the drawings and specifications.

14. All dimensions, notes, finishes and fixtures shown on typical floor plans, sections or details shall apply to all similar, symmetrical or opposite hand plans, sections or details.

15. All dimensions are to face of stud or actual face of masonry unless otherwise noted.

16. All HVAC and electrical work is not included in this set of documents and is to be designed by others. Electrical system shall conform to National Electrical Code.

17. Grading shown on these drawings is representational only. Exact site conditions may require adjustment to final grading or height of basement walls by the contractor. Proper drainage system must be provided.

18. Failure to show or mention minor details shall not be warrant for omission of necessary appurtenances for the normal, usual and proper completion of the work.

19. Install double structural members under all partitions and frame openings in walls, roof, floor, and under both ends of beams.

20. Install required bridging in floor joist at mid-span, and/or in such manner that the unbraced length does not exceed 8'-0". Bridging is not required between every joist space and may be impossible to install due to mechanical or structural interference. Fireblocking shall be provided, as required, to conform to Section R602.8 in the Residential Bldg. Code of NYS.

21. All structural lumber over 4' shall be No. 2 Douglas fir-larch with a minimum extreme fiber in bending stress (Fb) of 1450 lb/sq. in. And a minimum modules of elasticity (E) of 1,600,000 PSI

22. Wood headers for interior first floor bearing walls shall be sized per the following chart, unless on plans (use #2 Doug Fir-Larch #2):

SPAN	HEADER
0' to 5'-0"	2 - 2X6 with 1/2" plywood web
5-1" to 7-0"	2 - 2X8 with 1/2" plywood web
7-1" to 9'-0"	2 - 2X10 with 1/2" plywood web
to 10'-8"	2 - 2X12 with 1/2" plywood web

23. Wood headers for exterior first floor bearing walls shall be sized per the following chart, unless noted otherwise on plans (use Doug Fir-Larch #2):

SPAN	HEADER
0' to 3'-10"	2 - 2X6 w/ 1/2" plywood web
3'-10" to 4'-10"	2 - 2x8 w/ 1/2" plywood web
4'-10" to 5'-0"	2 - 2x10 w/ 1/2" plywood web
6'-0" to 7-0"	2 - 2x12 w/ 1/2" plywood web

Interior non load bearing headers shall be 2-2x6.

24. Wood ceiling joists with no attic storage shall be sized per the following chart, unless otherwise noted on plans. All clg. joists shall span in the same direction as roof rafters unless otherwise approved by the architect.

Douglas Fir-Larch

SPAN	JOIST
0' to 11'-3"	2 x 4
11'-4" to 17'-8"	2 x 6
17'-9" to 23'-4"	2 x 8
23'-5" to 28'-6"	2 x 10

SPF

SPAN	JOIST
0' to 10'-9"	2 x 4
10'-10" to 16'-11"	2 x 6
17'-0" to 22'-4"	2 x 8
22'-5" to 31'-4"	2 x 10

25. Provide solid bearing under all beams. Solid bearing shall be continuous from footer to underside of beams.

26. Furnace Rating - gas/oil 80% +/-

27. Automatic setback thermostat: Heating 45 - 75 minimum

28. Domestic water heater Meets ASHRAE 90 - 75 Standard - Gas fired

29. Design Data:
Outdoor - Heating degree days 7,000
Winter design dry bulb temp 6
Summer design dry bulb temp. 80
Indoor - Winter design dry bulb temp 72
Design humidification .... 30 max

30. Design Loads:
First Floor Live Load .... 40 PSF
Second Floor Live Load .... 30 PSF
Roof Snow Load .... 55 PSF
Basic Wind Speed .... 90 MPH

32. These notes may be changed as approved by Architect.

SUTTON architecture
"Design 2 Build"

5409 Main Street
(Second Floor)
Williamsville, NY 14221
(716) 932-7156 Fax 932-7873

Job Number: **13-345**

Proposed Garage For:

Dave & Katie Hillery

6152 Bridlewood Drive
Clarence, New York

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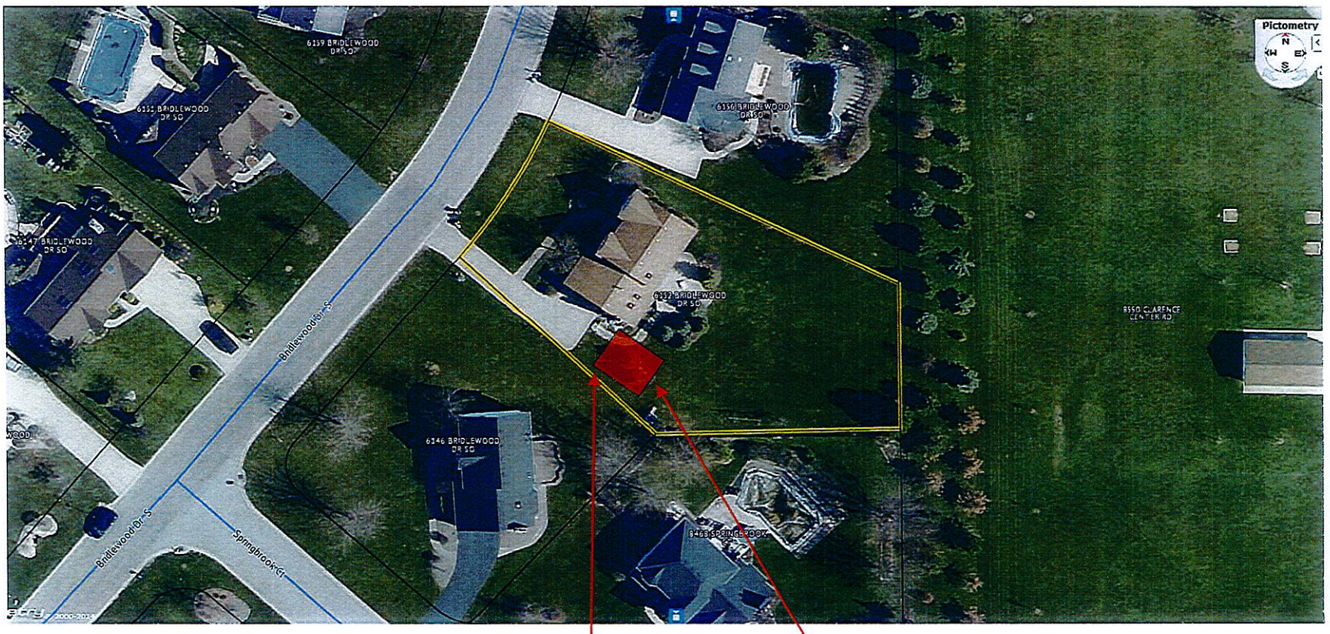
No.	Description	Date	By
1	As Per Town	1-29-14	AH

WARNING:
It is a violation of Article 147, Section 7303 of the New York State Education Law for any person to alter an item in any way on this document, unless under the direction of a licensed Architect.

Title: Plans, Elevations Details

Drawn By: J. Strasser
Date: 09-04-13
Checked: D. Sutton
Scale: As Noted
Sheet No.: **A-1**

Exhibit B



N

5' side yard setback

proposed 528 sqft detached garage

* note the parcel lines displayed are approximate

6152 Bridlewood Drive South