



○ FRONT ELEVATION

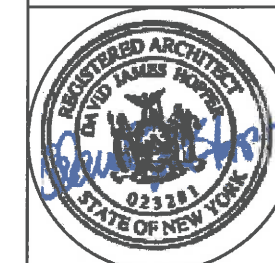
3 UNIT TOWNHOUSE BLDG.

PROPOSED RESIDENCE AT:

6A, 6B & 6C MACCOUN DR.  
HALFMOON, NEW YORK

MALTA DEVELOPMENT CO.

DRAWN BY: JOHN KAZMIERCZAK  
**NRTILSTAR**  
HOME DESIGN, LLC  
518-248-4399



Date: FEBRUARY, 2020

Scale: 3/16" = 1'-0"

Issue #:

ELEVATIONS

Drawing No.

1

Reviewed by the  
TOWN OF HALFMOON  
BUILDING DEPARTMENT

02-25-2020 DATE

David McKewey SIGNED

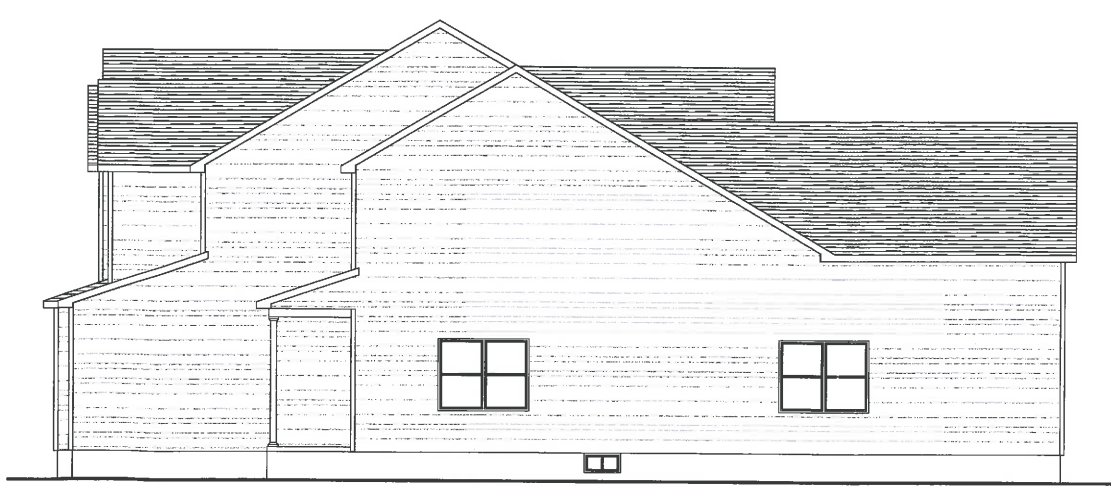
Builder



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

3 UNIT TOWNHOUSE BLDG.

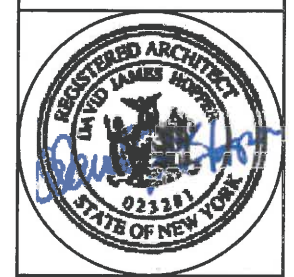
PROPOSED RESIDENCE AT:

6A, 6B & 6C MACQUIN DR.  
HALFMOON, NEW YORK

MALTA DEVELOPMENT CO.

DRAWN BY: JOHN KAZMIERZAK

**NORTHSTAR**  
HOME DESIGN, LLC  
518-248-4399



Date: FEBRUARY, 2020

Scale: 1/8" = 1'-0"

Issue #:

ELEVATIONS

Drawing No.

1A



HOMES BY  
MALTA DEVELOPMENT

3 UNIT TOWNHOUSE BLDG.

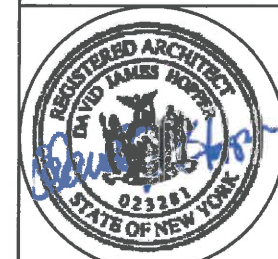
PROPOSED RESIDENCE AT:

6A, 6B & 6C MACOUN DR.  
HALFMOON, NEW YORK

MALTA DEVELOPMENT CO.

DRAWN BY: JOHN KAZMIERCZAK

**NORTHSTAR**  
HOME DESIGN, LLC  
518-248-4399



Date: FEBRUARY, 2020

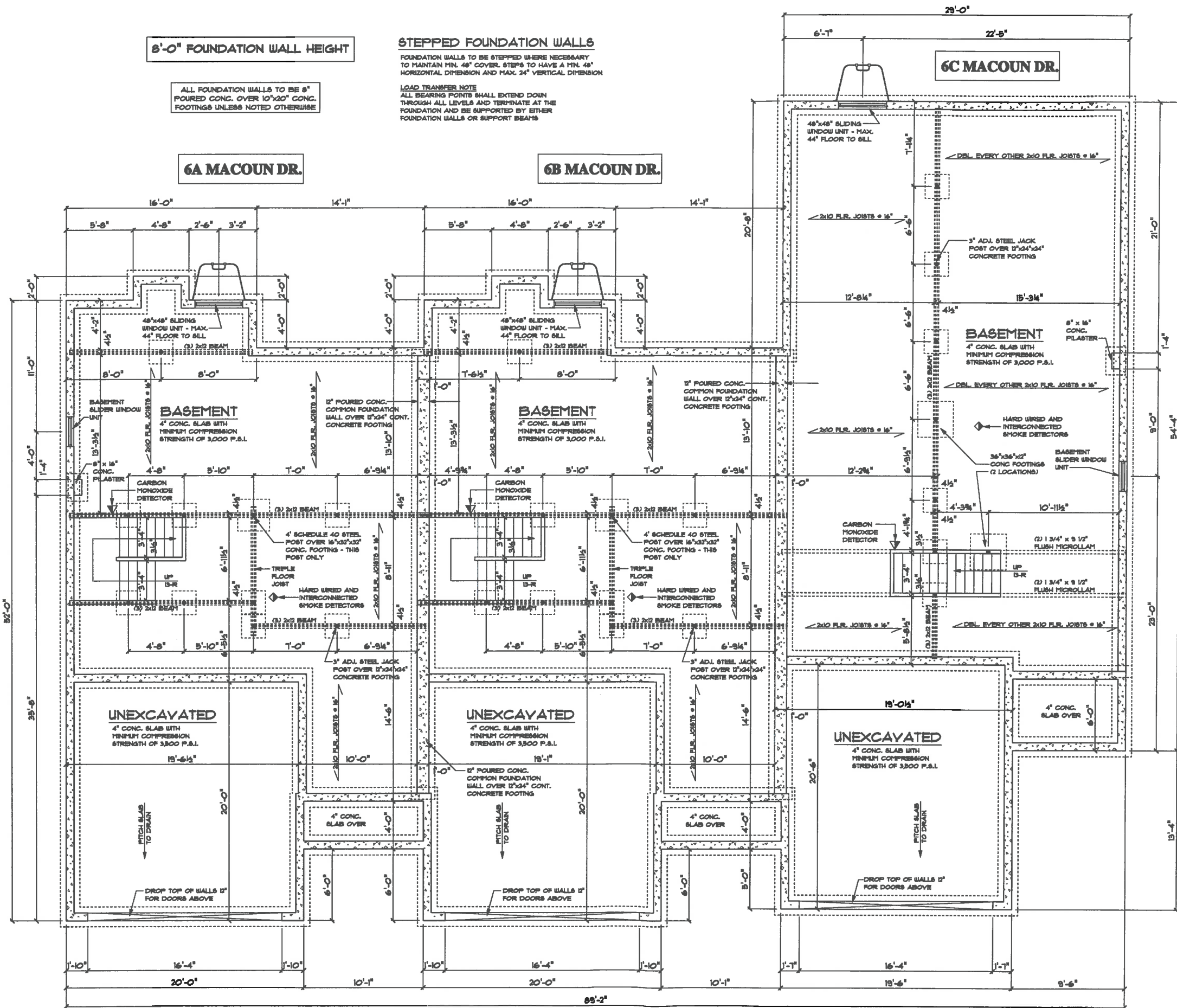
Scale: 3/16" = 1'-0"

Issue #:

FOUNDATION PLAN

Drawing No.

2



8'-0" FOUNDATION WALL HEIGHT

ALL FOUNDATION WALLS TO BE 8" POURED CONC. OVER 10"x20" CONC. FOOTINGS UNLESS NOTED OTHERWISE

STEPPED FOUNDATION WALLS  
FOUNDATION WALLS TO BE STEPPED WHERE NECESSARY TO MAINTAIN MIN. 48" COVER. STEPS TO HAVE A MIN. 48" HORIZONTAL DIMENSION AND MAX. 24" VERTICAL DIMENSION

LOAD TRANSFER NOTE  
ALL BEARING POINTS SHALL EXTEND DOWN THROUGH ALL LEVELS AND TERMINATE AT THE FOUNDATION AND BE SUPPORTED BY EITHER FOUNDATION WALLS OR SUPPORT BEAMS

6A MACOUN DR.

6B MACOUN DR.

6C MACOUN DR.

BASEMENT  
4" CONC. SLAB WITH MINIMUM COMPRESSION STRENGTH OF 3,000 P.S.I.

BASEMENT  
4" CONC. SLAB WITH MINIMUM COMPRESSION STRENGTH OF 3,000 P.S.I.

BASEMENT  
4" CONC. SLAB WITH MINIMUM COMPRESSION STRENGTH OF 3,000 P.S.I.

UNEXCAVATED  
4" CONC. SLAB WITH MINIMUM COMPRESSION STRENGTH OF 3,000 P.S.I.

UNEXCAVATED  
4" CONC. SLAB WITH MINIMUM COMPRESSION STRENGTH OF 3,000 P.S.I.

UNEXCAVATED  
4" CONC. SLAB WITH MINIMUM COMPRESSION STRENGTH OF 3,000 P.S.I.

**9'-0" FIRST FLOOR CEILINGS**

UNLESS NOTED OTHERWISE

**FLOOR JOIST DESIGN LOADS**

FIRST FLOOR LIVE LOAD	40 PSF
FIRST FLOOR DEAD LOAD	10 PSF
SECOND FLOOR LIVE LOAD	30 PSF
SECOND FLOOR DEAD LOAD	10 PSF
2ND FLOOR BATHROOM LIVE LD.	40 PSF
2ND FLOOR BATHROOM DEAD LD.	10 PSF

**NOTES:**

- ALL INTERIOR WALL FRAMING TO BE 2x4 @ 16" O.C.
- PROVIDE FIRE STOPPING AT ALL BEARING WALLS AND ALL OTHER LOCATION REQUIRED BY CODE.
- ALL STAIRWELLS TO HAVE MIN. 6'-8" HEADROOM.
- ADEQUATE LIGHT TO BE PROVIDED AT ALL STAIRWELLS.

**FLASHING NOTES**

ROOF FLASHING INSTALLED IN ACCORDANCE WITH CODE SECTIONS 903 AND 903.2.8 IN ALL ROOF VALLEYS, CRICKETS AND SIDEWALL INTERSECTIONS

PAN FLASHING, HEAD FLASHING AND JAMB FLASHING SHALL BE INSTALLED AT ALL EXTERIOR DOORS AND WINDOWS TO PREVENT WATER INTRUSION. MANUFACTURED FLASHING SYSTEMS MAY BE USED TO DIRECT WATER AWAY FROM THE FRAMED OPENING. SEE MANUFACTURER'S SPECS FOR INSTALLATION GUIDELINES.

**SYMBOL LEGEND**

- HARD WIRED AND INTERCONNECTED 8%K. DETECTOR W/ BATTERY BACKUP
- CARBON MONOXIDE DETECTOR
- MECH. VENT TO OUTSIDE

**SQUARE FOOTAGES AT 6A MACOUN DR.**

FIRST FLOOR	1009
SECOND FLOOR	713
TOTAL	1782

**SQUARE FOOTAGES AT 6B MACOUN DR.**

FIRST FLOOR	1009
SECOND FLOOR	978
TOTAL	1984

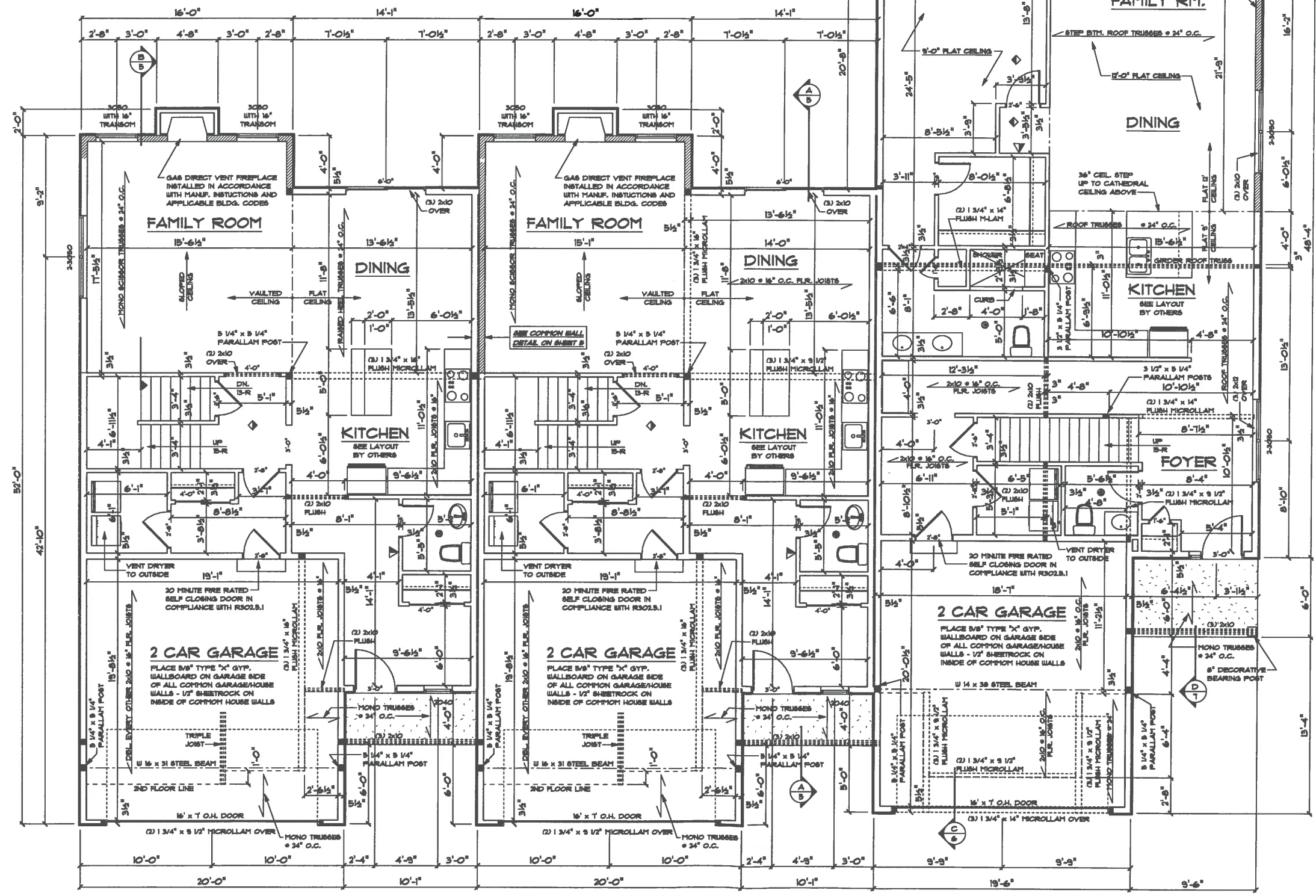
**SQUARE FOOTAGES AT 6C MACOUN DR.**

FIRST FLOOR	1380
SECOND FLOOR	103
TOTAL	2083

NOTE: PLACE (2) 2x10 OVER ALL EXTERIOR WALL OPENINGS WITH DOUBLE STUD BEARING UNLESS NOTED OTHERWISE. ALL BEAMS DESIGNED FOR 30° GROUND SNOW LOADS AND IN ACCORDANCE WITH ASCE-7 CODE REQUIREMENTS.

LOAD TRANSFER NOTE: ALL BEARING POINTS SHALL EXTEND DOWN THROUGH ALL LEVELS AND TERMINATE AT THE FOUNDATION AND BE SUPPORTED BY EITHER FOUNDATION WALLS OR SUPPORT BEAMS

PLACE TOP OF ALL OPERABLE 1ST FLOOR WINDOWS @ 6'-8 1/2" HT. UNLESS NOTED OTHERWISE



**6A MACOUN DR.**

**6B MACOUN DR.**

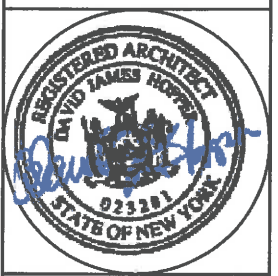
**6C MACOUN DR.**



**HOMES BY MALTA DEVELOPMENT**

**3 UNIT TOWNHOUSE BLDG.**  
 PROPOSED RESIDENCE AT:  
 6A, 6B & 6C MACOUN DR.  
 HALFMOON, NEW YORK  
 MALTA DEVELOPMENT CO.

DRAWN BY: JOHN KAZMIERCZAK  
**NORTHSTAR HOME DESIGN, LLC**  
 518-248-4399



Date: FEBRUARY, 2020

Scale: 3/16" = 1'-0"

Issue #:

**1ST FLOOR PLAN**

Drawing No.

**3**

**RAFTER AND OVERBUILD SPAN CHART**

SPF #2 RAFTER SIZE	MAX. RAFTER SPAN
2x12 @ 16" O.C.	16'-2"
2x10 @ 16" O.C.	13'-9"
2x8 @ 16" O.C.	11'-7"
2x6 @ 16" O.C.	9'-2"
2x4 @ 16" O.C.	6'-1"

SPAN SHOWN REPRESENTS HORIZONTAL DISTANCE FROM ROOF RIDGE TO ROOF RAFTER BEARING POINT.  
SPAN ALSO BASED ON MAX. 50# PSF GROUND SNOW LOAD AND MAX. 10# PSF DEAD LOAD AS SHOWN ON TABLE 802.5.13) OF THE RESIDENTIAL BUILDING CODE OF NEW YORK STATE

**8'-0" SECOND FLOOR CEILINGS**

UNLESS NOTED OTHERWISE

**NOTES:**

ALL INTERIOR WALL FRAMING TO BE 2x4 @ 16" O.C.  
PROVIDE FIRE STOPPING AT ALL BEARING WALLS AND ALL OTHER LOCATION REQUIRED BY CODE.  
ALL STAIRWELLS TO HAVE MIN. 6'-8" HEADROOM.  
ADEQUATE LIGHT TO BE PROVIDED AT ALL STAIRWELLS.

**LOAD TRANSFER NOTE**

ALL BEARING POINTS SHALL EXTEND DOWN THROUGH ALL LEVELS AND TERMINATE AT THE FOUNDATION AND BE SUPPORTED BY EITHER FOUNDATION WALLS OR SUPPORT BEAMS

**SYMBOL LEGEND**

- ◆ HARD WIRED AND INTERCONNECTED SMOKE DETECTOR W/ BATTERY BACKUP
- ▽ CARBON MONOXIDE DETECTOR
- ⊙ MECH. VENT TO OUTSIDE

**FLASHING NOTES**

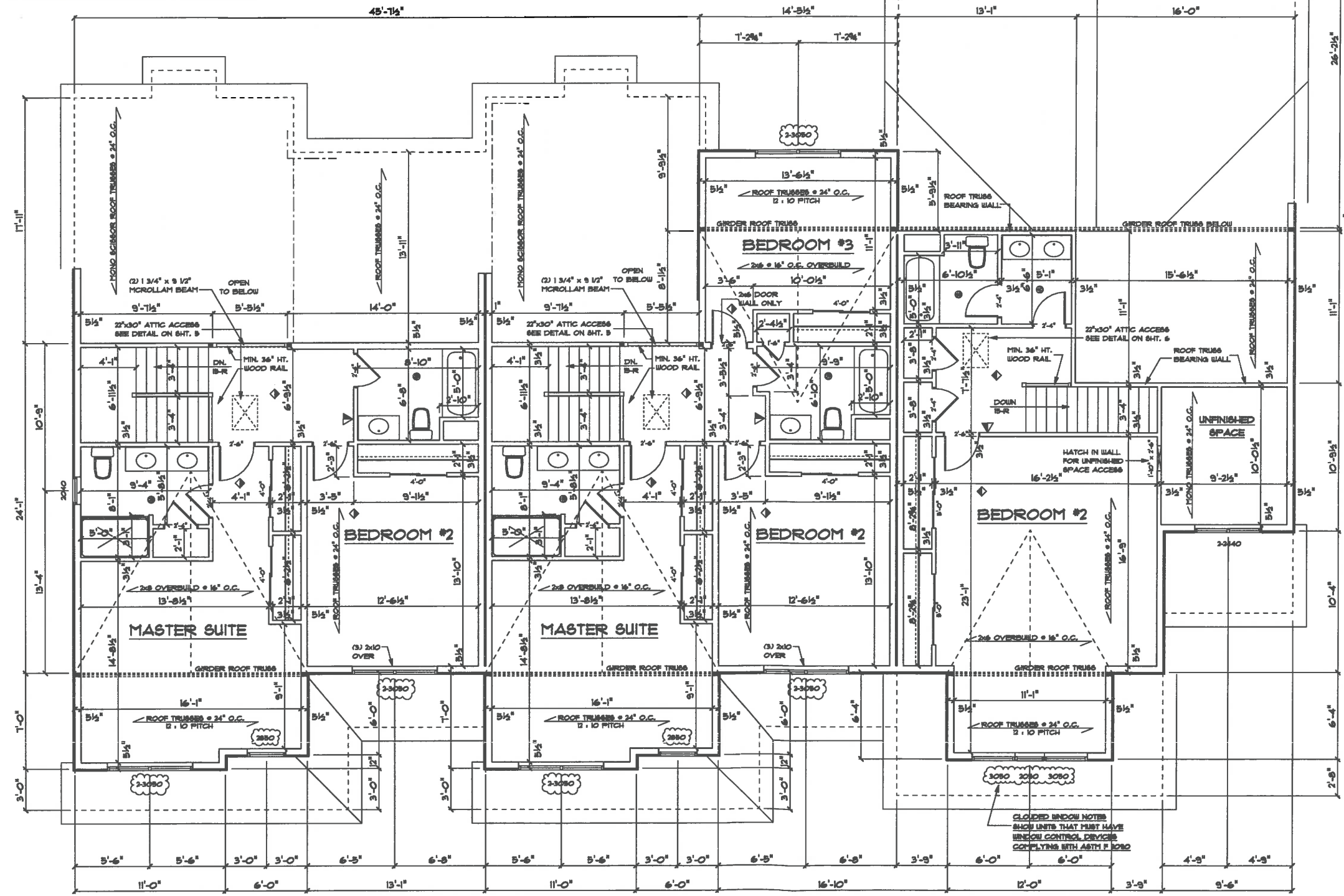
ROOF FLASHING INSTALLED IN ACCORDANCE WITH CODE SECTIONS 903 AND 903.2.9 IN ALL ROOF VALLEYS, CRICKETS AND SIDEWALL INTERSECTIONS

PAN FLASHING, HEAD FLASHING AND JAMB FLASHING SHALL BE INSTALLED AT ALL EXTERIOR DOORS AND WINDOWS TO PREVENT WATER INTRUSION. MANUFACTURED FLASHING SYSTEMS MAY BE USED TO DIRECT WATER AWAY FROM THE FRAMED OPENING. SEE MANUFACTURER'S SPECS FOR INSTALLATION GUIDELINES.

**NOTE:**  
PLACE (2) 2x10 OVER ALL EXTERIOR WALL OPENINGS WITH DOUBLE STUD BEARING UNLESS NOTED OTHERWISE.  
ALL BEAMS DESIGNED FOR 80# GROUND SNOW LOADS AND IN ACCORDANCE WITH ASCE-7 CODE REQUIREMENTS.

**FLOOR JOIST DESIGN LOADS**

- FIRST FLOOR LIVE LOAD — 40 PSF
- FIRST FLOOR DEAD LOAD — 10 PSF
- SECOND FLOOR LIVE LOAD — 30 PSF
- SECOND FLOOR DEAD LOAD — 10 PSF
- 2ND FLOOR BATHROOM LIVE LD. — 40 PSF
- 2ND FLOOR BATHROOM DEAD LD. — 10 PSF



6A MACOUN DR.

6B MACOUN DR.

6C MACOUN DR.



HOMES BY  
MALTA DEVELOPMENT

3 UNIT TOWNHOUSE BLDG.

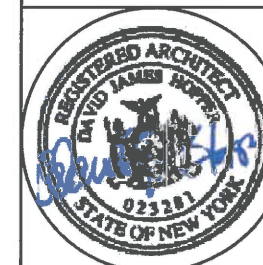
PROPOSED RESIDENCE AT:

6A, 6B & 6C MACOUN DR.  
HALFMOON, NEW YORK

MALTA DEVELOPMENT CO.

DRAWN BY: JOHN KAZMIERCZAK

**NORTLSTAR**  
HOME DESIGN, LLC  
518-248-4399



Date: FEBRUARY, 2020

Scale: 3/16" = 1'-0"

Issue #:

2ND FLOOR PLAN

Drawing No.

4



HOMES BY  
MALTA DEVELOPMENT

3 UNIT TOWNHOUSE BLDG.

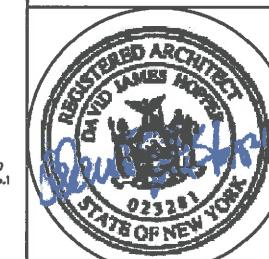
PROPOSED RESIDENCE AT:

6A, 6B & 6C MACOUN DR.  
HALFMOON, NEW YORK

MALTA DEVELOPMENT CO.

DRAWN BY: JOHN KAZMIERCZAK

**NORTHSTAR**  
HOME DESIGN, LLC  
518-248-4399



Date: FEBRUARY, 2020

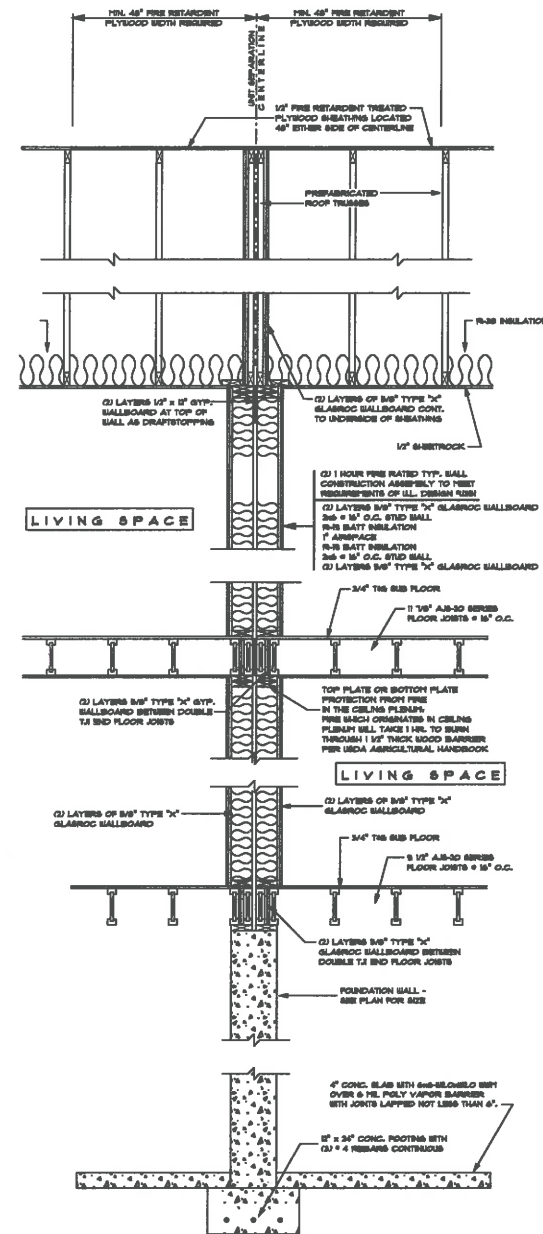
Scale: 3/16" = 1'-0"

Issue #:

BLDG. SECTIONS

Drawing No.

5

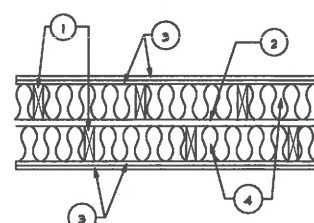


COMMON WALL DETAIL

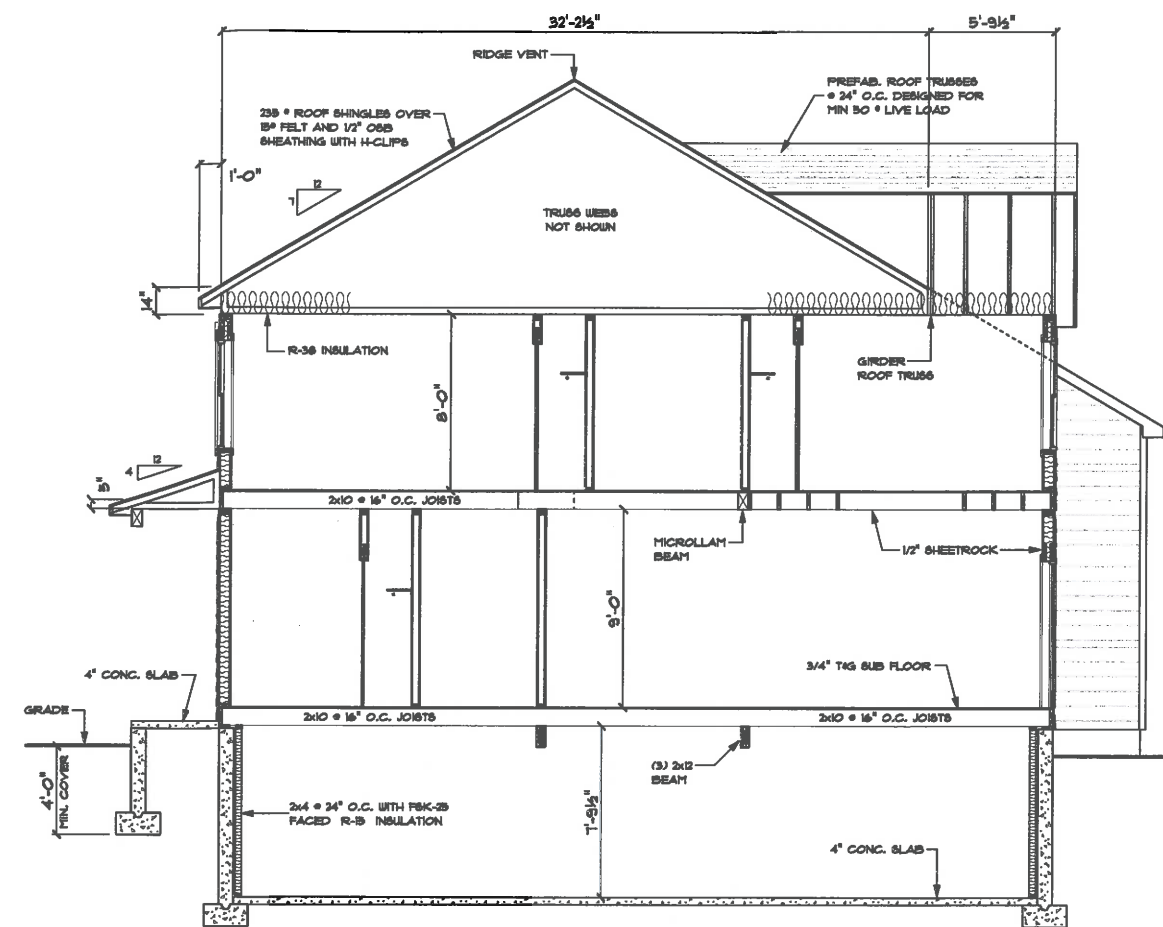
UL DESIGN NO. U381

JULY 30, 2012

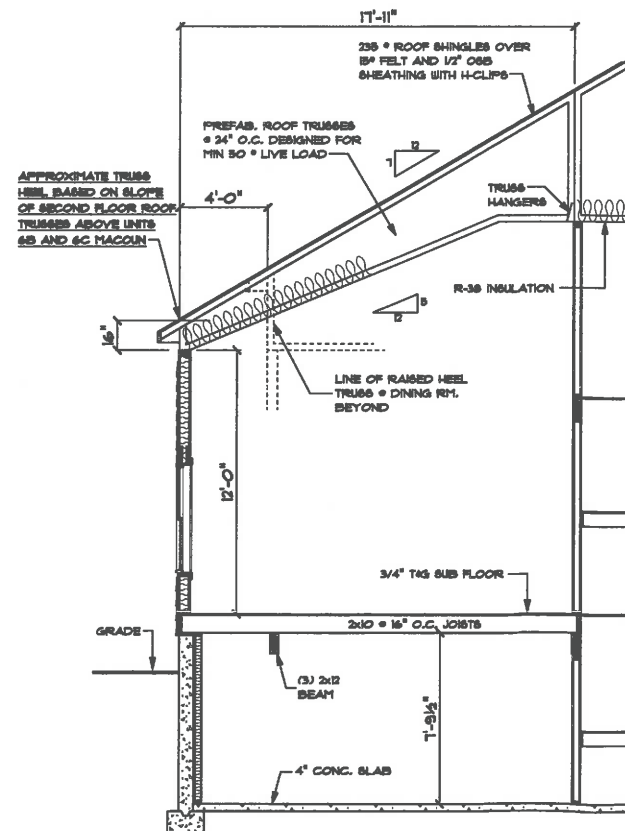
BEARING WALL RATING - 2 HOURS



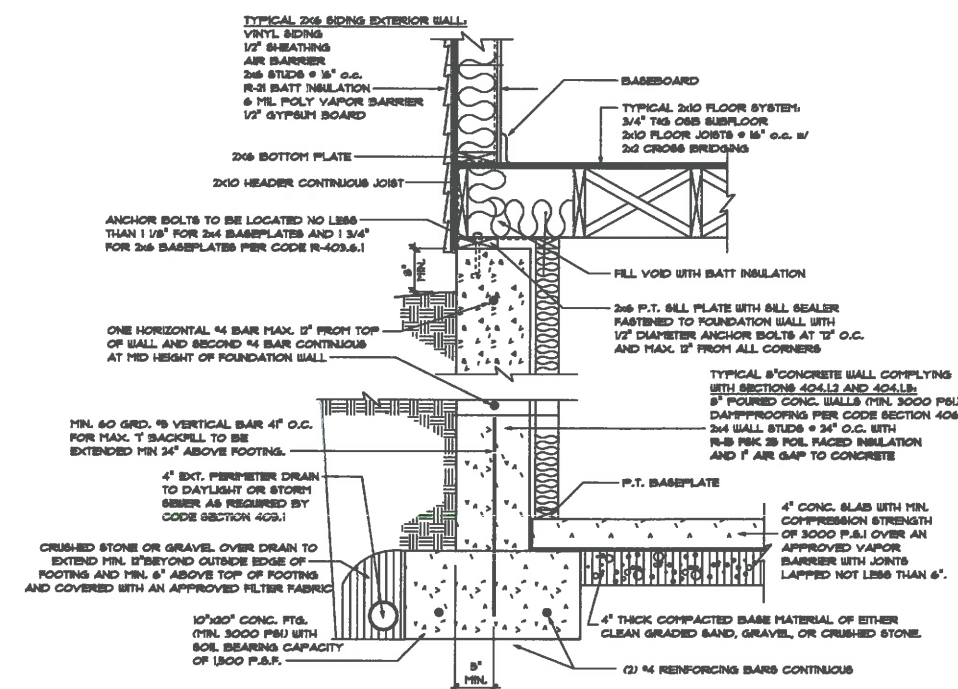
1. WOOD STUDS - NOMINAL 2 BY 6 IN. SPACED 16" O.C. IN ROW WITH STUDS IN OPPOSITE ROWS STAGGERED 8" O.C. STUDS EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL.
2. BEARING PLATES - NOMINAL 2 BY 6 IN.
3. GYPSUM BOARD - 5/8" THICK, 4 FT. WIDE, TWO LAYERS, APPLIED VERTICALLY. INNER LAYER ATTACHED TO STUDS WITH 60 NAILS SPACED 6" O.C. OUTER LAYER ATTACHED TO STUDS OVER INNER LAYER WITH 80 NAILS SPACED 8" O.C. ALL JOINTS IN INNER LAYERS STAGGERED WITH THE JOINTS IN OUTER LAYERS AND FROM JOINTS ON OPPOSITE SIDE.
4. BATTS AND BLANKETS - MIN. 4" THICK, MIN. 2.5 PCF UNFACED MINERAL FIBER INSUL., PRESSURE FIT IN WALL CAVITY BETWEEN STUDS AND PLATES.



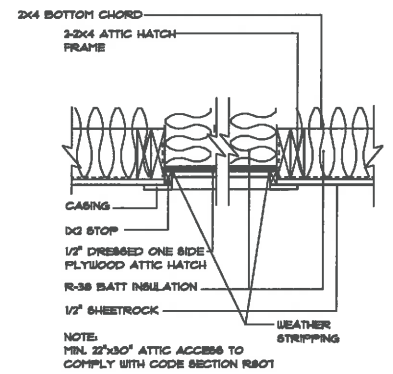
BUILDING SECTION A-A



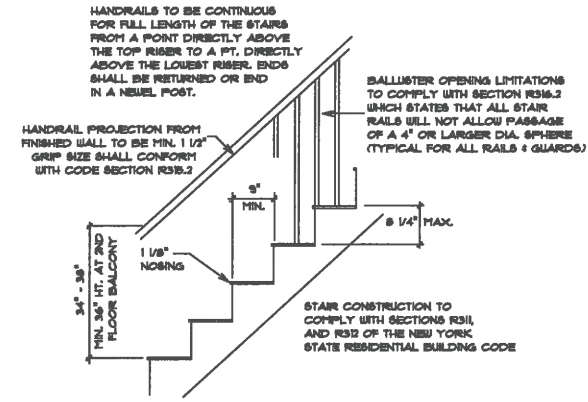
BUILDING SECTION B-B



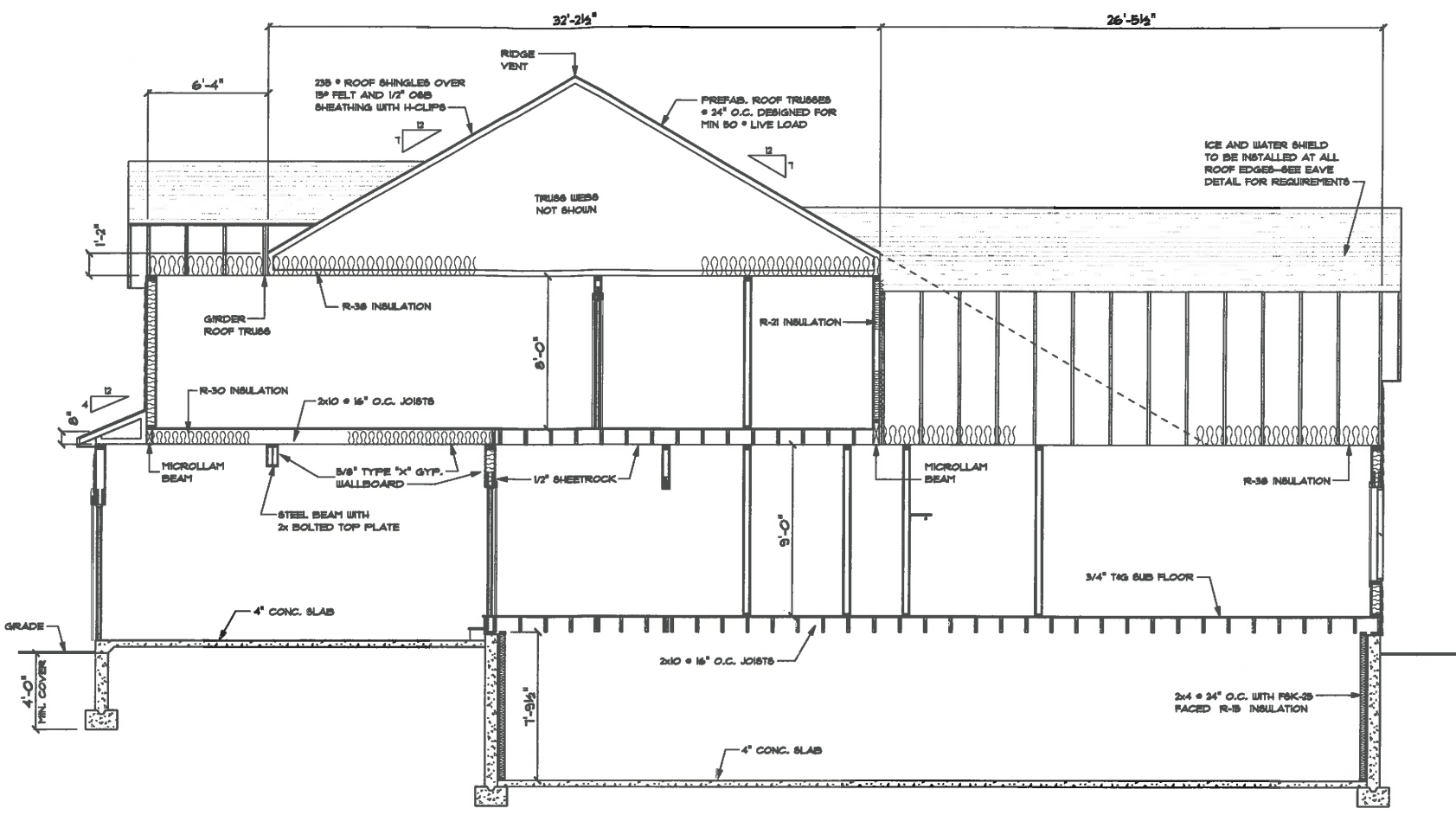
ENDWALL SECTION



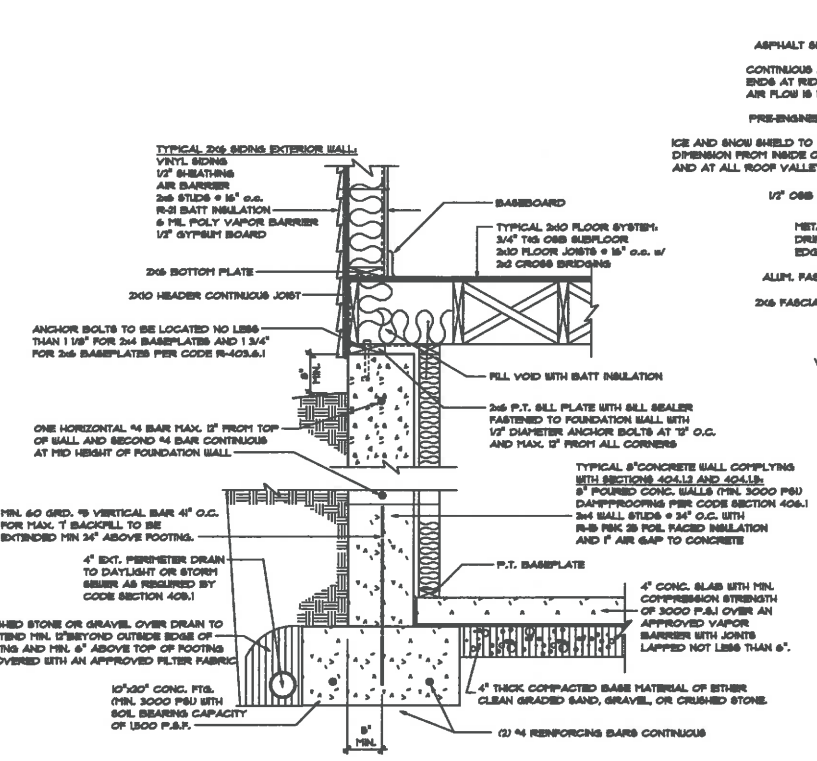
**ATTIC HATCH**



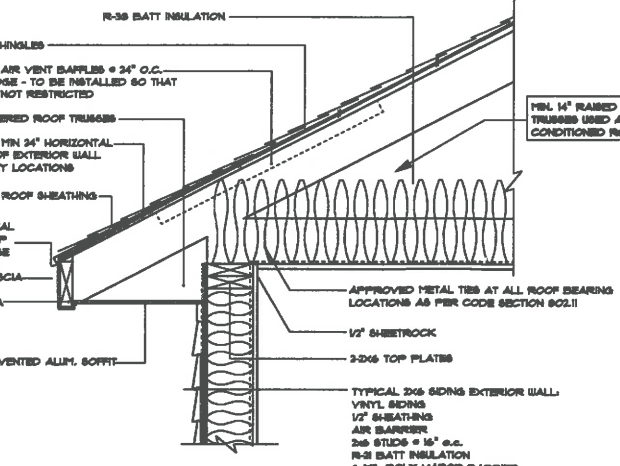
**STAIR/RAIL/GUARD DETAIL**



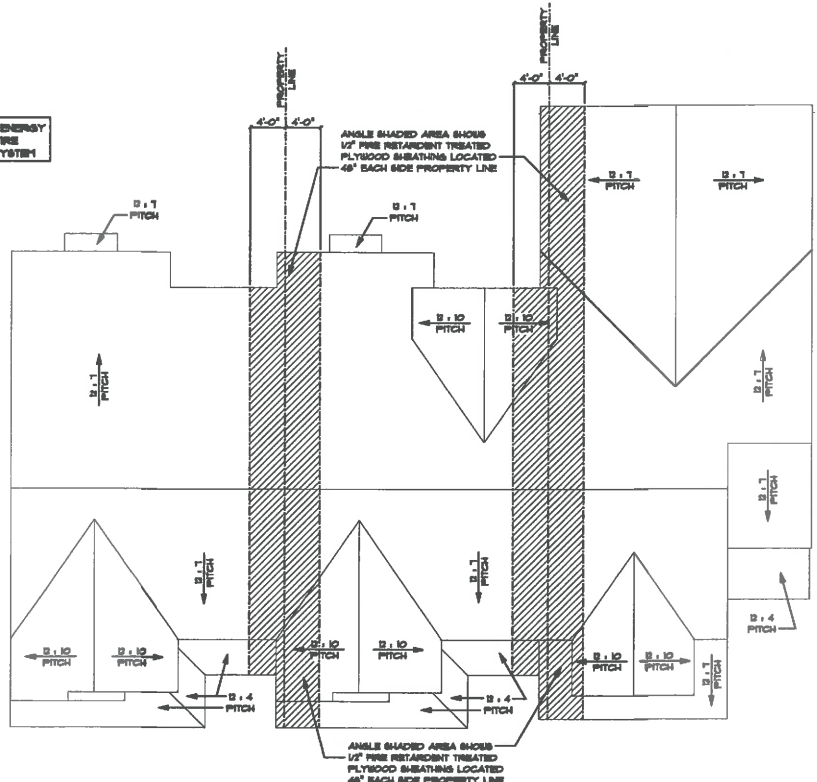
**BUILDING SECTION C-C**



**ENDWALL SECTION**



**EAVE DETAIL**



**ROOF PLAN**



**HOMES BY  
MALTA DEVELOPMENT**

**3 UNIT TOWNHOUSE BLDG.**

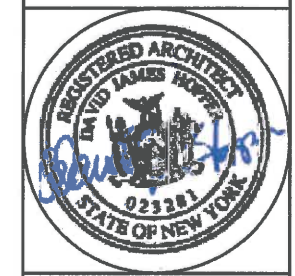
PROPOSED RESIDENCE AT:

6A, 6B & 6C MACOUN DR.  
HALFMOON, NEW YORK

MALTA DEVELOPMENT CO.

DRAWN BY: JOHN KAZMIERCZAK

**NORTHSTAR**  
HOME DESIGN, LLC  
518-248-4399



Date: FEBRUARY, 2020

Scale: 3/16" = 1'-0"

Issue #:

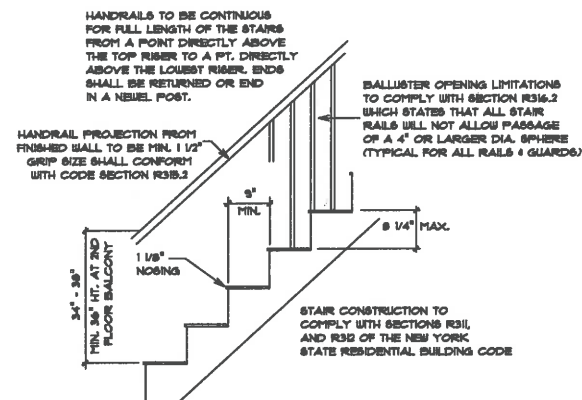
**BLDG. SECTIONS**

Drawing No.

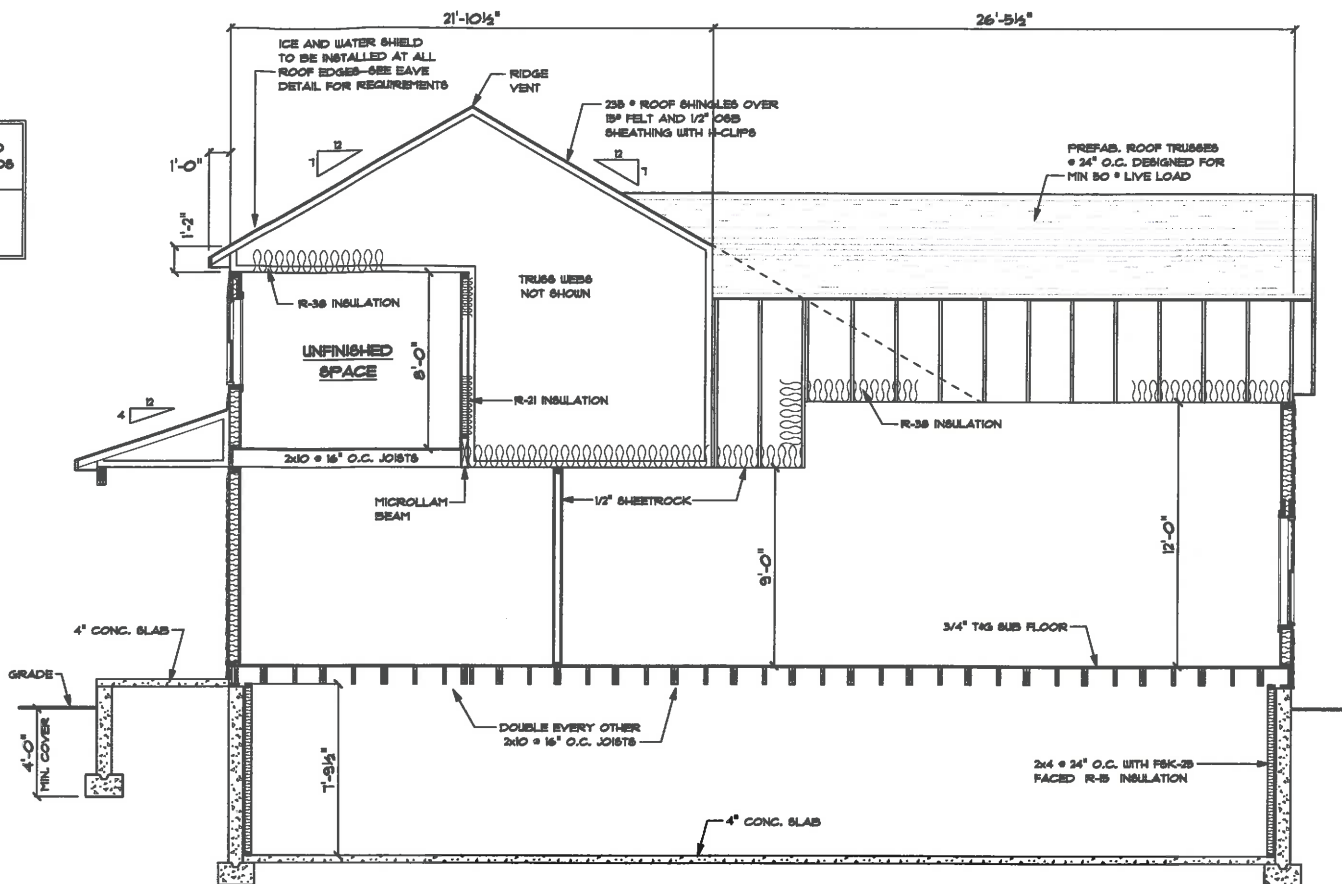
**6**

**CLIMATIC & GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CAT.	DAMAGE FROM WEATHERING	FROST LINE DEPTH	DAMAGE FROM TERMITES	DAMAGE FROM DECAY	WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS
50	115	B	SEVERE	48"	SLIGHT TO MODERATE	NONE TO SLIGHT	-5 DEG. F.	YES	NO



**STAIR/RAIL/GUARD DETAIL**



**BUILDING SECTION C-C**

**LIGHT / VENT / EGRESS / WINDOW / SCHEDULE - 6A MACOUN DRIVE**

UNITS SHOWN BELOW ARE LOW-E "SILVERLINE" BY ANDERSEN 9500 SERIES UNLESS NOTED OTHERWISE

ROOM	S.F.	UNIT	LIGHT REQ.	LIGHT ACT.	VENT/EGRESS REQ.	VENT/EGRESS ACT.	CLEAR OPEN WIDTH	CLEAR OPEN HEIGHT	CLEAR OPENINGS SQ. FT.	U-VALUE
FAMILY ROOM	263	2-3082	21.04	22.02	10.92	11.66	32.18" x 26.0625"	26.0625"	5.83	.28
DINING RM.	163	9068	13.04	46.2	6.92	15.28	29.031" x 19.12"	19.28	19.28	.28
MASTER BED.	254	2-3082	20.32	22.02	10.16	11.66	32.18" x 26.0625"	26.0625"	5.83	.28
BEDROOM 2	180	2-3080	14.4	22.02	7.2	11.66	32.18" x 26.0625"	26.0625"	5.83	.28

**LIGHT / VENT / EGRESS / WINDOW / SCHEDULE - 6B MACOUN DRIVE**

UNITS SHOWN BELOW ARE LOW-E "SILVERLINE" BY ANDERSEN 9500 SERIES UNLESS NOTED OTHERWISE

ROOM	S.F.	UNIT	LIGHT REQ.	LIGHT ACT.	VENT/EGRESS REQ.	VENT/EGRESS ACT.	CLEAR OPEN WIDTH	CLEAR OPEN HEIGHT	CLEAR OPENINGS SQ. FT.	U-VALUE
FAMILY ROOM	263	2-3082	21.04	22.02	10.92	11.66	32.18" x 26.0625"	26.0625"	5.83	.28
DINING RM.	163	9068	13.04	46.2	6.92	15.28	29.031" x 19.12"	19.28	19.28	.28
MASTER BED.	254	2-3082	20.32	22.02	10.16	11.66	32.18" x 26.0625"	26.0625"	5.83	.28
BEDROOM 2	180	2-3080	14.4	22.02	7.2	11.66	32.18" x 26.0625"	26.0625"	5.83	.28
BEDROOM 3	157	2-3080	12.86	22.02	6.28	11.66	32.18" x 26.0625"	26.0625"	5.83	.28

**LIGHT / VENT / EGRESS / WINDOW / SCHEDULE - 6C MACOUN DRIVE**

UNITS SHOWN BELOW ARE LOW-E "SILVERLINE" BY ANDERSEN 9500 SERIES UNLESS NOTED OTHERWISE

ROOM	S.F.	UNIT	LIGHT REQ.	LIGHT ACT.	VENT/EGRESS REQ.	VENT/EGRESS ACT.	CLEAR OPEN WIDTH	CLEAR OPEN HEIGHT	CLEAR OPENINGS SQ. FT.	U-VALUE
FAMILY/ DINING ROOMS	314	2-2456	25.12	26.75	12.86	14.64	24.18" x 29.0625"	4.88	4.88	.28
MASTER BED.	221	2-3080	18.16	22.02	8.28	11.66	32.18" x 26.0625"	5.83	5.83	.28
BEDROOM 2	340	2-3080 2090	21.2	22.02	13.6	11.66	32.18" x 20.18"	26.0625"	5.83	.28

**GENERAL NOTES**

**DWELLING UNIT SEPARATION**

UNIT SEPARATION TO COMPLY WITH THE RESIDENTIAL CODE OF NEW YORK STATE SECTION R311 WHICH CALLS FOR A MIN. 2 HOUR FIRE RESISTANCE RATING TIGHT TO THE EXTERIOR WALL AND EXTENDING TO THE UNDERSIDE OF THE ROOF SHEATHING. THIS PLAN MEETS CODE REQUIREMENTS BY PROVIDING A UL APPROVED 2 HOUR SEPARATION WALL SHOWN ON THE COMMON WALL DETAIL ON SHEET 06.

**SOILS**

SOILS FOUND ON SITE ARE CLASSIFIED AS "CH-CL" IN GROUP 12 & 13 ON TABLE R405.1

**DRILLING & NOTCHING**

STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN CODE SECTION 502.8.

DRILLING AND NOTCHING OF STUDS IN BEARING AND NON-BEARING WALLS, AS WELL AS TOP PLATES SHALL BE IN ACCORDANCE WITH CODE SECTION 602.6.

SEE VARIOUS SECTIONS ON DETAIL SHEET 06.

**SAFETY GLAZING**

SAFETY GLASS TO BE INSTALLED IN AREAS DEFINED AS BEING LOCATED IN "HAZARDOUS LOCATIONS" SPECIFIED IN CODE SECTION 308.4.

**WOOD DESIGN CRITERIA**

ALL STRUCTURAL LUMBER SHALL BE SOUTHERN PINE #1 STRUSS GRADE LUMBER U.N.O. F<sub>b</sub> = 1000 P.S.I. F<sub>v</sub> = 10 P.S.I. E = 1,300,000 P.S.I.

ALL GLUE-LAMINATED BEAMS TO CONFORM TO A.I.T.C. SPEC. THESE BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES. F<sub>b</sub> = 2,800 P.S.I. F<sub>v</sub> = 285 P.S.I. E = 2,000,000 P.S.I.

**WHOLE HOUSE MECHANICAL VENTILATION**

A WHOLE HOUSE MECHANICAL VENTILATION TO BE PROVIDED IN COMPLIANCE WITH CODE SECTION R303.4 AND TABLE M107.3.3(U) WHICH CALLS FOR A CONTINUOUS AIRFLOW OF 60 CFM FOR 6A MACOUN DR. 2 BEDROOM (182 SQ. FT. UNIT. 60 CFM FOR 6B MACOUN DR. 3 BEDROOM (284 SQ. FT. UNIT) AND 60 CFM 6C MACOUN DR. 2 BEDROOM (209 SQ. FT. UNIT).

**ENERGY EFFICIENCY**

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH CODE SECTION N102.4 WHICH INCLUDES BUT IS NOT LIMITED TO THE TESTING SPECIFIED IN SECTION 102.4.1.2 WHICH LIMITS THE BUILDING OR DWELLING UNIT TO A MAXIMUM OF THREE AIR CHANGES PER HOUR AT A PRESSURE OF 50 PASCALS. THIS BLOWER DOOR TEST TO BE CONDUCTED BY AN APPROVED THIRD PARTY.

HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODS. THIS IS IN ACCORDANCE WITH CODE SECTION N103.1

A RECHECK ENERGY COMPLIANCE CERTIFICATE SHALL BE POSTED IN BASEMENT AT ELECTRICAL PANEL LOCATION

ALL AIR BARRIER AND INSULATION INSTALLATION SHALL BE IN COMPLIANCE WITH IECC TABLE R402.4.1.1 SHOWN ON SHEET 08

IC-RATED LIGHT FIXTURES TO MEET MIN. AIR INFILTRATION CRITERIA OF LESS THAN OR EQUAL TO 2.0 CFM AIR LEAKAGE

ALL INSTALLED THERMOSTATS TO BE PROGRAMMABLE

BUILDING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS

ALL DUCTS INSTALLED SHALL BE WITHIN THE BUILDING THERMAL ENVELOPE AND THUS NOT REQUIRED TO BE INSULATED OR PRESSURE TESTED

ALL DUCT JOINTS AND BEAMS TO BE SEALED USING APPROVED SEALING METHODS

MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEG. F OR BELOW 55 DEG. F SHALL BE INSULATED TO A MIN OF R-3

HOT WATER PIPING SHALL BE R-3 ON PIPING > 3/4", KITCHEN HOT WATER PIPING, BURIED UNDER SLAB PIPING, PIPING OVER LENGTH: 3/8" > 20', 1/2" > 20', 3/4" > 10'

MIN. 75% OF LAMPS IN PERMANENT LIGHT FIXTURES = HIGH EFFICACY



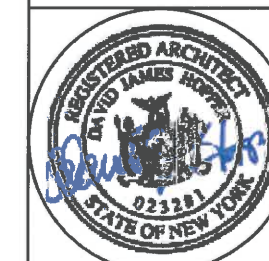
**HOMES BY MALTA DEVELOPMENT**

**3 UNIT TOWNHOUSE BLDG.**

PROPOSED RESIDENCE AT:  
6A, 6B & 6C MACOUN DR.  
HALFMOON, NEW YORK

MALTA DEVELOPMENT CO.

DRAWN BY: JOHN KAZMIERCZAK  
**NORTLSTAR**  
HOME DESIGN, LLC  
518-248-4399



Date: FEBRUARY, 2020

Scale: 3/16" = 1'-0"

Issue #:

**BLDG. SECTIONS**

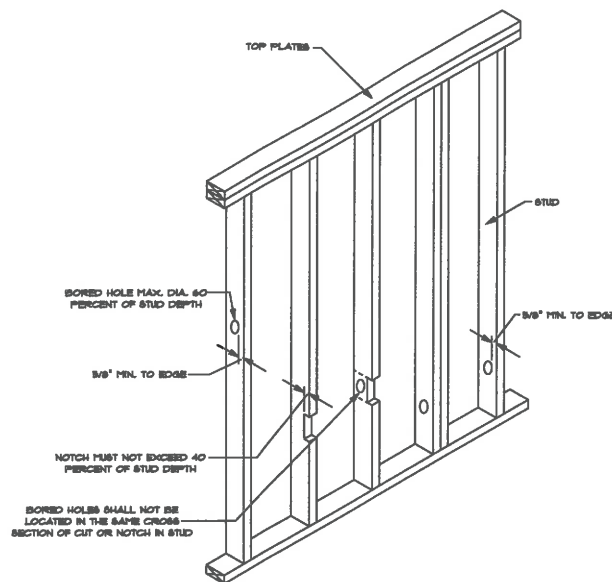
Drawing No.

**7**

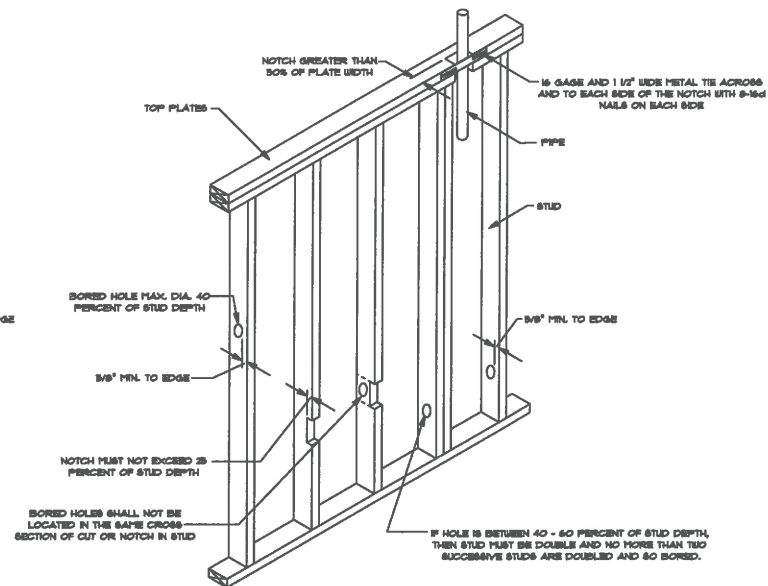


TABLE R402.4.1.1  
AIR BARRIER and INSULATION INSTALLATION

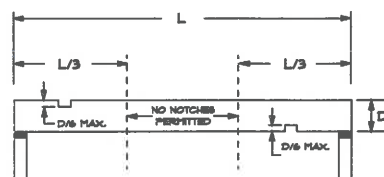
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim Joists shall be insulated.
Floors (including above-garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl Space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided, instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	



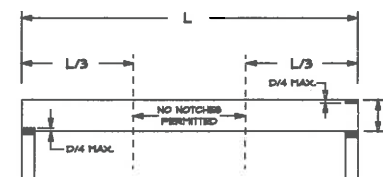
NOTCHING & BORED HOLE LIMITATIONS FOR INTERIOR NON BEARING WALLS



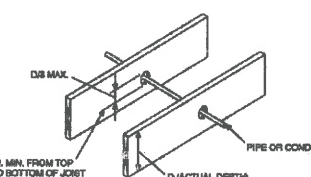
NOTCHING & BORED HOLE LIMITATIONS FOR EXTERIOR WALLS AND BEARING WALLS



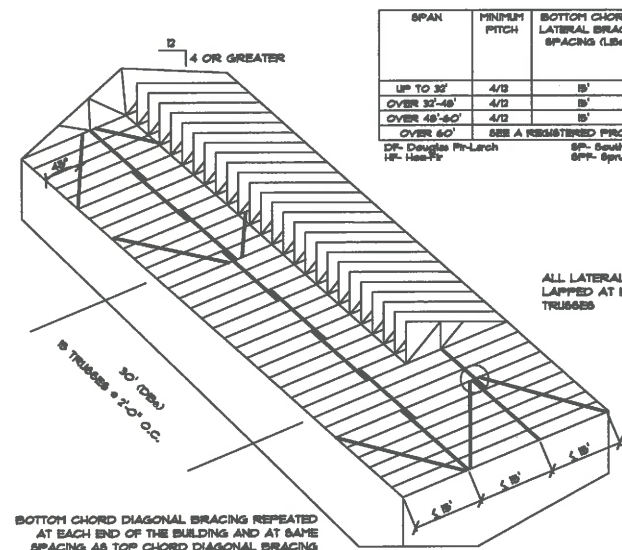
FLOOR JOIST - CENTER CUTS



FLOOR JOIST - END CUTS



FLOOR JOIST - HOLES



PERMANENT BOTTOM CHORD PLANE

SPAN	MINIMUM PITCH	BOTTOM CHORD LATERAL BRACE SPACING (LBS)	BOTTOM CHORD DIAGONAL BRACE SPACING (DB) (# INCHES)
UP TO 30'	4/12	8'	20'
OVER 30'-48'	4/12	8'	10'
OVER 48'-60'	4/12	8'	6'
OVER 60'		SEE A REGISTERED PROFESSIONAL ENGINEER	

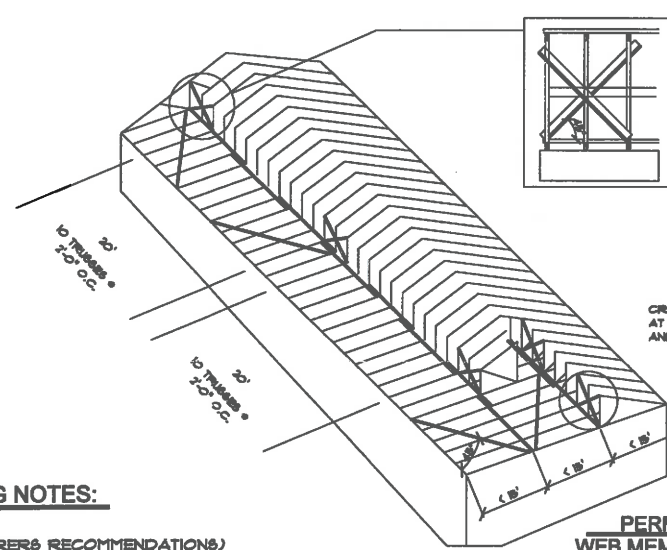
DR: Douglas Pi-Lorch  
RP: Hestry  
SE: Stephen Piro  
SP: Spruce Pine-Fr

**TRUSS BRACING NOTES:**

TEMPORARY:  
(AS PER MANUFACTURER'S RECOMMENDATIONS)

**PERMANENT TOP CHORD PLANE**

ROOF SHEATHING APPLIED WITH STAGGERED JOINTS AND NAILED IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE IS ADEQUATE.



PERMANENT WEB MEMBER PLANE



HOMES BY  
MALTA DEVELOPMENT

3 UNIT TOWNHOUSE BLDG.

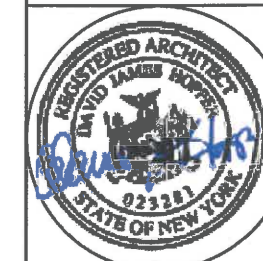
PROPOSED RESIDENCE AT:

6A, 6B & 6C MACOLIN DR.  
HALFMOON, NEW YORK

MALTA DEVELOPMENT CO.

DRAWN BY: JOHN KAZMIERCZAK

**NORTHSTAR**  
HOME DESIGN, LLC  
518-248-4399



Date: FEBRUARY, 2020

Scale: 3/16" = 1'-0"

Issue #:

BLDG. SECTIONS

Drawing No.

8