PROJECT DATA

NAME OF PROJECT:
OWNER / CONTACT:
PROJECT ADDRESS:

OCCUPANCY CATEGORY: R-1
CONSTRUCTION TYPE: V-B (SPRINKLERED)
OCCUPANT LOAD: 8
NO. OF STORIES: 3
PARKING SPACES:
SPRINKLER TYPE: NFPA TYPE 13R
CODE REFERENCE: INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION (EXCLUDING CHAPTER 11 AND SECTION 3411)
INTERNATIONAL BUILDING CODE, 2018 EDITION
INTERNATIONAL FUEL GAS CODE, 2018 EDITION
INTERNATIONAL MECHANICAL CODE, 2018 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION
INTERNATIONAL FIRE CODE, 2018 EDITION
NATIONAL ELECTRIC CODE, NFPA 70, 2017 EDITION

FIRE RESISTANCE RATING REQUIREMENTS

ELEMENT DESCRIPTION	REQUIRED FIRE RATING
PRIMARY STRUCTURAL FRAME	0 HRS PER TABLE 601
INTERIOR NON-BEARING WALLS AND PARTITIONS	0 HRS PER TABLE 601
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0 HRS PER TABLE 601
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0 HRS PER TABLE 601
EXTERIOR AND INTERIOR BEARING WALLS	0 HRS PER TABLE 601
EXTERIOR AND INTERIOR NON-BEARING WALLS	0 HRS PER TABLE 601 AND 602**
FIRE BARRIER WALLS BETWEEN DWELLING UNITS	1 HRS PER SECTION 708

***FIRE SEPARATION DISTANCE TO CENTERLINE OF PSUEDO-PUBLIC WAY IS GREATER THAN 10 FEET*

BUILDING DATA

BUILDING AREAS FOR CODE REVIEW (SQUARE FEET)*

FLOOR	CONDITIONED	DECK	TOTAL
GARAGE LEVEL	869	0	869
FIRST FLOOR LEVEL	1,277	353	1,630
SECOND FLOOR LEVEL	1,277	0	1,277
ATTIC LEVEL	1,021	64	1,085
TOTAL	**4,444**	**417**	**4,861**

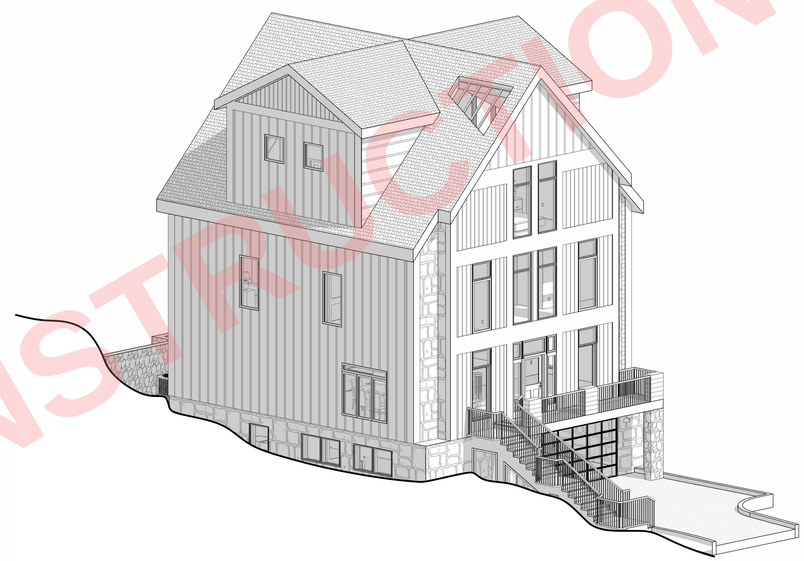
BUILDING HEIGHT

	PROVIDED
NO. OF STORIES	3
HEIGHT	32'-4"

BUILDING AREAS FOR CONSTRUCTION ESTIMATE (SQUARE FEET)*

FLOOR	FOOTPRINT	DECK	TOTAL
GARAGE LEVEL	1,410	0	1,410
FIRST FLOOR LEVEL	1,352	353	1,705
SECOND FLOOR LEVEL	1,352	0	1,352
ATTIC LEVEL	1,096	64	1,160
TOTAL	**5,210**	**417**	**5,627**

**THE BUILDING AREA USED FOR CODE REVIEW IS CALCULATED USING THE INTERIOR DIMENSIONS WHILE THE AREA USED FOR THE CONSTRUCTION ESTIMATE IS CALCULATED USING THE OUTSIDE DIMENSIONS*



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NOT FOR CONSTRUCTION

AXIOM LLC

COVER PAGE

PROJECT NO: 00001

DRAWN BY: MZ

REV	DATE
A	04/24/2026

DRAWING NO: A001

CONSTRUCTION NOTES:

1. INSULATION IN THE EXTERIOR WALLS & CEILING OF ALL HEATED SPACES SHALL BE FIBERGLASS BATT. SIZE AS INDICATED ON DRAWINGS WITH A VAPOR BARRIER ON THE HEATED SIDE. PACK ALL SPACES AROUND WINDOWS AND DOORS WITH INSULATION. ALL INSULATION SHALL BE SIZED, LOCATED AND INSTALLED IN ACCORDANCE WITH THE N.Y.S. ENERGY CODE.
2. INSULATION IN CATHEDRAL CEILINGS SHALL BE AS INDICATED ON DRAWINGS. CARE SHALL BE TAKEN TO MAINTAIN THE FREE PASSAGE OF AIR BETWEEN INSULATION AND ROOF DECK.
3. GLAZING IN DOORS, SHOWER/TUB ENCLOSURES, SHOWER/TUB DOORS & ADJOINING DOORS SHALL BE SO SIZED, CONSTRUCTED, TREATED OR COMBINED WITH OTHER MATERIALS AS TO EFFECTIVELY MINIMIZE THE POSSIBILITY OF INJURY TO PERSONS IN THE EVENT THE GLAZING IS CRACKED OR BROKEN. TEMPERED / SAFETY GLASS SHALL BE USED IN ALL WINDOWS AND DOORS AS PER SECTION R308 GLAZING.
4. ALL WALLS AND CEILING SHALL BE FINISHED WITH 1/2" MIN. GYPSUM WALLBOARD EXCEPT AS INDICATED OTHERWISE ON DRAWINGS. USE WATERPROOF TYPE IN AREAS OF MOISTURE.
5. ALL CLOSETS TO RECEIVE VINYL COATED WIRE SHELVES AND HANG RODS. TYPICAL UNLESS OTHERWISE NOTED.
6. STORM WATER FROM ROOF TO BE DISPOSED OF IN A PROPER MANNER AS REQUIRED BY COUNTY HEALTH DEPARTMENT, LOCAL BUILDING DEPARTMENT AND ALL OTHER AGENCIES HAVING JURISDICTION.
7. ALL GUTTERS TO BE SEAMLESS ALUMINUM WITH BAKED ENAMEL FINISH.
8. FLUE LININGS SHALL BE OF TERRA COTTA, EXTENDING FULL HEIGHT THROUGH THE CHIMNEY CAP (PER SECTION R1001.8, 1001.9, 1001.10, 1001.11 & 1001.12)
9. ALL FIREBOXES SHALL BE LINED WITH FIREBRICKS AS PER SECTION R1003.5 & ASTM C27 OR C1261 & C199 FOR MORTAR.
10. PROVIDE COMBUSTION AIR VENTS AS PER ENERGY CONVERSATION CONSTRUCTION CODE OF NEW YORK STATE.
11. STRUCTURAL STEEL TO BE ASTM A36. DETAILED, FABRICATED AND ERECTED PER AISC.
12. AT ALL FLUSH STEEL BEAM LOCATIONS, POSITION STEEL BEAM WITH SUFFICIENT CLEARANCE BETWEEN TOP AND BOTTOM STEEL AND ADJOINING WOOD FRAMING TO ALLOW FOR WOOD SHRINKAGE.
13. THE ELECTRICAL INSTALLATION SHALL CONFORM TO ALL LAWS AND ORDINANCES OF THE NATIONAL ELECTRIC CODE, THE LONG ISLAND POWER AUTHORITY, LOCAL MUNICIPALITIES AND THE REQUIREMENTS OF THE NEW YORK BOARD FIRE UNDERWRITERS (OR EQUIVALENT AUTHORITY.)
14. AT LEAST ONE SINGLE STATION SMOKE DETECTING ALARM DEVISE INSTALLED IN CONFORMITY WITH SECTION R317 & NFPA 72 SHALL BE PROVIDED ADJACENT TO AND IN ALL SLEEPING SPACES AND ON EACH ADDITIONAL FLOOR LEVEL AND SHALL BE LOCATED ON OR NEAR THE CEILING.
15. ALL PLUMBING FIXTURES SHALL BE INDIVIDUALLY TRAPPED AND VENTED AS REQUIRED BY THE RESIDENTIAL CODE OF NEW YORK STATE. CAST IRON PIPE SHALL CONFORM WITH THE LOCAL CODE REQUIREMENTS WITH THE APPROVED JOINTS, PIPE SUPPORTS AND CLEANOUTS.
16. PLUMBER TO OBTAIN SEPARATE PLUMBING PERMIT.
17. ALL PIPES TO BE INSULATED FROM FREEZING AND CONDENSATION.
18. CONTRACTOR TO VENT ALL EQUIPMENT AS PER MANUFACTURERS SPECIFICATIONS AND BUILDING CODE REQUIREMENTS. ALL OUTLETS TO BE LOCATED AS SUCH AS TO PREVENT GASES/ODORS FROM ENTERING THE BUILDING OR FOULING NEIGHBORING PROPERTIES.
19. CONTRACTOR TO PROVIDE FINAL SITE GRADE IN ACCORDANCE WITH STATE AND LOCAL BUILDING CODES. SITE SHALL BE GRADED TO DIVERT WATER AWAY FROM STRUCTURE.
20. CONTRACTOR TO PROVIDE NECESSARY SMOKE/FIRE/HEAT/CO2 DETECTORS AS INDICATED ON THE PLANS AND AS REQUIRED BY STATE AND LOCAL CODES.
21. ALL EXTERIOR WINDOWS TO BE ANDERSON BRAND OR EQUIVALENT, INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
22. ALL STEEL INDICATED ON PLANS SHALL BE A36 COATED WITH ONE SHOP COAT OF RUST INHIBITING PAINT.

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE NEW YORK STATE, LOCAL AND ALL APPLICABLE CODES.
2. IT IS THE INTENTION OF THESE DRAWINGS TO PROVIDE FOR THE CONSTRUCTION OF A RESIDENCE INCLUDING EVERY ITEM AS SHOWN OR REASONABLY IMPLIED OR REQUIRED TO COMPLETE ALL WORK.
3. THE DRAWING AND NOTES ARE INTENDED TO BE COMPLETE. SHOULD ANYTHING BE OMITTED FROM THE DRAWINGS NECESSARY TO THE PROPER CONSTRUCTION OF THE WORK, HEREIN DESCRIBED, IT SHALL BE THE DUTY OF THE CONTRACTOR TO MORTIFY THE ARCHITECT.
4. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
5. ONLY DRAWINGS APPROVED BY THE LOCAL MUNICIPALITY IS TO BE USED FOR CONSTRUCTION PURPOSES.
6. ANY DISCREPANCIES IN THE PLANS, SPECIFICATIONS, DIMENSIONS, SIZING ETC. SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
7. NO PLANS OR DRAWINGS ARE TO BE SCALED. ONLY FIGURED DIMENSIONS ARE TO BE USED.
8. LICENSED ELECTRICIAN TO BE USED FOR ALL ELECTRICAL WORK.
9. LICENSED PLUMBER TO BE USED FOR ALL PLUMBING WORK.
10. CONTRACTOR TO VERIFY WITH OWNER AND UTILITY PROVIDERS THE LOCATIONS OF ANY UNDERGROUND UTILITIES, TANKS, PIPES OR LINES AND PROVIDE ADEQUATE PROTECTION AS NECESSARY.
11. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY INSPECTIONS TO OBTAIN CERTIFICATES OF OCCUPANCY/COMPLETION.
12. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND FOR COORDINATING ALL TRADES TO COMPLETE WORK.
13. CONTRACTOR IS RESPONSIBLE TO LEAVE THE SITE AND SURROUNDING AREAS BROOM SWEPT CLEAN AT THE END OF EACH WORK DAY AND PREVENT THE ACCUMULATION OF WASTE AND DEBRIS ON THE CONSTRUCTION SITE.
14. CONTRACTOR IS RESPONSIBLE TO ERECT AND MAINTAIN REASONABLE SAFE GUARDS AND PROTECTION OF THE SITE. THIS WILL INCLUDE FENCING, DANGER SIGNS AND OTHER WARNINGS.
15. THE ARCHITECTS CERTIFICATION OF THE PLANS AND LIABILITY WITH THE WORK IS LIMITED TO THE PLANS CONFORMITY TO THE NEW YORK STATE UNIFORM FIRE AND PREVENTION AND BUILDING CODE.
16. CONTRACTOR IS RESPONSIBLE FOR ALL FABRICATED MATERIALS FOR ACCURACY, FIT AND INSTALLATION.
17. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ACCEPTANCE FOR ALL FABRICATIONS AND FABRICATED MATERIALS.
18. CONTRACTOR TO COORDINATE WITH SIMPSON STRONG-TIE COMPANY, INC 1-800-999-5099 TO PROVIDE ALL CONSTRUCTION CONNECTORS, HANGERS AND BRACING AS REQUIRED FOR WIND RESISTANCE CONNECTIONS TO PROVIDE CONTINUOUS LOAD PATH FROM THE ROOF TO THE FOUNDATION.

R310.2.1 MINIMUM OPENING AREA

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).

R310.2.2 WINDOW SILL HEIGHT

WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

SMOKE & HEAT DETECTORS:

PROVIDE SMOKE DETECTORS, HARDWIRED W/ BATTERY BACK-UP & INTERCONNECTED IN:

1. ALL SLEEPING ROOMS
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENT & MECHANICAL ROOM.

AS PER SECTION R314 NYS RESIDENTIAL BLDG. CODE

SMOKE ALARMS AND HEAT DETECTION SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. AS PER SECTION R314.6 NYS RESIDENTIAL BLDG. CODE

CARBON MONOXIDE DETECTORS:

PROVIDE CARBON MONOXIDE DETECTORS OUTSIDE SLEEPING ROOMS & HABITABLE BASEMENT SPACES, MECHANICAL ROOM & ONE PER LANDING OF EACH STAIRWELL AS PER SECTION R315 NYS RESIDENTIAL BLDG. CODE

EXCAVATION NOTE:

GC. TO CALL 1(800)272-4480/811 PRIOR TO ANY EXCAVATION, TO RECEIVE A LIST OF ALL UNDERGROUND UTILITIES AND OBTAIN WRITTEN CLEARANCE AND INDICATION FROM EACH OF THE PRESENT UTILITIES AT THE SITE

PERMITS REQUIRED:

ALL SPECIALTY WORK, SUCH AS PLUMBING , ELECTRICAL, MECHANICAL-HVAC & FIRE SPRINKLERS TO BE PERFORMED BY LICENSED CONTRACTORS AND OBTAIN REQUIRED PERMITS AS REQUIRED

CODE COMPLIANCE:

TO THE BEST OF THE KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE 2025 NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE COORDINATE ALL INSPECTIONS WITH THE LOCAL BUILDING DEPARTMENT

ENERGY CODE:

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, SUCH PLANS OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE CURRENT NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE AND ALL SUPPLEMENTS

NOT FOR CONSTRUCTION

AXIOM LLC

NOTES

PROJECT NO:
00001

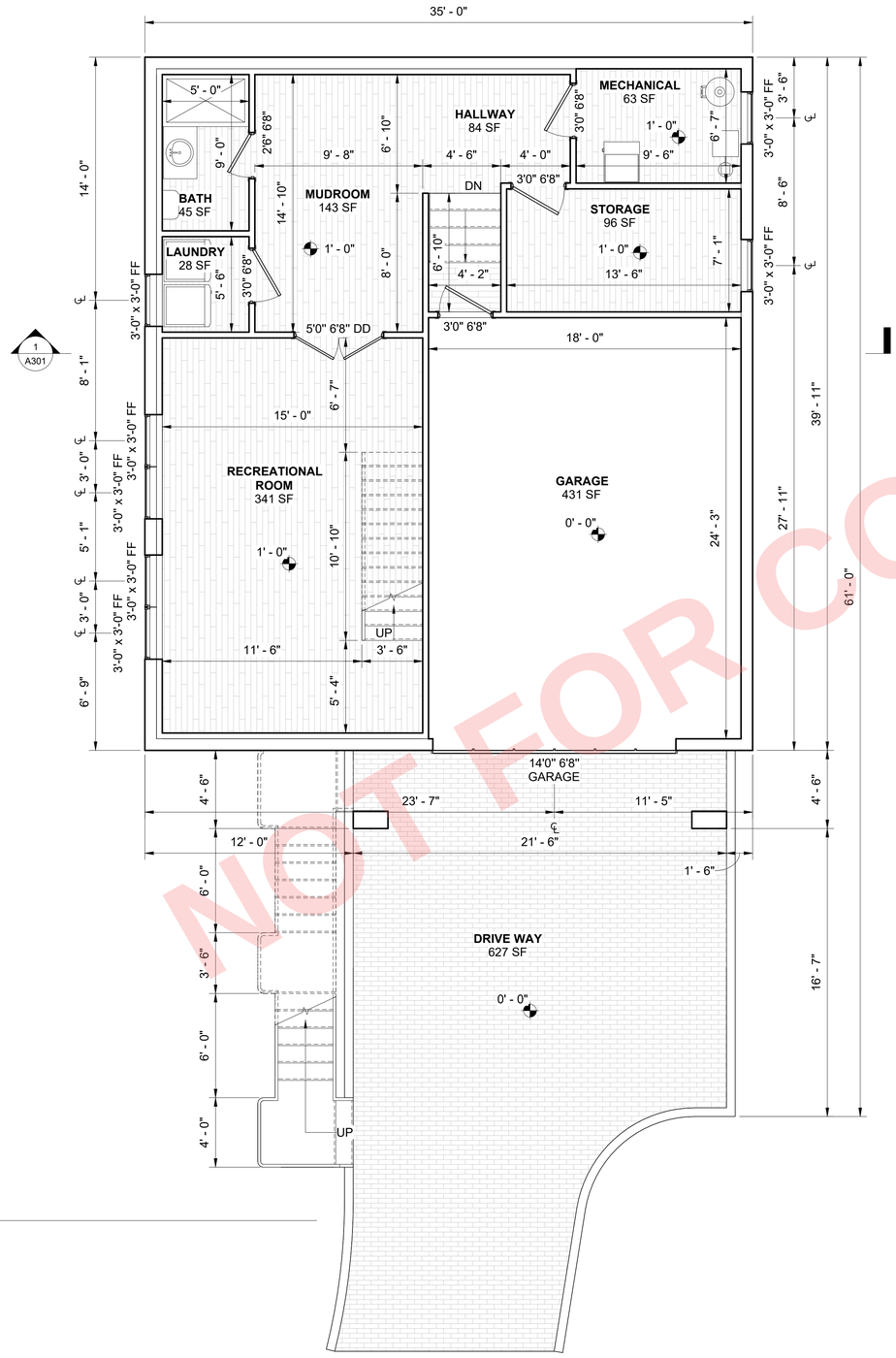
DRAWN BY:
MZ

REV	DATE

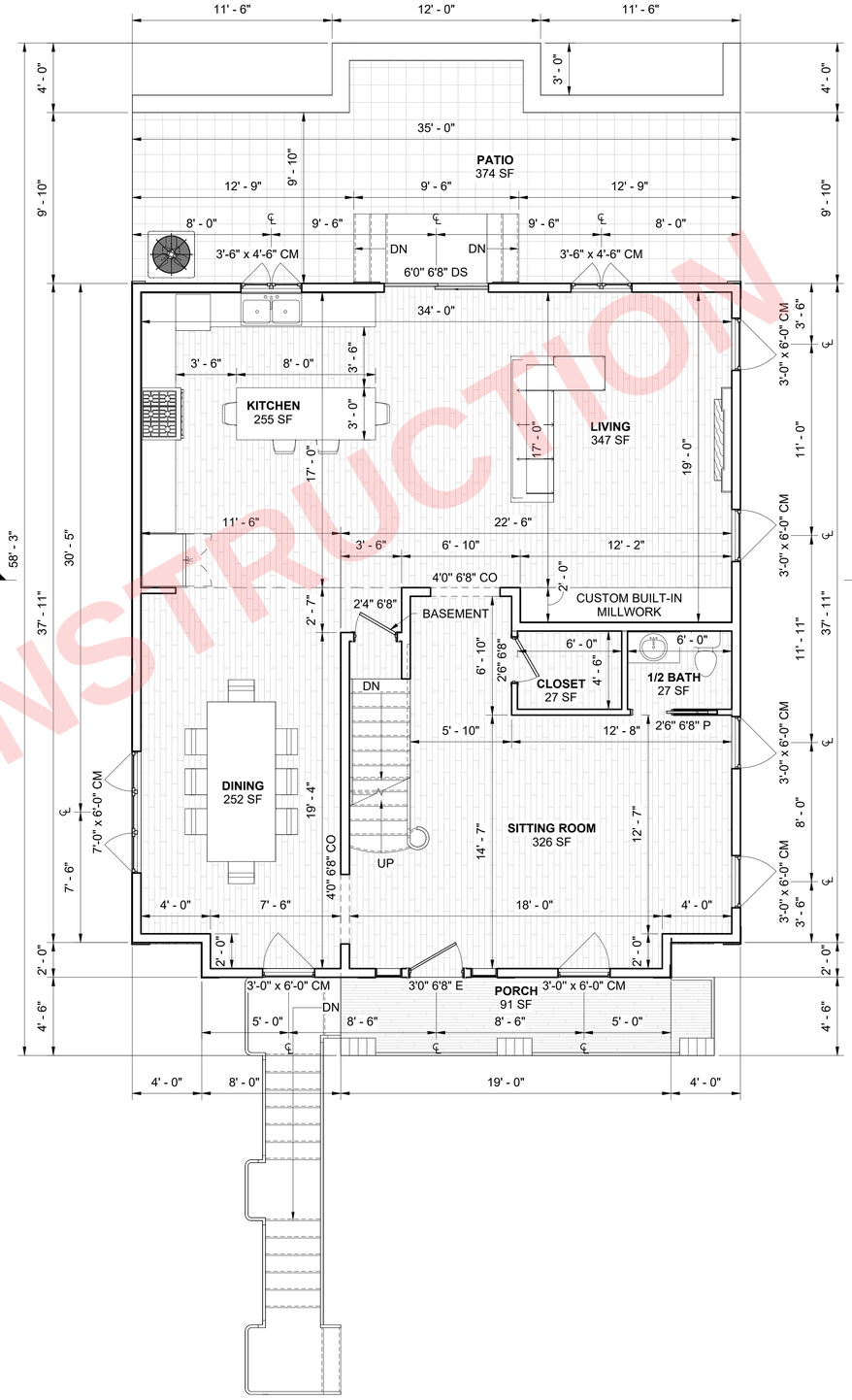
DRAWING NO:
A002

R310.2.1 MINIMUM OPENING AREA

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).



1 A101 GARAGE LEVEL
1/4" = 1'-0"



2 A101 FIRST FLOOR
1/4" = 1'-0"

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AXIOM LLC

GARAGE / FIRST FLOOR PLAN

PROJECT NO:
00001

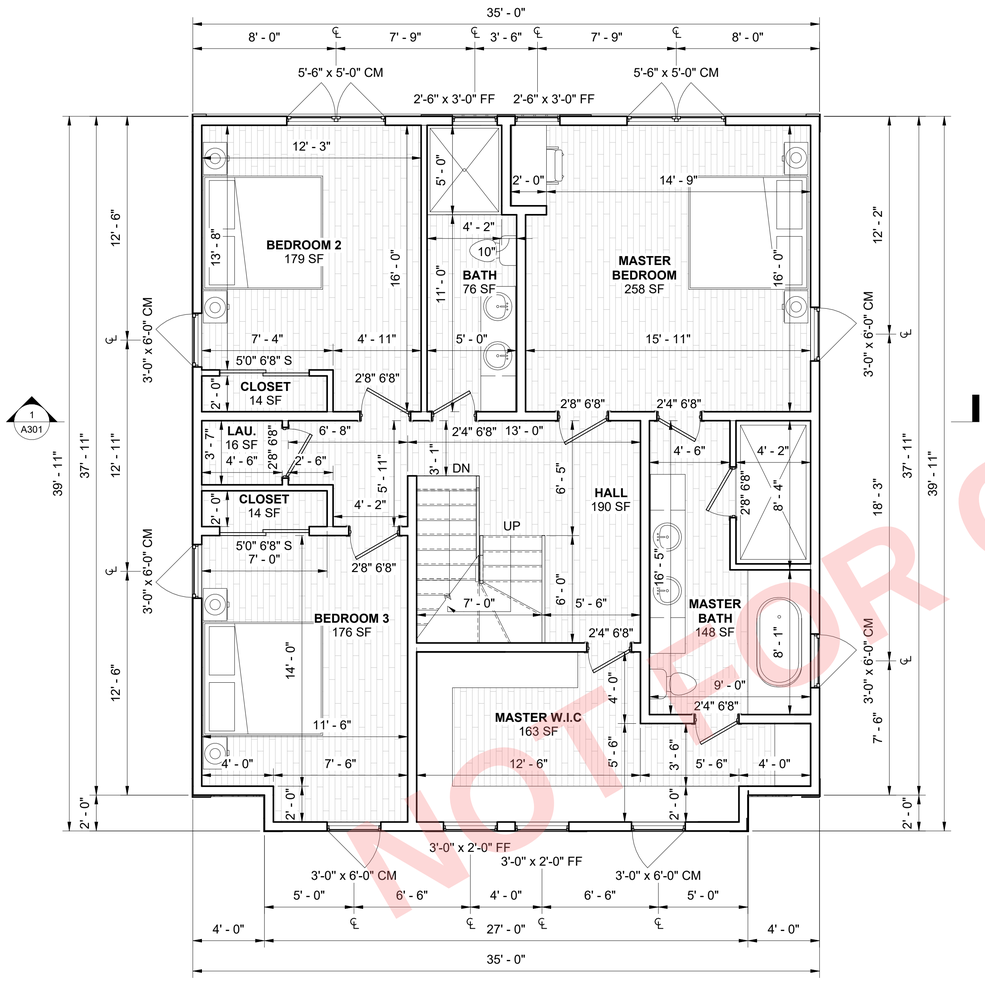
DRAWN BY:
MZ

REV	DATE

DRAWING NO:
A101

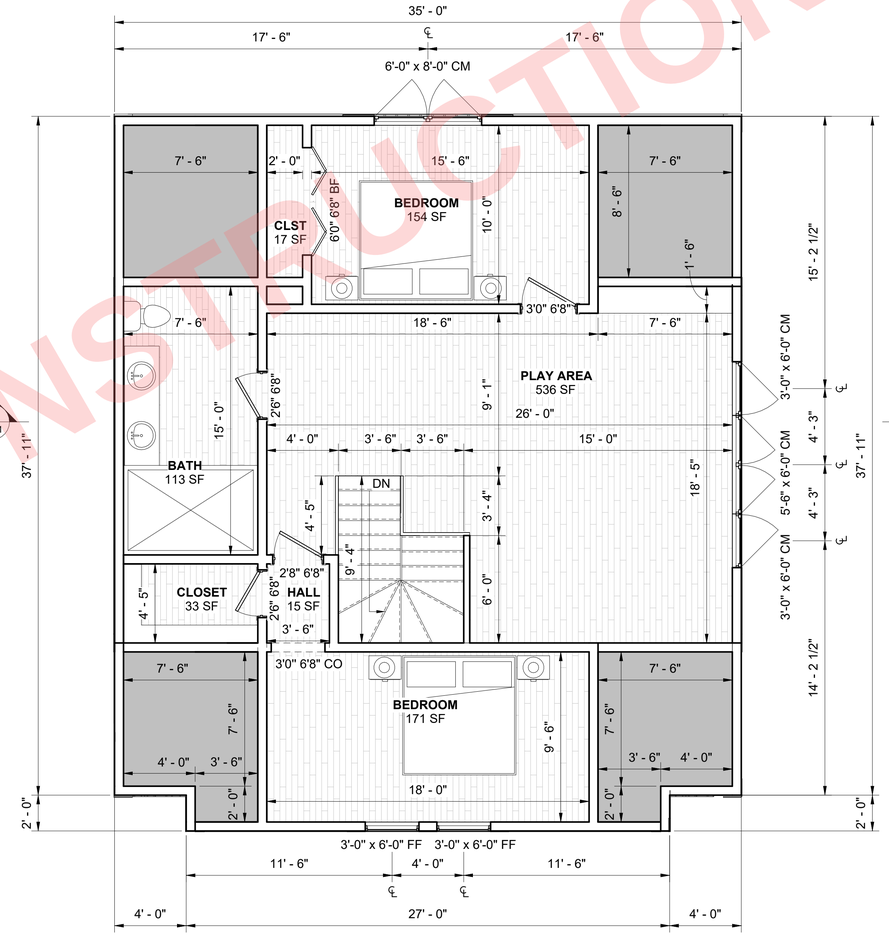
R310.2.1 MINIMUM OPENING AREA

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).



1 A301

1 A102 SECOND FLOOR
1/4" = 1'-0"



1 A301

2 A102 ATTIC/THIRD FLOOR
1/4" = 1'-0"

NOT FOR CONSTRUCTION

AXIOM LLC

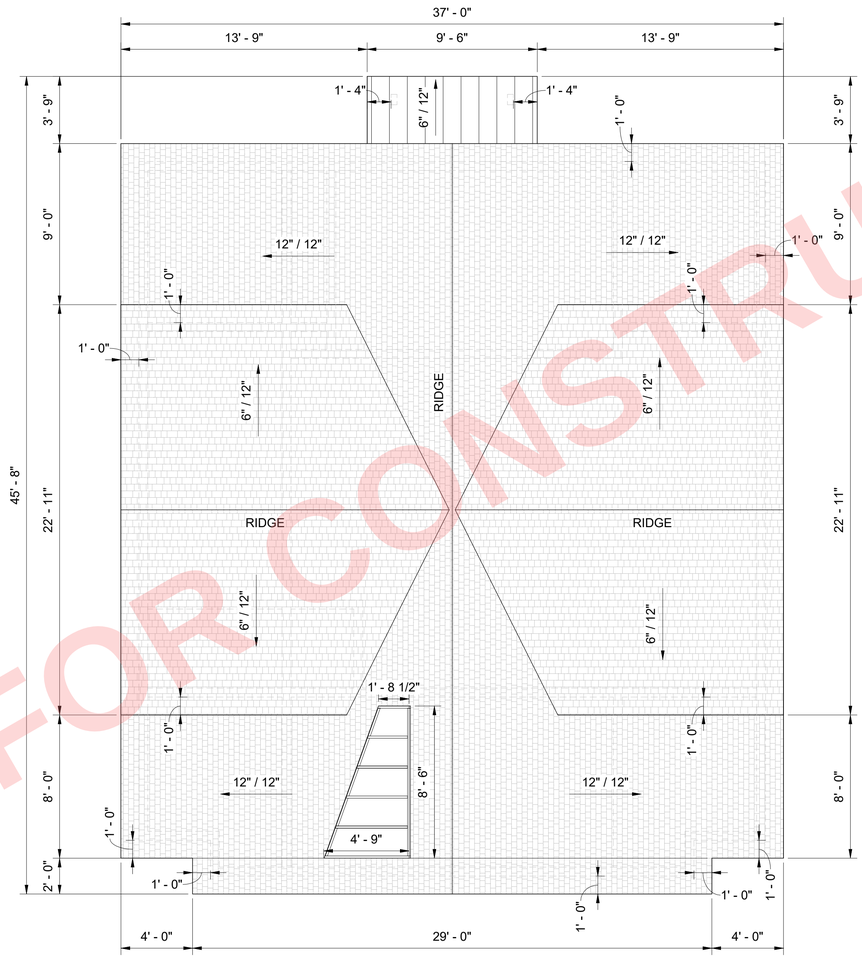
SECOND/THIRD FLOOR PLAN

PROJECT NO:
00001

DRAWN BY:
MZ

REV	DATE

DRAWING NO:
A102



1 / A103 ATTIC / ROOF
1/4" = 1'-0"

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AXIOM LLC

ROOF PLAN

PROJECT NO:
00001

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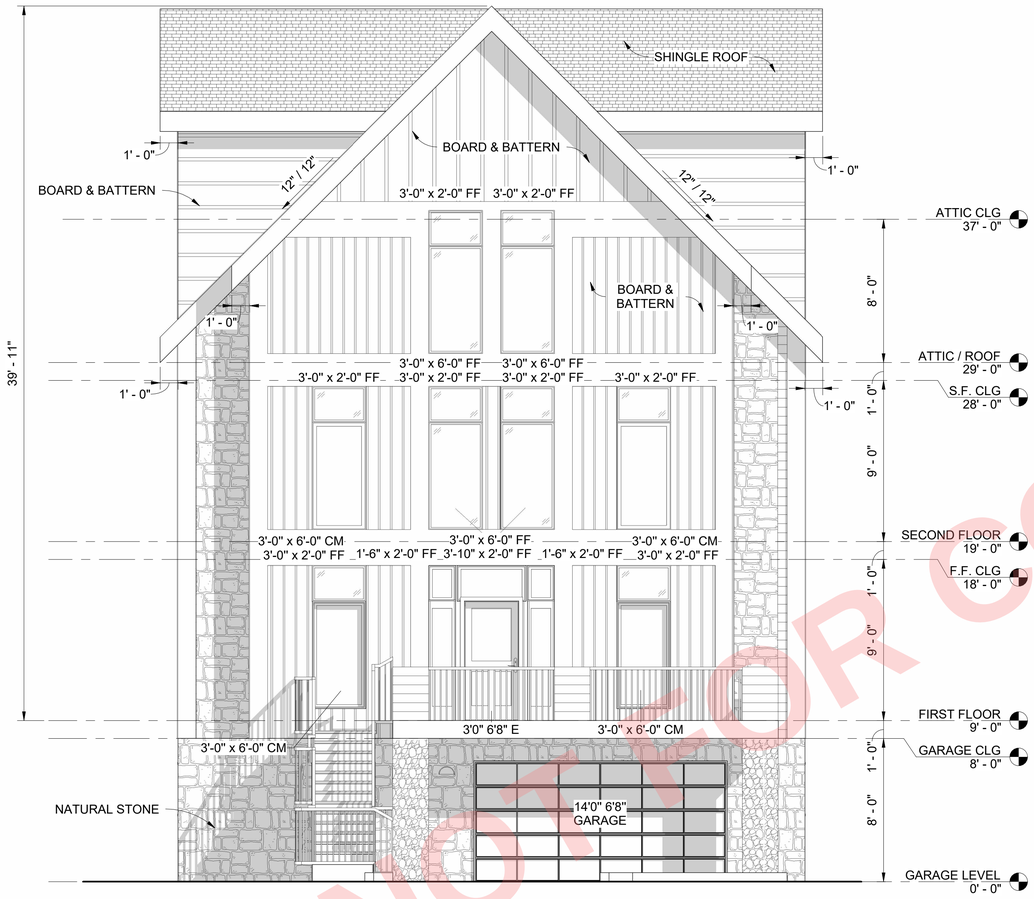
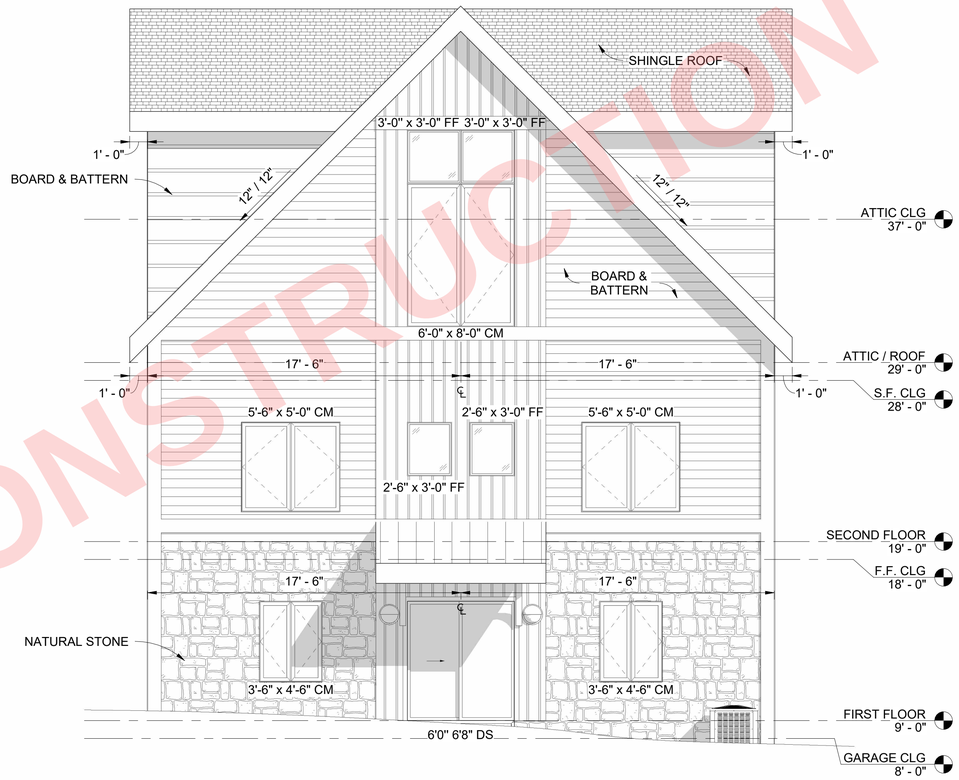
MZ

REV	DATE

DRAWING NO:
A103



1 A201 FRONT ELEVATION
1/4" = 1'-0"



2 A201 REAR ELEVATION
1/4" = 1'-0"

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AXIOM LLC

FRONT / REAR ELEVATION

PROJECT NO:
00001

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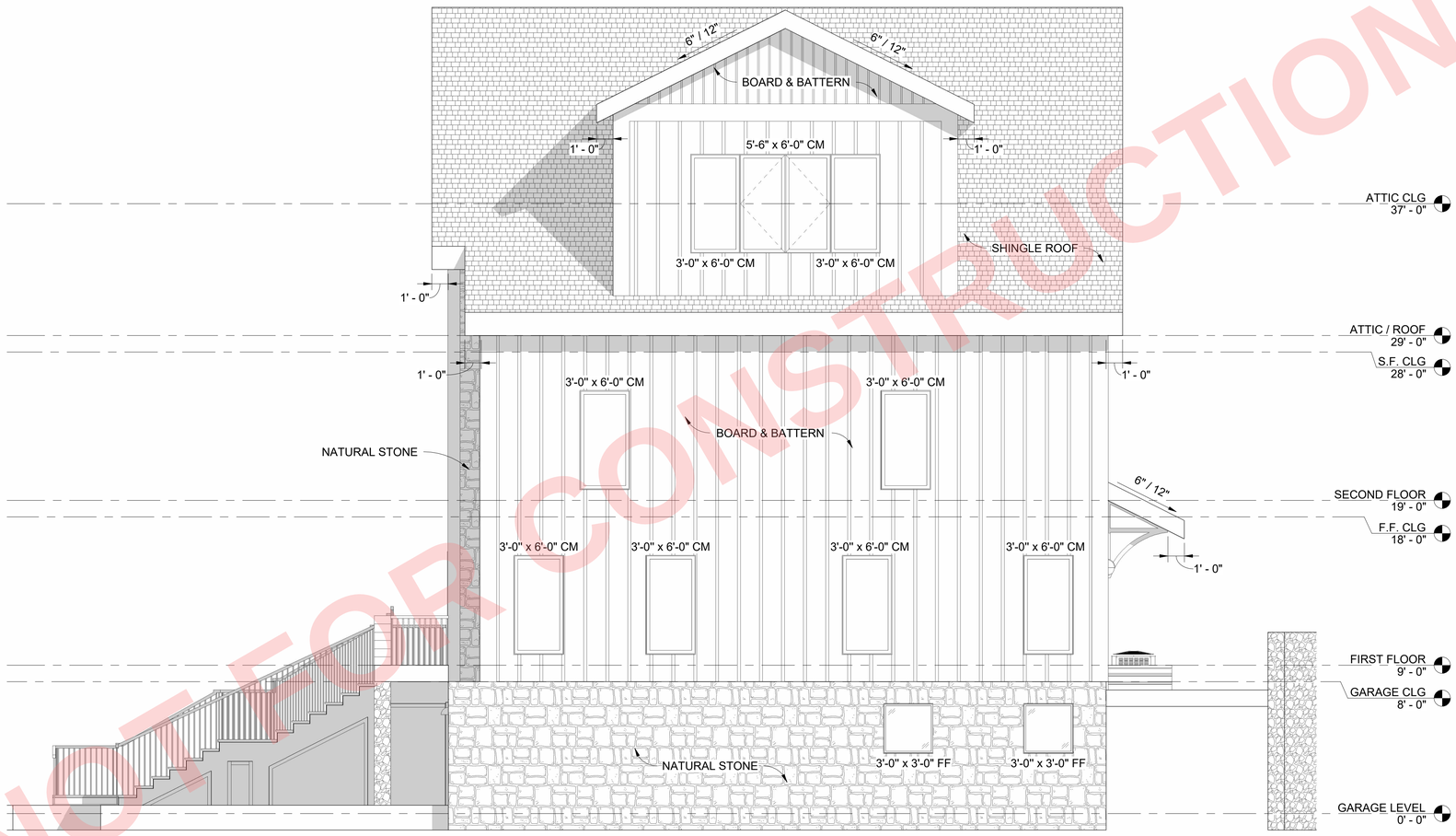
MZ

REV	DATE

DRAWING NO:
A201



1 A202 RIGHT ELEVATION
1/4" = 1'-0"

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AXIOM LLC

RIGHT ELEVATION

PROJECT NO:
00001

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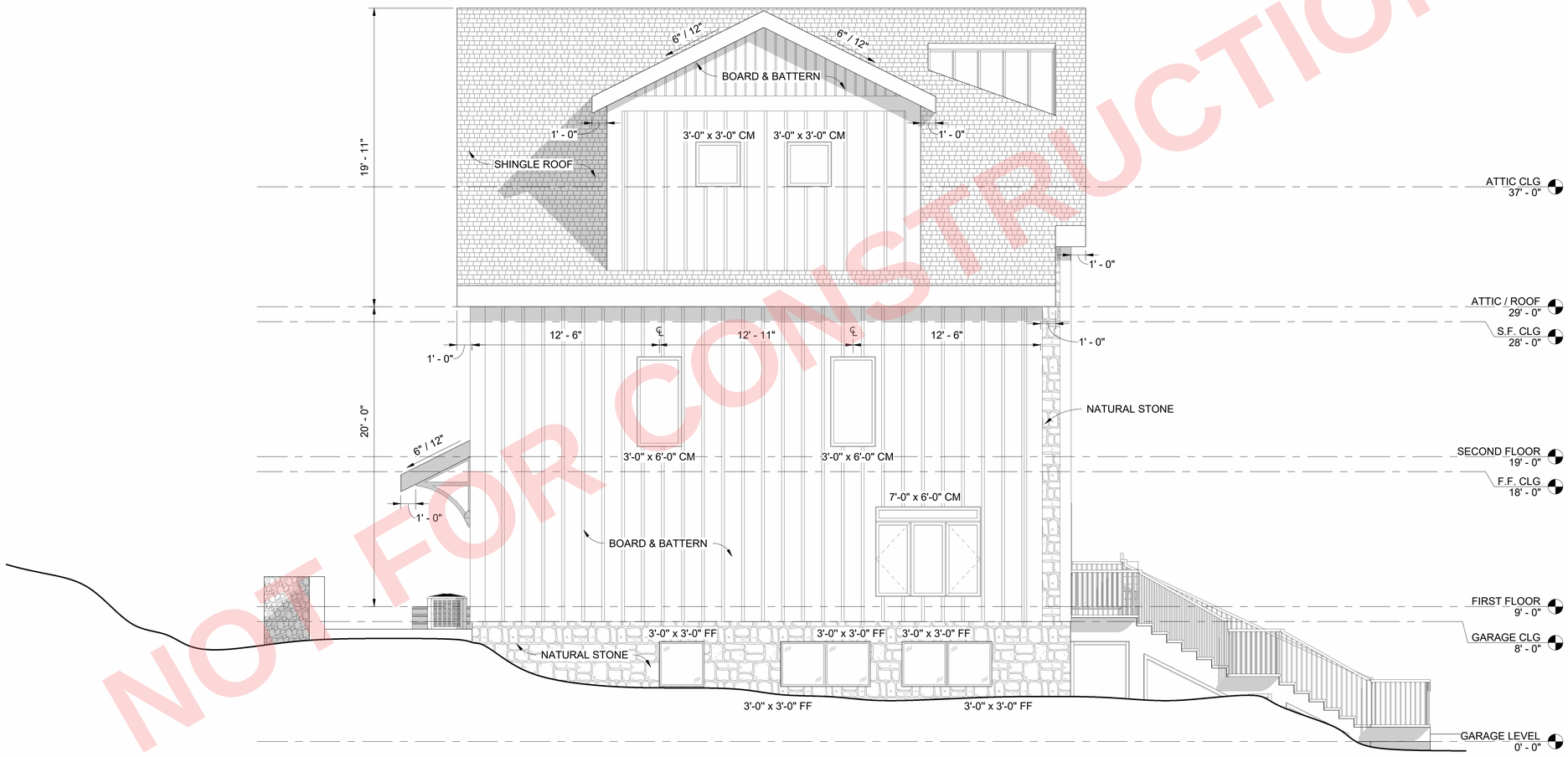
MZ

REV	DATE

DRAWING NO:
A202



NOT FOR CONSTRUCTION

1 / A203 LEFT ELEVATION
1/4" = 1'-0"

AXIOM LLC

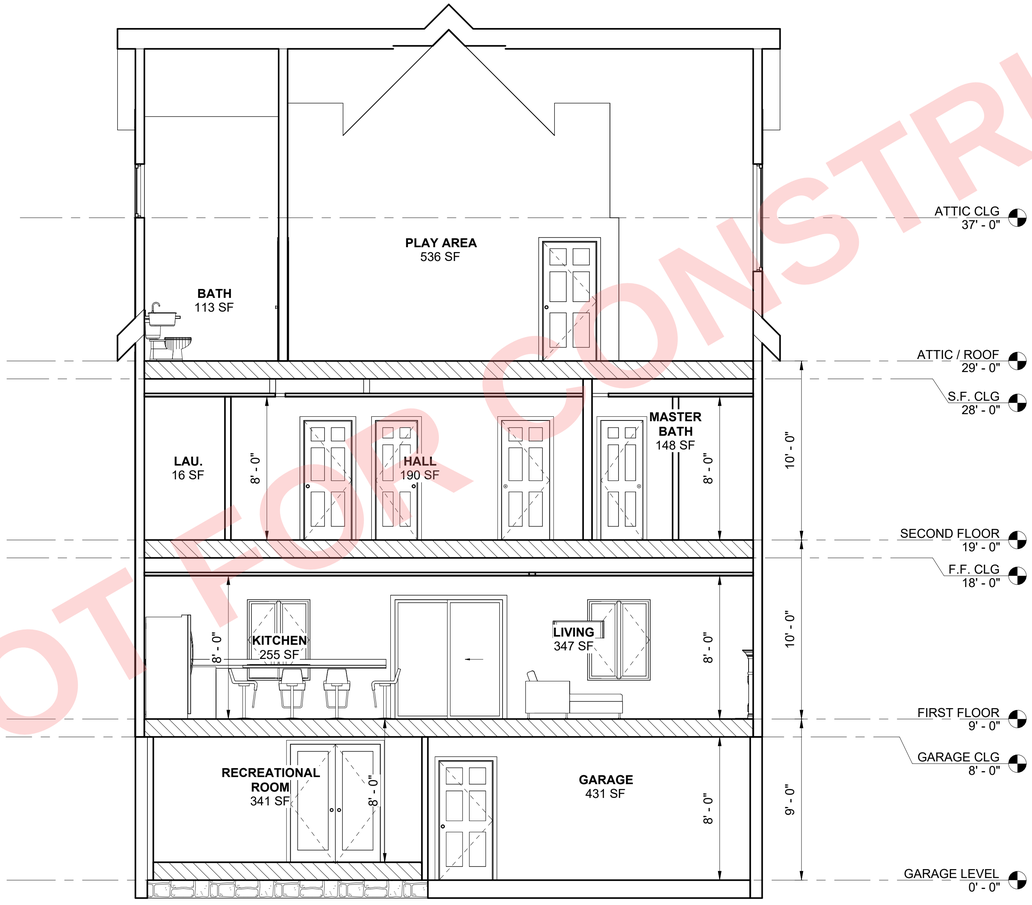
LEFT ELEVATION

PROJECT NO:
00001

DRAWN BY:
MZ

REV	DATE

DRAWING NO:
A203



1 A301 Section 1
1/4" = 1'-0"

NOT FOR CONSTRUCTION

AXIOM LLC

SECTION

PROJECT NO:
00001

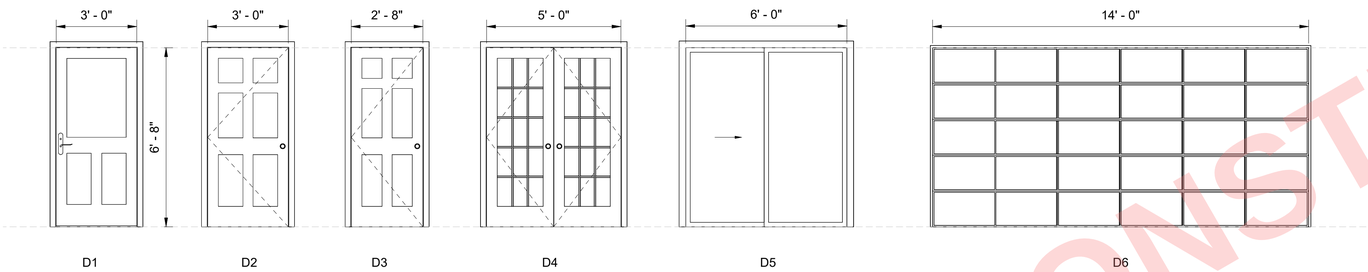
DRAWN BY:
AUTHOR

REV	DATE

DRAWING NO:
A301

DOOR SCHEDULE

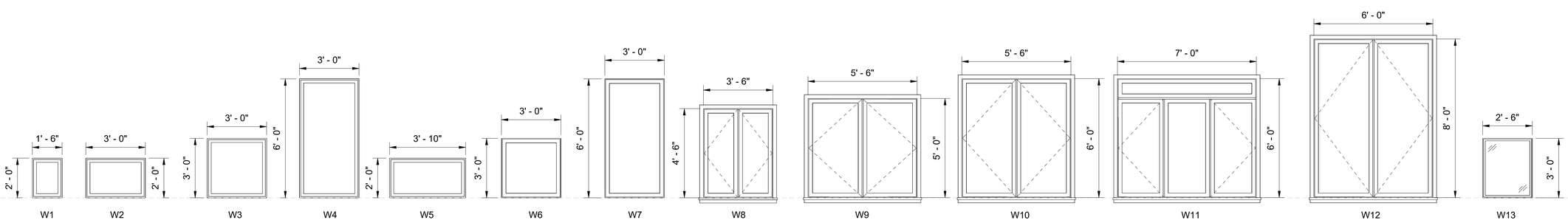
Type Mark	TYPE	COUNT	WIDTH	HEIGHT	DESCRIPTION
D1	3'0" 6'8" E	1	3' - 0"	6' - 8"	
D2	3'0" 6'8"	3	3' - 0"	6' - 8"	
D3	2'8" 6'8"	2	2' - 8"	6' - 8"	
D4	5'0" 6'8" DD	1	5' - 0"	6' - 8"	
D5	6'0" 6'8" DS	1	6' - 0"	6' - 8"	
D6	14'0" 6'8" GARAGE	1	14' - 0"	6' - 8"	



DOOR LEGEND
3/8" = 1'-0"

WINDOW SCHEDULE

TYPE MARK	TYPE	COUNT	WIDTH	HEIGHT	Sill Height	Head Height	DESCRIPTION
W1	1'-6" x 2'-0" FF	2	1' - 6"	2' - 0"	6' - 8"	8' - 8"	
W2	3'-0" x 2'-0" FF	8	3' - 0"	2' - 0"	<varies>	<varies>	
W3	3'-0" x 3'-0" FF	9	3' - 0"	3' - 0"	<varies>	<varies>	
W4	3'-0" x 6'-0" FF	4	3' - 0"	6' - 0"	<varies>	<varies>	
W5	3'-10" x 2'-0" FF	1	3' - 10"	2' - 0"	6' - 8"	8' - 8"	
W6	3'-0" x 3'-0" CM	2	3' - 0"	3' - 0"	8' - 0"	11' - 0"	
W7	3'-0" x 6'-0" CM	14	3' - 0"	6' - 0"	<varies>	<varies>	
W8	3'-6" x 4'-6" CM	2	3' - 6"	4' - 6"	2' - 2"	6' - 8"	
W9	5'-6" x 5'-0" CM	2	5' - 6"	5' - 0"	1' - 8"	6' - 8"	
W10	5'-6" x 6'-0" CM	1	5' - 6"	6' - 0"	5' - 0"	11' - 0"	
W11	7'-0" x 6'-0" CM	1	7' - 0"	6' - 0"	0' - 8"	6' - 8"	
W12	6'-0" x 8'-0" CM	1	6' - 0"	8' - 0"	2' - 0"	10' - 0"	
W13	2'-6" x 3'-0" FF	2	2' - 6"	3' - 0"	3' - 8"	6' - 8"	



WINDOW LEGEND
3/8" = 1'-0"

NOT FOR CONSTRUCTION

AXIOM LLC

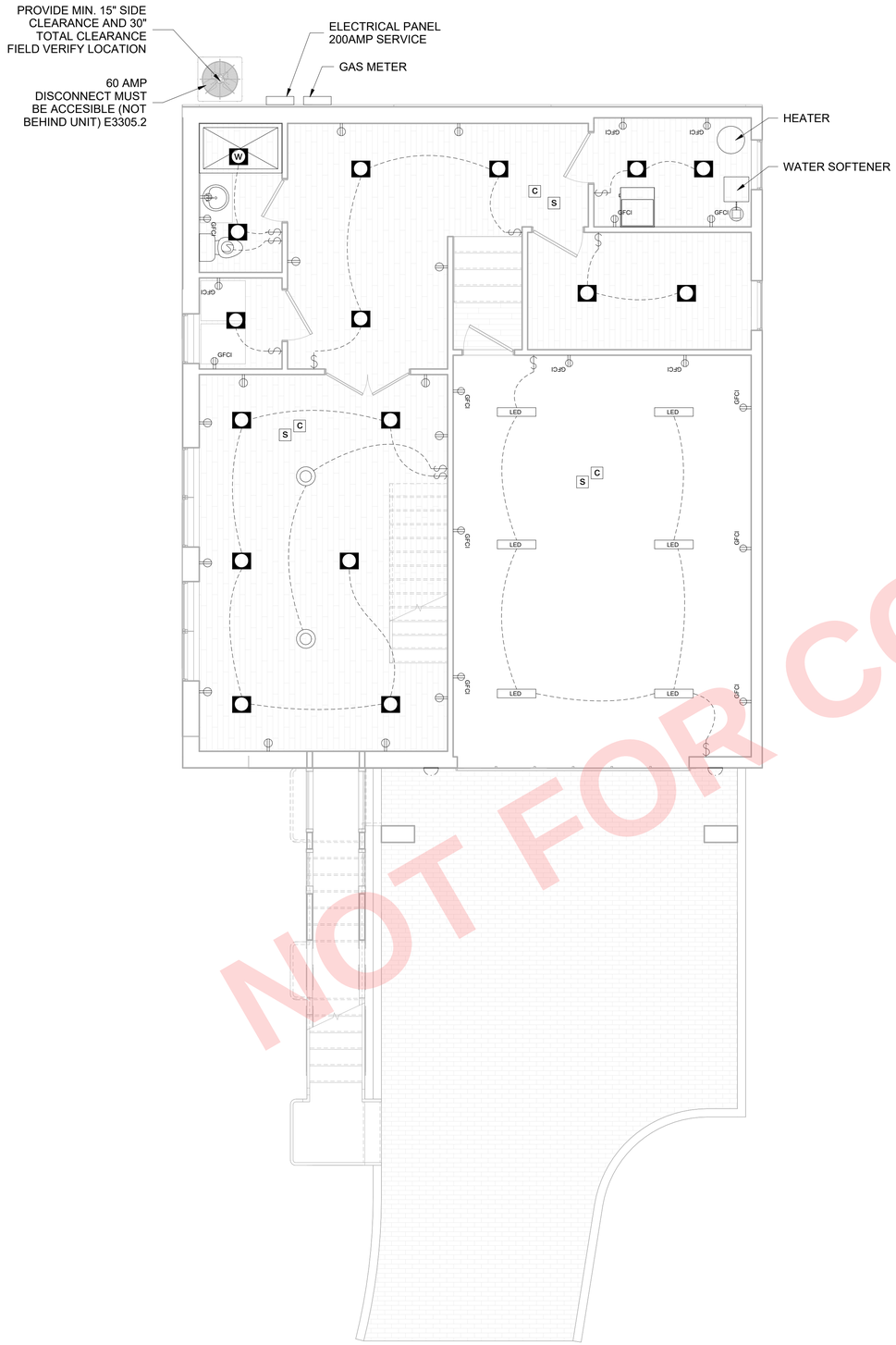
DOOR / WINDOW SCHEDULE

PROJECT NO:
00001

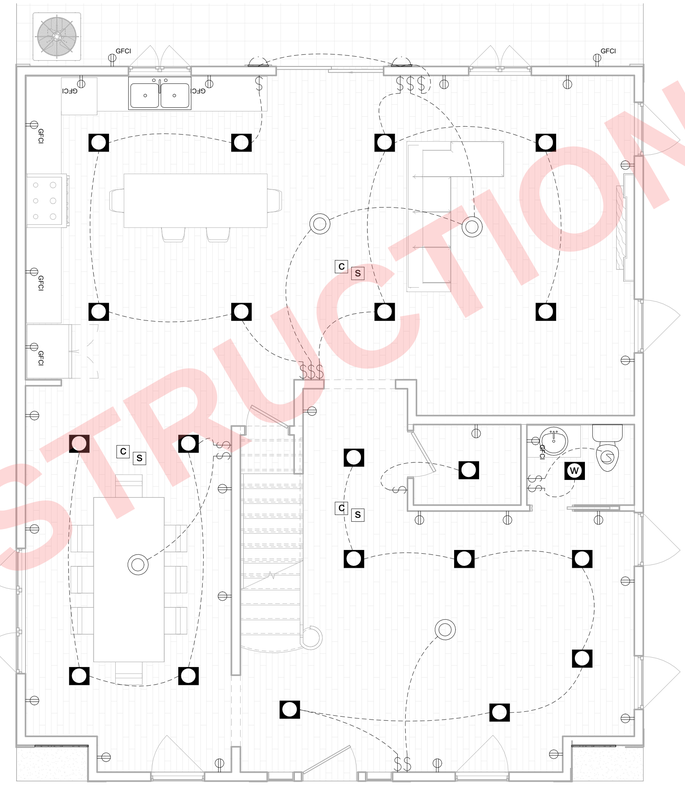
DRAWN BY:
MZ

REV	DATE

DRAWING NO:
A401



1 E101 GARAGE LEVEL ELEC
1/4" = 1'-0"



2 E101 FIRST FLOOR ELEC.
1/4" = 1'-0"

NOT FOR CONSTRUCTION

SMOKE & HEAT DETECTORS:

PROVIDE SMOKE DETECTORS, HARDWIRED W/ BATTERY BACK-UP & INTERCONNECTED IN:

1. ALL SLEEPING ROOMS
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENT & MECHANICAL ROOM.

AS PER SECTION R314 NYS RESIDENTIAL BLDG. CODE

SMOKE ALARMS AND HEAT DETECTION SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. AS PER SECTION R314.6 NYS RESIDENTIAL BLDG. CODE

CARBON MONOXIDE DETECTORS:

PROVIDE CARBON MONOXIDE DETECTORS OUTSIDE SLEEPING ROOMS & HABITABLE BASEMENT SPACES, MECHANICAL ROOM & ONE PER LANDING OF EACH STAIRWELL AS PER SECTION R315 NYS RESIDENTIAL BLDG. CODE

AXIOM LLC

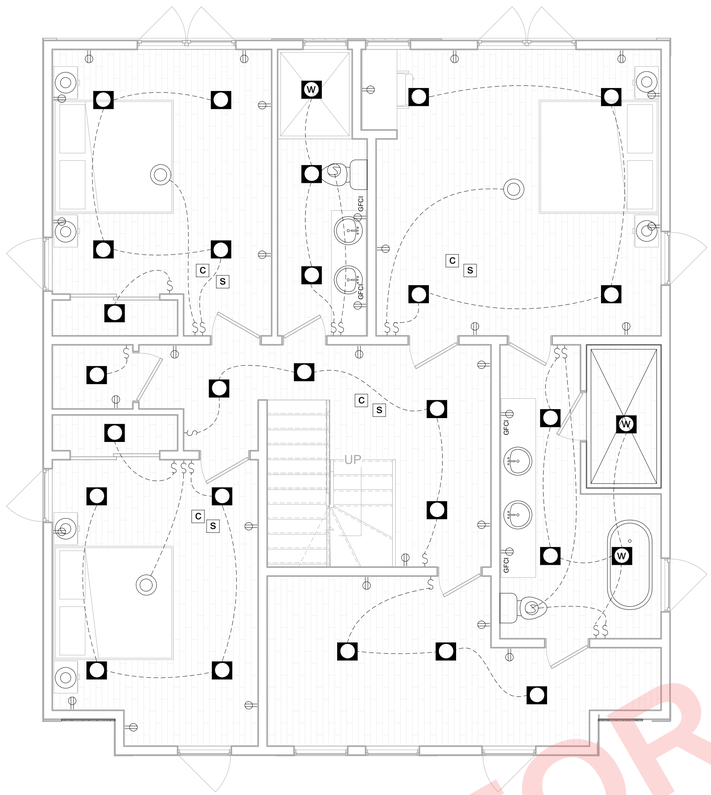
GARAGE / FIRST FLOOR
ELECTRICAL PLAN

PROJECT NO:
00001

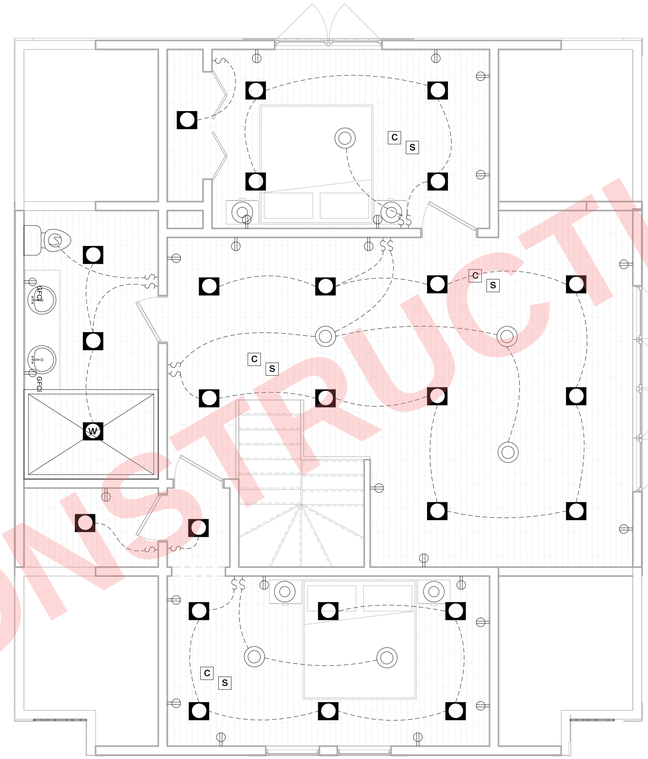
DRAWN BY:
MZ

REV	DATE

DRAWING NO:
E101



1 E102 SECOND FLOOR ELEC.
1/4" = 1'-0"



2 E102 ATTIC/THIRD FLOOR
1/4" = 1'-0"

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AXIOM LLC

SECOND/THIRD FLOOR
ELECTRICAL PLAN

PROJECT NO:
00001

DRAWN BY:
MZ

REV	DATE

DRAWING NO:
E102

GENERAL PLUMBING NOTES:

(ONE-FAMILY DWELLING – 3 STORY – NYC)

1. ALL PLUMBING WORK SHALL COMPLY WITH THE 2022 NEW YORK CITY PLUMBING CODE, NYC BUILDING CODE, AND ALL APPLICABLE NYC DEPARTMENT OF BUILDINGS (DOB) AND NYC DEP REGULATIONS.

2. ALL PLUMBING WORK SHALL BE PERFORMED BY A NYC LICENSED MASTER PLUMBER (LMP).

3. SANITARY DRAINAGE SHALL DISCHARGE TO THE EXISTING NYC PUBLIC SEWER UNLESS OTHERWISE NOTED. VERIFY INVERT ELEVATIONS AND POINT OF CONNECTION PRIOR TO CONSTRUCTION.

4. MINIMUM SLOPE OF HORIZONTAL SANITARY PIPING SHALL COMPLY WITH NYC PC §704:
   - 1/4" PER FOOT FOR 2-1/2" PIPE AND SMALLER
   - 1/8" PER FOOT FOR 3" PIPE AND LARGER

5. ALL FIXTURES SHALL BE INDIVIDUALLY TRAPPED AND VENTED IN ACCORDANCE WITH NYC PC CHAPTERS 9 AND 10.

6. VENT PIPING SHALL EXTEND THROUGH THE ROOF AND TERMINATE MINIMUM 12 INCHES ABOVE ROOF SURFACE AND MAINTAIN REQUIRED CLEARANCES FROM OPERABLE WINDOWS AND AIR INTAKES.

7. CLEANOUTS SHALL BE INSTALLED:
   - AT THE BASE OF EACH SOIL OR WASTE STACK
   - AT EVERY HORIZONTAL CHANGE OF DIRECTION EXCEEDING 45 DEGREES
   - AT INTERVALS REQUIRED BY NYC PC §708

8. PROVIDE ACCESSIBLE SHUTOFF VALVES AT EACH PLUMBING FIXTURE AND AT THE MAIN WATER SERVICE ENTRANCE.

9. WATER SERVICE SHALL INCLUDE A DEP-APPROVED BACKFLOW PREVENTION DEVICE WHERE REQUIRED.

10. WATER HEATER SHALL COMPLY WITH NYC PC CHAPTER 5 AND SHALL INCLUDE:

11. PROVIDE WATER HAMMER ARRESTORS AT QUICK-CLOSING VALVES (DISHWASHER, WASHING MACHINE, ETC.).

12. GARAGE FLOOR DRAINS, IF PROVIDED, SHALL COMPLY WITH NYC REGULATIONS AND DEP REQUIREMENTS. OIL SEPARATORS SHALL BE PROVIDED WHERE REQUIRED.

13. ALL PIPING INSTALLED BELOW SLAB-ON-GRADE SHALL BE PROPERLY BEDDED, SUPPORTED, PRESSURE TESTED, AND INSPECTED PRIOR TO SLAB PLACEMENT.

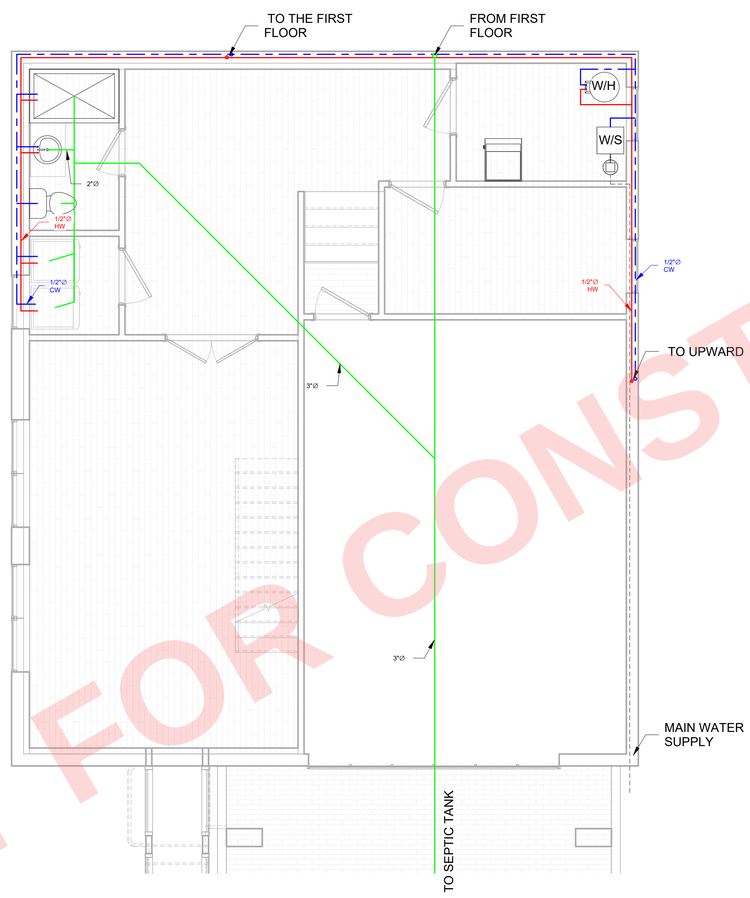
14. ALL PENETRATIONS THROUGH FIRE-RATED FLOOR ASSEMBLIES BETWEEN STORIES SHALL BE PROPERLY FIRE-STOPPED IN ACCORDANCE WITH NYC BUILDING CODE CHAPTER 7.

15. PLUMBING SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH NYC PC §312 PRIOR TO CONCEALMENT AND DOB INSPECTION.

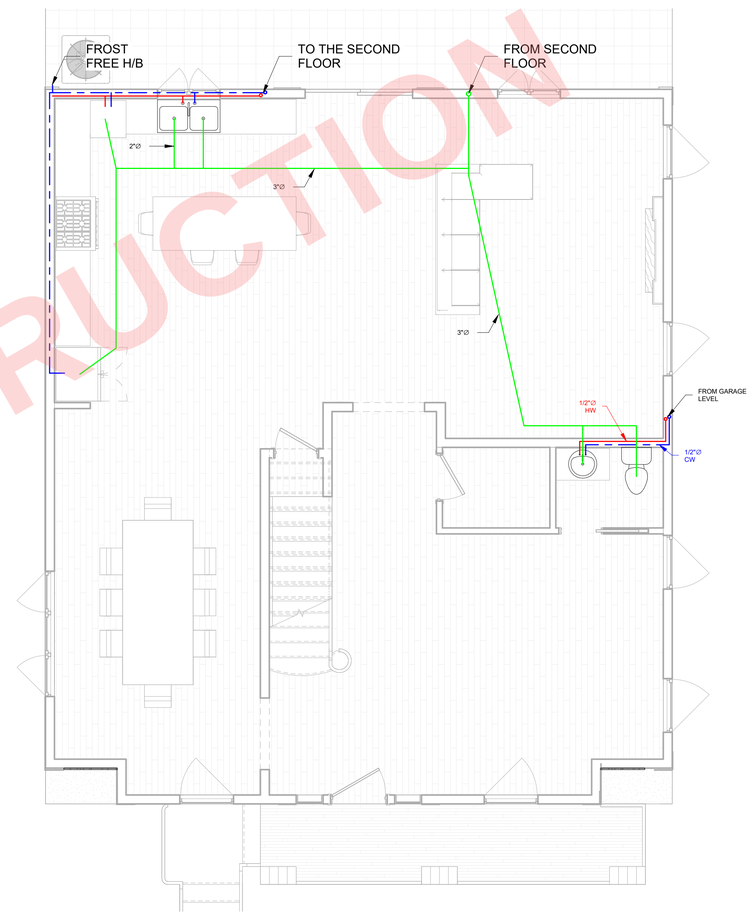
16. PLUMBING FIXTURES SHALL COMPLY WITH NYC WATER CONSERVATION REQUIREMENTS (LOW-FLOW FIXTURES PER CHAPTER 4).

17. COORDINATE PLUMBING RISERS WITH ARCHITECTURAL LAYOUTS TO MAINTAIN PROPER STACKING BETWEEN FLOORS AND MINIMIZE HORIZONTAL OFFSETS.

18. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INSPECTIONS, AND SIGN-OFFS PRIOR TO PROJECT COMPLETION.



2 P101 GARAGE LEVEL PLUMB
1/4" = 1'-0"



1 P101 FIRST FLOOR PLUMB.
1/4" = 1'-0"

NOT FOR CONSTRUCTION

AXIOM LLC

GARAGE / FIRST FLOOR PLUMBING PLAN

PROJECT NO:
00001

DRAWN BY:
AUTHOR

REV	DATE

DRAWING NO:
P101

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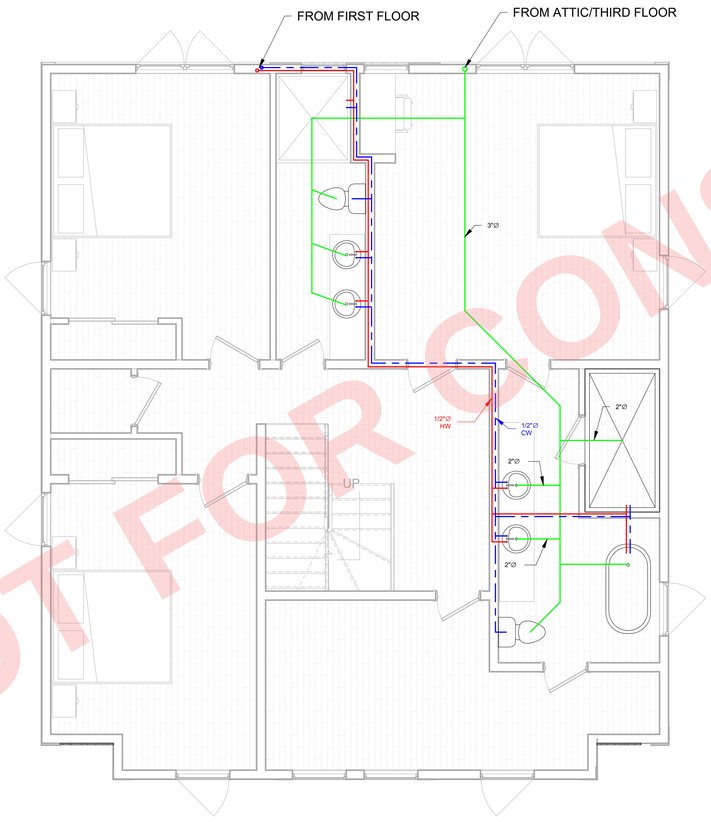
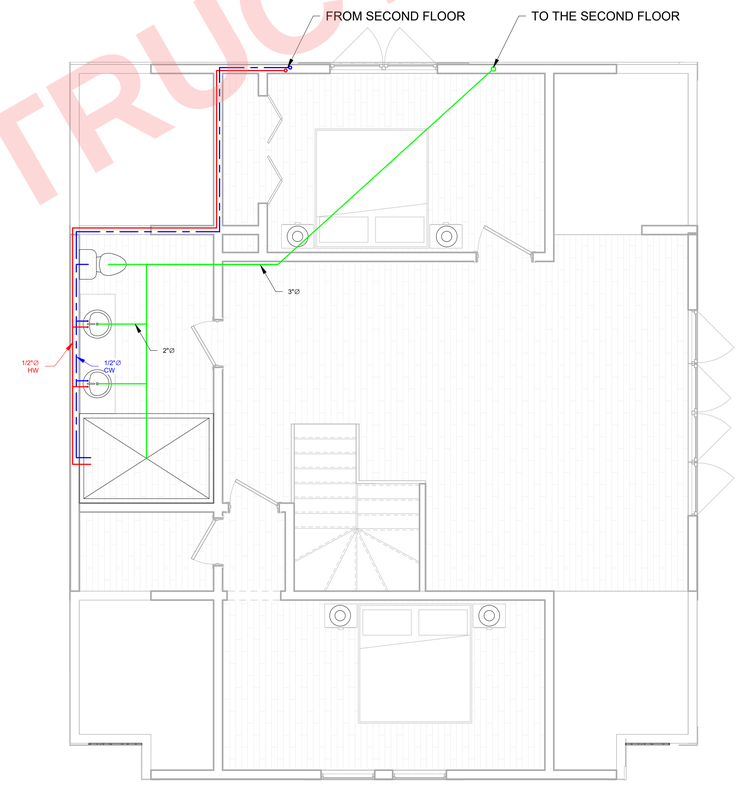


1 P102 SECOND FLOOR PLUMB.
1/4" = 1'-0"



2 P102 ATTIC/THIRD FLOOR
1/4" = 1'-0"

NOT FOR CONSTRUCTION

AXIOM LLC

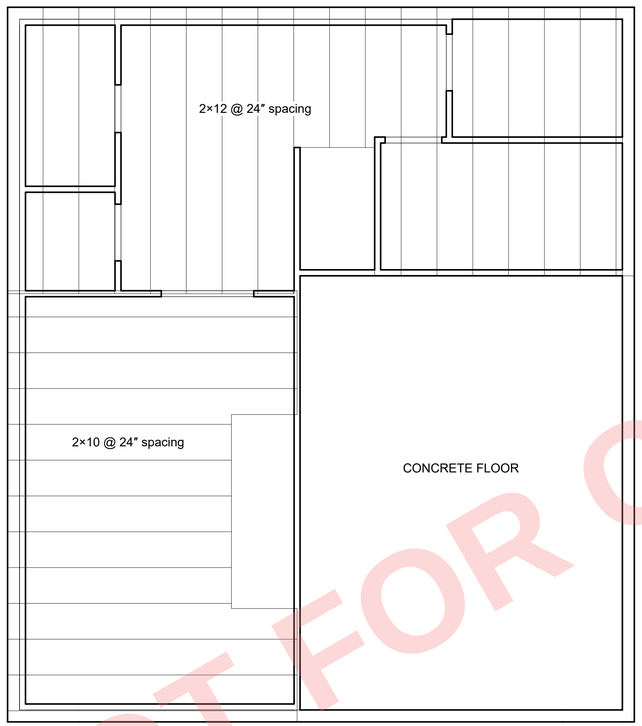
SECOND/THIRD FLOOR PLUMBING PLAN

PROJECT NO:
00001

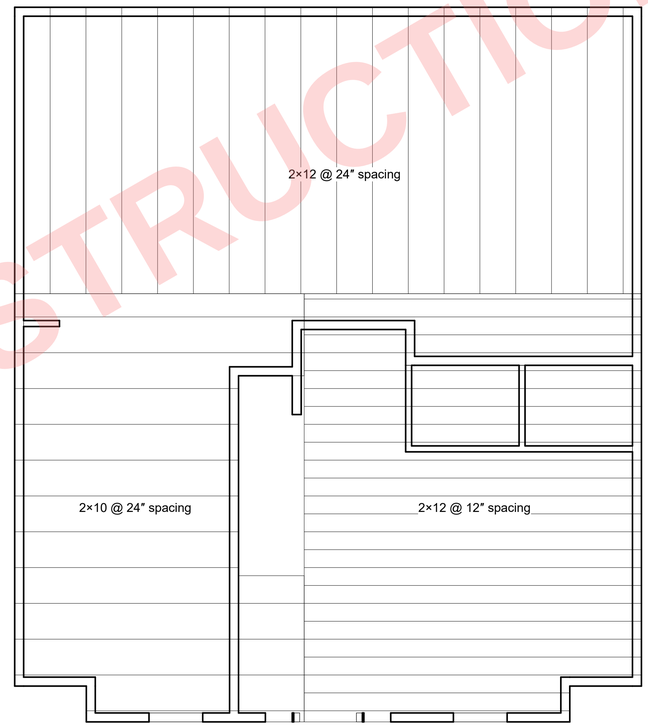
DRAWN BY:
AUTHOR

REV	DATE

DRAWING NO:
P102



1 S101 GARAGE LEVEL FRAMING
1/4" = 1'-0"



2 S101 FIRST FLOOR FRAMING
1/4" = 1'-0"

NOT FOR CONSTRUCTION

AXIOM LLC

GARAGE / FIRST FLOOR
FRAMING PLAN

PROJECT NO:
00001

DRAWN BY:
MZ

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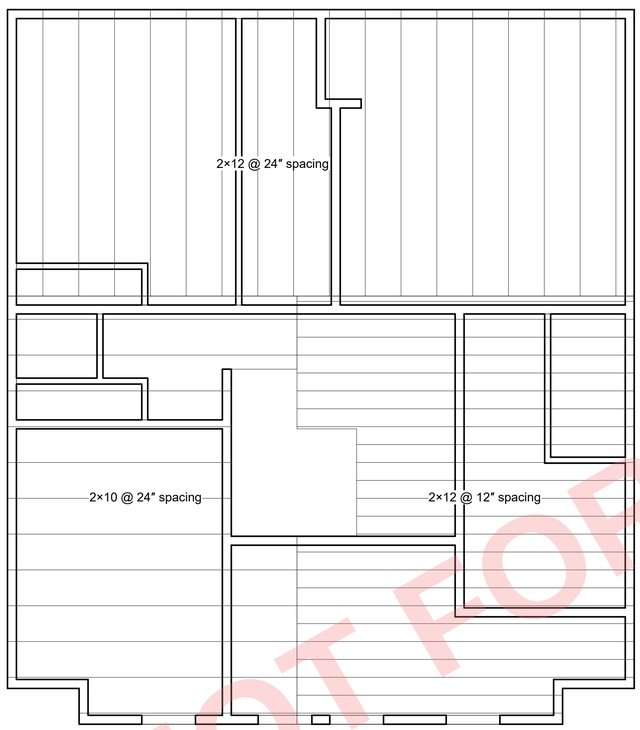
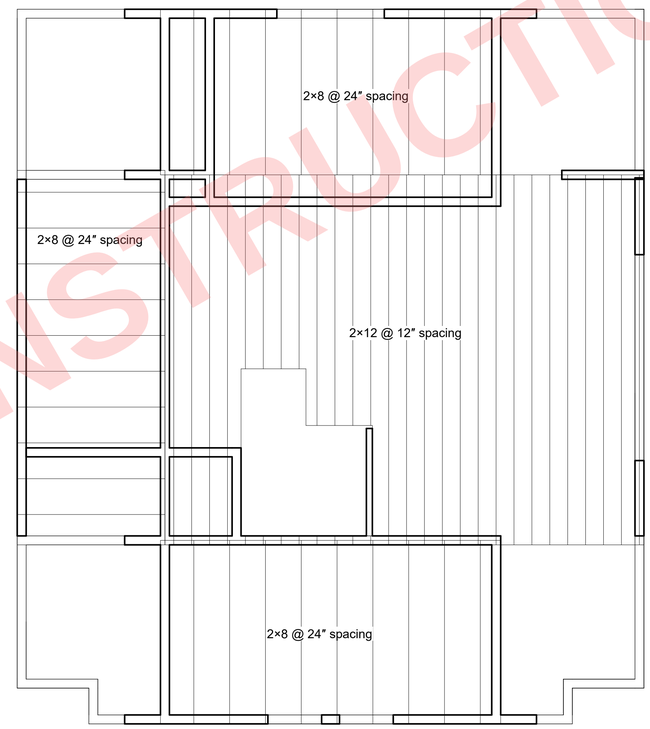
S101



1 S102 SECOND FLOOR FRAMING
1/4" = 1'-0"



2 S102 ATTIC/THIRD FLOOR
1/4" = 1'-0"

NOT FOR CONSTRUCTION

AXIOM LLC

SECOND/THIRD FLOOR FRAMING PLAN

PROJECT NO:
00001

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REV	DATE

DRAWING NO:
S102

SPRINKLER GENERAL NOTES:

FIRE SPRINKLER SYSTEM GENERAL NOTES
Fire sprinkler system shall be designed and installed in accordance with National Fire Protection Association 13R and applicable New York State Building Code (2018).
System shall be a wet-pipe automatic sprinkler system for residential occupancy.
All work shall be performed by a licensed fire protection contractor.
Contractor shall verify all site conditions, dimensions, and utilities prior to installation.
Sprinkler system design, hydraulic calculations, and shop drawings shall be submitted for approval prior to installation.
Minimum design criteria shall comply with NFPA 13R for light hazard residential occupancy.

WATER SUPPLY NOTES

Water supply shall be verified by flow test.
Contractor shall confirm available pressure and flow prior to system design.
If municipal supply is insufficient, contractor shall provide fire pump and/or water storage tank as required.
Provide approved backflow prevention device at point of connection.
Main control valve shall be located in accessible location (mechanical room/garage level).

SPRINKLER HEAD NOTES

Sprinkler heads shall be listed residential type and installed per manufacturer specifications.
Sprinkler heads shall be:
Ceiling-mounted (pendent/concealed) unless noted otherwise
Sidewall heads only where indicated
Provide high-temperature sprinkler heads (min. 175°F) in garage and mechanical areas.
Maintain proper clearance from walls, beams, lighting fixtures, and diffusers per NFPA 13R.

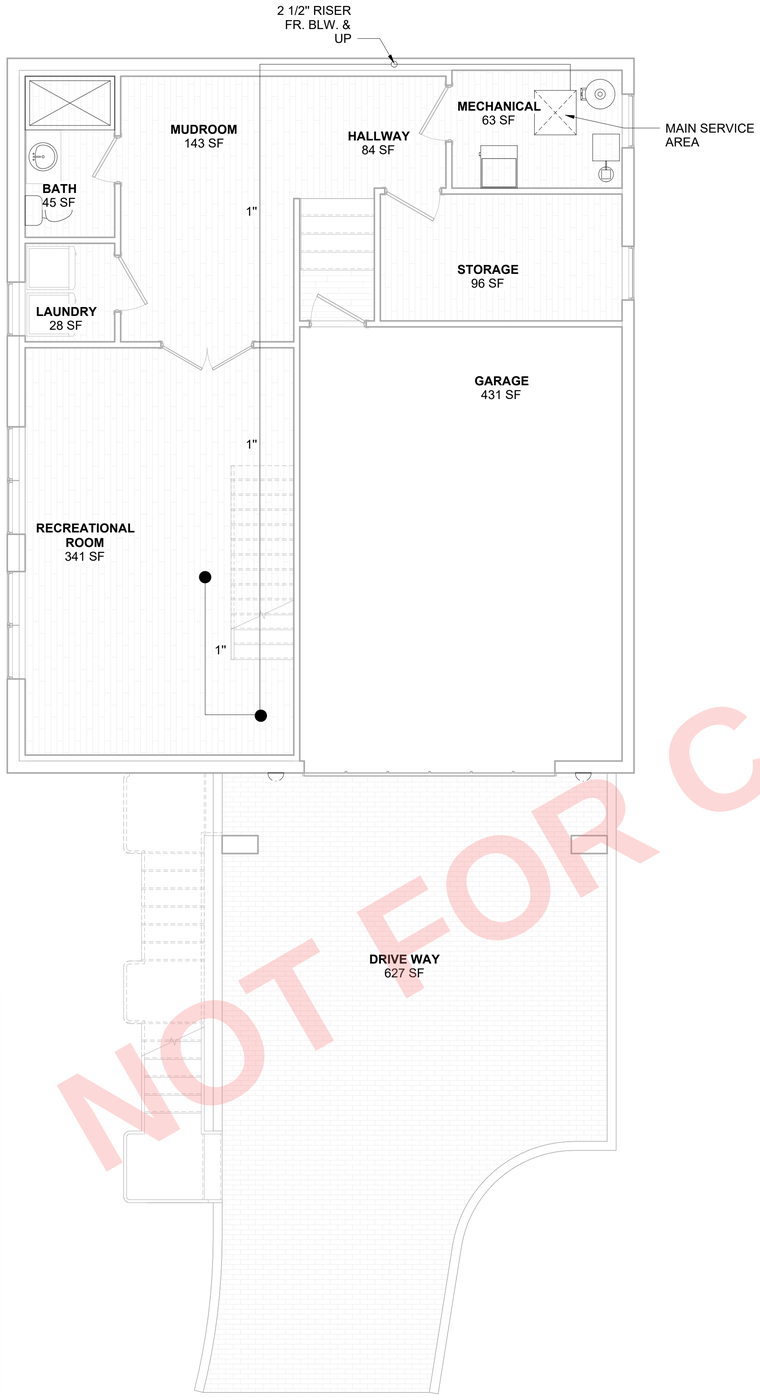
COVERAGE & INSTALLATION NOTES

Sprinklers shall be installed in all habitable spaces including:
Bedrooms
Living areas
Kitchens
Hallways
Closets (as required by NFPA 13R)
Sprinklers shall be provided at all stairways, including top and bottom of each run.
Omit sprinklers only in spaces permitted by NFPA 13R (small bathrooms, minor closets, etc.).

PIPING NOTES

Piping shall be CPVC, steel, or other approved material in accordance with NFPA 13R.
Pipe sizes indicated are schematic; final sizing shall be determined by hydraulic calculations.
All piping shall be properly supported and coordinated with structural and MEP systems.

SPRINKLER SYMBOLS LEGEND	
STANDARD PENDENT SPRINKLER	
- - - - - - - - - -	EXISTING PIPING TO REMAIN
-XX-X-X-X-XX-	EXISTING PIPING TO REMOVED
—— SP ——	NEW SPRINKLER PIPING
	OS & Y VALVE W/TAMPER SWITCH
	WATER FLOW SWITCH
	CAPPED QUTLET
	GATE VALVE
	CHECK VALVE
	UPRIGHT SPRINKLER HEAD
	PENDENT CONCEALED SPRINKLER HEAD
	SIDEWALL SPRINKLER HEAD
(RL)	RELOCATED SPRINKLER HEAD
WFS	WATER FLOW SWITCH
TS	TAMPER SWITCH
T7	NODE USED FOR HYDRAULIC CALCULATIONS
SPK	SPRINKLER
DR	DRAIN
FCV	FLOOR CONTROL VALVE
(HT)	HIGH TEMP HEADS



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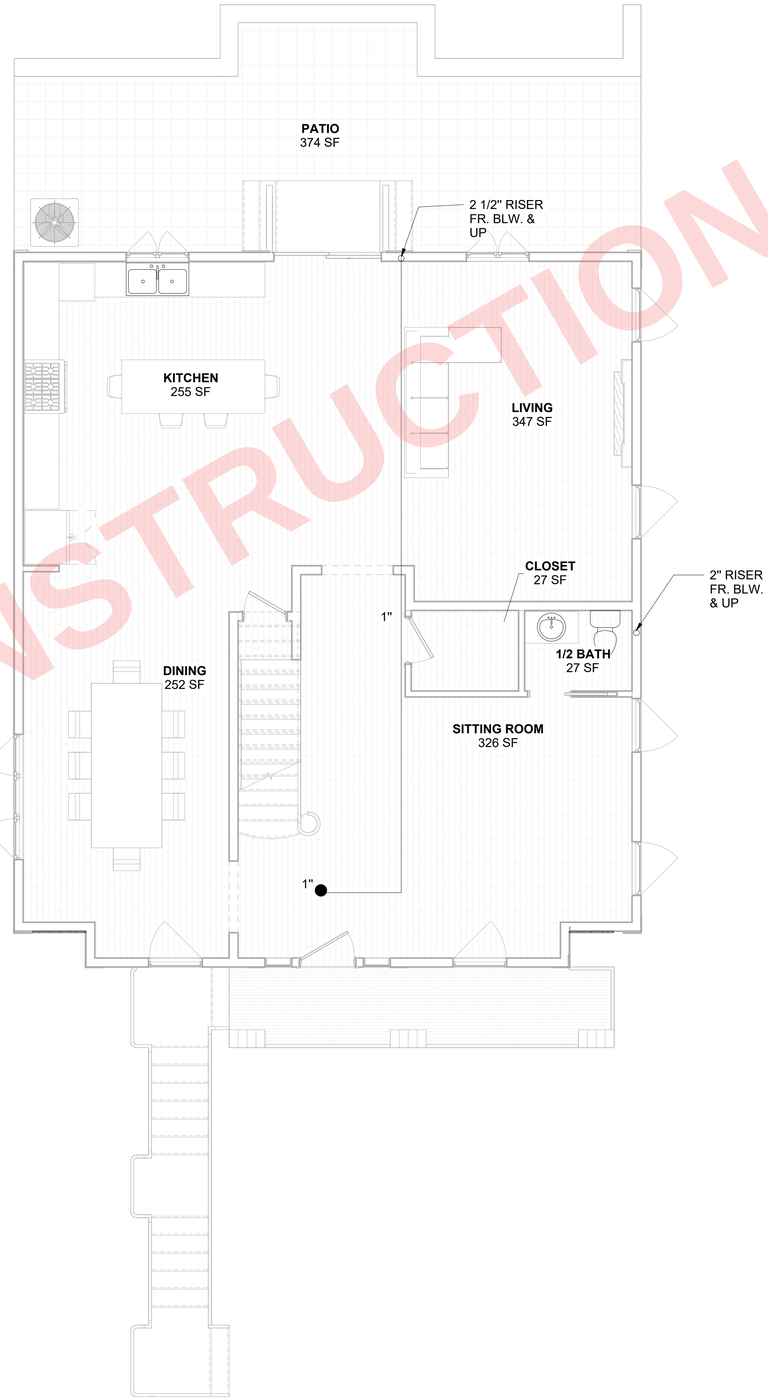

2 SP101 FIRST FLOOR SPRINKLER
1/4" = 1'-0"

NOT FOR CONSTRUCTION

AXIOM LLC

GARAGE / FIRST FLOOR SPRINKLER PLAN

PROJECT NO: 00001

DRAWN BY: MZ

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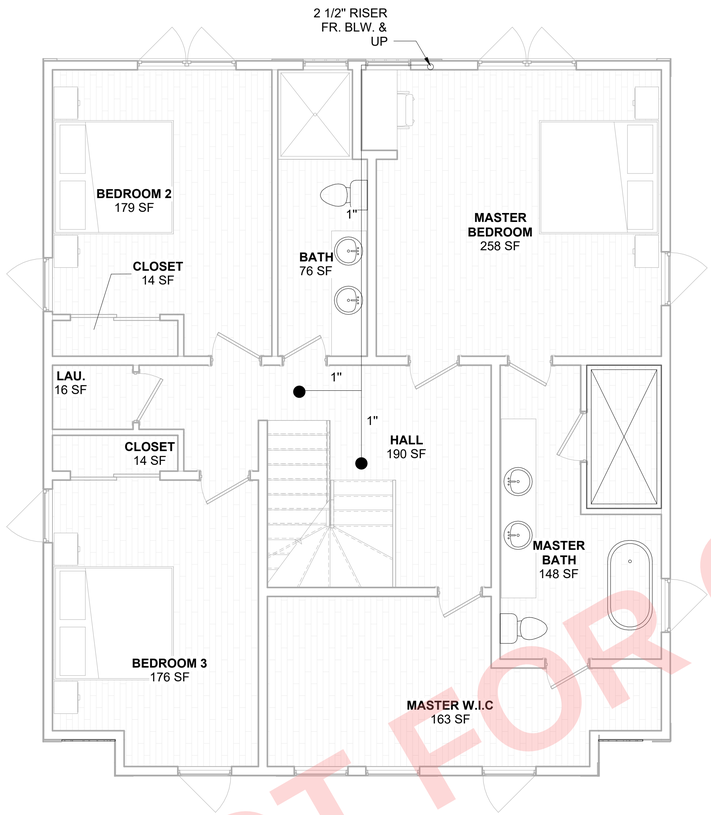

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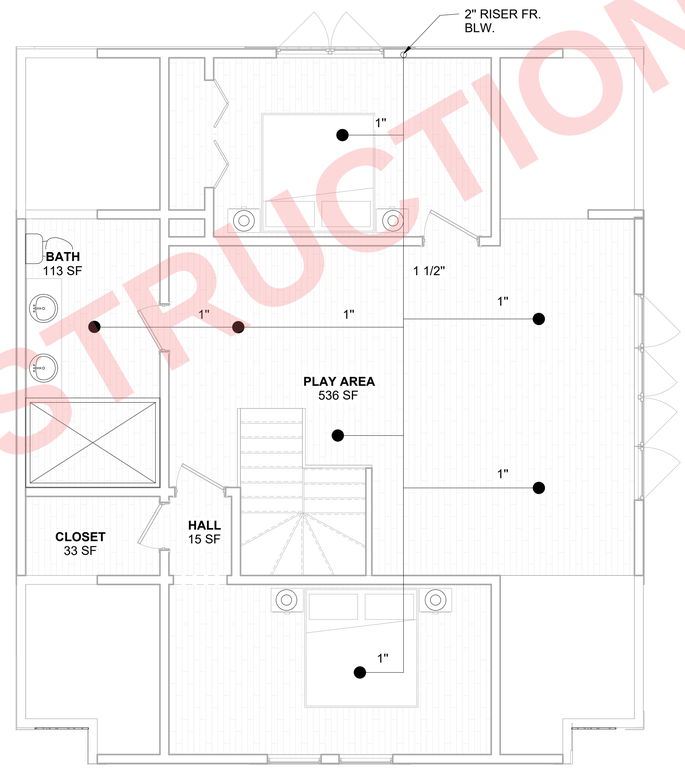

2 SP102 ATTIC/THIRD FLOOR
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NOT FOR CONSTRUCTION

AXIOM
LLC

SECOND/THIRD FLOOR
SPRINKLER PLAN

PROJECT NO:
00001

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