

COLUMN FOOTING SCHEDULE

- [A] - 36" X 36" X 15" THICK FOOTING
W/ 3-#4 BARS EACH WAY
- [B] - 48" X 48" X 15" THICK FOOTING
W/ 5-#4 BARS EACH WAY

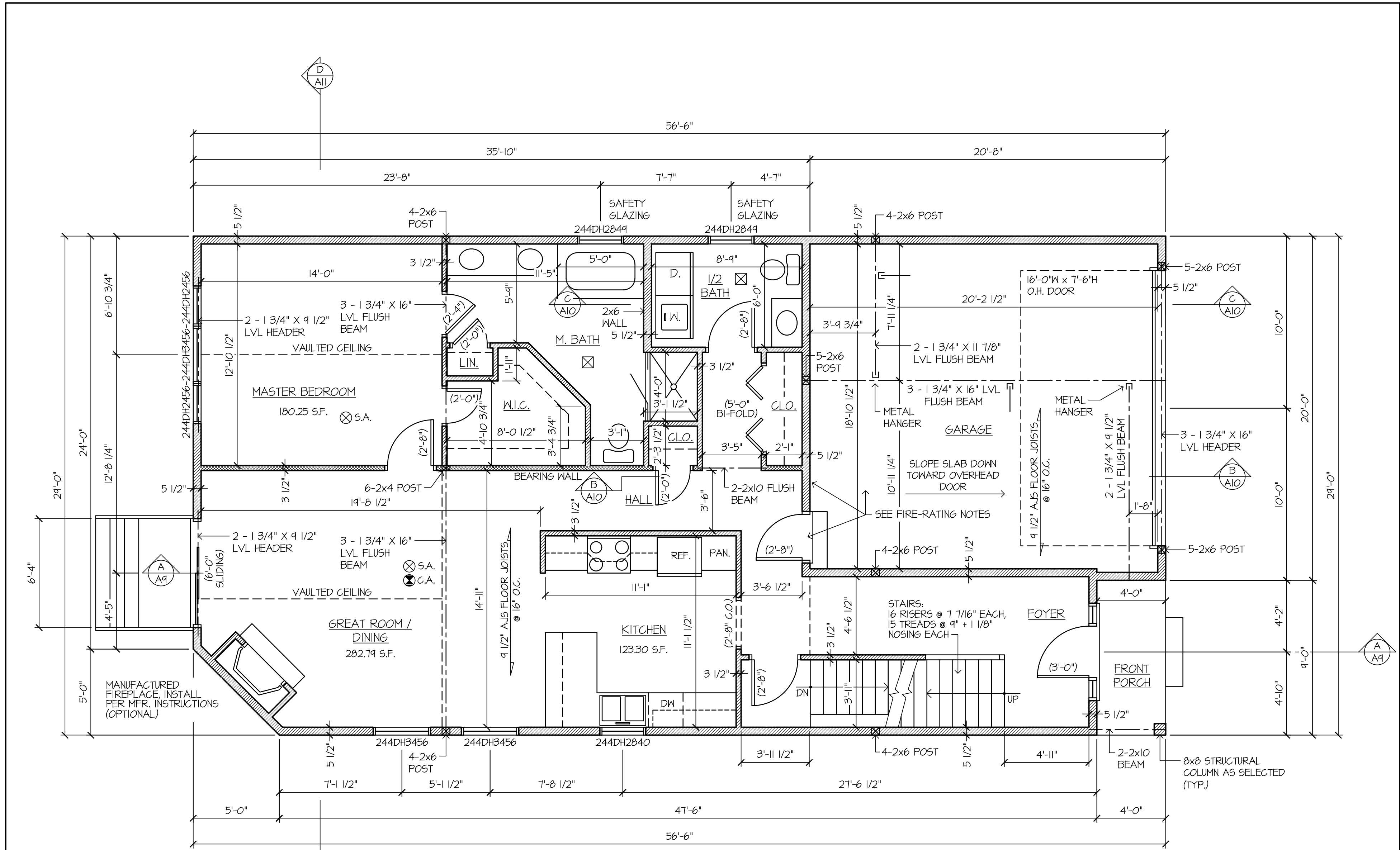
FOUNDATION PLAN

SCALE 1/4" = 1'-0"

THE BUILDING DESIGN MEETS OR EXCEEDS THE 2015 INTERNATIONAL RESIDENTIAL CODE, 2ND PRINTING AND NEW YORK STATE CODE SUPPLEMENT.

PRELIMINARY
NOT FOR CONSTRUCTION

FOUNDATION PLAN NEW RESIDENCE AT: 15 WOOD TERRACE ALBANY, NY	PREPARED BY: SOFIA ENGINEERING P.L.L.C. 7 LORNA LANE LOUDONVILLE, NEW YORK 12211 PHONE 482-0067 EMAIL - VSOFIA@NYCAP.RR.COM	NO. REVISION 	DATE	DATE: FEB. 5, 2018	A1 <small>DWG 1 OF 16</small>
			SCALE: AS NOTED	DWG BY: DRL	



FLOOR AREA = 1187 S.F.
 GARAGE AREA = 403 S.F.
 PORCH AREA = 36 S.F.

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

LEGEND

- ⊗ S.A. SMOKE ALARM
- ⊗ C.A. CARBON MONOXIDE ALARM
- ⊠ FAN/LT, VENT FAN TO EXTERIOR

PRELIMINARY
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FIRST FLOOR PLAN
 NEW RESIDENCE AT:
 15 WOOD TERRACE
 ALBANY, NY

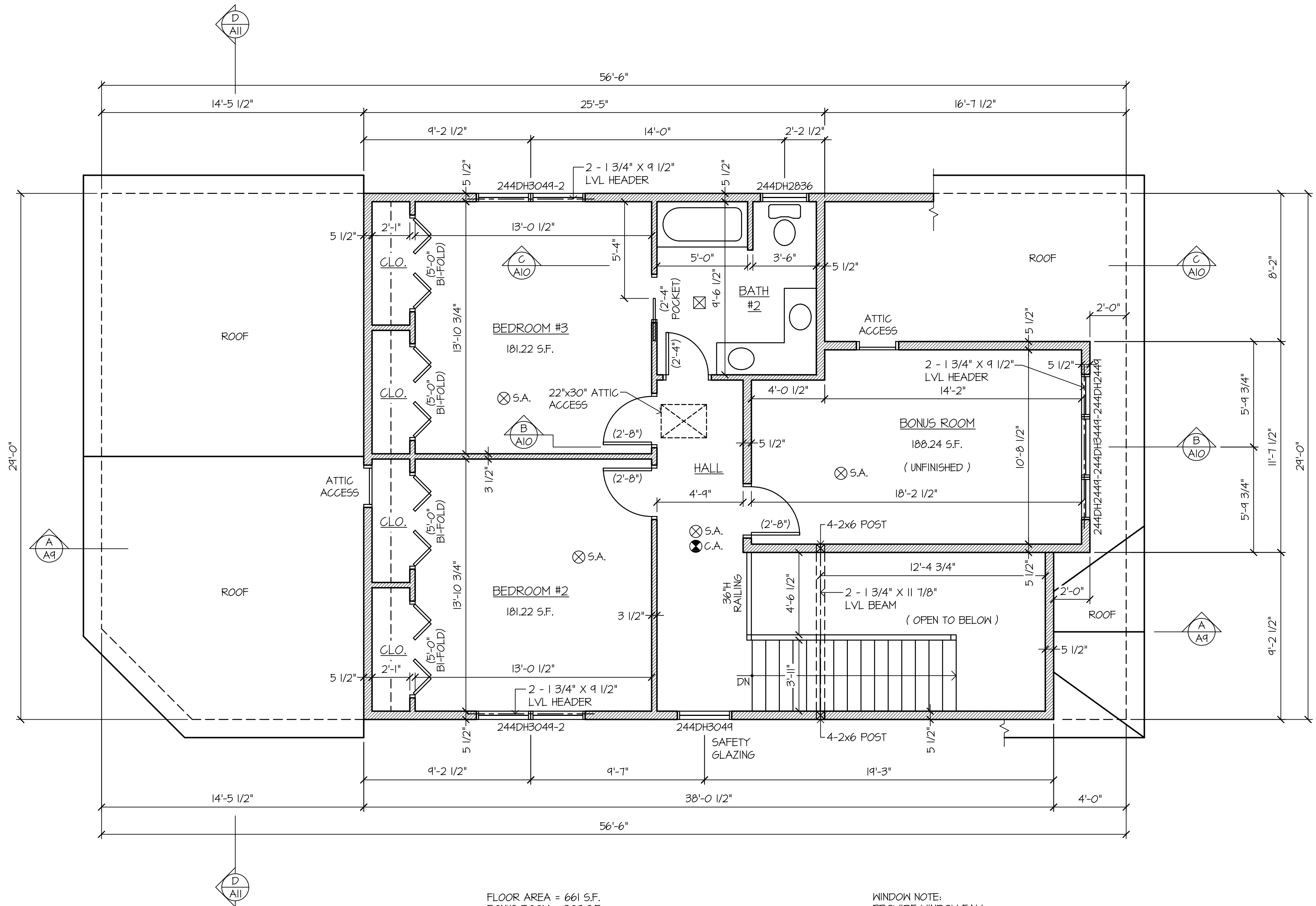
PREPARED BY:
SOFIA ENGINEERING P.L.L.C.
 7 LORNA LANE
 LOUDONVILLE, NEW YORK 12211
 PHONE 482-0067
 EMAIL - VSOFIA@NYCAP.RR.COM

NO	REVISION	DATE

NO	REVISION	DATE

DATE:
 FEB. 5, 2018
 SCALE:
 AS NOTED
 DWG BY:
 DRL
 CHECKED BY:
 VS

A2
 DWG 2 OF 16



FLOOR AREA = 661 S.F.
 BONUS ROOM = 209 S.F.

SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

WINDOW NOTE:
 PROVIDE WINDOW FALL
 PROTECTION PER R312.2
 FOR APPLICABLE WINDOWS.

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SECOND FLOOR PLAN

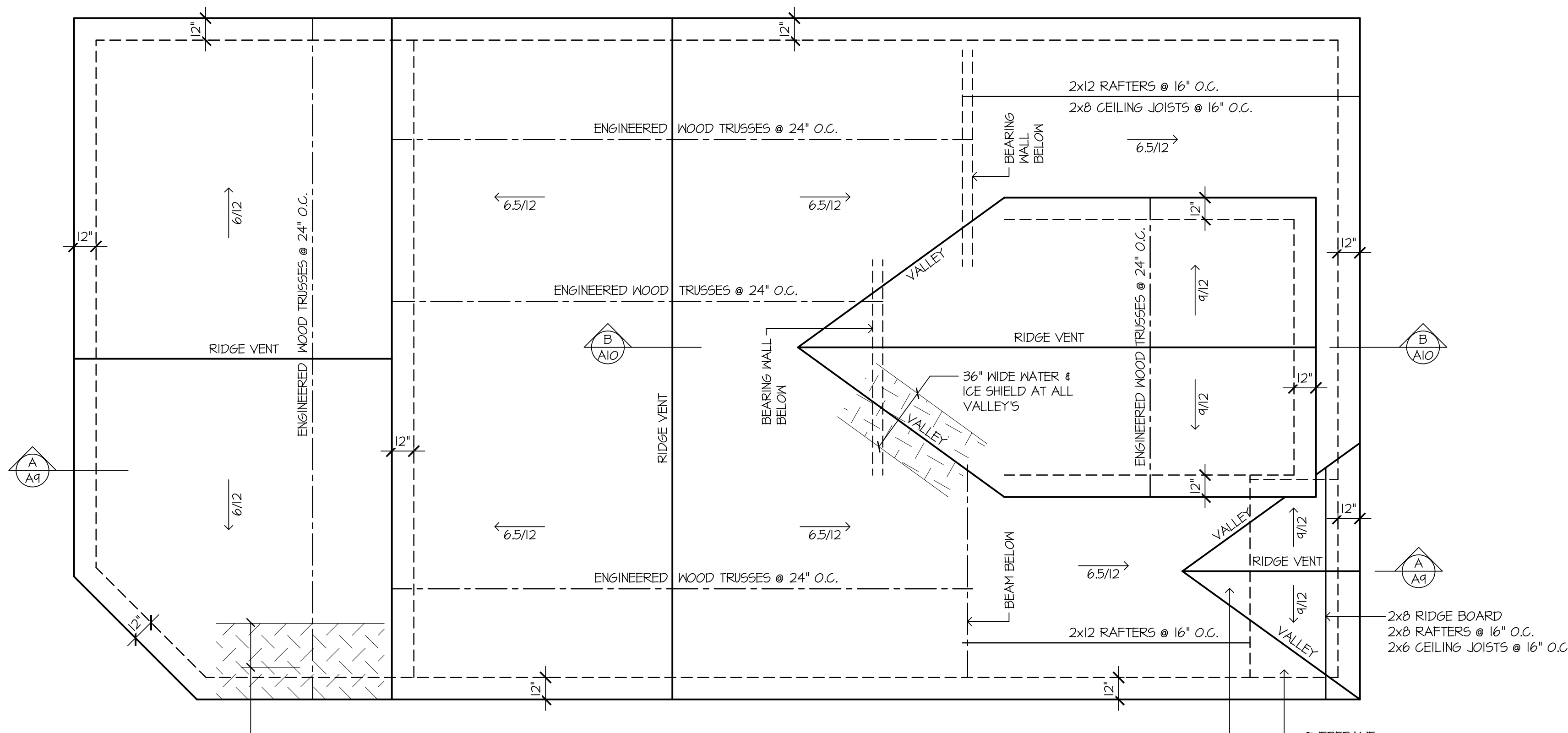
NEW RESIDENCE AT:
 15 WOOD TERRACE
 ALBANY, NY

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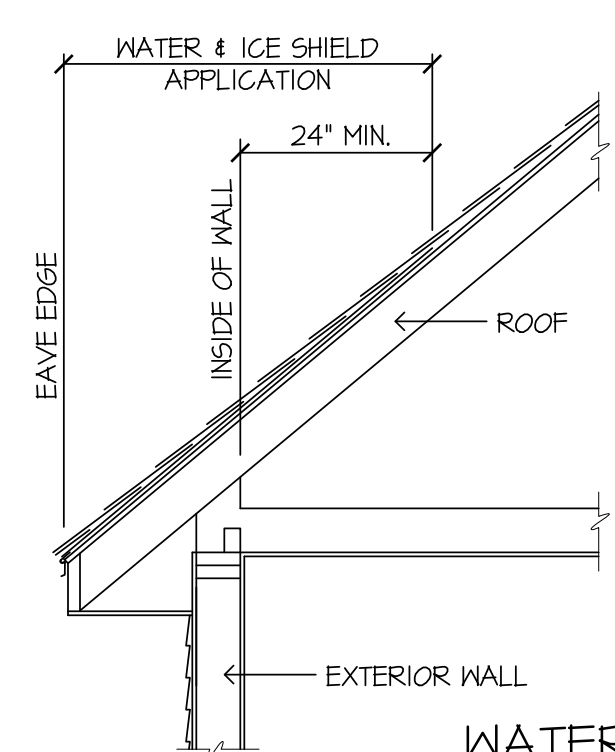
A3

DWG 3 OF 16

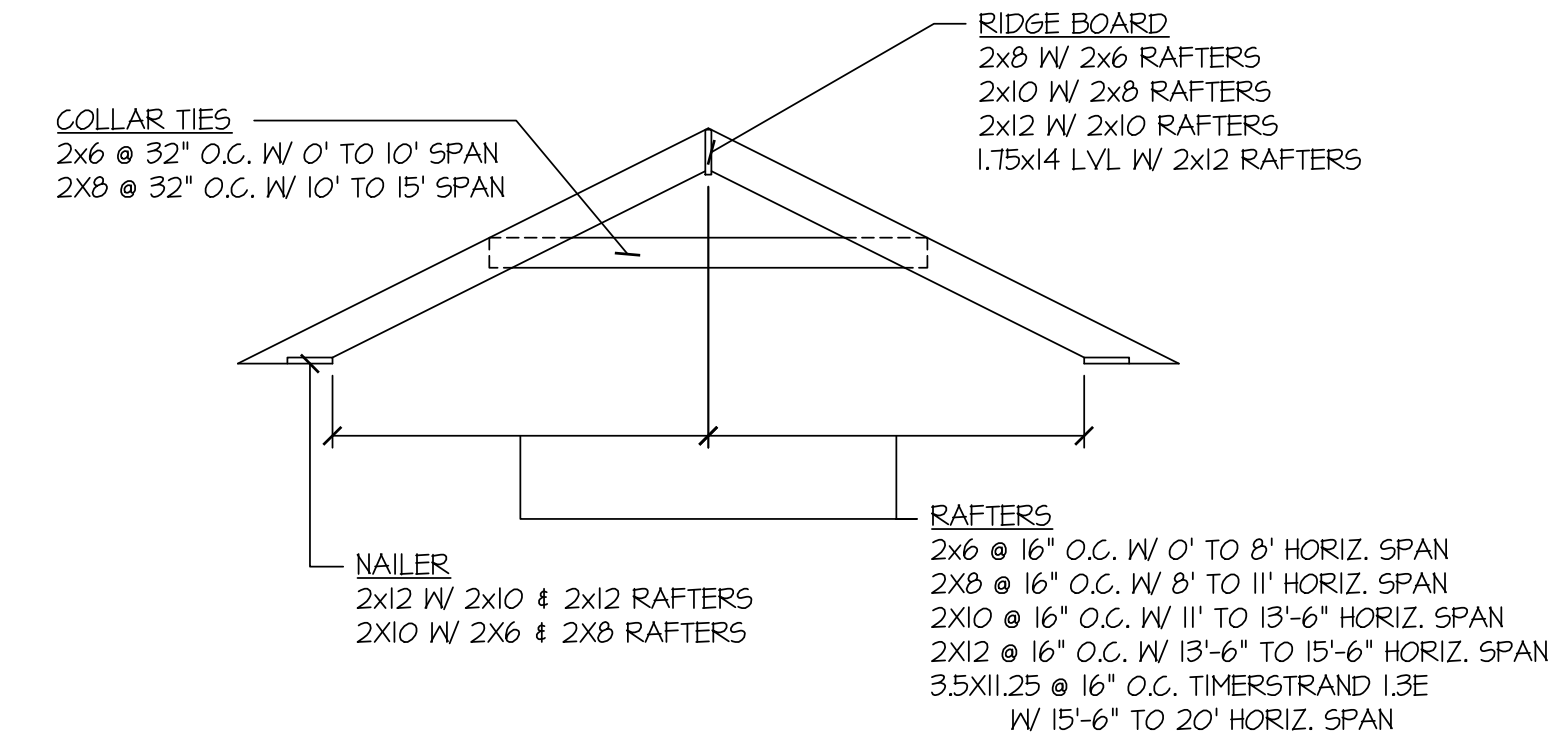


WATER & ICE SHIELD FROM EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING (TYP.)

ROOF PLAN
SCALE 1/4" = 1'-0"



WATER & ICE SHIELD @ EAVE DETAIL
SCALE 1/2" = 1'-0" (1/A4)



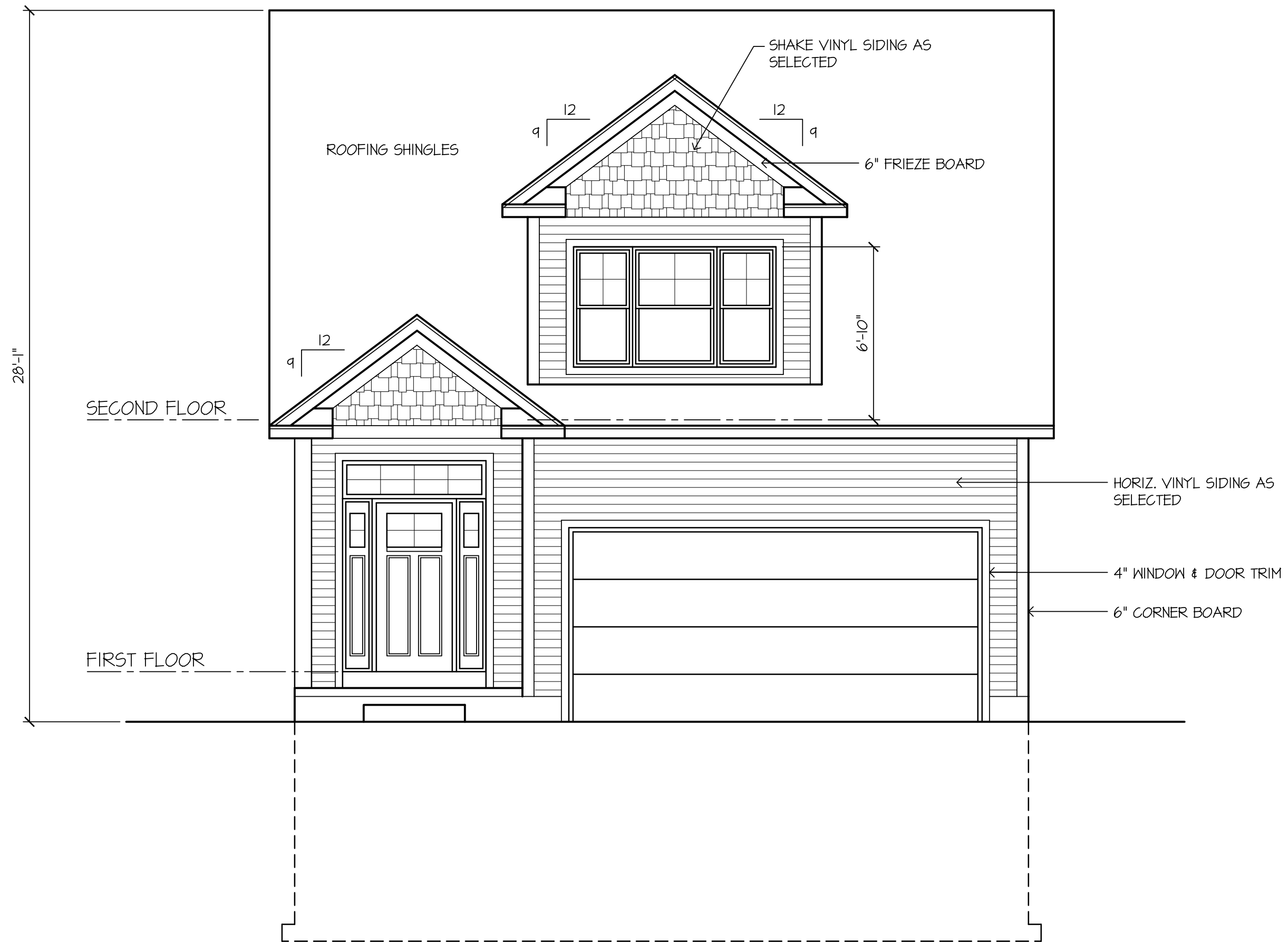
ROOF OVERFRAMING CHART
SCALE 1/4" = 1'-0" (2/A4)

CONTRACTOR OPTION:
USE VALLEY TRUSSES @ 24" O.C.
IN LIEU OF STICK BUILT.

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<p>ROOF PLAN</p> <p>NEW RESIDENCE AT:</p> <p>15 WOOD TERRACE ALBANY, NY</p>	<p>PREPARED BY:</p> <p>SOFIA ENGINEERING P.L.L.C. 7 LORNA LANE LOUDONVILLE, NEW YORK 12211 PHONE 482-0067 EMAIL - VSOFIA@NYCAP.RR.COM</p>			<table border="1"> <thead> <tr> <th>NO</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO	REVISION	DATE													<p>DATE: FEB. 5, 2018</p> <p>SCALE: AS NOTED</p> <p>DWG BY: DRL</p> <p>CHECKED BY: VS</p>	<p>A4</p> <p>DWG 4 OF 16</p>
NO	REVISION	DATE																			



FRONT ELEVATION

SCALE 1/4" = 1'-0"

GRADING NOTE:
FINAL GRADING AS PER SITE PLAN.

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FRONT ELEVATION	PREPARED BY: SOFIA ENGINEERING P.L.L.C. 7 LORNA LANE LOUDONVILLE, NEW YORK 12211 PHONE 482-0067 EMAIL - VSOFIA@NYCAP.RR.COM			<table border="1"> <thead> <tr> <th>NO</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO	REVISION	DATE													<table border="1"> <tr> <td>DATE: FEB. 5, 2018</td> </tr> <tr> <td>SCALE: AS NOTED</td> </tr> <tr> <td>DWG BY: DRL</td> </tr> <tr> <td>CHECKED BY: VS</td> </tr> </table>	DATE: FEB. 5, 2018	SCALE: AS NOTED	DWG BY: DRL	CHECKED BY: VS	<p style="font-size: 2em; font-weight: bold; text-align: center;">A5</p> <p style="font-size: 0.8em; text-align: center;">DWG 5 OF 16</p>
NO		REVISION	DATE																						
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NEW RESIDENCE AT: <p style="text-align: center;">15 WOOD TERRACE ALBANY, NY</p>																									



LEFT ELEVATION

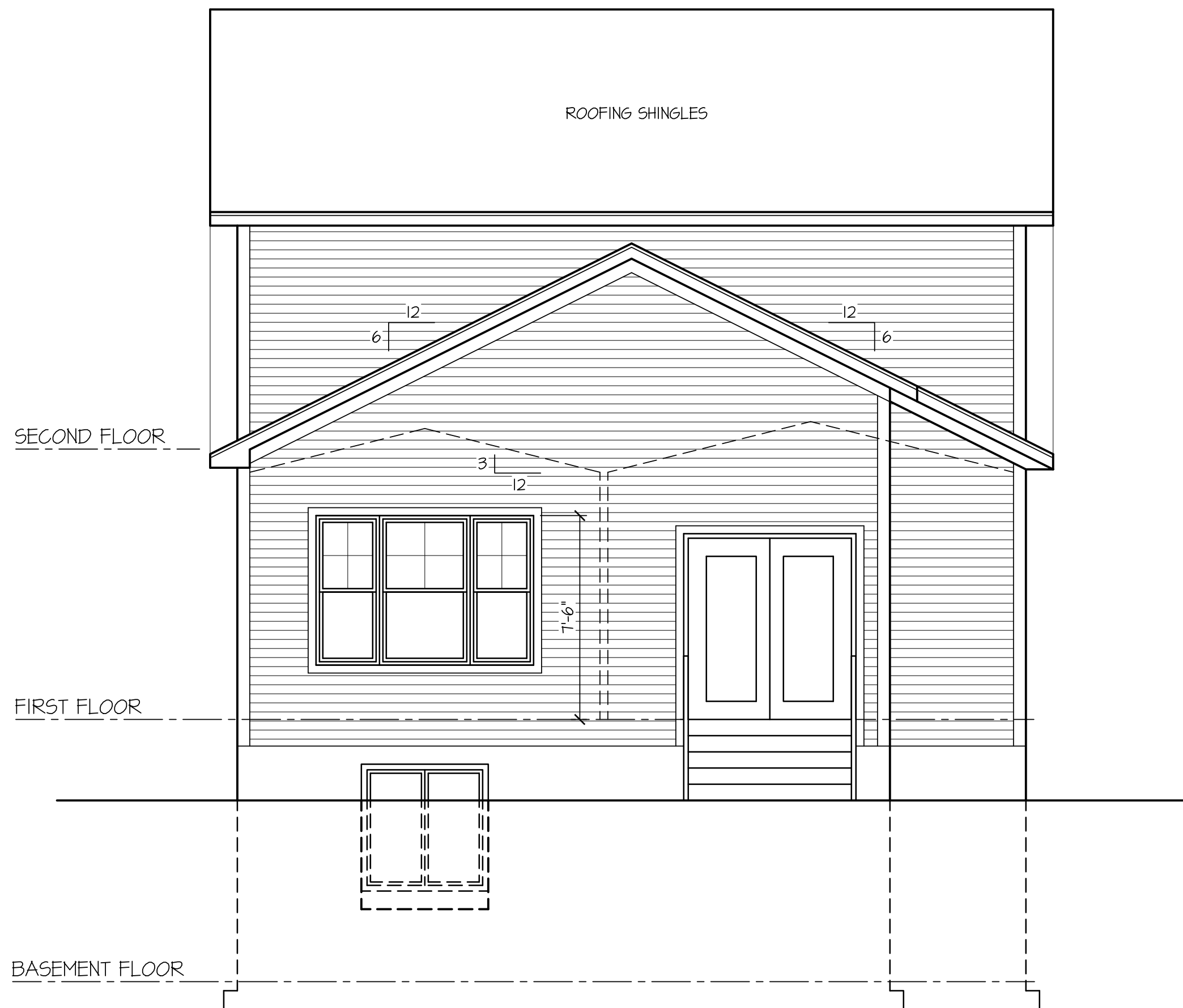
SCALE 1/4" = 1'-0"

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LEFT ELEVATION	PREPARED BY: SOFIA ENGINEERING P.L.L.C. 7 LORNA LANE LOUDONVILLE, NEW YORK 12211 PHONE 482-0067 EMAIL - VSOFIA@NYCAP.RR.COM			<table border="1"> <thead> <tr> <th>NO</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO	REVISION	DATE													<table border="1"> <tr> <td>DATE:</td> <td>FEB. 5, 2018</td> </tr> <tr> <td>SCALE:</td> <td>AS NOTED</td> </tr> <tr> <td>DWG BY:</td> <td>DRL</td> </tr> <tr> <td>CHECKED BY:</td> <td>VS</td> </tr> </table>	DATE:	FEB. 5, 2018	SCALE:	AS NOTED	DWG BY:	DRL	CHECKED BY:	VS	<p>A6</p> <p>DWG 6 OF 16</p>
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NEW RESIDENCE AT: 15 WOOD TERRACE ALBANY, NY																													



REAR ELEVATION

SCALE 1/4" = 1'-0"

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<p>REAR ELEVATION</p>	<p>PREPARED BY: SOFIA ENGINEERING P.L.L.C. 7 LORNA LANE LOUDONVILLE, NEW YORK 12211 PHONE 482-0067 EMAIL - VSOFIA@NYCAP.RR.COM</p>			<table border="1"> <thead> <tr> <th>NO</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO	REVISION	DATE													<table border="1"> <tr><td>DATE:</td><td>FEB. 5, 2018</td></tr> <tr><td>SCALE:</td><td>AS NOTED</td></tr> <tr><td>DWG BY:</td><td>DRL</td></tr> <tr><td>CHECKED BY:</td><td>VS</td></tr> </table>	DATE:	FEB. 5, 2018	SCALE:	AS NOTED	DWG BY:	DRL	CHECKED BY:	VS	<p>A7 DWG 7 OF 16</p>
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RIGHT ELEVATION

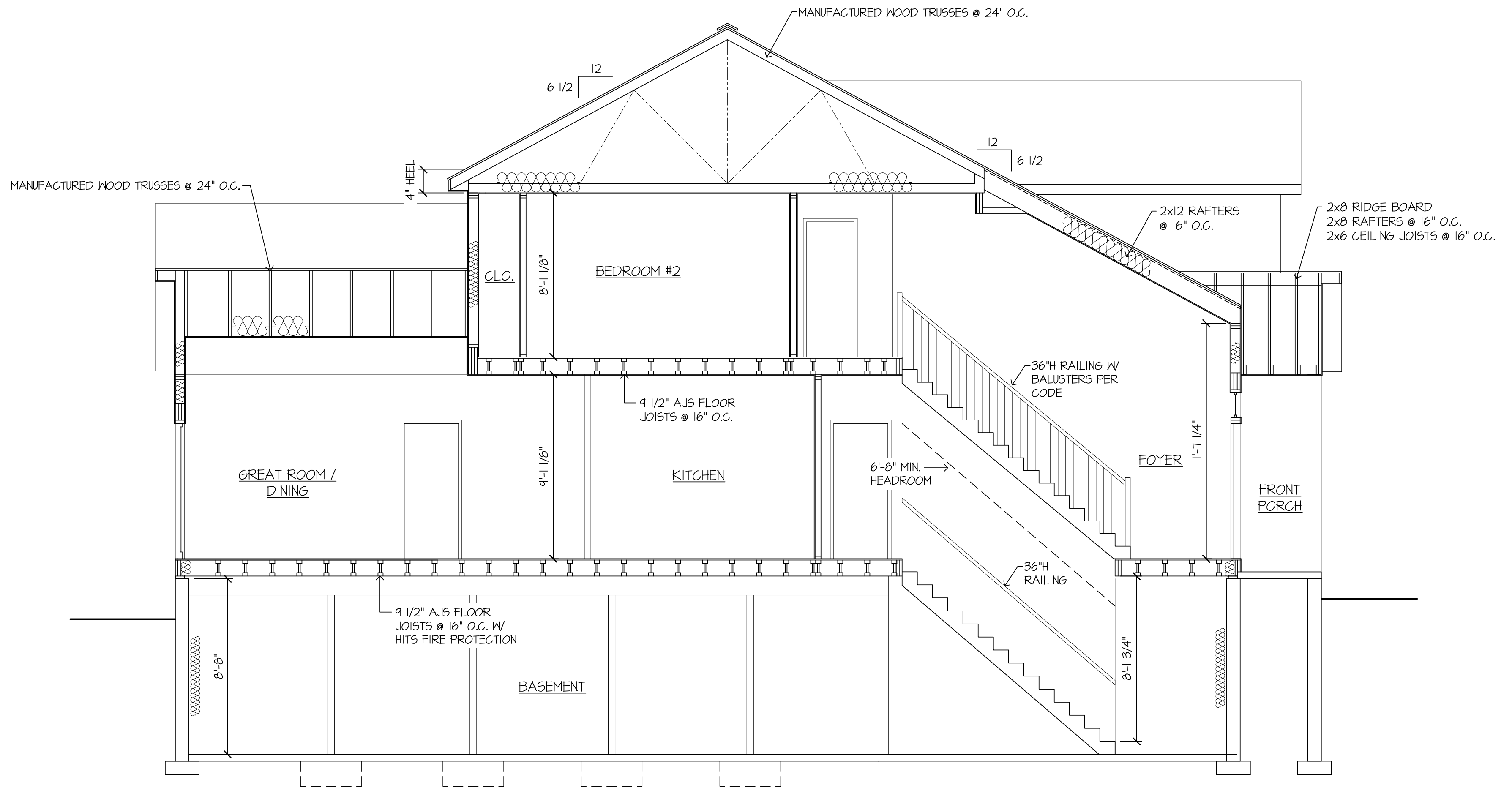
SCALE 1/4" = 1'-0"

GRADING NOTE:
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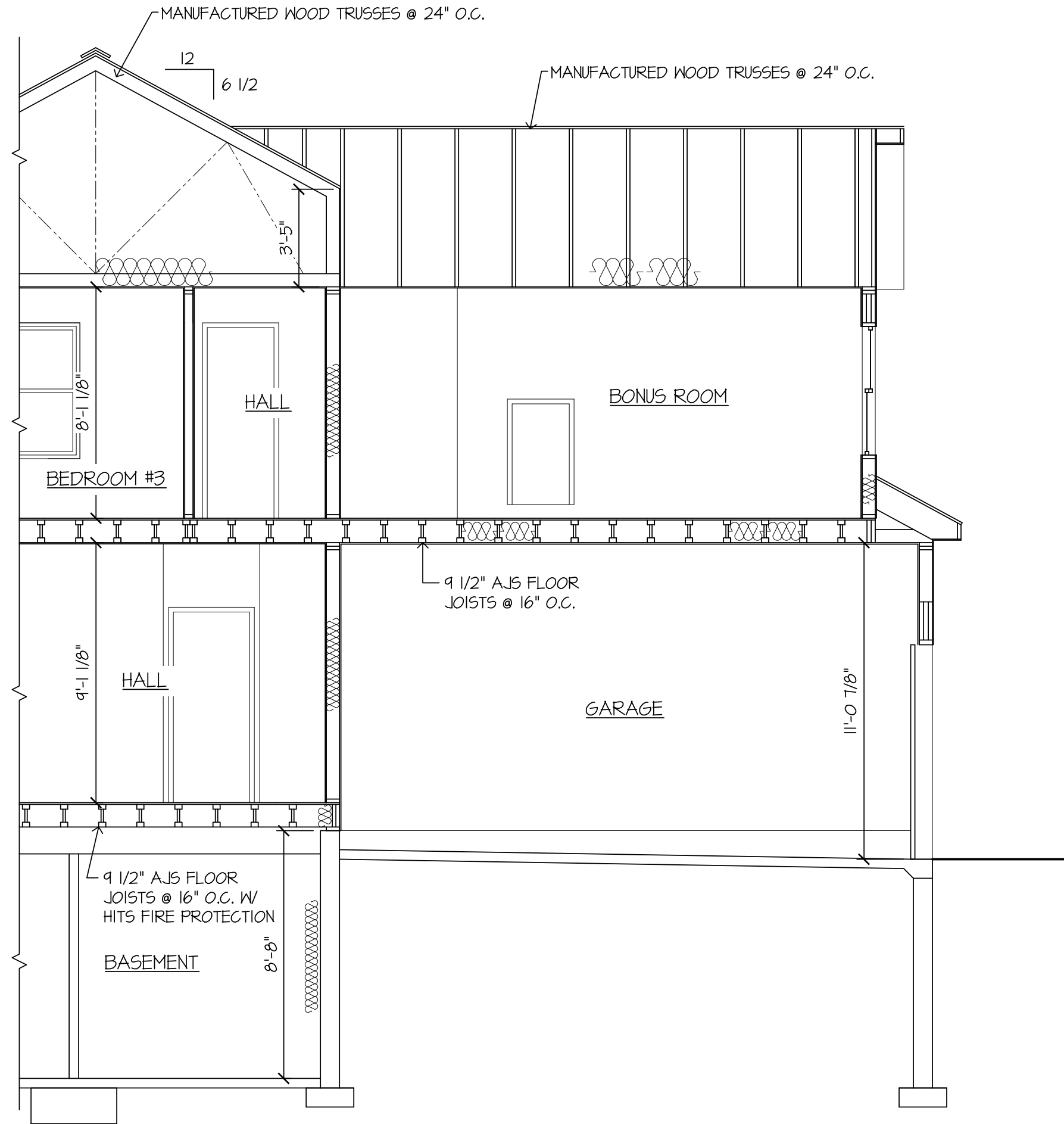


BUILDING SECTION A-A A
A9
SCALE 1/4" = 1'-0"

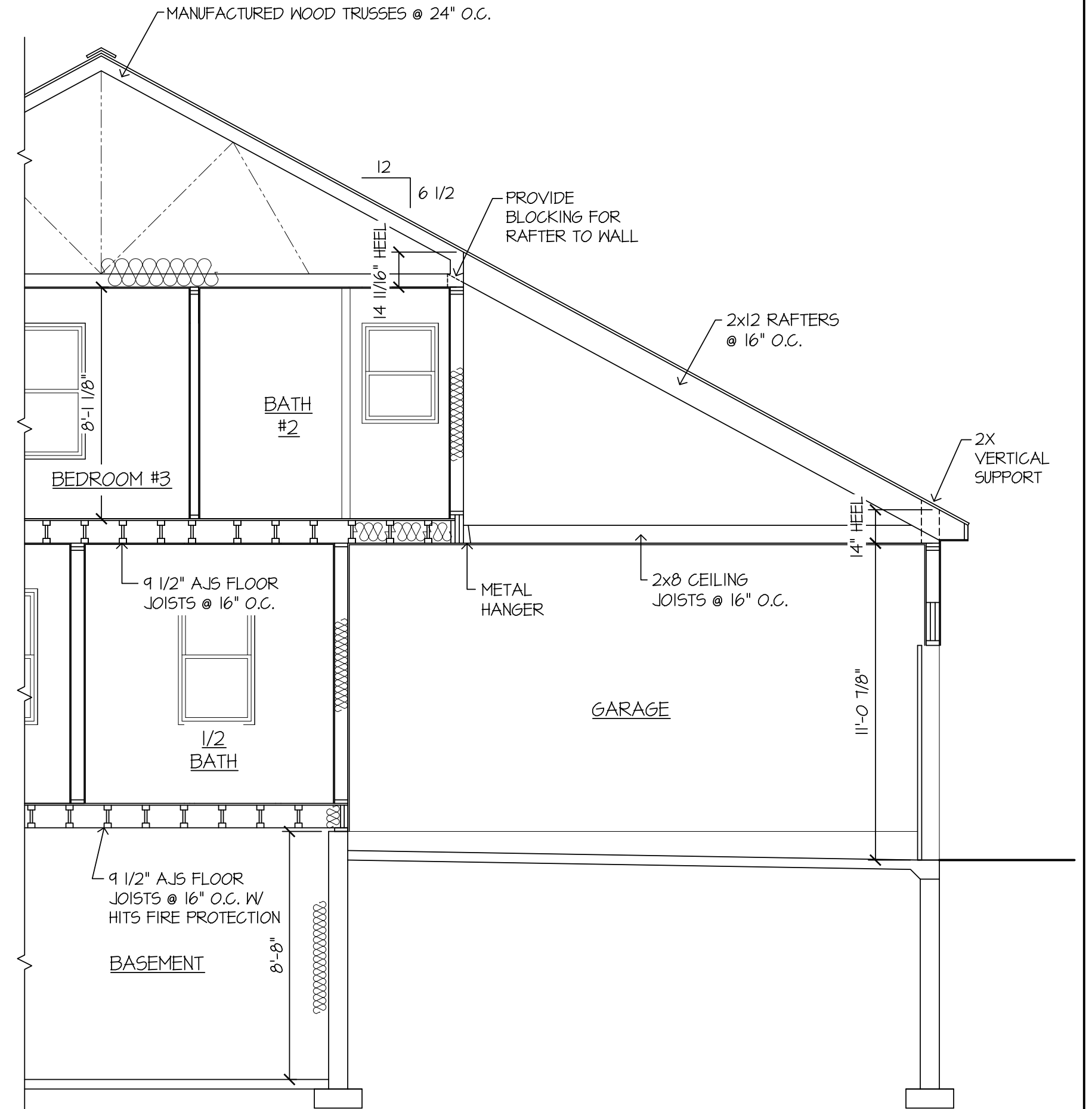
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NOT FOR CONSTRUCTION

BUILDING SECTION A-A NEW RESIDENCE AT: 15 WOOD TERRACE ALBANY, NY	PREPARED BY: SOFIA ENGINEERING P.L.L.C. 7 LORNA LANE LOUDONVILLE, NEW YORK 12211 PHONE 482-0067 EMAIL - VSOFIA@NYCAP.RR.COM				<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO</th> <th style="width: 85%;">REVISION</th> <th style="width: 10%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO	REVISION	DATE													<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DATE: FEB. 5, 2018</td> <td rowspan="5" style="width: 50%; text-align: center; vertical-align: middle;">A9</td> </tr> <tr> <td>SCALE: AS NOTED</td> </tr> <tr> <td>DWG BY: DRL</td> </tr> <tr> <td>CHECKED BY: VS</td> </tr> <tr> <td> </td> </tr> </table>	DATE: FEB. 5, 2018	A9	SCALE: AS NOTED	DWG BY: DRL	CHECKED BY: VS	
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CHECKED BY: VS																											



BUILDING SECTION B-B B
SCALE 1/4" = 1'-0" A10



BUILDING SECTION C-C C
SCALE 1/4" = 1'-0" A10

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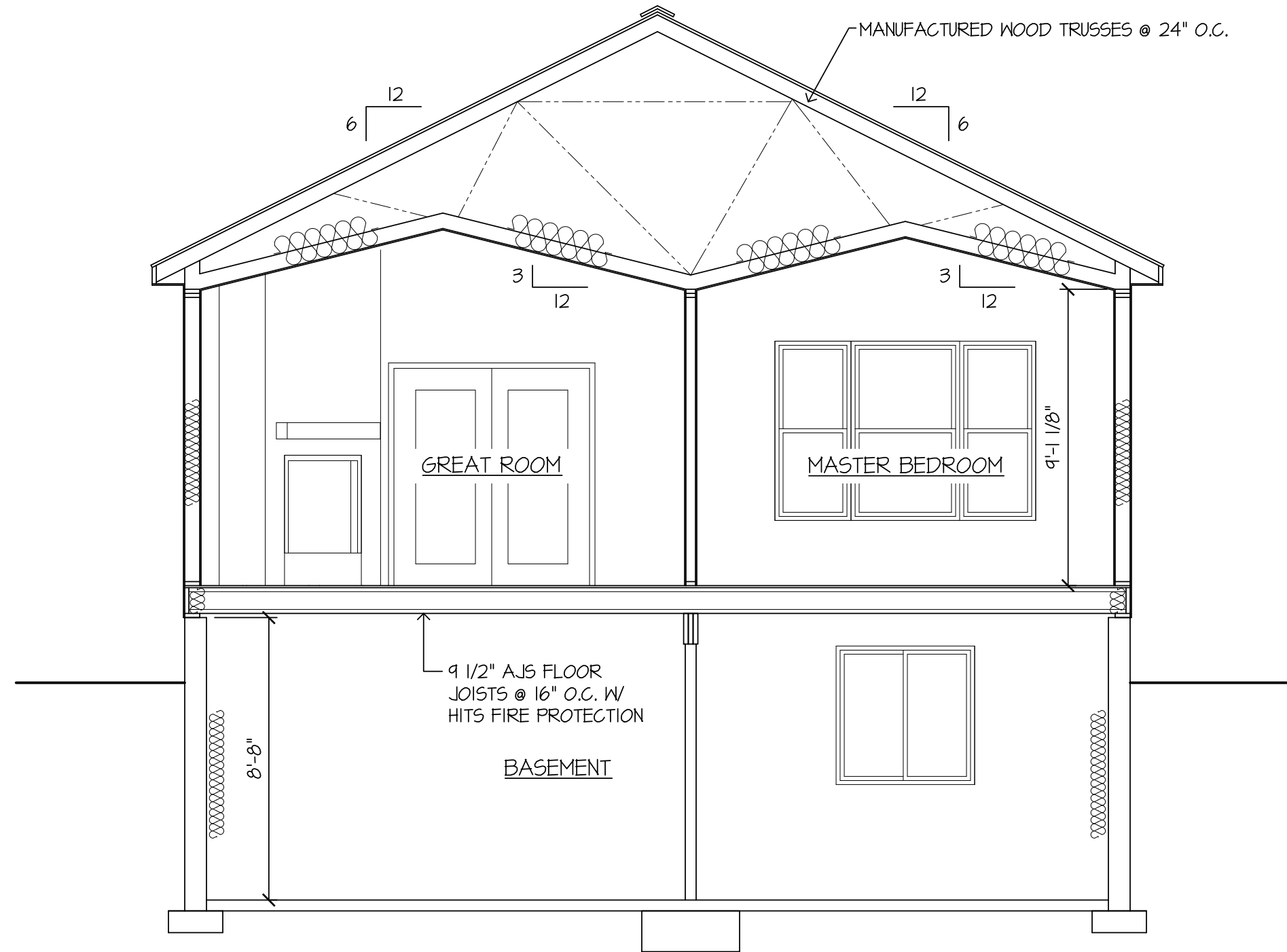
BUILDING SECTIONS B-B & C-C
NEW RESIDENCE AT:
15 WOOD TERRACE
ALBANY, NY

PREPARED BY:
SOFIA ENGINEERING P.L.L.C.
7 LORNA LANE
LOUDONVILLE, NEW YORK 12211
PHONE 482-0067
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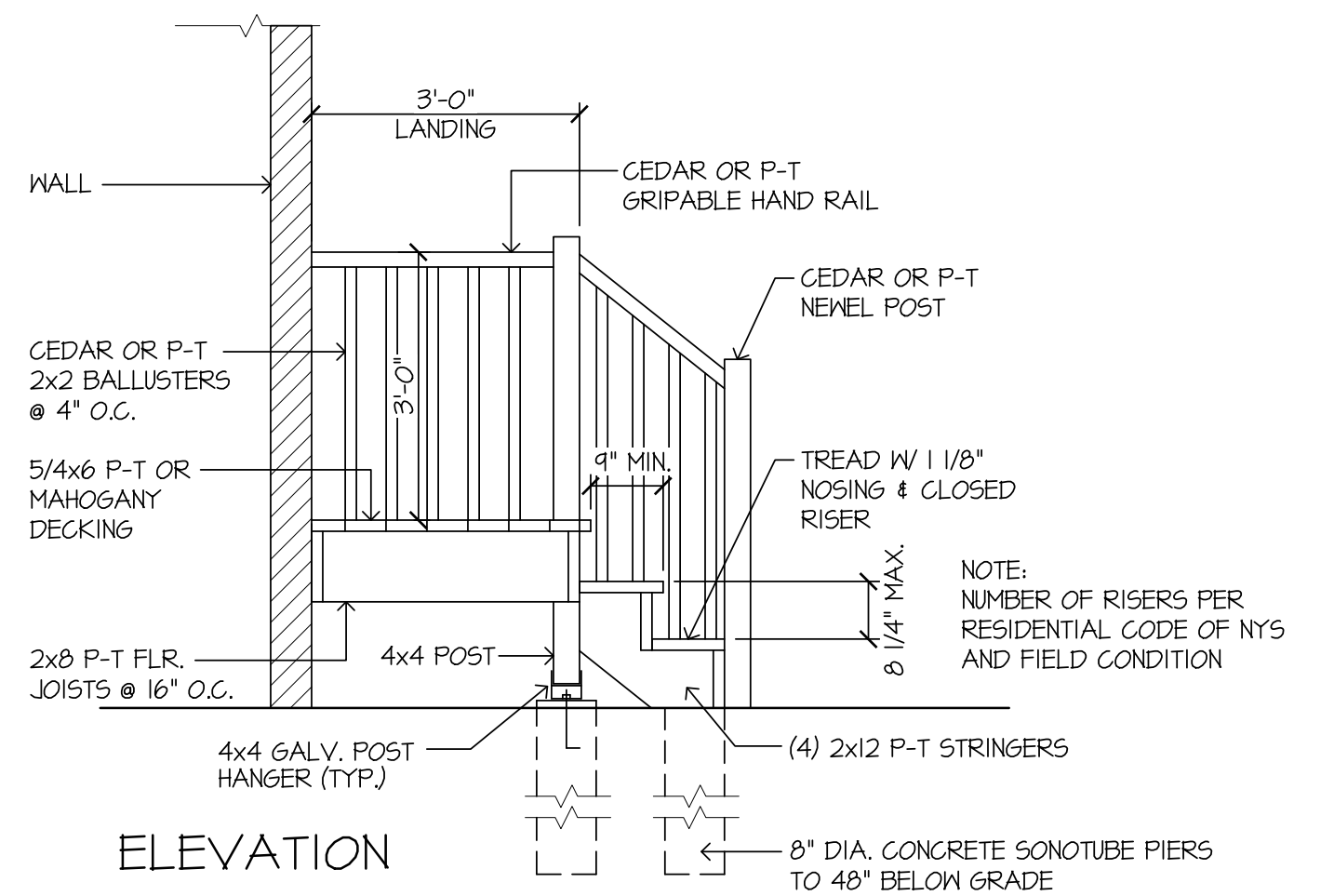
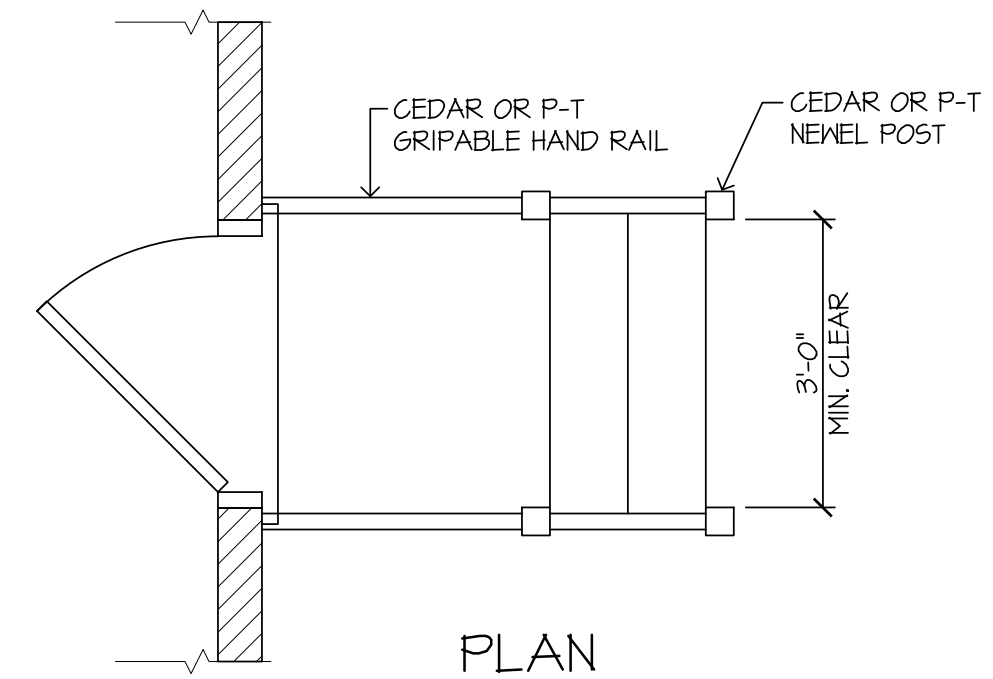
NO	REVISION	DATE

DATE	SCALE	DWG BY:	CHECKED BY:
FEB. 5, 2018	AS NOTED	DRL	V5

A10
DWG 10 OF 16



BUILDING SECTION B-B D
SCALE 1/4" = 1'-0" All



TYP. EXTERIOR STAIR DETAIL 1
SCALE 1/2" = 1'-0" All

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BUILDING SECTION D-D
NEW RESIDENCE AT:
15 WOOD TERRACE
ALBANY, NY

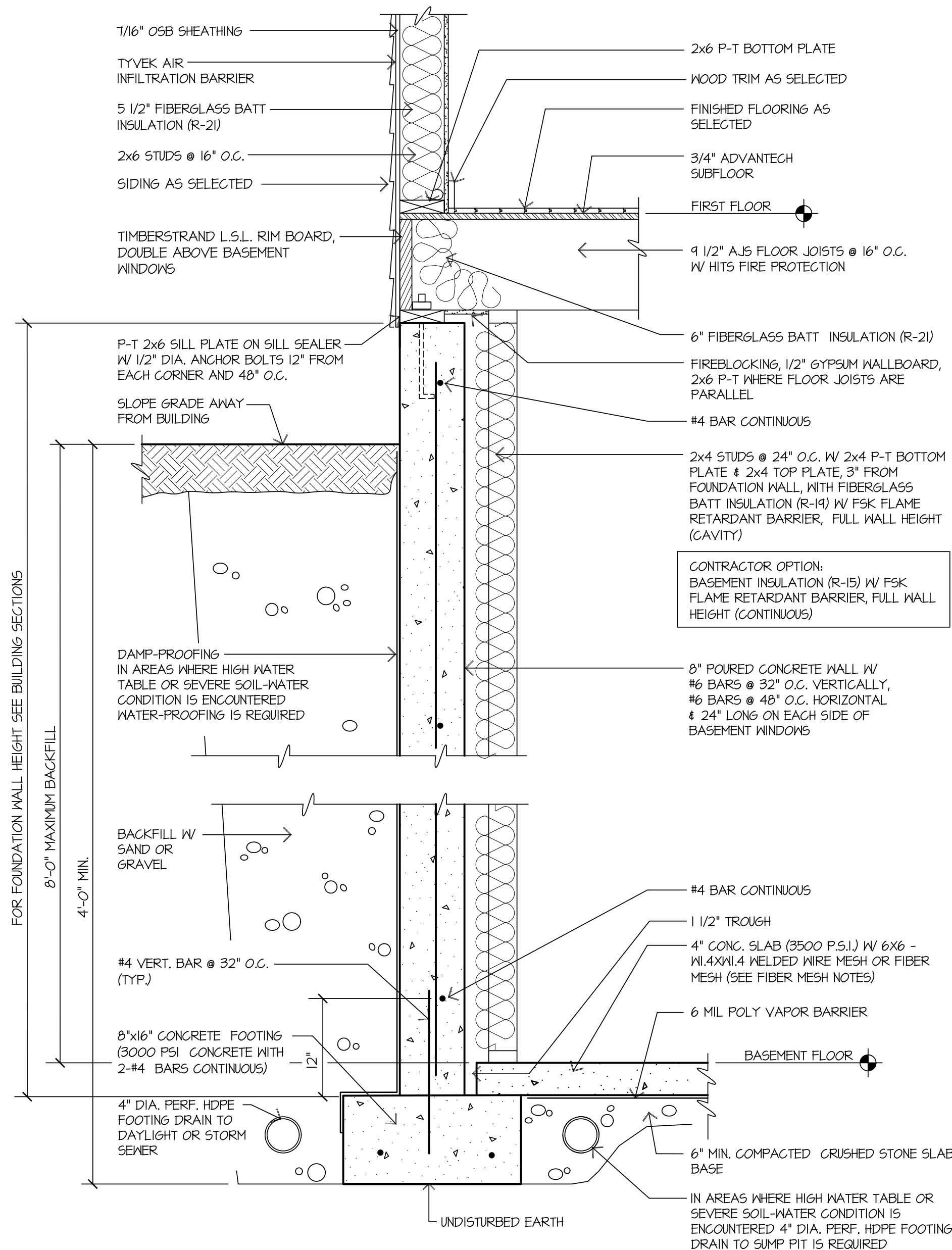
PREPARED BY:
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7 LORNA LANE
LOUDONVILLE, NEW YORK 12211
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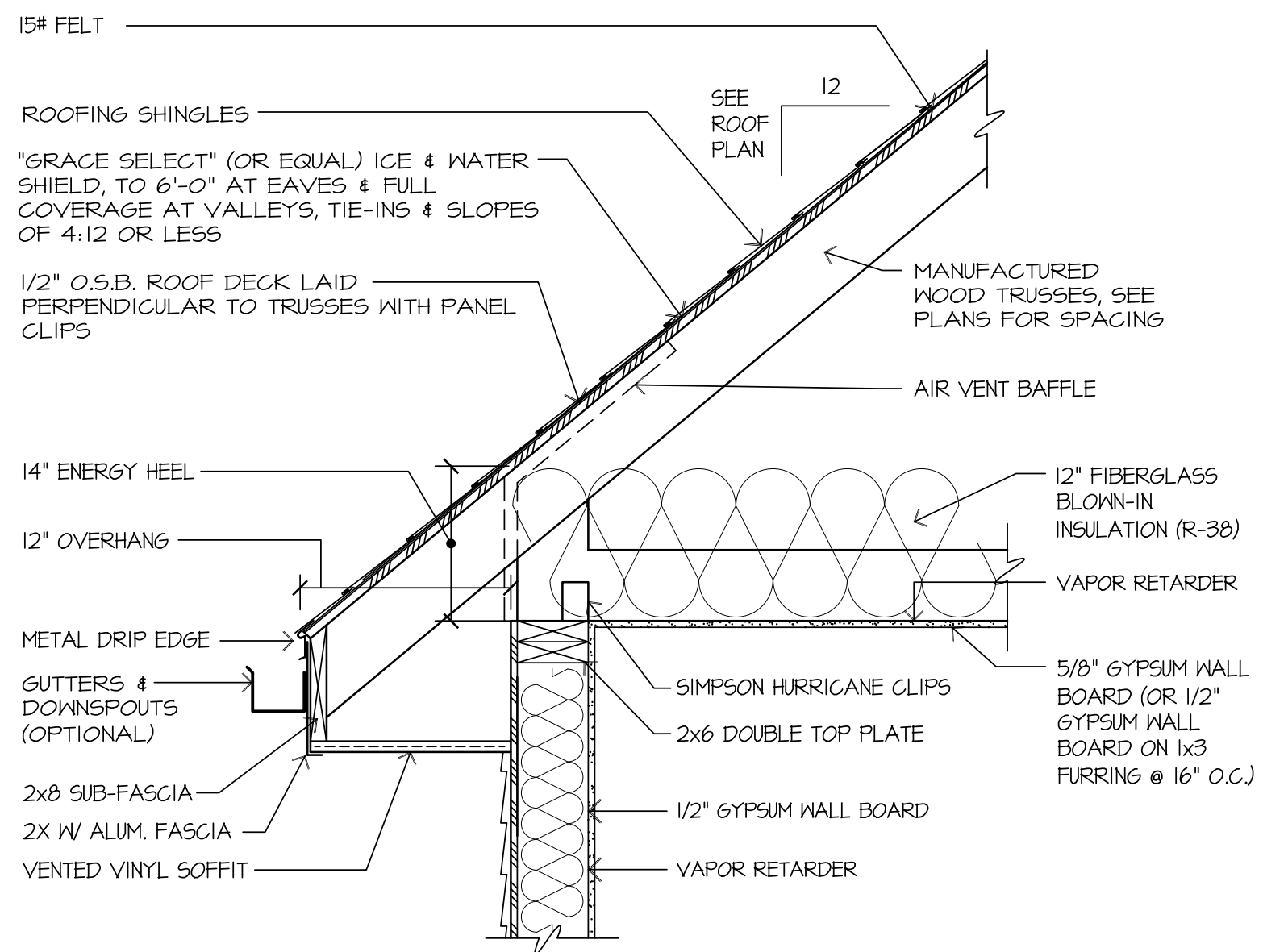
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DWG BY:
DRL
CHECKED BY:
VS

A11
DWG 11 OF 16

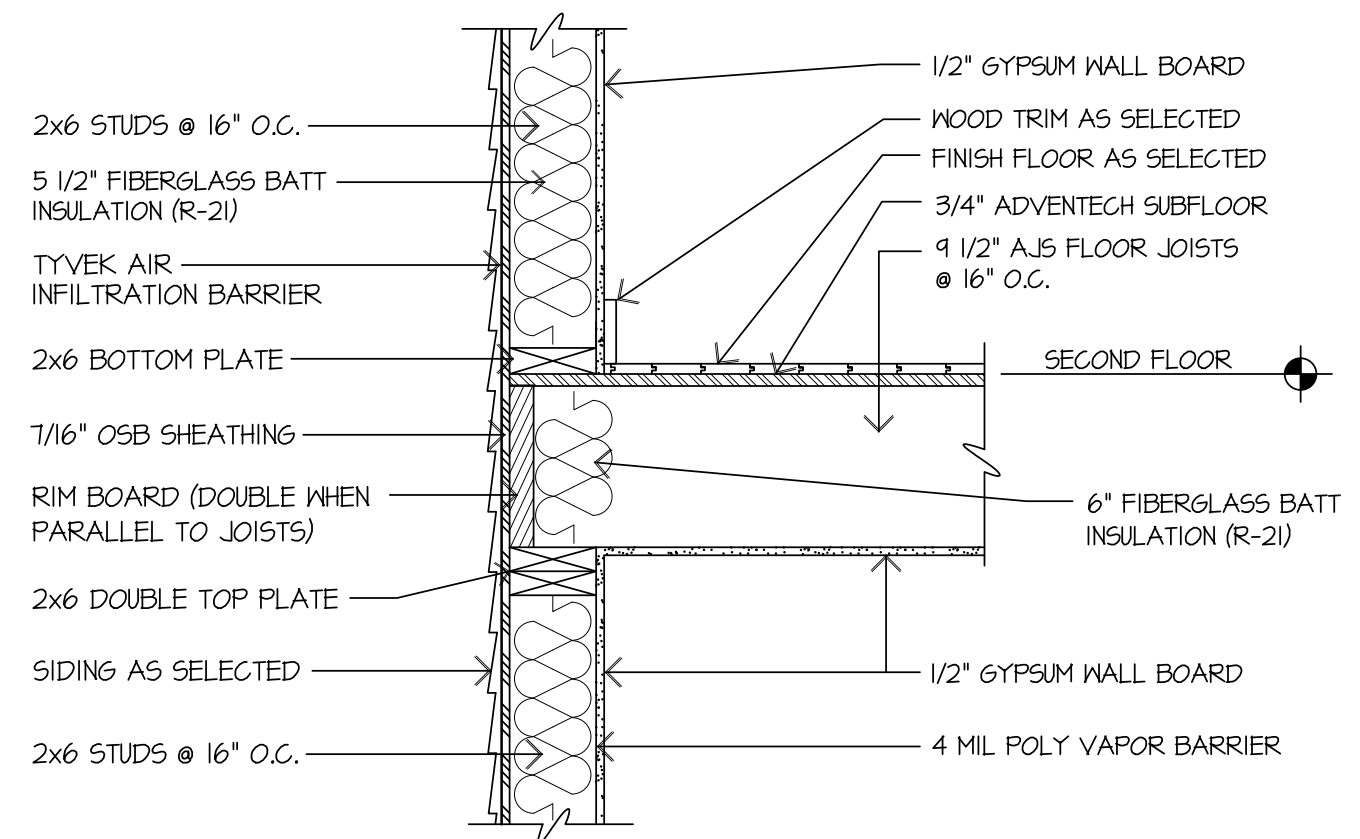


BASEMENT
TYP. WALL SECTION 1
SCALE 1" = 1'-0" A12

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TYP. ROOF SECTION 3
SCALE 1" = 1'-0" A12



HOUSE
TYP. WALL SECTION 2
SCALE 1" = 1'-0" A12

PRELIMINARY
NOT FOR CONSTRUCTION

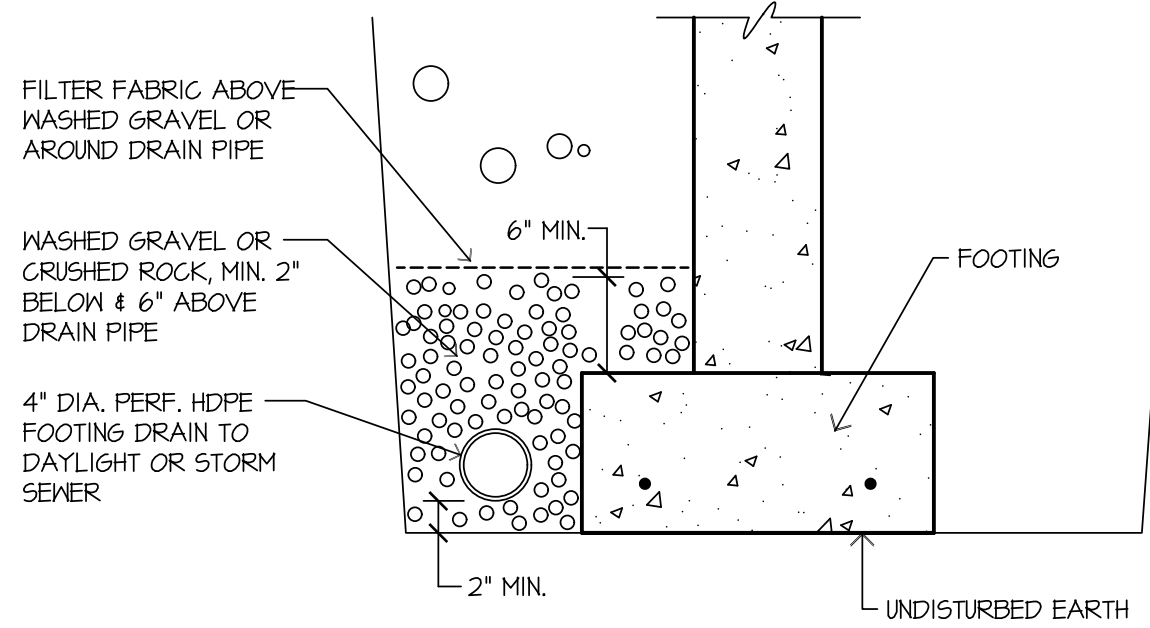
DETAILS
NEW RESIDENCE AT: 15 WOOD TERRACE ALBANY, NY

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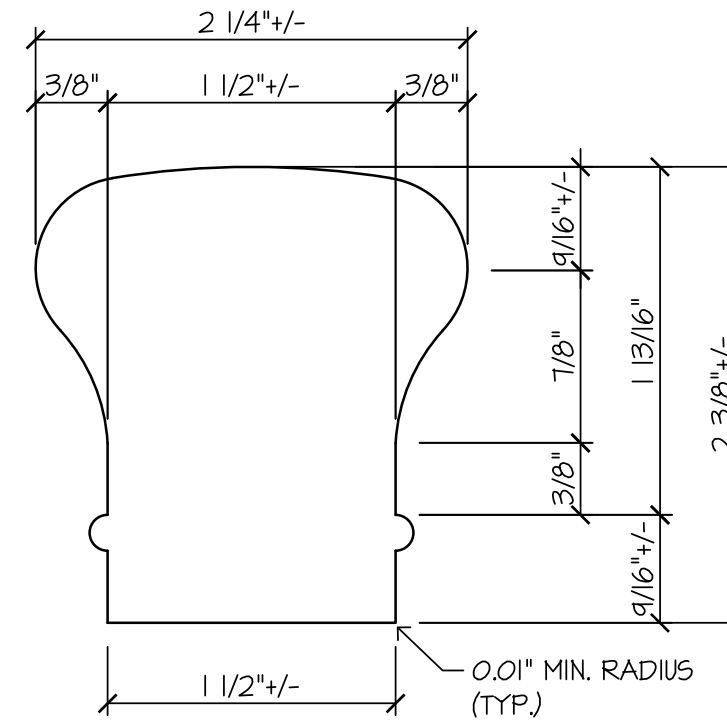
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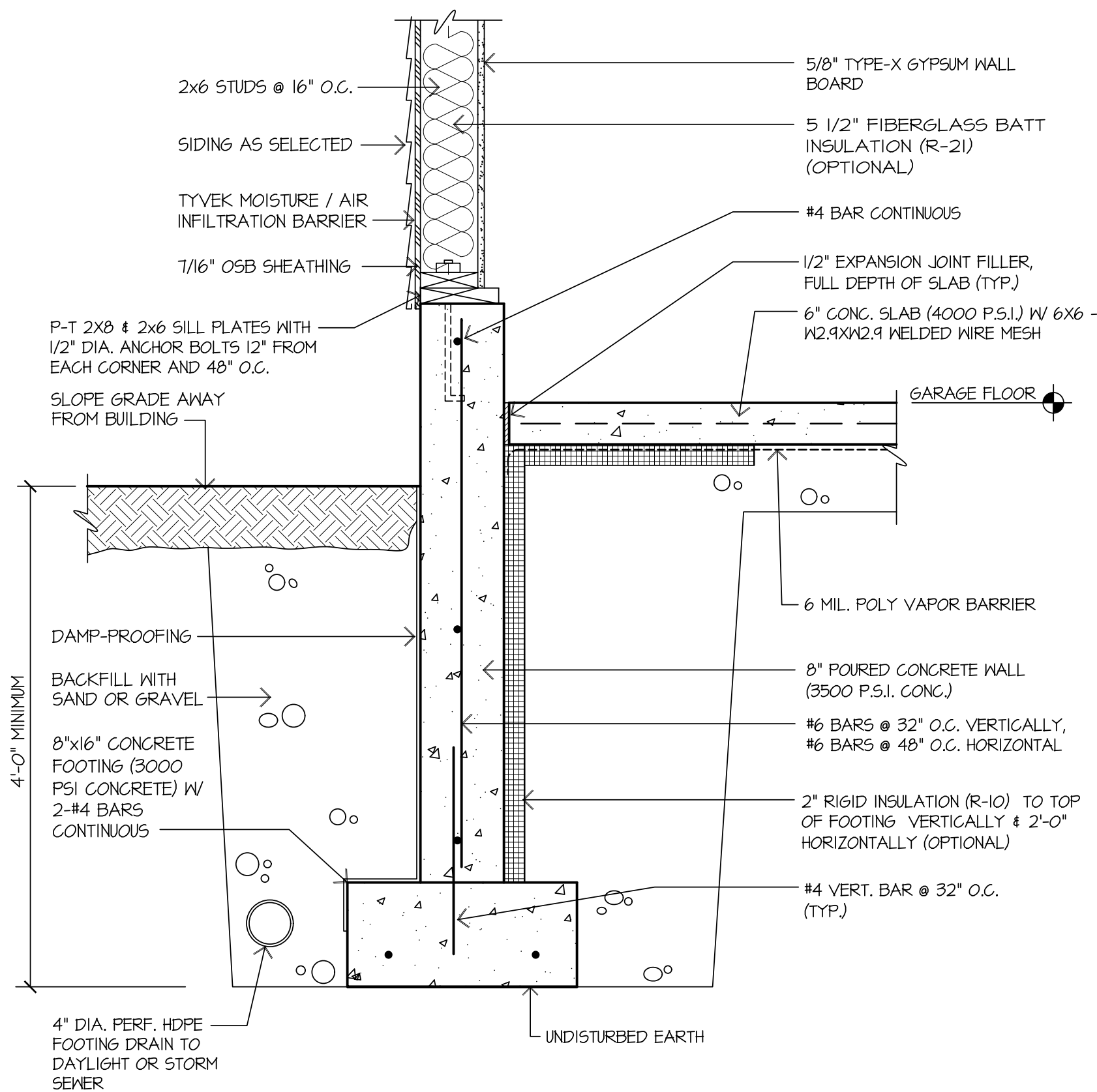
A12
DWG 12 OF 16



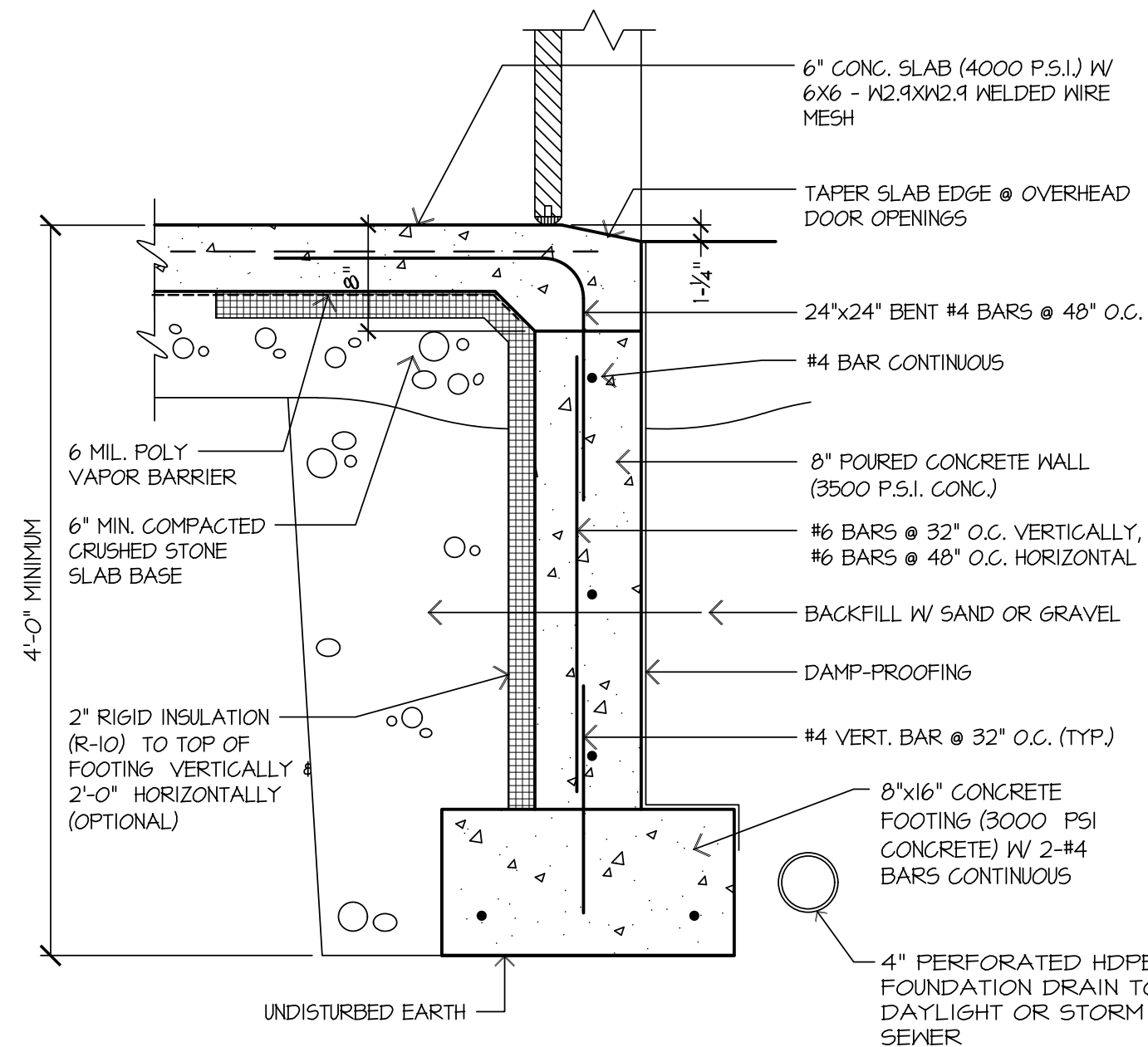
FOOTING DRAIN SECTION 5
SCALE 1" = 1'-0" A13



HANDRAIL DETAIL 7
FULL SCALE A13



GARAGE WALL SECTION 4
SCALE 1" = 1'-0" A13



AT GARAGE DOOR WALL SECTION 6
SCALE 1" = 1'-0" A13

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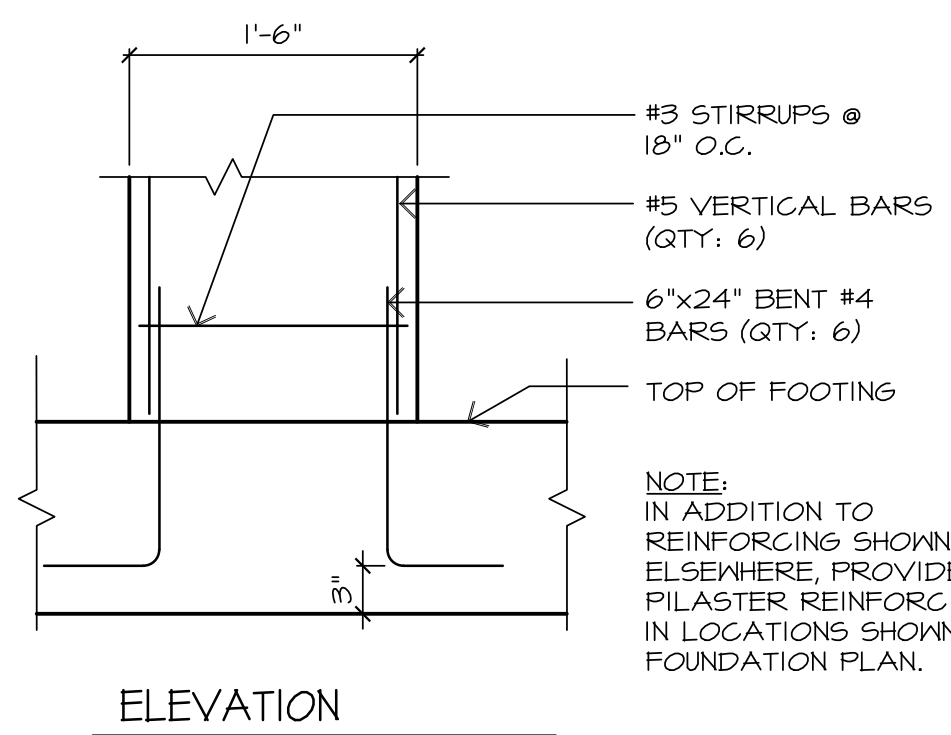
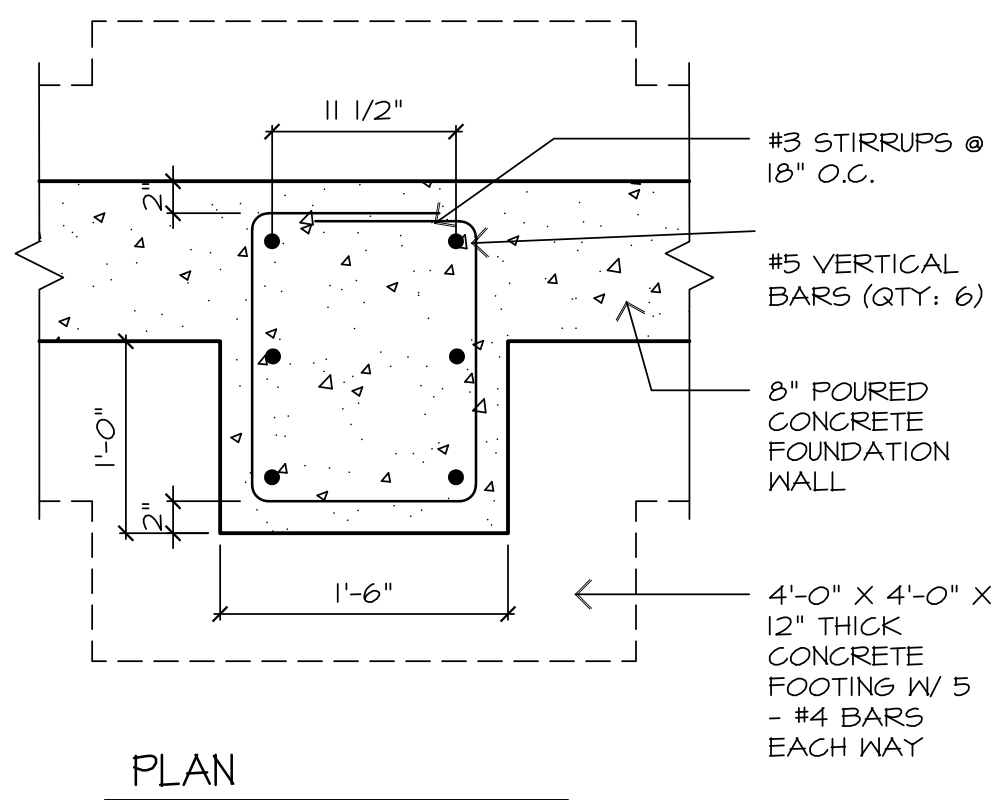
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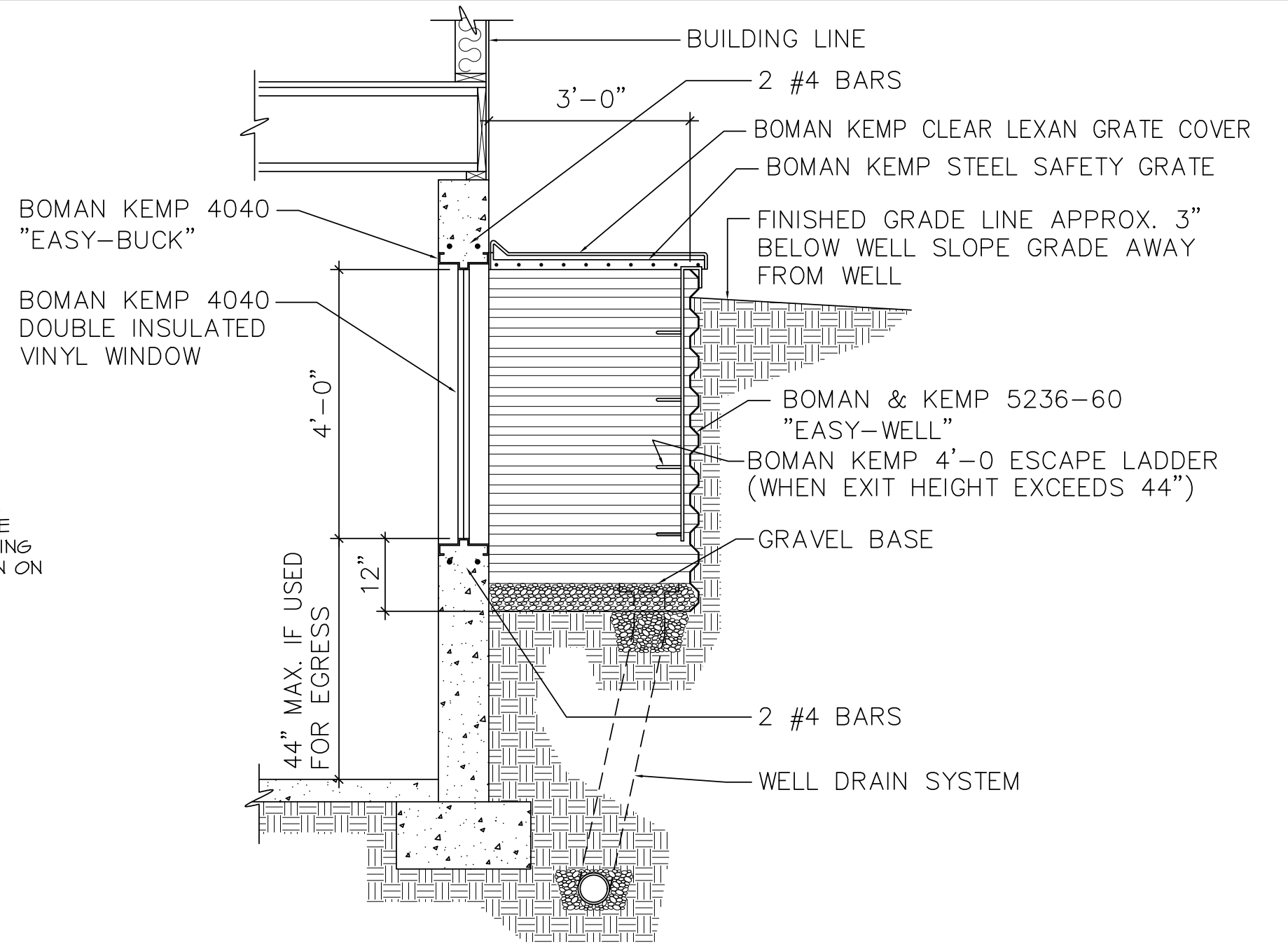
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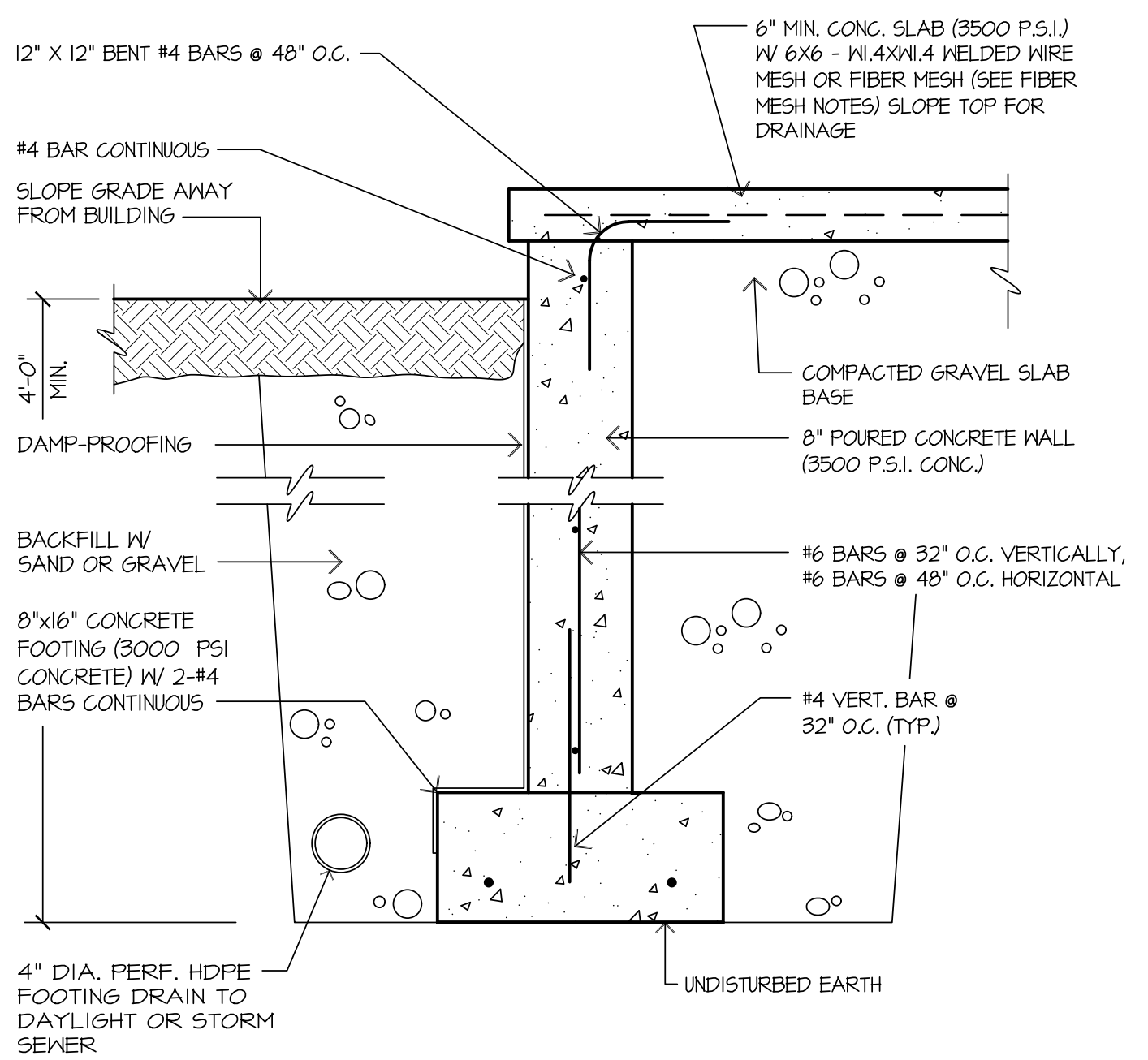


NOTE:
IN ADDITION TO
REINFORCING SHOWN
ELSEWHERE, PROVIDE
PLASTER REINFORCING
IN LOCATIONS SHOWN ON
FOUNDATION PLAN.

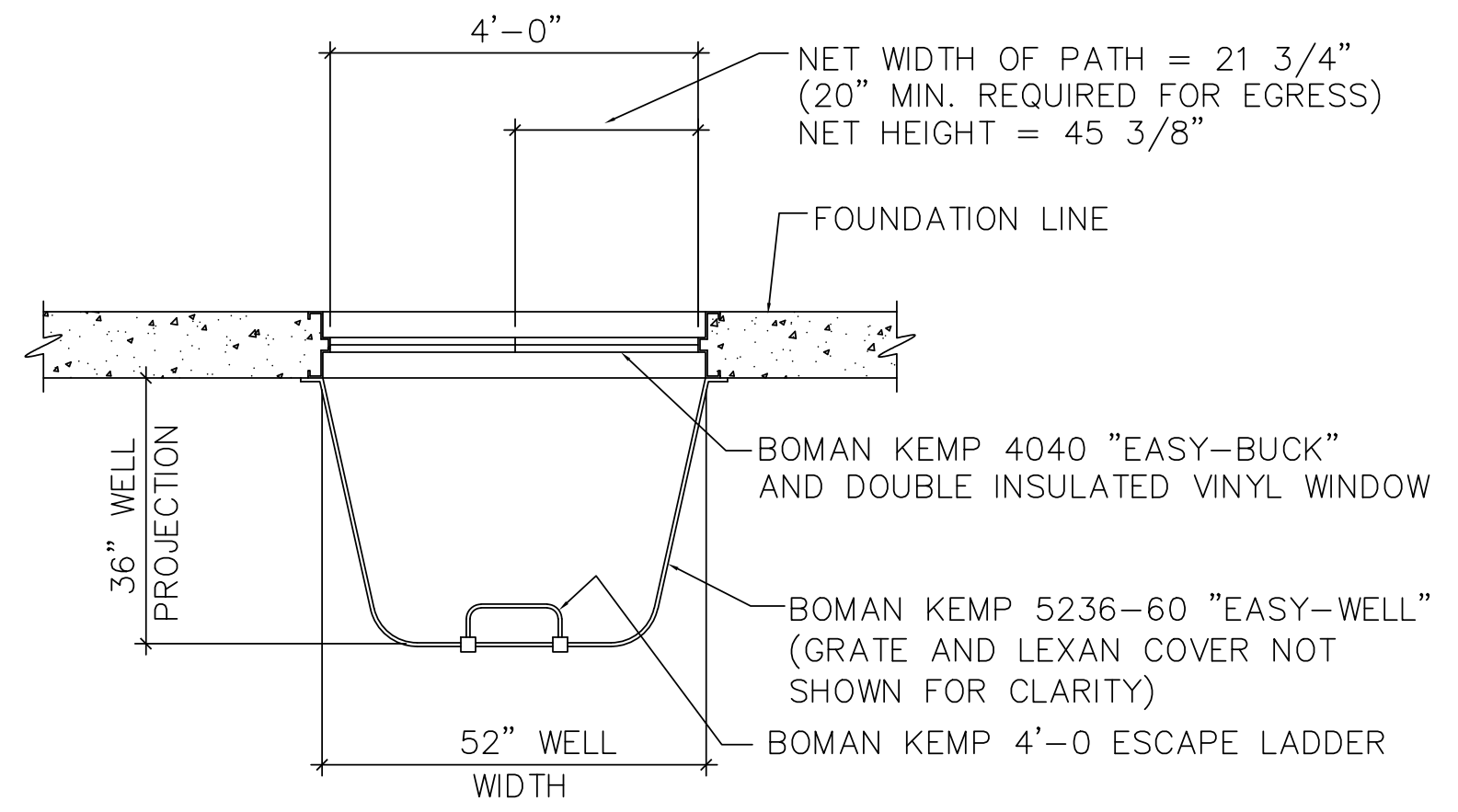
PILASTER DETAIL
SCALE: 1" = 1'-0"
10
A14



WALL SECTION THRU. WINDOW WELL



PORCH WALL SECTION
SCALE 1" = 1'-0"
8
A14



PLAN VIEW WINDOW WELL
36" PROJECTION REQUIRED FOR EGRESS

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BOMAN KEMP
BASEMENT EGRESS SYSTEM
SCALE 1" = 1'-0"

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DETAILS
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ALBANY, NY**

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DRL
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VS

A14
DWG 14 OF 16

LIGHT VENT EGRESS / WINDOW & DOOR SCHEDULE

ROOM NAME	TOTAL SQ. FT.	WINDOW OR DOOR				U-VALUE	LIGHT		VENT		SQ. FT. CLEAR OPEN	CLEAR OPEN WIDTH	CLEAR OPEN HEIGHT	REMARK
		MANUFACTURER	DESIGNATION	TYPE	ROUGH OPEN'G		REQ'D 8%	ACTUAL	REQ'D 4%	ACTUAL				
GREAT RM, DINING, KITCHEN	406.09	ANDERSEN ANDERSEN ANDERSEN	244DH3456 (2) 244DH2040 NLGD6060	DOUBLE HUNG DOUBLE HUNG SLIDING DR.	3'-4" X 5'-6" 2'-8" X 4'-0" 6'-0" X 6'-8"	0.32	32.40	63.51	16.24	34.10	20 1/8"	75 3/8"	14.72	
MASTER BEDROOM	180.25	ANDERSEN	244DH2456-244DH3456-244DH2456	DOUBLE HUNG	8'-0" X 5'-6"	0.32	14.42	30.46	7.21	17.83	36.56"	24.95"	7.61	BEDROOM EGRESS WINDOW
BEDROOM #2	181.22	ANDERSEN	244DH3044-2	DOUBLE HUNG	3'-0" X 4'-9"	0.32	14.50	19.82	7.25	11.52	32.56"	25.45"	5.76	BEDROOM EGRESS WINDOW
BEDROOM #3	181.22	ANDERSEN	244DH3044-2	DOUBLE HUNG	3'-0" X 4'-9"	0.32	14.50	19.82	7.25	11.52	32.56"	25.45"	5.76	BEDROOM EGRESS WINDOW
BONUS RM.	188.24	ANDERSEN	244DH2444-244DH3444-244DH2444	DOUBLE HUNG	8'-0" X 4'-9"	0.32	15.06	26.69	7.52	15.14	36.56"	25.45"	6.46	

NOTE: ALL WINDOWS BASED ON ANDERSEN CORPORATION 200 SERIES SPECIFICATIONS. SIZE TO BE VERIFIED BY CONTRACTOR.

INSULATION SCHEDULE

ENVELOPE COMPONENT	PROVIDED
EXTERIOR WALL	R-21
CEILING W/ ATTIC	R-38*
CEILING W/O ATTIC LESS THAN 500 S.F.	R-30 MIN.**
FLOOR	R-30
FOUNDATION WALL (CONTINUOUS)	R-15
FOUNDATION WALL (CAVITY)	R-19
SLAB EDGE INSULATION	N/A
GLAZING	U = 0.32
ENTRANCE DOORS (INSULATED METAL)	U = 0.32

INSULATION AND FENESTRATION REQUIREMENTS PER NYS RESIDENTIAL CODE TABLE N102.1.2 ZONE - 5 FOR ALBANY COUNTY PER TABLE 1101.7 NEW YORK STATE CLIMATE ZONES BY COUNTY
 * CEILING INSULATION PER N102.2.1
 ** CEILING INSULATION PER N102.2.2

THE BUILDING DESIGN MEETS OR EXCEEDS THE 2015 INTERNATIONAL RESIDENTIAL CODE, 2ND PRINTING AND NEW YORK STATE CODE SUPPLEMENT.

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE, NEW YORK STATE CODE AND ALL LOCAL CODES, ORDINANCES, RULES AND REGULATIONS.
- ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2015 INTERNATIONAL ELECTRICAL CODE AND NYS CODE. PROVIDE INSPECTION CERTIFICATE FROM THE NEW YORK BOARD OF FIRE UNDERWRITERS OR OTHER INSPECTION AGENCY ACCEPTABLE TO THE AUTHORITIES HAVING JURISDICTION.
- ALL PLUMBING WORK SHALL COMPLY WITH THE 2015 INTERNATIONAL PLUMBING CODE, NYS CODE AND LOCAL CODES AND SHALL BE APPROVED BY THE PLUMBING INSPECTOR.
- NO WORK SHALL BEGIN PRIOR TO THE ISSUANCE OF THE REQUIRED PERMITS BY THE BUILDING CODE ENFORCEMENT OFFICE.
- H.V.A.C. INSTALLATIONS SHALL MEET THE REQUIREMENTS OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE FOR EFFICIENCY, TEMPERATURE CONTROL, ZONING, INSULATION OF DUCTS AND PIPING, AIR SUPPLY AND EXHAUST, ETC. H.V.A.C. LAYOUT SHALL BE BY OTHERS.
- INSTALL SMOKE DETECTOR (S.A.) ON CEILING AT LOCATIONS INDICATED ON DRAWINGS. HARD WIRE AND INTERCONNECT EACH UNIT AS REQUIRED BY CODE.
- FINAL RECEPTACLE LOCATIONS SHALL BE APPROVED BY OWNER.
- FINAL WINDOW SELECTION SHALL BE BY OWNER AND SHALL MEET THE REQUIREMENTS FOR DAYLIGHT, NATURAL VENTILATION AND EMERGENCY EGRESS. WINDOW MODEL NUMBERS SHOWN ON THE DRAWINGS ARE ANDERSEN WINDOW 200 SERIES PRODUCTS.
- FOR DAYLIGHT, PROVIDE GLASS AREA EQUALING OR EXCEEDING 8% OF THE FLOOR AREA FOR EACH HABITABLE SPACE. FOR NATURAL VENTILATION, PROVIDE OPENABLE SASH AREA EQUALING OR EXCEEDING 4% OF THE FLOOR AREA FOR EACH HABITABLE SPACE.
- SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR, SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET EXCEPT THAT GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SQUARE FEET. MIN. OPENING HEIGHT: 24" MIN. OPENING WIDTH: 20"
- ALL JOINTS AND OPENINGS IN BUILDING ENVELOPE SYSTEMS INCLUDING THOSE AROUND WINDOW AND DOOR FRAME BETWEEN WALLS AND ROOF/CEILINGS, BETWEEN WALLS AND FLOORS / FOUNDATIONS, AT UTILITY SERVICE PENETRATIONS, AND DISSIMILAR MATERIALS SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED.
- ALL JOINTS AND OPENINGS IN BUILDING ENVELOPE SYSTEMS INCLUDING THOSE AROUND WINDOW AND DOOR FRAME BETWEEN WALLS AND ROOF/CEILINGS, BETWEEN WALLS AND FLOORS / FOUNDATIONS, AT UTILITY SERVICE PENETRATIONS, AND DISSIMILAR MATERIALS SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO GENERALLY ACCEPTED CONSTRUCTION STANDARDS AND / OR THE APPLICABLE REFERENCED STANDARDS, 2015 INTERNATIONAL RESIDENTIAL CODE.
- CONTRACTOR SHALL REVIEW AND VERIFY ALL SPECIFICATIONS, DIMENSIONS AND CONDITIONS WITH THE OWNER PRIOR TO STARTING HIS WORK. CONTRACTOR SHALL THICKEN PARTITIONS AS NEEDED FOR PIPING, DUCTWORK, ETC.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD. ANY APPARENT DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PERFORMING WORK IN THE AREA IN QUESTION.
- DIMENSIONS SHOWN AT EXTERIOR PERIMETER OF PLANS ARE TO FACE OF FRAME OR FACE OF MASONRY. DIMENSIONS SHOWN AT INTERIOR LOCATIONS ON PLANS ARE TO FACE OF FRAME.
- INSTALL CARBON MONOXIDE DETECTOR (C.A.) IN THE IMMEDIATE VICINITY OF BEDROOMS AND ON EACH LEVEL.
- CONTRACTOR SHALL VERIFY LOCAL ZONING REQUIREMENTS AND SHALL BE RESPONSIBLE FOR COMPLYING WITH SETBACKS, LOT COVERAGES ETC., AND SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ANY NECESSARY VARIANCES.
- THROUGHOUT THE ENTIRE WORK PERIOD, CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING, BRACING AND STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE.
- PROVIDE TEMPERED SAFETY GLASS WITHIN 18" OF FLOOR LEVEL AND ALL OTHER CODE DEFINED HAZARDOUS LOCATIONS.
- DIMENSIONS SHALL NOT BE MEASURED OFF THE DRAWINGS BUT SHALL BE CALCULATED.
- PROVIDE CEILING EXHAUST FAN IN BATHROOM. EXHAUST DIRECTLY TO THE EXTERIOR.
- CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO ESTABLISH FINAL GRADE ELEVATIONS BEFORE COMMENCING CONSTRUCTION IN ORDER TO ASSURE PROPER DRAINAGE OF SITE AND TO MAINTAIN REQUIRED DEPTH OF FOOTINGS FOR FROST PROTECTION.
- WHOLE HOUSE VENTILATION SYSTEM REQUIRED PER 2015 I.R.C. CHAPTER 15 AND WITH EFFICIENCY PER TABLE N103.6.1
- ACH 50/BLOWER DOOR TESTING FOR AIR INFILTRATION RATES TO FOLLOW REQUIREMENTS OF 2015 I.R.C. TABLE 1102.4.1.1 AND ACHIEVE WHOLE BUILDING OR DWELLING RATE OF 3 ACH (TO BE COMPLETED ON SITE).

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCHEDULES, NOTES NEW RESIDENCE AT: 15 WOOD TERRACE ALBANY, NY	PREPARED BY: SOFIA ENGINEERING P.L.L.C. 7 LORNA LANE LOUDONVILLE, NEW YORK 12211 PHONE 482-0067 EMAIL - VSOFIA@NYCAP.RR.COM				NO. REVISION	DATE	DATE: FEB. 5, 2018	A15 DWG 15 OF 16
							SCALE: AS NOTED	
DWG BY: DRL								
CHECKED BY: VS								
DATE								

CONCRETE FOUNDATION/SLAB NOTES

1. ALL CONCRETE FOR FOUNDATIONS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI (FOOTINGS) OR 3,500 PSI (WALLS) AFTER 28 DAYS, A SLUMP OF 4 INCHES, AND A MAXIMUM AGGREGATE SIZE OF 1 - 1/2 INCHES.
2. ALL CONCRETE REINFORCEMENT STEEL SHALL BE DEFORMED BARS, UNLESS OTHERWISE NOTED, OF THE SPECIFIED SIZE CONFORMING TO ASTM A615, GRADE 60. A MINIMUM OF 2 INCHES CLEAR CONCRETE COVER IS REQUIRED FOR ALL REINFORCEMENT (WALLS) OR 3 INCHES CLEAR (FOOTINGS).
3. CONCRETE FOR ALL INTERIOR AND EXTERIOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI, A MAXIMUM AGGREGATE SIZE OF 1 INCH AND A SLUMP OF 4 INCHES. EXTERIOR SLABS SHALL HAVE 5% AIR ENTRAINMENT.
4. ALL CONCRETE SLABS SHALL BE PLACED ON A MINIMUM OF 13 INCHES COMPACTED GRANULAR FILL (SAND / GRAVEL). SLAB BASE SHALL NOT HAVE WATER ADDED PRIOR TO PLACEMENT OF CONCRETE.
5. PROVIDE UNDERSLAB VAPOR BARRIER AND INSTALL PER MANUFACTURER'S INSTRUCTIONS.
6. ALL FOOTINGS TO REST ON UNDISTURBED (ORIGINAL) SOIL. ASSUMED MINIMUM NET ALLOWABLE SOIL BEARING PRESSURE TO BE 2500 P.S.F. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS.

FIBER MESH CONCRETE SLAB REINFORCEMENT NOTES

1. IN LIEU OF WELDED WIRE MESH REINFORCEMENT, CONTRACTOR MAY USE SYNTHETIC FIBER REINFORCEMENT FOR CONCRETE SLABS. SYNTHETIC FIBER REINFORCEMENT SHALL BE PROPEX FIBERMESH 150 CONFORMING WITH ASTM C 1116, TYPE III.
2. ADD SYNTHETIC FIBER REINFORCEMENT TO CONCRETE AT THE RATE OF 1.5 POUNDS PER CUBIC YARD. MIX SYNTHETIC FIBER REINFORCEMENT IN CONCRETE MIXER IN ACCORDANCE WITH ASTM C 94 TO ENSURE RANDOM ORIENTATION AND UNIFORM DISTRIBUTION THROUGHOUT CONCRETE.

FIRE-RATING NOTES

1. DOORS BETWEEN GARAGE AND OTHER INTERIOR AREAS SHALL BE 3/4-HOUR RATED AND SELF-CLOSING.
2. WALLS BETWEEN GARAGE AND OTHER INTERIOR AREAS SHALL BE FACED WITH 5/8" TYPE-X GYPSUM WALLBOARD (GARAGE SIDE) AND 1/2" TYPE-X GYPSUM WALLBOARD (HOUSE SIDE).
3. GARAGE CEILING SHALL BE FINISHED WITH 5/8" TYPE-X GYPSUM WALLBOARD.

FRAMING NOTES

1. LAMINATED VENEER LUMBER (L.V.L.) SHALL BE MICRO-LAMS AS MANUFACTURED BY TRUSS JOIST (DIVISION OF WEYERHAEUSER). E = 1,900,000 P.S.I. MULTIPLE MEMBER L.V.L. BEAMS, WHEN TOP LOADED SHALL BE FASTENED TOGETHER WITH THREE ROWS OF 16d NAILS AT 12 INCHES ON CENTER. WHEN SIDE LOADED, MULTIPLE MEMBER L.V.L. BEAMS SHALL BE FASTENED TOGETHER WITH TWO ROWS OF 1/2-INCH DIAMETER BOLTS AT 12 INCHES ON CENTER UNLESS OTHERWISE NOTED.
2. FRAMING LUMBER SHALL BE #2 SPRUCE-PINE-FIR. F_b = 875 P.S.I. AND E = 1,400,000 P.S.I. UNLESS OTHERWISE NOTED. WHERE INDICATED, MANUFACTURED I-JOISTS SHALL BE TJI'S AS MANUFACTURED BY TRUSS JOIST (DIVISION OF WEYERHAEUSER). COMPLY WITH MANUFACTURER'S RECOMMENDATIONS AND DETAILS.
3. UNLESS OTHERWISE INDICATED, HEADERS FOR EXTERIOR WALL OPENINGS SHALL BE 3-2x10'S.
4. UNLESS OTHERWISE INDICATED, HEADERS FOR INTERIOR WALL OPENINGS SHALL BE 2-2x6'S.
5. DOUBLE FLOOR JOISTS AROUND ALL OPENINGS AND BELOW ALL PARALLEL PARTITIONS UNLESS OTHERWISE INDICATED.
6. PROVIDE MINIMUM 3-2x6 POST FOR BEARING AT EACH END OF ROOF BEAMS, FLOOR BEAMS, AND/OR ROOF-FLOOR BEAMS UNLESS OTHERWISE INDICATED.
7. PARALLAM COLUMNS AND BEAMS (P.S.L.) SHALL BE AS MANUFACTURED BY TRUSS JOIST CO. E = 2,000,000 (FOR BEAMS) AND E = 1,800,000 (FOR COLUMNS)
8. PROVIDE FRAMING / SOLID BLOCKING AS NEEDED TO TRANSMIT VERTICAL LOADS TO FOUNDATION.

PLATED WOOD TRUSS NOTES

1. INSTALL MANUFACTURED WOOD TRUSSES AT SPACING PER PLANS UNLESS NOTED OTHERWISE.
2. TRUSSES SHALL CONFORM TO THE DESIGN LOADS INDICATED AND OTHER REQUIREMENTS OF THE RESIDENTIAL CODE OF NEW YORK STATE.
3. SUBMIT TRUSS DESIGN AND SHOP DRAWINGS BEARING THE SEAL OF THE NEW YORK STATE PROFESSIONAL ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
4. DESIGN LOADS:

ROOF TRUSSES	
LIVE LOADS (SNOW):	50 PSF
(WIND DOWNWARD):	5 PSF
DEAD LOAD (TOP CHORD):	10 PSF
(BOTTOM CHORD):	5 PSF
5. CONTRACTOR IS RESPONSIBLE FOR ALL BRACING. INSTALL TEMPORARY AND PERMANENT TRUSS BRACING IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE SPECIFICATIONS AND / OR THE MANUFACTURER'S PRINTED INSTRUCTIONS.
6. CONTRACTOR SHALL VERIFY TRUSS DIMENSIONS AND CONFIGURATIONS PRIOR TO PLACING HIS ORDER AND SHALL BE RESPONSIBLE FOR SAME.
7. ANCHORAGE OF FABRICATED TRUSSES TO WOOD SILL PLATES SHALL BE THROUGH TRUSS MANUFACTURER RECOMMENDED SIMPSON STRONG-TIE CONNECTORS. SUFFICIENT ANCHORAGE FOR EACH TRUSS SHALL BE PROVIDED TO ENSURE THAT THE TRUSS DOES NOT MOVE LATERALLY OR UPLIFT.
8. TRUSSES SHALL BE HANDLED DURING FABRICATION, DELIVERY AND AT THE JOB SITE SO AS NOT TO BE SUBJECTED TO EXCESSIVE LATERAL BENDING. TRUSSES MUST BE SET AND SECURED LEVEL AND PLUMB, AND IN THE CORRECT LOCATION.
9. LIMIT DEFLECTION IN ROOF TRUSSES PER CODE.

**TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic effect	Special wind region	Wind-borne debris zone		Weathering	Frost line depth	Termite					
50	115	*	*	*	B	SEVERE	48"	MOD-HEV	*	YES	*	*	*

* NOTE: INFORMATION TO BE PROVIDED BY JURISDICTION.

STAIR NOTES

1. STAIR TREADS SHALL NOT BE LESS THAN 9" AND STAIR RISERS SHALL NOT EXCEED 8 1/4". PROVIDE NOSINGS NOT LESS THAN 3/4" AND NOT EXCEEDING 1 1/4".
2. SPACE BETWEEN RAILING BALUSTERS SHALL BE LESS THAN 4". HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8".

NYS NOTICE ADOPTION

HOMEOWNER AND CONTRACTOR TO TAKE NOTICE OF NEW YORK STATE PERMANENT RULE EFFECTIVE DATE JUNE 10, 2015, TRUSS TYPE, PRE-ENGINEERED WOOD OR TIMBER CONSTRUCTION IN RESIDENTIAL STRUCTURES. PLEASE REFER TO THE FOLLOWING LINK TO THE NYS DEPARTMENT OF STATE WEBSITE FOR ADDITIONAL INFORMATION REGARDING THESE REQUIREMENTS.

[HTTP://WWW.DOS.NY.GOV/DCEA/NOTICADOPT.HTML](http://www.dos.ny.gov/dcea/noticadoption.html)

THE BUILDING DESIGN MEETS OR EXCEEDS THE 2015 INTERNATIONAL RESIDENTIAL CODE, 2ND PRINTING AND NEW YORK STATE CODE SUPPLEMENT.

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NOTES NEW RESIDENCE AT: 15 WOOD TERRACE ALBANY, NY	PREPARED BY: SOFIA ENGINEERING P.L.L.C. 7 LORNA LANE LOUDONVILLE, NEW YORK 12211 PHONE 482-0067 EMAIL - VSOFIA@NYCAP.RR.COM					NO	REVISION	DATE	DATE: FEB. 5, 2018
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