

CONSTRUCTION TYPE: V

DESIGN PROVISIONS.....2020 RESIDENTIAL CODE of NEW YORK STATE

DESIGN LOADS:

ROOF.....50 PSF (SNOW) 15 PSF (DEAD)
 APPLIED SNOW LOAD.....38.5 PSF (50x.77)
 ATTIC (W / STORAGE).....20 PSF
 ATTIC (W/O STORAGE).....10 PSF
 CEILING.....10 PSF (DEAD)
 FLOOR (SLEEPING).....30 PSF (LIVE) 12 PSF (DEAD)
 FLOOR (NON-SLEEPING).....40 PSF (LIVE) 12 PSF (DEAD)
 STAIRS.....40 PSF
 HANDRAILS.....200 LBS (ANY POINT/DIRECTION)
 DECKS.....40 PSF (LIVE)
 EXTERIOR BALCONY.....60 PSF (LIVE)

WIND LOADS:

BASIC WIND SPEED (3 SECOND)
 GUST.....115MPH
 IMPORTANCE FACTOR
 (Iw).....1.0
 HIGHEST POINT OF ROOF
 (FT)..... EXISTING
 TOPOGRAPHIC FACTOR
 (Kzt).....1.0

PRESCRIPTIVE METHOD ALBANY COUNTY, NY

ENERGY STATEMENT = PRESCRIPTIVE FOR CLIMATE ZONE 5
 FENESTRATION MAXIMUM U-FACTOR = 0.32
 CEILING INSULATION = MIN R-38 CONTINUOUS, R-49 WHERE APPLICABLE
 EXISTING FILL CAVITY
 FLOOR INSULATION = R-30 OR INSULATION SUFFICIENT TO
 FILL FRAMING CAVITY (R-19 MIN)
 EXISTING FILL CAVITY
 BASEMENT INSULATION = R-15 CONTINUOUS, R-19 CAVITY,
 OR R-13 CAVITY PLUS R-5 CONTINUOUS
 EXISTING FILL CAVITY
 WALL INSULATION = R-20 CAVITY OR R-13 PLUS R-5 CONTINUOUS
 EXISTING FILL CAVITY
 SLAB INSULATION = R-10 (2ft DEPTH)
 CRAWL SPACE INSULATION = R-15 CONTINUOUS, R-19 CAVITY
 OR R-13 CAVITY PLUS R-5 CONTINUOUS

RESIDENTIAL ENERGY STATEMENT

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT THIS STRUCTURE MEETS OR EXCEEDS THE ENERGY REQUIREMENTS OF THE 2020 NYS ENERGY CONSERVATION CONSTRUCTION CODE.

BATHROOM NOTES:

THE CENTER LINE OF WATER CLOSIT SHALL BE LESS THAN 15" FROM ADJACENT WALL/PARTITIONS PR 15" FROM A TUB. A MINIMUM 21" CLEARANCE IS REQUIRED IN FRONT OF WATER CLOSETS (PER CODE).

SHOWER COMPARTMENTS SHALL HAVE AT LEAST 1,024 SQ IN OF FLOOR AREA AND BE SUFFICIENT SIZE TO ENCOMPASS A CIRCLE WITH A DIAMETER NOT LESS THAN 30"(PER CODE).

THE WALL AREA ABOVE BUILT IN TUBS HAVING A SHOWER HEAD AND IN SHOWER COMPARTEMENTS SHALL BE FINISHED WITH A SMOOTH, HARD, AND NON-ABSORBANT SURFACE TO A HEAIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR. IF GYPSON BOARD IS USED AS A BASE OR BACKER FOR ADHESIVE APPLICATION OF TILE OR SIMILAR MATERIAL, IT SHALL BE A TYPE MANUFACTURED FOR THAT USE(PER CODE).

BATHROOMS AND WATER CLOSETS SHALL BE PROVIDED WITH GLAZING NOT LESS THAN 3 SQ FT. 1/2 OF WHICH MUST BE OPERABLE OR A MECHANICAL VENTILATION SYSTEM. VENTILATION SHALL BE EITHER INTERMIRRENT 50CFM OR CONTINUOUS 20CFM FOR ROOMS LARGER THAN 75 SQ FT. THE INTERMITTENT VENTILATION SHALL PROVIDE 5 AIR CHANGES PERHOUR. VENTILATION SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.

STAIR NOTES:

PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36" HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. REQUIRED GUARDRAILS SHALL BE SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

STAIR MAXIMUM RISER HEIGHT IS 8 1/4" AND MINIMUM TREAD DEPTH IS 9". STAIRS HAVINF MORE THAN 3 RISERS REQUIRE A HANDRAIL. HANDRAILS ARE REQUIRED TO BE 36" IN HEIGHT ABOVE THE NOSING OT THE TREADS AND SHALL BE CONTINUOUS THE FILL LENGTH OF THE STAIR. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. THE HANDICAP PORTION OF THE HANDRAIL SHALL BE NOT LESS THAN 1 1/4" NOR MORE THAN 2 5/8" IN CROSS-SECTION DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVELENT GRIPPING SURFACE. IT SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. THE MINIMUM HEADROOM CLEARANCE IS 6'-8" MEASURED FROM THE NOSING OF THE TREADS. THE MINIMUM STAIRWAY WIDTH IS 36".

INTERIOR STAIRS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING AT THE TOP AND BOTTOM OF THE STAIR. CONTROLS FOR THE LIGHTING SHALL BE AS SPECIFIED IN THE ELECTRICAL CODE

TO THE MAXIMUM EXTENT PERMITTED BY LAW, CONSULTANT ENGINEERING SERVICE PLLC'S TOTAL LIABILITY TO THE CLIENT FOR ANY AND ALL INJURIES, CLAIMS, LOSSES, EXPENSES, DAMAGES, OR CLAIM EXPENSES ARISING OUT OF THIS AGREEMENT, FROM AND CAUSE OR CAUSES, SHALL NOT EXCEED THE TOTAL AMOUNT OF THE FEES CHARGED. SUCH CAUSES INCLUDE, BUT NOT LIMITED TO, CONSULTANT ENGINEERING SERVICES PLLC NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, OR BREACH OF WARRANTY.

NAILING SCHEDULE: FOR OTHER OPTIONS SEE R602.3(1)

TOP PLATE TO STUD (END NAIL).....2-16D COMMON
 STUD TO SOLE PLATE (END NAIL).....2-16D COMMON
 STUD TO SOLE PLATE (TOE NAIL).....4-8D COMMON OR 3-16D BOX
 DOUBLE TOP PLATES.....10D @ 12" O.C.
 DOUBLE TOP PLATE LAP SPLICE.....8-16D COMMON
 TOP PLATE LAPS (INTERSECTION).....3-10D BOX
 SOLE PLATE TO JOISTS OR BLOCKING.....16D COMMON@ 16" O.C.
 CEILING JOISTS TO TOP PLATE (TOE NAIL).....3-8D COMMON
 CEILING JOISTS OVER PARTITION.....4-10D BOX
 CEILING JOISTS TO PARALLEL RAFTER.....PER R602.5.1(9)
 RAFTER TO TOP PLATE (TOE NAIL).....3-16D BOX
 1 X BRACE TO STUD / PLATE.....2-8D COMMON
 JOISTS TO SILL PLATE (TOE NAIL).....3-8D COMMON
 RAFTER TO RIDGE, HIP OR VALLEY (TOE NAIL)....4-16D BOX
 RAFTER TO RIDGE, HIP OR VALLEY (END NAIL)....3-16D BOX
 RAFTER-TIES TO RAFTER.....4-8D BOX
 SUB FLOOR TO FLOOR JOISTS.....6D COMMON @ 6" O.C EDGE
 @ 12" O.C.FIELD
 WALL SHEATHING TO STUD.....6D COMMON @ 6" O.C. EDGE
 @ 12" O.C. FIELD
 ROOF SHEATHING TO RAFTER / TRUSS.....8D COMMON @ 6" O.C. EDGE
 @ 12" O.C.FIELD

FRAMING NOTES:

- STRUCTURAL FRAMING MEMBERS SHALL BE SPF #2 OR BETTER UNLESS OTHERWISE STATED.
- FLOOR SHEATHING SHALL BE GLUED AND NAILED TO FLOOR JOISTS ACCORDING TO NAILING SCHEDULE. ROOF AND WALL SHEATHING SHALL BE NAILED ACCORDING TO NAILING SCHEDULE.
- SILL PLATES SHALL BE PRESSURE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY.
- FRAMING MEMBERS SHALL NOT BE CUT OR NOTCHED IN EXCESS TO: 2020 NYS CODE
- ENGINEERED WOOD PRODUCTS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ALL WOOD INCLUDING POSTS LOCATED NEARER THAN 18" (12" FOR GIRDERS) TO EARTH OR LOCATED ON CONCRETE PLACED ON EARTH SHALL BE PRESSURE TREATED OR WOOD OF NATURAL RESISTANCE TO DECAY.
- JOISTS EXCEEDING A NOMINAL 2 X 12 SHALL BE SUPPORTED Laterally BY SOLID BLOCKING, DIAGONAL BRIDGING, OR A CONTINUOUS 1 X 3 STRIP NAILED ACROSS THE BOTTOM OF JOISTS PERPENDICULAR TO JOISTS AT INTERVALS NOT EXCEEDING 8 FT.
- HARDWARE IS TO BE "SIMPSON STRONG-TIE" OR EQUAL.

GENERAL NOTES:

DIMENSIONS TO, OF, AND IN EXISTING STRUCTURE SHALL BE VERIFIED IN FIELD BY CONTRACTOR.

DO NOT SCALE DRAWINGS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN DIMENSIONS BETWEEN EXISTING CONDITIONS AND / OR ARCHITECTURAL DRAWINGS AND THE STRUCTURAL DRAWINGS.

DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.

DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.

DIMENSION AND NOTES THAT INCLUDE THE WORD "TYPICAL" REFER TO ALL SIMILAR DETAILS UNLESS OTHERWISE STATED.

THE NOTES ON THIS DRAWING ARE TYPICAL UNLESS NOTED OTHERWISE.

BRACE BUILDING UNTIL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: ROOF DECK, CONNECTION TO EXISTING BUILDING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION AND COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS.

CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF PROPOSED DEVIATIONS OR SUBSTITUTIONS FROM DIMENSIONS, MATERIALS, OR EQUIPMENT SHOWN ON THE DRAWINGS AND MAKE ONLY THOSE DEVIATIONS OR SUBSTITUTIONS ACCEPTED BY THE ENGINEER.

GENERAL NOTES:

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY.

ALL PLUMBING, HVAC, ELECTRICAL, AND FIRE SYSTEMS ARE BY OTHERS. LOCATIONS DESIGN AND INSTALLATION OF ALL NOTED ABOVE ARE TO BE COMPLETED BY LICENSED INDIVIDUALS ACCORDING TO ALL BUILDING CODE AND THE MANUFACTURERS PRODUCT INSTALLATION INSTRUCTION.

ALL DOORS AND WINDOWS TO BE INSTALLED ACCORDING TO THE MANUFACTURERS PRODUCT INSTALLATION INSTRUCTION.

CONTRACTOR SHALL PERFORM ALL MISCELLANEOUS REMOVALS, MODIFICATIONS, CONSTRUCTION AND CLEAN-UP REQUIRED TO COMPLETE THE GENERAL SCOPE OF THIS PROJECT.

NO SITE INSPECTIONS DURING CONSTRUCTION ARE TO BE MADE BY THIS OFFICE. CONTRACTOR TO BE RESPONSIBLE FOR MATERIALS AND WORKMANSHIP. SUBSTITUTIONS FOR MATERIALS SPECIFIED TO BE MADE WITH PERMISSION OF LOCAL BUILDING DEPARTMENT.

CONTRACTOR TO BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING, ELECTRICAL, MECHANICAL, SANITARY AND ENERGY CONSERVATION CODES, STATE AND / OR LOCAL.

CONTRACTOR TO BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

THE CONTRACTOR / OWNER SHALL REQUEST LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING.

THE CONTRACTOR SHALL IDENTIFY THE OWNER AND HIS AGENTS THROUGH ADEQUATE INSURANCE COVERAGE AGAINST ANY CLAIMS ARISING FROM INJURIES DURING CONSTRUCTION, OR FAILURE TO MAINTAIN SAFE CONDITIONS ON THE CONSTRUCTION SITE.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR, OWNER OR BUILDER OF THIS STRUCTURE TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THESE DRAWINGS.

THESE PLANS COMPLY WITH ALL THE CODES, PROVISIONS AND INTENT OF THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE PURSUANT TO ARTICLE 2 OF THE ENERGY LAW. LOCAL CODE REQUIREMENTS SHALL TAKE PRECEDENCE WHERE DISCREPANCIES OCCUR.

ANY ERRORS, OMISSIONS OR DISCREPANCIES IN THESE PLANS SHALL BE REPORTED IN WRITING TO THE ENGINEER BEFORE START OF CONSTRUCTION AND SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209.

HOLD HARMLESS THE ENGINEER, THE CONSTRUCTION MANAGER, THE OWNER AND THEIR AGENTS LOSS, DAMAGE, LIABILITY OR ANY EXPENSE ARISING IN ANY MANNER BY THE INDEPENDENT CONTRACTOR OR THEIR RESPECTIVE EMPLOYEES, INCLUDING SHALL BE THE STATE SCAFFOLDING ACT.

THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COMPLETED WORK.

CONTRACTOR IS TO FOLLOW ALL MANUFACTURERS PRODUCT INSTALLATION AND INSTRUCTION.

WHENEVER A VALUE OR SIZE IS IN CONFLICT THE MORE STRINGENT VALUE OR SIZE WILL APPLY.

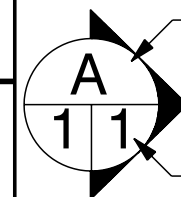
CLASSIFICATION OF WORK:
RESIDENTIAL GROUP R-2
ALTERATION - LEVEL 3



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SECTION
LETTER

PAGE
NUMBERS

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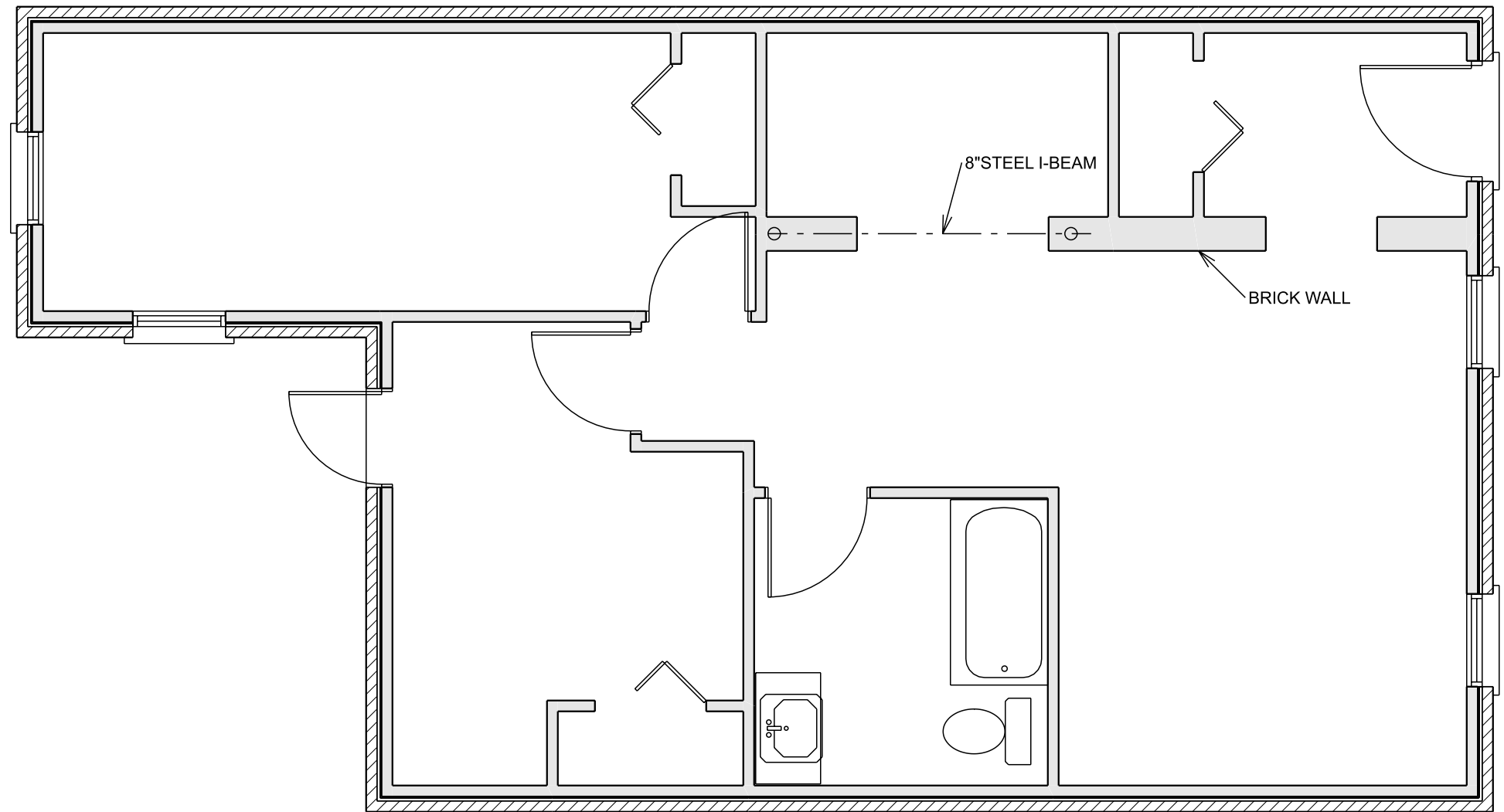
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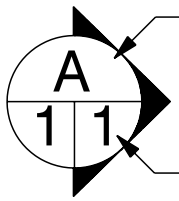
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NOTES



1ST FLR EXSITNG
 SCALE: 1/4" = 1'-0"

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SECTION LETTER
PAGE NUMBERS

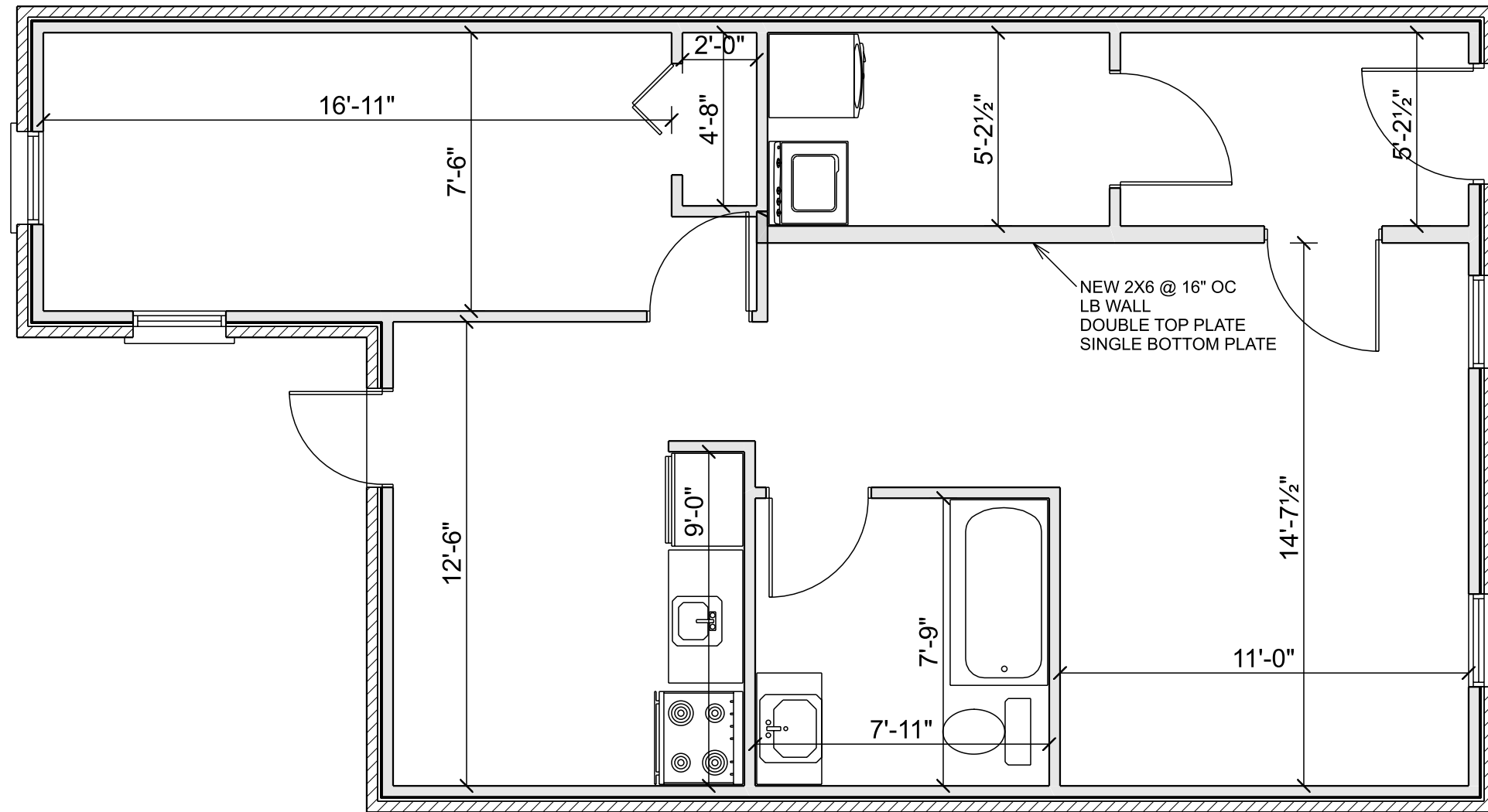
Real Property Solutions Unlimited, L.L.C 44 1st Street Albany NY 12210 PHONE:518-253-3985 FAX:	
DRAWN BY: RVM SCALE: 1/4" = 1'-0" DATE: 10/26/2020	PAGE: 2/3 1ST FLR EXISTING

INSTALL NEW WINDOWS
IN EXISTING ROUGH
OPENINGS

ONE EGRESS WINDOW IN
EACH BEDROOM

5/8" TYPE X GYPSUM
ON BOTH SIDES OF ALL
COMMON WALLS
AND CEILING

20 MIN FIRE RATED DOORS
INTO APARTMENT



1ST FLR REMODEL
SCALE: 1/4" = 1'-0"

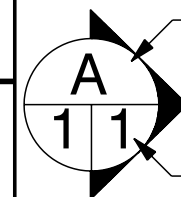


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1ST FLR REMODEL