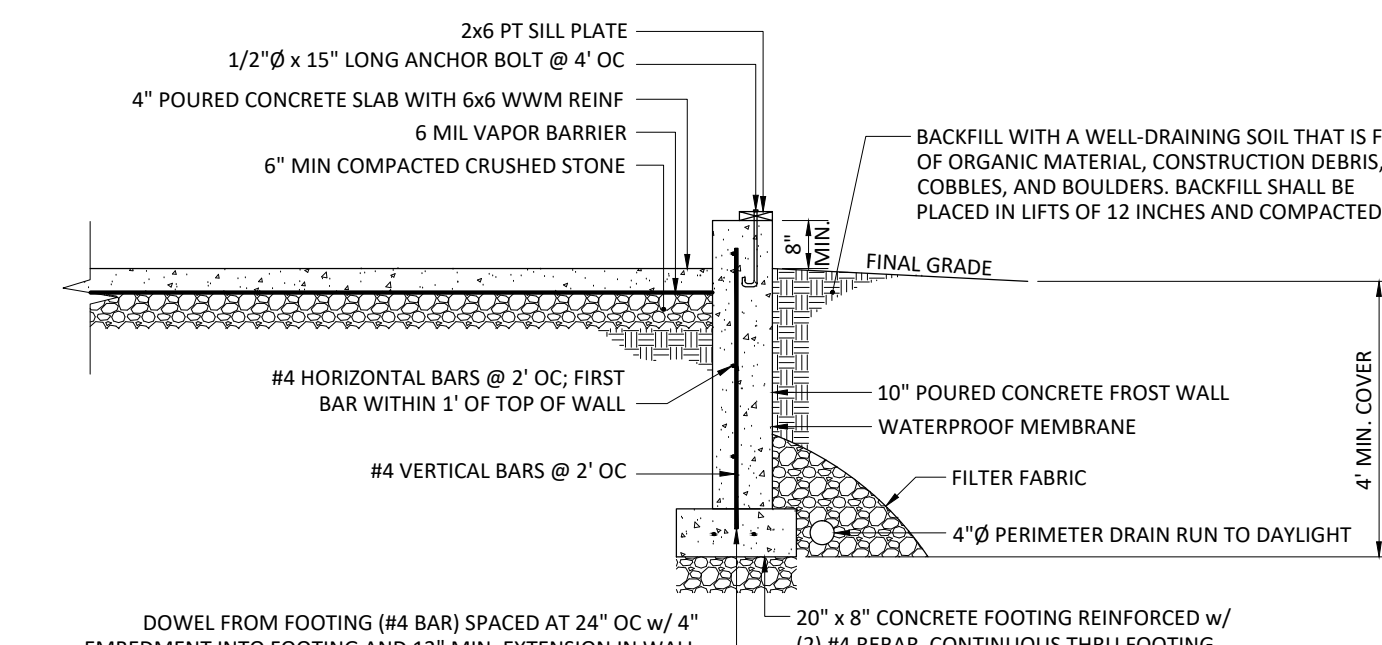
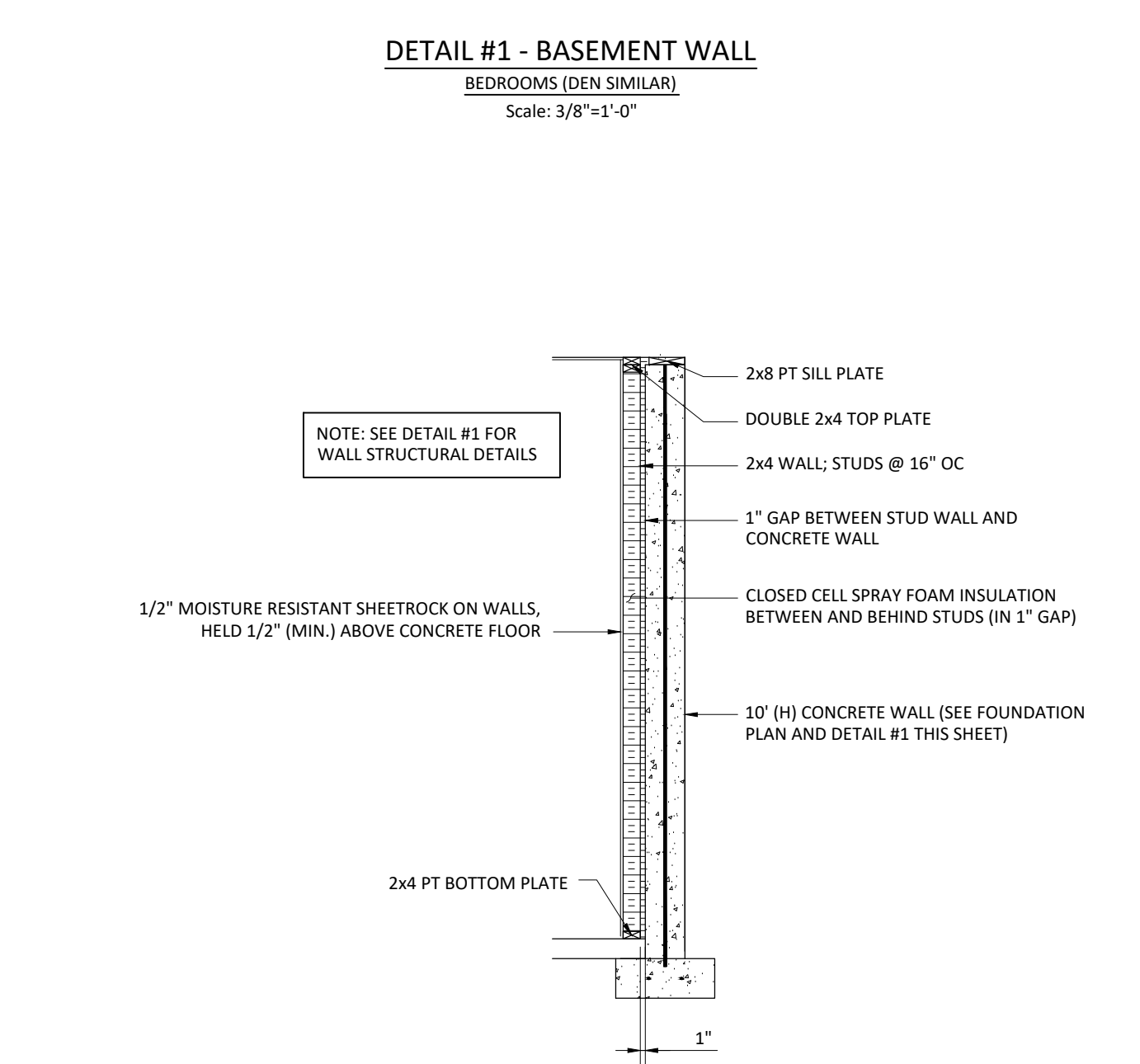
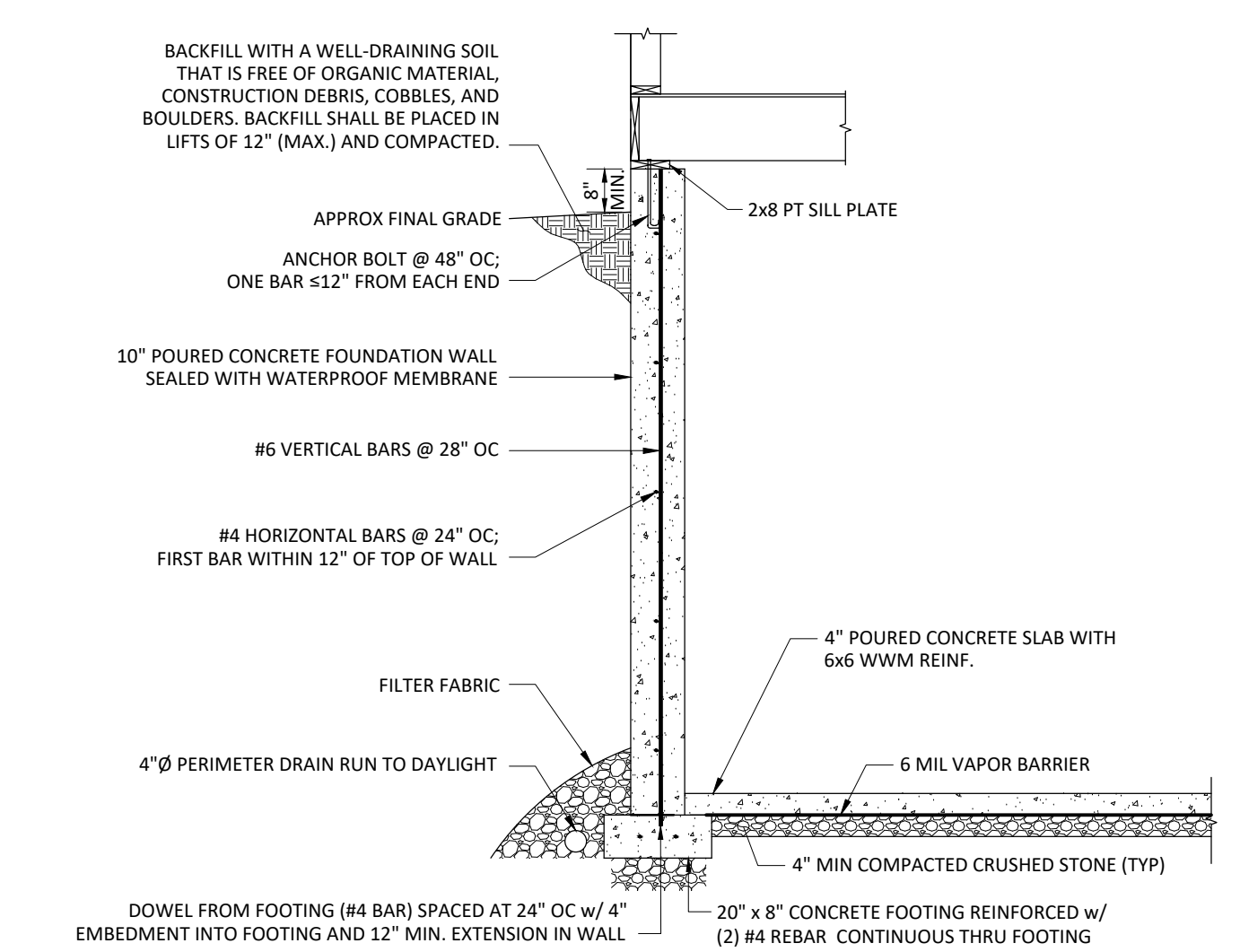
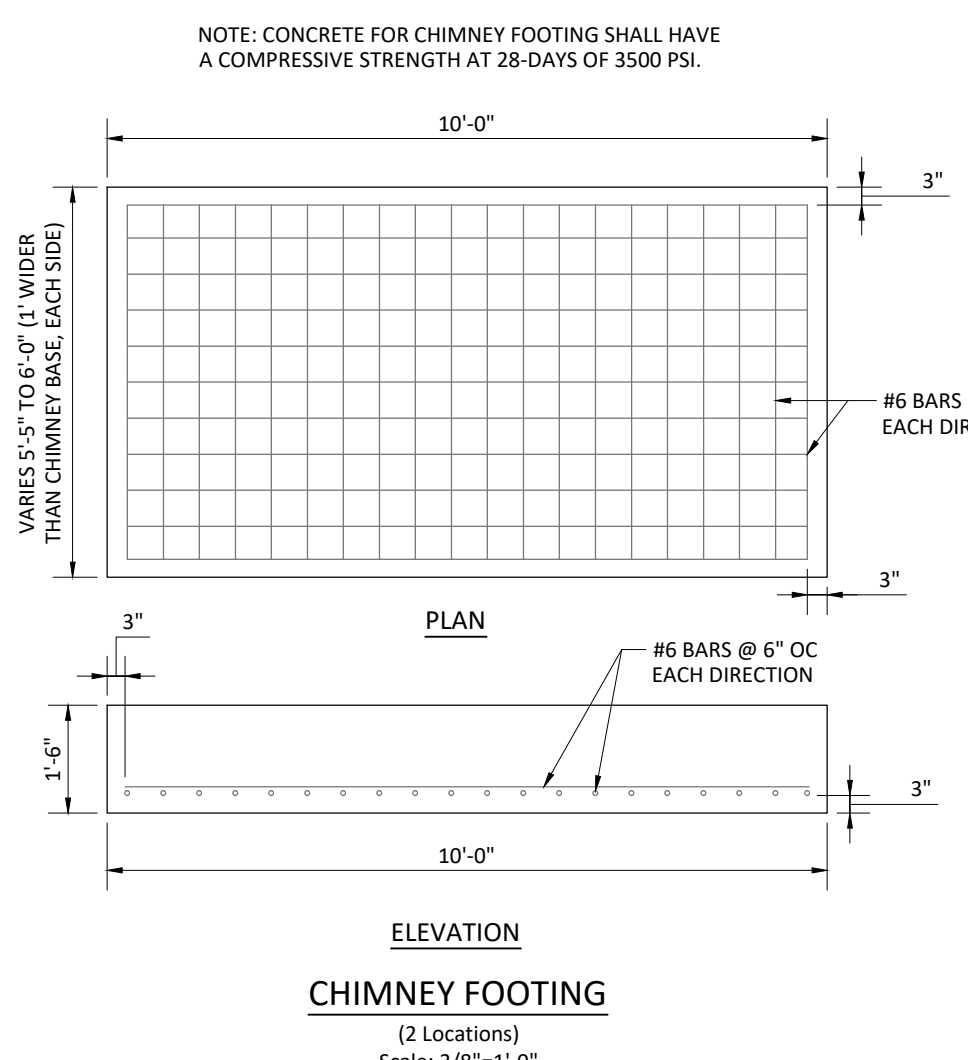
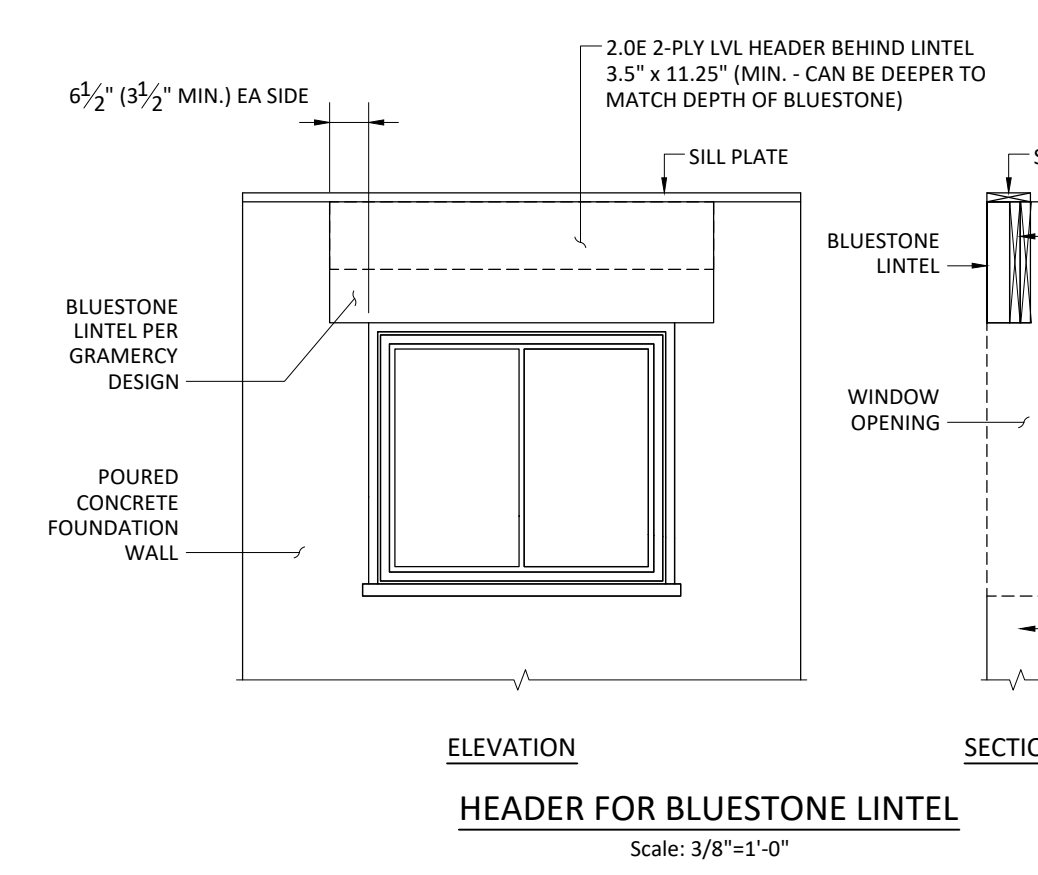
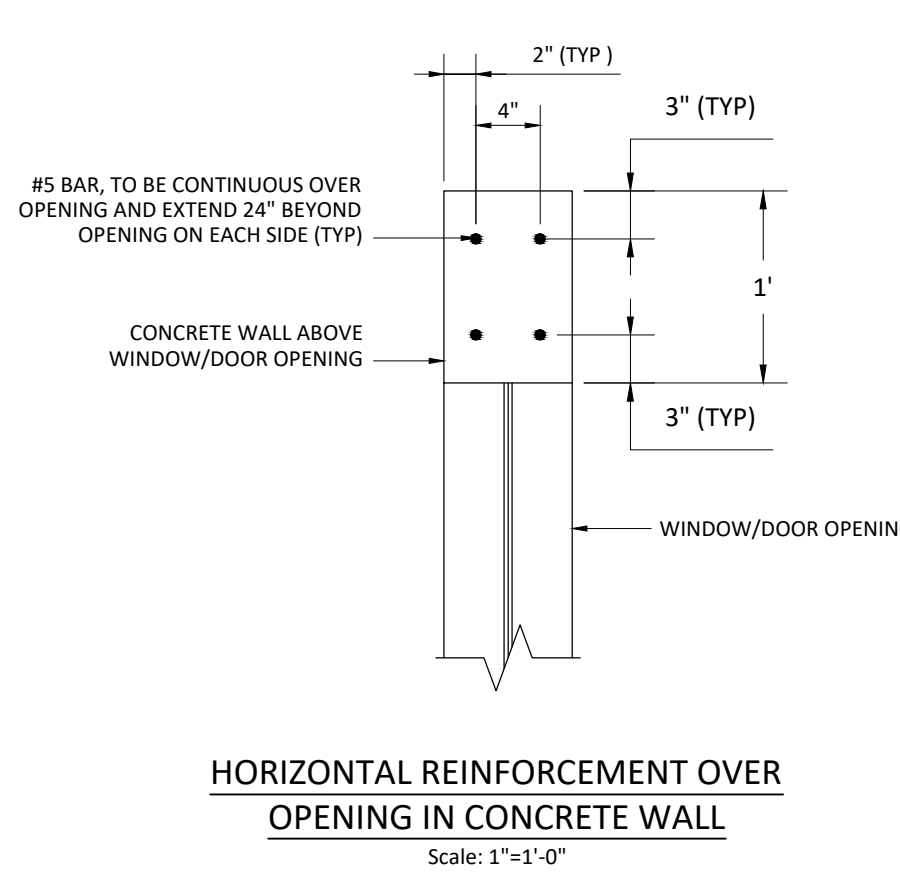


FOUNDATION PLAN
Scale: 3/16"=1'-0"

- FOUNDATION NOTES:**
- WRITTEN DIMENSIONS ON THE PLANS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
 - SOIL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR. THE PRESUMPTIVE BEARING CAPACITY IS 2500 PSF.
 - ALL WALLS AND SLABS SHALL BE PLACED ON TAMPED VIRGIN SOIL OR COMPACTED FILL.
 - FILL AROUND THE FOUNDATION WALL IS TO PITCH AWAY FROM BUILDING 6 INCHES OVER THE FIRST 10 FEET.
 - ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH AT 28-DAYS OF 3000 PSI, UNLESS OTHERWISE NOTED.
 - FOUNDATION SHALL HAVE A MINIMAL 8" OF EXPOSURE ABOVE FINAL GRADE.
 - ALL WOOD BEARING ON CONCRETE OR MASONRY OR WITHIN 8" FROM THE GROUND SURFACE SHALL BE PRESSURE TREATED.
 - FIRST FLOOR DECK SHALL BE FRAMED AND SHEATHED PRIOR TO BACKFILLING FOUNDATION WALLS.
 - REMOVE ALL TREES AND PLANTS, INCLUDING ROOTS, WITHIN 5 FEET OF FOUNDATION.
 - REBAR TO BE BONDED TOGETHER WITH STEEL WIRES AND CONNECTED TO A GROUNDING ELECTRODE SYSTEM PER THE 2020 RESIDENTIAL CODE OF NEW YORK STATE SECTION E3508.1.2.
 - PEAK ENGINEERING, PLLC ASSUMES NO RESPONSIBILITY FOR ANY CHANGES, ERRORS, OMISSIONS, OR DEVIATIONS BY THE OWNER OR CONTRACTOR, EITHER INTENTIONAL OR ACCIDENTAL.



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Client: *Jesse Derris*
180 W 20th St Apt 5N
New York, NY 10011

Project: Structural Review
Gramercy Design

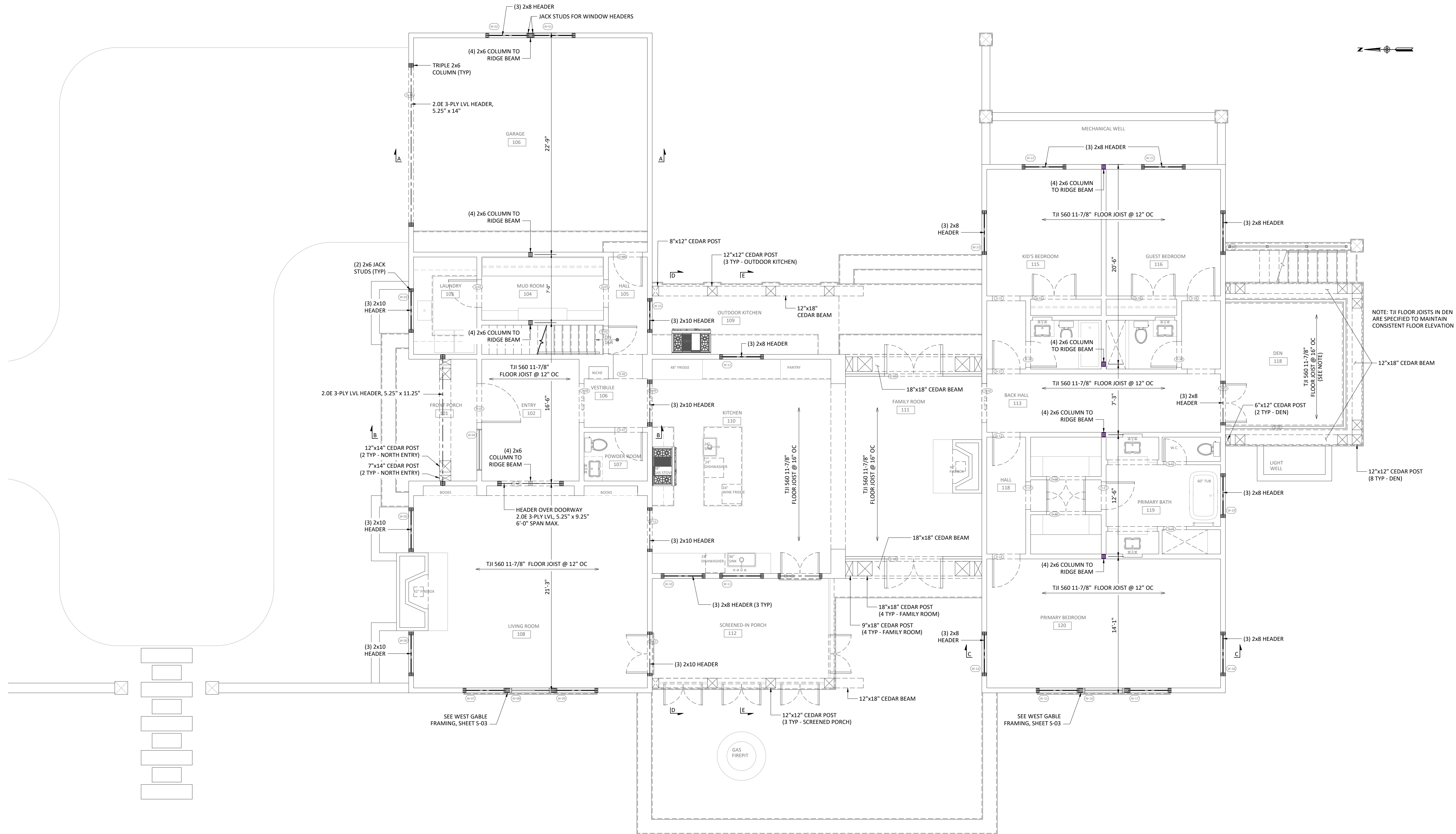
Project # 20128

Title: Foundation Details,
Basement Floor Plan

Revised:
Revised:
Revised:

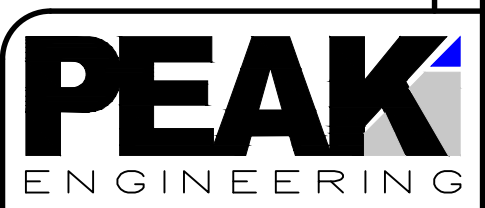
Date: 2-9-2021
Scale: AS SHOWN

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Drawn By: CAL
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Sheet # **S-01**



NOTE: TJI FLOOR JOISTS IN DEN ARE SPECIFIED TO MAINTAIN CONSISTENT FLOOR ELEVATION

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Client: *Jesse Derris*
180 W 20th St Apt 5N
New York, NY 10011

Project: Structural Review
Gramercy Design

Project # 20128

Title: First Floor Framing Plan

Revised:

Revised:

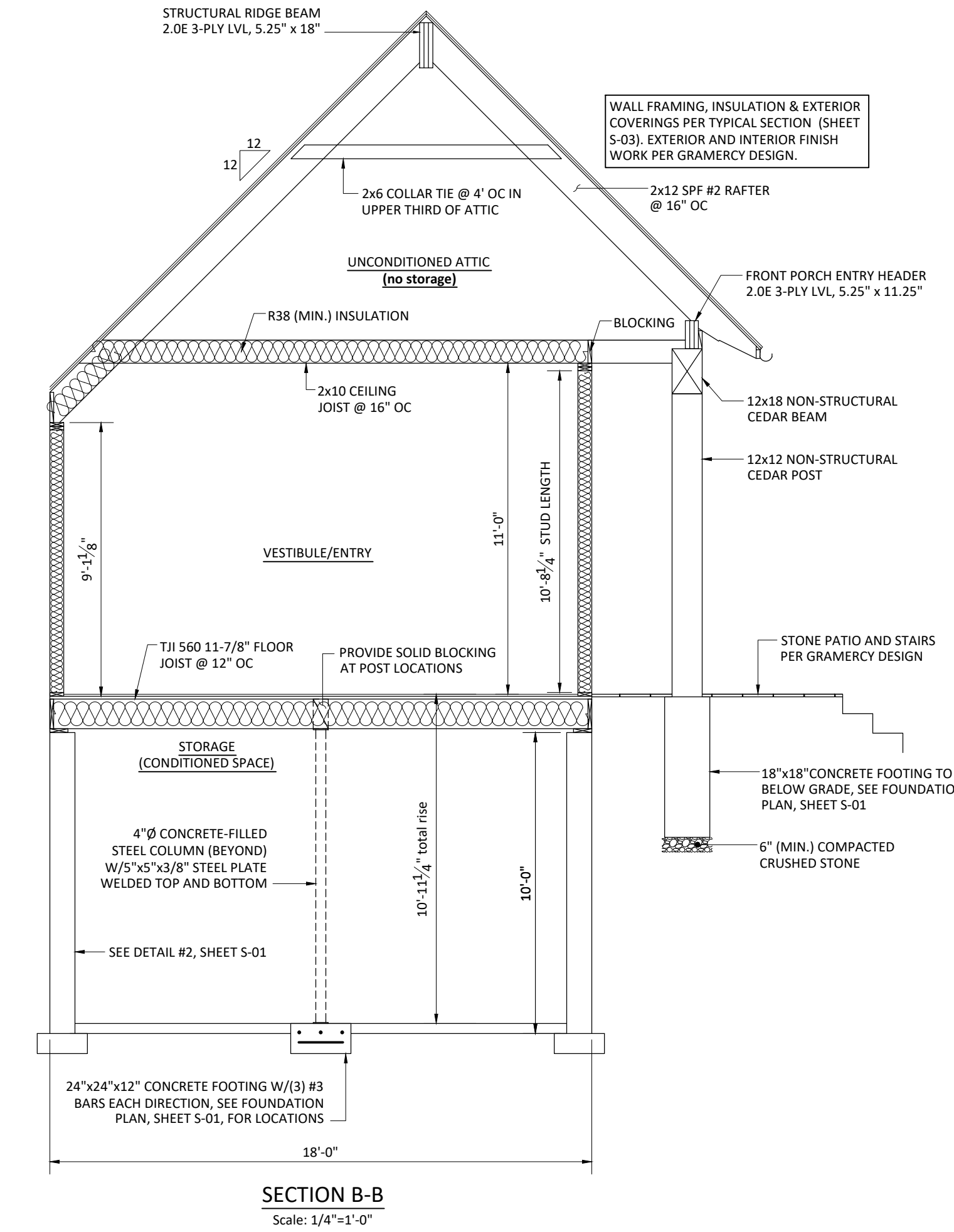
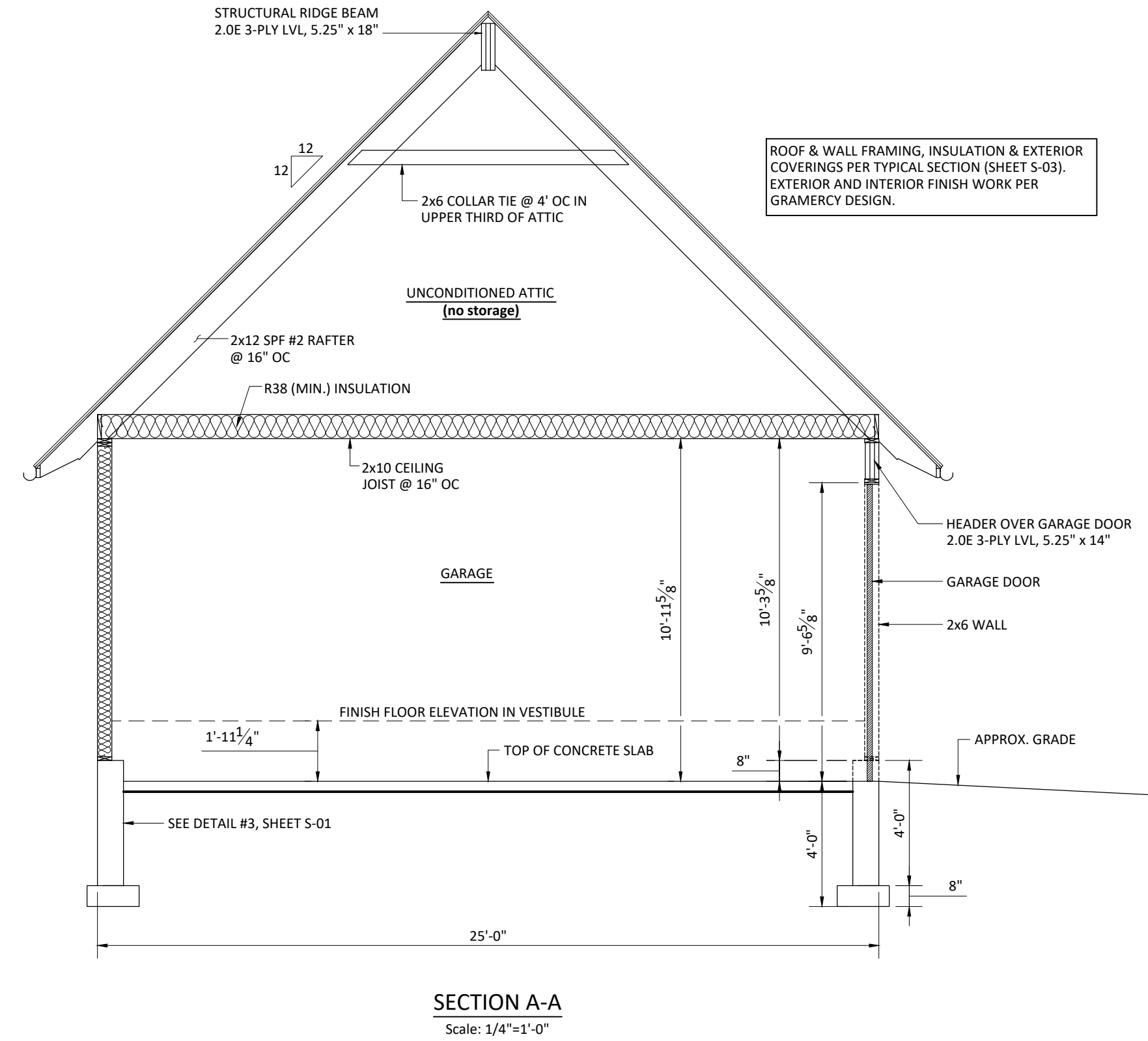
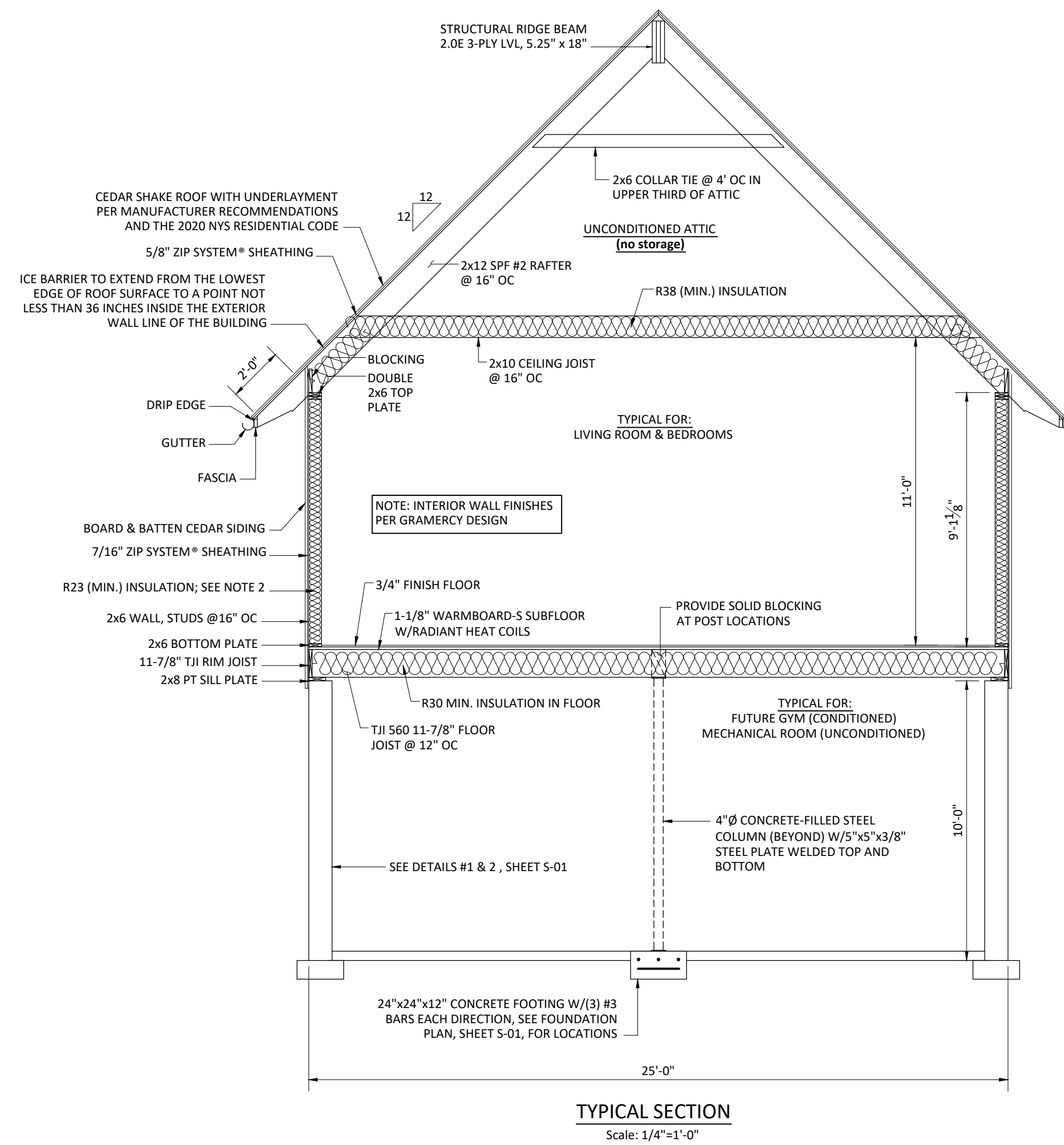
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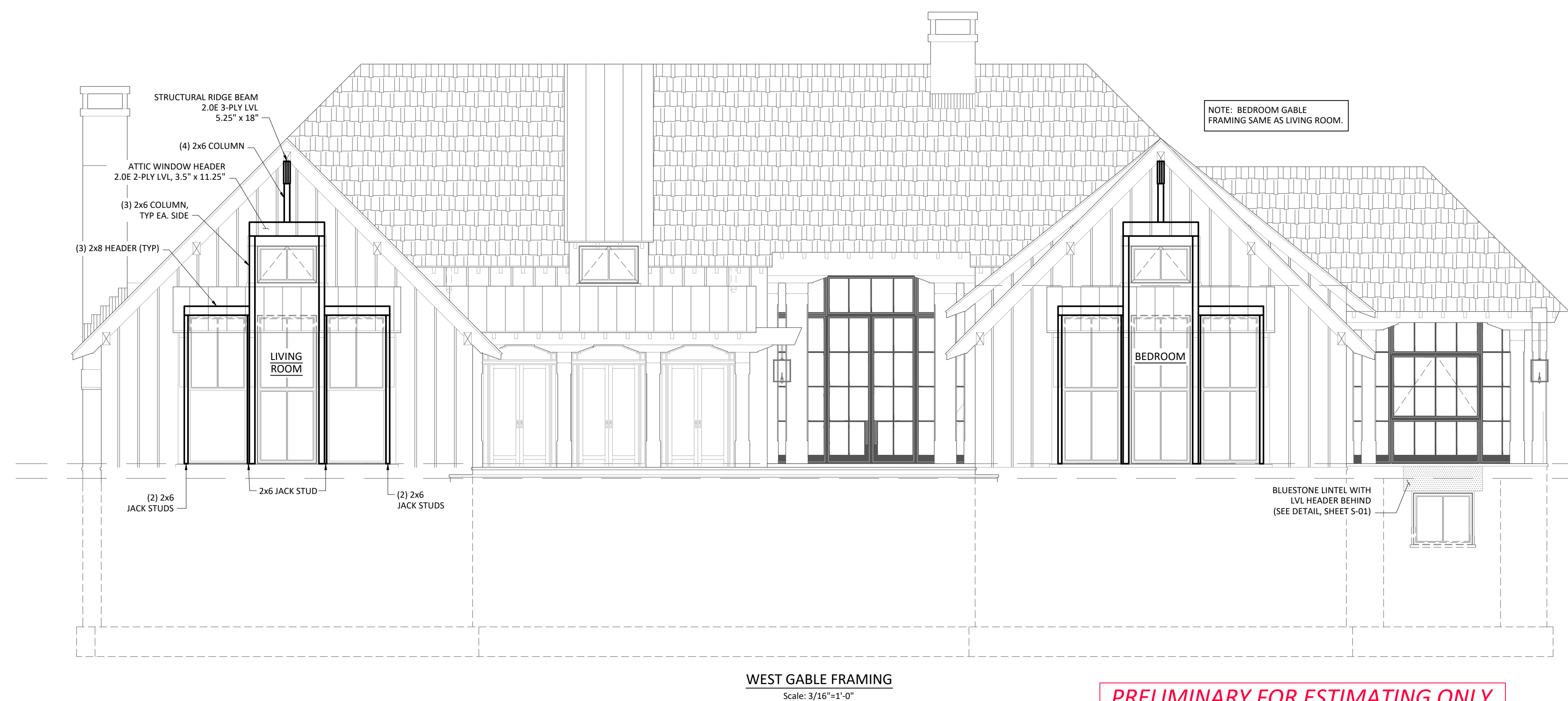
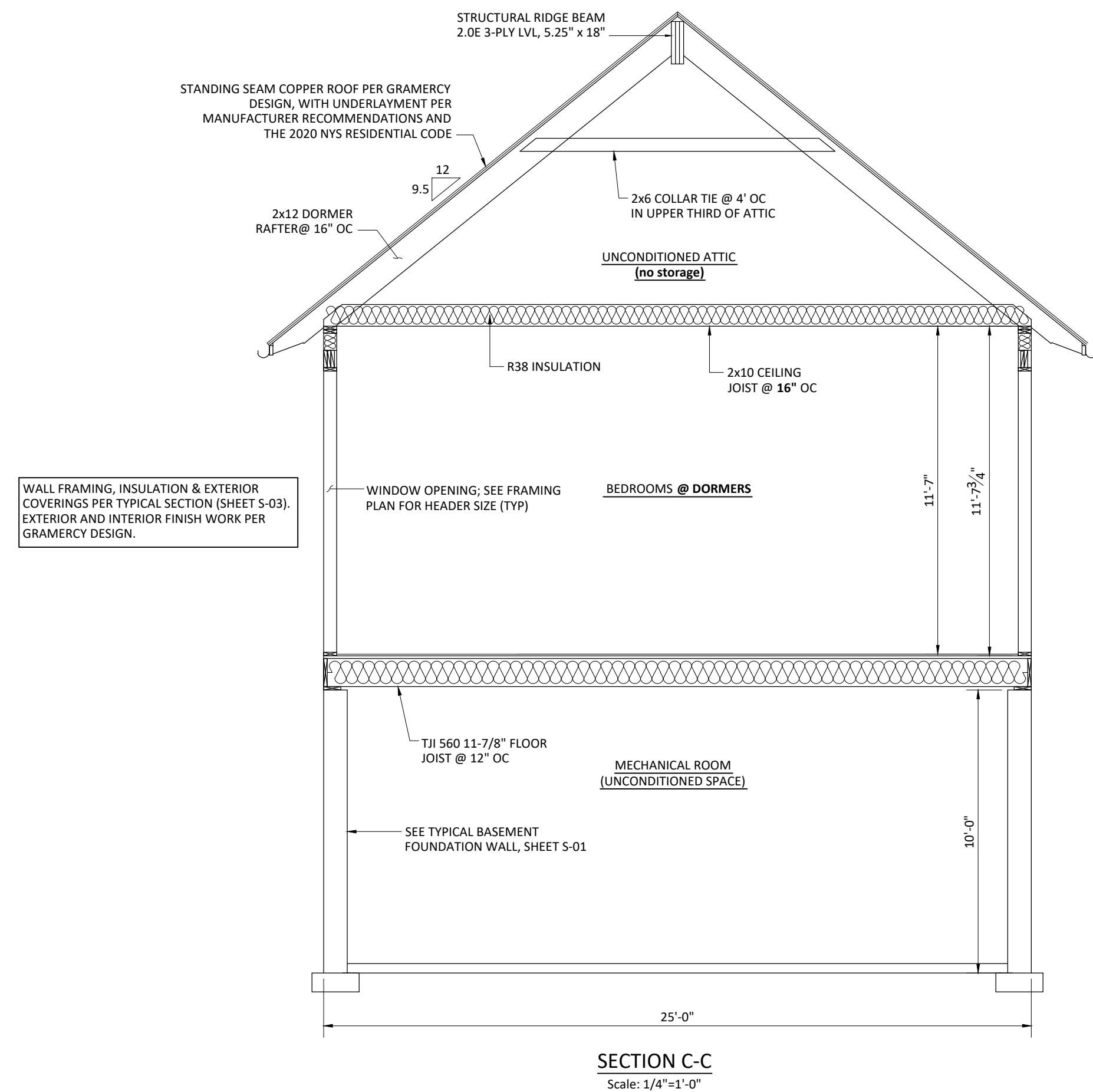
Designed By: CAL

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Sheet # S-02



- NOTES:**
- GUTTERS AND DOWNSPOUTS ARE RECOMMENDED TO COLLECT AND CONVEY STORMWATER RUNOFF AWAY FROM THE BUILDING FOUNDATION.
 - NYS RESIDENTIAL CODE SECTION N1102.1.2 ALLOWS THE OPTION OF R20 INSULATION IN CAVITY + R5 CONTINUOUS INSULATION.
 - ROOF VENTILATION TO MEET REQUIREMENTS OF NYS RESIDENTIAL CODE SECTION R806.
 - PROVIDE STAIRS TO GRADE. NUMBER AND HEIGHT OF RISERS TO BE CONFIRMED IN FIELD BASED ON FINAL GRADE.
 - PROVIDE RAILING (SAFETY GUARDS) WHERE WALKING SURFACE IS MORE THAN 30" ABOVE GRADE.
 - A 36" LANDING IS REQUIRED ON EXTERIOR WHERE STAIR IS MORE THAN TWO RISERS.



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Client: *Jesse Derris*
180 W 20th St Apt 5N
New York, NY 10011

Project: Structural Review
Gramercy Design

Project #: 20128

Title: Sections, West Gable Framing

Revised: _____

Revised: _____

Revised: _____

Date: 2-9-2021

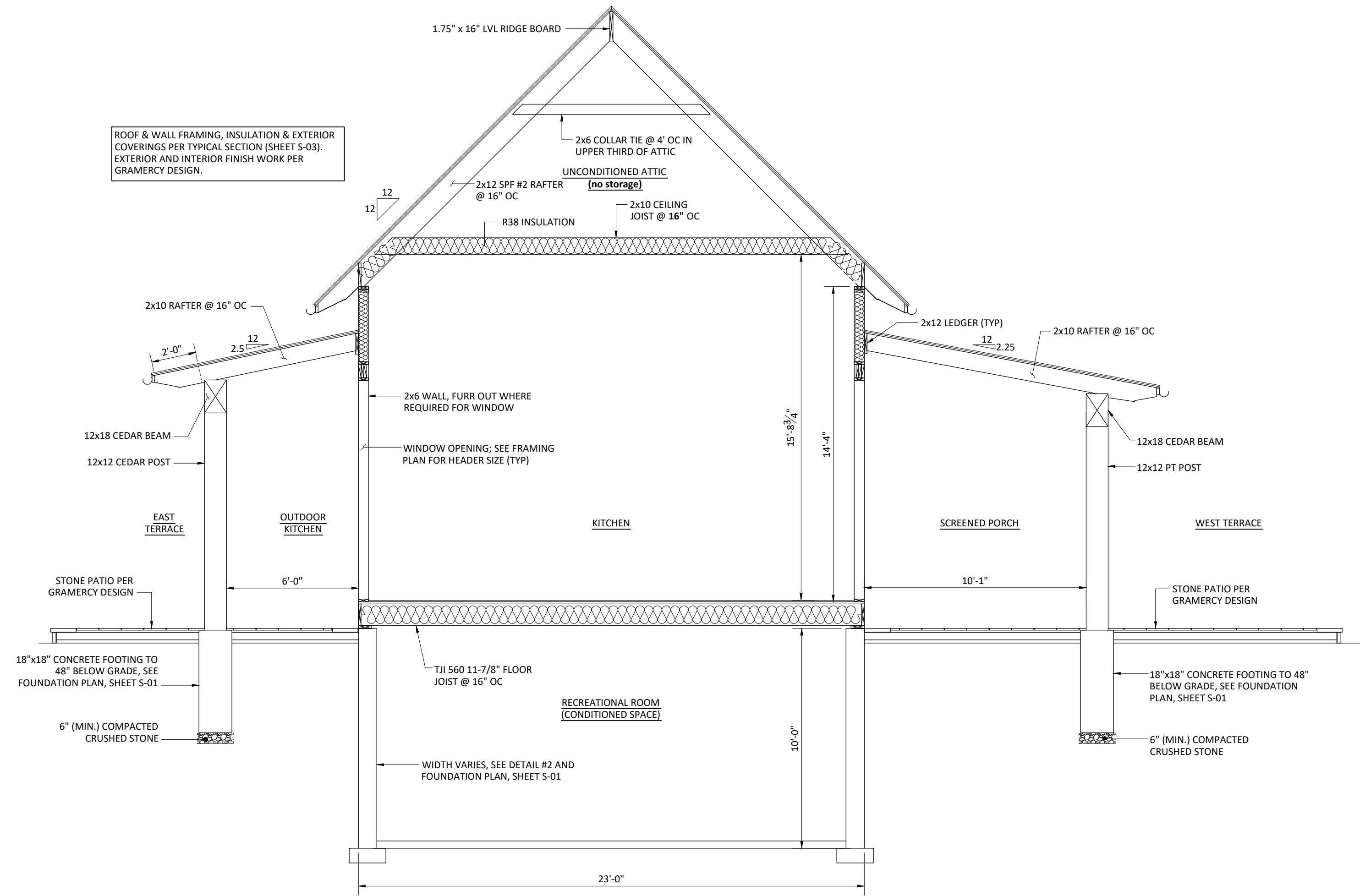
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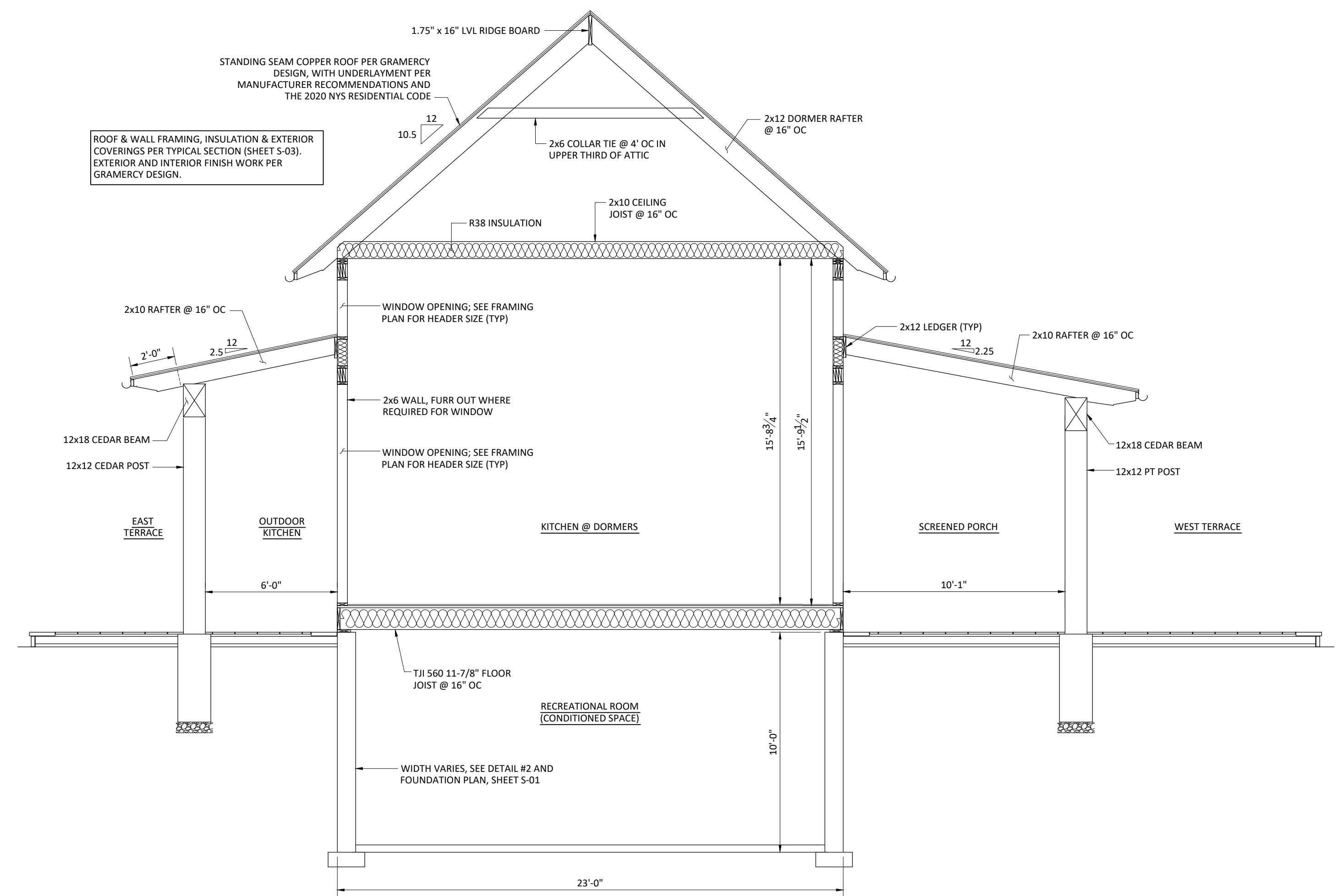
Drawn By: CAL

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Sheet # **S-03**



SECTION D-D
Scale: 1/4"=1'-0"



SECTION E-E
Scale: 1/4"=1'-0"

GENERAL NOTES:

- DESIGN TO CONFORM TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. SHOULD A DISCREPANCY EXIST, NOTIFY ENGINEER IMMEDIATELY.
- IN ALL CASES, NOTED DIMENSIONS SHALL SUPERSEDE SCALED DIMENSIONS. THE DIMENSIONS SHOWN ARE FRAMING DIMENSIONS UNLESS OTHERWISE NOTED.
- PROVIDE SMOKE & CARBON MONOXIDE DETECTORS PER THE 2020 RESIDENTIAL CODE OF NEW YORK STATE SECTION R314.
- PROVIDE MINIMUM 22"x30" ATTIC ACCESS PER THE 2020 RESIDENTIAL CODE OF NEW YORK STATE SECTION R807.
- EXTERIOR SIDING, ROOFING SHINGLE COLOR AND MANUFACTURER SHALL BE DETERMINED BY OWNER.
- FINISHED FLOORING, LIGHT AND PLUMBING FIXTURES TO BE DETERMINED BY OWNER.
- ELECTRIC WORK SHALL MEET ALL APPLICABLE ELECTRICAL CODES, AND BE INSPECTED BY AN APPROVED INSPECTION AGENCY. ELECTRICAL INSTALLATION TO CONFORM TO THE "NATIONAL ELECTRICAL CODE", U.L.; CENTRAL HUDSON GAS AND ELECTRIC REQUIREMENTS; AND ANY OTHER APPLICABLE STATE AND LOCAL CODES.
- HVAC SHALL BE DESIGNED AND INSTALLED BY A HEATING CONTRACTOR AND SHALL MEET ALL APPLICABLE CODES.
- PLUMBING SHALL MEET ALL APPLICABLE PLUMBING CODES.
- PEAK ENGINEERING, PLLC ASSUMES NO RESPONSIBILITY FOR ANY CHANGES, ERRORS, OMISSIONS, OR DEVIATIONS BY THE OWNER OR CONTRACTOR, EITHER INTENTIONAL OR ACCIDENTAL.

GENERAL STRUCTURAL:

- ALL WOOD FRAMING SHALL COMPLY WITH NATIONAL FOREST PRODUCTS ASSOCIATION MANUAL OF HOUSE FRAMING, LOCAL REQUIREMENTS.
- ALL DIMENSIONAL LUMBER TO BE SPF #2 OR BETTER EXCEPT WHERE OTHERWISE NOTED.
- STRUCTURAL CONNECTIONS FOR WOOD FRAMING SHALL BE GALVANIZED STEEL BY SIMPSON STRONG-TIE, OR APPROVED EQUAL NAIL OR SCREW PER MANUFACTURER'S REQUIREMENTS.
- HEADERS SHALL BE AS SHOWN IN THE DOOR AND WINDOW SCHEDULES UNLESS OTHERWISE NOTED ON PLANS.
- PROVIDE FULL BEARING SUPPORT FOR ALL BEAMS. PROVIDE MINIMUM BEARING FOR JOISTS PER THE 2020 RESIDENTIAL CODE OF NEW YORK STATE SECTION 502.6.
- WHERE MULTIPLE 2x JOISTS ARE STITCHED TOGETHER FOR 2 OR 3 - USE (2) 16d NAILS @ 12" O.C.; FOR 4 OR MORE USE (2) 1/2" DIAMETER THRU BOLTS WITH WASHERS @ 24" O.C.
- MINIMUM NAILING REQUIREMENTS SHALL CONFORM TO TABLE R602.3(1) OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
- JOINTS IN DOUBLE TOP PLATES OF STUD BEARING WALLS SHALL OCCUR AT THE CENTER LINE OF SUPPORTING STUD.
- ALL TOP PLATE SPLICES OF STUD WALLS SHALL BE A MINIMUM OF 48" O.C. LONG WITH (8) 16d NAILS EACH SIDE OF SPLICE. ALL INTERSECTING WALLS NOT AT 90° WITH RESPECT TO EACH OTHER SHALL BE STRAPPED TOGETHER WITH "SIMPSON" ST22 STRAPS UNLESS OTHERWISE NOTED. ALL STRAPS ARE TO BE CENTERED ON SPLICE.
- MICRO LAM LUMBER SHALL HAVE A MODULUS OF ELASTICITY OF E=2000 ksi AND ALLOWABLE BENDING STRESS OF Fb=2900 psi. MULTIPLE MEMBER CONNECTIONS AS PER MANUFACTURER RECOMMENDATION.
- TJI BEAMS SHALL BE AS SPECIFIED OR EQUIVALENT. ALL CONNECTIONS AND REQUIRED BLOCKING FOR TJI BEAMS SHALL BE DONE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION.
- ALL MEMBERS SHALL BE FRAMED, ANCHORED, TIED AND BRACED SO AS TO DEVELOP THE STRENGTH AND RIGIDITY NECESSARY FOR THE PURPOSES FOR WHICH THEY ARE USED.
- NOTCHING OF EXTERIOR BEARING AND NONBEARING WALLS SHALL NOT EXCEED 25% AND 40% RESPECTIVELY. BORED HOLES TO BE NO MORE THAN 40% OF STUD WIDTH IN BEARING WALLS, 60% IN NONBEARING WALLS.
- FIRE BLOCK STUD WALLS AND PARTITIONS (INCLUDING FURRED SPACES) AT FLOOR, CEILING, SOFFIT, AND AT MID-HEIGHT OF WALLS OVER 10 FEET IN HEIGHT PER THE 2020 RESIDENTIAL CODE OF NEW YORK STATE SECTION R302.11.
- BEARING AND EXTERIOR WALL STUDS TO BE CAPPED WITH DOUBLE TOP PLATED INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48".
- PROVIDE BLOCKING BETWEEN ALL FLOOR JOISTS, TRUSSES, AND RAFTERS AT ALL BEARING WALLS, GIRDERS, HEADERS, AND BEAMS.
- ROOF TRUSSES SHALL BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN NEW YORK STATE. TRUSSES SHALL BE CAPABLE OF SUPPORTING LOADS SPECIFIED IN THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

WINDOW AND DOOR INSTALLATION:

- ALL EXPOSED WOOD SURFACES ON ALL WINDOW AND DOOR UNITS SHOULD BE COATED WITH AN APPROPRIATE SEALER AS SOON AS POSSIBLE AFTER DELIVERY. DOORS AND WINDOWS SHOULD BE STORED OUT OF THE WEATHER SO MOISTURE DAMAGE CAN BE AVOIDED. THESE ACTIONS WILL HELP PREVENT WARPING OR EXPANDING IN THE WOOD, WHICH CAN AFFECT PROPER OPERATION OF THE UNIT AFTER INSTALLATION.
- DO NOT OVERFILL GAPS BETWEEN WINDOW/DOOR JAMBS AND FRAMING WITH INSULATION AS THIS COULD CAUSE "BINDING" OF THE OPERABLE WINDOW SASH OR DOOR PANEL AND HINDER PROPER OPERATION.
- FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION OF THE UNIT AND ITS HARDWARE, AND FOR PROPER MAINTENANCE OF ALL DOORS, WINDOWS, AND SKYLIGHTS. PEAK ENGINEERING, PLLC IS NOT RESPONSIBLE FOR DAMAGE TO THESE UNITS DUE TO IMPROPER INSTALLATION.
- GLASS WITHIN 24" OF DOORS SHALL BE FULLY TEMPERED.

SHEETMETAL AND FLASHING:

- FLASH ALL EXTERIOR OPENINGS IN FRAMED WALLS.
- FLASH AND COUNTER-FLASH ALL ROOF TO WALL CONDITIONS.
- FLASH AND CAULK WOOD BEAMS, OUTRIGGERS, AND PROJECTIONS FROM EXTERIOR WALL AND ROOF SURFACES.

WORKMANSHIP:

CONSTRUCTION SHALL BE OF THE HIGHEST QUALITY WORKMANSHIP. ALL WALLS SHALL BE PLUMB AND TRUE. ALL CONNECTIONS SHALL BE MADE SECURE AND ACCORDING TO ACCEPTED CONSTRUCTION PRACTICES OR AS IS SPECIFIED HEREIN OR PER THE CURRENT INTERNATIONAL BUILDING CODES.

ENERGY CONSERVATION NOTES:

- MINIMUM INSULATION R-VALUES SHALL BE AS LISTED BELOW:
 - A. EXTERIOR WALLS - R23
 - B. ROOF/CEILING - R49/R38
 - C. FLOOR - R30
- ALL R-VALUES WERE DETERMINED USING THE PRESCRIPTIVE METHOD OF 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE SECTION N1102.
- ALL BUILDING ENVELOPE ELEMENTS THAT CONTAIN MATERIALS WHICH ARE CAPABLE OF ABSORBING OR TAKING UP AND HOLDING MOISTURE SHALL BE PROTECTED BY A VAPOR RETARDER LOCATED ON THE WINTER WARM SIDE OF THE INSULATION.
- INSULATION SHALL BE INSTALLED IN A MANNER THAT PROVIDES CONTINUITY OF INSULATION AT ALL PLATE LINES, SILL LINES, BAND JOISTS AND CORNERS.
- ALL JOINTS AND OPENINGS IN BUILDING ENVELOPE SYSTEMS INCLUDING THOSE AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALLS AND ROOF/CEILINGS, BETWEEN WALLS AND FLOORS OR FOUNDATIONS, BETWEEN WALL PANELS, AT UTILITY SERVICE PENETRATIONS, AND BETWEEN DISSIMILAR MATERIALS SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED, OR OTHERWISE SEALED.
- ANY FIREPLACE UNITS SHALL BE INSTALLED PER THE MANUFACTURER'S DIRECTIONS AND MEET ALL APPLICABLE CODES.

STAIRWAYS:

- ALL STAIRWAYS TO CONFORM TO 2020 RESIDENTIAL CODE OF NEW YORK STATE SECTION R311.7.
- PROVIDE SAFETY GUARDS PER 2020 RESIDENTIAL CODE OF NEW YORK STATE SECTION R312 WHERE WALKING SURFACE IS MORE THAN 30" ABOVE GRADE.

PERFORMANCE OF HVAC EQUIPMENT:

- THE HOME SHALL BE PROVIDED WITH AT LEAST ONE THERMOSTAT CAPABLE OF AUTOMATICALLY ADJUSTING THE SPACE TEMPERATURE. MINIMUM RANGE TEMPERATURE SHALL BE 45 DEGREES TO 85 DEGREES (F), WITH A DEADBAND OF NO LESS THAN 5 DEGREES (F).
- INSULATION WITH A MINIMUM THICKNESS OF 1 INCH SHALL BE INSTALLED ON ANY SUPPLY AIR DUCTS LOCATED OUTSIDE OF A CONDITIONED SPACE.
- ALL TRANSVERSE JOINTS ON SUPPLY AIR DUCTS LOCATED OUTSIDE OF A CONDITIONED SPACE SHALL BE SEALED WITH ADHESIVES, SEALANTS GASKETS TAPE SYSTEMS, OR COMBINATIONS THEREOF.
- SUPPLY AND EXHAUST AIR INTAKES AND OUTLETS SHALL BE EQUIPPED WITH TIGHT SHUTOFF DAMPERS AT THE BUILDING ENVELOPE TO MINIMIZE AIR LEAKAGE.
- INSULATION WITH A MINIMUM THICKNESS OF 1 AND 1/2 INCHES SHALL BE INSTALLED ON ANY SPACE HEATING DISTRIBUTION PIPING LOCATED OUTSIDE OF A CONDITIONED SPACE.
- A SEPARATE SWITCH SHALL BE PROVIDED TO PERMIT TURNING OFF THE ENERGY SUPPLIED TO ELECTRIC WATER HEATERS. A SEPARATE VALVE SHALL BE PROVIDED TO PERMIT TURNING OFF THE ENERGY SUPPLIED TO THE MAIN BURNER(S) OF GAS AND OIL FIRED WATER HEATERS.
- MINIMUM PERFORMANCE LEVELS FOR HVAC EQUIPMENT SHALL MEET THE VALUES USED IN THE 2018 IECC RESCHECK.

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Client: *Jesse Derris*
180 W 20th St Apt 5N
New York, NY 10011

Project: Structural Review
Gramercy Design

Project # 20128

Title: Sections & Notes

Revised:

Revised:

Date: 2-9-2021

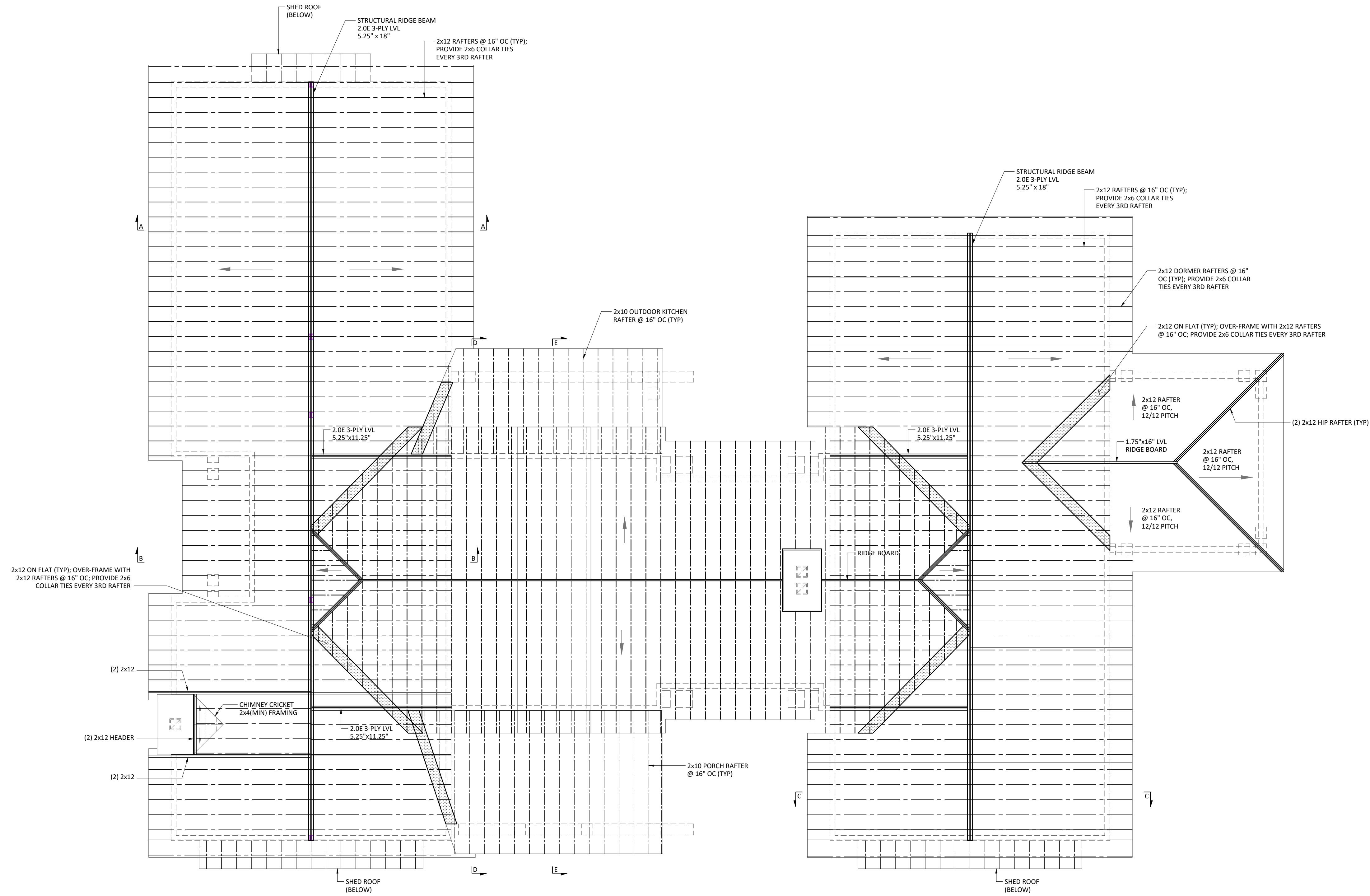
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Client: *Jesse Derris*
180 W 20th St Apt 5N
New York, NY 10011

Project: Structural Review
Gramercy Design

Project # 20128

Title: Roof Framing Plan

Revised:

Revised:

Revised:

Date: 2-9-2021

Scale: AS SHOWN

Designed By:

Drawn By: CAL

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Sheet # S-05