

## REVISIONS

DATE: 11.06.2024

SHEET TITLE:

-PLANS-  
-DETAILS-

SHEET No.

A1

**THE DRAWINGS:** (2023 BUILDING CODE FAMILY OF N.Y. STATE)

- THESE DRAWINGS ARE FOR THE REPAIR OF A FOUNDATION WALL, SELECT FLOOR JOISTS AND A PORTION OF SUB-FLOOR IN AN EXISTING RESIDENCE. THE INTENT IS TO IMPROVE LIFE SAFETY, NOT OBTAIN AN OCCUPANCY PERMIT. ADDITIONAL WORK TOWARD THAT GOAL WILL BE DONE UNDER A SEPARATE PERMIT.
- DO NOT SCALE DRAWINGS. DRAWINGS MAY NOT BE TO SCALE. DIMENSIONS TAKE PRECEDENCE OVER SCALE. THE CONTRACTOR IS RESPONSIBLE FOR THE REVIEW OF ALL DETAILING AND DIMENSIONING. ANY ERRORS IN DIMENSIONING AND/OR DETAILING SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- SHOULD CONFLICT OCCUR IN OR BETWEEN SPECIFICATIONS AND DRAWINGS, CONTRACTOR IS DEEMED TO HAVE ESTIMATED ON AND WILL BE RESPONSIBLE FOR THE MORE EXPENSIVE WAY OF DOING WORK UNLESS THE CONTRACTOR SHALL HAVE ASKED FOR AND OBTAINED WRITTEN DECISION BEFORE SUBMISSION OF BID AS TO WHICH METHOD OF MATERIALS WILL BE REQUIRED.
- THE DRAWINGS INDICATE EXISTING STRUCTURAL AND FRAMING ELEMENTS AND DIMENSIONS TO THE BEST OF THE ARCHITECT'S ABILITY. THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING ALL EXISTING ELEMENTS TO VERIFY THE ACTUAL CONDITIONS. IF THE ACTUAL CONDITIONS DEVIATE FROM WHAT IS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT AND MAKE THE ARCHITECT AWARE OF THE ACTUAL CONDITIONS. DEVIATIONS FROM THE DETAILS SHOWN ON THE DRAWINGS CAUSED BY EXISTING CONDITIONS THAT DO NOT MATCH THE DRAWINGS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO THE EFFECTED WORK BEING STARTED.

**CODES, PERMITS AND INSPECTIONS:**

- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL, LOCAL CODES, RULES, REGULATIONS AND ORDINANCES INCLUDING, BUT NOT LIMITED TO, THE 2023 CODE FAMILY OF NEW YORK STATE (INCLUDING THE 2023 BUILDING CODE OF NEW YORK STATE, THE 2023 FIRE CODE OF NEW YORK STATE, AND THE 2023 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE).

**2. CLASSIFICATION PER THE CODE**

(R) EXISTING RESIDENTIAL

TABLE R401.4.1 PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL = LOAD BEARING PRESSURE OF 2,000 POUNDS PER SF

**R402.1.2 WOOD TREATMENT**

ALL WOOD BELOW FINISHED FLOOR SHALL BE PRESSURE-PRESSURE TREATED AND DRIED IN ACCORDANCE WITH AWPA U1 AND SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY. WHERE LUMBER OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD TREATED WITH COPPER NAPHTHENATE, THE CONCENTRATION OF WHICH SHALL CONTAIN NOT LESS THAN 2% COPPER METAL, BY REPEATED BRUSHING, DIPPING OR SOAKING UNTIL THE WOOD CANNOT ABSORB MORE PRESERVATIVE.

**R402.2 CONCRETE**

CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 POUNDS PER FOOT AS SHOWN IN TABLE R402.2.

THE MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN CHAPTERS 19 AND 20 OF ACI 318 OR ACI 332.

**GENERAL NOTES:**

- THE WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, WHICH IS THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), PART VIII OF THE 2009 RESIDENTIAL CODE AND THE NEW YORK MODIFICATIONS DEVELOPED BY THE STATE FIRE PREVENTION AND BUILDING CODE COUNCIL AND ITS RESIDENTIAL CODE TECHNICAL SUBCOMMITTEE.

- THE STRUCTURAL COMPONENTS HAVE BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS:

**FLOOR LIVE LOADS:**

ROOMS OTHER THAN SLEEPING ROOMS	40 PSF
SLEEPING ROOMS	30 PSF
STAIRS	40 PSF
BALCONIES	60 PSF
DECKS	40 PSF

**ATTIC:**

WITH STORAGE, ROOF SLOPE EXCEEDS 3:12	20 PSF
WITHOUT STORAGE, ROOF SLOPE 3:12 OR LESS	10 PSF

**ROOF SNOW LOAD:**

GROUND SNOW LOAD (Pg)	50 PSF
-----------------------	--------

**WIND DESIGN DATA:**

BASIC WIND SPEED (3-SECOND GUST)	115 MPH
EXPOSURE	C

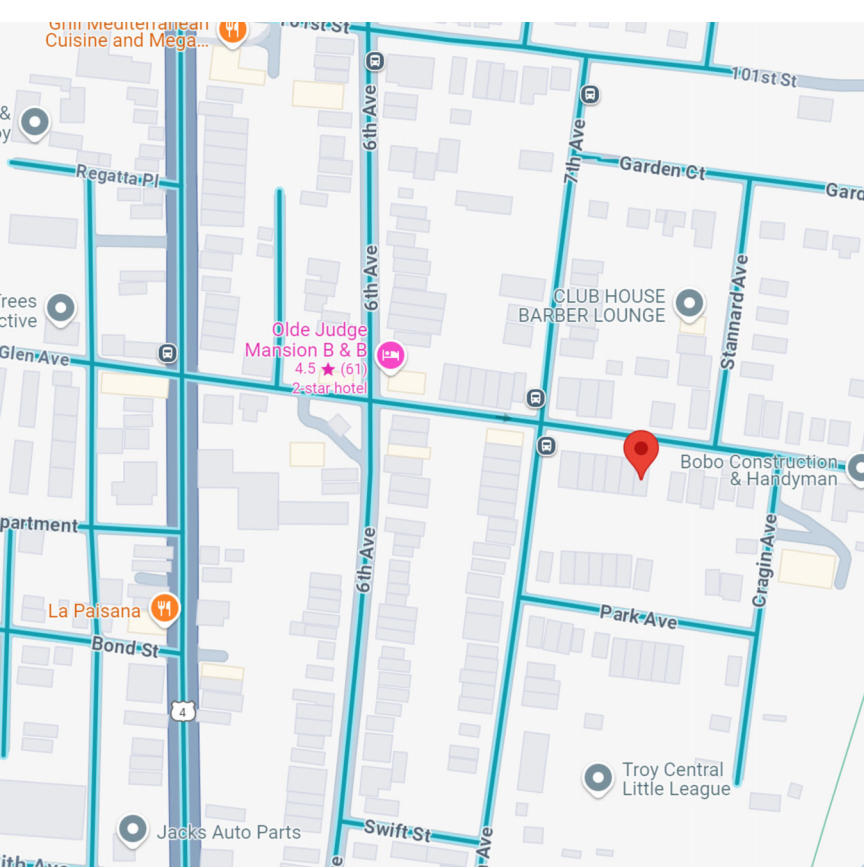
**NOTES:**

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS WHICH WERE MADE.

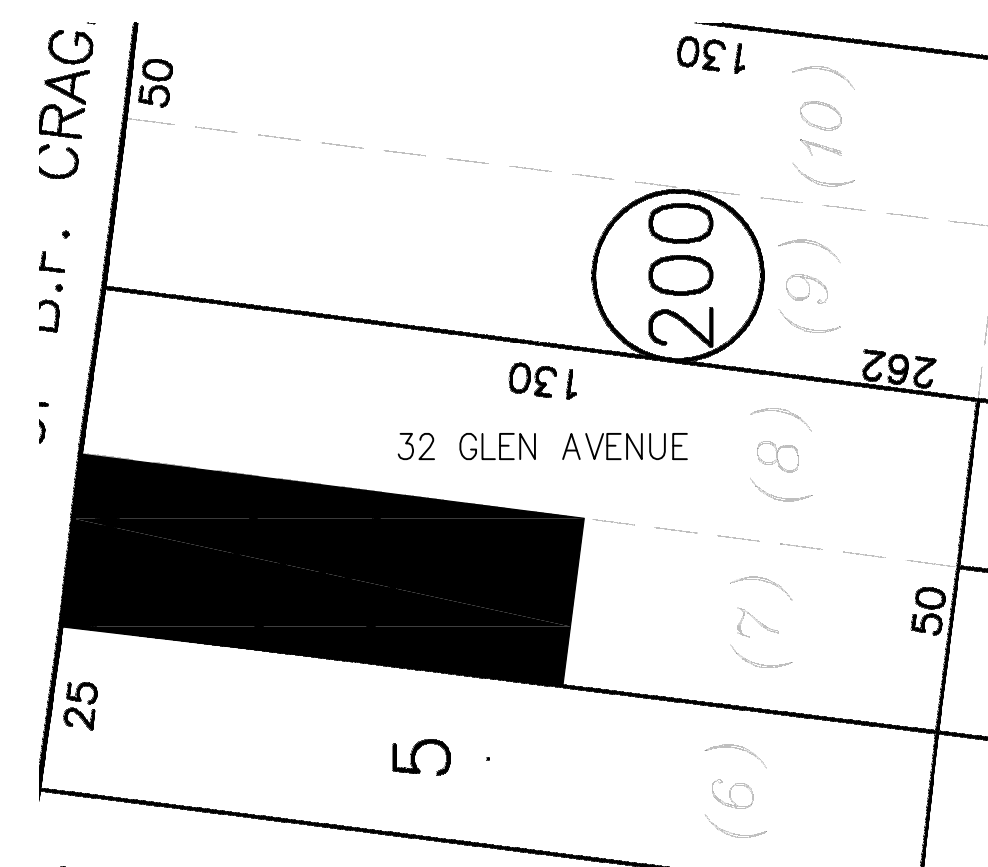
**CERTIFICATION:**

ENGINEERING PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER THE DIRECTION OF THE UNDERSIGNED AND TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE, INFORMATION AND BELIEF MEET THE REQUIREMENTS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODES, THE STATE ENERGY CONSERVATION CODE, NATIONAL ELECTRICAL CODE, AND INDUSTRIAL CODE RULE 56.

SIGNATURE:

*Cristopher J. Schrader*

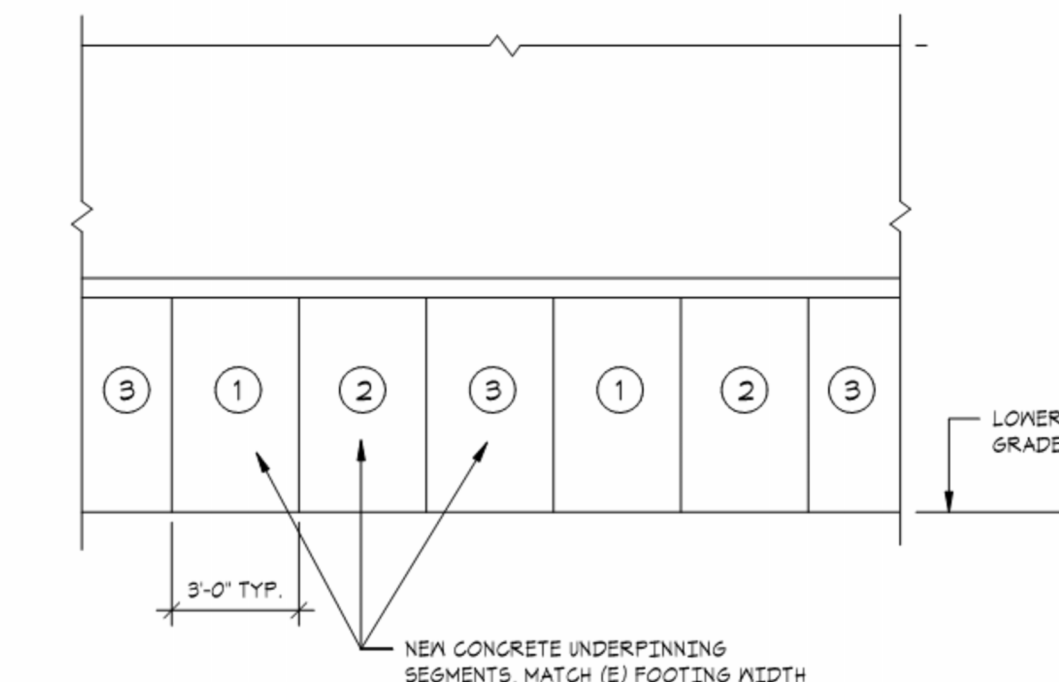
VICINITY MAP



PLAT PLAN

**NOTE:**

AS AN ALTERNATE DESIGN FOR THE FOUNDATION WALL, 12" CMU CAN BE SUBSTITUTED FOR THE CONCRETE WITH (2)-#5 BARS AT 32" O.C. AND GROUT THE ENTIRE WALL SOLID. USE 9GA LADDER-TYPE DURO-WALL REINFORCEMENT AT EVERY OTHER COURSE FOR HORIZONTAL REINFORCEMENT WITH A BOND BEAM WITH (2)-#5 HORIZONTAL BARS ONE COURSE DOWN FROM THE TOP OF THE WALL

**TYPICAL ELEVATION OF UNDERPINNING**

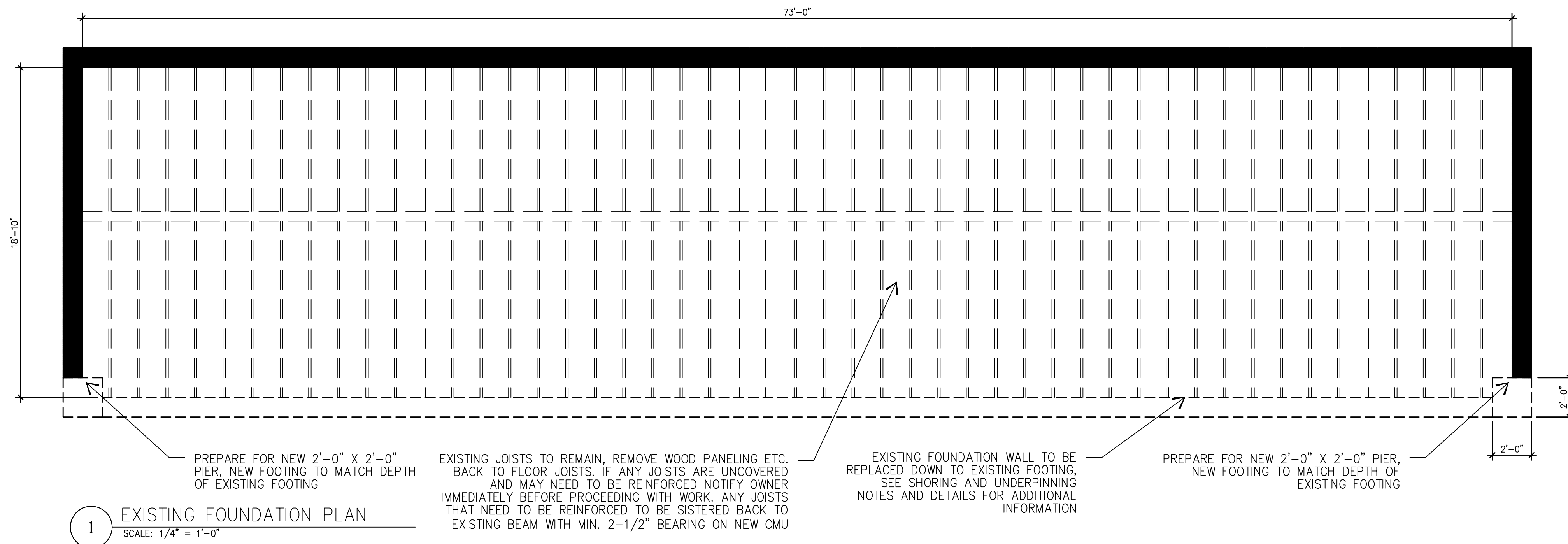
NO SCALE

**UNDERPINNING SEQUENCE**

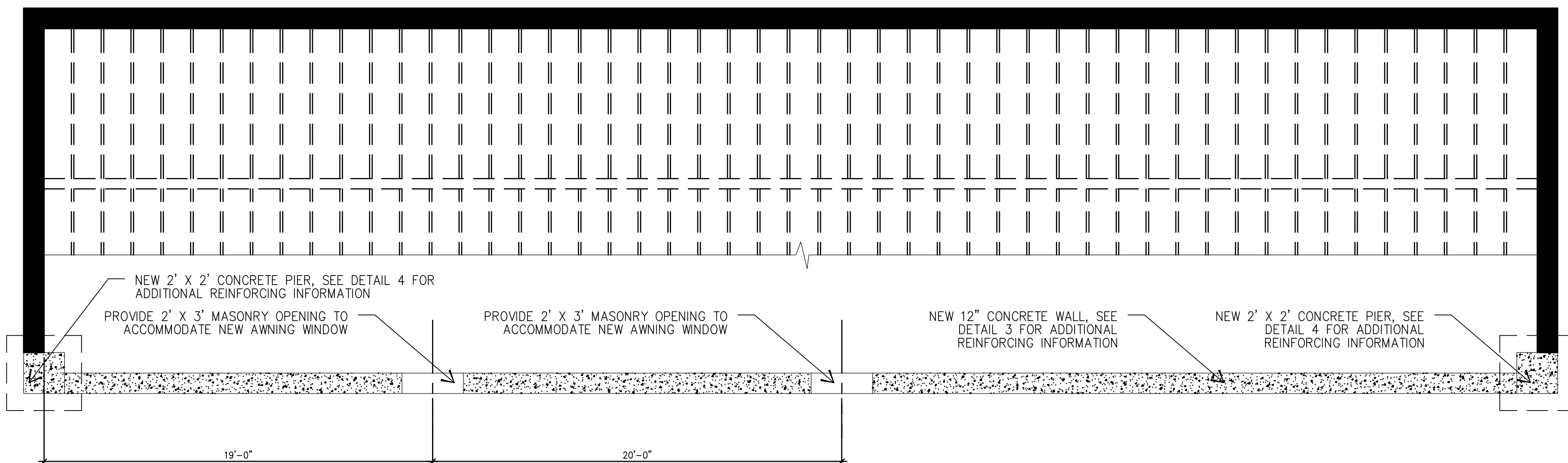
- STARTING WITH SEGMENTS 1 ONLY, DIG PITS 3'-0" WIDE WHILE SIMULTANEOUSLY PLACING REQUIRED SHEETING AND BRACING. PACK VOIDS BETWEEN SHEETING AND SOIL. (LEAVE A MINIMUM OF 6'-0" OF EXISTING SOIL BETWEEN PITS)
- POUR NEW CONCRETE UNDERPINNING FOR SEGMENTS 1. AFTER CONCRETE HAS CURED THREE-DAYS, INSTALL DRYPACK GROUT INTO SPACE BETWEEN TOP OF UNDERPINNING AND BOTTOM OF EXISTING FOOTING TO TRANSFER LOAD. LET DRYPACK CURE ONE-DAY.
- FOR SEGMENTS 2 ONLY, DIG PITS 3'-0" WIDE WITH REQUIRED SHEETING AND BRACING.
- FOR SEGMENTS 2, REPEAT CONCRETING AND DRYPACKING AS DESCRIBED IN NOTE B.
- FOR SEGMENTS 3, DIG OUT SOIL BETWEEN COMPLETED SEGMENTS 1 AND 2. PROVIDE SHEETING AND BRACING AS REQUIRED.
- FOR SEGMENT 3, REPEAT CONCRETING AND DRYPACKING AS DESCRIBED IN NOTE B.
- ALL SHEETING AND BRACING TO REMAIN SHALL BE TREATED TO PREVENT DECOMPOSITION.

**TYP. UNDERPINNING DETAILS**

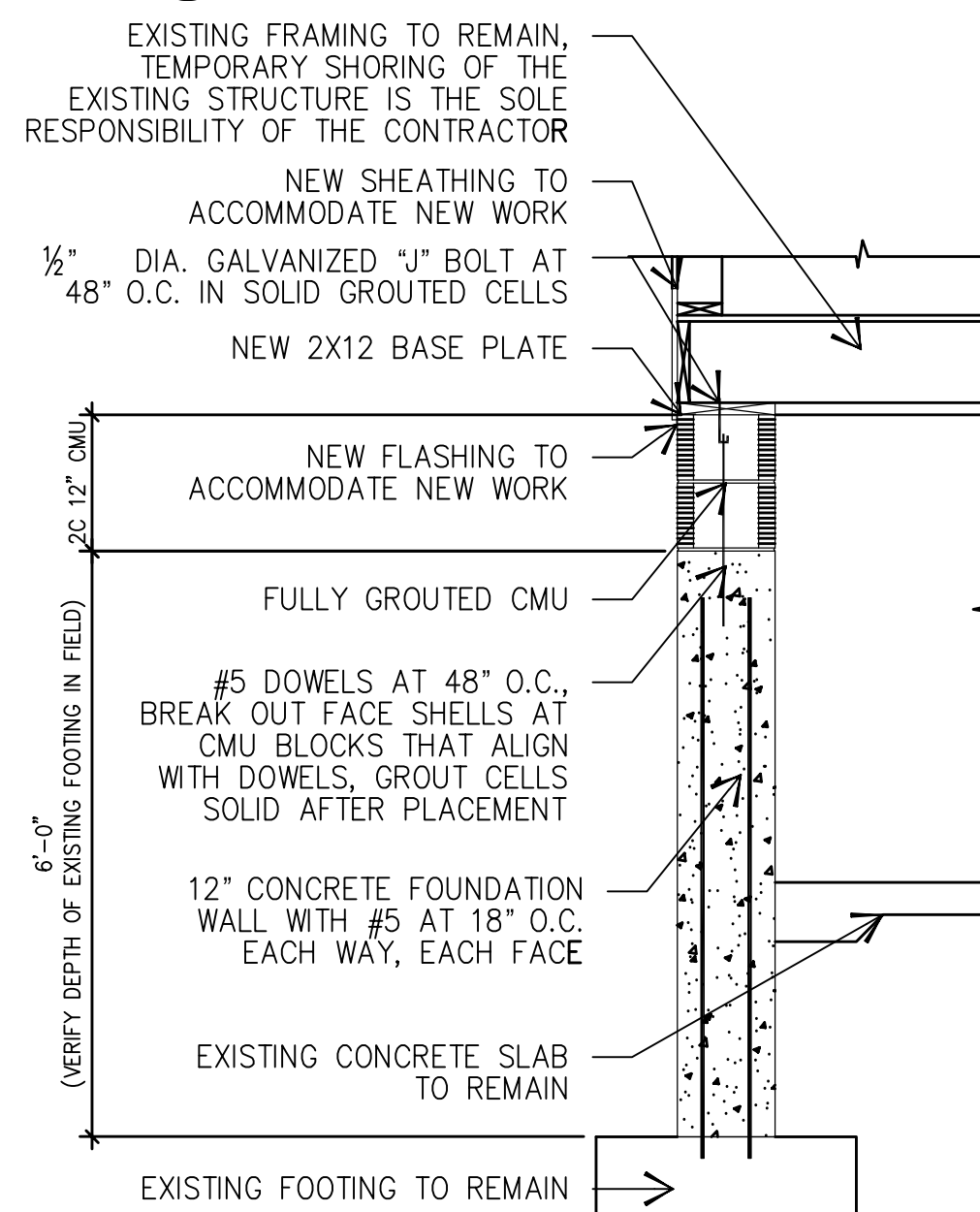
3/4" = 1'-0"

**1 EXISTING FOUNDATION PLAN**

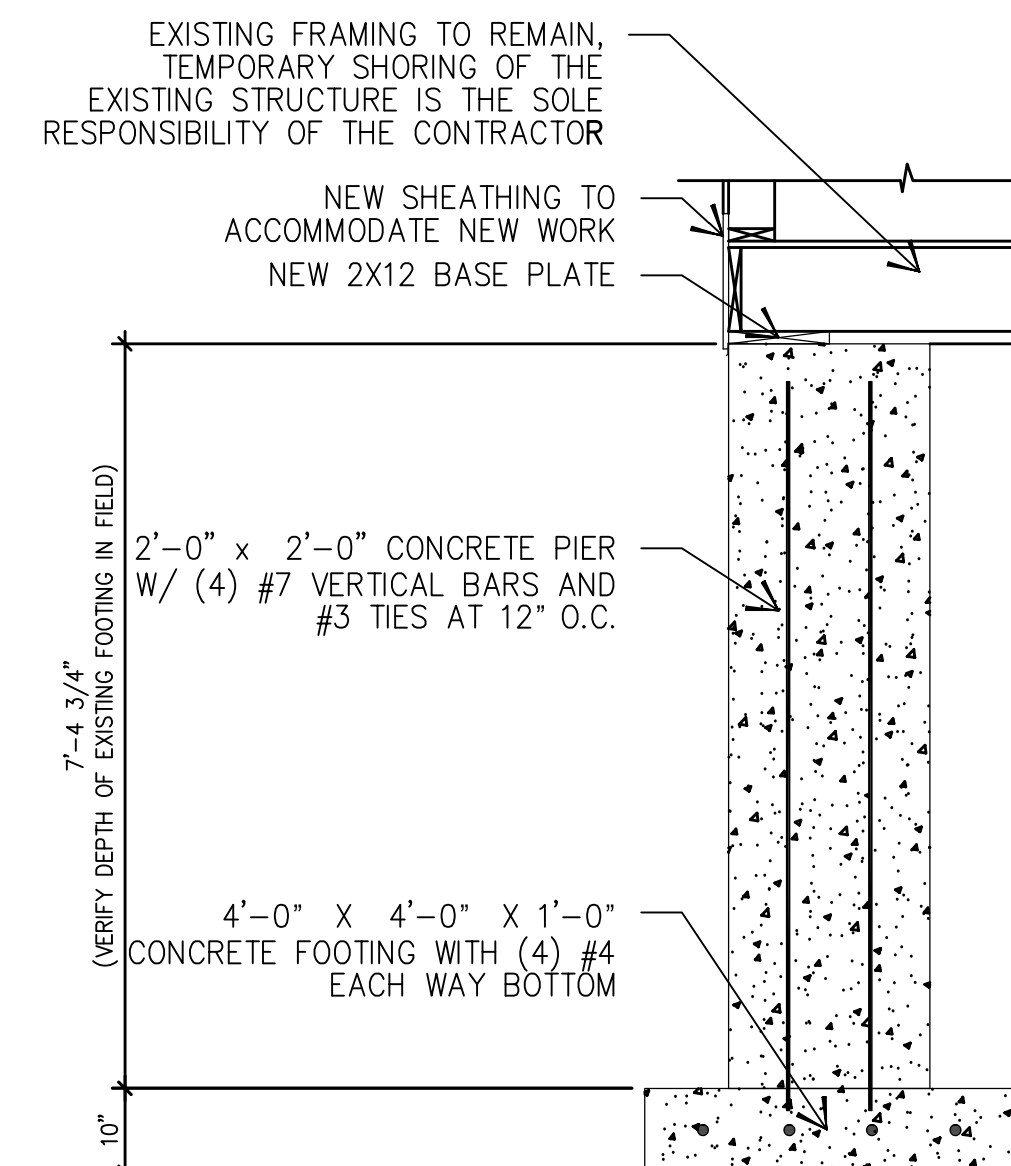
SCALE: 1/4" = 1'-0"

**2 PROPOSED FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"

**3 PROPOSED FOUNDATION WALL**

SCALE: 1/4" = 1'-0"

**4 PROPOSED PIER**

SCALE: 1/4" = 1'-0"