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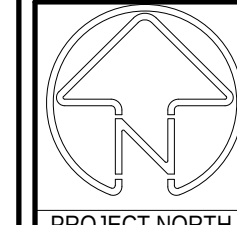
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S & A PROJECT No. 22-6852

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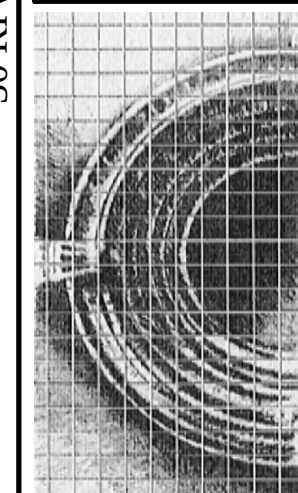


JOB NO: 22050
SHARS NO: 20240329
DATE: 7/18/25
DRAWN BY: LC/NB
SCALE: AS NOTED

RIVER STREET SENIOR HOUSING

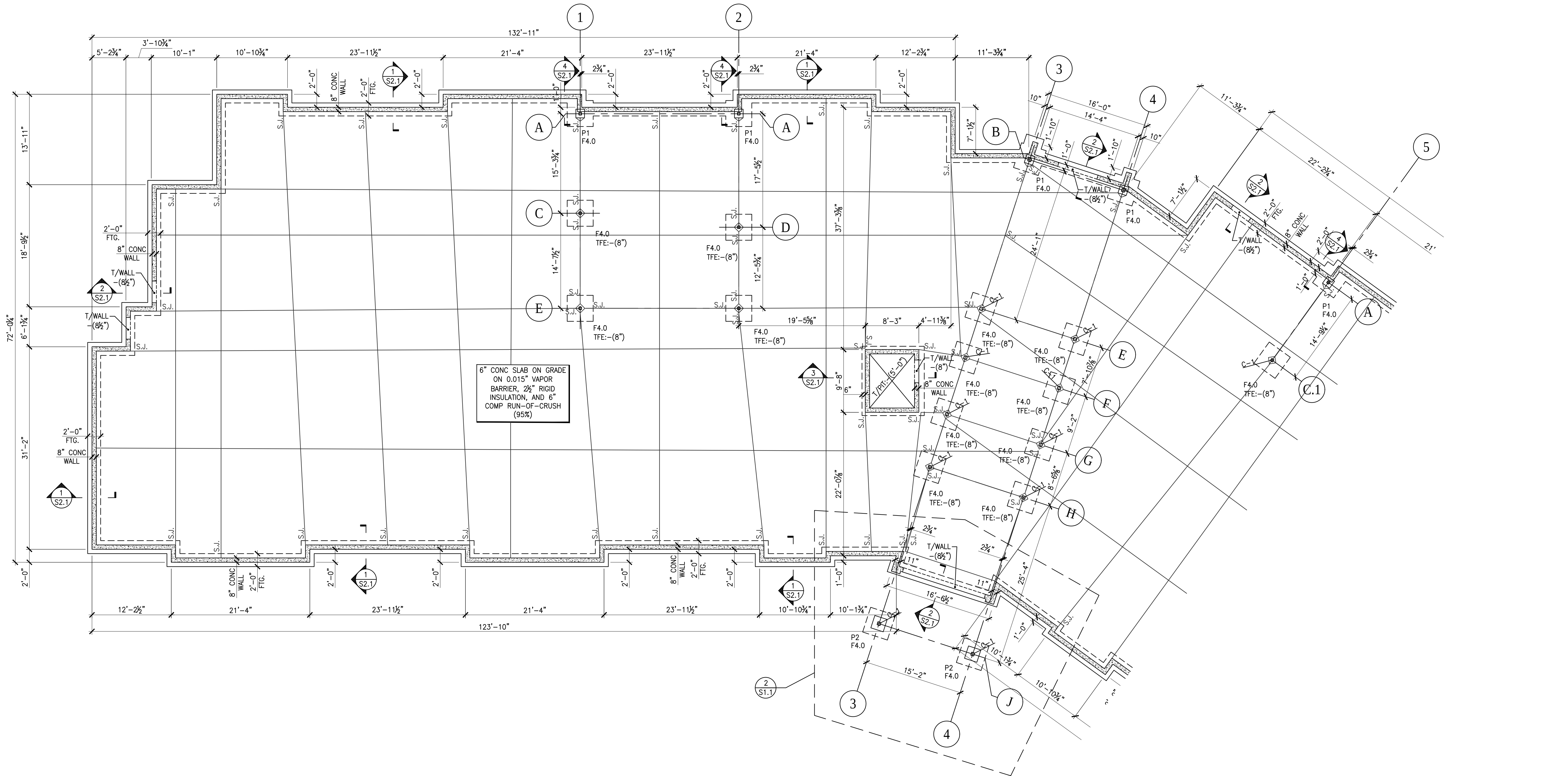
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FOUNDATION PLAN WEST SIDE

S1.1



1 PARTIAL FOUNDATION AND FIRST FLOOR PLAN - WEST

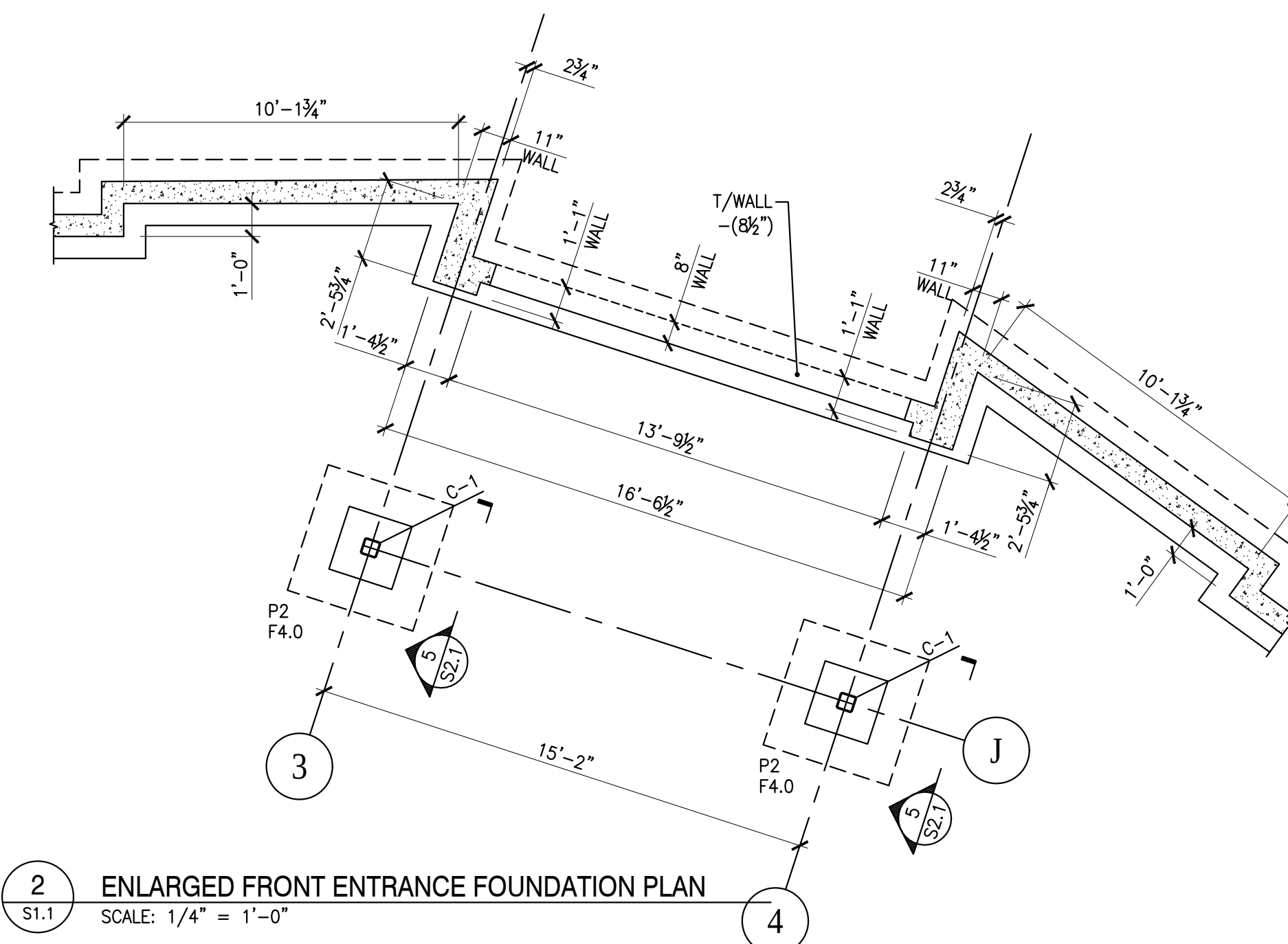
SCALE: 1/8" = 1'-0"

- TOP OF CONCRETE AT FINISHED FLOOR ELEVATION: + (0'-0") UNLESS NOTED (+) OR (-) THEREFROM ON PLAN.
- TOP OF FOOTING ELEVATION, TFE, - (4'-0") FROM FINISH FLOOR ELEVATION UNLESS NOTED OTHERWISE ON PLAN.
- TYPICAL FLOOR CONSTRUCTION: 6" CONCRETE SLAB REINFORCED WITH 6x6xW2.9xW2.9 WWWW ON .015" VAPOR BARRIER, 2 1/2" RIGID INSULATION, AND MINIMUM 12" COMPACTED GRANULAR FILL.
- FOOTINGS SHALL REST ON UNDISTURBED INORGANIC SOIL OR CONTROLLED FILL. ASSUMED ALLOWABLE SOIL BEARING PRESSURE = 4000 PSF.
- ALL COLUMN FOOTINGS ARE CENTERED ON THE COLUMNS UNLESS NOTED OTHERWISE ON THE PLAN.
- PIER P1: 16" SQ w/ (4) #6 VERT BAR AND #3 TIES @ 12" OC
PIER P2: 24" SQ w/ (8) #6 VERT BAR AND #3 TIES @ 12" OC
- TOP OF PIERS: - (8 1/2") BELOW FINISH FLOOR ELEVATION, UNO
- C-1: HSS 5x5x3/8 COLUMN.
- FOR TYPICAL DETAILS, SEE DRAWING S2.4.
- DIMENSIONS SHOWN ARE TO FACE OF FOUNDATION WALLS.
- SPECIAL INSPECTIONS (SI), ARE REQUIRED ON THIS PROJECT. SEE SI SCHEDULE FOR REQUIRED INSPECTIONS. ALL INSPECTIONS ARE PAID BY THE OWNER AND COORDINATED BY THE CONTRACTOR.

DESIGN CRITERIA

- GOVERNING BUILDING CODE: BUILDING CODE OF NEW YORK STATE, 2020 AND ALL SUBSEQUENT REVISIONS.
- CLASSIFICATION OF BUILDING (NYSBC TABLE 1604.5): II
- DESIGN LOADS:
 - FLOOR LOADS:
 - GROUND FLOOR LIVE LOAD, Pg: 100 PSF
 - PRIVATE ROOMS: 40 PSF
 - OFFICE: 50 PSF
 - CORRIDORS: 50 PSF
 - STAIRS: 100 PSF
 - SNOW LOAD:
 - GROUND SNOW LOAD, Pg: 50 PSF
 - FLAT ROOF SNOW LOAD, PH: 38.5 PSF
 - SNOW EXPOSURE COEFFICIENT, Ce: 1.0
 - SNOW LOAD IMPORTANCE FACTOR, Is: 1.0
 - THERMAL FACTOR, Ct: 1.1
 - WIND LOAD:
 - BASIC WIND SPEED: 115 MPH
 - WIND IMPORTANCE FACTOR, Iw: 1.0
 - WIND EXPOSURE: C
 - SEISMIC LOAD:
 - SEISMIC IMPORTANCE FACTOR, Ie = 1.0
 - SPECTRAL RESPONSE COEFFICIENTS:
Ss: NA S1: NA
Sds: 0.108, Sd1: 0.047
 - SITE CLASS: D
 - SEISMIC DESIGN CATEGORY: C
 - RESISTING SYSTEM: LIGHT FRAMED WALLS
 - ANALYSIS PROCEDURE: SIMPLIFIED ANALYSIS
 - FOUNDATIONS: FOUNDATIONS ARE BASED ON SOIL NET BEARING CAPACITY OF 4000 PSF PER GEOTECH REPORT BY KENNY GEOTECHNICAL DATED JANUARY 11, 2023

FOOTING SCHEDULE			
MARK	SIZE	DEPTH	REINFORCING
F4.0	4'-0" SQ	12"	(4)-#5 BEW



2 ENLARGED FRONT ENTRANCE FOUNDATION PLAN

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



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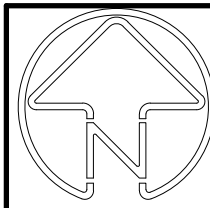
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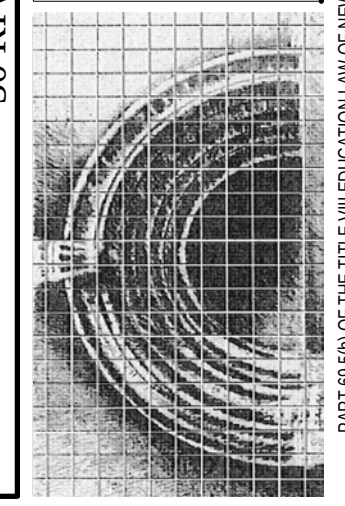
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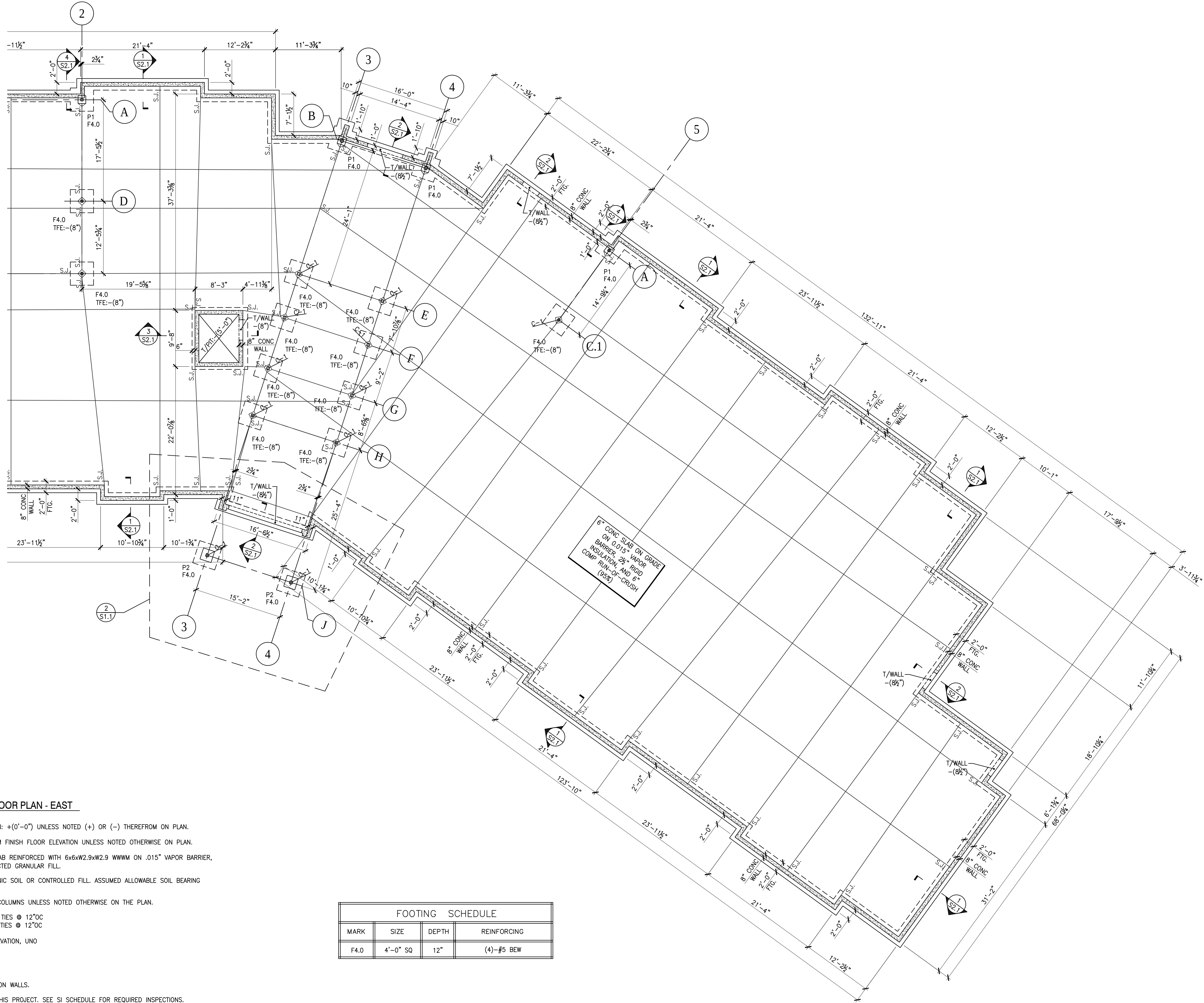
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**FOUNDATION PLAN
EAST SIDE**

S1.2



FOOTING SCHEDULE			
MARK	SIZE	DEPTH	REINFORCING
F4.0	4'-0" SQ	12"	(4)-#5 BEW

1 PARTIAL FOUNDATION AND FIRST FLOOR PLAN - EAST

- SCALE: 1/8" = 1'-0"
1. TOP OF CONCRETE AT FINISHED FLOOR ELEVATION: +(0'-0") UNLESS NOTED (+) OR (-) THEREFROM ON PLAN.
 2. TOP OF FOOTING ELEVATION, TFE, -(4'-0") FROM FINISH FLOOR ELEVATION UNLESS NOTED OTHERWISE ON PLAN.
 3. TYPICAL FLOOR CONSTRUCTION: 6" CONCRETE SLAB REINFORCED WITH 6x6xW2.9xW2.9 WWWW ON .015" VAPOR BARRIER, 2 1/2" RIGID INSULATION, AND MINIMUM 12" COMPACTED GRANULAR FILL.
 4. FOOTINGS SHALL REST ON UNDISTURBED INORGANIC SOIL OR CONTROLLED FILL. ASSUMED ALLOWABLE SOIL BEARING PRESSURE = 4000 PSF.
 5. ALL COLUMN FOOTINGS ARE CENTERED ON THE COLUMNS UNLESS NOTED OTHERWISE ON THE PLAN.
 6. PIER P1: 16" SQ W/ (4) #6 VERT BAR AND #3 TIES @ 12"OC
PIER P2: 24" SQ W/ (8) #6 VERT BAR AND #3 TIES @ 12"OC
 7. TOP OF PIERS: -(8 1/2") BELOW FINISH FLOOR ELEVATION, UNO
 8. C-1: HSS 5x5 3/8 COLUMN.
 9. FOR TYPICAL DETAILS, SEE DRAWING S2.4.
 10. DIMENSIONS SHOWN ARE TO FACE OF FOUNDATION WALLS.
 11. SPECIAL INSPECTIONS (SI), ARE REQUIRED ON THIS PROJECT. SEE SI SCHEDULE FOR REQUIRED INSPECTIONS.
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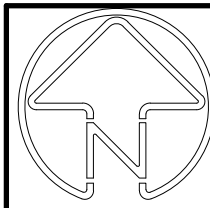
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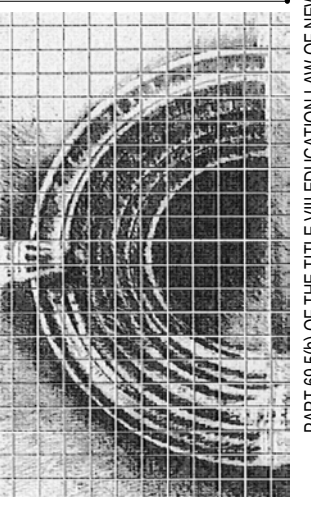
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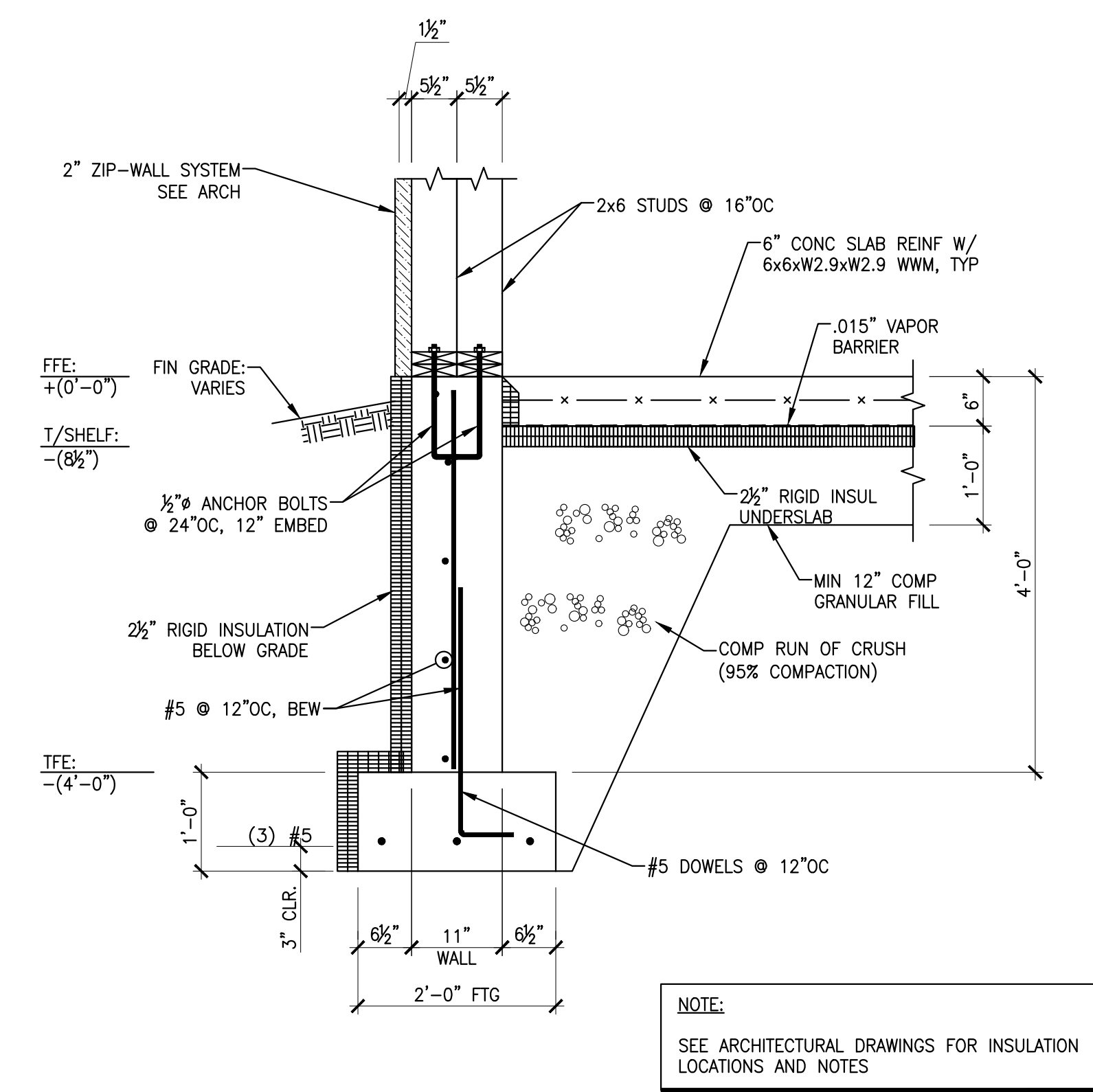
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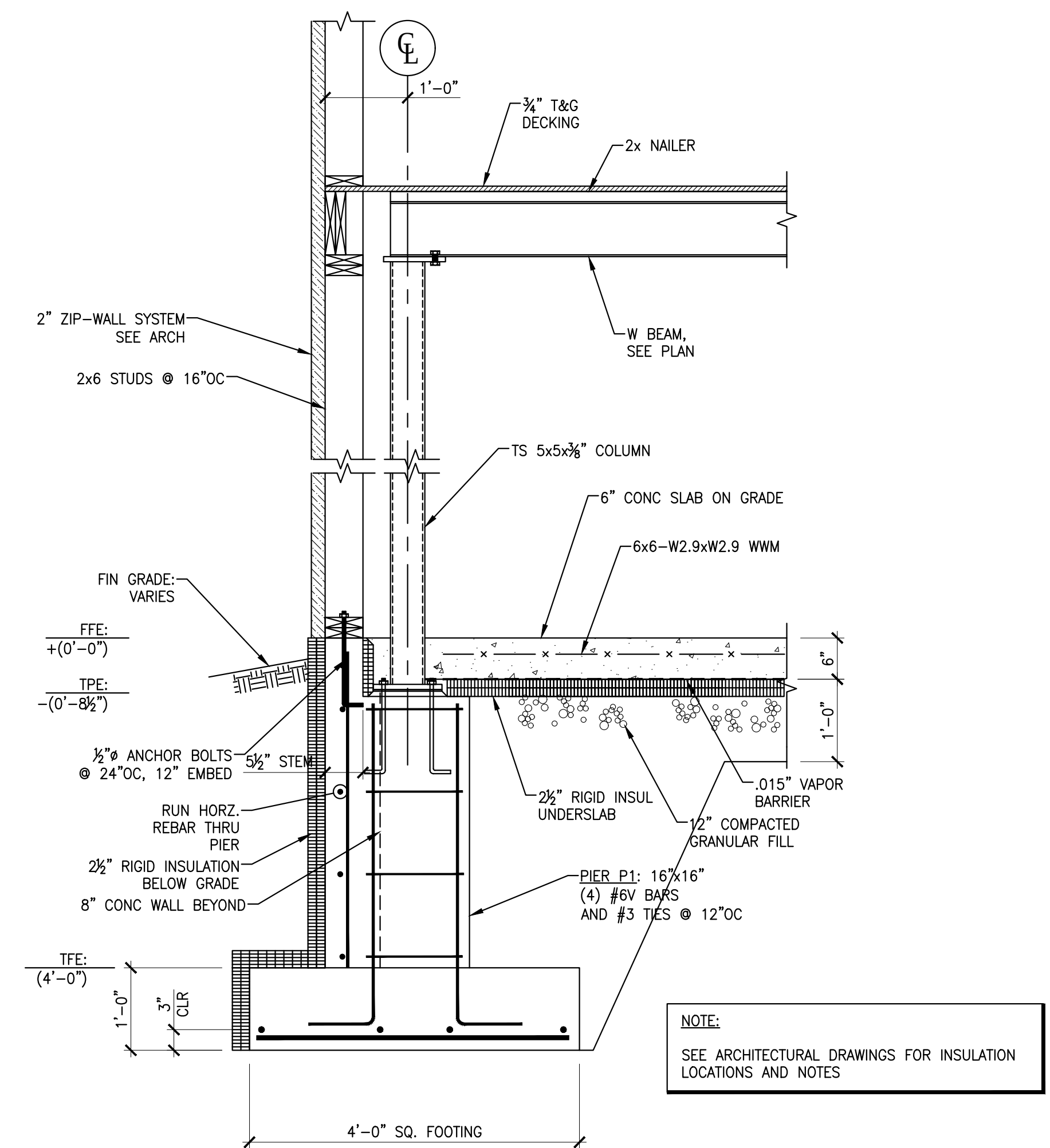


FOUNDATION DETAILS

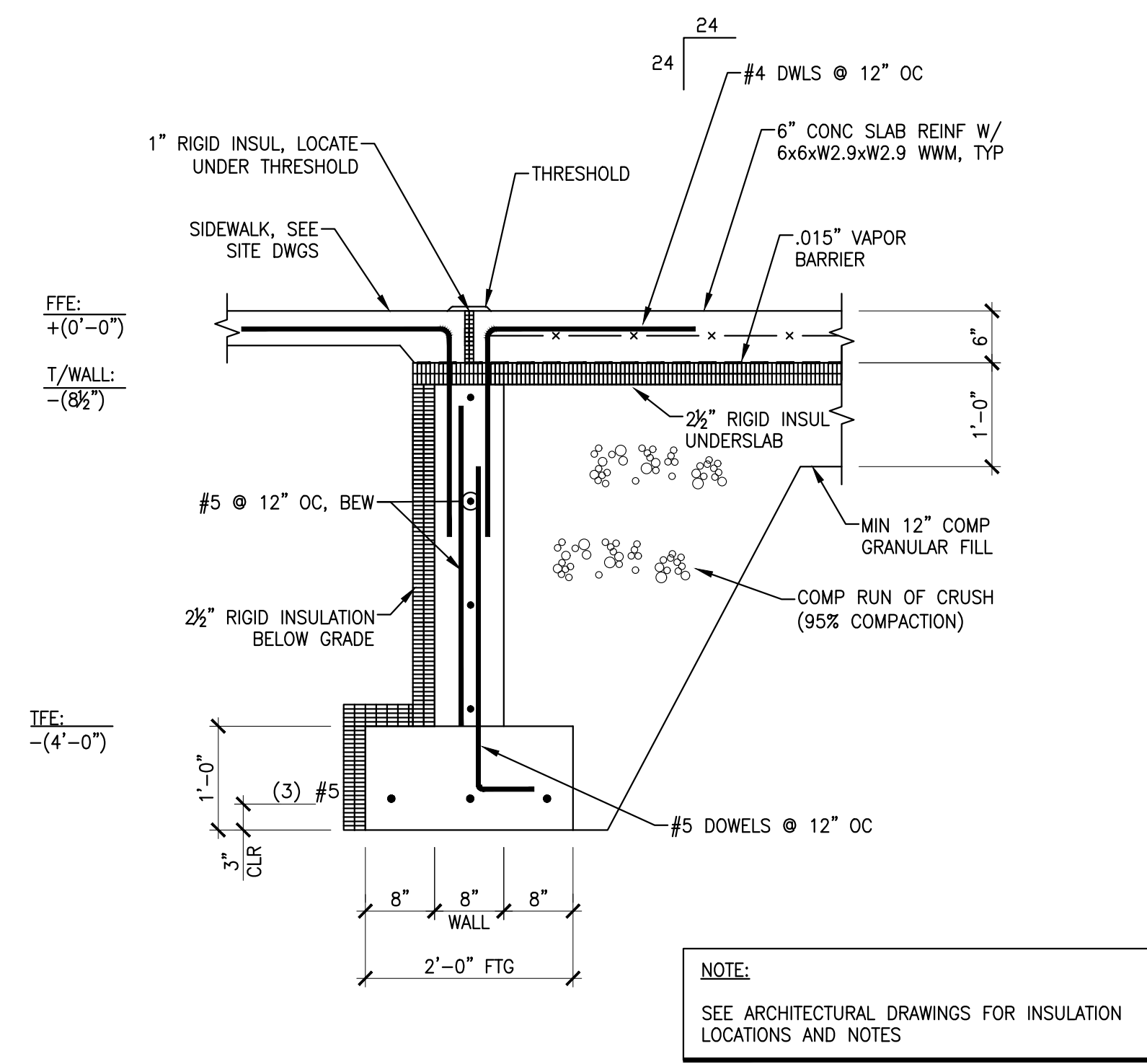
S2.1



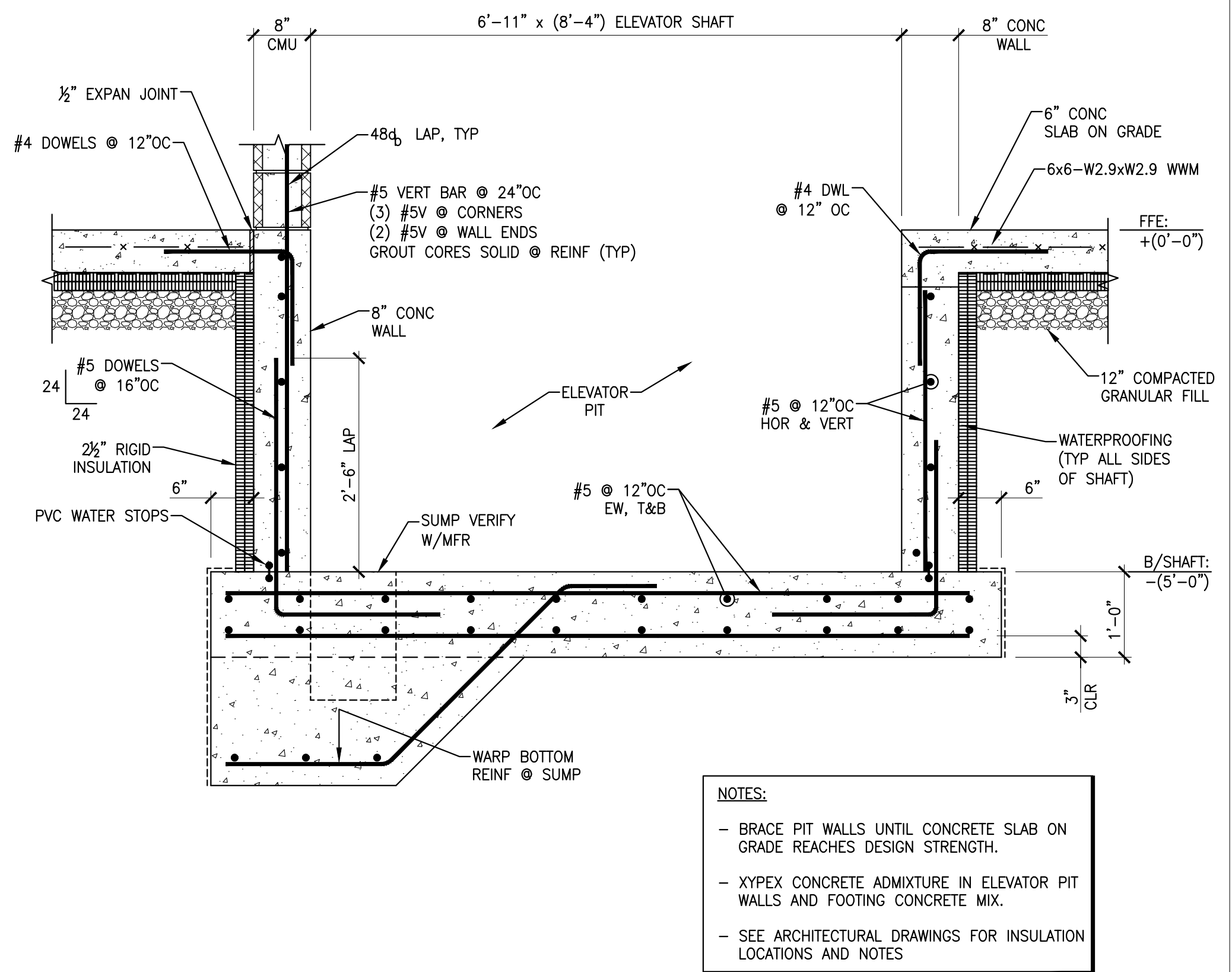
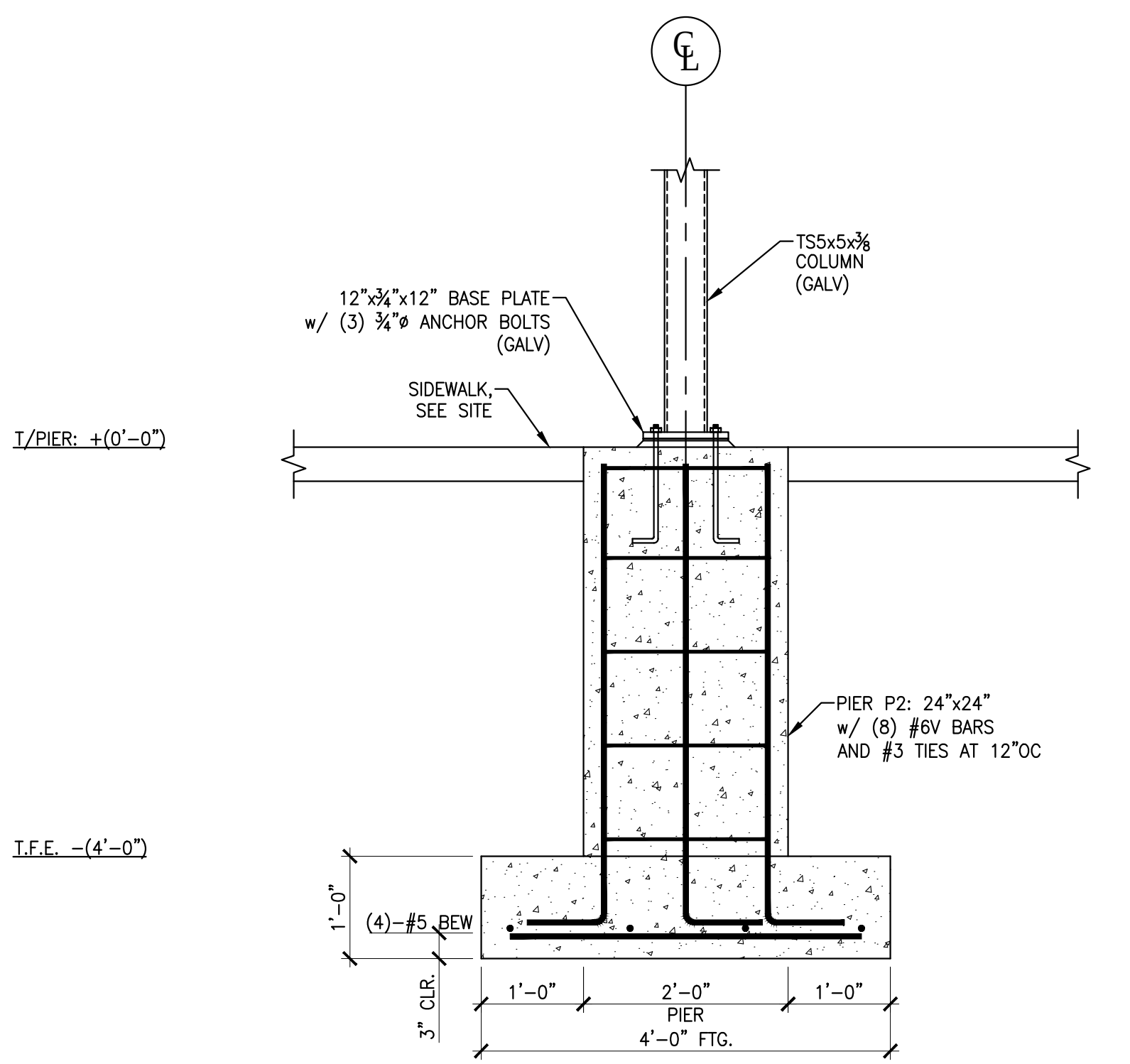
NOTE:
SEE ARCHITECTURAL DRAWINGS FOR INSULATION LOCATIONS AND NOTES



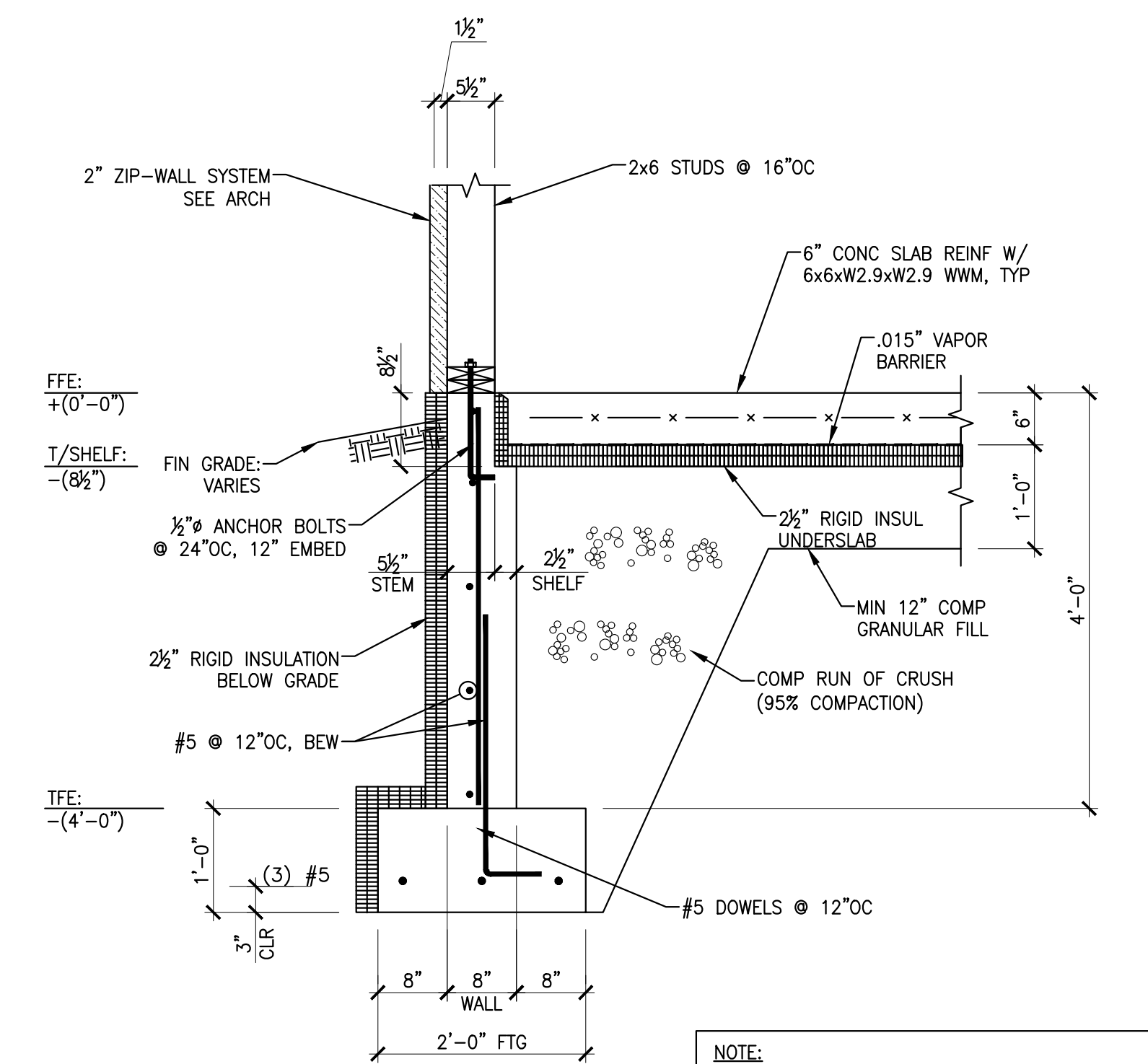
NOTE:
SEE ARCHITECTURAL DRAWINGS FOR INSULATION LOCATIONS AND NOTES



NOTE:
SEE ARCHITECTURAL DRAWINGS FOR INSULATION LOCATIONS AND NOTES



NOTES:
- BRACE PIT WALLS UNTIL CONCRETE SLAB ON GRADE REACHES DESIGN STRENGTH.
- XYPEX CONCRETE ADMIXTURE IN ELEVATOR PIT WALLS AND FOOTING CONCRETE MIX.
- SEE ARCHITECTURAL DRAWINGS FOR INSULATION LOCATIONS AND NOTES



NOTE:
SEE ARCHITECTURAL DRAWINGS FOR INSULATION LOCATIONS AND NOTES

6 FOUNDATION WALL DETAIL AT ENTRANCE
SCALE: 3/4"=1'-0"

4 COLUMN DETAIL
SCALE: 3/4"=1'-0"

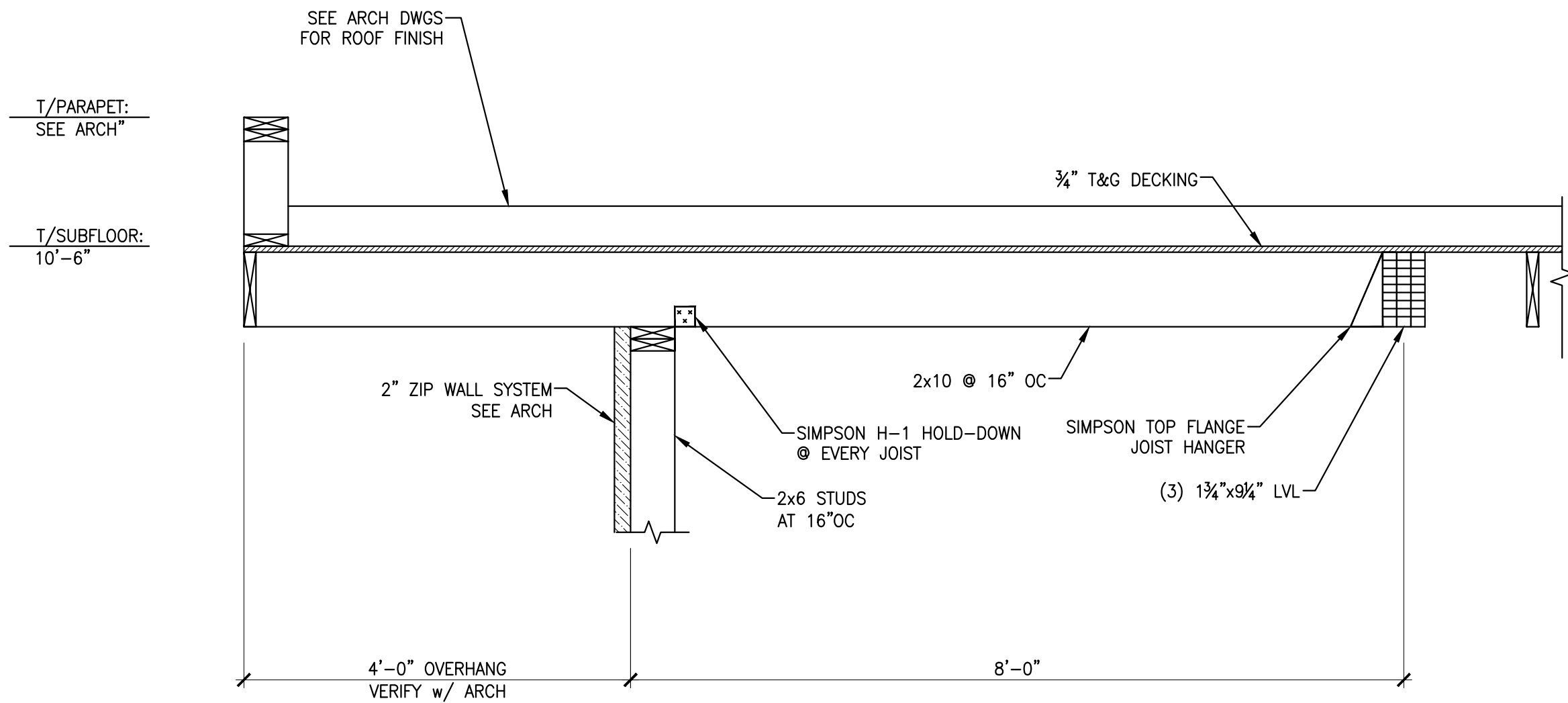
2 FOUNDATION WALL DETAIL @ OPENING
SCALE: 3/4"=1'-0"

5 SECTION AT ENTRANCE CANOPY
SCALE: 3/4"=1'-0"

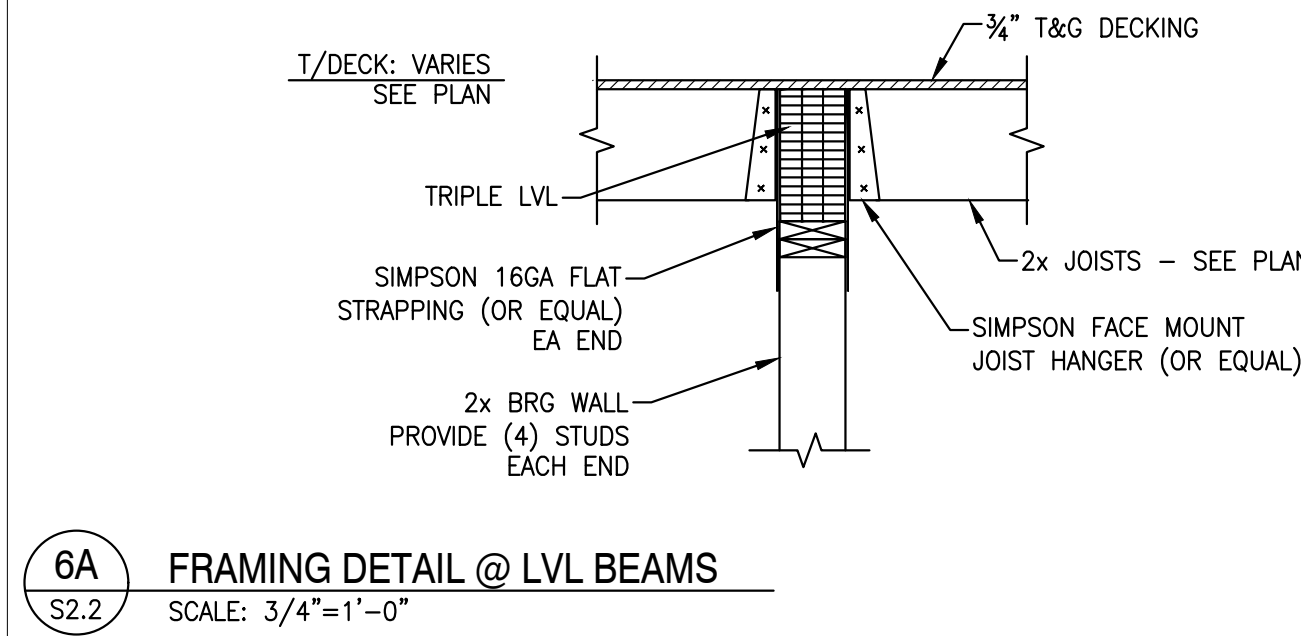
3 SECTION @ ELEVATOR PIT
SCALE: 3/4"=1'-0"

1 FOUNDATION WALL DETAIL
SCALE: 3/4"=1'-0"

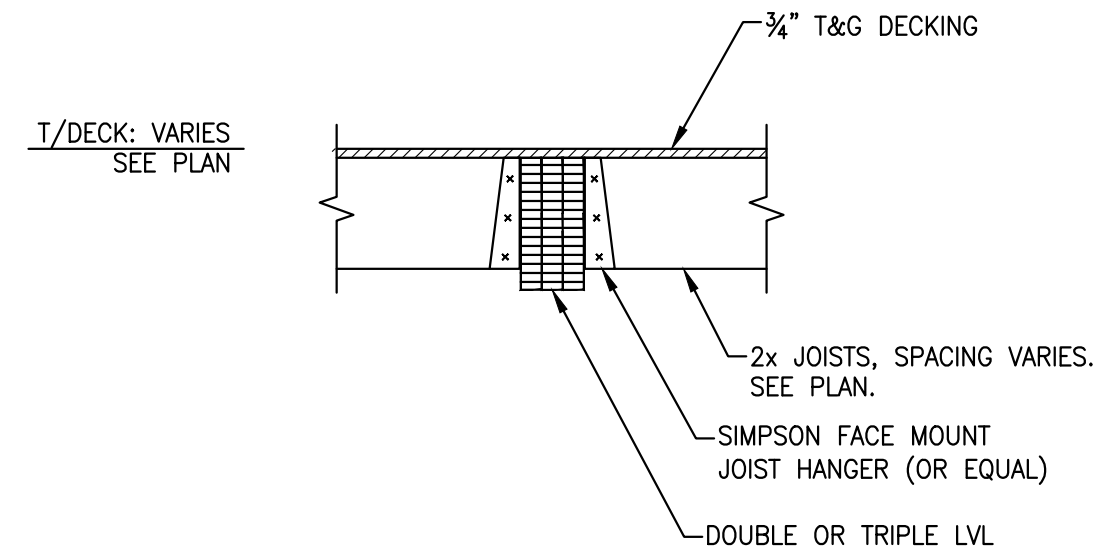
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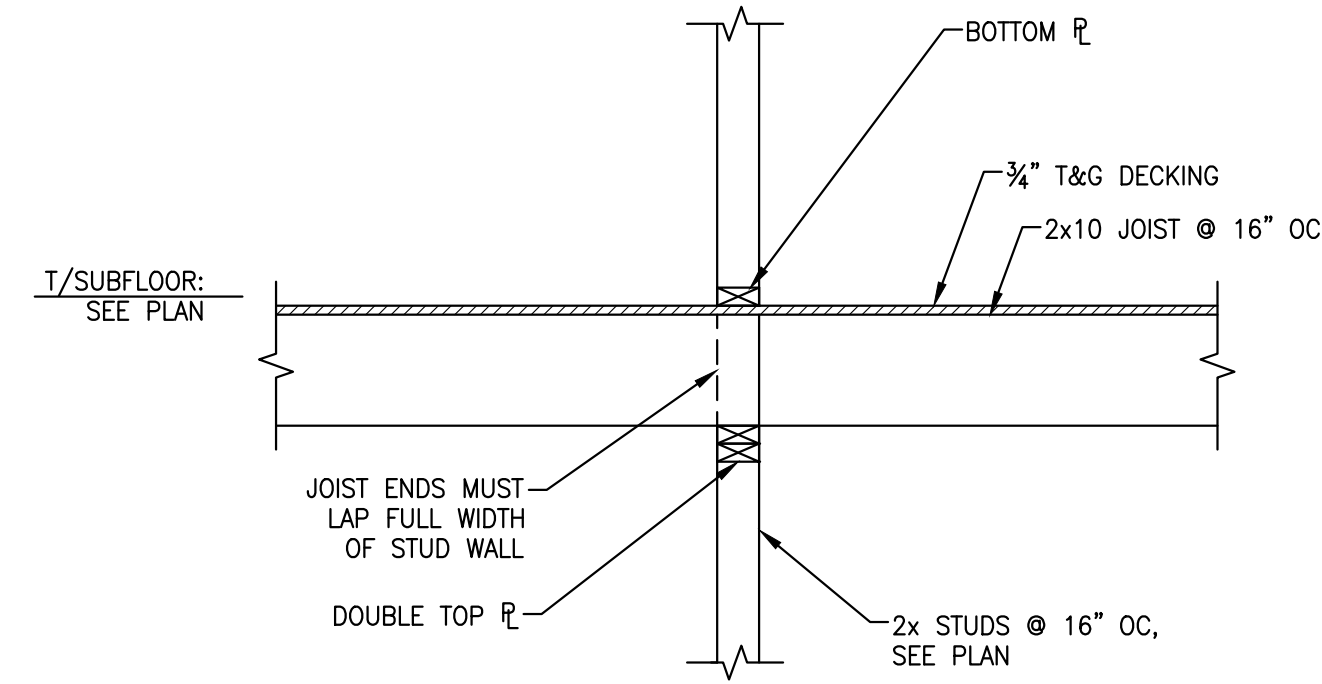
9 ROOF OVERHANG DETAIL AT COMMUNITY ROOM
S2.2 SCALE: 3/4"=1'-0"



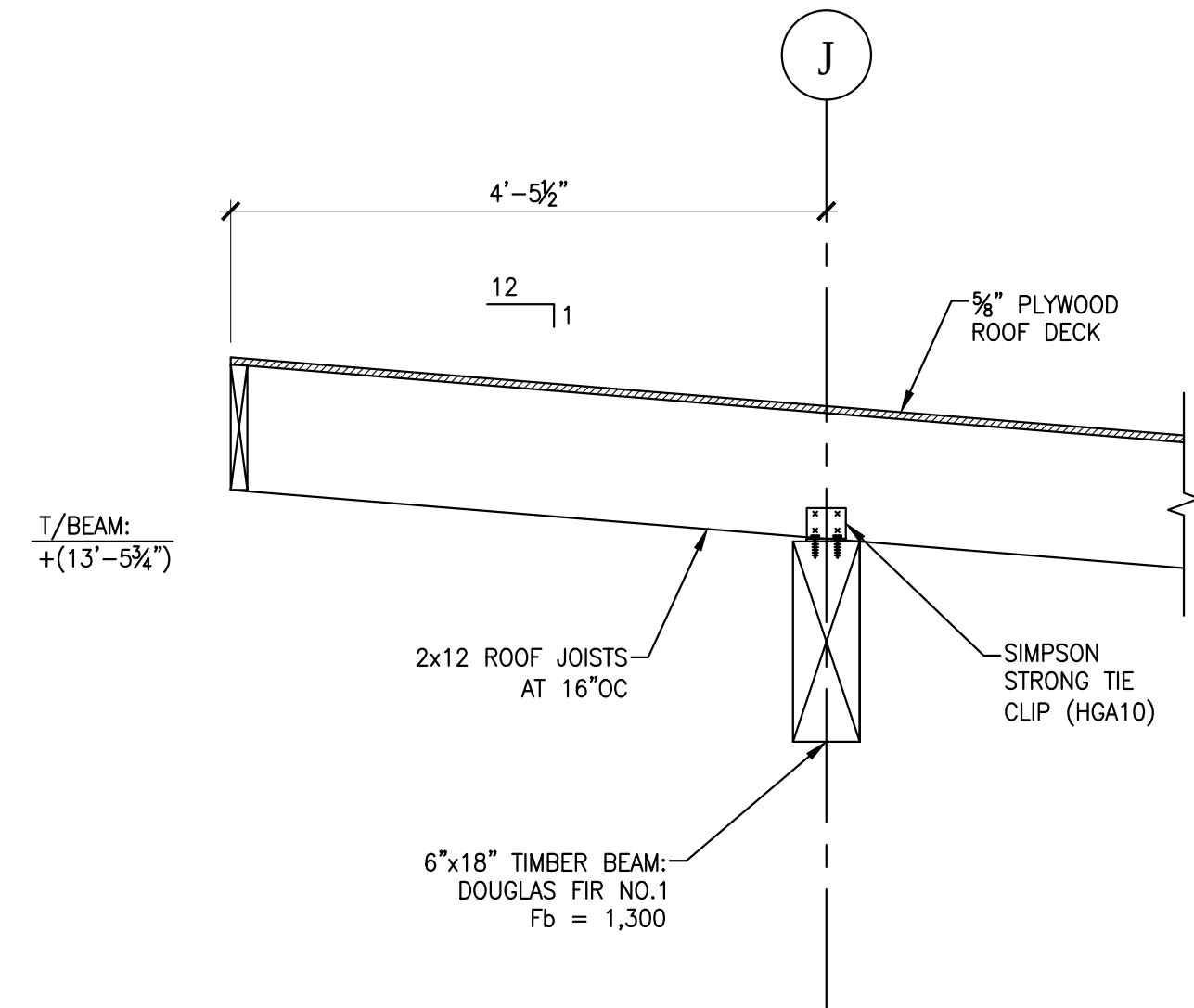
6A FRAMING DETAIL @ LVL BEAMS
S2.2 SCALE: 3/4"=1'-0"



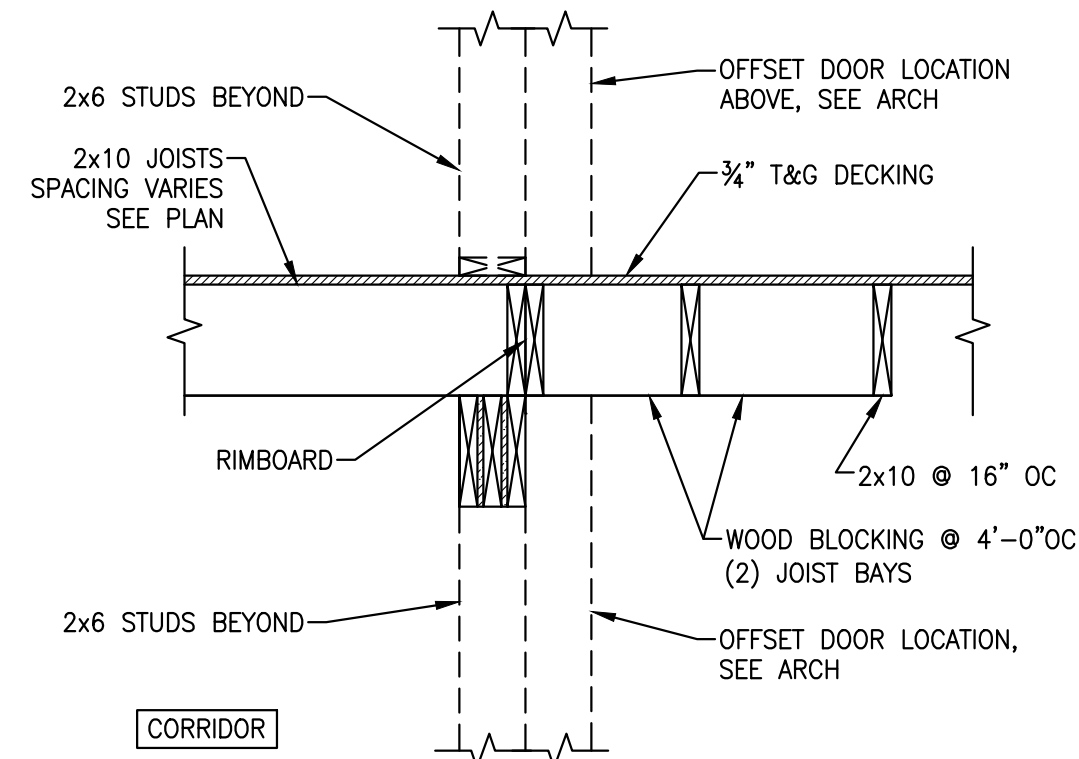
6 FRAMING DETAIL @ LVL BEAMS
S2.2 SCALE: 3/4"=1'-0"



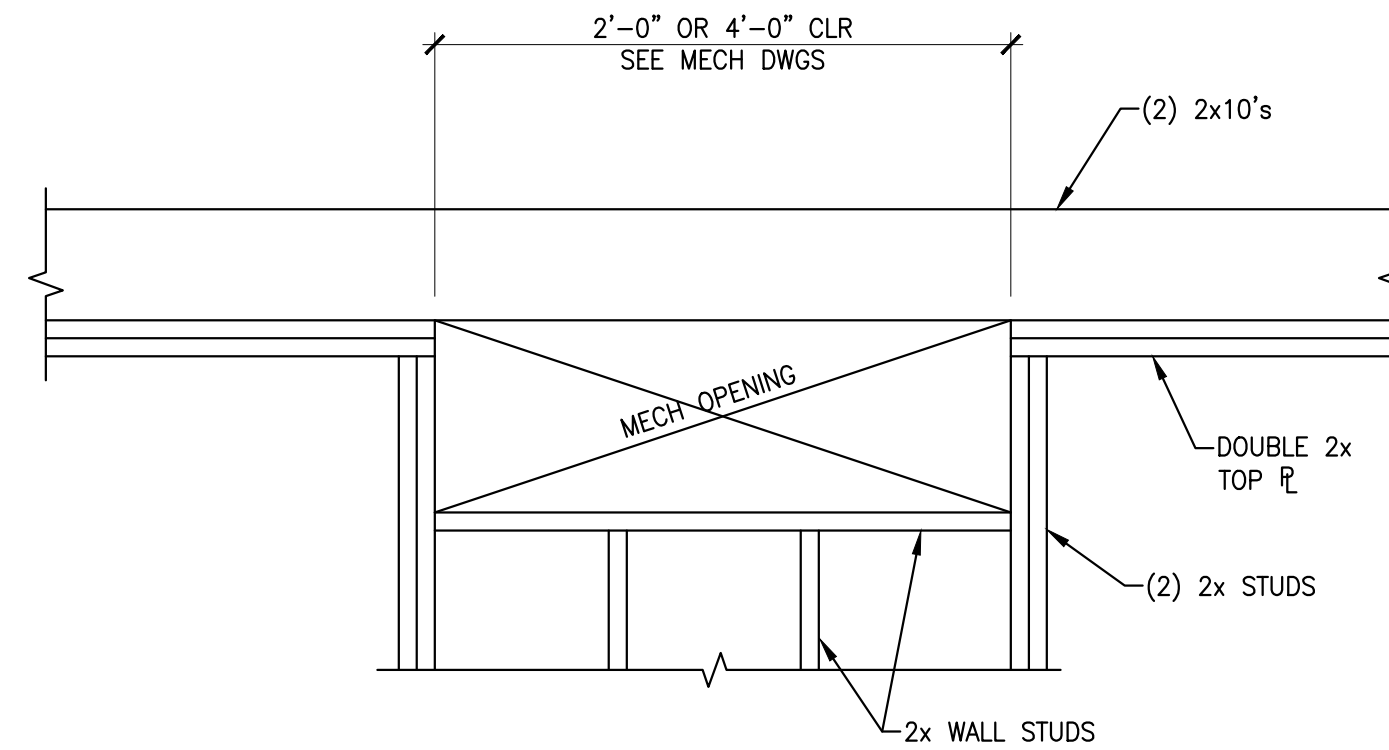
3 INTERIOR BEARING WALL DETAIL
S2.2 SCALE: 3/4"=1'-0"



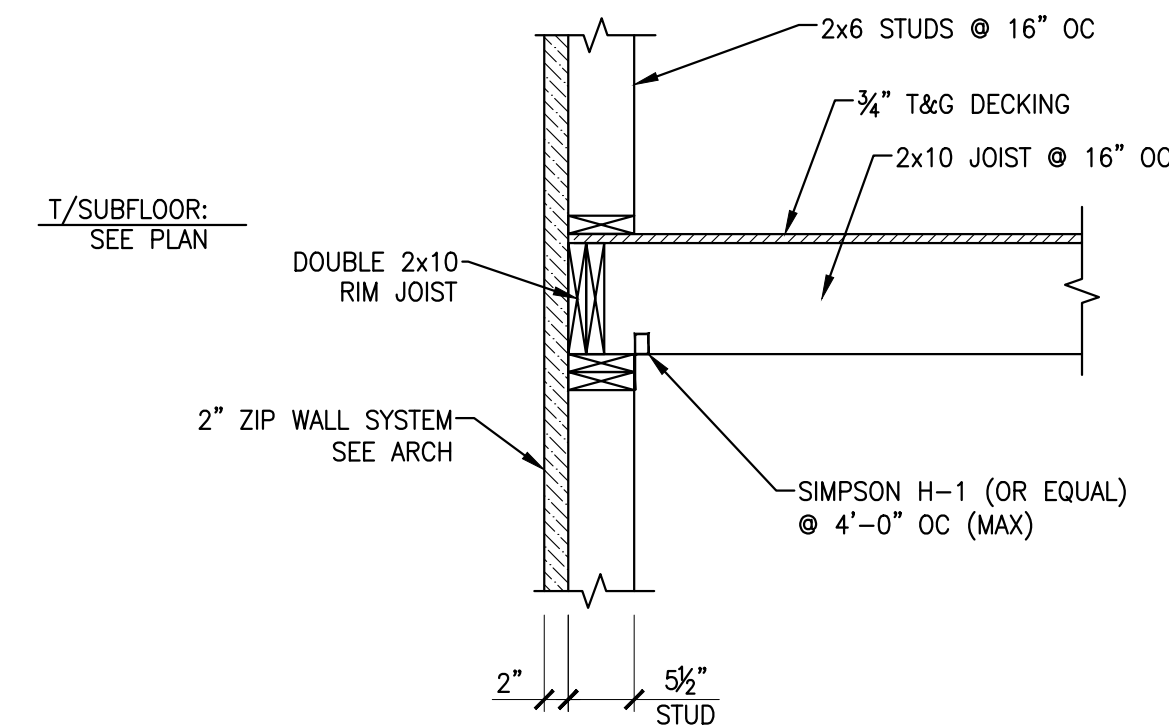
11 ENTRY CANOPY ROOF FRAMING DETAIL
S2.2 SCALE: 3/4"=1'-0"



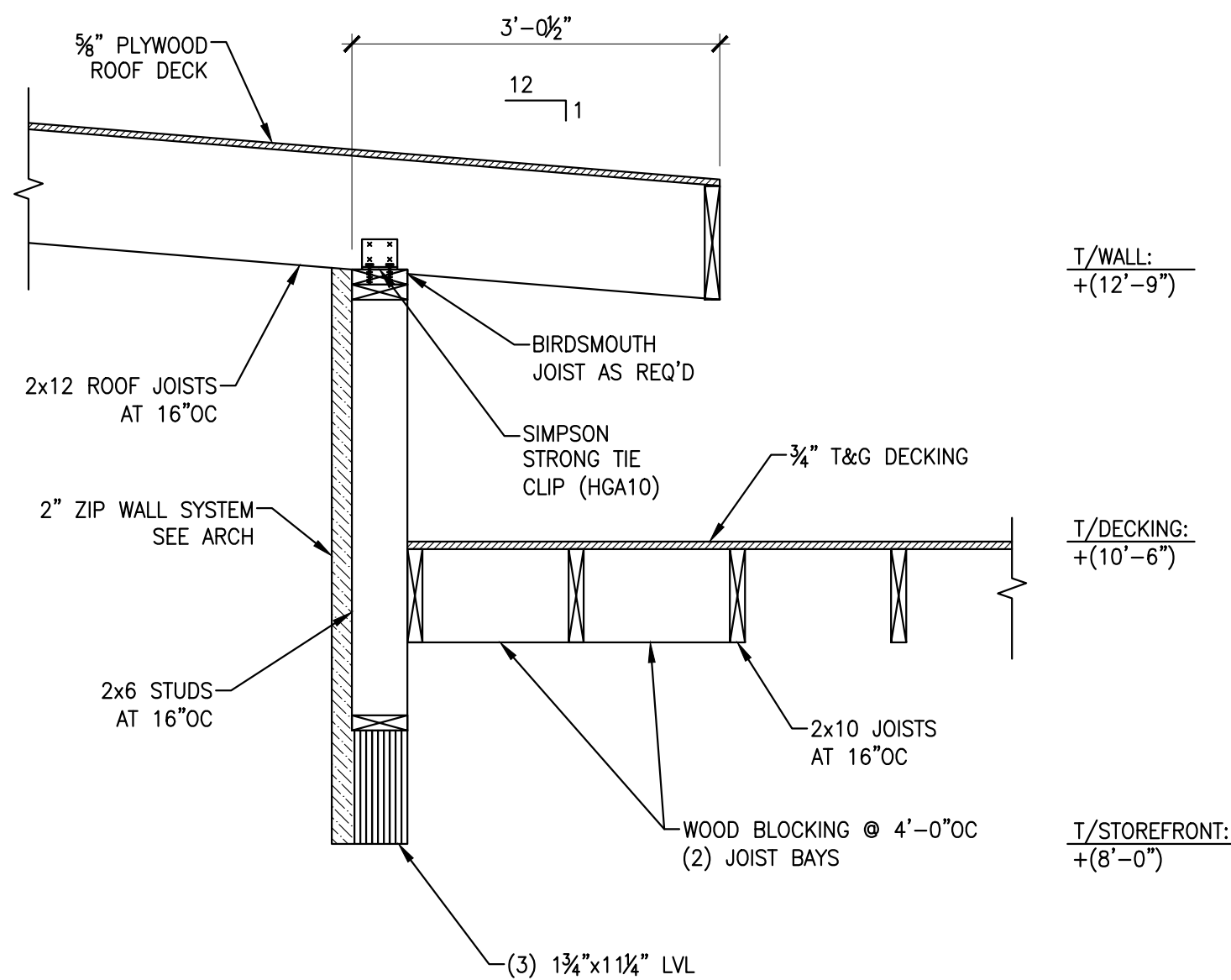
8 TYPICAL CORRIDOR HEADER DETAIL
S2.2 SCALE: 3/4"=1'-0"



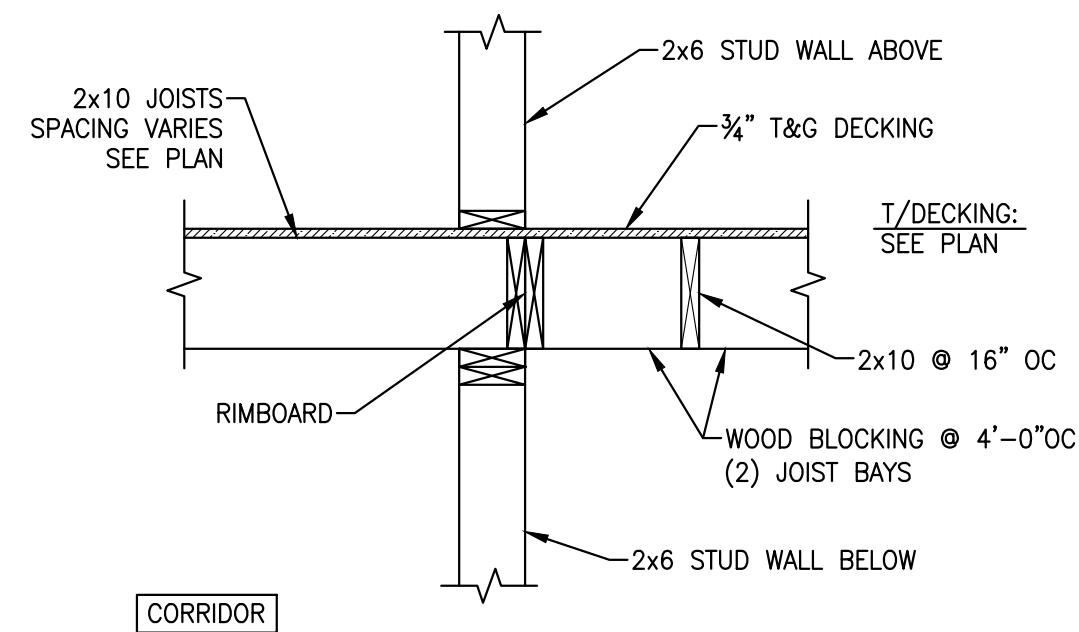
5 FRAMING ELEVATION @ MECHANICAL OPENING
S2.2 SCALE: 3/4"=1'-0"



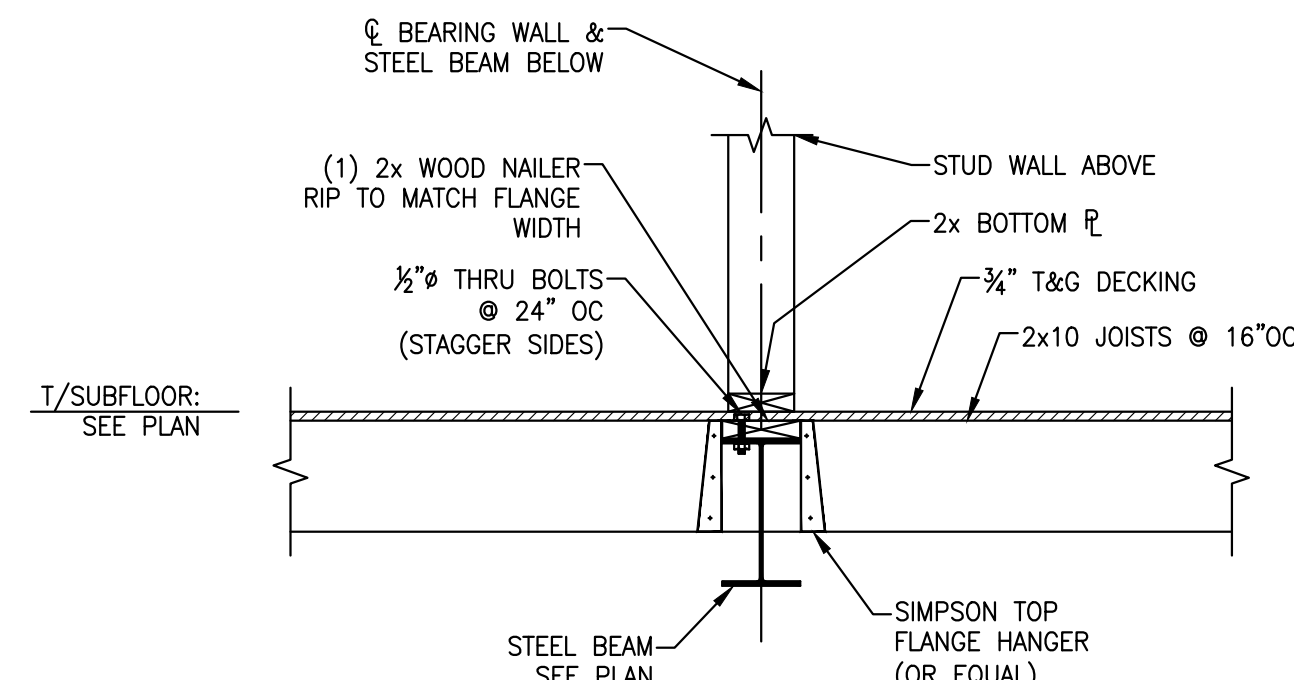
2 TYP FLOOR FRAMING DETAIL- JOIST PERP TO WALL
S2.2 SCALE: 3/4"=1'-0"



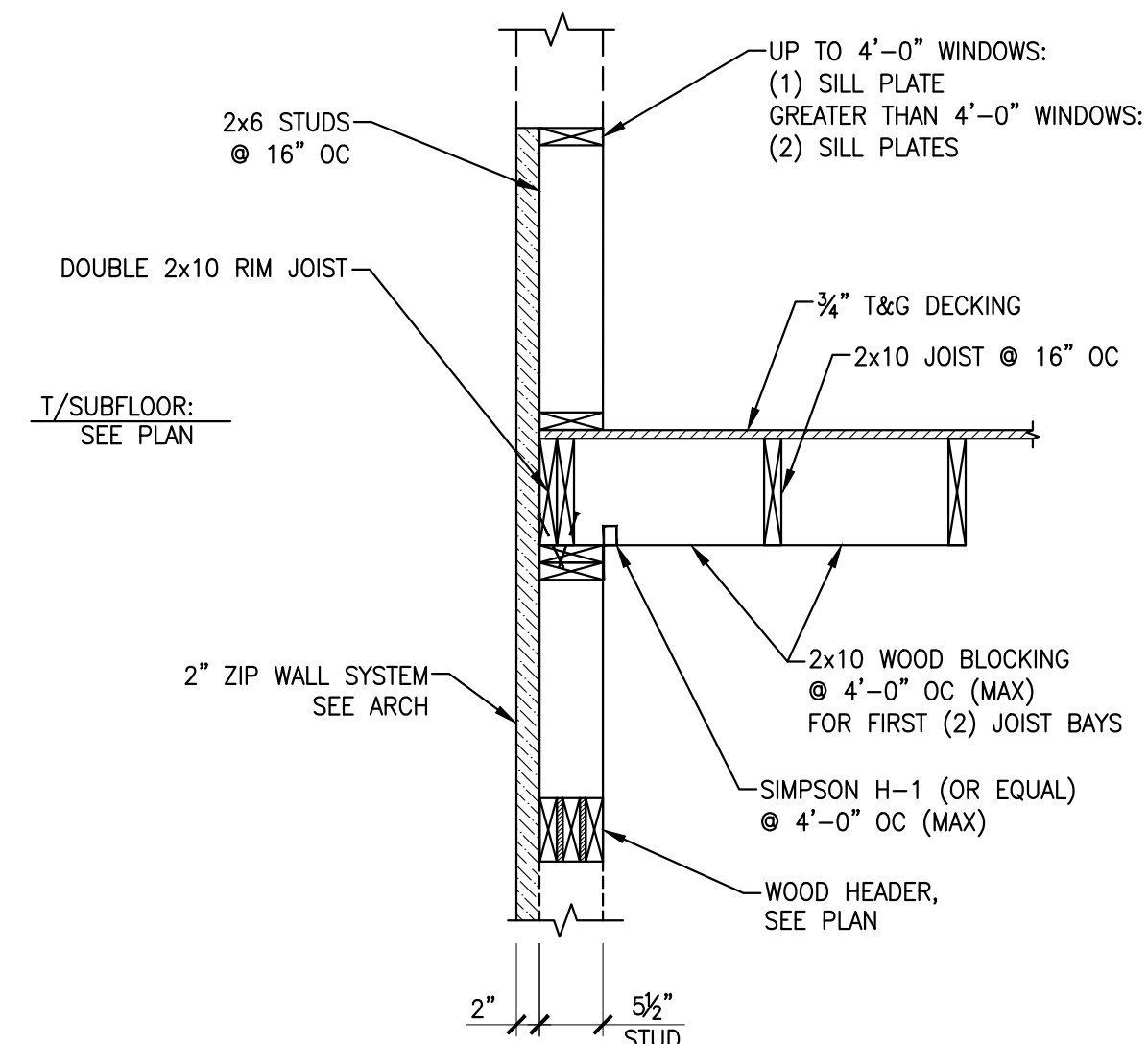
10 ENTRY CANOPY ROOF FRAMING DETAIL
S2.2 SCALE: 3/4"=1'-0"



7 TYP CORRIDOR WALL DETAIL
S2.2 SCALE: 3/4"=1'-0"



4 FLOOR FRAMING DETAIL @ STEEL BEAM
S2.2 SCALE: 3/4"=1'-0"



1 TYP FLOOR FRAMING DETAIL JOIST PARALLEL TO WALL
S2.2 SCALE: 3/4"=1'-0"



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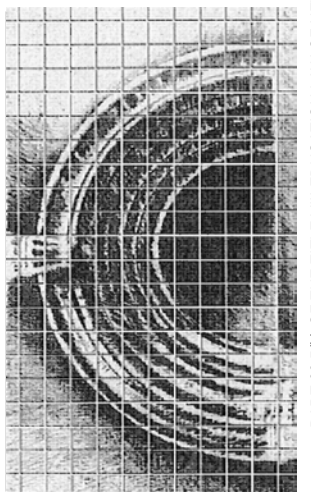


PROJECT NORTH

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SECTIONS & DETAILS

S2.2



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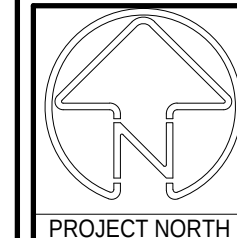
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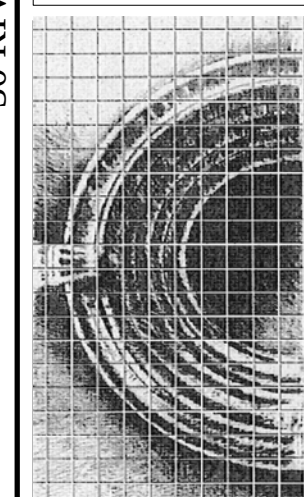
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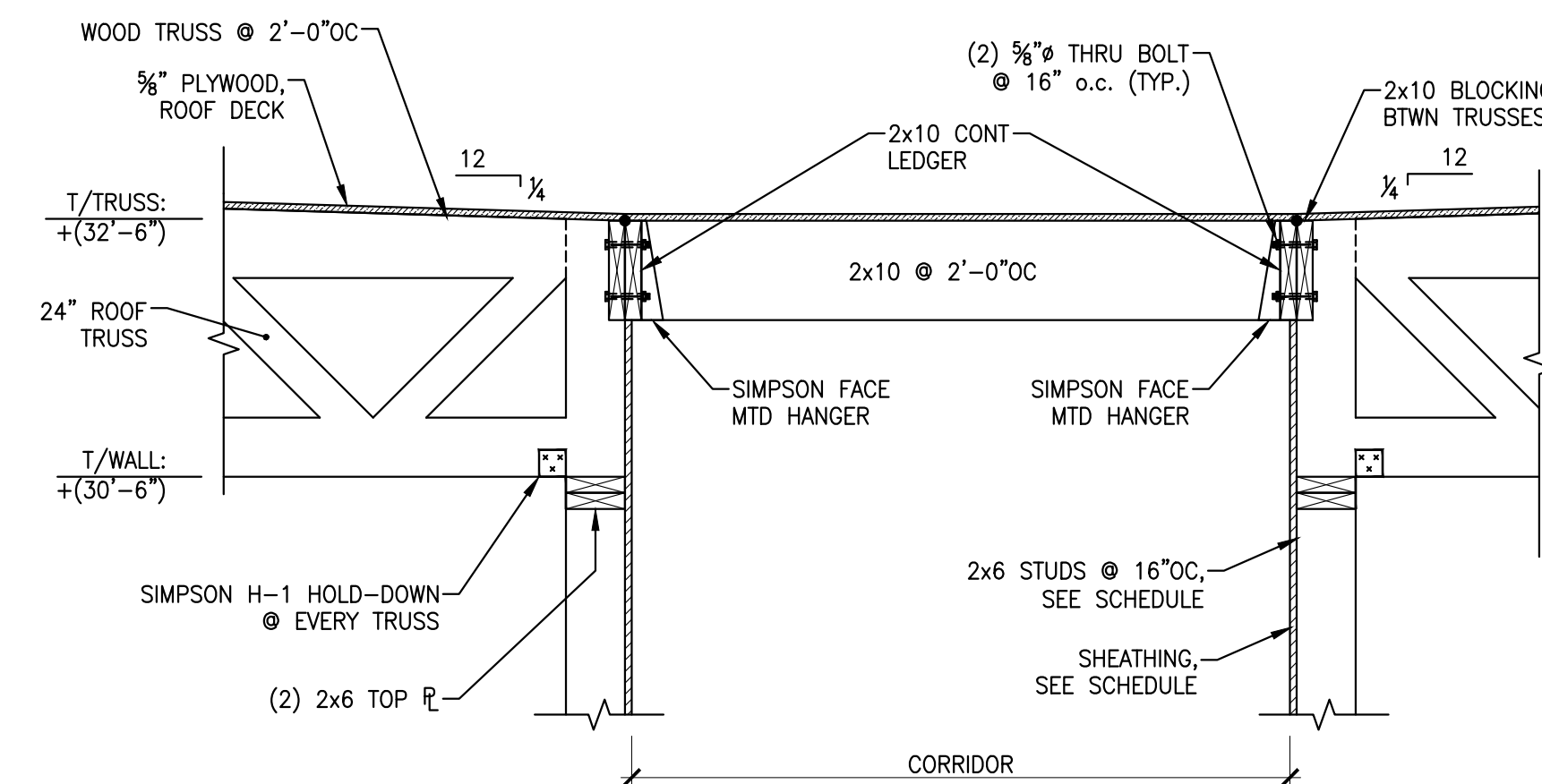
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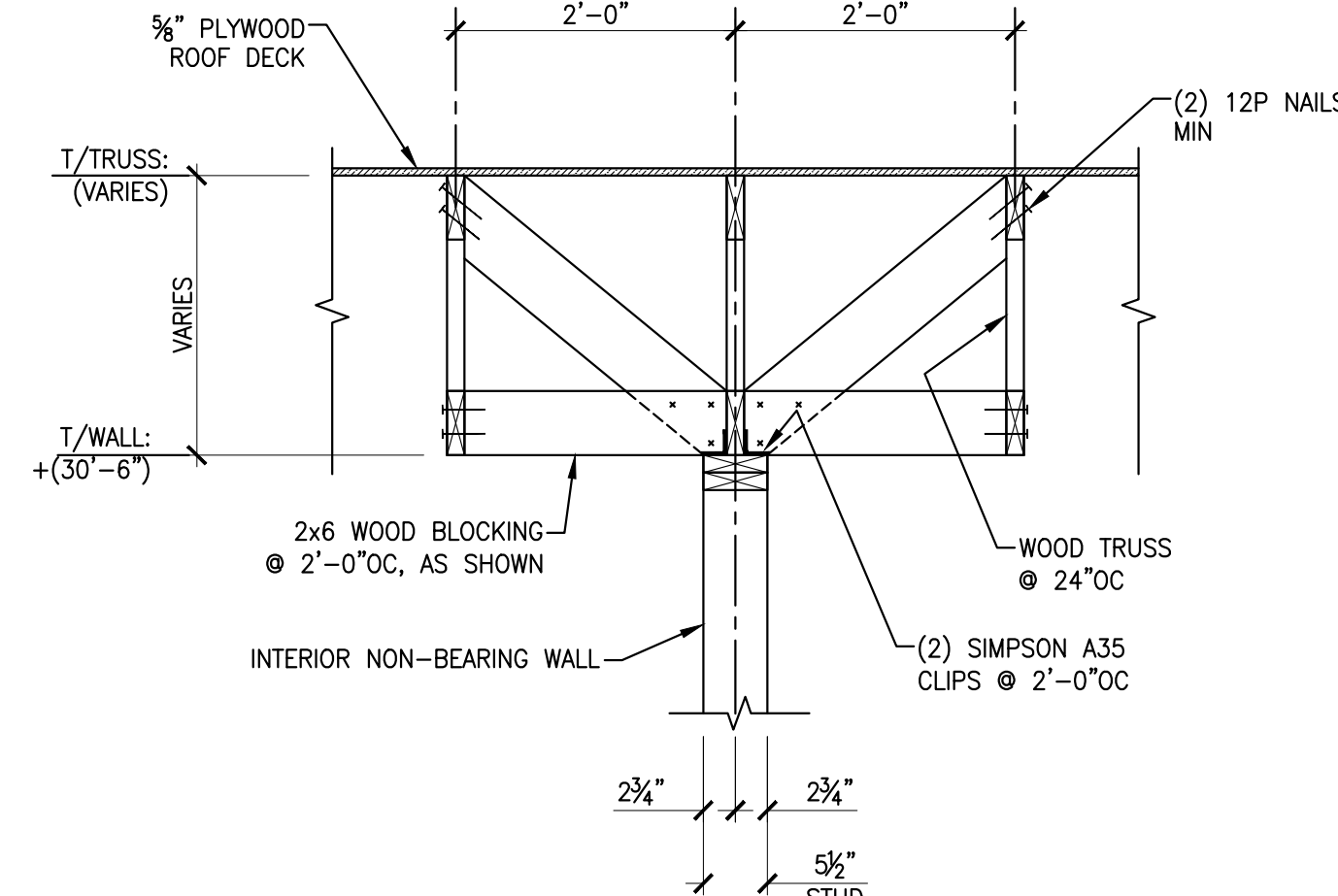


SECTIONS & DETAILS

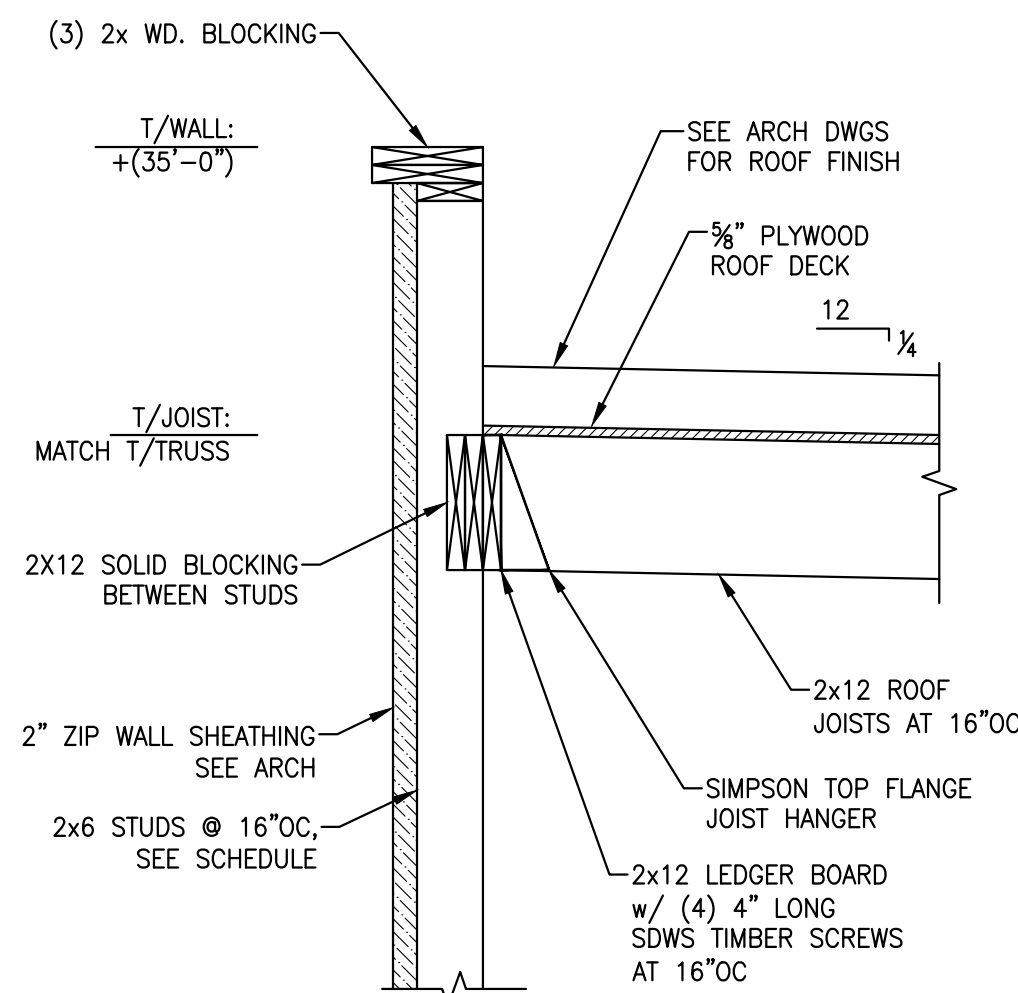
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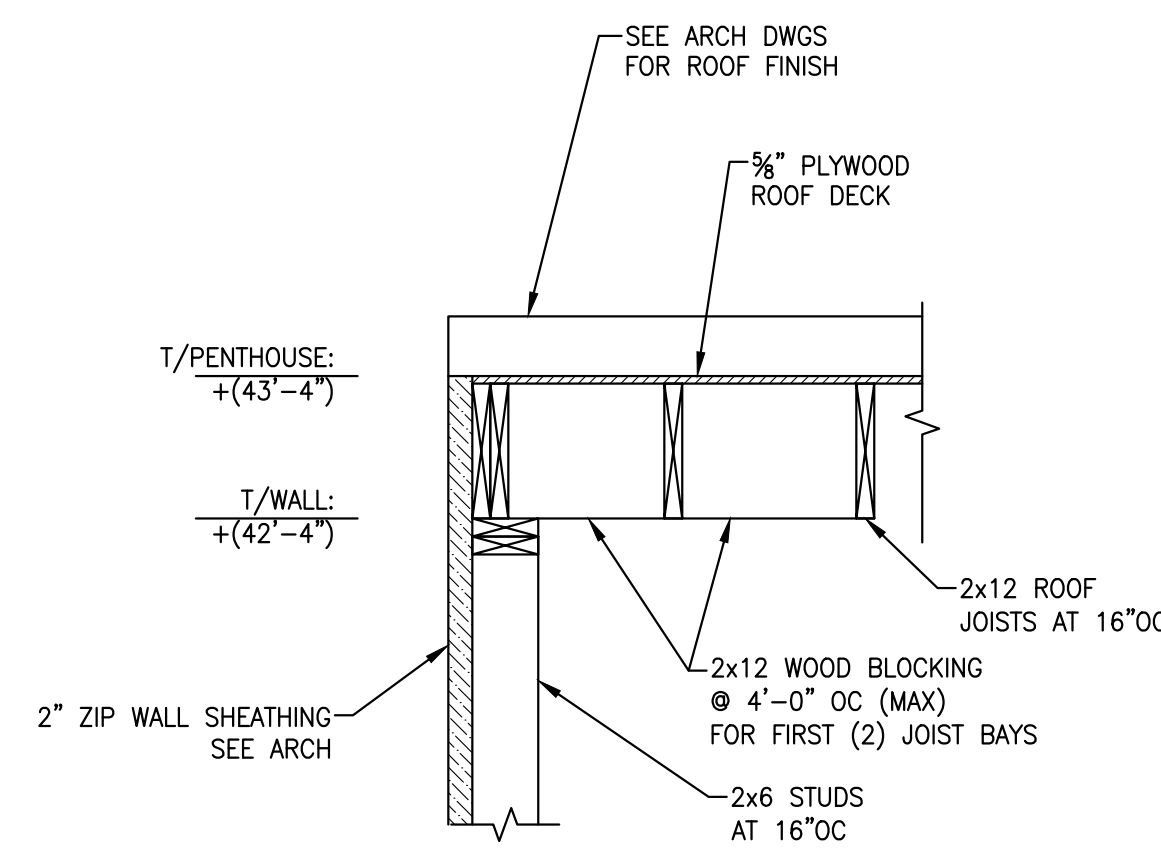
3 INTERIOR BEARING WALL DETAIL
SCALE: 3/4"=1'-0"



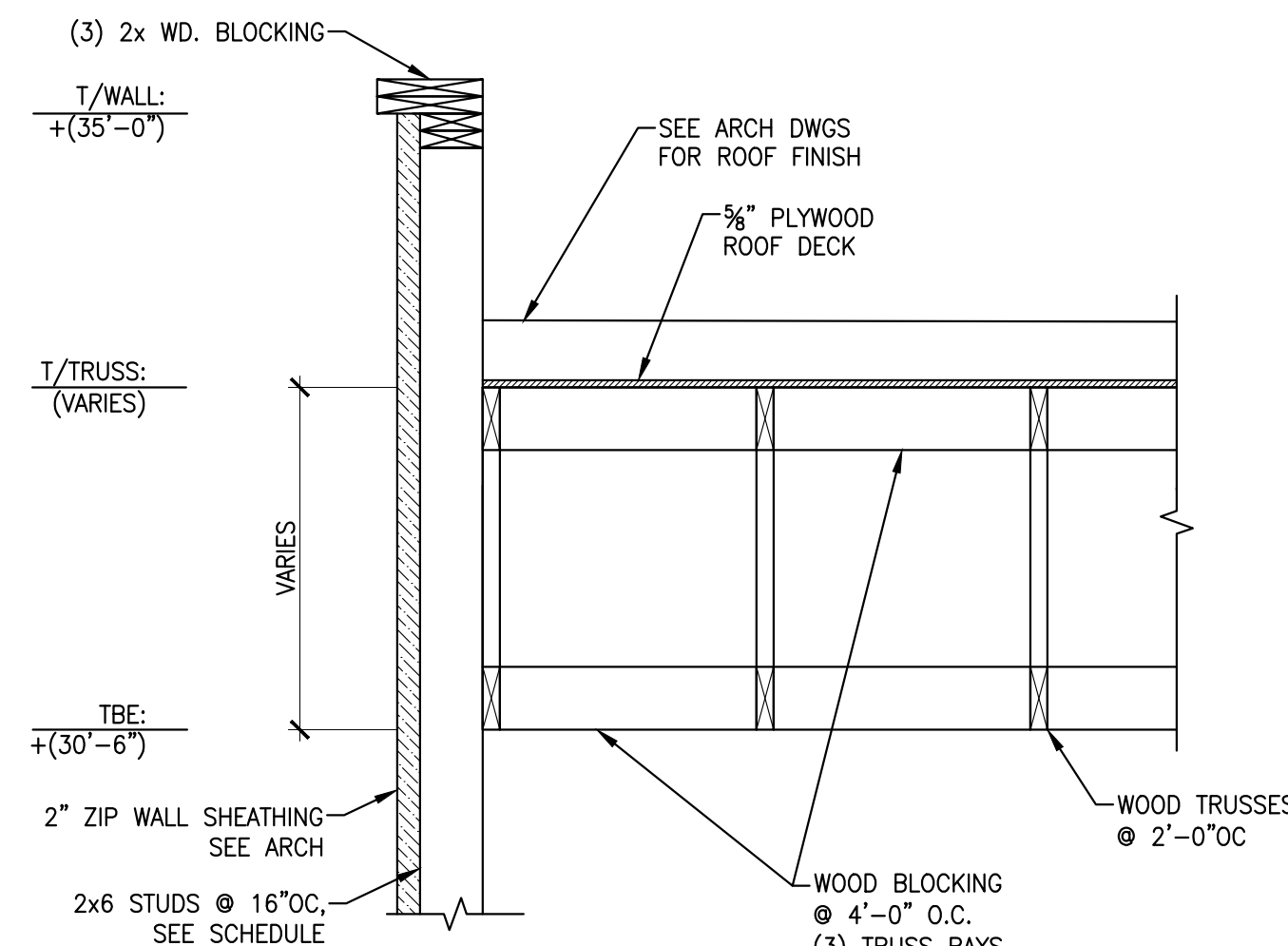
6 ROOF FRAMING DETAIL AT INTERIOR WALL
SCALE: 3/4"=1'-0"



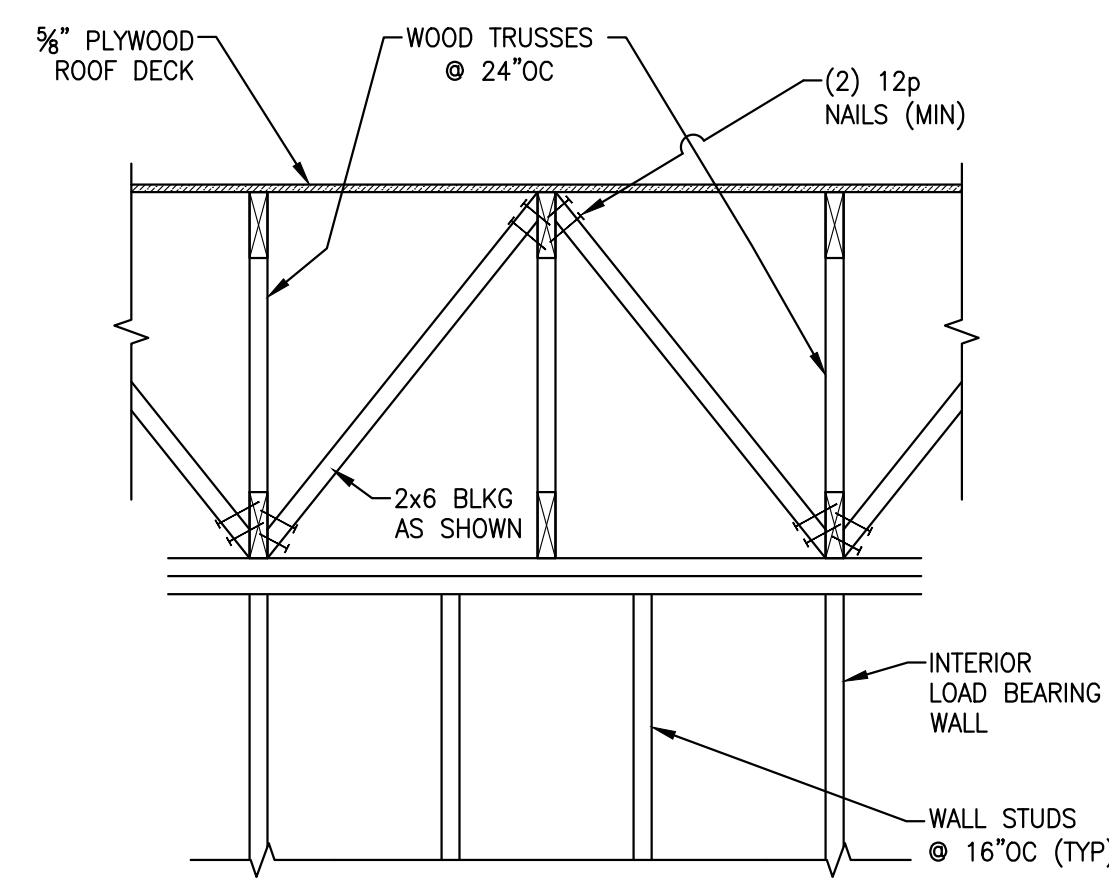
9 ROOF FRAMING DETAIL
SCALE: 3/4"=1'-0"



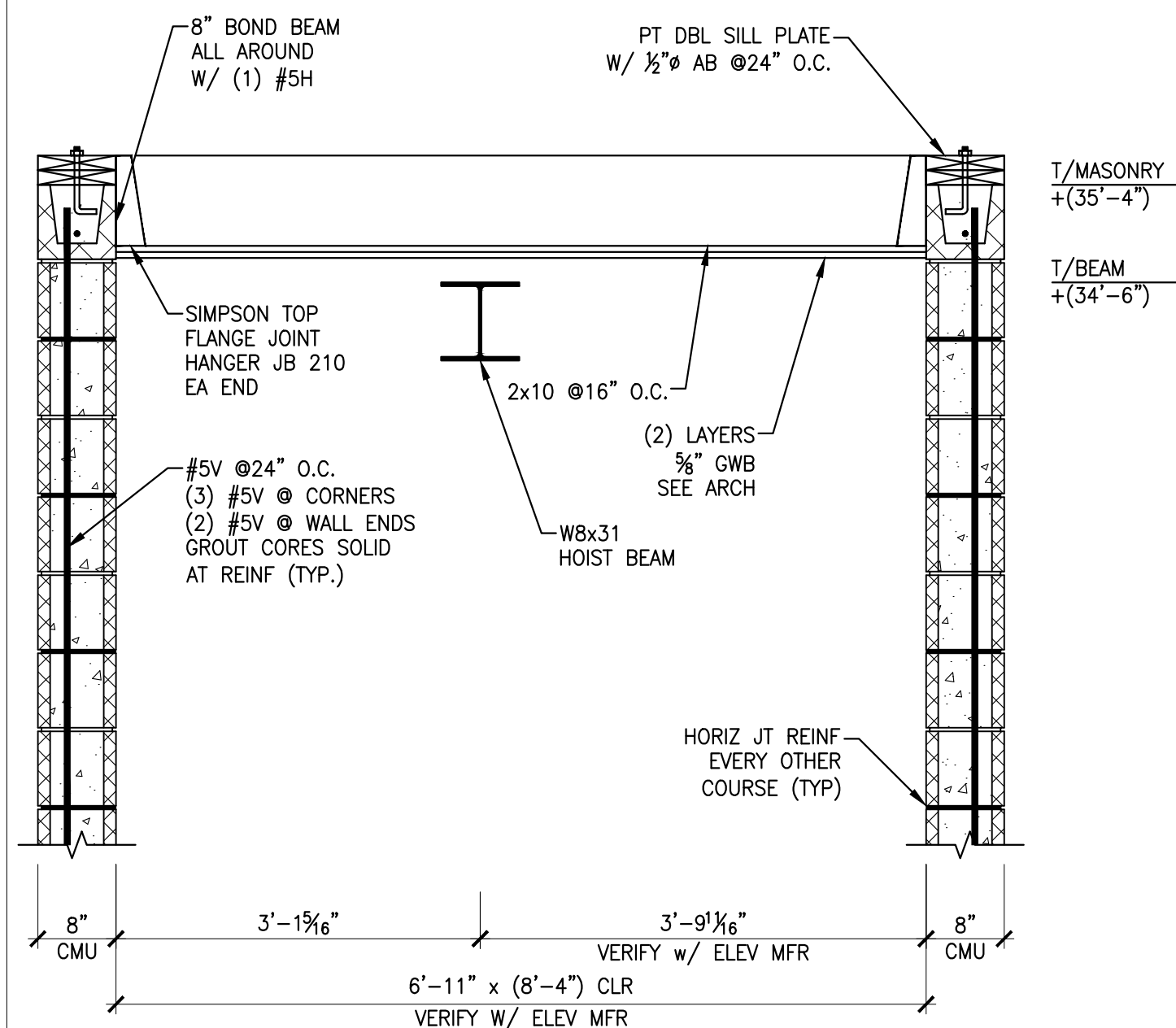
12 PENTHOUSE ROOF FRAMING DETAIL
SCALE: 3/4"=1'-0"



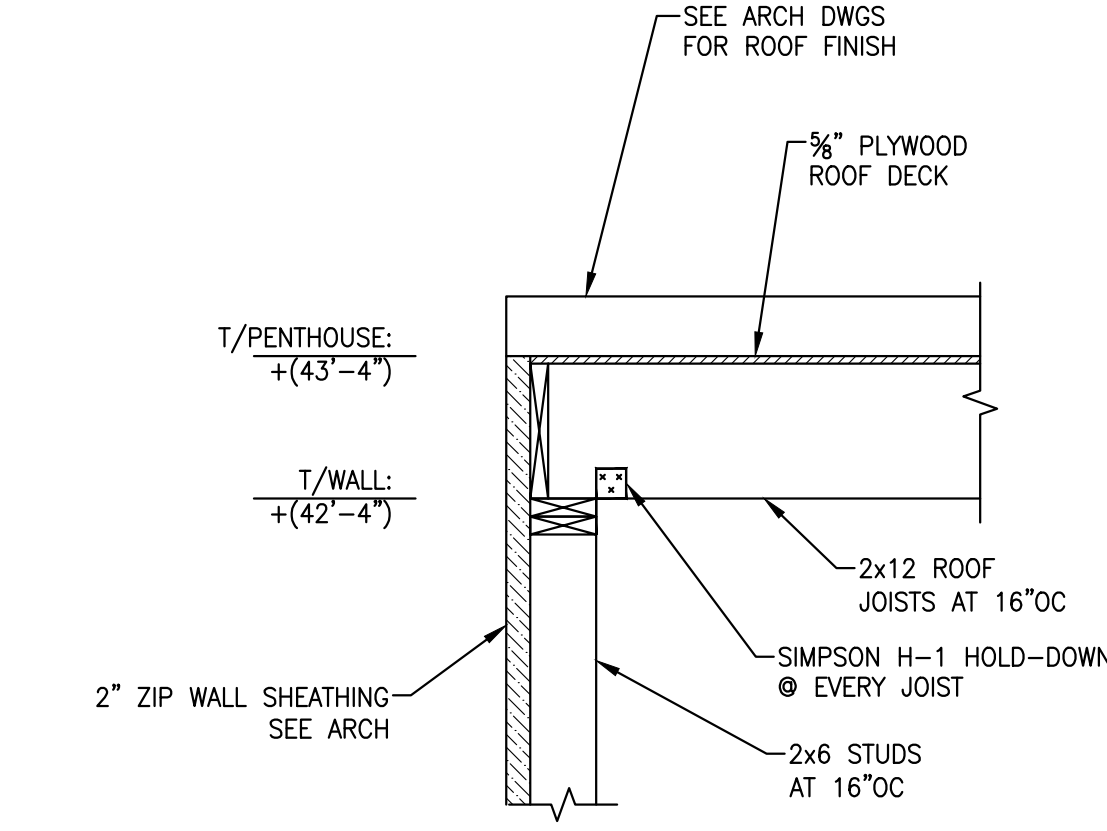
2 ROOF EDGE DETAIL
SCALE: 3/4"=1'-0"



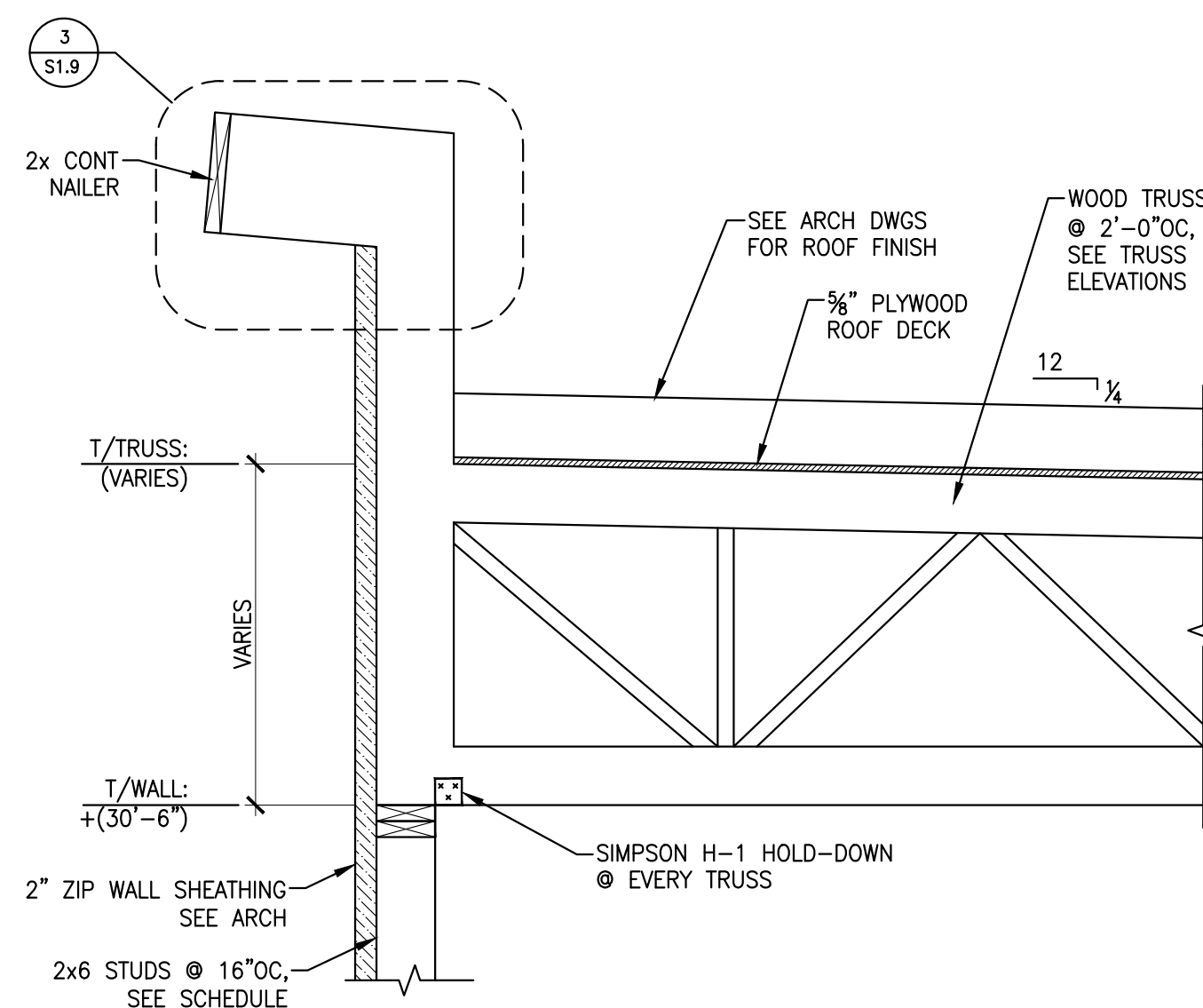
5 ROOF FRAMING DETAIL @ INTERIOR LOAD BEARING WALLS
SCALE: 3/4"=1'-0"



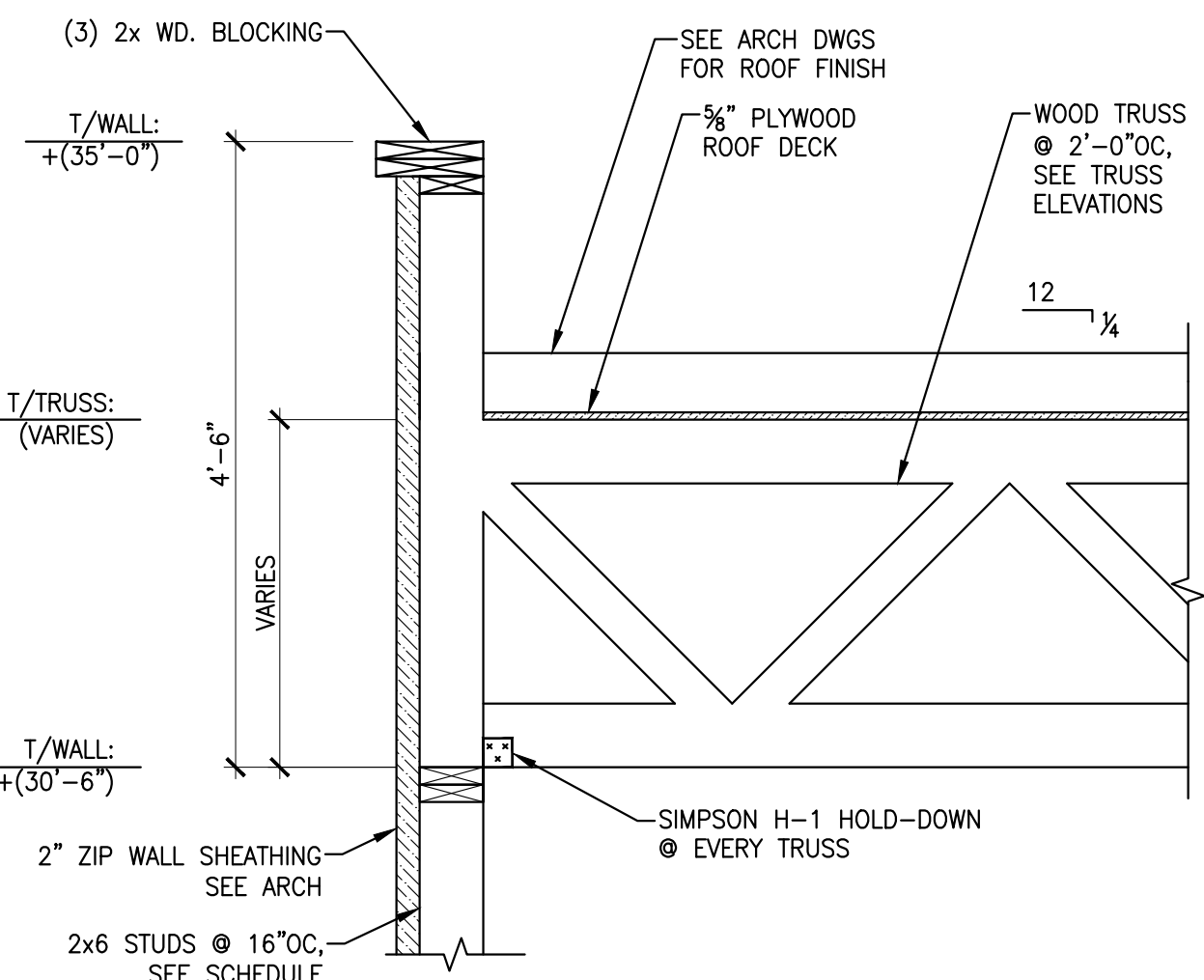
8 SECTION AT ELEVATOR SHAFT
SCALE: 3/4"=1'-0"



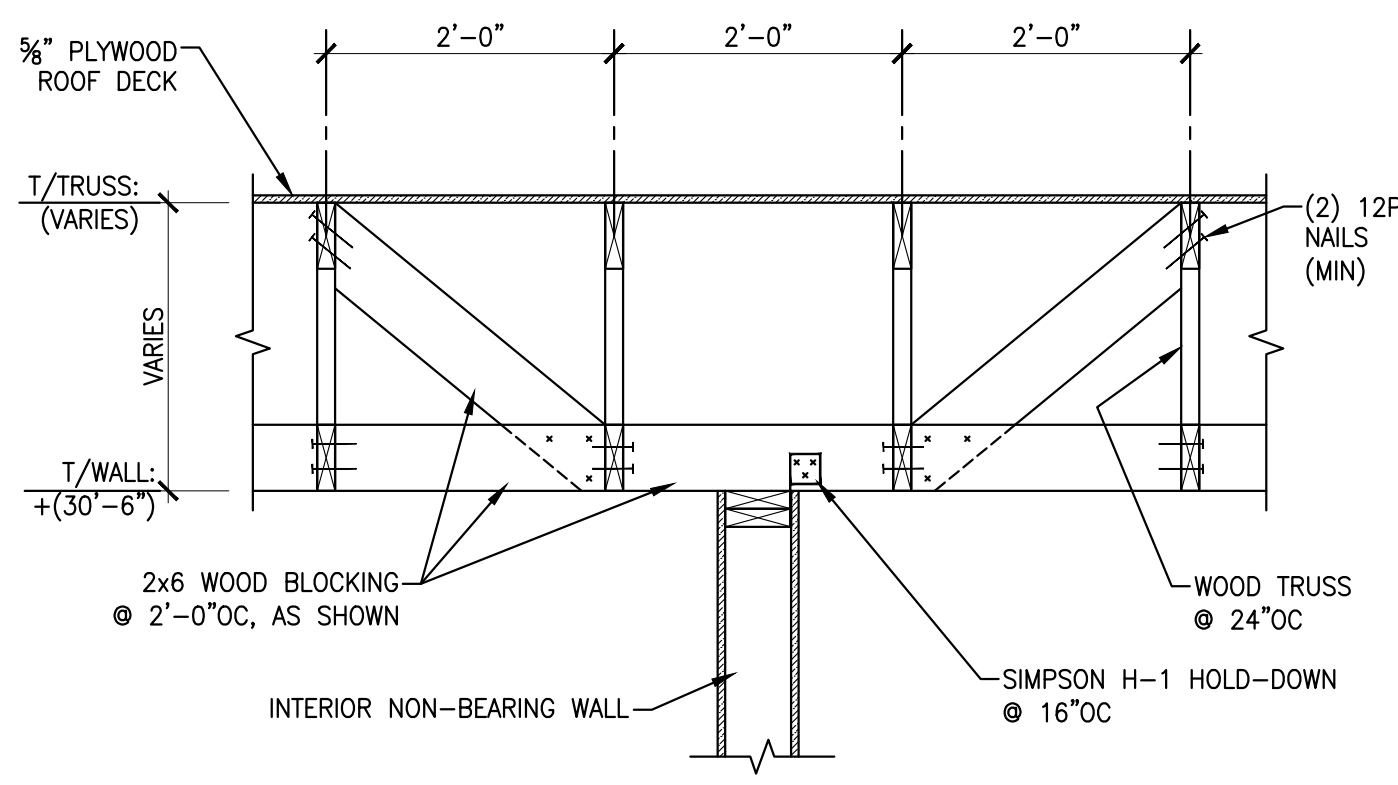
11 PENTHOUSE ROOF FRAMING DETAIL
SCALE: 3/4"=1'-0"



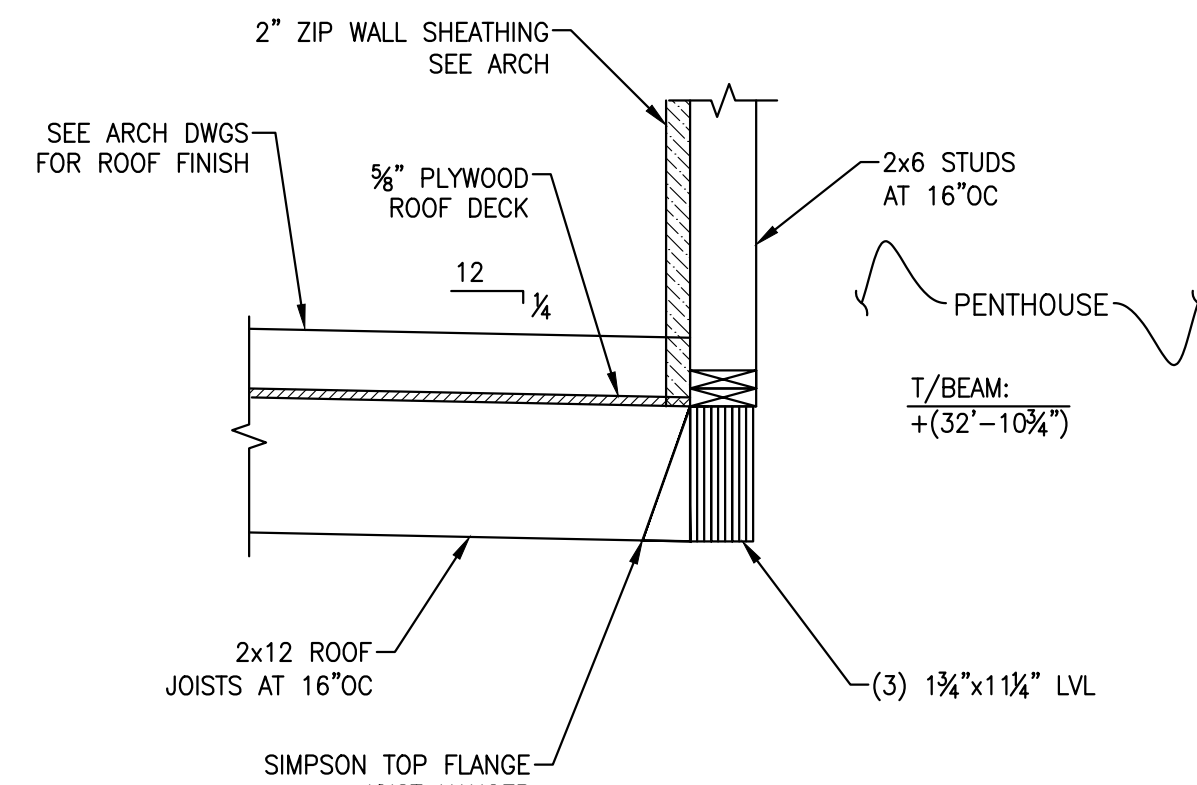
1 ROOF EDGE DETAIL
SCALE: 3/4"=1'-0"



4 ROOF EDGE DETAIL
SCALE: 3/4"=1'-0"



7 TYPICAL SHEAR WALL @ ROOF
SCALE: 3/4"=1'-0"



10 ROOF FRAMING DETAIL
SCALE: 3/4"=1'-0"

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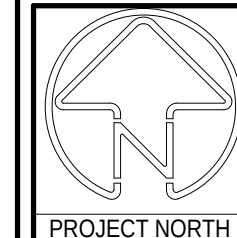
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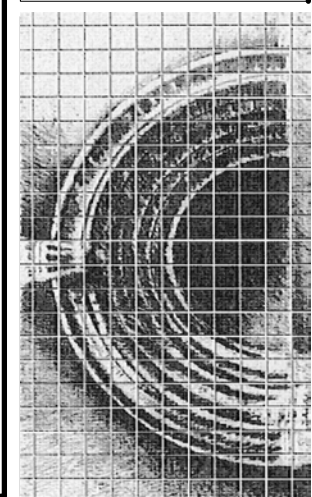


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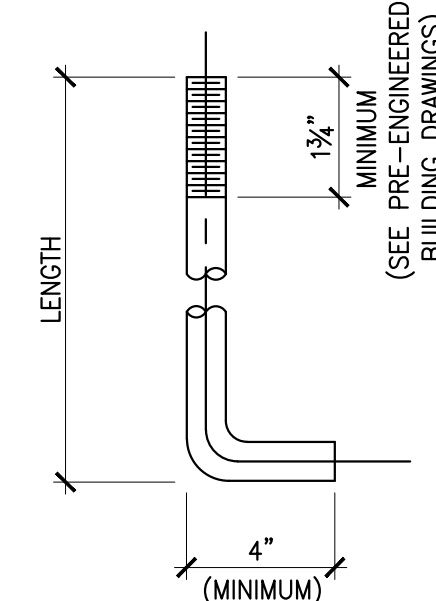
SECTIONS & DETAILS

S2.4

NOTE: SEE ARCH & BUILDING STRUCTURAL DWG(S) FOR ANCHOR BOLT SIZES(S) AND LAYOUT(S).

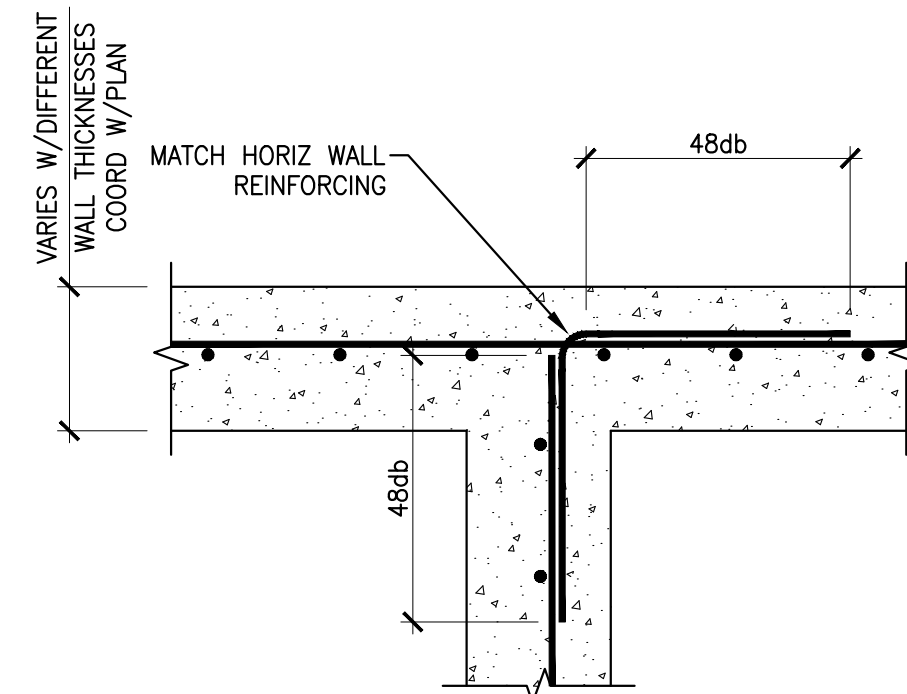
DIAMETER	LENGTH
3/8"	10"
1/2"	1'-0"
3/4"	1'-3"
7/8"	1'-6"
1"	1'-9"
1 1/8"	1'-10"
1 1/4"	2'-0"
1 1/2"	2'-6"

SCHEDULE OF MINIMUM
RECOMMENDED
ANCHOR BOLT LENGTHS



RECOMMENDED
ANCHOR BOLT
DETAIL

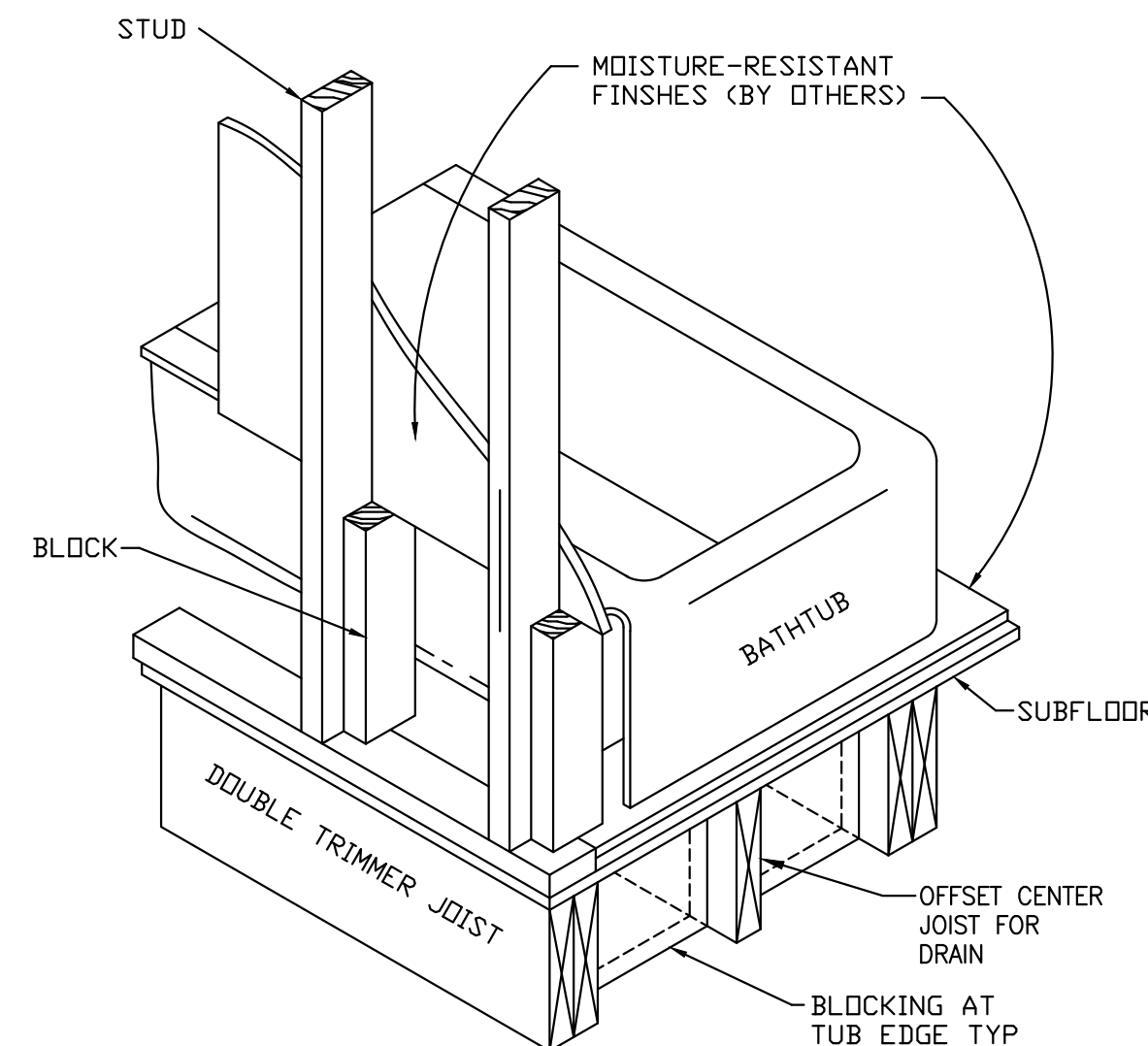
9 TYPICAL ANCHOR BOLT DETAIL & SCHEDULE
SCALE: 3/4"=1'-0"



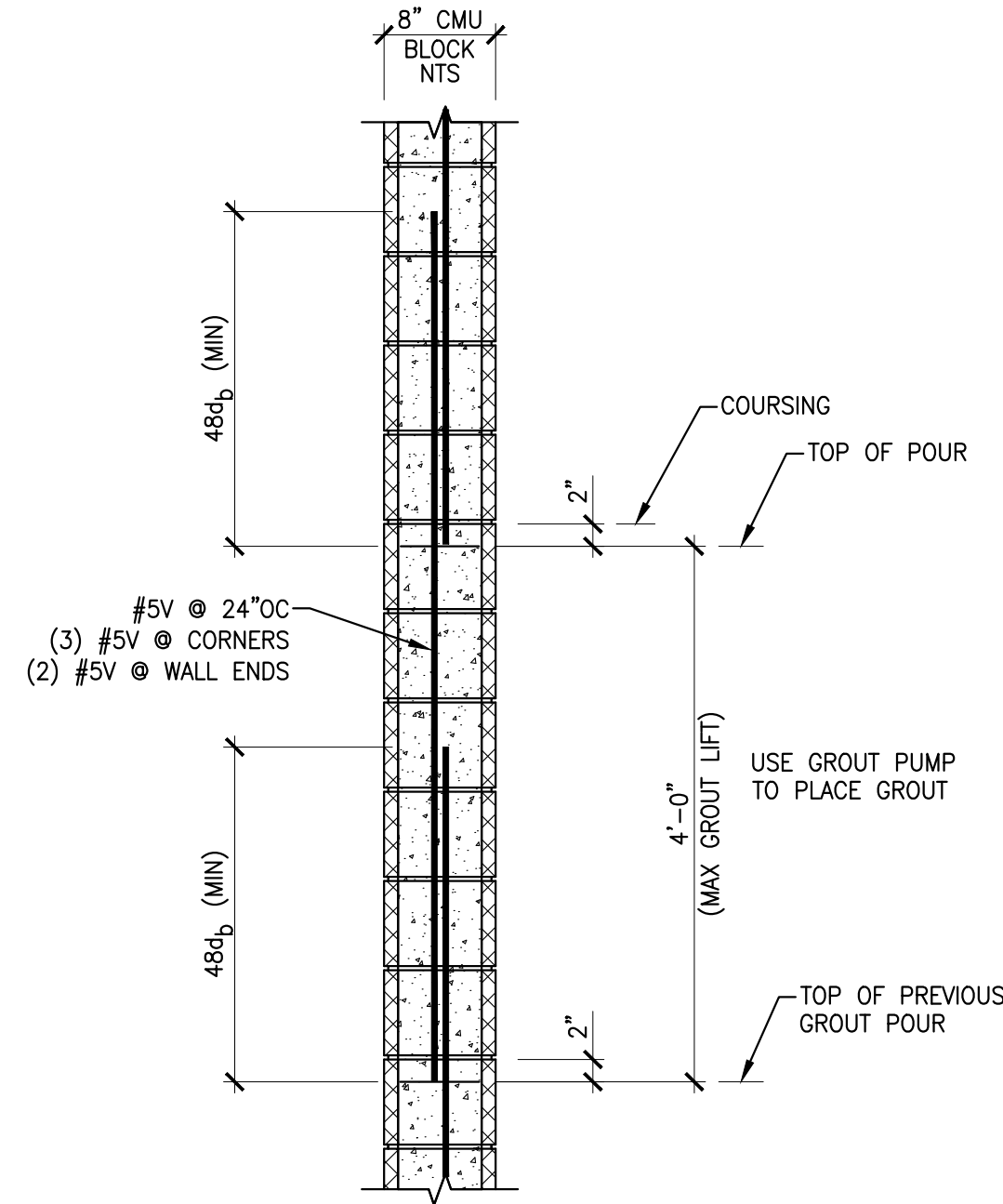
8 TYPICAL INTERSECTION DETAIL
SCALE: 3/4"=1'-0"

SHEAR WALL SCHEDULE						
MARK	SHEATHING	FASTENERS (PANEL EDGES)	BLOCKED OR UNBLOCKED	# BOT PLATES	SHEAR WALL VALUE (PLF)	SHEAR WALL VALUE (WIND LOAD) PLF
SW-1	(2) LAYERS OF 3/8" GYPSUM SHEATHING/WALL BOARD	SHEETROCK SCREW 1 1/4" LONG @7" O.C.	UNBLOCKED	(1) DFL No. 1	230	230

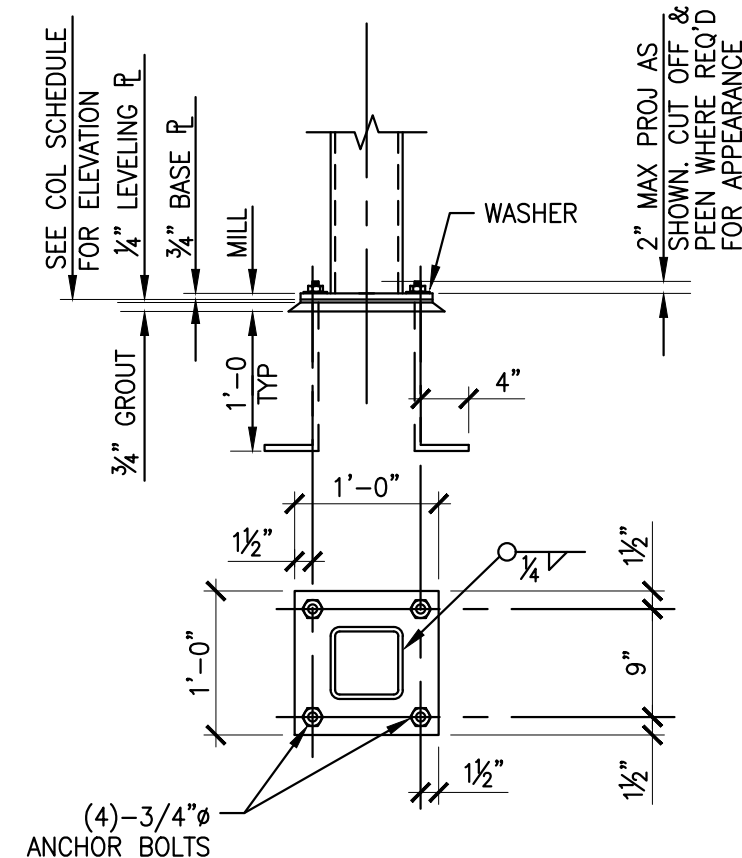
10 SHEAR WALL SCHEDULE
SCALE: 3/4"=1'-0"



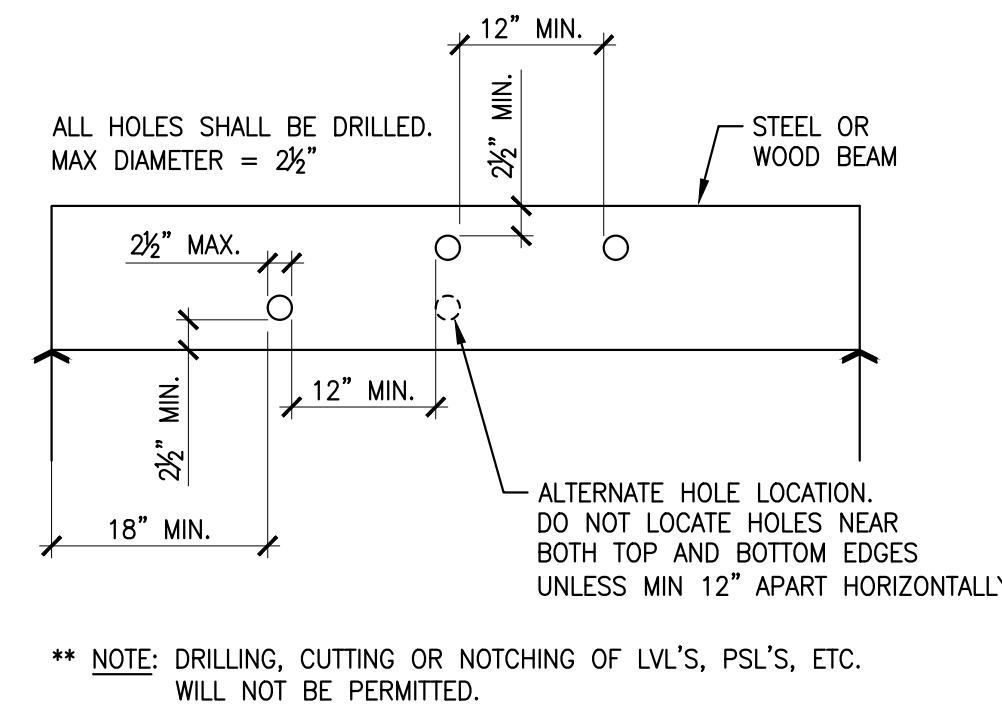
7 TYPICAL FRAMING AT TUB
SCALE: 3/4"=1'-0"



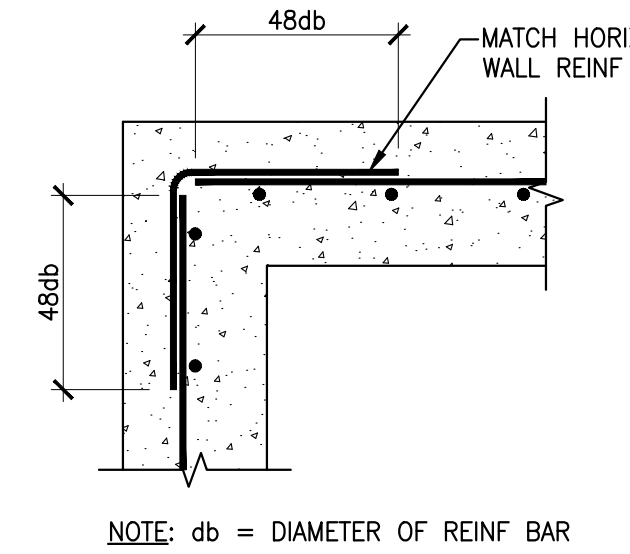
6 TYPICAL WALL GROUTING DETAIL
SCALE: 3/4"=1'-0"



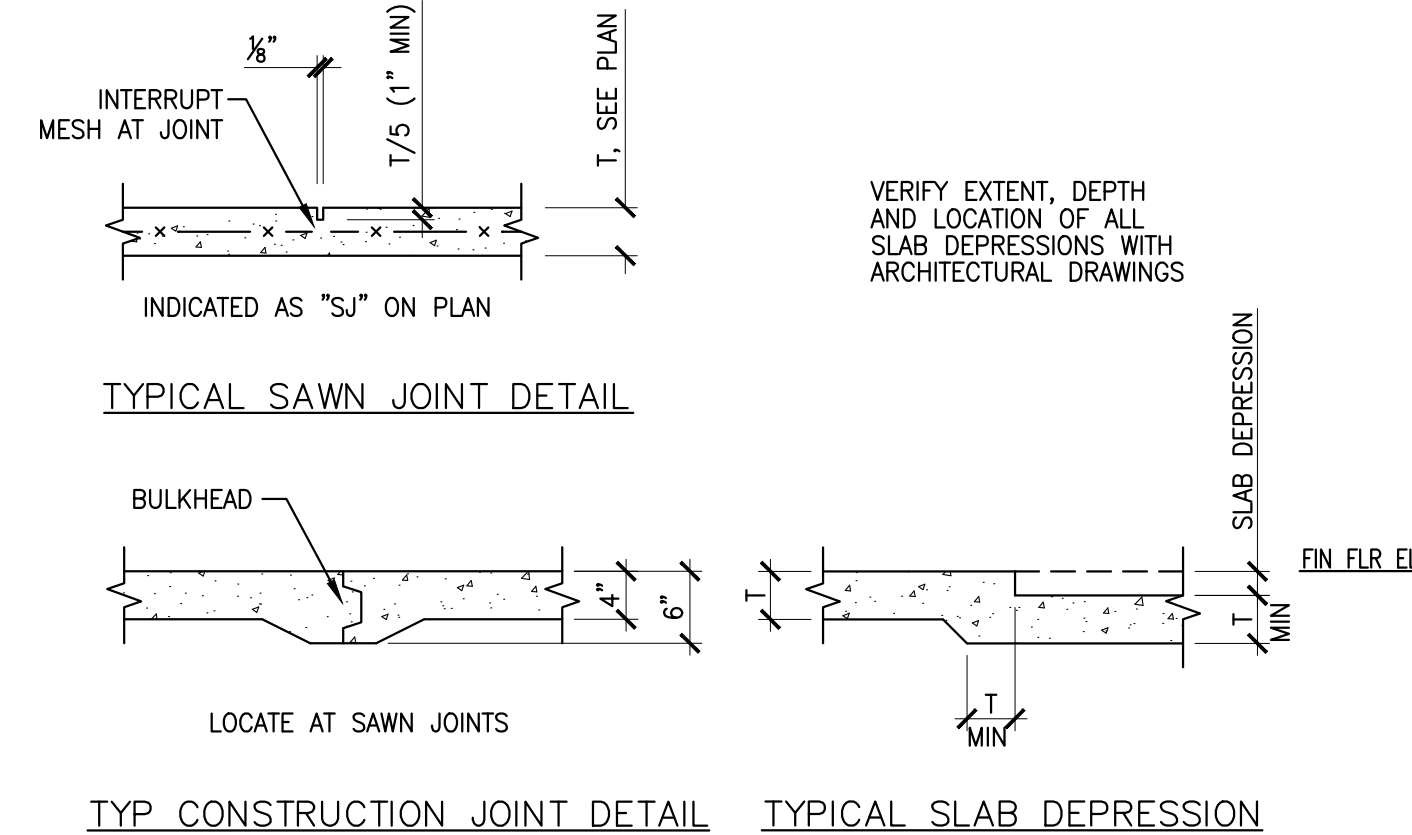
5 TYPICAL BASE PLATE DETAIL FOR TUBE COLUMNS
SCALE: 3/4"=1'-0"



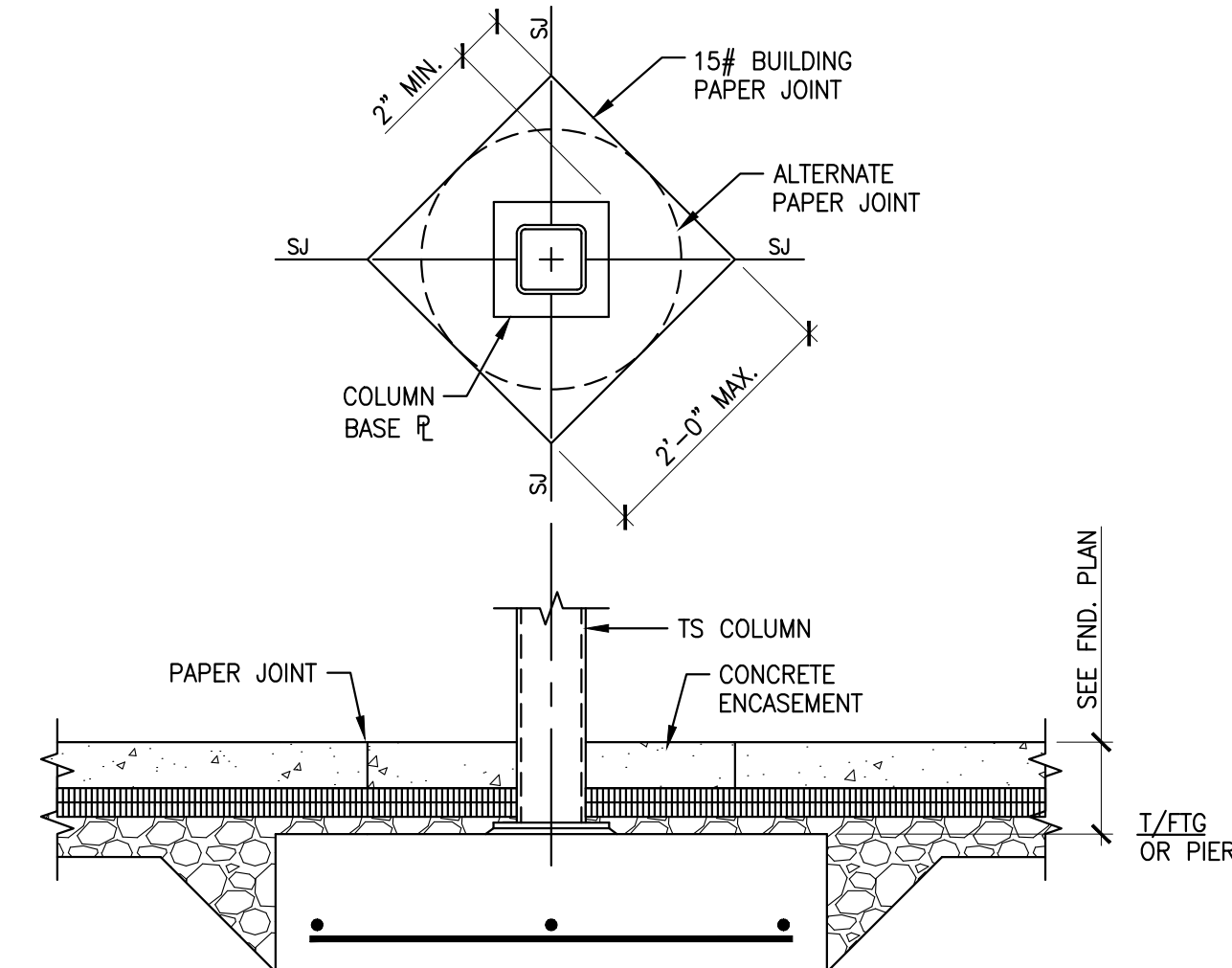
4 TYPICAL BEAM DRILLING DETAIL
SCALE: 3/4"=1'-0"



3 TYPICAL CORNER DETAIL
SCALE: 3/4"=1'-0"



2 TYPICAL SLAB DETAIL
SCALE: 3/4"=1'-0"



1 TYPICAL COLUMN ISOLATION JOINT DETAIL
SCALE: 3/4"=1'-0"