

## Project Data Sheet 8

### ECS Building

Port Ewen, NY                      2012 - present

1830 sf before    -->    1830 sf renovated

#### Scope of work:

Owner GC - c.1840s timber frame with fire damage - complete renovation to office and showroom

Insulation/Envelope: closed-cell spray foam insulation on basement ceiling (3" = R-18 min.), in walls (4" = R-24 min.), and in rafters (3" = R-36 min.) with (2) layers of 1 1/2" rigid insulation over walls (3" = R-15 min.) and (2) layers of 3" rigid insulation with taped, staggered joints over rafters (6" = R-30 min.), triple pane windows

HVAC:                      Heat Recovery Ventilator, air-source heat pump

Solar:                      7+ kW system - actual output to be determined (future)

Builder:                    Energy Conservation Specialists, LLC - Bill McKnight



Google earth

Google earth

feet  
meters





PARKING







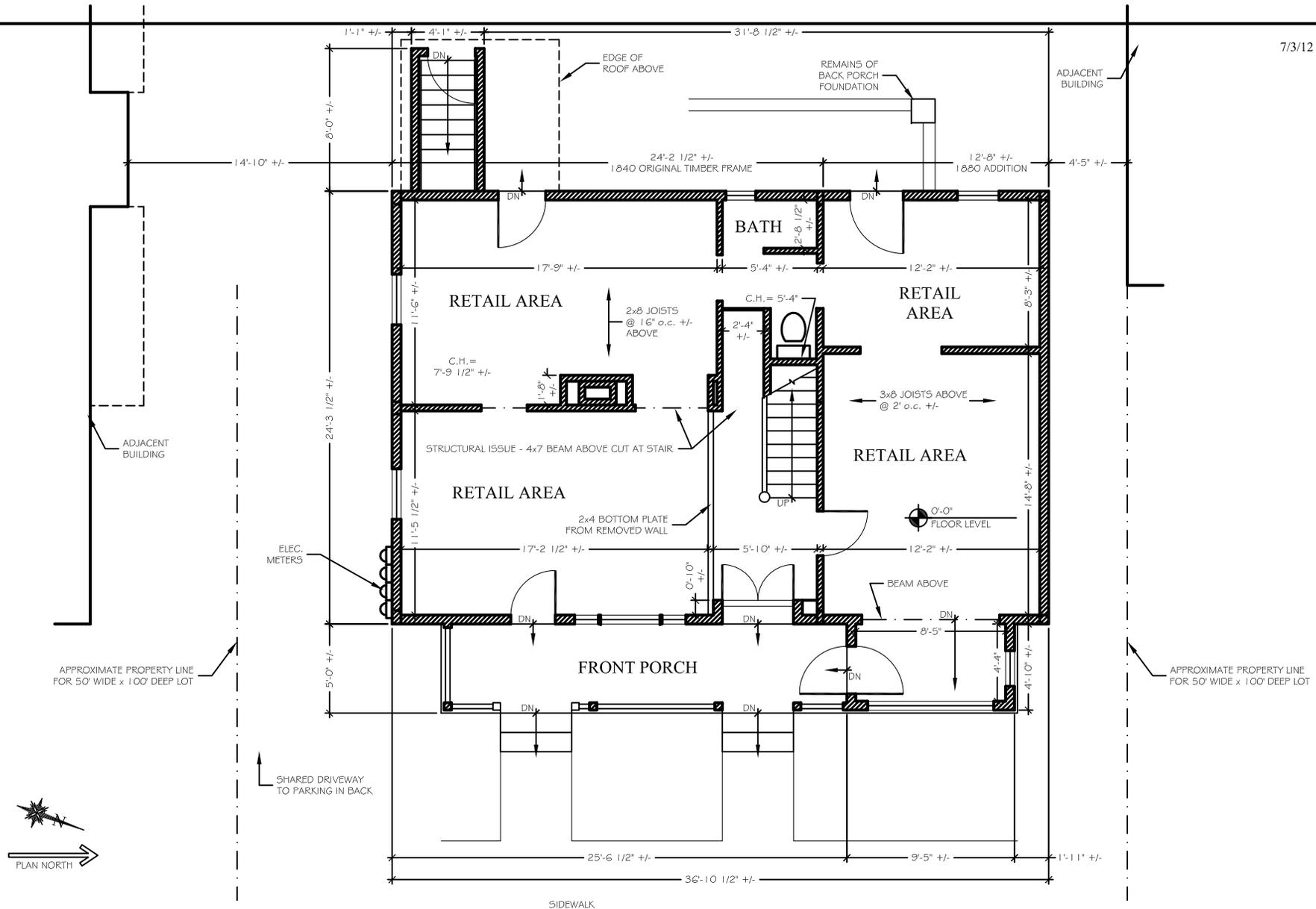












**1** EXISTING FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

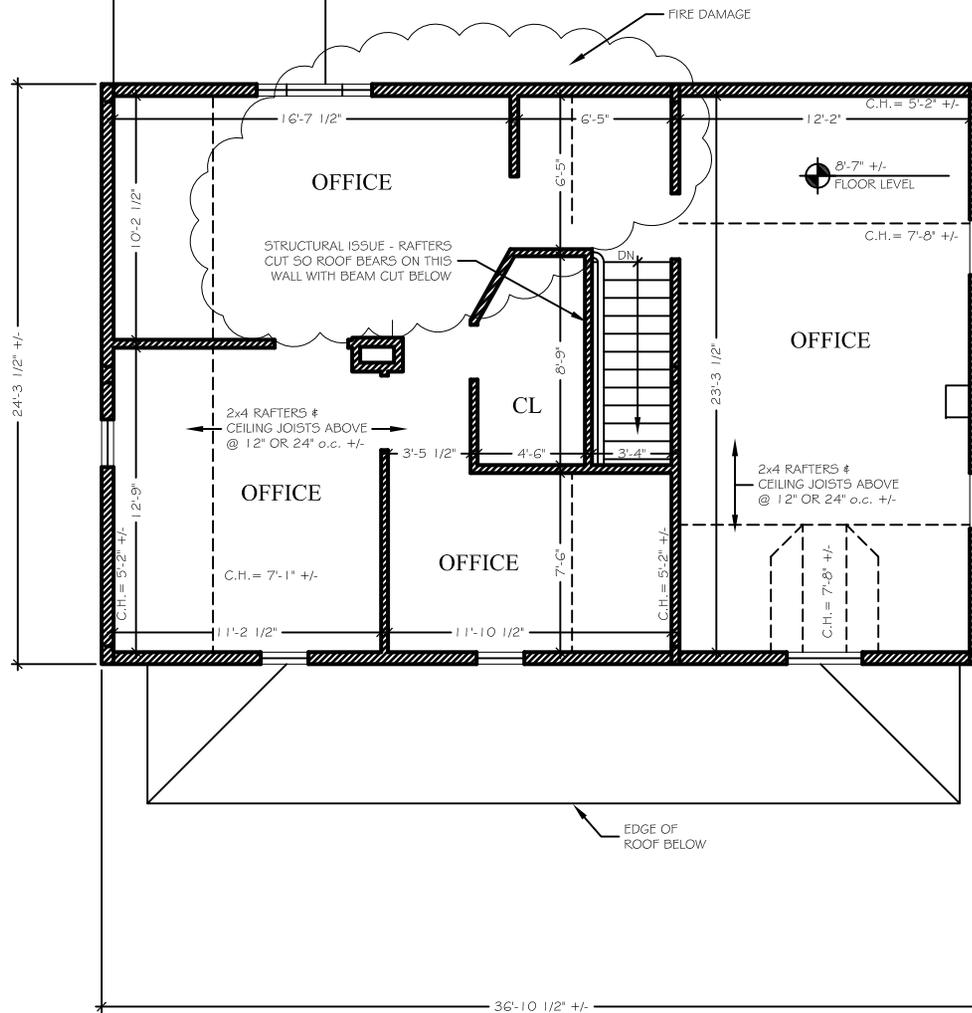
FIRST FLOOR 940 SF +/-  
SECOND FLOOR 895 SF +/-  
TOTAL 1835 SF +/-

BROADWAY / ROUTE 9W

**RENOVATION FOR  
ECS - BILL & MELINDA McKNIGHT  
210 BROADWAY / 9W PORT EWEN, NY  
TOWN OF ESOPUS**

**BOLDER ARCHITECTURE, PLLC**  
DAVID TODER ARCHITECT / CRAFTSMAN

298 Plutarch Road  
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845-532-8354 fax 845-255-2548  
BolderArchitect@aol.com Bolder-Architecture.com



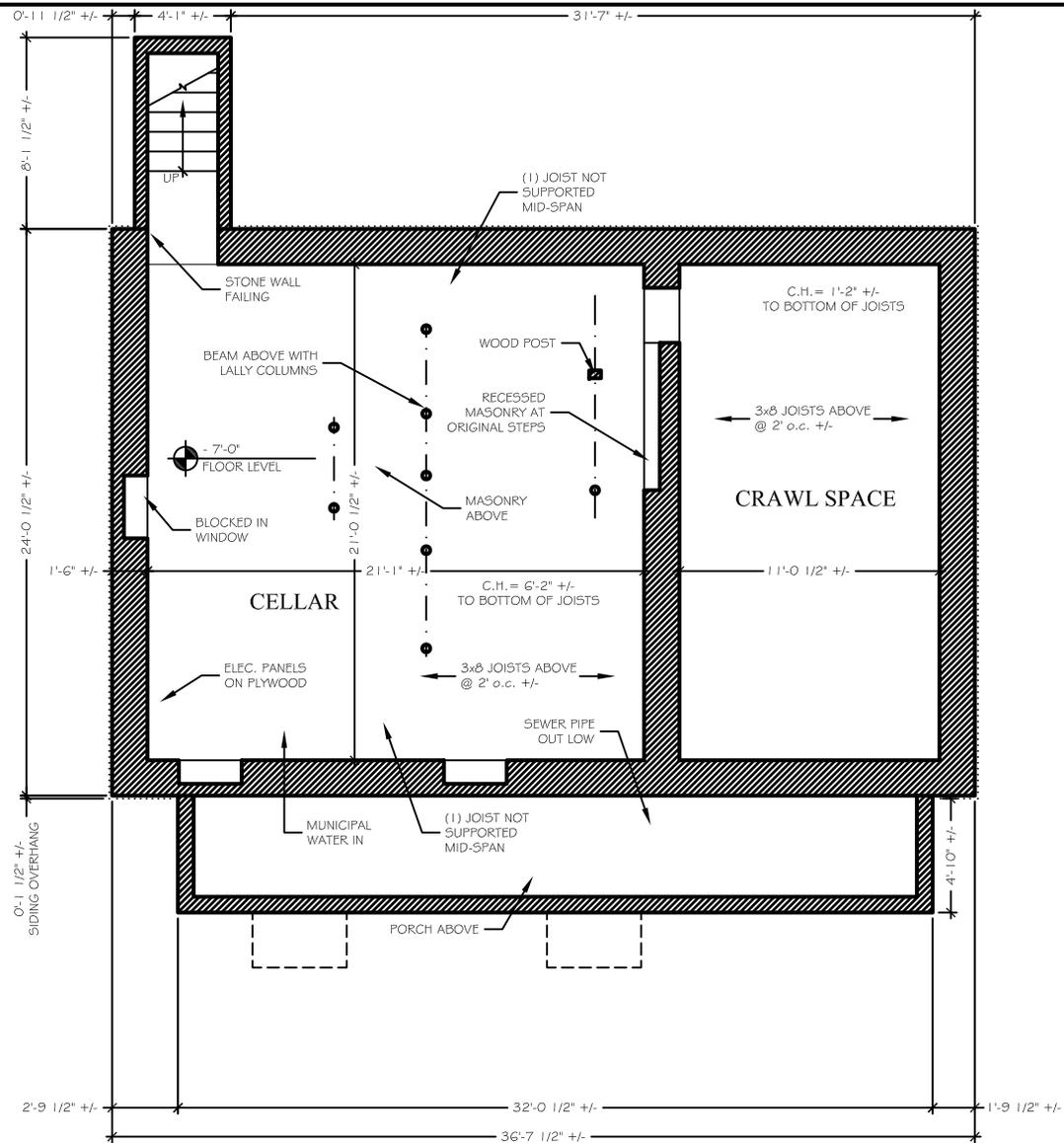
**2** EXISTING SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

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**3** EXISTING CELLAR PLAN  
SCALE: 1/8" = 1'-0"

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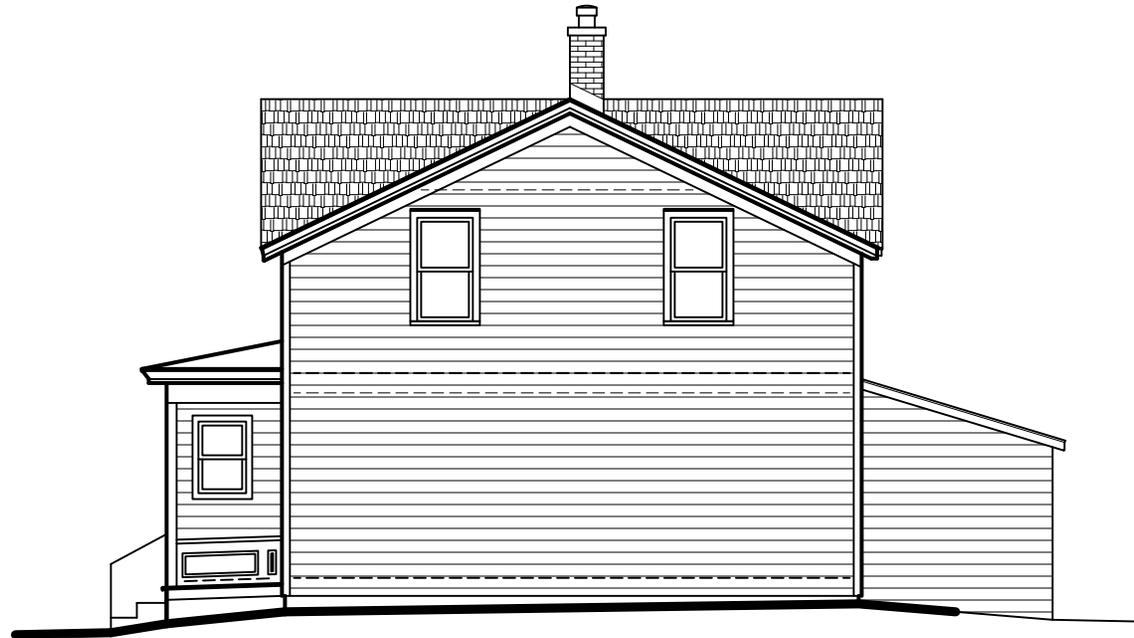
4 EXISTING EAST ELEVATION  
 SCALE: 1/8" = 1'-0"

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EXISTING NORTH ELEVATION

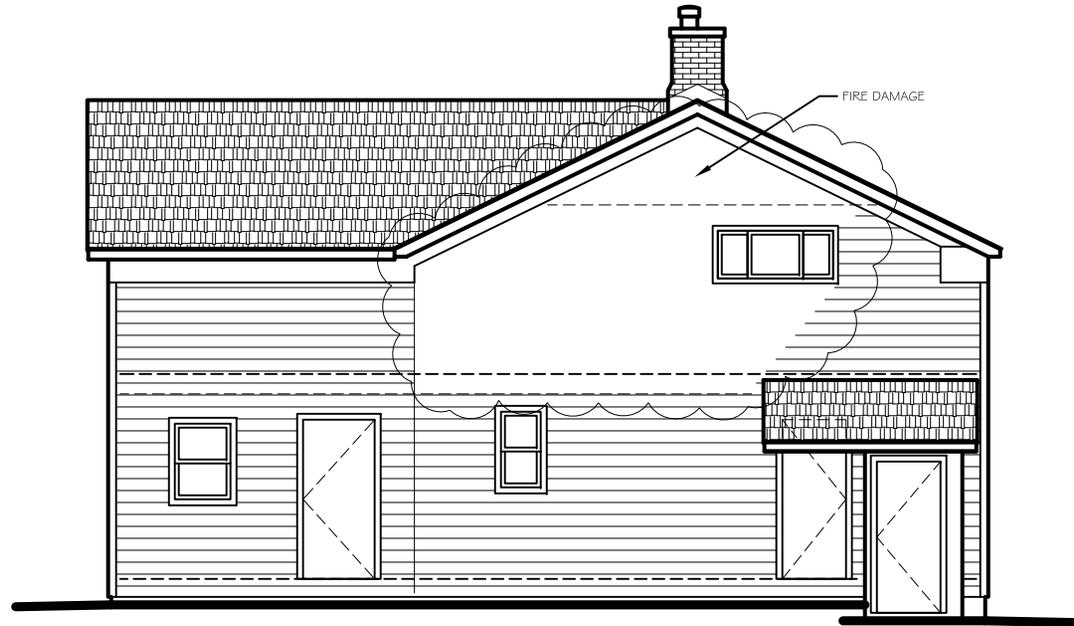
SCALE: 1/8" = 1'-0"

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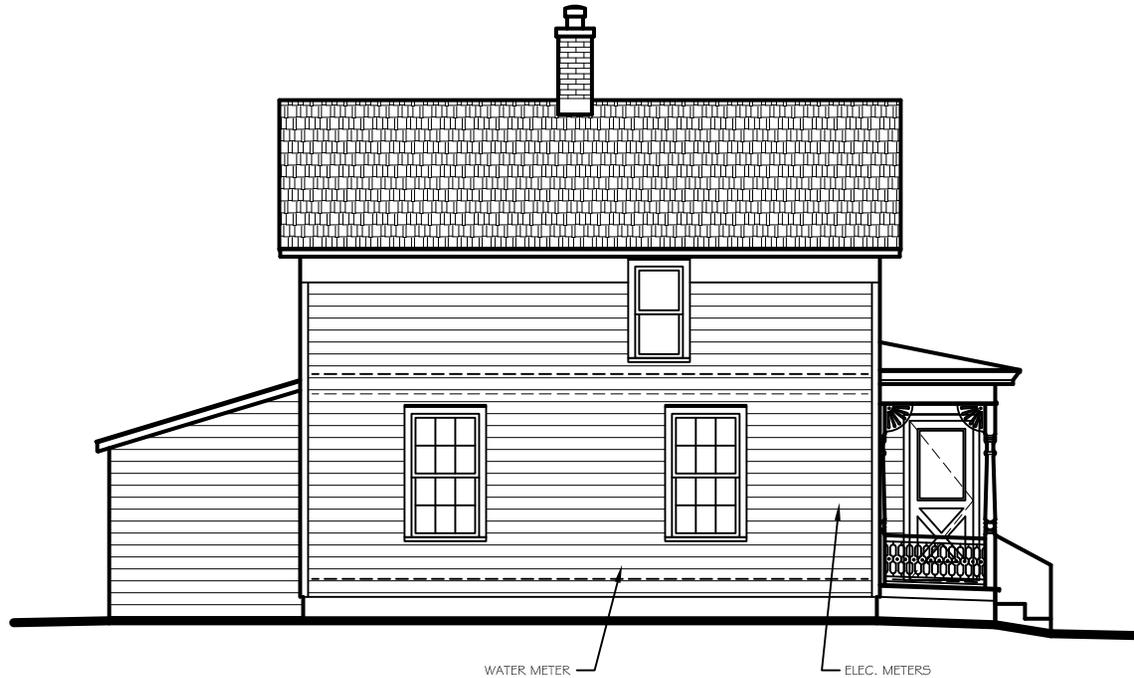
6 EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'-0"

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**EXISTING SOUTH ELEVATION**

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

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# COMMERCIAL RENOVATION

## for

# Energy Conservation Specialists, LLC

## - Bill & Melinda McKnight -

# 210 Broadway / Route 9W

# Port Ewen, New York 12466 Town of Esopus

COMMERCIAL RENOVATION  
FOR

ENERGY CONSERVATION  
SPECIALISTS, LLC

BILL & MELINDA MCKNIGHT

210 BROADWAY / ROUTE 9W  
PORT EWEN, NY 12466

TOWN OF ESOPUS

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IF THESE PLANS HAVE BEEN AFFIXED  
WITH THE SEAL OF A LICENSED ARCHITECT.

REVISION	DATE	DESCRIPTION

### ABBREVIATIONS & SYMBOLS

### ENERGY CONSERVATION

### CLIMATE & GEOGRAPHIC DESIGN CRITERIA

THE EXISTING BUILDING RENOVATION DESCRIBED IN THESE DRAWINGS COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE 2010 ENERGY CONSERVATION CONSTRUCTION CODE CHAPTER 5 FOR COMMERCIAL ENERGY EFFICIENCY AS SPECIFIED IN TABLE 502.2(1) BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES & TABLE 502.3 BUILDING ENVELOPE REQUIREMENTS: PENETRATION FOR CLIMATE ZONE 6.

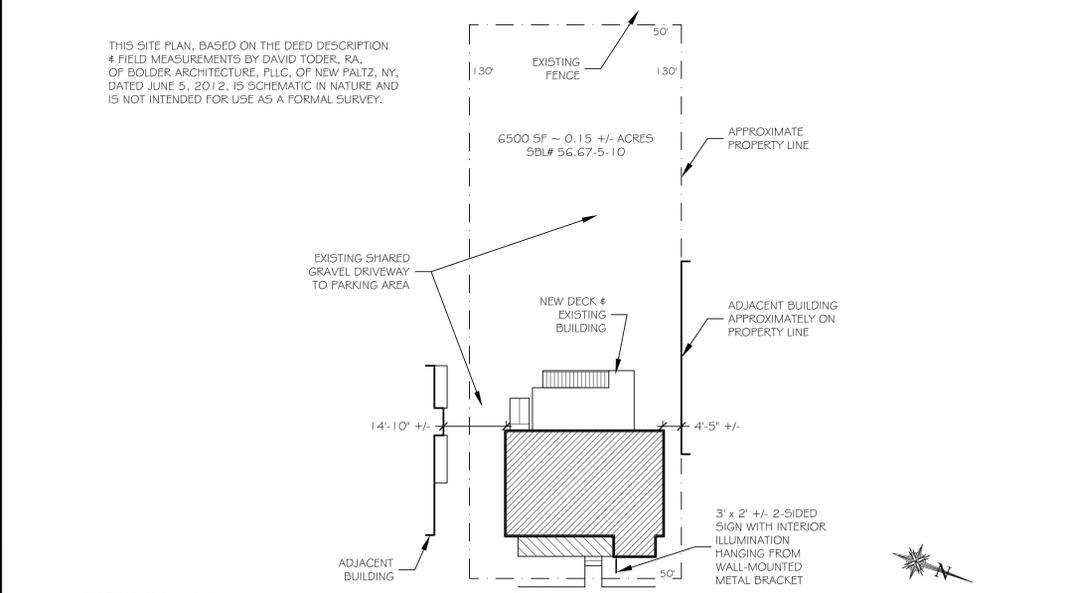
ROOFS	R-VALUE	REQUIRED
WOOD FRAME WALL	R-VALUE	R-35 MIN.
FLOOR	R-VALUE	R-13 + R-7.5ci (continuous insulation) MIN.
PENETRATION	U-FACTOR	R-30 MIN. 0.35 MAX.

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS
			WEATHERING	FROST LINE DEPTH	TERMITE		
40 PSF	90 MPH	B	SEVERE	48 IN	MODERATE TO HEAVY	R905.2.7.1	.

### DRAWING LIST

### SITE PLAN

- T01 TITLE SHEET
- A01 FIRST FLOOR PLAN, WINDOW SCHEDULE & DETAILED WALL SECTION
- A02 SECOND FLOOR, CELLAR & ROOF PLANS & ROOF BRACKET DETAIL
- A03 ELEVATIONS

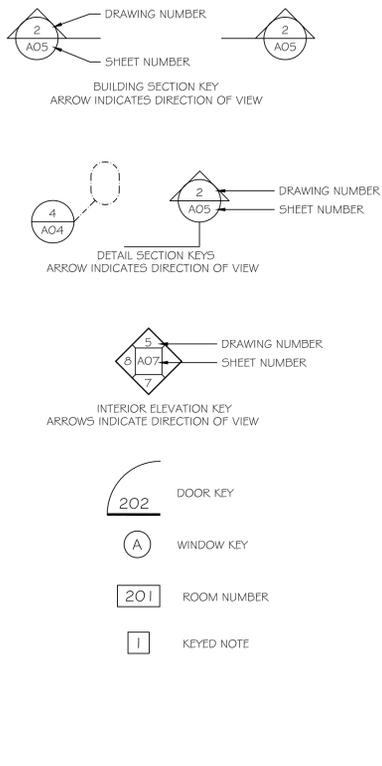


### GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION NOT SPECIFICALLY ADDRESSED IN THESE DRAWINGS AND SPECIFICATIONS SHALL COMPLY WITH THE MINIMUM CURRENT STANDARDS OF THE RESIDENTIAL CODE OF NEW YORK STATE, THE NYS ENERGY CONSERVATION CODE, THE TOWN OF ESOPUS, THE ULSTER COUNTY DEPARTMENT OF HEALTH AND THE NYS BOARD OF FIRE UNDERWRITERS.
3. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL FROM THE SITE OF ALL CONSTRUCTION DEBRIS.

1 SITE PLAN  
SCALE: 1" = 20'

- A.F.F. ABOVE FINISH FLOOR
- ALUM ALUMINUM
- AMP AMPERE
- APPROX. APPROXIMATELY
- C.H. CEILING HEIGHT
- C.I.P. CAST IN PLACE
- CL. CLOSET
- CMU CONCRETE MASONRY UNIT
- CONC. CONCRETE
- CT CERAMIC TILE
- DF DOUGLAS FIR
- DN DOWN
- D.W. DISHWASHER
- ELEC ELECTRIC / ELECTRICAL
- ELEV ELEVATION
- EQ. EQUAL
- EXG EXISTING
- ICF INSULATED CONCRETE FORM
- FL FLOOR
- FT FEET
- GALV. GALVANIZED
- GWB GYPSUM WALL BOARD - SHEETROCK
- HD HOSE BIB - FROST FREE
- HM HOLLOW METAL
- HRV HEAT RECOVERY VENTILATOR
- ICFs INSULATED CONCRETE FORMS
- INSUL INSULATION
- INT. ELEV. INTERIOR ELEVATION
- LVL LAMINATED VENEER LUMBER
- MARB MARBLE
- MAX. MAXIMUM
- MECH. MECHANICAL
- MIL MILLIMETER
- MIN. MINIMUM
- M.O. MASONRY OPENING
- MR GWB MOISTURE RESISTANT GYPSUM WALL BOARD
- N.I.C. NOT IN CONTRACT
- N.T.S. NOT TO SCALE
- O.C. ON CENTER
- OSB ORIENTED STRAND BOARD
- PLY PLYWOOD
- POLY POLYURETHANE
- P.O.S. POINT OF SUPPORT
- PREP PREPARE
- PSF POUNDS PER SQUARE FOOT
- PSI POUNDS PER SQUARE INCH
- PT PRESSURE TREATED
- REQ. REQUIRED
- R.O. ROUGH OPENING
- R.O.B. RUN OF BANK
- SF SQUARE FEET
- SPF SPRUCE-PINE-FIR
- TBD TO BE DETERMINED
- THRU THROUGH
- TYP. TYPICAL
- VCB VINYL COVE BASE
- V5F VINYL SHEET FLOORING
- V.I.F. VERIFY IN FIELD
- W WITH
- WD WOOD
- W.W.M. WOVEN WIRE MESH



NOTE:  
LEGEND MAY INCLUDE ABBREVIATIONS & SYMBOLS NOT USED IN THIS PROJECT.

**BOLDER ARCHITECTURE**  
PLLC

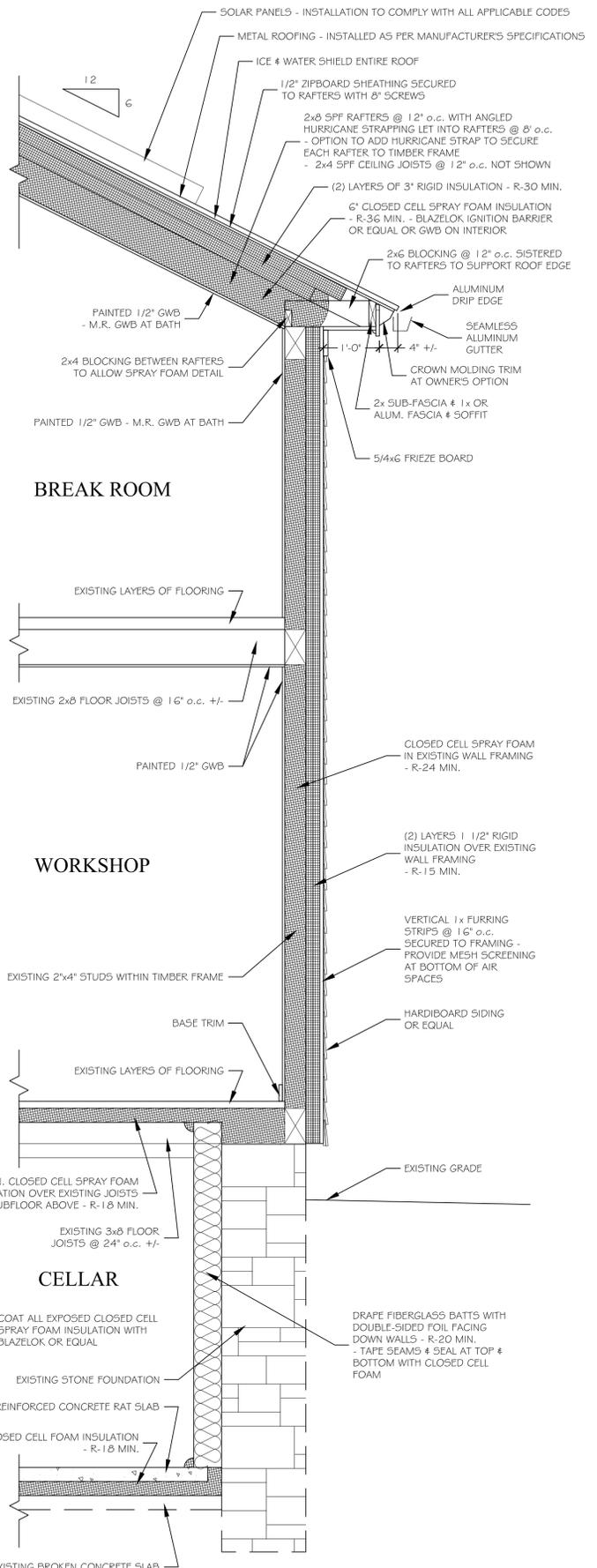
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PROJECT # 12-24 DATE: 9/12/12

TITLE SHEET

# T01



### WINDOW SCHEDULE

WINDOW TYPE	ROUGH OPENING W x H	NOTES	# OF UNITS
A	2'-10" x 5'-2" +/-	DOUBLE HUNG - EXISTING RE-INSTALLED	2
B	2'-10" x 5'-2" +/-	DOUBLE HUNG - NEW TO MATCH EXISTING	2
C	7' x 5' +/-	FIXED - TEMPERED	1
D	2' x 3'-8" +/-	DOUBLE HUNG	1
E	2'-4" x 3'-8" +/-	DOUBLE HUNG	1
F	2'-4" x 3'-8" +/-	CASEMENT	1
G	2' x 3'-6" +/-	DOUBLE HUNG	2
H	3'-2" x 3'-4" +/-	DOUBLE HUNG PAIR	1
J	2'-4" x 4'-4" +/-	DOUBLE HUNG	2
K	4' x 4'-8" +/-	CASEMENT PAIR - EGRESS	1

**GENERAL NOTES**

- WINDOW UNITS TO BE MANUFACTURED BY EARTHWISE WINDOWS # DOORS OR EQUAL. ALL VINYL WITH TRIPLE PANE Low E INSULATING GLASS (U-VALUE = 0.32 MAX.) # MUNTINS AS SHOWN, UNLESS OTHERWISE NOTED. OPERATING UNITS TO HAVE INSECT SCREENS. REFER TO ELEVATIONS ON SHEET A03.
- WINDOW TYPE "I" NOT USED FOR CLARITY. CONFIRM SIZES & SPECIFICATIONS PRIOR TO ORDERING.

- ### GENERAL NOTES
- ALL NEW EXTERIOR WALL FRAMING TO MATCH EXISTING 2x4 +/- @ 16" o.c. WITH EXTERIOR INSULATION AS NOTED. ALL INTERIOR WALLS TO BE 2x4 SFF STUDS @ 16" o.c. UNLESS OTHERWISE NOTED.
  - DIMENSIONS ARE FROM FRAMING TO FRAMING. ALL FRAMING SFF UNLESS OTHERWISE NOTED.
  - PROVIDE CODE COMPLIANT BLOCKING AS REQUIRED SUCH AS RIM JOISTS OR 2x BLOCKING AT JOIST BEARING POINTS, RIDGE BOARD & BLOCKING AT RAFTER BEARING POINTS, # @ 10" o.c. MAX. AT STUDS.
  - PROVIDE GWB BLOCKING AT EXTERIOR WALL CORNERS & INTERSECTIONS THAT ALLOWS INSULATION - EnergyStar
  - PROVIDE HVAC SYSTEM AS REQUIRED WITH HEAT RECOVERY VENTILATION SYSTEM (LIFEBREATH OR EQUAL) THAT INCLUDES BATH EXHAUST. SEAL DUCT SYSTEM TO EnergyStar STANDARDS. SEAL ALL BUILDING ENVELOPE PENETRATIONS WITH THE APPROPRIATE TYPE OF CAULK OR EXPANDING FOAM INSULATION.
  - CENTER CLOSET DOORS UNLESS OTHERWISE NOTED.
  - SMOKE # CO DETECTORS SHOWN ON FLOOR PLANS.
  - CODE COMPLIANT STAIRS - 8 1/4" MAX. RISE # 9" MIN. RUN + 1" NOSING  
CODE COMPLIANT RAILINGS - 36" HIGH GUARD RAIL WITH SPACING NOT TO EXCEED 4" # GRIPPABLE HAND RAIL WITH RETURNS @ 34" - 36" ABOVE NOSINGS

### ELEC. EQUIPMENT LEGEND

SYMBOL	DESCRIPTION
SC	COMBINATION SMOKE & CARBON MONOXIDE DETECTOR - INTERCONNECTED WITH ALL OTHER SMOKE & CARBON MONOXIDE DETECTORS
SD	SMOKE DETECTOR - INTERCONNECTED WITH ALL OTHER SMOKE & CARBON MONOXIDE DETECTORS

- ### ELECTRICAL NOTES
- ELECTRICAL WORK TO COMPLY WITH ALL APPLICABLE CODES & REGULATIONS.
  - COVERPLATES TO BE WHITE.
  - ALL LIGHTS IN CLOSETS TO HAVE ENCLOSED GLOBE FIXTURES.
  - PROVIDE ELEC. SUPPLY AS REQUIRED TO ALL FIXTURES, APPLIANCES & MECHANICAL UNITS.

**COMMERCIAL RENOVATION FOR**

**ENERGY CONSERVATION SPECIALISTS, LLC**

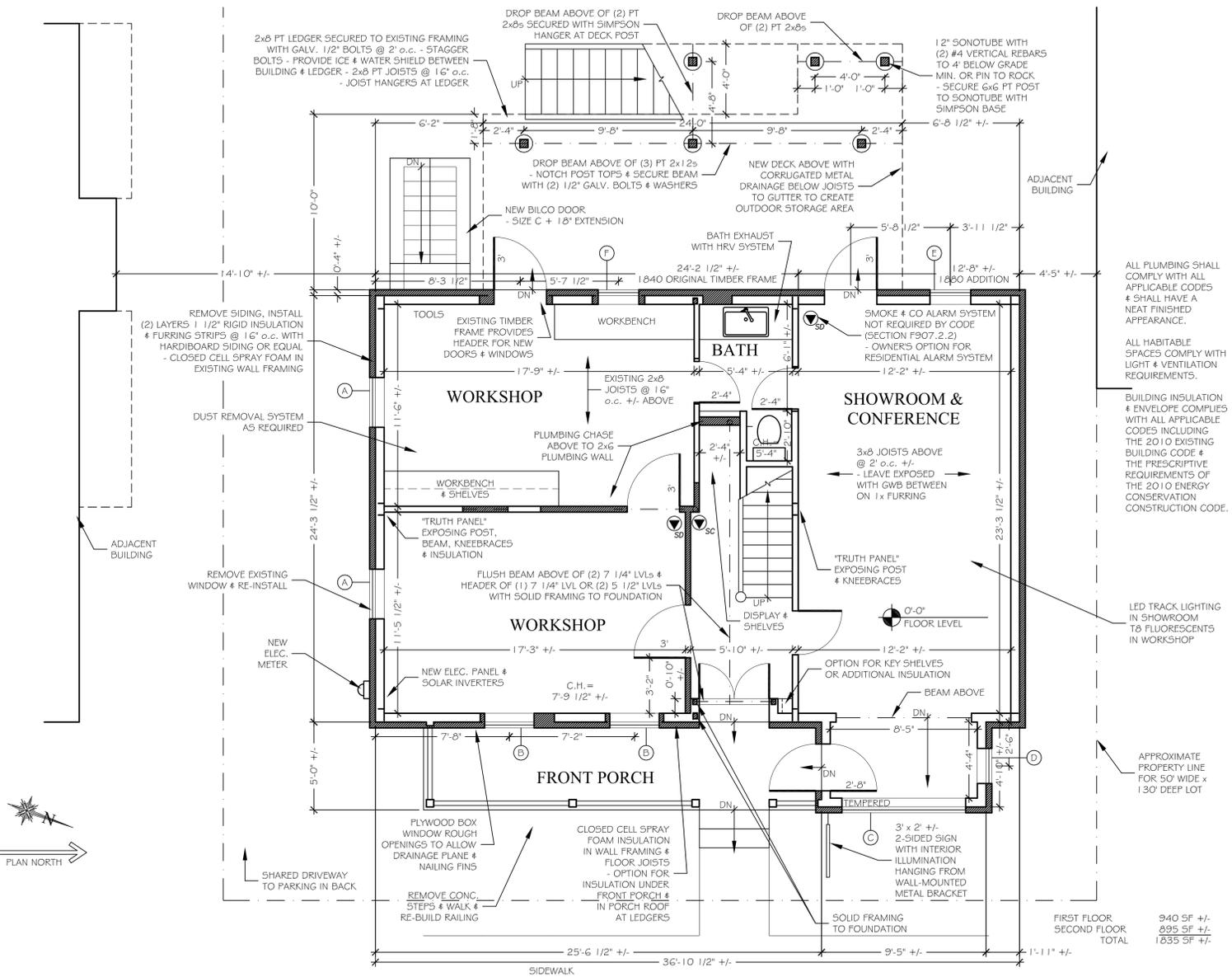
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**2 DETAILED WALL SECTION**  
SCALE: 3/4" = 1'-0"

**1 FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

BROADWAY / ROUTE 9W

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PROJECT # 12-24 DATE: 9/14/12

A01

FLOOR PLANS



COMMERCIAL RENOVATION  
FOR

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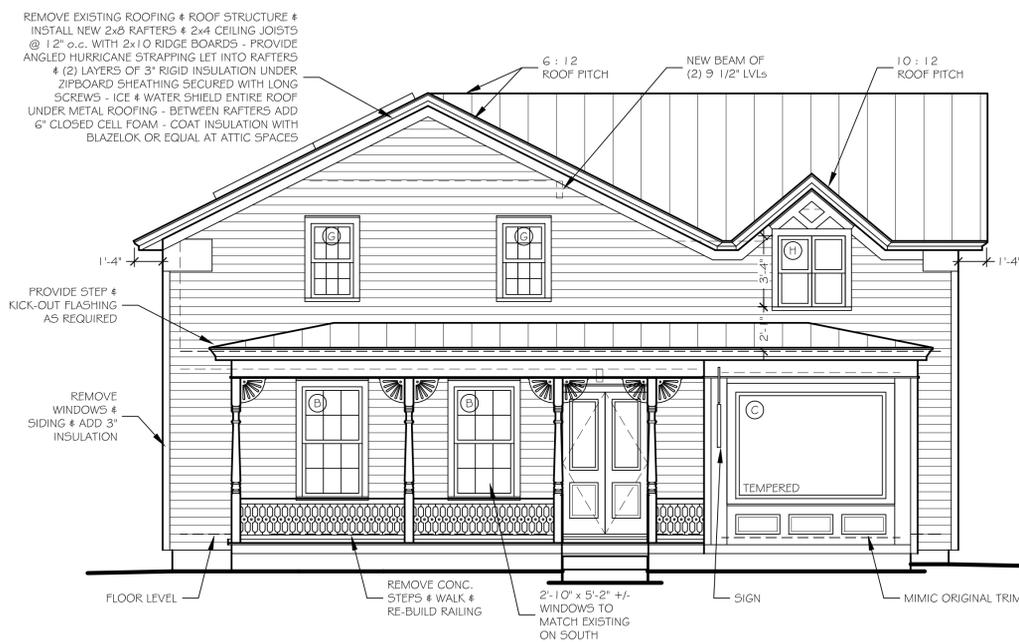
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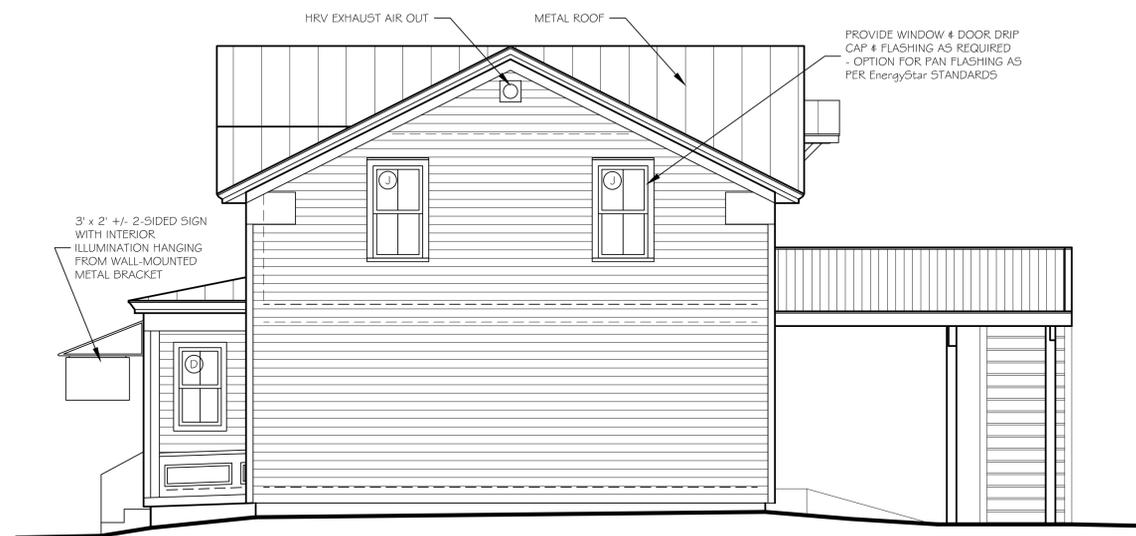
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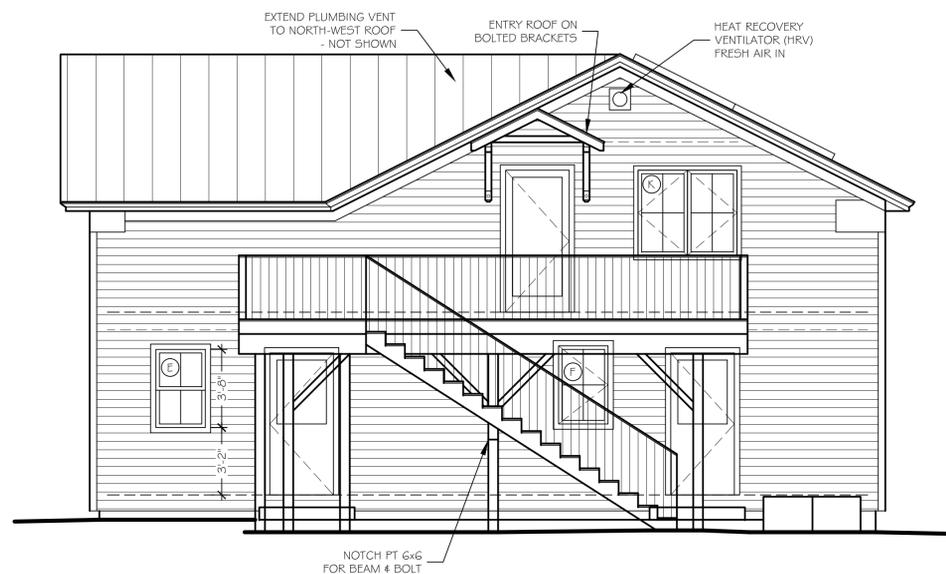
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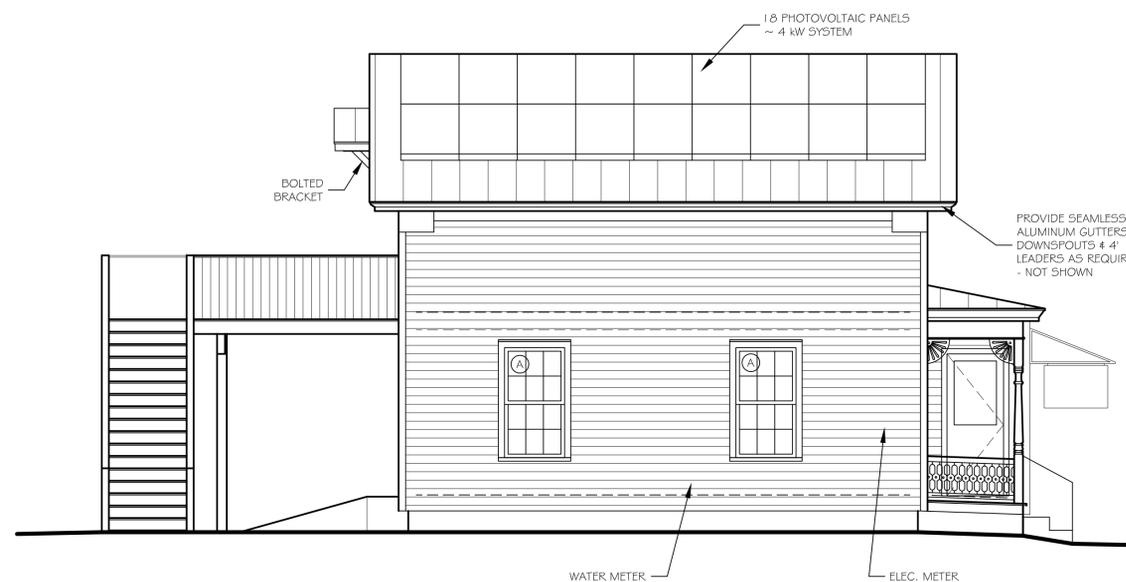
1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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

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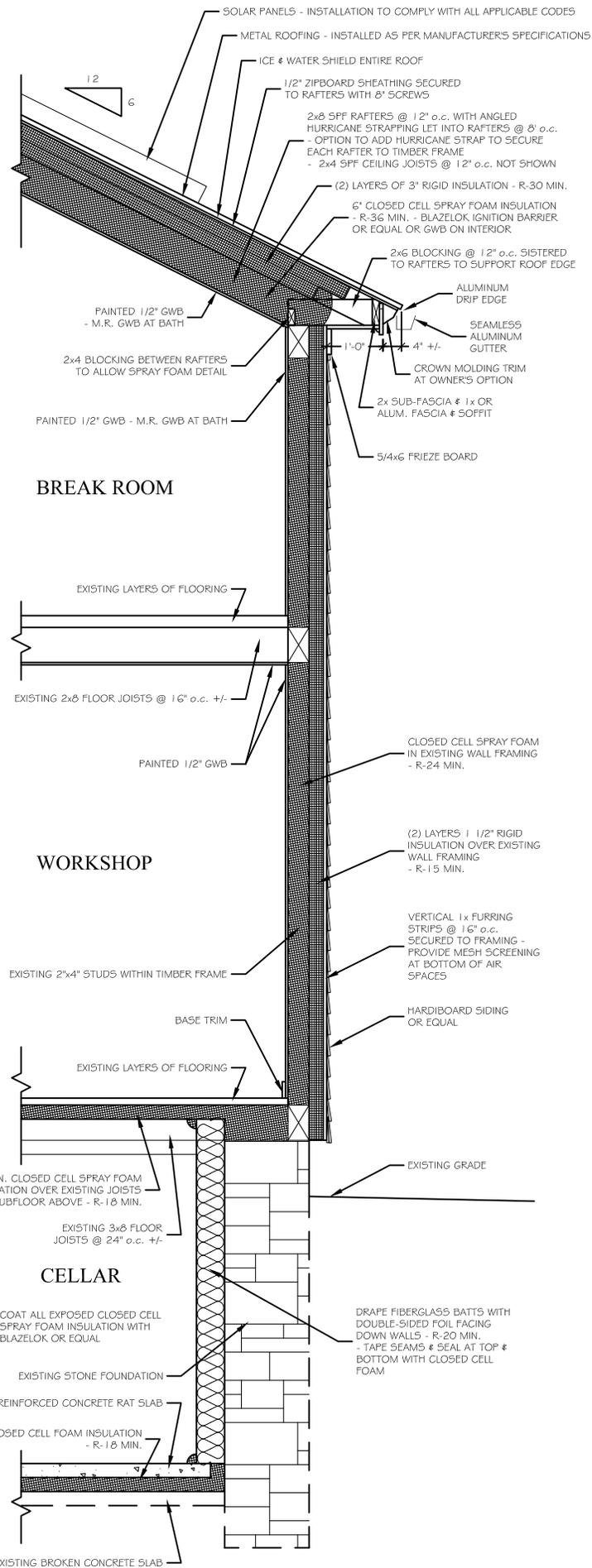
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A03

ELEVATIONS



**2** DETAILED WALL SECTION  
SCALE: 3/4" = 1'-0"