SCHAUM 9 MARCUS DRIVE, MONSEY, NY

	DRAWING LIST							
T-1	TITLE SHEET							
G-1	SPECIFICATIONS							
G-2	SPECIFICATIONS							
G-3	SPECIFICATIONS							
G-4	SPECIFICATIONS							
G-5	SPECIFICATIONS							
G-6	GENERAL NOTES							
G-7	LEGEND AND ABBREVIATIONS							
AD-1	DEMOLITION PLAN							
A-101	FOUNDATION/BASEMENT PLAN							
A-102	FIRST FLOOR PLAN							
A-103	SECOND FLOOR PLAN							
A-104	ROOF PLAN							
A-105	FINISH SCHEDULE							
A-201	EXTERIOR ELEVATIONS							
A-202	EXTERIOR ELEVATIONS							
A-203	3D AXONOMETRIC							
A-301	BUILDING SECTIONS & WALL SECTION							
A-401	STAIR PLANS & SECTIONS							
A-402	PARTITION TYPES, RISER DIAGRAMS, & DOOR DETAILS							
A-501	SIDING & WINDOW DETAILS							
A-502	STUCCO DETAILS							
A-503	ROOF DETAILS							
S-001	GENERAL NOTES							
S-100								
S-101	FIRST FLOOR FRAMING PLAN							
S-102	SECOND FLOOR FRAMING PLAN							
S-103								
S-201								
5-202								
5-301								
E-1	FIRST FLOOR ELECTRICAL PLAN							
E-2	SECOND FLOOR ELECTRICAL PLAN							

PROJECT DESCRIPTION

ADDITION AND RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE.

APPLICABLE BUILDING CODES:

NJAC 5:23-6.1 - RECONSTRUCT INTERNATIONAL BUILDING CO INTERNATIONAL RESIDENTIAL NATIONAL ELECTRICAL CODE NATIONAL STANDARD PLUMBI INTERNATIONAL ENERGY COM INTERNATIONAL MECHANICAL INTERNATIONAL FUEL GAS CO BARRIER FREE SUBCODE (Ch ICC / ANSI A117.1 - 2017	TION DE - NJ 2020 ING COE NSERVA CODE 202 DDE 202 hapter 11	EDITION 2021 NJ EDITION 2021 DE 2021 TION CODE 2021 2021 1 of IBC/2021 & NJ/	(Low-Rise Resi AC 5:23-7)
USE GROUP TYPE OF CONSTRUCTION		R-5 VB	
FIRE RESISTANCE RATING RE	QUIREN	IENTS FOR BUILD	DING ELEMENT
EXTERIOR WALLS LESS THAN FROM PROPERTY LINE	3'-0"	1 HR.	
ALL OTHER EXTERIOR WALLS		0 HR.	
INTERIOR WALL		0 HR.	
ROOF CONSTRUCTION		0 HR.	
FLOOR CONSTRUCTION		0 HR.	
DESIGN LOADS:			
ROOF 1ST FLOOR 2ND FLOOR INTERIOR STAIRS DECKS EXTERIOR BALCONIES	40 P.S. 40 P.S. 30 P.S. 40 P.S. 40 P.S. 60 P.S.	F. LIVE LOAD + 15 F. LIVE LOAD + 10 F. LIVE LOAD + 10 F. LIVE LOAD + 10 F. LIVE LOAD + 15 F. LIVE LOAD + 15 F. LIVE LOAD	5 P.S.F. DEAD I) P.S.F. DEAD I) P.S.F. DEAD I) P.S.F. DEAD I 5 P.S.F. DEAD I
1. *INDIVIDUAL STAIR THREAD DISTRIBUTED LIVE LOAD OR A 4 SQ. IN. WHICHEVER PRODUC	S SHALI 300 LB CES THE	_ BE DESIGNED F CONCENTRATED E GREATER STRE	OR THE UNIFO
2. SEISMIC LOADING TO BE BA INTERNATIONAL RESIDENTIAL	SED ON CODE.	I REQUIREMENTS	S OF SECTION
3. WIND SPEED CRITERIA: INTERPOLATED FROM FIGURE 2021, THE DESIGN FOR THIS B	E R301.2 UILDING	(4) OF THE INTER WILL RESIST A V	NATIONAL RE
BUILDING DATA			
PROPERTY BLOCK #: 6155 PROPERTY LOT #: 19			
EXISTING FIRST FLOOR: EXISTING SECOND FLOOR:		3,038 SF. 2,800 SF.	
TOTAL EXISTING:		5,838 SF.	
PROPOSED FIRST FLOOR: PROPOSED SECOND FLOOR:		230 SF. 269 SF.	
TOTAL ADDITION:		499 SF.	
EXISTING VOLUME: PROPOSED ADDED VOLUME:		62,038 CF. 4,468 CF.	
PROPOSED TOTAL VOLUME:		66,506 CF.	

AREA OF LARGEST FLOOR: TOTAL LAND AREA DISTURBED:

3,268 SF. 322 SF.



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	• <u>THE FOLLOWING SECTIONS OF THE</u> RELIEF THE CONTRACTOR AND/OR PER THE CURRENT ADOPTED BUILD	MECHANICAL CODE SUBCONTRACTOR OF DING CODES.	OF THE IRC IS INTENDED T THEIR OBLIGATIONS TO	<u>O BE A GUIDE</u> BUILD, FABRIC	<u>AND DOES NOT</u> ATE AND INSTALI	<u>_</u>									
	M1503.2 DOMESTIC COOKING EXHAUST.									_			/		
	WHERE DOMESTIC COOKING EXHAUST EQU 1. THE FAN FOR OVERHEAD RA COOKING APPLIANCE SHALL 2. OVERHEAD RANGE HOODS A WITH UL 507	JIPMENT IS PROVIDED NGE HOODS ND DOW BE LISTED AND LABE AND DOWNDRAFT EXH	, IT SHALL COMPLY WITH (/NDRAFT EXHAUST EQUIP LED IN ACCORDANCE WIT HAUST EQUIPMENT WITH II	ONE OF THE FO MENT NOT INT H UL 507. NTEGRAL FANS	DLLOWING: EGRAL WITH THE S SHALL COMPLY			/							
	 a. DOMESTIC COOKING APPLIA LABELED IN ACCORDANCE W 4. MICROWAVE OVENS WITH IN LISTED AND LABELED IN ACC 	NCES WITH INTEGRAI VITH ANSI Z21.1 OR UL ITEGRAL EXHAUST FC CORDANCE WITH UL 9	L DOWNDRAFT EXHAUST E . 858 DR INSTALLATION OVER TH 23.	EQUIPMENT SH IE COOKING SI	IALL BE LISTED AN URFACE SHALL BE	ND E									
	M1503.3 EXHAUST DISCHARGE.														
	DOMESTIC COOKING EXHAUST EQUIPMENT HAVE A SMOOTH INTERIOR SURFACE, SHAL INDEPENDENT OF ALL OTHER EXHAUST SYS TERMINATE IN AN ATTIC OR CRAWL SPACE	SHALL DISCHARGE T L BE AIRTIGHT, SHALI STEMS. DUCTS SERVI OR AREAS INSIDE THI	O THE OUTDOORS THROU BE EQUIPPED WITH A BA NG DOMESTIC COOKING E BUILDING.	GH A DUCT. TH CKDRAFT DAM XHAUST EQUIF	HE DUCT SHALL PER AND SHALL E PMENT SHALL NO	BE T									
Rise Residential) 23-7)	EXCEPTION: WHERE INSTALLED IN ACCORD NATURAL VENTILATION IS OTHERWISE PRO REQUIRED TO DISCHARGE TO THE OUTDOC	ANCE WITH THE MAN VIDED, LISTED AND LA DRS.	UFACTURE'S INSTRUCTION ABELED DUCT-LESS RANG	NS, AND WHER E HOODS SHAL	RE MECHANICAL O LL NOT BE	R									
	M1053.5 KITCHEN EXHAUST RATES.														
	WHERE DOMESTIC KITCHEN COOKING APPL EXHAUST SYSTEMS, THE FANS SHALL BE SI	LIANCES ARE EQUIPPI ZED IN ACCORDANCE	ED WITH DUCTED RANGE I WITH SECTION M1505.4.4.	HOODS OR DO	WN-DRAFT			~							1
ELEMENTS (TABLE 601)	M1503.6 MAKEUP AIR REQUIRED.													ANG M	
	WHERE ONE OR MORE GAS, LIQUID OR SOLID FUEL-BURNING APPLIANCE THAT IS NEITHER DIRECT-VENT NOR USES A MECHANICAL DRAFT VENTING SYSTEM IS LOCATED WITHIN A DWELLING UNIT'S AIR BARRIER, EACH EXHAUST SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE (0.19 m3/s) SHALL BE MECHANICALLY OR PASSIVELY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEM SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH SECTION M1503.6.2.					Y	THE F REQU	OLLOWING AF	RE THE PAT THE INTER	HS AND OPTIOI NATIONAL ENE	NS FOR COMPLIAN RGY CONSERVATIO	CE WITH THE ON CODE OF I	ENERGY EF NJ 2021 EDI	FICIENCY TION:	
	EXCEPTION: MAKEUP AIR IS NOT REQUIRED	FOR EXHAUST SYST	EMS INSTALLED FOR THE E	EXCLUSIVE PU	RPOSE OF SPACE	E	<u>(any c</u>	deviations from t	<u>he list below,</u> pliance must	, must be brough	t to the architects atte	ention prior to ar	<u>ny installation</u> Viat bas alre	<u>n or field</u> adv been	
							<u>submit</u> substit	tted with the peri	mit of these of the se of	construction docu	ments. any building stem installed and no	system that has w does not com	been modified been been been been been been been be	ed or replaced at	
	M1505.2 RECIRCULATION OF AIR	EB BOOMS SHALL NO)	<u>no ado</u>	ditional cost to th	<u>e owner.)</u>						
F. DEAD LOAD F. DEAD LOAD F. DEAD LOAD	EXHAUST AIR FROM BATHROOMS AND TOILER ROOMS SHALL NOT BE RECIRCULATED WITH A RESIDENCE OR CIRCULATED TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS, TOILET ROOMS AND KITCHENS SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING. THIS SECTION SHALL NOT PROHIBIT THE INSTALLATION OF DUCTLESS RANGE HOODS IN ACCORDANCE WITH THE EXCEPTION IN SECTION M1503.3.					, S, IE	FOR OUR COMPLIANCE WITH RESCHECK-web: The online program performs the calculations based on input about the shape and size of the building, the type of insulation and windows and the type of equipment that the applicant proposes to use. The program simply requires the input of the areas of the various components, the R-value of insulation, and the U-factor of windows and doors.								
F. DEAD LOAD* F. DEAD LOAD	M1505.3 EXHAUST EQUIPMENT.						Based compli	on Section R40 ance report is g	enerated by t ("passes" by	d "Total UA alterr the program, which v zero percent or	native," the program a ch is to be submitted better) based on the	with the permit	application.	:. A It must meet	: d
	EXHAUST FANS AND WHOLE-HOUSE MECHA MINIMUM REQUIRED AIRFLOW IN ACCORDA	JSE MECHANICAL VENTILATION FANS SHALL BE LISTED AND LABELED AS PROVIDING THE ACCORDANCE WITH ANSI / AMCA 210-ANSI / ASHRAE 51.						for each municipality.							
HE UNIFORMLY D ACTING OVER AN AREA OF	MITMON HEAGINED AND LEVEN METHODOLIDATION SYSTEM.						Regardless of the compliance method chosen, an <i>additional energy efficiency</i> <i>package</i> is required. At least one package from Section R408 IECC, must be included for								
	WHOLE-HOUSE MECHANICAL VENTILATION	SYSTEM SHALL BE DE	SIGNED IN ACCORDANCE	WITH SECTION	N M1505.4.1		compli option.	ance: <u>For comp</u> from the list be	<u>liance with R</u> elow.	<u>IESCheck, Z+ ha</u>	<u>s chosen, " More effi</u>	<u>cient HVAC equ</u>	upment perfo	ormance	
ONAL RESIDENTIAL CODE SPEED OF 112 MPH.	 M1505.4.1 SYSTEM DESIGN THE WHOLE-HOUSE VENTILATION S' COMBINATION OF SUCH, AND ASSO PERMITTED TO SERVE AS SUCH A S' HANDLER SHALL BE CONSIDERED AS 	YSTEM SHALL CONSIS CIATED DUCTS AND C YSTEM, OUTDOOR AIF S PROVIDING SUPPLY	ST OF ONE OR MORE SUPF CONTROLS. LOCAL EXHAUS R DUCTS CONNECTED T VENTILATION.	PLY OR EXHAUS ST OR SUPPLY O THE RETURN	ST FANS, OR A FANS ARE N SIDE OF AN AIR		□ Enh □ Mor □ Red □ Mor □ Impi	anced envelope e efficient HVAC uced energy use e efficient duct tl roved air sealing	performance equipment e in service v hermal distrik and efficien	e option; performance opti vater-heating opti oution system opt t ventilation syste	on; ion; tion; or em option.				
	 M1505.4.2 SYSTEM CONTROLS. THE WHOLE-HOUSE MECHANICAL VI MANUAL OVERRIDE. CONTROLS SHA 	ENTILATION SYSTEM 3	SHALL BE PROVIDED WITH SYMBOL INDICATING THE	CONTROLS TH	HAT ENABLE		BUILD FLOO	NG THERMAL	ENVELOPE AWL SPACE	E)	R-VALUE R-47 (4" SPI	U-FACTOF RAY FOAM + R	R -21 BATT)		
	 M1505.4.3 MECHANICAL VENTILATION RATE. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR NOT LESS THAN THAT DETERMINED BY FOUATION 15-1 						EXTERIOR WALLS ROOFS				R-21 BATT R-41 (3" SPRAY FOAM + R-21 BATT)				
	Ventilation rate in cubic feet per minute =	= (0.01 x total square foo	t area of house) + [7.5 x (nur	nber of bedroom	ns + 1)]		WIND	OWS - DOUBLE	E HUNG			.30			
)E	WIND	OWS - CASEME	ENT			.29			
	WITH TABLE M1505.4.3(1) OR BOTH OF THE FOLLOWING C	EQUATION 15-1 SHAL	L BE REDUCED BY 30 PER	CENT, PROVID	ED THAT	, _		ل vvə - TRANSC S < 50% GLAS	ואר S			.27			
	1.1 A DUCTED SYSTE MORE OF THE FOLLO	M SUPPLIES VENTILA	TION AIR DIRECTLY TO EAG	CH BEDROOM .	AND TO ONE OR		DOOF	RS > 50% GLAS	S			.30			
	1.1.1 LIVINO 1.1.2 DININ	G ROOM. G ROOM. HEN													
	1.2 THE WHOLE-HOU 2. PROGRAMMED INTERMITT PERMITTED TO OPERATE INT OPERATION FOR NOT LESS PRESCRIBED IN TABLE M150 FACTOR DETERMINED IN A A	SE VENTILATION SYS ENT OPERATION. THE TERMITTENTLY WHER THAN 25 PERCENT OF 5.4.3(1), BY EQUATION COORDANCE WITH TO	TEM IA A BALANCED VENTI E WHOLE HOUSE MECHANI E THE SYSTEM HAS CONT EACH 4-HOUR SEGMENT I 15-1 OR BY EXCEPTION 1 BLE M1505 4.3(2)	LATION SYSTE ICAL VENTILAT ROLS THAT EN AND THE VENT IS MULTIPLIED	IM. ION SYSTEM IS IABLE ILATION RATE BY THE										
			<u> </u>	· •	Y Y	Y			Y		r • •				
						MENSION		REMENTS: I	R-35 SIN(GLE FAMILY	RESIDENCE				
		LC	MIN. MIN. LOT DT AREA FRONTAG	E MIN. LOT WIDTH	MIN. EFFECTIVE	MIN. FRONT	MIN. SIDE YARD	MIN. TOTAL	MIN. REAR	MAX. IMPERVIOUS	MAX. FRONT YARD	MAX. BUILDING	MAX. BUII HEIGH	LDING HT	MAX. EXPOSED
	ADDITION 168 SF				SQUARE	YARD		SIDE YARD	YARD	SURFACE RATIO	IMPERVIOUS SURFACE RATIO	COVERAGE	STORIES	FEET	BUILDING HEIGHT
	FIRST FLOOR ADDITION		5,000 SF 100 FT	125 FT	125 FT	50 FT	25 FT	60 FT	50 FT	7,500 SF	1,250 SF	3,000 SF	2.5	25 FT	40 FT
															•
		EXISTING	**30,000 125 FT	125 FT	125 FT	68.1 FT	L: 25.4 FT R:34.5 FT	**59.9 FT	92.6 FT	**9,973 SF	**1,294 SF	**3,138 SF	2	24 FT	36 FT
92.6 EXG	REMAIN 738 SF (EXG 813 SF. 75 SF	PROPOSED	**30,000 125 FT	125 FT	125 FT	66.2 FT	L: 25.4 FT	**59.9 FT	92.6 FT	**9,973 SF	**1,294 SF	*3,346 SF	2	24 FT	36 FT
						-	11.0 4 .0 F I								
SETBAC	SK 92 SF	** DENOTES A	PRE-EXISTING NON	I-COMFORM	ИІТҮ										
	EXG POOL TO REMAIN	•													

IMPERVIOUS SURFACE:

- EXG STAIRS TO BE

TO BE REMOVED

EXG POOL PATIO TO REMAIN 908 SF

- FIRST FLOOR ADDITION

EXG STAIRS TO REMAIN 45 SF

(-19 SF TO NEW STEPS)

EXG COVERED PORCH

REMOVED

(-82 SF)

18 SF

PROPOSED BUILDING COVERAGE = 3,346 SF FRONT PORCH/STAIRS = 398 SF PATIO = 185 SF

LOWER PATIO = 738 SF (-75) NEW PORCH STEPS = 92 SF POOL = 800 SF POOL PATIO = 908 SF +/-

EXTERIOR STAIRS = 45 SF DRIVEWAY = 3,461 SF +/-

TOTAL = 9,973 SF

TOTAL IMPERVIOUS COVERAGE: 9,973 SF / 30,000 SF = 0/33

BUILDING COVERAGE: DWELLING: 3,346 SF 3,346 SF / 30,000 = 0.11

IMPERVIOUS IN FRONT YARD: DRIVEWAY: 1,294 SF

AREA OF FRONT YARD: 6,250 SF

1,294 SF IMPERVIOUS / 6,250 SF = 0.21

PARKING CALCULATION: SINGLE FAMILY HOME REQUIRES 2 SPACES 3 GARAGE SPACES PROVIDED



NOTE TO CONTRACTOR:

ANY DEVIATIONS FROM THIS SET OF CONSTRUCTION DRAWINGS SHALL NOT BE PERMITTED WITHOUT THE WRITTEN AUTHORIZATION BY THE ARCHITECT, NO EXCEPTIONS. ANY DEVIATION, BY THE CONTRACTOR AND / OR OWNER, THAT WILL REQUIRE THIS OFFICE TO REDESIGN ANY ASPECT OF THESE DRAWINGS OR REQUIRE THIS OFFICE TO ADDRESS ANY DEVIATIONS WITH THE LOCAL CODE OFFICIAL WILL BE DONE ON A TIME AND MATERIAL BASIS.



CHECKED BY:

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