

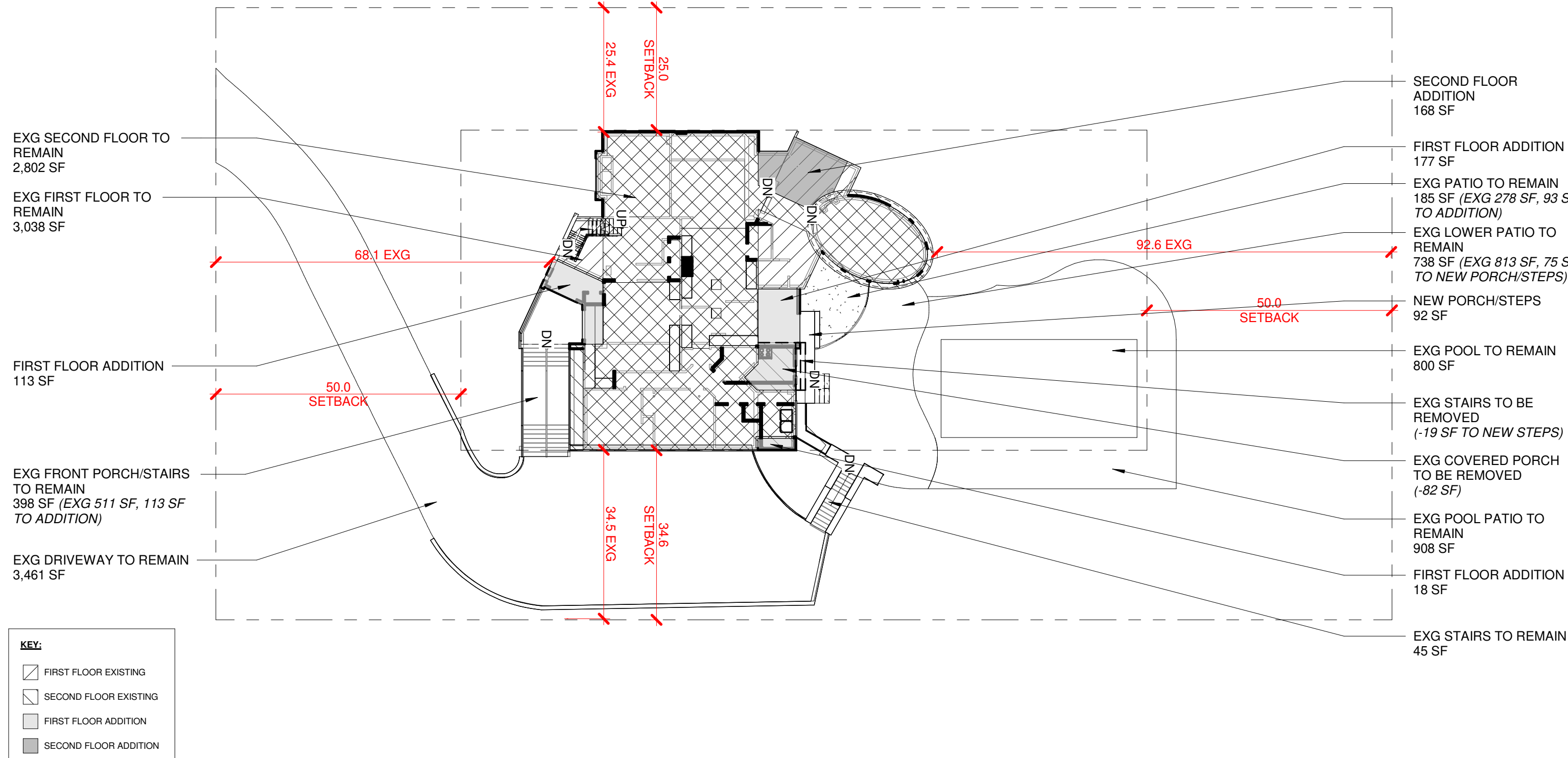
SCHAUM  
9 MARCUS DRIVE, MONSEY, NY

DRAWING LIST

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PROJECT DESCRIPTION

ADDITION AND RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE.



APPLICABLE BUILDING CODES:

NJAC 5:23-6.1 - RECONSTRUCTION  
INTERNATIONAL BUILDING CODE - NJ EDITION 2021  
INTERNATIONAL RESIDENTIAL CODE - NJ EDITION 2021  
NATIONAL ELECTRICAL CODE 2020  
NATIONAL STANDARD PLUMBING CODE 2021  
INTERNATIONAL ENERGY CONSERVATION CODE 2021 (Low-Rise Residential)  
INTERNATIONAL MECHANICAL CODE 2021  
INTERNATIONAL FUEL GAS CODE 2021  
BARRIER FREE SUBCODE ( Chapter 11 of IBC/2021 & NJAC 5:23-7 )  
ICC / ANSI A117.1 - 2017

USE GROUP R-5  
TYPE OF CONSTRUCTION VB  
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS ( TABLE 601)

EXTERIOR WALLS LESS THAN 3'-0"  
FROM PROPERTY LINE 1 HR.  
ALL OTHER EXTERIOR WALLS 0 HR.  
INTERIOR WALL 0 HR.  
ROOF CONSTRUCTION 0 HR.  
FLOOR CONSTRUCTION 0 HR.

DESIGN LOADS:

ROOF 40 P.S.F. LIVE LOAD + 15 P.S.F. DEAD LOAD  
1ST FLOOR 40 P.S.F. LIVE LOAD + 10 P.S.F. DEAD LOAD  
2ND FLOOR 30 P.S.F. LIVE LOAD + 10 P.S.F. DEAD LOAD  
INTERIOR STAIRS 40 P.S.F. LIVE LOAD + 10 P.S.F. DEAD LOAD  
DECKS 40 P.S.F. LIVE LOAD + 15 P.S.F. DEAD LOAD  
EXTERIOR BALCONIES 60 P.S.F. LIVE LOAD

1. \*INDIVIDUAL STAIR THREADS SHALL BE DESIGNED FOR THE UNIFORMLY  
DISTRIBUTED LIVE LOAD OR A 300 LB CONCENTRATED LOAD ACTING OVER AN AREA OF  
4 SQ. IN. WHICHEVER PRODUCES THE GREATER STRESS.

2. SEISMIC LOADING TO BE BASED ON REQUIREMENTS OF SECTION R301 THE 2021  
INTERNATIONAL RESIDENTIAL CODE.

3. WIND SPEED CRITERIA:  
INTERPOLATED FROM FIGURE R301.2(4) OF THE INTERNATIONAL RESIDENTIAL CODE  
2021, THE DESIGN FOR THIS BUILDING WILL RESIST A WIND SPEED OF 112 MPH.

BUILDING DATA

PROPERTY BLOCK #: 6155  
PROPERTY LOT #: 19  
EXISTING FIRST FLOOR: 3,038 SF.  
EXISTING SECOND FLOOR: 2,800 SF.  
TOTAL EXISTING: 5,838 SF.  
PROPOSED FIRST FLOOR: 230 SF.  
PROPOSED SECOND FLOOR: 269 SF.  
TOTAL ADDITION: 499 SF.

EXISTING VOLUME: 62,038 CF.  
PROPOSED ADDED VOLUME: 4,468 CF.  
PROPOSED TOTAL VOLUME: 66,506 CF.  
AREA OF LARGEST FLOOR: 3,268 SF.  
TOTAL LAND AREA DISTURBED: 322 SF.

THE FOLLOWING SECTIONS OF THE MECHANICAL CODE OF THE IRC IS INTENDED TO BE A GUIDE AND DOES NOT  
RELIEF THE CONTRACTOR AND/OR SUBCONTRACTOR OF THEIR OBLIGATIONS TO BUILD, FABRICATE AND INSTALL  
PER THE CURRENT ADOPTED BUILDING CODES.

M1503.2 DOMESTIC COOKING EXHAUST.

WHERE DOMESTIC COOKING EXHAUST EQUIPMENT IS PROVIDED, IT SHALL COMPLY WITH ONE OF THE FOLLOWING:  
1. THE FAN FOR OVERHEAD RANGE HOODS ND DOWNDRAFT EXHAUST EQUIPMENT NOT INTEGRAL WITH THE  
COOKING APPLIANCE SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 507.  
2. OVERHEAD RANGE HOODS AND DOWNDRAFT EXHAUST EQUIPMENT WITH INTEGRAL FANS SHALL COMPLY  
WITH UL 507.  
3. DOMESTIC COOKING APPLIANCES WITH INTEGRAL DOWNDRAFT EXHAUST EQUIPMENT SHALL BE LISTED AND  
LABELED IN ACCORDANCE WITH ANSI Z21.1 OR UL 858  
4. MICROWAVE OVENS WITH INTEGRAL EXHAUST FOR INSTALLATION OVER THE COOKING SURFACE SHALL BE  
LISTED AND LABELED IN ACCORDANCE WITH UL 923.

M1503.3 EXHAUST DISCHARGE.

DOMESTIC COOKING EXHAUST EQUIPMENT SHALL DISCHARGE TO THE OUTDOORS THROUGH A DUCT. THE DUCT SHALL  
HAVE A SMOOTH INTERIOR SURFACE. SHALL BE AIRTIGHT. SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER AND SHALL BE  
INDEPENDENT OF ALL OTHER EXHAUST SYSTEMS. DUCTS SERVING DOMESTIC COOKING EXHAUST EQUIPMENT SHALL NOT  
TERMINATE IN AN ATTIC OR CRAWL SPACE OR AREAS INSIDE THE BUILDING.

EXCEPTION: WHERE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, AND WHERE MECHANICAL OR  
NATURAL VENTILATION IS OTHERWISE PROVIDED, LISTED AND LABELED DUCT-LESS RANGE HOODS SHALL NOT BE  
REQUIRED TO DISCHARGE TO THE OUTDOORS.

M1053.5 KITCHEN EXHAUST RATES.

WHERE DOMESTIC KITCHEN COOKING APPLIANCES ARE EQUIPPED WITH DUCTED RANGE HOODS OR DOWN-DRAFT  
EXHAUST SYSTEMS, THE FANS SHALL BE SIZED IN ACCORDANCE WITH SECTION M1505.4.4.

M1503.6 MAKEUP AIR REQUIRED.

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.

EXCEPTION: MAKEUP AIR IS NOT REQUIRED FOR EXHAUST SYSTEMS INSTALLED FOR THE EXCLUSIVE PURPOSE OF SPACE  
COOLING AND INTENDED TO BE OPERATED ONLY WHEN WINDOWS OR OTHER AIR INLETS ARE OPEN.

M1505.2 RECIRCULATION OF AIR

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.

M1505.3 EXHAUST EQUIPMENT.

EXHAUST FANS AND WHOLE-HOUSE MECHANICAL VENTILATION FANS SHALL BE LISTED AND LABELED AS PROVIDING THE  
MINIMUM REQUIRED AIRFLOW IN ACCORDANCE WITH ANSI / AMCA 210-ANSI / ASHRAE 51.

M1505.4 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM.

WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTION M1505.4.1  
THROUGH M1505.4.4

M1505.4.1 SYSTEM DESIGN  
THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A  
COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE  
PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS - CONNECTED TO THE RETURN SIDE OF AN AIR  
HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION.

M1505.4.2 SYSTEM CONTROLS.  
THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE  
MANUAL OVERRIDE. CONTROLS SHALL INCLUDE TEXT OR SYMBOL INDICATING THEIR FUNCTION.

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 EQUATION 15-1.

Ventilation rate in cubic feet per minute = (0.01 x total square foot area of house) + [ 7.5 x (number of bedrooms + 1) ]

EXCEPTIONS:  
1. VENTILATION RATE CREDIT: THE MINIMUM MECHANICAL VENTILATION RATE DETERMINED IN ACCORDANCE  
WITH TABLE M1505.4.3(1) OR EQUATION 15-1 SHALL BE REDUCED BY 30 PERCENT, PROVIDED THAT  
BOTH OF THE FOLLOWING CONDITIONS APPLY"

1.1 A DUCTED SYSTEM SUPPLIES VENTILATION AIR DIRECTLY TO EACH BEDROOM AND TO ONE OR  
MORE OF THE FOLLOWING ROOMS:  
1.1.1 LIVING ROOM.  
1.1.2 DINING ROOM.  
1.1.3 KITCHEN.

1.2 THE WHOLE-HOUSE VENTILATION SYSTEM IA A BALANCED VENTILATION SYSTEM.  
2. PROGRAMMED INTERMITTENT OPERATION: THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS  
PERMITTED TO OPERATE INTERMITTENTLY WHERE THE SYSTEM HAS CONTROLS THAT ENABLE  
OPERATION FOR NOT LESS THAN 25 PERCENT OF EACH 4-HOUR SEGMENT AND THE VENTILATION RATE  
PRESCRIBED IN TABLE M1505.4.3(1), BY EQUATION 15-1 OR BY EXCEPTION 1 IS MULTIPLIED BY THE  
FACTOR DETERMINED IN A ACCORDANCE WITH TABLE M1505.4.3(2)

TABLE OF DIMENSIONAL REQUIREMENTS: R-35 SINGLE FAMILY RESIDENCE

|          | MIN.<br>LOT AREA | MIN. LOT<br>FRONTAGE | MIN. LOT<br>WIDTH | MIN.<br>EFFECTIVE<br>SQUARE | MIN.<br>FRONT<br>YARD | MIN. SIDE<br>YARD       | MIN.<br>TOTAL<br>SIDE<br>YARD | MIN.<br>REAR<br>YARD | MAX.<br>IMPERVIOUS<br>SURFACE<br>RATIO | MAX. FRONT<br>YARD<br>IMPERVIOUS<br>SURFACE RATIO | MAX.<br>BUILDING<br>COVERAGE | MAX. BUILDING<br>HEIGHT<br>STORIES FEET | MAX.<br>EXPPOSED<br>BUILDING<br>HEIGHT |
|----------|------------------|----------------------|-------------------|-----------------------------|-----------------------|-------------------------|-------------------------------|----------------------|----------------------------------------|---------------------------------------------------|------------------------------|-----------------------------------------|----------------------------------------|
| REQUIRED | 35,000 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<br>R:34.5 FT | **59.9 FT                     | 92.6 FT              | **9,973 SF                             | **1,294 SF                                        | **3,138 SF                   | 2 24 FT                                 | 36 FT                                  |
| PROPOSED | **30,000         | 125 FT               | 125 FT            | 125 FT                      | 66.2 FT               | L: 25.4 FT<br>R:34.5 FT | **59.9 FT                     | 92.6 FT              | **9,973 SF                             | **1,294 SF                                        | *3,346 SF                    | 2 24 FT                                 | 36 FT                                  |

\* DENOTES A NON-CONFORMITY

\*\* DENOTES A PRE-EXISTING NON-COMFORMITY

IMPERVIOUS SURFACE:

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.



THE FOLLOWING ARE THE PATHS AND OPTIONS FOR COMPLIANCE WITH THE ENERGY EFFICIENCY  
REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OF NJ 2021 EDITION:

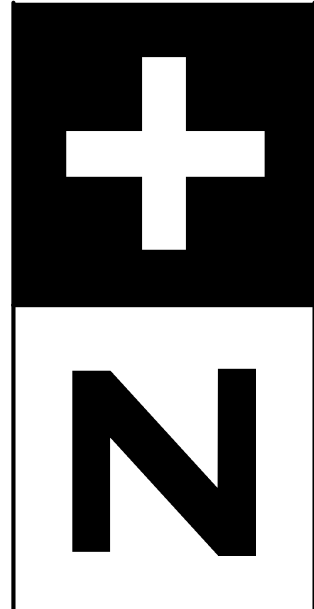
( any deviations from the list below, must be brought to the architects attention prior to any installation or field  
changes. Energy compliance must be recalculated with the proposed changes against what has already been  
submitted with the permit of these construction documents, any building system that has been modified or  
substituted without architects approval and such system installed and now does not comply, shall be replaced at  
no additional cost to the owner. )

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.  
Based on Section R402.1.5, entitled "Total UA alternative," the program automatically gives tradeoffs. A  
compliance report is generated by the program, which is to be submitted with the permit application. It must meet  
or exceed the IECC-R ("passes" by zero percent or better) based on the applicable climate zone location specified  
for each municipality.

Regardless of the compliance method chosen, an **additional energy efficiency  
package** is required. At least one package from Section R408 IECC, must be included for  
compliance: For compliance with RESCheck, Z+ has chosen, " More efficient HVAC equipment performance  
option," from the list below.

- ☐ Enhanced envelope performance option;
- ☐ More efficient HVAC equipment performance option;
- ☐ Reduced energy use in service water-heating option;
- ☐ More efficient duct thermal distribution system option; or
- ☐ Improved air sealing and efficient ventilation system option.

| BUILDING THERMAL ENVELOPE  | R-VALUE                          | U-FACTOR |
|----------------------------|----------------------------------|----------|
| FLOORS (ABOVE CRAWL SPACE) | R-47 (4" SPRAY FOAM + R-21 BATT) |          |
| EXTERIOR WALLS             | R-21 BATT                        |          |
| ROOFS                      | R-41 (3" SPRAY FOAM + R-21 BATT) |          |
| WINDOWS - DOUBLE HUNG      |                                  | .30      |
| WINDOWS - CASEMENT         |                                  | .29      |
| WINDOWS - TRANSOM          |                                  | .27      |
| DOORS < 50% GLASS          |                                  | .19      |
| DOORS > 50% GLASS          |                                  | .30      |



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SCHAUM  
RESIDENCE  
9 MARCUS DRIVE, MONSEY, NY

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All dimensions and existing conditions shall be  
checked and verified by the contractor before  
proceeding with the work.

| REV | DATE       | DESCRIPTION |
|-----|------------|-------------|
| 1   | 08/19/2024 | REVISION 1  |
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SHEET TITLE:  
TITLE SHEET

DESIGN  
DELIVERABLE:

PERMIT SET

ISSUE DATE:

06/06/24

PROJECT #:

2318

DRAWN BY:

AR

CHECKED BY:

MS

SHEET NUMBER:

T-1