

## PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held as to the following matter:

Agency: Board of Appeals  
Village of Woodsburgh  
Date: July 6, 2022  
Time: 7:00 p.m.  
Place: 30 Piermont Ave Hewlett, NY 11557

Subject: Application of Paul and Esther Rosenstock, 75 Woodmere Boulevard, Woodsburgh, New York, to construct additions, alterations and a rear deck, which construction requires variances of the following Village Code sections: (a) 150-20, to permit the (i) addition to be 14.3 feet, (ii) window well to be 10.25 feet, and (iii) deck to be 14.3 feet, from the side property line, where a minimum of 15 feet is required; (b) 150-22.2, to permit a side yard height setback ratio of 1.51, where a maximum of 1.4 is permitted; (c) 150-22.2, to permit a floor area of 8,212 square feet, where a maximum of 5,205 square feet is permitted; and (d) 150-39(B), to permit a lot coverage of 21.44% (4,825 square feet), where 15% (3,375 square feet) is permitted. Premises are designated as Section 41, Block 38, Lot 411 on the Nassau County Land and Tax Map.

The Board of Appeals, as lead agency, has determined that this application is a Type II matter under the State Environmental Quality Review Act, and requires no environmental review.

At the said time and place, all interested persons may be heard with respect to the foregoing matters.

Any person having a disability which would inhibit attendance at or participation in the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participation.

Plans and other materials associated with the application may be reviewed and downloaded at [www.woodsburghny.com](http://www.woodsburghny.com) or inspected at the office of the Village Clerk, 30 Piermont Avenue, Hewlett, New York, during regular business hours.

Dated: June 22, 2022

BY ORDER OF THE BOARD OF APPEALS  
Michelle Blandino, Village Clerk

**GENERAL NOTES:**

- NEW EXTERIOR WALL CONSTRUCTION TO CONSIST OF INSULATED ACRYLIC STUCCO WALL SYSTEM W/ DRAINAGE MATT AND DRIP CAP BY DRYVIT OR EQUAL  
5/8" CDX PLYWD. SHEATHING ON 2x4 or 2"x6 WD. WALL STUDS @ 16" O.C. W/  
5 1/2" (R21) BAT INSULATION W/ 5/8" GYP. BD. INTERIOR. (3 COATS T & S).
- INTERIOR WALL CONSTRUCTION TO CONSIST OF 2x4 WD. WALL STUDS @ 16" O.C. W/ (1) ONE LAYER 5/8" GYP. BD. EACH SIDE. (3 COATS T & S).
- FOR DIMENSIONAL CLARITY, NOMINAL DIMENSIONS ARE USED FOR WD. FRAMING MEMBERS. 4" REFERS TO 2x4 WD. WALL STUDS & 6" REFERS TO 2x6 WD. WALL STUDS. DIMENSIONS ARE FROM FRAMING MEMBER TO FRAMING MEMBER & NOT FINISH TO FINISH.
- ALL STRUCTURAL FRAMING LUMBER TO BE DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE NATIONAL FOREST PRODUCTS DIVISION. ALL FRAMING LUMBER IS TO BE DOUGLAS FIR HAVING THE FOLLOWING VALUES: #1 fb=950 psi, E=1.5, #2 fb=850 psi E=1.3.
- ALL FLOOR JOISTS SHALL BE LATERALLY SUPPORTED BY BRIDGING OR BLOCKING @ INTERVALS NOT EXCEEDING EIGHT FEET. SPACING IS TO BE CENTERED AT EQUAL DISTANCES.
- ALL CATHEDRAL CEILING RAFTERS SHALL BE ANCHORED TO FRAMED WALLS WITH "HURRICANE CLIPS". SEE LAST PAGE FOR ADDITIONAL DETAILS.
- ALL POSTS UNDER HEADERS OTHER THAN HEADERS FOR WINDOWS AND DOORS TO BE MINIMUM 4"x4" (UNLESS OTHERWISE NOTED)
- INSTALL BLOCKING BETWEEN JOISTS UNDER WALLS RUNNING PERPENDICULAR TO JOISTS. BLOCKING TO BE SAME SIZE AS JOISTS.
- ALL INTERIOR DRYWALL SHALL BE PRIMED AND PAINTED W/ 2 FINISH COATS.
- DOUBLE RAFTERS AT ALL SKY LIGHTS. PROVIDE DOUBLE FRAMING MEMBERS (SAME DIMENSIONS AS ADJACENT ROOF FRAMING) AS HEADERS FOR SKYLIGHTS WITH TECO CONNECTORS
- DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO SAME AND AROUND ALL OPENINGS
- ALL HEADERS OVER WINDOWS AND DOORS TO BE MIN (2) 2 x 8 @ EXTERIOR WALLS W/ MINIMUM OF 4" BEARING AT EACH END. PROVIDE MIN. 6"-8" A.F.F. TO UNDERSIDE OF HEADER (UNLESS OTHERWISE NOTED)
- ALL FLUSH HEADERS TO HAVE TECO FASTENERS AT CONNECTIONS OF HEADERS AND EACH FLOOR OR CEILING JOIST MEMBER.
- ALL METAL JOIST HANGERS AND OTHER METAL CONNECTORS REQUIRED SHALL BE "TECO CONNECTORS" OR EQUAL AND SHALL BE CAPABLE OF HANDLING LOADS @ CONNECTION POINTS. INSTALLATIONS SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
- INSTALL 5/8" dia. ANCHORS BOLTS (NUT & WASHER) AT 36"-0" o.c. W/ MAX. 12" FROM CORNERS NO LESS THAN 2 PER SILL, AT ALL SILL PLATE ON FOUNDATIONS WALLS. ALL SILL PLATES TO BEDT TREATED WITH ALUMINUM TERMITTE SHIELD AND SILL SEALER BETWEEN FOUNDATION AND SILL
- INSTALL 5" ALUMINUM GUTTERS AND LEADERS AS REQUIRED
- STRUCTURAL RIDGE TO BE SUPPORTED WITH 4x4 POSTS (U.O.N.)
- ALL GYPSUM BOARD IN BATHROOMS AND BEHIND KITCHEN SINK AND WET APPLIANCES IN KITCHEN TO BE WATER-RESISTANT TYPE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PATCH AND REPAIR ALL EXISTING SURFACES ADJACENT TO NEW CONSTRUCTION (WALLS, FLOORS, CEILINGS) TO ORIGINAL CONDITION.
- CONTRACTOR SHALL EXERCISE GOOD JUDGEMENT TO MINIMIZE DAMAGE TO EXISTING LANDSCAPED & PAVED AREAS. ANY DAMAGE INCURRED AS A RESULT OF NEW CONSTRUCTION SHALL BE RESTORED TO THE ORIGINAL CONDITION. GRADING AROUND NEW CONSTRUCTION SHALL SLOPE AWAY FROM HOUSE AND BLEND INTO EXISTING.
- ELECTRICAL WORK TO CONFORM TO THE NATIONAL ELECTRIC CODE AND ANY OTHER APPLICABLE LOCAL CODES. PROVIDE MINIMUM OF ONE SMOKE DETECTOR IN EACH BEDROOM AND ONE ON EACH FLOOR, INCLUDING CELLAR. SMOKE DETECTORS ARE TO BE HARDWIRED TOGETHER. PROVIDE MIN ONE HARD WIRED CARBON MONOXIDE DETECTOR AT EACH FLOOR LEVEL AND OUTSIDE SLEEPING ROOMS.
- ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH A MINIMUM SOIL PRESSURE OF 2 TONS PER SQ. FT. AND SHALL HAVE MINIMUM DEPTH OF 3'-0" OR AS NOTED.
- CONCRETE TO BE REINFORCED AS PER PLANS, MINIMUM 3,000 P.S.I. 28 DAY TEST, PREDICATED ON THE ABOVE SOIL ASSUMPTION. IF OTHER SOLS ARE ENCOUNTERED, LOWER BEARING VALUES ARE TO BE ASSUMED, AND THE FOUNDATION MUST BE REDESIGNED. ALL FOOTINGS ARE TO REST ON VIRGIN, UNDISTURBED SOIL.
- EACH TRADE IS RESPONSIBLE FOR BROOM SWEEP CLEANING OF JOB SITE AT THE END OF EACH WORKING DAY.
- EACH TRADE IS RESPONSIBLE FOR CHOPPING & ROUGH PATCHING AS REQUIRED FOR THEIR PORTION OF WORK.
- CONSTRUCTION TO CONFORM TO ALL CODES HAVING JURISDICTION.
- THESE PLANS ARE DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF NYS.
- THE ARCHITECT HAS NOT BEEN ENGAGED FOR CONSTRUCTION SUPERVISION OF ANY KIND, AND ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THERE ARE NO WARRANTIES, NOR ANY IMPLIED IN THE USE OF THESE PLANS.
- DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS ONLY.

USE	LIVE LOAD	DEAD LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10 psf	ACTUAL
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20 psf	ACTUAL
BALCONIES (EXTERIOR) AND DECKS	40 psf	ACTUAL
FIRE ESCAPES	40 psf	ACTUAL
GUARDS AND HANDRAILS	200 psf	ACTUAL
GUARD INFL COMPONENTS	50 psf	ACTUAL
PASSENGER VEHICLE GARAGES	50 psf	ACTUAL
ROOMS OTHER THAN SLEEPING ROOMS	40 lbs	ACTUAL
SLEEPING ROOMS	30 lbs	ACTUAL
STAIRS	40 lbs	ACTUAL

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3 IN 12 WITH FINISHED CEILING NOT ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS	L/360
CEILINGS WITH BRITTLE FINISHES (incl plaster & stucco)	L/240
CEILINGS WITH FLEXIBLE FINISHES (INC GYPSUM BOARD)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS - WIND LOADS <sup>1</sup> WITH PLASTER OR STUCCO FINISH	H/240
EXTERIOR WALLS - WIND LOADS <sup>2</sup> WITH OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS - WIND LOADS <sup>3</sup> WITH FLEXIBLE FINISHES	H/120
LINTELS, SUPPORTING MASONRY VENEER WALLS	L/800

GROUND SNOW LOAD 20 PSF	Wind SPEED (mph) 130 (mph)	SEISMIC DESIGN CATEGORY B	SUBJECT TO DAMAGE FROM 1,2				Ice shield underlayment required NYS 13 VALLEY & SURFAC. II PERMITS.	Flood hazards AE-9
			Weathering	Frost Depth 3 FEET	Termites MODERATE TO SEVERE	Decay MODERATE		

**WINDOWS: CODE COMPLIANCE**

- NOTE: ALL WINDOWS IN HABITABLE SPACES MEET REQUIREMENTS OF THE NYS BUILDING CODE FOR LIGHT, VENTILATION AND EGRESS.
- NOTE: ALL NEW WINDOWS SHALL MEET THE NYS CODE FOR:
- ENERGY CODE COMPLIANCE
  - WIND PRESSURE DESIGN LOADS
  - AIRBORNE OBJECT IMPACT LOADS OR AS ALTERNATIVE, PROTECTION SHALL BE PROVIDED IN COMPLIANCE WITH SECTION R301.2.1.2 AND TABLE R301.2.1.2 (FASTENERS) (required within 1 mile of water)

PROTECTION METHOD OF COMPLIANCE: WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16" (11.1 MM) AND A MAXIMUM SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 301.2.1.2, OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE

TABLE R301.2.1.2. WIND BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS (a,b,c,d)

FASTENER TYPE	FASTENER SPACING		
	PANEL SPAN < 4 FOOT	4 FOOT < PANEL SPAN < 8 FOOT	> 8 FOOT PANEL SPAN < 8 FOOT
2" #6 WOOD SCREWS	16"	12"	9"
#8 WOOD SCREWS	16"	16"	12"

- THIS TABLE IS BASED ON 120 M.P.H. WIND SPEEDS AND A 33-FOOT MEAN ROOF HEIGHT
- FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF THE WOOD STRUCTURAL PANEL.
- NAILS SHALL BE 10d COMMON OR 12d BOX NAILS.
- WHERE SCREWS ARE ATTACHED TO MASONRY OR MASONRY/STUCCO, THEY SHALL BE ATTACHED UTILIZING VIBRATION-RESISTANT ANCHORS HAVING A MINIMUM ULTIMATE WITHDRAWAL CAPACITY OF 490 POUNDS

FINAL SURVEY REQUIRED PRIOR TO ISSUE OF C.O.F.O.

SEPARATE PERMITS REQUIRED FOR HVAC, PLUMBING, DEMOLITION, DRYWELLS, & SURFACE COVERAGE.

FOUNDATION LOCATION SURVEY REQUIRED PRIOR TO START OF FRAMING

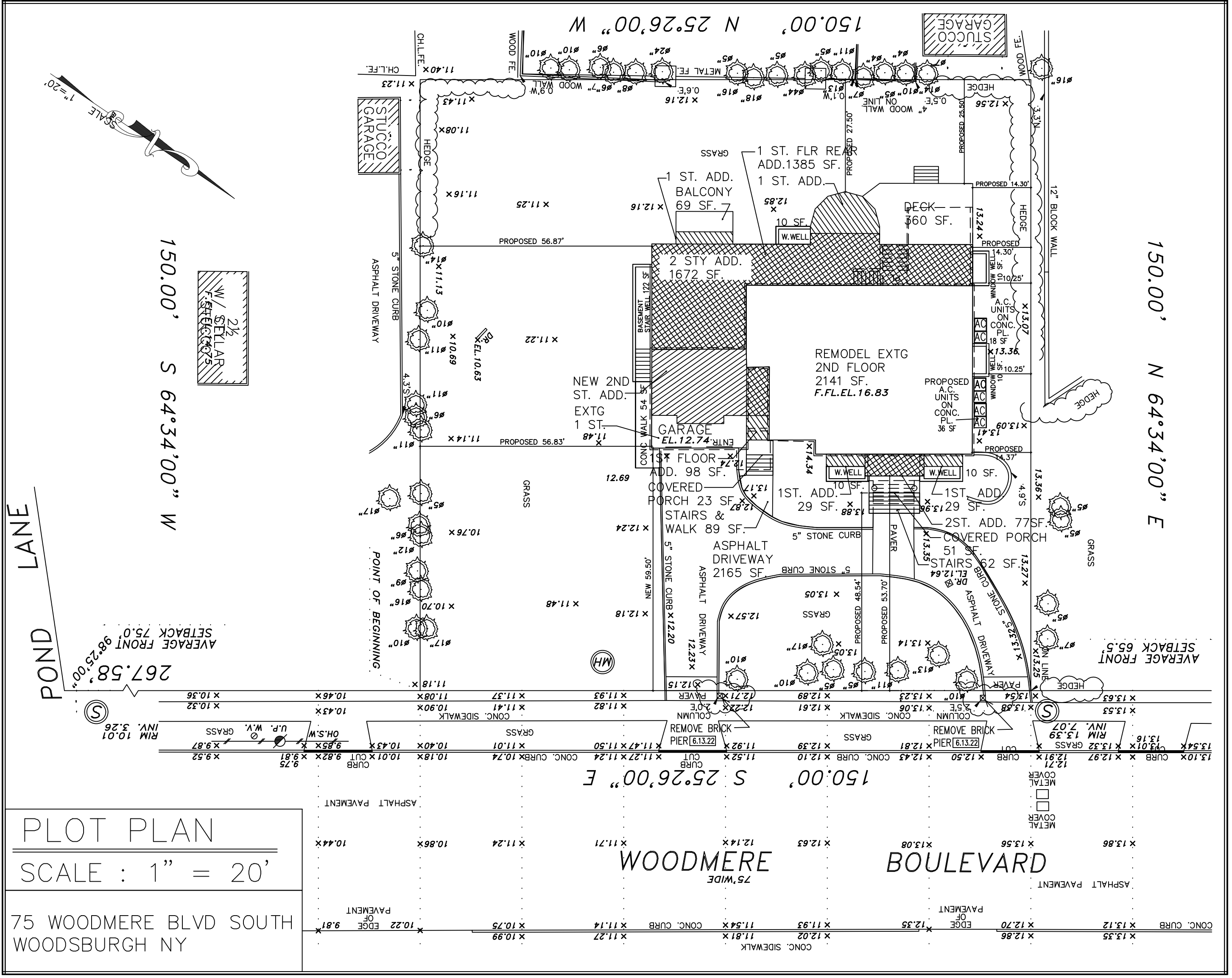


TABLE TAKEN FROM AF&PA WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (1995 EDITION)

**TABLE 3.1 NAILING SCHEDULE**

DESCRIPTION OF BUILDING ELEMENTS	NUMBER OF COMMON NAILS	NAIL SPACING
<b>ROOF FRAMING</b>		
RAFTER TO TOP PLATE (TOE NAILED)	3-8d (16")	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	3-8d (16")	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	8-16d (16")	EACH LAP
CEILING JOIST LAPS OVER PARTITION (FACE-NAILED)	8-16d (16")	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED)	8-10d (16")	PER TIE
BLOCKING TO RAFTER (TOE-NAILED)	2-8d	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2-16d	EACH END
<b>WALL FRAMING</b>		
TOP PLATE TO TOP PLATE (FACE-NAILED)	2-16d <sup>1</sup>	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4-16d	JOINTS - EACH SIDE
STUD TO STUD (FACE-NAILED)	2-16d	24" O.C.
HEADER TO HEADER (FACE-NAILED)	16d	16" o.c. ALONG EDGES
TOP PLATE OR BOTTOM PLATE TO STUD (END-NAILED)	2-16d	PER 2"x4" STUD
	3-16d	PER 2"x6" STUD
	4-16d	PER 2"x8" STUD
BOTTOM PLATE TO FLOOR JOIST, BAND, JOIST, END, JOIST OR BLOCKING (FACE-NAILED)	2-16d <sup>2</sup>	PER FOOT
<b>FLOOR FRAMING</b>		
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4-8d	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2-8d	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2-8d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3-16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2-16d <sup>1</sup>	PER FOOT
<b>ROOF SHEATHING</b>		
STRUCTURAL PANELS	8d	6" EDGE / 12" FIELD
DIAGONAL BOARD SHEATHING		
1"x6" or 1"x8"	2-8d	PER SUPPORT
1"x10" or WIDER	3-8d	PER SUPPORT
<b>CEILING SHEATHING</b>		
GYPSUM WALLBOARD	5d COOLERS	7" EDGE / 10" FIELD
<b>WALL SHEATHING</b>		
STRUCTURAL PANELS	8d	6" EDGE / 12" FIELD
FIBERBOARD PANELS		
3/4"	6d	3" EDGE / 6" FIELD
5/8"	8d	3" EDGE / 6" FIELD
GYPSUM WALLBOARD	5d COOLERS	7" EDGE / 10" FIELD
HARDBOARD	8d	6" EDGE / 12" FIELD
PARTICLEBOARD PANELS	8d	6" EDGE / 12" FIELD
DIAGONAL BOARD SHEATHING		
1"x6" or 1"x8"	2-8d	PER SUPPORT
1"x10" or WIDER	3-8d	PER SUPPORT
<b>FLOOR SHEATHING</b>		
STRUCTURAL PANELS		
1" OR LESS	8d	6" EDGE / 12" FIELD
GREATER THAN 1"	10d	6" EDGE / 6" FIELD
DIAGONAL BOARD SHEATHING		
1"x6" or 1"x8"	2-8d	PER SUPPORT
1"x10" or WIDER	3-8d	PER SUPPORT

**ZONING INFORMATION**

75 WOODMERE BLVD SOUTH WOODSBURGH, NEW YORK	PERMITTED ZONE "B"	EXISTING	PROPOSED	ZONING STATUS
LOT SIZE	MIN 20,000 SF	22,500 SF	22,500 SF	COMPLIANT
USE:	SINGLE FAMILY RES.	SINGLE FAMILY RES.	SINGLE FAMILY RES.	COMPLIANT
HEIGHT:	28' MAX	23'-8"	28'-0"	COMPLIANT
STORIES	2 1/2	2	2	COMPLIANT
FRONT YARD	MIN 35'	51.5'	48.54'	COMPLIANT
SIDE YARD LEFT	15'	56.4'	56.83'	COMPLIANT
SIDE YARD RIGHT	15'	EXTG NON CONFORMING	14.3' TO HOUSE 10.25' TO WINDOW WELL	NON COMPLIANT
REAR YARD:	25'	50.25'	10.5' TO AC UNITS	COMPLIANT
MAX FLOOR AREA	LOT AREA = 22,500 SF 3000 + 21% OVER 12000 SF 21% x 10,500 = 2205 SF 3000 + 2205 = 5205 SF	2817 SF 1ST FLR 2190 SF 2ND FLR 5007 SF TOTAL EXTG	4322 SF 1ST FLR 3890 SF 2ND FLR 8212 SF PROPOSED = 3007 SF OVER	NON COMPLIANT
MAX LOT COVERAGE 15% (structures)	15% x 22,500 = 3375 SF	HOUSE 2817 SF FRONT PORCH 76 SF DECK 323 SF EXTG 3216 SF	HOUSE AND R/O PORCHES 4396 SF DECK 360 SF M.BALCONY 69 SF PROPOSED 4825 SF (21.44% COVERAGE)	NON COMPLIANT
IMPERVIOUS COVERAGE LOT AREA = 22,500 SF	6560 + 24% x 2499 = 6560 + 600 = 7160 SF MAX PERMITTED = 7160 SF	EXTG IMPERVIOUS COVERAGE: HOUSE 2817 SF DRIVEWAY 2165 SF AC CONC BASE 32 SF TOTAL EXTG 5014 SF	PROPOSED IMPERVIOUS COVERAGE: HOUSE AND R/O PORCHES 4396 SF FRONT STAIRS 62 SF FRONT WELLS (2) 20 SF SIDE WELLS (2) 20 SF REAR WELL 10 SF WALK TO BSMT STAIRS 54 SF BSMT STAIRS & WELL 122 SF MUD RM STAIRS & WALK 89 SF DRIVEWAY 2165 SF AC CONC BASES 18+36 = 54 SF TOTAL PROPOSED 6992 SF	COMPLIANT
HEIGHT SETBACK RATIOS	FRONT MAX 0.60 RIGHT SIDE MAX 1.4 LEFT SIDE MAX 1.4	FRONT 0.37 EXTG RIGHT SIDE 1.38 EXTG LEFT SIDE 0.27 EXTG	FRONT 0.56 PROPOSED RIGHT SIDE 1.51 PROPOSED LEFT SIDE 0.50 PROPOSED	COMPLIANT NON COMPLIANT COMPLIANT

DATE: 5.8.22 SCALE: 1/4" = 1'-0" REVISIONS: 6.13.22 BRICK PERIS REMOVED

REGISTERED ARCHITECT ALBERT ENG. R.A.

THIS CERTIFIES THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT COMPLY WITH THE LATEST PROVISIONS OF THE 2015 IECC AND THE 2015 IRC AS ADOPTED BY NEW YORK STATE.

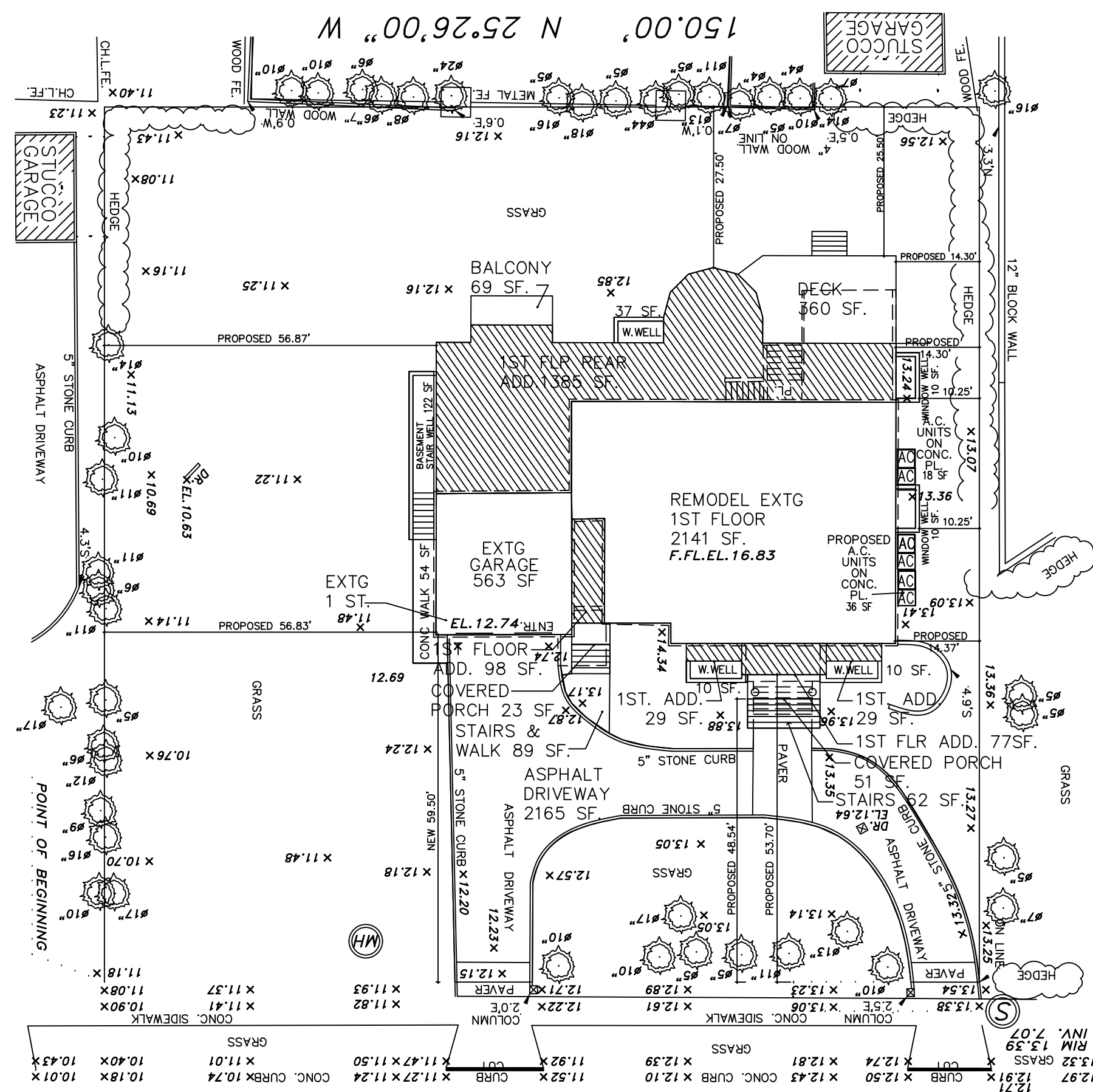
CHRISTOPHER ALBERT ENG. R.A.

PLOT PLAN, ZONING, CODE COMPLIANCE NOTES

JOHN MACLEOD RIBA INC. 631 473 0749

ROSENSTOCK RESIDENCE  
75 WOODMERE BLVD SOUTH  
WOODSBURGH NY

1



FIRST FLOOR AREA CALCULATIONS

BUILDING COVERAGE

1ST FLR REAR ADDNT.	1385 SF
1ST. FLR ADDNT	29 SF
1ST. FLR ADDNT	29 SF
REMODEL EXTG 1ST FLR	2141 SF.
1ST FLR ADDNT	98 SF.
EXTG GARAGE	563 SF
1ST FLR. ADD.	77 SF.
COVERED MAIN PORCH	51 SF.
COVERED LEFT PORCH	23 SF.
	4396 SF ✓
DECK	360 SF
M.BALCONY	69 SF
TOTAL LOT COVERAGE	4825 SF ✓

PROPOSED IMPERVIOUS COVERAGE:

HOUSE AND R/O PORCHES	4396 SF
FRONT STAIRS	62 SF
FRONT WELLS (2)	20 SF
SIDE WELLS (2)	20 SF
REAR WELL	10 SF
WALK TO BSMT STAIRS	54 SF
BSMT STAIRS & WELL	122 SF
MUD RM STAIR & WALK	89 SF
DRIVEWAY	2165 SF
AC CONC BASES 18+36	=54 SF
TOTAL PROPOSED	6992 SF ✓

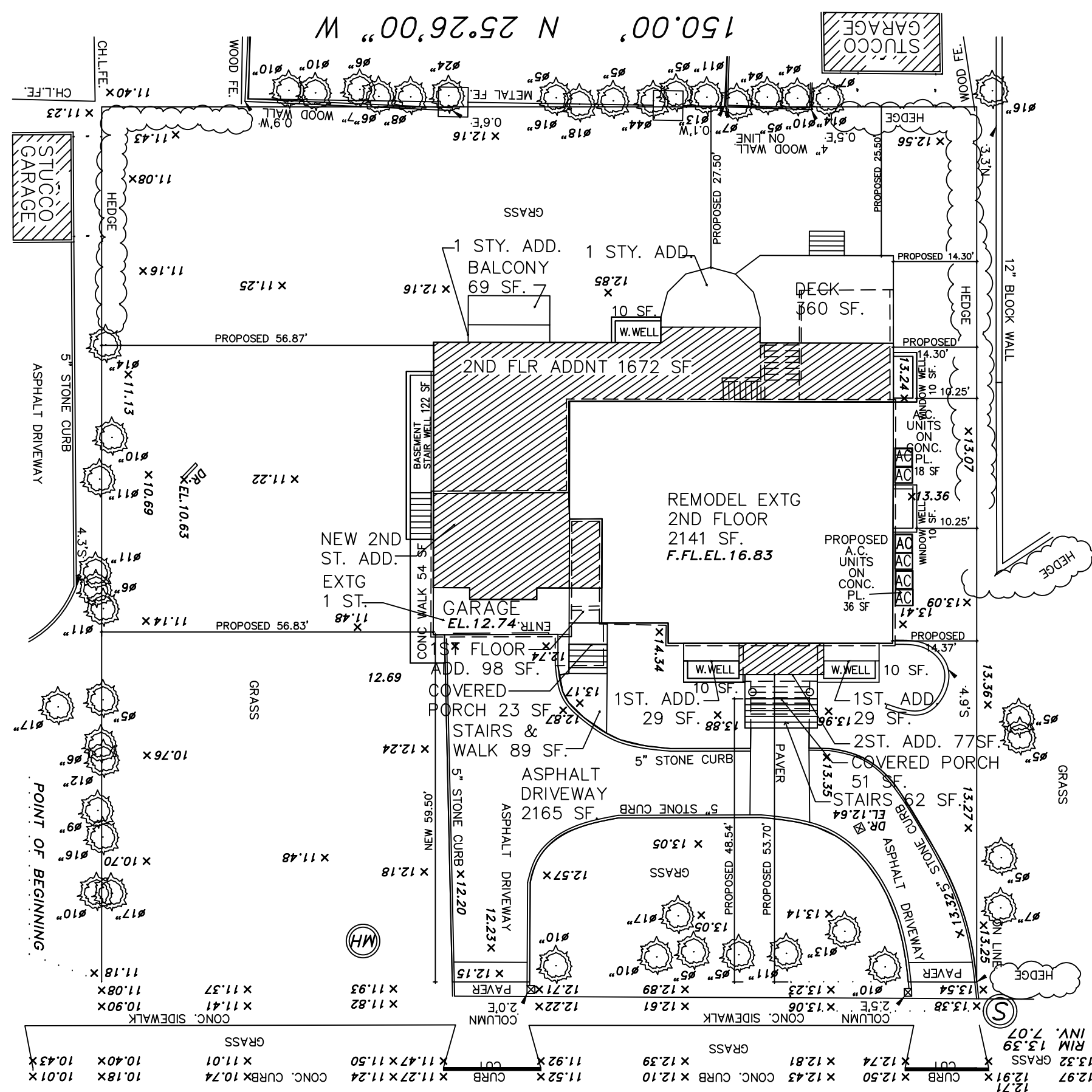
1ST FLOOR AREA

1ST FLR REAR ADDNT.	1385 SF
1ST. FLR ADDNT	29 SF
1ST. FLR ADDNT	29 SF.
REMODEL EXTG 1ST FLR	2141 SF.
1ST FLR ADDNT	98 SF.
EXTG GARAGE	563 SF
1ST FLR. ADD.	77 SF.
	4322 SF ✓

2ND FLOOR AREA

2ND FLR ADDNT REAR	1672 SF
REMODEL EXTG 2ND FLR	2141 SF
2ND FLR. ADDNT FRONT.	77 SF.
	3889 SF ✓

TOTAL FLOOR AREA: 4322 SF + 3889 SF = 8212 SF



SECOND FLOOR AREA CALCULATIONS

DATE: 5.26.22  
 SCALE: 1/4" = 1'-0"  
 REVISIONS:



SITE LOCATION:  
 DRAWING TITLE:  
 AREA CALCULATIONS BREAKDOWN

JOHN MACLEOD RIBA INC.  
 631 473 0749

ROSENSTOCK RESIDENCE  
 75 WOODMERE BLVD SOUTH  
 WOODSBURGH NY

JOB #  
 DWG. #  
 A-1A

**ROOF CONSTRUCTION:**  
 LIFETIME FIBERGLASS SHINGLE ROOFING  
 30# FELT PAPER  
 3/4" CDX PLYWOOD SHEATHING  
 2"x12" ROOF RAFTERS @ 16" o.c. (SEE PLANS)  
 2x12" AND 14" W.L. RIDGES, 2x6 COLLAR TIES, SEE PLANS  
 EXTEND ICE SHIELD 24" HORIZ DIM  
 FROM EAVES, VALLEYS & JUNCTIONS

**INSULATION:**  
 R-20 OPEN CELL SPRAYED INSULATION @ EXTERIOR WALLS  
 R-30 OPEN CELL SPRAYED INSULATION @ ROOF RAFTERS  
 R-30 OPEN CELL SPRAYED INSULATION @ 1ST FLOOR  
 FIBERGLASS BATT SOUND INSULATION BETWEEN FLOORS  
 AND AROUND ALL BATHROOMS AND BEDROOMS

**WALL CONSTRUCTION:**  
 ALUMINUM LEADERS AND GUTTERS  
 FRAMED AND STUCCO FINISHED FASCIAS  
 UNVENTED STUCCO FINISHED SOFFITS

ACRYLIC STUCCO SYSTEM BY DRIVIT OR EQUAL WITH  
 DRAINAGE MAT BEHIND RIGID INSULATION BOARDS  
 DRIP FLASHING AT BOTTOM OF WALLS.  
 2" R-10 RIGID INSULATION BOARDS  
 5/8" CDX PLYWOOD SHEATHING  
 2"x6" STUDS @ 16" o.c.  
 R-20 OPEN CELL SPRAYED INSULATION  
 5/8" GYPSUM BOARD ALL WALLS & CLG  
 UNLESS NOTED  
 LOW E SOL. 400 SERIES WINDOWS BY ANDERSEN  
 (BLACK).

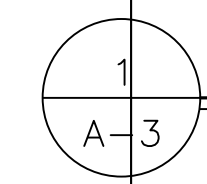
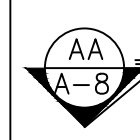
**FRAMED FLOOR CONSTRUCTION:**  
 3/4" T&G WATER RESISTANT PLYWOOD SUB FLOOR  
 12" TJI 360 FLOOR JOISTS  
 @ 12" AND 16" o.c. (SEE PLANS)  
 CROSS BRIDGING @ 1/3 SPAN  
 DOUBLE FLOOR JOISTS UNDER ALL BATHROOMS  
 MICROLAM GIRDERS AS PER PLANS  
 STEEL BEAMS AND COLUMNS AS PER PLANS  
 DOUBLE FLOOR JOISTS UNDER PARTITION WALLS

**CRAWL SPACE CONSTRUCTION**  
 4" CONC. SLAB 6X6 10/10 W/M  
 ON VAPOR BARRIER  
 R-30 OPEN CELL SPRAYED INSULATION BETWEEN JOISTS  
 VENT TO FEMA AND NYS CODE FLOOD VENTS  
 1 SQ INCH VENT PER 1 SF FLOOR AREA

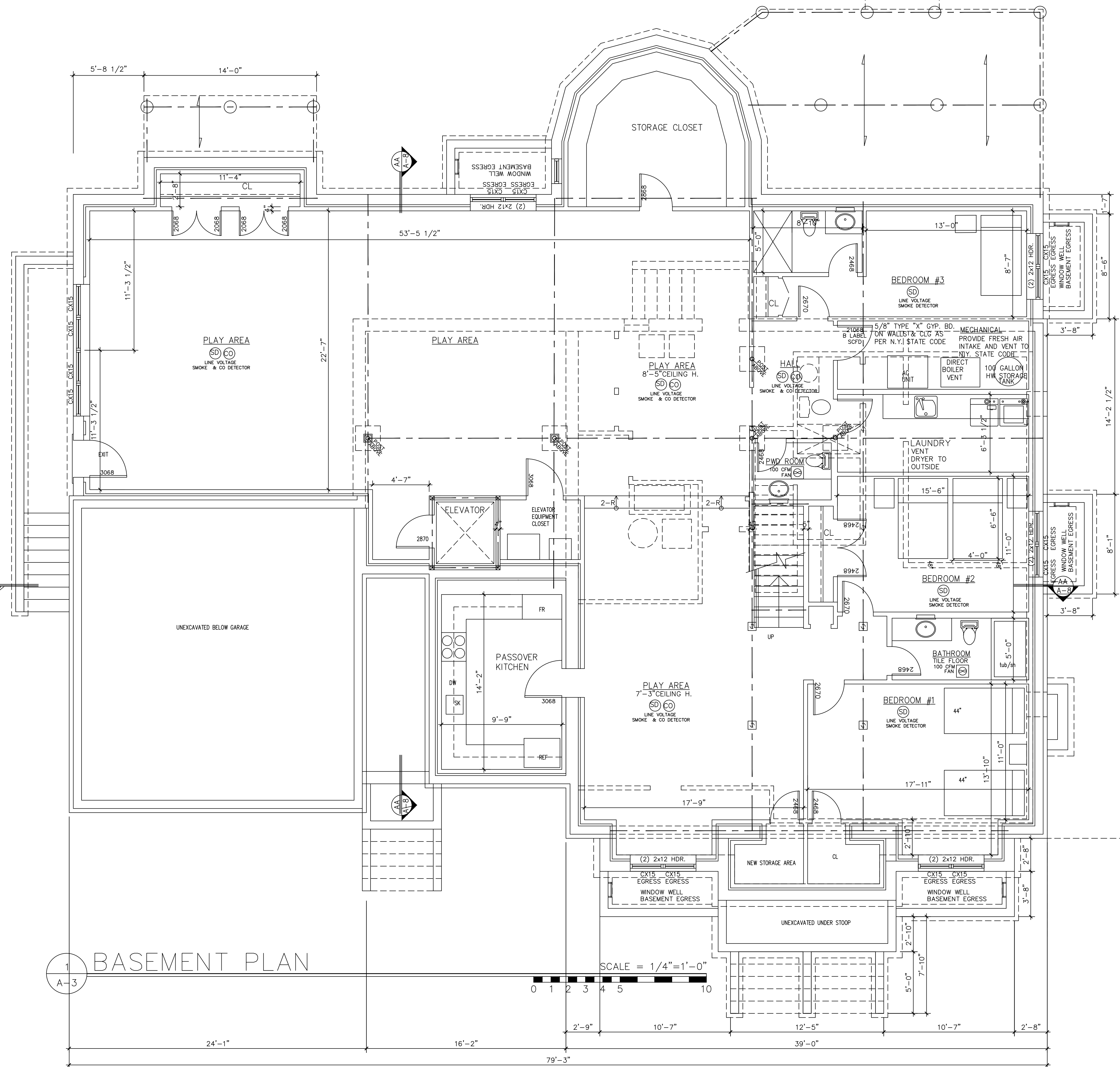
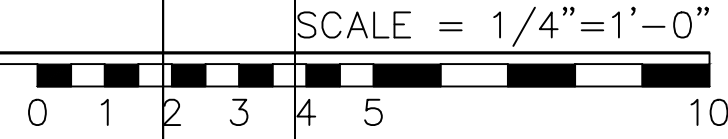
**FOUNDATION CONSTRUCTION:**  
 5/8" DIAM. ANCHOR BOLTS 12" LONG  
 @ 36" o.c. MAX 12" FROM CORNERS  
 3X3X1/4 BEARING PLATES UNDER BOLTS  
 SILL SEALER AND TERMITE SHIELD  
 12" THICK POURED CONC. FOUNDATION WALLS  
 (2) #5 REBARS TOP, CENTER & BOTTOM  
 ON 24"x12" POURED CONC. FOOTINGS.  
 REINF. W/ (4) #5 REBAR CONT.  
 BOTTOM OF FOOTING TO BEAR ON  
 UNDISTURBED SOIL AT MIN 3" BELOW GRADE  
 APPLY WATERPROOFING TO EXTERIOR  
 OF FOUNDATION WALL BELOW GRADE

**FOUNDATION**

- FOOTINGS SHALL BEAR ON ACCEPTABLE UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF TWO (2) TONS PER SQUARE FOOT (VERIFY IN FIELD) AND SHALL EXTEND 3'-0" MIN. BELOW FINISHED GRADE.
- EXCAVATE AND BACKFILL IN A MANNER AND SEQUENCE THAT WILL PROVIDE PROPER DRAINAGE AT ALL TIMES.
- KEEP EXCAVATIONS FREE FROM WATER AND ICE. DO NOT PLACE FILL MATERIAL ON MUDDY OR FROZEN SUBGRADE SURFACE.
- HAND TRIM FOUNDATION EXCAVATIONS TO FINAL GRADE JUST BEFORE CONCRETE IS PLACED AND COMPACTED WITH A HAND OPERATED PLATE TYPE COMPACTOR.
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- MOISTURE - CONDITION FILL MATERIAL BY AERATING OR WATERING AND THOROUGHLY MIXING MATERIAL TO OBTAIN OPTIMUM MOISTURE CONTENT PERMITTING PROPER COMPACTION.
- SPREAD ACCEPTABLE FILL MATERIAL UNIFORMLY IN LAYERS NOT GREATER THAN EIGHT (8") INCHES OF LOOSE THICKNESS OVER ENTIRE FILL AREA.
- USE HAND TAMPERS OR VIBRATING COMPACTORS AT FOUNDATION WALLS, RETAINING WALLS OR SIMILAR LOCATIONS. DO NOT USE LARGE ROLLING EQUIPMENT ADJACENT TO FOUNDATION AND RETAINING WALLS.
- DO NOT BACKFILL AND COMPACT AGAINST FOUNDATION AND RETAINING WALLS UNTIL CONCRETE HAS REACHED DESIGN STRENGTH AND WALLS ARE PROPERLY BRACED BY ADJACENT CONSTRUCTION OR TEMPORARY MEANS ACCEPTABLE AND APPROVED BY THE ARCHITECT.
- COMPACT SUBGRADES WITH A VIBRATORY ROLLER.
- SOIL COMPACTIONS AND DENSITIES SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D1557, METHOD C. COMPACT UNDER SLABS, FOUNDATIONS AND FOOTINGS AT ONE HUNDRED (100) PERCENT OF MAXIMUM DENSITY. COMPACT BACKFILL AT WALLS, EMBANKMENTS AND UNDER PAVED AREAS AT NINETY (90 %) PERCENT OF MAXIMUM DENSITY.
- PROVIDE CONTINUOUS MEMBRANE WATERPROOFING AT THE EXTERIOR PERIMETER OF ALL NEW FOUNDATION WALLS.  
 SLAB @ 3,500 psi @ 27 DAYS  
 WALLS @ 3,500 psi @ 27 DAYS



**BASEMENT PLAN**



JOB # \_\_\_\_\_  
 DATE: 4/1/22  
 SCALE: 1/4" = 1'-0"  
 REVISIONS: \_\_\_\_\_  
 DWG. # A-2



SITE LOCATION: JOHN MACLEOD RIBA INC.  
 631 473 0749  
 DRAWING TITLE: FOUNDATION PLAN

ROSENSTOCK RESIDENCE  
 75 WOODMERE BLVD SOUTH  
 WOODSBURGH NY

**ROOF CONSTRUCTION:**  
 LIFETIME FIBERGLASS SHINGLE ROOFING  
 30# FELT PAPER  
 3/4" CDX PLYWOOD SHEATHING  
 2"x12" ROOF RAFTERS @ 16" o.c. (SEE PLANS)  
 2X12 AND 14" M.L. RIDGES, 2X6 COLLAR TIES, SEE PLANS  
 EXTEND ICE SHIELD 24" HORIZ DIM  
 FROM EAVES, VALLEYS & JUNCTIONS

**INSULATION:**  
 R-20 OPEN CELL SPRAYED INSULATION @ EXTERIOR WALLS  
 R-30 OPEN CELL SPRAYED INSULATION @ ROOF RAFTERS  
 R-30 OPEN CELL SPRAYED INSULATION @ 1ST FLOOR

FIBERGLASS BATT SOUND INSULATION BETWEEN FLOORS  
 AND AROUND ALL BATHROOMS AND BEDROOMS

**WALL CONSTRUCTION:**  
 ALUMINUM LEADERS AND GUTTERS  
 FRAMED AND STUCCO FINISHED FASCIAS  
 UNVENTED STUCCO FINISHED SOFFITS

ACRYLIC STUCCO SYSTEM BY DRIVIT OR EQUAL WITH  
 DRAINAGE MAT BEHIND RIGID INSULATION BOARDS  
 DRIP FLASHING AT BOTTOM OF WALLS.  
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 LOW E SLD 400 SERIES WINDOWS BY ANDERSEN  
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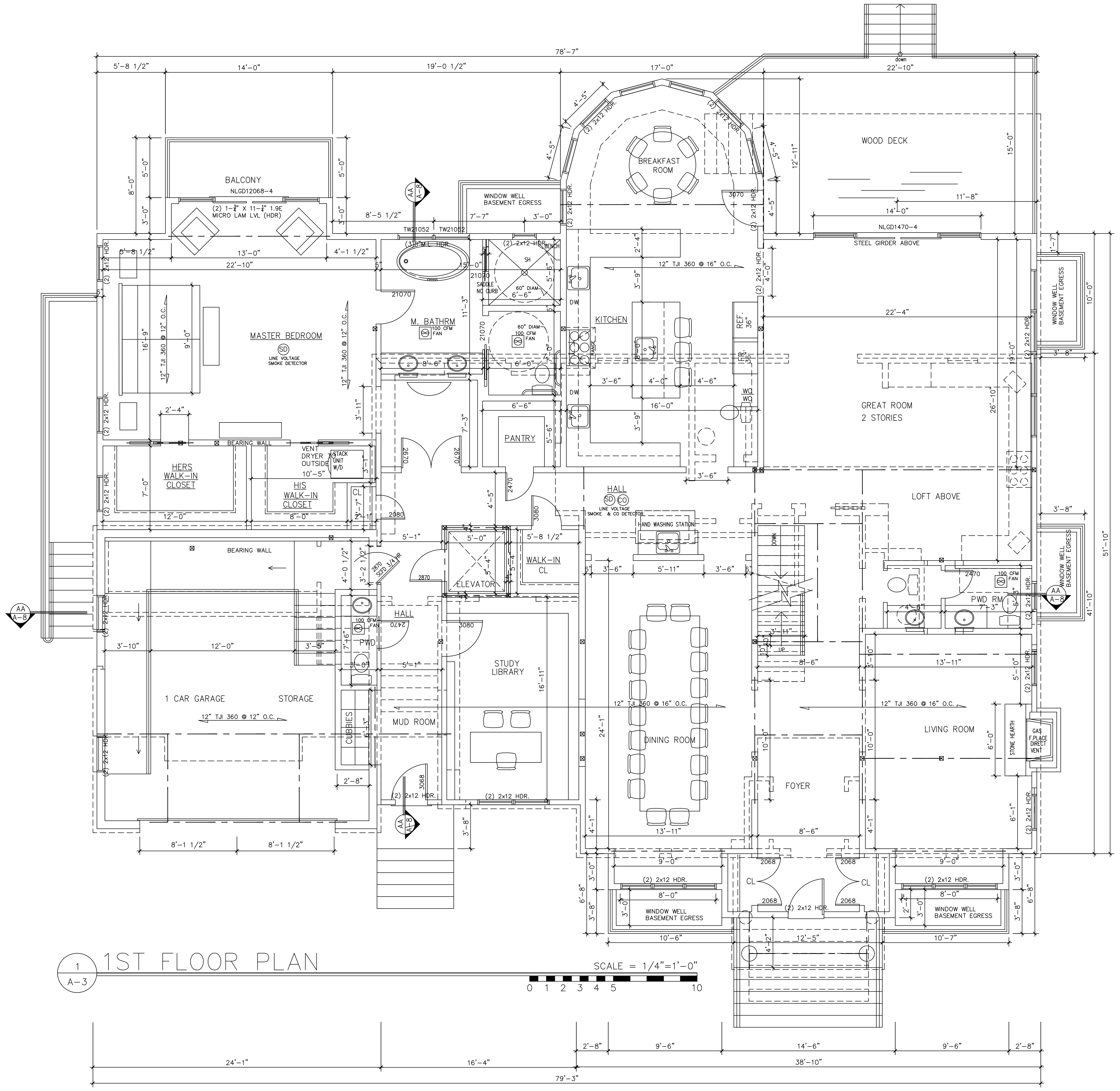
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 STEEL BEAMS AND COLUMNS AS PER PLANS  
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**CRAWL SPACE CONSTRUCTION:**  
 4" CONC SLAB 6X6 10/10 W/M  
 ON VAPOR BARRIER  
 R-30 OPEN CELL SPRAYED INSULATION BETWEEN JOISTS  
 VENT TO FEMA AND NYS CODE FLOOD VENTS  
 1 SQ INCH VENT PER 1 SF FLOOR AREA

**FOUNDATION CONSTRUCTION:**  
 5/8" DIAM. ANCHOR BOLTS 12" LONG  
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 BOTTOM OF FOOTING TO BEAR ON  
 UNDISTURBED SOIL AT MIN 3' BELOW GRADE  
 APPLY WATERPROOFING TO EXTERIOR  
 OF FOUNDATION WALL BELOW GRADE

**FOUNDATION**

- FOOTINGS SHALL BEAR ON ACCEPTABLE UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF TWO (2) TONS PER SQUARE FOOT (VERIFY IN FIELD) AND SHALL EXTEND 3'-0" MIN. BELOW FINISHED GRADE.
- EXCAVATE AND BACKFILL IN A MANNER AND SEQUENCE THAT WILL PROVIDE PROPER DRAINAGE AT ALL TIMES.
- KEEP EXCAVATIONS FREE FROM WATER AND ICE. DO NOT PLACE FILL MATERIAL ON MUDDY OR FROZEN SUBGRADE SURFACE.
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 JOHN MACLEOD RIBA INC.  
 631 473 0749

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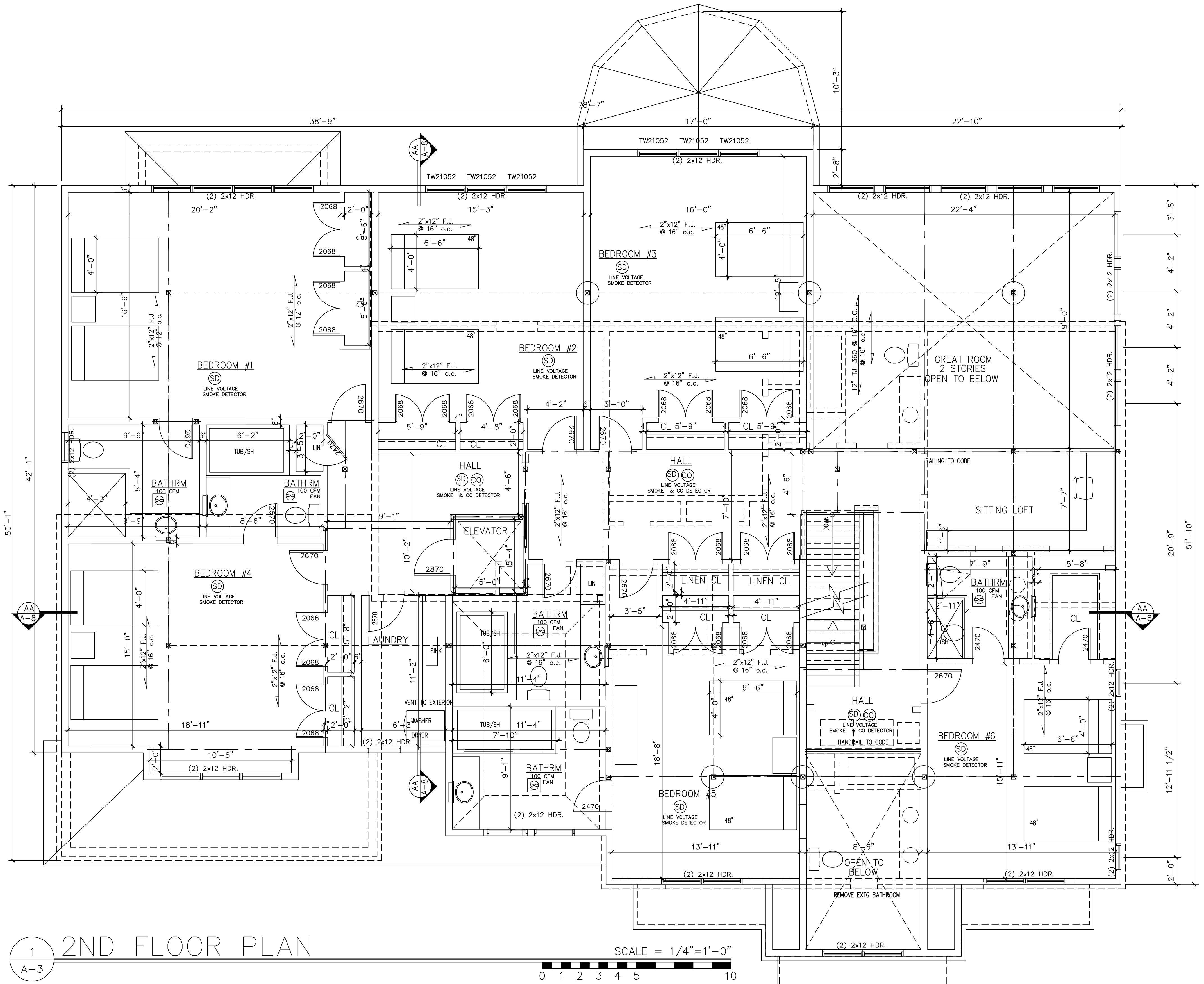
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1 2ND FLOOR PLAN  
 A-3

SCALE = 1/4" = 1'-0"  
 0 1 2 3 4 5 10

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 SCALE: 1/4" = 1'-0"  
 REVISIONS: \_\_\_\_\_  
 DWG. # A-4



SITE LOCATION:  
 JOHN MACLEOD RIBA INC.  
 631 473 0749

DRAWING TITLE:  
 EXISTING

SECOND FLOOR PLAN

ROSENSTOCK RESIDENCE  
 75 WOODMERE BLVD SOUTH  
 WOODSBURGH NY

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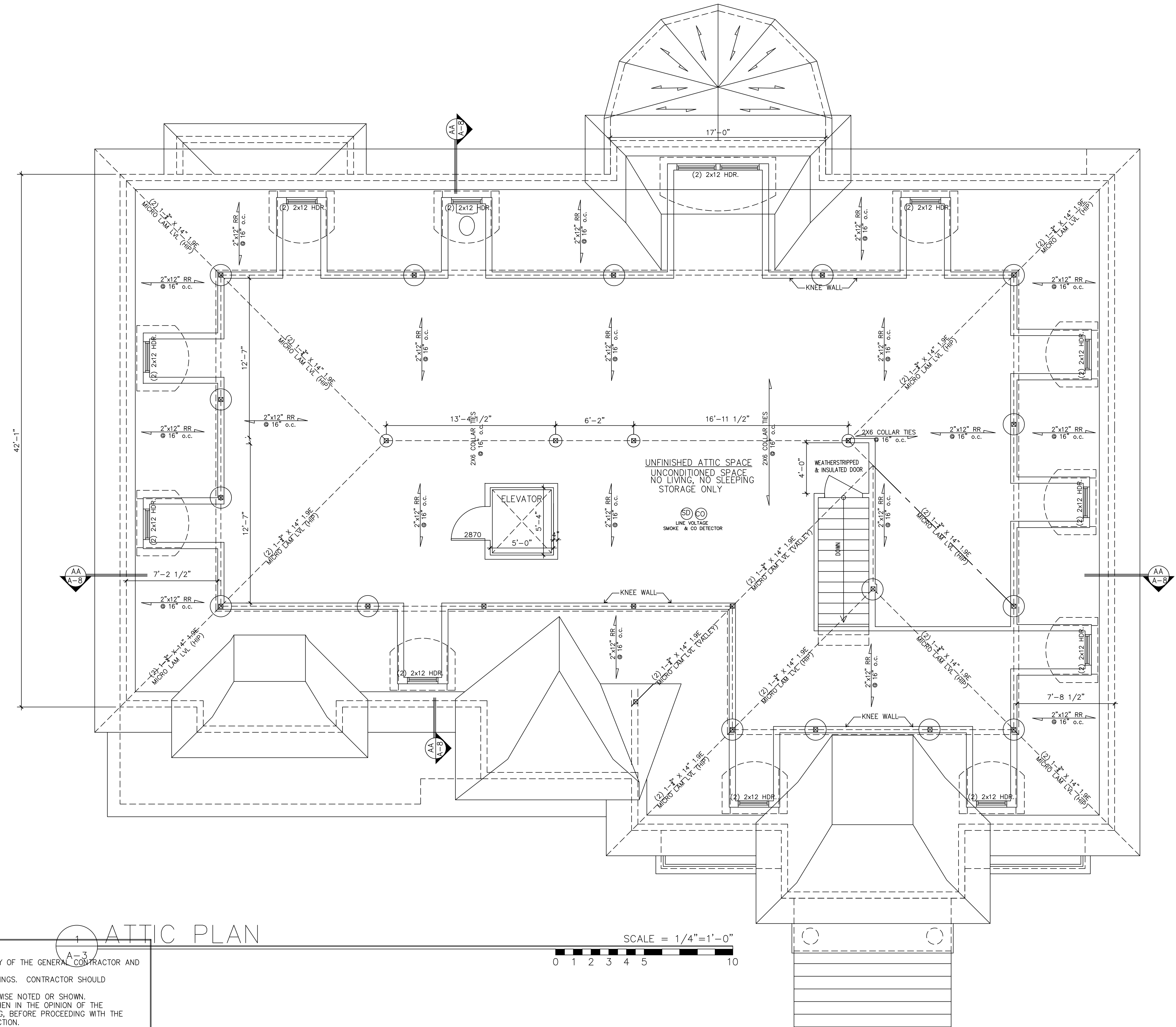
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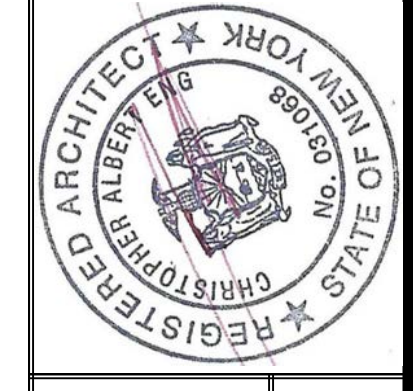


1 ATTIC PLAN  
 A-3

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SITE LOCATION:  
 JOHN MACLEOD RIBA INC.  
 631 473 0749

DRAWING TITLE:

JOHN MACLEOD RIBA INC.  
 631 473 0749

ROSENSTOCK RESIDENCE  
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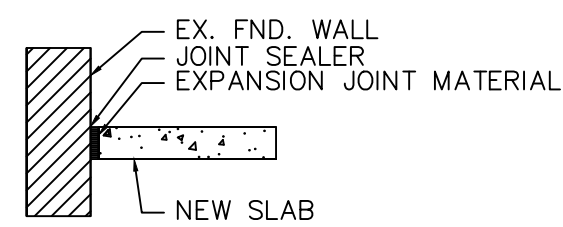
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 APPLY WATERPROOFING TO EXTERIOR OF FOUNDATION WALL BELOW GRADE

**NOTE:**  
 G.C RESPONSIBLE FOR ORDERING SOIL TEST AND CHECK FOR BEARING CAPACITY OF SOIL AND WATER TABLE LEVEL. (PLANS ASSUME A BEARING CAPACITY OF 2 TONS PER SQ. FT.)

**TYPICAL NEW SLAB TO EX. CONC. WALL**



**PLATES AND SILLS**  
 BOTTOM OF SILL 8in. TO EARTH .... 323.1  
 SILL MATERIAL TREATED OR NATURALLY DECAY - RESISTANT .... 323.1

**ANCHOR BOLTS**  
 5/8 in. BOLTS MIN. 7in. EMBEDMENT MAX 3ft. SPACING ... 403.1.6  
 WITHIN 12in. OF END OF SILL .... FIG. b5 403.1.6  
 SDC D1&D2: 3in. BEARING PLATE WASHERS, BOLTS 3ft. O.C. FOR 2 STORY ... 403.1.6.1

**HOLD-DOWNS**  
 BOLTS INSTALLED TO MANUFACTURE'S SPECS .... FIG.B5 MANU  
 ALL LOAD TRANSFERS FLOOR TO FLOOR TO DESIGN SPECS .... 601.2  
 HOLD-DOWN EMBEDMENT PER DESIGN SPECS. .... MANU.

**CONCRETE MASONRY UNITS (CMU'S)**  
 GENERAL  
 6in. BLOCK OK FOR ONE STORY < 9 ft .... 606.2.1  
 8in. BLOCK IF MORE THAN ONE STORY OR > 9 ft. .... 606.2.1  
 BEAM CONNECTIONS 1/2 in. AIR SPACE ON 3 SIDES .... 323.1  
 ROOF AND FLOOR STRUCTURES TO BE ANCHORED TO MASONRY WALLS ... 606.10

**GROUT**  
 ALL CELLS WITH REINFORCEMENT MUST BE FILLED. .... 609.4.1  
 CLEANOUTS REQUIRED AT BOTTOM OF EACH GROUDED CELL FOR POURS ... 4ft ... 609.1.5.2  
 GROUT CONTINUOUS POUR, MAX. LIFT 5ft ... 609.1.4  
 CLEAN GROUT SPACE - MAX. 1/2in. PROJECTIONS ... 609.1.3

**REINFORCING**  
 SD CATEGORY D1 & D2: MIN. #3 VERTICAL BARS 4ft. O.C. .... 404.1.4  
 VERTICAL REBAR < 6% OF GROUT SPACE ... T609.1.2  
 LAP REBAR SPLICES 40x BAR DIA. .... F606.10 (2)  
 SUPPORT/POSITIONERS MIN. 200 BAR DIA. (8ft. #4 BAR) ... 609.4.1  
 COVER MIN. 3/4 in.; 2in. TO WEATHER OR SOIL ... 606.12

**SMOKE DETECTORS**  
 NEW CONSTRUCTION HARD-WIRED WITH BATTERY BACKUP .... 317.2  
 REQUIRED IN EACH BEDROOM AND ADJOINING HALL .... FIG. b25 317.1  
 AT LEAST ONE REQUIRED EACH STORY AND BASEMENT .... FIG. b25 317.1  
 MUST BE INTERCONNECTED AND AUDIBLE FROM SLEEPING ROOMS ....



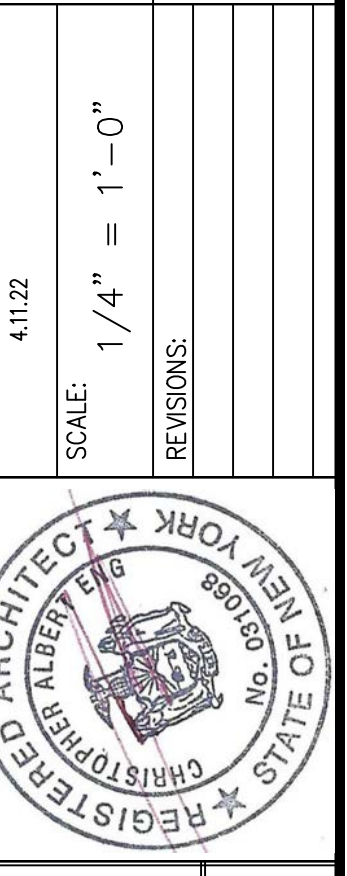
1 FRONT ELEVATION  
A-3

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



1 REAR ELEVATION  
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 UNVENTED STUCCO FINISHED SOFFITS

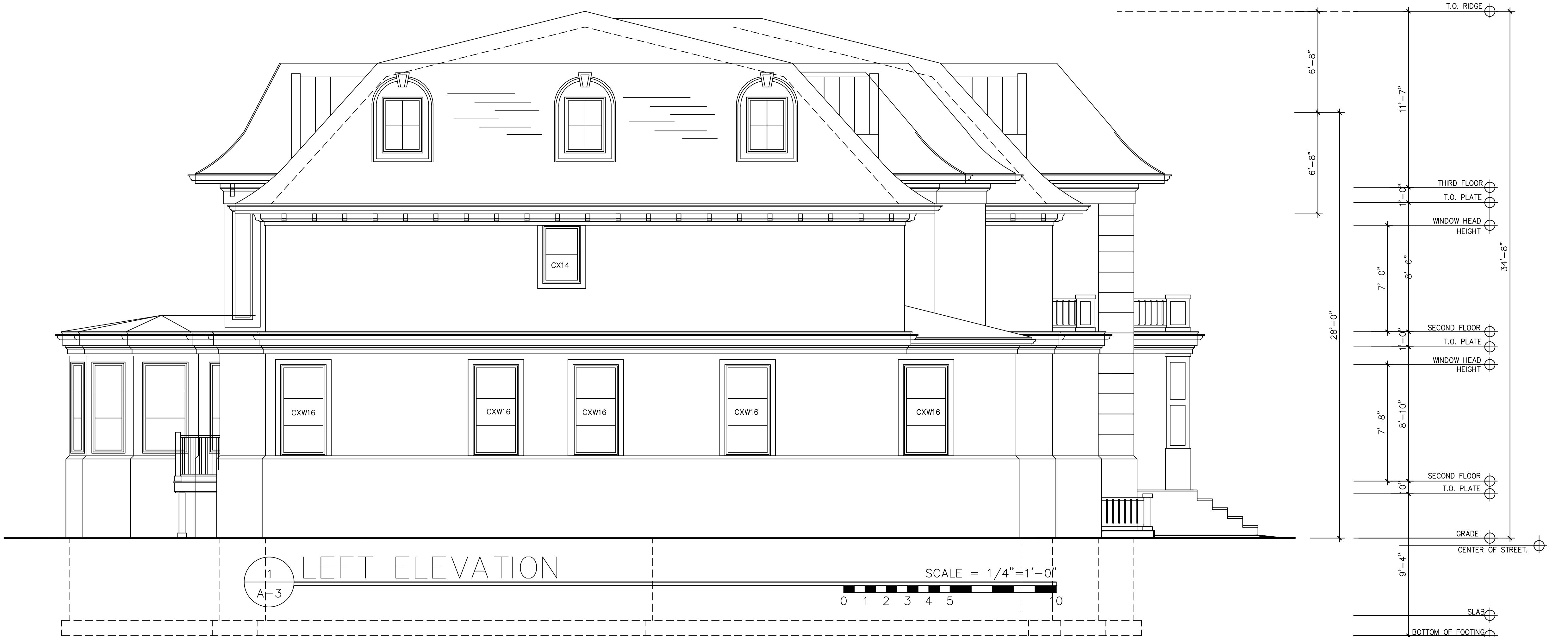
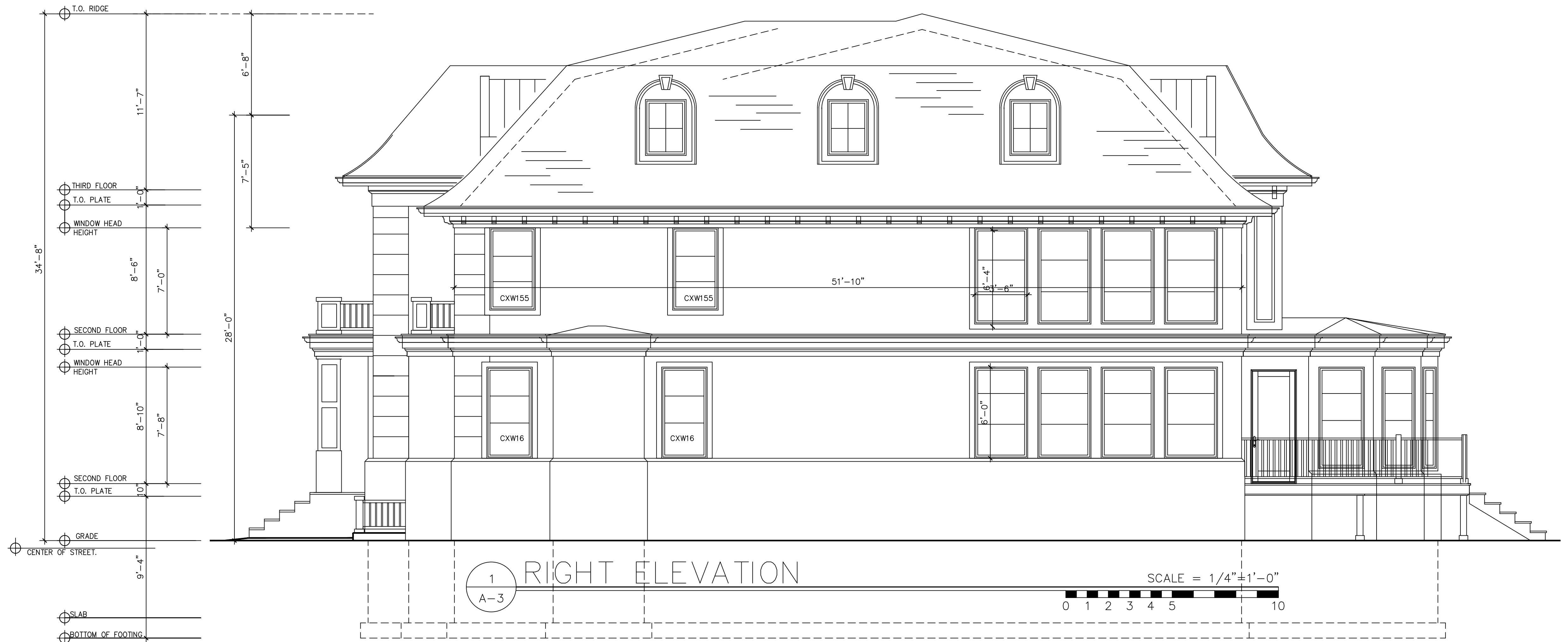
ACRYLIC STUCCO SYSTEM BY DRIVIT OR EQUAL WITH DRAINAGE MAT BEHIND RIGID INSULATION BOARDS  
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 2"x6" STUDS @ 16" O.C.  
 R-20 OPEN CELL SPRAYED INSULATION  
 5/8" GYPSUM BOARD ALL WALLS & CLG UNLESS NOTED

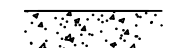


LOW E SOL 400 SERIES WNDOWS BY ANDERSEN (BLACK).

**FRAMED FLOOR CONSTRUCTION:**  
 3/4" T&G WATER RESISTANT PLYWOOD SUB FLOOR  
 12" TJI 360 FLOOR JOISTS @ 12" AND 16" o.c. (SEE PLANS)  
 CROSS BRIDGING @ 1/3 SPAN  
 DOUBLE FLOOR JOISTS UNDER ALL BATHROOMS  
 MICROLAM GIRDERS AS PER PLANS  
 STEEL BEAMS AND COLUMNS AS PER PLANS  
 DOUBLE FLOOR JOISTS UNDER PARTITION WALLS

**CRAWL SPACE CONSTRUCTION:**  
 4" CONC SLAB 6X6 10/10 W/M ON VAPOR BARRIER  
 R-30 OPEN CELL SPRAYED INSULATION BETWEEN JOISTS  
 VENT TO FEMA AND NYS CODE FLOOD VENTS  
 1 SQ INCH VENT PER 1 SF FLOOR AREA

**FOUNDATION CONSTRUCTION:**  
 5/8" DIAM. ANCHOR BOLTS 12" LONG @ 36" O.C. MAX 12" FROM CORNERS  
 3X3X1/4 BEARING PLATES UNDER BOLTS  
 SILL SEALER AND TERMITE SHIELD  
 12" THICK POURED CONC. FOUNDATION WALLS  
 (2) # 5 REBARS TOP, CENTER & BOTTOM ON 24"x12" POURED CONC. FOOTINGS.  
 REINF. W/ (4) #5 REBAR CONT.  
 BOTTOM OF FOOTING TO BEAR ON UNDISTURBED SOIL AT MIN 3" BELOW GRADE  
 APPLY WATERPROOFING TO EXTERIOR OF FOUNDATION WALL BELOW GRADE



**NOTE:**  
 P.C FND WALLS & FTGS.   
 BEARING WALL CONSTRUCTION   
 NEW 2x WALL CONSTRUCTION 

**NOTE:**  
 G.C. RESPONSIBLE FOR ORDERING SOIL TEST AND CHECK FOR BEARING CAPACITY OF SOIL AND WATER TABLE LEVEL. (PLANS ASSUME A BEARING CAPACITY OF 2 TONS PER SQ. FT.)

**PLATES AND SILLS**  
 BOTTOM OF SILL 8in. TO EARTH ..... 323.1  
 SILL MATERIAL TREATED OR NATURALLY DECAY - RESISTANT .... 323.1

**ANCHOR BOLTS**  
 5/8 in. BOLTS MIN. 7in. EMBEDMENT MAX 3ft. SPACING ... 403.1.6  
 WITHIN 12in. OF END OF SILL .... FIG. b5 403.1.6  
 SDC D1&D2: 3in. BEARING PLATE WASHERS, BOLTS 3ft. O.C. FOR 2 STORY .... 403.1.6.1

**HOLD-DOWNS**  
 BOLTS INSTALLED TO MANUFACTURE'S SPECS .... FIG.B5 MANU  
 ALL LOAD TRANSFERS FLOOR TO FLOOR TO DESIGN SPECS .... 601.2  
 HOLD-DOWN EMBEDMENT PER DESIGN SPECS. .... MANU.

**CONCRETE MASONRY UNITS (CMU'S)**  
**GENERAL**  
 6in. BLOCK OK FOR ONE STORY < 9 ft .... 606.2.1  
 8in. BLOCK IF MORE THAN ONE STORY OR > 9 ft .... 606.2.1  
 BEAM CONNECTIONS 1/2 in. AIR SPACE ON 3 SIDES .... 323.1  
 ROOF AND FLOOR STRUCTURES TO BE ANCHORED TO MASONRY WALLS ... 606.10

**GROUT**  
 ALL CELLS WITH REINFORCEMENT MUST BE FILLED. .... 609.4.1  
 CLEANOUTS REQUIRED AT BOTTOM OF EACH GROUDED CELL FOR POURS ... 4ft .... 609.1.5.2  
 GROUT CONTINUOUS POUR, MAX. LIFT 5ft ....609.1.4  
 CLEAN GROUT SPACE - MAX. 1/2in. PROJECTIONS ... 609.1.3

**REINFORCING**  
 SD CATEGORY D1 & D2: MIN. #3 VERTICAL BARS 4ft. O.C. .... 404.1.4  
 VERTICAL REBAR < 6% OF GROUT SPACE .... T609.1.2  
 LAP REBAR SPLICES 40x BAR DIA. .... F606.10 (2)  
 SUPPORT/POSITIONERS MIN. 200 BAR DIA. (8ft. #4 BAR) .... 609.4.1  
 COVER MIN. 3/4 in.; 2in. TO WEATHER OR SOIL .... 606.12

**SMOKE DETECTORS**  
 NEW CONSTRUCTION HARD-WIRED WITH BATTERY BACKUP .....317.2  
 REQUIRED IN EACH BEDROOM AND ADJOINING HALL .... FIG. b25 317.1  
 AT LEAST ONE REQUIRED EACH STORY AND BASEMENT .... FIG. b25 317.1  
 MUST BE INTERCONNECTED AND AUDIBLE FROM SLEEPING ROOMS ....

DATE: 4.11.22  
 SCALE: 1/4" = 1'-0"  
 REVISIONS:  
 JOB #  
 DWG. # A-7

REGISTERED ARCHITECT  
 JOHN MACLEOD RIBA INC.  
 631 473 0749

SITE LOCATION:  
 JOHN MACLEOD RIBA INC.  
 631 473 0749

DRAWING TITLE:  
 ELEVATIONS

ROSENSTOCK RESIDENCE  
 75 WOODMERE BLVD SOUTH  
 WOODSBURGH NY

**ROOF CONSTRUCTION:**  
 LIFETIME FIBERGLASS SHINGLE ROOFING  
 30# FELT PAPER  
 3/4" CDX PLYWOOD SHEATHING  
 2"x12" ROOF RAFTERS @ 16" o.c. (SEE PLANS)  
 2"x12" AND 14" M.L. RIDGES, 2X6 COLLAR TIES, SEE PLANS  
 EXTEND ICE SHIELD 24" HORIZ DIM FROM EAVES, VALLEYS & JUNCTIONS

**INSULATION:**  
 R-20 OPEN CELL SPRAYED INSULATION @ EXTERIOR WALLS  
 R-30 OPEN CELL SPRAYED INSULATION @ ROOF RAFTERS  
 R-30 OPEN CELL SPRAYED INSULATION @ 1ST FLOOR

FIBERGLASS BATT SOUND INSULATION BETWEEN FLOORS AND AROUND ALL BATHROOMS AND BEDROOMS

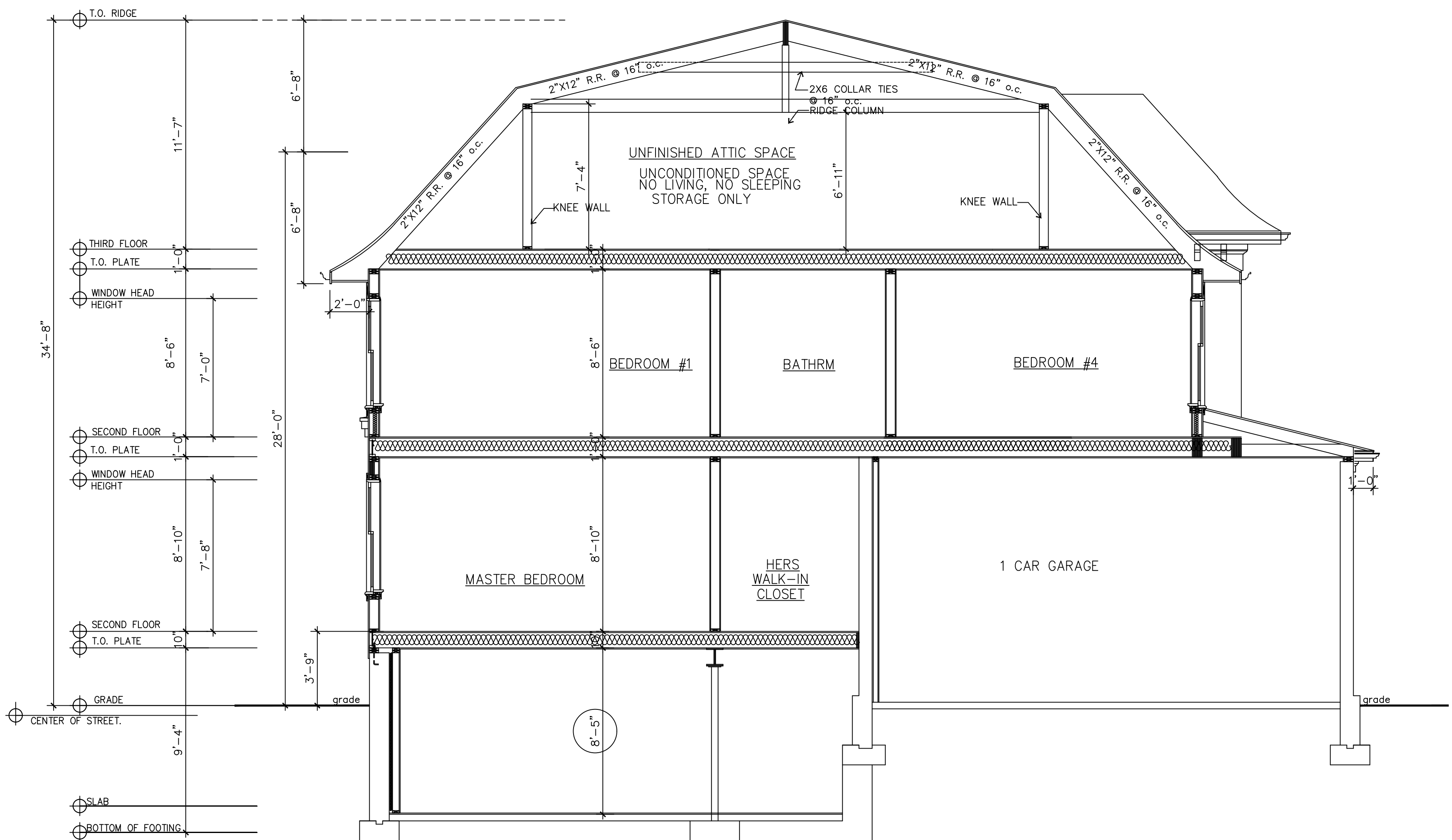
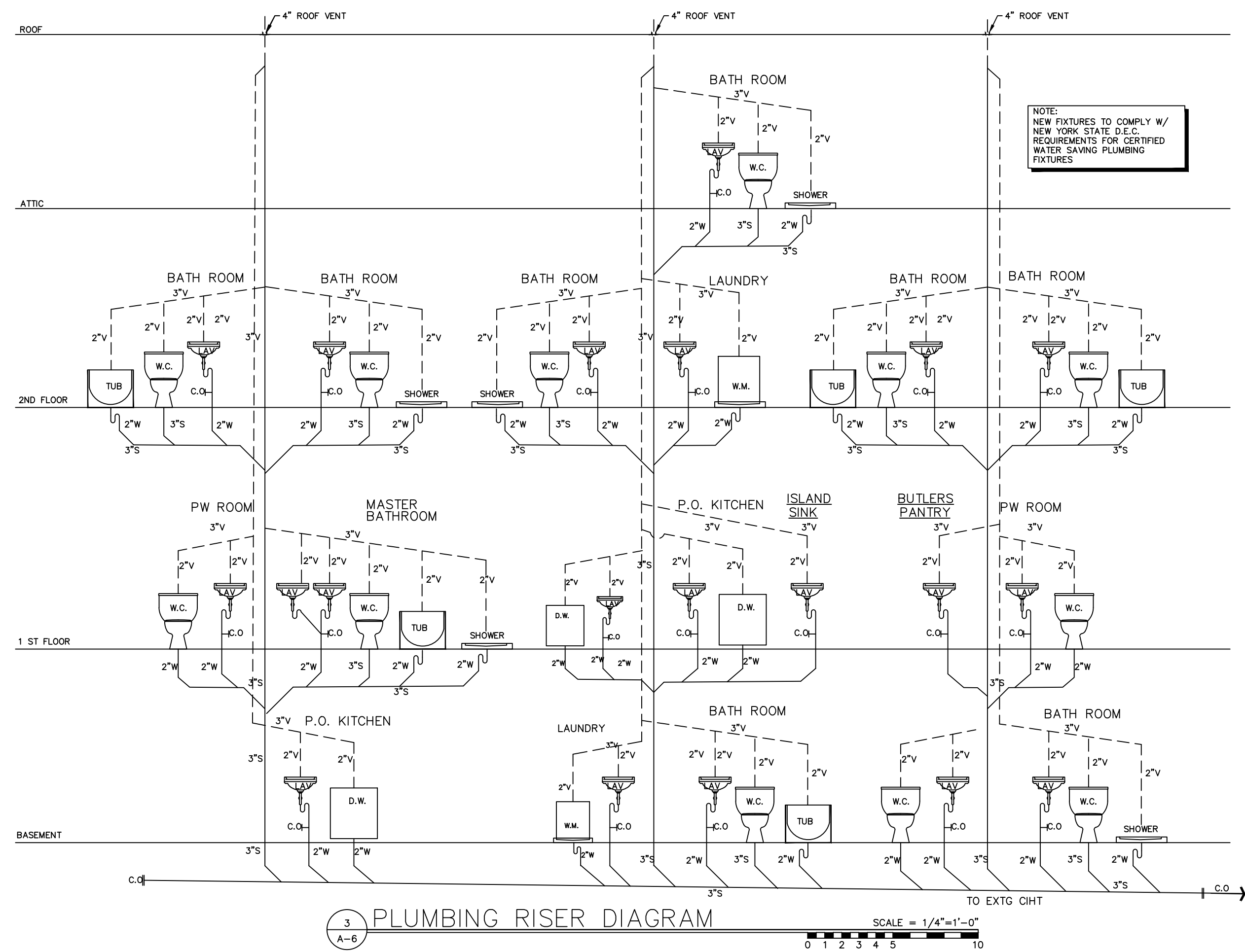
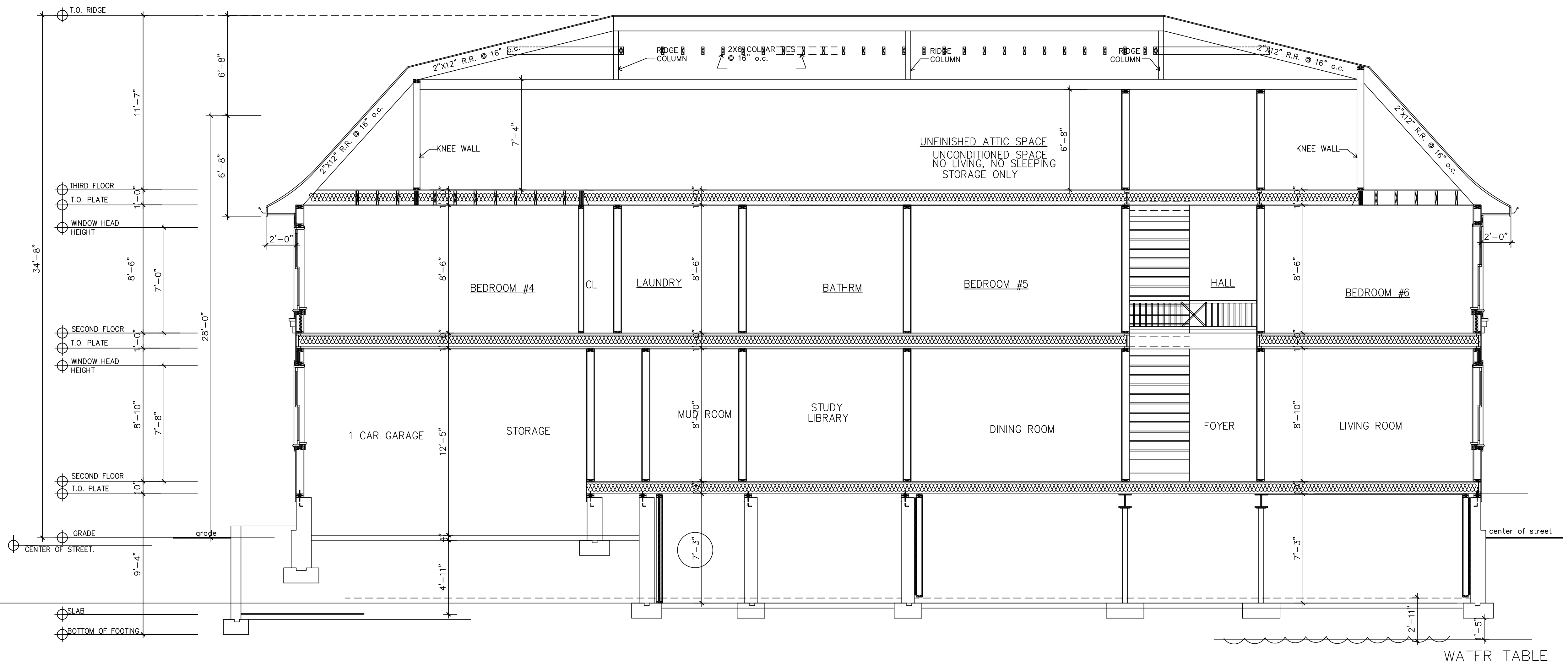
**WALL CONSTRUCTION:**  
 ALUMINUM LEADERS AND GUTTERS  
 FRAMED AND STUCCO FINISHED FASCIAS  
 UNVENTED STUCCO FINISHED SOFFITS

ACRYLIC STUCCO SYSTEM BY DRIVIT OR EQUAL WITH DRAINAGE MAT BEHIND RIGID INSULATION BOARDS  
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 APPLY WATERPROOFING TO EXTERIOR OF FOUNDATION WALL BELOW GRADE



DATE: 4.11.22  
 SCALE: 1/4" = 1'-0"  
 REVISIONS:

REGISTERED ARCHITECT  
 JOHN MACLEOD RIBA INC.  
 631 473 0749

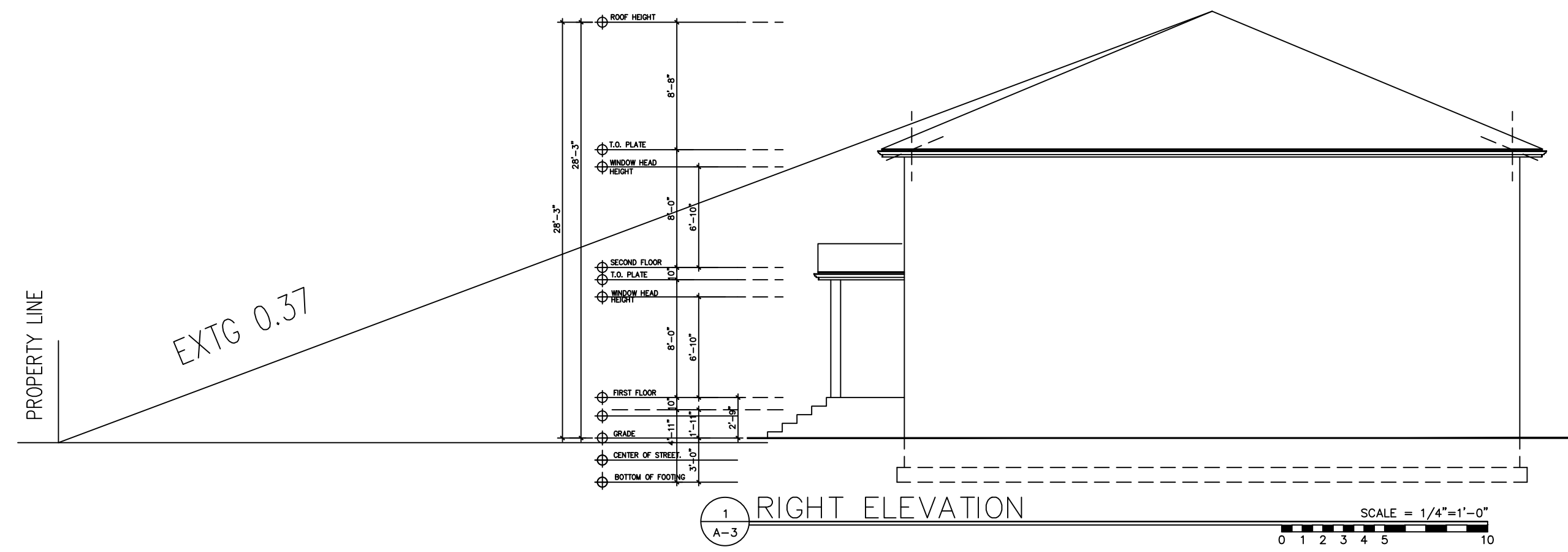
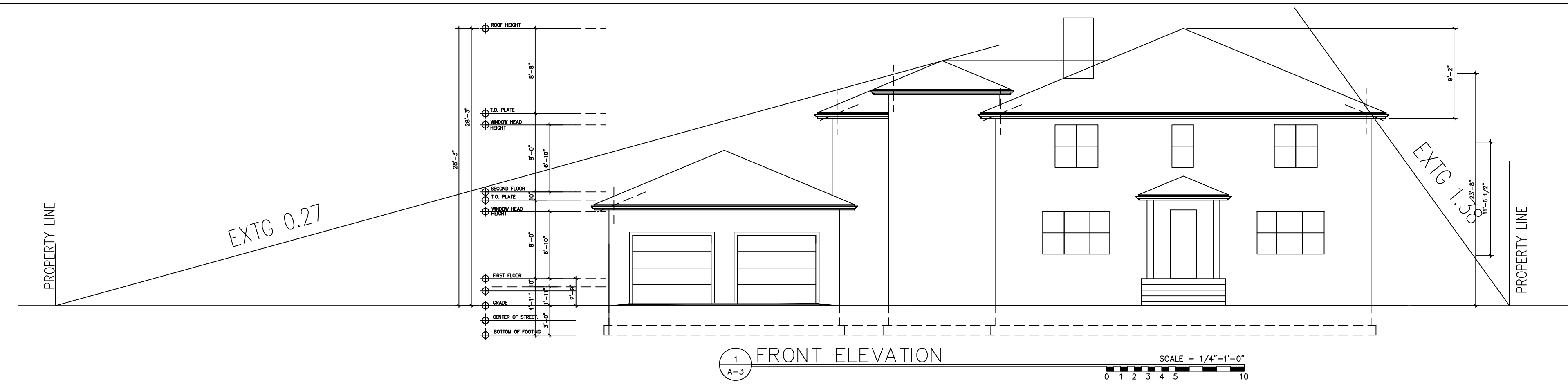
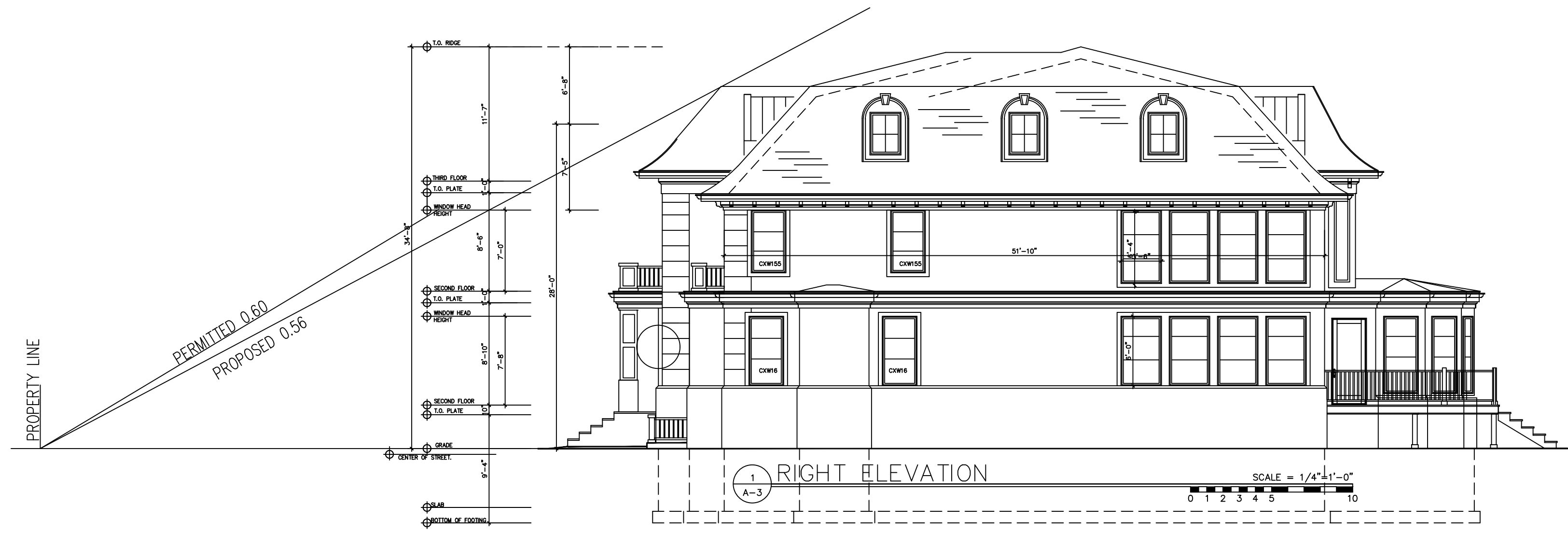
ROSENSTOCK RESIDENCE  
 75 WOODMERE BLVD SOUTH  
 WOODSBURGH NY

JOHN MACLEOD RIBA INC.  
 631 473 0749

HEIGHT SETBACK RATIO DIAGRAMS

DRAWING TITLE: SECTION

JOE #  
 DWG. # A-8



PROPOSED HEIGHT SETBACK RATIOS

EXISTING HEIGHT SETBACK RATIOS

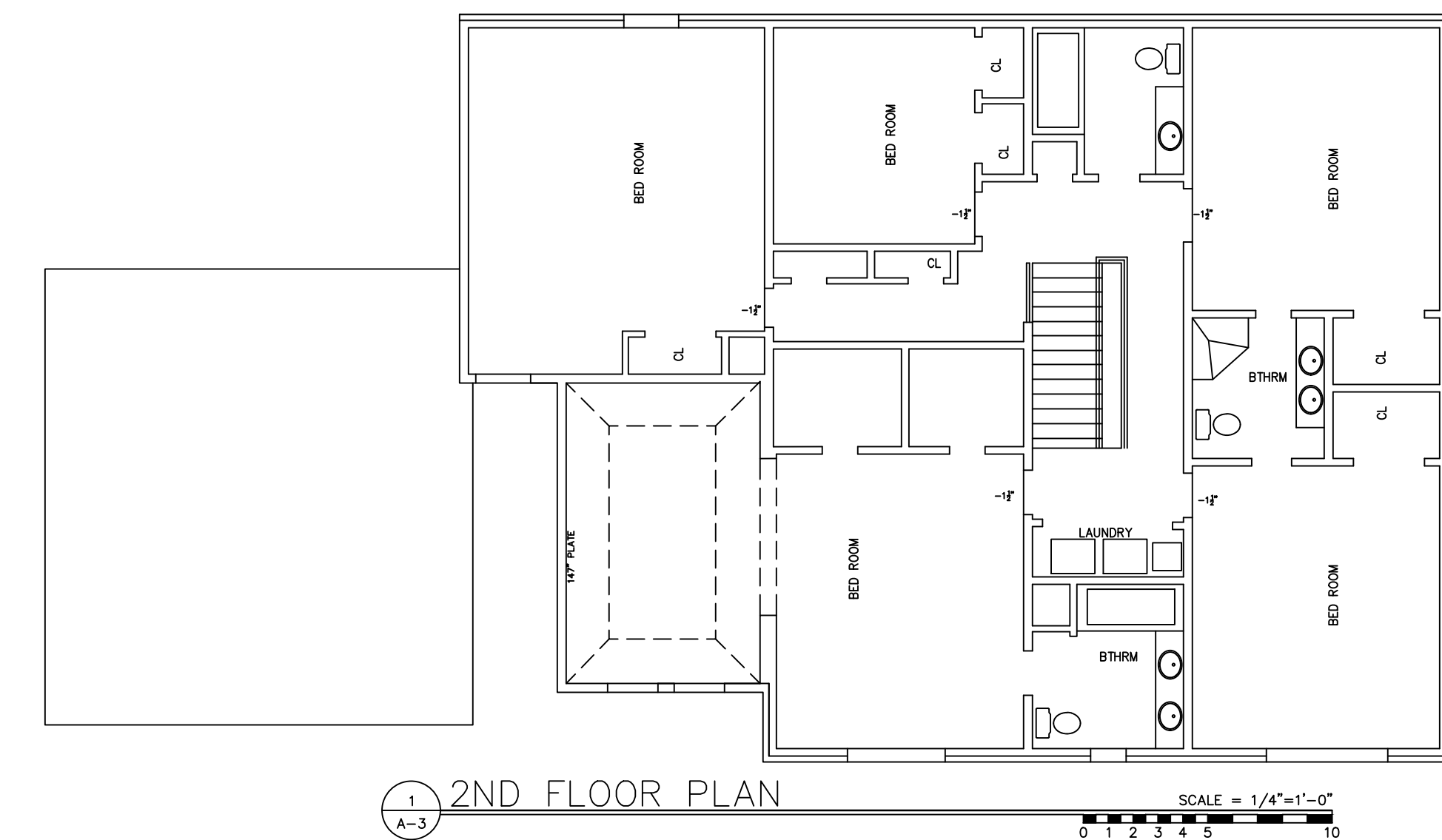
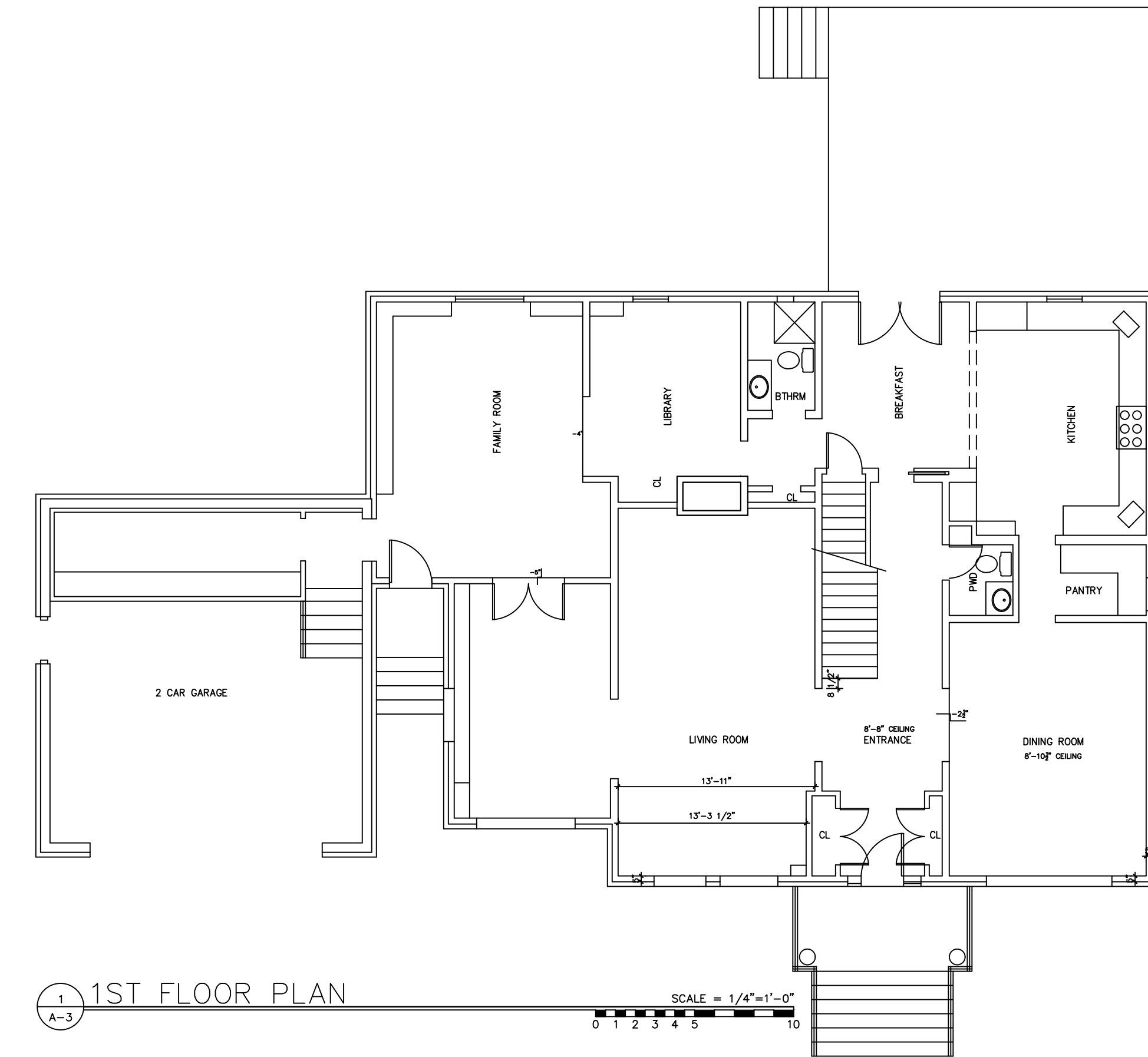
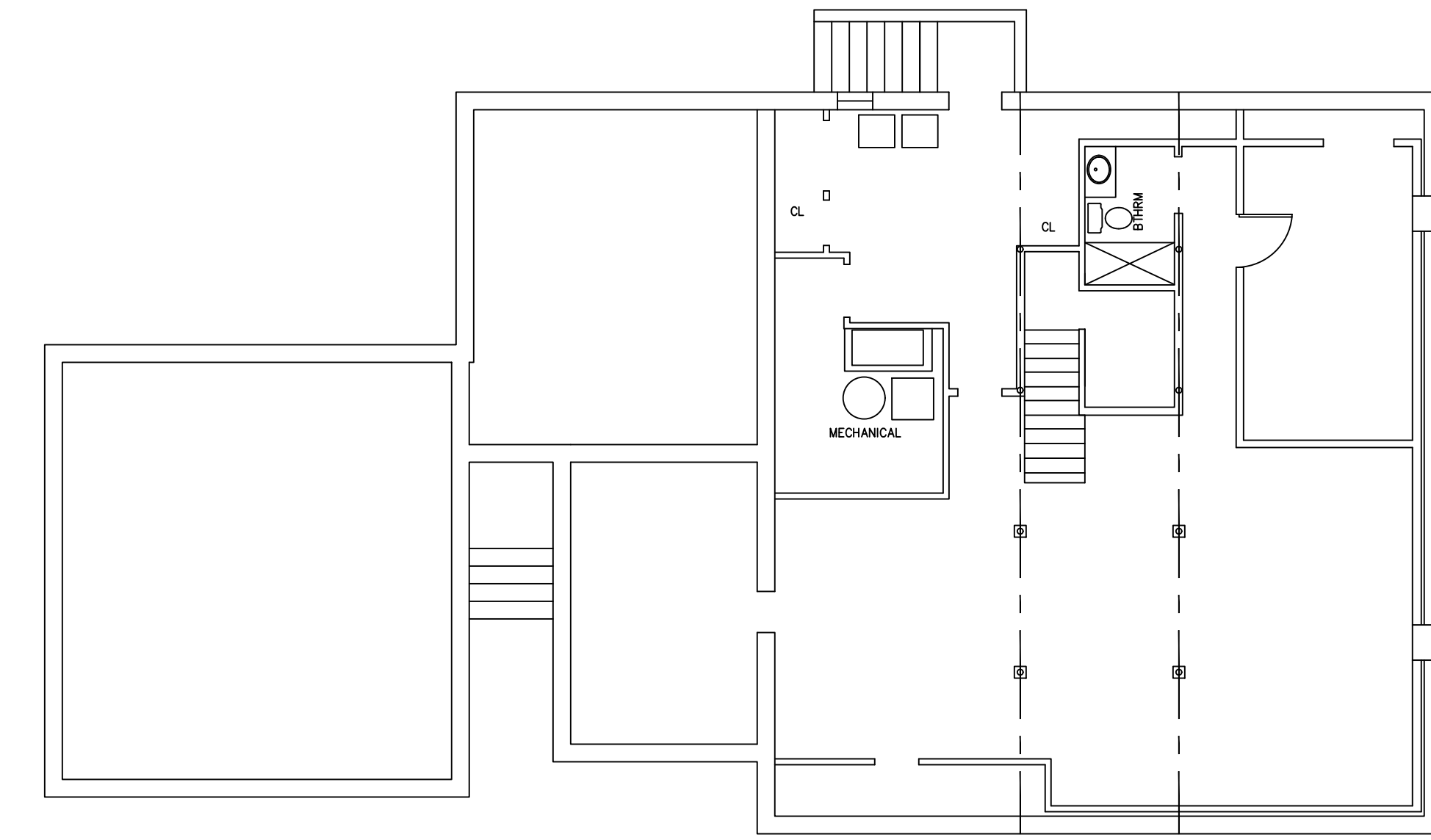
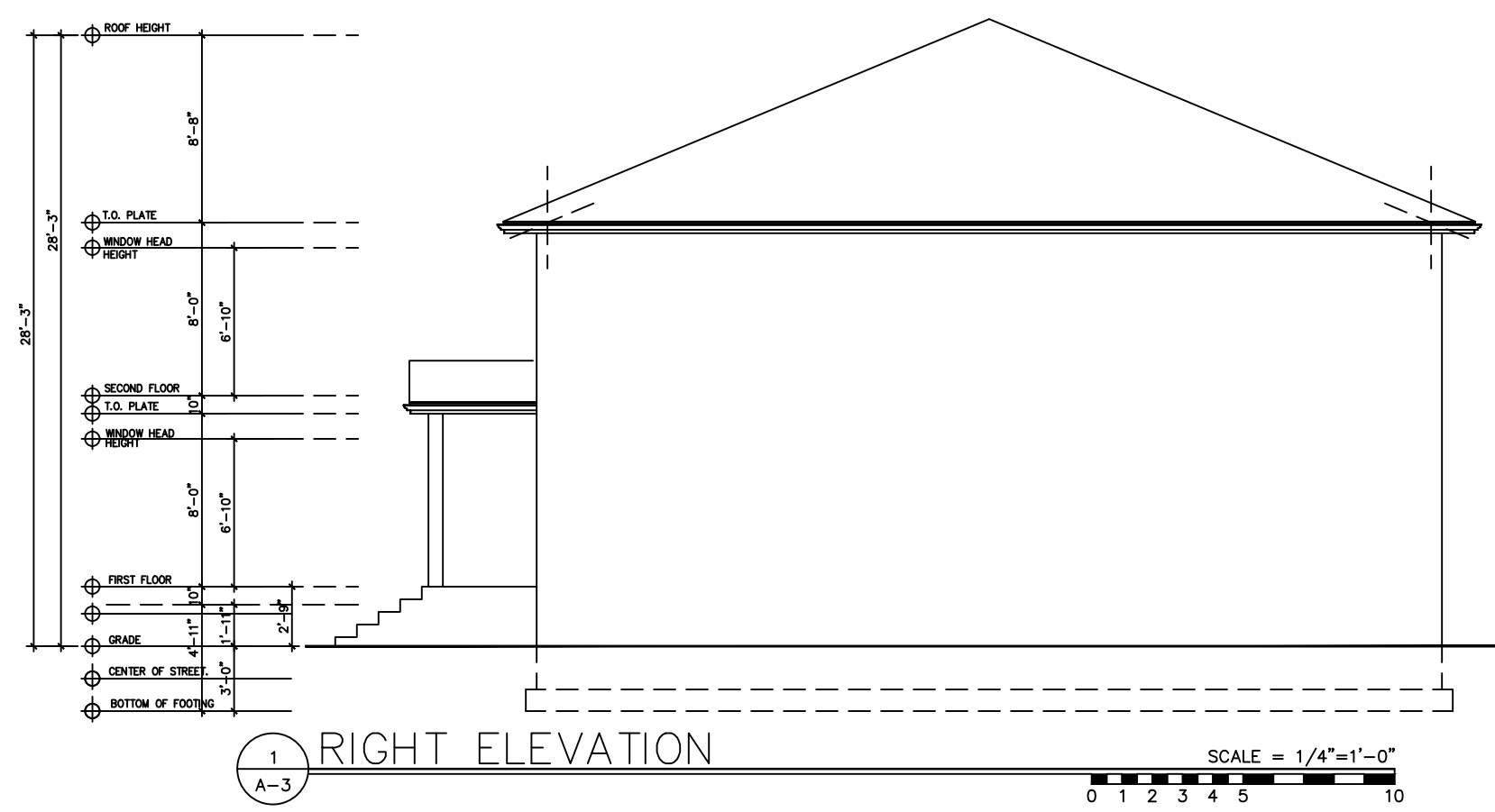
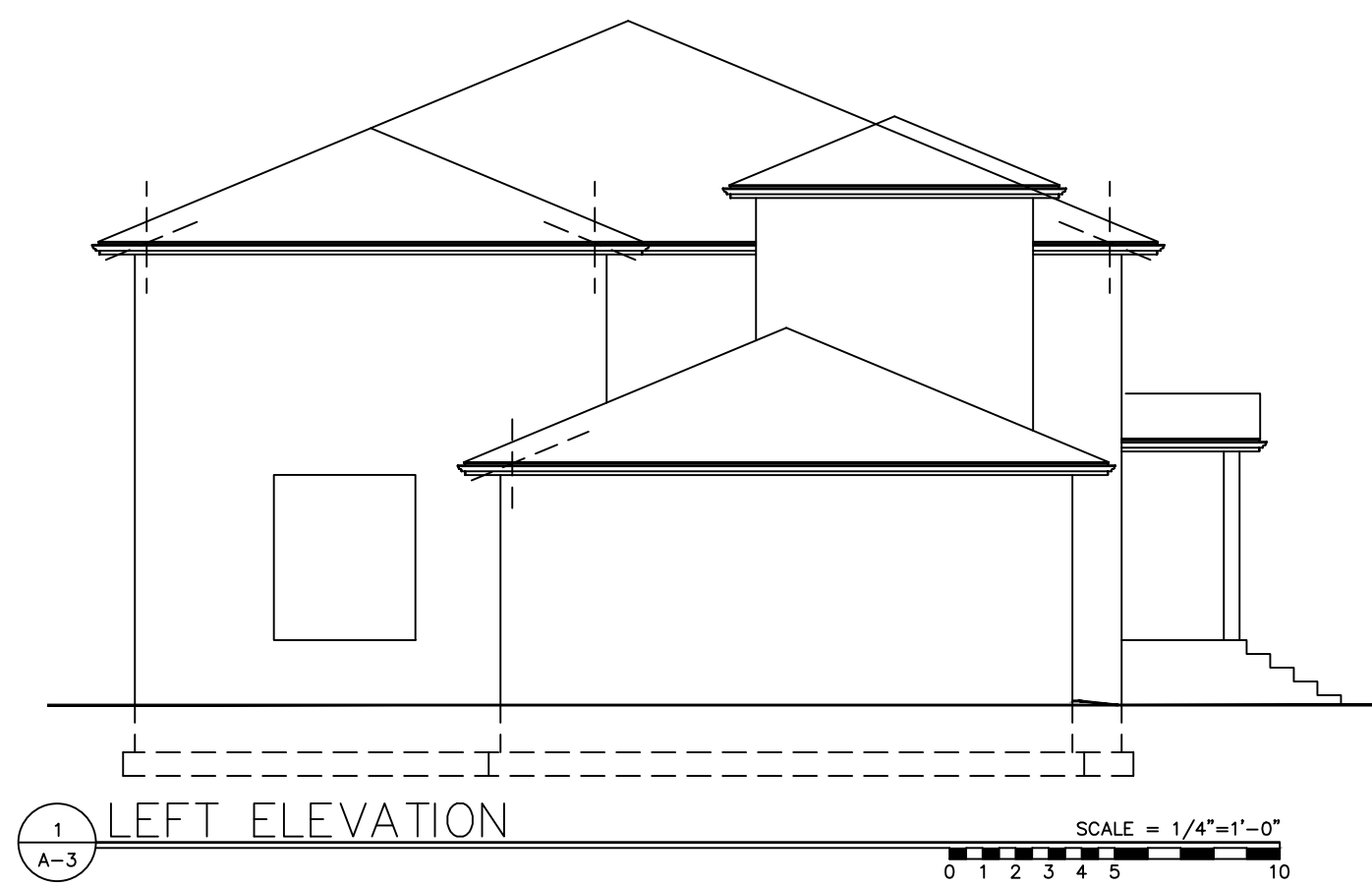
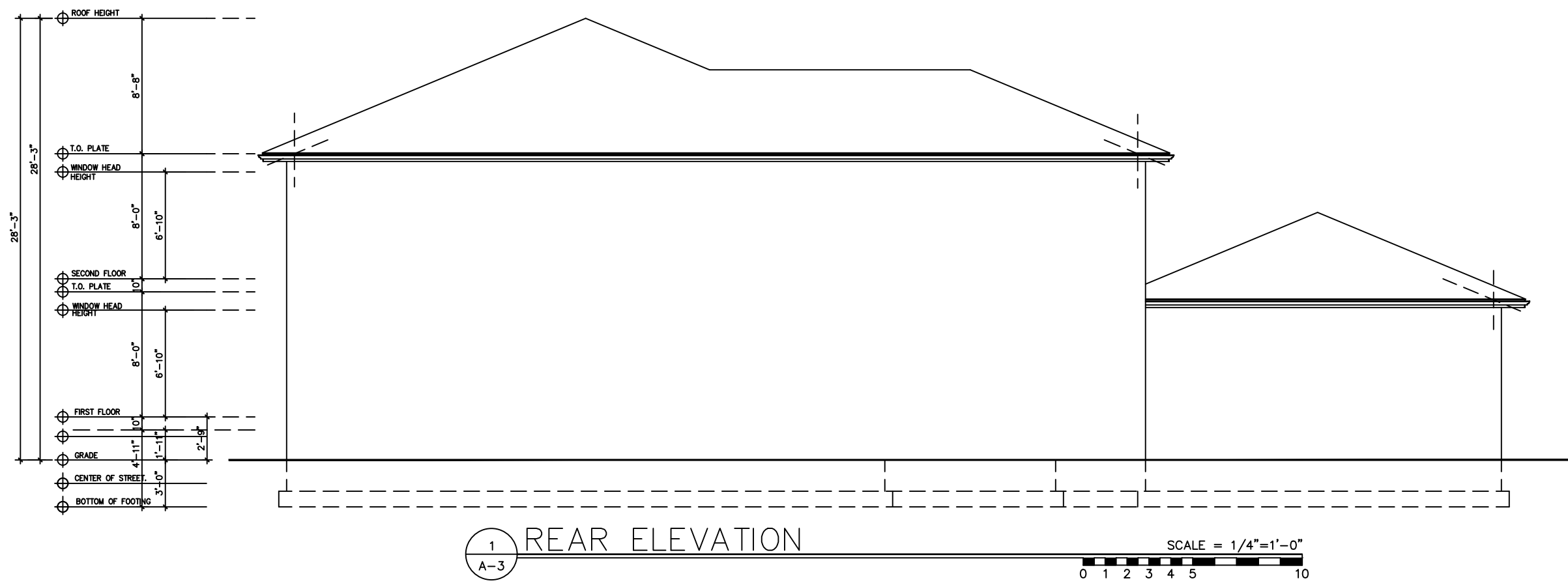
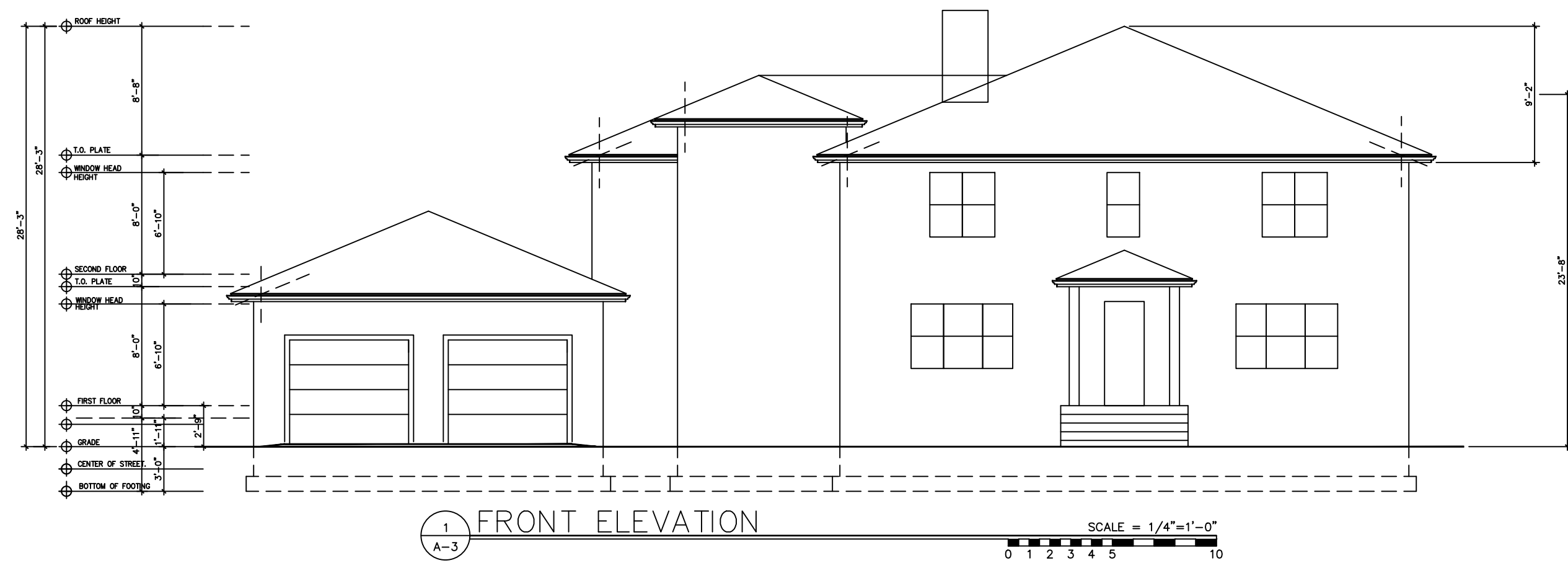
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SCALE: 1/4" = 1'-0"  
REVISIONS:  
JOB #  
DWC # A-9



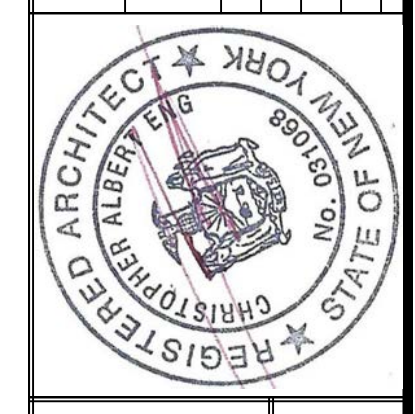
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DRAWING TITLE: HEIGHT SETBACK RATIO DRAWINGS

JOHN MACLEOD RIBA INC.  
631 473 0749

ROSENSTOCK RESIDENCE  
75 WOODMERE BLVD SOUTH  
WOODSBURGH NY



DATE: 4/11/22	SCALE: 1/4" = 1'-0"	JOB #
REVISIONS:		DWG. #
		A-10



SITE LOCATION:  
DRAWING TITLE:  
SECTION

JOHN MACLEOD RIBA INC.  
631 473 0749

ROSENSTOCK RESIDENCE  
75 WOODMERE BLVD SOUTH  
WOODSBURGH NY

HEIGHT SETBACK RATIO DIAGRAMS



**DIVISION 1 - GENERAL REQUIREMENTS**

1. Work performed shall comply with the following:
  - a. These general notes unless otherwise noted on plans or specifications.
  - b. Building Code as specified on the architectural drawings.
  - c. All applicable local and state codes, ordinances and regulations.
  - d. In areas where the drawings do not address methodically, the contractor shall be bound to perform in strict compliance with manufacturer's specifications and/or recommendations.
2. On-site verification of all dimensions and conditions shall be the responsibility of the general contractor and his subcontractors.
3. Noted dimensions take precedence over scale. Never scale directly from drawings. Contractor should consult Engineer in case of question.
4. The general notes and typical details apply throughout the job unless otherwise noted or shown.
5. Discrepancies: The contractor shall compare and coordinate all drawings; when in the opinion of the contractor a discrepancy exists he shall promptly notify the Engineer, in writing, before proceeding with the work or he shall be responsible for the same and any indirect results of his action.
6. Omissions: Architectural drawings and specifications shall be considered as part of the conditions for the work. In the event that certain features of the construction are not fully shown on the drawings, current national, state and local codes, ordinances, regulations or agreements as well as current acceptable building practices shall govern, and their construction shall be of the same character as for similar conditions that are shown or noted.
7. The Engineer will not be responsible for and will not have control over construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, and will not be responsible for the failure of the Client or his contractors, subcontractors, or anyone performing any of the work, to carry out the work in accordance with the approved contract documents.
8. Any and all drawings and specifications for sitework, plumbing supply or waste, electrical circuitry, and heating, ventilating, fabricated trusses, and air conditioning systems are not a part of the professional services provided to the Client by the Engineer unless included under their agreement. Any discrepancies with these documents by any of the above listed services as shown in documents prepared by others should be indicated in writing to the Engineer immediately.
9. Prior to application for building permits, the Contractor will furnish the Engineer with two sets of shop drawings of all prefabricated components, one set to be retained by Engineer, the other set to be returned to contractor after review. Items requiring shop drawings include but are not limited to roof trusses, floor trusses, stairs, cabinets, vanities, etc. Should the design or configurations of any prefabricated component be modified during construction from previously approved shop drawings, the Engineer shall be furnished, prior to fabrication, with revised shop drawings for the modification. If the Engineer is not provided with the above information, the client shall defend, indemnify, and hold harmless the Engineer from any claim or suite whatsoever, including but not limited to, all payments, expenses or costs incurred, arising or alleged to have arisen from prefabricated items.
10. The conditions and assumptions stated in these specifications shall be verified by the contractor for conformance to local codes and conditions. In the event of a discrepancy between these specifications and local codes or conditions, the contractor shall notify the Engineer in writing of the discrepancy and special engineering requirements shall be applied to insure the building's structural integrity.
11. These requirements may be superseded by more stringent information contained within the drawings to be followed.
12. Soil conditions shall conform to or exceed the following conditions:
 

Bearing Capacity: Min. 2000 psf. field verified under all footings and reinforced slabs.

Water Table: Min. 2'-0" below bottom of all concrete slabs and footings. Footings, foundations, walls, and slabs shall not be placed on or in Marine Clay Peat and other organic materials.

13. Live Loads: Roof: 45psf. Floor: 40psf (except sleeping rooms: 30psf). Exterior Balconies: 60psf. Stair Landings: 40psf. Wind Load: 15psf. Garage: 50psf. Maximum foundation lateral pressure: 40psf. Dead Loads: 10psf. Decks: 40psf. Attics without storage: 10psf. Attics with storage: 20psf. Guardrails & Handrails: 200psf.

14. Bottom of footings shall extend to the frost line of the locality and minimum 3'-0" below existing grade to undisturbed soil or soil compacted to a density having a load carrying capacity as specified in Note 12, as verified by a soils engineer licensed in the locality where project is being built.

15. All foundation wall backfill under slabs where distance from edge of wall to edge of undisturbed soil exceeds 16", but less than 4'-0", shall consist of clean, porous, soil compacted in 6" lifts to 95% or provide #4 rebar at 2'-0" o.c., 1'-0" beyond edge of undisturbed soil and 1'-0" into foundation wall.

16. Free draining granular backfill (SM or better) shall be used against foundation walls consistent with the architectural plans and related details. Equivalent fluid pressure of backfill not to exceed 40pcf (pounds per cubic foot). If backfill pressures exceed 40pcf, then walls must be designed for actual pressures by a registered Professional Engineer licensed in the locality where project is being built.

17. Unbalanced fill not to exceed 7'-0" unless otherwise noted and substantiated by engineering calculations. Backfill shall not be placed against walls until slabs-on-grade and framed floors are in place and have reached their design strength. Proper precautions shall be taken to brace foundation walls when backfilling. Where backfill is required on both sides, backfill both sides simultaneously.

**DIVISION 3 - CONCRETE**

- A. General:**
1. The concrete properties shall be as follows:
- | Item                          | Min. Comp. Strength | Min. Aggregate Size | Slump @ 28 Days (PSI)      |
|-------------------------------|---------------------|---------------------|----------------------------|
| Footings                      | 3,000               | 1/2"-1"             | 4±1"                       |
| Slab-on-Grade                 | 2,500               | 1/2"-1"             | 4±1/2"                     |
|                               | 3,000               | 1/2"-1"             | 4±1/2"                     |
| Garage Slabs & exterior slabs | 3,500               | 1/2"-1"             | 4±1" w/ 5% air entrainment |
2. Concrete work shall conform to all requirements of ACI-318 specifications for structural concrete for buildings.
  3. All reinforcement, anchor bolts, pipe sleeves and other inserts shall be positively secured in place and located according to the appropriate architectural drawings and details.
- B. Reinforcing Steel:**
1. Reinforcing steel shall be intermediate grade new billet deformed bars grade 60 conforming to ASTM & 615. Welded wire fabric shall conform to ASTM A-185. See architectural drawings for sizes and locations.
  2. Detailing, fabricating and placing of reinforcement shall be in accordance with ACI-315 *Manual of Standard Practice for Detailing Reinforced Concrete Structures*.
- Walls:**
3. All reinforcing bars which intercept perpendicular elements shall terminate in hooks, placed two (2) inches clear from outer face of element.
  4. The contractor shall notify the building official at least forty-eight (48) hours prior to each concrete pour. No concrete shall be poured into footings containing standing water or mud. Footings shall be dewatered prior to placement of concrete. No concrete shall be placed until all reinforcing has been installed by the contractor and inspected by the building official or county approved licensed inspector.
  5. Minimum protective cover for reinforcing steel shall be as follows:
    - a. Footings: 3"
    - b. Beams and Columns: 2"
    - c. Slab: 3/4" (wire mesh to be placed at mid-depth of slab)
    - d. Walls - 1/4" at interior face; 3" at exterior face.
- C. Foundation:**
1. Footing depths are shown on the architectural drawings. Footings shall bear a minimum of 1'-0" into original undisturbed soil and a minimum of 3'-0" below finished grade. Where required, step footings to ratio of 2 horizontal to 1 vertical.
  2. Where conditions develop requiring changes in excavations, such changes shall be made as directed by the Engineer.
  3. All footing excavations shall be inspected by the building official or county approved inspector prior to the placing of any concrete. Some shall be given forty-eight (48) hours notice for this observation.
  4. Soil investigation and reports: All earth work, composition and supervisions shall be done according to the recommendations of the soil investigation report prepared by a licensed geotechnical engineer. Concrete slab and footing calculations are based on a 2,000 psf value. If on-site test boring indicate lesser values, notify Engineer, in writing, so that necessary structural modifications can be made.
  5. Slab-on-grade shall be 4" thick reinforced with 6 x 6 W1.4 x W1.4 WWF and shall be placed on 6 mil. vapor barrier on 4" crushed stone.
  6. Slab-on-grade at piches shall be 4" thick unless otherwise noted.
  7. Install anchor straps as per mfg. recommendations: 12" from corners and intervals of not more than 4'-0". Minimum embedment for anchors shall be as specified by manufacturer.
  8. Beam pockets shall be formed into concrete walls to provide a continuous level flat solid bearing surface for all beams.

**DIVISION 6 - WOOD**

- A. Lumber Grade: American Softwood Lumber Standard**
- Grading shall comply with PS 20-70 "" and applicable Western Wood Products Association standards.
1. All lumber shall be, unless otherwise noted, No. 2 grade. Douglas Fir-Larch with the following minimum structural values.
    - a. Extreme fiber bending stress:  $E = 1,600,000$  PSI
    - b. Modulus of elasticity:  $E = 1,600,000$  PSI
    - c. Moisture content:  $\leq 19\%$  maximum.

2. Other species may be used provided substituted species shall meet or exceed requirements noted above.
  3. Moisture content: All lumber 4" and deeper shall have moisture content not greater than 19 %; air dried lumber is desired but not necessary. Lumber may be kiln dried, however drying process must be slow and regulated to cause a minimum amount of checking, comparable with air dried stock.
  4. All exterior lumber and lumber in contact with masonry or concrete shall be pressure preservative treated in accordance with AF&PA standards and stamped "Ground Contact 0.40 lbs./cubic foot".
  5. Grade stamps shall appear on all lumber.
  6. Store all lumber above grade and protect from exposure to weather.
- B. Fitch Beams:**
  1. Fitch beams shall have a minimum fb = 15000, E=11.4 with 1/2" bolts located not closer than 2" from the top and bottom edge unless otherwise noted. There shall be a bolt top and bottom 2" from each end (see typical fitch plate bolt pattern detail).
  2. All purins, joists and beams not framed over supporting members shall be supported.
  3. Joist hangers shall be prime quality steel which conforms to ASTM-A525, min. 22 gauge. Products acceptable shall be Simpson, Kant-Sag, or equivalent.
- D. Bolts in Wood Framing:**
  1. All bolts in wood framing shall be standard machine bolts with standard malleable iron washers or steel plate washers.
  2. Steel plate washer sizes shall be as follows:
    - a. 1/2" and 5/8" Diam. bolts - 2-1/4" sq. x 5/16"
    - b. 3/4" Dia. bolts - 2-5/8" sq. x 5/16"
    - c. Each bolt hole in wood shall be drilled 1/16" larger than diameter of bolt.
    - d. For all anchors, see typical details on architectural drawings.

- E. Log Bolts:**
  1. Shall be of structural grade steel.
  2. Washers shall be placed under the head of log bolts bearing on wood. Length of log bolts shall be minimum 2/3 depth of members being bolted together.
- F. Altering Structural Members:**
  1. No structural member shall be omitted, notched, cut, blocked out or relocated without prior approval by the Engineer. Do not alter sizes of members noted without approval of Engineer.
- G. Built-up Beams:**
  1. Built-up beams or joists formed by a multiple of 2 x members shall be interconnected as follows:
    - a. Members 3-1/4" and less in depth: glue and internal x 2 rows 16D nails at 12" o.c., staggered.
    - b. Members greater than 3-1/4" in depth or multiple x members through bolt with 1/2" diameter machine bolts at 24" o.c., staggered.
- H. Cutting of Beams, Joist and Rafters:**
  1. Cutting of wood beams, joists and rafters shall be limited to cuts and bored holes not deeper than 1/6 the depth of the member and shall not be located in the middle of 1/3 of the span. Notch depth of the ends at the member shall not exceed 1/4 the depth of the member. Holes bored or cut into joist shall not be closer than 2 inches to the tip or bottom of the joists and the diameter of the hole shall not exceed 1/3 the depth of the joist. The tension side of beams, joists and rafters of 4 inches or greater nominal thickness shall not be notched, except at ends of members.
- I. Pipes in Stud bearing Nails or Shear Nails:**
  1. Notches or bored holes to studs of bearing walls or partitions shall not be more than 1/3 the depth of the stud.
  2. There shall be not less than one line of bridging in every eight feet of span in floor, attic and roof framing. The bridging shall consist of not less than one by three inch lumber double nailed at each end or of equivalent metal bracing of equal rigidity. Midspan bridging is not required for attic or roof framing where joist depth does not exceed twelve inches nominal. Block solid at all bearing supports where adequate lateral support is not otherwise provided. Block all stud walls at maximum intervals of eight feet with minimum of 2 x solid material with tight joints. Provide 2 x firestops at mid-point vertically of stud wall. Bridging as required by floor truss manufacturer's printed instructions.
- K. Lintel Schedule:**
  1. Unless otherwise shown, provide 1 lintel with 6" minimum bearing for each 4" of wall thickness.
  2. Lintel Schedule:
 

Span:	Size of Member
Up to 4'-0"	3 1/2 x 3 1/2 x 1/2 or 2-2x6
4'-1" to 5'-0"	4 x 3 1/2 x 5/16 or 2-2x8
5'-1" to 6'-0"	5 x 3 1/2 x 5/16 or 2-2x10
6'-1" to 8'-0"	6 x 3 1/2 x 3/8 or 2-2x12
- L. Plywood:**
  1. All plywood shall be Doug fir or equal. It shall be manufactured and graded in accordance with U.S. Product Standard PS-1-83 for *Construction and Industrial Plywood*.
  2. Each plywood sheet shall bear the "APA" trademark.
  3. All end joints shall be staggered and shall butt along the center lines of framing members.
  4. The face grain of the plywood shall be laid at right angles to the joists and trusses and parallel to the studs.
  5. Nails shall be placed at a minimum of 3/8" from the edge of the sheets. The minimum nail penetration into framing members shall be 1 1/2" for 8d nails and 1 3/8" for 10d nails.
  6. All floors shall be nailed as per nailing schedule.
- M. Corner Bracing:**
  1. Unless otherwise noted, brace exterior corners of building with 1 x 4 diagonals, let into studs, or with 4 x 8 plywood sheet of thickness to match that of sheathing, or with metal strap devices installed in accordance with manufacturer's instructions (16 Ga. compression tension), or w/structural grade thermo-ply.
  2. Lap plates at all corners.
- N. Nailing:**
  1. All nailing shall comply with nailing schedules in WFCM, (see attached schedule) and all state and local building codes, or manufacturer's recommendations.
- O. Fire Stopping:**
  1. Fire stopping shall be provided to cut off all concealed draft openings (both vertical and horizontal) with 2" nominal lumber or 2 thicknesses of 1" nominal lumber with broken lap joints or other approved material.
- P. Alignment:**
  1. All rafters and joists framing from opposite sides shall lap at least six (3) inches and be nailed together with min. (3) 10d face nails. ( see attached nailing schedule for superseding requirements)
  2. When framing end to end joints shall be secured together by metal straps.
- Q. Partitions:**
  1. General:
    - a. Provide solid blocking at 4'-0" o.c. between the joist and first interior parallel joist.
    - b. Splices of the top and bottom portion of double top plates must be staggered a minimum of 4'-0".
    - c. Splices shall occur only directly over studs.
  2. Structural variations are allowed if substantiated by engineering calculations. Stamped by professional engineer licensed to practice in the jurisdiction where construction is taking place. One set of calculations to be provided to Engineer for approval prior to construction.
  3. e. Lap top plates at corners and intersections.
  4. Bearing Walls supporting one floor or more:
    - a. Partitions must be constructed of minimum 2 x 4 studs spaced 16" o.c. of type lumber specified.
    - b. If a double top plate of less than 2-2 x 6's or 3-2 x 4's is used, floor joists shall be centered directly over and below bearing wall studs with a tolerance of no more than 1" unless substantiated by engineering calculations.
    - c. Bearing stud walls must be sheathed with a minimum 1/2" gypsum board fastened according to drywall manufacturer recommendation.
- R. Wood Roof Trusses:**
  1. Timber trusses shall be designed in accordance with accepted engineering practices. Calculations, joint strength information (allowable load per square inch or per nail, allowable edge distance, allowable end distances) load test data and other information as necessary shall be submitted to local authorities for approval prior to fabrication. Each truss shall be secured at bearing with one "rafter tie" metal type anchor at each end.
  2. Scissor Trusses: Manufacturer to calculate horizontal thrust of trusses subjected to design loads and to include this information with shop drawings. Each truss to be secured at one end with a metal "rafter tie" type anchor and a scissors truss connector, "Simpson" or approved equal, at the other end to tie down the truss while permitting the truss to move outward without deflecting the wall.
  3. Truss diagrams and truss layout plan show design intent only. Truss manufacturer shall verify all spans, dimensions, heel heights, pitches, etc. Fabricator must submit two sets of component shop drawings and truss layout plan, each sealed by a professional engineer registered in the jurisdiction where the construction is taking place, to Engineer prior to fabrication, one for Engineer's records and one to be returned to contractor after review.
  4. Truss shop drawings indicating calculations, loading, load test data, horizontal thrust and any other information required shall be sealed by a professional engineer registered in the jurisdiction where construction is taking place and be submitted to building officials prior to fabrication.
  5. Truss bracing shall be installed on wood sticking in such a way to prevent bending, warping or deflection of trusses.
  6. Roof Truss Bracing: Install permanent bracing for all wood roof trusses as specified below. Follow all recommendations specified *Bracing Wood Trusses: Commentary and Recommendations* by the

- a. Top Chord Plane: Properly installed plywood sheathing with staggered joints and correct nailing should adequately brace the top chord plan. However, when gable end trusses are used, continuous 2 x 4 braces should be installed at a 45° angle to the truss framing. These braces should occur at 3 points on each gable end: midspan between rafter center-line and wall on each side of center-line and at center line of roof.
  - b. Web Member Plane: Provide continuous 2 x 4 braces at 45deg angle from the bottom chord of the truss. This brace should cross at least 4 adjacent trusses and terminate at the truss ridge. Securely nail this brace to all members it crosses. Install this bracing at all gable or end wall conditions and at 14 foot minimum intervals throughout the truss system.
  - c. Bottom Chord Plane: Provide continuous 2 x 4 braces on top of the bottom chord of all roof trusses. Three rows minimum are required located at the 1/4 points of the truss span. Securely nail these braces to all members that it crosses.
- S. Wood Floor Trusses:**
1. Floor trusses to be manufactured and installed in strict accordance with manufacturer's recommendations. All spans, joint depth and spacing to be verified by manufacturer's. Shop drawings indicating calculations, loading, load test data and any other information required shall be sealed by a professional engineer registered in the jurisdiction where construction is taking place. Truss manufacturer shall verify all spans, dimensions, bearing points spacing, etc. Fabricator must submit two sets of complete shop drawings and truss layout plan, each sealed by a professional engineer, registered in the jurisdiction where the construction is taking place, to Engineer prior to fabrication, one for Engineer's records and one to be returned to contractor after review.
  2. Store trusses above grade on wood sticking to prevent contact with bare earth. Cover with tarpaulins to prevent exposure to the elements. Always store upright, especially if stocking.

**DIVISION 7 - THERMAL AND MOISTURE PROTECTION**

- A. Roofing:**
1. Fiberglass Shingles: THIRTY (30) year self sealing shingles over 1 layer of 30# asphalt saturated felt underlayment unless otherwise noted. Install according to manufacturer's instructions.
  2. Cedar Shakes: #2 grade red-label cedar shakes (18" 1 x 45") over one layer 30# a.s.f. underlayment. Install with 4 1/2" weather exposure. Apply on 18" wide strip of 30# a.s.f. over each course of shakes, 9" from bottom edge of shake extending over top of shake and onto sheathing.
  3. Cove Flashing: See note B-4, below.
- B. Flashing:**
1. All flashing, counter flashing, and coping when of metal shall be of not less than no. 26 U.S. gauge corrosion-resistant metal.
  2. Flash all exterior openings and all building corners with approved material to extend at least 4" behind wall covering. Cover all exposed plywood at building corners with waterproofed paper.
  3. Step flash at all roof to wall conditions. Flash and caulk wood beams and other projections through exterior walls or roof surfaces.
  4. Cove flashing shall consist of two layers of 15# a.s.f. cemented together in addition to required nailing from the edge of the eave up the roof to overlay a point 24 inches inside the interior wall line of the building.
- C. Attic Ventilation:**
1. Enclosed attic truss spaces and enclosed roof rafters shall have cross ventilation for separate space with screened ventilating openings protected against the entrance of moisture and rain in accordance with the WFCM, and NYS and local codes and ordinances. See details on architectural plans for locations and details.

**DIVISION 8 - DOORS AND WINDOWS**

- A. General:**
1. Windows in buildings located in wind-borne debris regions (20 mph wind zone or with-in one mile of the ocean bay and sound) shall have glazed openings protected from wind-borne debris or the building shall be designed as a partially enclosed building in accordance with the Building Code of New York State. Glazed opening protection for wind-borne debris shall meet the requirements of the Large Missile Test of ASTM E 1996 and of ASTM E 1886.
- Exception:**
- Wood structural panels with a minimum thickness of 7/16 inch (11.1 mm) and a maximum span of 8 feet (2438 mm) shall be permitted for opening protection in one- and two-story buildings. Panels shall be pre-cut to cover the glazed openings with attachment hardware provided. Attachments shall be provided in accordance with Table R302.2.1.2 or shall be designed to resist the components and cladding loads determined in accordance with the provisions of the Residential Code of New York State.
2. All windows shall have insulating glass, or single glass with storm windows or equal. Sizes indicated on plans are nominal only. Builder to consult with window manufacturer to determine exact sizes, rough opening, etc. At least one window from each bedroom area shall have a net clear opening area of 5.7 Sq. Ft. (grade floor 5.0 Sq. Ft.) with a net clear height of 24", a net clear opening width of 20" and a sill height of 44" or less above the floor for egress purposes. Glazing in doors and fixed glazed panels immediately adjacent to doors or within 18" of the floor, which may be subject to frequent and recurrent accidental human impact shall be tempered as per Residential Code of New York State and local codes and ordinances.
- DIVISION 9 - FINISHES**
- A. General:**
1. All gypsum wallboard shall be installed in accordance with the provisions of the Residential Code of New York State and local codes and ordinances (as applicable).
  2. Gypsum wallboard shall not be installed until weather protection for the installation is provided. Storage should be in accordance with manufacturer's instructions.
  3. All edges and ends of gypsum wallboard shall occur on the framing members except those edges which are perpendicular to the framing members. All edges of gypsum wallboard shall be in moderate contact except in concealed spaces where fire resistive construction is not required.
  4. The sizes and spacing of fasteners shall comply with the Residential Code of NYS and local codes and ordinances (as applicable).
  5. Provide moisture resistant drywall cement board at tubs and showers as shown on details in architectural drawings.
  6. Fire-resistive construction: Garage ceilings and walls when adjacent to a dwelling unit shall be of rated construction according to the UL Design specified on the drawings when units are designed under NYS standards as indicated on the drawings. (5/8" type X walls and ceilings)

**DIVISION 15 - MECHANICAL**

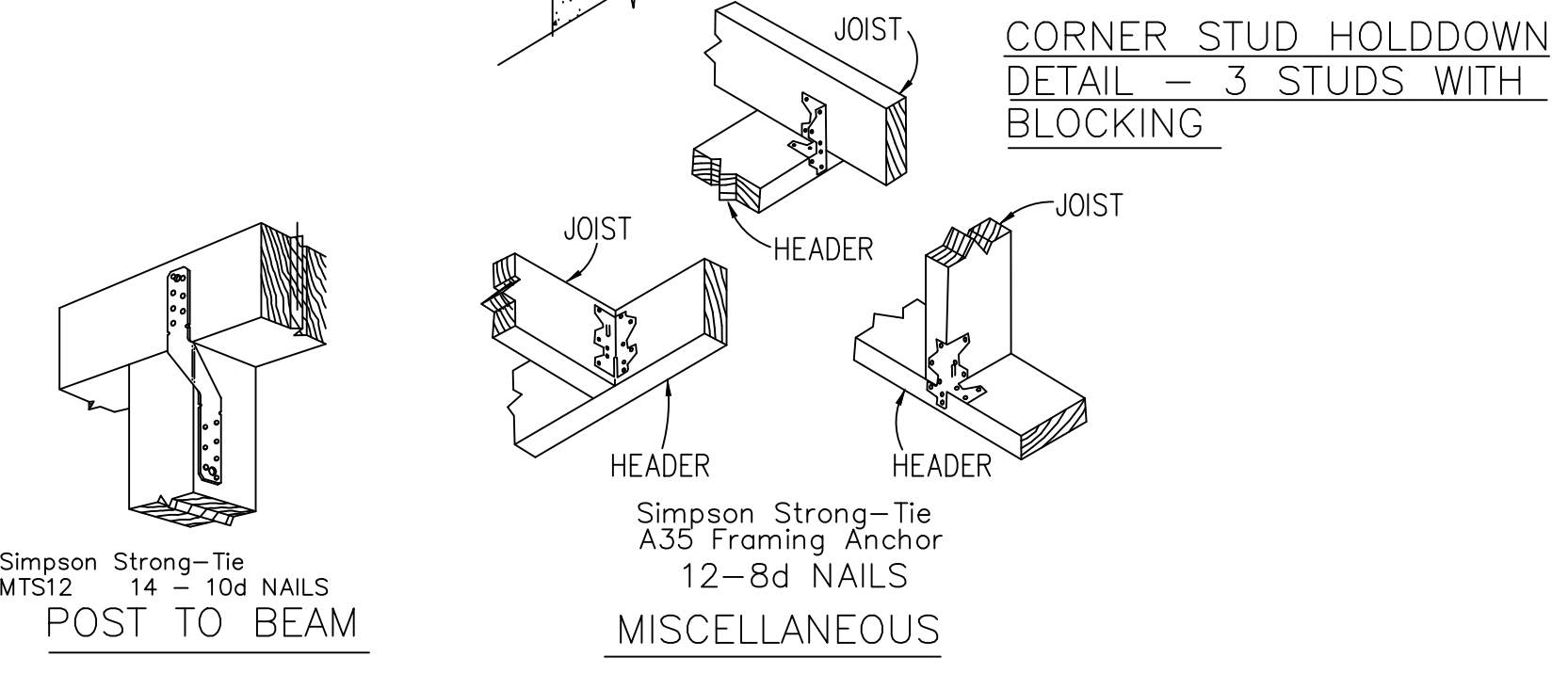
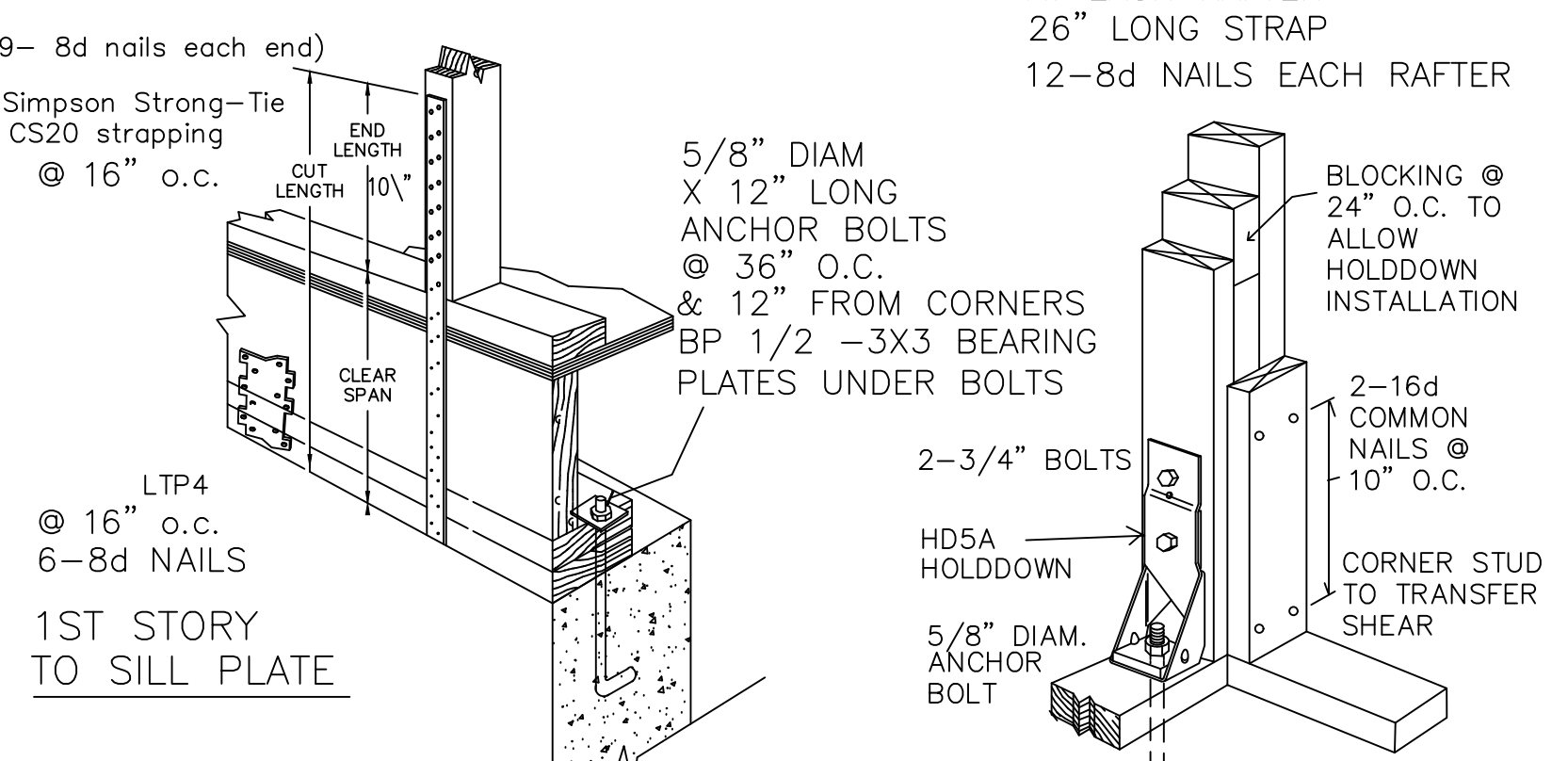
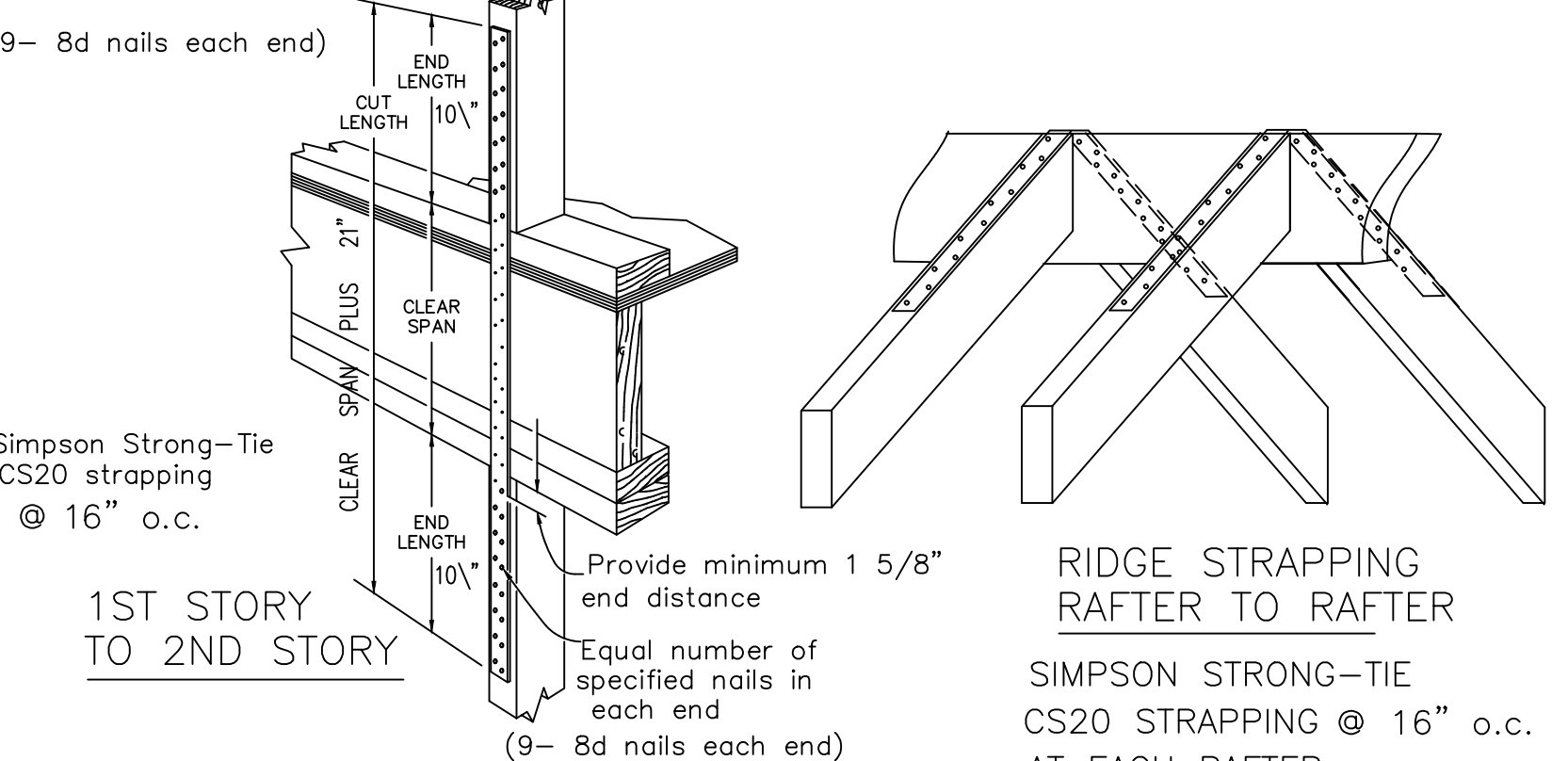
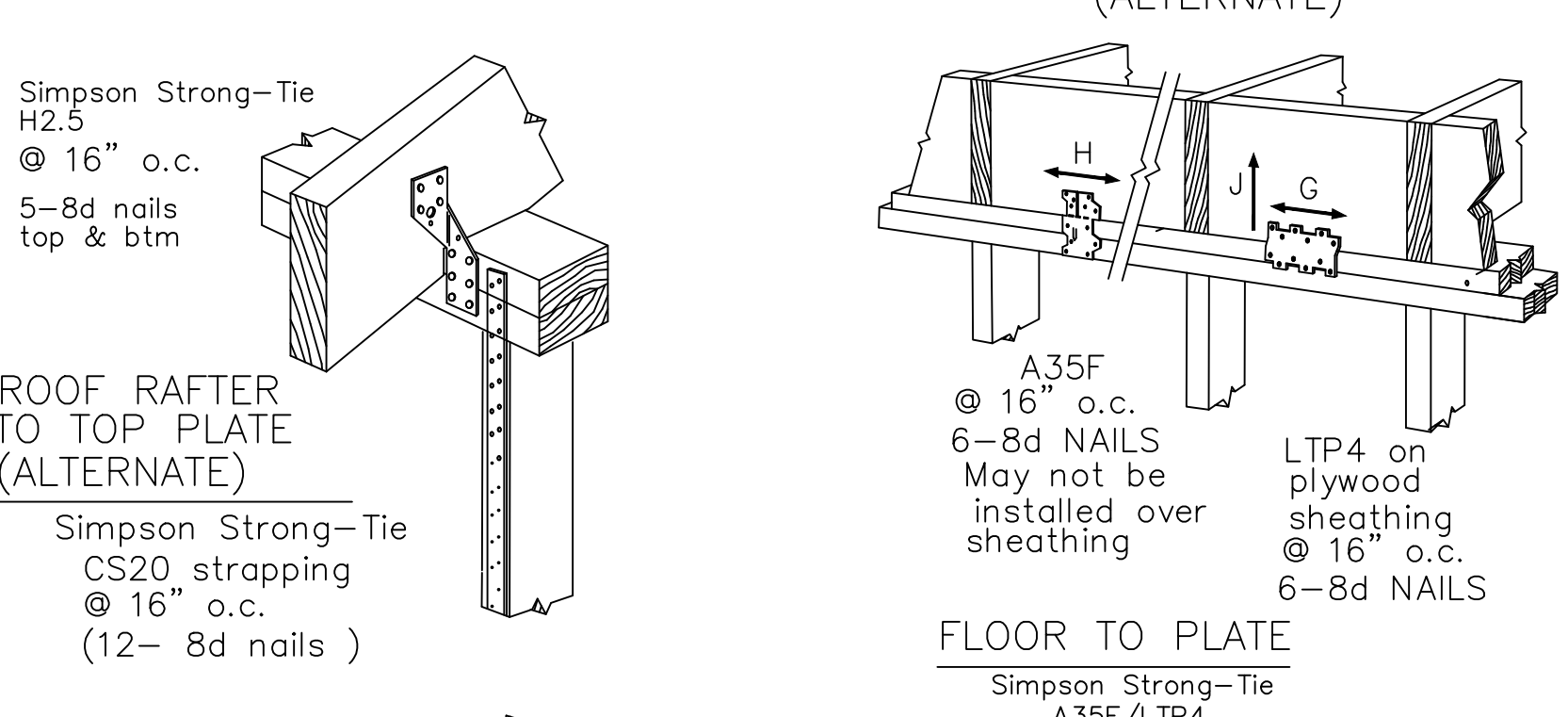
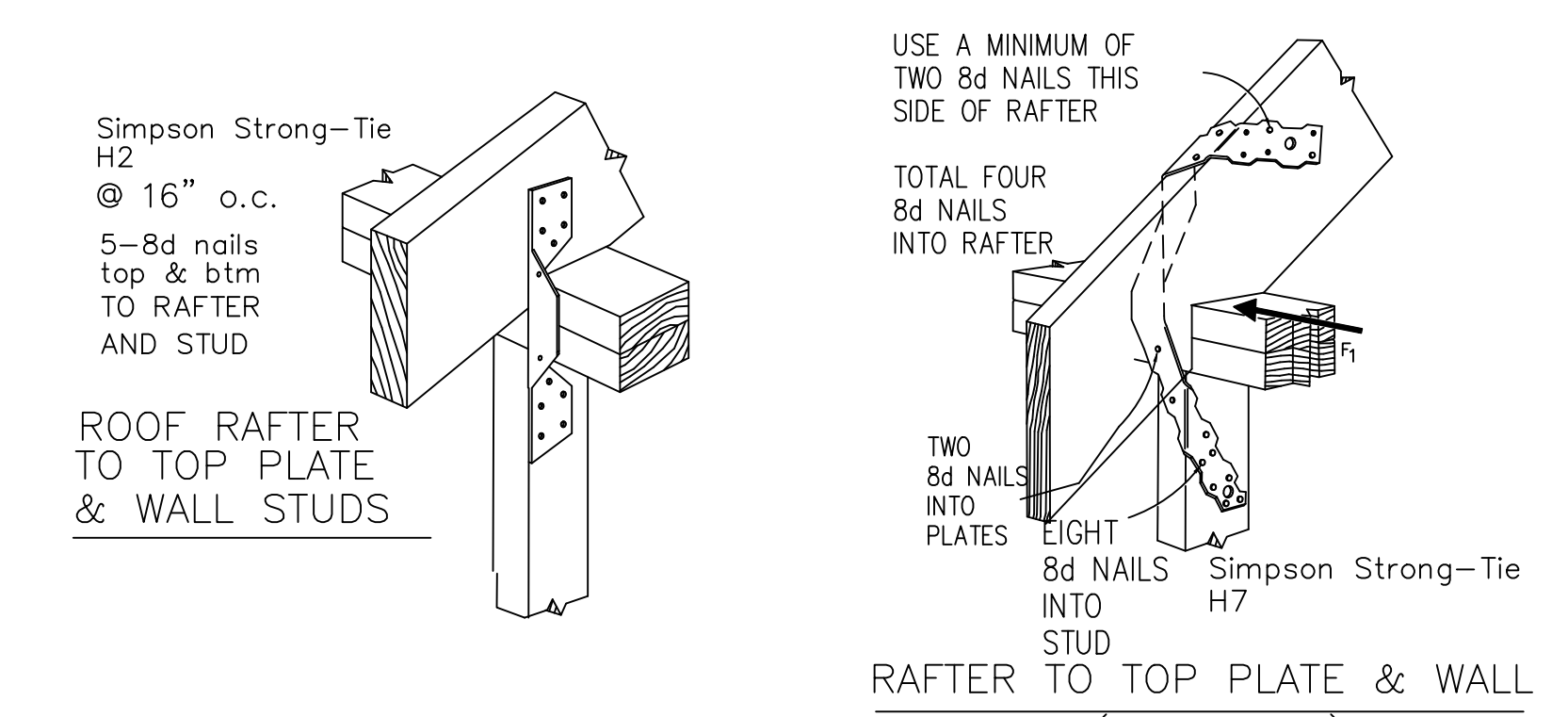
- A. Heating, Ventilation and Air Conditioning:**
1. All work shall be in full accordance with all current codes and regulations of the governing agencies.
  2. Mechanical subcontractor to submit shop drawings indicating duct layouts, condenser location, duct sizes, etc. to Engineer prior to installation. Mechanical subcontractor to review structural shop drawings and notify the Engineer of any mechanical and structural and design intent conflicts prior to construction.
  3. All work shall be done in a neat and workmanlike manner and so as to not needlessly hamper that portion of the work performed by others.
- B. Plumbing:**
1. All work shall be in full accordance with all current codes and regulations of governing agencies.
  2. All work shall be done in a neat and workmanlike manner and so as to not needlessly hamper that portion of the work performed by others.
  3. Plumbing subcontractor to review structural and mechanical drawings and notify the Engineer of any plumbing, HVAC, structural and design intent conflicts prior to construction.

**DIVISION 16 - ELECTRICAL**

1. All work shall be in full accordance with all applicable National, State and Local codes and shall comply with the requirements of the serving power and telephone companies.
2. All work shall be done in a neat and workmanlike manner and so as to not needlessly hamper that portion of the work performed by others.
3. Installation:
  - a. All equipment installed outdoor and exposed to weather shall be weatherproof.
  - b. Bottom of receptacles and switches shall be located 5" above counter top unless otherwise noted on drawings.
  - c. Receptacles shall be installed vertically at 12" above finish floor and 12'-0" o.c. horizontally. All receptacles within 6'-0" horizontally of a sink lavatory or tub shall be wired to a ground fault interrupted circuit.
  - d. Wall switches to be 48" above floor.
  - e. All smoke detectors to be line voltage and wired in a manner such that the activation of one will activate all. Each floor level to have at least one smoke detector. Each bedroom to have its own smoke detector in addition to a smoke detector located in a hallway outside the bedrooms.
  - f. A line voltage carbon monoxide detector shall be located at each level of the dwelling, including the basement or cellar.

**NYS CODE COMPLIANCE - ANCHORS AND STRAPPING @ 16" O.C.**

SIMPSON OR EQUAL STRAPS AND ANCHORS TO MEET REQUIREMENTS OF CONSTRUCTION IN ACCORDANCE WITH THE AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFCM) STRAPPING MAY BE INSTALLED OVER OR UNDER PLYWOOD SHEATHING AS JOB CONDITIONS ALLOW



JOB # \_\_\_\_\_  
 DATE: 4.11.22  
 SCALE: 1/4" = 1'-0"  
 REVISIONS: \_\_\_\_\_  
 Dwg. # \_\_\_\_\_



REGISTERED PROFESSIONAL ENGINEER  
 STATE OF NEW YORK  
 NO. 10316  
 JOHN MACLEOD RIBA INC.  
 631 473 0749  
 SITE LOCATION:  
 DRAWING TITLE: CODE COMPLIANCE, STRAPPING  
 NOTES: CODE COMPLIANCE, STRAPPING

ROSENSTOCK RESIDENCE  
 75 WOODMERE BLVD SOUTH  
 WOODSBURGH NY