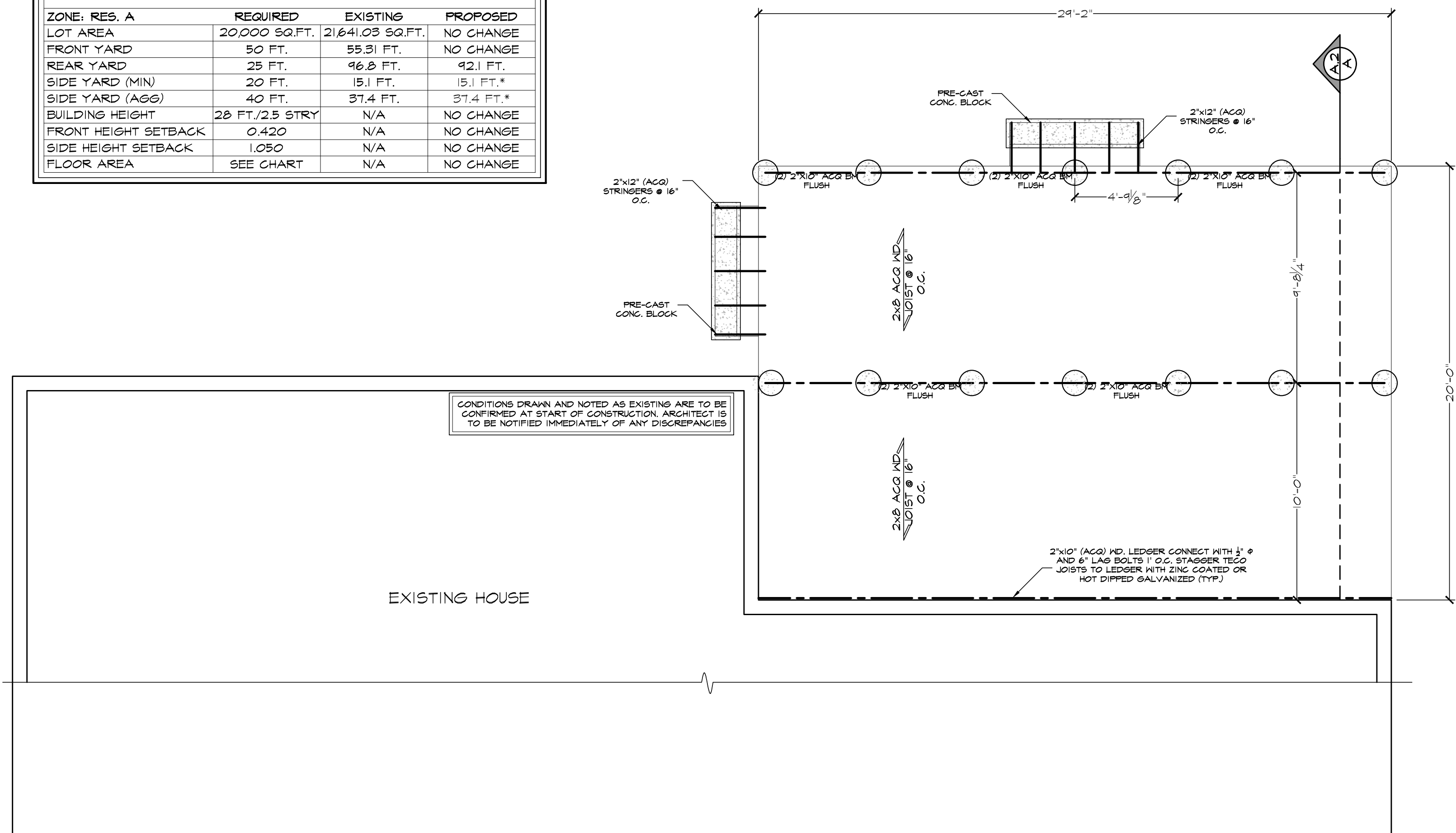


THIS PROJECT REQUIRES A VARIANCE

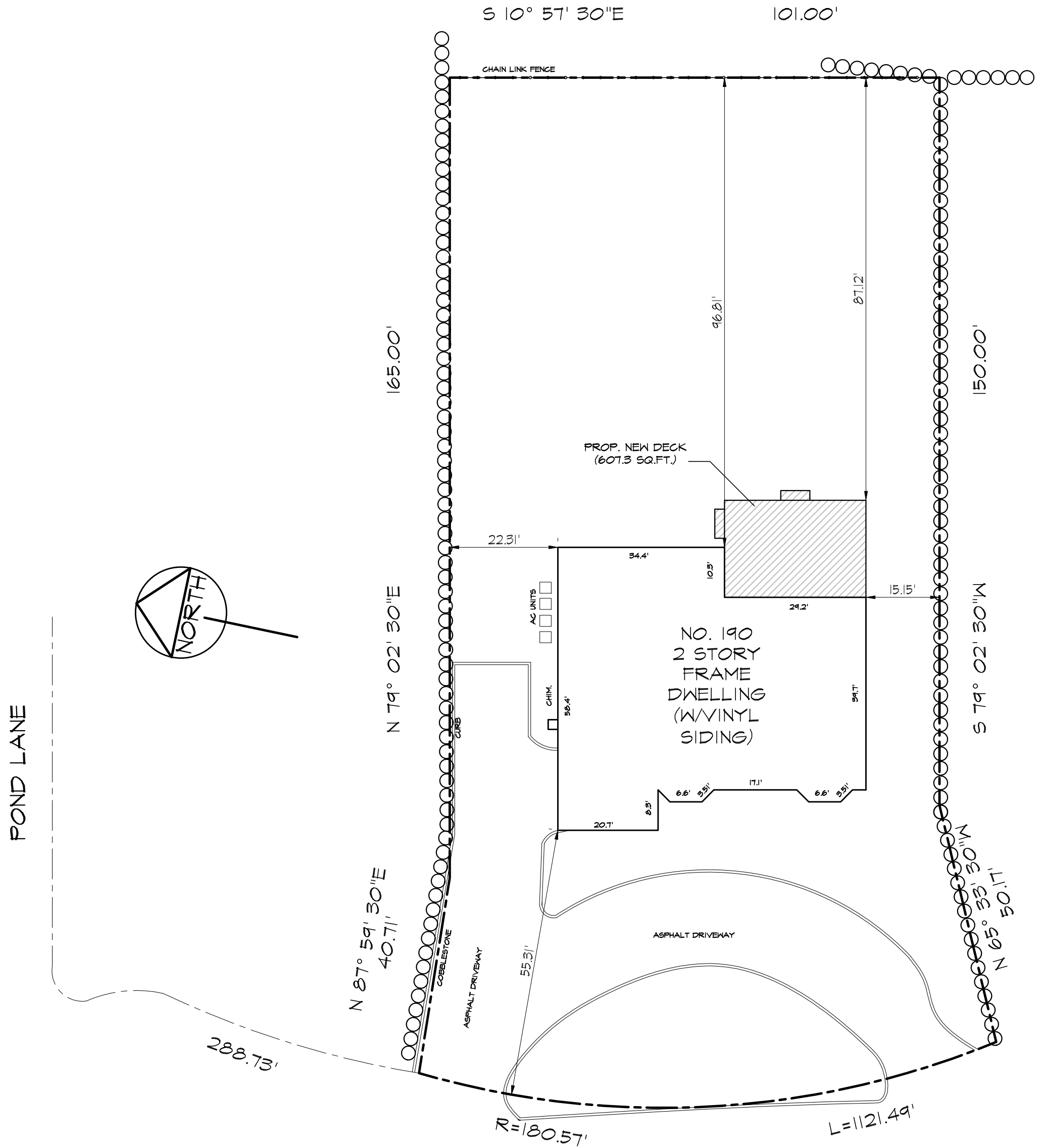
ZONING INFORMATION
VILLAGE OF WOODSBURGH
SECTION: 41 BLOCK: T1 LOT(S): 27

ZONE: RES. A	REQUIRED	EXISTING	PROPOSED
LOT AREA	20,000 SQ.FT.	21,641.03 SQ.FT.	NO CHANGE
FRONT YARD	50 FT.	55.31 FT.	NO CHANGE
REAR YARD	25 FT.	96.8 FT.	92.1 FT.
SIDE YARD (MIN)	20 FT.	15.1 FT.	15.1 FT.*
SIDE YARD (AGG)	40 FT.	37.4 FT.	37.4 FT.*
BUILDING HEIGHT	28 FT./2.5 STRY	N/A	NO CHANGE
FRONT HEIGHT SETBACK	0.420	N/A	NO CHANGE
SIDE HEIGHT SETBACK	1.050	N/A	NO CHANGE
FLOOR AREA	SEE CHART	N/A	NO CHANGE



FOUNDATION PLAN

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



WEST IVY HILL ROAD

SCALE: 1" = 20'-0"

PLOT PLAN

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA
TABLE R301.2(1)

GROUND SNOW LOAD	SPEED 2 (MPH)	TOPOG RAPHIC EFFECTS K	SPECIAL WIND REGION 1	WIND BORN DESIGN ZONE 2	SEISMIC DESIGN CATEGORY 3	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP 4	ICE BARRIER REQUIRED 5	FLOOD HAZARDS 6	AIR FREEZING INDEX 7	MEAN ANNUAL TEMP 8
						WEATHERING 9	FROST LINE DEPTH 10	TERMITE 11					
30	130 w/lt	NQ	NQ	1 MILE FROM COAST	B	SEVERE	30" 2 FT. BEG	MED TO HEAVY	15	YES	FEMA FLOOD MAP PANEL 12	1500 OR LESS	55.4

MANUEL J DESIGN CRITERIA 13

ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HIGH TEMPERATURE DIFFERENCE
-----	-----	-----	-----	-----	-----	-----	-----
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
-----	-----	-----	-----	-----	-----	-----	

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE FOLLOWING:

2020 RESIDENTIAL CODE OF NEW YORK STATE PUBLICATION NOVEMBER 2019

2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTERS 12-23 FOR MECHANICAL SYSTEMS

2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTERS 24 FOR FUEL & GAS SYSTEMS

2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTERS 25-33 FOR PLUMBING SYSTEMS

2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTERS 34-42 FOR ELECTRICAL SYSTEMS

2020 ENERGY CONSERVATION CODE OF NEW YORK STATE AS ADOPTED WITH THE 2018 IECC

THE PROJECT COMPLIANCE METHOD CHOSEN IS TOTAL UA-ALTERNATIVE AND A RESCHECK HAS BEEN SUBMITTED WITH THESE DRAWINGS.



WEST ELEVATION

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

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CONSULTANTS:

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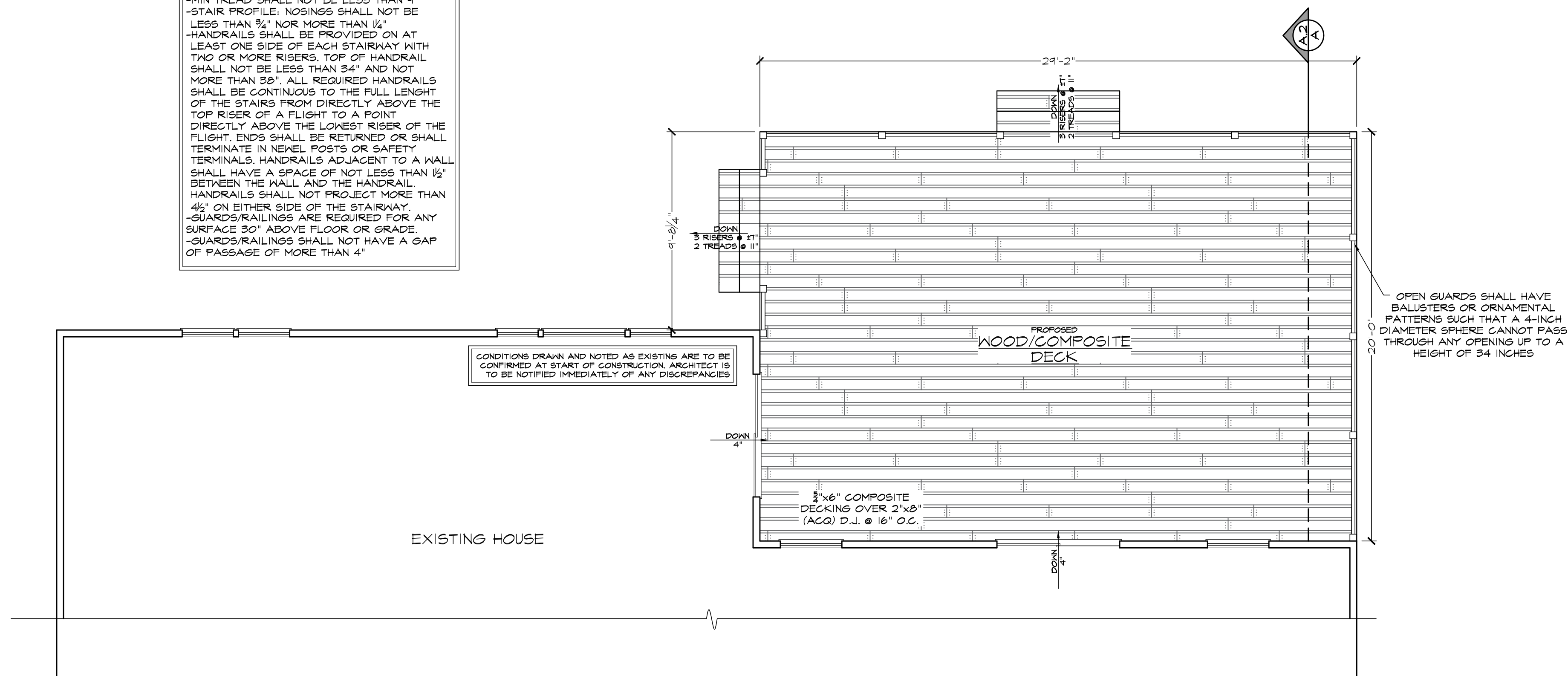
THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S DESIGN SHALL BE PERMITTED TO RETAIN COPIES OF THE ARCHITECT'S DRAWINGS FOR THE PROJECT ONLY. THE ARCHITECT'S DRAWINGS SHALL NOT BE USED BY THE OWNER OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S DRAWINGS SHALL NOT BE USED BY THE OWNER OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

CHECKED BY: JTR
DRAWN BY: JTR

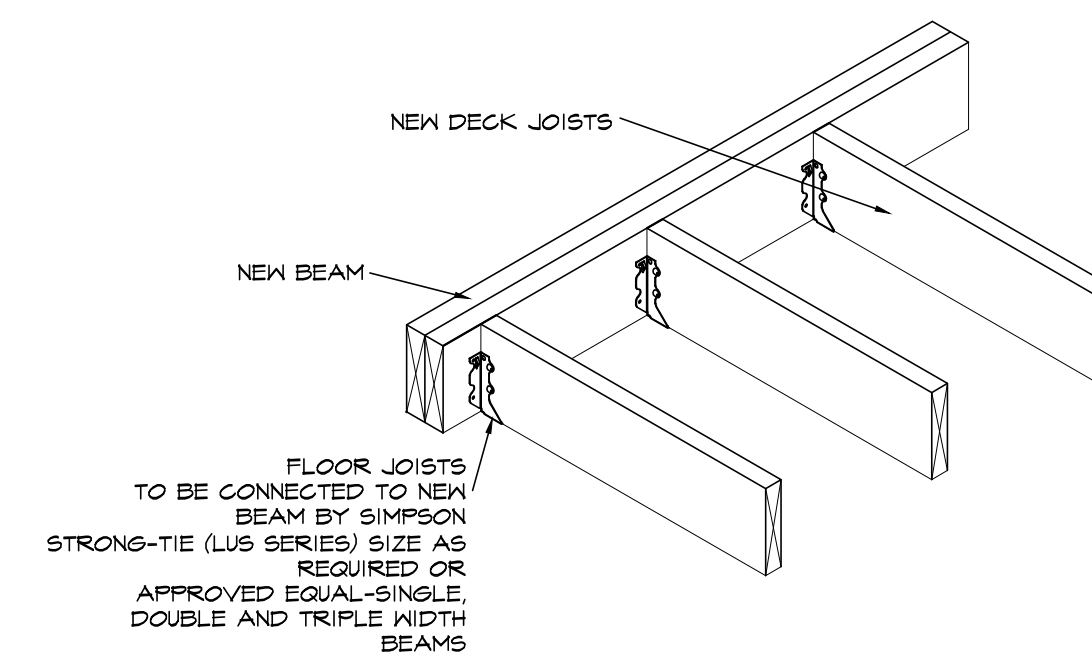
PROPOSED DECK
FARBENBLUM RESIDENCE
190 IVY HILL ROAD
WOODMERE, NY 11598

JOB#: FA-22-081
DATE: 02-24-22
SCALE: AS NOTED
DRAWING NUMBER
A.1

STAIRS & GUARD NOTE:
(TO COMPLY WITH 2020 R.C. OF NY RS1381R312)
-HANDRAILS SHALL NOT BE LESS THAN 36"
-CLEAR WIDTH ABOVE THE FERRULE
-HANDRAILS HEIGHT AND BELOW THE REQUIRED
HEADROOM HEIGHT
-MINIMUM HEADROOM HEIGHT TO BE 6'-8"
-MAX RISER SHALL NOT EXCEED 8 1/2"
-TREAD SHALL NOT BE LESS THAN 4"
-STAIR PROFILE: NOSINGS SHALL NOT BE
LESS THAN 3/4" NOR MORE THAN 1/4"
-HANDRAILS SHALL BE PROVIDED ON AT
LEAST ONE SIDE OF EACH FLIGHT WITH
TWO OR MORE RISERS, TOP OF HANDRAIL
SHALL NOT BE LESS THAN 34" AND NOT
MORE THAN 38". ALL REQUIRED HANDRAILS
SHALL BE CONTINUOUS AND NOT STOP AT
THE TOP OF THE STAIRS FROM DIRECTLY ABOVE THE
TOP RISER OF A FLIGHT TO A POINT
DIRECTLY ABOVE THE LOWEST RISER OF THE
FLIGHT. HANDRAILS SHALL NOT BE ALLOWED
TO TERMINATE IN NIVEL POSTS OR SAFETY
TERMINALS. HANDRAILS ADJACENT TO A WALL
SHALL HAVE A SPACE OF NOT LESS THAN 1/2"
BETWEEN THE HANDRAIL AND THE WALL.
-HANDRAILS SHALL NOT PROJECT MORE THAN
4 1/2" ON EITHER SIDE OF THE STAIRWAY.
-GUARDS/RAILINGS ARE REQUIRED FOR ANY
FALLS OF 30" OR MORE.
-GUARDS/RAILINGS SHALL NOT HAVE A GAP
OF PASSAGE OF MORE THAN 4"

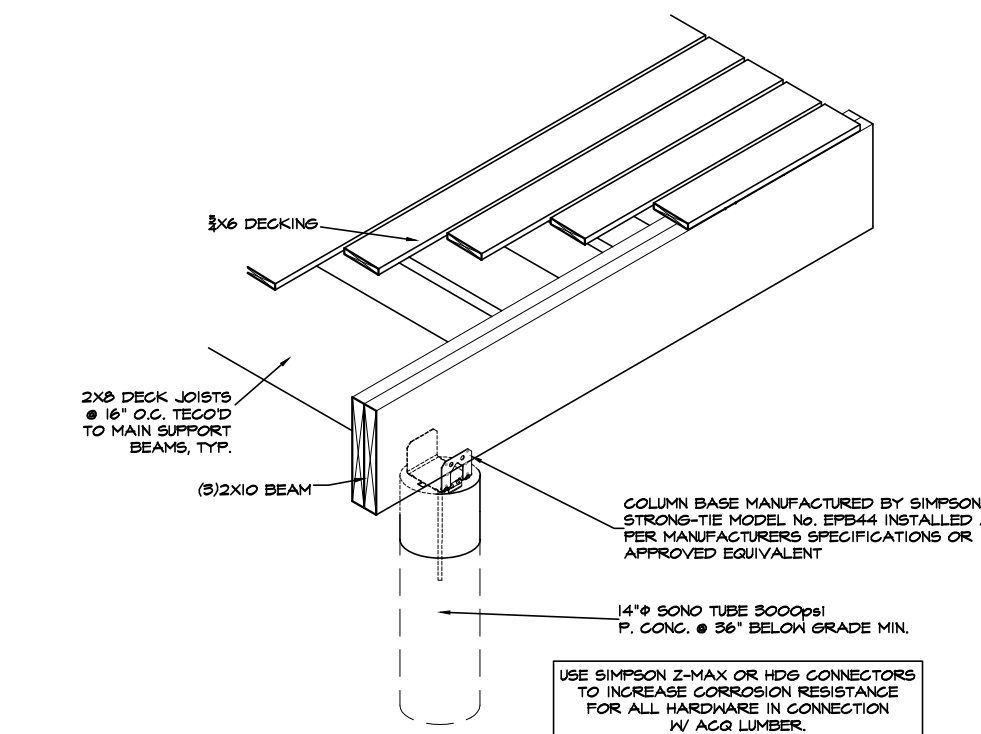


FIRST FLOOR PLAN



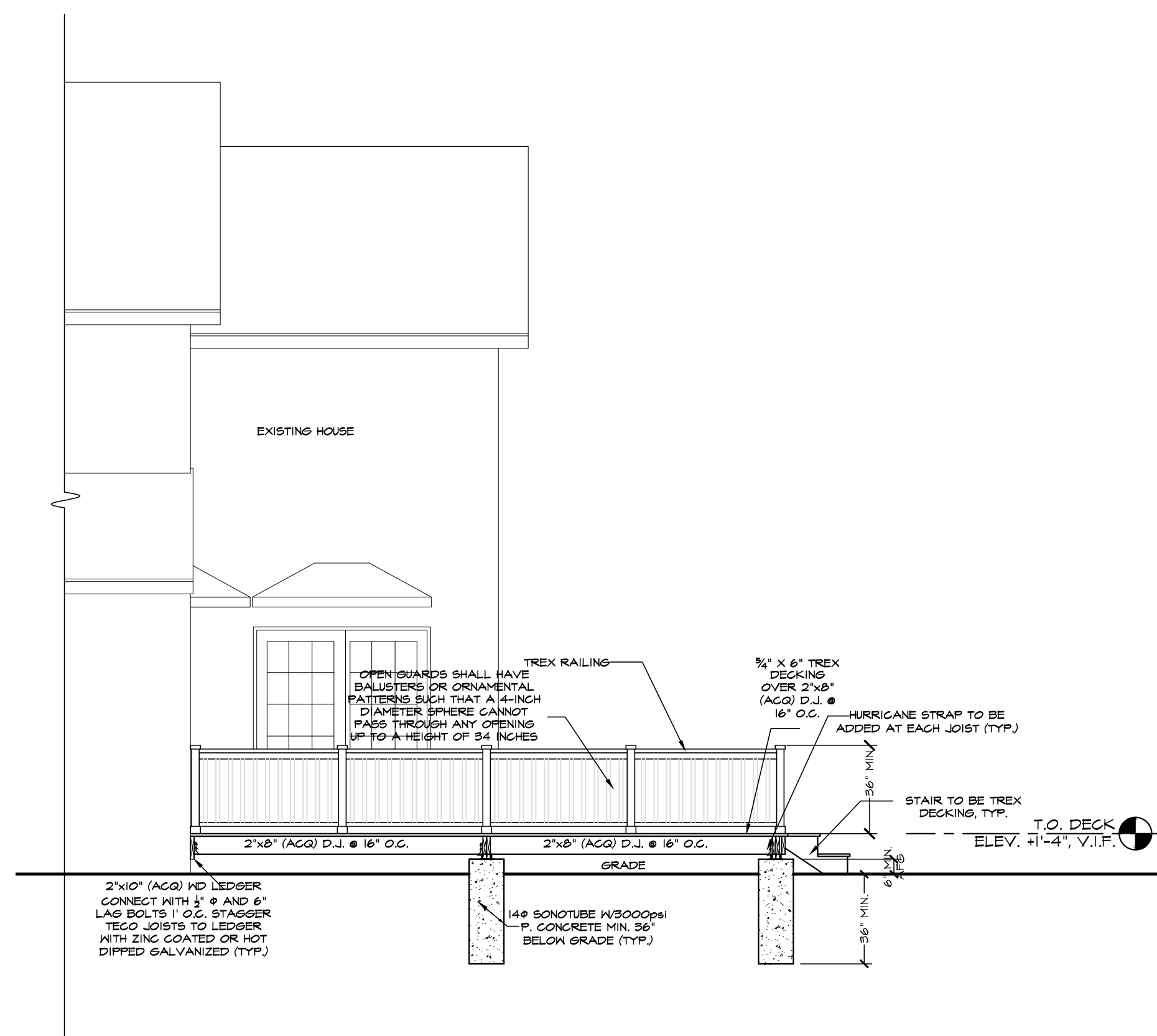
DECK STRAPPING DETAIL

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

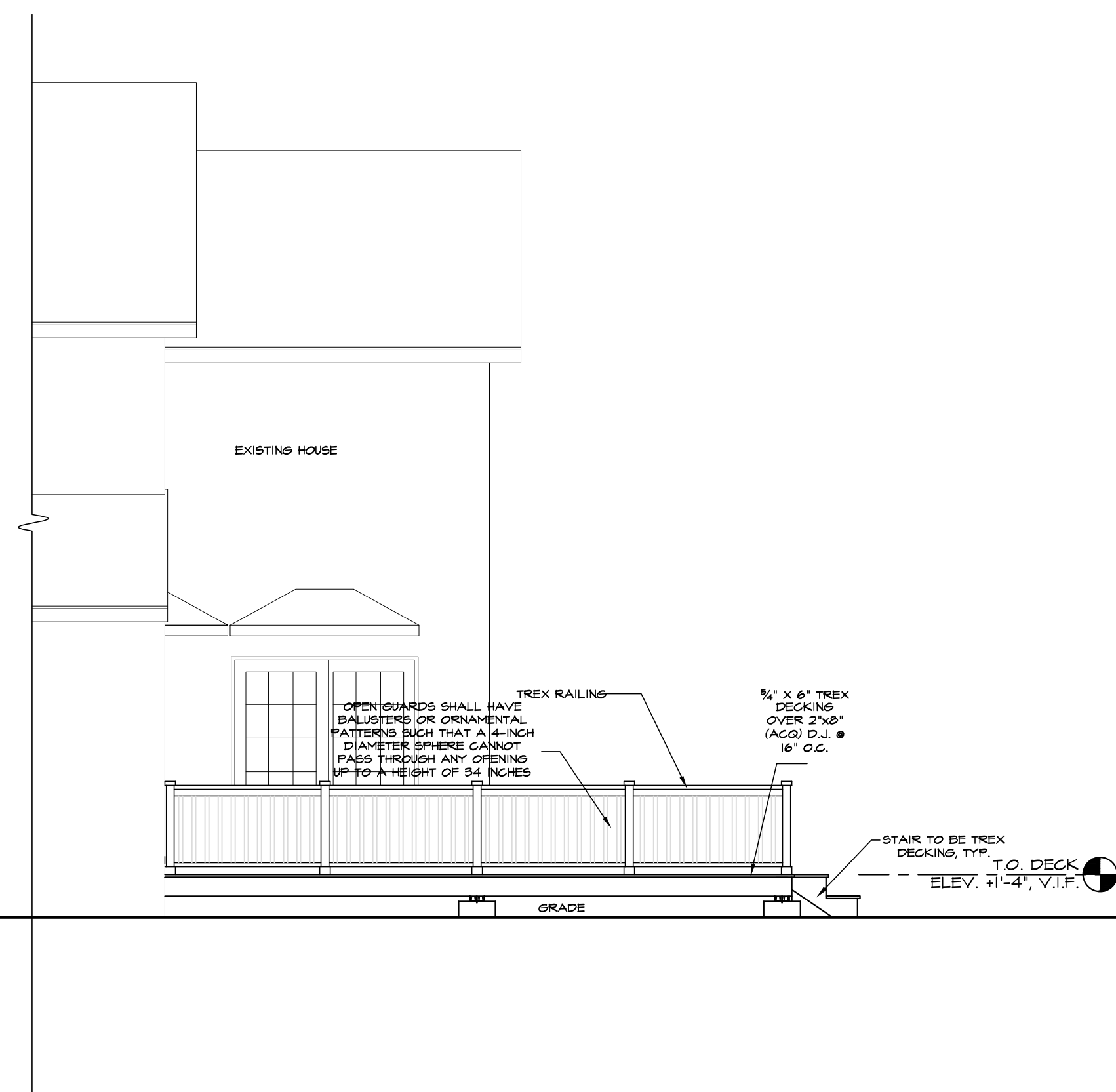


DECK CONNECTION DETAIL

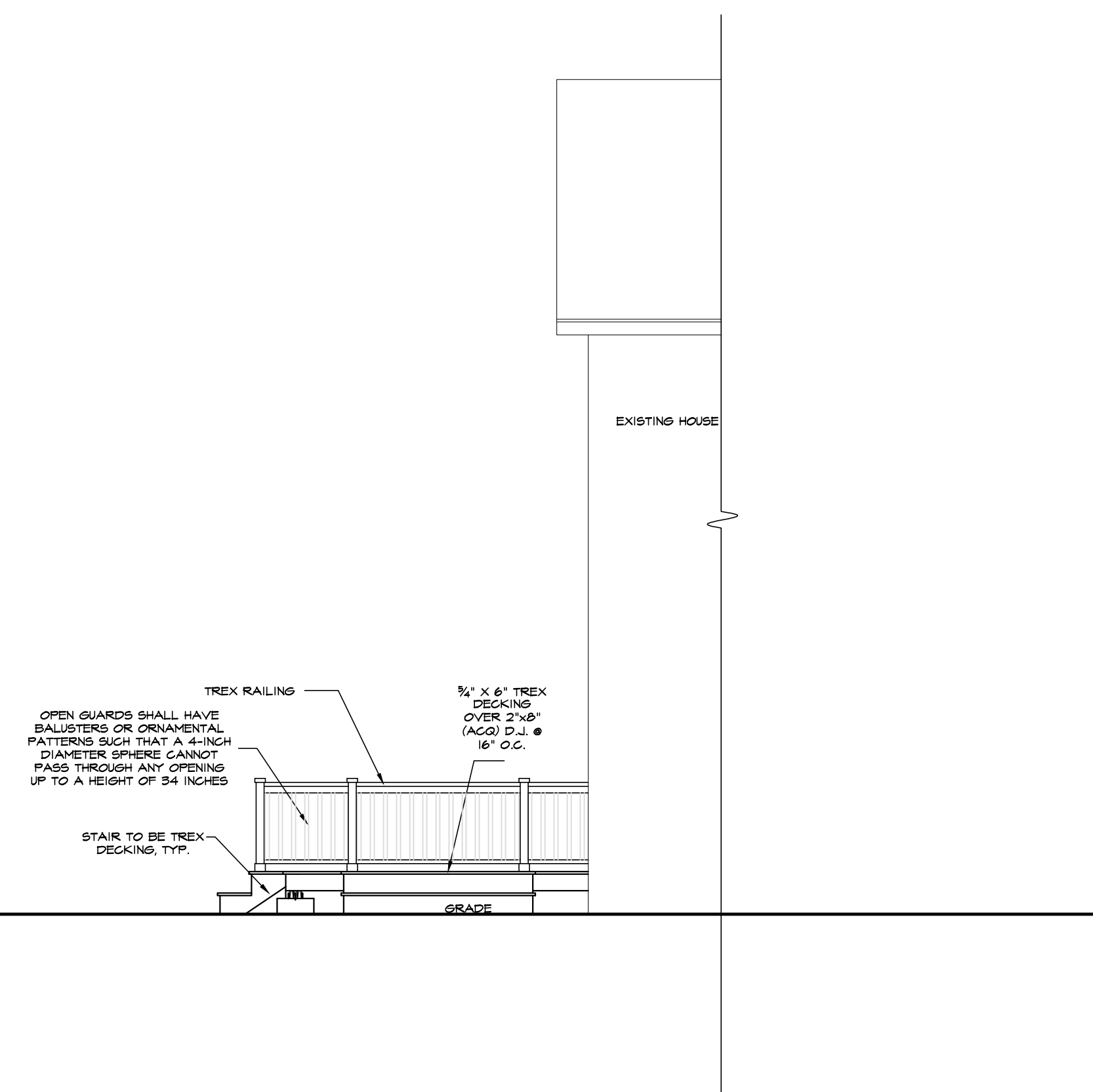
SCALE: 1/2" = 1'-0"



SECTION A-A



NORTH ELEVATION



SOUTH ELEVATION

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

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

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