



FRONT ELEVATION

FRANKLIN AVE.

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

2020 Residential Code of New York State

R301.5 Design Loads-Live Loads:

- Living Areas 40lb/sf
- Sleeping Rooms 30lb/sf
- Attic- No Storage 10lb/sf
- Attic-Storage 20lb/sf
- Stairs 40lb/sf
- Decks 40lb/sf
- Roof 45lb/sf
- Guards and Handrails 200lb/lf

R311.7 Stairs

- Maximum Riser Height 8 1/4 inches
- Minimum Tread Depth 9 inches
- Minimum Head Room 6"-8" from nosing to sloped ceiling
- Minimum Width 36 inches above rail and 31 1/2 inches at rail height and below with rail on one side or 27 inches with handrail on both sides.

R312.1 Guards:

- Required at surface more than 30 inches above floor.
- Height minimum of 36 inches
- At open side of stairs minimum 34 inches
- Intermediate rails or ornamental closures cannot allow the passage of a sphere 4 inches or more in diameter
- Triangular opening formed by riser treads and bottom rail of guard at open side of stair shall not allow a sphere of 6 inches to pass through

R314,R315 Smoke and Carbon monoxide Alarms

- Each sleeping room to have a smoke alarm
- Outside of each sleeping area in the immediate vicinity of the bedrooms to have a smoke alarm
- All smoke detectors to be interconnected
- All smoke detectors shall be hardwired and have battery backup
- Carbon monoxide alarms to be located outside of each separate sleeping area
- Carbon monoxide alarm to be located on each level of the dwelling

Plumbing Work: all plumbing to conform to the requirements of the 2020 Residential Code of New York State

Electrical Work: all electrical work to conform to the requirements of the 2020 Residential Code of New York State

Mechanical Work: All mechanical systems to comply with the 2020 Residential Code of New York State

All work to conform to the 2020 Energy Conservation Construction Code of New York State

General Notes

- 1) All work to be done according to 2020 Residential Code of New York State and local codes
- 2) All plumbing work to be done by a licensed plumber
- 3) All electric work to be done by a licensed electrician
- 4) Provide a code 53 confirmation before starting any digging or excavation
- 5) File for a tree permit before removing any trees
- 6) File for a demolition permit for starting any demolition
- 7) Building setbacks and layouts to be done by a licensed surveyor
- 8) Workmanship to be first class in all respects
- 9) Soil bearing capacity to be minimum 2 tons p.s.f
- 10) Poured concrete to be minimum 3000psi
- 11) Poured concrete for exterior steps, porches, etc exposed to the weather and garage slabs to be minimum 3500p.s.i. strength
- 12) Stepped footings to be 1 vertical to 2 horizontal
- 13) Concrete block walls to have horizontal reinforcement 16" oc
- 14) Finish grades to be a minimum 8" below top of foundation wall and slope away from house
- 15) any steel beams etc. to be min A36 grade
- 16) Steel lally columns to have 6"x6" plates with 4-9/16 holes top and bottom
- 17) All lumber to minimum #2 doug/fir 900p.s.i fiber strength
- 18) All deck lumber to be pressure treated for header and joists Decking and railings material to be selected by owner
- 19) Double joists under parallel partitions
- 20) All posts for headers, beams, and girders to be taken down Solid to the foundation and bearing posts
- 21) Provide flashing at wall/roof, valleys, chimneys, windows, Doors and roof penetrations as required

I certify that to the best of my knowledge and belief these plans comply with the 2020 Energy Conservation Construction Code of New York State

Stephen Marchesani

Date

Zoning District R-2F		
	Required	Proposed
Lot Area	3750s.f. per unit	4765s.f.
Lot Depth	100'-0"	95.39 existing
Lot Width	75'-0"	50'-0" existing
Yards-Front	20'-0"	17.08 existing
Yards-One side	6'-0"	6.46
Yards-Corner	20'-0"	15.5 existing
Yards-Rear	25'-0"	27'-0"
Height-Stories	2 1/2	1 1/2
Height-Feet	35'-0"	23'-0"
FAR	.53	.35
Lot Coverage-Max	35%	20%

SEAL	Project PROPOSED ADDITION & DECK FOR MRS. SACHETTI 515 FIFTH ST MAMARONECK, NY	Drawing Number A Date 1/31/21 Scale 1/4" = 1'-0" Drawn By SM
	SMM Architect PLLC 5 Scott Circle Purchase, New York 10577	