

PROPOSED CONVERSION AND ADDITION FOR CONGREGATION TALMUD TORAH IMREI BINAH-SCHOOL

244 VIOLA RD.

49.07-1-41

TOWN OF RAMAPO
ROCKLAND COUNTY

DESIGN ANALYSIS

USE AND OCCUPANCY CLASSIFICATION -BCNYS CH.3
GROUP E

TYPE OF CONSTRUCTION
5-B

GENERAL BUILDING HEIGHTS AND AREA
MAX. HT. 60 FT. SPRINKLED
MAX. STORIES 2 SPRINKLED
MAX. AREA 38,000 SF SPRINKLED

MAX. FLOOR AREA PER OCCUPANT -TABLE 1004.5
ASSEMBLY UNCONCENTRATED 15 NET
CLASSROOM AREA 20 NET
SHOPS AND OTHER VOCATIONAL ROOM AREAS 50 NET
DAY CARE 35 NET
READING ROOMS 50 NET
KITCHENS, COMMERCIAL 200 GROSS

STAIRWAYS BCNYS 1005.3.1 .02" PER OCCUPANT
MIN. STAIR WIDTH PER BCNYS 1011.2 -44"
MIN. STAIR WIDTH PER BCNYS 1009.3.2 (ACCESSIBLE) -48"

TRAVEL DISTANCE (PER BCNYS 1017)
MAX. 250'

| TABLE 1607.1 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, (IN POUNDS PER SQUARE FOOT) | |
|--|-----------|
| USE | LIVE LOAD |
| PLAYROOM | 75 |
| CLASSROOMS | 40 |
| CORRIDORS ABOVE FIRST FLOOR | 80 |
| FIRST-FLOOR CORRIDORS | 100 |
| ASSEMBLY AREA | 100 |
| GUARDRAILS IN-FILL COMPONENTS | 50 |
| COMPUTER USE | 100 |
| DINING ROOM | 100 |
| ASSEMBLY AREA | 100 |
| STAIRS | 100 |



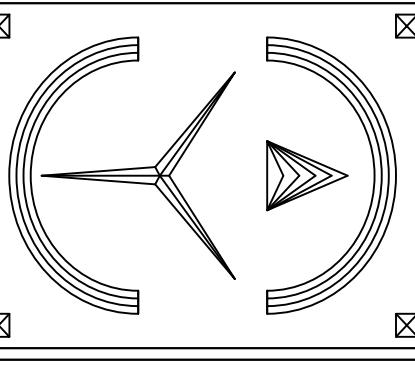
| CLIMATE AND GEOGRAPHICAL DESIGN CRITERIA | | | | | | | | | | |
|--|------------------|-------------------------|------------------------|---------------------------|---------------------|--------------------|-----------------------|----------------------------------|--------------------------------|-------------------------|
| GROUND SNOW LOAD | WIND SPEED (MPH) | SEISMIC DESIGN CATEGORY | SUBJECT TO DAMAGE FROM | | | | WINTER DESIGN TEMP | ICE SHIELD UNDERLAYMENT REQUIRED | FLOOD HAZARDS | AIR FREEZING INDEX |
| | | | WEATHERING | FROST LINE DEPTH | TERMITE | DECAY | | | | |
| 30 | 115 | B | SEVERE | 42" | MODERATE TO HEAVY | SLIGHT TO MODERATE | 13 | YES | N/A | 576 |
| ROOF LIVE LOAD | WIND EXPOSURE | SUMMER DRY-BULB TEMP. | WINTER DRY-BULB TEMP. | COINCIDENT WET-BULB TEMP. | HEATING DEGREE DAYS | CLIMATE ZONE 5 | OPAQUE DOORS U-FACTOR | FIXED FENESTRATION U-FACTOR | OPERABLE FENESTRATION U-FACTOR | ENTRANCE DOORS U-FACTOR |
| 16 P.S.F. | B | 89 | 13 | 73 | 4910 | | 0.61 | 0.38 | 0.45 | 0.77 |

*FROM 2020BCNYS, TABLE 402.13

| AREA DATA | | |
|--------------|--------|--------|
| | NET. * | GROSS |
| BASEMENT | 4,513 | 5,299 |
| FIRST FLOOR | 5,457 | 5,975 |
| SECOND FLOOR | 5,457 | 5,975 |
| TOTAL | 15,427 | 17,249 |

*NET. CAL. AS PER T.O.R. CODE

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PLANS REVIEWED AND SUPERVISED BY:
ERIC KNUTE OSBORN
ARCHITECT
58 BARNE'S ROAD
RESIDENTIAL - COMMERCIAL - ADDITIONS
WASHINGTONVILLE, NY 10592 (845)639-4747
EMAIL - EKO@OSBORNARCHITECT@gmail.com
N.Y. LIC. #021-585

THE HANFLING GROUP INC.
PLANNING & DESIGN
62 W Church St. Spring Valley, NY T: 845-659-9195 E: Samuel@thehanflinggroup.com

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PROJECT
PROPOSED CONVERSION
AND ADDITION FOR
IMREI BINAH
SCHOOL
244 VIOLA RD.
49.07-1-41
TOWN OF RAMAPO
ROCKLAND COUNTY

COVER

RELEASE DATE: 05/25/22

REVISIONS

REV. BDG. DPT. COMMENTS 8-4-22

REV. BDG. DPT. COMMENTS 10-24-22

REV. BDG. DPT. COMMENTS 11-22-22

REV. BDG. DPT. COMMENTS 11-23-22

REV. BDG. DPT. COMMENTS 12-7-22

REV. OWNER COMMENTS 5/3/23

SCALE AS NOTED T-1

DWG. No.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE,
INFORMATION AND BELIEF, THESE PLANS AND SPECIFICATIONS
ARE IN ACCORDANCE WITH THE APPLICABLE STANDARDS
S. ERIC KNUTE OSBORN, ARCHITECT
STATE OF NEW YORK
021-585

ERIC KNUTE OSBORN, RA. N.Y.S. NO. 021585

5/3/23

GENERAL NOTES

1. ALL WORK PERFORMED SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF RAMAPO, THE 2020NYSC, AND ALSO CURRENT NATIONAL ELECTRIC CODE.
 2. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHEN SAME ARE AT VARIANCE.
 3. THESE PLANS ARE TO BE USED FOR PERMITS AND CONSTRUCTION ONLY. IT IS NOT INTENDED TO BE USED AS A CONTRACT DOCUMENT UNLESS OTHERWISE INDICATED BY ARCHITECT.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON THESE PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. DEVIATIONS FROM PLANS BY CONTRACTOR SHALL REMOVE RESPONSIBILITY OF ARCHITECT TO THE ENTIRETY.
 5. CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY, WORKMAN'S COMPENSATION AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS. THE OWNER SHALL EFFECT FIRE, LIGHTENING AND ANY OTHER INSURANCE AS REQUIRED, IN PROPER SUMS TO COVER THE COST OF THE WORK IN PLACE. THE CONTRACTOR AND SUB-CONTRACTORS SHALL ADD OWNER ONTO ALL POLICIES AND FURNISH OWNER WITH ALL CERTIFICATES OF INSURANCE.
 6. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED AS REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATION AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITION.
 7. ARCHITECT AND RELATED CONSULTANTS HAVE NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION OR CONTRACT ADMINISTRATION SERVICES. IT REMAINS INCUMBENT ON THE CONTRACTOR TO INFORM THE BUILDING DEPARTMENT AND THE ARCHITECT OF ANY DISCREPANCY OR CHANGE ON APPROVED PLANS AND OF ANY UNFORESEEN DEVELOPMENT THAT MAY OCCUR DURING THE COURSE OF CONSTRUCTION.
 8. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS, INCLUDING HOW NEW WORK WILL AFFECT EXISTING TENANT SPACES. IN THE EVENT CONSTRUCTION AFFECTS EXISTING TENANT SPACES, OR THE GENERAL CONTRACTOR REQUIRES THAT AREAS IN TENANT SPACES NEED TO BE SECURED, CORDONED OFF OR ALTERED IN ANY WAY, THE G.C. SHALL NOTIFY THE BUILDING OWNER MINIMUM 7 DAYS PRIOR AND A SEQUENCING PLAN MUST BE PROVIDED IN WRITING.
 9. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURE OR ANY UNFORESEEN PROBLEMS PRIOR TO CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY CONSTRUCTION AND/OR DEMOLITION OPERATIONS, MEANS AND METHODS.
 10. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO START OF WORK. DO NOT SCALE DIMENSIONS FROM DRAWINGS. WRITTEN DIMENSIONS ARE TO BE FOLLOWED FOR CONSTRUCTION PURPOSES.
 11. ALL WORK OF THE VARIOUS TRADES INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT IS TO BE PERFORMED BY CAPABLE AND REPUTABLE CONTRACTORS LICENSED IN THE STATE OF NEW YORK AND AS REQUIRED BY THE LOCAL GOVERNING AGENCIES. ALL OSHA REQUIREMENTS TO BE FOLLOWED.
 12. ALL CONSTRUCTION AND MATERIALS SHALL BE NEW, UNLESS OTHERWISE NOTED. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.
 13. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT HAS BEEN SECURED AS REQUIRED BY THE APPLICABLE GOVERNING AGENCY OR AGENCIES.
 14. ALL CONDITIONS AND DIMENSIONS SHALL BE VERIFIED BEFORE START OF ANY WORK AND DISCREPANCIES OR VARIATIONS TO APPROVED PLAN ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT BEFORE PROCEEDING.
 15. PRIOR TO COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE JOB SITE ALL TOOLS, SURPLUS MATERIALS, EQUIPMENT, SCRAP, DEBRIS, AND WASTE EXCEPT AS OTHERWISE NOTED BY THE OWNER.
 16. SEVEN DAYS PRIOR WRITTEN NOTICE OF INTENT TO EXCAVATE SHALL BE GIVEN TO OWNERS OF ALL ADJOINING LOTS THAT MAY BE AFFECTED BY THE FOUNDATION WORK OR EARTH WORK OPERATIONS.
 17. ALL DIMENSIONS ON PLAN ARE NOMINAL. CRITICAL DIMENSIONS ARE NOTED "HOLD". FINISH DIMENSIONS WILL VARY IN ACTUAL CONSTRUCTION.
 18. ALL LABOR AND MATERIALS SHALL CONFORM WITH THE REQUIREMENTS OF ALL LOCAL BUILDING LAWS AND ALL WORK SHALL BE CONSTRUCTED TO THE APPROVAL AND ACCEPTANCE OF THE BUILDING DEPARTMENT AT NO EXTRA COST; INCLUDING BUT NOT LIMITED TO GENERAL CONSTRUCTIONS, PLUMBING, HVAC, ELECTRICAL, ETC.
 19. THE A.I.A. GENERAL CONDITIONS DOCUMENT 2021 LATEST EDITION IS HEREBY MADE A PART OF THESE DOCUMENTS EXCLUDING ALL MENTION OF ARCHITECTS OBSERVATION AND OWNER REPRESENTATION.
 20. ANYTHING NOT EXPRESSLY SET FORTH IN THE DRAWINGS AND SPECIFICATIONS, BUT WHICH IS REASONABLY IMPLIED SHALL BE FURNISHED THOUGH NOT SPECIFICALLY INDICATED. FIGURES ARE TO BE TAKEN IN PREFERENCE TO SCALE. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE INSTALLING ANY WORK.
 21. CONTRACTOR SHALL INSTALL MATERIALS IN ACCORDANCE WITH STANDARD TRADE PRACTICES AND MANUFACTURER AND TRADE ASSOCIATIONS SPECIFICATIONS.

GRADING AND DRAINAGE

22. EXISTING GRADES AND SITE DIMENSIONS MAY VARY ON JOB FROM THOSE NOTED DUE TO FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF ANY DEVIATIONS OF SAME.
 23. GRADE BUILDING AS NOTED ON SITE PLAN AND/OR AS REQUIRED TO PROPERLY DIVERT STORM WATER TO STREET OR STREET STORM DRAINAGE. UNDER NO CIRCUMSTANCES SHALL GROUND WATER BE ALLOWED TO DRAIN TO BUILDING OR SPILL ONTO ADJACENT PROPERTIES.

SHORING

24. ALL MASONRY AND FRAME WALLS SHALL BE ADEQUATELY BRACED AND SHORED DURING CONSTRUCTION UNTIL FULLY AND PROPERLY TIED BACK AND CURED. FOLLOW CODE REQUIREMENTS AND GOOD CONSTRUCTION PRACTICES FOR SAME.

STAIRS AND RAILINGS

25. ALL STAIRS SHALL HAVE RAILINGS, CONSTRUCTED AND INSTALLED TO SUSTAIN A CONTINUOUS LATERAL LOAD OF 50 LBS. PER LINEAR FOOT APPLIED TO THE TOP RAIL AND NOT DEFLECT MORE THAN 1/2". ALL STAIRS SHALL BE DESIGNED AND CONSTRUCTED AND INSTALLED TO SUSTAIN A LIVE LOAD OF 100 LBS. PER SQUARE FOOT.

THERMAL AND MOISTURE PROTECTION, FLASHING AND CAULKING

26. ALL WINDOWS AND DOORS SHALL BE WEATHER STRIPPED AND CAULKED. ALL SEALANT TO BE SILICONE, COLORED TO MATCH SURROUNDING MATERIAL.

27. FLASH ALL ROOF TO WALL CONDITIONS AND ALL WINDOW HEADS. ALL FLASHING SHALL BE NON-FERROUS METAL UNLESS OTHERWISE NOTED. PROVIDE EXPANSION JOINTS AS REQUIRED FOR ALL METAL FLASHING.

28. FLAT ROOFS SHALL BE FLASHED AS INDICATED ON THE PLANS OR PER COMMON CONSTRUCTION PRACTICE.

29. SEALANTS AND CAULKING TO BE A POLYSULFIDE BASED COMPOUND AT THE FRAMES OF ALL OPENINGS IN THE EXTERIOR WALL, EXPANSION JOINTS AND ELSEWHERE. USE STANDARD COMPOUND CAULKING AT INTERIOR CAULKING CONDITIONS EXPOSED TO VIEW. USE PRIMERS AS RECOMMENDED BY MANUFACTURER. PROVIDE ALUMINUM FLASHING AS NEEDED.

30. PROVIDE SEALANT AT ALL DISSIMILAR MATERIAL JOINTS.

31. FLASH AROUND CHIMNEY, VENT STACKS, ALL ROOF PENETRATIONS AND WHEREVER ELSE REQUIRED WITH ALUMINUM, LAPPING ALL FLASHING AT LEAST 6". ALL VALLEYS AND ROOF INTERSECTIONS WITH WALLS ALSO SHALL HAVE ALUMINUM FLASHING. PROVIDE FLASHING ABOVE DOORS, WINDOWS AND LOUVERS AND ALL OTHER OPENINGS. CAULK ALL EXTERIOR JOINTS. BUILDING SHALL BE GUARANTEED FULLY WATERTIGHT.
 32. EXTERIOR WALLS, CEILINGS UNDER UNHEATED SPACES, FLOORS OVER UNHEATED SPACES SHALL BE INSULATED WITH FIBROUS GLASS BATT TYPE MATERIAL, OR RIGID INSULATION COMPLETE WITH VAPOR BARRIER AS REQUIRED. MECHANICAL SYSTEMS AND INSULATION SYSTEMS AND EQUIPMENT SHALL COMPLY WITH THE 2020ECNS V SECTIONS C303.1. AND C303.2.
 33. FOUNDATION SHALL BE WATERPROOFED PER PLAN OR IF NOT INDICATED USE AN APPROVED TYPE VISCOUS ASPHALT BASE COATING APPLIED PER MANUFACTURERS RECOMMENDATIONS; 6 MIL POLYETHYLENE SHEET FROM GRADE DOWN TO BOTTOM OF FOOTING; 1/2" PROTECTION BOARD FROM GRADE DOWN MINIMUM 36".
 DOORS AND WINDOWS
 34. ALL WINDOWS SHALL COMPLY WITH THE BUILDING CODE OF NEW YORK STATE
 35. ALL WINDOWS SHALL BE PER THE PLANS AND WINDOW SCHEDULE.
 36. ALL WINDOWS SHALL BE DOUBLE GLAZED, INSULATED.
 37. ALL GLASS SHALL BE TEMPERED.
 38. WINDOW FRAME COLOR SHALL BE DETERMINED BY OWNER OR ARCHITECT.
 39. CONTRACTOR SHALL PROVIDE ARCHITECT WITH SHOP DRAWINGS FOR ALL WINDOWS AND DOORS PRIOR TO ORDERING OR CONSTRUCTION. U-VALUES FOR FENESTRATION SHALL BE DETERMINED IN ACCORDANCE WITH NFRC 100 BY ACCREDITED INDEPENDENT LABORATORY, AND SHALL BE LABEL AND CERTIFY AS IECC C303.1.
 40. ALL GLASS WITHIN EXTERIOR DOORS SHALL BE DOUBLE GLAZED.
 41. ALL DOORS SHALL BE PER THE PLANS AND WINDOW SCHEDULE.
 42. ALL DOORS SHALL COMPLY WITH THE BUILDING CODE OF NEW YORK STATE.
 43. ALL ALUMINUM AND GLASS STOREFRONT SHALL BE DOUBLE GLAZED AND COMPLY WITH THE BUILDING CODE OF NEW YORK STATE INCLUDING WIND AND SEISMIC DESIGN AS REQUIRED.
 44. STOREFRONT ALUMINUM SHALL BE ANODIZED, AND GLASS TINTED. COLOR AND TINTING TO BE DETERMINED BY OWNER OR ARCHITECT.
 45. ALL DOORS AND WINDOWS SHALL BE WATERTIGHT AND FLASHED AS REQUIRED.
 46. SAFETY GLASS SHALL BE PROVIDED AT ALL DOORS AND WINDOWS AT LOCATIONS REQUIRED BY CODE.
 47. SEE DOOR SCHEDULE FOR DOOR TYPES AND RATINGS.

INTERIOR FINISHES

48. GYPSUM WALL BOARD AND ALL PAINTED SURFACES SHALL BE PRIMED PRIOR TO PAINTING. ALL SURFACES SHALL RECEIVE TWO COATS OF PAINT.
 49. BATHROOMS OR WET WALLS SHALL BE CEMENT BOARD BEHIND CERAMIC TILE. OTHER WALLS TO BE 1/2" THICK TYPE "X" WATER RESISTANT GYPSUM BOARD.
 50. SEE WALL TYPE SCHEDULE FOR RATED WALL CONSTRUCTION.
 51. CERAMIC TILE IN BATHROOMS BE 6"X6" NON-SKID TILE ON FLOORS WITH A 6"X12" WIDE C.T. COVE BASE. FLOORS SHALL BE SET ON MUD. C.T. ON WALLS TO BE 6"X6" TILE FOR 4'-0" HIGH. TOP C.T. COURSE TO BE 6"X12" COVED AT TOP.

STRUCTURAL ENGINEERING GENERAL NOTES

CONCRETE AND REINFORCING

1. ALL CONCRETE EXPOSED TO WEATHER TO BE 4000 PSI IN 28 DAYS WITH 6% AIR-ENTRAINMENT AND A MAXIMUM SLUMP OF 4". ALL OTHER CONCRETE SHALL OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS. 3000-PSI PEA GRAVEL CONCRETE MAY BE USED FOR FILLED BLOCK CELLS.
 2. ALL CONCRETE SHALL BE REINFORCED AND ERECTED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AS ADOPTED BY ACI 318 AND LOCAL CODES.
 3. ALL CONCRETE WORK SHALL CONFORM TO ACI 301 STANDARD SPECIFICATIONS FOR REINFORCED CONCRETE.
 4. ALL REINFORCING STEEL SHALL BE DEFORMED HIGH BOND BARS ROLLED FROM NEW BILLET OR INTERMEDIATE GRADE STEEL TO MEET LATEST ASTM SPECIFICATIONS A-615, GRADE 60.
 5. BARS SHALL BE LAPPED A MINIMUM OF 36 DIAMETERS AT SPICES. WELDED WIRE FABRIC SHEETS LAPPED A MINIMUM.
 6. WELDED WIRE FABRIC SHALL MEET REQUIREMENTS OF ASTM A-185.
 7. ALL DETAILS OF REINFORCEMENT AND ACCESSORIES SHALL BE FABRICATED AND PROVIDED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE FOR DETAILING.
 8. BEFORE POURING CONCRETE, MECHANICAL AND ELECTRICAL CONTRACTORS TO VERIFY LOCATION AND SIZE OF ALL OPENINGS, PADS, TRENCHES AND SLEEVES FOR THEIR EQUIPMENT, IF ANY.
 9. SHOP DRAWINGS SHALL MEET REQUIREMENTS OF ASTM A-185. SHOP DRAWINGS ON ALL CONCRETE REINFORCING MUST BE SUBMITTED TO THE ARCHITECT AND P.E. FOR REVIEW.

FOOTINGS AND FOUNDATIONS

1. S SOIL SHALL BE VERIFIED
 AND/OR OWNER SHALL ASSUME ALL RESPONSIBILITY FOR ANY FAILURE IN THE BUILDING DUE TO SOIL CONDITION.
 2. SEE FOUNDATION AND FOOTING PLANS PROVIDED.

MASONRY BLOCKS

1. BLOCK MASONRY SHALL BE HOLLOW BLOCK AS PER ASTM C-90, 6" THICK, f'm=4000 PSI, Fy=60 KSI.
 2. GROUT SOLID CELL NEXT TO STEEL COLUMNS OR OPENINGS.
 3. SEAL EXTERIOR SURFACES THAT MAY BE EXPOSED TO FREEZING/THAWING OR WIND-DRIVEN RAIN.
 4. MORTAR SHALL BE TYPE "M" ASTM C-270.
 5. GROUT SOLID EVERY CELL WHERE STEEL REINFORCEMENT IS SPACED.
 6. CONCRETE BLOCK SHALL BE ASTM C-90-64T CONCRETE BLOCK, THICKNESS AS INDICATED ON DRAWINGS. TOP COURSE OF BLOCKS SHALL BE FILLED SOLID WITH MORTAR OR A 4" THICK SOLID BLOCK SHALL BE USED.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL, EXCEPT RECTANGULAR AND SQUARE COLUMNS AND JOISTS TO BE ASTM A572 GRADE 50. RECTANGULAR AND SQUARE STEEL COLUMNS TO BE UNDER ASTM A500 GR.B. ALL STEEL TO BE FABRICATED, DETAILED AND ERECTED IN ACCORDANCE WITH LATEST A.I.S.C. STANDARDS.
 2. ALL NUTS, BOLTS AND WASHERS TO BE HIGH STRENGTH ASTM DESIGNATION A-325, INSTALLED BY TURN-OF-NUT METHOD OR CALIBRATED TORQUE WRENCH. ALL BOLTS TO BE 3/4" DIA., UNLESS NOTED.
 3. WELDS SHALL BE MADE BY WELDERS WHO HAVE BEEN PREVIOUSLY QUALIFIED BY TESTS AS PRESCRIBED IN THE A.W.S. STANDARD CODE FOR WELDING IN BUILDING CONSTRUCTION.
 4. SHOP AND ERECTION DRAWINGS MUST SHOW ALL SHOP AND FIELD WELDS.
 5. BOLT HOLES WILL NOT BE PERMITTED TO BEAM FLANGES UNLESS NOTED.
 6. WELDING ELECTRODES SHALL CONFORM TO E70 SERIES A-23. ALL WELDING AND WELDING SYMBOLS ON DRAWINGS SHALL CONFORM TO A.W.S. STANDARD CODE FOR WELDING BUILDING CONSTRUCTION.

7. ALL STEEL OTHER THAN JOISTS AND STANDARD BRIDGING TO BE PROVIDED BY THE STEEL FABRICATOR.
 8. FIELD CUTTING OR BURNING OF STRUCTURAL STEEL IS PROHIBITED WITHOUT EXPRESSED APPROVAL OF STRUCTURAL ENGINEER.
 9. SHOP DRAWINGS ON ALL STRUCTURAL STEEL MUST BE SUBMITTED FOR REVIEW.
 10. PROVIDE MASONRY ANCHOR PLATES SET IN CONCRETE AND WELDED TO ALL BEAMS AND COLUMNS ABUTTING OR EMBEDDED IN MASONRY.
 11. WHEN STEEL BEARS ON MASONRY WALLS, A MINIMUM OF ONE (1) COURSE OF SOLID BLOCK OR THREE (3) COURSES OF BRICK SHALL BE PROVIDED UNDER BEARINGS. PROVIDE SUITABLE BEARING PLATES AT BEAM BEARING LOCATIONS, PROPERLY ANCHORED TO WALLS.

STEEL

5. ONE STEEL JOIST PER BAY MUST HAVE THE STANDARD S.J.I. DESIGNATION FOR THE JOIST ATTACHED (TAGGED) BY THE MANUFACTURER.
 6. SHOP DRAWINGS ON ALL STEEL BAR JOISTS MUST BE SUBMITTED FOR REVIEW.

MECHANICAL ENGINEERING GENERAL NOTES

A LICENSED PROFESSIONAL ENGINEER SHALL PROVIDE HVAC, PLUMBING, ELECTRICAL, SPRINKLER AND FIRE ALARM PLANS, SECTIONS, DETAILS, NOTES AND SPECIFICATIONS FOR THIS PROJECT. NOTES PROVIDED BY THE PROFESSIONAL ENGINEER SHALL SUPERSEDE THE GENERAL NOTES BELOW IF IN CONFLICT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS FROM ALL AGENCIES AND JURISDICTIONS HAVING AUTHORITY OVER THIS PROJECT. CONTRACTOR AND ALL TRADES ARE RESPONSIBLE FOR COMPLYING WITH ALL BUILDING CODES IN COMPLETENESS PERTAINING TO THIS PROJECT.
 1. IF ANY EXISTING SERVICES NEED TO BE SHUT DOWN IN CONNECTION WITH THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NOTIFICATIONS TO OWNER MINIMUM 7 DAYS PRIOR TO SHUTDOWN, APPROVALS AND PERMISSION AND PROVIDE TEMPORARY SERVICES AS REQUIRED. TENANT SPACES ARE TO REMAIN OPEN DURING CONSTRUCTION. GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY POWER AS REQUIRED.
 2. THE CONTRACTOR SHALL FURNISH AND INSTALL AN HVAC SYSTEM COMPLETE WITH ALL EQUIPMENT, PIPING, INSULATION, CONTROLS, ACCESSORIES AND ASSOCIATED WORK IN ACCORDANCE WITH THE BUILDING CODE OF NEW YORK STATE AND NATIONAL ELECTRICAL CODE AND WITH ALL AUTHORITIES HAVING JURISDICTION, AND THESE SPECIFICATIONS.

3. THE WORK SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, HOISTING AND RIGGING, SCAFFOLDING, AND SERVICES TO COMPLETE THE SYSTEM AND PROVIDE THE OWNER WITH A FULLY OPERATIONAL SYSTEM, WHETHER SHOWN ON THESE PLANS OR OTHERWISE.

4. ALL WORK SHALL BE PROPERLY COORDINATED WITH OTHER TRADES AND EXISTING CONDITIONS TO AVOID CONFLICT. REFER TO AND COORDINATE WITH THE ARCHITECTURAL DRAWINGS FOR REQUIRED CEILING ELEVATIONS AND EXACT LOCATION OF ALL AIR DISTRIBUTION DEVICES.

5. THE ENTIRE INSTALLATION SHALL COMPLY WITH BUILDING CODE OF NEW YORK STATE.

6. ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THIS WORK. THE CONTRACTOR SHALL ENGAGE THE SERVICES OF VARIOUS MANUFACTURERS' SUPPLYING THE EQUIPMENT FOR THE PROPER START-UP AND OPERATION OF THE HVAC SYSTEM. INSTRUCT THE OWNER'S PERSONNEL IN THE PROPER OPERATION AND SERVICING OF THE SYSTEM.

7. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND BE RESPONSIBLE FOR PROPER FIT OF EQUIPMENT PRIOR TO FABRICATION OF EQUIPMENT AND DUCTWORK. SUBMIT (3) PRINTS OF THE SHEET METAL SHOP DRAWINGS TO ARCHITECT AND MECHANICAL ENGINEER FOR REVIEW.

8. WHERE PIPE OR DUCT PENETRATE RATED WALL, THE SPACE BETWEEN THE INSULATION AND THE WALL SHALL BE CAULKED WITH NON-COMBUSTIBLE MATERIAL IN AN APPROVED MANNER. ALL PIPING AND DUCT TO BE INSTALLED ABOVE HUNG CEILING UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL DWGS FOR ALL ELEVATIONS.

9. THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL HVAC THERMOSTATS, CONTROLS AND CONTROL WIRING, AND DUCT FIRE/SMOKE DAMPERS REQUIRED.

POWER WIRING SHALL BE BY ELECTRICAL CONTRACTOR.

FIRE ALARM SYSTEM INSTALLATION AND GENERAL NOTES

1. THE FIRE ALARM SYSTEM SHALL BE INDIVIDUALLY CODED INTERIOR FIRE ALARM SYSTEM. THE SYSTEM SHALL BE MICROPROCESSOR BASED, PROGRAMMABLE TYPE, WITH EMERGENCY BATTERY BACKUP. THE SYSTEM WILL BE TIED TO THE SPRINKLER SYSTEM.

2. THE ENTIRE INSTALLATION SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, FEDERAL AND STATE CODES.

3. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL INSPECTIONS, TESTS AND APPROVALS REQUIRED BY GOVERNING AGENCIES HAVING JURISDICTION.

4. PROVIDE SPACE FOR ADDITIONAL ZONE MODULES FOR FUTURE USE.

5. SEE FIRE ALARM PLANS PROVIDED BY OWNERS FIRE ALARM SPECIALIST FOR EXACT QUANTITIES OF EQUIPMENT.

6. FIRE ALARM SPEAKERS SHALL BE AUDIBLE THROUGHOUT THE PREMISES.

7. SEE SPRINKLER PLANS FOR LOCATION OF TAMPER SWITCHES AND FLOW SWITCHES.

8. SEE HVAC PLANS FOR LOCATION OF ROOFTOP UNIT AND AIR HANDLING UNIT SMOKE DETECTORS.

9. CEILING MOUNTED SMOKE DETECTORS MUST BE MOUNTED AT LEAST 3 FEET FROM SUPPLY AIR REGISTERS.

10. DUCT MOUNTED SMOKE DETECTORS SHALL BE MOUNTED AND LOCATED ON THE DUCTWORK IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. ANY DUCT SMOKE DETECTORS MOUNTED ABOVE FINISHED CEILINGS OR IN REMOTE LOCATIONS SHALL BE FURNISHED WITH A REMOTE LAMP.

11. ALL FIRE ALARM PANELS, JUNCTION BOX COVERS, ETC. SHALL BE PAINTED "FIRE DEPARTMENT RED".

12. DEVICE LOCATIONS MUST BE READILY ACCESSIBLE TO ALLOW FOR MAINTENANCE AND REPAIR.

13. MANUAL PULL STATIONS SHALL BE PAINTED "FIRE DEPARTMENT RED". ALL MANUAL PULL STATIONS SHALL BE INSTALLED SO THAT THEY ARE KEPT UNOBSTRUCTED AT ALL TIMES.

14. MANUAL STATIONS SHALL BE MOUNTED 48 INCH ABOVE THE FINISHED FLOOR TO THE CENTER OF THE HANDLE.

15. STROBE LIGHTS SHALL MEET CURRENT AMERICAN DISABILITY ACT (ADA) AND LOCAL REQUIREMENTS, WHICHEVER IS MORE STRINGENT, STROBE LIGHTS SHALL HAVE A 1-3 Hz. FLASH RATE.

16. STROBES SHALL BE INSTALLED IN ACCORDANCE WITH UL, NFPA AND ADA REQUIREMENTS (80 AFF). ADA REQUIRES THAT INDICATING DEVICES SHALL BE PLACED AT 80 INCHES ABOVE HIGHEST FLOOR LEVEL OR 6 INCHES BELOW THE CEILING, WHICHEVER IS LOWER, ALL STROBES SHALL BE WALL MOUNTED.

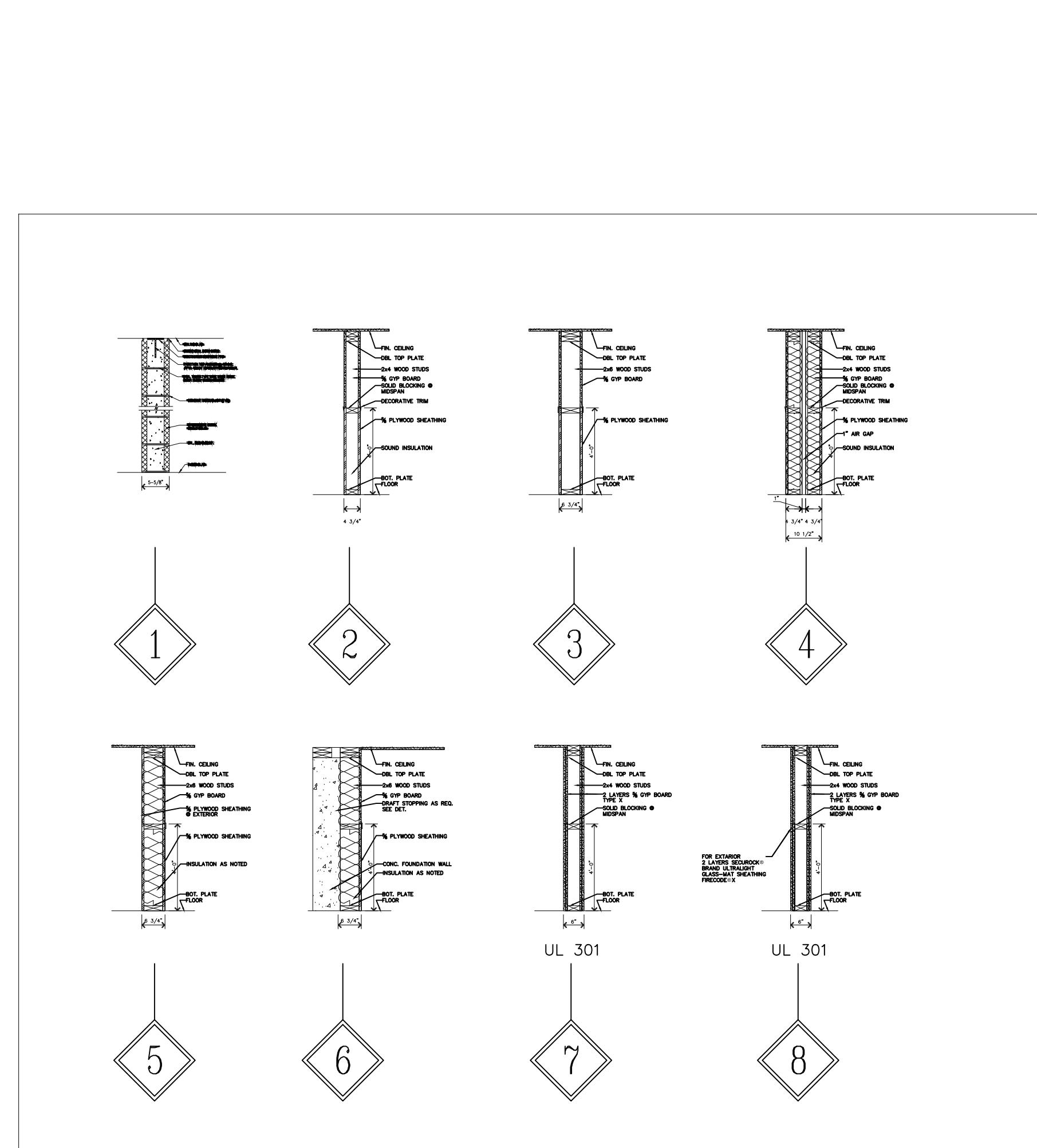
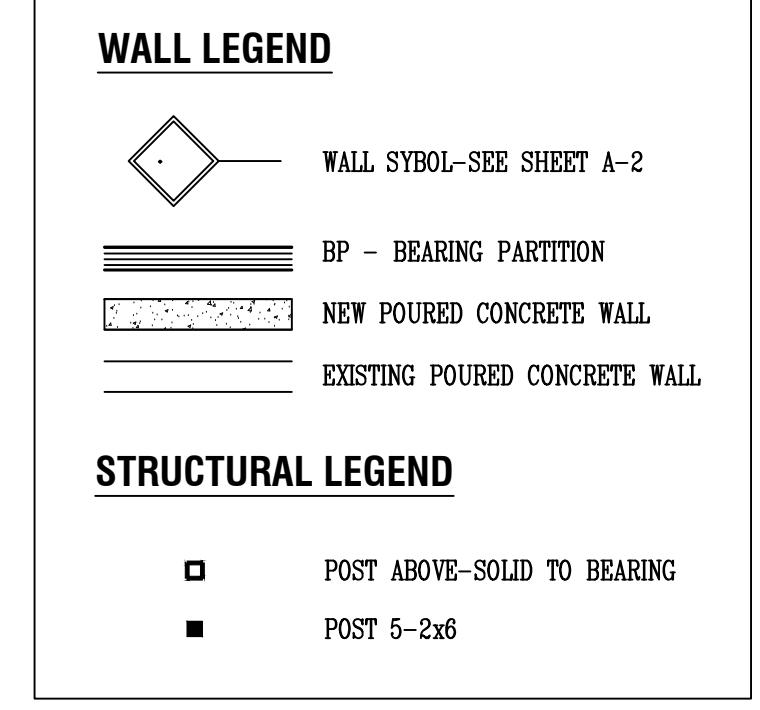
17. ALL WIRING TO BE CHECKED TO INSURE THAT THEY ARE FREE OF ANY OPENS, SHORTS OR GROUNDS.

18. DO NOT RUN FIRE ALARM CABLE IN THE SAME RACEWAY WITH NON FIRE ALARM CABLE.

19. ALL FIRE ALARM PANELS, CABINETS AND DATA GATHERING PANELS SHALL BE CLEARLY LABELED USING A LAMINATE TYPE ENGRAVED LABEL.

20. LOCATIONS OF ALL FIRE ALARM EQUIPMENT SHALL BE SUBJECT TO BUILDING AND FIRE DEPARTMENT APPROVAL. NO CHANGE OR MODIFICATION TO THE SYSTEM OR PLANS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER OF RECORD. IF ANY SUBSTANTIAL CHANGES ARE MADE TO THE DRAWING PRIOR OR DURING INSTALLATION, AS BUILT PLANS SHALL BE PREPARED BY THE INSTALLER AND FILED WITH APPROPRIATE AGENCIES FOR FINAL ACCEPTANCE.</

NOTES:
 - ALL WINDOWS BY ANDERSON - OR EQUIVALENT, WITH HIGH PERFORMANCE GLASS (OR SIMILAR) U-VALUE: .46 AND SHGC: .29
 - USE TEMPERED GLASS IN HAZARDOUS LOCATIONS AND WHERE INDICATED ON PLAN T-4
 - DO NOT EXPOSE GLASS TO DIRECT SUN SURFACES
 - BATHROOM EXHAUST TERMINATION SHALL BE A MINIMUM OF 3'-0" CLEARANCE FROM ANY OPENINGS INTO THE BUILDING OR AIR INTAKES.
 - DBL. FRAME UNDER WALLS ABOVE.



BASEMENT PLAN
SCALE :3/16" = 1'-0"

ARCHITECT IS NOT RESPONSIBLE FOR EXISTING AND/OR UNFORSEEN CONDITIONS - ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES & NOTE RESPONSIBLE FOR CONSTRUCTION METHODS PERFORMED BY CONTRACTORS

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NOTES:

- ALL WINDOWS BY ANDERSON -OR EQUIVALENT, WITH HIGH PERFORMANCE GLASS (OR SIMILAR) U-VALUE: .46 AND SHGC: .29
- USE TEMPERED GLASS IN HAZARDOUS LOCATIONS AND WHERE INDICATED ON PLAN T.G.
- USE GREEN BOARD ON WET SURFACES
- BATHROOM EXHAUST TERMINATION SHALL BE A MINIMUM OF 3'-0" CLEARANCE FROM ANY OPENINGS INTO THE BUILDING OR AIR INTAKES.
- DBL. FRAME UNDER WALLS ABOVE.

WALL LEGEND

BP - BEARING PARTITI

Diagram illustrating a cross-section of a concrete wall. The top portion is labeled "NEW POURED CONCRETE WALL" and the bottom portion is labeled "EXISTING POURED CONCRETE WALL".

STRUCTURAL LEGEND

□ POST ABOVE—SOLID TO BEARING

■ POST 5-2x6



FIRST FLOOR PLAN

SCALE :3/16" = 1'-0"

ARCHITECT IS NOT RESPONSIBLE FOR EXISTING AND/OR UNFORSEEN CONDITIONS – ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES & NOTE RESPONSIBLE FOR CONSTRUCTION METHODS PERFORMED BY CONTRACTORS

**POSED CONVERSION
AND ADDITION FOR
MREI BINAH
SCHOOL
244 VIOLA RD.
49.07-1-41
TOWN OF RAMAPO
OCKLAND COUNTY**

FIRST FLOOR PLAN

SE DATE: 05/25/22

IONS

△ BDG. DPT. COMMENTS 84-2

BDG. DPT. COMMENTS 10-2

BDG. DPT. COMMENTS 11/2

BDC DPT. COMMENTS 12/

OWNER COMMENTS 5/3

AS NOTED A-3

No. |

10
I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE,
AND BELIEF, THESE PLANS AND SPECIFICATIONS

CONFORMITY WITH THE APPLICABLE STANDARDS

1908

021587

NEW YORK

CCDBPM-B4 NYG-NQ-001585

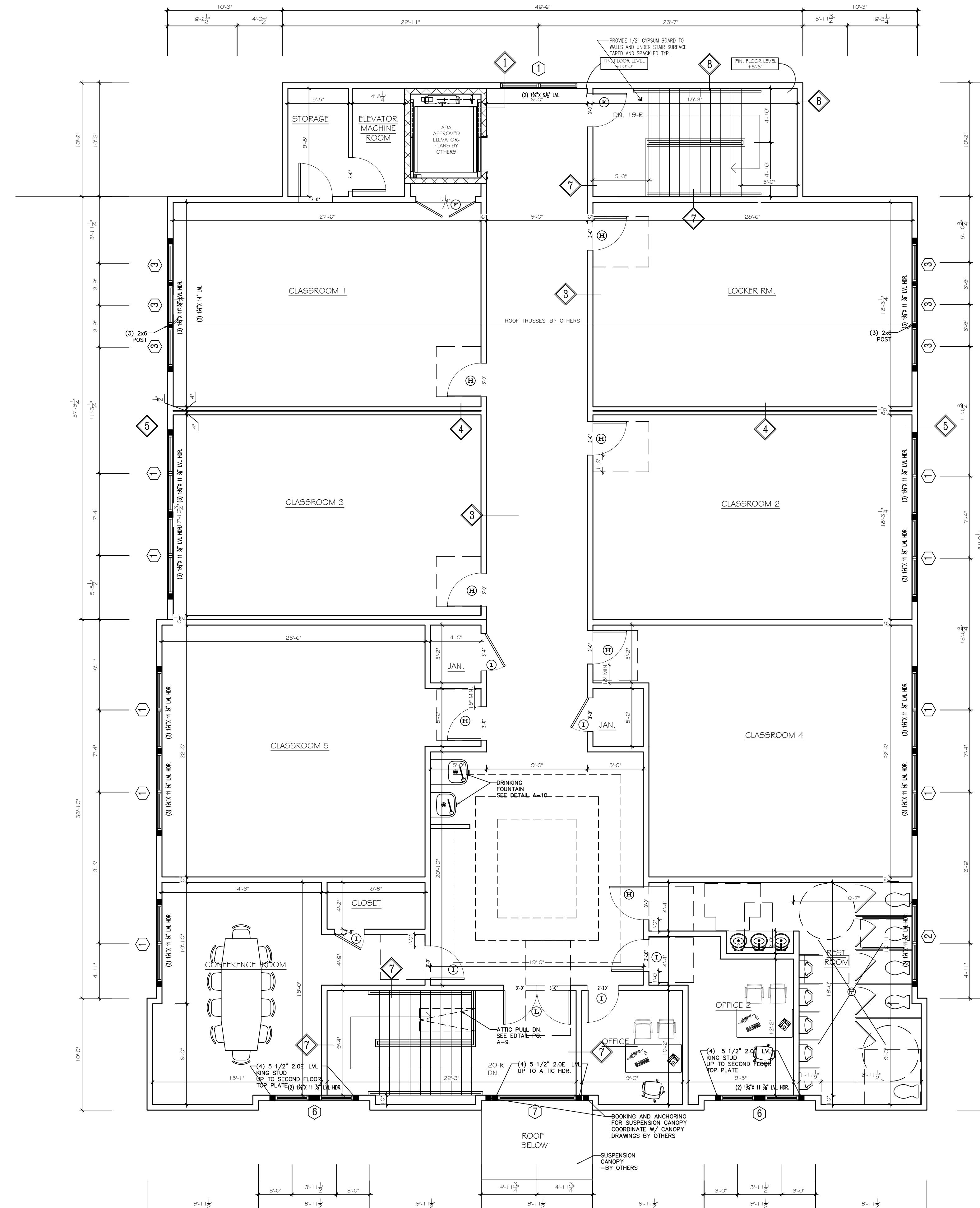
Digitized by srujanika@gmail.com

NOTES:
 -ALL WINDOWS BY ANDERSON - OR EQUIVALENT, WITH HIGH
 PERFORMANCE GLASS (OR SIMILAR) U-VALUE: .46 AND
 SHOCK ABSORBING GLASS
 -USE TEMPERED GLASS IN HAZARDOUS LOCATIONS AND
 WHERE INDICATED ON PLAN T.G.
 -USE GREEN PAINT ON ALL SURFACES
 -EAVES, GUTTER, EXHAUST TERMINATION SHALL BE A MINIMUM
 OF 3'-0" CLEARANCE FROM ANY OPENINGS INTO THE
 BUILDING OR AIR INTAKES.
 -DBL. FRAME UNDER WALLS ABOVE.

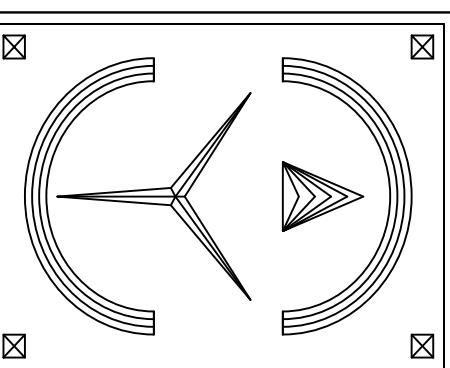
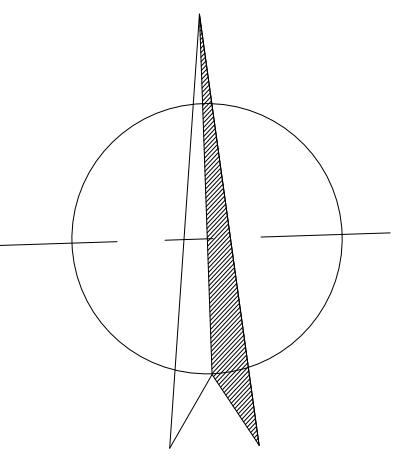
WALL LEGEND
 WALL SYMBOL-SEE SHEET A-2
 BP - BEARING PARTITION
 NEW Poured CONCRETE WALL
 EXISTING Poured CONCRETE WALL

STRUCTURAL LEGEND

□ POST ABOVE-SOLID TO BEARING
 ■ POST 5-2x6



ARCHITECT IS NOT RESPONSIBLE FOR EXISTING AND/OR UNFORSEEN CONDITIONS - ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES & NOTE RESPONSIBLE FOR CONSTRUCTION METHODS PERFORMED BY CONTRACTORS



PLANS REVIEWED AND SUPERVISED BY:
ERIC KNUTE OSBORN
 ARCHITECT
 58 BARNES ROAD
 RESIDENTIAL & COMMERCIAL ADDITIONS
 WASHINGTONVILLE, NY 10592-6294
 EMAIL - EKosbornArchitect@gmail.com
 N.Y. LIC. #211385

THE HANFLING
 GROUP INC.

PLANNING & DESIGN

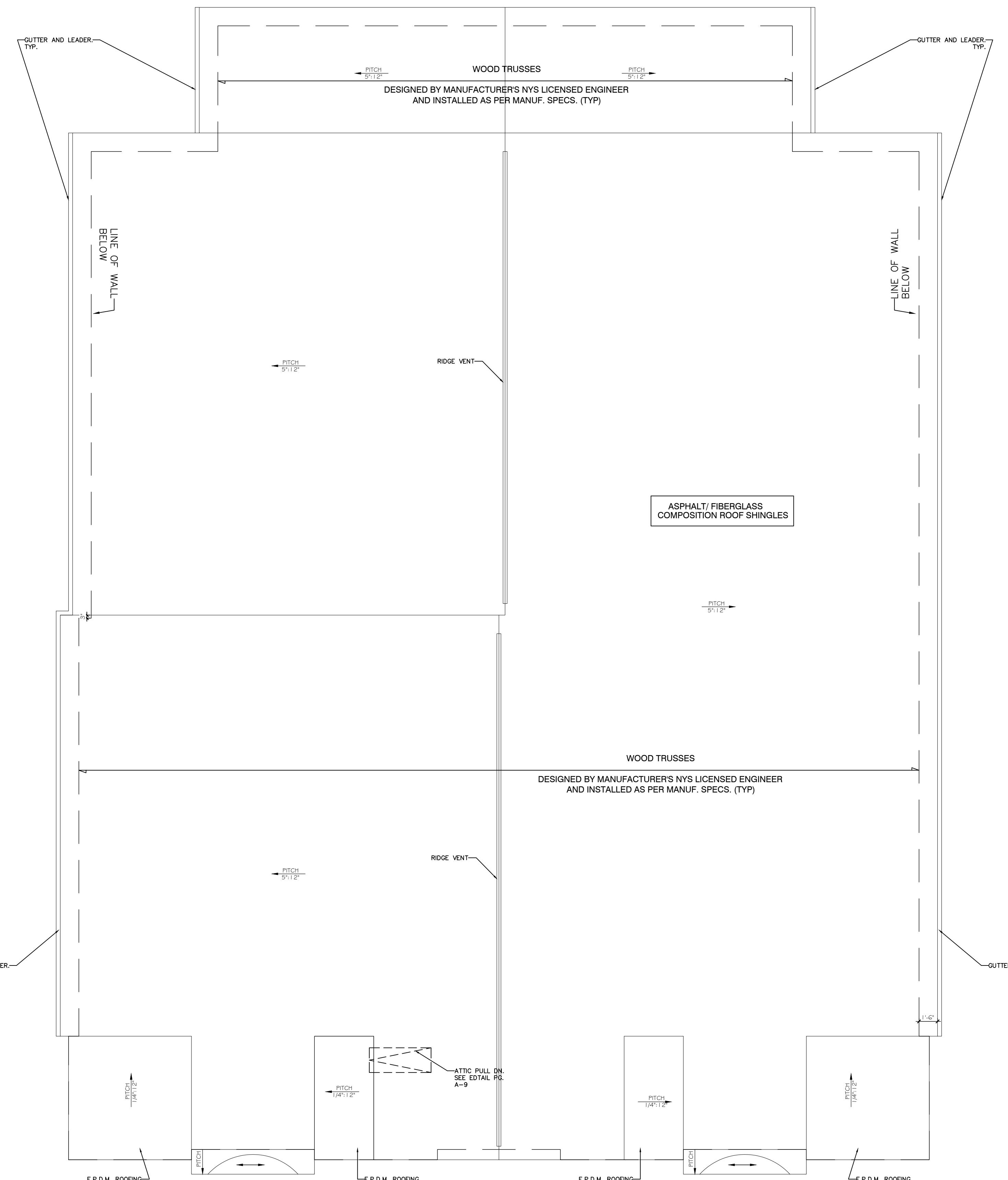
62 W Church St. Spring Valley, NY T: 845 659 9995 E: Samuel@thehanflinggroup.com

PROJECT
**PROPOSED CONVERSION
 AND ADDITION FOR
 IMREI BINAH
 SCHOOL**
 244 VIOLA RD.
 49.07-1-4-1
 TOWN OF RAMAPO
 ROCKLAND COUNTY

RELEASE DATE: 05/25/22
 REVISIONS
 REV. BDG, DPT, COMMENTS 8-4-22
 REV. BDG, DPT, COMMENTS 10-24-22
 REV. BDG, DPT, COMMENTS 11/21/22
 REV. BDG, DPT, COMMENTS 11/23/22
 REV. BDG, DPT, COMMENTS 12/7/22
 REV. OWNER COMMENTS 5/3/23
 SCALE AS NOTED A-4
 DWG. No.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE,
 INFORMATION AND BELIEF, THESE PLANS AND SPECIFICATIONS
 ARE IN ACCORDANCE WITH THE APPLICABLE STANDARDS

 ERIC KNUTE OSBORN, R.A. N.Y.S. NO. 021985
 5/3/23



ROOF PLAN

SCALE :3/16" = 1'-0"

ROOF AND FLOOR TRUSSES:
1. PROVIDE DESIGN DRAWINGS, SIGNED AND SEALED BY A NYS LICENSED ENGINEER FOR REVIEW, AND SHALL BE REVIEWED AND APPROVED BY LICENSED DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PROJECT AND THEN SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. PROVIDE A COPY OF THE DRAWINGS ON CD.

2. TRUSS REPORT SHALL BE SUBMITTED STATING INSTALLATION CONFIRMS TO TRUSS DESIGN DRAWINGS TRUSSES ARE UNALTERED FROM DESIGN AND ALL TRUSS CONNECTIONS TACTICALLY CONNECTED ACCORDING TO DRAWINGS. THIS INSPECTION AND DOCUMENT SHALL BE PERFORMED BY THE TRUSS MANUFACTURER OR RESPONSIBLE DESIGN PROFESSIONAL AND SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING OF FRAMING INSPECTION

3. LOADING
A. TOL = 30 PSF
B. TOL = 10 PSF
C. BCL = 100 PSF
D. BCL = 10 PSF
(ROOF = 30 PSF)
TRUSSES SHALL ALSO BE DESIGNED FOR CHANDELIER LOADS AND HVAC EQUIPMENT LOADS. COORDINATE WITH OWNER FOR CHANDELIER TYPE, WEIGHT AND LOCATION.

4. WIND: 1.0000000000000001 VLT=1.0000000000000001 (1-SECOND GUST) VASD=91MPH
TCU=4.8PSF; BCL=6.0PSF; H=25FT; CAT. III; EXP. C; ENCLOSED;
C-C EXTERIOR(2); CANTILEVER LEFT AND RIGHT EXPOSED; END VERTICAL LEFT AND RIGHT EXPOSED; LUMBER DOL=1.33 PLATE GRIP DOL=1.33

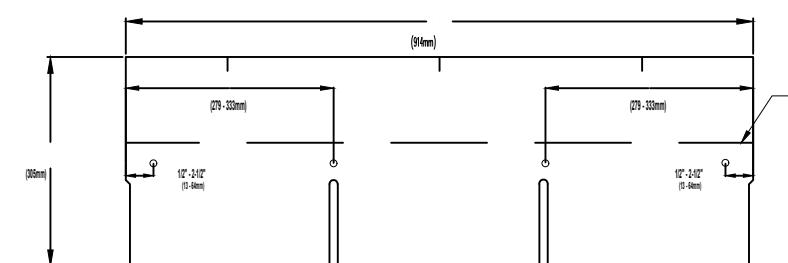
5. TLL: ASCE 7-10; PF=30.0 PSF (FLAT ROOF SNOW), CATEGORY II;
EXP. C; PARTIALLY EXP. CT=1.1

6. UNBALANCED SNOW LOADS SHALL BE CONSIDERED FOR THIS DESIGN

7. THIS TRUSS SHALL BE DESIGNED FOR GREATER OF MIN. ROOF LIVE LOAD OF 2.00 PSF OR 2.00 TIMES FLAT ROOF LOAD OF 30.0 PSF ON OVERHANGS NOT CONCURRENT WITH OTHER LIVE LOADS

8. HANDLING AND LOADING: TRUSS PROVIDER SHALL CARE AND EXPERIENCE FOR PROPER AND SAFE HANDLING AND ERECTION, FOR GENERAL HANDLING AND ERECTION GUIDANCE, SEE GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES ("BCS"), JOINTLY PRODUCED BY WTCA AND TPI

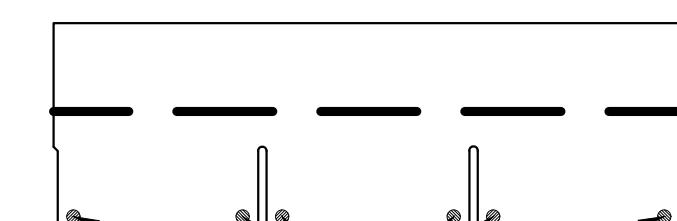
9. THIS TRUSS SHALL BE DESIGNED IN ACCORDANCE WITH THE 2020 BCNS SECTION 2306.1 AND REFERENCED STANDARD ANSI/TPI 1.



STANDARD NAILING PATTERN - (4) nails per strip (2) nails per shingle

These shingles MUST be nailed a nominal 5/8" (14mm) from bottom of shingle, above cut edge, as shown. Nails must not be exposed.

Fastener to be Stainless Steel min. 12 Ga. (1/8") same w/ a min. 7/16" head and penetrate thru roofing material to a min. of 1/2" into sheathing (2015 BC 197.1.1, 197.1.4
197.1.2)



SHINGLE INSTALLATION

Start at eave end and in either direction

First Course:

Start with full shingle

Second Course:

Trim 1/2 tab off first shingle

Third Course:

Trim 1/2 tab off first shingle

Fourth Course:

Trim 1/2 tab off first shingle

Fifth Course:

Trim 1/2 tab off first shingle

Sixth Course:

Trim 1/2 tab off first shingle

Remaining Courses:

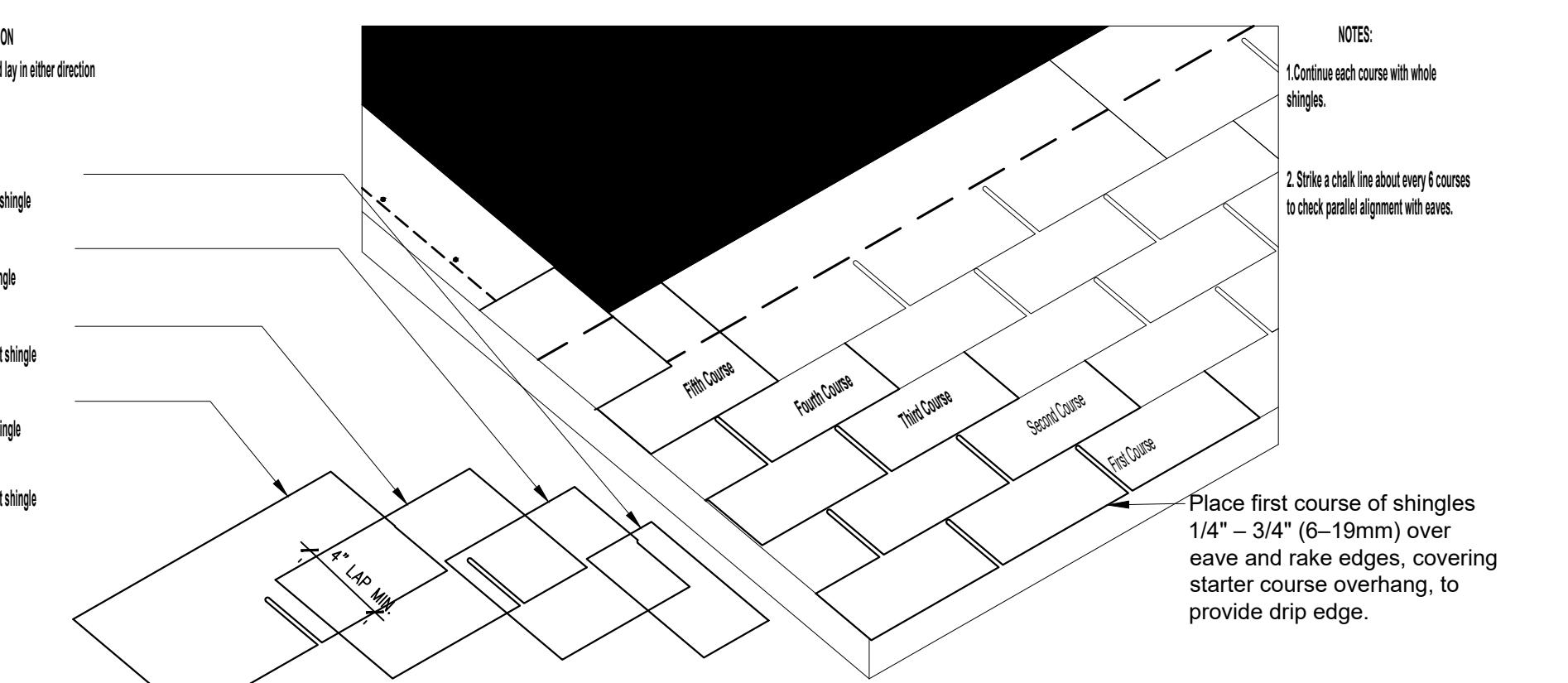
Repeat the

1st-6th

instructions on the

remaining courses,

starting with a full shingle.

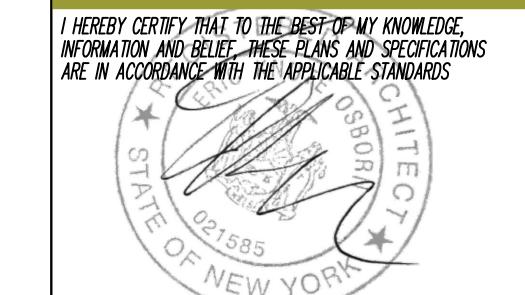


RELEASE DATE: 05/25/22

REVISIONS

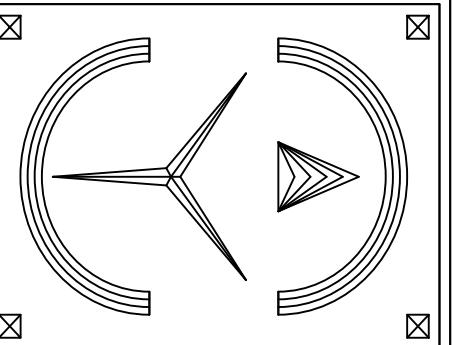
- REV. BDG. DPT. COMMENTS 8-4-22
 - REV. BDG. DPT. COMMENTS 10-24-22
 - REV. BDG. DPT. COMMENTS 11/21/22
 - REV. BDG. DPT. COMMENTS 11/23/22
 - REV. BDG. DPT. COMMENTS 12/7/22
 - REV. OWNER COMMENTS 5/3/23
- SCALE AS NOTED A-5

DWG. No.



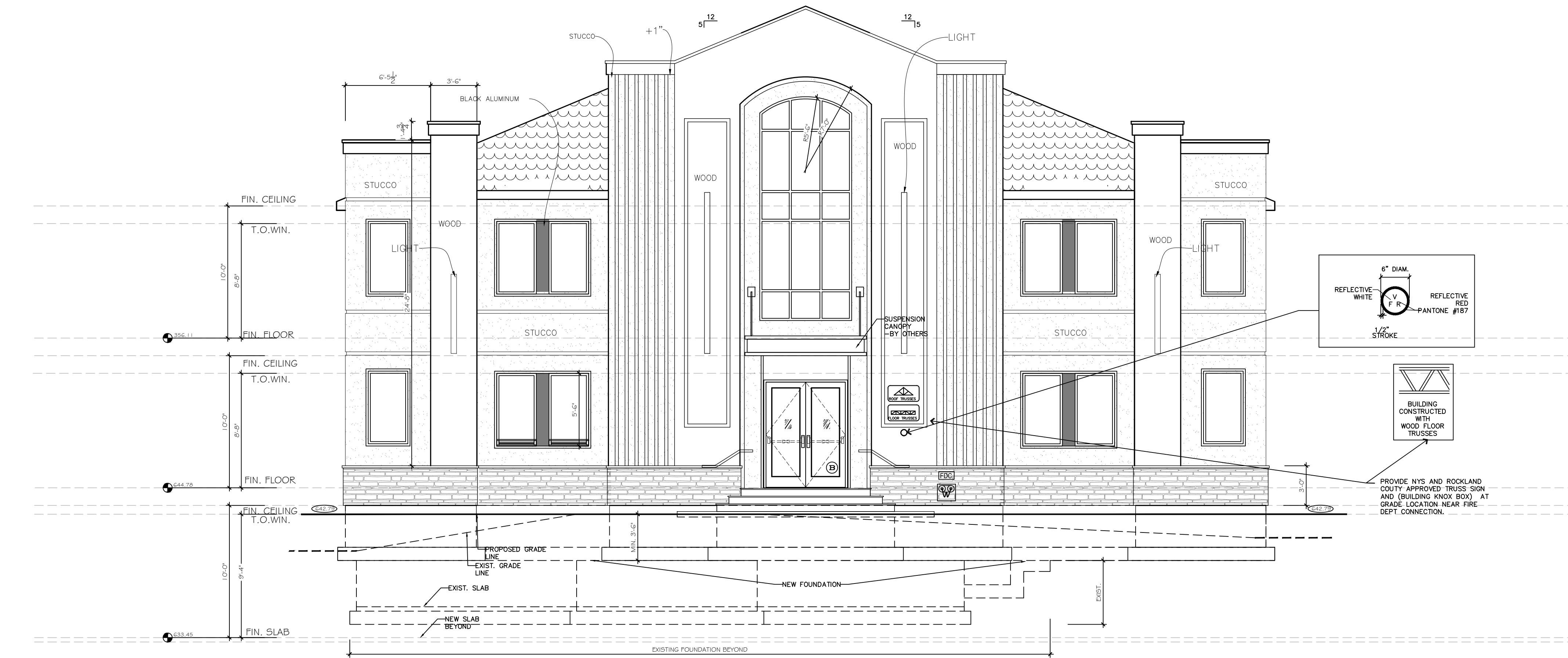
ERIC KNUTE OSBORN, R.A. N.Y.S. NO. 021585

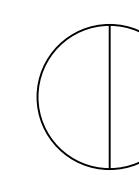
5/3/23



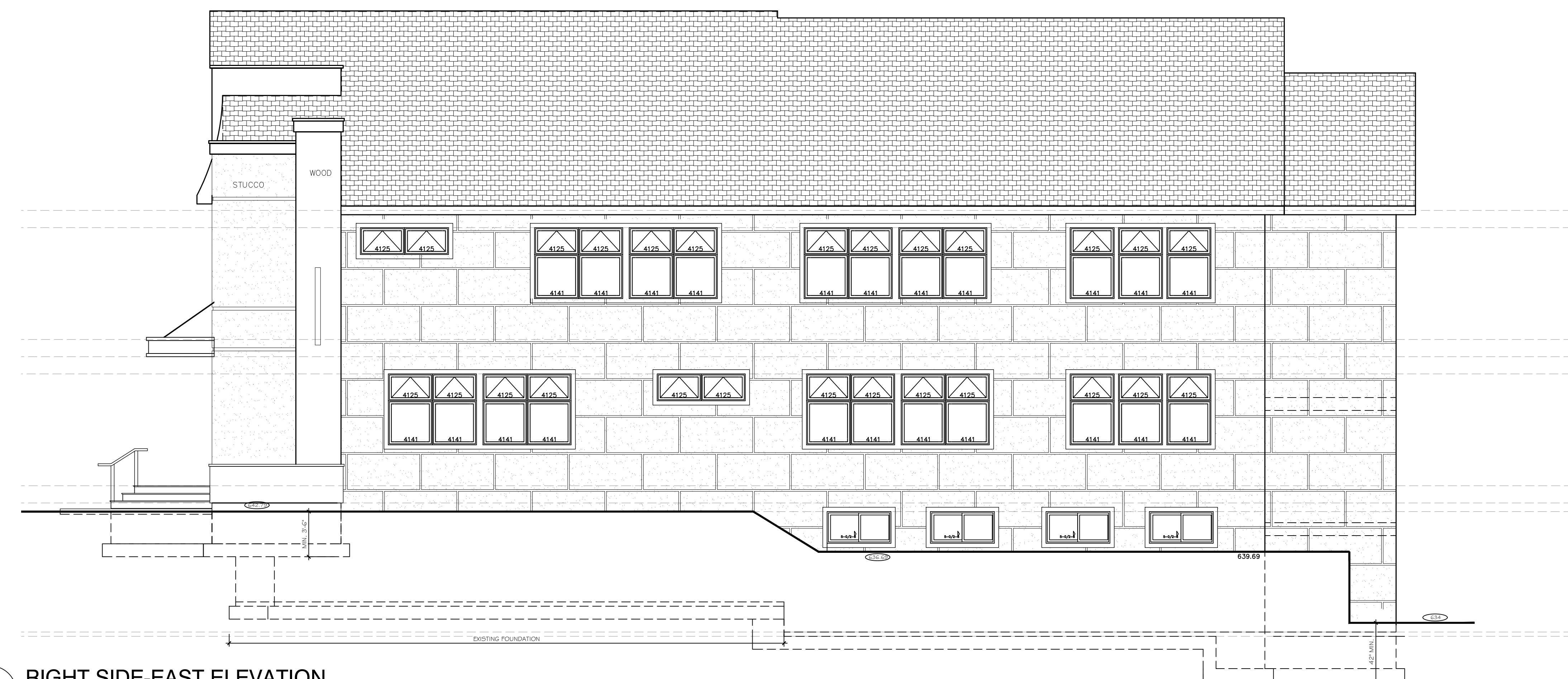
PLANS REVIEWED AND SUPERVISED BY
ERIC KNUTE OSBORN
ARCHITECT
58 BARNES ROAD
RESIDENTIAL - COMMERCIAL - ADDITIONS
WASHINGTONVILLE, N.Y. 10592 (845) 629-7474
EMAIL: EKOSBORN.ARCHITECT@GMAIL.COM
N.Y. LIC. #021-385

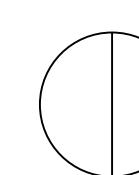




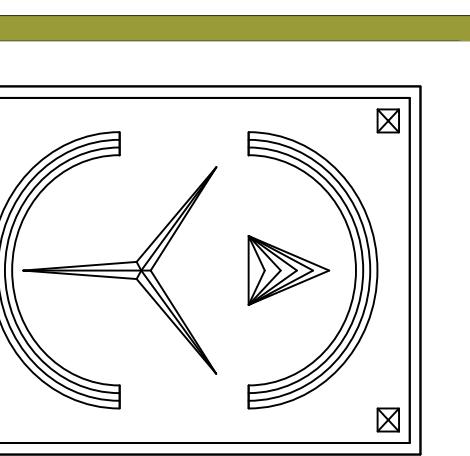
 FRONT-SHOUT ELEVATION

SCALE :3/16" = 1'-0"



 RIGHT SIDE-EAST ELEVATION

SCALE :3/16" = 1'-0"



PLANS REVIEWED AND SUPERVISED BY:
ERIC KNUTE OSBORN
ARCHITECT

58 BARNES ROAD
RESIDENTIAL - COMMERCIAL - ADDITIONS
WASHINGTONVILLE, NY. (845) 639-7474
EMAIL - EKOSBORNARCHITECT@gmail.com
N.Y. LIC. #021-585

THE HANFLING GROUP INC.

PLANNING & DESIGN

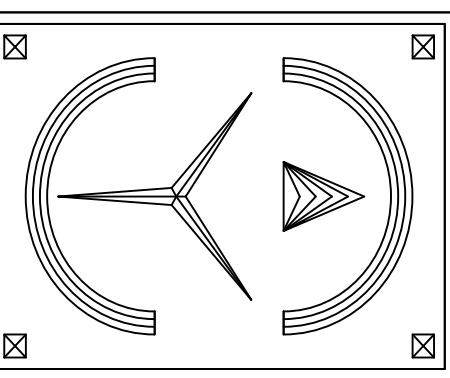
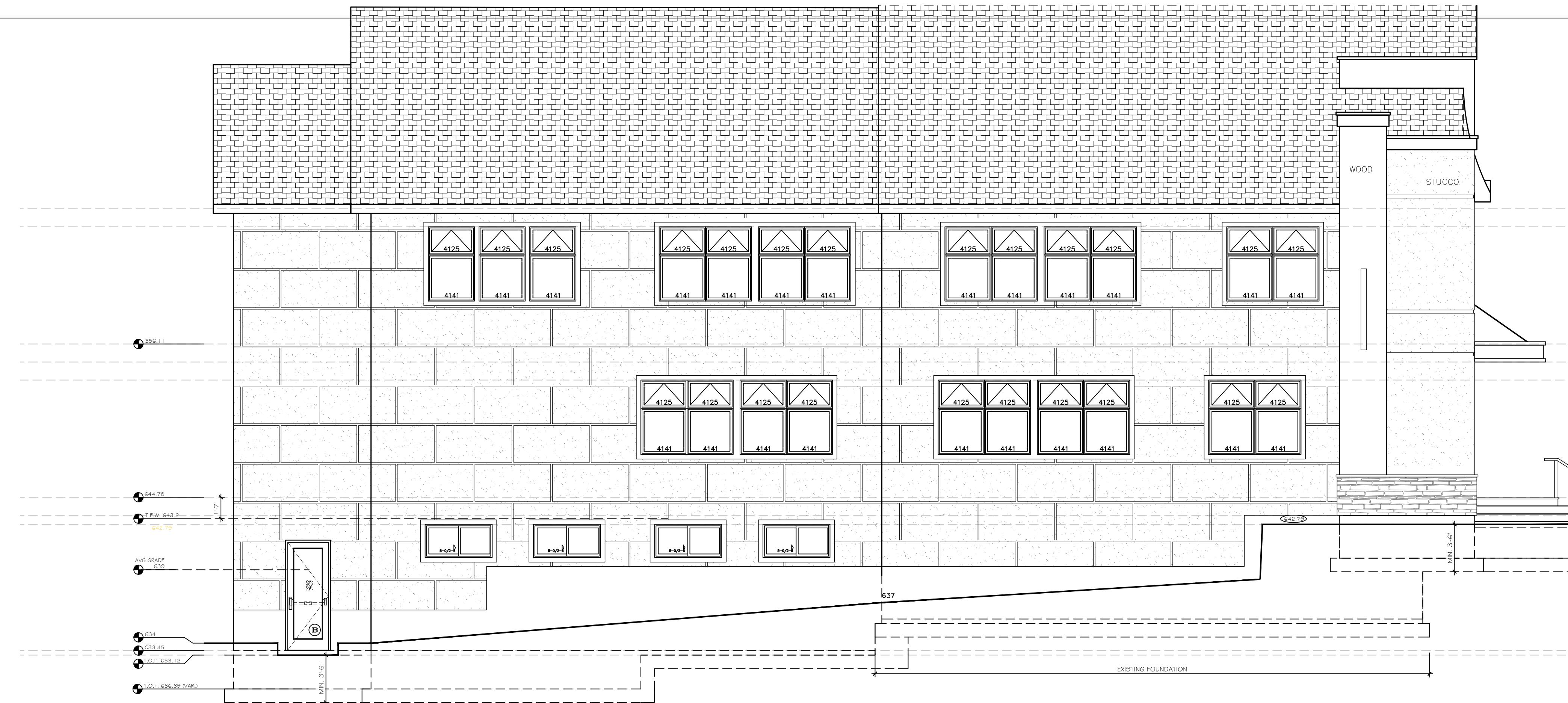
PROJECT
PROPOSED CONVERSION
AND ADDITION FOR
IMREI BINAH
SCHOOL
244 VIOLA RD.
49-07-1-41
TOWN OF RAMAPO
ROCKLAND COUNTY

ELEVATIONS

RELEASE DATE: 05/25/22
REVISIONS
REV.  BDG. DPT. COMMENTS 8-422
REV.  BDG. DPT. COMMENTS 10-24-22
REV.  BDG. DPT. COMMENTS 11/21/22
REV.  BDG. DPT. COMMENTS 11/23/22
REV.  BDG. DPT. COMMENTS 12/7/22
REV.  OWNER COMMENTS 5/3/23
SCALE: AS NOTED A-6

DWC. No.

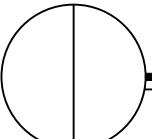
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE
INFORMATION AND DATA THESE PLANS AND SPECIFICATIONS
ARE IN ACCORDANCE WITH THE APPLICABLE STANDARDS

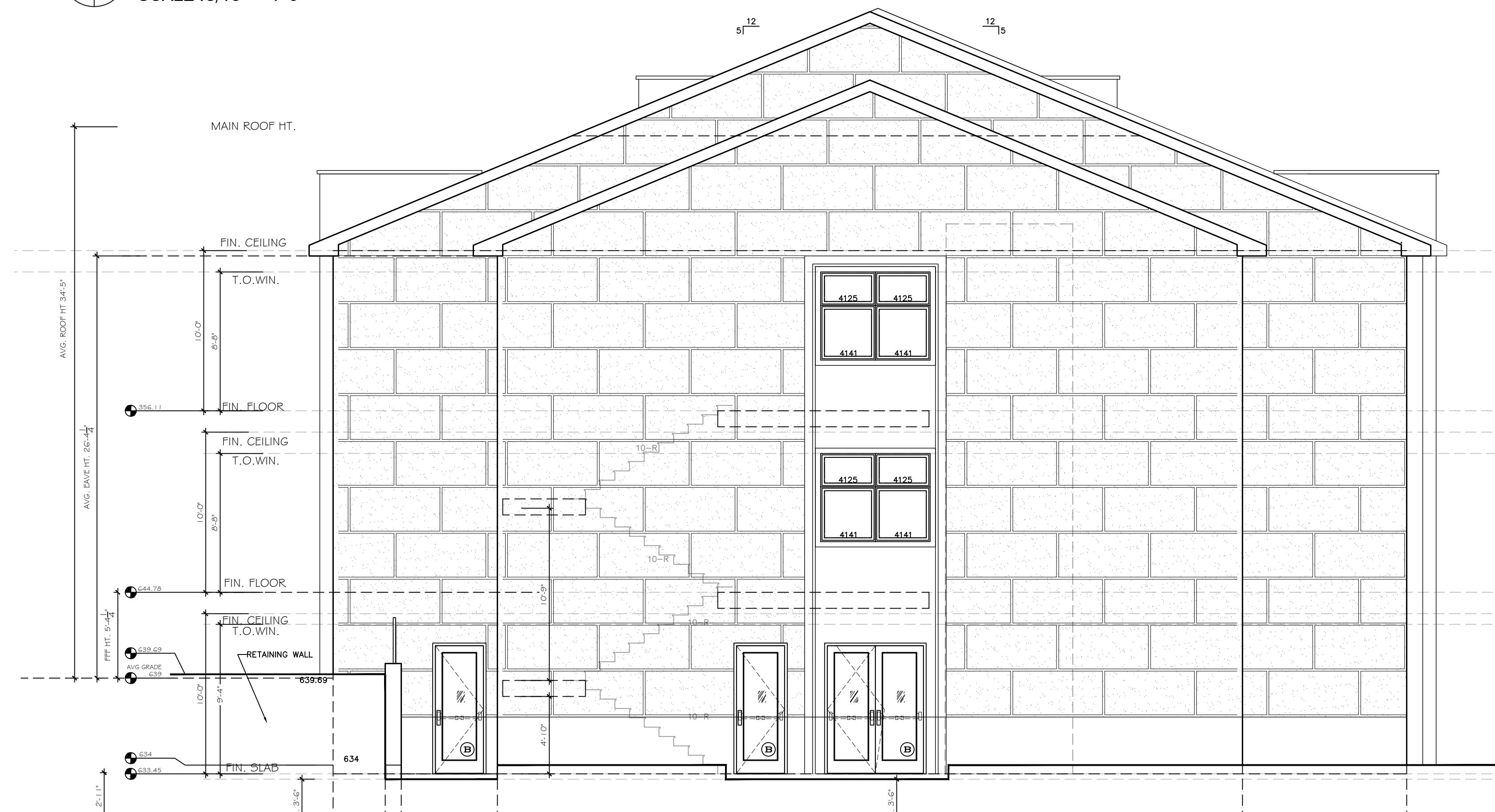



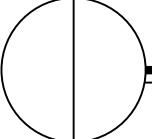
PLANS REVIEWED AND SUPERVISED BY:
**ERIC KNUTE OSBORN
ARCHITECT**
 RESIDENTIAL - COMMERCIAL - ADDITIONS
 WASHINGTONVILLE, N.Y. (802-463-7474
 EMAIL - EKOSBORNARCHITECT@gmail.com
 N.Y. L.I.C. #021-585

THE HANFLING GROUP INC.
PLANNING & DESIGN

62 W Church St Spring Valley NY T: 845 659 9195 E: Samuel@thehanflinggroup.com

 **LEFT-WEST ELEVATION**
SCALE :3/16" = 1'-0"



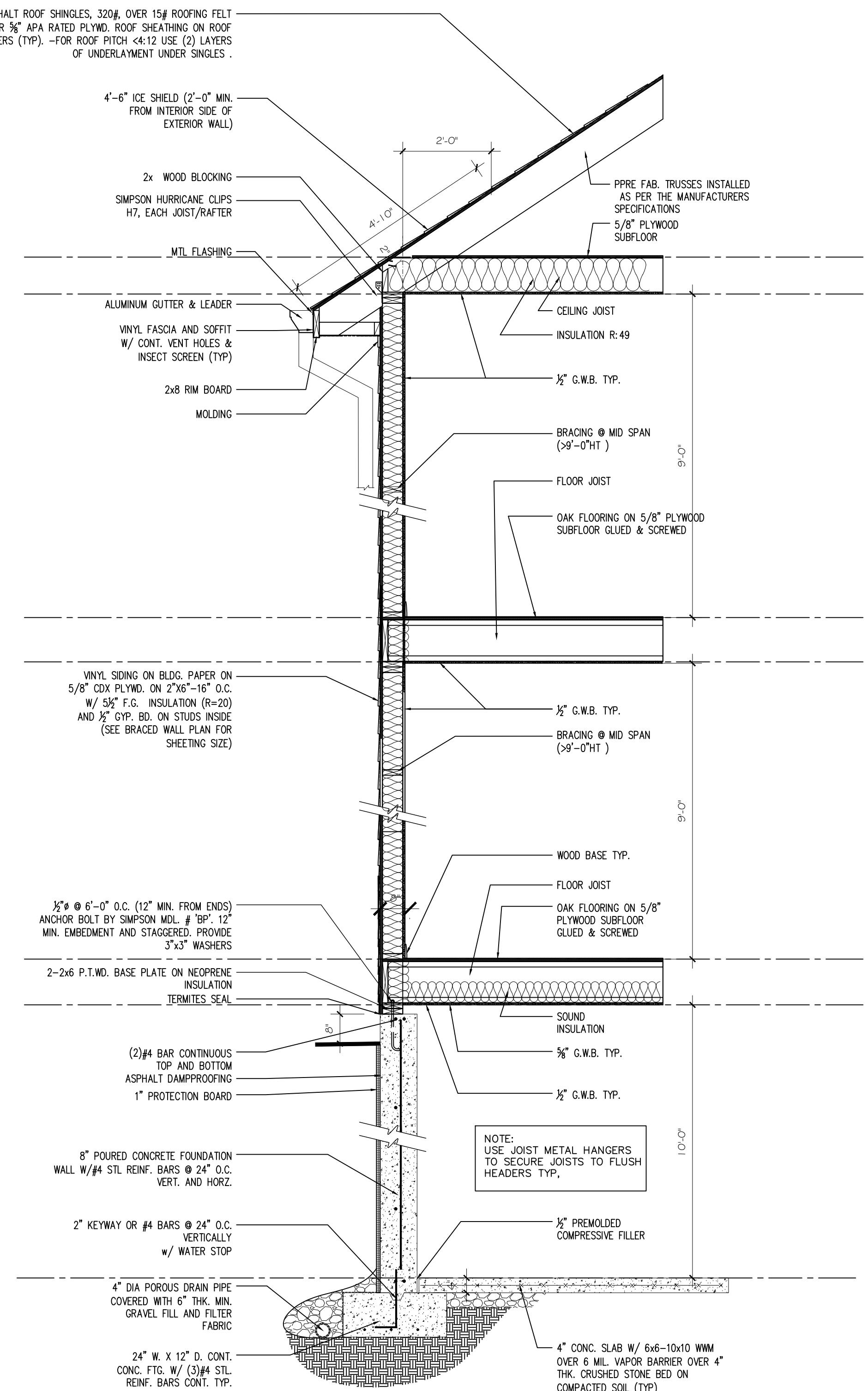
 **REAR-SOUTH ELEVATION**
SCALE :3/16" = 1'-0"

PROJECT
**PROPOSED CONVERSION
AND ADDITION FOR
IMREI BINAH
SCHOOL**
 244 VIOLA RD.
 49-07-1-41
 TOWN OF RAMAPO
 ROCKLAND COUNTY

ELEVATIONS

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 REV.  BDG. DPT. COMMENTS 11/23/22
 REV.  BDG. DPT. COMMENTS 12/7/22
 REV.  OWNER COMMENTS 5/3/23
 SCALE: AS NOTED A-7

DWC. No. 
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE
 INFORMATION AND STATE THESE PLANS AND SPECIFICATIONS
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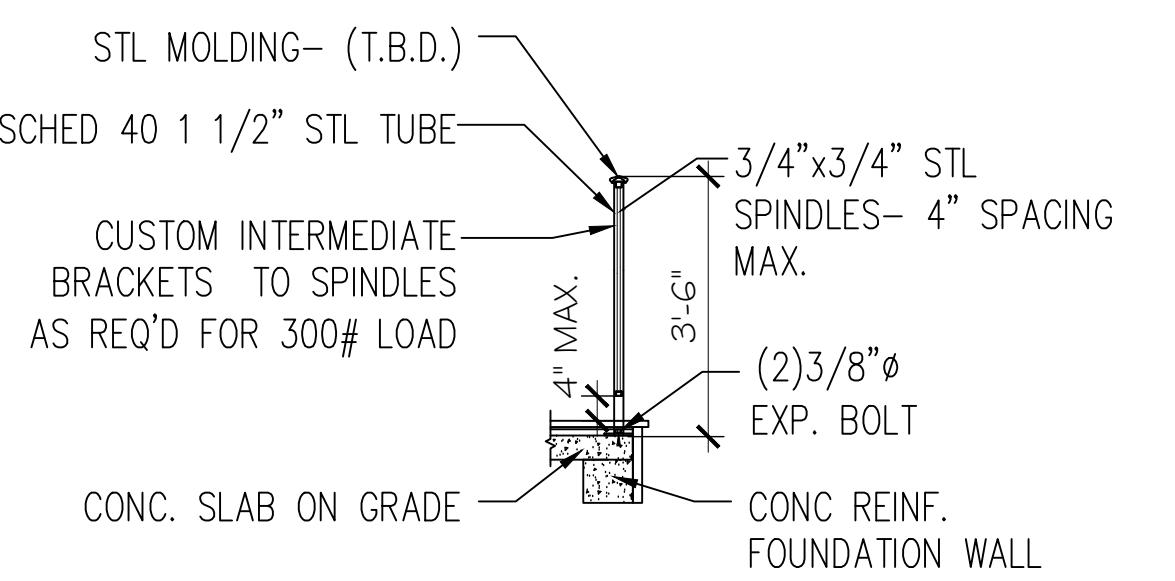
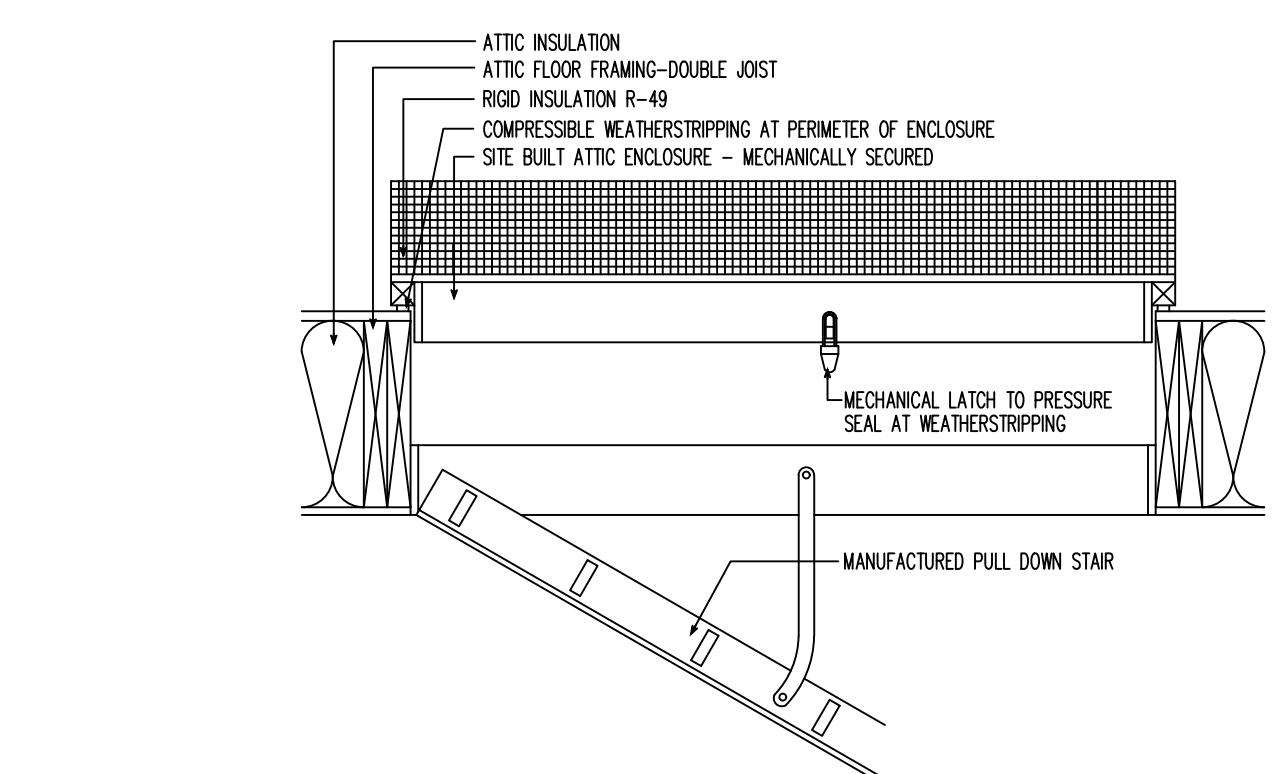



TYP. WALL SECTION

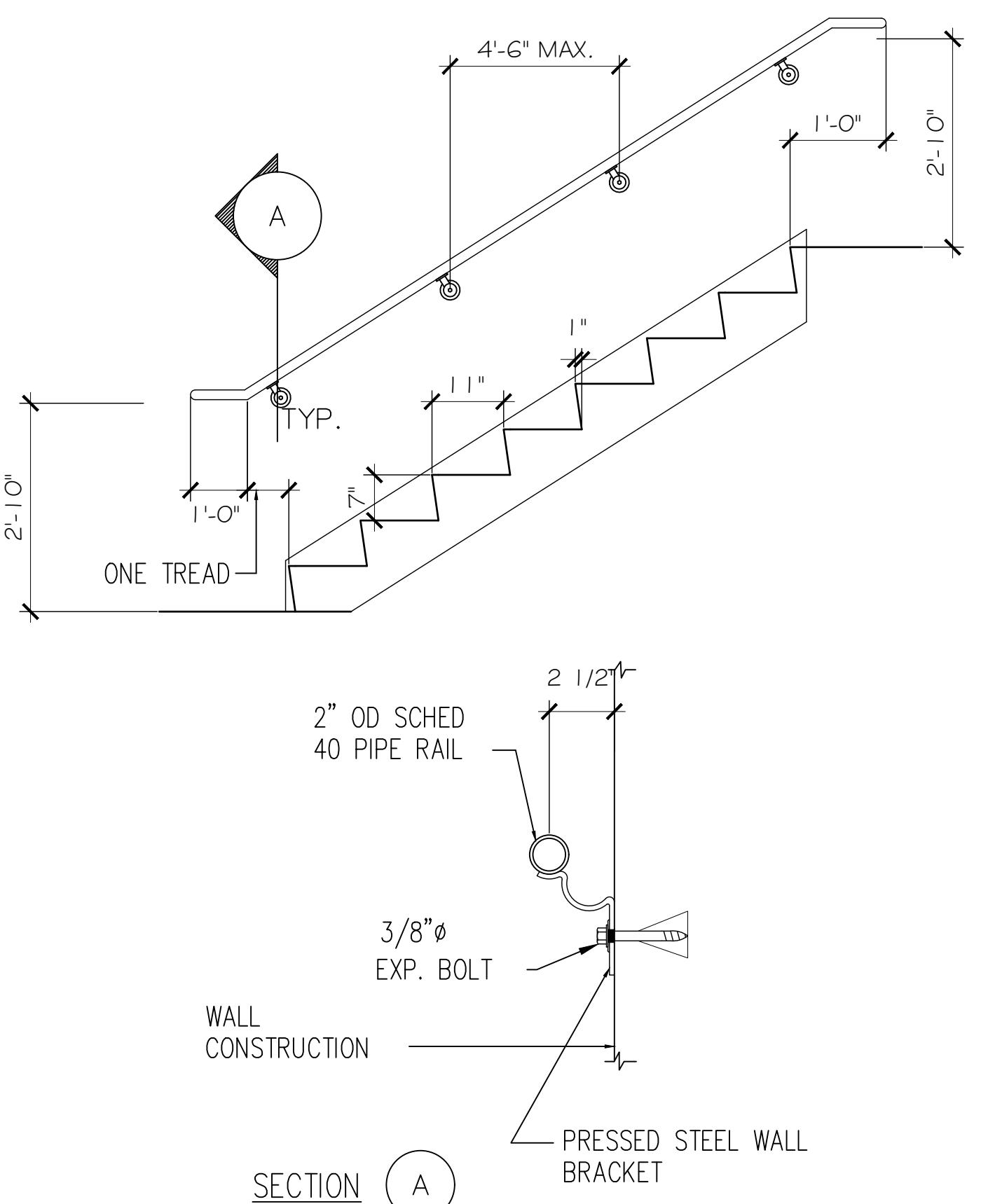
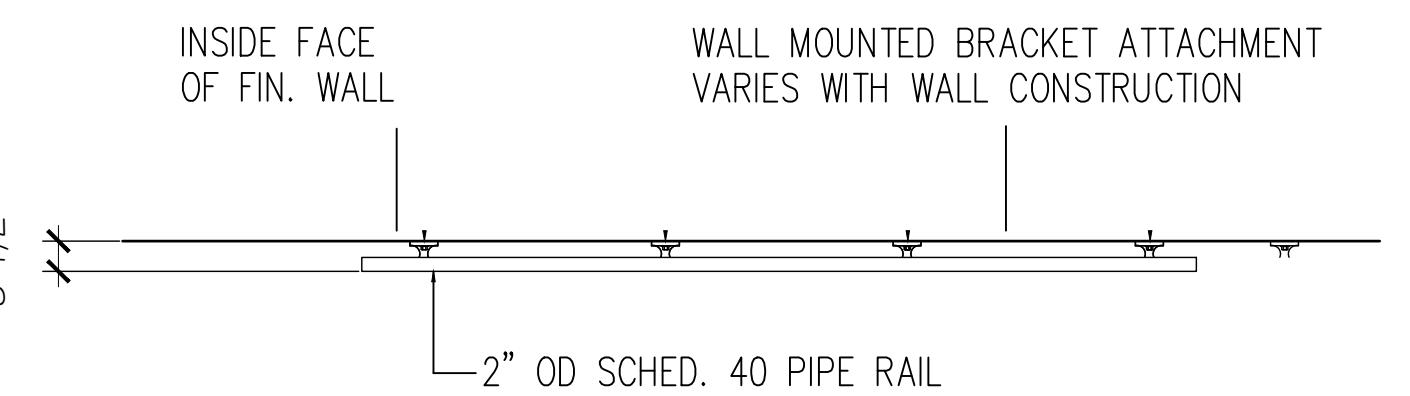
SCALE 1" = 1'-0"

ATTIC PULL DOWN DETAIL

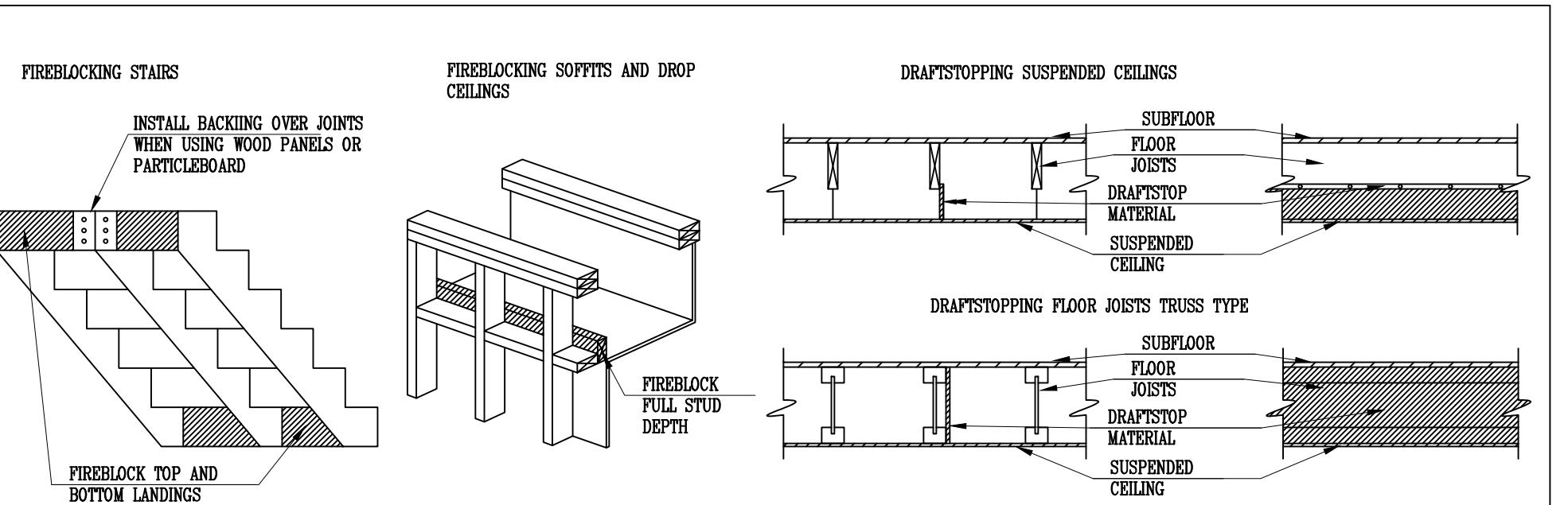
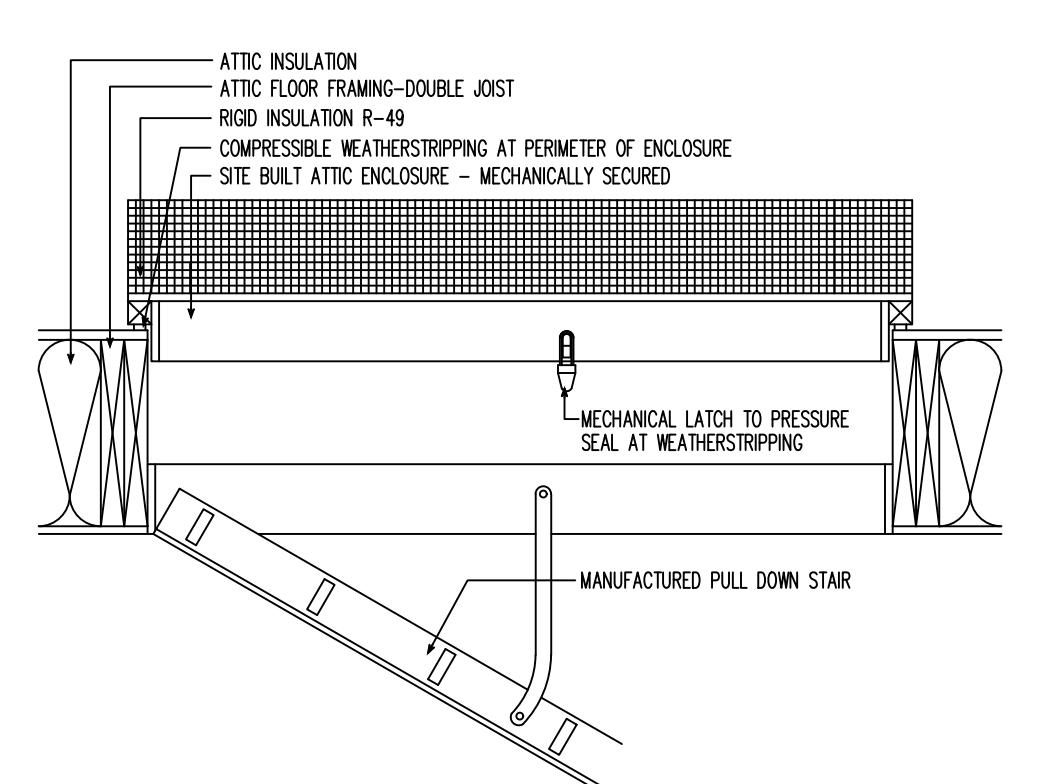
SCALE NTS



METAL GUARDRAIL DETAIL



DETAIL AT OUTSIDE RAILING (WALL)



FIREBLOCKS OCCUR IN WALLS AND DRAFTSTOPS OCCUR IN FLOOR/CEILING ASSEMBLIES

1. IN ANY CONCEALED WALL SPACES IF AN OPENING EXISTS THAT ALLOWS FIRE TO SPREAD FROM ONE STORY TO ANOTHER OR FROM A LOWER STORY INTO THE ATTIC. EX OPENINGS FOR PLUMB PIPES, OPENINGS FOR ELECTRICAL WIRES AND CONDUIT, HVAC DUCT CHASES BETWEEN STOREYS, LAUNDRY CHUTES AND OPENINGS AT THE TOPS OF FRAMED COLUMNS, NICHES AND ARCHES.
2. IN CONCEALED WALL SPACES AT EVERY CEILING AND FLOOR LEVEL.
3. WHERE CONCEALED VERTICAL AND HORIZONTAL WALL SPACES INTERSECT. EX SOFFITS FOR KITCHEN CABINETS AND RECESSED VANITY LIGHTS, AND FOR DROP CEILINGS.
4. BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF EACH FLIGHT OF STAIRS.
5. AROUND CHIMNEYS AND FLUES WHERE THEY INTERSECT FRAMING AT FLOOR AND CEILING LEVELS.
6. IN CONCEALED WALL SPACES IF THE CONCEALED SPACE IS OPEN FOR MORE THAN > 10 FEET HORIZONTALLY. EX A CONCEALED HORIZONTAL WALL SPACE INCLUDE SOME METHODS OF FRAMING LARGE ARCHED OPENINGS BETWEEN ROOMS, AND WALLS BUILT USING TWO ROWS OF STAGGERED STUDS.

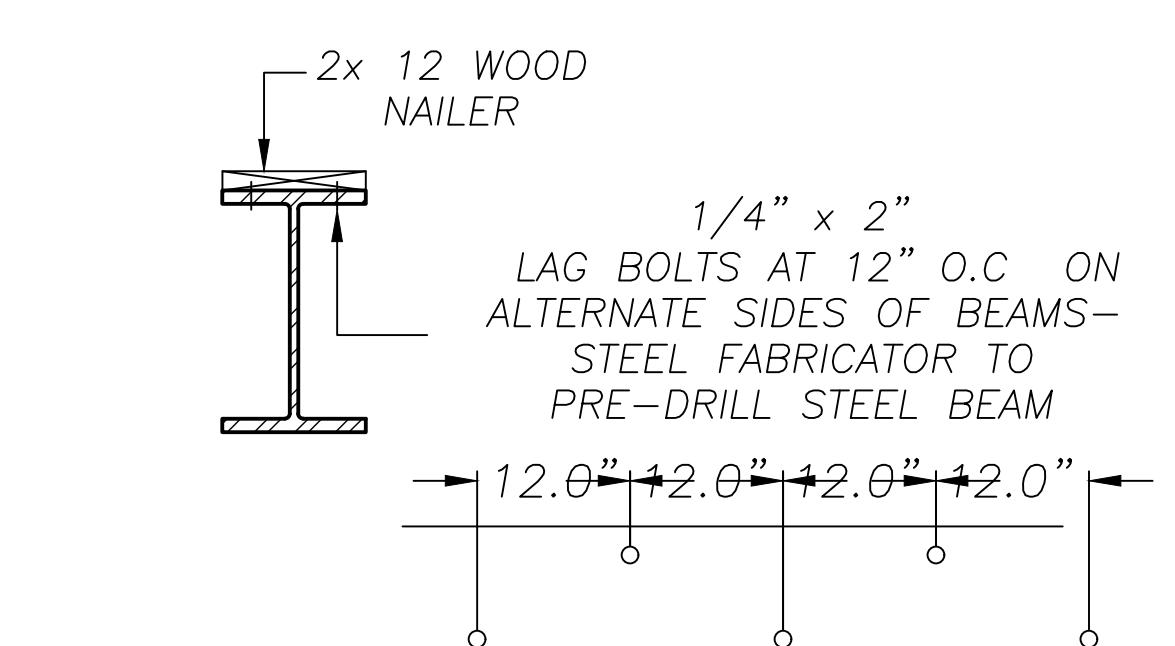
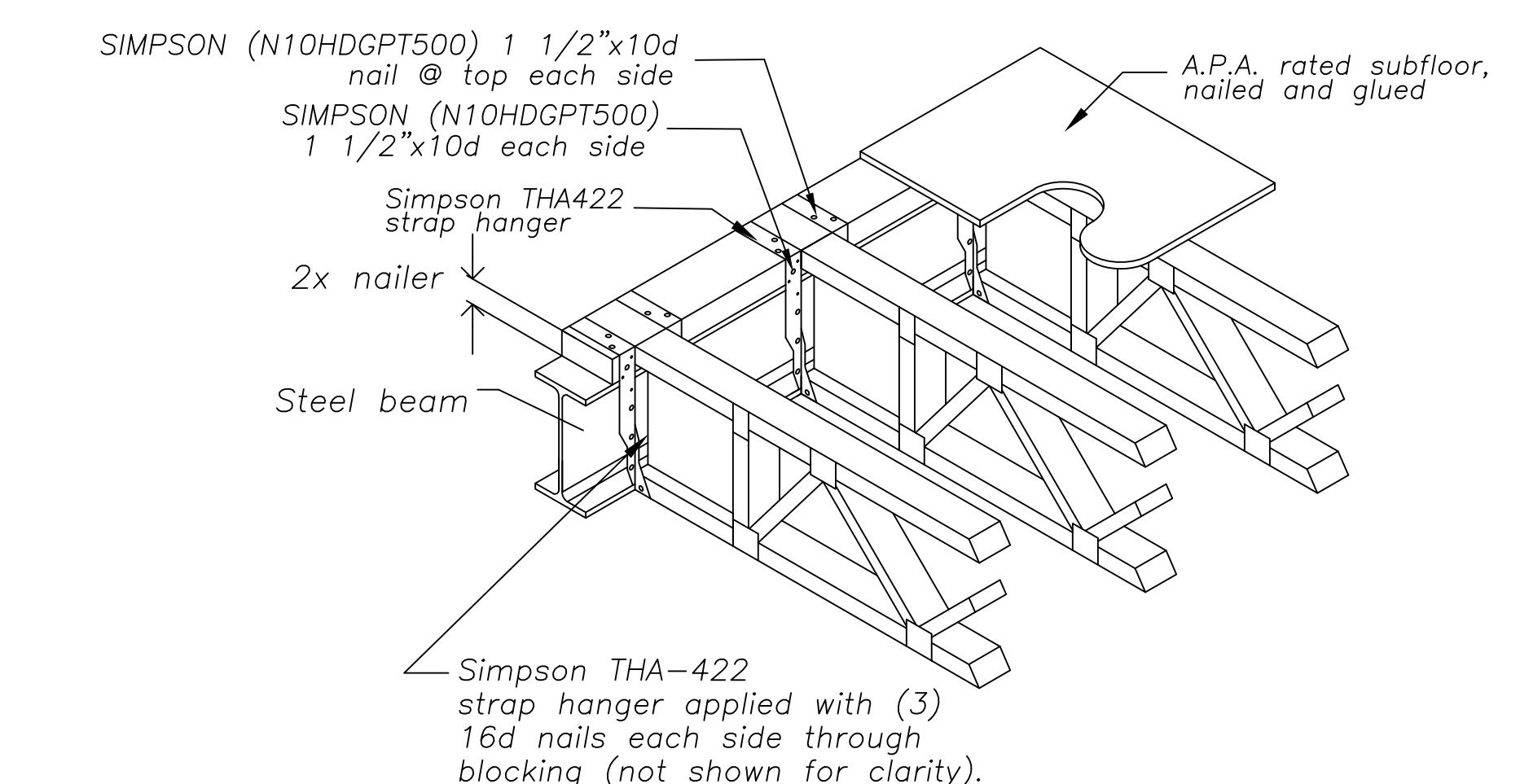
COMMON FIREBLOCK MATERIALS INCLUDE 2-INCH (NOMINAL) THICK LUMBER OR TWO PIECES OF 1-INCH THICK LUMBER, 23/32-INCH THICK WOOD STRUCTURAL PANELS, 1/2-INCH THICK DRYWALL, PROPERLY SECURED FIBERGLASS INSULATION AND APPROVED FIRE-RESISTANT CAULK. VERIFY THAT VISIBLE JOINTS BETWEEN PIECES OF FIREBLOCKING MATERIAL ARE STAGED AND THAT THE MATERIAL IS SECURED IN PLACE SO THAT IT WILL NOT SETTLE OUT OF POSITION OVER TIME. THE DAMAGE TO FIREBLOCKS AND DRAFTSTOPS SHOULD BE REPAIRED AND PENETRATIONS SUCH AS ELECTRICAL CABLES AND HVAC DUCTS SHOULD BE SEALED.

THE IRC, IN SECTION R302.12 REQUIRES INSTALLING DRAFTSTOPS WHEN USABLE SPACE EXISTS BOTH ABOVE AND BELOW THE FLOOR/CEILING ASSEMBLY AND WHEN THE OPEN AREA WITHIN THE CONCEALED FLOOR/CEILING ASSEMBLY EXCEEDS > 1,000 SQUARE FEET. THE DRAFTSTOPPED AREAS SHOULD BE APPROXIMATELY EQUAL IN SIZE. COMMON DRAFTSTOP MATERIALS INCLUDE 1/2-INCH THICK DRYWALL AND 3/8-INCH THICK WOOD STRUCTURAL PANELS.

FIRE BLOCKING-DRAFT STOPPING DETAIL

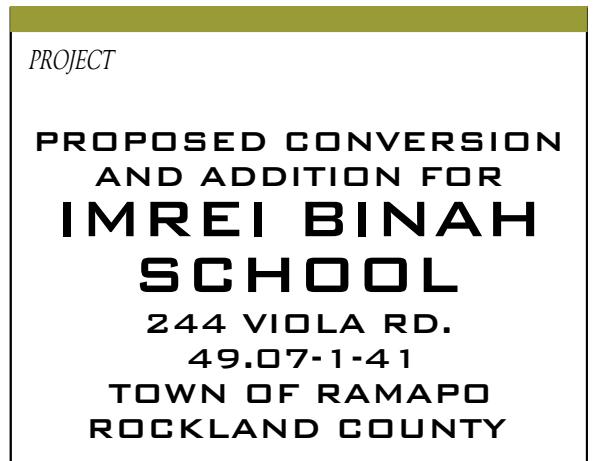
SCALE NTS

JOIST TO STEEL BEAM



1/4" x 2" LAG BOLTS AT 12" O.C. ON ALTERNATE SIDES OF BEAMS - STEEL FABRICATOR TO PRE-DRILL STEEL BEAM

12.0" 12.0" 12.0" 12.0"



CONSTRUCTION DETAILS

DETAILS

RELEASE DATE: 05/25/22

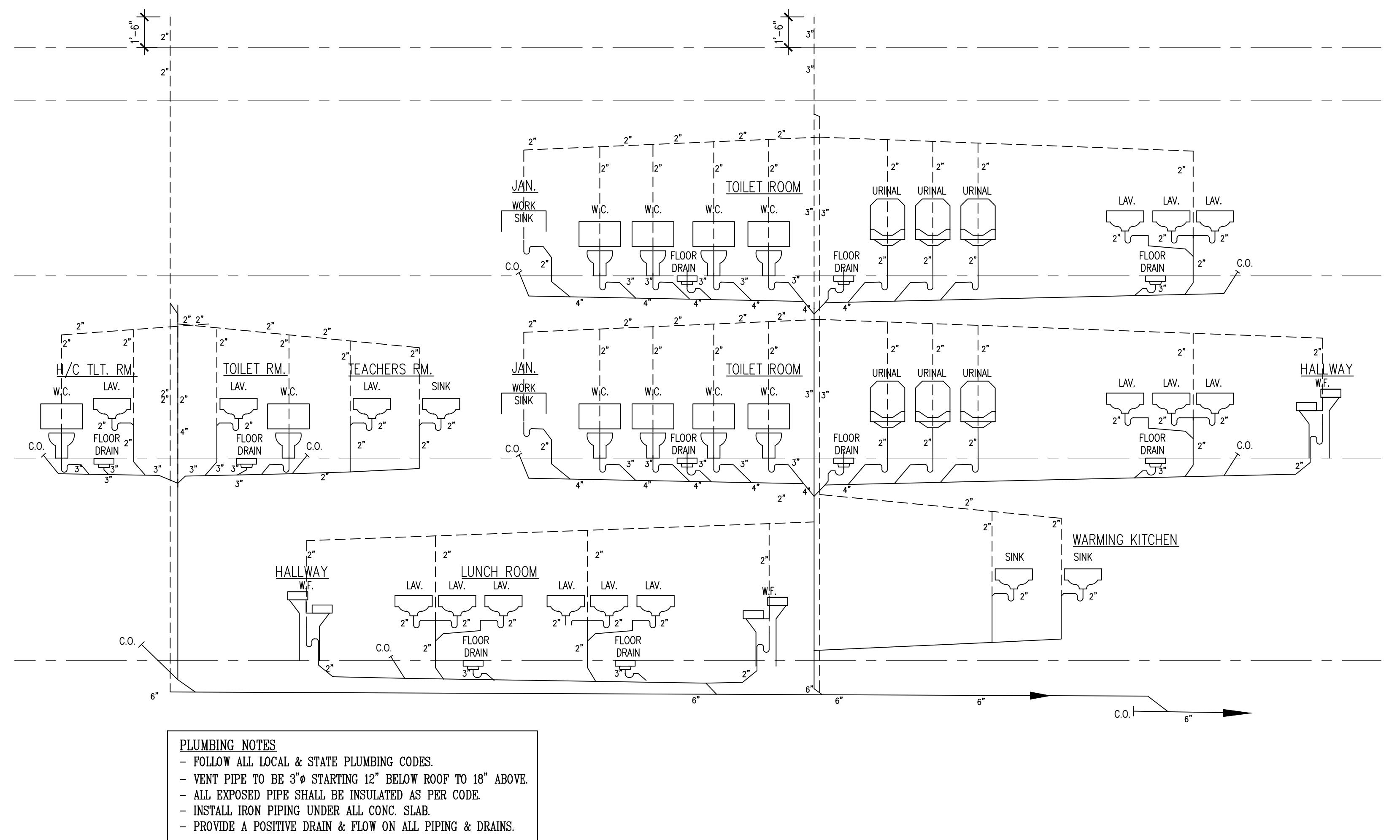
REVISIONS

- REV. A BDG. DPT. COMMENTS 8-4-22
REV. A BDG. DPT. COMMENTS 10-24-22
REV. A BDG. DPT. COMMENTS 11/21/22
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REV. A BDG. DPT. COMMENTS 12/7/22
REV. A OWNER COMMENTS 5/3/23

SCALE: AS NOTED A-9

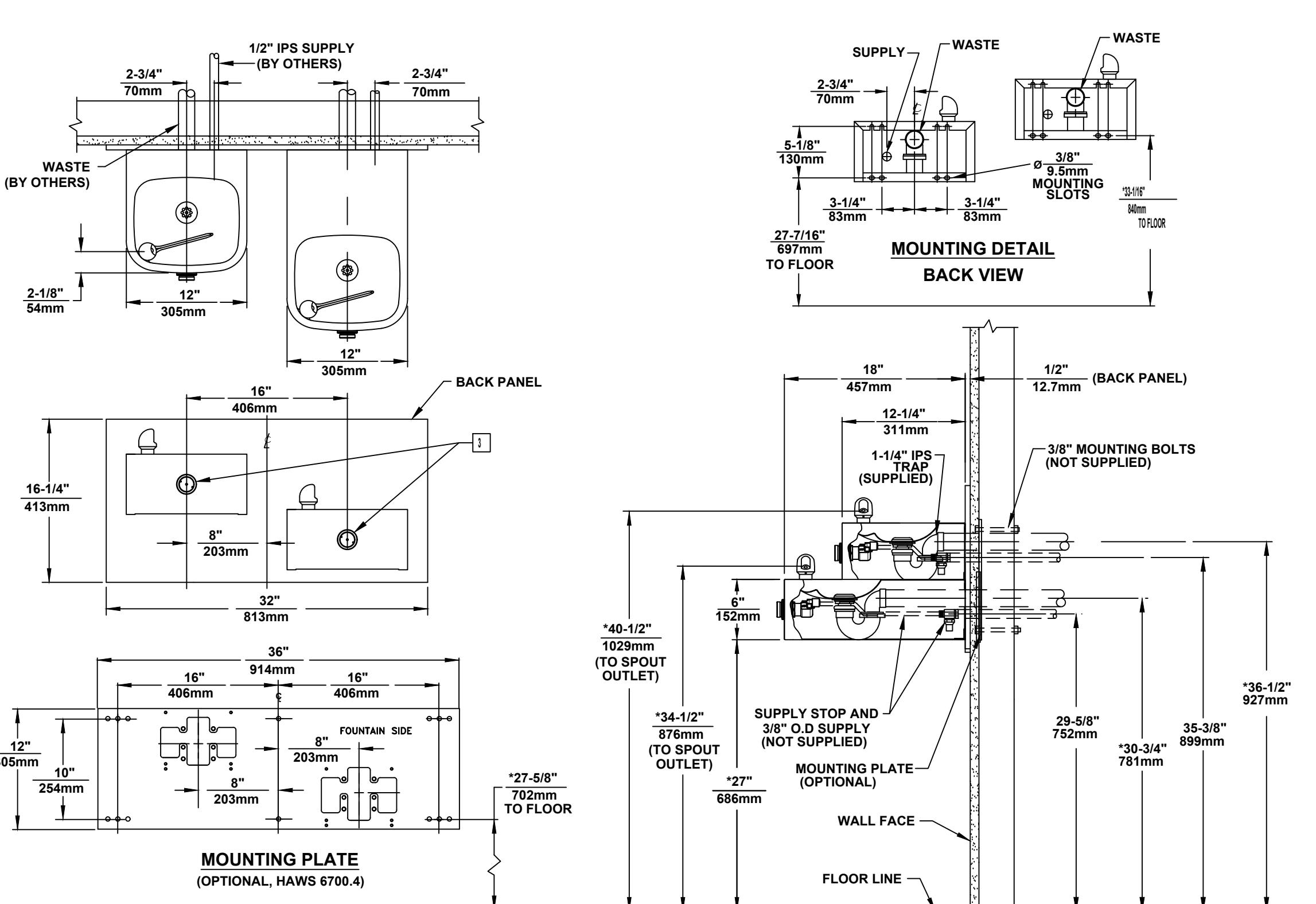
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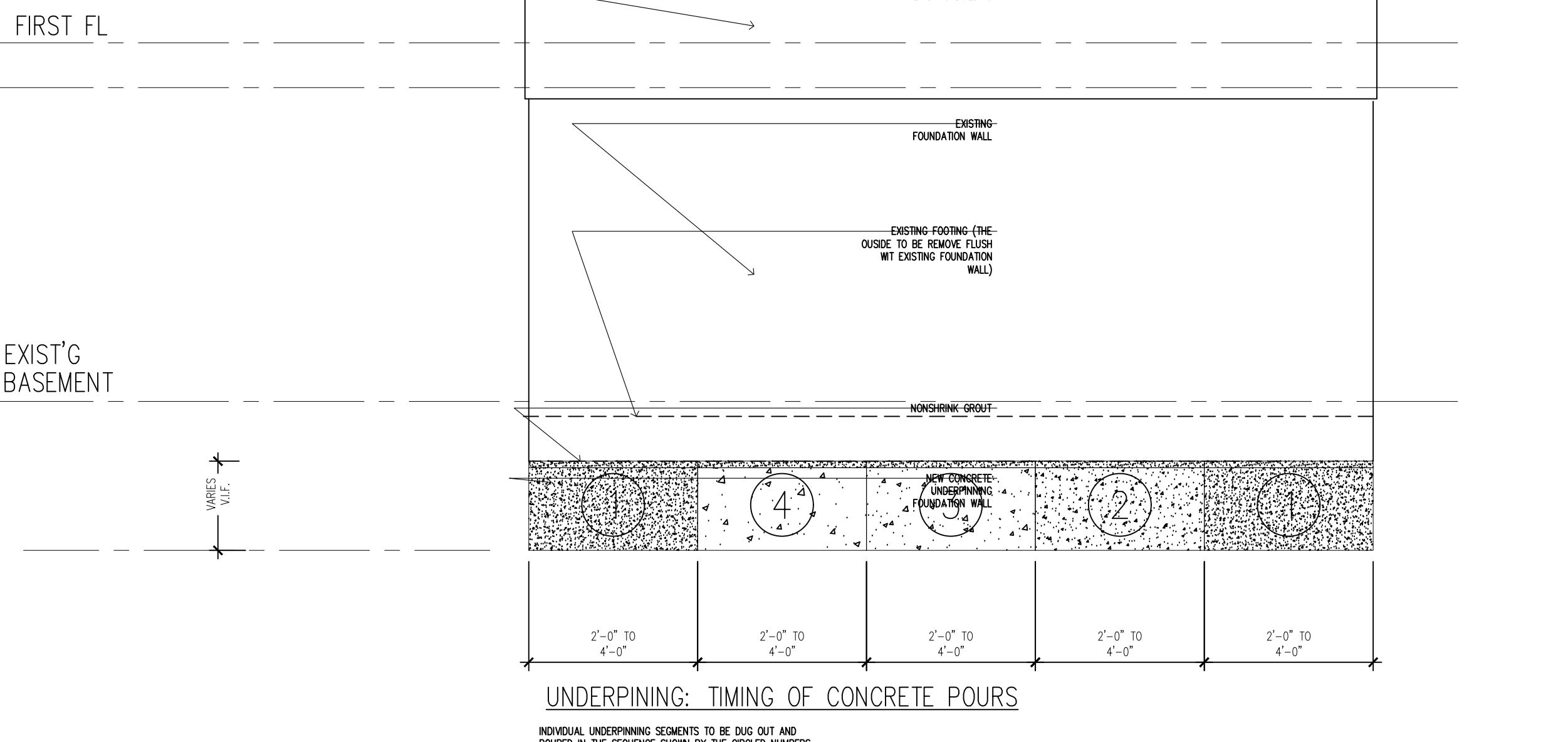
PLUMBING RISER DIAGRAM

SCALE :NTS



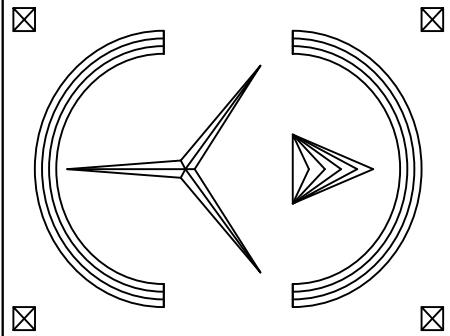
NOTES:

1. HOLD DUG HOLE DIMENSIONS 14' x 4'4"
2. WHEN INSTALLING THIS UNIT, LOCAL, STATE, OR FEDERAL CODES SHOULD BE CHECKED FOR INSTALLATION HEIGHTS OTHER THAN SHOWN. DIMENSIONS MAY NEED TO BE ADJUSTED ACCORDINGLY.
3. REFER TO SEPARATELY OPERATED AND MAINTENANCE MANUAL FOR PUSH BUTTON AND VALVE INSTALLATION/MANUFACTURE INSTRUCTIONS.

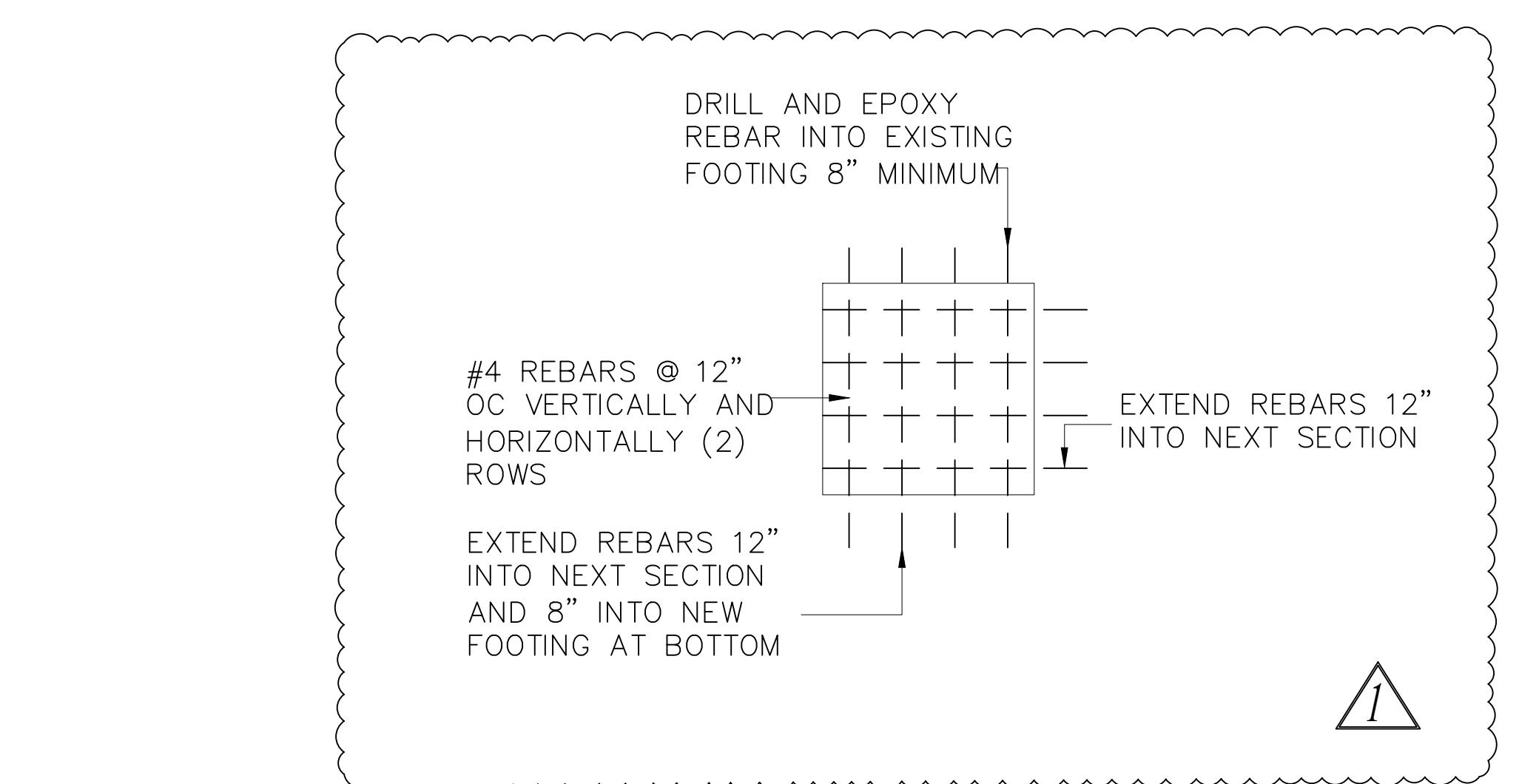


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PLANNING & DESIGN

62 W Church St, Spring Valley, NY T: 845 659 9195 E: Samuel@thehanflinggroup.com

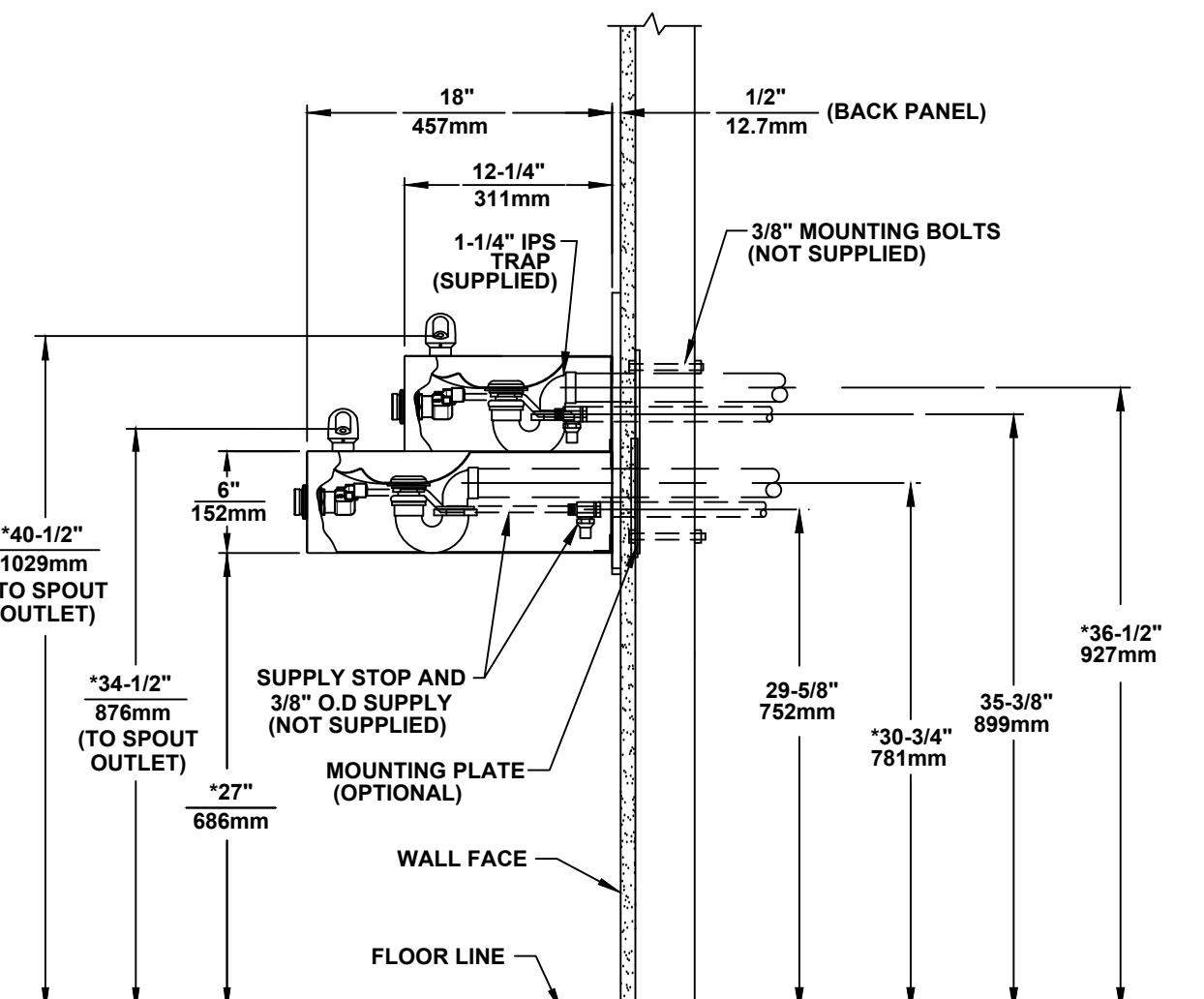


PLANS REVIEWED AND SUPERVISED BY:
ERIC KNUTE OSBORN
ARCHITECT
58 BARNES ROAD
RESIDENTIAL - COMMERCIAL - ADDITIONS
WASHINGTONVILLE, NY 10592 (845) 629-7474
EMAIL - EKOSBORNARCHITECT@gmail.com
N.Y. LIC. #021585



UNDERPINNING DETAIL

SCALE :NTS



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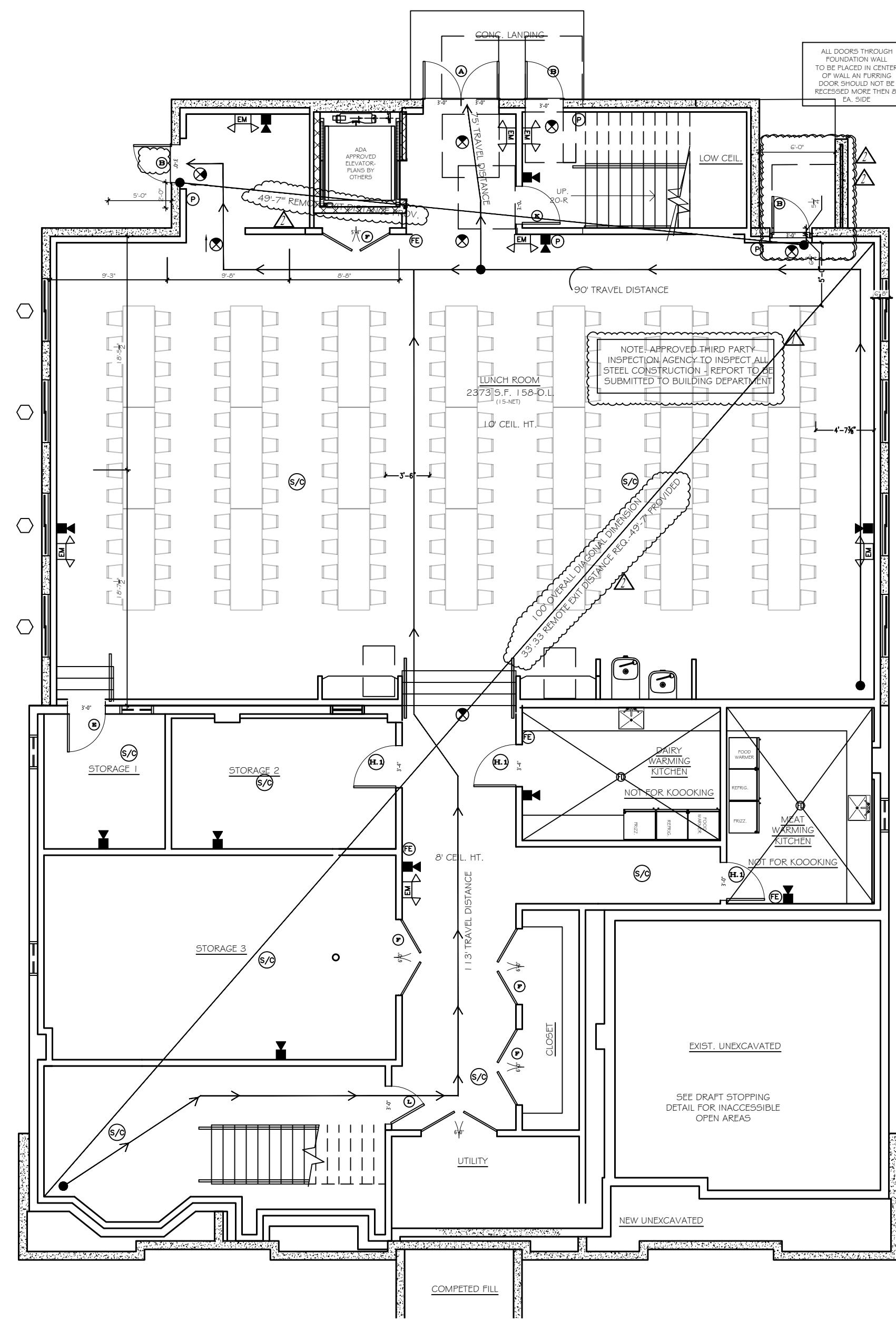
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REV. A BDG. DPT. COMMENTS 11/23/22
REV. A BDG. DPT. COMMENTS 12/7/22
REV. A OWNER COMMENTS 5/3/23

SCALE: AS NOTED A-10

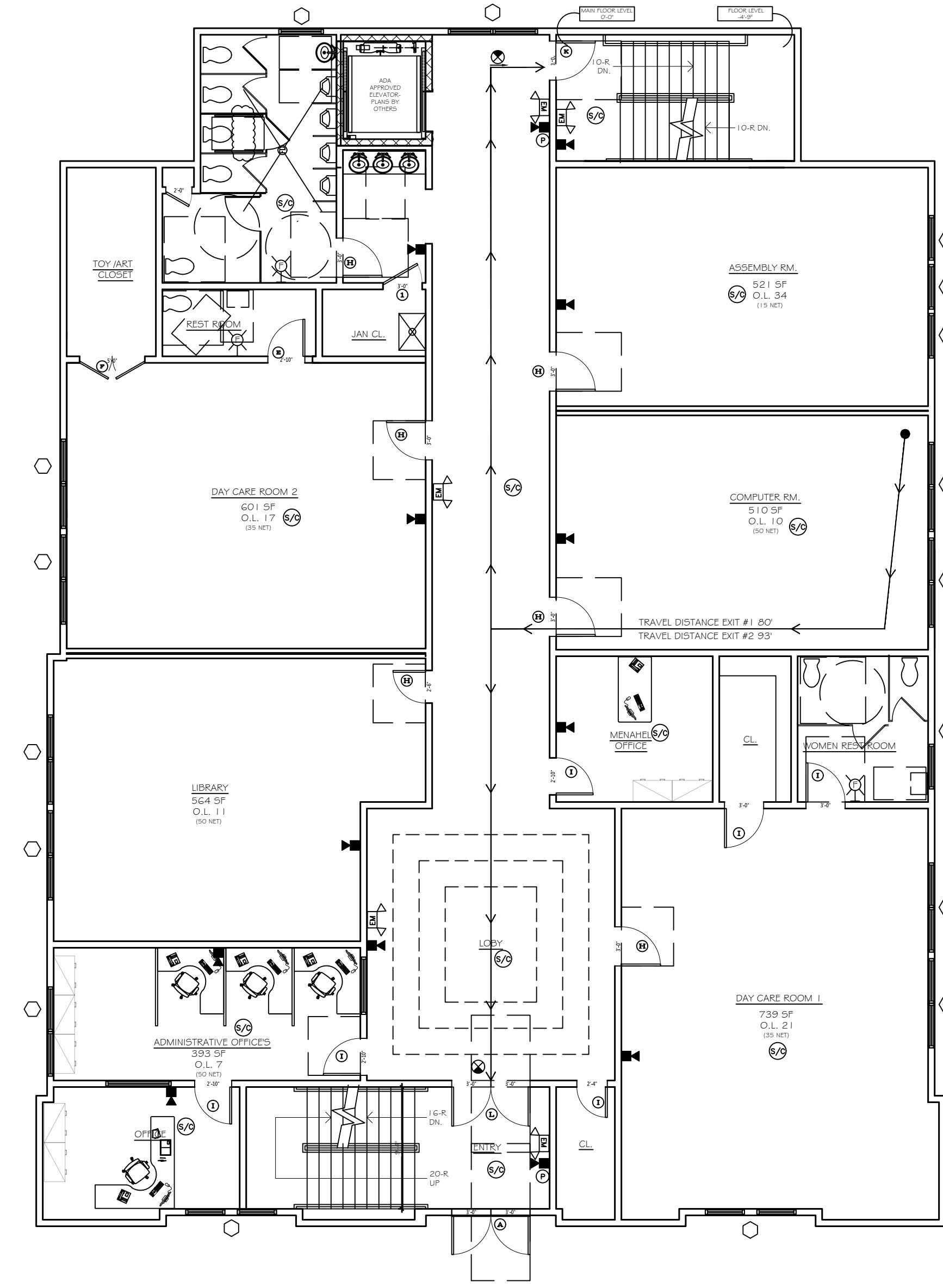
DWG. No.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE APPLICABLE STANDARDS
STATE OF NEW YORK
BUREAU OF PROFESSIONAL LICENSING
021585



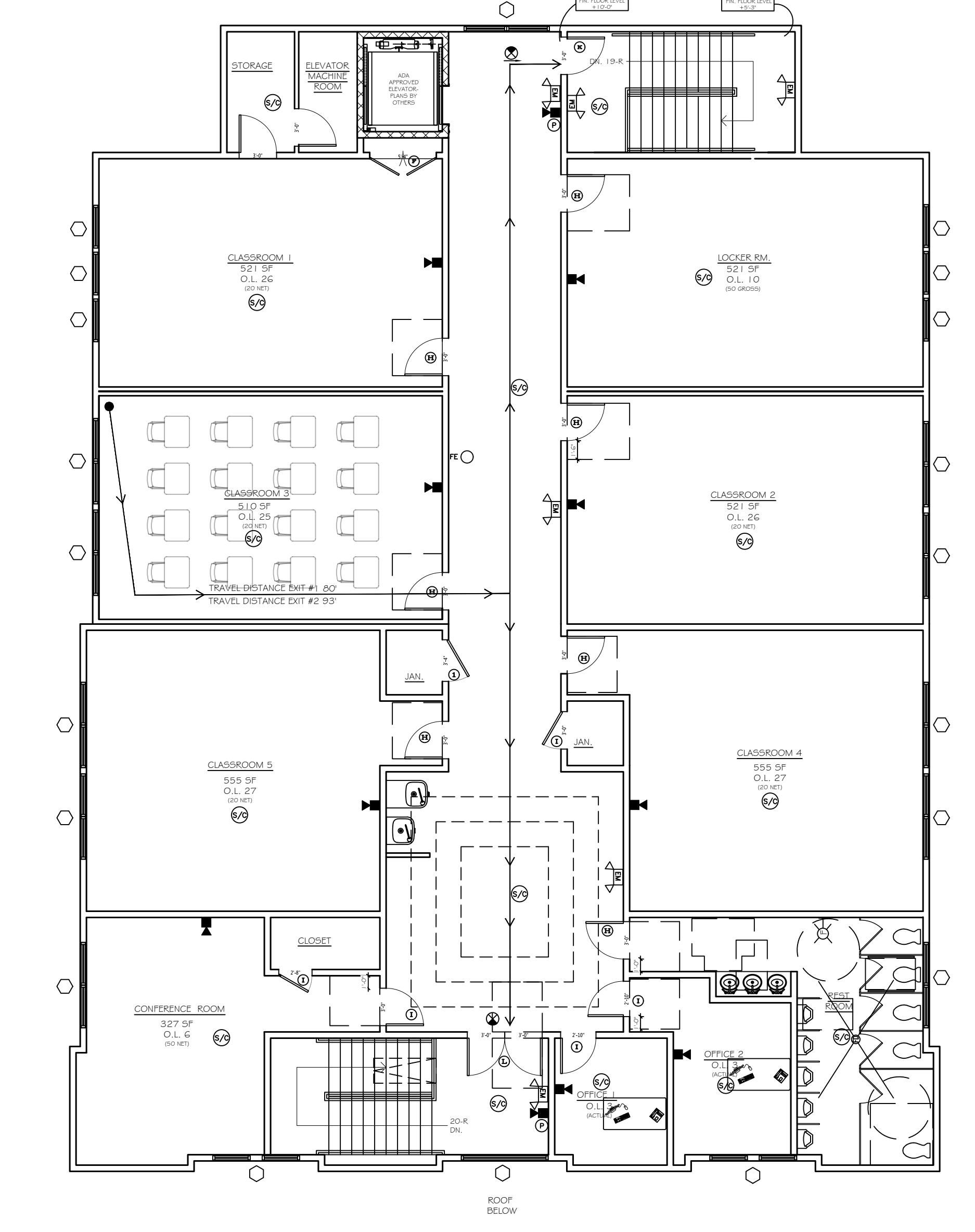
BASEMENT

SCALE :1/8"=1-0"



FIRST FLOOR

SCALE :1/8"=1-0"

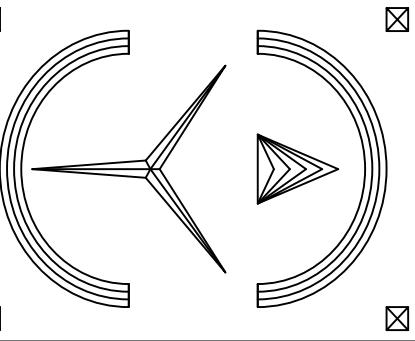


SECOND FLOOR

SCALE :1/8"=1-0"

| LEGEND | |
|--------|--|
| | EXIT LIGHT / EMERGENCY LIGHT COMBO UNIT WITH BATTERY BACKUP. ARROW INDICATES DIRECTIONAL ARROW ON SIGN |
| | EMERGENCY LIGHT UNIT WITH BATTERY BACKUP. |
| | FIRE ALARM COMBINATION ALARM / SPEAKER STROBE |
| | FIRE ALARM STROBE |
| | FIRE EXTINGUISHER |
| | S/C FIRE / CARBON MONOXIDE ALARM DETECTOR-HARD WIRED |
| | PULL STATION |

| REQ. W.C.CLEARANCE | 60" TURNING RADIUS |
|---------------------|--------------------|
| | |
| REQ. DOOR CLEARANCE | 30"x48" CLEARANCE |
| | |



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ERIC KNUTE OSBORN
ARCHITECT
58 BARNES ROAD
RESIDENTIAL - COMMERCIAL - ADDITIONS
WASHINGTONVILLE, NY 10592 (845) 629-7474
EMAIL - EKOSBORNARCHITECT@gmail.com
N.Y. LIC. #021585

THE HANFLING GROUP INC.

PLANNING & DESIGN

62 W Church St, Spring Valley, NY T: 845 659 9195 E: Samuel@thehanflinggroup.com

PROJECT
PROPOSED CONVERSION
AND ADDITION FOR
IMREI BINAH
SCHOOL
244 VIOLA RD.
49-07-1-41
TOWN OF RAMAPO
ROCKLAND COUNTY

ADA AND EGRESS PLAN

RELEASE DATE: 05/25/22

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REV. A BDG. DPT. COMMENTS 11-21-22

REV. A BDG. DPT. COMMENTS 11-23-22

REV. A BDG. DPT. COMMENTS 12-7-22

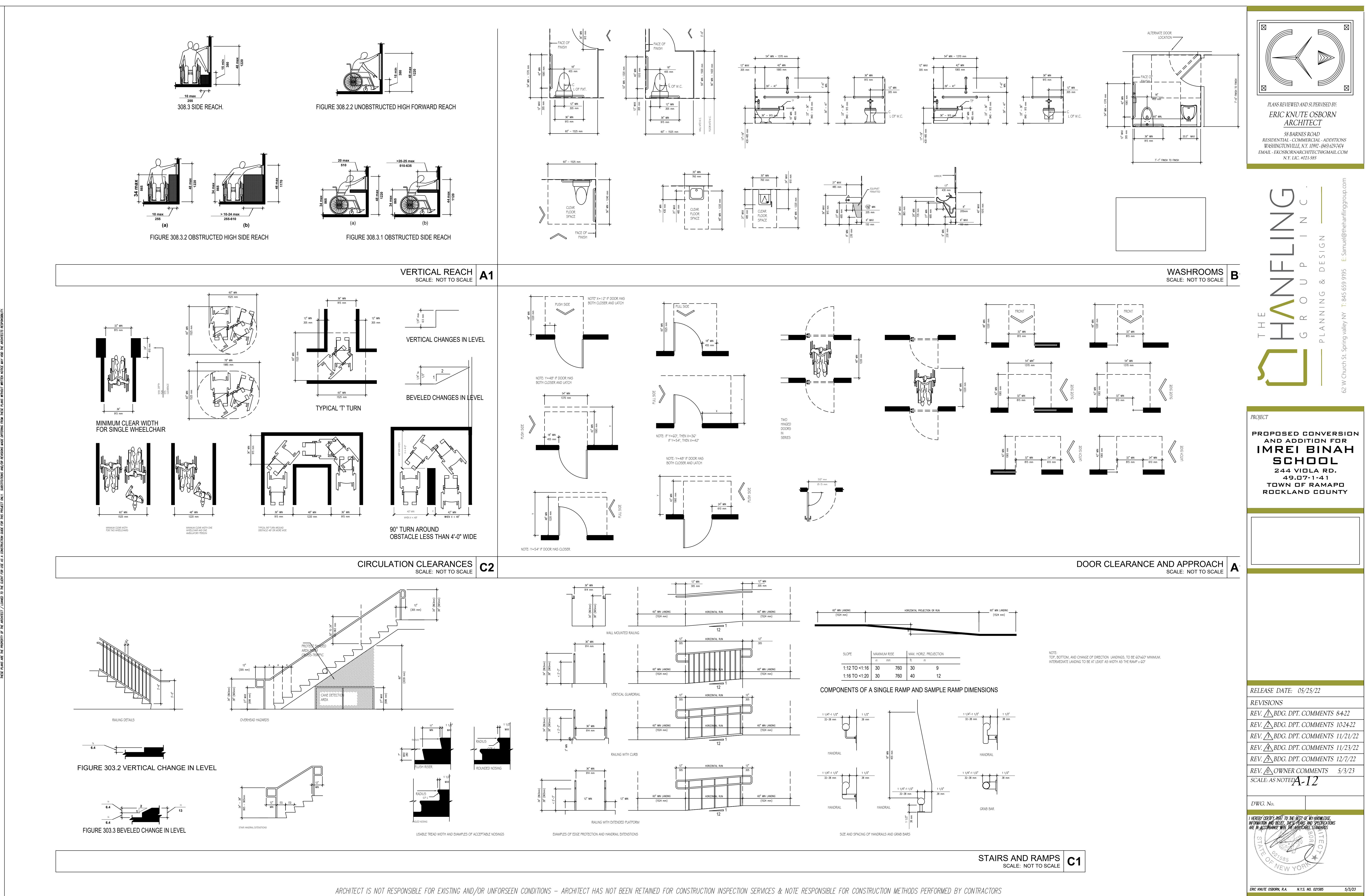
REV. A OWNER COMMENTS 5/3/23

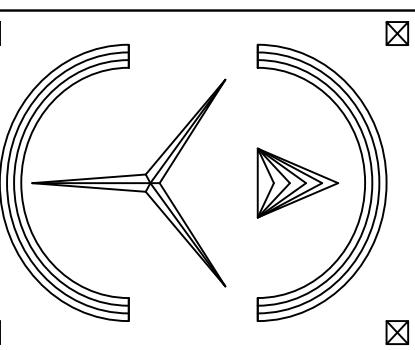
SCALE: AS NOTED A-11

DWG. No.



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ERIC KNUTE OSBORN
ARCHITECT
58 BARNES ROAD
RESIDENTIAL - COMMERCIAL - ADDITIONS
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EMAIL - EKOSBORNARCHITECT@gmail.com
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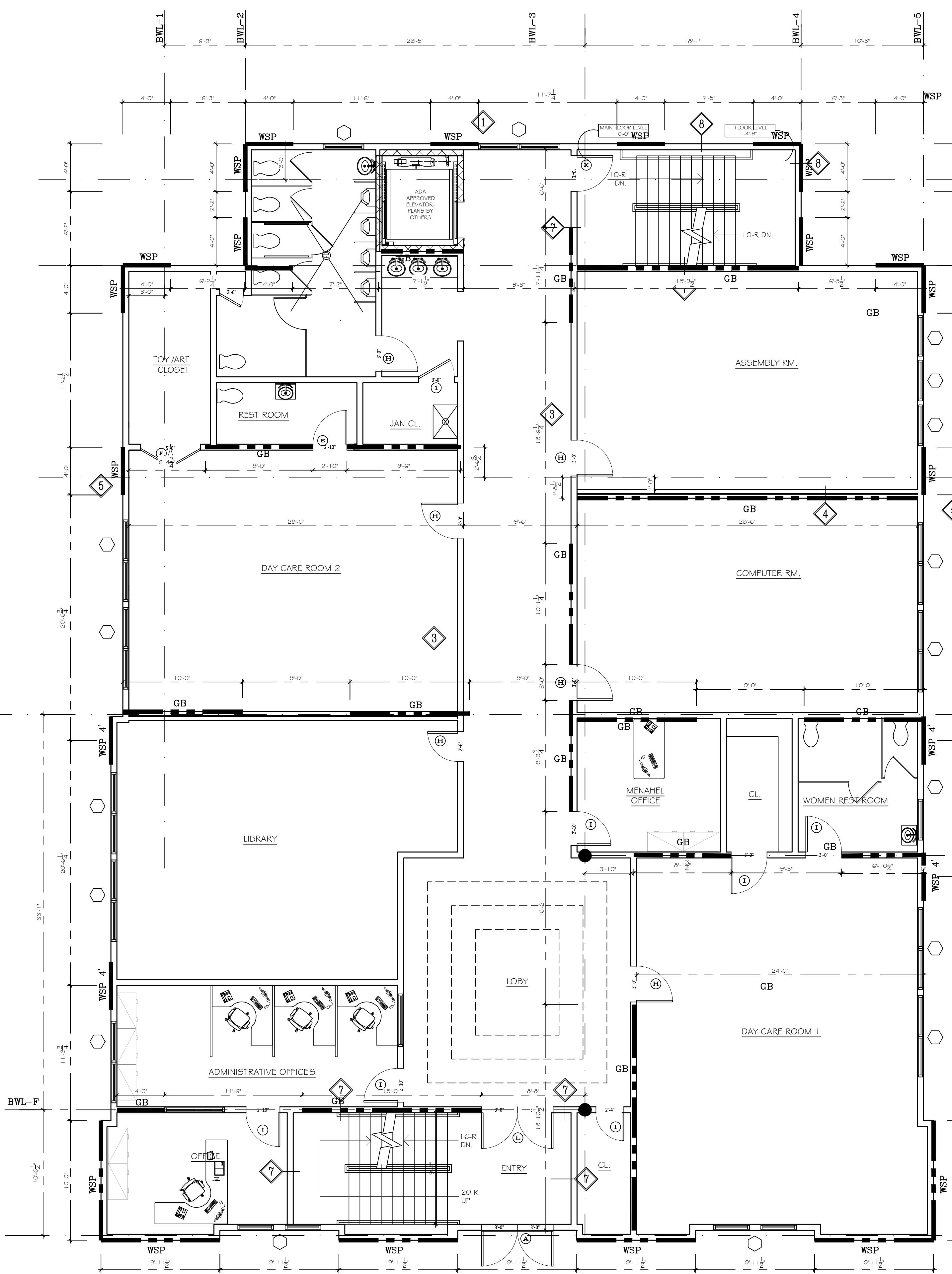
CONSTRUCTION DETAILS
TJI DETAILS

RELEASE DATE: 05/25/22
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REV. A BDG. DPT. COMMENTS 10-24-22
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REV. A BDG. DPT. COMMENTS 11-23-22
REV. A BDG. DPT. COMMENTS 12-7-22
REV. A OWNER COMMENTS 5/3/23
SCALE: AS NOTED TJI

DWG. No.

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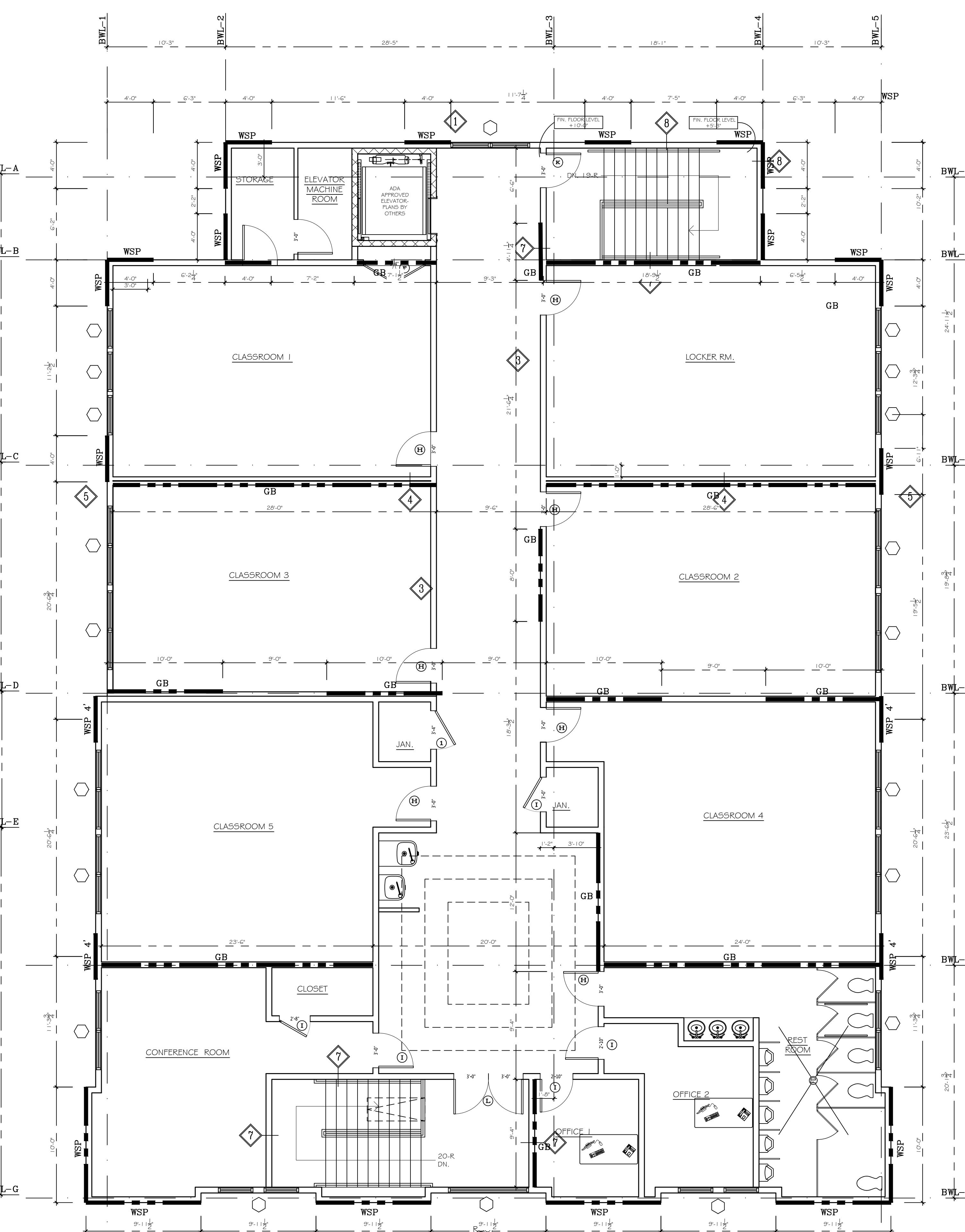
| | | | | | |
|---|--|--|---|---|---|
| Install connectors on the top and bottom chord to transfer from the first ply to the second ply, the load indicated in manufacturer's «Analyzer» software report. DOUBLED JOIST LOAD TRANSFER | 1 1/2" min. BEARING REQUIRED JOIST ADJUSTMENT TOLERANCE | Sill plate DROPPED-IN-Foundation | Rim board Foundation bearing wall or beam Sill plate BEARING WALL | Blocking not required between joists for detached one- and two-family dwellings, assigned to Seismic Design Category A, B or C or located where the mapped Ss < 0.4g End to End Joist with Bearing Wall Above | Blocking not required between joists for detached one- and two-family dwellings, assigned to Seismic Design Category A, B or C or located where the mapped Ss < 0.4g End to End Joist |
| DETAIL DJ End to End Joist | DETAIL No.1 End to End Joist with Bearing Wall Above | DETAIL No.2DP WOOD BEAM CONNECTIONS WITH HANGER | DETAIL No.2P LATERAL BRACING FOR A SINGLE JOIST WITH HANGER Only required if the hanger does not provide lateral support for the joist's top chord | DETAIL No.3 LATERAL BRACING FOR A DOUBLE JOIST WITH HANGER Only required if the hanger does not provide lateral support for the joist's top chord | DETAIL No.3B LATERAL BRACING FOR A DOUBLE JOIST WITH HANGER Only required if the hanger does not provide lateral support for the joist's top chord |
| DETAIL No.3P2 STRONGBACK BRIDGING STRONGBACK'S OVERLAP Use gun nails 0.122" x 3.25" or 3" screws to secure strongback(s) at mid span of joist. If two strongbacks are specified, install the second one adjacent to the next closest diagonal web bay. **Use dry lumber for strongback** | DETAIL No.3P2B Joint cover: 32" of length, same thickness and depth as strongbacks, centered on splice. OPTION 2 (Better) Attached to block OPTION 1 (Good) Attached to diagonal web and chord STRONGBACK'S OVERLAP | DETAIL No.4 KNEE WALL STARTED | DETAIL No.4W Rim Board and Blocking at Exterior Wall | DETAIL No.4WD Rim Board and Blocking at Exterior Wall | DETAIL No.4WD Rim Board and Blocking at Exterior Wall |
| DETAIL No.5 MULTIPLE LEVEL BRICK AT LOWER LEVEL | DETAIL No.6 FACE MOUNT HANGER | DETAIL No.6R1B TOP MOUNT HANGER | DETAIL No.8BDG STEEL BEAM CONNECTIONS WITH TOP PLATE AND HANGER | DETAIL No.8P SOLID LUMBER CANTILEVERED BALCONY | DETAIL No.8P STEEL BEAM BOTTOM FLANGE BEARING HANGER NOT REQUIRED |
| DETAIL No.10F MECHANICAL CLEARANCES | DETAIL No.10 NEVER NOTCH, CUT OR DRILL A JOIST MEMBER. | DETAIL No.11 THESE CONDITIONS ARE NOT PERMITTED | DETAIL No.11 CONDITIONS: 1. One (1) round hole of 1.5" or less diameter can be made in this zone without any adjustment of the joist capacity. 2. For any other quantity or type of hole, the joist capacity has to be analyzed using TRIFORCE® Analyzer software. | DETAIL No.12P MAXIMUM PERMITTED OPENING IF THERE IS NO CONCENTRATED TOP LOAD | DETAIL No.13M TYPICAL BLOCKING DETAIL |
| DETAIL No.15ETP | DETAIL No.17D | DETAIL No.18 | DETAIL No.18P | | DETAIL No.14P |



**FIRST FLOOR
BRACING PANELS PLAN**

SCALE : 3/16" = 1'-0"

ARCHITECT IS NOT RESPONSIBLE FOR EXISTING AND/OR UNFORESEEN CONDITIONS - ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES & NOTE RESPONSIBLE FOR CONSTRUCTION METHODS PERFORMED BY CONTRACTORS



**SECOND FLOOR
BRACING PANELS PLAN**

SCALE : 3/16" = 1'-0"

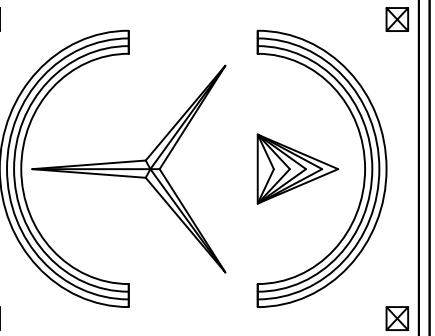
PROJECT
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REV. BDG. DPT. COMMENTS 11/23/22
REV. BDG. DPT. COMMENTS 12/7/22
REV. OWNER COMMENTS 5/3/23
SCALE: AS NOTED BP-1
DWG. No.

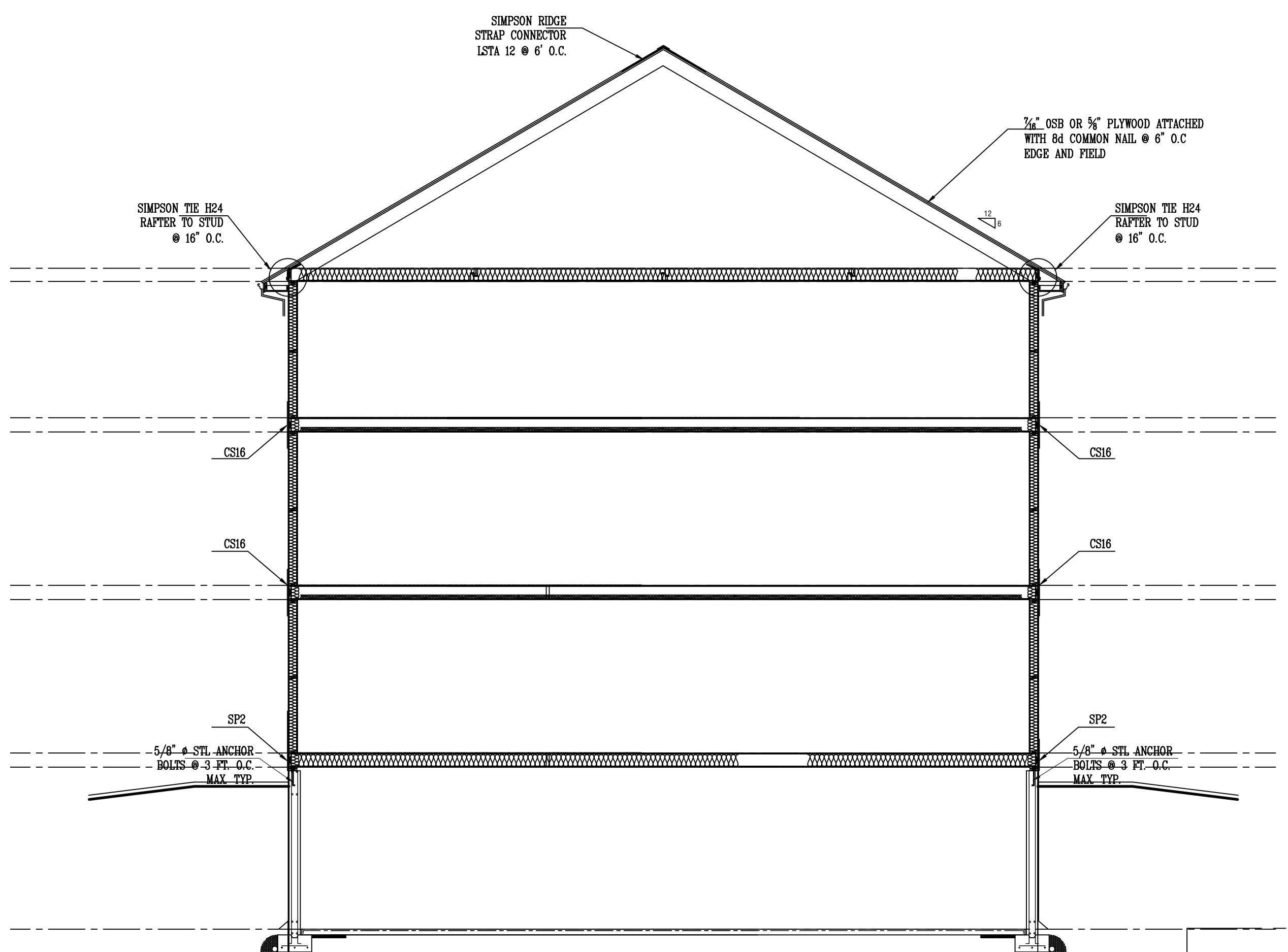


THE HANFLING GROUP
PLANNING & DESIGN

62 W Church St, Spring Valley, NY T: 845 659 9195 E: Samuel@thehanflinggroup.com



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ERIC KNUTE OSBORN
ARCHITECT
58 BARNES ROAD
RESIDENTIAL - COMMERCIAL ADDITIONS
WASHINGTONVILLE, NY 10592 (845) 629-7474
EMAIL: EKOSBORNARCHITECT@gmail.com
N.Y. LIC. #021585



FIRST FLOOR BRACING PANELS PLAN

SCALE : 3/16" = 1'-0"

NOTES:
 - BRACE WALL PANEL INSTALLATION AND INSPECTION OF NAILING PATTERNS SHALL BE PERFORMED BY LICENSED DESIGN PROFESSIONAL.
 - A CERTIFICATION LETTER REGARDING THE INSTALLATION OF BRACING PANELS SHALL BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO SCHEDULING OF FRAMING INSPECTION.
 - SITE VISITS SHOULD BE PERFORMED AT THE VARIOUS STAGES OF CONSTRUCTION TO PROVIDE THE FOLLOWING:
 a. INSPECTION OF ANCHOR BOLTS (BEFORE INSTALLATION OF SILL PLATE).
 b. BEFORE INSTALLATION OF WALL AND ROOF SHEATHING.
 c. AFTER INSTALLATION OF EXTERIOR SHEATHING (BEFORE INSTALLATION OF EXTERIOR WALL FINISH AND INSULATION).
 d. AFTER INSTALLATION OF INTERIOR WALL SHEATHING (BEFORE INSTALLATION OF SPACKLE ON GYPSUM BOARD)

2308.6.7.2 Top Plate Connection

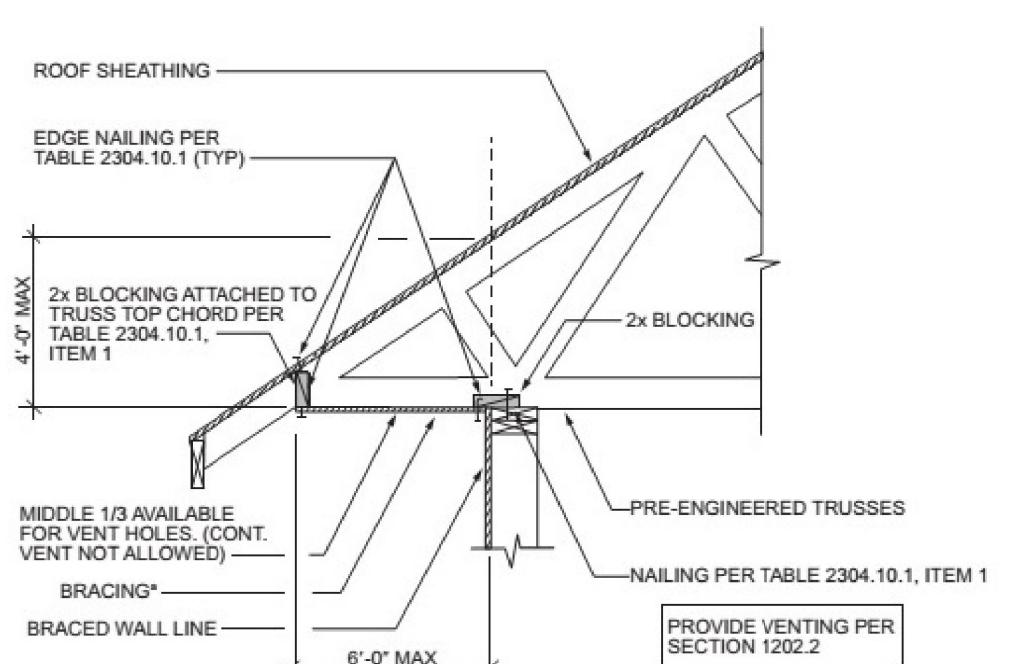
Where joists or rafters are used, *braced wall line* top plates shall be fastened over the full length of the *braced wall line* to joists, rafters, rim boards or full-depth blocking above in accordance with Table 2304.10.1, as applicable, based on the orientation of the joists or rafters to the *braced wall line*. Blocking shall be not less than 2 inches (51 mm) in nominal thickness and shall be fastened to the *braced wall line* top plate as specified in Table 2304.10.1. Notching or drilling of holes in blocking in accordance with the requirements of Section 2308.4.2.4 or 2308.7.4 shall be permitted.

At exterior gable end walls, *braced wall panel* sheathing in the top story shall be extended and fastened to the roof framing where the spacing between parallel exterior *braced wall lines* is greater than 50 feet (15 240 mm).

Where roof trusses are used and are installed perpendicular to an exterior *braced wall line*, lateral forces shall be transferred from the roof diaphragm to the *braced wall line* by blocking of the ends of the trusses or by other approved methods providing equivalent lateral force transfer. Blocking shall be not less than 2 inches (51 mm) in nominal thickness and equal to the depth of the truss at the wall line and shall be fastened to the *braced wall line* top plate as specified in Table 2304.10.1. Notching or drilling of holes in blocking in accordance with the requirements of Section 2308.4.2.4 or 2308.7.4 shall be permitted.

Exception: Where the roof sheathing is greater than 9 1/4 inches (235 mm) above the top plate, solid blocking is not required where the framing members are connected using one of the following methods:

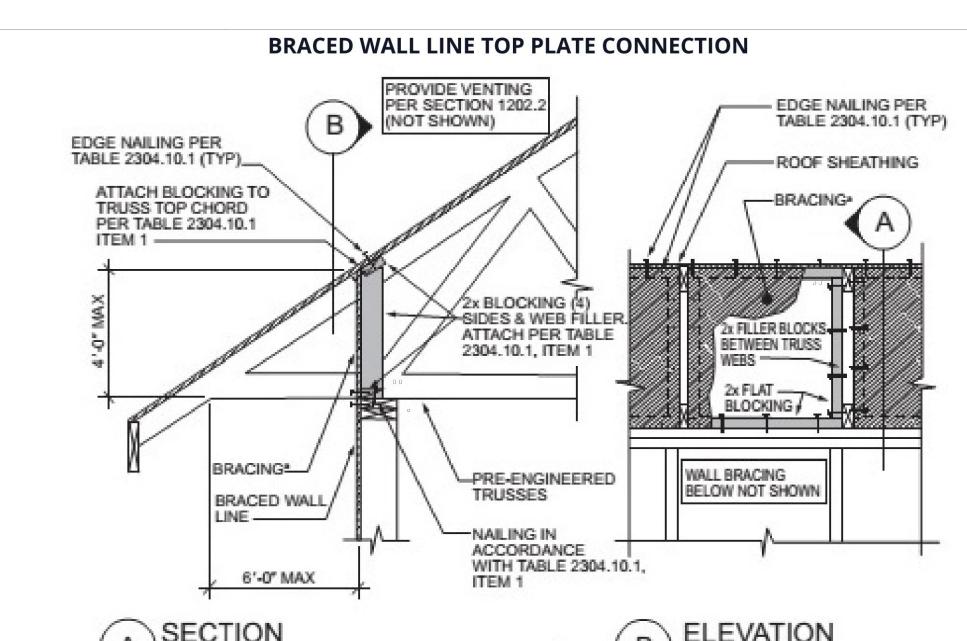
1. In accordance with Figure 2308.6.7.2(1).
2. In accordance with Figure 2308.6.7.2(2).
3. Full-height engineered blocking panels designed for values listed in AWC WFCM.
4. A design in accordance with accepted engineering methods.



a. Methods of bracing shall be as described in Table 2308.6.3(1) DWB, WSP, SFB, GB, PBS, PCP or HPS.

For Sl: 1 foot = 304.8 mm.

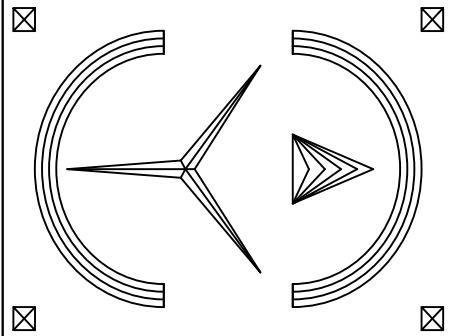
FIGURE 2308.6.7.2(1)



a. Methods of bracing shall be as described in Table 2308.6.3(1) DWB, WSP, SFB, GB, PBS, PCP or HPS.

For Sl: 1 foot = 304.8 mm.

FIGURE 2308.6.7.2(2)
BRACED WALL PANEL TOP PLATE CONNECTION



PLANS REVIEWED AND SUPERVISED BY:
ERIC KNUTE OSBORN
ARCHITECT
58 BARNES ROAD
RESIDENTIAL - COMMERCIAL ADDITIONS
WASHINGTONVILLE, NY 10592 (845) 629-7474
EMAIL - EKOSBORNARCHITECT@gmail.com
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REV. BDG. DPT. COMMENTS 11/23/22

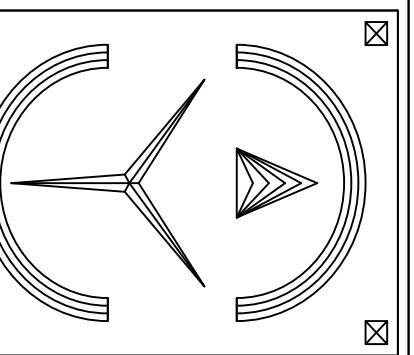
REV. BDG. DPT. COMMENTS 12/7/22

REV. OWNER COMMENTS 5/3/23

SCALE: AS NOTED BP-2

DWG. No.

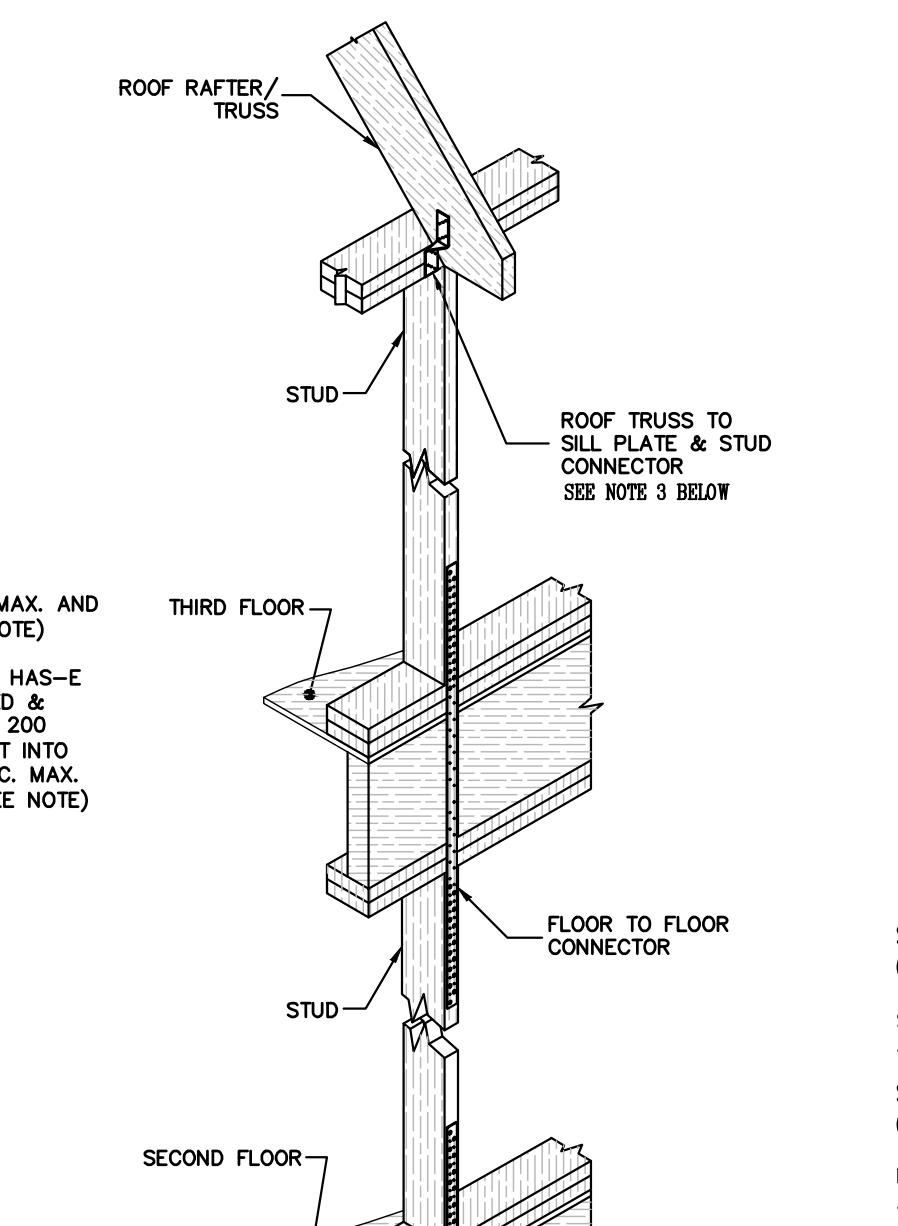
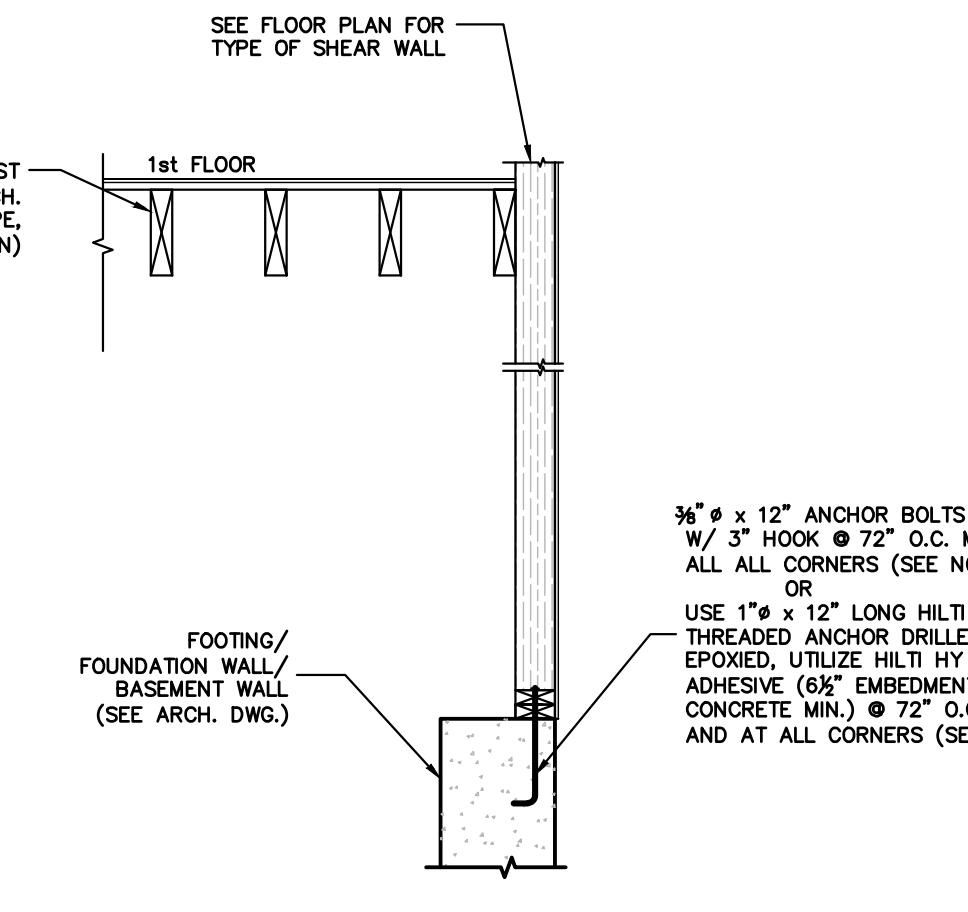
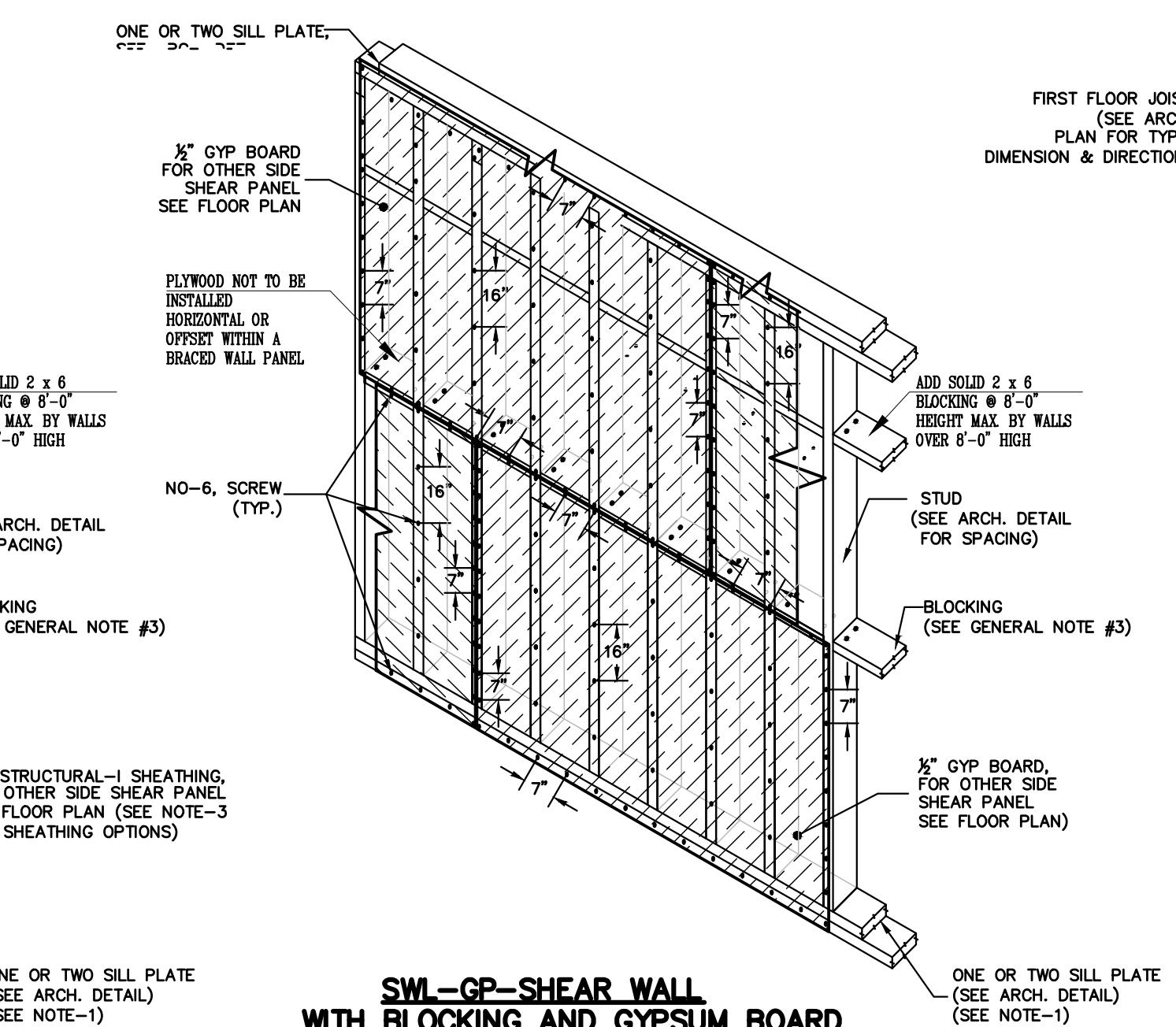
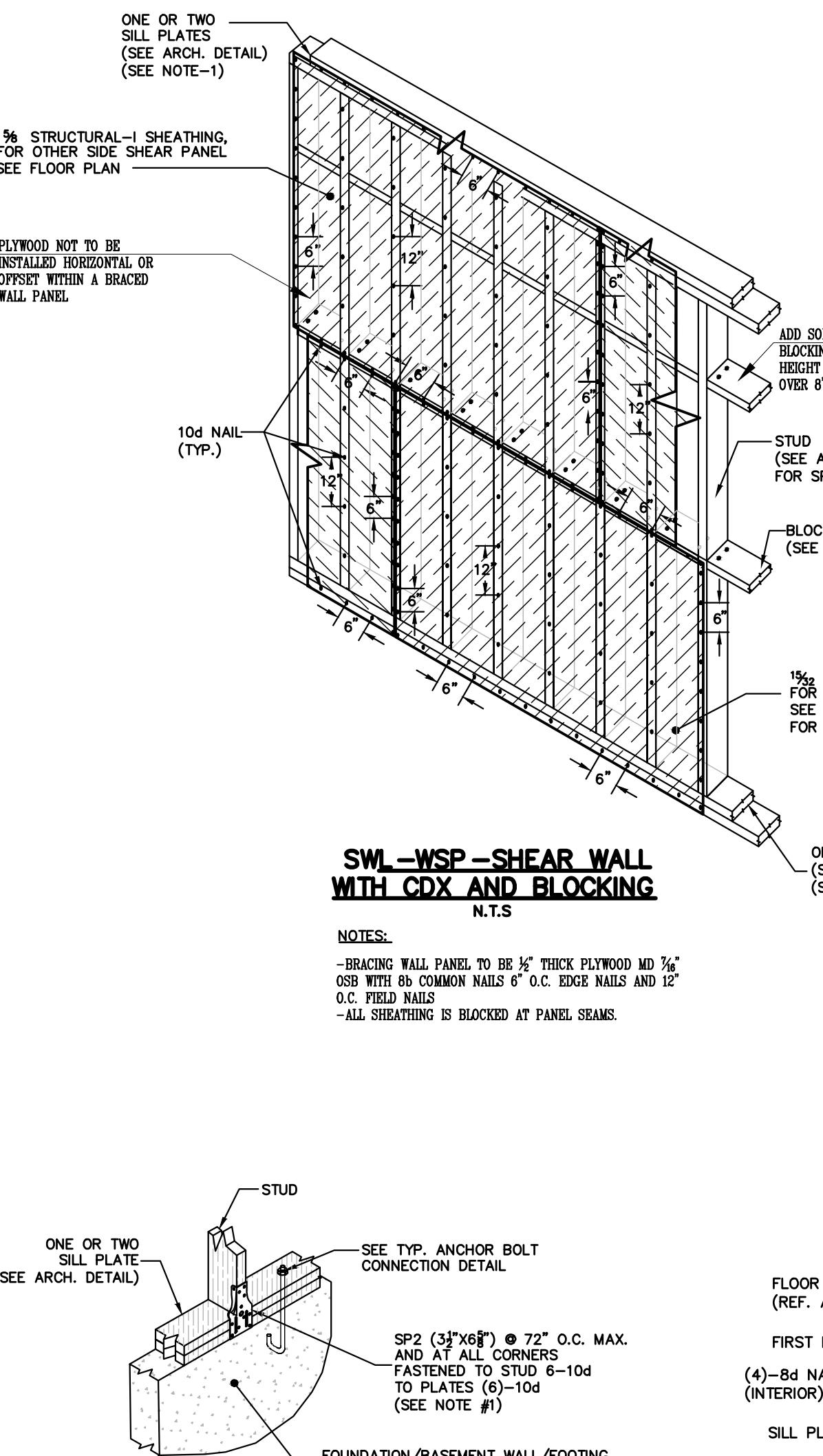
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STATE OF NEW YORK
05/25/22



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MINIMUM FASTENER SIZE

SW1B - PROVIDE BLOCKING EVEN WITH THE PANEL WIDTH (SEE GENERAL NOTE #3)

SCREW: USE NO.6-1/4" SCREWS TYPE S OR W, BUGLE HEAD • 4" O.C. MAX AT ALL SUPPORTED EDGES AND AT INTERMEDIATE SUPPORTS • 16" O.C.

SW2B - PROVIDE BLOCKING EVEN WITH THE PANEL WIDTH (SEE GENERAL NOTE #3)

NAIL: USE 10d NAIL (COMMON) • 4" O.C. MAX AT ALL SUPPORTED EDGES AND AT INTERMEDIATE SUPPORTS • 12" O.C.

* IF AN ALTERNATE FASTENER SIZE IS USED THEN SUBMIT THE SPECIFICATION FOR THE FASTENER MEMBER PRIOR TO USE FOR THE ENGINEER APPROVAL

GENERAL NOTES:

1. CONSTRUCTION SHALL BE IN CONFORMANCE WITH N.Y.S.B.C.
2. ALL DIMENSIONS & MATERIALS ARE PROVIDED AS MAXIMUM REQUIREMENTS FOR SEISMIC & WIND ANALYSIS. CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DRAWINGS.
3. IF FLOOR HEIGHT IS NOT EVEN WITH THE PANEL WIDTH (IF PANELS APPROX. HAVING A 1/8" THICKNESS) ADDITIONAL BLOCKING AT PANEL EDGES TO ACHIEVE REQUIRED FASTENER SPACING.
4. ALL SHEAR WALLS TO BE ANCHORED TO THE FOUNDATION WALL/BASEMENT WALL/FOOTING.
5. PARALLEL SHEAR WALLS SHALL OCCUR OVER STUDS OR BLOCKING. ADJACENT PANEL SHEATHING JOINTS SHALL OCCUR OVER AND BE NAILED TO COMMON FRAMING MEMBER.
6. END JOINTS OF ADJACENT COURSES OF PANEL SHEATHING SHALL NOT OCCUR OVER THE SAME STUD (PROVIDE BRICK PATTERN).

| CONNECTOR | TYPE | SPACING |
|---|---|---|
| ROOF TRUSS/RAFTER TO SILL PLATE & STUDS | H2.5 T | TO MATCH TRUSS/RAFTER SPACING |
| FLOOR TO FLOOR | CS16 | 72" O.C. MAX. AND AT ALL CORNERS |
| STUD TO SILL PLATES | SP2/CS16 | 72" O.C. MAX. AND AT ALL CORNERS |
| SILL PLATES TO FOUNDATION WALL | 1/2" x 12" LONG WITH 3" HOOK ANCHOR BOLT OR 1" x 12" LONG HAS-E THREADED ANCHOR (DRILL & EPOXY) | 72" O.C. MAX. AND AT ALL CORNERS FOR ANCHOR BOLTS OR 32" O.C. MAX AND AT ALL CORNERS FOR DRILL & EPOXY ANCHOR |

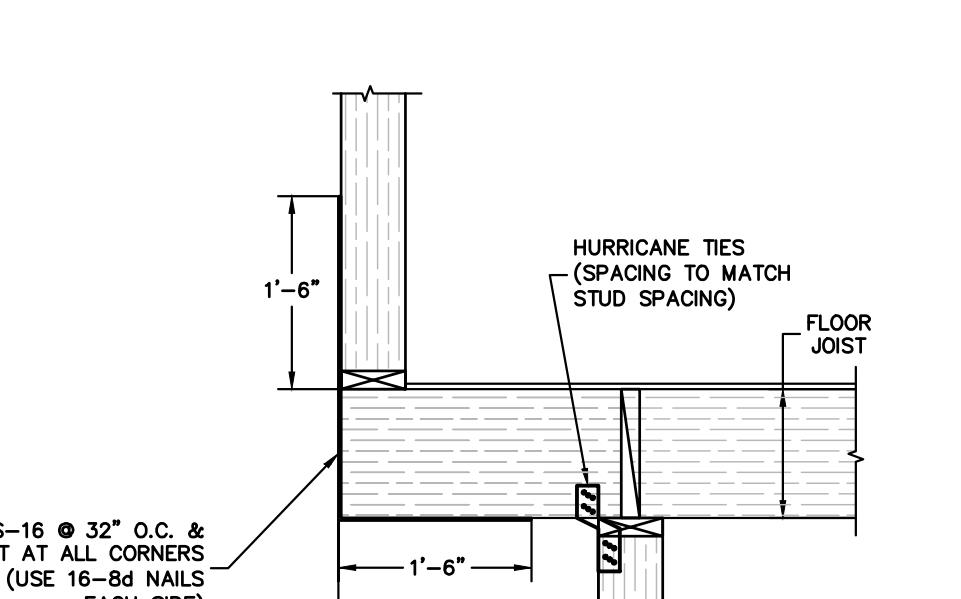
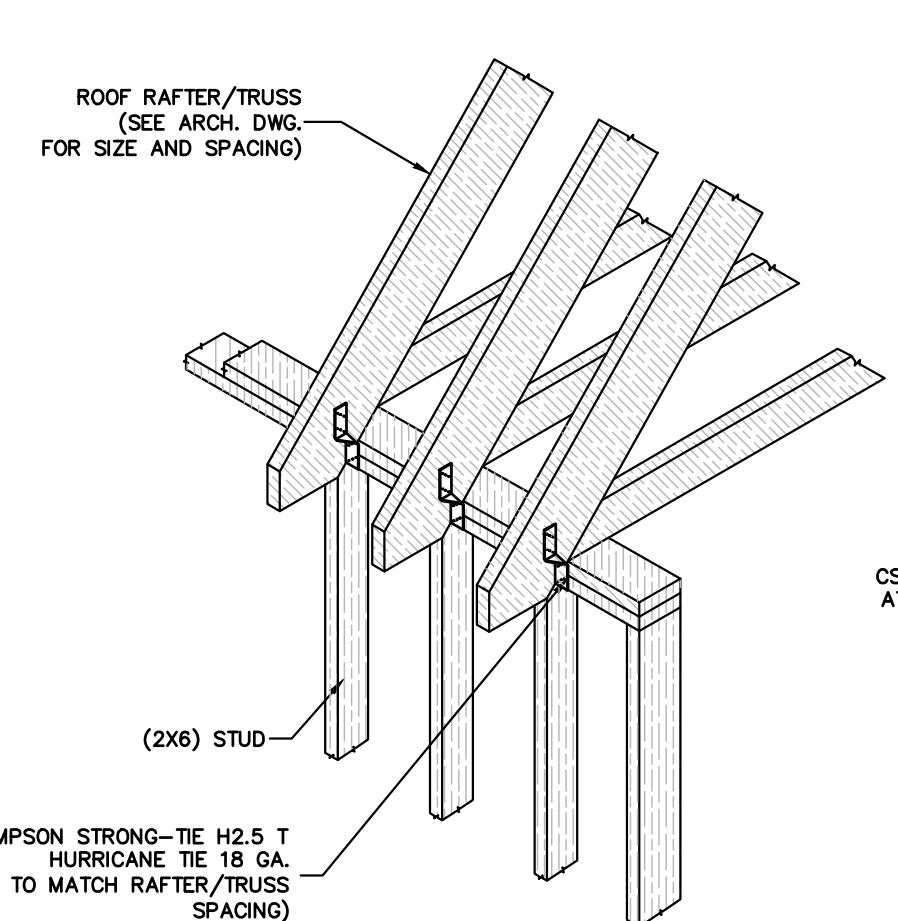
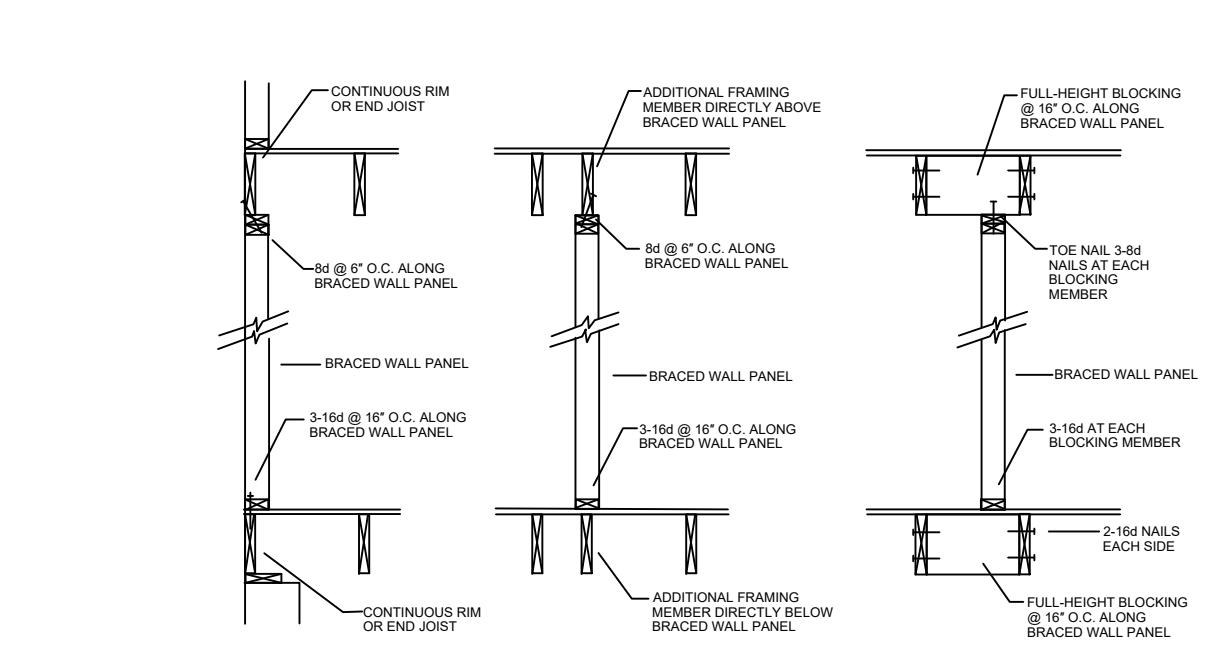
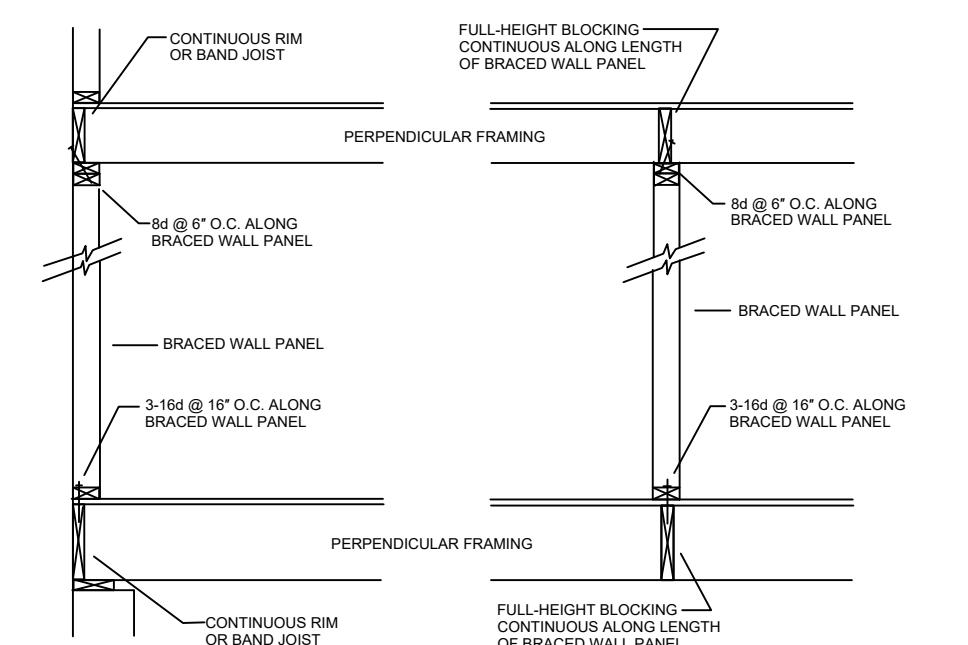
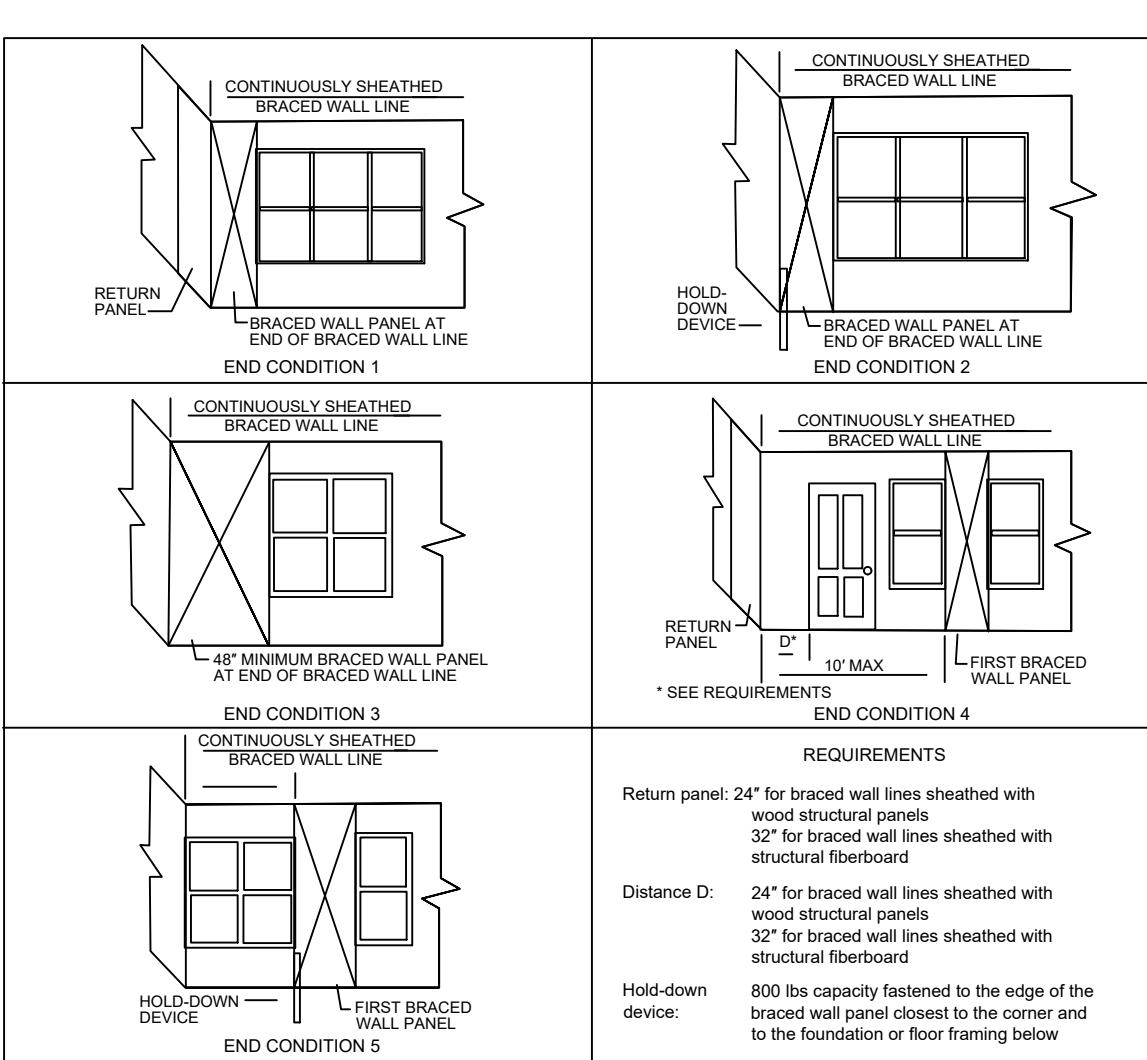
DETAIL-2: SILL PLATE TO STUD CONNECTION
N.T.S.

NOTES:
1. DRIVE ONE STUD NAIL AT AN ANGLE THROUGH THE STUD INTO THE PLATE.
2. PROVIDE SP2 CONNECTORS ON A SAME STUD WHICH HAS CS16 CONNECTORS TO CREATE CONTINUOUS LOAD PATH.

NOTES:
1. DRIVE ONE STUD NAIL AT AN ANGLE THROUGH THE STUD INTO THE PLATE.
2. PROVIDE SP2 CONNECTORS ON A SAME STUD WHICH HAS CS16 CONNECTORS TO CREATE CONTINUOUS LOAD PATH.

DETAIL-3: ALTERNATE SILL PLATES TO STUD CONNECTION
N.T.S.

NOTES:
1. UTILIZE THE DETAIL IN LIEU OF DETAIL-2, WHEN SUB-FLOOR IS PRESENT.
2. PROVIDE CS WARP AROUND ON SAME STUD WHICH HAS CS16 CONNECTORS TO CREATE CONTINUOUS LOAD PATH.



DETAIL-7: TYPICAL HURRICANE TIE INSTALLATION AS A FLOOR TO ROOF TIE
N.T.S.

NOTES:
1. SEE DETAIL-7 FOR HURRICANE TIES SPECIFICATIONS AND REQUIRED FASTENERS.

RELEASE DATE: 05/25/22

REVISIONS

REV. A BDG. DPT. COMMENTS 8-422

REV. A BDG. DPT. COMMENTS 10-24-22

REV. A BDG. DPT. COMMENTS 11-21-22

REV. A BDG. DPT. COMMENTS 11-23-22

REV. A BDG. DPT. COMMENTS 12/7/22

REV. A OWNER COMMENTS 5/3/23

SCALE: AS NOTED BP-3

DWG. No.



ERIC KNUTE OSBORN, R.A. N.Y.S. NO. 021585

ARCHITECT IS NOT RESPONSIBLE FOR EXISTING AND/OR UNFORESEEN CONDITIONS - ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES & NOTE RESPONSIBLE FOR CONSTRUCTION METHODS PERFORMED BY CONTRACTORS

5/3/23