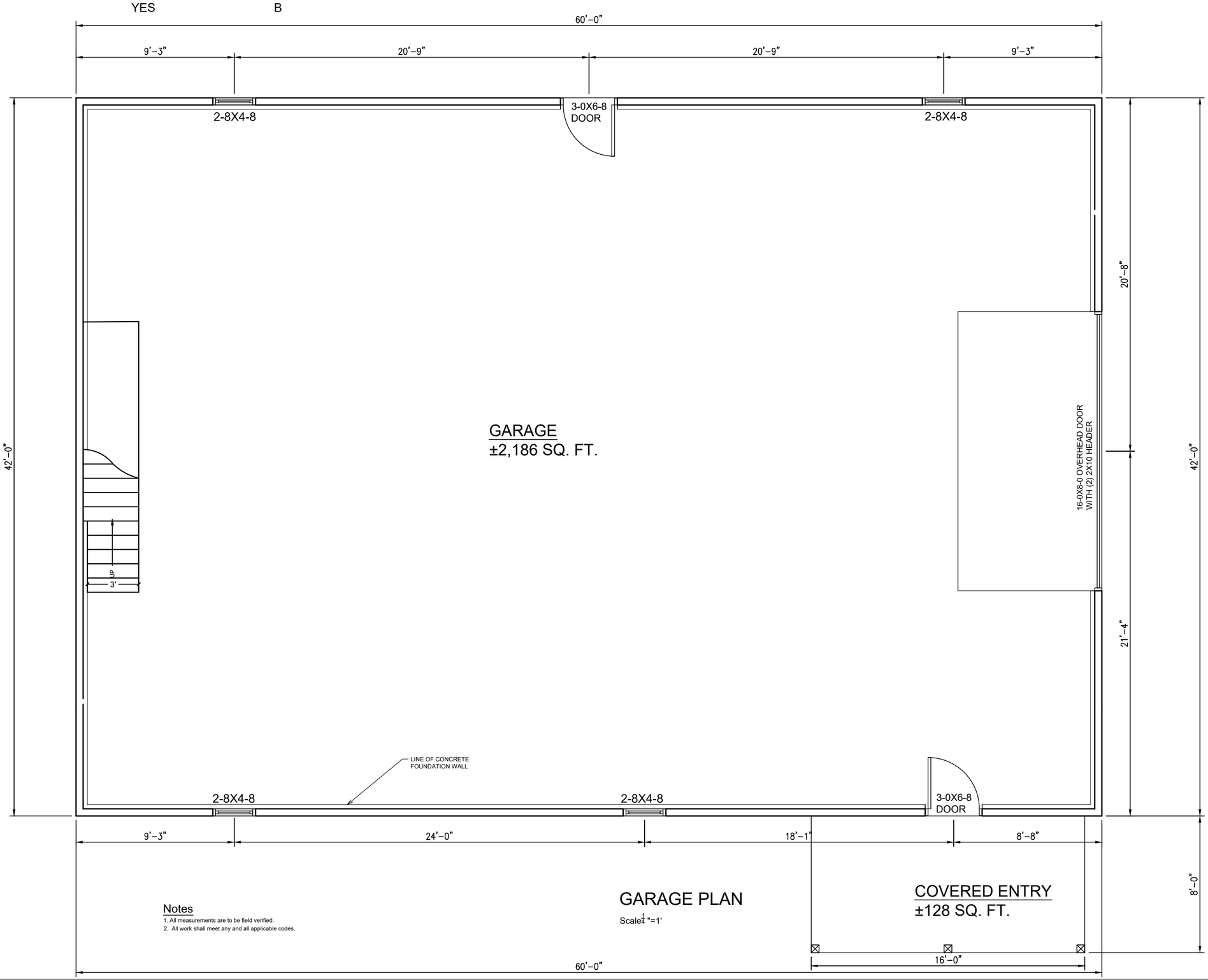
GROUND SNOW LOAD	WIND SPEED	WIND TOPO EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE DAMAGE	WINTER DESIGN TEMP.	ICE BARRIER REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
35 PSF	115MPH	NO	YES	NO	B	SEVERE	48"	MODERATE	1	YES	NO	<1500	46°



GARAGE PLAN

Scale: $\frac{1}{4}$"=1'

Notes

1. All measurements are to be field verified.
2. All work shall meet any and all applicable codes.

GARAGE PLANS FOR 24 Hickory Ridge (Tax Id. #60.-2-50)

TOWN OF PHILIPSTOWN, NEW YORK, PUTNAM COUNTY

Job # 2022.46

Burns Engineering Services, P.C.
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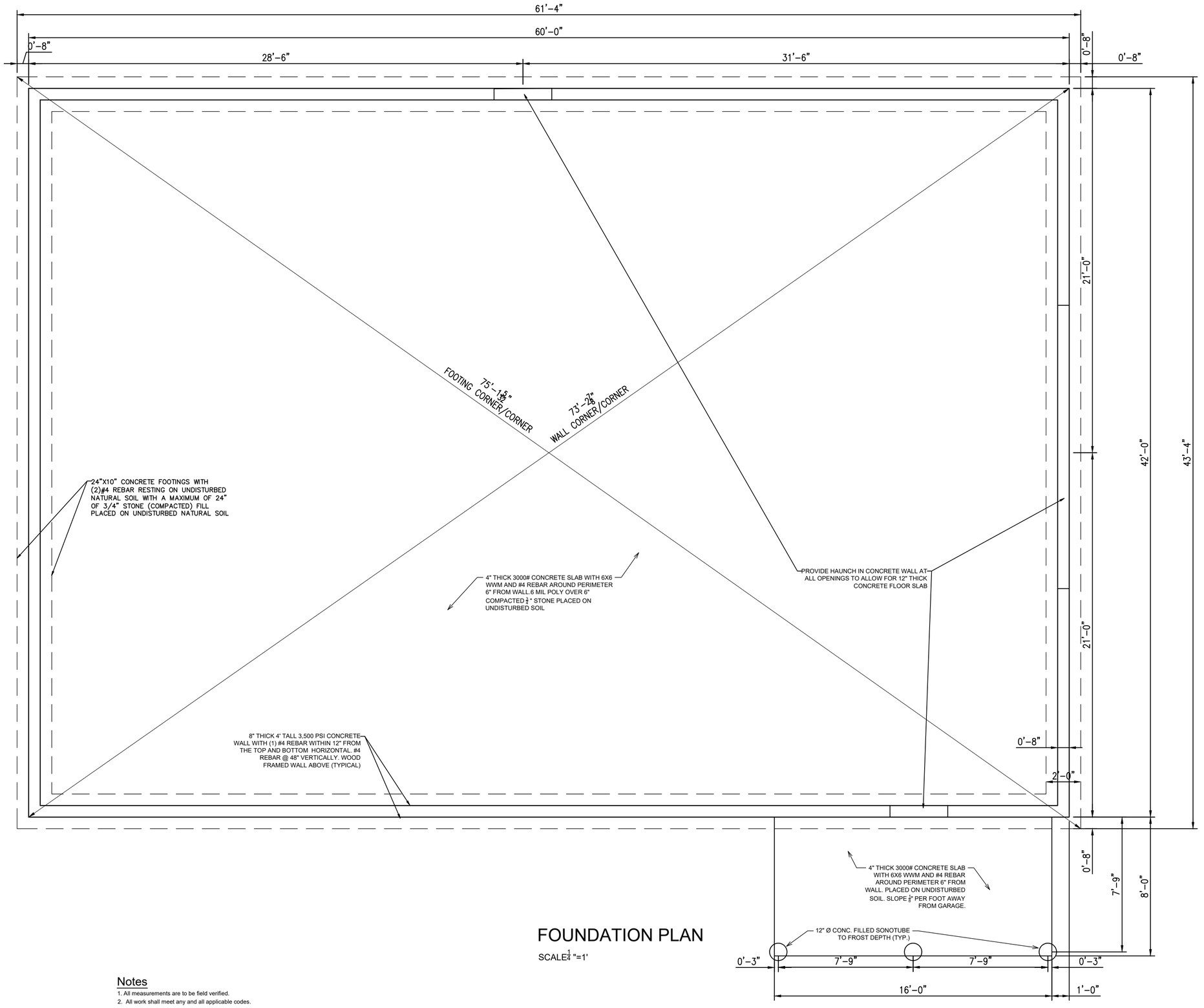
Sheet Title

GARAGE PLAN

JULY 08, 2022

Sheet

1 / 4



FOUNDATION PLAN

SCALE: ¼"=1'

Notes

1. All measurements are to be field verified.
2. All work shall meet any and all applicable codes.

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GARAGE PLAN

JULY 08, 2022

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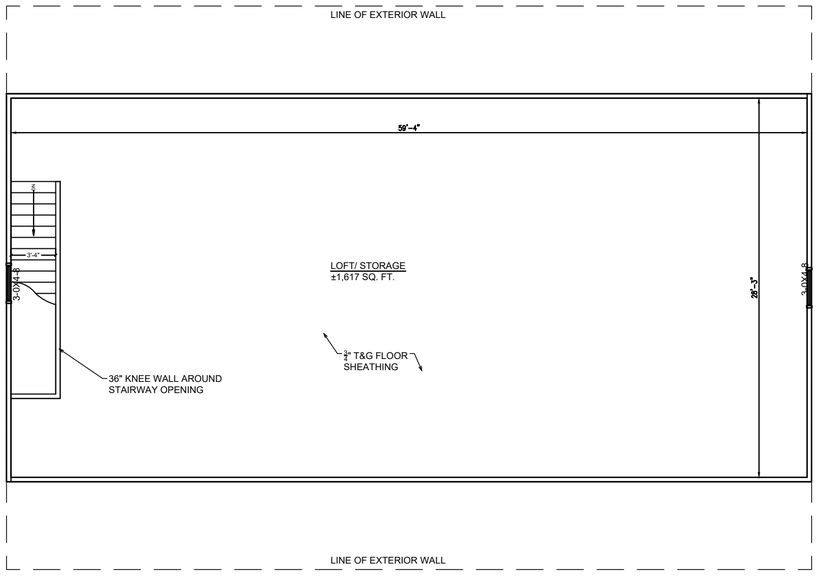
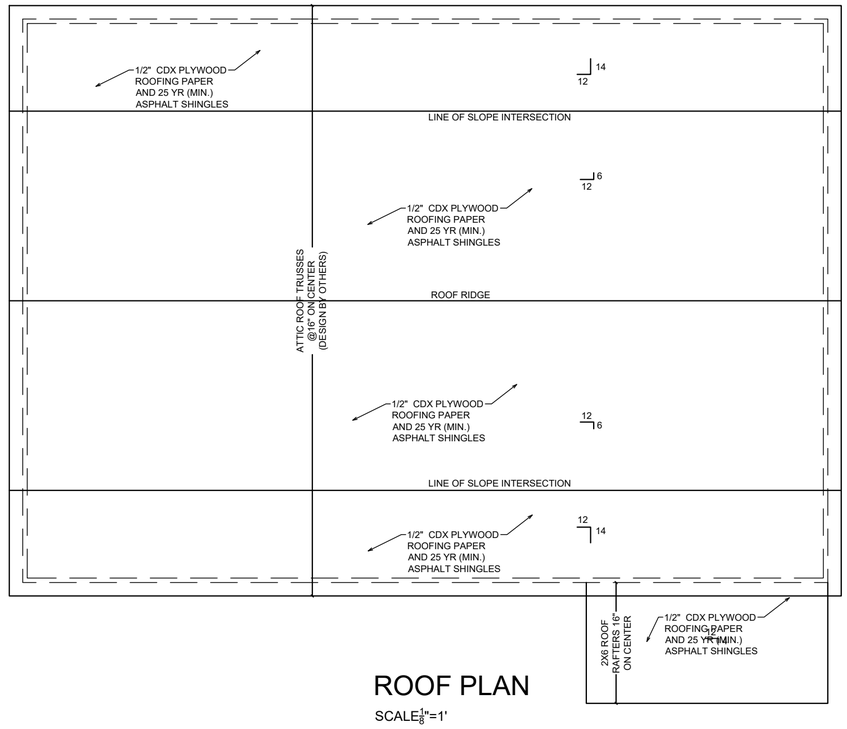


LOFT PLAN

SCALE1/8"=1'



ROOF PLAN

SCALE1/8"=1'

Notes

1. All measurements are to be field verified.
2. All work shall meet any and all applicable codes.

GARAGE PLANS FOR 24 Hickory Ridge (Tax Id. #60.-2-50)

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LOFT AND ROOF PLAN

JULY 08, 2022

Sheet

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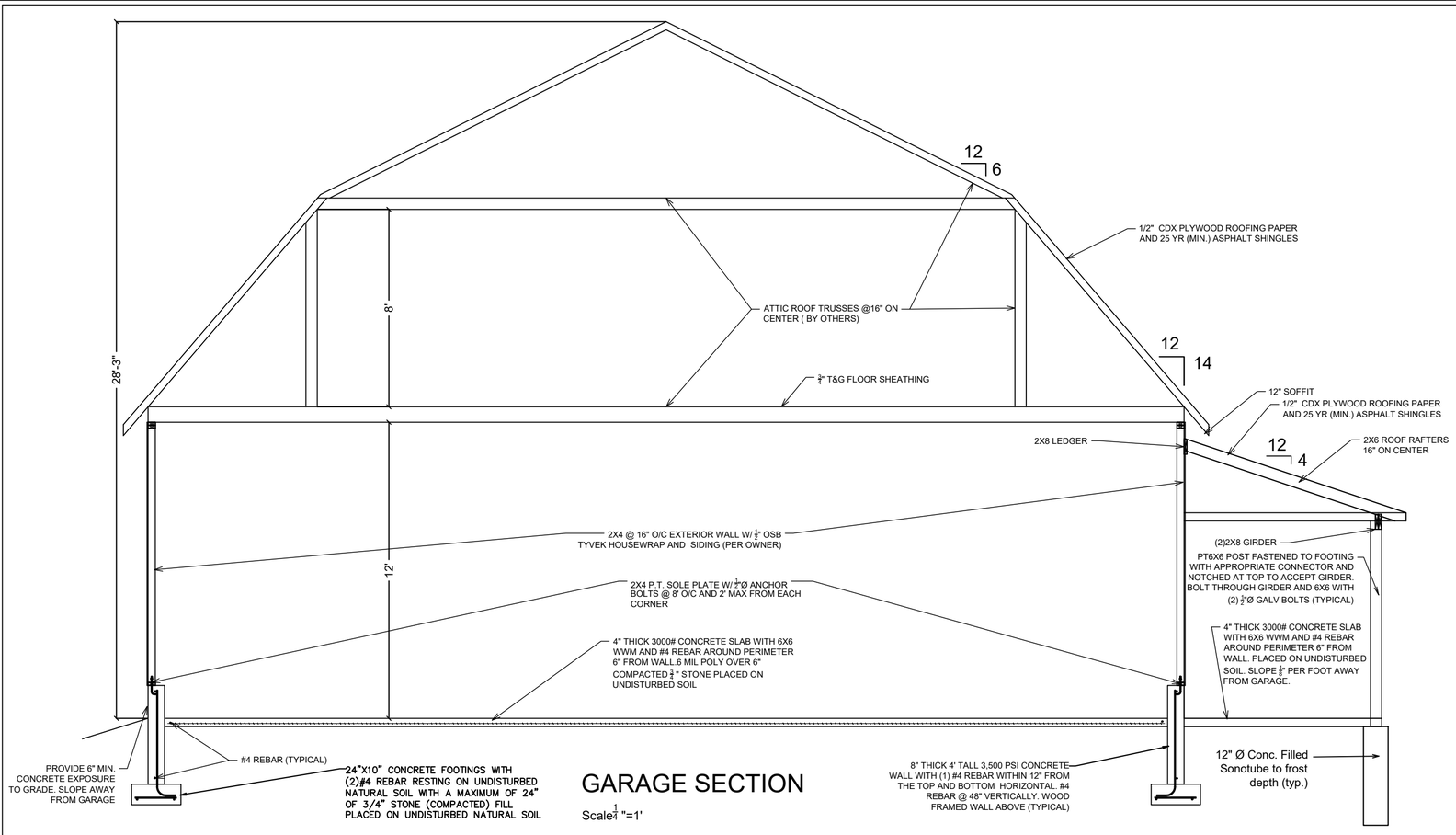

GARAGE SECTION

Scale: ¼ "=1'

§R312: GUARDS AND WINDOW FALL PROTECTION

§R312.1 Guards.
Guards shall be provided in accordance with Sections R312.1.1 through R312.1.4.
§R312.1.1 Where required.
Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.
§R312.1.2 Height.
Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads.
Exceptions:
1. Guards on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.
2. Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) as measured vertically from a line connecting the leading edges of the treads.
§R312.1.3 Opening limitations.
Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter.
Exceptions:
1. The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
2. Guards on the open side of stairs shall not have openings that allow passage of a sphere 43/8 inches (111 mm) in diameter.
§R312.1.4 Exterior plastic composite guards.
Plastic composite exterior guards shall comply with the requirements of Section R317.4.
§R312.2 Window fall protection.
Window fall protection shall be provided in accordance with Sections R312.2.1 and R312.2.2.
§R312.2.1 Window sills.
In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following:
1. Operable windows with openings that will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening where the opening is in its largest opened position.
2. Operable windows that are provided with window fall prevention devices that comply with ASTM F 2090.
3. Operable windows that are provided with window opening control devices that comply with Section R312.2.2.
§R312.2.2 Window opening control devices.
Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Section R310.2.1.

§R311.7 Stairways.
§R311.7.1 Width.
Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom HEIGHT Handrails shall not project more than 41/2 inches (114 mm) on either side of the stairway and the clear width of the stairway at and below the handrail height, including treads and landings, shall be not be less than 31 1/2 inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.
Exception: The width of spiral stairways shall be in accordance with Section R311.7.10.1.
§R311.7.2 Headroom.
The headroom in stairways shall be not less than 6 feet 8 inches (202 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.
Exceptions:
1. Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom not more than 13/4inches (121 mm).
2. The headroom for spiral stairways shall be in accordance with Section R311.7.10.1.
§R311.7.3 Vertical rise.
A flight of stairs shall not have a vertical rise larger than 147 inches (3734 mm) between floor levels or landings.
§R311.7.4 Walkline.
The walkline across winder treads shall be concentric to the curved direction of travel through the turn and located 12 inches (305 mm) from the side where the winders are narrower. The 12-inch (305 mm) dimension shall be measured from the widest point of the clear stair width at the walking surface of the winder. If winders are adjacent within the flight, the point of the widest clear stair width of the adjacent winders shall be used.

§R311.7.5 Stair treads and risers.
Stair treads and risers shall meet the requirements of this section. For the purposes of this section, dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.
§R311.7.5.1 Risers.
The riser height shall be not more than 8 1/4 inches (209 mm). The riser shall be measured vertically between leading edges of the adjacent The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below do not permit the passage of a 4-inch-diameter (102 mm) sphere.
Exceptions:
1. The opening between adjacent treads is not limited on spiral stairways.
2. The riser height of spiral stairways shall be in accordance with Section R311.7.10.1.
§R311.7.5.2 Treads.
The tread depth shall be not less than 9 inches (229 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).
§R311.7.5.3 Nosings.
The radius of curvature at the nosing shall be not greater than $\frac{9}{16}$ inch (14 mm). A nosing projection not less than 3/4 inch (19 mm) and not more than 11/4 inches (32 mm) shall be provided on stairways with solid The greatest nosing projection shall not exceed the smallest nosing projection by more than3/8 inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/2 inch (12.7 mm).

Exception: A nosing projection is not required where the tread depth is not less than 11 inches (279 mm).
§R311.7.5.4 Exterior plastic composite stair treads.
Plastic composite exterior stair treads shall comply with the provisions of this section and Section R507.3.
§R311.7.6 Landings for stairways.
There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided that the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).
Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.
§R311.7.7 Stairway walking surface.
The walking surface of treads and landings of stairways shall be sloped not steeper than one unit vertical in 48 inches horizontal (2-percent Slope).
§R311.7.8 Handrails.
Handrails shall be provided on not less than one side of each continuous run of treads or flight with four or more risers.
§R311.7.8.1 Height.
Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).
Exceptions:
1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
2. Where handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to *guard,* or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed 38 inches (956 mm).
§R311.7.8.2 Continuity.

Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 11/2 inches (38 mm) between the wall and the handrails.
Exceptions:
1. Handrails shall be permitted to be interrupted by a newel post at the turn.
2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.
§R311.7.8.3 Grip-size.
Required handrails shall be of one of the following types or provide equivalent graspability.
1. Type I. Handrails with a circular cross section shall have an outside diameter of not less than 11/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches (102 mm) and not greater than 61/4 inches (160 mm) with a cross section of dimension of not more than 21/4 inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).
2. Type II. Handrails with a perimeter greater than 61/4inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of not less than 5/16 inch (8 mm) within 7/8inch (22 mm) below the widest portion of the profile. This required depth shall continue for not less than 3/8 inch (10 mm) to a level that is not less than 13/4 inches (45 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 11/4 inches (32 mm) and not more than 23/4 inches (70 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).
§R311.7.8.4 Exterior plastic composite handrails.
Plastic composite exterior handrails shall comply with the requirements of Section R507.3.

GARAGE PLANS FOR
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CONSTRUCTION DETAILS/ NOTES

JULY 08, 2022

Sheet

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