52'-8"

8'-0" | 5'-6" | 11'-8" | 12'-10" | 14'-8"

2'-8" x 1'-8" T.H. | 2'-8" x 1'-8" T.H. | 2'-8" x 1'-8" T.H.

GIRDER POCKET

FILL
4" REINF. CONC. SLAB ABOVE

OPEN CELLAR
CEMENT FINISH FLOOR INTEGRAL W/ 4" CONC. SLAB

(2) 2x8's | 2x8-16" O.C. FL. JOISTS ABOVE | 3x8-16" O.C. FL. JOISTS ABOVE | 2x8-16" O.C. FL. JOISTS ABOVE | 2x8-16" O.C. FL. JOISTS ABOVE

7" I 15.3#

P.C.

4" SLAB BEARING

(3) 2x8 FL. JOISTS

(2) 3x8's | (2) 2x8's

4-2x12 S.Y.P.

3-2x12 S.Y.P.

2'-8" x 1'-8" T.H.

FURNACE
FIRE-RETARD AS PER LOCAL CODE

8½" x 8½" T.C. FURNACE FLUE

ASH PIT

C.O.

2x8-16" O.C. FL. JOISTS ABOVE

Attach joists w/ approved metal joist hangers

3½" ϕ LALLY COL. ON 24" x 24" x 12" POURED CONC. FTG. (TYPICAL)

GIRDER POCKET

8" CONC. CHEEK WALL

4" CONC. SLAB ABOVE

2x8-16" O.C. FL. JOISTS ABOVE

SLAB BEARING

FILL
4" REINF. SLAB OVER

4" LEDGE FOR BRICK VEN.

FILL
PLANTER ABOVE

CRAWL SPACE - VENT

7'-4" TYP

10 - 8"x16" CRAWL SPACE VENTS

CONTILEVER FL. JSTS FOR MUD SLD. ABOVE

UNEXCAVATED
4" CONC. GARAGE SLAB ABOVE PITCH SLAB 3" TO DOOR.

8" FROST WALL

8"x8" CONC. PIER ON 16" x 16" x 8" CONC. FTG.

NOTES:

- PROVIDE 16" x 8" CONC. FTG. UNDER ALL 8" FNT. WALLS
- PROVIDE 20" x 10" CONC. FTG. UNDER ALL 12" FNT. WALL
- DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PART. WALLS
- PROVIDE 6"x6" F10 WWF IN ALL REINF. CONC. SLABS

22'-0" | 36'-0"

FOUNDATION PLAN

960 N. Harmony

1885

CONTRACTOR TO VERIFY ALL DIMENSIONS AND MAKE WORK AGREE

REGISTERED ARCHITECT HERMAN H. YORK UNIVERSITY OF THE STATE OF NEW YORK No. 5825

DATE:
REVISIONS:

ONE FAMILY RESIDENCE
HERMAN H. YORK ARCHITECT
[illegible] YORK

PLAN NO. [illegible]
DRAWING NO. [illegible]

DINING RM.

LIVING RM.

COVERED PORCH

4" REINF. CONC. SLAB

2x4 - 16" O.C. CEIL. JOISTS ABOVE

2x6 - 16" O.C. CEIL. JOISTS ABOVE

(2) 2x12's

(2) 2x10's OVER

(2) 2x12's - 1500 f.s

(3) 2'-8" x 5'-2" D.H.

(3) 2'-8" x 4'-2" D.H.

6"x6" WD. POST (TYPICAL) (2) 2x6's

KITCHEN

30" RANGE W/ FAN & HOOD ABOVE

REF.

D.W. BELOW

SINK

CAN STOR. BETW. STUDS

3'-0" SLID.

SNACK BAR

FAMILY R.M.

(2) 2x6's OVER

(2) 2x6's (FLUSH)

FIREPLACE FLUSH HEARTH

4" FIRE BRICK

8½"x8½" T.C. FURN. FLUE

ASH DR.

OMIT FIREPLACE

FOYER

(2) 2'-6" POCKET DRS.

(2) 2x8's OVER BEARING PARTN.

BEARING PARTITION

GAME CLO.

LAUNDRY

LAUND. EQUIP.

MECH. VENT. LINE TO OUTSIDE AIR w/ FAN ON LIGHT SWITCH

W.C.

LAV.

PORTICO

4" REINF. CONC. SLAB

BLUESTONE TOPPING

4" CONC. SLAB

BI-FOLDS

MUD CLO.

STORAGE

CANTILEVER FLOOR OF CLOSET OVER FLR. TO MAINTAIN FLR. LEVEL

GARAGE

4" CONC. SLAB W/ 1/8" PITCH TO DOOR - FIRE RETARD W/ 5/8" GYPSUM WALL BD. ON GARAGE SIDE OF WALL ROOM SIDE

SLOPED CEIL.

FOLD DOWN STAIR

2x8" - 16" O.C. CEIL. JOISTS ABOVE

(2) 2x12's

(2) 2x6's

2'-8" x 6'-8" OVERHEAD-TYPE DOOR

CAST STONE SILL (3) 2'-8" x 4'-2" D.H.

4" STONE VENEER

BLUESTONE COPING

PLANTER

2'-8" x 4'-2" D.H.

W.I. CLOSET

BED RM. #1

2x6 - 16" O.C. CEIL. JOISTS ABOVE

(2) 2x6's FLUSH

DRESSING ROOM

M.C.

LAV.

MIRROR

BATH

W.C.

30" VAN.

B'RUG PARTN.

PROVIDE 14"x22" MIN. SCUTTLE TO ATTIC IN CLO.

ATTIC ACCESS

4" BI-FOLD

CLO.

LIN. CLO. 12 SQ. FT. SHELVES MIN.

HALL

BED RM. #2

BEARING PARTITION

BED RM. #3

2x6 - 16" O.C. CEIL. JSTS ABOVE

EXTEND WALL FOR RAFTER BEARING

BATH

TUB

W.C.

CLO.

Delete

BEDROOM WINDOWS TO BE EQUIPED WITH 'EGRESS' HARDWARE

NOTE: All Federal, State and local codes, ordinances, regulations, etc. shall be considered as part of specifications for this building and shall take preference over anything shown, described or implied where variances occur.

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FLOOR PLAN ONE SCALE 1/2" = 1'-0"

REGISTERED ARCHITECT HERMAN H. YORK NO. 8626 UNIVERSITY OF THE STATE OF NEW YORK

DATE:

REVISIONS:

ONE FAMILY RESIDENCE

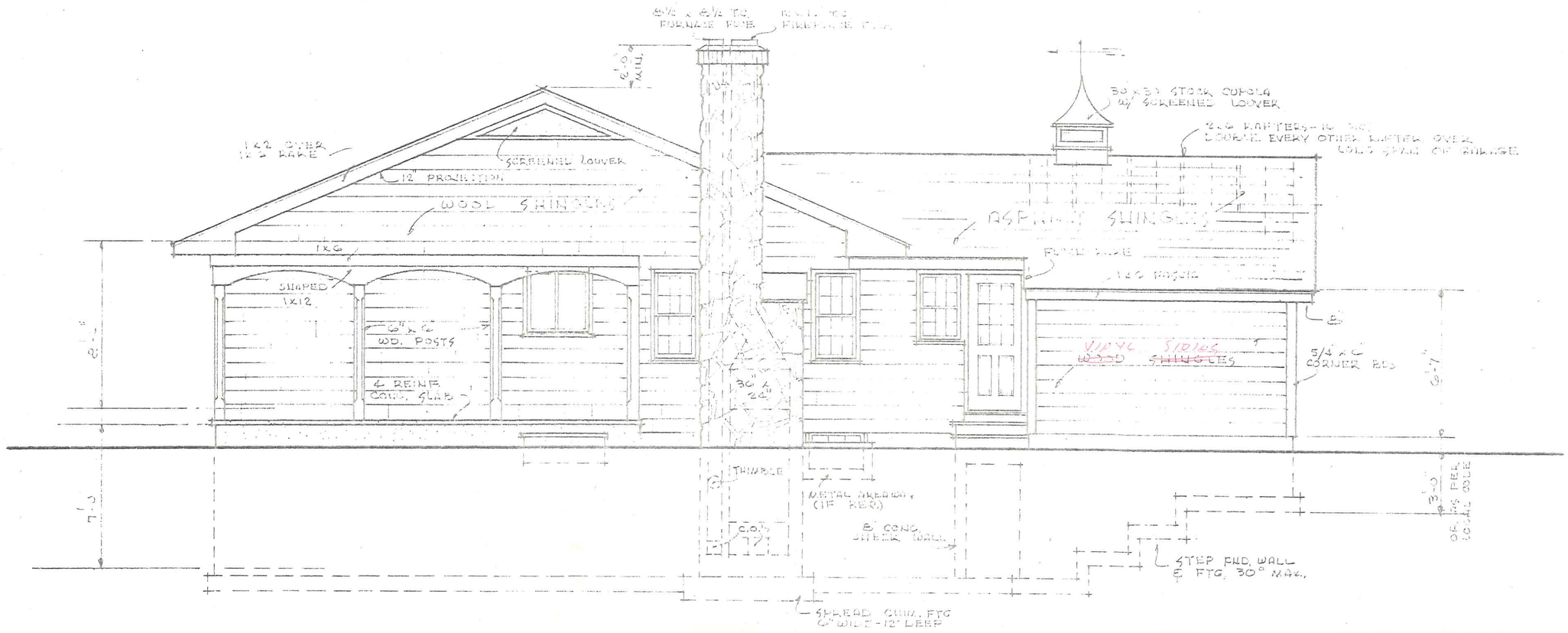
HERMAN H. YORK ARCHITECT

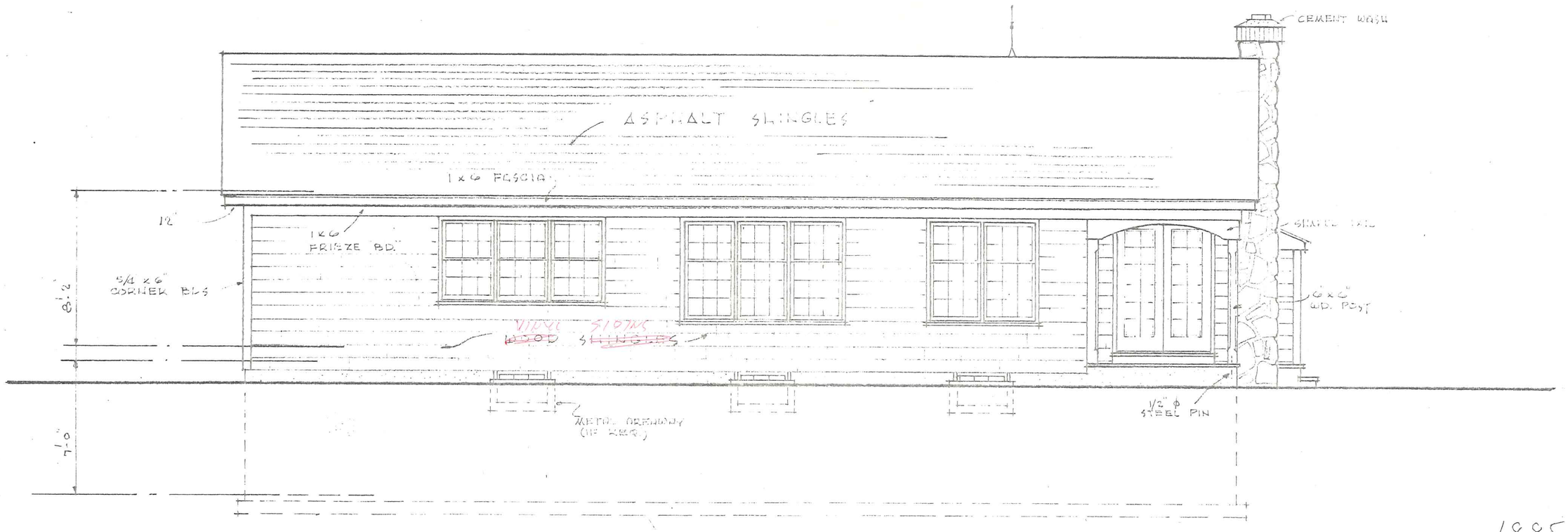
[redacted] NEW YORK

PLAN NO. 5550

DRAWING NO. 1 OF 5

SHEET A1





CONTRACTOR TO VERIFY ALL DIMENSIONS AND MAKE WORK AGREE

1885

REGISTERED ARCHITECT HERMAN H. YORK NO. 6826 UNIVERSITY OF THE STATE OF NEW YORK

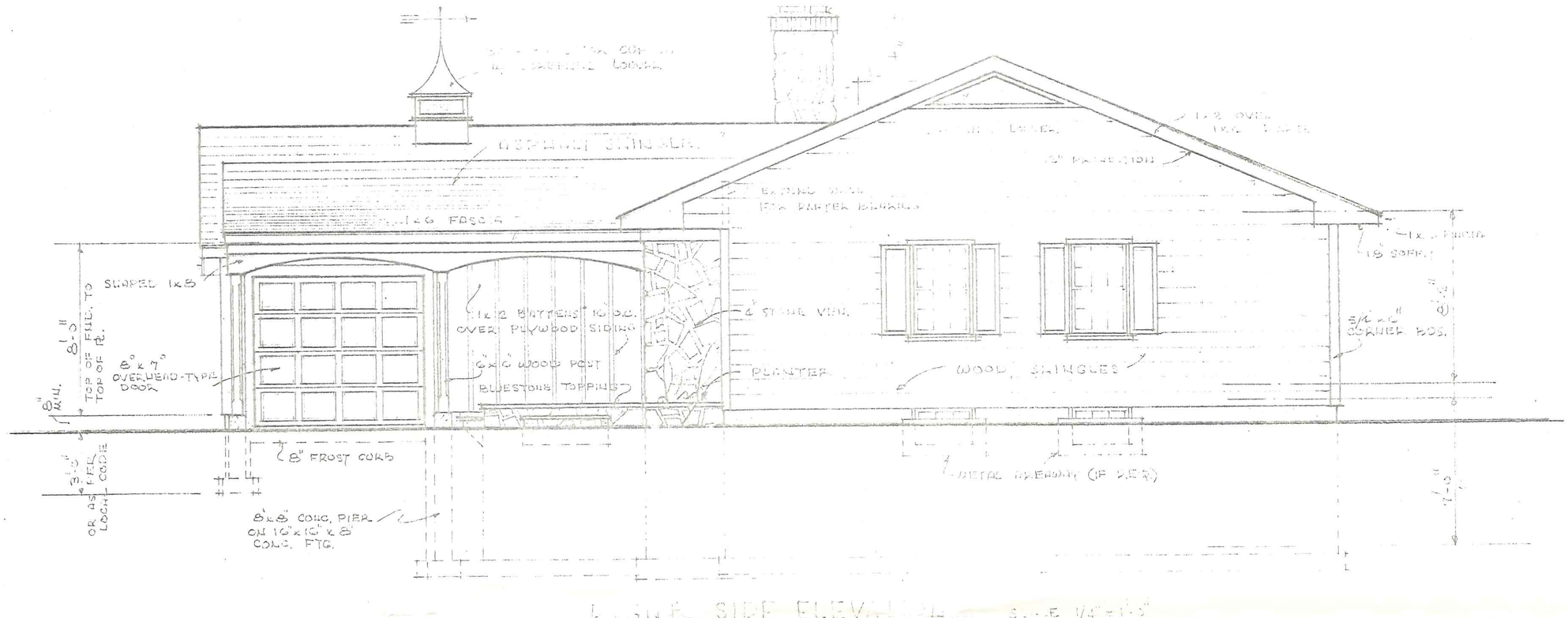
DATE:
REVISIONS:

ONE FAMILY RESIDENCE
HERMAN H. YORK ARCHITECT

PLAN NO 5350.

GENERAL NOTES

All poured concrete wall and column footings to rest on undisturbed virgin soil.
Soil bearing capacity determined at site. Footings are designed for a minimum soil bearing capacity of 4000 lbs. per square foot. If soil bearing capacity is less than this minimum, footings are to be redesigned by a professional engineer.
All structural lumber to be Douglas Fir-Hemlock structurally graded with minimum allowable stresses as follows, or as indicated on plans:
1400 P.S.I. extreme fiber in bending "Fb"
1,500,000 P.S.I. modulus of elasticity "E"
Reinforce all concrete slabs in parallel with partitions above or as indicated on plans.
Double all floor joists in locations to be of safety type appropriate to use.
Glass in hazardous locations to be of safety type appropriate to use.
Provide single station smoke detector installed as per manufacturers instructions or as required by the local building code.



EAST SIDE ELEVATION 3/16" SCALE 1/4"=1'-0"

FRONT ELEVATION 3/16" SCALE 1/4"=1'-0"

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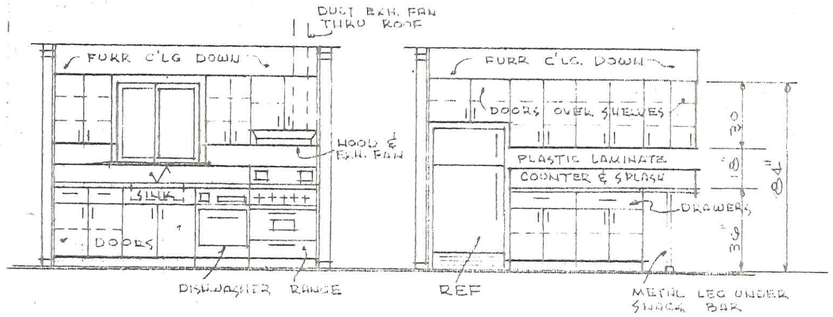
REGISTERED ARCHITECT HERMAN H. YORK NEW YORK

DATE:
REVISIONS:

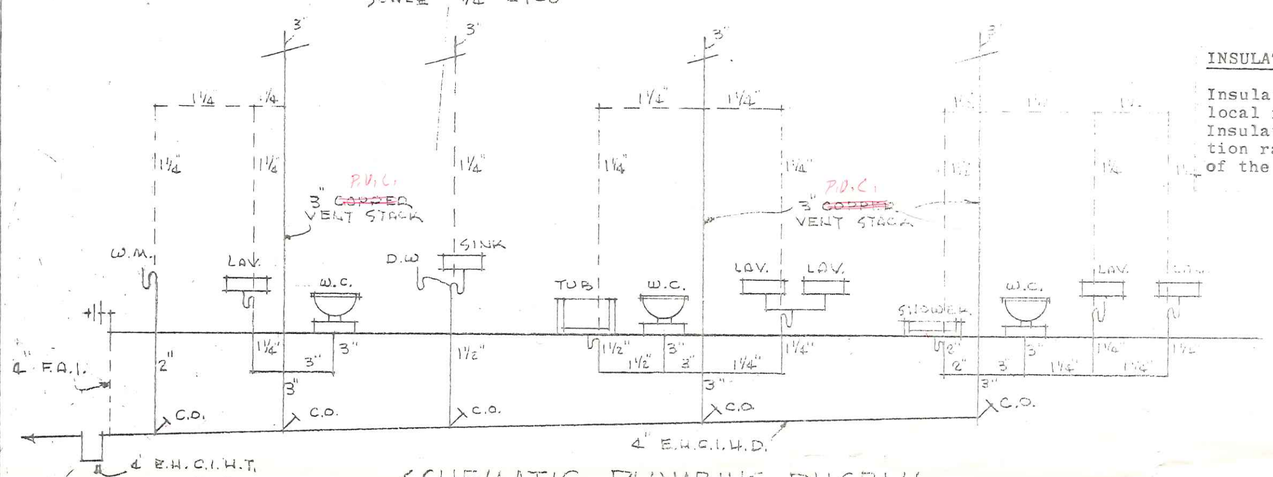
ONE FAMILY RESIDENCE
HERMAN H. YORK ARCHITECT

PLAN NO. 5350



KITCHEN CABINET ELEVATIONS

SCALE 1/2" = 1'-0"



SCHEMATIC PLUMBING DIAGRAM ... NOT TO SCALE

INSULATION

Insulation indicated on plans may vary from local requirements.
Insulation (R value) and allowable infiltration rates to comply with latest regulations of the local utility company.

RECOMMENDED NAILING SCHEDULE

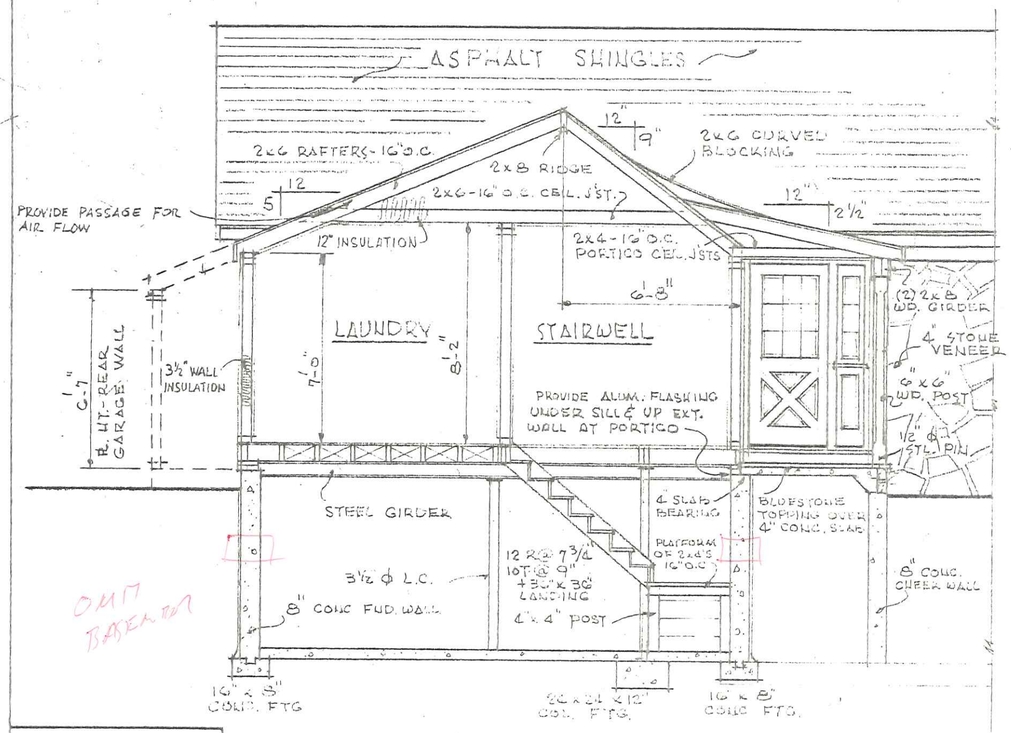
Building Element	Nail Type	Number and Distribution
Stud to sole plate	Common-toe-nail	3—16d
Stud to cap plate	Common-end-nail	2—16d
Double studs	Common-direct	10d 12" o.c. or 16d 30" o.c.
Corner studs	Common-direct	16d 30" o.c.
Sole plate to joist or blocking	Common	20d 16" o.c.
Double cap plate	Common-direct	16d 24" o.c.
Cap plate laps	Common-direct	3—16d
Ribbon strip, 6" or less	Common-direct	2—10d each bearing
Ribbon strip, over 6"	Common-direct	3—10d each bearing
Roof rafter to plate	Common-toe-nail	3—16d
Roof rafter to ridge	Common-toe-nail	2—16d
Jack rafter to hip	Common-toe-nail	3—10d
Floor joists to studs (no ceiling joists)	Common-direct	5—10d or 3—16d
Floor joists to studs (with ceiling joists)	Common-direct	2—10d
Floor joists to sill or girder	Common-toe-nail	2—16d
Ledger strip	Common-direct	3—20d at each joist
Ceiling joists to plate	Common-toe-nail	2—16d
Ceiling joists to every rafter	Common-direct	(See table below)
Ceiling joists (laps over partitions)	Common-direct	3—16d
Collar beam	Common-direct	1—10d
Bridging to joists	Common-direct	2—8d each end
Diagonal brace (to stud & plate)	Common-direct	2—8d each bearing
Tail beams to headers (when nailing permitted)	Common-end	1—20d each 4 sq. ft. floor area
Header beams to trimmers (when nailing permitted)	Common-end	1—20d each 8 sq. ft. floor area
1" Subflooring (6" or less in width)	Common-direct	2—8d each joist
1" Subflooring (8" or more in width)	Common-direct	3—8d each joist
2" Subflooring	Common-direct	2—20d each joist
1" Wall sheathing (8" or less in width)	Common-direct	2—8d each stud
1" Wall sheathing (over 8" in width)	Common-direct	3—8d each stud
Plywood sheathing	Common-direct	6d 6" o.c. exterior edges 6d 12" o.c. intermediate
½" Roof sheathing (6" or less in width)	Common-direct	2—8d each rafter
½" Roof sheathing (over 6" in width)	Common-direct	3—8d each rafter
Shingles, wood	Corrosion-resistive	2—No. 14 B&S each bearing
Weather boarding	Corrosion-resistive	2—8d each bearing

Shingle nails should penetrate not less than ¾ inches into nailing strips, sheathing or supporting construction, unless approved fastenings are used.

CEILING JOIST NAILING TO EVERY RAFTER
(Number of 16-penny nails)

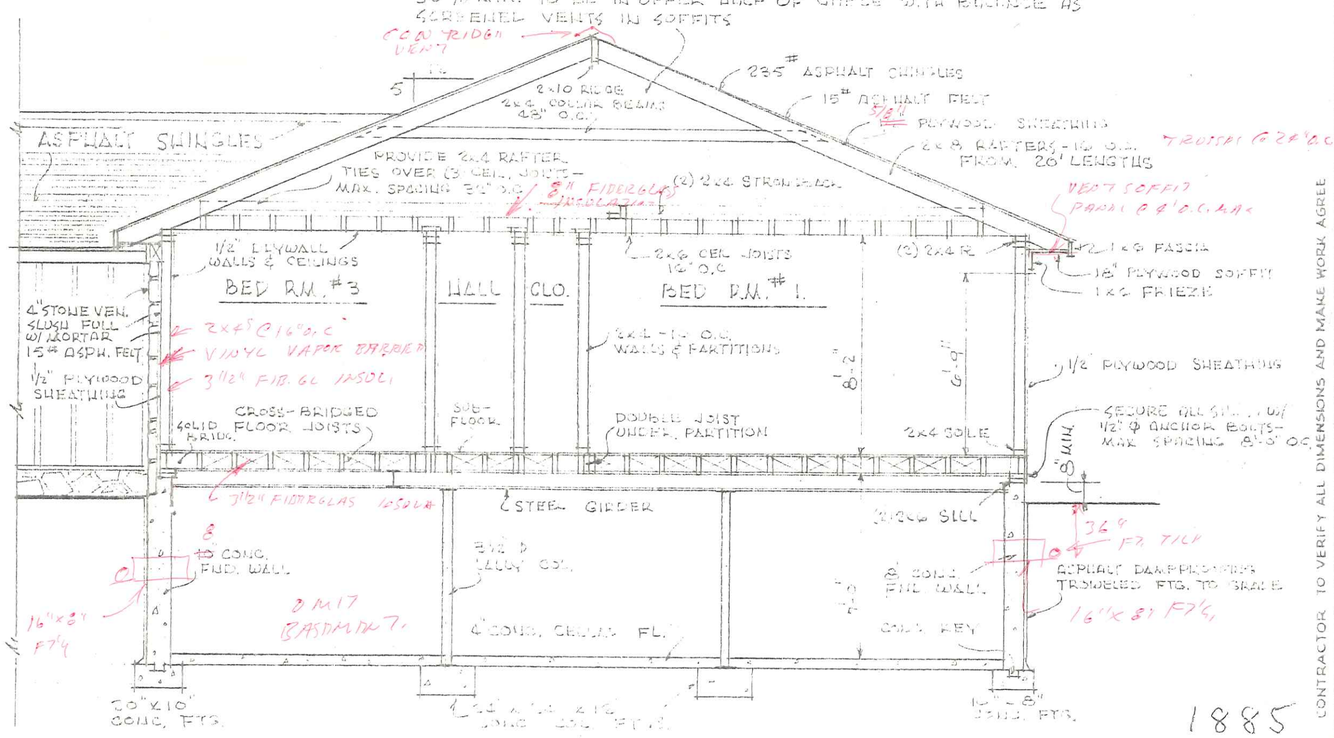
Slope of roof		4 12		5/12		6/12		7/12		9/12		12/12	
Rafter spacing, o.c.		16"	24"	16"	24"	16"	24"	16"	24"	16"	24"	16"	24"
Width of building	Up to 24'	5	8	4	7	3	5	3	4	3	3	3	3
	24' to 30'	7	11	6	9	4	7	3	6	3	4	3	3

NOTE:
PROVIDE 81" SQ.IN. NET FREE VENTILATING AREA IN MAIN ROOF
50% MIN. TO BE IN UPPER HALF OF GABLE WITH BALANCE AS SCREENED VENTS IN SOFFITS



SECTION A-A

SCALE 1/4" = 1'-0"



SECTION B-B

SCALE 1/4" = 1'-0"

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REGISTERED ARCHITECT HERMAN H. YORK No. 6858 UNIVERSITY OF THE STATE OF NEW YORK

DATE:
REVISIONS:

ONE FAMILY RESIDENCE
HERMAN H. YORK, ARCHITECT
[illegible] 164th St. Jamaica [illegible] New York

PLAN NO 5540