

EXISTING ADDITION  
MATCH LINE-  
SEE DWG. 3 OF 4

MATCH LINE-  
SEE DWG. 3 OF 4



VAR HANSEN, ARCHITECT  
12 LAKE ROAD  
CORTLANDT MANOR, NY

CODE COMPLIANCE REVIEW  
OF EXISTING ADDITION  
TO PRE-EXISTING HOUSE

18 HARPER AVENUE  
MONTROSE, NEW YORK

**GENERAL NOTES**

1. CONSTRUCTION IS PARTIALLY ACCESSIBLE.
2. FOOTING BOTTOMS ARE ASSUMED TO BE 42" BELOW GRADE AND OF MINIMUM SIZE AS SHOWN ON THE FLOOR PLANS
3. THERE IS NO VISIBLE INDICATION OF STRUCTURAL FAILURE.

**BASEMENT FLOOR PLAN**

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

640 SQ. FT.

**CODE COMPLIANCE NOTES- THIS DRAWING**

THIS ADDITION AND ALTERATION COMPLY WITH THE BUILDING CODE IN EFFECT AT THE TIME OF CONSTRUCTION IN 1956 EXCEPT AS FOLLOWS:

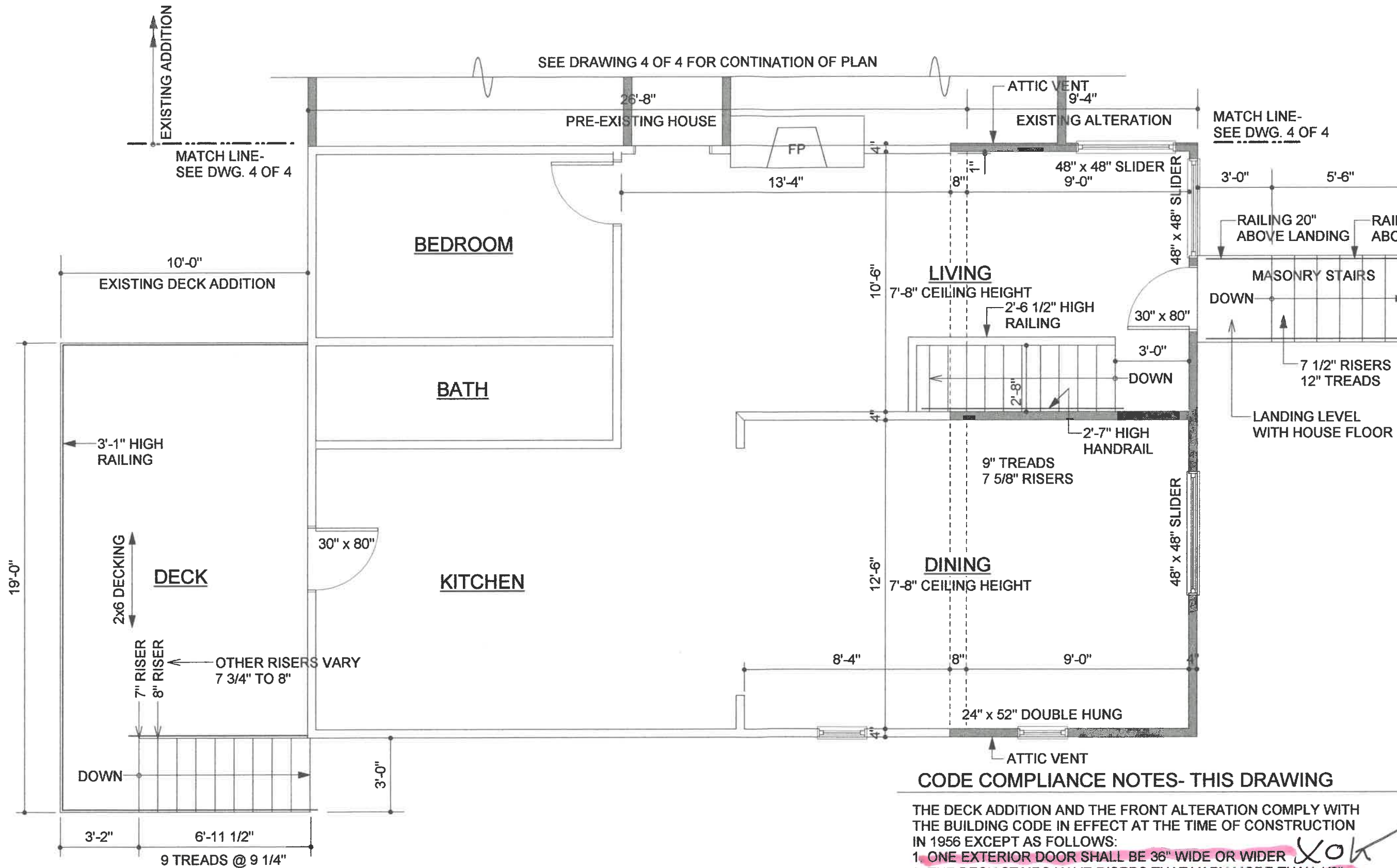
1. THE BOTTOM LANDING AT THE INTERIOR STAIRS TO THE BASEMENT IS NOT AS LONG AS THE STAIRS ARE WIDE
2. HEADROOM AT THE BOTTOM OF THE INTERIOR STAIRS TO THE BASEMENT IS LESS THAN 6'-4"
3. THE DECK STAIRS DO NOT HAVE A GUARD RAIL AT THE DECK SIDE NEAR THE BOTTOM OF THE RUN WHERE MORE THAN 18" ABOVE GRADE
4. THE DECK LACKS DIAGONAL BRACING AT THE POSTS.

*UPRIANCE*  
OK

THE ALTERATION IS STRUCTURALLY SOUND. THE DECK WILL BE STRUCTURALLY SOUND AFTER DIAGONAL BRACING IS INSTALLED BETWEEN THE POSTS AND THE FLOOR HEADER.

DRAWING 1 OF 4

DATES: MAY 15, 2003



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CODE COMPLIANCE NOTES- THIS DRAWING

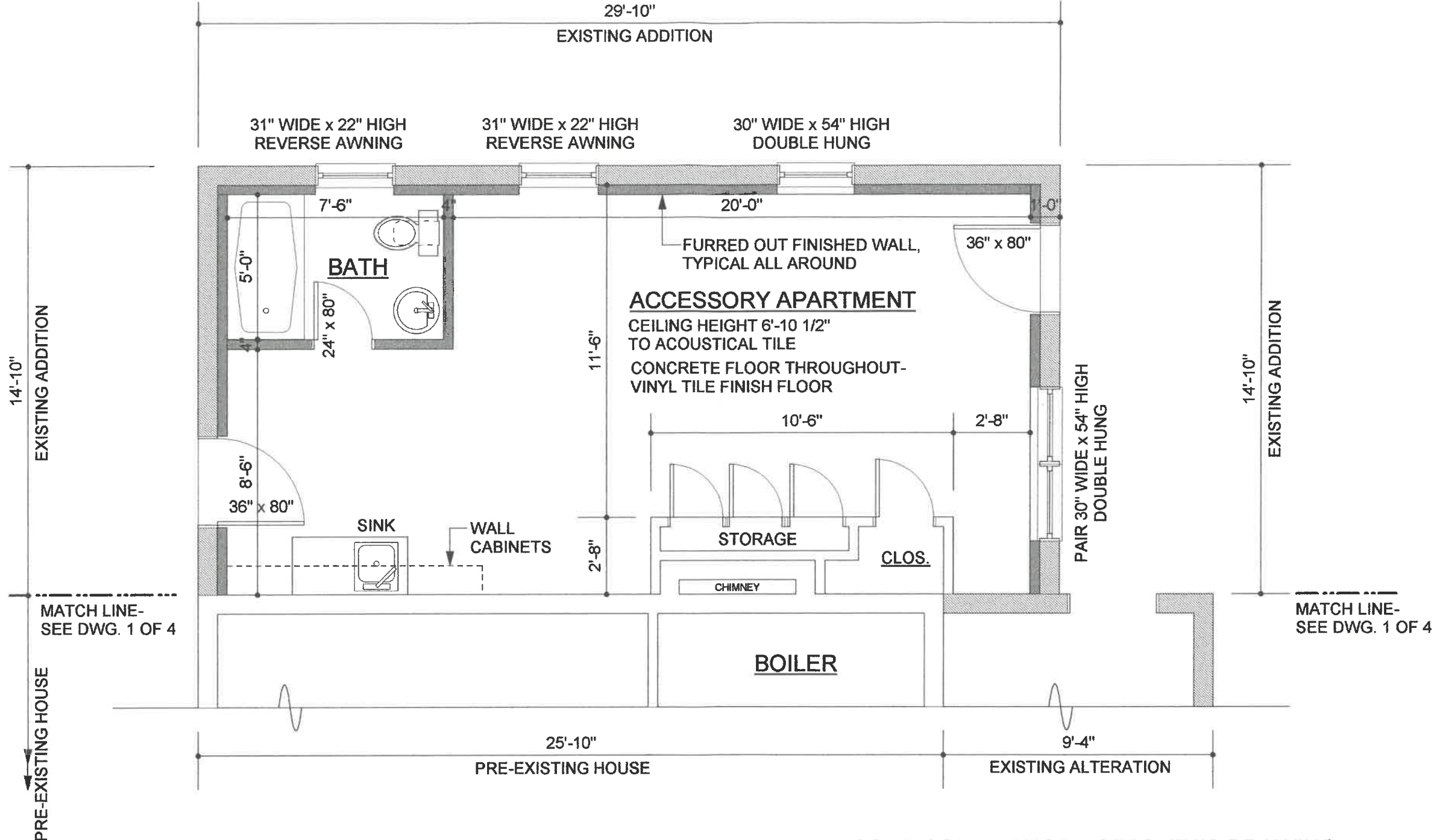
THE DECK ADDITION AND THE FRONT ALTERATION COMPLY WITH THE BUILDING CODE IN EFFECT AT THE TIME OF CONSTRUCTION IN 1956 EXCEPT AS FOLLOWS:

1. ONE EXTERIOR DOOR SHALL BE 36" WIDE OR WIDER *XOK*
2. THE DECK STAIRS HAVE RISERS THAT VARY MORE THAN 1/8"
3. THE DECK LACKS DIAGONAL BRACING AT THE POSTS *?*
4. THE EXTERIOR FRONT STAIRS HANDRAILS ARE LESS THAN 30" ABOVE THE TREAD NOSINGS AND ABOVE THE TOP LANDING. *NOT DONE*

THE ALTERATION IS STRUCTURALLY SOUND. THE DECK WILL BE STRUCTURALLY SOUND AFTER DIAGONAL BRACING IS INSTALLED BETWEEN THE POSTS AND THE FLOOR HEADER.

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"  
861 SQ. FT.



**CODE COMPLIANCE NOTES- THIS DRAWING**  
 THIS FLOOR OF THIS ADDITION COMPLIES WITH THE BUILDING CODE IN EFFECT AT THE TIME OF CONSTRUCTION IN 1956.

**BASEMENT FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 443 SQ. FT.

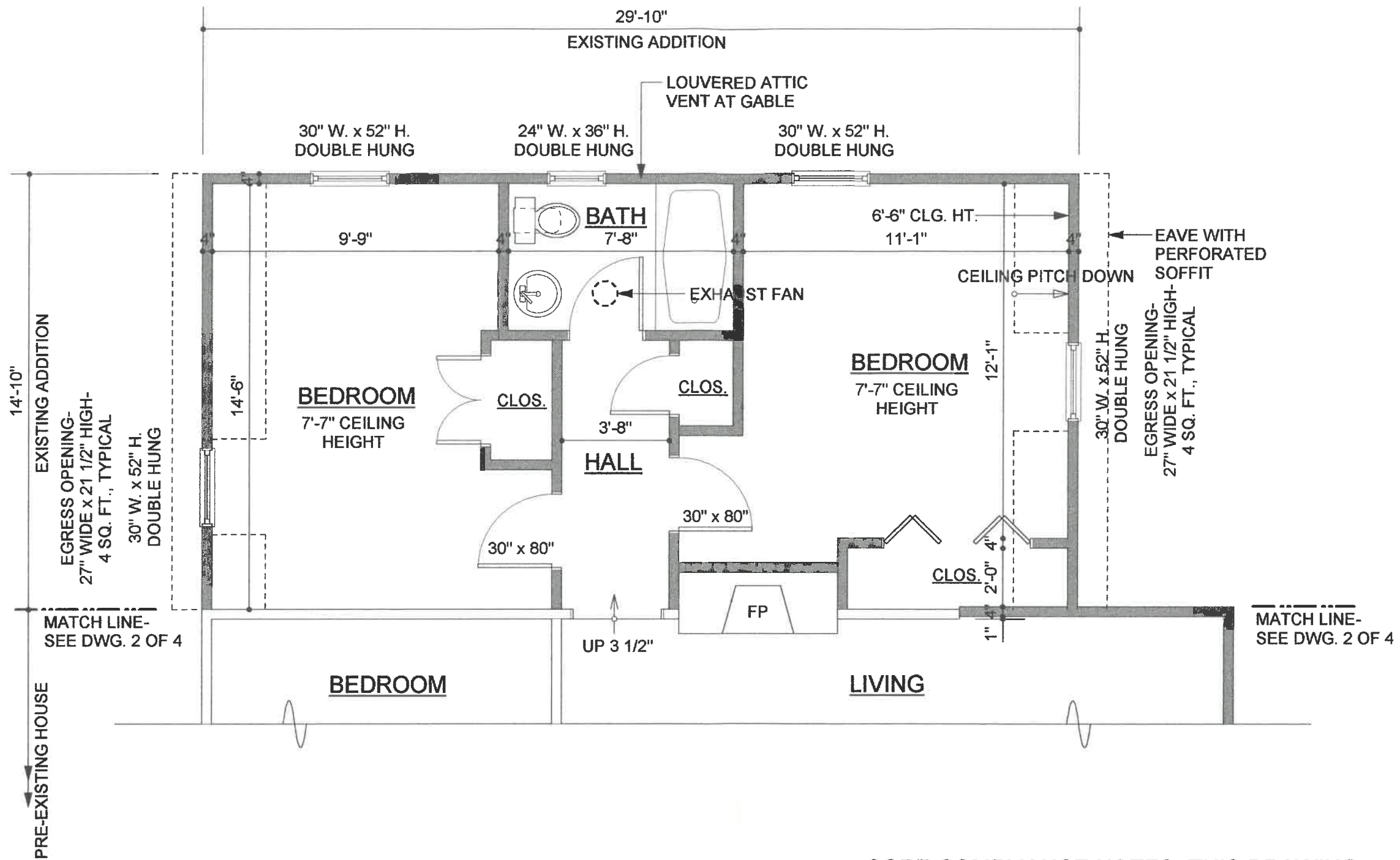
**CODE COMPLIANCE REVIEW  
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DRAWING 3 OF 4  
 DATES: MAY 15, 2003



**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 443 SQ. FT.

**CODE COMPLIANCE NOTES- THIS DRAWING**  
 THIS FLOOR OF THIS ADDITION COMPLIES WITH THE BUILDING CODE  
 IN EFFECT AT THE TIME OF CONSTRUCTION IN 1956.

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 OF EXISTING ADDITION  
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DRAWING 4 OF 4  
 DATES: MAY 15, 2003