



Town of Islip
Geographic Table Design Requirements
For Commercial and Residential Permits
2020 NYS Uniform Code

The Town of Islip is within a hurricane prone region, Climate Zone 4a.

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA													
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic Effects	Special Wind Region	Wind-Born Debris Zone		Weathering	Frost Line Depth	Termite					
20	130 Vult	no	no	1 Mile from Coast and Fire Island	B	Severe	BOF 3 FT BFG	Mod To Heavy	See Below	Yes	Call the Plans Examiners Office	599	51° F

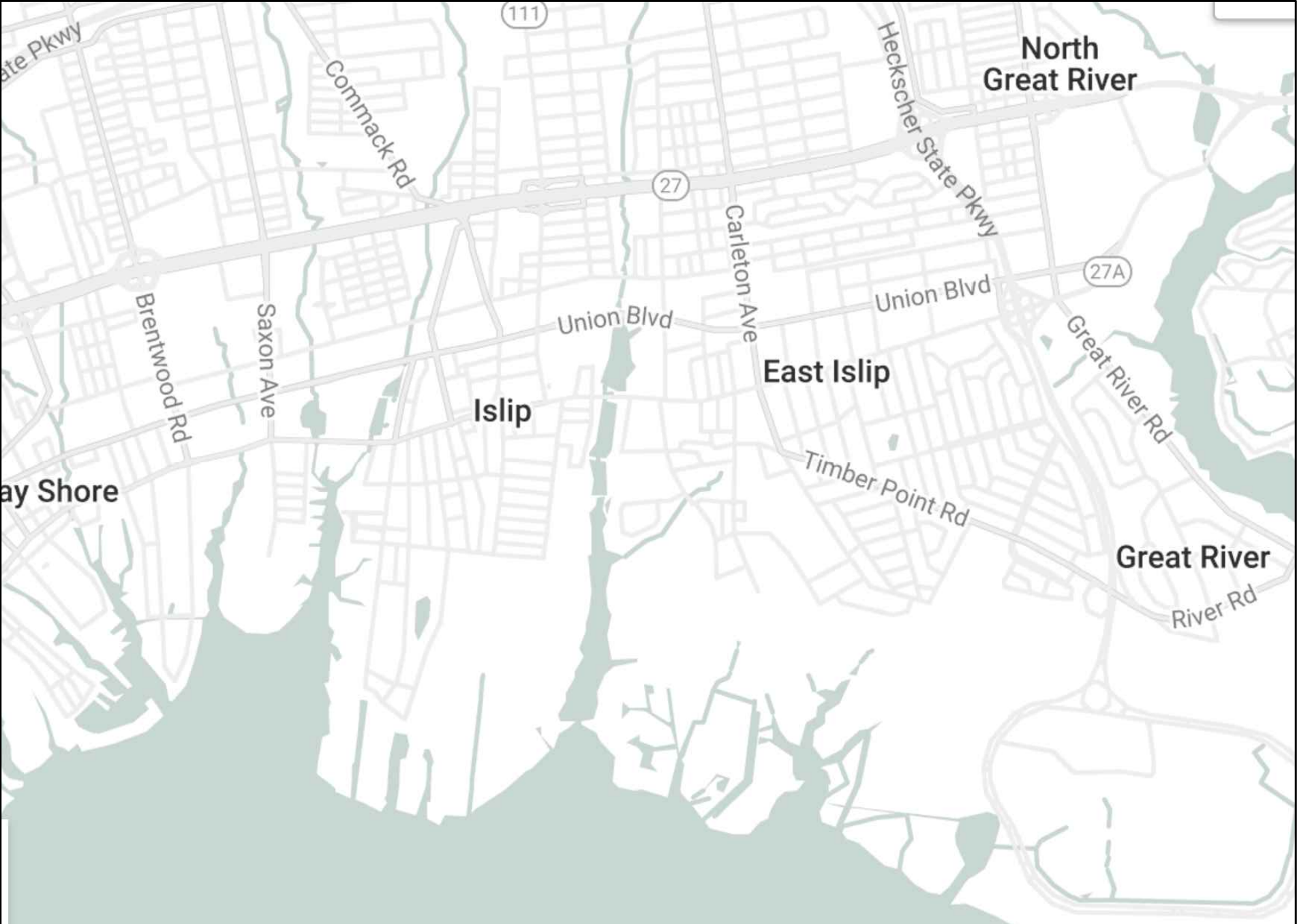
MANUAL J CRITERIA REQUIRED IN SUBMITTED CALCULATIONS							
ELEVATION	LAT	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMP	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE
108 FT	41° N	15° F	86° F	1.00	70° F	75° F	55° F
Cooling Temperature Difference	Wind Velocity Heating		Wind Velocity Cooling	Coincident Wet Bulb	Daily Range	Winter Humidity	Summer Humidity
11° F	15 MPH		7.5 MPH	72° F	Medium (M)	40%	32 GR @50% RH

IBC CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA													
GROUND SNOW LOAD	Speed (mph)	WIND DESIGN			SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
		Topographic Effects	Special Wind Region	Wind-Born Debris Zone		Weathering	Frost Line Depth	Termite					
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- Winter Design Temp:
- Interior spaces intended for human occupancy shall be provided with an indoor temperature of not less than 68° F at a point 3 feet above the floor on the design heating day
 - System design shall be based on max 72° F heating, minimum 75° F cooling
 - Degree days (NY LaGuardia) 4811, Winter Design Temp 15° F, Dry Bulb 89° F, Wet Bulb 75° F (2020 IPC Appendix D)
 - As per NYSBC 2020 Chapter 16 section 1609 and ASCE 7 2016, wind exposure category and surface roughness is B
 - Use C for both South Shore and Fire Island

GENERAL NOTES

- ALL WORK SHALL CONFORM TO APPLICABLE LOCAL BUILDING CODES, ZONING ORDINANCES, AND REGULATIONS
- VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION
- ALL MATERIALS SHALL BE NEW AND FREE FROM DEFECTS, UNLESS OTHERWISE SPECIFIED
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS BEFORE COMMENCEMENT OF WORK
- NO DRAWING SHALL BE SCALED; USE WRITTEN DIMENSIONS ONLY
- ALL LUMBER FOR JOISTS AND RAFTERS SHALL BE DOUG-FIR #2 HAVING A MIN. REPETITIVE FIBER STRESSES OF 850 P.S.I. MARKED PRIOR TO DELIVERY TO THE JOB SITE, AND A MIN. BEARING OF 4" (UNLESS OTHERWISE NOTED)
- FOUNDATION SHALL BE CONSTRUCTED PER APPROVED STRUCTURAL PLANS AND SOIL CONDITIONS
- ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL WITH A MINIMUM BEARING CAPACITY PER GEOTECHNICAL REPORT.
- REINFORCED CONCRETE FOOTINGS AND SLABS SHALL MEET STRUCTURAL AND CODE REQUIREMENTS
- ALL STRUCTURAL FRAMING SHALL CONFORM TO THE LATEST ADOPTED BUILDING CODES AND ENGINEER SPECIFICATIONS
- ALL WOOD FRAMING SHALL BE #2 OR BETTER LUMBER, UNLESS NOTED OTHERWISE
- FRAMING TO BE INSTALLED PER APPROVED PLANS AND APPLICABLE CODES
- ROOF SHALL BE FRAMED PER DESIGN LOADS, INCLUDING WIND AND SNOW LOADS PER LOCAL REQUIREMENTS
- ROOF COVERING TO BE ASPHALT SHINGLES OR AS SPECIFIED IN PLANS, INSTALLED PER MANUFACTURER'S INSTRUCTIONS
- ALL AREAS WITHIN BATHROOM TO BE 5/8" WATER RESISTANT GYPSUM BOARD
- ALL WINDOWS LOCATED IN THE WIND BOURNE DEBRIS ZONE SHALL HAVE ALL GLAZED OPENINGS PROTECTED FROM WIND BOURNE DEBRIS AS PER PART R301.2.1.2. EXCEPT: WOOD STRUCTURAL PANELS WITH A MIN. THICKNESS OF 7/16" & A MAX SPAN OF 8'-0" SHALL BE PERMITTED AND ATTACHED AS PER TABLE R301.2.1.2 OF RCNYS
- ALL EXTERIOR WALLS TO HAVE APPROVED WEATHER-RESISTANT BARRIER BEHIND CLADDING
- FLASHING AND SEALANTS TO BE INSTALLED AROUND ALL PENETRATIONS, WINDOWS, AND DOORS
- GUTTERS AND DOWNSPOUTS TO BE INSTALLED TO DIRECT DRAINAGE AWAY FROM FOUNDATION
- ALL WINDOWS TO BE ENERGY-EFFICIENT, DOUBLE-GLAZED, AND COMPLY WITH LOCAL ENERGY CODES
- EXTERIOR DOORS TO BE WEATHER-STRIPPED AND INSULATED AS REQUIRED BY ENERGY CODES
- INTERIOR DOORS TO BE SOLID CORE FOR BEDROOMS AND BATHROOMS, HOLLOW CORE ELSEWHERE UNLESS OTHERWISE SPECIFIED
- ELECTRICAL INSTALLATION SHALL COMPLY WITH THE LATEST NATIONAL ELECTRICAL CODE (NEC) AND LOCAL AMENDMENTS
- ALL OUTLETS, SWITCHES, AND FIXTURES TO BE INSTALLED PER APPROVED ELECTRICAL PLAN
- SMOKE AND CARBON MONOXIDE DETECTORS TO BE INSTALLED PER CODE
- ARC-FAULT AND GROUND-FAULT CIRCUIT INTERRUPTERS (AFCI/GFCI) TO BE INSTALLED WHERE REQUIRED
- PLUMBING TO COMPLY WITH THE LATEST PLUMBING CODES AND LOCAL REGULATIONS
- ALL FIXTURES TO BE WATER-SAVING TYPE PER CODE REQUIREMENTS
- WATER HEATER SHALL BE ENERGY-EFFICIENT AND PROPERLY VENTED
- PIPING MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS (PEX, COPPER, PVC, ETC.)
- HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) SYSTEM TO MEET ENERGY CODE REQUIREMENTS
- DUCTWORK TO BE SEALED AND INSULATED PER CODE
- THERMOSTAT TO BE PROGRAMMABLE FOR ENERGY EFFICIENCY
- INSULATION TO MEET OR EXCEED CODE-REQUIRED R-VALUES FOR WALLS, ROOF, AND FLOORS
- VAPOR BARRIERS TO BE INSTALLED PER CLIMATE ZONE REQUIREMENTS
- AIR SEALING TO BE PERFORMED TO PREVENT DRAFTS AND IMPROVE ENERGY EFFICIENCY
- FOAM PLASTIC INSULATION SHALL HAVE A FLAME SPREAD RATING NOT MORE THAN 75 AND HAVE A SMOKE DEVELOPED RATING OF NOT MORE THAN 450 IN ACCORDANCE WITH ASTM E 84 AND COMPLY SHALL COMPLY WITH PART R318 OF THE RCNYS.NCE
- DRYWALL SHALL BE INSTALLED AND FINISHED TO LEVEL 4 SMOOTHNESS, UNLESS NOTED OTHERWISE
- PAINTS, STAINS, AND FINISHES SHALL BE LOW-VOC AND ENVIRONMENTALLY FRIENDLY WHERE POSSIBLE
- FLOORING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- FIRE-BLOCKING AND DRAFT-STOPPING TO BE INSTALLED PER CODE REQUIREMENTS
- EGRESS WINDOWS REQUIRED IN ALL SLEEPING ROOMS
- STAIRS TO MEET RISE/RUN AND HANDRAIL CODE REQUIREMENTS
- FINAL GRADING TO ENSURE PROPER DRAINAGE AWAY FROM FOUNDATION
- DRIVEWAY, SIDEWALKS, AND LANDSCAPING TO BE INSTALLED PER PLAN
- SILT FENCING OR EROSION CONTROL MEASURES TO BE USED AS NEEDED DURING CONSTRUCTION
- ALL WORK TO BE COMPLETED PER APPROVED PLANS BEFORE FINAL INSPECTION
- CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND CLEAN SITE UPON PROJECT COMPLETION
- ALL SYSTEMS (HVAC, ELECTRICAL, PLUMBING) TO BE TESTED AND VERIFIED FUNCTIONAL BEFORE OCCUPANCY.



DRAWING LEGEND

A0	COVER SHEET #1	A5	ELEVATIONS
A0	COVER SHEET #2	A6	SECTIONS
A1	BASEMENT PLAN	A7	INTERIOR ELEVATIONS
A2	FIRST FLOOR PLAN	A8	PLUMBING
A3	SECOND FLOOR PLAN	A9	ELECTRICAL
A4	ROOF PLAN		

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PROJECT 1 FINAL
STEVEN BERG
03.28.2025
PROFESSOR CLEMENS

COVER SHEET #1

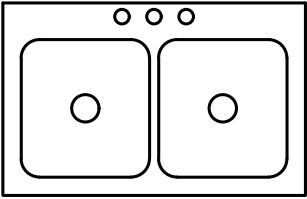
A0

DOOR SCHEDULE			
MARK	SIZE (NOMINAL)		TYPE
①	3'-0"	7'-0"	WOODEN DOOR
②	2'-9"	6'-8"	WOODEN DOOR
③	2'-8"	6'-8"	WOODEN DOOR
④	2'-6"	6'-8"	WOODEN DOOR
⑤	2'-5"	6'-8"	WOODEN DOOR
⑥	1'-5"	6'-8"	WOODEN DOOR
⑦	1'-6"	6'-8"	WOODEN DOOR
⑧	2'-0"	6'-8"	WOODEN SLIDING DOOR
⑨	3'-0"	7'-0"	GLASS SLIDING DOOR

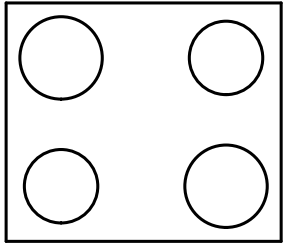
WINDOW SCHEDULE			
MARK	SIZE (NOMINAL)		TYPE
Ⓐ	2'-0"	3'-2"	DOUBLE HUNG WINDOW
Ⓑ	2'-6"	3'-0"	DOUBLE HUNG WINDOW
Ⓒ	2'-6"	4'-2"	DOUBLE HUNG WINDOW
Ⓓ	8'-8"	4'-8"	DOUBLE HUNG WINDOW
Ⓔ	3'-0"	5'-0"	DOUBLE HUNG WINDOW
Ⓕ	4'-0"	3'-6"	DOUBLE HUNG WINDOW
Ⓖ	4'-6"	4'-10"	DOUBLE HUNG WINDOW
Ⓗ	4'-0"	4'-2"	DOUBLE HUNG WINDOW
Ⓘ	3'-2"	5'-2"	DOUBLE HUNG WINDOW
Ⓙ	2'-0"	5'-0"	D.H. BAY WINDOW
Ⓚ	1'-6"	5'-10"	D.H. BAY WINDOW
Ⓛ	2'-7"	1'-6"	BASEMENT WINDOW

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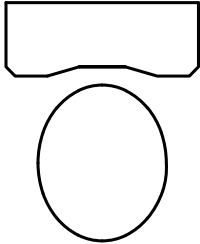
SYMBOL KEY



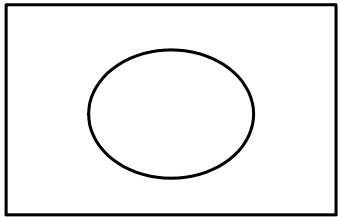
KITCHEN SINK



OVEN/STOVE



TOILET



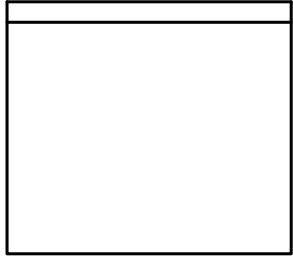
SINK



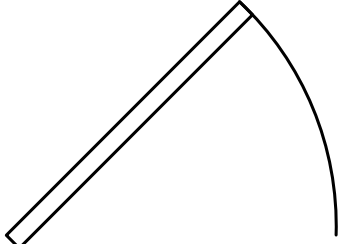
WASHER



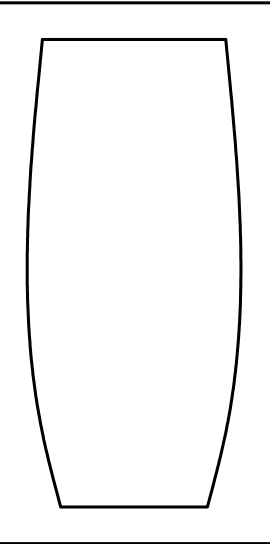
DRYER



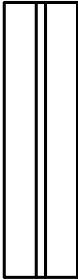
REFRIGERATOR



DOOR



BATH/SHOWER



WINDOW

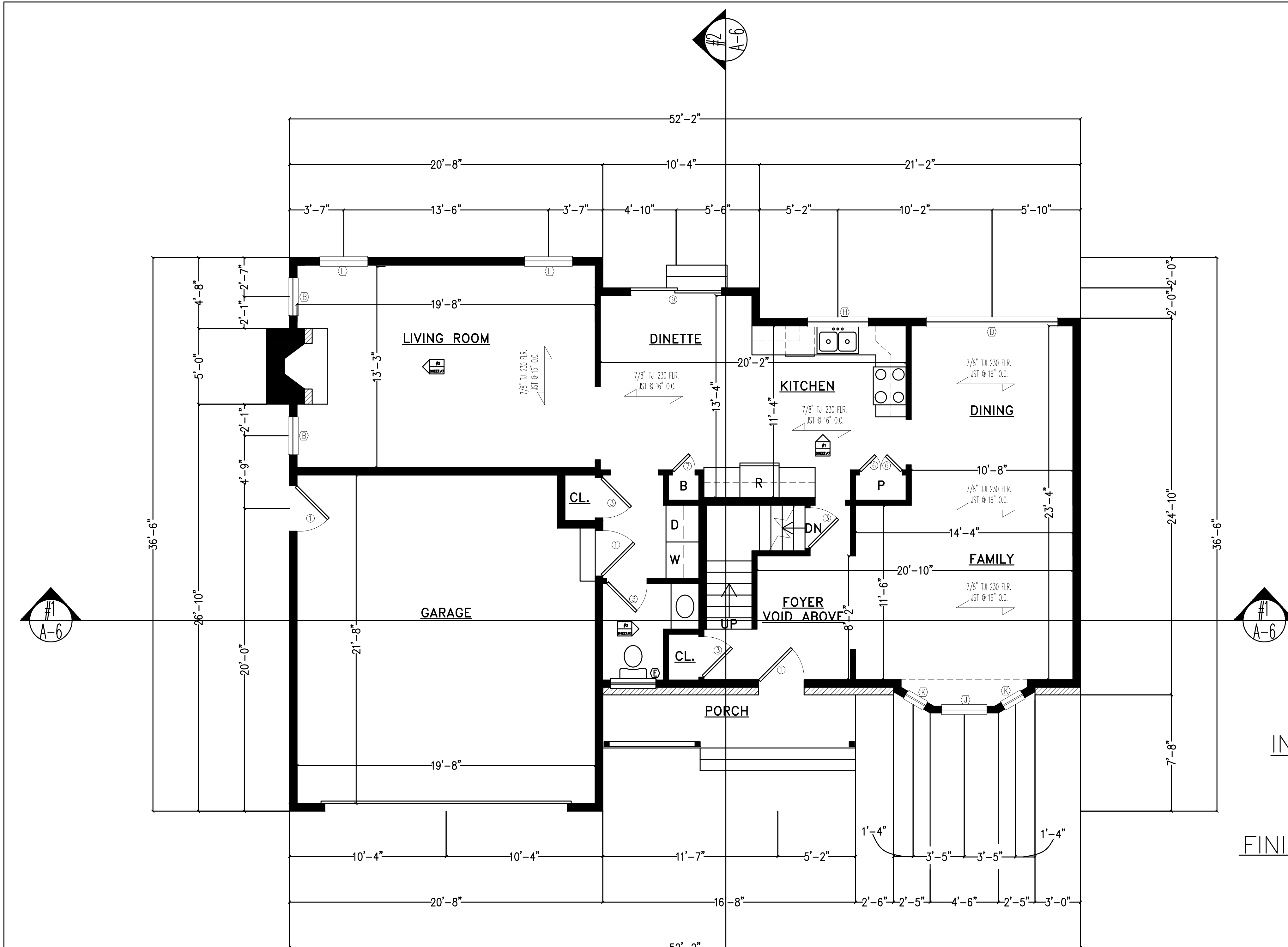
INTERIOR FINISH SCHEDULE							
ROOM		FLOOR		BASE		WALLS	
	TILE	WOOD	CONCRETE	WOOD	CONCRETE	GYP SUM BOARD TYPE	GYP SUM CEILING HEIGHTS
FOYER		●		●		●	8'-0"
FAMILY		●		●		●	8'-0"
DINETTE		●		●		●	8'-0"
KITCHEN		●		●		●	8'-0"
DINING		●		●		●	8'-0"
LIVING ROOM		●		●		●	8'-0"
MASTER BEDROOM		●		●		●	11'-8"
BEDROOM 1		●		●		●	8'-0"
BEDROOM 2		●		●		●	8'-0"
MASTER BATHROOM	●			●		●	8'-0"
BATH LOWER	●			●		●	9'-7"
BATH UPPER	●			●		●	9'-7"
GARAGE			●		●	●	8'-0"

B
DESIGN
R
G

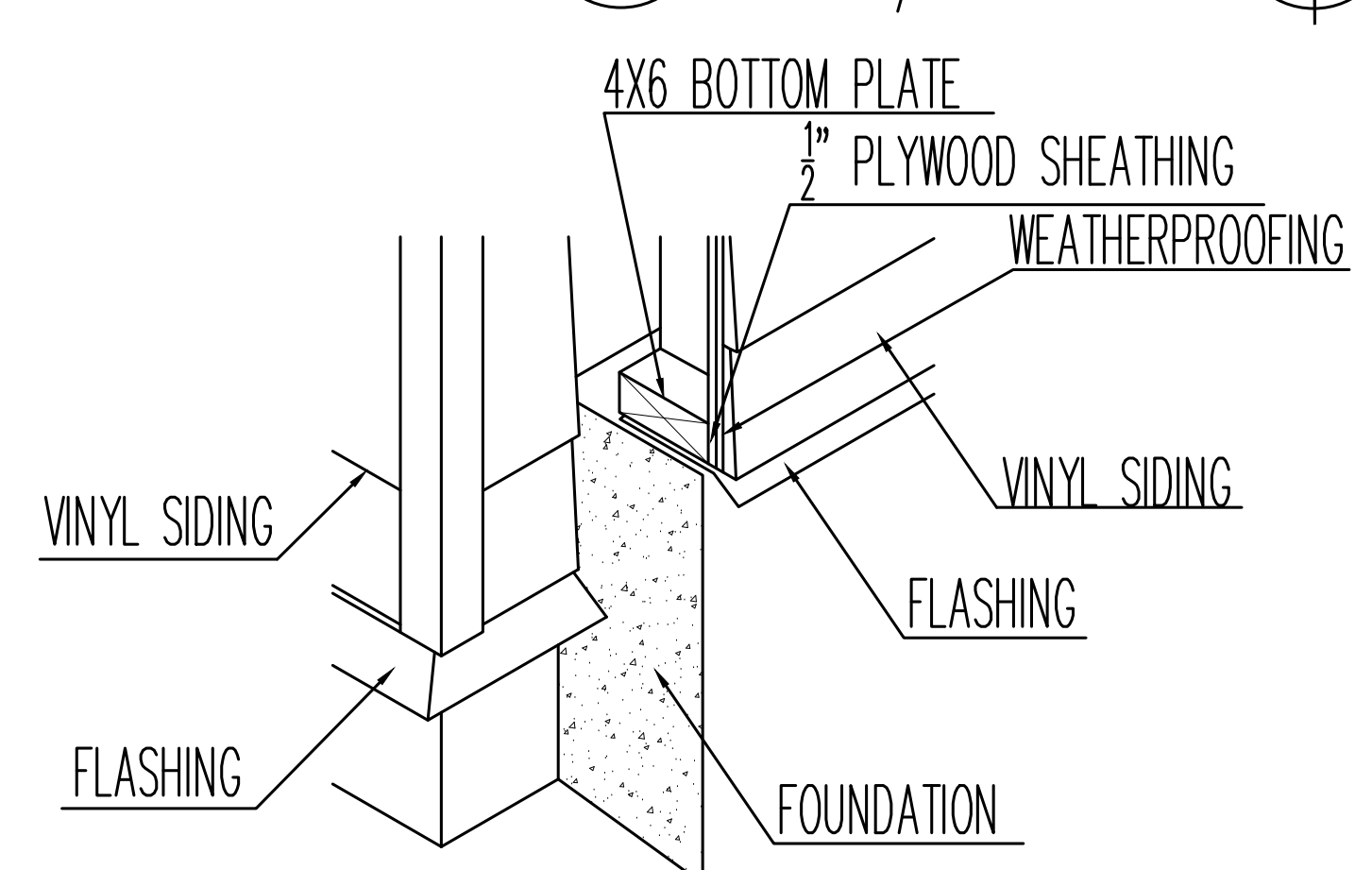
PROJECT 1 FINAL
STEVEN BERG
03.28.2025
PROFESSOR CLEMENS

COVER SHEET #2

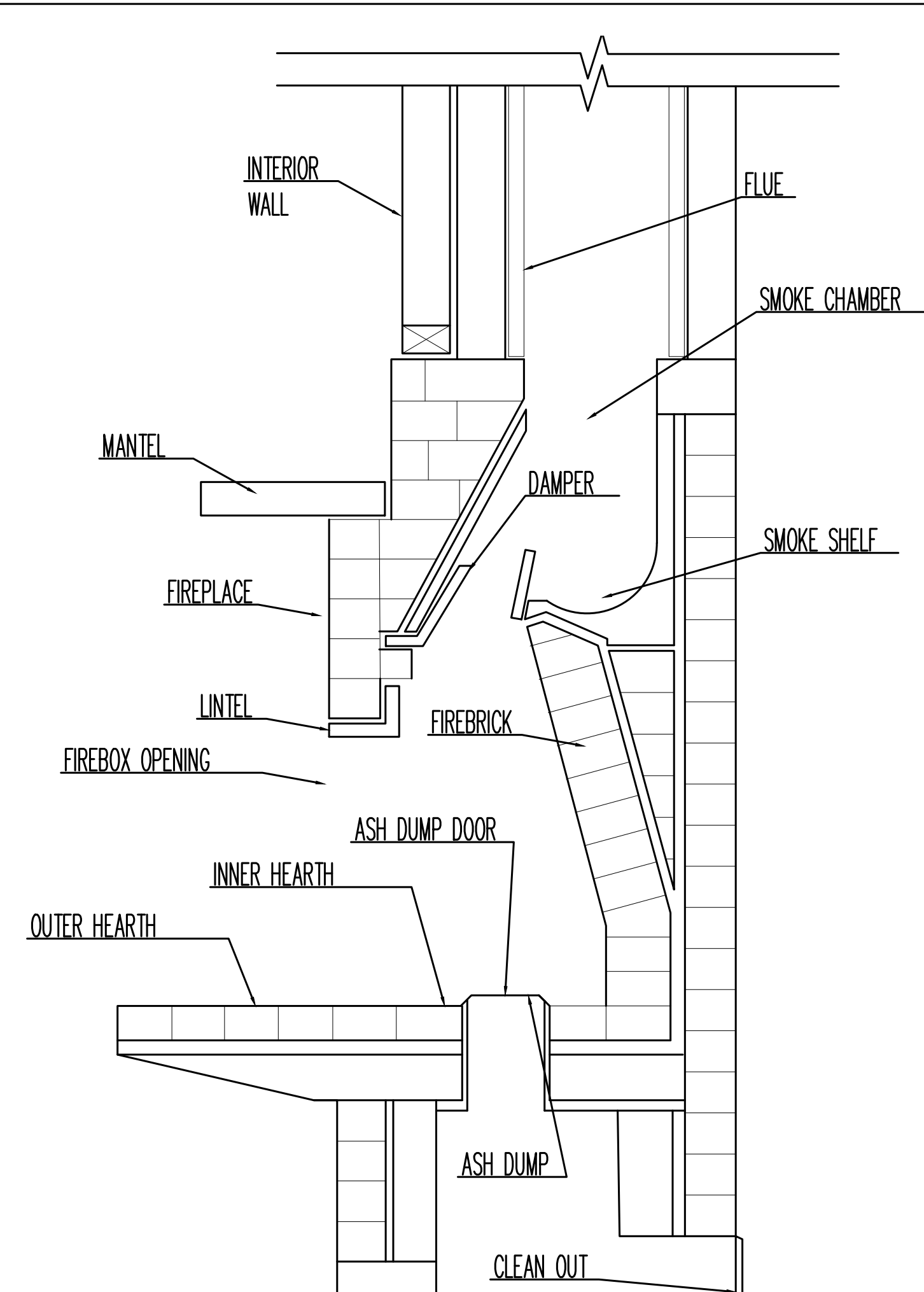
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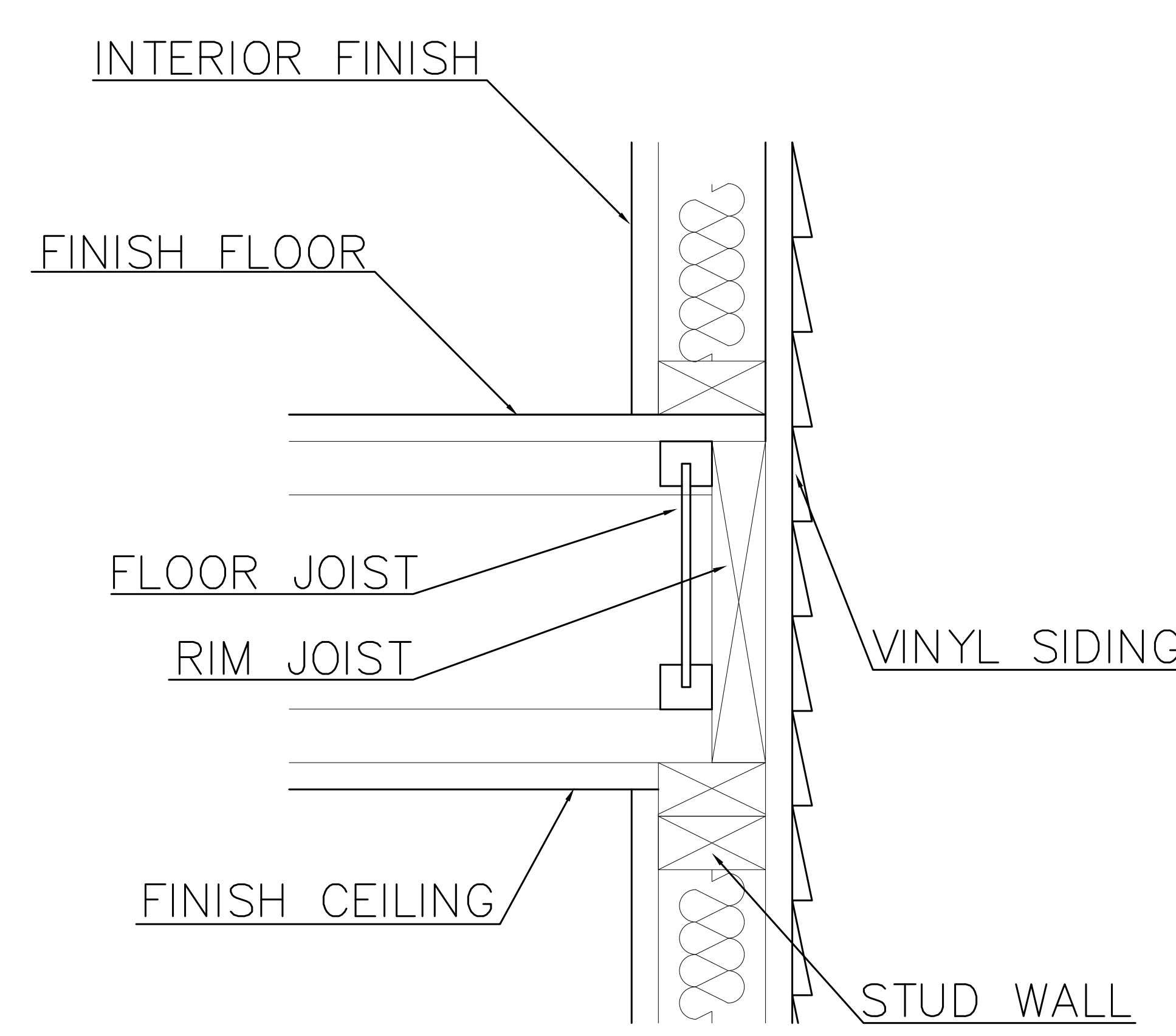
#1
A-2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



FOUNDATION/EXTERIOR WALL



FIREPLACE DETAIL



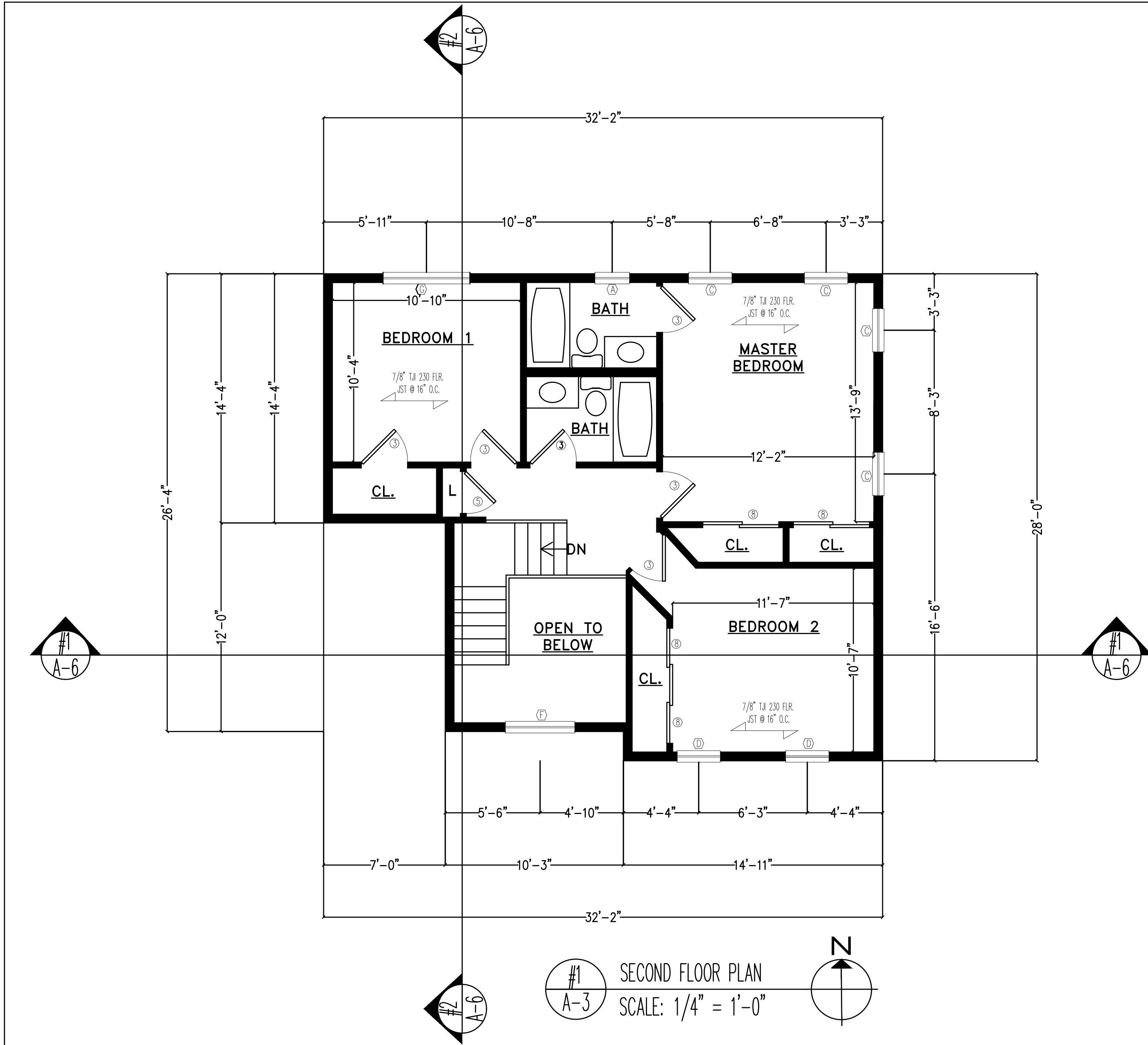
FLOOR/EXTERIOR WALL DETAIL

B
DESIGN
R
G

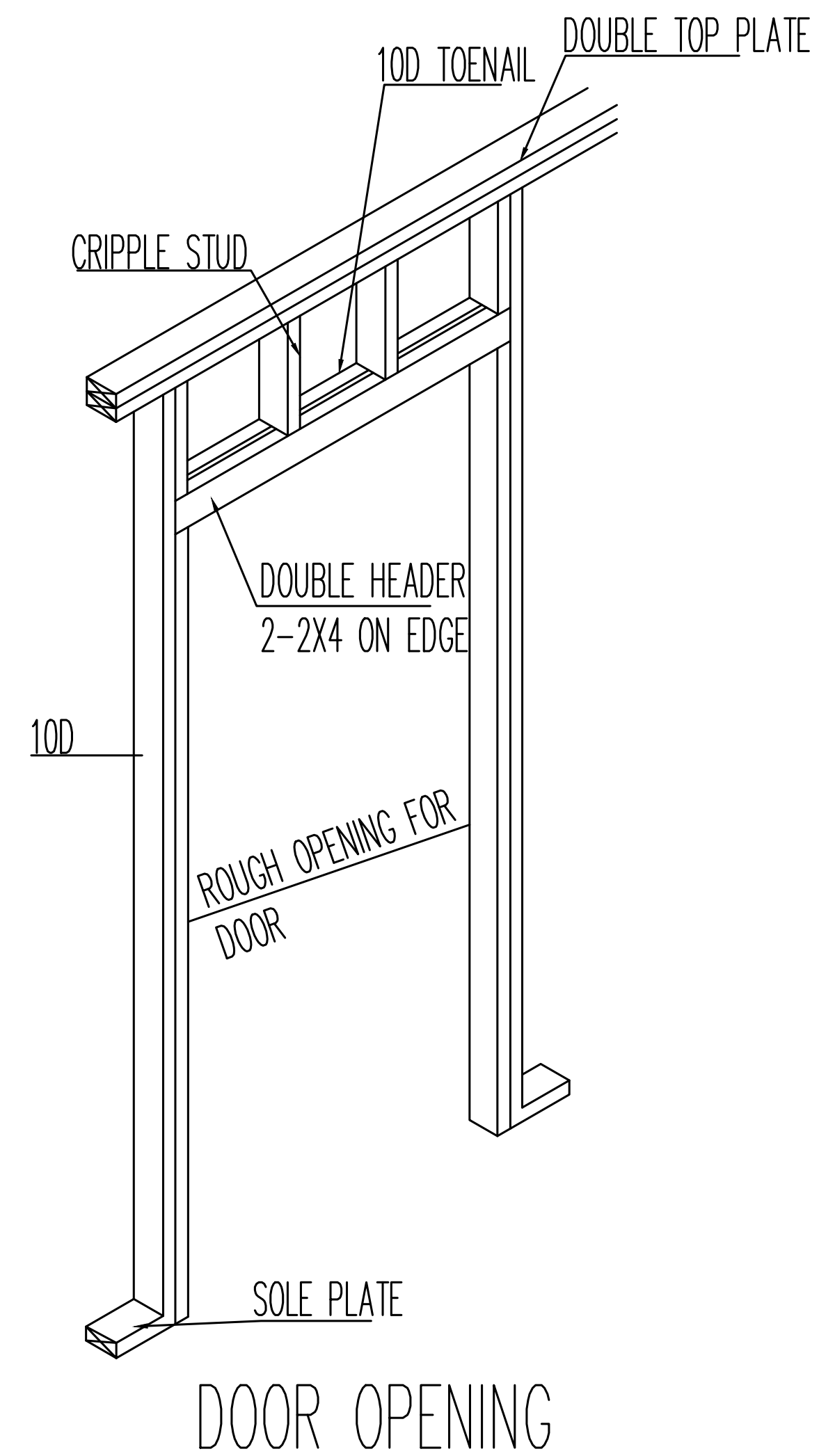
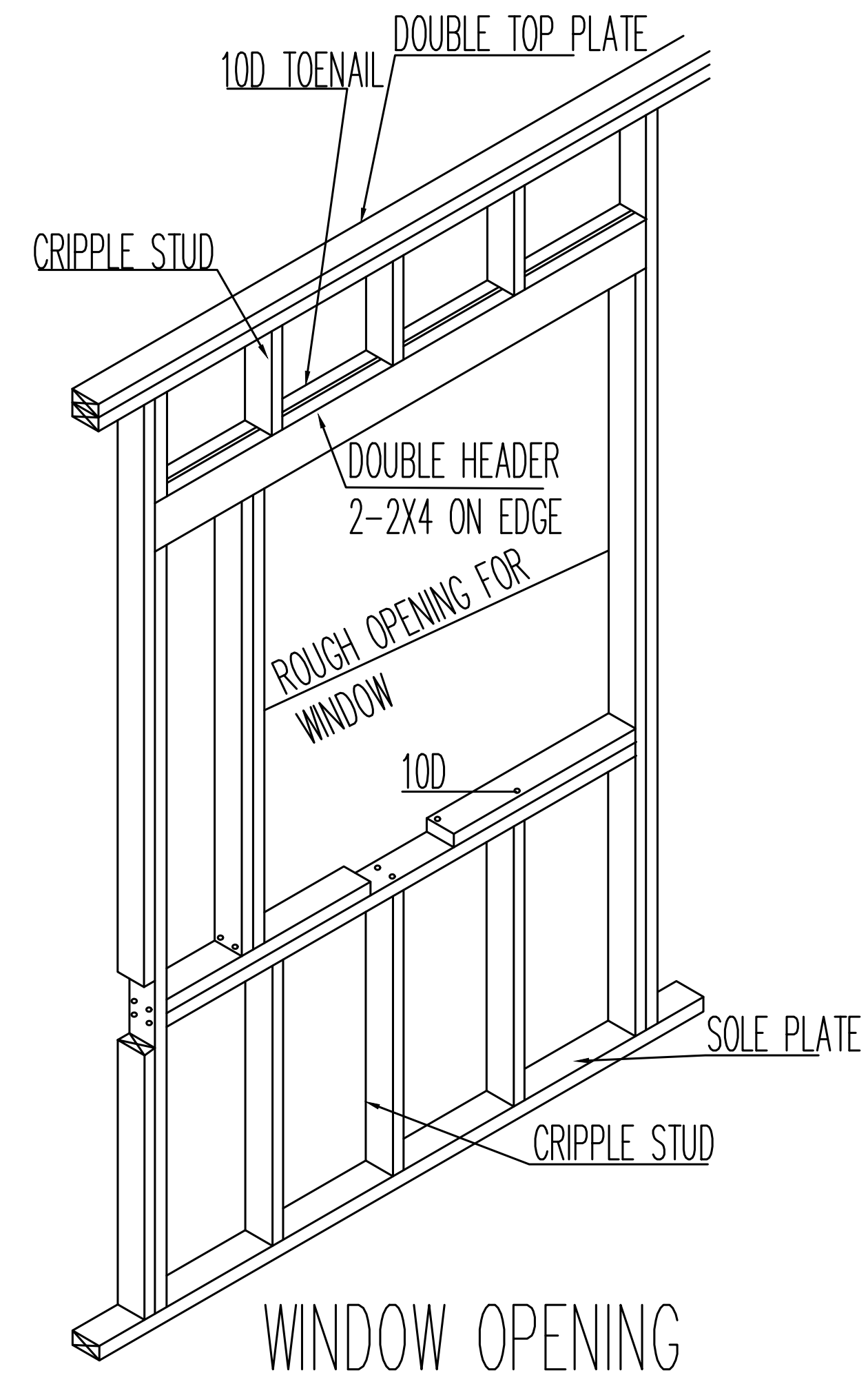
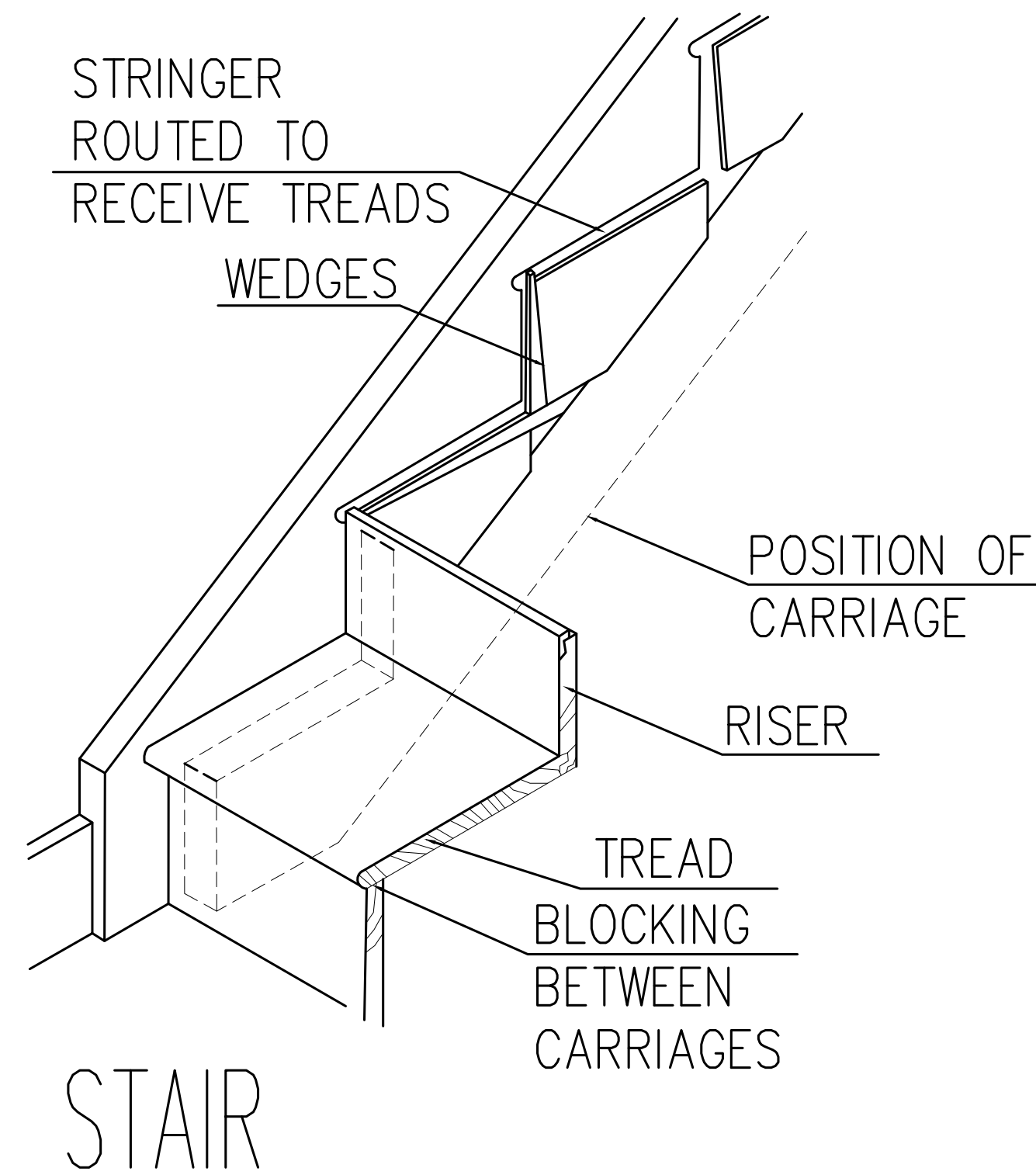
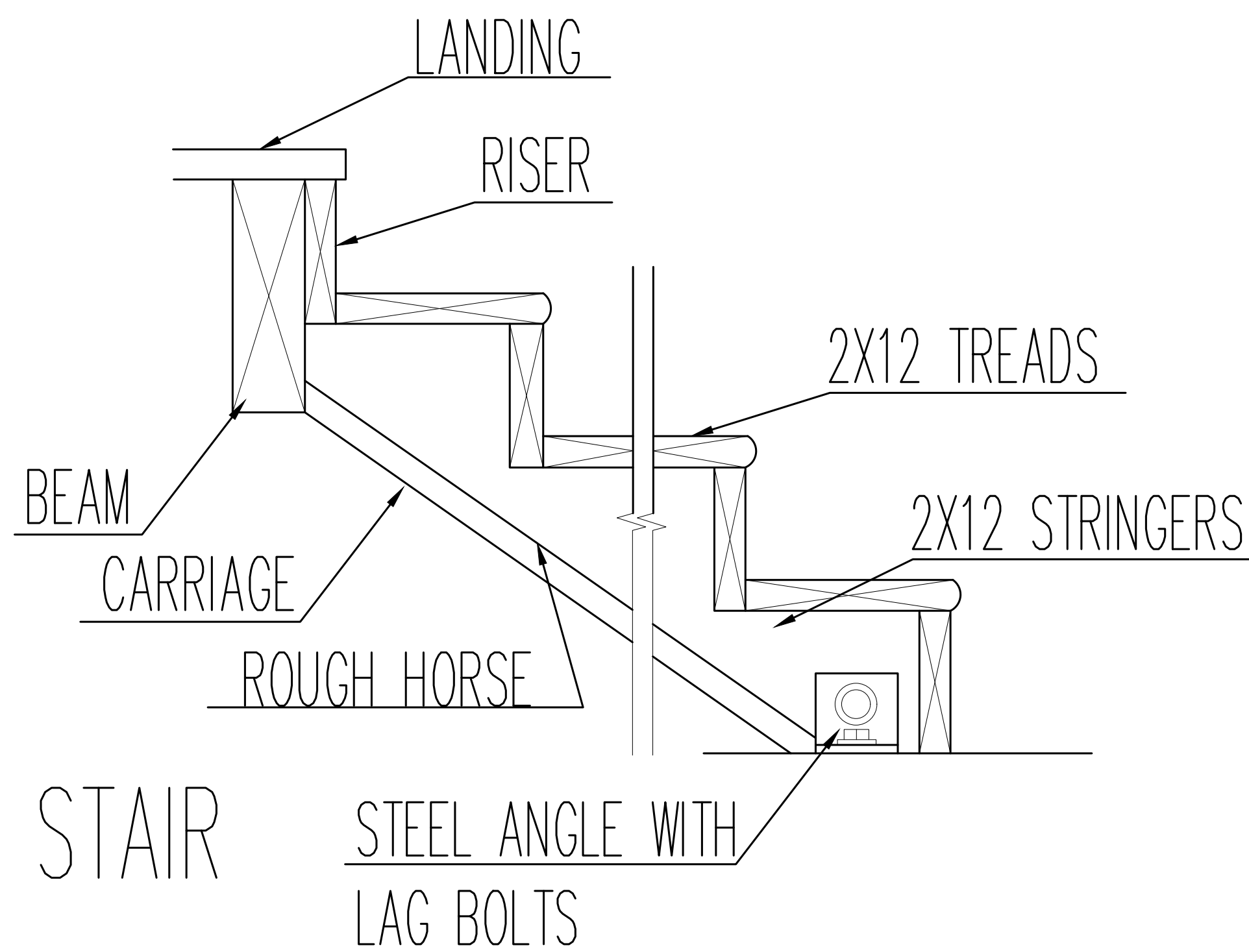
FIRST FLOOR PLAN
PROJECT 1 FINAL
STEVEN BERG
03.28.2025
PROFESSOR CLEMENS

1/4" = 1' - 0"

A2



#1
A-3
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

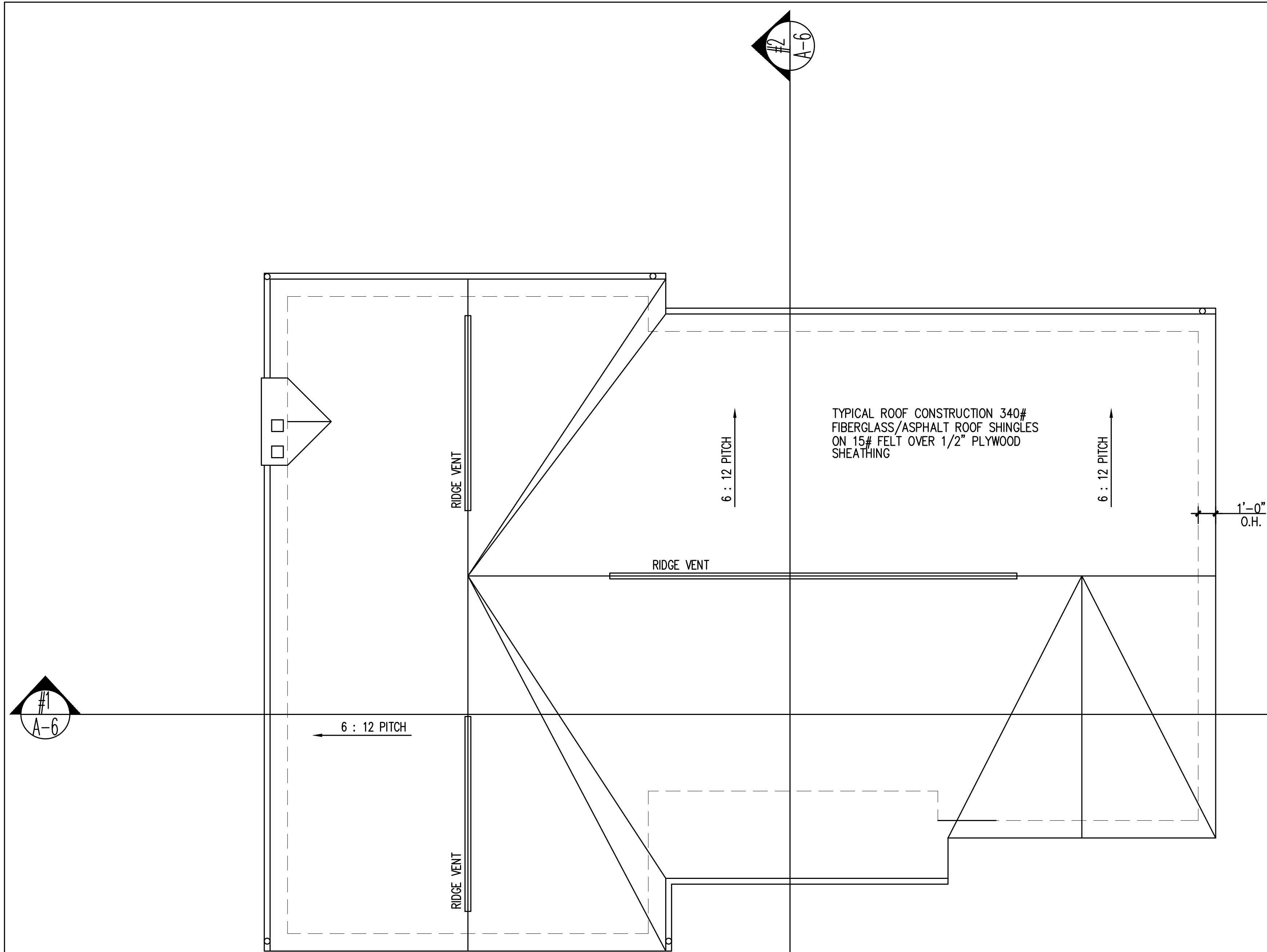


B
DESIGN
R
G

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SECOND FLOOR
PLAN
1/4" = 1' - 0"

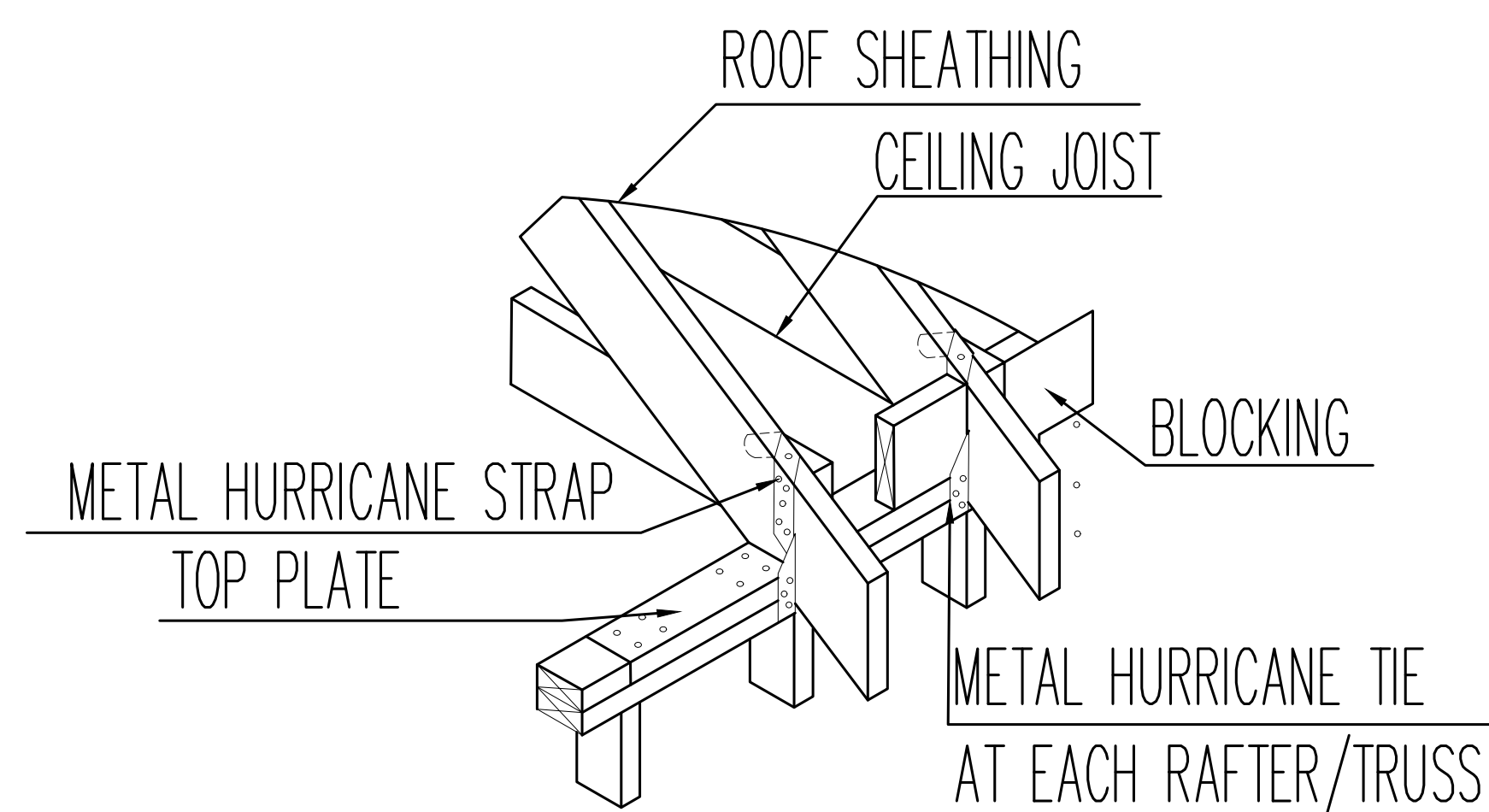
A3



#1
A-4

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

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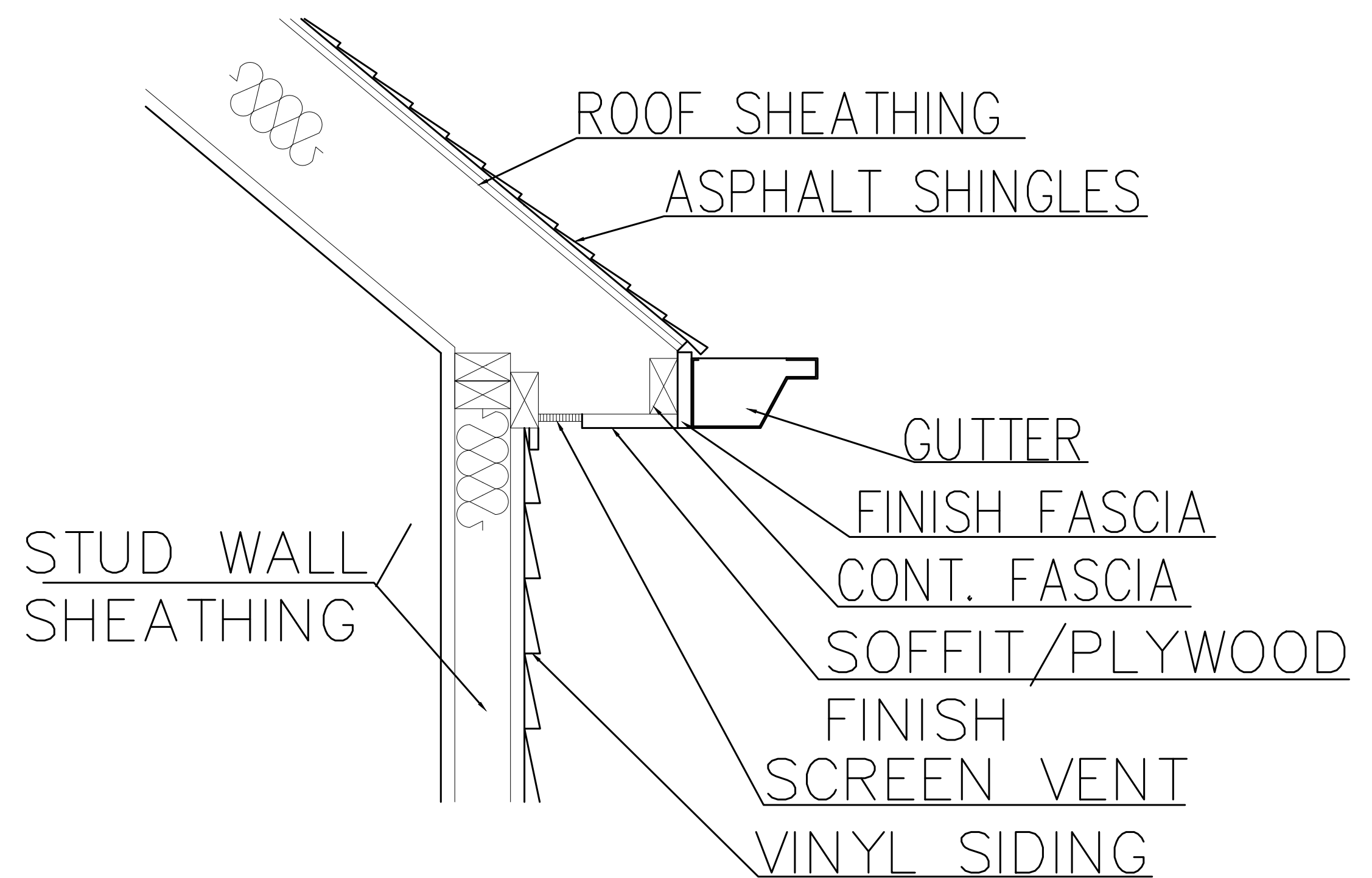


RIDGE UPLIFT STRAP

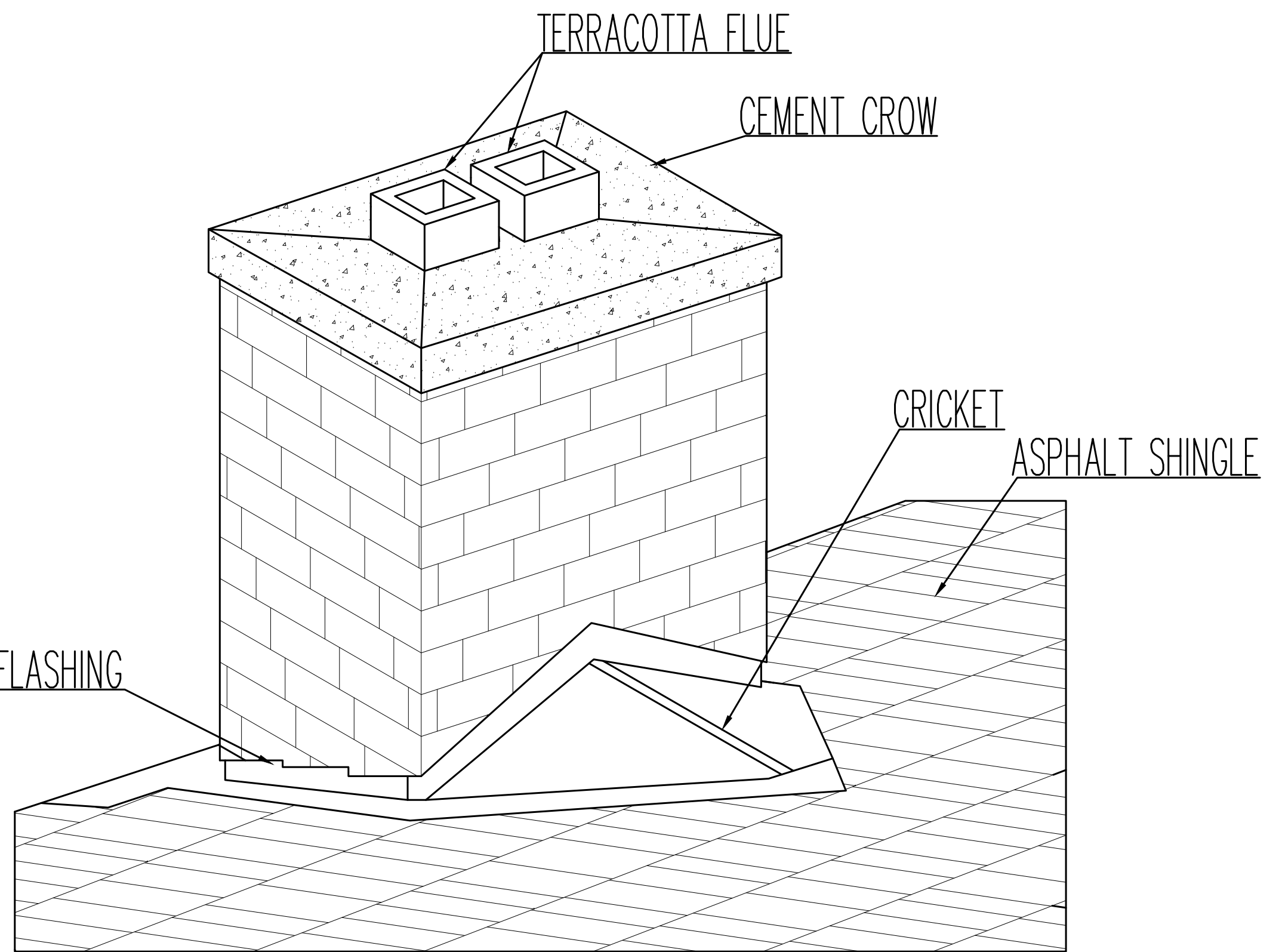
TYPICAL ROOF CONSTRUCTION 340#
FIBERGLASS/ASPHALT ROOF SHINGLES
ON 15# FELT OVER 1/2" PLYWOOD
SHEATHING

STEP FLASHING

CHIMNEY DETAIL



SOFFIT/EAVE DETAIL



B
DESIGN
R
G

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03.28.2025
PROFESSOR CLEMENS

ROOF PLAN
1" = 1' - 0"

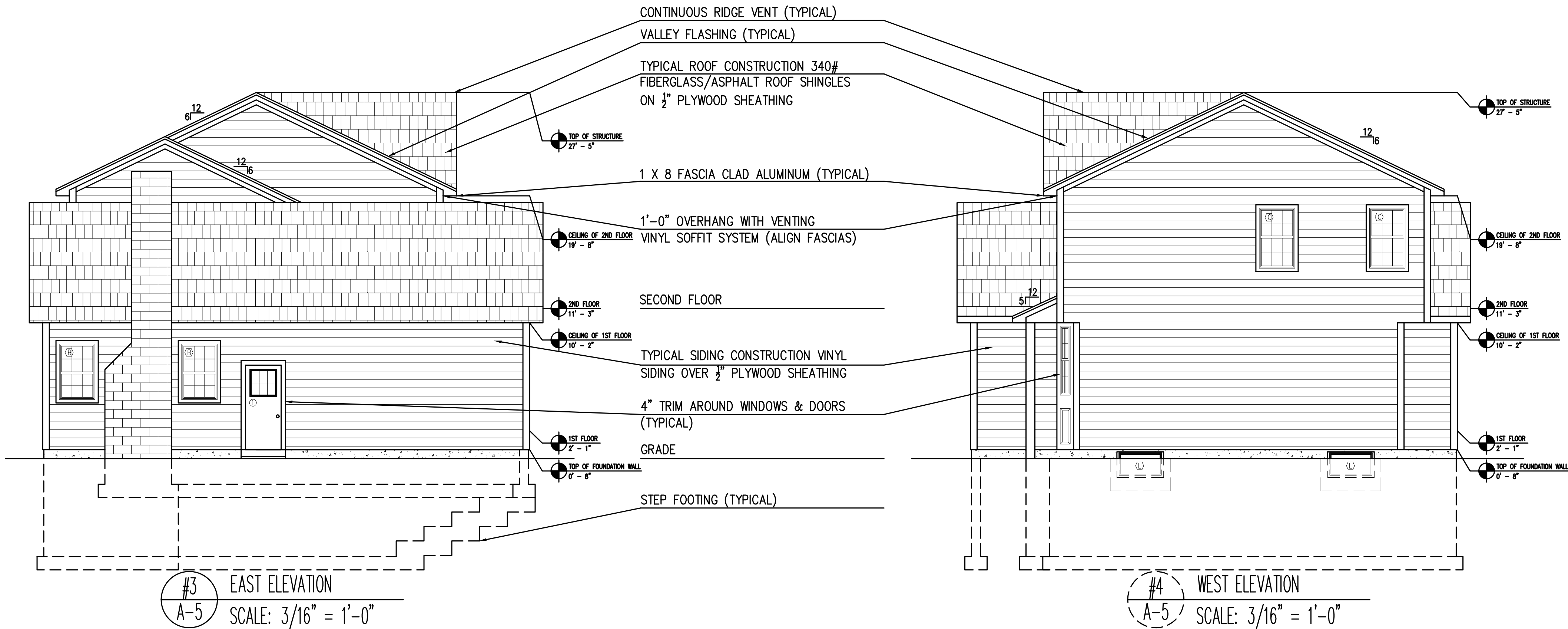
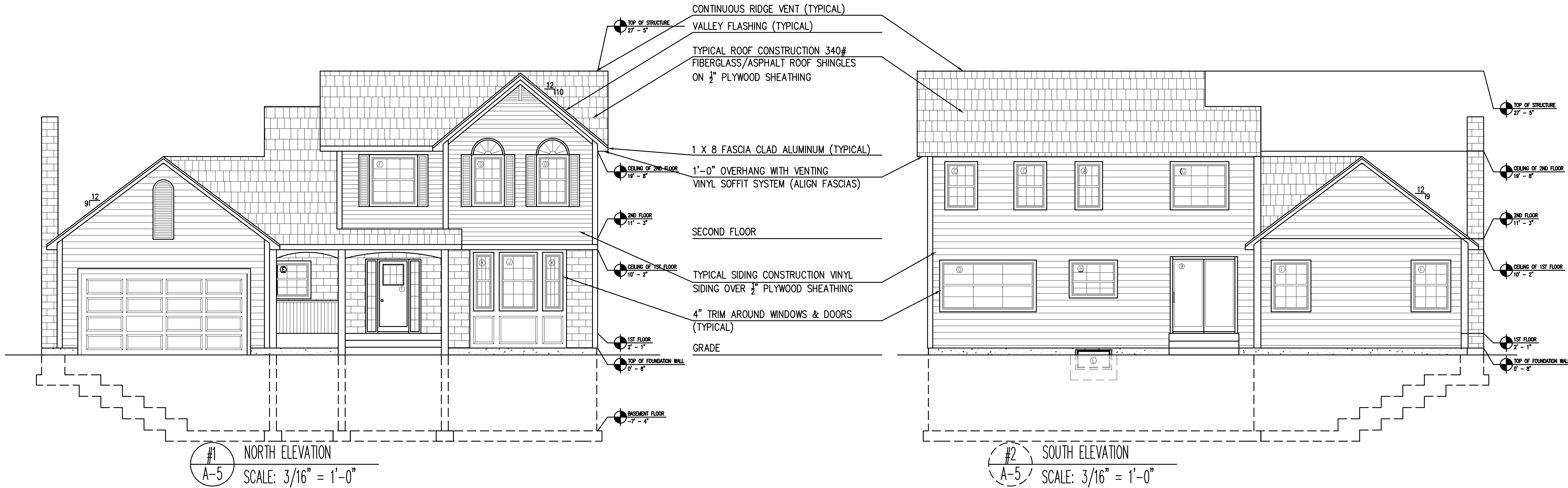
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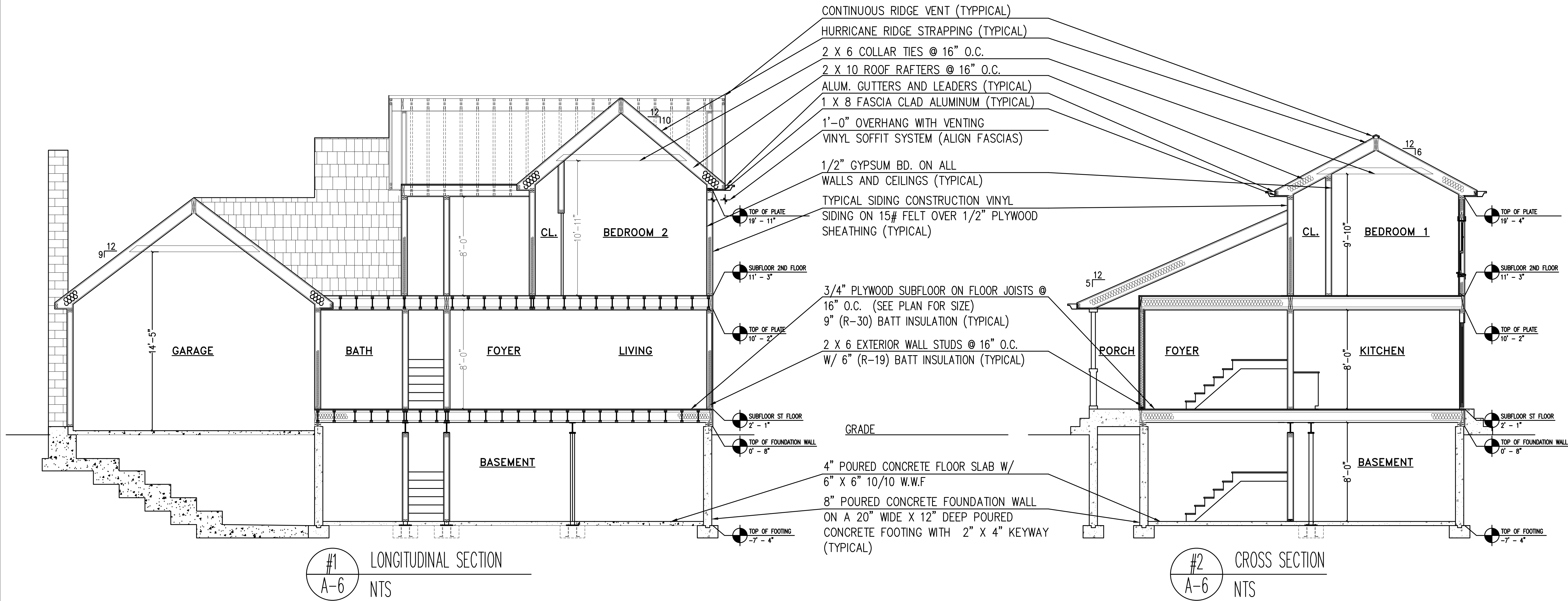
B
DESIGN
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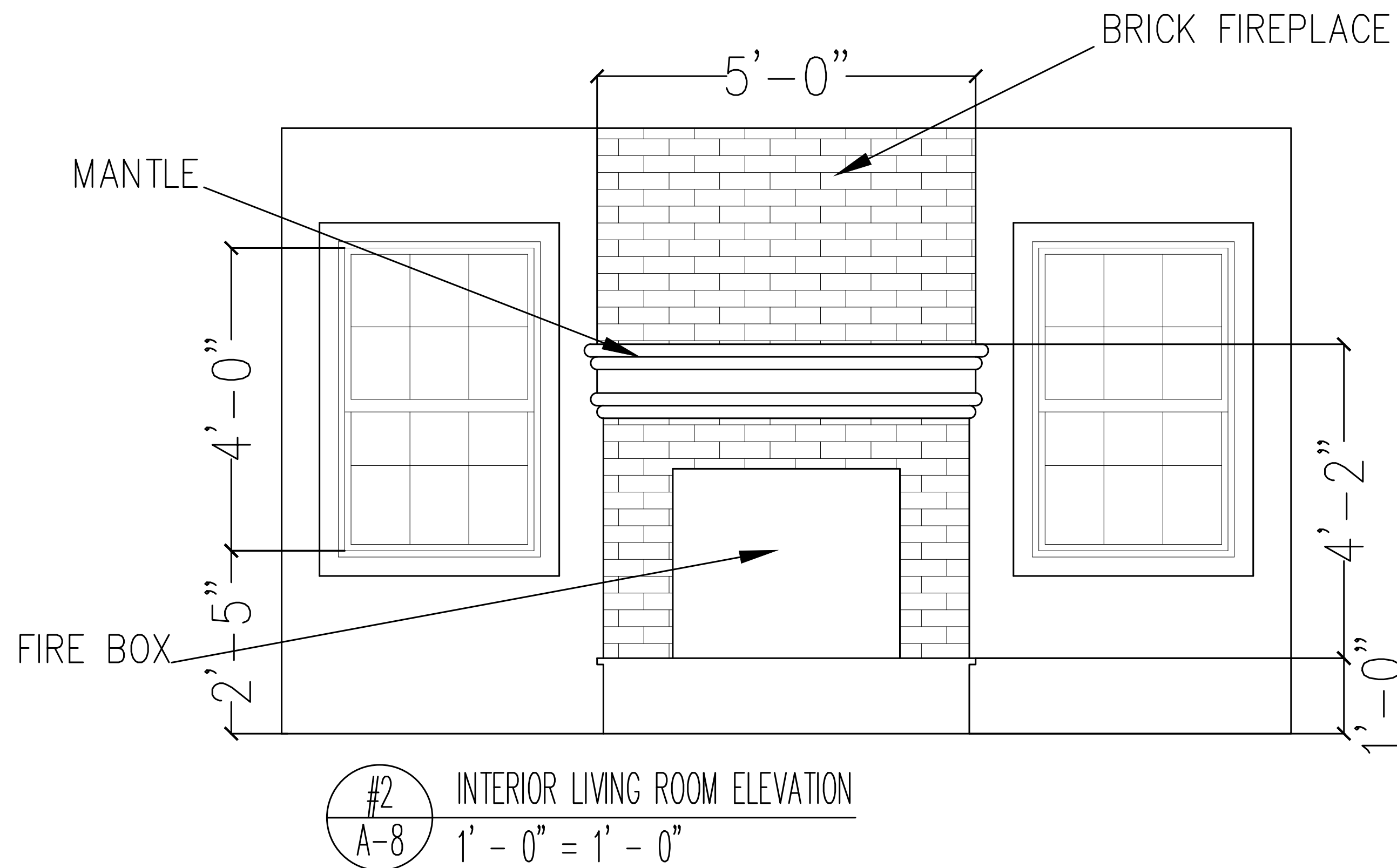
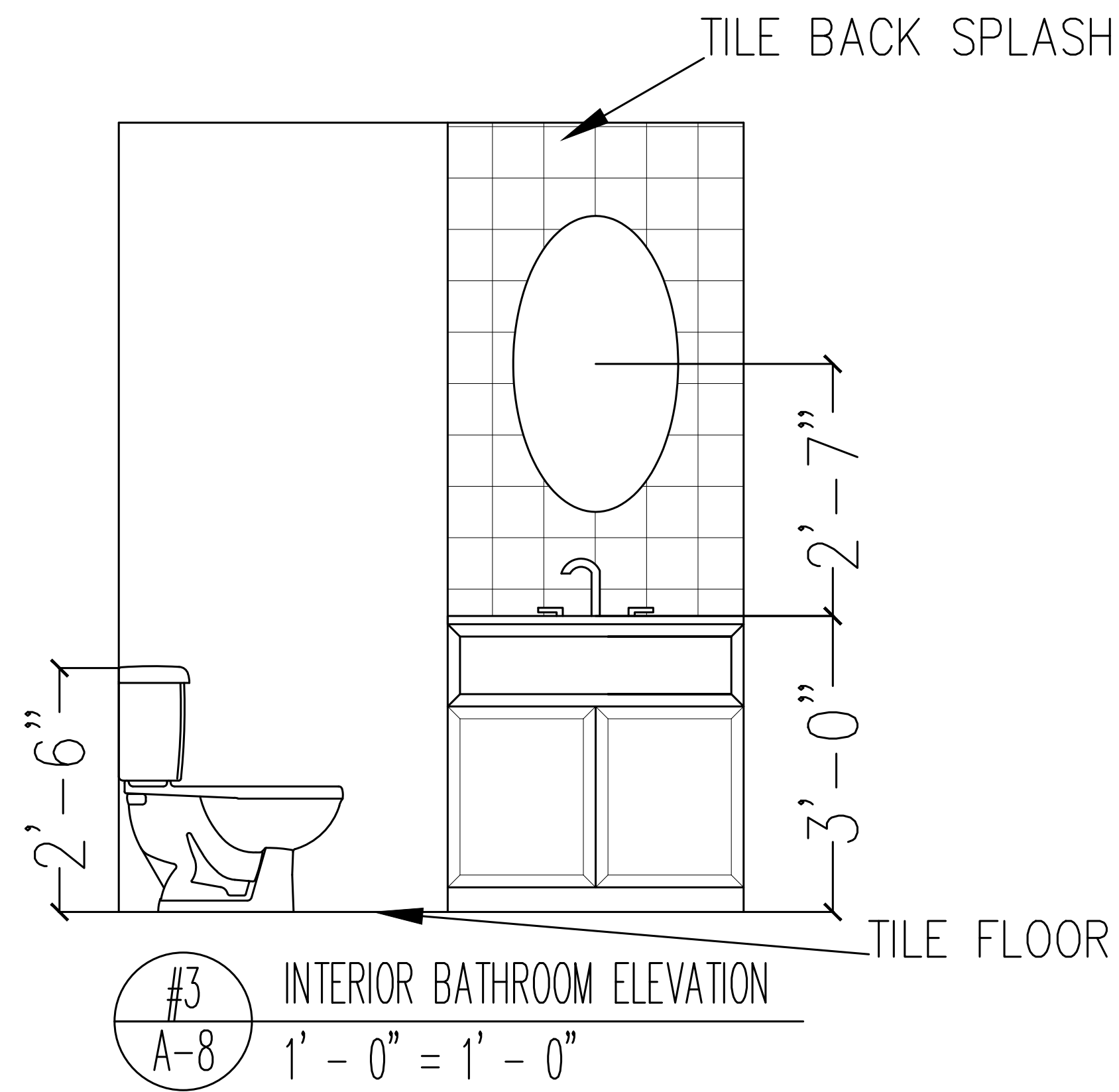
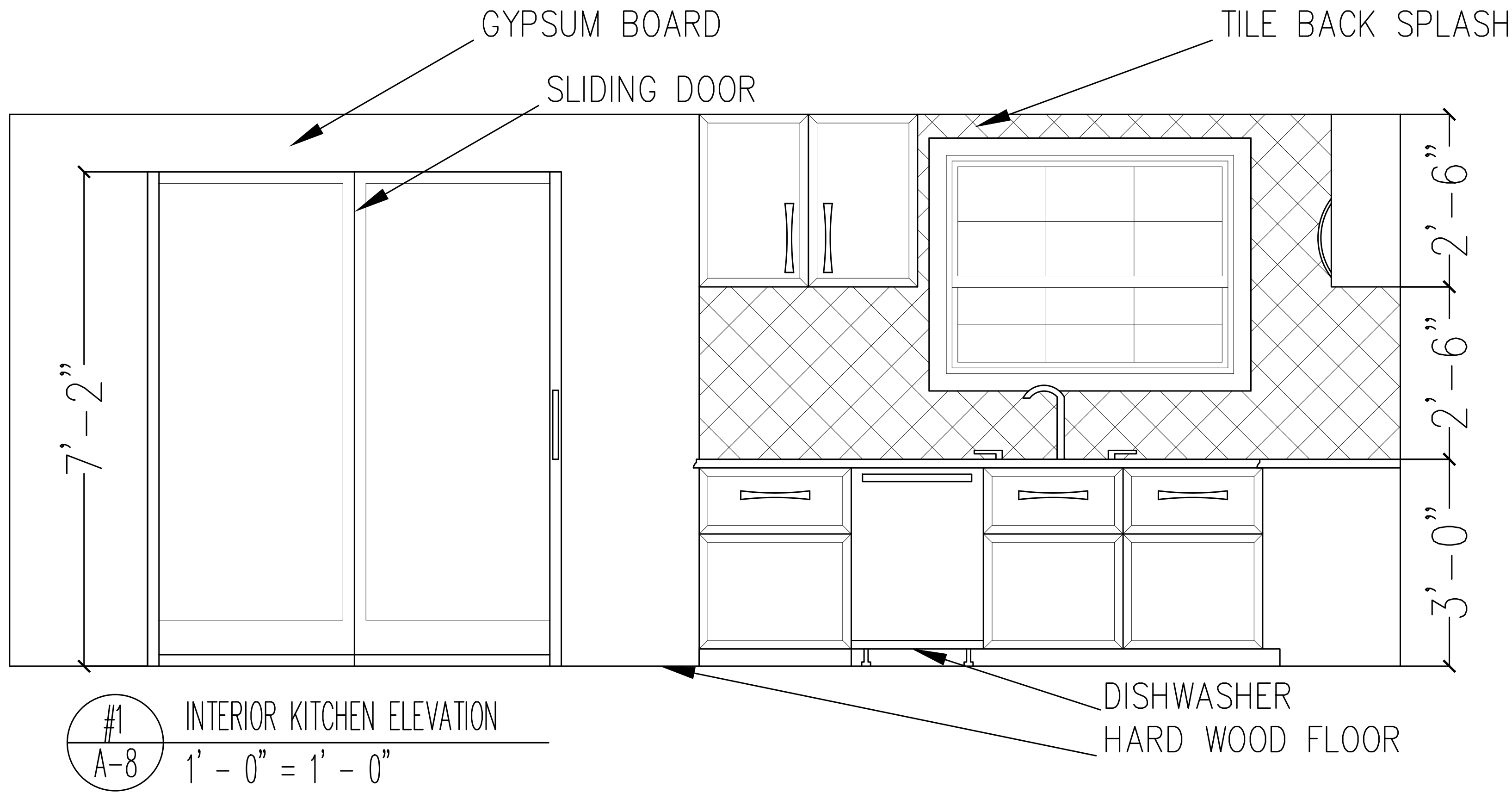
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ELEVATIONS
 $\frac{3}{16}'' = 1' - 0''$

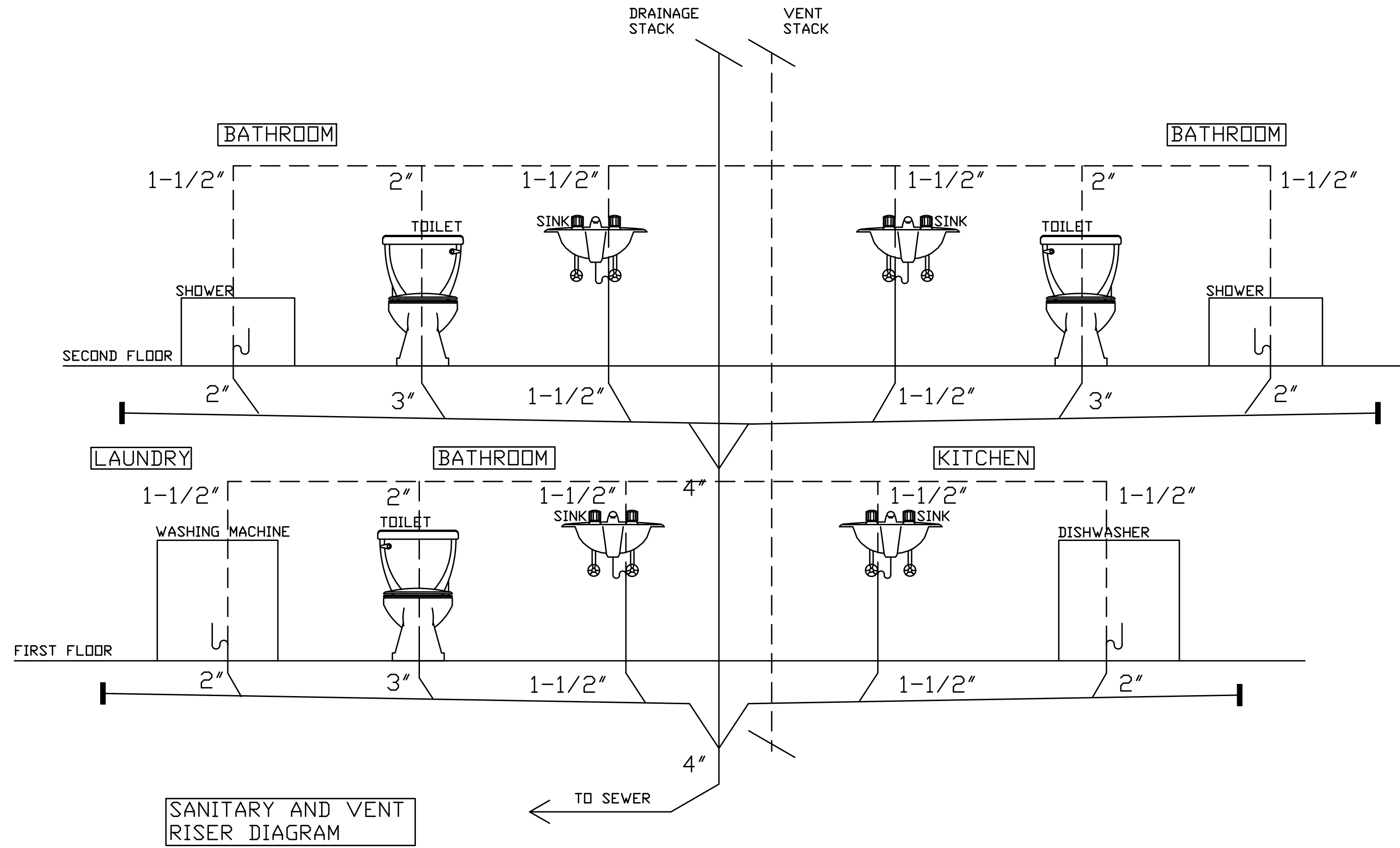
A5



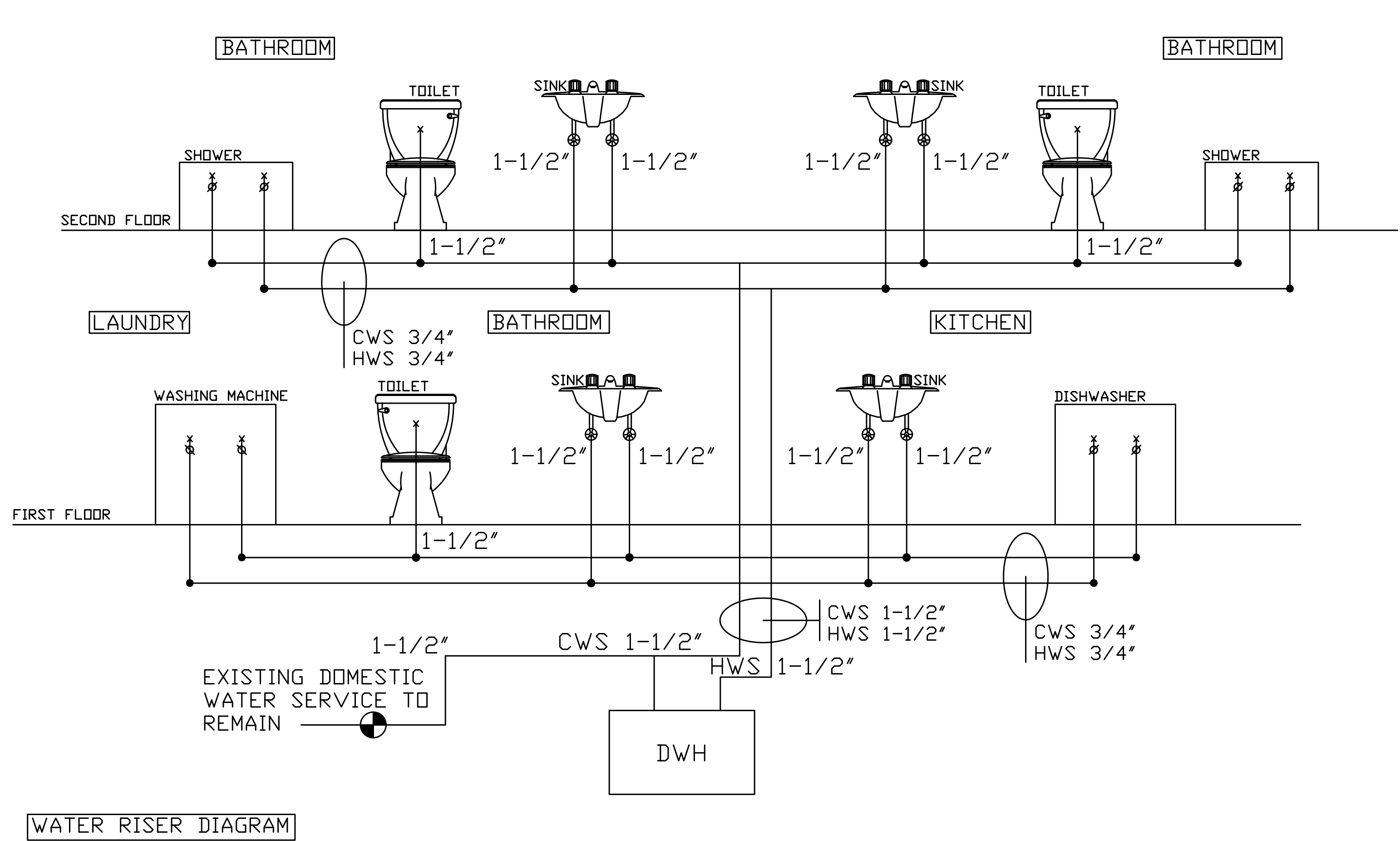




INTERIOR FINISH SCHEDULE								
ROOM		FLOOR		BASE		WALLS		
	TILE	WOOD	CONCRETE	WOOD	CONCRETE	GYPSUM BOARD	TYPE	GYPSUM CEILING HEIGHTS
FOYER		●		●		●		8'-0"
FAMILY		●		●		●		8'-0"
DINETTE		●		●		●		8'-0"
KITCHEN		●		●		●		8'-0"
DINING		●		●		●		8'-0"
LIVING ROOM		●		●		●		8'-0"
MASTER BEDROOM		●		●		●		11'-8"
BEDROOM 1		●		●		●		8'-0"
BEDROOM 2		●		●		●		8'-0"
MASTER BATHROOM	●			●		●		8'-0"
BATH LOWER	●			●		●		9'-7"
BATH UPPER	●			●		●		9'-7"
GARAGE			●		●		●	8'-0"



LEGEND	
	VENT
	CLEANOUT
	SOIL
	SINK
	TOILET
	DISHWASHER
	SHOWER
	WASHING MACHINE



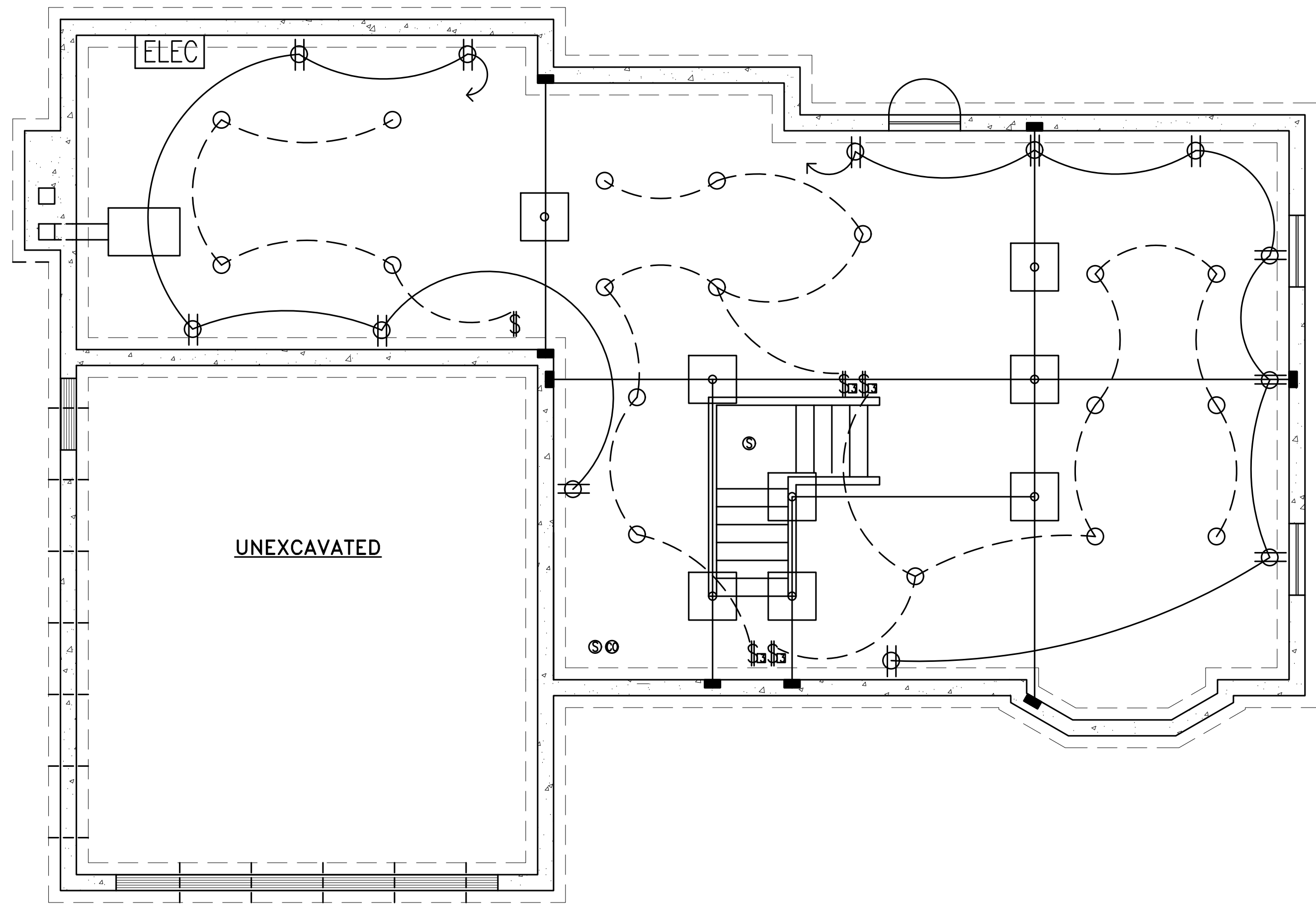
LEGEND	
	HOT WATER
	COLD WATER
	SINK
	TOILET
	DISHWASHER
	SHOWER
	WASHING MACHINE
	WATER HEATER

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DESIGN
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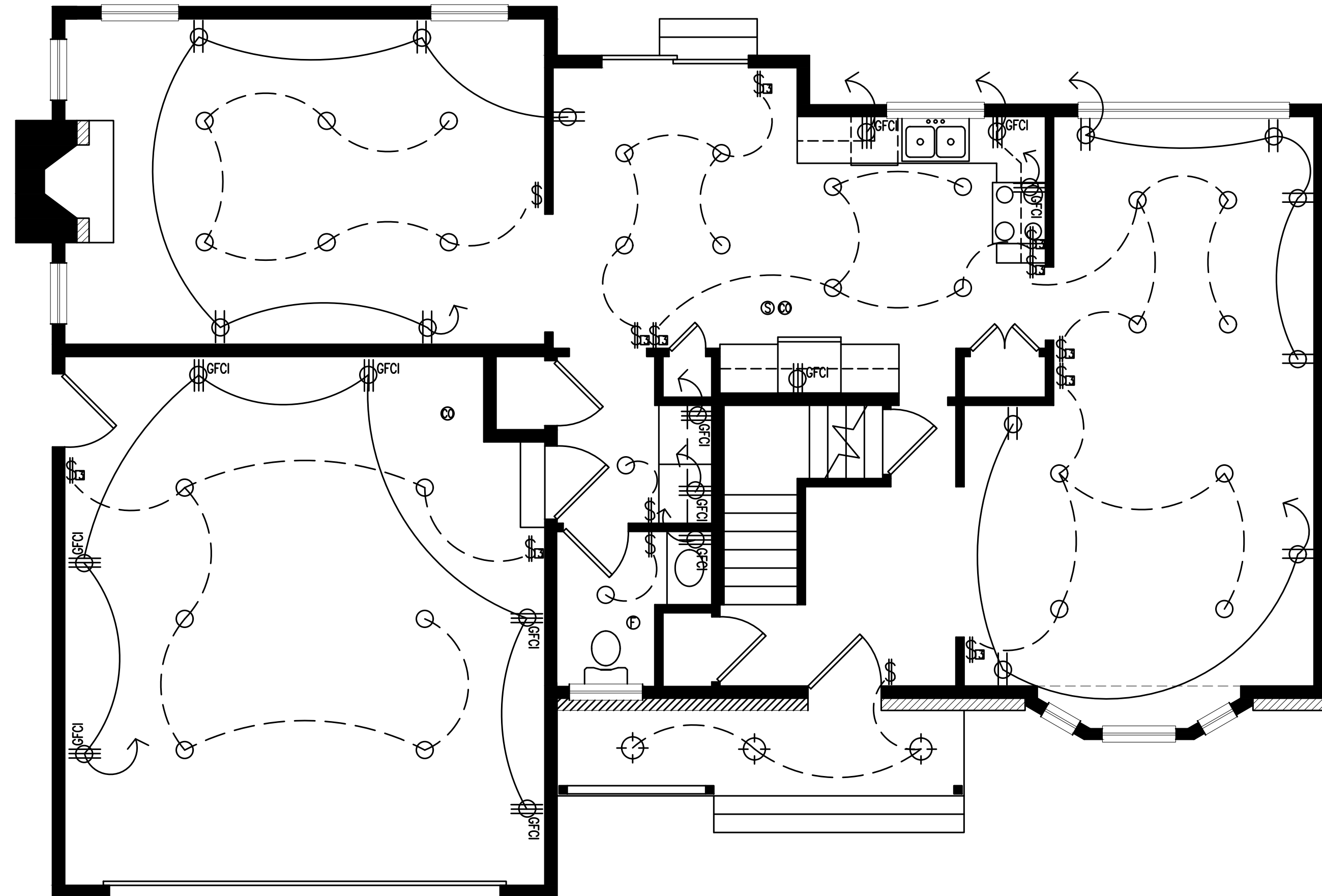
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PLUMBING
NTS

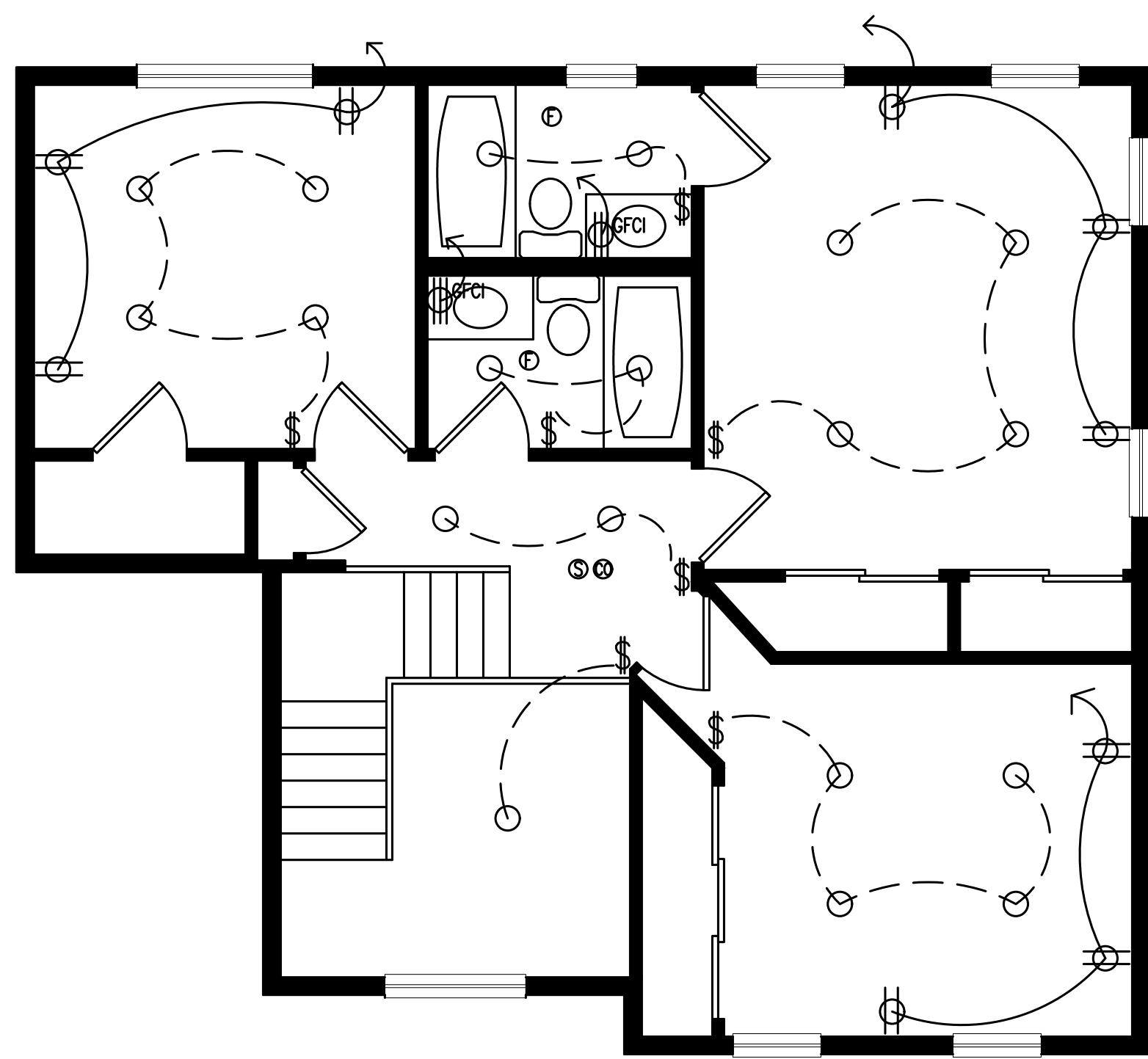
A8



#1
A-1 BASEMENT ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



#2
A-1 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



#3
A-1 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

SYMBOLS KEY:

DUPLEX OUTLET:

GCFI OUTLET:

220/240V 2 POLE OUTLET:

GCFI WP (OUTDOOR) OUTLET:

HOMERUN:

INTERIOR LIGHT FIXTURE:

EXTERIOR LIGHT FIXTURE:

SMOKE DETECTOR:

CARBON MONOXIDE DETECTOR:

FAN:

LIGHT WIRING:

OUTLET WIRING:

ELECTRICAL PANEL:

LIGHT SWITCH:

LIGHT SWITCH 3 WAY:

LIGHT SWITCH 4 WAY:

B
DESIGN
G R

PROJECT 1 FINAL

STEVEN BERG

03.28.2025

PROFESSOR CLEMENS

ELECTRICAL
1/4" = 1' - 0"

A9