

RENOVATION & ALTERATION PERMIT PLANS FOR:
20 SUMMIT TERRACE DOBBS FERRY, NY 10522

CODE STANDARD

1. INTERNATIONAL RESIDENTIAL CODE 2015
2. AS AMENDED BY NEW YORK STATE 2017 UNIFORM CODE SUPPLEMENT

BUILDING CODE AND REFERENCE STANDARDS:

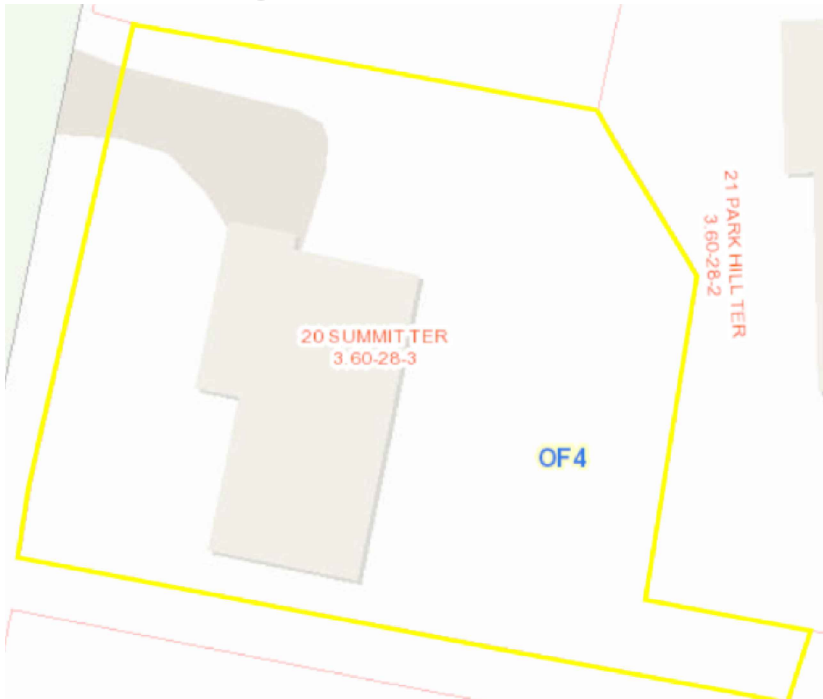
THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE, AS ADOPTED AND MODIFIED BY THE LOCAL JURISDICTION SHALL GOVERN THE DESIGN AND CONSTRUCTION OF THIS PROJECT. REFERENCE TO A SPECIFIC SECTION IN THE CODE DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE ENTIRE MATERIALS REFERENCE STANDARDS. THE LATEST EDITION OF THE MATERIALS REFERENCE STANDARDS SHALL BE USED.

WORK OVERVIEW

1. SINGLE FAMILY RESIDENCE -ARCHITECTURAL AND STRUCTURAL ALTERATION PERMIT PLANS



GIS VIEW
SCALE: NTS



A1 AERIAL VIEW
SCALE: NTS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXIST INTERIOR WALL		EXHAUST FAN
	EXST EXTERIOR WALL		EXHUAST FAN AND LIGHT
	NEW EXTERIOR WALL		LIGHT FIXTURE
	NEW INTERIOR WALL		WALL MOUNTED LIGHT FIXTURE
	CONCRETE WALL		REFRIGERATOR OUTLET
	BLOCK WALL		GFCI OUTLET
	BRICK EXST WALL		OUTLET
	2 LAYERED INT WALL		DISHWASHER OUTLET
	BASEMENT INSULATED WALL		LAUNDRY HOOKUP
	BASEBOARD HEATER		SMOKE DETECTOR
	DOOR TAG		ELECTRICAL PANEL
	WINDOW TAG		SHUT OFF VALVE
	CEILING FAN		WATER METER/ SHUTOFF
	STRUCTURAL ELEMENT		GAS METER
	WATER FILTER		MECHANICAL
	OIL TANK		WATER HEATER

NOTE: NOT ALL SYMBOLS LISTED MAY BE USED UNDER THIS DRAWING PACKAGE.

GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE BUILDING SITE BEFORE COMMENCEMENT OF WORK
- ALL DIMENSIONS ARE TO ROUGH FRAMING
- CONTRACTOR SHALL RECEIVE, STORE AND PROTECT ALL MATERIALS DELIVERED TO THIS SITE FROM WEATHER AND DAMAGE.
- CONTRACTOR SHALL INSTALL ALL MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE CLEAN UP ON A DAILY BASIS.
- THE CONTRACTOR SHALL MAINTAIN A SET OF APPROVED PLANS AT THE CONSTRUCTION SITE IN A SAFE PLACE FOR REVIEW BY THE MUNICIPALITY BUILDING INSPECTOR DURING CONSTRUCTION.
- ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL NOT SCALE DRAWINGS.
- USE GIVEN DIMENSIONS. CHECK DETAILS FOR APPROPRIATE LOCATION OF ALL ITEMS NOT DIMENSIONED.
- ALL CONSTRUCTIONS IS SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTION WITH BUILDING OFFICIAL AND DOCUMENT FOR REVIEW AN INSPECTION REPORT.

ENERGY CONSERVATION CODE OF NEW YORK

- INTERNATIONAL RESIDENTIAL CODE 2015-CHAPTER 11 ENERGY EFFICIENCY.
 - NEW YORK STATE CLIMATE ZONES BY COUNTY (TABLE N.1 101.4)
 - CLIMATE ZONE 4 INSULATION AND FENESTRATION BY COMPONENT (TABLE N 1102.1(1))

ENERGY STATEMENT:

I, JOHN M. SCAVELLI, CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS DRAWING PACKAGE IS PREPARED IN CONFORMANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AS AMENDED BY NEW YORK STATE 2016 ENERGY CODE SUPPLEMENT. CODE REQUIREMENTS FOR THE CLIMATE ZONE AND BUILDING TYPE LISTED BELOW.

CLIMATE ZONE: ZONE (4) WESTCHESTER

BUILDING TYPE: 1- FAMILY RESIDENTIAL

ENERGY CONSERVATION CODE:

DESIGN DATA: TABLE 301.1

CLIMATE ZONE: 4

CODE DESIGN APPROACH: CHAPTER 4 (TABLE 402.1.1)

FENESTRATION U FACTOR: REQ.= 0.35

GLAZED FENESTRATION SHGC: REQ.= 0.40

WINDOWS,SKYLIGHTS, SLIDING GLASS DOORS AIR INFILTRATION: <0.3CFM PER SF

SWINGING DOORS AIR INFILTRATION: < 0.5 CFM PER SF

PROPOSED ANDERSEN LOW-E TYPE GLASS

ELECTRICAL NOTES:

- THE GC SHALL BE RESPONSIBLE FOR THE PERFORMANCE AND CODE COMPLIANCE OF THE ELECTRICAL SYSTEM.
- ALL WORK TO BE PERFORMED UNDER SUPERVISION OF A LICENSED ELECTRICAL CONTRACTOR.
- CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED TO COMPLETE WORK AND SCHEDULE NECESSARY INSPECTIONS WITH LOCAL AUTHORITIES
- ELECTRICAL OUTLET PLACEMENT IS FOR LOCATION ONLY, COORDINATE INSTALLATION WITH ALL TRADE WORK.
- INSTALL ALL OUTLETS AT 15" AFF EXCEPT OTHERWISE NOTED, OR TO MATCH HEIGHTS OF EXISTING OUTLETS WITHIN THE SAME SPACE.
- ALL FLOOR OUTLETS SHALL BE INSTALLED AS CLOSE TO THE DIMENSIONED LOCATIONS AS POSSIBLE, WITHIN A TOLERANCE OF 2" BUT NOT TO EXCEED PLACEMENT DISALLOWED BY LOCAL CODE.
- ELECTRICAL PANELS SHALL BE FULLY LABELED WITH CIRCUIT NUMBERS AND IDENTIFICATIONS FOR ALL SPACES SERVED BY EACH CIRCUIT.
- ALL NEW SWITCHES SHALL BE GANGED TOGETHER WHENEVER MORE THAN ONE SWITCH OCCURS IN THE SAME LOCATION.
 - ALL SWITCHES TO BE MOUNTED AT 48" AFF UNLESS OTHERWISE NOTED.
- ALL WIRING SHALL BE PROVIDED AND INSTALLED PER 2014 NFPA 70 NATIONAL ELECTRICAL CODE REQUIREMENTS.
- ELECTRICAL COMPONENTS, EQUIPMENT, AND SYSTEMS SHALL BE CONSTRUCTED, INSTALLED, AND MAINTAINED IN CONFORMANCE W/ THE 2014 NFPA 70 NATIONAL ELECTRICAL CODE.
- CONTRACTOR SHALL FIXTURE SELECTIONS, SWITCHES AND OUTLETS AND GAIN OWNER APPROVAL PRIOR TO INSTALLATION.
- ALL EQUIPMENT TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

PLUMBING

- PLUMBING COMPONENTS, EQUIPMENTS AND SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE.
- THE GC SHALL BE RESPONSIBLE FOR THE PERFORMANCE AND CODE COMPLIANCE OF THE PLUMBING SYSTEM.
- ALL WORK TO BE PERFORMED UNDER SUPERVISION OF A LICENSED TRADE PROFESSIONAL. CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED TO COMPLETE WORK AND SCHEDULE NECESSARY INSPECTIONS WITH LOCAL AUTHORITIES

DESIGN LOADS:

LIVE LOAD = 40 PSF

DEAD LOAD = 20 PSF

ROOF LIVE = 20 PSF

ROOF (SNOW) = 30 PSF

ALLOWABLE DEFLECTION = L/360

R-VALUE CHART

DESCRIPTION	PROPOSED
CEILING	49
WALL	21
FLOOR	19
BASEMENT WALL	13

ANY EXPOSED EXTERIOR WALLS, FLOORS ADJACENT TO UNCONDITIONED SPACES, AND CEILINGS ADJACENT TO UNCONDITIONED SPACES SHALL BE UPDATED WITH NEW INSULATION.

CONSTRUCTION NOTES:

- INFORMATION SHOWN ON THESE DRAWINGS IS FOR DESIGN INTENT ONLY. VERIFY EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD. COORDINATE DISCREPANCIES WITH DESIGN PROFESSIONAL.
- PROVIDE PROOF OF WORKMAN'S COMPENSATION INSURANCE AND DISABILITY INSURANCE COVERAGE AS REQUIRED BY THE LOCAL LAW.
- ALL WORK SHALL BE CONSTRUCTED AND INSTALLED IN A PLUMB, LEVEL, SQUARE, TRUE AND PROPER ALIGNMENT.
- ALL MATERIALS AND ASSEMBLIES TO HAVE A FIRE RESISTANCE RATING SHALL COMPLY WITH NFPA "FIRE RESISTANCE RATINGS" AND HAVE BEEN TESTED IN ACCORDANCE WITH ASTM "STANDARDS METHODS OF FIRE TESTS"
- WHERE PIPES OR CABLES PENETRATE WALL OR FLOOR OPENINGS PROVIDE FIRE STOP MATERIAL AS REQUIRED TO ENSURE CONTINUITY OF RATING PER LOCAL LAW.
- FOOTINGS SHALL BEAR ON UNDISTURBED SOIL HAVING A SAFE BEARING CAPACITY OF 2000 PSF.
- ALL CONCRETE WORK SHALL CONFORM TO THE ACI BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
- ALL REINFORCEMENT BAR SHALL BE MADE OF STEEL CONFORMING TO ASTM A615, GRADE 60.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A82 AND A185.
- INSTALL ALL WINDOWS, DOORS AND ALL OTHER EQUIPMENT AS PER MANUFACTURERS SPECIFICATIONS.
- PAINTING OR INTERIOR FINISH SHALL BE DONE UNDER CONDITIONS ACCEPTABLE TO THE MANUFACTURERS SPECIFICATIONS.
- ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL PROTECT ALL ITEMS TO BE RELOCATED. ANY ITEMS REQUIRED TO BE RELOCATED WHICH ARE DAMAGE BY THE CONTRACTOR'S OPERATION SHALL BE REPLACED AT THEIR EXPENSE.
- ALL EXISTING FLOORS REVEALED FROM DEMOLITION OF EXISTING PARTITIONS SHALL BE PATCHED TO PROVIDE ADEQUATE SURFACE FOR NEW FLOORING.
- ALL PARTITIONS PARTIALLY DEMOLISHED SHALL BE PATCHED AND REFURBISHED TO MATCH EXISTING.
- ALL PLUMBING, ELECTRICAL OR OTHER EXISTING UTILITIES SERVICE ITEMS TO BE RELOCATED SHALL HAVE CAPS, FACE PLATES, ETC. TO MATCH EXISTING.
- "AREA OF NO WORK" DELINEATES ARCHITECTURAL WORK. IT DOES NOT EXCLUDE WORK THAT MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING OR OTHER TRADES.
- PARTITIONS SHOWN ALIGNED WITH BASE BUILDING STRUCTURE SHALL BE FLUSH AND SMOOTH WITH BASE BUILDING UNLESS OTHERWISE NOTED.
- ALL DOORS SHALL AVE AN UNDERCUT TO CLEAR FINISH FLOOR BY $\frac{1}{2}$ ". UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION AND JOB RELATED SAFETY STANDARDS. CONTRACTOR SHALL BE AWARE AND RESPONSIBLE FOR STABILITY OF STRUCTURE AT ALL TIMES DURING CONSTRUCTION.
- TEMPORARY SHORING SHALL BE PROVIDE PRIOR TO THE DEMOLITION OF LOAD BEARING WALLS.
- EXISTING STRUCTURAL ELEMENTS SHALL REMAIN IN PLACE UNTIL ALL TEMPORARY SHORING HAS BEEN PROPERLY INSTALLED.

SMOKE DETECTION AND NOTIFICATION NOTES:

- EXISTING DWELLINGS UNDERGOING REPAIR, ALTERATION CHANGE OF OCCUPANCY, ADDITION OR RELOCATION SHALL BE PROVIDED WITH SMOKE ALARMS IN COMPLIANCE WITH LOCAL BUILDING CODE.
- ALL COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH 2015 INTERNATIONAL RESIDENTIAL CODE AS AMENDED BY NEW YORK STATE 2017 UNIFORM CODE SUPPLEMENT AND NFPA 72
- ALL EXISTING SMOKE, CO & HEAT DETECTORS SHALL REMAIN IN EXISTING LOCATIONS. DETECTORS SHALL BE TESTED TO ENSURE IN WORKING CONDITIONS AND INSTALLED AT ALL LOCATIONS AS LISTED BELOW.

REQUIRED LOCATIONS:

- IN EACH SLEEPING ROOM
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
- ON EACH STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT CRAWL SPACES AND UNINHABITABLE ATTICS.
- ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

FRAMING NOTES:

- ALL STRUCTURAL PRODUCTS SHALL BE IDENTIFIED BY GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY CERTIFYING AGENCY.
- FOR ALL OPENINGS NOT OTHERWISE NOTED, SCHEDULED OR DETAIL ON THE PLANS, HEADER SIZING SHALL FOLLOW THE SIZES LISTED ON HEADER TABLE.
- WOOD FRAMING SHALL MAINTAIN 8" CLEARANCE ABOVE GRADE.
- UNLESS OTHERWISE NOTED 2x4 COLLAR TIES SHALL BE INSTALLED AT THE TOP THIRD POINT OF EVERY OTHER ROOF RAFTER. CUT ENDS TO FIT SLOPE AND NAIL TO ADJACENT RAFTERS.
- NOTCH RAFTERS TO FIT EXTERIOR WALL PLATES AND TOE NAIL OR USE METAL FRAMING ANCHORS.
- ANY OPENINGS IN ROOF FRAMING SHALL HAVE 2-PLY RAFTERS TO FORM HEADERS AND TRIMMERS AROUND ROOF OPENING AND SUPPORT WITH METAL HANGERS WHERE REQUIRED.
- WHERE RAFTERS ABUT AT RIDGE, PLACE DIRECTLY OPPOSITE EACH OTHER AND NAIL TO RIDGE MEMBER.
- HIP AND VALLEY RAFTERS SHALL BE 2-PLY AND MINIMUM 2" DEEPER THAN ADJACENT RAFTERS UNLESS SIZE NOTED OTHERWISE. BEVEL ENDS OF JACK RAFTERS FOR FULL BEARING AGAINST VALLEY RAFTER.

LIGHT VENTILATION AND HEATING NOTES:

LIGHT, VENTILATION AND HEATING SHALL BE PROVIDED IN ACCORDANCE WITH RESIDENTIAL CODE R303.

- DWELLING UNIT SHALL BE PROVIDED WITH SUFFICIENT HEATING FACILITIES CAPABLE OF MAINTAINING 68°F (20°C) AT A POINT OF 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS.
- WHERE GLAZING INSTALLATION IS NOT FEASIBLE, PERMANENT ARTIFICIAL LIGHT SHALL BE PROVIDED CAPABLE OF PROVIDING 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE FLOOR LEVEL.
- WHERE NATURAL VENTILATION IS NOT FEASIBLE THROUGH WINDOW OPENINGS A MECHANICAL VENTILATION SYSTEM CAPABLE OF 0.35 AIR CHANGES PER HOUR SHALL BE INSTALLED.

DEMOLITION NOTES:

- DEMOLITION SHALL BE PERFORMED IN A SAFE AND ORDERLY MANOR AND IS RESPONSIBILITY OF CONTRACTOR TO ENSURE SAFE WORKING CONDITIONS.
- PRIOR TO ANY DEMOLITION THE JOBSITE SHALL BE VISITED BE DEMOLITION CONTRACTOR TO EXAMINE THE EXTENTS OF DEMOLITION. ANY AREAS OF DEMOLITION NOT DESCRIBED UNDER THIS DRAWING PACKAGE SHALL BE VERIFIED BY OWNER AND DESIGN PROFESSIONAL PRIOR TO ANY ADDITIONAL DEMOLITION.
- ALL BUILDING MATERIAL AND DEBRIS SHALL BE REMOVED FROM SITE IN AN ORDERLY AND TIMELY FASHION.
- EXCESSIVE QUANTITIES OF DEBRIS SHALL NOT BE PILED TOGETHER INSIDE THE STRUCTURE OR ON THE SURROUNDING PREMISES.
- ALL DEMOLITION WORK SHALL CONFORM TO THE CURRENT LOCAL CODES.
- PRIOR TO ANY DEMOLITION OF BUILDING SERVICES, THE PROPER UTILITIES SHOULD BE DISCONNECTED. COORDINATE WITH LOCAL UTILITY PROVIDERS AS REQUIRED.
- ALL ELECTRICAL WORK SHALL BE COMPLETED UNDER THE SUPERVISION OF A LICENSED ELECTRICAL CONTRACTOR.
- ALL PLUMBING WORK SHALL BE COMPLETED UNDER THE SUPERVISION OF A LICENSED PLUMBING CONTRACTOR
- ALL SURFACES DAMAGED DURING THE DEMOLITION PROCESS SHALL BE REPAIRED AS NECESSARY.

TEMPORARY SHORING PROCEDURE NOTES:

- TEMPORARY SHORING SHALL BE PROVIDED FOR REMOVAL OF LOAD BEARING WALLS.
- SHORING SHALL CONSISTS OF 2x4 LUMBER AND SHORING SHALL BEAR DIRECTLY ONTO SOLID GROUND.
- EXISTING SUPPORT COLUMNS SHALL NOT BE REMOVED UNTIL ALL TEMPORARY SHORING HAS BEEN PROPERLY INSTALLED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION AND JOB RELATED SAFETY STANDARDS. CONTRACTOR SHALL BE AWARE AND RESPONSIBLE FOR STABILITY OF STRUCTURE AT ALL TIMES DURING CONSTRUCTION.

LUMBER NOTES:

- FRAMING REFERENCE STANDARD: RESIDENTIAL CODE 2015 EDITION.
- ALL NOMINAL STRUCTURALLY GRADED LUMBER SHALL BE DOUGLAS FIR NO. 2, E - 1,600,000 PSI OR AN APPROVED EQUIVALENT.
- LVL MEMBERS SHALL BE 'MICRO-LAM LVL' AS MANUFACTURED BY TRUSS JOIST CORPORATION, Fb = 2,600 PSI, E = 1,900,000 PSI OR AN APPROVED EQUIVALENT, U.N.O.
- PSL MEMBERS SHALL BE 'PARALLAM PSL' AS MANUFACTURED BY TRUSS JOIST CORPORATION, Fb= 2900 PSI, Fv= 2900 PSI OR AN APPROVED EQUIVALENT.
- FLUSH FRAMED WOOD CONNECTIONS SHALL BE MADE WITH PREFABRICATED GALVANIZED STEEL HANGERS OF THE WIDTH AND DEPTH REQUIRED FOR THE SUPPORTED MEMBER. HANGERS SHALL BE SECURED WITH THE QUANTITY AND TYPE OF FASTENERS RECOMMENDED BY THE MANUFACTURER. (APPLIES TO EXISTING & NEW MEMBERS)
- BUILT-UP FRAMING MEMBERS SHALL HAVE ADJACENT PLIES NAILED TOGETHER WITH (ROWS OF NAILS AT 12" O.C. LUMBER SHALL BE NAILED WITH ROWS OF 10D COMMON NAILS WITH (2) NAILS PER ROW FOR 2x6 AND 2x8 AND (3) NAILS PER ROW FOR 2x10 AND 2x12. LVL MEMBERS SHALL BE NAILED WITH ROWS OF 16D COMMON NAILS WITH (2) NAILS PER ROW FOR 7" AND SHALLOWER MEMBERS, (3) NAILS PER ROW FOR 934 TO 11" W DEPTH MEMBERS, AND (4) NAILS PER ROW FOR 14" TO 16" DEPTH MEMBERS. U.N.O.
- PROVIDE TWO STUDS AT EACH END OF ALL FLUSH FRAMED HEADERS AND BEAMS UNLESS MORE ARE INDICATED ON PLAN. PROVIDE A JACK STUD AND A KING STUD AT EACH END OF ALL DROPPED HEADERS AND BEAMS UNLESS MORE ARE INDICATED ON PLAN.
- FLOOR AND ROOF OPENINGS SHALL BE FRAMED WITH DOUBLE MEMBERS, UNLESS OTHERWISE NOTED IN PLAN. FLOOR JOISTS WHICH SUPPORT NON-LOAD BEARING PARTITIONS WHICH SPAN PARALLEL TO THE JOISTS SHALL BE DOUBLED AND BRIDGING SHALL BE PROVIDED AT A MAXIMUM SPACING OF 8'-0" O.C. IN ALL FLOOR FRAMING.,
- ALL WOOD EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
- PLYWOOD SHALL CONFORM TO THE U.S. DEPT. OF COMMERCE DOC PS-1 AND BEAR THE APA GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. PLYWOOD SHEATHING FOR FLOORS, ROOFS, & WALLS SHALL BE OF THICKNESS INDICATED, EXPOSURE 1.
- HEADERS AT EXTERIOR WALLS SHALL BE MINIMUM (2) 2x10, U.N.O.
- ALL WOOD PLACED IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE A TRUSS IDENTIFICATION SIGN SHALL BE FIXED AT THE ELECTRICAL METER STATING THAT THIS STRUCTURE UTILIZES TRUSS TYPE, PRE-ENGINEERED WOOD AND/OR TIMBER CONSTRUCTION. SIGN SHALL BE A PERMANENT, NON-FADING WEATHER RESISTANT STICKER OR DECAL.

FIRE BLOCKING NOTES:

- FIRE BLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH IRC302.11
- FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN, STORIES.
- FIRE BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS.
 - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED FIRE RESISTANT MATERIAL.

INTERIOR FINISH NOTES:

- ANY DAMAGED WALL SURFACES SURFACES ARE TO BE PROVIDED WITH NEW GYPSUM WALL BOARD INSTALLATION. REFER TO WALL DETAILS FOR ADDITIONAL INFORMATION.
- ALL WALL SURFACES ARE TO BE PAINTED WITH MINIMUM ONE COAT OF PRIMER AND TWO FINISH COATS. COLORS AS APPROVED BY OWNER
- ALL NEW INTERIOR AND EXTERIOR WALL OPENINGS TO BE PROVIDED WITH INTERIOR TRIM. PROVIDE BASE, DOOR, WINDOW AND CROWN MOLDINGS AS APPROVED BY OWNERS. ALL TRIM TO BE PREPPED AND PAINTED.
- NEW ENGINEERED WOOD OR VINYL FLOORING, APPROVED FINISH BY OWNER SHALL BE INSTALLED THROUGHOUT.
- ALL FRAMING IN CONTACT WITH CONCRETE OR MASONRY SURFACES SHALL BE PRESSURE TREATED TYPE LUMBER.

KITCHEN OR BATHROOM RENOVATIONS NOTES:

- NEW WALL, BASE CABINETS AND VANITIES TO BE INSTALLED. REFER TO PLANS.
- NEW PLUMBING FIXTURES AND ASSOCIATED PIPING AND TRIM WORKS SHALL BE INSTALLED. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH PLUMBING CODE REQUIREMENTS.
- NEW TILE SHALL BE INSTALLED IN BATHROOM AND KITCHEN AREAS. TILE FINISH AND LOCATIONS TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.



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361 Route 202 - Suite #7
Somers, NY 10589

PROPERTY INFORMATION:
PREPARED BY: JMS ENGINEERING SERVICES, PC
PROJECT LOCATION: 20 SUMMIT TERRACE
PROJECT TOWN: DOBBS FERRY, NY 10522
BUILDING DEPARTMENT : DOBBS FERRY
PROPERTY IDENTIFICATION: 3.60-28-3
OCCUPANCY: SINGLE FAMILY DWELLING
ZONING CODE : OF4

ISSUE	DATE:	BY:	CHECKED:	APPROVED:
0	05/10/2020	JMS	JMS	JMS
1	06/10/2020	JMS	JMS	JMS
2	07/19/2020	JMS	JMS	JMS
3	07/30/2020	JMS	JMS	JMS

SEAL &
SIGNATURE:



JOHN M. SCAVELLI PE LICENSE # 095176
JMS ENGINEERING SERVICES, PC

IT IS A VIOLATION OF STATE LAW FOR ANY PERSON UNLESS DIRECTED BY A REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER TO ALTER THIS ITEM IN ANY WAY.

PROJECT:

20 Summit Terrace
Dobbs Ferry, NY 10522

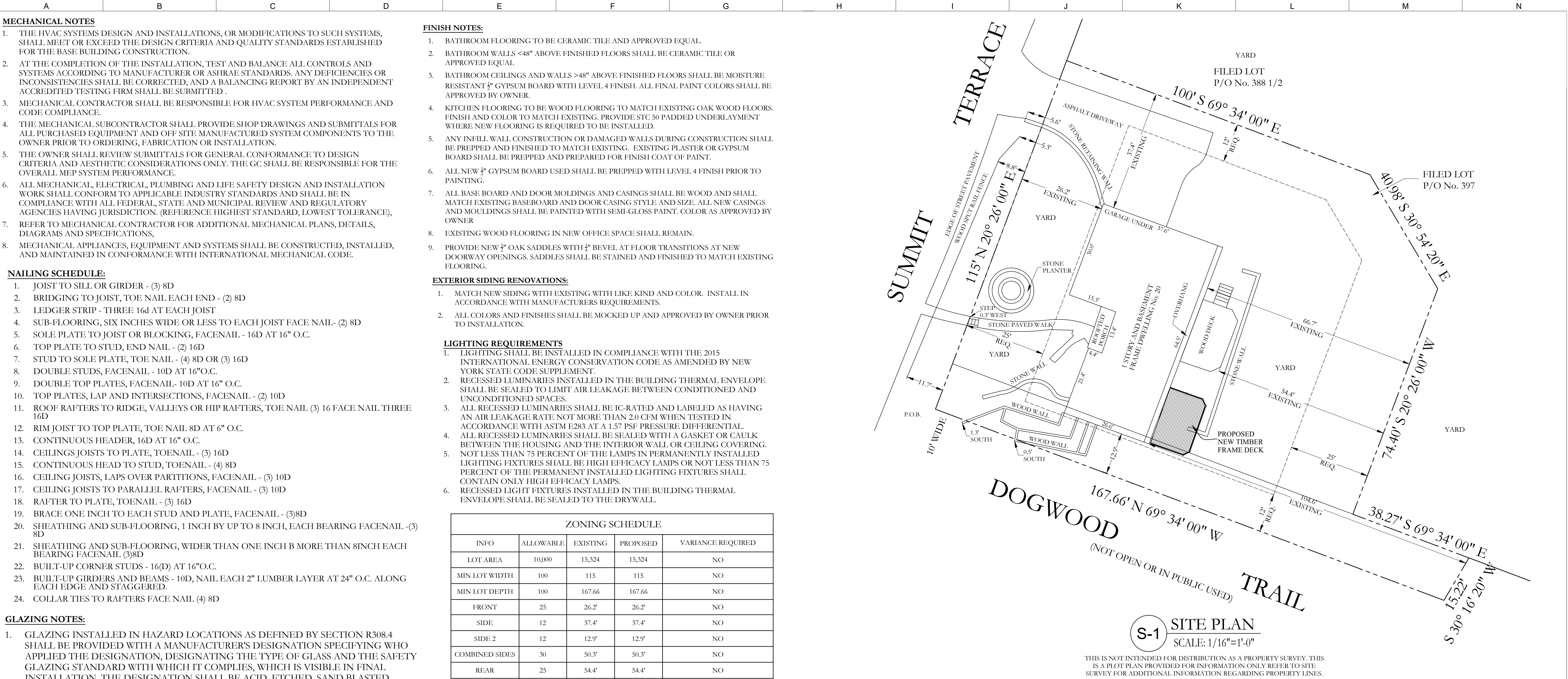
DRAWING TITLE:


GENERAL NOTES
SHEET 1

G-101

SCALE:

JOB #:	DWG #:	ISSUE #:
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OCCUPANCY: SINGLE FAMILY DWELLING
ZONING CODE : OF-4

ISSUE	DATE:	BY:	CHECKED:	APPROVED:
0	03/10/2020	JMS	JMS	JMS
1	06/10/2020	JMS	JMS	JMS
2	07/19/2020	JMS	JMS	JMS
3	07/30/2020	JMS	JMS	JMS

SEAL &
SIGNATURE:



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PROJECT:

**20 Summit Terrace
Dobbs Ferry, NY 10522**

DRAWING TITLE:

**GENERAL NOTES
SHEET 2**

G-102

SCALE:

JOB #:	DWG #:	ISSUE #:
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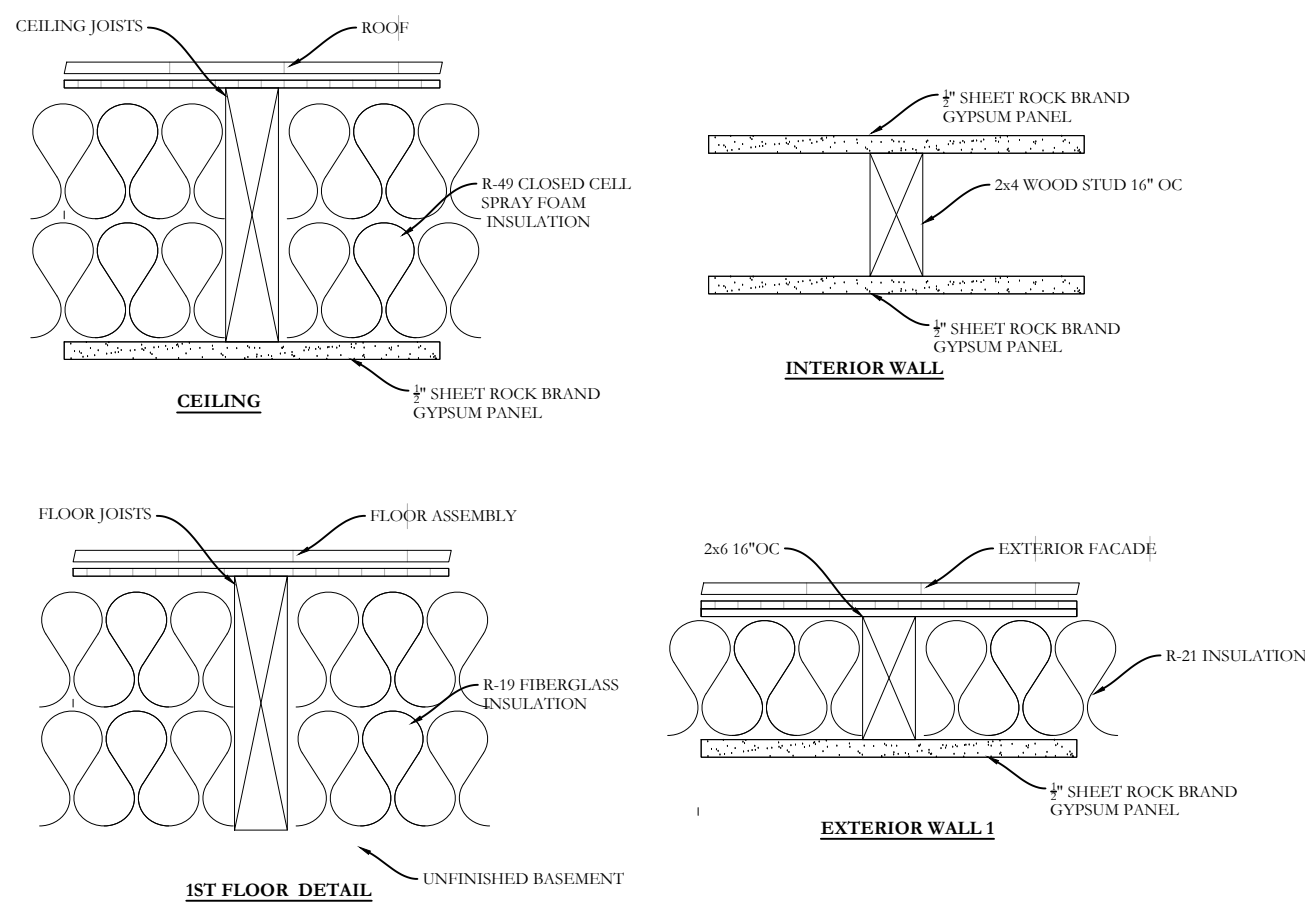
1. WINDOWS TO BE INSTALLED AS PER DETAILS AND SPECIFICATIONS ON WINDOW SCHEDULE AND PLANS.
2. ALL UNITS SHALL HAVE CODE COMPLIANT INSULATION AND AIR INFILTRATION REQUIREMENTS.
3. EXISTING AND/OR NEW WINDOW FRAME OPENINGS SHALL BE VERIFIED IN FIELD BY INSTALLING CONTRACTOR PRIOR TO PURCHASE AND INSTALLATION.
4. WINDOWS INDICATED ON PLAN AS EGRESS TYPE WINDOWS SHALL MEET MINIMUM EMERGENCY EGRESS REQUIREMENTS AS PER SECTION R310 OF THE RESIDENTIAL BUILDING CODE.

LIGHT & VENTILATION CALCULATIONS					
ROOM	AREA (SF)	REQUIRED VENTILATION (SF- 4%)	REQUIRED LIGHT (SF- 8%)	PROPOSED VENTILATION (SF)	PROPOSED LIGHT (SF)
OFFICE	75	3	6	5	10
BEDROOM 1	199	7.96	15.92	10	20

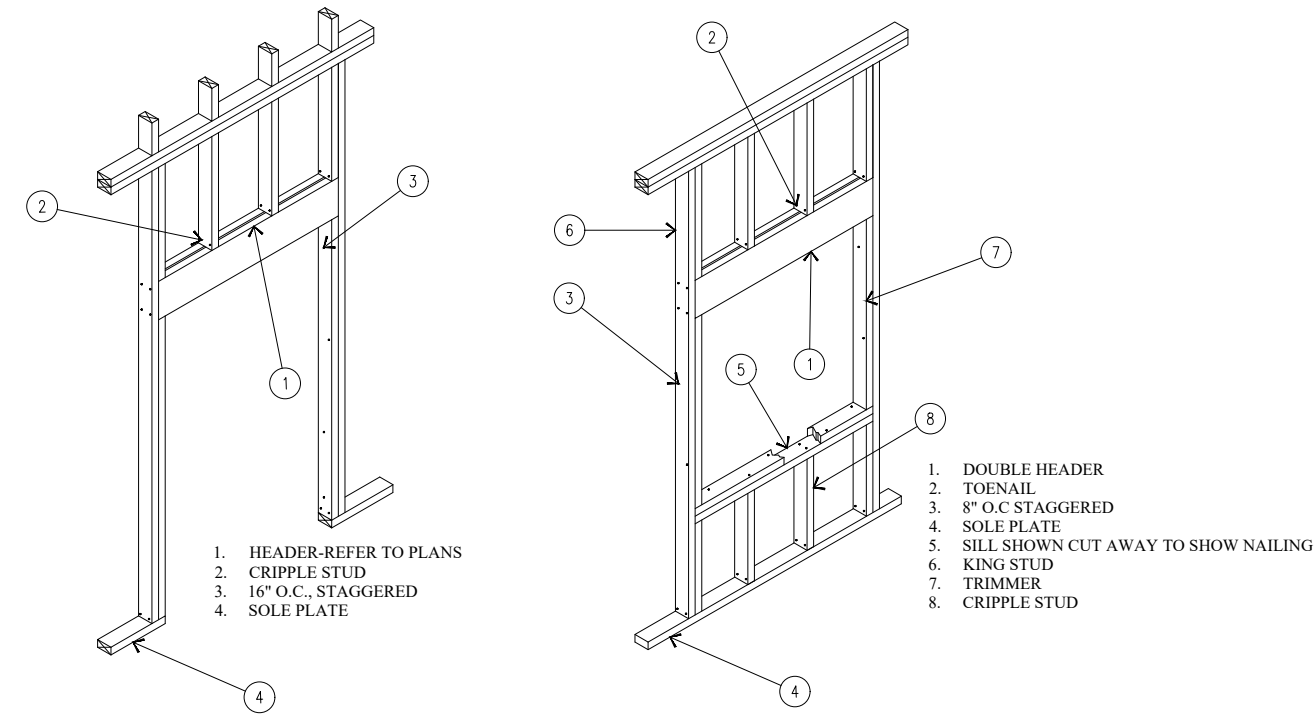
ROOM FINISH SCHEDULE															
	ROOM NAME	FLOOR				WALL				CEIL'G		DR. TRIM		WIND. TRIM	
		MAT'L		FINISH	CARPET	MAT'L		FINISH	M	FIN	MAT	FIN	MAT	FIN	
		WOOD	CER. TILE	PAINTED		CER. TILE	PAINTED	CER. TILE	PAINTED	WOOD	MUTAL	WOOD	MUTAL		
	OFFICE	X	X		X		X	X	X	X		X	X		X
	KITCHEN		X	X			X	X	X	X		X	X		X
	MASTER BEDROOM	X	X		X		X	X	X	X		X	X		X
	BATHROOM 1		X		X		X	X	X	X		X	X		X
	BATHROOM 2		X		X		X	X	X	X		X	X		X
	BATHROOM 3		X		X		X	X	X	X		X	X		X



BATHROOM EXHAUST FAN
VENT TO EXTERIOR
EXHAUST DUCT SHALL BE
DUCTED
TO EXTERIOR WITH RIGID OR "B"
VENT PIPE OR APPROVED EQUAL

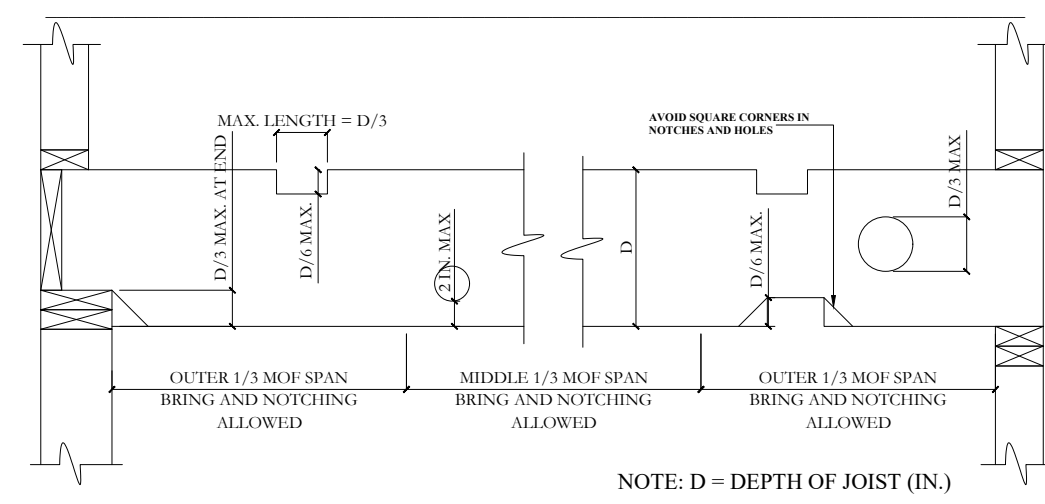


WALL/CEILING DETAILS
SCALE: NTS



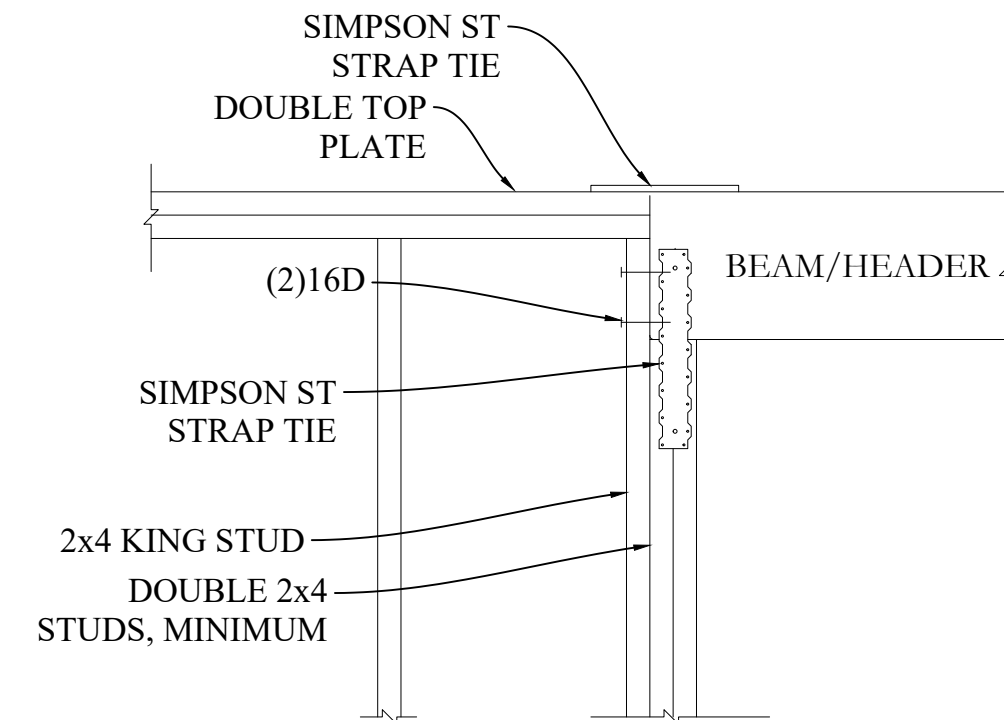
DOOR/WINDOW FRAMING
SCALE: NTS

GUIDE TO NOTCHING AND BORING JOISTS			
JOIST SIZE	MAX. HOLE	MAX. NOTCH DEPTH	MAX. END NOTCH
2x4	NONE	NONE	NONE
2x6	1-1/2	7/8	1-3/8
2x8	2-3/8	1-1/4	1-7/8
2x10	3	1-1/2	2-3/8
2x12	3-3/4	1-7/8	2-7/8

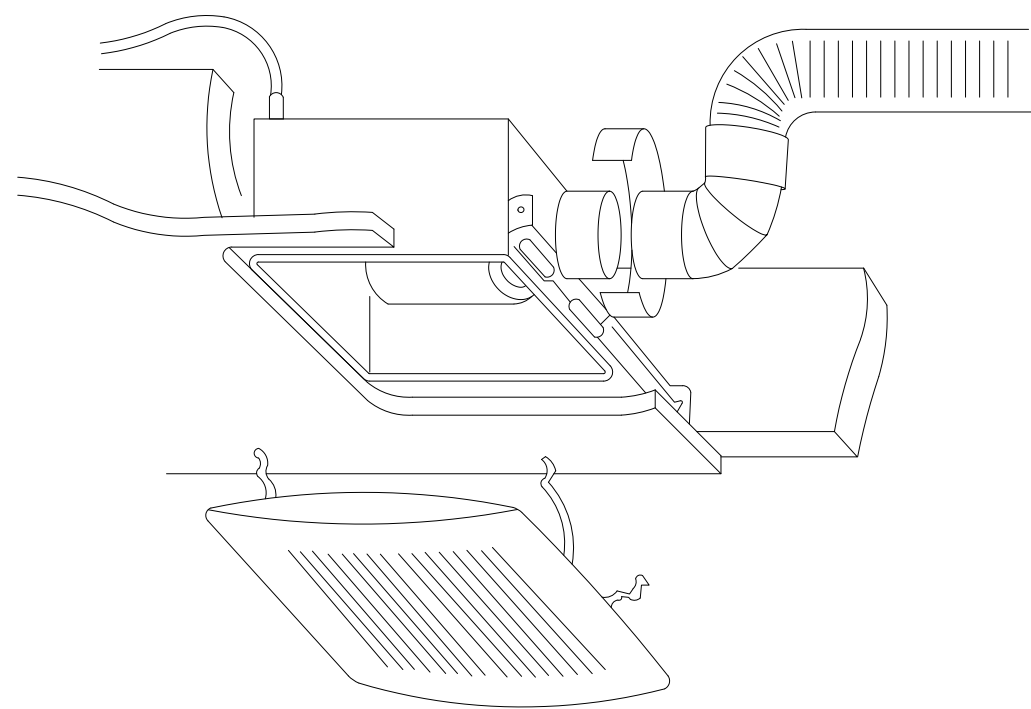


PENETRATIONS

SCALE: NTS



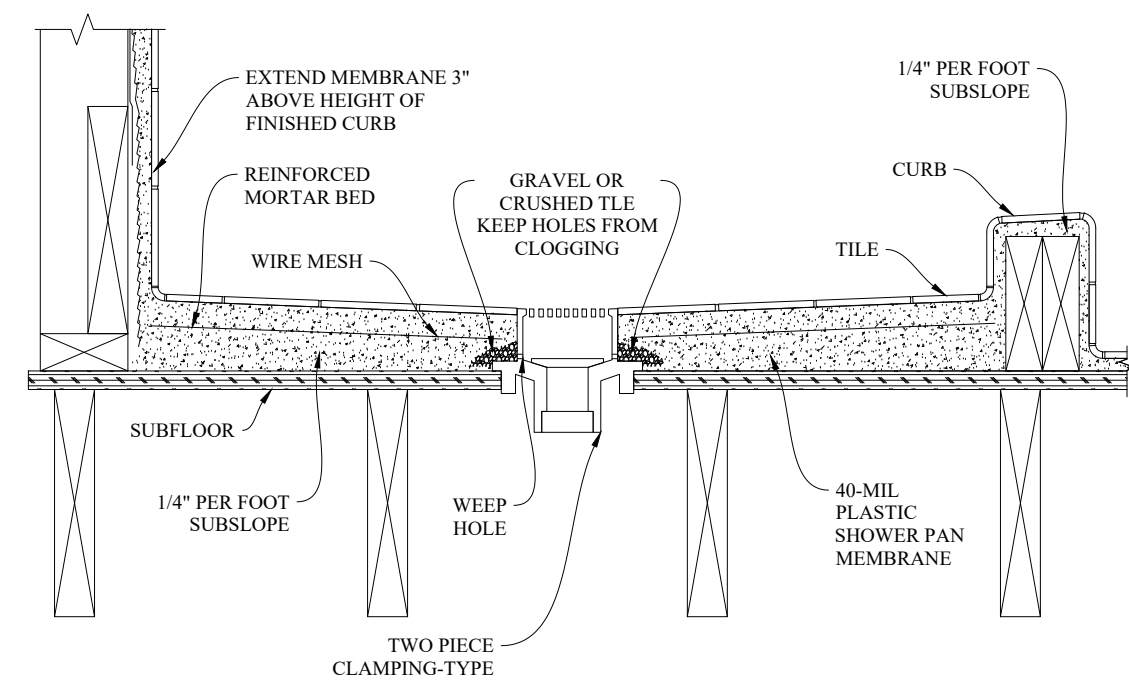
HEADER DETAIL
SCALE: NTS



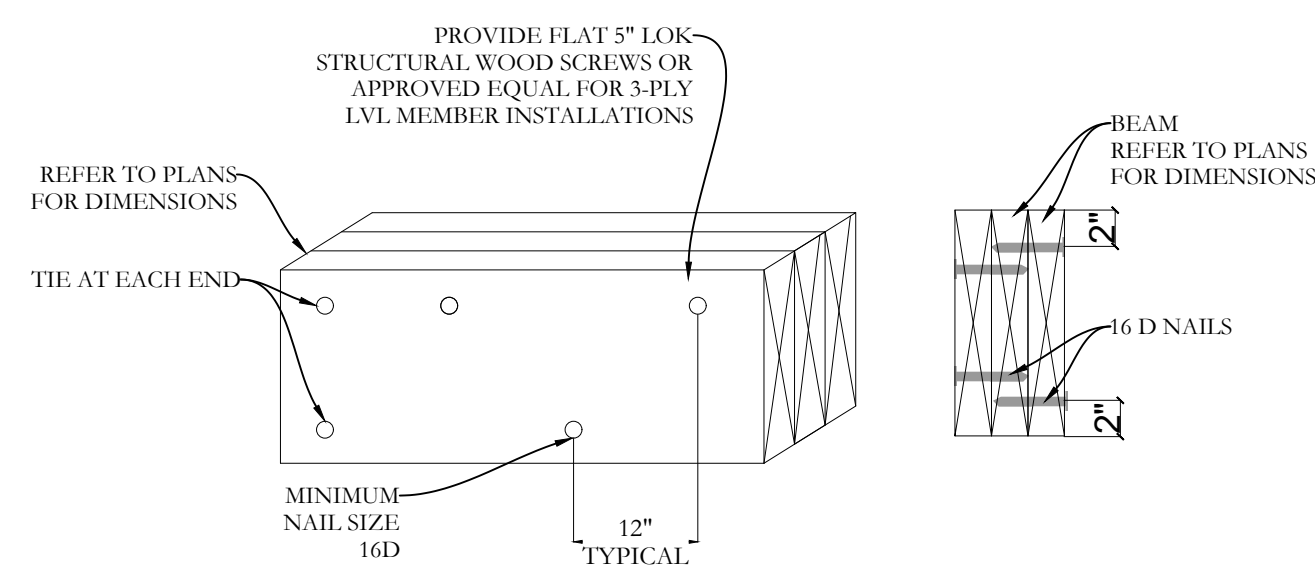
BATHROOM EXHAUST FAN DIAGRAM

 BATHROOM EXHAUST

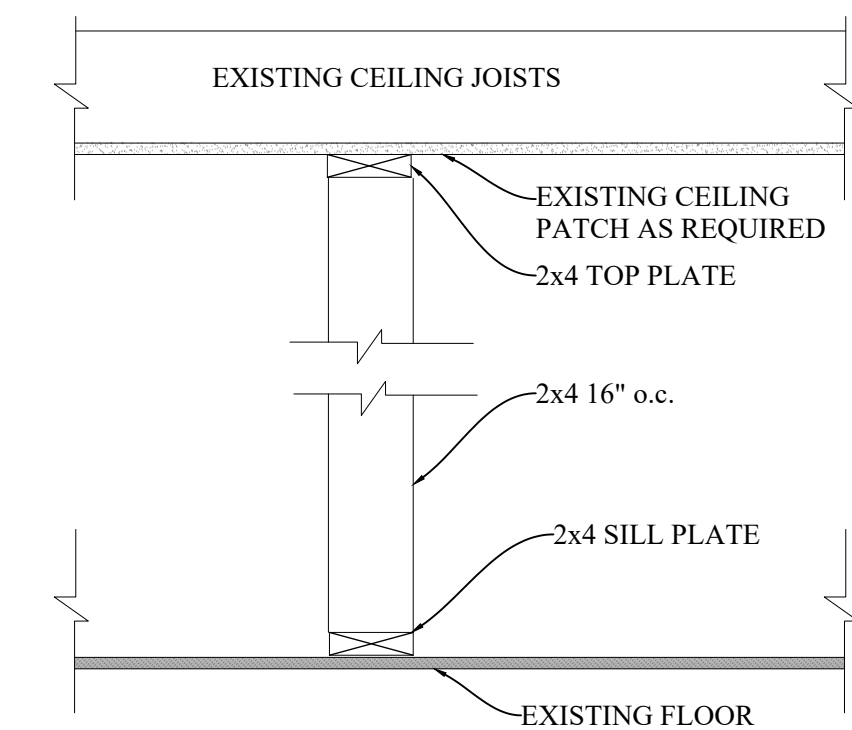
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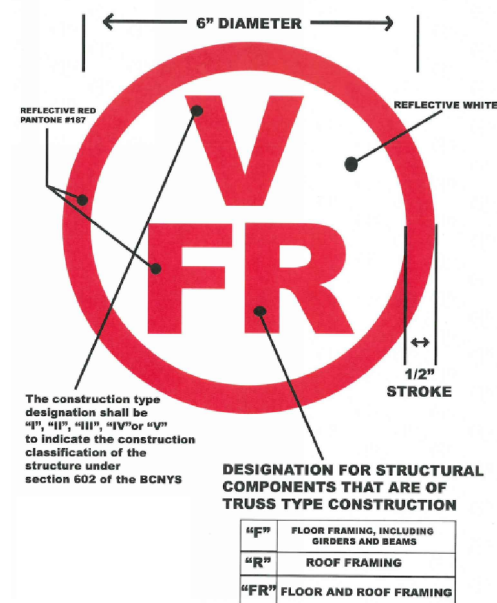
SHOWER DRAIN
SCALE: NTS



BEAM NAILING DETAIL
SCALE: NTS



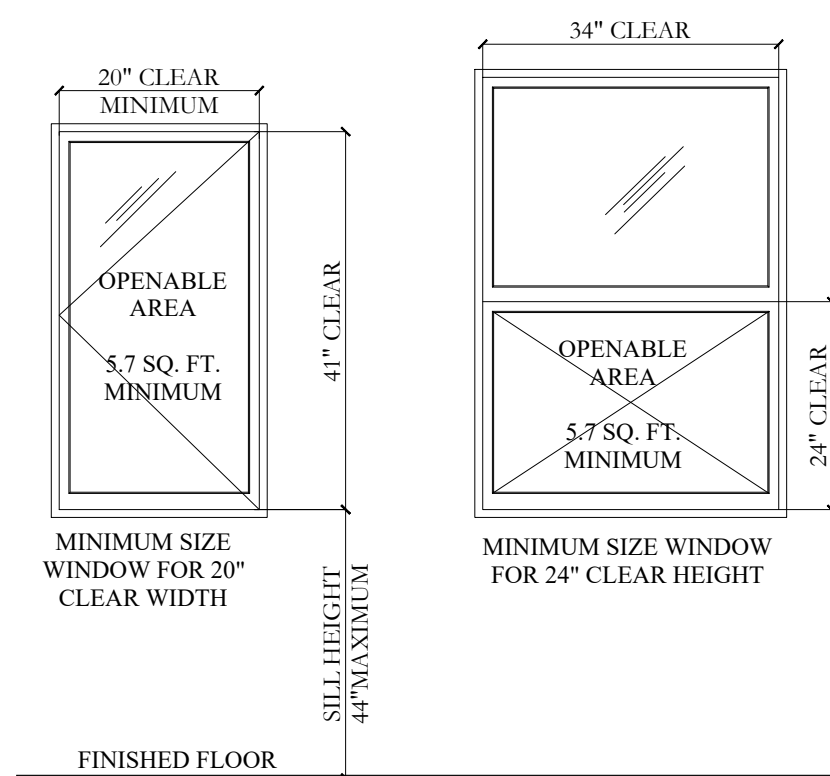
TEMPORARY SHORING
SCALE: NTS



ENGINEERED WOOD CONSTRUCTION NOTES:

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE, A TRUSS IDENTIFICATION SIGN (AS SHOWN) SHALL BE FIXED AT THE ELECTRICAL METER STATING THAT THIS PROPERTY'S STRUCTURE UTILIZES TRUSS, TYPE, PRE-ENGINEERED WOOD AND/OR TIMBER CONSTRUCTION. SIGN SHALL BE PERMANENT, NON-FADING, WEATHER RESISTANT STICKER OR DECAL.

STRUCTURAL SIGN DETAIL
SCALE: NTS



EMERGENCY ESCAPE AND RESCUE OPENINGS NOTES

R3101 EMERGENCY ESCAPE AND RESCUE REQUIRED. BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING WHERE EMERGENCY ESCAPE IS REQUIRED. THE OPENING SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FINISHED FLOOR.

R3101.1 MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.

EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.

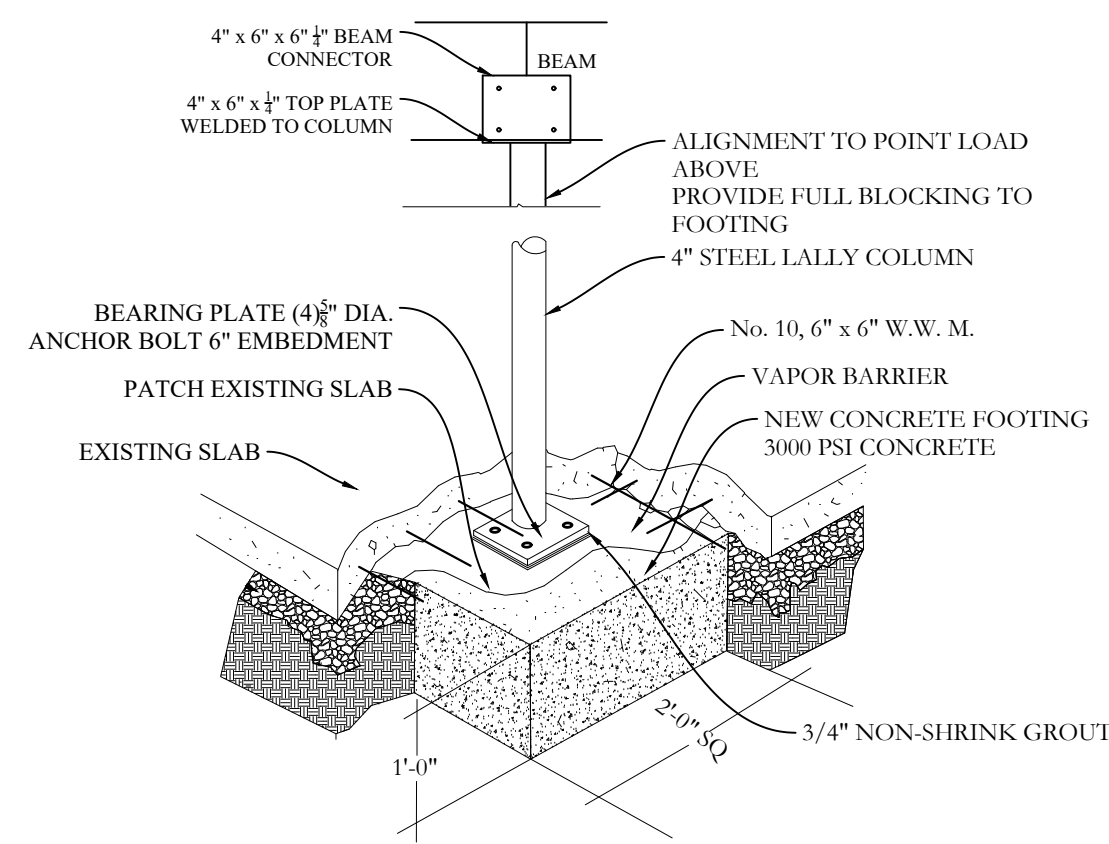
R3101.2 MINIMUM OPENING HEIGHT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 20".

R3101.3 MINIMUM OPENING WIDTH. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20".

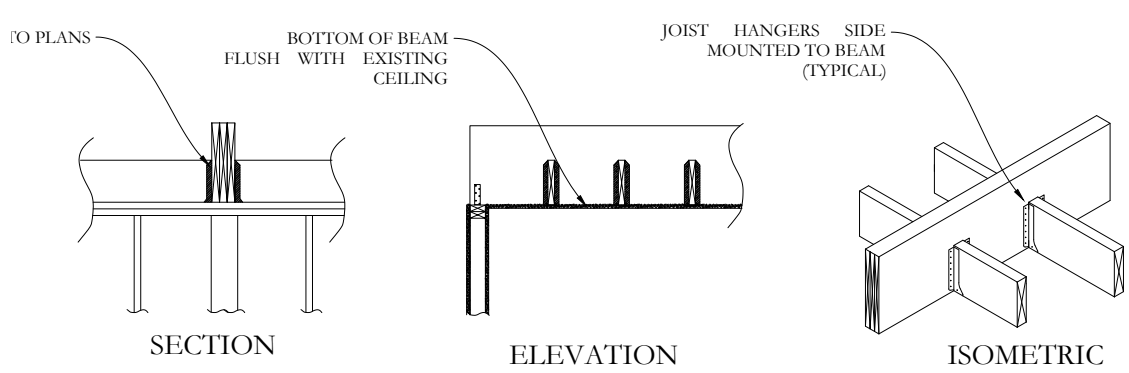
R3101.4 OPERATING CONSTRAINTS. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.

R3101.5 MINIMUM SILL HEIGHT. THE MINIMUM SILL HEIGHT OF A WINDOW SHALL BE 5 SQUARE FEET, WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36". THE AREA OF THE WINDOW WELL SHALL BE THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPEN.

EGRESS WINDOW
SCALE: NTS



FOOTING DETAIL
SCALE: NTS



JOIST HANGER DETAIL
SCALE: NTS



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JMS ENGINEERING SERVICES, PC

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UNLESS DIRECTED BY A REGISTERED ARCHITECT
OR PROFESSIONAL ENGINEER TO ALTER THIS ITEM
IN ANY WAY.

PROJECT:

20 Summit Terrace
Dobbs Ferry, NY 10522

DRAWING TITLE:

DETAILS

SHEET 1

D-101

SCALE:

DB #:	DWG #:	ISSUE #:
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PROPERTY INFORMATION:
PREPARED BY: JMS ENGINEERING SERVICES, PC
PROJECT LOCATION: 20 SUMMIT TERRACE
PROJECT TOWN: DOBBS FERRY, NY 10522
BUILDING DEPARTMENT: DOBBS FERRY
PROPERTY IDENTIFICATION: 3.60-28-3
OCCUPANCY: SINGLE FAMILY DWELLING
ZONING CODE: OF-4

ISSUE	DATE	BY	CHECKED	APPROVED
0	05/10/2020	JMS	JMS	JMS
1	06/10/2020	JMS	JMS	JMS
2	07/19/2020	JMS	JMS	JMS
3	07/30/2020	JMS	JMS	JMS

SEAL &
SIGNATURE:



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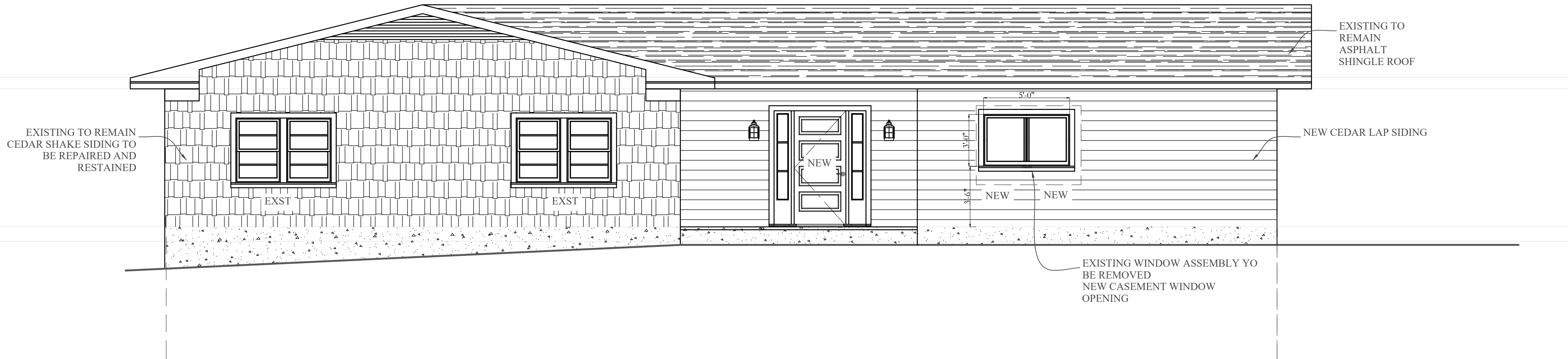
PROJECT:
20 Summit Terrace
Dobbs Ferry, NY 10522

DRAWING TITLE:
ELEVATIONS
SHEET 1

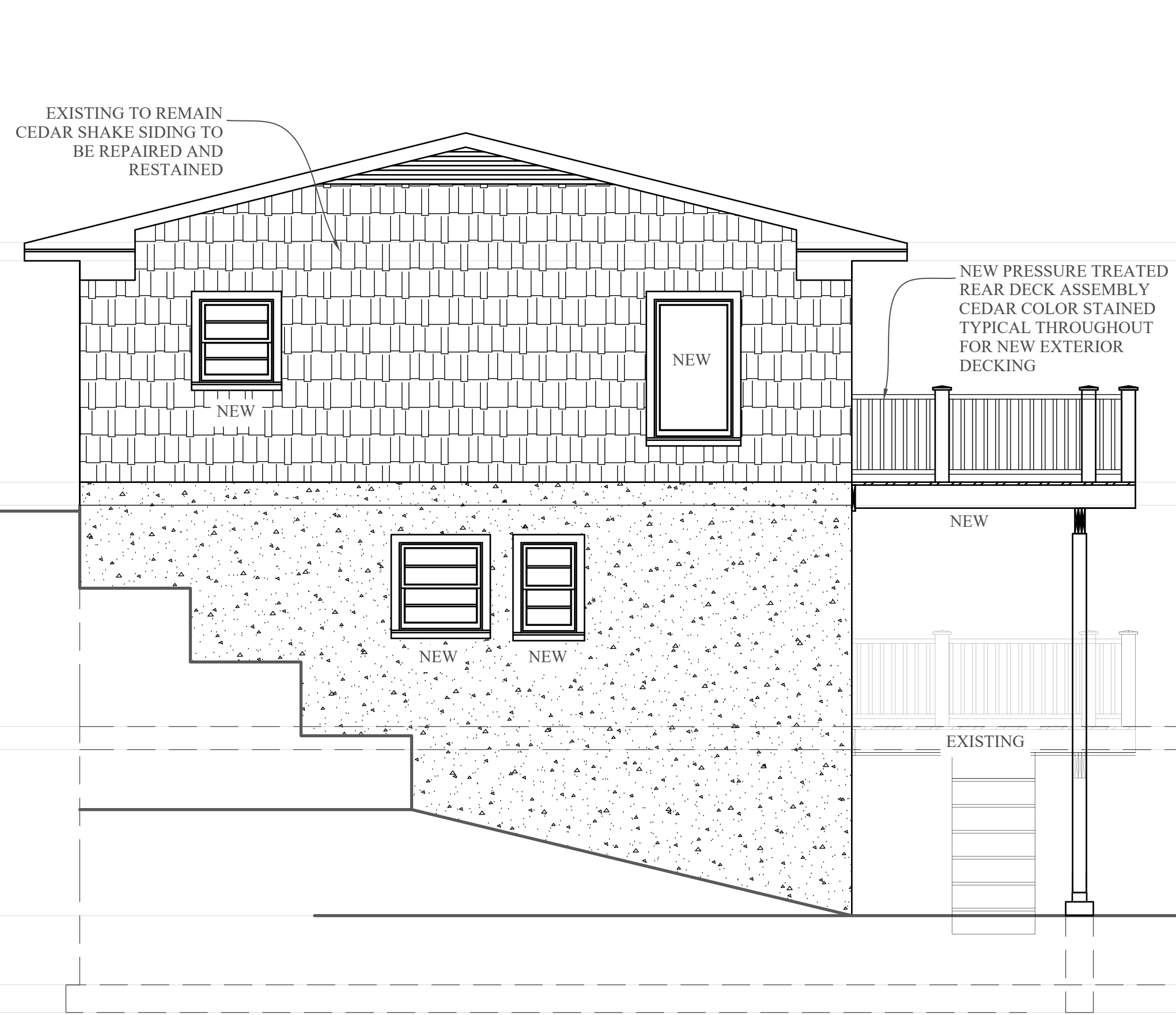
A-201

SCALE:

JOB #: DWG #: ISSUE #:



1 PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 PROPOSED RIGHT ELEVATION
SCALE: 1/4"=1'-0"



3 PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

3