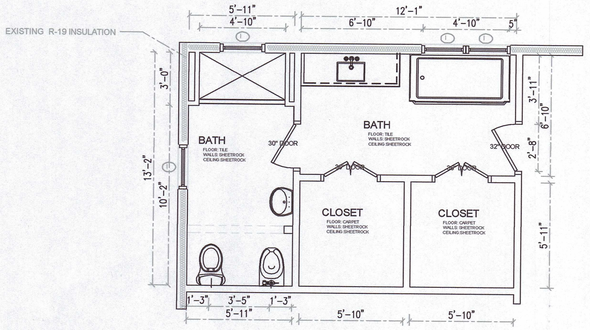


EXISTING / PROPOSED SECOND FLOOR MASTER BATH

1/4" = 1'-0"

CONTRACTOR NOTES:

A. ELECTRICAL CONTRACTOR TO INSTALL HARD WIRED SMOKE AND CARBON MONOXIDE DETECTORS TO STATE CODE THROUGH OUT THE BUILDING

B. ELECTRICAL CONTRACTOR TO FILE FOR AND RECIEVE A ELECTRICAL PERMIT FROM THE MUNICIPALITY, INSPECT AN CORRECT ALL VIOLATIONS IN THE DISCRIBED WORK AREAS, FILE FOR AND RECIEVE INSPECTION FROM AN AUTHORIZED MUNICIPAL INSPECTOR.

C. PLUMBING CONTRACTOR SHALL FILE FOR AND RECEIVE A PERMIT FROM THE MUNICIPALITY INSPECT AND CORRECT ALL VIOLATION IN THE DISCRIBED WORK AREAS, FILE FOR AND RECIEVE INSPECTION FROM AN AUTHORIZED MUNICIPAL INSPECTOR

D. CONTRACTOR TO INSTALL ½" FIRE CODE SHEETROCK UNDER EXISTING STAIR

E. CONTRACTOR TO INSTALL ½" FIRE CODE SHEETROCK OVER EXISTING BOILER AND HOT WATER HEATER AND ON ALL WALLS

F. CONTRACTOR TO CONFIRM 2) 2X10 HEADER MIN.

G. CONTRACTOR TO REPLACE EXISTING FLUE PIPE WITH B VENT WITH PROPER ROOF COLLAR AND CAP

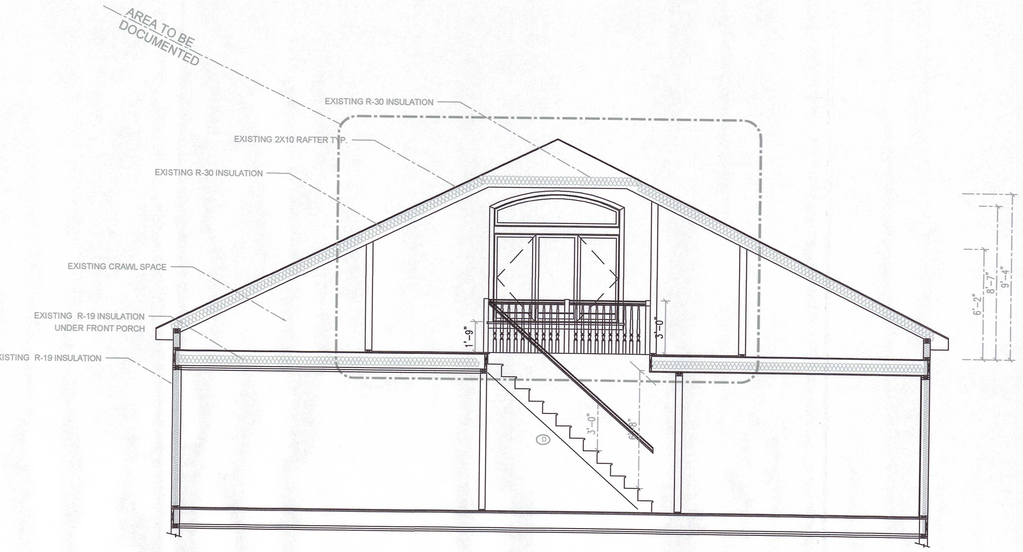
H. CONTRACTOR TO RELOCATE FELX DUCTS TO PROVIDE 2" CLEARANCE FROM NEW AIR FURNACE FLUE

I. CONTRACTOR TO ADD SAFETY FILM TO WINDOW

J. 1

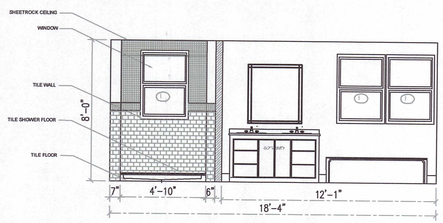
K. CONTRACTOR RUN BATH FAN TO EXTERIOR OF BUILDING

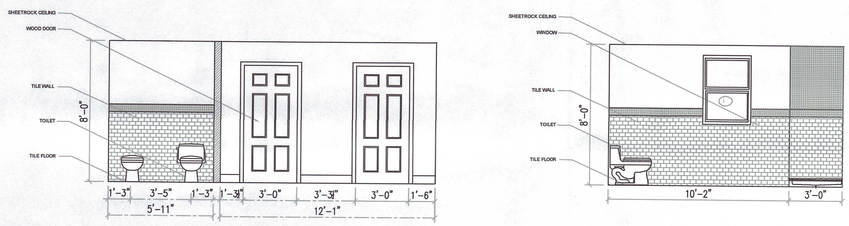
M. CONTRACTOR TO INSTALL FIRE SPRINKLERS FINAL LOCATION BY SPRINKLER ENGINEER



EXISTING / PROPOSED CROSS SECTION

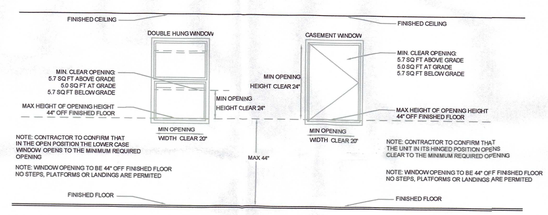
1/4" = 1'-0"





EXISTING / PROPOSED SECOND FLOOR MASTER BATH ELEVATION

1/4" = 1'-0"



EGRESS WINDOW REQUIRMENTS

NOT TO SCALE

NOTES:

CONTRACTOR TO CONFIRM WITH WINDOW MANUFACTURE THAT WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS OF RR310.1.1

NOTES:

WINDOW OPENING TO BE 44" OFF OF THE FINISHED FLOOR NO STEPS, PLATFORMS OR LANDINGS ARE PERMITED TO ACHIVE THE MAXIMUM ALLOWABLE HEIGHT OF OPENING OFF FINISHED FLOOR

NOTES:

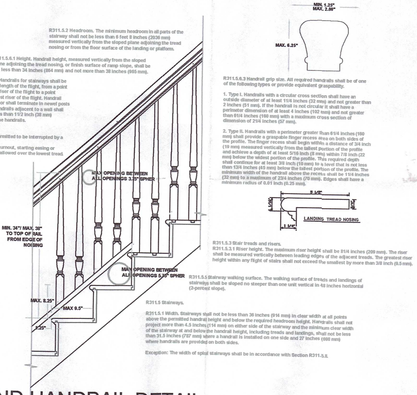
EGRESS WINDOW SPECS:

§RR310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).
-Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).

§RR310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

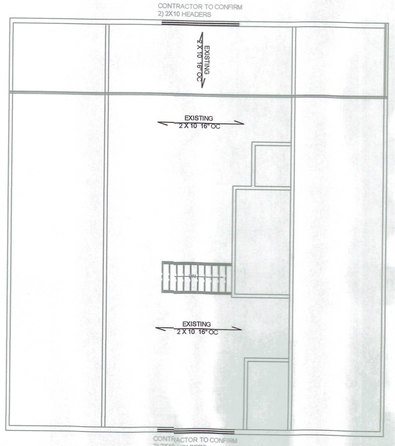
§RR310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).

§RR310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.



STAIR AND HANDRAIL DETAIL

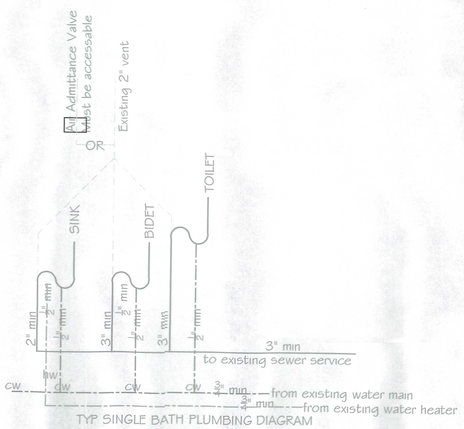
NOT TO SCALE



FRAMING PLAN

NOT TO SCALE

WORK DONE 2016 UNDER THE RESIDENTIAL CODE 2015



TYP SINGLE BATH PLUMBING DIAGRAM

TYP PLUMBING DIAGRAM

NOT TO SCALE

Electrical Notes:

- All work shall be performed by licensed personnel, and shall comply with the latest NY State Uniform Fire Prevention and Building Code, the regulation of the National Board of Fire Underwriters, National Fire Protective Association and all federal, state, county and municipal authorities having jurisdiction of the work.
- All work shall comply with the National Electrical Code NFPA 2014
- The contractor is responsible for procurement of all required permits and inspection certificates.
- Circuit breakers shall be single switch bolted thermal magnetic protection type. Circuit breakers shall be ground fault interrupters where required.
- Install all fixtures and luminaries as per manufactures instructions. All fixtures shall be tested to assure a flawlessly functional operation.
- All switches and receptacles are to be Leviton "decora" residential grade. Dimmers are to be "sure slide" type. Cover plates and devices to be white or match existing.
- Existing receptacles to remain and should have new devices. Existing switches remain should be replaced with new switched devices.
- Adjacent switches and receptacles art to be installed in ganged with single cover plate.
- Exact location of outlets and switches shall be verified. Install new outlets at 18" to centerline above finished floor, except as noted. Located dedicated appliance receptacles as per appliance manufactures instructions. Provide additional receptacles as necessary to comply with applicable codes.
- Light switches to be mounted 3'-6" to center line from finished floor.
- Electrical pans reflect the minimum electrical and lighting requirements. Client shall field locate all fixtures and electrical requirements as desired.
- All smoke, heat carbon monoxide detectors shall be hardwired and interconnected.

Interior Finish Notes:

- Tile areas to receive ¼" water resistant gypsum board throughout, unless noted otherwise. Use ¼" cement board in any walls designated to receive tile.
- Gypsum board to receive a minimum of two coats of taping compound, sanded smooth to receive paint or wall coverings.
- Walls to receive one coat of primer and two coats of finished paint minimum to ensure proper coverage.
- All trim shall match existing.
- Finish floor to be selected by owner.
- Ceramic tile floors to be installed over ½" cement board underlayment glued and screwed to min ¼" subfloor in good condition.

Demolition Notes:

- All electrical disconnections and removals must be done by a electrical contractor licensed in Westchester County
- All plumbing disconnections and removals must be done by a plumbing contractor licensed in Westchester County.
- Removal of all debris from sit to a legal disposal facility. Contractor shall pay for all necessary dumpster and caring fees.
- Contractor shall test for lead and abate any lead found in accordance with Department of Labor guidelines.
- Existing plumbing fixtures, sinks, lavatories, water closets, showers, floor drains, etc. which are to be removed must have water supply shut off prior disconnecting and removing. All abandoned plumbing and piping lines must be capped.

Plumbing Notes:

- All plumbing work shall be performed by a licensed plumber.
- The contractor shall apply for and receive all necessary permits prior to start of work, and be responsible for all inspections and final certificate or close out documentation.
- All fixtures shall be plumbed with fixture shutoff valves and hose bibs where required. Provide isolation valves at each fixture. All waste lines above grade shall be insulated for acoustical treatment. All underground waste lines hall be 4' pvc and installed in accordance with manufactures installation requirements and state and local codes.
- Cold water piping shall be insulated with min ½" fiberglass as manufactured by Owens corning. Install continuous on pipes and through walls and floors. All underground waterlines shall be be with Insulpex or approved equal. Size of main water lines from main across building shall be min 1' then ¾" branch lines to local areas.
- The contactor shall supply and install all necessary plumbing to complete the project as implied in the drawing. This shall include all new rough-in, including all miscellaneous valves fixtures, hangers, valves, etc.
- The plumbing contractor shall confirm all finish and fixture specifications with all subcontractors and a manufacture specifications.
- Newly installed or replaced toilet must be either low flush toilets or equal to less than 1.28 gallons per flush (gpf) or dual-flush toilet sherd the low flush feature is no more than 1.28 gpf.
- Newly installed or replaced shower head must provide an average flor of no more than 2 gallons per minute (gpm).
- Newly installed of replaced lavatory faucet must provide an average flor rate of no more than 2 gallons per minute (gpm).
- All air admittance valves must be provided with vented access to room
- All new waste lines and supply lines and existing waste lines and supply lines exposed during construction are to be insulated with sound insulation pipe wrap or batt type insulation fill the wall cavity.
- Provide all labor and materials for a complete execution of all plumbing work indicated on plans
- Plumbing contractor shall verify all local plumbing code requirements prior to start of work.
- Where the developed length of the distribution line is 60 feet or less, and the available pressure at the meter is a minimum of 35 psi, the minimum size of an individual distribution line supplied from a manifold and installed as part of a parallel water distribution system shall be one nominal tube size smaller than the sizes indicated.
- Where individual pressure balancing in-line valves for individual fixture fittings are installed, such valves shall comply with ASSE 1066. Such valves shall be installed in an accessible location and shall not be utilized alone as a substitute for the balanced pressure, thermostatic or combination shower valves required in Section 424.3 .

SMOKE / CARBON MONOXIDE NOTES:

SMOKE ALARM:

1. HARDWIRED SMOKE DETECTORS WITH BATTERY BACKUP SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS AS REQUIRED PER NYS BUILDING CODE SECTION R317
   * ON EACH SLEEPING ROOM
   * OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF OF THE BEDROOMS
   * ON EACH STORIE
   * ON THE FIRST FLOOR
   * ON THE BASEMENT, EXCLUDING UNHABITABLE SPACE SUCH AS CRAWL SPACE
2. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED SUCH THAT WHEN ONE DEVICE IS TRIGGERED, ALL OF THE OTHER UNITS SHALL SOUND AN ALARM
3. THE ALARMS SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WHIT ALL INTERVENING DOORS CLOSED
4. ALL SMOKE DETECTORS SHALL BE LISTED AND INSTALLDE IN ACCORDANCE WITH THE 2007 - RESIDENTIAL CODE OF NEW YORK STATE, AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS FO NFPA 72

CARBON MONOXIDE DETECTORS:

1. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING
LOCATIONS PER REQUIREMENTS OF THE DIRECTIVE FROM THE NYS CODE BUREAU
   * ONE ON EACH LEVEL WHERE THERE ARE SLEEPING ROOMS
   * IN THE BASEMENT FURNACE ROOM
   * ON EACH LEVEL WHERE THERE ARE FUEL-FIRED APPLIANCES AND EQUIPMENT AND SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT
   * IN THE KITCHEN
   * WITHIN 10 FEET OUTSIDE SLEEPING ROOM DOORS
   * WITHIN 10 FEET OUTSIDE MECHANICAL SPACE DOORS AND
   * IN ALL HABITABLE BASEMENT SPACES
2. ALL CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED SUCH THAT WHEN ONE DEVISED IS TRIGGERED, ALL OF THE OTHER UNITS ALSO SOUND AN ALARM
3. THE ALARMS SHALL BE CEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED WITH THE MANUFACTURERS' INSTALLATION INSTRUCTIONS, AND THE 2007 - RESIDENTIAL CODE OF NEW YORK STATE
5. ALARM SIGNALS TO DIFFERENTIATE BETWEEN CARBON MONOXIDE ALARMS AND OTHER ALARM SYSTEM FUNCTIONS

ALL DIMENSIONS ARE NOMINAL AND TO BE CONFIRMED PRIOR TO CONSTRUCTION, PLANS ARE NOT TO BE SCALED, WALLS CONFIGURATION AND TYPE ARE SHOWN AS TYPICAL AND SHOULD BE INVESTIGATED AND CONFIRMED PRIOR TO CONSTRUCTION.

CONTRACTOR TO CONFIRM ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER AND ARCHITECT

KEVIN KELLY R.A.

Registered Architect

12 OAKWOOD AVE.
RYE, NEW YORK 10880

licensed in New York

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DOCUMENT EXISTING MASTER BATH AND ATTIC

PROJECT ADDRESS:
32 PARKWAY DR
DOBBS FERRY NY 10522

OWNER:
YARON COHEN
32 PARKWAY DR
DOBBS FERRY NY 10522
917-512-3595
yaroch2@gmail.com

ALL PROPOSED WORK IS DESIGNED AS A LEVEL 2 ALTERATION IS DESCRIBED IN THE 2020 INTERNATIONAL RESIDENTIAL CODE

ALL NEW WORK (PROPOSED) IS DESIGNED UNDER THE FOLLOWING NYS CODES, AND IN ACCORDANCE WITH THE NYS UNIFORM CODE
- THE 2020 RESIDENTIAL CODE OF NYS (publication 11-19)
- THE 2020 ECCCNYS AND ASHRAE 90.1-2016 (as amended by 19 NYCRR Part 1240)

PLANS AND DRAWING ATTACHED OR REFERANCE HEARIN ARE OF EXISTING CONDITIONS. THE CONTRACTOR IS RESPONIBLE TO CONFIRM ALL CONDITIONS HIDDEN BEHIND WALLS OR COVERINGS, AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE HOMEOWNER AND ARCHITECT PRIOR TO COVERING UP

EXISTING USE CLASSIFICATION ONE OR TWO FAMILY **(NO CHANGE)**
EXISTING CONSRUCTION CLASSIFICATION V-B **(NO CHANGE)**

- ALL DIMENSIONS ARE NOMINAL AND TO BE CONFIRMED PRIOR TO CONSTRUCTION, PLANS ARE NOT TO BE SCALED, WALLS CONFIGURATION AND TYPE ARE SHOWN AS TYPICAL AND SHOULD BE INVESTIGATED AND CONFIRMED PRIOR TO CONSTRUCTION

CONTRACTOR TO CONFIRM ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER AND ARCHITECT

TO THE BEST OF MY KNOWLEDGE, BELIEVE, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATION DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISION SO THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT

REGISTERED ARCHITECT KEVIN J. KELLY 022 STATE OF NEW YORK

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REVISIONS

2022-05-22	DRAFT
2022-05-02	PERMIT SET

DRAWN BY:	EPH
DATE:	2022-02-18
SCALE:	1/4" = 1'

A-002

FLOOR PLAN