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

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





SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	
EXIST INTERIOR WALL		Θ	EXHAUST FAN	
EXST EXTERIOR WALL		⊗ ⊕♦	EXHUAST FAN AND LIGHT	
	NEW EXTERIOR WALL		LIGHT FIXTURE	
NEW INTERIOR WALL		18	WALL MOUNTED LIGHT FIXTURE	
CONCRETE WALL			REFRIGERATOR OUTLET	
BLOCK WALL		GFC GFC	GFCI OUTLET	
	BRICK EXST WALL	-	OUTLET	
	2 LAYERED INT WALL	md Md	DISHWASHER OUTLET	
	BASEMENT INSULATED WALL	[8	LAUNDRY HOOKUP	
	BASEBOARD HEATER	SD	SMOKE DETECTOR	
XD 3068	DOOR TAG		ELECTRICAL PANEL	
W01	WINDOW TAG	─ ⋈─	SHUT OFF VALVE	
	CEILING FAN		WATER METER/ SHUTOFF	
	STRUCTURAL ELEMENT		GAS METER	
O	WATER FILTER	0	MECHANICAL	
0	OIL TANK	HM	WATER HEATER	

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

CONCRETE ELEMENT

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
- 4. CONTRACTOR SHALL INSTALL ALL MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE CLEAN UP ON A DAILY
- 6. 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.
- 7. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.
- 8. CONTRACTOR SHALL NOT SCALE DRAWINGS.
- 9. USE GIVEN DIMENSIONS. CHECK DETAILS FOR APPROPRIATE LOCATION OF ALL ITEMS NOT DIMENSIONED.
- 10. 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

ENERGY CONSERVATION CODE OF NEW YORK

1. INTERNATIONAL RESIDENTIAL CODE 2015-CHAPTER 11 ENERGY EFFICIENCY. a. NEW YORK STATE CLIMATE ZONES BY COUNTY (TABLE N.1 101.4) b. 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

PROPOSED ANDERSEN LOW-E TYPE GLASS

CEILING WALL 21 FLOOR 19 BASEMENT WALL 13 UNCONDITIONED SPACES, AND CEILINGS ADJACENT TO

DESCRIPTION

R-VALUE CHART

PROPOSED

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

SWINGING DOORS AIR INFILTRATION: < 0.5 CFM PER SF

ELECTRICAL NOTES:

- 1. THE GC SHALL BE RESPONSIBLE FOR THE PERFORMANCE AND CODE COMPLIANCE OF THE ELECTRICAL SYSTEM.
- 2. ALL WORK TO BE PERFORMED UNDER SUPERVISION OF A LICENSED ELECTRICAL CONTRACTOR.
- 3. CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED TO COMPLETE WORK AND SCHEDULE NECESSARY INSPECTIONS WITH LOCAL AUTHORTIES
- 4. ELECTRICAL OUTLET PLACEMENT IS FOR LOCATION ONLY, COORDINATE INSTALLATION WITH ALL TRADE WORK.
- 5. INSTALL ALL OUTLETS AT 15" AFF EXCEPT OTHERWISE NOTED, OR TO MATCH HEIGHTS OF EXISTING OUTLETS WITHIN THE SAME SPACE.
- 6. 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
- 7. ELECTRICAL PANELS SHALL BE FULLY LABELED WITH CIRCUIT NUMBERS AND IDENTIFICATIONS FOR ALL SPACES SERVED BY EACH CIRCUIT.
- 8. ALL NEW SWITCHES SHALL BE GANGED TOGETHER WHENEVER MORE THAN ONE SWITCH OCCURS IN THE SAME LOCATION.
- 9. ALL SWITCHES TO BE MOUNTED AT 48' AFF UNLESS OTHERWISE NOTED.
- 10. ALL WIRING SHALL BE PROVIDED AND INSTALLED PER 2014 NFPA 70 NATIONAL ELECTRICAL CODE REQUIREMENTS. 11. ELECTRICAL COMPONENTS, EQUIPMENT, AND SYSTEMS SHALL BE CONSTRUCTED,

13. ALL EQUIPMENT TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

- INSTALLED, AND MAINTAINED IN CONFORMANCE W/ THE 2014 NFPA 70 NATIONAL ELECTRICAL CODE. 12. CONTRACTOR SHALL FIXTURE SELECTIONS, SWITCHES AND OUTLETS AND GAIN OWNER
- APPROVAL PRIOR TO INSTALLATION.

PLUMBING

- 1. PLUMBING COMPONENTS, EQUIPMENTS AND SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE.
- 2. THE GC SHALL BE RESPONSIBLE FOR THE PERFORMANCE AND CODE COMPLIANCE OF THE PLUMBING SYSTEM.
- 3. 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 PSFROOF LIVE = 20 PSFROOF (SNOW) = 30 PSF

ALLOWABLE DEFLECTION = L/360

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA									
GROUND NOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	HEATING DEGREE DAYS	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARD
30 PSF	120 MPH	С	SEVERE	42"	MODERATE HEAVY	SLIGHT MODERATE	5750 DEGREE DAYS (CLIMATE ZONE 4)	YES	NO

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.
- 2. PROVIDE PROOF OF WORKMAN'S COMPENSATION INSURANCE AND DISABILITY INSURANCE COVERAGE AS REQUIRED BY THE LOCAL LAW.
- 3. ALL WORK SHALL BE CONSTRUCTED AND INSTALLED IN A PLUMB, LEVEL, SQUARE, TRUE AND PROPER ALIGNMENT.
- 4. ALL MATERIALS AND ASSEMBLIES TO HAVE A FIRE RESISTANCE RATING SHALL COMPLY WITH NFBU "FIRE RESISTANCE RATINGS" AND HAVE BEEN TESTED IN ACCORDANCE WITH ASTM "STANDARDS METHODS OF FIRE TESTS"
- 5. WHERE PIPES OR CABLES PENETRATE WALL OR FLOOR OPENINGS PROVIDE FIRE STOP MATERIAL AS REQUIRED TO ENSURE CONTINUITY OF RATING PER LOCAL LAW.
- 6. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL HAVING A SAFE BEARING CAPACITY OF 2000 PSF.
- 7. ALL CONCRETE WORK SHALL CONFORM TO THE ACI BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE. 8. ALL REINFORCEMENT BAR SHALL BE MADE OF STEEL CONFORMING TO ASTM A615,
- 9. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A82 AND A185. 10. INSTALL ALL WINDOWS, DOORS AND ALL OTHER EQUIPMENT AS PER
- MANUFACTURERS' SPECIFICATIONS. 11. PAINTING OR INTERIOR FINISH SHALL BE DONE UNDER CONDITIONS ACCEPTABLE TO THE MANUFACTURERS SPECIFICATIONS.
- 12. ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
- 13. 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 14. ALL EXISTING FLOORS REVEALED FROM DEMOLITION OF EXISTING PARTITIONS
- SHALL BE PATCHED TO PROVIDE ADEQUATE SURFACE FOR NEW FLOORING. 15. ALL PARTITIONS PARTIALLY DEMOLISHED SHALL BE PATCHED AND REFURBISHED TO
- MATCH EXISTING. 16. ALL PLUMBING, ELECTRICAL OR OTHER EXISTING UTILITIES SERVICE ITEMS TO BE
- RELOCATED SHALL HAVE CAPS, FACE PLATES, ETC. TO MATCH EXISTING. 17. "AREA OF NO WORK" DELINEATES ARCHITECTURAL WORK. IT DOES NOT EXCLUDE
- WORK THAT MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING OR
- 18. PARTITIONS SHOWN ALIGNED WITH BASE BUILDING STRUCTURE SHALL BE FLUSH AND SMOOTH WITH BASE BUILDING UNLESS OTHERWISE NOTED.
- 19. ALL DOORS SHALL AVE AN UNDERCUT TO CLEAR FINISH FLOOR BY $\frac{1}{2}$ ". UNLESS OTHERWISE NOTED.
- 20. 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
- 21. TEMPORARY SHORING SHALL BE PROVIDE PRIOR TO THE DEMOLITION OF LOAD BEARING WALLS. 22. EXISTING STRUCTURAL ELEMENTS SHALL REMAIN IN PLACE UNTIL ALL TEMPORARY

SMOKE DETECTION AND NOTIFICATION NOTES:

SHORING HAS BEEN PROPERLY INSTALLED.

- 1. EXISTING DWELLINGS UNDERGOING REPAIR, ALTERATION CHANGE OF OCCUPANCY, ADDITION OR RELOCATION SHALL BE PROVIDED WITH SMOKE ALARMS IN COMPLIANCE WITH LOCAL BUILDING CODE
- 2. 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
- 3. 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
- 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS. 3. ON EACH STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT CRAWL SPACES AND
- UNINHABITABLE ATTICS. 4. 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:

- 1. ALL STRUCTURAL PRODUCTS SHALL BE IDENTIFIED BY GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY CERTIFYING AGENCY.
- 2. FOR ALL OPENINGS NOT OTHERWISE NOTED, SCHEDULED OR DETAIL ON THE PLANS, HEADER SIZING SHALL FOLLOW THE SIZES LISTED ON HEADER TABLE.
- 3. WOOD FRAMING SHALL MAINTAIN 8" CLEARANCE ABOVE GRADE.
- 4. 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
- 5. NOTCH RAFTERS TO FIT EXTERIOR WALL PLATES AND TOE NAIL OR USE METAL FRAMING ANCHORS.
- 6. 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.
- 7. WHERE RAFTERS ABUT AT RIDGE, PLACE DIRECTLY OPPOSITE EACH OTHER AND NAIL TO
- 8. 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
- 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

1. 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

HEIGHT OF 30 INCHES ABOVE FLOOR LEVEL. 3. 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:

- 1. DEMOLITION SHALL BE PERFORMED IN A SAFE AND ORDERLY MANOR AND IS RESPONSIBILITY OF CONTRACTOR TO ENSURE SAFE WORKING CONDITIONS.
- 2. 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.
- 3. ALL BUILDING MATERIAL AND DEBRIS SHALL BE REMOVED FROM SITE IN AN ORDERLY AND TIMELY FASHION.
- 4. EXCESSIVE QUANTITIES OF DEBRIS SHALL NOT BE PILED TOGETHER INSIDE THE STRUCTURE OR ON THE SURROUNDING PREMISES.
- 5. ALL DEMOLITION WORK SHALL CONFORM TO THE CURRENT LOCAL CODES.
- 6. PRIOR TO ANY DEMOLITION OF BUILDING SERVICES, THE PROPER UTILITIES SHOULD BE DISCONNECTED. COORDINATE WITH LOCAL UTILITY PROVIDERS AS REQUIRED.
- 7. ALL ELECTRICAL WORK SHALL BE COMPLETED UNDER THE SUPERVISION OF A LICENSED ELECTRICAL CONTRACTOR.
- 8. ALL PLUMBING WORK SHALL BE COMPLETED UNDER THE SUPERVISION OF A LICENSED PLUMBING CONTRACTOR.
- 9. ALL SURFACES DAMAGED DURING THE DEMOLITION PROCESS SHALL BE REPAIRED AS

TEMPORARY SHORING PROCEDURE NOTES:

- 1. TEMPORARY SHORING SHALL BE PROVIDED FOR REMOVAL OF LOAD BEARING WALLS.
- 2. SHORING SHALL CONSISTS OF 2x4 LUMBER AND SHORING SHALL BEAR DIRECTLY ONTO SOLID GROUND.
- 3. EXISTING SUPPORT COLUMNS SHALL NOT BE REMOVED UNTIL ALL TEMPORARY SHORING HAS BEEN PROPERLY INSTALLED.
- 4. 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:

- 1. FRAMING REFERENCE STANDARD: RESIDENTIAL CODE 2015 EDITION.
- 2. ALL NOMINAL STRUCTURALLY GRADED LUMBER SHALL BE DOUGLAS FIR NO, 2, E 1,600,000 PSI OR AN APPROVED EQUIVALENT.
- 3. 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.
- 4. PSL MEMBERS SHALL BE 'PARALLAM PSL' AS MANUFACTURED BY TRUSS JOIST CORPORATION, Fb= 2900 PSI, Fb= 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.
- 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

HANGERS SHALL BE SECURED WITH THE QUANTITY AND TYPE OF FASTENERS

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

FOR 7' AND SHALLOWER MEMBERS, (3) NAILS PER ROW FOR 93'4 TO 11 W DEPTH MEMBERS,

- 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.
- 10. 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.
- 11. HEADERS AT EXTERIOR WALLS SHALL BE MINIMUM (2) 2x10, U.N.O. 12. ALL WOOD PLACED IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE
- TREATED. 13. 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:

- 1. FIRE BLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH IRC302.11 2. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN,
- 3. FIRE BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: 3.1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS.
- 3.2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS. 3.3. AT OPENINGS AROUND VENTS, PIPES, DUCTS CABLES AND WIRES AT CEILING AND

INTERIOR FINISH NOTES:

STORIES.

- 1. ANY DAMANGED WALL SURFACES SURFACES ARE TO BE PROVIDED WITH NEW GYPSUM WALL BOARD INSTALLATION. REFER TO WALL DETAILS FOR ADDITIONAL INFORMATION.
- 2. ALL WALL SURFACES ARE TO BE PAINTED WITH MINIMUM ONE COAT OF PRIMER AND TWO FINISH COATS. COLORS AS APPROVED BY OWNER 3. 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.
- 4. NEW ENGINEERED WOOD OR VINYL FLOORING, APPROVED FINISH BY OWNER SHALL BE INSTALLED THROUGHOUT.
- 5. ALL FRAMING IN CONTACT WITH CONCRETE OR MASONRY SURFACES SHALL BE PRESSURE TREATED TYPE LUMBER.

KITCHEN OR BATHROOM RENOVATIONS NOTES:

1. NEW WALL, BASE CABINETS AND VANITIES TO BE INSTALLED. REFER TO PLANS.

FLOOR LEVEL, WITH AN APPROVED FIRE RESISTANT MATERIAL.

- 2. NEW PLUMBING FIXTURES AND ASSOCIATED PIPING AND TRIM WORKS SHALL BE INSTALLED. ALL
- PLUMBING TO BE INSTALLED IN ACCORDANCE WITH PLUMBING CODE REQUIREMENTS. 3. 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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PROPERTY INFORMATION: PREPARED BY: JMS ENGINEERING SERVICES, PC PROIECT LOCATION: 20 SUMMIT TERRACE PROJECT TOWN: DOBBS FERRY, NY 10522 BUILDING DEPARTMENT: DOBBS FERRY

PROPERTY IDENTIFICATION: 3.60-28-3

ZONING CODE : OF4

OCCUPANCY: SINGLE FAMILY DWELLING

CHECKED: APPROVED IMS JMS

SEAL & SIGNATURE



JOHN M. SCAVELLI PE LICENSE # 095178 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

GENERAL NOTES

DRAWING TITLE:

SCALE: ISSUE #:

MECHANICAL NOTES

- 1. THE HVAC SYSTEMS DESIGN AND INSTALLATIONS, OR MODIFICATIONS TO SUCH SYSTEMS, SHALL MEET OR EXCEED THE DESIGN CRITERIA AND QUALITY STANDARDS ESTABLISHED FOR THE BASE BUILDING CONSTRUCTION.
- AT THE COMPLETION OF THE INSTALLATION, TEST AND BALANCE ALL CONTROLS AND SYSTEMS ACCORDING TO MANUFACTURER OR ASHRAE STANDARDS. ANY DEFICIENCIES OR INCONSISTENCIES SHALL BE CORRECTED, AND A BALANCING REPORT BY AN INDEPENDENT ACCREDITED TESTING FIRM SHALL BE SUBMITTED.
- 3. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR HVAC SYSTEM PERFORMANCE AND CODE COMPLIANCE.
- THE MECHANICAL SUBCONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS FOR ALL PURCHASED EQUIPMENT AND OFF SITE MANUFACTURED SYSTEM COMPONENTS TO THE OWNER PRIOR TO ORDERING, FABRICATION OR INSTALLATION.
- THE OWNER SHALL REVIEW SUBMITTALS FOR GENERAL CONFORMANCE TO DESIGN CRITERIA AND AESTHETIC CONSIDERATIONS ONLY. THE GC SHALL BE RESPONSIBLE FOR THE OVERALL MEP SYSTEM PERFORMANCE
- ALL MECHANICAL, ELECTRICAL, PLUMBING AND LIFE SAFETY DESIGN AND INSTALLATION WORK SHALL CONFORM TO APPLICABLE INDUSTRY STANDARDS AND SHALL BE IN COMPLIANCE WITH ALL FEDERAL, STATE AND MUNICIPAL REVIEW AND REGULATORY AGENCIES HAVING JURISDICTION. (REFERENCE HIGHEST STANDARD, LOWEST TOLERANCE),
- REFER TO MECHANICAL CONTRACTOR FOR ADDITIONAL MECHANICAL PLANS, DETAILS, DIAGRAMS AND SPECIFICATIONS,
- MECHANICAL APPLIANCES, EQUIPMENT AND SYSTEMS SHALL BE CONSTRUCTED, INSTALLED, AND MAINTAINED IN CONFORMANCE WITH INTERNATIONAL MECHANICAL CODE.

NAILING SCHEDULE:

- 1. JOIST TO SILL OR GIRDER (3) 8D
- 2. BRIDGING TO JOIST, TOE NAIL EACH END (2) 8D
- 3. LEDGER STRIP THREE 16d AT EACH JOIST
- 4. SUB-FLOORING, SIX INCHES WIDE OR LESS TO EACH JOIST FACE NAIL- (2) 8D
- 5. SOLE PLATE TO JOIST OR BLOCKING, FACENAIL 16D AT 16" O.C.
- 6. TOP PLATE TO STUD, END NAIL (2) 16D
- 7. STUD TO SOLE PLATE, TOE NAIL (4) 8D OR (3) 16D
- 8. DOUBLE STUDS, FACENAIL 10D AT 16"O.C.
- 9. DOUBLE TOP PLATES, FACENAIL- 10D AT 16" O.C.
- 10. TOP PLATES, LAP AND INTERSECTIONS, FACENAIL (2) 10D
- 11. ROOF RAFTERS TO RIDGE, VALLEYS OR HIP RAFTERS, TOE NAIL (3) 16 FACE NAIL THREE
- 12. RIM JOIST TO TOP PLATE, TOE NAIL 8D AT 6" O.C.
- 13. CONTINUOUS HEADER, 16D AT 16" O.C.
- 14. CEILINGS JOISTS TO PLATE, TOENAIL (3) 16D
- 15. CONTINUOUS HEAD TO STUD, TOENAIL (4) 8D
- 16. CEILING JOISTS, LAPS OVER PARTITIONS, FACENAIL (3) 10D
- 17. CEILING JOISTS TO PARALLEL RAFTERS, FACENAIL (3) 10D
- 18. RAFTER TO PLATE, TOENAIL (3) 16D 19. BRACE ONE INCH TO EACH STUD AND PLATE, FACENAIL - (3)8D
- 20. SHEATHING AND SUB-FLOORING, 1 INCH BY UP TO 8 INCH, EACH BEARING FACENAIL -(3)
- 21. SHEATHING AND SUB-FLOORING, WIDER THAN ONE INCH B MORE THAN 8INCH EACH BEARING FACENAIL (3)8D
- 22. BUILT-UP CORNER STUDS 16(D) AT 16"O.C.
- 23. BUILT-UP GIRDERS AND BEAMS 10D, NAIL EACH 2" LUMBER LAYER AT 24" O.C. ALONG EACH EDGE AND STAGGERED.
- 24. COLLAR TIES TO RAFTERS FACE NAIL (4) 8D

GLAZING NOTES:

1. GLAZING INSTALLED IN HAZARD LOCATIONS AS DEFINED BY SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, DESIGNATING THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN FINAL INSTALLATION. THE DESIGNATION SHALL BE ACID, ETCHED, SAND BLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED OR BE A TYPE OF THAT ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED.

CONCRETE NOTES:

- 1. STRUCTURAL CONCRETE STRENGTH SHALL BE f'c = 4,000 PSI WITH NORMAL WEIGHT AGGREGATE.
- 2. ALL CONCRETE MIXES SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE AND THE ACI 318. MIX DESIGNS FOR EACH TYPE AND STRENGTH SHALL BE PREPARED BY CONTRACTOR AND TESTED BY INDEPENDENT TESTING LABORATORY.
- 3. PORTLAND CEMENT SHALL CONFORM TO ASTM C150.
- 4. FLY ASH MAY BE USED IN CONCRETE MIXES, THE FLY ASH SHALL CONFORM TO ASTM C618.
- 5. NORMAL WEIGHT AGGREGATE SHALL CONFORM TO THE REQUIREMENTS OF ASTM C33.
- 6. LIGHT WEIGHT AGGREGATE SHALL CONFORM TO THE REQUIREMENTS OF ASTM C330 AD ASTM C157.
- 7. CONCRETE FORMS SHALL BE LAID OUT AND CONSTRUCTED TO MEET DIMENSIONS REQUIRED ON PLANS.
- 8. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615, GRADE 60. REINFORCING BARS, WHICH ARE TO BE WELDED, SHALL CONFORM TO APPLICABLE ASTM AND AWS SPECIFICATIONS.
- 9. ALL BARS AT NON-CONTINOUS ENDS SHALL HAVE A STANDARD HOOK.
- 10. ALL DOWELS SHALL BE FULLY DEVELOPED IN TENSION UNLESS OTHERWISE NOTED.
- 11. ALL REINFORCING STEEL SHALL BE SECURELY HELD IN ORDER TO MAINTAIN ITS POSITION WHILE CONCRETE IS POURED. CHAIRS, TIES, SPACERS, ADDITIONAL BARS AND STIRRUPS, ETC. SHALL BE PROVIDED BY THE CONTRACTOR.
- 12. CONTRACTOR SHALL COORDINATE AND INSTALL ALL REQUIRED EMBEDDED ITEMS, SLEEVES, POCKETS, ETC PRIOR TO CONCRETE PLACEMENT.
- 13. MECHANICAL, ELECTRICAL OR OTHER BUILDING SERVICE ITEMS SHALL NOT PASS THROUGH CONCRETE BEAMS.

FINISH NOTES:

- 1. BATHROOM FLOORING TO BE CERAMIC TILE AND APPROVED EQUAL.
- 2. BATHROOM WALLS <48" ABOVE FINISHED FLOORS SHALL BE CERAMIC TILE OR APPROVED EQUAL
- 3. BATHROOM CEILINGS AND WALLS >48" ABOVE FINISHED FLOORS SHALL BE MOISTURE RESISTANT ¹" GYPSUM BOARD WITH LEVEL 4 FINISH. ALL FINAL PAINT COLORS SHALL BE APPROVED BY OWNER.
- KITCHEN FLOORING TO BE WOOD FLOORING TO MATCH EXISTING OAK WOOD FLOORS. FINISH AND COLOR TO MATCH EXISTING. PROVIDE STC 50 PADDED UNDERLAYMENT WHERE NEW FLOORING IS REQUIRED TO BE INSTALLED.
- 5. ANY INFILL WALL CONSTRUCTION OR DAMAGED WALLS DURING CONSTRUCTION SHALL BE PREPPED AND FINISHED TO MATCH EXISTING. EXISTING PLASTER OR GYPSUM BOARD SHALL BE PREPPED AND PREPARED FOR FINISH COAT OF PAINT.
- 6. ALL NEW ½" GYPSUM BOARD USED SHALL BE PREPPED WITH LEVEL 4 FINISH PRIOR TO
- 7. ALL BASE BOARD AND DOOR MOLDINGS AND CASINGS SHALL BE WOOD AND SHALL MATCH EXISTING BASEBOARD AND DOOR CASING STYLE AND SIZE. ALL NEW CASINGS AND MOULDINGS SHALL BE PAINTED WITH SEMI-GLOSS PAINT. COLOR AS APPROVED BY OWNER
- 8. EXISTING WOOD FLOORING IN NEW OFFICE SPACE SHALL REMAIN.
- PROVIDE NEW ½" OAK SADDLES WITH ¼" BEVEL AT FLOOR TRANSITIONS AT NEW DOORWAY OPENINGS. SADDLES SHALL BE STAINED AND FINISHED TO MATCH EXISTING FLOORING.

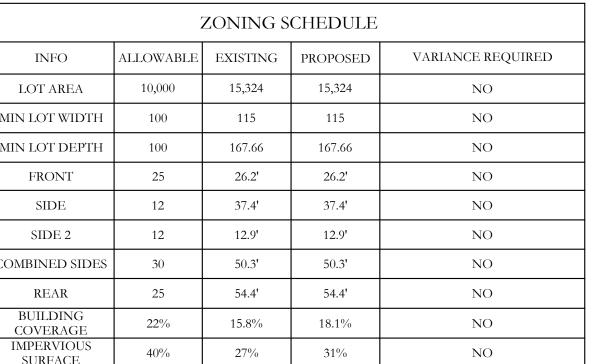
EXTERIOR SIDING RENOVATIONS:

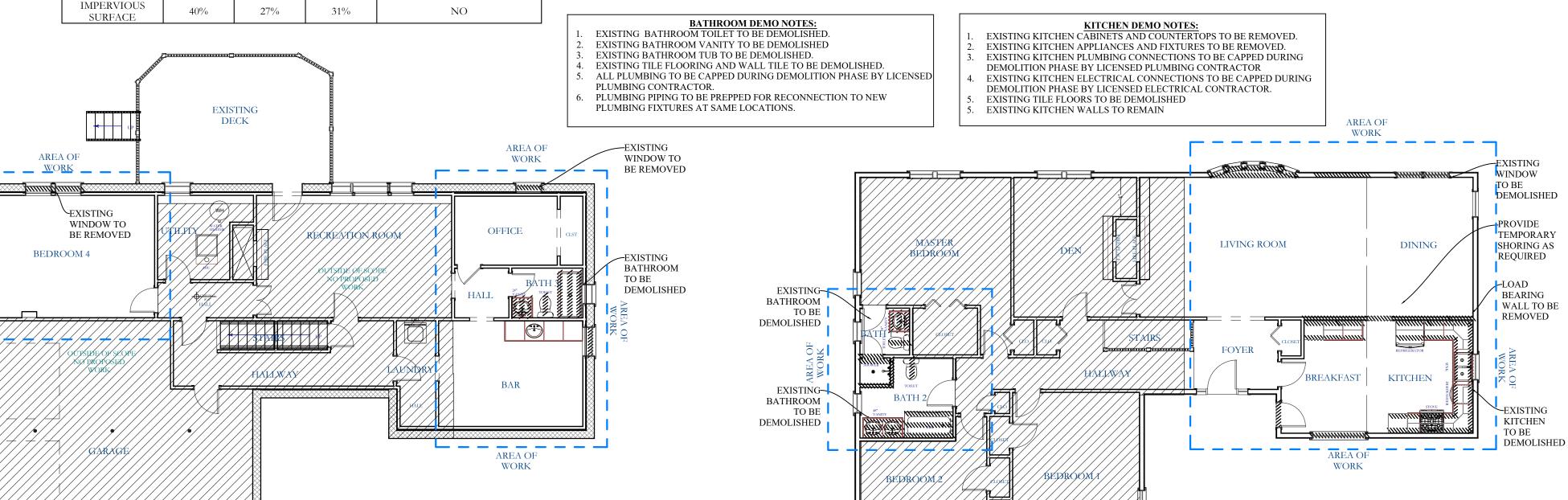
- 1. MATCH NEW SIDING WITH EXISTING WITH LIKE KIND AND COLOR. INSTALL IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS.
- 2. ALL COLORS AND FINISHES SHALL BE MOCKED UP AND APPROVED BY OWNER PRIOR TO INSTALLATION.

LIGHTING REQUIREMENTS

- LIGHTING SHALL BE INSTALLED IN COMPLIANCE WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED BY NEW YORK STATE CODE SUPPLEMENT.
- 2. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES
- 3. ALL RECESSED LUMINARIES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN
- ACCORDANCE WITH ASTM E283 AT A 1.57 PSF PRESSURE DIFFERENTIAL 4. ALL RECESSED LUMINARIES SHALL BE SEALED WITH A GASKET OR CAULK
- BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING NOT LESS THAN 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS OR NOT LESS THAN 75 PERCENT OF THE PERMANENT INSTALLED LIGHTING FIXTURES SHALL
- CONTAIN ONLY HIGH EFFICACY LAMPS. RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.

ZONING SCHEDULE							
INFO	ALLOWABLE	EXISTING	PROPOSED	VARIANCE REQUIRED			
LOT AREA	10,000	15,324	15,324	NO			
MIN LOT WIDTH	100	115	115	NO			
MIN LOT DEPTH	100	167.66	167.66	NO			
FRONT	25	26.2'	26.2'	NO			
SIDE	12	37.4'	37.4'	NO			
SIDE 2	12	12.9'	12.9'	NO			
COMBINED SIDES	30	50.3'	50.3'	NO			
REAR	25	54.4'	54.4'	NO			
BUILDING COVERAGE	22%	15.8%	18.1%	NO			
IMPERVIOUS	40%	27%	31%	NO			









(914)-330-7712

YARD

P/O No. 388 1/2

YARD

PROPOSED

THIS IS NOT INTENDED FOR DISTRIBUTION AS A PROPERTY SURVEY. THIS

IS A PLOT PLAN PROVIDED FOR INFORMATION ONLY REFER TO SITE

SURVEY FOR ADDITIONAL INFORMATION REGARDING PROPERTY LINES.

UPPER LEVEL EXISTING/DEMO PLAN

SCALE: 1/8"=1'-0"

NEW TIMBER

FRAME DECK

FILED LOT

YARD

PLANTER /

STONE PAVED WALK

YARD

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

FILED LOT

P/O No. 397

CHECKED: APPROVED: JMS JMS

SEAL & SIGNATURE



JOHN M. SCAVELLI PE LICENSE # 095178 JMS ENGINEERING SERVICES, PC

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PROJECT:

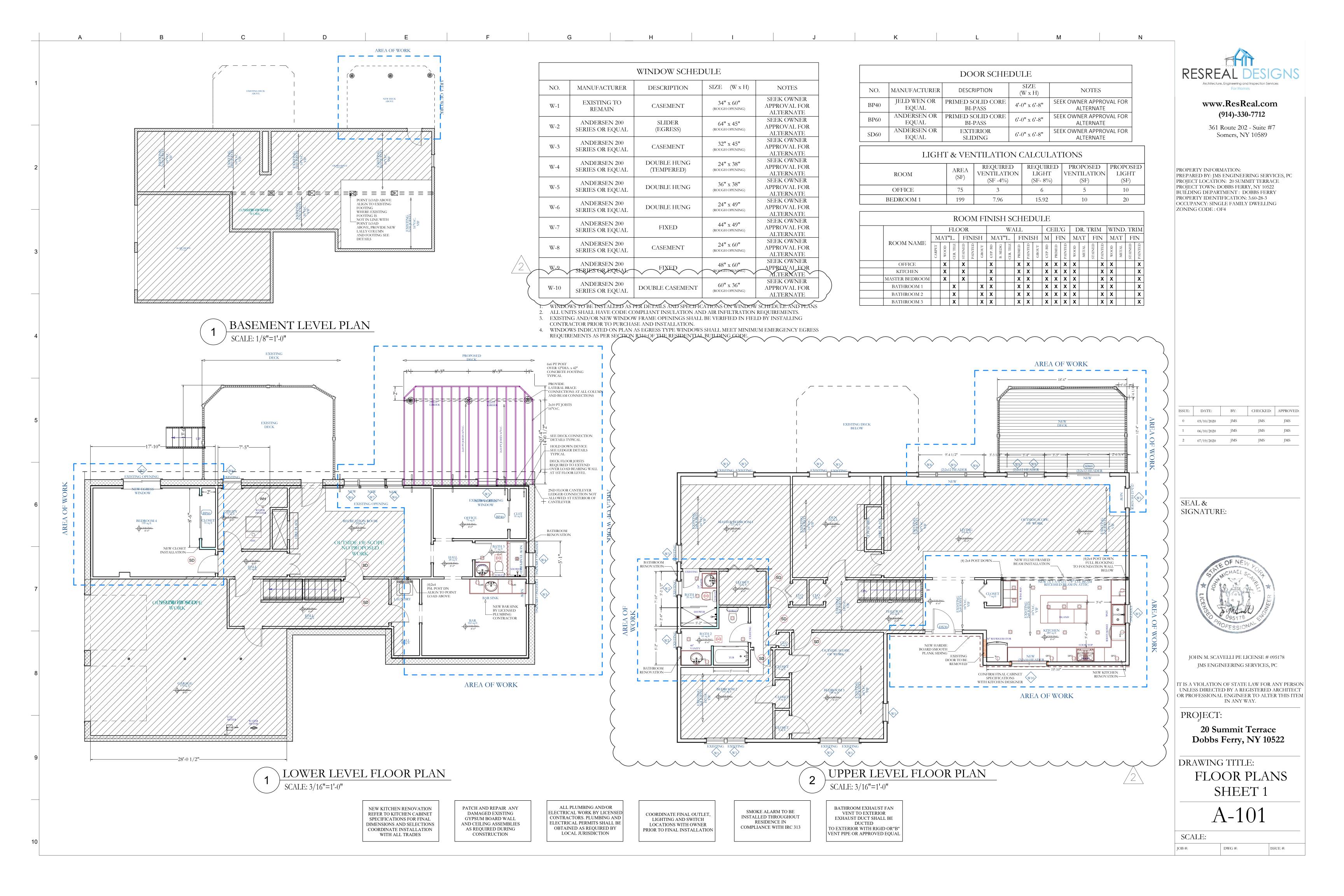
20 Summit Terrace Dobbs Ferry, NY 10522

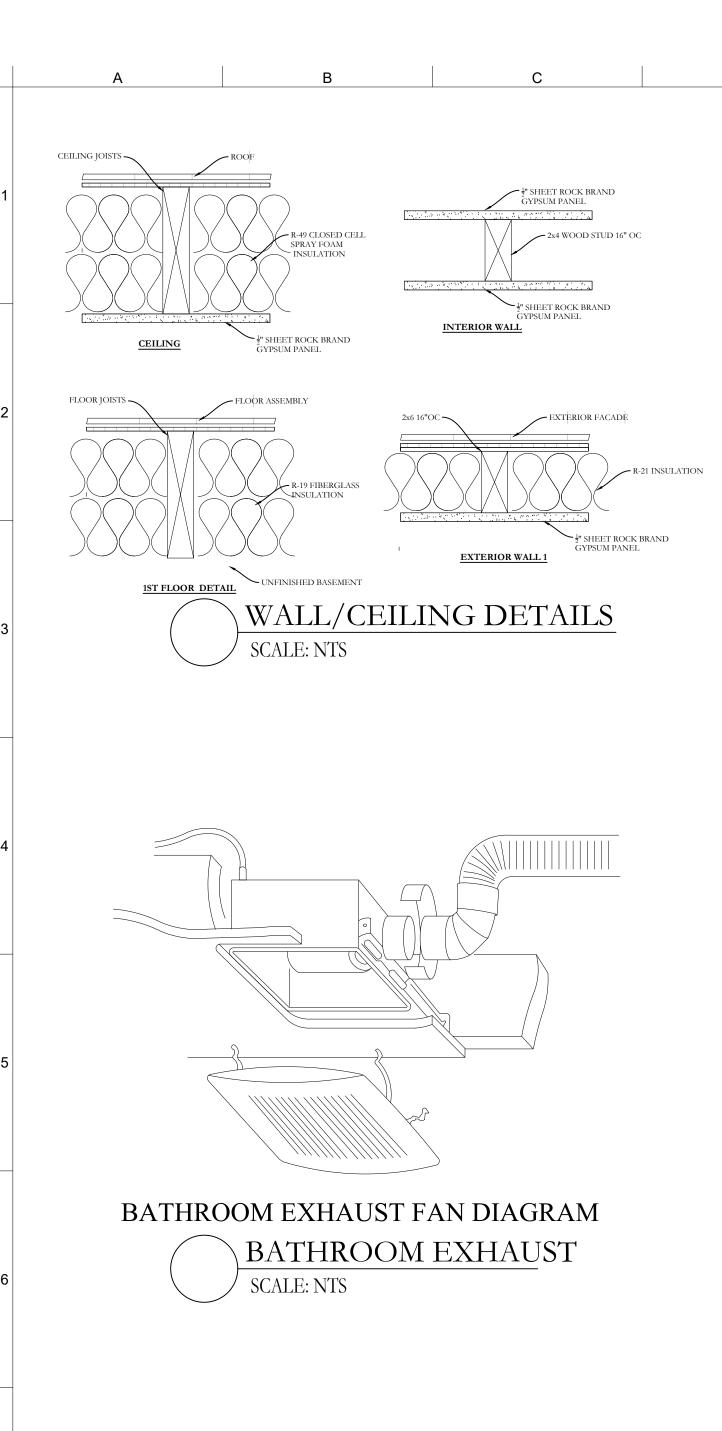
DRAWING TITLE:

GENERAL NOTES SHEET 2

G-102

SCALE: ISSUE #: DWG #:





ENGINEERED WOOD CONSTRUCTION NOTES:

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF

SHOWN) SHALL BE FIXED AT THE ELECTRICAL

CONSTRUCTION. SIGN SHALL BE PERMANENT,

NON-FADING, WEATHER RESISTANT STICKER OR

METER STATING THAT THIS PROPERTY'S

PRE-ENGINEERED WOOD AND OR TIMBER

STRUCTURE UTILIZES TRUSS, TYPE,

DECAL.

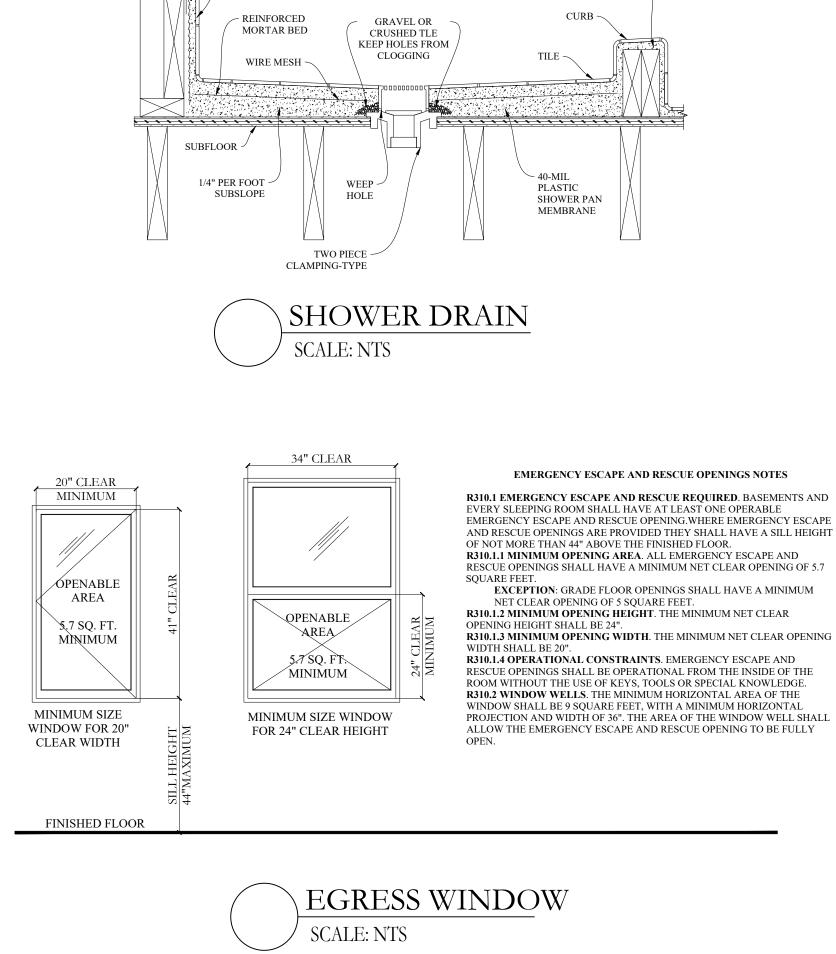
STRUCTURAL SIGN DETAIL

DESIGNATION FOR STRUCTURAL COMPONENTS THAT ARE OF TRUSS TYPE CONSTRUCTION

SCALE: NTS

"F" FLOOR FRAMING, INCLUDING GIRDERS AND BEAMS
"R" ROOF FRAMING

COMPLIANCE, A TRUSS IDENTIFICATION SIGN (AS



HEADER-REFER TO PLANS

SCALE: NTS

. CRIPPLE STUD . 16" O.C., STAGGERED

4. SOLE PLATE

- EXTEND MEMBRANE 3"

ABOVE HEIGHT OF

FINISHED CURB

. DOUBLE HEADER

6. KING STUD
7. TRIMMER
8. CRIPPLE STUD

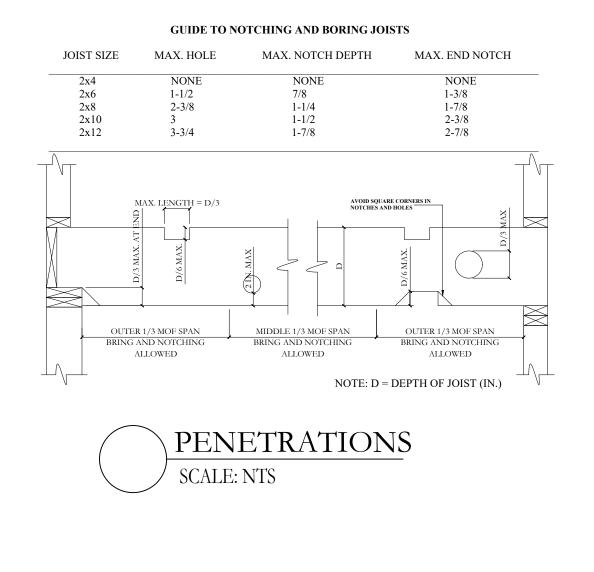
1/4" PER FOOT

SUBSLOPE

DOOR/WINDOW FRAMING

TOENAIL 8" O.C STAGGERED

4. SOLE PLATE
5. SILL SHOWN CUT AWAY TO SHOW NAILING



PROVIDE FLAT 5" LOK

TYPICAL

BEAM NAILING DETAIL

FOOTING DETAIL

SCALE: NTS

- ALIGNMENT TO POINT LOAD

PROVIDE FULL BLOCKING TO

No. 10, 6" x 6" W.W. M.

VAPOR BARRIER

NEW CONCRETE FOOTING

- 3/4" NON-SHRINK GROUT

3000 PSI CONCRETE

← 4" STEEL LALLY COLUMN

STRUCTURAL WOOD SCREWS OR

APPROVED EQUAL FOR 3-PLY

LVL MEMBER INSTALLATIONS

SCALE: NTS

4" x 6" x 6" ½" BEAM

4" x 6" x ¹/₄" TOP PLATE —

WELDED TO COLUMN

BEARING PLATE $(4)^{5}_{8}$ " DIA.

PATCH EXISTING SLAB ~

ANCHOR BOLT 6" EMBEDMENT

EXISTING SLAB ~

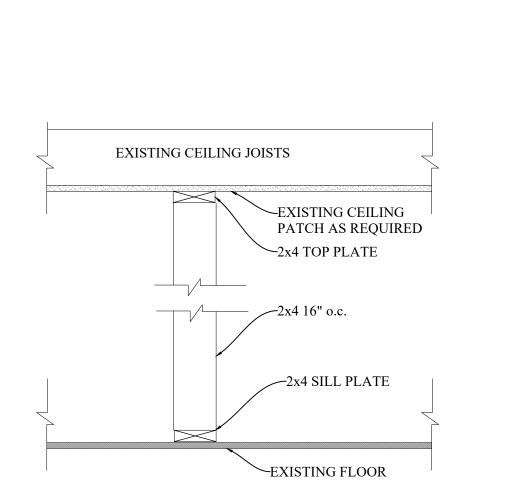
MINIMUM-

NAIL SIZE

REFER TO PLANS

FOR DIMENSIONS

TIE AT EACH END-



HEADER DETAIL

SIMPSON ST

DOUBLE TOP~

(2)16D -

SIMPSON ST

2x4 KING STUD-

STUDS, MINIMUM

REFER TO PLANS

FOR DIMENSIONS

DOUBLE 2x4

STRAP TIE

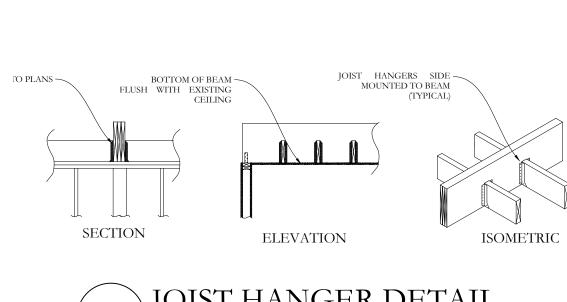
PLATE

SCALE: NTS

STRAP TIE

BEAM/HEADER





JOIST HANGER DETAIL
SCALE: NTS



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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: OF4

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

SEAL & SIGNATURE:



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PROJECT:

20 Summit Terrace Dobbs Ferry, NY 10522

DRAWING TITLE:

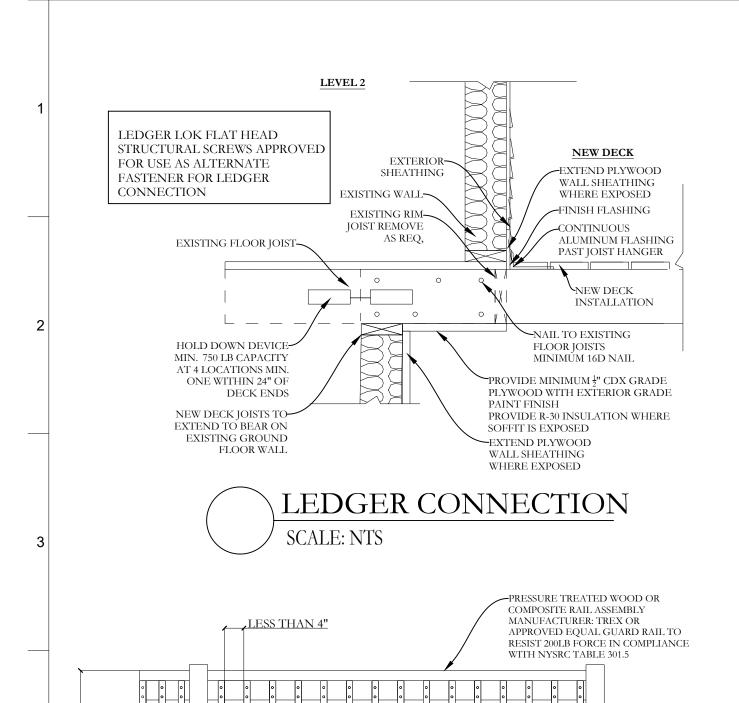
DETAILS

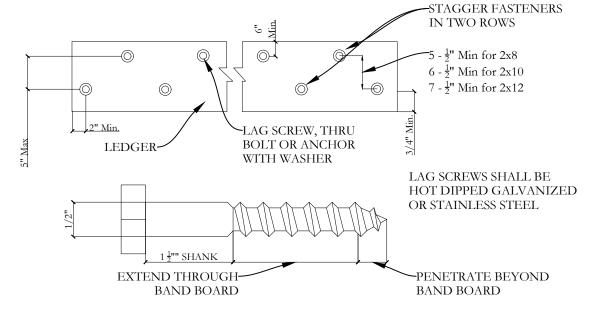
SHEET 1

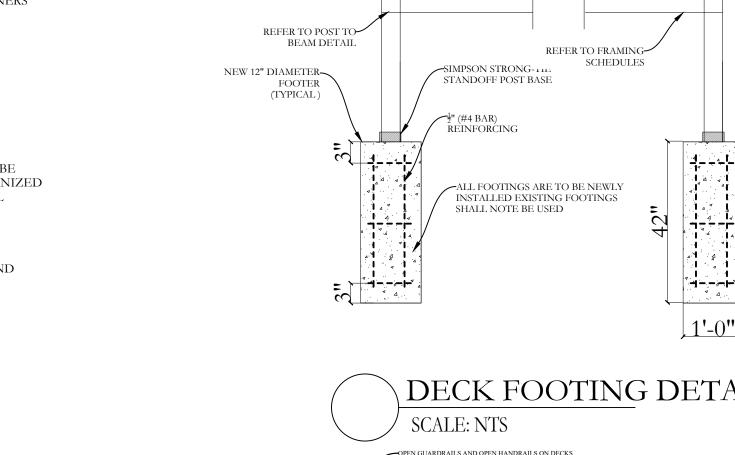
D-101

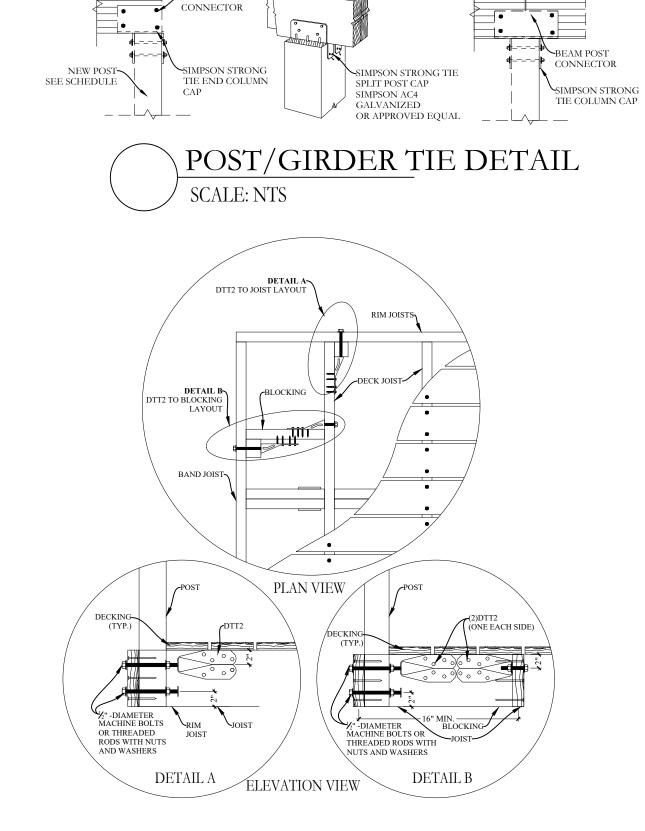
SCALE:

JOB #: DWG #: ISSUE #:

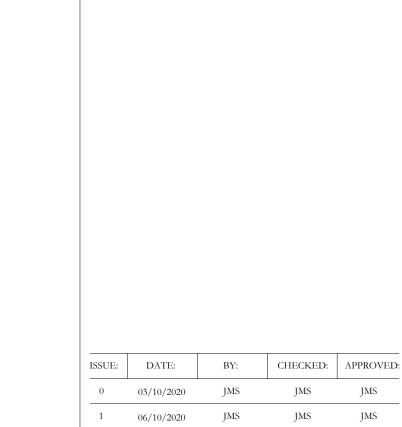


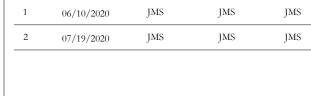






FLOOR GIRDER~





JMS

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361 Route 202 - Suite #7

Somers, NY 10589

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OCCUPANCY: SINGLE FAMILY DWELLING

PROPERTY IDENTIFICATION: 3.60-28-3

PROPERTY INFORMATION:

ZONING CODE : OF4

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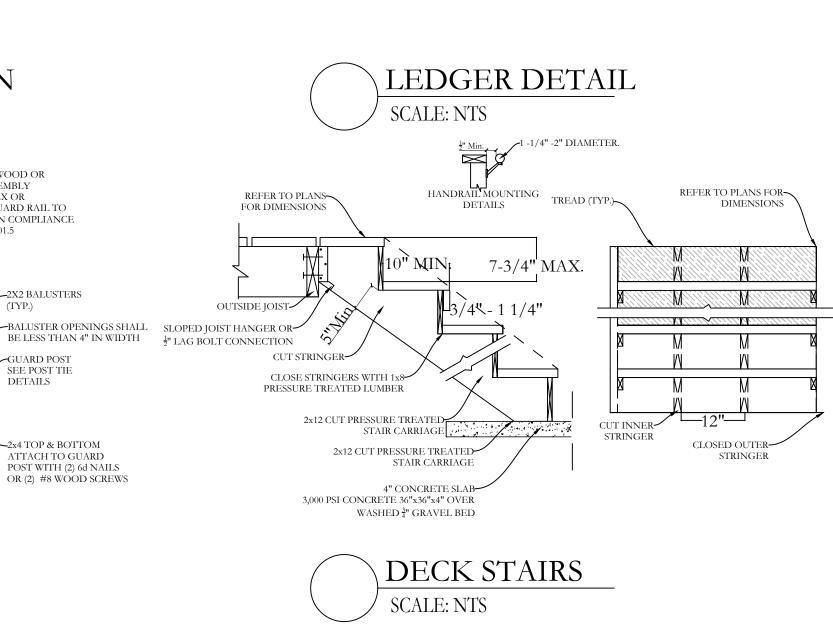
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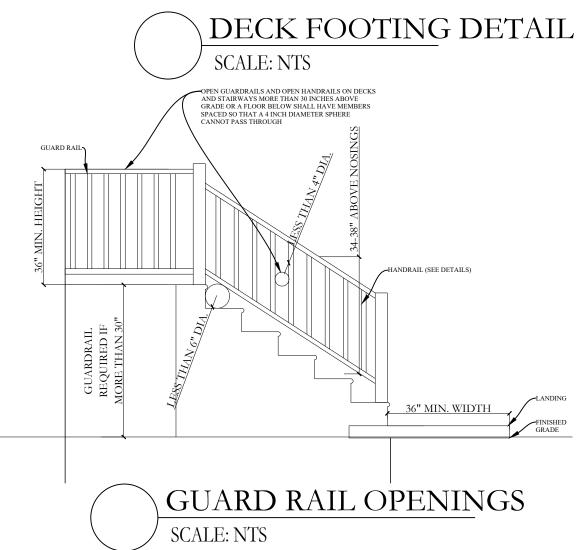
DRAWING TITLE:

DETAILS SHEET 2

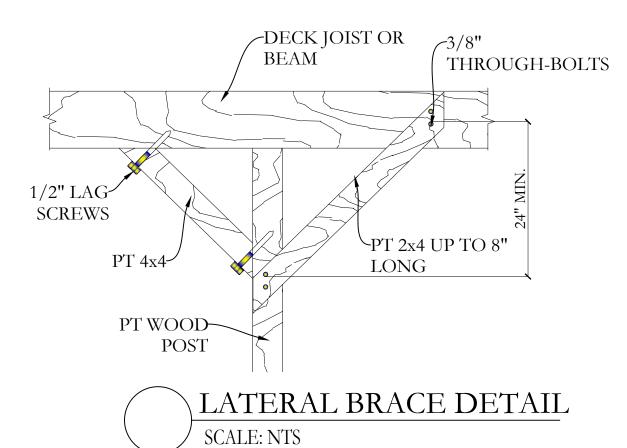
D-102

SCALE: DWG #:





RAILING POST TIES SCALE: NTS



DECK MATERIAL NOTES:

ALL STRUCTURAL FRAMING, LUMBER IN CONTACT WITH CONCRETE, AND ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED TYPE LUMBER.

SCALE: NTS

EXTERIOR RAILING

ALL CONNECTORS, BOLTS AND SCREWS SHALL BE OF HOT DIPPED GALVANIZED OR STAINLESS STEEL FINISH. FRAMING CONNECTORS SHALL NOT BE VISIBLE

DECK FRAMING NOTES:

REFERENCE STANDARD: 2015 IRC WITH NYS 2017 UNIFORM CODE SUPPLEMENT. ALL STRUCTURAL PRODUCTS SHALL BE DEAD LOAD = 20 PSF IDENTIFIED BY GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY CERTIFYING AGENCY.

DESIGN LOADS: $\overline{\text{LIVE LOAD}} = 40 \text{ PSF}$ ROOF LIVE = 20 PSFROOF (SNOW) = 30 PSFALLOWABLE DEFLECTION = L/360

SEE POST TIE

2x4 TOP & BOTTOM

ATTACH TO GUARD

OR (2) #8 WOOD SCREWS

DETAILS

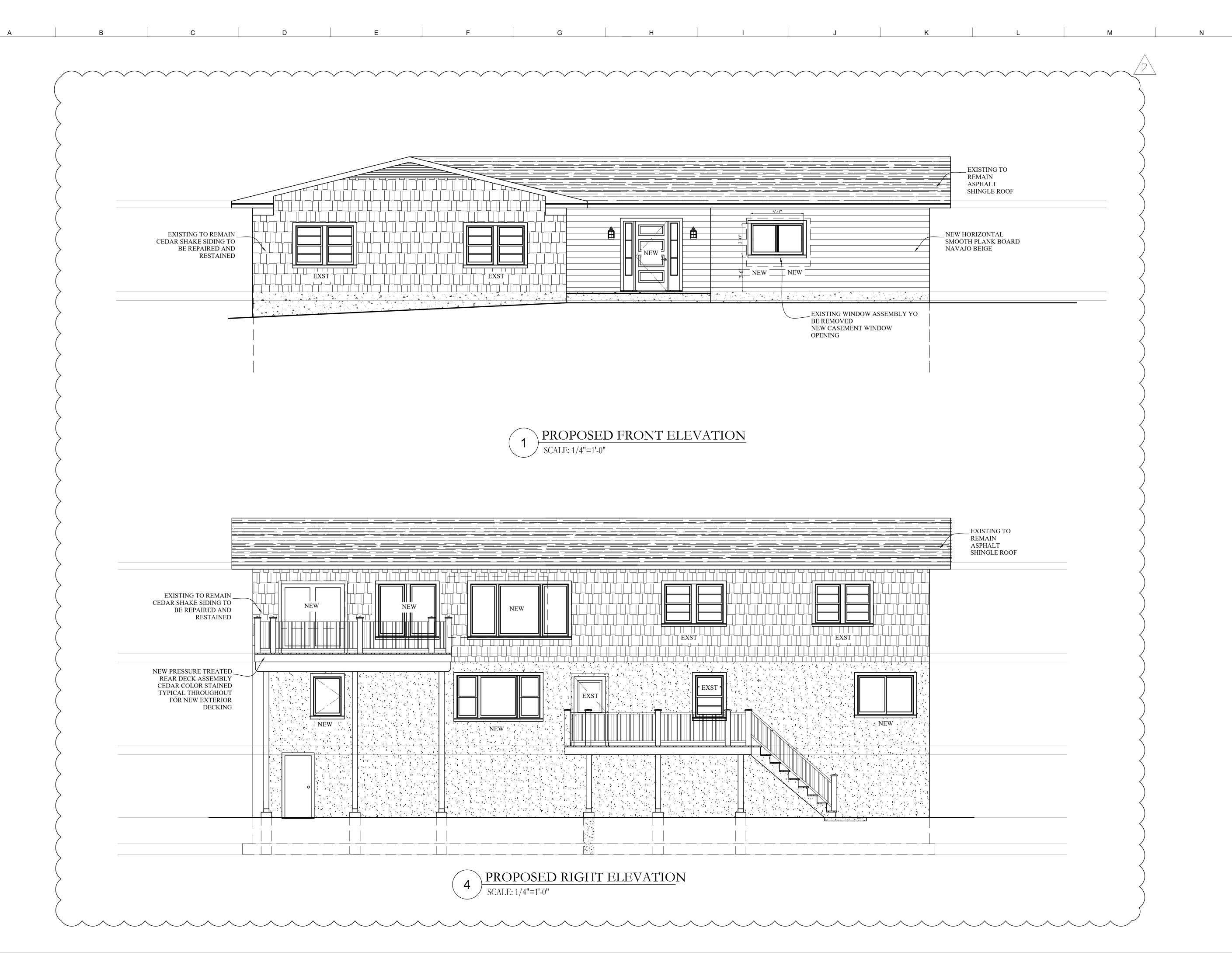
FRAMING SCHEDULE						
MEMBER	SIZE	SPECIES	GRADE	NOTES		
FLOOR JOISTS	2x10	PRESSURE TREATED	NO. 2	16" O.C.		
GIRDER	2x12	PRESSURE TREATED	NO. 2	QTY 3		
DECKING	1x6	COMPOSITE	-			
POSTS	6x6	PRESSURE TREATED	NO. 2	-		
RAILINGS	2x2	COMPOSITE	NO. 2	-		
LEDGER	2x12	PRESSURE TREATED	NO. 2	-		

METAL CONNECTOR SCHEDULE					
MANUFACTURER	MODEL#	USE			
SIMPSON	LUSZ	JOIST TO LEDGER			
SIMPSON	BCS 2-3/6Z	POST CAPS GIRDER TO POST			
SIMPSON	H2.5AZ	HURRICANE TIES			
SIMPSON	LSU26Z	STAIR STRINGER			
SIMPSON	A23	STRINGER TO SLAB			
	·				

- 1. ALL CONNECTORS TO BE MANUFACTURER BY SIMPSON-STRONGTIE OR APPROVED EQUAL.
- 2. ALL CONNECTORS TO BE OF GALVANIZED FINISH



EXTERIOR IMPROVEMENTS SCALE: NTS





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PROJECT:

20 Summit Terrace Dobbs Ferry, NY 10522

DRAWING TITLE:
ELEVATIONS

SHEET 1

ISSUE #:

A-201

SCALE:

JOB #: DWG #: