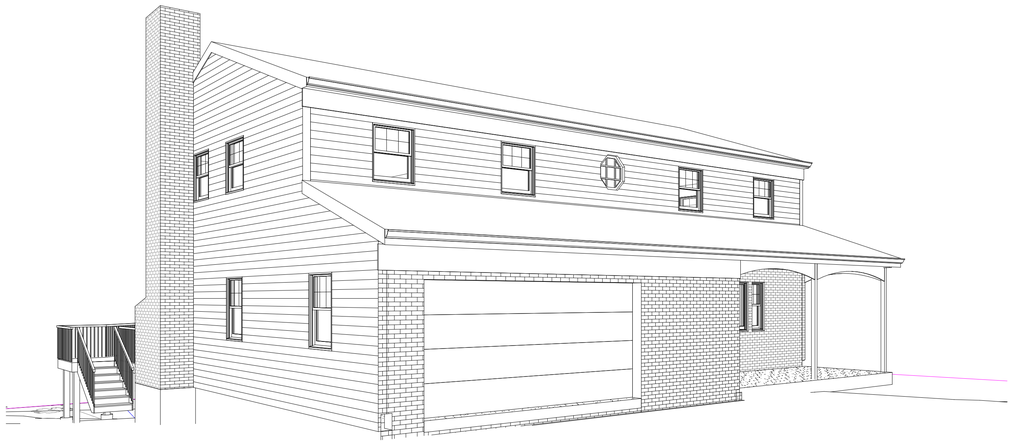
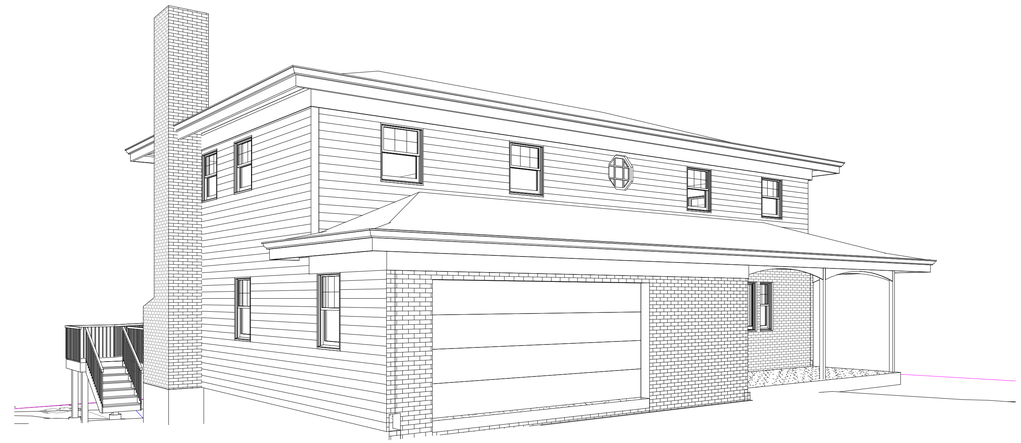
ISSUE FOR CONSTRUCTION

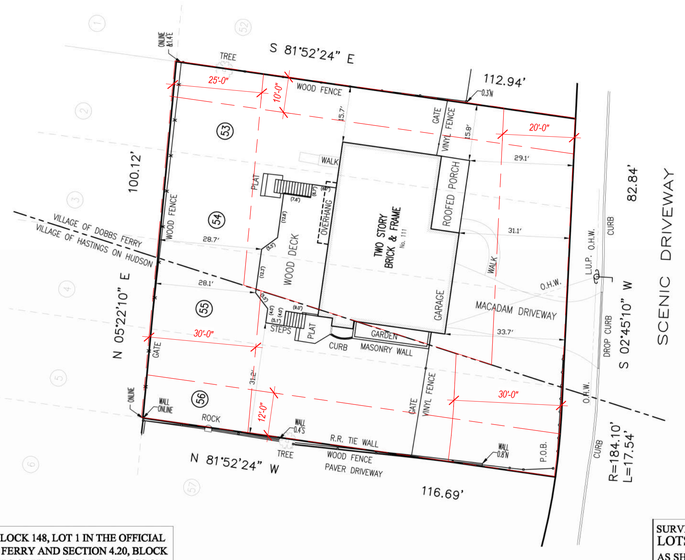


3 / A1 EXISTING VIEW FROM STREET



4 / A1 PROPOSED VIEW FROM STREET

CHANGES PROPOSED TO ROOF SHAPE AND EAVE OVERHANG ONLY.
NO OTHER CHANGES PROPOSED TO LOT COVERAGE OR SETBACK ENCROACHMENT.



ALSO KNOWN AS SECTION 3.160, BLOCK 148, LOT 1 IN THE OFFICIAL TAX MAPS OF VILLAGE OF DOBBS FERRY AND SECTION 4.20, BLOCK 15, LOT 4 IN THE OFFICIAL TAX MAPS OF VILLAGE OF HASTINGS ON HUDSON.

THIS SURVEY WAS PREPARED FOR USE IN DISCLOSING INFORMATION FOR THE TITLE PURPOSES ONLY. THE OFFSETS OR DIMENSIONS SHOWN HEREON ARE FOR A SPECIFIC TITLE PURPOSE ONLY AND ARE NOT INTENDED TO GUIDE IN THE ERECTION OF FENCES, BUILDING WALLS, SWIMMING POOLS, PATIOS, ADDITION TO THE EXISTING BUILDINGS. NO LIABILITY IS ASSUMED BY SUMMIT LAND SURVEYING P.C. FOR ANY USE OF THE DATA FOR CONSTRUCTION OR ANY NEW IMPROVEMENTS. BELOW SURFACE ENCROACHMENTS ARE NOT SHOWN. THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED.

A TITLE REPORT OF THE SUBJECT PROPERTY WAS NOT PROVIDED, A DEED OF THE SUBJECT PROPERTY WAS PROVIDED.

UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS VIOLATION OF 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL MAY NOT BE CONSIDERED TO BE A TRUE AND VALID COPY.

Certifications indicated are limited only to the person for whom this survey was prepared and on his or her behalf to the title company, governmental agency and lending institution for the title number listed hereon. The certifications are not transferable.

Certified To: NOT FOR TITLE TRANSFER.

SCALE: 1"= 20.0'
Measurement in U.S. Standard.

DATE: JANUARY 03, 2019.

JOB NUMBER
WCR01886-B11-54.

Summit Land Surveying P.C.
64 Virginia Avenue
Dobbs Ferry NY 10522
(914) 629-7758
info@summitsurveyingpc.com

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.

Rakesh R. Behal, L.S. New York State License Number 050666.

SURVEY OF
LOTS NUMBERS 53, 54, 55, AND 56 IN BLOCK 11
AS SHOWN ON A CERTAIN MAP ENTITTLED
BLOCKS NUMBER 11, 12. 13, 14, 15, 16, AND 17 MAP NUMBER 3 OF
RIVERVIEW MANOR
LOCATED AT
DOBBS FERRY AND HASTING-ON-HUDSON
TOWN OF GREENBURGH
WESTCHESTER COUNTY STATE OF NEW YORK.
Said map is filed in the County Clerk's office, Division of Land Records, Westchester County, New York, on Dec. 27, 1906 as Map Number 1886.

111 SCENIC DRIVE
ZONING ANALYSIS: EXISTING CONDITIONS

	HASTINGS R-10 ONE-FAMILY RESIDENTIAL				DOBBS FERRY OF-6 ONE-FAMILY RESIDENTIAL 6					
	LOT AREA	LOT FRONTAGE	TAX LOT 4 4.20-15-4 PROPERTY CARD: "HOUSE ITSELF IN DOBBS FERRY [TAX LOT 1]"		TAX LOT 1 3.160-148-1			TAX LOT 4 + 1		
LOT 4	4075	25.1								
LOT 1	7445	75.3								
	11520	100.4								
	ALLOWED	EXISTING	COMMENTS	HASTINGS ON HUDSON - DOBBS FERRY VILLAGE BOUNDARY	ALLOWED	EXISTING	COMMENTS	ALLOWED	EXISTING	COMMENTS
MINIMUM LOT AREA (SF)	10000	4075	NON-CONFORMING		5000	7445	CONFORMING	5000	11520	CONFORMING
MINIMUM LOT WIDTH (FT)	100	25.1	NON-CONFORMING		50	75.3	CONFORMING	50	100.4	CONFORMING
MINIMUM LOT DEPTH (FT)	NO REQUIREMENT				100	113	CONFORMING	100	113	CONFORMING
MAXIMUM LOT COVERAGE (SF)										
BY BUILDINGS	25% 1019	118	CONFORMING		27% 2010	2241	NON-CONFORMING	27% 3110	2359	CONFORMING
BY IMPERVIOUS SURFACES	35% 1426	92	CONFORMING		54% 4020	2324	CONFORMING	54% 6221	2416	CONFORMING
SETBACKS (FT)										
PRIMARY STRUCTURE	MIN:				MIN:			MIN:		
FRONT	30	59.8	CONFORMING		20	29.1	CONFORMING	20	29.1	CONFORMING
REAR	30	45.8	CONFORMING (TO BUILDING)		25	28.1	CONFORMING (TO DECK)	25	28.1	CONFORMING (TO DECK)
SIDE YARD NORTH	12		NORTH YARD IN DOBBS FERRY		10	15.8	CONFORMING	10	15.8	CONFORMING
SIDE YARD SOUTH	12	35.2	CONFORMING (TO BUILDING)		10	0.0	NON-CONFORMING	10	35.2	CONFORMING
SIDE BOTH	30		NORTH YARD IN DOBBS FERRY		20	15.8	NON-CONFORMING	20	51.0	CONFORMING
ACCESSORY STRUCTURES										
FRONT	30		NO ACCESSORY STRUCTURE				NO ACCESSORY STRUCTURE			NO ACCESSORY STRUCTURE
REAR	8		NO ACCESSORY STRUCTURE				NO ACCESSORY STRUCTURE			NO ACCESSORY STRUCTURE
SIDE YARD NORTH	8		NO ACCESSORY STRUCTURE				NO ACCESSORY STRUCTURE			NO ACCESSORY STRUCTURE
SIDE YARD SOUTH	8		NO ACCESSORY STRUCTURE				NO ACCESSORY STRUCTURE			NO ACCESSORY STRUCTURE
DECKS (PROJECTION INTO REQ'D YARD)	MAX:				MAX:			MAX:		
REAR YARD	6	1.9	CONFORMING (IN YARD)		10		CONFORMING (NOT IN YARD)	10		CONFORMING (NOT IN YARD)
SIDE YARD SOUTH	6		CONFORMING (NOT IN YARD)		10		CONFORMING (NOT IN YARD)	10		CONFORMING (NOT IN YARD)

SHEET LIST

SHEET #	SHEET NAME	DATE - ISSUE #1 NAME	DATE - ISSUE #2 NAME	DATE - ISSUE #3 NAME	DATE - ISSUE #4 NAME	CURRENT REVISION #
A1	PERSPECTIVES, SITE PLAN & INDEX					1
A2	LEGENDS AND NOTES					
A3	STRUCTURAL NOTES & TYPICAL DETAILS					
A4	ELEVATIONS & SECTIONS					1
A5	ROOF PLAN & FRAMING DETAILS					1
A6	EXISTING CONDITIONS PHOTOS					

MORGEN FLEISIG ARCHITECT
101 SCENIC DRIVE
HASTINGS ON HUDSON, NY 10706
646-734 9554

111 SCENIC DRIVE ROOF REPLACEMENT
DOBBS FERRY, NY

DRAWING ISSUES

DESCRIPTION	DATE

REVISIONS

#	DESCRIPTION	DATE
1	AHRB SUBMISSION	9/5/23

SEAL & SIGNATURE:

PERSPECTIVES, SITE PLAN & INDEX

As indicated

DATE:	07/13/23
PROJECT No:	2301
DRAWING BY:	MF
CHK BY:	MF
DWG No:	A1

SYMBOLS LEGEND

- 1 / A101 — VIEW NAME, 1/8" = 1'-0" — DETAIL NUMBER, SHEET, TITLE, & DRAWING SCALE
- FLOOR LEVEL 000'-0" — ELEVATION / SECTION DATUM & SPOT ELEVATION
- A.2 — COLUMN LABELS AND GRID LINES
- DETAIL # / SHEET # — 1 / A000 — EXTERIOR ELEVATION
- 1 / A0.00 — 1 / A0.00 — BUILDING SECTION
- # / A101 — INTERIOR ELEVATION
- 1 / A101 — DETAIL / WALL SECTION
- 1 / A101 — DETAIL PLAN, ELEVATION, SECTION
- ROOM NAME ### — ROOM TAG (ROOM NAME & ROOM NUMBER)
- TYPE "XX" 1'-0" A.F.F. — CEILING TAG (CEILING TYPE & HEIGHT A.F.F.)
- XX — WALL / PARTITION TYPE
- 101 — WINDOW & EXTERIOR DOOR NUMBER
- 101 — INTERIOR DOOR / CASED OPENING NUMBER
- NOTES — NOTES w/ LEADER
- 3'-8" — STANDARD DIMENSIONS & FRAMING LAYOUT
- 3'-8" — DIMENSIONS TO FACE OF FINISH
- ALIGN — FINISHES TO ALIGN
- DN — STAIR RUN DIRECTION
- 6" — LEVEL OR GRADE CHANGE (STEP UP / DOWN)
- DS — DOWNSPOUT
- 1 / A101 — MATCHLINE & VIEW REFERENCE
- BREAKLINE
- 60" CLR — WHEELCHAIR TURNING RADIUS
- # — REVISION NUMBER
- ℄ — CENTERLINE
- NORTH ARROW

MATERIALS LEGEND

- EARTH / COMPACTED SOIL
- SAND / MORTAR / GROUT
- COURSE POROUS FILL
- CONCRETE
- BRICK MASONRY
- CUT STONE / STONE VENEER
- CONCRETE MASONRY UNIT (CMU)
- STEEL
- BATT INSULATION
- SPRAY FOAM INSULATION
- RIGID INSULATION
- FINISH WOODWORK
- PLYWOOD
- GYPSUM WALLBOARD
- IMPACT SOUND ISOLATION MAT
- CUT TILE
- CONTINUOUS WOOD FRAMING
- WOOD BLOCKING
- SEALANT AND BACKER ROD
- WATERPROOFING
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO REMAIN (ALT. WALL VENEER)
- EXISTING CONCRETE STRUCTURE TO REMAIN
- EXISTING WALL OR PARTITION TO BE REMOVED
- EXISTING FIXTURE OR FITTING TO BE REMOVED
- EXISTING CONCRETE SLAB TO BE REMOVED
- NEW PARTITION (SCHEMATIC)
- NEW PARTITION
- NEW WALL, DETAILED ASSEMBLY
- EXISTING RISERS TO REMAIN
- NEW SLAB PENETRATIONS
- PROPERTY LINE
- SETBACK
- FENCE

ABBREVIATIONS LEGEND

A	
ACCES	ACCESSORY
ACOUS	ACOUSTIC(AL)
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ALT	ALTERNATE
APPL	APPLIANCE
ARCH	ARCHITECT(URAL)
AUTO	AUTOMATIC
AVG	AVERAGE
&	AND
B	
BLDG	BUILDING
BLKG	BLOCKING
BU	BUILT UP
C	
CAB	CABINET
CPT	CARPET
CER	CERAMIC
CHNG	CHANGING
CL	CLOSET
CLG	CEILING
COATG	COATING
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COV	COVER
CMU	CONCRETE MASONRY UNIT
CJ	CONTROL JOINT
D	
DBL	DOUBLE
DEPT	DEPARTMENT
DES	DESIGN(ED)
DET	DETAIL
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DR	DOOR
DS	DOWN SPOUT
DSCON	DISCONNECT
DWR	DRAWER
E	
ELEC	ELECTRICAL
EMBED	EMBEDD(ED)(ING)
ENGR	ENGINEER(ED)
ENTR	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXPS	EXPOSED
EXT	EXTERIOR
F	
FAB	FABRICAT(ED)(ION)
FD	FLOOR DRAIN
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FLDG	FOLDING
FP	FIREPLACE
FRMG	FRAMING
FXD	FIXED
FXTR	FIXTURE
FLR	FLOOR(ING)
FURN	FURNITURE
FIN FL	FINISHED FLOOR
G	
GA	GAUGE
GL	GLASS
GR	GRAD(E)(ING)
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
H	
HD	HEAD
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
HP	HIGH POINT
I	
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
J	
JT	JOINT
K	
KIT	KITCHEN
L	
LAV	LAVATORY
LB	POUND
LCC	LEAD-COATED COPPER
LT	LIGHT
LVLG	LEVELING
LVR	LOUVER
LP	LOW POINT
M	
MAX	MAXIMUM
MEP	MECHANICAL, ELECTRICAL AND PLUMBING
MFD	MANUFACTURED
MFR	MANUFACTURER
MECH	MECHANICAL
MET	METAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLWK	MILLWORK
MO	MASONRY OPENING
MOIST	MOISTURE
MOT	MOTOR(IZED)
MTD	MOUNTED
MC	RECESSED MEDICINE CABINET
N	
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
O	
ORNA	ORNAMENTAL
OVFL	OVERFLOW
OVHD	OVERHEAD
OPNG	OPENING
OPR	OPERABLE
P	
PTN	PARTITION
PBD	PARTICLE BOARD
PNL	PANEL
PORT	PORTABLE
PREFIN	PREFINISHED
PREFAB	PREFABRICATED
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLSTC	PLASTIC
PLYWD	PLYWOOD
PRTECN	PROTECTION
R	
RECES	RECESSED
RECPT	RECEPTACLE
REF	REFERENCE
REFL	REFLECTED
REFR	REFRIGERATOR
REQD	REQUIRED
RESIS	RESIST(ANT)(IVE)
REINF	REINFORC(ED)(ING)(EMENT)
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
S	
SCR	SCRIBE
SECUR	SECURITY
SF	SQUARE FEET
SGL	SINGLE
SHORG	SHORING
SIM	SIMILAR
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SURF	SURFACE
SUSP	SUSPENDED
SYS	SYSTEM(S)
SD	SCUPPER THRU WALL DRAIN
T	
THK	THICK(NESS)
TLT	TOILET
TRANS	TRANSPARENT
TRTD	TREATED
T&G	TONGUE AND GROOVE
TYP	TYPICAL
U	
UNDRLAY	UNDERLAY
UTIL	UTILITY
UON	UNLESS OTHERWISE NOTED
W	
W/	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
W/O	WITHOUT
WT	WEIGHT
WTRPRF	WATERPROOF(ING)

GENERAL CONSTRUCTION NOTES

1. ALL DIMENSIONS AND ELEVATIONS ARE TO BE USED FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY CONDITIONS AT SPECIFIC LOCATIONS AS REQUIRED TO CONFIRM AND PERFORM ALL WORK AS SPECIFIED.
2. ALL EXTERIOR WALL PLAN DIMENSIONS ARE INDICATED TO THE OUTSIDE FACE OF FRAMING AND FOUNDATION WALLS. ALL WINDOW AND DOOR OPENING DIMENSIONS REFER TO ROUGH OPENINGS (R.O.).
3. DO NOT SCALE DRAWINGS. FOLLOW WRITTEN DIMENSIONS. THE WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK & PRIOR OF ORDERING ANY PRODUCT OR PROPRIETARY SYSTEM. DETAILS, DIMENSIONS, AND CONDITIONS ON SMALLER SCALE DRAWINGS ARE PRECEDED BY THOSE ON LARGER SCALE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY EXISTING CONDITIONS REQUIRING MODIFICATION PRIOR TO THE BEGINNING OF ANY WORK.
4. IN CASE OF OMISSIONS OR DISCREPANCIES IN THESE DOCUMENTS, CONSULT WITH THE ARCHITECT PRIOR TO ORDERING ANY PRODUCT, MATERIAL, OR PROPRIETARY SYSTEMS, OR PRIOR TO PROCEEDING WITH SHOP DRAWINGS OR ANY OTHER WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED CONSULT WITH THE ARCHITECT BEFORE PROCEEDING WITH WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE.
6. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, BARRICADES, TEMPORARY FENCES, PARTITIONS, EXCAVATION, ETC. AS REQUIRED TO ACCOMPLISH THE WORK IN AN APPROVED MANNER.
7. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND GATES AS REQUIRED TO RESTRICT UNAUTHORIZED ACCESS TO THE JOB SITE.
8. THE CONTRACTOR SHALL PROVIDE TEMPORARY GUARD RAILS, STAIRS, AND OTHER PROTECTION AS REQUIRED TO MAINTAIN SAFE WORKING CONDITIONS.
9. THE CONTRACTOR SHALL PROVIDE ALL MISC. STEEL & METAL FABRICATIONS, REQUIRED BRACING, STIFFENERS, BACKING PLATES, BRACKETS, ETC. AS SPECIFIED HEREIN, IN THE SPECIFICATIONS, OR AS NEEDED FOR THE PROPER FABRICATION, ERECTION, INSTALLATION, OR CONSTRUCTION OF THIS PROJECT. SCOPE TO INCLUDE, BUT SHALL NOT BE LIMITED TO, PARTITIONS, SUSPENDED SOFFITS & CEILINGS, AS WELL AS WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, FIRE PROTECTION, A/V, SECURITY, ETC. CONTRACTOR TO VERIFY SCOPE.
10. THE CONTRACTOR SHALL PROVIDE ADEQUATE WATERPROOFING AS SPECIFIED HEREIN, IN THE SPECIFICATIONS, OR AS REQUIRED FOR THE PROPER CONSTRUCTION OF THIS PROJECT.
11. THE CONTRACTOR SHALL COORDINATE THE PLACEMENT OF ALL CEILING ELEMENTS W/ ARCHITECTURAL, MEP, SECURITY & A/V DRAWINGS. PROVIDE COORDINATION DRAWINGS INCLUDING ALL TRADES WHERE DISCREPANCIES MAY OCCUR. CONSULT WITH THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
12. THE CONTRACTOR SHALL COORDINATE THE PLACEMENT OF ALL WALL SURFACE PLATES, SWITCHES, OUTLETS, OR OTHER ELECTRICAL FIXTURES WITH ARCHITECTURAL, MEP, AND STRUCTURAL DRAWINGS. PROVIDE COORDINATION DRAWINGS INCLUDING ALL TRADES WHERE DISCREPANCIES MAY OCCUR. CONSULT WITH ARCHITECT PRIOR TO PROCESSING WITH THE WORK.
13. PROVIDE ACCESS PANELS AS REQUIRED BY APPLICABLE CODES & AS REQUIRED FOR MECHANICAL EQUIPMENT. ALL ACCESS PANELS SHALL BE CONCEALED AND ALL LOCATIONS SHALL BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING W/ WORK.
14. PROVIDE ADEQUATE WATERPROOFING AS NOTED IN DRAWINGS AND SPECIFICATIONS AND AS REQUIRED FOR THE PROPER INSTALLATION AND CONSTRUCTION OF THE WORK.
15. ALL EXTERIOR JOINTS AROUND WINDOWS, DOORS, ETC. TO BE LEAKAGE/AIR INFILTRATION FREE.
16. THE CONTRACTOR SHALL COORDINATE ALL EQUIPMENT BASE & HOUSEKEEPING PADS WITH MEP CONTRACTORS. INSTALL PADS BENEATH THE FULL PROJECTED AREA OF EQUIPMENT.
17. THE CONTRACTOR SHALL COORDINATE ALL SLAB PENETRATIONS, FIRE-RATED WALL AND CEILING OPENINGS, AS WELL AS FOUNDATION WALL SLEEVE LOCATIONS. NO CORE DRILLING WILL BE ALLOWED ON FOUNDATION WALLS.
18. THE CONTRACTOR SHALL COORDINATE AND PROVIDE BLOCKING AS REQUIRED IN PARTITIONS AND CEILINGS FOR ALL MILLWORK AND OTHER ITEMS ATTACHED TO OR MOUNTED TO WALLS OR CEILINGS.
19. ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS SHALL HAVE METAL CORNER BEADS. TAPE AND SPACKLE SMOOTH WHERE REQUIRED.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING FIRE-RATED CONSTRUCTION (WALLS, FLOOR, CEILINGS, ETC.) WHERE SHOWN ON DRAWINGS. INSTALL APPROVED FIRE-STOPPING AS REQUIRED.
21. FOR ADDITIONAL NOTES, SEE PLANS AND BUILDING ELEVATION DRAWINGS AND PROJECT SPECIFICATIONS.
22. CONTRACTOR TO DAM OFF AREAS AND WATERTEST FOR 24 HOURS PRIOR TO COVERING SUBTERRANEAN ROOF AREAS WITH INSULATION, DRAINAGE BOARDS & SOIL.
23. ALL MECHANICAL ROOMS TO HAVE 2" THERMAX INSULATION BOARDS WITH WHITE PEBBLE FINISH, RATED TO NOT REQUIRE A THERMAL BARRIER AND LEFT EXPOSED IN LIEU OF SPRAY FOAM.
24. ALL MECHANICAL EQUIPMENT EXCEPT SUPPLY AND RETURN REGISTERS TO BE CONCEALED UNLESS IN MECHANICAL ROOMS, ELECT ROOMS OR ATTICS. ANY ITEMS REQUIRING ACCESS PANELS TO BE CALLED OUT AND FLAGGED ON SHOP DRAWINGS.
25. ALL FLOOR DRAINS IN LAUNDRY ROOMS ARE TO BE LOCATED UNDERNEATH WASHING MACHINES TO BE CONCEALED FROM VIEW. ALL LAUNDRY ROOMS ON MAIN FLOOR AND SECOND FLOOR TO HAVE DRAIN PANS UNDER WASHING MACHINES TIED TO FLOOR DRAINS.
26. ALL LAUNDRY ROOMS AND POOL EQUIPMENT ROOMS TO BE EQUIPPED WITH WATERBUG ALARMED LEAK SENSORS AND WATTS INTELLIFLOW AUTO-SHUTOFFS.

ISSUE FOR CONSTRUCTION

NY STRETCH ENERGY CODE 2020

PART 3 - AMENDMENTS TO 2018 ENERGY CONSERVATION CONSTRUCTION CODE RESIDENTIAL PROVISIONS

3.2 AMENDMENTS TO TABLE R402.1.2
INSULATION & FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE 4 (WESTCHESTER) SHOWN ONLY:

Table R402.1.2
Insulation and Fenestration Requirements by Component[a]

Climate Zone	Fenestration U-factor[b]	Skylight U-factor[b]	Glazed fenestration SHGC[h]	Ceiling R-Value	Wood Frame Wall[R,c] R-Value	Mass Wall[d] R-Value	Floor R-Value	Basement Wall[e] R-Value	Slab[f] R-Value and Depth	Crawl Space Wall[e] R-Value
4	0.27	0.50	0.4	49	21 int. or 20+5 or 13+10	15/20	30[g]	15/19	10,4 ft	15/19

NR = Not Required
For SI: 1 foot = 304.8 mm.

a. R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.
b. Int. (intermediate framings) denotes standard framing 16 inches on center. Headers shall be insulated with a minimum of R-10 insulation.
c. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+10" means R-13 cavity insulation plus R-10 continuous insulation.
d. Mass walls shall be in accordance with Section R402.2.5. The second R-value applies when more than half the insulation is on the interior of the mass wall.
e. 15/19 means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall.
f. R-10 continuous insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
g. Alternatively, insulation sufficient to fill the framing cavity and providing not less than an *R*-value of R-19.
h. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

3.3 AMENDMENTS TO TABLE R402.1.4
EQUIVALENT U-FACTORS

CLIMATE ZONE 4 (WESTCHESTER) SHOWN ONLY:

Table R402.1.4
Equivalent U-factors[a]

Climate Zone	Fenestration U-factor	Skylight U-factor	Ceiling U-factor	Frame Wall U-factor	Mass Wall U-factor[b]	Floor U-factor	Basement Wall U-factor	Crawl Space Wall U-factor
4	0.27	0.50	0.026	0.045	0.056	0.033	0.050	0.042

a. Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source.
b. Mass wall shall be in accordance with Section R402.2.5. Where more than half the insulation is on the interior, the mass wall U-factor shall not exceed 0.056.

THIS PROJECT HAS BEEN DESIGNED TO THE 2020 NYS RESIDENTIAL CODE & THE NY STRETCH ENERGY CODE, AND ALL CODE REFERENCES ARE TO BE INTERPRETED UNDER THESE CODES.

MORGEN FLEISIG ARCHITECT
101 SCENIC DRIVE
HASTINGS ON HUDSON, NY 10706
646-734 9554

111 SCENIC DRIVE ROOF REPLACEMENT

DOBBS FERRY, NY

DRAWING ISSUES	
DESCRIPTION	DATE

REVISIONS		
#	DESCRIPTION	DATE

SEAL & SIGNATURE:

LEGENDS AND NOTES

As indicated

DATE:	07/13/23
PROJECT No:	2301
DRAWING BY:	MF
CHK BY:	MF
DWG No:	

A2

ISSUE FOR CONSTRUCTION

PROJECT DESIGN CRITERIA (AS PER TABLE R301.2(1) OF 2020 RESIDENTIAL CODE OF NEW YORK STATE)													
GROUND SNOW	WIND DESIGN				SEISMIC	SUBJECT TO DAMAGE FROM			WINTER	ICE BARRIER	FLOOD	AIR	MEAN
LOAD (PSF)	ULTIMATE WIND	TOPOGRAPHICS	SPECIAL WIND	WIND -BORNE	DESIGN	WEATHERING	FROST LINE	TERMITE	DESIGN	UNDERLAYMENT	HAZARD	FREEZING	ANNUAL
	SPEED (mph) (d)	EFFECTS (K)	REGION (l)	DEBRIS ZONE (m)	CATEGORY (f)	(a)	DEPTH (b)	(c)	TEMP (e)	REQUIRED (h)	(FEMA) (g)	INDEX (i)	TEMP (i)
30	115	NO	NO	NO	N/A	SEVERE	42"	MOD. TO HEAVY	15°F	NO	NA	500 F-DAYS	50.8°F

NOTES:

A. WEATHERING MAY REQUIRE A HIGHER STRENGTH CONCRETE OR GRADE OF MASONRY THAN NECESSARY TO SATISFY THE STRUCTURAL REQUIREMENTS OF THIS CODE. THE WEATHERING COLUMN SHALL BE FILLED IN WITH THE WEATHERING INDEX, 'NEGLIGIBLE', 'MODERATE', OR 'SEVERE' FOR CONCRETE AS DETERMINED FROM FIGURE R301.2(3).
B. THE FROST LINE DEPTH MAY REQUIRE DEEPER FOOTINGS THAN INDICATED IN FIGURE R403.1(1). THE FROST LINE DEPTH INDICATING THE MINIMUM DEPTH OF THE FOOTING BELOW FINISH GRADE IS ESTABLISHED BY THE LOCAL JURISDICTION.
C. THE NEED FOR PROTECTION DEPENDS ON WHETHER THERE HAS BEEN A HISTORY OF LOCAL SUBTERRANEAN TERMITE DAMAGE, AND IS DETERMINED BY FIGURE R301.2(6) AND BY THE LOCAL JURISDICTION.
D. WIND SPEED DETERMINED FROM THE BASIC WIND SPEED MAP [FIGURE R301.2(4)A] OR AS ESTABLISHED BY THE LOCAL JURISDICTION. WIND EXPOSURE CATEGORY SHALL BE DETERMINED ON A SITE-SPECIFIC BASIS IN ACCORDANCE WITH SECTION R301.2.1.4.
E. THE OUTDOOR DESIGN DRY-BULB TEMPERATURE SHALL BE SELECTED FROM THE COLUMNS OF 97 1/2 PERCENT VALUES FOR WINTER FROM APPENDIX D OF THE INTERNATIONAL PLUMBING CODE. DEVIATIONS FROM THE APPENDIX D TEMPERATURES SHALL BE PERMITTED TO REFLECT LOCAL CLIMATES OR LOCAL WEATHER EXPERIENCE AS DETERMINED BY THE BUILDING OFFICIAL.
F. SEISMIC DESIGN CATEGORY DETERMINED FROM SECTION R301.2.2.21.
G. THE JURISDICTION SHALL FILL IN THIS PART OF THE TABLE WITH (a) THE DATE OF THE JURISDICTION'S ENTRY INTO THE NATIONAL FLOOD INSURANCE PROGRAM (DATE OF ADOPTION OF THE FIRST CODE OR ORDINANCE FOR MANAGEMENT OF FLOOD HAZARD AREAS), (b) THE DATE(S) OF THE FLOOD INSURANCE STUDY AND (c) THE PANEL NUMBERS AND DATES OF THE CURRENTLY EFFECTIVE FIRMS AND FBFMS OR OTHER FLOOD HAZARD MAP ADOPTED BY THE AUTHORITY HAVING JURISDICTION, AS AMENDED.

   WHERE APPLICABLE, THE FOLLOWING PARAMETERS HAVE BEEN USED:

   1. DFE (DESIGN FLOOD ELEVATION)
   2. BFE (BASE FLOOD ELEVATION)
   3. ESW (DESIGN STILLWATER FLOOD ELEVATION ABOVE DATUM)
   4. DS (DESIGN STILLWATER FLOOD DEPTH IN FEET)
   5. DWS (WAVE SETUP IN FEET)
   6. G (GROUND ELEVATION IN FEET ABOVE DATUM)
   7. EROSION (LOSS OF SOIL DURING DESIGN FLOOD EVENT)

H. IN ACCORDANCE WITH SECTIONS R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1, R905.8.3.1, OR AS ESTABLISHED BY THE LOCAL JURISDICTION, WHERE THERE HAS BEEN A HISTORY OF LOCAL DAMAGE FROM THE EFFECTS OF ICE DAMMING, THE TABLE WILL INDICATE 'YES'; OTHERWISE, 'NO' WILL BE INDICATED IN THIS PART OF THE TABLE.
I. THE 100-YEAR RETURN PERIOD AIR FREEZING INDEX (BF-DAYS) IS DETERMINED FROM FIGURE R403.3(2) OR FROM THE 100-YEAR (99 PERCENT) VALUE ON THE NATIONAL CLIMATIC DATA CENTER DATA TABLE 'AIR FREEZING INDEX-USA METHOD (BASE 32 DEGREE F).
J. THE MEAN ANNUAL TEMPERATURE IS DETERMINED FROM THE NATIONAL CLIMATIC DATA CENTER DATA TABLE 'AIR FREEZING INDEX-USA METHOD (BASE 32 DEGREE F).
K. IN ACCORDANCE WITH SECTION R301.2.1.5, WHERE THERE IS LOCAL HISTORICAL DATA DOCUMENTING STRUCTURAL DAMAGE TO BUILDINGS DUE TO TOPOGRAPHIC WIND SPEED-UP EFFECTS & AS ESTABLISHED BY THE JURISDICTION, THE TABLE WILL INDICATE 'YES'; OTHERWISE, 'NO' WILL BE INDICATED IN THIS PART OF THE TABLE.
L. IN ACCORDANCE WITH FIGURE R301.2(4)a, WHERE THERE IS LOCAL HISTORICAL DATA DOCUMENTING UNUSUAL WIND CONDITIONS & AS ESTABLISHED BY THE JURISDICTION,THE TABLE WILL INDICATE 'YES' AND IDENTIFY ANY SPECIFIC REQUIREMENTS; OTHERWISE, 'NO' WILL BE INDICATED IN THIS PART OF THE TABLE.
M. IN ACCORDANCE WITH SECTION R301.2.1.2.1 OR AS ESTABLISHED BY THE JURISDICTION, THE WIND-BORNE DEBRIS WIND ZONE(S) ARE INDICATED. OTHERWISE, 'NO' WILL BE INDICATED IN THIS PART OF THE TABLE.

FRAMING LUMBER

1. ALL FRAMING LUMBER WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
   A. AMERICAN WOOD COUNCIL "WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS"
   B. AMERICAN WOOD COUNCIL "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION","NDS SUPPLEMENT: DESIGN VALUES FOR WOOD CONSTRUCTION", AND "SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC".
2. FRAMING LUMBER SHALL HAVE EACH PIECE GRADE STAMPED, SHALL BE SURFACED DRY (EXCEPT STUDS, WHICH SHALL BE KILN DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADES:
   A. RAFTERS AND JOISTS: DOUGLAS FIR-LARCH #2, SPRUCE PINE FIR #2, OR HEM FIR #2
   B. BEAMS, GIRDERS AND HEADERS: DOUGLAS FIR-LARCH #1, SPRUCE PINE FIR #1, OR HEM FIR #1
   C. STUDS AND PLATES: DOUGLAS FIR-LARCH STUD GRADE, SPRUCE PINE FIR STUD GRADE, OR HEM FIR STUD GRADE
3. TIMBER LUMBER SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADES:
   A. POST AND TIMBER: DOUGLAS FIR-LARCH #1, SPRUCE PINE FIR #1, OR HEM FIR #1
   B. BEAMS AND STRINGERS: DOUGLAS FIR-LARCH #1, SPRUCE PINE FIR #1, OR HEM FIR #1
4. PRESERVATIVE-TREATED WOOD: PROVIDE TREATED LUMBER COMPLYING WITH ACQ-D (CARBONATE), COPPER AZOLE (CA-B), OR SODIUM BORATE (SBX (DOT) WITH NoS10/2) AT ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR AS OTHERWISE INDICATED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. ACZA TREATMENT IS NOT PERMITTED. TREATED LUMBER AND/OR PLYWOOD SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY SHOWING 0.40 PCF RETENTION. WHERE LUMBER AND/OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD-TREATED WITH COPPER NAPTHENATE (THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2% COPPER METAL) BY REPEATED BRUSHING, DIPPING, OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE. REFER TO NOTES 2 AND 3 FOR SPECIES AND GRADE OF TIMBER, UNLESS OTHERWISE NOTED ON PLAN.
5. ALL WOOD FRAMING INCLUDING DETAILS FOR BRIDGING, BLOCKING, FIRE STOPPING, ETC., SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NFPA "MANUAL FOR HOUSE FRAMING" OR THE GOVERNING LOCAL/STATE BUILDING CODE.
6. FASTENING SHALL BE IN ACCORDANCE WITH THE MOST RESTRICTIVE OF THE GOVERNING LOCAL/STATE BUILDING CODE AND THE MANUFACTURER'S RECOMMENDED FASTENING SCHEDULES.
7. ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS, MINIMUM 18 GAUGE, INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
8. WHERE FRAMING LUMBER IS FLUSH FRAMED TO MICROLLAM, STEEL OR FLITCH-PLATE GIRDER, SET THESE GIRDERS 1/2" CLEAR (MIN.) BELOW TOP OF FRAMING LUMBER, TO ALLOW FOR SHRINKAGE.
9. STUD BEARING WALLS ARE TO BE 2x4 @ 16" ON CENTER AT THE INTERIOR AND 2x6 @ 16" ON CENTER AT THE EXTERIOR, UNLESS NOTED OTHERWISE ON PLAN.
10. ALL RAFTERS AND JOISTS SHALL ALIGN DIRECTLY WITH STUDS BELOW. WHERE REQUIRED, INSTALL ADDITIONAL STUDS.
11. LAP ALL PLATES AT CORNERS AND AT INTERSECTION OF PARTITIONS.
12. STAGGER ALL TOP AND BOTTOM PLATE SPLICES A MINIMUM OF 32 INCHES.
13. USE DOUBLE STUDS @ ENDS OF WALL AND ENDS OF WALL OPENINGS.
14. AT THE ENDS OF ALL BEAMS, HEADERS AND GIRDERS PROVIDE A BUILT UP OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH IS 4" (NOMINAL) AT INTERIOR WALLS AND 6" (NOMINAL) AT EXTERIOR WALLS, UNLESS OTHERWISE NOTED.
15. USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED.
16. PROVIDE CROSS BRIDGING AT A MAXIMUM OF 8'-0" ON CENTER.
17. BUILT UP BEAMS LESS THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH (2) 16d NAILS @16" ON CENTER. BUILT UP BEAMS GREATER THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH (3) 16d NAILS @16" ON CENTER.
18. WHERE THERE IS NO PLYWOOD WALL SHEATHING, PROVIDE DIAGONALS AT ALL EXTERIOR CORNERS OF STUD WALLS AT EACH FLOOR. (1x4 BRACES LET INTO STUDS AND NAILED AT EACH STUD CROSSING WITH (2) 10d NAILS.)
19. CHIMNEYS: ALL STUDS FOR CHIMNEY FRAMING TO BE CONTINUOUS FROM ATTIC FLOOR LEVEL UP. CHIMNEY SHALL BE FACED WITH 1/2" APA GRADED FIRE-RETARDANT PLYWOOD GLUED & SCREWED TO STUDS. WHERE WALLS EXCEED 4'-0" IN WIDTH, INSTALL DIAGONAL METAL BRACING AT INSIDE FACE OF CHIMNEY AT ALL FOUR WALLS.
20. WHERE CANTILEVERED BEAMS ARE INDICATED, THE FAR CONNECTOR SHALL BE CAPABLE OF RESISTING AN UPLIFT OF 1000 LBS. MINIMUM, UNLESS NOTED OTHERWISE.
21. NO NEW OR EXISTING JOISTS SHALL BE CUT OR NOTCHED WITHOUT APPROVAL.
22. FOR HEADERS NOT CALLED OUT ON PLAN:

WOOD HEADER SCHEDULE		
ROUGH OPENING WIDTH	HEADER	
	2x4 WALL	2x6 WALL
LESS THAN 3'-0"	(2) 2x6	(3) 2x8
3'-1" TO 4'-0"	(2) 2x8	(3) 2x8
4'-1" TO 6'-0"	(2) 2x10	(3) 2x10
6'-1" TO 8'-0"	(2) 2x12	(3) 2x12
OVER 8'-0"	SEE PLANS	SEE PLANS

NOTE :

PROVIDE (1) JACK STUD FOR SPANS LESS THAN 4'-0".
PROVIDE (2) JACK STUDS FOR SPANS FROM 4'-1" TO 8'-0".
PROVIDE (3) JACK STUDS FOR SPANS OVER 8'-0".

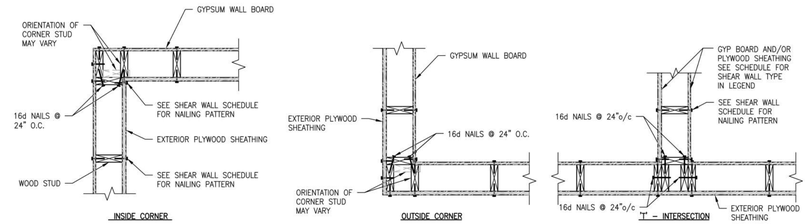
23. ALL LIGHT-GAUGE HANGERS SUPPORTING PRESERVATIVE TREATED WOOD SHALL MEET OR EXCEED G185 (1.85 OZ OF ZINC PER SQUARE FOOT). ALTERNATIVELY, STAINLESS STEEL CONNECTIONS MAY BE USED. FASTENERS SHALL MATCH THE HANGER FINISH AND MATERIAL.
24. WHERE JOIST ORIENTATION IS PARALLEL TO EXTERIOR STUD OR FOUNDATION WALLS, PROVIDE FULL-SECTION BLOCKING FOR 3 BAYS @ 4'-0" ON CENTER MAXIMUM WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO TOP OR BOTTOM OF JOIST. PROVIDE 18 GA x 1-1/2" x 1'-0" (MINIMUM) FLAT TENSION STRAP BETWEEN ALIGNED BLOCKING MEMBERS.
25. ALL SILL PLATES SHALL BE PRESSURE TREATED AND ANCHORED TO FOUNDATION WALLS WITH 1/2" DIAMETER HEADED ANCHOR BOLTS (ASTM F1554) @ 4'-0" ON CENTER AND WITHIN 12" OF ALL SILL PLATES SPLICES. (MINIMUM 7" EMBED.)
26. ANY BEAMS OR STUDS BUILT UP 3 OR MORE MUST BE BOLTED OR EQUIVALENT. SEE TYPICAL DETAILS.
27. PROVIDE SIMPSON DTT1 & 2 OR EQUIVALENT AS REQUIRED UNDER AWC DCA6-15 FOR ALL DECKS.

WOOD STRUCTURAL PANEL SHEATHING

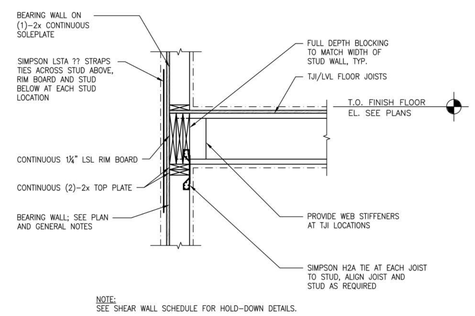
1. PROVIDE STRUCTURAL I PLYWOOD SHEATHING WITH BOND CLASSIFICATIONS APPROPRIATE TO THE END USE: "EXTERIOR" (PERMANENT EXPOSURE), OR "EXPOSURE 1" (CONSTRUCTION EXPOSURE ONLY)
2. FLOOR SHEATHING: NOM. 3/4" THICK T&G PLYWOOD (48/24 SPAN RATING), APA STURD-I-FLOOR, OR ADVANTECH SUBFLOOR.
3. ROOF SHEATHING (STANDARD): NOM. 5/8" THICK T&G PLYWOOD (48/24 SPAN RATING).
4. ROOF SHEATHING (UNDER SLATE OR CLAY TILE): NOM. 3/4" THICK T&G PLYWOOD (48/24 SPAN RATING).
5. WALL SHEATHING (STANDARD: NOM. 1/2" THICK PLYWOOD (32/16 SPAN RATING).
6. WALL SHEATHING (BEHIND SLATE, CLAY TILE, OR MASONRY VENEER): NOM. 3/4" THICK PLYWOOD (48/24 SPAN RATING).
7. USE PLY CLIPS OR OTHER EDGE SUPPORT AS REQUIRED FOR PLYWOOD SHEATHING.
8. LEAVE 1/16" SPACE AT ALL PLYWOOD PANEL END JOINTS AND 1/8" SPACE AT ALL PANEL EDGE JOINTS.
9. UNLESS NOTED OTHERWISE, WALL SHEATHING SHALL BE FASTENED TO FRAMING WITH 8d COMMON NAILS @ 4" ON CENTER AT EACH SHEET PERIMETER AND 12" ON CENTER ELSEWHERE. PROVIDE 2x6 BLOCKING AT ALL FREE EDGES.
10. UNLESS NOTED OTHERWISE, ROOF SHEATHING SHALL BE FASTENED TO FRAMING WITH 8d COMMON NAILS @ 6" ON CENTER AT EACH SHEET PERIMETER AND 12" ON CENTER ELSEWHERE.
11. ALL FLOOR SHEATHING SHALL BE GLUED AND SCREWED TO FLOOR JOISTS USING AN APA APPROVED ADHESIVE AND #8 SCREWS @ 6" ON CENTER AT EACH SHEET PERIMETER AND 12" ON CENTER ELSEWHERE, UNLESS NOTED OTHERWISE.

ENGINEERED WOOD PRODUCTS

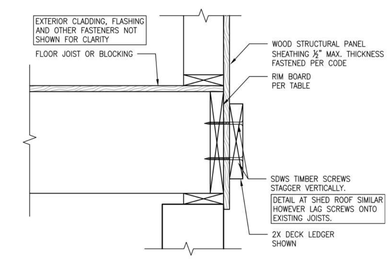
1. WOOD I-JOISTS: PROVIDE ENGINEERED WOOD I-JOISTS, SIZES AND SERIES AS SHOWN, AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS, INCLUDING CONSTRUCTION BRACING, MINIMUM BEARING LENGTHS, WEB STIFFENERS, SQUASH BLOCKS, BLOCKING, KNOCK-OUTS AND HOLES, ETC.
2. RIM BOARDS: PROVIDE CONTINUOUS 1-1/4" THICK RIM BOARDS, TIMBERSTRAND LSL AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL IN COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AT THE PERIMETER OF ALL FLOOR PLATFORMS.
3. MICRO-LAM BEAMS: PROVIDE ENGINEERED BEAMS, SIZES AS SHOWN, MICROLLAM LVL OR PARALLAM PSL AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS.
4. PSL POSTS: PROVIDE GRADE 1.8E PARALLAM PSL COLUMNS. IT IS NOT PERMITTED TO USE PSL BEAMS AS A SUBSTITUTE FOR PSL COLUMNS WITHOUT ACCOMMODATION FOR REDUCED STRENGTH AND APPROVAL BY ENGINEER OF RECORD.



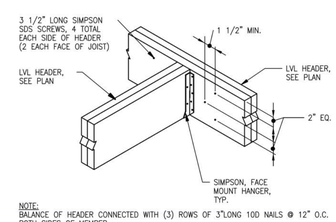
WOOD SHEAR WALL CORNER & 'T' INTERSECTION - PLAN/ SECTIONS
N.T.S.



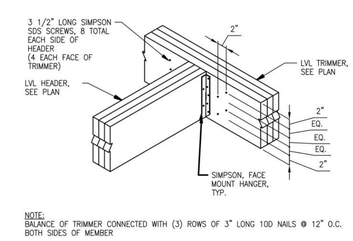
TYPICAL DETAIL JOISTS BEARING ON WOOD WALL
N.T.S.



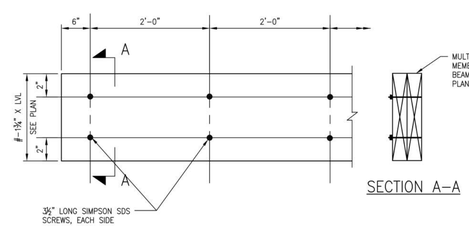
TYPICAL DETAIL LEDGER TO RIM BOARD ASSEMBLY
N.T.S.



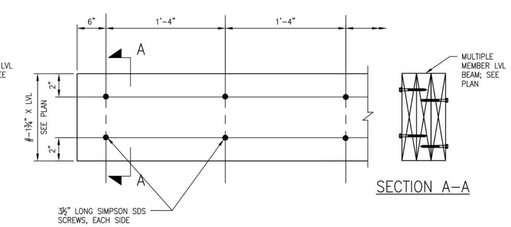
TYPICAL DETAIL (2 PLY) BEAM TO BEAM CONNECTION



TYPICAL DETAIL (3 PLY) BEAM TO BEAM CONNECTION



TYPICAL MULTIPLE MEMBER LVL BEAM CONNETION (2PLY)
N.T.S.



TYPICAL MULTIPLE MEMBER LVL BEAM CONNECTION AND STUDS (3PLY)
N.T.S.

MORGEN FLEISIG ARCHITECT
101 SCENIC DRIVE
HASTINGS ON HUDSON, NY 10706
646-734 9554

111 SCENIC DRIVE ROOF REPLACEMENT

DOBBS FERRY, NY

DRAWING ISSUES	
DESCRIPTION	DATE

REVISIONS		
#	DESCRIPTION	DATE

SEAL & SIGNATURE:

STRUCTURAL NOTES & TYPICAL DETAILS

12" = 1'-0"

DATE:	07/13/23
PROJECT No:	2301
DRAWING BY:	MF
CHK BY:	MF
DWG No:	A3

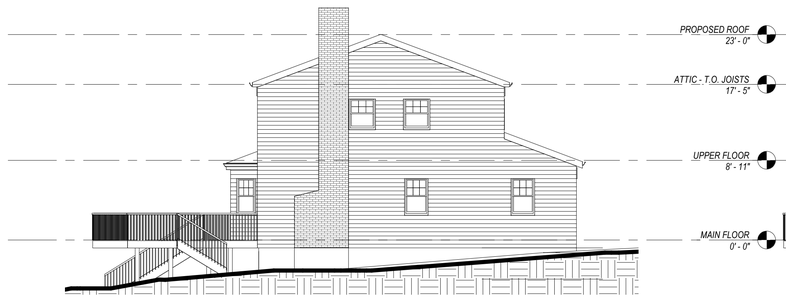
IF THIS SHEET IS NOT 24" x 36" IT IS A REDUCED SCALE PRINT - DO NOT SCALE

3/16/2023 2:30:53 PM

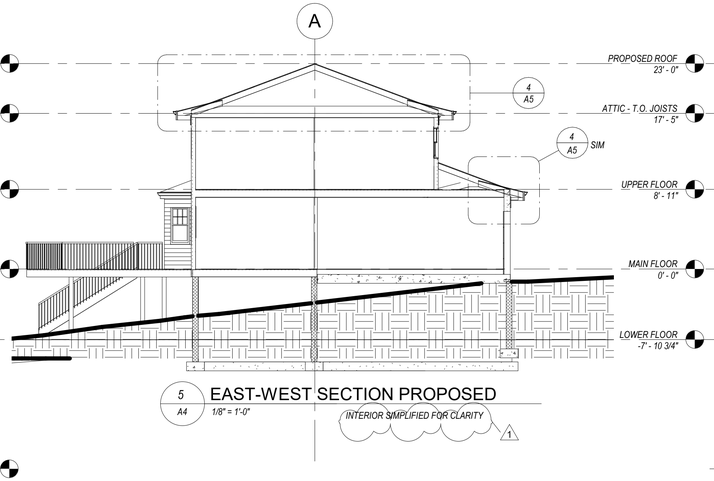
ISSUE FOR CONSTRUCTION

1 / A4 EAST ELEVATION 111 SCENIC EXISTING
1/8" = 1'-0"

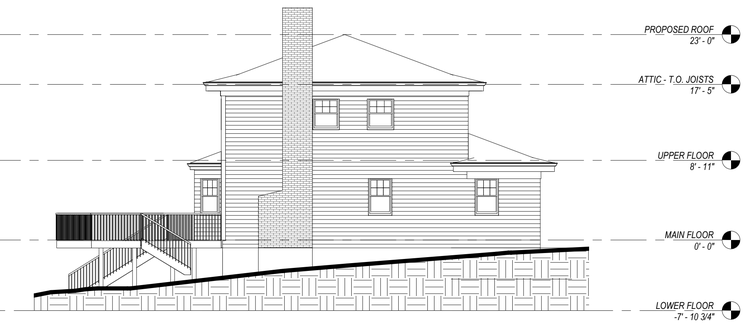
7 / A4 EAST ELEVATION 111 SCENIC PROPOSED
1/8" = 1'-0"



2 / A4 SOUTH ELEVATION EXISTING
1/8" = 1'-0"



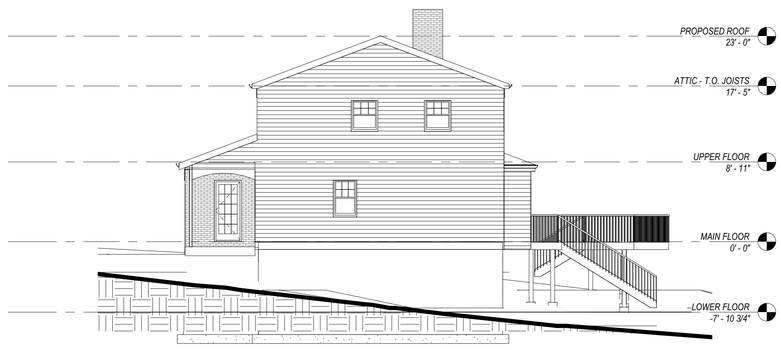
5 / A4 EAST-WEST SECTION PROPOSED
1/8" = 1'-0"



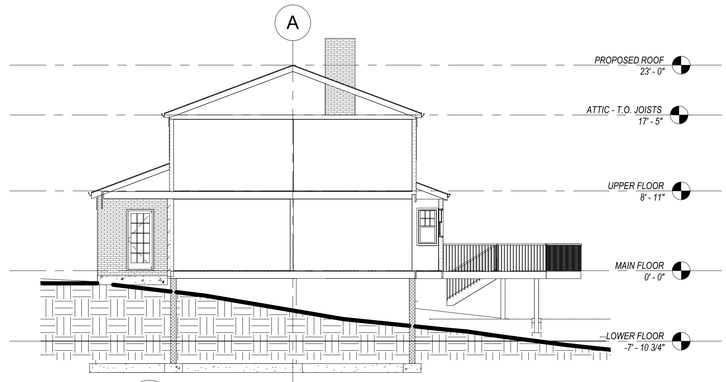
8 / A4 SOUTH ELEVATION PROPOSED
1/8" = 1'-0"

11 / A4 WEST ELEVATION EXISTING
1/8" = 1'-0"

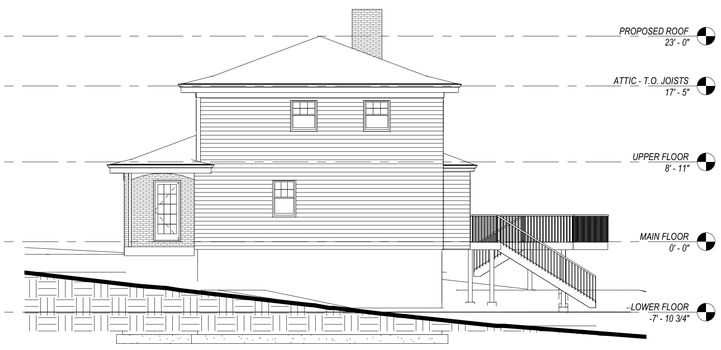
9 / A4 WEST ELEVATION PROPOSED
1/8" = 1'-0"



4 / A4 NORTH ELEVATION EXISTING
1/8" = 1'-0"



6 / A4 WEST-EAST SECTION EXISTING
1/8" = 1'-0"



10 / A4 NORTH ELEVATION PROPOSED
1/8" = 1'-0"

MORGEN FLEISIG ARCHITECT

101 SCENIC DRIVE
HASTINGS ON HUDSON, NY 10706
646-734 9554

111 SCENIC DRIVE ROOF REPLACEMENT

DOBBS FERRY, NY

DRAWING ISSUES

DESCRIPTION	DATE

REVISIONS

#	DESCRIPTION	DATE
1	AHRB SUBMISSION	9/5/23

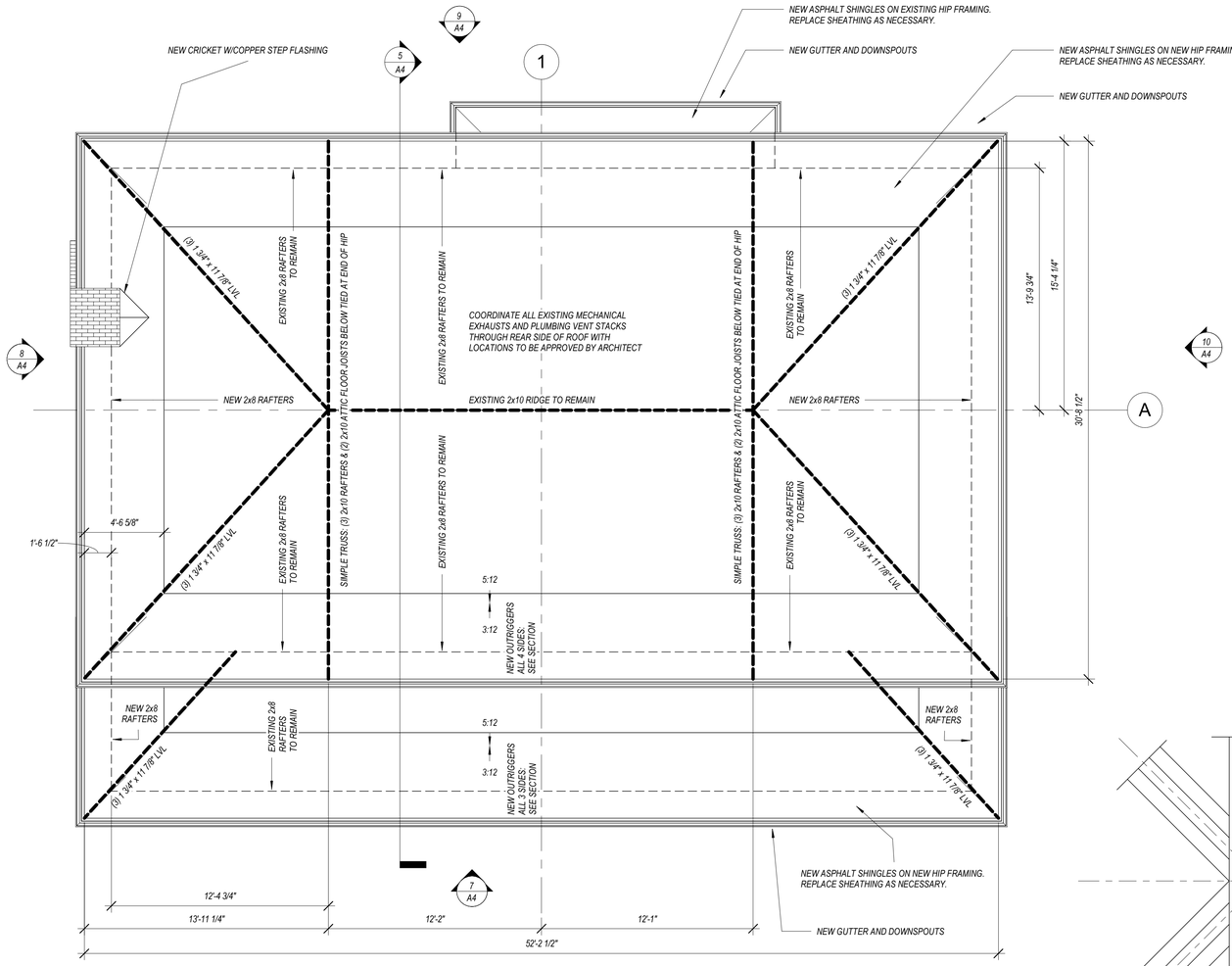
SEAL & SIGNATURE:

ELEVATIONS & SECTIONS

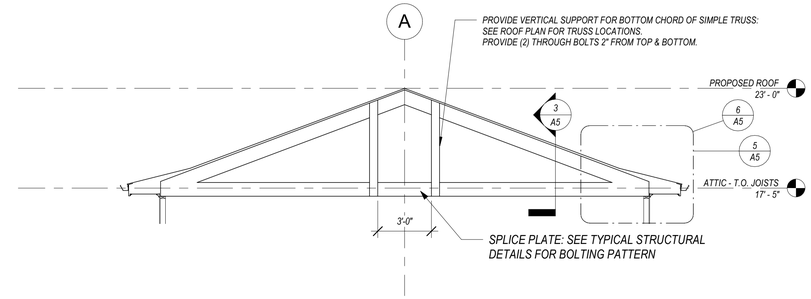
1/8" = 1'-0"

DATE:	07/13/23
PROJECT No:	2301
DRAWING BY:	MF
CHK BY:	MF
DWG No:	A4

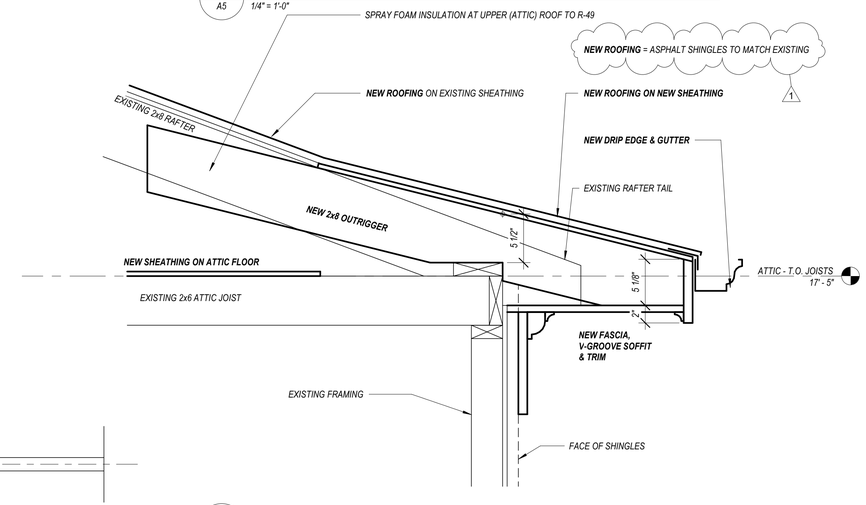
ISSUE FOR CONSTRUCTION



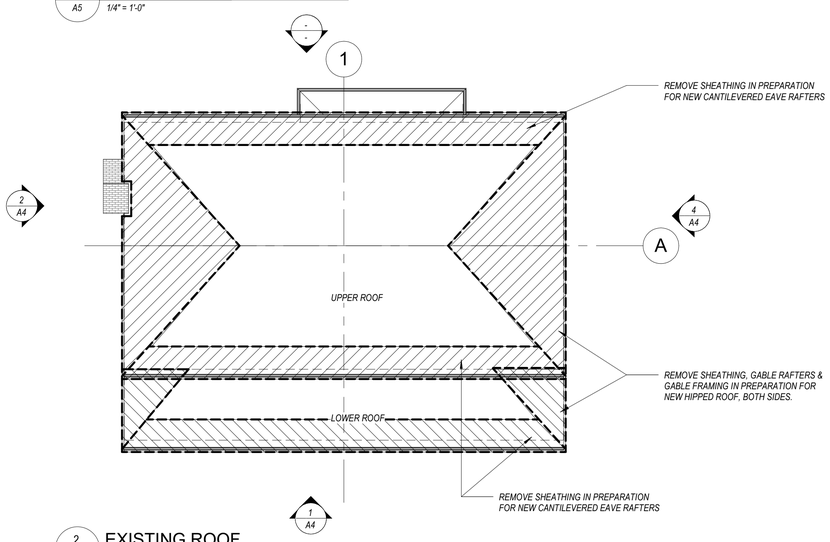
1 A5 PROPOSED ROOF STRUCTURE
1/4" = 1'-0"



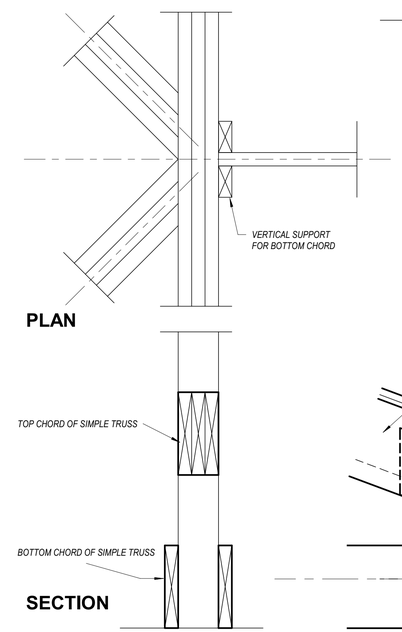
4 A5 EAST-WEST SECTION OF PROPOSED ROOF
1/4" = 1'-0"



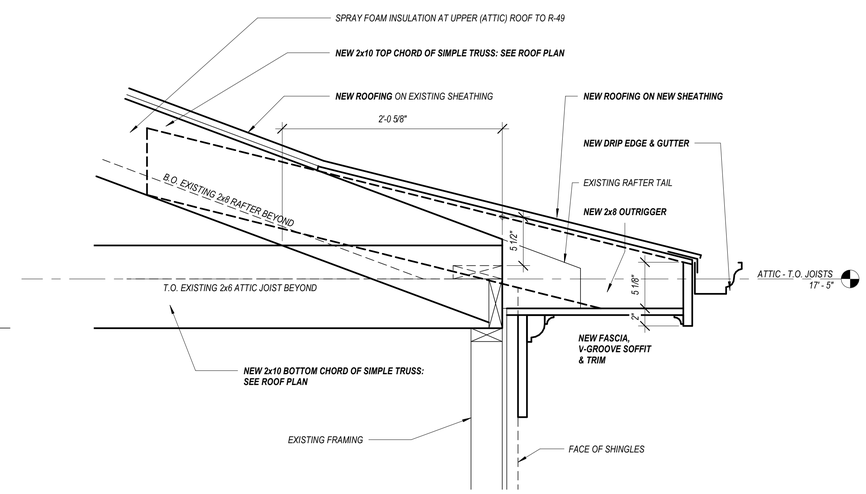
5 A5 TYPICAL PROPOSED EAVE, ALL ROOFS
1 1/2" = 1'-0"



2 A5 EXISTING ROOF
1/8" = 1'-0"



3 A5 PROPOSED FRAMING AT SIMPLE TRUSS
1 1/2" = 1'-0"



6 A5 PROPOSED EAVE AT SIMPLE TRUSS
1 1/2" = 1'-0"

MORGEN FLEISIG ARCHITECT
101 SCENIC DRIVE
HASTINGS ON HUDSON, NY 10706
646-734 9554

ALL FRAMING TO BE DOUG FIR NO. 2 OR BETTER, U.N.O.

111 SCENIC DRIVE ROOF REPLACEMENT

DOBBS FERRY, NY

DRAWING ISSUES	
DESCRIPTION	DATE

REVISIONS		
#	DESCRIPTION	DATE
1	AHRB SUBMISSION	9/5/23

SEAL & SIGNATURE:

ROOF PLAN & FRAMING DETAILS

As indicated

DATE:	07/13/23
PROJECT No:	2301
DRAWING BY:	MF
CHK BY:	MF
DWG No:	A5

ISSUE FOR CONSTRUCTION

1 / A6 EXISTING EAST VIEW OF 111 SCENIC DRIVE WITH NEIGHBORING PROPERTIES

2 / A6 EXISTING NORTHWEST VIEW OF 111 SCENIC DRIVE

3 / A6 EXISTING SOUTHWEST VIEW OF 111 SCENIC DRIVE

MORGEN FLEISIG ARCHITECT

101 SCENIC DRIVE
HASTINGS ON HUDSON, NY 10706
646-734 9554

111 SCENIC DRIVE ROOF REPLACEMENT

DOBBS FERRY, NY

DRAWING ISSUES	
DESCRIPTION	DATE

REVISIONS		
#	DESCRIPTION	DATE

SEAL & SIGNATURE:

EXISTING CONDITIONS PHOTOS

DATE:	9/5/23
PROJECT No:	2301
DRAWING BY:	MF
CHK BY:	MF
DWG No:	

A6