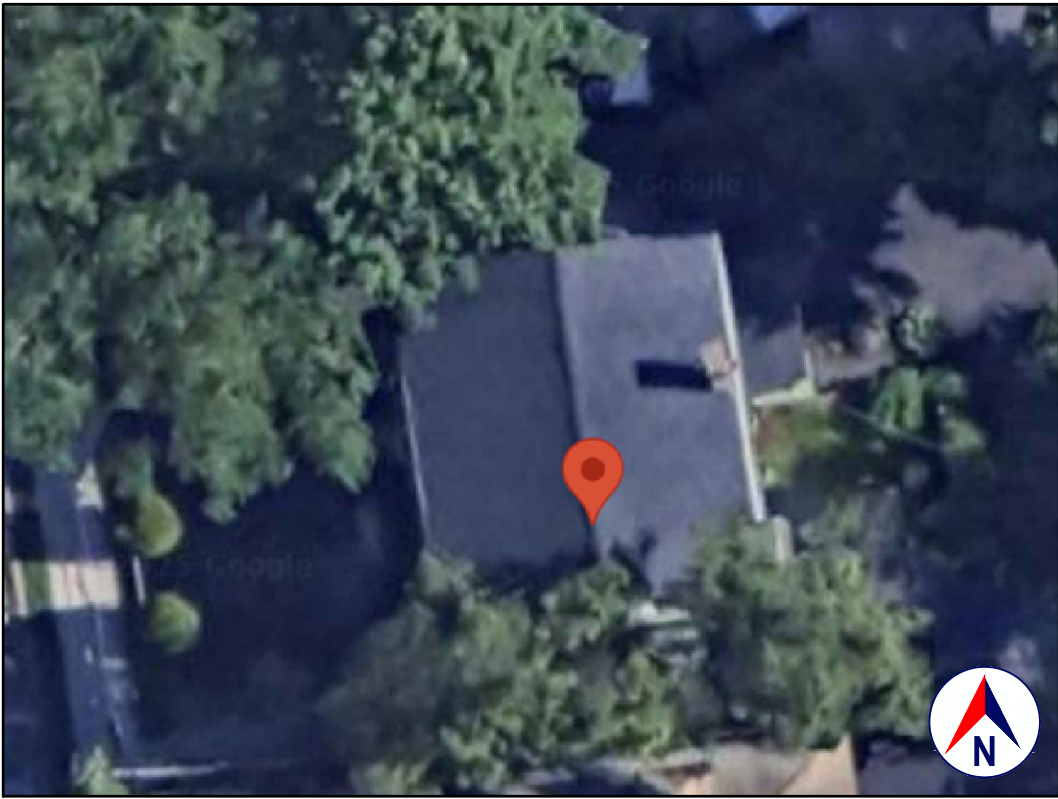
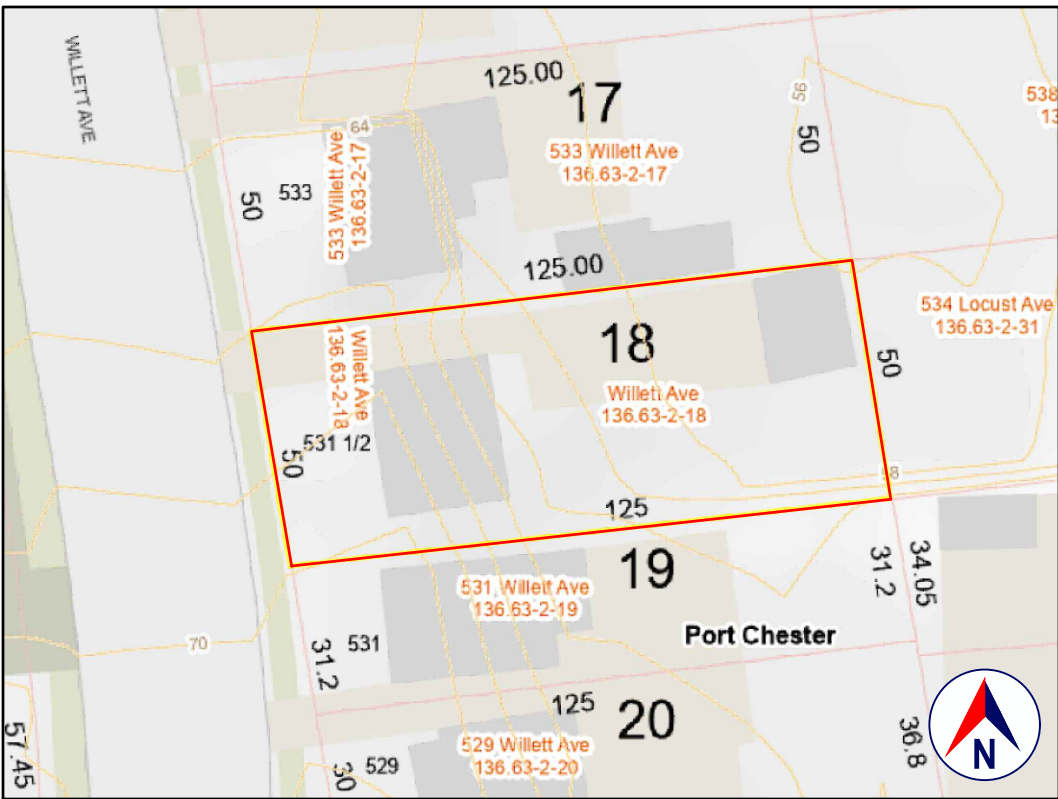


LOCATION
GOOGLE MAPS



SATELLITE VIEW
GOOGLE EARTH



TAX MAP AND TOPO
WESTCHESTER COUNTY GIS



FRONT VIEW
GOOGLE STREET VIEW

1.0 GENERAL REQUIREMENTS:

1.1 PROJECT SCOPE:
BASEMENT BATHROOM: WC, SHOWER AND LAVATORY..

1.2 DESIGN INTENT:
THE INVOLVEMENT OF OLIVER ENGINEERING IN THIS PROJECT IS: PROVIDE AS-BUILT DRAWINGS.

IT IS THE INTENT OF THESE DRAWINGS TO CALL FOR COMPLETE AND FINISHED WORK, IN COMPLIANCE WITH THE NOTED CODES, AND TESTED AND GUARANTEED AND READY FOR OPERATION.

THE ENGINEER HAS NOT BEEN ENGAGED TO SUPERVISE ANY WORK AND DOES NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

1.3 EXISTING CONSTRUCTION TYPE:
THE EXISTING BUILDING, PER THE BUILDING CODE OF NEW YORK STATE, TABLE 601 IS CONSTRUCTION TYPE VB - CONSTRUCTION WHERE THE PRIMARY ELEMENTS ARE NOT REQUIRED TO BE FIRE RATED.

1.4 CLASSIFICATION OF PROPOSED WORK:
ALL PROPOSED WORK IS INSIDE THE EXISTING BUILDING ENVELOPE.

THIS IS A PROPOSED ALTERATION LEVEL 2, AS DEFINED IN THE EXISTING BUILDING CODE, SECTION 603.1 (MAY INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT), AND SHALL COMPLY WITH THE PROVISIONS OF CHAPTERS 7 AND 8 OF THAT CODE.

1.5 ZONING, OCCUPANCY AND USE:
YEAR BUILT: 1925 (PER REALTOR.COM)
ZONING: C1 NEIGHBORHOOD RETAIL
OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-2
EXISTING USE: SINGLE FAMILY
PROPOSED USE: SINGLE FAMILY (NO CHANGE)

* CONTAINING SLEEPING UNITS OR MORE THAN TWO DWELLING UNITS WHERE THE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE.

1.6 COMPLIANCE:
ALL WORK SHALL BE IN COMPLIANCE WITH THE FOLLOWINGS CODES:
• GENERAL: 2020 RESIDENTIAL CODE OF NEW YORK STATE (INTERNATIONAL RESIDENTIAL CODE 2018 WITH AMENDMENTS)
• EXISTING: EXISTING BUILDING CODE OF NEW YORK STATE (INTERNATIONAL EXISTING BUILDING CODE 2018 WITH AMENDMENTS)
• ENERGY: NOT APPLICABLE TO THESE DRAWINGS
• PLUMBING: PART VII - PLUMBING OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (INTERNATIONAL RESIDENTIAL CODE 2018 WITH AMENDMENTS);
• ELECTRICAL: THE 2017 NATIONAL ELECTRICAL CODE (NFPA 70-2017);
• DRAINAGE: NOT APPLICABLE TO THESE DRAWINGS
• MAINTENANCE: NOT APPLICABLE TO THESE DRAWINGS
• MUNICIPAL: CHAPTER 151, BUILDING CODE ADMINISTRATION AND ENFORCEMENT OF THE CODE OF THE VILLAGE OF PORT CHESTER
• OTHER: ALL REFERENCED CODES, OTHER CODES AND REGULATIONS, FEDERAL, STATE AND LOCAL, THAT MAY APPLY.

1.7 AUTHORITY HAVING JURISDICTION:
THE AUTHORITY HAVING JURISDICTION, AS DEFINED IN SECTION 103.1 OF THE RESIDENTIAL CODE, AND WHICH SHALL PROVIDE FOR ADMINISTRATION AND ENFORCEMENT OF THE UNIFORM CODE AND ENERGY CODE BY LOCAL LAW, ORDINANCE, OTHER APPROPRIATE REGULATION, OR COMBINATION THEREOF, IS THE VILLAGE OF PORT CHESTER.

THE DULY APPOINTED BUILDING OFFICIAL OF THE VILLAGE OF PORT CHESTER IS AUTHORIZED TO ENFORCE THE PROVISIONS OF THE CODE.

THE BUILDING OFFICIAL MAY ADOPT POLICIES AND PROCEDURES IN ORDER TO CLARIFY THE APPLICATION OF THE PROVISIONS OF THE CODE. SUCH POLICIES AND PROCEDURES SHALL BE IN COMPLIANCE WITH THE INTENT AND PURPOSE OF THE CODE.

2.0 DESIGN CRITERIA:

2.1 DEAD LOAD:
PER 301.4, THE ACTUAL WEIGHTS OF MATERIALS AND CONSTRUCTION SHALL BE USED FOR DETERMINING DEAD LOAD; THE FOLLOWING APPROXIMATIONS (IN PSF) ARE USED FOR THIS PROJECT:
USE PSF
FRAMED WALL ASSEMBLY: 15
ROOF /CEILING ASSEMBLY: 20
FLOOR ASSEMBLY: 15
ALL OF THE LOADS LISTED MAY NOT APPLY TO THE CURRENT PROJECT.

2.2 LIVE LOAD:
UNIFORMLY DISTRIBUTED LIVE LOADS SHALL BE PER TABLE R301.5 AND AS FOLLOWS* (IN PSF):
USE PSF OTHER
UNINHABITABLE SPACE WITHOUT STORAGE: 10 (<42"H, 24"W)
UNINHABITABLE ATTICS W/LIMITED STORAGE: 20
HABITABLE ATTICS & ATTICS W/FIXED STAIRS: 30
EXTERIOR BALCONIES & DECKS: 40
FIRE ESCAPES: 40
GUARDS & HANDRAILS: 200 (CONCENTRATED)
GUARD IN-FILL COMPONENTS: 50 (HORIZONTAL)
PASSENGER VEHICLE GARAGE: 50 (82,000LB/2053)
ROOMS OTHER THAN SLEEPING ROOMS: 40
SLEEPING ROOMS: 40
STAIRS: 40 (& 300LB/4S)
ROOF: PER 301.6 (INC. SNOW): 30
*SOME OF THE LOADS LISTED ABOVE MAY BE HIGHER THAN THOSE REQUIRED PER CODE.
ALL OF THE LOADS LISTED MAY NOT APPLY TO THE CURRENT PROJECT.

2.3 WIND LOAD:
WIND LOADS SHALL BE BASED ON THE ULTIMATE DESIGN WIND SPEED LISTED IN TABLE 301.2(1) AND ADJUSTED FOR HEIGHT AND EXPOSURE);
120 MPH: WIND LOADS WILL BE ALLOWED FOR IN THE DESIGN LOAD PERFORMANCE REQUIREMENTS FOR WALL COVERINGS, ROOF COVERINGS, WINDOWS, SKYLIGHTS AND DOORS.
COMPONENT AND CLADDING LOADS WILL BE PER TABLE R301.2(2)

2.4 ALLOWABLE LIVE LOAD DEFLECTION:
THE ALLOWABLE LIVE LOAD DEFLECTION OF ALL STRUCTURAL MEMBERS, SHALL BE PER TABLE R301.7 AND AS FOLLOWS:
STRUCTURAL MEMBER ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GRATER THAN 3:12 WHIT FINISHED L/180
CEILING NOT ATTACHED TO RAFTERS H/180
INTERIOR WALLS AND PARTITIONS L/360
FLOORS L/360
CEILING WITH BRITTLE FINISHES (INCLUDING PLASTER AND STUCCO) L/240
CEILING WITH FLEXIBLE FINISHES (INCLUDING GYPSUM BOARD) L/240
ALL OTHER STRUCTURAL MEMBERS L/240
EXTERIOR WALLS-WIND LOAD WITH PLASTER OR STUCCO FINISHES L/360
EXTERIOR WALLS-WIND LOAD WITH OTHER BRITTLE FINISHES H/240
EXTERIOR WALLS-WIND LOADS WITH FLEXIBLE FINISHES H/120
LINTELS SUPPORTING MASONRY VENEER WALLS L/600

2.5 CLIMATIC AND GEOGRAPHIC CRITERIA:
CLIMATIC AND DESIGN CRITERIA FOR THE VILLAGE OF PORT CHESTER ARE PER TABLE R301.2(1) BELOW:

PER 2020 RESIDENTIAL CODE OF NEW YORK STATE, TABLE 301.2(1)							(WIND) EXPOSURE CATEGORY: B				CLIMATE ZONE: 4A		
GROUND SNOW LOAD	WIND DESIGN				SUBJECT TO DAMAGE FROM						AIR FRESHENING INDEX	MEAN ANNUAL TEMP	
	WIND SPEED MPH	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WINDBORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED			FLOOD HAZARDS
20 PSF	120	NO	YES	NO	B	SEVERE	3'-6"	MOD/HEAVY	7.7*	YES	09.28.2007	1,500	52.5°

3.0 CONTRACTOR'S RESPONSIBILITIES:

THE CONTRACTOR SHALL:
• PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR A COMPLETE AND FINISHED JOB.
• PROVIDE ALL NECESSARY SHORING AND BRACING FOR ALL BUILDING COMPONENTS IN ORDER TO ADEQUATELY PROTECT AGAINST ANY FAILURES.
• OBTAIN AND PAY FOR ALL REQUIRED PERMITS - UNLESS OTHERWISE STIPULATED.
• PRIOR TO THE SUBMISSION OF ANY BID, AND BEFORE PROCEEDING WITH ANY WORK, VISIT THE SITE AND VERIFY AND FAMILIARIZE HIM/HERSELF WITH ALL SITE DIMENSIONS AND CONDITIONS, WITH SITE WORKING CONDITIONS, HOURS OF LEGAL OPERATION, METHODS AND ROUTES OF ACCESS, AND THE EXISTENCE AND EXTENT OF ANY OTHER RESTRICTIONS, AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL SUCH CONDITIONS AND DIMENSIONS WHICH PERTAIN TO THE PROJECT.
• BRING ALL DISCREPANCIES IN CONDITIONS AND DIMENSIONS, BETWEEN THE APPROVED DRAWINGS AND ACTUAL FIELD CONDITIONS, TO THE IMMEDIATE ATTENTION OF THE OWNER, AND RECEIVE DIRECTION IN WRITING, BEFORE PROCEEDING WITH THE AFFECTED WORK.
• VERIFY THE AVAILABILITY, LOCATION LAYOUT AND CONDITION OF UTILITIES, INCLUDING SEWER, WATER, GAS AND ELECTRIC LINES, PRIOR TO THE SUBMISSION OF ANY BID.
• HAVE CONTROL OVER AND SUPERVISE AND DIRECT THE WORK, INCLUDING THAT OF ITS SUBCONTRACTORS, AND BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR JOBSITE SAFETY, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
• PRIOR TO THE COMMENCEMENT OF ANY WORK, VERIFY THE CONDITION OF ALL ADJOINING STRUCTURES WHICH MAY BE AFFECTED, AND PROVIDE ADEQUATE PROTECTION TO ANY STRUCTURE THAT MIGHT BE OTHERWISE AFFECTED.
• IN THE EVENT THAT DAMAGE IS CAUSED TO ANY STRUCTURE, FINISH, OR OTHER ELEMENT, RESTORE SUCH ELEMENTS TO THEIR ORIGINAL CONDITION.
• IF APPLICABLE, PROVIDE WEATHER PROTECTION, IN AN EFFECTIVE AND TIMELY MANNER, TO PROTECT THE PREMISES, PERSONNEL, MATERIALS AND INSTALLED WORK.
• BE A HOME IMPROVEMENT CONTRACTOR WITH A CURRENT LICENSE ISSUED BY THE WESTCHESTER COUNTY DEPARTMENT OF CONSUMER AFFAIRS.
• BE CERTIFIED AS A LEAD SAFE FIRM BY THE EPA PER 40 CFR 745.226.
• CARRY LIABILITY INSURANCE TO THE LIMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION AND ISSUE CERTIFICATE(S) OF INSURANCE AS REQUIRED BY THE HOMEOWNER AND/OR THAT AUTHORITY.
• CARRY WORKMAN'S COMPENSATION AND DISABILITY INSURANCE AS REQUIRED THE LAW AND ISSUE CERTIFICATE(S) AS REQUIRED BY THE HOMEOWNER AND/OR THE AUTHORITY HAVING JURISDICTION.

4.0 BUILDING PERMIT:

NO PERSON OR ENTITY SHALL COMMENCE, PERFORM, OR CONTINUE ANY WORK THAT MUST CONFORM WITH THE UNIFORM CODE AND/OR ENERGY CODE UNLESS:

1. SUCH PERSON OR ENTITY HAS APPLIED TO THE VILLAGE OF PORT CHESTER FOR A BUILDING PERMIT,
2. THE VILLAGE OF PORT CHESTER HAS ISSUED A BUILDING PERMIT AUTHORIZING SUCH WORK,
3. SUCH BUILDING PERMIT HAS NOT BEEN REVOKED OR SUSPENDED, AND
4. SUCH BUILDING PERMIT HAS NOT EXPIRED.

THE BUILDING PERMIT IS REQUIRED TO BE VISIBLY DISPLAYED AT THE WORKSITE AND TO REMAIN VISIBLE UNTIL THE PROJECT, AND ALL REQUIRED INSPECTIONS, HAVE BEEN COMPLETED.

THE APPROVED DRAWINGS MUST BE KEPT AT THE WORKSITE AND BE AVAILABLE FOR REVIEW AT THE TIME OF ANY REQUIRED INSPECTIONS.

5.0 CONSTRUCTION INSPECTIONS:

IT SHALL BE THE DUTY OF THE HOLDER OF THE BUILDING PERMIT, OR THEIR DULY AUTHORIZED AGENT, TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION.

BUILDING DEPARTMENT OF THE VILLAGE OF PORT CHESTER.
222 GRACE CHURCH STREET
PORT CHESTER, NY 10573
TEL: (914) 939-5203
EMAIL: kdonohue@portchesterny.gov
WEB SITE: www.portchesterny.gov/158/building-department

ANY PERSON OR ENTITY PERFORMING WORK FOR WHICH A BUILDING PERMIT HAS BEEN ISSUED SHALL KEEP SUCH WORK ACCESSIBLE AND EXPOSED UNTIL THE WORK HAS BEEN INSPECTED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION, OR ITS AUTHORIZED AGENT, AT EACH ELEMENT OF THE CONSTRUCTION PROCESS THAT IS APPLICABLE TO THE WORK.

BUILDING PERMIT HOLDERS SHALL BE REQUIRED TO NOTIFY THE BUILDING OFFICIAL OF THE VILLAGE OF PORT CHESTER WHEN CONSTRUCTION WORK IS READY FOR INSPECTION.

THE BUILDING OFFICIAL SHALL MAKE THE REQUIRED INSPECTIONS OR SHALL HAVE THE AUTHORITY TO ACCEPT WRITTEN REPORTS OF INSPECTION BY APPROVED AGENCIES OR INDIVIDUALS.

REQUIRED INSPECTIONS FOR THIS PROJECT MAY INCLUDE THE FOLLOWING, AS APPLICABLE, OR AS SPECIFIED IN THE CODE ENFORCEMENT PROGRAM OF THE VILLAGE OF PORT CHESTER:

- WORKSITE PRIOR TO THE ISSUANCE OF A PERMIT
- PLUMBING*
- ELECTRICAL*
- MECHANICAL
- FRAMING (SUBSEQUENT TO THE INSPECTION & APPROVAL OF PLUMBING, ELECTRICAL & MECHANICAL)
- FIRE RESISTANT CONSTRUCTION
- FIRE RESISTANT PENETRATIONS
- ENERGY CODE COMPLIANCE
- A FINAL INSPECTION AFTER ALL WORK AUTHORIZED BY THE BUILDING PERMIT HAS BEEN COMPLETED
- ANY OTHER INSPECTIONS AS REQUIRED BY THE VILLAGE OF PORT CHESTER.

ALL OF THE ABOVE INSPECTION MAY NOT BE REQUIRED FOR THIS, OR ANY GIVEN, PROJECT. A SCHEDULE OF REQUIRED INSPECTIONS IS AVAILABLE FROM THE BUILDING DEPARTMENT OF THE VILLAGE OF PORT CHESTER.

*THE WORK APPLICABLE TO SOME OF THE ABOVE INSPECTIONS (FOR INSTANCE PLUMBING AND ELECTRICAL) SHALL BE COMPLETED UNDER A SEPARATE PERMIT, FILED BY THE RELEVANT LICENCED CONTRACTORS.

AFTER INSPECTION, THE WORK OR A PORTION THEREOF SHALL BE NOTED AS SATISFACTORY AS COMPLETED, OR THE BUILDING PERMIT HOLDER SHALL BE NOTIFIED AS TO THE MANNER IN WHICH THE WORK FAILS TO COMPLY WITH APPLICABLE CODES, INCLUDING A CITATION OF THE SPECIFIC CODE PROVISION OR PROVISIONS THAT HAVE NOT BEEN MET.

IT SHALL BE THE DUTY OF THE PERMIT HOLDER TO ASCERTAIN THE RESULTS OF REQUIRED INSPECTIONS.

CONSTRUCTION WORK NOT IN COMPLIANCE WITH APPLICABLE CODES SHALL BE REQUIRED TO REMAIN EXPOSED UNTIL IT HAS BEEN BROUGHT INTO COMPLIANCE WITH THE CODES, RE-INSPECTED, AND FOUND SATISFACTORY AS COMPLETED.

WOOD FRAMING

WALL FRAMING:
LOAD BEARING WALLS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF SECTION R602.

ALL LOAD BEARING WOOD FRAMED PARTITIONS INCLUDING STUDS, TOP AND BOTTOM PLATE AND BLOCKING, IS TO BE 2X DOUGLAS FIR-LARCH NO. 2 OR HEM-FIR NO. 2, FB-850 PSI, 1.4E OR BETTER.

WALL FRAMING IS TO BE AT 16" (MAXIMUM) ON CENTER, OR AS OTHERWISE NOTED IN THE DRAWINGS.

AVOID NOTCHING (SEE CUTTING AND NOTCHING) PROVIDE SISTER STUDS AS REQUIRED.

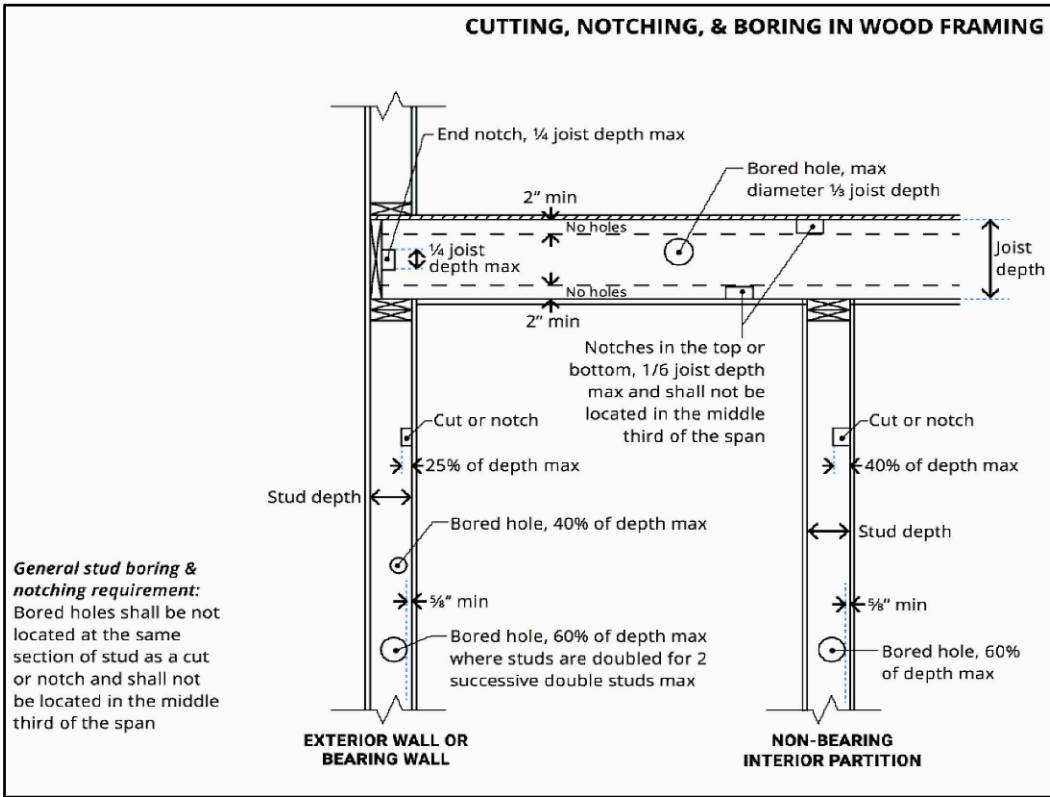
EXCEPTION:
BEARING STUDS NOT SUPPORTING FLOORS AND NONBEARING STUDS SHALL BE PERMITTED TO BE UTILITY GRADE LUMBER, PROVIDED THAT THE STUDS ARE SPACED AT 16" O.C. MINIMUM.

BOTTOM (SOLE) PLATE:
STUDS SHALL HAVE FULL BEARING ON A NOMINAL 2X OR LARGER PLATE OR SILL HAVING A WIDTH NOT LESS THAN TO THE WIDTH OF THE STUDS.

TOP PLATE:
WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS IN TOP PLATES SHALL BE OFFSET NOT LESS THAN 24" JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE NOT LESS THAN 2" NOMINAL THICKNESS AND HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STUDS.

WALL SHEATHING SHALL BE MINIMUM 1/2" WOOD STRUCTURAL PANEL, ZIP SYSTEM, PER MANUFACTURERS INSTRUCTIONS HARDIE PLANK LAP SIDING AND SHALL CONFORM TO SECTION 602 OF THE RESIDENTIAL CODE.

CUTTING, DRILLING AND NOTCHING FOR WIRES AND PIPES:
WOOD-FRAMED STRUCTURAL MEMBERS SHALL NOT BE DRILLED, NOTCHED OR ALTERED IN ANY MANNER EXCEPT AS PROVIDED IN SECTIONS R502.8, R602.6, R802.7 AND R802.7.1 OF THE RESIDENTIAL CODE.



BATHROOM
ESTIMATED/REPORTED CONSTRUCTION DATE: 1965
PHOTO: 11.11.2025



BATHROOM
ESTIMATED/REPORTED CONSTRUCTION DATE: 1965
PHOTO: 11.11.2025

PROPERTY ADDRESS:

PORT CHESTER, NY 10573
(VILLAGE OF PORT CHESTER
BUILDING DEPARTMENT)

S-B-L:

CLIENT:

*** ***

TEL: ***

EMAIL: ***

DATE:

11.11.2025

ISSUE:

FOR PERMIT

PROJECT NAME:

POST-CONSTRUCTION
PERMIT

DRAWING NAME:

COVER SHEET

DRAWING NUMBER:

C-01

DATE:

11.06.2025

SCALE:

AS NOTED

NOTE:

THIS DRAWING IS VALID FOR
CONSTRUCTION IF (AND ONLY IF) A
PERMIT IS ISSUED, BASED ON THIS
DRAWING, BY THE VILLAGE OF PORT
CHESTER.

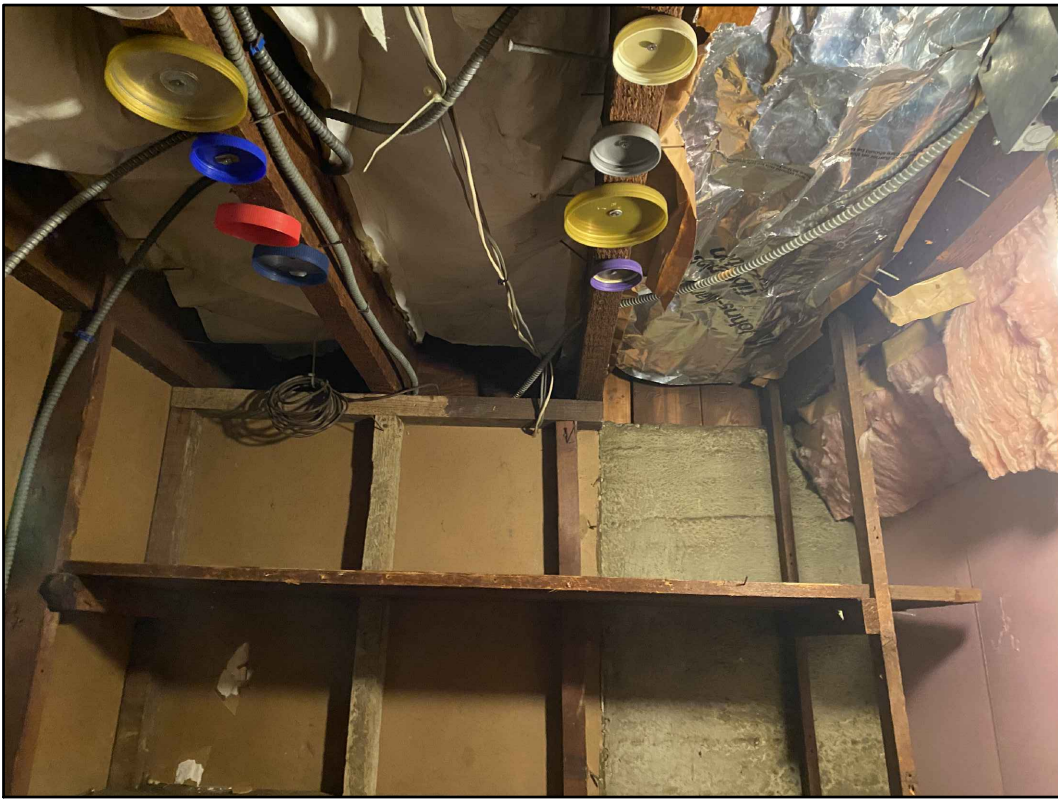
Oliver Engineering, P.C.
Design - Permit Applications - Legalizations
Code Compliance - Project Supervision
188 North Main Street | Port Chester | NY 10573
(914) 774-5878 | www.proeng.nyc | vc@proeng.nyc



EXISTING CONDITION
LAUNDRY SINK
11.11.2025



EXISTING CONDITION
LAUNDRY
11.11.2025



EXISTING CONDITION
STORAGE
11.11.2025



EXISTING CONDITION
MECHANICAL ROOM (ENTRY TO)
11.11.2025



EXISTING CONDITION
NON-HABITABLE BASEMENT
11.11.2025



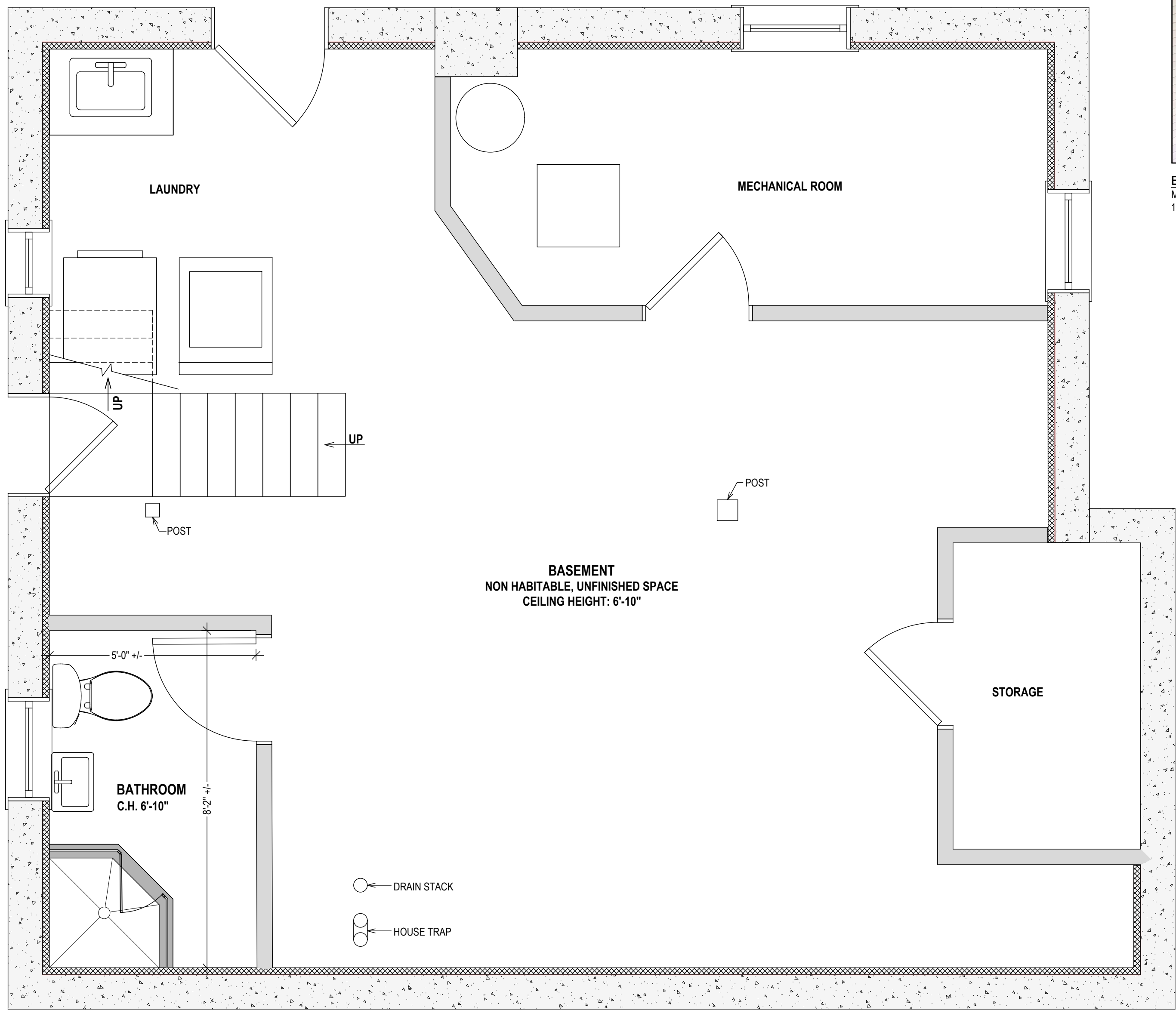
EXISTING CONDITION
MECHANICAL
11.11.2025



EXISTING CONDITION
BATHROOM
11.11.2025



EXISTING CONDITION
STAIRS
11.11.2025



BASEMENT PLAN
1/2" = 1'-0"



EXISTING CONDITION
NON-HABITABLE BASEMENT
11.11.2025



EXISTING CONDITION
BATHROOM
11.11.2025



EXISTING CONDITION
BATHROOM
11.11.2025



EXISTING CONDITION
BATHROOM
11.11.2025

PROPERTY ADDRESS:

PORT CHESTER, NY 10573
(VILLAGE OF PORT CHESTER
BUILDING DEPARTMENT)

S-B-L:

CLIENT:
*** ***

TEL: ***
EMAIL: ***

DATE: 11.11.2025
ISSUE: FOR PERMIT

PROJECT NAME:
POST-CONSTRUCTION
PERMIT

DRAWING NAME:
BASEMENT PLAN

DRAWING NUMBER:
S-02

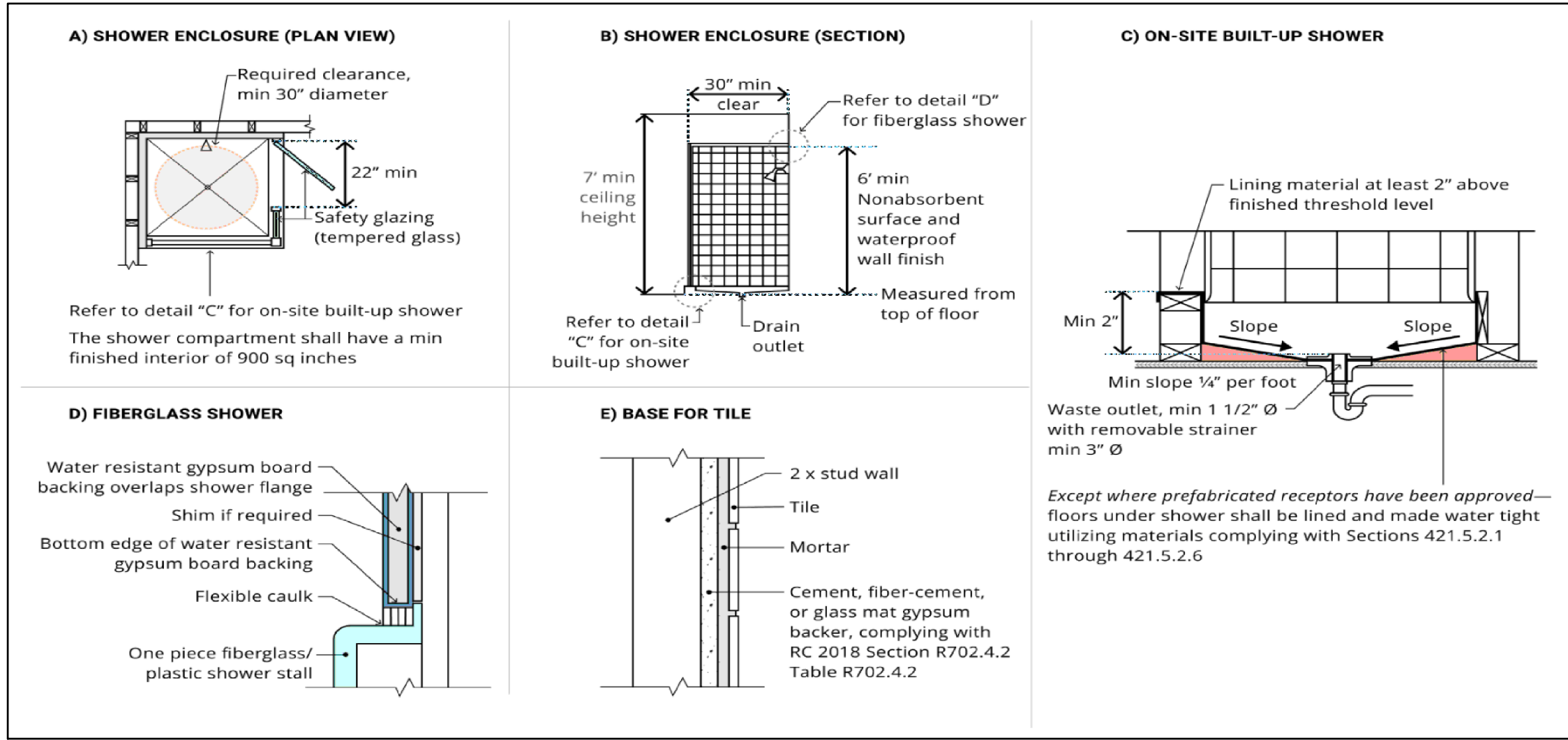
DATE:
11.06.2025

SCALE:
AS NOTED

NOTE:
THIS DRAWING IS VALID FOR
CONSTRUCTION IF (AND ONLY IF) A
PERMIT IS ISSUED, BASED ON THIS
DRAWING, BY THE VILLAGE OF PORT
CHESTER.

BATHROOM

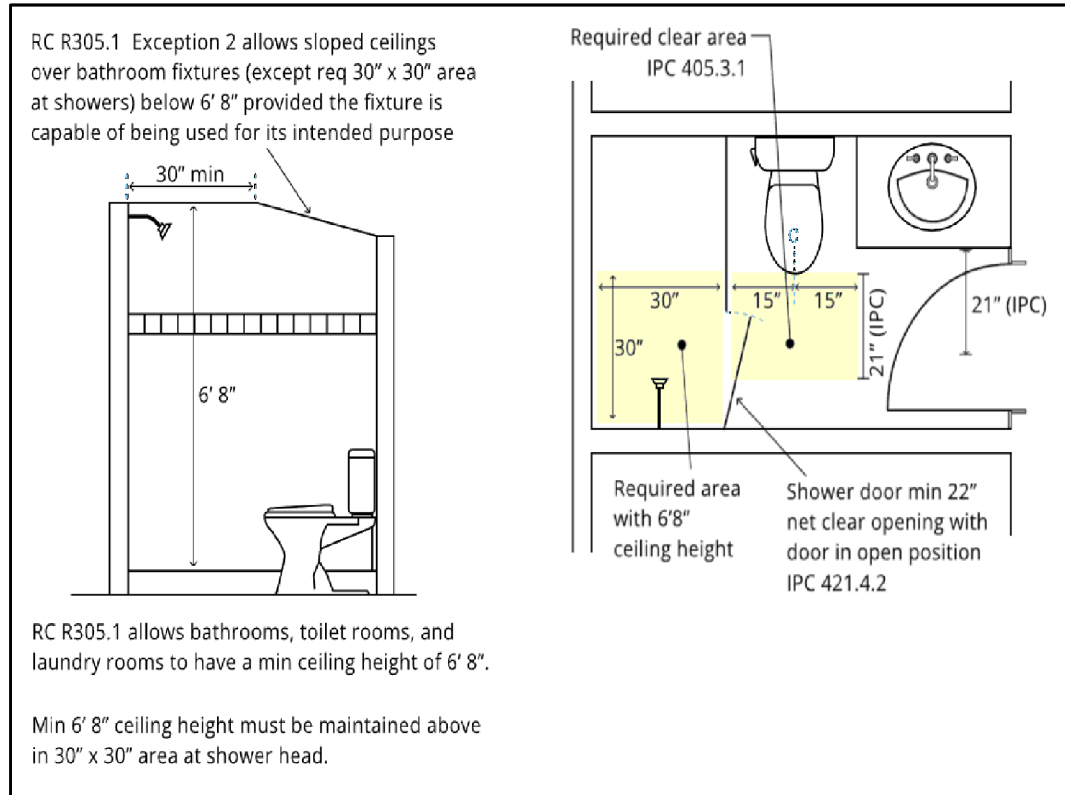
1. BATHTUB & SHOWER SPACES:



BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

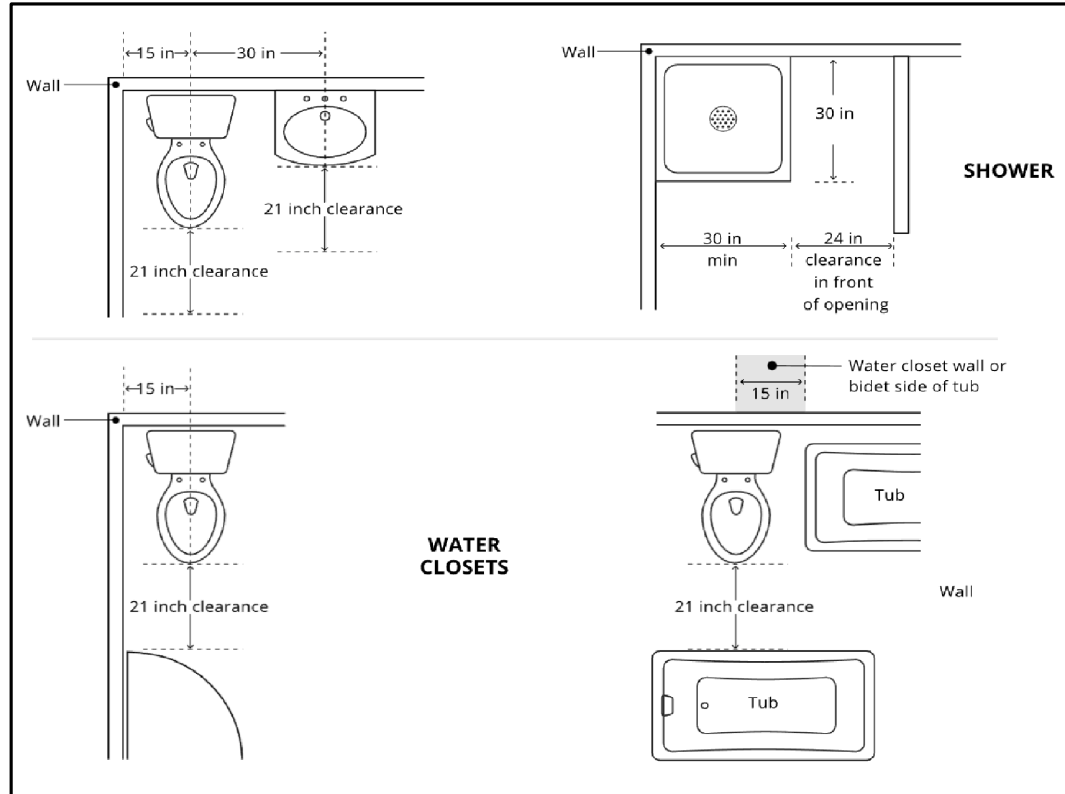
TYPICAL BATHROOM DETAILS
ALL CONFIGURATIONS MAY NOT APPLY

2. PLUMBING FIXTURE CLEARANCES:



FIXTURE CLEARANCES (SECTION 405 OF THE PLUMBING CODE):
FIXTURE CLEARANCES SHOWN APPLY TO NON-ACCESSIBLE / ADA CONDITIONS. VERIFY WITH MULTIFAMILY HOUSING OR ACCESSIBLE FIXTURE CLEARANCE REQUIREMENTS WHEN FIXTURES ARE REQUIRED TO BE ACCESSIBLE.

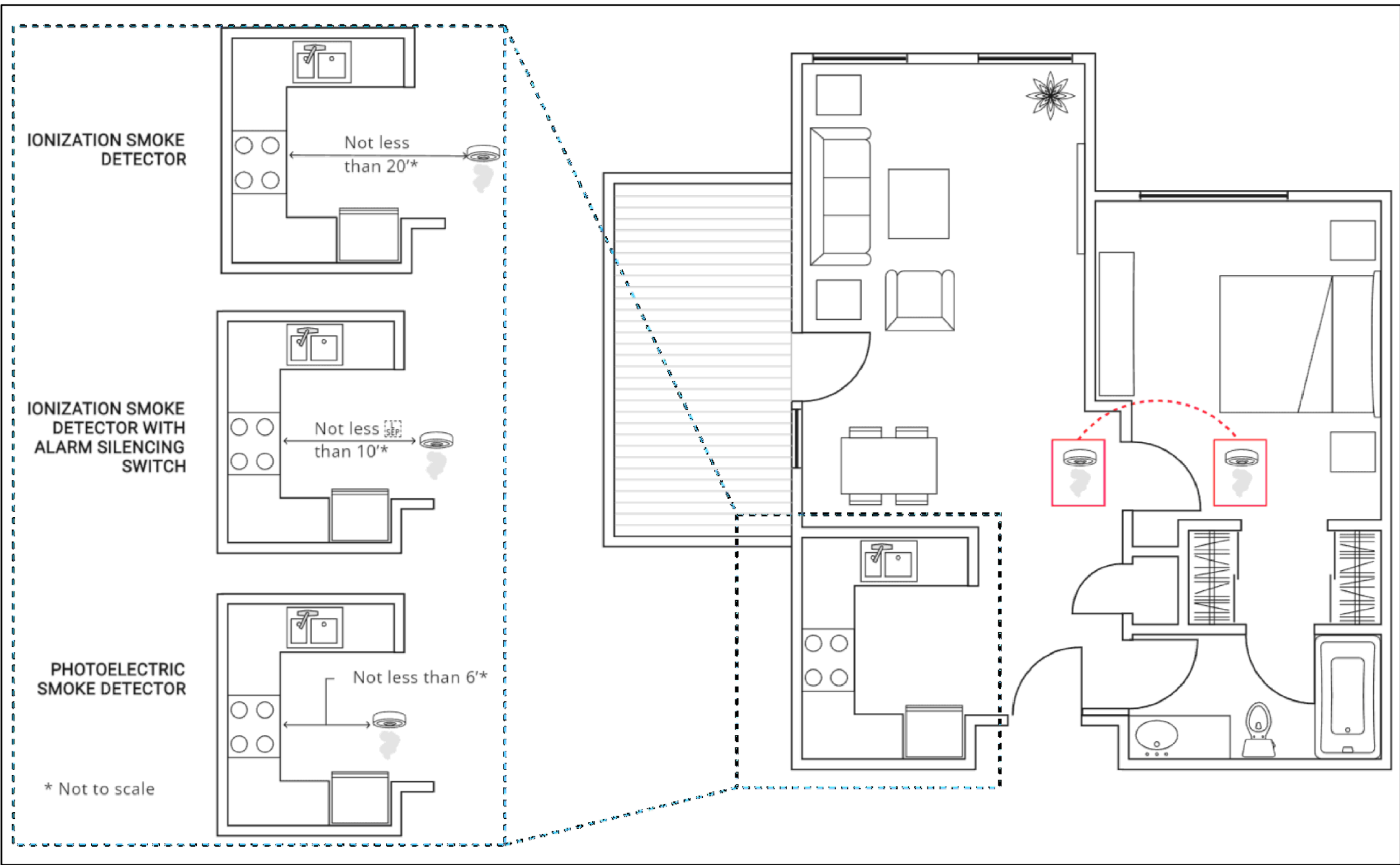
WATER CLOSETS, URINALS, LAVATORIES AND BIDETS:
A WATER CLOSET, URINAL, LAVATORY OR BIDET SHALL NOT BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO ANY SIDE WALL, PARTITION, VANITY OR OTHER OBSTRUCTION. WHERE PARTITIONS OR OTHER OBSTRUCTIONS DO NOT SEPARATE ADJACENT WATER CLOSETS, URINALS, OR BIDETS, THE FIXTURES SHALL NOT BE SET CLOSER THAN 30 INCHES CENTER TO CENTER BETWEEN ADJACENT FIXTURES OR ADJACENT WATER CLOSETS, URINALS, OR BIDETS. THERE SHALL BE NOT LESS THAN A 21-INCH CLEARANCE IN FRONT OF A WATER CLOSET, URINAL, LAVATORY OR BIDET TO ANY WALL, FIXTURE OR DOOR. WATER CLOSET COMPARTMENTS SHALL BE NOT LESS THAN 30 INCHES IN WIDTH AND NOT LESS THAN 60 INCHES IN DEPTH FOR FLOOR-MOUNTED WATER CLOSETS AND NOT LESS THAN 30 INCHES IN WIDTH AND 56 INCHES IN DEPTH FOR WALL-HUNG WATER CLOSETS.



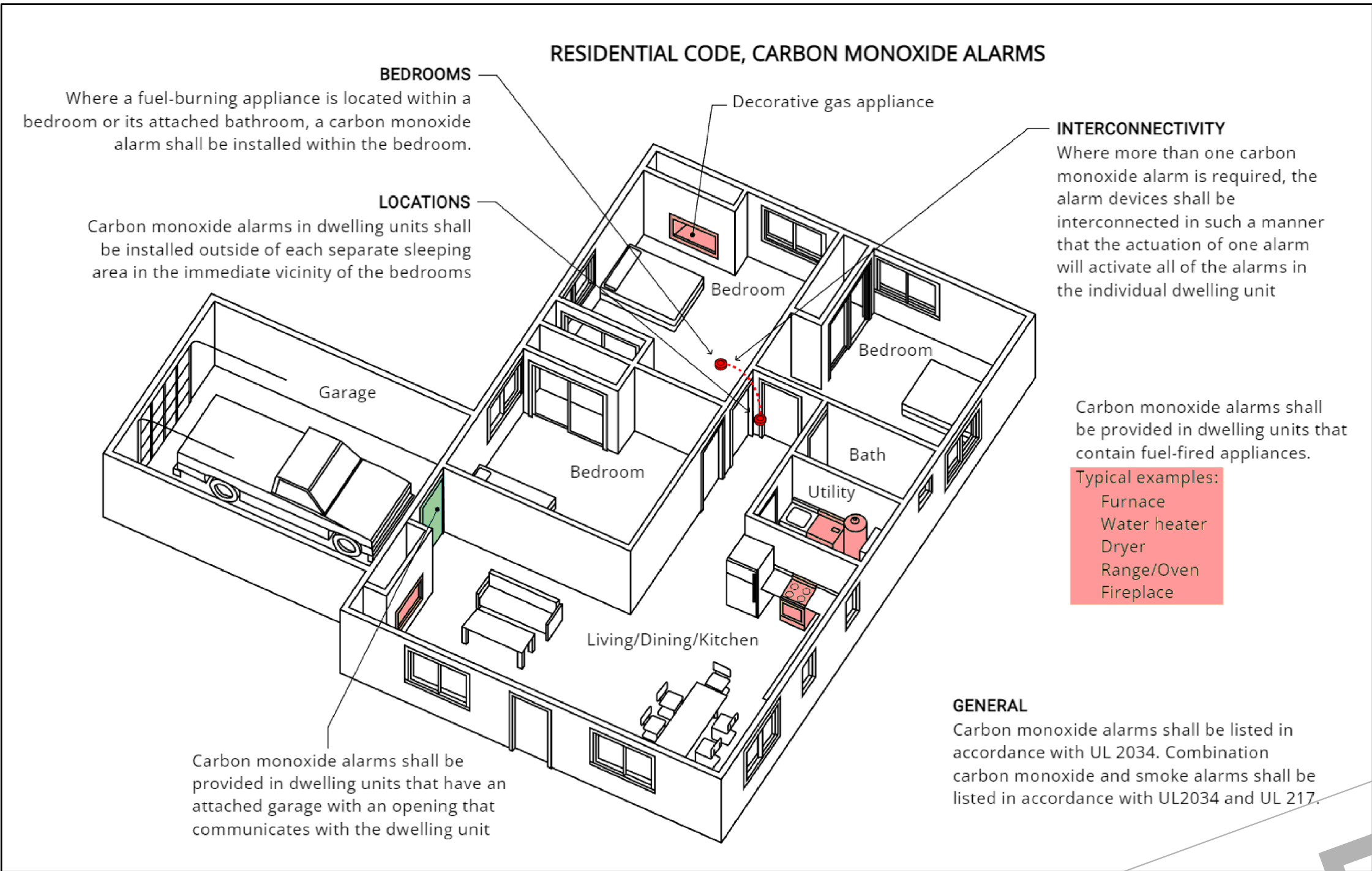
PLUMBING FIXTURE CLEARANCES:
PLUMBING FIXTURES REQUIRE MINIMUM AREAS IN FRONT TO PROVIDE SAFE USABILITY AND MAINTENANCE OF THE FIXTURE. SOME JURISDICTIONS MAY REQUIRE COMPLIANCE WITH PLUMBING CODES, WHICH MAY BE MORE STRINGENT THAN SHOWN IN THIS DIAGRAM. THESE CLEARANCES SHOULD NOT BE CONFUSED WITH THE CLEARANCES REQUIRED FOR DISABLED ACCESS. THE LOCATION OF PIPING, FIXTURES OR EQUIPMENT SHALL NOT INTERFERE WITH THE OPERATION OF WINDOWS OR DOORS.

FIXTURE INSTALLATION:
FLOOR-OUTLET OR FLOOR-MOUNTED FIXTURES SHALL BE SECURED TO THE DRAINAGE CONNECTION AND TO THE FLOOR, WHERE SO DESIGNED, BY SCREWS, BOLTS, WASHERS, NUTS AND SIMILAR FASTENERS OF COPPER, COPPER ALLOY OR OTHER CORROSION RESISTANT MATERIAL. WALL-HUNG FIXTURES SHALL BE RIGIDLY SUPPORTED SO THAT STRAIN IS NOT TRANSMITTED TO THE PLUMBING SYSTEM. WHERE FIXTURES COME IN CONTACT WITH WALLS AND FLOORS, THE CONTACT AREA SHALL BE WATERTIGHT.

SMOKE AND CO1



RESIDENTIAL SMOKE ALARMS - REQUIRED LOCATIONS
2020 RESIDENTIAL CODE OF NEW YORK STATE (INTERNATIONAL RESIDENTIAL CODE 2018 WITH AMENDMENTS), SECTION R314



RESIDENTIAL CARBON MONOXIDE ALARMS - REQUIRED LOCATIONS
2020 RESIDENTIAL CODE OF NEW YORK STATE (INTERNATIONAL RESIDENTIAL CODE 2018 WITH AMENDMENTS), SECTION R315

CARBON MONOXIDE DETECTION:

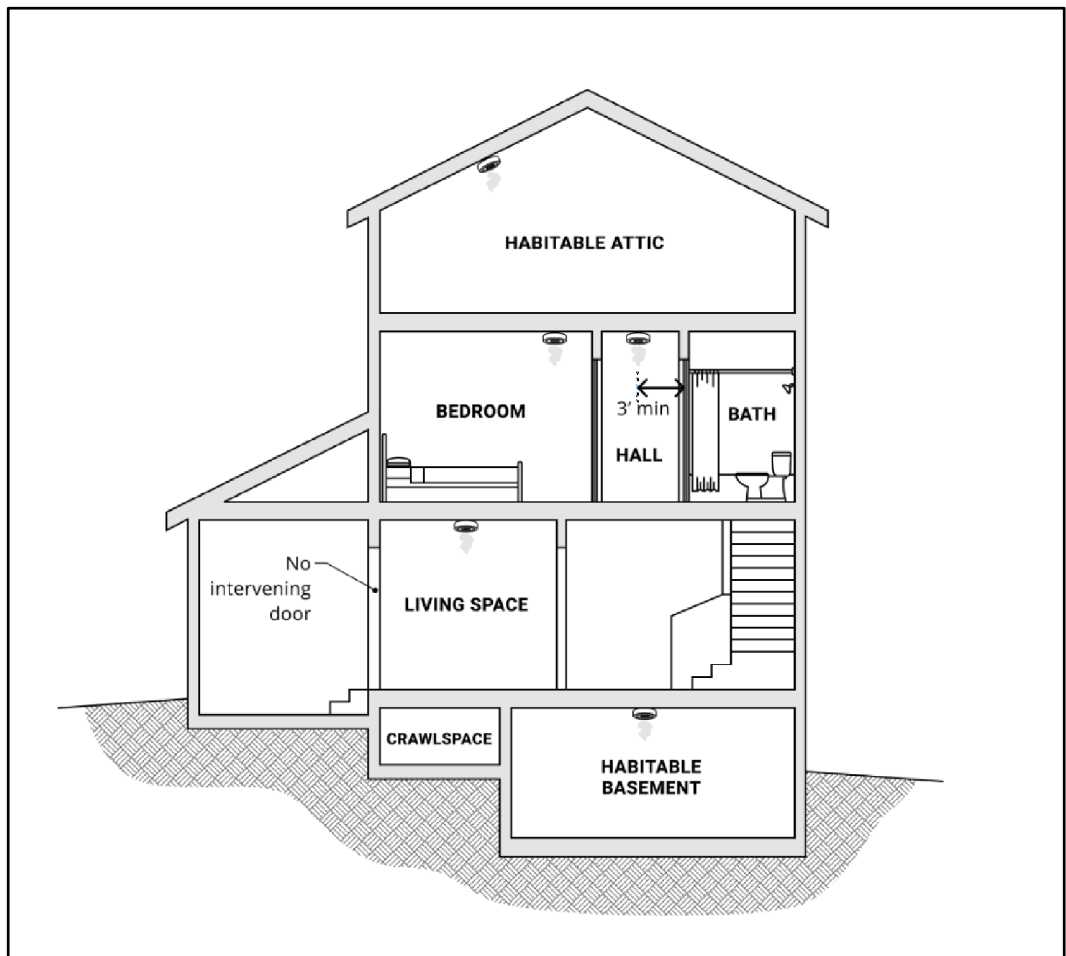
PER SECTION 915 OF THE THE 2017 NATIONAL ELECTRICAL CODE (NFPA 70-2017); , CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN ALL ROOMS, OCCUPIABLE SPACE, INCLUDING SLEEPING UNITS, SLEEPING AREAS, AND SLEEPING UNITS THAT CONTAIN A FUEL-BURNING APPLIANCE.

- EXCEPTIONS:**
- IN SLEEPING AREAS AND SLEEPING UNITS WHERE A FUEL BURNING APPLIANCE IS LOCATED IN AN ATTACHED BATHROOM, UTILITY ROOM, CRAWL SPACE, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN A CENTRAL OR OTHERWISE APPROVED LOCATION IN THE SLEEPING AREA OR SLEEPING UNIT.
 - IN DWELLING UNITS AND SLEEPING UNITS WHERE A FUEL BURNING APPLIANCE IS LOCATED IN A KITCHEN OR KITCHENETTE, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE OF THE SLEEPING AREAS AND WITHIN 10 FEET OF THE ENTRANCE TO THE SLEEPING AREAS.

CARBON MONOXIDE DETECTION SHALL BE INSTALLED OUTSIDE OF SLEEPING AREAS AND WITHIN 10 FEET OF THE ENTRANCE TO THE SLEEPING AREAS IN DWELLING UNITS AND SLEEPING UNITS THAT CONTAIN A FUEL-BURNING APPLIANCE.

INTERCONNECTION OF CARBON MONOXIDE DETECTORS:
WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS INSTALLED IN A DWELLING UNIT, SLEEPING UNIT, SLEEPING AREA, OCCUPIABLE SPACE, OR HVAC ZONE, ALL SUCH ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM OR DETECTOR SHALL ACTIVATE ALL CARBON MONOXIDE NOTIFICATION APPLIANCES THROUGHOUT THE INDIVIDUAL DWELLING UNIT, SLEEPING UNIT, SLEEPING AREA, OCCUPIABLE SPACE, OR HVAC ZONE.

EXCEPTION:
CARBON MONOXIDE ALARMS POWERED BY A 10-YEAR BATTERY SHALL BE ALLOWED AND INTERCONNECTION OF ALARMS SHALL NOT BE REQUIRED IN WORK AREAS WHERE THE ALTERATION DOES NOT RESULT IN THE REMOVAL OR EXPOSURE OF INTERIOR WALL OR CEILING FINISHES THAT REVEAL THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, BASEMENT, OR SIMILAR SPACE AVAILABLE THAT COULD PROVIDE ACCESS FOR POWER AND INTERCONNECTION WITHOUT THE REMOVAL OF SUCH INTERIOR FINISHES.



RESIDENTIAL SMOKE ALARMS - REQUIRED LOCATIONS
2020 RESIDENTIAL CODE OF NEW YORK STATE (INTERNATIONAL RESIDENTIAL CODE 2018 WITH AMENDMENTS)

SMOKE ALARMS AND HEAT DETECTION:

WHEN INTERIOR ALTERATIONS OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE PROVIDED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS: SMOKE ALARMS AND HEAT DETECTION SHALL COMPLY WITH NFPA 72 AND SECTION R314 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (INTERNATIONAL RESIDENTIAL CODE 2018 WITH AMENDMENTS). SMOKE ALARMS SHALL BE PROVIDED IN DWELLING UNITS; HEAT DETECTION SHALL BE PROVIDED IN NEW ATTACHED GARAGES.

- SMOKE ALARM LOCATIONS:**
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
- IN EACH SLEEPING ROOM.
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
 - SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION. SMOKE ALARM INSTALLATION EXCEPTIONS APPLY IN REGARD TO COOKING EQUIPMENT - SEE DRAWING, THIS PAGE.

INTERCONNECTION OF SMOKE ALARMS:
WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

EXCEPTIONS:
SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED TO BE INTERCONNECTED AND HARD WIRED WHERE INTERIOR WALL OR CEILING FINISHES ARE NOT REMOVED TO EXPOSE THE STRUCTURE. SMOKE ALARMS ARE NOT TO BE INSTALLED WITHIN 3 FEET OF A BATHROOM.

COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.

PROPERTY ADDRESS:

**PORT CHESTER, NY 10573
(VILLAGE OF PORT CHESTER
BUILDING DEPARTMENT)**

S-B-L:

CLIENT:

*** ***

TEL:

EMAIL:

DATE:

11.11.2025

ISSUE:

FOR PERMIT

PROJECT NAME:

**POST-CONSTRUCTION
PERMIT**

DRAWING NAME:

**BATHROOM DETAILS &
SMOKE AND CO1**

DRAWING NUMBER:

C-02

DATE:

11.06.2025

SCALE:

AS NOTED

NOTE:

**THIS DRAWING IS VALID FOR
CONSTRUCTION IF (AND ONLY IF) A
PERMIT IS ISSUED, BASED ON THIS
DRAWING, BY THE VILLAGE OF PORT
CHESTER.**