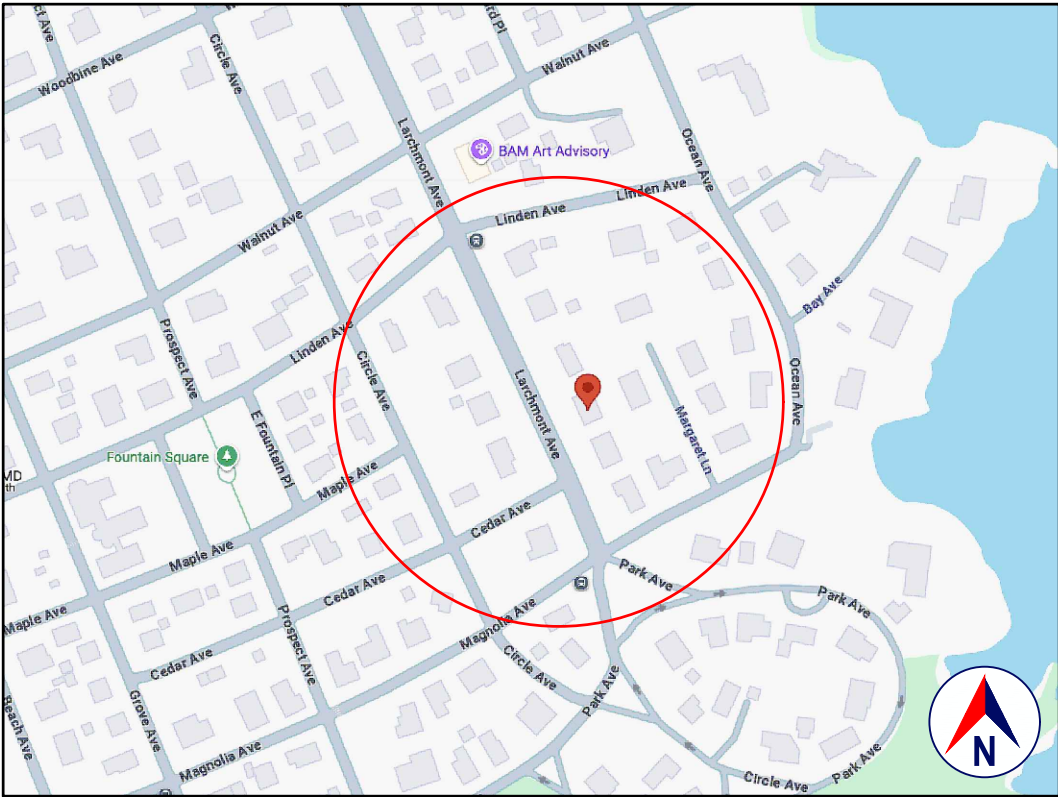
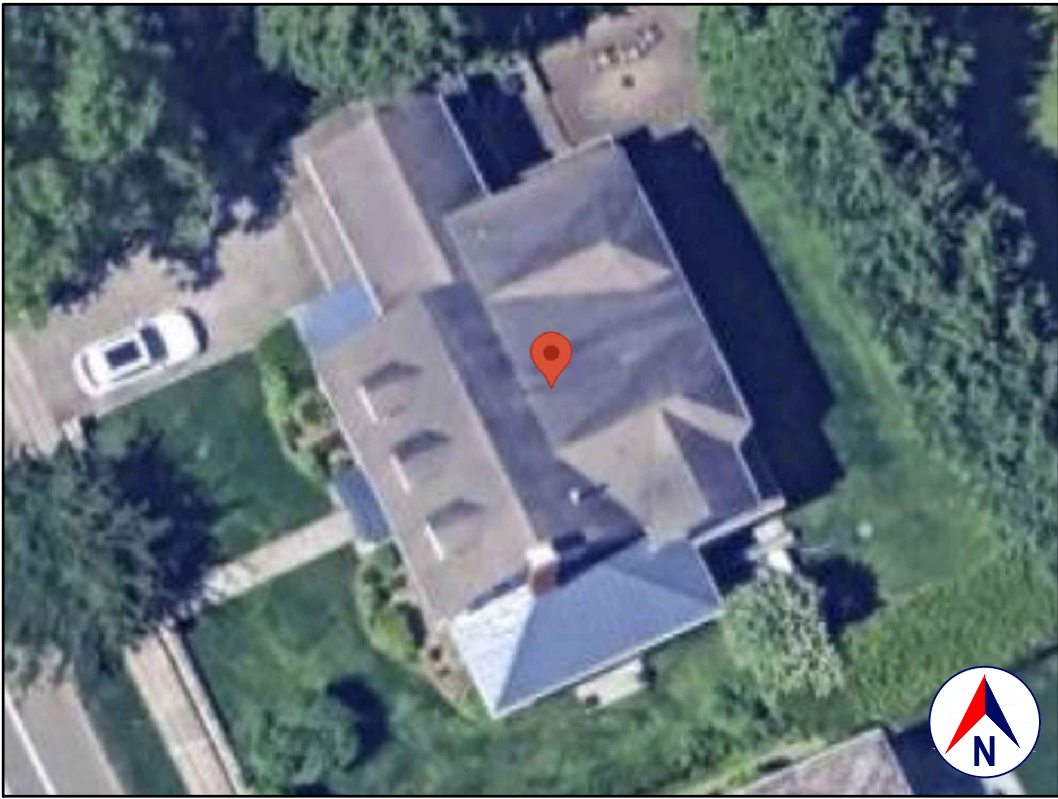




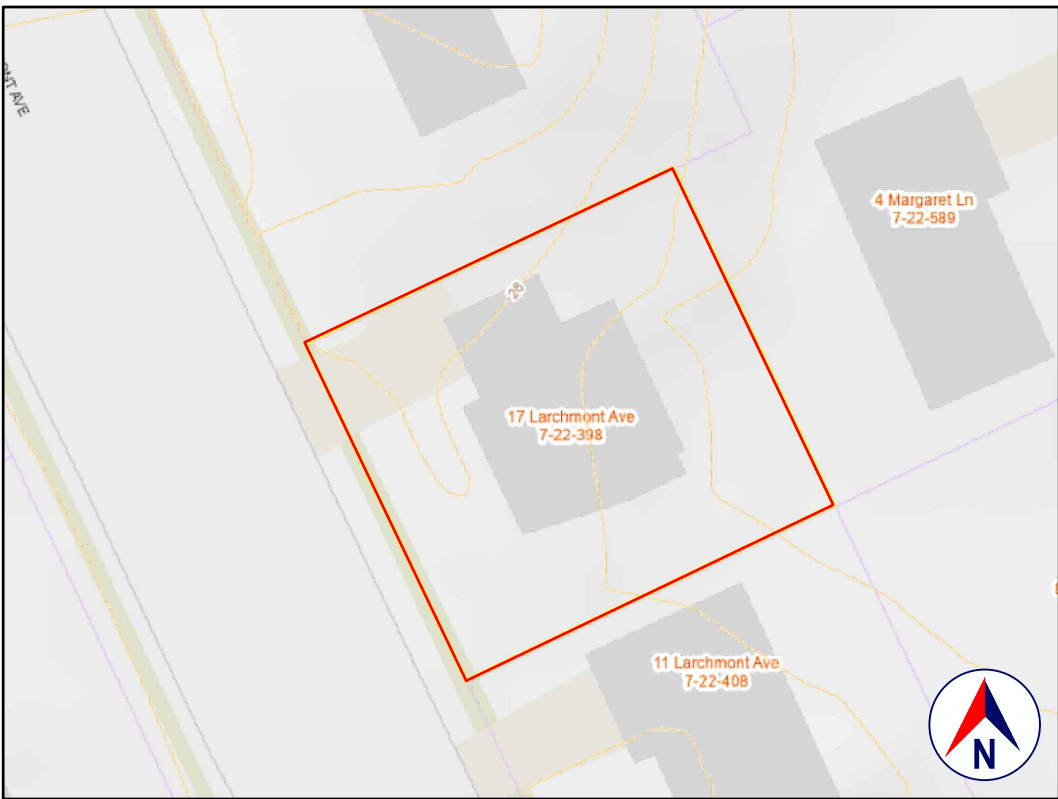
LOCATION  
GOOGLE MAPS

17 LARCHMONT AVENUE, LARCHMONT



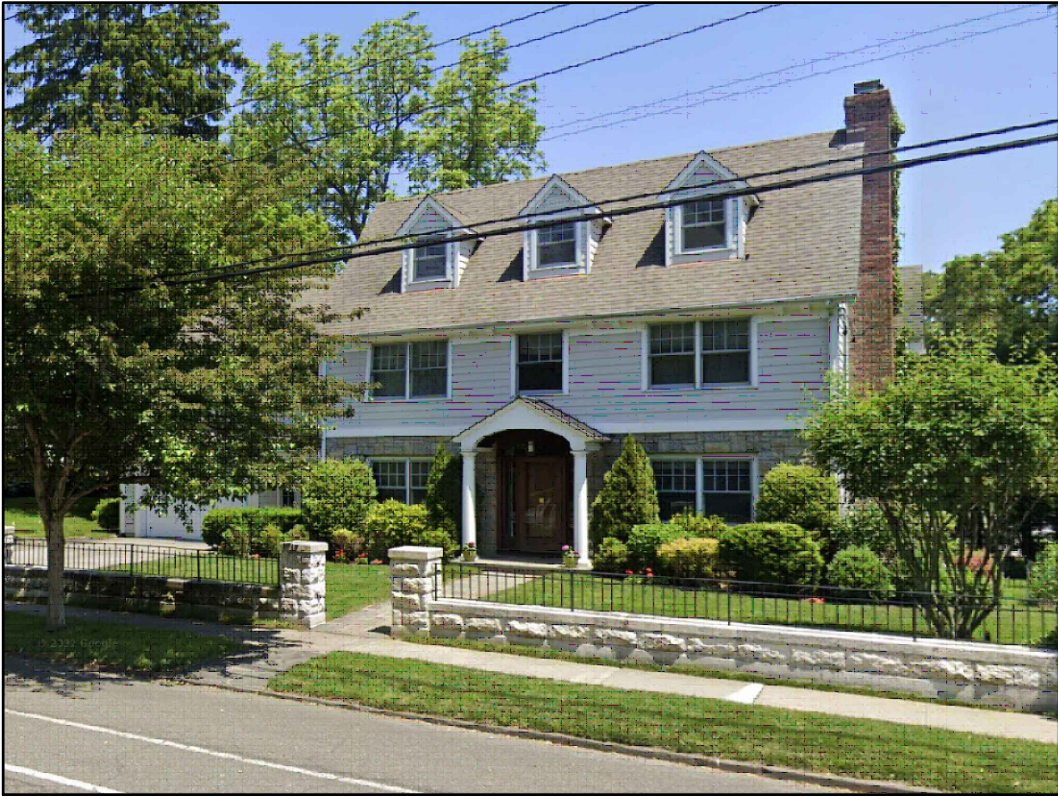
SATELLITE VIEW  
GOOGLE EARTH

17 LARCHMONT AVENUE



TAX MAP AND TOPO  
WESTCHESTER COUNTY GIS

S-B-L: 7-22-398



FRONT VIEW  
GOOGLE STREET VIEW

17 LARCHMONT AVENUE

### 1.0 GENERAL REQUIREMENTS:

1.1 PROJECT SCOPE:  
ALTER FLOOR PLAN; STRUCTURAL ALTERATION.

1.2 DESIGN INTENT:  
THE INVOLVEMENT OF OLIVER ENGINEERING IN THIS PROJECT IS: PROVIDE STRUCTURAL DESIGN AND DRAWINGS.

THESE (STRUCTURAL) DRAWINGS ADDRESS ONLY THE STRUCTURAL INTEGRITY, BASED ON THE STIPULATED LOADS, OF THE PROPOSED CONSTRUCTION. THESE DRAWINGS SHOULD ONLY BE USED IN CONJUNCTION WITH THE ARCHITECTURAL AND OTHER DRAWINGS. IT IS THE OVERALL INTENT OF (ALL OF) THE DRAWINGS TO CALL FOR COMPLETE AND FINISHED WORK IN COMPLIANCE WITH THE NOTED CODES, AND TESTED AND GUARANTEED AND READY FOR OPERATION.

THESE (STRUCTURAL) DRAWINGS ARE NOT INTENDED TO ADDRESS: BUILDING PLANNING; DIMENSIONAL COORDINATION; THERMAL OR MOISTURE PROTECTION; EGRESS; FIRE PROTECTION; MECHANICAL; HEAT, LIGHT AND VENTILATION; GENERAL BUILDING; OR ANY OTHER OTHER NON-STRUCTURAL ISSUES. REFER TO THE KATHERINE MARTIN DRAWINGS FOR ALL SUCH ISSUES

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:  
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:  
INSIDE/OUTSIDE: INSIDE  
YEAR BUILT: 1948 (PER ZILLOW)  
ZONING: R-15 ONE-FAMILY RESIDENCE  
OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-3 \*  
EXISTING USE: SINGLE FAMILY  
PROPOSED USE: SINGLE FAMILY (NO CHANGE)

\* WHERE THE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE AND NOT CLASSIFIED AS OCCUPANCY GROUP R-1, R-2, R-4 OR I, INCLUDING BUILDINGS THAT DO NOT CONTAIN MORE THAN TWO DWELLING UNITS.

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: NOT APPLICABLE TO THESE DRAWINGS.  
• ELECTRICAL: NOT APPLICABLE TO THESE DRAWINGS.  
• DRAINAGE: NOT APPLICABLE TO THESE DRAWINGS.  
• MUNICIPAL CODE OF THE VILLAGE OF LARCHMONT.  
• 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 LARCHMONT. THE DULY APPOINTED BUILDING OFFICIAL OF THE VILLAGE OF LARCHMONT 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: 60 (82,000LB/20SQ)  
ROOMS OTHER THAN SLEEPING ROOMS: 40  
SLEEPING ROOMS: 40  
STAIRS: 40 (& 300LB/4SQ)  
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 GREATER 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/360  
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 LARCHMONT 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    |                     |                     |                       | SEISMIC DESIGN CATEGORY | SUBJECT TO DAMAGE FROM      |                  |            | WINTER DESIGN TEMP | ICE BARRIER UNDERLMNT. REQUIRED | FLOOD HAZARDS | AIR FREEZING INDEX | MEAN ANNUAL TEMP |
|                                                             | WIND SPEED MPH | TOPOGRAPHIC EFFECTS | SPECIAL WIND REGION | WINDBORNE DEBRIS ZONE |                         | WEATHERING                  | FROST LINE DEPTH | TERMITE    |                    |                                 |               |                    |                  |
|                                                             |                |                     |                     |                       |                         |                             |                  |            |                    |                                 |               |                    |                  |
| 30 PSF                                                      | 115-120        | NO                  | NO                  | NO                    | C                       | SEVERE                      | 3'-6"            | MOD/SEVERE | 15                 | YES                             | MINIMAL       | 615                | 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 HIMMSELF 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 LARCHMONT FOR A BUILDING PERMIT,  
2. THE VILLAGE OF LARCHMONT 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 /ENGINEERING DEPARTMENT OF THE VILLAGE OF LARCHMONT.  
120 LARCHMONT AVENUE  
LARCHMONT, NY 10538  
TEL: (914) 834-4349  
EMAIL: building@larchmontny.gov  
WEB SITE: www.larchmontny.gov/departments/building/index.php

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 LARCHMONT 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 LARCHMONT:

- 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 LARCHMONT.

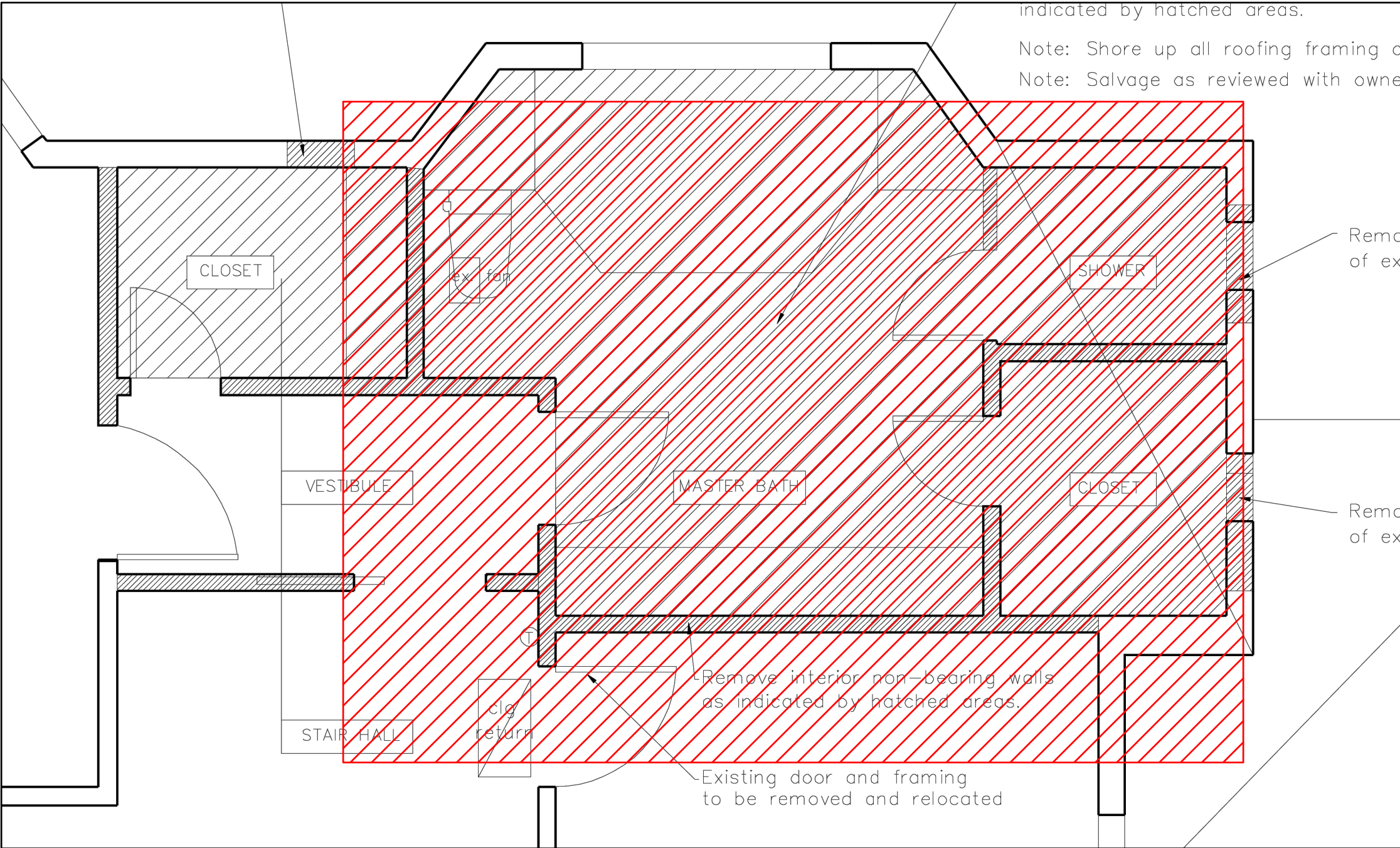
ALL OF THE ABOVE INSPECTIONS MAY NOT BE REQUIRED FOR THIS, OR ANY GIVEN, PROJECT. A SCHEDULE OF REQUIRED INSPECTIONS IS AVAILABLE FROM THE BUILDING DEPARTMENT OF THE VILLAGE OF LARCHMONT.

\*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 LICENSED 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.



PARTIAL SECOND FLOOR  
CLIENT-PROVIDED IMAGE  
NOT TO SCALE

(STRUCTURAL) WORK AREA  
(ROOF/CEILING FRAMING)

### WOOD FRAMING:

FLOOR FRAMING:  
STRUCTURAL FLOOR MEMBERS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF SECTION R502.

ALL FLOOR FRAMING, INCLUDING JOISTS, LEDGERS, HEADERS AND BLOCKING, IS TO BE 2X DOUGLAS FIR-LARCH NO. 2 OR HEM-FIR NO. 2, FB-850 PSI, 1.4E OR BETTER.

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

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

FLOOR SHEATHING SHALL BE ¾" AVANTECH T&G SUBFLOOR FASTENED WITH 8D COMMON NAILS @ 6" O.C. AND AVANTECH SUBFLOOR ADHESIVE PER MANUFACTURERS INSTRUCTIONS AND SHALL CONFORM TO SECTION 502 OF THE RESIDENTIAL CODE.

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.

ROOF-CEILING CONSTRUCTION:  
ROOF FRAMING SHALL CONFORM TO THE APPLICABLE PROVISIONS OF SECTION R802.

ALL ROOF FRAMING, INCLUDING RAFTERS, COLLAR TIES, RAFTER TIES AND CEILING JOISTS, IS TO BE 2X DOUGLAS FIR-LARCH NO. 2 OR HEM-FIR NO. 2, FB-850 PSI, 1.4E, OR BETTER.

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

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

ROOF SHEATHING SHALL BE ZIP SYSTEM 5/8" SHEATHING AND SHALL CONFORM TO SECTION 803 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.



EXISTING CONDITION  
CLIENT-PROVIDED IMAGE

### STATEMENT OF DESIGN PROFESSIONAL:

THESE PLANS HAVE BEEN PREPARED IN CONFORMANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (INTERNATIONAL RESIDENTIAL CODE 2018 WITH AMENDMENTS).

VINCENT COAKLEY, P.E.  
(STAMP AFFIXED AND SIGNED).

| LIST OF DRAWINGS |                  |            |            |
|------------------|------------------|------------|------------|
| SHEET            | DRAWING NAME     | DATE       | REVISION   |
| C-01             | COVER SHEET      | 05.06.2025 | 05.12.2025 |
| S-01             | PLAN AND DETAILS | 05.06.2025 | 05.12.2025 |

**Oliver Engineering, P.C.**  
Design - Permit Applications - Legalizations  
Code Compliance - Project Supervision  
188 North Main Street | Port Chester, NY 10573  
(914) 774-9878 | www.proeng.nyc | vc@proeng.nyc

**Katherine Martin**  
Architect  
KOM Design, LLC  
132 Larchmont Avenue #11  
Larchmont, NY 10538  
t 917.691.8680

PROPERTY ADDRESS:  
17 LARCHMONT AVENUE  
LARCHMONT, NY 10538  
(VILLAGE OF LARCHMONT  
BUILDING /ENGINEERING  
DEPARTMENT)

S-B-L:  
7-22-398

CLIENT:  
RICHARD GERSZBERG

TEL: (917) 691-8680 (ARCHITECT)  
EMAIL: bmartin249@aol.com  
(architect)

DATE: 05.06.2025  
05.12.2025  
ISSUE: PRELIMINARY  
FOR PERMIT

PROJECT NAME:  
FLOOR PLAN ALTERATION

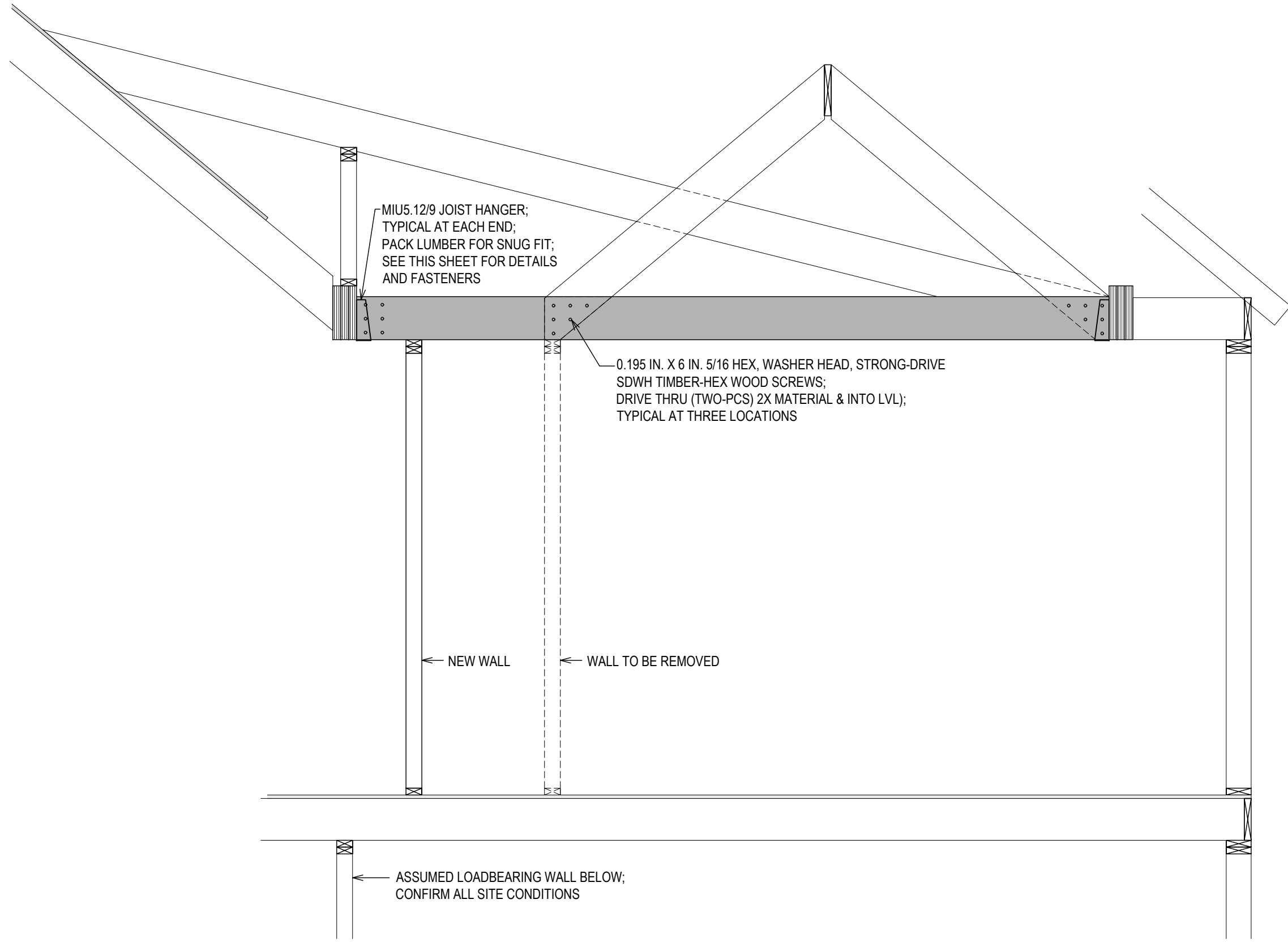
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COVER SHEET  
C-01

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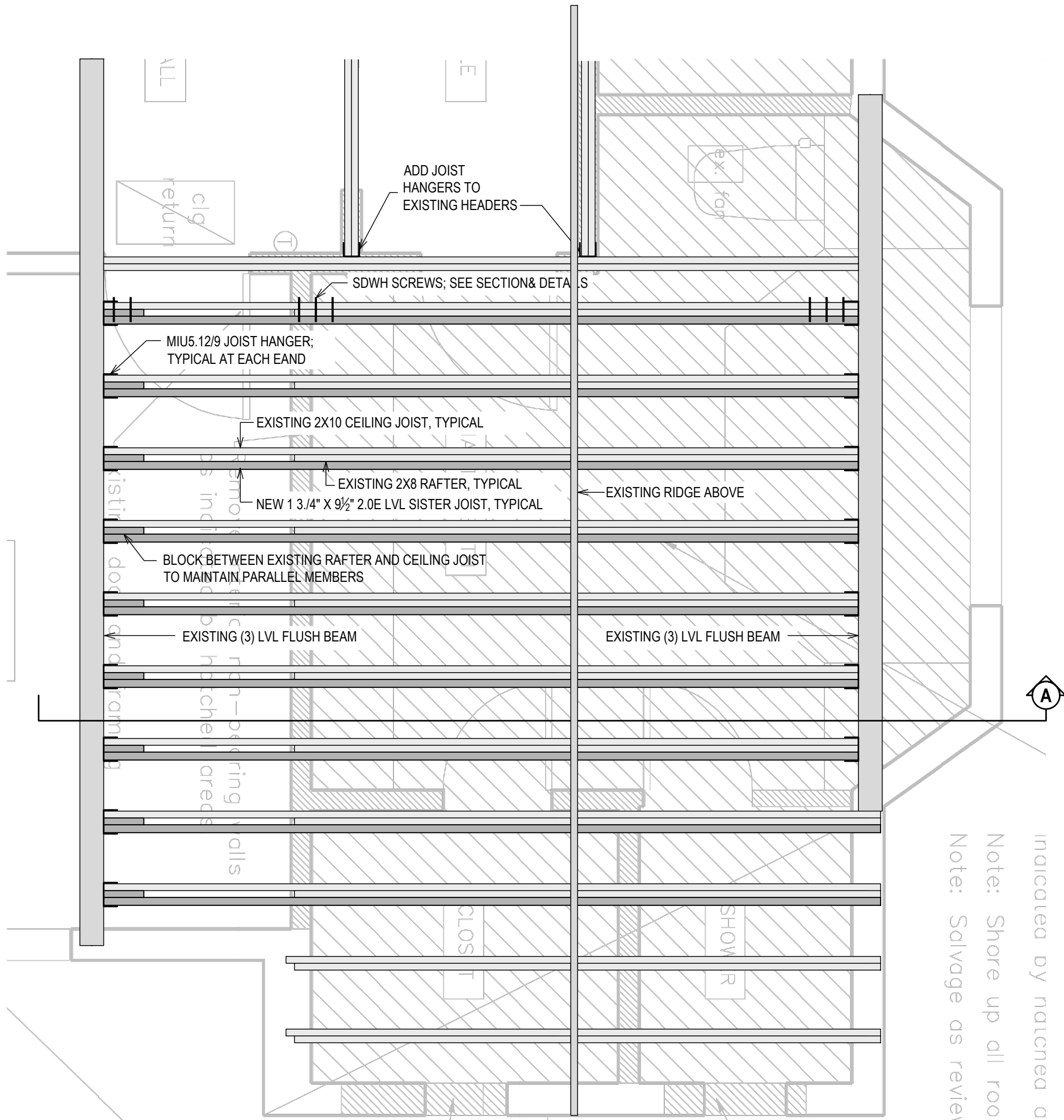
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05.12.2025

SCALE:  
AS NOTED

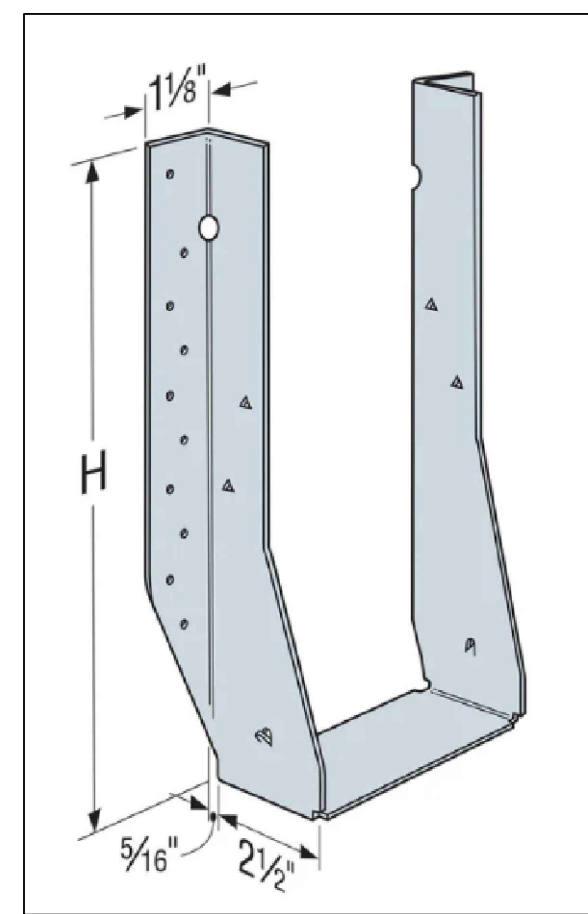
NOTE:  
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LARCHMONT.



**SECTION A**  
1/2" = 1'-0"



**SECOND FLOOR ROOF/CEILING FRAMING**  
OVERLAID ON SECOND FLOOR ARCHITECTURAL FLOOR PLAN  
1/2" = 1'-0"



**MIU5.12/9 JOIST HANGER**  
FASTENERS AS FOLLOWS EACH ONE:  
(16) 0.162 X 3.5" (OR SD10112) IN FACE  
(2) 0.148 X 1.5" (OR SD9112) IN JOIST(S)



**SD10112**  
#10 X 1 1/2" 1/4-HEX DRIVE,  
STRONG DRIVE CONNECTOR SCREW



**SD9112**  
#9 X 1 1/2" 1/4-HEX DRIVE,  
STRONG DRIVE CONNECTOR SCREW



**SDWH19600DB**  
0.195 IN. X 6 IN. 5/16 HEX. WASHER HEAD,  
STRONG-DRIVE SDWH TIMBER-HEX WOOD SCREW,  
DB COATING

**HARDWARE**

Katherine Martin  
Architect

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PROJECT NAME:  
FLOOR PLAN ALTERATION

DRAWING NAME:  
PLAN AND DETAILS

DRAWING NUMBER:  
S-01

DATE:  
05.12.2025

SCALE:  
AS NOTED

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