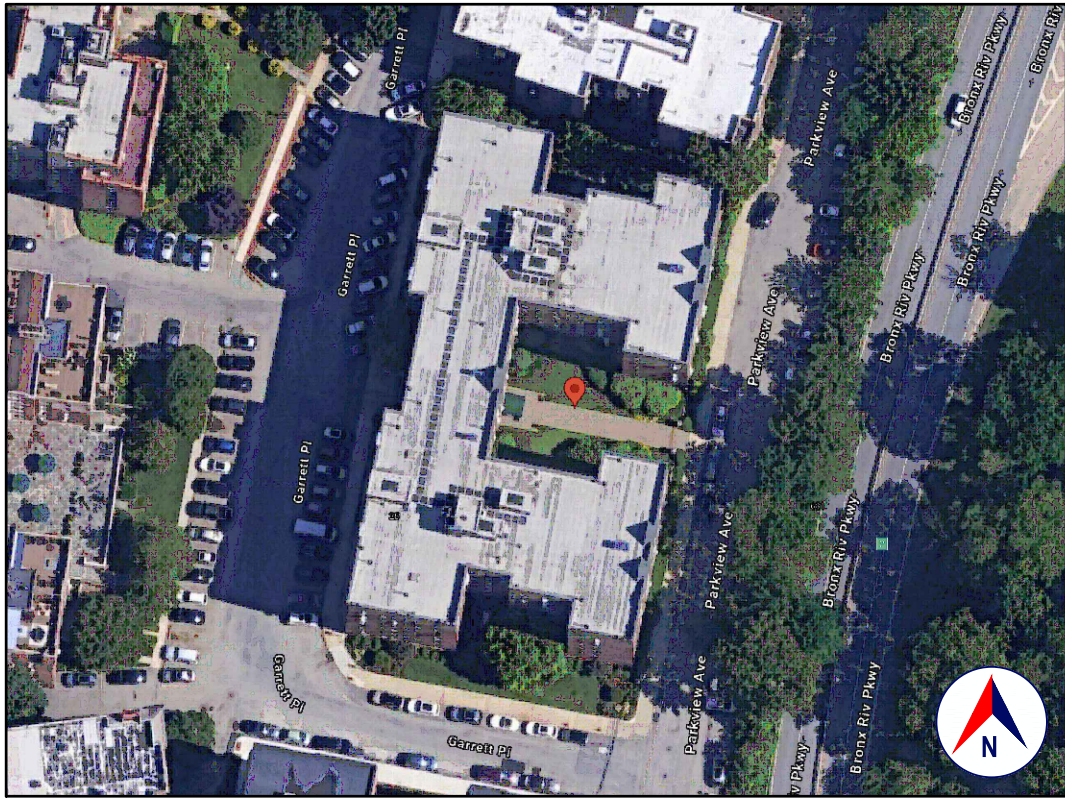
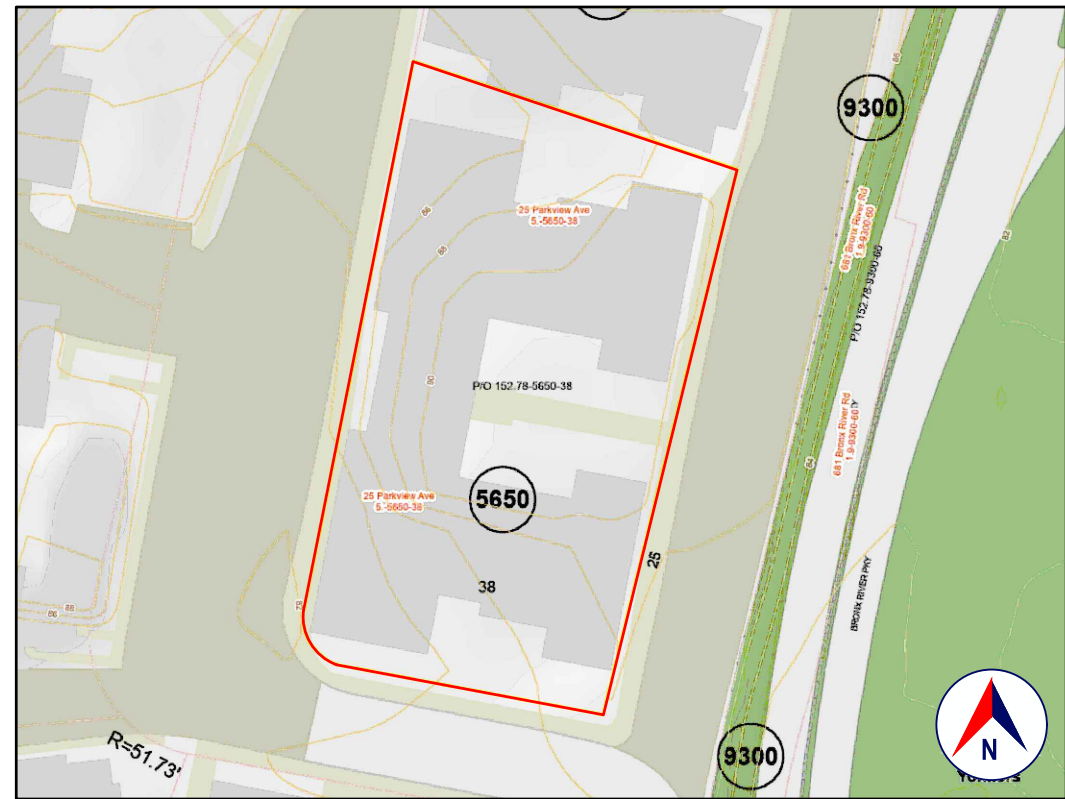


LOCATION
GOOGLE MAPS



SATELLITE VIEW
GOOGLE EARTH



TAX MAP AND TOPO
WESTCHESTER COUNTY GIS



FRONT VIEW
GOOGLE STREET VIEW

1.0 GENERAL REQUIREMENTS:

1.1 PROJECT SCOPE:
RENOVATE THREE BATHROOMS.

1.2 DESIGN INTENT:
THE INVOLVEMENT OF OLIVER ENGINEERING IN THIS PROJECT IS: PROVIDE DESIGN AND 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:
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
YEAR BUILT: 1927 (PER ZILLOW)
ZONING: A - ELEVATOR APARTMENT, HIGH DENSITY
OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-2 *
EXISTING USE: APARTMENTS
PROPOSED USE: APARTMENTS (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 BUILDING CODE OF NEW YORK STATE (INTERNATIONAL BUILDING 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: 2020 PLUMBING CODE OF NEW YORK STATE (INTERNATIONAL PLUMBING CODE 2018 WITH AMENDMENTS); A PLUMBING PERMIT SHALL BE FILED SEPARATELY BY A QUALIFIED PLUMBING CONTRACTOR..
• ELECTRICAL: THE 2017 NATIONAL ELECTRICAL CODE (NFPA 70-2017); AN ELECTRICAL PERMIT SHALL BE FILED SEPARATELY BY A QUALIFIED ELECTRICAL CONTRACTOR..
• DRAINAGE: NOT APPLICABLE TO THESE DRAWINGS.
• MUNICIPAL: CHAPTER 55, FIRE AND BUILDING CODE, CHAPTER 56, BUILDING AND ELECTRICAL CODE, AND CHAPTER 57, PLUMBING AND DRAINAGE CODE OF THE CODE OF THE CITY OF YONKERS.
• 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 BUILDING 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 CITY OF YONKERS.

THE DULY APPOINTED BUILDING OFFICIAL OF THE CITY OF YONKERS 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 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.

3.0 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 CITY OF YONKERS FOR A BUILDING PERMIT,
2. THE CITY OF YONKERS 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.

4.0 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:

DEPARTMENT OF HOUSING AND BUILDINGS OF THE CITY OF YONKERS.
87 NEPPERHAN AVENUE, 4TH. FLOOR
YONKERS, NY 10701
TEL: (914) 377-6500
EMAIL: joseph.annunziata@yonkersny.gov
WEB SITE: www.yonkersny.gov/government/departments/housing-buildings

BUILDING: BUILDING SUPERINTENDENT CLEBER GENEROSO (914) 589-1370
BUILDING BOARD ANTHONY MALFI (914) 282-1063
BUILDING MANAGEMENT (BARHITE & HOLZINGER) (914)337-1312, X.315

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 CITY OF YONKERS 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 CITY OF YONKERS:

- 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 CITY OF YONKERS.

ALL OF THE ABOVE INSPECTION MAY NOT REQUIRED FOR THIS, OR ANY GIVEN, PROJECT.

A SCHEDULE OF REQUIRED INSPECTIONS IS AVAILABLE FROM THE BUILDING DEPARTMENT OF THE CITY OF YONKERS.

*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.

DEMOLITION

REMOVE EXISTING VANITY, PLUMBING FIXTURES, FLOOR AND WALL TILE AND WALL & CEILING COVERING.

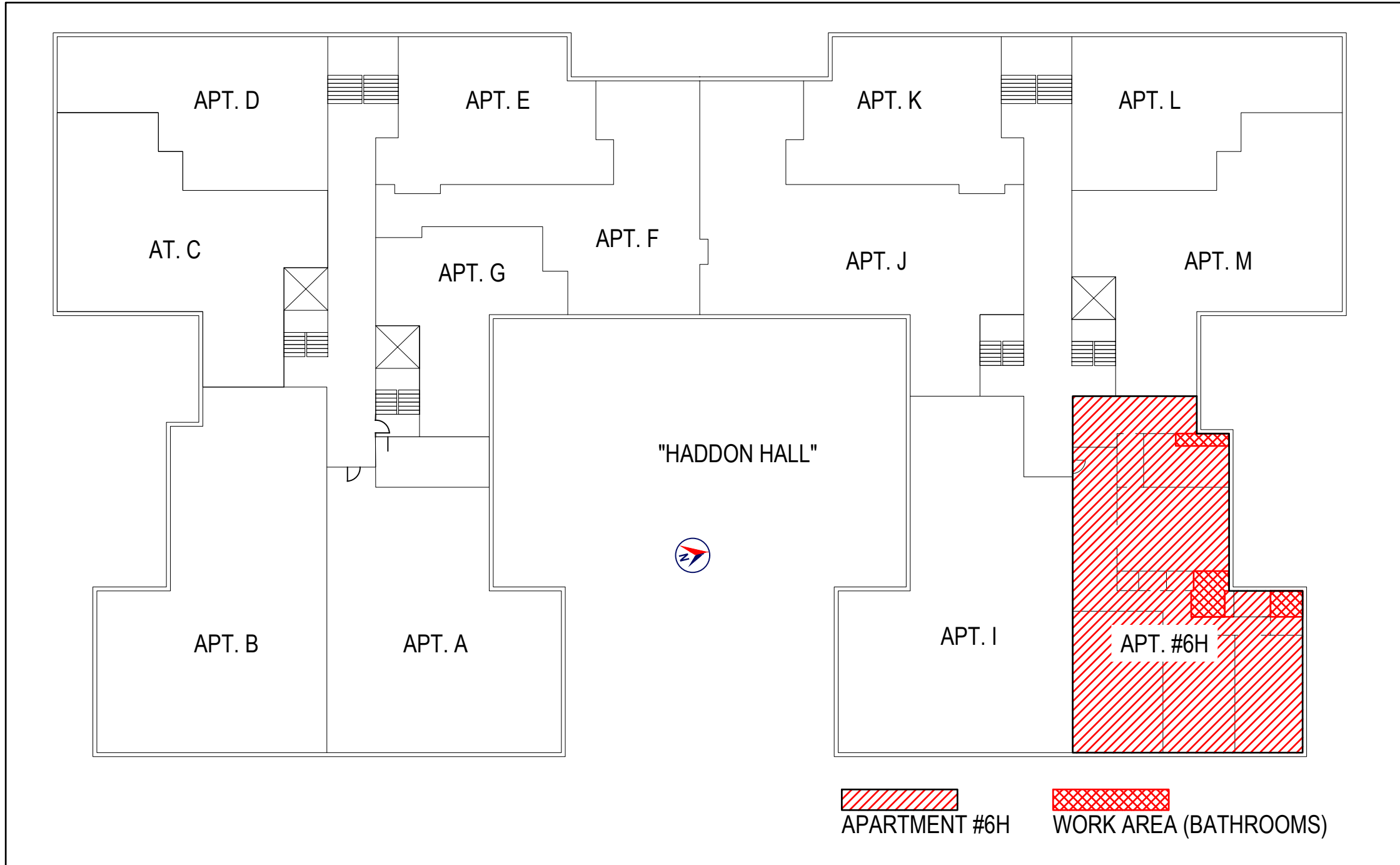
CONFIRM INTEGRITY OF EXISTING STRUCTURE INCLUDING FLOOR JOISTS ABOVE AND BELOW; NOTIFY OWNER AND BUILDING MANAGEMENT OF ANY DETERIORATION, DEFLECTION OR OTHER STRUCTURAL INADEQUACY; PROCEED ONLY WHEN ANY STRUCTURAL ISSUES HAVE BEEN ADDRESSED.

ALL DEMOLITION AND DEBRIS REMOVAL TO BE COORDINATED WITH THE BUILDING SUPERINTENDENT, BUILDING MANAGEMENT AND BOARD.

ALL DEMOLITION AND DISPOSAL METHODS SHALL COMPLY WITH STATE AND LOCAL CODES & REGULATIONS.

DEBRIS TO BE REMOVED FROM THE PREMISES ON A DAILY BASIS. NO MATERIALS OR DEBRIS OF ANY KIND MAY BE LEFT - EVEN TEMPORARILY - ON THE SIDEWALK OR IN THE LOBBY OR COMMON AREAS OF THE BUILDING.

APPROPRIATE PROTECTION MUST BE PROVIDED IN ALL AREAS THAT WILL BE ACCESSED BY THE CONSTRUCTION CREW.



WORK LOCATION

SCHEMATIC ONLY
NOT TO SCALE

PLUMBING:

1. ALL PLUMBING WORK IS TO BE:
 - PERFORMED BY A PLUMBER LICENSED TO WORK IN WESTCHESTER COUNTY AND IN THE CITY OF YONKERS.
 - COMPLETED PER PART VII OF THE 2020 PLUMBING CODE OF NEW YORK STATE (INTERNATIONAL PLUMBING CODE 2018 WITH AMENDMENTS).
 - FILED UNDER A SEPARATE PERMIT.
 - INSPECTED PER THE REQUIREMENTS OF THE BUILDING DEPARTMENT, AND BUILDING OFFICIAL, OF CITY OF YONKERS.
2. ALL ABANDONED PIPING MUST BE REMOVED TO A POINT OF CONCEALMENT AND PROPERLY INSULATED.
3. ALL EXPOSED EXISTING AND NEW HOT AND COLD WATER AND HEATING PIPES MUST BE PROPERLY INSULATED.
4. ALL MATERIALS USED SHALL BE NEW, BEST OF THEIR RESPECTIVE BRANDS AND CONFORM TO THE REQUIREMENTS OF ALL STATE AND LOCAL AUTHORITIES HAVING JURISDICTION.

ADDITIONS, ALTERATIONS OR REPAIRS

ADDITIONS, ALTERATIONS, RENOVATIONS OR REPAIRS TO ANY PLUMBING SYSTEM SHALL CONFORM TO THAT REQUIRED FOR A NEW PLUMBING SYSTEM WITHOUT REQUIRING THE EXISTING PLUMBING SYSTEM TO COMPLY WITH THE REQUIREMENTS OF THIS CODE. ADDITIONS, ALTERATIONS OR REPAIRS SHALL NOT CAUSE AN EXISTING SYSTEM TO BECOME UNSAFE, UNSANITARY OR OVERLOADED. MINOR ADDITIONS, ALTERATIONS, RENOVATIONS AND REPAIRS TO EXISTING PLUMBING SYSTEMS SHALL BE PERMITTED IN THE SAME MANNER AND ARRANGEMENT AS IN THE EXISTING SYSTEM, PROVIDED THAT SUCH REPAIRS OR REPLACEMENT ARE NOT HAZARDOUS AND ARE APPROVED.

INSPECTION REQUIRED:

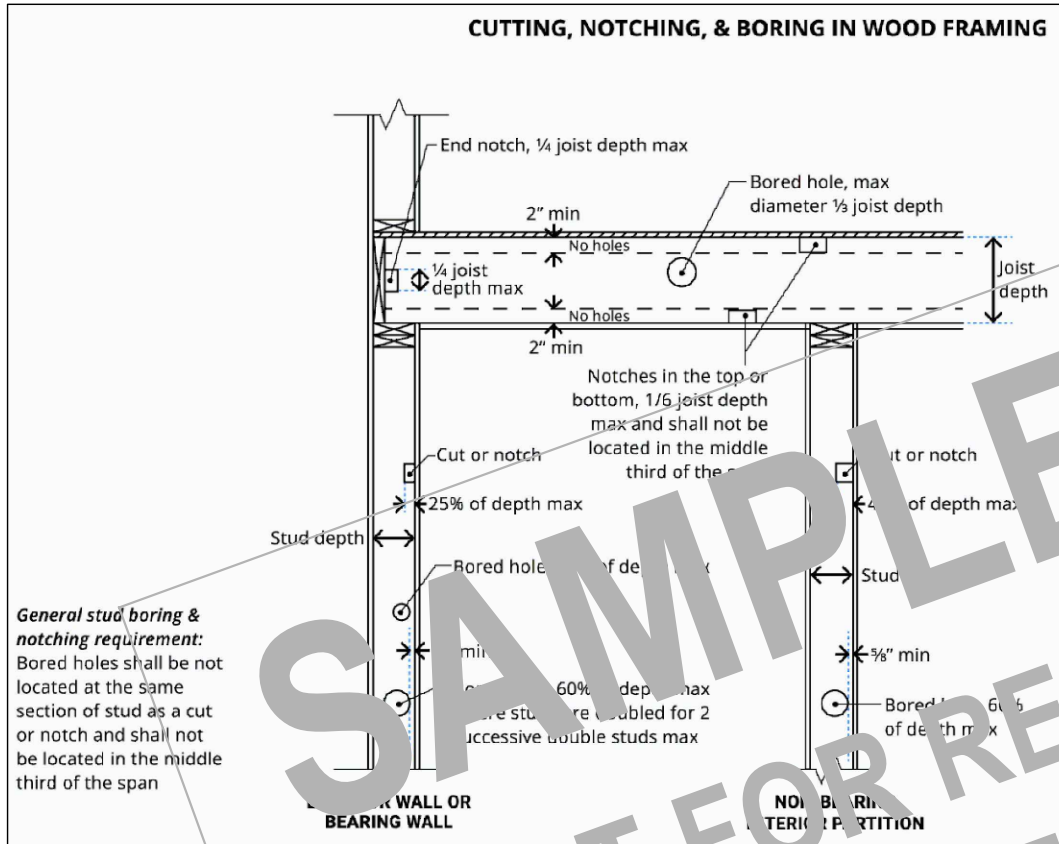
NEW PLUMBING WORK AND PARTS OF EXISTING SYSTEMS AFFECTED BY NEW YORK OR ALTERATIONS SHALL BE INSPECTED BY THE BUILDING OFFICIAL TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF THE CODE.

A PLUMBING OR DRAINAGE SYSTEM, OR PART THEREOF, SHALL NOT BE COVERED, CONCEALED OR PUT INTO USE UNTIL IT HAS BEEN TESTED, INSPECTED AND APPROVED BY THE BUILDING OFFICIAL. WASTE AND VENT SYSTEMS TESTING

ROUGH-IN AND FINISHED PLUMBING INSTALLATIONS OF DRAIN, WASTE AND VENT SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH SECTIONS P2503.5.1 AND P2503.5.2 P2503.5.

DRILLING AND NOTCHING:

WOOD-FRAMED STRUCTURAL MEMBERS SHALL NOT BE DRILLED, NOTCHED OR ALTERED IN ANY MANNER EXCEPT AS PROVIDED BELOW.



DWV TESTING:

DWV SYSTEMS SHALL BE TESTED ON COMPLETION OF THE ROUGH PIPING INSTALLATION. WATER OR, FOR PIPING SYSTEMS OTHER THAN PLASTIC, BY AIR, WITHOUT EVIDENCE OF LEAKAGE. EITHER TEST SHALL BE APPLIED TO THE DRAINAGE SYSTEM IN ITS ENTIRETY. INSPECTIONS AFTER ROUGH-IN PIPING HAS BEEN INSTALLED, AS FOLLOWS:

1. WATER TEST:

EACH SECTION SHALL BE FILLED WITH WATER TO A POINT NOT LESS THAN 5'-0" ABOVE THE HIGHEST FITTING CONNECTION IN THAT SECTION, OR TO THE HIGHEST POINT IN THE COMPLETED SYSTEM. WATER SHALL BE HELD IN THE SECTION UNDER TEST FOR A PERIOD OF 15 MINUTES. THE SYSTEM SHALL PROVE LEAK FREE BY VISUAL INSPECTION.

2. AIR TEST:

THE PORTION UNDER TEST SHALL BE MAINTAINED AT A GAUGE PRESSURE OF 5 POUNDS PER SQUARE INCH (PSI) OR 10" OF MERCURY COLUMN. THIS PRESSURE SHALL BE HELD WITHOUT INTRODUCTION OF ADDITIONAL AIR FOR A PERIOD OF 15 MINUTES.

WATER-SUPPLY SYSTEM TESTING:

UPON COMPLETION OF THE WATER-SUPPLY SYSTEM OR A SECTION OF IT, THE SYSTEM OR PORTION COMPLETED SHALL BE TESTED AND PROVED TIGHT UNDER A WATER PRESSURE OF NOT LESS THAN THE WORKING PRESSURE OF THE SYSTEM OR, FOR PIPING SYSTEMS OTHER THAN PLASTIC, BY AN AIR TEST OF NOT LESS THAN 50 PSI. THIS PRESSURE SHALL BE HELD FOR NOT LESS THAN 15 MINUTES. THE WATER USED FOR TESTS SHALL BE OBTAINED FROM A POTABLE WATER SOURCE.

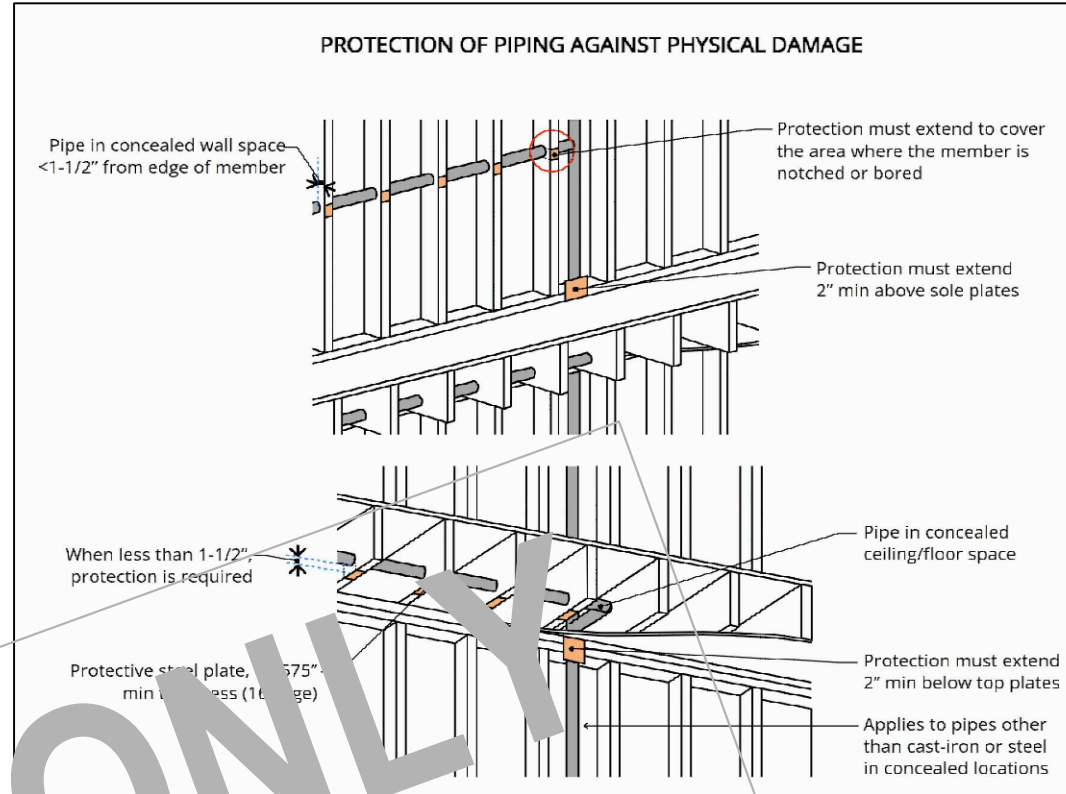
PROTECTION AGAINST PHYSICAL DAMAGE:

IN CONCEALED LOCATIONS, WHERE PIPING, OTHER THAN CAST-IRON OR GALVANIZED STEEL IS INSTALLED THROUGH HOLES OR NOTCHES IN STUDS, JOISTS, RAFTERS OR SIMILAR MEMBERS LESS THAN 1/4" FROM THE NEAREST EDGE OF THE MEMBER, THE PIPE SHALL BE PROTECTED BY STEEL SHIELD PLATES. SUCH SHIELD PLATES SHALL HAVE A THICKNESS OF NOT LESS THAN 0.0575 INCH (NO. 16 GAGE). SUCH PLATES SHALL COVER THE AREA OF THE PIPE WHERE THE MEMBER IS NOTCHED OR BORED AND SHALL EXTEND NOT LESS THAN 2" ABOVE SOLE PLATES AND BELOW TOP PLATES.

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.



STATEMENT OF DESIGN PROFESSIONAL:

1. THESE PLANS HAVE BEEN PREPARED, AND ALL WORK SHALL BE PERFORMED, IN COMPLIANCE WITH THE NEW YORK UNIFORM CODE. ALL PROVISIONS OF THE YONKERS FIRE AND BUILDING CODE, AND ALL CITY, COUNTY, STATE, AND FEDERAL LAWS, CODES, ORDINANCES, RULES, AND REGULATIONS PER YONKERS BUILDING CODE SECTION 56-17(7).

2. TO THE BEST OF MY KNOWLEDGE AND PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN CONFORMANCE WITH ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE 2020 (INTERNATIONAL ENERGY CONSERVATION CODE 2018).

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

LIST OF DRAWINGS			
SHEET	DRAWING NAME	DATE	REVISION
C-01	COVER SHEET	02.06.2025	03.28.2025
S-01	BATHROOM(S) RENOVATION	02.06.2025	03.28.2025
S-02	BATHROOM - SMOKE - C01	02.06.2025	03.28.2025

PROPERTY ADDRESS:

BRONXVILLE, NY 10708
(CITY OF YONKERS
DEPARTMENT OF HOUSING
AND BUILDINGS)

S-B-L:

CLIENT:

*** ***

TEL:

EMAIL:

DATE:

02.06.2025

02.11.2025

03.03.2025

03.28.2025

ISSUE:

PRELIMINARY

FOR REVIEW

FOR PERMIT

FOR PERMIT

PROJECT NAME:

BATHROOM(S) RENOVATION

DRAWING NAME:

COVER SHEET

DRAWING NUMBER:

C-01

DATE:

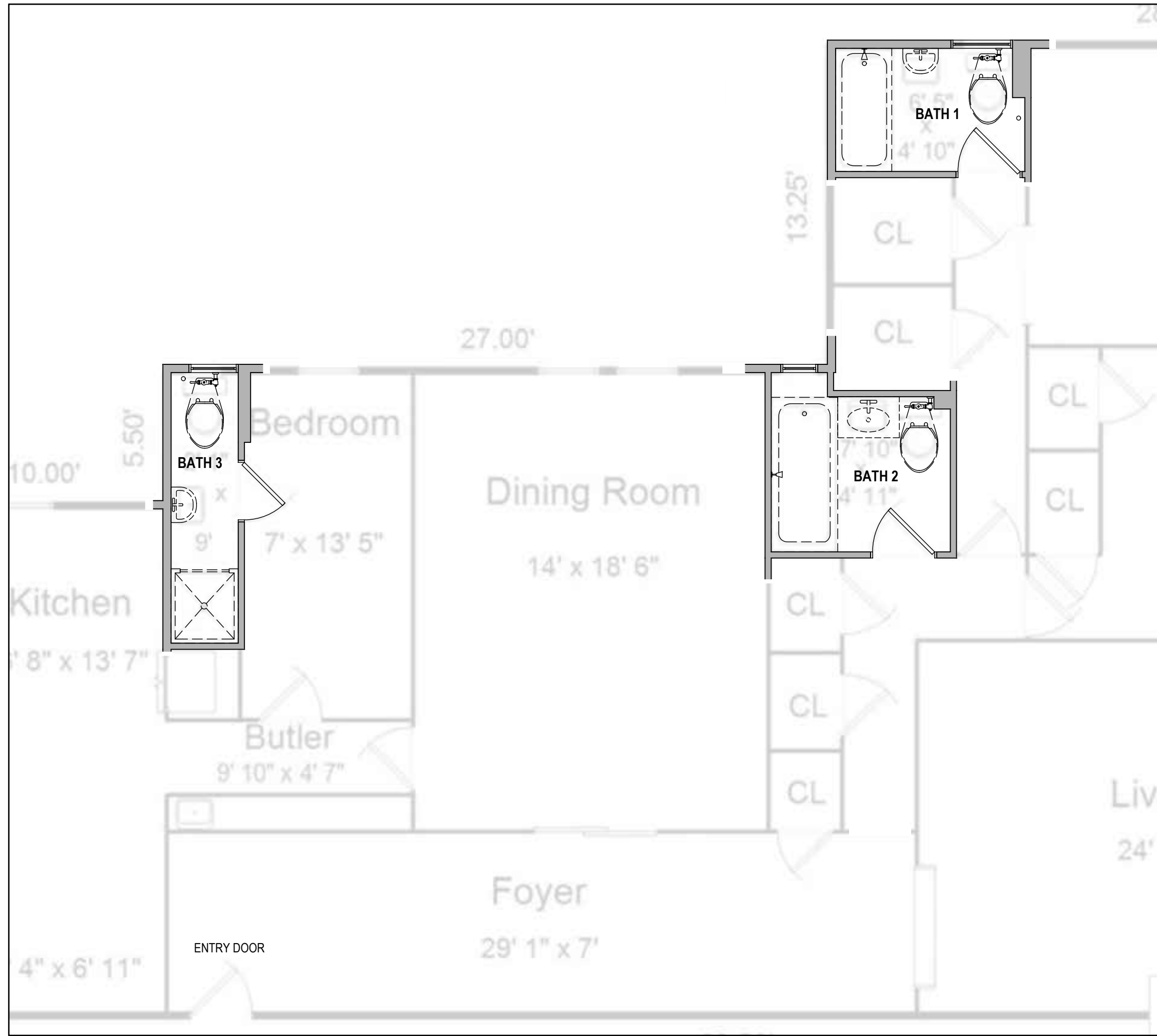
03.28.2025

SCALE:

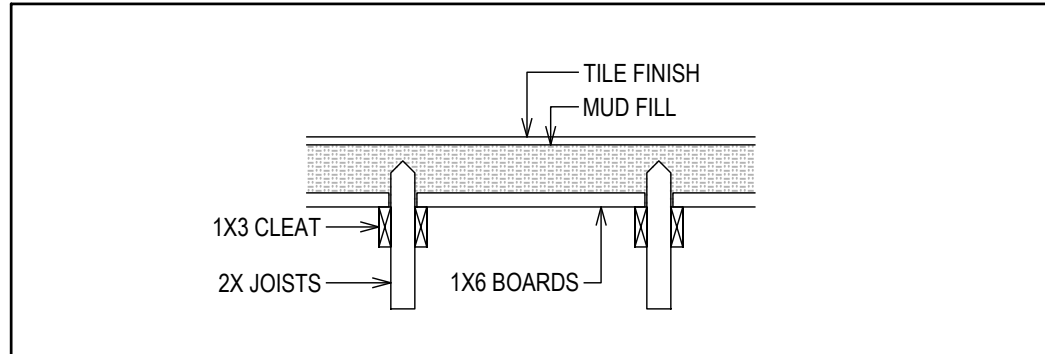
AS NOTED

NOTE:

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



EXISTING AND DEMOLITION - BATHROOMS 1, 2 & 3
NO LOAD BEARING WALLS TO BE REMOVED
NO NON-LOAD BEARING WALLS TO BE REMOVED
NO DEMISING WALLS TO BE PENETRATED OR REMOVED
1/2" = 1'-0"



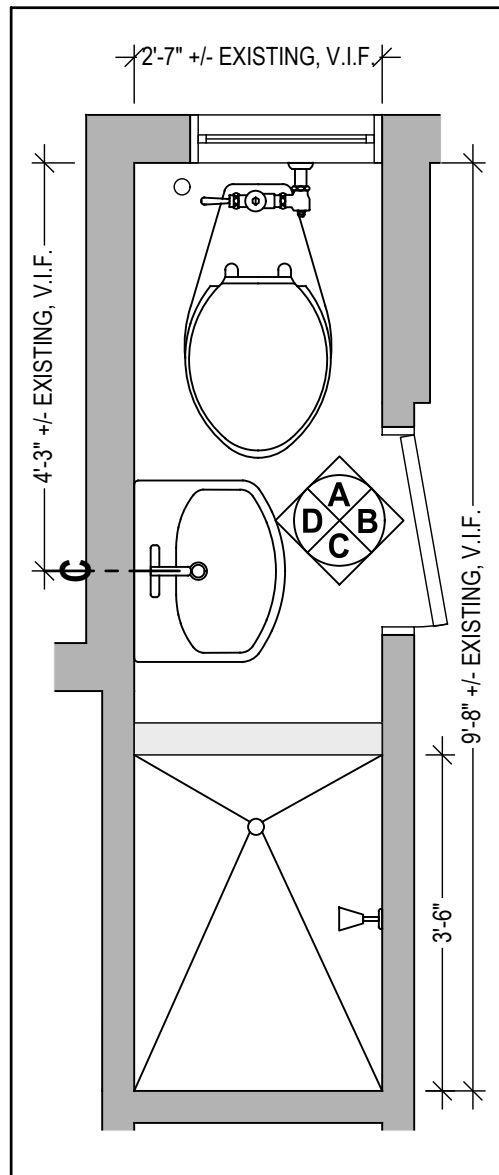
TYPICAL EXISTING FLOOR SECTION/REPLACEMENT FLOOR
VERIFY IN FIELD, REPLACE WITH SAME
1" = 1'-0"

**ELECTRICAL:
(ALL BATHROOMS)**

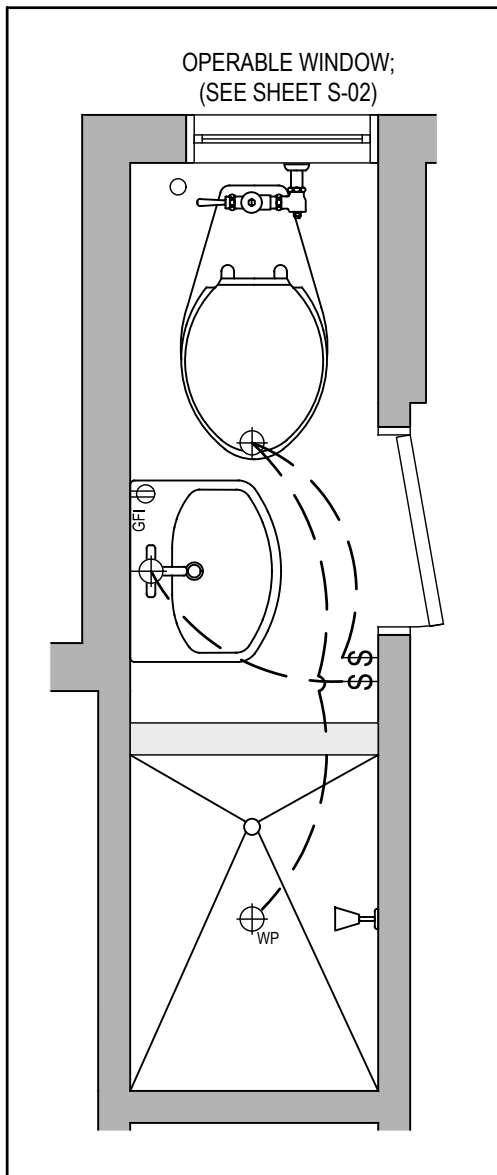
- ALL ELECTRICAL WORK IS TO BE PERFORMED BY AN ELECTRICAL CONTRACTOR LICENSED TO WORK IN THE CITY OF YONKERS.
- ALL ELECTRICAL WORK, WIRING AND EQUIPMENT SHALL CONFORM TO THE 2017 NATIONAL ELECTRICAL CODE (NFPA 70-2017) AND ALL OTHER REGULATING AGENCIES.
- THE ELECTRICAL CONTRACTOR SHALL SUPPLY ALL REQUIRED WIRING, DEVICES, CIRCUIT BREAKERS AND OTHER MATERIALS AS REQUIRED BY CODE.
- UNLESS STIPULATED OTHERWISE, ALL LIGHT FIXTURES AND LAMPS TO BE SUPPLIED AND INSTALLED BY THE ELECTRICIAN, ALL NEW LIGHT FIXTURES TO BE LED TYPE.
- CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN NEW AND EXISTING BUILDINGS IN ACCORDANCE WITH SECTION 915 OF THE FIRE CODE OF THE STATE OF NEW YORK.

**ELECTRICAL LEGEND
(ALL BATHROOMS)**

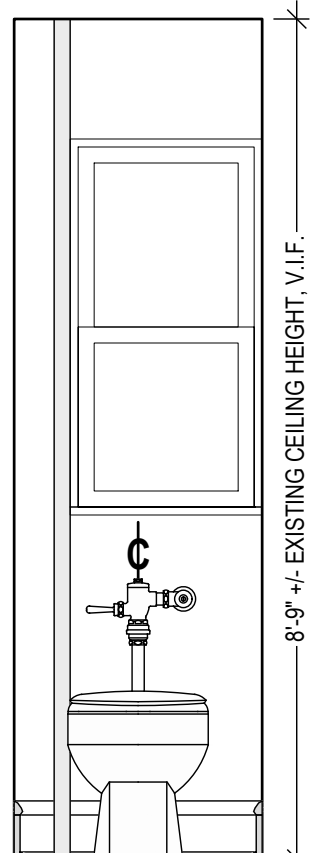
- \$ SINGLE POLE SWITCH
- ⊕ GFI OUTLET
- ⊕ WALL-MOUNTED LIGHT
- ⊕ RECESSED WATERPROOF FIXTURE
- ⊕ RECESSED FIXTURE
- CABLE



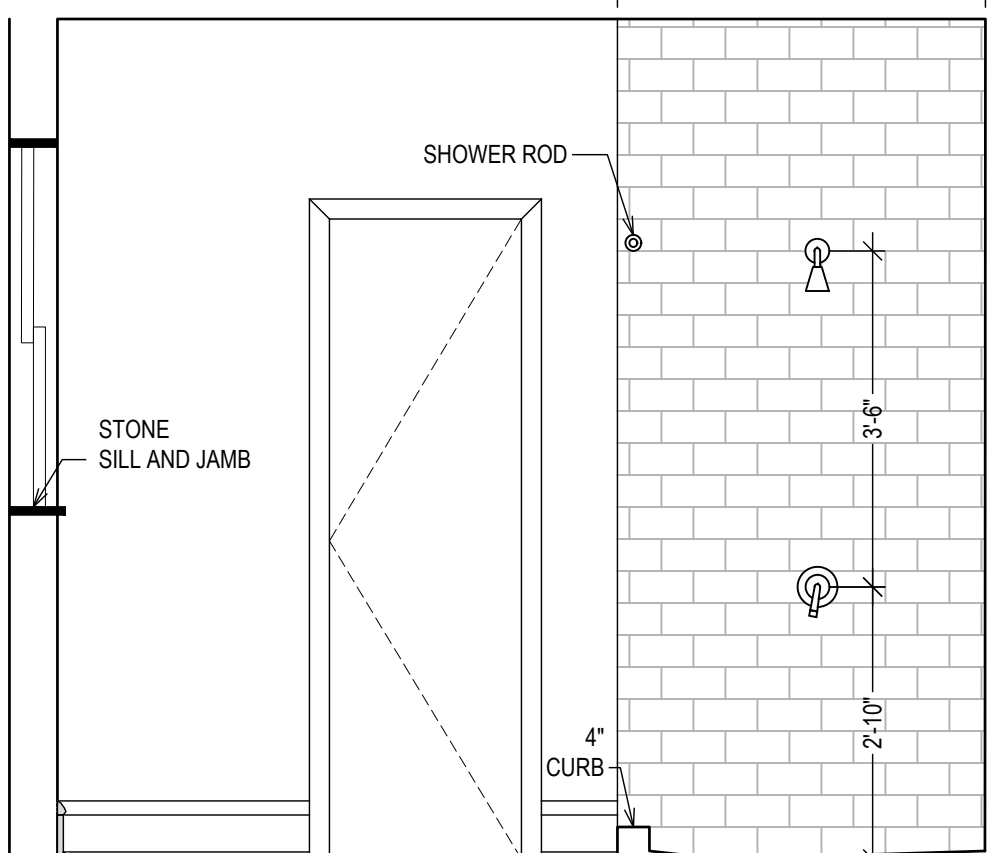
BATHROOM 3 (25.0 SQ. FT. +/-)
ELECTRICAL
1/2" = 1'-0"
THIS DRAWING IS AS A SAMPLE ONLY
*** PERSONAL (CLIENT) INFORMATION WITHHELD



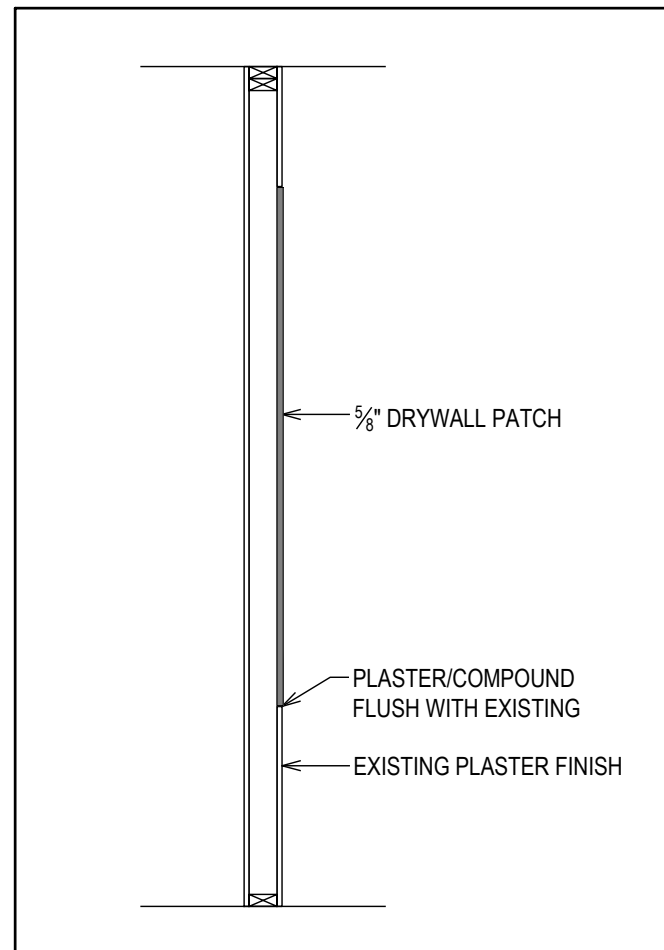
BATHROOM 3
ELEVATION B
1/2" = 1'-0"



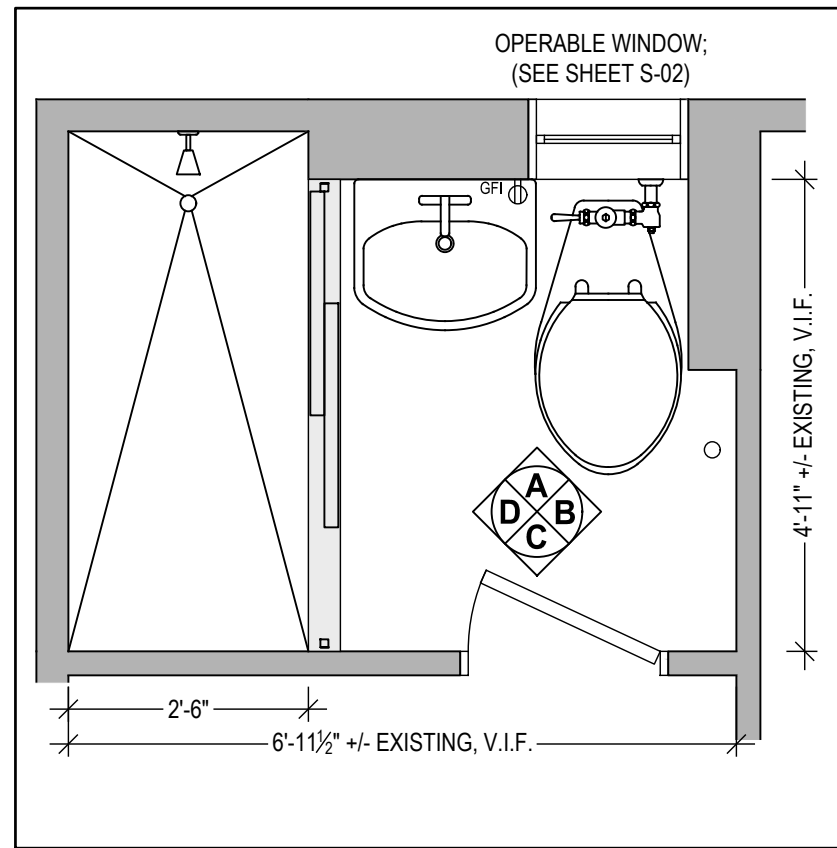
BATHROOM 3
ELEVATION A
1/2" = 1'-0"



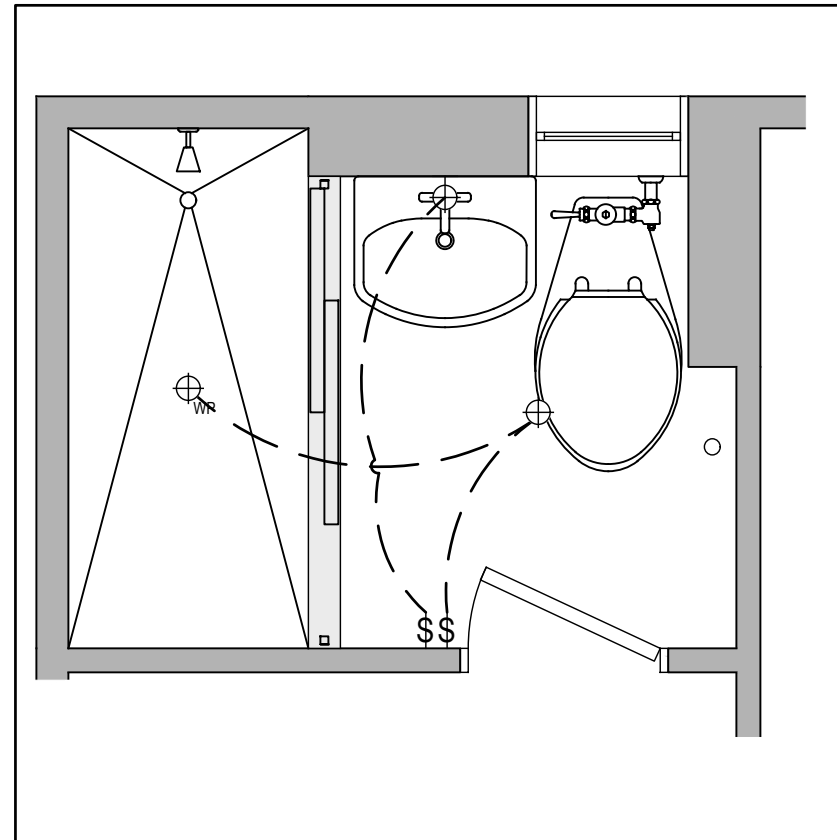
BATHROOM 3
ELEVATION B
1/2" = 1'-0"



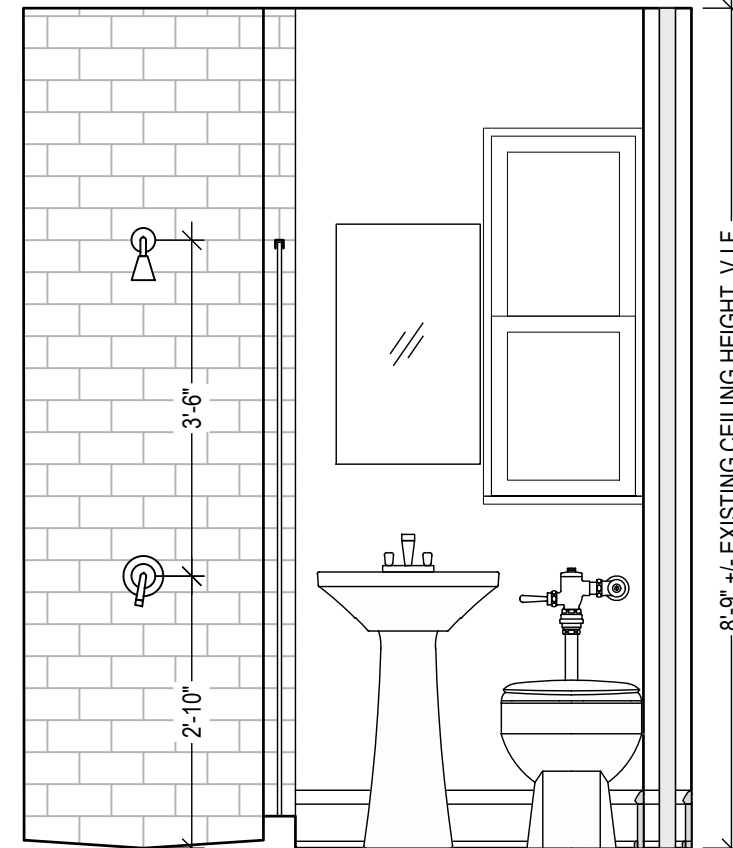
REPAIR/REPLACEMENT WALL
1/2" = 1'-0"



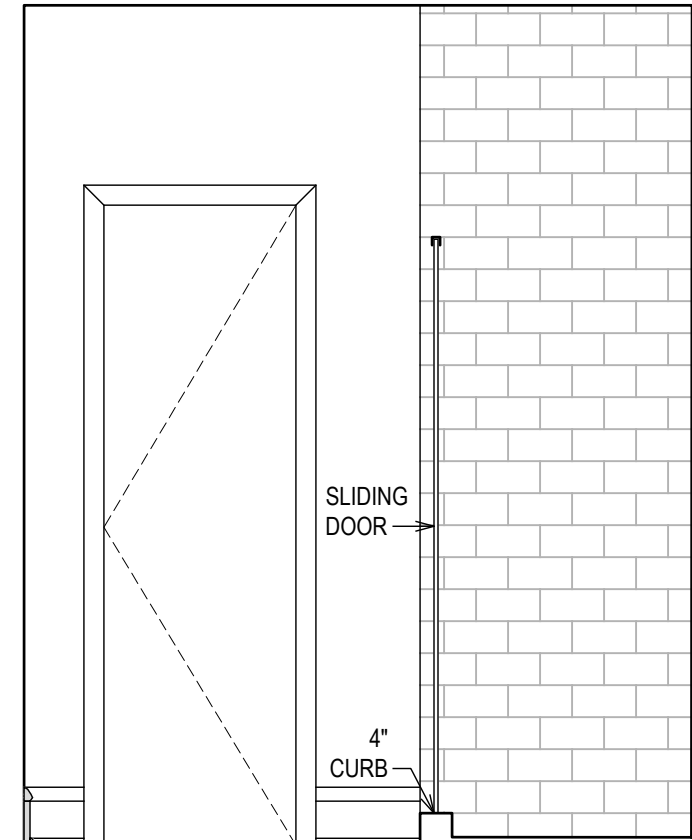
BATHROOM 1 (34.5 SQ. FT. +/-)
ELEVATION A
1/2" = 1'-0"



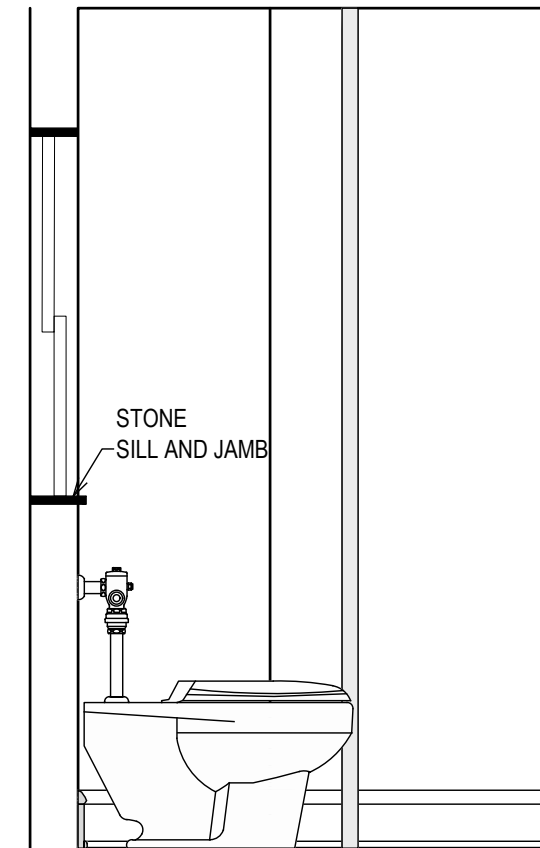
BATHROOM 1
ELEVATION B
1/2" = 1'-0"



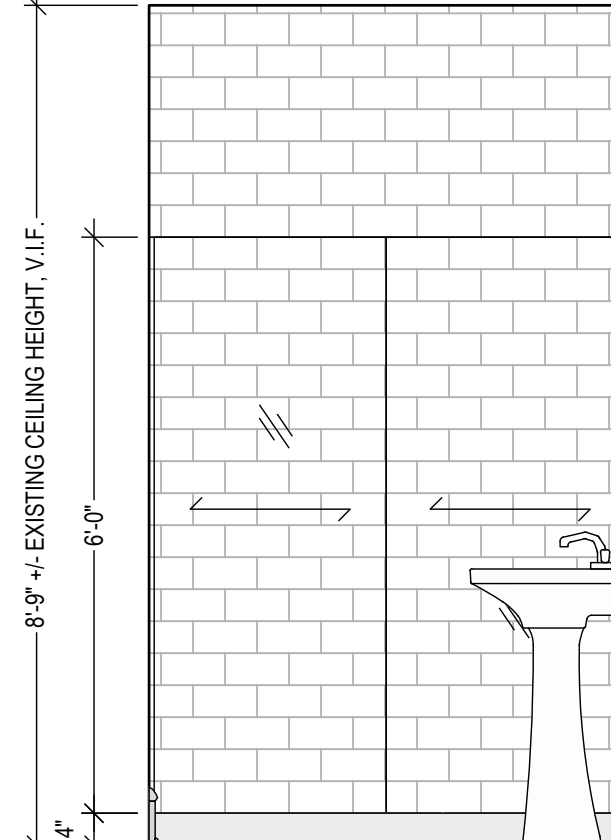
BATHROOM 1
ELEVATION C
1/2" = 1'-0"



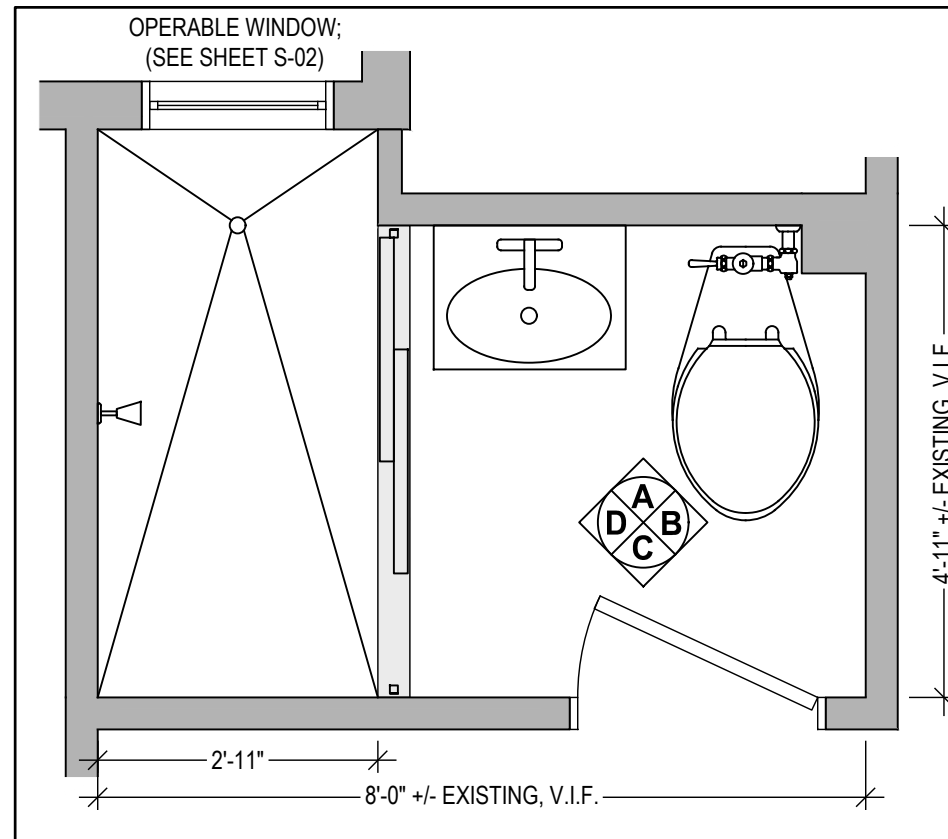
BATHROOM 1
ELEVATION D
1/2" = 1'-0"



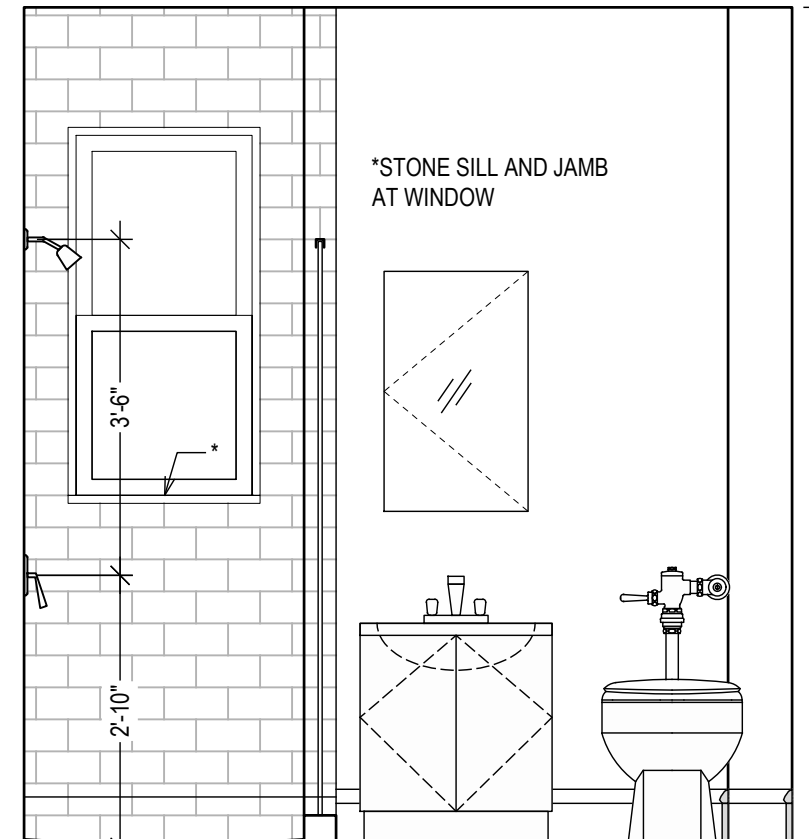
BATHROOM 1
ELEVATION E
1/2" = 1'-0"



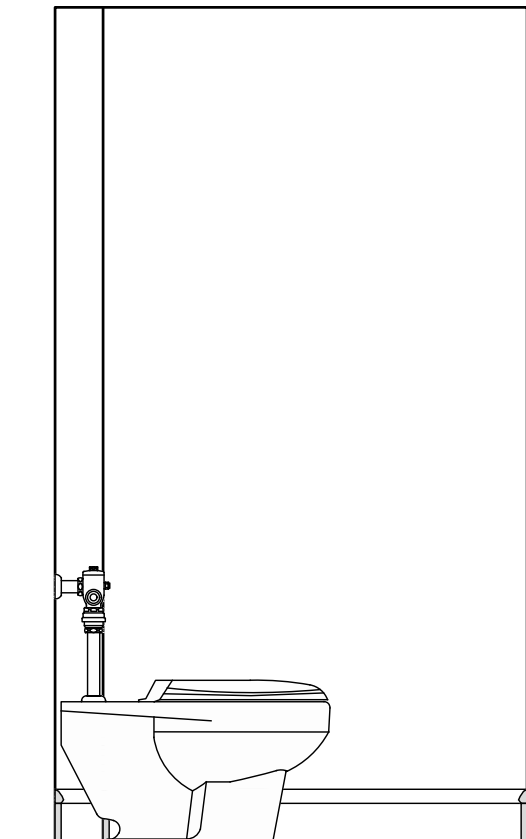
BATHROOM 1
ELEVATION F
1/2" = 1'-0"



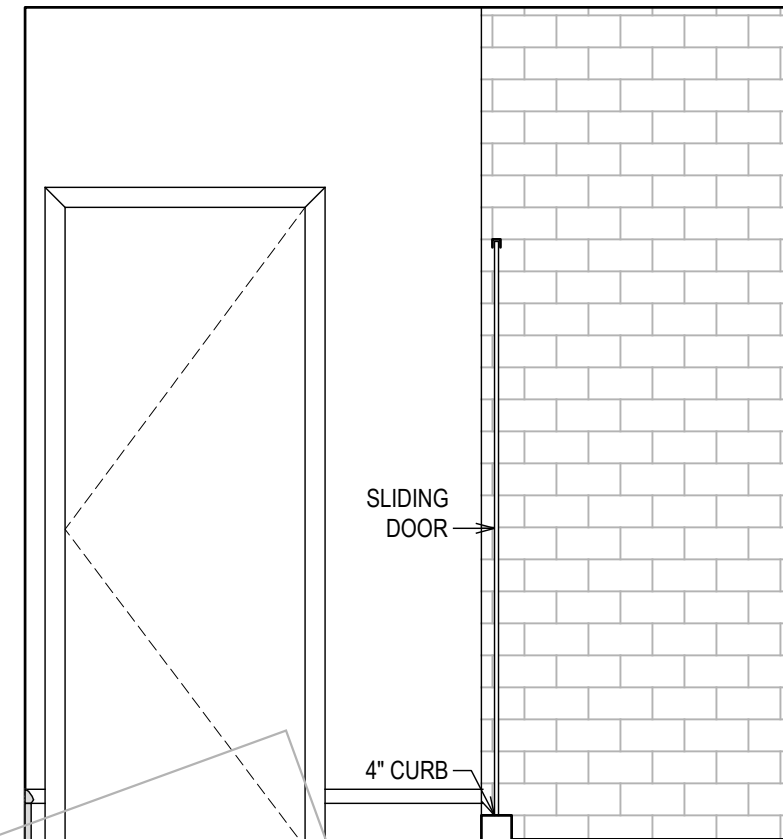
BATHROOM 2 (41.9 SQ. FT. +/-)
ELEVATION A
1/2" = 1'-0"



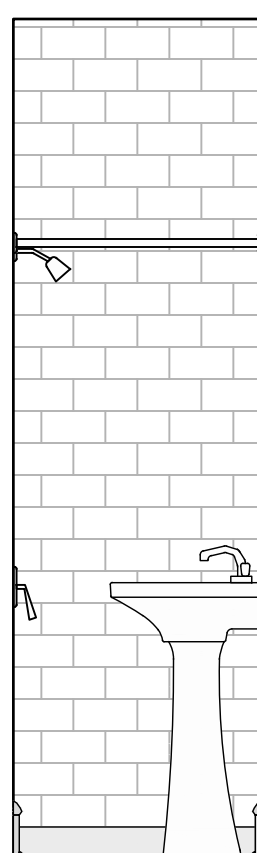
BATHROOM 2
ELEVATION B
1/2" = 1'-0"



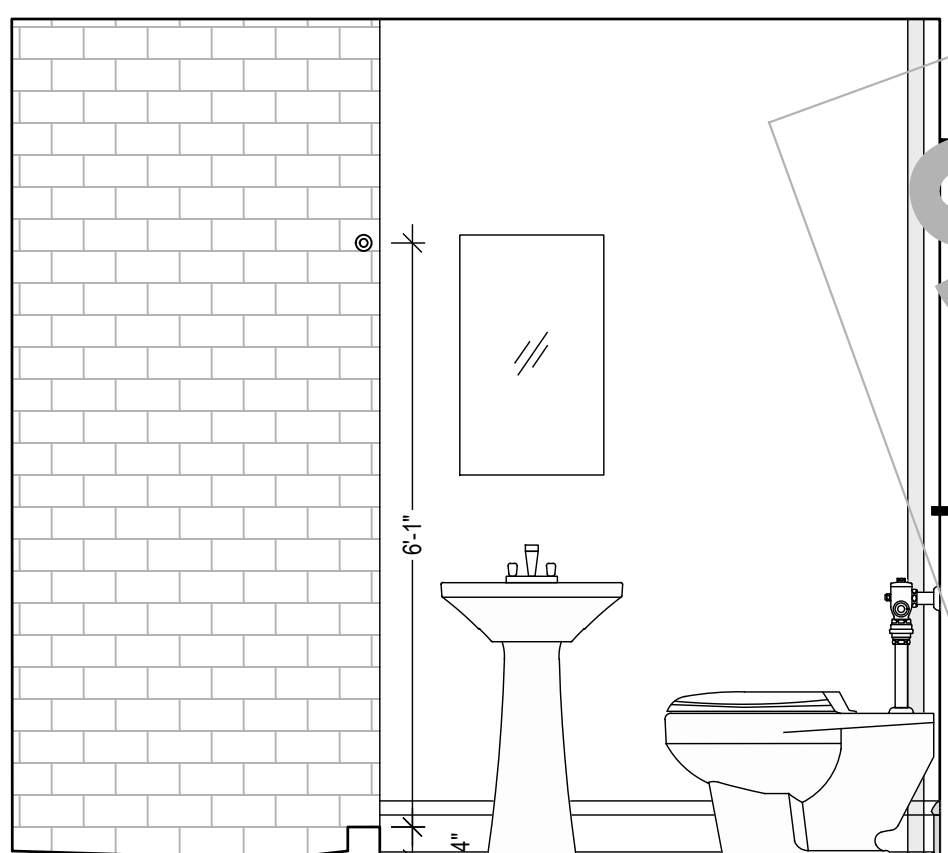
BATHROOM 2
ELEVATION C
1/2" = 1'-0"



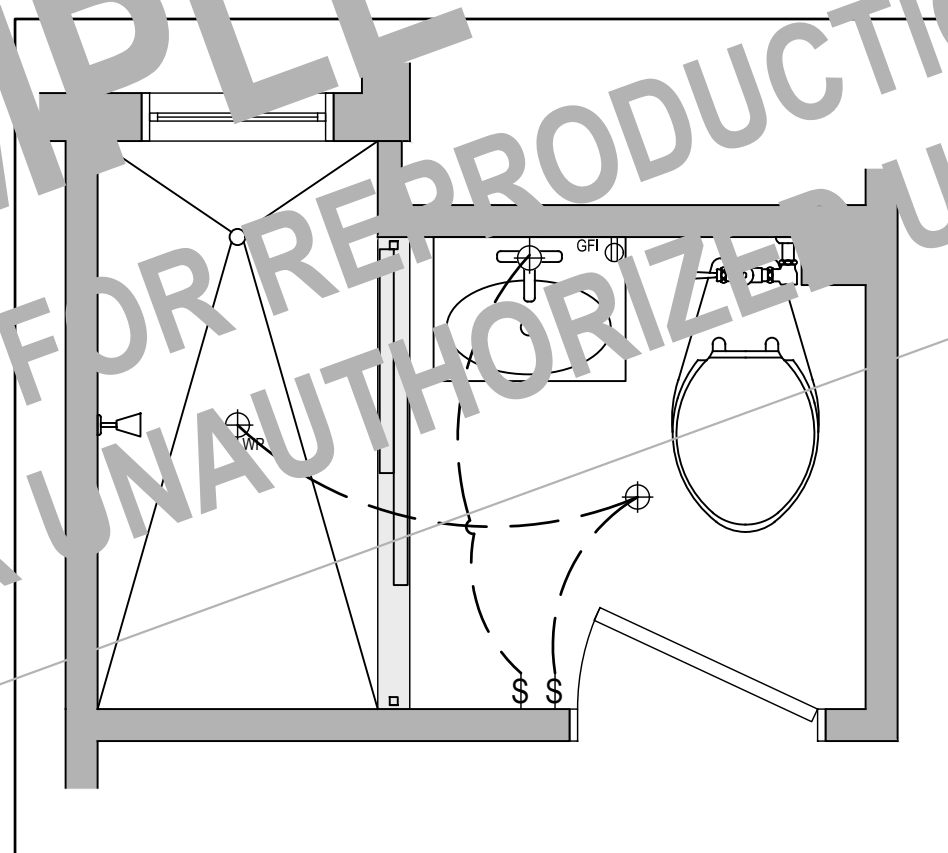
BATHROOM 2
ELEVATION D
1/2" = 1'-0"



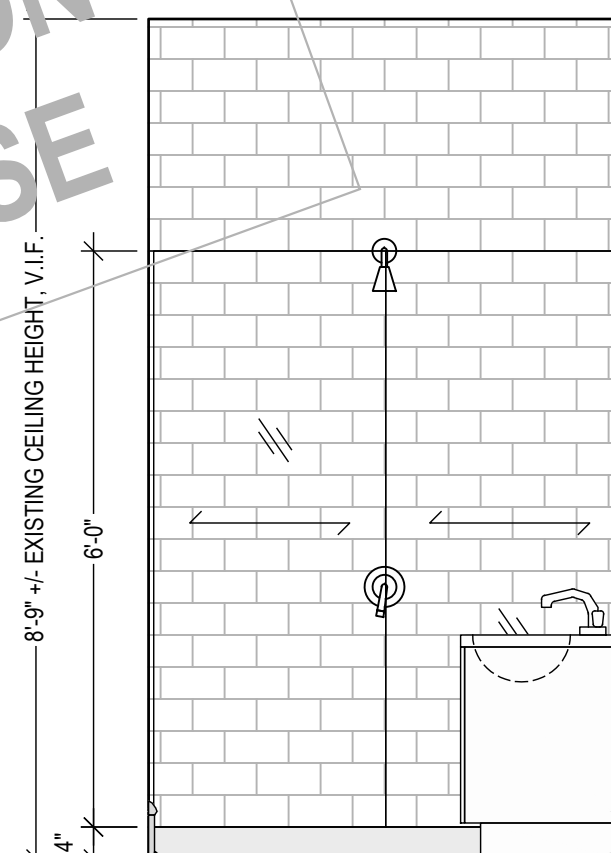
BATHROOM 3
ELEVATION A
1/2" = 1'-0"



BATHROOM 3
ELEVATION B
1/2" = 1'-0"



BATHROOM 2
ELEVATION C
1/2" = 1'-0"



BATHROOM 2
ELEVATION D
1/2" = 1'-0"

Oliver Engineering, P.C.
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Code Compliance - Project Supervision
188 North Main Street | Port Chester, NY 10573
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BRONXVILLE, NY 10708
(CITY OF YONKERS
DEPARTMENT OF HOUSING
AND BUILDINGS)

S-B-L:

CLIENT:
*** **

TEL: ***
EMAIL: ***

DATE: 02.06.2025
02.11.2025
03.03.2025
03.28.2025

ISSUE:
PRELIMINARY
FOR REVIEW
FOR PERMIT
FOR PERMIT

PROJECT NAME:
BATHROOM(S) RENOVATION

DRAWING NAME:
BATHROOM(S) RENOVATION

DRAWING NUMBER:
S-01

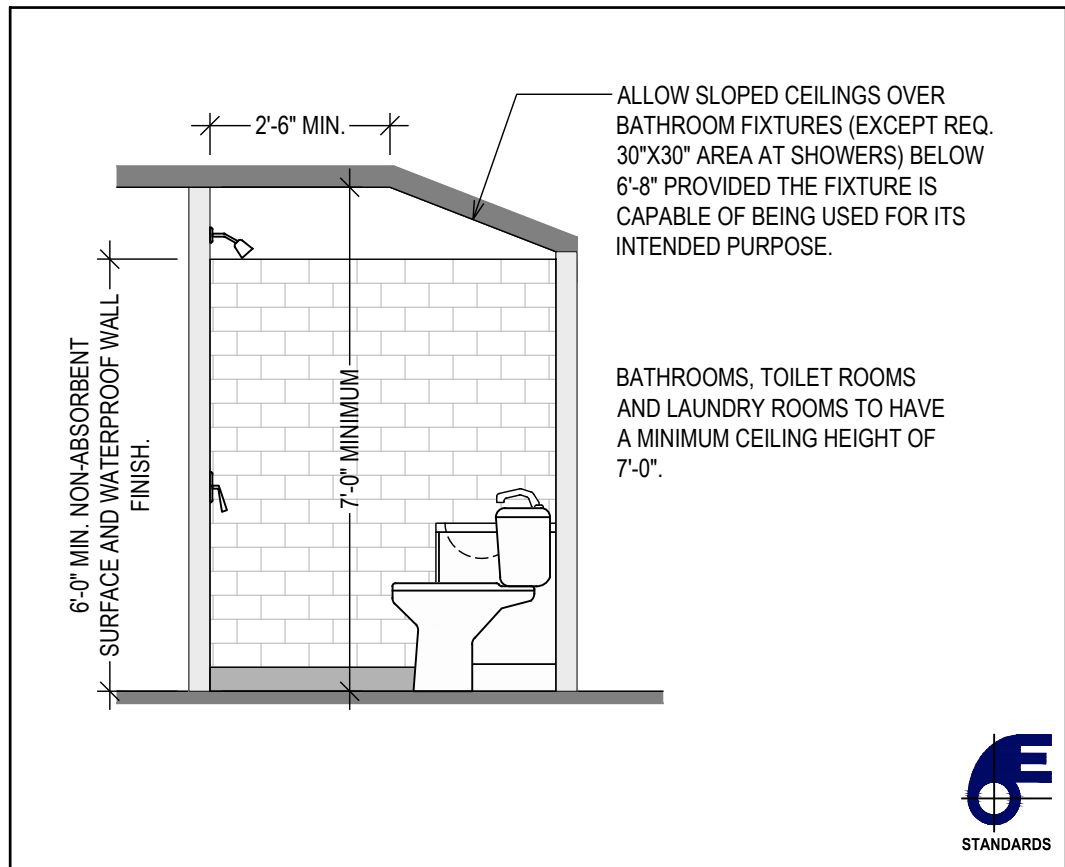
DATE:
03.28.2025

SCALE:
AS NOTED

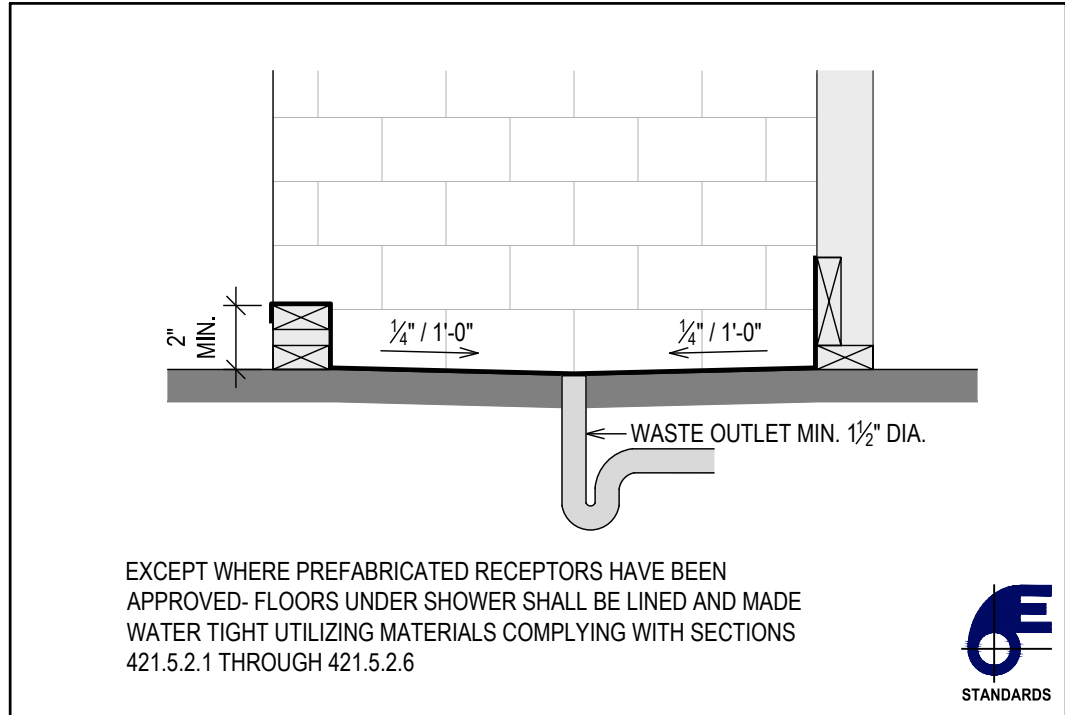
NOTE:
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CONSTRUCTION IF (AND ONLY IF) A
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DRAWING, BY THE CITY OF YONKERS.

BATHROOM

1. SHOWER:



SHOWER ENCLOSURE
NOT TO SCALE

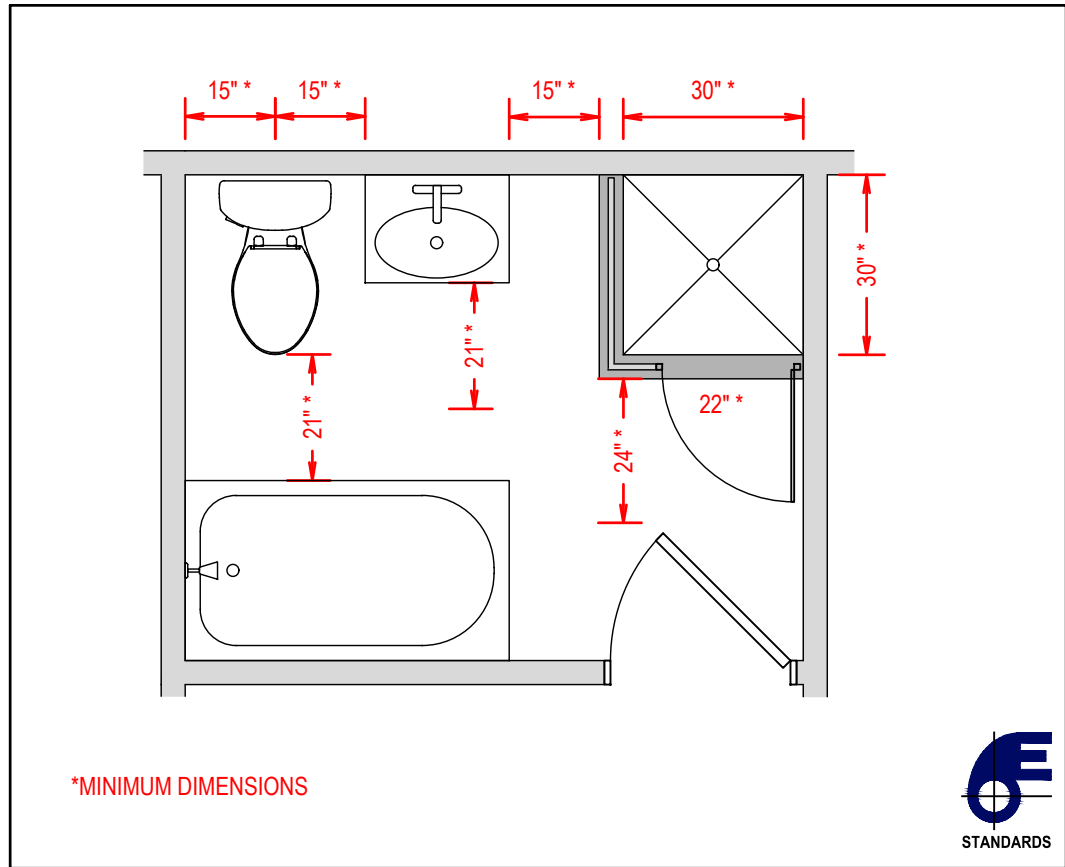


ON-SITE BUILT-UP SHOWER
NOT TO SCALE

2. PLUMBING FIXTURE INSTALLATION:

FIXTURE CLEARANCES:
PLUMBING FIXTURES ARE TO BE REMOVED AND REPLACED AT THEIR EXISTING LOCATIONS; EXISTING PLUMBING LOCATIONS MAY NOT MEET THE FIXTURE CLEARANCE REQUIREMENTS NOTED HEREIN. EXISTING CLEARANCES SHALL BE MAINTAINED OR - WHERE POSSIBLE - SHALL BE IMPROVED.

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.



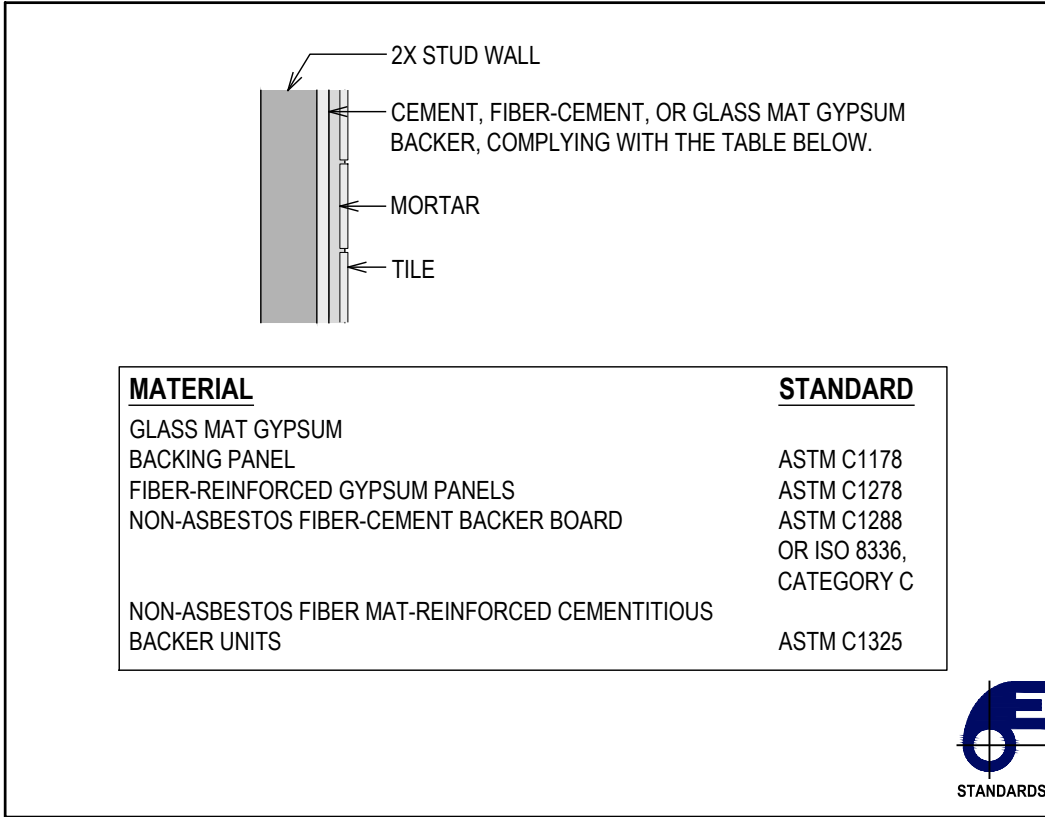
BATHROOM DIMENSIONAL REQUIREMENTS
NOT TO SCALE

3. WALL COVERINGS:

WATER-RESISTANT GYPSUM BACKING BOARD:
GYPSUM BOARD USED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER REQUIRED NONABSORBENT FINISH MATERIAL SHALL CONFORM TO ASTM C1178, C1278 OR C1396.
USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED ON CEILINGS.
WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A CLASS I OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT.
CUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER.

LIMITATIONS: WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.

BACKER BOARDS FOR CERAMIC TILE:
MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED BELOW AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.



BASE FOR TILE
NOT TO SCALE

4. LIGHT AND VENTILATION

BATHROOMS
BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN SF, ONE-HALF OF WHICH SHALL BE OPENABLE.

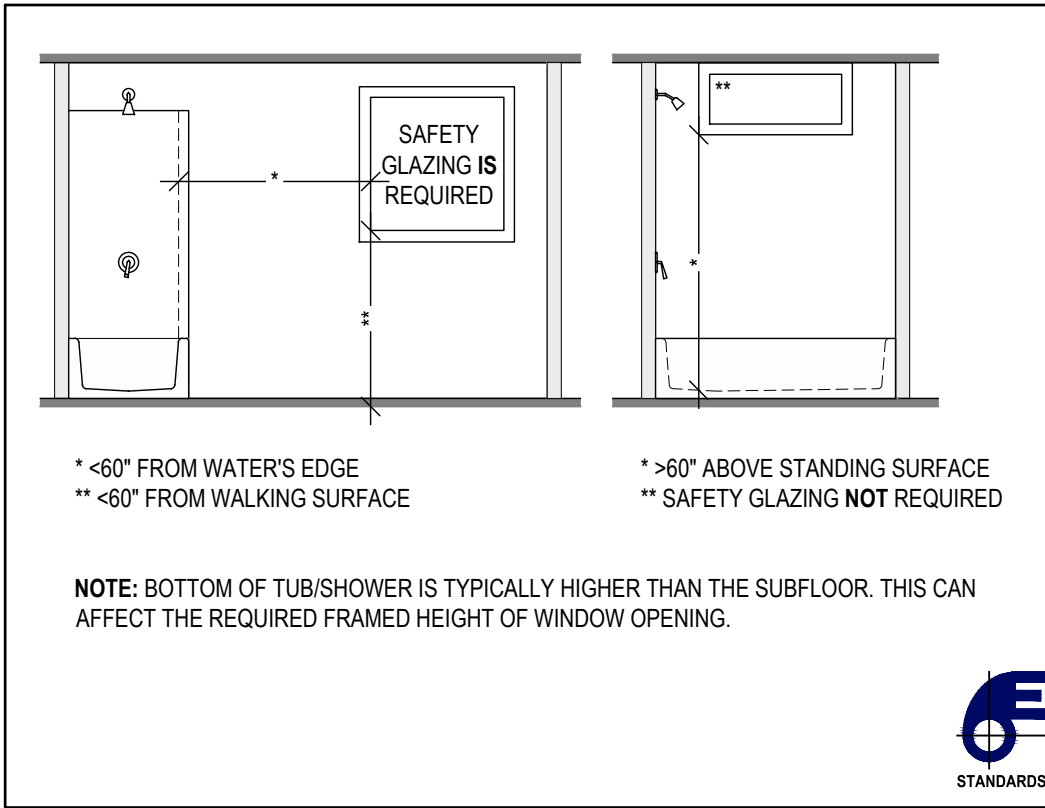
NATURAL VENTILATION: SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF 8% OF THE FLOOR AREA (FOR LIGHT, IF REQUIRED), ON HALF OF WHICH (4% OF THE FLOOR AREA) SHALL BE OPENABLE.

NATURAL VENTILATION REQUIREMENTS			
BATHROOM	FLOOR AREA	REQUIRED OPENABLE AREA (4%)	EXISTING OPENABLE WINDOW AREA
1	34.5 S.F. +/-	1.4 S.F.	>3.0 S.F.
2	41.9 S.F. +/-	1.7 S.F.	>3.0 S.F.
3	25.0 S.F. +/-	1.0 S.F.	>3.0 S.F.

5. SAFETY GLAZING:

GLAZING AND WET SURFACES:
GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

EXCEPTION: GLAZING THAT IS MORE THAN 60", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL.



SAFETY GLAZING REQUIREMENTS
NOT TO SCALE

IDENTIFICATION OF SAFETY GLAZING:
EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, AS WELL AS THE INFORMATION SPECIFIED IN SECTION 2403.1. THE DESIGNATION SHALL BE ACID ETCHED, SAND BLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED OR OF A TYPE THAT ONCE APPLIED, CANNOT BE REMOVED WITHOUT BEING DESTROYED. A LABEL MEETING THE REQUIREMENTS OF THIS SECTION SHALL BE PERMITTED IN LIEU OF THE MANUFACTURER'S DESIGNATION.

EXCEPTIONS: FOR OTHER THAN TEMPERED GLASS, MANUFACTURER'S DESIGNATIONS ARE NOT REQUIRED PROVIDED THAT THE BUILDING OFFICIAL APPROVES THE USE OF A CERTIFICATE, AFFIDAVIT OR OTHER EVIDENCE CONFIRMING COMPLIANCE WITH THIS CODE.

SMOKE AND CO1

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 THE 2017 NATIONAL ELECTRICAL CODE (NFPA 70-2017).
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

INTERCONNECTION OF SMOKE ALARMS:
WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, 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.

CARBON MONOXIDE DETECTION:

PER SECTION 915 OF THE 2017 NATIONAL ELECTRICAL CODE (NFPA 70-2017); CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN ALL ROOMS, OCCUPABLE SPACE, DWELLING 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, CLOSET, OR 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, OCCUPABLE 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, OCCUPABLE 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.

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PROJECT NAME:
BATHROOM(S) RENOVATION

DRAWING NAME:
BATHROOM - SMOKE - CO1

DRAWING NUMBER:
S-02

DATE:
03.28.2025
SCALE:
AS NOTED

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