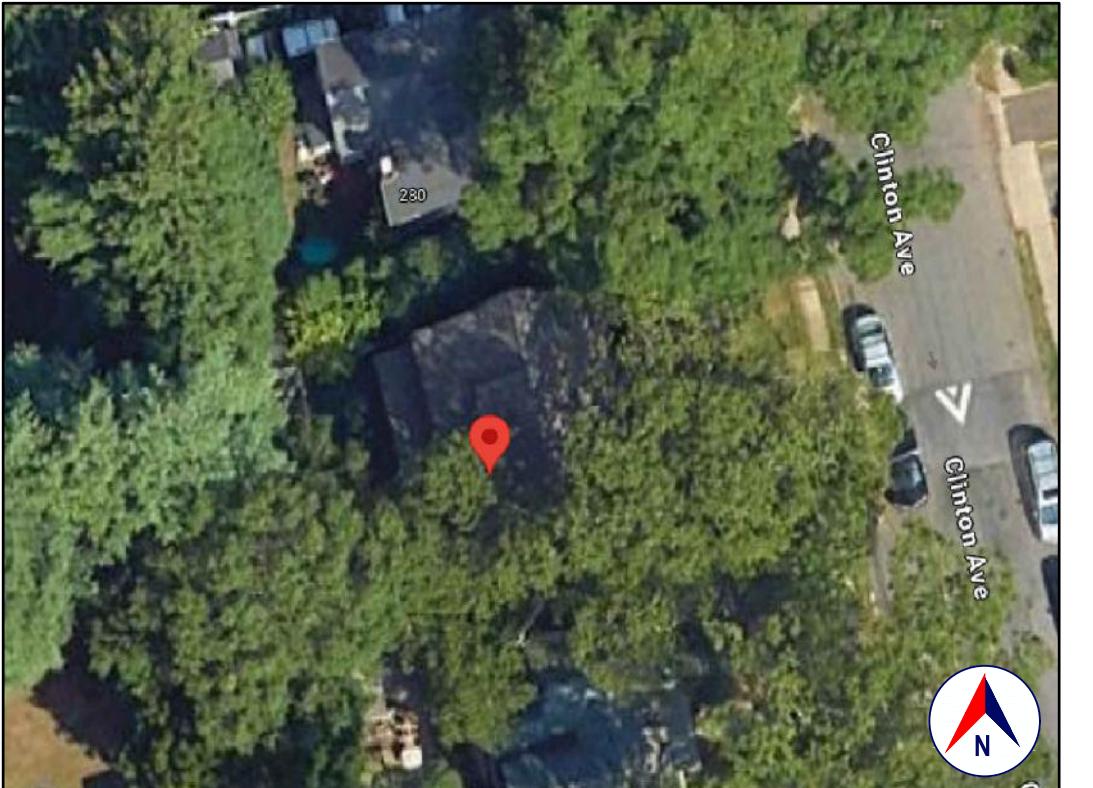
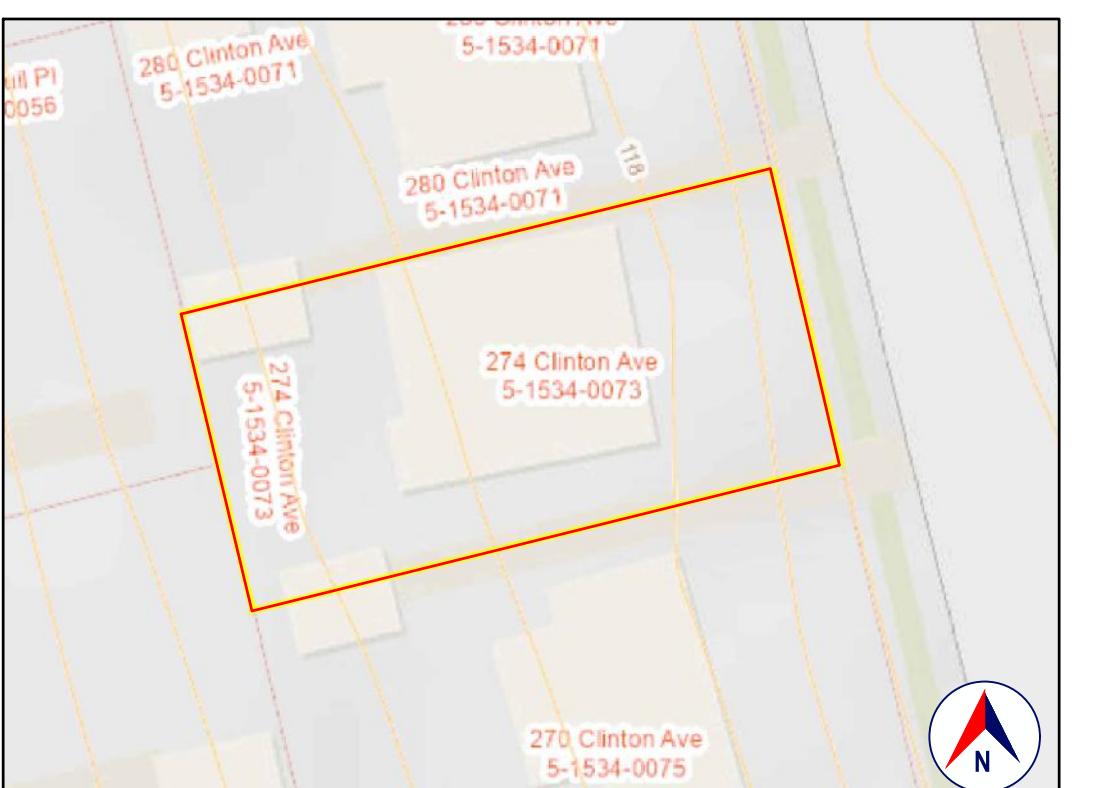


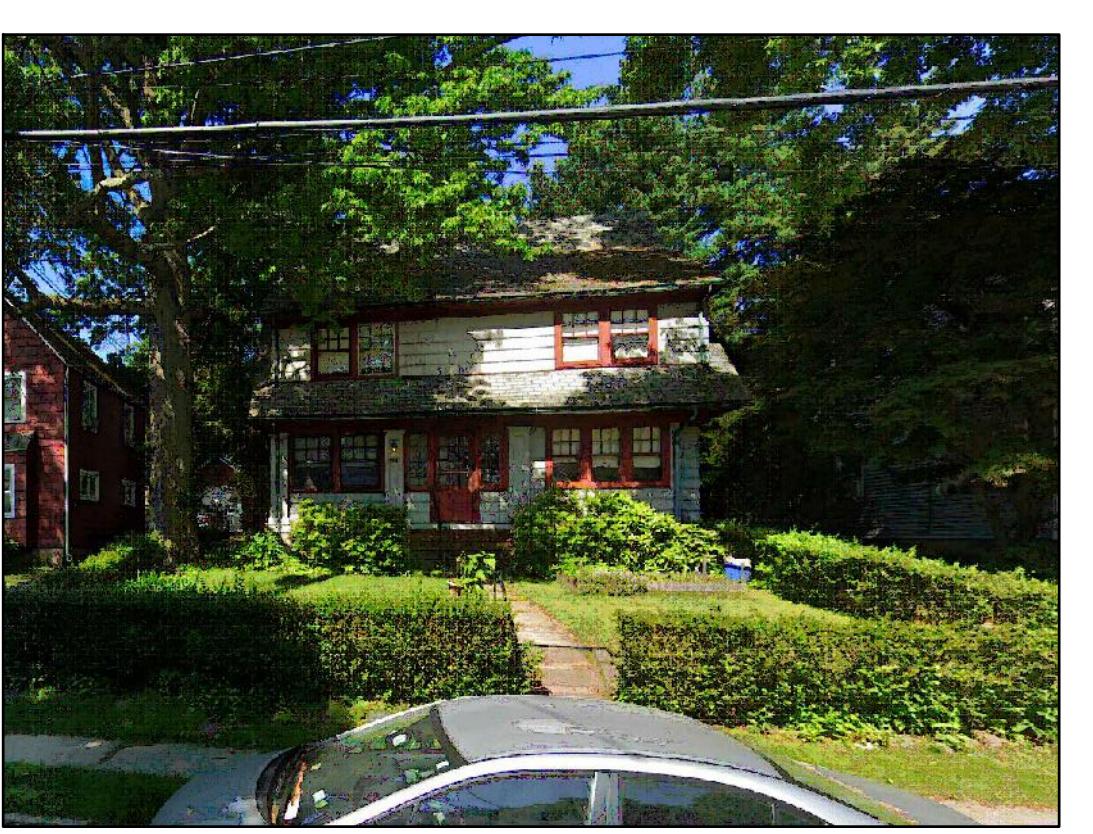
LOCATION
GOOGLE MAPS



SATELLITE VIEW
GOOGLE EARTH



TAX MAP AND TOPO
WESTCHESTER COUNTY GIS



FRONT VIEW
GOOGLE STREET VIEW

1.0 GENERAL REQUIREMENTS:

1.1 DESIGN INTENT:

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.

1.2 SCOPE AND CLASSIFICATION:

THIS IS A PROPOSED REPAIR, PER THE EXISTING BUILDING CODE, SECTION 301.2, AND SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 4 OF THAT CODE.

CONSTRUCTION TYPE:

WOOD FRAMED AS DEFINED IN TABLE 601

YEAR BUILT:

UNKNOWN (PER ZILLOW)

ZONING:

R1-10A

OCCUPANCY CLASSIFICATION:

SINGLE FAMILY

1.3 COMPLIANCE:

ALL WORK SHALL BE IN COMPLIANCE WITH THE FOLLOWING 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)
- PLUMBING: NOT APPLICABLE TO THESE DRAWINGS.
- ELECTRICAL: NOT APPLICABLE TO THESE DRAWINGS.
- DRAINAGE: NOT APPLICABLE TO THESE DRAWINGS.
- MUNICIPAL: CHAPTER 111, BUILDING CONSTRUCTION, AND CHAPTER 147, FIRE PREVENTION OF THE CODE OF THE CITY OF NEW ROCHELLE
- OTHER: ALL REFERENCED CODES, OTHER CODES AND REGULATIONS, FEDERAL, STATE AND LOCAL, THAT MAY APPLY.

1.4 AUTHORITY HAVING JURISDICTION:

THE AUTHORITY HAVING JURISDICTION, AS DEFINED IN NY 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 THERE OF IS THE CITY OF NEW ROCHELLE.

THE DULY APPOINTED BUILDING OFFICIAL OF THE CITY OF NEW ROCHELLE 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.

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 LOADING:

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:

UNIVERSALLY DISTRIBUTED LIVE LOADS SHALL BE PER TABLE R301.5 AND AS FOLLOWS* (IN PSF):

USE:	SF	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:	200 (CONCENTRATED)	(HORIZONTAL)
GUARDS & HANDRAILS:	50	(\$2,000LB/205I)
GUARD IN-FILL COMPONENTS:	200	
PASSENGER VEHICLE GARAGE:	50	
ROOMS OTHER THAN SLEEPING ROOMS:	40	
SLEEPING ROOMS:	40	
STAIRS:	40	(300LB/4SI)
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 AS FOLLOWS:

STRUCTURAL MEMBER ALLOWABLE DEFLECTION

RAFTERS HAVING SLOPES GREATER THAN 3:12 WITH FINISHED CEILING NOT ATTACHED TO RAFTERS	L180
INTERIOR WALLS AND PARTITIONS	H180
FLOORS	L360
CEILING WITH BRITTLE FINISHES (INCLUDING PLASTER AND STUCCO)	L360
CEILING WITH FLEXIBLE FINISHES (INCLUDING GYPSUM BOARD)	L240
ALL OTHER STRUCTURAL MEMBERS	L240
EXTERIOR WALLS-WIND LOAD WITH PLASTER OR STUCCO FINISHES	L360
EXTERIOR WALLS-WIND LOAD WITH OTHER BRITTLE FINISHES	H240
EXTERIOR WALLS-WIND LOADS WITH FLEXIBLE FINISHES	H120
LINTELS SUPPORTING MASONRY VENEER WALLS	L600

*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.

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA									
LOCATION: CITY OF NEW ROCHELLE					ZIP CODE: 10801				
PER 2020 RESIDENTIAL CODE OF NEW YORK STATE, TABLE 301.2(1)		(WIND) EXPOSURE CATEGORY 3			CLIMATE ZONE: 4A				
GROUND SNOWLOAD	WIND SPEED	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WINDZONE CATEGORY	HEATERS	FROSTLINE	TERPITE	ICE BARRIER	UNDERLANT HAZARDS
30 PSF	115-120 MPH	NO	NO	C	SEVERE	1'-0"	NO/SEVERE	8	YES
									MINIMAL
									52°F

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 HIMSELF 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, AND BEFORE PROCEEDING WITH ANY WORK, VISIT THE SITE AND VERIFY AND FAMILIARIZE HIMSELF 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.
- PROVIDE 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 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 BY THE LAW AND ISSUE CERTIFICATE(S) AS REQUIRED BY THE HOMEOWNER AND/OR THE AUTHORITY HAVING JURISDICTION.

WOOD 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 BELOW), PROVIDE SISTER MEMBERS AS REQUIRED.

FLOOR SHEATHING SHALL BE AVANTECH T&G SURFACE FASTENED WITH 8D COMMON NAILS @ 6" O.C. AND AVANTECH SUBFLOOR ADHESIVE PER MANUFACTURER'S INSTRUCTIONS AND SHALL CONFORM OF SECTION 602 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 BELOW), 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 2-BY (51 MM) OR LARGER PLATE OR SILL HAVING A WIDTH NOT LESS THAN THE WIDTH OF THE STUDS.

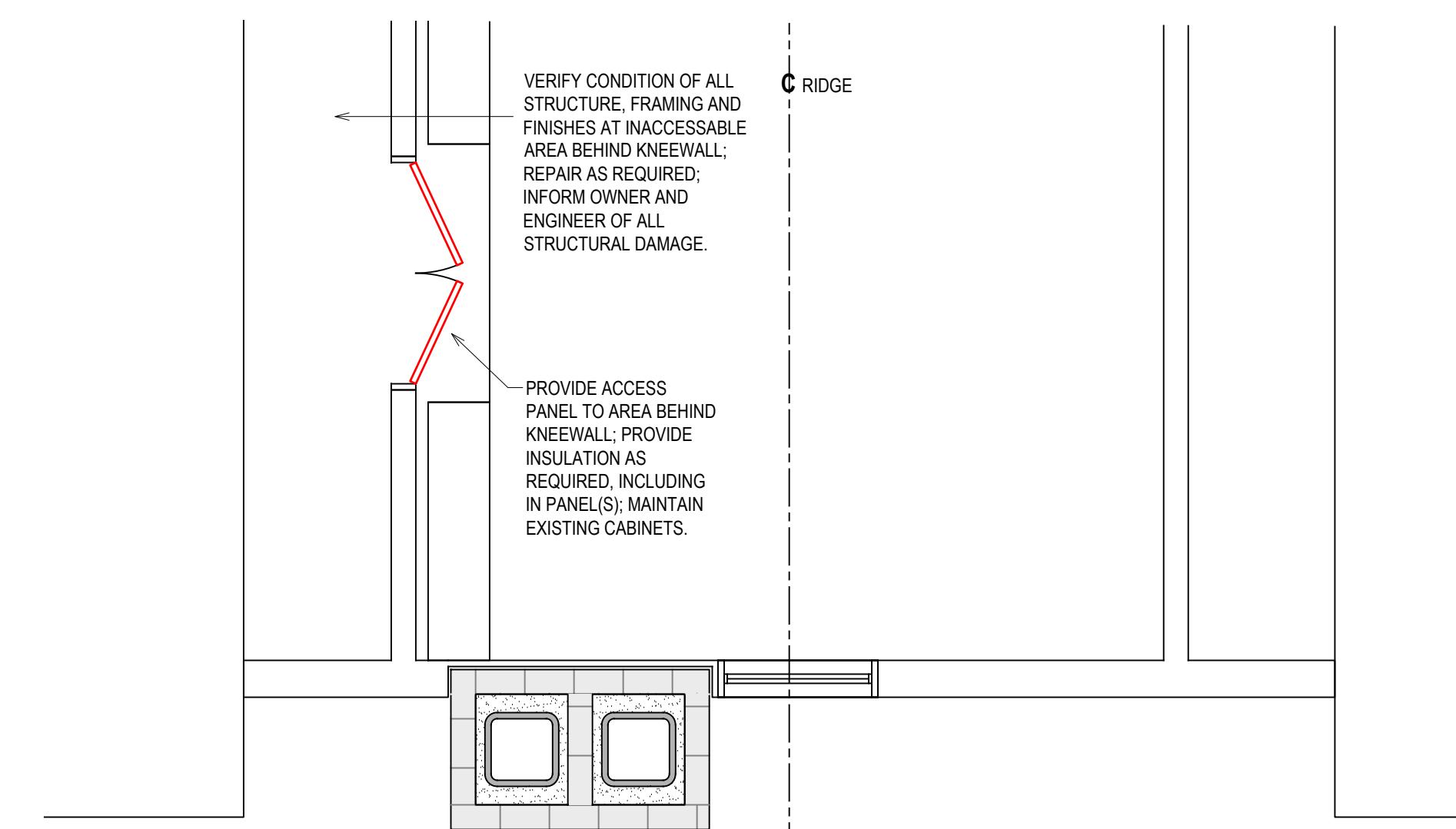
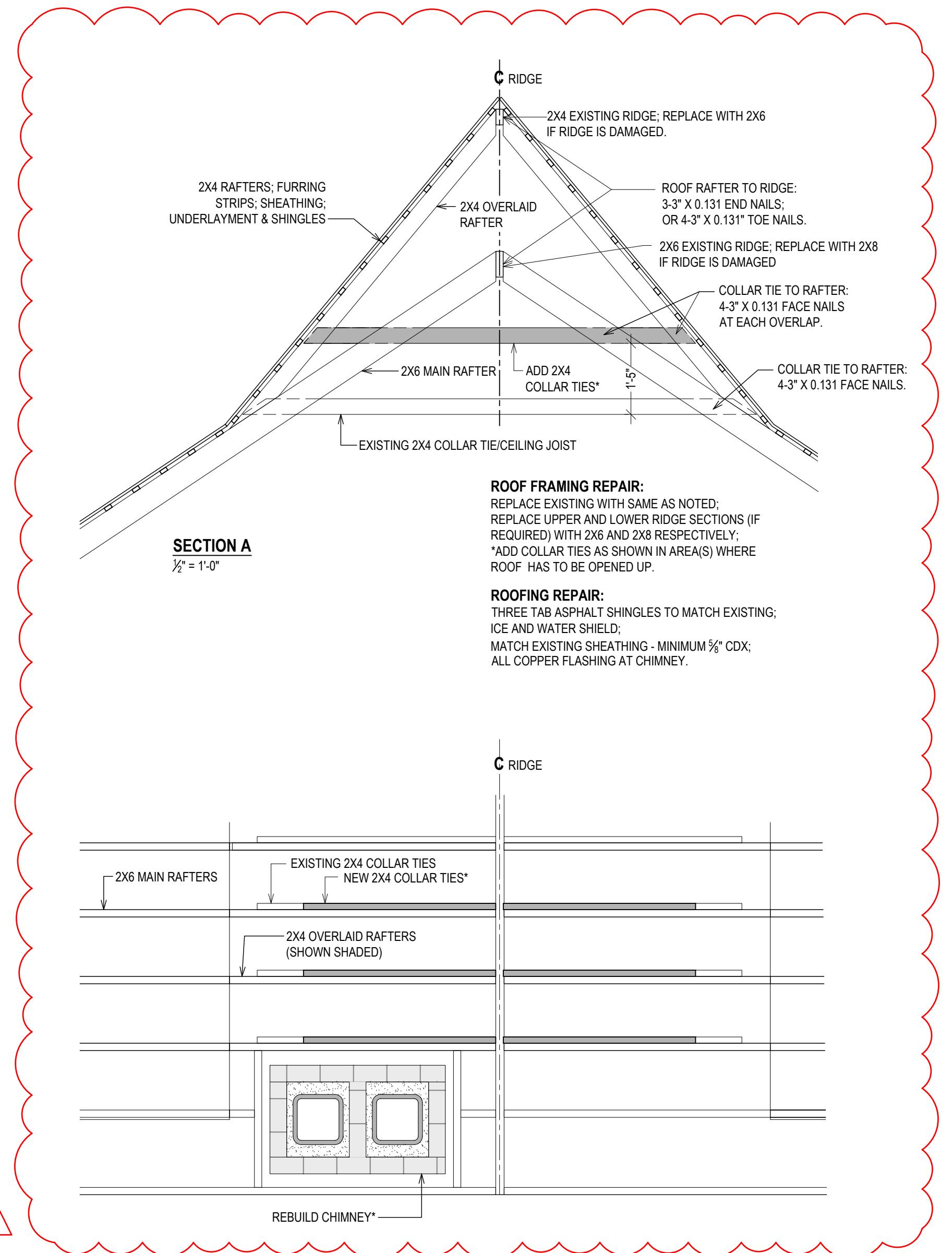
TOP PLATE:
WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS IN TOP PLATES SHALL BE OFFSET NOT LESS THAN 24 INCHES (610 MM). JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE NOT LESS THAN 2-INCHES (51 MM) NOMINAL THICKNESS AND HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STUDS.

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

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



<p



***REBUILD BRICK CHIMNEY:**

DEMOLISH AND INSPECT EXISTING:
 DEMOLISH ALL LOOSE, CRACKED OR UNSTABLE BRICKWORK DOWN TO SOLID, STABLE, UNCRACKED BRICK; INSPECT AND CERTIFY CONDITION OF FLUE LINERS THAT ARE TO REMAIN.

PROVIDE CLEARANCES:
 REMOVE MOULDING ADJACENT TO CHIMNEY AS REQUIRED IN ORDER TO PROVIDE PROPER CLEARANCE; PER R1003.18, ANY PORTION OF A MASONRY CHIMNEY LOCATED IN THE INTERIOR OF THE BUILDING OR WITHIN THE EXTERIOR WALL OF THE BUILDING SHALL HAVE A MINIMUM AIRSPACE CLEARANCE TO COMBUSTIBLES OF 2 INCHES.

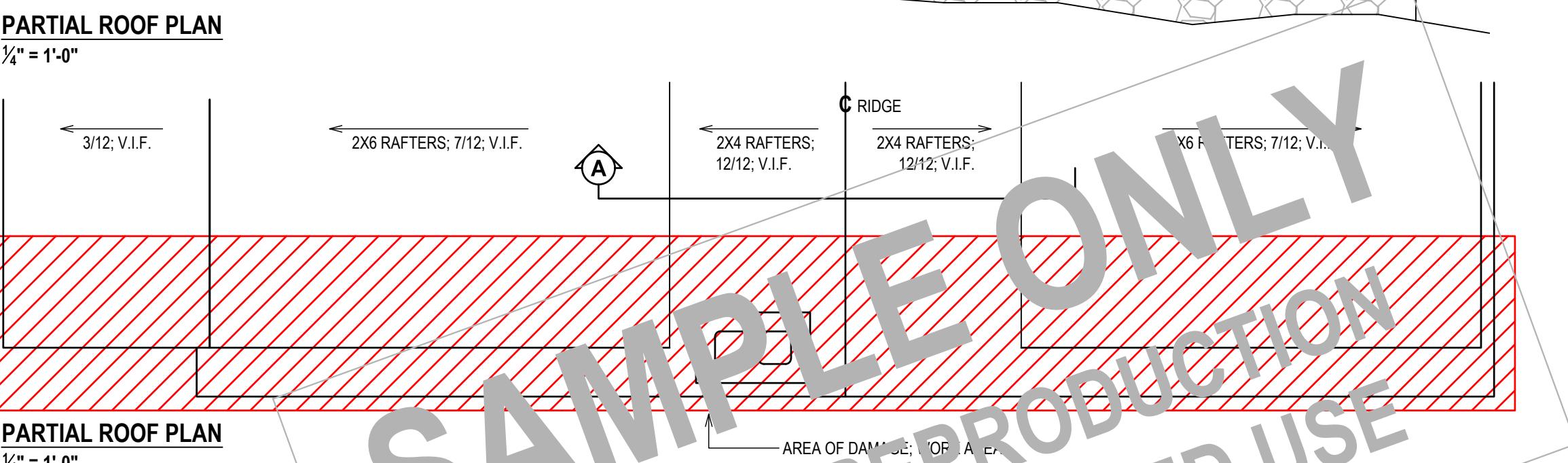
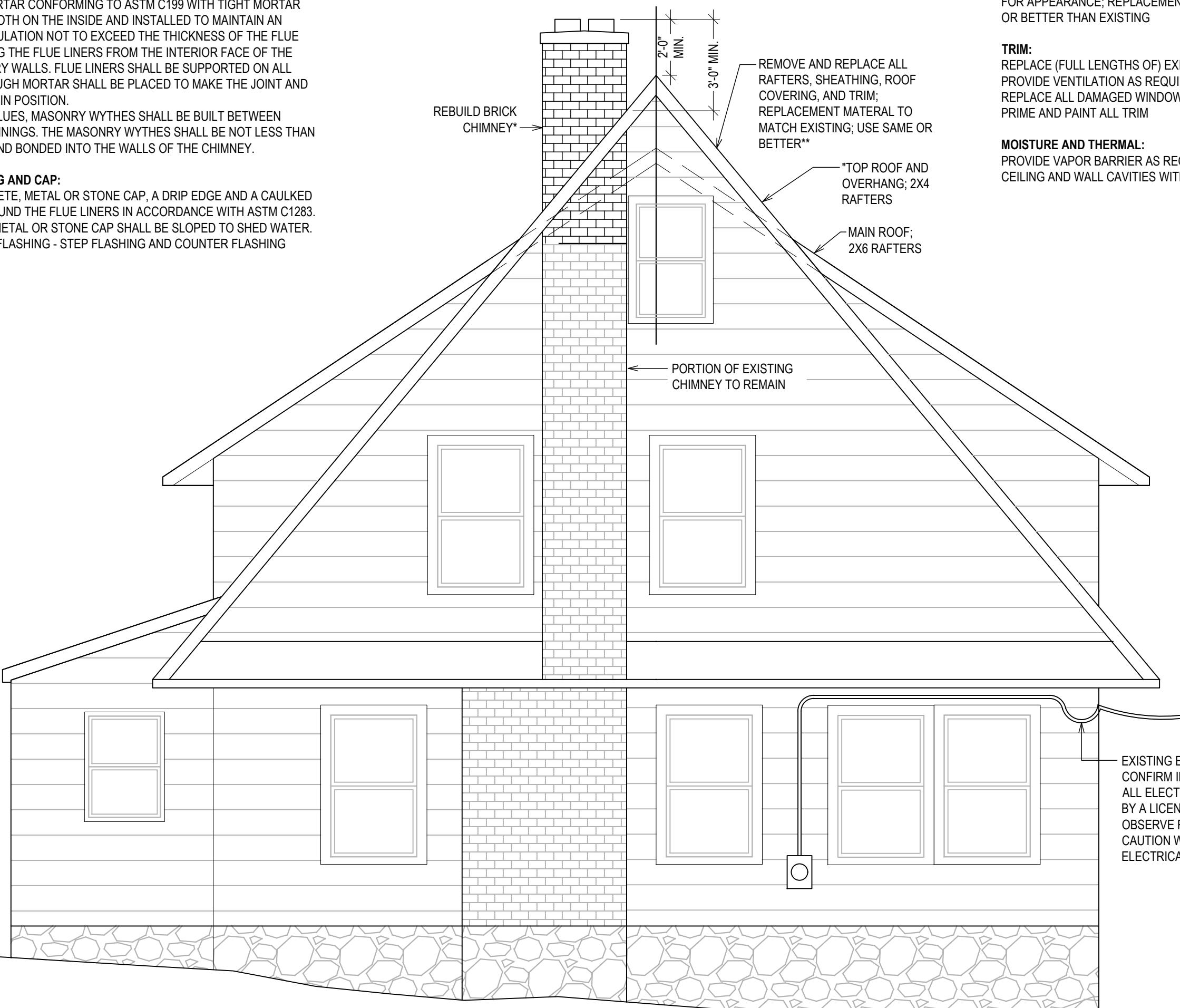
REBUILD BICK AND FLUE LIERS:
 REBUILD CHIMNEY USING MATCHING BRICK; MINIMUM NOMINAL BRICK THICKNESS 4".

CLAY FLUE LINERS SHALL BE LAID IN MEDIUM-DUTY WATER INSOLUBLE REFRACATORY MORTAR CONFORMING TO ASTM C199 WITH TIGHT MORTAR JOINTS LEFT SMOOTH ON THE INSIDE AND INSTALLED TO MAINTAIN AN AIRSPACE OR INSULATION NOT TO EXCEED THE THICKNESS OF THE FLUE LINER SEPARATING THE FLUE LINERS FROM THE INTERIOR FACE OF THE CHIMNEY MASONRY WALLS. FLUE LINERS SHALL BE SUPPORTED ON ALL SIDES, ONLY ENOUGH MORTAR SHALL BE PLACED TO MAKE THE JOINT AND HOLD THE LINERS IN POSITION.

FOR TWO MORE FLUES, MASONRY WYTHES SHALL BE BUILT BETWEEN ADJACENT FLUE LININGS. THE MASONRY WYTHES SHALL BE NOT LESS THAN 4 INCHES THICK AND BONDED INTO THE WALLS OF THE CHIMNEY.

INSTALL FLASHING AND CAP:
 INSTALL A CONCRETE, METAL OR STONE CAP, A DRIP EDGE AND A CAULKED BOND BREAK AROUND THE FLUE LINERS IN ACCORDANCE WITH ASTM C1283. THE CONCRETE, METAL OR STONE CAP SHALL BE SLOPED TO SHED WATER.

INSTALL COPPER FLASHING - STEP FLASHING AND COUNTER FLASHING.



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