

# APPLICATION FOR BUILDING PERMIT

The Village of Irvington | 85 Main St | Irvington NY 10533

Application Number:	512	Date:	05/17/2021
Job Location:	42 BUTTERWOOD LANE EAST	Parcel ID:	2.130-67-13
Property Owner:	Devina Foley	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

Applicant	Contractor
Devina Foley	
NA	
42 Butterwood Lane EastIrvington NY 10533	
4153051812	

## Description of Work

Type of Work:	Interior Renovation/ Repair	Applicant is:	Owner
Work Requested by:		In association with:	
Cost of Work (Est.):	30000.00	Property Class:	1 FAMILY RES

## Description of Work

*Adding an egress window, remodeling a bathroom, replacing boiler and water heater, changing floors.*

**Please Note:** Completing the application does not constitute a permit to commence construction. To obtain your permit follow the instructions on the instruction page provided on page 3.

Job Location: 42 BUTTERWOOD LANE EAST

Parcel Id: 2.130-67-13

**AFFIDAVIT OF APPLICANT**

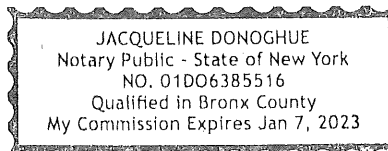
I **Devina Foley** being duly sworn, depose and says: That s/he does business as: **NA** with offices at: **42 Butterwood Lane East Irvington NY 10533** and that s/he is:

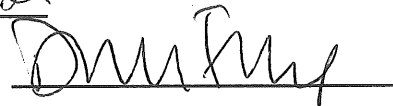
- ☒ The owner of the property described herein.  
☐ The \_\_\_\_\_ of the New York Corporation \_\_\_\_\_ with offices at: \_\_\_\_\_ duly authorized by resolution of the Board of Directors, and that said corporation is duly authorized by the owner to make this application.
- ☐ A general partner of \_\_\_\_\_ with offices \_\_\_\_\_ and that said Partnership is duly authorized by the Owner to make this application.  
☐ The Lessee of the premises, duly authorized by the owner to make this application.  
☐ The Architect of Engineer duly authorized by the owner to make this application.  
☐ The contractor authorized by the owner to make this application.

That the information contained in this application and on the accompanying drawings is true to the best of his knowledge and belief. The undersigned hereby agrees to comply with all the requirements of the New York State Uniform Fire Prevention and Building Code, the Village of Irvington Building Code, Zoning Ordinance and all other laws pertaining to same, in the construction applied for, whether or not shown on plans or specify in this application.

Sworn to before me this 27<sup>th</sup> day of May of 2021

  
Notary Public / Commission of Deeds



  
Applicant's Signature

**OWNER'S AUTHORIZATION**

I **Devina Foley** as the owner of the subject premises and have authorized the contractor named above to perform the work under the subject application.

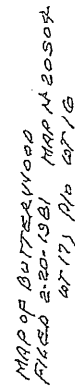
Owner phone number \_\_\_\_\_ Owner email address \_\_\_\_\_

- ☐ \_\_\_\_\_ I hereby acknowledge that it is my responsibility as the **property owner** to ensure that if the permit (if issued) receives a Final Certificate of Approval from the Building Department and further that if a Final Certificate of Approval is not obtained upon completion of the construction, a property violation may be placed on the property for which this permit is being requested.

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_  
Notary Public / Commission of Deeds

\_\_\_\_\_  
Applicant's Signature



MAILING ADDRESS  
P. O. BOX 178  
73 WESTCHESTER AVE.  
POUND RIDGE, NY, 10678  
TELEPHONE: 400-541-5124  
FAX: 400-242-4568

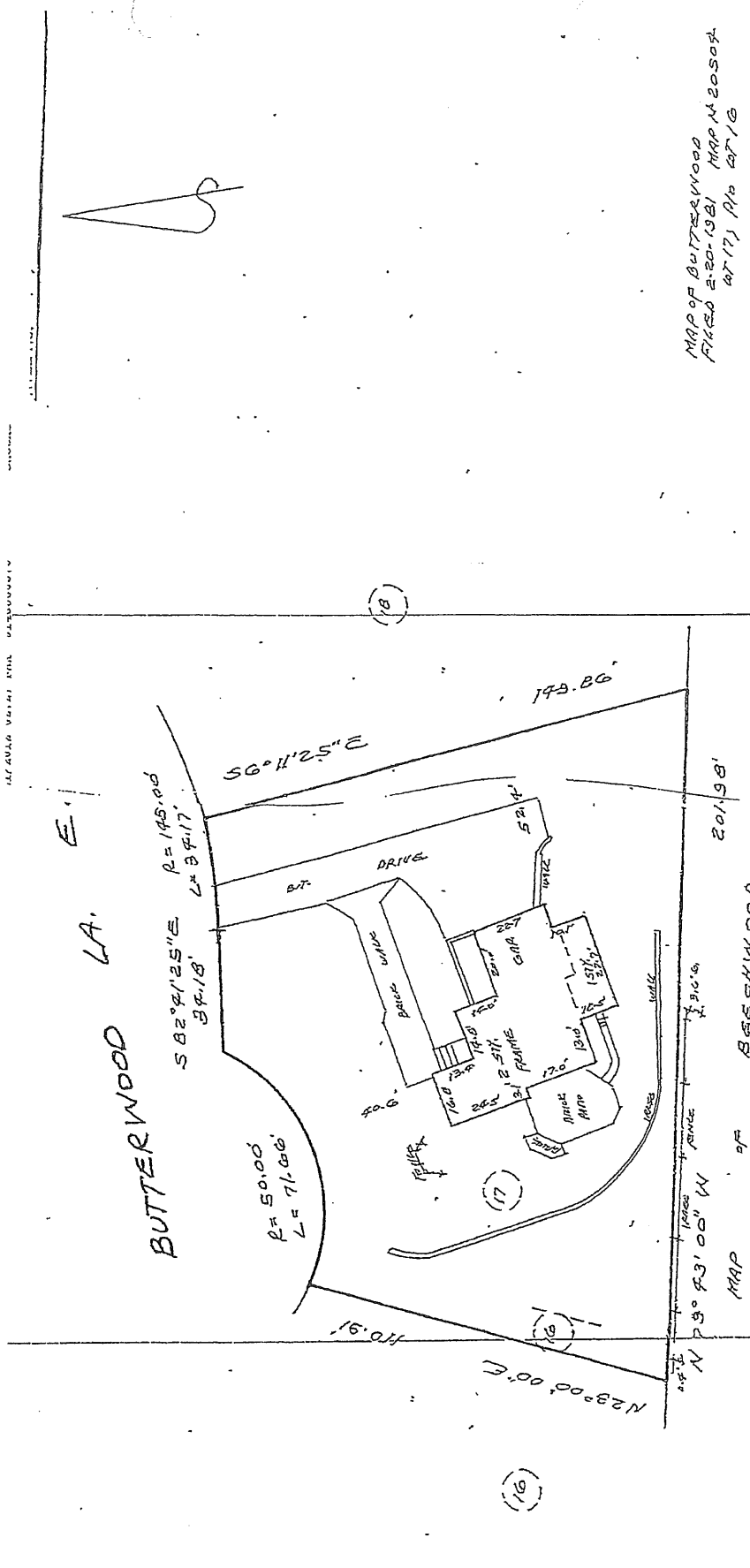
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7204, SUBDIVISION 2, OF THE NEW YORK

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMOSEAL SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

A GUARANTEE INDICATED HEREON SHALL RUN ONLY AS TO THE PERSON FOR WHOM THE SURVEY WAS MADE AND NOT TO THE TITLE COMPANY COVERED ON HIS BEHALF TO THE LISTED INSTITUTION, YOUNG AND LENDING INSTITUTE, AND TO THE ASSIGNEE OF THE LENDING INSTITUTE. GUARANTEES ARE NOT TRANSFERABLE TO ADD,

FIRST AMERICAN TRUST ASS. CO OF N.Y.  
WASHINGTON MUTUAL BANK, F.A., ITS  
SUCCESSORS AND/OR ASSIGNS USED NOWAY

JOHN NO.



MAP OF BUTTERWOOD  
FILED 2-20-1981 MAP # 20504  
AT 17, 16 & 15

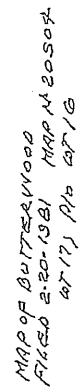
MEASUREMENT IN U.S. STANDARD

**ULIANEX & PLAN**  
LAND SURVEYORS, P.C.

MAILING ADDRESS  
C. BOX 178  
70 WESTCHESTER AVE.  
POUND RIDGE, NY, 10576  
TELEPHONE: 909-241-8124  
FAX: 909-242-4565

THE DIMENSIONS SHOWN HEREON, FROM THE STRUCTURES TO THE PROPERTY LINE ARE FOR A SPECIFIC PURPOSE ONLY, THEY ARE NOT INTENDED TO BE USED FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENT.		SECTION	BLOCK	DATE
THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT GUARANTEED.		QUANTIFIED TO		11-01-200 REVISION
UNAUTHORIZED ALTERATION OF THIS SURVEY MAP BEARING A LICENSED SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK		FLAT 27 AMERICAN PTES. NO. 12 OF NY		WESTCHESTER COUNTY
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.		WILLINGHAM MUTUAL BANK F.A. 115		JOB NO.
A GUARANTEE INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND TO THE TITLE COMPANY OR GOVERNMENTAL AGENCY AND NOT TO THE ASSIGNEE OF THE LISTED HEREON, AND TO THE ASSIGNEE OF THE LENDING INSTITUTION.		ADDRESS: 110154 ASTOR BLVD. 115		





331-8350  
754-0304  
347-3533

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF STATUTE 720.05, SUBSECTION 4, OF THE NEW YORK

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMOSEAL SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

A GUARANTEEES INDICATED HEREON SHALL RUN ONLY X TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND NOT BE LOANED TO THE TITLE COMPANY OR TO ANY OTHER AGENT OR LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION.

GUARANTEEES ARE NOT TRANSFERABLE TO ADD.

FIRST AMERICAN TRICE INS. CO OF N.Y.  
WASHINGTON MUTUAL BANK, F.A. ITS  
SUCCESSORS AND/OR ASSIGNS (SEE NO. 24)

JOHN,  
COUNTY  
JESSE



## VILLAGE OF IRVINGTON

Building Department  
85 Main Street  
Irvington, NY 10533

Phone: (914) 591-8335  
Fax: (914) 591-5870  
Hours:  
M - F 8:30 AM - 4:30 PM

Devina Foley  
C/O Devina Foley  
42 Butterwood Lane East  
Irvington, NY 10533

**Job Location** 42 BUTTERWOOD LANE EAST

**Parcel ID** 2.130-67-13 (06 13 00000  
P41)

**Application No** 512

**Review Date** 05/25/2021

**Reviewed by** Elisa Berger

**Zoning**

### **Your application proposed:**

Adding an egress window, remodeling a bathroom, replacing boiler and water heater, changing floors.

This Department has received your last submitted plans for the noted project and offers the following comments:

Please submit (3) copies of the entire elevation wall drawings for which the basement egress windows/window well are being proposed, by June 7, 2021 so that we can place you on the Architectural Review Board Agenda. Also, please submit the signed second page of the Application for Building Permit.  
Further review required.

**Please note: The Village of Irvington must be listed as the Certificate Holder for all insurance certificates.**

---

Asst. Building Inspector



## VILLAGE OF IRVINGTON

Building Department  
85 Main Street  
Irvington, NY 10533

Phone: (914) 591-8335  
Fax: (914) 591-5870  
Hours:  
M - F 8:30 AM - 4:30 PM

### PAYMENT RECEIPT

Receipt Number 2021-448

Payment Date 05/25/2021

Cost of Work (EST) 30000.0000

Amount Paid 675.00

Payment Type Permit

Permit Type Interior Renovation/  
Repair

Check Number 207

Account Code

Application No. 512

Applicant Devina Foley

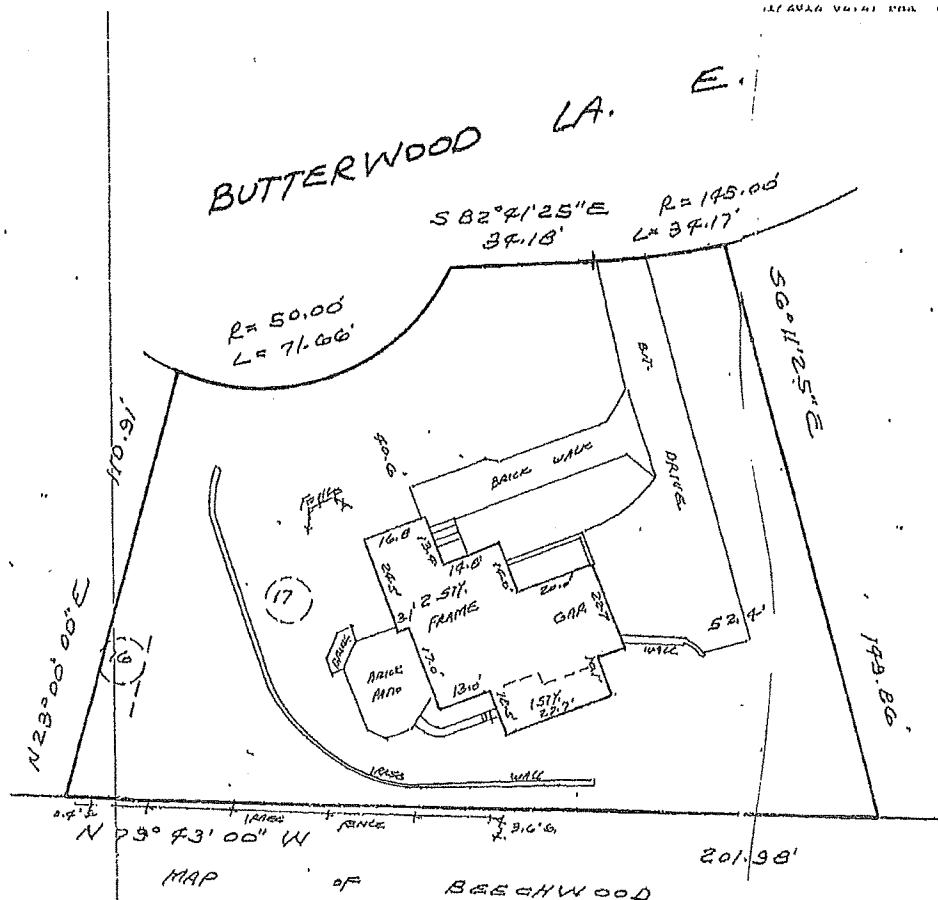
Property Owner Devina Foley

Job Location 42 BUTTERWOOD LANE EAST

#### Description of Work

Adding an egress window, remodeling a bathroom, replacing boiler and water heater, changing floors.

This receipt does not constitute a permit or permission to begin any work



MAP OF BUTTERWOOD  
FILED 2-20-13B1 MAP N 20507  
WT 17, P 10 WT 16

MEASUREMENT IN U.S. STANDARD

**ULHANEX & PLAN**  
LAND SURVEYORS P.C.

431-8368  
764-0304  
347-3533

MAILING ADDRESS  
P. O. BOX 178  
73 WESTCHESTER AVE.  
POUND RIDGE, NY, 10678  
TELEPHONE: 800-641-5124  
FAX: 800-249-1088

THE DIMENSIONS SHOWN HEREON, FROM THE STRUCTURES TO THE PROPERTY LINE, ARE FOR A SPECIFIC PURPOSE ONLY. THEY ARE NOT INTENDED TO BE USED FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENT.

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT GUARANTEED.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

\* GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDI.

SECTION	BLOCK	DATE
GUARANTEED TO		11-06-200
FIRST AMERICAN TITLE INS. CO. OF N.Y.		IRVINGTON
WASHINGTON MUTUAL BANK, F.A., ITS SUCCESSORS AND/OR ASSIGNS (SEE MAP)		WESTCHESTER
		COUNTY
		JOB NO.



COPYRIGHT:  
BM DESIGN EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND  
OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE  
REPRODUCED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED  
TO ANY OTHER PARTY WITHOUT OBTAINING THE EXPRESSED WRITTEN  
PERMISSION AND CONSENT OF THE OFFICE OF BM DESIGN. DRAWINGS  
SHALL NOT BE SCALED FOR DIMENSIONS. CONTRACTORS TO VERIFY ALL  
DIMENSIONS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. ANY  
DISCREPANCIES FOUND IN THESE PLANS, DIMENSIONS, EXISTING  
CONDITIONS OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING  
AN PRODUCT MATERIAL OR METHOD OF ASSEMBLY IS TO BE POINTED OUT  
TO THE BM DESIGN IMMEDIATELY.



TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT  
OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON  
THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISION  
OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE  
AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE  
CURRENTLY IN EFFECT

[illegible][illegible]

PROJECT

FOLEY RESIDENCE  
42 BUTTERWOOD LN E,  
IRVINGTON, NY 1053

TITLE	COVER
DATE:	02. 21. 2021
SCALE:	NTS

Sheet

A-000

PROPOSED RENOVATION FOR:

**FOLEY RESIDENCE**

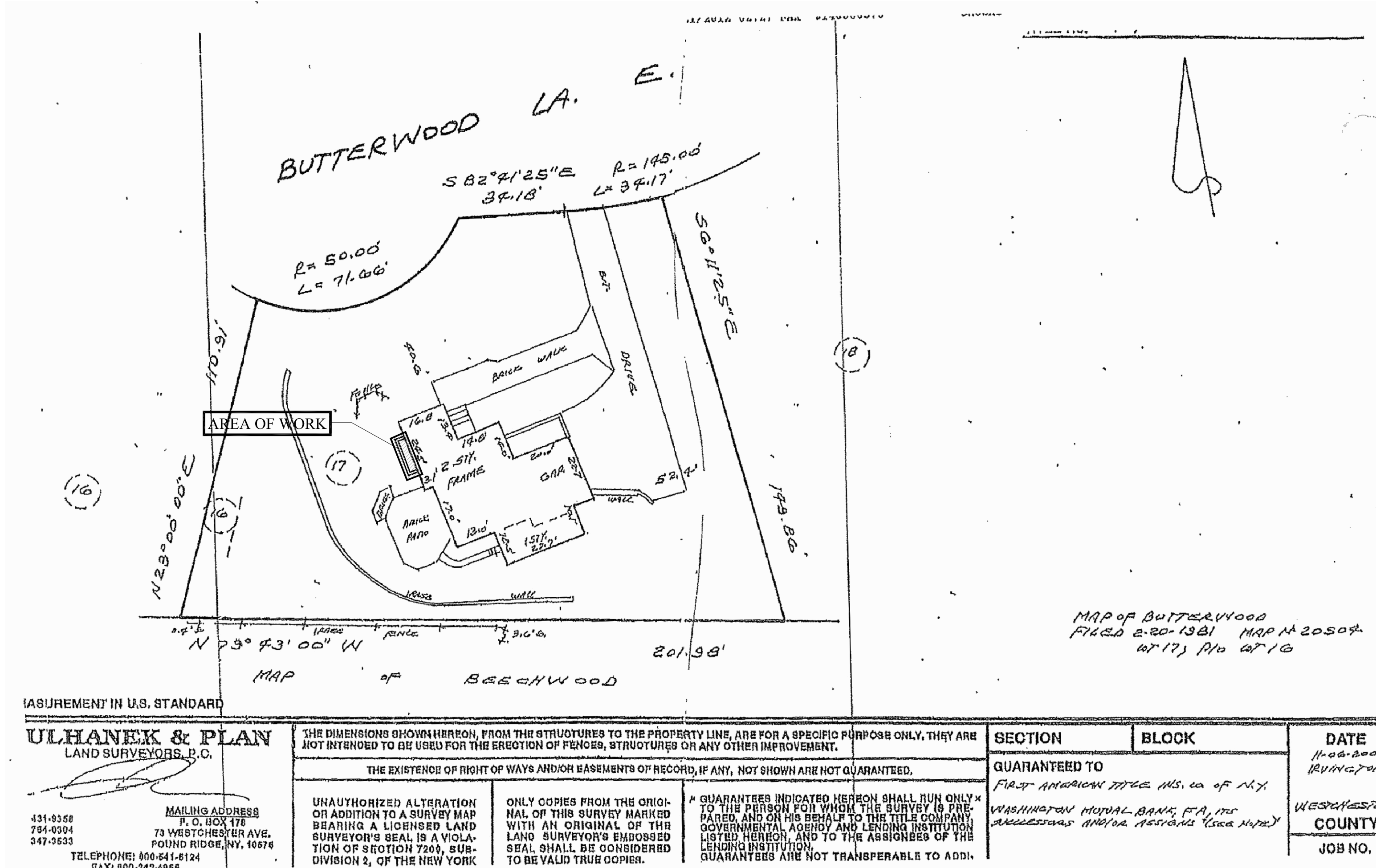
42 BUTTERWOOD LN E,  
IRVINGTON, NY 1053

## DRAWING LEGEND

A-000 COVER  
A-001 GENERAL NOTES  
A-002 GENERAL NOTES  
A-003 WINDOW/DOOR SCHEDULES  
A-100 DIMENSIONS FLOOR PLANS  
A-101 DEMOLITION FLOOR PLANS  
A-102 PROPOSED FLOOR PLANS  
A-200 INTERIOR ELEVATIONS:  
A-201 INTERIOR ELEVATIONS  
E-100 ELECTRICAL PLAN

## ARCHITECTURAL SYMBOLS:

ARCHITECTURAL SYMBOLS					
	BUILDING SECTION		EARTH/COMPACTED FILL		WOOD BLOCKING
	WALL SECTION		SAND		CONTINUOUS WOOD MEMBER
	INTERIOR ELEVATION		GRAVEL/GRANULAR FILL		PLYWOOD (small scale)
	INTERIOR ELEVATION		CONCRETE		PLYWOOD (large scale)
	DETAIL		CONCRETE BLOCK		WOOD TRIM (FINISH)
	DETAIL		BRICK		GYPSUM BOARD, PLASTER
	DETAIL		ARCH. STONE (GRANITE, MARBLE, BLUESTONE)		NEW FRAME PARTITION
	DETAIL		RIGID INSULATION		EXISTING FRAME PARTITION
	CHANGE OF FLOOR FINISH		BATT INSULATION		EXISTING WALL TO BE REMOVED
	ROOM NAME				
	ROOM NUMBER				
	FLOOR ELEVATION				
	REVISION NUMBER				
	WINDOW SYMBOL				
	DOOR SYMBOL		STEEL		
	WOOD POST				
	STEEL COLUMN				





No reuse, reproduction or dissemination may be made of this drawing and the concepts set forth hereon without prior written consent of BM Design. This drawing remains the property of BMD at Copy right 2021 BMD.

**DIVISION 1: GENERAL REQUIREMENTS**

- All construction shall be performed in accordance with the New York State Residential Code (2020 edition and the November 2019 addition) and the regulations of the Village of Irvington, if conflicts exist between different codes, the stricter code shall always apply.
- Any issues of quality that arise during construction shall be resolved by referring to the "Residential Construction Performance Guidelines", 4th edition by the National Association of Home Builders. These guidelines shall define acceptable quality in relation to material and workmanship, agreed to by the Owner, Architect and General Contractor (G.C.).
- All initial building permit fees shall be paid by the Owner. All subcontractors are to be responsible for securing their own permits and shall arrange for all necessary inspections and approvals.
- The G.C. shall keep work area clean of all debris and be responsible for removing such debris from the site and the cost of such removal on a regular basis.
- All specified items shall be installed in conformance to manufacturer's recommendations and specifications.
- If any unusual conditions or discrepancies with the drawings are found, the G.C. shall immediately notify the Architect and not proceed with affected work until authorized.
- The building structure in the completed state is intended to be stable. It is the Contractor's responsibility to protect existing structures and new construction during the course of construction until complete. The G.C. shall assume all responsibility for all temporary shoring as required.
- All dimensions are taken to the face of rough framing or masonry, unless otherwise noted. All dimensions are indicated in writing only and should not be scaled from drawings. Any discrepancies shall be brought to the Architect's attention for clarification before proceeding.
- All window and door openings are dimensioned from centerline of unit to face of rough framing or masonry unless otherwise noted. Reference sheet WD-1 for window and door schedules.
- All work performed under this contract shall be guaranteed by the G.C. for a period of one (1) year from the date of issuance of the C. of O., as required by the State of New York.
- The G.C. shall be responsible for the final cleaning, including washing of all windows and leaving in broom-clean. Each Subcontractor (at the completion of his work) shall remove from the premises all surplus material, debris, etc. caused by his work as required and specified herein.
- The G.C. shall carry liability and workmen's compensation insurance and shall provide copies to the Owner. (NO WORK SHALL BEGIN UNTIL ALL PERMITS ARE SECURED AND INSURANCE CERTIFICATES ARE IN PLACE).
- The G.C. shall provide the higher quality standard of materials, equipment or details if conflict of such descriptions of the work exist within the construction documents (plans & specifications).
- Equipment warranties, operation and maintenance literature and the names and telephone numbers of mechanical contractors with warrantee responsibilities shall also be provided to the Owner before the completion of the project.
- The G.C. shall deliver a Certificate of Occupancy issued by the City of Rye to the Owner upon completion of the work.
- When matching of existing or specified components are not available, the G.C. must submit similar quality substitutes to the Architect and Owner for approval prior to installation.
- Except for agreed upon exclusions between the Owner & G.C., the construction documents (plans & specifications) shall supersede all/any descriptions of the Work represented in the G.C.'s bid proposals, cost breakdowns or contracts.
- For all payments after the initial deposit, the G.C. and all subcontractors shall provide lien releases to the Owner for all work and materials covered by previous payments. Final requisition must be accompanied by full lien releases from all subcontractors, installers, suppliers, and the G.C. of record, all building dept. and fire underwriters inspection certificates, the C. of O. and building dept. certification that all work has been completed according to the approved plans.
- The G.C. shall provide and maintain portable toilets in a neat and sanitary condition for the use of his employees, subcontractors & suppliers. Portable toilets shall be kept supplied, clean and in sanitary condition until the completion of the work and then shall be removed from the site.

**DIVISION 2: SITE WORK** (not applicable)

**DIVISION 3: CONCRETE** (not applicable)

**DIVISION 4: MASONRY** (not applicable)

**DIVISION 5: METALS**

- General Conditions:**
  - All steel work shall be performed in accordance with the accepted standard of the American Institute of Steel Construction, Inc. (AISC) and the American Iron & Steel Institute (AISI).
- Fasteners & Connectors:**
  - All fasteners & connectors in contact w/ pressure treated lumber to be hot-dip galvanized ("Simpson" Zmax Gx-185, Powder coating or standard G90 zinc galvanized coated fasteners and/or connectors are not to be used. Alternate: Stainless steel (type 316L) fasteners & connectors may be used at the builder's discretion (with the Owner's approval), billed as an additional charge to the Owner
  - "Simpson Strong Tie" connectors are specifically required to meet the structural calculations. Before substituting another brand, confirm load capacity based on reliable published testing data or calculations. The Engineer/Designer of record shall evaluate and give written approval for substitution prior to installation.

**DIVISION 6: WOOD & PLASTICS**

- General Conditions:**
  - Lumber shall be protected from direct precipitation at all times and installed dry. Roof or floor sheathing shall be immediately installed after framing is a frame is complete, leaving the framing members dry.
  - For connection details not indicated or if unusual field conditions are found, it is the G.C.'s responsibility to request in writing questions regarding these conditions for the Architect and/or Engineer to review.
  - Framing shall be erected true to line in accordance to dimensions and squared, plumbed, nailed and screwed as required.
  - Provide temporary shoring walls, bracing supports, etc. as required during construction.
- Framing Lumber:**
  - All framing lumber (joists & rafters) to be Douglas Fir No. 2 or better, f' b = 900 psi, unless otherwise noted.
  - All interior walls shall be framed with 2" x 4" studs @ 16" o.c. unless otherwise noted.
- Pressure Treated Lumber:**
  - All framing lumber in contact with masonry or concrete to be pressure treated southern yellow pine (SYP) (#2 or better) Pb-4850 psi. All pressure treated lumber shall either be "ACQ" or "CA" according to standards and testing methods established by the American Wood Protection Association (AWPA).
- Engineered Lumber:**
  - Where specified on the drawings, engineered LVL, PSL and LSL beams, posts or headers shall be manufactured by Weyerhaeuser" or approved equal. Engineered lumber by other manufacturers MUST be approved by the Architect or Engineer PRIOR to installation.
    - All "Microllam" LVL to be 1.9E unless otherwise noted.
    - All "Paralam" PSL headers, beams & posts to be 2.0E unless otherwise noted.
    - All "Timberstrand" LSL headers, beams, or posts to be 1.3 E.
  - Where specified on the drawings, engineered joists to be "I-Level by Weyerhaeuser" or approved equal. LSL rim board shall be used throughout where TJI joists are specified (unless otherwise noted as LVL). Substitutions MUST be approved by the Architect or Engineer PRIOR to installation.
  - The G.C. shall install engineered lumber floor systems in accordance with the manufacturer's recommendations including but not limited to bridging, rim joists, and nailing of built-up members. Comprehensive literature is available by the manufacturer, "I-Level by Weyerhaeuser" (1-866-295-2170).
- Framing Methods:**
  - All bearing posts shall be continuously supported through to the foundation. Use sawn lumber squash blocks with grain oriented parallel to load in joint spaces for sawn lumber framing, or engineered lumber squash blocks for engineered floor joists. Squash blocks or squash blocks in combination with adjacent framing shall form a width and depth to a minimum size of the supported post above.
  - Bearing posts indicated in plan shall be (3) plies of the studs of the wall thickness shown on the drawings for supports supporting the attic and roof framing. All posts supporting loads of the second floor, attic and roof level shall be (4) plies. All plies shall be nailed to the adjacent ply with 8d nails @ 6" o.c.
  - Double wall plates shall be used on top of bearing walls unless otherwise noted in plan. Use single plates on floors. All plate joints shall be staggered and shall be terminated at studs. Plates to be nailed together with a minimum of 12d common nails @ 8" o.c., staggered and overlapped 4".
  - All sawn lumber floor framing shall have steel strap bridging or solid blocking lines located 8'-0" maximum.
  - Unless otherwise noted, install single TJI joists or LVL's (as noted) under partitions running parallel to the span. For sawn lumber, install double joists under partitions running parallel to the span.
  - Load-bearing headers are not required in interior and exterior nonbearing walls. A single 2" x 4" nominal member may be used as a header in interior or exterior and exterior non-bearing walls for opening up to 8 feet in width if the vertical distance to the parallel nailing surface above is not more than 24 inches. For such non-bearing headers, no cripples or blocking are required above the header. For spans greater than 8 feet, the following shall be used for non-bearing walls and partitions: (2)- 2 x 8 for spans up to 10 feet, (2)- 2 x 10 for spans between 10 and 12 feet and (2)- 2 x 12 for spans between 12 and 16 feet.
  - All doors and window openings shall have double studs unless otherwise noted with all other bearing points having triple studs.
  - Provide horizontal reinforcing (cats) for all equipment to be secured to walls including, but not limited to, wall hung cabinets, railings, etc.
  - All nails and screws used on exposed exterior surfaces shall be stainless steel.
  - Wood members shall not be mended or bolts be countersunk into wood members of any bolted connections (unless otherwise noted).
  - All bolted connections shall be pre-drilled to avoid splitting, cracking, or other damage to wood members.
- Exterior trim**
  - All new exterior trim shall be cellular PVC trim as manufactured by "Aztek", "Koma" or "Kleer", installed in strict accordance to the manufacturer's instructions.

**7. Interior trim:**

- All solid wood trim to be by 1x see specification
  - G.C. shall use longest available stock lengths of trim to minimize joints. All nails and screws shall be hidden by setting and putting.
- 8. Columns:**
- Exterior columns to be either:
    - 12" diameter "Poly-Classic" non-tapered smooth square column by "Turncraft" with square Tuscan cap with neck moulding and Tuscan base) ([www.turncraft.com](http://www.turncraft.com)) or:
    - 12" square smooth column by "Column & Post, Inc" (with square Tuscan cap and base) ([www.columnpost.com](http://www.columnpost.com))
  - Alternate: Columns may be site built of 1" thick PVC sheathing to approximate dimensions of those specified above, with appropriate cap & base trim to simulate a column.
- 9. Decking:**
- Decking for the master bedroom deck to be 5/4" x 4" Ipe decking w/ hidden deck fasteners (stained).
- 10. Porch ceiling:**
- Ceiling at the front porch shall be 5/8" x 4" PVC bead board (painted).
- 11. Deck railings:**
- All railing material to be cedar, finished with a white solid stain. 2" x 6" top rails, 2" x 4" sub rail & bottom rail & 2" x 2" balusters @ 5" o.c.

**DIVISION 7: THERMAL & MOISTURE PROTECTION**

**1. Exterior Trim**

- All new exterior trim shall be cellular PVC trim as manufactured by "Aztek", "Koma" or "Kleer", installed in strict accordance to the manufacturer's instructions.
- 4. Flashing:**
- Provide metal flashing in the following locations:
    - roof drip edge: copper (replace if damaged)
    - window/door heads: copper
- 5. Window & Door Openings/Sill Flashing:**
- All new windows and doors to have copper pan or bituminous membrane flashing and all windows & doors shall be installed explicitly according to manufacturer's instructions.
  - Copper pan or bituminous membrane flashing at all new window sills shall be installed over a sloping sill (use cedar clapboard set on the rough sill) to provide positive drainage to the exterior.
  - Pre-formed window or door sill pans may also be used in place of copper or bituminous membrane flashing.
  - Wrap the sill & both sides of all windows & door rough openings with 40 mil. bituminous "peel & stick" membrane or a butyl based flashing tape (such as made by "Carlisle", "Grace", "Vycor Plus" or "Tyvek" flex wrap).
- 6. Caulking, sealants and gasketing:**
- All joints, seams, penetrations (site built windows, doors and skylights), openings between window and door assemblies and their respective jambs and framing, and other sources of air leakage (infiltration and exfiltration) through the building envelope shall be caulked, gasketed, weather-stripped, wrapped or otherwise sealed to limit uncontrolled air movement.

**DIVISION 8: DOORS & WINDOWS**

- General Conditions:**
  - All windows & doors shall be installed in strict accordance with the manufacturer's installation instructions.
  - Refer to door and window schedules sheet # WD-1 for sizes, type, finishes and hardware.
- Windows:**
  - All windows to be by "Marvin" and as per window schedule, with final hardware, finish & accessory selections to be confirmed and made by the Owner.
- Exterior Doors:**
  - All doors to be by "Marvin" and as per door schedule, with final hardware, finish & accessory selections to be confirmed and made by the Owner.
  - All exterior doors not specified in the schedule shall be selected by the Owner.
  - Contractor shall provide and install hardware at all new doors, with all hardware to be selected by Owner.
- Interior Doors:**
  - a. All interior doors shall be by "Rogue Valley" (# 2852) or "Trustile" (# 3070) or equal. Doors shall be prehung, 1 3/4" thick MDF 3 panel doors
  - b. All new hardware (hinges, knobs & locksets) shall be selected by the Owner.
  - c. All hardware (hinges, knobs & locksets) to be selected by the Owner.
  - d. All pocket door hardware to be heavy duty hardware by "Johnson" or equal.
- Garage Doors:**
  - All garage doors shall be wood carriage style doors, size as specified. Doors shall be installed complete with tracks, openers, wall switches & remote controls.

**DIVISION 9: FINISHES**

**1. Sheetrock/plaster:**

- All new interior wall & ceiling surfaces shall be as follows:
  - First floor walls & ceilings: 1/2" sheetrock, taped with 3 coats of joint compound
  - Second floor walls & ceilings: 1/2" sheetrock, taped with 3 coats of joint compound
  - Mechanical room walls & ceiling: 5/8" type "X" sheetrock, taped with 3 coats of joint compound
- All sheetrock shall be installed as required for a complete and proper installation. Sheetrock shall be screw attached according to the manufacturer's specification for thickness, and three coat taping shall be applied throughout (unless otherwise noted). Sheetrock work shall not be considered complete until inspection has been made after application of prime paint coat and all flaws and irregularities have been corrected.
- "Dur-A-Bead" corner reinforcement and edge molding shall be used throughout.
- Joint treatment shall be "Perf-A-Tape" and spackled in a (3) coat operation then sanded and spot checked, leaving it ready for finish.
- Install gypsum board using 1" long Hi-Lo Type "S" hagle head screws at 8" o.c. in center of field and 12" o.c. at joints or as required by manufacturer. (NO NAILING OF DRYWALL WILL BE PERMITTED)
- Shower walls and floors and all walls surrounding bathtubs shall receive ½" thick cement backer board (such as "Wonderboard" or "Durock") or ½" thick fiberglass reinforced mold & mildew resistant tile backer such as "GP DensShield" or "GP DensGuard".
- Install ½" thick "GP DensArmor Plus" (or equal) paperless mold resistant drywall on all walls and ceilings in all bathrooms outside of wet areas.

- Interior Painting:**
- All walls, ceilings and trim shall be painted throughout the house except for the basement space below the family room.
  - All gypsum board walls and ceilings:
    - One (1) coat of Benjamin Moore tinted latex drywall primer (or equal).
    - Two (2) coats of Benjamin Moore Latex (or equal), color & sheen selected by Owner.
  - All interior doors, windows & trim:
    - One (1) coat of Benjamin Moore Alkyd Primer or 100% acrylic primer (or equal).
    - Two (2) coats of Benjamin Moore Alkyd Satin Impervo Enamel semi-gloss (or equal). Color to be selected by Owner.

- Exterior Painting:**
- At all (new & existing) cedar siding & PVC trim:
    - One (1) coat of Benjamin Moore 100% acrylic primer (or equal).
    - Two (2) coats of Benjamin Moore 100% acrylic exterior flat latex paint
  - Paint all other surfaces with a minimum of (2) two coats of appropriate type paint over primer unless otherwise noted.
  - All primers, stains and paint material shall be used without thinning unless otherwise noted.
  - The G.C. shall provide color samples for each material, and must be approved by the Owner.

**4. Tile and Marble:**

- G.C. shall provide all tile and accessories which shall comply with the Tile Council of North America, Inc. (864-646-8453, [www.tileusa.com](http://www.tileusa.com)) specifications.
- The setting of all materials shall comply with the manufacturer's and industry standards.
- G.C. to provide other materials not specifically described but required for a complete and proper installation.
- GROUT shall be non-shrinking, waterproofing grout as manufactured by "American Olean" or equal.
- All tile and/or marble to be installed in a thin mortar bed ("thinset") over 1/2" "Hardibacker" cement board & ½" plywood underlayment, or ½" cement backer board (such as "GP Denshield Tile Backer") installed according to accepted industry standards.
- If a ("mud job") thick mortar bed (1 ½"-2") installation is preferred, installation shall be according to ANSI A108-specified standards.
- All floors in showers to have a waterproofing shower pan liner or thin bed waterproofing membrane (such as "Chloraloy" or "NobleSeal TS" by Noble Company, 800-878-5788, [www.noblecompany.com](http://www.noblecompany.com)).

**5. Wood Flooring:**

- Wood flooring shall be as selected.
- Provide permanent heat, light & ventilation in all areas of wood flooring prior to installation. Maintain minimum room temperature of 65 degrees F for a period of 2 days prior to delivery of materials, during and after installation until Substantial Completion. Wood flooring moisture content shall be verified prior to installation & shall not be installed if above the max. allowed moisture content as allowed by the manufacturer.
- Installation: Wood flooring shall be installed over 15# building felt (not rosin paper), with 2" tapered edges & ends, stapled in place. Blind nail floor in place with the flooring nailer with the manufacturer's instructions, with the flooring being installed perpendicular to the floor joists. If the flooring is to be installed parallel to the floor joists, install solid bridging between the joists at 16" o.c. Provide ¼" gap at all walls & interruptions, allowing for expansion. Provide saddles, reducer strips & thresholds as required at flooring transitions.
- Finishing: Sand flooring to a smooth & even finish with no evidence of sanding marks and swirls. Take precautions to contain dust, & remove dust by vacuum. If stain is being applied, buff as required and provide an even application of stain over all surfaces. A low VOC oil based polyurethane penetrating sealer shall be applied, followed in 24 hour intervals with two coats of a low VOC polyurethane low gloss finish. The G.C. and/or the flooring contractor shall confirm the finish options and selections with the Owner once the wood flooring is selected.

- Protection: Prohibit traffic on wood flooring during finishing operations and for a minimum of 3 days after completion. Protect finished floors from traffic until completion of project.

**DIVISION 10: SPECIALTIES** (not applicable)

**DIVISION 11: EQUIPMENT** (not applicable)

**DIVISION 12: CASEWORK**

- Contractor to install all kitchen cabinetry, bath cabinetry & built-ins as shown on the plans.

**DIVISION 13: SPECIAL CONSTRUCTION** (not applicable)

**DIVISION 14: CONVEYING SYSTEMS** (not applicable)

**DIVISION 15: PLUMBING**

- All new water supply lines shall be Type L or M, 3/4" diameter minimum, hard copper tubing with sweat fittings and valves, or PEX tubing (if allowed by local codes).
- All new rough plumbing lines shall be installed between joists where possible and tight to joists in other cases.
- All new hot & cold water piping shall be insulated with 1" thick closed cell foam pipe insulation. All new piping in exterior walls or floors subject to freezing shall be wrapped with closed cell foam pipe insulation.
- Plumber to inspect both pump pumps for proper operation and overall condition. report findings to owner prior to performing any work.
- plumber to check all existing water supply lines (where exposed) for possibility of freezing, where possible, install 1" thick closed cell foam pipe insulation.
- All new sanitary lines for soil and waste shall be ASTM A 74-69 cast iron piping. All new clean lines within walls & ceilings within finished spaces shall be cast iron root PVC).
- All gaps between plumbing pipes & holes cut in framing members shall be filled with a flexible acoustic caulk.
- Neoprene pads shall be used where metal hangers that support piping and ductwork are fastened to joists or studs.
- All copper piping shall be provided with valves so located to give complete regulating control for all pipes, equipment, fixtures, and at the base of all plumbing fixtures.
- All piping shall pitch to low points and be provided with drain valves. Provide cleanouts at all turns in the pipe at base of all stacks, and the base of all drains.
- Plumbing contractor shall provide and install all parts and labor required to adequately complete the assigned work (rough-in and set fixtures as required).

**DIVISION 16: HVAC**

**1. Scope of work:**

- Entire system for the addition shall be evaluated by the HVAC contractor for overall condition & efficiency. The HVAC subcontractor shall report his findings to the Owner.

**3. Design & Performance:**

- HVAC contractor to size all HVAC equipment to maximize efficiency and avoid short cycling of equipment. All equipment shall be sized taking into account the volume of conditioned area, orientation of the building, door & window performance & the level of insulation used.
  - HVAC contractor shall assume full responsibility for the successful performance of all new components of the heating and cooling system, and shall thoroughly test and balance the system.
  - HVAC contractor to provide shop drawings/layout plan for all new equipment, duct runs & supply & return locations to the Owner & Architect prior to installation.
- 3. Cooling System:**
- The new cooling system shall have a complete refrigeration cycle to provide adequate cooling, with cooling coils & air handlers. Air handlers shall be located in their original locations. Air handlers shall be complete with filters, automatic temperature controls and spring vibration isolators.
  - All new air conditioning equipment shall have a minimum SEER rating of 16.
  - All new outdoor condensers shall be set on concrete pads.
  - New condensate pans installed in attics shall be alarm protected with automatic overflow shutdown equipment. Trunks and feed shall be run in insulated sheet metal ductwork with a max. of 12' flexible allowed. All delivery and distribution equipment shall be located to preserve maximum access and storage area. Ductwork running parallel to ceiling joists shall be run within the bays.

**4. Materials & Installation:**

- All work shall be performed in strict accordance with the requirements of all the agencies and authorities having jurisdiction.
  - All materials shall be new and free from defects, and all equipment shall be U.L. listed.
  - All work performed or provided under this contract shall be guaranteed against defects in workmanship and/or materials for a minimum period of one year from date of installation.
  - HVAC contractor shall provide all labor, supervision, materials, equipment, tests, and permits necessary to provide a complete, satisfactory, and working heating and air conditioning systems which meets the requirements of these specifications
  - All ductwork shall rise and/or drop and/or change in shape to clear any and all conduits, lighting fixtures, plumbing and heating mains, and structural elements in order to maintain established ceiling heights.
  - Hot water piping shall be Type 'L' copper water tube, with wrought copper fittings and solder joints.
  - All new ductwork shall be galvanized steel and shall be insulated (R-8, min.).
  - All new thermostats shall be electronic programmable models.
  - All new floor registers shall be wood when installed in wood floors, stained to match the flooring. All floor registers installed in stone floors shall be metal. All wall & ceiling mounted supply & return grilles shall be paintable metal.
- 5. Exhaust Ventilation:**
- Provide exhaust ventilation as required for the kitchen stove with a galvanized metal duct to the exterior of the building, with a remote wall mounted fan.
  - Provide exhaust ventilation as required for all dryers with a galvanized metal duct to the exterior of the building, with a "flapper" damper & insect screening.
  - Provide exhaust ventilation in all bathrooms with ceiling mounted exhaust fans (minimum 125 CFM). All fans shall be ducted to the exterior with galvanized steel ducts, terminating with a exterior wall cap containing a "flapper" damper and insect screening.
  - All outside vent covers shall have wind flappers & rain covers.

**DIVISION 17: ELECTRICAL**

**1. General Conditions:**

- All work shall be performed in strict conformance with the requirements of the New York State Residential Code (2020 edition), NFPA National Electric Code (2014 edition), the local Building Department and all other agencies having jurisdiction.
  - All material shall be new and free from defects and shall be U.L. listed.
  - New panels & subpanels shall have enough breakers with a minimum of 4 spaces. All panels and sub-panels shall be clearly marked by Electrical Subcontractor as connections occur.
  - All wiring shall be run concealed where possible in, ceiling and/or joist spaces. All other wiring shall be exposed conduit joists and/or studs.
  - Provide all necessary wiring for new HVAC equipment, controls and thermostats as required.
  - All conductors shall be copper. Wires and cables shall be THW grade 600 volts. Minimum wire size shall be #14 gauge. Home runs shall be minimum #10 gauge where required by code.
- 2. Electrical Service:**
- (2) 200 amp electrical panels exist, which are assumed to be adequate. Electrician to notify Owner if otherwise.
- 3. Switches, outlets & lights:**
- Refer to the electrical plans for type, location and quantity of fixtures. All new fixtures shall be selected by the Owner.
  - All existing switches, outlets, recessed lights, surface mounted lights, chandeliers & wall sconces in the areas of work which are obsolete shall be removed and replaced with new.
  - All new switches & cover plates shall be by "Lutron".
  - All electrical outlets & cover plates (type & color) shall be selected by the Owner..
  - Provide GFCI outlets (ground fault circuit interrupters) at the kitchen and bathrooms as noted on the electrical plans or where required by code.
  - Mounting heights above finished floor shall be as follows, unless indicated otherwise on plans:
    - Typical electrical outlets: 12" (or sideways in base trim)
    - Electrical outlets at vanities and cabinets: 3'-6" a.f.f.
    - Switches: 48" a.f.f.
    - Thermostats: 54" a.f.f.
    - Telephone: 12" a.f.f. (or 3'-6" at counters)
    - Cable: 12" a.f.f.

- 4. Recessed Lights:**
- All new recessed lights shall be "RE501"s" (by "Lighting Collaborative") (or equal) with a white mate finish & led bulbs, bulbs & trim kits to be selected.
  - All recessed light fixtures in insulated ceilings shall be ICAT rated.
- 5. Surface mounted lights, pendant lights, & wall sconces:**
- All surface mounted lights, pendant lights & wall sconces to be selected by Owner.
- 6. Smoke Detectors/Carbon monoxide detectors:**
- Provide new smoke, carbon monoxide or heat detectors in the locations as noted on the plans.
  - All detectors shall receive their primary power from the building wiring. When primary power is interrupted, they shall receive power from a battery. All detectors shall be interconnected such that the dual sensor (combination photoelectric and ionization) type.
  - All ceiling mounted smoke detectors to be mounted a minimum of 12" away from walls.
  - All wall mounted smoke detectors to be mounted a minimum of 8" from the ceiling (from the top of the detector), centered above the door (unless otherwise noted).
  - At least (1) light or receptacle to be wired on the same circuit as all smoke detectors to alert the Owner in case of a circuit breaker trip.
  - All smoke detectors located in or near a kitchen shall have a "hush mechanism" in case of accidental activation.

**Applicability Statement**

**Scope:** Those plans have been prepared in conformance with the IRC 2018 and NYC 2020 uniform code. This is a single family 1F-20, Occupancy not more than 3 stories in height with a separate means of egress.

**Construction classification:** - Type V B

**Work Classification:** The rooms containing work are listed below with the appropriate work classification in accordance with appendix j for the scope of work involved.

**Basement:**

No work

**First Floor:**

Entry	Alteration level 1
Office	Alteration level 1
Living Room	Alteration level 1
Dining Room	Alteration level 1
Kitchen	Alteration level 1
PDR	No Work
Family Room	Alteration level 1
Sunroom	Alteration level 1

**Second Floor:**

Master Bedroom	Alteration level 1
Cl area	Alteration level 1
Master Bedroom	Alteration level 2
Laundry	Alteration level 2
Bathroom #1	Alteration level 2
Bedroom #1	Alteration level 1
Bedroom #2	Alteration level 2
Bathroom #2	Alteration level 2
Bedroom #3	Alteration level 1
Hall	No Work

**Design Criteria:**

Table R301.2(1) Climatic and Geographic design criteria (Westchester County)													
Ground Snow Load	Wind Design				Seismic Design Category	Subject to Damage From			Winter design temp	Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Tem
	Wind Speed (MPH)	Topo Effect	Special Wind Zone	Wind Borne Debris Zone		Weathering	Frost Line Depth	Termite					
20 PSF	15	No	No	No	C	Severe	42"	Mod/Hvy	15'	Yes	a. 3/11/96 b. 9/28/07 Flood insur study c. Panel number -Dates of current firms -FBFMS Aementments 36119C0329F-9-28-07 36119C03327F-9-28-07	618	52.2

**Structural Design Criteria:**

Table R301.5 Minimum uniformly distributed live loads (in pounds per square foot)	
Use	Live Load
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40
Guardrails	200

**Energy Efficiency Conformance:**

Table N1101.4: Climatic Conditions - Zone 4					
County	Winter temp.	Summer temp.	Coincident W.B. Temp.	Degree Days	Zone
Westchester	7°	84°	73°	5750	4

**Written Statement:**

To the best of my knowledge, belief and professional judgement, these plans are compliance with chapter 11 Energy Efficiency of the 2018 IRC.

Energy Conservation Construction Code of New York State 2020 edition:										
Section 101.5 Compliance residential buildings shall meet the provisions of chapter 4.										
<b>BUILDING TYPE:</b> Table 301.1 - Climate zones by county: Section 302.1 Interior design conditions:				Single family residential Westchester County - Climate zone 4 Maximum of 72 degrees f. for heating load calculations and a minimum of 72 degrees f. for cooling load calculations						
Table 702.1.1 - Insulation and Fenestration by component										
Climate Zone	Fenestration U-Factor	Skylight U-Factor	Ceiling R-Value	Wood Frame Wall R-Value, see note F	Mass Wall R-Value, see note G	Floor R-Value	Basement Wall R-Value, see note C	Slab R-Value and depth, see note D	Crawl Space Wall R-Value, see note C	
5	0.35	0.60	R-38	R-20 or R-13+5, see note F	R-13/R-17, see note G	R-30, see note E	R-10/R-13, see note C	R-10, 2 F.T., see note D	R-10/R-13, see note C	
<b>NOTES:</b>  A. R-values are minimums. U-factors and shgc are maximums. R-19 batts compressed into a nominal 2" x 6" framing cavity such that the r-value is reduced by R-1 or more shall be marked with the compressed batt R-value in addition to the full thickness R-value. B. The fenestration U-factor column excludes skylights. C. The first value shown represents minimum "R" value of continuous insulated sheathing on the interior or the exterior of the wall, the second value shown represents the minimum "R" value of the cavity insulation at the interior of the basement wall. "1013" means R-10 continuous insulated sheathing on the interior or exterior of the home, or R-13 cavity insulation at the interior of the basement wall. D. R-5 shall be added to the required slab edge R-values for heated slabs. E. Or insulation sufficient to fill the framing cavity, R-19 minimum. F. "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. when structural sheathing is utilized per requirements of the "residential code of new york state", section R602.10, wall bracing, insulated sheathing with a minimum value of r-2 shall be added over the required structural sheathing, all other areas must be sheathed with insulating sheathing of R-5 as indicated by the table. if 100 % continuous structural panel sheathing is used on a 2" x 4" wall, then r-5 continuous sheathing must also be applied over the structural sheathing. g. The second r-value applies when more than half the insulation is on the interior of the mass wall.  Section 403.2.1 duct insulation. supply ducts in unconditioned attics shall be insulated to a minimum of r-8. all other ducts shall be insulated to a minimum of r-6, except for ducts completely inside the building thermal envelope.  Section n102.2.3 access hatches and doors (mandatory). access doors from conditioned spaces to unconditioned spaces (e.g., attics and crawl spaces) shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces  To the best of my knowledge, belief and professional judgement, these plans and specifications comply with the applicable sections of the energy conservation construction code of New York State - 2020 edition										



No use, reproduction or dissemination may be made of this drawing and the concepts set forth hereon without prior written consent of BM Design. This drawing remains the property of BMD at Copy right 2021 BMD.

#### R602.8 FIREBLOCKING REQUIRED:

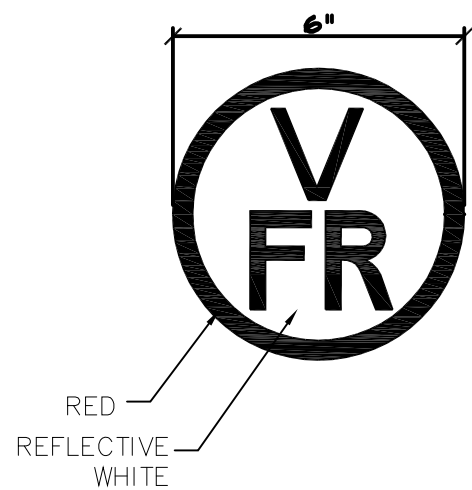
IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:

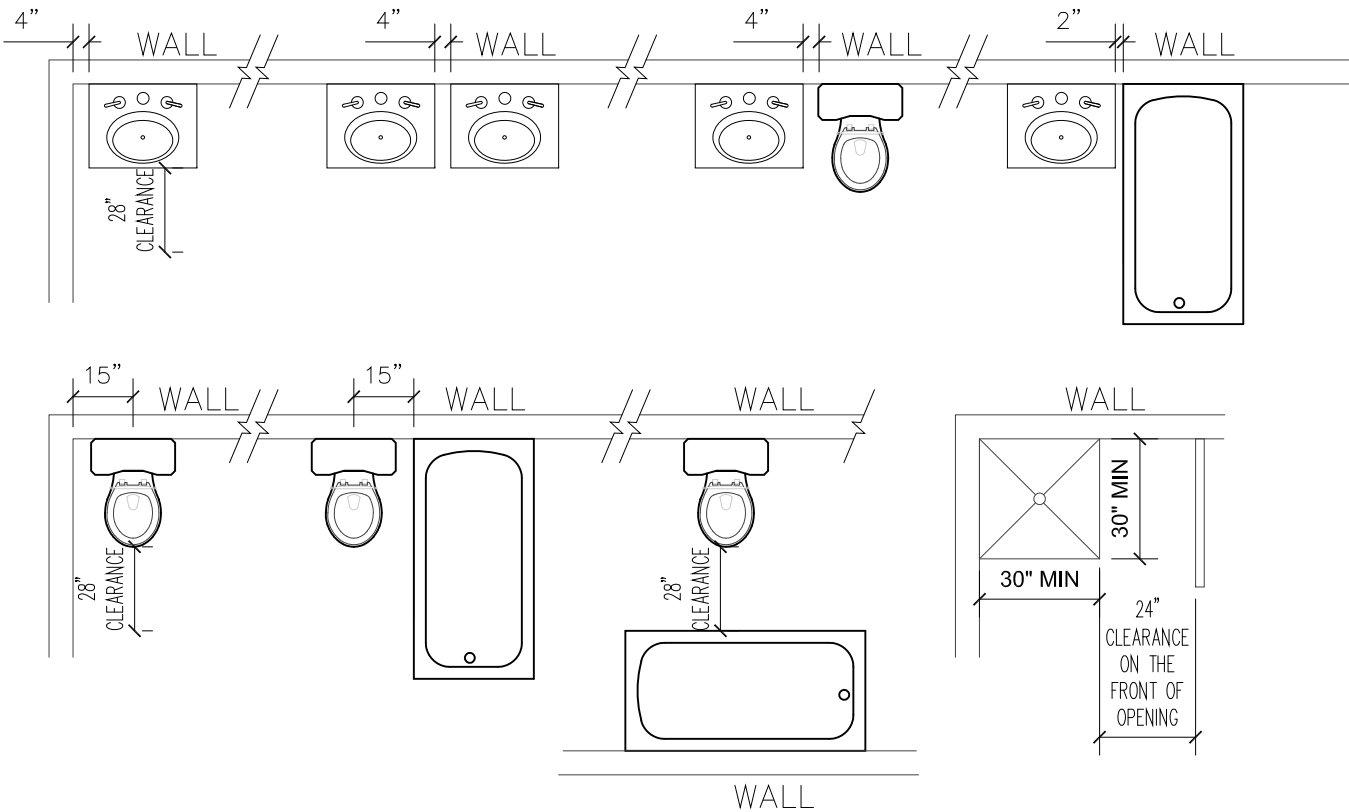
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
    - 1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
    - 1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
  2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
  3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
  4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
  5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
- IN BUILDINGS OR STRUCTURES WITH MORE THAN ONE DWELLING UNIT, FIREBLOCKING OF CORNICES IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

#### STICKER FOR NOTIFICATION OF MANUFACTURED STRUCTURAL MEMBERS

PROVIDE A 6"Ø REFLECTIVE STICKER IN COMPLIANCE WITH PART 1265 OF THE NEW YORK STATE CODE. THE STICKER SHALL INDICATE THE TYPE OF CONSTRUCTION (V-STANDS FOR TYPE 5, WOOD FRAME) AND THE LOCATION OF MANUFACTURED STRUCTURAL MEMBERS USED (F-MEANS AS FLOOR MEMBERS, R-MEANS AS ROOF MEMBERS, FR-FLOOR AND ROOF) SEE EXAMPLE, DISPLAY THE STICKER DIRECTLY NEXT TO THE ELECTRIC MEATER IN CLEAR VIEW FOR FIREFIGHTERS. THE STICKER MUST BE DISPLAYED PRIOR TO THE ISSURANCE OF CO.



R307.1 SPACE REQUIRED. FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1, AND IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION P2705.1.



R307.2 BATHTUB AND 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.

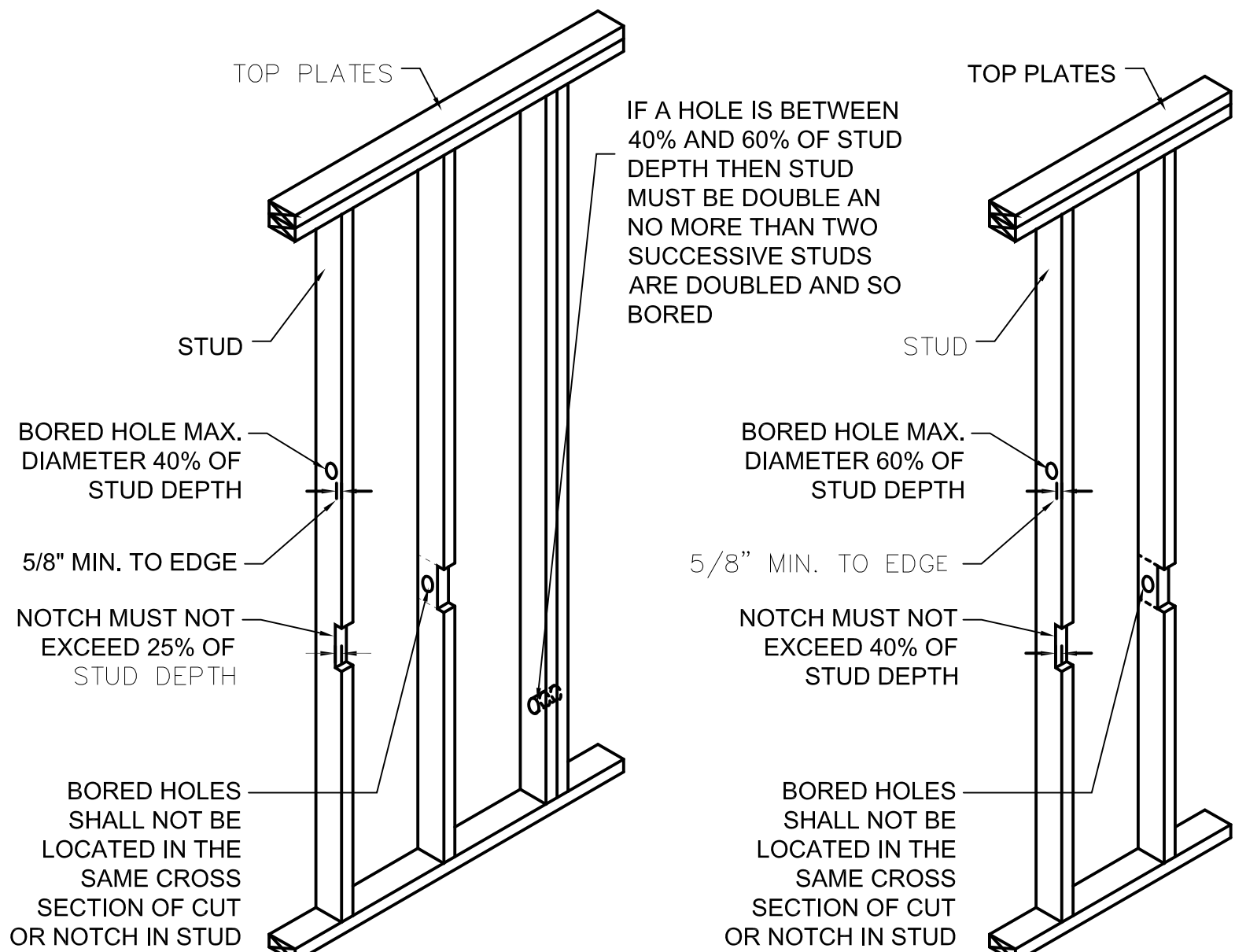


FIGURE R602.6 (1) NOTCHING & BORED HOLE LIMITATIONS FOR EXTERIOR WALLS & BEARING WALLS

FIGURE R602.6 (2) NOTCHING & BORED HOLE LIMITATIONS FOR INTERIOR WALLS & NONBEARING WALLS

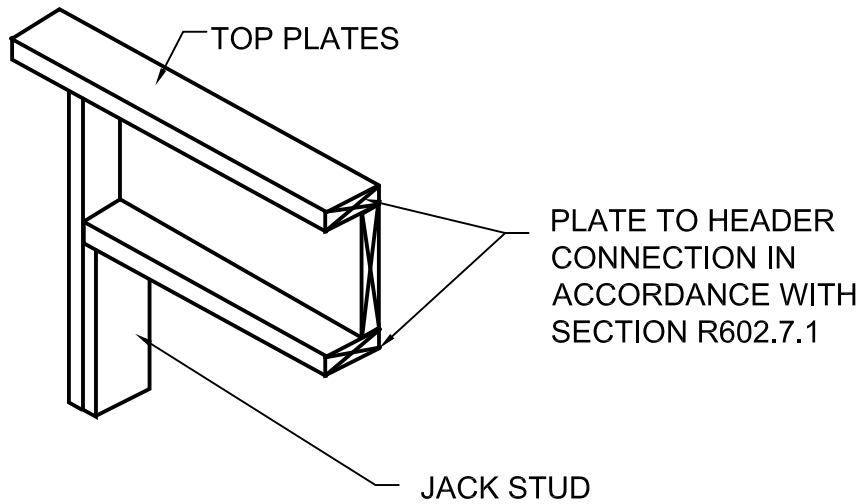


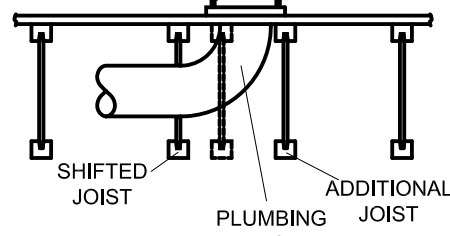
FIGURE R602.7.1(2) ALTERNATIVE SINGLE MEMBER HEADER WITHOUT CRIPPLE

#### INSTALLATION TIPS

\* SUBFLOOR ADHESIVE WILL IMPROVE FLOOR PERFORMANCE, BUT MAY NOT BE REQUIRED.

• WHEN JOISTS ARE DOUBLED AT NON-LOAD BEARING PARALLEL PARTITIONS, SPACE JOISTS APART THE WIDTH OF THE WALL FOR PLUMBING OR HVAC.

\* ADDITIONAL JOIST AT PLUMBING DROP (SEE DETAIL).



\* SQUASH BLOCKS AND BLOCKING PANELS CARRY STACKED VERTICAL LOADS (DETAILS B1 AND B2). PACKING OUT THE WEB OF A TJI® JOIST (WITH WEB STIFFENERS) IS NOT A SUBSTITUTE FOR SQUASH BLOCKS OR BLOCKING PANELS.

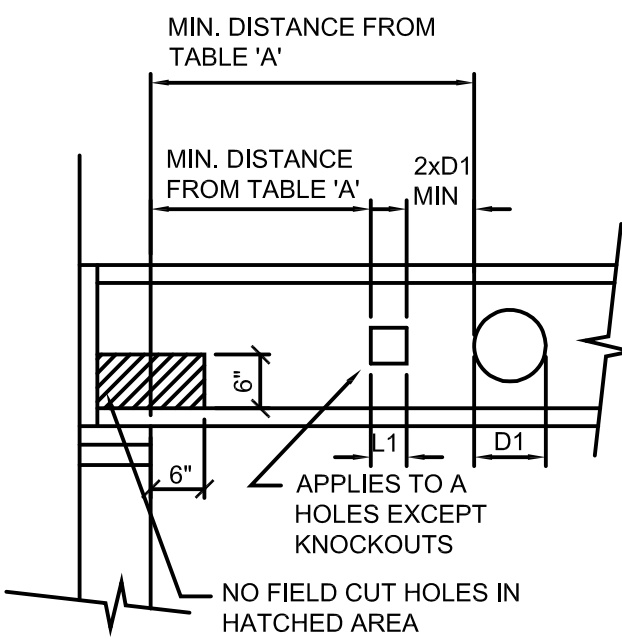
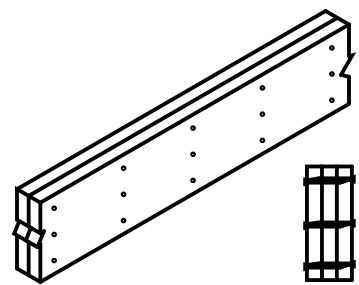


TABLE 'A' - END SUPPORT MIN DISTANCE FROM EDGE OF HOLE TO INSIDE FACE OF NEAREST END SUPPORT															
DEPTH	TJI	○ ROUND HOLE SIZE							□ SQUARE AND RECTANGULAR HOLE SIZE						
		2"	3"	4"	6 1/2"	8 7/8"	11"	13"	2"	3"	4"	6 1/2"	8 7/8"	11"	13"
9 1/2"	230	1'-0"	1'-6"	2'-0"	5'-0"	--	--	--	1'-0"	2'-0"	2'-6"	5'-0"	--	--	--



#### CONNECTION OF MULTIPLE PIECES OF TOP-LOADED BEAMS <sup>(1)</sup>

##### 1 3/4" WIDTH PIECES:

- MINIMUM OF 3 ROWS 10D (3" X 0.128") NAILS AT 12" O.C.
- MINIMUM OF 4 ROWS 10D (3" X 0.128") NAILS AT 12" O.C. FOR 14" AND DEEPER BEAMS

• IF USING 12D (3 3/4") OR LARGER NAILS, THE NUMBER OF NAILING ROWS MAY BE REDUCED BY ONE.

##### 3 1/2" WIDTH PIECES:

- MINIMUM OF 2 ROWS 1/2" BOLTS AT 24" O.C. STAGGERED

(1) LOAD MUST BE APPLIED EVENLY ACROSS ENTIRE BEAM WIDTH. OTHERWISE, USE CONNECTIONS FOR SIDE-LOADED BEAMS.

**ADDITIONAL NAILING OR BOLTING MAY BE REQUIRED WITH SIDE-LOADED MULTIPLE-MEMBER BEAMS. REFER TO CURRENT PRODUCT LITERATURE.**

#### R602.6 DRILLING AND NOTCHING OF STUDS

DRILLING AND NOTCHING OF STUDS SHALL BE IN ACCORDANCE WITH THE FOLLOWING: NOTCHING, ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION SHALL BE PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS SHALL BE PERMITTED TO BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH.

DRILLING, ANY STUD SHALL BE PERMITTED TO BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NOT MORE THAN 60% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NOT CLOSER THAN 5/8 INCH (16 MM) TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60 PERCENT SHALL BE DOUBLED WITH NOT MORE THAN TWO SUCCESSIVE DOUBLED STUDS BORED. SEE FIGURES R602.6(1) AND R602.6(2). FOR BORED HOLES FOR ELECTRICAL WIRING SEE NYS RESIDENTIAL BUILDING CODE TABLE E3702.1.

#### R602.5 INTERIOR NONBEARING WALLS

INTERIOR NONBEARING WALLS SHALL BE PERMITTED TO BE CONSTRUCTED WITH 2" X 3" STUDS SPACED 24 INCHES ON CENTER OR, WHEN NOT PART OF A BRACED WALL LINE, 2" X 4" FLAT STUDS SPACED AT 16 INCHES ON CENTER. INTERIOR NONBEARING WALLS SHALL BE CAPPED WITH AT LEAST A SINGLE TOP PLATE. INTERIOR NONBEARING WALLS SHALL BE FIRE BLOCKED IN ACCORDANCE WITH SECTION R602.8.

TABLE R602.3(1)  
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER <sup>a,b,c</sup>	SPACING OF FASTENERS	
DOUBLE STUDS, FACE NAIL	10d (3" x 0.128")	24 O.C.	
DOUBLE TOP PLATES, FACE NAIL	10d (3" x 0.128")	24 O.C.	
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10d (3" x 0.128")	—	
BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d (31/2" x 0.135")	16" O.C. ALONG EACH EDGE	
CONTINUED HEADER, TWO PIECES	16d (31/2" x 0.135")	16" O.C. ALONG EACH EDGE	
CEILING JOISTS TO PLATE, TOE NAIL	3-8d (21/2" x 0.113")	—	
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d (21/2" x 0.113")	—	
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3-10d (3" x 0.128")	—	
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-10d (3" x 0.128")	—	
		EDGES (INCHES) <sup>d</sup>	INTERMEDIATE SUPPORTS <sup>e</sup> (INCHES)
1/2" GYPSUM SHEATHING <sup>d</sup>	11/2" GALVANIZED ROOFING NAIL: 6D COMMON (2" x 0.131") NAIL STAPLE GALVANIZED 11/2" LONG; 11/4" SCREWS, TYPE W OR S	4	8
5/8" GYPSUM SHEATHING <sup>d</sup>	13/4" GALVANIZED ROOFING NAIL: 8D COMMON (21/2" x 0.131") NAIL STAPLE GALVANIZED 15/8" LONG; 15/8" SCREWS, TYPE W OR S	4	8

A. ALL NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 KSI FOR SHANK DIAMETER OF 0.192 INCH (20D COMMON NAIL), 90 KSI FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 KSI FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.

B. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16-INCH ON DIAMETER CROWN WIDTH.

C. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.

D. FOUR-FOOT BY 8-FOOT OR 4-FOOT BY 9-FOOT PANELS SHALL BE APPLIED VERTICALLY.

E. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2).

F. FOR REGIONS HAVING BASIC WIND SPEED OF 110 MPH OR GREATER, 8D DEFORMED (21/2" X 0.120) NAILS SHALL BE USED FOR ATTACHING PLYWOOD AND WOOD STRUCTURAL PANEL ROOF SHEATHING TO FRAMING WITHIN MINIMUM 48-INCH DISTANCE FROM GABLE END WALLS, IF MEAN ROOF HEIGHT IS MORE THAN 25 FEET, UP TO 35 FEET MAXIMUM.

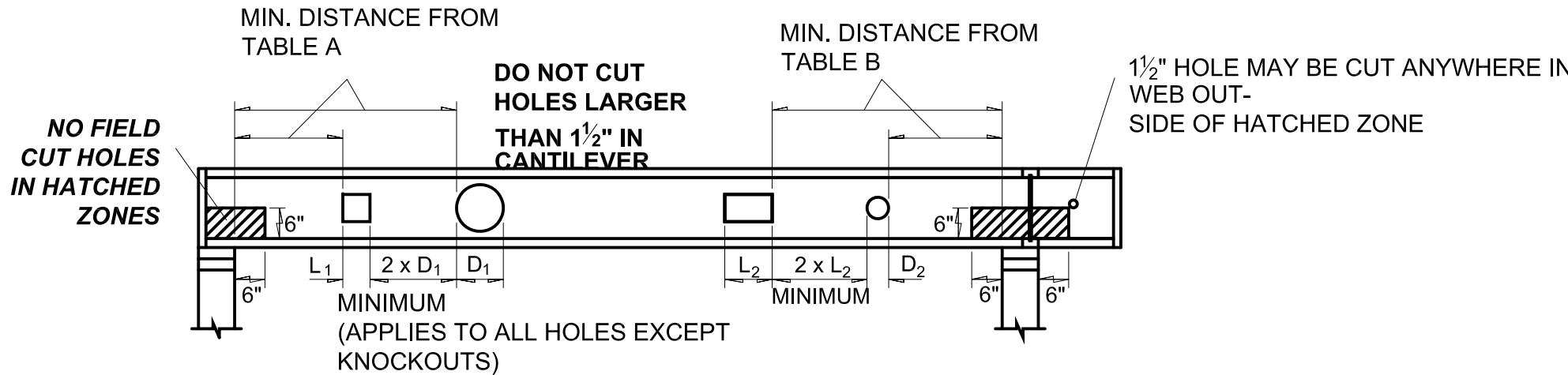
G. FOR REGIONS HAVING BASIC WIND SPEED OF 100 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6 INCHES ON CENTER, WHEN BASIC WIND SPEED IS GREATER THAN 100 MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6 INCHES ON CENTER FOR MINIMUM 48-INCH DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS; AND 4 INCHES ON CENTER TO GABLE END WALL FRAMING.

H. GYPSUM SHEATHING SHALL CONFORM TO ASTM C79 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C208.

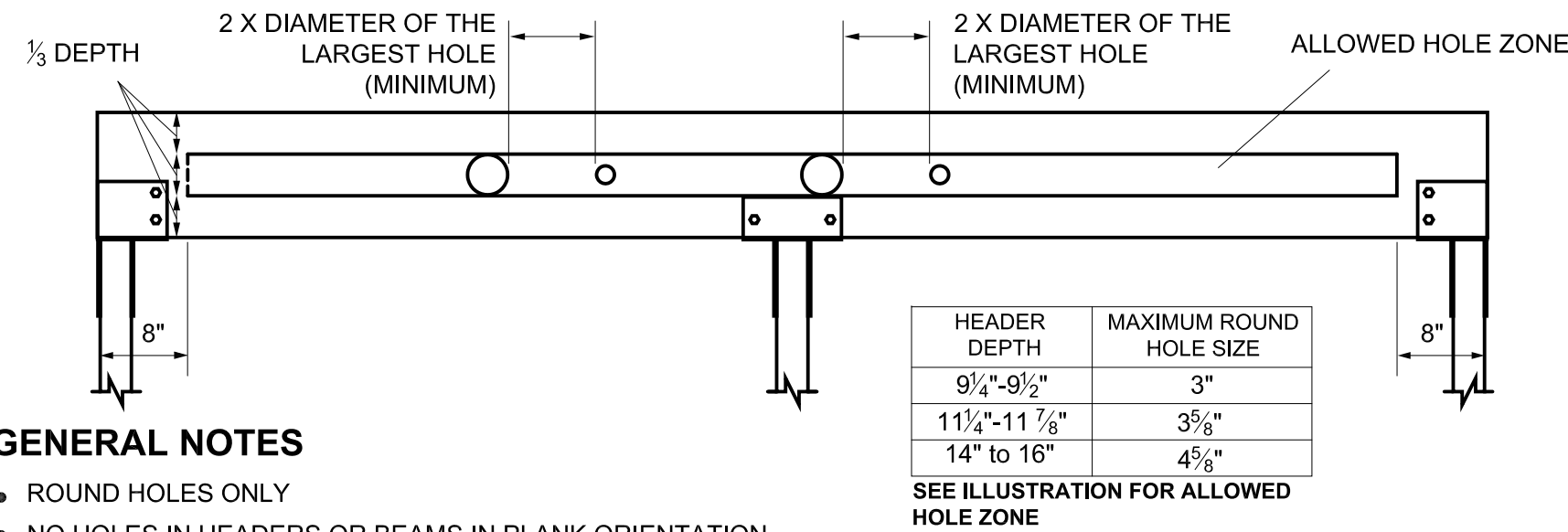
I. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING.

BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.

## ALLOWABLE HOLES - TJI® Joists



## ALLOWABLE HOLES - Headers and Beams 1.55E TIMBERSTRAND® LSL HEADERS AND BEAMS



#### GENERAL NOTES

- ROUND HOLES ONLY
- NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.

**BMD**

BM DESIGN  
68 DEER HILL DR  
RIDGFIELD CT, 06877  
TELEPHONE: 203 442 3061

COPYRIGHT:  
BM DESIGN EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF THE OFFICE OF BM DESIGN. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS. CONTRACTORS TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FOUND IN THESE PLANS, DIMENSIONS, EXISTING CONDITIONS OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING ANY PRODUCT MATERIAL, OR METHOD OF ASSEMBLY IS TO BE POINTED OUT TO THE BM DESIGN IMMEDIATELY.



TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISION OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT.

Drawing Issue		
No.	Date	By

Drawing Revisions		
No.	Date	By

PROJECT  
FOLEY RESIDENCE  
42 BUTTERWOOD LN E,  
IRVINGTON, NY 1053

TITLE  
GENERAL NOTES

DATE:  
02. 21. 2021  
SCALE:  
NTS

Sheet  
**A-002**



No use, reproduction or dissemination may be made of this drawing and the concepts set forth hereon without prior written consent of BM Design. This drawing remains the property of BMD at Copy right 2021 BMD.

Basement finish schedule				finish schedule- provide the following finishes in the rooms indicated																		
room	item	vendor	size	quantity	room name	floors			walls				woodwork					remarks				
MUDROOM	FLOOR - SLATE TILE 16" x 16"	TBD	SEE PLAN	TBD	BASEMENT		existing to remain- refinish	new floor	bath tile	existing to remain- repair as require	new 2x4 wall	gypsum board	new 2x6 wall	bath tile	paneling	existing base	existing door casing	existing window casing	new base	new door casing	new window casing	
	DOOR - ONE PANEL	TBD	SEE PLAN	TBD		MUDROOM			●		●	●				●			●	●		
	DOORKNOBS	KWICKSET	SEE PLAN	TBD		KITCHENETTE			●		●	●							●	●		
	SCHLAGE HINGES	BUILD.COM	SEE PLAN	TBD		PLAY ROOM			●		●								●	●	●	
	RECESSED LIGHTING	TBD	SEE PLAN	TBD		HALL			●		●	●	●		●				●	●		
	LUTRON DIMMERS STYLE TBD	TBD	SEE PLAN	TBD		BATHROOM				●	●	●			●				●	●	●	
	BASEBOARD MOLDINGS	TBD	SEE PLAN	TBD																		
KITCHENET	FLOOR - SLATE TILE 16" x 16"	TBD	SEE PLAN	TBD																		
	DOOR - ONE PANEL	TBD	SEE PLAN	TBD																		
	DOORKNOBS	KWICKSET	SEE PLAN	TBD																		
	SCHLAGE HINGES	BUILD.COM	SEE PLAN	TBD																		
	RECESSED LIGHTING	TBD	SEE PLAN	TBD																		
	LUTRON DIMMERS STYLE TBD	TBD	SEE PLAN	TBD																		
	BASEBOARD MOLDINGS	TBD	SEE PLAN	TBD																		
PLAYROOM	WOOD FLOOR	TBD	SEE PLAN	TBD	NOTE: CLOSETS SHALL HAVE THE SAME FINISHES AS THE ROOM OFF WITCH THEY OCCUR																	
	DOOR - ONE PANEL	TBD	SEE PLAN	TBD																		
	DOORKNOBS	KWICKSET	SEE PLAN	TBD																		
	SCHLAGE HINGES	BUILD.COM	SEE PLAN	TBD																		
	RECESSED LIGHTING	TBD	SEE PLAN	TBD																		
	LUTRON DIMMERS STYLE TBD	TBD	SEE PLAN	TBD																		
	BASEBOARD MOLDINGS	TBD	SEE PLAN	TBD																		
HALL	FLOOR -CARLISLE 6" WHITE OAK FLOOR-CHEVRON (CL, STRAIGHT PLANKS)	CARLISLE	2-12'	TBD	door schedule:																	
	DOOR - ONE PANEL	TBD	SEE PLAN	TBD	sym.	qty.	manufacturer	type	model #	rough opening	grilles	glazing	jamb thk.	hardware				remarks				
	DOORKNOBS	KWICKSET	SEE PLAN	TBD										manuf.	color	handles	locks					
	SCHLAGE HINGES	BUILD.COM	SEE PLAN	TBD	①	1	RELOCATE EXISTING DOOR	EXISTING DOOR	EXISTING	DOOR SIZE 3'-0" x 6'-8"	N/A	N/A	6 <sup>3</sup> / <sub>8</sub> "	N/A	N/A	N/A	N/A					
	RECESSED LIGHTING	TBD	SEE PLAN	TBD	②	1	1 PANEL DOORS	SHIPLAP JIB DOOR – DOUBLE DOOR	TBD	DOOR SIZE 4'-0" x 6'-8"	N/A	N/A	4 <sup>3</sup> / <sub>8</sub> "	KWIKSET	BLACK			DUMMIES				
	LUTRON DIMMERS STYLE TBD	TBD	SEE PLAN	TBD	③	1	1 PANEL DOORS	SINGLE DOOR	TBD	DOOR SIZE 2'-6" x 6'-8"	N/A	N/A	4 <sup>3</sup> / <sub>8</sub> "	KWIKSET	BLACK			PASSAGEWAY				
	BASEBOARD MOLDINGS	TBD	SEE PLAN	TBD	④	1	1 PANEL DOORS	SINGLE DOOR	TBD	DOOR SIZE 20" x 6'-8"	N/A	N/A	4 <sup>3</sup> / <sub>8</sub> "	KWIKSET	BLACK			DUMMIES				
BATHROOM	TILE FLOOR	TBD	SEE PLAN	TBD	⑤	1	1 PANEL DOORS	SINGLE DOOR	TBD	DOOR SIZE 3'-0" x 6'-8"	N/A	N/A	4 <sup>3</sup> / <sub>8</sub> "	KWIKSET	BLACK			PASSAGEWAY				
	DOOR - ONE PANEL	TBD	SEE PLAN	TBD	⑥	1	1 PANEL DOORS	SINGLE DOOR	TBD	DOOR SIZE 2'-6" x 6'-8"	N/A	N/A	4 <sup>3</sup> / <sub>8</sub> "	KWIKSET	BLACK			PASSAGEWAY				
	DOORKNOBS	KWICKSET	SEE PLAN	TBD	⑦	1	1 PANEL DOORS	SHIPLAP JIB DOOR – DOUBLE DOOR	TBD	DOOR SIZE 2'-6" x 6'-8"	N/A	N/A	4 <sup>3</sup> / <sub>8</sub> "	KWIKSET	BLACK			DUMMIES				
	SCHLAGE HINGES	BUILD.COM	SEE PLAN	TBD	⑧	1	1 PANEL DOORS	SHIPLAP JIB DOOR – DOUBLE DOOR	TBD	DOOR SIZE 2'-6" x 6'-8"	N/A	N/A	4 <sup>3</sup> / <sub>8</sub> "	KWIKSET	BLACK			DUMMIES				
	RECESSED LIGHTING	TBD	SEE PLAN	TBD	⑨	1	1 PANEL DOORS	SINGLE DOOR	TBD	DOOR SIZE 2'-6" x 6'-8"	N/A	N/A	4 <sup>3</sup> / <sub>8</sub> "	KWIKSET	BLACK			DUMMIES				
	LUTRON DIMMERS STYLE TBD	TBD	SEE PLAN	TBD	⑩	1	1 PANEL DOORS	SINGLE DOOR	TBD	DOOR SIZE 2'-6" x 6'-8"	N/A	N/A	6 <sup>3</sup> / <sub>8</sub> "	KWIKSET	BLACK			DUMMIES				
	BASEBOARD MOLDINGS	TBD	SEE PLAN	TBD	⑪	1	1 PANEL DOORS	SINGLE DOOR	TBD	DOOR SIZE 2'-4" x 6'-8"	N/A	N/A	6 <sup>3</sup> / <sub>8</sub> "	KWIKSET	BLACK			PRIVACY				

pluming fixtures	interior finish key	interior doors	interior trim specifications	Floor specifications
BATHROOM FAUCET: AM-PRB008 BRASS VESSEL SINK BATHROOM FAUCET 1.8, GPM SHOWER: KOHLER FORTE 2.5 GPM MULTI FUNCTION SHOWER HEAD, Model: K-22168-CP - 2.5 GPM TOILET: KOHLER REACH 0.8 / 1.28 GPF DUAL FLUSH ONE PIECE ELONGATED TOILET WITH ACTUATOR FLUSH. MODEL:K-23188-0	PTD. G.W.B. PTD. G.W.B. (M.E.) M.R. GWB. X G.W.B. PLASTER PTD. WD. PTD. WD. (M.E.) ST. WD. ST. WD. (M.E.) W.P. C.T. V.T. CARPET  PAINTED GYPSUM BOARD PAINTED GYPSUM BOARD (MATCH EXISTING) PAINTED MOISTURE RESISTANT GYPSUM BOARD PAINTED TYPE "X" FIRE RATED GYPSUM WALL BOARD PAINTED SKIM COAT PLASTER OVER "BLUE BOARD" GYPSUM BOARD PAINTED WOOD PAINTED WOOD (MATCH EXISTING) STAINED WOOD STAINED WOOD (MATCH EXISTING) WALL PAPER CERAMIC TILE VINYL TILE CARPET AND PAD	ALL INTERIOR DOORS IN THE BASEMENT SHOULD BE 1 PANEL DOORS. SOLID FOR BATHROOM, BEDROOM. HOLLOW FOR ALL CLOSETS.	ALL INTERIOR TRIM TO BE BY "INTERSTATE LUMBER". ALL BASE, CASING DOOR AND WINDOWS TO MATCH THE HOUSE EXISTING TRIM.  BASE: 1 X 5 1/2" FLAT STOCK BOARD CASING DOOR 1 X 4" FLAT STOCK MITERED CASING WINDOW 1 X 1 1/2" FLAT STOCK MITERED	CARLISLE WIDE PLANK FLOORS - WEEKEND COTTAGE, CASUAL COLLECTION, WHITE OAK HARDWOOD FLOORING. • ENGINEERED OR SOLID FLOORING IS 3/4" TOTAL THICKNESS • T AND G EDGE JOINTS AND END MATCHED • SOFTENED EDGE ON THE 2 LONG SIDES OF EACH PLANK OF 1/32" - ENDS ARE NOT EASED.  MUDROOM - SLATE TILE 16" x 16" PLAYROOM - WOOD FLOOR HALLWAY - CHEVRON CL - STRAIGHT PLANKS BATHROOM - TILE STORAGE - PAINT CONCRETE

3MD

BM DESIGN

68 DEER HILL DR  
RIDGEFIELD CT, 06877  
TELEPHONE: 203 442 3061

COPYRIGHT:  
BM DESIGN EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF THE OFFICE OF BM DESIGN. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS. CONTRACTORS TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FOUND IN THESE PLANS, DIMENSIONS, EXISTING CONDITIONS OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING ANY PRODUCT MATERIAL, OR METHOD OF ASSEMBLY IS TO BE POINTED OUT TO THE BM DESIGN IMMEDIATELY.

REGISTERED ARCHITECT

JOHN BENTON KUNIN, AIA

212823

STATE OF NEW YORK

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISION OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT

Drawing Issue

No.	Date	By

Drawing Revisions

No.	Date	By

PROJECT

FOLEY RESIDENCE  
42 BUTTERWOOD LN E,  
IRVINGTON, NY 1053

TITLE

SCHEDULE/ SPECIFICATIONS

DATE:  
02. 21. 2021

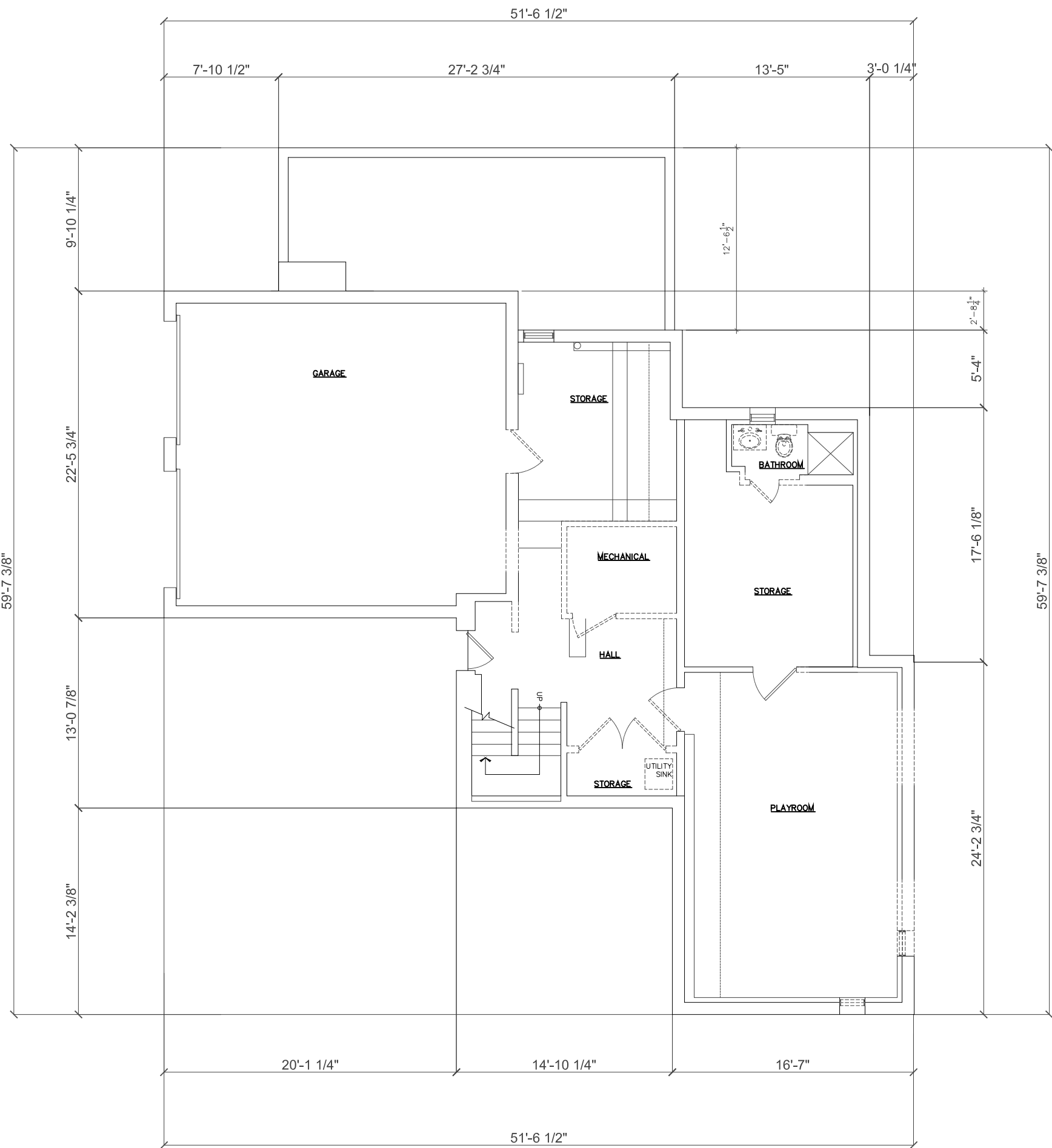
SCALE:  
NTS

Sheet

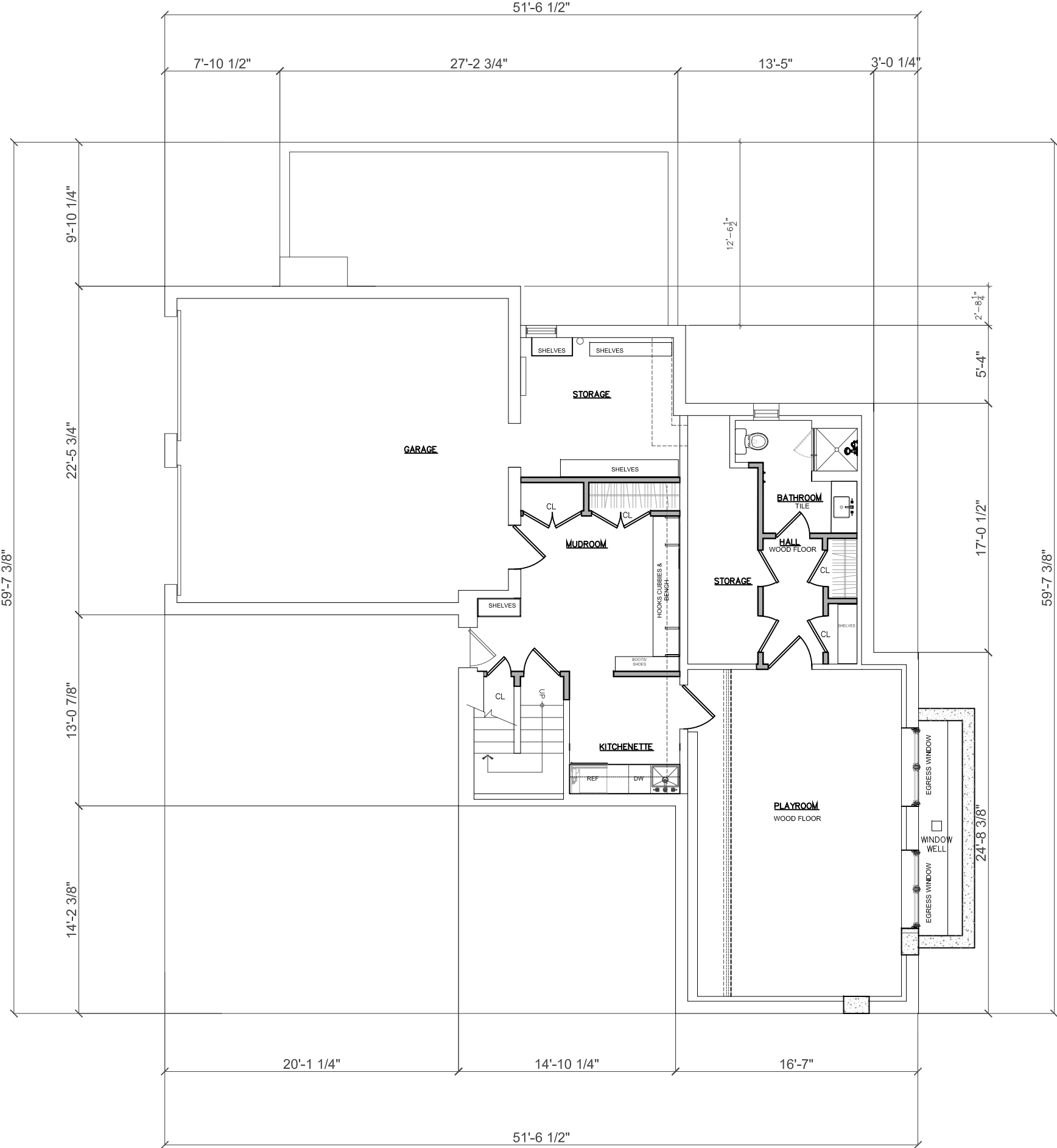
A-003



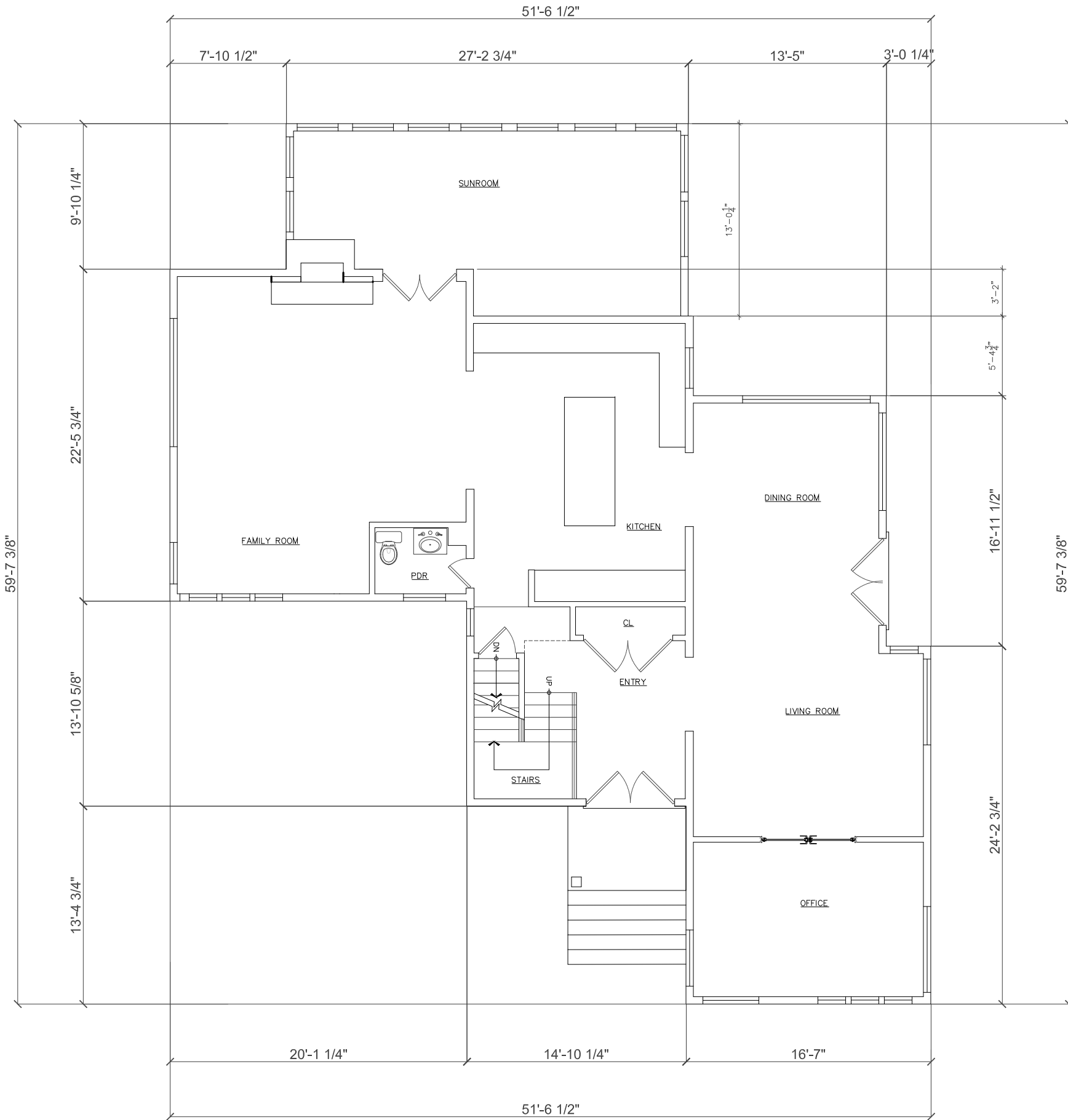
No use, reproduction or dissemination may be made of this drawing and the concepts set forth hereon without prior written consent of BM Design. This drawing remains the property of BMD at Copy right 2021 BMD.



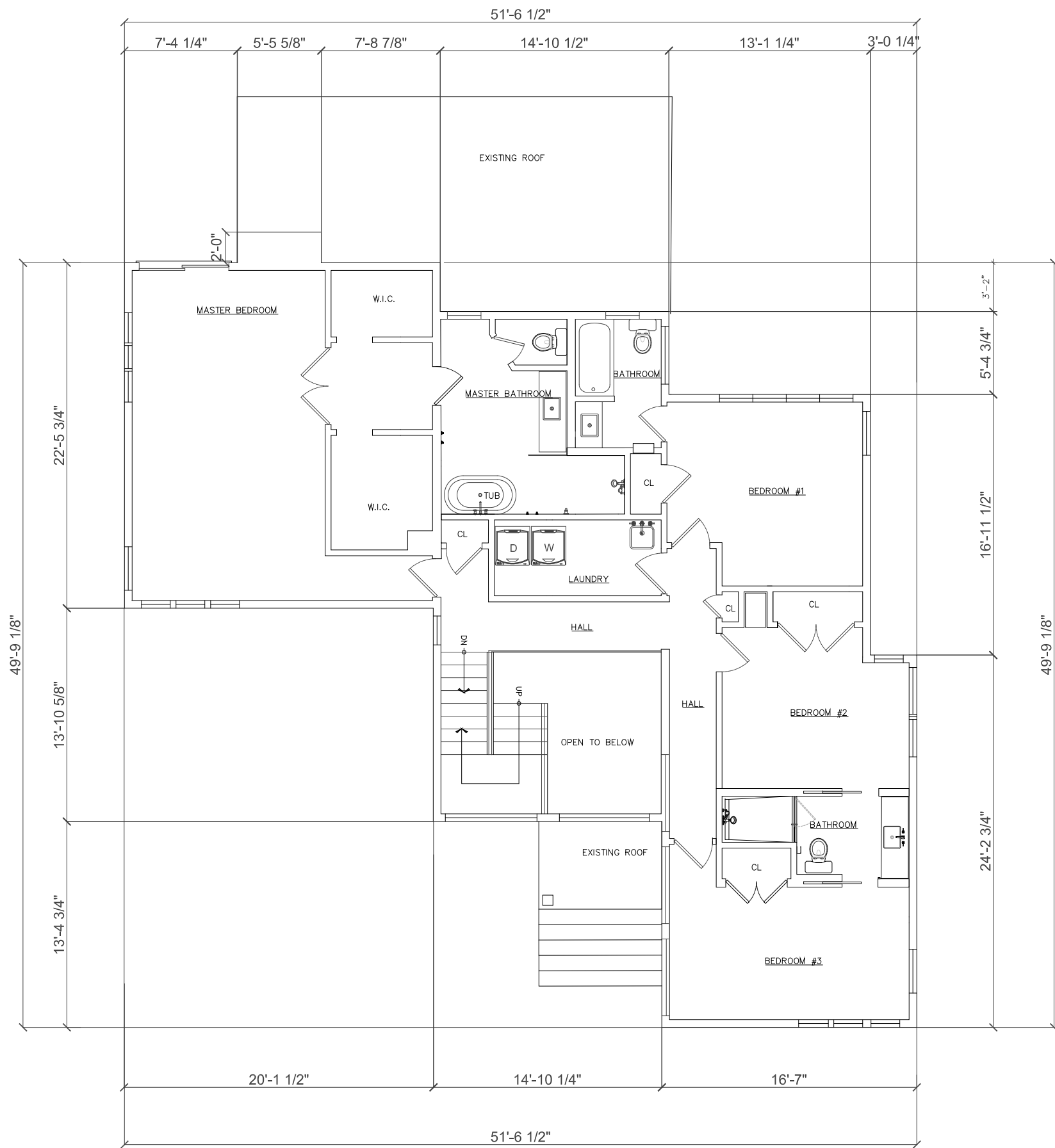
0 LOWER LEVEL PLAN: EXISTING/DEMO  
1/8" = 1'- 0"



3 LOWER LEVEL PLAN: PROP  
1/8" = 1'- 0"



1 FIRST FLOOR PLAN: NO WORK  
1/8" = 1'- 0"



2 SECOND FLOOR PLAN: NO WORK  
1/8" = 1'- 0"

BMD

BM DESIGN  
68 DEER HILL DR  
RIDGEFIELD CT, 06877  
TELEPHONE: 203 442 3061

COPYRIGHT:  
BM DESIGN EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND  
OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE  
REPRODUCED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED  
TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN  
PERMISSION AND CONSENT OF THE OFFICE OF BM DESIGN. DRAWINGS  
SHALL NOT BE SCALED FOR DIMENSIONS. CONTRACTORS TO VERIFY ALL  
DIMENSIONS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. ANY  
DISCREPANCIES FOUND IN THESE PLANS, DIMENSIONS, EXISTING  
CONDITIONS OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING  
ANY PRODUCT MATERIAL, OR METHOD OF ASSEMBLY IS TO BE POINTED OUT  
TO THE BM DESIGN IMMEDIATELY.



TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT  
OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON  
THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISION  
OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE  
AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE  
CURRENTLY IN EFFECT

Drawing Issue		
No.	Date	By

Drawing Revisions		
No.	Date	By

PROJECT  
  
FOLEY RESIDENCE  
42 BUTTERWOOD LN E,  
IRVINGTON, NY 1053

TITLE  
  
FLOOR PLANS DIMENSIONS

DATE: 02. 21. 2021  
SCALE: 1/8" =1'-0"

Sheet  
  
A-100



No use, reproduction or dissemination may be made of this drawing and the concepts set forth hereon without prior written consent of BM Design. This drawing remains the property of BMD at Copy right 2021 BMD.

DEMOLITION NOTES

1. GENERAL CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORK.
2. GENERAL CONTRACTOR TO PROVIDE ALL TEMPORARY SUPPORTS AND BRACING AS REQUIRED TO INSURE STABILITY OF STRUCTURE.
3. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CONSTRUCTION AND SAFEGUARDS INCLUDING PLANKING, RUNWAYS, BRIDGES, GUARD RAILS, BARRICADES, LIGHTS AND WARNING SIGNS AS NECESSARY FOR THE PROTECTION OF STREETS AND SIDEWALKS, SITE IMPROVEMENTS, EXISTING TREES AND VEGETATION, EXISTING BUILDINGS, ADJACENT PROPERTY, AND THE PUBLIC.
4. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, STRUTS, AND BRACING AND SHALL TAKE ALL OTHER NECESSARY PRECAUTIONS TO PREVENT SETTLEMENT, COLLAPSE OR MOVEMENT OF WALLS, FLOORS OR OTHER EXISTING FRAMING. THE TEMPORARY SHORING, STRUTS, AND BRACING SHALL BE REMOVED WHEN THE NECESSITY FOR SUCH ITEMS CEASES TO EXIST.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PERSONS FROM INJURY WITHIN THE AREA OF THE OPERATIONS.
6. THE CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR ANY DISTURBANCE OR DAMAGE TO THE EXISTING BUILDINGS, FACILITIES AND IMPROVEMENTS WITHIN THE AREA OF OPERATIONS UNDER THIS SECTION. ANY DISTURBANCE OR DAMAGE TO THE EXISTING BUILDING AND IMPROVEMENTS, OR ANY IMPAIRMENT OF FACILITIES OF ADJACENT STRUCTURES RESULTING DIRECTLY OR INDIRECTLY FROM THE OPERATIONS OF THIS WORK SHALL BE PROMPTLY RESTORED, REPAIRED, OR REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE ARCHITECT WITHOUT COST TO THE OWNER.
7. THE ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE REQUIREMENTS THAT HE/SHE SHALL COMPLY FULLY WITH ALL PROVISIONS OF THE GOVERNING BUILDING CODE, LOCAL LAWS, ORDINANCES AND REGULATIONS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK.
8. THE CONTRACTOR SHALL RECEIVE DIRECT TITLE TO ALL PROPERTY TO BE DEMOLISHED, EXCEPT WHERE OTHERWISE DIRECTED BY THE OWNER OR ARCHITECT, SAID TITLE TO VEST IN THE CONTRACTOR IMMEDIATELY UPON THE CONTRACTOR'S COMMENCEMENT OF WORK. HOWEVER, THE CONTRACTOR SHALL NOT SELL OR ASSIGN, OR ATTEMPT TO SELL OR ASSIGN ANY INTEREST IN SALVAGE MATERIALS UNTIL SUCH ITEMS HAVE BEEN REMOVED FROM THE PREMISES BY THE CONTRACTOR. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITION OF OR ANY LOSS OR DAMAGE TO SUCH PROPERTY FROM ANY CAUSE WHATSOEVER. ALL SALVAGE MATERIALS SHALL BE REMOVED FROM THE PREMISE PROMPTLY, AS THE STORAGE OF THE CONTRACTORS SALVAGE MATERIALS ON SITE WILL NOT BE PERMITTED. MATERIAL DIRECTED BY THE OWNER OR ARCHITECT TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND STORED ON THE PREMISES WHERE DIRECTED.
9. THE WORK OF DEMOLITION SHALL BE EXECUCED IN A CAREFUL AND ORDERLY MANNER, WITH THE LEAST POSSIBLE DISTURBANCES TO THE PUBLIC, TRAFFIC, AND OCCUPANTS OF ADJACENT BUILDINGS.
10. USE OF EXPLOSIVES AND BURNING OF REMOVED MATERIAL ON THE PREMISES IS NOT PERMITTED.
11. EXISTING STRUCTURES, PIPING, APPARATUS, EQUIPMENT OR SERVICES UNLESS EXPRESSLY REQUIRED BY THE CONTRACT ARE NOT TO BE DISTURBED.
12. NO PART OF THE EXISTING BUILDING IS TO BE LOADED WITH ANY MATERIALS OR EQUIPMENT THAT MAY ENDANGER ITS SAFETY.
13. MATERIAL RESULTING FROM THE DEMOLITION OPERATIONS SHALL NOT BE PERMITTED TO ACCUMULATE ON THE FLOORS OF THE BUILDINGS IN EXCESS OF THEIR SAFE CARRYING CAPACITY, OR ON OTHER PARTS OF THE PREMISES BUT SHALL BE PROMPTLY REMOVED FROM THE SITE AS THEY ACCRUE. RUBBISH OR SALVAGE MATERIALS SHALL NOT BE STORED ON ADJOINING PROPERTIES.
14. THE STREETS, SIDEWALKS AND IMMEDIATE SITE AFFECTED BY THE OPERATIONS OF THIS SECTION SHALL BE KEPT CLEAN DURING WORKING HOURS AND SHALL BE THOROUGHLY CLEANED AND SWEEPED AT THE END OF EACH WORKING DAY.
15. UPON COMPLETION OF THE DEMOLITION OPERATION, ALL RUBBISH AND DEBRIS FOUND ON THE SITE AND RESULTING FROM THE WORK OF THE DEMOLITION SHALL BE REMOVED FROM THE PREMISES. ALL OF THE CONTRACTOR'S EQUIPMENT AND SALVAGED MATERIAL SHALL BE PROMPTLY REMOVED UPON COMPLETION OF THE SECTION, AND THE AFFECTED STREETS AND SIDEWALKS SHALL BE SWEEPED CLEAN. THE PREMISES SHALL BE LEFT IN A CLEAN & SAFE CONDITION.
16. TEMPORARILY CONSTRUCTED PROTECTION ITEMS SHALL BE REMOVED UPON SUBSTANTIAL COMPLETION OF THE WORK OF THIS SECTION.
17. ALL DOORS, FRAMES, SHELIVING, AND BUILT IN WORK SHALL BE REMOVED WHERE INDICATED AND AS REQUIRED TO COMPLETE THE SCOPE COVERED IN THESE DOCUMENTS.
18. EXISTING SERVICE LINES TO BE DISCONNECTED, SEALED AND/OR CAPPED AS REQUIRED BEFORE STARTING DEMOLITION OPERATIONS.
19. ALL ACTIVE MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
20. THE TRADES AND SUBCONTRACTORS WHO NORMALLY HANDLE THE VARIOUS ITEMS OF EQUIPMENT AND FITTINGS SHALL DISCONNECT, REMOVE, STORE AND PROTECT AGAINST DAMAGE; MOVE AND RELOCATE AS NECESSARY AND RECONNECT, INSTALL AND/OR BUILD-IN AT THE LOCATIONS REQUIRED; AND CAP AND SEAL ALL SERVICES TO AND FROM THE EQUIPMENT AND FITTINGS.
21. THE CONTRACTOR SHALL CONFIRM WITH THE ARCHITECT AND OWNER REGARDING THE DISPOSITION OF EQUIPMENT FOR WHICH INSTRUCTION HAVE NOT BEEN GIVEN IN ADVANCE. THE OWNER RESERVES THE RIGHT TO DECIDE AS THE WORK PROGRESSES ON THE DISPOSITION OF THE EQUIPMENT AND FITTINGS, AND THE CONTRACTORS SHALL BE

- GOVERNED ACCORDINGLY.
22. REMOVAL OF ASBESTOS OR LEAD PAINT ENCOUNTERED SHALL BE DEALT WITH IN ACCORDANCE WITH REQUIREMENTS OF LOCAL GOVERNING AUTHORITIES.
  23. MASONRY, WHETHER OF CONCRETE, STONE, BRICK, OR TILE SHALL BE DEMOLISHED IN SMALL SECTIONS. FRAMING SHALL BE INDIVIDUALLY REMOVED AND CAREFULLY LOWERED. WHERE NECESSARY TO AVOID COLLAPSE OF EITHER WALLS OR FRAMING, TEMPORARY SHORES, STRUTS, OR BRACING SHALL BE INSTALLED.
  24. ALL MAJOR DEMOLITION WORK AS INDICATED IS REQUIRED TO BE PERFORMED IN A SEQUENCE SO AS NOT TO DELAY THE WORK OF ANY OTHER TRADE.
  25. THE ARCHITECT SHALL BE NOTIFIED IF STRUCTURAL MEMBERS ARE UNCOVERED DURING DEMOLITION. KEEP THE ARCHITECT ADVISED OF PROGRESS. INSURE PROPER LOCATION AND DIMENSIONS OF DEMOLISHED AREAS. INFORM ARCHITECT OF DISCREPANCIES.
  26. THE CONTRACTOR SHALL COORDINATE ALL INDICATED DEMOLITION WITH NEW CONSTRUCTION.
  27. ALL HVAC, ELECTRICAL, AND PLUMBING EQUIPMENT UNCOVERED DURING DEMOLITION THAT IS NOT SHOWN TIED INTO NEW ALTERATIONS OR TO RELOCATED UNITS IS TO BE "CAPPED OFF," COVERED, AND LOCATION NOTED FOR FUTURE USE.
  28. WHERE INDICATED, OR IF NOT INDICATED WHERE NEW CONSTRUCTION WOULD DAMAGE EXISTING ROOFS. GENERAL CONTRACTOR SHALL REPAIR EXISTING ROOF IN SUCH A MANNER SO AS TO ENSURE A WEATHER TIGHT INSTALLATION. IF EXISTING ROOF IS STILL UNDER WARRANTY, CONTRACTOR TO CONTACT ROOF INSTALLER & MANUFACTURER PRIOR TO START OF WORK TO DETERMINE PROPER PROCEDURE.
  29. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MINOR DEMOLITION WORK INCLUDING BUT NOT LIMITED TO: CUTTING AND PATCHING FOR TIE-IN OF THE NEW WASTE LINE TO EXISTING RUNS IN THE FLOOR, AND PATCHING ELECTRICAL CONNECTION THROUGH EXISTING WALLS AND HVAC RUNS. THESE MAY OR MAY NOT BE SPECIFICALLY INDICATED ON THE ARCHITECTURAL DRAWINGS BUT REMAIN THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
  30. GENERAL CONTRACTOR IS RESPONSIBLE FOR CUTTING OPENINGS IN EXISTING WALLS FOR NOTED EQUIPMENT SHOWN ON THE PLANS, PROVIDING LINTELS TO SUPPORT WALL ABOVE, AND PATCHING SAME TO A FLUSH/SOUND CONDITION TO MATCH THE EXISTING.
  31. THE CONTRACTOR SHALL REMOVE EXISTING INTERIOR WALLS AND DOORS AS SHOWN, PATCH FLOORS AND WALLS AS REQUIRED AND PREPARE TO ACCEPT NEW CONSTRUCTION AND FINISHES.
  32. CONTRACTOR SHALL RESPECT THE OWNER RULES REGARDING WORKING HOURS AND HOUSEKEEPING AND SHALL NOT IMPEDE THE PUBLIC USE OF THE BUILDING AND ADJACENT AREAS.
  33. FOR ALL INTERIOR SURFACES, REMOVE ALL FINISHES DOWN TO THE FRAMING. TREAT ALL REMAINING STUDS, JOISTS, ETC. WITH ODOR ABATEMENT SHELLAC APPROVED AND WARRANTED FOR USE IN FIRE DAMAGE.
  34. ALL DEMOLITION TO BE DETERMINED AFTER FIELD EXAMINATION AND APPROVAL BY THE ARCHITECT.

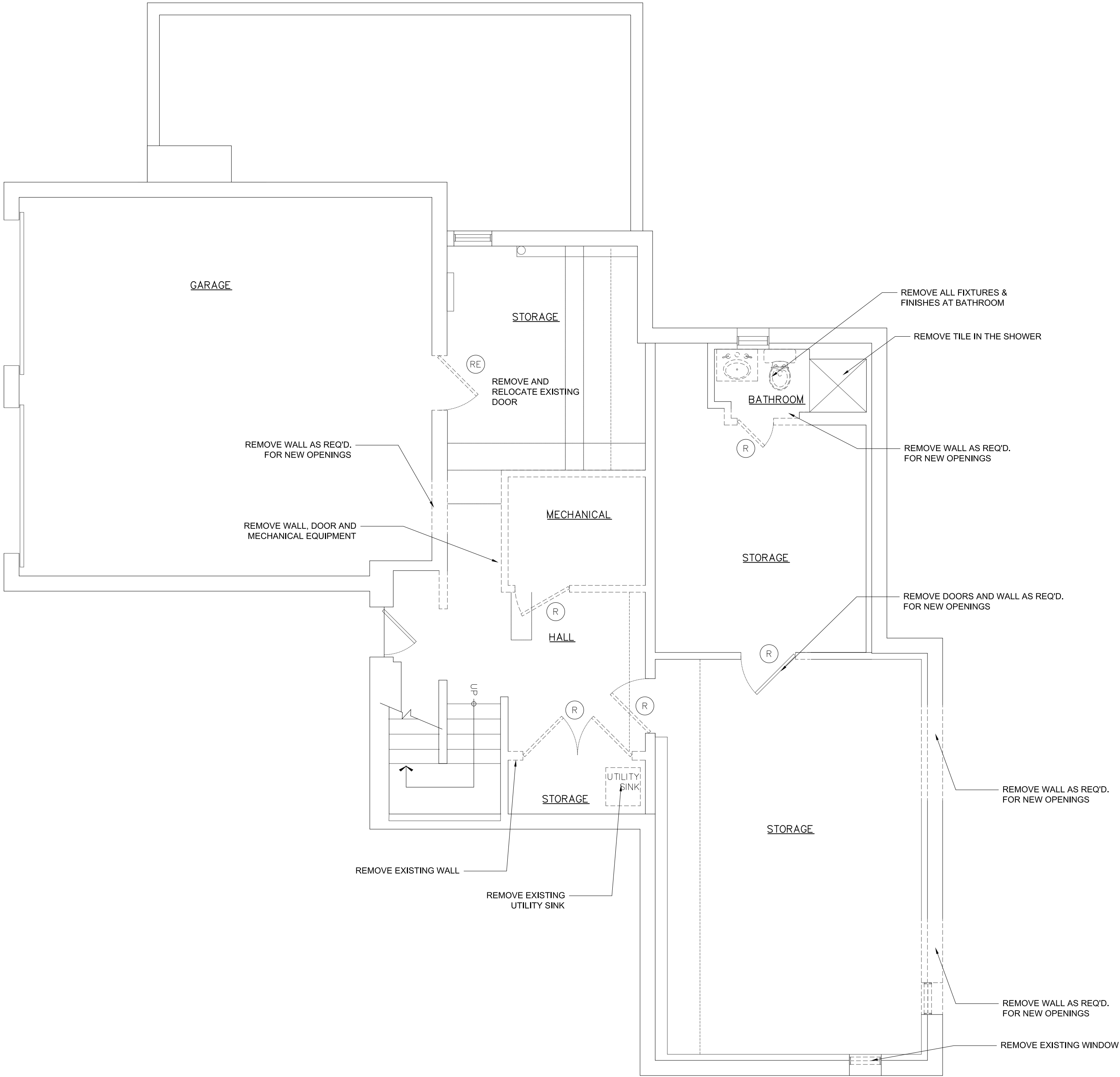
legend

existing wall to remain

existing wall to be removed

R

existing door to be removed



1 BASEMENT FLOOR PLAN: EXISTING/DEMO  
1/4" = 1'-0"

3MD

BM DESIGN

68 DEER HILL DR  
RIDGEFIELD CT, 06877  
TELEPHONE: 203 442 3061

COPYRIGHT:  
BM DESIGN EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF THE OFFICE OF BM DESIGN. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS; CONTRACTORS TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FOUND IN THESE PLANS, DIMENSIONS, EXISTING CONDITIONS OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING ANY PRODUCT MATERIAL, OR METHOD OF ASSEMBLY IS TO BE POINTED OUT TO THE BM DESIGN IMMEDIATELY.



TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISION OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT.

Drawing Issue		
No.	Date	By

Drawing Revisions		
No.	Date	By

PROJECT

FOLEY RESIDENCE  
42 BUTTERWOOD LN E,  
IRVINGTON, NY 1053

TITLE BASEMENT DEMOLITION  
FLOOR PLANS

DATE: 02. 21. 2021  
SCALE: 1/4" =1'-0"

Sheet

A-101



PARTITION NOTES

1. ALL GYPSUM WALLBOARD PARTITIONS SHALL BE ERECTED AS SHOWN ON THE PLANS, DETAILS OR AS CALLED FOR IN THE SPECIFICATION (NOTES). ALL GYPSUM WALLBOARD PARTITION JOINTS SHALL BE LOCATED SO THAT PANELEDGES FALL ON ALTERNATE STUDS. ALL JOINTS SHALL BE TAPED, SPACKLED AND FINISHED SMOOTH TO RECEIVE FINISHED WALL TREATMENT.
2. CORNER BEADS OF "200" BEADS SHALL BE USED AT ALL EXPOSED GYPSUM BOARD CORNERS, ENDS AND/OR AS OTHERWISE SHOWN ON DRAWING.
3. ALL PARTITIONS SHALL BE ANCHORED FIRMLY AS PER MANUFACTURER'S SPECIFICATIONS AND BUILDING CODE REQUIREMENTS.
4. ALL PARTITIONS SHALL EXTEND TO UNDER SIDE ABOVE FLOOR AND ANCHORED FIRMLY.
5. THE CONTRACTOR SHALL PROVIDE CENTRALLY LOCATED BENCH MARKS FOR USE BY ALL TRADES.
6. ALL LAYERS OF GYPSUM BOARD IN MULTI-LAYER APPLICATION SHALL BE APPLIED WITH SCREWS.
7. WHERE DUCTS, PIPES, OR CABLING PENETRATE RATED DRY WALL AND MASONRY PARTITIONS, PROVIDE FIRE STOP MATERIAL AS REQUIRED TO INSURE CONTINUITY OF RATING. CAP BETWEEN DUCT AND PARTITION SHALL BE FILLED WITH FIRE-STOPPING MATERIAL HELD IN PLACE WITH FIRE RETARDANT ADHESIVE. AS WELL AS OPENINGS BETWEEN METAL DECK & PARTITION.
8. FRAMING FOR ALL OPENINGS FOR DUCT WORK, RETURN AIR OPENINGS AND GRILLE OPENINGS ABOVE AND BELOW HUNG CEILINGS ARE TO BE COORDINATED WITH REFLECTED CEILING PLANS. ALL OPENINGS SHALL BE PROPERLY SEALED FOR SOUNDPROOFING AND VIBRATION CONTROL.
9. THE CONTRACTOR SHALL BRACE ALL PARTITIONS ABOVE SUSPENDED .CEILINGS TO UNDERSIDE OF BEAM/FLOOR CONSTRUCTION ABOVE IN ORDER TO ASSURE STABLE, VIBRATION-FREE PARTITIONS. IN NO CASE SHALL DRYWALL PARTITIONS BE ATTACHED DIRECTLY TO DUCTWORK, BUT SHALL BE FRAMED AND BRACED AROUND OBSTRUCTIONS.
10. ALL DRYWALL PARTITIONS FOR KITCHENETTE AREAS SHALL CONSIST OF 5/8" WATER RESISTANT GYPSUM WALLBOARD ON KITCHENETTE SIDE. ALL PARTITIONS SURROUNDING KITCHENETTE SHALL BE INSULATED WITH SOUND ATTENUATING BATT INSULATION SAME THICKNESS AS STUDS.
11. ALL PARTITIONS IN TOILETS SHALL CONSIST OF 5/8" W.R. GYPSUM WALLBOARD ON TOILET SIDE.

LIGHT & VENT CALCULATIONS						
ROOM	FLOOR AREA (SQ.FT)	LIGHT (8% REQUIRED) (SQ.FT)	LIGHT PROVIDED (4% REQUIRED) (SQ.FT)	VENTILATION (4% REQUIRED) (SQ.FT)	VENTILATION PROVIDED (SQ.FT)	COMPLIANCE
PLAYROOM	300	24	40	14	20	YES
BATHROOM	54	4.3	4.3	2.1	*	YES
MUDROOM	100	8	8	4	4	YES

BBASEMENT GENERAL NOTES:

1. PAINT ALL WALLS, CEILINGS & TRIM THROUGHOUT BASEMENT
2. PROVIDE NEW WOOD FLOORING THROUGHOUT (UNLESS OTHERWISE NOTED)
3. REMOVE & REPLACE ALL RECESSED LIGHTS, CEILING MOUNTED LIGHTS (REFER TO ELECTRICAL/LIGHTING PLAN, E-100)
4. REMOVE & REPLACE ALL ELECTRICAL OUTLETS COVERS
5. PROVIDE NEW TRIM (BASEBOARD, CASING, THROUGHOUT ENTIRE BASEMENT (REFER TO FINISH SCHEDULE, WD-1)
6. PATCH ALL GYP. BD. WALLS AS REQ'D. WHERE OUTLETS, LIGHT FIXTURES OR THERMOSTATS HAVE BEEN REMOVED
7. REMOVE & REPLACE ALL HARDWARE (HINGES, KNOBS & LOCKSETS) AT ALL DOORS

legend

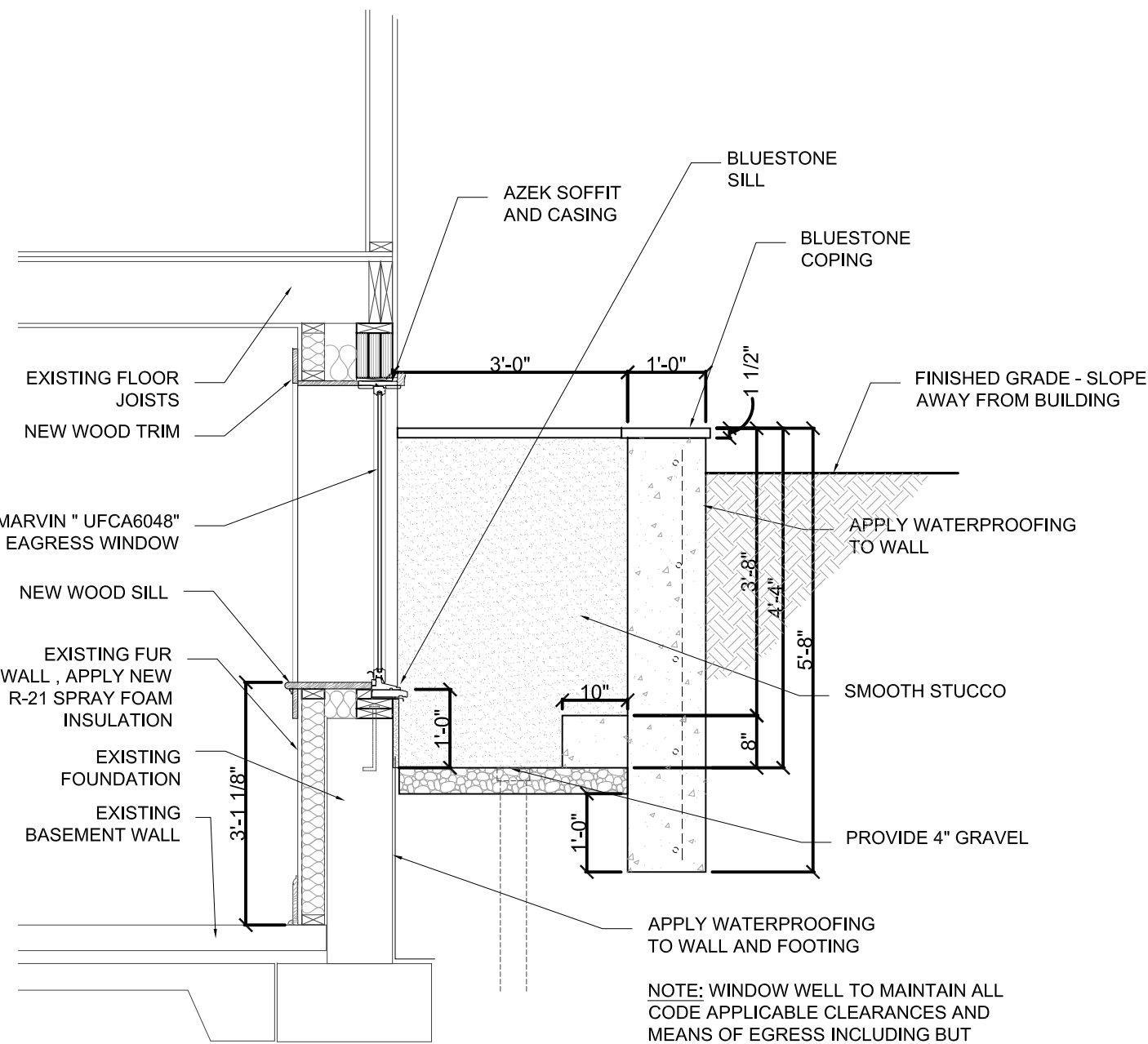
- existing wall to remain
- new 2 x 4 wall
- new 2 x 6 wall
- new concrete wall

403.2 BATHROOMS AND TOILET ROOMS

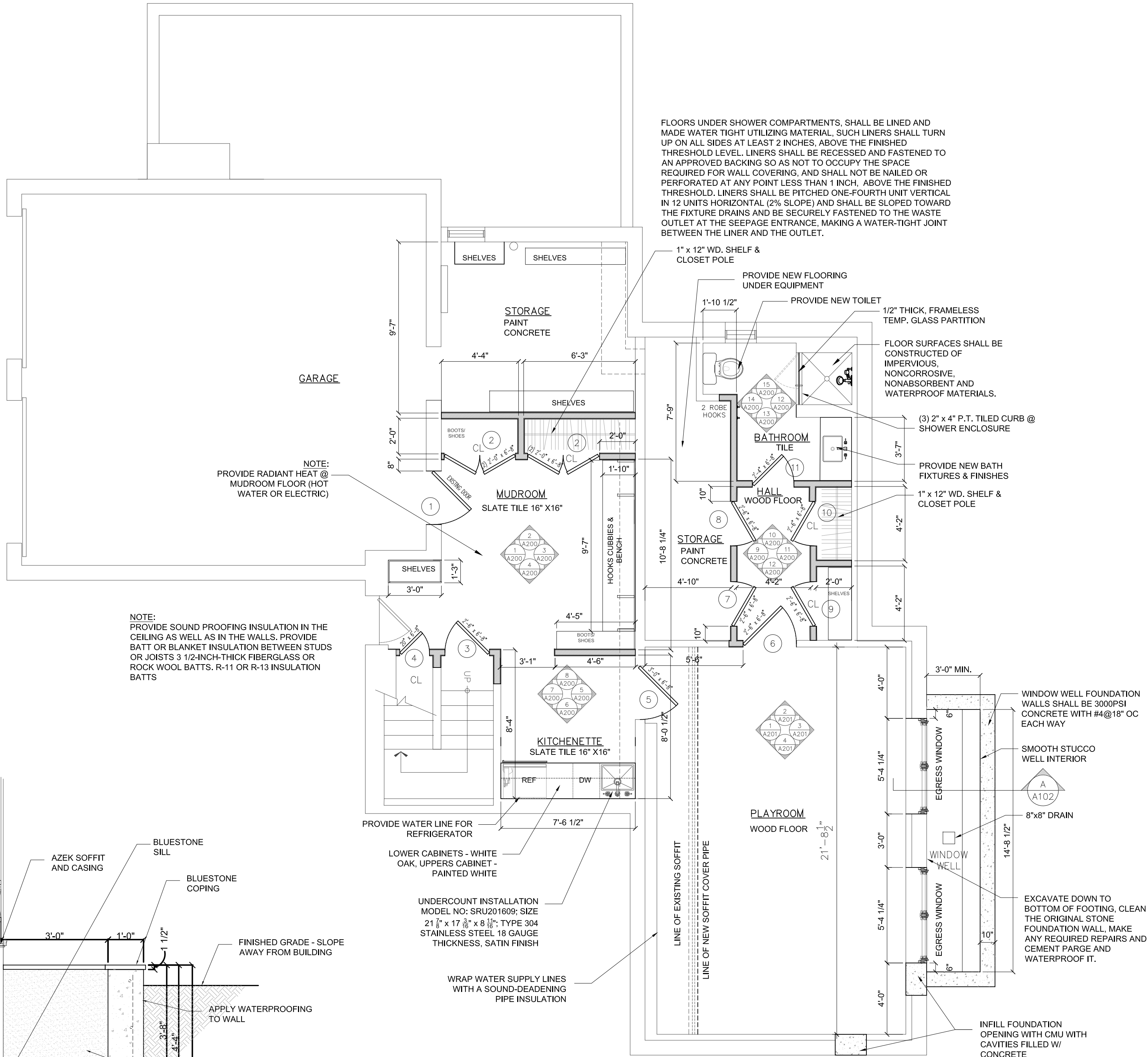
EVERY BATHROOM AND TOILET ROOM SHALL COMPLY WITH THE VENTILATION REQUIREMENTS FOR HABITABLE SPACES AS REQUIRED BY SECTION 403.1, EXCEPT THAT A WINDOW SHALL NOT BE REQUIRED IN SUCH SPACES EQUIPPED WITH A MECHANICAL VENTILATION SYSTEM. AIR EXHAUSTED BY A MECHANICAL VENTILATION SYSTEM FROM A BATHROOM OR TOILET ROOM SHALL DISCHARGE TO THE OUTDOORS AND SHALL NOT BE RECIRCULATED.

402 LIGHT

WHERE NATURAL LIGHT FOR ROOMS OR SPACES WITHOUT EXTERIOR GLAZING AREAS IS PROVIDED THROUGH AN ADJOINING ROOM, THE UNOBSTRUCTED OPENING TO THE ADJOINING ROOM SHALL BE AT LEAST 8 % OF THE FLOOR AREA OF THE INTERIOR ROOM OR SPACE. BUT NOT LESS THAN 25 SQUARE FEET (2.33 M2). THE EXTERIOR GLAZING AREA SHALL BE BASED ON THE TOTAL FLOOR AREA BEING SERVED.



A WINDOW WELL DETAIL  
1/2" = 1'-0"



1 BASEMENT FLOOR PLAN: PROPOSED  
1/4" = 1'-0"

**BMD**

BM DESIGN

68 DEER HILL DR  
RIDGEFIELD CT, 06877  
TELEPHONE: 203 442 3061

COPYRIGHT:  
BM DESIGN EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF THE OFFICE OF BM DESIGN. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS. CONTRACTORS TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FOUND IN THESE PLANS, DIMENSIONS, EXISTING CONDITIONS OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING ANY PRODUCT MATERIAL, OR METHOD OF ASSEMBLY IS TO BE POINTED OUT TO THE BM DESIGN IMMEDIATELY.



TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISION OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT.

Drawing Issue

No.	Date	By

Drawing Revisions

No.	Date	By

PROJECT

FOLEY RESIDENCE  
42 BUTTERWOOD LN E,  
IRVINGTON, NY 1053

TITLE BASEMENT PROPOSED  
FLOOR PLANS

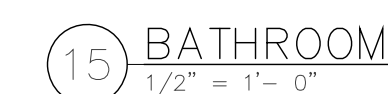
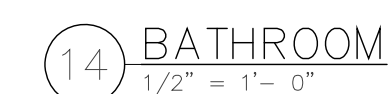
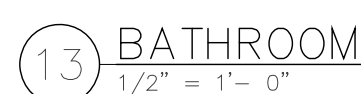
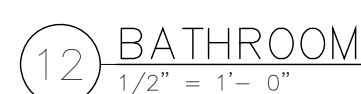
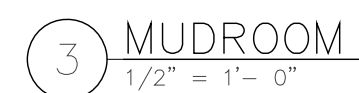
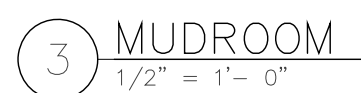
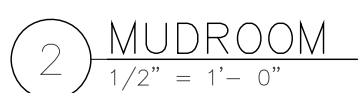
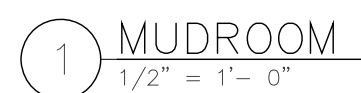
DATE: 02. 21. 2021

SCALE: 1/4" = 1'-0"

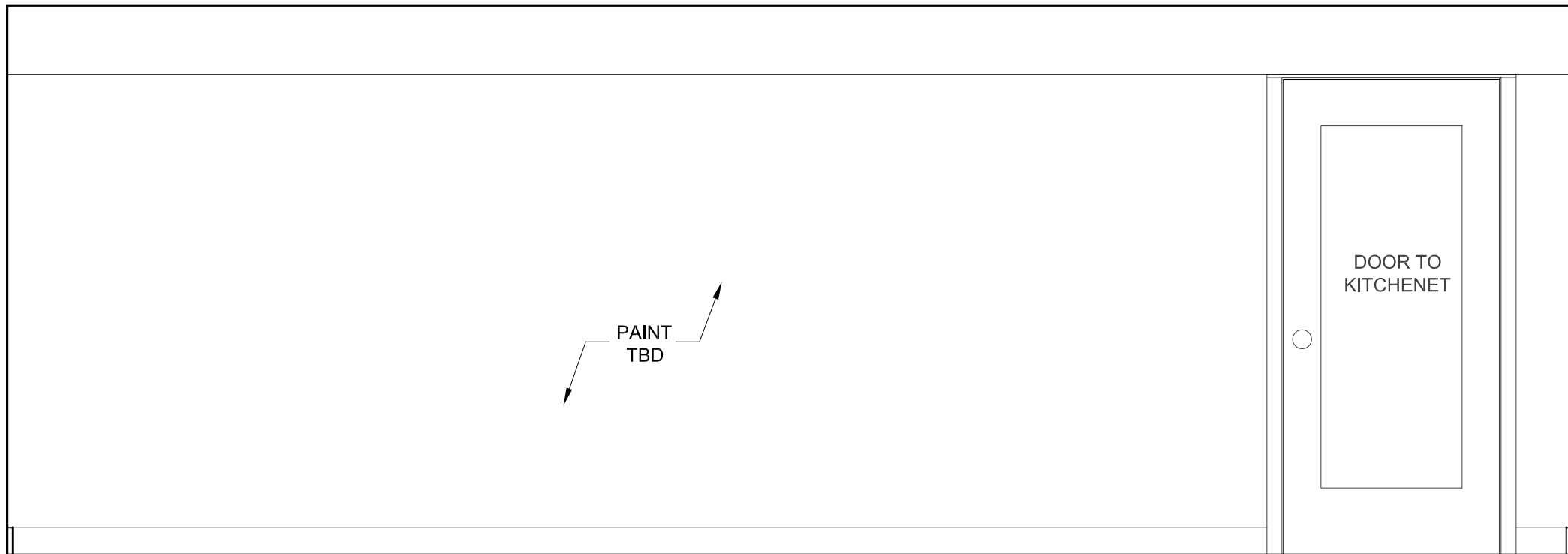
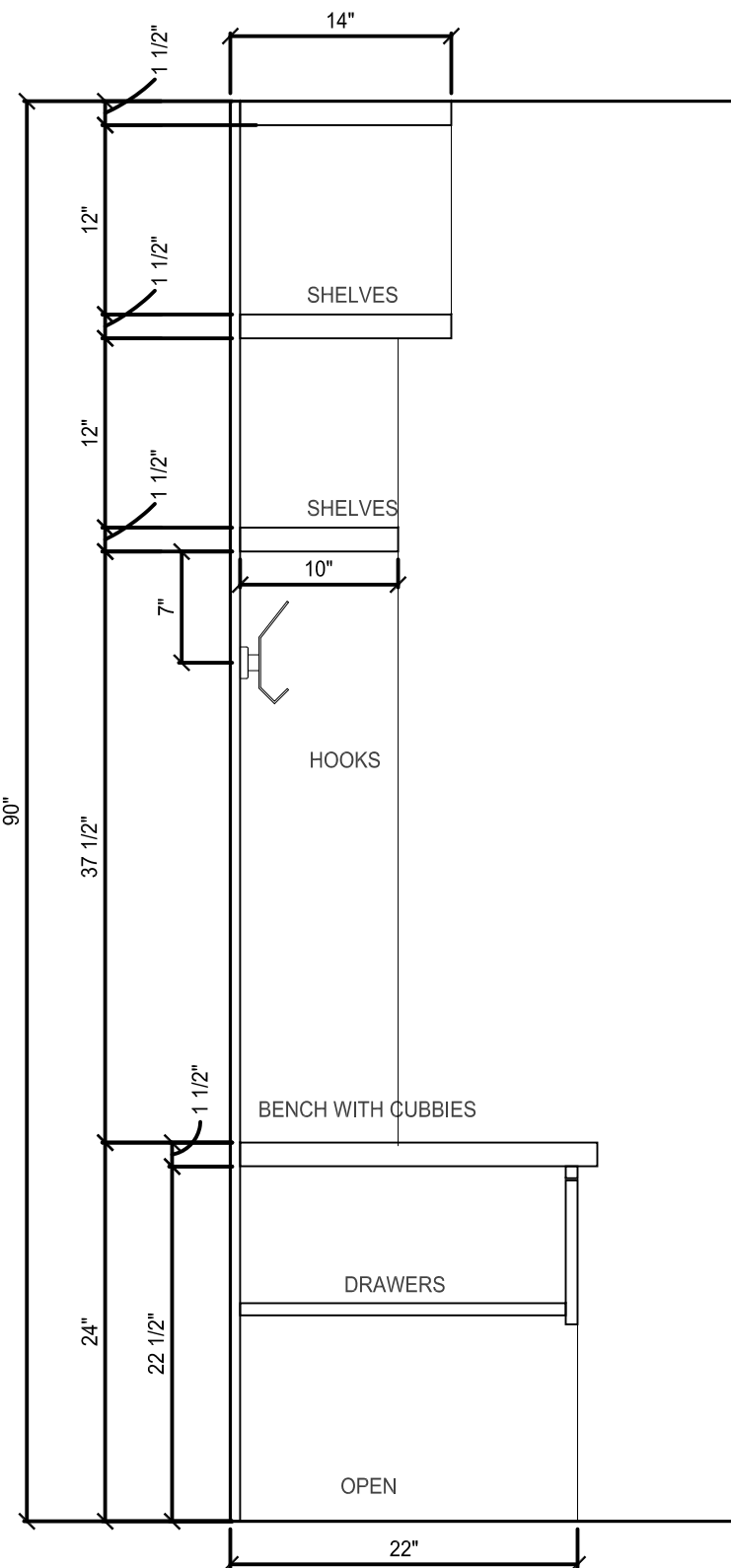
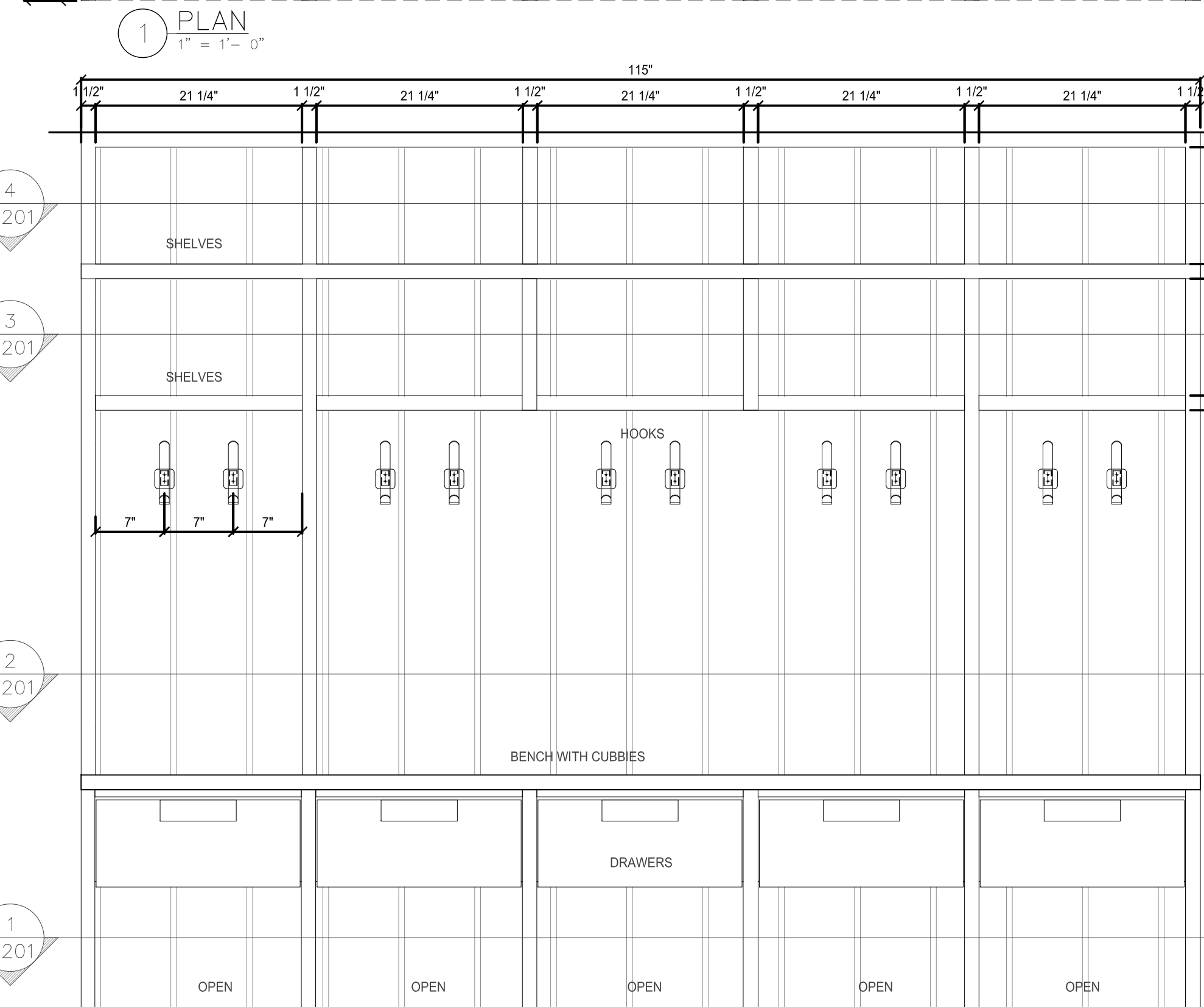
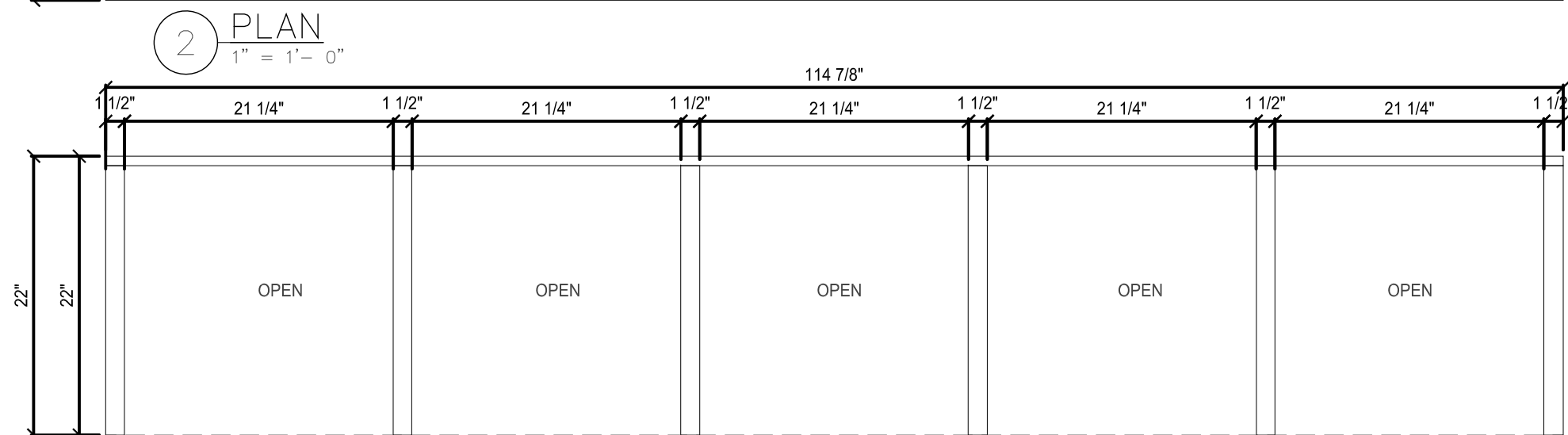
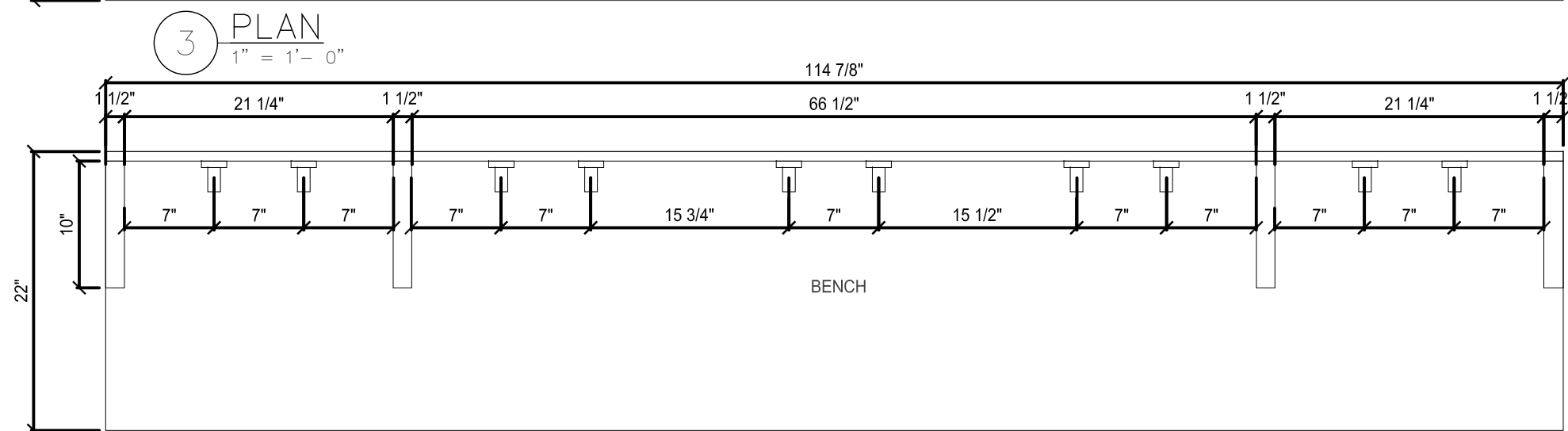
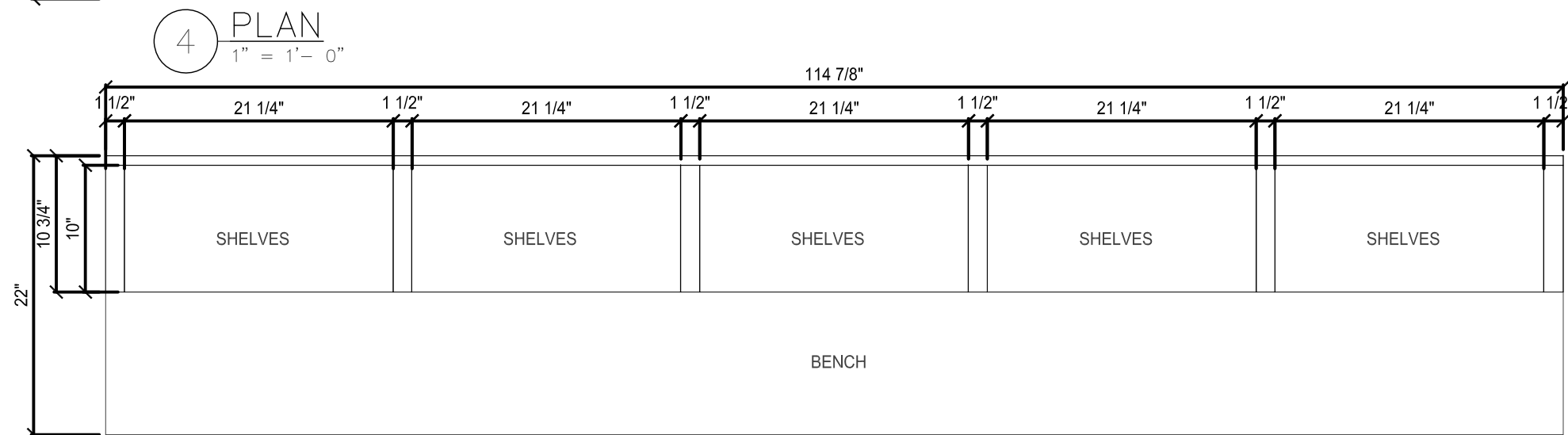
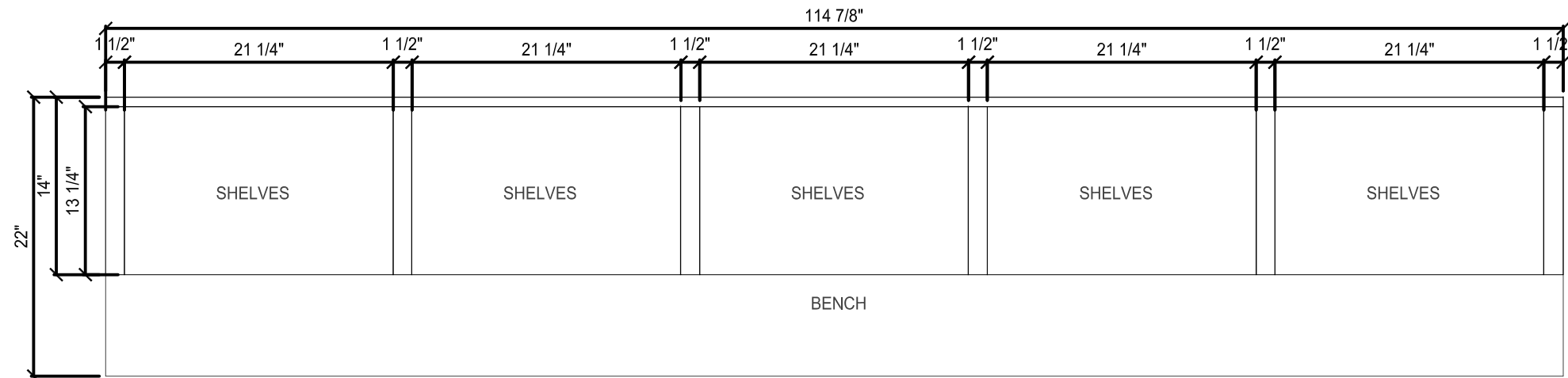
Sheet

A-102

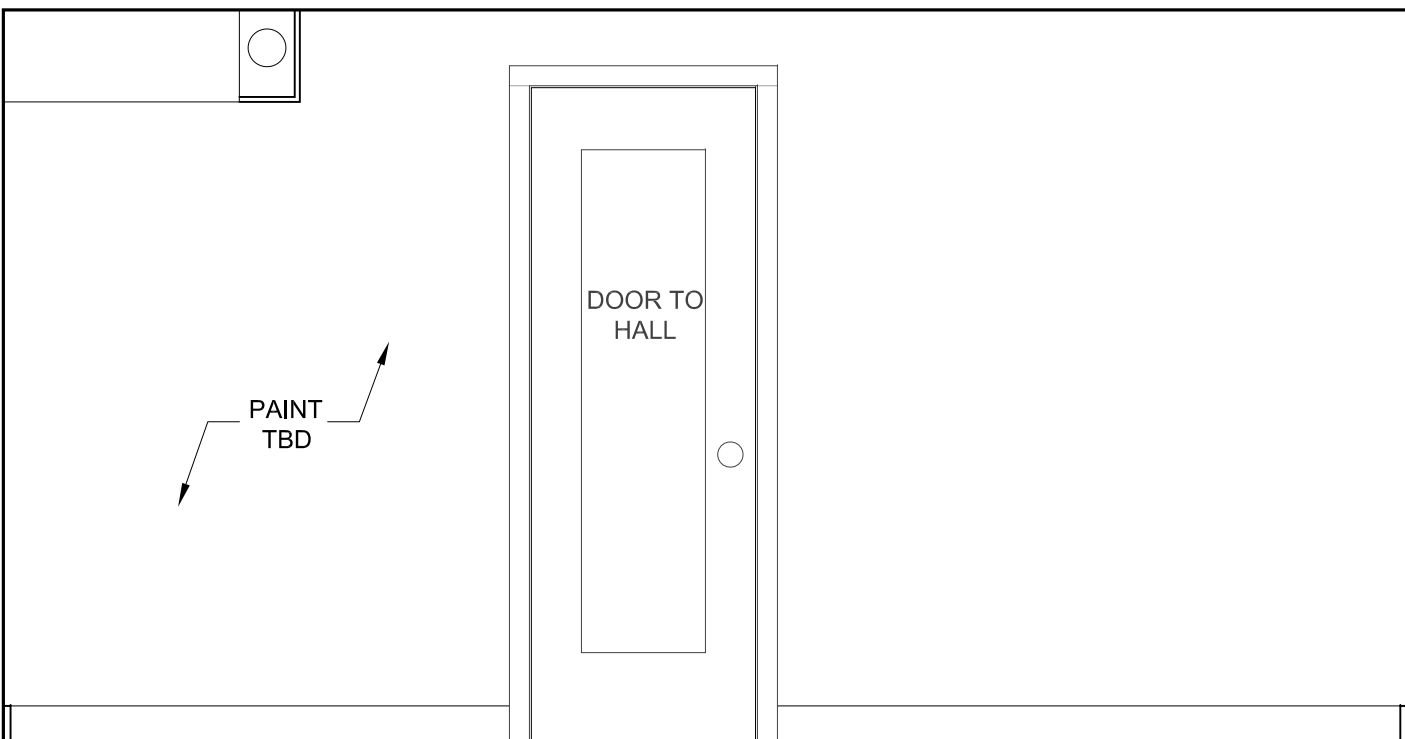




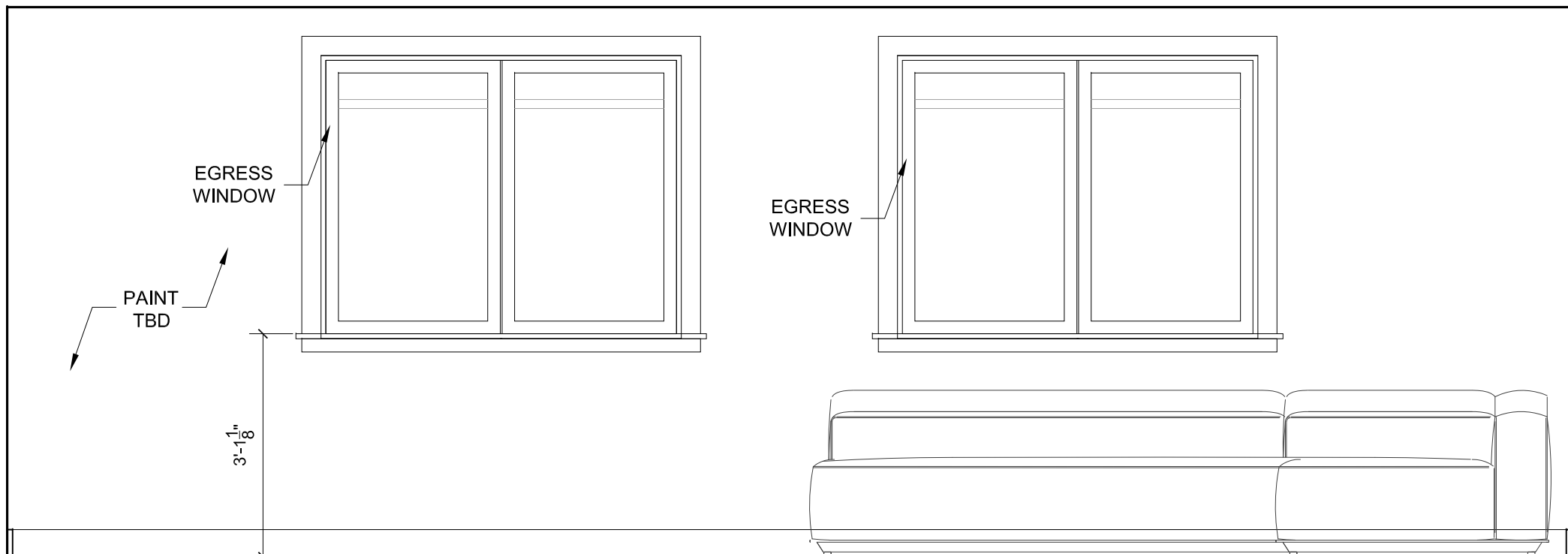
No use, reproduction or dissemination may be made of this drawing and the concepts set forth hereon without prior written consent of BM Design. This drawing remains the property of BMD at Copy right 2021 BMD.



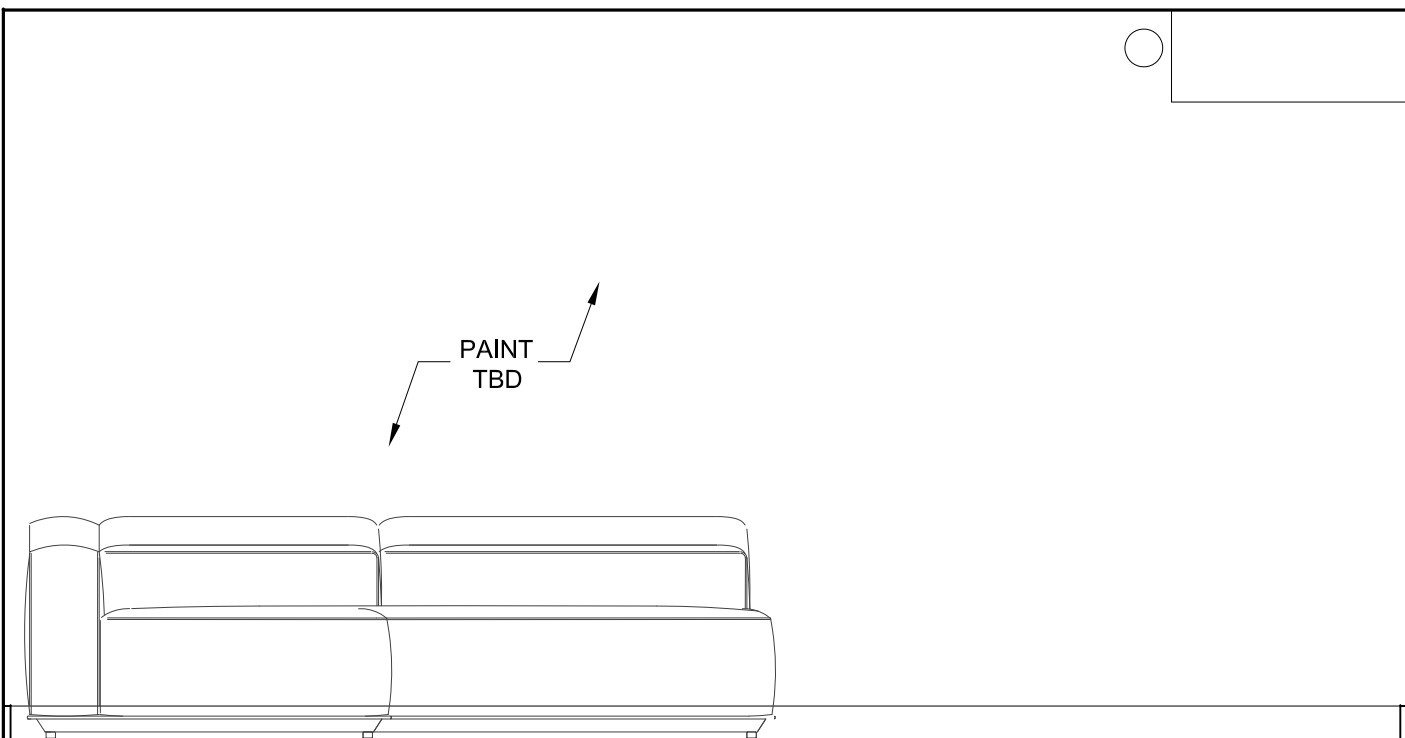
1 PLAYROOM  
1/2" = 1'-0"



2 PLAYROOM  
1/2" = 1'-0"



3 PLAYROOM  
1/2" = 1'-0"



4 PLAYROOM  
1/2" = 1'-0"

**BMD**

BM DESIGN  
68 DEER HILL DR  
RIDGEFIELD CT, 06877  
TELEPHONE: 203 442 3061

COPYRIGHT:  
BM DESIGN EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF THE OFFICE OF BM DESIGN. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS. CONTRACTORS TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FOUND IN THESE PLANS, DIMENSIONS, EXISTING CONDITIONS OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING ANY PRODUCT MATERIAL OR METHOD OF ASSEMBLY IS TO BE POINTED OUT TO THE BM DESIGN IMMEDIATELY.



TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISION OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT.

Drawing Issue		
No.	Date	By

Drawing Revisions		
No.	Date	By

PROJECT  
FOLEY RESIDENCE  
42 BUTTERWOOD LN E,  
IRVINGTON, NY 1053

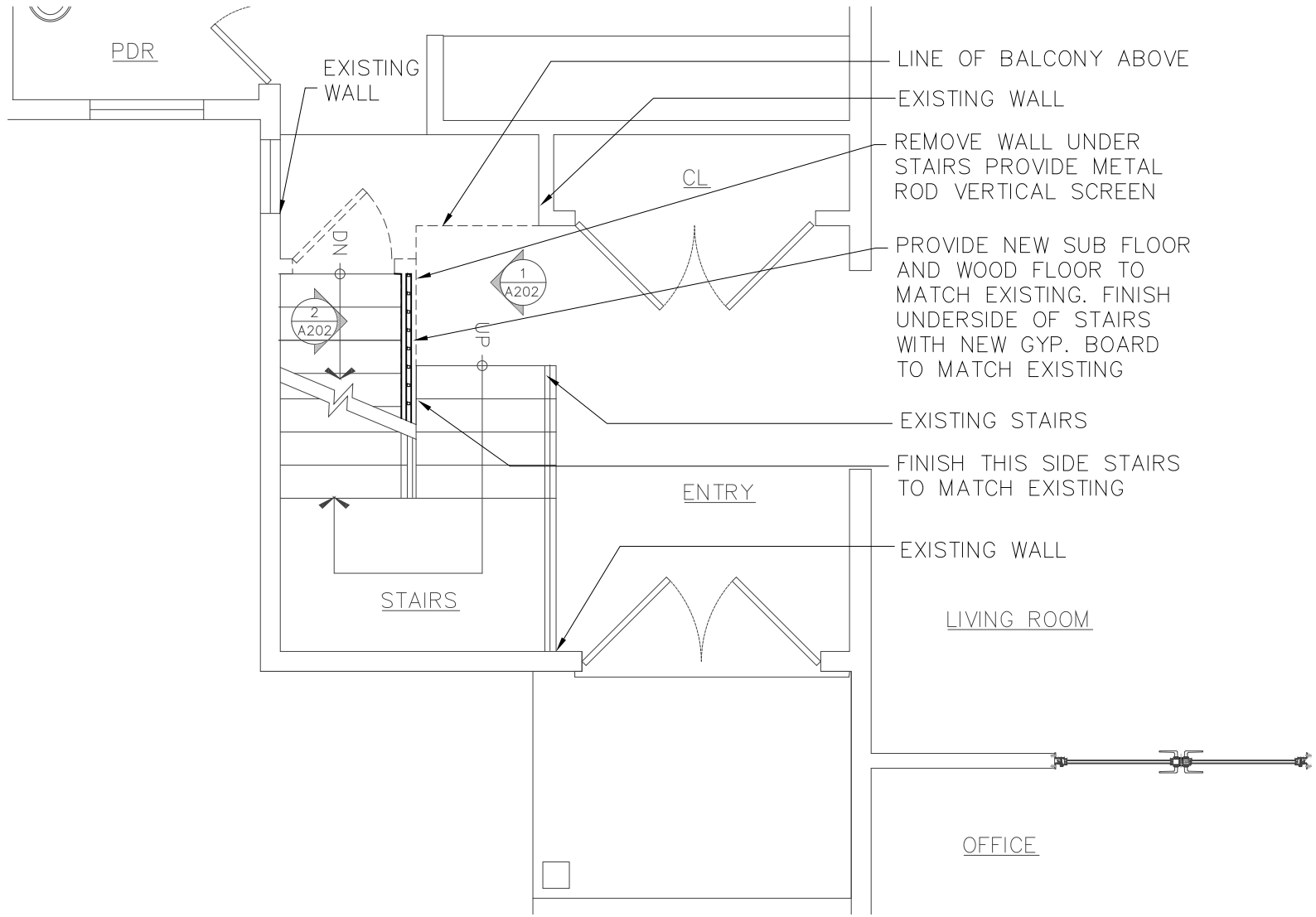
TITLE  
INTERIOR ELEVATIONS

DATE: 02. 21. 2021  
SCALE: 1/2" = 1'-0"

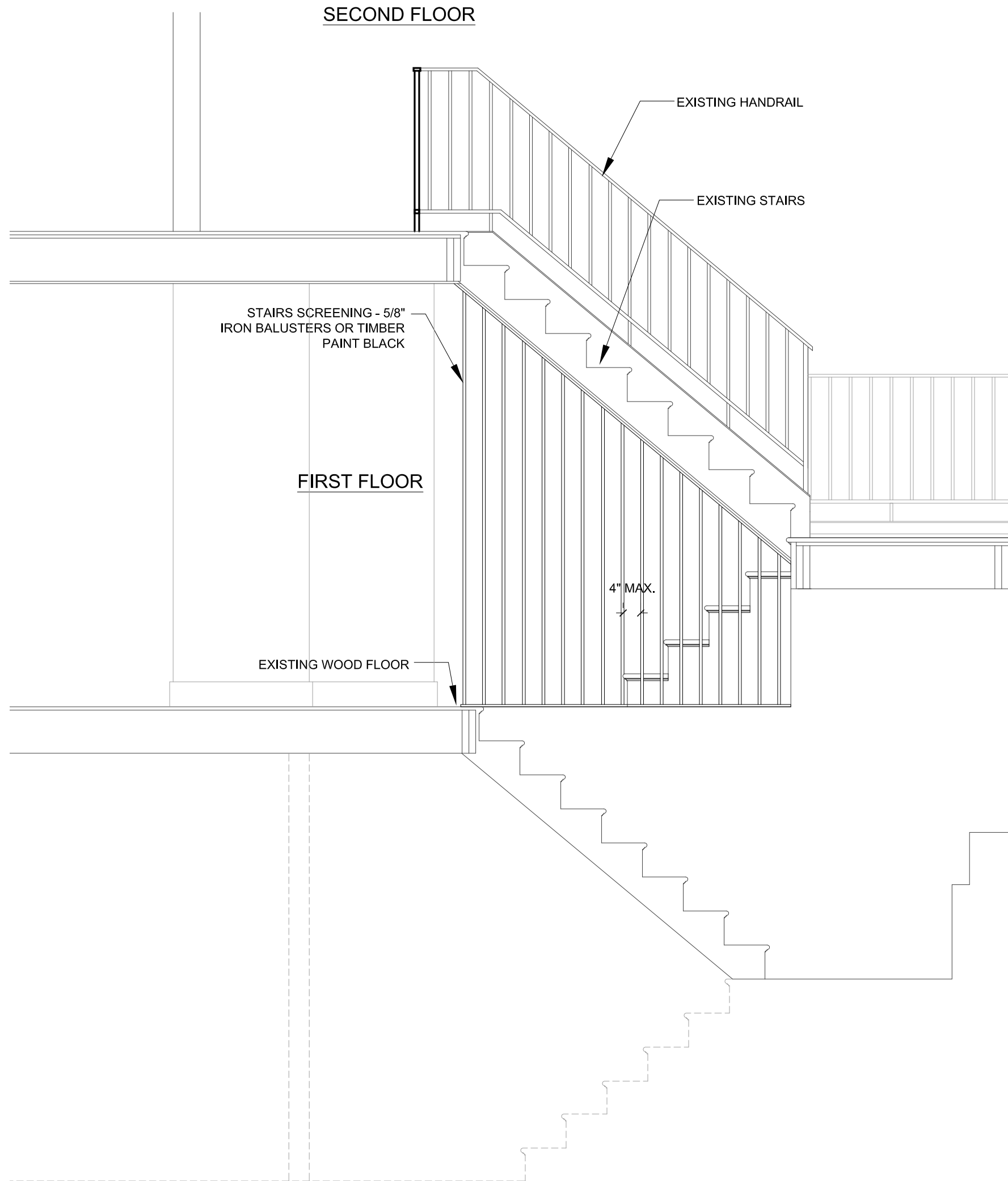
Sheet  
**A-201**



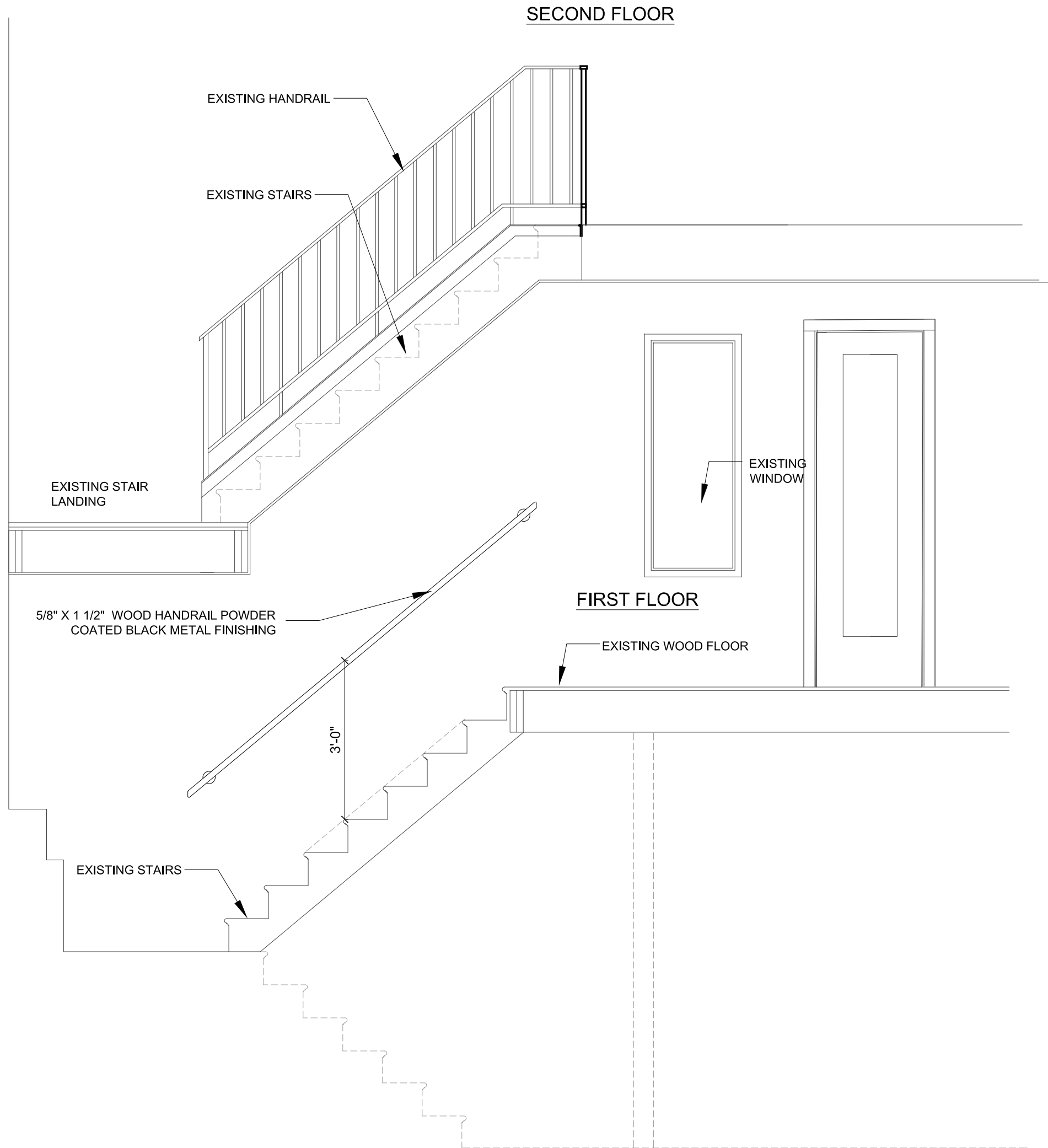
No use, reproduction or dissemination may be made of this drawing and the concepts set forth hereon without prior written consent of BM Design. This drawing remains the property of BMD at Copy right 2021 BMD.



1 PARTIAL FIRST FLOOR PLAN: PROPOSED STAIRS SCREEN  
1/4" = 1'- 0"



2 FOYER STAIRS SCREENING SIDE ELEVATION DETAIL  
1/2" = 1'- 0"



1 FOYER STAIRS SCREENING SIDE ELEVATION DETAIL  
1/2" = 1'- 0"

## SECTION 1012 HANDRAILS

1012.1 WHERE REQUIRED  
HANDRAILS FOR STAIRWAYS AND RAMPS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH SECTION 1607.7. HANDRAILS REQUIRED FOR STAIRWAYS BY SECTION 1009.10 SHALL COMPLY WITH SECTIONS 1012.2 THROUGH 1012.8. HANDRAILS REQUIRED FOR RAMPS BY SECTION 1010.8 SHALL COMPLY WITH SECTIONS 1012.2 THROUGH 1012.7

1012.2 HEIGHT  
HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOOSING, OR FINISH SURFACE OF RAMP SLOPE SHALL BE UNIFORM, NOT LESS THAN 34" AND NOT MORE THAN 38".

1012.3 HANDRAIL GRASPABILITY  
HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25" AND NOT GREATER THAN 2" OR SHALL PROVIDE EQUIVALENT GRASPABILITY, IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6.25" WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2.25". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01".

1012.4 CONTINUITY  
HANDRAIL-GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.

EXCEPTIONS:  
1. HANDRAILS WITHIN DWELLING UNITS ARE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A STAIR OR RAMP LANDING.  
2. WITHIN A DWELLING UNIT, THE USE OF A VOLUTE, TURNOUT OR STARTING EASING IS ALLOWED ON THE LOWEST TREAD.  
3. HANDRAIL BRACKETS OR BALUSTERS ATTACHED TO THE BOTTOM SURFACE OF THE HANDRAIL THAT DO NOT PROJECT HORIZONTALLY BEYOND THE SIDES OF THE HANDRAIL WITHIN 1.5" OF THE BOTTOM OF THE HANDRAIL SHALL NOT BE CONSIDERED OBSTRUCTIONS. FOR EACH 0.5" OF ADDITIONAL HANDRAIL PERIMETER DIMENSION ABOVE 4", THE VERTICAL CLEARANCE DIMENSION OF 1.5" SHALL BE PERMITTED TO BE REDUCED BY 0.125".

1012.5 HANDRAIL EXTENSIONS  
HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN AT STAIRWAYS WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY AT LEAST 12" BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. AT RAMPS WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN RUNS, THE HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12" MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS.

EXCEPTIONS:  
1. HANDRAILS WITHIN A DWELLING UNIT THAT IS NOT REQUIRED TO BE ACCESSIBLE NEED EXTEND ONLY FROM THE TOP RISER TO THE BOTTOM RISER.  
2. AISLE HANDRAILS IN GROUP A OCCUPANCIES IN ACCORDANCE WITH SECTION 1025.13.

1012.6 CLEARANCE  
CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MINIMUM OF 1.5". A HANDRAIL AND A WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.

1012.7 PROJECTIONS  
ON RAMPS, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36" MINIMUM. PROJECTIONS INTO THE REQUIRED WIDTH OF STAIRWAYS AND RAMPS AT EACH HANDRAIL SHALL NOT EXCEED 4.5" AT OR BELOW THE HANDRAIL HEIGHT. PROJECTIONS INTO THE REQUIRED WIDTH SHALL NOT BE LIMITED ABOVE THE MINIMUM HEADROOM HEIGHT REQUIRED IN SECTION 1009.2.

1012.8 INTERMEDIATE HANDRAILS  
STAIRWAYS SHALL HAVE INTERMEDIATE HANDRAILS LOCATED IN SUCH A MANNER SO THAT ALL PORTIONS OF THE STAIRWAY WIDTH REQUIRED FOR EGRESS CAPACITY ARE WITHIN 30" OF A HANDRAIL. ON MONUMENTAL STAIRS, HANDRAILS SHALL BE LOCATED ALONG THE MOST DIRECT PATH OF EGRESS TRAVEL.

## 1607.7 LOADS ON HANDRAILS, GUARDS, GRAB BARS AND VEHICLE BARRIERS

HANDRAILS, GUARDS, GRAB BARS AS DESIGNED IN ICC/ANSI A117.1 AND VEHICLE BARRIERS SHALL BE DESIGNED AND CONSTRUCTED TO THE STRUCTURAL LOADING CONDITIONS SET FORTH IN THIS SECTION.

1607.7.1 HANDRAILS AND GUARDS  
HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED TO RESIST A LOAD OF 50 PLF (0.73 KN/M) APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE. GLASS HANDRAIL ASSEMBLIES AND GUARDS SHALL ALSO COMPLY WITH SECTION 2407.

EXCEPTIONS:  
1. FOR ONE- AND TWO-FAMILY DWELLINGS, ONLY THE SINGLE CONCENTRATED LOAD REQUIRED BY SECTION 1607.7.1.1 SHALL BE APPLIED.  
2. IN GROUP I-3, F, H AND S OCCUPANCIES, FOR AREAS THAT ARE NOT ACCESSIBLE TO THE GENERAL PUBLIC AND THAT HAVE AN OCCUPANT LOAD LESS THAN 50, THE MINIMUM LOAD SHALL BE 20 POUNDS PER FOOT (0.29 KN/M).

1607.7.1.1 CONCENTRATED LOAD  
HANDRAIL ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS (0.89 KN), APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH THE LOADS SPECIFIED IN THE PRECEDING PARAGRAPH.

1607.7.1.2 COMPONENTS  
INTERMEDIATE RAILS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS (0.22 KN) ON AN AREA EQUAL TO 1 SQUARE FOOT (0.093M<sup>2</sup>), INCLUDING OPENINGS AND SPACE BETWEEN RAILS. REACTIONS DUE TO THIS LOADING ARE NOT REQUIRED TO BE SUPERIMPOSED WITH THOSE OF SECTION 1607.7.1 OR 1607.7.1.1. 1607.7.1.3 STRESS INCREASE WHERE HANDRAILS AND GUARDS ARE DESIGNED IN ACCORDANCE WITH THE PROVISIONS FOR ALLOWABLE STRESS DESIGN (WORKING STRESS DESIGN) EXCLUSIVELY FOR THE LOADS SPECIFIED IN SECTION 1607.7.1, THE ALLOWABLE STRESS FOR THE MEMBERS AND THEIR ATTACHMENTS ARE PERMITTED TO BE INCREASED BY ONE-THIRD.

## 1009.10 HANDRAILS

STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE AND SHALL COMPLY WITH SECTION 1012. WHERE GLASS IS USED TO PROVIDE THE HANDRAIL, THE HANDRAIL SHALL ALSO COMPLY WITH SECTION 2407.

EXCEPTIONS:  
1. AISLE STAIRS COMPLYING WITH SECTION 1025 PROVIDED WITH A CENTER HANDRAIL NEED NOT HAVE ADDITIONAL HANDRAILS.  
2. STAIRWAYS WITHIN DWELLING UNITS, SPIRAL STAIRWAYS AND AISLE STAIRS SERVING SEATING ONLY ON ONE SIDE ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE ONLY.  
3. DECKS, PATIOS AND WALKWAYS THAT HAVE A SINGLE CHANGE IN ELEVATION WHERE THE LANDING DEPTH ON EACH SIDE OF THE CHANGE OF ELEVATION IS GREATER THAN WHAT IS REQUIRED FOR A LANDING DO NOT REQUIRE HANDRAILS.  
4. IN GROUP R-3 OCCUPANCIES, A CHANGE IN ELEVATION CONSISTING OF A SINGLE RISER AT AN ENTRANCE OR EGRESS DOOR DOES NOT REQUIRE HANDRAILS.  
5. CHANGES IN ROOM ELEVATIONS OF ONLY ONE RISER WITHIN DWELLING UNITS AND SLEEPING UNITS IN GROUP R-2 AND R-3 OCCUPANCIES DO NOT REQUIRE HANDRAILS.

# BMD

BM DESIGN  
68 DEER HILL DR  
RIDGEFIELD CT, 06877  
TELEPHONE: 203 442 3061

COPYRIGHT:  
BM DESIGN EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF THE OFFICE OF BM DESIGN. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS. CONTRACTORS TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FOUND IN THESE PLANS, DIMENSIONS, EXISTING CONDITIONS OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING ANY PRODUCT MATERIAL, OR METHOD OF ASSEMBLY IS TO BE POINTED OUT TO THE BM DESIGN IMMEDIATELY.



TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISION OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT.

Drawing Issue		
No.	Date	By

Drawing Revisions		
No.	Date	By

PROJECT

FOLEY RESIDENCE  
42 BUTTERWOOD LN E,  
IRVINGTON, NY 1053

TITLE INTERIOR  
ELEVATIONS-RAILING

DATE: 02. 21. 2021

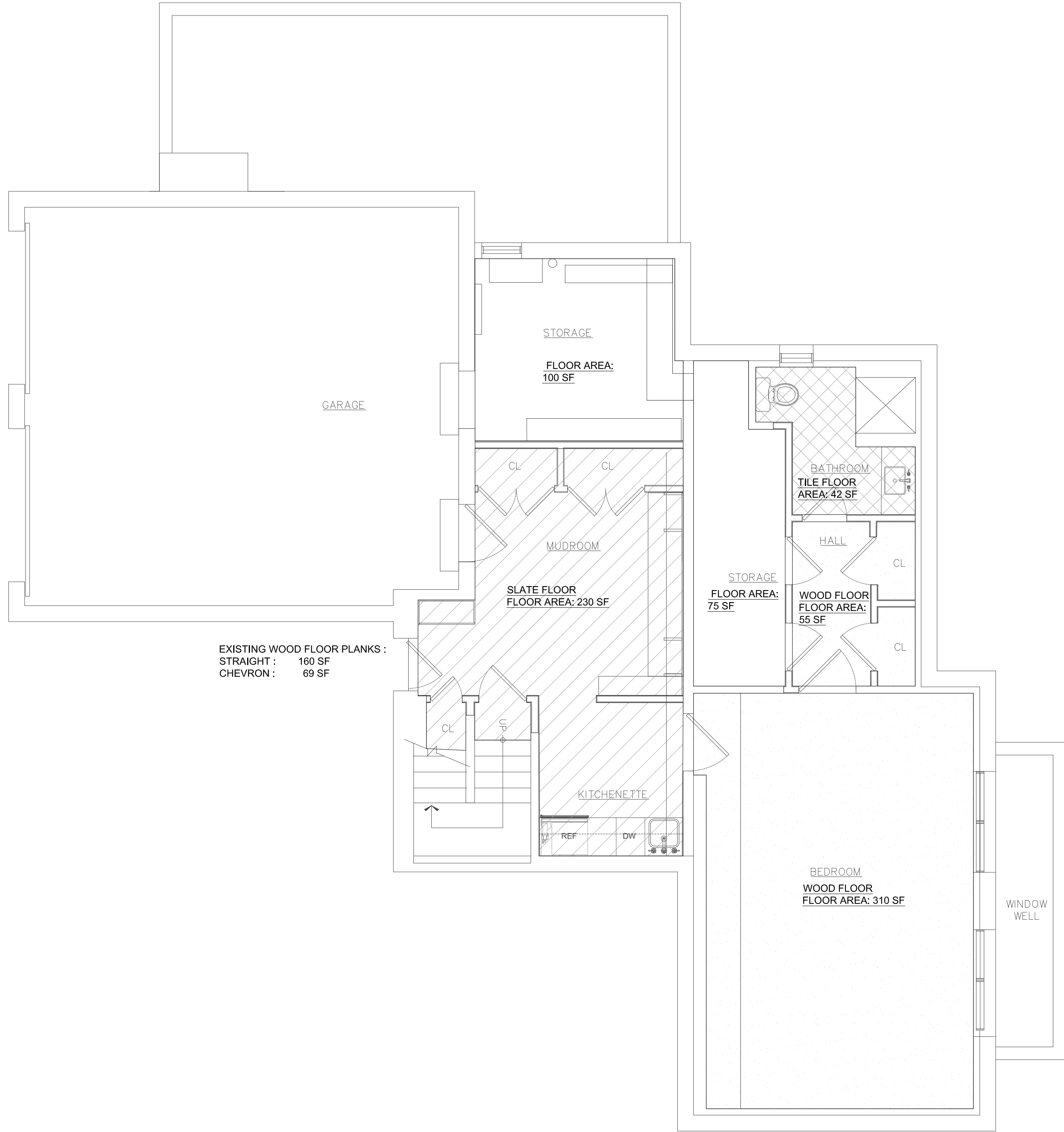
SCALE: SEE PLAN

Sheet

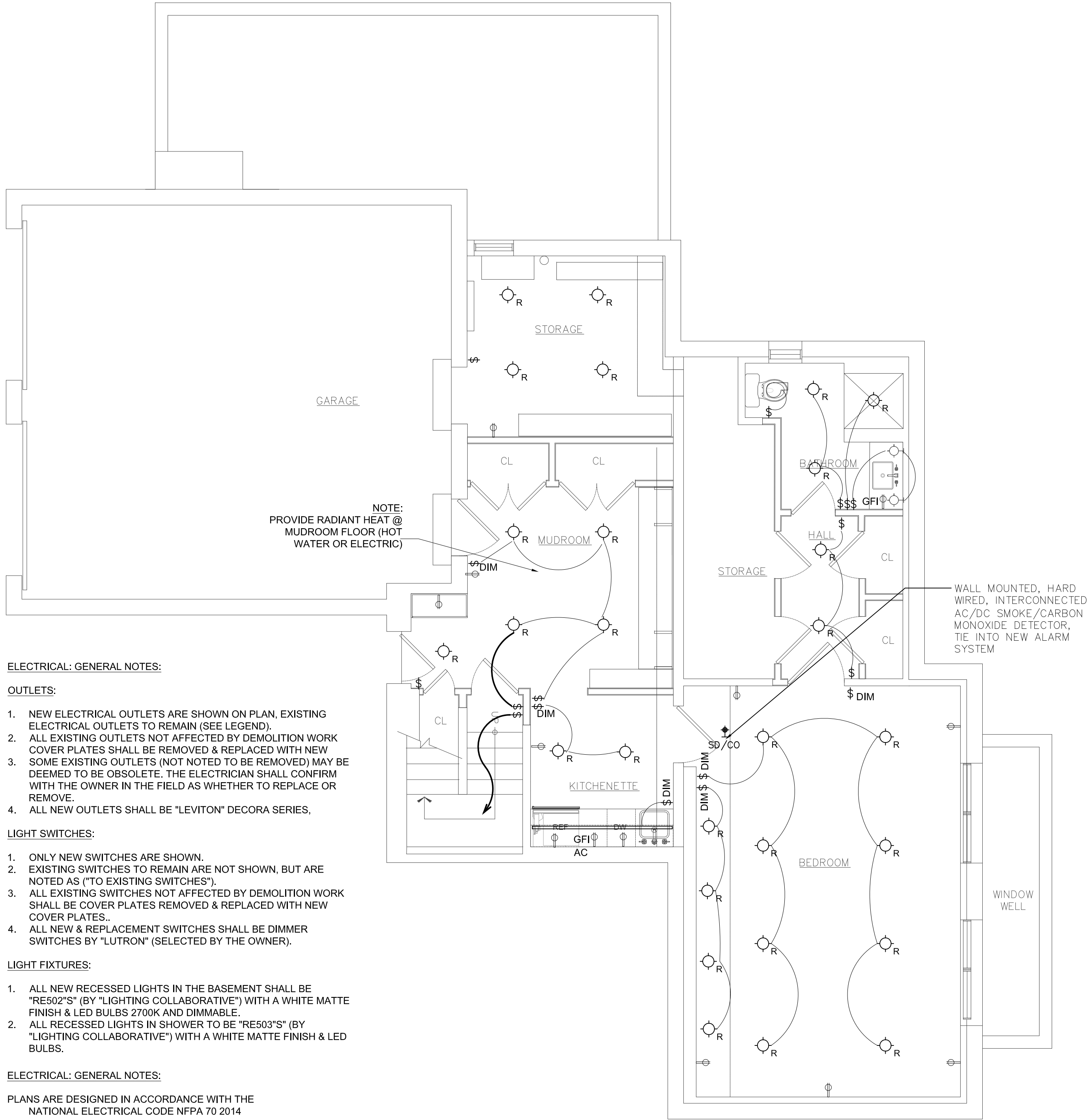
# A-202



No use, reproduction or dissemination may be made of this drawing and the concepts set forth hereon without prior written consent of BM Design. This drawing remains the property of BMD at Copy right 2021 BMD.



2 BASEMENT FLOOR PLAN: FLOOR FINISHES  
1/4" = 1'- 0"



ELECTRICAL: GENERAL NOTES:

OUTLETS:

1. NEW ELECTRICAL OUTLETS ARE SHOWN ON PLAN, EXISTING ELECTRICAL OUTLETS TO REMAIN (SEE LEGEND).
2. ALL EXISTING OUTLETS NOT AFFECTED BY DEMOLITION WORK COVER PLATES SHALL BE REMOVED & REPLACED WITH NEW
3. SOME EXISTING OUTLETS (NOT NOTED TO BE REMOVED) MAY BE DEEMED TO BE OBSOLETE. THE ELECTRICIAN SHALL CONFIRM WITH THE OWNER IN THE FIELD AS WHETHER TO REPLACE OR REMOVE.
4. ALL NEW OUTLETS SHALL BE "LEVITON" DECORA SERIES.

LIGHT SWITCHES:

1. ONLY NEW SWITCHES ARE SHOWN.
2. EXISTING SWITCHES TO REMAIN ARE NOT SHOWN, BUT ARE NOTED AS ("TO EXISTING SWITCHES").
3. ALL EXISTING SWITCHES NOT AFFECTED BY DEMOLITION WORK SHALL BE COVER PLATES REMOVED & REPLACED WITH NEW COVER PLATES.
4. ALL NEW & REPLACEMENT SWITCHES SHALL BE DIMMER SWITCHES BY "LUTRON" (SELECTED BY THE OWNER).

LIGHT FIXTURES:

1. ALL NEW RECESSED LIGHTS IN THE BASEMENT SHALL BE "RE502"S" (BY "LIGHTING COLLABORATIVE") WITH A WHITE MATTE FINISH & LED BULBS 2700K AND DIMMABLE.
2. ALL RECESSED LIGHTS IN SHOWER TO BE "RE503"S" (BY "LIGHTING COLLABORATIVE") WITH A WHITE MATTE FINISH & LED BULBS.

ELECTRICAL: GENERAL NOTES:

PLANS ARE DESIGNED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE NFPA 70 2014

electrical legend:

	EXISTING RECESSED FIXTURE TO BE REMOVED		SINGLE POLE SWITCH
	EXISTING RECESSED FIXTURE TO BE REMOVED & REPLACED		THREE WAY SWITCH
	NEW RECESSED FIXTURE		DIMMER SWITCH
	EXISTING WALL SCONCE TO BE REMOVED & REPLACED		EXISTING DUPLEX RECEPTACLE TO BE REMOVED & REPLACED
	NEW WALL SCONCE		NEW DUPLEX RECEPTACLE
	SMOKE/CARBON MONOXIDE DETECTOR		GROUND FAULT INTERRUPT
			WEATHERPROOF RECEPTACLE
			EXHAUST FAN

1 BASEMENT FLOOR PLAN: ELECTRICAL  
1/4" = 1'- 0"

**BMD**

BM DESIGN  
68 DEER HILL DR  
RIDGEFIELD CT, 06877  
TELEPHONE: 203 442 3061

COPYRIGHT:  
BM DESIGN EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF THE OFFICE OF BM DESIGN. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS. CONTRACTORS TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FOUND IN THESE PLANS, DIMENSIONS, EXISTING CONDITIONS OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING ANY PRODUCT MATERIAL, OR METHOD OF ASSEMBLY IS TO BE POINTED OUT TO THE BM DESIGN IMMEDIATELY.



TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISION OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT

Drawing Issue		
No.	Date	By

Drawing Revisions		
No.	Date	By

PROJECT  
FOLEY RESIDENCE  
42 BUTTERWOOD LN E,  
IRVINGTON, NY 1053

TITLE  
FLOOR FINISHES &  
ELECTRICAL FLOOR PLANS

DATE:  
02. 21. 2021

SCALE:  
1/4" =1'-0"

Sheet  
**E-100**