

GLOSSARY

ABV.	ABOVE	MAX.	MAXIMUM
A.D.	AREA DRAIN	MED	MEDICINE CABINET
ADJ	ADJACENT	MECH	MECHANICAL
ACT	ACUSTIC CEILING TILE	MIN.	MINIMUM
AFF	ABOVE FINISH FLOOR	MTL	METAL
ALUM	ALUMINUM	MV	MICROWAVE
BLKG	BLOCKING	(N)	NEW
BLDG	BUILDING	N.I.C.	NOT IN CONTRACT
BD	BOARD	NTS	NOT TO SCALE
C	CENTERLINE	O.C.	ON CENTER
CLR	CLEAR	O/	OVER
CONC	CONCRETE	OD	OVERFLOW DRAIN
CONT	CONTINUOUS	O.H.	OPPOSITE HAND
CPT	CARPET	PLAM	PLASTIC LAMINATE
CT	CERAMIC TILE	PLY.	PLYWOOD
DIA	DIAMETER	PTD	PAINTED
DIM.	DIMENSION	RAD	RADICAL
DIMS.	DIMENSIONS	REF	REFRIGERATOR
DN	DOWN	REQ.	REQUIRED
DWG	DRAWING	RB	RUBBER BASE
(E), EX.	EXISTING	RM	ROOM
EA.	EACH	RO	ROUGH OPENING
ELEC	ELECTRIC	RWD	REDWOOD
EL. ELEV.	ELEVATION	SC	SOLID CORE
EMB.	EMBEDDED	SHTG	SHEETING
EQ	EQUAL	SHT	SHEET
EXT	EXTERIOR	SIM	SIMILAR
FA	FIRE ALARM	SQ	SQUARE
FD	FLOOR DRAIN	S.S.D.	SEE STRUCTURAL DWGS
FF	FINISH FLOOR	STL	STEEL
FLR	FLOOR	ST.STL	STAINLESS STEEL
F.O.S.	FACE OF STUD	STOR	STORAGE
F.O.M.	FACE OF MASONRY	STRL	STRUCTURAL
GA	GAUGE	STV	SHEET VINYL
GALV	GALVANIZED	T&G	TONGUE AND GROOVE
GL	GLASS	T.C.	TOP OF CURB
GND	GROUND	TEL	TELEPHONE
GSM	GALVANIZED SHEET METAL	T.O.S.	TOP OF STEEL
GYP.BD.	GYP.SUM BOARD	T.O.W.	TOP OF WALL
GW.B	GYP.SUM WALLBOARD	TYP.	TYPICAL
HB	HOSE BIB	U.O.N.	UNLESS OTHERWISE NOTED
HC	HANDICAPPED	VCT	VINYL COMPOSITION TILE
HM	HOLLOW METAL	VERT.	VERTICAL
HP	HOUSE PANEL	V.F.	VERIFY IN FIELD
HT	HEIGHT	WD	WOOD
INS.	INSULATION	W/D	WASHER AND DRYER
INSUL.	INSULATION	W/	WITH
INT	INTERIOR	WC	WATER CLOSET
JAN	JANITOR CLOSET	WH	WATER HEATER
KIT	KITCHEN	WP	WATERPROOF
LAV	LAVATORY		
LT	LIGHT		

WALL TYPES

	NEW
1 HOUR RATED WALL	=====
2 HOUR RATED WALL	=====
3 HOUR RATED WALL	=====
4 HOUR RATED WALL	=====

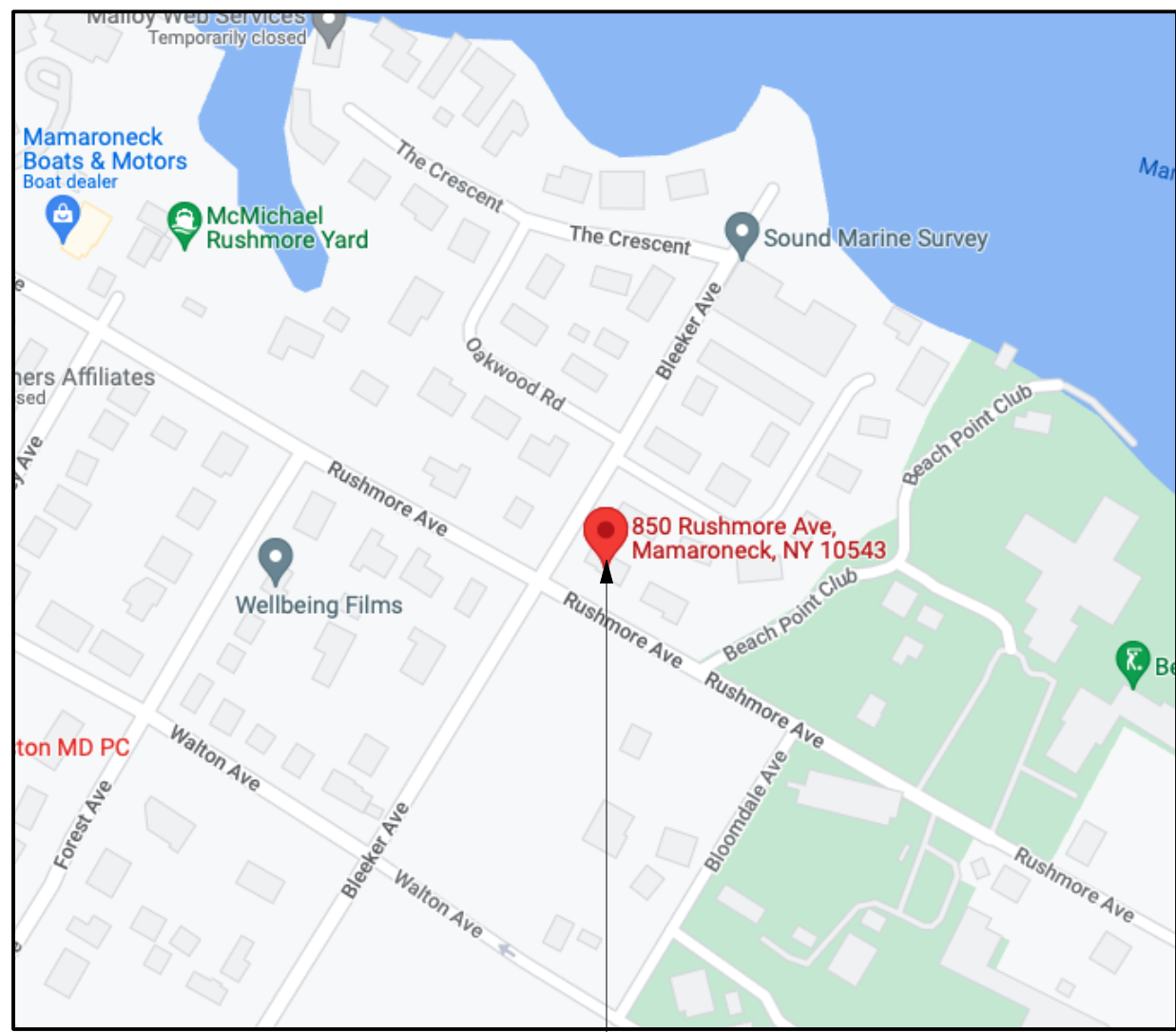
NOTE: REFER TO A-3 FOR WALL AND FLOOR ASSEMBLY DETAILS

	ELEVATION KEY
	DETAIL KEY
	SECTION KEY
	WALL TYPE KEY
	DOOR NUMBER KEY
	WINDOW TYPE KEY
	REVISION CLOUD & KEY

GENERAL NOTES

- THESE GENERAL NOTES ARE TO BE USED IN CONJUNCTION WITH NOTES ON DRAWINGS. ANY, MORE RESTRICTIVE NOTES MENTIONED ELSEWHERE ARE TO TAKE PRECEDENCE OVER THESE NOTES.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE NYS 2017 RESIDENT 2020 CODE (2015 ICC AS A 2018) ED BY NYS 2017 SUPPLEMENT 2020 ) AND LOCAL JURISDICTION & FIRE DEPARTMENT REGULATIONS.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY PRIOR, DURING AND AFTER CONSTRUCTION ALL NECESSARY LICENSES AND INSURANCES PER THE N.Y.S. LOCAL AND ALL GOVERNING REGULATIONS.
- THE OWNER SHOULD READ AND REVIEW HIS/HER ENTIRE SET OF CONTRACT DOCUMENTS (PLANS & SPECIFICATIONS) PRIOR TO ISSUE TO THE CONTRACTOR. OWNER SHALL CONFIRM THAT ALL INFORMATION IS CORRECT. SHOULD THE OWNER FIND DISCREPANCIES OR INACCURACIES, THESE SHALL BE REPORTED TO THE ARCHITECT.
- THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION AND/OR PROJECT SITE.
- THE PROJECT SITE SHALL BE PROPERLY PROTECTED TO ENSURE PUBLIC SAFETY AND SAFEGUARD THE PUBLIC AT ALL TIMES.
- PERMITS SHALL BE POSTED CONSPICUOUSLY FOR THE DURATION OF CONSTRUCTION UNTIL RECEIPT OF CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS (PLANS & SPECIFICATIONS) PRIOR TO ANY ERECTION/CONSTRUCTION.
- ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT IMMEDIATELY.
- DIMENSIONS AS PROVIDED ON THE DRAWINGS SHALL BE UTILIZED, U.N.O. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.
- DRAWINGS ARE NOT TO BE SCALED.
- ALL CHANGES MADE BY THE CONTRACTOR SHALL FIRST BE APPROVED BY THE ARCHITECT AND OWNER PRIOR OF STARTING WITH THE WORK INVOLVED. ANY UNAUTHORIZED CHANGES MADE BY THE CONTRACTOR AND ULTIMATELY NOT BEING APPROVED BY THE OWNER AND ARCHITECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND TO BE CORRECTED AT HIS OWN EXPENSE.
- THE ARCHITECT HAS NOT BEEN RETAINED FOR ANY MECHANICAL DESIGN SYSTEMS, DUCTS, CHASE OPENINGS, SIZE OF FURNACE AND FRESH AIR REQUIREMENTS ETC. THESE ARE NOT SHOWN AND SHALL BE DETERMINED BY A MECHANICAL ENGINEER PRIOR OF COMMENCING THE WORK.
- THE ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION, AND CONSTRUCTION INSPECTIONS AND/OR THE REVIEW OF SHOP DRAWINGS. THE ARCHITECT HAS ONLY BEEN RETAINED FOR DESIGN PURPOSES. THEREFORE, THE ARCHITECT ASSUMES NO LIABILITY FOR WORKMANSHIP, CODE AND/OR PLAN COMPLIANCE.
- THE ARCHITECTS RESPONSIBILITY IS STRICTLY LIMITED TO THESE PLANS AND RELATED SPECIFICATIONS ONLY.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THESE DOCUMENTS.
- THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH ITEM BE FURNISHED AND INSTALLED AND CONNECTED WHERE REQUIRED.
- MATERIALS & PRODUCTS INDICATED ON DRAWINGS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION INSTALLATION OR OPERATION OF ANY PART OF THE WORK SHALL BE INCLUDED IN THE WORK IN THE SAME AS IF SPECIFIED OR INDICATED.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURES AND/OR ANY UNFORESEEN PROBLEMS PRIOR TO NEW CONSTRUCTION.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY DEMOLITION, SITE WORK, NEW CONSTRUCTION, OPERATION AND METHODS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING AND NEW CONDITIONS AND MATERIALS WITHIN AND ADJACENT TO THE CONSTRUCTION AREA. ANY DAMAGE CAUSED BY THE EXECUTION OF THE WORK INDICATED SHALL BE REPAIRED OR REPLACED BY THE CONSTRUCTION ENTITY PERFORMING SUCH PORTION OF WORK. ALL AREAS THAT ARE AFFECTED BY ALL ADDITIONS SHALL BE REPAIRED AND/OR PATCHED TO A LIKE NEW CONDITION, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE LOCAL AND STATE AS REQUIRED AND TO DELIVER TO THE OWNER A C.O. UPON COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FILING SEPARATE APPLICATIONS FOR HVAC, ELECTRICAL & PLUMBING PERMITS, AS MUNICIPALITY REQUIRES.
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- THE CONTRACTOR SHALL PROVIDE A CONTAINER FOR THE REMOVAL OF DEBRIS DURING CONSTRUCTION.
- THE CONTRACTOR AND ALL SUBCONTRACTORS WORKING WITH THIS PROJECT SHALL KEEP THE SITE CLEAN AND HAZARD FREE AT ALL TIMES AND TO ABIDE ALL OSHA AND ALL OTHER SAFETY REGULATIONS.
- CONTRACTOR SHALL MAINTAIN A SEALED ENCLOSURE BETWEEN WORK AREA AND OTHERS AREAS OF THE RESIDENCE. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:
  - PROTECT ALL INTERIOR SPACES FROM THE AREA OF RENOVATION
  - BROOM-SWEEP ALL AREAS AT END OF EACH WORK DAY
- THE CONTRACTOR SHALL LEAVE PREMISES BROOM CLEAN DAILY.
- THE CONTRACTOR SHALL GUARANTEE ALL WORK SPECIFIED AND/OR DESCRIBED BY THESE DRAWINGS AND IS TO FOLLOW ALL NATIONAL ACCEPTED TRADE PRACTICES.
- FINISH MATERIALS & PAINT COLOR SELECTIONS SHALL BE BY HOMEOWNER, U.N.O. HEREIN.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR CORRECTNESS OF ANY MATERIAL OR DRAWINGS PREPARED BY OTHERS AND PROVIDED TO THE ARCHITECT.

AREA MAP



SUBJECT PROPERTY

# HASSLER RESIDENCE

## RENOVATION & ADDITION

850 RUSHMORE AVENUE, MAMARONECK, NY 10543

ZONING SCHEDULE

ZONING INFORMATION: 850 RUSHMORE AVENUE, MAMARONECK, NY 10543			
DISTRICT: R-15			
CONSTRUCTION TYPE: V8			
USE: SINGLE FAMILY RESIDENCE SECTION: 9 BLOCK: 97A LOT: 9			
OWNER: ROBERT & JANE HASSLER			
SURVEYED BY: SAL SPINELLI, PE		SURVEY DATE: JULY 5, 1975	MUNICIPALITY: VILLAGE OF MAMARONECK
BLULK STANDARDS	REQUIRED	EXISTING	PROPOSED
BULK STANDARDS	ONE-FAMILY RES.	ONE-FAMILY RES.	ONE-FAMILY RES.
MIN. LOT AREA	15,000 SF	11,520 SF	NO CHANGE
MIN. LOT WIDTH	100 FT	120 FT	NO CHANGE
MIN. LOT DEPTH	100 FT	94'-6"	NO CHANGE
FRONT YARD (RUSHMORE)	25 FT	30 FT	NO CHANGE
FRONT YARD (BLEEKER)	25 FT	30 FT	NO CHANGE
MIN. SIDEYARD (LESSER)	15 FT	14'-8"	NO CHANGE
MIN. SIDEYARD (COMBINED)	35 FT	46'-2"	35'-0"
MAX. BUILDING HEIGHT	35 FT / 2 1/2 STORIES	20'-8" FT / 1.5 STORIES	27'-10" FT / 2 STORIES
MAX. BUILDING COVERAGE	35% (4,032 SF)	2,170 SF (18.8%)	2,411 SF (20.9%)
FLOOR AREA RATIO (FAR)	.360 (3,960 SF)	2,515 SF (223)	3,489 SF (303)

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CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

PER TABLE R-301.2(1) OF THE 2018 INTERNATIONAL RESIDENTIAL CODE

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CRITERIA	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELDS UNDER-LAYMENT REQUIRED	FLOOD HAZARDS
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY			
45	115	C	SEVERE	42"	MODERATE TO HEAVY	SLIGHT TO MODERATE	7	YES	F.I.R.M. 360822 09/27/2007

INSULATION & FENESTRATION REQUIREMENTS BY COMPONENT

PER TABLE N1102.1.2 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE

CLIMATE ZONE	FENEST-RATION U-FACTOR	SKY-LIGHT U-FACTOR	GLAZED FENEST-RATION SHGC (e)	CEILING R-VALUE (j)	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE (i)	FLOOR R-VALUE	BASEMENT (c) WALL R-VALUE	SLAB (d) R-VALUE & DEPTH	CRAWL SPACE (c) WALL R-VALUE
4A	0.32	0.55	0.40	49	20 or 13+5 (h)	8/13	19	10/13	10, 2 ft	10/13

- "15/19" MEANS R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. "15/19" SHALL BE PERMITTED TO BE MET WITH R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE OF THE HOME. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.
- R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. INSULATION DEPTH SHALL BE THE DEPTH OF THE FOOTING OR 2 FEET, WHICHEVER IS LESS IN ZONE THROUGH 3 FOR HEATED SLABS
- THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.
- THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.
- THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.
- R402.2.1 CEILINGS WITH ATTIC SPACES - INSTALLING R-38 OVER 100% OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT EAVES.

EXTERIOR DESIGN CONDITIONS - NEW YORK STATE

COUNTY	WINTER DESIGN DRY-BULB TEMP.	SUMMER DESIGN DRY-BULB TEMP.	COINCIDENT DESIGN WET-BULB TEMP.	HEATING DEGREE DAYS	ZONE
WESTCHESTER	7	84	73	5750	4

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REMODEL & ADDITION  
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850 Rushmore Ave.  
Mamaroneck, NY 10543

#	date	issue
	09.30.22	ARB
	04.05.23	SITE PLAN APP

Cover Sheet

project:	22.08
drawn by:	KJC
checked by:	
date:	06.30.22
scale:	AS NOTED

A-0.1





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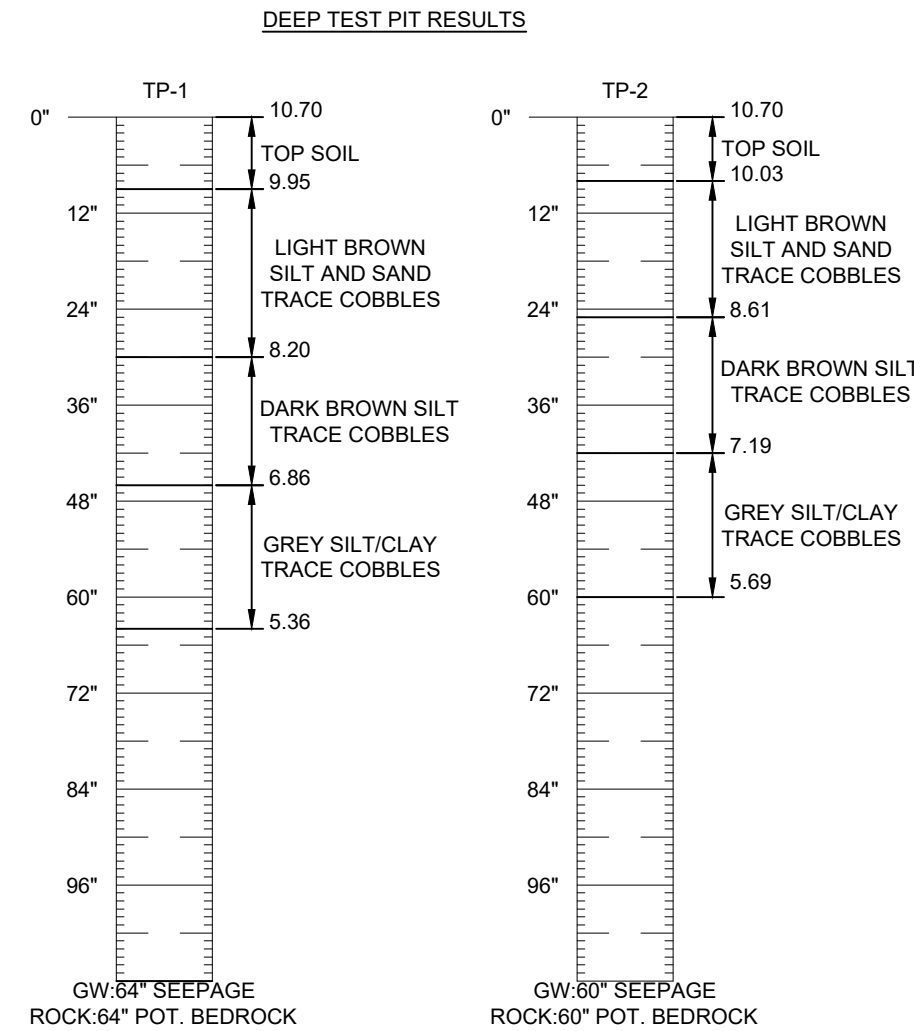
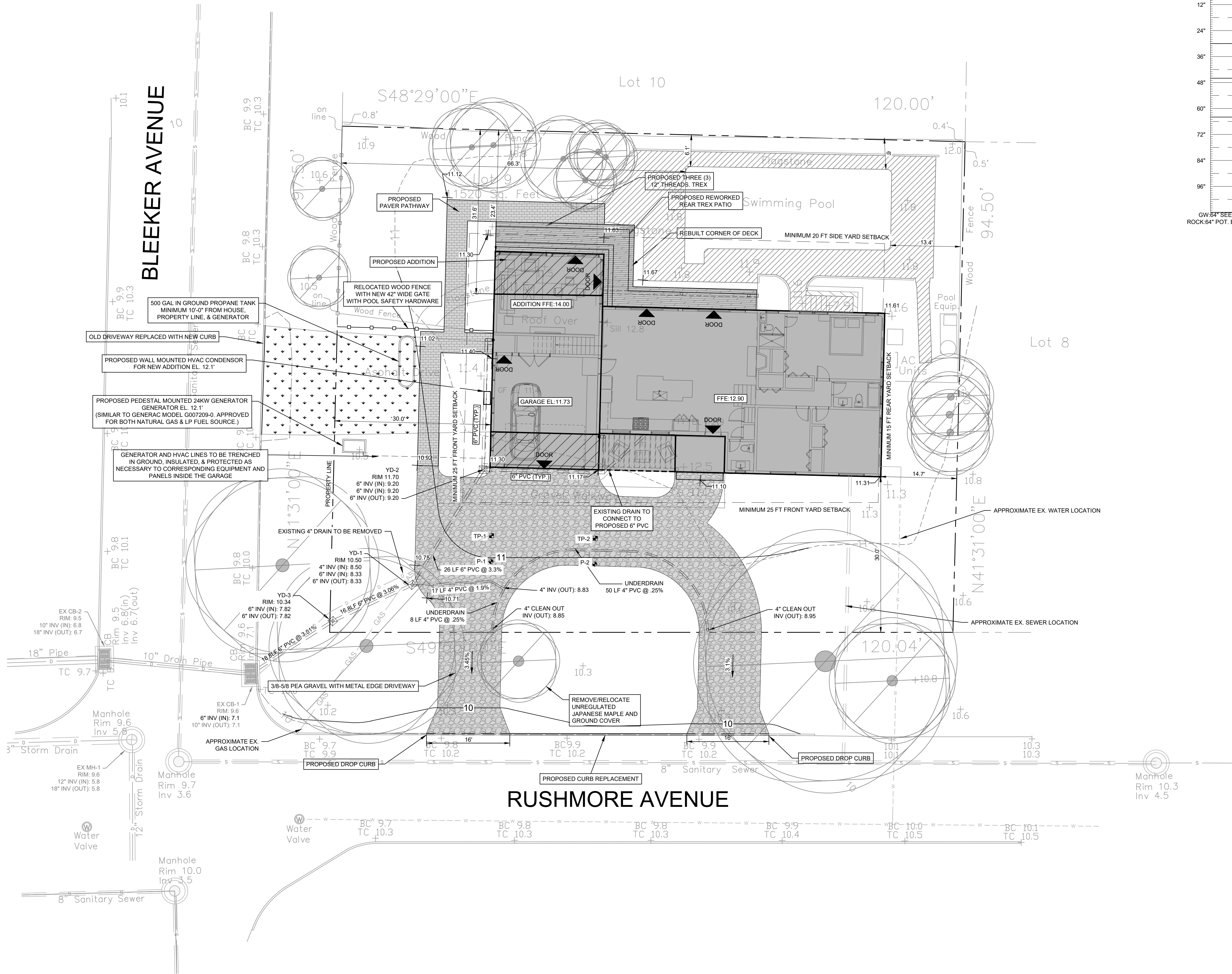
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	09.30.22	ARB
	04.05.23	SITE PLAN APP

## Survey & Existing Site Plan

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drawn by:	KJC
checked by:	
date:	06.30.22
scale:	AS NOTED

A-1.0





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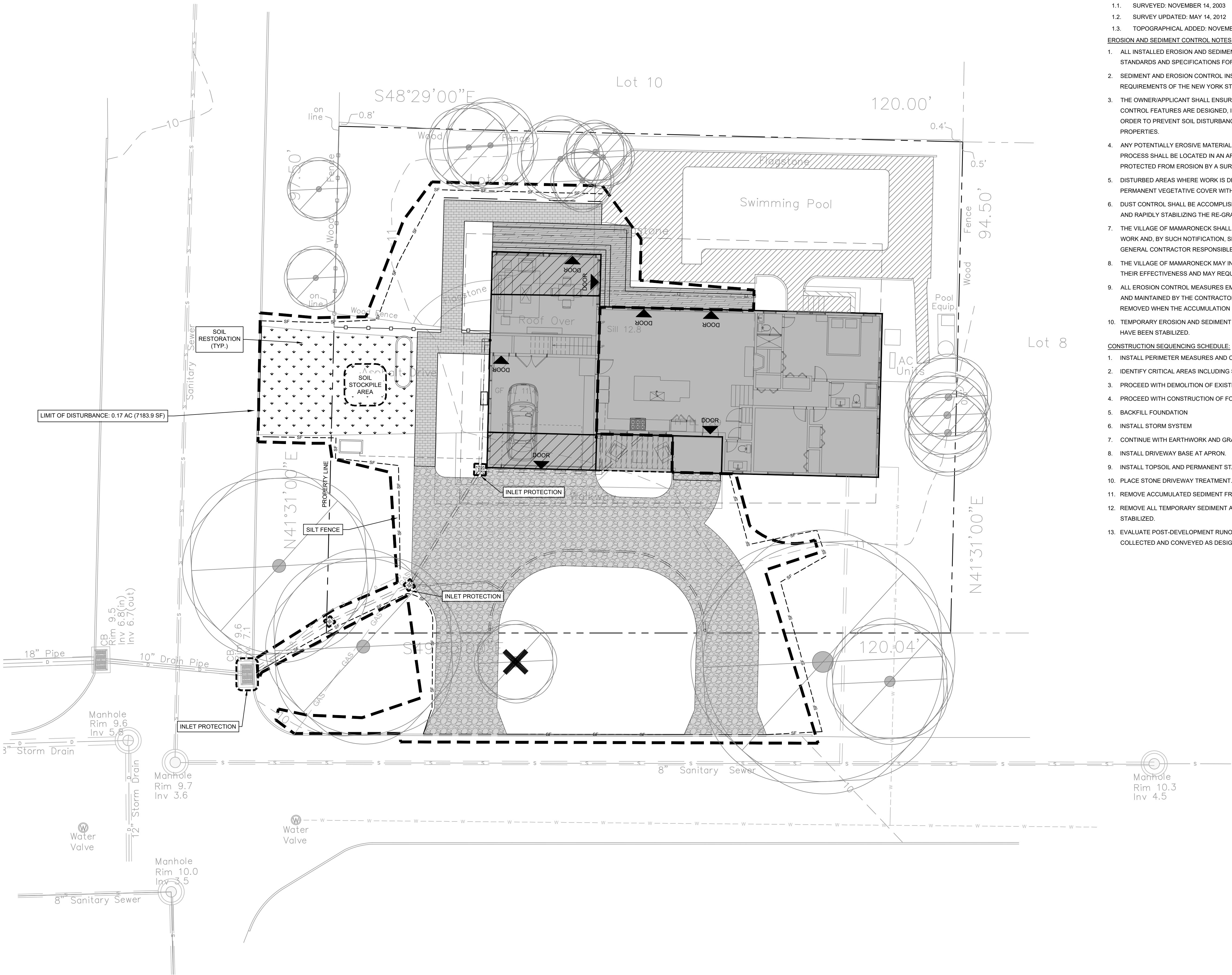
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9.30.22	ARB	
04.05.23	SITE PLAN APP	

Grading & Utility Plan

project:	20023
drawn by:	MAD
checked by:	PAC
date:	02.14.23
scale:	1" = 10'

**SD-202**





**BASE NOTES:**

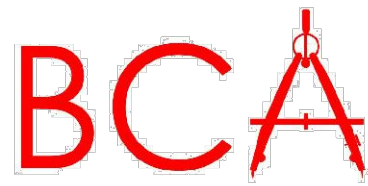
1. BASE INFORMATION WAS TAKEN FROM A SURVEY TITLED "SURVEY OF LOT 9 ON A MAP ENTITLED, "ORIENTA PROPERTIES, IN THE VILLAGE OF MAMARONECK & THE TOWN OF MAMARONECK, WESTCHESTER COUNTY, NEW YORK. FILED ON SEPTEMBER 15, 1953 AS MAP NO. 8392" FOR PROPERTY LOCATED AT 850 RUSHMORE AVENUE, PREPARED BY RICHARD A. SPINELLI.
- 1.1. SURVEYED: NOVEMBER 14, 2003
- 1.2. SURVEY UPDATED: MAY 14, 2012
- 1.3. TOPOGRAPHICAL ADDED: NOVEMBER 14, 2020

**EROSION AND SEDIMENT CONTROL NOTES:**

1. ALL INSTALLED EROSION AND SEDIMENT CONTROL DEVICES SHALL CONFORM TO NYSDEC NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL DATED 2016 OR AS AMENDED.
2. SEDIMENT AND EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
3. THE OWNER/APPLICANT SHALL ENSURE THAT TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL FEATURES ARE DESIGNED, INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT IN ORDER TO PREVENT SOIL DISTURBANCES FROM HAVING A NEGATIVE OR ADVERSE EFFECT ON ADJACENT PROPERTIES.
4. ANY POTENTIALLY EROSION MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
6. DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE RE-GRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
7. THE VILLAGE OF MAMARONECK SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK AND, BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
8. THE VILLAGE OF MAMARONECK MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES TO DETERMINE THEIR EFFECTIVENESS AND MAY REQUIRE ADDITIONAL MEASURES, AS DEEMED NECESSARY.
9. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED AND MAINTAINED BY THE CONTRACTOR FOR CONFORMANCE WITH NYSDEC STANDARDS. SEDIMENT SHALL BE REMOVED WHEN THE ACCUMULATION REACHES 50% OF THE EFFECTIVE DEPTH.
10. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED ONCE THE DISTURBED AREAS HAVE BEEN STABILIZED.

**CONSTRUCTION SEQUENCING SCHEDULE:**

1. INSTALL PERIMETER MEASURES AND CONSTRUCTION FENCING PRIOR TO MOBILIZATION.
2. IDENTIFY CRITICAL AREAS INCLUDING STAGING AREAS, VEHICULAR PARKING AREAS AND STOCKPILE AREAS
3. PROCEED WITH DEMOLITION OF EXISTING GARAGE & CLEARING AND GRUBBING.
4. PROCEED WITH CONSTRUCTION OF FOUNDATION.
5. BACKFILL FOUNDATION
6. INSTALL STORM SYSTEM
7. CONTINUE WITH EARTHWORK AND GRADING OPERATIONS.
8. INSTALL DRIVEWAY BASE AT APRON.
9. INSTALL TOPSOIL AND PERMANENT STABILIZATION.
10. PLACE STONE DRIVEWAY TREATMENT.
11. REMOVE ACCUMULATED SEDIMENT FROM THE STORM SYSTEM AND WATER QUALITY DEVICES.
12. REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES ONCE THE SITE HAS BEEN STABILIZED.
13. EVALUATE POST-DEVELOPMENT RUNOFF CONDITIONS TO VERIFY THAT THE SITE RUNOFF IS EFFECTIVELY COLLECTED AND CONVEYED AS DESIGNED.



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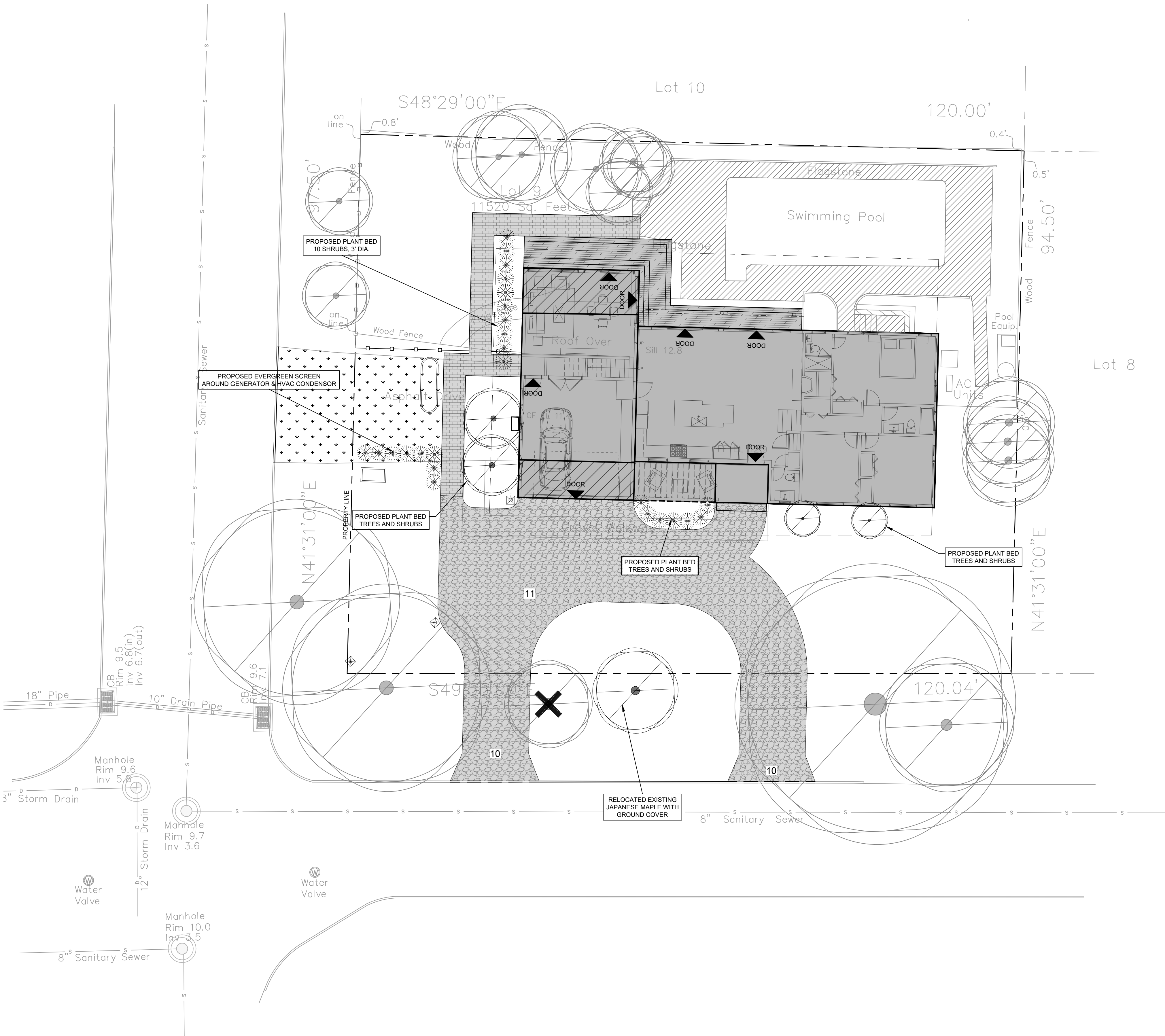
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9.30.22	ARB	
04.05.23	SITE PLAN APP	

Erosion and Sediment  
Control Plan

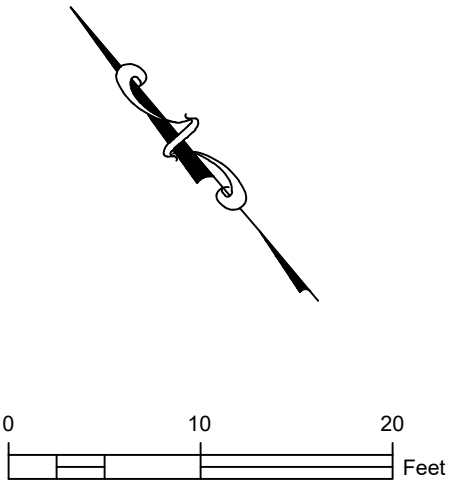
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drawn by:	MAD
checked by:	PAC
date:	02.14.23
scale:	1" = 10'

**SD-203**





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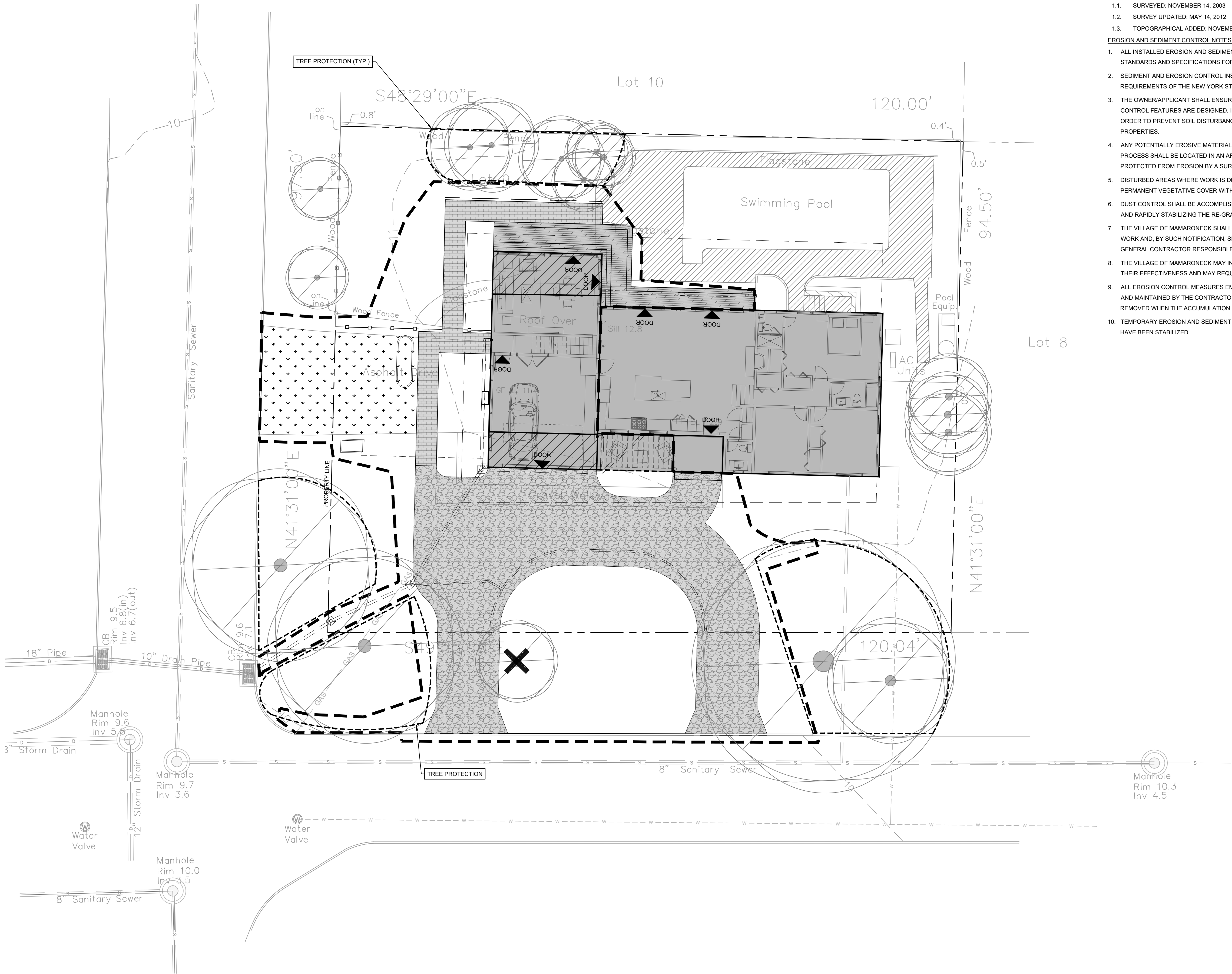
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9.30.22	ARB	
04.05.23	SITE PLAN APP	

Landscape Plan

project:	20023
drawn by:	MAD
checked by:	PAC
date:	02.14.23
scale:	1" = 10'

**SD-204**





- BASE NOTES:**
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  2. SEDIMENT AND EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
  3. THE OWNER/APPLICANT SHALL ENSURE THAT TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL FEATURES ARE DESIGNED, INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT IN ORDER TO PREVENT SOIL DISTURBANCES FROM HAVING A NEGATIVE OR ADVERSE EFFECT ON ADJACENT PROPERTIES.
  4. ANY POTENTIALLY EROSION MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
  5. DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
  6. DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE RE-GRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
  7. THE VILLAGE OF MAMARONECK SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK AND, BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
  8. THE VILLAGE OF MAMARONECK MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES TO DETERMINE THEIR EFFECTIVENESS AND MAY REQUIRE ADDITIONAL MEASURES, AS DEEMED NECESSARY.
  9. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED AND MAINTAINED BY THE CONTRACTOR FOR CONFORMANCE WITH NYSDEC STANDARDS. SEDIMENT SHALL BE REMOVED WHEN THE ACCUMULATION REACHES 50% OF THE EFFECTIVE DEPTH.
  10. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED ONCE THE DISTURBED AREAS HAVE BEEN STABILIZED.



REMODEL & ADDITION  
**HASSLER RESIDENCE**  
850 Rushmore Ave.  
Mamaroneck, NY 10543

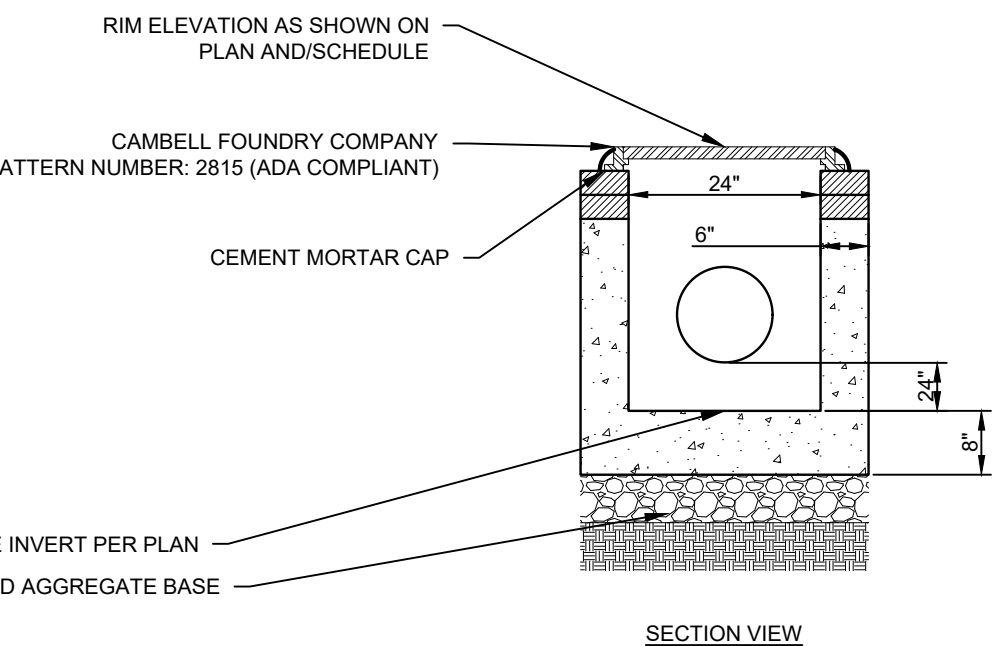
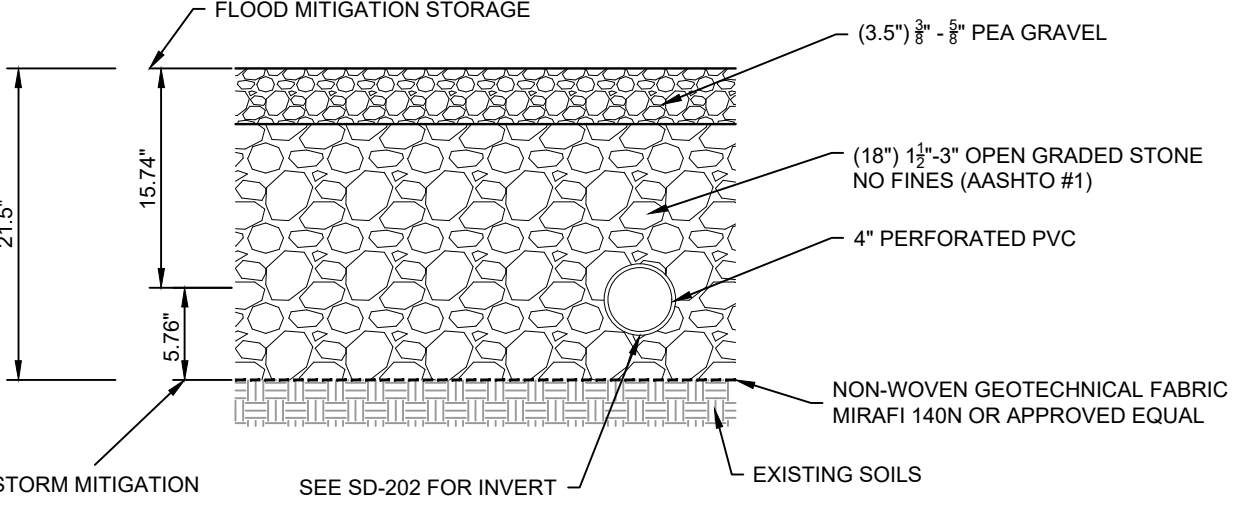
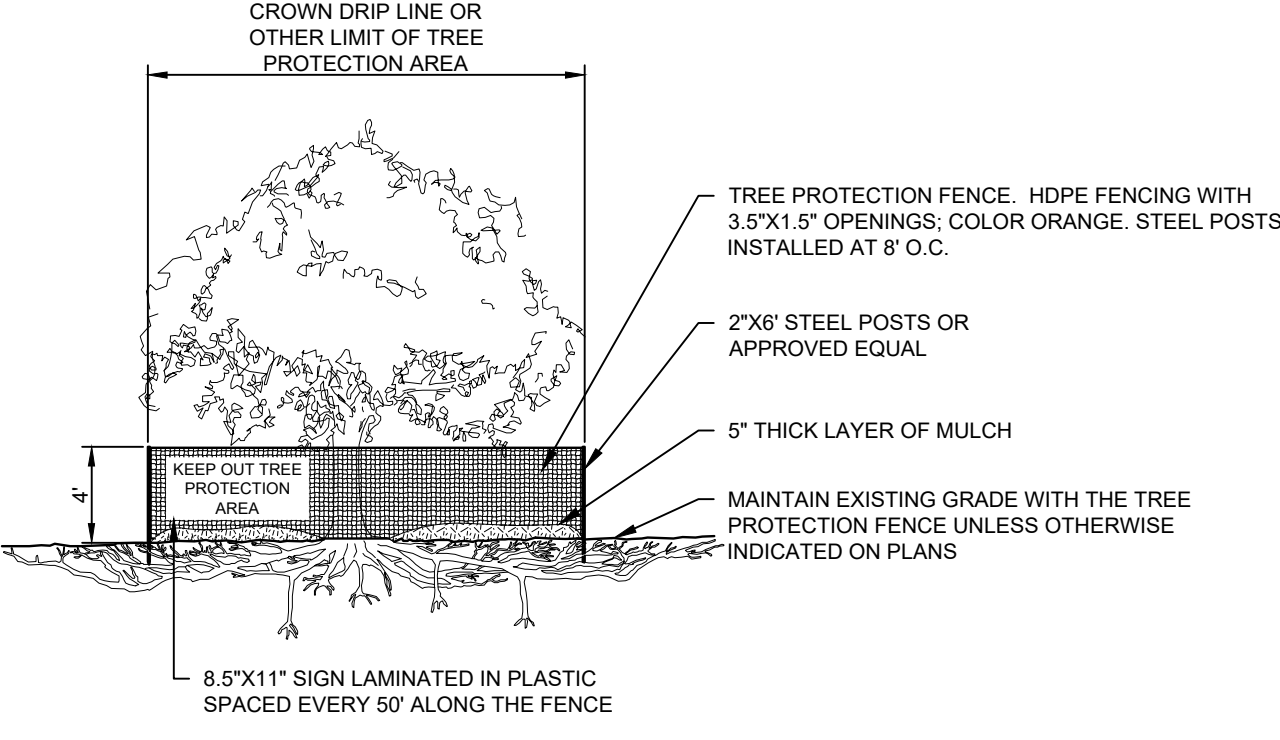
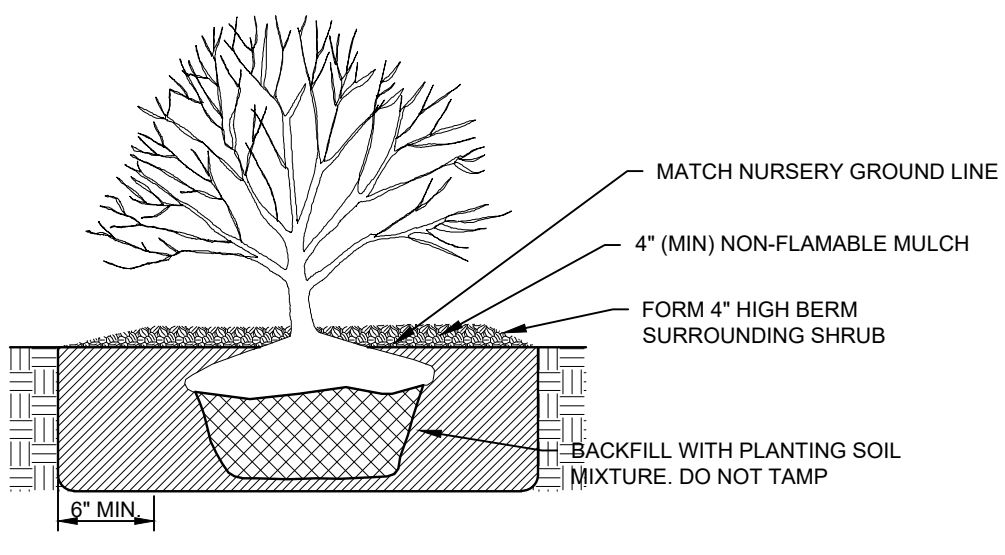
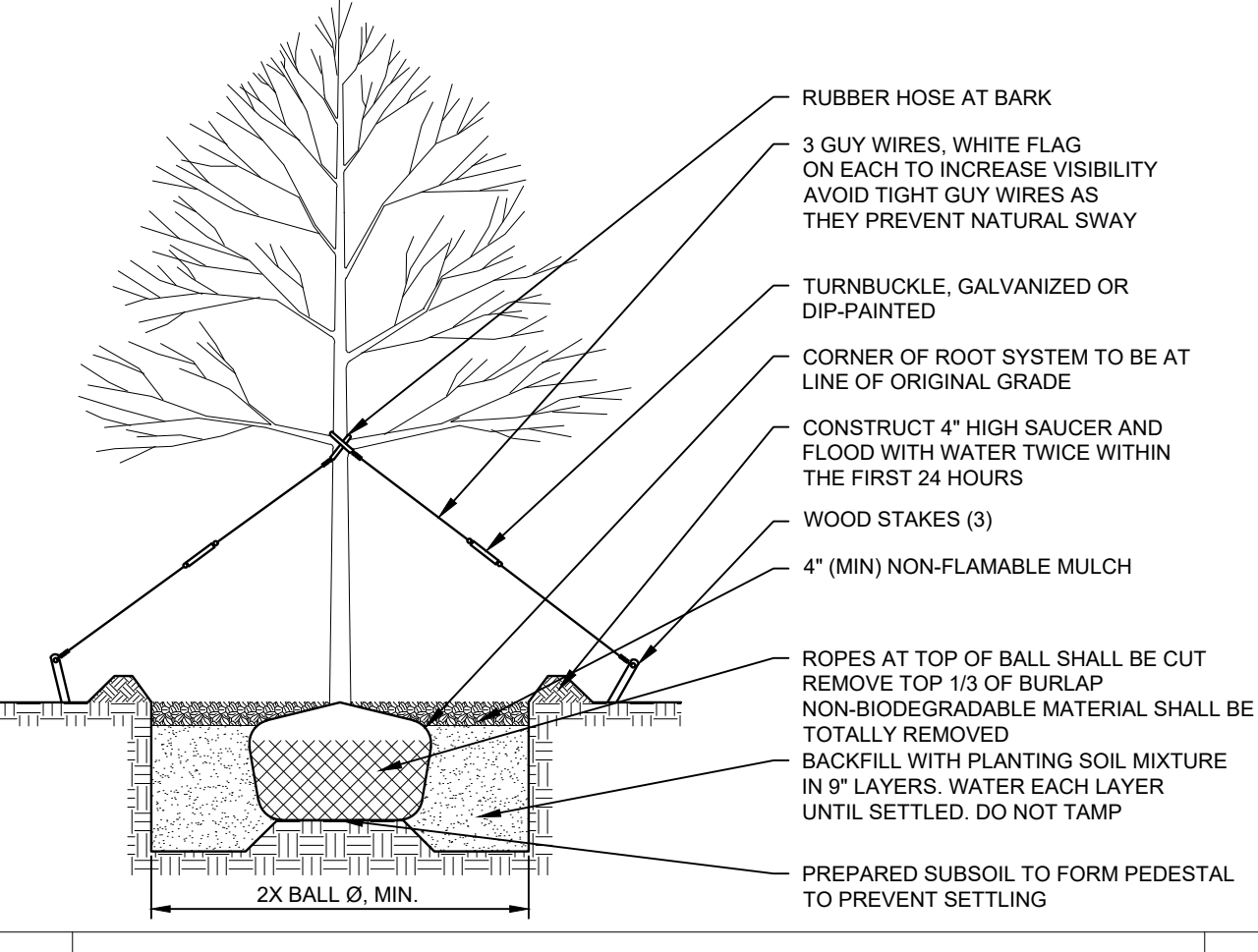
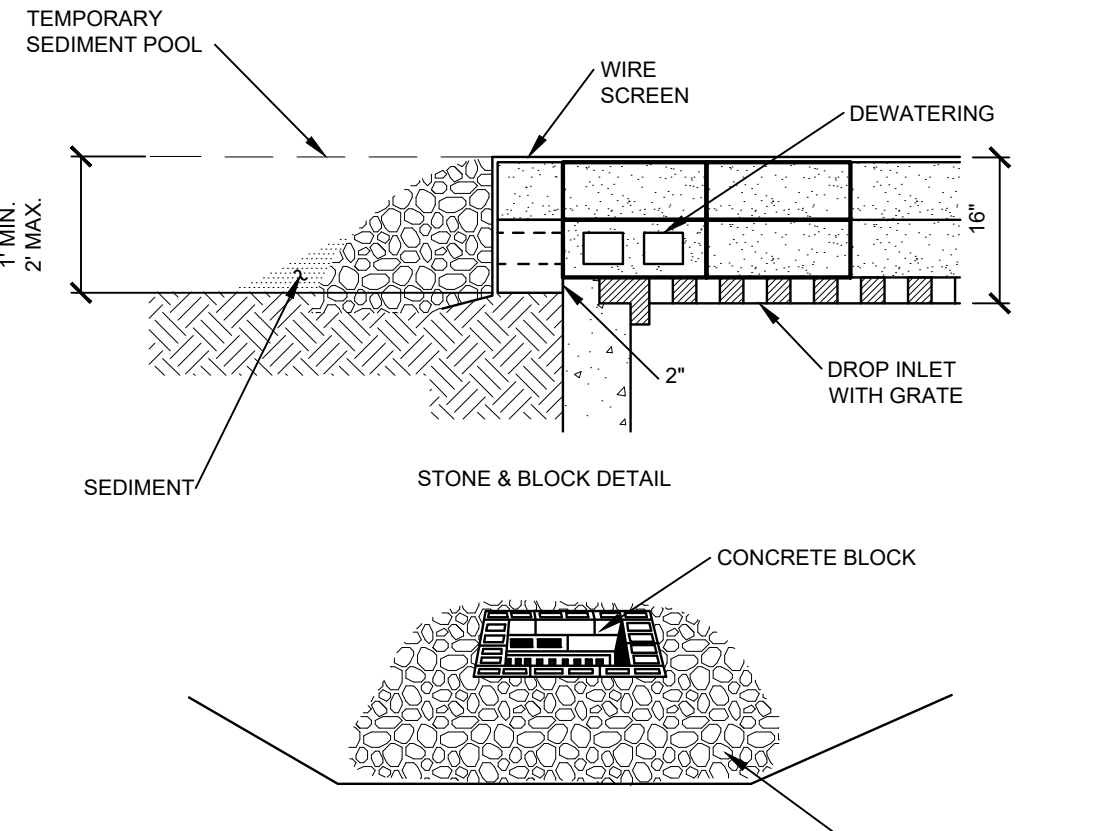
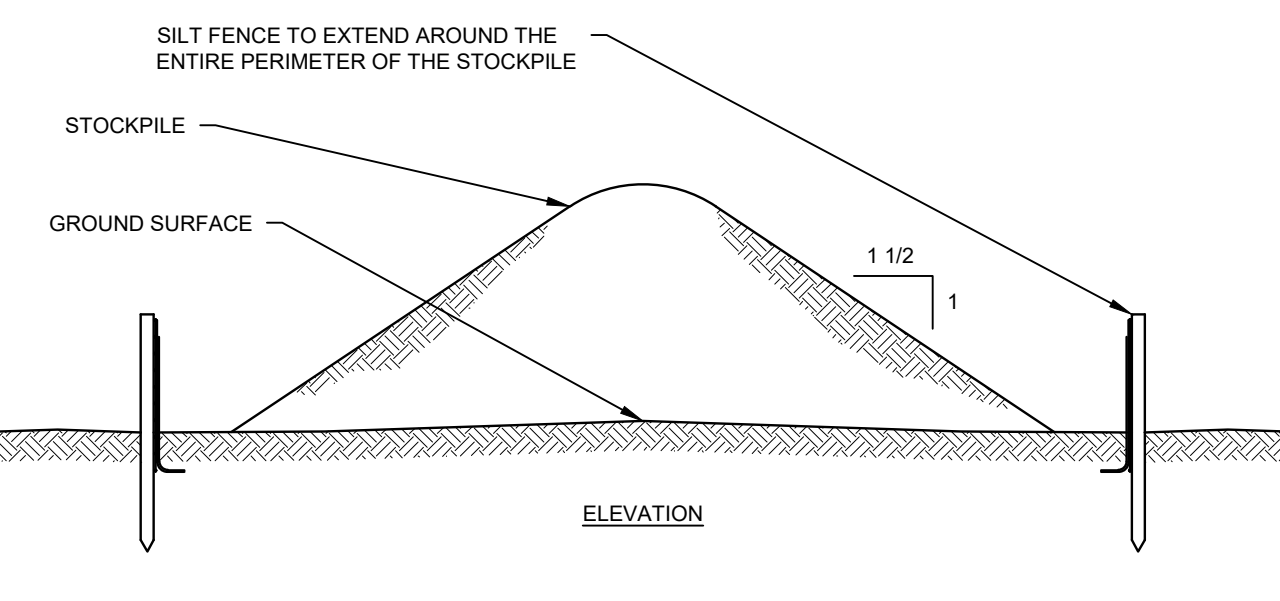
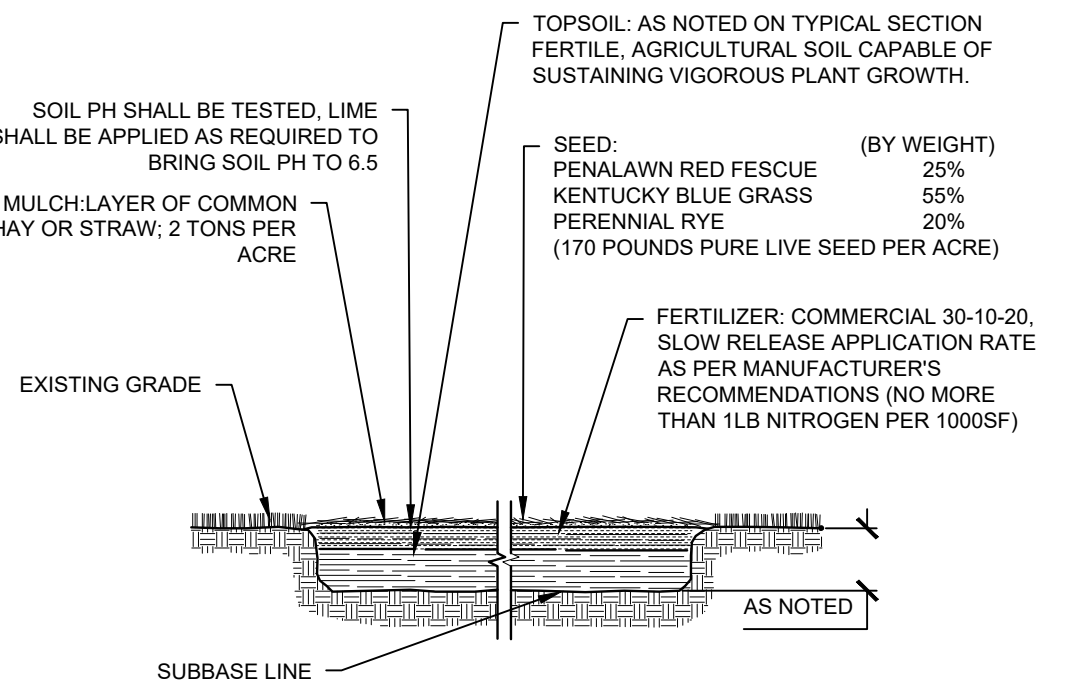
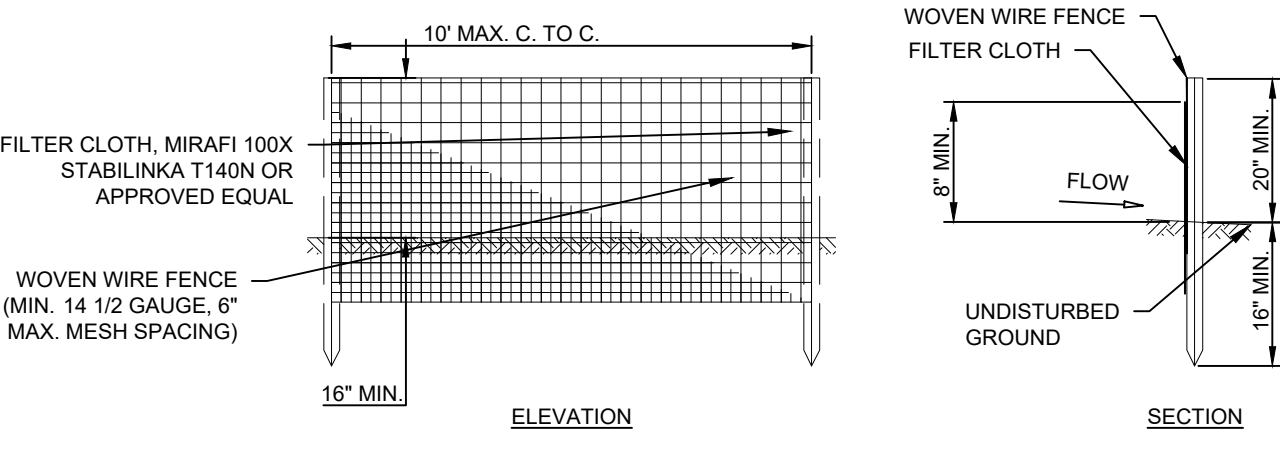
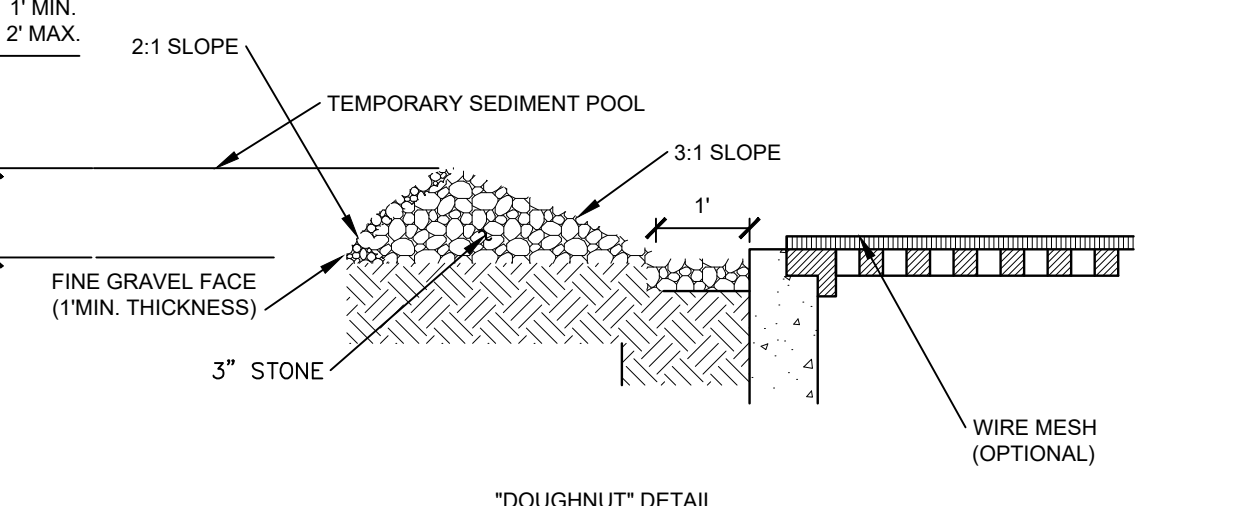
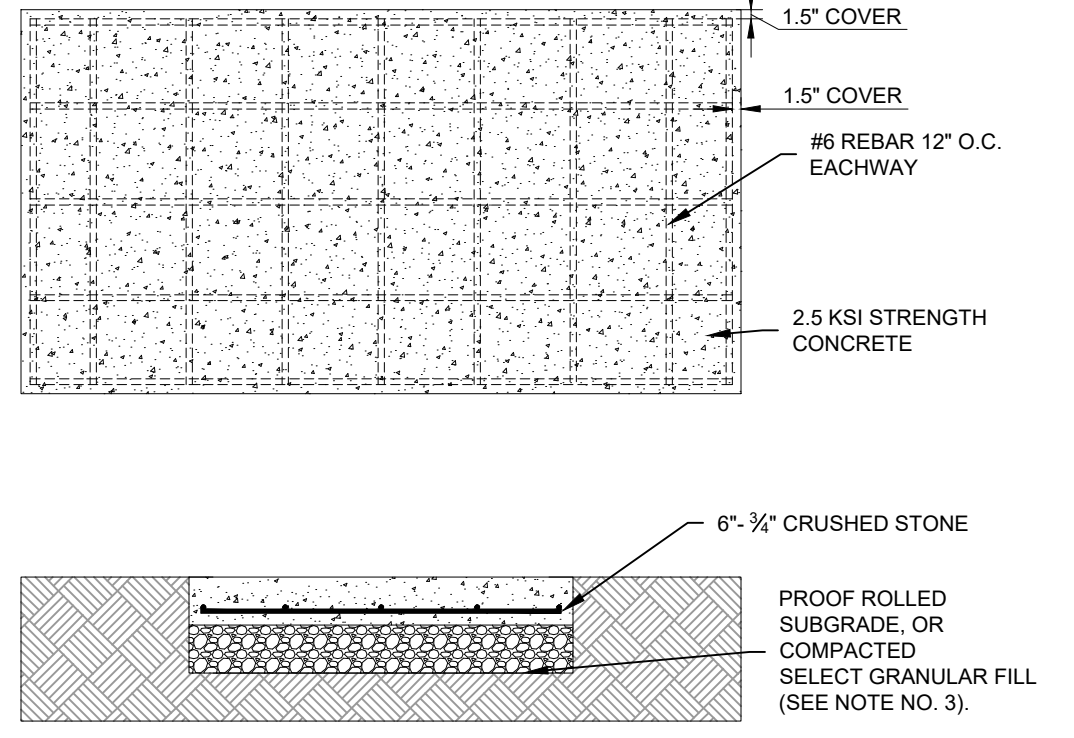
#	date	issue
9.30.22	ARB	
04.05.23	SITE PLAN APP	

**TREE PROTECTION PLAN**

project:	20023
drawn by:	MAD
checked by:	PAC
date:	02.14.23
scale:	1" = 10'

**SD-205**



 <p><b>SECTION VIEW</b></p> <p>NOTES:</p> <ol style="list-style-type: none"> <li>STRUCTURE SHALL CONFORM TO ASTM C-913.</li> <li>GRATES MUST BE "ECO-FRIENDLY".</li> <li>PRECAST CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 4,000 PSI AT 28 DAYS.</li> <li>STEEL REINFORCEMENT SHALL CONFORM TO ASTM A-185.</li> <li>ALL SECTIONS SHALL BE FABRICATED IN A SINGLE MONOLITHIC CONCRETE POUR.</li> <li>PIPE PENETRATIONS SHALL BE FILLED AND PARGED WITH CEMENT MORTAR FOR A SOIL TIGHT CONNECTION. ALTERNATIVELY, RUBBER BOOTS OR "LINK-SEAL" MAY BE USED.</li> <li>EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.</li> </ol>	 <p><b>GRAVEL DRIVEWAY SECTION</b></p> <p>NOTES:</p> <ol style="list-style-type: none"> <li>IDENTIFY AND CORDON OFF AREAS TO BE UTILIZED FOR INFILTRATION.</li> <li>ALL TRANSITIONS BETWEEN SOILS AND DRAINAGE UNTIL FINISH LAYER IS APPLIED.</li> <li>PROTECT ALL PIPES FROM VEHICLE TRAFFIC UNTIL FINISH LAYER IS APPLIED.</li> </ol>	 <p><b>SECTION VIEW</b></p> <p>NOTE:</p> <ol style="list-style-type: none"> <li>SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS</li> <li>NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST</li> <li>NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING, INCLUDING DURING FENCE INSTALLATION AND REMOVAL.</li> </ol>	 <p><b>TYPICAL SHRUB</b></p> <p>NOTE:</p> <ol style="list-style-type: none"> <li>WATER PER NURSERY SPECIFICATIONS IMMEDIATELY FOLLOWING PLANTING.</li> <li>DETAIL IS FOR BOTH BALL &amp; BURLAPPED OR CONTAINERED SHRUBS.</li> </ol>
 <p><b>TYPICAL TREE</b></p> <p>N.T.S</p>	 <p><b>STONE &amp; BLOCK PLAN VIEW</b></p> <p>N.T.S</p>	 <p><b>TEMPORARY SOIL STOCKPILE</b></p> <p>NOTES:</p> <ol style="list-style-type: none"> <li>SEE SILT FENCE DETAIL.</li> <li>INSPECTION AND MAINTENANCE PER NYSDEC REQUIREMENTS.</li> <li>STOCKPILES REMAINING FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE MEASURES, PERMANENT VEGETATIVE MEASURES OR MULCH.</li> </ol>	 <p><b>TOPSOIL SEED, FERTILIZER AND MULCH</b></p> <p>NOTES:</p> <ol style="list-style-type: none"> <li>FERTILIZER APPLICATION       <ol style="list-style-type: none"> <li>IN ACCORDANCE WITH NUTRIENT RUNOFF LAW -ECL ARTICLE 7, TITLE 21</li> </ol> </li> </ol> <p>ADAPTED FROM: NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL 2016 PAGE 4.42</p>
 <p><b>REINFORCED SILT FENCE</b></p> <p>NOTES:</p> <ol style="list-style-type: none"> <li>WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES, STAPLES POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.</li> <li>FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MESH OPENING.</li> <li>WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.</li> <li>PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.</li> <li>MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.</li> </ol> <p>ADAPTED FROM: NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL 2016 PAGE 5.54</p>	 <p><b>CATCH BASIN STONE INLET PROTECTION</b></p> <p>N.T.S</p>	 <p><b>GENERATOR AND EQUIPMENT PAD</b></p> <p>NOTES:</p> <ol style="list-style-type: none"> <li>MOUNTING BOLTS OR STUDS TO MOUNTING SURFACE PER MANUFACTURE.</li> <li>ALL CONCRETE SHALL BE 2,800 PSI COMPRESSION STRENGTH.</li> <li>WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDEC STANDARD SPECIFICATIONS. WHERE THE PAVEMENT IS BEING CONSTRUCTED ON EXISTING NATURAL GRADE, THE AREA SHALL BE PROOF ROLLED TO VERIFY THAT THE NATURAL MATERIAL IS SUITABLE.</li> </ol>	

#	date	issue
9.30.22	ARB	
04.05.23	SITE PLAN APP	

#### Details

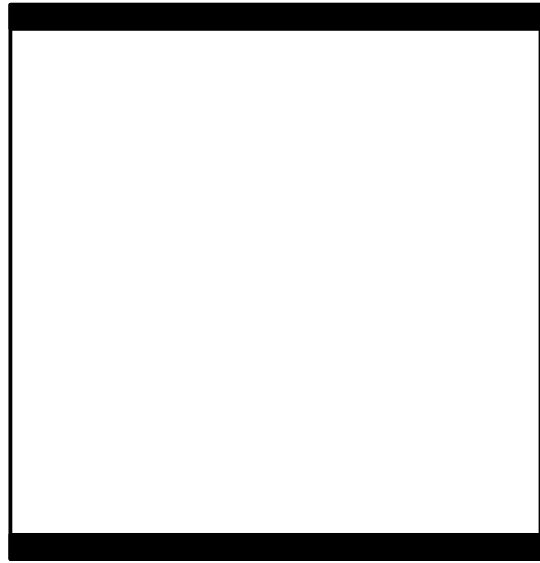
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drawn by:	MAD
checked by:	PAC
date:	02.14.23
scale:	As Noted

**SD-401**









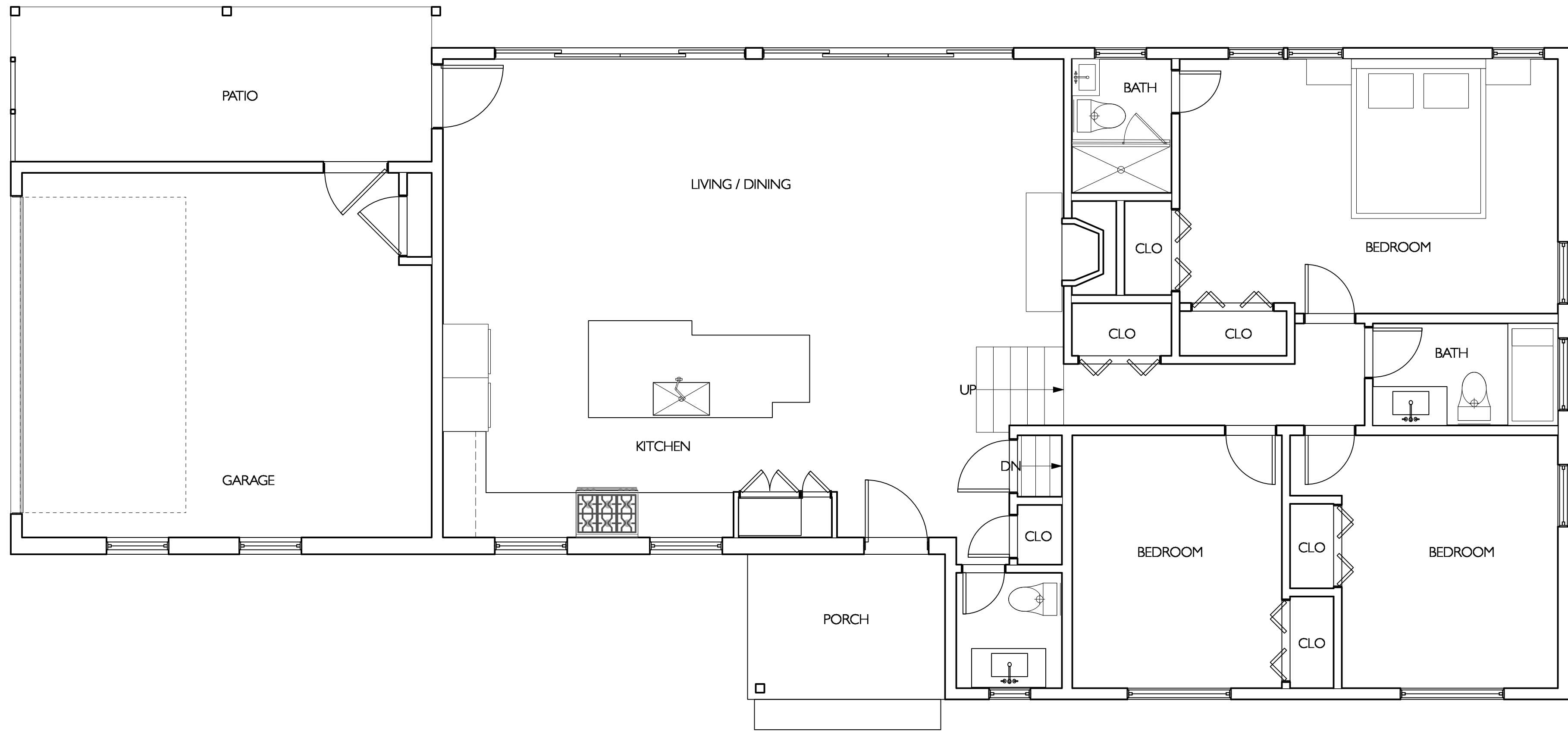
REMODEL & ADDITION  
HASSLER RESIDENCE  
850 Rushmore Ave.  
Mamaroneck, NY 10543

#	date	issue
09.30.22	ARB	
04.05.23	SITE PLAN APP	

Existing Floor Plan

project:	22.08
drawn by:	KJC
checked by:	
date:	06.30.22
scale:	AS NOTED

A - 2.0



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

KEY	
	(E) WALL
	(N) WALL
	DEMO WALL
	FIXTURE TO DEMO
	WALL TYPE - SEE A-3



## REMODEL &amp; ADDITION

#	date	issue
	09.30.22	ARB
	04.05.23	SITE PL

### Proposed 1st Floor Plan

project: 22.08

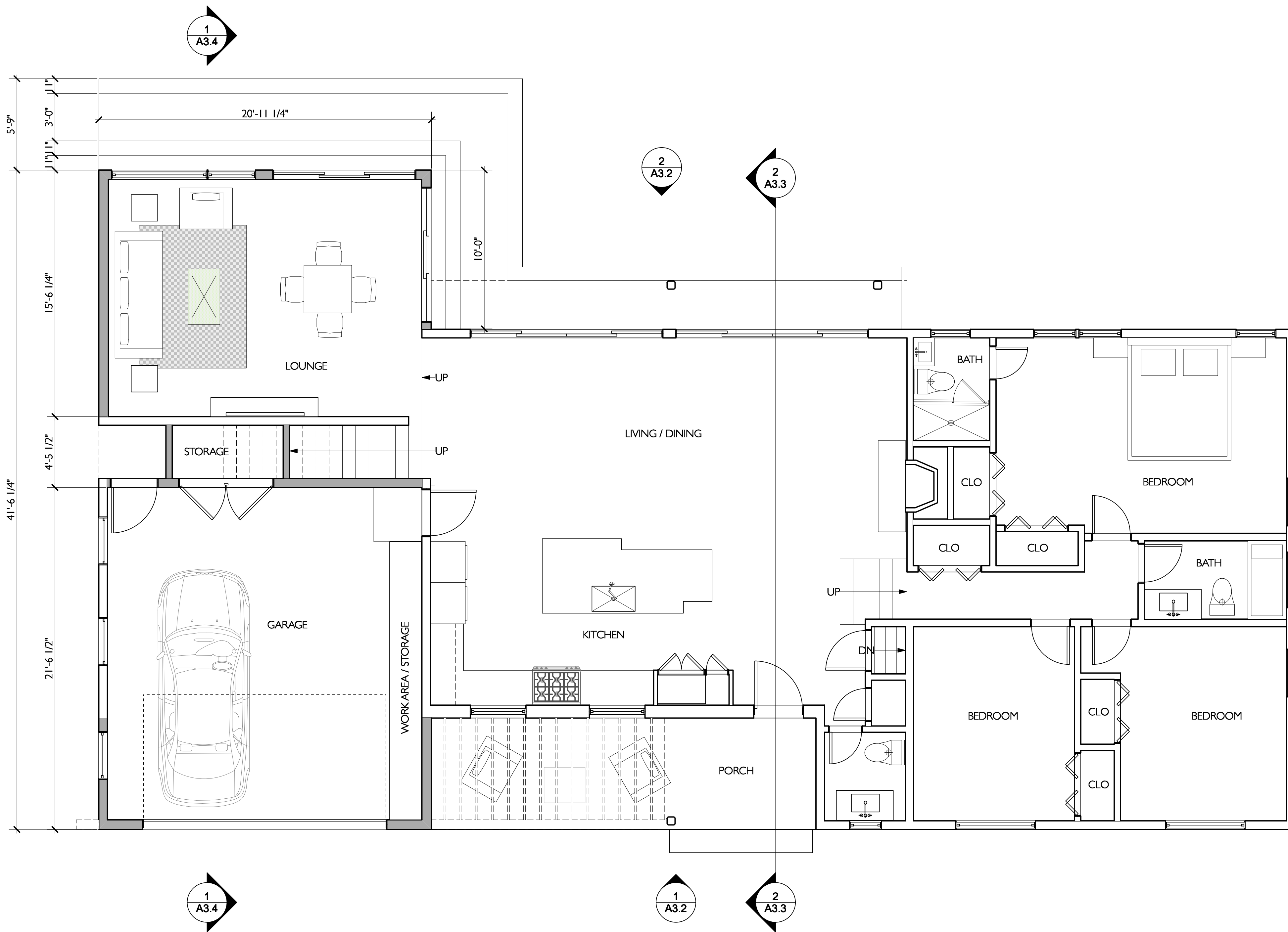
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checked by:

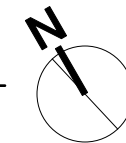
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scale: AS NOTED

## A-2.1

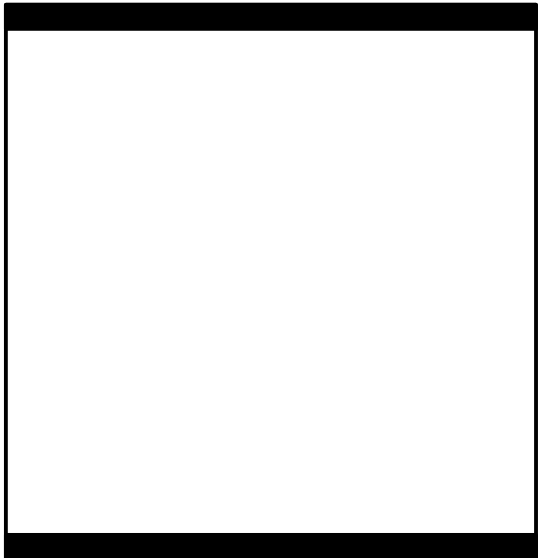


PROPOSED FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"



KEY	
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	(N) WALL
	DEMO WALL
	FIXTURE TO DEMO
	WALL TYPE - SEE A-3





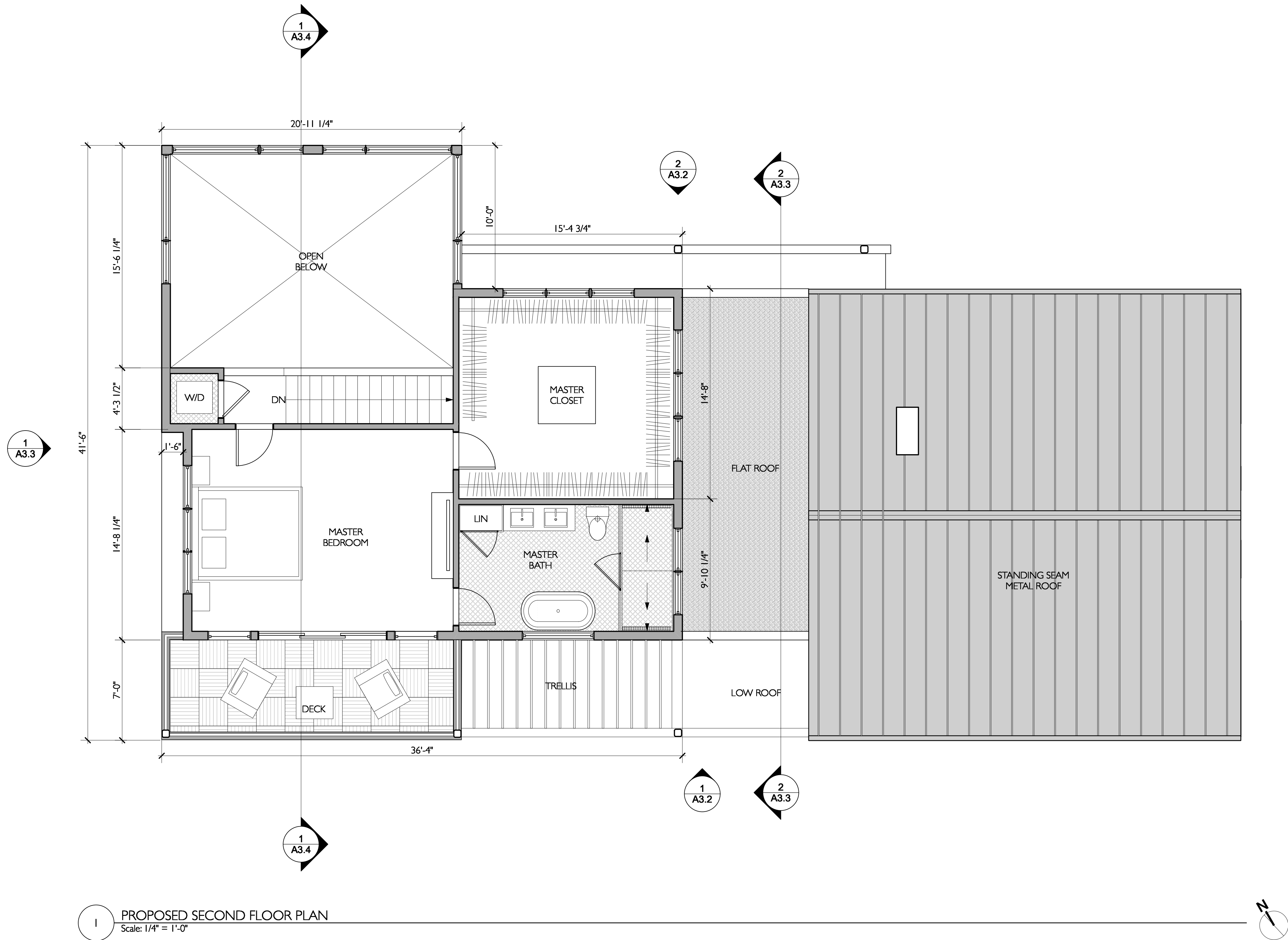
REMODEL & ADDITION  
**HASSLER RESIDENCE**  
850 Rushmore Ave.  
Mamaroneck, NY 10543

#	date	issue
09.30.22	ARB	
04.05.23	SITE PLAN APP	

Proposed 2nd Floor Plan

project:	22.08
drawn by:	KJC
checked by:	
date:	06.30.22
scale:	AS NOTED

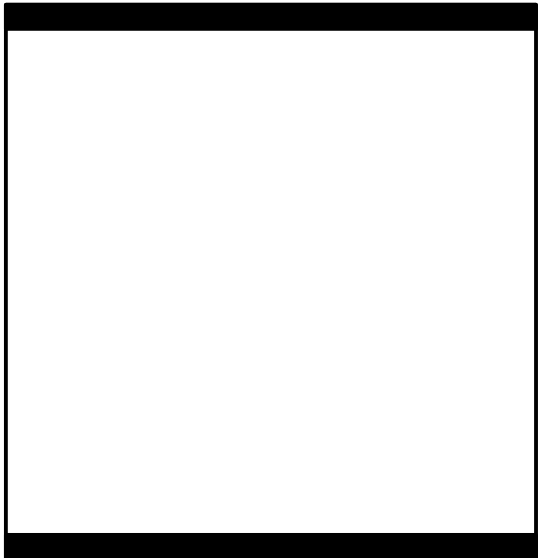
A-2.2



I PROPOSED SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"

KEY	
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	(N) WALL
	DEMO WALL
	FIXTURE TO DEMO
	WALL TYPE - SEE A-3





REMODEL & ADDITION

HASSLER RESIDENCE

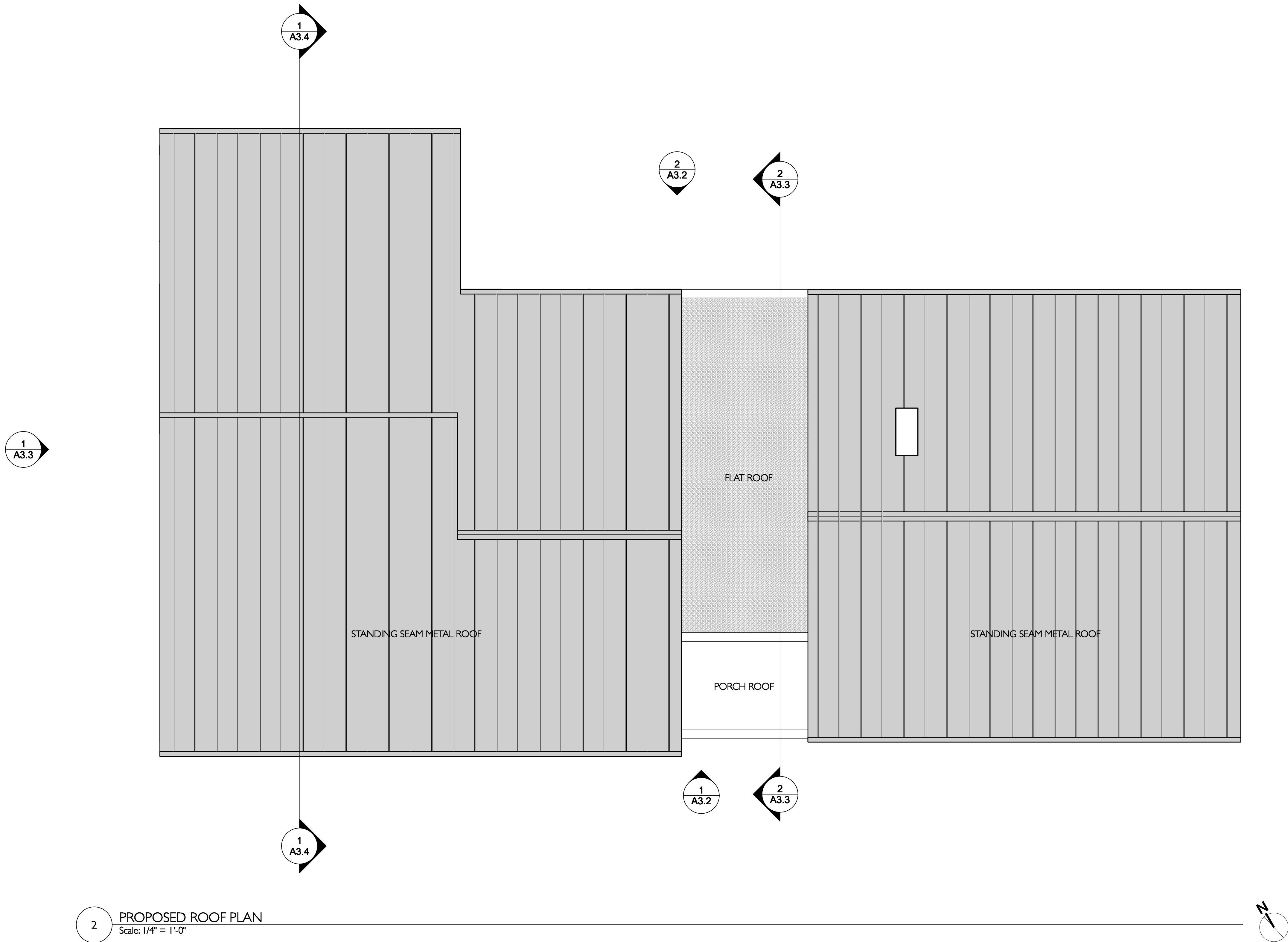
850 Rushmore Ave.  
Mamaroneck, NY 10543

#	date	issue
09.30.22	ARB	
04.05.23	SITE PLAN APP	

Proposed Roof Plan

project:	22.08
drawn by:	KJC
checked by:	
date:	06.30.22
scale:	AS NOTED

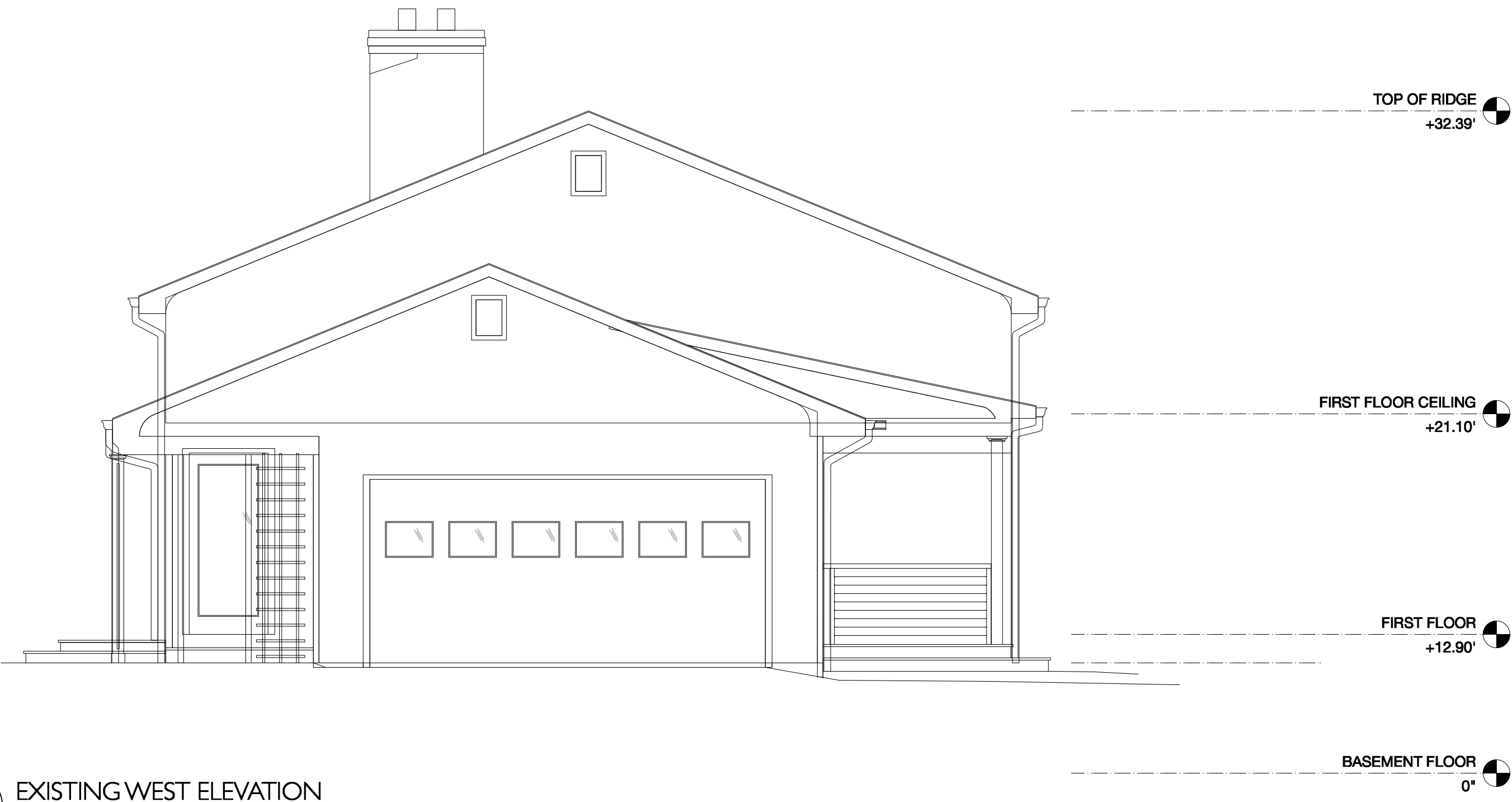
A-2.3



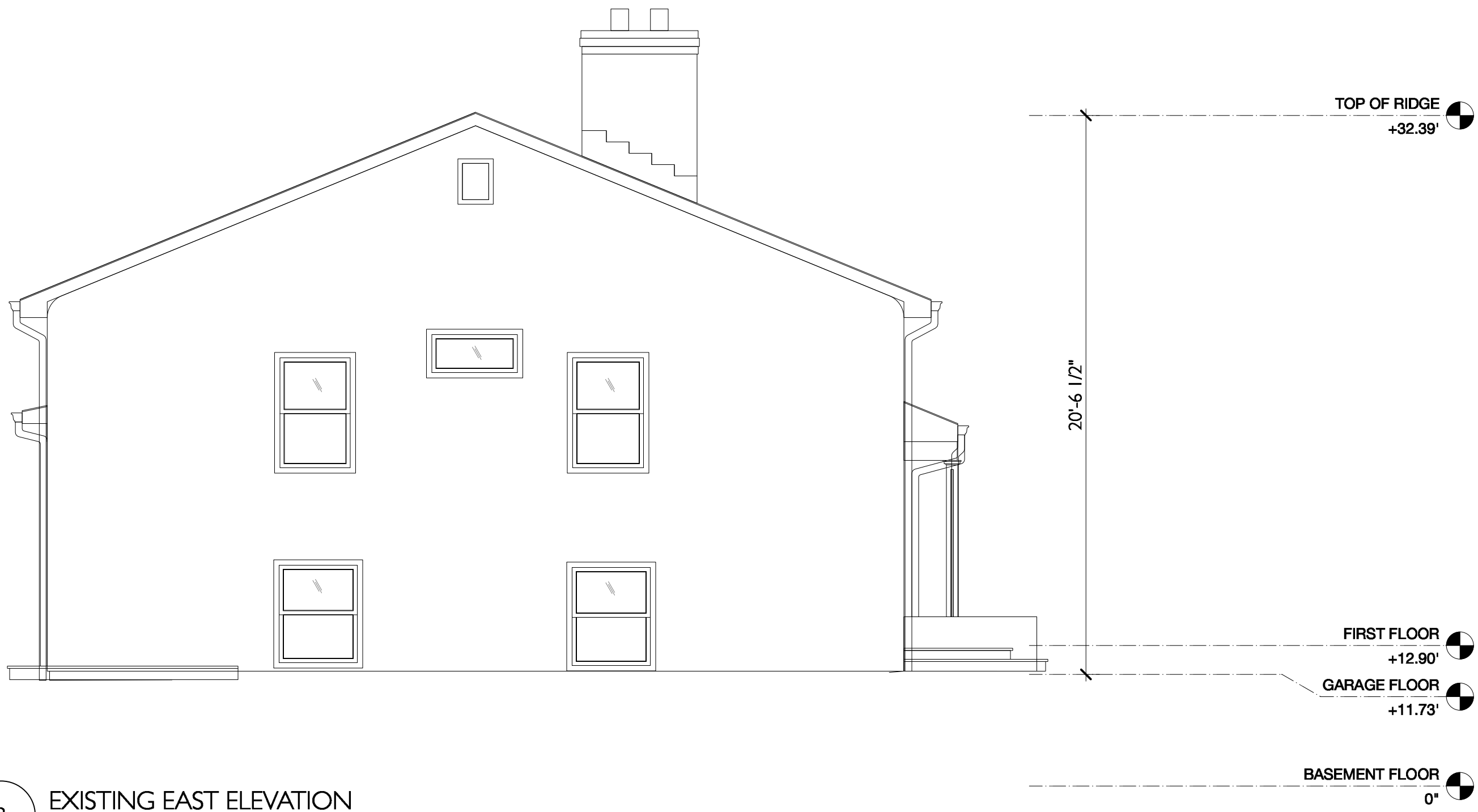




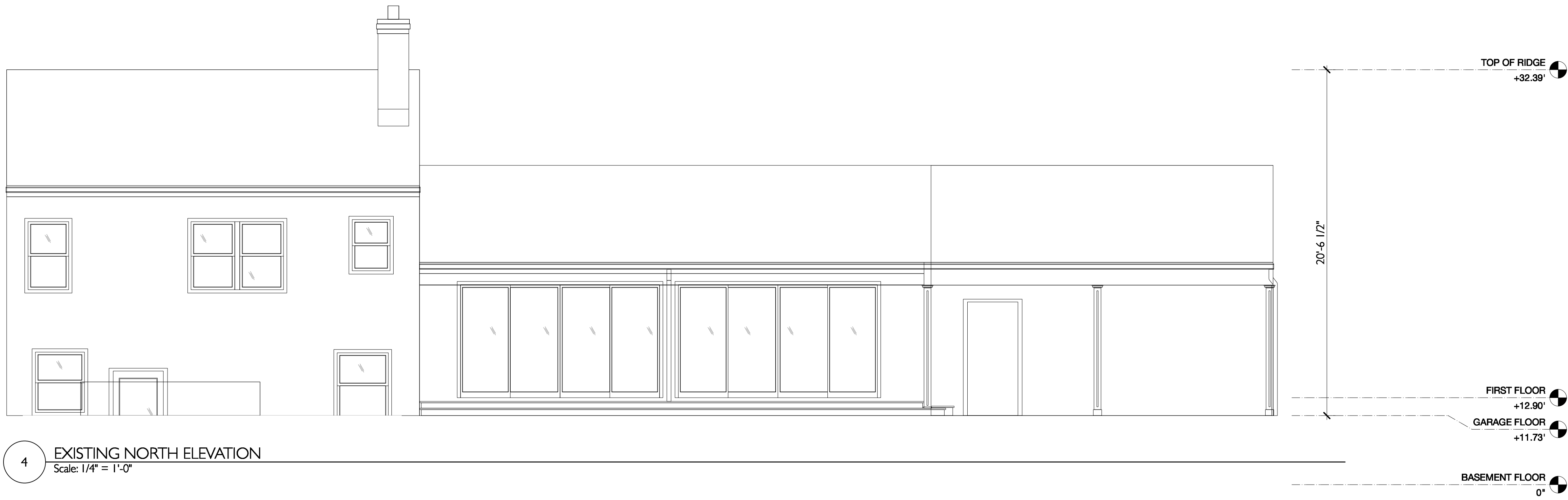
1 EXISTING SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



2 EXISTING WEST ELEVATION  
Scale: 1/4" = 1'-0"



3 EXISTING EAST ELEVATION  
Scale: 1/4" = 1'-0"



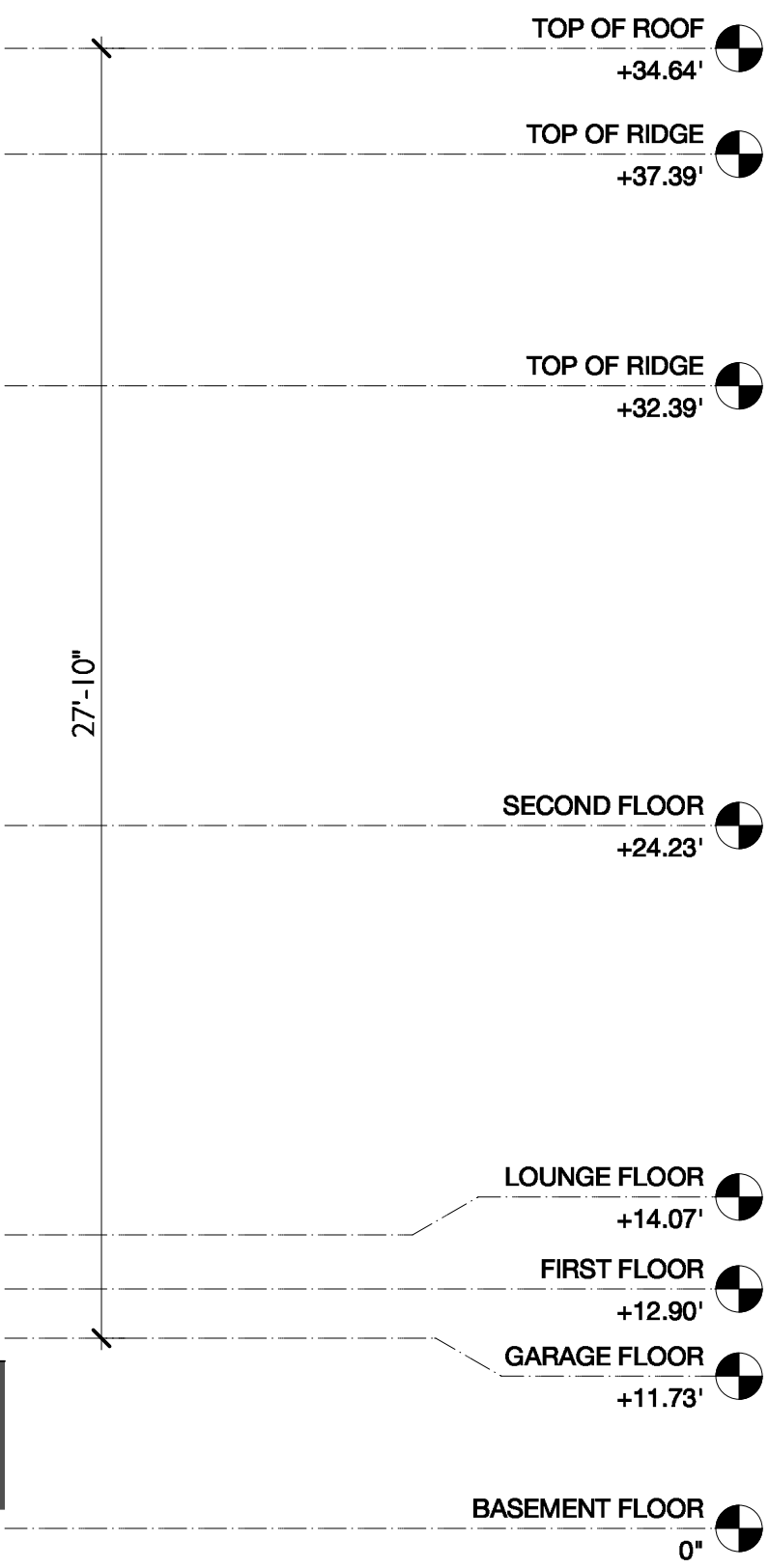
4 EXISTING NORTH ELEVATION  
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#	date	issue
09.30.22	ARB	
04.05.23	SITE PLAN APP	

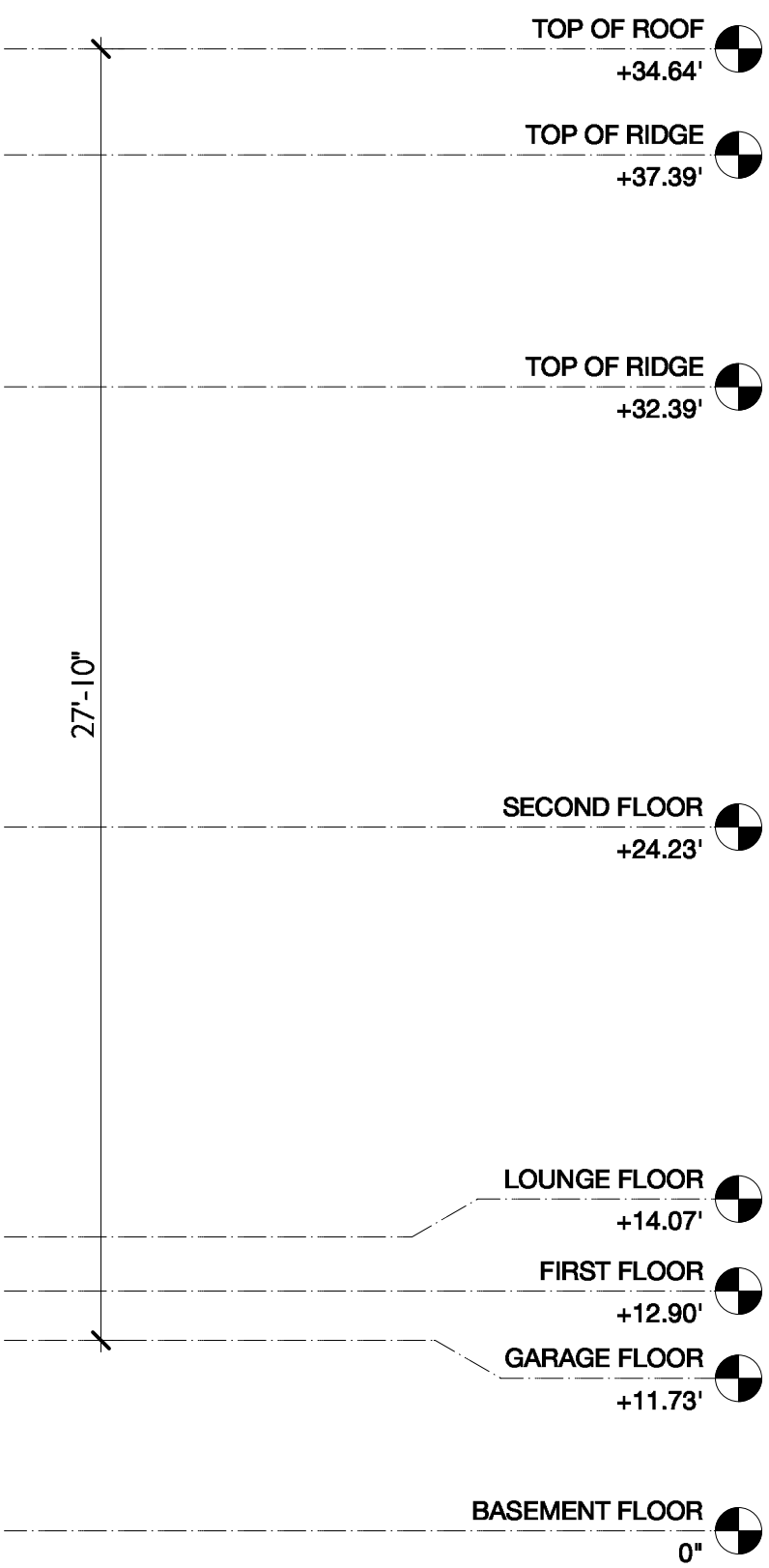
#### Existing Elevations

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drawn by:	KJC
checked by:	
date:	06.30.22
scale:	AS NOTED

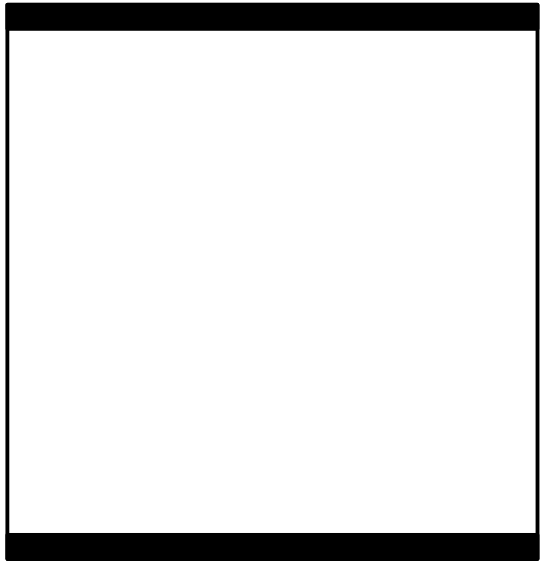




1 PROPOSED SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION  
Scale: 1/4" = 1'-0"



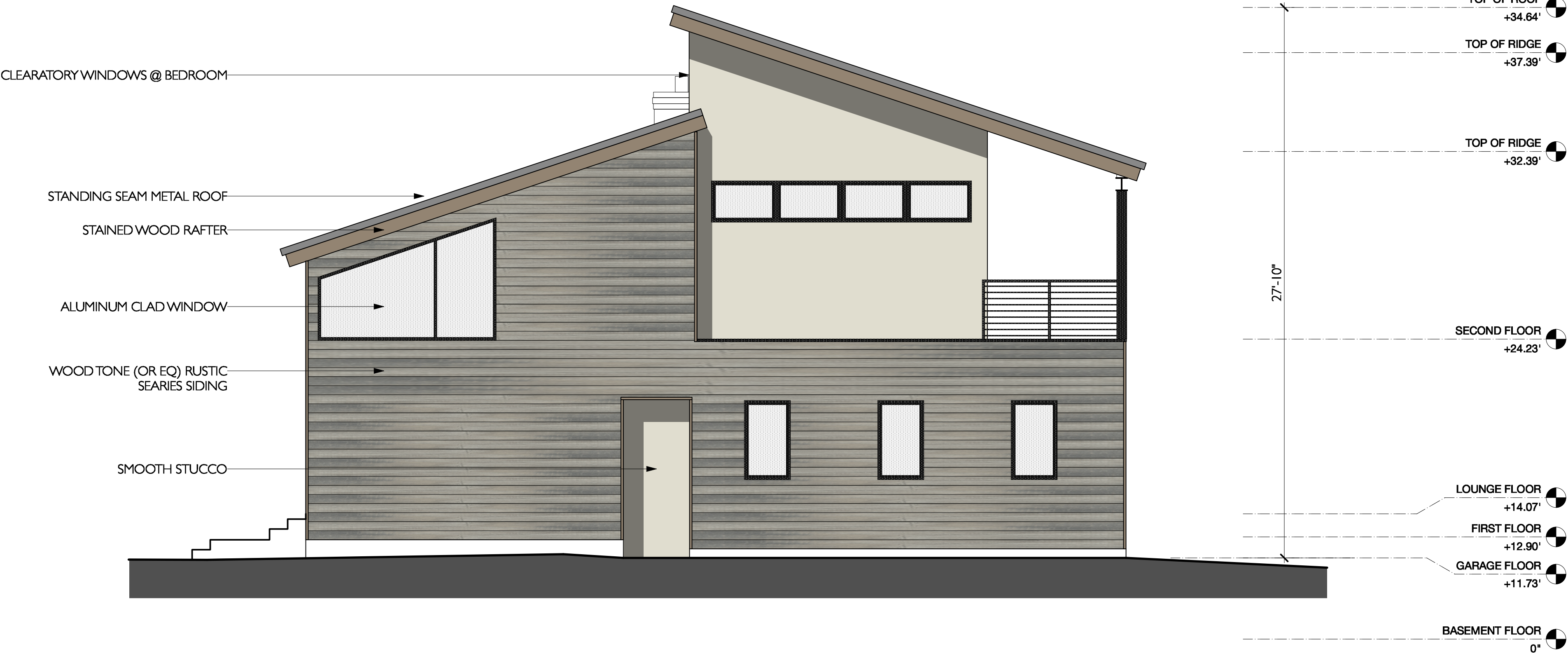
REMODEL & ADDITION  
**HASSLER RESIDENCE**  
850 Rushmore Ave.  
Mamaroneck, NY 10543

#	date	issue
09.30.22	ARB	
04.05.23	SITE PLAN APP	

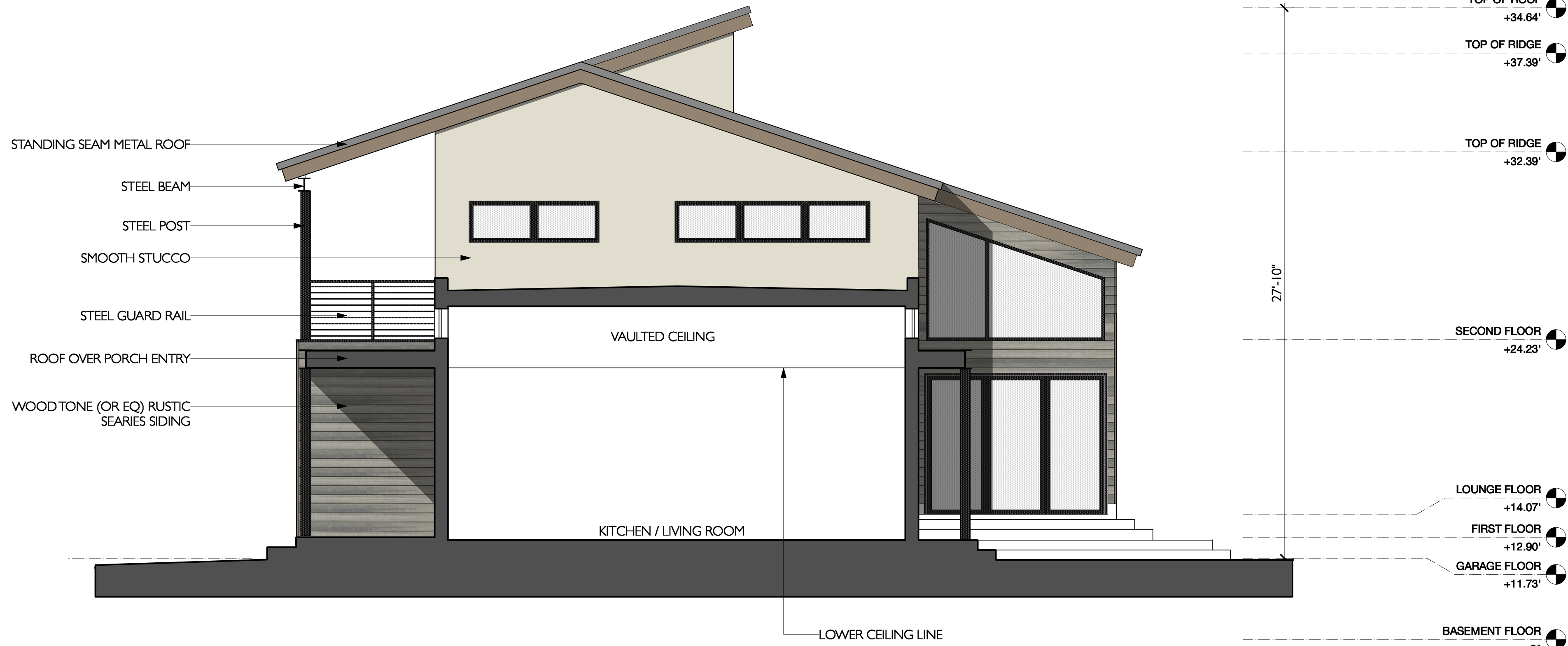
Proposed Elevations

project:	22.08
drawn by:	KJC
checked by:	
date:	06.30.22
scale:	AS NOTED

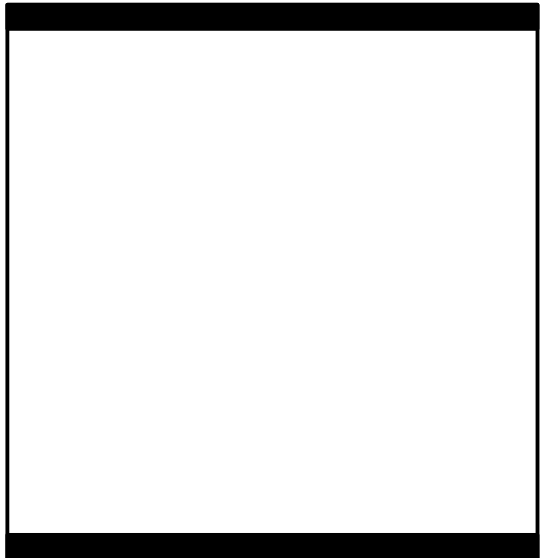




1 PROPOSED WEST ELEVATION  
Scale: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION / SECTION  
Scale: 1/4" = 1'-0"



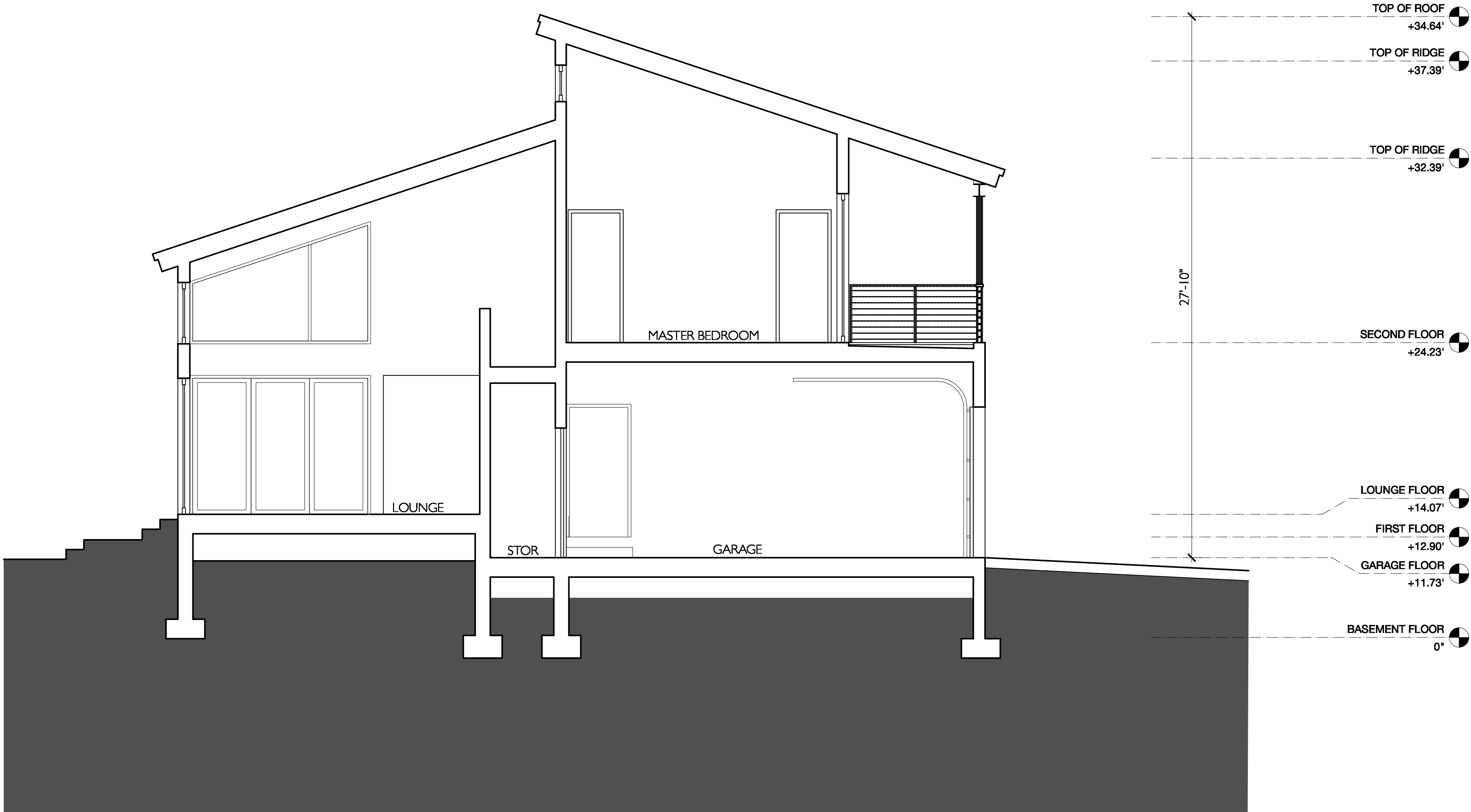
REMODEL & ADDITION  
**HASSLER RESIDENCE**  
850 Rushmore Ave.  
Mamaroneck, NY 10543

#	date	issue
09.30.22	ARB	
04.05.23	SITE PLAN APP	

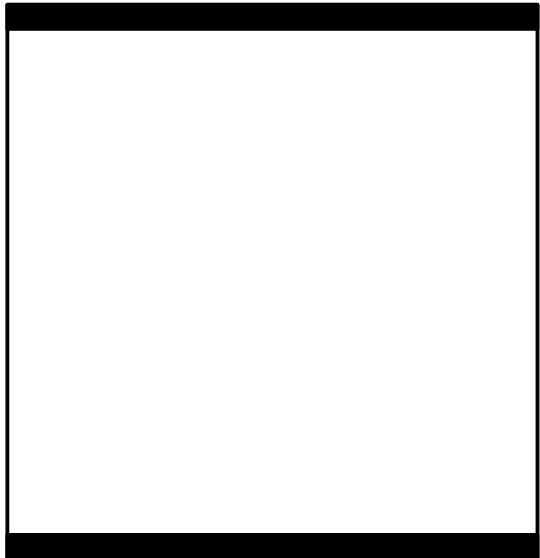
Proposed Elevations

project:	22.08
drawn by:	KJC
checked by:	
date:	06.30.22
scale:	AS NOTED





1 BUILDING SECTION  
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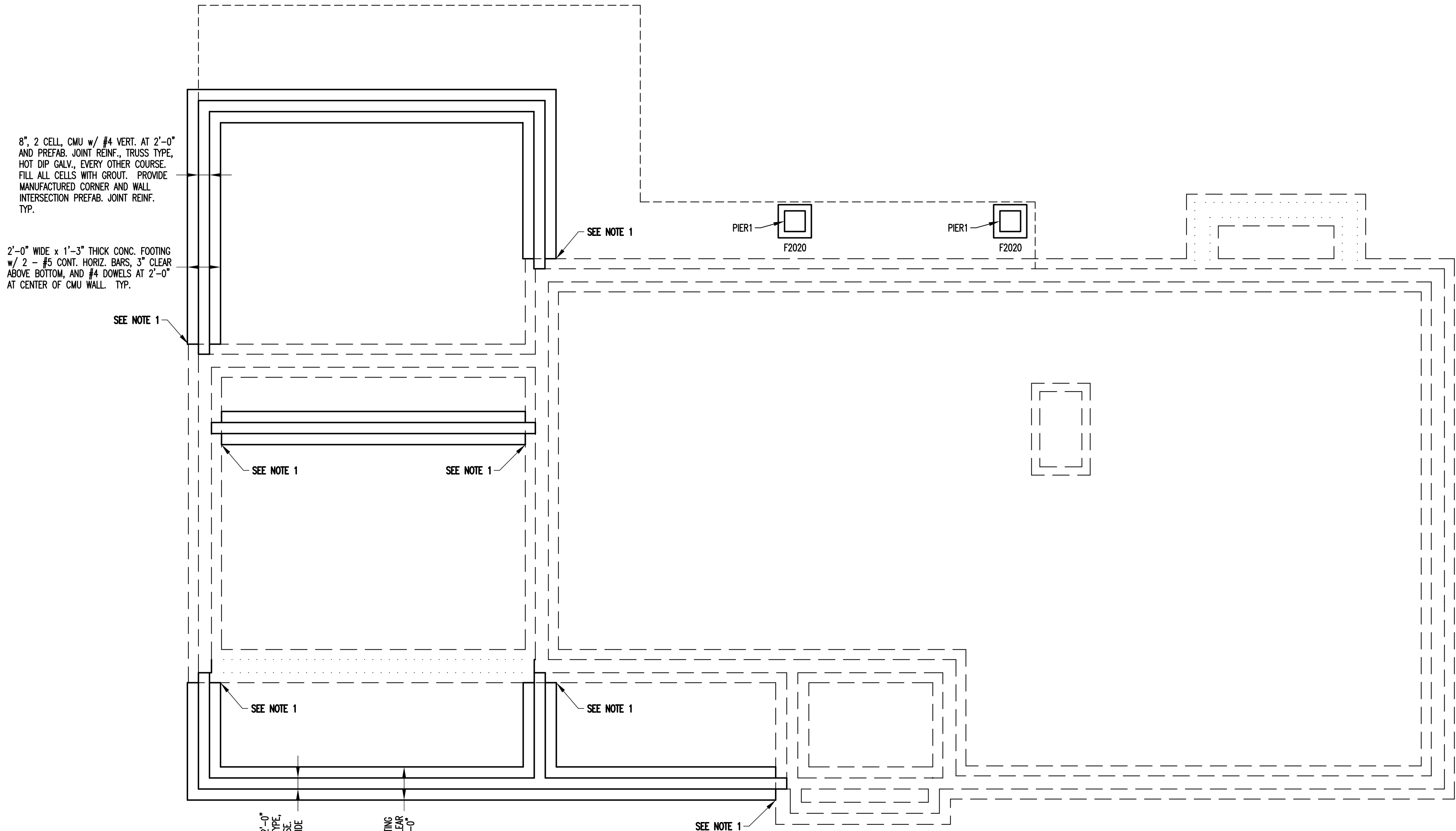
REMODEL & ADDITION  
**HASSLER RESIDENCE**  
850 Rushmore Ave.  
Mamaroneck, NY 10543

#	date	issue
09.30.22	ARB	
04.05.23	SITE PLAN APP	

Proposed Elevations

project:	22.08
drawn by:	KJC
checked by:	
date:	06.30.22
scale:	AS NOTED





- LEGEND**
- EXISTING WALL TO REMAIN
  - NEW WALL
  - EXISTING WALL TO BE DEMOLISHED
  - EXISTING FRAMING, ie: EX FJ, EX CJ, EX RR
  - NEW FRAMING, N INDICATES NUMBER OF COMMON NAILS REQUIRED AT END OF MEMBER. AT LAPS: 10d, 12d OR 16d AS REQ'D FOR FULL NAIL PENETRATION  
TOE NAILS: 16d
  - H<sub>L</sub> - H<sub>L</sub>, SEE HEADER SCHEDULE
  - P<sub>L</sub> OR P<sub>L</sub> - P<sub>L</sub>, SEE POST SCHEDULE
  - OR O - INDICATES POST ABOVE
  - JH<sub>L</sub> - JH<sub>L</sub>, SEE JOIST HANGER SCHEDULE

- JOIST HANGER SCHEDULE**
- ALL JOIST HANGERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE AND SHALL BE INSTALLED WITH SIMPSON STRONG-TIE NAILS, 16d x 2 1/2" OR 10d x 1 1/2", DEPENDING ON AVAILABLE NAIL PENETRATION DEPTH, TYP. U.O.N. ALL ROUND AND TRIANGULAR HOLES SHALL HAVE THE SPECIFIED NAIL.
- JH1 - HU412 X SLD18\*
  - JH2 - HUC412 X SLD18\*
  - JH3 - HUC610
  - JH4 - U210-2
  - JH5 - U210
  - JH6 - U26
  - JH7 - HU610
- \* - INDICATES SPECIAL ORDER ITEM

- HEADER SCHEDULE**
- H1 - 6 x 12
  - H2 - 3 - 2 x 10 + 2 - 1/2" x 9" PLYWOOD
  - H3 - 2 - 2 x 12 + 1/2" x 11" PLYWOOD
  - H4 - 3 - 1 3/4 x 9 1/4 LVL + 1/4" x 9 1/4" PLYWOOD

- POST SCHEDULE**
- FOR HEADERS THE WOOD POST INDICATED ARE THE JACK STUDS REQUIRED. PROVIDE A KING STUD IN ADDITION TO THE JACK STUDS. ALL BUILT-UP WOOD POSTS SHALL BE FASTENED TOGETHER WITH 3/8" A307 BOLTS AT EQUAL SPACING NOT GREATER THAN 2'-6".
- P1 - 4 x 6
  - P2 - HSS5 x 5 x 1/4 w/ 1/2" x 6" x 10" CAP PL  
3/4" x 6" x 10" BASE PL
  - P3 - 2 - 2 x 6
  - P4 - 3 - 2 x 4
  - P5 - 2 - 2 x 4
  - P6 - 4 x 4
  - P7 - 3" STD. PIPE w/ 1/2" x 5 1/4" x 7" CAP PL  
3/4" x 4" x 9" BASE PL
  - P8 - 3" STD. PIPE w/ 1/2" x 8" x 7" CAP PL  
3/4" x 4" x 9" BASE PL
  - P9 - 3" STD. PIPE w/ 1/2" x 5 3/4" x 7" CAP PL  
3/4" x 4" x 9" BASE PL
  - P10 - 4 - 2 x 6

NOTE: INSTALL SOLID BLOCKING BELOW POST SO THAT ENTIRE POST AREA IS IN DIRECT BEARING OVER WALL DOUBLE TOP PLATE, OR FOUNDATION SILL PLATE, BELOW. FOR EXISTING CONSTRUCTION USE 1.55E TIMBERSTRAND LSL BLOCKING. FOR NEW CONSTRUCTION BLOCKING SHALL MATCH FLOOR FRAMING, ie: 2 x 's FOR 2 x FRAMING AND 1.55E TIMBERSTRAND LSL FOR TJ/LVL FRAMING.



REMODEL & ADDITION  
HASSLER RESIDENCE  
850 Rushmore Ave.  
Mamaroneck, NY 10543

#	date	issue
9.30.22	ARB	
04.05.23	SITE PLAN APP	

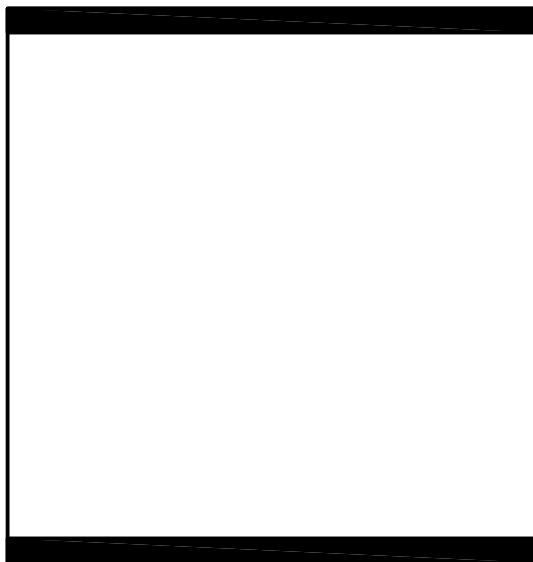
FOUNDATION PLAN

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drawn by:	BED
checked by:	BED
date:	9.22.22
scale:	AS NOTED

S - 1

NOT FOR CONSTRUCTION  
SCHEMATIC DESIGN 9/22/22



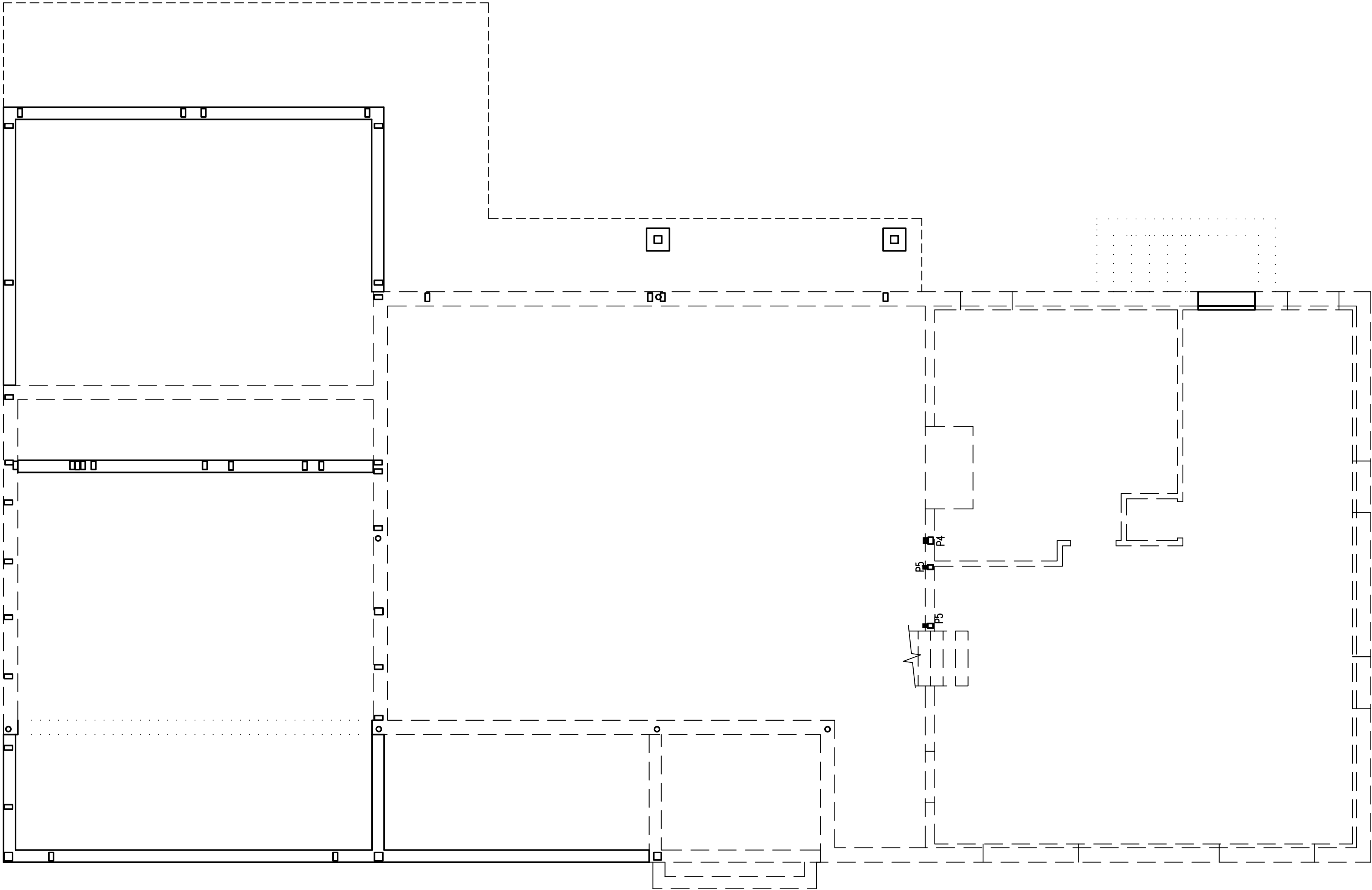


REMODEL & ADDITION  
HASSLER RESIDENCE  
850 Rushmore Ave.  
Mamaroneck, NY 10543

#	date	issue
9.30.22	ARB	
04.05.23	SITE PLAN APP	

FIRST FLOOR FRAMING PLAN	
project:	22.08
drawn by:	BED
checked by:	BED
date:	9.22.22
scale:	AS NOTED

S - 2



FIRST FLOOR FRAMING PLAN  
SCALE: 1/4" = 1'-0"

#### LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- EXISTING WALL TO BE DEMOLISHED
- EXISTING FRAMING, ie: EX FJ, EX CJ, EX RR
- NEW FRAMING, N INDICATES NUMBER OF COMMON NAILS REQUIRED AT END OF MEMBER. AT LAPS: 10d, 12d OR 16d AS REQ'D FOR FULL NAIL PENETRATION  
TOE NAILS: 16d
- H\_, SEE HEADER SCHEDULE
- P\_ OR P\_, SEE POST SCHEDULE
- INDICATES POST ABOVE
- JH\_, SEE JOIST HANGER SCHEDULE

#### JOIST HANGER SCHEDULE

ALL JOIST HANGERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE AND SHALL BE INSTALLED WITH SIMPSON STRONG-TIE NAILS, 16d x 2 1/2" OR 10d x 1 1/2", DEPENDING ON AVAILABLE NAIL PENETRATION DEPTH, TYP. U.O.N. ALL ROUND AND TRIANGULAR HOLES SHALL HAVE THE SPECIFIED NAIL.

- JH1 - HU412 X SLD18\*
- JH2 - HUC412 X SLD18\*
- JH3 - HUC610
- JH4 - U210-2
- JH5 - U210
- JH6 - U26
- JH7 - HU610

\* - INDICATES SPECIAL ORDER ITEM

#### HEADER SCHEDULE

- H1 - 6 x 12
- H2 - 3 - 2 x 10 + 2 - 1/2" x 9" PLYWOOD
- H3 - 2 - 2 x 12 + 1/2" x 11" PLYWOOD
- H4 - 3 - 1 3/4 x 9 1/4 LVL + 1/4" x 9 1/4" PLYWOOD

#### POST SCHEDULE

FOR HEADERS THE WOOD POST INDICATED ARE THE JACK STUDS REQUIRED. PROVIDE A KING STUD IN ADDITION TO THE JACK STUDS. ALL BUILT-UP WOOD POSTS SHALL BE FASTENED TOGETHER WITH 3/8" A307 BOLTS AT EQUAL SPACING NOT GREATER THAN 2'-6".

- P1 - 4 x 6
- P2 - HSS5 x 5 x 1/4 w/ 1/2" x 6" x 10" CAP PL  
3/4" x 6" x 10" BASE PL
- P3 - 2 - 2 x 6
- P4 - 3 - 2 x 4
- P5 - 2 - 2 x 4
- P6 - 4 x 4
- P7 - 3" STD. PIPE w/ 1/2" x 5 1/4" x 7" CAP PL  
3/4" x 4" x 9" BASE PL
- P8 - 3" STD. PIPE w/ 1/2" x 8" x 7" CAP PL  
3/4" x 4" x 9" BASE PL
- P9 - 3" STD. PIPE w/ 1/2" x 5 3/4" x 7" CAP PL  
3/4" x 4" x 9" BASE PL
- P10 - 4 - 2 x 6

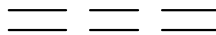
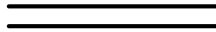
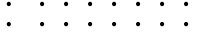






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NOT FOR CONSTRUCTION  
SCHEMATIC DESIGN 9/22/22





## LEGEND

	- EXISTING WALL TO REMAIN
	- NEW WALL
	- EXISTING FRAMING, ie: EX FJ, EX CJ, EX RR
	- EXISTING FRAMING, ie: EX FJ, EX CJ, EX RR
	- NEW FRAMING, N INDICATES NUMBER OF COMMON NAILS REQUIRED AT END OF MEMBER. AT LAPS: 10d, 12d or 16d AS REQ'D FOR FULL NAIL PENETRATION TOE NAILS: 16d
	- H_, SEE HEADER SCHEDULE
	- P_, SEE POST SCHEDULE
	- INDICATES POST ABOVE
	- JH_, SEE JOIST HANGER SCHEDULE

ALL JOIST HANGERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE AND SHALL BE INSTALLED WITH SIMPSON STRONG-TIE NAILS, 16d x 2 1/2" OR 10d x 1 1/2", DEPENDING ON AVAILABLE NAIL PENETRATION DEPTH, TYP. U.O.N. ALL ROUND AND TRIANGULAR HOLES SHALL HAVE THE SPECIFIED NAIL.

- \* - INDICATES SPECIAL ORDER ITEM

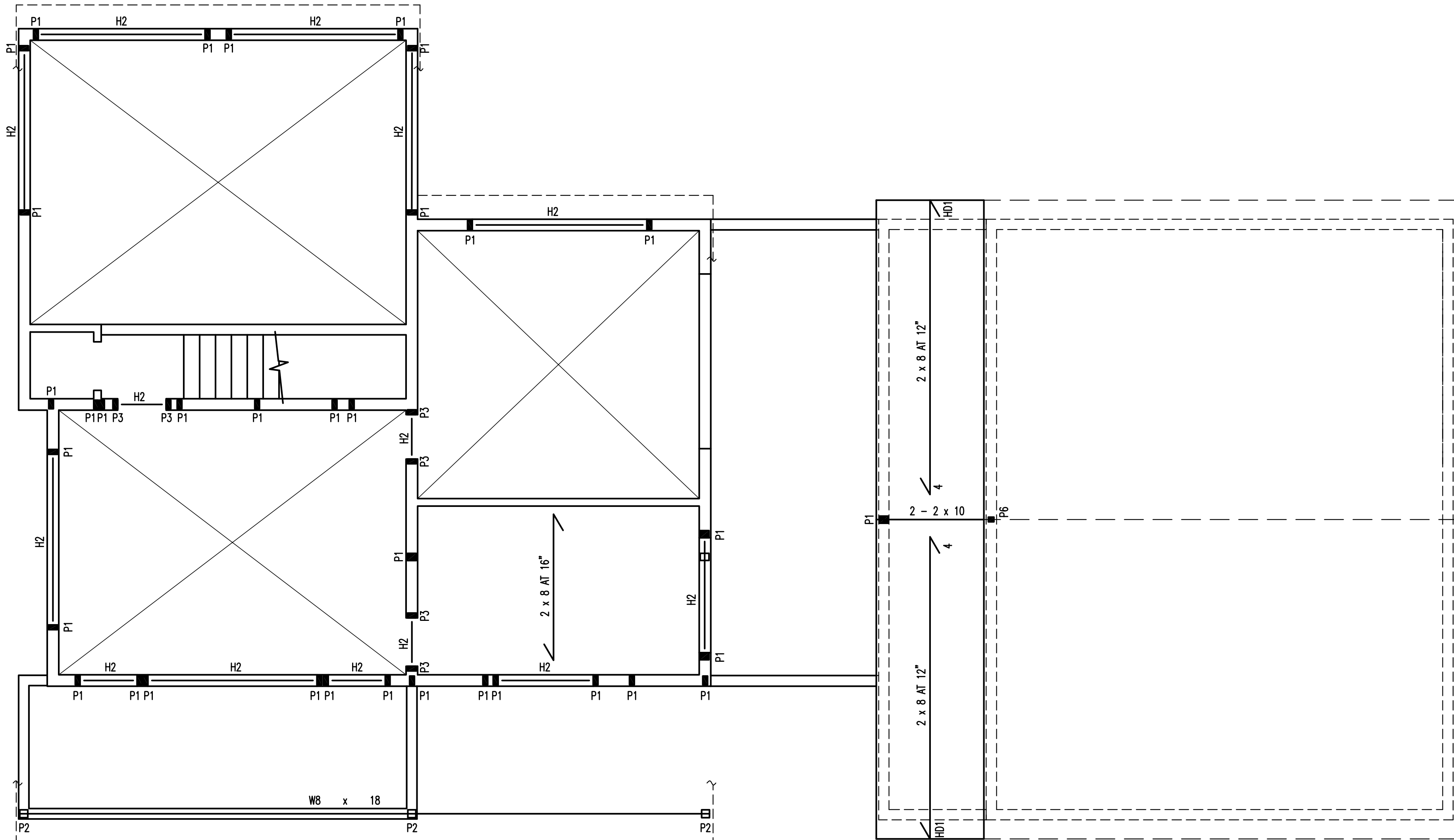
H1 - 6 x 12  
H2 - 3 - 2 x 10 + 2 - 1/2" x 9" PLYWOOD  
H3 - 2 - 2 x 12 + 1/2" x 11" PLYWOOD  
H4 - 3 - 1 3/4 x 9 1/4 LVL + 1/4" x 9 1/4" PLYWOOD

FOR HEADERS THE WOOD POST INDICATED ARE THE JACK STUDS REQUIRED. PROVIDE A KING STUD IN ADDITION TO THE JACK STUDS. ALL BUILT-UP WOOD POSTS SHALL BE FASTENED TOGETHER WITH 3/8" A307 BOLTS AT EQUAL SPACING NOT GREATER THAN 2'-6".

- NOTE: INSTALL SOLID BLOCKING BELOW POST SO THAT ENTIRE POST AREA IS IN DIRECT BEARING OVER WALL DOUBLE TOP PLATE, OR FOUNDATION SILL PLATE, BELOW. FOR EXISTING CONSTRUCTION USE 1.55E TIMBERSTRAND LSL BLOCKING. FOR NEW CONSTRUCTION BLOCKING SHALL MATCH FLOOR FRAMING, ie: 2 x 's FOR 2 x FRAMING AND 1.55E TIMBERSTRAND LSL FOR TJ/LVL FRAMING.

S - 3





ATTIC FRAMING PLAN  
SCALE: 1/4" = 1'-0"

LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- EXISTING WALL TO BE DEMOLISHED
- EXISTING FRAMING, ie: EX FJ, EX CJ, EX RR
- NEW FRAMING, N INDICATES NUMBER OF COMMON NAILS REQUIRED AT END OF MEMBER. AT LAPS: 10d, 12d OR 16d AS REQ'D FOR FULL NAIL PENETRATION  
TOE NAILS: 16d
- H\_, SEE HEADER SCHEDULE
- P\_ OR P\_, SEE POST SCHEDULE
- INDICATES POST ABOVE
- JH\_, SEE JOIST HANGER SCHEDULE

JOIST HANGER SCHEDULE

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- JH1 - HU412 X SLD18\*
- JH2 - HUC412 X SLD18\*
- JH3 - HUC610
- JH4 - U210-2
- JH5 - U210
- JH6 - U26
- JH7 - HU610

\* - INDICATES SPECIAL ORDER ITEM

HEADER SCHEDULE

- H1 - 6 x 12
- H2 - 3 - 2 x 10 + 2 - 1/2" x 9" PLYWOOD
- H3 - 2 - 2 x 12 + 1/2" x 11" PLYWOOD
- H4 - 3 - 1 3/4 x 9 1/4 LVL + 1/4" x 9 1/4" PLYWOOD

POST SCHEDULE

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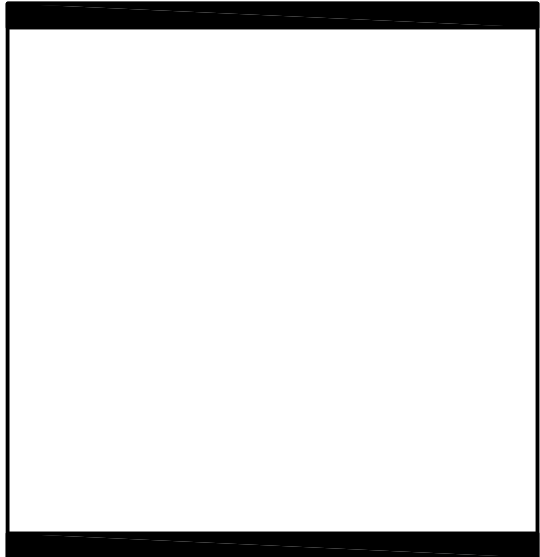
- P1 - 4 x 6
- P2 - HSS5 x 5 x 1/4 w/ 1/2" x 6" x 10" CAP PL  
3/4" x 6" x 10" BASE PL
- P3 - 2 - 2 x 6
- P4 - 3 - 2 x 4
- P5 - 2 - 2 x 4
- P6 - 4 x 4
- P7 - 3" STD. PIPE w/ 1/2" x 5 1/4" x 7" CAP PL  
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REMODEL & ADDITION  
HASSLER RESIDENCE  
850 Rushmore Ave.  
Mamaroneck, NY 10543

#	date	issue
9.30.22	ARB	
04.05.23	SITE PLAN APP	

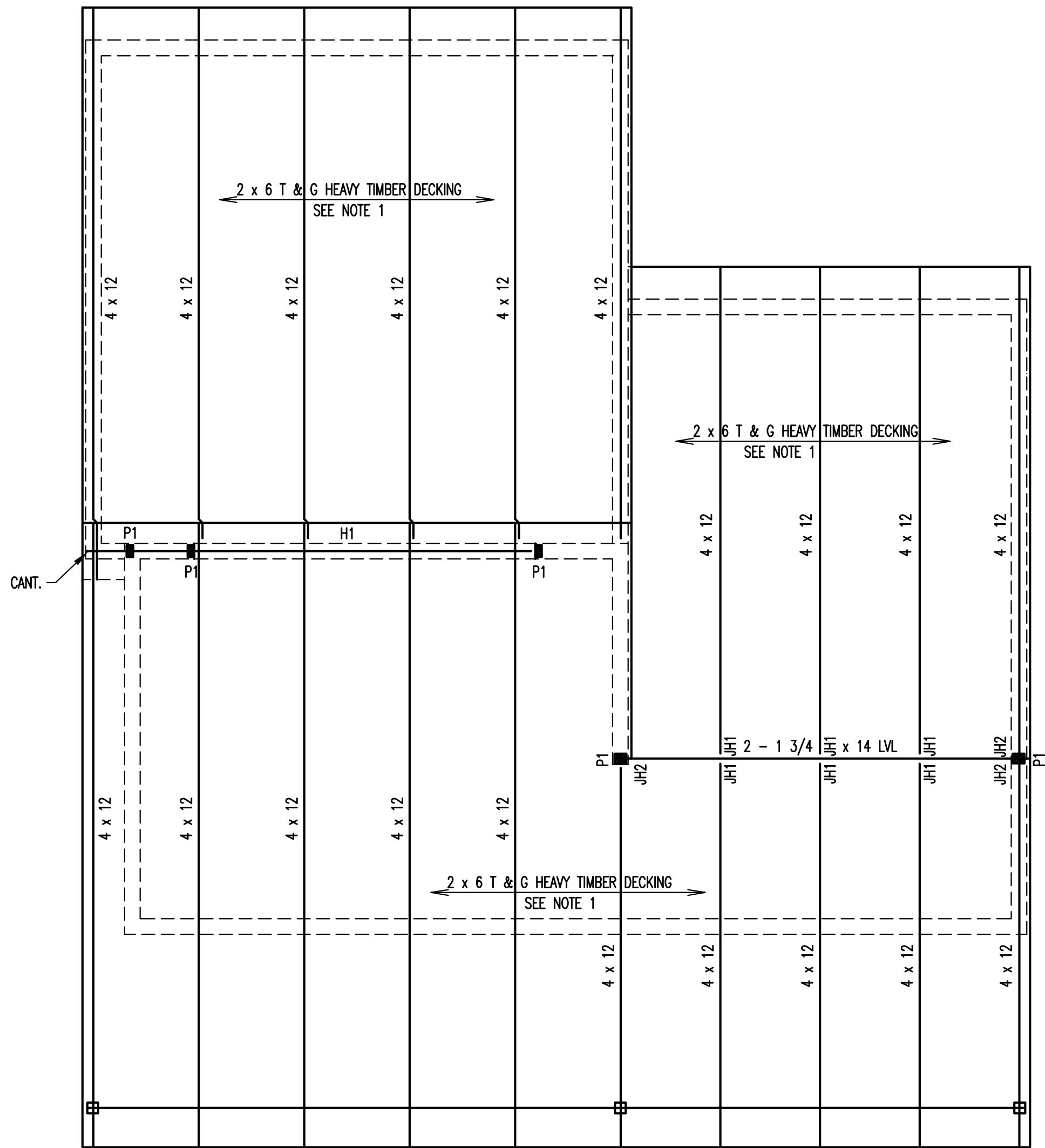
ATTIC FRAMING PLAN

project:	22.08
drawn by:	BED
checked by:	BED
date:	9.22.22
scale:	AS NOTED

S - 4

NOT FOR CONSTRUCTION  
SCHEMATIC DESIGN 9/22/22





ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"

NOTES  
1. 2 x 6 T & G HEAVY TIMBER DECKING SHALL BE WOOD SPECIES: SPRUCE-PINE-FIR, COMMERCIAL QUALITY, OR BETTER, AND SHALL BE INSTALLED IT THE "COMBINATION SIMPLE AND TWO-SPAN CONTINUOUS LAYOUT" ARRANGEMENT.

- LEGEND
- EXISTING WALL TO REMAIN
  - NEW WALL
  - EXISTING WALL TO BE DEMOLISHED
  - EXISTING FRAMING, ie: EX FJ, EX CJ, EX RR
  - NEW FRAMING, N INDICATES NUMBER OF COMMON NAILS REQUIRED AT END OF MEMBER. AT LAPS: 10d, 12d OR 16d AS REQ'D FOR FULL NAIL PENETRATION  
TOE NAILS: 16d
  - H\_ SEE HEADER SCHEDULE
  - P\_ OR P\_ SEE POST SCHEDULE
  - OR O INDICATES POST ABOVE
  - JH\_ SEE JOIST HANGER SCHEDULE

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HEADER SCHEDULE

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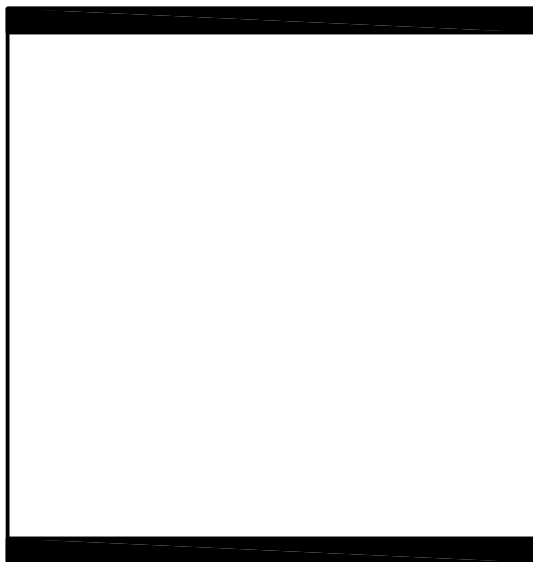
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ROOF FRAMING PLAN

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scale:	AS NOTED

S-5