

RAYEX DESIGN GROUP
DESIGN PLANNING CONSTRUCTION

266 SHEAR HILL ROAD
MAHOPAC, NEW YORK 10541
845-621-4000
RAYEXDESIGN@GMAIL.COM
ROY A. FREDRIKSEN, PE

Date: MAY 5, 2022

RE:

88 Byram Ridge Rd.
Armonk, NY. 10504

To whom it may concern,

Attached is a set of plans for an addition/renovation to the property at the above address. This house was built in 1938 with an original bedroom count of 4. No records have been found regarding the septic system design, however, based on our professional opinion, the proposed addition/renovation will not increase the bedroom count and existing conditions have not been altered since the last filed plans on record.

As per the request of the Health Department; we calculated the increase in square footage of habitable space (as defined in section 202 of the RCNYS) for this project and found it to be 995 S.F. Please let us know if you need any other information. Thanks.

Sincerely,

Roy A. Fredriksen, P.E.





TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-3000 x 43
Fax: (914) 273-3554
www.nortcastleny.com

RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

Section I- PROJECT

ADDRESS: 88 Byram Ridge Rd. Armonk, NY. 10504

Section III- DESCRIPTION OF WORK:

376 S.F. 1st fl. bedroom addition
116 S.F. 1st fl. 3-season room addition.
Renovation of portion of existing house.
35 S.F. 1st fl. Living Rm. addition
New 800 S.F. inground pool
832 S.F. pool surround patio
32 S.F. Pool equipment pad.

Section III- CONTACT INFORMATION:

APPLICANT: Seth Ferman
ADDRESS: 200 Pound Ridge Rd. Bedford, NY. 10506
PHONE: 917 301-1899 MOBILE: _____ EMAIL: Sethf1@yahoo.com

PROPERTY OWNER: 88 Byram Ridge Rd, LLC
ADDRESS: 88 Byram Ridge Rd. Armonk, NY 10504
PHONE: 917 301-1899 MOBILE: _____ EMAIL: Sethf1@yahoo.com

PROFESSIONAL: Roy A. Fredriksen, P.E.
ADDRESS: 266 Shear Hill Rd. Mahopac, NY. 10541
PHONE: 845 621-4000 MOBILE: 914 714-5214 (Joe)
EMAIL: RoyexDesign@gmail.com

Section IV- PROPERTY INFORMATION:

Zone: R-1A Tax ID (lot designation) 101.01-2-64



**Town of North Castle
Residential Project Review Committee**

17 Bedford Road Armonk, New York 10504
(914) 273-3542 (914) 273-3554 (fax)

RPRC COMPLETENESS REVIEW FORM

This form represents the standard requirements for a completeness review for all Residential Project Review Committee submissions. Failure to provide all of the information requested will result in a determination that the application is incomplete.

Project Name on Plan: 88 BYRAM RIDGE RD. LLC.

Initial Submittal Revised Preliminary

Street Location: 88 BYRAM RIDGE RD.

Zoning District: R-1A Property Acreage: 1.497 Tax Map Parcel ID: 101.01-2-64

Date: 5/5/2022

DEPARTMENTAL USE ONLY

Date Filed: _____ Staff Name: _____

Preliminary Plan Completeness Review Checklist

Items marked with a are complete, items left blank are incomplete and must be completed, "NA" means not applicable.

1. Plan prepared by a registered architect or professional engineer
2. Aerial photo (Google Earth) showing the applicant's entire property and adjacent properties and streets
3. Map showing the applicant's entire property and adjacent properties and streets
4. A locator map at a convenient scale
5. The proposed location, use and design of all buildings and structures
6. Existing topography and proposed grade elevations
7. Location of drives
8. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences

RPRC COMPLETENESS REVIEW FORM

Page 2

- 9. Description of method of water supply and sewage disposal and location of such facilities
- 10. The name and address of the applicant, property owner(s) if other than the applicant and of the planner, engineer, architect, surveyor and/or other professionals engaged to work
- 1. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 2. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.
- 3. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastleny.com/townhall.html>

_____ On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.



TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY
 17 Bedford Road
 Armonk, New York 10504-1898

PLANNING DEPARTMENT
 Adam R. Kaufman, AICP
 Director of Planning

January 29, 2019
 Telephone: (914) 273-3542
 Fax: (914) 273-3554
www.northcastleny.com

FLOOR AREA CALCULATIONS WORKSHEET

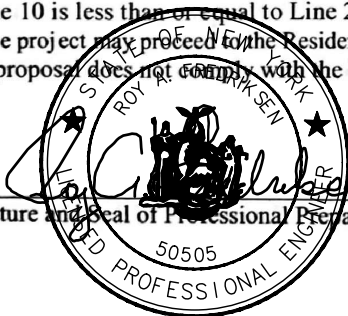
Application Name or Identifying Title: 88 Bryan Ridge Rd. LLC Date: 5/15/2022
 Tax Map Designation or Proposed Lot No.: 101.01-2-64

Floor Area

- 1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06): 65,209
- 2. Maximum permitted floor area (per Section 355-26.B(4)): 9,026
- 3. Amount of floor area contained within first floor:
 - 1940 existing + 527 proposed = 2,467
- 4. Amount of floor area contained within second floor:
 - 1720 existing + 0 proposed = 1,720
- 5. Amount of floor area contained within garage:
 - 0 existing + 0 proposed = 0
- 6. Amount of floor area contained within porches capable of being enclosed:
 - 0 existing + 0 proposed = 0
- 7. Amount of floor area contained within basement (if applicable – see definition):
 - 1163 existing + 0 proposed = 1,163
- 8. Amount of floor area contained within attic (if applicable – see definition):
 - 0 existing + 0 proposed = 0
- 9. Amount of floor area contained within all accessory buildings:
 - 4584 existing + 0 proposed = 4,584
- 10. Proposed floor area: Total of Lines 3 – 9 = 6,934

If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town's maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town's regulations.

Signature and Seal of Professional Preparing Worksheet

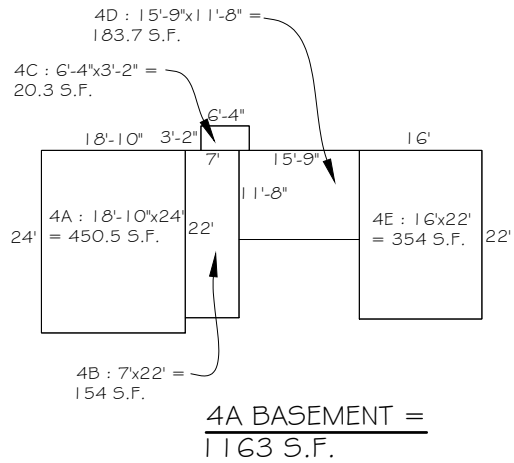
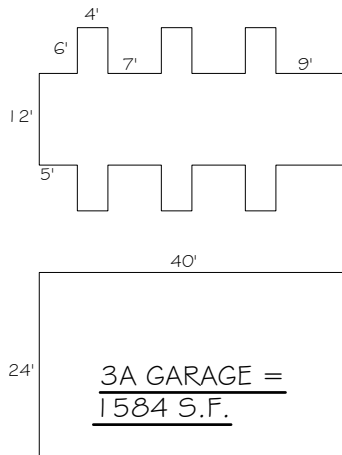
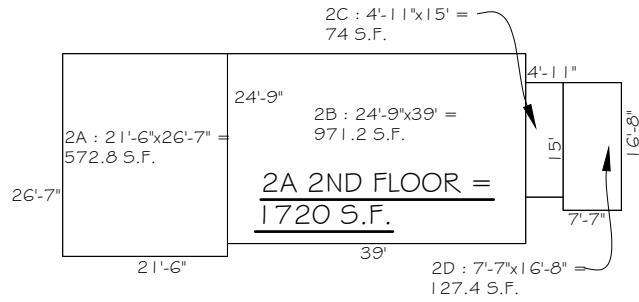
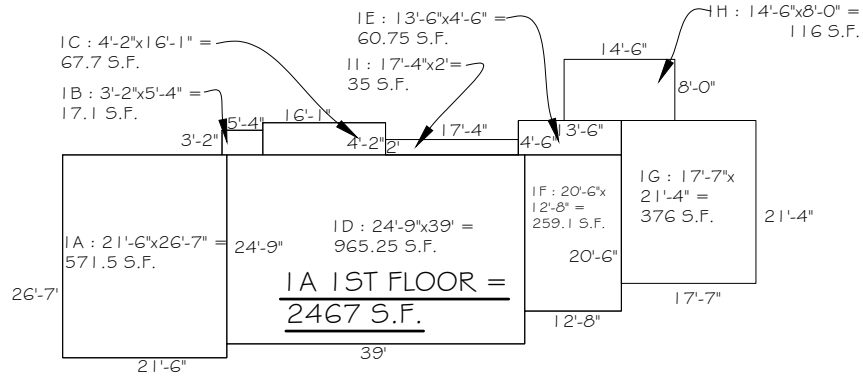


5/15/2022
 Date

FLOOR AREA CALCULATIONS WORKSHEET

1A FIRST FLOOR = 2467 S.F.
 2A SECOND FLOOR = 1720 S.F.
 3A GARAGE = 1584 S.F.
 4A GARAGE = 1163 S.F.

FLOOR AREA = 6,934 S.F.





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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

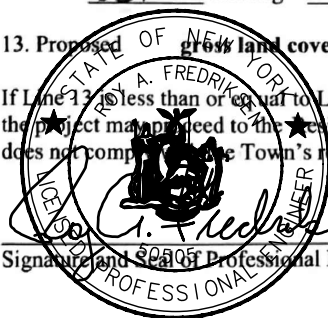
Application Name or Identifying Title: 80 Bryan Ridge Rd, LLC Date: 5/18/2022

Tax Map Designation or Proposed Lot No.: 101.01-2-64

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 65,209
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(b)): 11,298
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):
 Distance principal home is beyond minimum front yard setback
 _____ x 10 = _____
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 11,298
5. Amount of lot area covered by **principal building**:
1940 existing + 527 proposed = 2,467
6. Amount of lot area covered by **accessory buildings**:
960 existing + 0 proposed = 960
7. Amount of lot area covered by **decks**:
88 existing + 0 proposed = 88
8. Amount of lot area covered by **porches**:
123 existing + 0 proposed = 123
9. Amount of lot area covered by **driveway, parking areas and walkways**:
4,368 existing + 0 proposed = 4,368
10. Amount of lot area covered by **terraces**:
654 existing + 0 proposed = 654
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:
0 existing + ~~1664~~ 1664 proposed = and Pool surround 1664
12. Amount of lot area covered by **all other structures**:
627 existing + 0 proposed = 627
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = 10,951

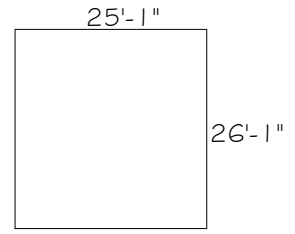
If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.


 Signature and Seal of Professional Preparing Worksheet

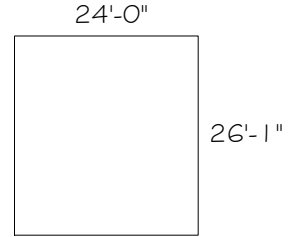
5/18/2022
 Date

GROSS LAND COVERAGE WORKSHEET

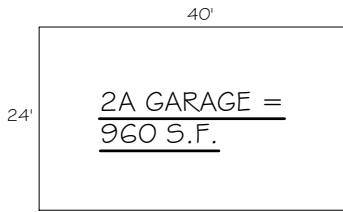
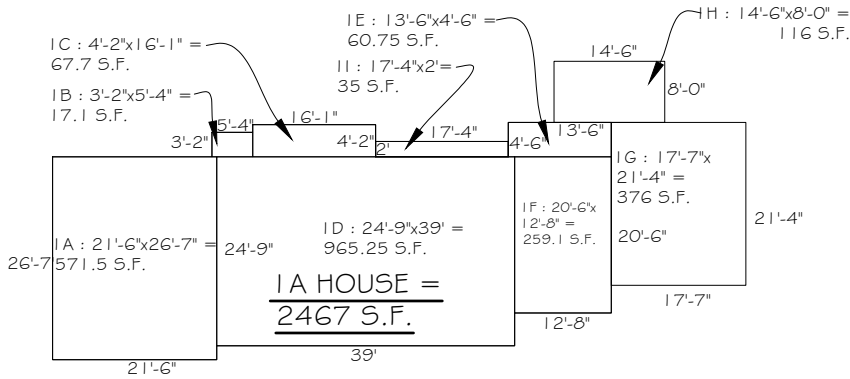
- 1A HOUSE = 2467 S.F.
- 2A GARAGE = 960 S.F.
- 3A DECK = 88 S.F.
- 4A PORCHES = 123 S.F.
- 5A DRIVEWAYS AND WALKWAYS = 4368 S.F.
- 6A TERRACE = 654 S.F.
- 7A OTHER(COVERED PATIO) = 627 S.F.
- 8A POOL SURROUND = 832 S.F.
- 9A POOL = 800 S.F.
- 10A POOL EQUIPMENT PAD = 32 S.F.
- GROSS LAND COVERAGE = 10,951 S.F.



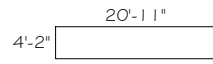
6A TERRACE =
654 S.F.



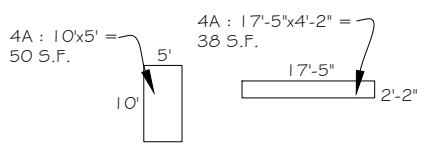
7A OTHER
(COVERED PATIO) =
627 S.F.



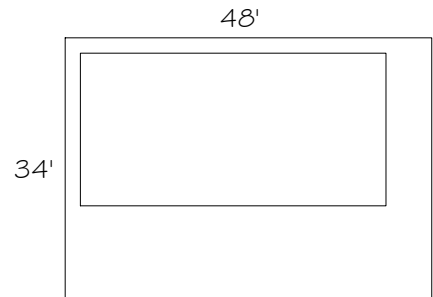
2A GARAGE =
960 S.F.



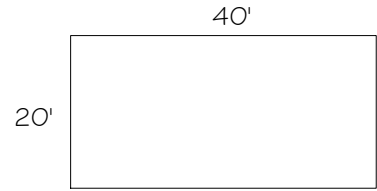
3A DECK = 88 S.F.



4A PORCHES = 88 S.F.



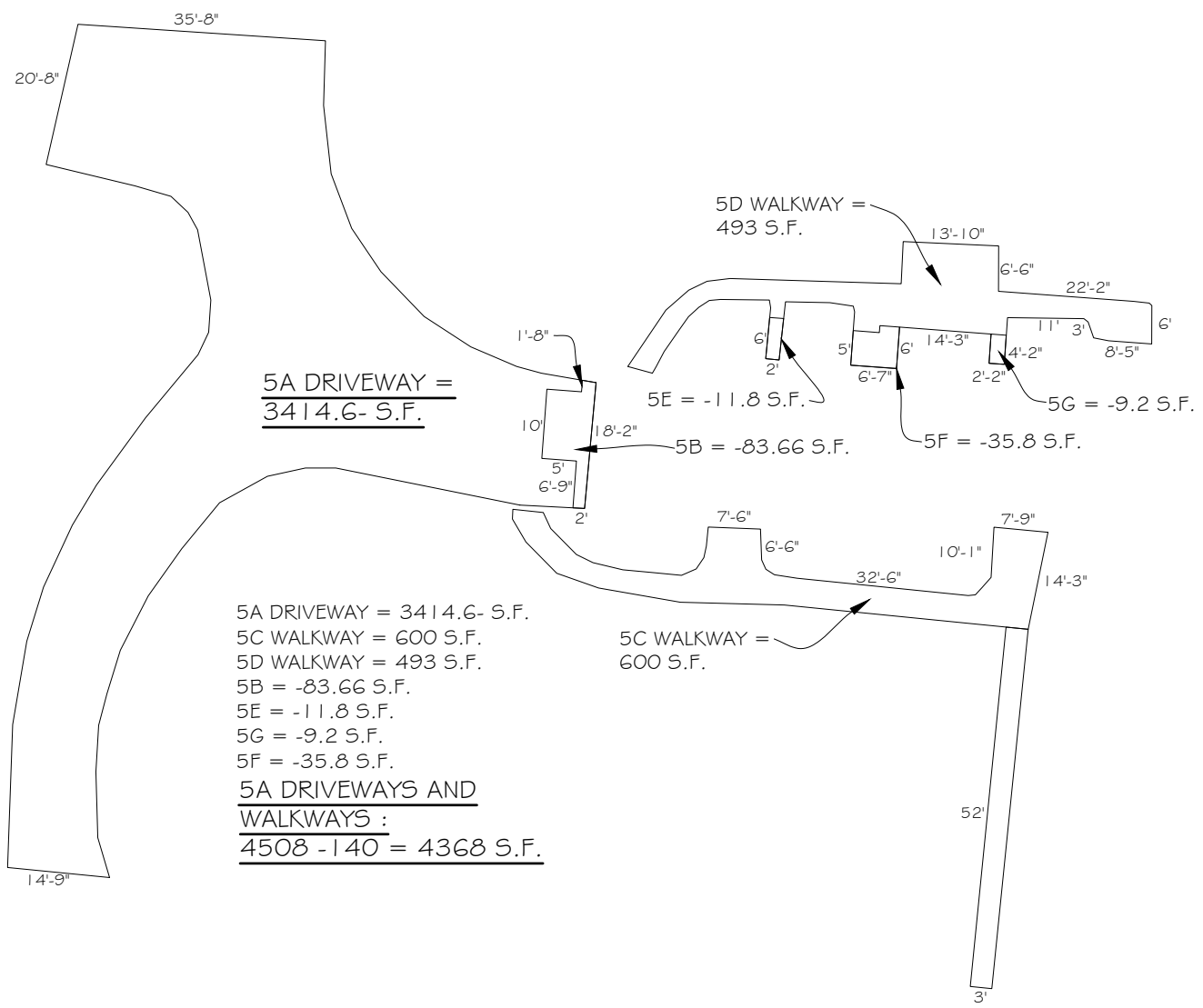
8A POOL SURROUND
= 832 S.F.

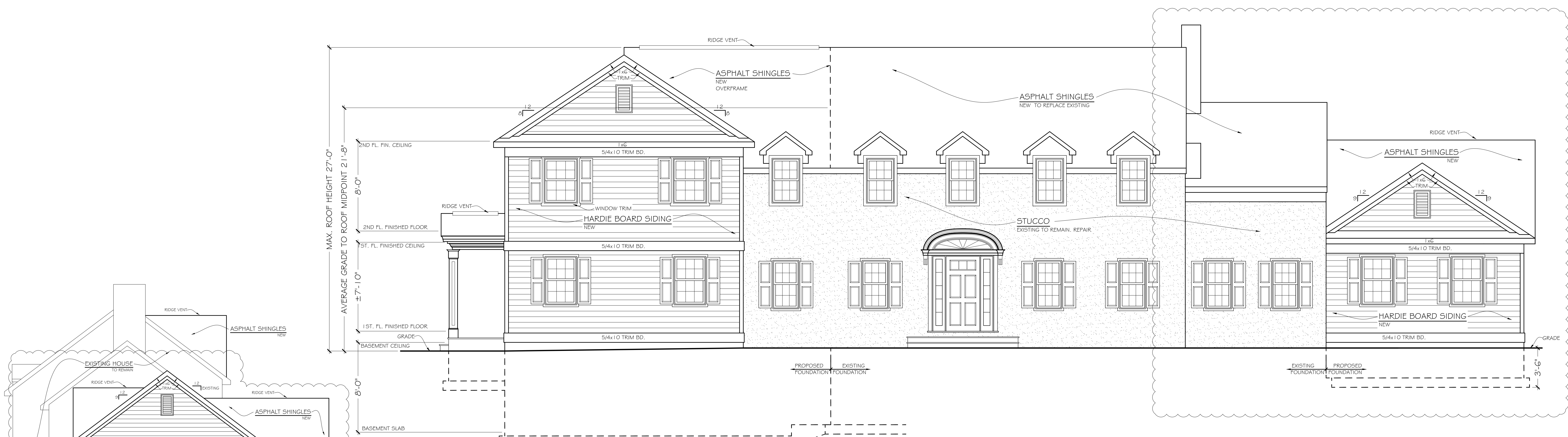


9A POOL = 800 S.F.



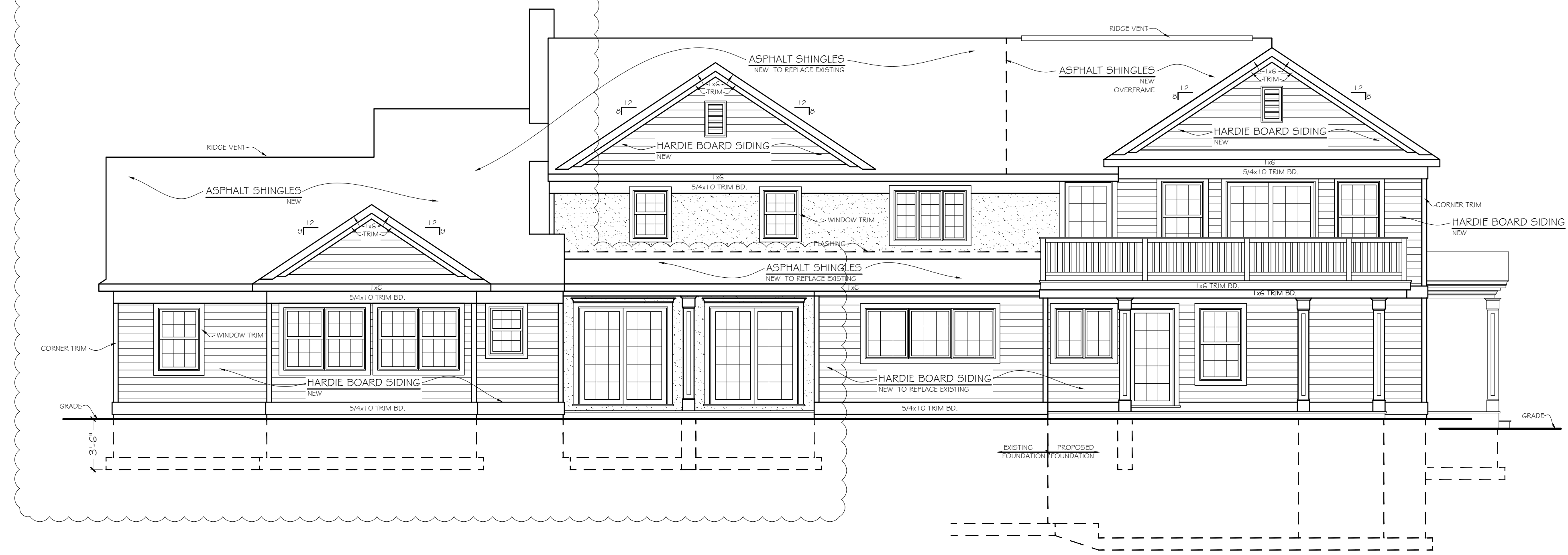
10A POOL EQUIPMENT
PAD = 32 S.F.





FRONT ELEVATION
SCALE 1/4" = 1'-0"

LEFT SIDE ELEVATION
SCALE 3/16" = 1'-0"



REAR ELEVATION
SCALE 3/16" = 1'-0"



LEFT SIDE ELEVATION
SCALE 3/16" = 1'-0"

SQUARE FOOTAGE						
NEW					EXISTING TO BE RENOVATED	
1ST FLOOR	2ND FLOOR	PORCH	DECK	UNFINISHED BASEMENT	1ST FLOOR	2ND FLOOR
1094 S.F.	574 S.F.	50 S.F.	125 S.F.	528 S.F.	1338 S.F.	1146 S.F.

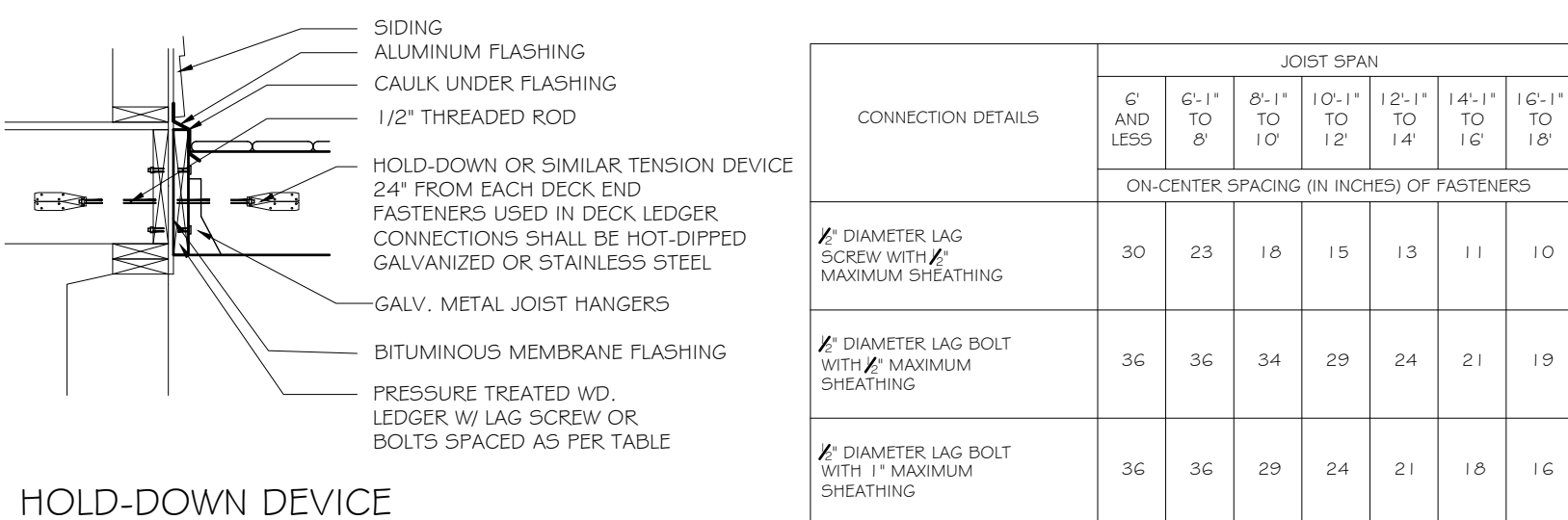
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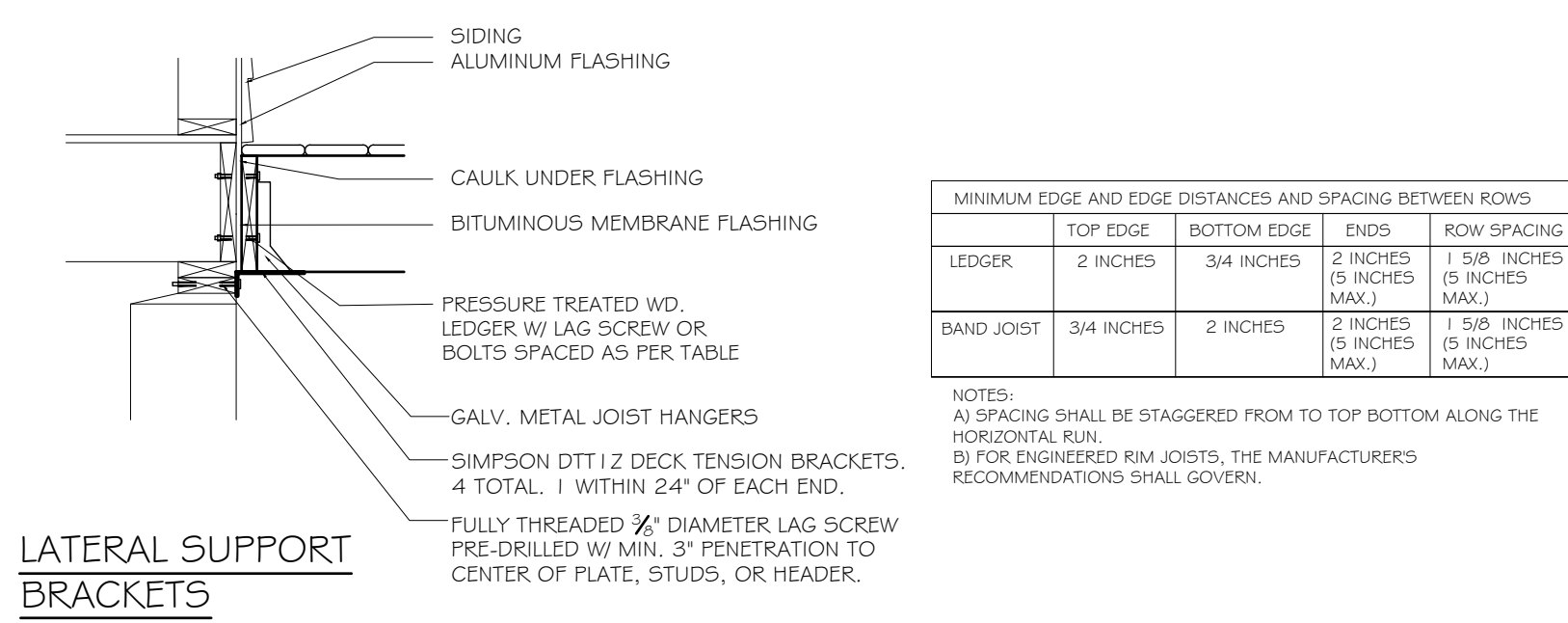
OWNER: 88 BYRAM RIDGE RD, LLC.	JOB # DRN BY: CHKD BY:
PROJECT: ADDITION TO EXISTING HOUSE LOCATED AT 88 BYRAM RIDGE RD. IN ARMONK, NY.	TAX MAP #: 101.01-2-64

SHEET TITLE: ELEVATIONS 1 OF 10	
4/17/2022	5/15/2022
2/28/2022	5/5/2022
1/22/2021	4/19/2022
1/18/2021	
REVISIONS:	DATE: 10/27/2021



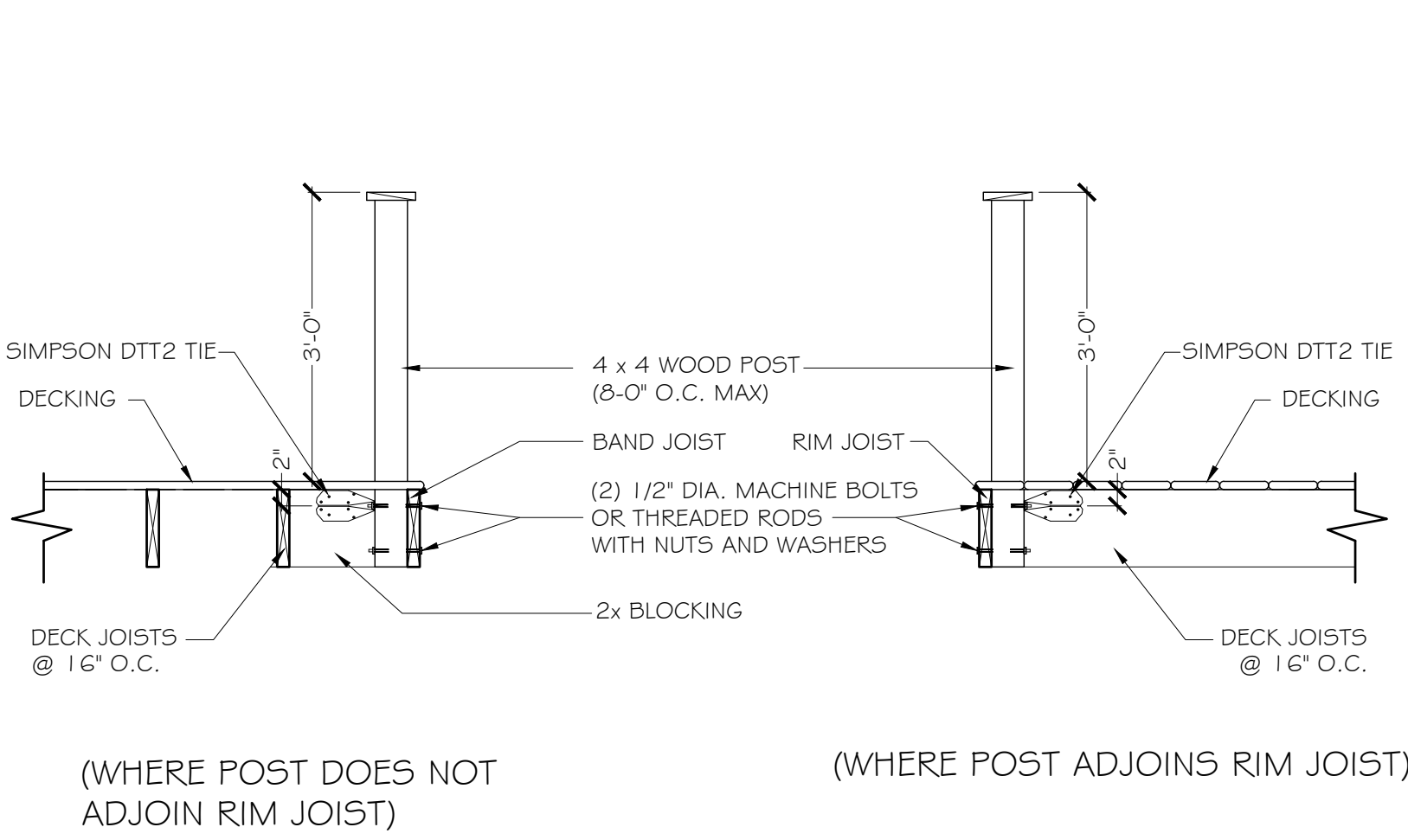


HOLD-DOWN DEVICE



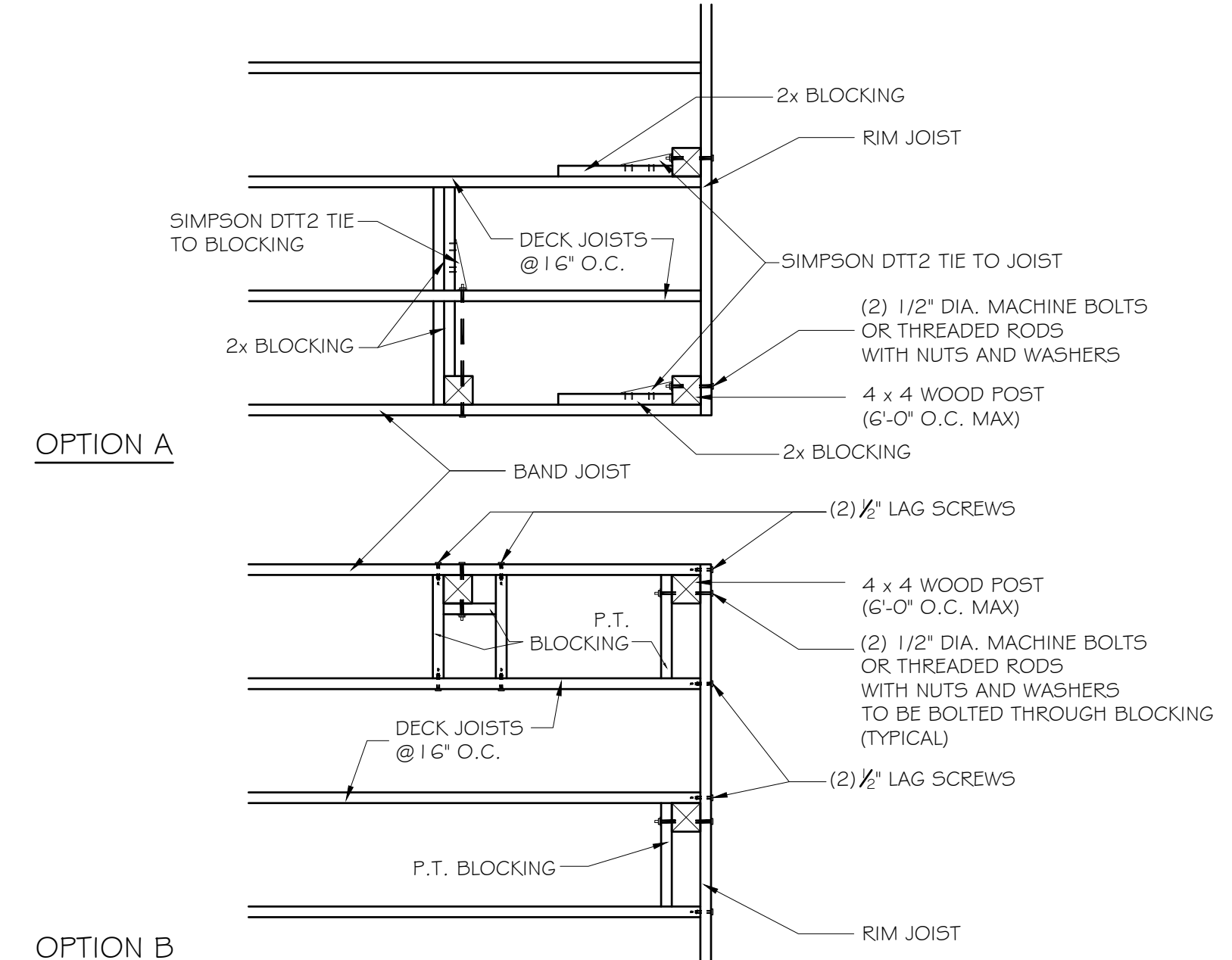
LATERAL SUPPORT BRACKETS

LEDGER DETAIL
USE EITHER 2 HOLD-DOWN TENSION DEVICES OR 4 LATERAL SUPPORT BRACKETS



(WHERE POST DOES NOT ADJOIN RIM JOIST) (WHERE POST ADJOINS RIM JOIST)

RAILING POST BRACING DETAIL
NOT TO SCALE

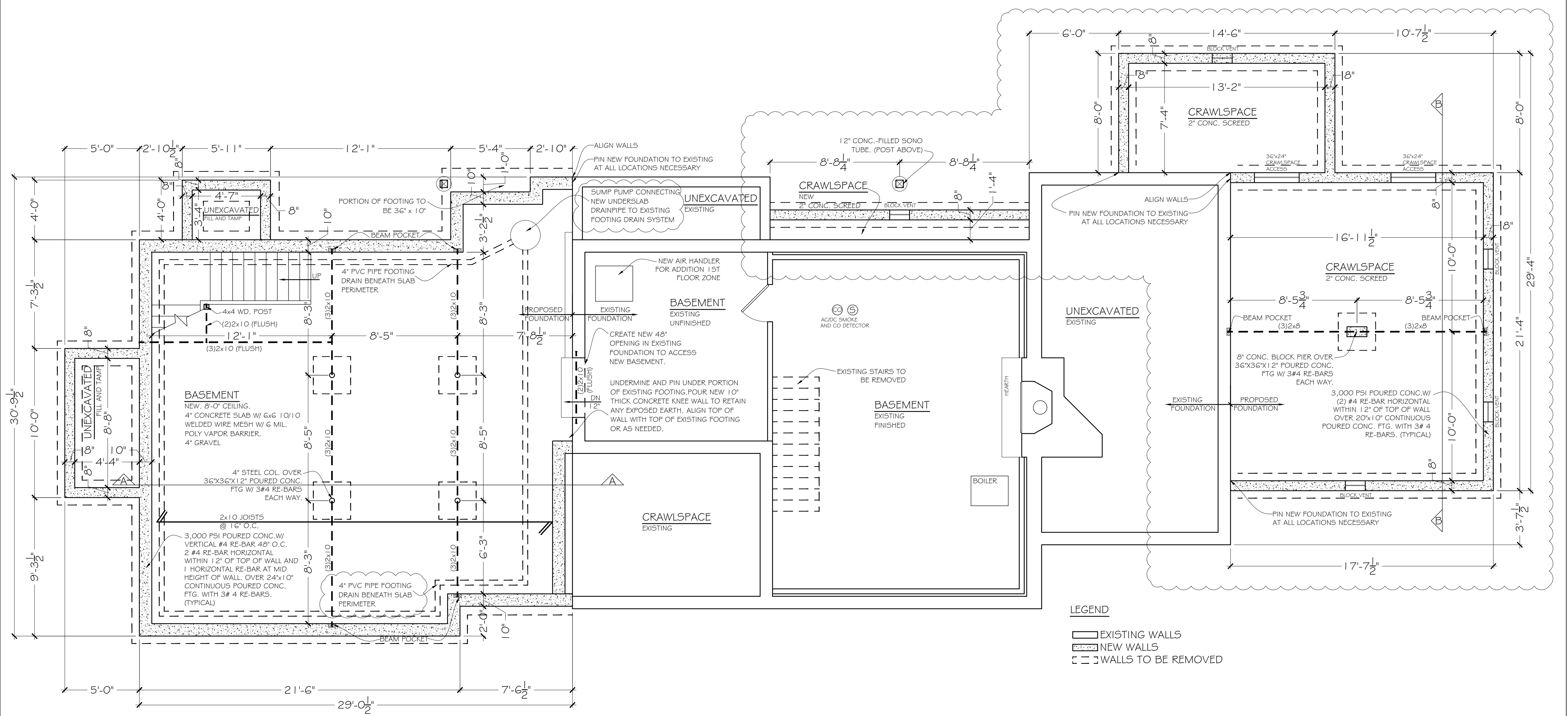


RAILING POST BRACING DETAIL
NOT TO SCALE

CONNECTION DETAILS	JOIST SPAN							
	6' AND LESS	6'-11\"/>						
DIAMETER LAG SCREW WITH MAXIMUM SHEATHING	30	23	18	15	13	11	10	
DIAMETER LAG BOLT WITH MAXIMUM SHEATHING	36	36	34	29	24	21	19	
DIAMETER LAG BOLT WITH 1\"/>								

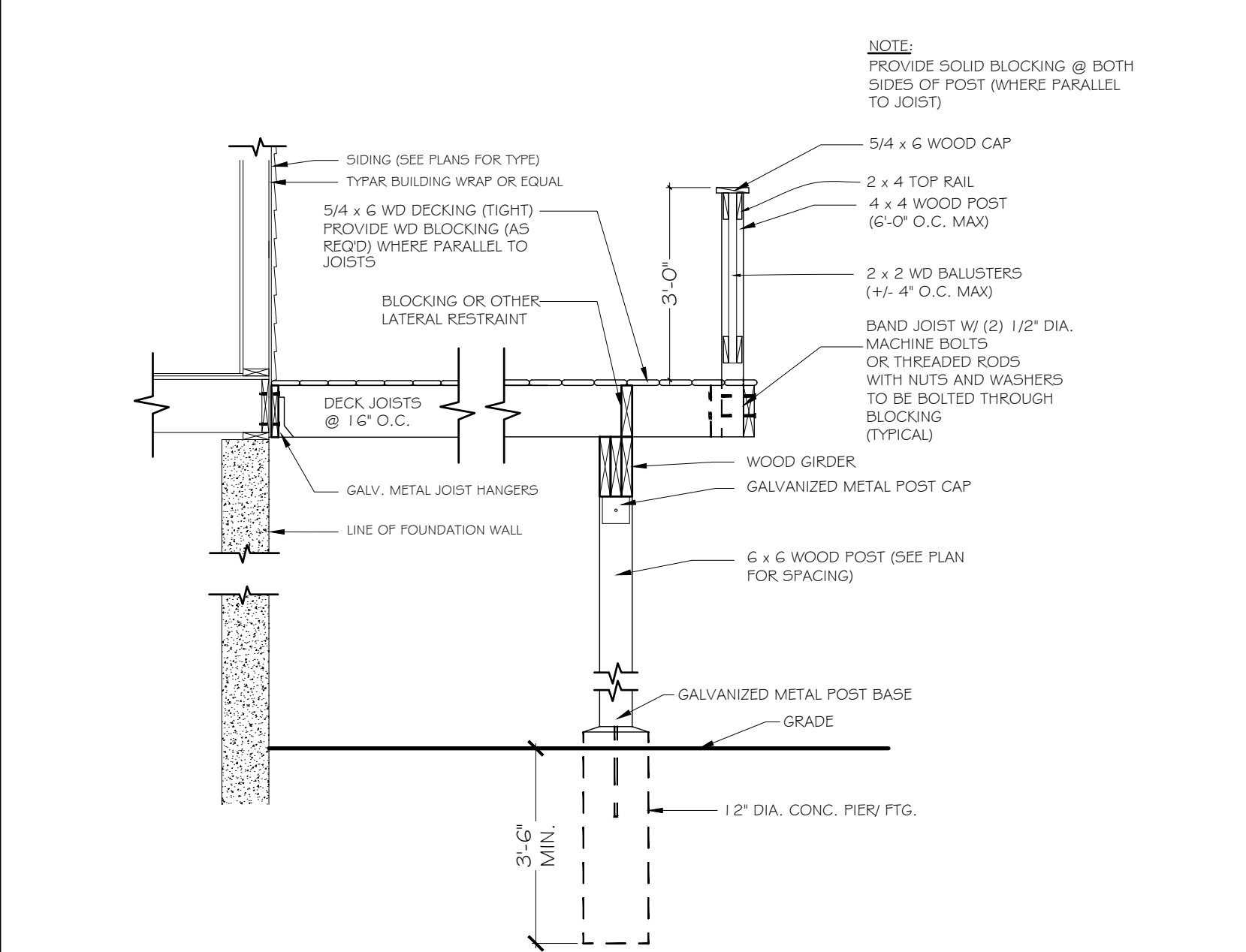
MINIMUM EDGE AND END DISTANCES AND SPACING BETWEEN ROWS	SPACING			
	TOP EDGE	BOTTOM EDGE	ENDS	ROW SPACING
LEDGER	2 INCHES	3/4 INCHES	2 INCHES (5 INCHES MAX.)	1 5/8 INCHES (5 INCHES MAX.)
BAND JOIST	3/4 INCHES	2 INCHES	2 INCHES (5 INCHES MAX.)	1 5/8 INCHES (5 INCHES MAX.)

NOTES:
A) SPACING SHALL BE STAGGERED FROM TOP TO BOTTOM ALONG THE HORIZONTAL RUN.
B) FOR ENGINEERED RIM JOISTS, THE MANUFACTURER'S RECOMMENDATIONS SHALL GOVERN.

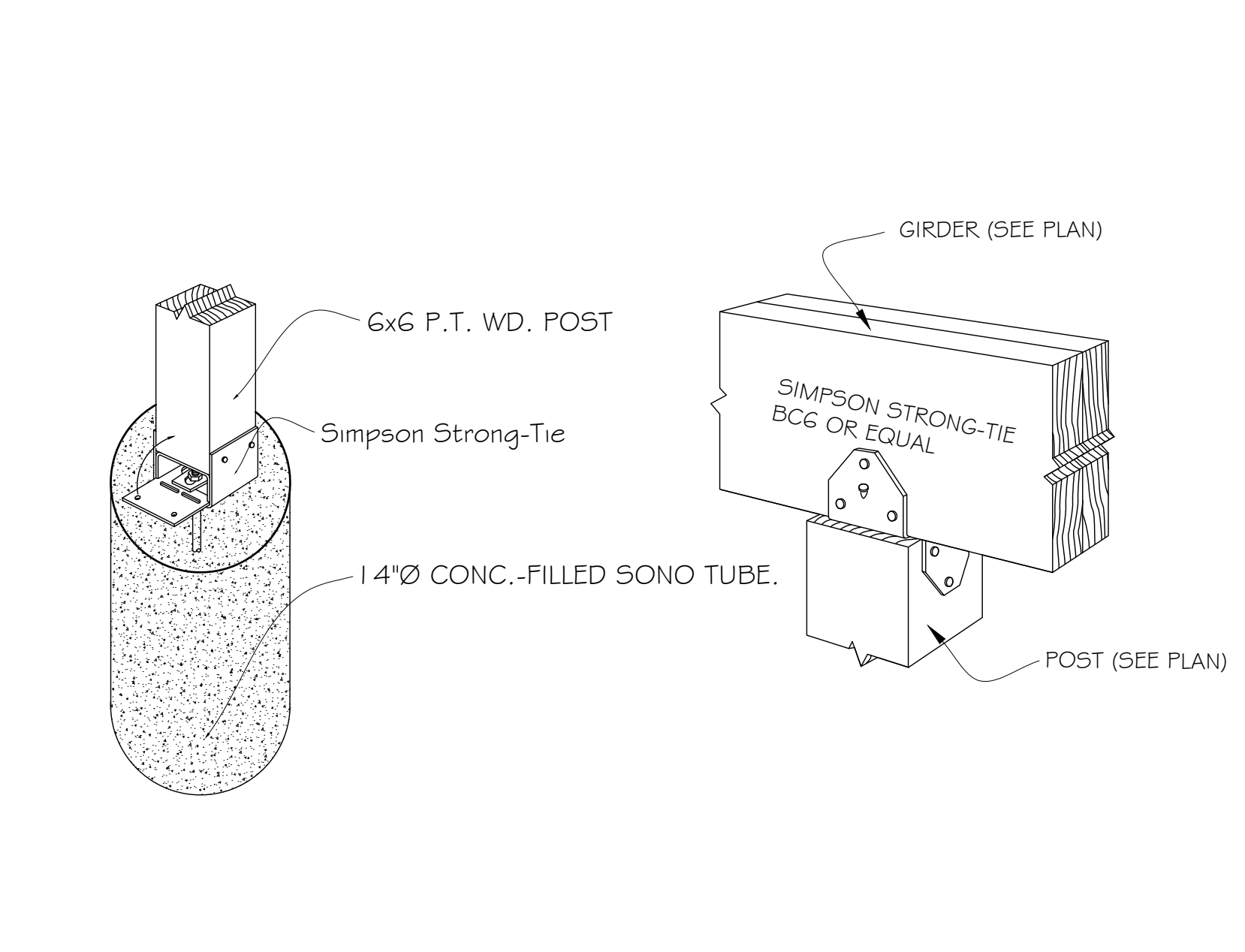


LEGEND
 EXISTING WALLS
 NEW WALLS
 WALLS TO BE REMOVED

FOUNDATION PLAN SCALE 1/4" = 1'-0"



WOOD DECK DETAIL
NOT TO SCALE



DECK POST TIE-DOWN DETAIL
NOT TO SCALE

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OWNER:
88 BYRAM RIDGE RD, LLC.

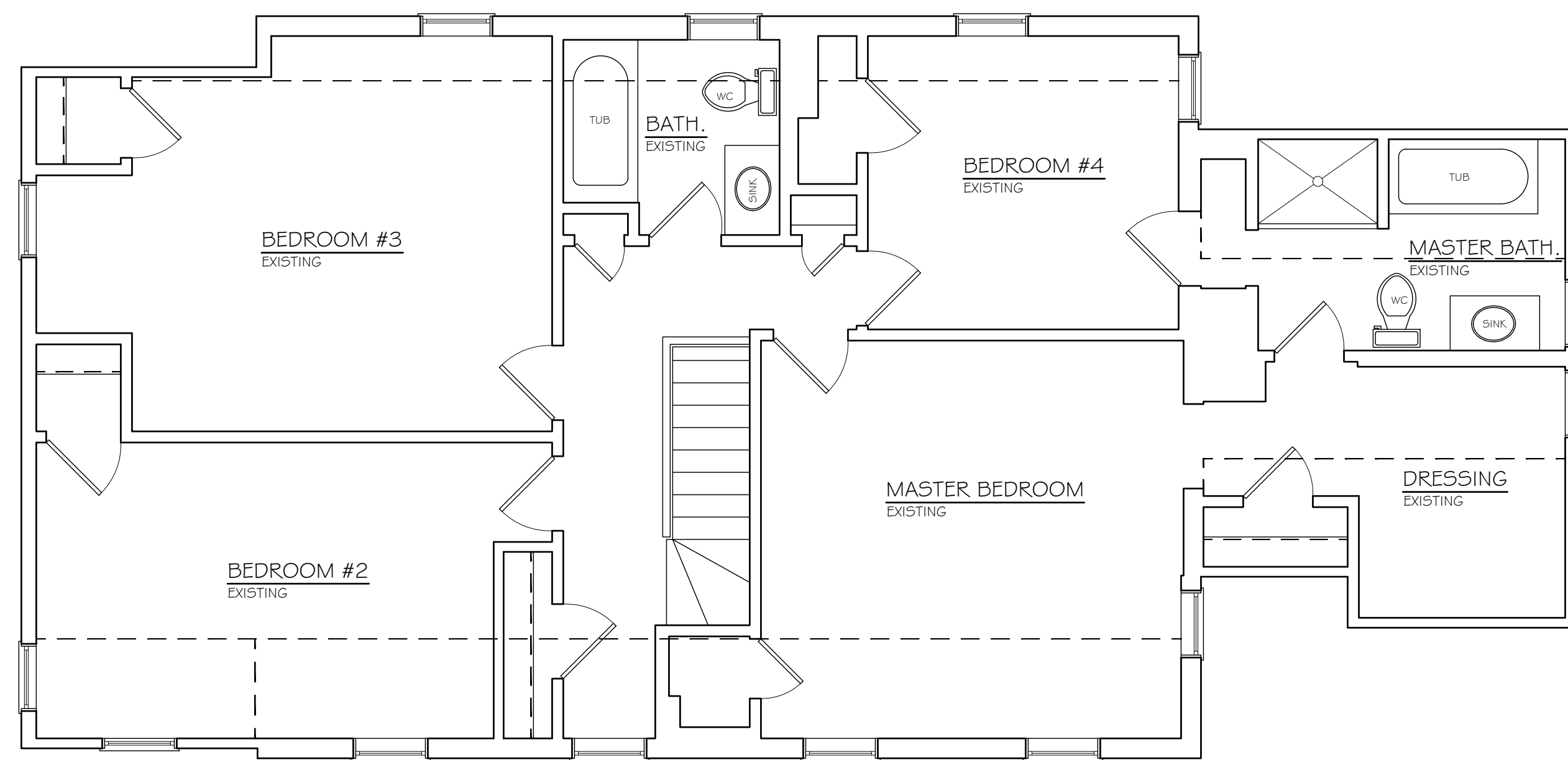
PROJECT: ADDITION TO EXISTING HOUSE LOCATED AT 88 BYRAM RIDGE RD. IN ARMONK, NY.

SHEET TITLE: FOUNDATION PLAN 3 OF 10 AND DETAILS

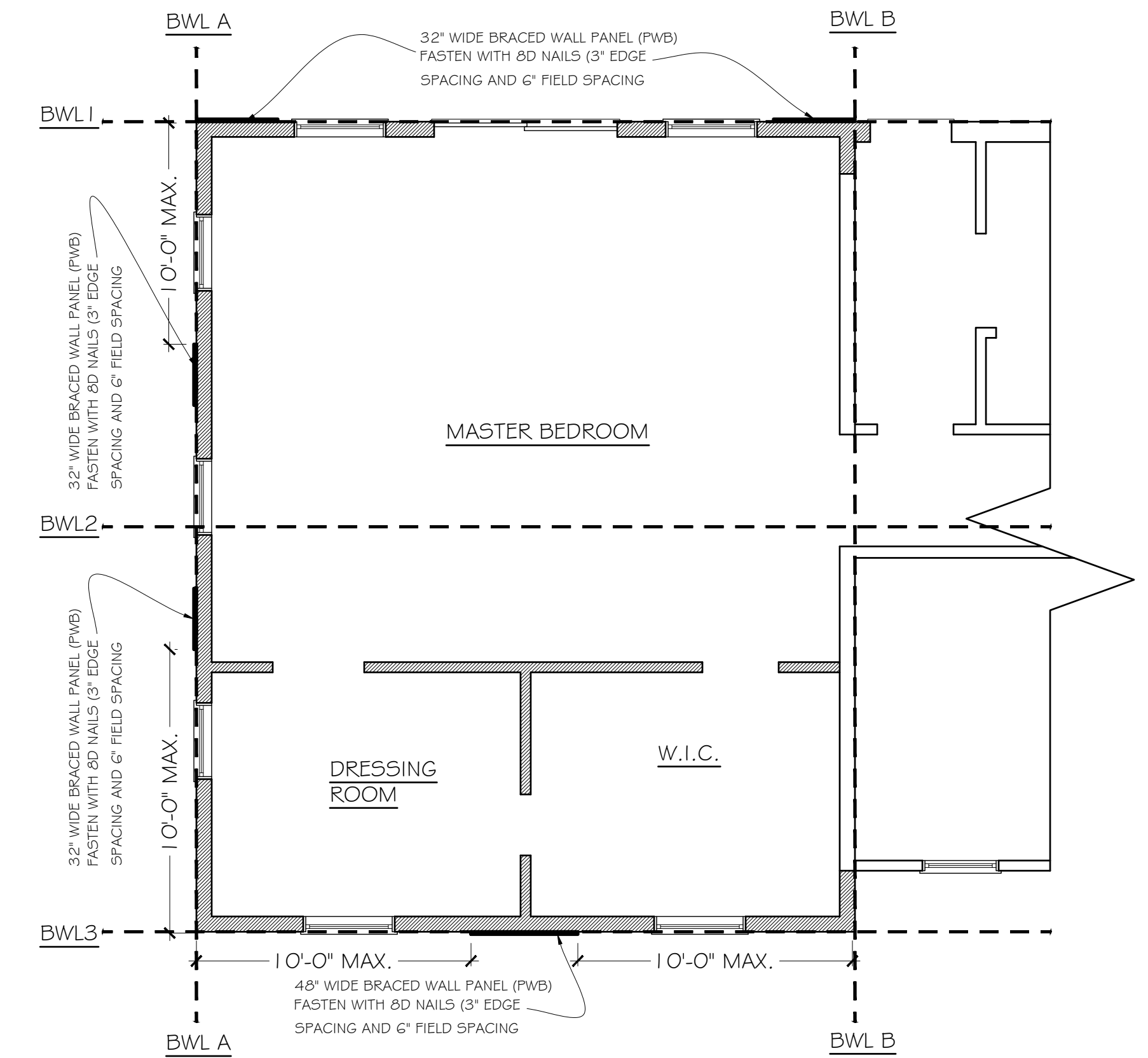
5/5/2022
4/19/2022
4/17/2022
2/28/2022
1/2/2021
REVISIONS: DATE: 10/27/2021

JOB #
DRN BY:
CHKD BY:
TAX MAP #: 101.01-2-64

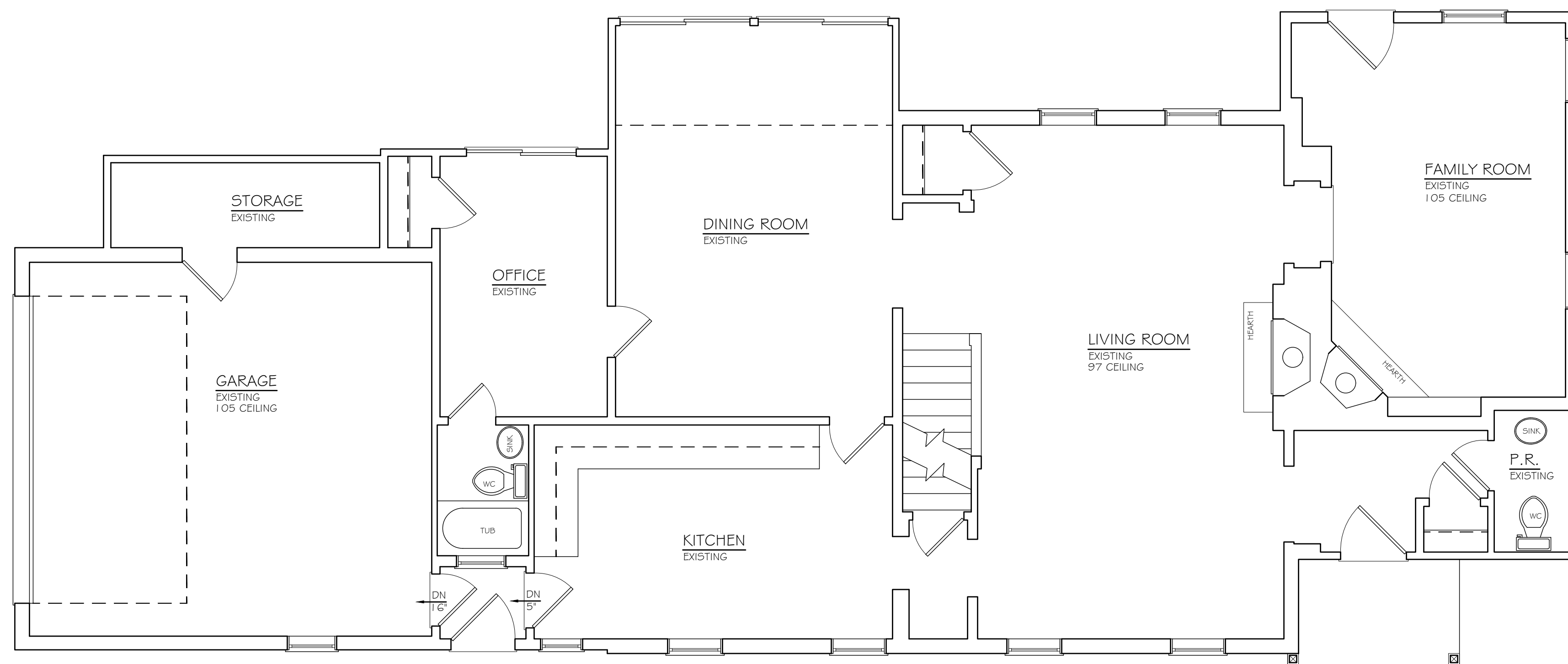
STATE OF NEW YORK
ROY A. FREDRIKSEN
REGISTERED PROFESSIONAL ENGINEER
30505



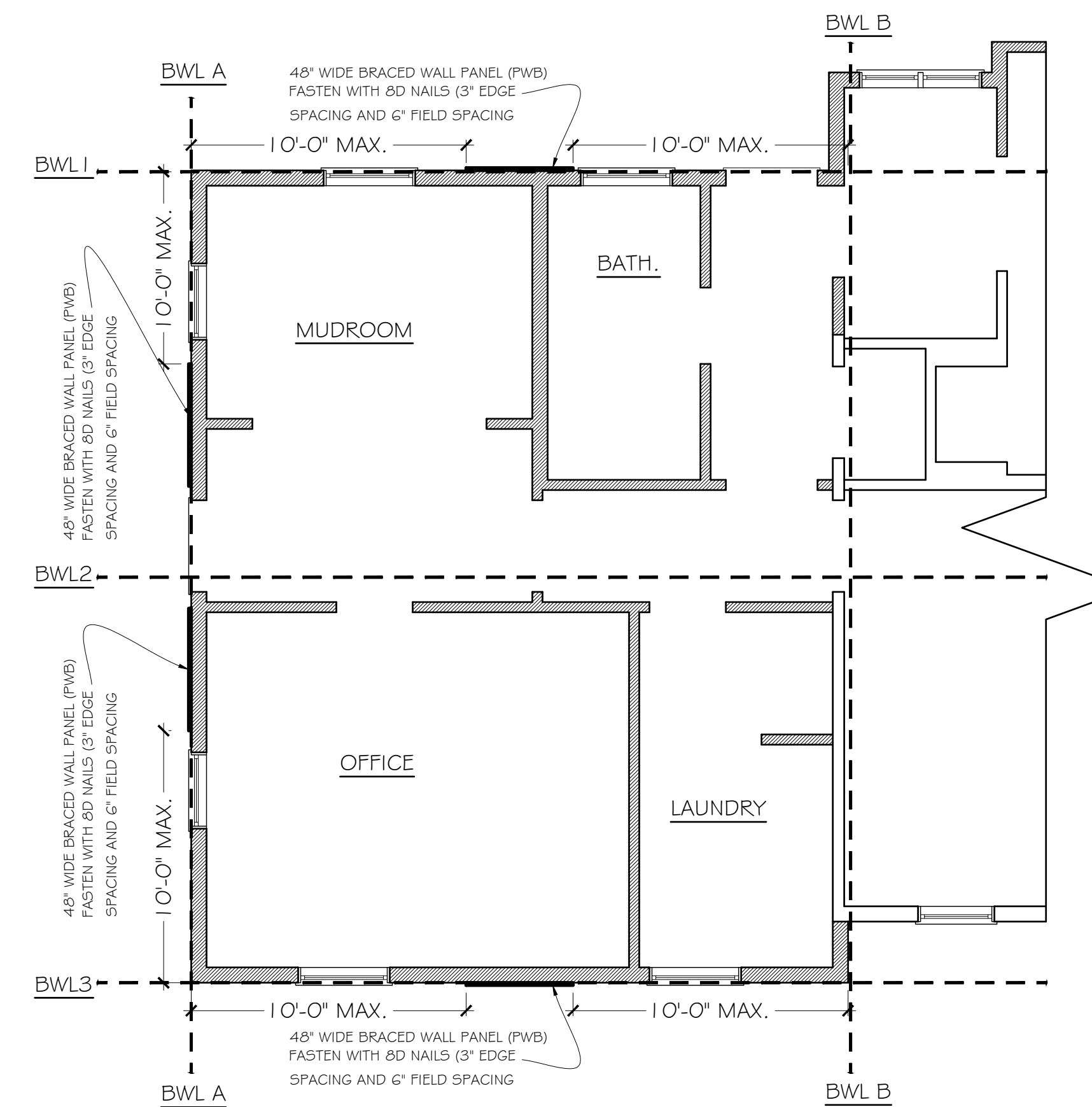
EXISTING SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN
BRACE WALL DESIGN SCALE 1/4" = 1'-0"



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



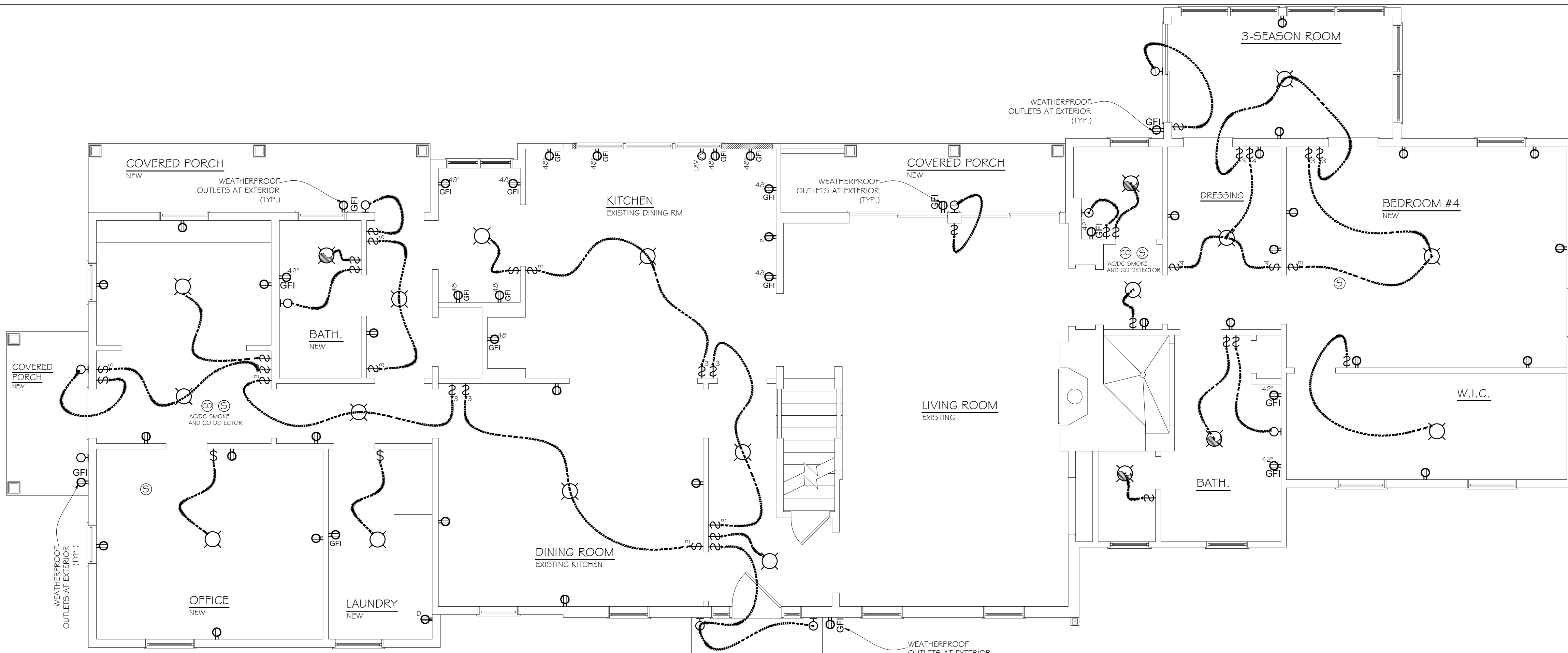
FIRST FLOOR PLAN
BRACE WALL DESIGN SCALE 1/4" = 1'-0"

NOTE:
1. BRACE-WALL DESIGN LINES AND DETAILS ARE AS PER R602.10.2.2 OF THE NYSRC.
2. SEISMIC DESIGN CATEGORY USED IS B.

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RAYEXDESIGN@GMAIL.COM

OWNER: 88 BYRAM RIDGE RD, LLC.	JOB #
PROJECT: ADDITION TO EXISTING HOUSE LOCATED AT 88 BYRAM RIDGE RD. IN ARMONK, NY.	DRN BY:
SHEET TITLE: EXISTING FLOOR PLANS 4 OF 10 & BRACE WALL DESIGN	CHKD BY:
REVISIONS:	TAX MAP #: 101.01-2-64
DATE: 10/27/2021	



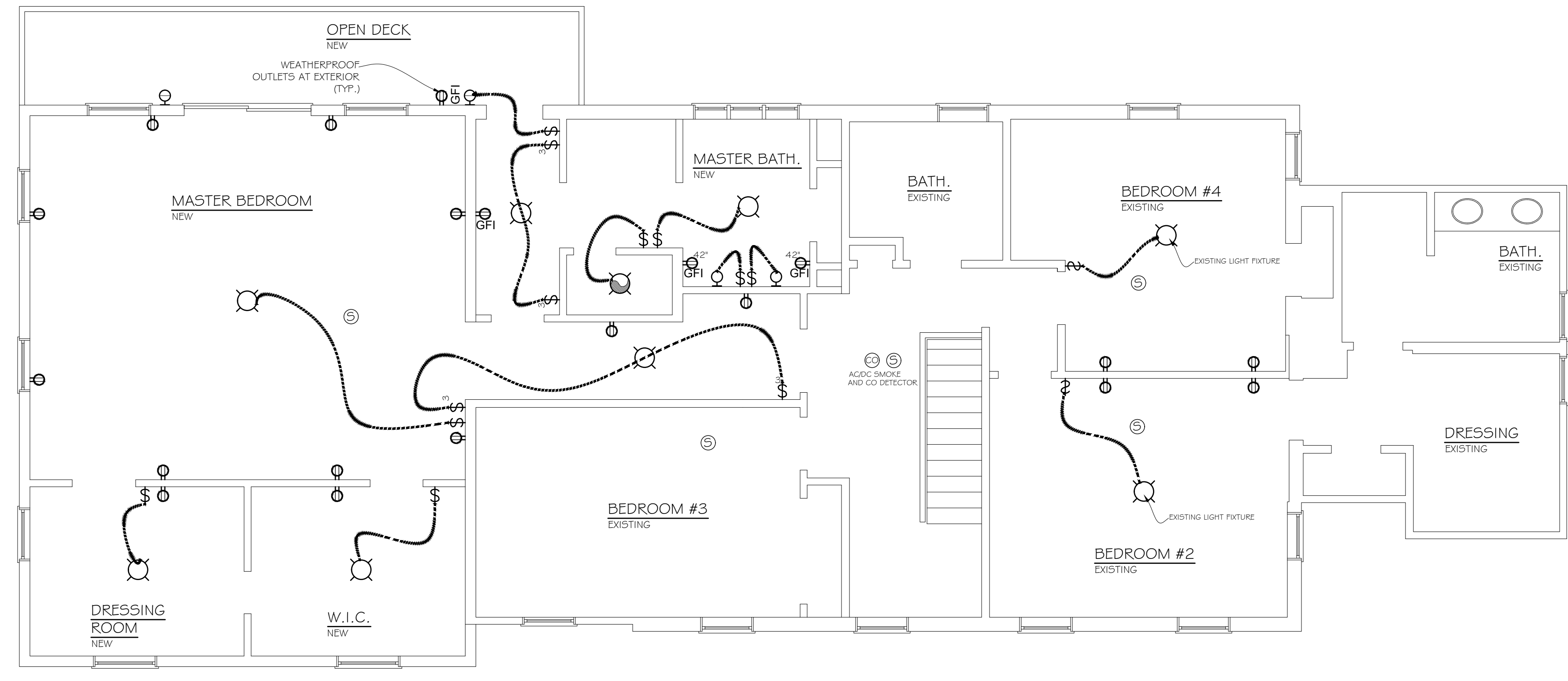
FIRST FLOOR ELECTRICAL LAYOUT
SCALE 1/4" = 1'-0"

NOTE: THIS ELECTRICAL LAYOUT IS ONLY A SUGGESTION, SOME LIGHTING MAYBE ELIMINATED AND SOME MAY BE ADDED OR RELOCATED. ALL WORK TO BE IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE.

NOTE: HVAC LAYOUT TO BE DESIGNED BY MECHANICAL CONTRACTOR.

ELECTRICAL LEGEND

- \$ SINGLE POLE SWITCH; HUBBELL 1201 120V 15A
- \$₃ THREE-WAY SWITCH; HUBBELL 1203 120V 15A
- ⊕ HORIZONTAL 120V DUPLEX RECEPTACLE; HUBBELL 5262; 20 AMP HUBBELL 5362
- ⊕_{60"} HORIZONTAL 120V DUPLEX RECEPTACLE: (HEIGHT IN INCHES ABOVE FIN. FLOOR)
- ⊕_{GFI} GROUND-FAULT CIRCUIT INTERRUPTING RECEPTACLE; 120V/20A & 15A RATED; KITCHEN/PANTRY: HUBBELL GF5362 BATHROOMS: HUBBELL GF5262
- ⊕_{DW} DISHWASHER OUTLET
- ⊕_D DRYER OUTLET
- ⊕_R RANGE OUTLET
- ⊕ CEILING MOUNTED HORIZONTAL 120V DUPLEX RECEPTACLE:
- ⊕ SURFACE MOUNTED CEILING FIXTURE
- ⊕_W OUTDOOR WALL MOUNTED FIXTURES
- ⊕ RECESSED FIXTURE
- ⊕ EXHAUST FAN/LIGHT COMBO
- ⊕ THERMOSTAT
- ⊕_{CO} CARBON MONOXIDE DETECTOR
- ⊕_{SD} SMOKE DETECTOR



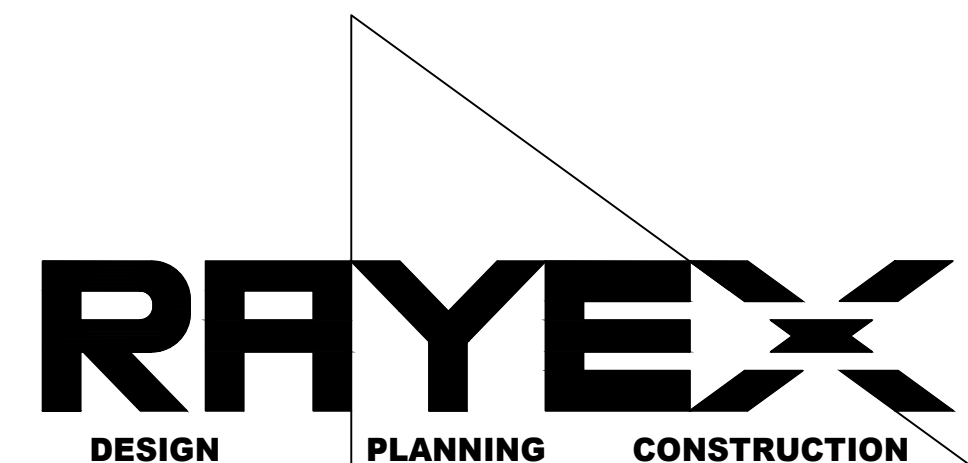
SECOND FLOOR ELECTRICAL LAYOUT
SCALE 1/4" = 1'-0"

NOTE: THIS ELECTRICAL LAYOUT IS ONLY A SUGGESTION, SOME LIGHTING MAYBE ELIMINATED AND SOME MAY BE ADDED OR RELOCATED. ALL WORK TO BE IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE.

NOTE: HVAC LAYOUT TO BE DESIGNED BY MECHANICAL CONTRACTOR.

GENERAL ELECTRICAL NOTES

1. WORK PERFORMED SHALL BE UNDERTAKEN WITH ABSOLUTE PRECAUTION BEING MAINTAINED TO ENSURE SAFETY OF PERSONNEL AND EQUIPMENT IN AREA IN SUCH A MANNER SO AS NOT TO DISTURB NORMAL WORK PROCEDURE. PROVIDE ALL PROTECTIVE SCAFFOLDING, BARRIERS, SIGNS, ETC., SUBJECT TO APPROVAL OF OWNER.
2. WORK SHOWN IS DIAGRAMMATIC. EXACT LOCATION OF CONDUIT RUNS SHALL BE DETERMINED IN FIELD. LOCATE NEW CONDUIT RUNS TO CLEAR EXISTING AND NEW PIPING, DUCTWORK, ACCESS DOORS, AND OTHER OBSTRUCTIONS. COORDINATE CONDUIT ROUTING WITH WORK OF OTHER TRADES AND ALTER WHERE NECESSARY TO AVOID INTERFERENCE.
3. PROVIDE IDENTIFICATION TAGS FOR NEW WIRING AT ALL CIRCUIT BREAKER.
4. VERIFY EXACT LOCATION OF EQUIPMENT, SHOWN OR NOT SHOWN, IN FIELD PRIOR TO PERFORMING ANY WORK.
5. CONDUITS SHALL BE PROPERLY SUPPORTED FROM ALL FRAMING ABOVE. NO CONDUIT SHALL BE SECURED TO, SUPPORTED BY, OR HUNG FROM DUCTWORK OR PIPING OR OTHER SUCH ITEMS.
6. PROVIDE CUTTING AND PATCHING REQUIRED FOR ELECTRICAL INSTALLATION.
7. THE PLANS DO NOT INDICATE THE BRANCH CIRCUIT WIRING AND CONDUIT FOR FIXTURES OR OUTLETS NOR THE CONDUIT SIZE FOR FEEDERS. PROVIDE THE CORRECT WIRING QUANTITY AND SIZE, INSTALLED IN CONDUIT, AS REQUIRED BY THE INDICATED CIRCUITRY AND THE NATIONAL ELECTRICAL CODE.
8. LOCATIONS OF OUTLETS ARE APPROXIMATE AND FINAL LOCATION SHALL BE AS DIRECTED BY THE ARCHITECT. VERIFY ALL LOCATIONS BEFORE INSTALLATION. NO EXTRAS WILL BE ALLOWED FOR CHANGES UP TO 10'-0" FROM LOCATION SHOWN ON PLAN PRIOR TO ROUGH-IN.
9. NEW LIGHTING SYSTEMS THAT ARE PART OF THE ADDITION SHALL COMPLY WITH SECTION N1104.1 (R404.1) OF THE 2020 NYSRC; NOT LESS THAN 90% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.
10. CONFIRM AN EXISTING HARD WIRE SMOKE DETECTOR w/ BATTERY BACK-UP OR 10 YEAR BATTERY EXISTS. IF IT DOES NOT, ONE MUST BE INSTALLED ON EACH FLOOR AND WITH 10'-0" OF EACH BEDROOM DOOR AS PER SECTION R314.1 AND APPENDIX J 504.2.1 OF THE 2020 EDITION OF THE RESIDENTIAL CODE OF NEW YORK STATE.
11. CONFIRM AN EXISTING HARD WIRE C.O. DETECTOR w/ BATTERY BACK-UP OR 10 YEAR BATTERY EXISTS. IF IT DOES NOT, ONE MUST BE INSTALLED ON EACH FLOOR AND WITH 10'-0" OF EACH BEDROOM DOOR AS PER SECTION R315.1 OF THE 2020 EDITION OF THE RESIDENTIAL CODE OF NEW YORK STATE.



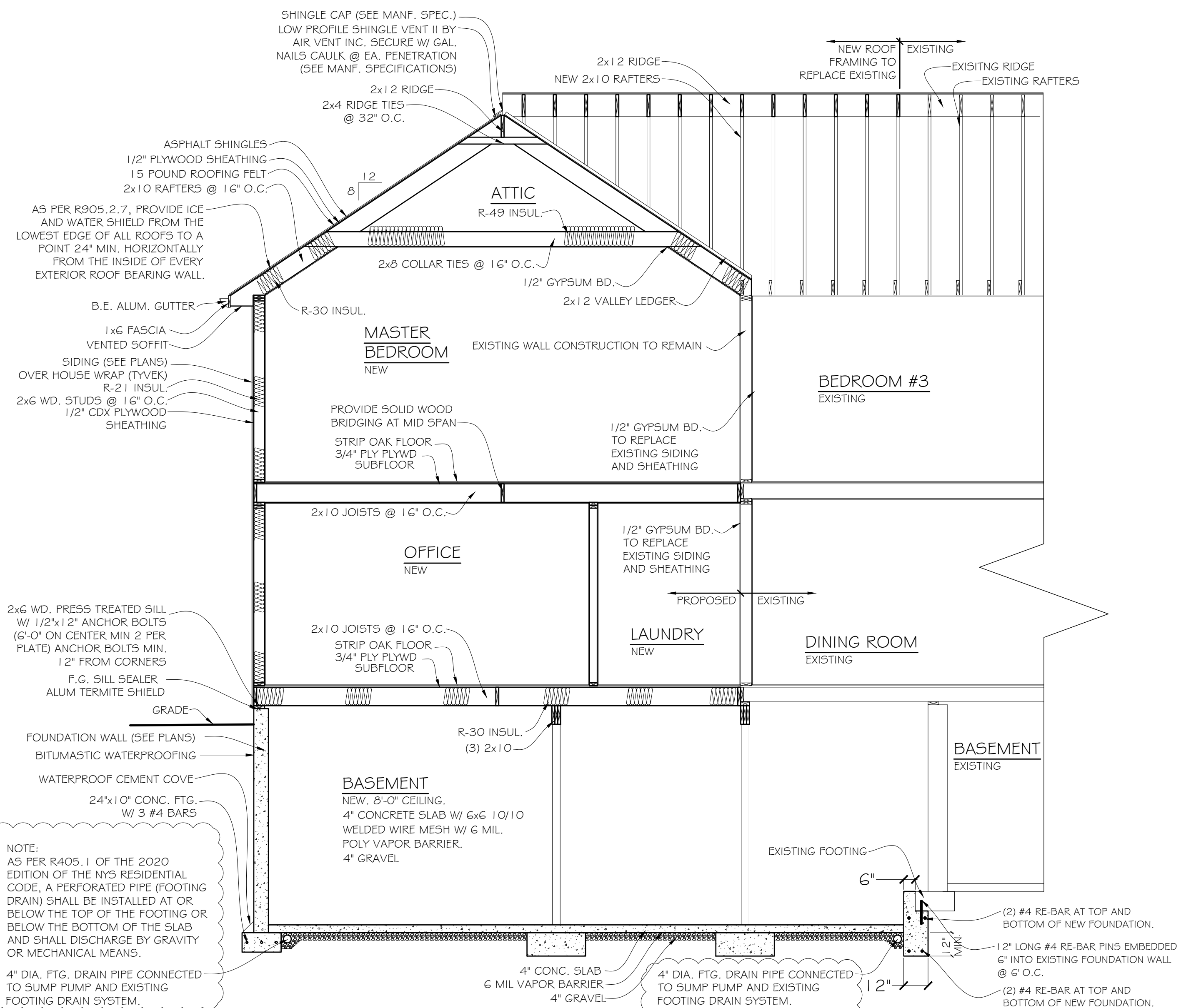
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OWNER:	JOB #
88 BYRAM RIDGE RD, LLC.	DRN BY:
	CHKD BY:
PROJECT: ADDITION TO EXISTING HOUSE LOCATED AT 88 BYRAM RIDGE RD. IN ARMONK, NY.	TAX MAP #:
	101.01-2-64

SHEET TITLE: ELECTRICAL
5 OF 10

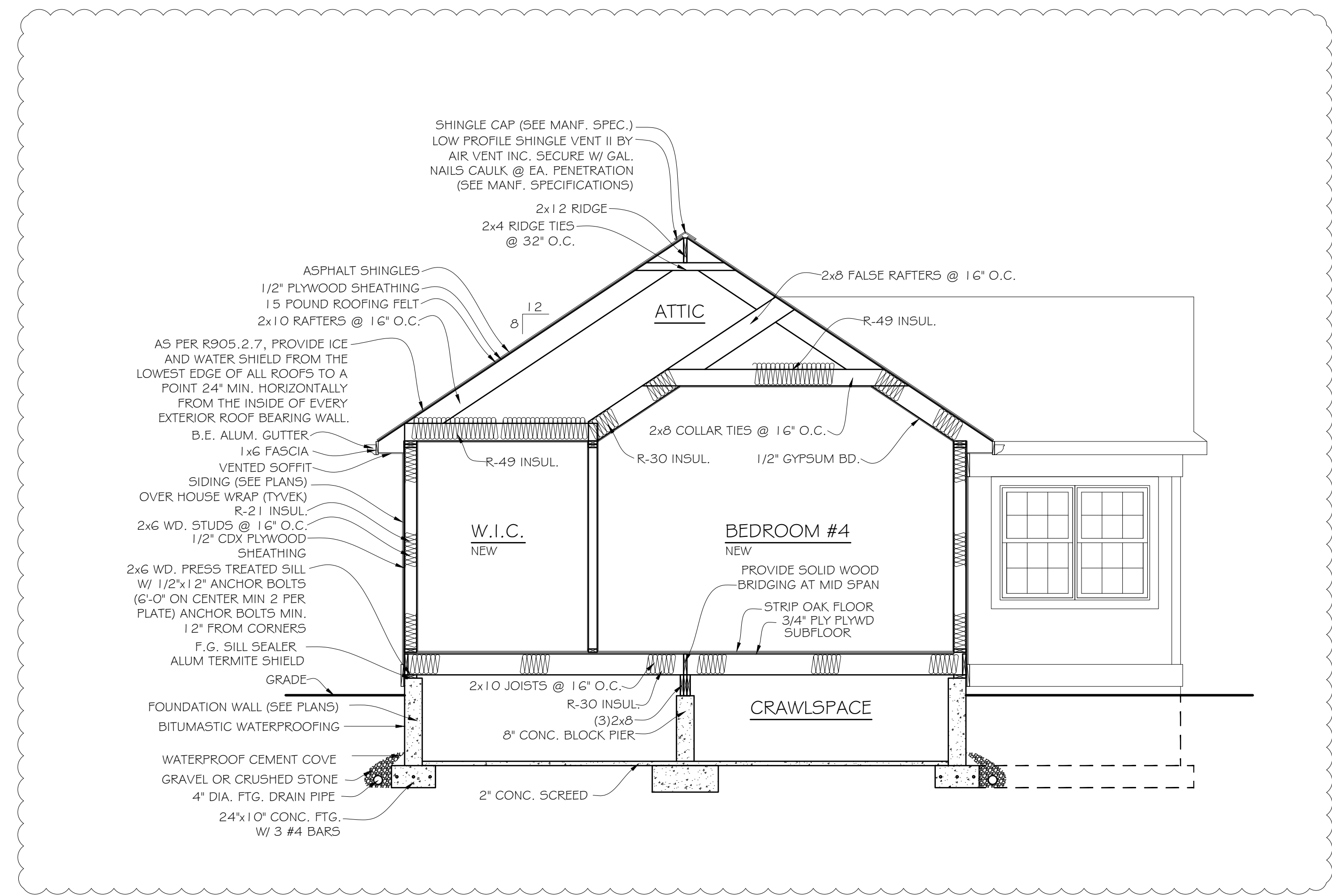
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12/21/2021
REVISIONS: DATE: 10/27/2021





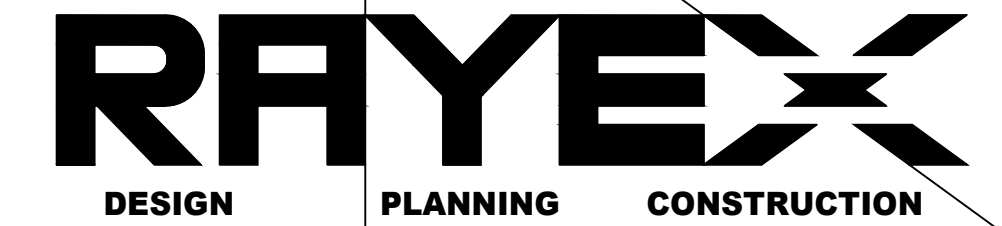
SECTION A-A

NOT TO SCALE



SECTION B-B

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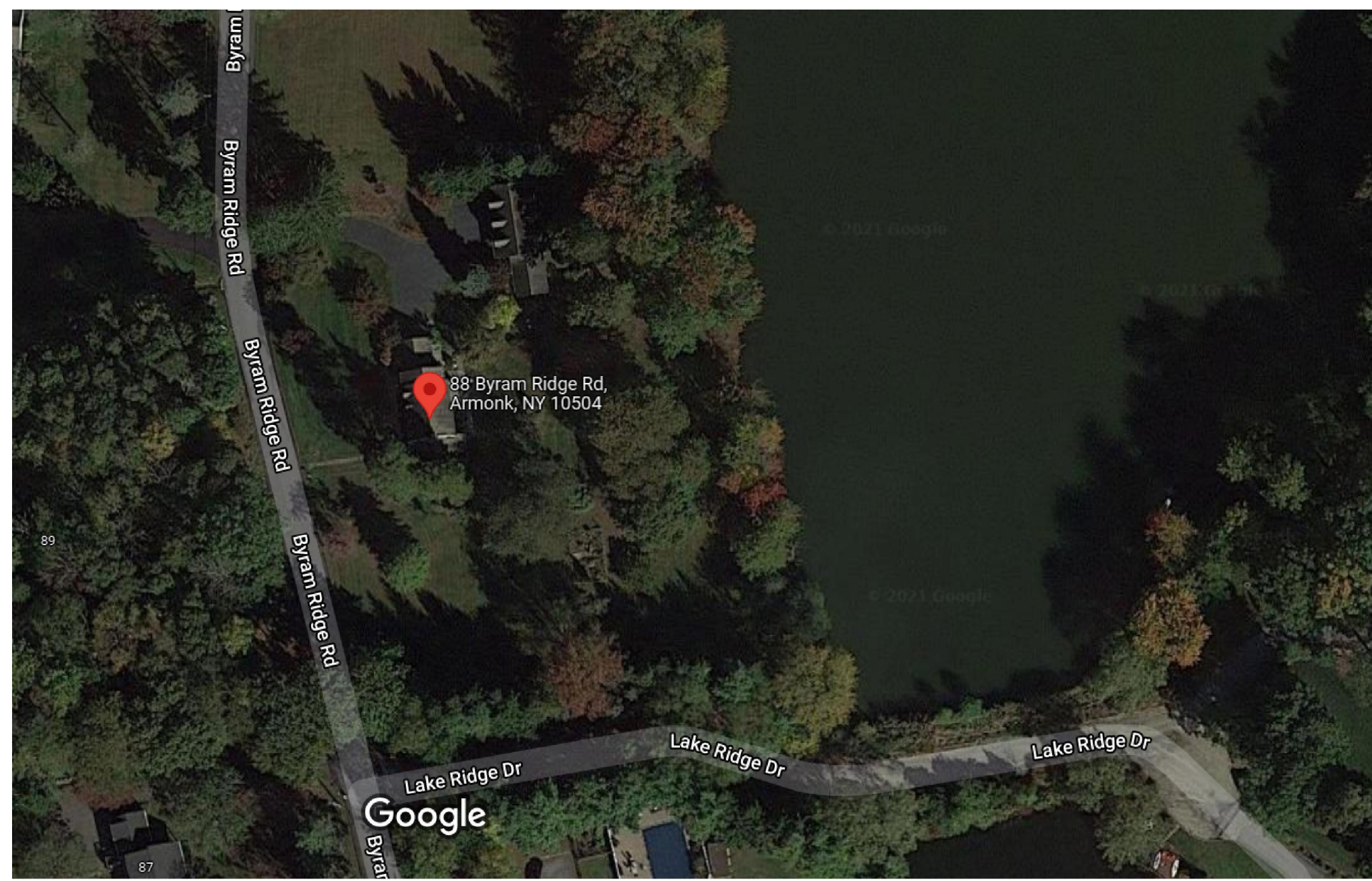
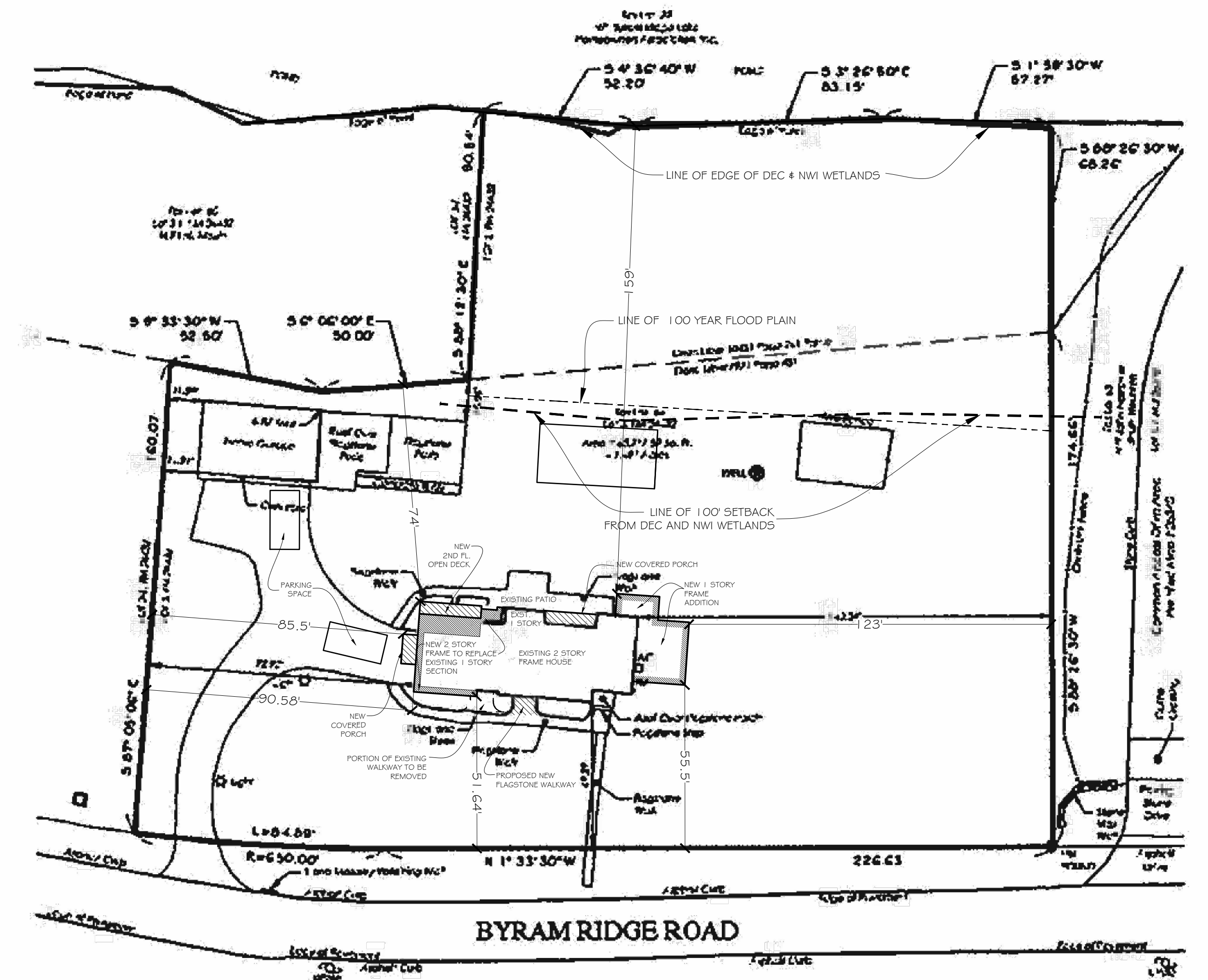
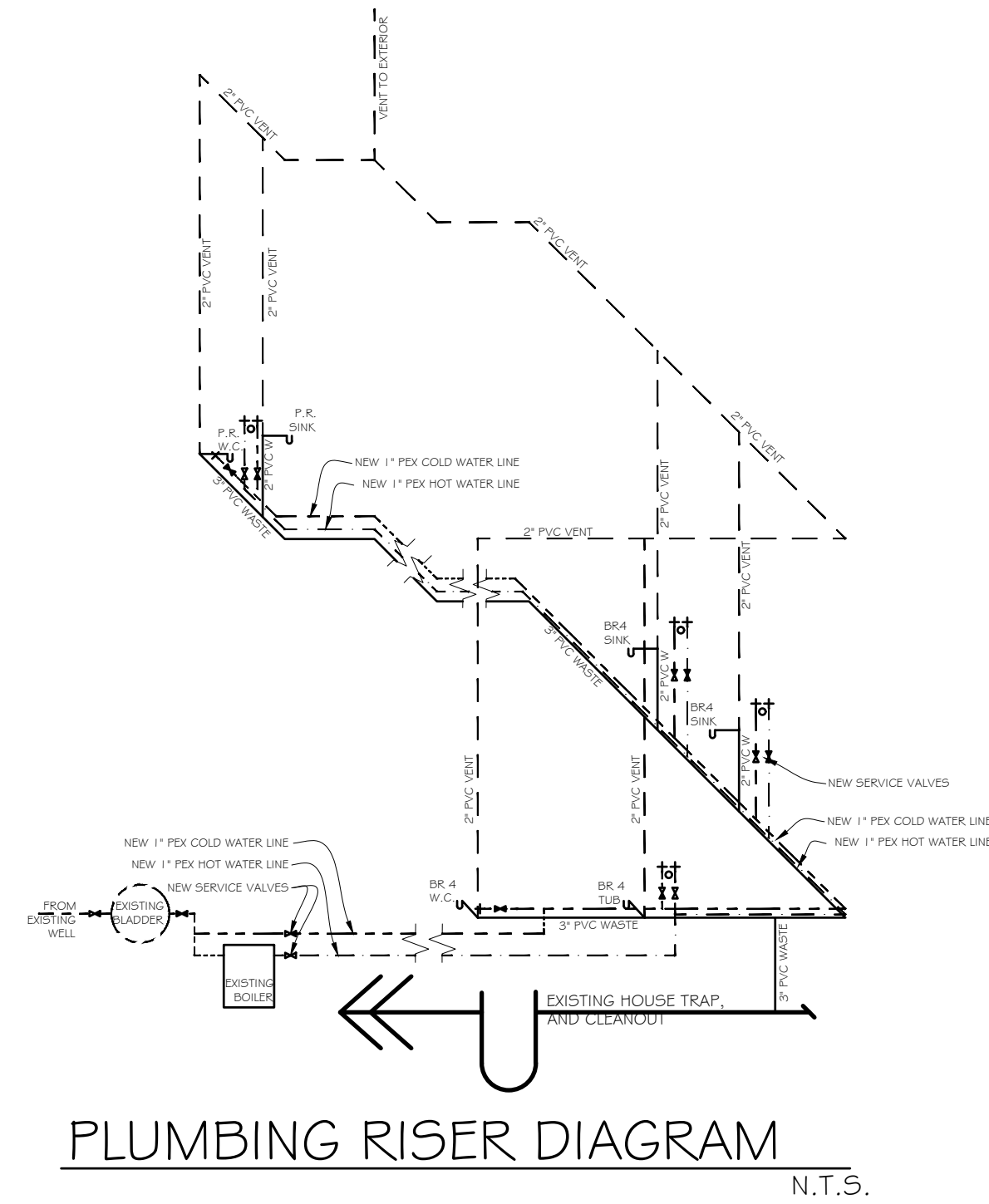
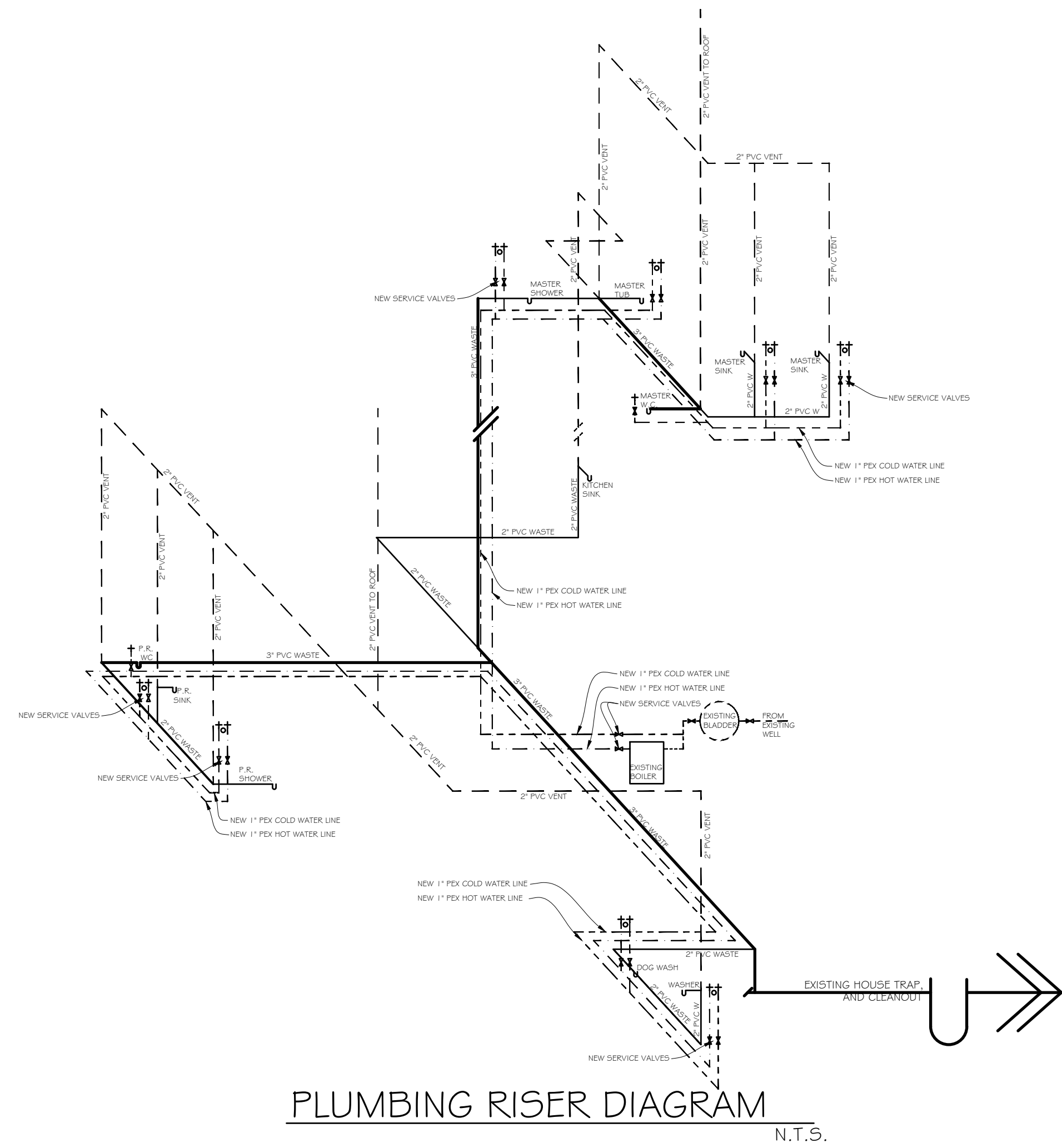
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OWNER: 88 BYRAM RIDGE RD, LLC.	JOB # DRN BY: CHKD BY:
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SHEET TITLE: SECTIONS
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5/5/2022
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11/18/2021
REVISIONS: DATE: 10/27/2021

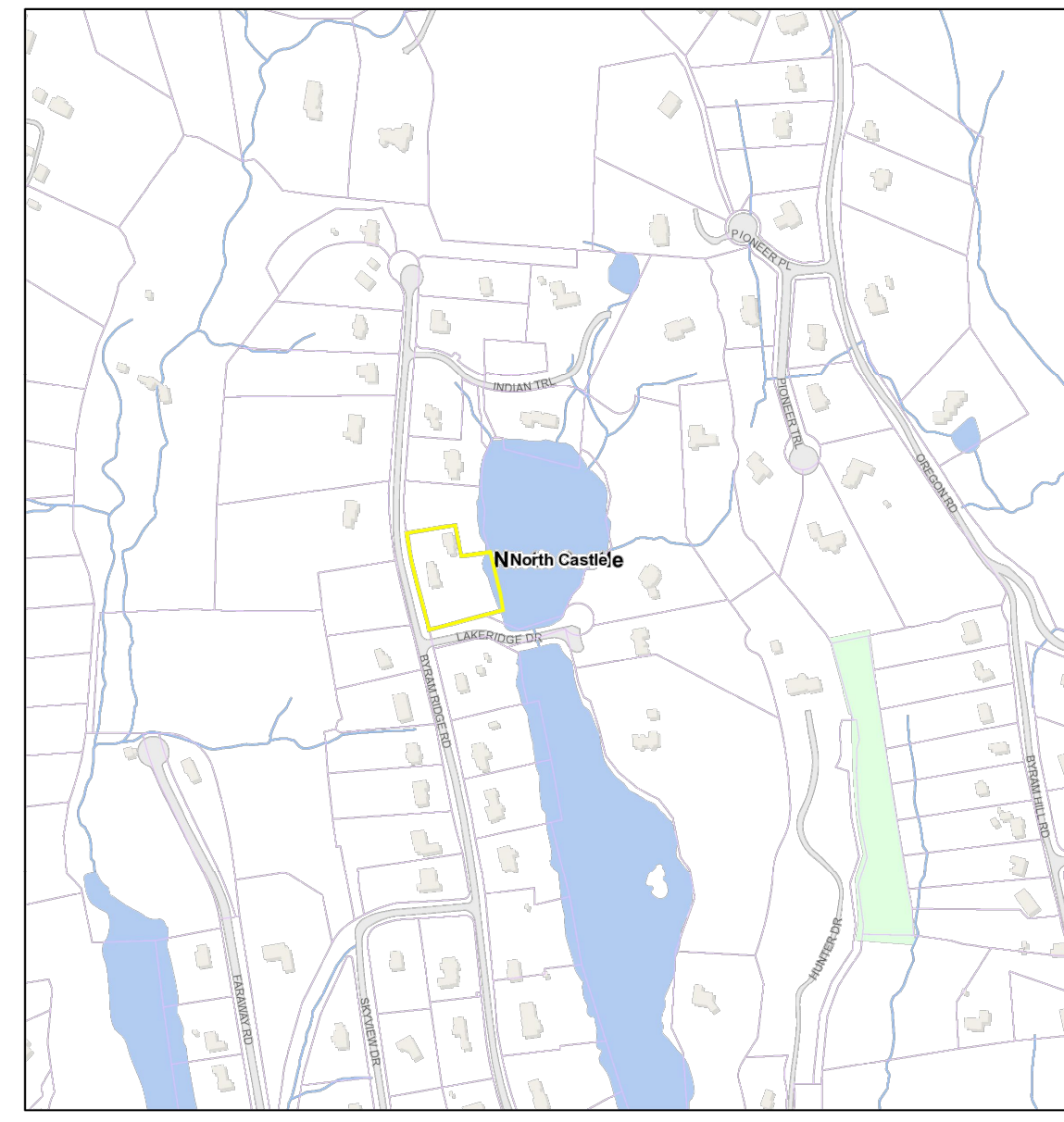




AERIAL PHOTO

NOT TO SCALE

88 BYRAM RIDGE RD. ID: 101.01-2-64 (North Castle)



The parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a legal instrument. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. The parcel boundaries represent approximate property lines and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact your municipality assessor's office.

LOCATION MAP

ZONING CALCULATIONS

ADDRESS: 88 BYRAM RIDGE RD. ARMONK, NY.
TAXMAP #: 101.01-2-64
ZONING DISTRICT: R-1A
USE GROUP: R-3

BULK REGULATIONS	REQUIRED/ALLOWABLE	EXISTING	PROPOSED	VARIANCE REQ'D
LOT AREA:	43,560 S.F.	65,209 S.F.		
MAX. GROSS FLOOR AREA:	9,026 S.F.	4,503 S.F.	5,736 S.F.	
MAX. GROSS LAND COVERAGE:	11,298 S.F.	8,453 S.F.	9,132 S.F.	
FRONT YARD:	50'	48'	55.5'	
SIDE YARD:	25'	92.58'	85.5'	
REAR YARD:	40'	78.66'	74'	
HEIGHT:	30'	21'-8" / 27'		



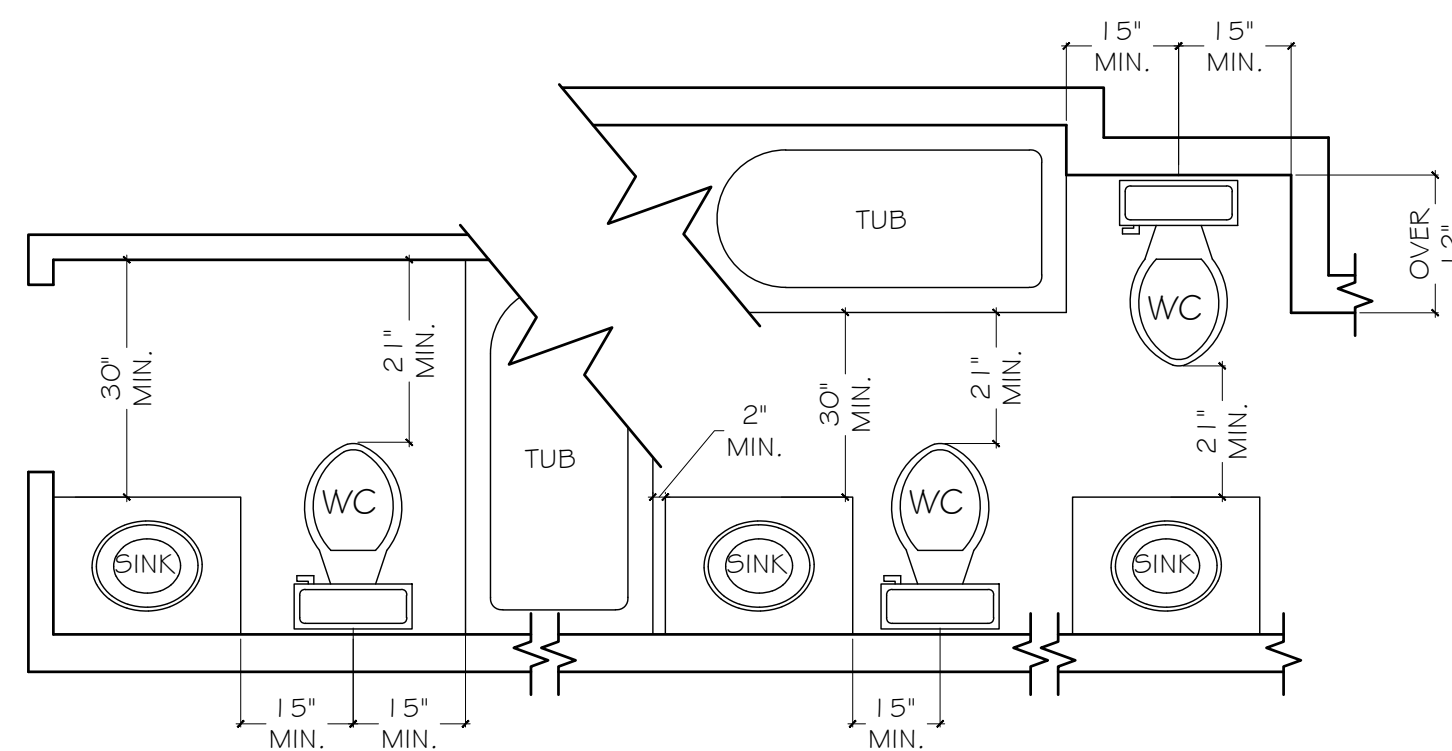
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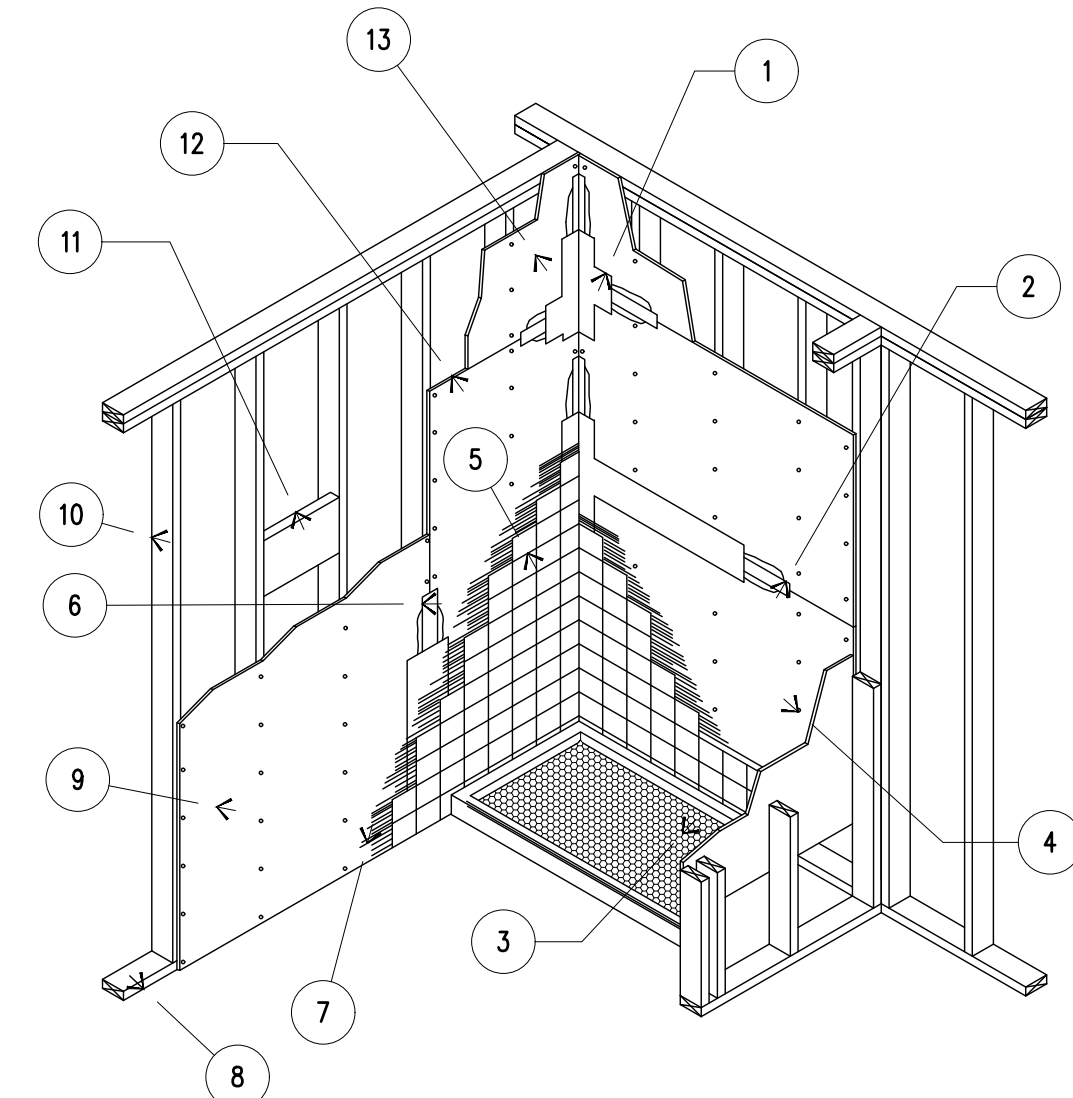
SHEET TITLE: PLOT PLAN, LOCATION MAP, AND PLUMBING

5/5/2022
12/21/2021
11/18/2021
REVISIONS: DATE: 10/27/2021



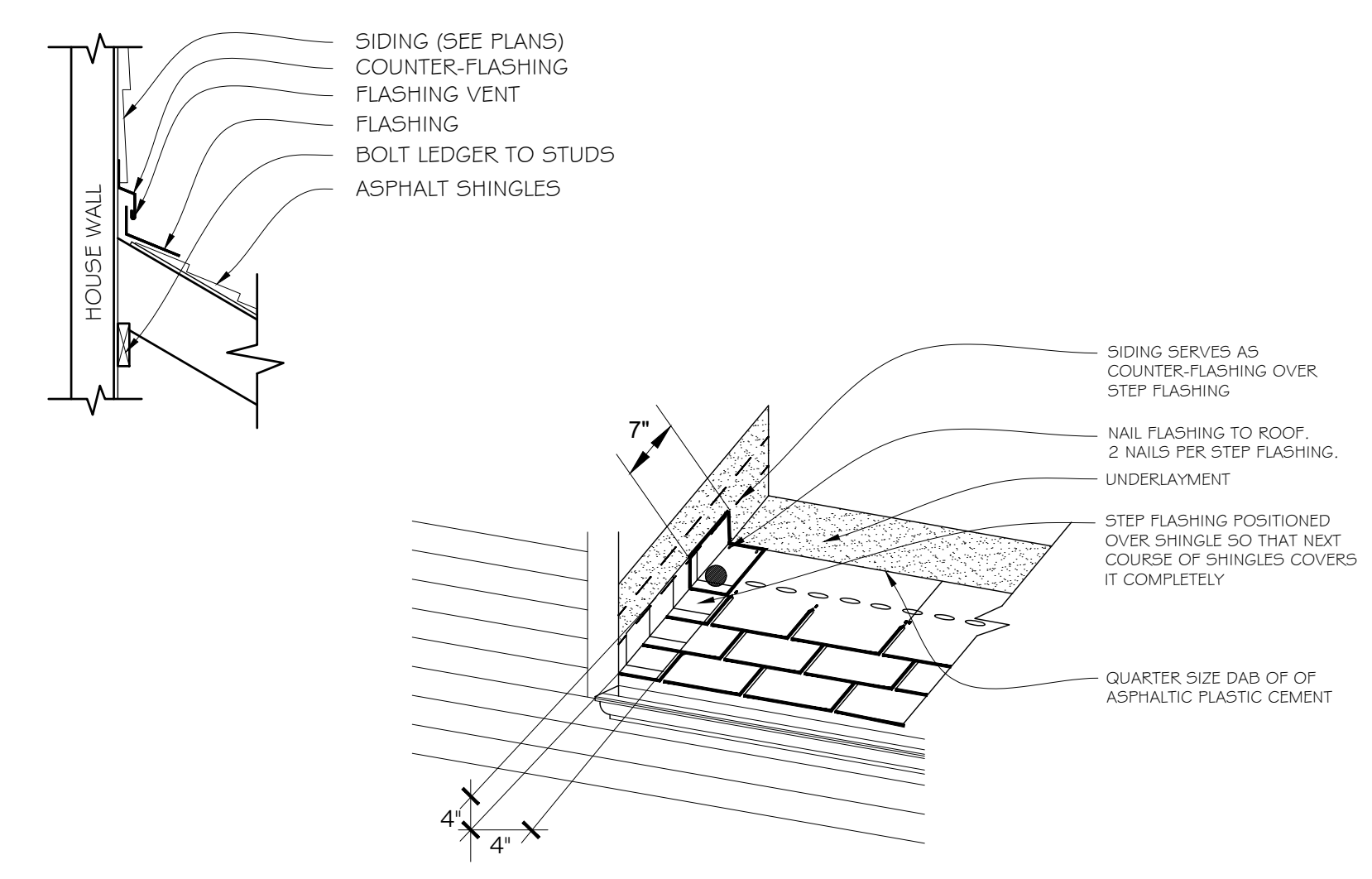


BATHROOM FIXTURE CLEARANCES
NOT TO SCALE

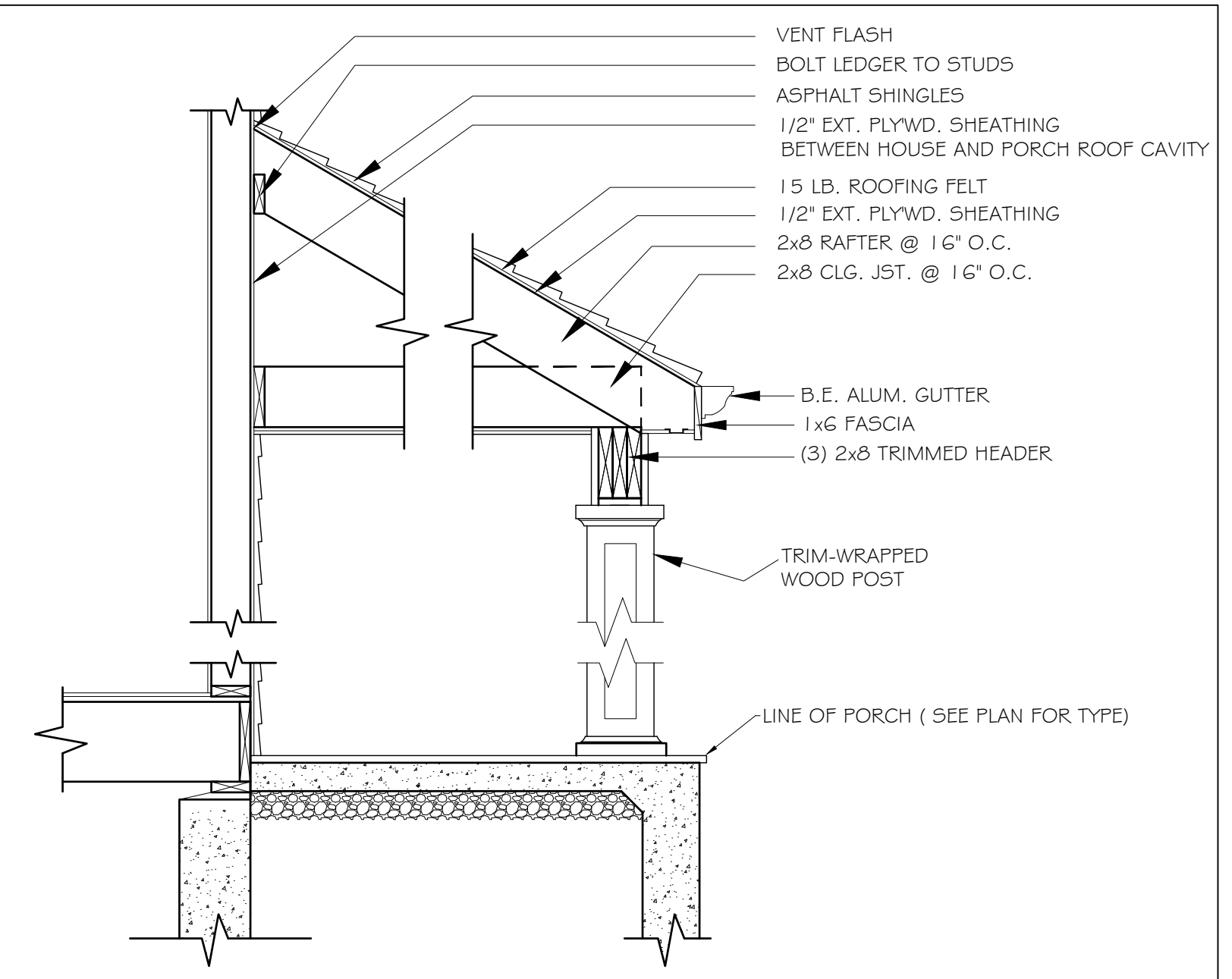


1. IN PAINTED AREAS, USE A JOINT TREATMENT SYSTEM AND SEALER FOR FINISHING CEMENTITIOUS BOARD TO CEMENTITIOUS BOARD AND CEMENTITIOUS BOARD TO GYPSUM BOARD.
2. IN TILED AREAS, TREAT CEMENTITIOUS BOARD TO CEMENTITIOUS BOARD AND CEMENTITIOUS BOARD TO GYPSUM BOARD JOINTS BY EMBEDDING CEMENTITIOUS TAPE IN TILE SETTING MATERIAL.
3. SHOWER FLOOR TILE
4. APPROVED FASTENERS.
5. CERAMIC TILE.
6. CEMENTITIOUS TAPE.
7. SETTING MATERIAL.
8. WOOD PLATE.
9. 1/2" GYPSUM BOARD.
10. 2 X 4 WOOD STUDS @ 16" O.C.
11. SUPPORT FRAMING FOR ATTACHMENT OF FIXTURES.
12. 1/2" INTERIOR CEMENTITIOUS BOARD.
13. 1/2" GYPSUM PANEL.

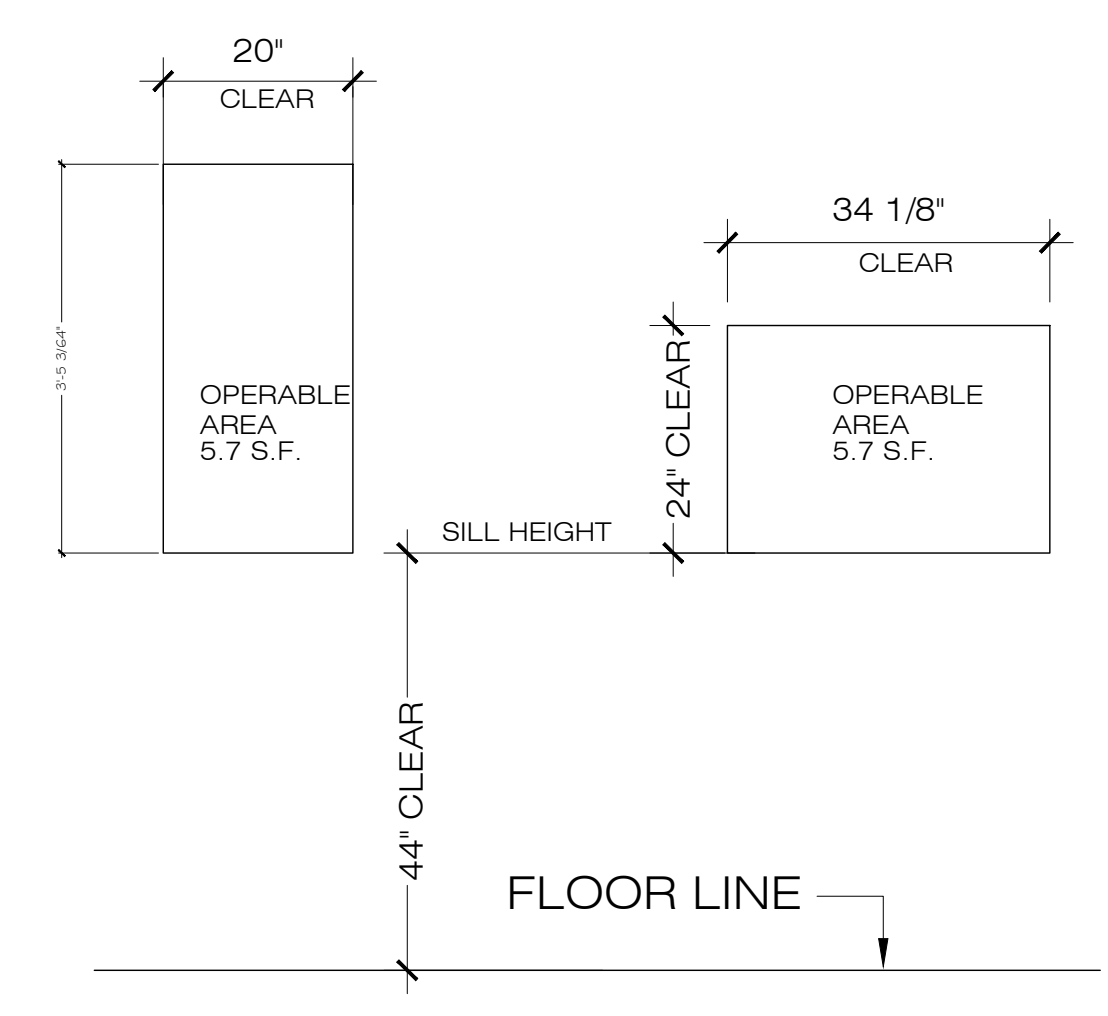
TILE SHOWER DETAIL
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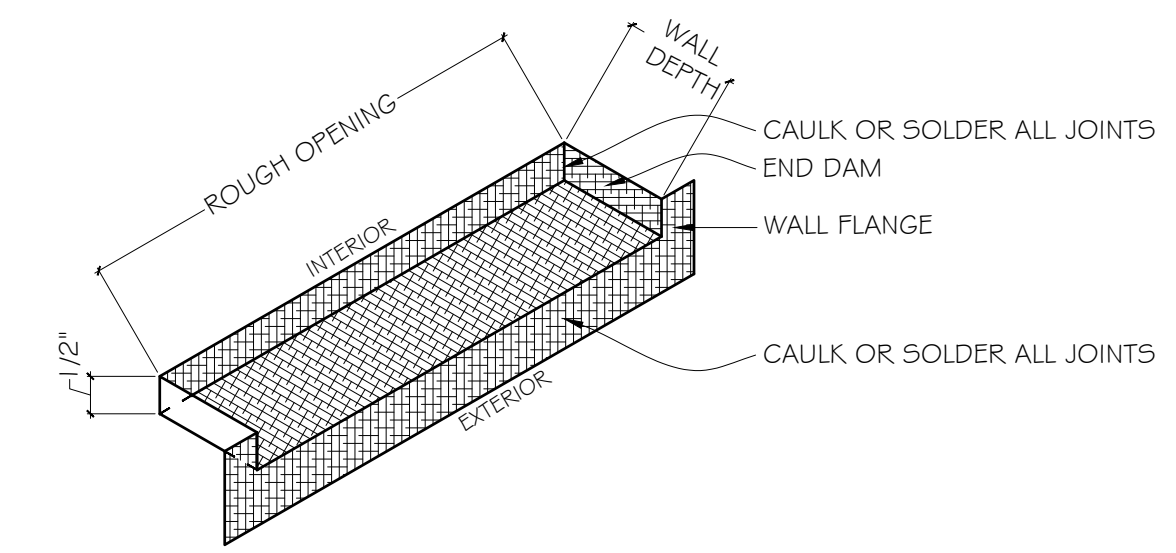
FLASHING DETAILS
NOT TO SCALE



FRONT PORCH
NOT TO SCALE

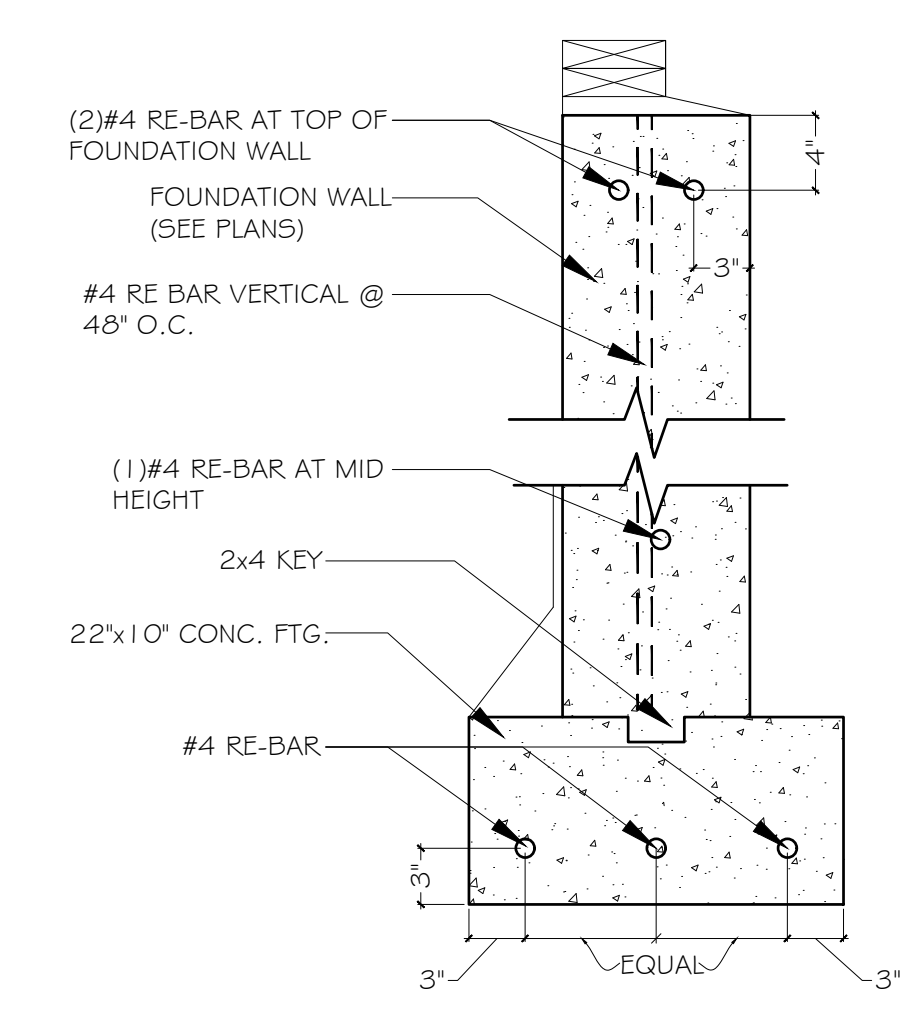


EGRESS WINDOW LAYOUT
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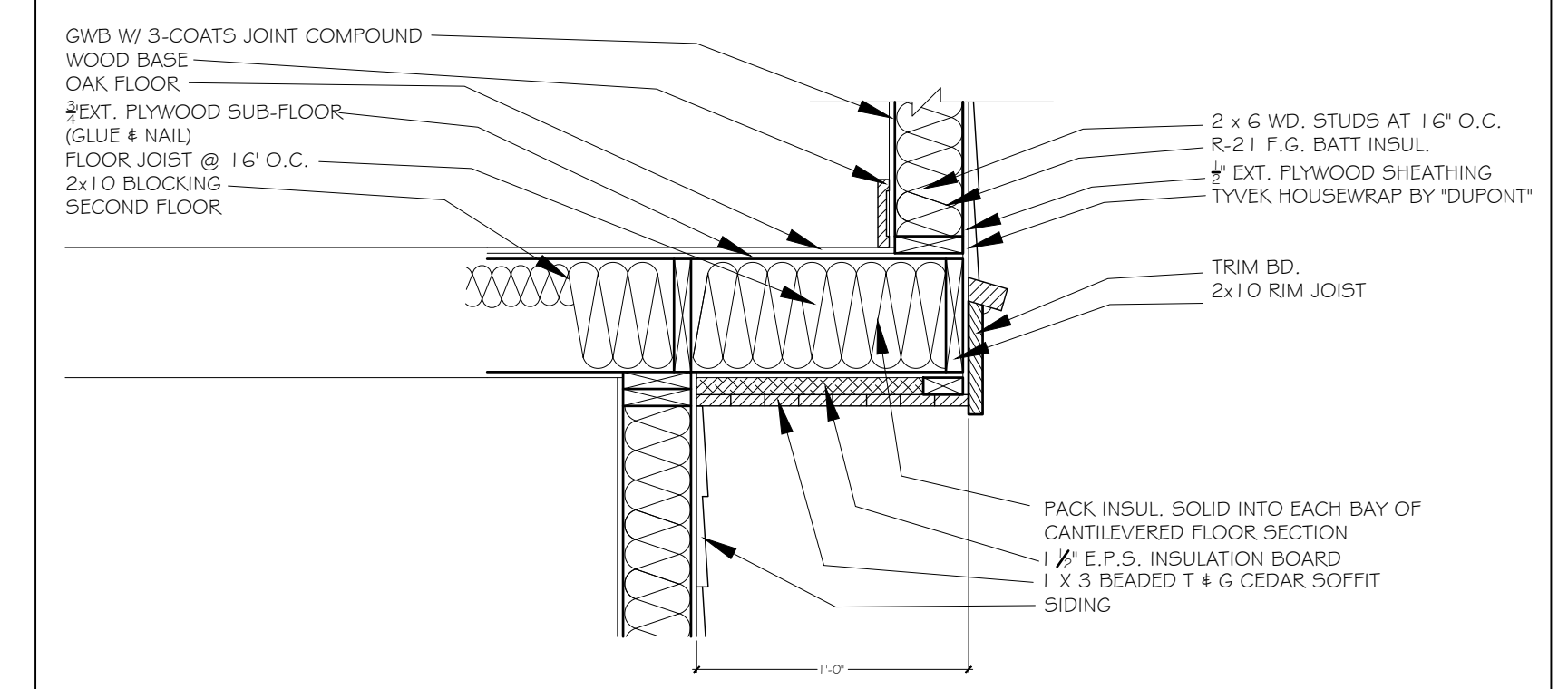


NOTES: SILL PAN SHALL BE VINYL, 16 OZ. COPPER, OR APPROVED EQUAL
PAN SHALL BE INSTALLED OVER 15# ROUGH OPENING WRAP

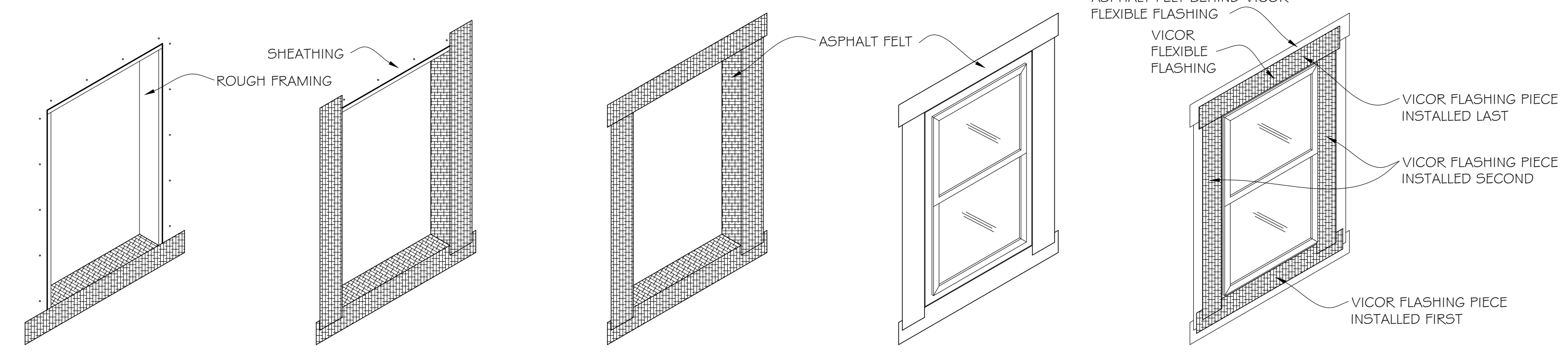
DOOR SILL PAN DETAIL
NOT TO SCALE



RE-BAR SPACING DETAIL
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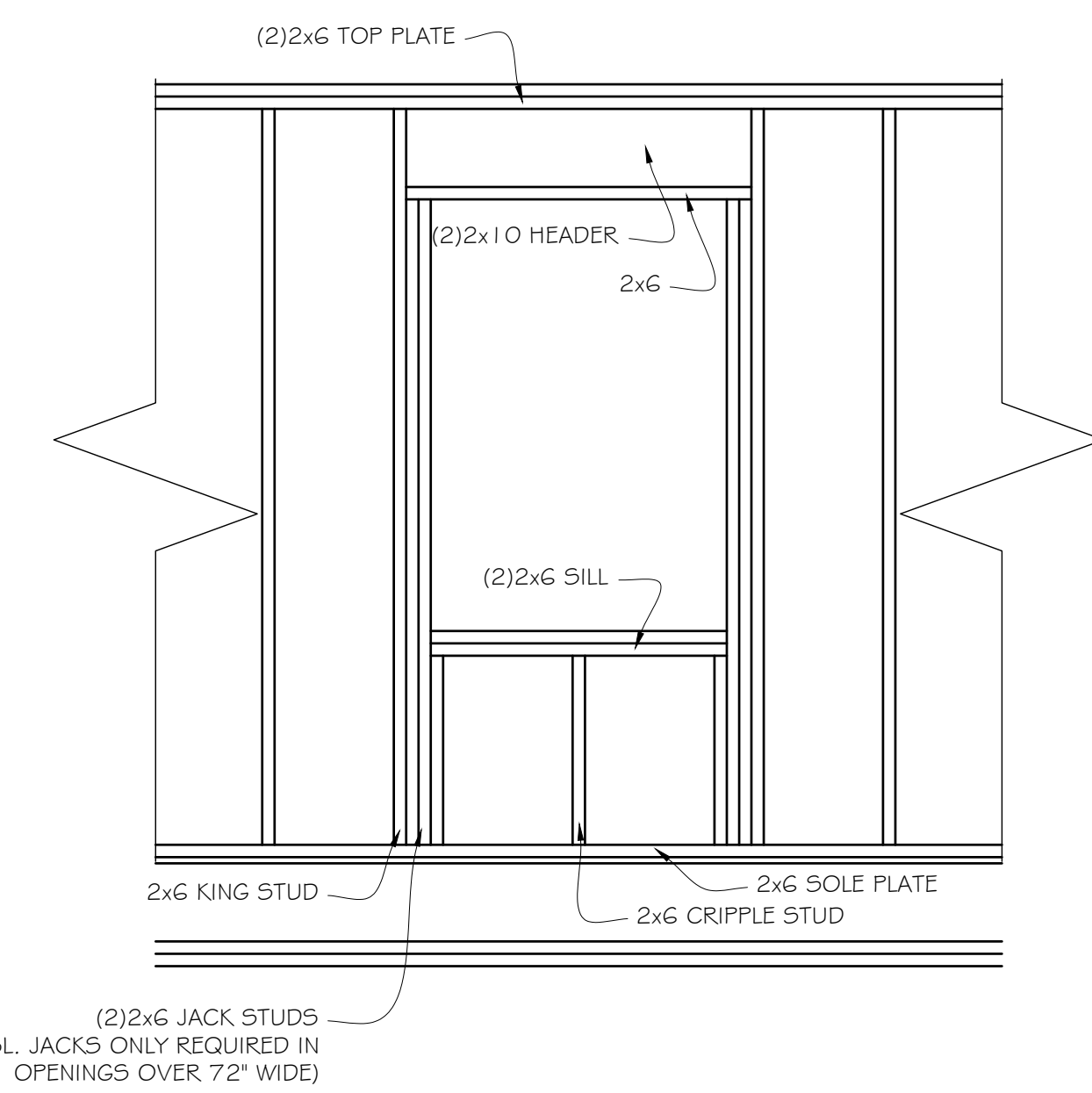


CANTILEVER FLOOR DETAIL
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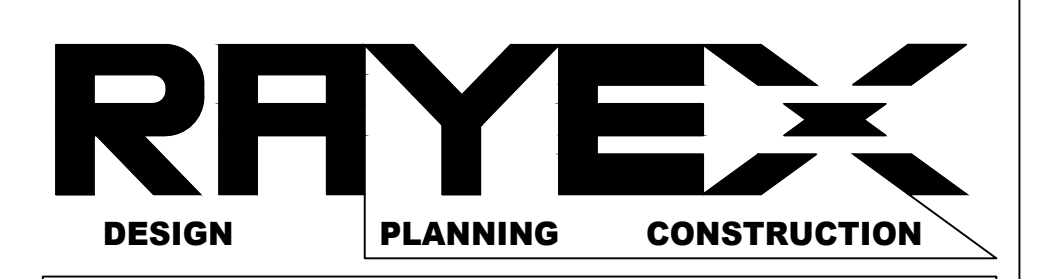


1. STAPLE 15# ASPHALT FELT TO SILL & FOLD 6" TO EACH SIDE. LAP LOWER EDGE OVER AIR INFILTRATION BARRIER (E.G. TYVEK).
 2. STAPLE 15# ASPHALT FELT TO JAMBS OF ROUGH OPENING & FOLD 6" OVER SHEATHING & 6" ABOVE & BELOW ROUGH OPENING.
 3. REPEAT STEP 2, BUT FOR TOP OF ROUGH OPENING. LEAVE OUTER EDGES UNSTAPLED FOR FUTURE INTEGRATION WITH AIR INFILTRATION BARRIER (E.G. TYVEK).
 4. INSTALL WINDOW AS PER MANUFACTURER'S GUIDELINES
 4. INSTALL 6" WIDE VICOR FLEXIBLE FLASHING IN THE SAME PATTERN AS ASPHALT FELT. OVERLAP WINDOW FLANGE WITH VICOR FLASHING ± 2"
- NOTE: -INSTALL AIR-INFILTRATION BARRIER, EG. "TYVEK" PRIOR TO ROUGH-OPENING WRAP
-FILL ALL CAVITIES AROUND WINDOW/DOOR WITH LOW EXPANSION FOAM INSULATION

WINDOW / DOOR ROUGH OPENING WRAP DETAIL
NOT TO SCALE



WINDOW FRAMING DETAIL
NOT TO SCALE



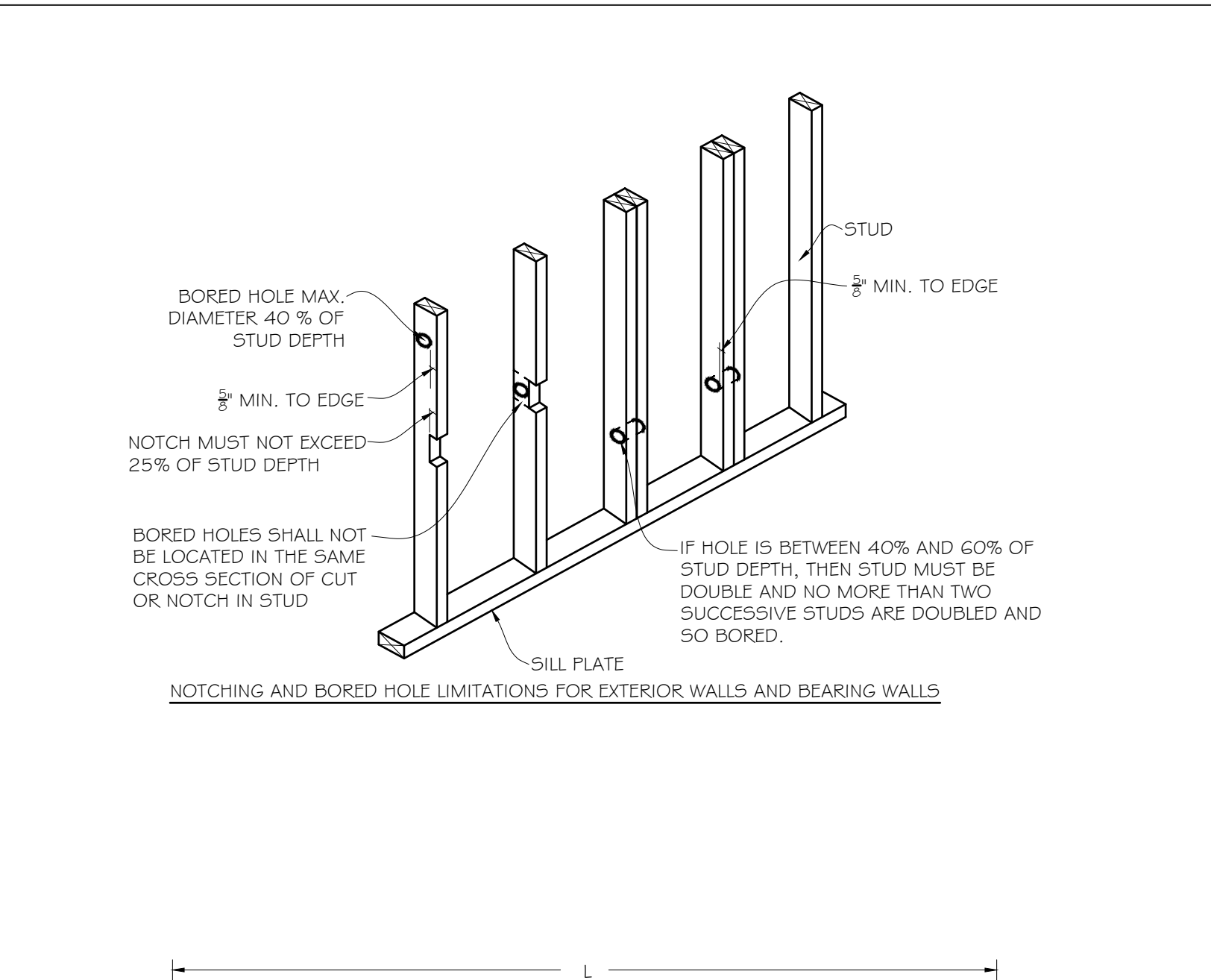
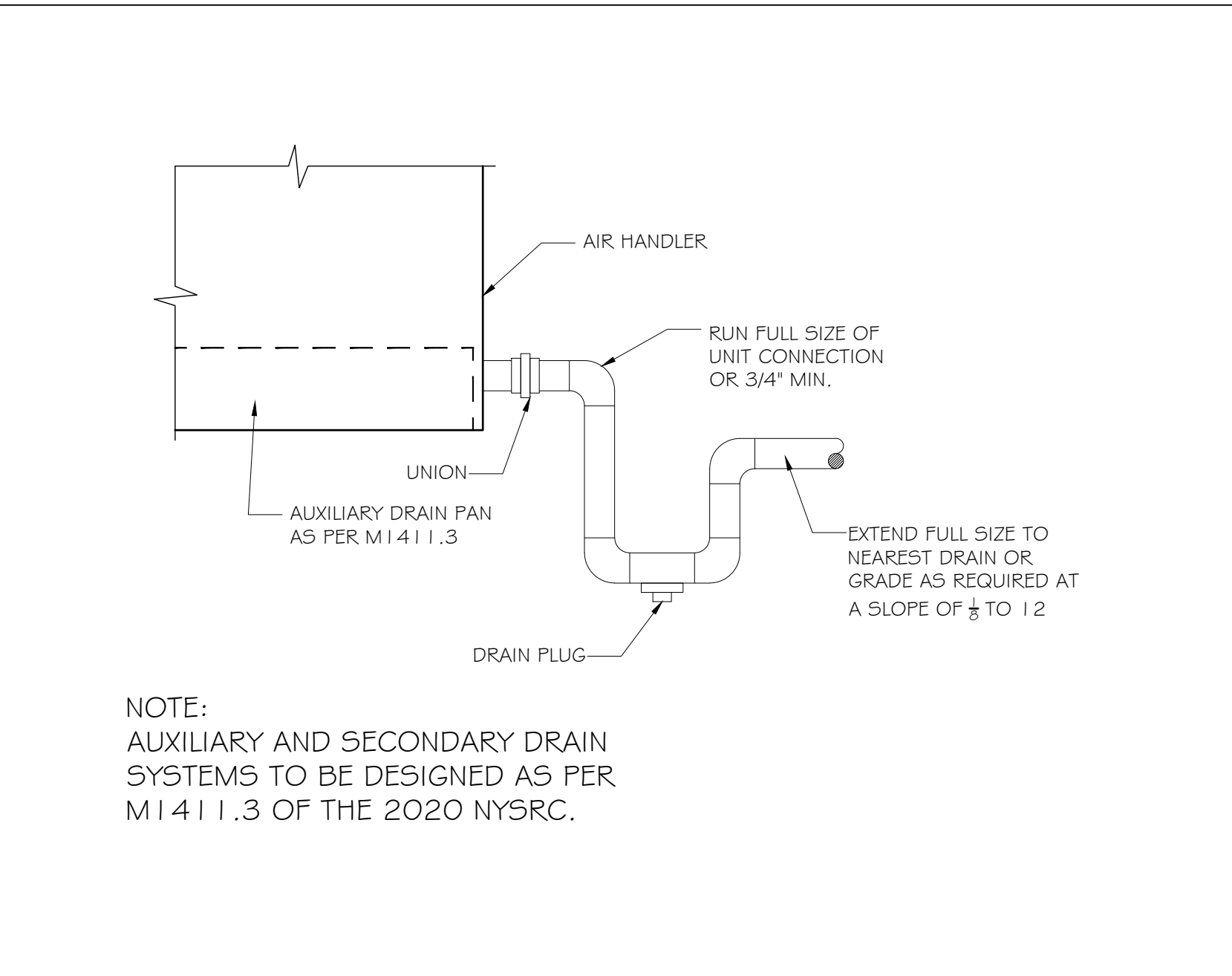
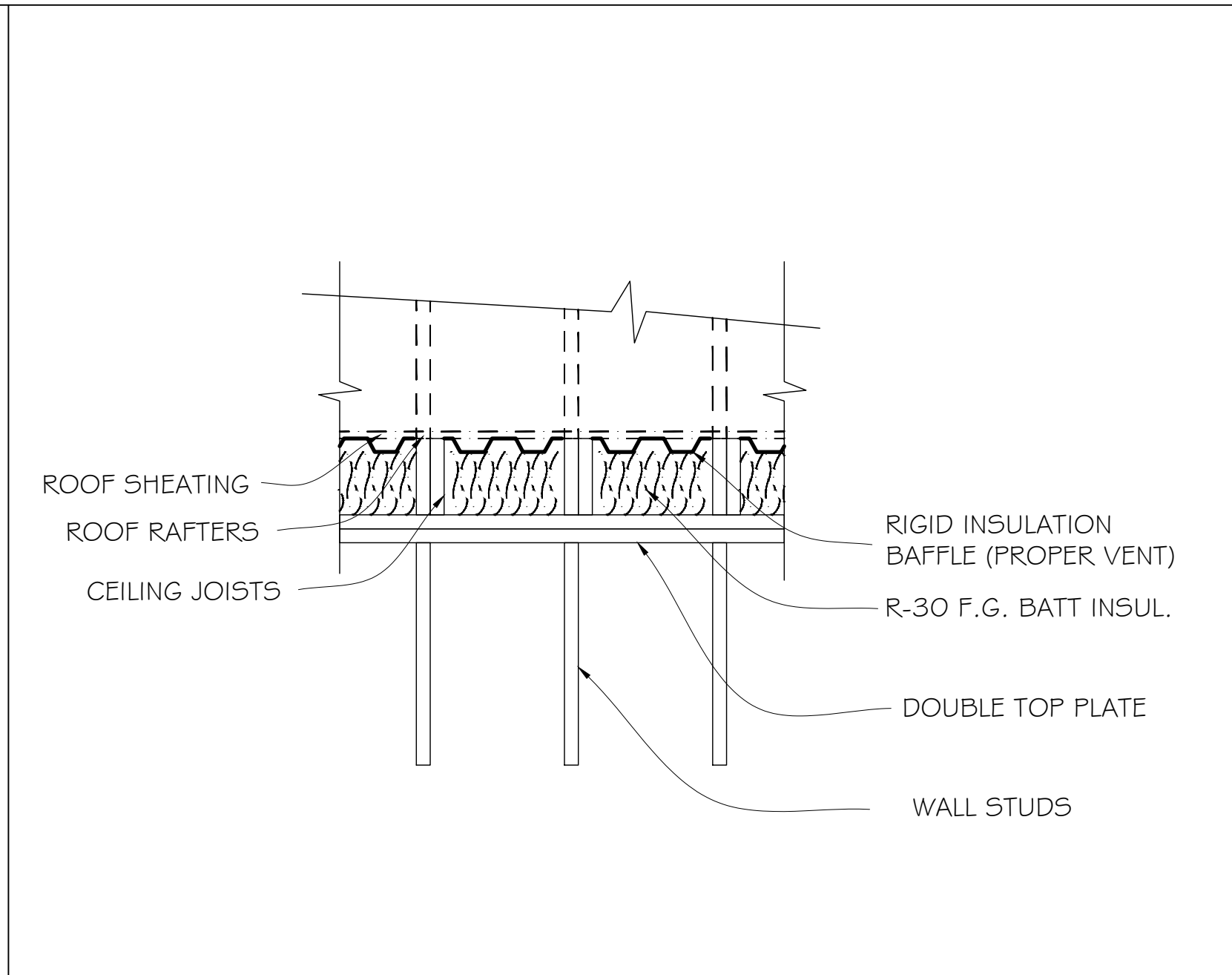
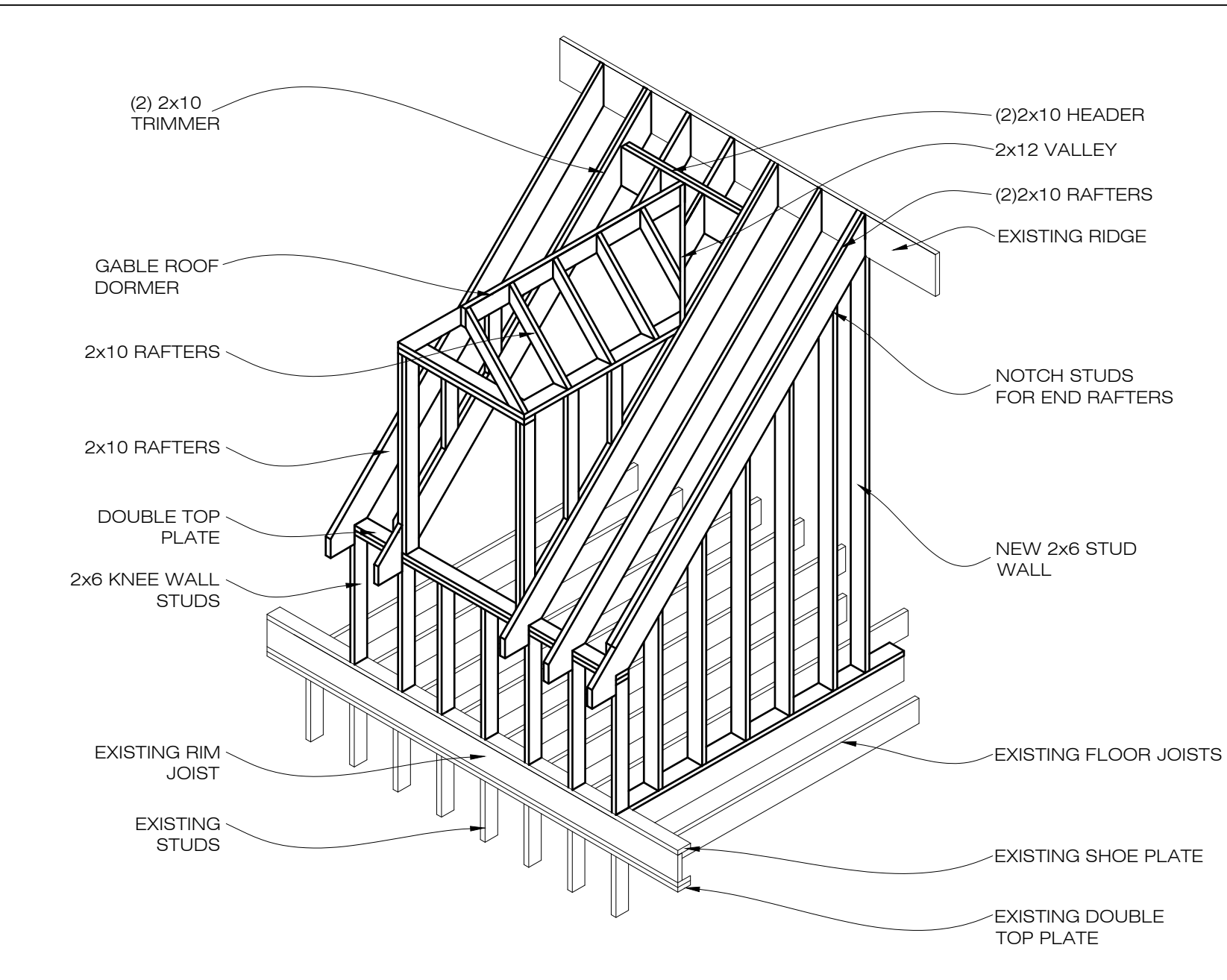
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OWNER: 88 BYRAM RIDGE RD, LLC.	JOB #
PROJECT: ADDITION TO EXISTING HOUSE LOCATED AT 88 BYRAM RIDGE RD. IN ARMONK, NY.	DRN BY:
	CHKD BY:
	TAX MAP #: 101.01-2-64

SHEET TITLE: DETAILS
8 OF 10

12/21/2021
REVISIONS: DATE: 10/27/2021



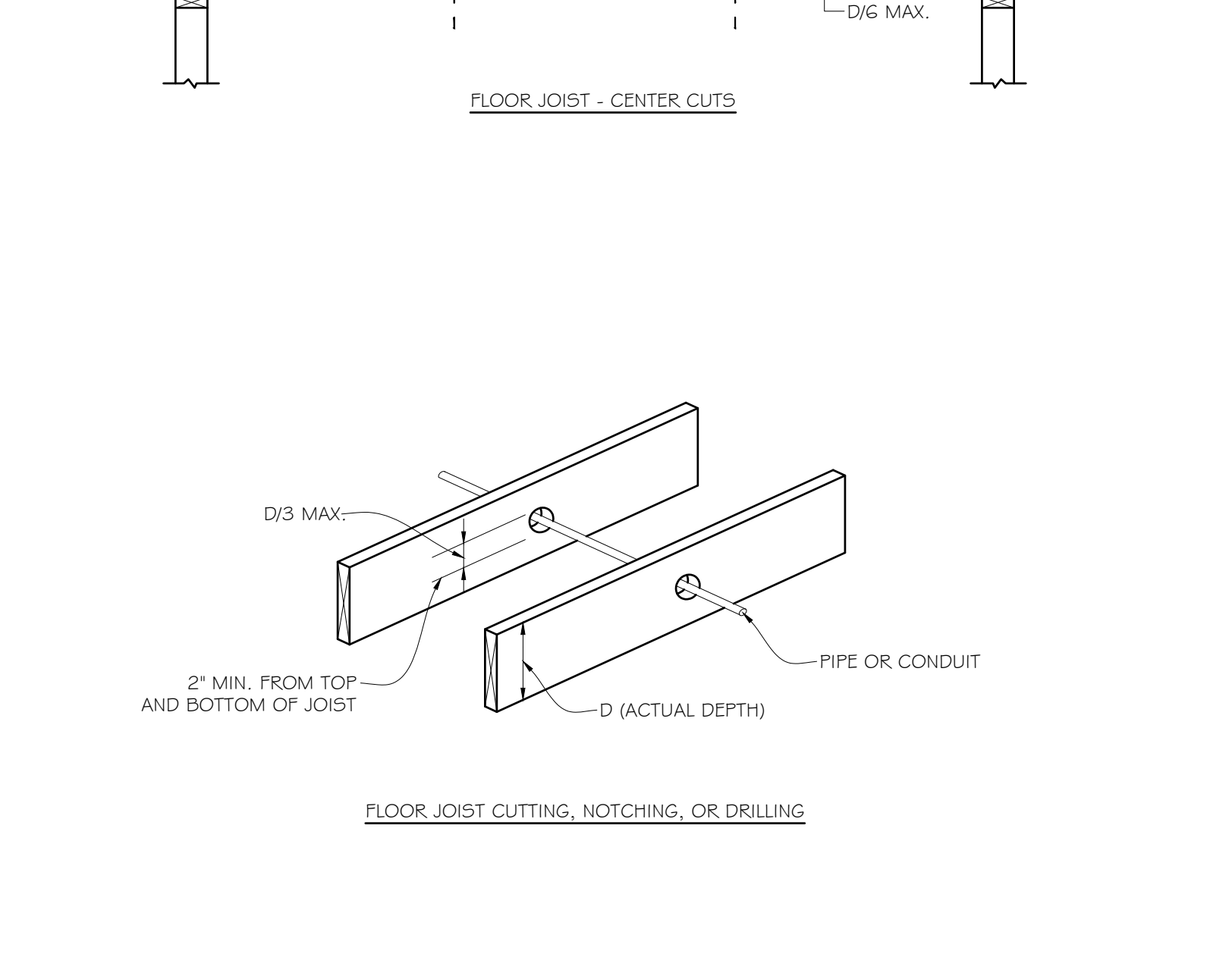
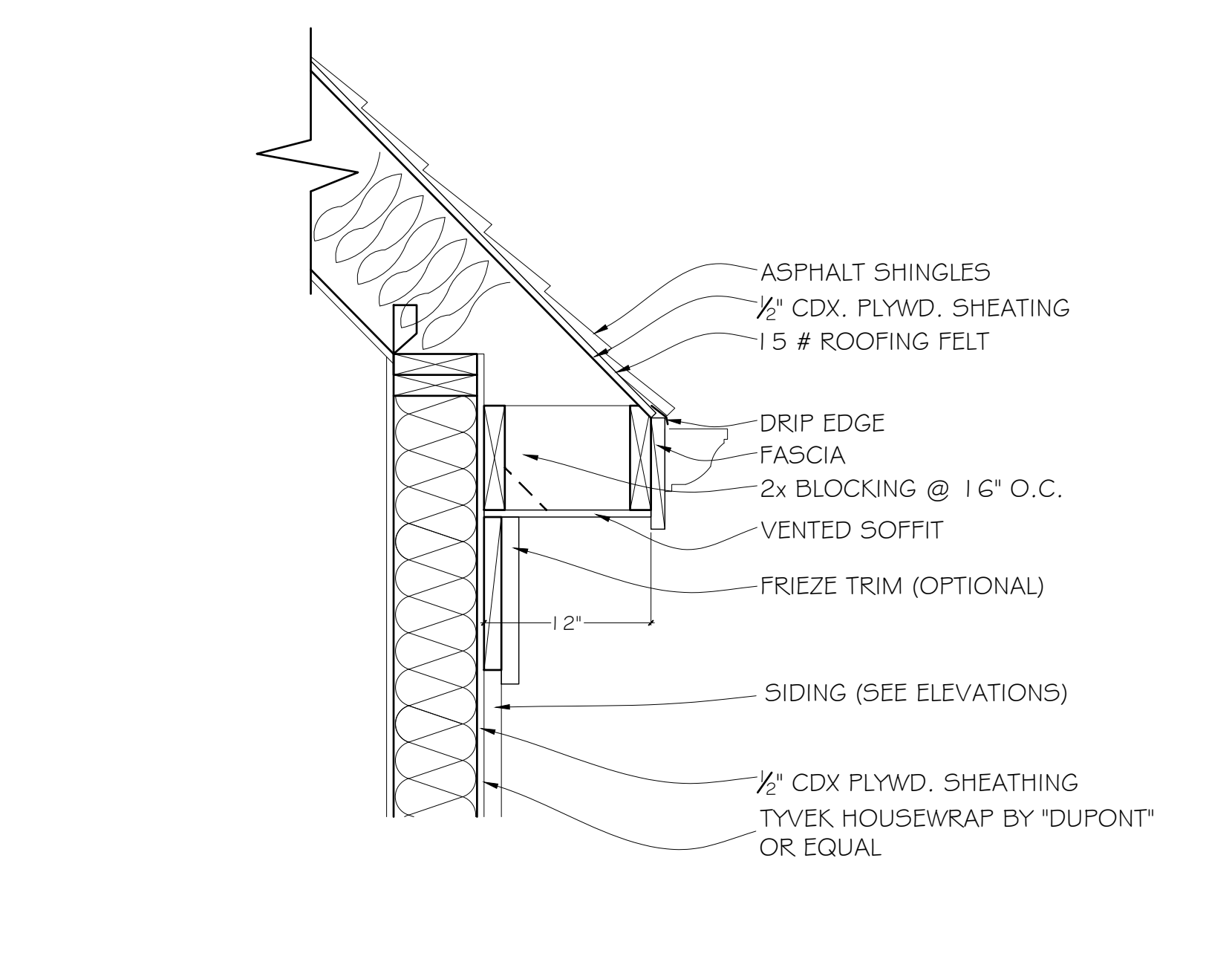
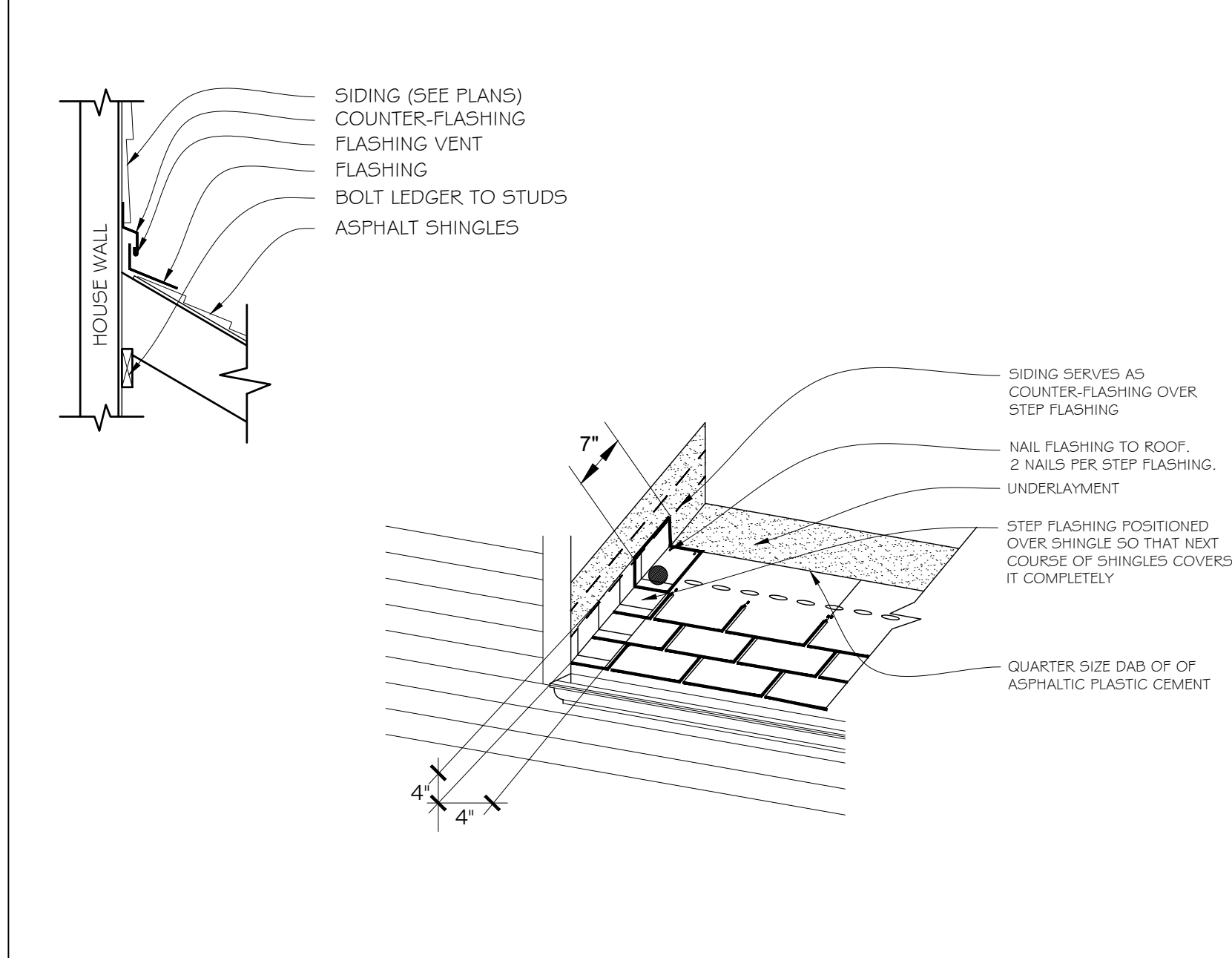
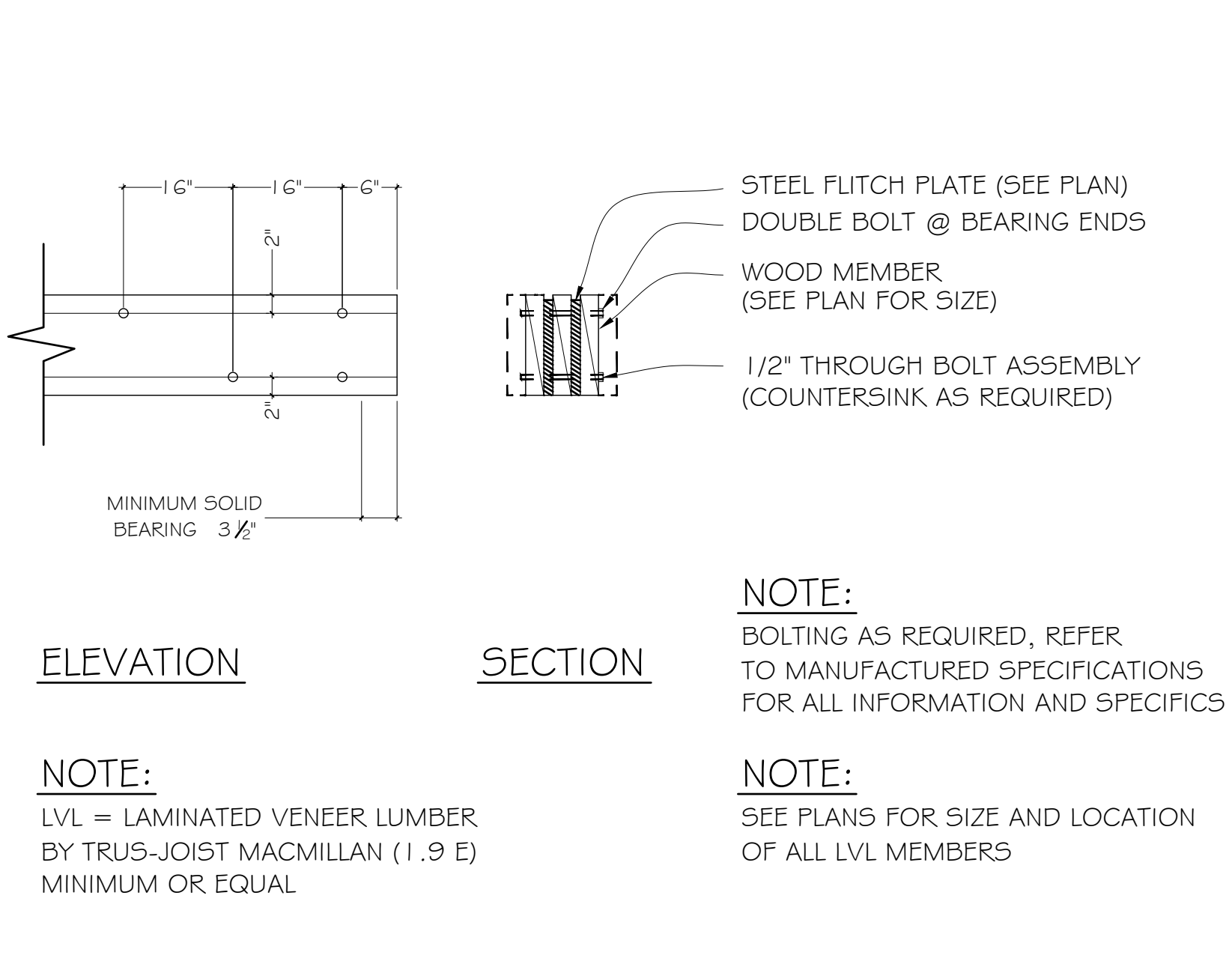


DORMER FRAMING DETAIL N.T.S.

BAFFLING DETAIL AT TOP PLATE NOT TO SCALE

CONDENSATE DRAIN DETAIL NOT TO SCALE

FLOOR JOIST - CENTER CUTS

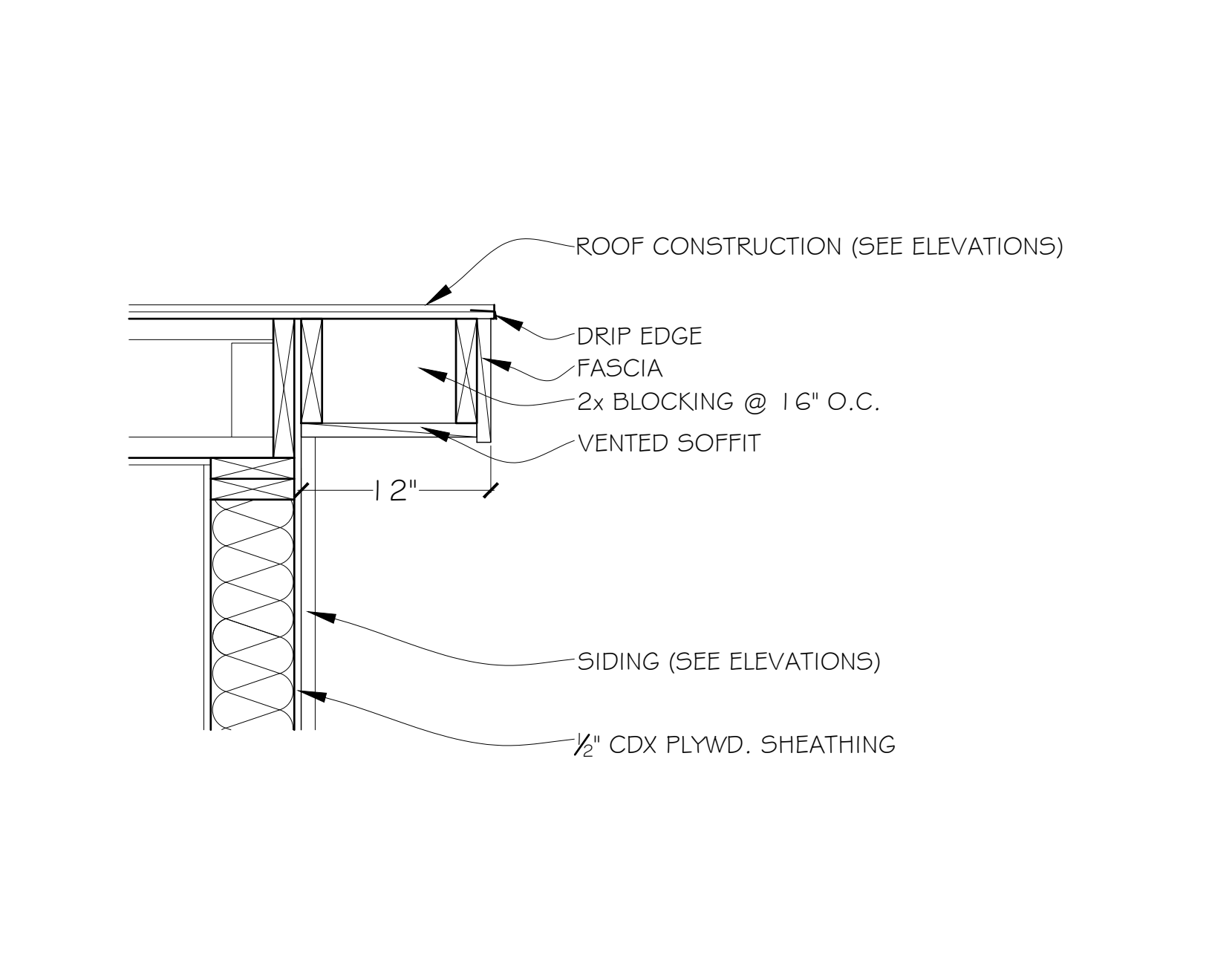
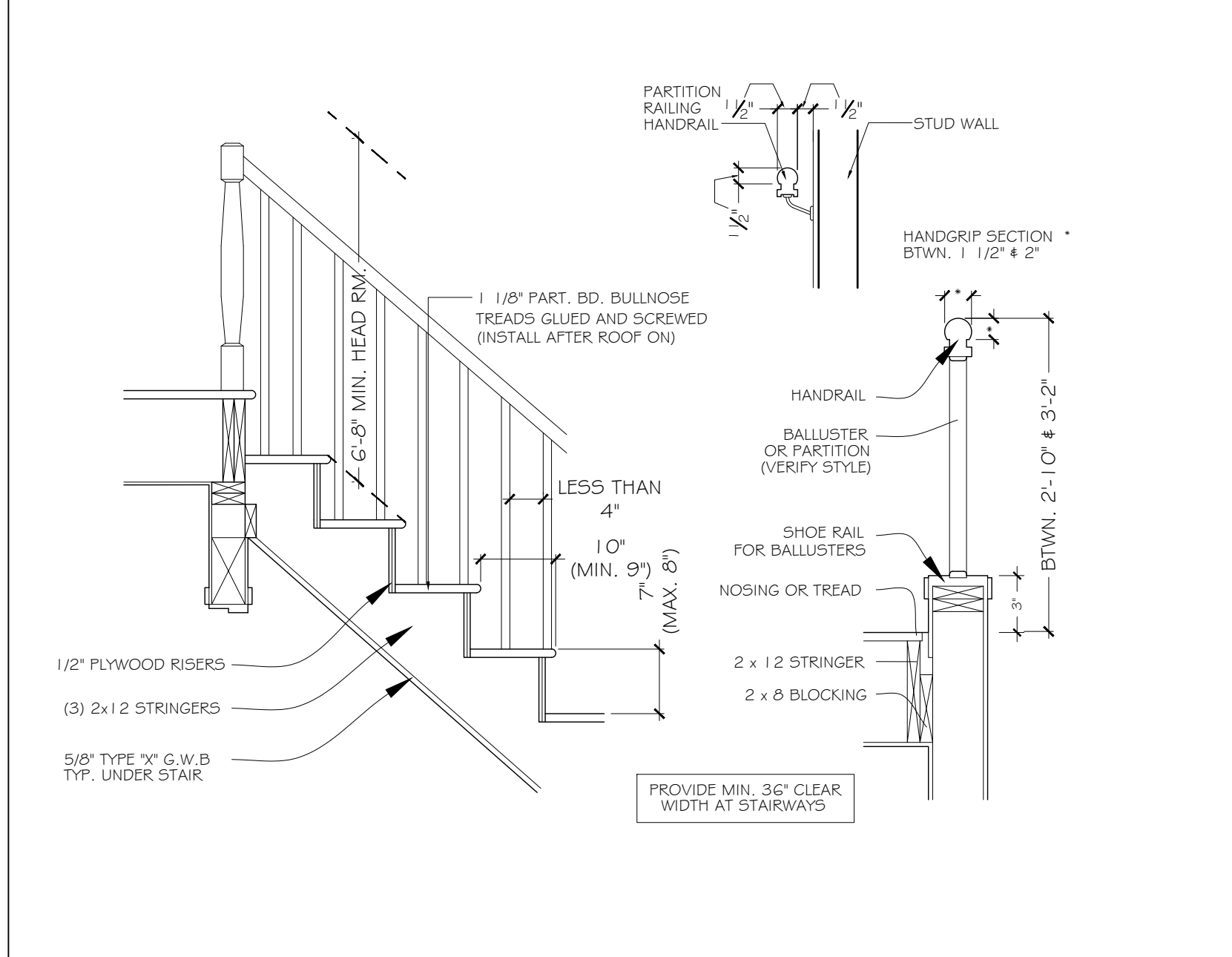
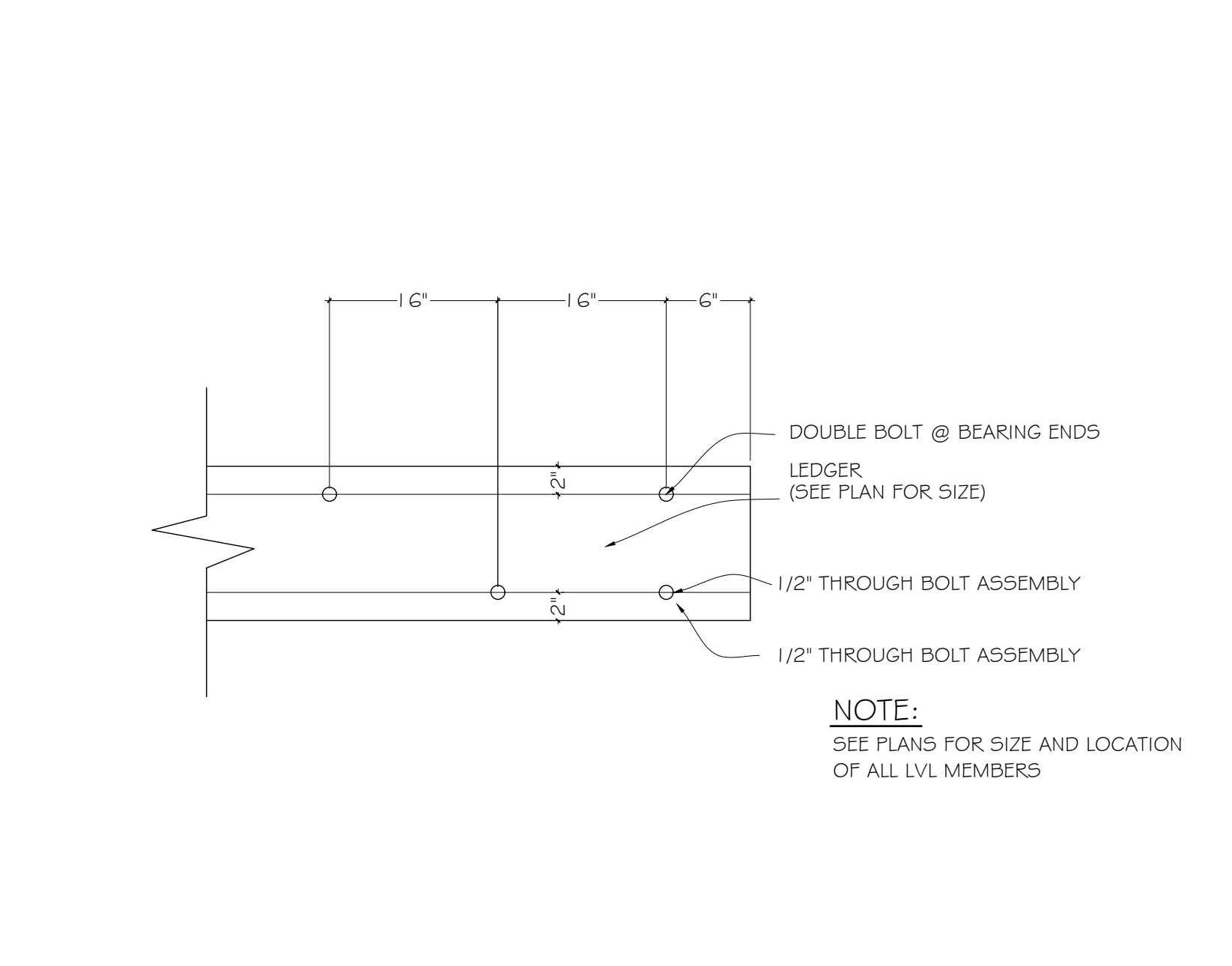


STEEL FLITCH PLATE DETAIL NOT TO SCALE

FLASHING DETAILS NOT TO SCALE

ROOF CORNICE DETAIL NOT TO SCALE

NOTCHING DETAILS NOT TO SCALE



LEDGER BOLTING PATTERN NOT TO SCALE

STAIR DETAIL NOT TO SCALE

RAKE DETAIL NOT TO SCALE

RAYEX
 DESIGN PLANNING CONSTRUCTION

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OWNER:
 88 BYRAM RIDGE RD, LLC.

PROJECT: ADDITION TO EXISTING HOUSE LOCATED AT 88 BYRAM RIDGE RD. IN ARMONK, NY.

SHEET TITLE: DETAILS
 9 OF 10

1/2/2021 REVISIONS: DATE: 10/27/2021

JOB #
 DRN BY:
 CHKD BY:
 TAX MAP #:
 101.01-2-64

STATE OF NEW YORK
 ROY A. FREDRIKSEN
 LICENSED PROFESSIONAL ENGINEER
 30505

GENERAL NOTES

- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE ALL WORK, ETC., AS SHOWN ON THE DRAWINGS NECESSARY FOR A COMPLETE JOB, UNLESS OTHERWISE SPECIFIED. ALL MATERIAL AND WORKMANSHIP SHALL BE OF BEST QUALITY.
- ALL WRITTEN FIGURES (NOTES AND DIMENSIONS) ON THE FLOOR PLANS OR SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY DRAWN FIGURES (ELEVATIONS). DO NOT SCALE PRINTS. ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS OR SPECIFICATIONS MUST BE REPORTED TO THE OWNER OR THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. ALL WORK AND MATERIALS MUST CONFORM TO ALL LOCAL AND THE INTERNATIONAL RESIDENTIAL CODE, NATIONAL BOARD OF FIRE UNDERWRITERS, ENERGY CONSERVATION CODE, AND REQUIREMENTS OF THE BOARD OF HEALTH.
- SITE CONDITIONS: THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS BEFORE SUBMITTING HIS PROPOSAL. NO ALLOWANCE FOR EXTRA CHARGES WILL BE PERMITTED BECAUSE OF LACK ON KNOWLEDGE OF THE CONDITIONS PECULIAR THERETO EXCEPT AS OTHERWISE SPECIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL LINES, LEVELS AND DIMENSIONS SHOWN ON THE DRAWINGS AND WILL BE HELD RESPONSIBLE FOR THE CORRECTNESS AND SETTING OUT OF HIS WORK.
- SUBCONTRACTORS: THESE CONDITIONS ARE BINDING ON THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR INsofar AS THEY APPLY TO THE WORK OF EITHER.
- INSURANCE: THE GENERAL CONTRACTOR SHALL PROTECT THE JOB FROM CLAIMS UNDER WORKMAN'S COMPENSATION AND PUBLIC LIABILITY ACTS AND FROM ANY CLAIMS FOR PERSONAL INJURY, INCLUDING DEATH, WHICH MAY ARISE UNDER THIS CONTRACT, WHETHER BY HIMSELF BY ANY SUB-CONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY HIM. CERTIFICATES OF INSURANCE SHALL BE FILED WITH THE OWNER BEFORE STARTING JOB AND SHALL BE SUBJECT TO OWNER'S APPROVAL.
- CONTRACTOR AND/OR ANY SUB-CONTRACTOR ARE TO PERFORM ALL WORKS AS SHOWN, IMPLIED OR THAT IS REQUIRED TO PROVIDE A COMPLETE AND FINISHED KEY-IN LOCK JOB EVEN IF EACH AND EVERY SPECIFIC TIME IS NOT SPECIFICALLY CALLED FOR.
- WHILE EVERY ATTEMPT HAS BEEN MADE IN PREPARATION OF THESE PLANS TO AVOID MISTAKES, THE PREPARER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST CHECK AND CONFIRM ALL DETENTIONS AND DETAILS AND BE RESPONSIBLE FOR SAME.

EXCAVATION

- EXCAVATE AS REQUIRED TO ALLOW FOR THE CONSTRUCTION OF THE BUILDING SHOW ON PLANS.
- FINISH GRADING SHALL BE ESTABLISHED TO PROVIDE SURFACE DRAINAGE IN ALL DIRECTIONS AWAY FROM THE HOUSE AND EXCAVATED AREAS.
- WHEN BACKFILLING AGAINST BASEMENT FOUNDATION WALLS, NO HEAVY MACHINERY TO COME WITHIN 8' OF FOUNDATION.

CONCRETE

- IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE SURE THAT THE SOIL BEARING CAPACITY IS 2,000 PSF MINIMUM.
- CONCRETE SHALL BE A MIN. F'C = 3,000 PSI COMPRESSIVE STRENGTH FOR FOOTINGS & FOUNDATION WALLS AND F'C = 3,500 PSI COMPRESSIVE STRENGTH FOR PORCHES, STEPS & GARAGE FLOORS. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST AMERICAN CONCRETE INSTITUTE (ACI) GUIDELINES.
- POURED CONCRETE FOUNDATION SHALL COMPLY WITH THE LATEST EDITION OF AMERICAN CONCRETE INSTITUTE SPECIFICATIONS AND SHALL BE PLUMB, STRAIGHT, LEVEL AND TRUE. FORMS TO BE PROPERLY CONSTRUCTED TO HOLD CONCRETE. PROVIDE (2) #4 BARS LOCATED AT TOP AND BOTTOM OF WALL. ALL REINFORCING BARS FOR CONCRETE WORK SHALL CONFORM TO A.S.T.M. A615 GRADE 60.

TERMITE PROTECTION

- WHERE REQUIRED UTILIZE CONTINUOUS METAL SHIELD AND PRESSURE TREATED SILL PLATES.
- OPTIONAL SOIL POISONING WITH APPROVED CHEMICALS TO BE ADDED DURING BACKFILLING.

LUMBER AND FRAMING

- ALL FRAMING TO BE IN ACCORDANCE WITH THE BUILDING CODE.
- ALL FRAMING LUMBER TO BE CONSTRUCTION GRADE DOUGLAS FIR. ALL PRESSURE TREATED LUMBER TO BE SOUTHERN YELLOW PINE WHICH TO BE USED FOR SILL PLATES AND DECK STRUCTURE. ANCHOR ALL SILL PLATES WITH ½"X16" STEEL ANCHOR BOLTS AT 6' O.C. USING MINIMUM 2 BOLTS PER PLATE.
- DESIGN LOADS:

FIRST FLOOR LOADS	LIVE LOAD	40 #/SF
	DEAD LOAD	10 #/SF
SECOND FLOOR LOADS	LIVE LOAD	30 #/SF
	DEAD LOAD	10 #/SF
ATTIC LOAD	LIVE LOAD	20 #/SF
(<4'-6" HEADROOM)	DEAD LOAD	10 #/SF
(>4'-6" HEADROOM)	LIVE LOAD	30 #/SF
GROUND SNOW LOAD	LIVE LOAD	30 #/SF
WIND SPEED DESIGN LOAD		110 MPH
- DOUBLE FLOOR JOIST UNDER ALL PARALLEL PARTITIONS INCLUDING EXTERIOR WALLS.
- AT ALL BEARING POINTS PROVIDE STUDDING 4" WIDER THAN THICKNESS OF HEADER OR GIRDER. FRAMING.
- FRAMING OF THE ENTIRE HOUSE SHALL BE ERECTED PLUMB, LEVEL AND TRUE, SECURELY NAILED. JOISTS, STUDS AND RAFTERS SHALL BE DOUBLED ABOVE ALL OPENINGS. ALL FLUSH HEADERS SHALL BE CONNECTED WITH METAL JOIST HANGERS. SIZES OF JOISTS, SHEATHING AND RAFTERS ARE SHOWN ON PLANS. PROVIDE SOLID BLOCKING UNDER ALL POSTS.
- ALL STUDS IN BEARING WALLS ARE TO BE TOE NAILED ON TOP AND BOTTOM WITH MINIMUM (6) 12D COMMON NAILS.
- ALL HEADERS ARE TO BE (2) 2X10'S UNLESS SPECIFIED.
- LAMINATED VENEER BEAM: SHALL BE "MICROLAM 1.9E" BY TRUS JOIST MACMILLAN OR EQUAL, MIN. FB. 2600. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.
- PLYWOOD JOISTS: SHALL BE "TJI/PRO" JOISTS BY TRUS JOIST MACMILLAN. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.
- ALL WALL SHEATHING TO BE MINIMUM ½" EXTERIOR GRADE PLYWOOD. SUB-FLOORING TO BE ¾" T&G PLYWOOD NAILED WITH SCREW TYPE NAILS. A TOTAL OF ¼" THICK FLOOR UNDER CERAMIC TILE.

- ALL GIRDERS AND POSTS TO BE FREE OF LARGE KNOTS, CHECKS OR OTHERWISE VISUAL IMPERFECTIONS. WHERE POST IS FREE STANDING A TECO POST BASE CONNECTOR MUST BE USED.
- WHERE JOISTS MEET A FLUSH GIRDER OR LEDGER, TECO JOIST HANGERS MUST BE USED. ALL DECK LEDGERS TO BE BOLTED TO WALL WITH ½" GALVANIZED STEEL BOLTS STAGGERED AT 24" O.C.
- PROVIDE SOLID WOOD BRIDGING AT MID-SPAN OF ALL JOISTS.
- CONTRACTOR TO PROVIDE ALL FIRE BLOCKING AT ALL STUD WALL OVER 10'-0" HIGH AND ALL HORIZONTAL AREAS WITH CHASES OR FURRED-OUT SPACES AT 10'-0" INTERVALS MAX.
- WHERE STEEL BEAMS ARE USED, STEEL MUST BE A-36, AND BEAMS TO BEAR ON STEEL COLUMN, OTHER STEEL OR CONCRETE FOUNDATION.

WINDOWS AND TRIM

- EXTERIOR DOORS: SHALL BE PRE-HUNG INSULATED 1½" ENTRY DOOR SYSTEM COMPLETE WITH WEATHER STRIPPING AND HARDWARE.
- TRIM: SHALL BE STOCK SECTIONS, NEATLY FITTED, MITERED AND COMPLETE, INCLUDING DOOR AND WINDOW CASING, APRONS, STOOLS AND BASE AT FLOOR. CLOSETS TO HAVE ¾" PLYWOOD SHELVES WITH ¾" NOSING AND WOOD CLOTHES POLE ADEQUATELY SUPPORTED. LINEN CLOSETS TO HAVE (5) ADJUSTABLE ¾" SHELVES.
- INTERIOR DOORS: SHALL BE 1 3/8" SOLID CORE MASONITE DOORS PAINT GRADE UNITS COMPLETE WITH HARDWARE AND CASING. CLOSET SLIDING, BI-FOLD AND POCKET DOORS SHALL BE 1 3/8" SOLID CORE MASONITE DOORS AS SHOWN ON PLANS, COMPLETE WITH KENTRACK HARDWARE OR EQUAL. PROVIDE A SELF CLOSING INSULATED METAL FIRE DOOR "C" LABEL DOOR AND FRAME BETWEEN GARAGE AND HOUSE.
- FINISH: OAK FLOORS AND STAIRS SHALL BE SANDED SMOOTH AND EVEN AND RECEIVE 1 COAT SEALER AND 2 COATS OF AN OAK FLOOR POLYURETHANE FINISH.
- CABINET WORK: THE GENERAL CONTRACTOR SHALL COORDINATE ALL CABINET WORK AND ASCERTAIN THAT ALL WORK IS TO PROPER SIZE AND FIT.

EXTERIOR FINISH

- FASCIA, TRIM AND EXTERIOR AS SHOWN ON ELEVATIONS.
- ALL SOFFITS MUST BE VENTED UNLESS SPECIFIED.

ROOM FINISH

- WALLS AND CEILINGS IN ALL ROOMS TO RECEIVE 1/2" GYPSUM BOARD
- FLOORS ARE TO BE FINISHED AS PER CONTRACT DIRECTIONS
- DRYWALL: ALL GYPSUM BOARD MUST BE SECURED TO WOOD MEMBERS WITH 2" LONG SCREWS. ALL NAIL HOLES AND JOINTS TO RECEIVE THREE COATS OF TAPE AND SPACKLE AND TO BE SANDED SMOOTH IN PREPARATION FOR PAINT. ALL OUTSIDE CORNERS TO RECEIVE METAL CORNET BEADS.
- CAULKING: ALL JOINTS BETWEEN TILE AND OTHER SURFACES SHALL BE CAULKED WITH COLORED ACRYLIC SEALANT, ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- FOAM INSULATION IN ALL CAVITIES AROUND ALL EXTERIOR WINDOWS, DOORS AND OTHER OPENINGS.
- AIR LEAKAGE: JOINTS, PENETRATIONS, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE THAT ARE SOURCES OF AIR LEAKAGE MUST BE SEALED. RECESSED LIGHTS MUST BE 1) TYPE IC RATED, OR 2) INSTALLED INSIDE AN APPROPRIATE AIR TIGHT ASSEMBLY WITH A 0.5" CLEARANCE FROM COMBUSTIBLE MATERIALS. IF NON IC RATED, THE FIXTURE MUST BE INSTALLED WITH A 3" CLEARANCE FROM INSULATION.
- VAPOR RETARDER: REQUIRED ON THE WARM-IN-WINTER SIDE OF ALL NON-VENTED FRAMED CEILINGS, WALLS, AND FLOORS.
- INSULATION: FIBERGLASS OR SPRAY FOAM POLYURETHANE INSTALLED AS PER MANUFACTURER'S INSTRUCTION.

CEILINGS ADJOINING ATTIC:	R-49
CEILINGS ADJOINING ROOF:	R-30
EXTERIOR STUD WALLS:	R-21

- ANY EXPOSED FOAM INSULATION IN OPEN AREAS SUCH AS AN OPEN ATTIC SHALL HAVE AN APPROVED FIRE-RATED COVERING (I.E. INTUMESCENT PAINT.)

ELECTRICAL

- ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH ANY APPLICABLE LOCAL AND STATE ELECTRICAL CODE.
- ELECTRICAL SYSTEM TO BE DESIGNED TO COMPLY WITH NEC SPECIFICATION. CONTRACTOR TO PROVIDE EXHAUST FANS AT BATHROOMS (VENT TO EXTERIOR). PROVIDE & INSTALL AS PER CODE.
- CONTRACTOR TO PROVIDE CARBON MONOXIDE DETECTORS WITH BATTERY BACK-UP (SEE PLANS FOR LOCATION). DETECTORS SHALL CONFORM TO ALL APPLICABLE CODES AND SHALL BE INSTALLED AS PER BUILDING CODE.
- PANELS & FEEDS: LIGHTING PANELS SHALL BE PROPERLY ARRANGED AND SHALL HAVE CIRCUIT BREAKER BRANCHES THERMAL MAGNETIC TYPE. GENERAL LIGHTING CIRCUITS SHALL HAVE 15 AMP TRIP RATINGS. CIRCUITS FOR EQUIPMENT SHALL HAVE PROPERLY SIZED TRIP RATINGS FOR EQUIPMENT SERVED. CIRCUITS FOR KITCHEN AND BASEMENT RECEPTACLES SHALL HAVE 20 AMP TRIPS.
- SWITCHES & RECEPTACLES: SWITCHES SHALL BE DECORA OR EQUAL, SILENT TYPE. RECEPTACLES SHALL BE DUPLEX RATED 15 AMP AT 120 VOLTS.
- PROVIDE SINGLE STATION HARD WIRE SMOKE DETECTORS LOCATED IN EVERY BEDROOM, ROOMS THAT COULD BE USED FOR SLEEPING AND IN HALLWAYS OUTSIDE BEDROOMS. ALSO ONE HARD WIRE WITH BATTERY BACK UP SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR ON EVERY LEVEL OF THE HOUSE. PROVIDE TELEPHONE AND CABLE WIRING AND OUTLETS. QUANTITIES AND LOCATIONS AS PER CONTRACT.

PLUMBING

- ALL PLUMBING TO BE IN ACCORDANCE WITH THE PLUMBING CODE.
- ALL UNDERGROUND WASTE LINES TO BE CAST IRON UNLESS OTHERWISE ACCEPTABLE BY LOCAL CODE.
- WORK INCLUDED: CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO FULLY COMPLETE ALL PLUMBING WORK SHOWN ON PLANS AND SPECIFICATIONS.
- CODES & PERMITS: ALL WORK MUST BE INSTALLED IN FULL ACCORDANCE WITH THE REQUIREMENTS OF ALL LOCAL AND GOVERNMENTAL CODES HAVING JURISDICTION.
- FLASHING: ALL PIPES PASSING THROUGH ROOF SHALL RECEIVE ALUMINUM COLLAR, STRAPPED AND FITTED TO PROVIDE WATERPROOF SEAL.
- TESTING: CONTRACTOR SHALL TEST ALL WATER, DRAINAGE, AND VENT PIPING IN ACCORDANCE WITH LOCAL CODES.

- SEPTIC AND WELL SYSTEMS (IF APPLICABLE): SHALL CONFORM TO ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT, CONTRACTOR IS RESPONSIBLE FOR ALL INSPECTIONS AND THE FINAL COMPLIANCE CERTIFICATE.
- ALL WATER LINES SHALL BE COPPER OR APPROVED EQUAL.
- PROVIDE SHUT-OFFS FOR ALL FIXTURES.
- PROVIDE AND INSTALL ALL PIPES, TRAPS, CLEAN OUTS, AND VENTS NECESSARY FOR SUCCESSFUL OPERATION OF ALL PLUMBING FIXTURES. PRESSURE OR WET PLUMBING TEST SHALL BE COMPLETED SUCCESSFULLY PRIOR TO INSTALLING DRYWALL.
- PROVIDE FROST-PROOF HOSE BIBS, LOCATION AND QUANTITY AS DIRECTED.
- PROVIDE 1" INSULATION ON ALL PIPES IN UNHEATED SPACES.
- FIXTURES: AS SHOWN ON PLANS SHALL BE AMERICAN STANDARD, KOHLER, OR EQUAL. ALL EXPOSED FITTINGS AND PIPE TO BE CHROME PLATED.
- ALL NEW SHOWER AND TUB GLASS ENCLOSURES AND ANY GLAZING AROUND TUBS AND SHOWERS TO BE TEMPERED GLASS

HEATING & AIR CONDITIONING

- ANY HEATING & AIR CONDITIONING SHALL BE DONE AS PER CODE.
- HVAC CONTRACTOR WILL SEAL DUCTS TO 4.0 cfm/100 ft² CONDITIONED FLOOR AREA WITH UL 181 PRODUCTS APPROPRIATE FOR THE DUCT MATERIAL TYPE. IF HVAC EQUIPMENT IS INSTALLED IN UNCONDITIONED SPACE, A DUCT LEAKAGE TEST IS REQUIRED.
- NEW HEATING AND COOLING SYSTEMS THAT ARE PART OF THE ADDITION SHALL COMPLY WITH SECTION N1103 OF THE 2020 NYSRC.
- MECHANICALLY VENTILATED RECONFIGURED SPACES SHALL COMPLY WITH SECTION M1505 OF THE 2020 NYSRC AS APPLICABLE; M1202.1 FOR ADDITIONS.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	SPEED (MPH)	TOPO EFFECTS		WEATHERING	FROST LINE DEPTH						
30 PSF	115 mph	NO	B	SEVERE	42"	VERY HEAVY	10	YES	YES	1500 OR LESS	50

MANUAL J DESIGN CRITERIA

ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE
292	41 8 11"	12	87	NONE	72	75	60
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
121			72	M			

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WD. FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BSMT WALL R-VALUE	SLAB R-VALUE # DEPTH	CRAWLSPACE WALL R-VALUE
4	.32	.55	.40	49	20 OR 1.3 + 5	8/13	19	10/13	10, 2'	10/13
5	.30	.55	NR	49	20 OR 1.3 + 5	13/17	30	15/19	10, 2'	15/19

LIGHT AND VENTILATION REQUIREMENTS

LOCATION	SQUARE FOOTAGE	NATURAL LIGHT		NATURAL VENTILATION	
		REQUIRED (8%)	PROVIDED	REQUIRED (4%)	PROVIDED
MASTER BEDROOM	354	28.32	61.02	14.16	35.56
BEDROOM #2	300	24	30.14	12	21.1
LIVING ROOM	355	28.4	62.76	14.2	39.84
DINING ROOM	220	17.6	18.2	8.8	10.4
KITCHEN	214	17.12	23.7	8.56	22.5
OFFICE	161	12.88	18.62	6.44	10.42

LIGHT AND VENTILATION REQUIREMENTS

LOCATION	SQUARE FOOTAGE	NATURAL LIGHT		NATURAL VENTILATION	
		REQUIRED (8%)	PROVIDED	REQUIRED (4%)	PROVIDED
BEDROOM #4	231	18.48	20.62	9.24	11.46

WINDOW SCHEDULE

QUANTITY	CATALOG #	EGRESS	SAFETY GLASS MUST BE LASER ETCHED	
			SAFETY GLASS	LOCATION
8	WDH304G	YES	NO	M. BEDROOM, W.I.C., DRESSING, LAUNDRY, OFFICE, MUDROOM, BATHRM.
5	WDH264G	NO	NO	MUDROOM, OFFICE, MASTER BEDROOM
1	WDH2442	NO	NO	DINING ROOM
1	CN335	NO	YES	MASTER BATHRM.
1	CXW335	YES	NO	KITCHEN
1	CUSTOM ACCORDION WINDOW	NO	NO	KITCHEN
2	FWH068APLR	YES	YES	M. BEDRM., LIVING RM.
1	FWH068PALR	YES	YES	LIVING RM.
1	FWH316BAR	YES	YES	MUDROOM
1	FWH276BAR	YES	YES	MASTER BATHRM.
1	CUSTOM FRONT DOOR	YES	YES	ENTRY

WINDOW SCHEDULE

QUANTITY	CATALOG #	EGRESS	SAFETY GLASS MUST BE LASER ETCHED	
			SAFETY GLASS	LOCATION
10	WDH304G	YES	NO	BEDROOM #4, W.I.C., 3-SEASON ROOM
3	WDH264G	NO	NO	BATHROOM, POWDER ROOM
2	FWH316BAR	YES	YES	BEDROOM #4, 3-SEASON ROOM
1	FWG666R	YES	YES	3-SEASON ROOM

METAL CONNECTOR LEGEND

LOCATION/TYPE	MODEL #	DETAIL
POST CAP	BC6	
POST BASE	ABUG6Z	
RAFTER TIE-DOWN	H2-5A	
JOIST HANGER	LU2 SERIES	
DBL. JOIST HANGER	LUS2 SERIES	

DESIGN LOADS

	LIVE LOAD	DEAD LOAD
FIRST FLOOR	50 psi	10 psi
SECOND FLOOR	40	10
ATTIC	20	10
GROUND SNOW LOAD	30	
PARTITIONS		25
WIND LOAD	30	
WIND SPEED	115-120 MPH	
DECKING	50	

RAYEX

DESIGN PLANNING CONSTRUCTION

ROY A. FREDRIKSEN, PE
DESIGN • PLANNING • CONSULTING ENGINEERING
 266 SHEAR HILL RD. • MAHOPAC, NY 10541 • 845-621-4000
 RAYEXDESIGN@GMAIL.COM

OWNER: **88 BYRAM RIDGE RD, LLC.**

JOB # _____
 DRN BY: _____
 CHKD BY: _____

PROJECT: ADDITION TO EXISTING HOUSE
 LOCATED AT 88 BYRAM RIDGE RD. IN
 ARMONK, NY.

TAX MAP #: 101.01-2-64

SHEET TITLE: NOTES
 10 OF 10

12/21/2021
 REVISIONS: _____ DATE: 10/27/2021

