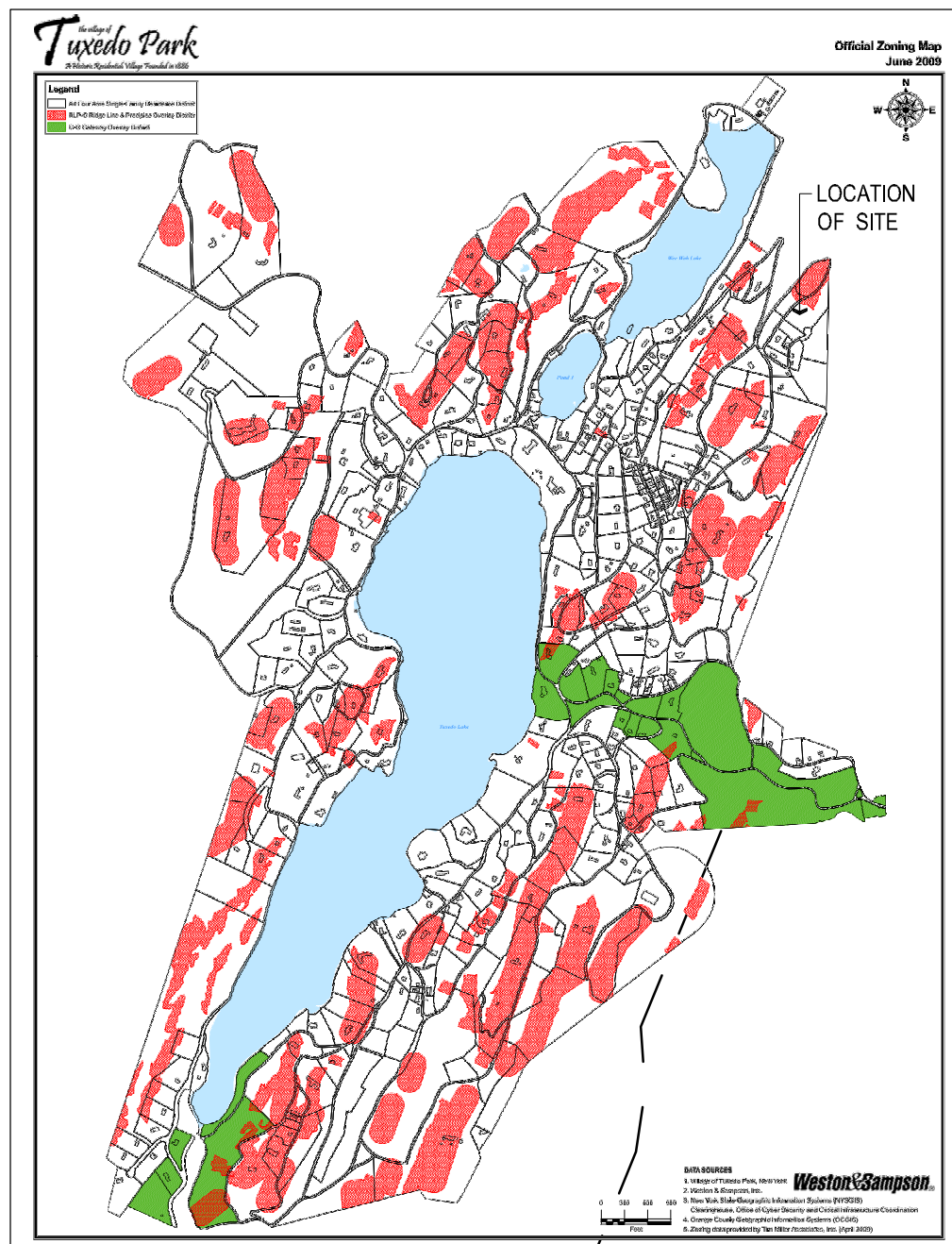


FIREBLOCKING NOTES

- 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:
VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
 - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 - 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 E 136 REQUIREMENTS.
- FIRE BLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS:
 - TWO-INCH NOMINAL LUMBER.
 - TWO THICKNESS OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS.
 - ONE THICKNESS OF 0.719 INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719 INCH WOOD STRUCTURAL PANELS.
 - ONE THICKNESS OF 0.75 INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75 INCH PARTICLE BOARD.
 - ONE-HALF INCH GYPSUM BOARD.
 - ONE-FOURTH INCH CEMENT-BASED MILLBOARD.
 - CELLULOSE INSULATION INSTALLED AS TESTED FOR THE SPECIFIC APPLICATION.
- DRAFTSTOPPING SHALL CONSIST OF THE FOLLOWING MATERIALS:
 - ONE-INCH NOMINAL LUMBER.
 - THREE-EIGHTS-INCH WOOD STRUCTURAL PANEL.
 - ONE-HALF-INCH GYPSUM BOARD.
- PREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
- THE INTEGRITY OF FIRESTOPPING AND DRAFTSTOPPING SHALL BE MAINTAINED.

Perna House

Lookout Stable Road, Tuxedo, New York 10987

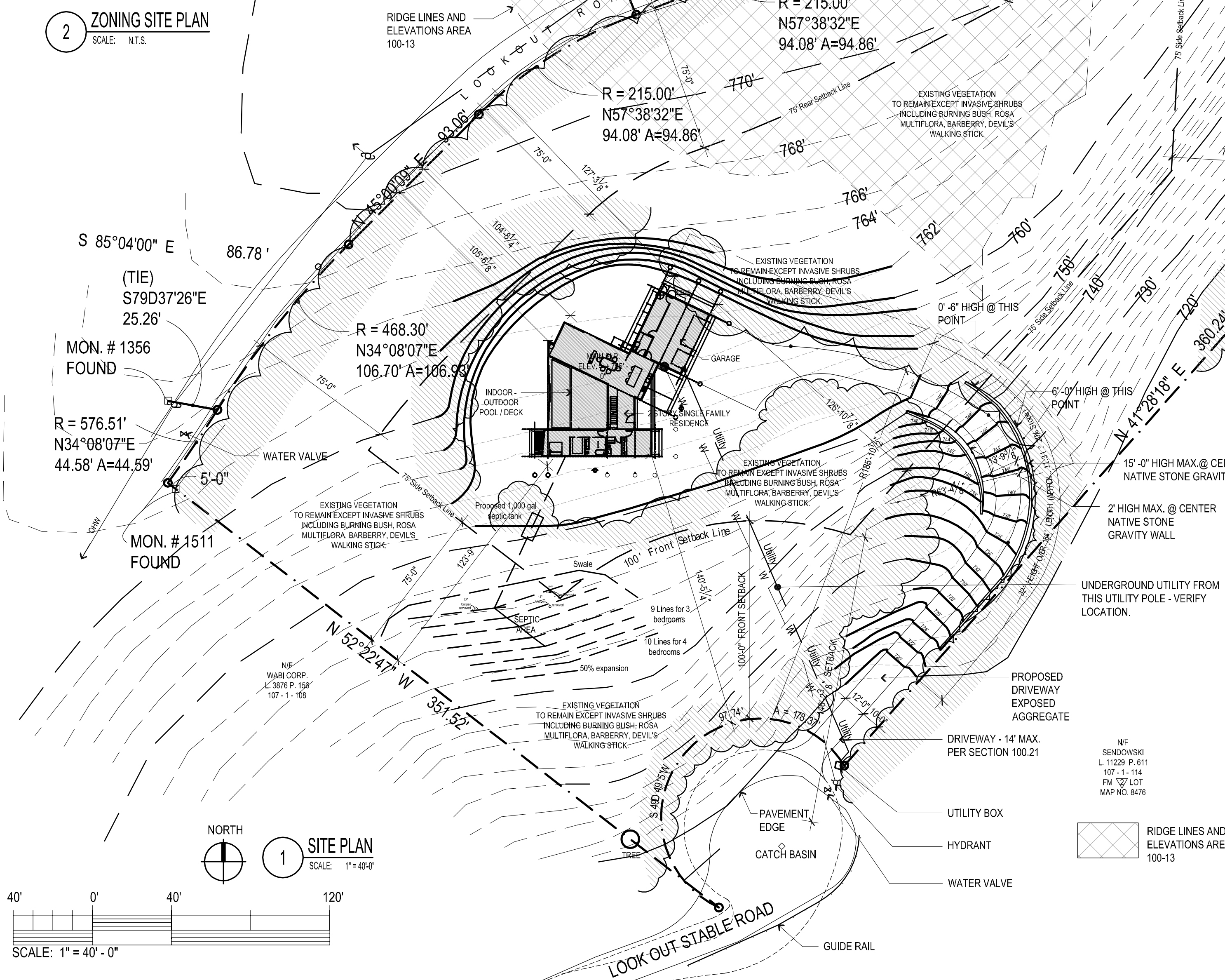


LIGHT & FENESTRATION NOTES

- ALL INSULATING MATERIALS AND FENESTRATION SHALL MEET OR EXCEED THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED BY NEW YORK STATE DEPARTMENT OF STATE. REFER TO RESCHECK.
- ALL INSULATING MATERIAL SHALL BE LABELED WITH R-VALUES AND ALL FENESTRATION U-FACTORS SHALL BE IN ACCORDANCE WITH NFRC TEST PROCEDURES.
- THE THICKNESS OF BLOWN-IN OR SPRAYED ROOF/CEILING INSULATION (FIBERGLASS OR CELLULOSE) SHALL BE WRITTEN IN INCHES ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQUARE FEET THROUGHOUT THE ATTIC SPACE. THE MARKERS BE AFFIXED TO TRUSSES OR JOISTS AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS WITH NUMBERS NOT LESS THAN 1 INCH IN HEIGHT. EACH MARKER SHALL FACE THE ATTIC ACCESS OPENING. SPRAY POLYURETHANE FOAM THICKNESS AND INSTALLED R-VALUE SHALL BE LISTED ON CERTIFICATION PROVIDED BY THE INSULATION INSTALLER.
- ALL FENESTRATION SHALL BE WEATHER-STRIPPED AND ALL GLAZING SHALL BE LOW-E TYPE.
- A PERMANENT CERTIFICATION SHALL BE COMPLETED BY THE BUILDER AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED. A UTILITY ROOM OR A LOCATION INSIDE THE BUILDING APPROVED BY THE AUTHORITY HAVING JURISDICTION. THE CERTIFICATION SHALL LIST THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED; U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION; AND THE RESULTS FROM ANY REQUIRED BUILDING ENVELOPE AIR LEAKAGE TESTING. REFER TO THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (RESIDENTIAL PROVISIONS) SECTION R 401.3 FOR ADDITIONAL CERTIFICATE REQUIREMENTS.

LIST OF DRAWINGS - ARCHITECTURAL

SHEET NO.	SHEET CONTENTS	SCALE (IF APPLICABLE)
001	COVER SHEET - SITE PLAN	1" = 40'-0"
A-000	SITE SURVEY	N/A
A-001	SITE INFORMATION / WATER SERVICE / SEPTIC DESIGN	N/A
A-002	SITE PLAN TABLE MINIMUM REQUIREMENTS / CUT & FILL ANALYSIS	N/A



PROJECT DESCRIPTION:

NEW 2 STORY HOUSE SINGLE FAMILY RESIDENCE, WHICH INCLUDES AN ATTACHED GARAGE, AN INDOOR POOL AREA AND ROOFTOP DECK AREA.

BUILDING DATA:

- LEVEL 1 AREA**
- 1,912 SF - LEVEL ONE
 - 894 SF - POOL/DECK AREA
 - 897 SF - GARAGE
 - CONDITIONED AREA = 2,806 SF
- LEVEL TWO AREA**
- 940 SF - LEVEL TWO
 - 1,633 SF - ROOF DECK AREA

ZONING ANALYSIS

- ZONING:** A4 FOUR ACRE SINGLE FAMILY RESIDENCE DISTRICT
- LOT AREA:** 4,509 ACRES OR 196,020 SF
- MAXIMUM BLDG. HT.:** 75 FT. ALLOWED, 24'-6" PROPOSED
- LOT COVERAGE:** 25% MAX. OR 49,005 SF ALLOWED / 4.8 % PROPOSED
- HOUSE FOOTPRINT:** 3,993 SF
- DRIVEWAY:** 5,490 SF
- TOTAL FOOTPRINT:** 9,483 SF. = 4.8 % LOT COVERAGE
- SETBACKS:** FRONT: 100' / REAR & SIDE YARD 75'

CODE ANALYSIS

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA Table R301.2 (1)						
GROUND SNOW LOAD	CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA				SEISMIC DESIGN CATEGORY	FLOOD HAZARDS
	SPEED (MPH)	TOPO EFFECT	S.W.R.	DEBRIS ZONE		
30 PSF	115 V 3s MPH See note A	NO	YES	NO	B	NO 100 YEAR FLOOD PLAIN ON SITE
SUBJECT TO DAMAGE FROM:			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
WEATHERING	FROST LINE	TERMITE	10 DEGREE	YES	1500 OR LESS	48.5° F
SEVERE	42 INCHES	MODERATE TO HEAVY				

CODE COMPLIANCE:

- Code Compliance:
- All construction must conform to all applicable 2020 Residential code of New York codes including 2018 amendments, as currently dictated by Village of Tuxedo, NY.
 - Should there be any information supplied on the drawings or in the specifications by the Architect that inadvertently does not comply with any code, the Contractor shall bring the matter to the immediate attention of the Architect and resolve it before any construction affecting this matter begins.
 - Should the Contractor knowingly construct anything in non-compliance with any code without consulting the Architect before hand, the Contractor shall bear full responsibility for correcting the construction to comply with all local and state codes and at no additional cost to the Architect or the Owner, even if the drawings or specifications can be shown to call out non-complying situations, or if the problem did not come to the Architects attention during a site visit.
 - All Electrical, Plumbing and H.V.A.C. work shall be done or directly supervised by Contractors licensed to work in the State of New York.
- Inspections and Permits:
- The General Contractor shall coordinate with all the governing authorities to inspect construction at the times called for in the respective towns with jurisdiction.
- Insurance:
- Contractors, Subcontractors and all others working for the owner prior to the start of construction shall have insurance policies in force with the limits for personal injury and property damage.
 - All insurance shall be the Contractors and Subcontractors expense.
- Liens:
- The Contractor shall submit lien waivers from the subcontractors, suppliers, etc. as proof that no lien is against the Owner or their property at the completion of work to date and with each progress payment before payment is made by the Owner to the Contractor. Final payment will not be made until all lien waivers are submitted to the Owner by all trades.

§ 83-1 Permit required.

A. No person, partnership, corporation or other entity shall, in the absence of emergency conditions, make any excavation, trench, channel or other opening in a Village road right-of-way nor break or otherwise disturb the pavement thereof unless such person shall first obtain a permit, in writing, as hereinafter provided, authorizing such opening. Application shall be made on forms prescribed by the Village Board and submitted with the application fee, if any, to the Village Clerk. The fee shall be established by resolution of the Village Board.[1]

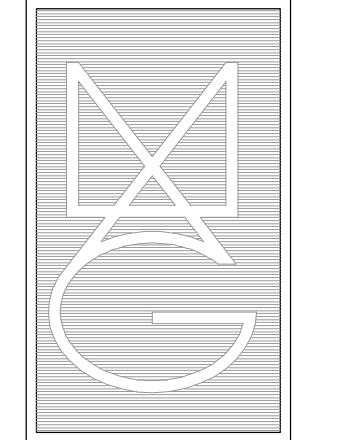
In the event that emergency conditions exist which require that a road opening to be made before the requirements of this Article can reasonably be complied with, then such opening may be made upon the oral application to, and approval of the Public Works Superintendent or the Mayor. For the purpose of this article, "emergency conditions" shall be deemed to be breaks in sewer lines, waterlines or gas lines, or damage or disturbance to electric power lines or any other catastrophe which may, if unrepaired, endanger the health, safety or welfare of the Village.

§ 85-24 Sewage disposal and water supply.

A. Every lot shall have gravity connection to a sanitary sewer approved by the Board or other official or body authorized by it to act. Where this is not possible, redundant ejector pump systems may be permitted from a residence to a gravity low main. Forced mains and septic systems are to be considered prohibited unless they receive approval of the Board, Orange County Department of Health and the Board of Trustees. In no case shall ejector system equipment be located nearer than 100 feet to any lake or tributary stream. No part of any septic system may be located nearer than 250 feet to any lake, stream or well, nor closer than 50 feet to any property line. In the case of septic systems, the Board may require more conservative designs than those issued by the New York State Department of Health. These specifications may include larger tanks and broader absorption fields, lesser slopes and greater separations. The Board shall also be responsive to new technology. If it is demonstrated safe, effective, reliable and fully compatible with the existing collection system.[1]

[1]Editor's Note: See also Ch. 78, Sewers and Sewage Disposal.

B. For the purposes of applying New York State Public Health Law Article 11, Title II, to the Village of Tuxedo Park, § 115, Subdivision 1, shall define "subdivision" as any tract of land which is divided into three or more parcels.



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Perna House
Lookout Stable Road
Tuxedo, New York 10987
 COVER SHEET

REVISIONS

NO.	DESCRIPTION

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