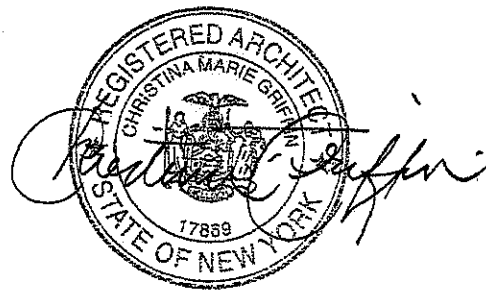


RENOVATIONS AND EXTENSIONS TO THE  
JACOB RESIDENCE  
110 BUENA VISTA DRIVE, DOBBS FERRY, NY 10522  
CHRISTINA GRIFFIN ARCHITECT  
10 Spring Street, Hastings-on-Hudson, NY 10706



BUILDING PERMIT SUBMISSION 1-14-21

GENERAL NOTES

1. These documents remain the exclusive property of the Architect, and may not be used for any purpose whatsoever without written consent of the Architect.
2. All construction shall comply fully with the 2020 Residential code of NYS, local building code, fire department regulations, and all other agencies having jurisdiction over project.
3. Approved stamped set of building plans must be present on site for all inspections.
4. A current Westchester County licensed and insured contractor must be on file with current building permit until Certificate of Occupancy is issued. If contractor of record has been removed from the project, a stop work order will be issued until a new Westchester County licensed and insured contractor is retained.
5. General Contractor shall carry property damage insurance, public liability insurance, workman's compensation, auto insurance, and general liability as required by Federal, State, and Local Codes and as Owner requires.
6. Licensed electrician to file separate electrical permit.
7. Licensed plumber to file separate plumbing permit.
8. All health, safety, fire, zoning and environmental regulations shall be adhered to at all times by the Owner and/or occupant.
9. The contractor shall become familiar with conditions of the site, and the work as shown on the construction documents, prior to submitting a bid for construction.
10. Contractors shall coordinate all work procedures and working hours with local authorities, neighborhood associations, and any other governing authorities.
11. The contractor shall be responsible for providing all labor and materials to complete the project, in accordance with the construction documents, tested and ready for owner's use.
12. All indicated Survey material is for general reference only. The Architect assumes no responsibility for the accuracy or the correctness of any of the indicated material.
13. Contractors shall be responsible for protection of all existing and new conditions and materials with and adjacent to the construction area. Any damage caused by the execution of the work indicated or implied herein shall be repaired or replaced to the Owner's satisfaction.
14. All construction sites shall conform to the 2020 New York State Property Maintenance Code. All rubbish, garbage and construction debris shall be disposed of in an onsite dumpster or removed off site immediately. Materials shall be stacked in orderly fashion as to not create a blight on the community. The village right of way must be kept clear and maintained at all times.
15. General contractor shall be responsible for the removal of construction debris, rubbish and offsite disposal in a responsible manner.
16. The contractor shall obtain all inspections, approvals and permits, and pay all necessary permit fees required by the local building department and all other agencies having jurisdiction over the project, such as plumbing, electrical & HVAC, except for the building permit, which shall be obtained by the Architect. The contractor shall obtain the certificate of occupancy for the project when construction is complete.
17. Contractor shall keep work site free from debris and accumulated refuse, and shall have sole responsibility for protecting all dangerous areas from entry by unauthorized parties.
18. Drawings may be rough scaled for estimating and general purposes, but are not to be scaled for construction locations, dimensions, or any other purposes. Dimensions shown shall govern over measurements scaled from plans. Wall dimensions are given to finished surfaces. Contractor to consult with the Architect for questions regarding final dimensions and locations.
19. All dimensions and conditions shown and assumed on the drawings must be verified at the site by contractor before ordering any material or doing any work.
20. Contractor is to design and install adequate and code approved shoring and bracing where needed to safely complete structural work. Contractor to assume full and sole responsibility for structural adequacy of the shoring and for any injuries, damages, cracks, or defects caused by shoring or bracing, and shall repair all such damage at his sole expense.
21. The Architect is not responsible for workmanship, construction methods, or any omissions or derivations from the drawings during construction.
22. Materials and products indicated on drawings shall be installed in accordance with manufacturer's requirements.
23. The drawings and notes are intended to be complete. Should anything be omitted from the drawings necessary to the proper construction of the work herein described, it shall be the duty of the contractor to notify the Architect. The builder shall visit the site and inform the Architect of any discrepancies of field conditions that may interfere with the total completion of all work included within the contract and verify all conditions prior to the ordering of materials and the start of construction.
24. 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 the same as specified or indicated.
25. The contractor shall supervise and direct the work using his best skill and attention, he shall be solely responsible for all construction means, methods, sequences and procedures and for coordination of all portions of the work.
26. 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.
27. Contractor shall maintain a sealed enclosure between work area and other areas of the residence. In addition,

- the contractor shall be responsible to (a) protect all interior spaces from the area of renovation, and (b) broom sweep all areas at end of each work day.
28. The contractor shall do all the cutting, fitting & patching that may be required to make several parts of the work come together properly, and to fit his work, and/or receive, or be received by the work of others, as shown, or as reasonably implied on the drawings.
29. New and existing work shall come together in a seamless fashion. All new or modified surfaces shall be finished including, but not limited to taping, spackling and priming.
30. All insulation to comply with the Energy Efficiency Certificate required by 401.3 2020 Energy Conservation Construction Code of New York, prepared by the Architect.
31. If blown or sprayed insulation used, Installer of insulation to submit insulation certification to include the installed thickness of the area covered and R-value of the installed thickness shall be listed on the certificate. The insulation installer shall sign, date and post the certificate in a conspicuous location on the job site per N1101.5 of the 2020 Residential Code of New York State and submit an original signed copy for the Building Departments records.
32. All work shall be guaranteed for one year after final payment. The general contractor is to furnish written guarantees on his work and all subcontractor's work against defects resulting from the use of inferior materials, equipment, or workmanship as determined solely by the Architect. All such defects are to be replaced or repaired, complete with labor and materials, at no cost to owner.
33. Substitutions of equipment or materials other than those shown on the drawings or in the specifications shall be made only upon approval of the Architect or owner as noted on the drawings or in these specifications. The contractor shall submit his substitution for approval before releasing any order for fabrication and/or
- shipments. The Architect reserves the right to disapprove such substitution, provided in his sole opinion, the item offered is not equal or detailed on the drawings, which requires any redesign of the structure, partitions, piping, redesign, and all new drawings and detailing required therefore shall, with the approval of the Architect, be prepared by the contractor at his own expense.
34. All work shall be installed so that all parts required are readily accessible for inspection, operation, maintenance and repair. Minor deviations from the drawings may be made to accomplish this, but changes of magnitude shall not be made without prior written approval from the Architect.
35. Upon completion of the work, the entire project is to be completely cleaned and the site restored to existing condition, including but not limited to the following.
- a) Complete sweeping of all areas, and removal of all rubbish and debris, except that caused by the owner or others doing N.I.C. work.
- b) Removal of all labels from glass, fixtures, and equipment, etc. and spray cleaning of glass and mirrors.
- c) Removal of stains, and paint from glass, hardware, finished flooring, cabinets, etc.
- d) Final cleaning of all chrome and aluminum metal work.
- e) Restoration of property by returning shrubs to original locations, filling of all ruts and raked topsoil and repairs to damaged blacktop.
36. Finish materials and paint colors shall be reviewed and approved by the homeowner.
37. The Architect assumes no responsibility for the accuracy or correctness of any material or drawings prepared by others and provided to the Architect.
38. Engineered lumber and/or truss construction must be placarded as per NYSDOS

**Energy Notes R-Values & U-Factors**  
2020 Residential code of NYS - Climate Zone 4A

	Required	Proposed
Ceiling	R-49	R-49
Wall	R-20	R-21
Glazing	0.32 U value	0.32 U value
Floor	R-19	R-19

Design Criteria:  
6750 Degree Days  
15% Maximum Glazing

**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.

**Certification**  
I, Christina Griffin, Architect A.I.A., hereby states that I have prepared these plans and specifications to the best of my knowledge in compliance with all the requirements of the 2020 Residential code of NYS.

*Christina Griffin*

INSULATION AND FENESTRATION REQUIREMENT BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR <sup>a</sup>	SKYLIGHT <sup>b</sup> U-FACTOR	GLAZED FENESTRATION SHGC <sup>b,c</sup>	CEILING R-VALUE	WOOD FRAME WALL R-VALUE
4A	0.32	0.55	0.40	49	20 or 13+5
	MASS WALL R-VALUE <sup>c</sup>	FLOOR R-VALUE	BASEMENT <sup>d</sup> WALL R-VALUE	SLAB <sup>e</sup> R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
	8/13(g)	19	10/13(c)	10, 2FT(d)	10/13(c)
<p>a. R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.</p> <p>b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.</p> <p>c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation on the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.</p> <p>d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.</p> <p>e. Reserved.</p> <p>f. Reserved.</p> <p>g. Reserved.</p> <p>h. Alternatively, insulation sufficient to fill the framing cavity and providing not less than an R-value of R-19.</p> <p>i. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.</p> <p>j. Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.</p>					

DESIGN REQUIREMENTS for the 2020 RESIDENTIAL CODE OF NEW YORK STATE CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

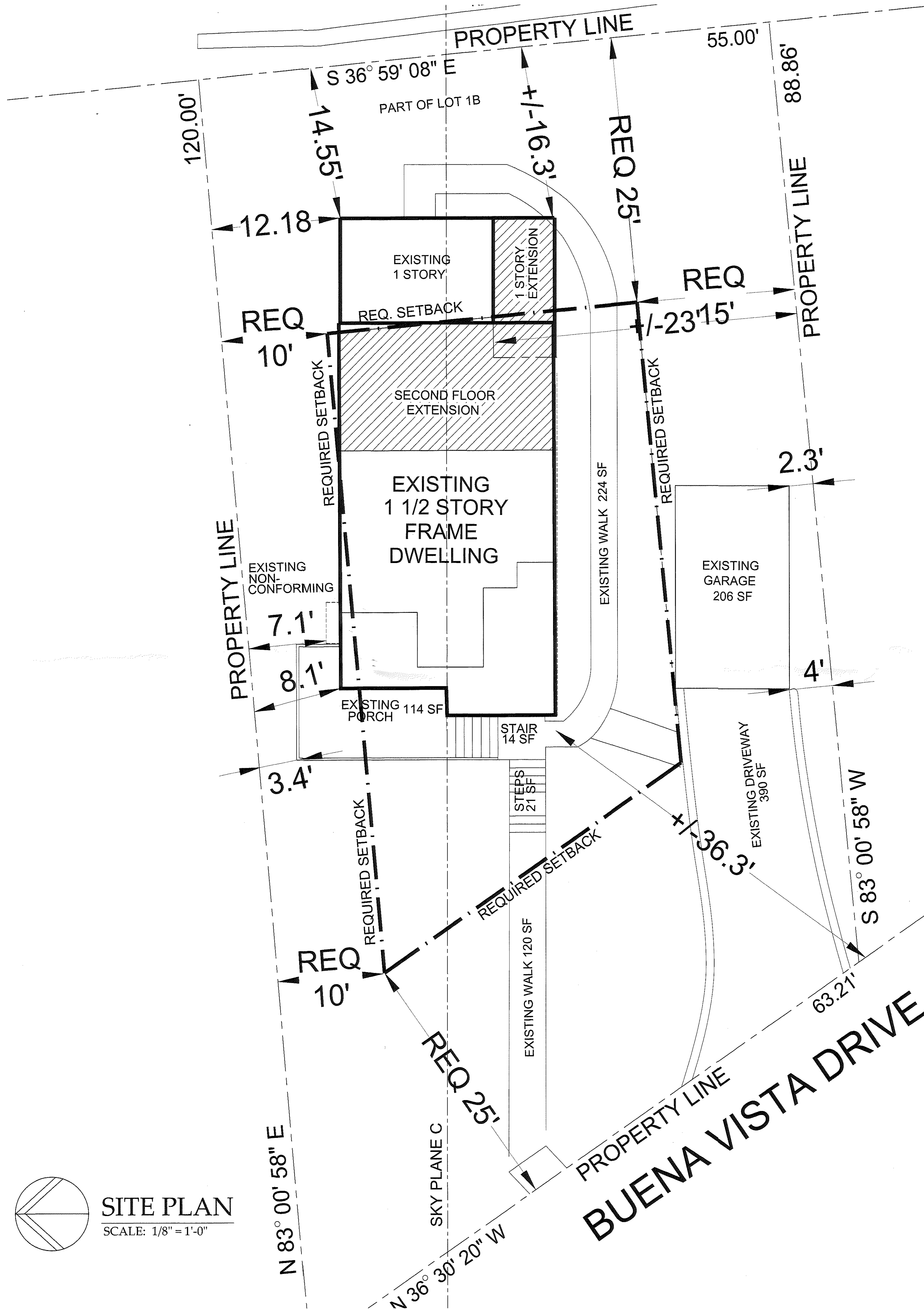
GROUND SNOW LOAD	WIND DESIGN					SUBJECT TO DAMAGE FROM							
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITES	ICE SHIELD UNDERLAY REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.	
30 PSF	120-130 MPH	NO	YES	NO	B	SEVERE	42"	MODERATE TO HEAVY	YES	N/A	2000	51.6	

DATES

BUILDING PERMIT SUBMISSION	08-21-20
PRE-BID DRAWINGS	08-24-20
ZONING BOARD SUBMISSION	11-18-20
AHRB SUBMISSION	12-10-20
BUILDING PERMIT SUBMISSION	1-14-21

LIST of DRAWINGS

TITLE SHEET	GENERAL NOTES, ZONING DATA, CLIMATIC & GEOGRAPHIC CRITERIA, LIST OF DRAWINGS, DATES
S-1	SITE PLAN, ZONING DATA, AERIAL VIEW
ST-1	BASEMENT & 1ST FLOOR STRUCTURAL PLANS
ST-2	2ND FLOOR & ROOF STRUCTURAL PLANS
ST-3	STRUCTURAL NOTES
A-1	FLOOR PLANS
A-2	EXTERIOR ELEVATIONS
A-3	BUILDING SECTIONS & DETAILS
E-1	ELECTRICAL PLANS



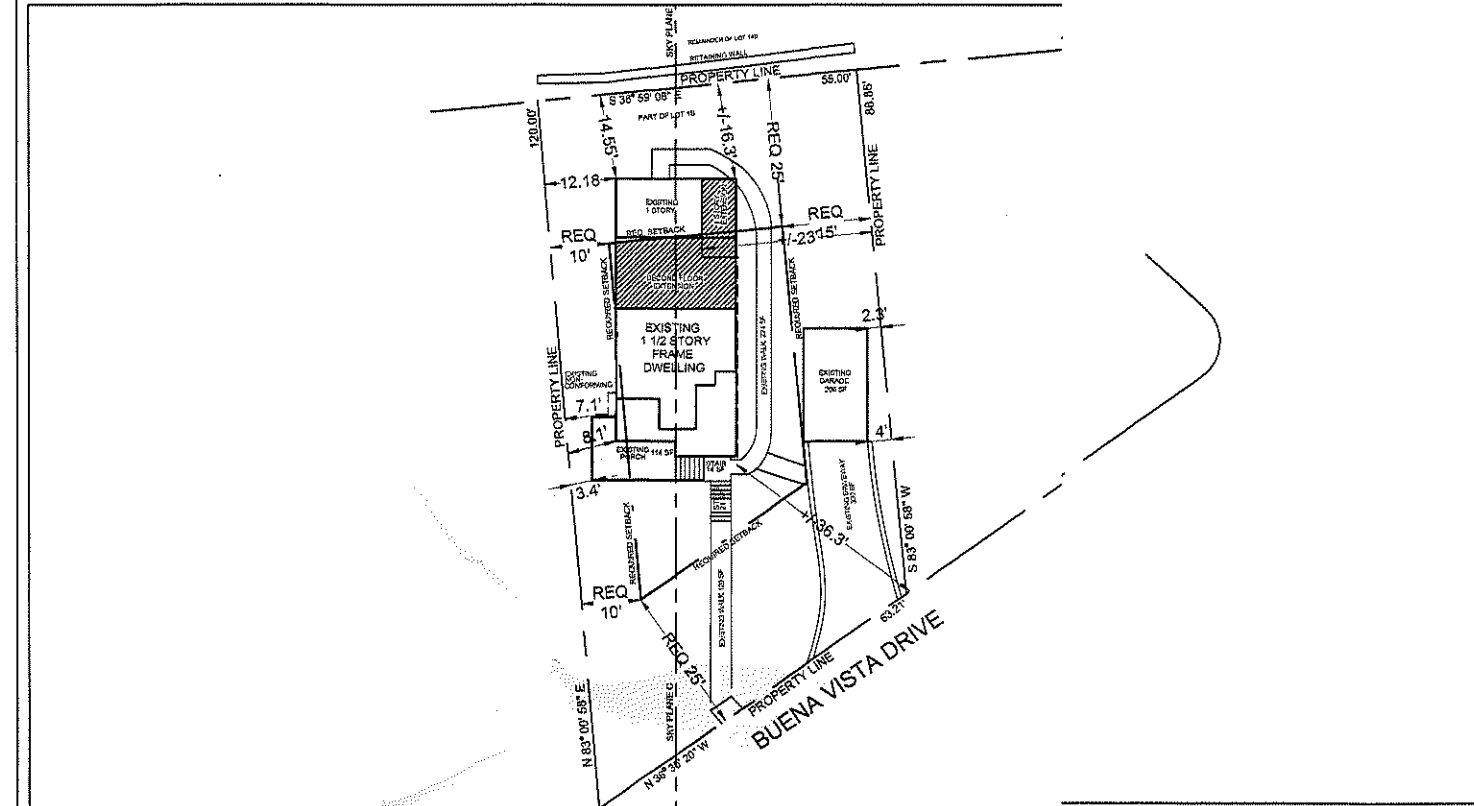
SITE PLAN LEGEND

- EXISTING BUILDING
- PROPOSED CONFORMING CONSTRUCTION
- PROPOSED CONTINUATION OF NON-CONFORMITY

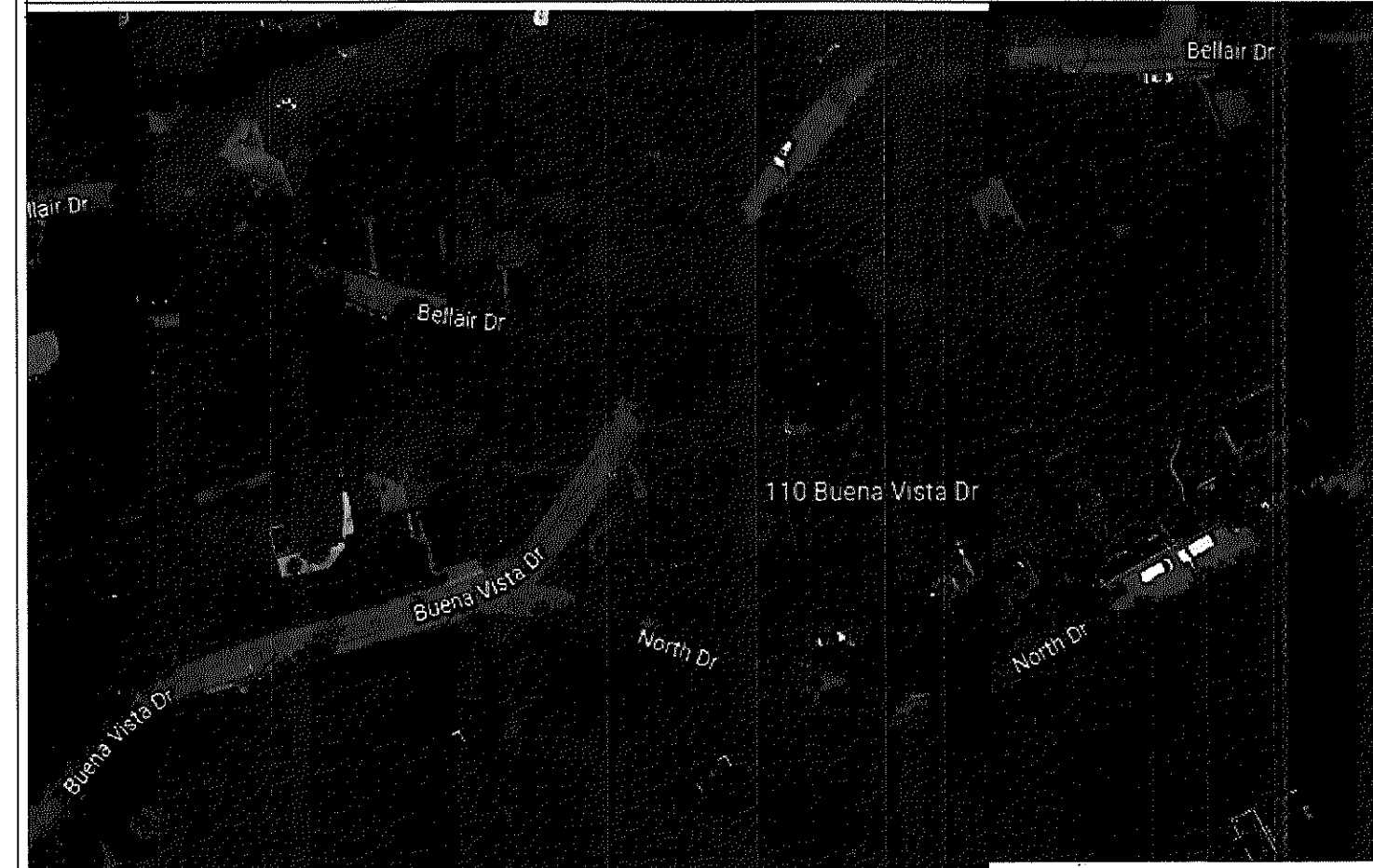
TABLE OF ZONING DATA

OWNERS: CHRISTINE JACOB		SHEET: 3.160	SURVEYED BY: HAROLD BECKER
ZONING DISTRICT: OF-5		BLOCK: 142	ENGINEERING & LAND SURVEYING, PLLC
PRESENTLY CONFORMING: NO		LOT: 25	SURVEY DATE: MAY 20, 1988
			MUNICIPALITY: VILLAGE OF DOBBS FERRY
	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,500 SF	+/- 5713 SF	+/- 5713 SF
BUILDING COVERAGE	25% X 5,713 = 1,428 SF MAX	978 SF / 17% incl. garage 1184 SF / 21%	1058 SF / 18.5% incl. garage 1264 SF / 22%
COVERAGE	44% X 5,713 = 2513 SF MAX	STRUCTURES 1184 SF	STRUCTURES 1264 SF
ALL IMPERVIOUS SURFACES		PATIOS 0 SF	PATIOS 0 SF
INCLUDING BUILDING, PORCHES, WALKS, CONCRETE PADS, STEPS, PATIO & WALLS		PORCH 114 SF	PORCH 114 SF
		WALKS 344 SF	WALKS 344 SF
		OTHER 35 SF	OTHER 35 SF
		TOTAL 1677 SF / 29 %	TOTAL 1757 SF / 31 %
DRIVEWAY		390 SF	390 SF
MINIMUM LOT WIDTH	75 FT	55 FT*	55*
MINIMUM LOT DEPTH	100 FT	120 FT	120 FT
SETBACK DIMENSIONS			
FRONT YARD	25 FT	+/- 36.3 FT	+/- 36.3 FT
ONE SIDE YARD	10 FT	7.1 FT*	7.1. FT **
BOTH SIDE YARD (Min)	25 FT	30.1 FT	30.1 FT
REAR YARD	25 FT	14.55 FT*	14.55 FT**

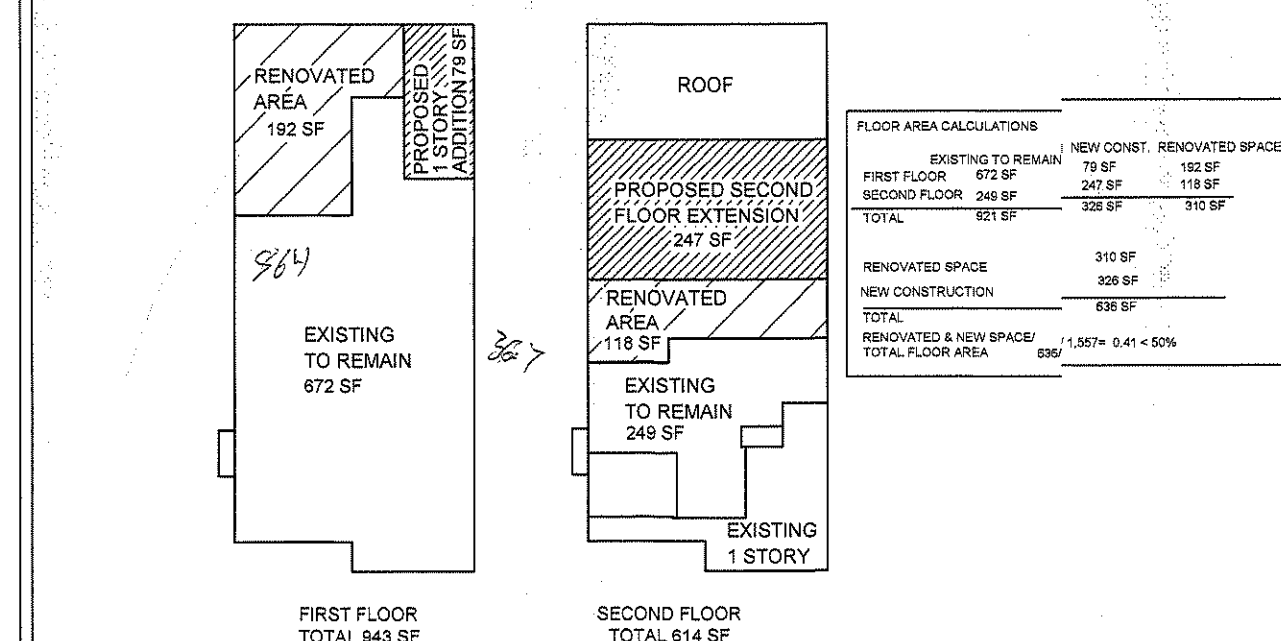
SITE KEY



AERIAL VIEW



1 FLOOR AREA CALCULATIONS



RENOVATION AND EXTENSION TO THE  
**JACOB RESIDENCE**  
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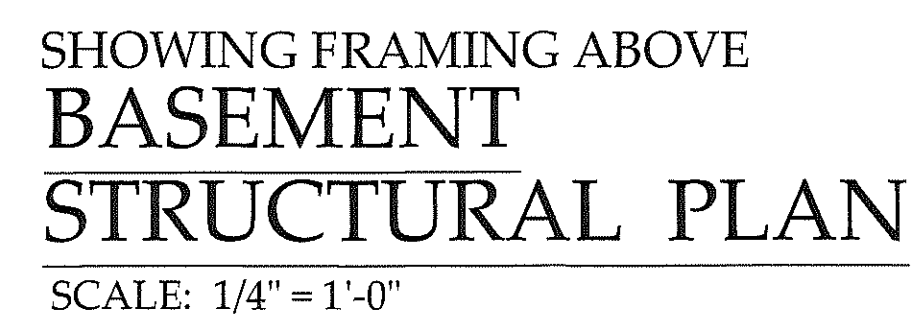
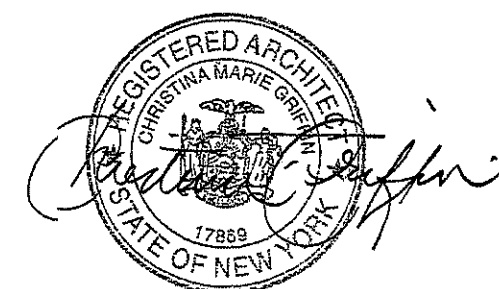
**CHRISTINA GRIFFIN ARCHITECT PC**  
10 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799 tel 914.478.0806 fax  
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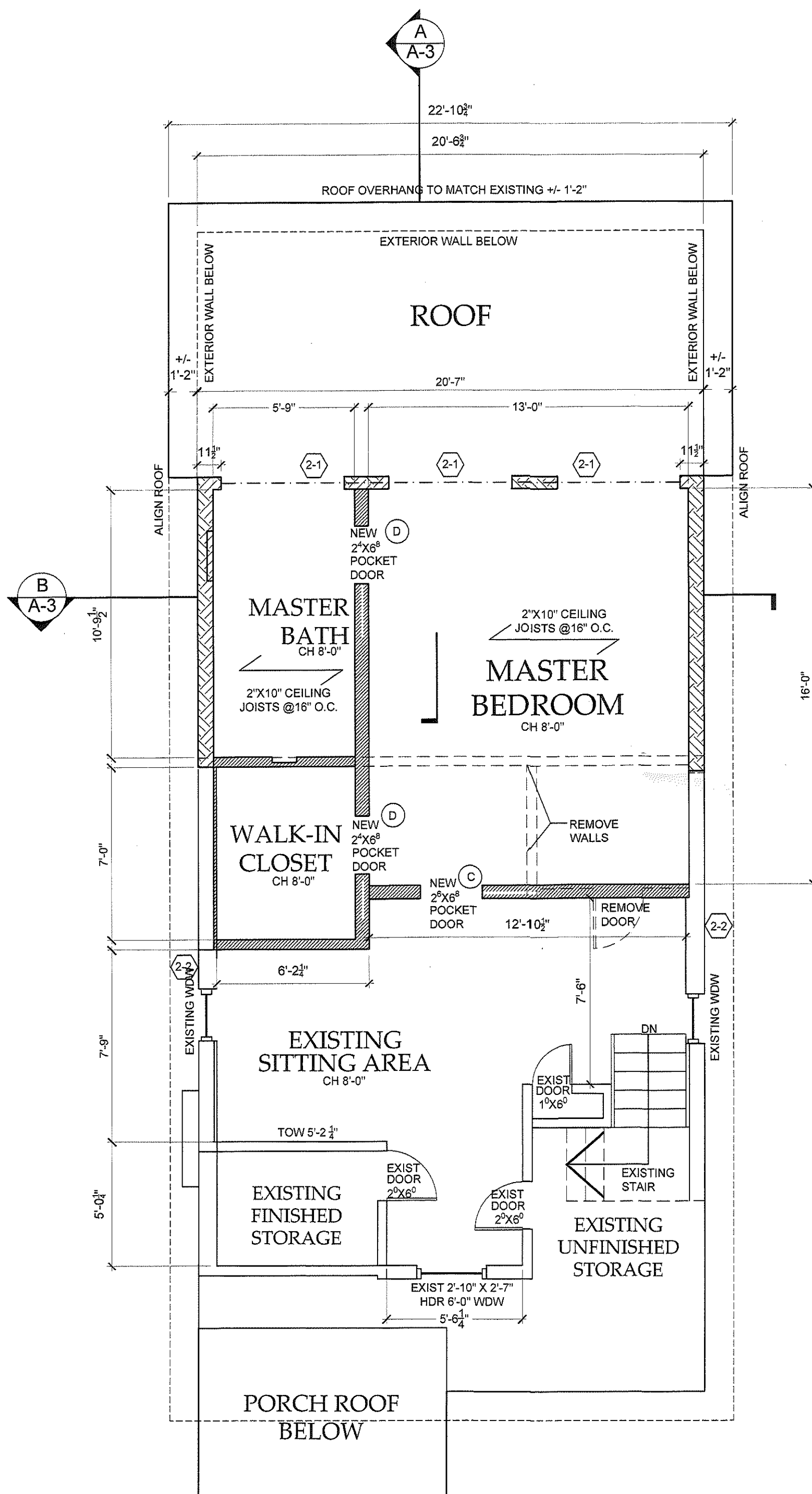
Date  
BUILDING PERMIT SUBMISSION 8-21-20  
PRE-BID DRAWINGS 8-25-20  
PLANNING BOARD SUBMISSION 10-15-20  
BOARD OF ZONING APPEALS 11-15-20  
BUILDING PERMIT SUBMISSION 1-13-21

Drawing Title  
SITE PLAN  
ZONING DATA  
Scale:  
AS SHOWN

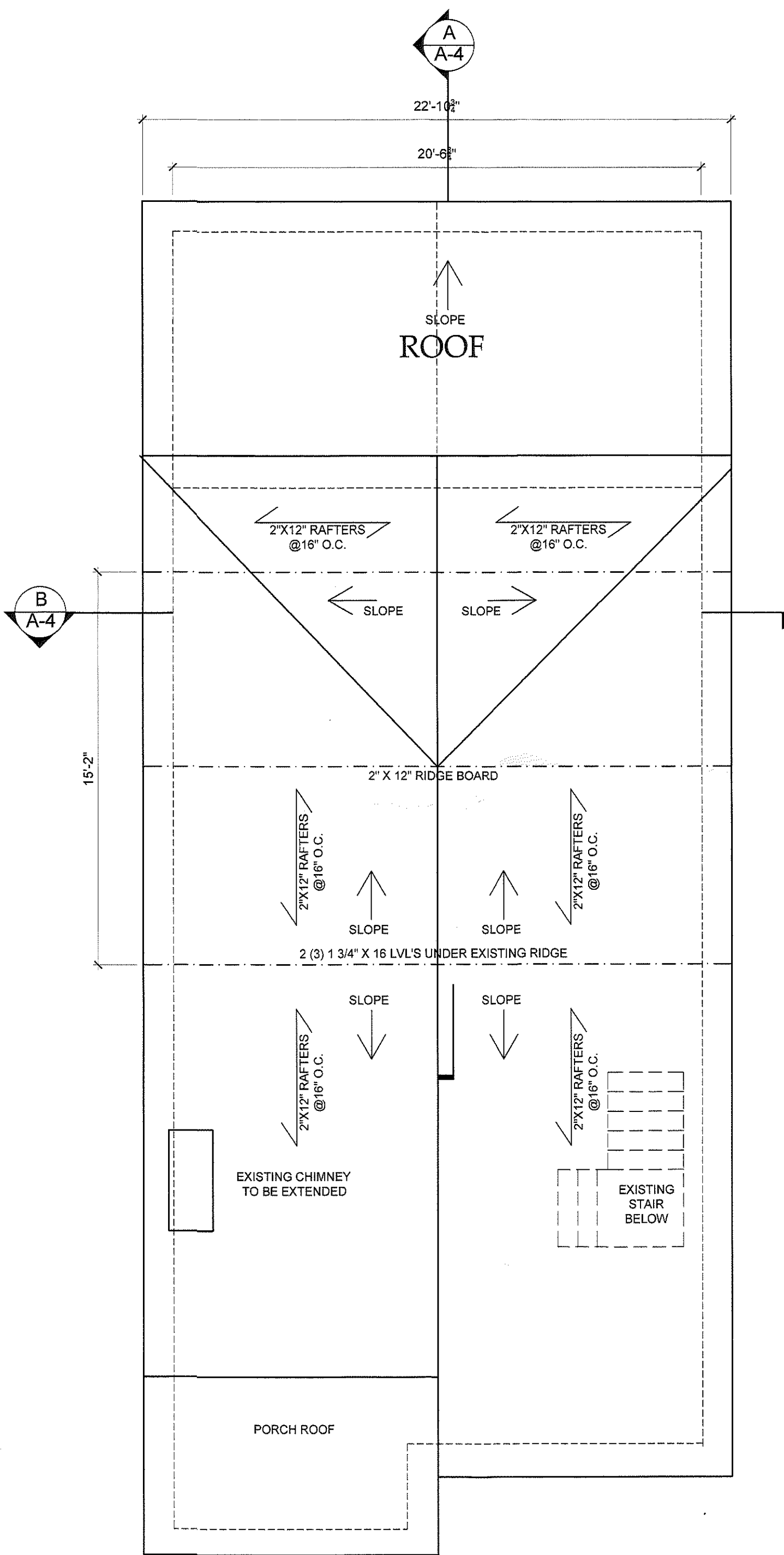
S-1



ST-1



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



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

LEGEND

- INTERIOR WALL: 5/8" gypsum board ea. side of 2 x 4s @ 16" o.c.
- INTERIOR WALL WITH ACOUSTICAL INSULATION: 5/8" gypsum board each side of 2 x 4s @ 16" o.c., 3" ThermaFiber acoustical insulation
- GARAGE / DWELLING SEPARATION WALL: 5/8" type X gypsum board on one side, 1/2" cdx plywood, 2" x 8" studs 16" o.c., R-21 batt insulation, 1/2" gypsum board.
- EXTERIOR WALL: Clapboards to match existing, 1 1/2" zip R sheathing, 5/8" Advantech engineered sheathing, 2x6 studs 16" o.c., R-21 Batt insulation, 5/8" gypsum board.
- EXTERIOR WALL W/ STONE VENEER: 4" brick veneer on galvanized ties 24" o.c. horizontal & vertical, 1" air space, house wrap, 1" rigid insulation, 5/8" cdx plywood sheathing, 2"x6" studs 16" o.c., R-21 batt insulation, 5/8" gypsum board.
- FOUNDATION WALL: 12" reinforced concrete block wall, stucco finish above grade, troweled on waterproofing below grade.
- ELEVATION NO. ELEVATION SHEET NO.
- SECTION DETAIL ELEVATION NO. SHEET NO.
- DOOR TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - DOOR SCHEDULE
- WINDOW TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - WINDOW SCHEDULE
- HVAC SUPPLY CEILING REGISTER
- HVAC RETURN CEILING REGISTER

STRUCTURAL DESIGN NOTES

- DESIGN LOADS:
 

LOCATION	LIVE LOAD	DEAD LOAD	TOTAL
1ST FL	40	15	55PSF
2ND FL	40	15	55PSF
ROOF	40	15	55PSF
DECK	50	15	65PSF
- DESIGN STRESSES: SOIL PRESSURE(assumed)= 2 TONS(4 kips)/PSF  
 F'C = 3,500 PSI (min. compression strength of concrete)  
 F'S = 24,000 PSI (tensile unit strength of steel)ASTM-A-36
- THE FRAMING CONTRACTOR SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE THE STRUCTURAL STEEL WORK AS SHOWN ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS.
- FRAMED BEAM CONNECTIONS ASTM A-325 HIGH STRENGTH BOLTS(3/4") UNLESS OTHERWISE NOTED.
- WELDING SHALL CONFORM TO AWS CODE FOR GAS & ARC WELDING IN BUILDING CONSTRUCTION. THE EXISTING FLOORS AND ROOF CONSTRUCTED OF WOOD AND SPECIAL PROTECTION MUST BE PROVIDED TO PREVENT FIRE DAMAGE AS A RESULT OF THE FIELD WELDING.
- FURNISH AND DELIVER FOR INSTALLATION BY OTHERS, ANCHOR BOLTS, BEARING PLATES AND LOOSE LINTELS WITH INSTRUCTIONS AND TEMPLATES TO FACILITATE INSTALLATION.
- SHOP PAINT ALL STRUCTURAL STEEL WITH AN APPROVED PRIMER AND TOUCH UP PAINTING.
- FABRICATOR MUST PROVIDE SHOP DRAWINGS PREPARED BY TECHNICAL PERSONNEL UNDER THE SUPERVISION OF A QUALIFIED ENGINEER LICENSED BY THE STATE OF NEW YORK.
- FOOTINGS SHALL BE REINFORCED AS SHOWN AND DOWELED TO RECEIVE THE PIER. ANCHOR BOLTS ARE TO BE SET ACCORDING TO THE ANCHOR BOLT PLAN SUBMITTED BY THE STEEL FABRICATOR AND SECURED IN PLACE BY MEANS OF A TEMPLATE.
- ALL DIMENSIONS SHALL BE FIELD MEASURED AND VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION & PRIOR TO FABRICATION OF STRUCTURAL STEEL MEMBERS
- CONTRACTOR TO SUBMIT SHOP DRAWINGS PREPARED BY AN ENGINEER FOR ALL STRUCTURAL STEEL PRIOR TO FABRICATION, FOR REVIEW & APPROVAL BY THE PROJECT ENGINEER.
- INSTALL SOLID 2" THICK BLOCKING THE DEPTH OF FL. JOISTS MAX. 8 FT. O.C.
- ALL PARALLAM BEAMS TO BE 2.0E PSL BY TRUS JOIST.
- ALL PARALLAM POSTS TP BE 1.8 E PSL BY TRUS JOIST.
- FRAMING DETAILS SHALL BE IN ACCORDANCE WITH IRC TABLE R602
- WINDOW HEADER, SILLS AND GLAZING DETAILS TO BE IN IN ACCORDANCE WITH IRC R.
- RE-BAR CHAIRS TO BE INSTALLED TO SUPPORT RE-BAR AT FOOTINGS AND FOUNDATION, NO STIRRUPS REQUIRED.
- ALL FOUNDATIONS TO BE IN ACCORDANCE WITH IRS CH. 403.

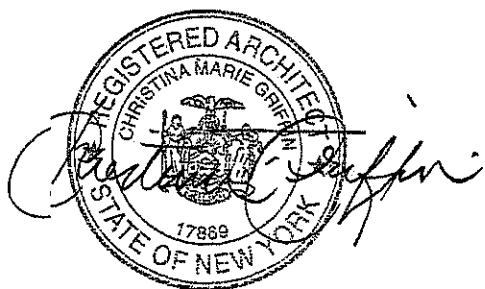
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Date:  
CONSTRUCTION DOCUMENTS  
BUILDING PERMIT SUBMISSION 1-13-21

Drawing Title  
2ND FLOOR & ROOF  
STRUCTURAL PLANS

Scale:  
AS SHOWN



ST-2



STRUCTURAL NOTES

General:

1. All work shall comply with the 2020 NYS Residential Building Code, and all other applicable local codes and regulations of agencies having jurisdiction.

2. Work will mean all labor and materials described in these drawings with the specifications, the architectural, mechanical, electrical, and plumbing, site drawings, and all other related documents.

3. Contractor shall coordinate all dimensions with architectural drawings and shall verify all data on existing conditions prior to commencement of work.

4. Specific notes and details shall take precedence over general notes and typical details. The contractor shall refer to the specifications for information not covered by these general notes and specifications.

5. The contractor shall provide temporary erections bracing and/or shoring for all structural work as required for structural stability during all phases of construction.

6. Contractor shall make special provisions and provide protection as required for cold or hot weather concrete and masonry work, in conformance with the appropriate technical associations.

7. All dimensions shall be field measured and verified by the contractor prior to start of construction & prior to fabrication of structural steel members.

8. Shoring must be provided for any trench four feet and deeper.
4. Contractor shall take all necessary de-watering precautions to properly cast new footings in areas with high water table.

5. Footings shall be reinforced as shown and doweled to receive the pier or wall above.

6. Reinforcing dowels between footing and foundation wall shall be tied in place prior to placing concrete (dowels shall not be "wet set.")

7. All lumber bearing on masonry or exposed to weather is to be pressure treated.

8. All framing lumber shall be rigidly assembled, plumbed and accurately fitted in place.

9. All concrete blocks to comply with ASTM-Mc90 standard minimum grade "N", type "I", sizes as shown on plan. all mortar to be type "S".

10. Key all first courses of concrete block to footings, fill top courses solid for joist bearings, and fill solid full height for girder bearing points.

11. Provide horizontal masonry reinforcement continuous at every other course (full width of block).

12. Location of anchors (1/2" diameter) to be 1'-0" maximum from each end of corner and 4'-0" maximum on centers, min. 2 per sill, embedded 16" into masonry.

13. Provide dampproofing or waterproofing on exterior wall surfaces below grade.

14. Provide exterior perimeter footing drains, pitch to low point.

15. Fasteners for PT lumber to be stainless steel, or hot dipped galvanized steel as per R317.3 & R537.2.3

Design Loads

1. Design Loads:
- | Location | Live Load | Dead Load | Total |
|----------|-----------|-----------|-------|
| 1st fl   | 40        | 15        | 55psf |
| 2nd fl   | 40        | 15        | 55psf |
| Roof     | 40        | 15        | 55psf |
| Attic    | 30        | 15        | 45psf |
2. Design stresses:
- Soil pressure(assumed)= 2 tons(4 kips) psf
- Fc = 3,500 psi
- Min. Compression Strength of Concrete
- Fs = 24,000 psi
- Tensile Unit Stress of Steel (ASTM A-36)

Seismic Category C  
Wind Speed Design Load:120 MPH  
Roof & Ground Snow Load: 30 PSF

Existing Conditions:

1. Dimensions of all existing conditions are approximate, based on field measurements taken by the Architect. Conditions indicated on the drawings shall be verified at the site before fabrication or laying out the work. The contractor shall be responsible for the correctness, adequacy, fit and alignment of new work with the existing conditions. The contractor shall inspect the existing conditions and shall notify the architect or engineer of any discrepancies with the drawings or of conditions which may necessitate a change in the requirements, the architect and engineer will then determine an action or re detailing that may be required.

Foundations & Footings:

1. All footings shall bear on minimum 4000 pounds per square foot virgin sand or compacted fill approved by Architect or Engineer. Contractor to verify soil bearing capacity prior to construction of footings. No footings are to be cast on uncontrolled fill, soil, organic material, frozen ground, mud, soft clays or other objectionable or unapproved materials.
2. Sub-base for slabs on grade to 4" crushed rock on virgin grade or approved compacted fill.
3. Base of footing exposed to weather or in unheated space shall be placed a minimum of 3'-6" below grade.

Cast in Place Concrete:

1. All work shall comply with the requirements of the ACI AC318 - 2014, latest edition, and the Building Code of New York State.
2. All concrete for cast in place work shall have compressive strength of 3,500 psi, minimum 28 days after placement.
3. No admixtures shall be allowed without prior review and acceptance by the architect or engineer.
4. All requirements for batching, mixing, finishing, curing etc. shall be as per ACI301.
5. All reinforcing steel shall conform to ASTM A615 grade 60, except that reinforcing steel welded directly to structural steel shall be ASTM A706.
6. All welded wire fabric shall conform to ASTM A-185
7. All reinforcement shall be securely tied in place and adequately supported. All bars marked continuous (cont.) shall be lapped 40 bar diameters, unless otherwise noted.

Backfill:

1. All fill shall be placed in eight to twelve inch loose lifts (maximum) compacted with vibratory rollers. Fill material shall be tested by modified proctor density method (ASTM D1557-78) and must qualify as select, with less than 10% passing through the no. 200 sieve. Soil shall be placed with moisture content and energy to provide 92% of maximum dry density. In place density tests shall be taken for each 500 S.F. In each lift. For acceptance of soil, average of density tests must exceed specified compaction. No tests shall be permitted to fall below 87% compaction.

Structural Steel:

1. All structural steel shall conform to the requirements of the AISC "specifications for structural steel for buildings"- latest edition and all current supplements. For other code and specification requirements, see the contract specifications.
2. All welding work shall conform to the American welding Society Code AWS D1.1. All welding work shall be done by AWS certified welders. Field welding shall be done by the manual shielded metal arc welding method.
3. All steel shaped, plates, bars, rod, and anchor bolts, shall conform to ASTM A36 or A992 for all C-channels and W shapes.

4. All steel pipes shall conform to ASTM 53; steel tubes shall conform to ASTM A500, grade B.
5. All bolts shall be ¾" diameter ASTM A325 bolts in bearing type connections, unless otherwise noted specifically on the drawings. Provide a minimum of two bolts per connection.
6. Where a weld is required, and no weld is shown on the drawings, provide a ¼" fillet weld all around, unless a larger weld is required as a minimum weld size as per AISC.
7. All groove welds shall be AWS pre-qualified complete joint penetration groove welds, unless otherwise noted on the drawings.
8. The contractor shall submit shop drawings of the steel to the architect or engineer for his review prior to fabrication.
9. All steel shall be cleaned as per SSPC SP2 hand tool cleaning, or SSPC SP3 power tool cleaning and painted with a zinc rich primer (red or brown, one coat shop paint.) A finish coat shall be applied - coordinated with the architect and engineer, and shall be weather resistant as required for long periods of exposure during construction or permanent exposure to weather. All connections shall be painted after installation
10. Contractor must provide shop drawings prepared by technical personnel under the supervision of a qualified engineer licensed by the State of New York, for review & approval by the project engineer or architect prior to fabrication.

Masonry lintel notes:

1. All steel lintels shall have a minimum of 6" bearing at each end. Hollow CMU at bearing points shall be grouted solid minimum three courses below.
2. For masonry openings 4'-0" wide or less use one L 3 1/2 x 3 ½ x 3/8" for each 4" of masonry thickness.
3. For masonry openings 4'-0" wide to 6'-0" wide, use one L 5 x 3 ½ x 3/8" (LLV) for each 4" of masonry thickness.
4. For masonry openings 6'-0" wide to 8'-0" wide, use one L 6 x 3 ½ x 3/8" (LLV) for each 4" of masonry thickness.
5. For masonry openings greater than 8'-0" wide, refer to the plan for size.

Wood Framing:

1. All lumber work and materials shall conform to the 2020 NYS Residential Building Code and the latest standards issued by:

a) American Institute of Timber Construction

b) National Forest Products Assoc. "Design Specifications for Stress Grade Lumber.

c) U.S. Dept. Of Commerce Standards cd 253

d) American Plywood Association.
2. The framing contractor shall include all labor, materials, equipment and services necessary to complete the structural steel work as shown on the structural and architectural drawings.
3. Lumber for all interior structural framing, including roof framing, joists, posts, studs, stills, cap plates, wood sill plates, and blocking shall be surface dry and used at maximum 19% moisture content with the following minimum base design values.

FB psi

size	wood members	repetitive/single
2X2, 2X3, 2X4	#2Douglas Fir	1315/1510
2X6	#2Douglas Fir	1050/1210
2X8, 2X10	#2Douglas Fir	965/1210
2X2, 2x3, 2x4	#1 Press Treated	875/1005
Exterior	South Yellow Pine	1200/1400
4. Base design values for visually graded dimension lumber:

All values shall be adjusted with appropriate adjustment factors as per the NDS supplement. Any lumber species may be used, subject to review and acceptance by the engineer, if they meet the above minimum requirements.Should cedar be used for exterior framing, western species should be used.

5. TJI series: TJI joist sections shall be of the size

- and type specified on the plans, as manufactured by Truss Joist Macmillan LTD., or equal. Coordinate bridging and stiffener requirements with TJI manufacturer.
6. Plywood: Subfloor shall consist of 3/4" exposure 1 grade plywood, glued and screwed to joists. Exterior wall sheathing shall consist of 5/8" exposure 1 grade plywood fastened to wall studs with 8D nails at 6" O.C max.
7. Laminated Veneer Lumber (LVL) sections shall be microlam or parallam as manufactured by Truss Joist Macmillan LTD., or equal, with the following minimum properties: fb= 2865 psi, fc = 750 psi, fv =285 psi, es= 2,000,000 psi
8. All bearing stud walls shall have crosscuts at mid height or 4'-6" O.C. minimum.
9. Use double members at all jambs and heads of all openings. Use double joists below all non-bearing stud walls perpendicular to joist spans. Use double sills and cap plates for all bearing walls.
10. Framed beam connections to have ASTM A-325 high strength bolts(3/4") unless otherwise noted.
11. No header beam, or girder shall be changed from the size and specifications shown on the construction documents, without prior review and approval by the architect or engineer.
12. The entire work shall be accurately framed, plumb, level and true, well spiked, braced and anchored together to form a rigid structure and to insure even settlement and shrinking throughout, unless otherwise noted on the plan. all framing members to be 16" o.c.

13. Beam hangers by Teco or Simpson as approved by architect, shall be used where beams framed into girders and at all discontinuous or flash framing.

14. Block all new posts to bearing with kiln dried lumber.

15. Fasten all ledgers with(2)1/2" diameter bolts @ 16" o.c.

16. Double joists around all openings and below all parallel wall partitions.

17. All windows and door openings at wood framing less than 5'-0" shall have one jack and one king stud each side of opening, more than 5'-0" to have two jack studs and one king stud, all corners to have two jack studs.

18. All headers to follow the following schedule unless otherwise specified on plans:

- (2)2x6 above 3'-0"
- (2)2x8 above 4'-0"
- (2)2x10 above 5'-0"

19. All joists to be bridged at 8'-0" max. using 2" thick solid blocking the depth of joist.

20. All girders and built-up beams to be spiked with 10d, 8" and staggered top & bottom w/ two bolts to align at ends.

21. Girders are to be securely anchored to masonry piers, nailed to wood posts or bolted to steel column.

22. Minimum bearing for all framing to be 3 inches.

23. All joists with bearing masonry above to have a minimum 2 inch fire cut.

24. Masonry walls to be securely anchored to each tier or wood joist.

25. All joints of solid or build-up girders forming simple spans are to be made over column or pier supports.

26. Sheathing shall be 5/8" exterior Advantech sheathing, nailed to each stud, subfloor to be 5/8" Advantech subfloor.

27. All parallam beams to be 2.0e PSL by Truss Joist.

28. All parallam posts to be 1.8 e PSL by Truss Joist

29. Architect/Engineer of record to inspect and certify framing. All cutting & notching of structural wood members shall be in accordance with 2015 IRC R602.6 and R804.2.6.3.

NAILING SCHEDULE

1. JOIST TO SILL OR GIRDER - (3) 8D
2. BRIDGING TO JOIST, TOE NAIL EACH END - (2) 8D
3. LEDGER STRIP - THREE 16d AT EACH JOIST
4. SUB-FLOORING, SIX INCHES WIDE OR LESS TO EACH JOIST FACE NAIL - (2) 8D
5. SOLE PLATE TO JOIST OR BLOCKING, FACENAIL - 16D AT 16" O.C.
6. TOP PLATE TO STUD, END NAIL - (2) 16D
7. STUD TO SOLES PLATE, TOE NAIL - (4) 8D OR (3) 16D
8. DOUBLE STUDS, FACENAIL - 10D AT 16" O.C.
9. DOUBLE TOP PLATES, FACENAIL - 10D AT 16" O.C.
10. TOP PLATES,LAP AND INTERSECTIONS, FACENAIL - (2) 10D
11. ROOF RAFTERS TO RIDGE, VALLEYS OR HIP RAFTERS, TOE NAIL (3) 16 FACENAIL THREE 16D
12. RIM JOIST TO TOP PLATE, TOE NAIL8D AT 6" O.C.
13. CONTINUOUS HEADER, 16D AT 16" O.C.
14. CEILING JOISTS TO PLATE, TOENAIL - (3) 16D
15. CONTINUOUS HEAD TO STUD, TOENAIL - (4) 8D
16. CEILING JOISTS, LAPS OVER PARTITIONS, FACENAIL - (3) 10D
17. CEILING JOISTS TO PARALLEL RAFTERS, FACENAIL - (3) 10D
18. RAFTER TO PLATE, TOENAIL - (3) 16D
19. BRACE ONE INCH TO EACH STUD AND PLATE, FACENAIL - (3) 8D
20. SHEATHING AND SUB-FLOORING, 1 INCH BY UP TO 8 INCH, EACH BEARING FACENAIL - (3) 8D
21. SHEATHING AND SUB-FLOORING, WIDER THAN ONE INCH B, MORE THAN 8 INCH EACH BEARING FACENAIL - (3) 8D
22. BUILT-UP CORNER STUDS - 16(D) AT 16" O.C.
23. BUILT-UP GIRDERS AND BEAMS - 10D, NAIL EACH 2" LUMBER LAYER AT 24" O.C. ALONG EACH EDGE AND STAGGERED.
24. COLLAR TIES TO RAFTERS FACENAIL (4) 8D

LIMITATIONS for NOTCHING & CUTTING OF STRUCTURAL MEMBERS

1.55E TimberStrand® LSL Headers and Beams

Other Trus Joist® Headers and Beams

**WARNING:** This product can expose you to chemicals including wood dust which are known to the State of California to cause cancer, and urethaneformaldehyde, which are known to the State of California to cause birth defects or other reproductive harm. Drilling, sawing, sanding or machining wood products can expose you to wood dust. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection. For more information go to [www.P608forinfo.org](http://www.P608forinfo.org) and [www.P608forinfo.org](http://www.P608forinfo.org). Safety data sheets for all Meyerhueser wood products can be found on our website at: [meyerhueser.com/california608forinfo/product-safety-data-sheets](http://meyerhueser.com/california608forinfo/product-safety-data-sheets).

**General Notes**

- Allowed hole zone suitable for headers and beams with uniform and/or concentrated loads anywhere along the member.
- Round holes only.
- No holes in headers or beams in plank orientation.

**1.55E TimberStrand® LSL**

Header or Beam Depth	Maximum Round Hole Size
6 1/2"	2"
1 1/2"	3 1/2"
1 1/2"-16"	4 1/2"

• See illustration for allowed hole zone.

**General Notes**

- Allowed hole zone suitable for headers and beams with uniform loads only.
- Round holes only.
- No holes in cantilevers.
- No holes in headers or beams in plank orientation.

**Other Trus Joist® Beams**

Header or Beam Depth	Maximum Round Hole Size
4 1/2"	1"
5 1/2"	1 1/2"
7 1/2"-24"	2"

• See illustration for allowed hole zone.

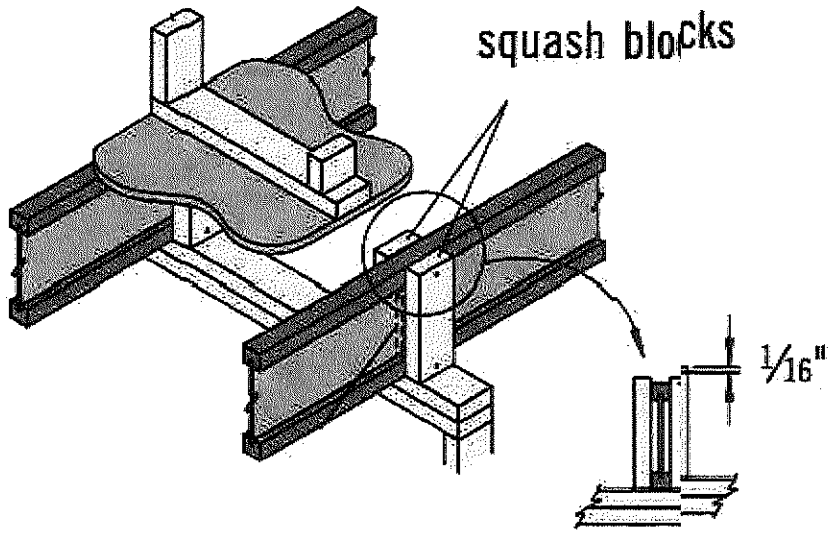
**Larger holes in Trus Joist® structural capacity**  
Lumber may be possible; refer to **Foster® WEB** or **Insider® software**.

**DO NOT** cut, notch, or drill holes in headers or beams except as indicated in the illustrations and tables

**ALLOWABLE HOLES**

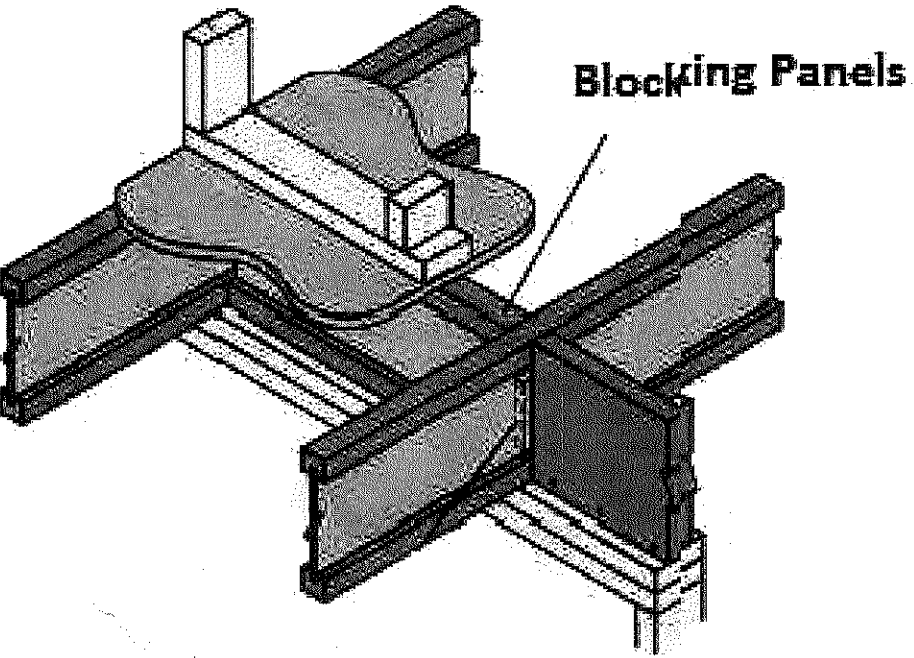
1 1/2" holes may be cut anywhere in web outside of hatched zone if they are located 2" away horizontally (edge-to-edge) from a larger hole.

Do not cut holes larger than 1 1/2" in cantilever



SQUASH BLOCK  
DETAIL AT TJIs

SCALE: 1/2" = 1'-0"



BLOCKING PANEL  
DETAIL AT TJIs

SCALE: 1/2" = 1'-0"

RENOVATION AND EXTENSION TO THE

JACOB RESIDENCE

110 BUENA VISTA DRIVE, DOBBS FERRY, NY 10522

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www.christinagriffinarchitect.com

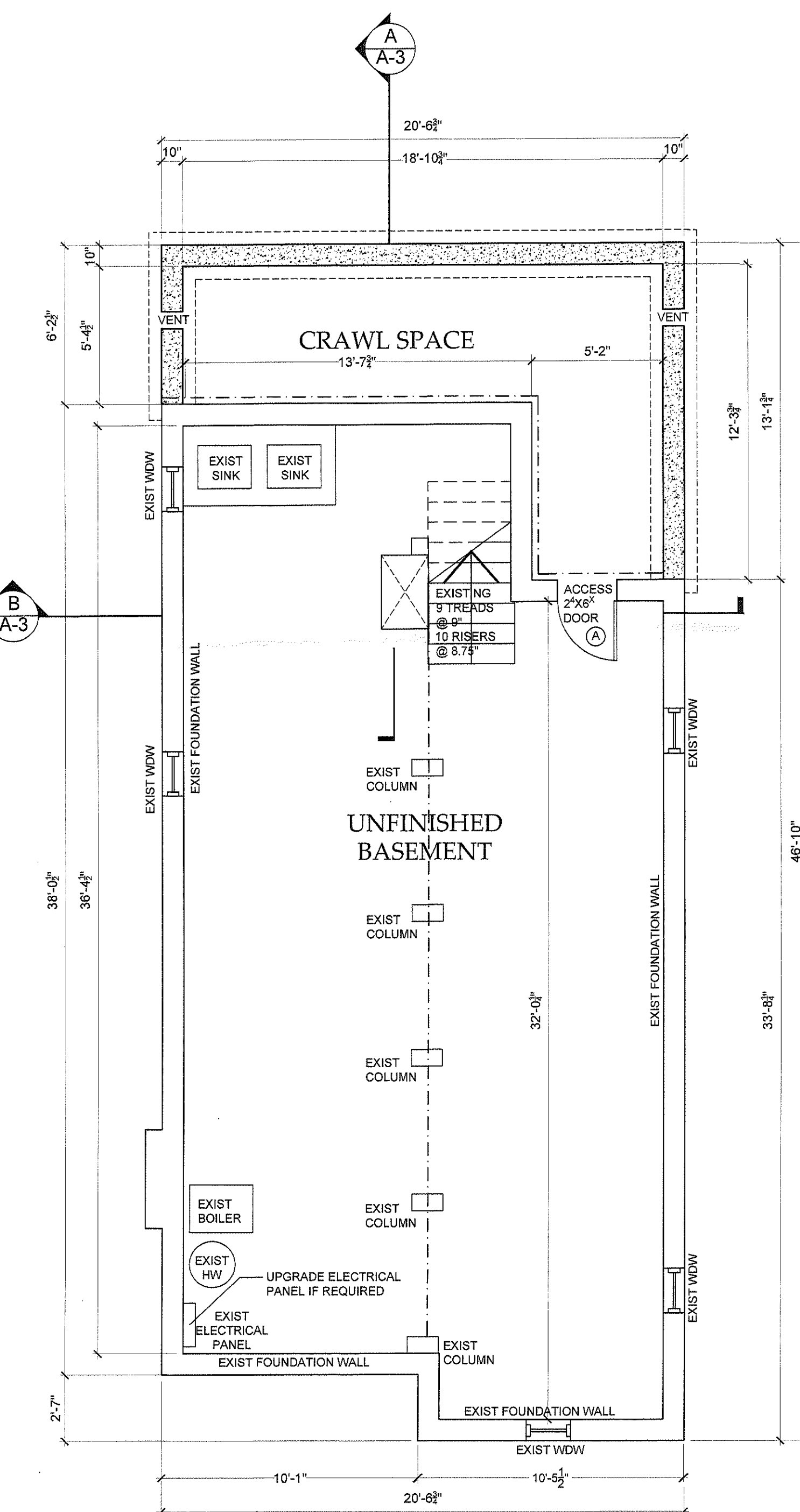
Date: \_\_\_\_\_  
ARCHITECTURAL REVIEW & BUILDING PERMIT SUBMISSION 03-16-20  
REVISED BUILDING PERMIT SUBMISSION 06-12-20  
BUILDING PERMIT SUBMISSION 1-13-21

Drawing Title: \_\_\_\_\_  
STRUCTURAL NOTES

Scale: \_\_\_\_\_  
AS SHOWN

ST-3

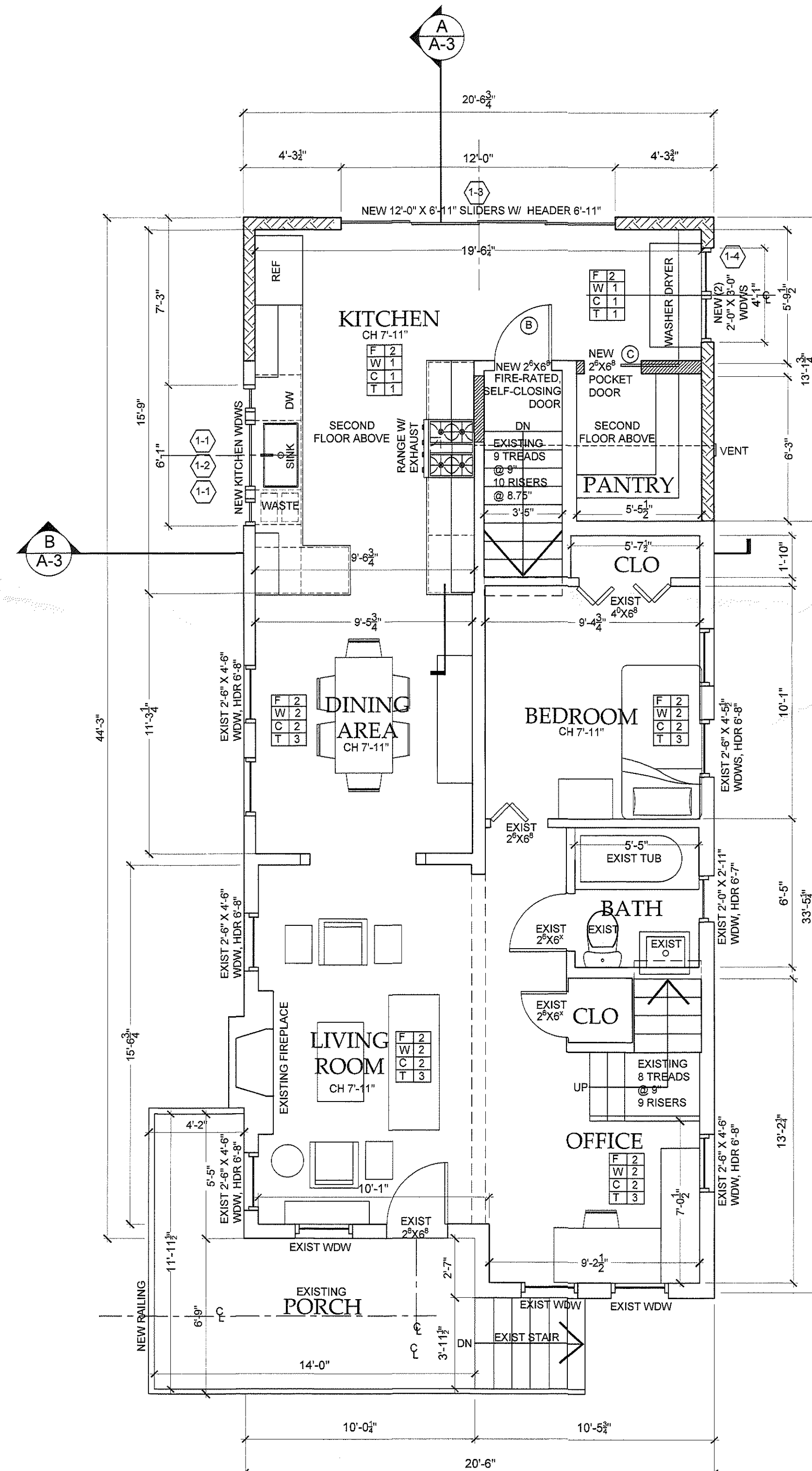




# BASEMENT PLAN

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

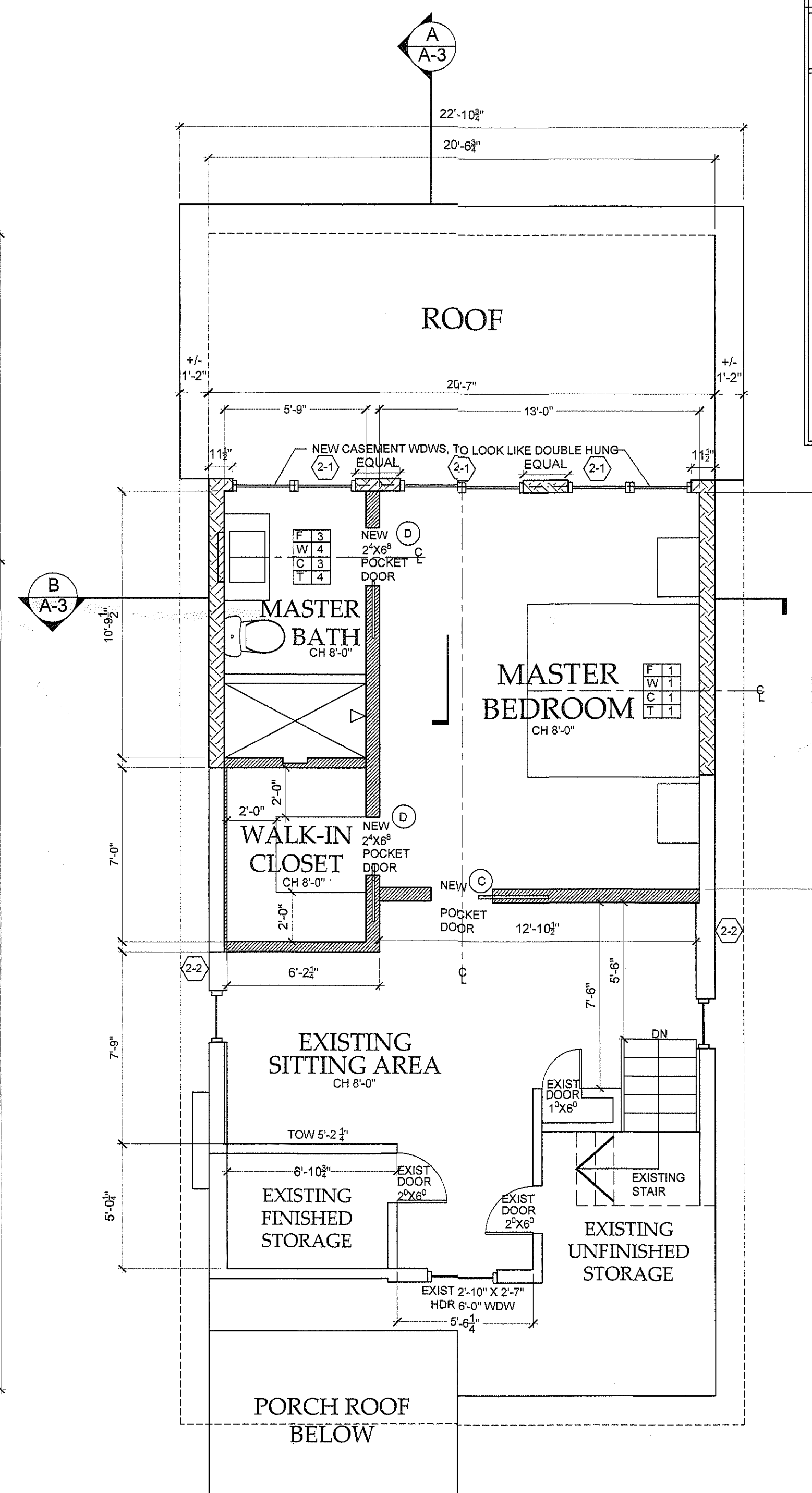
SCALE: 1/4" = 1'-0"



# FIRST FLOOR PLAN

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

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

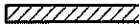














## SECOND FLOOR PLAN

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

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

# LEGEND

	INTERIOR WALL: 5/8" gypsum board ea. side of 2 x 4s @ 16" o.c.		ELEVATION NO. _____ ELEVATION _____
	INTERIOR WALL WITH ACOUSTICAL INSULATION: 5/8" gypsum board each side of 2 x 4s @ 16" o.c. 3" ThermaFiber acoustical insulation		ELEVATION NO. _____ SECTION DETAIL _____
	GARAGE / DIVELLING SEPARATION WALL 5/8" type X gypsum board on one side, 1/2" oak plywood, 2" x 6" studs 16" o.c., R-21 batt insulation, 1/2" gypsum board.		ELEVATION NO. _____ SECTION DETAIL _____
	EXTERIOR WALL: Clapboard to match existing 1 1/2" zap R sheathing, 5/8" Advantech engineered sheathing, 2x6 studs 16" o.c., R-21 Batt insulation, 5/8" gypsum board		DOOR TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - DOOR SCHEDULE
	EXTERIOR WALL W/ STONE VENEER 4" brick veneer on gwall at 24" o.c. horizontal & vertical, 1" air space, house wrap, 1" rigid insulation, 5/8" oak plywood sheathing, 2x6" studs 16" o.c., R-21 batt insulation, 5/8" gypsum board		WINDOW TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - WINDOW SCHEDULE
	FOUNDATION WALL: 12" reinforced concrete block wall, stucco finish above grade, troweled on waterproofing below grade		HVAC SUPPLY CEILING REGISTER
			HVAC RETURN CEILING REGISTER

# FINISH SCHEDULE

F - FLOOR, W - WALL, C - CEILING  
ALL MATERIALS INDICATED ARE UNLESS OTHERWISE NOTED

## FLOOR

1. Oak flooring to match existing.
2. Existing floor to remain, patch as needed.
3. Tile on 1 1/2" reinforced mud base.

## WALL

1. 5/8" gypsum board.
2. Patch gypsum board as needed
3. Tile on 5/8" moisture resistant gypsum board 42" above floor.
4. Tile on 5/8" moisture resistant gypsum board 42" above floor.
5. Tile on 1/2" Denshield board to ceiling at shower / tub.
6. Tile on 5/8" moisture resistant gypsum board to ceiling at all walls.

## CEILING

1. 5/8" gypsum board.
2. Patch gypsum board as needed.
3. 5/8" moisture resistant gypsum board.

## TRIM

1. New paint grade trim to match exist.
2. Existing trim
3. Patch existing trim as needed.
4. Tile at floor, door trim to match existing.

## FINISH SCHEDULE

F - FLOOR, W - WALL, C - CEILING  
ALL MATERIALS INDICATED ARE NEW UNLESS OTHERWISE NOTED

ALL MATERIALS INDICATED ARE NEW UNLESS OTHERWISE NOTED

FLOOR  
1. 2. 3.

1. Oak flooring to match existing.
2. Existing floor to remain, patch as needed.
3. Tile on 1 1/2" reinforced mud base.

WALL

1. 5/8" gypsum board.
2. Patch gypsum board as needed
3. Tile on 5/8" moisture resistant gypsum board 42" above floor.
4. Tile on 5/8" moisture resistant gypsum board 42" above floor.
5. Tile on 1/2" Densshield board to ceiling at shower / tub.
6. Tile on 5/8" moisture resistant gypsum board to ceiling at all walls

CEILIN

1. 5/8" gypsum board.
2. Patch gypsum board as needed.
3. 5/8" moisture resistant gypsum board

TRIM

1. New paint grade trim to match exist.
2. Existing trim
3. Patch existing trim as needed.
4. Tile at floor, door trim to match existing

RENOVATION AND EXTENSION TO THE  
JACOB RESIDENCE  
110 BUENA VISTA DRIVE, DOBBS FERRY, NY 11562

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**BUILDING PERMIT SUBMISSION 8-21-20**

**PRE-BID DRAWINGS 8-26-20**

**PLANNING BOARD SUBMISSION 10-15-20**

**ZONING BOARD SUBMISSION 11-18-20**

**AHBB BOARD SUBMISSION 12-10-20**

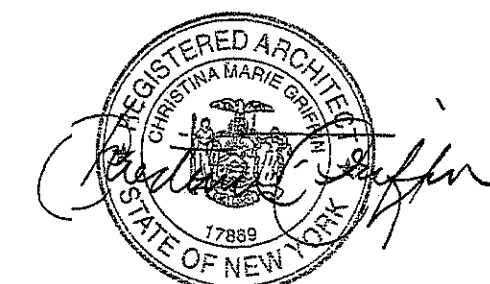
**BUILDING PERMIT SUBMISSION 1-13-21**

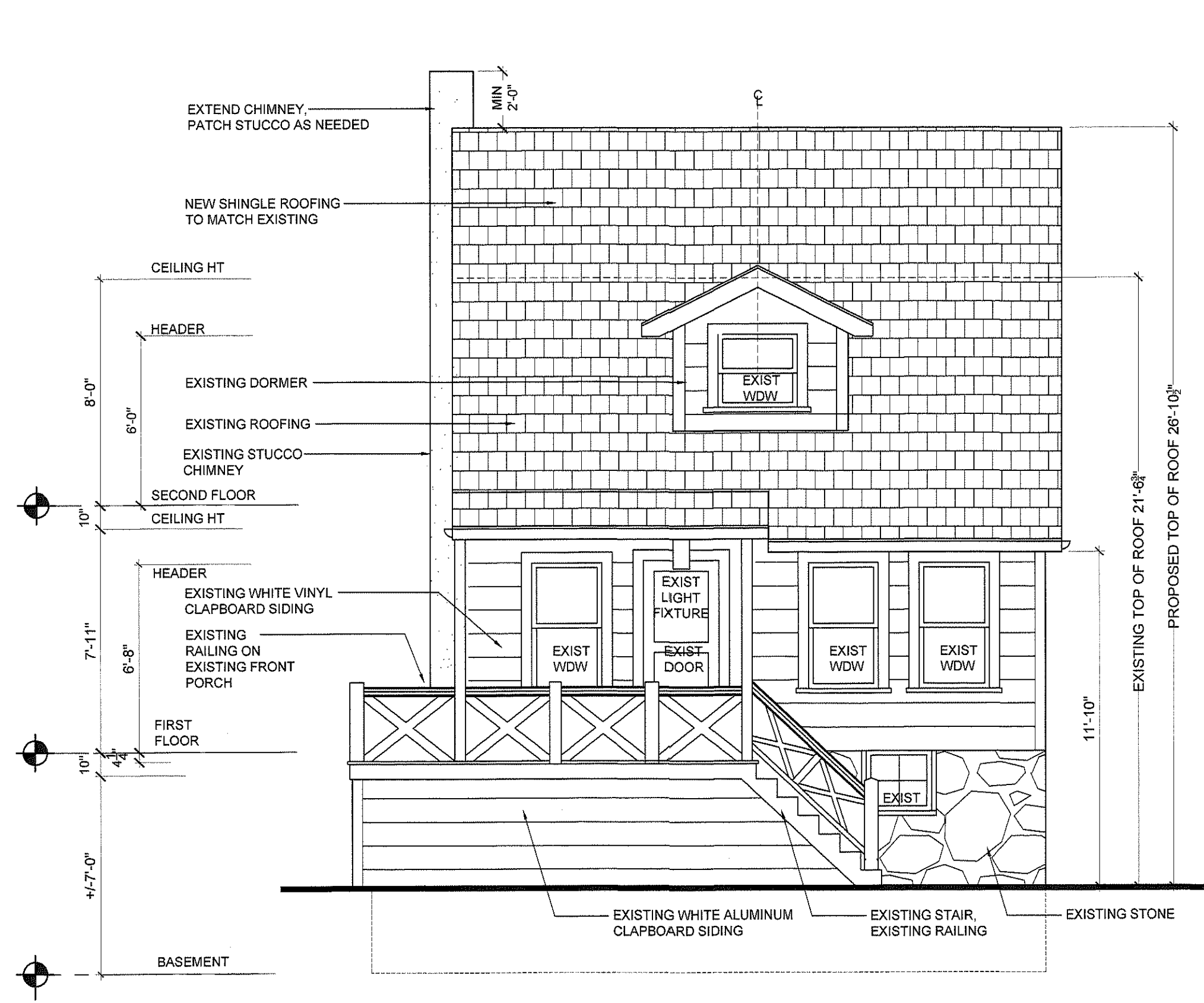
Drawing Title

**PROPOSED  
FLOOR PLANS**

Scale:  
**AS SHOWN**

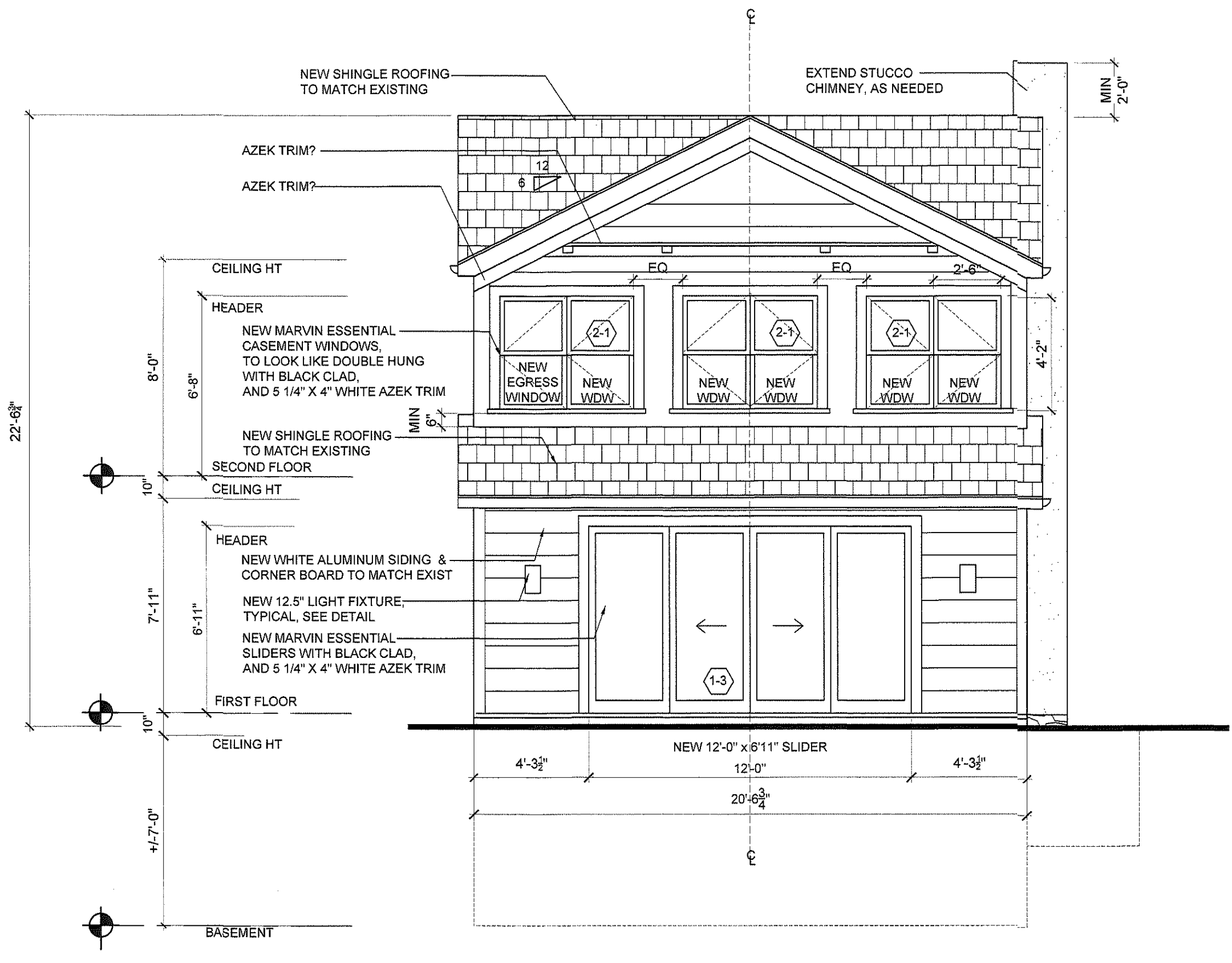
A-1





WEST ELEVATION

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



EAST ELEVATION

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

## WINDOW SCHEDULE

CONTRACTOR TO VERIFY FIT OF NEW WINDOWS IN EXISTING OPENINGS PRIOR TO ORDERING

No	Description	Manufacturer/Model No.	Sash Size	Notes	#
<b>FIRST FLOOR</b>					
1-1	Casement Window	Marvin Essential	1'-2" x 3'-6"	(1) sets of (2) Mull'd with 1-2	1 set of (2)
1-2	Picture Window	Marvin Essential	3'-0" x 3'-6"	Mull'd with 1-1	1
1-3	Sliders	Marvin Essential	12'-0" x 6'-11"	(4) 3'-0" panels	
1-4	Single Hung	Marvin Essential	3'-0" x 2'-0"	Mull'd together	2
<b>SECOND FLOOR</b>					
2-1	Casement to look like Single Hung Window	Marvin Essential	2'-6" x 4'-2"	Egress Mull'd into two window units	6 (3 sets of 2)

### WINDOW & GLASS DOOR NOTES:

- All new windows & glass doors will have the following features:
  - Exterior color: black—to be approved by Owner and Architect before ordering.
  - Interior: TBD
  - Glass: Double insulated low-e
  - Hardware: — sample to be approved by Owner before ordering.
  - Screens: High Visibility Mesh — color to be determined by interior finish.
  - U-value = 0.28
  - All safety glass to be laser etched
- Owner & Architect to review and approve window order prepared by window company before ordering

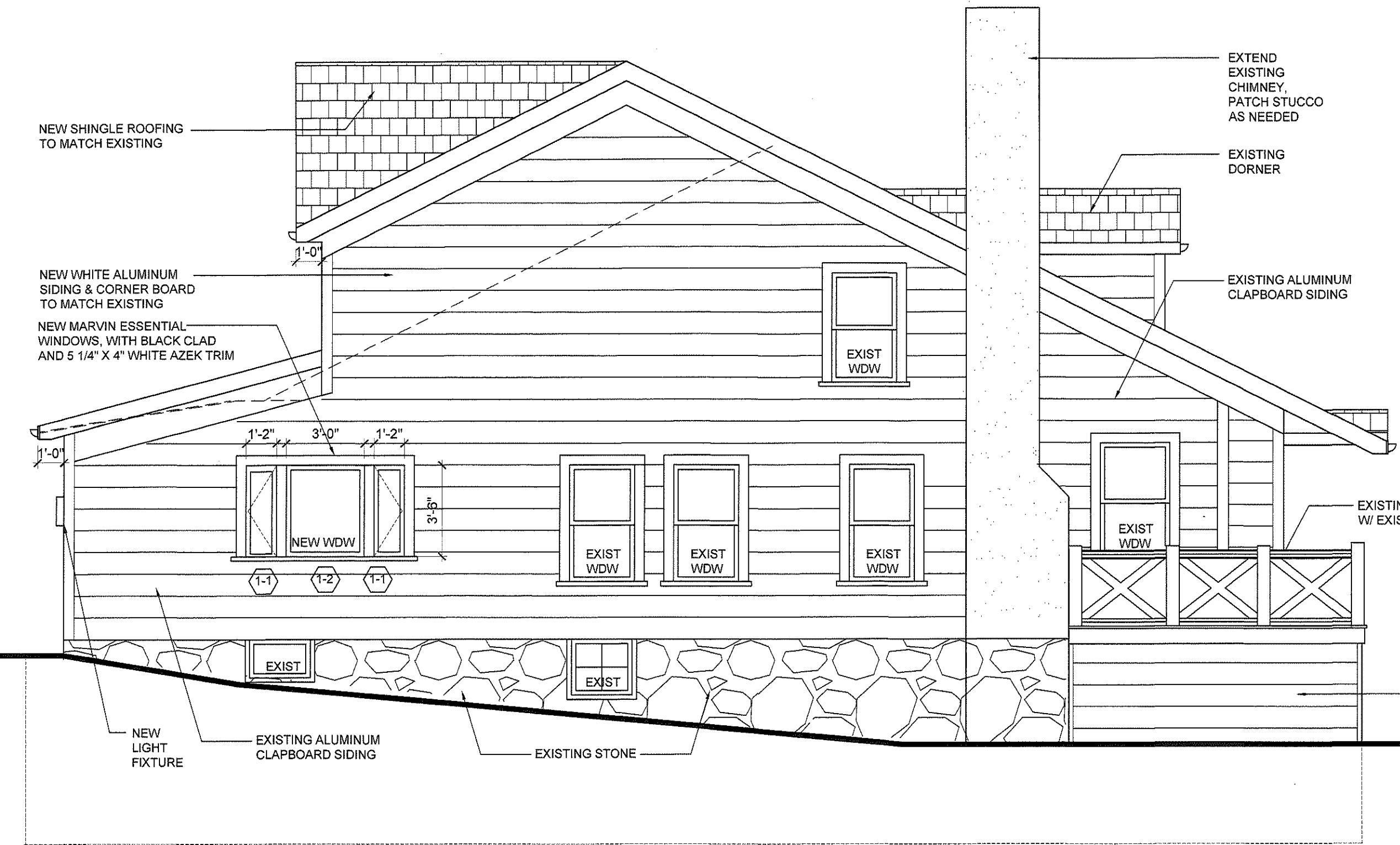
## DOOR SCHEDULE

### DOOR SCHEDULE

<b>BASEMENT</b>					
A	Access door	Simpson	2'-4" x 6'-X		1
<b>FIRST FLOOR</b>					
B	Door to basement	Simpson	2'-6" x 6'-8"	1 hour, fire-rated, self-closing	1
C	Pocket Door	Simpson	2'-6" x 6'-8"		1
<b>SECOND FLOOR</b>					
D	Pocket Door	Simpson	2'-6" x 6'-8"		1
E	Pocket Door	Simpson	2'-4" x 6'-8"		2

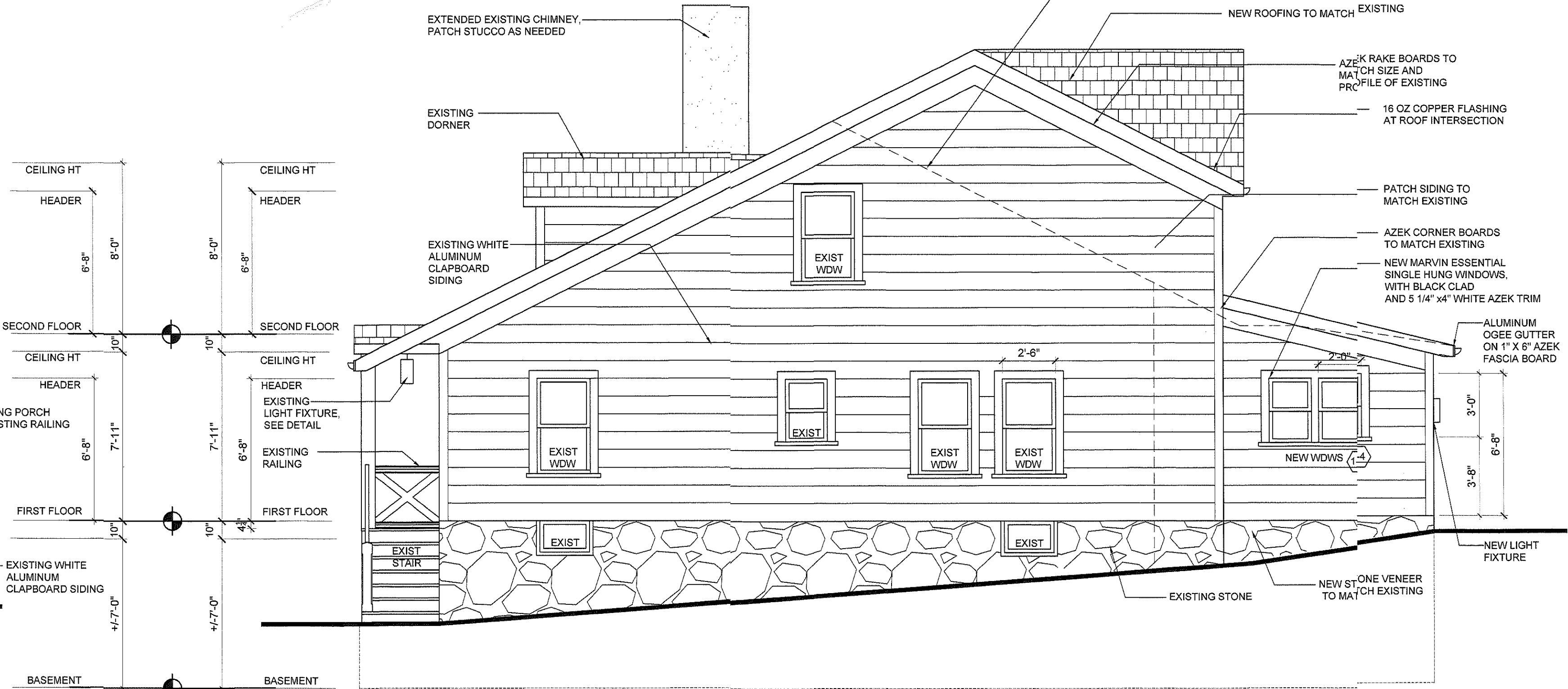
### DOOR NOTES:

- All new doors to be solid core single-panel to match existing.
- Contractor to provide an allowance for and install all new door hardware.
- Owner to supply all door hardware.



NORTH ELEVATION

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



SOUTH ELEVATION

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

RENOVATION AND EXTENSION TO THE

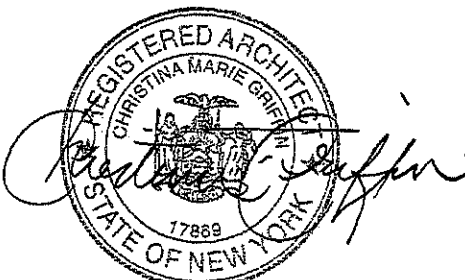
JACOB RESIDENCE

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CHRISTINA GRIFFIN ARCHITECT

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Hastings-on-Hudson, New York 10706  
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www.christinagriffinarchitect.com

Date: BUILDING PERMIT SUBMISSION 8-21-20  
PRE-BID DRAWINGS 8-25-20  
PLANNING BOARD SUBMISSION 10-25-20  
ZONING BOARD SUBMISSION 11-18-20  
AHER BOARD SUBMISSION 12-10-20  
BUILDING PERMIT SUBMISSION 1-13-21  
Drawing Title: ELEVATIONS  
Scale: AS SHOWN



A-2



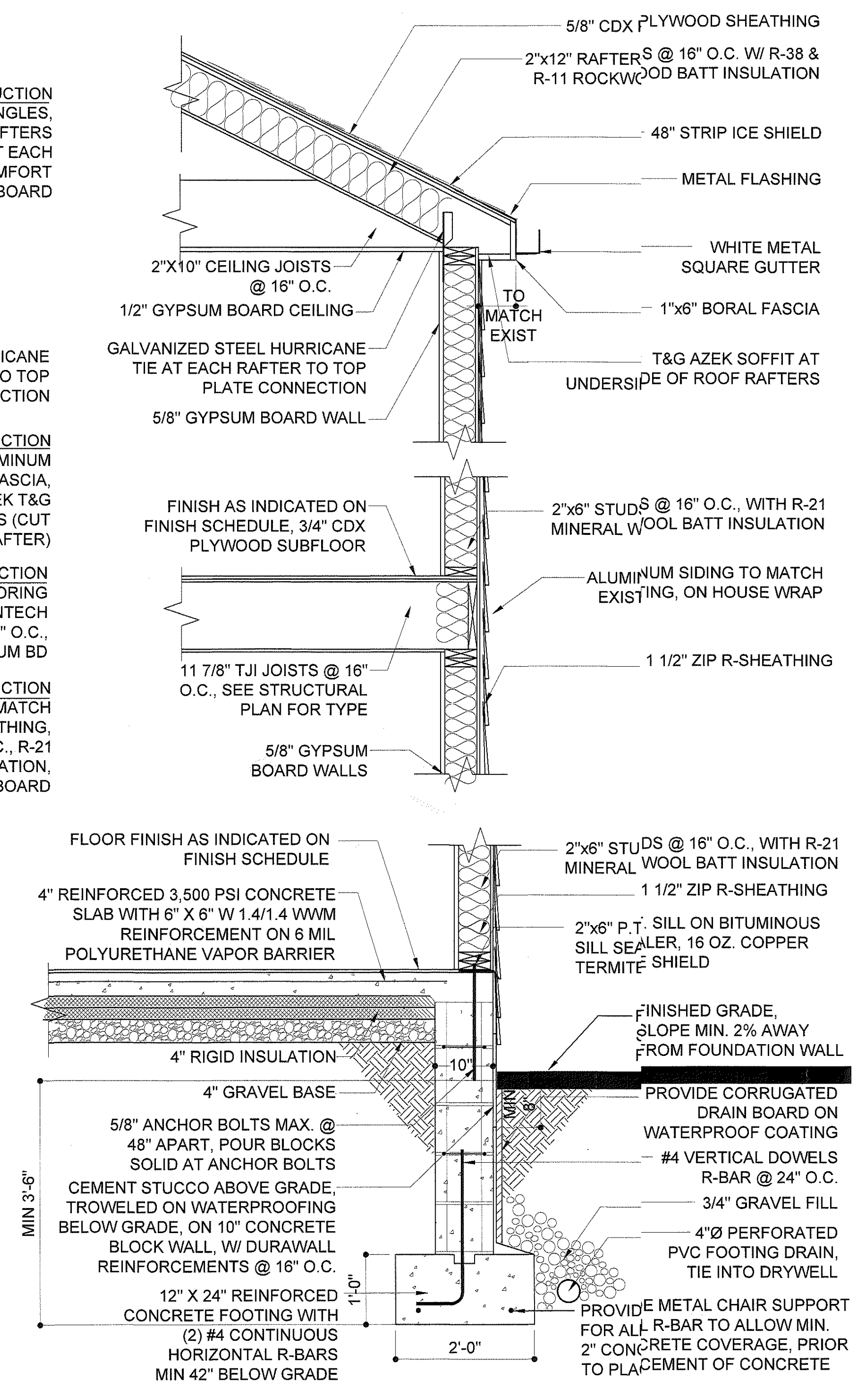
RENOVATION AND EXTENSION TO THE  
**JACOB RESIDENCE**  
110 BUENA VISTA DRIVE, DOBBS FERRY, NY 10522

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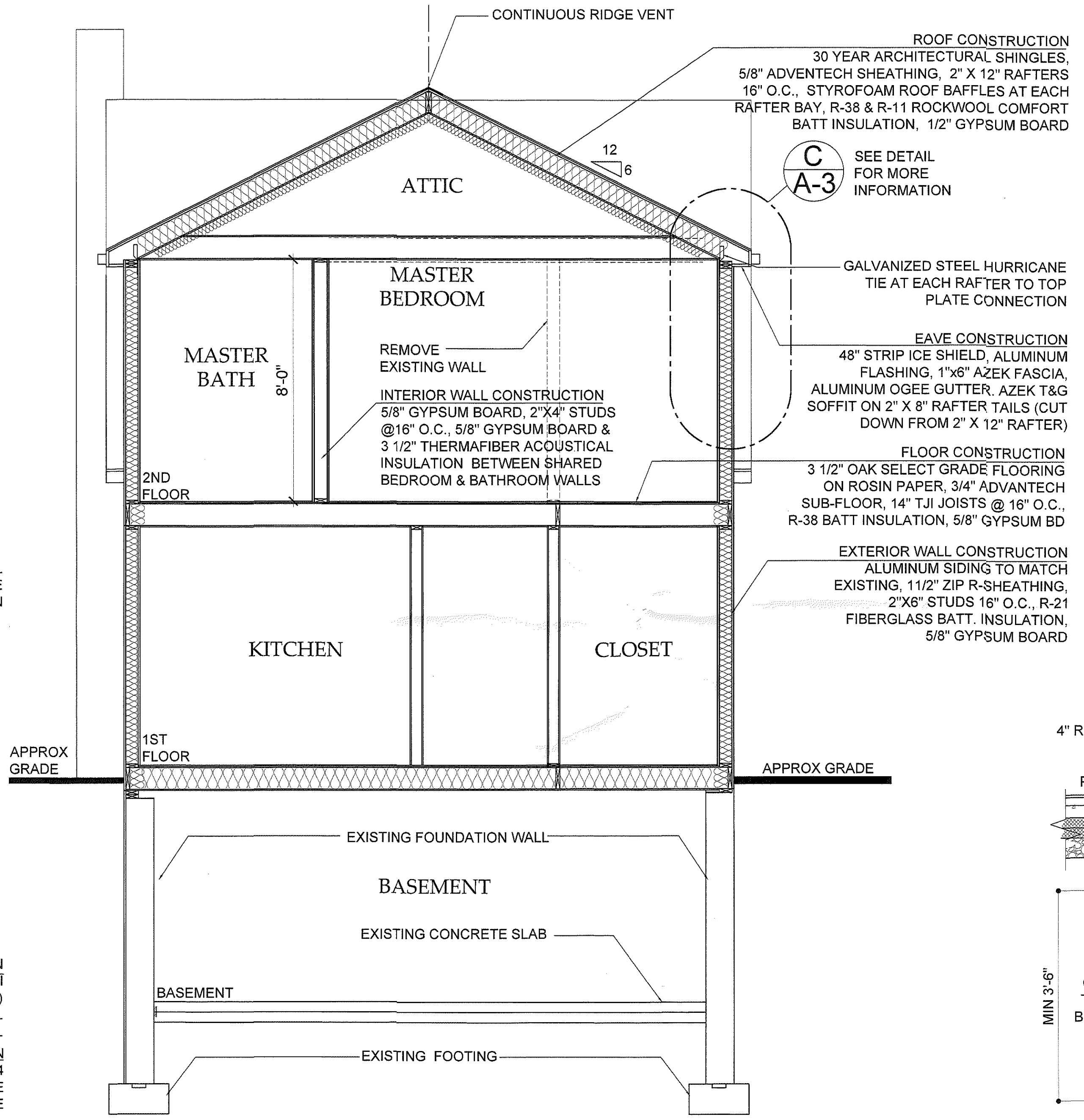
DATE: BUILDING PERMIT SUBMISSION 8-21-20  
PRE-BID DRAWINGS 8-25-20  
PLANNING BOARD SUBMISSION 10-26-20  
ZONING BOARD SUBMISSION 11-18-20  
AHERB BOARD SUBMISSION 12-10-20  
BUILDING PERMIT SUBMISSION 1-13-21

Drawing Title  
BUILDING SECTIONS  
WALL SECTION  
Scale:  
AS SHOWN

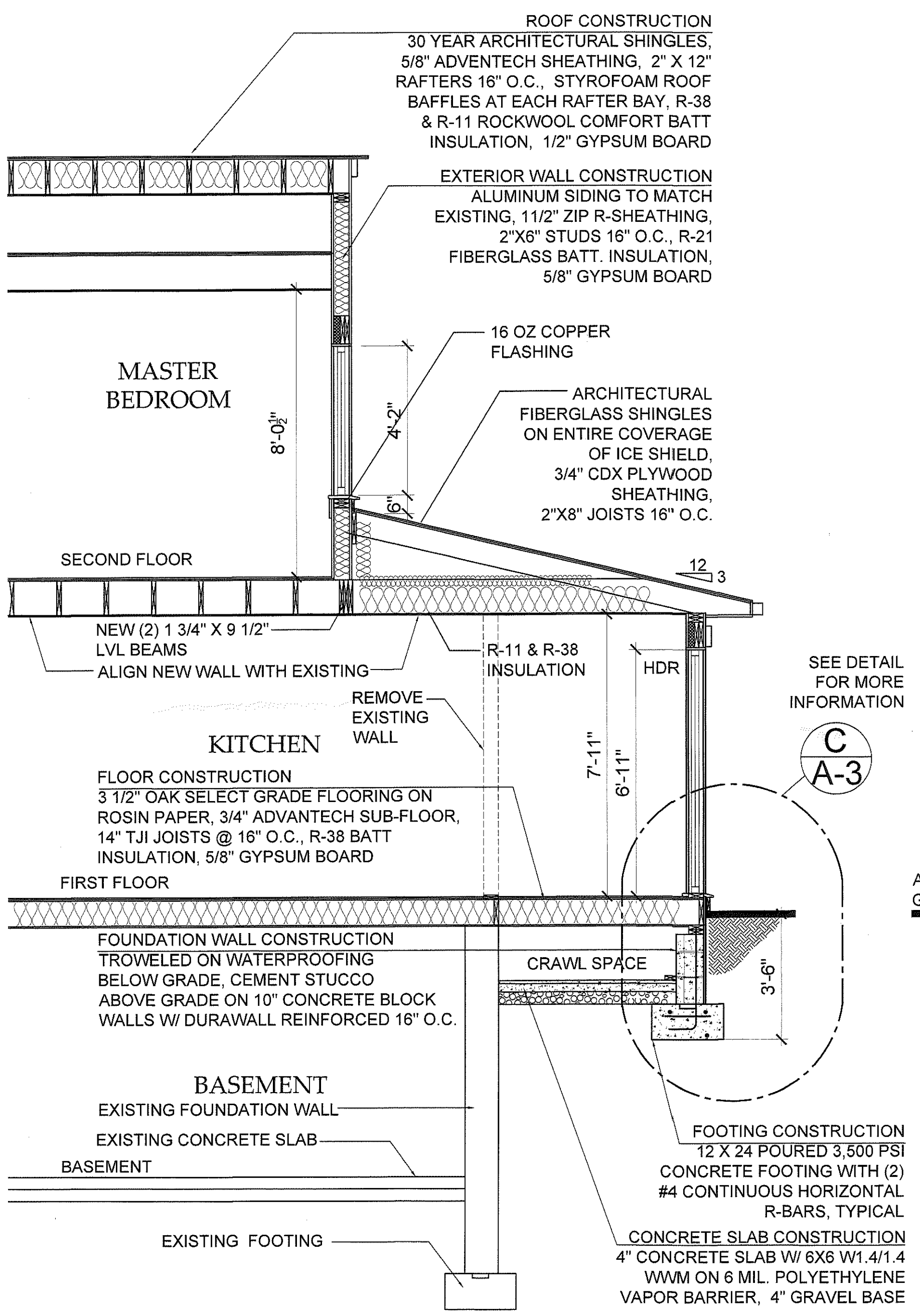
**A-3**



**C**  
**A-3** WALL SECTION DETAIL  
SCALE: 3/4" = 1'-0"

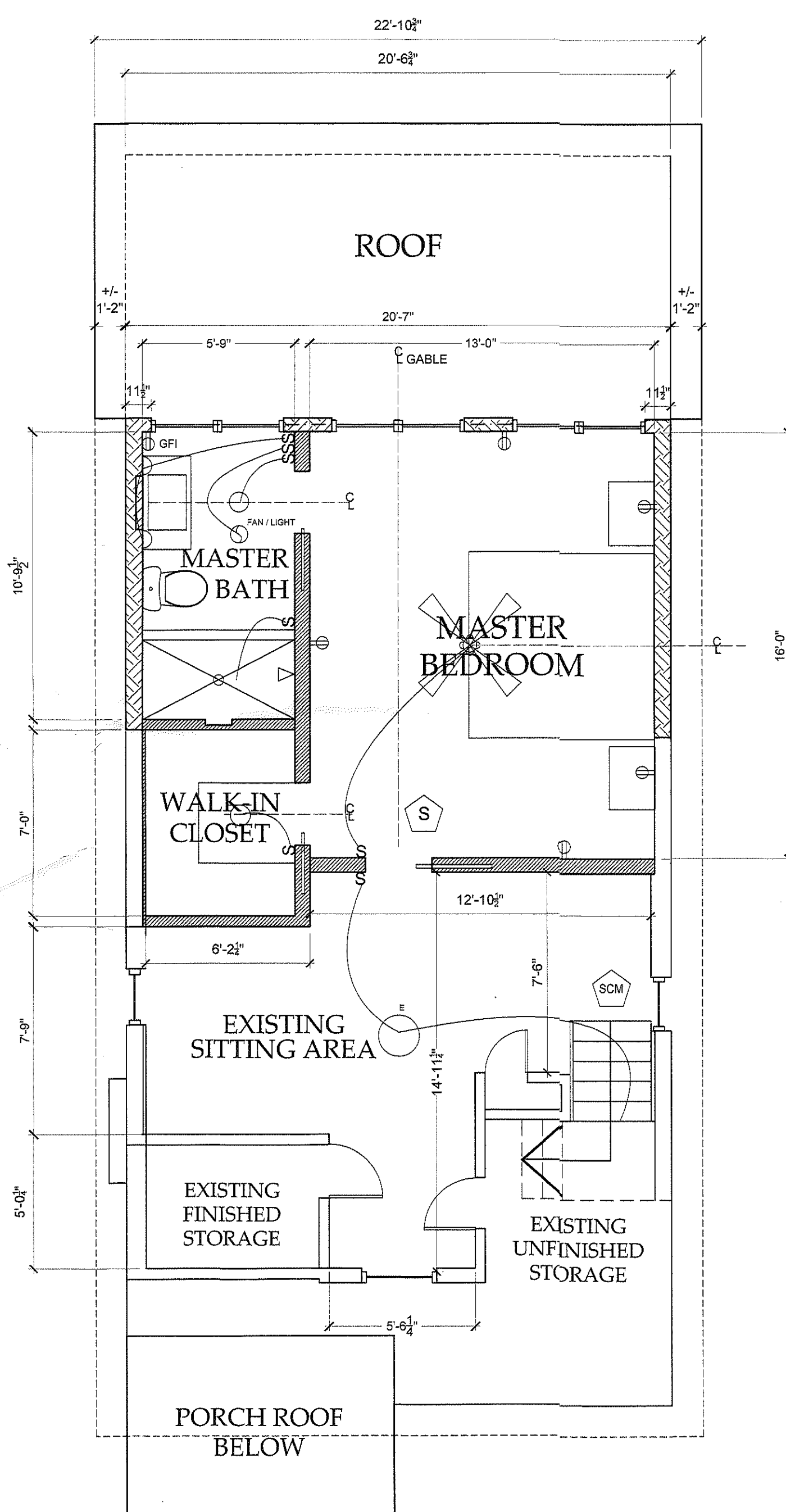
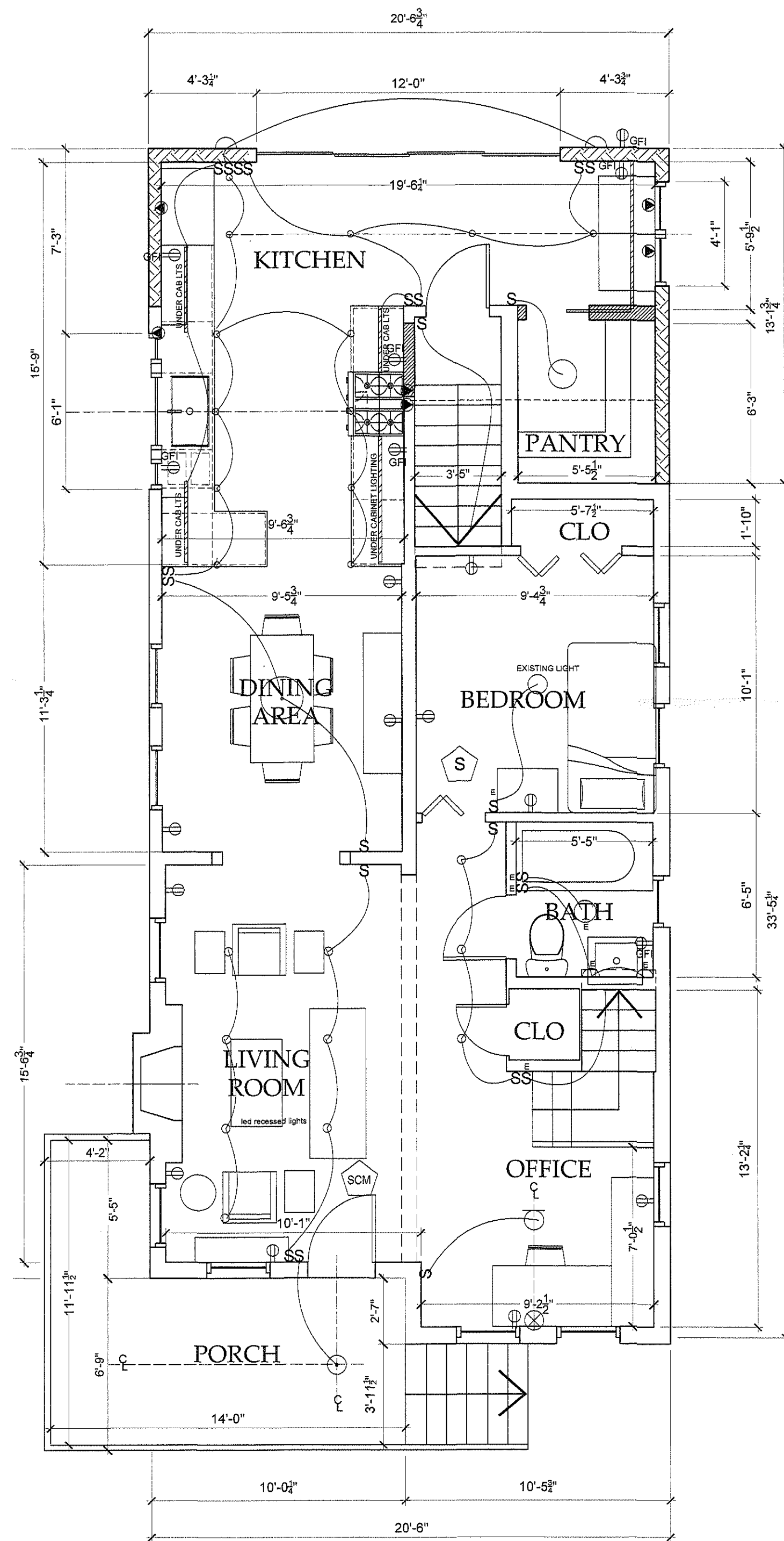
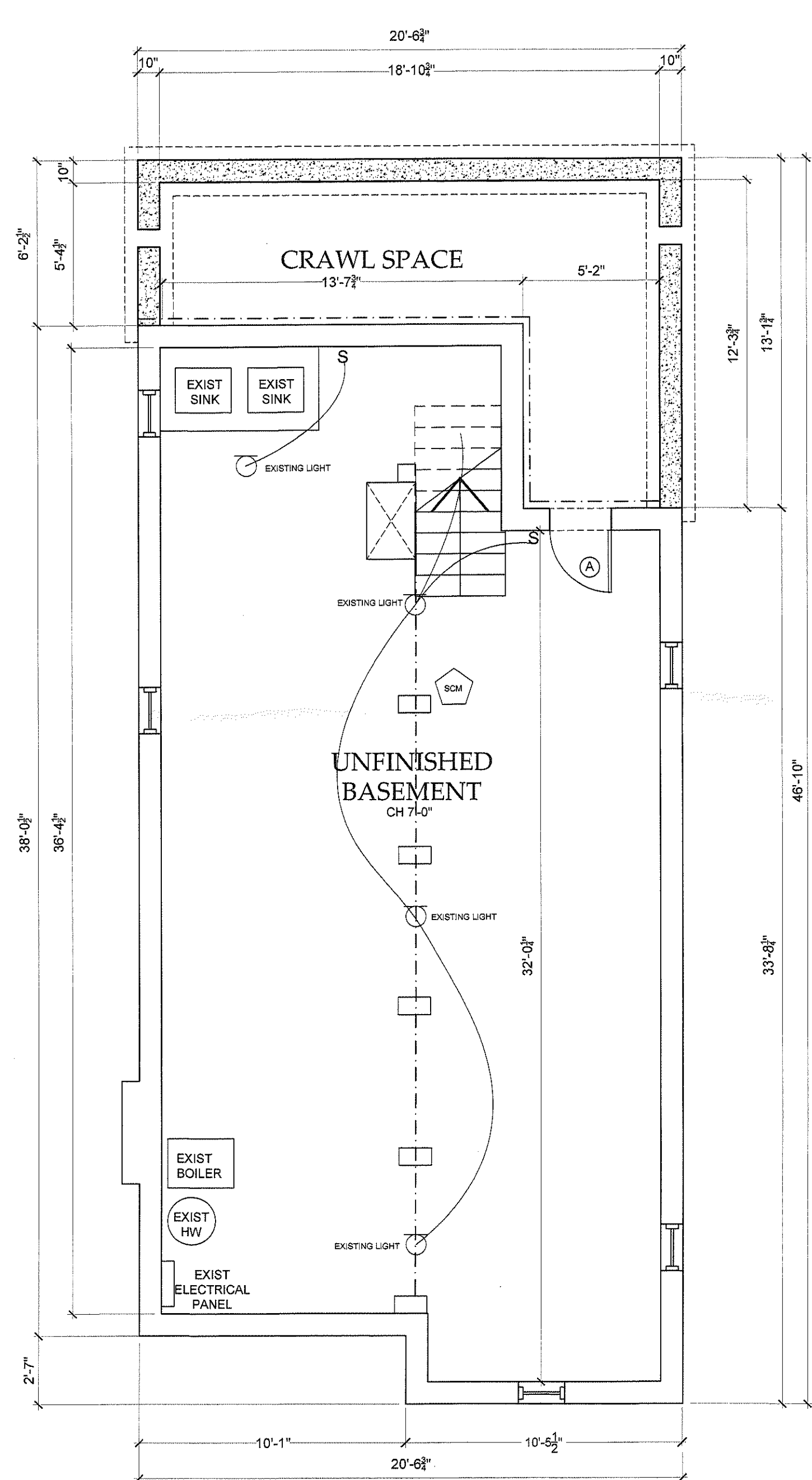


**B**  
**A-3** BUILDING SECTION  
SCALE: 3/8" = 1'-0"



**A**  
**A-3** BUILDING SECTION  
SCALE: 3/8" = 1'-0"





## ELECTRICAL LEGEND

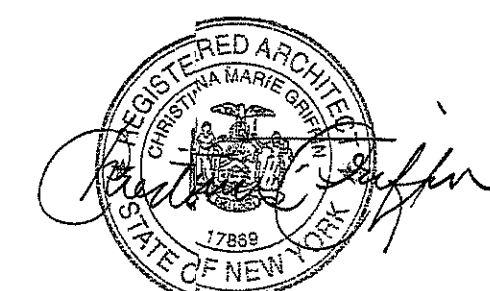
DUPLEX	HARDWIRED SMOKE DETECTOR
QUAD OUTLET	MONOXIDE DETECTOR
BRASS FLOOR OUTLET	HEAT DETECTOR
DIRECT LINE	SPEAKER OUTLET
TELEPHONE/DATA OUTLET	THERMOSTAT
GROUND FAULT INTERRUPTER OUTLET	HARDWIRED DOOR BELL
SWITCH	GRADE LEVEL LANDSCAPE LIGHT
DIMMER	FLOOD LIGHTS
EXISTING	CAT5 TELEPHONE OUTLET
RECESSED LT FIX	CAT5 COMPUTER OUTLET/ RJ45 RECEPTACLE
LOW VOLTAGE MR16 RECESSED LT. FIXTURE	HVAC GRILLE
LOW VOLTAGE MR16 ADJUSTABLE REC. LT. FIXTURE	ADJUSTABLE RECESSED LIGHT FIXTURE
TRACK LT FIX	RECESSED SHOWER LIGHT FIXTURE
CLG MTD LT FIX	UNDER CAB. LT FIX
WALL MTD LT FIX	UNDER CAB. LT FIX
PORCELAIN LT FIX	FLUORESCENT LT FIX
PENDANT LT FIX	CEILING FAN
LOW VOLTAGE PENDANT LT FIX	CEILING FAN W/ LT FIX.
EXHAUST FAN	
GRADE LEVEL, LOW VOLTAGE LT. FIX WIRE TO 300 WATT TRANSFORMER	
EXHAUST FAN/ LT FIX	

## ELECTRICAL NOTES

- ALL OUTLETS AND LIGHT FIXTURES ARE NEW UNLESS SHOWN WITH "E" FOR EXISTING.
- CONTRACTOR TO SUPPLY ALL RECESSED LIGHT FIXTURES IN ACCORDANCE WITH OWNERS' SPECIFICATIONS. ALL OTHER LIGHT FIXTURES, EXHAUST FANS, & PADDLE FANS, TO BE PROVIDED BY OWNER, AND INSTALLED BY CONTRACTOR.
- ALL CAT5 TELEPHONE, CAT6 COMPUTER AND RG6 CABLE TV WIRE TO HAVE HOME RUNS TO ENTRY POINT LOCATION IN BASEMENT. LOCATIONS TO BE DETERMINED BY OWNER.
- IN ACCORDANCE WITH CURRENT NATIONAL ELECTRICAL CODE, 4 HARDWIRED SMOKE AND HEAT DETECTORS, AND CARBON MONOXIDE DETECTORS SHALL BE PROVIDED AS FOLLOWS:
  - 1 HARDWIRED SMOKE DETECTOR PER FLOOR.
  - 1 SMOKE DETECTOR PER BEDROOM & STUDIO
  - 1 SMOKE DETECTOR PER HALL OUTSIDE BEDROOMS.
  - 1 HEAT DETECTOR AT KITCHEN AND UTILITY ROOM.
  - 1 HARDWIRED CARBON MONOXIDE DETECTOR AT GARAGE.
  - 1 HARDWIRED CARBON MONOXIDE DETECTOR PER FLOOR.
- ELECTRICIAN PROVIDE COST FOR ALL LABOR & MATERIALS FOR INSTALLATION OF ELECTRICAL RECEPTACLES NECESSARY TO MEET CURRENT NATIONAL ELECTRICAL CODE IN CONTRACT.
- ALL SMOKE AND CARBON MONOXIDE DETECTORS TO BE AT LEAST 6'-0" FROM A BATHROOM DOOR. NO SMOKE AND CARBON MONOXIDE DETECTORS TO BE INSTALLED IN THE KITCHEN.
- FIRE ALARM SYSTEM TO BE LOW VOLTAGE ADDRESSABLE SYSTEM WITH HORN AND STROBES AS PER NYS FIRE CODE AND TO BE SUBMITTED SEPARATELY TO BE REVIEWED BY HASTINGS-ON-HUDSON FIRE INSPECTOR.
- ALL LIGHTING SHALL COMPLY WITH SECTION 300-11.4.

## MECHANICAL NOTES

- RANGE HOODS SHOULD BE DISCHARGED TO THE OUTDOORS THROUGH A DUCT. THE DUCT SERVING THE HOD SHALL HAVE A SMOOTH INTERIOR SURFACE, SHALL BE AIR TIGHT, SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER AND SHALL BE INDEPENDENT OF ALL OTHER EXHAUST SYSTEMS. DUCTS SERVING RANGE HOODS SHALL NOT TERMINATE IN AN ATTIC OR CRAWL SPACE OR AREAS INSIDE THE BUILDING AS PER M1503.1
- DUCTS SERVING RANGE HOODS SHALL BE CONSTRUCTED OF GALVANIZED STEEL, STAINLESS STEEL, OR COPPER AS PER M1503.2.
- WOLF 34"x19" PRO LINER HOOD, 600 CFM 120 VOLT, 15 AMPS, 8" DUCT & WALL CAP.
- NEW EXHAUST FAN TO HAVE 8" DIA. DUCT WITH DAMPER, CONNECTED TO EXTERIOR VENT.
- ALL BATH EXHAUST FANS TO HAVE A MINIMUM OF 50 CFM, 4" DIA. METAL DUCT CONNECTED TO EXTERIOR VENT.
- ALL AIR CONDITIONING EQUIPMENT IS EXISTING TO REMAIN.
- STEAM BOILER IS EXISTING TO REMAIN WITH CONVERSION UNIT TO SUPPLY HOT WATER TO NEW HEATING ELEMENTS.



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 Building Permit Submission 1-13-21

Drawing Title:  
 ELECTRICAL  
 PLANS  
 Scale:  
 AS SHOWN

**E-1**