Plan Submittal Form

Address: 3 Chestnut Ridge WAY

Application #:

Project: Stucco

Name: Vincent Clare

Email: Vinny@Designcontractorscorp.com

Phone: 347 620 - 8101

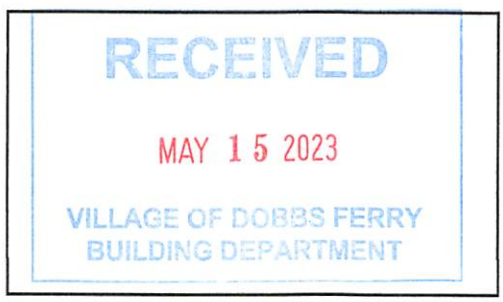
Plans attached are being submitted for (check appropriate box):

- ☑ Building permit application 1 PDF copy & 2 paper copies ¼ scale
- ☐ Amendment to an application or permit, 2 sealed copies
- ☐ Final As Built to close permit, 1 sealed copy
- ☐ Final survey to close permit, 1 sealed copy

Plans attached are submitted at the direction of the Building Inspector for review by the following board (check all that apply):

- ☐ BOT- 1 PDF copy + 5 paper copies ¼ scale
- ☐ PB - 1 PDF copy + 4 paper copies ¼ scale
- ☐ ZBA - 1 PDF copy + 4 paper copies ¼ scale
- ☑ AHRB – 1 PDF copy + 2 paper copies ¼ scale

Received Stamp:



SUBMISSION REQUIREMENTS FOR SMALL SCOPE PROJECTS

Definition of a Small Scope Project: The modification of existing structures that do not affect height, bulk, mass, square footage, footprint, or roof structure; including, but not limited to: the construction, reconstruction, replacement or alteration of any elevation, façade, storefront, window, door or fence. This shall also include any freestanding or retaining wall with an exposed face or facade exceeding 30" in height at any place along the wall.

Applicant Name: Vincent Clare Date Filed: _____

Property Address: 3 Chestnut Ridge Way

Check Application Type (may be more than one):

☑ Façade Change ☐ Storefront ☐ Windows and Doors ☐ Fence or Wall

Description of Proposed Work:

Update siding to Stucco

A copy of this completed form is to be included as a cover sheet for submissions to the AHRB.

In the table below, please indicate the type of submission by checking the applicable box or boxes indicated. Items denoted • in the column below your project type are the minimum required items for a complete application to the AHRB. Please indicate the type of submission. Please indicate by initialing each box in the appropriate column confirming that the information has been submitted. Do not initial for items if they are not included.

The AHRB reserves the right to ask for any additional information as specified on this form, if not included in the initial application, and may deem the application incomplete and not ready for review until this information is included. Resubmissions should reflect all comments made at the previous meeting and should be indicated with a note or a bubble on the plan, and shall include any additional requested information.

☑ ☐ ☐ ☐ ← Check Box (or Boxes) Above Appropriate Columns

Initial Below ↓	Façade Change	Storefront	Windows & Doors	Fence or Wall	REQUIRED PLAN AND DOCUMENT SUBMISSION 1 PDF & 2 Paper COPIES OF EACH ITEM (unless otherwise specified)
VC	•	•	•	•	Proof of notification of the AHRB hearing to owners of properties within 200 feet of the subject property by certified mailing in the form of an affidavit as per 300-18 F (One copy only)
VC	•	•	•	•	Photo of subject property showing "Under AHRB Review" sign as per 300-28-G (2). (One copy only)
VC	•	•	•	•	Aerial site location map noting proposed building site and all nearby existing buildings. (Google Maps satellite view may be used.)

CONTINUED ON NEXT PAGE

← Check Box (or Boxes) Above Appropriate Columns

Initial Below ↓	Façade Change ☑	Storefront ☐	Windows & Doors ☐	Fence or Wall ☐	REQUIRED PLAN AND DOCUMENT SUBMISSION 1 PDF & 2 Paper COPIES OF EACH ITEM (unless otherwise specified)
VC	•	•	•	•	Detailed design/construction drawings, at a legible and minimum ¼" scale, of affected elevations of both existing and proposed conditions.
VC	•	•	•	•	Material, finish and color schedule is included on submitted plans.
	•	•	•	•	Specification sheet for each new exterior light fixture.
	•	•	•	•	Specification sheets for each new window, door, fence, etc.
	•	•	•	•	Provide a note on plan indicating that all exterior lighting shall comply with section 300-41
	•	•	•	•	Sections through important elevations.
	•	•	•	•	Sections through typical trim at a scale to clearly show profiles, trims, corners and their sizes if applicable
VC	•	•	•	•	Photos of all affected sides of existing structure.
VC	•	•	•	•	(One set only) Actual material, finish and color samples to be presented at AHRB meeting.
				•	Site Plan or current Survey
				•	Landscape Plan

Applicant Name: Vincent Chase Signature: Vincent Chase Date_____

By signing this form you are affirming that you have included all the required information listed above.

Complete application received by the Village of Dobbs Ferry, on behalf of the Dobbs Ferry AHRB by:

Name_____ Signature_____ Date_____

Advantages of EIFS

In many markets sustainable building, and in particular energy efficiency in buildings, has become a key benchmark of successful building designs. Today Architects are quick to see the benefits that these sustainable EIFS building systems give. They not only allow designers a very large degree of design flexibility, but also typically generate an excellent Return on Investment (ROI) and provide a compelling cost-to-benefit rationale.

EIFS is ideal as it can be applied to both new and existing buildings. In fact, many older buildings are rejuvenated and given a facelift using Terraco EIFS, because these systems are applied to the exterior of a building, not the interior. Importantly internal living space is not sacrificed - and critically there is no need for occupants to vacate the building while installing the Terraco EIFS, which makes EIFS perfect for renovation work.

One of the largest benefits of EIFS is that it can be used for renovation projects, and with the rising cost of energy in many countries across Europe and Russia, older buildings are now being made energy efficient structures using Terraco EIFS. The same principal can be applied in the Middle East and Australasia to existing buildings, be they hospitals, hotels, commercial centres, shopping malls, warehouses, schools, universities, even a private residence.

The Terraco Group has been pioneering the development and production of Exterior Insulation Finishing Systems since the 1980's. Terraco has numerous international EIFS quality certifications and approvals - EOTA (European), BBA (British Agrément), the US FED Specification Certification, as well as certification from Ireland, Russia, Turkey, China, Korea and the UAE.

The versatility and dusrability of Terraco EIFS makes it ideal for new build as well as renovations projects.

Why use Terraco EIFS?

Because it:

- Has a proven track record
- Comes with a guarantee backed performance
- Is a quality system supported by international certifications
- Substantially reduces the cost of cooling and heating
- Has a proven contribution to Green Building
- Saves non-renewable resources
- Reduces greenhouse gas (Co2) emissions
- Promotes indoor comfort & improved quality of life
- Eliminates condensation on walls and ceilings
- Enhanced soundproofing
- Has excellent impact resistance
- Allows for cost effective external wall architectural detailing
- Does not require the occupants to vacate during installation
- Does not waste internal living space
- Gives a great return on investment (approximately 5-6 years)

System Detail Review - Ensure that the follow are correctly designed and reviewed prior to commencing installation:

1. Window and door reveals
2. Parapet capping
3. Bottom of walls - grade or pavement
4. Penetrations - gutter down-pipes, fixtures, outlets, signage etc.
5. Aesthetic features
6. Expansion joints
7. Abutments to dissimilar materials
8. Roof / wall intersection
9. Flashing locations
10. Window sills / over-sills
11. Roofing

Installation Process

While the installation process shown here relates to a Terarco EIFS Alpha system using EPS (Expanded Polystyrene) insulation boards, the following steps are essentially very similar when using G-EPS, XPS or MW insulation boards. The steps shown here are to information and guideline purposes only.

STEP 1
STARTER BASE PROFILE

- Install level line above ground level.
- Use corrosion resistant screws / fasteners.

STEP 2
INSULATION BOARDS

- Apply Terraco Styrofix adhesive using notched trowel or spot method.
- Install boards horizontally, staggering boards. Overlap at substrate joints.

STEP 3
MECHANICAL FASTENERS

- Insert once Styrofix adhesive is fully cured.
- Intall sufficient fasteners per m² depending on building height.

STEP 4
REINFORCING MESH

- Apply even layer of Styrobond DP ± 1.5-2.0 mm
- Cut mesh to workable lengths and embed into Styrobond DP basecoat. Ensure minimum 10 cm overlap and reinforce corners.
- Apply 2nd coat of Styrobond DP to achieve overall thickness of 3-5 mm.

STEP 5
PRIMER

- Styrobond DP basecoat must have cured a minimum of 72 hours before applying the primer.

STEP 6
DECORATIVE FINISH

- A wide range of textures, colours and finishes are available.
- A clear topcoat (Terracoat Stain or Kode 8) may be required / recommended.

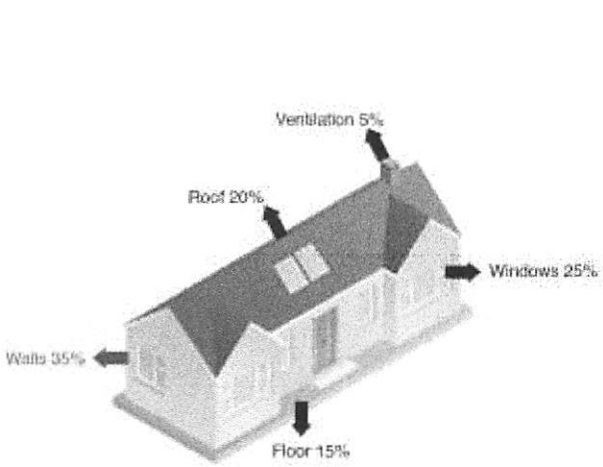
Why should buildings be insulated?

Save our planet!

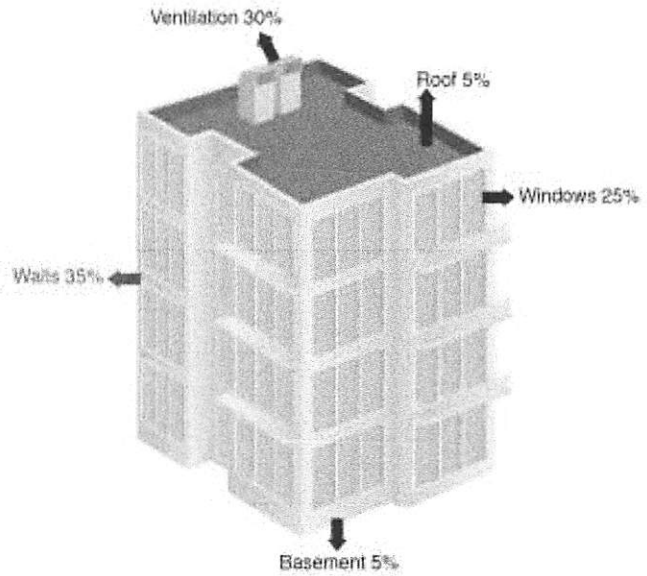
In many countries today, obligatory energy certification has been introduced which directly influences the market value of the building. A building's operating cost depends very much on its energy performance – the heating / cooling effectiveness and hot water supply. High energy consumption in most cases is caused by excessive heat / cooling loss through a building's walls. How well a building is insulated is seen in the building's annual energy consumption.

Walls are an area subjected to the process of heat / cooling (energy) and moisture migration, as a wall separates the climatic conditions between the inside and outside. Heat always transfers itself from an area of higher temperatures to cooler areas. For example, in the winter heat transfers from the inside to the outside cooler temperatures, and visa versa where in hot climates the cooler typically air conditioned air attracts the outside heat through the wall.

It is not only the walls that are responsible for the escaping heat / cooling loss, but also the roof, ventilation areas such as chimney's, and foundations. The following diagrams clearly show how a buildings external walls contribute to heat / cooling loss.



SINGLE FAMILY HOME

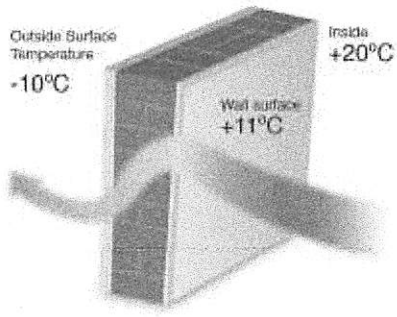


MULTI-STORY BUILDING

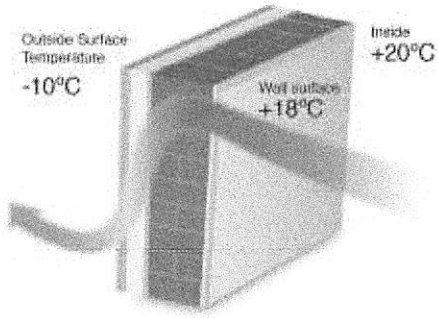
The amount of energy required to maintain a comfortable indoor temperature is much higher in the case of non-insulated walls. In thermally insulated walls the biggest temperature difference appears inside the insulated materials, which then provides good temperature control on the indoor environment.

The following diagrams demonstrate how external walls contribute to total heat loss, regardless of the type of building. Hence the external walls, including cold joints such a balconies etc., need to be insulated by external insulation systems. Terraco EIFS is able to reduce the flow of heat / cooling through the walls.

Cold Climates

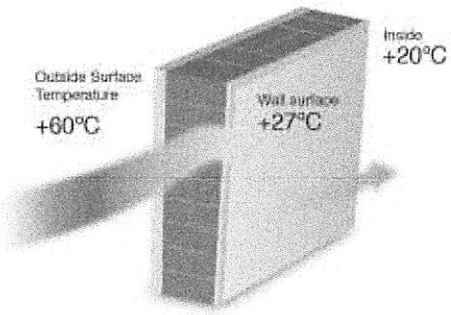


No thermal insulation causes a cooling down of the internal wall surface.

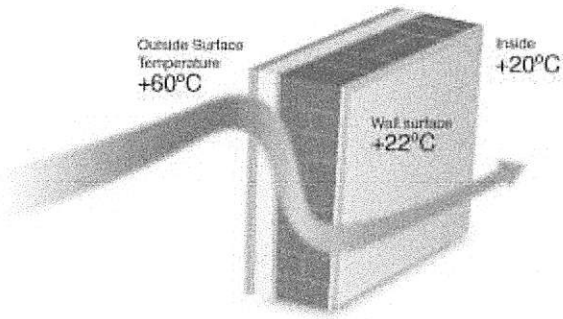


Thermal insulation causes an increase in temperature of the internal wall surface.

Hot Climates



No thermal insulation causes the internal wall surface to heat up.



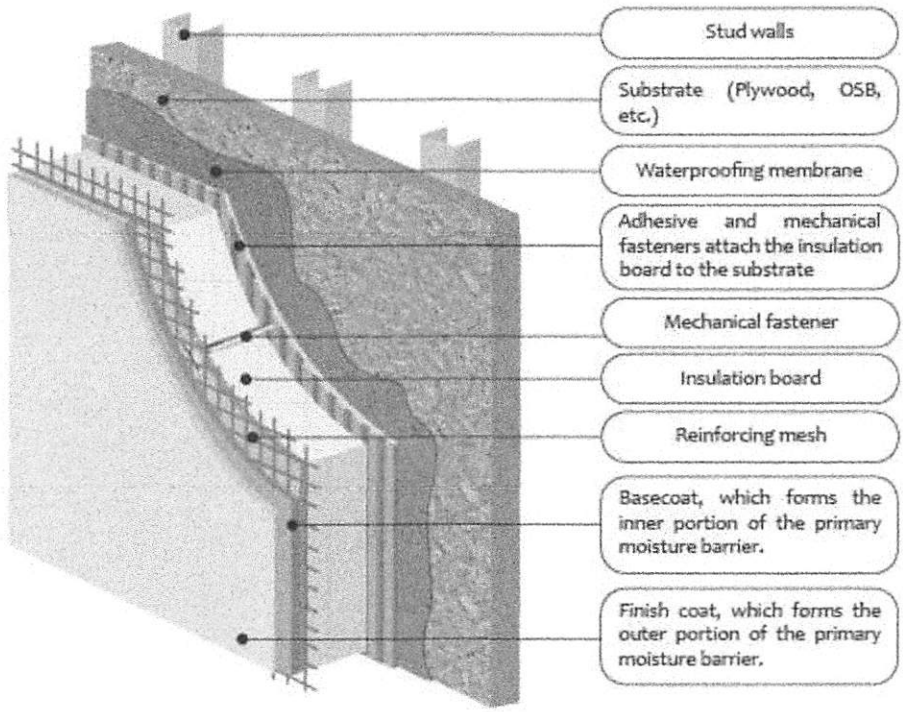
Thermal insulation causes a decrease in the temperature of the internal wall surface.

The decrease in fuel consumption in thermally protected buildings have positive ecological effects. With the consumption of non-renewable energy resources reduced, less CO_2 emissions are released which are responsible for the greenhouse effect of global warming. Terraco EIFS provides the solution – Save energy. Save money!

In many countries where EIFS is used, the drive towards energy efficiency in buildings is legislation driven. All buildings have to have an Energy Rating Certificate which will classify it according to its energy efficiency. This certificate must be shown to a new purchaser prior to making an offer, hence it will have a direct effect on the price.

In Europe, as per the KYOTO Protocol, there is strict control on U-Values for all new building permits. Many of these countries also have various financial incentive schemes in place to improve energy efficiency of existing houses. As a result, these incentive schemes have resulted in a huge growth in the EIFS renovation market throughout the colder areas of Europe.

(https://www.youtube.com/watch?v=1qkzNLpvZCs&feature=em-upload_owner)



What is the difference between Stucco and EIFS / ETICS?

While similar in appearance to stucco (or conventional rendered plaster), EIFS / ETICS is an exterior wall cladding system that consists of components and installation requirements very different from traditional stucco. EIFS / ETICS also requires very different care and maintenance than its "look-alike" cousin, traditional EIFS stucco.

To function properly, EIFS / ETICS needs to be architecturally designed and installed as a system by trained applicators.

EIFS / ETICS Components

While giving the appearance of stucco (or conventional rendered plaster), EIFS / ETICS is actually a multi-layered wall system that consists of the following components:

- Adhesive – Used to "glue" the insulation board to the exterior wall surface.
- Insulation Board - Made of polystyrene or mineral wool which is secured to the exterior wall surface.
- Mechanical Fasteners – Used to fasten the Insulation Board to the exterior wall surface.
- Base Coat - Applied on top of the insulation and reinforced with EIFS glass fibre mesh.
- Finish Coat - Applied on top of the primed base coat giving a decorative, durable, crack-resistant finish.

The History of Terraco EIFS / ETICS

Terraco first launched its EIFS / ETICS systems in Turkey and Korea in the 1980s, which was then expanded to Russia, China and the Middle East during the 1990s. Today Terraco offers 3 different EIFS /ETICS systems – **EIFS Alpha, EIFS Polar** and **EIFS Perma** – the difference being the type of insulation materials used in each system. Terraco also offers a system for insulated concrete form - ICF Zenith.

THE TSUJI RESIDENCE

DRAWING LEGEND

EXISTING WALL
NEW WALL
WALL TO BE REMOVED PROVIDE SHORING & SUPPORT IF ALL REMOVING WALLS. REVIEW ALL WALLS TO BE DEMOLISHED WITH ARCHITECT IN THE FIELD PRIOR TO DEMOLITION

ALL OUTLETS SHALL BE [illegible] MOUNTED HORIZONTALLY CENTERED IN BASE MOLDING, U.O.N.
"E" = INDICATES EXISTING LOCATION TO BE MAINTAINED
"D" = INDICATES DEDICATED SERVICE

DUPLEX OUTLET
QUAD OUTLET
SINGLE USB SWITCHING OUTLET
240 VOLT OUTLET
TELEPHONE OUTLET
COMPUTER DATA OUTLET
TV OUTLET/PROVIDE ALL CONNECTIONS AND [illegible] DEDICATED POWER FOR TV. COORDINATE WITH CONSULTANT [illegible] LOCATION OF OUTLETS WITH NO VISIBLE CONNECTIONS

[illegible] AS SPECIFIED TO BE LOCATED IN FIELD BY ARCHITECT & MECH. ENGINEER
[illegible] LINE AND OUTLET FOR APPLIANCE. VERIFY ALL POWER AND LOCATION REQUIREMENTS WITH SELECTIONS

120 VOLT HARD-WIRED INTERCONNECTED SMOKE DETECTOR & CO2 DETECTOR W/BATTERY BACKUP

EXHAUST FAN

WALL JUNCTION BOX FOR SCONCE LIGHT BY OTHERS - TYPICALLY USE [illegible] BOX, BUT WHERE FLANGE OF FIXTURE IS NARROWER THAN 2" USE A JAMB SWITCH BOX. COORDINATE WITH SELECTED LIGHT.

NOTE: IN BATHROOMS, CONFIRM LIGHT SELECTION, IN SOME CASES, SCONCE LIGHTS MAY BE LINEAR LED & INTEGRATED W/ MEDICINE CABINETS

CEILING JUNCTION BOX FOR PENDANT LIGHT FIXTURE

ABBREVIATIONS

A.S.F ABOVE SUB FLOOR
A.F.F ABOVE FINISHED FLOOR

DRAWING LIST

A-0 SITE PLAN / LEGENDS AND NOTES
A-1 DEMOLITION PLANS
A-2 PROPOSED PLANS
S-1 FRAMING PLANS
S-2 STRUCTURAL DETAILS

ENERGY CONSERVATION COMPLIANCE:
THE PLANS SHOWN HEREIN ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE OF NEW YORK STATE(2020).

THE PLANS SHOWN HEREIN ARE IN CONFORMANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE (2020) WITH REGARDS TO LIGHT AND VENTILATION PER SECTION R303.1:

ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

DISCONNECT ALL EXISTING FIXTURES, APPLIANCES AND WIRING TO ALLOW FOR DEMOLITION WORK AS SHOWN ON THE PLANS. EXISTING TELEPHONE, LIGHT FIXTURES AND APPLIANCES ARE TO BE SAVED FOR OWNER UNLESS OTHERWISE NOTED. REMOVAL OF DEBRIS IS BY GENERAL CONTRACTOR.

PROVIDE ALL WIRING FOR LIGHTS, RECEPTACLES, APPLIANCES, EQUIPMENT, ELECTRIC HEATERS, AIR CONDITIONERS, ELECTRIC RANGES, THERMOSTATIC CONTROLS, DOORBELLS AND CHIMES, INTERCOMS, FANS ETC. AND THEIR CONTROLS, SWITCHES AND/OR DIMMER SWITCHES. ALL WIRING IS TO BE INSTALLED CONCEALED.

EVEN WHEN NOT SHOWN ON PLANS, THE BASE CONTRACT PRICE FOR ELECTRICAL WORK WILL INCLUDE:

1. CALCULATE ELECTRICAL LOAD FACTORS.
2. VERIFY EXISTING SERVICE AND PROVIDE ALTERNATE PRICE FOR SUPPLYING ADDITIONAL SERVICE TO THE PREMISES IF ADDITIONAL SERVICE IS REQUIRED.
3. GFCI RECEPTACLES WHERE REQUIRED BY CODES.
4. REPLACE EXISTING FUSE/BREAKER PANEL(S) WITH NEW FUSE/BREAKERS.
5. CONNECT ALL ELECTRICAL EQUIPMENT AND APPLIANCES EVEN WHEN FURNISHED BY OTHERS.
6. PROVIDE DOOR BELL, REFER TO OWNER FOR SELECTION.
7. GROUND ALL ELECTRICAL SYSTEMS AND EQUIPMENT.
8. ALL SWITCHPLATES AND RECEPTACLE COVERS ARE TO BE COLOR-SELECTED BY THE OWNER AND ALL ARE TO BE INSTALLED PLUMB AND LEVEL.
9. FOR ALL EXISTING SWITCHES AND RECEPTACLES SHOWN TO REMAIN, REPLACE THEM WITH NEW TO MATCH THOSE SPECIFIED IN NEW LOCATIONS.

INCLUDED ARE ALL NECESSARY PERMITS, SIGN OFFS AND INSPECTIONS FROM ALL AGENCIES HAVING JURISDICTION OVER SAME, INCLUDING THE NEW YORK BOARD OF FIRE UNDERWRITERS AND CON EDISON. THE GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL INSPECTIONS.

THE G.C. IS TO CONFIRM ALL U.G. UTILITIES PRIOR TO THE START OF CONSTRUCTION

ALL OUTLETS MOUNTED TO MATCH EXISTING ORIENTATION, AS APPROVED BY THE OWNER

ALL ELECTRICAL DEVICES ARE TO BE REVIEWED BY THE OWNER IN THE FIELD PRIOR TO WIRING, INCLUDING ALL SWITCH LOCATIONS.

INSTALL INTERCONNECTED & HARD WIRED SMOKE / CO DETECTORS IN ALL BEDROOMS, HALLWAYS OUTSIDE OF SLEEPING AREAS AND ON EVERY FLOOR IN ACCORDANCE WITH THE RCNYS AND THE HOUSE HOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. REFER TO PLANS FOR SMOKE/CO DETECTOR LOCATIONS.

SPRINKLER REQUIREMENT FORMULA

A SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D IS NOT REQUIRED AS PART OF THIS APPLICATION. SEE TABULAR ANALYSES OF EXISTING ALTERED SPACE

-EXISTING CONDITIONED SPACES (ECS): SQUARE FOOTAGE OF EXISTING SPACE, EXCLUDING GARAGES, UNFINISHED BASEMENTS OR ATTICS.

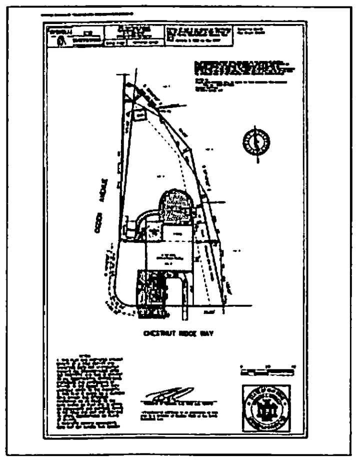
-EXISTING ALTERED SPACE (EAS): ANY ECS THAT IS AFFECTED BY ALTERATION. ANY ROOM WHICH HAS MORE THAN 15SQUARE FEET OF SURFACE (WALL, FLOOR, CEILING) OPENED, THAT ENTIRE ROOM SHALL BE CONSIDERED AFFECTED.

-NEW SPACE (NS): ANY ADDITION OF NEW CONDITIONED SPACE INCLUDING THE FINISHING OF EXISTING UNFINISHED SPACE LIKE BASEMENT OR ATTIC. ANY WORK DONE WITHIN 3 YEARS AFTER COMPLETION OF A PREVIOUS PROJECT SHALL BE ADDED TO THE FORMULA.

SPRINKLER REQUIREMENT FORMULA: (EAS+NS)/ECS x 100 = ______%

(1080.5 + 0) / 2238.5 X 100 = 48.3 %

(EAS) DOES NOT EXCEED 50% OF (ECS)



ZONING:
SECTION: 3.140
BLOCK: 125
LOT: 9

SCOPE OF WORK:
INTERIOR RENOVATION OF EXISTING SINGLE FAMILY HOUSE. NO INCREASE IN FLOOR AREA. NO CHANGE TO EXTERIOR OF STRUCTURE.

TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA [illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

SITE PLAN

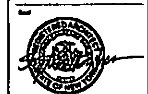
TABLE OF [illegible] ALTERED SPACE

FLOOR	ROOM	AREA (SQ. FT.)	QUANTITY ALTERED SPACE (SQ. FT.)		DESCRIPTION
BASEMENT		[illegible] TOTAL	SQ. FT.	[illegible]	
	PLAYROOM	[illegible]	[illegible]	YES	[illegible]
	BATH	[illegible]	[illegible]	YES	[illegible]
	LAUNDRY/[illegible]	[illegible]		NO	
FIRST FLOOR		[illegible] TOTAL			
	LIVING ROOM	[illegible]		NO	
	[illegible]	[illegible]	[illegible]	YES	[illegible]
	FOYER	[illegible]		NO	[illegible]
	[illegible]	[illegible]	[illegible]	YES	[illegible]
	[illegible]	[illegible]	[illegible]	YES	[illegible]
SECOND FLOOR		[illegible] TOTAL			
	[illegible]	[illegible]		NO	[illegible]
	[illegible]	[illegible]	[illegible]	YES	[illegible]
	[illegible]	[illegible]		NO	
	[illegible]	[illegible]		NO	
	[illegible]	[illegible]	[illegible]	YES	
	[illegible]	[illegible]		NO	[illegible]
TOTAL SQ. FT.		[illegible]	[illegible]		

Issue | Date
BUILDING PERMIT | [illegible]

Notes

Seal



Stephen Barlow Architect pllc
[illegible]

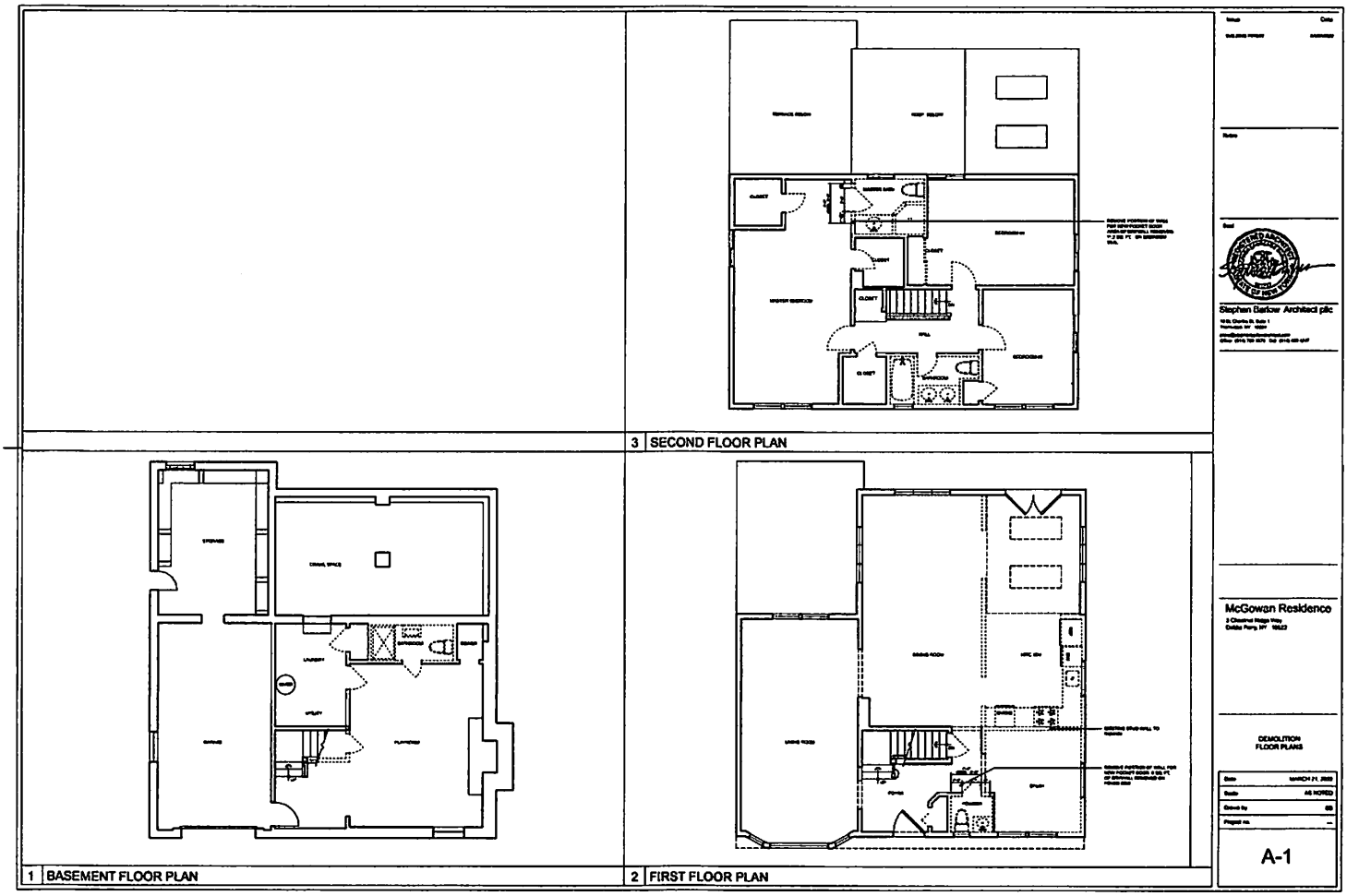
THE INFORMATION SHOWN ON THIS MAP IS BASED ON A SURVEY OF 3 CHESTNUT RIDGE WAY DATE 10.14.21, DRAFTED DATE: 10.21.21 BY SPINELLI SURVEYING.

McGowan Residence
3 Chestnut Ridge Way
Dobbs Ferry, NY 10522

EXISTING CONDITIONS FLOOR PLANS

Date	MARCH 21, 2022
Scale	AS NOTED
Drawn by	[illegible]
Project no.	—

A-0



3 SECOND FLOOR PLAN

1 BASEMENT FLOOR PLAN

2 FIRST FLOOR PLAN

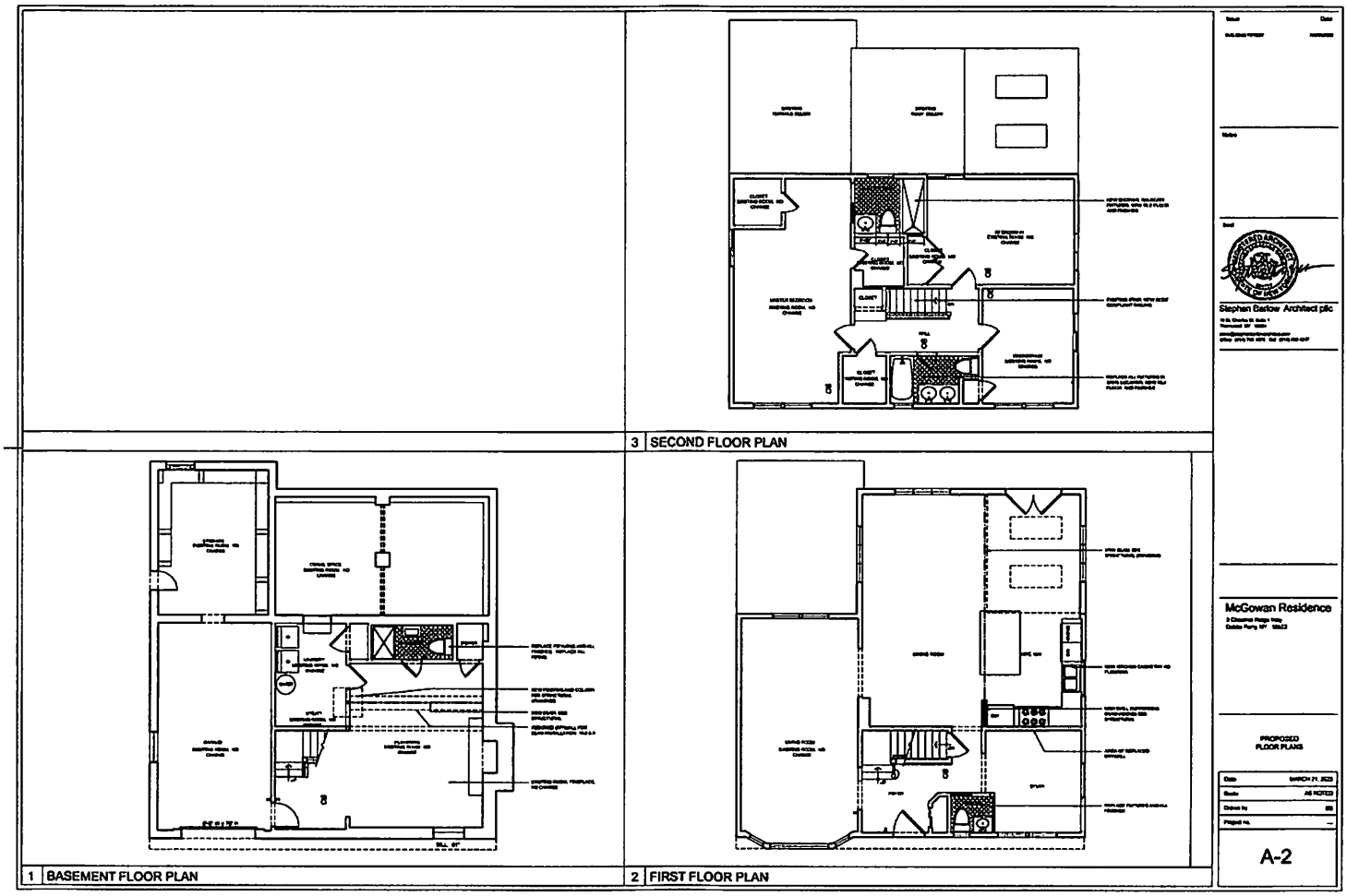
Stephen Barlow Architect pllc

McGowan Residence

DEMOLITION FLOOR PLANS

Date	MARCH 21, 2022
Scale	AS NOTED
Drawn by	SB
Project no.	-

A-1



3 SECOND FLOOR PLAN

1 BASEMENT FLOOR PLAN

2 FIRST FLOOR PLAN

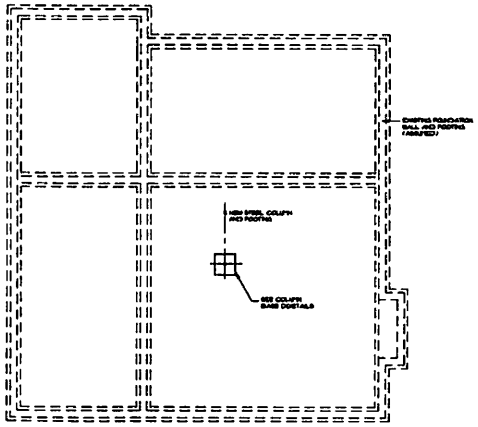
Stephen Barlow Architect pllc

McGowan Residence

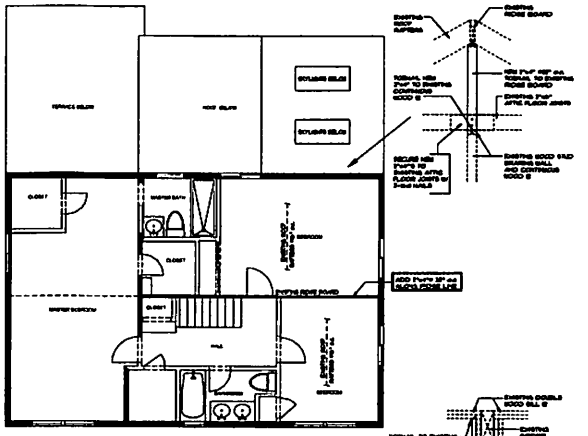
PROPOSED
FLOOR PLANS

Date	MARCH 21, 2023
Scale	AS NOTED
Drawn by	SB
Project no.	—

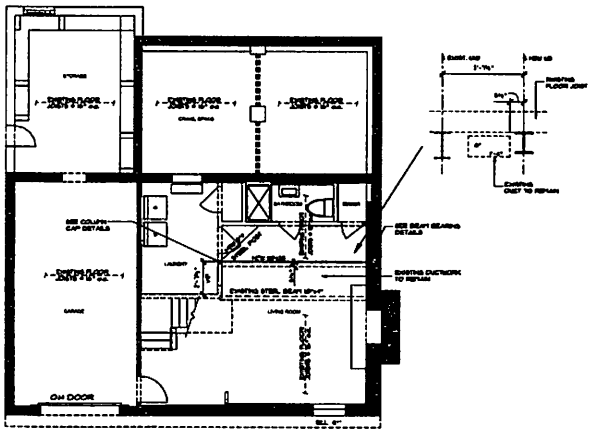
A-2



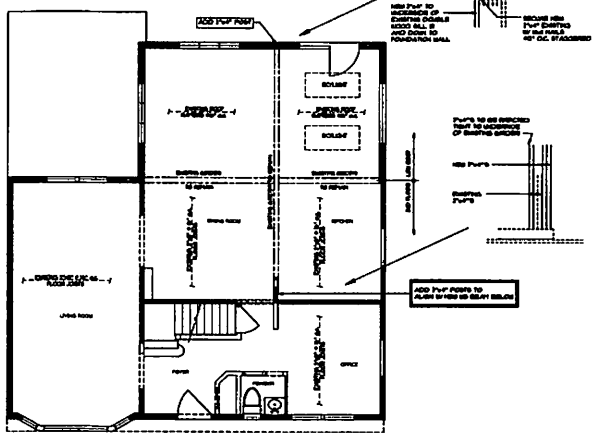
FOUNDATION PLAN



SECOND FLOOR PLAN/ ROOF FRAMING PLAN



BASEMENT FLOOR PLAN / FIRST FLOOR FRAMING PLAN



FIRST FLOOR PLAN / SECOND FLOOR FRAMINGPLAN

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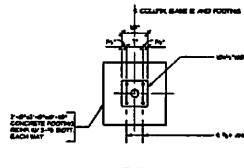
VALERIO ASSOCIATES, P.C.
CONSULTING ENGINEERS

McGowan Residence

FRAMING PLANS

S-1



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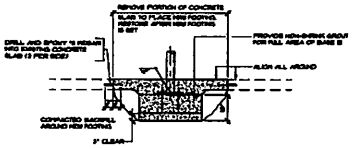
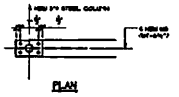


SECTION

COLUMN BASE DETAILS



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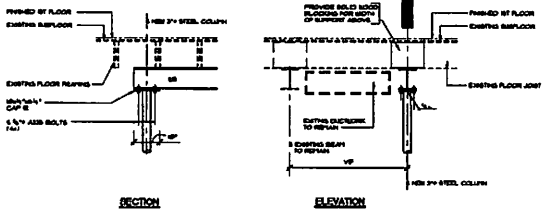


SECTION ELEVATION

COLUMN CAP DETAILS

GENERAL NOTES

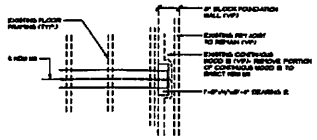
MISCELLANEOUS

CONCRETE

1. CONCRETE FOR FOUNDATION WORK SHALL BE 3,000 LBS. STONE CONCRETE AT 28 DAYS.
2. BOTTOM OF ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF 4,000# PSF.
3. ALL REINFORCING BARS No. 3 AND LARGER SHALL BE DEFORMED BARS OF INTERMEDIATE GRADE NEW BILLET STEEL CONFORMING TO ASTM A-615.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL SHALL CONFORM TO THE LATEST AISC SPECIFICATION FOR THE DESIGN FABRICATION ERECTION OF STRUCTURAL STEEL BUILDINGS. ALL STEEL BEAMS TO BE ASTM A992 GRADE 50 ksi STEEL. ALL ROUND HSS SECTIONS TO BE ASTM A500 STEEL GRADE B, 46 ksi STEEL. ALL PLATES AND ANGLES TO BE ASTM A-36 STEEL.
2. CONNECTIONS: ALL SHOP AND FIELD CONNECTIONS SHALL BE WELDED, OR BOLTED WITH HIGH STRENGTH BOLTS (ASTM A-325)
3. UNLESS OTHERWISE NOTED, ALL A-325 BOLTS SHALL BE 3/4" DIAMETER, OPEN HOLES TO BE 13/16" DIAMETER.
4. ALL WELDING SHALL BE DONE BY LICENSED WELDERS
5. FABRICATOR SHALL FURNISH AN AFFIDAVIT PROM THE STEEL PRODUCER CERTIFYING THAT THE STRUCTURAL STEEL MEETS THE PROVISIONS OF THESE GENERAL NOTES.



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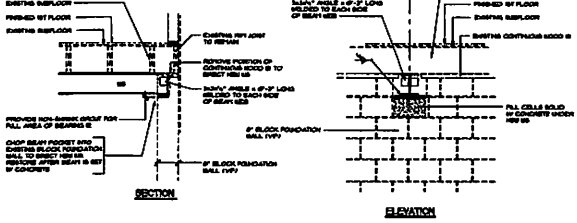


SECTION ELEVATION

BEAM BEARING DETAILS

Stephen Barlow Architect pllc

VALERIO ASSOCIATES, P.C.
CONSULTING ENGINEERS

McGowan Residence

DETAILS AND GENERAL NOTES

Date	
Scale	AS NOTED
Drawn by	JL
Project No.	VA02210

S-2

THE TSUJI RESIDENCE

DRAWING LEGEND

EXISTING WALL
NEW WALL
WALL TO BE REMOVED (PROVIDE SHORING & SUPPORT IF ALL REMOVED WALLS. REVIEW ALL WALLS TO BE DEMOLISHED WITH ARCHITECT IN THE FIELD PRIOR TO DEMOLITION)
[illegible]
DUPLEX OUTLET
QUAD OUTLET
[illegible] OUTLET
[illegible] VOLT OUTLET
TELEPHONE OUTLET
COMPUTER DATA OUTLET
[illegible]
[illegible]
[illegible]
EXHAUST FAN
[illegible]
CEILING JUNCTION BOX FOR PENDENT LIGHT FIXTURE

ABBREVIATIONS

A.S.F. ABOVE SUB FLOOR
A.F.F. ABOVE FINISHED FLOOR

DRAWING LIST

A-0 SITE PLAN / LEGENDS AND NOTES
A-1 DEMOLITION PLANS
A-2 PROPOSED PLANS
S-1 FRAMING PLANS
S-2 STRUCTURAL DETAILS

ENERGY CONSERVATION COMPLIANCE:
THE PLANS SHOWN HEREIN ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE OF NEW YORK STATE(2020).

THE PLANS SHOWN HEREIN ARE IN CONFORMANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE (2020) WITH REGARDS TO LIGHT AND VENTILATION PER SECTION R303.1:

ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

DISCONNECT ALL EXISTING FIXTURES, APPLIANCES AND WIRING TO ALLOW FOR DEMOLITION WORK AS SHOWN ON THE PLANS. EXISTING TELEPHONE, LIGHT FIXTURES AND APPLIANCES ARE TO BE SAVED FOR OWNER UNLESS OTHERWISE NOTED. REMOVAL OF DEBRIS IS BY GENERAL CONTRACTOR.

PROVIDE ALL WIRING FOR LIGHTS, RECEPTACLES, APPLIANCES, EQUIPMENT, ELECTRIC HEATERS, AIR CONDITIONERS, ELECTRIC RANGES, THERMOSTATIC CONTROLS, DOORBELLS AND CHIMES, INTERCOMS, FANS ETC. AND THEIR CONTROLS, SWITCHES AND/OR DIMMER SWITCHES. ALL WIRING IS TO BE INSTALLED CONCEALED.

EVEN WHEN NOT SHOWN ON PLANS, THE BASE CONTRACT PRICE FOR ELECTRICAL WORK WILL INCLUDE:

1. CALCULATE ELECTRICAL LOAD FACTORS.
2. VERIFY EXISTING SERVICE AND PROVIDE ALTERNATE PRICE FOR SUPPLYING ADDITIONAL SERVICE TO THE PREMISES, IF ADDITIONAL SERVICE IS REQUIRED.
3. GFCI RECEPTACLES WHERE REQUIRED BY CODES.
4. REPLACE EXISTING FUSEBREAKER PANEL(S) WITH NEW FUSEBREAKERS.
5. CONNECT ALL ELECTRICAL EQUIPMENT AND APPLIANCES EVEN WHEN FURNISHED BY OTHERS.
6. PROVIDE DOOR BELL, REFER TO OWNER FOR SELECTION.
7. GROUND ALL ELECTRICAL SYSTEMS AND EQUIPMENT.
8. ALL SWITCHPLATES AND RECEPTACLE COVERS ARE TO BE COLOR-SELECTED BY THE OWNER AND ALL ARE TO BE INSTALLED PLUMB AND LEVEL.
9. FOR ALL EXISTING SWITCHES AND RECEPTACLES SHOWN TO REMAIN, REPLACE THEM WITH NEW TO MATCH THOSE SPECIFIED IN NEW LOCATIONS.

INCLUDED ARE ALL NECESSARY PERMITS, SIGN OFFS AND INSPECTIONS FROM ALL AGENCIES HAVING JURISDICTION OVER SAME, INCLUDING THE NEW YORK BOARD OF FIRE UNDERWRITERS AND CON EDISON. THE GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL INSPECTIONS.

THE G.C. IS TO CONFIRM ALL [illegible] PRIOR TO THE START OF CONSTRUCTION

ALL OUTLETS MOUNTED TO MATCH EXISTING ORIENTATION, AS APPROVED BY THE OWNER.

ALL ELECTRICAL DEVICES ARE TO BE REVIEWED BY THE OWNER IN THE FIELD PRIOR TO WIRING, INCLUDING ALL SWITCH LOCATIONS.

INSTALL INTERCONNECTED & HARD WIRED SMOKE / CO DETECTORS IN ALL BEDROOMS, HALLWAYS OUTSIDE OF SLEEPING AREAS AND ON EVERY FLOOR IN ACCORDANCE WITH THE RCNYS AND THE HOUSE HOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. REFER TO PLANS FOR SMOKE/CO DETECTOR LOCATIONS.

SPRINKLER REQUIREMENT FORMULA

A SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D IS NOT REQUIRED AS PART OF THIS APPLICATION. SEE TABULAR ANALYSIS OF EXISTING ALTERED SPACE.

-EXISTING CONDITIONED SPACES (ECS): SQUARE FOOTAGE OF EXISTING SPACE, EXCLUDING GARAGES, UNFINISHED BASEMENTS OR ATTICS.

-EXISTING ALTERED SPACE (EAS): ANY ECS THAT IS AFFECTED BY ALTERATION. ANY ROOM WHICH HAS MORE THAN 15SQUARE FEET OF SURFACE (WALL, FLOOR, CEILING) OPENED, THAT ENTIRE ROOM SHALL BE CONSIDERED AFFECTED.

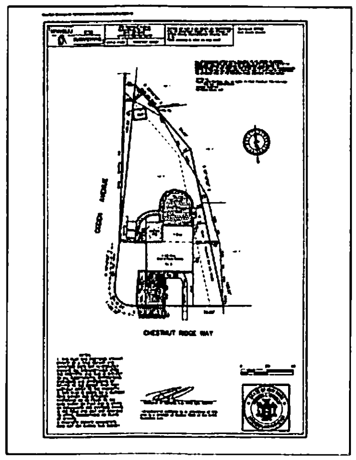
-NEW SPACE (NS): ANY ADDITION OF NEW CONDITIONED SPACE INCLUDING THE FINISHING OF EXISTING UNFINISHED SPACE LIKE BASEMENT OR ATTIC. ANY WORK DONE WITHIN 3 YEARS AFTER COMPLETTION OF A PREVIOUS PROJECT SHALL BE ADDED TO THE FORMULA.

SPRINKLER REQUIREMENT FORMULA: (EAS+NS)/ECS x 100 = ______%

(1080.5 + 0) / 2236.5 X 100 = 48.3 %

(EAS) DOES NOT EXCEED 50% OF (ECS)

SITE PLAN



ZONING:
SECTION 3.140
BLOCK 125
LOT 9

SCOPE OF WORK:
INTERIOR RENOVATION OF EXISTING SINGLE FAMILY HOUSE. NO INCREASE IN FLOOR AREA. NO CHANGE TO EXTERIOR OF STRUCTURE.

TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA [illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
30	115	C	SEVERE	3'-6"	[illegible]	ZONE 4	YES	[illegible]

TABLE OF EXISTING ALTERED SPACE

FLOOR	ROOM	AREA (SQ. FT.)	EXISTING ALTERED SPACE (SQ. FT.)		DESCRIPTION
BASEMENT		[illegible] TOTAL	SQ. FT.	[illegible]	
	PLAYROOM	[illegible]	[illegible] SF	YES	[illegible] SQ. FT. [illegible] FOR [illegible] INSTALLATION
	BATH	[illegible]	[illegible] SF	YES	RENOVATED SPACE
	LAUNDRY/CLOSET	[illegible]		NO	
FIRST FLOOR		[illegible] TOTAL			
	LIVING ROOM	[illegible]		NO	
	DINING / KITCHEN	[illegible]	[illegible] SF	YES	REMOVED WALL
	FOYER	[illegible]		NO	ADD POCKET DOOR [illegible]
	POWDER	[illegible]	[illegible] SF	YES	RENOVATED SPACE
	PANTRY	[illegible]	[illegible] SF	YES	RENOVATED SPACE
SECOND FLOOR		[illegible] TOTAL			
	MASTER BEDROOM [illegible] CLOSETS	[illegible]		NO	ADD POCKET DOOR [illegible]
	[illegible] BATH	[illegible]	[illegible] SF	YES	RENOVATED SPACE
	BEDROOM & CLOSET	[illegible]		NO	
	BEDROOM & CLOSET	[illegible]		NO	
	BATHROOM	[illegible]	[illegible] SF	YES	
	HALL & (2) CLOSETS	[illegible]		NO	EXISTING [illegible] TO REMAIN
TOTAL SQ. FT.		[illegible]	[illegible]		

Issue | Date

Notes

Seal

Stephon Barlow Architect pllc

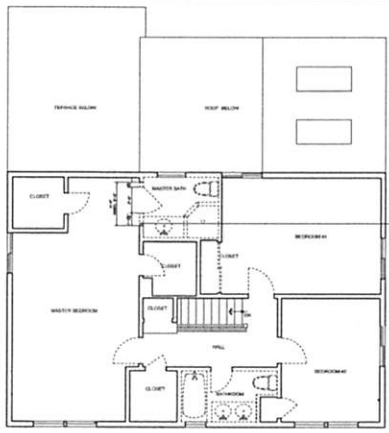
THE INFORMATION SHOWN ON THIS MAP IS BASED ON A SURVEY OF 3 CHESTNUT RIDGE WAY DATE 10.14.21, DRAFTED DATE: 10.21.21 BY SPINELLI SURVEYING.

McGowan Residence
3 Chestnut Ridge Way
Dobbs Ferry, NY 10522

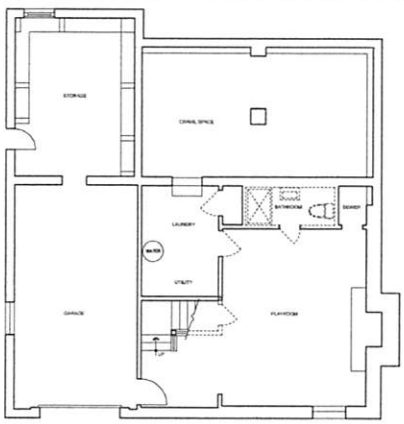
EXISTING CONDITIONS FLOOR PLANS

Date	MARCH 21, 2022
Scale	AS NOTED
Drawn by	[illegible]
Project No.	—

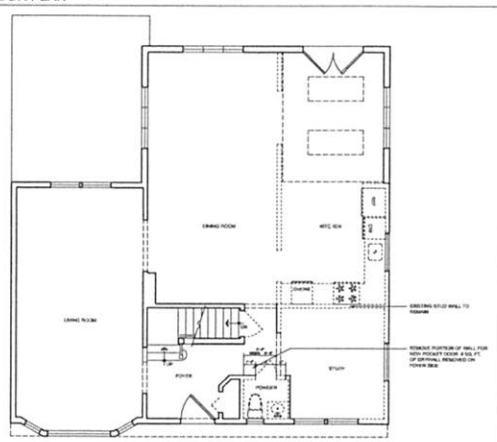
A-0



3 | SECOND FLOOR PLAN



1 | BASEMENT FLOOR PLAN



2 | FIRST FLOOR PLAN

Issue — Date

BUILDING PERMIT — XX/XX/2022

Notes

Seal

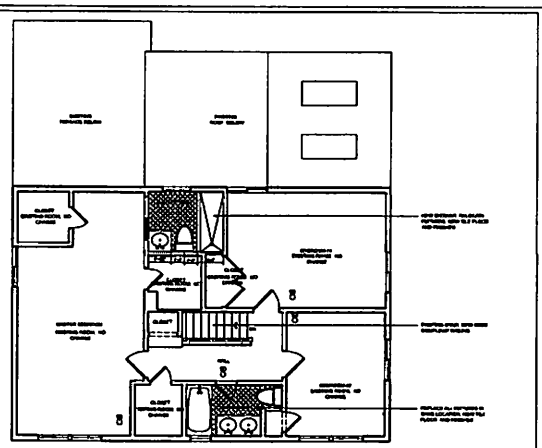
Stephen Barlow Architect pllc
10 St. Charles St. Suite 1
Thornwood, NY 10594
sbarlow@stephenbarlowarchitect.com
Office: (914) 769 4676 Cell: (914) 400-1247

McGowan Residence
3 Chestnut Ridge Way
Dobbs Ferry, NY 10522

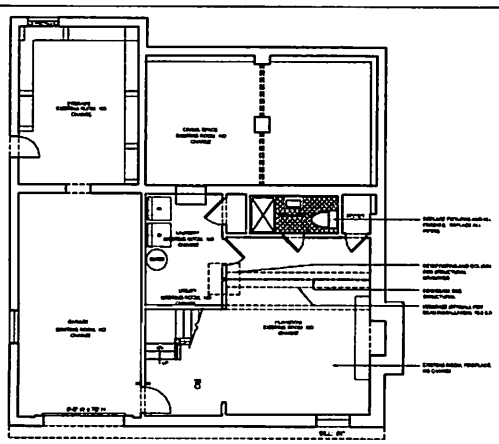
DEMOLITION FLOOR PLANS

Date	MARCH 21, 2022
Scale	AS NOTED
Drawn by	SB
Project no.	—

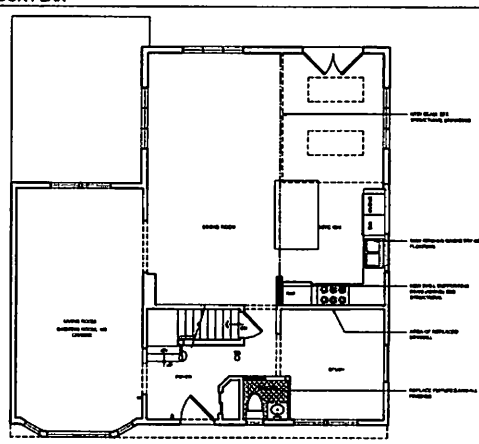
A-1



3 | SECOND FLOOR PLAN



1 | BASEMENT FLOOR PLAN



2 | FIRST FLOOR PLAN

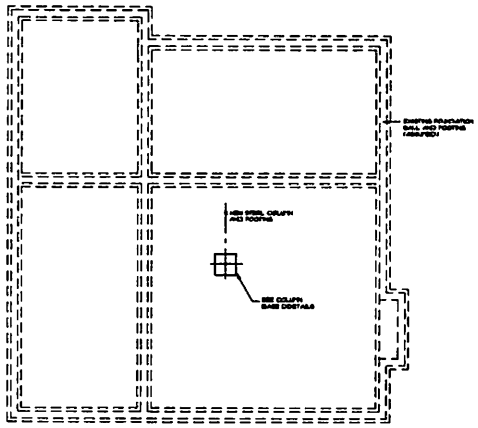
Stephen Barlow Architect plc

McGowan Residence

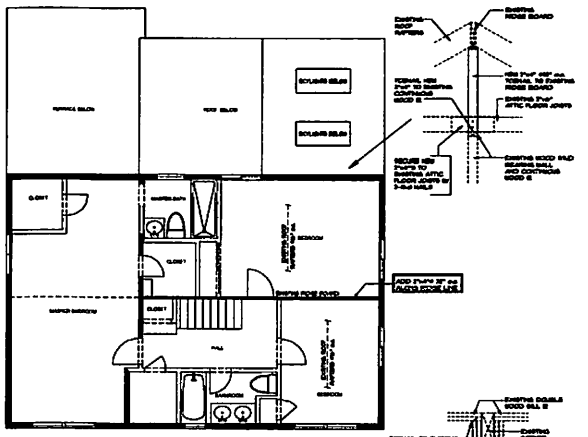
PROPOSED
FLOOR PLANS

Date	MARCH 21 2009
Scale	AS NOTED
Drawn by	SB
Project no.	–

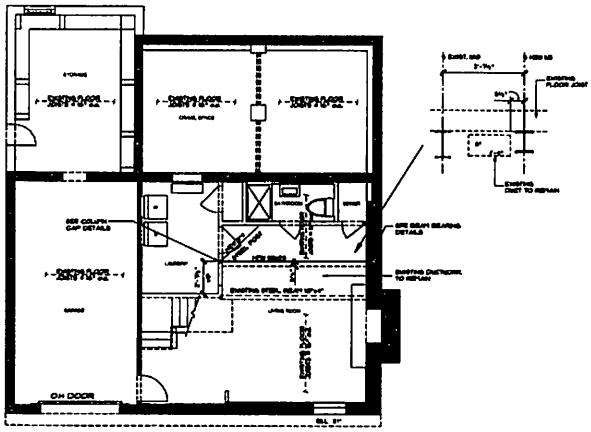
A-2



FOUNDATION PLAN



SECOND FLOOR PLAN/ ROOF FRAMING PLAN



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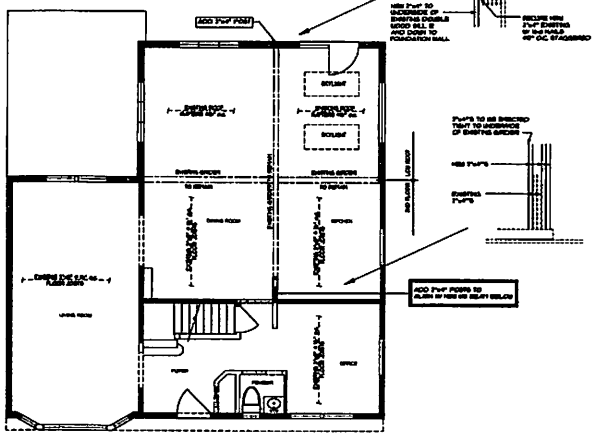


FIRST FLOOR PLAN / SECOND FLOOR FRAMINGPLAN

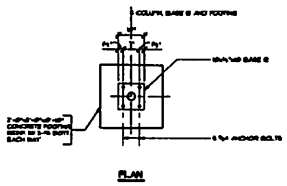
Stephen Barlow Architect pllc

VALERIO ASSOCIATES, P.C.
CONSULTING ENGINEERS

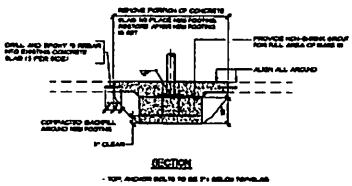
McGowan Residence

FRAMING PLANS

S-1

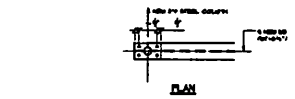


PLAN



SECTION

COLUMN BASE DETAILS



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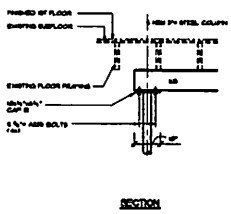

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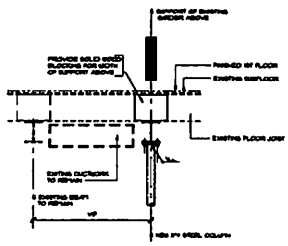
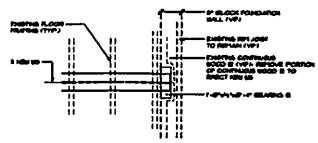


ELEVATION

COLUMN CAP DETAILS



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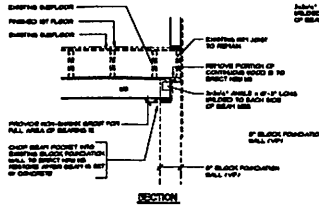
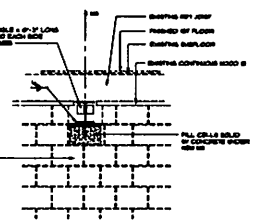


SECTION



ELEVATION

BEAM BEARING DETAILS

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Issue | Date

Seal

Stephen Barlow Architect pllc

VALERIO ASSOCIATES, P.C.
CONSULTING ENGINEERS

McGowan Residence

DETAILS AND GENERAL NOTES

Date	
Scale	AS NOTED
Drawn by	JJL
Project no.	MAG210

S-2