

THE TSUJI RESIDENCE

DRAWING LEGEND

- EXISTING WALL
NEW WALL
WALL TO BE REMOVED PROVIDE SHOVING & SUPPORT
AT ALL REMOVED WALLS, REMOVAL WALLS TO BE DEMOLISHED
WITH ARCHITECT IN THE FIELD PRIOR TO DEMOLITION
ALL OUTLETS SHALL BE NEW (EXCEPT DECORA SERIES,
MOUNTED HORIZONTALLY CENTERED IN BASE MOUNTING, LOCAL
"L" INDICATES CENTRAL LOCATION TO BE MAINTAINED)
"D" INDICATES DEDICATED SERVICE
DUPLEX OUTLET
QUAD OUTLET
THREE LBS. SMOKED OUTLET
6IN VOLT OUTLET
TELEPHONE OUTLET
COMPUTER DATA OUTLET
TV OUTLET
PROVIDE ALL CONNECTIONS AND REQUIREMENTS
AS SPECIFIED FOR TV, COMPUTER & WIRE CONNECTIONS
COORDINATE LOCATION OF OUTLETS WITH NO VISIBLE CONNECTIONS
NEW THERMOSTAT AS SPECIFIED
TO BE LOCATED IN FIELD BY ARCHITECT & MECH. ENGINEER
DECEASED HEATING OUTLET FOR APPLIANCE, VERIFY ALL POWER
AND LOCATION REQUIREMENTS WITH SELECTIONS
120 VOLT HANDHELD
INTERCONNECTED SMOKE
DETECTOR & SMOKE
BATTERY BACKUP
EXHAUST FAN
WALL JUNCTION BOX FOR SMOKE LIGHT BY OTHERS -
TYPICALLY USE GFI BOX, BUT WHERE PLANS OF FEATURE
IS HIGHER THAN 2" USE A JAMB SWITCH BOX
COORDINATE WITH SELECTED LIGHT
NOTE: IN WORKING CONDITION LIGHT SELECTIONS BY HOME
OWNERS, SMOKE LIGHTS MAY BE LINEAR & INTEGRATED BY
MECHANICAL CONTRACTOR
CIRCUIT JUNCTION BOX FOR PENDENT LIGHT FEATURE

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 COMPLIANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE (2020) WITH REGARDS TO LIGHT AND VENTILATION PER SECTION K905.1.

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 READY 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 DEVICES IS BY GENERAL CONTRACTOR.
PROVIDE ALL WIRING FOR LIGHTS, RECEPTACLES, APPLIANCES, EQUIPMENT, ELECTRIC HEATERS, AIR CONDITIONERS, ELECTRIC RANGES, THERMOSTATS, CONTROLS, DOORBELLS AND OTHERS, INTERCOMS, FAN ETC. AND THEIR CONTROLS, SWITCHES AND/OR DIMMER SWITCHES. ALL WIRING IS TO BE INSTALLED CONCEALED.
EVER 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 PRICES FOR SUPPLYING ADDITIONAL SERVICE TO THE PREMISES. IF ADDITIONAL SERVICE IS REQUIRED.
 3. SPECIFY RECEPTACLES WHERE REQUIRED BY CODES.
 4. REPLACE EXISTING FUSEBREAKER PANELS WITH NEW FUSEBREAKERS.
 5. CONNECT ALL ELECTRICAL EQUIPMENT AND APPLIANCES EVEN WHEN FURNISHED BY OTHERS.
 6. PROVIDE GROUND BELL, REFER TO OWNER FOR SELECTION.
 7. GROUND ALL ELECTRICAL SYSTEMS AND EQUIPMENT.
 8. ALL EXISTING PIPES AND RECEPTACLES CONDUIT ARE TO BE COLORELECTED BY THE OWNER AND ALIEN 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, SEEN OPS AND INSPECTIONS FROM ALL AGENCIES HAVING JURISDICTION OVER SAME, INCLUDING THE NEW YORK BOARD OF FIRE UNDERWRITERS AND CON ECTION. THE GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL INSPECTIONS.

THE S.C.B. TO CONTAIN ALL 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 A HARD WIRED SMOKE / CO DETECTORS IN ALL BEDROOMS, HALLWAYS OUTSIDE OF SLEEPING AREAS AND ON EVERY FLOOR IN ACCORDANCE WITH THE RCNY 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 REGULAR 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 18 SQUARE 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 5 YEARS AFTER COMPLETION OF A PREVIOUS PROJECT SHALL BE ADDED TO THE FORMULA.

SPRINKLER REQUIREMENT FORMULA: $(EAS+NS)/ECS \times 100 = \text{PERCENT}$
 $(1080.5 + 0) / 2268.5 \times 100 = 48.3\%$
(EAS) DOES NOT EXCEED 50% OF (ECS)

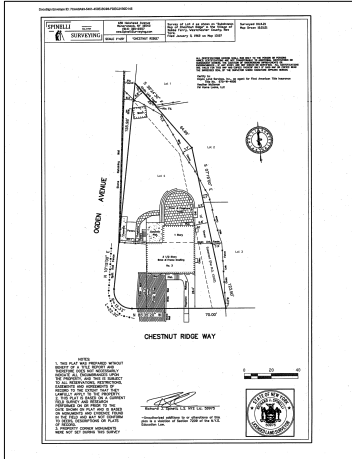


TABLE 301.2.2 CLIMATE AND GEOGRAPHIC DESIGN CRITERIA - 3 CHESTNUT RIDGE WAY, DOVER, PENNSYLVANIA

CLIMATE DATA	DESIGN CATEGORY	TEMPERATURE (°F)	WIND SPEED (MPH)	MOISTURE (INCHES)	ICE SNOW LOAD (PSF)	FLOOD HAZARD
30	30	70	10	10	10	10

SITE PLAN

TABLE OF EXISTING/ALTERED SPACE					
FLOOR	ROOM	AREA (SQ. FT.)	EXISTING/ALTERED SPACE (SQ. FT.)	VEHICLE	DESCRIPTION
BASEMENT	PLAYROOM	510	110 SF	YES	1/2 TYPICAL, RESERVED FOR SMOKE INSTALLATION
	BATH	30	30 SF	YES	RENOVATED SPACE
	LAUNDRY CLOSET	810	80	NO	
	1ST FLOOR	1000 TOTAL	80		
SECOND FLOOR	BEDROOM	2010	80		
	POWDER	30	140 SF	YES	ADD POCKET DOOR TO POWDER ROOM, ADD METAL POCKET
	POWDER	16	16 SF	YES	RENOVATED SPACE
	STUDY	10	10 SF	YES	RENOVATED SPACE
	1ST FLOOR	791 TOTAL	100		
	MASTER BEDROOM	505	NO		ADD POCKET DOOR TO MASTER BEDROOM, ADD METAL POCKET
	MASTER BATH	40	40 SF	YES	RENOVATED SPACE
	REAR PORCH	100	NO		
	REAR PORCH & CLOSET	117	NO		
	BEDROOM	40	40 SF	YES	
WALLS & CLOSET	100	NO		EXISTING GUARD TO REMAIN	
TOTAL SQ. FT.		2268.5	1080.5		

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.

Date
10/21/21

Notes

Seal



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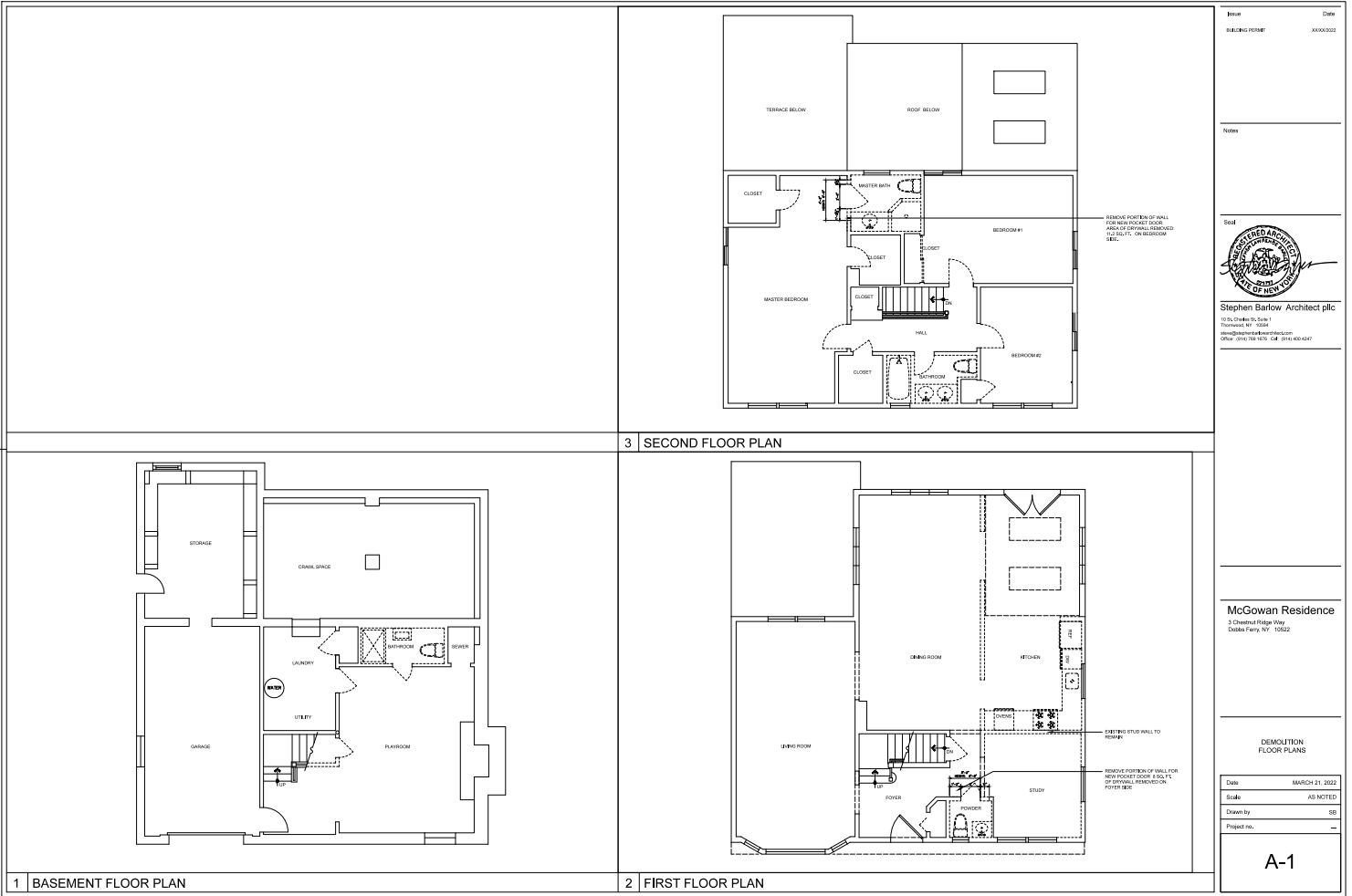
THE INFORMATION SHOWN ON THIS MAP IS BASED ON A SURVEY OF 3 CHESTNUT RIDGE WAY DATE 10/21/21. DRAFTED DATE: 10/21/21 BY SPINELLI SURVEYING.

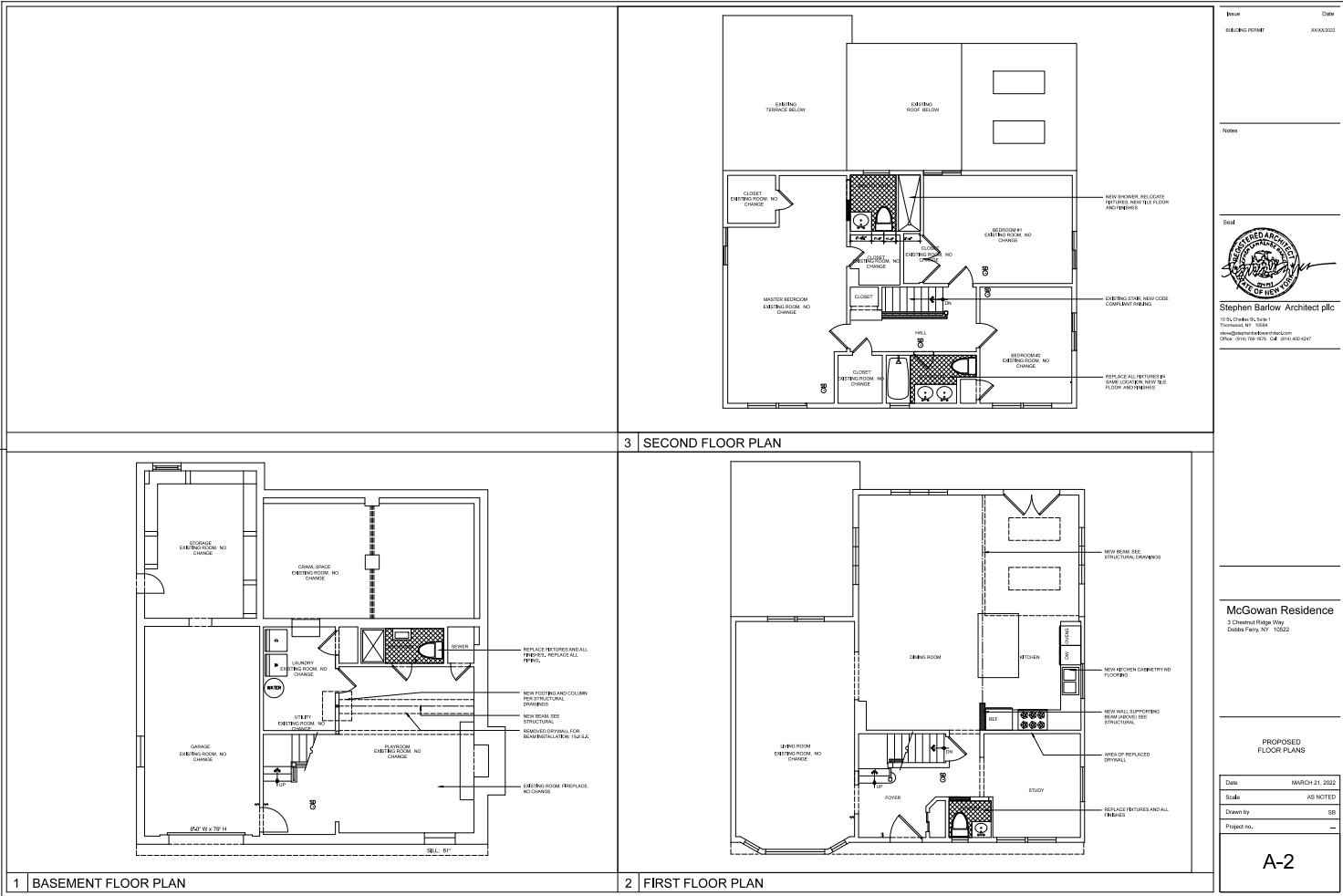
McGowan Residence
3 Chestnut Ridge Way
Dobbs Ferry, NY 10522

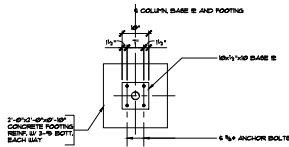
EXISTING CONDITIONS
FLOOR PLANS

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

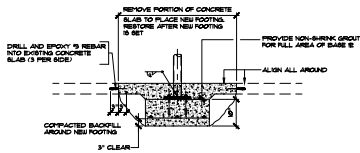
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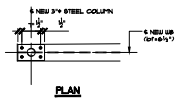
PLAN



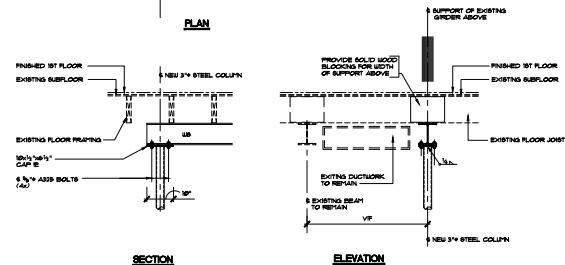
SECTION

TOP ANCHOR BOLTS TO BE 3\"/>

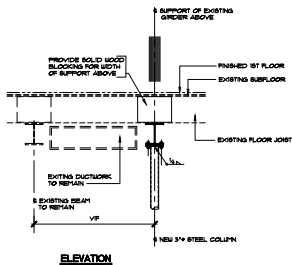
COLUMN BASE DETAILS
SCALE: 1/4\"/>



PLAN

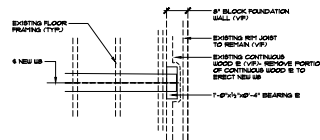


SECTION

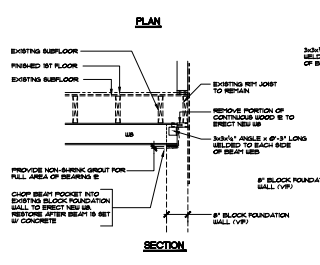


ELEVATION

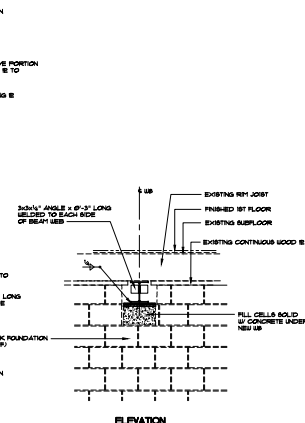
COLUMN CAP DETAILS
SCALE: 1/4\"/>



PLAN



SECTION



ELEVATION

BEAM BEARING DETAILS
SCALE: 1/4\"/>

MISCELLANEOUS

CONCRETE

1. CONCRETE FOR FOUNDATION WORK SHALL BE 3000 LBS. STRENGTH CONCRETE AT 28 DAYS.
2. BOTTOM OF ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF 4000 PSF.
3. ALL REINFORCING BARS NO. 3 AND LARGER SHALL BE DEFORMED BARS OF INTERMEDIATE GRADE NEW BILLET STEEL CONFORMING TO ASTM A-602.

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 A572 AND GRADE 50 W48 STEEL. ALL PLATES AND ANGLES TO BE ASTM A-36 STEEL.
2. CONNECTIONS: ALL BUSH 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\"/>
4. ALL WELDING SHALL BE DONE BY LICENSED WELDERS.
5. FABRICATOR SHALL FURNISH AN AFFIDAVIT FROM THE STEEL PRODUCER CERTIFYING THAT THE STRUCTURAL STEEL MEETS THE PROVISIONS OF THESE GENERAL NOTES.

Name _____ Date _____

BUILDING PERMIT XXXX3002

Seal _____



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DETAILS AND GENERAL NOTES

Date _____ AS NOTED
Drawn by _____ JLS
Project no. _____ V040213