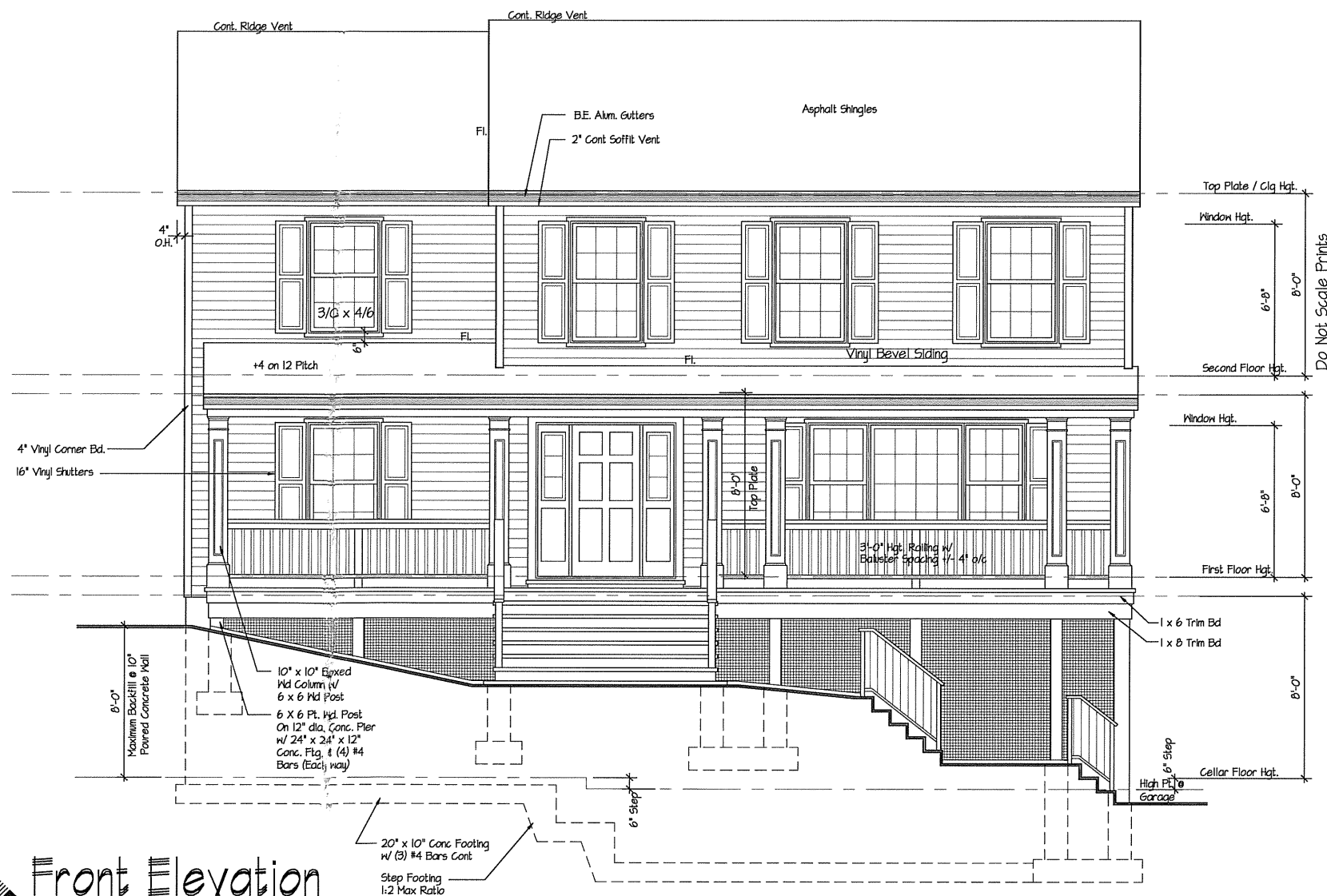
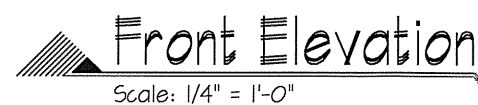


		Table R301.1(2) Geographic Design Criteria							
		Climate & Seismic Design Category		Subject To Damage From			Winter Design Temp.	Ice Shield Interferment Required	Flood Hazard
Ground Snow Load	Wind Speed (mph)	Seismic Design Category	Heating	Frost Line Depth	Termite	Decay			
45 lb/ft	40-100 mph	C	Severe	42"	Moderate Heavy	Slight Moderate	7°F	Yes	
* Building Dept. To Verify Design Criteria									
Ground Snow Load	45 lb/ft	Table R302.5.1(4) 2 x 10 Rafters @ 16" o/c							
Wind Speed (mph)	90-100 mph	Simpson H3 Clips 32" o/c Uplift Capacity Per Manufacturer 455 lbs				Optional: 2 x 4 Tiebacks At 32" o/c			
Seismic Design Category	C	Category "C" One & Two Family Dwelling Exempt See Section R301.2.2.4							
Heating	Severe	Conc. Walls Fc 3000 psi See Spec. Sheet		Conc. Floors Fc 3500 psi					
Frost Line Depth	42"	42" Min Depth Below Grade. See Spec. Sheet See Elevations							
Termite	Moderate Heavy	Alum. Termite Shield Provided See Typical Mill Section				Optional: Provide Chemically Treated Soil			
Decay	Slight Moderate	Decks & Sill Plates At Conc. Foundation To Be Pressure Treated Per Section R323							
Winter Design Temp.	7°F	See Spec. Sheet For HVAC System Requirements							
Ice Shield Interferment Required	Yes	Self-sealing rubberized asphalt and polyethylene waterproof membrane (min. 36" wide) at all eaves by ____ See Spec. Sheet							
Flood Hazards		Site Engineer To Check FEMA Map If Flood Plain Exists On Property							
Electrical System		Electrical System Shall Be Designed To Comply With NEC TO Specification							
Assumed Soil Loading		Assume Footing Design Based On 2000 psi Soil See Spec. Sheet				Note: Consult Soils Engineer If Questionable Soil Condition Exist			
		Carbon Monoxide Detector w/ Battery Back-Up @ Floors of Sleeping Area							



Residence For
64 Hawkes Ave, Ossining, NY



DATE
2-13-15

JOB
215-022

DRAWING
1 OF 9

All Framing Members To Be # 2
Douglas Fir- Larch Or Better
Double Frame Under All Partitions
Parallel To Framing
If Tile Floor Is To Be MUD Job
Consult Architect For Additional
Framing Required

(4) 2 x Wood Post
or As Noted

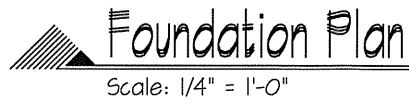
SD Smoke Detector
w/ Battery Back-Up

HD Heat Detector
w/ Battery Back-Up

CD Carbon Monoxide Detector
w/ Battery Back-Up

Span	Header Size
Up To 3'-0"	(2) 2 x 8 Hdr
Up To 4'-0"	(2) 2 x 10 Hdr
Up To 6'-0"	(3) 2 x 10 Hdr

Note:
Unless Otherwise Noted On Plans



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DATE	2-13-15
JOB	215-022
DRAWING	2 OF 9

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Notes:

All Framing Members To Be # 2
Douglas Fir- Larch Or Better
Double Frame Under All Partitions
Parallel To Framing
If Tile Floor Is To Be MUD Job
Consult Architect For Additional
Framing Required

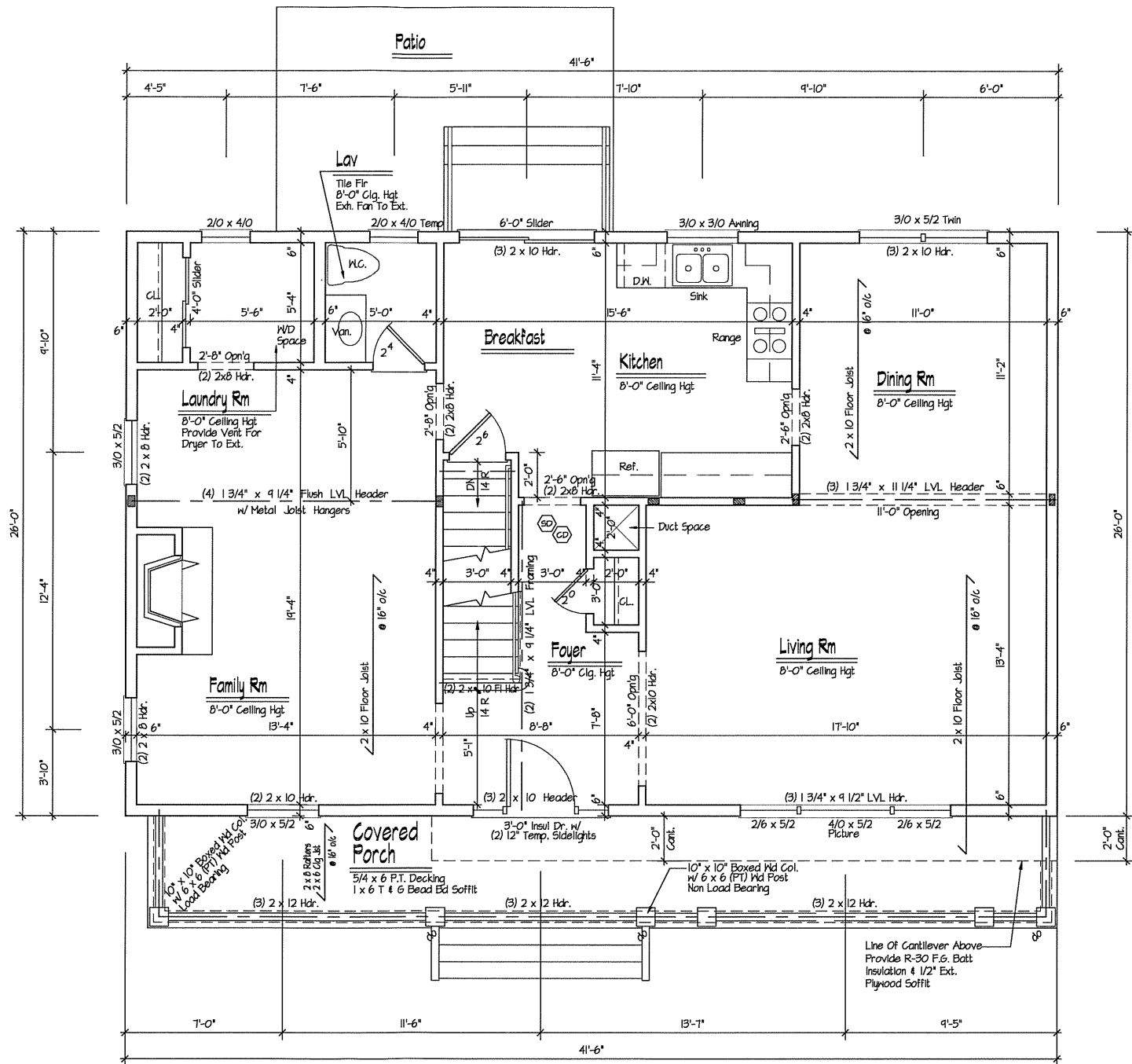
Legend:

- (4) 2 x Wood Post
or As Noted
- SD Smoke Detector
w/ Battery Back-Up
- HD Heat Detector
w/ Battery Back-Up
- CD Carbon Monoxide Detector
w/ Battery Back-Up

Wood Header Schedule

Span	Header Size
Up To 3'-0"	(2) 2 x 8 Hdr
Up To 4'-0"	(2) 2 x 10 Hdr
Up To 6'-0"	(3) 2 x 10 Hdr

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First Floor Plan
Scale: 1/4" = 1'-0"

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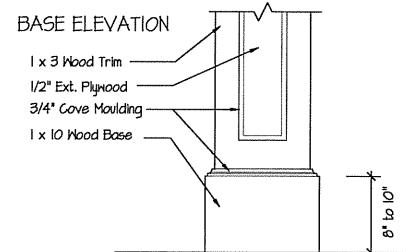
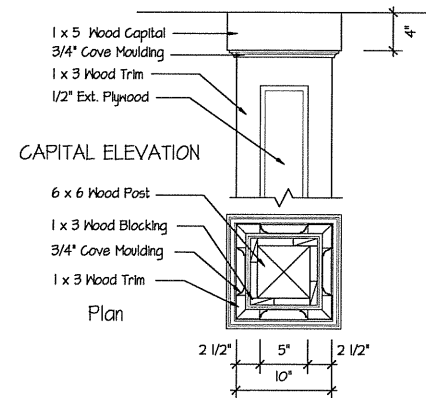
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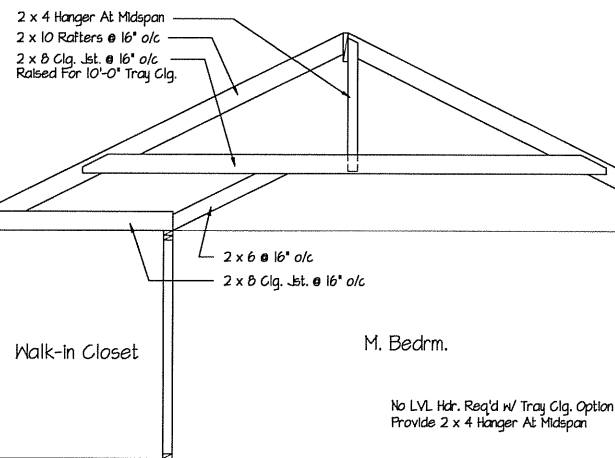
Rev. 3-4-15

DATE
2-13-15
JOB
215-022
DRAWING
3 OF 9

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Square Column Detail
Scale: 1"=1'-0"



Optional:
Tray Clg At M. Bedrm.
Scale 1/4" = 1'-0"

Notes:

All Framing Members To Be # 2 Douglas Fir- Larch Or Better Double Frame Under All Partitions Parallel To Framing

If Tile Floor Is To Be MUD Job Consult Architect For Additional Framing Required

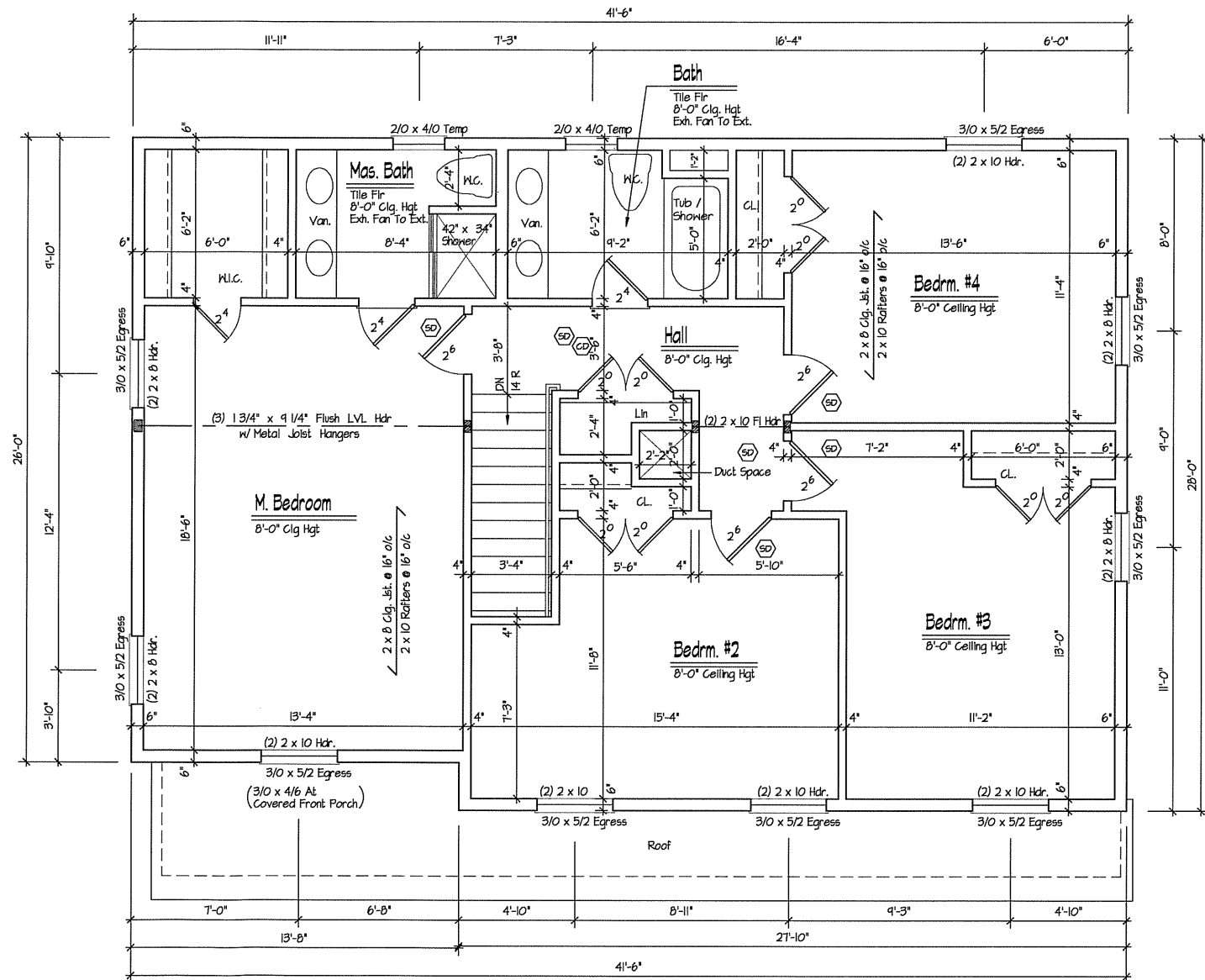
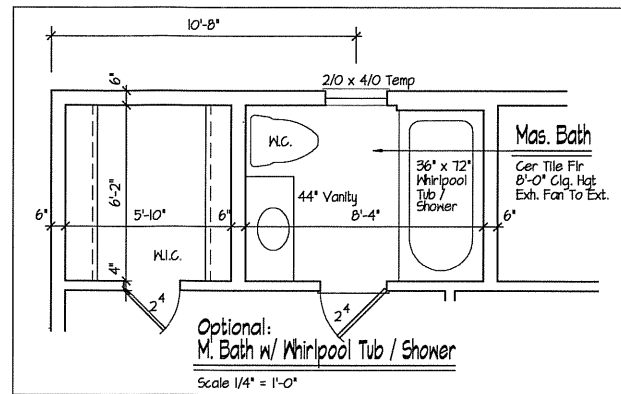
Legend:

	(4) 2 x Wood Post or As Noted
	Smoke Detector w/ Battery Back-Up
	Heat Detector w/ Battery Back-Up
	Carbon Monoxide Detector w/ Battery Back-Up

Wood Header Schedule

Span	Header Size
Up To 3'-0"	(2) 2 x 8 Hdr
Up To 4'-0"	(2) 2 x 10 Hdr
Up To 6'-0"	(3) 2 x 10 Hdr

Note:
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Second Floor Plan
Scale: 1/4" = 1'-0"

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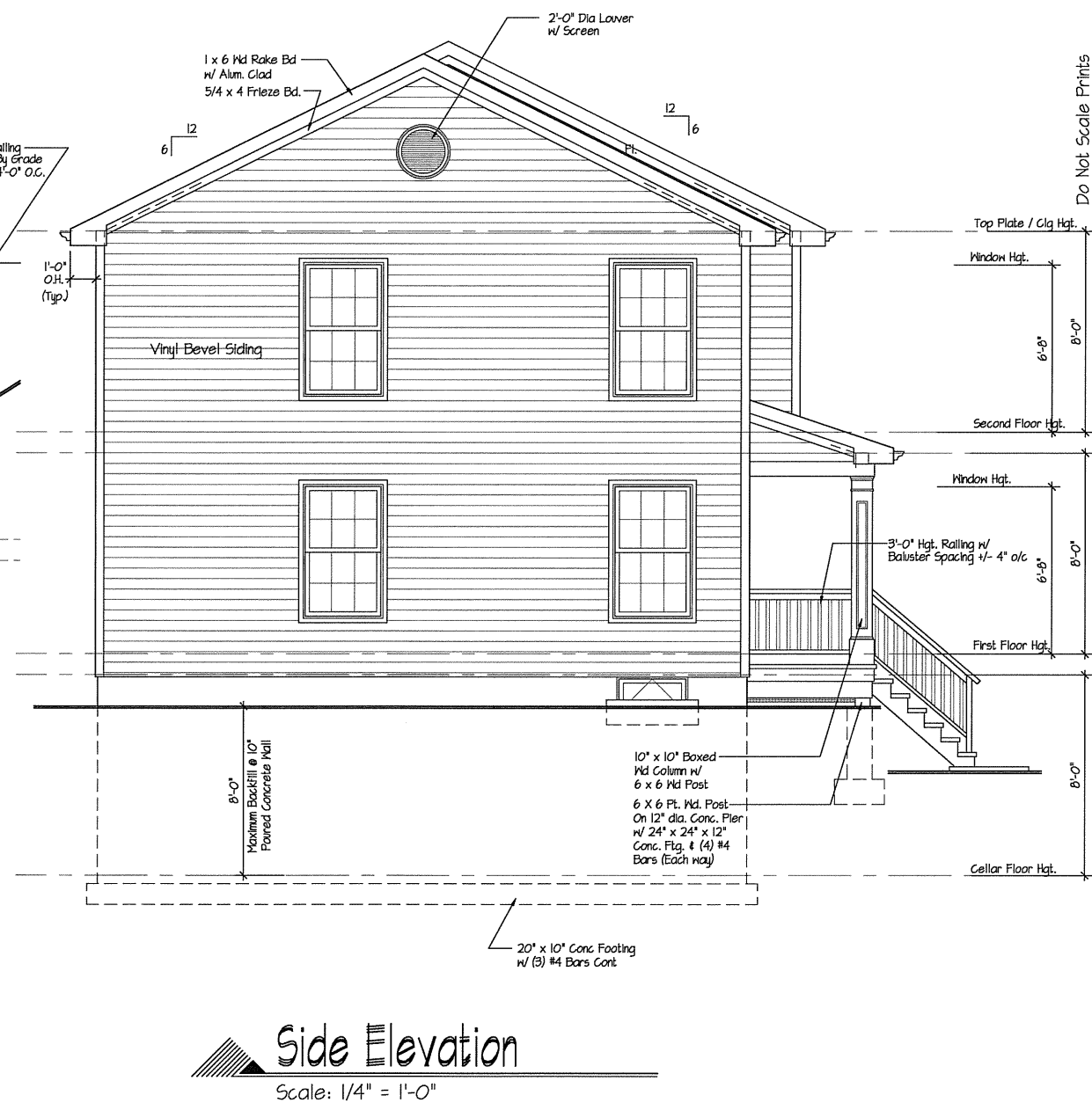
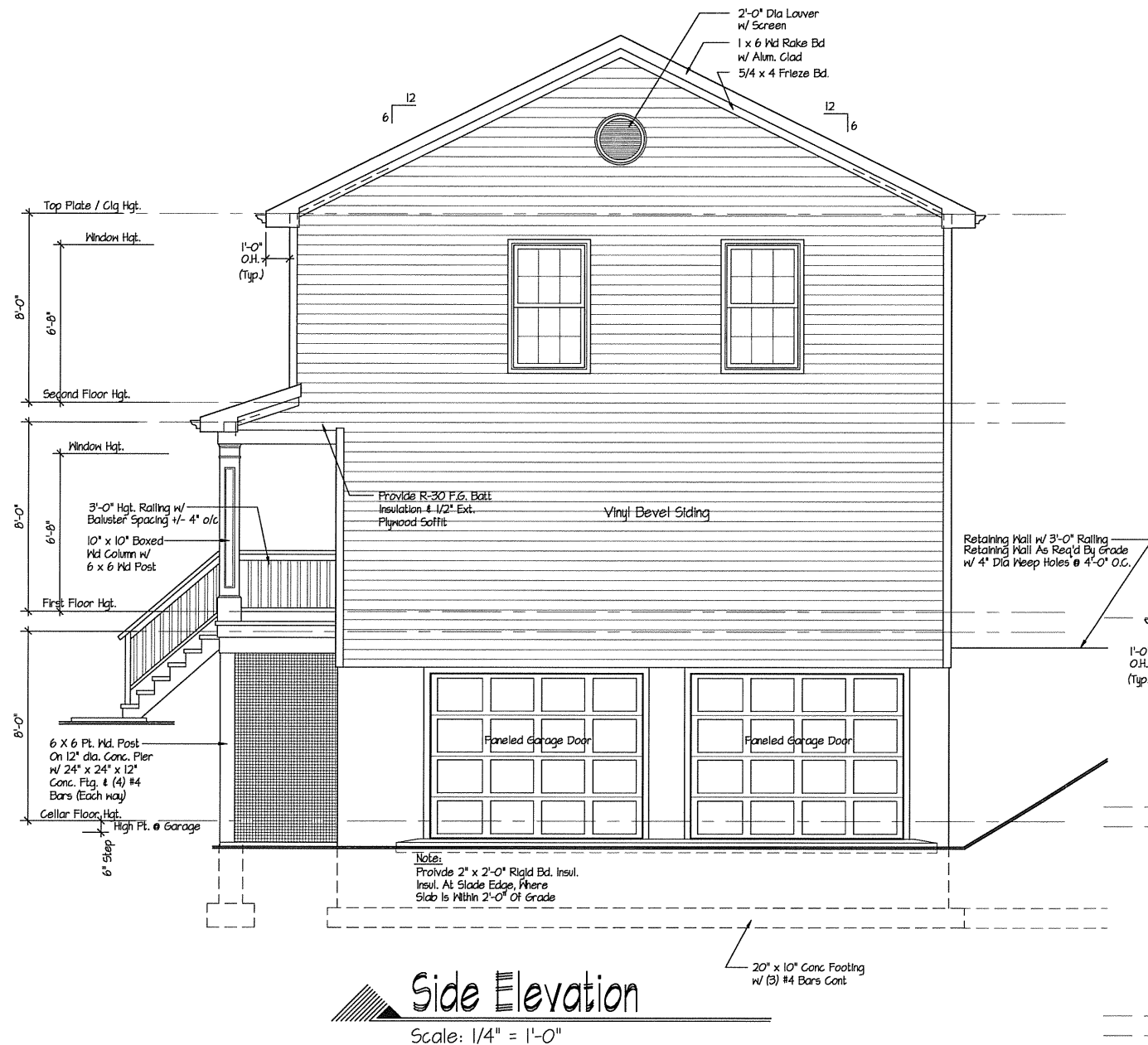
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JOB	215-022
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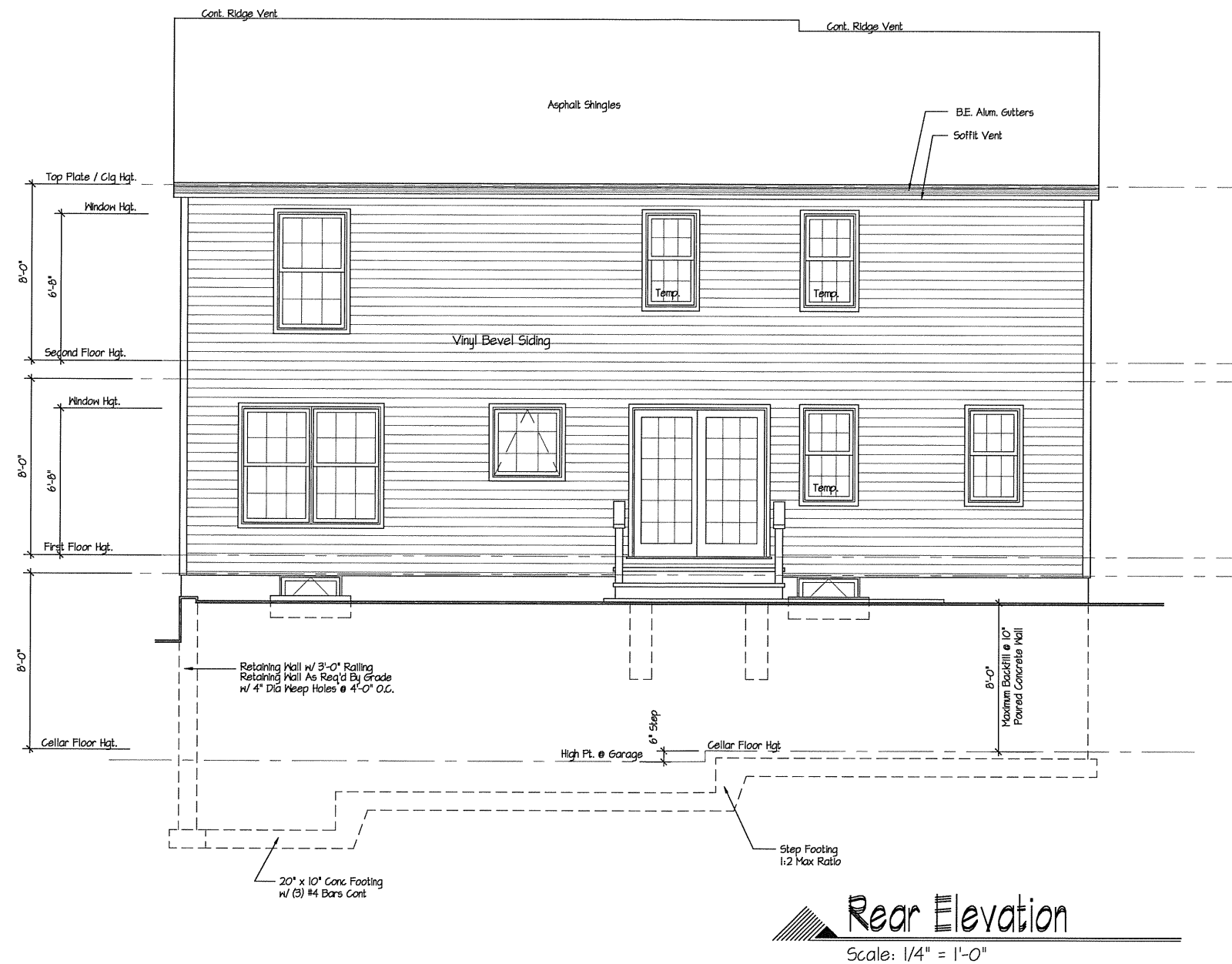
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5 OF 9

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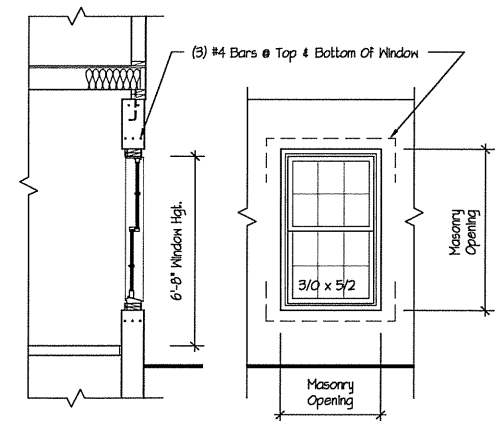
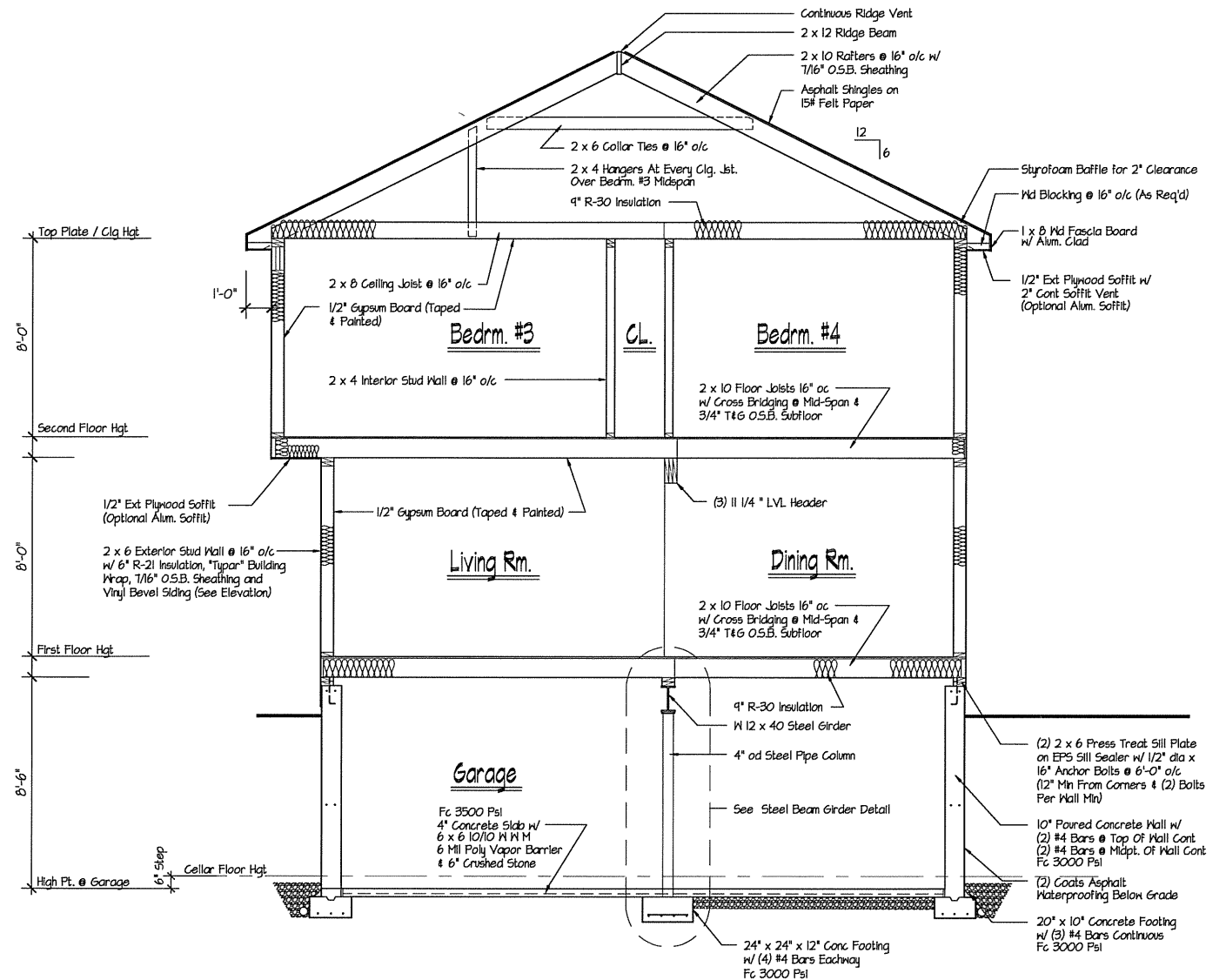
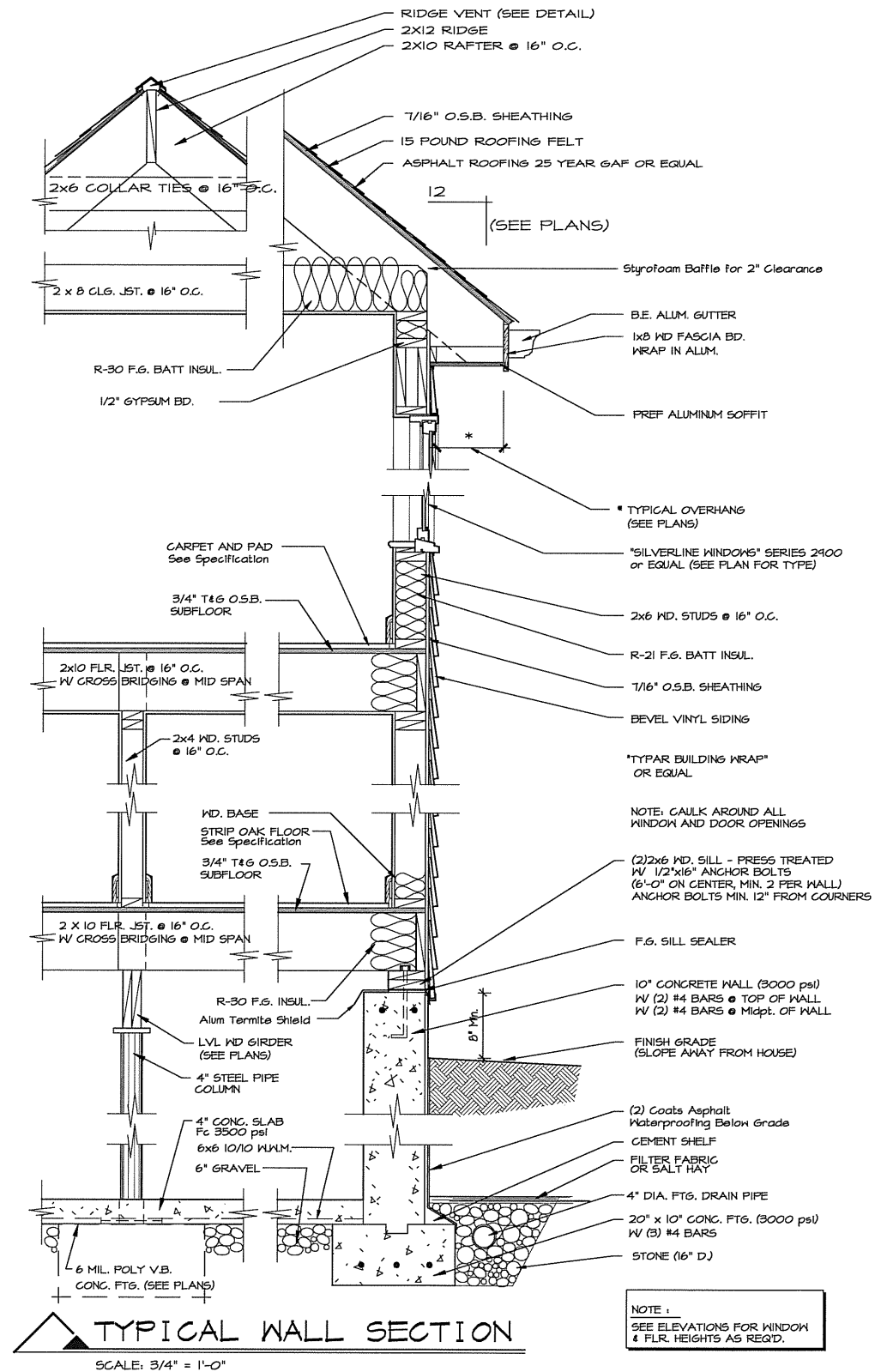
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JOB	215-022
DRAWING	6 OF 9



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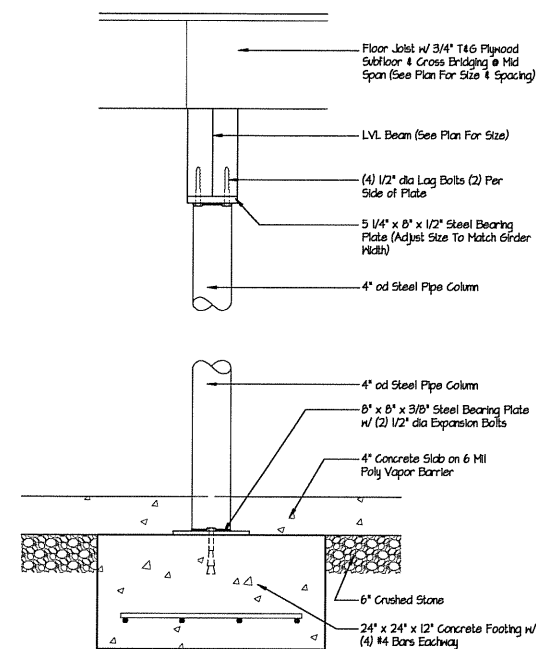
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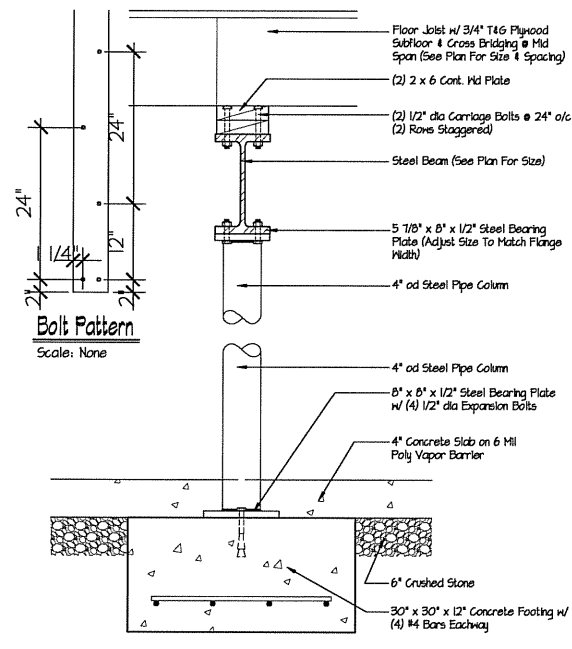
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DATE
2-13-15
JOB
215-022
DRAWING
7 OF 9

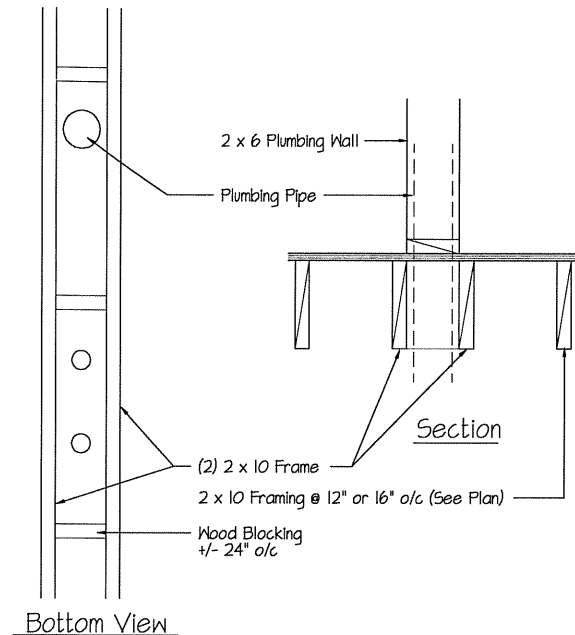
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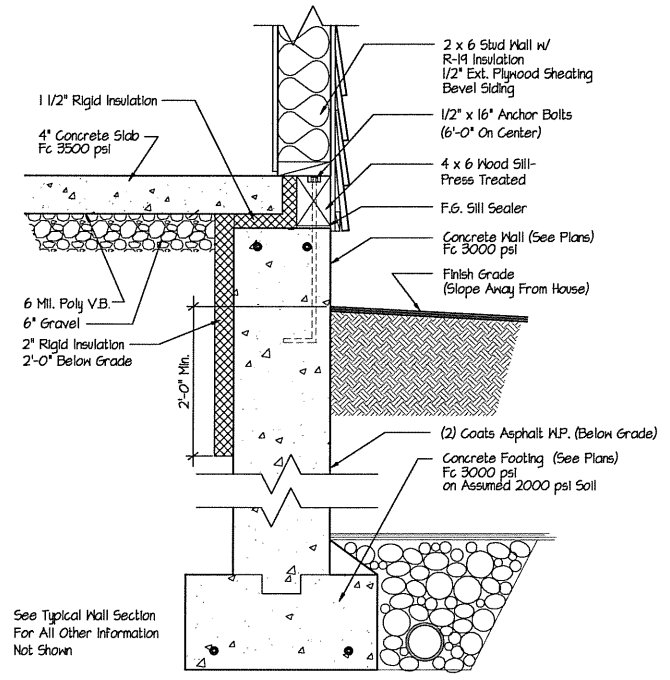
LVL Beam Girder Detail
Scale: 1" = 1'-0"



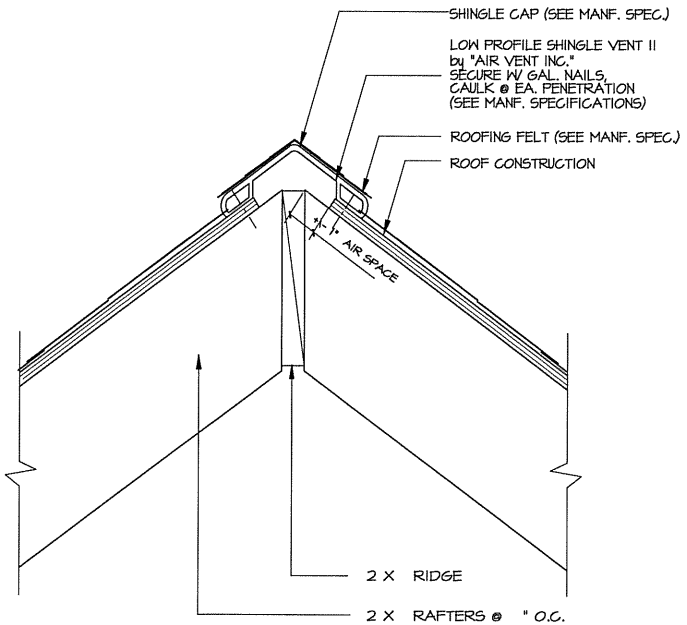
Steel Beam Girder Detail
Scale: 1" = 1'-0"



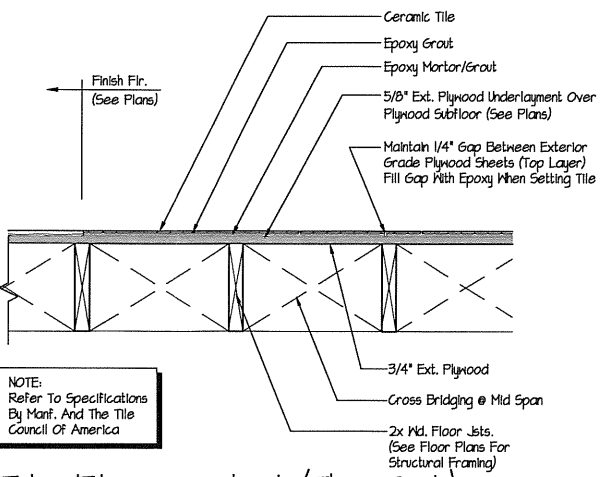
Plumbing Wall Detail
Scale: 1" = 1'-0"



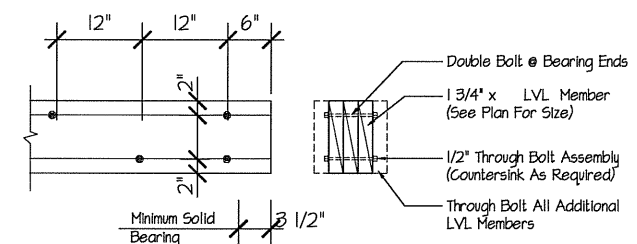
Slab Edge/Rigid Insul. Detail
Scale: 1" = 1'-0"



Ridge Vent Detail



Tile Floor Detail (Thin Set)
Scale: 1" = 1'-0"



Elevation
Section

Note:
 LVL = Laminated Veneer Lumber By Trus-Joist MacMillan (I.R.E.) Minimum or Equal
Note:
 Bolting As Required, Refer To Manufactured Specifications For All Information & Specifics
Note:
 See Plans For Size & Location Of All LVL Members

LVL Beam Detail
Scale: None

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	P.C.

Rev. 3-4-15

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General Conditions:

SPECIFICATIONS: These specifications are made in general form only and not specifically for any one building. The owner applying these specifications, assumes complete responsibility for their use, changes, or omissions.

SCOPE OF WORK: The Contractor shall provide all labor, materials, appliances and equipment required to complete all work, etc., as shown on the drawings necessary for a complete job, unless otherwise specified. All material and workmanship shall be of good quality.

OMISSIONS: All written figures (notes and dimensions) on the floor plans or specifications shall take precedence over any drawn figures (elevations). Do not scale prints. All dimensions must be verified by the contractor before start of construction. Any discrepancies on the plans or specifications must be reported to the Architect prior to the start of construction.

CODES: All work and materials must conform to all local and The Residential Code of N.Y.S., National Board of Fire Underwriters, Energy Conservation Code of New York State and requirements of the Board of Health.

ACCEPTABLE BUILDING STANDARDS: Installation of materials shall comply with industry standards as instituted by the national association or equivalent group of material used. Acceptable associations shall include, but are not limited to, the following: Western Wood Products Assoc., Cedar Shake & Shingle Bureau, Brick Industry Assoc., Tile Council of America, National Roofing Contractors Assoc. and American Concrete Institute, etc.

MATERIALS: Shall be installed according to the manufacturer's specifications. All work shall comply with applicable sections of the state and local codes and the generally accepted standards as listed in the state building code.

SITE CONDITIONS: The General Contractor shall verify all conditions before submitting his proposal. No allowance for extra charges will be permitted because of lack of knowledge of the conditions peculiar thereto except as otherwise specified elsewhere in the contract documents. Each contractor will be responsible for his own engineering and layout once the owner has established property lines and minimum number of benchmarks. The contractor shall verify all lines, levels and dimensions shown on the drawings and will be held responsible for the correctness and setting out of his work.

OWNERSHIP OF PLANS: These plans are the property of R. Barry Goewey AIA Architects P.C. Any use or reproduction, in whole or in part, without the written authorization of R. Barry Goewey AIA Architects P.C. is prohibited. Any person or corporation using plans without proper authorization will be responsible to compensate the Architect. This plan is for the construction of one house only.

ARCHITECT STATUS: Architect has not been retained by owner to provide periodic job inspections or job administration. Purchaser of the plans shall assume full responsibilities for any deviations or changes to these plans.

Excavation:

FOUNDATION: Excavate all earth, boulders, loose and soft rock to the lines and depths indicated on the drawings. All footings to bear 12" below solid undisturbed earth. Excavate for all utilities as required.

FOOTINGS: To bear 12" Below solid undisturbed earth. Design of footings are based on 2000 PSF soil. If soil bearing conditions are questionable, contractor shall consult engineer for footing design. Sloped footings shall be 1:2 max slope. Provide (2) #4 bars continuous (refer to wall section). All footings bearing from rock to soil shall be reinforced with (4) #5 bars (6' min. on both sides of joint). Dowel and pin all footings bearing on rock with a slope greater than 7:12 (30 degrees) w/ #4 dowels @ 24" o/c max.

FINISH GRADING: Finish grading shall be established to provide surface drainage in all directions away from the house and excavated areas.

Concrete & Masonry:

CONCRETE FLOORS: Shall be a minimum of 3500 PSI compressive strength. Shall have a smooth, dense steel trowel finish, suitable to receive composition flooring. Concrete floors in living areas shall have 6 mil. poly vapor barrier and 2" x 24" (min) rigid polystyrene foam insulation around the perimeter of the slab, where slab is within 2'-0" of grade. Pitch all garage and porch floors for drainage. (1/8"/ft. min.)

POURED CONCRETE FOUNDATION WALLS: Shall be a minimum of 3000 PSI compressive strength. Shall comply with the latest edition of American Concrete Institute Specification and shall be plumb, straight, level and true. Forms to be properly constructed to hold concrete. Provide (2) #4 bars located at top and bottom of wall. All reinforcing bars for concrete work shall conform to A.S.T.M. A615 grade 60.

MASONRY: Concrete block shall be load bearing laid level, plumb and straight in a full bed of cement mortar (TYPE "S") with galvanized metal truss-type ties @ 24" horizontal and vertical. All joints to be well tooled. All masonry work shall conform to ACI 530 code and all reinforcement work shall conform to ACI 318-TI. Fill top two courses solid with cement mortar.

PRE FAB CHIMNEY AND FIREPLACE: Installation of prefab flues and fireplaces shall be in strict accordance with manufacturer's specification. Install firestops as required by code. Fireplace shall be metal prefab with compatible flue and shall be UL listed.

FIREPLACES: All fireplaces shall have tempered glass fire doors and closable combustion air intake ducts and comply with the N.Y.S. Energy Code.

DAMP-PROOFING: Foundation wall shall be dampproofed with two (2) coats of asphalt waterproofing over 1/2" cement parge (block wall) or cement wash (poured wall). Provide 4" perforated pipe footing drain laid in 16" stone with layer of salt hay over. Drain to outflow above ground or stone drywell.

Miscellaneous Metals:

STEEL: Shall conform to ASTM specification A-36 for structural steel.

FLITCH BEAMS: All steel plates shall conform to ASTM specifications A-36 for structural steel. All bolt holes to be properly drilled. Torched holes are not acceptable.

ANCHOR BOLTS: Provide 1/2" dia. x 16" with hooked end. Bolts to be placed 6'-0" o/c max, 12" min. from corner and 2 bolts min. per sill.

Carpenry:

Decay Design Condition: Slight - Moderate

Termite Design Condition: Moderate - Heavy.

Design Loads;

First Floor Loads	Live Load	40 #/sf
	Dead Load	12 #/sf
Second Floor Loads	Live Load	30 #/sf
	Dead Load	12 #/sf
Attic Load (< 4'-6" Headroom)	Live Load	20 #/sf
	Dead Load	12 #/sf
> 4'-6" Headroom)	Live Load	30 #/sf
	Dead Load	12 #/sf
Ground Snow Load	Live Load	45 #/sf
	Dead load	7 #/sf

Wind Speed Design load: 90-100 mph

LUMBER: All framing lumber to be stress grade Douglas Fir Larch No. 2 or bettering

FRAMING: Framing of the entire house shall be erected plumb, level and true, securely nailed. Joists, studs and rafters shall be doubled above all openings. All finish headers shall be connected with metal joist hangers. Double frame under all partitions parallel to framing. Sizes of joists, sheathing and rafters are shown on plans. Provide solid blocking under all posts.

TERMITE SHIELD: Shall be bent aluminum with sealed lapped joints (refer to wall section for other information).

SILL PLATES: All wood sill plates that rest on concrete or masonry exterior walls shall be pressure preservative treated in accordance with AIAA standards or shall be of decay-resistant heartwood of redwood, black locust, or cedar's. All sill plates to be set on fiberglass sill sealer or equal.

GLULAM BEAM: Shall be No. 1 Douglas Fir (min. Fb-2200 PSI).

LAMINATED VENEER BEAM: Shall be "Microlam 1.9E" by Trus Joist MacMillan or equal, min. fb. 2600. Install as per manufacturer's specifications. Install as per manufacturer's specifications.

SUB FLOOR: Shall be 3/4" O.S.B. T46 Interior with exterior glue plywood glued and screwed to each framing member @ 6" o/c.

SHEATHING: Shall be 7/16" O.S.B. nailed to each framing member.

WOOD DECKS AND RAILINGS: Where shown on plans, shall be pressure treated No. 1 Southern yellow pine wood. All nails, bolts and all metal fastenings to be galvanized (see detail).

WINDOWS: Shall be Silverline Series 2900 DH or equal with insulated glass, grill and screens. Size and type shown on plans. Provide tempered glass where shown on plans

PATIO DOORS: Shall be Silverline Series 5500 Patio Door or equal with tempered insulated glass and screens.

VINYL SIDING: Shall be vinyl as manufactured by "Royal Building Products" or equal .042 nominal thickness. Color to be chosen by owner. House shall be wrapped with TYVEG or equal house wrap.

OVERHEAD DOORS: Shall be raised panel insulated steel (with factory finish) complete with all weather stripping and hardware as manufactured by Raynor, Overhead Door or equal.

INTERIOR DOORS: Shall be 1 3/8" six panel colonial hollow core Masonite doors primed and painted, complete with hardware and casing. Sliding, by-fold and pocket doors shall be 1 3/8" six panel colonial hollow core Masonite doors primed and painted or as shown on plans, complete with hardware. A self-closing 1" label insulated door and frame shall be provided between garage and house.

EXTERIOR DOORS: Shall be steel insulated, raised panel entry doors with windows or side lites as per plan.

EXTERIOR TRIM: Fascias & Rake Board shall be 1 x wood covered w/ B. E. Aluminum. All other fascias and trim shall be white vinyl as manufactured by "Royal Building Products" or equal (size and shape as shown on plans).

ASPHALT SHINGLE ROOF: Shall be 25 year asphalt shingles laid on 15 lb. roofing felt.

ROOFING: Provide self-sealing rubberized asphalt and polyethylene waterproof membrane (min. 36" wide) at all eaves by M.R. GRACE & CO. or equal. All chimneys shall be properly flashed with soldered copper cap and base flashing. Valley chimneys shall be properly flashed with soldered copper cap and base flashing. Valley and vertical roof intersection shall be heavy gauge aluminum. Leaders and gutters shall be baked enamel aluminum properly supported. All roofing shall be installed by qualified roofing contractors in strict accordance with manufacturer's specifications. The General Contractor is responsible for the installation and performance of the roofing system and shall provide to Owner a minimum one-year limited warranty.

ROOF VENTILATION: Ventilate all attic and rafter spaces with proper sized screened ridge and soffit vents or louvers (see plans).

GYPSUM BOARD: 1/2" nailed with rosin nails according to manufacturer's specifications. All joints to be taped and receive three (3) coats of joint compound. Finish to be smooth and even, ready for painting. Provide 5/8" type "X" gypsum board at both sides of garage (house) walls and ceilings. Also, provide 100 SF min. over furnace.

GUTTERS AND LEADERS: Provide baked enamel gutters and leaders as required. All leaders and gutters are to be properly supported at all joint areas.

INSULATION: Shall be fiberglass batts with vapor barrier. Provide insulation as per Energy Conservation Code of New York State:

Ceilings adjoining attic:	R-30
Ceilings adjoining roof:	R-30
Exterior Stud Walls:	R-21
Floor over unheated spaces:	R-30

Tile Work:

TILE: Baths and lavatory floors to receive matt glazed tile set in thin-set grout. Installation to be as per latest edition of the Tile Council of America specifications. Consult Architect if other setting methods are to be used to verify floor structure. Tub and shower wall to receive glazed tile set in mastic 6' high (min.) Provide water-resistant cement backer boards to tub shower walls and all wet areas.

ACCESSORIES AND ATTACHMENTS: Provide accessories such as soap dish, paper holder, 2 towel bars per bath. Provide mirror medicine cabinet with light over. Provide formica stock vanity where shown on plans.

Painting:

EXTERIOR: All non vinyl fascia and trim shall receive one (1) prime coat and one (1) finish coat of exterior stain or paint.

INTERIOR: Walls to receive one (1) prime coat and one (1) finish coat of latex or oil flat paint. Flush hardwood doors to receive one (1) coat of stain and one (1) coat of satin polyurethane finish. Six (6) panel doors to receive one (1) coat primer and one (1) coat of satin enamel finish. Floors to be sanded and receive one (1) coat of sealer and one (1) coat of floor polyurethane, gloss finish.

TRIM AND MISCELLANEOUS WOOD: Shall have one (1) prime coat and one (1) finish coat of satin enamel.

Heating:

HEATING: Shall be gas-fired forced warm-air system with all controls, thermostats, humidifiers, filters, gas service piping, etc., as required. Provide supply and return to each room. Provide min. 50 gal. glass-lined, high recovery UL approved gas domestic hot water heater. Heating system shall be designed and guaranteed to maintain 73 degrees F indoor temperature with 7 degrees F outdoor temperature.

Plumbing:

WORK INCLUDED: Contractor shall furnish all labor, materials and equipment required to fully complete all plumbing work shown on plans.

FLASHING: All pipes passing through roof shall receive aluminum collar, strapped and fitted to provide water-proof seal.

TESTING: Contractor shall test all water, drainage, and vent piping in accordance with local codes.

WATER SUPPLY: Water supply in street or well shall be extended to house with 1" heavy copper pipe and entire house shall be supplied with both hot and cold water by means of heavy copper pipe of appropriate sizes, min. 3/4" sub main to each bath, kitchen, and laundry. The weather resistant hose fittings shall be supplied. Provide hook-up for washer where shown.

DRAINAGE SYSTEM: Shall be installed in accordance with local codes and ordinances and shall be complete with copper drains and copper vents, hose traps, cleanouts, etc connected to street sewer or septic system. Drains under concrete to be cast iron.

FIXTURES: As shown on plans shall be AMERICAN STANDARD, KOHLER, or equal. All exposed fittings and pipe to be chrome plated.

SEPTIC AND WELL SYSTEMS: (If required) shall conform to all requirements of the Board of Health.

Electrical:

Electrical: Provide a minimum of 120/208-200 amp, or larger, if required, for service. Switches to be silent type. Locations of outlets, fixtures, etc., as shown on plans. All electric work to conform to the National Board of Fire Underwriters Codes. Provide a complete door bell system.

Contractor to provide exhaust fans at both rooms (vent to exterior). Provide 4 install as per code.

Contractor to provide smoke & heat detectors with battery back-up (see plans for location). Detectors shall conform to all applicable codes and shall be installed as per building code.

Contractor to provide carbon monoxide detectors with battery back-up (see plans for location). Detectors shall conform to all applicable codes and shall be installed as per building code. (Optional)

Kitchen Appliance:

KITCHEN APPLIANCES: Provide dishwasher, oven, and range with hood and exhaust fan over (vent to exterior). Provide dryer vents to exterior.

Site Work:

SITE WORK: Provide 2" blacktop driveway, 4" gravel base to street. Sidewalks to be 3' wide, 4" concrete or 1 1/2" flagstone laid in sand, from house to driveway. Provide top soil and seed to all areas disturbed by construction.

Insulation / Energy Code:

INSULATION: Shall be fiberglass batt with foil faced vapor barrier, "R" valve to be: Exterior walls R-21, cathedral ceiling R-30, ceiling adjoining attic R-30, floors over garage, cantilever and crawl space R-30. Pack insulation in all cavities around all exterior windows, doors and other openings.

AIR LEAKAGE: Joints, penetrations, and all other such openings in the building envelope that are sources of air leakage must be sealed. Recessed lights must be 1) Type IC rated, or 2) installed inside an appropriate air-tight assembly with a 0.5" clearance from combustible materials. If non-IC rated, the fixture must be installed with a 3" clearance from insulation.

VAPOR RETARDER: Required on the warm-in-winter side of all non-vented framed ceilings, walls, and floors.

Material Identification:

Materials and equipment must be installed in accordance with the manufacturer's installation instructions.

Materials and equipment must be identified so that compliance can be determined.

Manufacturer manuals for all installed heating and cooling equipment and service water heating equipment must be provided. Insulation R-values and glazing U-factors must be clearly marked on the building plans or specifications.

Duct Insulation:

Supply ducts in unconditioned attics or outside the building must be insulated to R-8.

Return ducts in unconditioned attics or outside the building must be insulated to R-4.

Supply ducts in unconditioned spaces must be insulated to R-8.

Return ducts in unconditioned spaces (except basements) must be insulated to R-2. Insulation is not required on return ducts in basements.

Duct Construction:

All joints, seams, and connections must be securely fastened with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric, or tapes. Duct tape is not permitted. Exception - Continuously welded and locking-type longitudinal joints and seams on ducts operating at less than 2 in. Wg. (500 Pa).

Ducts shall be supported every 10 feet or in accordance with the manufacturer's instructions.

Cooling ducts with exterior insulation must be covered with a vapor retarder.

Air filters are required in the return air system.

The HVAC system must provide a means for balancing air and water systems.

Temperature Controls:

Each dwelling unit has at least one thermostat capable of automatically adjusting the space temperature set point of the largest zone.

Electrical Systems:

Separate electric meters are required for each dwelling unit.

Fireplaces:

Fireplaces must be installed with tight fitting non-combustible fireplace doors.

Fireplaces must be provided with a source of combustion air, as required by the Fireplace construction provisions of the Building Code of New York State, the Residential Code of New York State or the New York City Building Code, as applicable.

Service Water Heating:

Water heaters with vertical pipe risers must have a heat trap on both the inlet and outlet unless the water heater has an integral heat trap or is part of a circulating system. Insulate circulating hot water pipes to the levels in Table I.

Circulating Hot Water System:

Insulate circulating hot water pipes to the levels in Table I.

Heating & Cooling Piping Insulation:

HVAC piping conveying fluids above 105 degrees F or chilled fluids below 55 degrees F must be insulated to the levels in Table 2.

Minimum Insulation Thickness for Circulating Hot Water Pipes
Insulation Thickness in Inches by Pipe Sizes

Heated Water Temp (F)	Non-Circulating Runouts	Circulating Main & Runouts
	Up to 1"	Up to 125"
110-180	0.5	1.0
140-160	0.5	0.5
100-130	0.5	0.5

Minimum Insulation Thickness for HVAC Pipes
Fluid Temp. Insulation Thickness in Inches


Piping System Types	Range F	By Pipe Sizes
	Heating Systems	2" Runouts
Low Pressure/Temp	201-250	1.0
Low Temperature	120-200	0.5
Steam Condensate (for feed water)	Any	1.0
Cooling Systems Chilled Water/ Refrigerant	40-55	0.5
And Brine	Below 40	1.0

Checked _____
Date _____

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Residence For
64 Hawkes Ave, Ossining, NY

These plans are not valid for a building permit unless originally signed and sealed by the Architect and are for the construction of one house only by the person whose name appears on the plans.



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Rev. 3-4-15

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