CHRISTINA GRIFFIN ARCHITECT PC
12 Spring Street, Hastings-on-Hudson, NY 10706

June 18, 2021

Sarah Palermo
Building Department Clerk
Irvington Building Department
85 Main Street
Irvington, NY 10533

Re: 11 Hancock Pl
Parcel No. 2.160-72-8
Response to Irvington Building Department Comments regarding ARB application number 558.

Dear Ms. Palermo:

In response to the Irvington Building Department Comments dated June 17, 2021 regarding the above-mentioned application, please see items in bold below.

Building Dept. Comments:
-Please provide a description of the scope of work and if you are seeking approval for a fence/gate and replacement of a window

Response:
Scope of Work is as follows:
-Relocation of existing air condensers to allow for new door and steps up to proposed mudroom
-New mudroom door and steps at existing brick patio.
-Removal/replacement of existing vinyl gate at patio/garage. Proposed gate to match existing metal fence/railing.
-Removal/ replacement of three individual garage doors to one double door and one single door to allow for a more comfortable and functional garage for three cars.
-Paint existing siding, trim, soffits and shutters of entire house exterior.

-We are not replacing any windows at this time please see revised drawings with note corrected.

Sincerely,

Christina Griffin AIA LEED AP CPHC
Principal
Christina Griffin Architect P.C.

tel.914.478.0799 fax.914.478.0806 www.christinagriffinarchitect.com

ES&A CONTRACTING. INC.
4 Kings Grant Way
Briarcliff Manor, NY 10510
914-673-1378
www.esacontracting.com

Estimate

Date	Estimate #
6/4/2021	523

Darren & Sukaina Klein
11 Hancock Place
Irvington, NY 10533

Project
21-0502 - Kitche...

Description	Qty	Rate	Total
Phase 1 Kitchen & Multi-Bathroom Renovations as per CGA Studio plans & Project manual dated 4/28/21, and Sub-contractor walk-thru dated 5/6/21. 21-0502 Cost are displayed as requested by CGA studio invitation to bid			
1. Demolition & Clean-Up- House protection from construction areas included.	1	23375.00	23,375.00
2. Waste Removal- 20-yard size Dumpsters to be used during demo 10-yard size containers there after until completion. Wood block Driveway protection to be utilized. Recycling done for all construction garbage at Brookfield Recycling.	1	4,750.00	4,750.00T
3. Concrete Footings & Beams- Surgical floorboard removal & Excavate footing pad area. 5000 PSI concrete mix for footing w/ #2 rebar 2 LVL beams 1.75” x 14” w/ fastening bolts. .75” x 13.25” Steel fitch plate pre-drilled for fastening Installing 12’ beam overhead 1st floor location. Re-install existing floorboards (maybe noticeable?). If a steel beam hoist is required, it will be employed as cost-plus item. Agreed to review specific structural situation after demo & attempt to install new beam above ceiling line without soffit. A revised execution of the beam install may necessitate cost-plus materials & Labor.	1	12146.00	12,146.00T

ES&A looks forward to working with you on this project

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Description	Qty	Rate	Total
4. Steel Columns & Framing- (4) 3.5" Steel round pole column w/ 5x8x½" plates. Framing for all construction areas. Plumb up existing walls as needed.	1	26645.00	26,645.00T
5. Rough framing, sheathing, sub-floor & Installation of windows- (All Included in framing costs above within #4)	1	0.00	0.00T
6. Cost of windows based on LePage or Wythe Windows- LePage pricing is now in base bid. Also have Marvin Pricing for same. All Window manufactures behind on production, 14-18 weeks for delivery to job site. Looking into Passive Window options from Schuco, Makrowin & Wythe as well.	1	12195.00	12,195.00T
7. Plumbing- All plumbing to code according to the plans including steam shower at master bath and new roughing for wall hung faucets at all existing bathrooms. Remove all existing fixtures, Re-rough all new faucets locations as on plans. Rough plumb new kitchen (1st floor) & Temp kitchen set-up (basement) as on plans. Rough plumb new Master bath as on plans. Install all new plumbing fixtures at all locations on plans. All plumbing fixtures, roughing valves & Shower drains supplied by homeowner. Steam unit supplied by Homeowner. Potentially add floor drain to mud room area & Add 2 outside hose bibs. Instant hot to Master bath remains Future attic bath to be stubbed out, directly above existing bathroom to code, included.	1	52875.00	52,875.00T

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Description	Qty	Rate	Total
8. Electrical- All electrical to code according to the plans, including replacement of existing lighting fixtures, No Smoke detectors will be installed in any construction areas. Alarm Company to handle all integrated smokes. Add Sub-Panel in basement due to existing crowded panel box, with room for arc fault breakers. Add Low Voltage 6-pin wires to all 8 thermostat locations. Add Cat-6 Ethernet wiring as cost-plus to 6 locations (TBD) for wireless access point installations. (WiFi access points to be supplied by homeowner) Once engaged on Phase 1, we will produce detailed estimate for replacing all recessed lighting in “Rest of House.”	1	37434.00	37,434.00T
Supply & install outlets & switches (throughout house) updated to Decora style, White. (12 dimmers included, more and/or specialty units can be added Cost-plus.) All outlet & switch plates updated to screwless style, White.	1	4,578.50	4,578.50T
Connection of existing central vacuum at new kitchen island toe kick.	1	1,075.00	1,075.00T
9. Insulation: (New construction areas only)- All wall insulation called out on plans. (Roxul “Comfort Batt” replaces all standard batt insulation). Sound proofing insulation as called out on plans (Roxul “Safe & Sound” replaces SoundSense Blue Jeans denim insulation). Upgrade all insulation products to Denim style, add $ 3,858.50. Attic open cell spray, and removal of old bat insulation add $29,950.00	1	5,747.25	5,747.25T

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Description	Qty	Rate	Total
10. Vapor Barriers & Membranes: (materials only)- All 3 showers & 1 laundry room to get curb-less style shower stall floor set up, via Schluter pre-pitch sub-floor shower pans. All 3 shower stalls to receive Schluter wall board, vapor membrane tile setting surfaces w/ Schluter taped seams.	1	6,475.00	6,475.00T
11. HVAC- System upgrades & modifications, including radiant heat at en-suite bath 1. Adjust Basement, 1st floor & 2nd floor venting as necessary on supply/return lines for construction areas consisting of: exercise room, utility room, bar area, bathroom, Kitchen, Mud room, Butler's pantry, Master bathroom, and Baths 1, 2 & 3. Standard white stamped grills for supply & return registers included. Any other (than standard white) registers, not included, to be supplied by owner for install. For new Schluter Ditra-heat sub-floor w/electric radiant heat for any other newly renovated bathroom on the plans add $5,975.00 per bathroom. May require an electrical cost-plus upcharge for homerun wiring.	1	8,685.00	8,685.00T
New 4" bathroom venting included in HVAC	1	5,975.00	5,975.00T
12. Drywall Spackling & taping- Installing 5/8" wall board & ceilings in all construction areas on plan. Matching wall board & ceiling surfaces for seamless appearance. Apply 3 coats of Compound & Tape and sanding for seamless feathering. Apply 4th polish coat of compound & sand ready for primer. Apply ½" cement board, and/or tile back board at tile locations, as per plans.	1	19480.00	19,480.00T

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13. New Garage stairs- Install 2 oak-tread steps w/pine risers. Construct custom landing platform Approx. 8'x4' to final doorway.	1	2,850.00	2,850.00T
14. Fine Carpentry include cabinetry installation- This entire category as been removed from my base bid and to be handled by cabinet maker. All custom cabinetry to be supplied by homeowner, delivered to site and installed by cabinet maker.	1	0.00	0.00T
15. Interior doors (see door schedule for details)- Bi-fold Door are removed from the base bid. All Door hardware & hinges to be supplied by homeowner.	1	0.00	0.00T
16. Interior door Hardware- Include replacement of all existing door hardware (allowance. Labor only…to replace all interior door hardware. New hardware must fit in existing door boring, no adjustments or re-hanging included. All new door hardware & hinges to supplied by Homeowner.	1	4,650.00	4,650.00T
17. Interior Trim- All trim at renovated areas only (to match existing). Install new interior trim, where necessary in construction areas on plans. Match existing trim profiles or replace with similar profiles. Save all existing interior trims, intact, where possible.	1	12195.00	12,195.00T

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18. Tile work- All tile work is labor only (Owner to supply materials). Install all new tile throughout kitchen (floor & backsplash), 4 baths, including Shower stalls and laundry closet flooring. Install Ditra-mat & Ditra-heat tile setting underlayment on all floors. Supply all thin set, spacers & tile saw blades. All tiles to be supplied by Homeowner. All grouts, including epoxy shower grouts, to be supplied by Homeowner.	1	42286.00	42,286.00T
19. Wood Flooring- Basement area repair only, using removed existing floorboards. No floor refinishing included. New wood flooring in Bar/Exercise room area with vapor barrio on slab: TBD	1	1,425.00	1,425.00T
20. Wallpaper Installation- Remove all existing wallpapers throughout rest of house. Install Drake Luna Thom Filicia Vinyl's (WHF3029) wallpaper in the entry Foyer area, including staircase & 2nd flr. columns. Install wallpaper accent wall in 2nd flr. Bathroom (Paper TBD)	1	22207.50	22,207.50T
21. Interior Painting- Apply 1 coat of Prime to all new construction areas, and adjoining surfaces. Inspect for imperfections, apply polish compound coat & sand when needed. Caulk all trim joints, and fill nail-holes where needed. Apply 2 coats of Flat paint to wall & ceiling surfaces (Colors TBD). Apply 2 coats of Satin Trim paint to all trim surfaces (One color). All quality wall, ceiling & trim paints supplied by Painting Contractor. All colors to be determined by Homeowner.	1	18406.00	18,406.00T

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22. Appliance Installation- Move Appliance form garage/storage area to final setting location. Install all electrical & plumbing connections, where applicable. Run appliance for one time test after install. No extra installation parts included, if not with appliance at install. All appliances, and proper install kits to be supplied by homeowners.	1	6,500.00	6,500.00T
Other- (Potential projects needed for completing construction but not indicated or priced above) Basement wood flooring complete replacement Whole house, fully integrated smoke/carbon detection system (Alarm vendor recco.) Electric radiant heat in all tile bathroom & kitchen floors Infinity, trench style drains in all showers Epoxy grout in all shower stalls floor & walls Attic open cell insulation spray New garage door header and 2x car garage door for install. HVAC multiple systems maintenance check-ups & overhaul updates as needed. HVAC bank of compressors/systems moving to behind driveway wall area.		0.00	0.00T
Notes or Questions: Floor trusses to LVL fasting connection TBD with detail drawing on-site after demo. May require change in LVL beam combination or specialty truss hangers? +/- Cost implications may apply.			
Electrical bid adjustment	1	-2952.75	-2,952.75T
Contractors' Overhead @ 5%	1	16450.13	16,450.13T
Sales Tax		0.00%	0.00

ES&A looks forward to working with you on this project

Total **$345,452.63**

Signature _____

NYSIF
New York State Insurance Fund

WESTCHESTER ONE, 44 SOUTH BROADWAY, 10TH FLOOR, WHITE PLAINS, NY 10601-4411
| nysif.com

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

^ ^ ^ ^ ^ ^ 261103898
REIS GROUP
27 MARKET ST
PO BOX 299
SAUGERTIES NY 12477

SCAN TO VALIDATE
AND SUBSCRIBE

POLICYHOLDER	CERTIFICATE HOLDER
ES&A CONTRACTING INC 4 KINGS GRANT WAY BRIARCLIFF NY 10510	VILLAGE OF IRVINGTON 85 MAIN STREET IRVINGTON NY 10533

POLICY NUMBER	CERTIFICATE NUMBER	POLICY PERIOD	DATE
W2384 047-3	590980	03/10/2021 TO 03/10/2022	6/2/2021

THIS IS TO CERTIFY THAT THE POLICYHOLDER NAMED ABOVE IS INSURED WITH THE NEW YORK STATE INSURANCE FUND UNDER POLICY NO. 2384 047-3, COVERING THE ENTIRE OBLIGATION OF THIS POLICYHOLDER FOR WORKERS' COMPENSATION UNDER THE NEW YORK WORKERS' COMPENSATION LAW WITH RESPECT TO ALL OPERATIONS IN THE STATE OF NEW YORK, EXCEPT AS INDICATED BELOW, AND, WITH RESPECT TO OPERATIONS OUTSIDE OF NEW YORK, TO THE POLICYHOLDER'S REGULAR NEW YORK STATE EMPLOYEES ONLY.

IF YOU WISH TO RECEIVE NOTIFICATIONS REGARDING SAID POLICY, INCLUDING ANY NOTIFICATION OF CANCELLATIONS, OR TO VALIDATE THIS CERTIFICATE, VISIT OUR WEBSITE AT HTTPS://WWW.NYSIF.COM/CERT/CERTVAL.ASP. THE NEW YORK STATE INSURANCE FUND IS NOT LIABLE IN THE EVENT OF FAILURE TO GIVE SUCH NOTIFICATIONS.

THIS POLICY DOES NOT COVER CLAIMS OR SUITS THAT ARISE FROM BODILY INJURY SUFFERED BY THE OFFICERS OF THE INSURED CORPORATION.

PRESIDENT
EUGENE ARDUINO
ES&A CONTRACTING INC
1 OF 2

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS NOR INSURANCE COVERAGE UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICY.

NEW YORK STATE INSURANCE FUND

DIRECTOR,INSURANCE FUND UNDERWRITING

VALIDATION NUMBER: 191602458

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/02/2021

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IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

The Reis Group Saugerties
27 Market Street
PO Box 299
Saugerties NY 12477

CONTACT NAME: Susan Horton
PHONE (A/C, No, Ext): (845) 246-9563 FAX (A/C, No): (845) 246-0915
E-MAIL ADDRESS: shorton@reisinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Cincinnati Speciality Insurance	
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

ES&A Contracting, Inc.
4 Kings Grant Way
Briarcliff NY 10510

COVERAGES **CERTIFICATE NUMBER:** CL2151119508 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y		CSU0057356	04/24/2021	04/24/2022	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 1,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder is named as Additional Insured with regard to Commercial General Liability coverage provided there is a written contract or agreement between parties requiring such status.

CERTIFICATE HOLDER

Darren & Sukaina Klein
11 Hancock Place
Irvington NY 10533

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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New York State Insurance Fund

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POLICYHOLDER	CERTIFICATE HOLDER
ES&A CONTRACTING INC 4 KINGS GRANT WAY BRIARCLIFF NY 10510	DARRIN & SUKAINA KLEIN 11 HANCOCK PLACE IRVINGTON NY 10533

POLICY NUMBER	CERTIFICATE NUMBER	POLICY PERIOD	DATE
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ES&A CONTRACTING INC
1 OF 2

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NEW YORK STATE INSURANCE FUND

DIRECTOR,INSURANCE FUND UNDERWRITING

VALIDATION NUMBER: 300109493

U-26.3

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/02/2021

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Briarcliff NY 10510

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	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
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	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

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Village of Irvington
85 Main Street
Irvington NY 10533

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AUTHORIZED REPRESENTATIVE

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George Latimer
Westchester County Executive

Westchestergov.com

James Maisano
Director, Consumer Protection

Department of Consumer Protection
Home Improvement License

ES&A CONTRACTING INC.

4 KINGS GRANT WAY

BRIARCLIFF,NY-10510

This license is issued in accordance with Article XVI of the Westchester County Consumer Protection Code and is valid only upon presence of the official department seal. Proof of citizenship or immigration status is not required for issuance of this license.
NOT FOR FEDERAL PURPOSES

Department of Consumer Protection Westchester County, NY

License Number

WC-20318-H08

Date of Expiration

03/26/2022

© GOES 3461

LITHO IN U.S.A.

RENOVATIONS TO THE

KLEIN RESIDENCE

11 HANCOCK PL, IRVINGTON, NEW YORK 10533

CHRISTINAGRIFFINARCHITECT PC

12 Spring Street, Hastings-on-Hudson, NY 10706

REGISTERED ARCHITECT CHRISTINA MARIE GRIFFIN 17869 STATE OF NEW YORK

REVISED BUILDING PERMIT SUBMISSION 06-18-21

GENERAL NOTES

CONSTRUCTION TYPE: TYPE 5A (EXISTING & PROPOSED)
OCCUPANCY CLASSIFICATION: SINGLE FAMILY RESIDENTIAL. (EXISTING & PROPOSED)

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 untill 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, data 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 subcontractors 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. Contractor to provide a placard indicating installation of engineered lumber and/or truss construction 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:
5750 Degree Days
15% Maximum Glazing

N1102.2.1 (R402.2.1) CEILINGS WITH ATTIC SPACES

Where Section 1102.2.1 requires R-49 insulation in the ceiling, 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.

N1102.2.2(R402.2.2)CEILINGS WITHOUT ATTIC SPACES

Where Section 1102.2.2 requires insulation greater than R-30 in the ceiling, and the roof / ceiling assembly does not allow sufficient space, the min. R-value shall be R-30. Insulation over and to the outer edge of the top plate shall not be compressed. This reduction of insulation shall be limited to 500 SF, or 20% of the total insulated ceiling area, whichever is less.

Christina Griffin, Architect A.I.A., hereby states that to the best of my knowledge, belief, and professional judgement have prepared, the plans and specifications depicted on these drawings in compliance with the applicable provision of the New York State Uniform Fire Prevention and Building Code and the New York State Energy Conservation Construction Code currently in effect and the 2020 Residential code of NYS.

1

INSULATION AND FENESTRATION REQUIREMENT BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR[b]	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION SHGC[b,e]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE
4A	0.32	0.55	0.40	49	20 or 13+5 [h]
	MASS WALL R-VALUE[i]	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB[d] R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
	8/13(g)	19	10/13	10, 2FT	10/13

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.
b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
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 at 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.
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.
e. Reserved.
f. Reserved.
g. Alternatively, insulation sufficient to fill the framing cavity and providing not less than an R-value of R-19.
h. 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.
i. 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.

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

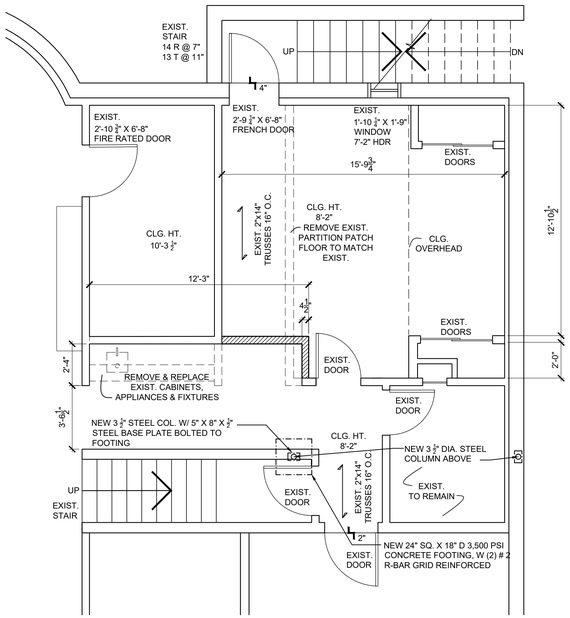
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATAGORY	SUBJECT TO DAMAGE FROM			ICE SHIELD UNDERLAY REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE				
30 PSF	120–130 MPH	NO	YES	NO	B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

DATES

BUILDING PERMIT SUBMISSION	04-29-21
REVISED BUILDING PERMIT SUBMISSION	06-18-21

LIST of DRAWINGS

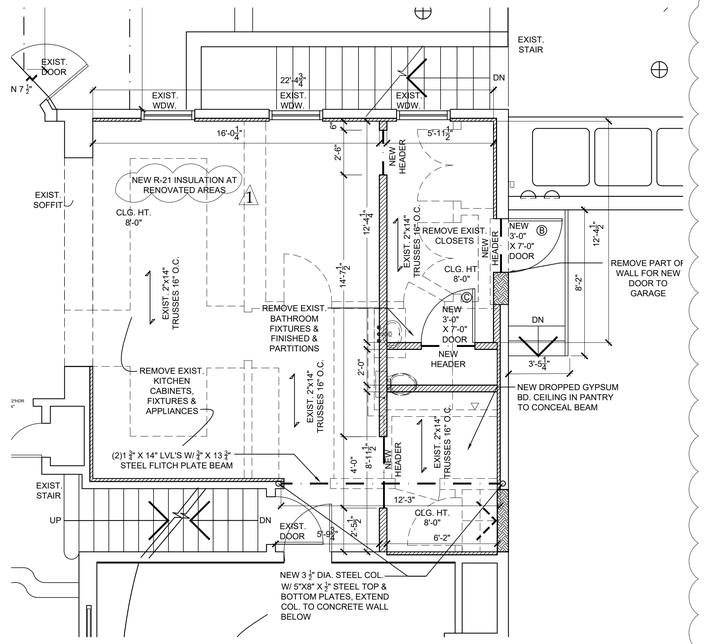
TITLE SHEET	GENERAL NOTES, ZONING DATA, CLIMATIC & GEOGRAPHIC CRITERIA, LIST OF DRAWINGS, DATES
ST-1	PARTIAL BASEMENT, FIRST FLOOR & SECOND FLOOR STRUCTURAL PLANS
A-1	PARTIAL BASEMENT, FIRST FLOOR & SECOND FLOOR FLOOR PLANS, LIGHT & VENT CALCULATIONS, WINDOW & GLASS DOOR SCHEDULE
E-1	PARTIAL BASEMENT, FIRST FLOOR & SECOND FLOOR ELECTRICAL PLANS
P-1	PLUMBING RISER DIAGRAM



SHOWING FRAMING ABOVE

PARTIAL BASEMENT STRUCTURAL PLAN

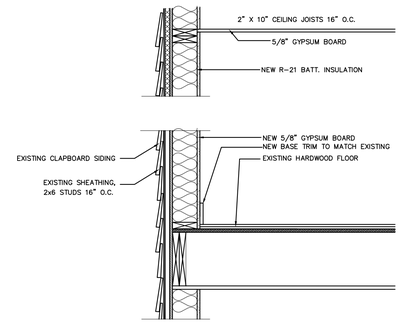
SCALE: 1/4" = 1'-0"



SHOWING FRAMING ABOVE

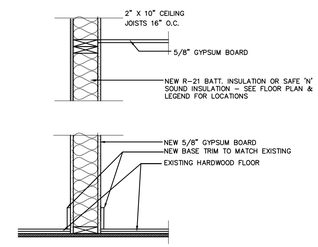
1ST FL. KITCHEN STRUCTURAL PLAN

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



TYP. EXTERIOR WALL SECTION

SCALE: 3/4" = 1'-0"



TYP. INTERIOR WALL SECTION

SCALE: 3/4" = 1'-0"

LEGEND

- EXIST. EXTERIOR WALL: Exist. stud wall w/ new 1/2" Gypsum bd. Add furring & R-21 Rockwool Comfort Batt. insulation at exterior wall
- EXIST. INTERIOR WALL: Exist. stud wall w/ new 1/2" Gypsum bd. Add furring &Rockwool safe 'n' sound insulation.
- INTERIOR WALL: 5/8" gypsum board ea. side of 2"x4"s @ 16" o.c.
- INTERIOR WALL WITH ACOUSTICAL INSULATION: 5/8" gypsum board each side of 2"x4"s @ 16" o.c., Rockwool safe 'n' sound insulation.
- 3/4" HOUR FIRE RATED WALL: 5/8" fire code gypsum board on outer side of 2"x4"s @ 16" o.c.
- EXTERIOR WALL: Existing stucco on wood sheathing 2"x4" studs 16" o.c. New 2" furring R-21 Rockwool Comfort Batt. insulation, 1/2" gyp. bd.

ELEVATION NO. / SHEET NO. — ELEVATION

ELEVATION NO. / SHEET NO. — SECTION DETAIL

XX — DOOR TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - DOOR SCHEDULE

XX — WINDOW TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - WINDOW SCHEDULE

WR — WALL REGISTER

ENGINEERED LUMBER AND/OR TRUSS CONSTRUCTION MUST BE PLACARDED AS PER NYSDOS

GENERAL STRUCTURAL NOTES

1. 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

2. 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 stress of steel)ASTM-A-36

3. 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.

4. FRAMED BEAM CONNECTIONS ASTM A-325 HIGH STRENGTH BOLTS(3/4") UNLESS OTHERWISE NOTED.

5. 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.

6. FURNISH AND DELIVER FOR INSTALLATION BY OTHERS, ANCHOR BOLTS, BEARING PLATES AND LOOSE LINTELS WITH INSTRUCTIONS AND TEMPLATES TO FACILITATE INSTALLATION.

7. SHOP PAINT ALL STRUCTURAL STEEL WITH AN APPROVED PRIMER AND TOUCH UP PAINTING.

8. FABRICATOR MUST PROVIDE SHOP DRAWINGS PREPARED BY TECHNICAL PERSONNEL UNDER THE SUPERVISION OF A QUALIFIED ENGINEER LICENSED BY THE STATE OF NEW YORK.

9. 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.

10. ALL DIMENSIONS SHALL BE FIELD MEASURED AND VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION & PRIOR TO FABRICATION OF STRUCTURAL STEEL MEMBERS

11. CONTRACTOR TO SUBMIT SHOP DRAWINGS PREPARED BY AN ENGINEER FOR ALL STRUCTURAL STEEL PRIOR TO FABRICATION, FOR REVIEW & APPROVAL BY THE PROJECT ENGINEER.

12. INSTALL SOLID 2" THICK BLOCKING THE DEPTH OF FL. JOISTS MAX. 8 FT. O.C.

13. ALL PARALLAM BEAMS TO BE 2.0E PSL BY TRUS JOIST.

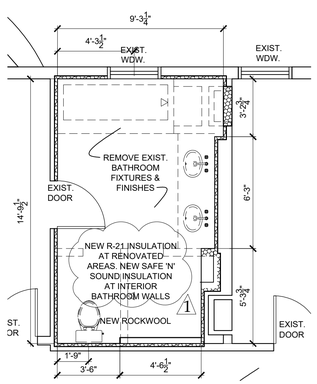
14. ALL PARALLAM POSTS TP BE 1.8 E PSL BY TRUS JOIST.

15. FRAMING DETAILS SHALL BE IN ACCORDANCE WITH IRC TABLE R602

16. WINDOW HEADER, SILLS AND GLAZING DETAILS TO BE IN IN ACCORDANCE WITH IRC R.

17. RE-BAR CHAIRS TO BE INSTALLED TO SUPPORT RE-BAR AT FOOTINGS AND FOUNDATION, NO STIRRUPS REQUIRED.

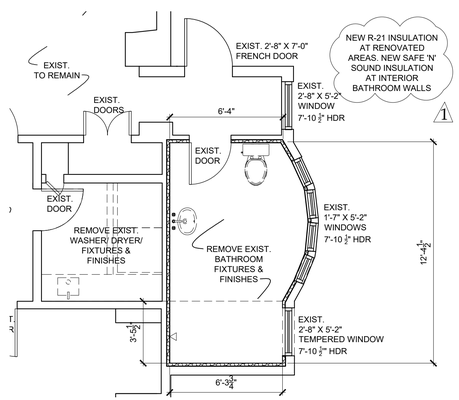
18. ALL FOUNDATIONS TO BE IN ACCORDANCE WITH IRS CH. 403.



SHOWING FRAMING ABOVE

2ND FL. MASTER BATH STRUCTURAL PLAN

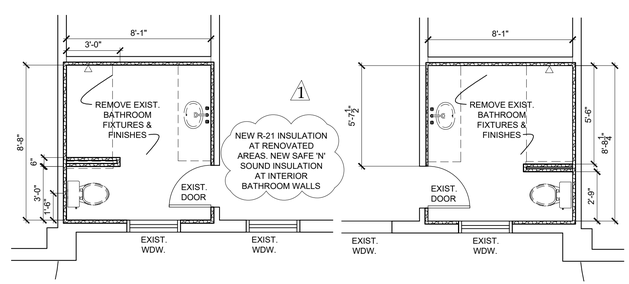
SCALE: 1/4" = 1'-0"



SHOWING FRAMING ABOVE

2ND FL. EN-SUITE BATH 1 & LAUNDRY RM. STRUCTURAL PLAN

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



SHOWING FRAMING ABOVE

2ND FL. EN-SUITE BATH 2 & 3 STRUCTURAL PLAN

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

RENOVATIONS TO THE
KLEIN RESIDENCE
11 HANCOCK PLACE, IRVINGTON, NY 10533

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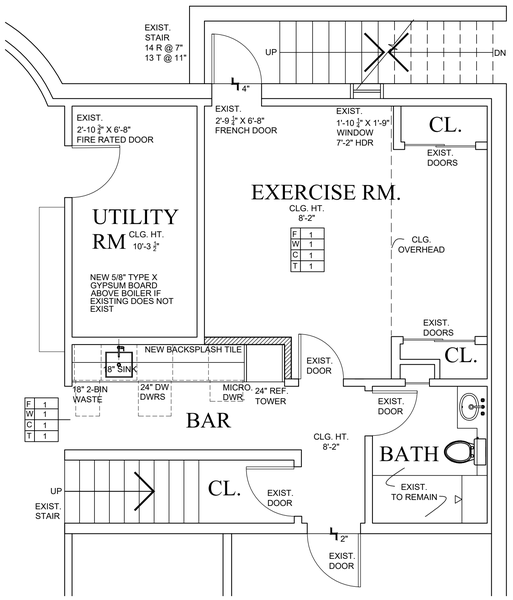
Date:
BUILDING PERMIT SUBMISSION 04/29/21
1 REVISED BUILDING PERMIT SUBMISSION 06/18/21

Drawing Title: STRUCTURAL PLANS

Scale: AS SHOWN

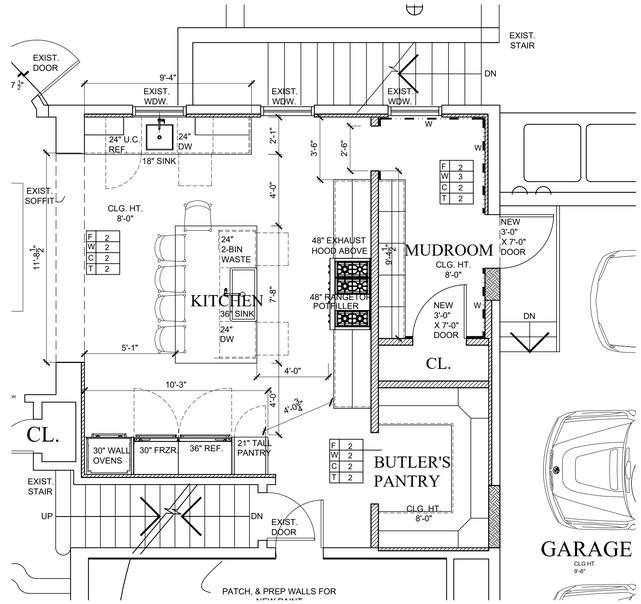
REGISTERED ARCHITECT CHRISTINA MARIE GRIFFIN 17869 STATE OF NEW YORK

ST-1



PARTIAL BASEMENT FLOOR PLAN

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



1ST FL. KITCHEN FLOOR PLAN

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

LIGHT & VENTILATION

LIGHT & VENTILATION CALCULATIONS FOR ROOMS TO UNDERGO ALTERATION WORK & NEW ROOMS

ROOM	FLOOR AREA	LIGHT		VENTILATION	
		MIN 8%	PROVIDED	MIN 4%	PROVIDED
BASEMENT					
EXERCISE RM.	212 SF	16.96 SF	13.75 SF + ARTIFICIAL LIGHTING	8.48 SF	2.12 SF + WHOLE HOUSE VENTILATION
FIRST FLOOR					
KITCHEN & BUTLER'S PANTRY	400 SF	32 SF	24.58 SF + ARTIFICIAL LIGHTING	16 SF	12.29 SF + WHOLE HOUSE VENTILATION
MUDROOM	74 SF	5.92 SF	15.92 SF	2.96 SF	7.96 SF

NOTES:
1. ARTIFICIAL LIGHTING THAT IS PROVIDED INSTEAD OF NATURAL LIGHTING MUST PROVIDE AN AVERAGE ILLUMINATION THAT EXCEEDS 6 FOOT-CANDLES AT 30" ABOVE FLOOR, IN ACCORDANCE WITH IRC 2015 R303.1.2
2. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM THAT PROVIDES 105 CFM OF AIRFLOW IN COMPLIANCE WITH IRC 2015 R303.1

LEGEND

EXIST. EXTERIOR WALL: Exist. stud wall w/ new 3/4" Gypsum bd. Add furring & R-21 Rockwool Comfort Batt. insulation at exterior wall

EXIST. INTERIOR WALL: Exist. stud wall w/ new 3/4" Gypsum bd. Add furring &Rockwool safe 'n' sound insulation.

INTERIOR WALL: 5/8" gypsum board ea. side of 2"x4"s @ 16" o.c.

INTERIOR WALL WITH ACOUSTICAL INSULATION: 5/8" gypsum board each side of 2"x4"s @ 16" o.c., Rockwool safe 'n' sound insulation.

3/4" HOUR FIRE RATED WALL: 5/8" fire code gypsum board on outer side of 2"x4"s @ 16" o.c.

EXTERIOR WALL: Existing stucco on wood sheathing 2"x4" studs 16" o.c. New 2" furring R-21 Rockwool Comfort Batt. insulation, 1/2" gyp. bd.

ELEVATION NO. XX XX SHEET NO. — ELEVATION

ELEVATION NO. XX XX SHEET NO. — SECTION DETAIL

XX — DOOR TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - DOOR SCHEDULE

XX — WINDOW TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - WINDOW SCHEDULE

WR — WALL REGISTER

ENGINEERED LUMBER AND/OR TRUSS CONSTRUCTION MUST BE PLACARDED AS PER NYSDOS

FINISH LEGEND

F X, W X, C X, T X — INDICATES OVERALL FINISH TYPE

*SEE FINISH SCHEDULE FOR FINISH TYPE.

XX — INDICATES ACCENT TREATMENT

XX + XX — INDICATES CHANGE OF MATERIALS

W — INDICATES WAINSCOTING

FINISH SCHEDULE

ROOM	FLOOR		WALL		CEILING		TRIM	
	TYP.	DESCRIPTION	TYP.	DESCRIPTION	TYP.	DESCRIPTION	TYP.	DESCRIPTION
EXERCISE RM.	1	EXIST. TO REMAIN PATCH AS NEEDED	1	EXIST. TO REMAIN, PATCH & PAINT	1	EXIST. TO REMAIN, PATCH & PAINT	1	EXIST. TO REMAIN, PATCH & PAINT
BAR	1	EXIST. TO REMAIN PATCH AS NEEDED	1	EXIST. TO REMAIN, PATCH & PAINT	1	EXIST. TO REMAIN, PATCH & PAINT	1	EXIST. TO REMAIN, PATCH & PAINT
KITCHEN & BUTLER'S PANTRY	2	NEW PORCELAIN TILE ON MUD BASE	2	NEW 1/2" GYP. BD. PAINT, NEW BACKSPLASH TILE, SEE ELEV. FOR LOCATION	2	NEW 1/2" GYP. BD., PAINT	2	NEW PAINT GRADE TRIM TO MATCH EXIST.
MUDROOM	2	NEW PORCELAIN TILE ON MUD BASE	3	NEW 1/2" GYP. BD. PAINT, NEW WAINSCOTING SEE ELEV. FOR LOCATION	2	NEW 1/2" GYP. BD., PAINT	2	NEW PAINT GRADE TRIM TO MATCH EXIST.
MASTER BATH	3	NEW MARBLE TILE ON MUDBASE	4	NEW MOISTURE RES. GYP. BD. WAINSCOTING NEW FULL HT. MARBLE MOSAIC TILE AT SHOWER WALLS & VANITY WALL ONLY	3	NEW 1/2" GYP. BD. PAINT & MOISTURE RES. GYP. BD AT STEAM SHOWER	2	NEW PAINT GRADE TRIM TO MATCH EXIST.
EN-SUITE BATH 1, 2 & 3	3	NEW PORCELAIN TILE ON MUD BASE	5	NEW MOISTURE RES. GYP. BD, WALLPAPER OR PAINT,FULL HT. TILE AT SHOWER WALLS ONLY	2	NEW 1/2" GYP. BD., PAINT	2	NEW PAINT GRADE TRIM TO MATCH EXIST.
LAUNDRY RM.	3	NEW PORCELAIN TILE ON MUD BASE	1	EXIST. TO REMAIN, PATCH & PAINT	1	EXIST. TO REMAIN, PATCH & PAINT	2	NEW PAINT GRADE TRIM TO MATCH EXIST.

FINISH NOTES

1. AN EQUIVALENT MANUFACTURER SUBMITTED MUST MATCH PERFORMANCE, QUALITY, COLOR AND FINISH OF THE REFERENCED MANUFACTURER ON THE FINISH SCHEDULE. REFER TO THE WRITTEN SPECIFICATIONS FOR FURTHER DETAILS ON ALL.

2. REFER TO ARCHITECTURAL DOCUMENT FOR ADDITIONAL FINISH MATERIAL REQUIREMENTS. ANY DISCREPANCY BETWEEN THIS SCHEDULE AND OTHER CONTRACT DOCUMENTS OR FIELD CONDITIONS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

3. IT IS THE INTENT OF THESE DRAWINGS THAT ALL EXPOSED SURFACES RECEIVE FINISHES AS INDICATED ON THE DRAWINGS OR WRITTEN SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHER WISE. ANY SURFACE WHICH DOES NOT HAVE A SPECIFIC FINISH NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND FINISHED PER ARCHITECT'S INSTRUCTIONS.

4. ALL FINISHES SHALL BE NEW MATERIALS AND INSTALLED FOLLOWING THE MANUFACTURER'S WRITTEN RECOMMENDATIONS AND INSTRUCTIONS.

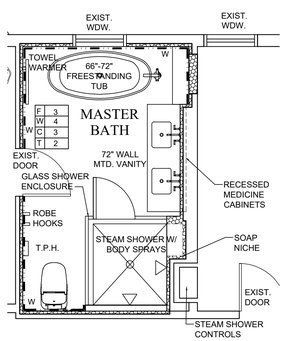
5. PROVIDE SUB-FLOOR LEVELERS WHERE NECESSARY FOR SMOOTH TRANSITIONS OF ALL FLOOR FINISH MATERIALS.

6. EXISTING WALLPAPER THROUGHOUT TO BE REMOVED AND WALLS TO BE PREPPED FOR EITHER NEW PAINT OR NEW WALLPAPER. SEE FLOOR PLANS AND/OR FINISH KEY FOR NEW FINISH DETAILS.

7. TWO STORY FOYER, 1ST FLOOR HALL, STAIRCASE AND 2ND FLOOR HALL AND COLUMNS TO RECEIVE NEW WALLPAPER : KRAVET, WINFIELD THYBONY AMOROSI ECRU, ELEGANTE #WTE6001

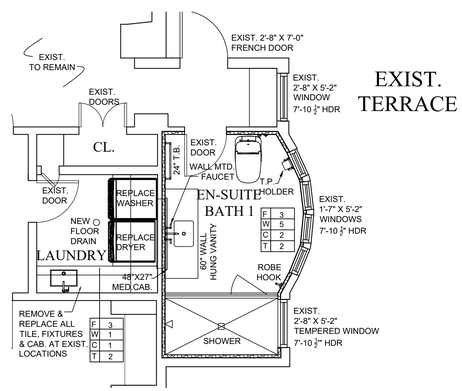
8. EXISTING FOYER AND 2ND FLOOR CEILING TO BE PROTECTED.

9. ALL EXISTING DOOR HARDWARE TO BE REMOVED AND REPLACED THROUGHOUT.



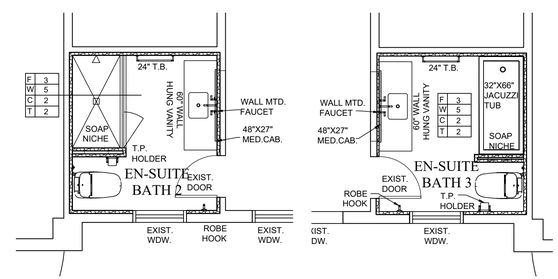
2ND FL. MASTER BATH FLOOR PLAN

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



2ND FL. EN-SUITE BATH 1 & LAUNDRY RM. FLOOR PLAN

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



2ND FL. EN-SUITE BATH 2 & 3 FLOOR PLAN

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

RENOVATIONS TO THE
KLEIN RESIDENCE
11 HANCOCK PLACE, IRVINGTON, NY 10533

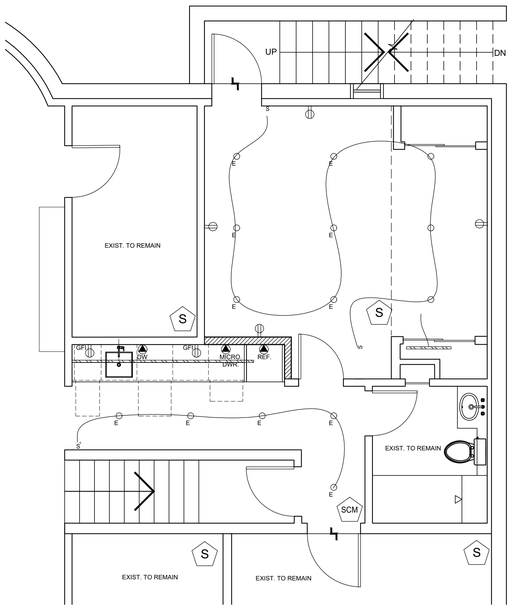
CHRISTINA GRIFFIN ARCHITECT PC
12 Spring Street
Hastings-on-Hudson, NY 10706
914.478.0799 tel
www.christinagriffinarchitect.com

Date:
BUILDING PERMIT SUBMISSION 04/29/21
REVISED BUILDING PERMIT SUBMISSION 06/18/21

Drawing Title:
FLOOR PLANS
LIGHT & VENTILATION CALCS
WINDOW SCHEDULE

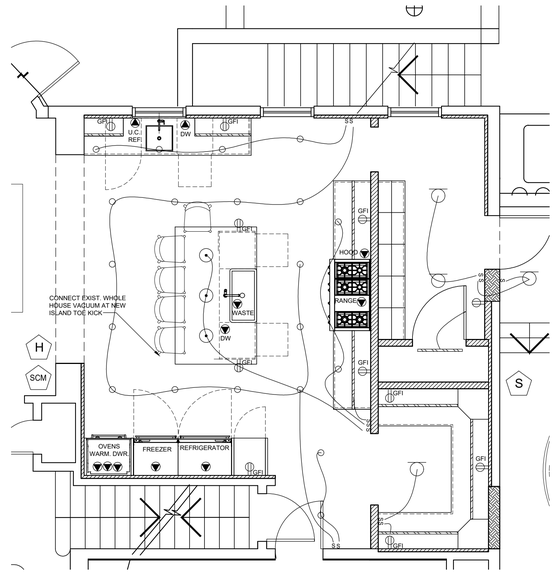
Scale:
AS SHOWN

A-1



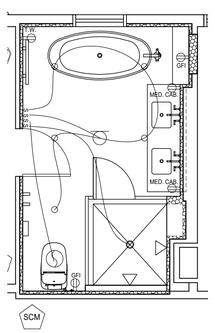
PARTIAL BASEMENT ELECTRICAL PLAN

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



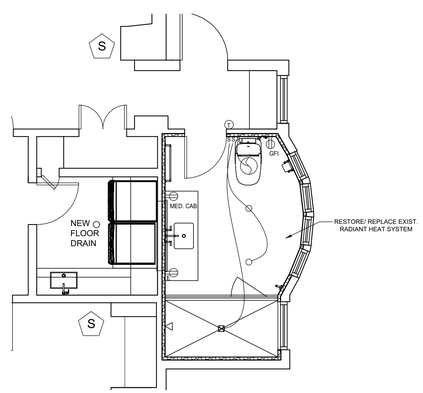
1ST FL. KITCHEN ELECTRICAL PLAN

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



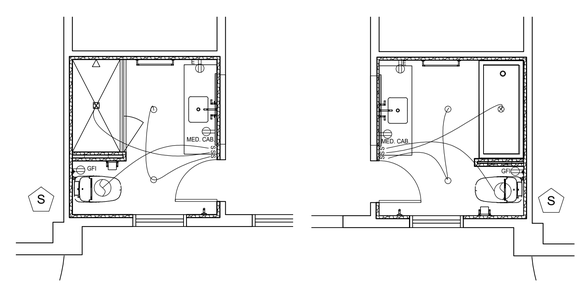
2ND FL. MASTER BATH ELECTRICAL PLAN

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



2ND FL. EN-SUITE BATH 1 & LAUNDRY RM. ELECTRICAL PLAN

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



2ND FL. EN-SUITE BATH 2 & 3 ELECTRICAL PLAN

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

REGISTERED ARCHITECT
CHRISTINA MARIE GRIFFIN
12789
STATE OF NEW YORK

ELECTRICAL LEGEND

- DUPLEX
- QUAD OUTLET
- BRASS FLOOR OUTLET
- DIRECT LINE
- TELEPHONE/DATA OUTLET
- GROUND FAULT INTERUPTER OUTLET
- SWITCH
- D DIMMER
- E EXISTING
- RECESSSED LT FIX
- LOW VOLTAGE MR16 RECESSED LT. FIXTURE
- LOW VOLTAGE MR16 ADJUSTABLE REC. LT. FIXTURE
- TRACK LT FIX
- CLG MTD LT FIX
- WALL MTD LT FIX
- PORCELAIN LT FIX
- PENDANT LT FIX
- LOW VOLTAGE PENDANT LT FIX
- EXHAUST FAN
- GRADE LEVEL, LOW VOLTAGE LT. FIX WIRE TO 300 WATT TRANSFORMER
- EXHAUST FAN/ LT FIX
- HARDWIRED SMOKE DETECTOR
- MONOXIDE DETECTOR
- HEAT DETECTOR
- SPEAKER OUTLET
- THERMOSTAT
- HARDWIRED DOOR BELL
- GRADE LEVEL LANDSCAPE LIGHT
- FLOOD LIGHTS
- CAT5 TELEPHONE OUTLET
- CAT5 COMPUTER OUTLET/ RJ6 RECEPTACLE
- HVAC GRILLE
- ADJUSTABLE RECESSED LIGHT FIXURE
- RECESSED SHOWER LIGHT FIXURE
- UNDER CAB. LT FIX
- UNDER CAB. LT FIX
- FLUORESCENT LT FIX
- CEILING FAN
- CEILING FAN W/ LT FIX.

ELECTRICAL NOTES

1. ALL OUTLETS AND LIGHT FIXTURES ARE NEW UNLESS SHOWN WITH "E" FOR EXISTING.

2. 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 EXISTING LIGHT FIXTURES TO BE REPLACED AT EXISTING LOCATIONS. ALL EXISTING SWITCHES AND OUTLETS TO BE UPGRADED.

3. ALL CAT6 TELEPHONE, CAT6E COMPUTER AND RGG CABLE TV WIRE TO HAVE HOME RUNS TO ENTRY POINT LOCATION IN BASEMENT. LOCATIONS TO BE DETERMINED BY OWNER

4. IN ACCORDANCE WITH CURRENT NATIONAL ELECTRICAL CODE, 4 HARD WIRED 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.

5. ELECTRICIAN PROVIDE COST FOR ALL LABOR & MATERIALS FOR INSTALLATION OF ELECTRICAL RECEPTACLES NECESSARY TO MEET CURRENT NATIONAL ELECTRICAL CODE IN CONTRACT.

6. 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.

7. OWNER TO PROVIDE ARTIFICIAL LIGHT CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR.

MECHANICAL NOTES

1. 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

2. DUCTS SERVING RANGE HOODS SHALL BE CONSTRUCTED OF GALVANIZED STEEL, STAINLESS STEEL, OR COPPER AS PER M1503.2.

3. WOLF 34"X19" PRO LINER HOOD, 600 CFM 120 VOLT, 15 AMPS, 8" DUCT & WALL CAP.

4. NEW EXHAUST FAN TO HAVE 8" DIA. DUCT WITH DAMPER, CONNECTED TO EXTERIOR VENT.

5. ALL BATH EXHAUST FANS TO BE FANTECH PB110 4" REMOTE BATH FAN, ONE 4" DUCT GRILLE W/O LIGHT, 110 CFM #40568 CONNECTED TO EXTERIOR VENT.

6. ALL AIR CONDITIONING EQUIPMENT IS EXISTING TO REMAIN.

7. OWNER TO PROVIDE AN APPROVED MECHANICAL VENTILATION SYSTEM CAPABLE O PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM, OR A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS PER ROOM.

1

8. PLANS ARE DESIGNED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE NFPA 70 2017 EDITION.

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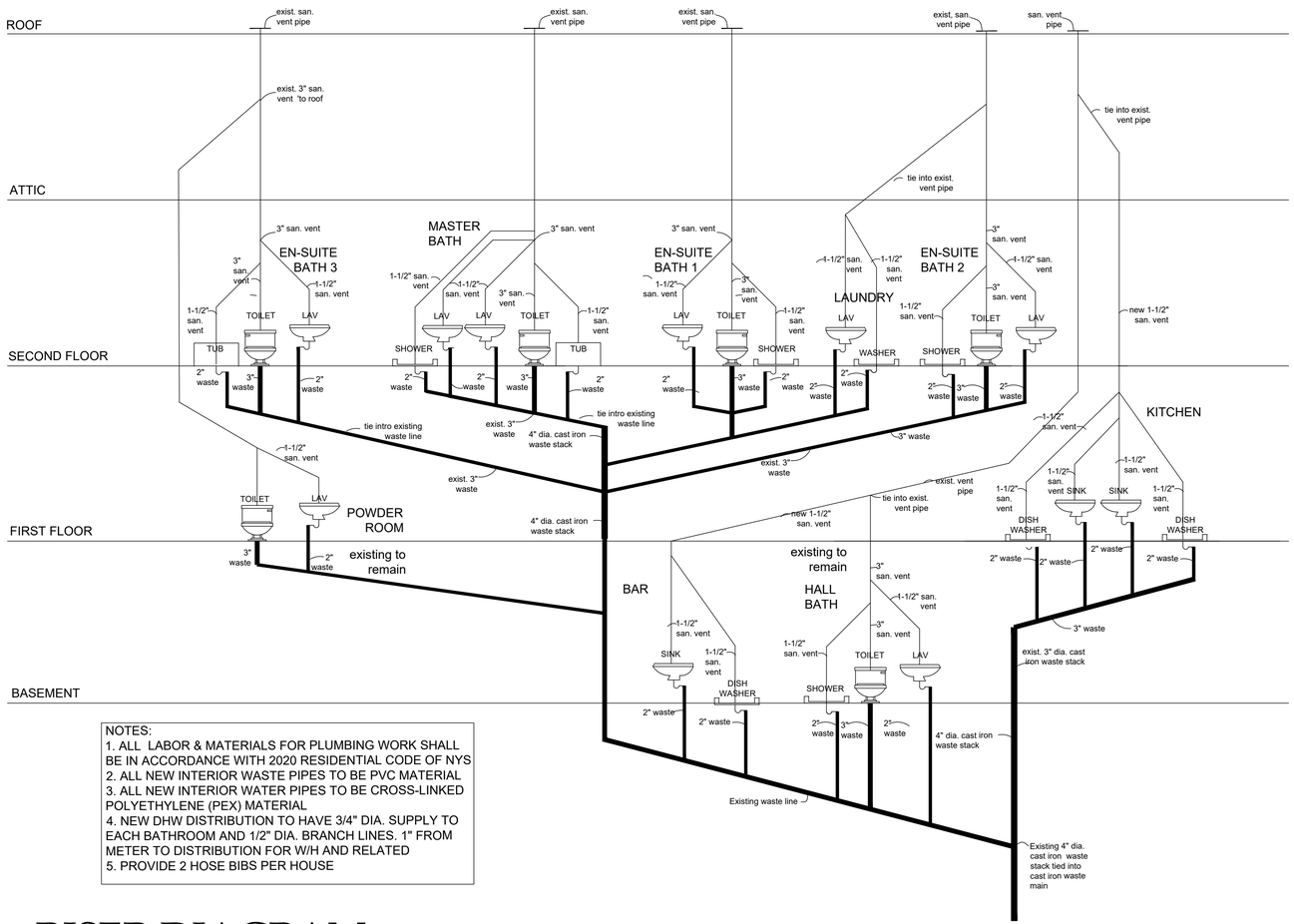
ww.christinagriffinarchitect.com

Date
BUILDING PERMIT SUBMISSION 04/29/21
1 REVISED BUILDING PERMIT SUBMISSION 06/18/21

Drawing Title
ELECTRICAL PLANS

Scale:
AS SHOWN

E-1



NOTES:
1. ALL LABOR & MATERIALS FOR PLUMBING WORK SHALL BE IN ACCORDANCE WITH 2020 RESIDENTIAL CODE OF NYS
2. ALL NEW INTERIOR WASTE PIPES TO BE PVC MATERIAL
3. ALL NEW INTERIOR WATER PIPES TO BE CROSS-LINKED POLYETHYLENE (PEX) MATERIAL
4. NEW DHW DISTRIBUTION TO HAVE 3/4" DIA. SUPPLY TO EACH BATHROOM AND 1/2" DIA. BRANCH LINES. 1" FROM METER TO DISTRIBUTION FOR W/H AND RELATED
5. PROVIDE 2 HOSE BIBS PER HOUSE

RISER DIAGRAM

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

RENOVATIONS TO THE
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BUILDING PERMIT SUBMISSION 04/29/21
REVISED BUILDING PERMIT SUBMISSION 06/18/21

Drawing Title:
RISER DIAGRAM

Scale:
AS SHOWN

REGISTERED ARCHITECT
CHRISTINA MARIE GRIFFIN
17820
STATE OF NEW YORK

P-1

June 15, 2021

ES&A Contracting, Inc.
Eugene Arduino
4 Kings Grant Way
Briarcliff Manor, NY 10510

RE: Klein Residence
Irvington, Ny

Eugene Arduino,

Allstate Electrical Group respectfully submits this proposal in conjunction with electrical work to be performed at the above referenced project. This proposal is based entirely upon the plans and specifications. Any and all additional items that need to be added, whether required by code or otherwise, are not include in this proposal.

1. Prices are firm until 7/15/2021.
2. Down payment is required before any work can proceed.
3. Our pricing structure is based upon payment of invoices within thirty (30) days.
4. Payment retention is not part of this proposal or pricing structure.
5. All light fixture locations to be determined by the homeowner, lighting designer or architect during the rough wiring portion of the project, allowing Allstate Electrical Group to install appropriate mounting box's for the fixtures. If locations are not determined on the rough wiring phase and additional cost of $150 per fixture will be chargered. Allstate Electrical Group will also not be responsible for any wall covering damage.
6. Allstate Electrical Group shall not be liable for failure to perform if prevented by strikes or other labor disputes, accidents, acts of god, governmental or municipal regulation or interference, shortages of labor or materials, delays in transportation, non-availability of the same from manufacturer or supplier, or other causes beyond the Electrical Contractor's control. In no event shall the Electrical Contractor be liable for special or consequential damages whatsoever or however caused.
7. Interior wall mount light fixtures installed and connected. Fixture is furnished by others.
8. Wiring For Flush Mount Ceiling Light Fixture (FBO)
9. Halo LT4 Series 4 in

10. 3-Way Rocker Switch, 15A, White
11. 4-Way Rocker Switch, 15A, White
12. Door switches are provided and installed where shown on prints.
13. SP Rocker Switch, 15A, White
14. Openings are furnished complete, including romex, boxes, decora style switches and metal wallplates.
15. Openings are furnished complete, including romex, boxes, decora style switches and plastic wallplates.
16. A kitchen island receptacle is included.
17. Receptacles with ground-fault circuit interruption (GFCI) protection, where required, are included.
18. Standard Decora receptacles with nylon cover plates are furnished and installed.
19. Tamperproof decora duplex receptacles with plastic cover plates are furnished and installed.
20. Tamperproof duplex receptacles with plastic cover plates are furnished and installed.
21. 220 Volt 30 Amp dryer circuit and receptacle is included.
22. 220 Volt 50 Amp oven circuit is included. Oven installation is not included.
23. 220 Volt 50 Amp Range circuit is included. Range installation is not included.
24. A refrigerator circuit and receptacle is included.
25. Dishwasher wiring and connection is included.
26. Kiitchen range hood fan wired-Installation by others
27. Microwave circuit and receptacle is included. Microwave installation is not included.
28. Thermostat Wiring
29. Wiring For 1 Undercabinet Light (FBO)
30. Replace 3-Way 15A Rocker Switch
31. Replace 1-Pole 15A Rocker Switch
32. Replace 4-Way 15A Rocker Switch
33. Broan QTXE110 Ultra Silent Ventilation
34. Install Lutron Diva LED Dimmer

35. Install Occupancy Sensor Switch
36. Replace Tamperproof GFI Duplex Receptacle: 15A White

If you have any questions regarding this proposal, please do not hesitate to call.

Sincerely,

Kieran O'Hara

Senior Project Manager
Allstate Electrical Group

Proposal Acceptance

I have read this document, including all attachments, and accept everything in its entirety. I understand that upon signing, this proposal and all initialed attachments, becomes a legally binding contract.

ES&A Contracting, Inc.	Allstate Electrical Group
Eugene Arduino	Kieran O'Hara
Signature: _____	Signature: _____
Date: _____	Date: _____

(All attached initialed pages shall become a legally binding part of this agreement.)

Quantity Take-Off

Project: Klein Residence
Estimate: Plans Dated 04-28-2021
Take-Off: 1

The following lists the items that are included in this proposal.

Bar

1	SP Rocker Switch, 15A, White
2	15A White Tamperproof Decora Duplex Receptacle
2	15A White Tamperproof GFI Duplex Receptacle
1	Dishwasher Circuit & Connection
1	Microwave Circuit w/ Duplex Receptacle
1	Refrigerator Circuit w/ Duplex Receptacle
1	Wiring For 1 Undercabinet Light (FBO)

Bath 1

3	Halo LT4 Series 4 in
3	SP Rocker Switch, 15A, White
1	15A White Tamperproof Decora Duplex Receptacle
1	15A White Tamperproof GFI Duplex Receptacle
1	Broan QTXE110 Ultra Silent Ventilation

Bath 2

3	Halo LT4 Series 4 in
3	SP Rocker Switch, 15A, White
1	15A White Tamperproof Decora Duplex Receptacle
1	15A White Tamperproof GFI Duplex Receptacle
1	Broan QTXE110 Ultra Silent Ventilation

Bath 3

3	Halo LT4 Series 4 in
3	SP Rocker Switch, 15A, White
1	15A White Tamperproof Decora Duplex Receptacle
1	15A White Tamperproof GFI Duplex Receptacle
1	Broan QTXE110 Ultra Silent Ventilation

Date: June 15, 2021

Quantity Take-Off

Project: Klein Residence
Estimate: Plans Dated 04-28-2021
Take-Off: 1

Butlers Pantry

1	Wiring For Flush Mount Ceiling Light Fixture (FBO)
2	SP Rocker Switch, 15A, White
1	20A White GFI Duplex Receptacle
2	20A White Tamperproof Decora Duplex Receptacle
1	15A 1P 120/240V Arc Fault Circuit
1	20A 1P 120/240V Arc Fault Circuit
3	Wiring For 1 Undercabinet Light (FBO)

Exercise Rm

1	Interior Wall Light - Fixture FBO
9	Halo LT4 Series 4 in
2	3-Way Rocker Switch, 15A, White
1	Door Operated Light Switch
6	20A White Tamperproof Decora Duplex Receptacle
1	20A 1P 120/240V Arc Fault Circuit

Kitchen

3	Wiring For Flush Mount Ceiling Light Fixture (FBO)
18	Halo LT4 Series 4 in
2	4-Way Rocker Switch, 15A, White
4	SP Rocker Switch, 15A, White
5	15A White Tamperproof Decora Duplex Receptacle
2	20A White GFI Duplex Receptacle
2	Kitchen Island 20A White Decora Duplex Receptacle
1	220V 50A Oven Without Installation
1	2Range 20V 50A Oven Without Installation
2	Dishwasher Circuit & Connection
1	Exhaust Hoodfan
3	Refrigerator Circuit w/ Duplex Receptacle
2	20A 1P 120/240V Arc Fault Circuit
4	Wiring For 1 Undercabinet Light (FBO)

Laundry

1	220V 30A Dryer Circuit w / Receptacle

Master Bath

1	Wiring For Flush Mount Ceiling Light Fixture (FBO)
6	Halo LT4 Series 4 in
4	SP Rocker Switch, 15A, White
3	15A White Tamperproof Decora Duplex Receptacle

Date: June 15, 2021

Quantity Take-Off

Project: Klein Residence
Estimate: Plans Dated 04-28-2021
Take-Off: 1

Master Bath

2	15A White Tamperproof GFI Duplex Receptacle
1	Broan QTXE110 Ultra Silent Ventilation

Mudroom

2	Wiring For Flush Mount Ceiling Light Fixture (FBO)
1	3-Way Rocker Switch, 15A, White
1	SP Rocker Switch, 15A, White
1	15A White Tamperproof GFI Duplex Receptacle
1	15A 1P 120/240V Arc Fault Circuit

Utility Rm

1	100A 2P 120/240V Plug-In Circuit Breaker
1	200A MLO 1P3W 40 Ckt Load Center
40	#2 SER Cable w/Ground

Date: June 15, 2021

Quantity Take-Off

Project: Klein Residence
Estimate: Thermostats
Take-Off: 1

The following lists the items that are included in this proposal.

Mechanicals

8	Thermostat Wiring

Date: June 15, 2021

Quantity Take-Off

Project: Klein Residence
Estimate: Work Shop
Take-Off: 1

The following lists the items that are included in this proposal.

Workshop

8	Halo LT4 Series 4 in
2	3-Way Rocker Switch, 15A, White
6	15A Decora Duplex Receptacle
1	15A 1P 120/240V Arc Fault Circuit
1	Demolition: 8 Hours

Date: June 15, 2021

ALLSTATE ELECTRICAL GROUP

Pricing Detail

Customer: Eugene Arduino
Project: Klein Residence
Estimate: Device Replacement
Take-Off: 1

Unit cost

Qty	Description	Each	Total
1	Replace 15A Tamperproof Decorator Receptacle	$28.39	$28.39
1	Replace 3-Way 15A Rocker Switch	$28.49	$28.49
1	Replace 1-Pole 15A Rocker Switch	$26.71	$26.71
1	Replace 4-Way 15A Rocker Switch	$36.76	$36.76
8	Install Lutron Diva LED Dimmer	$64.46	$515.70
6	Install Occupancy Sensor Switch	$56.26	$337.57
1	Decorator Screwless Wallplate: 1G White Plastic	$11.07	$11.07
1	Decorator Screwless Wallplate: 2G White Plastic	$14.97	$14.97
1	Decorator Screwless Wallplate: 3G White Plastic	$21.27	$21.27
1	Decorator Screwless Wallplate: 4G White Plastic	$25.58	$25.58
1	Replace Tamperproof GFI Duplex Receptacle: 15A White	$41.58	$41.58
			$1,088.09

Pricing Detail Grand Total: $1,088.09

ALLSTATE ELECTRICAL GROUP

Project: Klein Residence

Bid Price

1) Deposit
2) Rough Wiring
3) Trim
4) Final Inspection.

Estimate: Device Replacement

Payout Phase	**Total Price**
Down Payment	$326.42
Rough	$326.42
Trim	$380.83
Final Inspection	$54.40
Total:	**$1,087.00**

Estimate: Plans Dated 04-28-2021

Payout Phase	**Total Price**
Down Payment	$11,103.44
Rough	$11,103.44
Trim	$12,954.01
Final Inspection	$1,850.57
Total:	**$37,011.00**

Date: June 15, 2021

Project: Klein Residence

Estimate: Thermostats

Payout Phase	Total Price
Down Payment	$1,027.26
Rough	$1,027.26
Trim	$1,198.47
Final Inspection	$171.21
Total:	**$3,423.00**

Estimate: Work Shop

Payout Phase	Total Price
Down Payment	$1,011.68
Rough	$1,011.68
Trim	$1,180.30
Final Inspection	$168.61
Total:	**$3,373.00**

Date: June 15, 2021

Project		Catalog #		Type	
Prepared by		Notes		Date	

HALO

LT4 Direct Mount

4” LED Direct Mount Module
600 Lumen Series

Typical Applications

Residential

Interactive Menu

- Order Information page 2
- Product Specifications page 2
- Energy Data page 3
- Photometric Data page 3
- Product Warranty

Product Certification

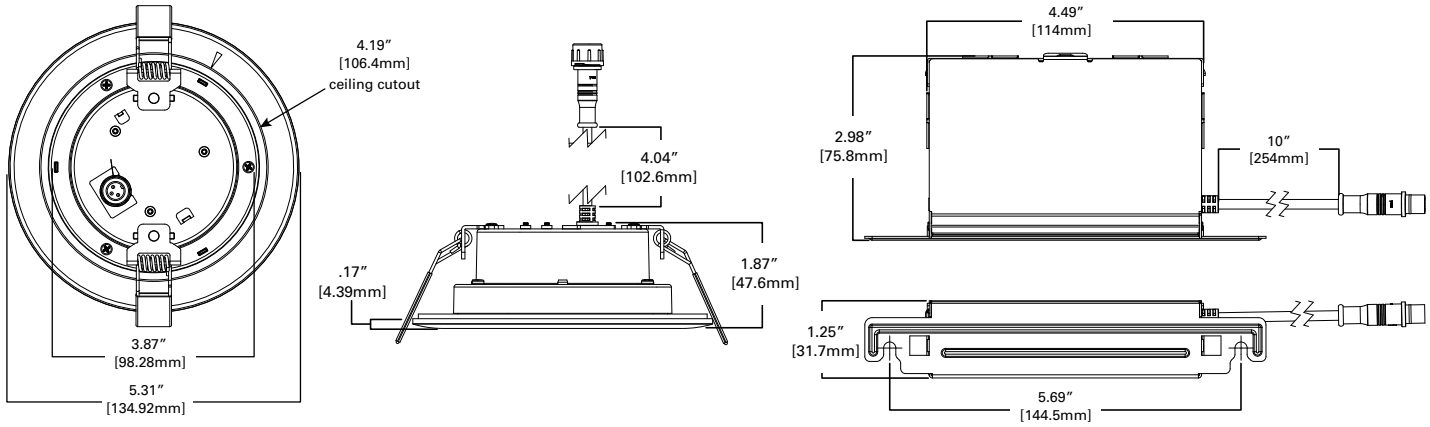
Refer to ENERGY STAR® Certified Products List.
Can be used to comply with California Title 24 High Efficacy requirements.
Certified to California Appliance Efficiency Database under JA8.

Product Features

Top Product Features

- Selectable CCT: 2700K, 3000K, 3500K or 3000K, 4000K, 5000K
- Smooth splay
- Direct mount – does not require recessed housing or junction box
- Dimmable down to 10%
- Perfect for new construction or remodel work

Dimensional and Mounting Details



Order Information

SAMPLE ORDER NUMBER: **LT4069FS351EWHDMR**

Module	Lumens	CRI/CCT	Driver	Finish	Mounting	Packaging
LT4 = 4-inch LED direct mount module	**06** = 600 lumens (nominal)	**9FS23** = 90 CRI min, 2700K, 3000K, 3500K selectable CCT **9FS35** = 90 CRI min, 3000K, 4000K, 5000K selectable CCT	**1E** = 120V 60Hz, LE & TE phase cut 10% dimming	**WH** = Matte White flange	**DM** = Direct Mount	**R** = Recyclable 4-color unit carton

Accessories

Accessories
HL4RSMF = 4" round and square mounting frame **Extension Cable | seleCCTable Driver/Jbox** **HLB06FSEC** = 6 ft. extension cable **HLB12FSEC** = 12 ft. extension cable **HLB20FSEC** = 20 ft. extension cable

Specification Features

Module
- LED module consists of LED array, optical assembly, driver and self-flanged trim
- Smooth splay style trim
- Achieving L70 at 35,000 hours in IC and non-IC applications
- Injection molded plastic construction is impact resistant and non-corrosive
- Non-conductive construction meets most local code 'dead front' requirements

Gaskets
- Closed cell gasket achieves restrictive airflow requirements without additional caulking

LED Array
- A plurality of low power LEDs provide a uniform source with high efficiency and long life
- Available in 90 CRI minimum, R9 greater than 50 and color accuracy within 4 SDCM provide color accuracy and uniformity
- Available in 3-color selectable CCT: choose 2700K, 3000K, 3500K or 3000K, 4000K, 5000K

Optical Assembly
- Optical assembly provides wide distribution useful for general and task lighting
- Diffuse injection molded lens with contoured profile provides uniformity and a familiar lamp like appearance
- Meets ENERGY STAR® color angular uniformity requirements

Junction Box
- Die formed metal driver / junction box with captive hinged junction box cover
- Listed for (6) #12 AWG 90˚ C splice conductors, 2-in, 2-out plus (2) ground
- (4) ½" conduit pry-outs
- Accepts 14-2, 14-3, 12-2, 12-3 U.S. and 14-2, 14-3, 12-2 Canadian NM cable
- (3) wire nuts for quick and reliable mains voltage connections
- Integral mounting facilitates direct mounting to building structure or mounting frame

Driver
- Integral 120V 60 Hz constant current driver provides high efficiency operation
- Continuous, flicker-free dimming from 100% to 10% with select leading or trailing edge 120V phase cut dimmers – consult dimming guide for more information
- Consult dimmer manufacturer for compatibility and conditions of use

Installation
- Can be installed in 3/8" to 1-1/4" thick ceilings
- Round ceiling cutout
- Heat treated springs hold fixture fitting securely in the ceiling eliminating light leaks
- Can be removed from below the ceiling for service or replacement

Compliance
- UL Certified for US and Canada type IC suitable for direct contact with air permeable insulation
- Not recommended for use in direct contact with spray foam insulation, reference NEMA LSD57-2013
- Wet location listed and IP55 ingress protection rated
- Air-tite per ASTM-E283
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- EMI/RFI emissions per FCC 47CFR Part 15 consumer limits
- Contains no mercury or lead and RoHS compliant
- Photometric testing in accordance with IES LM79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11
- Can be used for State of California Title 24 high efficacy LED compliance under JA8, reference Modernized Appliance Efficiency Database System (MAEDBS) for 2019 JA8 High Efficacy Lighting
- ENERGY STAR® certified, reference "Certified Light Fixtures" database

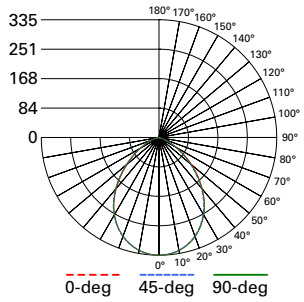
Warranty
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy Data

LT4069FS231EWHDMR	
Lumens	600 Series
Input Voltage	120V
Input Current	72 (mA)
Input Power	7.5 (W)
Efficiency	93.3 (LPW)
Inrush (A)	1.74 A @ 56 µS
THD:	≤ 20%
PF:	≥ 0.90
T Ambient	-30° - +40°C
Sound Rating	≤ 22 dba

LT4069FS351EWHDMR	
Lumens	600 Series
Input Voltage	120V
Input Current	72 (mA)
Input Power	7.8 (W)
Efficiency	85.3 (LPW)
Inrush (A)	1.74 A @ 56 µS
THD:	≤ 20%
PF:	≥ 0.90
T Ambient	-30° - +40°C
Sound Rating	≤ 22 dba

Photometric Data



LT4069FS231EWHDMR - 2700K

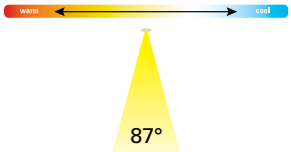
Spacing criterion: (0-180) 1.14
(90-270) 1.14
(Diagonal) 1.2

Beam Angle: 87°
Lumens: 646
Input Watts: 7.49 W
Efficacy: 86.2 LPW
UGR: 18.9
Test Report:
LT4069FS231EWHDMR.ies

Zonal Lumen	Lumens	% Lumens
0-30	248	38.4
0-40	388	60.1
0-60	588	91
0-90	646	100

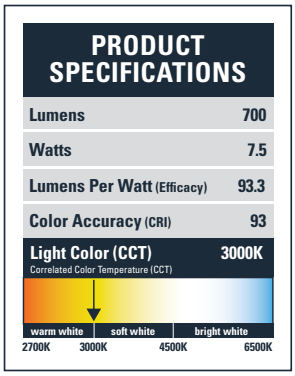
TM-30-15	Rf = 91
	Rg = 97
CRI/CIE	Ra = 92.4
	R9 = 55.6

CCT - Range of 2700K- 5000K

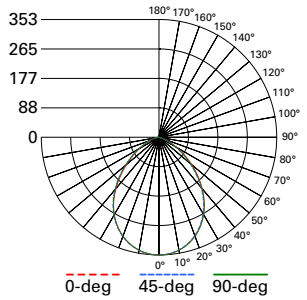


LT4-DM 2700K / 3000K/ 3500K				
CCT	Watts	lumens	LPW	CRI
2700K	7.9	620	78.5	92
3000K	7.5	700	93.3	93
3500K	7.9	690	87.3	91

LT4069FS231EWHDMR - 3000K



Photometric Data



LT4069FS351EWHDMR - 3000K

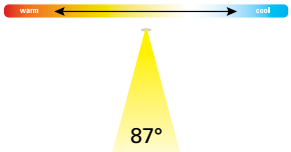
Spacing criterion: (0-180) 1.14
(90-270) 1.14
(Diagonal) 1.2

Beam Angle: 87°
Lumens: 681
Input Watts: 7.57 W
Efficacy: 89.9 LPW
UGR: 18.9
Test Report:
LT4069FS351EWHDMR.ies

Zonal Lumen	Lumens	% Lumens
0-30	262	38.4
0-40	409	60.1
0-60	620	91
0-90	681	100

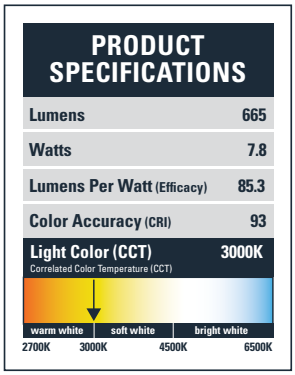
TM-30-15	Rf = 91
	Rg = 97
CRI/CIE	Ra = 93.5
	R9 = 61.5

CCT - Range of 2700K- 5000K



LT4-DM 3000K / 4000K/ 5000K				
CCT	Watts	lumens	LPW	CRI
3000K	7.8	665	85.3	93
4000K	7.4	715	96.6	94
5000K	7.8	685	87.8	93

LT4069FS351EWHDMR - 3000K



Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions
subject to change without notice.

Main Stream Plumbing & Heating Inc.
216 Palmer Avenue
Sleepy Hollow, NY 10591
Phone: 914-366-4669
Email: dbscaglione@msn.com

Proposal

Date	Proposal #
5/10/2021	322

Name / Address
ES&A Contracting 4 Kings Grant Way Briacliff Manor, NY 10510

Project
Klein, 11 Hancock Pl. Irvington

Description	Total
Install plumbing as per plans given by contractor. 1st floor: Remove powder room toilet and sink. Relocated kitchen sink. 2 dishwashers 1 ice and water line 1 gas stove 1 pot filler 1 island sink New powder room toilet New powder room sink 2nd Floor En Suite #1 with Laundry Room: 1 water closet 1 lavatory sink 1 shower 1 washing machine 1 gas dryer 1 laundry sink 1 floor drain Auto shut off valves Master bathroom: 1 water closet 1 shower 1 tub 1 tub filler 2 lavatory sinks 1 steam shower	45,000.00

Thank you for your business.

Subtotal	
Sales Tax (8.375%)	
Total	

Westchester Lic. #813, Putnam Lic. #602

Signature

Main Stream Plumbing & Heating Inc.
216 Palmer Avenue
Sleepy Hollow, NY 10591
Phone: 914-366-4669
Email: dbscaglione@msn.com

Proposal

Date	Proposal #
5/10/2021	322

Name / Address
ES&A Contracting 4 Kings Grant Way Briacliff Manor, NY 10510

Project
Klein, 11 Hancock Pl. Irvington

Description	Total
2nd Floor En Suite #2: 1 toilet 1 wall hung vanity with wall faucet 1 shower 2nd Floor En Suite #3: 1 toilet 1 wall hung vanity with wall faucet 1 Jacuzzi tub Basement: 1 kitchen sink with faucet 1 dishwasher Rough in new waste and water lines for future 3rd floor bathroom (capped off under the floor) 2 outdoor hose bibs Filing fee, labor & material.	

Thank you for your business.

Subtotal	
Sales Tax (8.375%)	
Total	

Westchester Lic. #813, Putnam Lic. #602

Signature

Main Stream Plumbing & Heating Inc.
216 Palmer Avenue
Sleepy Hollow, NY 10591
Phone: 914-366-4669
Email: dbscaglione@msn.com

Proposal

Date	Proposal #
5/10/2021	322

Name / Address
ES&A Contracting 4 Kings Grant Way Briacliff Manor, NY 10510

Project
Klein, 11 Hancock Pl. Irvington

Description	Total

Thank you for your business.

Subtotal	$45,000.00
Sales Tax (8.375%)	$0.00
Total	$45,000.00

Westchester Lic. #813, Putnam Lic. #602

Signature _____