

# PROPOSED RESIDENCE

AT 50 HALF MOON LANE - IRVINGTON, NEW YORK



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PROPOSED RESIDENCE AT 50 HALF MOON LANE IRVINGTON NEW YORK		DATE 01-27-22
COVER SHEET		DATE AS NOTED
DRAWN BY DR. LAXMAN S. DESAI 60 HALF MOON LANE IRVINGTON, N.Y. 10533		CHECKED BY A1

1 STRUCTURAL NOTES:

- PLEASE REVIEW THE FOLLOWING INFORMATION CAREFULLY. DO NOT ASSUME, IMPROVISE, OR RE-DESIGN. IF THERE ARE QUESTIONS, CONSULT WITH ARCHITECT TO AVOID ERRORS.
1. ASSUMED STRUCTURAL LOADS ARE AS FOLLOWS:
- |             |  |       |  |        |  |
|-------------|--|-------|--|--------|--|
| FIRST FLOOR | LIVE 40 PSF<br>DEAD 15 PSF<br>TOTAL 55 PSF | ROOF  | LIVE 30 PSF<br>DEAD 15 PSF<br>TOTAL 45 PSF | STAIRS | LIVE 15 PSF<br>DEAD 10 PSF<br>TOTAL 25 PSF |
| ATTIC       | LIVE 30 PSF<br>DEAD 15 PSF<br>TOTAL 45 PSF | DECKS | LIVE 60 PSF<br>DEAD 15 PSF<br>TOTAL 75 PSF | STAIRS | LIVE 15 PSF<br>DEAD 10 PSF<br>TOTAL 25 PSF |
- NO LIVE LOAD REDUCTIONS HAVE BEEN CONSIDERED IN DESIGN OF MAIN BEAMS FOR ADDED STIFFNESS.
2. ALL MICRO-LAM LUMBER MUST BE BOLTED TOGETHER IMMEDIATELY FOLLOWING INSTALLATION TO PREVENT WARPING. USE 1/2" DIAMETER THROUGH BOLTS WITH WASHERS AT 1'-0" O.C. ALTERNATING TOP & BOTTOM. ALLOW MIN. 2" TO EDGE OF ML.
3. UNLESS OTHERWISE NOTED, LEAVE 1/2" SPACE BETWEEN PLYWOOD SUB FLOOR AND TOP OF FLUSH FRAMED MICRO-LAMS, STEEL BEAMS, AND STEEL FLITCH PLATES, TO ALLOW FOR SHRINKAGE OF SURROUNDING LUMBER.
4. VERTICAL SUPPORTS FOR MAIN GIRDERS MUST BE WIDE ENOUGH TO PROVIDE FULL BEARING CONTACT WITH BEAMS, AND MUST BE CONTINUOUS TO FOUNDATION. DO NOT SUPPORT THESE POSTS ON HORIZONTAL LUMBER TO AVOID WOOD FIBER COMPRESSION AND SETTLING. IF NECESSARY, NOTCH BOX BILLS OR SOLID BLOCKING, AND ALLOW THESE POSTS TO REST DIRECTLY ON CONCRETE OR STEEL.
5. ALL STEEL FLITCH PLATES MUST BE THROUGH-BOLTED WITH 1/2" DIA. THROUGH BOLTS WITH WASHERS AT 1'-0" O.C. ALTERNATING TOP AND BOTTOM. ALLOW MIN. 1-1/2" TO EDGE OF FLITCH PLATE.
6. SEE DETAILS FOR ALL FRAMING AT STEEL WIDE FLANGE BEAMS. IF THERE ARE QUESTIONS, CONSULT WITH ARCHITECT.
7. COLLAR TIES @ ROOF TO BE CONTINUOUS, SPlice OVER BEARING WALLS ONLY, WITH MIN. 2'-0" OVERLAP. USE 10-10d NAILS AT LAP. USE 6-10d NAILS TO ATTACH EACH END OF EACH COLLAR TIE TO RAFTERS.
8. USE APPROVED METAL JOIST HANGERS FOR ALL FLUSH-FRAMED MEMBERS. FOR MAJOR GIRDERS, USE HEAVY-DUTY SADDLE TYPE HANGERS ONLY. ALL HANGERS MUST BE PROPERLY AND COMPLETELY NAILED TO SUPPORTS. DO NOT SUBSTITUTE ANY HANGERS WITHOUT PRIOR APPROVAL BY ARCHITECT.
9. ALL LAPPED JOIST TAILS AT FINISHED CEILING'S GREATER THAN 8" LONG MUST BE EASED TO AVOID DAMAGE TO DRYWALL.
10. STEEL PIPE COLLINGS TO BE OF NOMINAL DIA. OR TUBE, AS INDICATED ON THE DRAWINGS. PROVIDE WELDED STEEL MOUNTING PLATES AT TOP AND BOTTOM. 1/4" THICK, 1"x1", OR AS OTHERWISE NOTED OR AS OTHERWISE NOTED TO PROVIDE FULL BEARING FOR GIRDER ABOVE. PIPE COLS. IN GARAGE TO BE CONCRETE FILLED.
11. CONCRETE SLAB ON GRADE TO BE 4" THICK, 6"x6", 10/10 GAUGE WELDED WIRE MESH AT BOTTOM. PROVIDE 6 MIL. POLYETHYLENE VAPOR BARRIER UNDER SLAB ON 6" BED OF 3/4" GRAVEL. GRAVEL MUST BE PLACED ON UNDISTURBED OR PROPERLY COMPACTED SUBSOIL.
12. CONCRETE FOOTINGS MUST BE FORMED TO SIZES INDICATED ON FOUNDATION PLAN, AND MUST BE PLACED DIRECTLY ON UNDISTURBED SOIL. IT IS CRITICAL THAT ALL FOOTING TRENCHES ARE CAREFULLY AND COMPLETELY CLEARED OF ALL LOOSE DIRT. A 3,000 PSI BEARING VALUE HAS BEEN ASSUMED IN THE DESIGN OF THE FOOTINGS. THIS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IN 3'x3' FOOTINGS, USE 4-#5 BARS EACH WAY AT BOTTOM. IN 2'x4' FOOTINGS, USE 3-#5 BARS EACH WAY AT BOTTOM. AT ALL STRIP FOOTINGS, USE 3-#5 BARS, CONTINUOUS. PROVIDE MIN. 3" COVER AT BOTTOM OF FOOTINGS.
13. PROVIDE SOLID BLOCKING DIRECTLY OVER BEARING GIRDERS AND AT MID-SPAN WHERE SPAN EXCEEDS 10'.
14. PROVIDE BEAM POCKETS AS REQUIRED AT FOUNDATION WALL FOR MAIN GIRDERS. BATHS TO BE NON-COMPRESSIBLE. USE STEEL OR NON-SHRINK GROUT. MINIMUM BEARING TO BE 3".
15. TYPICAL DECK SUPPORT TO BE 6x6 PRESSURE TREATED WOOD POST ON GALVANIZED 6x6 POST ANCHOR BASE, ON 10" DIAMETER CONCRETE SCHEDULE PIER, ON 12" THICK BY 24" DIAMETER CONCRETE FOOTING. PAD FOOTINGS MUST BE PLACED ON UNDISTURBED SOIL, AT MINIMUM 4'-0" BELOW FINAL GRADE.
16. ALL RIDGE AND HIP MEMBERS WILL BE FRAMED 2" LOW IN ORDER TO ALLOW AIR CIRCULATION IN THESE AREAS BETWEEN ADJACENT RAFTERS.
17. ALL DROPPED MICRO-LAM ROOF GIRDERS MUST BE ADEQUATELY BRACED AT BOTTOM TO RESIST OVER-TURNING. PROVIDE 2x4 HORIZONTAL OUTRIGGERS @32" O.C. NAILED TO ADJACENT SLOPING RAFTERS.
18. THE STRUCTURE OF ALL FLAT ROOF PORTIONS MUST BE EXACTLY HORIZONTAL. PROVIDE CANT STRIPS BELOW ROOF DECK AS REQUIRED TO MAINTAIN MIN. 1/4"/FT SLOPE TO DRAIN.
19. METAL HANGERS FOR MAJOR BEAMS AND PURLINS HAVE BEEN INDICATED ON PLAN. THESE ARE STOCK HANGERS, AND HAVE BEEN SELECTED BASED ON THEIR DIMENSIONAL AS WELL AS STRUCTURAL ATTRIBUTES. DO NOT SUBSTITUTE THESE HANGERS WITHOUT PRIOR APPROVAL BY ARCHITECT. IN ORDER TO LIMIT SELECTION TO STOCK ITEMS, SOME TRIMMING OF BEAMS MAY BE REQUIRED FOR A PROPER FIT.
20. FURNACE TO BE SET ON 6" HIGH CONCRETE PAD. PROVIDE CONTINUOUS 5/8" TYPE 'X' GUS AT CEILING FOR A MIN. OF 10'-0" ALL AROUND UNIT.
21. IN ORDER TO CONTROL DEFLECTION IN AREAS INDICATED BY REFERENCE TO THIS NOTE, PROVIDE 2x4 VERTICAL HANGERS AT MID-SPAN OF EVERY COLLAR TIE NAILED TO SIDE OF RIDGE BEAM AND TO SIDE OF COLLAR TIE. ALSO PROVIDE 2x8 STRONGBACK CONNECTING ALL HANGERS, ABOVE COLLAR TIES, AND PERPENDICULAR TO THE SPAN.

2 GENERAL NOTES:

- THIS PROJECT INVOLVES THE BUILDING OF A SINGLE FAMILY RESIDENCE.
- ALL NEW WORK SHALL BE IN CONFORMANCE WITH THESE PLANS, THE APPLICABLE LOCAL, STATE, AND FEDERAL AND HEALTH REGULATIONS.
- CONTRACTOR TO PROVIDE TO OWNER: BUILDING DEPT. LICENSES, LIABILITY INSURANCE, WORKMAN'S COMPENSATION CERTIFICATE FOR HIMSELF AND HIS SUBCONTRACTORS PRIOR TO COMMENCING CONSTRUCTION.
- ALL WORK SHOULD BE PERFORMED IN THE BEST PROFESSIONAL MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES.
- ALL NEW MATERIAL SHALL BE ACCOMPANIED WITH WARRANTIES AND GUARANTIES PER MANUFACTURER.
- WRITTEN DIMENSIONS ON THESE PLANS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL WRITTEN DIMENSIONS ARE TO STUD FRAMING. SOME DIMENSIONS MAY VARY FROM THE CONSTRUCTION DOCUMENTS, DUE TO ACTUAL FIELD CONDITIONS. ANY DISCREPANCY IN DIMENSIONS OVER 3" OR UNFORESEEN CONDITIONS REQUIRING CONSTRUCTION DETAILS NOT IN ACCORDANCE WITH THESE PLANS, SHALL BE BROUGHT TO ARCHITECT'S ATTENTION PRIOR TO BUILDING AN UNWANTED OR NON-CODE CONDITION.
- CONTRACTOR AND SUBCONTRACTORS SHALL REMOVE FROM OWNER'S PROPERTY ALL RUBBISH AND WASTE RESULTING FROM THEIR OPERATIONS. PROJECT SITE, BOTH INSIDE AND OUT SHALL BE KEPT CLEAN AT ALL TIMES. GC SHALL MAINTAIN A DUMPSTER ON SITE FOR HIS USE. COST OF DUMPSTER SHALL BE AS PER CONTRACT WITH OWNER. GC SHALL MAINTAIN PORTABLE SANITARY FACILITIES ON SITE PER THE AMOUNT OF WORKERS ON-SITE.
- GC WILL BE RESPONSIBLE FOR THE COORDINATION OF ALL SUB-TRADES, AND WILL WORK WITH OWNER'S SUBS (SURVEYOR, LOW VOLTAGE, DECORATOR, ETC.) AS PER AGREEMENT. GC SHALL BECOME INFORMED OF, AND ARRANGE FOR ALL MANDATORY INSPECTIONS AND APPROVALS REQUIRED. COPY OF ALL WRITTEN INSPECTION REPORTS SHALL BE PROVIDED TO ARCHITECT WITHIN 1 DAYS OF EACH INSPECTION.
- GC WILL ADVISE OWNER IN A TIMELY FASHION OF DEADLINES FOR FINAL SELECTION OR DELIVERY OF ITEMS CRITICAL TO THE PROGRESS OF WORK. THESE ITEMS ARE THOSE PURCHASED AND SUPPLIED BY OWNER.
- THE CONTRACTOR(S) SHALL INVESTIGATE THE EXISTING AND PROPOSED CONDITIONS PRIOR TO SIGNING THE CONTRACT TO DO THE JOB AND/OR COMMENCING WORK.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT AS INDICATED IN THESE DOCUMENTS UNLESS OTHERWISE DIRECTED BY CONTRACT. ALL MATERIALS ARE TO BE NEW EXCEPT AS NOTED. ALL MATERIALS, LABOR, ETC. SHALL BE SUPPLIED TO FULFILL THE INTENT AND CONSTRUCTION OF THIS PROJECT AS REQUIRED TO COMPLETE THE SAME WHETHER SPECIFICALLY INDICATED OR NOT.
- ALL SURVEYS AND SURVEYING OF THE COMPLETED WORK SHALL BE EXECUTED BY A LICENSED NY'S LAND SURVEYOR, AND SHALL BE PAID FOR BY THE OWNER AS A SEPARATE ITEM.
- AS SOON AS POSSIBLE AFTER ROUGH CONSTRUCTION, DISTURBED AREAS OF THE SITE WILL BE CLEARED UP & ROUGH GRADED.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION QUALITY, MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK WHETHER ARCHITECT WAS ON-SITE OR NOT DURING SAID CONSTRUCTION.
- THIS DESIGN, THESE PLANS AND ALL DRAWINGS ASSOCIATED WITH THE DESIGN ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT.

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3 BUILDING COMPONENT SPECS

- ROOF ASSEMBLY**
- ROOFING MATERIAL FOR ALL SLOPING ROOF AREAS WILL BE WESTERN RED CEDAR SHINGLES AT 6" EXPOSURE, INSTALLED OVER 3/4" T&G ADVANTECH PANELS AND BREATHER FABRIC INSTALLED AS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
  - FLAT ROOFING MATERIAL WILL BE MESH REINFORCED, LIQUID-APPLIED ROOFING MEMBRANE (KEMPER OR APPROVED EQUAL). ALL SUBSTRATE WILL BE PREPARED AS PER MANUFACTURER'S RECOMMENDATIONS. FLASHING WILL BE COMPATIBLE WITH ROOFING MEMBRANE AND WILL BE REVIEWED AND APPROVED BY ARCHITECT AND AUTHORIZED INSTALLER. COLOR TO BE APPROVED BY ARCHITECT.
  - ROOF SHEATHING WILL BE 3/4" T&G ADVANTECH PANELS, INSTALLED WITH APPROVED ADHESIVE AND SCREWED TO FRAMING MATERIAL AS PER MANUFACTURER'S SPECS.
  - MAIN ROOF STRUCTURE WILL BE 2x12 STRUCTURAL GRADE RAFTERS AND T&G-25 COMPOSITE RAFTERS. SEE ROOF FRAMING PLANS.
  - INSULATION WILL BE A MINIMUM 3" THICK CLOSED CELL FOAM ON ALL EXTERIOR SURFACES. ALL REMAINING CAVITIES WILL BE FILLED WITH DENSE-PACKED CELLULOSE. TOTAL ROOF R-58.
  - FASCIAS WILL BE 5/4 BORAL OR APPROVED EQUAL, AND CUSTOM 6" OGEE CROWN. SEE DETAILS FOR LOCATION AND DIMENSIONS. COLOR WILL BE WHITE. VERTICAL JOINTS ON LONG RUNS WILL BE KEPT TO A MINIMUM.
  - ALL SOFFITS AND PORCH CEILINGS WILL BE 4" WIDE V-GROOVE T&G CEDAR, STAINED AS PER ARCHITECT.
- WALL ASSEMBLY**
- STRUCTURAL WALL WILL BE 2x6 STUDS AT 16" O.C. WITH A MINIMUM 3" THICK CLOSED CELL FOAM ON ALL EXTERIOR SURFACES. REMAINING CAVITIES WILL BE FILLED WITH DENSE-PACKED CELLULOSE. TOTAL WALL R-34.
  - EXTERIOR SHEATHING WILL BE 1/2" ZIP SHEATHING, INSTALLED AS PER MANUFACTURER'S SPECS.
  - INTERIOR FINISH WILL BE 5/8" TYPE 'X' DRYWALL THROUGHOUT.
- STONE**
- EXTERIOR STONE WILL BE NOM. 6" THICK ROCK-FACE CONNECTICUT FIELDSTONE VENEER. STONE COURSING, JOINT TREATMENT AND LAYOUT WILL BE APPROVED BY ARCHITECT AND OWNER BASED ON SAMPLES ERCTED AT THE SITE.
  - PROVIDE BREATHER FABRIC AND GALVANIZED ADJUSTABLE TIES @ 16" O.C. BOTH WAYS THROUGHOUT, ATTACHED TO SHEATHING THROUGH BREATHER FABRIC.
- WOOD**
- EXTERIOR SIDING WILL BE WESTERN RED CEDAR SHINGLES AT 6" EXPOSURE.
  - EXTERIOR TRIM WILL BE 5/4 BORAL, PAINTED WHITE.
- SECOND FLOOR ASSEMBLY**
- FLAT ROOFING MATERIAL UNDER DECKS WILL BE MESH REINFORCED, LIQUID-APPLIED ROOFING MEMBRANE (KEMPER OR APPROVED EQUAL). SUBSTRATE WILL BE PREPARED AS PER MANUFACTURER'S RECOMMENDATIONS. FLASHING WILL BE COMPATIBLE WITH ROOFING MEMBRANE AND WILL BE REVIEWED AND APPROVED BY ARCHITECT AND AUTHORIZED INSTALLER. COLOR TO BE APPROVED BY ARCHITECT.
  - SUBFLOOR WILL BE 3/4" T&G ADVANTECH SHEATHING ON ADVANTECH ADHESIVE.
  - FLOOR STRUCTURE WILL BE 12D T&G-25 JOISTS AT 16" O.C., WITH FULL-DEPTH CELLULOSE FILL. CARRYING GIRDERS WILL BE STRUCTURAL STEEL WIDE FLANGE AND MICRO-LAM LVL, SIZES INDICATED IN FRAMING PLAN. INTERIOR CEILING FINISH WILL BE 5/8" TYPE 'X' DRYWALL.
- FIRST FLOOR ASSEMBLY**
- SUBFLOOR WILL BE 3/4" T&G ADVANTECH SUBFLOOR ON ADVANTECH ADHESIVE, ON 12" T&G-25 FLOOR JOISTS @ 16" O.C., WITH FULL-DEPTH CELLULOSE FILL. CARRYING GIRDERS WILL BE STRUCTURAL STEEL WIDE FLANGE AND MICRO-LAM LVL, SIZES INDICATED ON FOUNDATION PLAN. INTERIOR CEILING FINISH WILL BE 5/8" TYPE 'X' DRYWALL. PROVIDE DOUBLE P.T. 2x8 SILL WITH FOAM SEALER, ANCHORED TO FOUNDATION WITH 1/2" DIAMETER, 18" LONG CAST-IN-PLACE J-ANCHORS AT MAX. 4'-0" O.C.
- FOUNDATION WALL AND FOOTINGS**
- WALLS WILL BE 12" THICK POURED CONCRETE, OF SIZES AND WITH REINFORCING AS INDICATED ON DETAILS AND REINFORCING SCHEDULE.
- CONCRETE SLABS**
- SLABS ON GRADE WILL BE 6" THICK, WITH 6"x6", 10/10 GAUGE WELDED WIRE MESH, ON 6 MIL POLYETHYLENE, ON 6" THICK GRAVEL BED OVER UNDISTURBED OR FULLY COMPACTED SUBGRADE. SEE STRUCTURAL NOTES.
- FOUNDATION WATERPROOFING AND DRAINAGE:**
- EXTERIOR OF ENTIRE FOUNDATION WILL BE POINTED AT FORM TIES AND THOROUGHLY WATERPROOFED WITH SPRAY-ON MEMBRANE (RUB-R-WALL OR EQUAL).
- ALONG ENTIRE PERIMETER OF FOUNDATION PROVIDE CONTINUOUS, FULL-HEIGHT "ENKADRAIN" FOUNDATION DRAINAGE MATS STARTING AT 6" BELOW FINISH GRADE, AND COMPLETELY COVERING THE FOOTING DRAIN PIPES AND THE GRAVEL TRENCHES.
- A 6" DIAMETER PERFORATED SCHEDULE 40 PVC FOOTING DRAIN PIPE WILL BE PROVIDED ALONG THE OUTSIDE OF THE FOUNDATION WALL OUTSIDE FOOTINGS BELOW TOP OF SLAB ELEVATION, SLOPING TO DAYLIGHT. PIPE WILL BE SET IN A 12"H. X 24"W. GRAVEL TRENCH, COVERED WITH THE FOUNDATION DRAINAGE MATS TO ENSURE PROPER GROUNDWATER REMOVAL AND TO CONTROL SILTATION.
- RADON VENTING:**
- WITHIN 6" GRAVEL BED UNDER CONCRETE SLAB OF BASEMENT PROVIDE (2) NORTH-SOUTH RUNS OF 4" DIAMETER PERFORATED PVC PIPE, LINKED AT BOTH ENDS INSIDE LINE OF FOUNDATION TO FORM A CONTINUOUS LOOP. PROVIDE TWO RISERS TO ROOF. RISER ENDS WILL BE LOCATED AS PER ARCHITECT. IN ADDITION, PROVIDE A SEPARATE DRAIN OUTLET FOR THIS PIPING THROUGH FOOTINGS, SLOPED TO DAYLIGHT.
- SCOPE OF WORK NOTES:**
- GENERAL NOTE: CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATION OF ALL SUBTRADES, AND WILL WORK WITH OWNER'S SUBS (AUDIO, ALARM, ETC.) AS REQUIRED. CONTRACTOR WILL ALSO ADVISE CLIENT IN A TIMELY FASHION OF DEADLINES FOR FINAL SELECTION OR DELIVERY OF ITEMS CRITICAL TO THE PROGRESS OF WORK.
- THIS PROJECT WILL BE LISTED FOR LEED CERTIFICATION. CONTRACTOR AND ARCHITECT WILL COORDINATE WITH LEED CONSULTANT TO ENSURE THAT MATERIALS, DETAILS, AND CONSTRUCTION METHODS WILL MEET OR EXCEED THE APPROPRIATE CRITERIA.
  - CONTRACTOR WILL BE RESPONSIBLE FOR ALL REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS INCLUDING DUMPSTERS, REQUIRED PERMITS, ETC.
  - AS SOON AS POSSIBLE AFTER ROUGH CONSTRUCTION, DISTURBED AREAS OF THE SITE WILL BE GRADED, TOPPED WITH MIN. 4" TOPSOIL, RAKED SMOOTH, SEEDED, AND PROTECTED WITH LOOSE HAY.

- A HOT WATER RECIRCULATOR WILL BE PROVIDED FOR ON-DEMAND HOT WATER.
- ALL DOMESTIC WATER LINES WILL BE COPPER. SUPPLY LINES TO ALL BATHROOMS WILL BE 3/4" DIA. PROVIDE A SEPARATE 3/4" DIA. SUPPLY LINE FOR THE MASTER SHOWER, AND A 3" DIAMETER DRAIN.
- PROVIDE (2) TANDEM 1,000 GALLON UNDERGROUND PROPANE STORAGE TANKS TO THE SOUTH OF THE HOUSE WITH THE FILL PORT ACCESSIBLE FROM THE SERVICE DRIVEWAY. GAS MANIFOLD WILL BE LOCATED IN THE BASEMENT MECHANICAL ROOM.
- PROVIDE CENTRAL VACUUM SYSTEM WITH ENOUGH OUTLETS AND SIZED TO ADEQUATELY SERVICE THE ENTIRE RESIDENCE WITH A MAX. 20 FT HOSE.
- CUSTOM GARAGE DOORS WILL BE PROVIDED AS INDICATED ON ELEVATIONS. AN AUTOMATIC REMOTE CONTROL OPERATOR (LIFMASTER 8500 OR APPROVED EQUAL) WILL BE PROVIDED FOR EACH DOOR.
- PROVIDE ROOM BY ROOM INVENTORY AND BUDGET FOR BUILT-INS SUCH AS WINDOW SEATS, BOOK SHELVES, AND ASSORTED CABINET WORK WHERE SHOWN ON THE FLOOR PLANS.
- ALL CAVITIES IN BOTH INTERIOR AND EXTERIOR WALLS, FLOORS, AND CEILINGS WILL BE FILLED WITH DENSE-PACKED CELLULOSE INSULATION.

HVAC SYSTEM NOTES:

- HVAC SUBCONTRACTOR WILL PROVIDE REQUIRED LOAD ENGINEERING, AND WILL BE RESPONSIBLE FOR PROPER HEATING AND COOLING CAPACITY, BALANCING, AND OVERALL PERFORMANCE OF HEATING AND COOLING SYSTEMS.
- A NEW PROPANE-FIRED WALL-MOUNTED CONDENSING BOILER WILL BE PROVIDED AND PROPERLY SIZED TO HANDLE ALL DOMESTIC WATER AND SPACE HEATING REQUIREMENTS. BOILER WILL BE LOCATED IN BASEMENT MECHANICAL ROOM AND WILL BE VENTED THROUGH THE ROOF.
- COOLING AND HEATING SYSTEM WILL BE A 5-AIR HANDLER, 8-ZONE HYDRO-AIR SYSTEM (THREE AIR HANDLERS WILL HAVE ZONE DAMPERS), FIRST FLOOR AIR HANDLERS WILL BE LOCATED IN BASEMENT. SUPPLY AND RETURN AIR DUCTS WILL BE LOCATED IN BASEMENT CEILING FEEDING UP VIA FLOOR REGISTERS. SECOND FLOOR AIR HANDLERS WILL BE LOCATED IN MECHANICAL ROOM WITH SUPPLY AND RETURN AIR DUCTS LOCATED IN TRUSS PLENUM, FEEDING DOWN VIA CEILING REGISTERS.
- HVAC FOR GARAGE WILL BE PROPANE FIRED CEILING MOUNTED SPACE HEATER (MODINE OR APPROVED EQUAL).
- LOCATIONS OF OUTDOOR CONDENSERS, AIR HANDLERS, DUCTWORK, AND SUPPLY-RETURN REGISTERS AND GRILLES WILL BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION. PROVIDE PREMIUM EXTRUDED ALUMINUM REGISTERS AND GRILLES THROUGHOUT.
- PROVIDE ELECTROSTATIC FILTERS AND AUTOMATIC STEAM HUMIDIFIERS IN ALL ZONES.

ELECTRICAL NOTES:

- ELECTRICAL SERVICE FOR HOUSE WILL BE 400A. METER WILL BE LOCATED ON EXTERIOR WALL ADJACENT TO GARAGE, AND MAIN PANEL, TRANSFER SWITCH, AND GENERATOR PANEL WILL BE LOCATED IN BASEMENT MECHANICAL ROOM.
- PROVIDE A PROPANE-FIRED AUTOMATIC GENERATOR OF SUFFICIENT SIZE TO RUN ALL SYSTEMS OF THE HOUSE. GENERATOR LOCATION WILL BE IN BASEMENT MECHANICAL ROOM.
- FIXTURES ARE PLACED GENERALLY ON CENTERLINES OF HOUSE FEATURES, OR EQUIDISTANT FROM WALLS. FRAMER MUST ACCOMMODATE FIXTURE PLACEMENT BY ADJUSTING INDIVIDUAL JOISTS DURING FRAMING STAGE. IF THERE ARE QUESTIONS WITH RESPECT TO FIXTURE PLACEMENT, CONSULT WITH ARCHITECT. MOUNTING HEIGHT OF WALL SCONCES IS DEPENDENT ON SIZE AND APPLICATION, AND WILL BE DETERMINED ONCE A DECISION ON THESE FIXTURES HAS BEEN MADE.
- COORDINATION WITH OWNER'S ALARM, STEREO, AND TELEPHONE SYSTEM INSTALLER WILL BE INCLUDED IN BASE BID.
- AS PART OF THE ELECTRICAL BID, PROVIDE A SCHEDULE OF COST FOR INDIVIDUAL OUTLETS, SWITCHES, AND RECESSED HI-HAT FIXTURES, IN CASE OF ADDITION OR DELETION OF SUCH FIXTURES, UNLESS BASEBOARD MOUNTED OR OTHERWISE NOTED. ELECTRICAL OUTLETS WILL BE MOUNTED AT 14" A.F.F. TO CENTERLINE, AND SWITCHES AT 42" A.F.F. TO CENTER LINE.
- UNLESS OTHERWISE NOTED ON ELECTRICAL PLANS, TYPICAL RECESSED HI-HAT FIXTURES WILL BE LINE VOLTAGE HALO 4" DIA., WITH SQUARE TRIM AND 2700K 90CRI LED BULBS. DIMMER SWITCHES AND OUTLETS WILL BE DECORA WHITE.
- PROVIDE ADEQUATE ROOM IN MAIN ELECTRICAL PANEL FOR POOL, LANDSCAPE, AND DRIVEWAY LIGHTING.

IF THERE ARE QUESTIONS, CONSULT WITH ARCHITECT.

INTERIOR FINISH NOTES

INTERIOR DOORS (THICKNESS WILL BE 1-3/4")

INTERIOR DOORS WILL BE PRE-HUNG, NO-BORE, TWO-PANEL MDF, UNLESS OTHERWISE NOTED ON FLOOR PLANS OR WINDOW/DOOR SCHEDULE.

HARDWARE PACKAGES

- PROVIDE HARDWARE AS FOLLOWS:
  - A. LATCH, KEYEYED LOCK @ EXTERIOR DOORS
  - B. LATCH, PRIVACY LOCK @ BATHS & BEDROOMS
  - C. LATCH ONLY @ ALL CLOSETS AND HALLWAYS
  - D. RECESSED PULL-HANDLES AND LOCKS @ ALL POCKET DOORS
- ALL INTERIOR HARDWARE WILL BE POLISHED CHROME, MAKE AND STYLE AS SELECTED BY OWNER AND INTERIOR DESIGNER.

PAINT/FINISHING NOTES

DRYWALL WILL BE 5/8" TYPE 'X' THROUGHOUT

ALL DRYWALL WILL BE PRIMED WITH OIL BASE PRIMER, AND PAINTED TWO COATS INTERIOR FLAT LATEX, COLOR AS PER OWNER AND INTERIOR DESIGNER (PAINT WILL BE BENJAMIN MOORE OR APPROVED EQUAL).

TRIMWORK WILL BE PRIMED WITH OIL BASE PRIMER, AND PAINTED TWO COATS INTERIOR SEMI GLOSS LATEX, COLOR AS PER OWNER AND INTERIOR DESIGNER (PAINT WILL BE BENJAMIN MOORE OR APPROVED EQUAL).

PROVIDE MOISTURE RESISTANT GWB THROUGHOUT ALL BATHROOMS, AND CEMENT BACKING BOARD BEHIND ALL TILE AROUND BATHTUBS AND SHOWERS.

APPLIANCE/FIXTURE SPECS

A COMPLETE LIST OF SPECIFICATIONS FOR KITCHEN APPLIANCES, BATHROOM FIXTURES, AND FAUCETS WILL BE PROVIDED BY OWNER AND INTERIOR DESIGNER.

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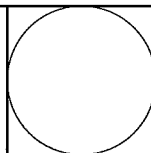
REVISIONS

NO. DATE DESCRIPTION

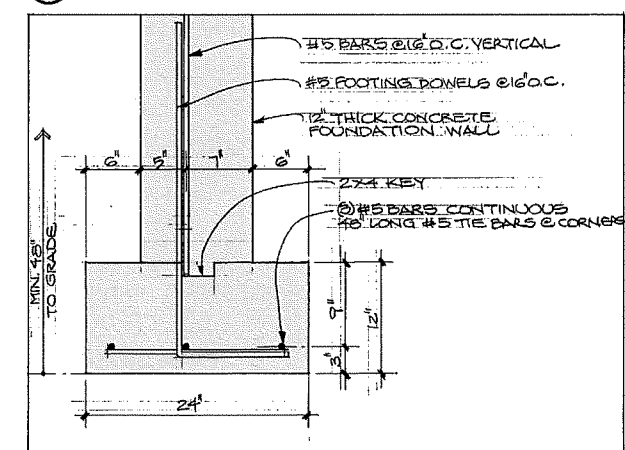
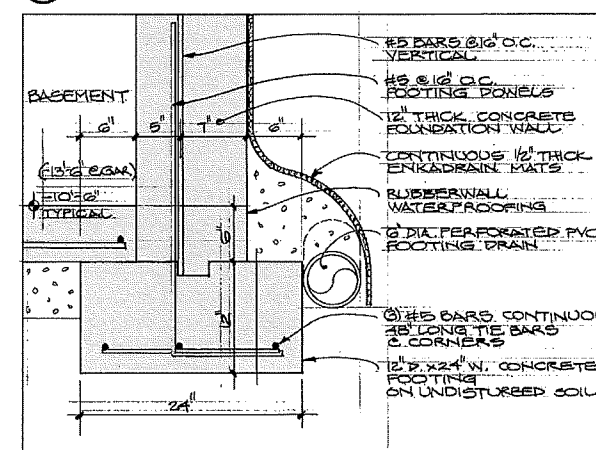
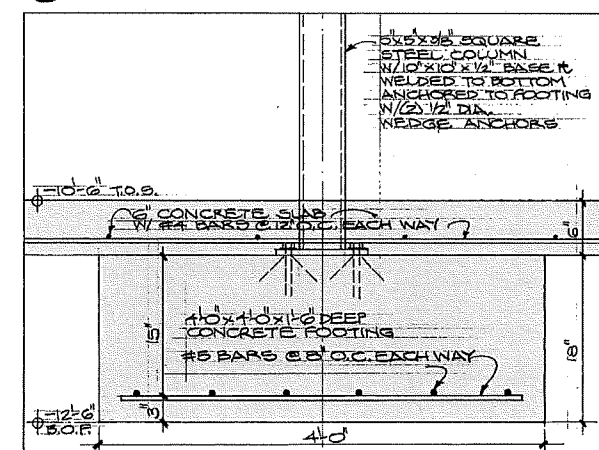
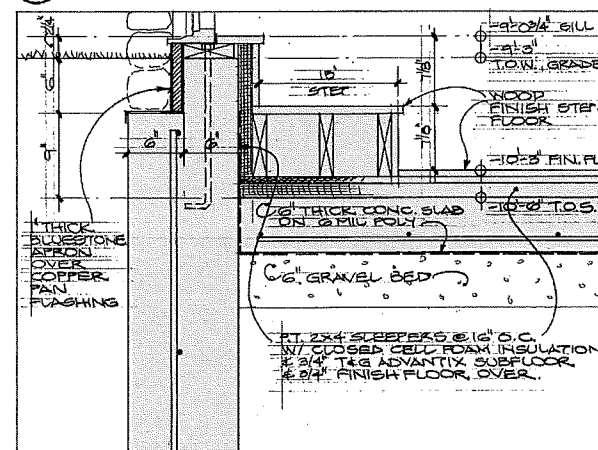
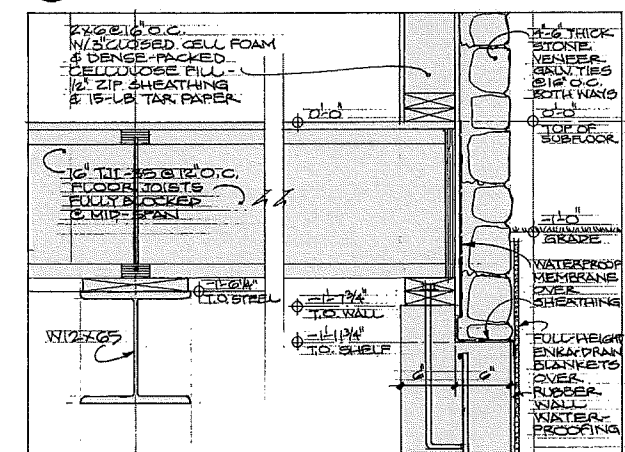
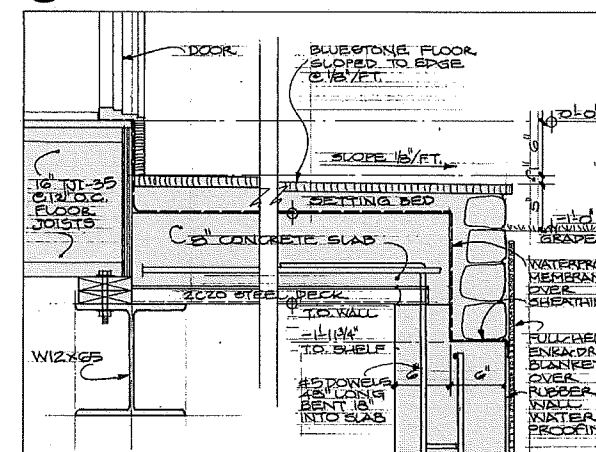
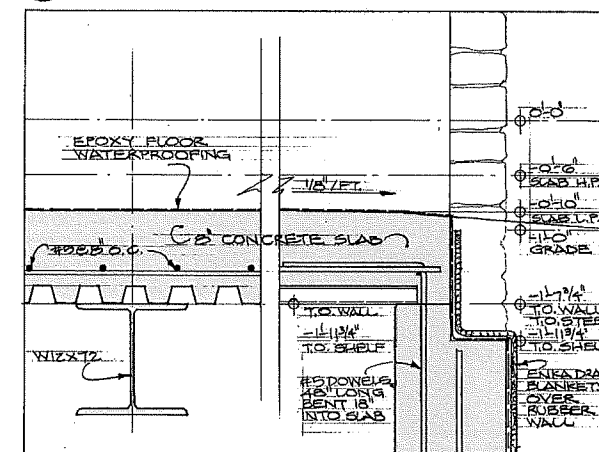
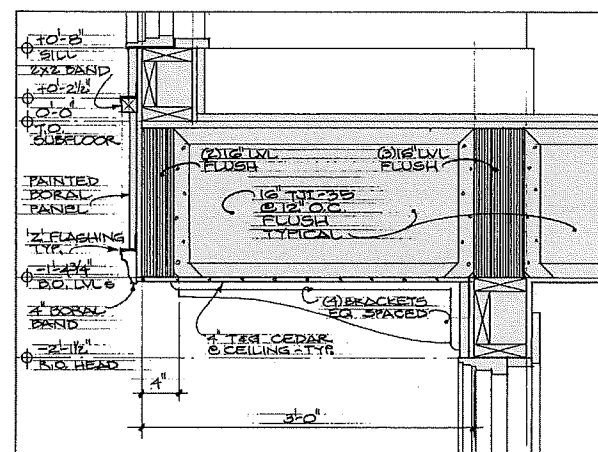
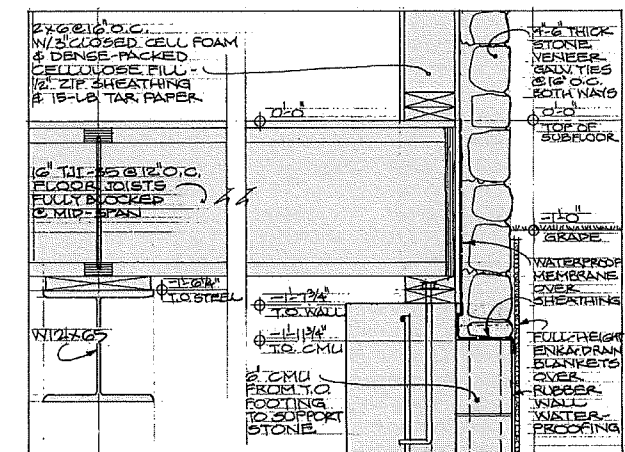
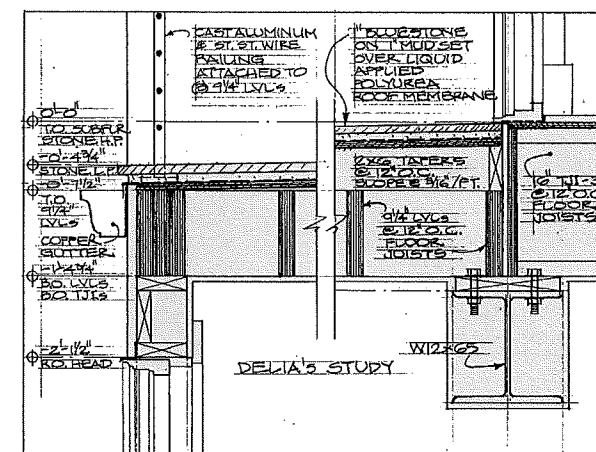
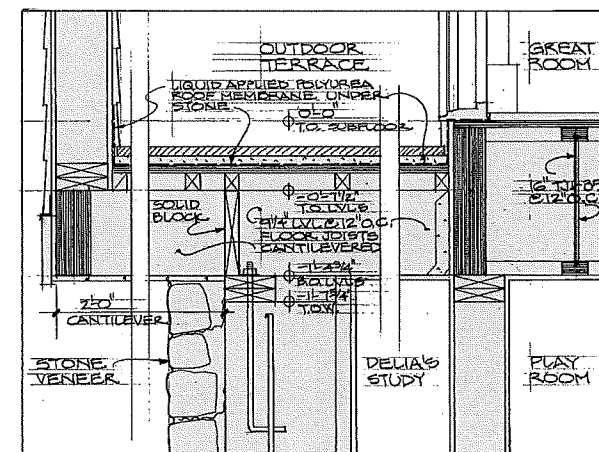
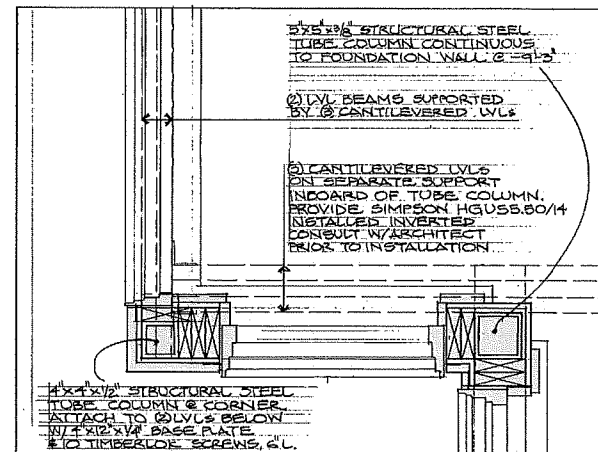
TASOS KOKORIS AIA, LEED AP

P.O. BOX 2479 WESTPORT, CT 06880

TEL: (203) 349-5509 - EMAIL: TASOSK@MAC.COM - WEB: WWW.TASOSK.COM



JOB NAME		DATE
PROPOSED RESIDENCE		01-24-22
AT 50 HALF MOON LANE		
IRVINGTON NEW YORK		LAST REVISION
DRAWING TITLE		SCALE
JOB SPECS. & NOTES		AS NOTED
CLIENT	DR. LAXMAN S. DEBAI 50 HALF MOON LANE IRVINGTON, N.Y. 10533	DRAWING NO.
		A2.1



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REVISIONS		
NO.	DATE	DESCRIPTION

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**PROPOSED RESIDENCE**  
AT 50 HALF MOON LANE  
IRVINGTON NEW YORK

## FOUNDATION & LOW FRAMING DETAILS

**DR. LAXMAN S. DESAI**  
50 HALF MOON LANE  
IRVINGTON, N.Y. 10533

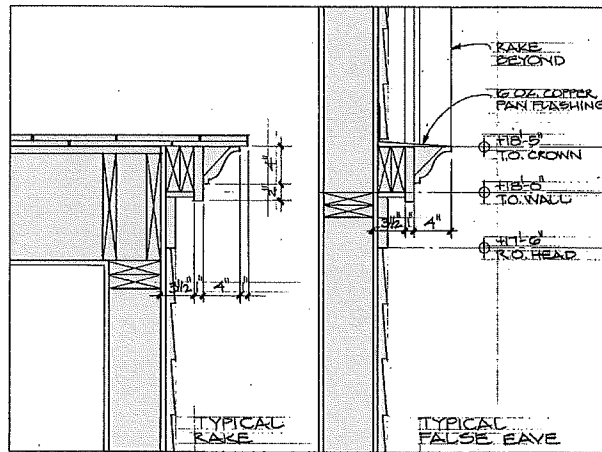
01-24-22

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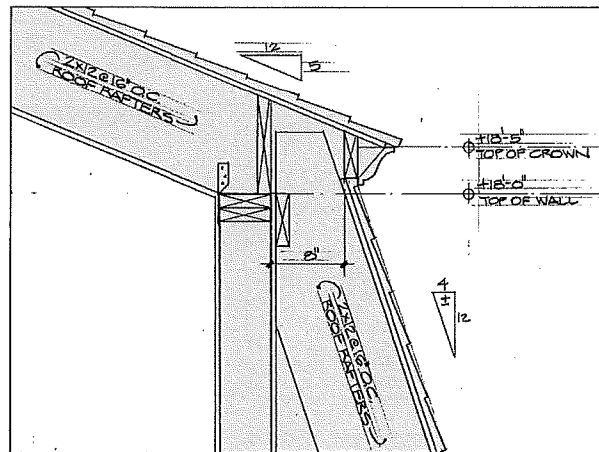
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**SCALE**  
1-1/2" = 1'-0"

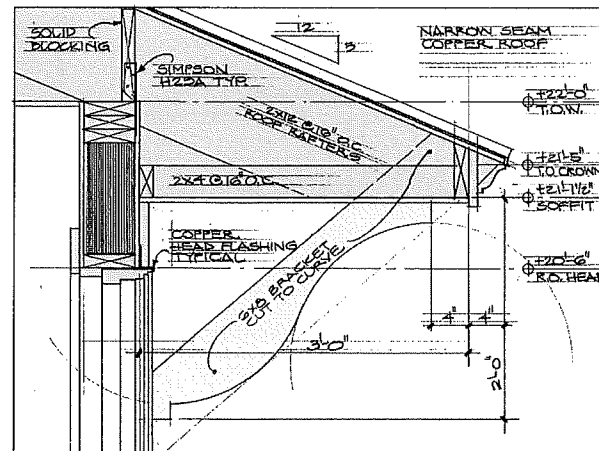
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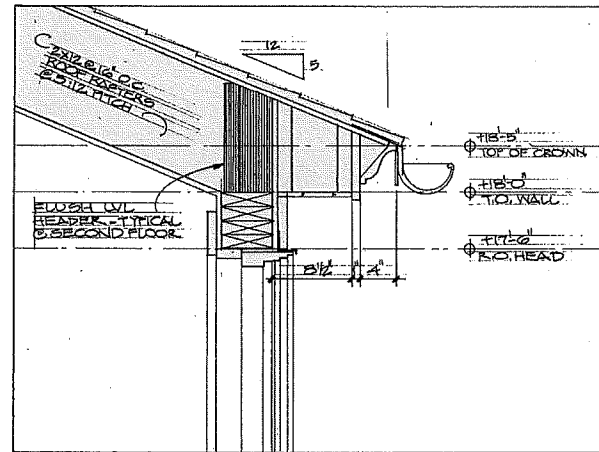
7 TYPICAL ROOF RAKE & FALSE EAVE



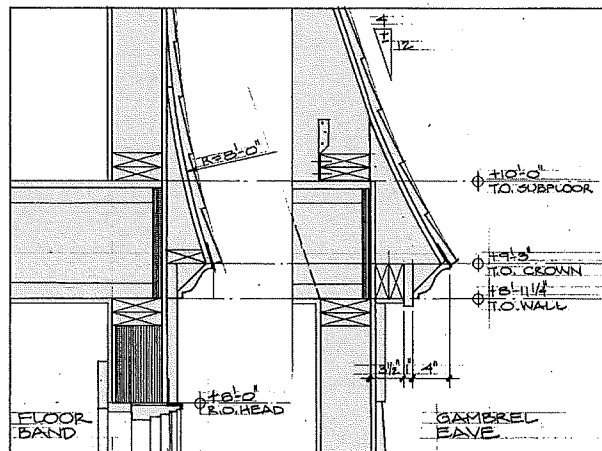
6 GAMBREL BREAK @ 5:12 PITCH



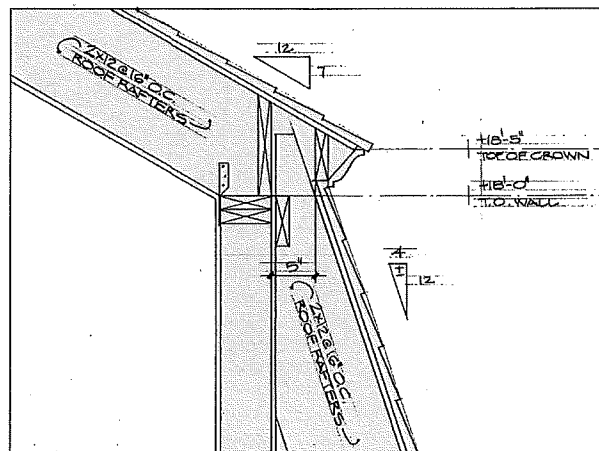
9 ROOF EAVE AT TOWER



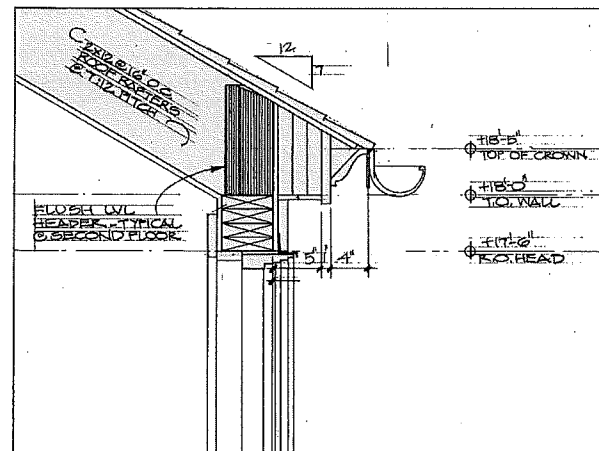
5 ROOF EAVE @ 5:12 PITCH



3 TYPICAL FLOOR BAND & GAMBREL EAVE



2 GAMBREL BREAK @ 7:12 PITCH

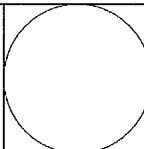


1 ROOF EAVE @ 7:12 PITCH

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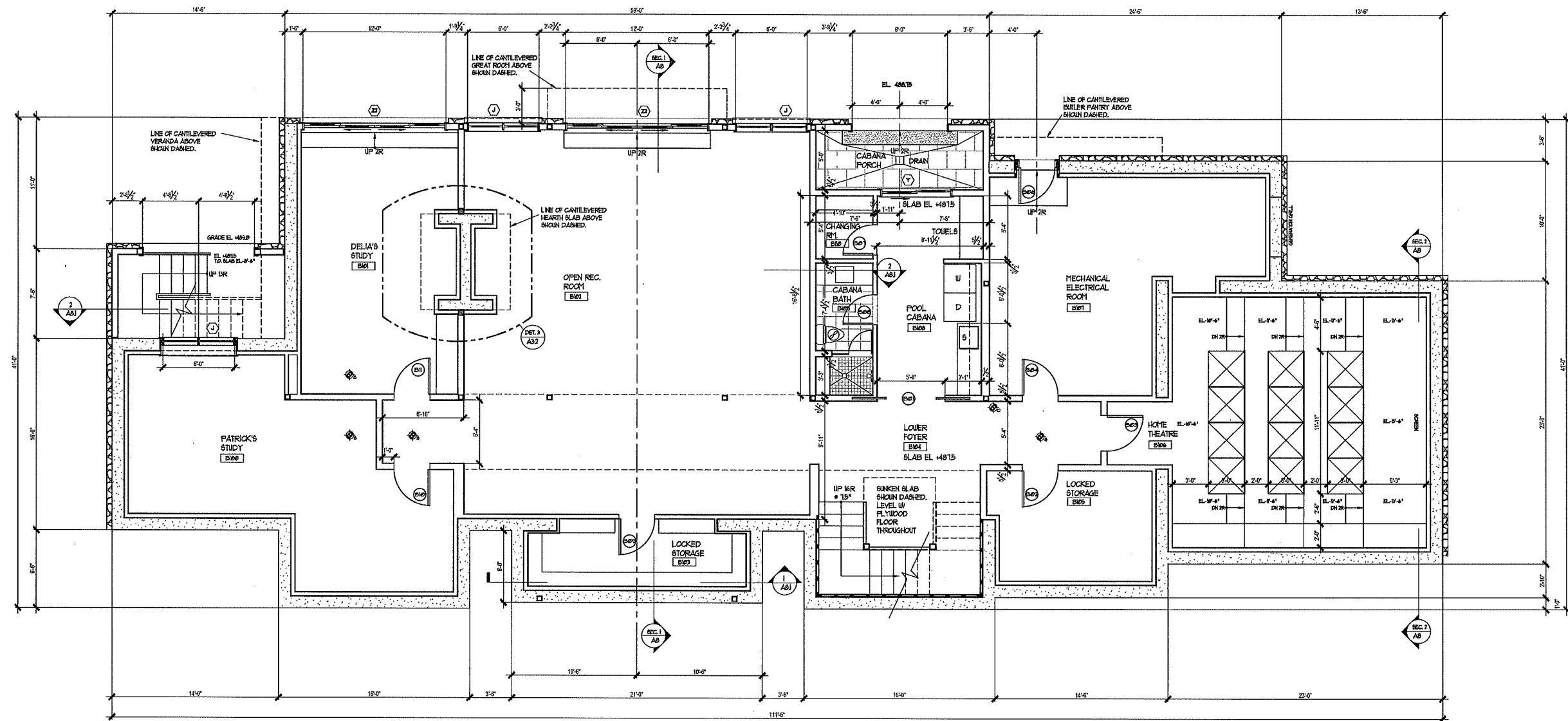
REVISIONS  
NO. DATE DESCRIPTION

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P.O. BOX 2479 WESTPORT, CT 06880  
TEL: (203) 349-5509 - EMAIL: TASOSK@MAC.COM - WEB: WWW.TASOSK.COM



PROPOSED RESIDENCE  
AT 50 HALF MOON LANE  
IRVINGTON NEW YORK  
ROOF EAVE AND RAKE DETAILS  
DR. LAXMAN S. DESAI  
50 HALF MOON LANE  
IRVINGTON, N.Y. 10533

01-24-22  
1-1/2" = 1'-0"  
A3.3



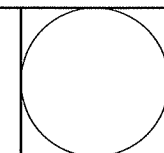
1 FINISHED BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



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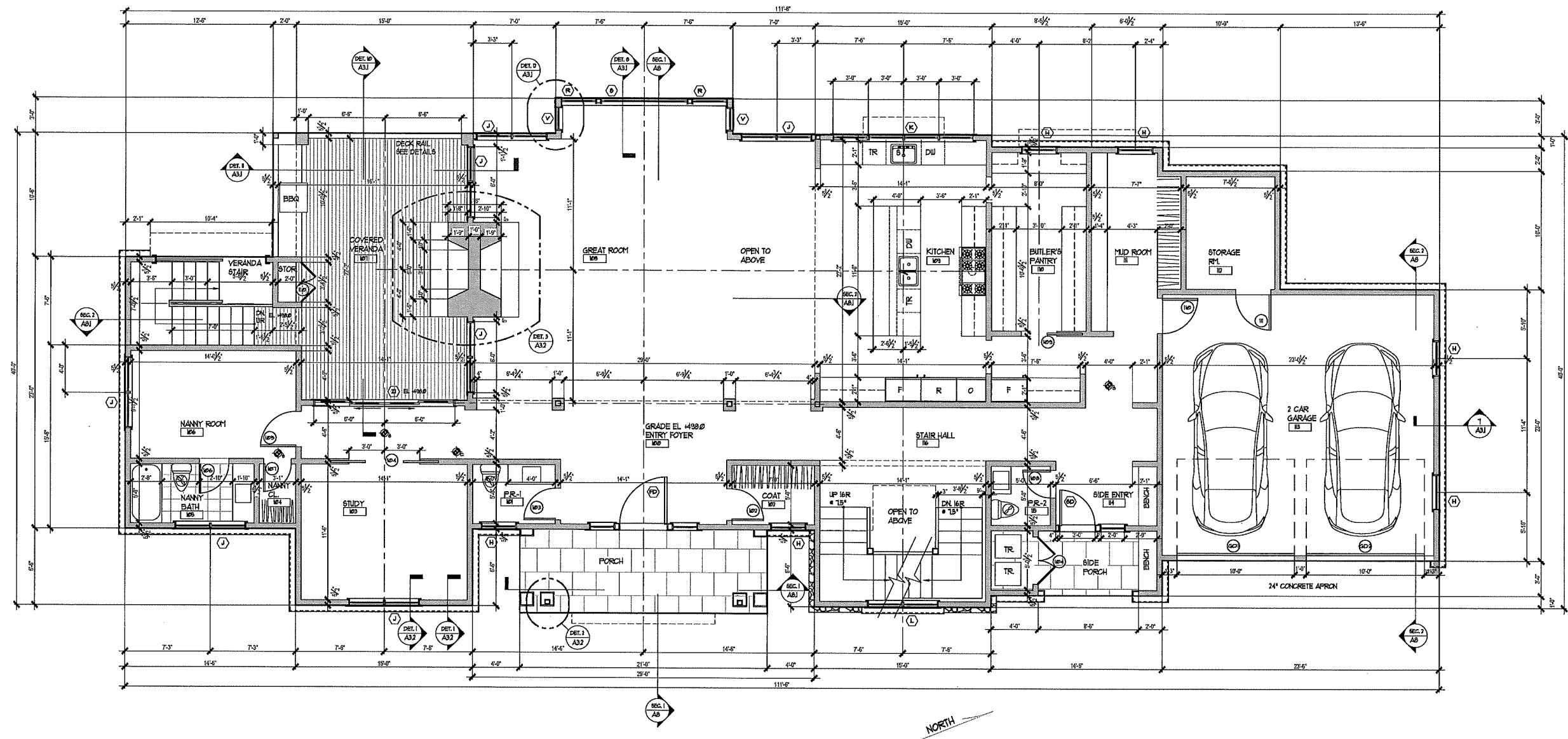
NO.	DATE	DESCRIPTION

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P.O. BOX 2479 WESTPORT, CT 06880  
TEL: (203) 349-5509 - EMAIL: TASOSK@MAC.COM - WEB: WWW.TASOSK.COM



<b>PROPOSED RESIDENCE</b> AT 50 HALF MOON LANE IRVINGTON NEW YORK		DATE 01-24-22
<b>FINISHED BASEMENT PLAN</b>		LAST REVISION
CLIENT: DR. LAXMAN S. DESAI 50 HALF MOON LANE IRVINGTON, N.Y. 10533		SCALE 1/4" = 1'-0"
		DRAWING NO. <b>A4.1</b>





3,920 SF FOOTPRINT INCL. GARAGE, FRONT & SIDE PORCHES & VERANDA  
**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

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REVISIONS  
 NO. DATE DESCRIPTION

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**PROPOSED RESIDENCE**  
 AT 50 HALF MOON LANE  
 IRVINGTON NEW YORK

**1ST FLOOR PLAN**

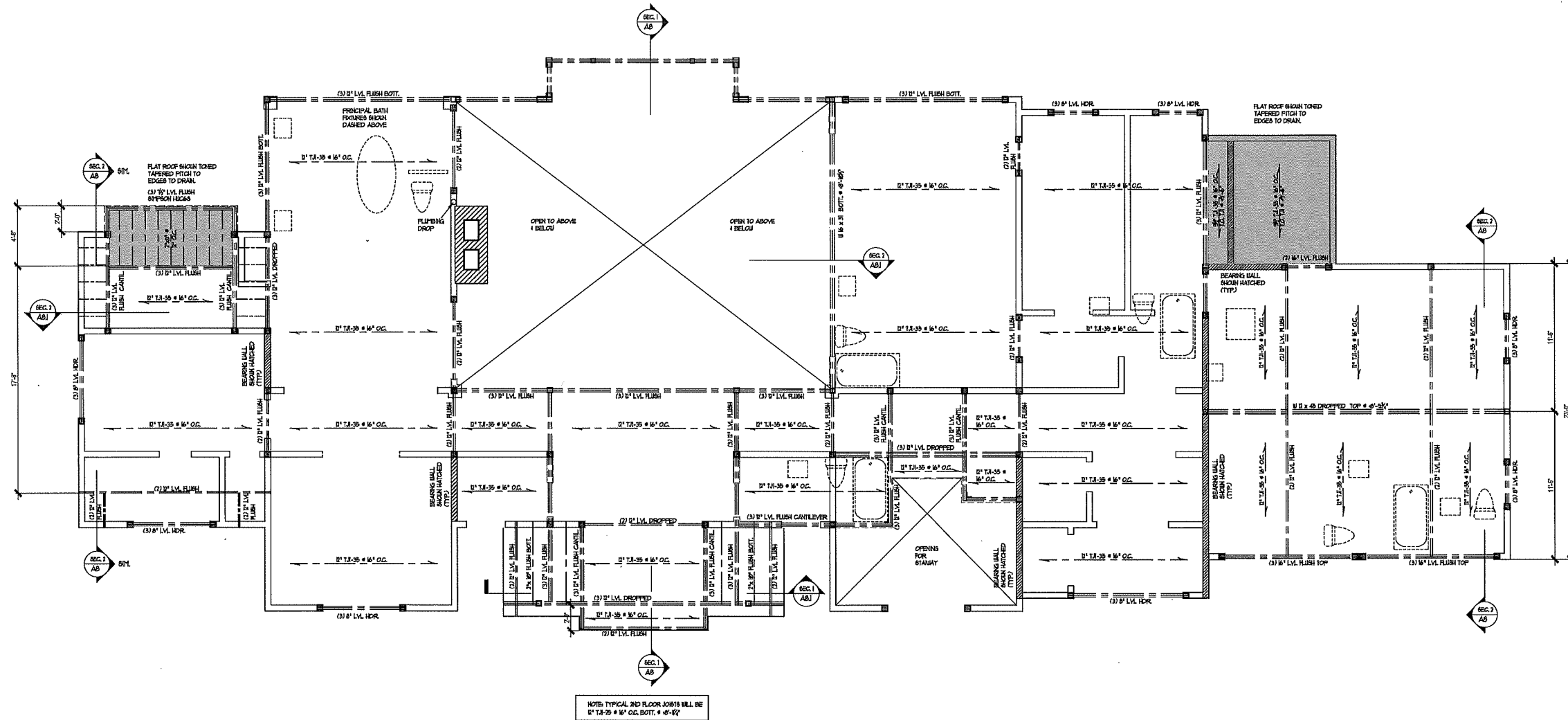
DR. LAXMAN S. DESAI  
 50 HALF MOON LANE  
 IRVINGTON, N.Y. 10533

DATE  
 01-24-22

LAST REVISION

SCALE  
 1/4" = 1'-0"

DRAWING NO.  
**A5**



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

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REVISIONS  
NO. DATE DESCRIPTION

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PROPOSED RESIDENCE  
AT 50 HALF MOON LANE  
IRVINGTON NEW YORK

2ND FLOOR STRUCTURE PLAN

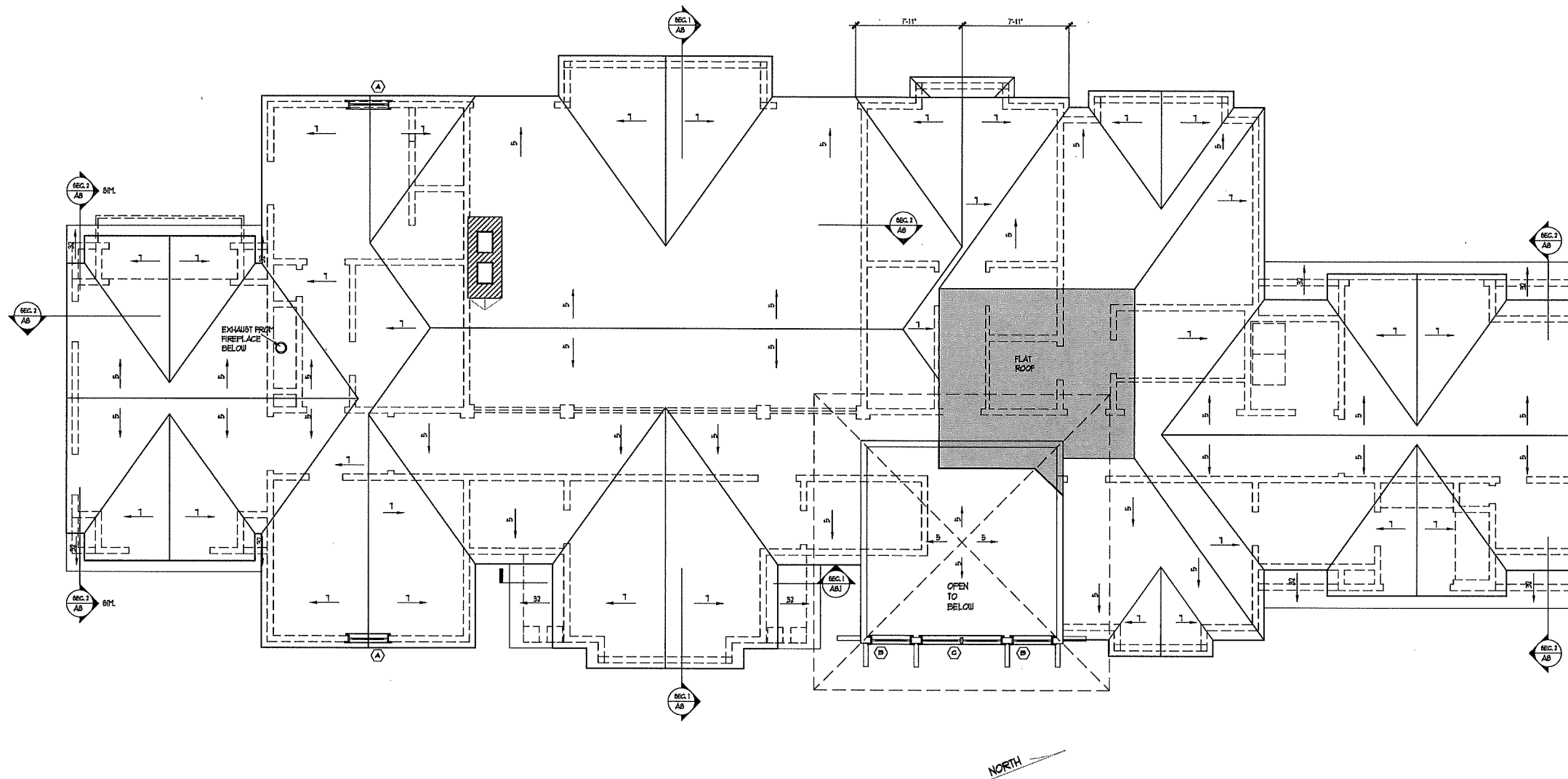
DR. LAXMAN S. DESAI  
50 HALF MOON LANE  
IRVINGTON, N.Y. 10533

DATE  
01-24-22

LAST REVISION

SCALE  
1/4" = 1'-0"

SHEET NO.  
A6.1

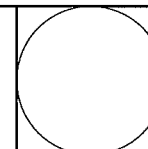


1 ROOF PLAN  
SCALE: 1/4" = 1'-0"

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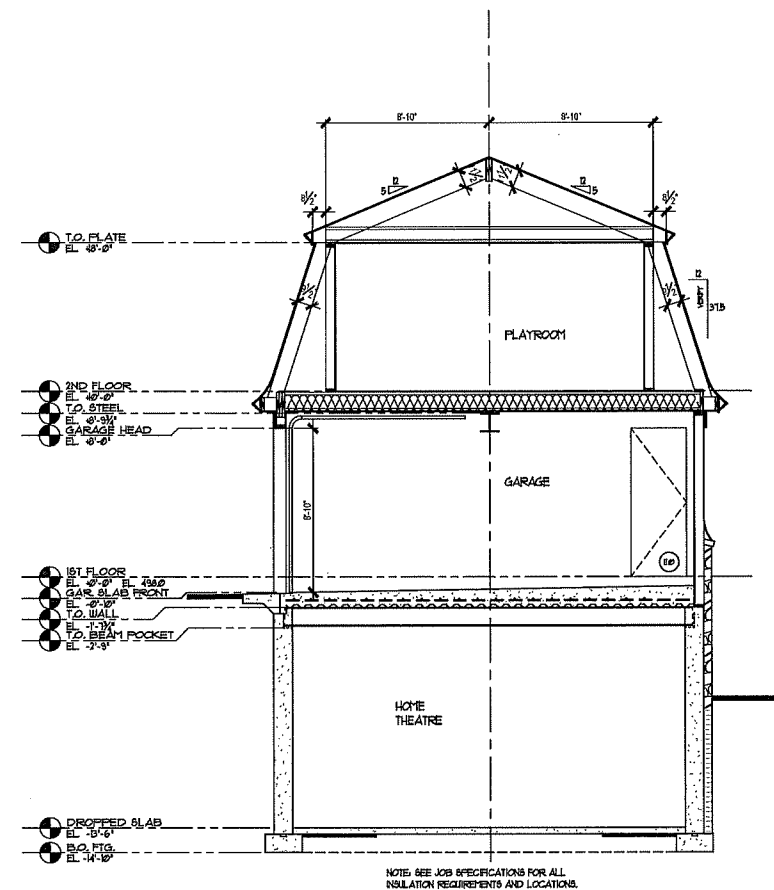
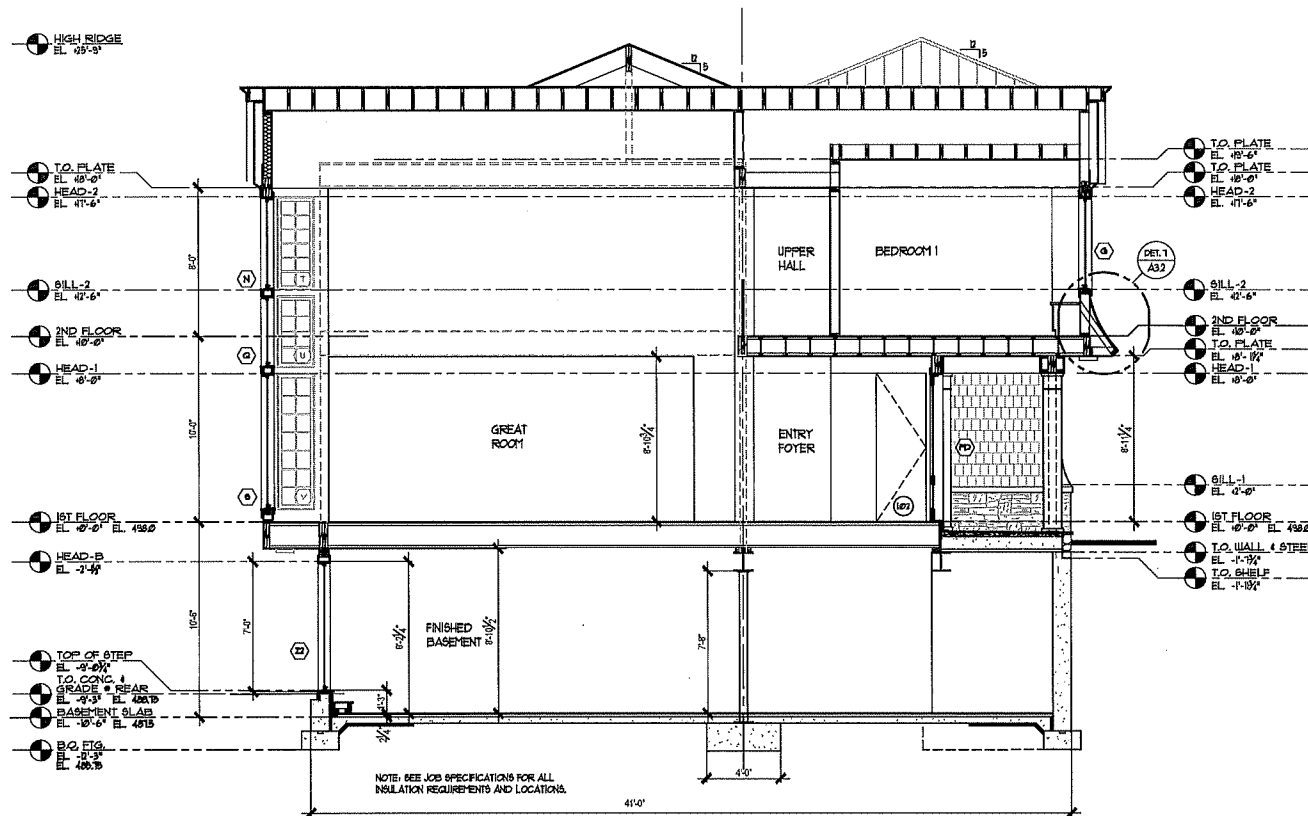
REVISIONS  
NO. DATE DESCRIPTION

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TEL: (203) 349-5509 - EMAIL: TASOSK@MAC.COM - WEB: WWW.TASOSK.COM



JOB NAME		DATE
PROPOSED RESIDENCE AT 50 HALF MOON LANE IRVINGTON NEW YORK		01-24-22
DRAWING TITLE		SCALE
ROOF PLAN		1/4" = 1'-0"
CLIENT		DRAWING NO.
DR. LAXMAN S. DESAI 50 HALF MOON LANE IRVINGTON, N.Y. 10533		A7

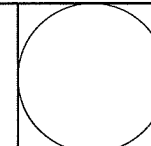




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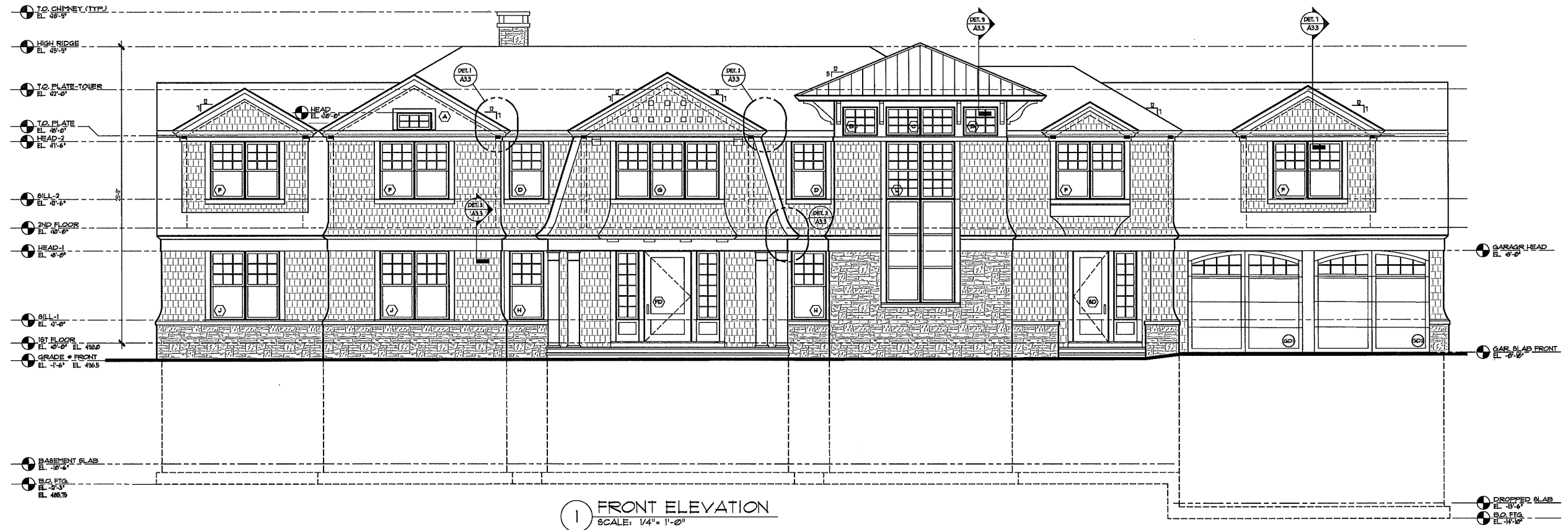
REVISIONS		
NO.	DATE	DESCRIPTION

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JOB NAME	<b>PROPOSED RESIDENCE AT 50 HALF MOON LANE IRVINGTON • NEW YORK</b>
DRAWING TITLE	<b>BUILDING SECTIONS</b>
CLIENT	<b>DR. LAXMAN S. DESAI 50 HALF MOON LANE IRVINGTON, N.Y. 10533</b>

DATE	01-24-22
LAST REVIEWED	
SCALE	$\frac{1}{4}" = 1'-0"$
DRAWING NO.	<b>A8</b>



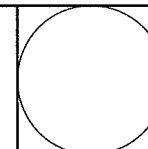
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REVISIONS  
NO. DATE DESCRIPTION

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JOB NAME  
**PROPOSED RESIDENCE**  
AT 50 HALF MOON LANE  
IRVINGTON NEW YORK

DRAWING TITLE  
**FRONT ELEVATION**

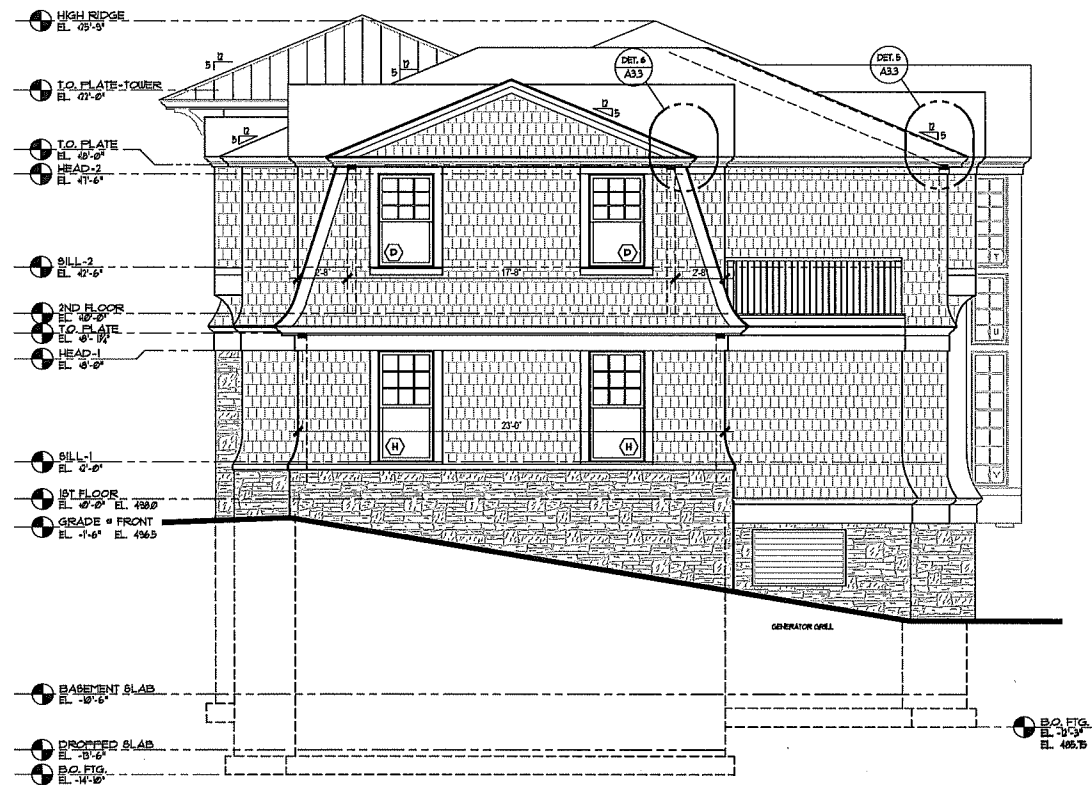
CLIENT  
DR. LAXMAN S. DESAI  
50 HALF MOON LANE  
IRVINGTON, N.Y. 10533

DATE  
01-24-22

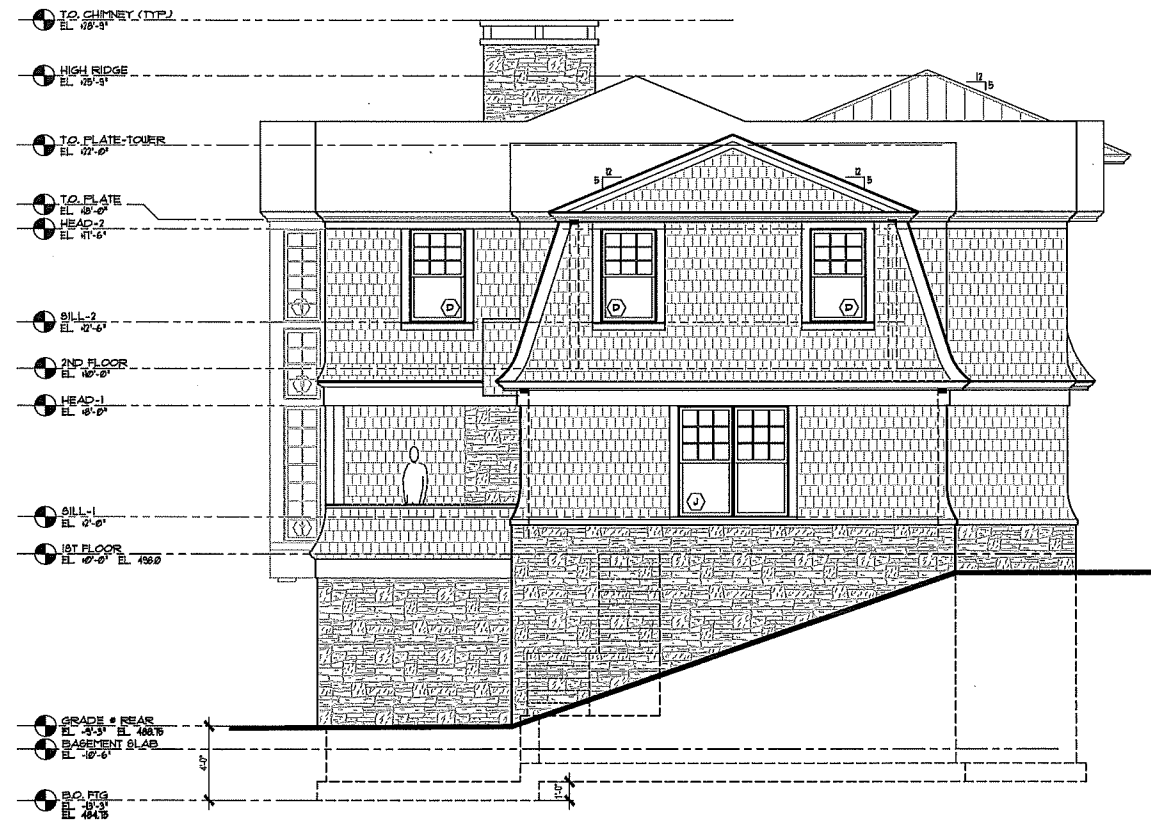
LAST REVISION

SCALE  
1/4" = 1'-0"

DRAWING NO.  
**A9**



1 RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

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REVISIONS  
NO. DATE DESCRIPTION

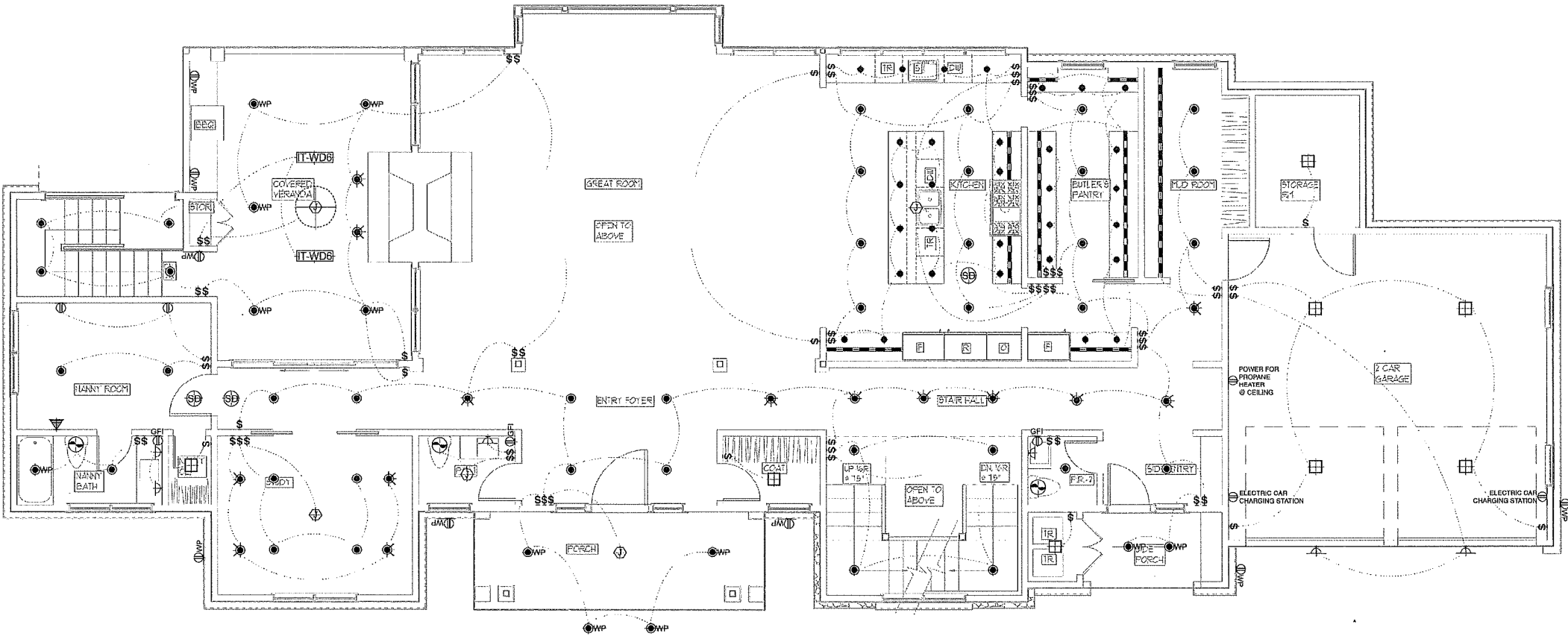
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TEL: (203) 349-5509 - EMAIL: TASOSK@MAC.COM - WEB: WWW.TASOSK.COM



PROPOSED RESIDENCE  
AT 50 HALF MOON LANE  
IRVINGTON NEW YORK  
SIDE ELEVATIONS  
DR. LAXMAN S. DESAI  
50 HALF MOON LANE  
IRVINGTON, N.Y. 10533

DATE: 01-24-22  
LAST REVISED:  
SCALE: 1/4" = 1'-0"  
DRAWING NO.: A11

NOTE: LIGHTING FIXTURE LOCATIONS MAY BE ADJUSTED IN THE FIELD AS REQUIRED TO IMPROVE GEOMETRY OR TO AVOID STRUCTURAL FRAMING MEMBERS.



**FIRST FLOOR ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"



- ELECTRICAL LEGEND**
- WHITE DECORA DIMMER, SCREWLESS PLATE
  - JUNO 4" ALL-WHITE RECESSED DOWN LIGHT WITH 2800K LED LAMP
  - JUNO 4" ALL-WHITE RECESSED AIMING ELBOW WITH 2800K LED LAMP
  - JUNO 4" ALL-WHITE RECESSED SHOWER LIGHT WITH 2800K LED LAMP
  - JUNO MD1L - 2" DIA. MINI RECESSED WITH 2800K LED LAMP
  - LOW-STC BATHROOM EXHAUST FAN, MIN. 50 CFM
  - HARD-WIRED COMBINATION SMOKE & CO DETECTOR
  - MIN. 3.5W/FT. 2800K DIMMABLE CONCEALED LED TAPE
  - LINE VOLTAGE JUNCTION BOX FOR OWNER-SUPPLIED FIXTURE
  - 24" X 24" 2700K FLAT PANEL LED CEILING FIXTURE
  - OWNER-SUPPLIED SURFACE MOUNTED WALL SCONCE, HEIGHT T.B.D.
  - A/V CABLE AND CAT-6 OUTLET, HEIGHT T.B.D.
  - DUPLEX DECORA OUTLET, WHITE AT 16" A.F.F.
  - DUPLEX DECORA OUTLET, WHITE WATERPROOF
  - DUPLEX DECORA OUTLET, WHITE GROUND FAULT INTERRUPTED
  - DUPLEX DECORA OUTLET, WHITE AT SPECIAL HEIGHT
  - INFRAHEAT WD6024SS - 6000W DUAL ELEMENT FLUSH MOUNTED HEATER
  - MINKA-AIRE FS24-ABD ROTO 52" CEILING FAN, BRUSHED ALUMINUM

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REVISIONS		
NO.	DATE	DESCRIPTION

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P.O. BOX 2479 WESTPORT, CT 06880

TEL: (203) 349-5509 - EMAIL: TASOSK@MAC.COM - WEB: WWW.TASOSK.COM



**PROPOSED RESIDENCE**  
**AT 50 HALF MOON LANE**  
IRVINGTON NEW YORK

**FIRST FLOOR ELECTRIC PLAN**

DR. LAYMAN & DESAI  
50 HALF MOON LANE  
IRVINGTON, N.Y. 10533

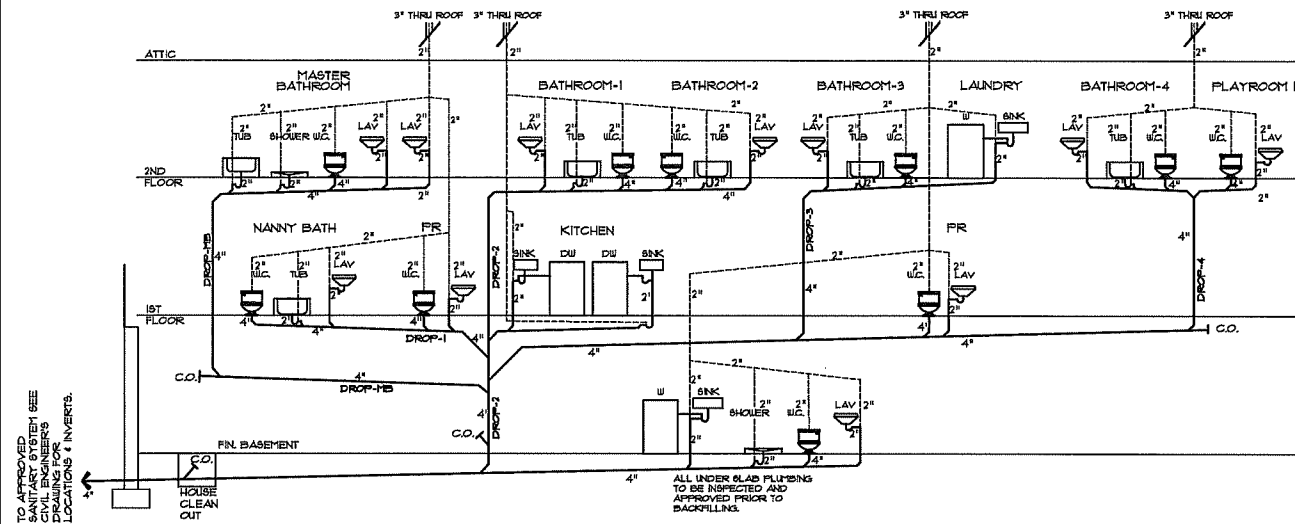
DATE: 01-24-22

CAD: JKH

SCALE: AS NOTED

SHEET NO: E1

## 1 SANITARY DIAGRAM



**NOTES:**  
FIXTURES, VENTS AND DROPS SHOWN ABOVE IN SCHEMATIC ORDER PLUMBING SUB TO SEE PLANS FOR ALL PROPOSED WASTE LINE LOCATIONS, HEIGHTS, AND REQUIRED ROUGHING COORDINATION FOR ALL FIXTURES AND EQUIPMENT.

GC WILL SUPPLY AN ALLOWANCE FOR REQUIRED SINKS, TOILETS, SHOWER PANS AND WALLS, FAUCETS/FIXTURES FOR ALL BATHROOMS.

GC WILL SUPPLY RELATED CARPENTRY ROUGHING AS SHOWN AND AS REQUIRED TO ACCOMPLISH PLUMBING JOB.

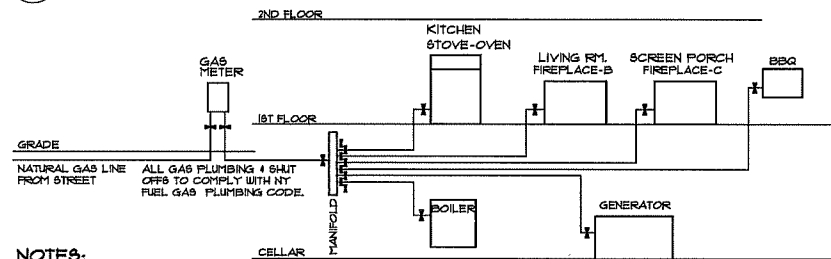
PLUMBING SUBCONTRACTOR SHALL TAKE OUT HIS OWN PERMITS AND SHALL SUPPLY COPY THEREOF TO GC AND OWNER. PLUMBING SUB SHALL BE PRESENT FOR ALL REQUIRED INSPECTIONS AND SHALL SUBMIT PROOF OF COMPLIANCE AND ALL CORRESPONDENCE WITH INSPECTORS TO GC AND OWNER.

PLUMBING SUBCONTRACTOR WARRANTS THAT HE IS FAMILIAR WITH NY STATE PLUMBING CODE. SUB AGREES NOT TO CUT OR ALTER ANY FLOOR OR WALL FRAMING UNLESS SUCH CUTS COMPLY WITH NYS CODES. IF PLUMBING SUB HAS A CONDITION THAT REQUIRES A NON-CODE STRUCTURAL MODIFICATION, HE SHALL REPORT THE CONDITION TO THE GC PRIOR TO MAKING THE CUTS AND THE ISSUE WILL BE RESOLVED WITH THE GC AND THE ARCHITECT. ANY NON-CODE STRUCTURAL MODIFICATIONS THAT CAUSE BUILDING DEPT. INSPECTION VIOLATIONS SHALL BE FIXED, REPLACED AND REPAIRED AT PLUMBING SUBS' COST AND EXPENSE.

ALL PLUMBING DROPS WILL BE NO-HUB CAST IRON FOR NOISE CONTROL.

PLUMBING SUBCONTRACTOR SHALL SUPPLY AND INSTALL INSULATED SUPPLY WATER LINES BOTH HOT AND COLD TO ALL NEW FIXTURES.

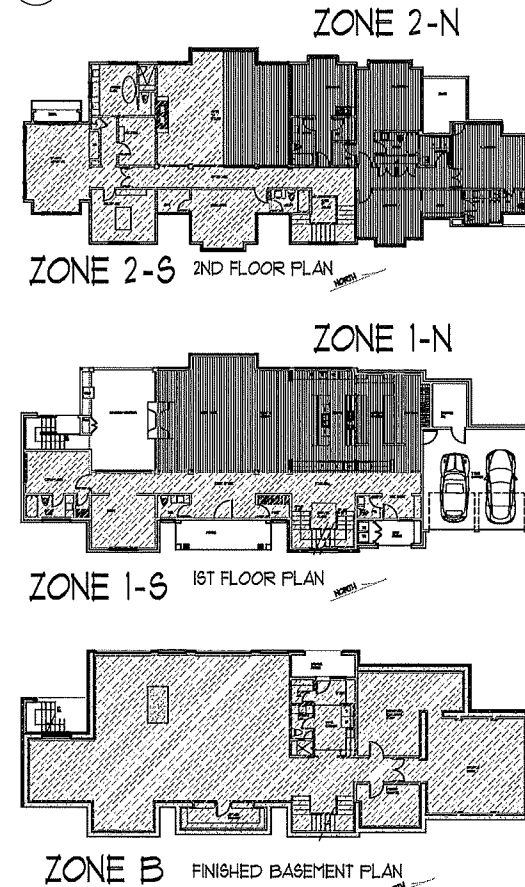
## 2 GAS RISER DIAGRAM



**NOTES:**  
EQUIPMENT SHOWN ABOVE IN SCHEMATIC ORDER PLUMBING SUB TO SEE PLANS FOR ALL PROPOSED GAS LINE LOCATIONS, HEIGHTS, AND REQUIRED ROUGHING COORDINATION FOR ALL GAS BURNING FIXTURES AND EQUIPMENT.

PLUMBING SUBCONTRACTOR SHALL TAKE OUT HIS OWN PERMITS AND SHALL SUPPLY COPY THEREOF TO GC AND OWNER. PLUMBING SUB SHALL BE PRESENT FOR ALL REQUIRED INSPECTIONS AND SHALL SUBMIT PROOF OF COMPLIANCE AND ALL CORRESPONDENCE WITH INSPECTORS TO GC AND OWNER.

## 3 HVAC ZONE DIAGRAMS



## 4 MECHANICAL SPECS & NOTES

1. **SCOPE OF WORK:**
  - a. SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE FURNISH & INSTALL, BUT NOT BE LIMITED TO THE FOLLOWING.
  - b. COMPLETE HEATING AND AIR CONDITIONING SYSTEM FOR NEW FINISHED BASEMENT.
  - c. HIGH EFFICIENT COMBINATION BOILERS W/ DOMESTIC HOT WATER BY BOCH OR APPROVED EQUAL. HOT WATER COMPONENTS TO BE SIZED FOR 6BR HOME. ADDITIONAL STORAGE TANK ZONE MAY BE REQUIRED.
  - d. (3) CONDENSING UNITS SHOWN OUTSIDE ON 1ST FLOOR PLAN.
  - e. BLOWER UNITS SHOWN INSIDE (3) IN BASEMENT. DUCTWORK FEEDING UP THROUGH FLOOR FOR 1ST FL. AND DOWN FROM CEILING FOR BASEMENT. SUPPLY AIR REGISTERS, VOLUME DAMPERS, ACCESS DOORS, TURNING VANES, ETC. TO BE APPROVED BY ARCHITECT. BLOWER UNITS SHOWN INSIDE (2) IN ATTIC. DUCTWORK FEEDING DOWN THROUGH CEILING FOR 2ND FL. SUPPLY AIR REGISTERS, VOLUME DAMPERS, ACCESS DOORS, TURNING VANES, ETC. TO BE APPROVED BY ARCHITECT.
  - f. REFRIGERANT AND CONDENSATE DRAIN PIPING. PAN UNDER BLOWERS IN ATTIC.
  - g. ACoustICAL LINING, DUCTWORK INSULATION AND PIPING INSULATION.
  - h. CONTROLS, CONTROL WIRING, THERMOSTAT, ETC.
  - i. RETURN DUCTS AND REGISTERS FOR ALL BLOWERS ON EACH FLOOR AS REQUIRED. COORDINATE LOCATIONS WITH ARCHITECT.
  - j. ALL (B) THERMOSTATS TO BE WIFI ENABLED WITH CONNECTION TO MOBILE PHONE APP.
  - k. FRESH AIR INTAKE TO BOILER ROOM WITH GRILL FROM SIDE WALL.
  - l. EXHAUST FANS BY FANACONIC OR APPROVED EQUAL. DUCTED TO EXTERIOR SHOWN IN ALL BATHROOMS.
2. **GENERAL NOTES:**
  1. ALL WORK SHALL COMPLY WITH AND BE INSTALLED IN ACCORDANCE WITH NYS BUILDING CODE, AND NYS ENERGY CONSERVATION CODE.
  2. DUCTWORK IS SHOWN DIAGRAMMATICALLY. EXACT ROUTING OF NEW DUCTWORK SHALL BE DETERMINED IN FIELD OR ON SHOP DRAWINGS.
  3. THE CONTRACTOR SHALL PROVIDE ALL CUTTING AND PATCHING AS REQUIRED FOR THE INSTALLATION OF HIS WORK. NO CUTTING OF STRUCTURAL MEMBERS PERMITTED.
  4. THE CONTRACTOR SHALL TURN OVER TO THE OWNER AT THE COMPLETION OF ALL WORK, TWO (2) COPIES OF OPERATING, MAINTENANCE AND INSTRUCTION MANUALS WHICH SHALL INCLUDE ALL NEW EQUIPMENT BROCHURES, DUCT AND WIRING DIAGRAMS, DRAWINGS, TEMPERATURE CONTROLS AND START-UP AND SHUT-DOWN PROCEDURES OF ALL NEW EQUIPMENT.
  5. THE CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND WORK INSTALLED BY HIM TO BE FREE FROM DEFECTS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE OF THE INSTALLATION BY THE ARCHITECT AND OWNER. THE CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT STATING SAME TO THE OWNER.
  6. ALL WORK SHALL BE PERFORMED BY LICENSED CONTRACTORS IN THE TRADE HAVING JURISDICTION.
  7. ANY DEVIATION OR CHANGE IN DESIGN SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
  8. THIS CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL EQUIPMENT AND MATERIALS TO THE ARCHITECT FOR APPROVAL.
  9. ALL POWER WIRINGS OF MECHANICAL EQUIPMENT SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR UNDER THE SUPERVISION OF THE GC AND/OR HVAC CONTRACTOR.
  10. ALL ELECTRICAL WORK SHALL BE INSTALLED AS REQUIRED BY THE NEW YORK BUILDING CODE, THE NATIONAL ELECTRIC CODE AND NYS 160.
  11. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MFR'S RECOMMENDATIONS.
  12. COORDINATE ALL PENETRATIONS WITH ARCHITECTURAL PLANS.
  13. THESE SPECIFICATIONS SHALL FORM A PART OF THE CONTRACT DOCUMENTS. GENERAL AND MISCELLANEOUS CONDITIONS SHALL APPLY TO THIS PART OF THE WORK.
  14. THE CONTRACTOR SHALL VISIT AND REVIEW THE PROJECT SITE PRIOR TO SUBMITTING HIS PROPOSAL AND SHALL COMMUNICATE WITH THE ARCHITECT TO CLARIFY ANY QUESTIONS HE MAY HAVE.
  15. THE CONTRACTOR SHALL COORDINATE THE WORK WITH THE GENERAL CONTRACTOR, ALL OTHER CONTRACTORS AND ALL OTHER DRAWINGS AND SPECIFICATIONS (SUCH AS: ARCHITECTURAL, MECHANICAL, ELECTRICAL, ETC.) WHICH FORM A PART OF THE CONTRACT DOCUMENTS.
  16. THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AS TO THE EXTENT AND CAPACITY OF POWER WIRING REQUIRED FOR THE ACTUAL EQUIPMENT SUCH AS CONDENSING UNIT, AIR HANDLING UNIT, FANS, ETC.) INSTALLED BY HIM BEFORE SUBMITTING HIS PROPOSAL.
  17. ALL TEMPERATURE AND CONTROL WIRING SHALL BE DONE UNDER THIS CONTRACT.
  18. ALL DEMOLITION (IF ANY) AND PATCHWORK SHALL BE PERFORMED UNDER THIS CONTRACT.
3. **COORDINATION:**
  - a. COORDINATE LOCATION OF MECHANICAL EQUIPMENT, PIPING AND DUCTWORK WITH THE WORK OF OTHER TRADES PROVIDING CLEARANCES FOR INSULATION SERVICES REMOVAL OF COMPONENTS AND EQUIPMENT DISASSEMBLY.
  - b. COORDINATE ALL OPENINGS IN WALLS WITH GC & ARCHITECT.
  - c. COORDINATE ALL DIMENSIONS BY FIELD MEASUREMENTS.
  - d. SEQUENCE PHASES OF MECHANICAL WORK WITH THE WORK OF OTHER TRADES.
4. **DELIVERY, STORAGE AND HANDLING:**
  - a. DELIVER PRODUCTS PROPERLY IDENTIFIED AND LABELED WITH NAME, MODEL NUMBER ETC. IN MANUFACTURER AND CONTAINERS DELIVER PIPES WITH FACTORY APPLIED CAPS.
  - b. STORE MATERIALS IN A CLEAN DRY PLACE AND PROTECT FROM WEATHER AND PHYSICAL DAMAGE AS APPROVED BY THE GC.
  - c. COMPLY WITH MANUFACTURER'S HANDLING AND HANDLING INSTRUCTIONS.
5. **PIPING:**
  - a. REFRIGERANT TUBING SHALL BE ASTM B 780 TYPE ACA HARD-DRAWN STRAIGHT LENGTHS AND SOFT ANNEALED COILS SEAMLESS COPPER TUBING. FITTINGS SHALL BE ANSI B16.22 STREAMLINED PATTERN BRASSING FULLER PISTONS SHALL BE AUB ASS CLASSIFICATION BACH-1 (SILVER).
  - b. CONDENSATE PIPING TO INDIRECT WASTE SHALL BE PVC & SHALL BE TRAPPED AND 2X CHECK VALVED AT THE CONNECTION TO THE MAIN HOUSE WASTE LINE.
6. **DUCTWORK & GRILLS:**
  - a. DUCTWORK SHALL BE GALVANIZED STEEL INSTALLED AS PER THE LATEST SMACNA STANDARDS.
  - b. DUCTS SHALL BE CONNECTED WITH SLIP JOINT CONNECTORS. A SEALANT SHALL BE APPLIED AROUND THE SLIP JOINTS.
  - c. FLEXIBLE CONNECTION CAN BE USED AT ALL DUCT CONNECTIONS TO AIR OUTLETS. FLEXIBLE DUCT SHALL NOT EXCEED TEN (10) FEET IN LENGTH AND BE CONSTRUCTED OF FIBERGLASS CLOTH STEEL, SPRINGS FRAME VAPOR BARRIER AND FIRE RATED CONFORMING TO NFPA 30A.
  - d. DUCTWORK LAYOUT AND ROUTES SHOWN ON THE DRAWINGS ARE SCHEMATIC. CHANGES IN DUCT SIZES SHALL BE MADE WHERE NECESSARY TO CONFORM TO SPACE CONDITIONS OR OBTAIN MAXIMUM HEADROOM CONDITIONS WITHOUT ADDITIONAL COSTS TO THE OWNER.
  - e. AIR DIFFUSERS AND GRILLS SHALL BE AS SHOWN IN FIELD AS REQUIRED OR AS OTHERWISE INDICATED.
  - f. FRAMING FOR ALL AIR DISTRIBUTION DEVICES SHALL CONFORM TO AND ACCOMMODATE THE CEILING CONSTRUCTION WHERE INSTALLED.
  - g. SUPPLY REGISTERS AND CEILING DIFFUSERS SHALL BE FURNISHED WITH INTEGRAL OPPOSED BLADE VOLUME DAMPERS.
  - h. BATHROOM EXHAUST DUCTWORK SHALL BE DIRECTED TO OUTSIDE WITH BACK-DRAFT DAMPER.
  - i. EXHAUST AND RETURN GRILLES SHALL BE AS SHOWN ON PLANS OR AS APPROVED.
  - j. GRILLE FINISHES, MATERIALS AND COLORS SHALL BE SUBMITTED TO THE CLIENT & ARCHITECT FOR APPROVAL.
7. **INSULATION:**
  - a. ALL REFRIGERANT PIPING SHALL BE INSULATED WITH X-MARK-LEX.
  - b. ALL SUPPLY DUCTWORK SHALL BE INSULATED WITH MIN. R-5 FIB. INSULATION.
8. **ACoustICAL INSULATION:**
  - a. ALL RETURN AND SUPPLY AIR SHEET METAL DUCTWORK SHALL BE INTERNALLY LINED FOR UP TO 15'-0" FROM THE AIR HANDLING UNIT.
  - b. ACoustICAL LINING SHALL BE 1" THICK ACoustICAL INSULATION MODEL PERMACOTTE 'LINACoustIC STD' MADE BY MANVILLE.
  - c. SHEET METAL DUCT SIZES (IF INDICATED ON THE DRAWINGS) ARE THE CLEAR INSIDE DIMENSIONS.
9. **SECURITY & TEMPERATURE CONTROLS:**
  - a. FURNISH AND INSTALL AN INTERNET BASED TEMPERATURE CONTROL SYSTEM FOR HEAT & AIR CONDITIONING SYSTEM. THE SYSTEM SHALL BE UL LISTED AND APPROVED FOR INSTALLATION IN NY. CONNECT WITH EXISTING HOME CONTROLS.
  - b. SUPPLY AND INSTALL NEW HOME SECURITY SYSTEM. NEW WORK SHALL CONSIST OF:
    1. INSTALL GLASS BREAK DETECTION SENSORS ALL BASEMENT WINDOWS, 1ST & 2ND FL.
    2. (1) LOW TEMPERATURE SENSOR PER FLOOR.
    3. HARD WIRED SMOKE DETECTORS PER NYS CODE.
    4. HARD WIRED CARBON MONOXIDE DETECTORS PER NYS CODE.
    5. 1ST & 2ND FL. COMPLETE SECURITY SYSTEM AT DOORS, WINDOWS WITH MOTION DETECTION, ETC.
    6. PANIC BUTTON IN MASTER BR.
    7. BATTERY BACK-UP ALARM PANEL TO BE LOCATED IN BASEMENT STORAGE ROOM.
    8. CONNECTION WITH PHONE, INTERNET AND RADIO BACK-UP.
    9. HVAC FAN WATER DETECTION.
    10. ALL OTHER WATER SENSOR (SINKS, DW, LAUNDRIES) DETECTION.
  - c. DIGITAL WALL THERMOSTATS TIED INTO CENTRAL SECURITY SYSTEM.
  - d. THERMOSTAT LOCATIONS AS AGREED UPON IN FIELD.
10. **NOTES:**
  - a. VERIFY AND COORDINATE ALL ABOVE SPECIFICATIONS WITH OWNER AND CONTRACT FOR SERVICES.

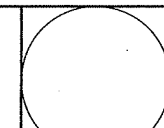
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REVISIONS  
NO. DATE DESCRIPTION

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PROPOSED RESIDENCE		01-24-22
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IRVINGTON NEW YORK		
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