

**DATE:** December 1, 2022  
**RE:** Village of Irvington  
Architectural Review Board Submittal

**SUBJECT:** **61 FIELD TERRACE:** AMENDED SCOPE OF APPROVED APPLICATION

On behalf of the owners of 61 Field Terrace, we have attached a submittal reflects three proposed changes to the previously approved ARB application for 61 Field Terrace:

1. Rear (East) façade bedroom window: The approved application proposed new windows in existing locations at the Prime Bedroom. The requested change proposes infilling the existing windows (at the corners) and creating a new opening in the wall. This change will create an improved connection to the landscape at the back of the property and frame the treeline in a more impactful way. It will not be visible at all from the street.
2. Garage Door Infill: The approved application proposed infilling this opening with a stucco wall finish to match the existing stucco on the home. The requested change proposes that the existing garage door opening be replaced with a new fixed window which will match the other adjacent opening and create a more welcoming back entry into the home.
3. Bedroom Window (South). The approved application proposed an enlarged window and the partial removal of the original brick wall. The requested change proposes a new window in the existing opening and leaving the original brick wall in tact.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Jacobs', with a stylized flourish at the end.

Mike Jacobs, R.A.  
*Principal, JACOBSCHANG ARCHITECTURE*





VIEW EAST FROM DRIVEWAY

**61 FIELD TERRACE**  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW SOUTH FROM LAWN

**61 FIELD TERRACE**  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW SOUTH FROM LAWN

**61 FIELD TERRACE**  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW SOUTHEAST TO ROOF DECK

**61 FIELD TERRACE**  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW SOUTH TO NEW KITCHEN WINDOWS

**61 FIELD TERRACE**  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW NORTH TO BASEMENT / UPPER FLOOR

**61 FIELD TERRACE**  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW NORTH TO BEDROOMS / GARAGE

**61 FIELD TERRACE**  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW NORTH TO BEDROOMS

**61 FIELD TERRACE**  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW NORTH TO CARPORT / BEDROOMS

**61 FIELD TERRACE**  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW TO CARPORT WALL

**61 FIELD TERRACE**  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW SOUTH TO CARPORT / ENTRY

**61 FIELD TERRACE**  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW NORTHWEST TO ENTRY

**61 FIELD TERRACE**  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW OF DRIVEWAY APPROACH

**61 FIELD TERRACE**  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW WEST OF LIVING ROOM

**61 FIELD TERRACE**  
ARCH. REVIEW BOARD HEARING  
APRIL 2022



FINISH SCHEDULE

No.	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR
ST-1	3-Coat Stucco - Infill/Patch Per drawings	La Habra Stucco or approved eq.	Sand Float 20/30 - Finish to Match Existing	Exterior Paint - Confirm with Arch/Owner
FL-1	Wood Floors		3 1/2" Oak Strip Flooring	Species and finish to match existing
FL-2	Porcelain Field Tile	Ann Sacks	Cue MT# AS17615-004	Cenere
FL-3	Bluestone Pavers (Existing)			
FL-4	Field Tile	Inax_Yohen Border	IM-1015P1 / YB21H	Light Turquoise Blue
FL-6	Sport Plus Designer Foam Tile	Greatmats	10 mm 2'x2'	Black
FL-7	Epoxy microtop over existing concrete slab	Armor-Poxy or approved equal		Solid Color Finish. Confirm with Arch.
FL-8	<b>Tile Floor: Bath 01</b>	<b>by Owner</b>		
MT-1	Sheet Metal Roof Fascia (Existing)			
MT-2	Sheet Metal Window Flashing & Trim	Black Anodized Aluminum	Scheuco	Color / Finish to match Window finish
P-1	Painted Walls (Interior)	Benjamin Moore	Regal Select Interior Paint Eggshell Finish	50% White Dove + 50% Base White
P-2	Painted Doors & Trim & Interior Sills (Interior)	Benjamin Moore	Regal Select Interior Paint Semi-Gloss Finish	50% White Dove + 50% Base White
P-3	Painted Ceilings (Interior)	Benjamin Moore	Regal Select Interior Paint Matte Finish	50% White Dove + 50% Base White
P-4	Painted Exterior Exist. Brick	Sherwin Williams	SuperPaint Exterior Acrylic Latex	SW7068 Grizzle Grey Low Lustre Sheen
P-5	Painted Entry Door	Sherwin Williams	SuperPaint Exterior Acrylic Latex	SW6690Gambol Gold Low Lustre Sheen
W-1	Interior Veneer Plywood & Battens Walls (Mudroom)	Rubio	Oil Plus 2C	Pure (clear)
W-2	Interior Wood Walls (Powder)	Home Depot	Primed MDF Shiplap Interior Siding or approved equal	Interior Paint Finish TBD
W-3	Solid Wood Trim (Door frames & basebd)	Paint-grade interior solid wood.	Finish with paint finsh P-2	
W-4	Veneer Millwork: Kitchen		Plywood Veneer Shop-Built Cabinets.	Species & Finish TBD. Price as Plain-Slice White Oak veneer.
W-5	Entry Millwork & Screen		Plywood Veneer & Solid Wood Shop-Built Cabinet & Screen.	Species & Finish TBD. Price as Plain-Slice Walnut veneer.
T-1	Wall Tile	Porcelanosa	Marmi China 12 x 35	P34705011
T-2	<b>Wall Tile: Bath 01</b>			
CT-1	Kitchen Countertop / Backsplash	Caeserstone		Color TBD
CT-2	Bath 02 Vanity Countertop, Tub Deck & Apron	Corian		Glacier White

INTERIOR DOORS

03	INT	HALL CLOSET	Flat slab 1-3/4" solid core door - primed	Swing	26x96	P-2	SET 6 (LH)	
04	INT	HALL CLOSET	Flat slab 1-3/4" solid core door - primed	Swing	26x96	P-2	SET 6 (RH)	
05	INT	HALL CLOSET	Flat slab 1-3/4" solid core door - primed	Swing	26x96	P-2	SET 6 (LH)	
06	INT	HALL CLOSET	Flat slab 1-3/4" solid core door - primed	Swing	26x96	P-2	SET 6 (RH)	
07	INT	BATH 2	Flat slab 1-3/4" solid core door - primed	Swing	34x96	P-2	SET 3	
08	INT	BEDROOM 2	Flat slab 1-3/4" solid core door - primed	Swing	34x96	P-2	SET 3	
09a	INT	BEDROOM 2	Flat slab 1-3/4" solid core door - primed	Swing	28x87	P-2	SET 6 (LH)	G.C. to confirm in field
09b	INT	BEDROOM 2	Flat slab 1-3/4" solid core door - primed	Swing	28x87	P-2	SET 6 (RH)	G.C. to confirm in field
09c	INT	BEDROOM 2	Flat slab 1-3/4" solid core door - primed	Swing	28x87	P-2	SET 6 (LH)	G.C. to confirm in field
09d	INT	BEDROOM 2	Flat slab 1-3/4" solid core door - primed	Swing	28x87	P-2	SET 6 (RH)	G.C. to confirm in field
10	INT	BEDROOM 3	Flat slab 1-3/4" solid core door - primed	Swing	34x96	P-2	SET 3	G.C. to confirm in field
11a	INT	BEDROOM 3	Flat slab 1-3/8" solid core door - primed	Sliding	34x87	P-2	SET 7	G.C. to confirm in field
11b	INT	BEDROOM 3	Flat slab 1-3/8" solid core door - primed	Sliding	34x87	P-2	SET 7	G.C. to confirm in field
12	INT	BEDROOM 4	Flat slab 1-3/4" solid core door - primed	Swing	34x96	P-2	SET 3	
13a	INT	BEDROOM 4	Flat slab 1-3/8" solid core door - primed	Sliding	34x87	P-2	SET 7	G.C. to confirm in field
13b	INT	BEDROOM 4	Flat slab 1-3/8" solid core door - primed	Sliding	34x87	P-2	SET 7	G.C. to confirm in field
14	INT	POWDER	Flat slab 1-3/4" solid core door - primed	Pocket slider	34x96	P-2	SET 5	
15	INT	KITCHEN	Flat slab 1-3/4" solid core door - primed	Pocket slider	34x96	P-2	SET 4	
16	INT	LIVING	Flat slab 1-3/4" solid core door - primed	Pivot	48x96	P-2	SET 8	Contractor to coordinate door width with fireplace surround & new framed opening.
17	INT	LIVING	Flat slab 1-3/4" solid core door - primed	Pivot	48x96	P-2	SET 8	
18	INT	BEDROOM 1	Flat slab 1-3/4" solid core door - primed	Swing	34x84	P-2	SET 3	G.C. to confirm in field
19	INT	REC RM	Flat slab 1-3/4" solid core door - primed	Swing	34x84	P-2	SET 3	G.C. to confirm in field
20	INT	EXERCISE RM	Flat slab 1-3/4" solid core door - primed	Swing	34x84	P-2	SET 2	G.C. to confirm in field
21	INT	LAUNDRY	Flat slab 1-3/4" solid core door - primed	Swing	34x84	P-2	SET 2	G.C. to confirm in field
22	INT	BASEMENT ENTRY	Flat slab 1-3/4" solid core door - primed	Swing	34x80	P-5	SET 1	Confirm latch spec with Arch. (no custom pull)
23	INT	BATH 2	Flat slab 1-3/4" solid core door - primed	Swing	34x84	P-2	SET 3	
24	INT	DESK NOOK	Flat slab 1-3/4" solid core door - primed	Swing	34x84	P-3	SET 3	G.C. to confirm in field
25	INT	BASEMENT CLOSET	Flat slab 1-3/4" solid core door - primed	Swing	34x84	P-2	SET 2	G.C. to confirm in field
26	INT	BASEMENT CLOSET	Flat slab 1-3/4" solid core door - primed	Sliding	34x84	P-2		G.C. to confirm in field

EXTERIOR DOOR & WINDOW SCHEDULE

No.		LOCATION	MANUFACTURER	TYPE	SIZE (W x H)	FINISH	REMARKS	HARDWARE SET	U-Factor
01	EXT	ENTRY	Schueco	Fixed Window	24x98	Powder Coated RAL 9005 BLACK	Tempered Glass	--	0.254
02	EXT	STUDY	Schueco	Fixed Over Awning	40x98	Powder Coated RAL 9005 BLACK	Tempered Glass	--	0.254
03	EXT	BEDROOM 4	Schueco	Casement, Fixed	38x64	Powder Coated RAL 9005 BLACK	Insect Screen	--	0.254
04	EXT	BEDROOM 3	Schueco	Casement	39x64	Powder Coated RAL 9005 BLACK	Insect Screen	--	0.254
05	EXT	BEDROOM 3	Schueco	Casement	39x65	Powder Coated RAL 9005 BLACK	Insect Screen	--	0.254
06	EXT	BEDROOM 2	Schueco	Casement	38x64	Powder Coated RAL 9005 BLACK	Insect Screen	--	0.254
07	EXT	BEDROOM 2	Schueco	Casement, Fixed	82 1/4"x40	Powder Coated RAL 9005 BLACK	Insect Screen	--	0.254
08	EXT	STAIR HALL	Schueco	Fixed	82 3/4"x88	Powder Coated RAL 9005 BLACK	Tempered Glass	--	0.254
09	EXT	DESK NOOK	Schueco	Casement, Fixed	91 3/4" x88	Powder Coated RAL 9005 BLACK	Insect Screen	--	0.254
10	EXT	BEDROOM 1	Schueco	Casement, Fixed	92 1/4" x48	Powder Coated RAL 9005 BLACK	Insect Screen	--	0.254
11	EXT	BEDROOM 1	Schueco	Fixed	96x66	Powder Coated RAL 9005 BLACK	Insect Screen	--	0.254
12		NOT USED							
13		NOT USED							
14		NOT USED							
15	EXT	BEDROOM 1	Schueco	Fixed	24x48	Powder Coated RAL 9005 BLACK		--	0.254
16	EXT	DRESSING ROOM	Schueco	Fixed	82 3/4"x48	Powder Coated RAL 9005 BLACK	Tempered Glass	--	0.254
17	EXT	BEDROOM 1	Schueco	Fixed	24x48	Powder Coated RAL 9005 BLACK		--	0.254
18	EXT	DRESSING ROOM	Schueco	Inswing Door	38 1/4" x 81 3/4"	Powder Coated RAL 9005 BLACK		--	0.254
19	EXT	DRESSING ROOM	Schueco	Fixed	24x48	Powder Coated RAL 9005 BLACK		--	0.254
20	EXT	DRESSING ROOM	Schueco	Fixed	82 3/4"x48	Powder Coated RAL 9005 BLACK	Tempered Glass	--	0.254
21	EXT	DRESSING ROOM	Schueco	Fixed	24x48	Powder Coated RAL 9005 BLACK		--	0.254
22	EXT	BATH 1	Schueco	Casement, Fixed	84x30	Powder Coated RAL 9005 BLACK	Insect Screen	--	0.254
23	EXT	COFFEE BAR	Schueco	Fixed	56x24	Powder Coated RAL 9005 BLACK		--	0.254
24	EXT	KITCHEN	Schueco	Fixed	82x56	Powder Coated RAL 9005 BLACK		--	0.254
25	EXT	KITCHEN	Schueco	Sliding Door X-O	82x98	Powder Coated RAL 9005 BLACK	Insect Screen	--	0.254
26	EXT	DEN	Schueco	Fixed	82x98	Powder Coated RAL 9005 BLACK	Tempered Glass	--	0.254
27	EXT	DEN	Schueco	Sliding Doors X-O-O-X	200x98	Powder Coated RAL 9005 BLACK	Insect Screens	--	0.254
28	EXT	DEN	Schueco	Fixed	80x98	Powder Coated RAL 9005 BLACK	Tempered Glass	--	0.254
29	EXT	LIVING ROOM	Schueco	Fixed, Awning	80x98	Powder Coated RAL 9005 BLACK	Tempered Glass	--	0.254
30	EXT	EXERCISE RM.	Schueco	Fixed	96x84	Powder Coated RAL 9005 BLACK		--	0.254
31	EXT	EXERCISE RM.	Schueco	Sliding Door X-O	96x84	Powder Coated RAL 9005 BLACK	Insect Screen	--	0.254
32	EXT	REC ROOM	Schueco	Sliding Door X-O	96x84	Powder Coated RAL 9005 BLACK	Insect Screen	--	0.254
33	EXT	REC ROOM	Schueco	Fixed	94x24	Powder Coated RAL 9005 BLACK		--	0.254
34	EXT	REC ROOM	Schueco	Fixed	94x24	Powder Coated RAL 9005 BLACK		--	0.254
35	EXT	BED 04	Schueco	Casement	26x36	Powder Coated RAL 9005 BLACK		--	0.254
36	EXT	MUD RM.	Schueco	Fixed	96x84	Powder Coated RAL 9005 BLACK		--	0.254

DOOR HARDWARE

Type	Manufacturer	Description	Model #	Finish	Notes
SET 1 - ENTRY DOOR					
Hinges	Baldwin	Ball bearing hinge	1051.19	Satin Black	4 Per Door
Lockset					
Exterior Handle					
Ball Catch					
Weather Stripping	Zero International	Self Adhesive Door Seal	188 S-BK	Black Silicone Seal	
Thermal Sweep	Zero International	Door Sweep	381 A	Black Silicone Seal	
SET 2 - INT. SWING, PASSAGE					
Hinges	Baldwin	4.5" SQUARE CORNER HINGE	1045.19	Satin Black	4 per door
Passage Handle	Baldwin	Satin Chrome Estate Lever w/ Satin Chrome Estate Rose	5162.190.PASS	Satin Black	
Floor Bumper	Baldwin	Floor Bumper	4505.19	Satin Black	
Acoustic Sweep	Zero International	Mortised Automatic Door Bottom	320AA	Black Silicone	Casing measures 1.458" H x .595" W, with two .375" flanges extended on both sides. Length Custom Cut to Size
SET 3 - INT. SWING, PRIVACY					
Hinges	Baldwin	4.5" SQUARE CORNER HINGE	1045.19	Satin Black	4 per door
Privacy Handle	Baldwin	Satin Chrome Estate Lever w/ Satin Chrome Estate Rose	5162.190.PRIV	Satin Black	
Floor bumper	Baldwin	Floor Bumper	4505.19	Satin Black	
Acoustic Sweep	Zero International	Mortised Automatic Door Bottom	320AA	Black Silicone	Casing measures 1.458" H x .595" W, with two .375" flanges extended on both sides. Length Custom Cut to Size
SET 4 - INT. POCKET, PASSAGE					
Track hardware	Hafele OR Approved Equal	Slido classic 80p full fitting set	940.82.108		
Edge pull	Sugatsune	STAINLESS STEEL POCKET DOOR HANDLE (BLACK)	DSI-4254-100-45-B L	STAINLESS STEEL BLACK	1-3/4" X 3-15/16" X 2" - 0.8 lbs
SET 5 - INT. POCKET, PRIVACY					
Track hardware	Hafele OR Approved Equal	Slido classic 80p full fitting set	940.82.108		
Edge pull	Sugatsune	STAINLESS STEEL POCKET DOOR HANDLE (BLACK)	DSI-4254-100-45-B L	STAINLESS STEEL BLACK	1-3/4" X 3-15/16" X 2" - 0.8 lbs
Privacy Lock	Winsoon	Barn Door Sliding Privacy Latch	GCM2765	Matte Black	
SET 6 - INT. CLOSET SWING					
Earth Magnet	Precision Lock Service	Concealed Magnetic Catch	PLS 24 PRO		Add additional magnets for stronger catch
Hinges	Baldwin	4.5" SQUARE CORNER HINGE	1045.19	Satin Black	4 per door
Edge pull	Top Knobs	Tab 3 Inch Long Finger Cabinet Pull from the Additions Collection	TK103BLK	Satin Black	Center to Center: 2-1/4" Length: 3" Width: 1/16" Projection: 1-1/4"
SET 7 - INT. CLOSET SLIDE					
Track hardware	Hafele OR Approved Equal	Slido classic 80p full fitting set	940.82.108		
Flush Pull	Castella	Square Flush Pull	768.039.25	Flat Black	
SET 8 - INT. PIVOT					
Pivot	Rixson	Center Hung Pivot	H117-3/4	Flat Black 622	
Edge pull	Deltana	EDGE PULL HD, 6-1/4" X 1-1/4"	EP6125U19	Black Paint	
Earth Magnet	Precision Lock Service	Concealed Magnetic Catch	PLS 24 PRO		Add additional magnets for stronger catch

OWNER  
RACHEL ALKON / MARC YUKELSON  
61 FIELD TERRACE  
IRVINGTON, NY

ARCHITECT  
JACOBSCHANG ARCHITECTURE  
39 EAST 13TH STREET 4TH FLOOR  
NEW YORK NY 10003  
P: 212 481 8455  
MICHAEL JACOBS NY #028351

STRUCTURAL ENGINEER  
-

ALKON YUKELSON  
RESIDENCE

61 FIELD TERRACE  
IRVINGTON, NY

REVISION	DATE	DESCRIPTION
1	APR. 01, 2022	FOR PERMIT
2	MAY 02, 2022	REVISION 1
3	JUN 02, 2022	REVISION 2
4	NOV 08, 2022	PERMIT AMENDMENT

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF JACOBSCHANG ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT THE ARCHITECT'S PERMISSION AND UNLESS THE REPRODUCTION CARRIES THE ARCHITECT'S NAME, ALL DESIGN AND OTHER INFORMATION SHOWN ON THE DRAWINGS ARE FOR THE USE ON THE SPECIFIED PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.

SEAL:

SCHEDULES



GENERAL NOTES:

1. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
2. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
3. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW FLOW CONSUMPTION.
4. PROVIDE 70 INCH HIGH NON-ABSORBENT WALLS ADJACENT TO ALL SHOWERS AND APPROVED SHATTER-RESISTANT MATERIALS FOR ALL SHOWER ENCLOSURES.
5. ALL GLASS AND GLAZING SHALL COMPLY WITH APPLICABLE CODES AND MUST BE LABELED SAFETY GLAZING AT HAZARDOUS LOCATIONS DEFINED AS: GLAZING AT ALL DOORS, BATH & SHOWER ENCLOSURES, GLAZING WITHIN A 24" ARC OF A DOOR EDGE,PANES OVER (9) SQUARE FEEL WITH THE LOWEST EDGE LESS THAN 18" A.F.F. AND HAVING A TOP EDGE GREATER THAN 36" A.F.F., GLAZING LOCATED WITHIN 5'-0" FROM TOP OR BOTTOM OF STAIRWAY WITH BOTTOM EDGE LESS THAN 60" A.F.F. ALL EXTERIOR GLAZING SHALL BE DUAL-GLAZED.
6. ALL GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.
7. WATER HEATER MUST BE FASTENED TO WALL

PLUMBING NOTES:

1. PLUMBING WORK TO BE INSTALLED BY A LICENSED SUBCONTRACTOR
2. THE PLUMBING SUBCONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS IN CONNECTION WITH THE WORK, FILE ALL NECESSARY PLANS, PREPARE ALL NECESSARY DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF STATE AUTHORITIES, ALL LOCAL TOWN AND COUNTY DEPARTMENTS HAVING JURISDICTION.
3. PROVIDE ALL SUPPLEMENTARY ITEMS, APPURTENANCES, DEVICES AND MATERIALS AS NECESSARY FOR A SOUND, SECURE, COMPLETE AND OPERATIONAL INSTALLATION, WHETHER OR NOT INDICATED OR SPECIFIED.
4. PROVIDE HOT AND COLD WATER LINES, WASTEWATER, AND VENT LINES.
5. PLUMBING FIXTURES SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED SPECIFICATIONS; THIS INCLUDES ANY AND ALL CUSTOM FIXTURES.
6. ALL EXTERIOR WATER LINES SHALL BE INSULATED. INTERIOR LINES SHALL BE INSULATED AS REQUIRED.
7. PROVIDE PREFABRICATED WALL CONNECTION FOR WASHER. (ALTERNATE - ROUGH PLUMBING FOR WASHER TO BE PROVIDED AND LEFT IN WALL, HOOK-UP FOR WASHER TO BE INCLUDED IN ALT. # 3 RETURN PACKAGE).
8. SUPPLY AND INSTALL ALL NECESSARY MECHANICAL PIPING AND HOOKUPS INCLUDING HYDRONIC RADIANT HEATING SYSTEM.
9. ALL WORK AND MATERIALS ARE TO BE OF THE FINEST QUALITY AND TO CONFORM TO ALL INDUSTRY STANDARDS.

ELECTRICAL NOTES:

1. SUPPLY AND INSTALL ALL LIGHT FIXTURES, RECEPTACLES, CONTROLS, CONDUIT, AND WIRING AS REQUIRED ACCORDING TO DRAWINGS.
2. SUPPLY AND INSTALL ALL NECESSARY POWER AND HOOK-UPS AS REQUIRED BY MECHANICAL SYSTEMS.
3. SUPPLY AND INSTALL ALL IN-SITU WIRING FOR AUDIO-VISUAL, COMPUTER, AND TELEPHONE SYSTEM AS REQUIRED AS DIRECTED BY AUDIOVISUAL CONTRACTOR OR OWNER. COORDINATE SCHEDULES WITH SAID CONTRACTOR.
4. SUPPLY AND INSTALL ALL IN-SITU WIRING FOR ALARM SYSTEM AS REQUIRED AND DIRECTED BY SECURITY SYSTEMS CONTRACTOR. COORDINATE SCHEDULES WITH SAID CONTRACTOR.
5. ALL WORK AND MATERIALS ARE TO BE OF THE FINEST QUALITY AND CONFORM TO ALL INDUSTRY STANDARDS. SAMPLES OF ALL FINISHES, CONNECTIONS, SIZES AND ASSEMBLIES ARE TO BE PROVIDED UPON REQUEST OF THE OWNER OR ARCHITECT AS INDICATED IN SECTION VI.
6. ELECTRICAL WORK TO BE FURNISHED AND INSTALLED BY A LICENSED ELECTRICAL SUBCONTRACTOR APPROVED BY THE OWNER.
7. PROVIDE RECEPTACLE OUTLETS, SWITCHES, FIXTURES AND WIRING AS SHOWN ON DRAWINGS OR AS REQUIRED BY LOCAL CODES AND REGULATIONS. ALL MATERIALS SHALL BE NEW AND ALL WORK INSTALLED SHALL COMPLY WITH THE STATE ELECTRICAL CODE, NEC, UL, NFPA AND ALL LOCAL TOWN OR COUNTY REGULATIONS.
8. THE ELECTRICAL SUBCONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS IN CONNECTION WITH THE WORK, FILE ALL NECESSARY PLANS, PREPARE ALL NECESSARY DOCUMENTS AND OBTAIN ALL PERMITS IN CONNECTION WITH THE WORK, FILE ALL NECESSARY PLANS, PREPARE ALL NECESSARY DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF STATE AUTHORITIES, ALL LOCAL TOWN AND COUNTY DEPARTMENTS HAVING JURISDICTION.
9. ALL WIRING SHALL BE CONCEALED.
10. PROVIDE ALL SUPPLEMENTARY ITEMS, APPURTENANCES, DEVICES AND MATERIALS AS NECESSARY FOR A SOUND, SECURE, COMPLETE, AND OPERATIONAL INSTALLATION WHETHER OR NOT INDICATED OR SPECIFIED.
11. PROVIDE WIRING DEVICES BY SINGLE MANUFACTURER AS SPECIFIED.
12. PROVIDE TELEPHONE WIRING AND TELEPHONE OUTLETS.
13. PROVIDE 3-WAY SWITCHES AS INDICATED AND AS REQUIRED.
14. ALL COVER PLATES FOR SWITCHES, OUTLETS, TELE-COMMUNICATIONS CABLE TO BE "LUTRON" MAESTRO WHITE, VERTICALLY MOUNTED.
15. SWITCH LOCATION (HEIGHT) PER DRAWINGS.
16. ALL AUDIO-VIDEO & SECURITY SCOPE TO BE CONFIRMED WITH THE OWNERS.

NATURAL LIGHT COMPLIANCE (8% MIN OF FLR AREA PER SECTION 402.1) AND NATURAL VENTILATION COMPLIANCE (TOTAL OPENABLE AREA OF WINDOW EQUAL TO AND NO LESS THAN 45% OF THE MIN GLAZED AREA IN SECTION402.1)

	EXT. WALL OPENINGS	FLOOR AREA	LIGHT COMPLIANCE MIN 8% OF FLR AREA	OPENABLE AREA	VENT COMPLIANCE MIN REQUIREMENT
BEDRM 4	34	231	18.5	15	8.4
BEDRM 3	30	180	14.4	22	6.5
BEDRM 2	37	177	14.2	30	6.4
BEDRM 1	112	317	25.4	20	11.4
LIV/DIN/KIT	135	719	57.5	40	25.9
DEN	248	260	20.8	67	9.4
STUDY	45	114	9.1	10	4.1

HVAC SCOPE:

(e) UNDERSLAB DUCTED HVAC TO BE REPURPOSED WITH (n) EQUIP. SCOPE OF WORK WILL INCLUDE (n) WALL AND FLOOR REGISTERS. CONFIRM WITH ARCHITECT PRIOR TO PRICING.

ZONE 1: 2 (e) AIR HANDLER UNITS IN ATTIC SPACE ABOVE ENTRY HALL TO BE REPLACED. (n) DUCTING TO CONNECT TO (e) UNDERSLAB DUCTS. SEE CONSTRUCTION PLANS.


ZONE 2: (e) AIR HANDLER UNIT IN BASEMENT TO SERVE BED. 01 & (n) BASEMENT SPACES. ROUTING TO BEDROOM TO BE RE-ORGANIZED PER PLAN.


ZONE 3: REMOVE (e) OUTDOOR UNIT AND CAP UNDERGROUND DUCTING. REPLACE WITH SINGLE ZONE, WALL-MOUNTED SPLIT-MINI UNIT.


INSULATION NOTE:

G.C. TO PROBE EXIST. EXTERIOR WALLS/ROOF FRAMING TO CONFIRM INSULATION. G.C. TO PROVIDE BLOWN-IN CELLULOSE INSULATION AT ALL AREAS AT EXIST. WALL/ROOF WHERE INSULATION IS NOT FOUND.

LEGEND:

 COMBINED SMOKE DETECTOR & CARBON MONOXIDE DETECTOR Ceiling mounted hard-wired w/ batt. backup -- Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit which they serve per R.315.

 SMOKE DETECTOR Ceiling mounted hard-wired w/ batt. backup -- Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit which they serve per R.314.

 TOILET / BATHROOM EXHAUST: Fans shall be Energy Star compliant and terminate to the outside of the building. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.Mechanical ventilation to provide 50 cfm min. per R.303.3.

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RACHEL ALKON / MARC YUKELSON  
61 FIELD TERRACE  
IRVINGTON, NY

ARCHITECT  
JACOBSCHANG ARCHITECTURE  
39 EAST 13TH STREET 4TH FLOOR  
NEW YORK NY 10003  
P: 212 481 8455  
MICHAEL JACOBS NY #028351

STRUCTURAL ENGINEER

-

ALKON YUKELSON  
RESIDENCE

61 FIELD TERRACE  
IRVINGTON, NY

REVISION	DATE	DESCRIPTION
1	APR. 01, 2022	FOR PERMIT
2	MAY 02, 2022	REVISION 1
3	JUN 02, 2022	REVISION 2
3	NOV 08, 2022	PERMIT AMENDMENT

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SEAL:



CONSTRUCTION PLAN  
1st FLOOR

1/4"=1'-0"

A.100



GENERAL NOTES:

1. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
2. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
3. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW FLOW CONSUMPTION.
4. PROVIDE 70 INCH HIGH NON-ABSORBENT WALLS ADJACENT TO ALL SHOWERS AND APPROVED SHATTER-RESISTANT MATERIALS FOR ALL SHOWER ENCLOSURES.
5. ALL GLASS AND GLAZING SHALL COMPLY WITH APPLICABLE CODES AND MUST BE LABELED SAFETY GLAZING AT HAZARDOUS LOCATIONS DEFINED AS: GLAZING AT ALL DOORS, BATH & SHOWER ENCLOSURES, GLAZING WITHIN A 24" ARC OF A DOOR EDGE,PANLES OVER (9) SQUARE FEEL WITH THE LOWEST EDGE LESS THAN 18" A.F.F. AND HAVING A TOP EDGE GREATER THAN 36" A.F.F., GLAZING LOCATED WITHIN 5'-0" FROM TOP OR BOTTOM OF STAIRWAY WITH BOTTOM EDGE LESS THAN 60" A.F.F. ALL EXTERIOR GLAZING SHALL BE DUAL-GLAZED.
6. ALL GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.
7. WATER HEATER MUST BE FASTENED TO WALL

PLUMBING NOTES:

1. PLUMBING WORK TO BE INSTALLED BY A LICENSED SUBCONTRACTOR
2. THE PLUMBING SUBCONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS IN CONNECTION WITH THE WORK, FILE ALL NECESSARY PLANS, PREPARE ALL NECESSARY DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF STATE AUTHORITIES, ALL LOCAL TOWN AND COUNTY DEPARTMENTS HAVING JURISDICTION.
3. PROVIDE ALL SUPPLEMENTARY ITEMS, APPURTENANCES, DEVICES AND MATERIALS AS NECESSARY FOR A SOUND, SECURE, COMPLETE AND OPERATIONAL INSTALLATION, WHETHER OR NOT INDICATED OR SPECIFIED.
4. PROVIDE HOT AND COLD WATER LINES, WASTEWATER, AND VENT LINES.
5. PLUMBING FIXTURES SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED SPECIFICATIONS; THIS INCLUDES ANY AND ALL CUSTOM FIXTURES.
6. ALL EXTERIOR WATER LINES SHALL BE INSULATED. INTERIOR LINES SHALL BE INSULATED AS REQUIRED.
7. PROVIDE PREFABRICATED WALL CONNECTION FOR WASHER. (ALTERNATE - ROUGH PLUMBING FOR WASHER TO BE PROVIDED AND LEFT IN WALL, HOOK-UP FOR WASHER TO BE INCLUDED IN ALT. # 3 RETURN PACKAGE).
8. SUPPLY AND INSTALL ALL NECESSARY MECHANICAL PIPING AND HOOKUPS INCLUDING HYDRONIC RADIANT HEATING SYSTEM.
9. ALL WORK AND MATERIALS ARE TO BE OF THE FINEST QUALITY AND TO CONFORM TO ALL INDUSTRY STANDARDS.

ELECTRICAL NOTES:

1. SUPPLY AND INSTALL ALL LIGHT FIXTURES, RECEPTACLES, CONTROLS, CONDUIT, AND WIRING AS REQUIRED ACCORDING TO DRAWINGS.
2. SUPPLY AND INSTALL ALL NECESSARY POWER AND HOOK-UPS AS REQUIRED BY MECHANICAL SYSTEMS.
3. SUPPLY AND INSTALL ALL IN-SITU WIRING FOR AUDIO-VISUAL, COMPUTER, AND TELEPHONE SYSTEM AS REQUIRED AS DIRECTED BY AUDIOVISUAL CONTRACTOR OR OWNER. COORDINATE SCHEDULES WITH SAID CONTRACTOR.
4. SUPPLY AND INSTALL ALL IN-SITU WIRING FOR ALARM SYSTEM AS REQUIRED AND DIRECTED BY SECURITY SYSTEMS CONTRACTOR. COORDINATE SCHEDULES WITH SAID CONTRACTOR.
5. ALL WORK AND MATERIALS ARE TO BE OF THE FINEST QUALITY AND CONFORM TO ALL INDUSTRY STANDARDS. SAMPLES OF ALL FINISHES, CONNECTIONS, SIZES AND ASSEMBLIES ARE TO BE PROVIDED UPON REQUEST OF THE OWNER OR ARCHITECT AS INDICATED IN SECTION VI.
6. ELECTRICAL WORK TO BE FURNISHED AND INSTALLED BY A LICENSED ELECTRICAL SUBCONTRACTOR APPROVED BY THE OWNER.
7. PROVIDE RECEPTACLE OUTLETS, SWITCHES, FIXTURES AND WIRING AS SHOWN ON DRAWINGS OR AS REQUIRED BY LOCAL CODES AND REGULATIONS. ALL MATERIALS SHALL BE NEW AND ALL WORK INSTALLED SHALL COMPLY WITH THE STATE ELECTRICAL CODE, NEC, UL, NFPA AND ALL LOCAL TOWN OR COUNTY REGULATIONS.
8. THE ELECTRICAL SUBCONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS IN CONNECTION WITH THE WORK, FILE ALL NECESSARY PLANS, PREPARE ALL NECESSARY DOCUMENTS AND OBTAIN ALL PERMITS IN CONNECTION WITH THE WORK, FILE ALL NECESSARY PLANS, PREPARE ALL NECESSARY DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF STATE AUTHORITIES, ALL LOCAL TOWN AND COUNTY DEPARTMENTS HAVING JURISDICTION.
9. ALL WIRING SHALL BE CONCEALED.
10. PROVIDE ALL SUPPLEMENTARY ITEMS, APPURTENANCES, DEVICES AND MATERIALS AS NECESSARY FOR A SOUND, SECURE, COMPLETE, AND OPERATIONAL INSTALLATION WHETHER OR NOT INDICATED OR SPECIFIED.
11. PROVIDE WIRING DEVICES BY SINGLE MANUFACTURER AS SPECIFIED.
12. PROVIDE TELEPHONE WIRING AND TELEPHONE OUTLETS.
13. PROVIDE 3-WAY SWITCHES AS INDICATED AND AS REQUIRED.
14. ALL COVER PLATES FOR SWITCHES, OUTLETS, TELE-COMMUNICATIONS CABLE TO BE "LUTRON" MAESTRO WHITE, VERTICALLY MOUNTED.
15. SWITCH LOCATION (HEIGHT) PER DRAWINGS.
16. ALL AUDIO-VIDEO & SECURITY SCOPE TO BE CONFIRMED WITH THE OWNERS.
- 17.

NATURAL LIGHT COMPLIANCE (8% MIN OF FLR AREA PER SECTION 402.1) AND NATURAL VENTILATION COMPLIANCE (TOTAL OPENABLE AREA OF WINDOW EQUAL TO AND NO LESS THAN 45% OF THE MIN GLAZED AREA IN SECTION402.1)

	EXT. WALL OPENINGS	FLOOR AREA	LIGHT COMPLIANCE MIN 8% OF FLR AREA	OPENABLE AREA	VENT COMPLIANCE MIN REQUIREMENT
REC. RM	88	479	38.3	32	17.2
EXERCISE RM.	120	377	30.2	64	13.6

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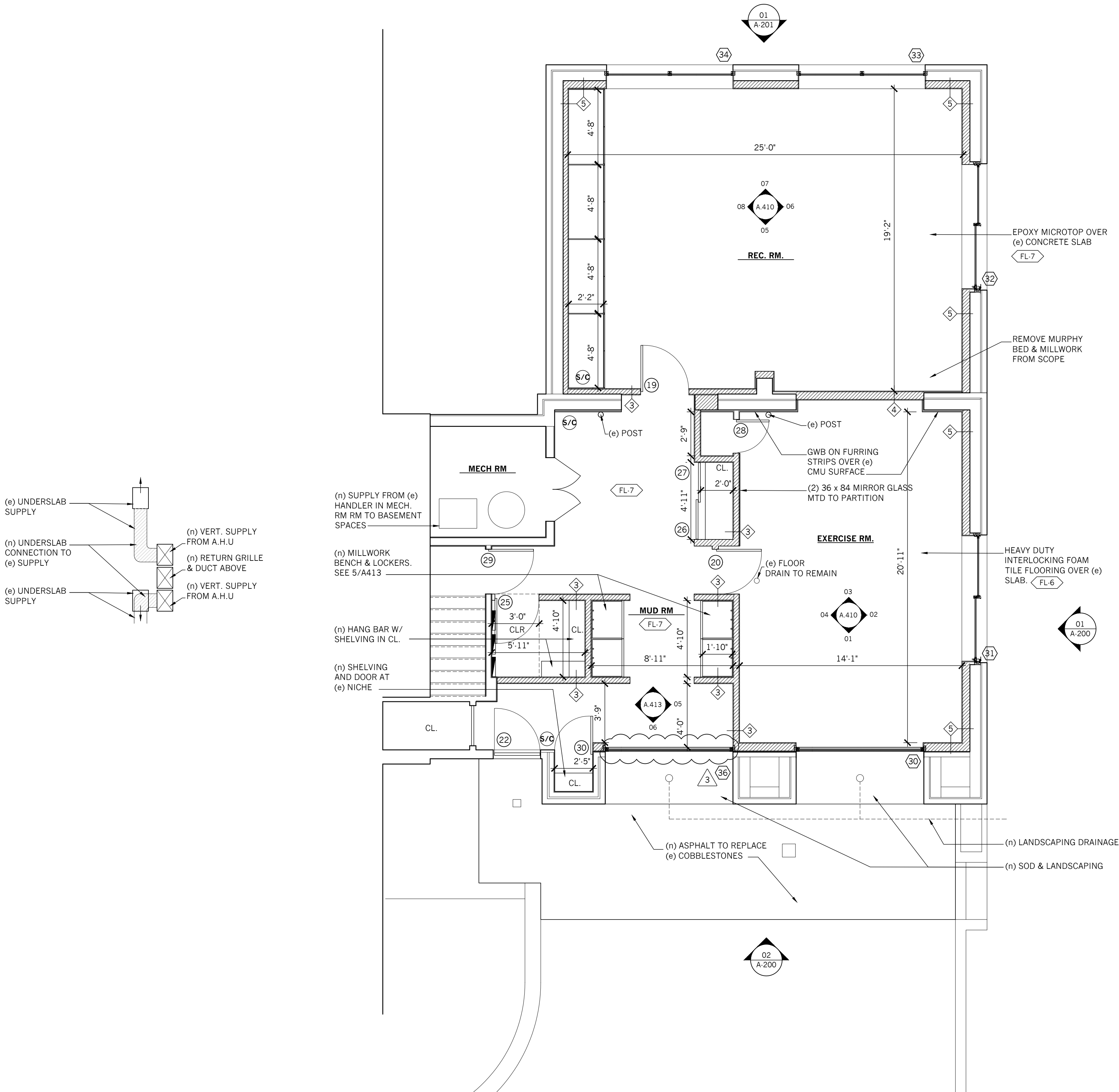
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ARCHITECT  
JACOBSCHANG ARCHITECTURE  
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NEW YORK NY 10003  
P: 212 481 8455  
MICHAEL JACOBS NY #028351

STRUCTURAL ENGINEER  
-

ALKON YUKELSON  
RESIDENCE

61 FIELD TERRACE  
IRVINGTON, NY

REVISION DATE DESCRIPTION

APR. 01, 2022 FOR PERMIT

1 MAY 02, 2022 REVISION 1

2 JUN 02, 2022 REVISION 2

3 NOV 08, 2022 PERMIT AMENDMENT

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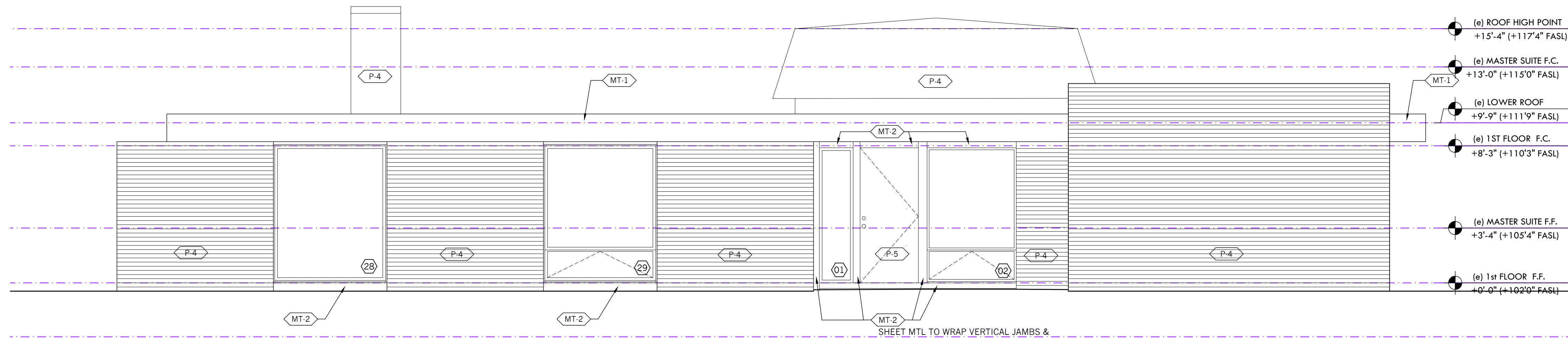
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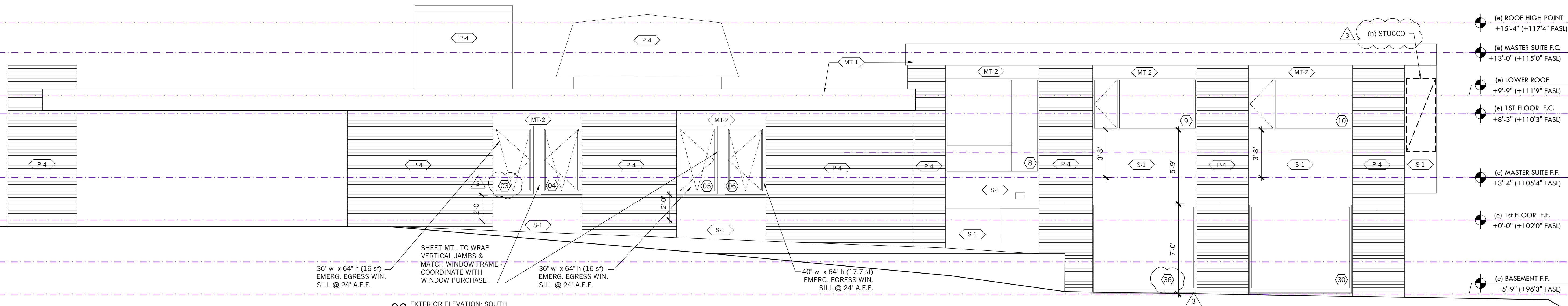
CONSTRUCTION PLAN  
BASEMENT

1/4"=1'-0"

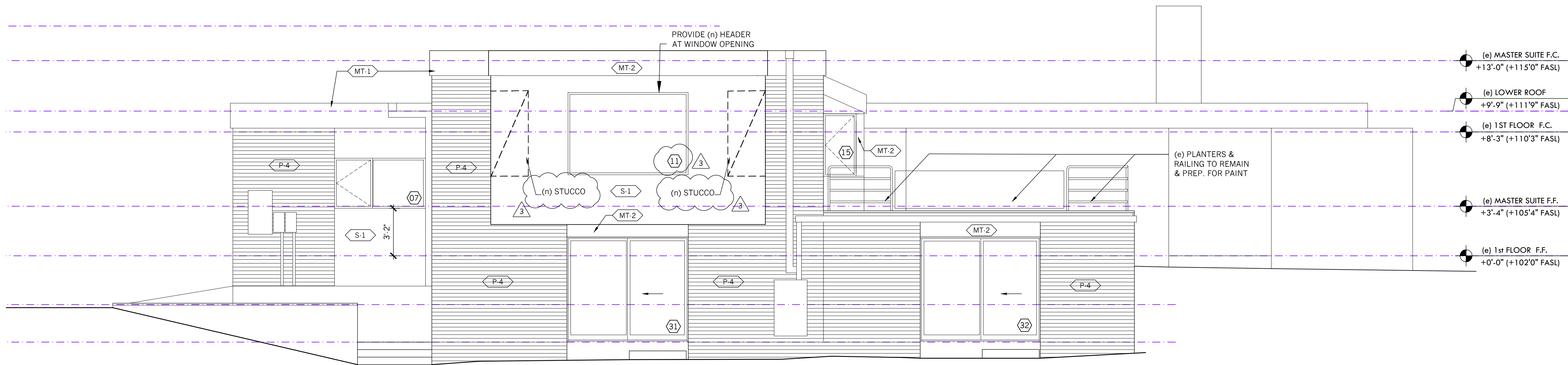




03 EXTERIOR ELEVATION: WEST  
SCALE: 1/4" = 1'-0"



02 EXTERIOR ELEVATION: SOUTH  
SCALE: 1/4" = 1'-0"



01 EXTERIOR ELEVATION: EAST  
SCALE: 1/4" = 1'-0"

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STRUCTURAL ENGINEER

## ALKON YUKELSON RESIDENCE

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IRVINGTON, NY

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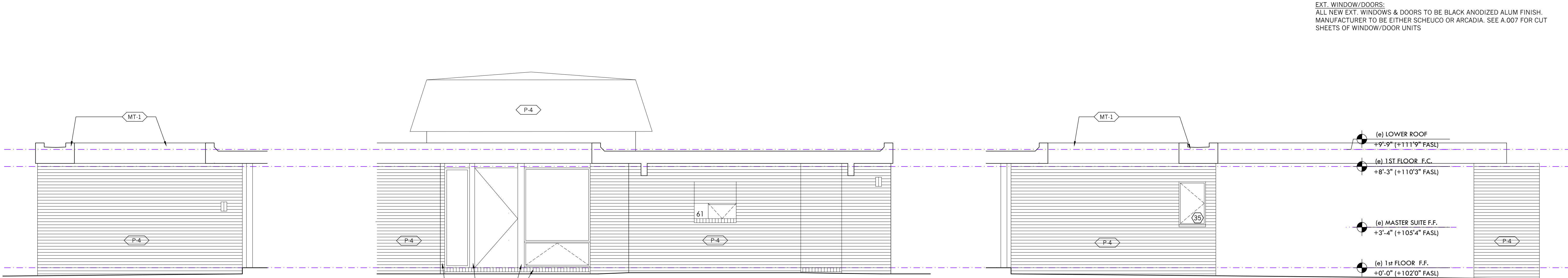
SEAL:



## EXTERIOR ELEVATIONS

1/4" = 1'-0"



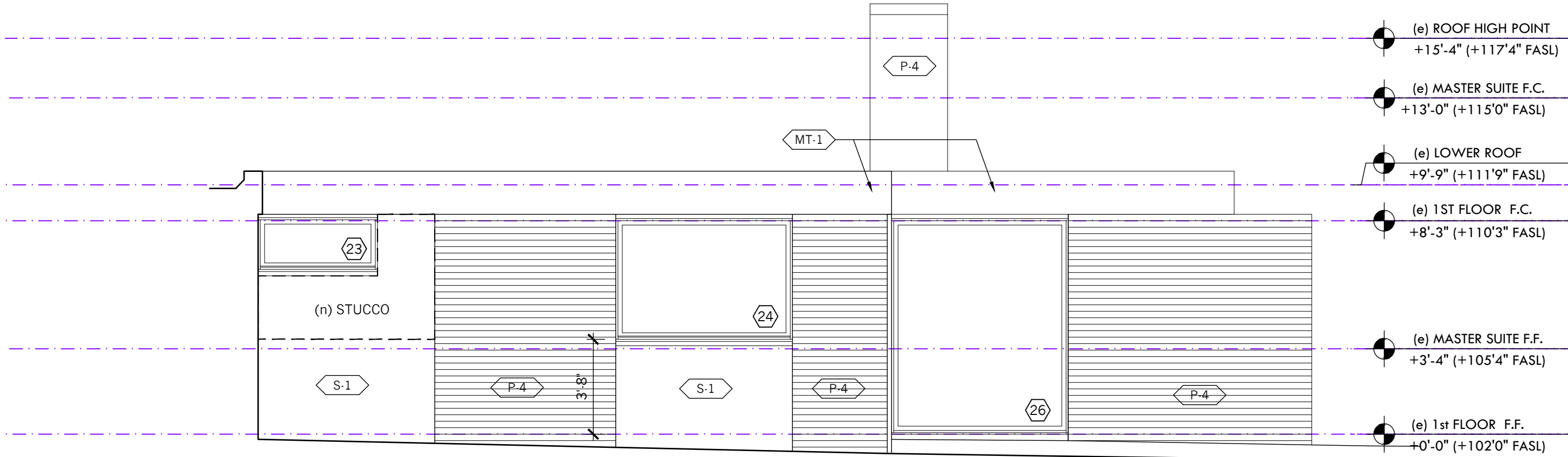


EXT. WINDOW/DOORS:  
ALL NEW EXT. WINDOWS & DOORS TO BE BLACK ANODIZED ALUM FINISH.  
MANUFACTURER TO BE EITHER SCHEUCO OR ARCADIA. SEE A.007 FOR CUT SHEETS OF WINDOW/DOOR UNITS

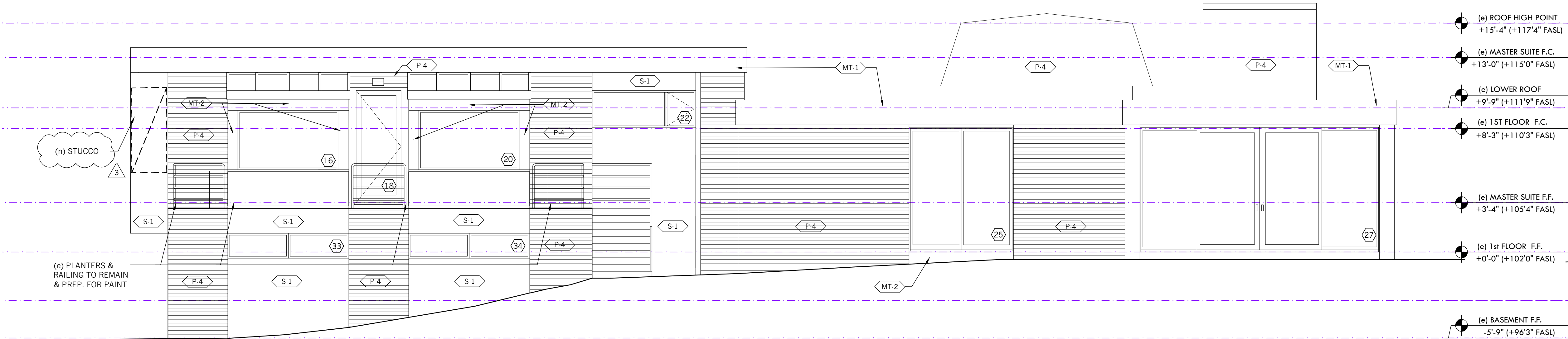
05 EXTERIOR ELEVATION: COURTYARD NORTH  
SCALE: 1/4" = 1'-0"

04 EXTERIOR ELEVATION: COURTYARD WEST  
SCALE: 1/4" = 1'-0"

03 EXTERIOR ELEVATION: COURTYARD SOUTH  
SCALE: 1/4" = 1'-0"



02 EXTERIOR ELEVATION: PARTIAL-EAST  
SCALE: 1/4" = 1'-0"



01 EXTERIOR ELEVATION: NORTH  
SCALE: 1/4" = 1'-0"

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NEW YORK NY 10003  
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SEAL:



## EXTERIOR ELEVATIONS

1/4"=1'-0"



PROJECT NAME: 61 FIELD TERRACE

STRUCTURAL ENGINEER: DOMINICK R.PILLA ASSOCIATES PC

PROJECT ADDRESS: 61 FIELD TERRACE, IRVINGTON, NY 10533

ISSUED: FOR REVIEW

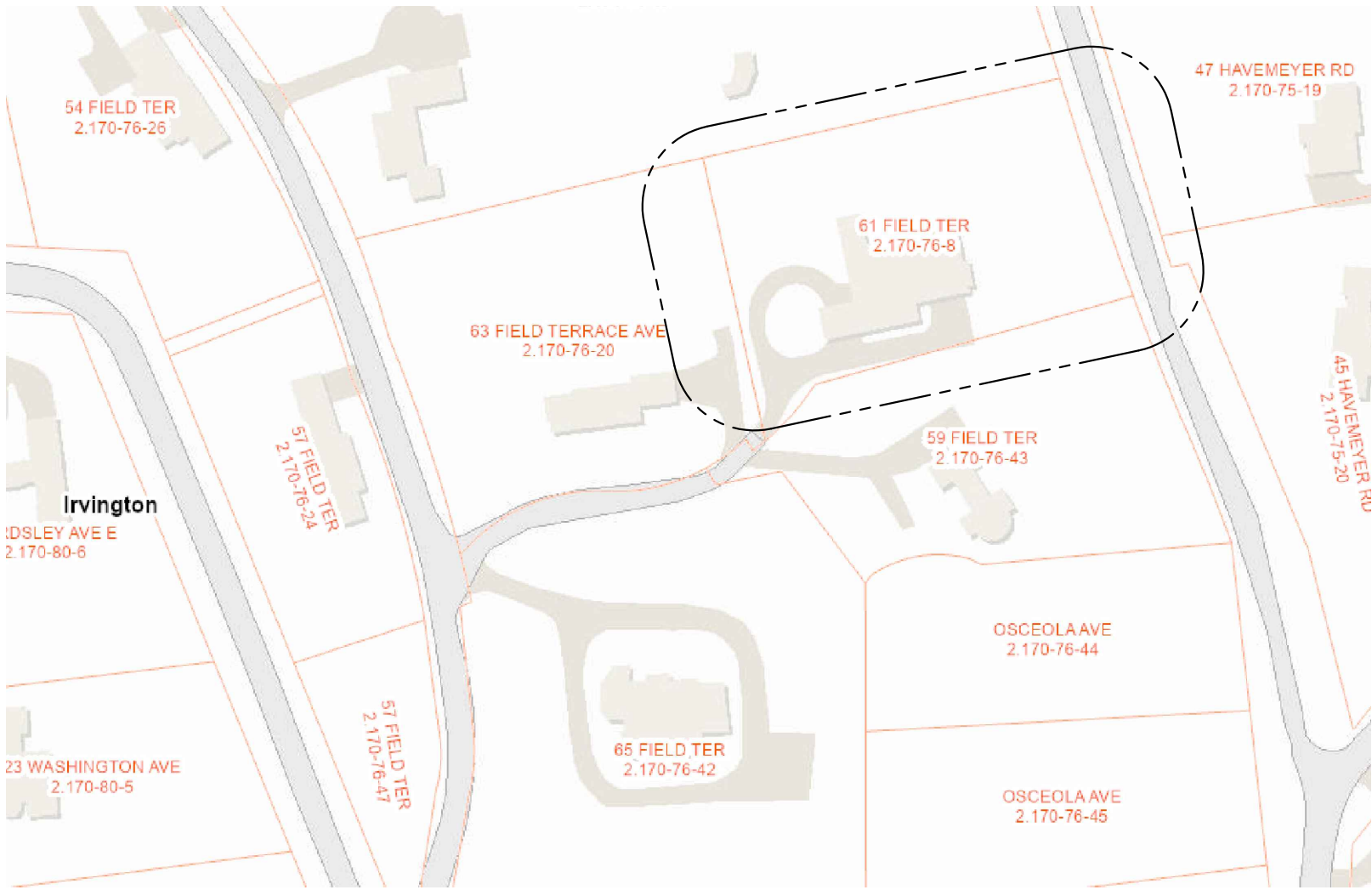
DATE: 9/13/2022

INDEX OF DRAWINGS			
PAGE #	DWG #	REVISION #	DRAWING TITLE
1	S-001	00	TITLESHEET
2	S-002	00	GENERAL NOTES
3	S-100	00	1ST FLOOR PLAN
4	S-200	00	DETAILS

SYMBOL LEGEND	
<div><div>SECTION #</div><div><div>XX</div><div>SHT #</div></div><div>SHEET #</div></div>	SECTION SYMBOL
<div><div>DETAIL #</div><div><div>XX</div><div>SHT #</div></div><div>SHEET #</div></div>	DETAIL REFERENCE SYMBOL
<div><div>ELEVATION #</div><div><div>A</div><div>SHT #</div></div><div>SHEET #</div></div>	ELEVATION REFERENCE SYMBOL
<div><div>TITLE FOR PLAN, SECTION OR DETAIL #</div><div><div>XX</div><div>SHT #</div></div><div>IF SHOWN POINT TO SHEET WHERE SECTION OR DETAIL WAS TAKEN</div></div>	PLAN, SECTION, OR DETAIL TITLE SYMBOL
<div><div>XXX</div><div>+</div></div>	ELEVATION SYMBOL
<div><div>◀▶</div></div>	BEAM MOMENT CONNECTION
<div><div>↑</div><div>↓</div></div>	POST UP/POST DOWN

ABBREVIATION	
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
B	BOTTOM REINFORCEMENT
BM	BEAM
BS	BOTH SIDES
BU	BUILT UP MEMBER
C	COMPRESSION FORCE IN KIPS
CANT.	CANTILEVER
CL	CENTER LINE
CG	CENTER OF GRAVITY
COL	COLUMN
CONT	CONTINUOUS
COMP LAP	COMPRESSION REINF LAP SLICE
COP	CENTER OF PILE
CP	COMPLETE PENETRATION WELD
DB	DEVELOPMENT LENGTH OF REINFORCEMENT BAR
DEL	DELTA OR CHANGE IN ELEVATION
(E)	EXISTING CONSTRUCTION
EF	EACH FACE
EL	ELEVATION
EW	EACH WAY
F	FINISHED SURFACE
GB	GRADE BEAM
H	HORIZONTAL REINFORCEMENT
H	HORIZONTAL FORCE IN KIPS
JIJ2	NEW CODE FORMED STEEL JOISTS
LAP	FULL TENSION CAPACITY LAP SPLICE
LD	TENSION DEVELOPMENT LENGTH FOR REINFORCING BARS
LDC	COMPRESSION SPLICE LENGTH FOR REINFORCEMENT BARS
LLBB	LONG LEGS BACK-TO-BACK
LW	LIGHTWEIGHT CONCRETE
M	BENDING MOMENT IN FOOT-KIPS
MC	MOMENT CONNECTION SHOWN ON DRAWING
MIN	MINIMUM
(N)	NEW CONSTRUCTION
N	BEARING BOLTS THREADS INCLUDED IN SHEAR PLANE
NTS	NOT TO SCALE
OC	ON CENTER
PC	PILE CAP
PL	PLATE
PP	PARTIAL PENETRATION WELD
PL	PROPERTY LINE
SAD	SEE ARCHITECTURAL DRAWINGS/DETAILS
S1,S2	SLAB ON DECK TYPE
SC	SLIP CRITICAL BOLT
SIM	SIMILAR
SPW	SOLDIER PILE LAGGING WALL
T	TENSION FORCE IN KIPS
T	THICKNESS
T	TOP REINFORCEMENT
TBC	TO BE CONFIRMED
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TYP	TYPICAL
UNO,UON	UNLESS OTHERWISE NOTED
M	MOMENT
V	VERTICAL BEAM END REACTION IN KIPS
VIF	VERIFY IN FIELD
WP	WORKPOINT
WWF	WELDED WIRE FABRIC

LEGEND	
<div></div>	NEW CONCRETE WALL
<div></div>	EXISTING TIMBER WALL
<div></div>	EXISTING WALL
<div></div>	PROPERTY LINE
<div></div>	STEEL BEAM
<div>0</div>	HSS COLUMN



SPECIAL INSPECTIONS		
•	STRUCTURAL STEEL	BC 1705.2.1
•	COLD-FORMED STEEL DECK	BC 1705.2.2
	OPEN -WEB STEEL JOISTS AND JOIST GIRDERS	BC 1705.2.3
	COLD-FORMED STEEL TRUSSES SPANNING 60 FEET OR GREATER	BC 1705.2.4
•	CONCRETE CONSTRUCTION	BC 1705.3
	MASONRY CONSTRUCTION	BC 1705.4
	WOOD CONSTRUCTION - HIGH LOAD DIAPHRAGMS	BC 1705.5.1
	WOOD CONSTRUCTION - METAL-PLATE-CONNECTED TRUSSES	BC 1705.5.2
	SOILS	BC 1705.6
	DEEP DRIVEN FOUNDATIONS	BC 1705.7
	CAST-IN-PLACE DEEP FOUNDATIONS	BC 1705.8
	HELICAL PILE FOUNDATIONS	BC 1705.9
	FABRICATED ITEMS	BC 1705.10
	WIND RESISTANCE	BC 1705.11
	SEISMIC RESISTANCE	BC 1705.12
	TESTING FOR SEISMIC RESISTANCE	BC 1705.13

**DRPILLA**  
CONSULTING ENGINEERS  
- DOMINICK R. PILLA ASSOCIATES -

845.727.7785

143 Main Street

Nyack, NY, 10960

drpilla.com

212.224.9520

5 Columbus Circle, 11th Fl

New York, NY, 10019

REVISIONS:		
NO.	DATE	DESCRIPTION

TO THE BEST OF THE SIGNING PROFESSIONAL'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

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PROJECT:  
**61 FIELD TERRACE**  
IRVINGTON, NY

TITLESHEET

SEAL AND SIGNATURE:

DOMINICK R. PILLA, P.E., R.A.  
NY P.E. 074213-1 NY R.A. 027028-1

ISSUE: **FOR REVIEW**  
DATE: **9/13/2022**  
PROJECT NO.: **22-114**  
DRAWN/CHK BY: **CC/JS**  
SCALE: **AS NOTED**  
DWG NO.:

**S-001.00**



GENERAL NOTES

- UNLESS OTHERWISE NOTED OR SHOWN ON THE STRUCTURAL DRAWINGS, THE FOLLOWING REQUIREMENTS, TOGETHER WITH THE PROJECT PLANS, SPECIFICATIONS AND GEOTECHNICAL REPORT APPLY TO THE STRUCTURES IN THIS CONTRACT.
- CONSTRUCTION IS TO COMPLY WITH THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
  - THE STRUCTURAL DOCUMENTS SHALL BE USED IN CONJUNCTION WITH AND COORDINATED WITH THE ARCHITECTURAL, CIVIL AND MEP CONTRACT DOCUMENTS AS WELL AS ANY OTHER TRADES. IF A CONFLICT EXISTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AND OBTAIN CLARIFICATION PRIOR TO BIDDING AND PROCEEDING WITH WORK
  - THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONTRACT DOCUMENTS WITH FIELD CONDITIONS, ELEVATIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS; USE ONLY PRINTED DIMENSIONS. REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH WORK. DO NOT CHANGE SIZE OR LOCATION OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE STRUCTURAL ENGINEER OF RECORD.
  - THE DESIGN AT THE EXISTING PART OF THE BUILDING, WHICH WILL REMAIN, IS BASED ON INCOMPLETE INFORMATION ABOUT THE EXISTING STRUCTURE. THE SIZE AND DEPTH OF EXISTING FOUNDATION, AS THE WORK PROGRESS, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH FIELD INFORMATION ABOUT THE EXISTING FOUNDATION AND OTHER STRUCTURAL MEMBERS AND FOLLOW ANY CHANGES IN DESIGN THAT WILL BE REQUIRED BY THE ENGINEER DUE TO UNANTICIPATED FIELD CONDITIONS.
  - OPENINGS SHOWN ON STRUCTURAL DRAWINGS ARE ONLY PICTORIAL. SEE THE ARCHITECTURAL AND M.E.P. DRAWINGS FOR THE SIZE AND LOCATION OF OPENINGS IN THE STRUCTURE.
  - CONTRACTORS WHO DISCOVER DISCREPANCIES, OMISSIONS OR VARIATIONS IN THE CONTRACT DOCUMENTS DURING BIDDING SHALL IMMEDIATELY NOTIFY THE ARCHITECT. THE ARCHITECT WILL RESOLVE THE CONDITION AND ISSUE A WRITTEN CLARIFICATION.
  - THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY, HIS OWN WORK AND THE PUBLIC FROM HARM. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AND JOBSITE SAFETY INCLUDING ALL OSHA REQUIREMENTS.
  - SEE PROJECT SPECIFICATIONS FOR TESTING. SEE THE STRUCTURAL SPECIAL INSPECTION NOTES FOR INSPECTION REQUIREMENTS.
  - DETAILS LABELED "TYPICAL" APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED, WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING THE APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
  - THE STRUCTURE IS DESIGNED TO BE STRUCTURALLY SOUND WHEN COMPLETED. PRIOR TO COMPLETION, THE CONTRACTOR IS RESPONSIBLE FOR STABILITY AND TEMPORARY BRACING, INCLUDING, BUT NOT LIMITED TO, MASONRY WALLS. THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTION LOADS DO NOT EXCEED THE CAPACITY OF THE STRUCTURE AT THE TIME THE LOAD IS APPLIED. WHENEVER THE CONTRACTOR IS UNSURE OF THESE REQUIREMENTS, THE CONTRACTOR SHALL RETAIN A NEW YORK STATE LICENSED ENGINEER TO DESIGN AND INSPECT THE TEMPORARY BRACING AND STABILITY OF THE STRUCTURE.

CODES AND SPECIFICATIONS

THE DESIGN SHOWN ON THESE DRAWINGS IS BASED ON THE FOLLOWING CODES, SPECIFICATIONS AND STANDARDS:

- ASCE 7-10: "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES." AWS D1.1: "STRUCTURAL WELDING CODE," 2011. "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE," ACI 318-2011. "SPECIFICATIONS FOR STRUCTURAL CONCRETE," ACI 301-1999.
- "NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION," AWC NDS 2005 ASCE 37-02: "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION."

DESIGN CRITERIA

- SEE GRAVITY LOADS (DEAD LOADS AND LIVE LOADS) ON FLOOR FRAMING PLANS.

2. DESIGN SNOW LOAD

FLAT ROOF SNOW LOAD  $P_f$  = 30 PSF  
GROUND SNOW LOAD  $P_g$  = 21 PSF  
SNOW EXPOSURE FACTOR  $C_e$  = 1.0  
SNOW LOAD IMPORTANCE FACTOR  $I_s$  = 1.0  
THERMAL FACTOR  $C_t$  = 1.0

SHOP DRAWINGS AND OTHER SUBMITTALS

- INCOMPLETE SUBMITTALS WILL BE RETURNED WITHOUT REVIEW.
- SUBMIT SPECIFIC COMPONENTS, SUCH AS COLUMNS, FOOTINGS, ETC., IN A SINGLE PACKAGE. SUBMIT SIMILAR FLOORS TOGETHER.
- ON FIRST SUBMITTAL, CLEARLY FLAG AND CLOUD ALL DIFFERENCES FROM THE CONTRACT DOCUMENTS. ON RE-SUBMITTALS, FLAG AND CLOUD ALL CHANGES AND ADDITIONS TO PREVIOUS SUBMITTAL. ONLY CLOUDIED ITEMS WILL BE REVIEWED.
- SUBMITTALS FOR SPECIAL STRUCTURAL, LOAD-CARRYING ITEMS THAT ARE REQUIRED BY CODES OR STANDARDS TO RESIST FORCES MUST BE PREPARED BY, OR UNDER THE DIRECT SUPERVISION OF, A DELEGATED ENGINEER. EXAMPLES INCLUDE STRUCTURAL STEEL CONNECTIONS, STRUCTURAL LIGHT GAGE STEEL FRAMING, AND EXTERIOR ENCLOSURE SYSTEMS.
- A DELEGATED ENGINEER IS DEFINED AS A NEW YORK STATE LICENSED ENGINEER WHO SPECIALIZES IN AND UNDERTAKES THE DESIGN OF STRUCTURAL COMPONENTS OR STRUCTURAL SYSTEMS INCLUDED IN A SPECIFIC SUBMITTAL PREPARED FOR THIS PROJECT AND IS AN EMPLOYEE OR OFFICER OF, OR CONSULTANT TO, THE CONTRACTOR OR FABRICATOR RESPONSIBLE FOR THE SUBMITTAL. THE DELEGATED ENGINEER SHALL SIGN, SEAL AND DATE THE SUBMITTAL, INCLUDING CALCULATIONS AND DRAWINGS. SEE SPECIFICATIONS FOR MORE SPECIFIC CRITERIA.
- THE TRADE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE JOB SITES, FOR TOLERANCES, CLEARANCES, QUANTITIES, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF THE WORK WITH OTHER TRADES AND FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS.
- THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL REVIEW AND APPROVE SUBMITTALS AND SHALL SIGN AND DATE EACH DRAWING PRIOR TO SUBMITTING TO THE ARCHITECT. THIS APPROVAL IS TO CONFIRM THAT THE SUBMITTAL IS COMPLETE, COMPLIES WITH THE SUBMITTAL REQUIREMENTS AND IS COORDINATED WITH FIELD DIMENSIONS, OTHER TRADES, ERECTION SEQUENCING AND CONSTRUCTABILITY.
- THE STRUCTURAL ENGINEER REVIEWS SUBMITTALS TO CONFIRM THAT THE SUBMITTAL IS IN GENERAL CONFORMANCE WITH THE DESIGN CONCEPT PRESENTED IN THE CONTRACT DOCUMENTS. QUANTITIES AND DIMENSIONS ARE NOT CHECKED. NOTATIONS ON SUBMITTALS DO NOT AUTHORIZE CHANGES TO THE CONTRACT SUM. CHECKING OF THE SUBMITTAL BY THE STRUCTURAL ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR DEVIATIONS FROM THE CONTRACT DOCUMENTS AND FROM ERRORS OR OMISSIONS IN THE SUBMITTAL.
- IN ADDITION TO THE ABOVE, THE STRUCTURAL ENGINEER'S REVIEW OF DELEGATED ENGINEER SUBMITTALS IS LIMITED TO VERIFYING THAT THE SPECIFIED STRUCTURAL SUBMITTAL HAS BEEN FURNISHED, SIGNED AND SEALED BY THE DELEGATED ENGINEER AND THAT THE DELEGATED ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND USED THE SPECIFIED STRUCTURAL CRITERIA. NO DETAILED CHECK OF CALCULATIONS WILL BE MADE. THE DELEGATED ENGINEER IS SOLELY RESPONSIBLE FOR HIS/HER DESIGN, INCLUDING BUT NOT LIMITED TO THE ACCURACY OF HIS/HER CALCULATIONS AND COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.
- CAD FILES OF STRUCTURAL DRAWINGS MAY BE USED AS AN AID IN PREPARING SHOP DRAWINGS ONLY UPON THE CONTRACTOR SIGNING AN AGREEMENT. WHEN CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS ARE MADE AVAILABLE, IT IS UNDER THE FOLLOWING CONDITIONS:
  - ALL INFORMATION CONTAINED IN THE CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS ARE INSTRUMENTS OF SERVICE OF THE ARCHITECT/ENGINEER AND SHALL NOT BE USED FOR OTHER PROJECTS, ADDITIONS TO THE PROJECT OR THE COMPLETION OF THE PROJECT BY OTHERS. CAD FILES AND COPIES OF THE STRUCTURAL DRAWINGS REMAIN THE PROPERTY OF DOMINICK R. PILLA ASSOCIATES AND IN NO CASE SHALL THEIR TRANSFER BE CONSIDERED A SALE.
  - CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS ARE NOT CONTRACT DOCUMENTS. IN THE EVENT OF A CONFLICT, THE STRUCTURAL DRAWINGS SHALL GOVERN.
  - THE USE OF CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR PROPER CHECKING AND COORDINATION OF DIMENSIONS, DETAILS, SIZES AND QUANTITIES OF MATERIALS AS

REQUIRED FOR THE PREPARATION OF COMPLETE AND ACCURATE SHOP DRAWINGS.

- THE CONTRACTOR SHALL REVISE ALL REFERENCES TO CONTRACT DOCUMENT SHEET NUMBERS AND SECTION MARKS AND SHALL REMOVE INFORMATION THAT IS NOT REQUIRED FOR THEIR WORK FROM THE CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS, INCLUDING THE TITLE BLOCK; AND
- DIMENSIONS IN THE CAD FILES MAY NOT BE PRECISE AND, IN SOME CASES, HAVE BEEN INTENTIONALLY ALTERED FOR PRESENTATION PURPOSES. DO NOT SCALE DIMENSIONS ELECTRONICALLY OR OTHERWISE.

SUBMITTALS REQUIRED:

- THE FOLLOWING ITEMS REQUIRE SUBMITTAL OF SHOP AND ERECTION DRAWINGS:
  - STRUCTURAL STEEL.

SHALLOW FOUNDATIONS

- FOUNDATIONS PLACED ON UNDISTURBED SOIL AT ELEVATIONS INDICATED ARE DESIGNED FOR AN ALLOWABLE NET SOIL BEARING PRESSURE OF 2,000 PSF. OR/AND
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHERE BOTTOM OF FOOTING ELEVATION IS CHANGED AND OBTAIN REVISED DESIGN OF THE FOUNDATION AND RETAINING WALLS AS REQUIRED.
- ALL FILL REQUIRED BELOW ANY PORTION OF THE STRUCTURE SHALL BE COMPACTED IN 9" LIFTS TO AT LEAST 98% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. REMOVE UNSUITABLE FILL AND REPLACE WITH CONTROLLED FILL AS REQUIRED FOR SOUND PLACEMENT OF FOUNDATIONS.
- SOIL - SUPPORTED FOOTING SHALL BE FOUNDED UPON UNDISTURBED NATURAL SUBGRADE (OR CONTROLLED COMPACTED FILL) WITH A MINIMUM BEARING CAPACITY AS NOTED AND AS FIELD VERIFIED AND APPROVED BY A REGISTERED SOIL ENGINEER. THE BOTTOM OF THE FOOTING ELEVATIONS AND BEARING CAPACITIES AS SHOWN ON THE DRAWINGS ARE ESTIMATED AND WILL REQUIRE VERIFICATION. FINAL EXACT ELEVATIONS AND BEARING CAPACITIES SHALL BE FIELD DETERMINED.
- WHEN NECESSARY, FOOTINGS STEPS SHALL BE CONSTRUCTED AT MAXIMUM SLOPE OF ONE VERTICAL TO TWO HORIZONTALS.
- CENTER ALL FOOTINGS UNDER THEIR RESPECTIVE COLUMNS OR WALLS, U.O.N.

EXCAVATION, BACKFILL AND DEWATERING

- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND OSHA REGULATIONS. DO NOT EXCAVATE WITHIN ONE FOOT OF THE ANGLE OF REPOSE OF ANY SOIL BEARING FOUNDATION UNLESS THE FOUNDATION IS PROPERLY PROTECTED AGAINST SETTLEMENT.
- DO NOT BACKFILL AGAINST WALLS UNTIL 7 DAYS AFTER THE WALLS ARE BRACED BY THE STRUCTURE OR ARE TEMPORARILY BRACED. DO NOT BACKFILL CANTILEVERED RETAINING WALLS UNTIL CONCRETE IS 7 DAYS OLD. DO NOT BACKFILL UNTIL AFTER COMPLETION AND INSPECTION OF ANY WATERPROOFING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER IN A MANNER THAT DOES NOT INCONVENIENCE OR DAMAGE THE WORK.

REINFORCED CONCRETE

- COMPLY WITH ACI 301 AND 318.
- ALL CAST-IN-PLACE CONCRETE SHALL BE CONTROLLED CONCRETE AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (F<sub>c</sub>) AT 28 DAYS AS FOLLOWS:

FOOTINGS	4,500 PSI
----------	-----------
- USE NORMAL WEIGHT CONCRETE FOR ALL STRUCTURAL MEMBERS. U.O.N.
- CONCRETE REINFORCEMENT SHALL BE ASTM A615, GRADE 60 DEFORMED REINFORCING STEEL. LAP BOTTOM STEEL OVER SUPPORTS AND TOP STEEL AT MIDSPAN (U.O.N.). HOOK DISCONTINUOUS ENDS OF ALL TOP BARS AND ALL BARS IN WALLS, U.O.N.
- USE EPOXY COATED REINFORCEMENT CONFORMING TO ASTM A775 FOR CONCRETE SUBJECT TO WATER AND CHLORITE PENETRATION. A.LOADING DOCK SLABS AND WALLS
- WHERE SPECIFIED, PROVIDE PLAIN, COLD-DRAWN ELECTRONICALLY WELDED WIRE REINFORCEMENT (WWF) CONFORMING TO ASTM A185. SUPPLY IN FLAT SHEETS ONLY. LAP SPLICE SHALL BE ONE CROSS WIRE SPACING PLUS TWO INCHES.
- FOLLOW ACI 117-10 "SPECIFICATION FOR TOLERANCES OF CONCRETE CONSTRUCTION AND MATERIALS" FOR REQUIRED TOLERANCES.
- UTILITIES SHALL NOT PENETRATE BEAMS OR COLUMNS BUT MAY PASS THROUGH SLABS AND WALLS INDIVIDUALLY, U.O.N. SEE TYPICAL DETAILS.
- PROVIDE CONSTRUCTION JOINTS IN ACCORDANCE WITH ACI 318, SECTION 6.4. PROVIDE KEYWAYS AND ADEQUATE DOWELS. SUBMIT DRAWINGS SHOWING LOCATION OF CONSTRUCTION JOINTS AND DIRECTION OF POUR FOR REVIEW.
- PROVIDE 3/4" CHAMFER FOR ALL EXPOSED CORNERS. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL CONCRETE FINISH REQUIREMENTS.

STRUCTURAL STEEL

- FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", WITH COMMENTARY, AND ALL OSHA REQUIREMENTS.
- STRUCTURAL STEEL MATERIALS SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS, UNLESS OTHERWISE NOTED ON THE CONTRACT DOCUMENTS:

ROLLED W SHAPES: ASTM A992, GRADE 50.
ROLLED M, S, C, MC, AND L SHAPES: ASTM A36, FY=36 KSI.
PLATES AND BARS: ASTM A36, FY=36 KSI, UON.
HOLLOW STRUCTURAL SECTIONS: SQUARE AND RECTANGULAR SECTIONS: ASTM A500, GRADE C, FY=50 KSI.
- ALL STRUCTURAL STEEL CONNECTIONS BOLTS SHALL BE ASTM A325 OR ASTM A490, TYPE 1, UNLESS OTHERWISE NOTED, AND SHALL COMPLY WITH "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS," INCLUDING COMMENTARY. ALL JOINT TYPE SHALL BE "PT" (PRETENSIONED).
- BOLT SIZE SHALL BE 3/4" DIAMETER MINIMUM, UNLESS OTHERWISE NOTED.
- A MINIMUM OF TWO (2) - 3/4" DIAMETER A325 BOLTS SHALL BE PROVIDED AT EACH CONNECTIONS.
- CUT, DRILL, OR PUNCH HOLES PERPENDICULAR TO METAL SURFACES. REAM HOLES THAT MUST BE ENLARGED TO ADMIT BOLTS AS PERMITTED BY ARCHITECT. DO NOT ENLARGE UNFAIR HOLES BY BURNING OR USING DRIFT PINS.
- DO NOT SPLICE STRUCTURAL STEEL MEMBERS EXCEPT WHERE INDICATED ON THE DRAWINGS.
- ALL STEEL MEMBERS SHALL BE SHOP PAINTED TNEMC 10-99 PRIMER OR APPROVED EQUAL 2.0 MILS IN THICKNESS. ALL WELDS AND BARE SPOTS SHALL RECEIVE TOUCH-UP PAINT. ALL STEEL WITH EXTERIOR EXPOSURE SHALL RECEIVE A SHOP PAINTED TNEMC 66 OR I61 PRIMER AND A FIELD APPLIED FINISH COAT AFTER PRIMER TOUCH-UP. FINISH COAT SHALL BE EPOXY BASED WITH THICKNESS OF 2.0 MILS.
- REFER TO ARCHITECTURAL DRAWINGS AND PROJECT SPECIFICATIONS FOR PAINTING AND FIREPROOFING OF STRUCTURAL STEEL. DO NOT PAINT STEEL SURFACES IN CONTACT WITH CONCRETE OR FIREPROOFING.

WELDING

- ALL SHOP AND FIELD WELDING SHALL CONFORM TO THE AWS D1.1. STRUCTURAL WELDING CODE.
- WELDING ELECTRODES SHALL CONFORM TO E70XX.
- WHERE NECESSARY, REMOVE GALVANIZING OR PRIMER PRIOR TO WELDING.
- ALL WELDERS SHALL BE LICENSED AND CERTIFIED TO AWS STANDARDS OR THOSE REQUIRED BY APPLICABLE BUILDING CODES.
- ALL WELDS SHALL BE VISUALLY INSPECTED.
- WELDING SHALL PROGRESS IN A MANNER THAT BALANCES THE STRESSES IN THE MEMBER, IN ACCORDANCE WITH AWS.
- FOLLOW PREHEAT REQUIREMENTS FOR BASE METAL PER AWS GUIDELINES.

LUMBER

- WOOD CONSTRUCTION SHALL CONFORM TO AWC "NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION."
- ALL NEW LUMBER SHALL BE VISUALLY GRADED LUMBER, DOUGLAS FIR-LARCH OR SOUTHERN PINE NO.2 OR BETTER WITH MAXIMUM MOISTURE CONTENT OF 19% AND MINIMUM E = 1,600,000 PSI.
- ALL LUMBER SHALL BEAR VISIBLE GRADE STAMPING.
- ALL JOIST BEARINGS ON MASONRY SHALL BE FIRECUT WITH MINIMUM BEARING OF FOUR INCHES.
- EXCEPT AS UPGRADED ON THE DRAWINGS, ALL LUMBER SHALL BE NAILED IN ACCORDANCE WITH IBC TABLE 2304.9.1, "FASTENING SCHEDULE."
- JOISTS SHALL BE FASTENED TO STEEL GIRDERS BY EITHER OF THE TWO ACCEPTABLE METHODS AS FOLLOWS, EXCEPT AS NOTED AT "TIMBER CONNECTORS" BELOW:
  - A CONTINUOUS 2 X 6 NAILER PLATE SHALL BE BOLTED TO THE TOP FLANGE OF STEEL BEAM WITH 1/2" DIAMETER STAINLESS STEEL BOLTS AT 4'-0" ON CENTER ON ALTERNATE SIDES OF WEB. JOISTS SHALL BE TOENAILED TO PLATE. JOISTS FRAMING FROM OPPOSITE SIDES SHALL LAP AT LEAST SIX INCHES AND BE SPIKED TOGETHER AND BLOCKED.
  - A CONTINUOUS 2 X 4 NAILER PLATE SHALL BE BOLTED ABOVE THE BOTTOM FLANGE OF STEEL MEMBER WITH 1/2 INCH DIAMETER BOLT AT 4'-0" ON CENTER. JOISTS SHALL BE NOTCHED ON TOP TO PROVIDE CLEARANCE OF TOP FLANGE AND PROVIDE A SPACE AT LEAST 3/4 INCH BETWEEN STEEL AND SUBFLOOR. MAXIMUM DEPTH OF NOTCH SHALL BE 1/4 THE DEPTH OF JOIST. 20 GAGE METAL TIES SHALL BE USED TO FASTEN OPPOSITE JOISTS TO ONE ANOTHER.
- WOOD STRUCTURAL PANELS (PLYWOOD):
  - PLYWOOD FOR SUBFLOOR (FLOOR SHEATHING) OVER SAWN LUMBER SHALL BE 5/8 INCH, C-D EXT, SPECIES GROUP 3, APA IDENTIFICATION INDEX 32/16. INDEX STAMP SHALL BE VISIBLE ON ALL SHEETS.
  - PLYWOOD FOR SUBFLOOR (FLOOR SHEATHING) OVER WOOD TRUSSES SHALL BE 3/4 INCH, C-D EXT, SPECIES GROUP 3, APA IDENTIFICATION INDEX 40/20. GLUED TO TOP OF TRUSS AND SCREWED TO TOP FLANGE AT 12" ON CENTER.
  - PLYWOOD USED FOR ROOF SHEATHING SHALL BE 1/2 INCH, C-D EXT, SPECIES GROUP 3, APA IDENTIFICATION INDEX 40/20.
  - USE PLYCLIPS OR OTHER EDGES SUPPORTS FOR ROOF PLYWOOD SHEATHING.
  - USE 2" LUMBER EDGE SUPPORT FOR FLOOR PLYWOOD SHEATHING.
  - USE 2 X 4 BLOCKING AT HORIZONTAL EDGES FOR WALL PLYWOOD SHEATHING.
  - PLYWOOD SHALL BE NAILED TO JOISTS WITH 8d COMMON NAILS AT 6" ON CENTER AT EXTERIOR EDGES AND 12" ON CENTER AT INTERIOR EDGES.
  - PLYWOOD SHALL BE NAILED TO WALL STUDS WITH 8d COMMON NAILS AT 6" ON CENTER AT EXTERIOR EDGES AND 12" ON CENTER AT INTERIOR EDGES, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
  - PLACE FACE GRAIN IN DIRECTION OF SPAN (TRANSVERSE TO JOIST OR TRUSS SPAN).
  - LEAVE 1/16" SPACE AT ALL PANEL EDGE JOINTS.
- TIMBER CONNECTORS:
  - JOIST HANGERS, FRAMING ANCHORS AND RAFTER ANCHORS SHALL BE MINIMUM 18 GAGE AND PRIME GALVANIZED AS MANUFACTURED BY TECO, SIMPSON, OR APPROVED EQUAL. SPECIAL NAILS, AS SUPPLIED BY MANUFACTURER, SHALL BE USED FOR REQUIRED NAILING.
  - METAL CROSS BRIDGING SHALL BE GALVANIZED STEEL AS MANUFACTURED BY TECO, SIMPSON, OR APPROVED EQUAL.
- MICROLLAM® AND PARALLAM® BEAMS:
  - MICROLLAM® AND PARALLAM® BEAMS ARE INDICATED ON THE DRAWINGS AS M.L. OR P.L. ALTERNATE MANUFACTURERS ARE ACCEPTABLE IF THEY SATISFY THE LISTED SPECIFICATIONS FOR STRENGTH AND STIFFNESS.
  - MICROLLAM® BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

E	= 1.9 X 106 psi
Fb	= 2,600 psi
Ft	= 1,550 psi
Fc	= 750 psi
Fc, parallel	= 2,510 psi
Fv	= 285 psi
  - BEAMS MUST BE Laterally SUPPORTED AT TOP.
  - MINIMUM BEARING LENGTH SHALL BE 1'-1/2" AT ENDS, AND 3" AT INTERMEDIATE SUPPORTS.
  - MULTIPLE MEMBERS SHALL BE FASTENED TOGETHER IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

10.

**DRPILLA**

CONSULTING ENGINEERS

**-DOMINICK R. PILLA ASSOCIATES-**

845.727.7785

143 Main Street

Nyack, NY, 10960

212.224.9520

5 Columbia Circle, 11th Fl

New York, NY, 10019

drpilla.com

REVISIONS		
NO.	DATE	DESCRIPTION

TO THE BEST OF THE SIGNING PROFESSIONAL'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

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PROJECT:

61 FIELD TERRACE  
IRVINGTON, NY

GENERAL NOTES

SEAL AND SIGNATURE:

DOMINICK R. PILLA, P.E., R.A.  
NY P.E. 074213-1 NY R.A. 027028-1

ISSUE: FOR REVIEW  
DATE: 9/13/2022  
PROJECT NO.: 22-114  
DRAWN/CHK BY: CCJS  
SCALE: AS NOTED  
DWG NO.:

S-002.00

S-002 GENERAL NOTES

2 OF 4



REVISIONS		
NO.	DATE	DESCRIPTION

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PROJECT:  
**61 FIELD TERRACE**  
IRVINGTON, NY

1ST FLOOR PLAN

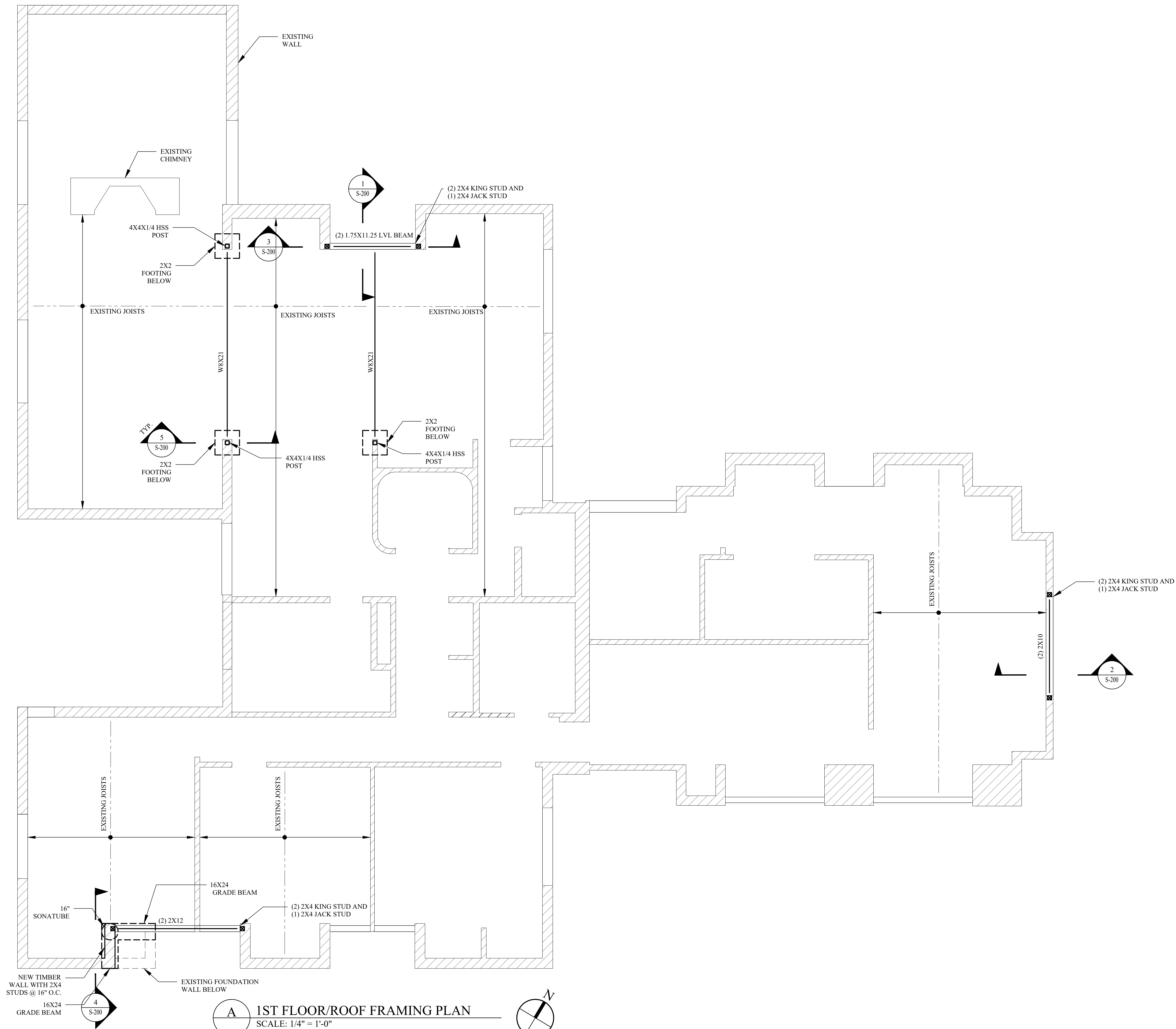
SEAL AND SIGNATURE:

DOMINICK R. PILLA, P.E., R.A.  
NY P.E. 074213-1 NY R.A. 027028-1

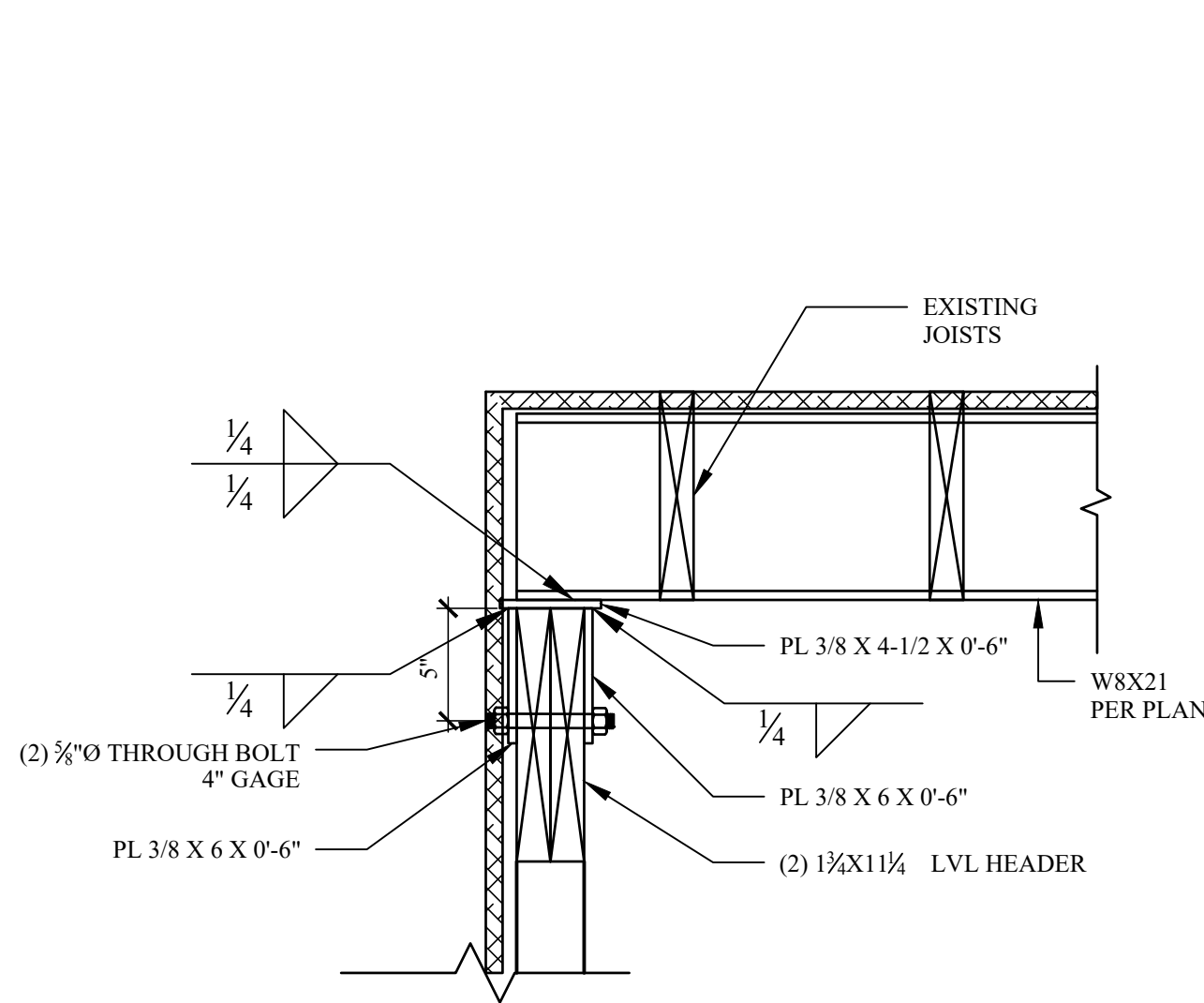
ISSUE: FOR REVIEW  
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**S-100.00**

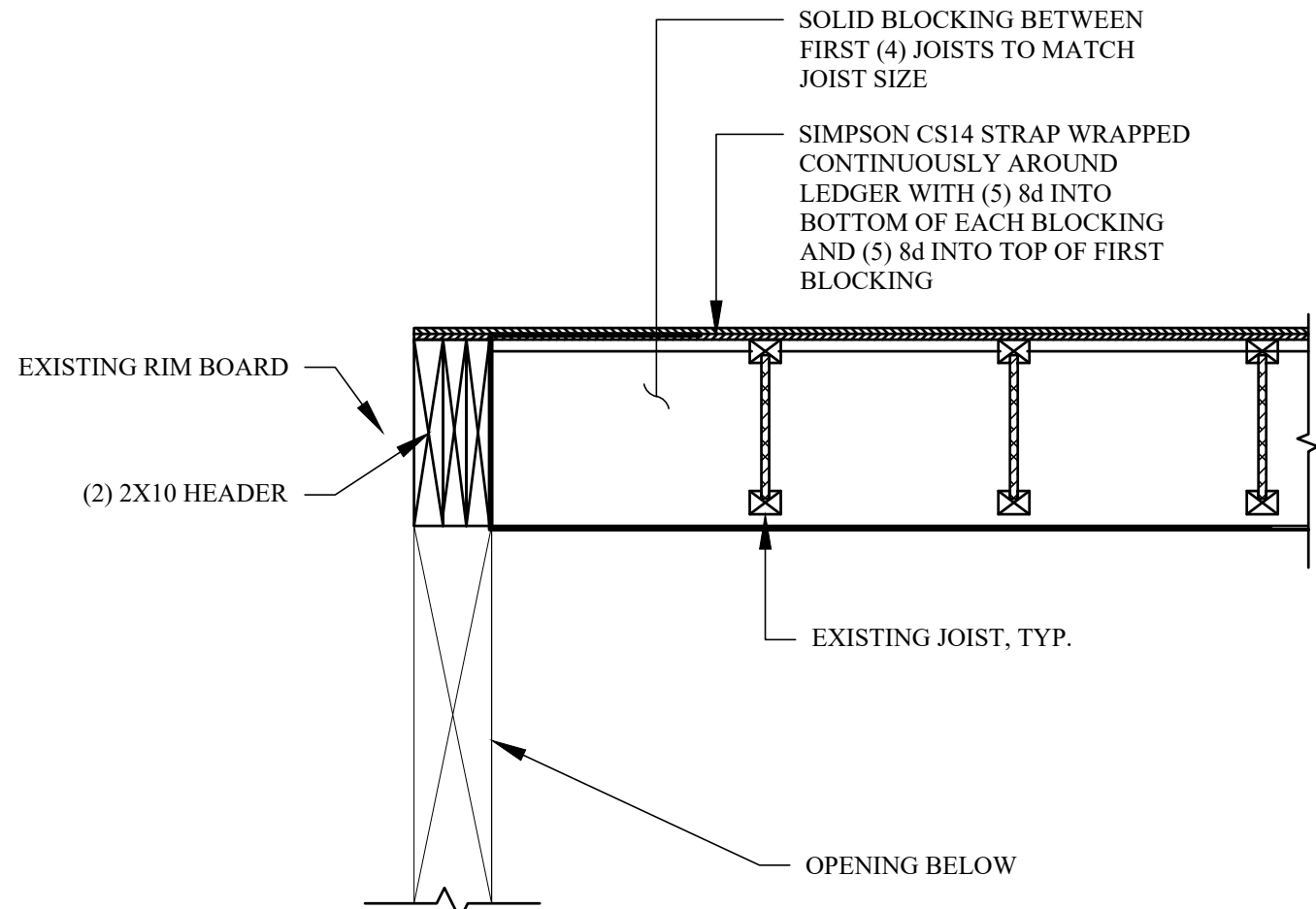
S-100 1ST FLOOR PLAN 3 OF 4



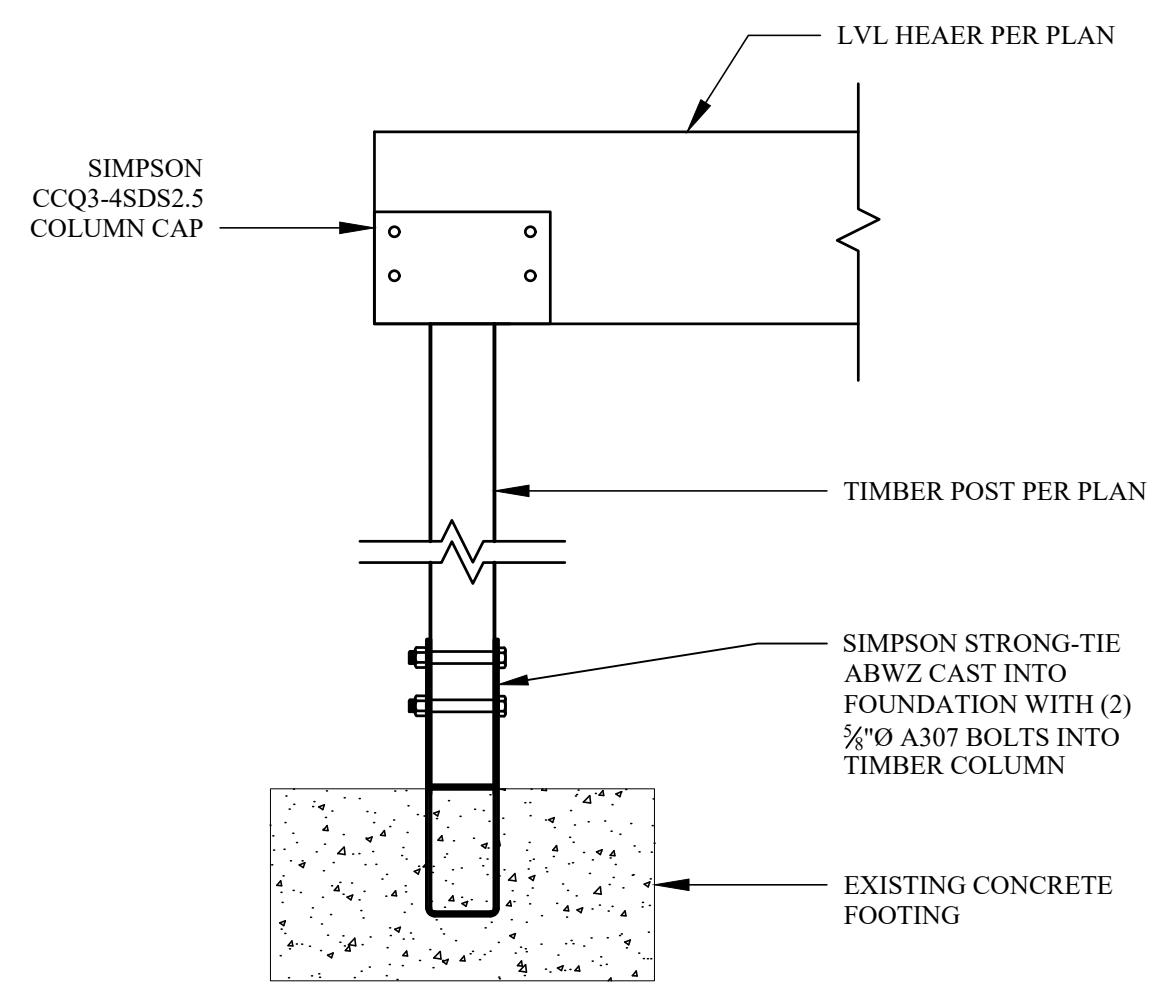




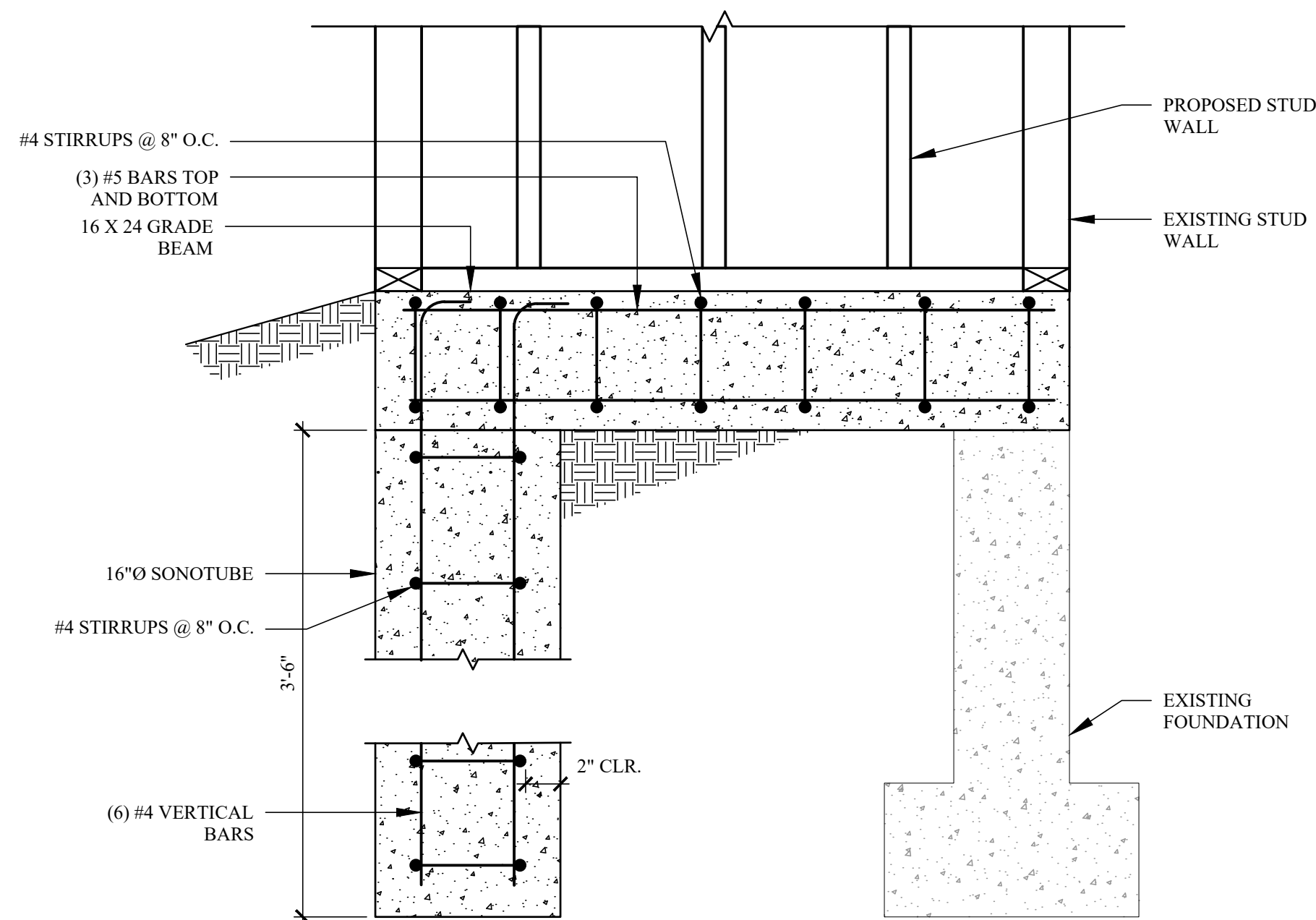
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- SECTION  
STEEL BEAM TO LVL HEADER  
SCALE: 1-1/2"=1'-0"



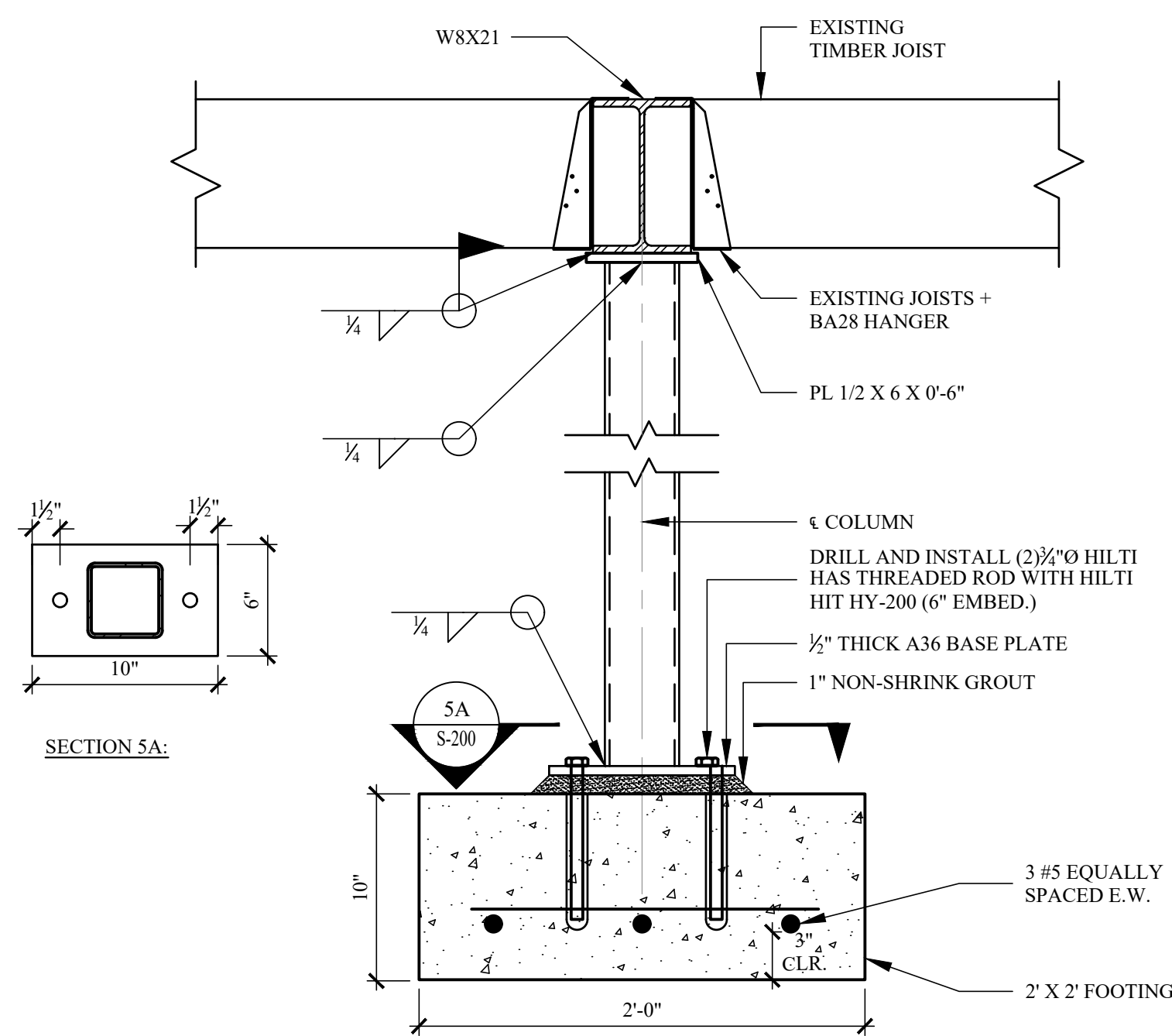
2  
- JOIST CONNECTION TO MASONRY WALL  
JOIST PARALLEL TO WALL  
SCALE: 1" = 1'-0"



3  
- TYPICAL LVL HEADER CONNECTION  
AT HSS COLUMN  
SCALE: 1"=1'-0"



4  
- TYP. COLUMN TO SONOTUBE CONNECTION  
SCALE: 1" = 1'-0"



5  
- TYP. BEAM TO HSS COLUMN CONNECTION  
SCALE: 1-1/2"=1'-0"

NAILING SCHEDULE		
	CONNECTION	NAILING
1	JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2	BRIDGING TO JOIST, TOENAIL, EACH END	2-8d
3	1"X6" SUB-FLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
4	WIDER THAN 1"X6" SUB-FLOOR TO EACH JOIST, FACE NAIL	3-8d
5	2" SUB-FLOOR TO JOIST GIRDER, BLIND AND FACE NAIL	2-16d
6	SOLE PLATE TO JOIST BLOCKING, TYP. FACE NAIL	16d at 16" O.C.
	SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	3- 16d PER 16"
7	TOP PLATE TO STUD, END NAIL	2-16d
8	STUD TO SOLE PLATE	4-8d, TOENAIL OR 2-16d, END NAIL
9	DOUBLE STUDS, FACE NAIL	16d at 24" O.C.
10	DOUBLE TOP PLATES, TYP. FACE NAIL	16d at 16" O.C.
	DOUBLE TOP PLATE, LAP SPLICE	8-16d
11	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
12	RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6" O.C.
13	TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
14	CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
15	CEILING JOISTS TO PLATE, TOENAIL	3-8d
16	CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
17	CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	3-16d
18	CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	
	BEARING ON TOP PLATE	3-16d
	SUPPORTED OFF RAFTER (TRAY CEILING)	SEE DETAIL
19	RAFTER TO PLATE, TOENAIL	3-8d
20	1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21	1"X8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
22	WIDER THAN 1"X8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23	BUILT-UP CORNER STUDS	16d AT 12" O.C.
24	2" PLANKS, AT EACH BEARING	2-16d
25	COLLAR TIE TO RAFTER, FACE NAIL	3-10d
26	JACK RAFTER TO HIP, TOENAIL	5-10d
27	ROOF RAFTER TO RIDGE BEAM, TOENAIL	6-16d (3 FROM EACH SIDE)
28	RIM BOARD TO JOIST, FACE NAIL	3-10d

REVISIONS		
NO.	DATE	DESCRIPTION

TO THE BEST OF THE SIGNING PROFESSIONAL'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

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PROJECT:  
61 FIELD TERRACE  
IRVINGTON, NY

DETAILS

SEAL AND SIGNATURE:

DOMINICK R. PILLA, P.E., R.A.  
NY P.E. 074213-1 NY R.A. 027028-1

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