

**APPLICATION FOR
BOARDERS / ACCESSORY APARTMENTS**



Application is hereby made to the Village of Hastings-on-Hudson, New York for the approval and issuance of a permit pursuant to Section 405 of the Zoning Code.

(Please type or print in black ink)

NAME Balasubramania Swaminathan

ADDRESS 167 Farragut Avenue

SHEET 4.80 ; BLOCK 71 ; LOTS 42

DATE DWELLING PURCHASED 07 / 1 / 2004

DATE DWELLING OCCUPIED BY OWNER 07 / 1 / 2004

TYPE OF PERMIT REQUESTED:

Accessory Apartment X
(Complete Section I)

Boarder _____
(Complete Section II)

DAYTIME
TELEPHONE (347) 702-0365

SECTION I - ACCESSORY APARTMENT

Existing Accessory Apartment _____, or New Construction X

Location of proposed apartment: X Principal Building _____ Accessory Building _____

Principal Building (Year Built) 1921 Accessory Building (Year Built) n/a

Floor area of Principal Building 2,120 s.f. Floor area of Accessory Building n/a s.f.

Floor area of Apartment 853 s.f. Number of Apartment Bedrooms 2

SECTION II - BOARDERS

Number of Boarders Requested n/a

Sleeping Room Size for each Boarder _____ s.f.

Refrigerator Yes No

Microwave Yes No

I, the undersigned, as owner of the above-referenced property hereby make this application, and to the best of my knowledge and belief the statements contained herein are true. I will comply with the requirements of all Building, Electrical, Plumbing, Fire, Zoning and other codes of the Village of Hastings-on-Hudson and the laws of the State of New York. I also agree to permit the Building Official, any Building Inspector and any officer or employee of the Building Department to enter upon the premises without a search warrant.

Balasubramania Swaminathan
Signature of Applicant

MARY ELLEN BALLANTINE
Notary Public, State of New York
Reg # 01BA6278291
Qualified in Westchester County
Commission Expires 3/25/2021

Sworn to before me this 2nd day of August, 2018

Mary Ellen Ballantine
Notary Public

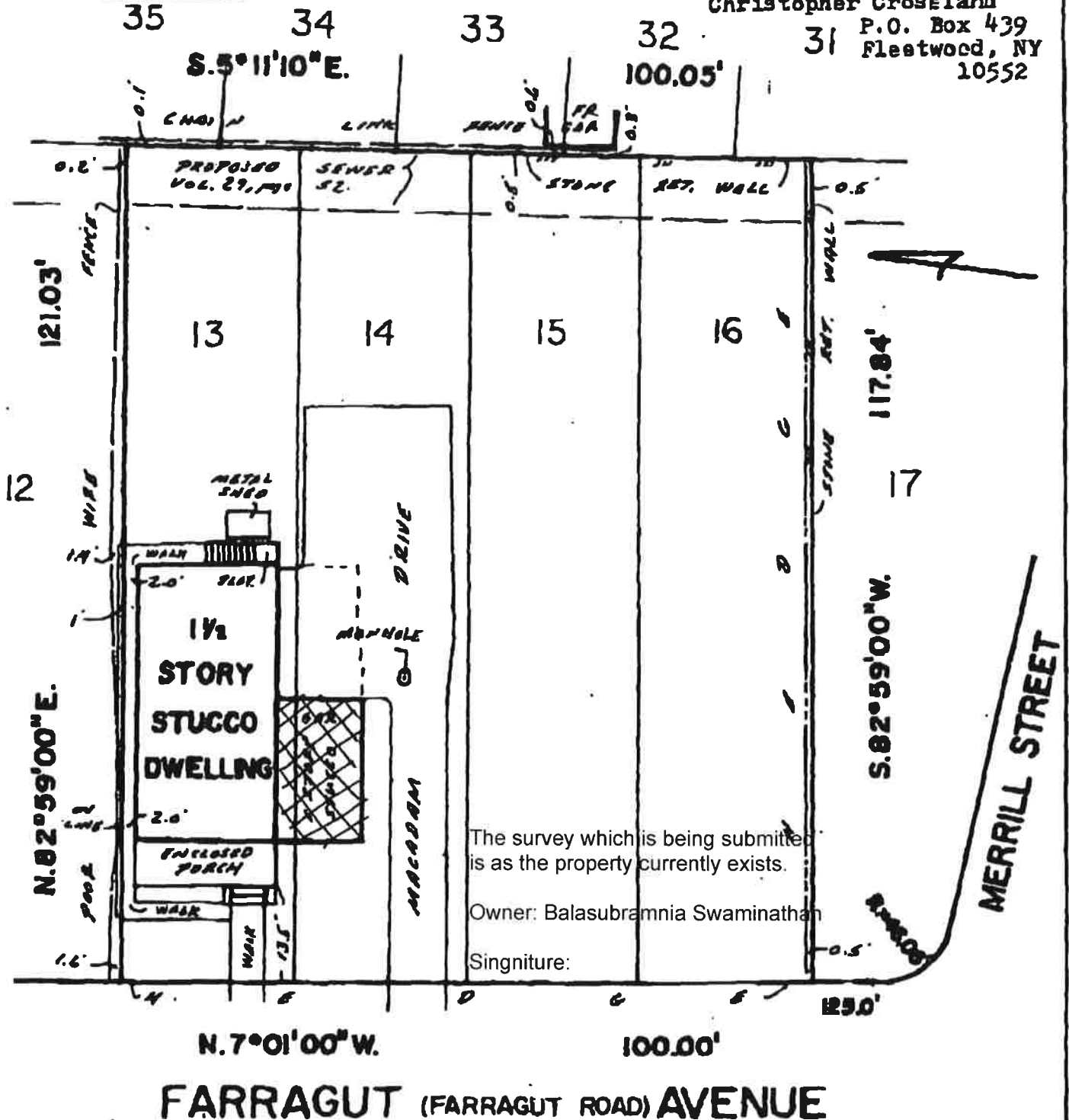
y of lots 13, 14, 15 & 16, Section 4 as on "Final Map of Hudson
Section 4", situate in the Village of Hastings on Hudson, Town of
burgh, County of Westchester and State of New York. Map was filed in the
Westchester County Clerks Office on September 28, 1916 as map no. 2139. Lots
also shown on "Map of Section No. 4 Hudson Heights", filed on July 12, 1909 in
Volume 29 of maps at page 52.

Certified made in accordance with the Code of Practice of the NYSAPLS
to: Chicago Title Insurance Company--Astoria Federal Savings and Loan, its
successors and or assigns--Swaminathan Balasubramanian and Susan
Subramanian.

Surveyed: July 8, 2004
Title no: 3704-00450

Scale is 1" to 20'
Survey 04-DP

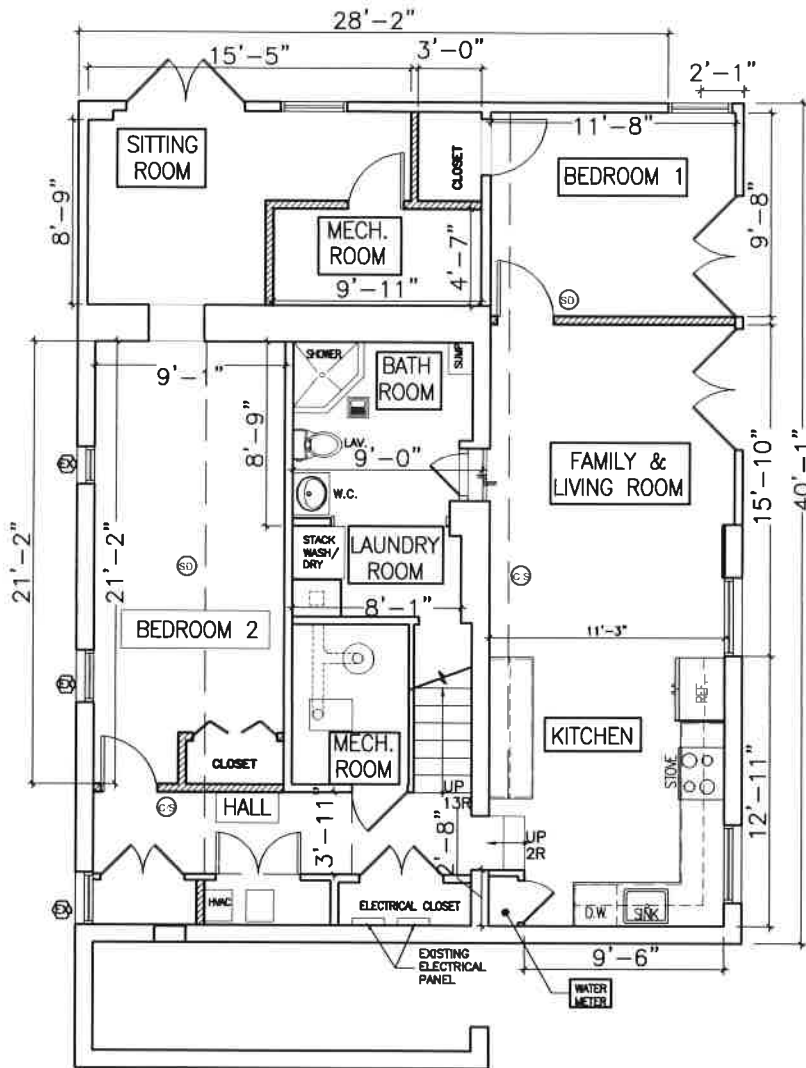
Christopher Crossland
NY LIC 49532
Christopher Crossland
P.O. Box 439
Fleetwood, NY
10552



The survey which is being submitted
is as the property currently exists.

Owner: Balasubramnia Swaminathan

Singniture:



PROPOSED BASEMENT FLOOR PLAN

SCALE 1/8" = 1'

SQUARE FOOTAGE

| | FLOOR | AREA (SF) |
|---|--------------------------|-----------|
| 1 | FIRST + SECOND FLOOR | 2220 SF |
| 2 | BASEMENT/ ACCESSORY UNIT | 853 SF |

Edward M. Weinstein

Architecture & Planning, P.C.

14 Spring Street
Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287

ACCESSORY DWELLING UNIT

167 FARRAGUT AVE
HASTINGS ON HUDSON,
NY 10706

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WARNING: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS, ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY.

DATE: 08.02.18

1 GENERAL NOTES

- THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. HE SHALL CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES WHERE EVIDENT, TO THE ARCHITECT AND OWNER PRIOR TO THE BID.
- IN A ALTERATION OR RENOVATION PROJECT, ALL DIMENSIONS AND CONDITIONS SHOWN ARE APPROXIMATE, AS ALL NEW WORK MUST JOIN AND ALIGN WITH EXISTING CONDITIONS. THE CONTRACTOR SHALL DETERMINE ACTUAL FINISHED DETAILS OF CONSTRUCTION RELATING TO HEIGHTS, SIZES, ETC.. BASED ON FIELD MEASUREMENTS, ALL IN ORDER TO JOIN AND ALIGN NEW TO EXISTING WORK. ANY DISCREPANCIES FROM THE PLAN SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE WORKMEN'S COMPENSATION, LIABILITY AND PROPERTY DAMAGE INSURANCES TO LIMITS AS REQUIRED BY THE LOCAL AUTHORITIES AND/OR OWNER, AND SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS REQUIRED BY AND ARRANGING FOR ALL REQUIRED NOTIFICATIONS, TESTING, INSPECTIONS, AND APPROVALS.
- ALL WORK SHALL BE DONE AND INSTALLED IN COMPLIANCE WITH ALL LAWS, RULES AND REGULATIONS OF THE LOCAL MUNICIPALITY, AND SHALL COMPLY WITH THE LATEST EDITION OF THE NEW YORK STATE FIRE PREVENTION AND BUILDING CODE, INCLUDING ALL REFERENCE STANDARDS. ALL MATERIALS AND EQUIPMENT USED IN THE PROJECT SHALL CONFORM TO, AND HAVE APPROVALS IN ACCORDANCE WITH THE LOCAL MUNICIPALITY, ALL REFERENCED SUBCODES, AND WITH ANY OTHER PUBLIC AUTHORITIES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- CONTRACTORS SHALL PROVIDE FOR THE LEGAL REMOVAL AND DISPOSITION OF RUBBISH AND DEBRIS, AND FOR GENERAL CLEANING FOR THE DURATION OF THE PROJECT. UPON COMPLETION, THE CONTRACTOR SHALL LEAVE THE PREMISES FREE AND CLEAR OF ALL RUBBISH AND DEBRIS, AND IN A BROOM SWEPT CONDITION.
- CONTRACTOR SHALL MEET WITH OWNER TO COORDINATE ALL WORK, SCHEDULING, ETC. AND TO SEE IF ANY EXISTING ITEMS SHALL BE SAVED AND IF NECESSARY REMOVED CAREFULLY AND GIVEN TO OWNER.
- MAINTAIN ALL EXISTING REQUIRED BUILDING SHAFTS AND FIRE RATED WALLS WITH SAME FIRE RATING AS BEFORE.
- ALL EXPOSED FINISHED SURFACES SHALL BE TREATED, CLEANED, VACUUMED OR POLISHED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR THE SITE AND ADJOINING PROPERTIES, BUILDING STRUCTURES, PAVEMENTS, SIDEWALKS, STREETS, CURBS, LANDSCAPING, UTILITIES, AND IMPROVEMENTS WITHIN THE AREA OF OPERATIONS UNDER THE CONTRACT. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY CLOSURES, GUARD RAILS, BARRICADES, ETC., TO ADEQUATELY PROTECT ALL WORKMEN, EMPLOYEES, AND THE PUBLIC FROM POSSIBLE INJURY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VANDALISM OR DAMAGE RESULTING FROM UNAUTHORIZED ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.
- DISTURBANCE OR DAMAGE RESULTING DIRECTLY OR INDIRECTLY FROM THE OPERATION OF THE CONTRACTOR SHALL BE PROMPTLY RESTORED, REPAIRED AND/OR REPLACED TO THE COMPLETE SATISFACTION OF THE ARCHITECT AND OWNER AT NO ADDITIONAL COST TO THE OWNER.
- THE GENERAL CONTRACTOR SHALL BE LICENSED WITHIN THE COUNTY OF WORK.
- ALL PLUMBING WORK IS TO BE PROVIDED BY A LICENSED PLUMBER. UPON COMPLETION OF WORK, PLUMBER SHALL OBTAIN FINAL APPROVAL FROM THE LOCAL MUNICIPALITY OR PLUMBING DEPARTMENT.
- ALL ELECTRICAL WORK IS TO BE PERFORMED BY A LICENSED ELECTRICIAN. UPON COMPLETION OF THE WORK, ELECTRICIAN SHALL OBTAIN A NEW YORK BOARD OF FIRE UNDERWRITERS ELECTRICAL CERTIFICATE OF COMPLIANCE.
- BEFORE ANY REMOVAL WORK IS STARTED, ELECTRICAL CONTRACTOR SHALL VERIFY THAT SERVICE HAS BEEN CUT TO THAT AREA EXCEPT AS NOTED BELOW.
- CUT, CAP AND FLUSH ALL ABANDONED STUBS, AND PROVIDE REQUIRED PATCHING. PROVIDE ABANDONED OUTLETS WITH BLANK COVER.

NO LIABILITY TO HAZARDOUS MATERIALS:

UNLESS OTHERWISE PROVIDED, THE ARCHITECT AND ARCHITECT'S CONSULTANTS, INCLUDING EQUIPMENT MANUFACTURERS AND THEIR REPRESENTATIVES, SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. THIS INCLUDES, BUT IS NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), LEAD PAINT CONTAMINANTS OR ANY OTHER TOXIC SUBSTANCES OR CONTAMINATE. SHOULD ANY HAZARDOUS MATERIAL BE ENCOUNTERED, THE CONTRACTOR SHALL CEASE WORK IMMEDIATELY AND REVIEW THE PROJECT CONDITIONS WITH THE ARCHITECT AND OWNER PRIOR TO PROCEEDING WITH ANY WORK OF THE CONTRACT.

OWNERSHIP OF DOCUMENTS:

THESE DRAWINGS AS ARTICLES OF SERVICE ARE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR OTHER BUILDINGS AND PERPOSED UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT. IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY.

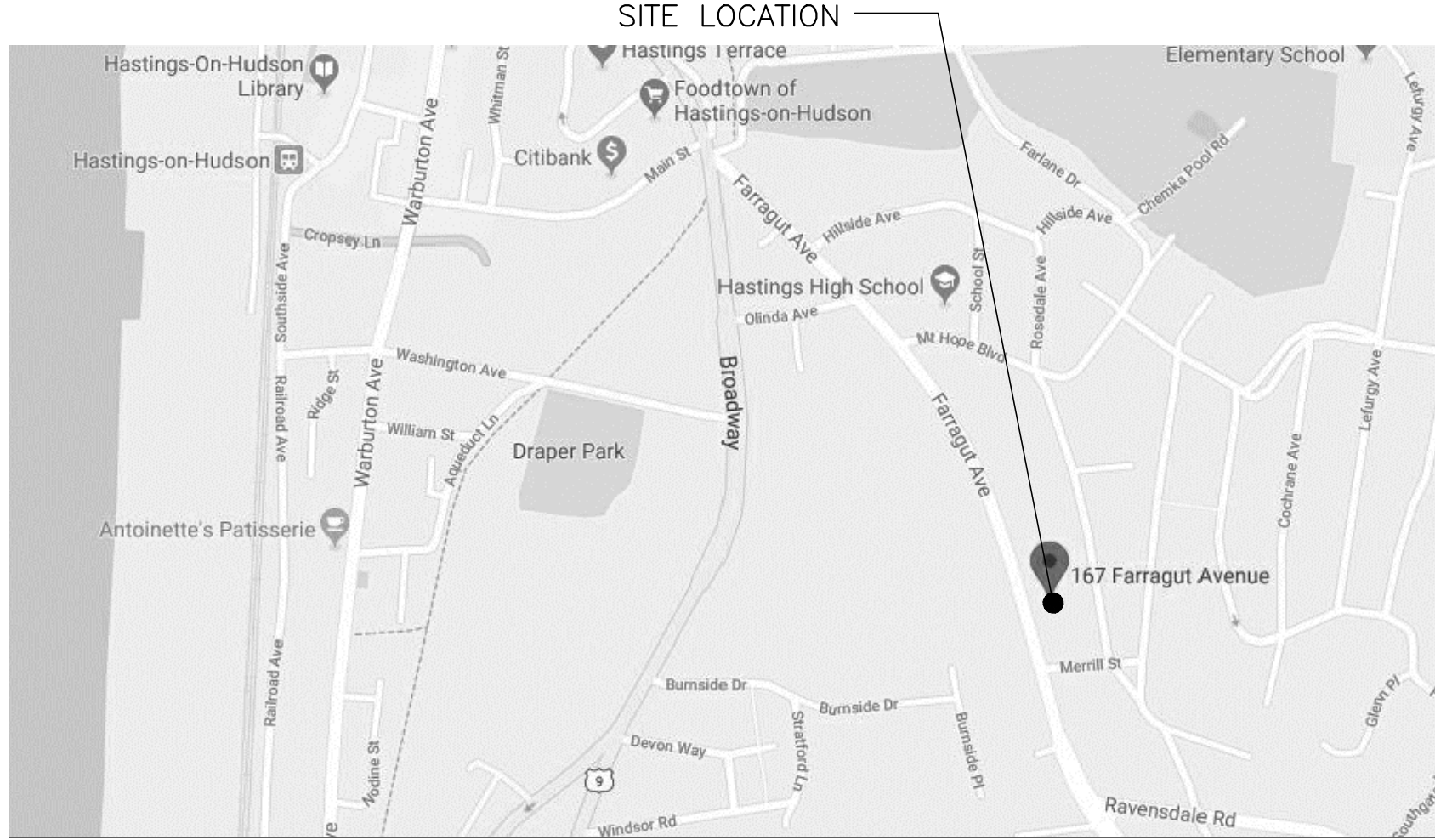
2 DRAWING LIST

| | |
|----------|---|
| T-100.00 | GENERAL NOTES, LOCATION PLAN, LIST OF DRAWINGS, ABBREVIATIONS, SYMBOL LEGEND,LIGHT & VENTILATION CALC. AND PLUMBING RISER |
| A-001.00 | BASEMENT FLOOR AND PART FIRST FLOOR - EXISTING AND DEMOLITION PLANS |
| A-100.00 | BASEMENT FLOOR AND PART FIRST FLOOR- CONSTRUCTION PLANS, REAR ELEVATIONS, DOOR- WINDOW & FINISHES SCHEDULES AND DETAILS |

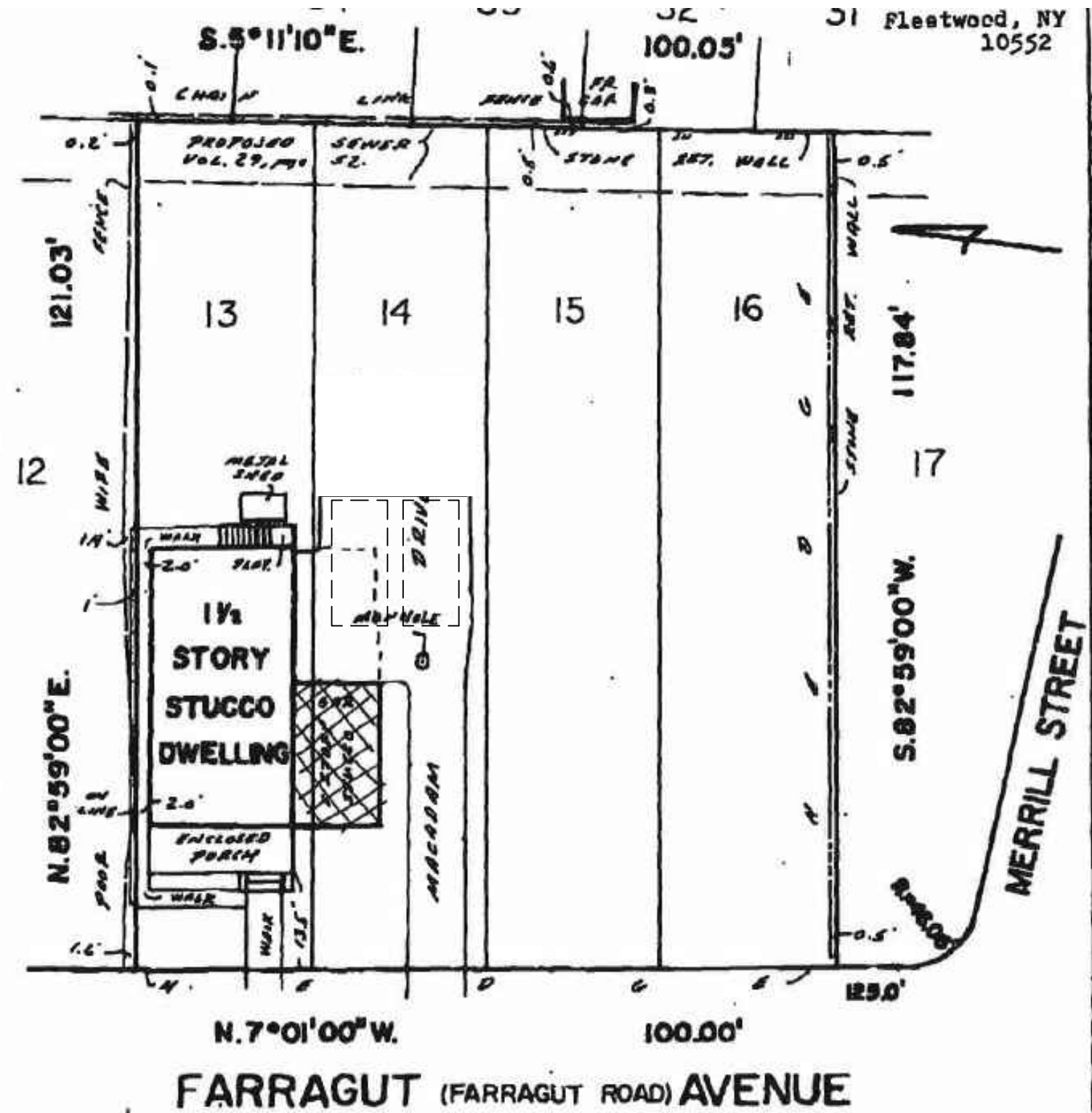
3 ZONING INFO

| | | | |
|--|--|------------------------|--|
| LOCATION: | 167 FARRAGUT AVE., HASTINGS-ON-HUDSON, NY 10706 | | |
| SECTION: | 4.80 | | |
| BLOCK: | 71 | | |
| LOT: | 42 | | |
| ZONING DISTRICT: | R-7.5 | | |
| LOT AREA: | 11,757 SQ. FT. - 0.2699 ACRES | | |
| PARKING | 1 PER BEDROOM AS PER 295-67D(2)(b)[1][k] (APARTMENT) | | |
| | REQUIRED | PROVIDED | |
| | 2 (MAIN DWELLING) | 2 PROVIDED | |
| | 2 (ACCESSORY UNIT) | WAIVER TO BE REQUESTED | |
| PROPOSED ACCESSORY APARTMENT | | | |
| 1. SQUARE FOOTAGE TO BE 853 SF, AS PER 295-67D(2)(B)[1][i]. | | | |
| 2. THE ACCESSORY APARTMENT IS A PERMITTED USE IN THE HASTINGS-ON-HUDSON ZONING ORDINANCE, SECTION 295-69D. | | | |

4 LOCATION MAP



11 EXISTING SURVEY (SITE PLAN) NO WORK



6 SMOKE/ CARBON DETECTOR NOTE

BY VIRTUE OF THIS PROJECT REQUIRING A BUILDING PERMIT, SMOKE & CARBON ALARMS/DETECTORS ARE TO BE PROVIDED AS FOLLOWS (WHETHER OR NOT INDICATED ON DRAWINGS). ALL SMOKE & CARBON ALARMS/DETECTORS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE RESIDENTIAL CODE OF NEW YORK STATE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. ALL SMOKE & CARBON ALARMS/DETECTORS TO BE INTERCONNECTED WITH A BATTERY BACK-UP. ALL SMOKE & CARBON ALARMS/DETECTORS TO BE LOCATED AS REQUIRED BY THE RESIDENTIAL CODE OF NEW YORK STATE (SECTION R313).

7 LIGHT & VENT CALCULATIONS

| ROOM | ROOM AREA | REQUIRED LIGHT 8% VENT. 4% | PROPOSED LIGHT 8% VENT. 4% |
|--------------|-----------|----------------------------|----------------------------|
| LIVING ROOM | 182 SF | 14.56 SF 7.28 SF | 34.44 SF 45.11 SF |
| BEDROOM 1 | 113 SF | 9.04 SF 4.52 SF | 30.14 SF 42.11 SF |
| KITCHEN | 179 SF | 14.32 SF 7.16 SF | 10.00 6.00 SF |
| BEDROOM 2 | 141 SF | 11.28 SF 5.64 SF | 6.2 SF 2.3 SF |
| SITTING ROOM | 107 SF | 8.56 SF 4.28 SF | 28.43 SF 41.07 SF |

*ARTIFICIAL LIGHTING TO BE PROVIDED IN LIVING ROOM WITH A MINIMUM OF 10 FOOT-CANDLE AVERAGE AS PER NYS CODE 1205.3.

**MECHANICAL VENTILATION PROVIDED AS PER TABLE M1507.3, 50 CFM MECH. EXHAUST CAPACITY VENTILATION

ENERGY CODE NOTE:

THIS PROJECT AND ALL COMPONENTS COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 11: ENERGY EFFICIENCY OF THE 2010 RESIDENTIAL CODE OF NEW YORK STATE.

9 ABBREVIATIONS

| | |
|--------------------------------------|---------------------------|
| ABV. - ABOVE | HC - HANDICAPPED |
| ACC. - ACOUSTIC | HGT. - HEIGHT |
| ADA- AMERICANS WITH DISABILITIES ACT | HR - HOUR |
| AFF - ABOVE FINISHED FLOOR | INSUL - INSULATION |
| APPROX - APPROXIMATE | MAX. - MAXIMUM |
| AL - ALUMINUM | MIN. - MINIMUM |
| BD - BOARD | MTL- METAL |
| BM - BEAM | MTD - MOUNTED |
| CLNG - CEILING | O.C.- ON CENTER |
| CONC. - CONCRETE | PREFAB. - PREFAB |
| DWG- DRAWING | PTD. - PAINTED |
| DIM- DIMENSION | REINF. - REINFORCED |
| DN - DOWN | REQ'D - REQUIRED |
| EXIST. - EXISTING | S.F. - SQUARE FEET |
| EXT. - EXTERIOR | STL. - STEEL |
| EQ. - EQUAL | STRUCT -STRUCTURE |
| FIN - FINISHED | T.B.D. - TO BE DETERMINED |
| FPSC - FIRE PROOF SELF-CLOSING | T.O. - TOP OF |
| GA - GAUGE | TYP. - TYPICAL |
| GREENBD. - GREEN BOARD | V.I.F. - VERIFY IN FIELD |
| GWB - GYPSUM WALL BOARD | WD - WOOD |
| | W/- - WIDTH |

11 GREEN CODE NOTES

- 1804.ENERGY.**
A. ENERGY UTILIZATION EQUIPMENT.
1.EXTERIOR LIGHTING. LIGHTING CONTROLS FOR ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 9.4.1.3 OF ANSI/ASHRAE/IESNA STANDARD 90.1-2007, WITHOUT AMENDMENTS.
2.HIGH EFFICIENCY HEATING EQUIPMENT. FOR NEW CONSTRUCTION ONLY, ALL HOT WATER BOILERS SHALL BE CONDENSING BOILERS WITH A MINIMUM ANNUAL FUEL UTILIZATION EFFICIENCY ("AFUE") OF AT LEAST 85% FOR OIL BURNING AND 92% FOR NATURAL GAS BURNING BOILERS.
3.HIGH EFFICIENCY COOLING EQUIPMENT. ALL NEW OR REPLACEMENT COOLING EQUIPMENT SHALL HAVE A SEASONAL ENERGY EFFICIENCY RATIO ("SEER") OF AT LEAST 16.
4.FIXTURES AND APPLIANCES. ALL NEW OR REPLACEMENT APPLIANCES GOVERNED BY ENERGY STAR, SUCH AS BUT NOT LIMITED TO, DISHWASHERS, REFRIGERATORS, FREEZERS, WASHING MACHINES, WATER HEATERS AND ROOM AIR CONDITIONERS, SHALL BE COMPLAINT WITH ENERGY STAR.
- B. ENERGY USE CONTROLS.**
1.ELECTRONIC THERMOSTAT. ALL HEATING AND COOLING SYSTEMS MUST BE CONTROLLED WITH A PROGRAMMABLE THERMOSTAT THAT ALLOWS FOR A VARIETY OF TIME-OF-DAY AND SEASONAL SETTINGS.
2.WHOLE-BUILDING SWITCH. A MASTER WHOLE-BUILDING SWITCH MUST BE INSTALLED TO CONTROL APPLICABLE CIRCUITS AND OUTLETS (SUCH AS LIGHTS AND MAJOR APPLIANCES), WHICH CAN SHIFT CIRCUITS TO ECONOMY MODE WHEN THE STRUCTURE IS NOT OCCUPIED. FOR RESIDENTIAL PROJECTS SUBJECT TO PART 2 REQUIREMENTS, A WHOLE BUILDING SWITCH SHALL BE INSTALLED IN EACH RESIDENTIAL UNIT. WITH RESPECT TO PROJECTS IDENTIFIED IN § 160-2.6(2) (ADDITIONS AND ALTERATIONS), THIS SECTION APPLIES ONLY WHEN A NEW MAIN ELECTRIC PANEL IS BEING INSTALLED.
3.ZONED HEATING AND COOLING. NEW CONSTRUCTION AND ADDITIONS IN EXCESS OF 1000 SQUARE FEET SHALL HAVE ZONED CONTROLS FOR HEATING AND COOLING.
- § 180-10.INTERIOR WATERUSE.**
A. TOILETS AND URINALS. ANY NEWLY INSTALLED OR REPLACED TOILET OR URINAL MUST BE EITHER LOW FLUSH TOILETS EQUAL TO OR LESS THAN 1.28 GALLONS PER FLUSH ("GPF") OR DUAL-FLUSH TOILETS WHERE THE LOW FLUSH FEATURE IS NO MORE THAN 1.28 GPF.
B. SHOWERS. ANY NEWLY INSTALLED OR REPLACED SHOWER HEAD MUST PROVIDE AN AVERAGE FLOW RATE OF NO MORE THAN 2 GALLONS PER MINUTE ("GPM").
C. LAVATORY FAUCETS. ANY NEWLY INSTALLED OR REPLACED LAVATORY FAUCET MUST PROVIDE AN AVERAGE FLOW RATE OF NO MORE THAN 2 GALLONS PER MINUTE ("GPM").
- § 180-11.MATERIALS AND INDOOR ENVIRONMENTAL QUALITY.**
A.PAINTS, WOOD FINISH, AND OTHER FINISHING MATERIALS.
1.PAINTS, COATINGS, AND PRIMERS APPLIED TO INTERIOR SURFACES SHALL NOT EXCEED THE FOLLOWING VOC CONTENT LIMITS (AS ESTABLISHED BY GREEN SEAL STANDARD GC-11, PAINTS, EDITION 3.1, JULY 2013, AS AMENDED):
FLAT PAINT: 50G/L FLAT
NON-FLAT PAINT: 150G/L NON-FLAT
2.CLEAR WOOD FINISHES, FLOOR COATINGS, STAINS, SEALERS, AND SHELLACS, APPLIED TO INTERIOR SURFACES, SHALL NOT EXCEED THE FOLLOWING VOC CONTENT LIMITS (AS ESTABLISHED BY SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1113, ARCHITECTURAL COATINGS, JUNE 3, 2011, AS AMENDED):
VARNISH: 275G/L
LAQUER: 275G/L
SHELLAC: 730 G/L CLEAR, 550 G/L PIGMENTED
SEALERS: 100 G/L WATERPROOFING, 275 G/L SANDING, 100 G/L ALL OTHERS
3.CARPET ADHESIVE SHALL NOT EXCEED A VOC CONTENT LIMIT OF 50G/L
4.NO MATERIALS SHALL CONTAIN ADDED URSA FORMALDEHYDE
5.A LIST OF PERMISSIBLE LOW-VOC FINISHES APPLICABLE TO THIS SECTION SHALL BE MAINTAINED BY THE BUILDING DEPARTMENT. DOCUMENTATION OF COMPLIANCE WITH THIS SECTION SHALL BE SUBMITTED TO THE BUILDING INSPECTOR.
BROOMING MATERIALS. ALL NEW ROOFING MATERIALS USED SHALL HAVE AN SRI OF AT LEAST 0.78 FOR LOW SLOPE ROOFS AND AN SRI OF AT LEAST 0.29 FOR STEEP SLOPE ROOFS. GREEN/VEGETATED ROOF AREAS THAT COVER AT LEAST 50% OF THE ROOF WILL SATISFY THIS PROMSION. THIS SECTION DOES NOT APPLY TO ADDITIONS AND ALTERATIONS IF NEW ROOFING MATERIALS ARE TO BE MATCHED IN ROOF TYPE OR COLOR TO EXISTING ROOF AREAS.
C. CONSTRUCTION WASTE MANAGEMENT. A MINIMUM OF 25% OF CONSTRUCTION WASTE BY WEIGHT SHALL BE RECYCLED, REPURPOSED AND/OR REUSED AND NOT SENT TO A LANDFILL OR INCINERATOR. DOCUMENTATION OF COMPLIANCE WITH THIS SECTION SHALL BE SUBMITTED TO THE BUILDING INSPECTOR.

8 DOB NOTES

- ALL PROJECTS WITH ENGINEERED LUMBER AND/OR TRUSS CONSTRUCTION MUST BE PLACARDED AS PER NYSDOS.
- ANY BEAM BUILT UP 3 OR MORE REQUIRES THRU BOLTING OR EQUIVALENT
- SMOKE AND CARBON MONOXIDE DETECTORS AS REQUIRED BY 2015 IBC.
- 5/8" FIREX GWB ABOVE BOILER

** SEPARATE PERMITS TO BE FILED FOR ELECTRICAL AND PLUMBING

| GENERAL CONSTRUCTION NOTES: | |
|---|---|
| 1. FINAL CABINETRY LAYOUT BY CABINET SUPPLIER/ DESIGNER, ALL CABINETRY, COUNTERTOPS AND BACKSPLASH TO BE SELECTED BY OWNER AND INSTALLED BY G.C. 2. CABINET DESIGNER TO PROVIDE SHOP DRAWINGS FOR KITCHEN CABINETRY PRIOR TO START OF CONSTRUCTION. 3. LICENSE ELECTRICIAN TO INSTALL/ RELOCATE ALL SWITCHES, OUTLETS AND LIGHTING AS REQUIRED. (WHERE APPLICABLE) 4. PATCH AND REPAIR EXISTING HARDWOOD FLOORING AS REQUIRED BY CONSTRUCTION. SAND AND REFINISH ALL HARDWOOD FLOORING THROUGHOUT ENTIRE DWELLING. (WHERE APPLICABLE) 5. PATCH AND REPAIR EXISTING PLASTER WALLS AND CEILING AS REQUIRED BY CONSTRUCTION. PRIMED AND PAINTED. COLORS TO BE DETERMINED BY OWNER - TYP. 6. REPLACE ALL BASE TRIMS, CASINGS AND CROWN MOLDINGS AS REQUIRED BY CONSTRUCTION, MATCH EXISTING - TYP. | |
| GENERAL KITCHEN NOTES: | WASHER & DRYER NOTES: |
| 1. PROVIDE ½" GYPSUM BD. AT ALL KITCHEN WALLS & CEILINGS U.O.N. 2. NEW OR REFINISH HARDWOOD FLOORS - TYP. 3. NEW CABINETRY TO BE SELECTED BY OWNER, PROVIDED AND INSTALLED BY G.C. 4. NEW COUNTERTOP TO BE SELECTED BY OWNER, PROVIDED AND INSTALLED BY G.C. 5. ALL KITCHEN APPLIANCES SHALL BE PROVIDED BY OWNER AND INSTALLED EITHER BY THE SUPPLIER OR THE CABINET MAKER IN COORDINATE WITH THE G.C./ELECTRICIAN 6. PROVIDE R19 BATT INSUL @ EXTERIOR WALLS, WHERE APPLICABLE 7. FINAL KITCHEN CABINET LAYOUT BY OTHERS | 1. THE WASHING MACHINE MUST HAVE A PAN UNDER IT AND THERE MUST BE A SENSOR IN THE PAN TO SHUT OFF THE HOT AND COLD WATER AND THE MACHINE IF WATER BUILDS UP IN THE PAN. WE RECOMMEND THAT THE PAN SHOULD HAVE A GRAVITY DRAIN, IF POSSIBLE. IN ADDITION, THE WASHING MACHINE MUST BE MOUNTED ON VIBRATION PADS IN THE PAN AND THE WASHER CONNECTION HOSE MUST BE THE STEEL-REINFORCED TYPE. THE WASHING MACHINE MUST BE LOW WATER/LOW SUDS TYPE. 2. THE DRYER MUST BE SET ON VIBRATION PADS. |

10 SYMBOLS LEGEND

| ANNOTATION SYMBOLS | |
|--------------------|--------------------------------------|
| | PARTITION TYPE |
| | DOOR NUMBER |
| | WINDOW NUMBER |
| | REVISION INDICATOR |
| | ELEVATION SYMBOL |
| | REFERENCE NUMBER |
| | SECTION SYMBOL |
| | REFERENCE NUMBER |
| | SHEET NUMBER |
| | DETAIL SYMBOL |
| | REFERENCE NUMBER |
| | SHEET NUMBER |
| | INTERIOR ELEV. SYMBOL |
| | REFERENCE NUMBER |
| | SHEET NUMBER |
| | CARBON MONOXIDE SMOKE COMBO DETECTOR |
| | CARBON MONOXIDE DETECTOR |
| | SMOKE DETECTOR |
| | HEAT DETECTOR |

| LEGEND | |
|--------|------------------------------|
| | EXISTING WALL TO BE REMOVED |
| | EXISTING STRUCTURE TO REMAIN |
| | NEW WALL CONSTRUCTION |

Edward M. Weinstein
Architecture & Planning, P.C.

14 Spring Street
Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287

| No. | DATE | REVISION |
|-----|------|----------|
|-----|------|----------|

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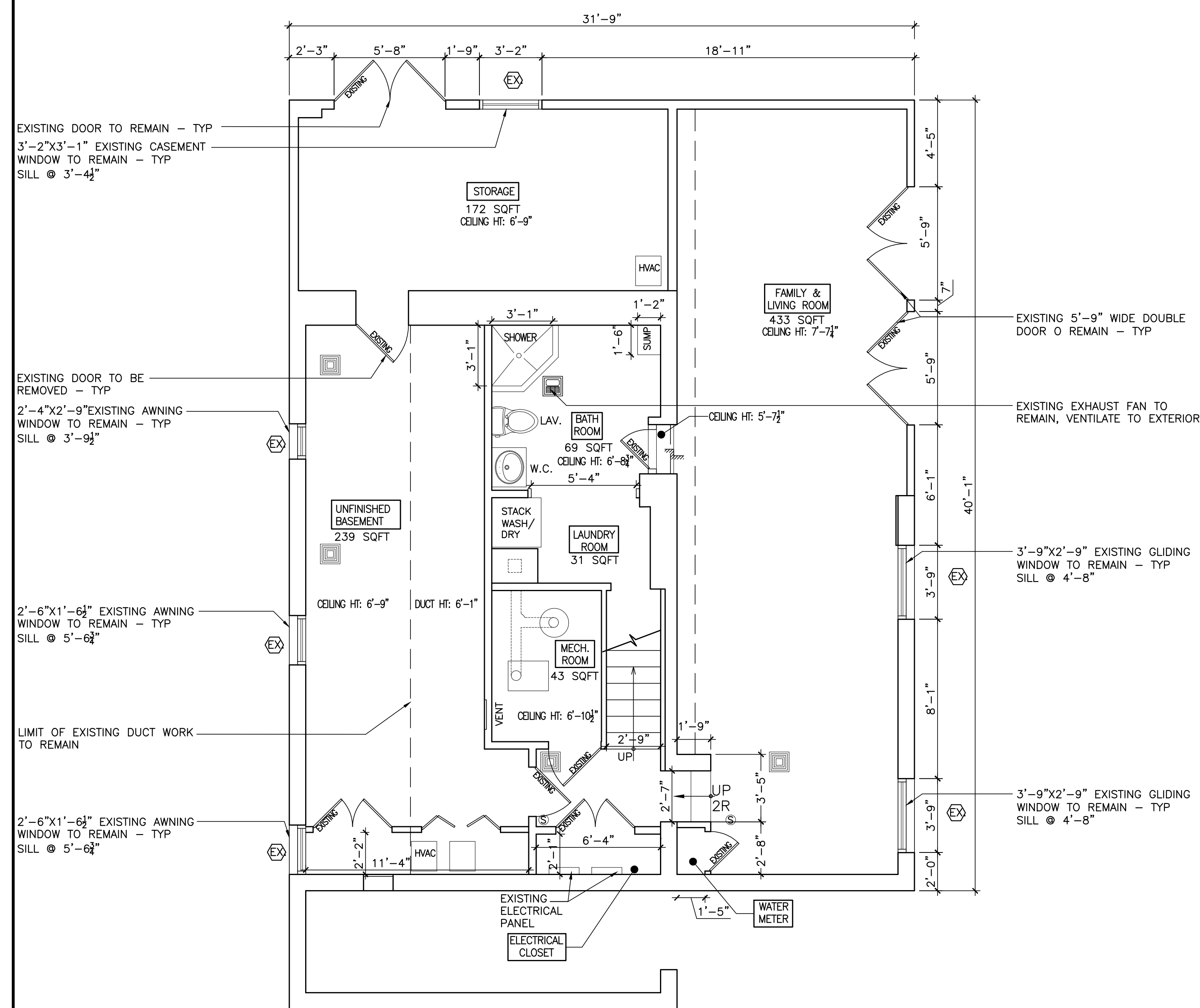
PROJECT

167 FARRAGUT AVE
HASTING ON HUDSON,
NY 10706

GENERAL NOTES, LOCATION PLAN,
ZONING ANALYSIS, DRAWING LIST,
PLUMBING RISER, SYMBOL LEGEND
AND LIGHT & VENT. CALCS.

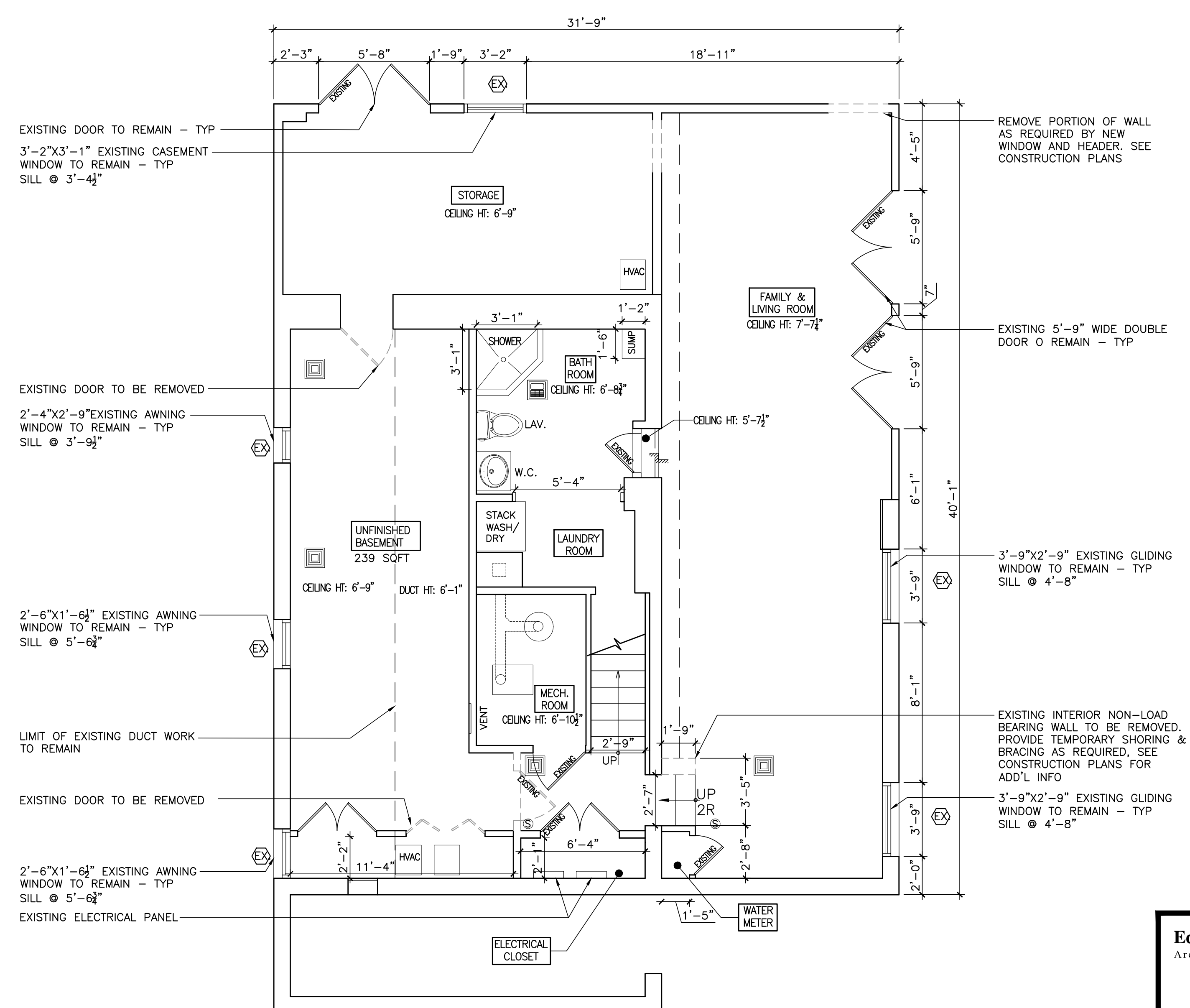
SEAL & SIGNATURE

SCALE: AS NOTED
DATE: 08-02-18
PROJECT No.18528
DRAWING BY:GK
CHK BY: RK
DWG No.:
T-100.00



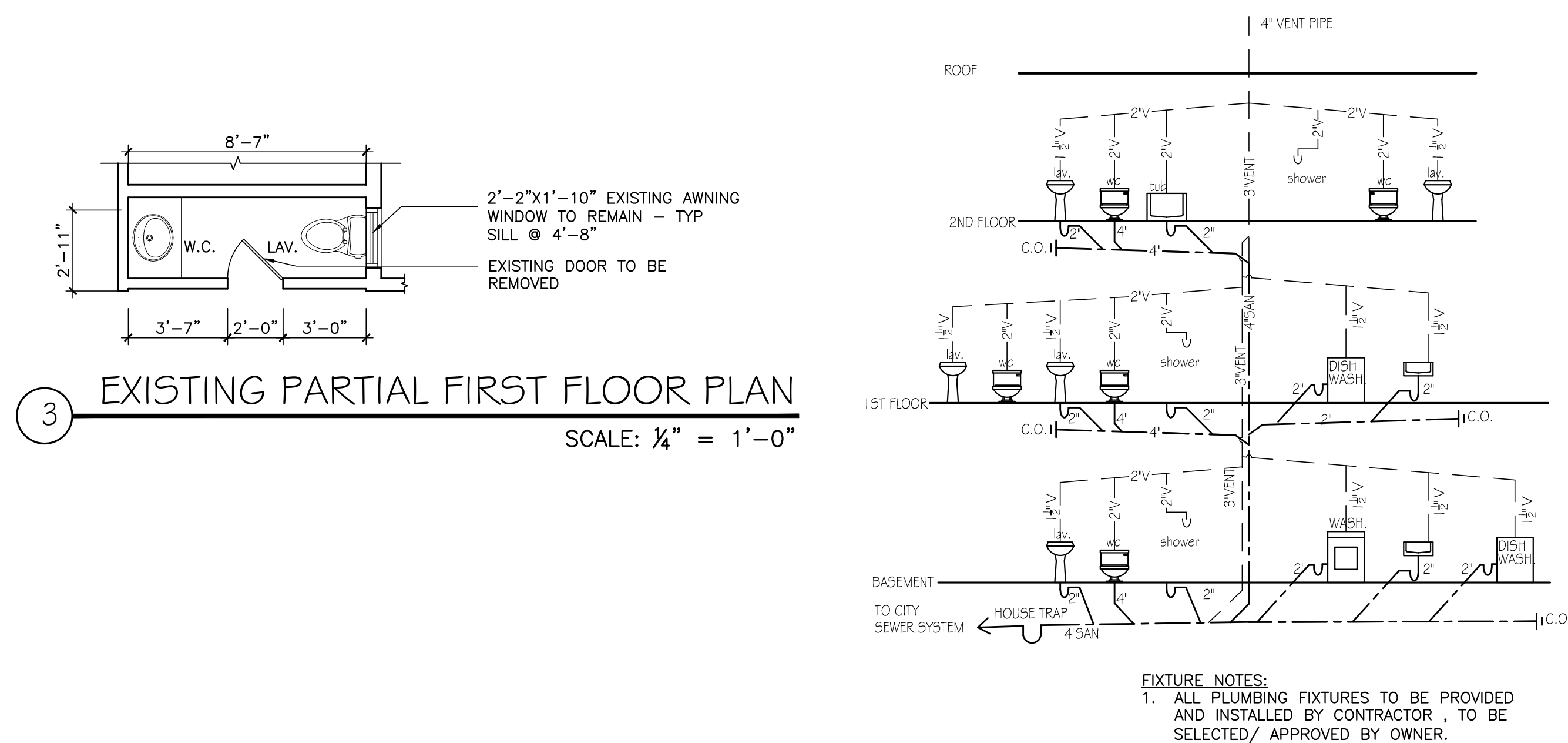
EXISTING BASEMENT FLOOR PLAN

SCALE: $\frac{1}{4}" = 1'-0"$



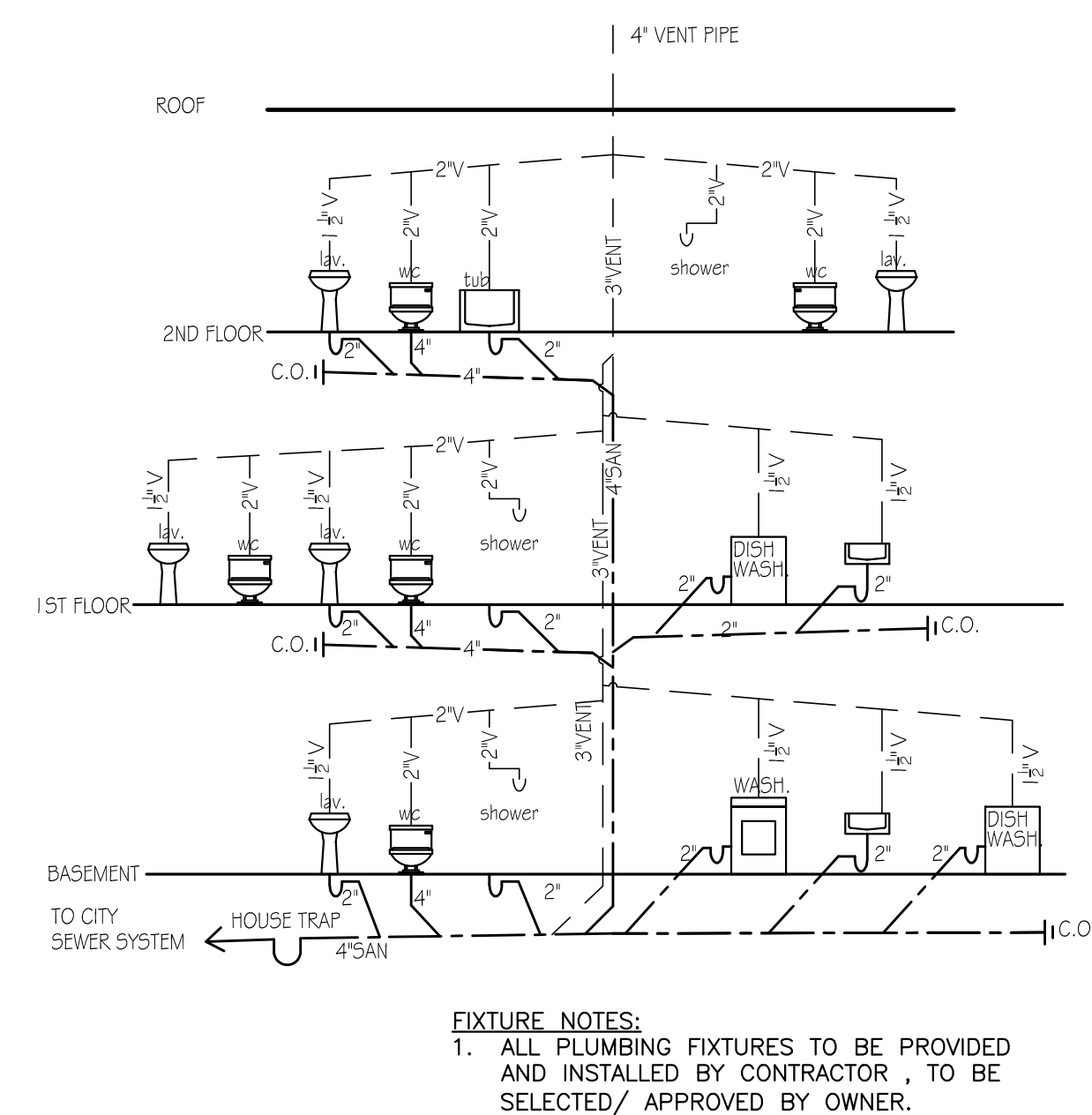
2 BASEMENT FLOOR PLAN- DEMOLITION

SCALE: $\frac{1}{4}" = 1'-0"$



3 EXISTING PARTIAL FIRST FLOOR PLAN
SCALE: $\frac{1}{4}" = 1'-0"$

SCALE: $\frac{1}{4}" = 1'-0"$



PLUMBING RISER DIAGRAM

SCALE: $\frac{1}{4}" = 1'-0"$






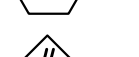


- DEMOLITION GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, EQUIPMENT AND SERVICES TO PROPERLY EXECUTE THE DEMOLITION AND REMOVAL WORK INDICATED ON THESE CONSTRUCTION DOCUMENTS.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCY.
3. SELECTIVE DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND LEGAL DISPOSAL OF EQUIPMENT AND SYSTEMS MADE OBSOLETE AND/ OR REPLACED BY NEW WORK. SELECTIVE DEMOLITION INCLUDES REMOVAL AND RELOCATION OR RE-INSTALLATION, DISCONNECTIONS AND RE-CONNECTIONS OF SERVICES, TEMPORARY CAPPING AND RE-ROUTING OF TEMPORARY SERVICES TO PERMIT NEW OR RENOVATION WORK TO PROCEED.
4. ALL DEBRIS AND MATERIALS FROM THE BUILDING SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER. NO RECLAIMED MATERIAL SHALL BE RE-USED EXCEPT AS SPECIFICALLY APPROVED BY ARCHITECT OR OWNER.
5. WHERE DEMOLITION AND CUTTING WORK HAS OCCURRED OR WHERE EXISTING SURFACES, MATERIALS OR OTHER ITEMS HAVE BEEN DAMAGED OR DISTURBED AS A RESULT OF THIS CONTRACT, THE SAID SURFACES AND AREAS SHALL BE CAREFULLY CLOSED UP, PATCHED AND FINISHED, AND OR RESTORED AS REQUIRED TO BE CONTIGUOUS TO EXISTING SURROUNDING SURFACES.
6. FOR THE REMOVAL OF STRUCTURAL COLUMNS, WALLS OR SUPPORTS, REFER TO STRUCTURAL DWGS. FOR INTERIOR BEARING PARTITIONS TO BE REMOVED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL FRAMING SUPPORT AND SHORING.

**** DEMOLITION SHORING NOTE:**

G.C. TO PHASE DEMOLITION & PROVIDE ALL NECESSARY TEMPORARY SHORING & BRACING AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY DURING DEMOLITION. G.C. IS TO NOTIFY ARCHITECT IMMEDIATELY IF THERE ARE ANY PORTIONS OF THE STRUCTURE THAT ARE OR BECOME UNSTABLE DURING CONSTRUCTION.

LEGEND

| | |
|---|---|
|  | EXISTING WALL TO BE REMOVED |
|  | EXISTING WALL TO REMAIN |
|  | NEW FRAME WALL |
|  | DOOR NUMBER |
|  | WINDOW TYPE |
|  | PARTITION TYPE. |
|  | EXHAUST |
|  | CARBON MONOXIDE SMOKE COMBO DETECTOR |

Edward M. Weinstein
Architecture & Planning, P.C.

14 Spring Street
Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287

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PROJECT

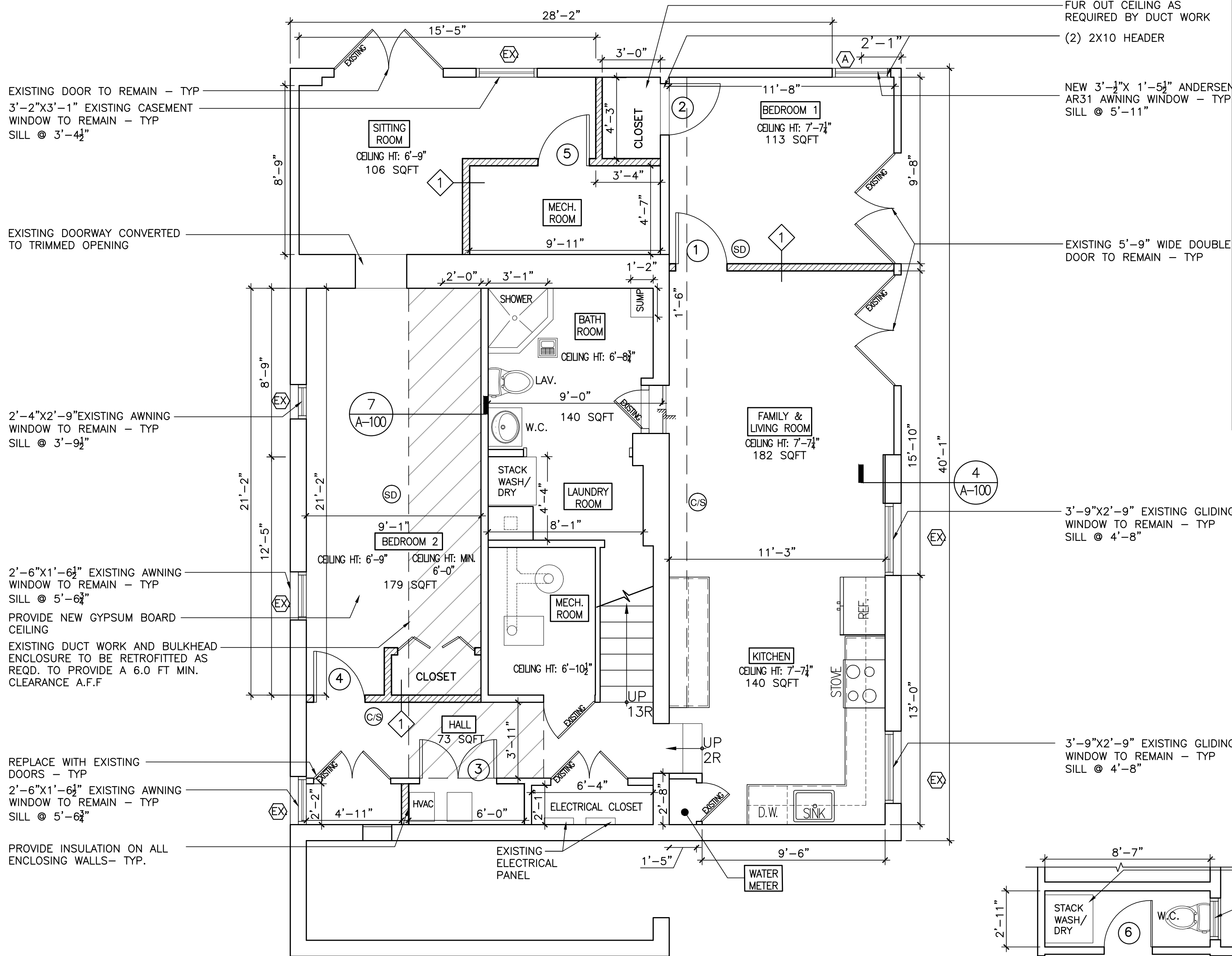
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NY 10706

EXISTING BASEMENT FLOOR
PLAN, DEMOLITION PLAN
AND NOTES

SEAL & SIGNATURE

| | |
|-------------|-----------|
| SCALE: | AS NOTED |
| DATE: | 08-02-18 |
| PROJECT | No.:18528 |
| DRAWING BY: | GK |
| CHK BY: | RK |
| DWG No.: | |

A- 001.00



** HATCHED AREA INDICATES 6' CEILING HT.

PROPOSED BASEMENT FLOOR PLAN

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

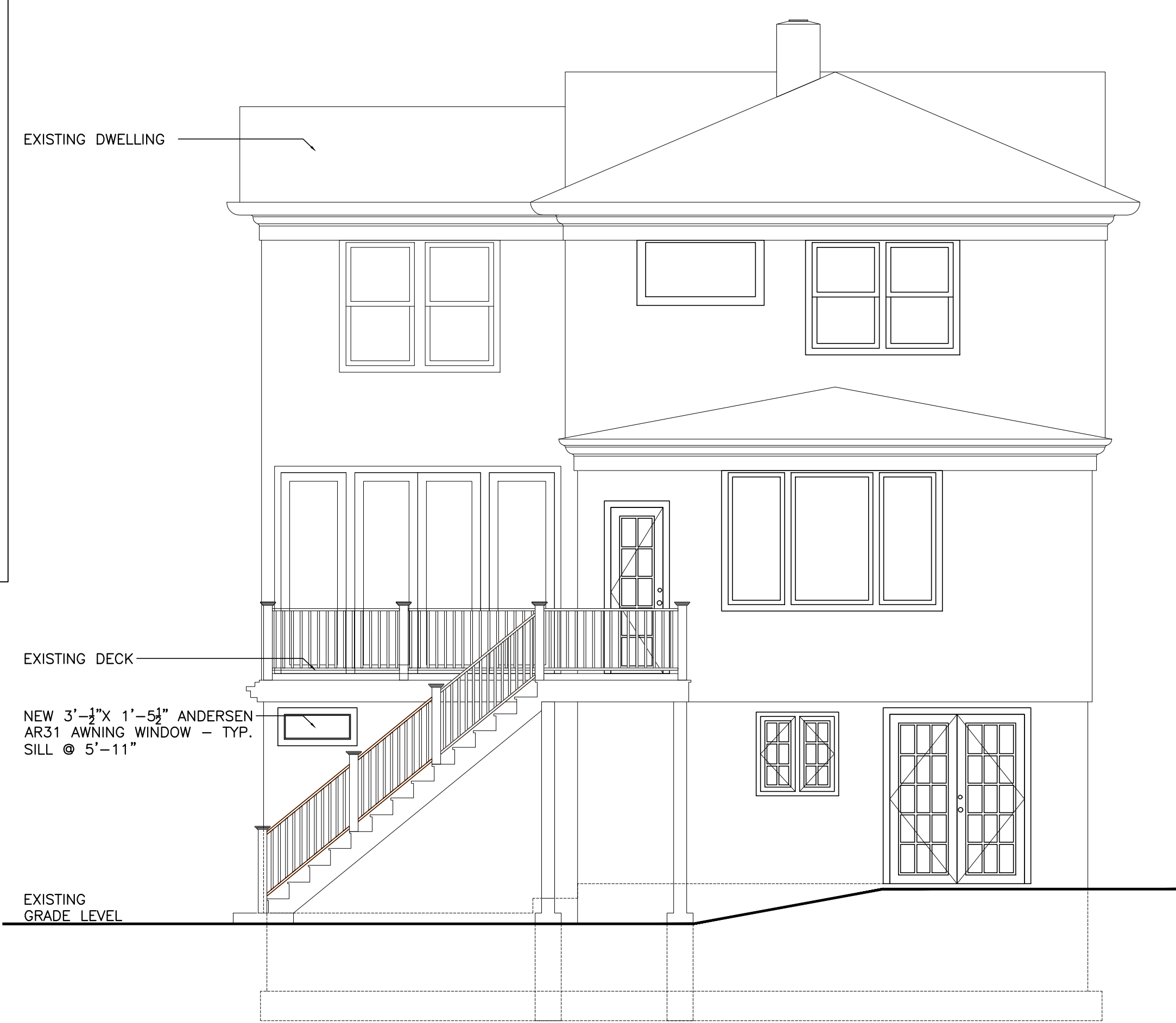
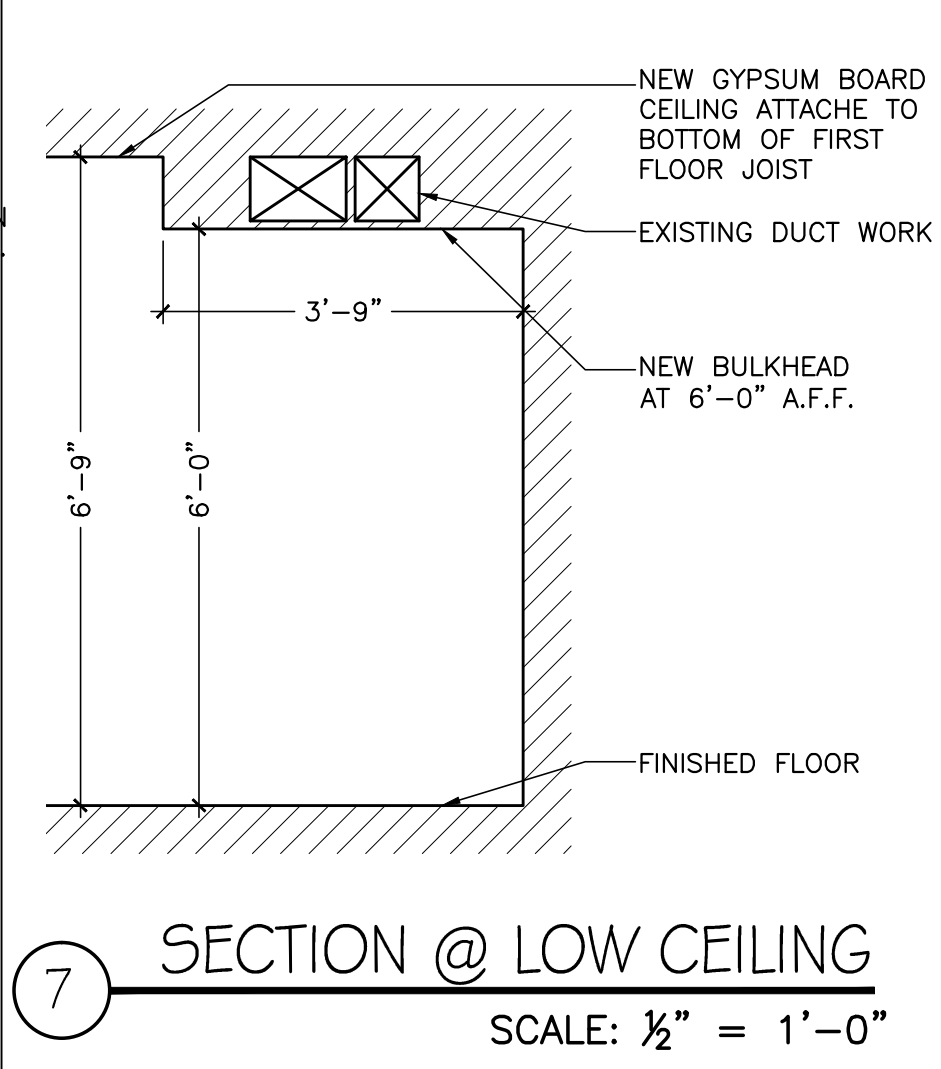
| DOOR SCHEDULE | | | | | | | |
|---------------|--------------------|-------|--------|-----------|-------|--------------------------------|-----------------------------|
| DOOR # | ROOM | MODEL | MANUF. | DOOR SIZE | | TYPE | NOTES |
| | | | | WD | HGT | | |
| 1 | BEDROOM 1 | TBD | TBD | 2'-8" | 6'-8" | SOLID 4 PANEL (MATCH EXISTING) | WOOD |
| 2 | CLOSET- BEDROOM 1 | TBD | TBD | 2'-8" | 6'-8" | SOLID 4 PANEL (MATCH EXISTING) | WOOD |
| 3 | HVAC/ HALL | TBD | TBD | 4'-0" | 6'-0" | SOLID 4 PANEL (MATCH EXISTING) | WOOD INSULATED (2) 2' DOORS |
| 4 | BEDROOM 2 | TBD | TBD | 2'-8" | 6'-8" | SOLID 4 PANEL (MATCH EXISTING) | WOOD |
| 5 | MECH. ROOM | TBD | TBD | 2'-8" | 6'-8" | SOLID 4 PANEL (MATCH EXISTING) | WOOD |
| 6 | 1ST FLOOR BATHROOM | TBD | TBD | 2'-6" | 6'-8" | SOLID 4 PANEL (MATCH EXISTING) | WOOD |

- DOOR NOTES
- EXISTING JAMBS TO BE REUSED AS POSSIBLE.
 - G.C. TO VERIFY ALL DOOR DIMENSIONS WITH EXISTING CONDITIONS PRIOR TO ORDERING NEW DOORS
 - ALL DOORS TO BE PAINTED TO MATCH EXISTING OR AS PER OWNER

| WINDOW SCHEDULE | | | | | | | |
|-----------------|-----------|-------|----------|-----------|-----------|--------|-------|
| WIN. # | ROOM | MODEL | MANUF. | DOOR SIZE | | TYPE | NOTES |
| | | | | WD | HGT | | |
| A | BEDROOM 1 | AR 31 | ANDERSEN | 3'-0 1/2" | 1'-5 1/2" | AWNING | |

- NOTES
- ALL WINDOWS TO BE ANDERSEN 200 SERIES EXCEPT OTHERWISE NOTED.
 - FINISH: ALL WINDOWS EXTRUDED ALUMINUM IN WHITE FOR EXTERIOR AND WOOD INTERIOR, TYPICAL.
 - EXTERIOR TRIM: TO MATCH EXISTING
 - INTERIOR TRIM: TO MATCH EXISTING
 - ALL WINDOWS TO HAVE TRUSCENE INSECT SCREEN. INSECT SCREEN FRAME COLOR TO MATCH THAT OF WINDOW.
 - ALL WINDOW GLASS TO BE DOUBLE PANE LOW E U FACTOR .25

| FINISHES SCHEDULE | | | | | |
|---------------------|---------------|--------------------|----------------------|----------|---------|
| ROOM | FLOOR | BASE | WALLS | CEILING | REMARKS |
| FAMILY & LIVNG ROOM | EXISTING TILE | EXISTING WOOD TRIM | GWB PTD,COLOR T.B.D. | EXISTING | |
| BEDROOM 1 | EXISTING TILE | EXISTING WOOD TRIM | GWB PTD,COLOR T.B.D. | EXISTING | |
| KITCHEN | EXISTING TILE | EXISTING WOOD TRIM | GWB PTD,COLOR T.B.D. | EXISTING | |
| HALL | EXISTING TILE | EXISTING WOOD TRIM | GWB PTD,COLOR T.B.D. | EXISTING | |
| BEDROOM 2 | EXISTING TILE | EXISTING WOOD TRIM | GWB PTD,COLOR T.B.D. | EXISTING | |



REAR ELEVATION

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

| SQUARE FOOTAGE | | |
|----------------|--------------------------|-----------|
| | FLOOR | AREA (SF) |
| 1 | FIRST + SECOND FLOOR | 2220 SF |
| 2 | BASEMENT/ ACCESSORY UNIT | 853 SF |

FIREBLOCKING NOTES
AS PER SECTION R302.11.1 FIREBLOCKING -- IN COMBUSTIBLE CONSTRUCTION, FIRE-BLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
- AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
- FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19. 6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

FIREBLOCKING MATERIAL NOTES
AS PER SECTIONS R302.11.1 FIREBLOCKING MATERIALS. -- EXCEPT AS PROVIDED IN SECTION R302.11. ITEM 4. FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS.

- TWO-INCH (51 MM) NOMINAL LUMBER.
- TWO THICKNESSES OF 1-INCH (25.4 MM) NOMINAL LUMBER WITH BROKEN LAP JOINTS.
- ONE THICKNESS OF 23/32-INCH (18.3 MM) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH (18.3 MM) WOOD STRUCTURAL PANELS.
- ONE THICKNESS OF 3/4-INCH (19.1 MM) PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH (19.1 MM) PARTICLE-BOARD.
- ONE-HALF-INCH (12.7 MM) GYPSUM BOARD.
- ONE-QUARTER-INCH (6.4 MM) CEMENT-BASED MILLBOARD.
- BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
- CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263. FOR THE SPECIFIC APPLICATION.

R302.11.1.1 BATTS OR BLANKETS OF MINERAL OR GLASS FIBER. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT (3048 MM) HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.

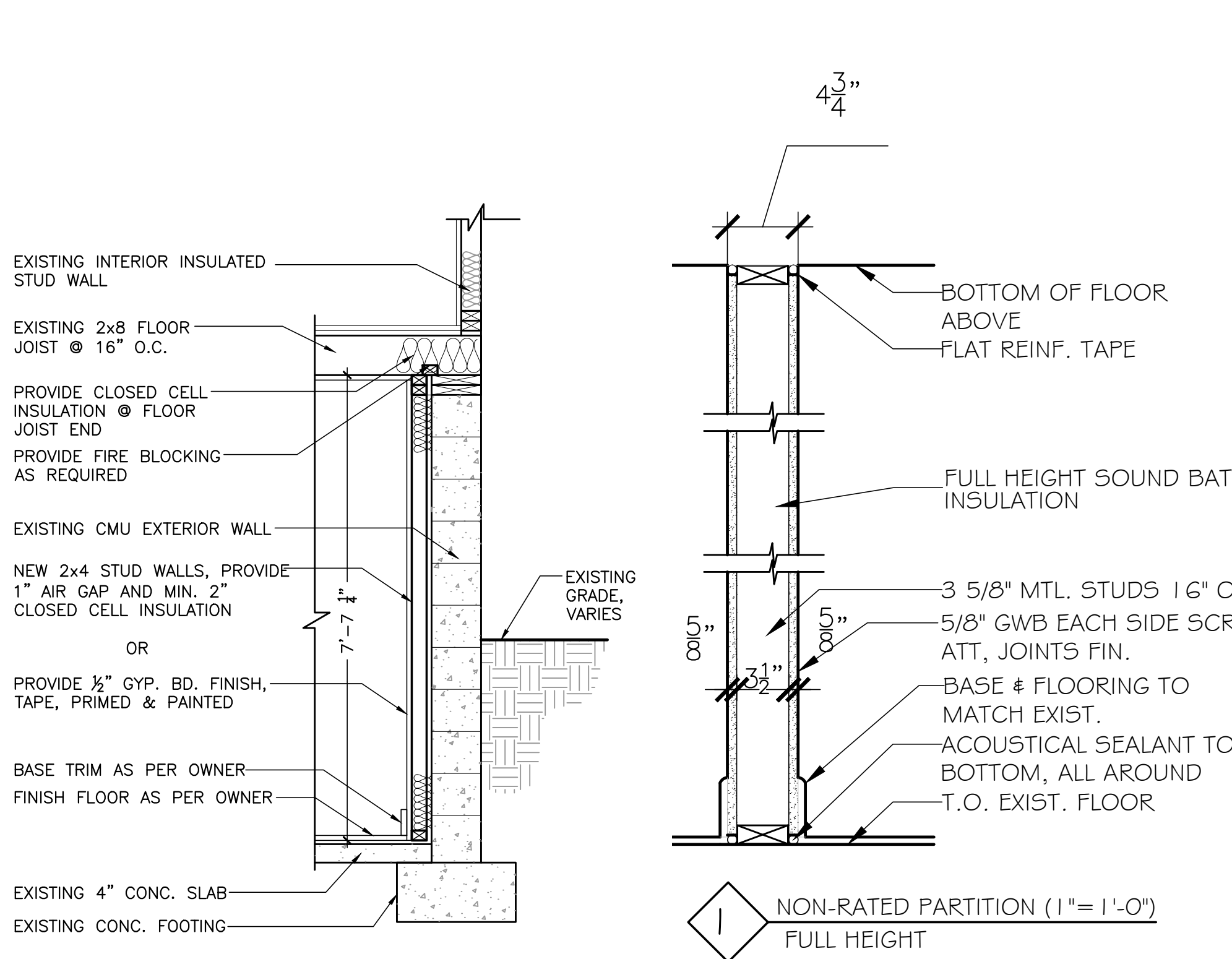
R302.11.1.2 UNFACED FIBERGLASS. UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A HEIGHT OF NOT LESS THAN 16 INCHES (406 MM) MEASURED VERTICALLY. WHERE PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.

R302.11.1.3 LOOSE-FILL INSULATION MATERIAL. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.

AS PER SECTIONS R302.11.2 FIREBLOCKING INTEGRITY. THE INTEGRITY OF FIRE-BLOCKS SHALL BE MAINTAINED.

PROPOSED PARTIAL FIRST FLOOR PLAN

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



WALL SECTION

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

PARTITION DETAIL

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

FIREBLOCKING NOTES

Edward M. Weinstein
Architecture & Planning, P.C.

14 Spring Street
Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287

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PROJECT

167 FARRAGUT AVE
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NY 10706

PROPOSED FLOOR PLAN, DOOR-
WINDOW& FINISHES SCHEDULE,
CONSTRUCTION & FIREBLOCKING
NOTES

SEAL & SIGNATURE

SCALE: AS NOTED
DATE: 08-02-18
PROJECT No.18528
DRAWING BY:GK
CHK BY: RK

DWG No.:
A-100.00

3 of 3