

2020 Residential Code Of New York State

Climatic & Geographic Design Criteria Table R301.2(1)													
Ground Snow Load	Wind Design				Seismic Design Category	Subject To Damage From			Winter Design Temp.	Ice Shield Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temperature
	Speed (mph)	Topographic Effects	Special Wind Region	Wind-Borne Debris Zone		Weathering	First Ice Depth	Termite					
30 lb/ft	115 - 120 mph	No	Yes	Zone I	B	Severe	42"	Moderate Heavy	7° F	Yes	No	1500 or Less	52.2 F

Manual J Design Criteria							
Elevation	Latitude	Winter Heating	Summer Cooling	Altitude Correction Factor	Indoor Design Temperature	Design Temperature Cooling	Heating Temperature Difference
436	41	7	87	1	68	75	61
Cooling Temperature Difference	Wind Velocity Heating	Wind Velocity Cooling	Coincident Wet Bulb	Daily Range	Winter Humidity	Summer Humidity	
12	20.4	7.5	7.5	M	30	55	

Construction Type Note:

As Per Title 19 NYCRR Part 1265

Provide Label As Shown Below



V = Construction Type
As Per Section 602 of BCNYS

FR = Floor And Roof Framing
As Per Designation For Structural Components
That Are Of Truss/ Engineered Type Construction

Size:

6" Diameter Circle

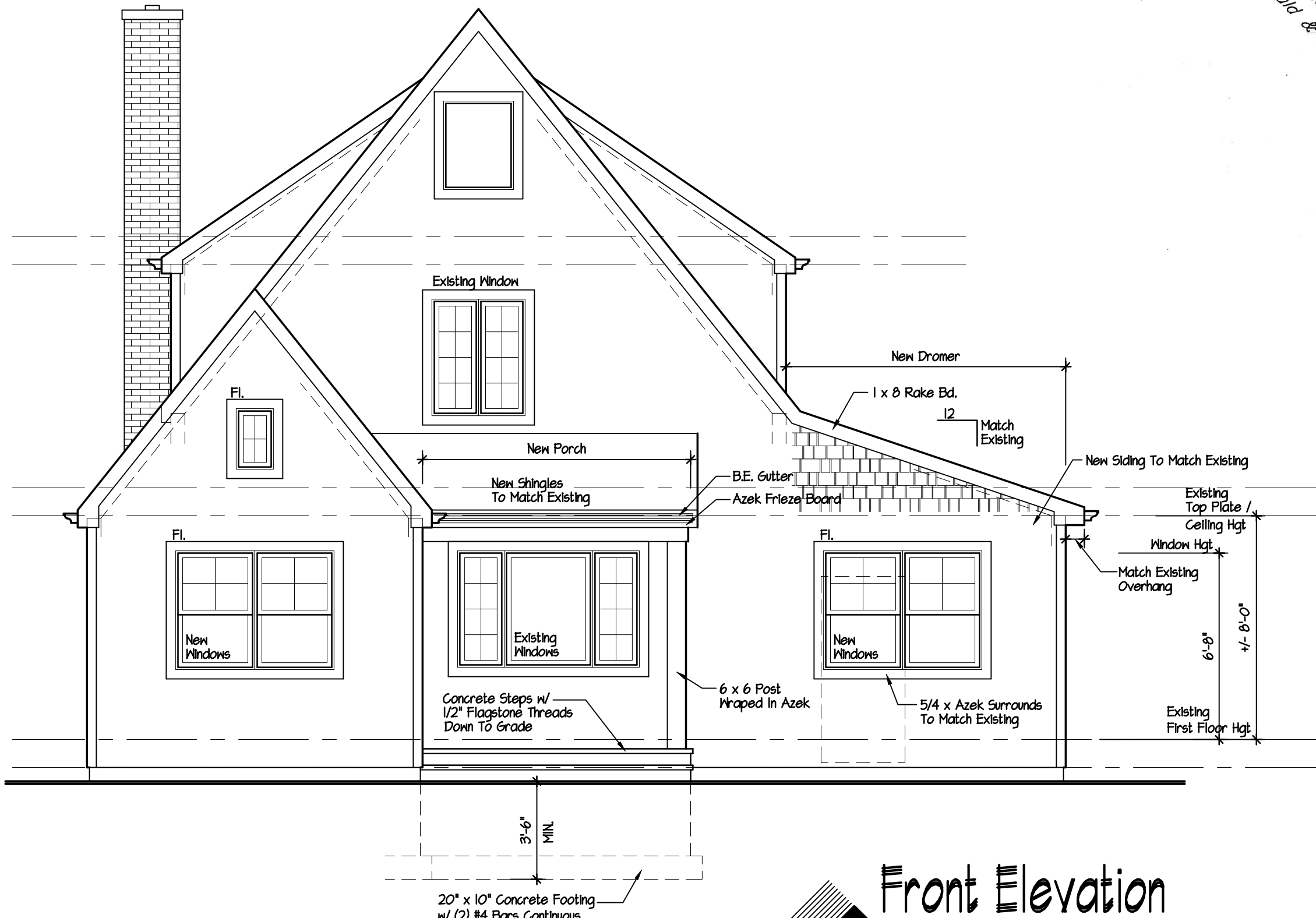
Color:

Circle To Be 1/2" Stroke - Reflective Red Pantone #187
Inner Circle - Reflective White
Text - Reflective Red Pantone #187

Sign Location:

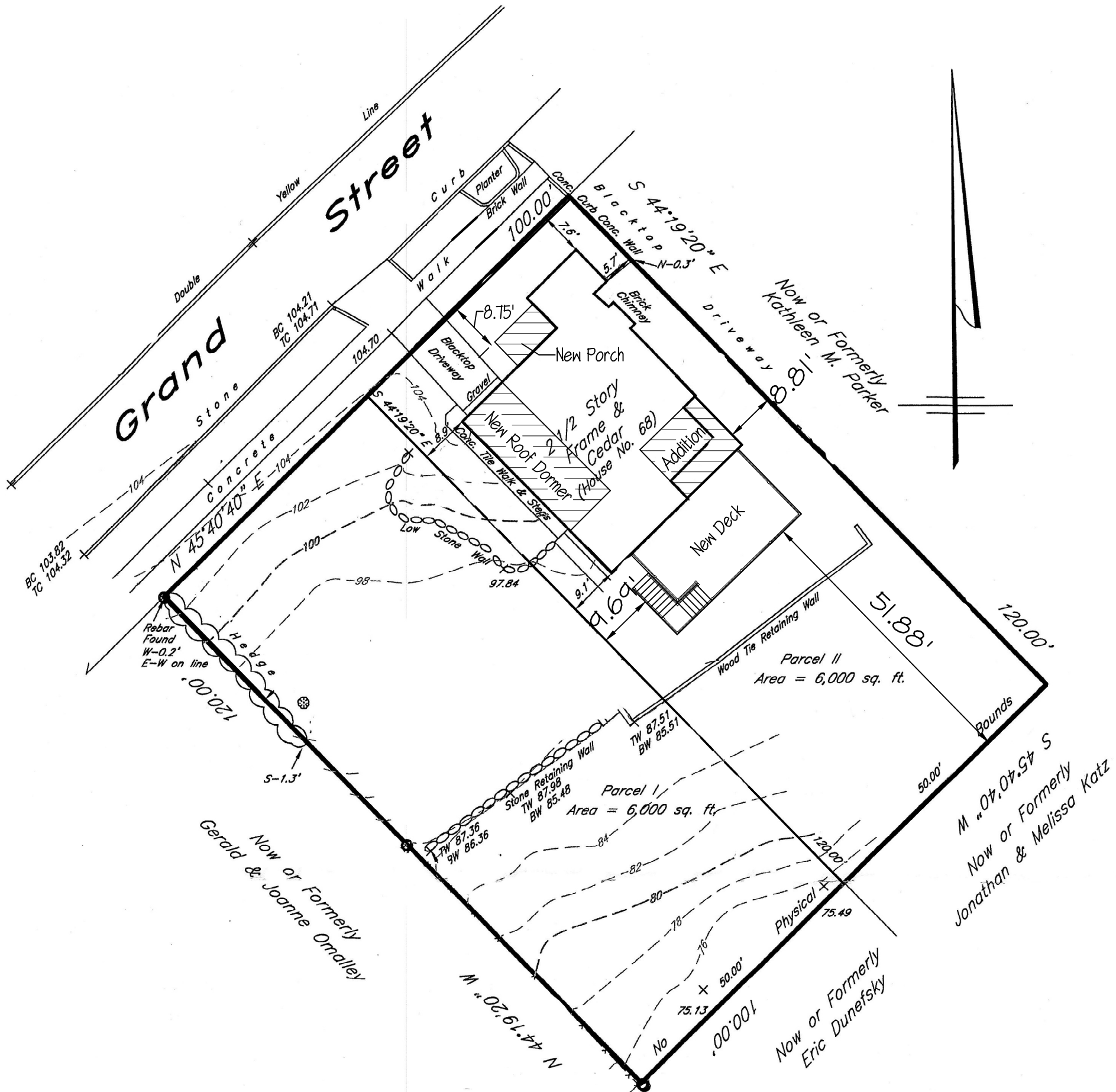
The Sign Or Symbol Required Shall Be Affixed To The Electric Box Attached To The Exterior Of The Residential Structure.
See Section 1265.5 For Further Notes On Sign Location.

See Title 19 NYCRR Part 1265 For Other Specs



Front Elevation

Scale: $1/4" = 1'-0"$



Site Plan

Scale: 1" = 20'-0"

Site Plan Is Based on Survey By
Ward Carpenter Engineers Inc.
Dated April 18, 2016
Which was provided by Owner

Zoning Data

Croton-on-Hudson

Zone:	RA-5	
Use:	Single Family Residence	
	Required By Code	Provided
Lot Area	5,000 sf	6,000 sf
Lot Width	50'	50'
Set Backs		
Front (Existing Vestibule)	15'	7.6'
Front (Proposed Porch)	15'	8.75'
Side (Existing Vestibule)	8'	5.7'
Side (Addition)	8'	8.81'
Total of Both (Existing Vestibule)	20'	14.6'
		(8.4' + 5.7')
Total of Both (Addition)	20'	17.71'
		(8.4' + 8.81')
Rear	25'	51.88'
Building Hgt	2 1/2 Sty or 30'	2 1/2 Sty or 26.8'
Building Coverage	40 %	22.6 %

Addition / Renovation For

68 Grand Street
Croton-on-Hudson

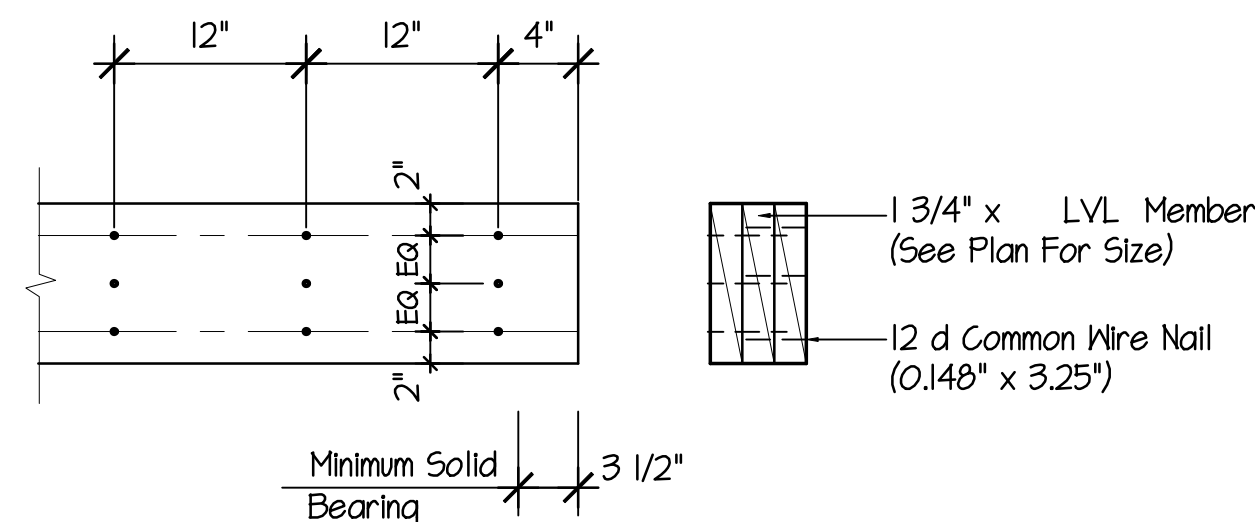
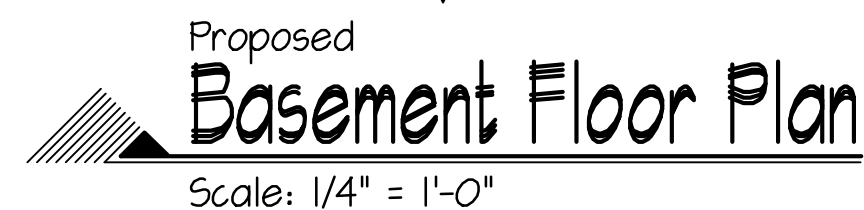
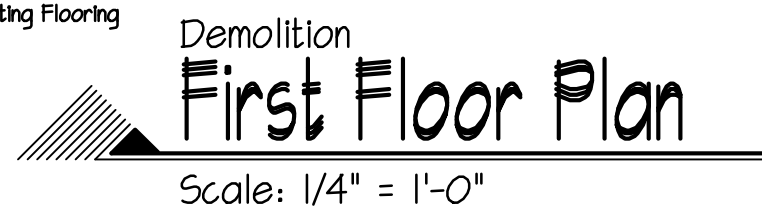


DeMasi Architects P.C.

05 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549

PHONE: (914) 666-3858

EMAIL: Lou@DemasiArchitects.com



Section

Note:

See Plans For Size & Location
Of All LVL Members



Note:
Unless Otherwise Noted On Plans

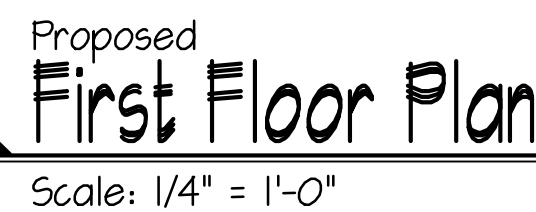
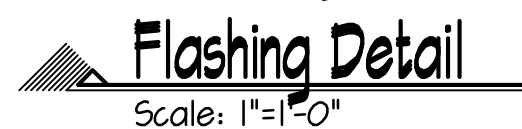


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68 Grand Street
Croton-on-Hudson NY

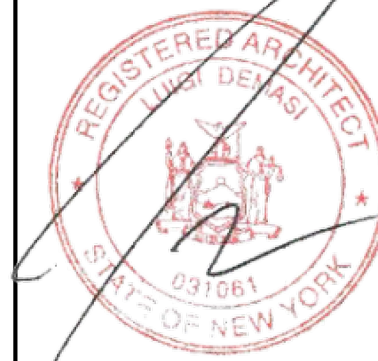
Updated Plans	9/21/22
Revision	Date
Date Aug. 1, 2022	
Job No	222-083
Drawing	

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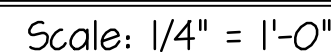




Scale: None



Note:
Plumbing riser diagram shown is generic,
and should be used only for informational
purposes. Plumbing contractor to install
plumbing system as per state & local
building codes.



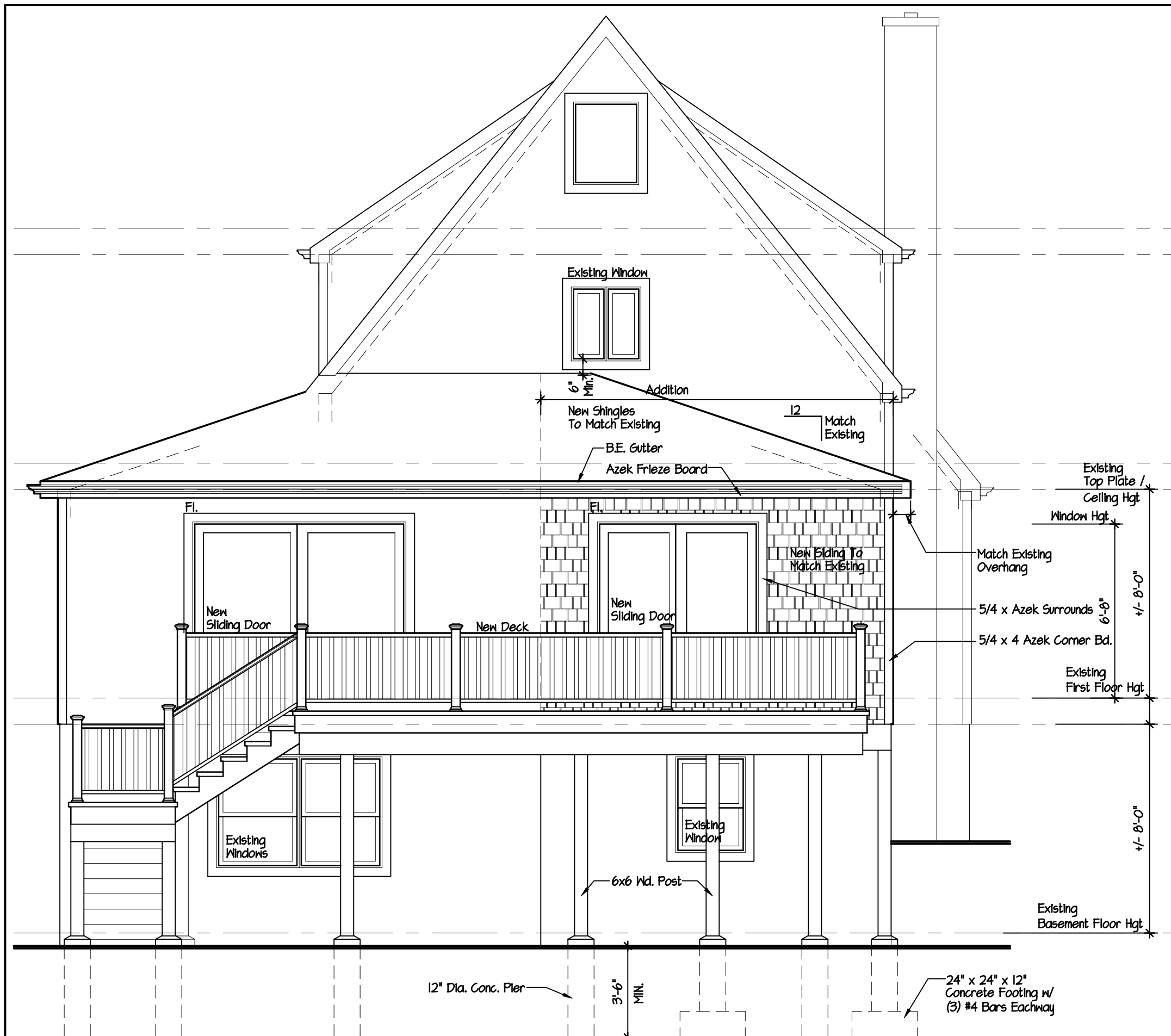
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PHONE: (914) 666-3858
EMAIL: Lou@DemasiArchitects.com

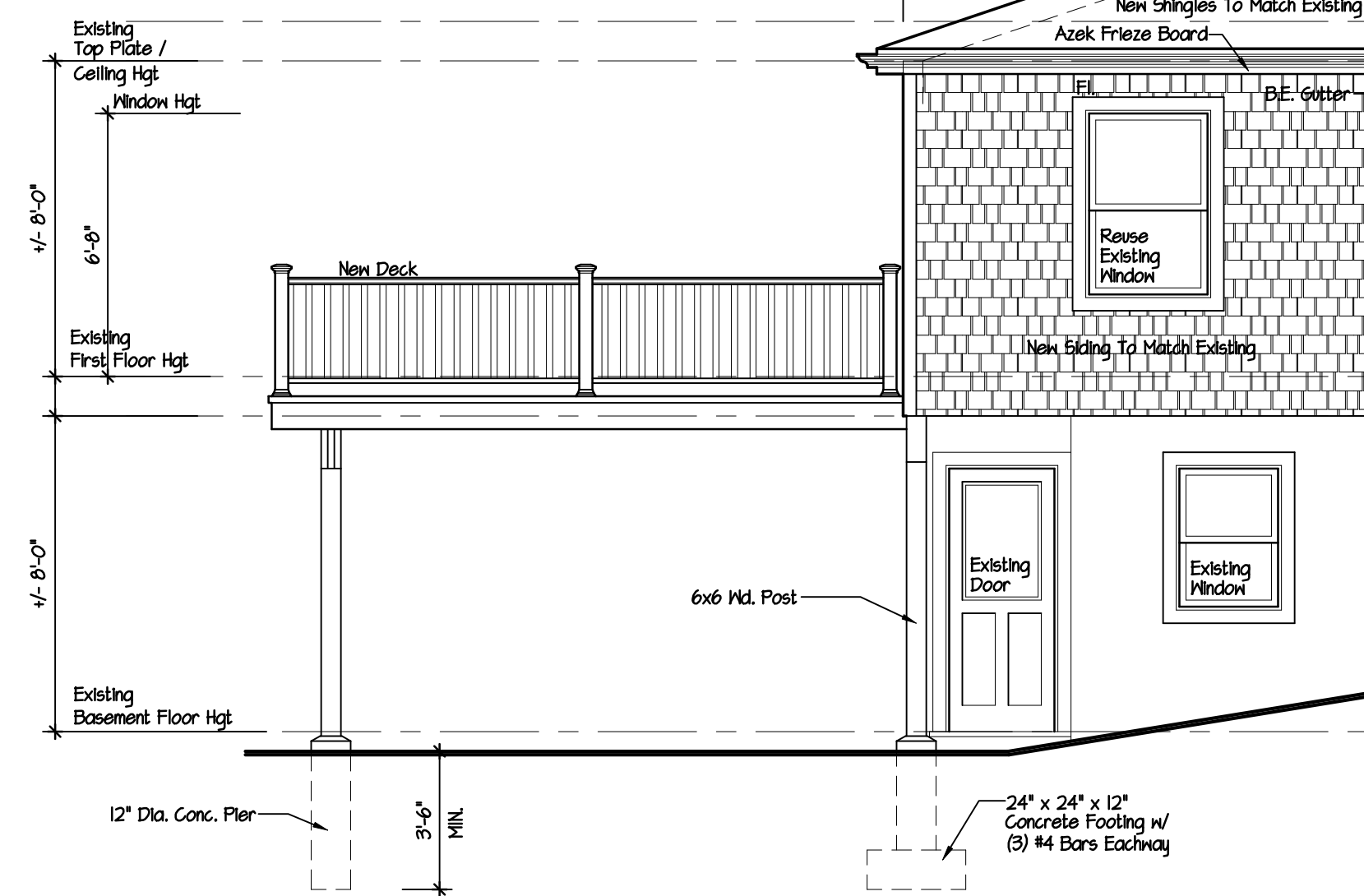
68 Grand Street
Croton-on-Hudson
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Rear Elevation
Scale: 1/4" = 1'-0"



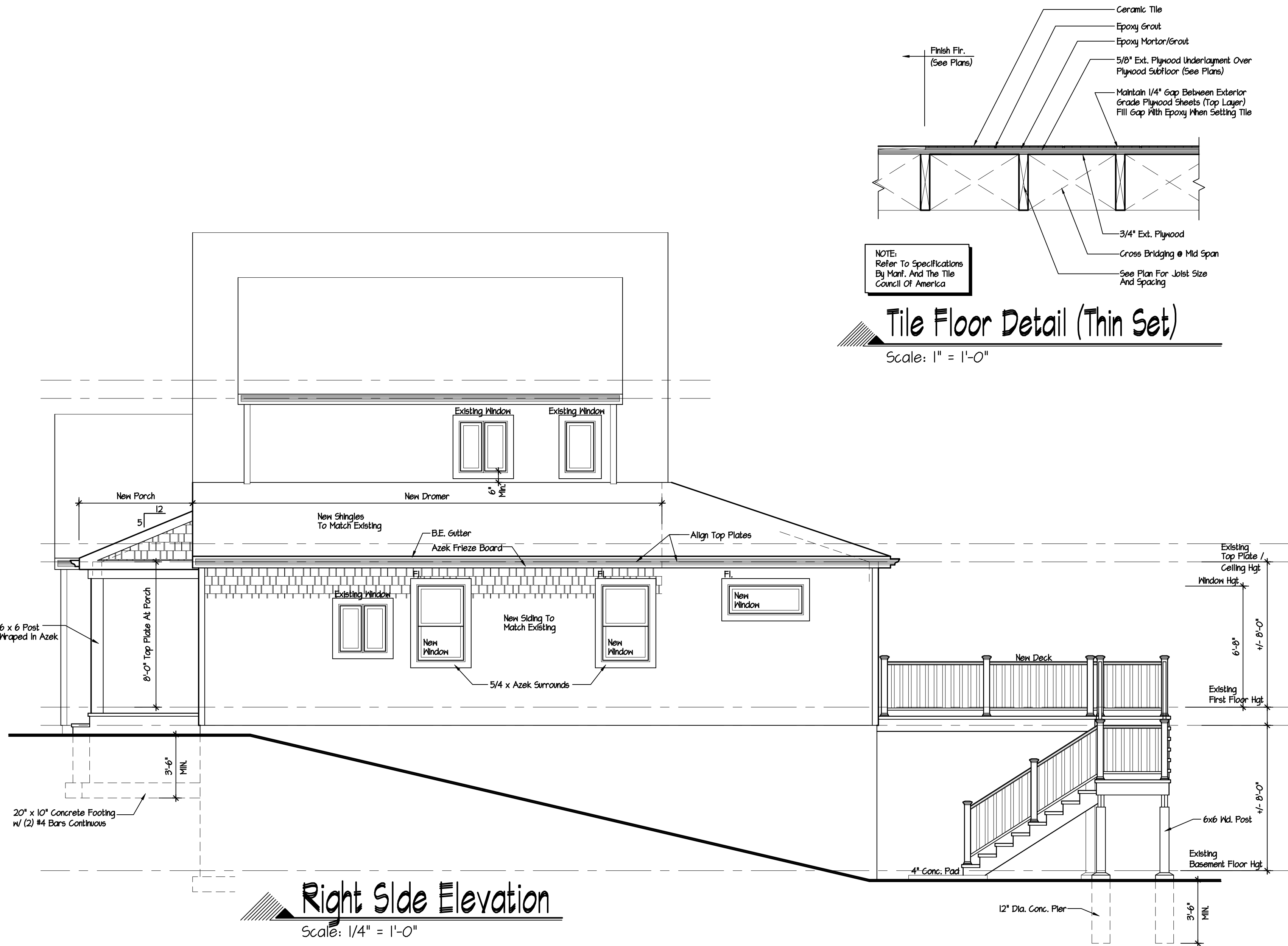
Left Side Elevation
Scale: 1/4" = 1'-0"

DeMasi Architects P.C.
105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549
PHONE: (914) 666-3850
EMAIL: Lou@DemasiArchitects.com



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105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549

EMAIL: Lou@DemasiArchitects.com

PHONE: (914) 666-3858



General Conditions:

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

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

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

CODES: All work and materials must conform to all local and The 2020 Residential Code Of New York State, National Board of Fire Underwriters, 2020 Energy Conservation Code Of New York State and requirements of the Board of Health.

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

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

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

Excavation:

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

FOOTINGS: To bear 12" below line of solid undisturbed earth. Design of footings are based on 2,000 psi soil. If soil bearing conditions are questionable, contractor shall consult engineer for footing design. Sloped footings shall be 1:2 max. slope. Provide (2) #4 bars continuous (refer to wall section). All footings bearing from rock to soil shall be reinforced with (4) #5 bars (6' min. on both sides of joint). Dowel and pin all footings bearing on rock with a slope greater than 1:12 (30 degrees) w/ #4 dowels @ 24" o/c max.

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

Concrete & Masonry:

Weathering Condition: Severe

CONCRETE: Shall be a min. F'c = 3,000 psi compressive strength for footings & foundation walls and F'c = 3,500 psi compressive strength for porches, steps & garage floors. Concrete shall be "Air Entrained", total air content shall not be less than 5 % or more than 7 %. All concrete work shall conform to the latest American Concrete Institute (ACI) guidelines.

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

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

DAMP-PROOFING: Provide a complete TUFF-N-DRI Exterior Foundation Waterproofing System as manufactured by KOCH MATERIALS COMPANY or equal. Provide 4" perforated PVC footing drain laid in 16" deep (min.) stone with a layer of salt hay over. Drain to outflow above ground, min. 30' from house, when not permitted, provide drywell.

DAMP-PROOFING: In areas of high water table or severe soil-water conditions are known to exist, provide 2-ply hot mopped felts, 55 pound roll roofing from top of footing to finished grade. All joints are to be lapped and sealed with adhesive.

Miscellaneous Metals:

ANCHOR BOLTS: Provide 1/2" dia. X 16" with hooked end. Bolts to be placed 6-0" o.c. max., 12" min. from corner and 2 bolts min. per sill. Consult Architect for anchoring in other seismic zone.

Carpentry:

FRAMING: Framing of the entire house shall be erected plumb, level and true, securely nailed. Joists, studs and rafters shall be doubled above all openings. All flush headers shall be connected with metal joist hangers. Double frame under all partitions parallel to framing. Sizes of joists, sheathing and rafters are shown on plans. Provide solid blocking under all posts. Contractor to provide all fire blocking at all stud wall over 10'-0" high or all horizontal furred spaces at 10'-0" intervals max.

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

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

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

SUB FLOOR: Shall be 3/4" T&G interior with exterior glue plywood glued and screwed to each framing member @ 6" o/c.

SHEATHING: Shall be 1/2" exterior grade plywood nailed to each framing member.

BRICK OR STONE VENEER: Shall be as shown on plans, laid in cement mortar with galvanized metal wall ties 24" horizontal and vertical. Provide weep holes at 4' o/c max. or as required (option: provide "MortarNet" at bottom of cavity). All joints to be well tooled. Brick and/or stone shall be selected by owner.

WINDOWS: Shall be ANDERSEN Perma-shield or equal windows with insulated "Low E" glass and screens. Size and type shown on plans. Provide tempered glass where shown or where within 18" of floor.

FRENCH DOORS: Shall be ANDERSEN Frenchwood or equal with tempered insulated "Low E" glass and screens. FIBER-CEMENT SIDING: Shall be Fiber-cement Plank Siding by JamesHardie. Install according to manufacturer's guidelines and details. Provide 3/8" x 1 1/2" wood starter strip set to true level 1/4" up from bottom edge of siding. Lap siding on 1 1/4" minimum over course below, placing all end joints over stud bearing. Use only galvanized or corrosion resistant fasteners.

INTERIOR DOORS: Interior doors shall be 1 3/8" flush mahogany stain grade or 6 panel pre-hung units, complete with hardware and casing. Siding, bi-fold and pocket doors shall be 1 3/8" flush mahogany or 6 panel doors or as shown on plans, complete with hardware. Provide a self-closing "c" label insulated door and frame between garage and house.

EXTERIOR TRIM: Shall be "Azek" or equal. Size and shape shown on plans.

BUILDING CAVITIES: Building framing cavities shall not be used as ducts or plenums As Per Section R403.3.5 Of the 2020 Energy Conservation Code Of New York State.

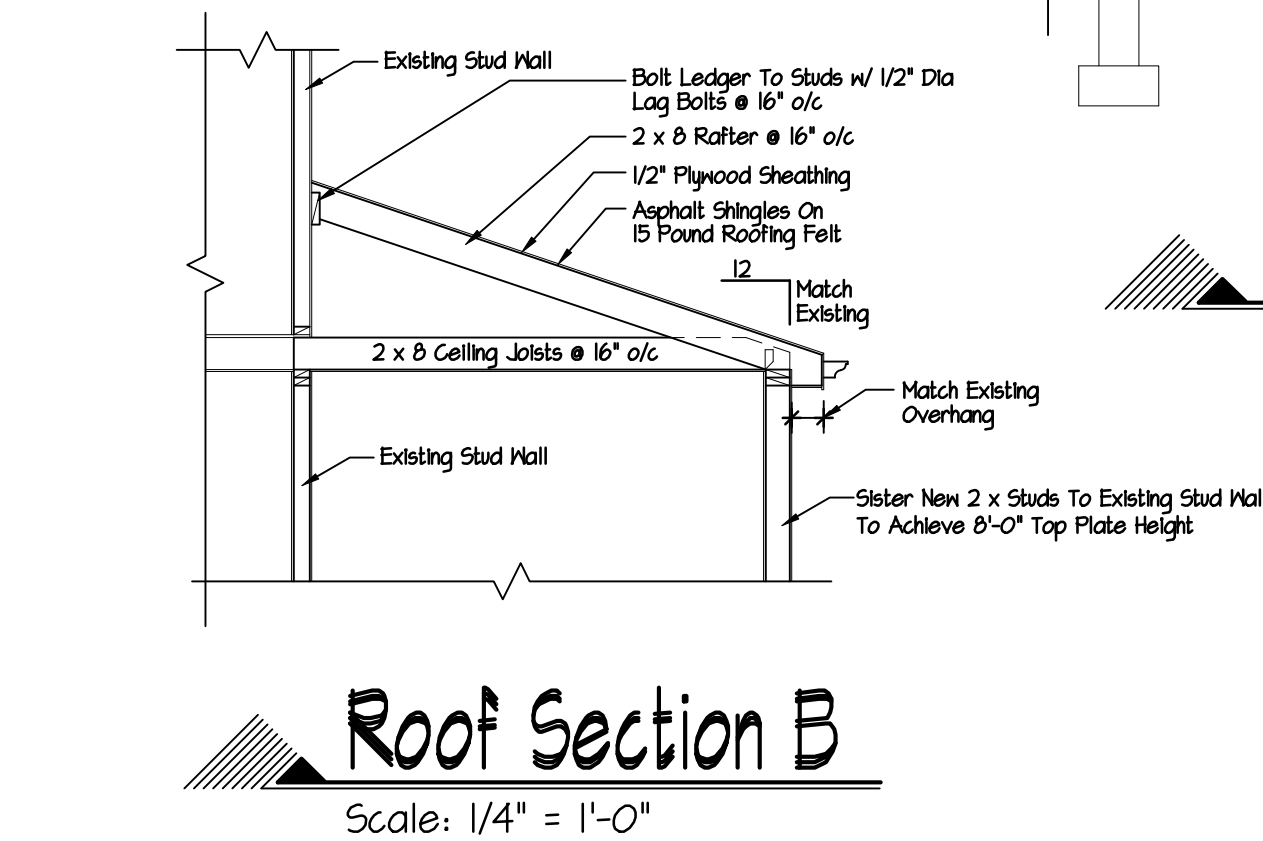
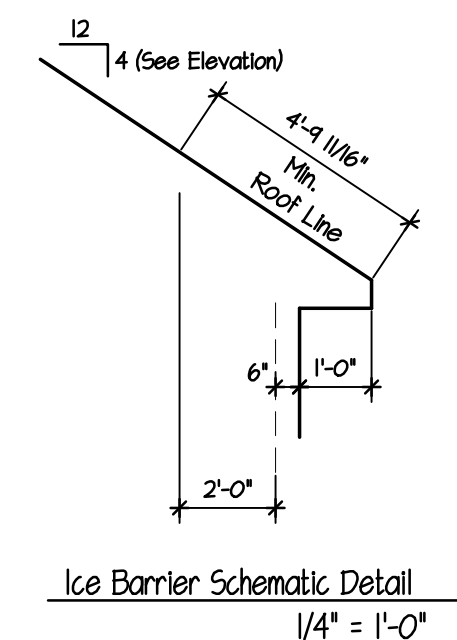
ROOFING: All chimneys shall be properly flashed. Provide self-sealing rubberized waterproof membrane (36" wide min.) at all eaves, openings, hips, valleys, and ridges by W.R. Grace and Company or equal (ice and watershield). All roofing shall be installed by qualified roofing contractors, in strict accordance with manufacturer's specifications.

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

INSULATION: Shall be fiberglass batts with vapor barrier. Provide insulation as per 2016 International Energy Conservation Code Section R402. RES-CHECK software is allowed to be used to calculate insulation requirements.

Heating:

HEATING: Connect to existing system. Contractor shall check and verify that existing system can handle increase demand of proposed addition. Contractor to provide new complete system if determined existing cannot handle increased demand of new addition.



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

Insulation / Energy Code:

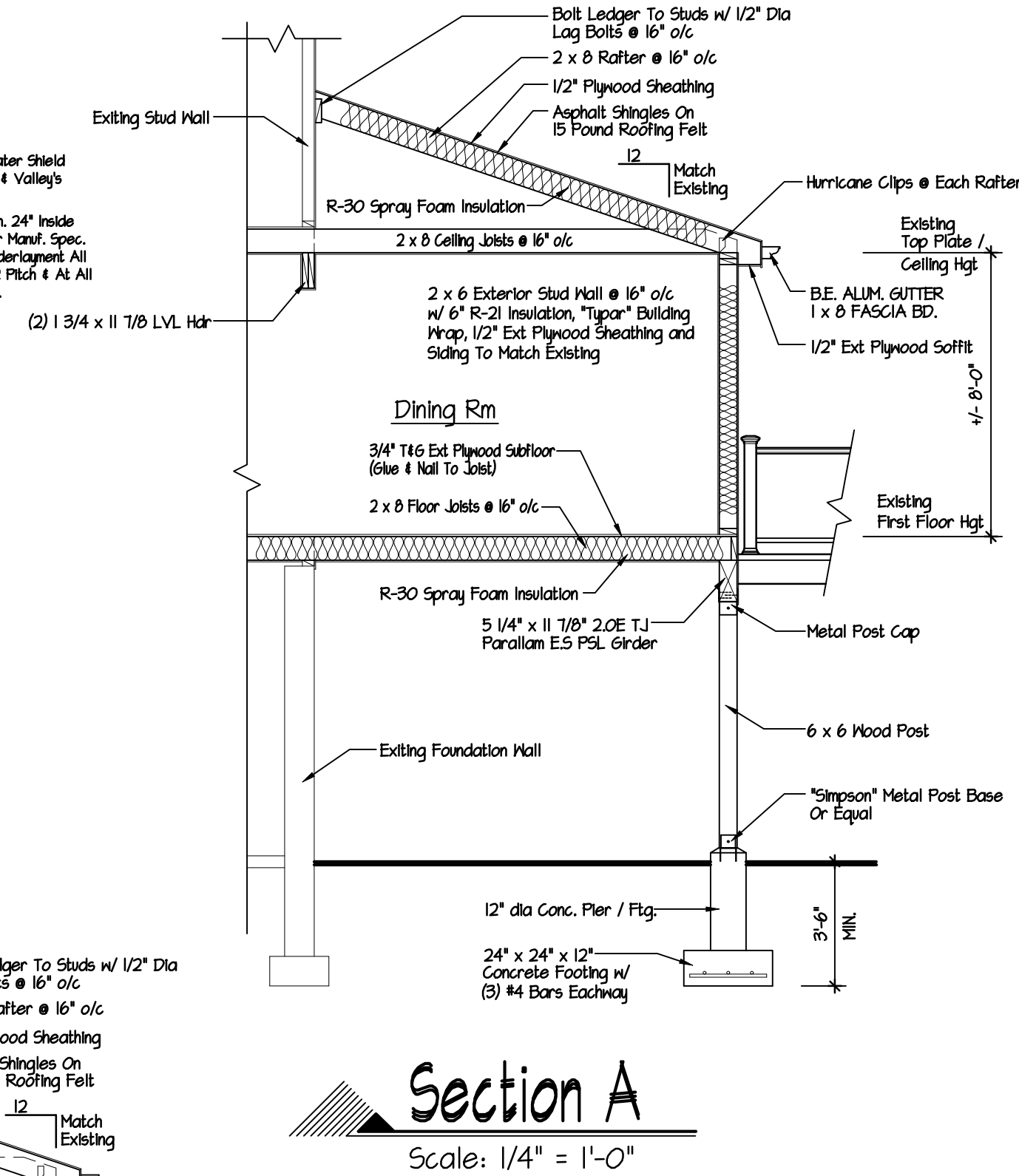
Refer to "RES CHECK" energy study attached to plans or fixed to first page.

INSULATION: Shall be fiberglass batt with foil faced vapor barrier, "R" value stated on attached RES-CHECK.

Pack insulation in all cavities around all exterior windows, doors and other openings.

Material Identification:

Materials and equipment must be installed in accordance with the manufacturer's installation instructions. Materials and equipment must be identified so that compliance can be determined. Manufacturer manuals for all installed heating and cooling equipment and service water heating equipment must be provided. Insulation R-values and glazing U-factors must



Heating & Cooling Piping Insulation:

Mechanical system piping capable of carrying fluids above 105 degrees F or chilled fluids below 55 degrees F must be insulated to a Minimum of R-3. See Section R403.4 of the 2020 Energy Conservation Code Of New York State for more detail.

Plumbing:

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

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

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

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