

STANDARD SYMBOL LEGEND

	ELEVATION OR SECTION DRAWING TAG
	INTERIOR ELEVATION
	NEW DOOR - SEE SCHEDULE A:500.00
	NEW WINDOW - SEE SCHEDULE A:500.00
	NEW WOOD CASED OPENING, PAINTED TAGGED WITH LETTERS
	NEW DECORATIVE TRIM OR PROFILE-TAGGED WITH NUMBER
	NEW SADDLE/THRESHOLD IN FLOOR
	DETAIL DRAWING TAG

NOTES:

1) SEE GENERAL NOTES & PROJECT MANUAL.

SHEET NUMBER	DRAWING NAME	CURRENT REV #	DATE	TO	SUBMITTED
A:000.00	COVER SHEET		XXXX XX, 2012		
SP:101.00	PROPOSED SITE PLAN				
A:100.00	CONSTRUCTION PLAN : CELLAR FLOOR PLAN				
A:101.00	CONSTRUCTION PLAN : FIRST FLOOR PLAN				
A:102.00	CONSTRUCTION PLAN : SECOND FLOOR PLAN				
A:103.00	CONSTRUCTION PLAN : ROOF FLOOR PLAN				
A:200.00	ELEVATIONS : NORTH & SOUTH				
A:201.00	ELEVATIONS : EAST & WEST				
A:303.00	BUILDING SECTIONS				
A:304.00	BUILDING SECTION				
A:305.00	BUILDING SECTIONS				
A:400.00	INTERIOR ELEVATIONS				
A:401.00					
A:402.00					
A:403.00					
A:404.00					
A:405.00					
A:406.00					
A:407.00					
A:408.00					
A:500.00	DOOR & WINDOW SCHEDULE				
D:100.00	DEMO: CELLAR FLOOR PLAN				
D:101.00	DEMO: FIRST FLOOR PLAN				
D:102.00	DEMO: ROOF FLOOR PLAN				
E:100.00	ELECTRICAL: CELLAR FLOOR PLAN				
E:101.00	ELECTRICAL: FIRST FLOOR PLAN				
E:102.00	ELECTRICAL: SECOND FLOOR PLAN				
E:103.00	ELECTRICAL: ROOF FLOOR PLAN				
S:100.00	STRUCTURAL: CELLAR FLOOR PLAN				
S:101.00	STRUCTURAL: FIRST FLOOR PLAN				
S:102.00	STRUCTURAL: ROOF FLOOR PLAN				
P:100.00	PLUMBING: HW & CW RISER DIAGRAM				
P:101.00	PLUMBING: SANITARY RISER DIAGRAM				

#	REVISION	DATE
6	DOB FILING	10/22/12
5	HANCE - STEEL FRAME SET	9/7/12
4	DOB PRELIMINARY	7/18/12
3	ARB FORMAL REVIEW	6/5/12
2	ARB SUBMISSION	4/3/12
1	ARB INFORMAL REVIEW	3/22/12

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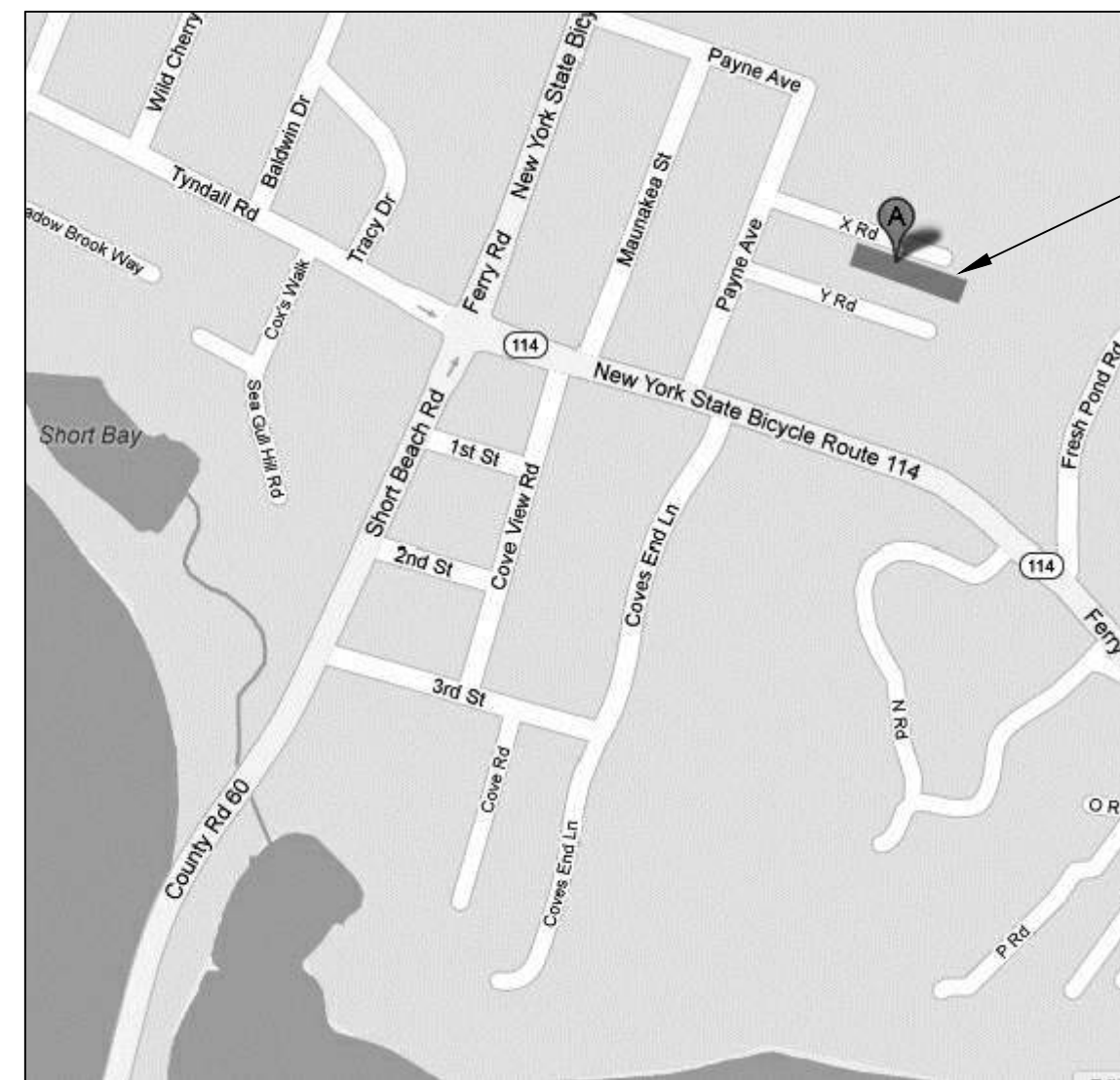
STEEL HOUSE
 28 PAYNE AVENUE
 NORTH HAVEN, NY

COVER SHEET

JOB NUMBER:	1014	STAMP:
SCALE:	AS NOTED	
ISSUE DATE:	10/22/2012	
DRAWN BY:	DS	
DRAWING #:	DOB SET	

STEEL HOUSE
 28 PAYNE AVENUE
 NORTH HAVEN, NY

A:000.00
 PAGE OF X



APPROXIMATE LOCATION OF PROJECT

2 VICINITY PLAN
SCALE: NTS

SETBACK CALCULATIONS - FUTURE GARGAGE

ALL SETBACKS ARE CALCULATED USING NORTH HAVEN ZONING CODE 163-36 - MINIMUM SIDE AND REAR YARDS IN NON-CONFORMING LOTS.

ACCESSORY BUILDING IN NONCONFORMING LOT - FUTURE GARGAGE

FRONT YARD
MIN 75 FT REQUIRED

SIDEYARD
0.4 X LOT WIDTH=TOTAL COMBINED SIDE YARDS
NO DIM TO BE LESS THAN 10'

0.4 X 106 FEET = 42.5 FEET
SIDEYARDS OF 10 FEET AND 32.5 FEET PROPOSED

REAR YARD
0.4 X LOT WIDTH = TOTAL MIN REAR YARD
NO DIM TO BE LESS THAN 15 FT - 42.5 FT PROPOSED

0.4 X 99.92 FEET = 40 FEET
REAR YARD OF 40 FEET PROPOSED

BUILDING HEIGHT
MAX HEIGHT 15 FT

AGGREGATE NOT TO EXCEED 30% AREA REQ'D FOR REAR OR SIDE YARD

SETBACK CALCULATIONS - HOUSE

ALL SETBACKS ARE CALCULATED USING NORTH HAVEN ZONING CODE 163-36 - MINIMUM SIDE AND REAR YARDS IN NON-CONFORMING LOTS.

PRINCIPAL BUILDING IN NONCONFORMING LOT

FRONT YARD
MIN 75 FT REQUIRED

SIDEYARD
0.4 X LOT WIDTH=TOTAL COMBINED SIDE YARDS
NO DIM TO BE LESS THAN 10'

0.4 X 106 FEET = 42.5 FEET
SIDEYARDS OF 10 FEET AND 32.5 FEET PROPOSED

REAR YARD
0.4 X LOT WIDTH = TOTAL MIN REAR YARD
NO DIM TO BE LESS THAN 25 FT - 42.5 FT PROPOSED

BUILDING HEIGHT
MAX HEIGHT 2 1/2 STORIES or 35 FEET - 26'-6" PROPOSED

PRIVATE RESIDENCE

PROPERTY DESCRIPTION

DISTRICT: R-1
LOT AREA : 35,018 SQ/FT

UNDEVELOPED EXISTING LOT WITH NO STRUCTURES, NO STREET FRONTAGE

18' RIGHT OF WAY JOINTLY OWNED AT NORTH END OF LOT

ZONING NON-CONFORMANCE

LOT IS NON-CONFORMING AS FOLLOWS:
MIN LOT AREA = 80,000 SQ/FT REQ'D > 35,018 SQ/FT EXISTING
MIN LOT WIDTH = 175 FT REQ'D > 106.26' FT EXISTING
MIN LOT FRONTAGE - 175 FT REQ'D > NONE EXISTING
MIN SIDE YARDS TOTAL = 80 FT REQ'D > 42.5 FT CALCULATED
MIN REAR YARD = 60 FT > 42.5 FT CALCULATED

LOT COVERAGE, MAIN + ACCESSORY STRUCTURES
15% OF LOT AREA PERMITTED
35,018 SQ/FT X 0.15 = 5,252.7 SQ/FT MAX LOT COVERAGE

PROPOSED LOT COVERAGE
PRIMARY STRUCTURE FOOTPRINT = 2,842 SQ/FT
FUTURE GARGAGE = 675 SQ/FT (SEE CALCULATIONS BELOW)
PERGOLAS = 1,394 SQ/FT

TOTAL PROPOSED COVERAGE = 4,911 SQ/FT = 14%

FAR OF HOUSE (GROSS FLOOR TOTAL) - PERMITTED
2,000 SQ/FT + (LOT AREA - 10,000 X 10%) = MAXIMUM FAR HOUSE
2,000 SQ/FT + (35,019 - 10,000 X .10) = 4,501.8 SQ/FT MAX PERMITTED

FAR OF HOUSE (GROSS FLOOR TOTAL) - PROPOSED
FIRST FLOOR AREA = 2,842 SQ / FT
SECOND FLOOR AREA = 1,657 SQ / FT
TOTAL PROPOSED GROSS FLOOR AREA OF HOUSE = 4,499 SQ / FT

ACCESSORY STRUCTURE GROSS FLOOR AREA - PERMITTED
HOUSE GROSS FLOOR AREA x 15% = ACCESSORY STRUCTURE MAX
4,501.8 SQ/FT x .15 = 675 SQ/FT PERMITTED

ACCESSORY STRUCTURE GROSS FLOOR AREA - PROPOSED
PROPOSED FUTURE GARGAGE AREA = 675 SQ / FT

NOTES:

6	DOB FILING	10/22/12
5	HANCE - STEEL FRAME SET	9/7/12
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2	ARB SUBMISSION	4/3/12
1	ARB INFORMAL REVIEW	3/22/12
#	REVISION	DATE

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STEEL HOUSE
28 PAYNE AVENUE
NORTH HAVEN, NY

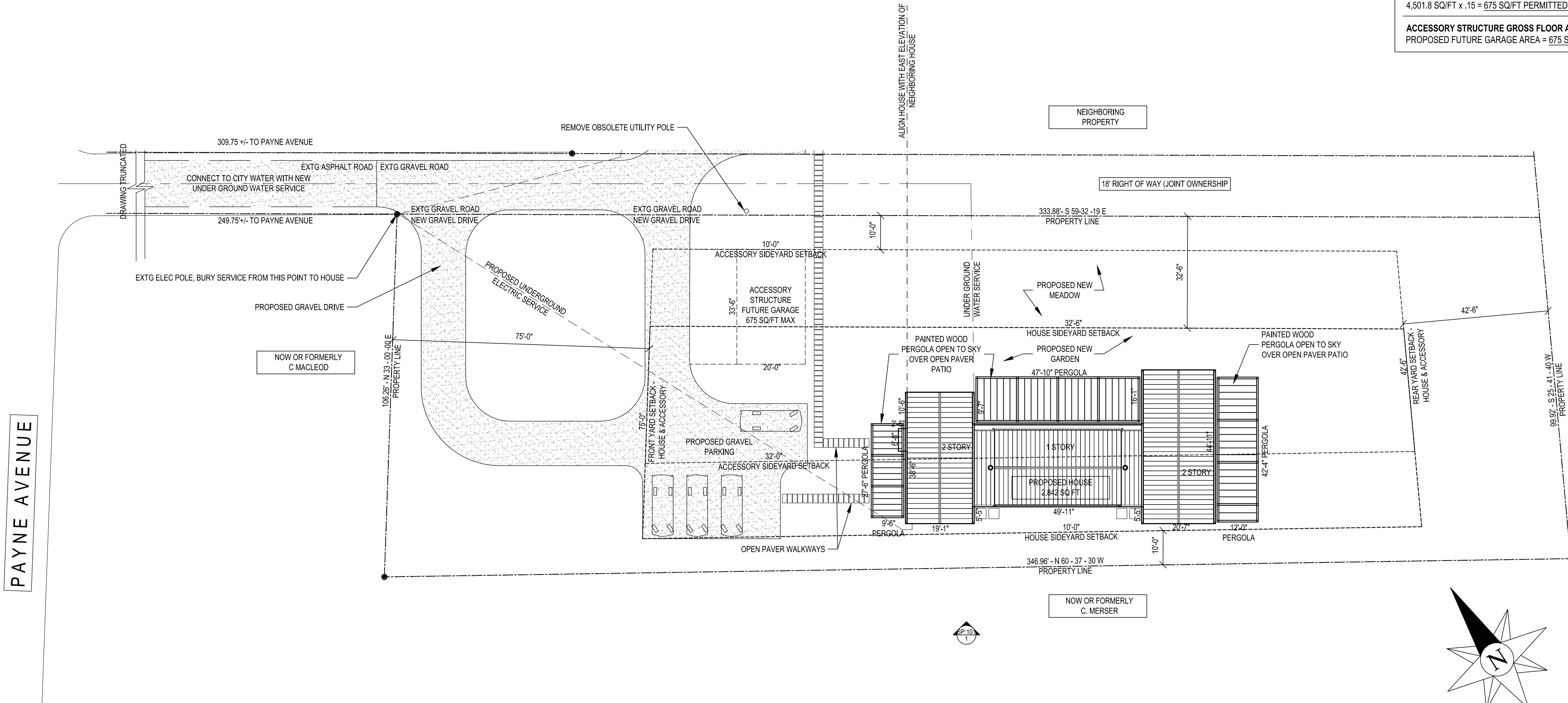
SITE PLAN

JOB NUMBER:	1014	STAMP:
SCALE:	AS NOTED	
ISSUE DATE:	10/22/2012	
DRAWN BY:	DS	

DRAWING #: **DOB SET**

SP:100.00

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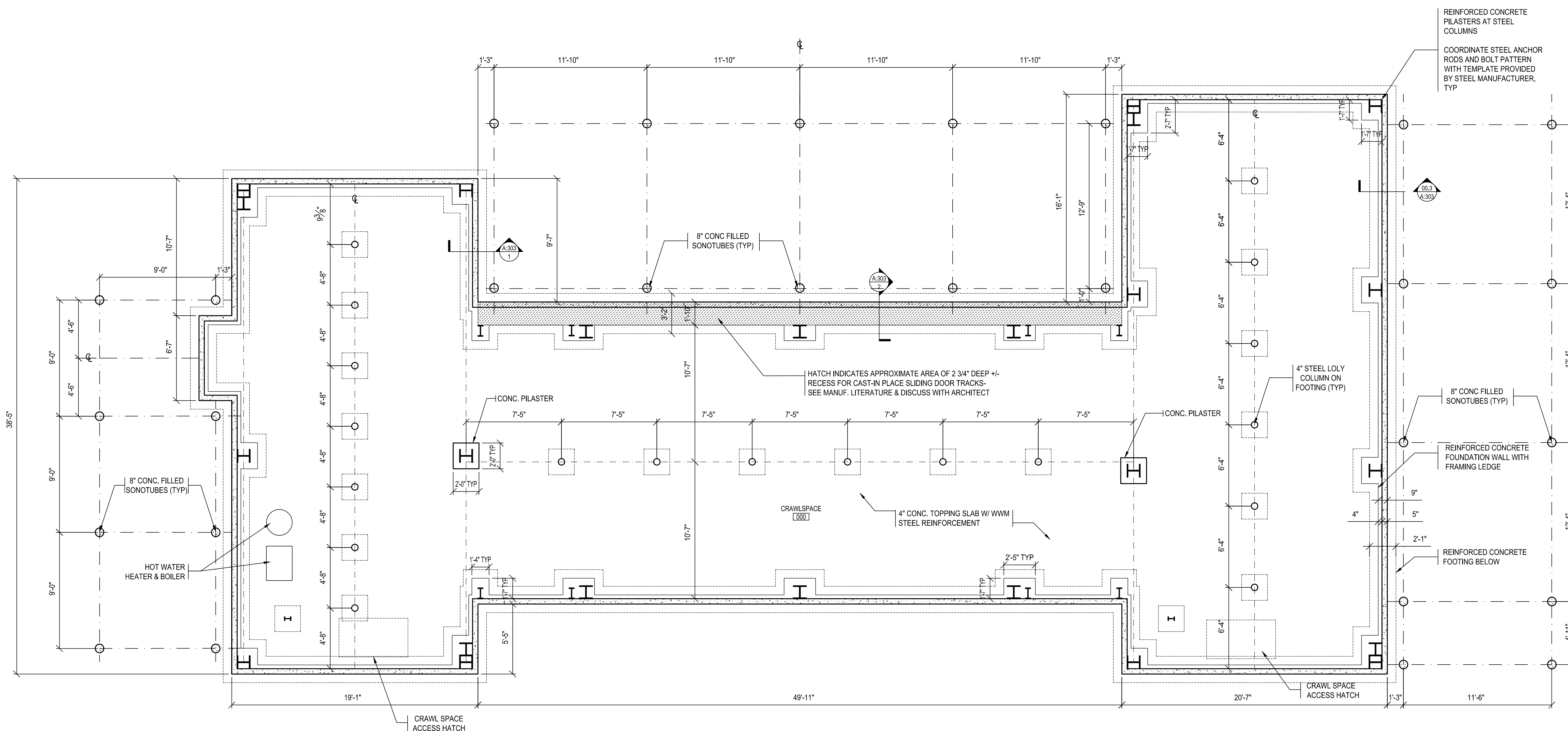


1 SITE PLAN, PROPOSED
SCALE: 1/16"=1'-0"

PRINTED ON: 10/25/2012 9:29 AM

LEGEND - PROPOSED	
	REINFORCED CONCRETE FOUNDATION WALL
	PREFABRICATED STRUCTURAL STEEL FRAME BY BUTLER STEEL ENGINEERING
	8" CONCRETE FILLED SONOTUBE CAST TO 12" BELOW FROST DEPTH

NOTES:
1) SEE GENERAL NOTES & PROJECT MANUAL.



1 FOUNDATION PLAN - PROPOSED
SCALE: 1/4"=1'-0"

#	REVISION	DATE
6	DOB SET	10/22/12
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PLAN - PROPOSED FOUNDATION PLAN

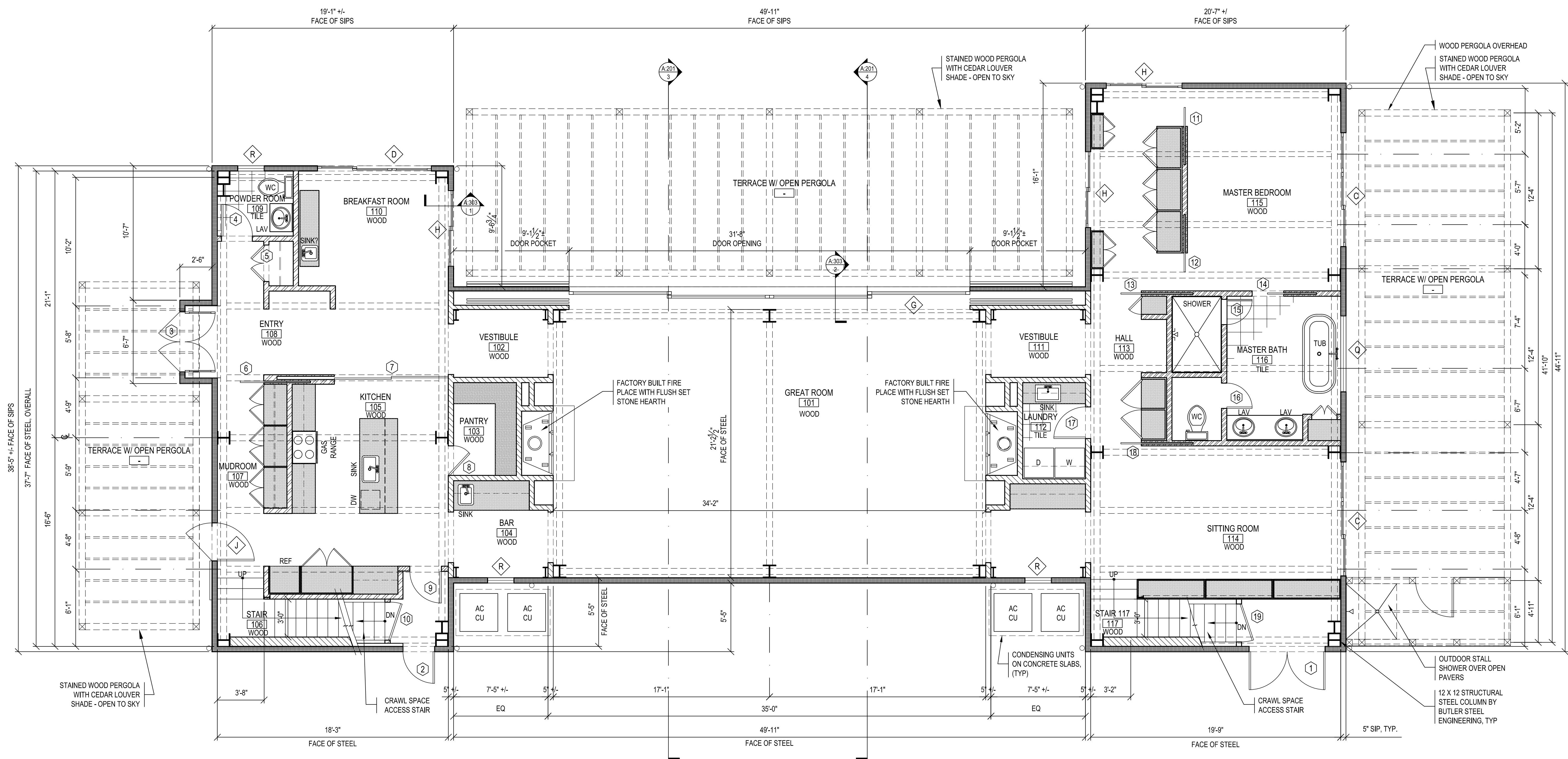
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SCALE:	AS NOTED	
ISSUE DATE:	10/18/2012	
DRAWN BY:	DS	

DRAWING # **DOB FILING**

A:100.00

LEGEND - PROPOSED	
	STRUCTURAL INSULATING PANEL 4 1/2" THICK: 1/2" OSB, 3 3/4" R-26 RIGID INSULATION, 1/2" OSB, 1/2" GWB @ INT, T&G WOOD SIDING @ EXT.
	INTERIOR PARTITION WITH T & G: 3 1/2" STUD @ 2' O.C. T & G WOOD SIDING BOTH FACES U.O.N, ON INT. ELEVS. BATT. INSULATION
	INTERIOR PARTITIONS WITH GWB 3 1/2" STUD @ 24" O.C. 1/2" GWB. BOTH FACES U.O.N ON INT. ELEVS BATT INSUL.
	NEW MILLWORK, SEE PLANS
	NEW SPACED SIDING WALL, PARTIAL HEIGHT
	NEW DOOR, SEE SCHEDULE @ A.500.00
	NEW WINDOW, SEE SCHEDULE @ A.500.00
	HOSE BIB FROST FREE TYPE WITH DRAINOUT

NOTES:
1) SEE GENERAL NOTES & PROJECT MANUAL.



#	REVISION	DATE
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FIRST FLOOR PLAN - PROPOSED

JOB NUMBER:	1014	STAMP:
SCALE:	AS NOTED	
ISSUE DATE:	10/22/2012	
DRAWN BY:	DS	

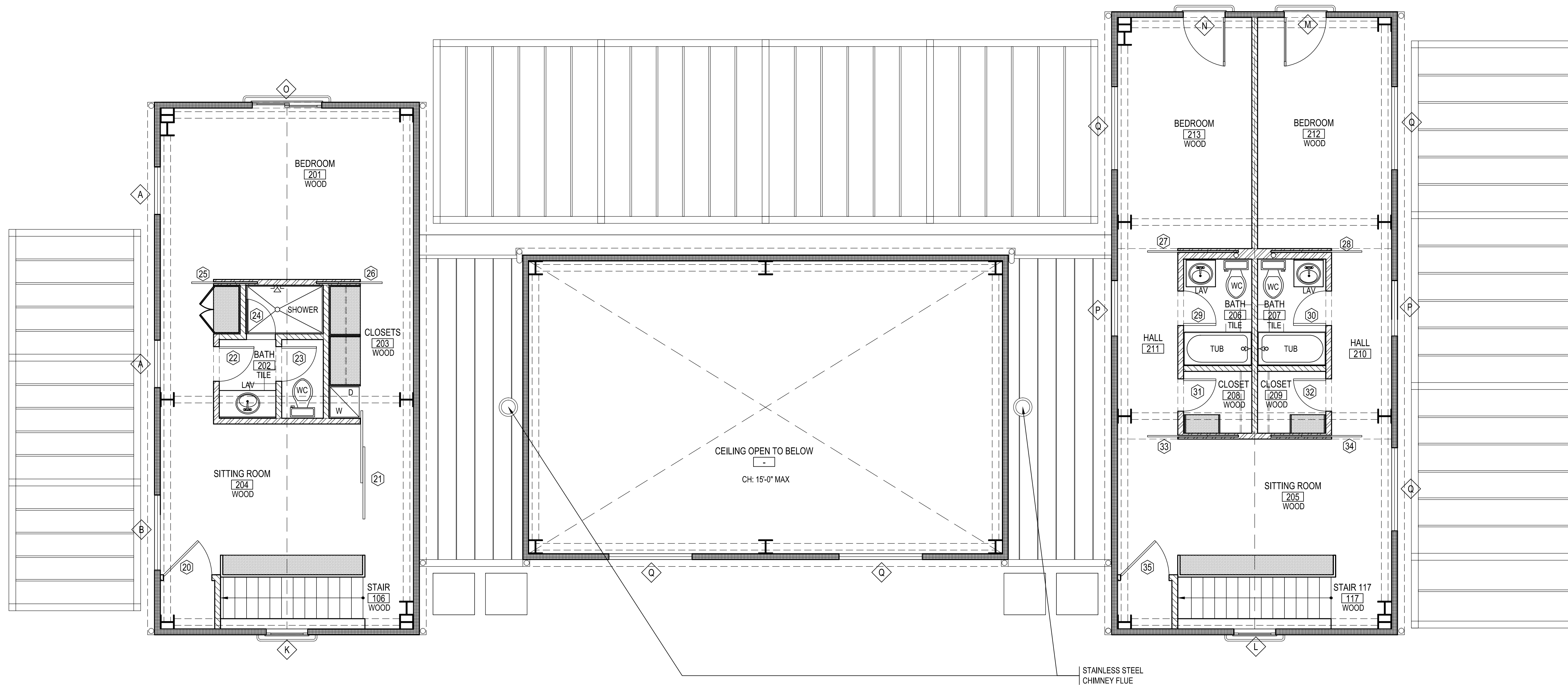
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A:101.00
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1 FIRST FLOOR PLAN - PROPOSED
 SCALE: 1/4"=1'-0"

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LEGEND - PROPOSED	
	STRUCTURAL INSULATING PANEL 4 1/2" THICK: 1/2" OSB, 3 1/2" R-26 RIGID INSULATION, 1/2" OSB, 1/2" GWB @ INT, T&G WOOD SIDING @ EXT.
	INTERIOR PARTITION WITH T & G: 3 1/2" STUD @ 2' O.C. T & G WOOD SIDING BOTH FACES U.O.N. ON INT. ELEVLS. BATT. INSULATION
	INTERIOR PARTITIONS WITH GWB 3 1/2" STUD @ 24" O.C. 1/2" GWB. BOTH FACES U.O.N ON INT. ELEVLS BATT INSUL.
	NEW MILLWORK, SEE PLANS
	NEW SPACED SIDING WALL, PARTIAL HEIGHT
	NEW DOOR, SEE SCHEDULE @ A:500.00
	NEW WINDOW, SEE SCHEDULE @ A:500.00
	HOSE BIB FROST FREE TYPE WITH DRAINOUT

NOTES:
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SECOND FLOOR PLAN - PROPOSED

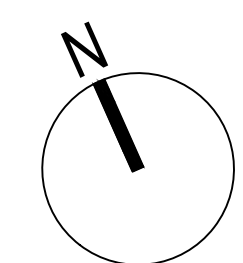
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SCALE:	1014
ISSUE DATE:	AS NOTED
DRAWN BY:	10/22/2012
DRAWING #:	DS

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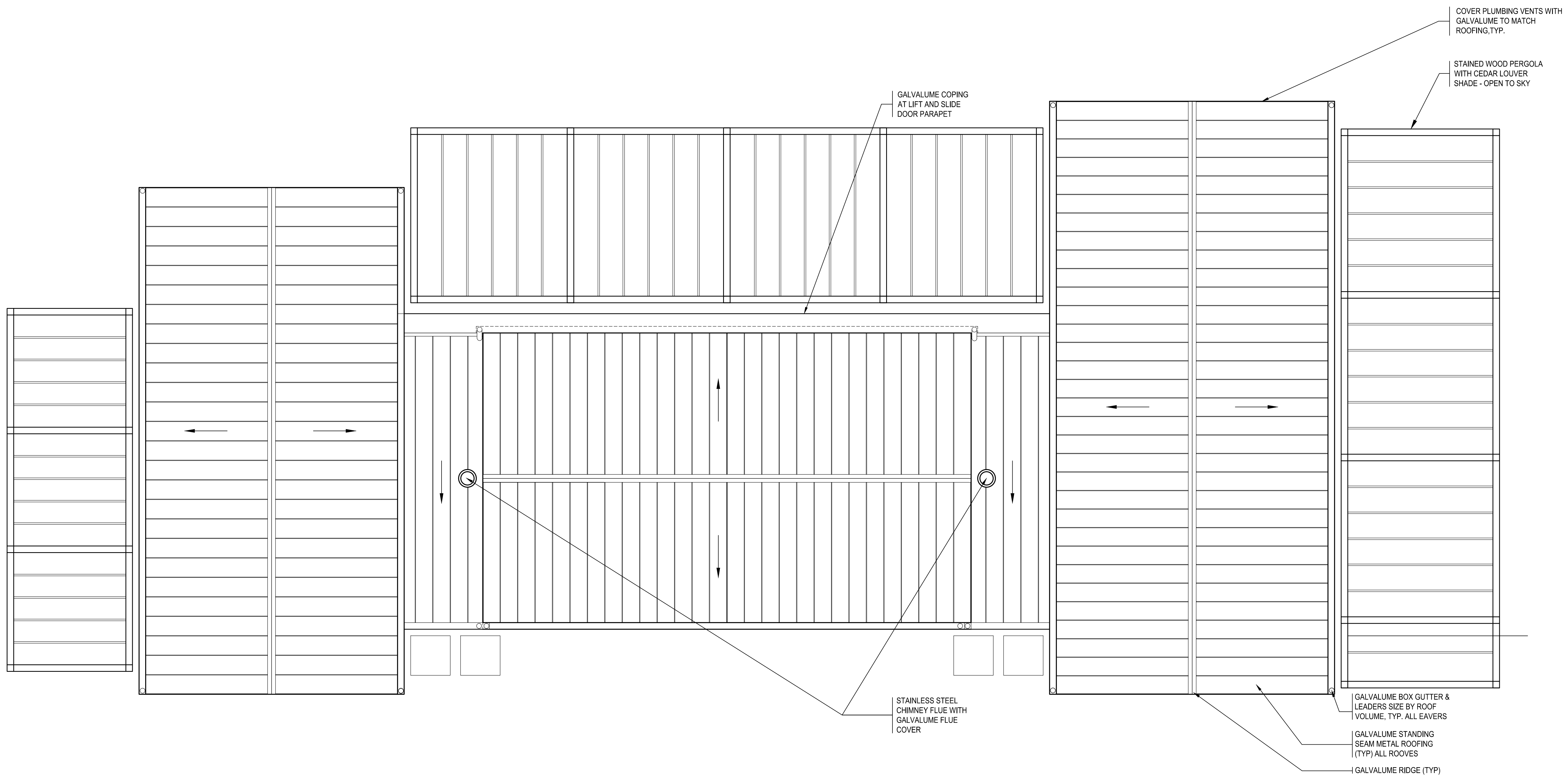
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1 SECOND FLOOR PLAN - PROPOSED
SCALE: 1/4"=1'-0"



STAINLESS STEEL
CHIMNEY FLUE



NOTES:
1) SEE GENERAL NOTES & PROJECT MANUAL.

#	REVISION	DATE
6	DOB SET	10/22/12
5	HANCE - STEEL FRAME SET	9/7/12
4	DOB SET	7/18/12
3	ARB FORMAL REVIEW	6/5/12
2	ARB SUBMISSION	4/3/12
1	ARB INFORMAL REVIEW	3/22/12

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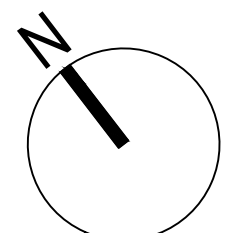
**PLAN - PROPOSED
ROOF PLAN**

JOB NUMBER:	10-14	STAMP:
SCALE:	AS NOTED	
ISSUE DATE:	10/18/2012	
DRAWN BY:	DS	

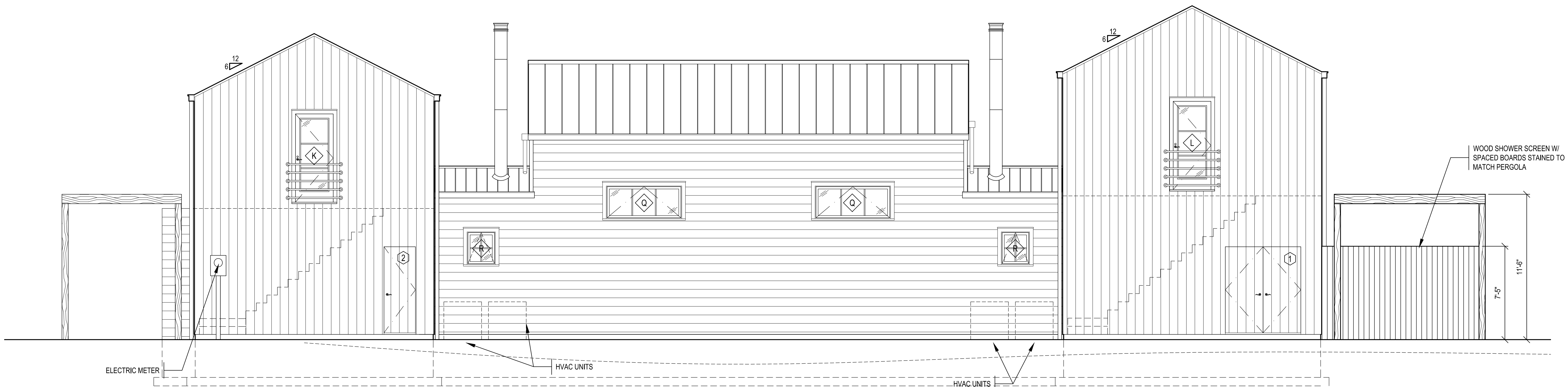
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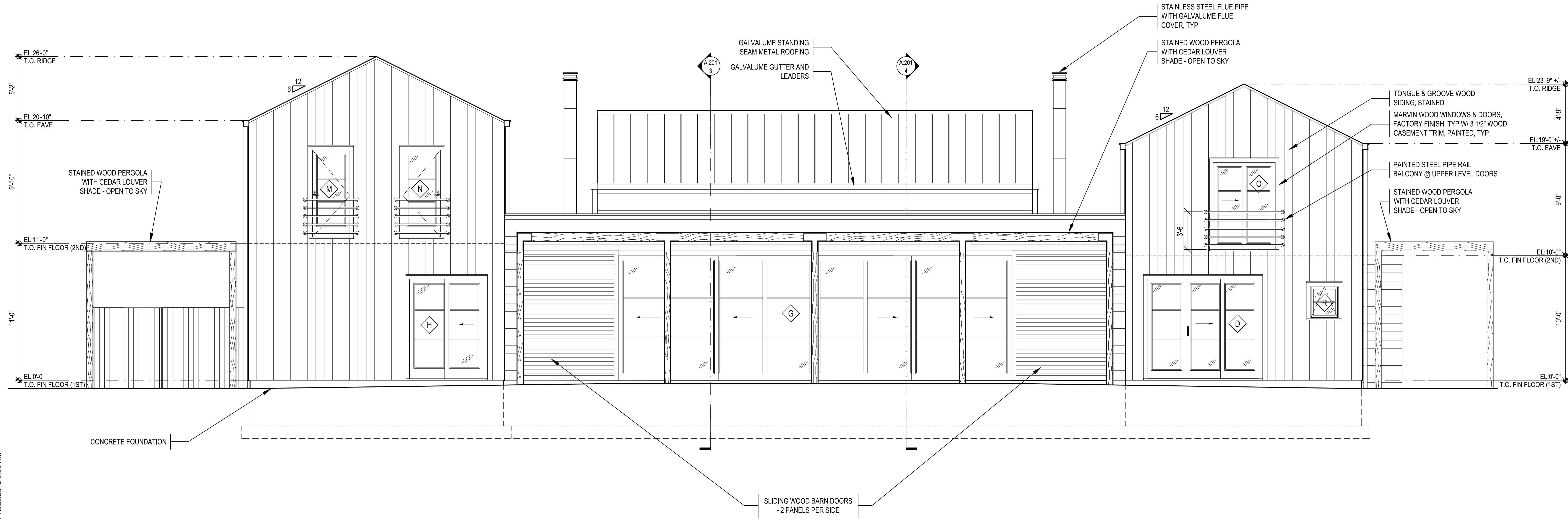
1 ROOF PLAN - PROPOSED
SCALE: 1/4"=1'-0"



NOTES:
1) SEE GENERAL NOTES & PROJECT MANUAL.



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



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

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3	ARB FORMAL REVIEW	6/5/12
2	ARB SUBMISSION	4/3/12
1	ARB INFORMAL REVIEW	3/22/12

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NORTH HAVEN, NY

**EXTERIOR ELEVATION
NORTH & SOUTH**

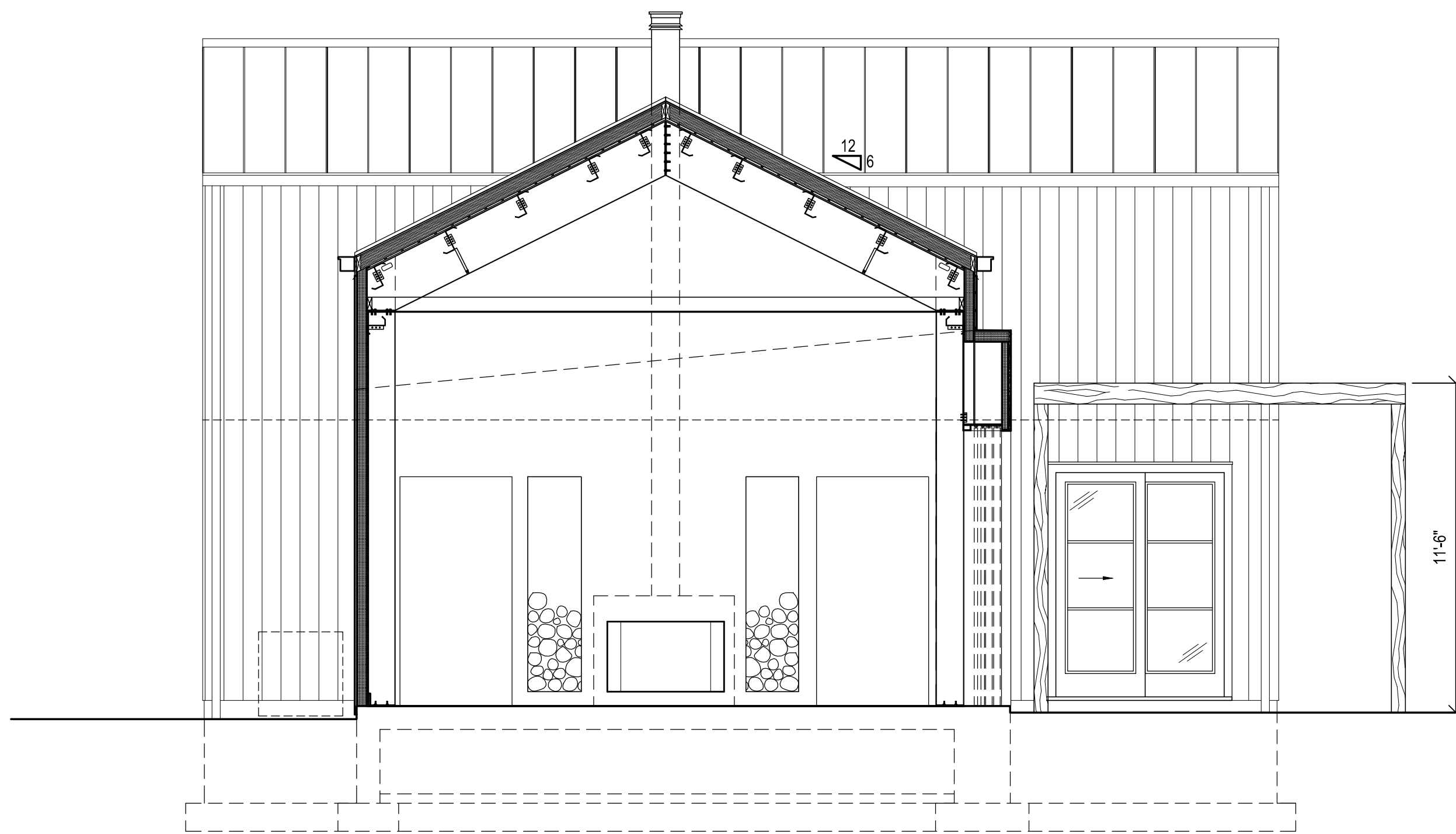
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SCALE:	AS NOTED	
ISSUE DATE:	10/22/2012	
DRAWN BY:	DS	

DRAWING #: DOB SET

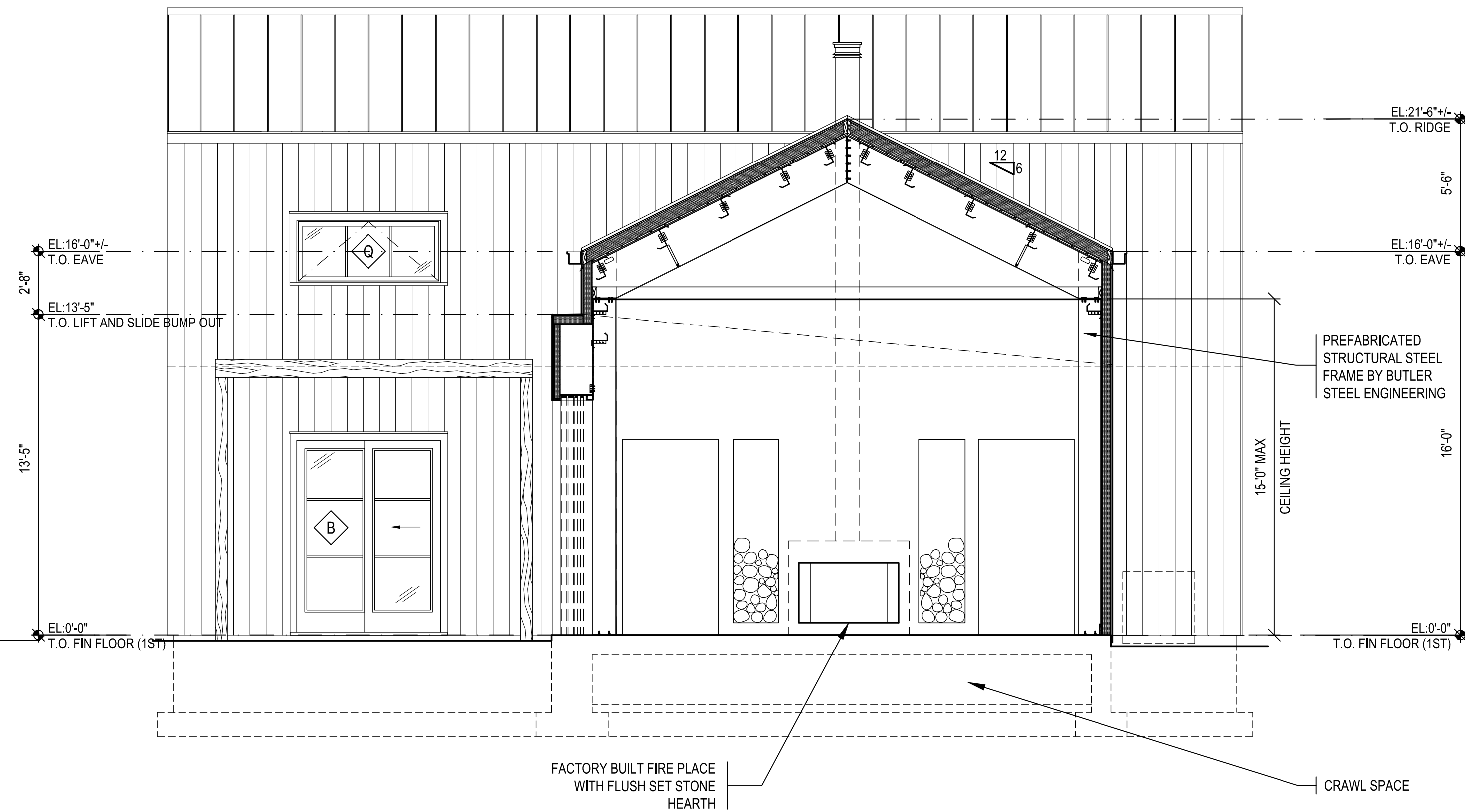
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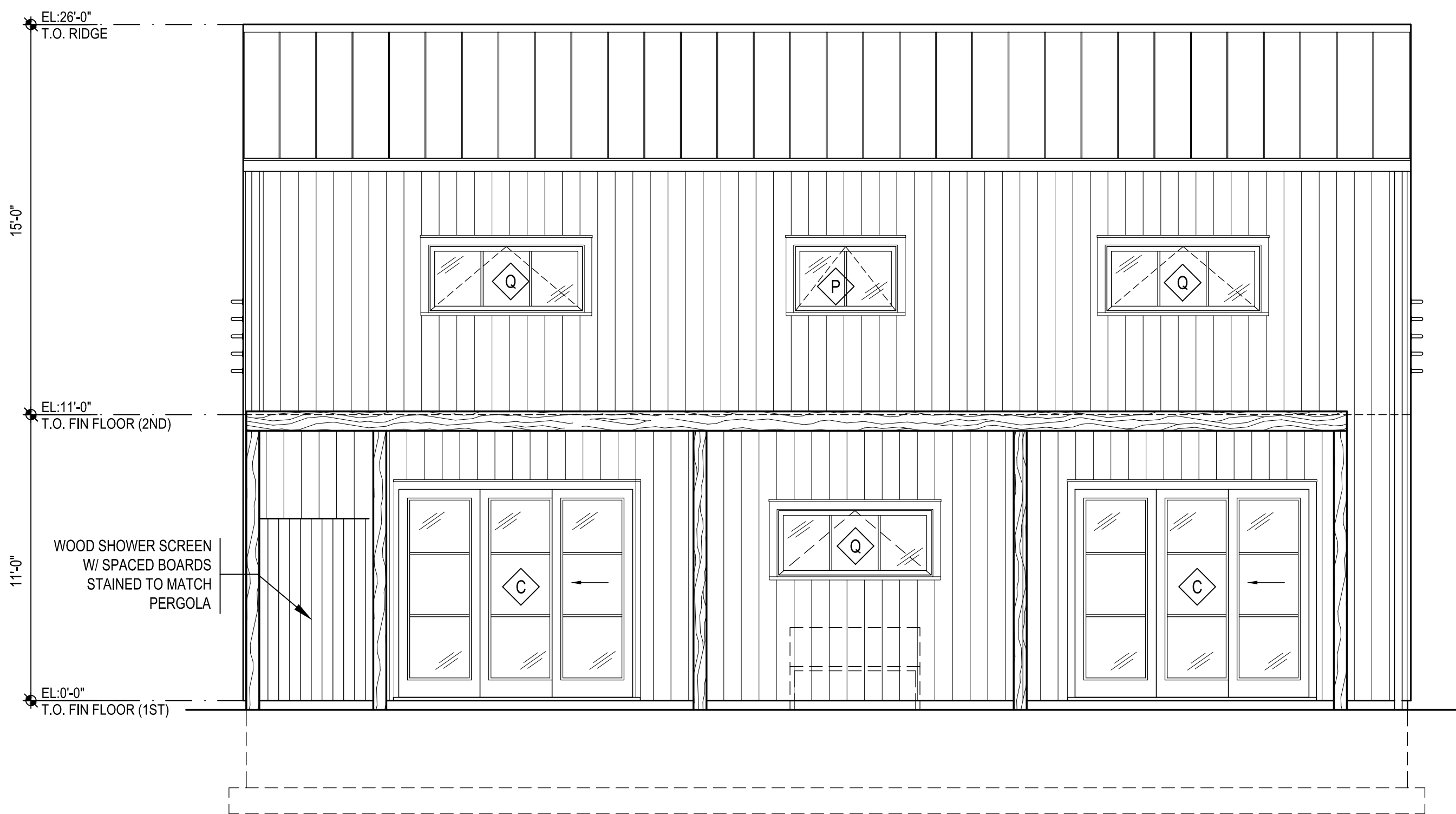
NOTES:
1) SEE GENERAL NOTES & PROJECT MANUAL.



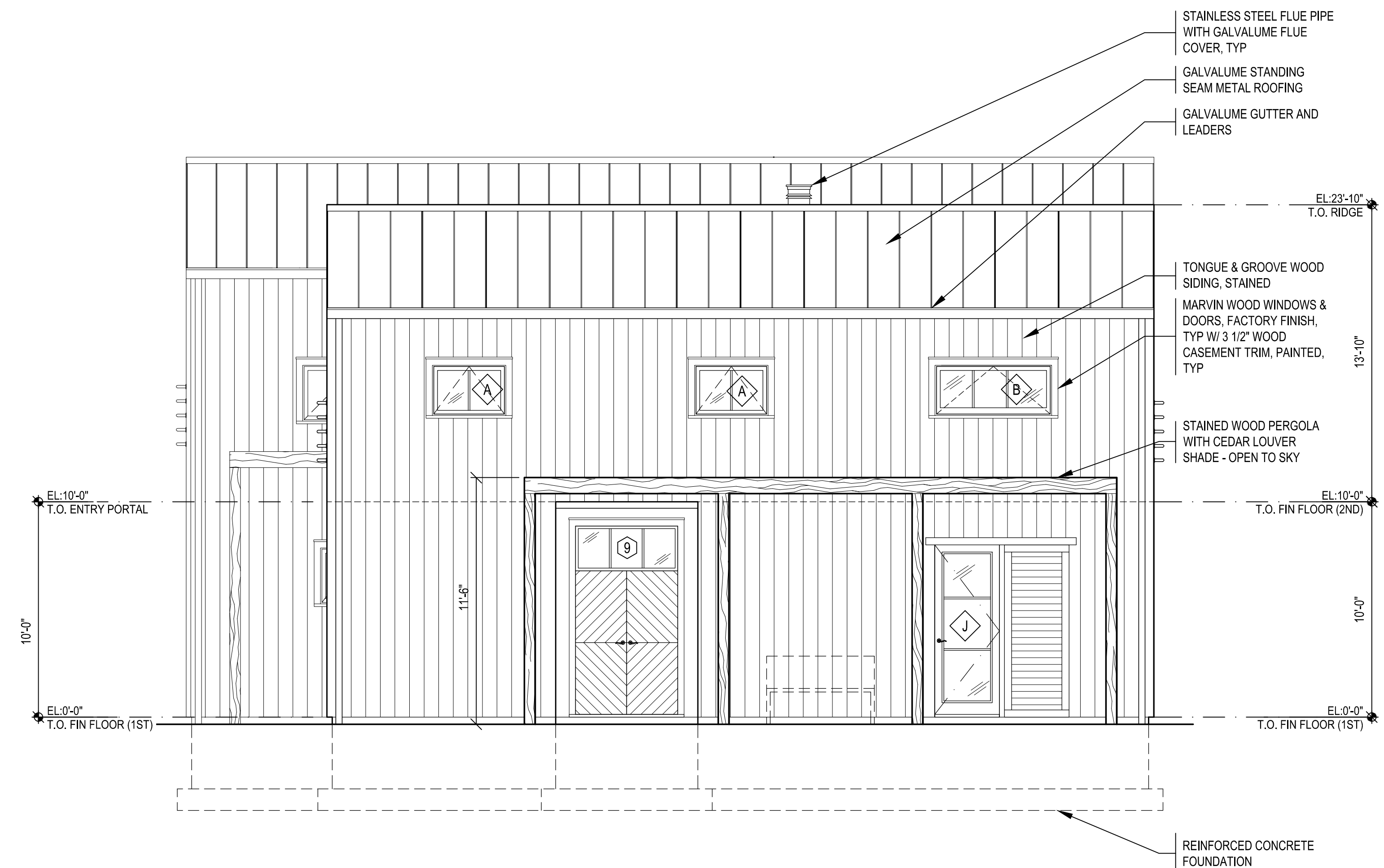
4 SECTION @ GREAT ROOM, FACING WEST
SCALE: 1/4"=1'-0"



3 SECTION @ GREAT ROOM, FACING EAST
SCALE: 1/4"=1'-0"



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



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

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STEEL HOUSE

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NORTH HAVEN, NY

EXTERIOR ELEVS & SECTIONS
EAST & WEST

JOB NUMBER:	1014	STAMP:
SCALE:	AS NOTED	
ISSUE DATE:	10/22/2012	
DRAWN BY:	DS	

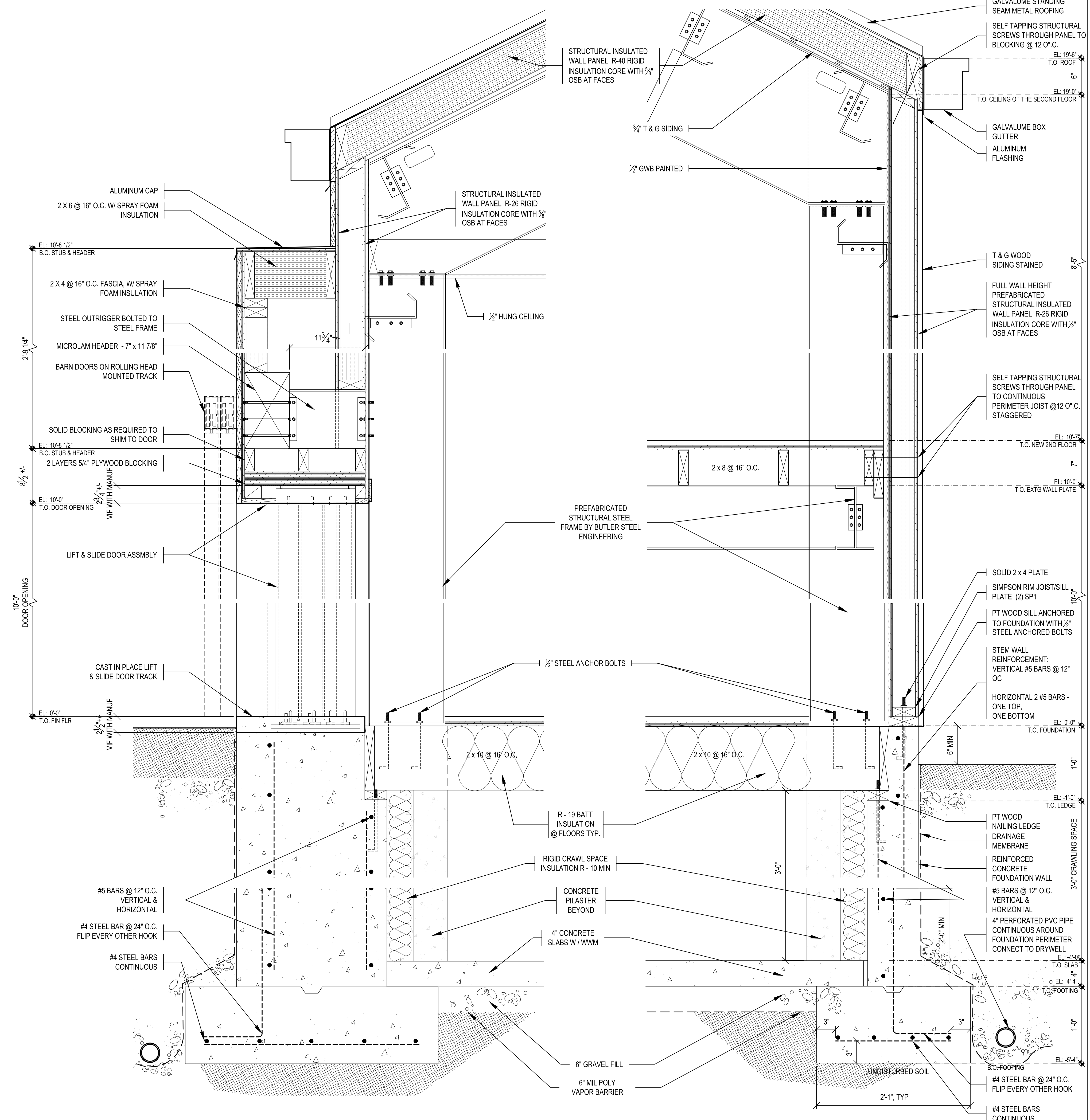
DRAWING # DOB SET

A:201.00

X PAGE OF X

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NOTES:
1) SEE GENERAL NOTES & PROJECT MANUAL.



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

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

#	REVISION	DATE
5	DOB SET	10/24/12
4	DOB SET	8/29/12
3	ARB FORMAL REVIEW	6/12/12
2	ARB FORMAL REVIEW	5/3/12
1	ARB INFORMAL REVIEW	4/26/12

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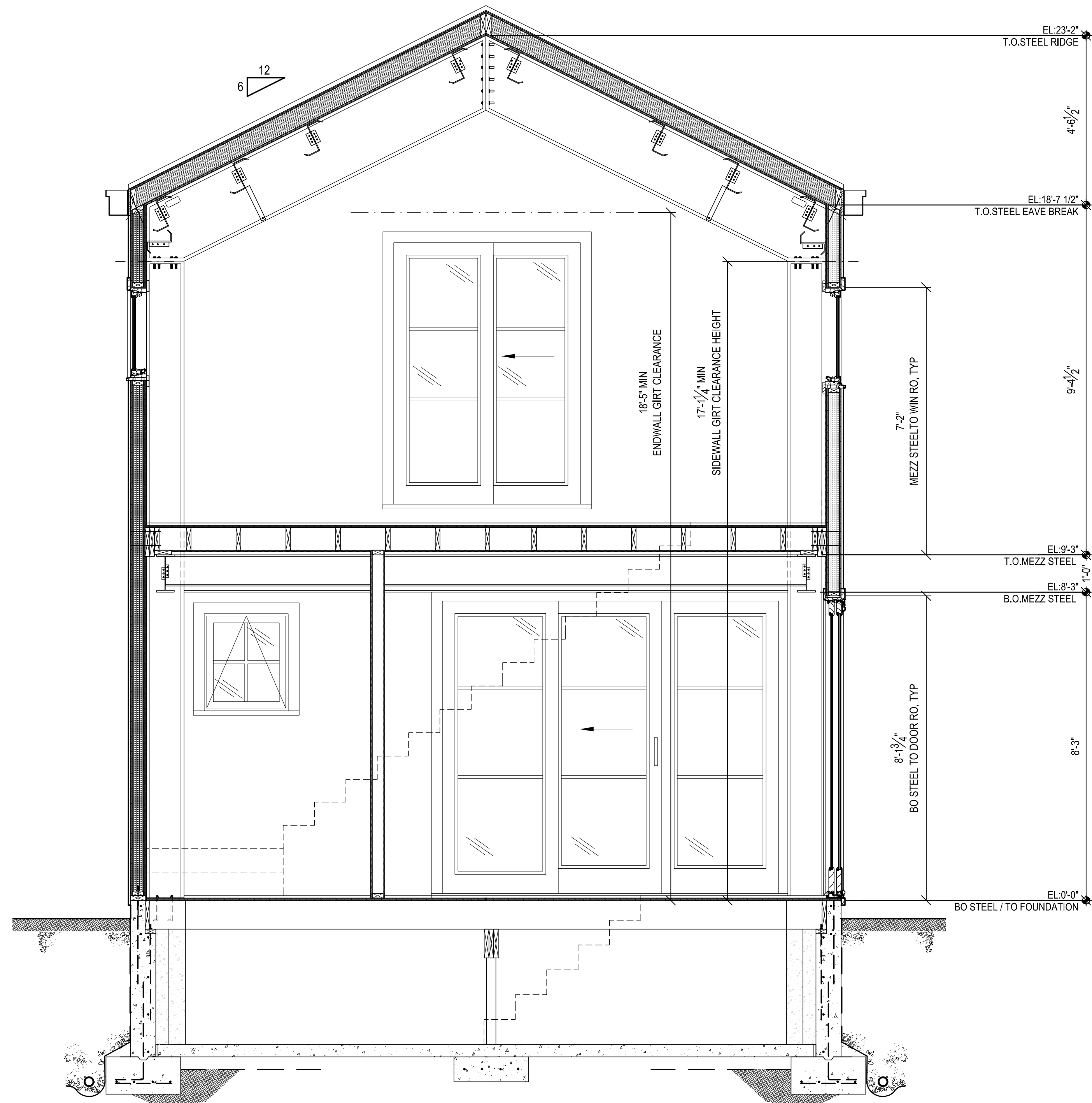
STEEL HOUSE
28 PAYNE AVENUE
NORTH HAVEN, CT

WALL SECTIONS

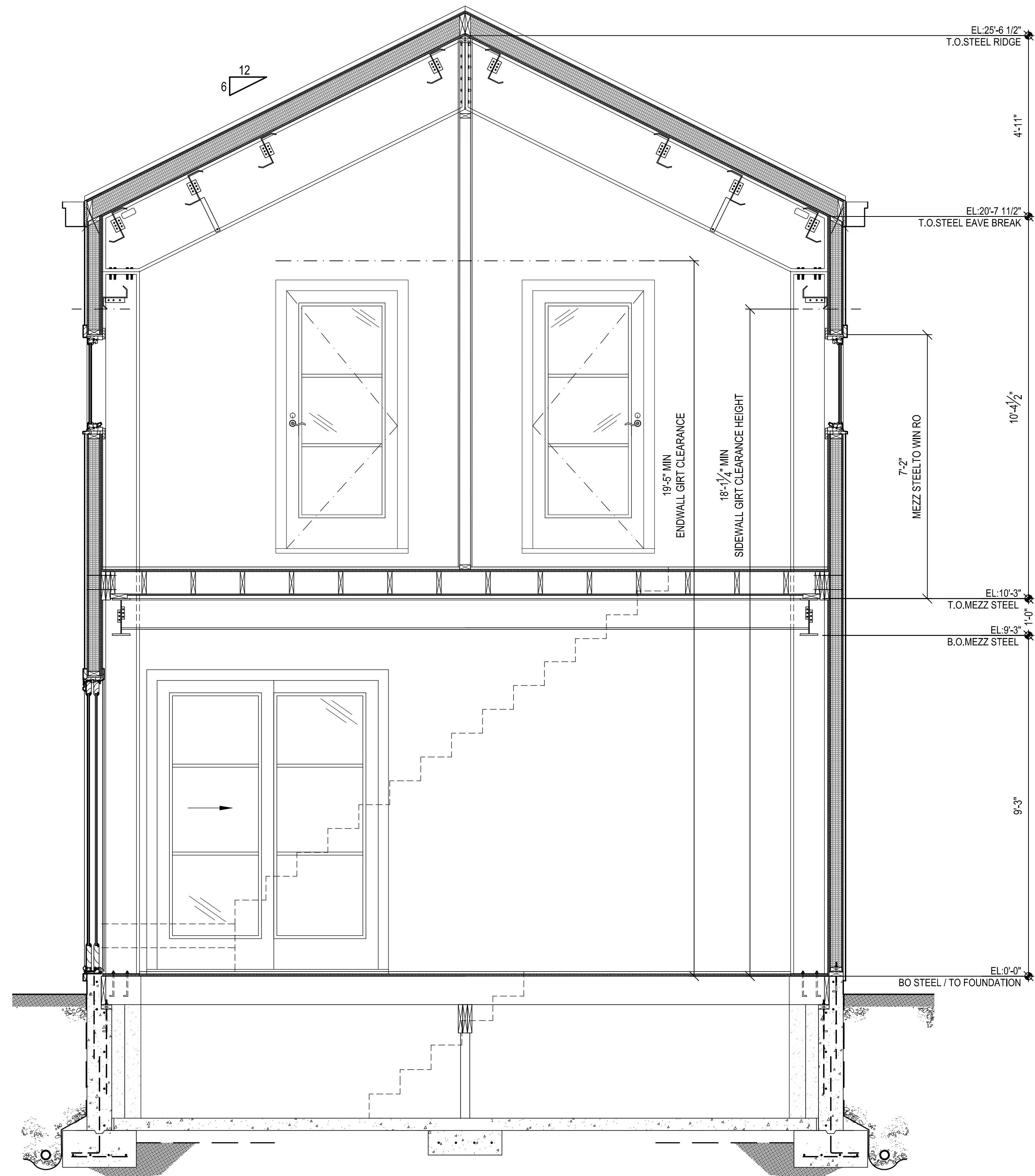
JOB NUMBER:	10-14
SCALE:	AS NOTED
ISSUE DATE:	10/17/2012
DRAWN BY:	DS

DRAWING # **DOB SET**
A:302.00
X PAGE OF X

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2 BUILDING SECTION - BAY 1 - LOOKING NORTH
SCALE: 1/2"=1'-0"



1 BUILDING SECTION - BAY 3 - LOOKING NORTH
SCALE: 1/2"=1'-0"

NOTES:
1) SEE GENERAL NOTES & PROJECT MANUAL.

#	REVISION	DATE
5	PRICING SET	11/7/12
4	DOB SET	8/29/12
3	ARB FORMAL REVIEW - 2	6/12/12
2	ARB FORMAL REVIEW	5/3/12
1	ARB INFORMAL REVIEW	4/26/12

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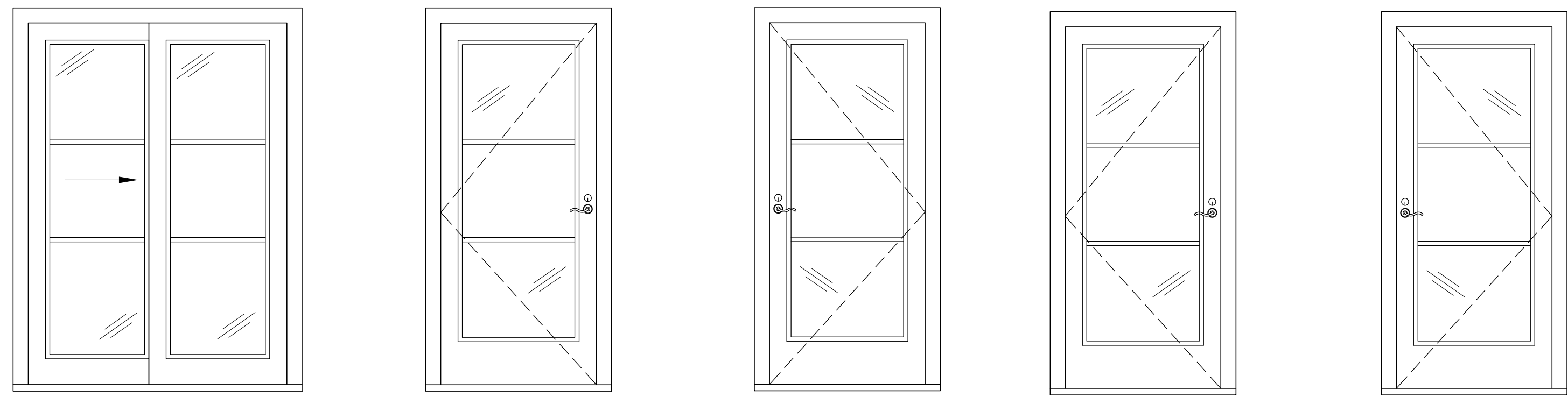
TOWER HOUSE
28 PAYNE AVENUE
NORTH HAVEN, NY

BUILDING SECTIONS - PROPOSED

JOB NUMBER:	10-14	STAMP:
SCALE:	AS NOTED	
ISSUE DATE:	11/7/2012	
DRAWN BY:	DS	

DRAWING #: **PROGRESS SET**

A:303.00
X PAGE OF X



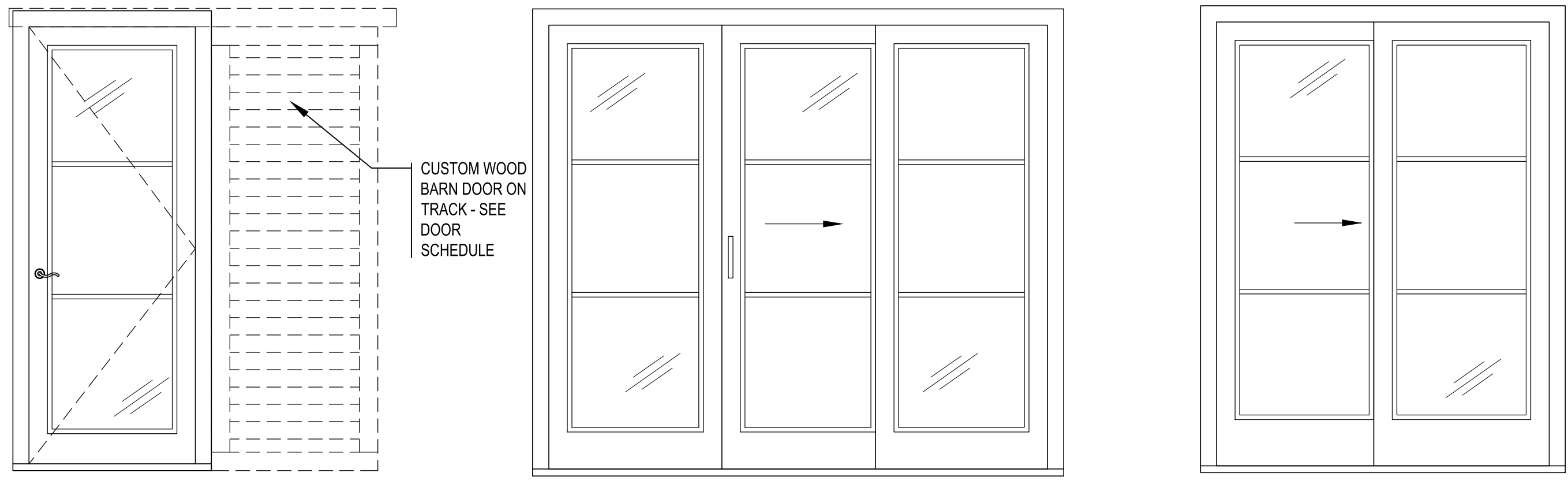
O SLIDING GLASS DOOR - TYPE O
SCALE: 1/2" = 1'-0"

N SLIDING GLASS DOOR - TYPE N
SCALE: 1/2" = 1'-0"

M SLIDING GLASS DOOR - TYPE M
SCALE: 1/2" = 1'-0"

L HINGED GLASS DOOR - TYPE L
SCALE: 1/2" = 1'-0"

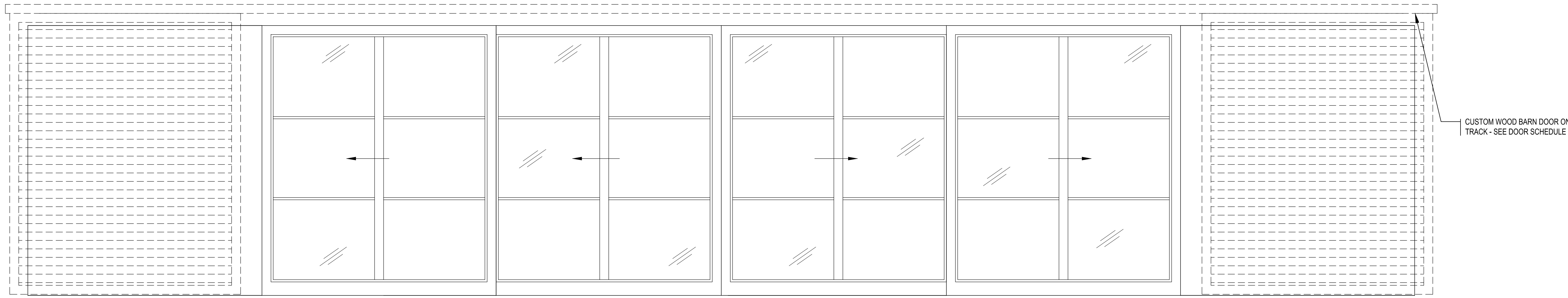
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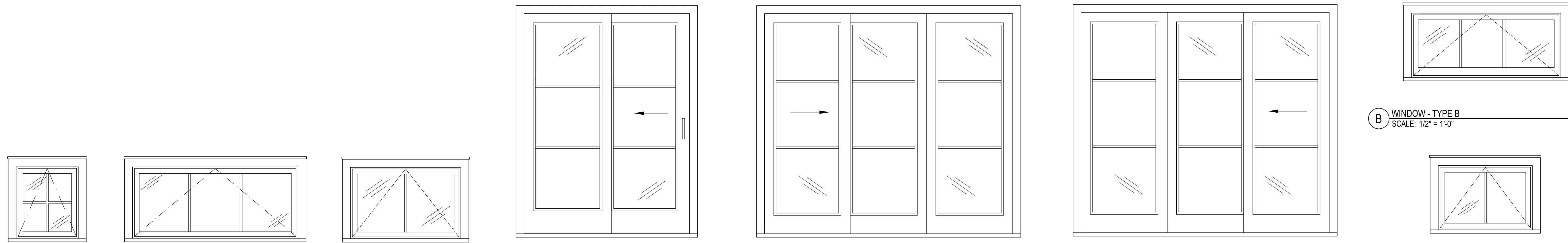
J SLIDING GLASS DOOR - TYPE J
SCALE: 1/2" = 1'-0"

I SLIDING GLASS DOOR - TYPE I
SCALE: 1/2" = 1'-0"

H SLIDING GLASS DOOR - TYPE H
SCALE: 1/2" = 1'-0"



G SLIDING GLASS DOORS - 1/2" = 1'-0"
SCALE: 1/4" = 1'-0"



R WINDOW - TYPE R
SCALE: 1/2" = 1'-0"

Q WINDOW - TYPE Q
SCALE: 1/2" = 1'-0"

P WINDOW - TYPE P
SCALE: 1/2" = 1'-0"

H SLIDING GLASS DOOR - TYPE E
SCALE: 1/2" = 1'-0"

D SLIDING GLASS DOOR - TYPE D
SCALE: 1/2" = 1'-0"

C SLIDING GLASS DOOR - TYPE C
SCALE: 1/2" = 1'-0"

A WINDOW - TYPE A
SCALE: 1/2" = 1'-0"

STEEL HOUSE		29 PAYNE AVENUE					
WINDOW & EXTERIOR DOOR SCHEDULE							
TYPE	QTY	LOCATION	MANUF	DESCRIPTION	MODEL #	W	HT
A	2	VARIOUS, SEE PLAN	MARVIN	WOOD ULTIMATE AWNING	WAVN4024	3'-5" RO	2'-4 9/16" RO
B	1	VARIOUS, SEE PLAN	MARVIN	WOOD ULTIMATE AWNING	WAVN424	5'-5" RO	2'-4 9/16" RO
C	2	SITTING RM 114 / MASTER BEDROOM	MARVIN	ULTIMATE WOOD SLIDING FRENCH DOOR	WUSFD9080	9'-3 3/4" RO	8'-1 1/16" RO
D	1	BREAKFAST ROOM 110	MARVIN	ULTIMATE WOOD SLIDING FRENCH DOOR	WUSFD9080	9'-3 3/4" RO	8'-1 1/16" RO
G	1	GREAT RM / TERRACE	WEILAND	LIFT & SLIDE DOORS	CUSTOM	34'-0" RO	10'-0" RO
H	3	BREAKFAST RM / MASTER BEDROOM / TERRACE	MARVIN	ULTIMATE WOOD SLIDING FRENCH DOOR	WUSFD6085	6'-1" 5/8" RO	8'-1 1/16" RO
J	1	MUD RM 107 / TERRACE	MARVIN	ULTIMATE WOOD INSWING FRENCH DOOR	WUIFD3080 HINGE RIGHT	3'-2 7/16" RO	8'-1 1/16" RO
K	1	STAIR 106 / EXTERIOR	MARVIN	ULTIMATE WOOD INSWING FRENCH DOOR	WUIFD3070 FIXED	3'-2 7/16" RO	7'-2 1/2" RO
L	1	STAIR 117 / EXTERIOR	MARVIN	ULTIMATE WOOD INSWING FRENCH DOOR	WUIFD3070 FIXED	3'-2 7/16" RO	7'-2 1/2" RO
M	1	BED 212 / EXTERIOR	MARVIN	ULTIMATE WOOD INSWING FRENCH DOOR	WUIFD3070 HINGE RIGHT	3'-2 7/16" RO	7'-2 1/2" RO
N	1	BED 213 / EXTERIOR	MARVIN	ULTIMATE WOOD INSWING FRENCH DOOR	WUIFD3070 HINGE LEFT	3'-2 7/16" RO	7'-2 1/2" RO
O	1	BED 201 / EXTERIOR	MARVIN	ULTIMATE WOOD SLIDING FRENCH DOOR	WUSFD5070	5'-1 5/8" RO	7'-2 1/2" RO
P	2	HALL 211/ HALL210	MARVIN	WOOD ULTIMATE AWNING	WAVN4832	4'-1" RO	2'-8 8/16" RO
Q	6	VARIOUS, SEE PLAN	MARVIN	WOOD ULTIMATE AWNING	WAVN7224	6'-1" RO	2'-8 9/16" RO
R	4	VARIOUS, SEE PLAN	MARVIN	WOOD ULTIMATE AWNING	WAVN4824	2'-1" RO	2'-8 9/16" RO

NOTE
1) ALL DOORS & WINDOWS TO COASTAL GLAZING - CAPABLE OF RESISTING 120 MPH WIND BOURNE DEBRIS. UNITS TOO LARGE FOR COASTAL GLAZING TO HAVE OPERABLE BARN DOORS OR PLYWOOD PRE - CUT FOR THE OPENING & STORED ON SITE

1 WINDOW SCHEDULE
SCALE: N/A

NOTES:
1) SEE GENERAL NOTES & PROJECT MANUAL.

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6	DOB FILING	10/22/12
5	HANCE - STEEL FRAME SET	9/7/12
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3	ARB FORMAL REVIEW	6/5/12
2	ARB SUBMISSION	4/3/12
1	ARB INFORMAL REVIEW	3/22/12

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WINDOW & EXTERIOR DOOR SCHEDULE

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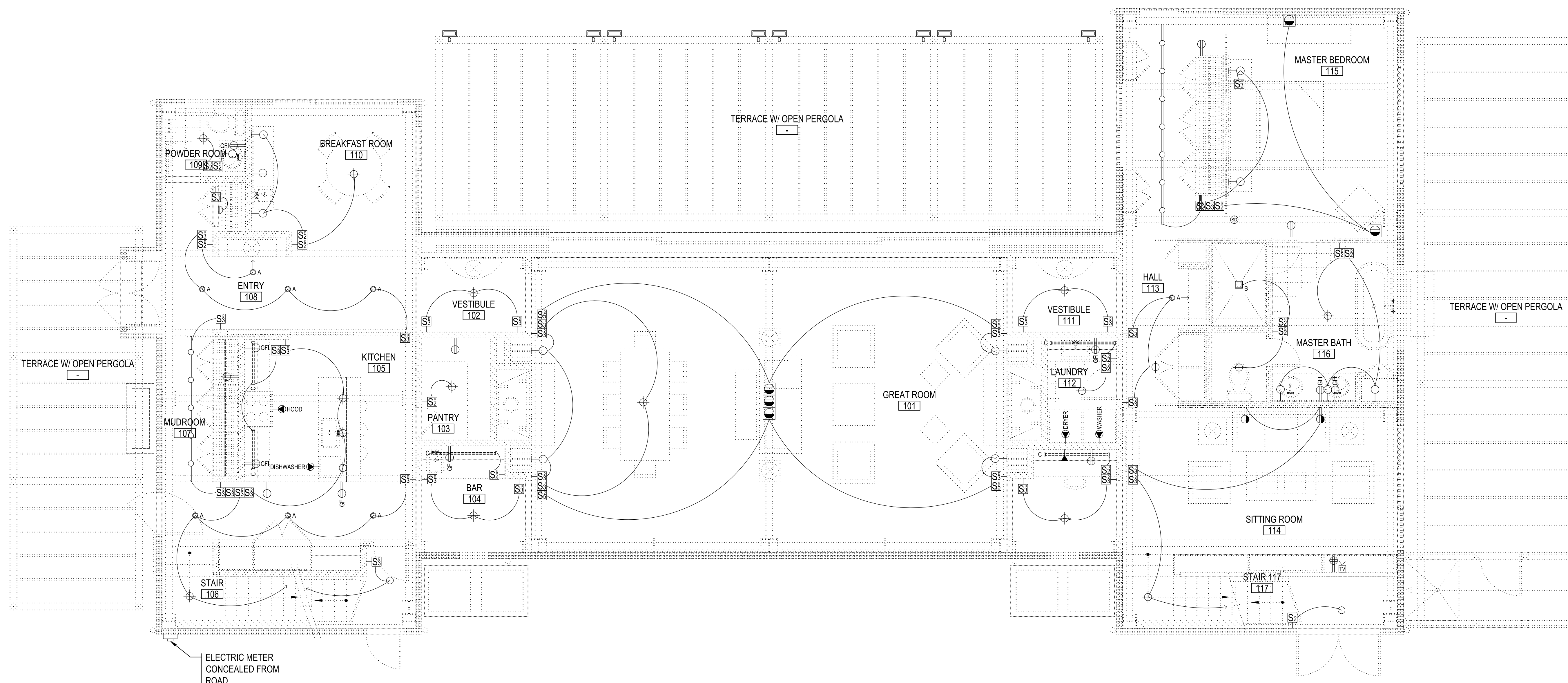
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LEGEND - ELECTRICAL PLAN

	LIGHT FIXTURE - DECORATIVE SURFACE CEILING MOUNTED FIXTURE BY OWNER, GC INSTALL		DUPLEX SWITCH 2 POLE - DIMMABLE		CLOCK OUTLET - RECESSED SWITCHED		CABLE TV OUTLET PROVIDE COAX CABLE OUTLET TO HOUSE CABLE DROP AND CAT 5E DATA CONNECTION TO AV HOME OTHER TV NEEDS TO BE COORDINATED WITH OWNERS AV CONSULTANT, TBD	GENERAL		STRIKE THROUGH INDICATES SPECIAL HEIGHT OUTLET - SEE ELEVATIONS
	LIGHT FIXTURE - DECORATIVE WALL SCONCE FIXTURE BY OWNER, GC INSTALL		DUPLEX SWITCH 3 POLE - DIMMABLE		DUPLEX FLOOR OUTLET - RECESSED ONE LEG SWITCHED, ONE LEG CONSTANT LINE VOLTAGE		FIRE/SMOKE/CARBON MONOXIDE DETECTOR HARDWIRED AND INTERCONNECTED	SWITCH LOCATION CONCEPT SKETCH		DOOR JAMB OR OPEN DOOR PANEL FIRST SWITCH BOX LOCATION, TYP ELECTRIC / TELEPHONE OUTLET, TYP
	LIGHT FIXTURE - RECESSED ADJUSTABLE DOWNLIGHT		DOOR JAMB SWITCH		FAN CONTROL		APPLIANCE OUTLET GC TO COORDINATE POWER REQUIREMENTS OF APPLIANCE W/ MANUFACTURERS CUT	AV LEGEND		SPEAKER SEE AV CONSULTANTS DRAWINGS FOR INFORMATION
	LIGHT FIXTURE - RECESSED CEILING FIXTURE VAPOR PROOF		DUPLEX OUTLET		QUAD OUTLET		TELEPHONE/ DATA OUTLET PROVIDE 2 PORT RECEPTACLE			AV CONTROL SEE AV CONSULTANTS DRAWINGS FOR INFORMATION
	LIGHT FIXTURE - UNDER CABINET HALOGEN		DUPLEX OUTLET - SWITCHED TOP OUTLET SWITCHED BOTTOM OUTLET CONSTANT LINE VOLTAGE		DUPLEX GROUND FAULT INDICATOR OUTLET		1 RUN CAT 5E DATA HOME RUN TO AV HOME 1 VOICE CONNECTED TO TELEPHONE SERVICE			SEE AV CONSULTANTS DRAWINGS FOR RECEPTACLE TYPES, WIRING AND LOCATION INFORMATION
	LIGHT FIXTURE - RECESSED OUTDOOR UPLIGHT									
	LIGHT FIXTURE - RECESSED OUTDOOR FOOT LIGHT									1) GANG ALL BOXES WHEN ADJACENT

NOTES:

1) SEE GENERAL NOTES & PROJECT MANUAL.



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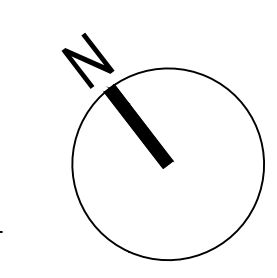
**ELECTRICAL PLAN -
 FIRST FLOOR**

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1 FIRST FLOOR PLAN - PROPOSED
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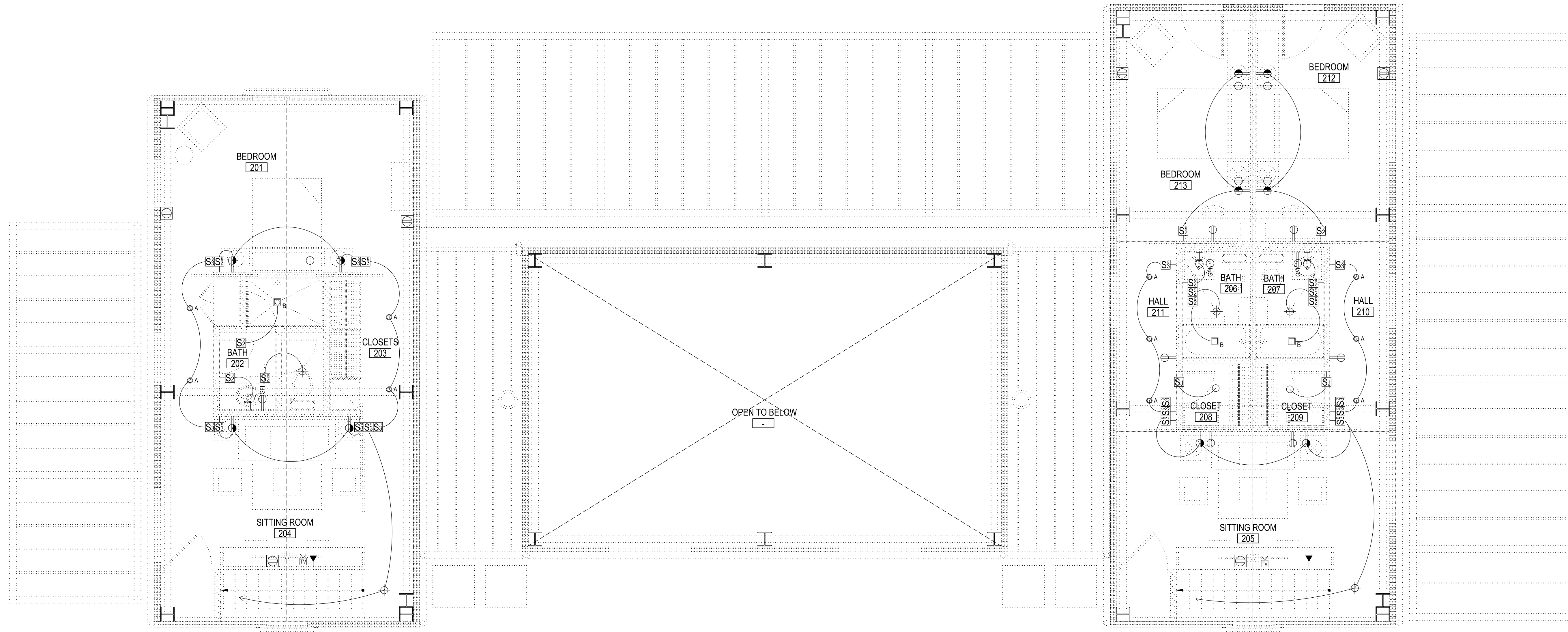
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LEGEND - ELECTRICAL PLAN

⊕ DEC	LIGHT FIXTURE - DECORATIVE SURFACE CEILING MOUNTED FIXTURE BY OWNER, GC INSTALL	⊕ S	DUPLEX SWITCH 2 POLE - DIMMABLE	⊕ S	CLOCK OUTLET - RECESSED SWITCHED	⊕ S	CABLE TV OUTLET PROVIDE COAX CABLE OUTLET TO HOUSE CABLE DROP AND CAT 5E DATA CONNECTION TO AV HOME OTHER TV NEEDS TO BE COORDINATED WITH OWNERS AV CONSULTANT, TBD	GENERAL	
○ DEC	LIGHT FIXTURE - DECORATIVE WALL SCONCE FIXTURE BY OWNER, GC INSTALL	⊕ S	DUPLEX SWITCH 3 POLE - DIMMABLE	⊕ S	DUPLEX FLOOR OUTLET - RECESSED ONE LEG SWITCHED, ONE LEG CONSTANT LINE VOLTAGE	⊕ S	FIRE/SMOKE/CARBON MONOXIDE DETECTOR HARDWIRED AND INTERCONNECTED	⊕ S	STRIKE THROUGH INDICATES SPECIAL HEIGHT OUTLET - SEE ELEVATIONS
○ A	LIGHT FIXTURE - RECESSED ADJUSTABLE DOWNLIGHT	⊕ S	DOOR JAMB SWITCH	HEAT	APPLIANCE OUTLET GC TO COORDINATE POWER REQUIREMENTS OF APPLIANCE W/ MANUFACTURERS CUT	⊕ S	AV LEGEND	SWITCH LOCATION CONCEPT SKETCH	
□ B	LIGHT FIXTURE - RECESSED CEILING FIXTURE VAPOR PROOF	⊕ S	FAN CONTROL	⊕ S	TELEPHONE/ DATA OUTLET PROVIDE 2 PORT RECEPTACLE	⊕ S	⊕ S	DOOR JAMB OR OPEN DOOR PANEL FIRST SWITCH BOX LOCATION, TYP ELECTRIC / TELEPHONE OUTLET, TYP	
⊕ S	EXHAUST FAN - RECESSED INLINE FAN DUCTED TO EXTERIOR	⊕ S	DUPLEX OUTLET	⊕ S	1 RUN CAT 5E DATA HOME RUN TO AV HOME 1 VOICE CONNECTED TO TELEPHONE SERVICE	⊕ S	⊕ S	1) GANG ALL BOXES WHEN ADJACENT	
C	LIGHT FIXTURE - UNDER CABINET HALOGEN	⊕ S	DUPLEX OUTLET - SWITCHED TOP OUTLET SWITCHED BOTTOM OUTLET CONSTANT LINE VOLTAGE	⊕ S		⊕ S	⊕ S		
D	LIGHT FIXTURE - RECESSED OUTDOOR UPLIGHT	⊕ S	DUPLEX GROUND FAULT INDICATOR OUTLET	⊕ S		⊕ S	⊕ S		
E	LIGHT FIXTURE - RECESSED OUTDOOR FOOT LIGHT	⊕ S		⊕ S		⊕ S	⊕ S		

NOTES:

1) SEE GENERAL NOTES & PROJECT MANUAL.



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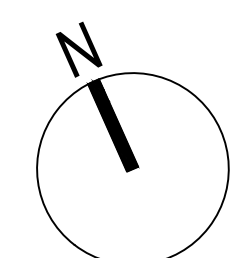
**SECOND FLOOR PLAN -
PROPOSED**

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NOTES:

- ALL MATERIAL INDICATED AND IMPLIED ON THESE DRAWINGS SHALL BE NEW UNLESS OTHERWISE NOTED.
- PIPE LOCATIONS ARE DIAGRAMMATIC. ALL PIPING TO BE RUN CONCEALED IN FINISHED SPACES UNLESS NOTED OTHERWISE.
- ALL PLUMBING WORK TO MEET STATE BUILDING CODE AND ALL LOCAL RULES AND REGULATIONS.
- UNLESS OTHERWISE NOTED, SLOPE OF DRAINAGE SYSTEM TO BE 1/8" PER FOOT OF RUN FOR PIPE OVER 2-1/2"; 1/4" PER FOOT FOR PIPE 2-1/2" AND SMALLER.
- SANITARY LINES TO BE PVC PIPE ABOVE GROUND.
- VENT LINES TO BE PVC.
- WATER LINES TO BE COPPER, TYPE L-INTERIOR.
- WATER LINES TO BE INSULATED. COLD WATER ALL SIZES AND 1 1/2" HOT WATER - 1 1/2" FIBERGLASS W/ CANVAS JACKET; HW LARGER THAN 1 1/2" - 3" FIBERGLASS W/ CANVAS JACKET.
- ALL PLUMBING FIXTURES AND EQUIPMENT, EXCEPT BATHTUBS AND SHOWERS, TO HAVE SHUT-OFF VALVES.
- ALL BRANCH LINES TO HAVE SHUT-OFF VALVES.
- ALL SHUT-OFF VALVES TO BE ACCESSIBLE. PROVIDE ACCESS DOORS WHERE NECESSARY.
- VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES.
- PROVIDE DIELECTRIC FITTINGS BETWEEN DISSIMILAR MATERIALS.
- LEAD-FREE SOLDER TO BE USED ON DOMESTIC WATER PIPING JOINTS AS PER PLUMBING SUBCODE.

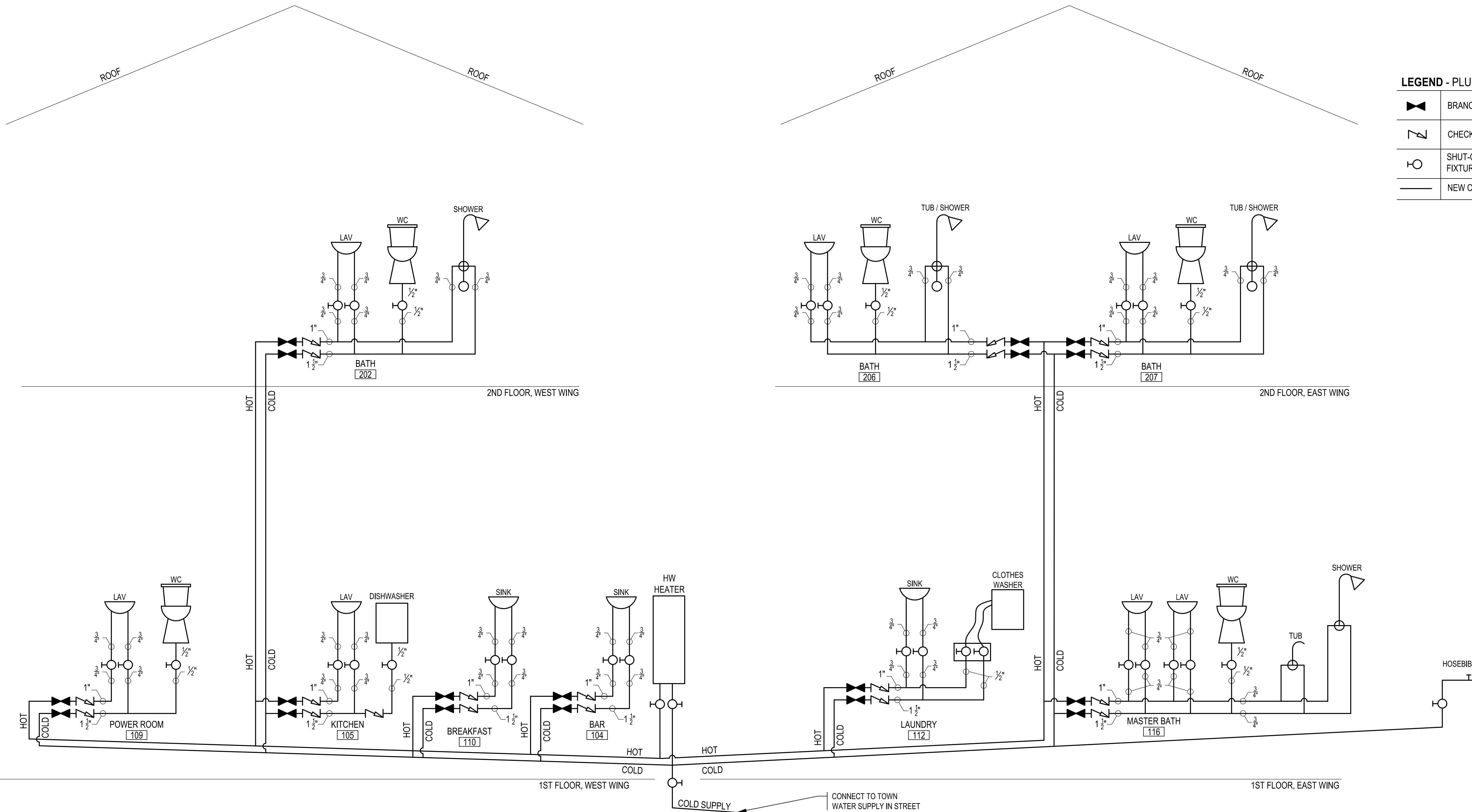
- CONTRACTOR'S PRICE SHALL INCLUDE ALL HANGERS, INSERTS, TESTING, TOOLS, SUPERVISION, LABOR, COORDINATION, MATERIALS, EQUIPMENT, REMOVALS, CAPPING, PATCHING, DISPOSAL, AND OTHER NECESSARY ITEMS TO PROVIDE THE PLUMBING INSTALLATION.
- MINOR DETAILS NOT SHOWN OR SPECIFIED, BUT NECESSARY FOR THE PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION, OR OPERATION OF ANY PART OF THE WORK AS DETERMINED BY THE ENGINEER SHALL BE INCLUDED IN THE WORK AS IF IT WERE SPECIFIED OR INDICATED ON THE DRAWINGS.
- BEFORE SUBMITTING BID, CONTRACTOR SHALL CONDUCT AN ON-SITE INSPECTION TO VERIFY CONDITIONS. ALL WORK SHOWN IS A SCHEMATIC REPRESENTATION OF DESIGN INTENT. COORDINATION WITH EXISTING SERVICES, INCLUDING THOSE OF OTHER TRADES, IS REQUIRED AND SHALL BE PROVIDED AT NO ADDITIONAL COST. ANY MAJOR DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER.
- CONTRACTOR SHALL VERIFY ALL INDICATED CONDITIONS BEFORE STARTING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE DRAWINGS REFLECT CONDITIONS REASONABLY INTERPRETED FROM THE EXISTING VISIBLE CONDITIONS, OR FROM DRAWINGS AND INFORMATION FURNISHED BY THE OWNER, BUT CANNOT BE GUARANTEED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF ARCHITECT, ENGINEER, OWNER, AND/OR LOCAL AUTHORITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AND NEW CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. ANY DAMAGE CAUSED BY, OR DURING THE EXECUTION OF THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED TO THE ENGINEER'S SATISFACTION.
- EQUIPMENT, MATERIALS AND WORKMANSHIP FURNISHED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL KEEP THE

- WORK IN GOOD REPAIR FOR ONE YEAR AFTER THE DATE OF FINAL APPROVAL. THE CONTRACTOR SHALL AT HIS OWN EXPENSE, CORRECT AND REPAIR PROMPTLY ANY AND ALL BREAKS, FAILURES OR WEAR DUE TO FAULTY MATERIALS, WORKMANSHIP OR EQUIPMENT AND ALL SETTLEMENTS OF SURFACE THAT MAY OCCUR DURING THAT PERIOD.
- LOCATE ALL FIXTURES AS PER FINAL ARCHITECTURAL DRAWINGS AND OWNER'S DIRECTION.
 - ALL PIPING RUN IN CEILING TO BE RUN TIGHT TO STRUCTURE ABOVE.
 - CONTRACTOR SHALL VERIFY THAT FLOOR CONSTRUCTION WILL ALLOW RUNNING OF SANITARY PIPING IN FLOOR.
 - ALL HAND FIXTURES AND FIXTURES REQUIRING VACUUM BREAKERS TO BE EQUIPPED WITH INTEGRAL VACUUM BREAKERS. FINISH TO MATCH FIXTURE; SEE FIXTURE SCHEDULE PROVIDED BY ARCHITECT.
 - ANY PENETRATION THROUGH FIRE RATED PARTITIONS, FLOORS OR CEILINGS, SHALL BE STEEL SLEEVED AND SEALED WITH 3M BRAND U.L. RATED FIRE BARRIER CAULK OR APPROVED EQUAL.
 - THIS CONTRACTOR IS RESPONSIBLE FOR ALL PAINTING ASSOCIATED WITH CUTTING AND PATCHING. ALL PAINTING IN AREAS WITH COMPLETE FINISH RENOVATIONS TO BE BY GENERAL CONTRACTOR.
 - CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING OF FLOORS, WALLS AND CEILINGS DAMAGED AS A RESULT OF THE PLUMBING INSTALLATION TO MATCH EXISTING OR NEW FINISHES AS REQUIRED.
 - WHEN THE WATER PIPING SYSTEM IS COMPLETE, THOROUGHLY FLUSH ALL DIRT, SEDIMENT, SOLDER, ETC., OUT OF THE SYSTEM, REMOVING ALL STRAINERS, VALVE STEM SEATS, ETC., REQUIRED TO ACCOMPLISH THE FLUSHING.
 - REFILL ENTIRE POTABLE HOT AND COLD WATER SUPPLY SYSTEM WITH

- CHLORINE SOLUTION (HTH OLI CHEMICAL CORP.) AT A STRENGTH TO MEET MINIMUM STANDARDS OF THE DEPARTMENT OF HEALTH, AND FOR A PERIOD OF RETENTION AS STIPULATED.
- THOROUGHLY FLUSH PIPING SYSTEM WITH FRESH WATER IMMEDIATELY PRIOR TO FINAL ACCEPTANCE.
- INSTALL SLEEVES FOR ALL PIPES WHICH PASS THROUGH WALLS, FLOORS AND CEILINGS. WHERE PIPES ARE TO BE INSULATED, THE SLEEVE SHALL BE LARGE ENOUGH TO ACCOMMODATE INSULATION. SLEEVES SHALL BE FLUSH WITH FINISHED SURFACES AT BOTH ENDS. ON FINISHED SURFACES IN EXPOSED AREAS PROVIDE ESCUTCHEONS COMPATIBLE WITH FINISH.
 - PROVIDE UNIONS IN ALL PIPING CONNECTIONS TO EQUIPMENT.
 - PROVIDE PIPE ANCHORS, GUIDES, AND EXPANSION JOINTS OR LOOPS IN ALL H.W. MAIN SUPPLY PIPING AND SEGMENTS OF SUCH PIPE THAT EXCEED 30'-0" IN LENGTH.
 - SAFETY ASPECTS OF THE WORK ARE EXCLUSIVELY THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL MANNER OF DERRICKS, MACHINERY, SCAFFOLDING, AND TOOLS OF EVERY DESCRIPTION REQUIRED FOR THE PROPER EXECUTION OF THE WORK SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR. THESE FACILITIES SHALL BE FURNISHED IN ACCORDANCE WITH ALL SAFETY CODES. CONTRACTOR SHALL REMOVE THEM PROMPTLY FROM THE SITE WHEN THEY ARE NO LONGER REQUIRED. RIGGING AND HOISTING IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE DESIGN PROFESSIONAL FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

FIXTURE CONNECTION SIZE SCHEDULE				
FIXTURE	SANITARY	VENT	HOT WATER	COLD WATER
WC	3"	2"	---	1/2"
LAV	1 1/2"	1 1/2"	1/2"	1/2"
BATH TUB	1 1/2"	1 1/2"	3/4"	3/4"
SHOWER	2"	2"	3/4"	3/4"
SINK	2"	1 1/2"	1/2"	1/2"
WASHING MACHINE	2"	1 1/2"	1/2"	1/2"
DISH WASHER	1 1/2"	1 1/2"	1/2"	---
HOSE BIB	---	---	---	3/4"
REFRIGERATOR	---	---	---	1/4"

GENERAL PLUMBING NOTES
SCALE: N/A



LEGEND - PLUMBING RISER DIAGRAMS

	BRANCH SHUT-OFF
	CHECK VALVE, QUIET TYPE
	SHUT-OFF VALVE AT FIXTURE/APPLIANCE
	NEW COPPER PIPING

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PLUMBING RISER DIAGRAMS

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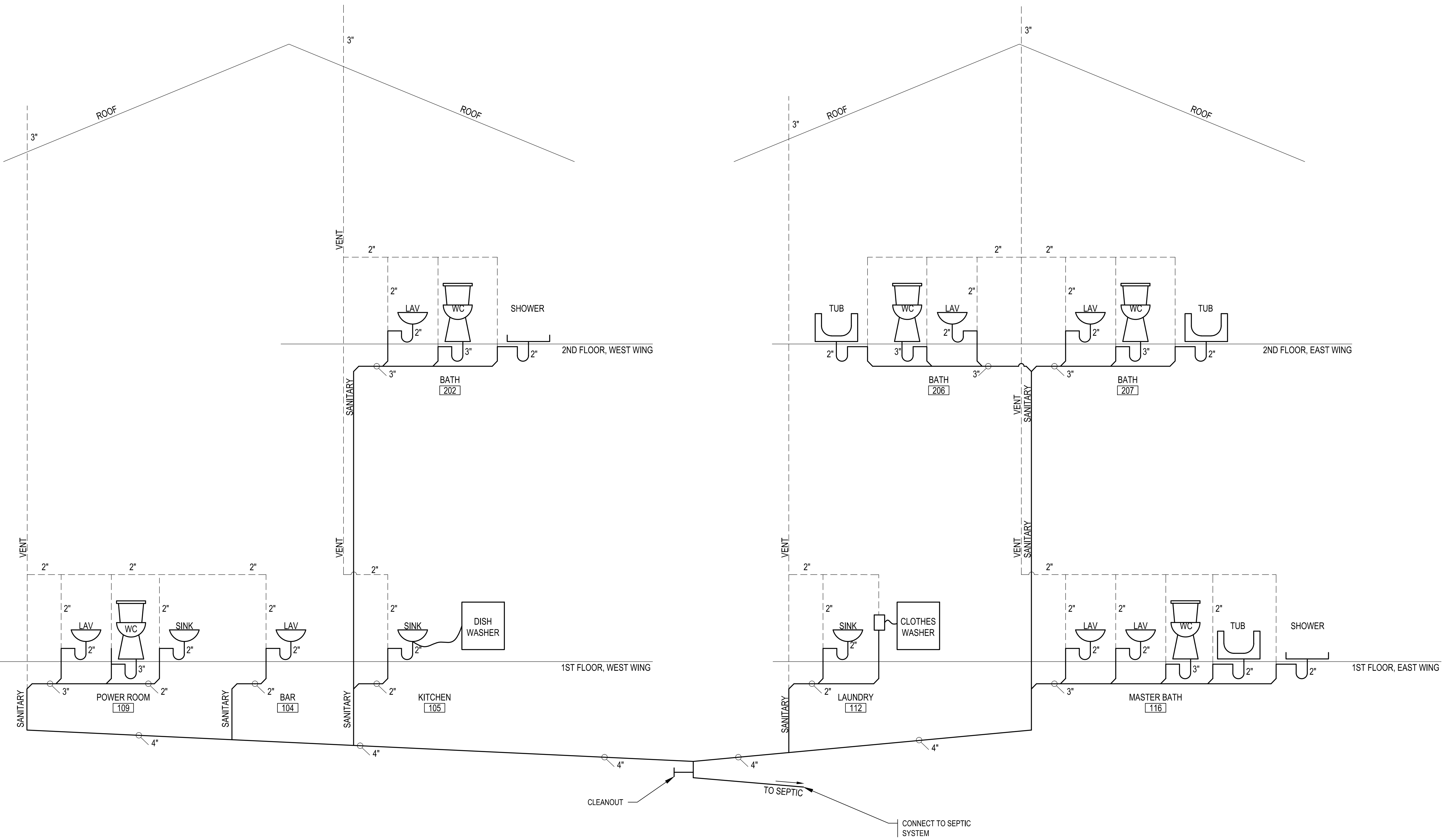
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1 PROPOSED WORK - PLUMBING HW & CW RISER DIAGRAMS
SCALE: NOT TO SCALE

NOTES:

LEGEND - PLUMBING RISER DIAGRAMS

	BRANCH SHUT-OFF
	CHECK VALVE, QUIET TYPE
	SHUT-OFF VALVE AT FIXTURE/APPLIANCE
	NEW PVC VENT PIPING
	NEW PVC PIPING



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PLUMBING RISER DIAGRAMS - WASTE LINES

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