

SHEET NUMBER	DRAWING NAME	CURRENT REV #	SUBMITTED	TO	DATE																
						ARB INFORMAL REVIEW	ARB FORMAL REVIEW	ARB FORMAL REVIEW	PERMIT SET	PRICING SET	LAYOUT UPDATE	WINDOW/RO UPDATE	CONSTRUCTION SET								
A:000.00	COVER SHEET	-								X	X			X	X						
SP:101.00	PROPOSED SITE PLAN	5						X	X					X							
A:001.00	GENERAL NOTES	5						X	X					X							
SP:101.00	ARB SITE PLAN		X	X	X					X											
A:100.00	ARB CELLAR & FIRST FLOOR PLAN		X	X	X					X											
A:101.00	ARB SECOND & ROOF FLOOR PLAN		X	X	X					X											
A:200.00	ARB NORTH & SOUTH ELEVATION		X	X	X					X											
A:201.00	ARB EAST & WEST ELEVATION		X	X	X					X											
D:100.00	DEMO: CELLAR FLOOR PLAN	5						X	X												
D:101.00	DEMO: FIRST FLOOR PLAN	5						X	X												
D:102.00	DEMO: ROOF FLOOR PLAN	5						X	X												
A:100.00	CONSTRUCTION : CELLAR FLOOR PLAN	5						X	X				X								
A:101.00	CONSTRUCTION : FIRST FLOOR PLAN	7						X	X	X		X	X								
A:102.00	CONSTRUCTION : SECOND FLOOR PLAN	7						X	X	X		X	X								
A:103.00	CONSTRUCTION : ROOF OVER UPPER DECK & UPPER DECK PLANS	5						X	X				X								
A:200.00	ELEVATIONS : NORTH & SOUTH	6						X	X			X	X								
A:201.00	ELEVATIONS : EAST & WEST	6						X	X			X	X								
A:300.00	BUILDING SECTIONS	5						X	X												
A:303.00	BUILDING SECTIONS	5						X	X												
A:400.00	INTERIOR: LIVING 107 & DINING ROOM 108																				
A:401.00	INTERIOR: KITCHEN 105																				
A:402.00	INTERIOR: BATH 104																				
A:403.00	INTERIOR: FOYER 106 HALL 103																				
A:404.00	INTERIOR: BED 102																				
A:405.00	INTERIOR: BED 201																				
A:406.00	INTERIOR: BED 202																				
A:407.00	INTERIOR: BATH 205																				
A:408.00	INTERIOR: HALL204																				
A:500.00	WINDOWS SCHEDULE	5								X			X								
A:501.00	INTERIOR DOOR SCHEDULE	6																			
S:100.00	PROPOSED FRAMING PLAN: FIRST FLOOR	5								X			X								
S:101.00	PROPOSED FRAMING PLAN: SECOND FLOOR	5								X			X								
S:102.00	PROPOSED FRAMING PLAN: ROOF AND ROOF DECK	5								X			X								
E:100.00	ELECTRICAL: CELLAR FLOOR PLAN	5						X	X												
E:101.00	ELECTRICAL: FIRST FLOOR PLAN	5						X	X												
E:102.00	ELECTRICAL: SECOND FLOOR PLAN	5						X	X												
P:100.00	PLUMBING: HW & CW RISER DIAGRAM	5						X	X												
P:101.00	PLUMBING: SANITARY RISER DIAGRAM	5						X	X												

TOWER HOUSE

28 PAYNE AVENUE
NORTH HAVEN, NY

NOTES:

1) SEE GENERAL NOTES & PROJECT MANUAL.

STANDARD SYMBOL LEGEND

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

NO	DESCRIPTION	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
#	REVISION	DATE

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TOWER HOUSE

28 PAYNE AVENUE
NORTH HAVEN, NY

COVER SHEET

JOB NUMBER: 10-14 STAMP:

SCALE: AS NOTED

ISSUE DATE:

DRAWN BY: DS

DRAWING #: **CONSTRUCTION SET**

A:000.00

X PAGE OF X



APPROXIMATE LOCATION OF PROJECT

2 VICINITY PLAN
SCALE: NTS

SETBACK CALCULATIONS - RENOVATED GARAGE

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 - EXISTING GARAGE

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 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 FT PROPOSED

0.4 X 99.93 FEET = 40 FEET
REAR YARD OF 40 FEET PROPOSED

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

EXISTING BUILDING HEIGHT
MAX HEIGHT 15 FT

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 105 FEET = 42 FEET
SIDEYARDS OF 17'-6" AND 24'-6" PROPOSED

REAR YARD
0.4 X LOT WIDTH = TOTAL MIN REAR YARD
NO DIM TO BE LESS THAN 25 FT - 42 FT PROPOSED

BUILDING HEIGHT
MAX HEIGHT 2 1/2 STORIES or 35 FEET - 32'-4" PROPOSED

PRIVATE RESIDENCE

PROPERTY DESCRIPTION

DISTRICT: R-1
LOT AREA : 28,078 SQ/FT

DEVELOPED LOT WITH 2 EXISTING STRUCTURES TO BE RENOVATED, NO STREET FRONTAGE, CONVERT GARAGE TO POOLHOUSE WITH NO INCREASE IN FOOTPRINT TO EITHER STRUCTURE.

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

ZONING NON-CONFORMANCE

LOT IS NON-CONFORMING AS FOLLOWS:
MIN LOT AREA = 80,000 SQ/FT REQ'D > 28,078 SQ/FT EXISTING
MIN LOT WIDTH = 175 FT REQ'D > 105.03' FT EXISTING
MIN LOT FRONTAGE - 175 FT REQ'D > NONE EXISTING
MIN SIDE YARDS TOTAL = 80 FT REQ'D > 42 FT CALCULATED
MIN REAR YARD = 60 FT > 42 FT CALCULATED

LOT COVERAGE
15% OF LOT AREA PERMITTED
28,078 SQ/FT X 0.15 = 4,211 SQ/FT MAX LOT COVERAGE

PROPOSED LOT COVERAGE
EXISTING PRIMARY STRUCTURE FOOTPRINT = 1,823 SQ/FT
EXISTING GARAGE/BARN = 1,465 SQ/FT
PROPOSED DECKS/PERGOLAS = 719 SQ/FT
STEPS = 46 SQ/FT
CHIMNEYS = 22 SQ/FT
TOTAL PROPOSED COVERAGE = 4,075 SQ/FT

FAR

FAR OF HOUSE (GROSS FLOOR TOTAL) - PERMITTED
2,000 SQ/FT + (LOT AREA - 10,000 X 10%) = MAXIMUM FAR HOUSE
2,000 SQ/FT + (28,078 - 10,000 X .10) = 3,808 SQ/FT MAX PERMITTED

FAR- ACCESSORY STRUCTURE 'BONUS' - PERMITTED
15% X 3,808 SQ/ FT = 571 SQ/FT

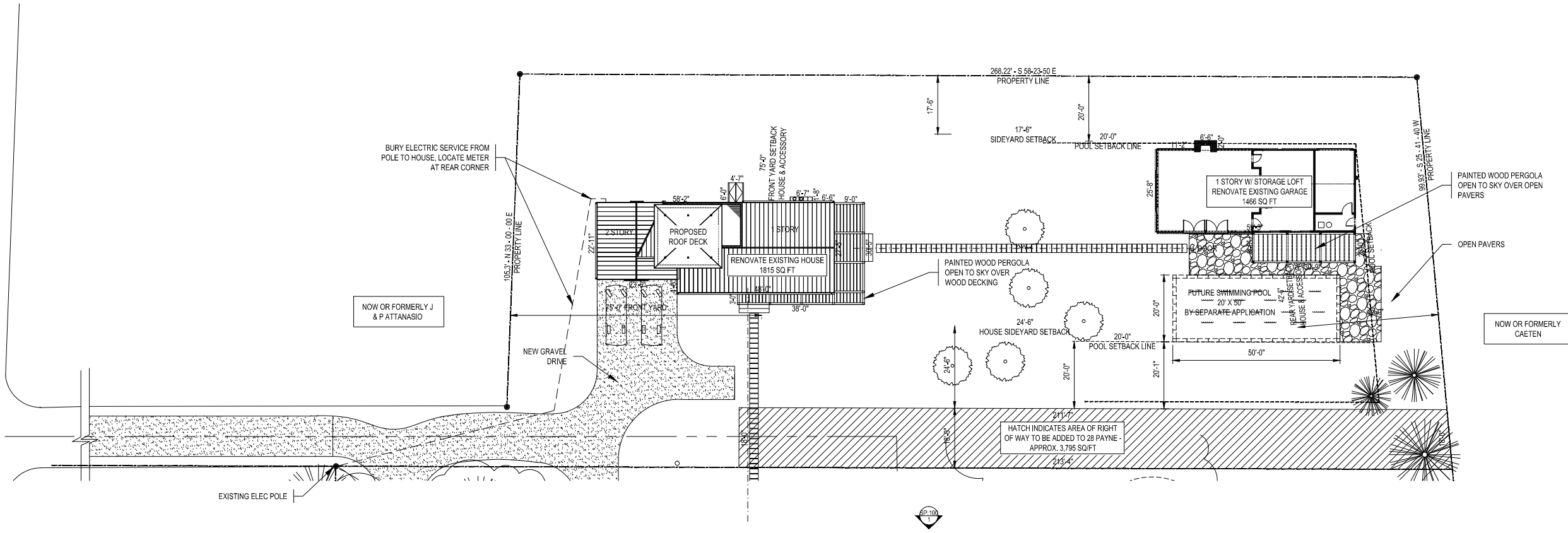
FAR - TOTAL COMBINED - PERMITTED
3,808 SQ/FT + 571 SQ/FT = 4,379 SQ/FT TOTAL

FAR -TOTAL LOT (GROSS FLOOR TOTAL) - PROPOSED
HOUSE FIRST FLOOR AREA = 1,823 SQ / FT
HOUSE SECOND FLOOR AREA = 711 SQ / FT
GARAGE AREA, RENOVATED = 1,465 SQ / FT
TOTAL PROPOSED FAR = 3,999 SQ/FT

NOTES:

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PAYNE AVENUE



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

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


TOWER HOUSE
28 PAYNE AVENUE
NORTH HAVEN, NY

SITE PLAN

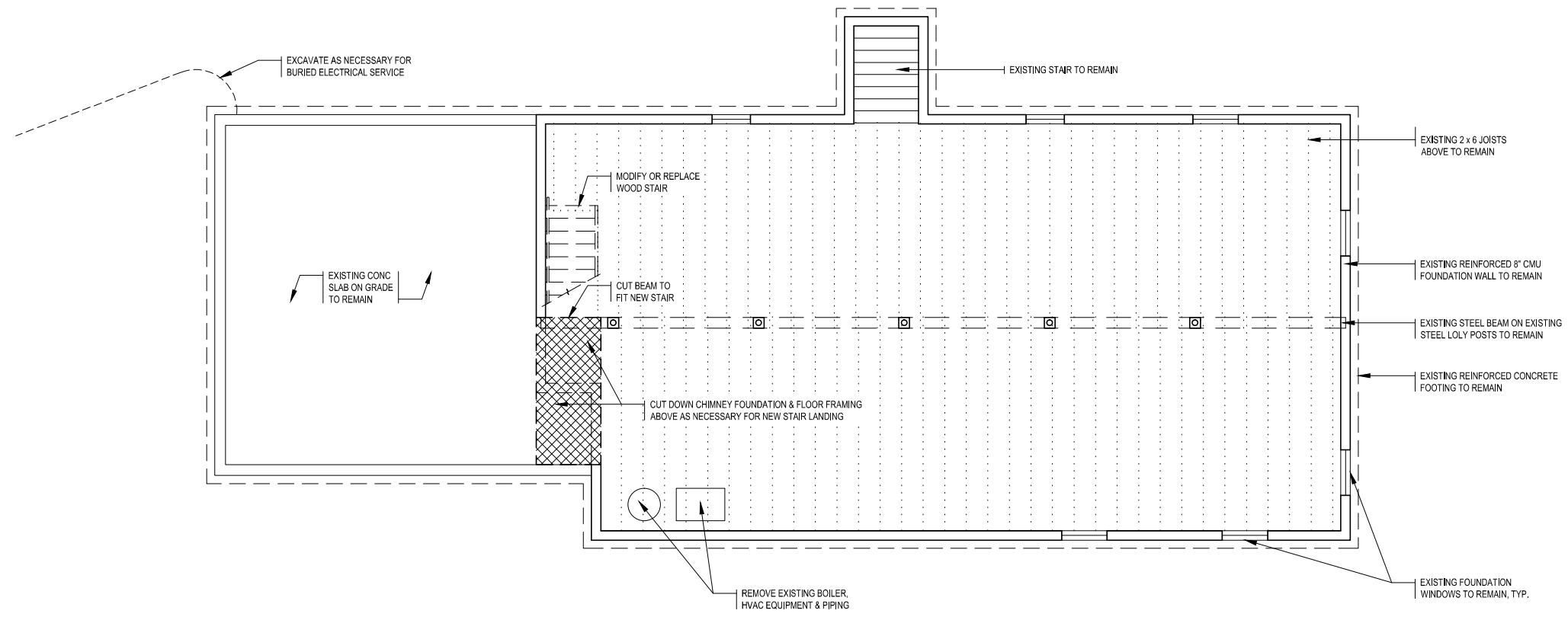
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SCALE:	AS NOTED	
ISSUE DATE:		
DRAWN BY:	DS	

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LEGEND - DEMOLITION	
	CONSTRUCTION TO REMAIN
	EXISTING 2 x 6 JOISTS
	REMOVAL AREA - NEW OPENING IN THE CEILING
NOTES	
1. REMOVE ALL ELECTRICAL, MECHANICAL & PLUMBING EQUIPMENT	

NOTES:
1) SEE GENERAL NOTES & PROJECT MANUAL.



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DEMOLITION PLAN - CELLAR

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1 DEMOLITION PLAN - CELLAR
SCALE: 1/4"=1'-0"

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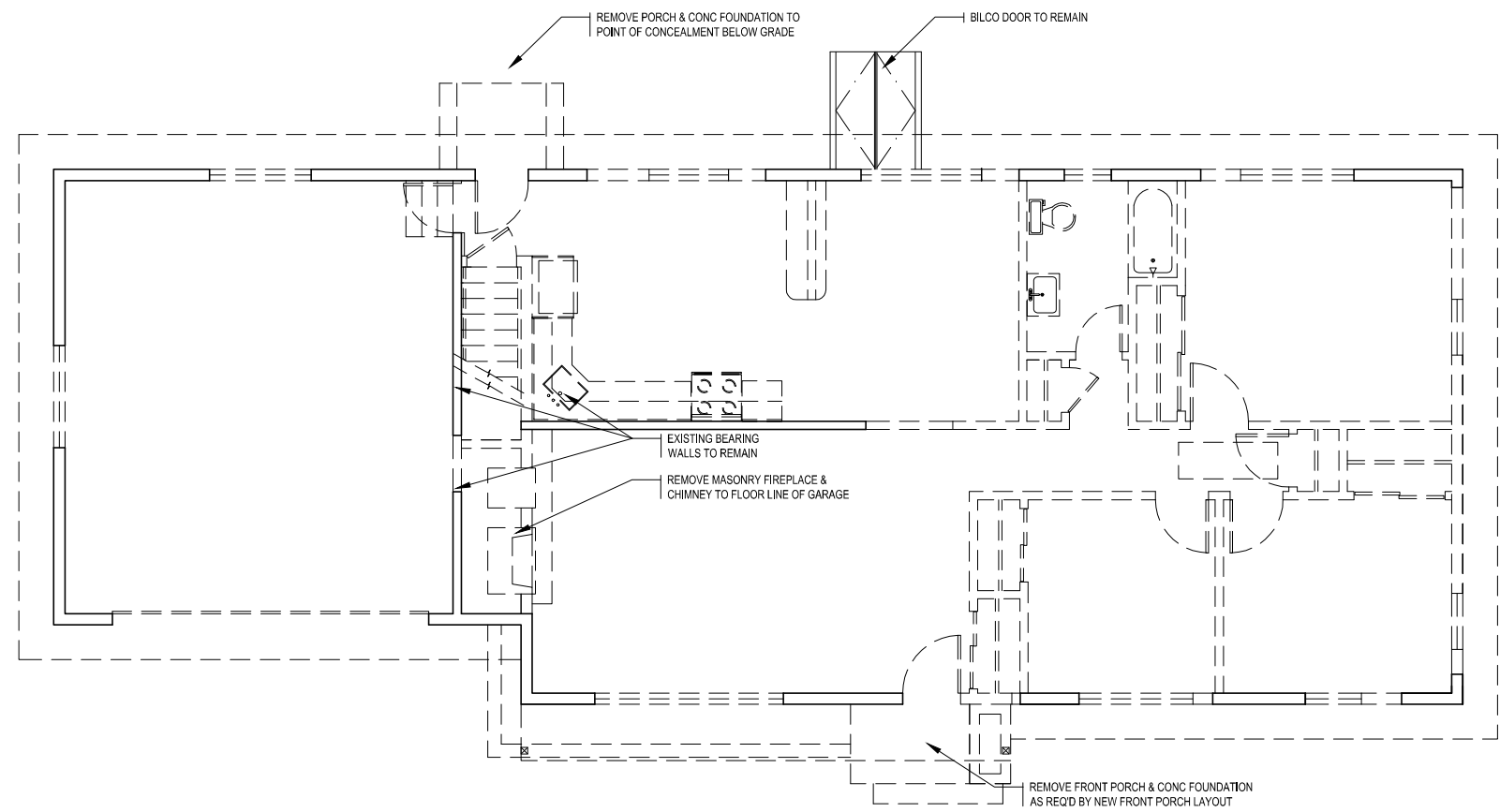
LEGEND - DEMOLITION

	CONSTRUCTION TO REMAIN
	CONSTRUCTION TO BE REMOVED

NOTES

1. SAVE ALL DOORS & WINDOWS FOR REUSE
2. REMOVE ALL FLOORING TO EXPOSED SHEATHING
3. EXPOSE ALL BEARING WALLS & CONSULT ARCHITECT FOR USE
4. REMOVE ALL INTERIOR FINISHES TO EXPOSED FRAMING
5. REMOVE ALL EXTERIOR SIDING TO EXPOSED SHEATHING. INSPECT SHEATHING FOR ROT & REPLACE AS NECESSARY.
6. REMOVE ALL PLUMBING FIXTURES & PIPES
7. REMOVE ALL ELECTRICAL EQUIPMENT & WIRING
8. REMOVE ALL INSULATION
9. REMOVE ALL WINDOWS

NOTES:
1) SEE GENERAL NOTES & PROJECT MANUAL.



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DEMOLITION PLAN - FIRST FLOOR

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SCALE:	10-14
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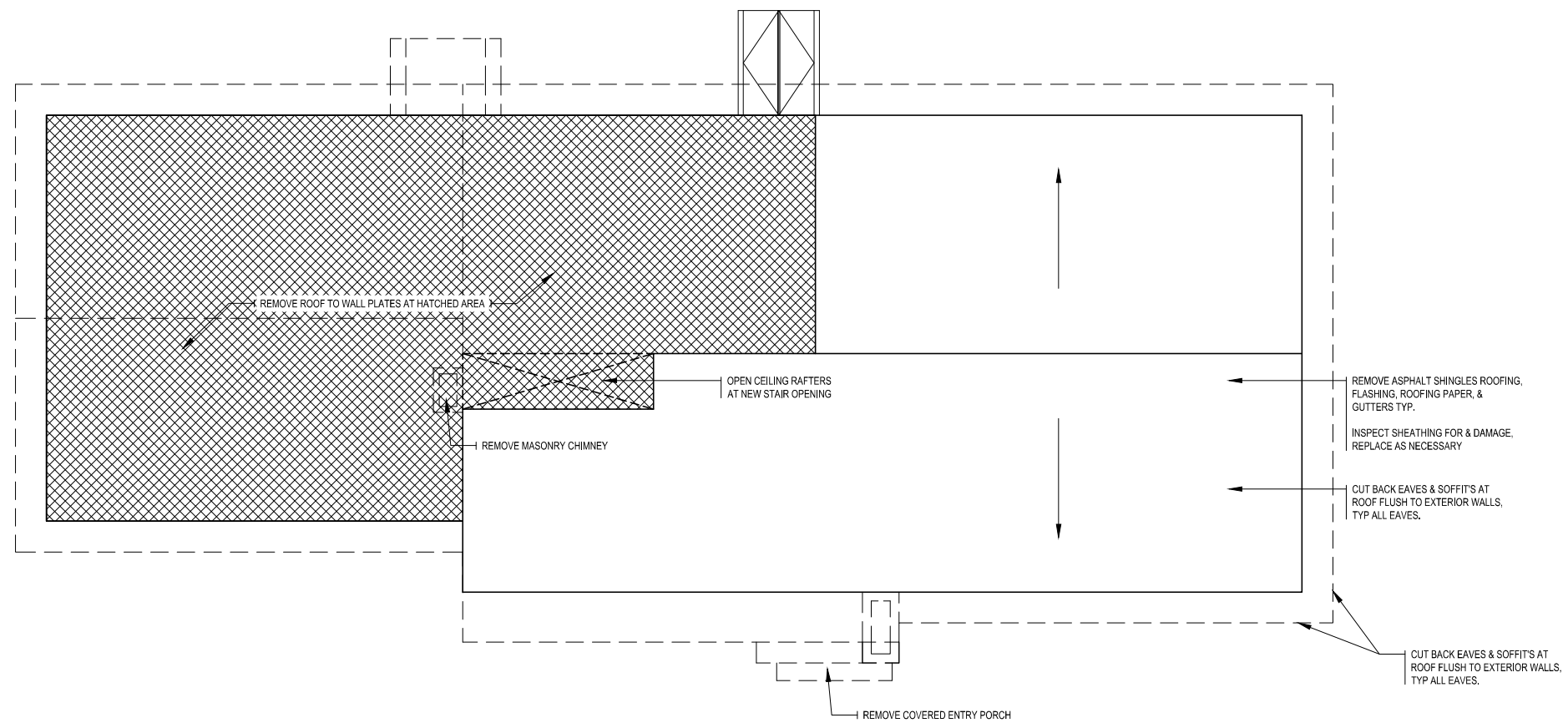
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1 DEMOLITION PLAN - FIRST FLOOR
SCALE: 1/4"=1'-0"



LEGEND - DEMOLITION	
	CONSTRUCTION TO REMAIN
	CONSTRUCTION TO BE REMOVED
	REMOVAL AREA - NEW OPENING IN THE CEILING
NOTES	
1. REMOVE ALL ELECTRICAL, MECHANICAL & PLUMBING EQUIPMENT	

NOTES:
1) SEE GENERAL NOTES & PROJECT MANUAL.



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NORTH HAVEN, NY

DEMOLITION - SECOND/ROOF PLAN

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SCALE:	10-14
ISSUE DATE:	AS NOTED
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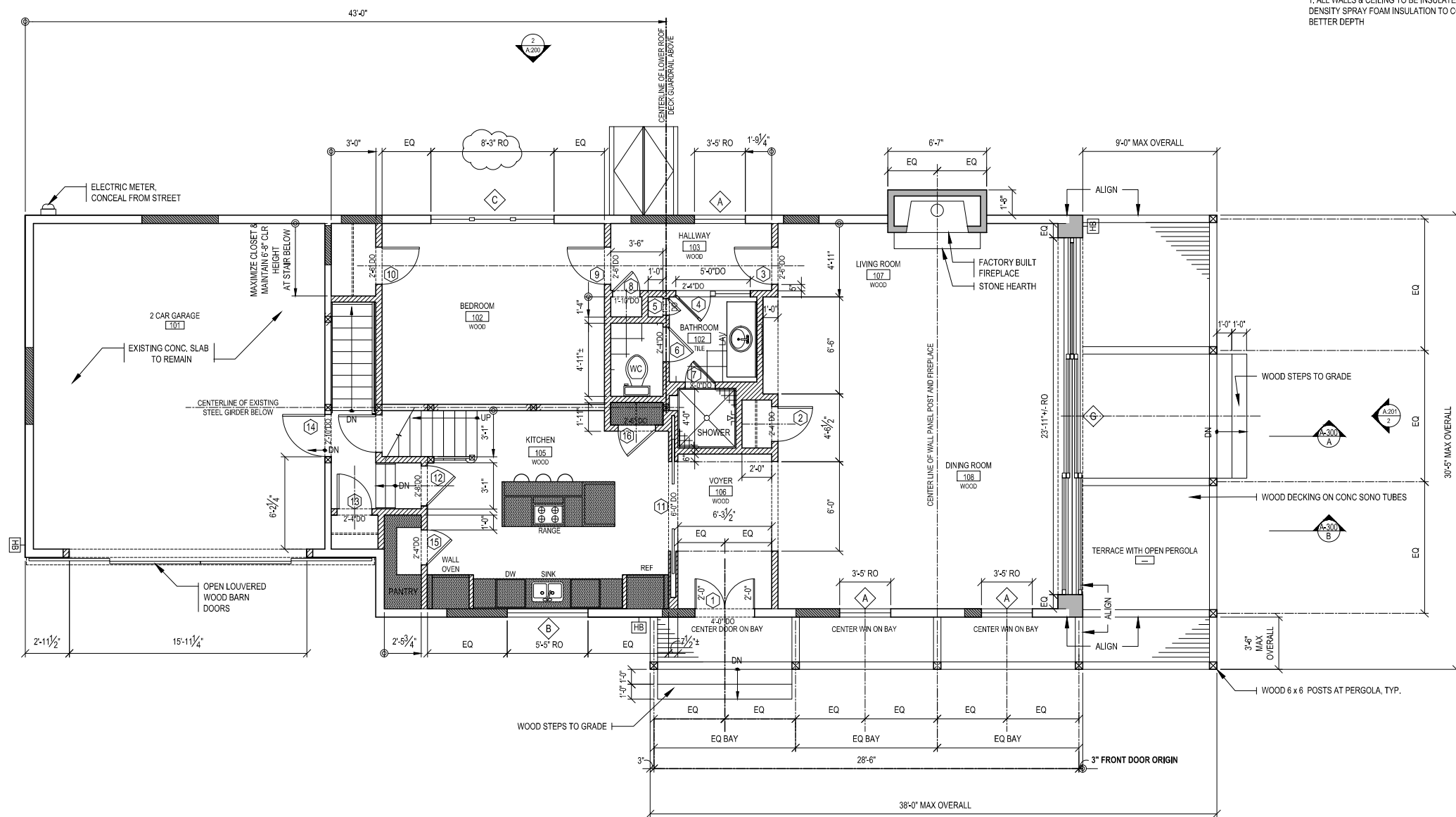
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1 DEMOLITION PLAN - ROOF
SCALE: 1/4"=1'-0"

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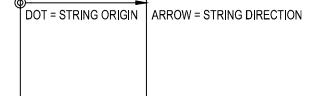
1 FIRST FLOOR PLAN - PROPOSED
SCALE: 1/4"=1'-0"



LEGEND - PROPOSED	
	EXTG CONSTRUCTION TO REMAIN
	NEW PARTITION 4-3/4" TOTAL THICKNESS, TYP 3-1/2" WOOD STUD @ 16" O.C., 5/8" GWB BOTH FACES, PAINT UNLESS NOTED
	MODIFIED EXISTING WALL TO MATCH EXISTING - ADD 2x FRAMING, SHEATHING, INSULATION & 5/8" GWB INFILL AS REQ'D
	NEW INSULATED EXTERIOR WALL 4-3/4" TOTAL THICKNESS, TYP 2x4 STUD @ 16" O.C., BLOWN IN INSULATION AS REQ'D, 5/8" SHEATHING AT EXTERIOR, 5/8" GWB AT INTERIOR, WOOD SIDING - THICKNESS, TBD
	NEW MILLWORK, SEE PLANS
	NEW SPACED SIDING WALL PARTIAL HEIGHT - SEE WALL SECTIONS
	NEW DOOR, SEE SCHEDULE @ A-500.00
	NEW WINDOW, SEE SCHEDULE @ A-500.00
	HOUSE BIB FROST FREE TYPE WITH DRAINOUT

GENERAL NOTES:
1. ALL WALLS & CEILING TO BE INSULATED WITH HIGH DENSITY SPRAY FOAM INSULATION TO CODE MIN OR BETTER DEPTH

NOTES:
1) SEE GENERAL NOTES & PROJECT MANUAL.
2) ALL DIMS TO FINISH FACE OF ASSEMBLY UNLESS NOTED.
DO = FINISHED DOOR OPENING
RO = WINDOW ROUGH OPENING



7	WINDOW RO UPDATE	12/21/2012
6	PARTITION LAYOUT ISSUE	11/28/12
5	PRICING SET	11/7/12
4	DOB SET	8/29/12
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TOWER HOUSE
28 PAYNE AVENUE
NORTH HAVEN, NY
FIRST FLOOR PLAN - PROPOSED

JOB NUMBER:	10-14	STAMP:
SCALE:	AS NOTED	
ISSUE DATE:		
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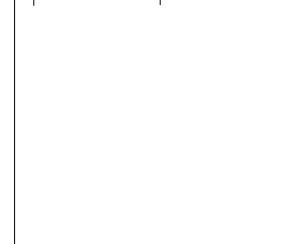
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LEGEND - PROPOSED	
	EXTG CONSTRUCTION TO REMAIN
	NEW PARTITION 4-3/4" TOTAL THICKNESS, TYP 3-1/2" WOOD STUD @ 16" O.C., 5/8" GWB BOTH FACES, PAINT UNLESS NOTED
	MODIFIED EXTERIOR WALL TO MATCH EXISTING - ADD 2x FRAMING, SHEATHING, INSULATION & 5/8" GWB INFILL AS REQ'D
	NEW INSULATED EXTERIOR WALL 4-3/4" TOTAL THICKNESS, TYP 2x4 STUD @ 16" O.C., BLOWN IN INSULATION AS REQ'D, 5/8" SHEATHING AT EXTERIOR, 5/8" GWB AT INTERIOR, WOOD SIDING - THICKNESS, TBD
	NEW MILLWORK, SEE PLANS
	NEW SPACED SIDING WALL PARTIAL HEIGHT - SEE WALL SECTIONS
	NEW DOOR, SEE SCHEDULE @ A-500.00
	NEW WINDOW, SEE SCHEDULE @ A-500.00
	HOUSE BIB FROST FREE TYPE WITH DRAINOUT

GENERAL NOTES:
1. ALL WALLS & CEILING TO BE INSULATED WITH HIGH DENSITY SPRAY FOAM INSULATION TO CODE MIN OR BETTER DEPTH

NOTES:
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DO = FINISHED DOOR OPENING
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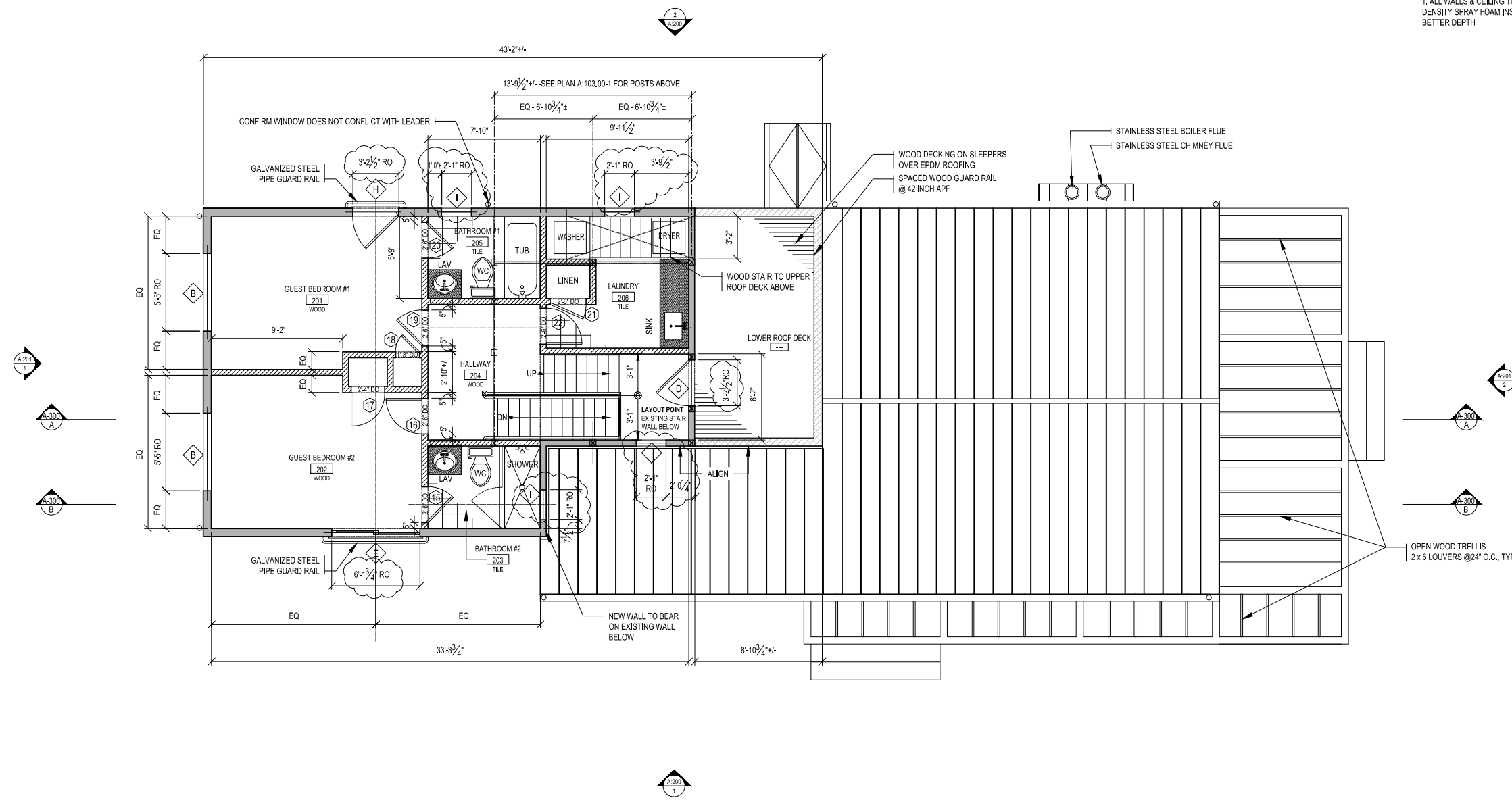
TOWER HOUSE
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NORTH HAVEN, NY

SECOND PLAN - PROPOSED

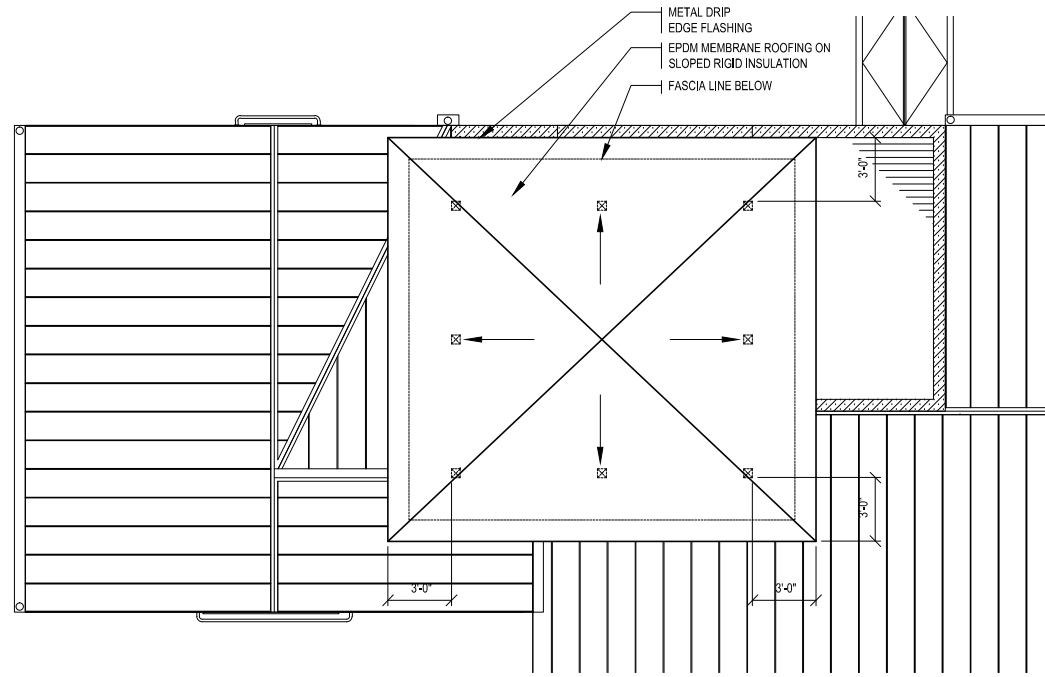
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1 SECOND FLOOR PLAN - PROPOSED
SCALE: 1/4"=1'-0"



LEGEND - PROPOSED

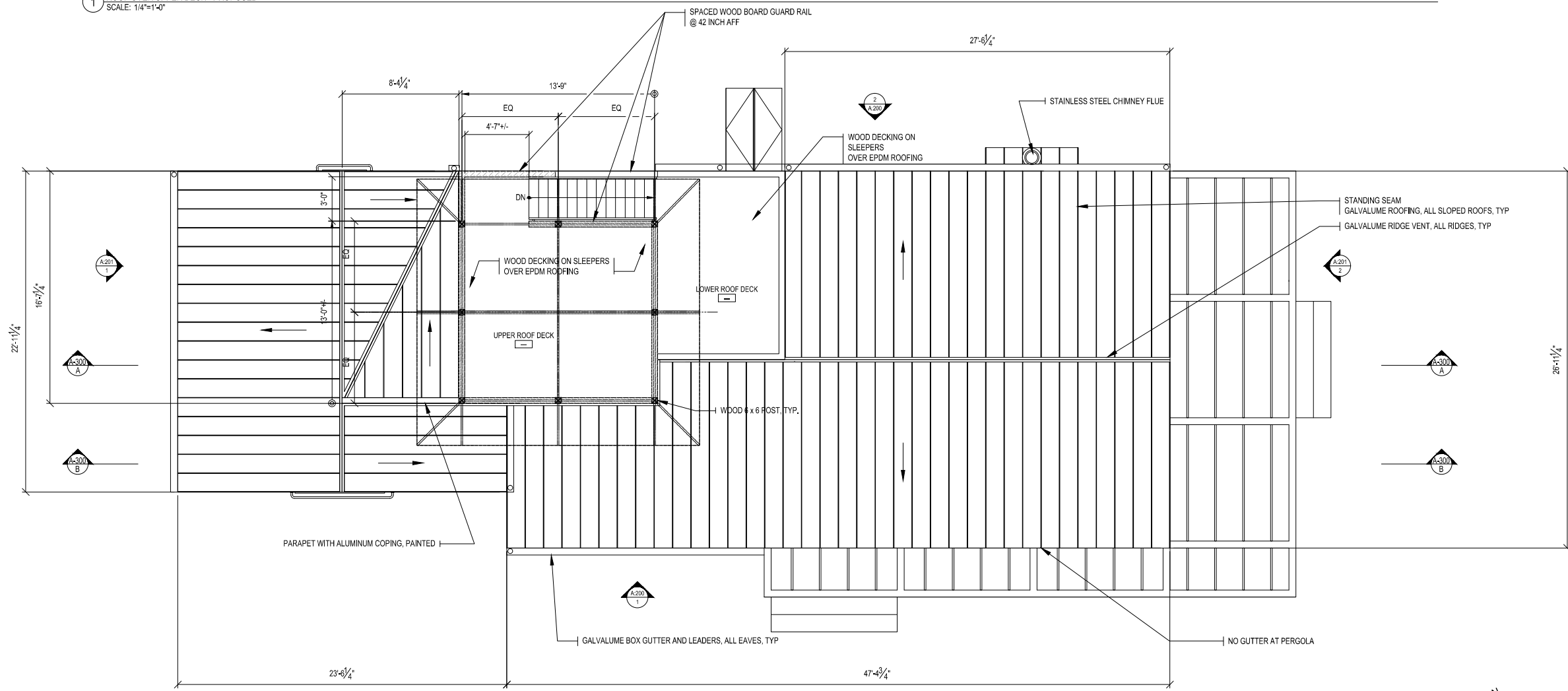
	EXTG CONSTRUCTION TO REMAIN
	NEW PARTITION 4-3/4" TOTAL THICKNESS, TYP 3-1/2" WOOD STUD @ 16" O.C., 5/8" GWB BOTH FACES, PAINT UNLESS NOTED
	MODIFIED EXTERIOR WALL TO MATCH EXISTING - ADD 2x FRAMING, SHEATHING, INSULATION & 5/8" GWB INFILL AS REQ'D
	NEW INSULATED EXTERIOR WALL 4 3/4" TOTAL THICKNESS, TYP 2X4 STUD @ 16" O.C., BLOWN IN INSULATION AS REQ'D, 5/8" SHEATHING AT EXTERIOR, 5/8" GWB AT INTERIOR, WOOD SIDING - THICKNESS, TBD
	NEW MILLWORK, SEE PLANS
	NEW SPACED SIDING WALL PARTIAL HEIGHT - SEE WALL SECTIONS
	NEW DOOR, SEE SCHEDULE @ A.500.00
	NEW WINDOW, SEE SCHEDULE @ A.500.00

GENERAL NOTES:
1. ALL WALLS & CEILING TO BE INSULATED WITH HIGH DENSITY SPRAY FOAM INSULATION TO CODE MIN OR BETTER DEPTH

NOTES:
1) SEE GENERAL NOTES & PROJECT MANUAL.
2) ALL DIMS TO FINISH FACE OF ASSEMBLY UNLESS NOTED.
DO = FINISHED DOOR OPENING
RO = WINDOW ROUGH OPENING



1 ROOF OVER UPPER DECK - PROPOSED
SCALE: 1/4"=1'-0"



2 UPPER ROOF DECK - PROPOSED
SCALE: 1/4"=1'-0"

#	REVISION	DATE
6	ATAS UPDATE	3/19/13
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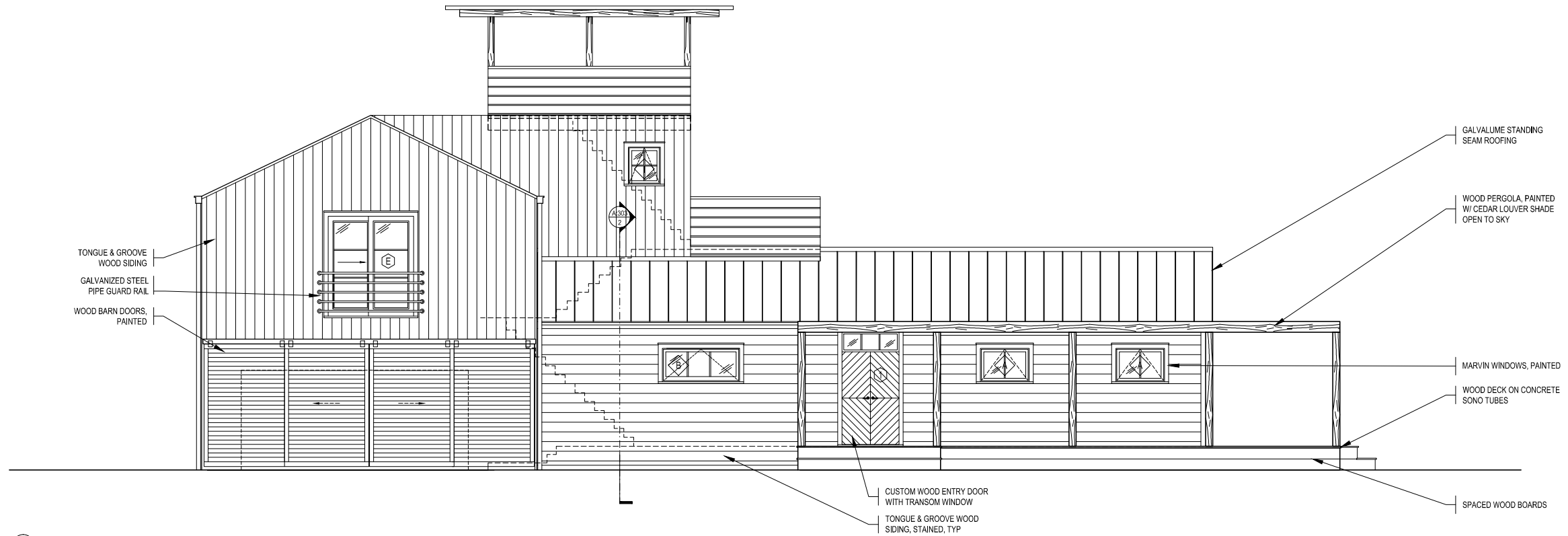
TOWER HOUSE
28 PAYNE AVENUE
NORTH HAVEN, NY

ROOF OVER UPPER DECK & UPPER DECK PLAN - PROPOSED

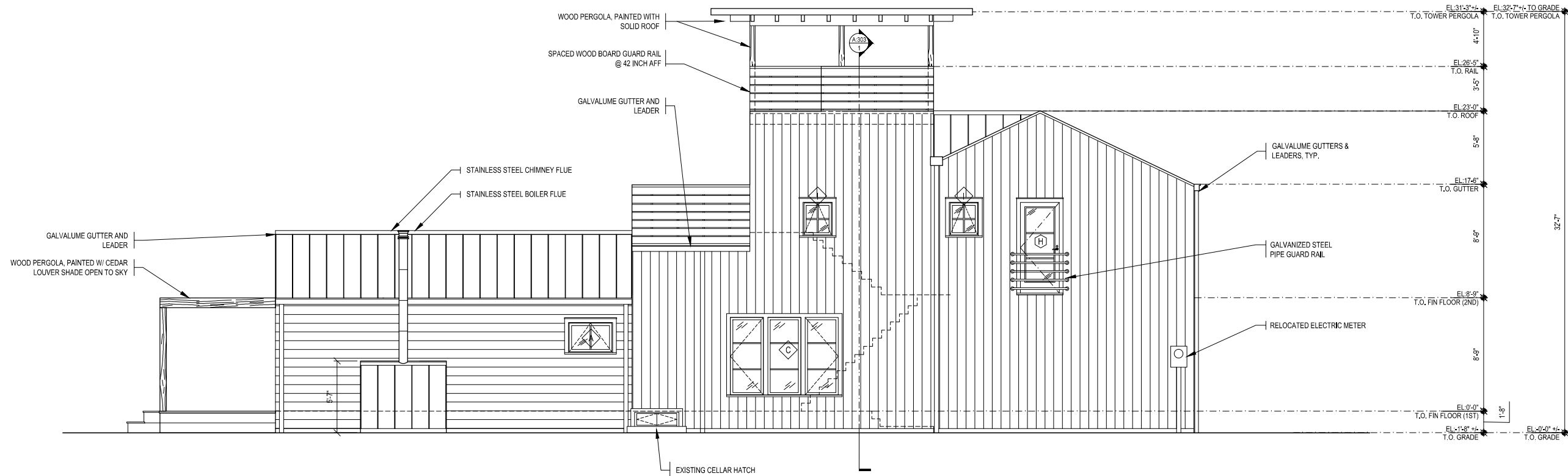
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NOTES:
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1 EXTERIOR ELEVATION - NORTH
SCALE: 1/4"=1'-0"



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

#	REVISION	DATE
7	ATAS UPDATE	3/19/13
6	WINDOW RO ADJUSTMENTS	12/21/2012
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TOWER HOUSE

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NORTH & SOUTH ELEVATION - PROPOSED

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ISSUE DATE:	AS NOTED
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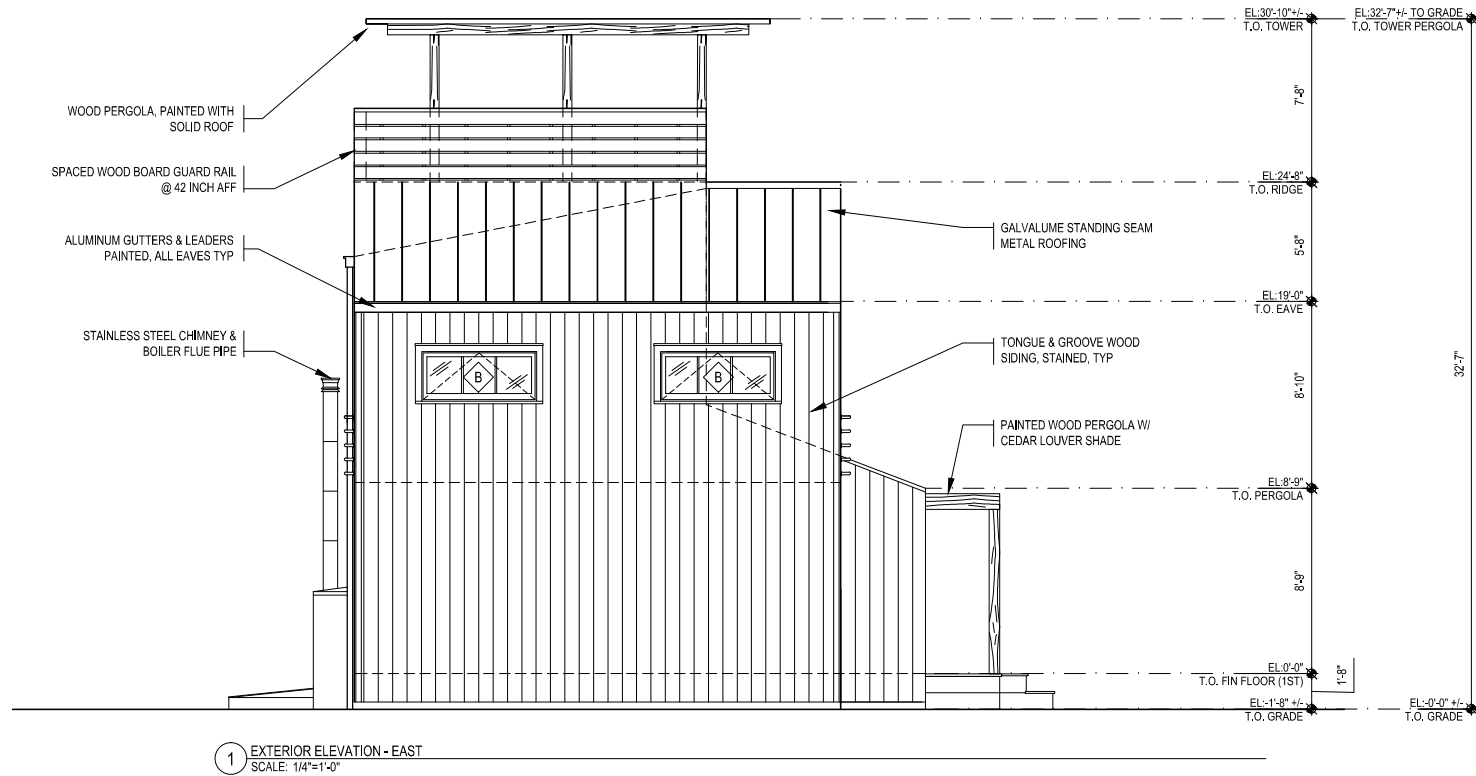
DRAWING # **CONSTRUCTION SET**

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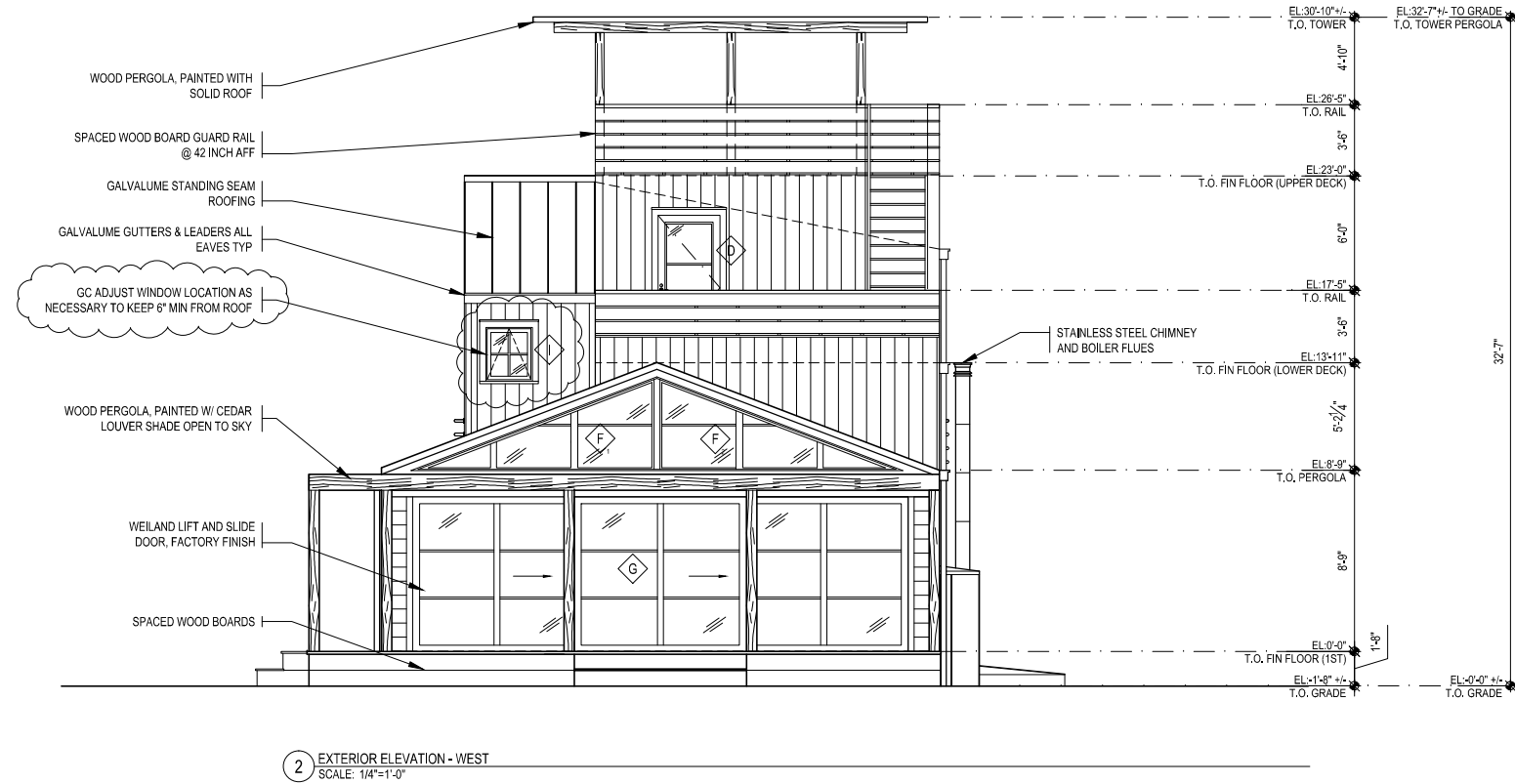
X PAGE OF X

NOTES:

1) SEE GENERAL NOTES & PROJECT MANUAL.



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



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

#	REVISION	DATE
7	ATAS UPDATE	3/19/13
6	WINDOW RO ADJUSTMENTS	12/21/2012
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

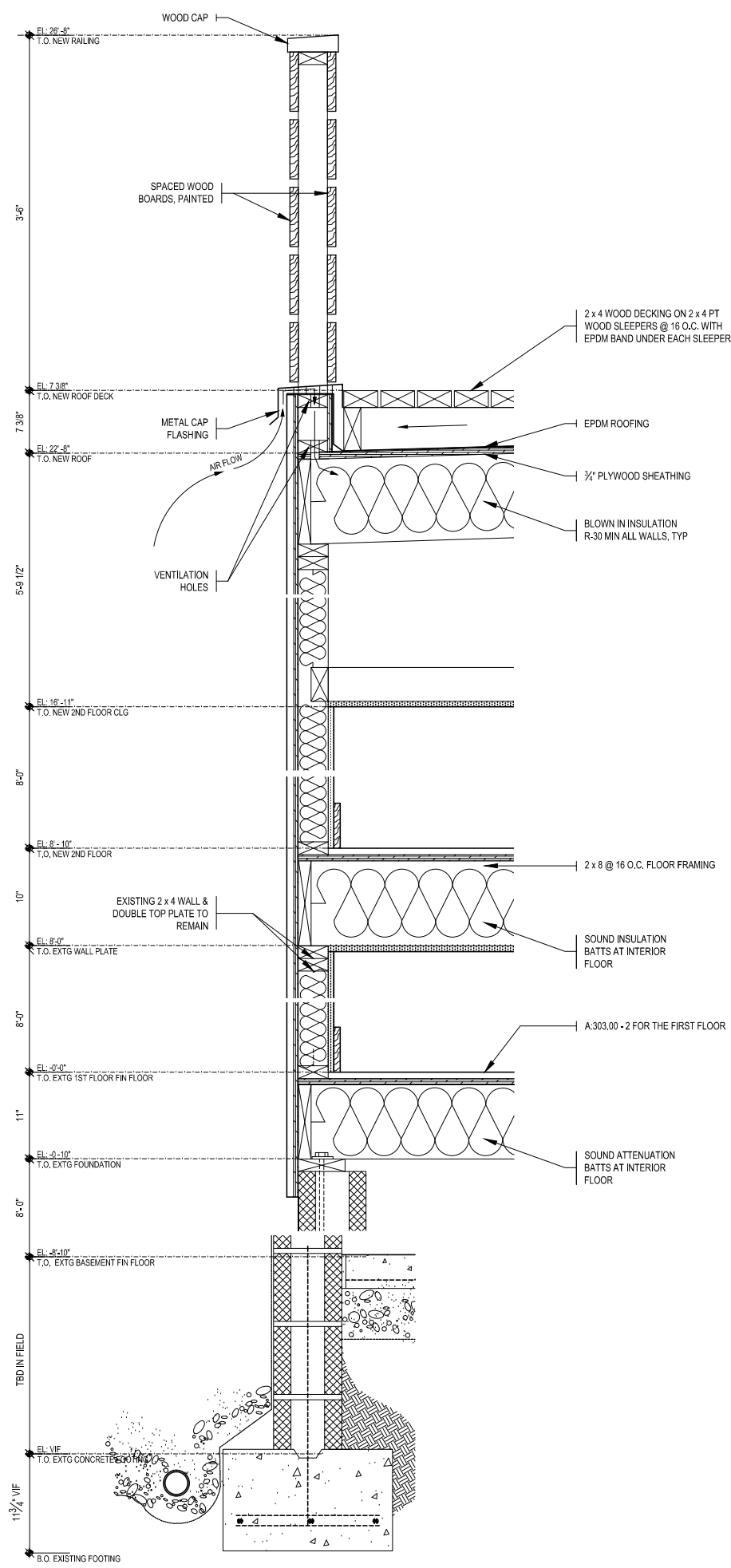
**EAST & WEST ELEVATIONS-
PROPOSED**

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

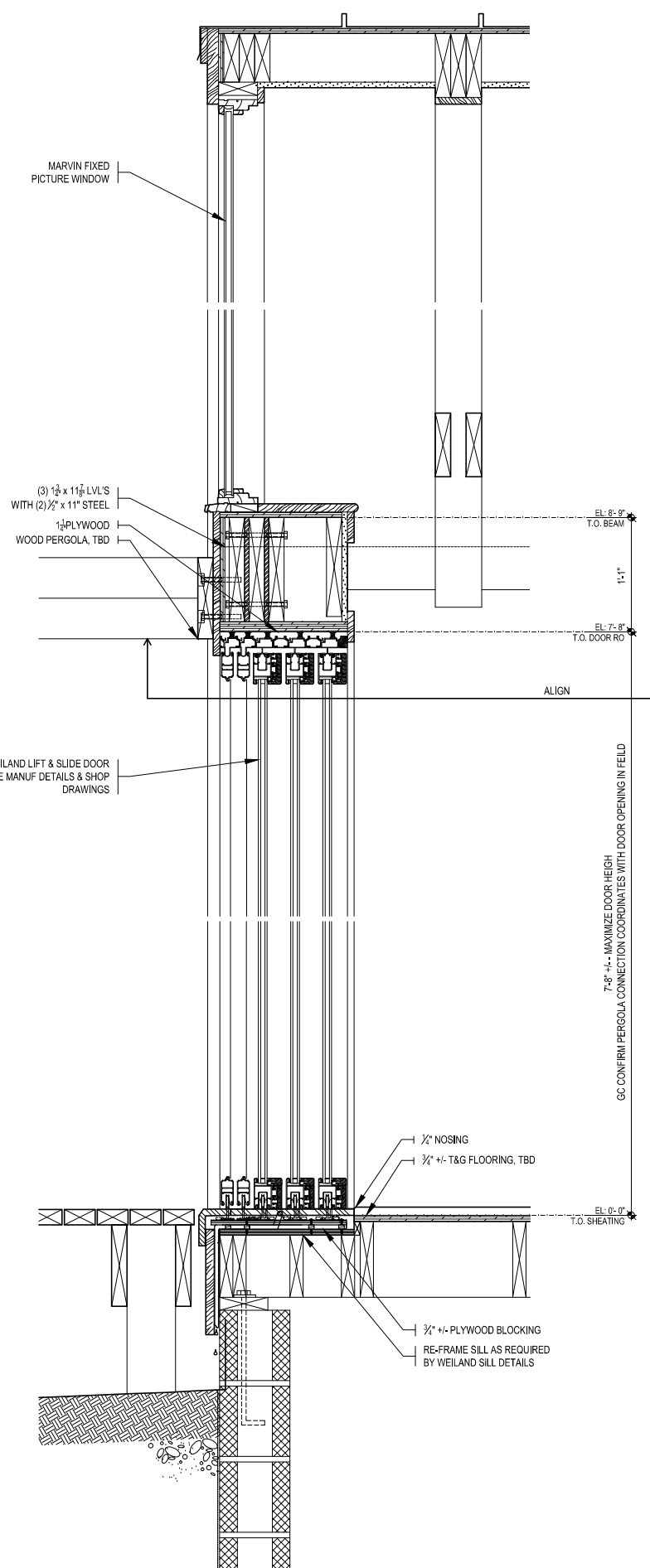
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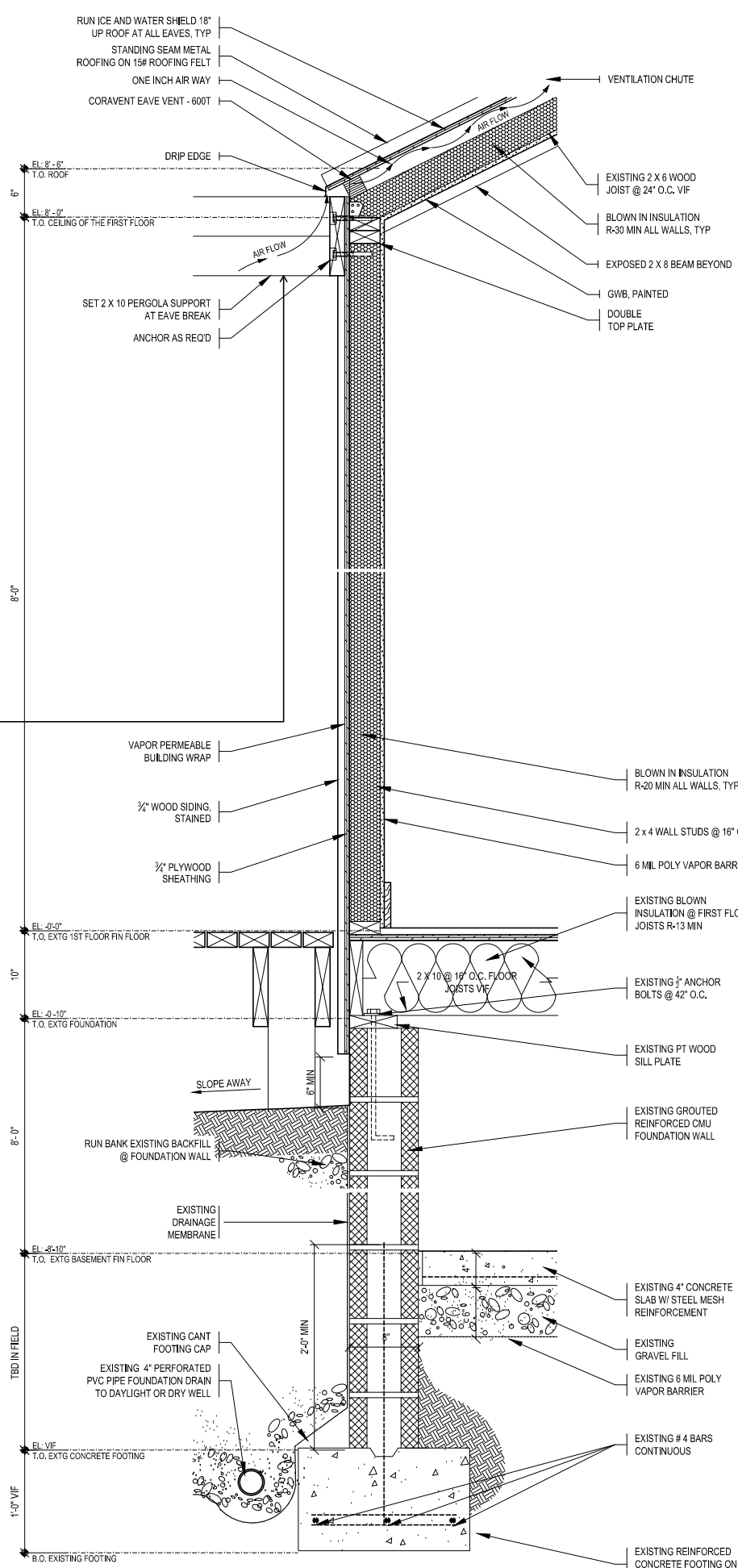
X PAGE OF X



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



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



1 WALL SECTION
SCALE: 1 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

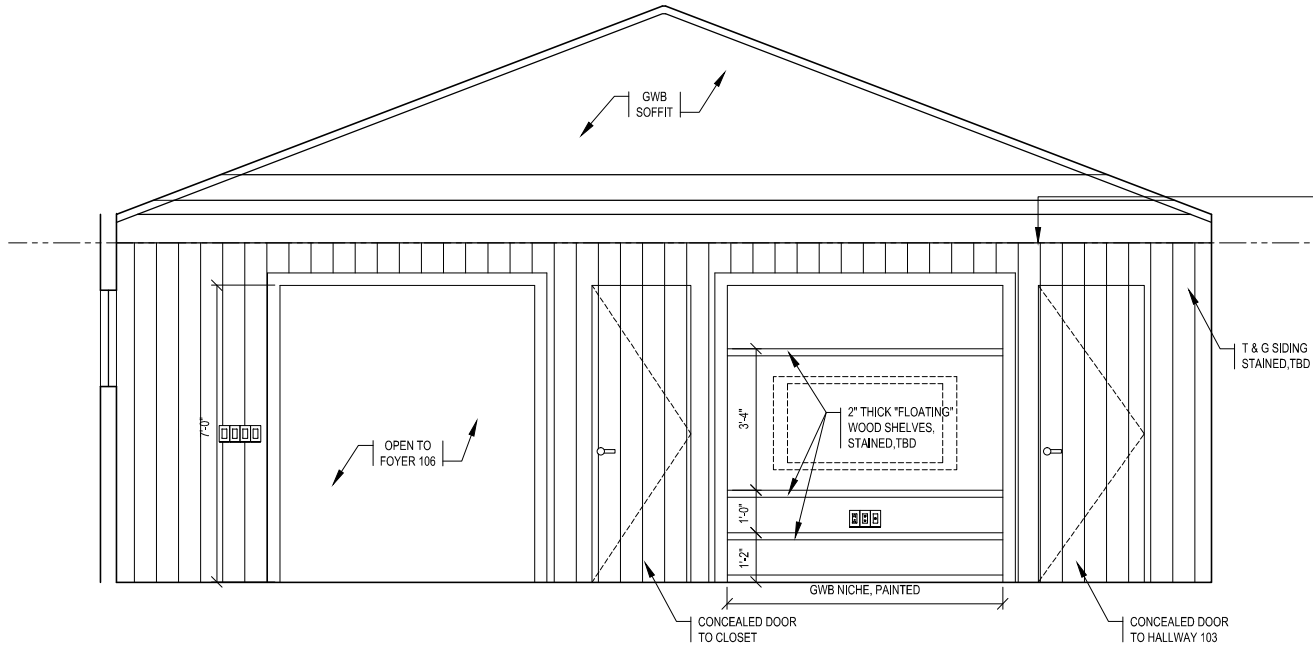
WALL SECTIONS

JOB NUMBER:	10-14	STAMP:
SCALE:	AS NOTED	
ISSUE DATE:		
DRAWN BY:		

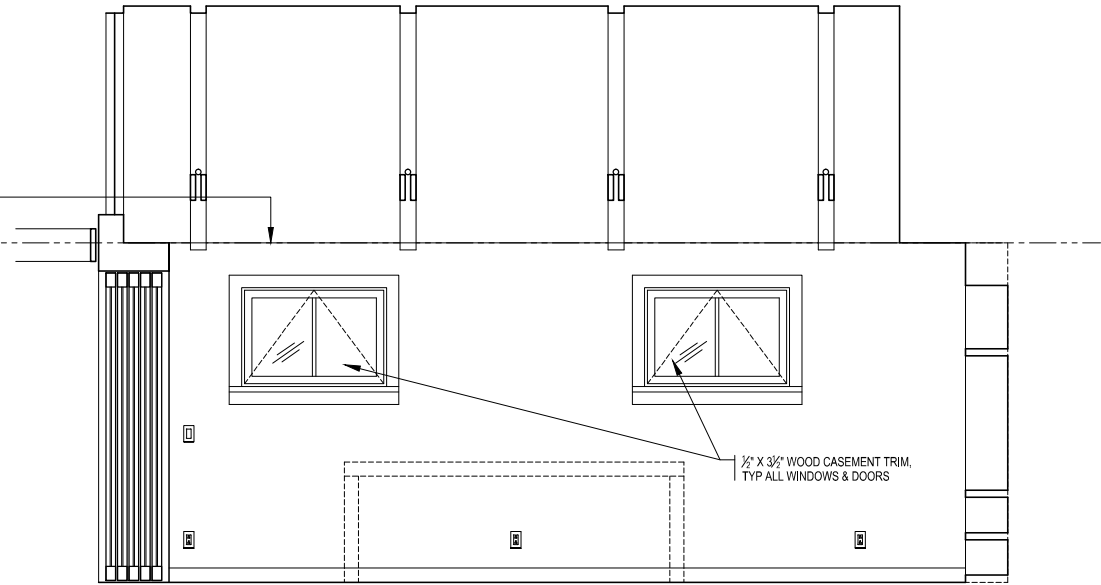
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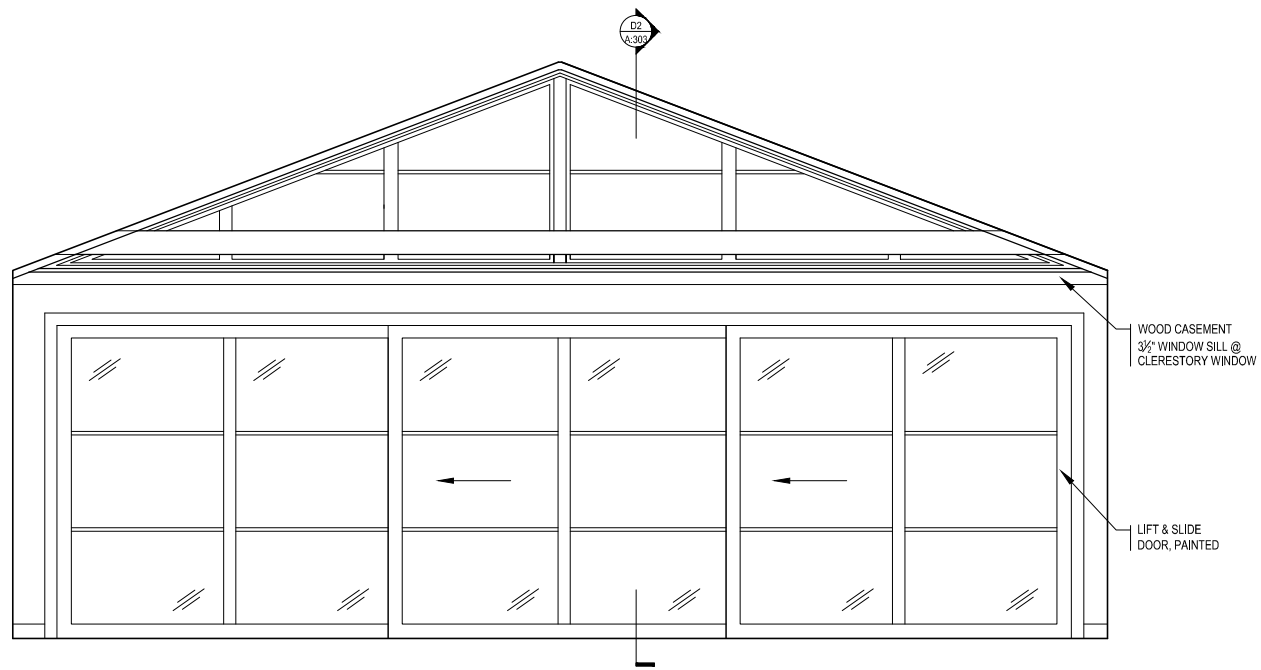
NOTES:
1) SEE GENERAL NOTES & PROJECT MANUAL.



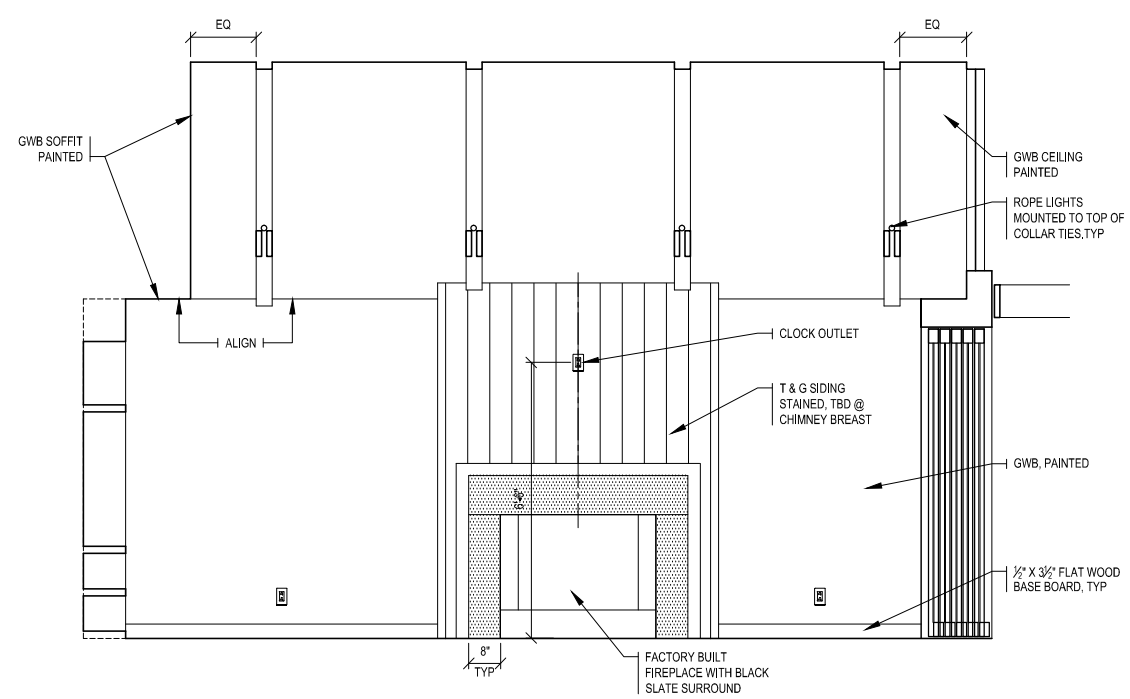
4 INTERIOR ELEVATION - WEST
SCALE: 1/2"=1'-0"



3 INTERIOR ELEVATION - SOUTH
SCALE: 1/2"=1'-0"



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



1 INTERIOR ELEVATION - NORTH
SCALE: 1/2"=1'-0"

#	REVISION	DATE
6	INTERIOR ELEVATION UPDATE	3/12/13
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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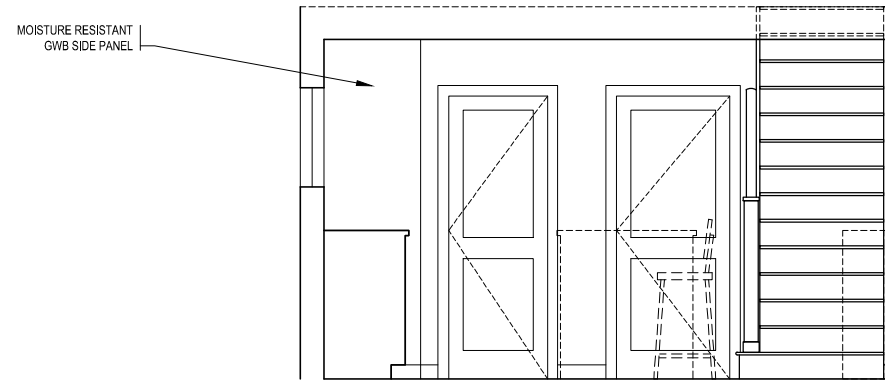
TOWER HOUSE
28 PAYNE AVENUE
NORTH HAVEN, NY

INTERIOR ELEVATIONS
LIVING ROOM 107
DINING ROOM 108

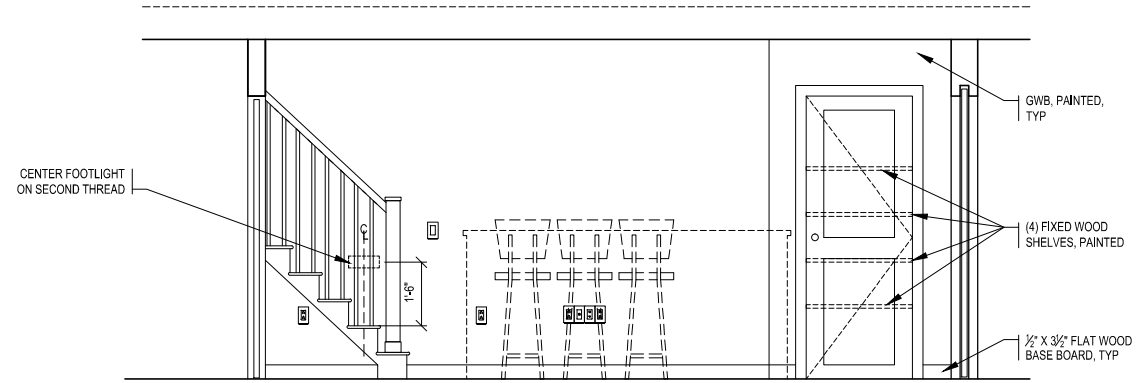
JOB NUMBER: 10-14
SCALE: AS NOTED
ISSUE DATE:
DRAWN BY:

DRAWING #: **PROGRESS SET**

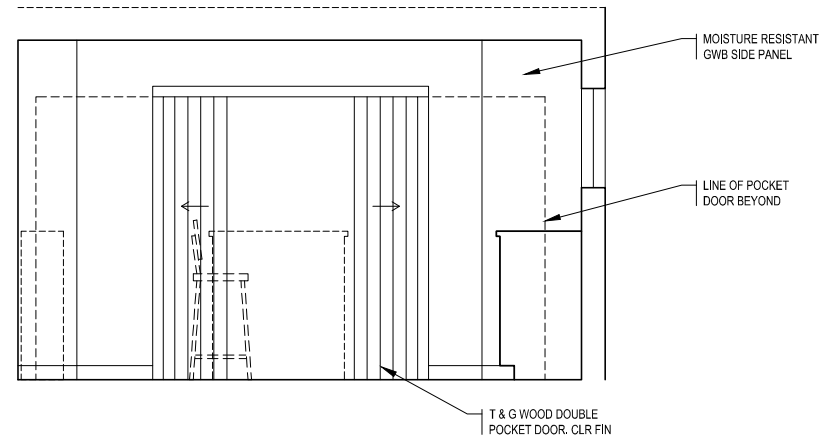
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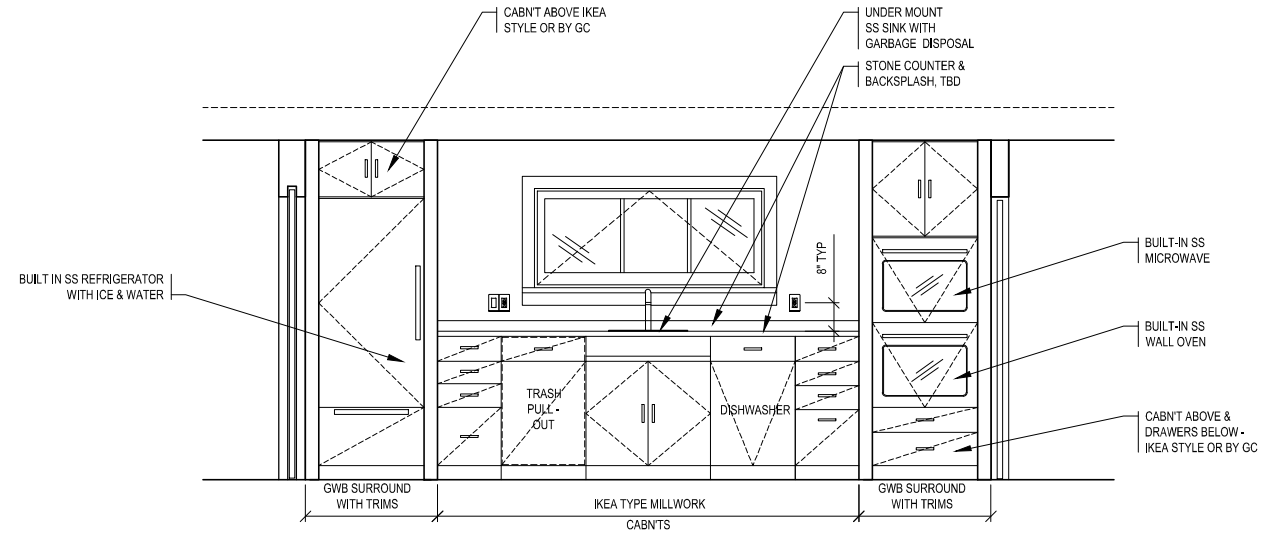
4 INTERIOR ELEVATION - KITCHEN 105 - WEST
SCALE: 1/2"=1'-0"



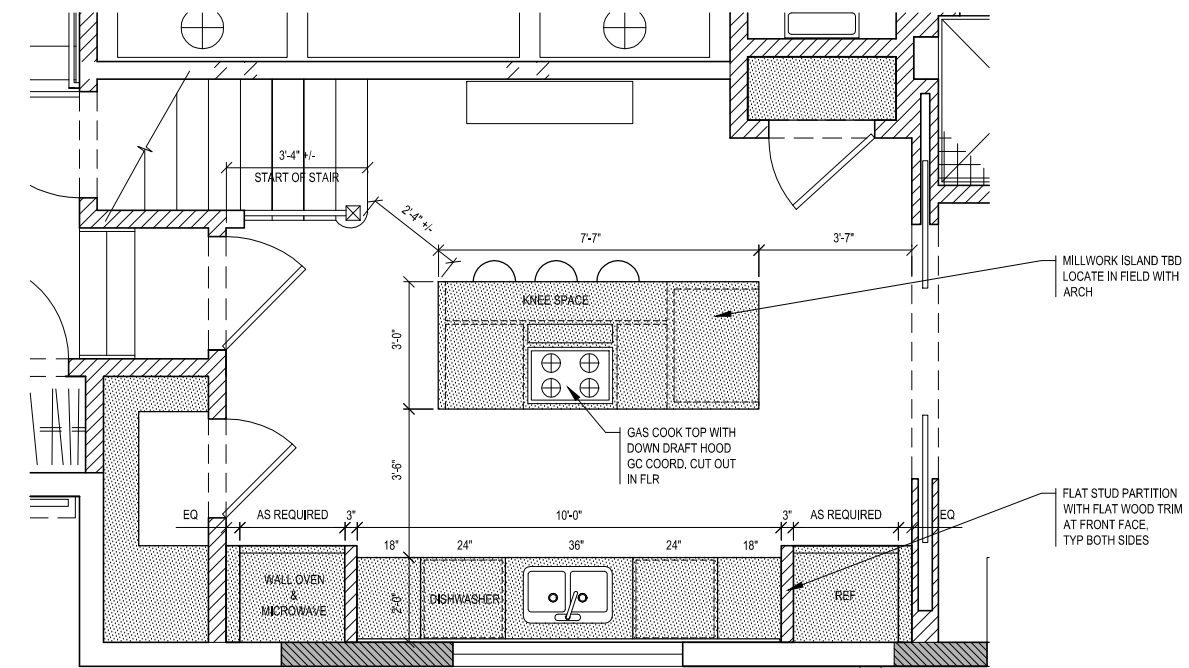
3 INTERIOR ELEVATION - KITCHEN 105 - SOUTH
SCALE: 1/2"=1'-0"



2 INTERIOR ELEVATION - KITCHEN 105 - EAST
SCALE: 1/2"=1'-0"



1 INTERIOR ELEVATION - KITCHEN 105 - NORTH
SCALE: 1/2"=1'-0"



0 ENLARGED - KITCHEN 105 - PLAN
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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NORTH HAVEN, NY

**INTERIOR ELEVATIONS
KITCHEN 105**

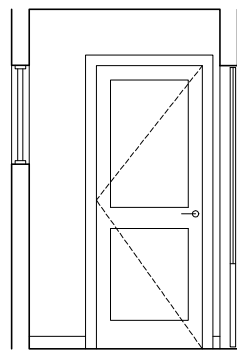
JOB NUMBER:	10-14	STAMP:
SCALE:	AS NOTED	
ISSUE DATE:	3/14/2013	
DRAWN BY:		

DRAWING #: **CONSTRUCTION SET**

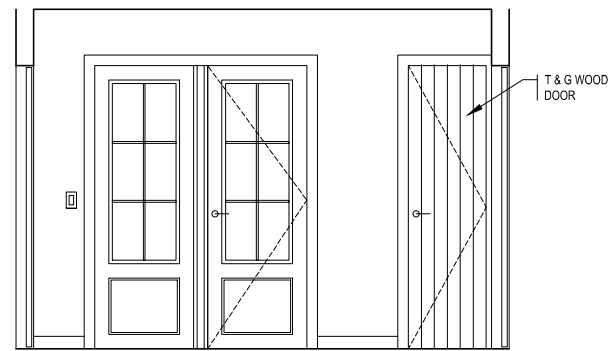
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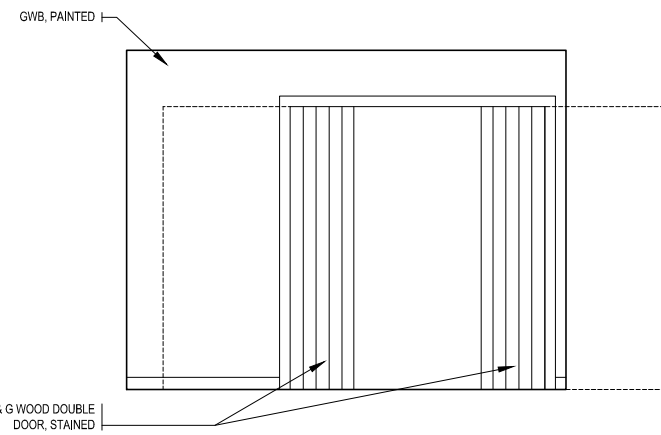
NOTES:
1) SEE GENERAL NOTES & PROJECT MANUAL.



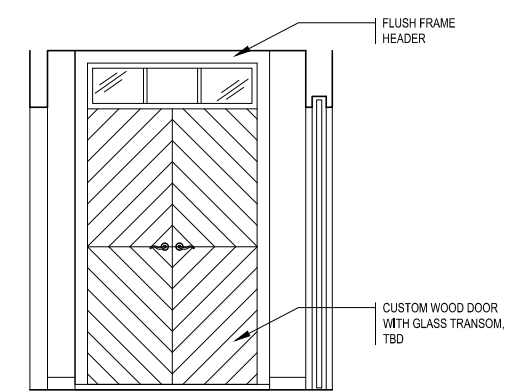
8 INTERIOR ELEVATION - HALL 103 - WEST
SCALE: 1/2"=1'-0"



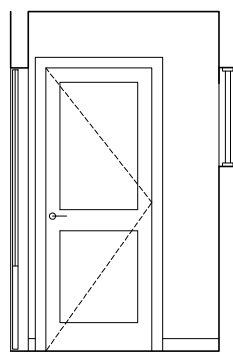
7 INTERIOR ELEVATION - HALL 103 - SOUTH
SCALE: 1/2"=1'-0"



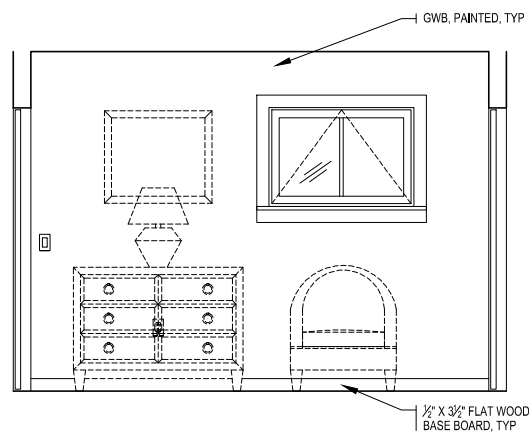
4 INTERIOR ELEVATION - FOYER 106 - WEST
SCALE: 1/2"=1'-0"



3 INTERIOR ELEVATION - FOYER 106 - SOUTH
SCALE: 1/2"=1'-0"

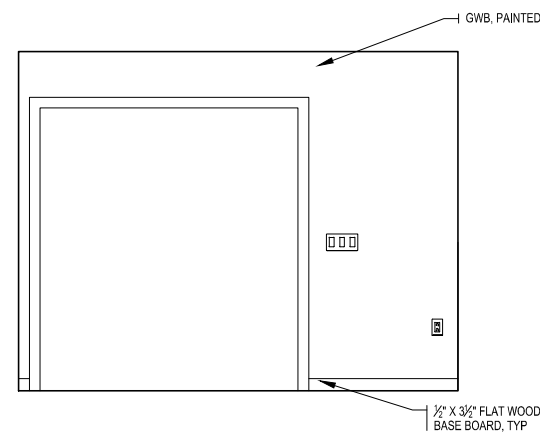


6 INTERIOR ELEVATION - HALL 103 - EAST
SCALE: 1/2"=1'-0"

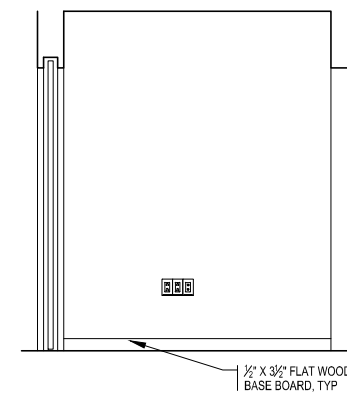


5 INTERIOR ELEVATION - HALL 103 - NORTH
SCALE: 1/2"=1'-0"

HALL 103
FOYER 106



2 INTERIOR ELEVATION - FOYER 106 - EAST
SCALE: 1/2"=1'-0"



1 INTERIOR ELEVATION - FOYER 106 - NORTH
SCALE: 1/2"=1'-0"

#	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

INTERIOR ELEVATIONS
FOYER 106
HALL 103

JOB NUMBER: 10-14

SCALE: 10-14

AS NOTED

ISSUE DATE: 3/14/2013

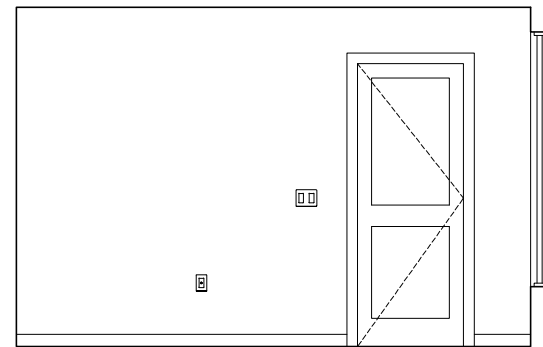
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DRAWING #: CONSTRUCTION SET

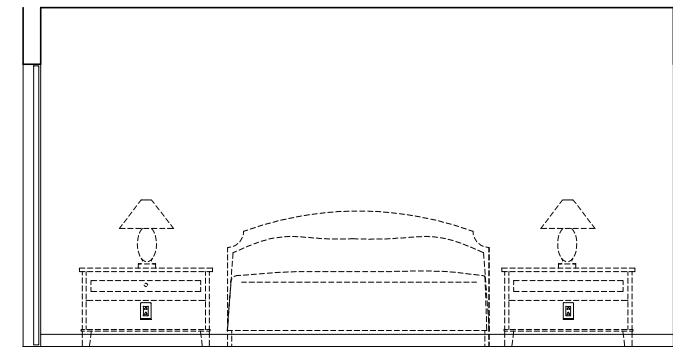
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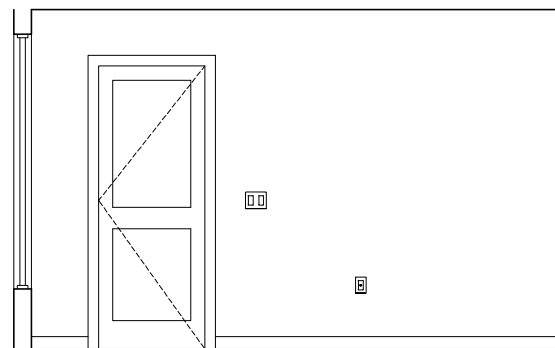
NOTES:
 1) SEE GENERAL NOTES & PROJECT MANUAL.



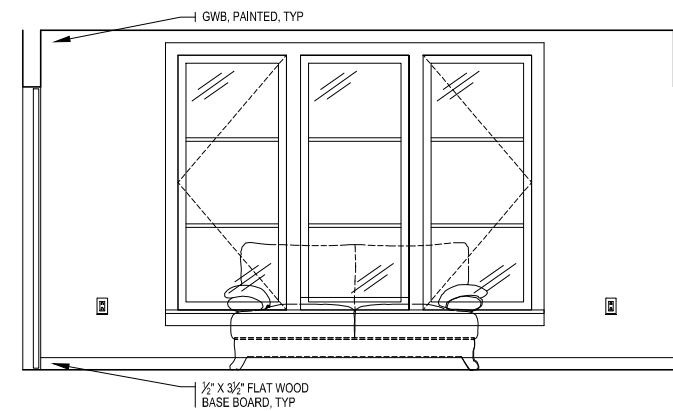
4 INTERIOR ELEVATION - BEDROOM 102 - WEST
 SCALE: 1/2"=1'-0"



3 INTERIOR ELEVATION - BEDROOM 102 - SOUTH
 SCALE: 1/2"=1'-0"



2 INTERIOR ELEVATION - BEDROOM 102 - EAST
 SCALE: 1/2"=1'-0"



1 INTERIOR ELEVATION - BEDROOM 102 - NORTH
 SCALE: 1/2"=1'-0"

#	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

TOWER HOUSE
 28 PAYNE AVENUE
 NORTH HAVEN, NY

**INTERIOR ELEVATIONS
 BEDROOM 102**

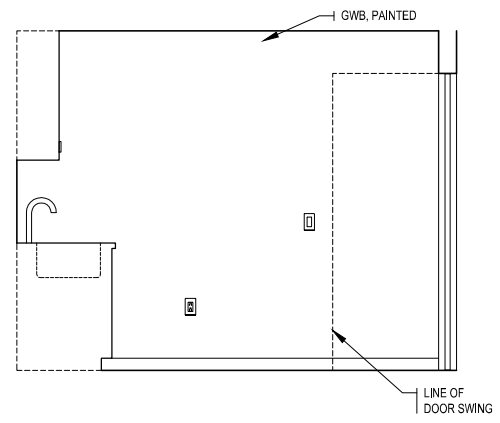
JOB NUMBER:	10-14	STAMP:
SCALE:	AS NOTED	
ISSUE DATE:	3/14/2013	
DRAWN BY:	DS	

DRAWING # **CONSTRUCTION SET**

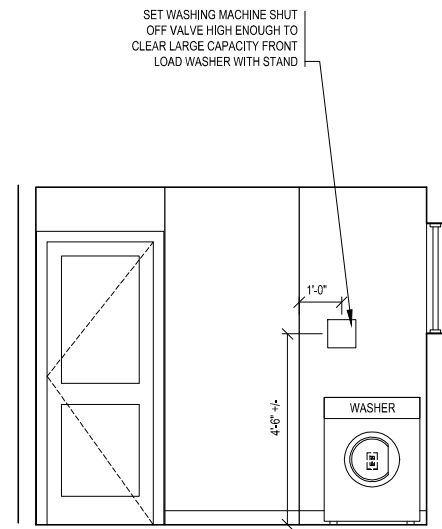
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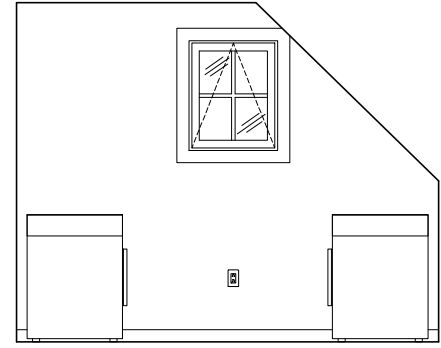
NOTES:
1) SEE GENERAL NOTES & PROJECT MANUAL.



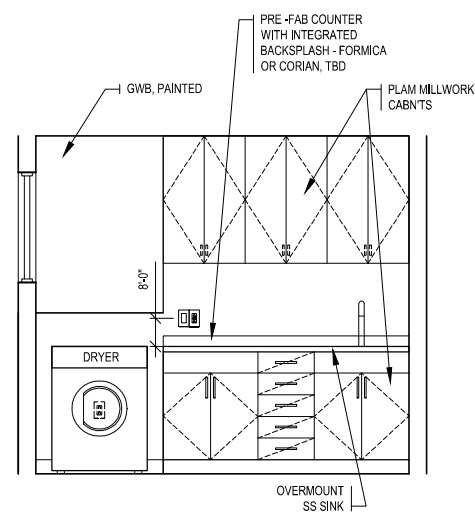
9 INTERIOR ELEVATION - SOUTH
SCALE: 1/2"=1'-0"



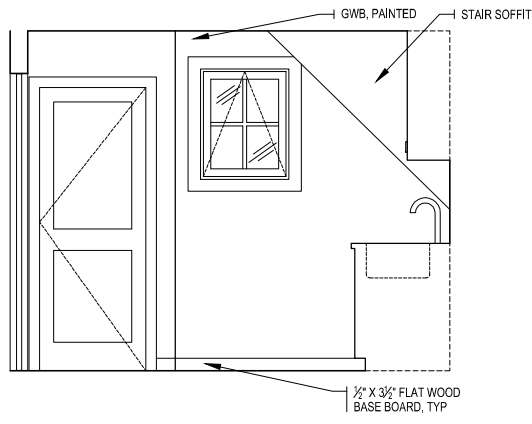
8 INTERIOR ELEVATION - LAUNDRY 203 - WEST
SCALE: 1/2"=1'-0"



7 INTERIOR ELEVATION - NORTH
SCALE: 1/2"=1'-0"

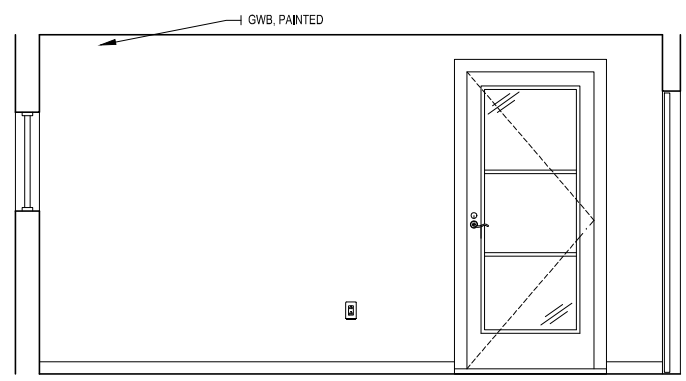


6 INTERIOR ELEVATION - LAUNDRY 203 - EAST
SCALE: 1/2"=1'-0"

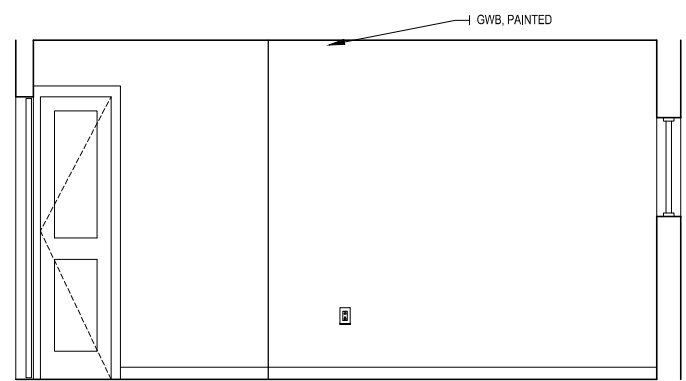


5 INTERIOR ELEVATION - LAUNDRY 203 - NORTH
SCALE: 1/2"=1'-0"

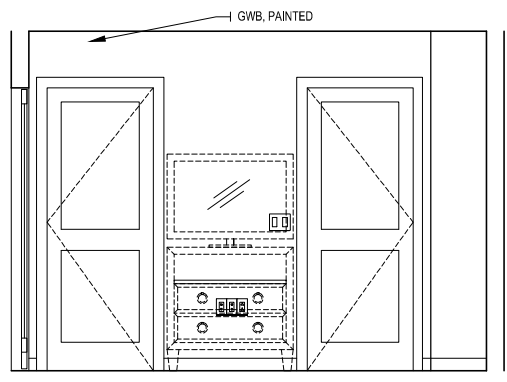
LAUNDRY 203
BEDROOM 201



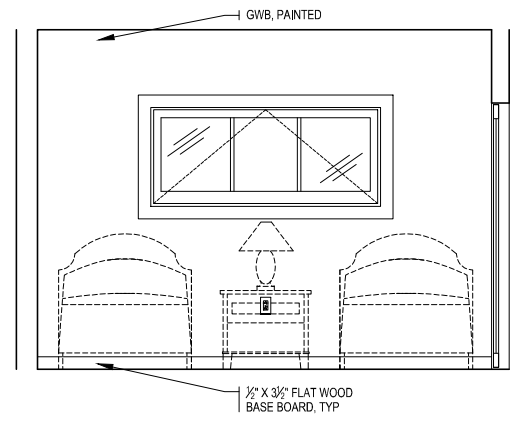
4 INTERIOR ELEVATION - BEDROOM 201 - NORTH
SCALE: 1/2"=1'-0"



3 INTERIOR ELEVATION - BEDROOM 201 - SOUTH
SCALE: 1/2"=1'-0"



2 INTERIOR ELEVATION - BEDROOM 201 - EAST
SCALE: 1/2"=1'-0"



1 INTERIOR ELEVATION - BEDROOM 201 - WEST
SCALE: 1/2"=1'-0"

#	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

TOWER HOUSE
28 PAYNE AVENUE
NORTH HAVEN, NY

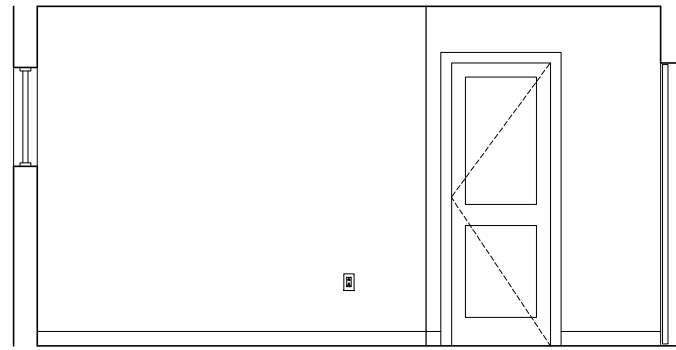
**INTERIOR ELEVATIONS
BEDROOM 201
LAUNDRY 203**

JOB NUMBER:	10-14	STAMP:
SCALE:	AS NOTED	
ISSUE DATE:	3/14/2013	
DRAWN BY:	DS	

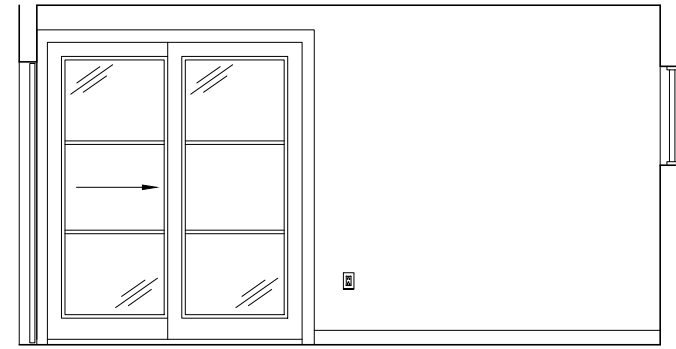
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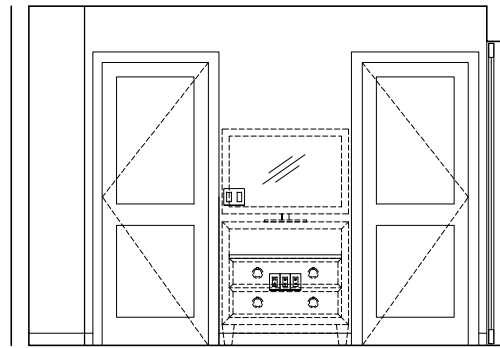
NOTES:
 1) SEE GENERAL NOTES & PROJECT MANUAL.



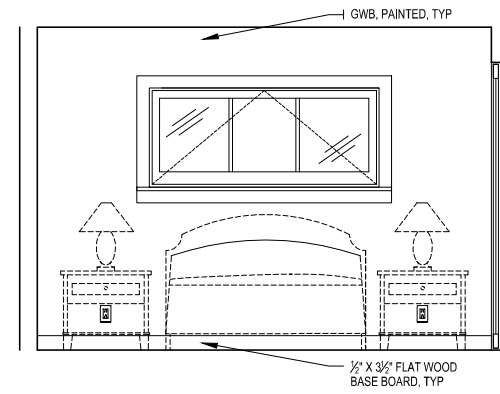
4 INTERIOR ELEVATION - BEDROOM 202 - WEST
 SCALE: 1/2"=1'-0"



3 INTERIOR ELEVATION - BEDROOM 202 - SOUTH
 SCALE: 1/2"=1'-0"



2 INTERIOR ELEVATION - BEDROOM 202 - EAST
 SCALE: 1/2"=1'-0"



1 INTERIOR ELEVATION - BEDROOM 202 - NORTH
 SCALE: 1/2"=1'-0"

#	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

TOWER HOUSE
 28 PAYNE AVENUE
 NORTH HAVEN, NY

**INTERIOR ELEVATIONS
 BEDROOM 202**

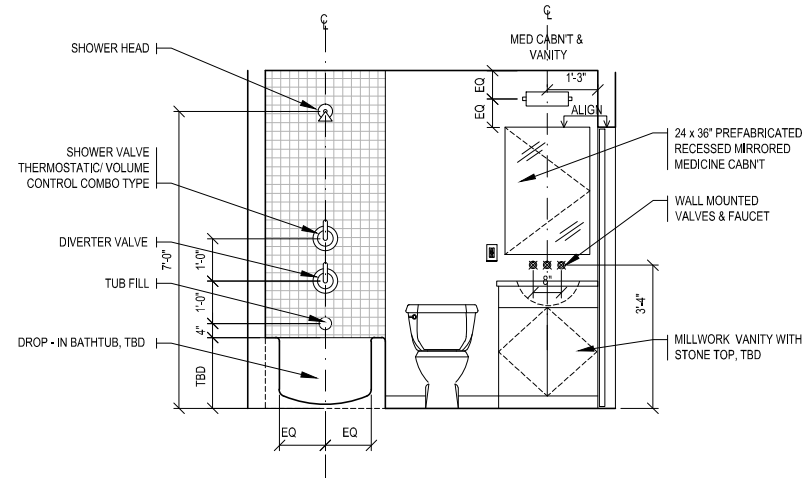
JOB NUMBER:	10-14	STAMP:
SCALE:	AS NOTED	
ISSUE DATE:	3/14/2013	
DRAWN BY:	DS	

DRAWING # **CONSTRUCTION SET**

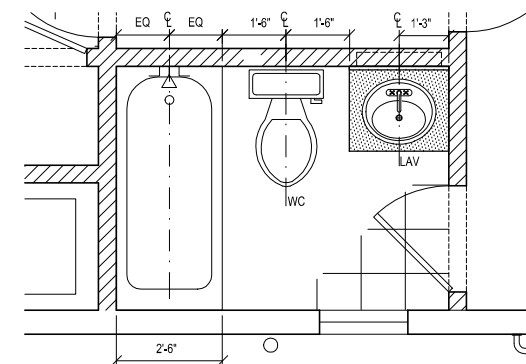
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X PAGE OF X

NOTES:
1) SEE GENERAL NOTES & PROJECT MANUAL.

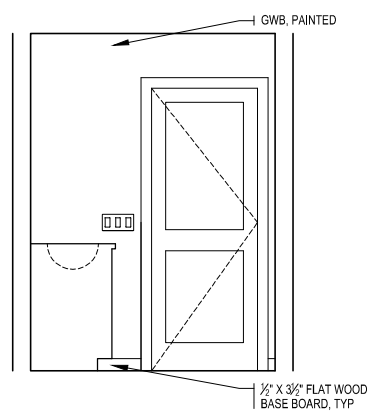


1 INTERIOR ELEVATION - BEDROOM 205 - NORTH
SCALE: 1/2"=1'-0"

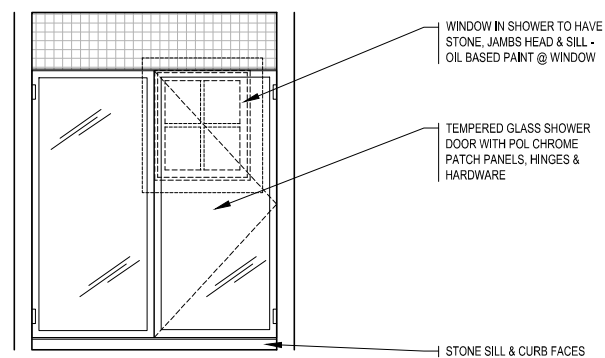


0 ENLARGED - BATH 203 - PLAN
SCALE: 1/2"=1'-0"

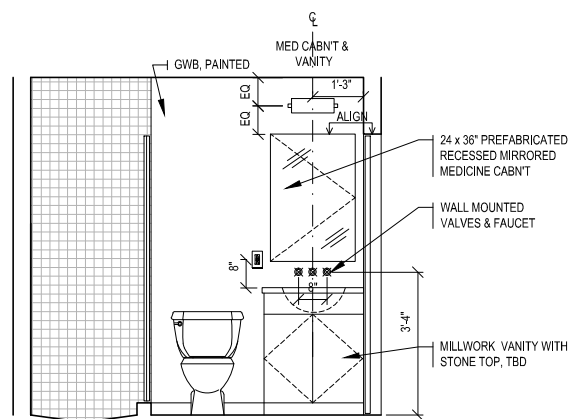
BATHROOM 205
BATHROOM 203



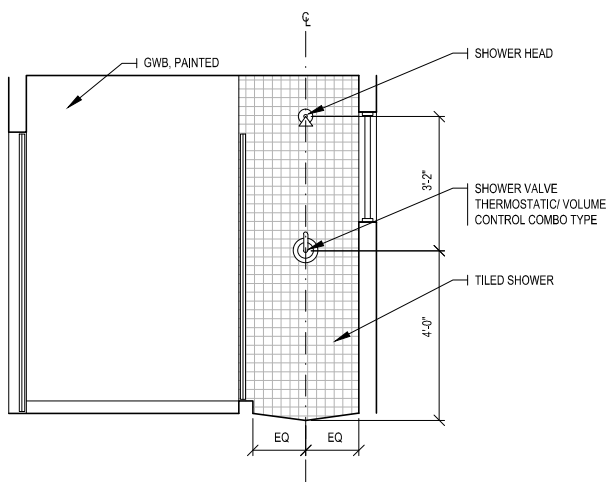
4 INTERIOR ELEVATION - BATH 203 - WEST
SCALE: 1/2"=1'-0"



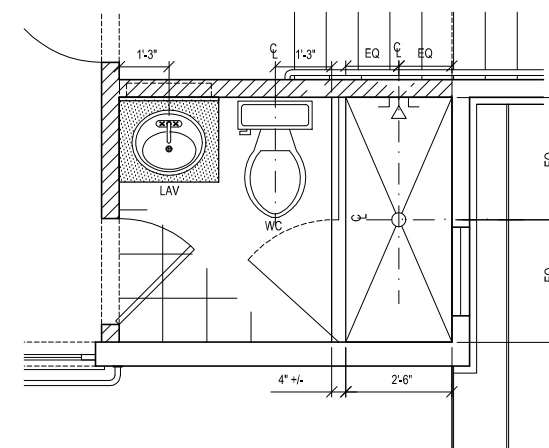
3 INTERIOR ELEVATION - BATH 203 - EAST
SCALE: 1/2"=1'-0"



2 INTERIOR ELEVATION - BATH 203 - NORTH
SCALE: 1/2"=1'-0"



1 INTERIOR ELEVATION - BATH 203 - SOUTH
SCALE: 1/2"=1'-0"



0 ENLARGED - BATH 203 - PLAN
SCALE: 1/2"=1'-0"

#	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

TOWER HOUSE

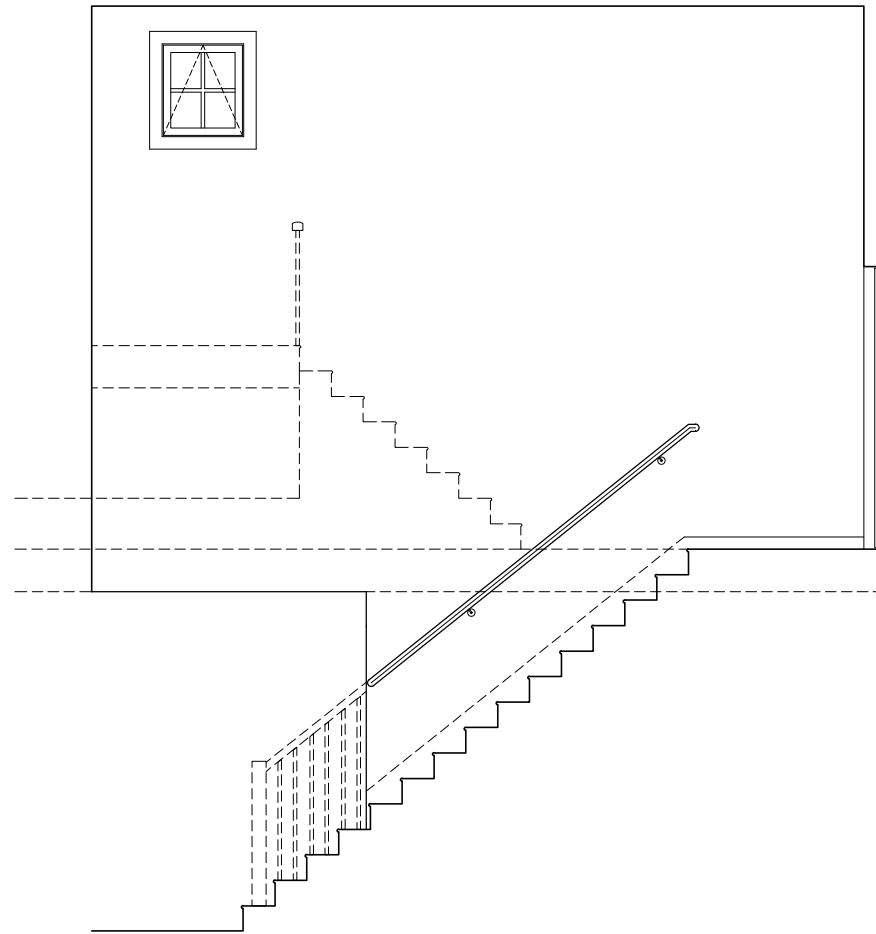
28 PAYNE AVENUE
NORTH HAVEN, NY

**INTERIOR ELEVATIONS - BATH
203, BATH 205**

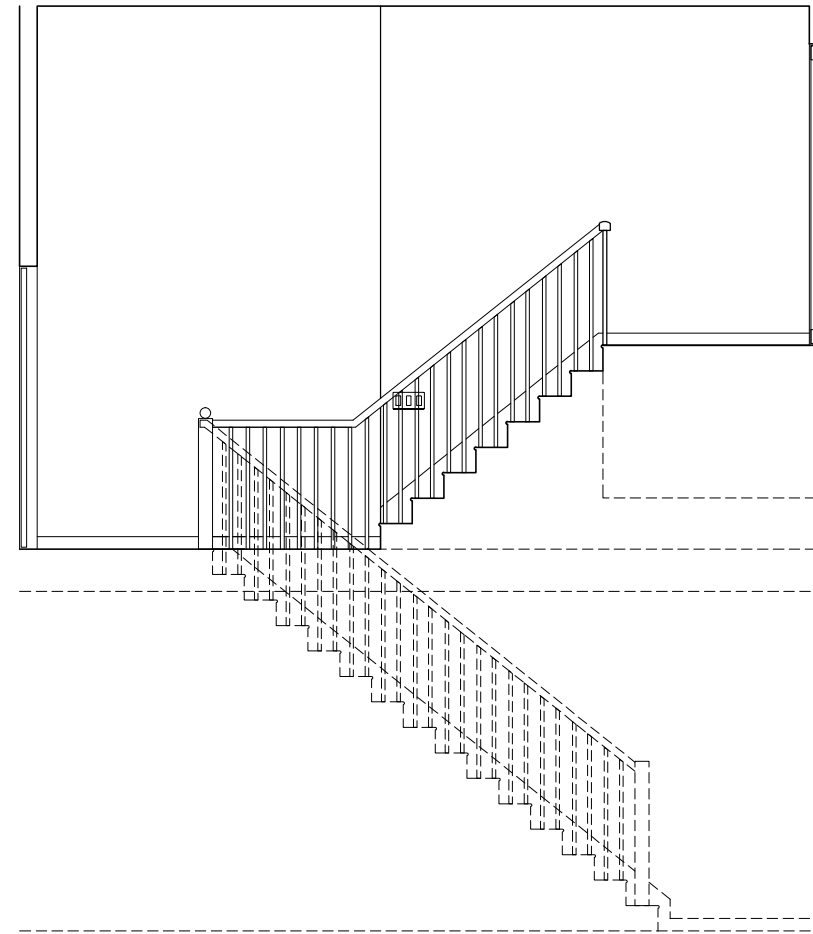
JOB NUMBER:	10-14	STAMP:
SCALE:	AS NOTED	
ISSUE DATE:	3/14/2013	
DRAWN BY:	DS	

DRAWING # **CONSTRUCTION SET**

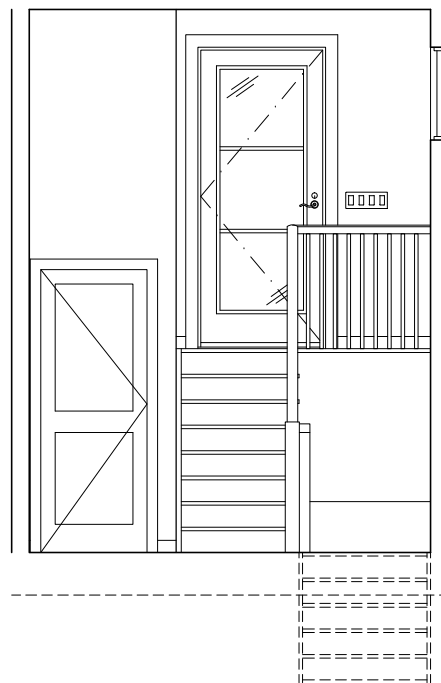
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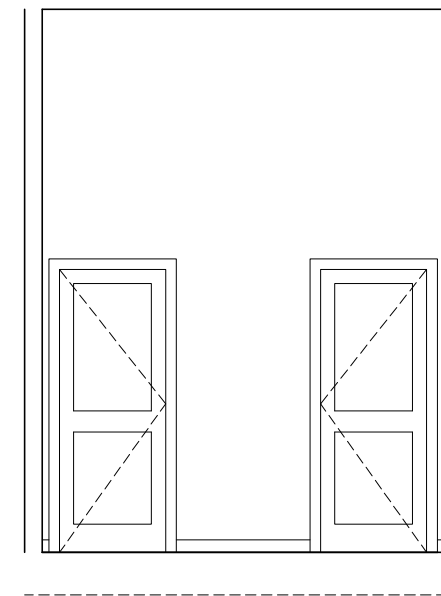
4 INTERIOR ELEVATION - SOUTH
SCALE: 1/2"=1'-0"



3 INTERIOR ELEVATION - NORTH
SCALE: 1/2"=1'-0"



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



1 INTERIOR ELEVATION - WEST
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

TOWER HOUSE

28 PAYNE AVENUE
NORTH HAVEN, NY

**INTERIOR ELEVATIONS
HALL 204**

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

DRAWING # **CONSTRUCTION SET**

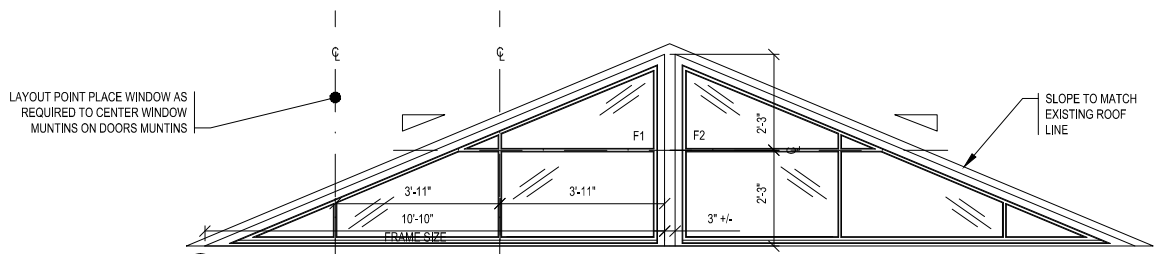
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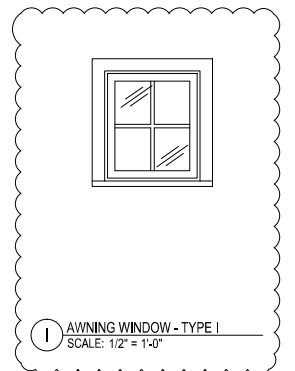
TYPE	QTY	LOCATION	MANUF	DESCRIPTION	MODEL #	W	HT	NOTES
A	3	Various, see plans	MARVIN	Wood Ultimate Awning	WAWN4028	3'-5" RO	2'-4 9/16" RO	
B	3	Various, see plans	MARVIN	Wood Ultimate Awning	WAWN428	5'-5" RO	2'-4 9/16" RO	
C	1	Bedroom 102	MARVIN	Wood Ultimate Casement - Mullied Triple	WCM3272 x 3 MULLIED UNIT	8'-3" RO	6'-0 9/16" RO	TEMPERED GLASS PANELS
D	1	Hallway 204	MARVIN	Ultimate Wood Inswing French Door	WUFD3070 - Hinge Right	3'-2 7/16" RO	7'-2 1/2" RO	TEMPERED GLASS PANELS
E	1	Guest Bedroom 202	MARVIN	Ultimate Wood Sliding French Door	WUFD3070	6'-1 5/8" RO	7'-2 1/2" RO	TEMPERED GLASS PANELS
F1	1	Dining Rm 108 / Living Rm 107 / Terrace	MARVIN	Custom Trapezoid Picture Window	CUSTOM	10'-9" +/- V/F	5'-3" +/- V/F	WINDOW TO MATCH EXISTING ROOF SLOPE-HEIGHT & WIDTH, V/F
F2	1	Dining Rm 108 / Living Rm 107 / Terrace	MARVIN	Custom Trapezoid Picture Window	CUSTOM	10'-9" +/- V/F	5'-3" +/- V/F	WINDOW TO MATCH EXISTING ROOF SLOPE-HEIGHT & WIDTH, V/F
G	1	Dining Rm 108 / Living Rm 107 / Terrace	WELAND	Custom Lift and Slide Doors	CUSTOM	24'-0" +/- V/F	8'-0" +/- V/F	TEMPERED GLASS PANELS
H	1	Guest Bedroom 201	MARVIN	Ultimate Wood Inswing French Door	WUFD3070 - Hinge Left	3'-2 7/16" RO	7'-2 1/2" RO	TEMPERED GLASS PANELS
I	4	Various, See Plans	MARVIN	Wood Ultimate Awning	WUAWN428	2'-1" RO	2'-4 9/16" RO	TEMPERED GLASS PANELS

- GENERAL NOTES**
- ALL GLASS TO BE LEAD ARGON FILLED DOUBLE PANE.
 - ALL WINDOWS TO BE PINE FACTORY PRIMED WHITE, INTERIOR AND EXTERIOR
 - ALL MUNTINS TO BE SDLS SEE ELEVATIONS FOR SOL PATTERNS
 - ALL WINDOWS AND DOORS TO BE STORM PLUS - IZ 3 RATED FOR 120 MPH WIND REGION. NOTIFY GC OF UNITS WHICH CANT COMPLY. GC TO PROVIDE PRECUT PLYWOOD PANELS FOR THESE UNITS AS REQD BY LOCAL, STATE AND FEDERAL HIGH WIND REGION REGULATIONS
 - ALL WINDOWS TO BE PROVIDED WITH HI-TRANSPARENCY MESH SCREENS WITH WOOD FRAMES, PAINTED.
 - ALL HARDWARE TO BE SATIN NICKEL, UNLESS NOTED
 - WINDOWS TO BE PROVIDED WITH 3 1/2" X 1 1/4" FLAT WOOD EXTERIOR CASEMENT

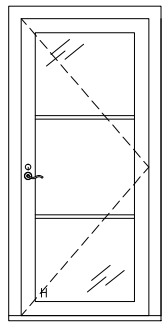
1 WINDOW SCHEDULE
SCALE: N.T.S.



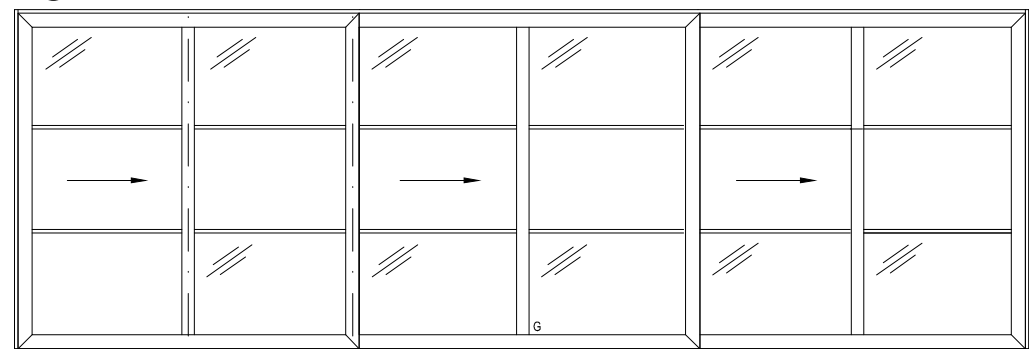
F FIXED CUSTOM WINDOW - TYPE F
SCALE: 1/2" = 1'-0"



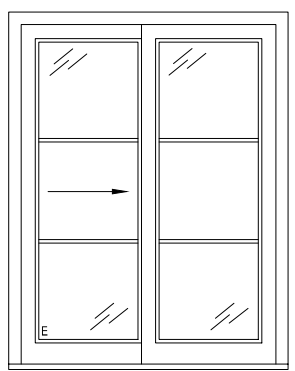
I AWNING WINDOW - TYPE I
SCALE: 1/2" = 1'-0"



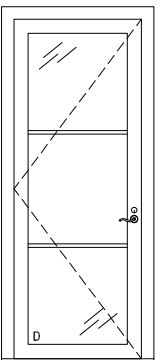
H SLIDING GLASS DOOR - HINGE LEFT
SCALE: 1/2" = 1'-0"



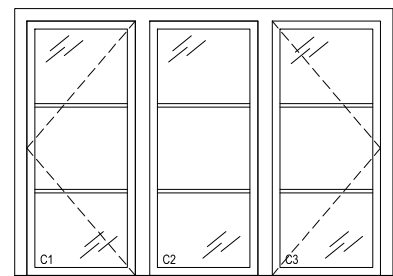
G CUSTOM LIFT AND SLIDE DOOR - TYPE G
SCALE: 1/2" = 1'-0"



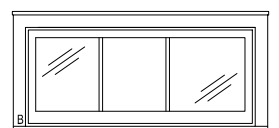
E SLIDING GLASS DOOR - TYPE E
SCALE: 1/2" = 1'-0"



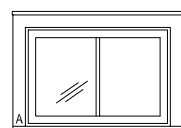
D INSWING FRENCH DOOR - HINGE RIGHT
SCALE: 1/2" = 1'-0"



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



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



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

NOTES:
1) SEE GENERAL NOTES & PROJECT MANUAL.

6	WINDOW RO UPDATE	12/21/2012
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
#	REVISION	DATE

TOWER HOUSE
28 PAYNE AVENUE
NORTH HAVEN, NY

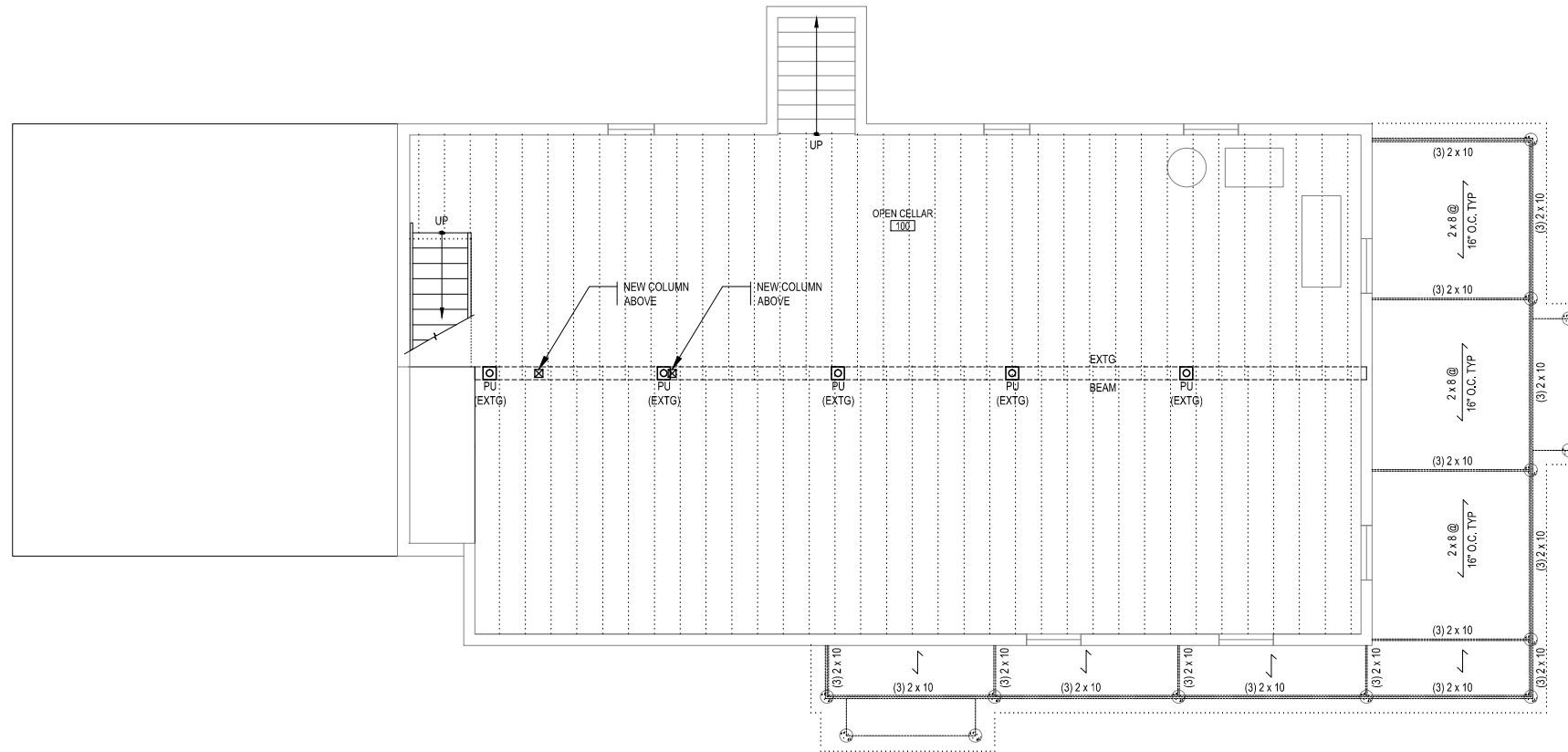
WINDOW & DOOR SCHEDULE

JOB NUMBER: 10-14
SCALE: AS NOTED
ISSUE DATE:
DRAWN BY: DS
DRAWING #:

PROGRESS SET
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1 FRAMING PLAN - FIRST FLOOR
SCALE: 1/4"=1'-0"



LEGEND - PROPOSED FRAMING

	BEARING WALL
	NEW RIDGE OR VALLEY BEAM
	NEW BEAM
	NEW RAFTER
	NEW JOIST
	POST ABOVE
	POST DOWN
	EXISTING TO REMAIN
	EXTG FOUNDATION TO REMAIN
	NEW CMU FOUNDATION

NOTE:

1) ALL EXPOSED WOOD FRAMING TO BE PRESSURE TREATED LUMBER.

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

TOWER HOUSE

28 PAYNE AVENUE
NORTH HAVEN, NY

PROPOSED FRAMING PLAN
FIRST FLOOR

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

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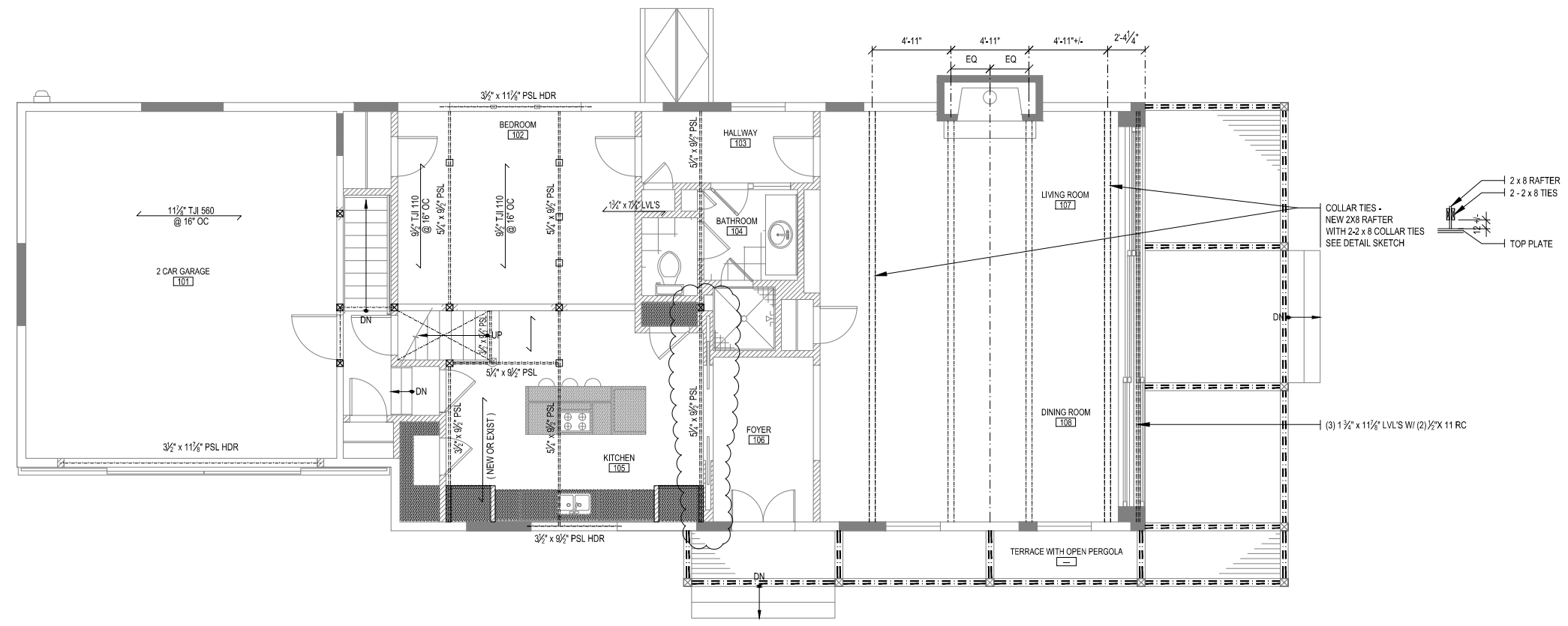
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LEGEND - PROPOSED FRAMING	
	BEARING WALL
	NEW RIDGE OR VALLEY BEAM
	NEW BEAM
	NEW RAFTER
	NEW JOIST
	POST ABOVE
	POST DOWN
	EXISTING TO REMAIN
	EXTG FOUNDATION TO REMAIN
	NEW CMU FOUNDATION

NOTES:
1) SEE GENERAL NOTES & PROJECT MANUAL.



#	REVISION	DATE
6	COLLAR TIE UPDATE	1/3/2013
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

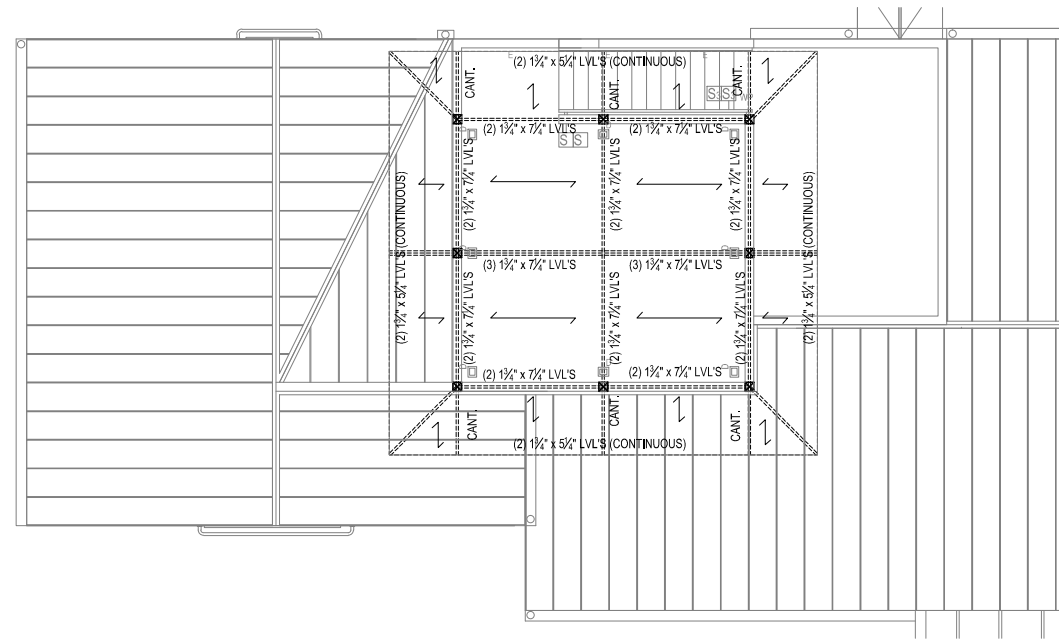
TOWER HOUSE
28 PAYNE AVENUE
NORTH HAVEN, NY

**PROPOSED FRAMING PLAN
SECOND FLOOR**

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

DRAWING # **CONSTRUCTION SET**

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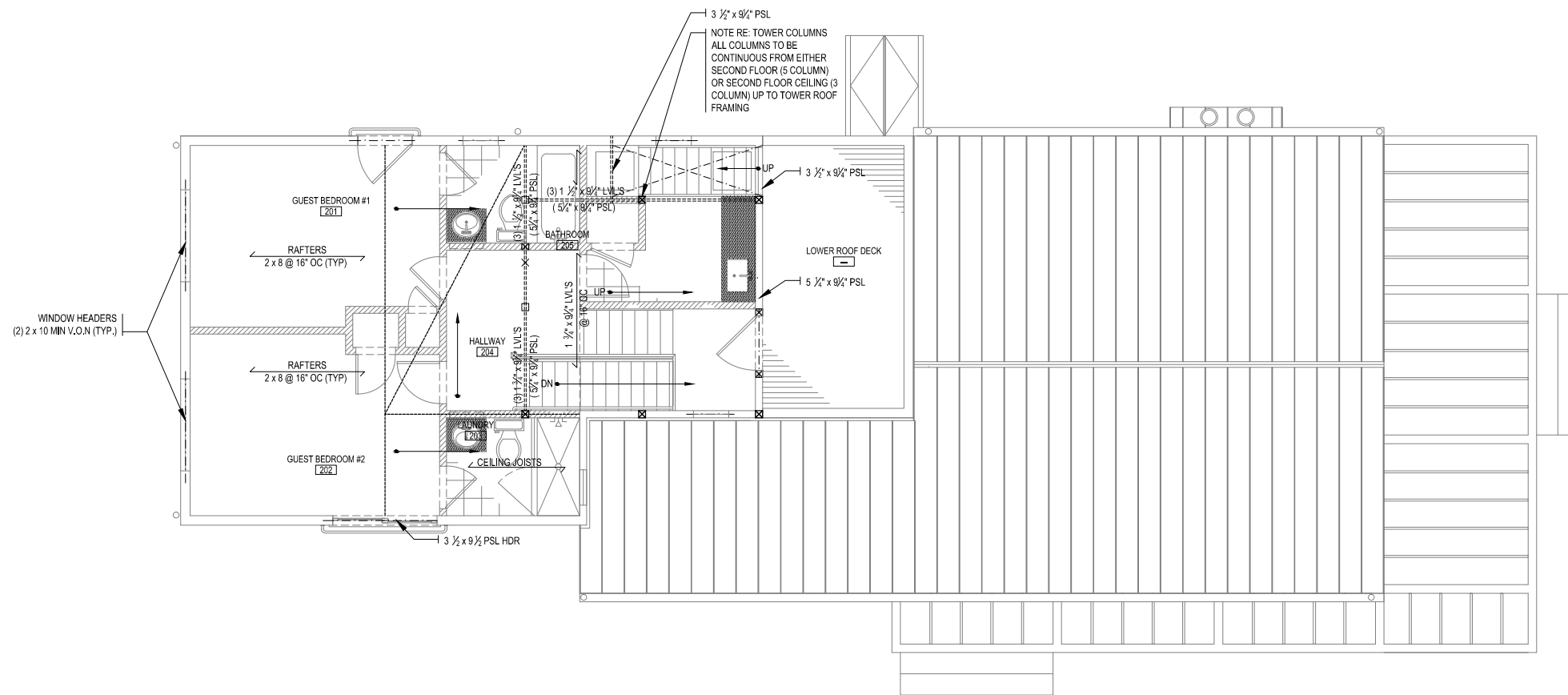


LEGEND - PROPOSED FRAMING

	BEARING WALL
	NEW RIDGE OR VALLEY BEAM
	NEW BEAM
	NEW RAFTER
	NEW JOIST
	POST ABOVE
	POST DOWN
	EXISTING TO REMAIN
	EXTG FOUNDATION TO REMAIN
	NEW CMU FOUNDATION

NOTES:
1) SEE GENERAL NOTES & PROJECT MANUAL.

2 FRAMING PLAN - UPPER DECK ROOF - PROPOSED
SCALE: 1/4"=1'-0"



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

#	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

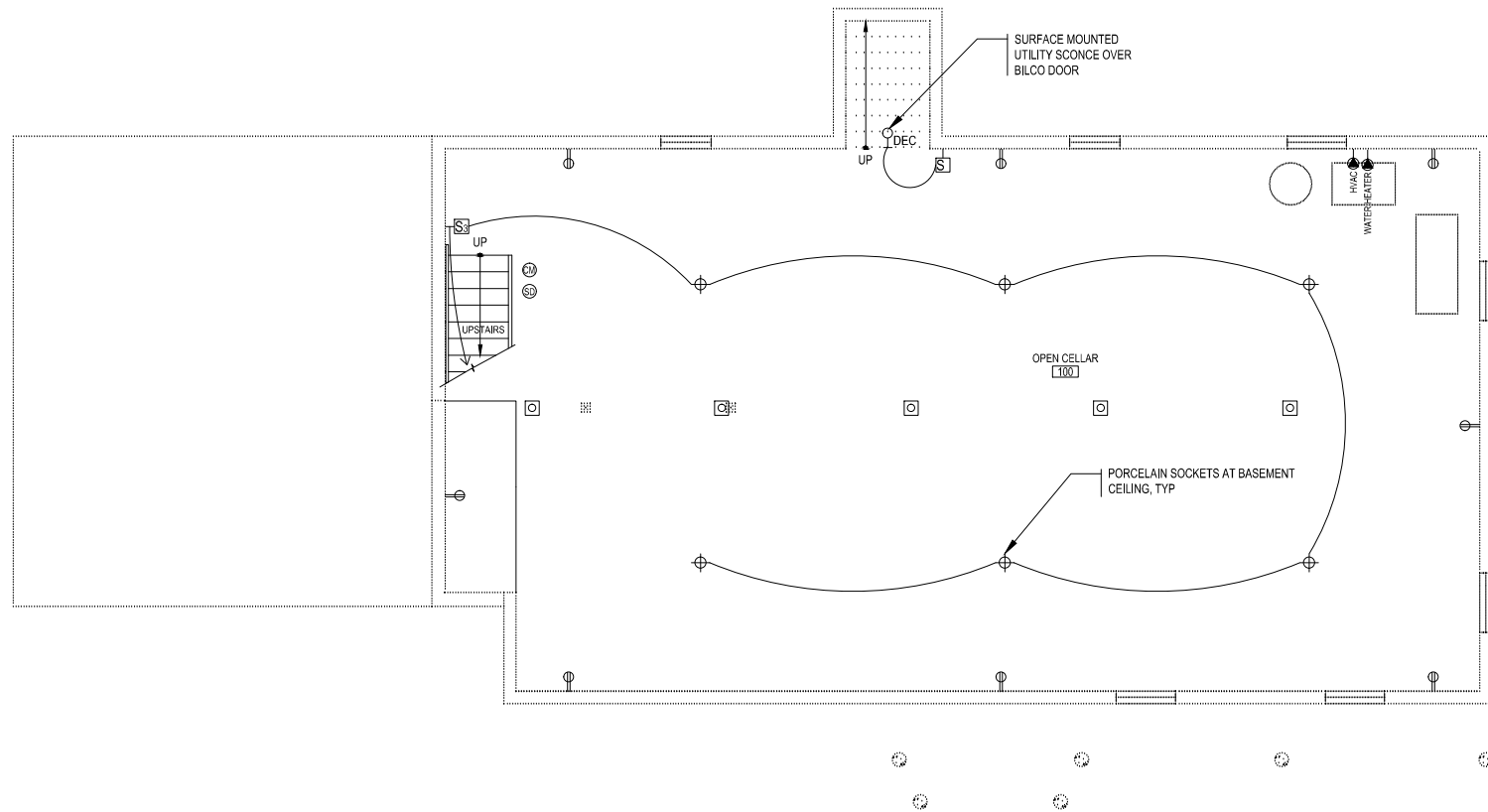
TOWER HOUSE
28 PAYNE AVENUE
NORTH HAVEN, NY
PROPOSED FRAMING PLAN
ROOF & ROOF DECK

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

DRAWING # **CONSTRUCTION SET**

S:102.00
X PAGE OF X

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



LEGEND - ELECTRICAL PLAN

⊕ DEC	LIGHT FIXTURE - DECORATIVE SURFACE CEILING MOUNTED FIXTURE BY OWNER, GC INSTALL
○ DEC	LIGHT FIXTURE - DECORATIVE WALL SCONCE FIXTURE BY OWNER, GC INSTALL
○ A	LIGHT FIXTURE - RECESSED ADJUSTABLE DOWNLIGHT
□ B	LIGHT FIXTURE - RECESSED CEILING FIXTURE VAPOR PROOF
⊗ FAN	EXHAUST FAN - RECESSED INLINE FAN DUCTED TO EXTERIOR
C	LIGHT FIXTURE - UNDER CABINET HALOGEN
□ D	LIGHT FIXTURE - RECESSED OUTDOOR UPLIGHT
≡ E	LIGHT FIXTURE - RECESSED OUTDOOR FOOT LIGHT
≡ F	LIGHT FIXTURE - RECESSED FOOT LIGHT
⬆ G	LIGHT FIXTURE - RECESSED WALL WASHER
—	LIGHT FIXTURE - ROPE LIGHT
S	DUPLEX SWITCH DIMMABLE
S3	DUPLEX SWITCH 3 POLE - DIMMABLE
S	FAN CONTROL
⊕	DUPLEX OUTLET
⊕	QUAD OUTLET
⊕ DS	DUPLEX OUTLET - SWITCHED TOP OUTLET SWITCHED BOTTOM OUTLET CONSTANT LINE VOLTAGE
⊕ DS1	DUPLEX GROUND FAULT INDICATOR OUTLET
⊕ DS2	CLOCK OUTLET - RECESSED SWITCHED
⊕ DS3	DUPLEX FLOOR OUTLET - RECESSED ONE LEG SWITCHED, ONE LEG CONSTANT LINE VOLTAGE
HEAT	APPLIANCE OUTLET GC TO COORDINATE POWER REQUIREMENTS OF APPLIANCE W/ MANUFACTURERS CUT
⬅	TELEPHONE/ DATA OUTLET PROVIDE 2 PORT RECEPTACLE 1 RUN CAT 5E DATA HOME RUN TO AV HOME 1 VOICE CONNECTED TO TELEPHONE SERVICE
⊕ DS4	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
⊕ DS5	FIRE/SMOKE/CARBON MONOXIDE DETECTOR HARDWIRED AND INTERCONNECTED

AV LEGEND

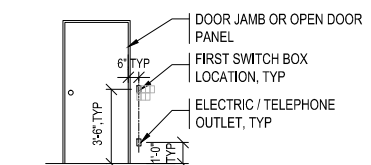
⊕	SPEAKER SEE AV CONSULTANTS DRAWINGS FOR INFORMATION
⊕	AV CONTROL SEE AV CONSULTANTS DRAWINGS FOR INFORMATION

SEE AV CONSULTANTS DRAWINGS FOR RECEPTACLE TYPES,
WIRING AND LOCATION INFORMATION

GENERAL

⊕	STRIKE THROUGH INDICATES SPECIAL HEIGHT OUTLET - SEE ELEVATIONS
---	--

SWITCH LOCATION CONCEPT SKETCH



1) GANG ALL BOXES WHEN ADJACENT

NOTES:

1) SEE GENERAL NOTES & PROJECT MANUAL.

#	REVISION	DATE
6	ELECTRICAL UPDATE	3/8/2013
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

TOWER HOUSE

28 PAYNE AVENUE
NORTH HAVEN, NY

PROPOSED ELECTRICAL PLAN
CELLAR

JOB NUMBER:	10-14	STAMP:
SCALE:	AS NOTED	
ISSUE DATE:	3/8/2013	
DRAWN BY:	DS	

DRAWING # **PRICING SET**

E:100.00

LEGEND - ELECTRICAL PLAN

⊕ DEC	LIGHT FIXTURE - DECORATIVE SURFACE CEILING MOUNTED FIXTURE BY OWNER, GC INSTALL
○ DEC	LIGHT FIXTURE - DECORATIVE WALL SCONCE FIXTURE BY OWNER, GC INSTALL
○ A	LIGHT FIXTURE - RECESSED ADJUSTABLE DOWNLIGHT
□ B	LIGHT FIXTURE - RECESSED CEILING FIXTURE VAPOR PROOF
⊠ FAN	EXHAUST FAN - RECESSED INLINE FAN DUCTED TO EXTERIOR
C	LIGHT FIXTURE - UNDER CABINET HALOGEN
□ D	LIGHT FIXTURE - RECESSED OUTDOOR UPLIGHT
⊠ E	LIGHT FIXTURE - RECESSED OUTDOOR FOOT LIGHT
⊠ F	LIGHT FIXTURE - RECESSED FOOT LIGHT
⊠ G	LIGHT FIXTURE - RECESSED WALL WASHER
—	LIGHT FIXTURE - ROPE LIGHT
⊠	DUPLEX SWITCH DIMMABLE
⊠	DUPLEX SWITCH 3 POLE - DIMMABLE
⊠ WP	DUPLEX SWITCH WEATHERPROOF OUTDOOR SWITCH
⊠	FAN CONTROL
⊠	DUPLEX OUTLET
⊠	QUAD OUTLET
⊠	DUPLEX OUTLET - SWITCHED TOP OUTLET SWITCHED BOTTOM OUTLET CONSTANT LINE VOLTAGE
⊠ GFI	DUPLEX GROUND FAULT INDICATOR OUTLET
⊠	CLOCK OUTLET - RECESSED SWITCHED
⊠	DUPLEX FLOOR OUTLET - RECESSED ONE LEG SWITCHED, ONE LEG CONSTANT LINE VOLTAGE
⊠	APPLIANCE OUTLET GC TO COORDINATE POWER REQUIREMENTS OF APPLIANCE W/ MANUFACTURERS CUT
⊠	TELEPHONE/ DATA OUTLET PROVIDE 2 PORT RECEPTACLE 1 RUN CAT 5E DATA HOME RUN TO AV HOME 1 VOICE CONNECTED TO TELEPHONE SERVICE
⊠	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
⊠	FIRE/SMOKE/CARBON MONOXIDE DETECTOR HARDWIRED AND INTERCONNECTED

AV LEGEND

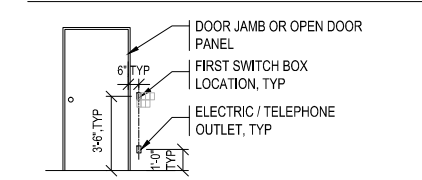
⊠	SPEAKER SEE AV CONSULTANTS DRAWINGS FOR INFORMATION
⊠	AV CONTROL SEE AV CONSULTANTS DRAWINGS FOR INFORMATION

SEE AV CONSULTANTS DRAWINGS FOR RECEPTACLE TYPES,
WIRING AND LOCATION INFORMATION

GENERAL

⊠	STRIKE THROUGH INDICATES SPECIAL HEIGHT OUTLET - SEE ELEVATIONS
⊠	

SWITCH LOCATION CONCEPT SKETCH

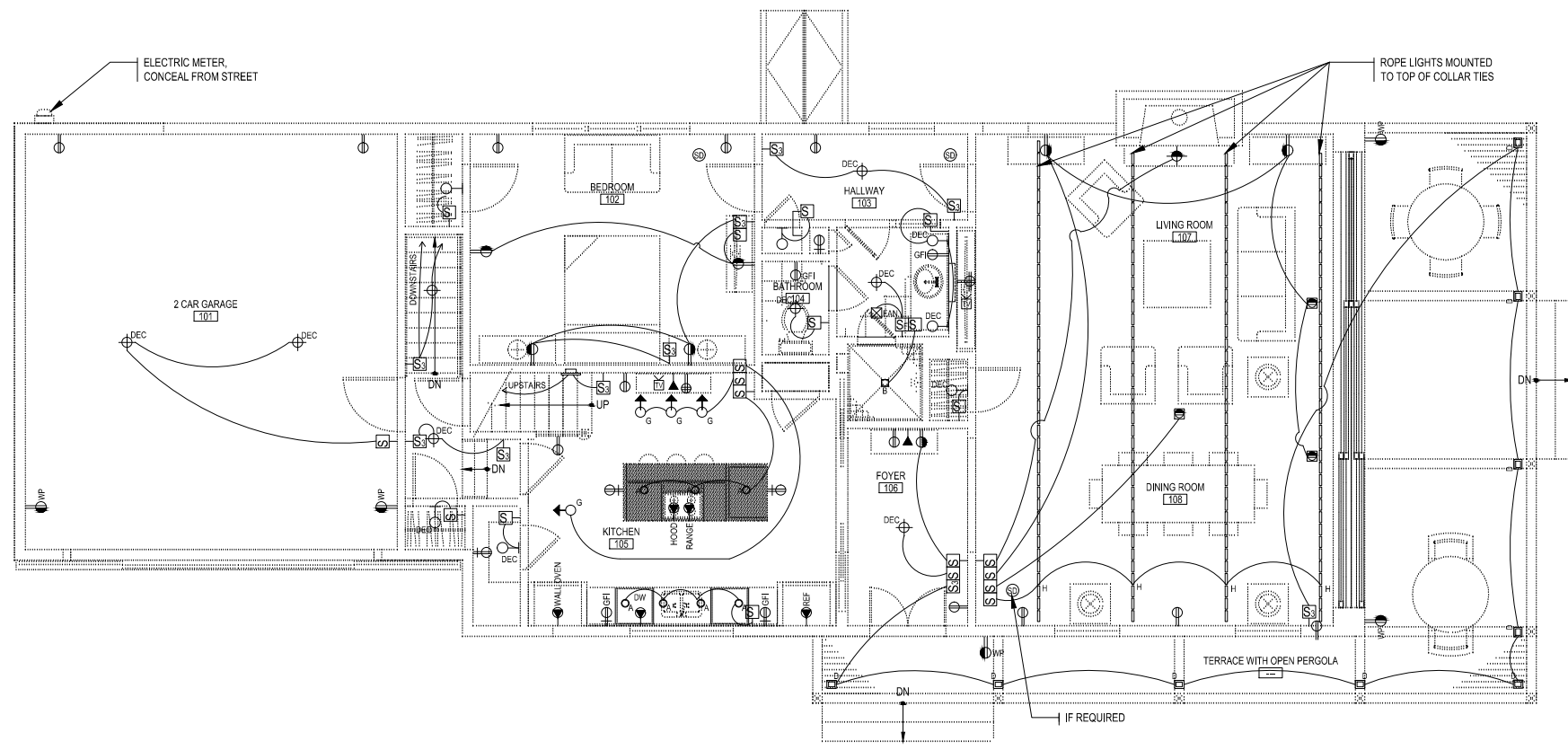


1) GANG ALL BOXES WHEN ADJACENT

NOTES:

1) SEE GENERAL NOTES & PROJECT MANUAL.

6	ELECTRICAL UPDATE	3/8/2013
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
#	REVISION	DATE



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



PRINTED ON: 5/2/2013 3:14 PM

TOWER HOUSE
28 PAYNE AVENUE
NORTH HAVEN, NY

**PROPOSED ELECTRICAL PLAN
FIRST FLOOR**

JOB NUMBER:	10-14	STAMP:
SCALE:	AS NOTED	
ISSUE DATE:	3/8/2013	
DRAWN BY:	DS	

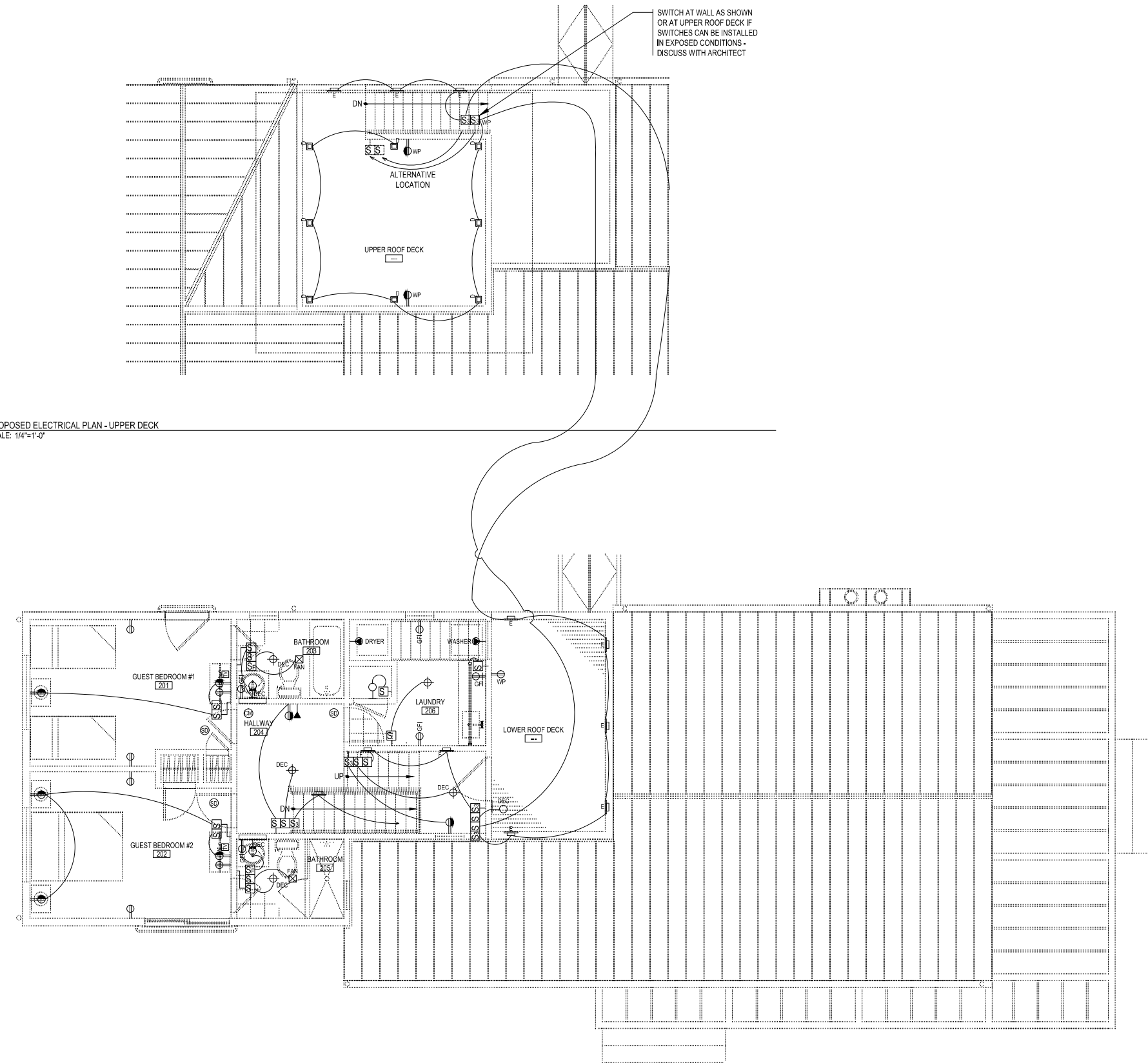
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2 PROPOSED ELECTRICAL PLAN - UPPER DECK
SCALE: 1/4"=1'-0"

1 PROPOSED ELECTRICAL PLAN - 2ND FLOOR
SCALE: 1/4"=1'-0"



LEGEND - ELECTRICAL PLAN

⊕ DEC	LIGHT FIXTURE - DECORATIVE SURFACE CEILING MOUNTED FIXTURE BY OWNER, GC INSTALL
○ DEC	LIGHT FIXTURE - DECORATIVE WALL SCONCE FIXTURE BY OWNER, GC INSTALL
○ A	LIGHT FIXTURE - RECESSED ADJUSTABLE DOWNLIGHT
□ B	LIGHT FIXTURE - RECESSED CEILING FIXTURE VAPOR PROOF
⊠ FAN	EXHAUST FAN - RECESSED INLINE FAN DUCTED TO EXTERIOR
C D	LIGHT FIXTURE - UNDER CABINET HALOGEN
□ D	LIGHT FIXTURE - RECESSED OUTDOOR UPLIGHT
≡ E	LIGHT FIXTURE - RECESSED OUTDOOR FOOT LIGHT
≡ F	LIGHT FIXTURE - RECESSED FOOT LIGHT
⬆ G	LIGHT FIXTURE - RECESSED WALL WASHER
— H	LIGHT FIXTURE - ROPE LIGHT
⊞	DUPLEX SWITCH DIMMABLE
⊞	DUPLEX SWITCH 3 POLE - DIMMABLE
⊞ WP	DUPLEX SWITCH WEATHERPROOF OUTDOOR SWITCH
⊞	FAN CONTROL
⊞	DUPLEX OUTLET
⊞	QUAD OUTLET
⊞	DUPLEX OUTLET - SWITCHED TOP OUTLET SWITCHED BOTTOM OUTLET CONSTANT LINE VOLTAGE
⊞ GFI	DUPLEX GROUND FAULT INDICATOR OUTLET
⊞	CLOCK OUTLET - RECESSED SWITCHED
⊞	DUPLEX FLOOR OUTLET - RECESSED ONE LEG SWITCHED, ONE LEG CONSTANT LINE VOLTAGE
⊞ HEAT	APPLIANCE OUTLET GC TO COORDINATE POWER REQUIREMENTS OF APPLIANCE W/ MANUFACTURERS CUT
⊞	TELEPHONE/ DATA OUTLET PROVIDE 2 PORT RECEPTACLE 1 RUN CAT 5E DATA HOME RUN TO AV HOME 1 VOICE CONNECTED TO TELEPHONE SERVICE
⊞	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
⊞ SD CM	FIRE/SMOKE/CARBON MONOXIDE DETECTOR HARDWIRED AND INTERCONNECTED

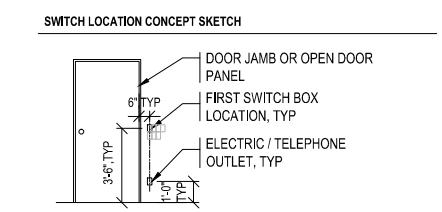
AV LEGEND

⊞	SPEAKER SEE AV CONSULTANTS DRAWINGS FOR INFORMATION
⊞	AV CONTROL SEE AV CONSULTANTS DRAWINGS FOR INFORMATION

SEE AV CONSULTANTS DRAWINGS FOR RECEPTACLE TYPES,
WIRING AND LOCATION INFORMATION

GENERAL

⊞	STRIKE THROUGH INDICATES SPECIAL HEIGHT OUTLET - SEE ELEVATIONS
⊞	



1) GANG ALL BOXES WHEN ADJACENT

NOTES:

1) SEE GENERAL NOTES & PROJECT MANUAL.

#	REVISION	DATE
6	ELECTRICAL UPDATE	3/8/2013
5	PRICING SET	1/17/12
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
#	REVISION	DATE

TOWER HOUSE
28 PAYNE AVENUE
NORTH HAVEN, NY

**PROPOSED ELECTRICAL PLAN
SECOND FLOOR & ROOF**

JOB NUMBER:	10-14
SCALE:	AS NOTED
ISSUE DATE:	3/8/2013
DRAWN BY:	DS
DRAWING #:	PROGRESS SET

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PLUMBING 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

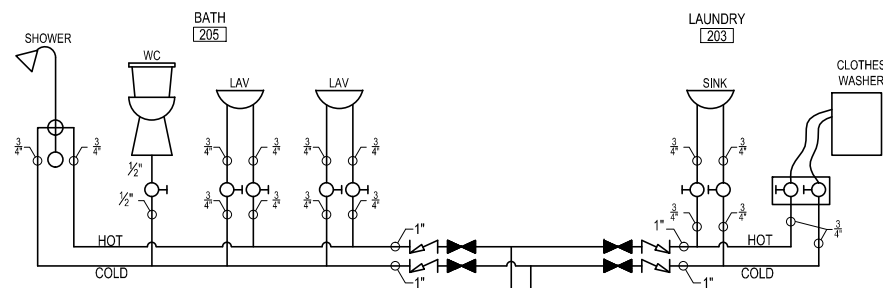
- WORK IN GOOD REPAIR FOR ONE YEAR AFTER THE DATE OF FINAL APPROVAL. THE CONTRACTOR SHALL AT HIS OWN EXPENSE, CORRECT AND REPAIR PROMPTLY ANY AND ALL BREAKS, FAILURES OR WEAR DUE TO FAULTY MATERIALS, WORKMANSHIP OR EQUIPMENT AND ALL SETTLEMENTS OF SURFACE THAT MAY OCCUR DURING THAT PERIOD.
- LOCATE ALL FIXTURES AS PER FINAL ARCHITECTURAL DRAWINGS AND OWNERS 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.

- CHLORINE SOLUTION (HTH OLIN 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.

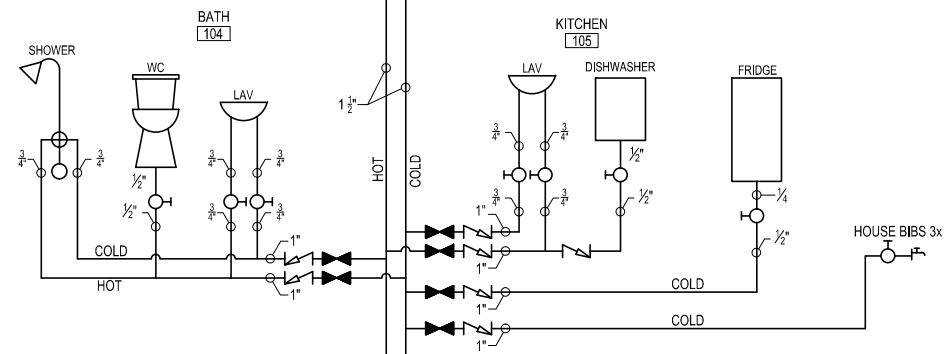
FIXTURE CONNECTION SIZE SCHEDULE				
FIXTURE	SANITARY	VENT	HOT WATER	COLD WATER
WC	3"	2"	—	1/2"
LAV	1 1/2"	1 1/2"	1/2"	1/2"
BATH TUB	1 1/2"	1 1/2"	3/4"	3/4"
SHOWER	2"	2"	3/4"	3/4"
SINK	2"	1 1/2"	1/2"	1/2"
WASHING MACHINE	2"	1 1/2"	1/2"	1/2"
DISH WASHER	1 1/2"	1 1/2"	1/2"	—
HOSE BIB	—	—	—	3/4"
REFRIGERATOR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

GENERAL PLUMBING NOTES
SCALE: N/A

ROOF

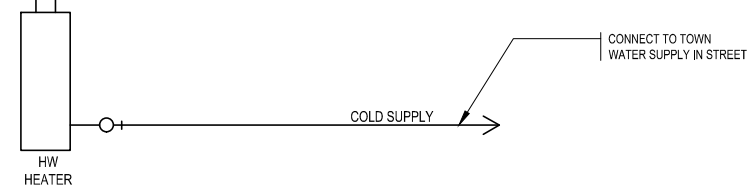


2ND FLOOR/ROOF



FIRST FLOOR

BASEMENT FLOOR



LEGEND - PLUMBING RISER DIAGRAMS

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

NOTES:

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
#	REVISION	DATE

TOWER HOUSE

28 PAYNE AVENUE
NORTH HAVEN, NY

PLUMBING RISER DIAGRAMS

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

DRAWING #: **PRICING SET**

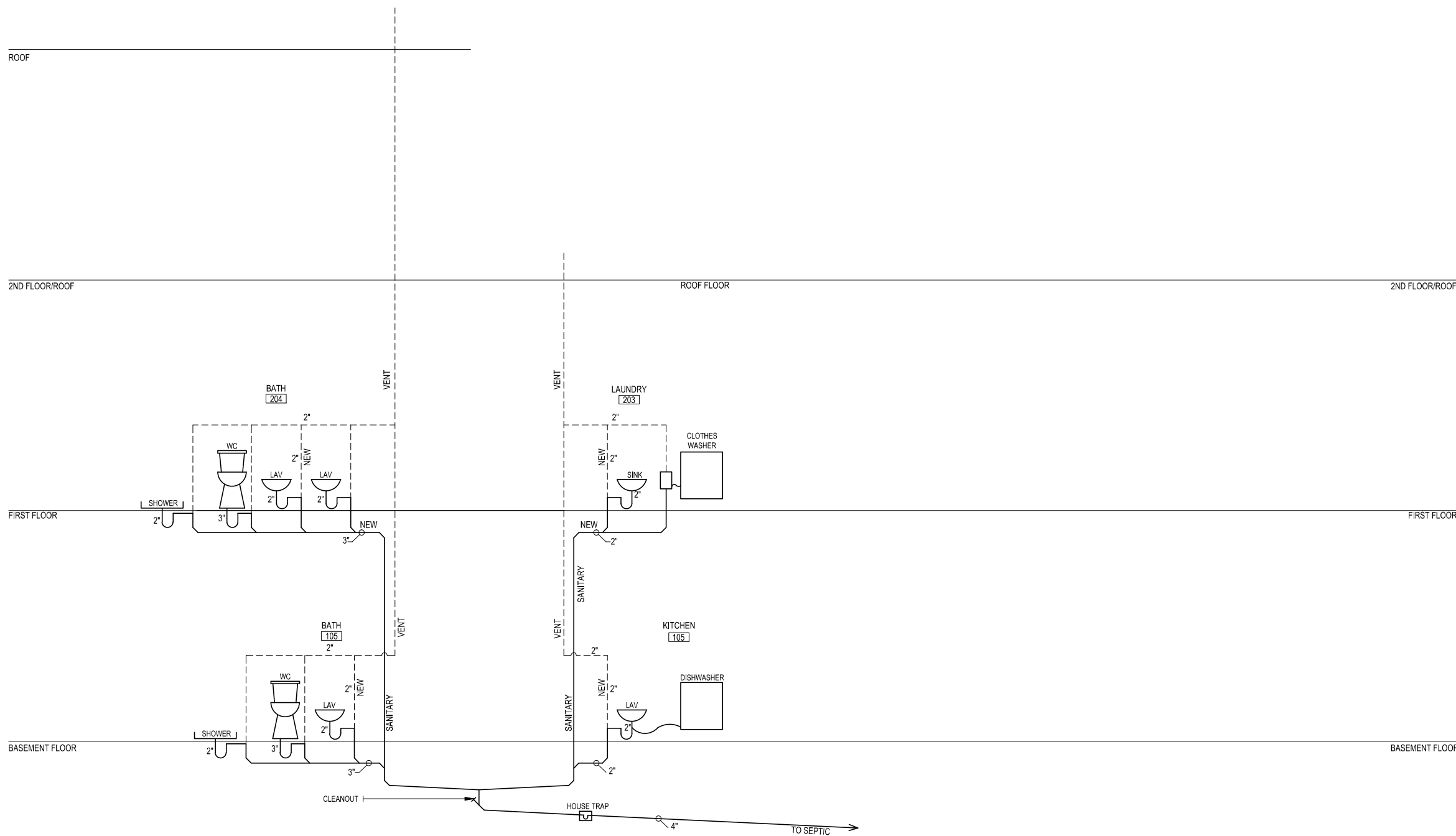
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LEGEND - PLUMBING RISER DIAGRAMS

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

NOTES:



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
#	REVISION	DATE

TOWER HOUSE

28 PAYNE AVENUE
NORTH HAVEN, NY

SANITARY RISER DIAGRAMS

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

DRAWING #: **PRICING SET**

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1 PROPOSED WORK - PLUMBING SANITARY RISER DIAGRAMS
SCALE: NOT TO SCALE

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