A Home Renovation and Addition

190 Beech Street • Eastchester, New York

MANDATORY ENERGY EFFICIENCY REQUIREMENTS
PER 2020 NYS RESIDENTIAL CODE:

N1101.14 PERMANENT CERTIFICATE:
1. GC SHALL PROVIDE A PERMANENT CERTIFICATE THAT MUST BE LOCATED ON A WALL IN THE SAME SPACE AS THE FURNACE. CERTIFICATE SHALL INDICATE R-VALUES OF ALL INSULATION INSTALLED INCLUDING BUT NOT LIMITED TO WALLS, CEILINGS, ROOF, FOUNDATION WALLS, SLABS, DUCTS OUTSIDE CONDITIONED SPACE, WINDOW AND DOOR SHGC AND U-FACTOR AND RESULTS FOR ANY AIR LEAKAGE TEST AND TESTS PERFORMED ON DUCTED SYSTEMS.

N1102.4 AIR LEAKAGE:
N1102.4.1
1. COMPONENTS OF THE BUILDING THERMAL ENVELOPE SHALL BE INSTALLED AS INDICATED BY TABLE N1102.4.1.1 (AIR BARRIER AND INSULATION INSTALLATION)AND IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
1.1. GENERAL REQUIREMENT: CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE AND PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL
1.2. CEILING/ATTIC: AIR BARRIER IN DROPPED CEILING OR SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALLS DOORS TO UNCONDITIONED SPACE SHALL BE SEALED.
1.3. WALLS: JUNCTION B/W FOUNDATION AND SILL PLATE SHALL BE SEALED AND KNEE WALLS SHALL BE SEALED. CAVITIES IN WALLS AT CORNERS AND HEADERS SHALL BE INSULATED WITH R-3 PER INCH MIN INSULATION. INSULATION AT EXTERIOR WALLS SHALL BE INSTALLED IN SUBSTANTIAL AND CONTINUOUS CONTACT AND ALIGNED WITH THE AIR BARRIER.
1.4. WINDOWS: SPACE BETWEEN WINDOW FRAMES AND ROUGH OPENING SHALL BE SEALED.
1.5. RIM JOIST: RIM JOIST SHALL INCLUDE THE AIR BARRIER AND SHALL BE INSULATED AS INDICATED HEREIN.
1.6. FLOORS OVER GARAGE AND ABOVE OUTDOOR SPACE: INSTALL AIR BARRIER AT ALL EXPOSED EDGES OF INSULATION. INSULATION SHALL BE IN PERMANENT CONTACT WITH UNDERSIDE OF SHEATHING.
1.7. CRAWL SPACE WALLS: EXPOSED EARTH SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED. CRAWL SPACE INSULATION WHERE PROVIDED INSTEAD OF FLOOR INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWL SPACE WALLS.
1.8. SHAFTS AND PENETRATIONS: DUCTS, UTILITY PENETRATIONS AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED
1.9. NARROW CAVITIES: BATT INSULATION INSTALLED INTO CAVITIES SHALL BE CUT TO FIT OR FILLED WITH INSULATION TO CONFORM TO THE AVAILABLE CAVITY SPACE.
1.10. GARAGE SEPARATION: AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACE.
1.11. RECESSED LIGHTING: FIXTURES INSTALLED WITHIN BUILDING ENVELOPE SHALL BE SEALED TO THE FINISHED SURFACE AIR TIGHT AND IC RATED.
1.12. PLUMBING AND WIRING: IN EXTERIOR WALLS, BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND PLUMBING AND WIRING OR USING SPRAY FOAM, THE INSULATION SHALL BE BEHIND THESE COMPONENTS AND CONFORM TO THE AVAILABLE SPACE.
1.13. SHOWER/TUB ON EXTERIOR WALL: AIR BARRIER SHALL SEPARATE THE WALL FROM THE SHOWER OR TUB AND EXTERIOR WALLS ADJACENT TO A SHOWER OR TUB SHALL BE INSULATED.
1.14. ELECTRICAL PANEL AND COMMUNICATION BOXES: AIR BARRIER SHALL BE INSTALLED BEHIND THESE COMPONENTS OR AIR SEALED BOXES SHALL BE INSTALLED.
1.15. HVAC REGISTER BOOTS: SUPPLY AND RETURN BOOTS WITHIN THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR, WALL COVERING OR CEILING WHICH IS PENETRATED BY THE BOOT.
1.16. CONCEALED SPRINKLERS: ONLY SEAL CONCEALED SPRINKLER HEADS IN ACCORDANCE TO MANUFACTURERS INSTRUCTION. CAULK OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS B/W SPRINKLER COVER PLATS AND WALLS OR CEILINGS.

N1102.4.1.2 TESTING:
1. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.

N1102.4.2: FIREPLACES:
1. WOOD BURNING FIREPLACES SHALL HAVE TIGHT FITTING FLUE DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR. WHERE USING TIGHT FITTING DOORS ON FACTORY BUILT FIREPLACES LISTED AND LABELED IN ACCORDANCE WITH UL127, DOORS SHALL BE TESTED AND LISTED FOR THE FIREPLACE.

N1102.4.3 FENESTRATION AIR LEAKAGE:
1. WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NOT GREATER THAN 0.3 CFM PER SQUARE FOOT. SWINGING DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NOT GREATER THAN 0.5 CFM PER SQUARE FOOT WHEN TESTED BY AN INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.

N1102.4.4 SPACES CONTAINING FUEL BURNING APPLIANCES:
1. N/A DIRECT VENT APPLIANCES TO BE USED AND INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE.

N1102.4.5 RECESSED LIGHTING:
1. RECESSED LIGHTS INSTALLED WITHIN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LUMINARIES SHALL BE IC RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT GREATER THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E283 AT A PRESSURE DIFFERENTIAL OF 1.57 PSF.
2. RECESSED LUMINARIES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND INTERIOR WALL OR CEILING.

N1102.5 MAXIMUM FENESTRATION U-FACTOR AND SHGC
1. MAXIMUM U-FACTOR AND SHGC SHALL BE .48 IN CLIMATE ZONE 4 AND 5

N1103.1 CONTROLS
1. NOT LESS THAN ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.
2. THERMOSTATS SHALL BE PROGRAMMABLE AND CAPABLE OF CONTROLLING HEATING AND COOLING ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY.
3. THERMOSTATS SHALL BE CAPABLE OF TEMPORARILY OPERATING THE SYSTEM TO MAINTAIN ZONE TEMPS OF NOT LESS THAN 55 DEG. FAHRENHEIT AND NO GREATER THAN 85 DEG. FAHRENHEIT.
4. THERMOSTATS SHALL BE PROGRAMMED INITIALLY BY MANUFACTURER WITH A HEATING TEMP OF NO GREATER THAN 70 DEG. AND COOLING TEMP OF NOT LESS THAN 78 DEG.
5. HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.

N1103.2 HOT WATER BOILER OUTDOOR TEMPERATURE SETBACK:
1. HOT WATER BOILERS THAT SUPPLY HEAT TO THE BUILDING THROUGH ONE OR TWO PIPE HEATING SYSTEMS SHALL HAVE AN OUTDOOR SETBACK CONTROL THAT DECREASES THE BOILER WATER TEMP BASED ON OUTDOOR TEMPERATURE.

N1103.3 DUCTS:
1. SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO AN R-VALUE OF NOT LESS THAN R-8 FOR DUCTS 3" DIAMETER AND LARGER AND NOT LESS THAN R-6 FOR DUCTS SMALLER THAN 3" DIAMETER. DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO NOT LESS THAN R-6 FOR DUCTS 3" IN DIAMETER AND TO NOT LESS THAN R-4.2 FOR DUCTS SMALLER THAN 3' IN DIAMETER.
2. DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED.
3. AIR HANDLERS SHALL HAVE A MANUFACTURERS DESIGNATION FOR AN AIR LEAKAGE OF NOT GREATER THAN 2 PERCENT OF THE DESIGN AIRFLOW RATE WHEN TESTED IN ACCORDANCE WITH ASHRAE 193.
4. ALL DUCTS SHALL BE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE
5. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS
6. SUPPLY AND RETURN DUCTS LOCATED PARTIALLY OR COMPLETELY WITHIN INSULATION SHALL HAVE A INSULATION R-VALUE OF NO LESS THAN R-8..
7. INSULATED CAVITIES HOUSING DUCTS SHALL HAVE A COLLECTIVE R-VALUE OF NO LESS THAN R-19 EXCLUSIVE OF THE DUCT INSULATION.

N1103.4 MECHANICAL SYSTEM PIPING INSULATION:
1. MECHANICAL PIPING CAPABLE OF CARRYING FLUIDS GREATER THAN 105 DEG. FAHRENHEIT OR LESS THAN 55 DEG. FAHRENHEIT SHALL BE INSULATED TO AN R-VALUE OF NOT LESS THAN R-3
2. PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DAMAGE, INCLUDING THAT CAUSED BY SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND. THE PROTECTION SHALL PROVIDE SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL BE PROHIBITED.

N1103.5 SERVICE HOT WATER SYSTEMS:
1. HEATED WATER CIRCULATION SYSTEMS SHALL BE PROVIDED WITH A CIRCULATION PUMP. THE RETURN PIPE SHALL BE A DEDICATED RETURN PIPE OR A COLD WATER SUPPLY PIPE. CONTROLS SHALL START THE PUMP BASED ON THE IDENTIFICATION OF A DEMAND FOR HOT WATER WITHIN THE OCCUPANCY. THE CONTROLS SHALL AUTOMATICALLY TURN OFF THE PUMP WHEN THE WATER IN THE CIRCULATION LOOP IS AT THE DESIRED TEMPERATURE AND WHEN THERE IS NO DEMAND FOR HOT WATER.
2. ELECTRIC HEAT TRACE SYSTEMS SHALL COMPLY WITH IEEE 515.1 OR UL 515. CONTROLS FOR SUCH SYSTEMS SHALL AUTOMATICALLY ADJUST THE ENERGY INPUT TO THE HEAT TRACING TO MAINTAIN THE DESIRED WATER TEMPERATURE IN THE PIPING IN ACCORDANCE WITH THE TIMES WHEN HEATED WATER IS USED IN THE OCCUPANCY.
3. DEMAND RECIRCULATION WATER SYSTEMS SHALL HAVE CONTROLS THAT START THE PUMP UPON RECEIVING A SIGNAL FROM THE ACTION OF A USER OF A FIXTURE OR APPLIANCE, SENSING THE PRESENCE OF A USER OF A FIXTURE OR SENSING THE FLOW OF HOT OR TEMPERED WATER TO A FIXTURE FITTING OR APPLIANCE. THE CONTROLS SHALL LIMIT THE TEMPERATURE OF THE WATER ENTERING THE COLD WATER PIPING TO NOT GREATER THAN 104 DEG.
4. INSULATION FOR HOT WATER PIPING WITH AN R-VALUE OF NOT LESS THAN R-3 SHALL BE APPLIED TO THE FOLLOWING:
4.1. PIPING ¾" AND LARGER IN NOMINAL DIAMETER.
4.2. PPIPING SERVING MORE THAN ONE DWELLING UNIT.
4.3. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
4.4. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
4.5. PIPING LOCATED UNDER A FLOOR SLAB.
4.6. BURIED PIPING.
4.7. SUPPLY AND RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS.

N1103.6 MECHANICAL VENTILATION
1. THE BUILDING SHALL BE PROVIDED WITH VENTILATION AND OUTDOOR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
2. AN AIR HANDLER SHALL BE USED TO PROVIDE WHOLE HOUSE MECHANICAL VENTILATION AND SHALL BE POWERED BY AN ELECTRONICALLY COMMUTATED MOTOR.

N1103.7 EQIPMENT SIZING AND EFFICIENCY RATING:
1. HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES. NEW OR REPLACEMENT HEATING AND COOLING EQUIPMENT SHALL HAVE AN EFFICIENCY RATING EQUAL TO OR GREATER THAN THE MINIMUM REQUIRED BY FEDERAL LAW FOR THE GEOGRAPHIC LOCATION WHERE THE EQUIPMENT IS INSTALLED.

N1104.1 LIGHTING EQUIPMENT:
1. NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

EXHAUST SYSTEM NOTES:

PROVIDE EXHAUST SYSTEMS AS REQUIRED BY CODE AND NOTED IN THE CONSTRUCTION DOCUMENTS

M1502 CLOTHES DRYER EXHAUST

M1503 KITCHEN RANGE HOODS

1. RANGE HOODS SHALL BE DISCHARGED TO THE OUTDOORS AND SHALL HAVE A SMOOTH INTERIOR SURFACE AND FABRICATED WITH GALVANIZED STEEL OR EQUAL. THEY SHALL BE EQUIPPED WITH A BACK DRAFT DAMPER AND BE INDEPENDENT OF OTHER SYSTEMS.
2. RANGE HOODS SHALL BE VARIABLE SPEED 600CFM
3. PROVIDE MAKEUP AIR. MAKE UP AIR SHALL BE MECHANICAL AND EQUIVALENT TO THE EXHAUST AIR. MAKEUP AIR SYSTEM TO BE EQUIPPED WITH AN ELECTRICALLY OPERATED DAMPER SO THAT IT WILL TURN ON SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.
4. DAMPERS SHALL BE ACCESSIBLE BY MEANS OF ACCESS PANEL.
5. MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED.

M1505 BATHROOMS AND TOILET ROOMS

1. THE MINIMUM REQUIRED LOCAL MECHANICAL EXHAUST RATES FOR INTERMITTENT EXHAUST CAPACITY SHALL BE 50 CFM.
2. THE MINIMUM REQUIRED LOCAL MECHANICAL EXHAUST RATES FOR CONTINUOUS EXHAUST CAPACITY SHALL BE 20 CFM.

M1506 EXHAUST DUCTS AND EXHAUST OPENINGS

1. EXHAUST DUCTS SHALL BE 4" DIA. FLEX DUCT
2. REFER TO MANUFACTURERS SPECIFICATIONS FOR EXHAUST EQUIPMENT TO DETERMINE DUCT LENGTH.
3. EXHAUST TERMINATIONS AT THE EXTERIOR OF BUILDING SHALL BE 3' FROM PROPERTY LINES AND ANY OPENING INTO THE BUILDING AND 10' FROM ANY INTAKE.

M1507 MECHANICAL VENTILATION

1. EXHAUST AIR FROM BATHROOMS SHALL BE DUCTED DIRECTLY TO THE EXTERIOR AND SHALL NEVER RE-CIRCULATE WITHIN A RESIDENCE OR OTHER BUILDING.
2. WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE SIZED TO EXCEED MINIMUM REQUIREMENTS.
3. IT SHALL BE EQUIPPED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE.
4. THE VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M1507.3.3(1) G.C. TO PROVIDE CALCULATIONS. 90 CFM REQUIRED.

NOTE: HVAC TO BE FILED UNDER A SEPARATE PERMIT.

FIRE PROTECTION NOTES:

1. UNDERSIDE OF STAIRS SHALL RECEIVE ⅝" TYPE X GWB
2. FURRED WALLS IN BASEMENT SHALL RECEIVE A DOUBLE 2X TOP PLATE ALONG THE ENTIRE PERIMETER. THE 2X6 PLATE DIRECTLY BELOW THE FLOOR JOISTS SHALL BRIDGE AND SEAL THE GAP B/W THE FURRED WALL AND FOUNDATION WALL. SEE WALL SECTIONS FOR CLARIFICATION.
3. WALLS AND CEILING IN GARAGE DIRECTLY ADJACENT TO THE HOME OR INTERIOR SPACE SHALL RECEIVE ⅝" TYPE X GWB.

CONSTRUCTION DETAIL AND APPLICABLE CODES:

CONSTRUCTION TYPE: 5B
OCCUPANCY CLASSIFICATION: R-3 (DETACHED SINGLE FAMILY RESIDENTIAL)
THIS PROJECT IS BEING FILED UNDER:

1. 2020 RESIDENTIAL CODE OF NEW YORK STATE
2. 2020 ENERGY CONSERVATION CODE OF NYS
3. TOWN OF EASTCHESTER MUNICIPAL CODE AND ZONING LAW

ENERGY CONSERVATION NOTE:

THE WORK INDICATED ON THESE DRAWINGS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE 2020 ENERGY CONSERVATION CODE.

SIGNED ______________________

ARCHITECTURE LICENSE #037444

GENERAL:

ALL DETAILS SHALL BE CONSIDERED TYPICAL AND SHALL APPLY AT ALL SAME AND SIMILAR CONDITIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING REQUIRED TO MAINTAIN THE STRUCTURAL STABILITY OF
THE BUILDING DURING CONSTRUCTION.

ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT INTERNATIONAL RESIDENTIAL CODE

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION SITE SAFETY AS WELL AS THE MEANS AND METHODS OF CONSTRUCTION.

INSULATION AND ENERGY NOTES:

PROVIDE BUILDING INSULATION AS REQUIRED BY CODE AND NOTED IN THE CONSTRUCTION DOCUMENTS

INSULATION SHALL BE BY MEANS OF SPRAY FOAM INSULATION AND FIBERGLASS FACED BATTS U.O.N.

1. ALL EXTERIOR STUD WALLS: R-21 CLOSED CELL SPRAY FOAM
2. FURRED WALLS IN BASEMENT: R-21 CLOSED CELL SPRAY FOAM INSULATION BETWEEN STUDS
3. AGAINST RIM BOARD AT ALL FLOORS: R-42.6 CLOSED CELL SPRAY FOAM INSULATION
4. BELOW NEW CONCRETE SLABS: 2" RIDID INSULATION AND 6 MIL. POLY VAPOR BARRIER
5. OUTSIDE FOUNDATION WALL: TUFF-N-DRY WATERPROOFING MEMBRANE AND 1" RIGID INSULATION.
6. ROOF RAFTERS: R-49 CLOSED CELL SPRAY FOAM INSULATION BETWEEN RAFTERS (FULL DEPTH).
7. WINDOW FRAME/ROUGH OPENING: LOW DENSITY SPRAY FOAM
8. WASTE LINES: CLOSED CELL SPRAY FOAM OR MINERAL WOOL FOR SOUND ATTENUATION

THE FOLLOWING SHALL APPLY TO THE VARIOUS INSULATION TYPES BEING USED.

1. OPEN CELL SPRAY FOAM INSULATION: ICYNENE CLASSIC ULTRA OR APPROVED EQUAL (R-VALUE = 3.7 PER 1")
2. CLOSED CELL SPRAY FOAM INSULATION: ICYNENE PRO-SEAL LE OR APPROVED EQUAL (R-VALUE = 6.5 PER 1")
3. ALL SPRAY FOAM WITHIN ATTICS AND CRAWL SPACES SHALL HAVE THERMAL/IGNITION BARRIER AS REQUIRED BY CODE. IN UNFINISHED ATTICS, PROVIDE INTUMESCENT PAINT BARRIER. IN FINISHED ATTICS, PROVIDE TYPE X 5/8" GWB
4. CEILINGS WITH ATTIC SPACES SHALL RECEIVE R-30 FACED BATT INSULATION OVER 100% OF THE CEILING.
5. FACED FIBERGLASS INSULATION: OWENS CORNING

CONTRACTOR SHALL MEET THE REQUIREMENTS OF 2020 ENERGY CONSERVATION CODE.

1. CONTRACTOR TO PROVIDE LISTING OF ENERGY CODE CRITERIA NEAR ELECTRICAL PANEL PER CODE.
2. THE BUILDING THERMAL ENVELOPE SHALL BE AIR SEALED WITH CAULK, GASKETS, WEATHER-STRIPPING OR OTHER AIR BARRIER MATERIAL TO LIMIT INFILTRATION.
3. AIR SEALING VERIFICATION: AIR SEALING MUST BE VERIFIED BY EITHER (A) LESS THAN 3 AIR CHANGES PER HOUR MEASURED INFILTRATION AS DETERMINED BY A BLOWER DOOR TEST OR (B) A COMPLETE AIR BARRIER AND INSPECTION REPORT.
4. DUCT LEAKAGE: ALL DUCT SYSTEMS MUST BE SEALED AND MUST BE TESTED AT EITHER POST CONSTRUCTION OR ROUGH IN UNLESS THE ENTIRE SYSTEM IS WITHIN CONDITIONED SPACE.
5. AUTOMATIC OR GRAVITY DAMPERS SHALL BE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUSTS.
6. BUILDING CAVITIES SHALL NOT BE USED FOR SUPPLY DUCTS.
7. ALL PORTIONS OF EXTERIOR WALL CAVITIES THAT ARE EXPOSED DURING CONSTRUCTION SHALL BE FILLED WITH FULL DEPTH FACED BATT INSULATION IF NOT BEING FILLED WITH BLOWN IN OR SPF INSULATION OR SPRAY FOAM INSULATION.

SCOPE OF WORK:

1. SECOND FLOOR ADDITION OVER 1 STORY FOOTPRINT.
2. REPLACE 2ND FLOOR BATHROOM TUB WITH SHOWER.
3. NEW 2ND FLOOR OFFICE.
4. NEW 2ND FLOOR BEDROOM.
5. CONVERT GARAGE INTO STORAGE AND MUDROOM.
6. RELOCATE EXISTING 5'-0" HEIGHT GATE.
7. SHED ROOF AND BRACKETS OVER NEW SIDE ENTRANCE AND REAR LANDING.

SITE & ZONING INFORMATION

ADDRESS	SECTION	BLOCK	LOT	ZONE	LOT AREA
190 Beech Street, Eastchester, NY 10709	76	6	22	R-5	6,512 SF

ZONING COMPLIANCE TABLE

	EXISTING	PERMITTED/REQUIRED	PROPOSED
LOT INFORMATION			
Lot Area (SF.)	6,512	5,000	NO CHANGE
Lot Frontage (FT.)	77'	50'	NO CHANGE
SETBACKS			
Front Yard (FT.)	21'-7"	30'-0"	NO CHANGE
Rear Yard (FT.)	25'-4"	25'-0"	NO CHANGE
First Side Yard (FT.)	9'-9"	8'-0"	NO CHANGE
Second Side Yard (FT.)	N/A	9'-0"	NO CHANGE
Street Side Yard (FT.)	12'-4"	14'-0"	NO CHANGE
MAXIMUM GROSS FLOOR AREA	2,300 SQ.FT. + 10% OF EXCESS OF 5,000 SQ.FT.		
GROSS FLOOR AREA (SQ. FT.)	1,681.11	2,451.20	1,897.52
PRINCIPAL BUILDING INFORMATION			
Building Height:	19'-4 1/16"	23'-0"	NO CHANGE
Ridge Height:	31'-4 3/4"	33'-0"	NO CHANGE
Stories	2	2 1/2	NO CHANGE
MAXIMUM IMPERVIOUS COVERAGE	3,000 SQ.FT. + 25% IN EXCESS OF 6,000 SQ.FT.		
IMPERVIOUS COVERAGE (SQ.FT.)	2,240.80	3,128	1,934.09

INSULATION AND FENETRATION REQUIREMENTS - CLIMATE ZONE 4A

	CLIMAT ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZING SHGC	CEILING R-VALUE	WOOD FRAME R-VALUE	MASS WALL	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE	CRAWLSPACE WALL R-VALUE
REQUIRED	4A	0.32	0.55	0.40	49 OR 38*	20 OR 13+5	8/13	19	10/13	10 /2 FT	10/13
PROVIDED	4A	0.27	N/A	0.27	49	21	N/A	19	21	10/2	N/A

CLIMATIC AND GEOGRAPHICAL CRITERIA - CLIMATE ZONE 4A

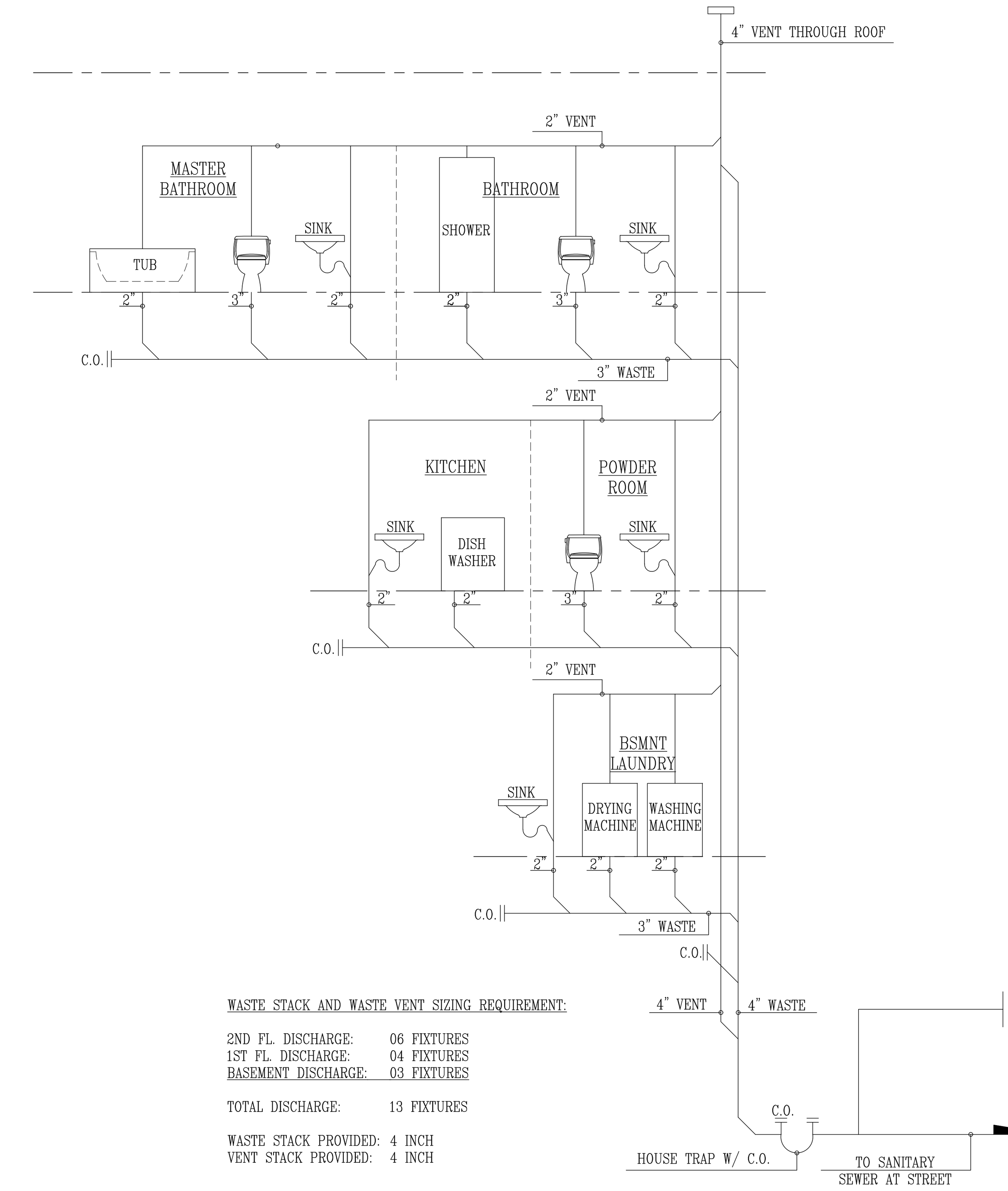
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				ICE BARRIER UNDERLAYMENT REQUIREMENT	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	SPEED	TOPOGRAPHIC EFFECTS	SPECIAL REGION WIND	WIND BORN DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE	DECAY				
30 PSF	115-120 MPH	NO	YES	YES	B	SEVERE	3'-6"	M/H	S/M	15 DEG.	NONE	1000 OR LESS	52.2 DEG.

MANUAL J DESIGN CRITERIA

ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE	COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY
439	41	12.00	87.00	-	70	75	68	20	-	-	-	M	30	50

LIGHT AND VENTILATION CALCULATIONS

FLOOR	ROOM	FLOOR AREA (SQUARE FEET)	GLAZED AREA REQUIRED (8%) (SQ. FT.)	GLAZED AREA PROVIDED (SQ. FT.)	ARTIFICIAL LIGHT PROVIDED	OPENABLE AREA REQ'D (4%)	OPENABLE AREA PROVIDED	MECH. VENT PROVIDED	COMPLIANCE
1ST FLOOR	LIVING ROOM	302.19	24.1752	43.67	YES	12.0876	17.13	YES	YES
	DINING ROOM	156.80	12.5440	34.55	YES	6.2720	11.45	YES	YES
	FAMILY ROOM/ KITCHEN	241.81	19.3448	62.75	YES	9.6724	30.02	YES	YES
2ND FLOOR	MASTER BEDROOM	244.52	19.5616	30.74	YES	9.7808	17.31	YES	YES
	BEDROOM 01	127.94	10.2352	16.26	YES	5.1176	8.13	YES	YES
	BEDROOM 02	105.76	8.4608	15.62	YES	4.2304	9.85	YES	YES
	BEDROOM 03	119.21	9.5368	24.39	YES	4.7684	14.82	YES	YES
	OFFICE	82.35	6.5880	16.26	YES	3.2940	9.88	YES	YES

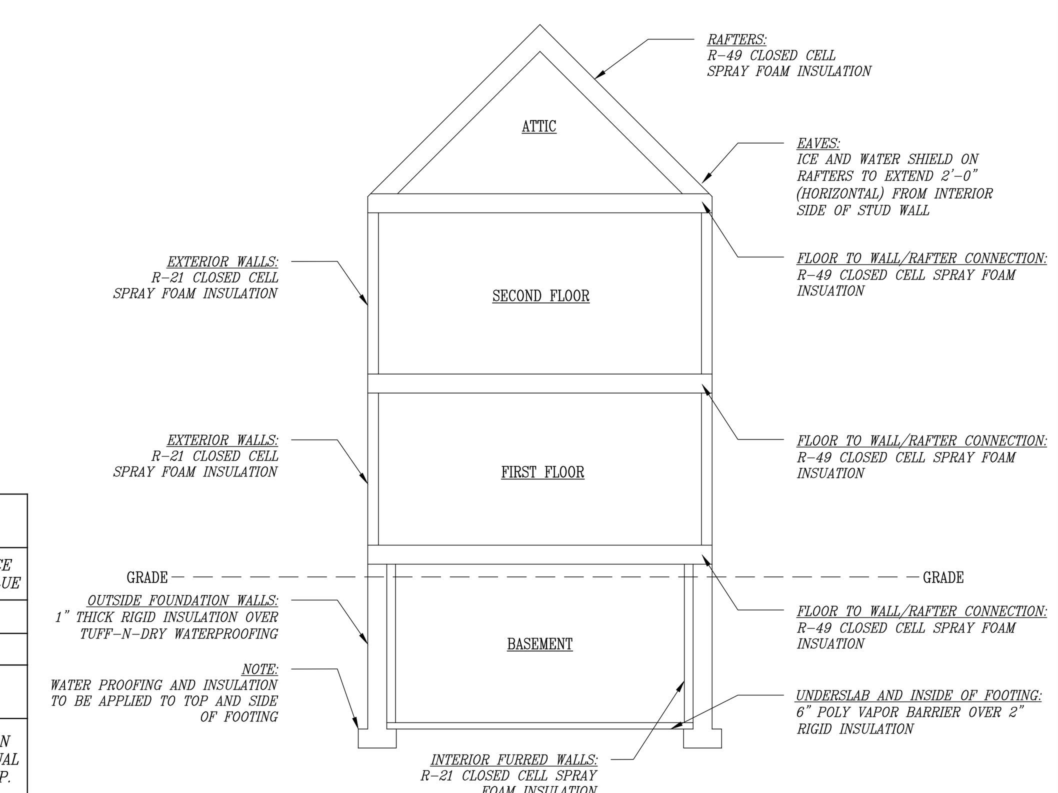


WASTE STACK AND WASTE VENT SIZING REQUIREMENT:

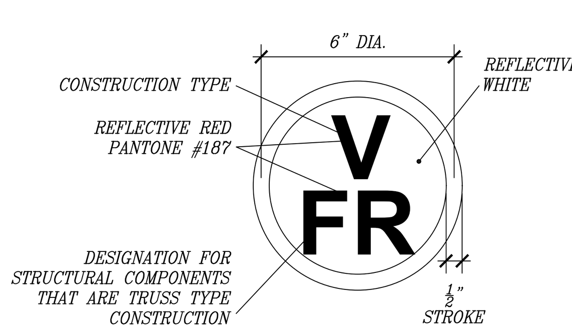
2ND FL. DISCHARGE: 06 FIXTURES
1ST FL. DISCHARGE: 04 FIXTURES
BASEMENT DISCHARGE: 03 FIXTURES

TOTAL DISCHARGE: 13 FIXTURES

WASTE STACK PROVIDED: 4 INCH
VENT STACK PROVIDED: 4 INCH



THERMAL ENVELOPE DIAGRAM



F: FLOOR FRAMING INCLUDING GIRDERS AND BEAMS
R: ROOF FRAMING
FR: FLOOR AND ROOF FRAMING

NOTE:
THIS STICKER SHALL BE POSTED ADJACENT TO THE ELECTRICAL METER OR AS DIRECTED BY THE LOCAL FIRE DEPARTMENT PER TITLE 19 1265

Project Name

an **Addition Alteration** *for the*
Berenson Residence
at
190 BEECH STREET,
EASTCHESTER , NY 10709

Project No.	202309

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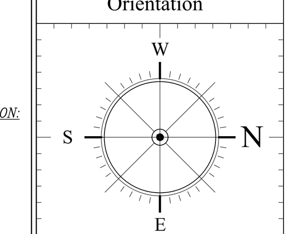
Issue Date	Description
01.30.24	ZBA Application
01.12.24	Denial Application
07.21.23	Existing conditions
07.10.23	Existing conditions survey

Orientation



Scale:	As Noted
Date:	07.10.23
Drawn by:	LC

Drawing Title

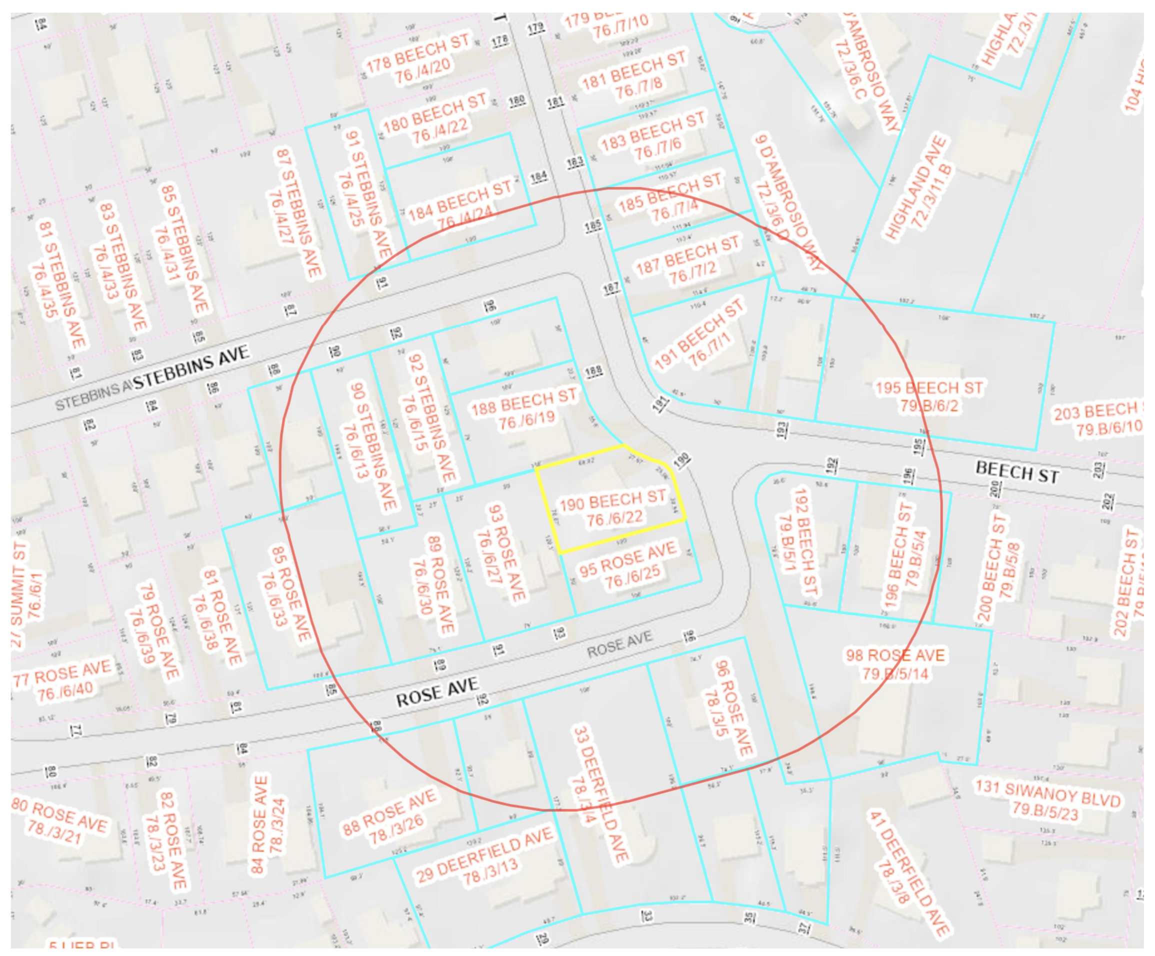
COVERSHEET
GENERAL INFORMATION

Drawing No.

CS1

Berenson Residence

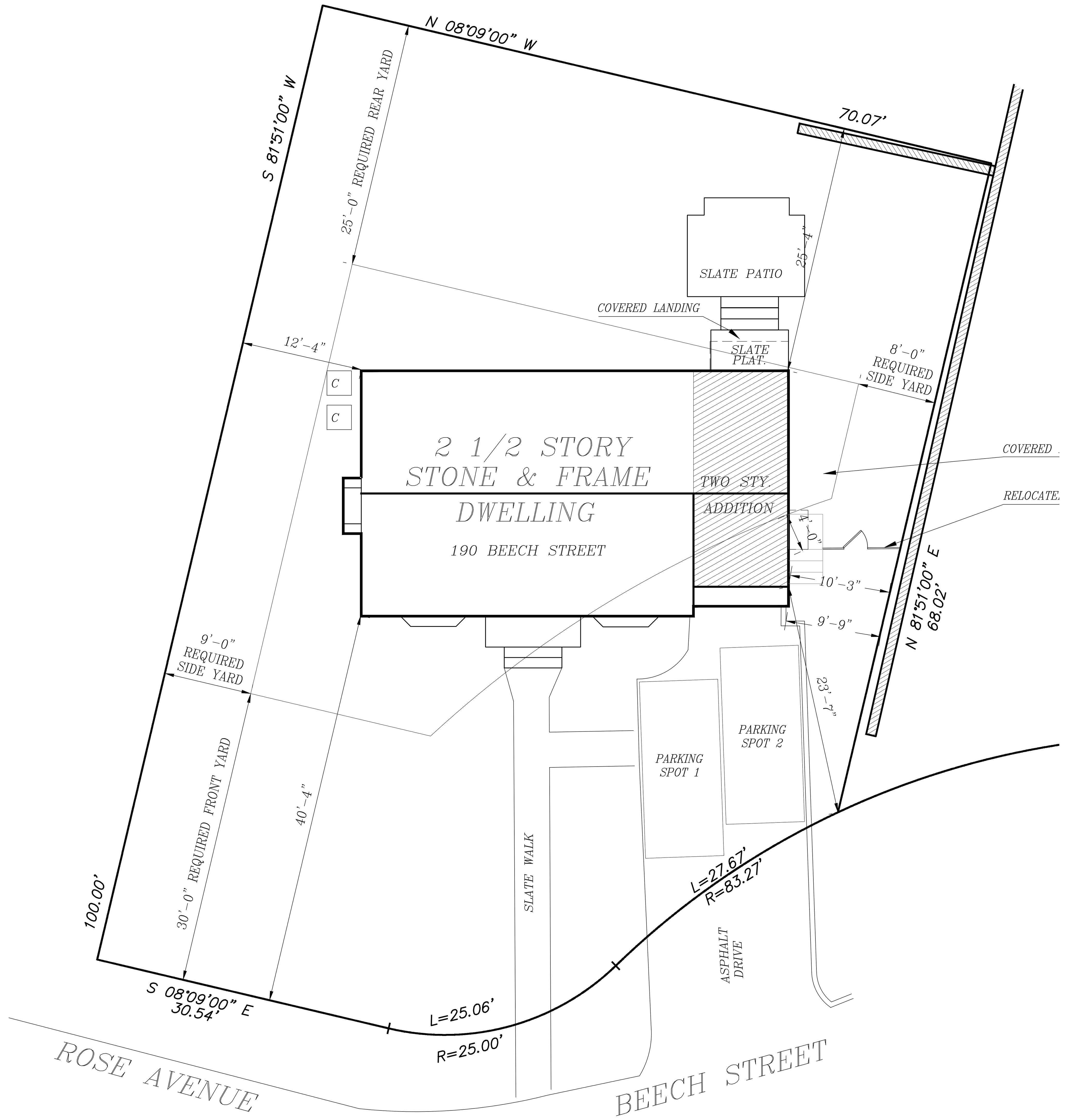
190 Beech Street • Eastchester, New York



SITE & ZONING INFORMATION					
ADDRESS	SECTION	BLOCK	LOT	ZONE	LOT AREA
190 Beech Street, Eastchester, NY 10709	76	6	22	R-5	6,512 SF

ZONING COMPLIANCE TABLE

	EXISTING	PERMITTED/REQUIRED	PROPOSED
LOT INFORMATION			
Lot Area (SF.)	6,512	5,000	NO CHANGE
Lot Frontage (FT.)	77'	50'	NO CHANGE
SETBACKS			
Front Yard (FT.)	21'-7"	30'-0"	NO CHANGE
Rear Yard (FT.)	25'-4"	25'-0"	NO CHANGE
First Side Yard (FT.)	9'-9"	8'-0"	NO CHANGE
Second Side Yard (FT.)	N/A	9'-0"	NO CHANGE
Street Side Yard (FT.)	12'-4"	14'-0"	NO CHANGE
MAXIMUM GROSS FLOOR AREA	2,300 SQ.FT. + 10% OF EXCESS OF 5,000 SQ.FT.		
GROSS FLOOR AREA (SQ. FT.)	1,681.11	2,451.20	1,897.52
PRINCIPAL BUILDING INFORMATION			
Building Height:	19'-4 1/16"	23'-0"	NO CHANGE
Ridge Height:	31'-4 3/4"	33'-0"	NO CHANGE
Stories	2	2 1/2	NO CHANGE
MAXIMUM IMPERVIOUS COVERAGE	3,000 SQ.FT. + 25% IN EXCESS OF 6,000 SQ.FT.		
IMPERVIOUS COVERAGE (SQ.FT.)	2,240.80	3,128	1,934.09



1	A100	PROPOSED SITE PLAN 1/8" = 1'-0"


EXISTING FRONT FACADE


EXISTING RIGHT SIDE FACADE


EXISTING LEFT SIDE FACADE


EXISTING REAR FACADE

Project Name

an **Addition Alteration** *for the*
Berenson Residence
at
190 BEECH STREET,
EASTCHESTER , NY 10709

Project No.	202309

LOUIS CAMPANA ARCHITECTS

8 Pasadena Road - Bronxville - NY - 10708
louis@louiscampanaarchitect.com
914.573.6804

Issue Date	Description
01.30.24	ZBA Application
01.12.24	Denial Application
07.21.23	Existing conditions
07.10.23	Existing conditions survey

Orientation

W
S — N
E

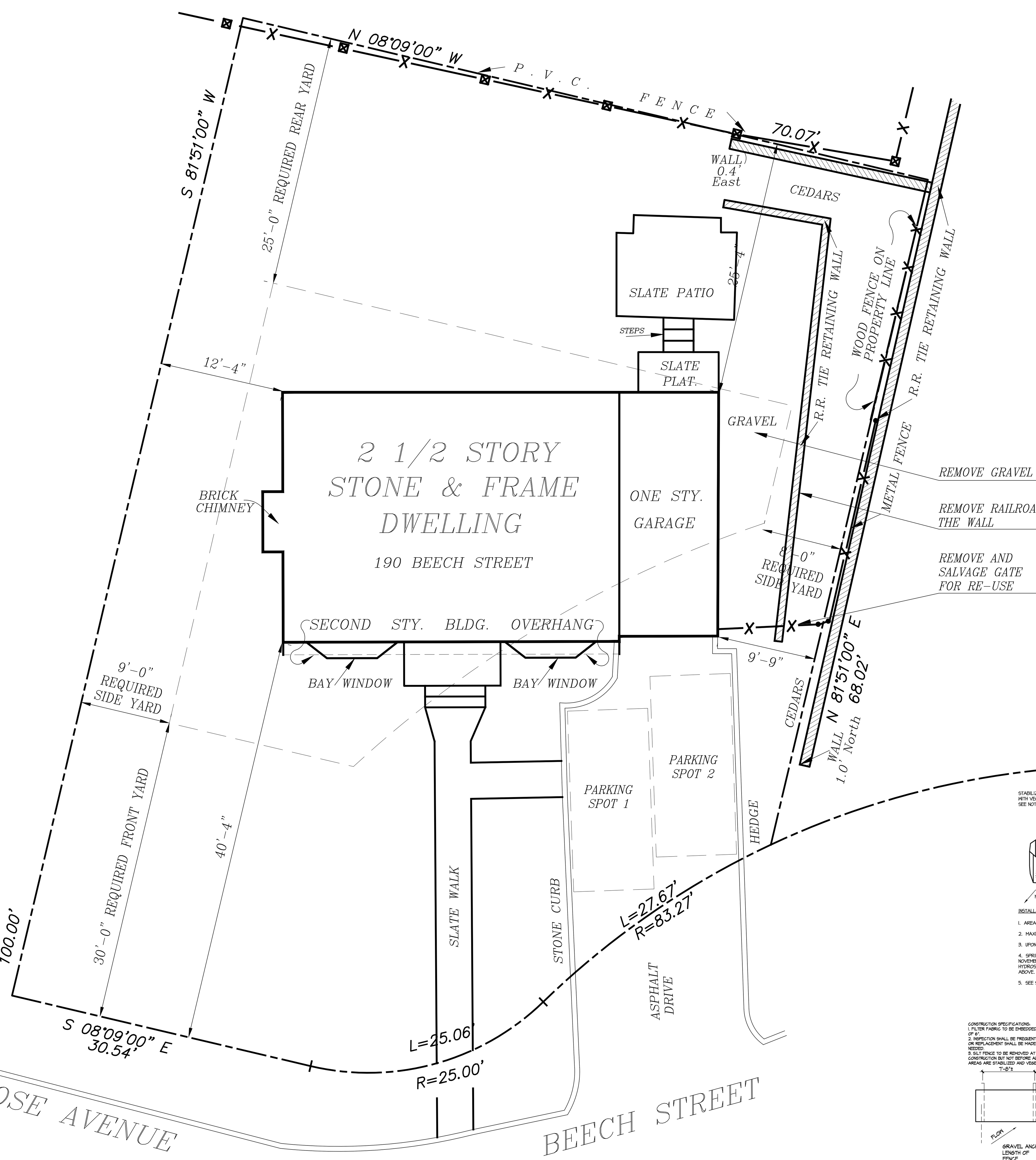
Scale:	As Noted
Date:	07.10.23
Drawn by:	LC

Drawing Title

SITE PLANS

Drawing No.

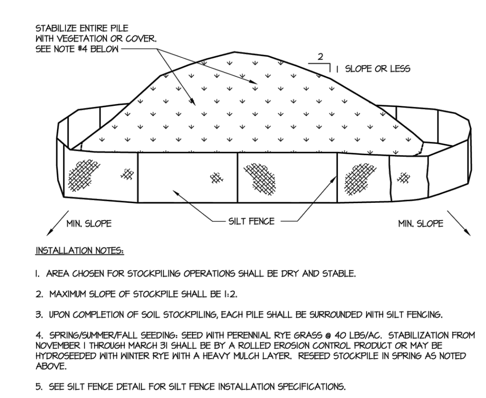
A100



1	A101	EXISTING SITE PLAN
		1/8" = 1'-0"

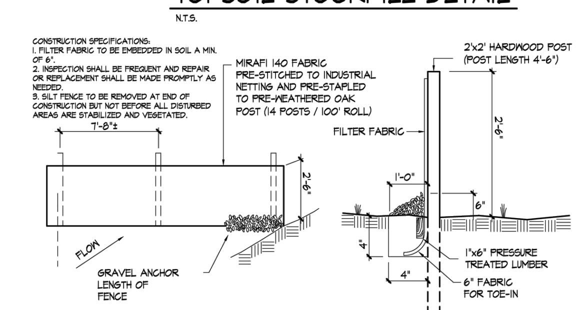
EXISTING IMPERVIOUS SURFACES	
	(SF)
LOT AREA	6512.00
ALLOWABLE IMPERVIOUS COVERAGE	3128.00
DWELLING	1083.20
FRONT LANDING/STEPS/WALKWAY	216.90
DRIVEWAY	452.40
BACK LANDING/STEPS	42.20
BACK PATIO	114.60
GRAVEL SURFACE	331.50
TOTAL IMPERVIOUS SURFACES	2240.80
CONFORMING	YES

PROPOSED IMPERVIOUS SURFACES	
	(SF)
LOT AREA	6512.00
ALLOWABLE IMPERVIOUS COVERAGE	3128.00
DWELLING	1083.20
FRONT LANDING/STEPS/WALKWAY	216.90
DRIVEWAY	452.40
BACK LANDING/STEPS	42.20
BACK PATIO	114.60
NEW SIDE STAIRS	24.79
TOTAL IMPERVIOUS SURFACES	1934.09
CONFORMING	YES



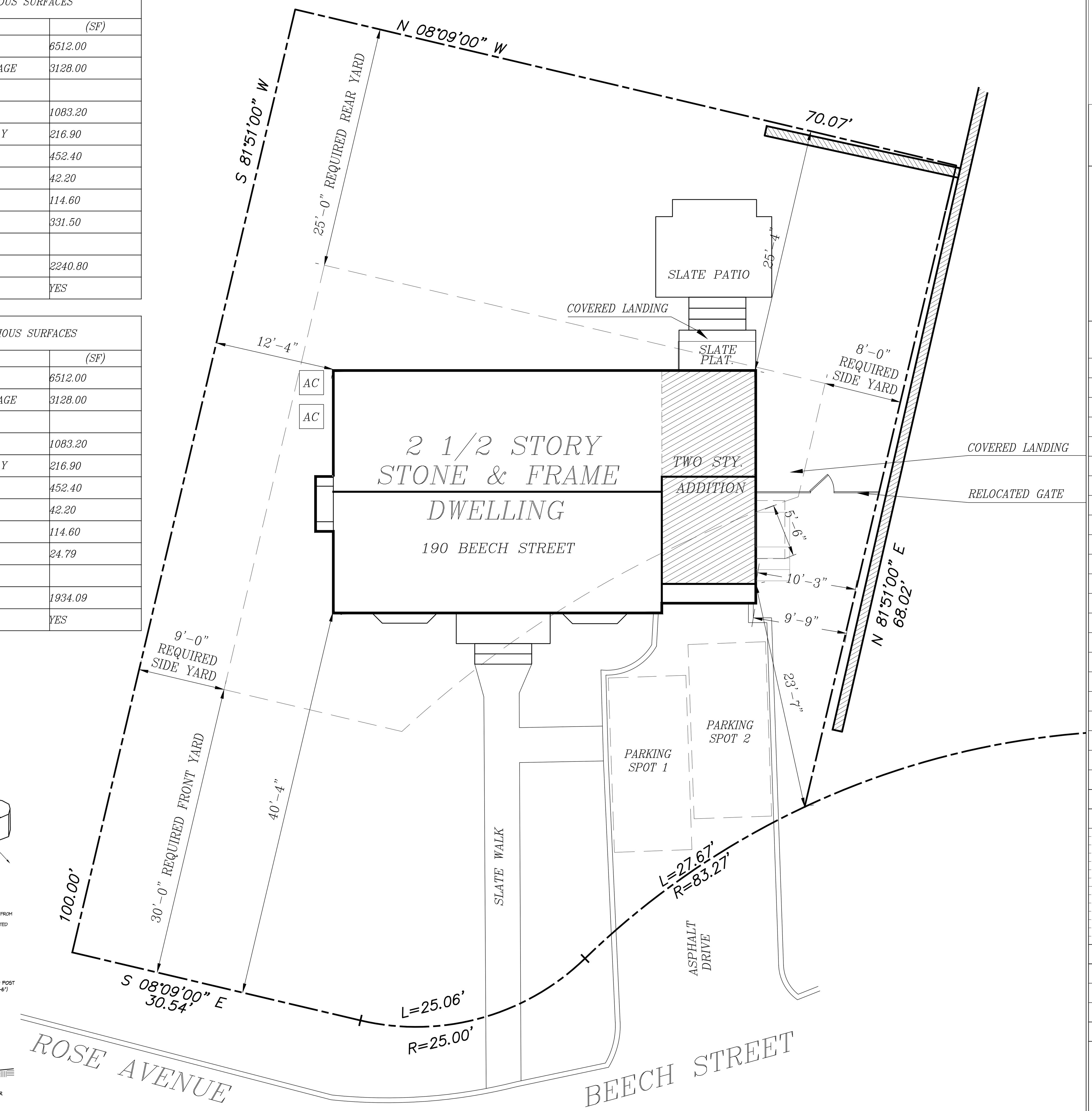
TOPSOIL STOCKPILE DETAIL

N.T.S.



SILT FENCE DETAIL

N.T.S.



2	A101	PROPOSED SITE PLAN
		1/8" = 1'-0"

Project Name

an **Addition Alteration** *for the*
Berenson Residence
at
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EASTCHESTER , NY 10709

Project No. **202309**

LOUIS CAMPANA ARCHITECTS

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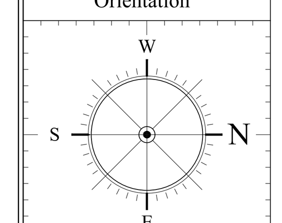


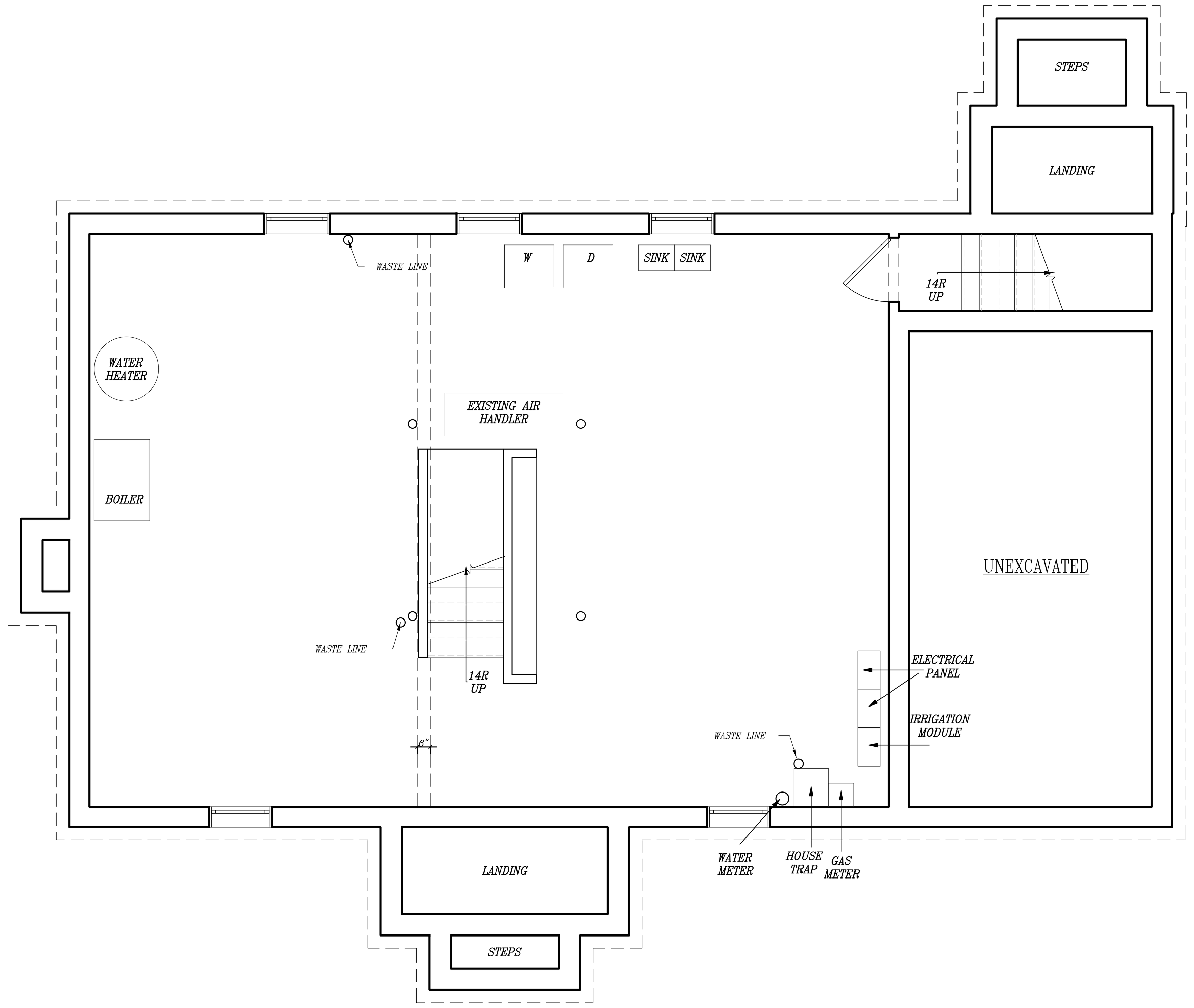
Scale:	As Noted
Date:	07.10.23
Drawn by:	LC

Drawing Title

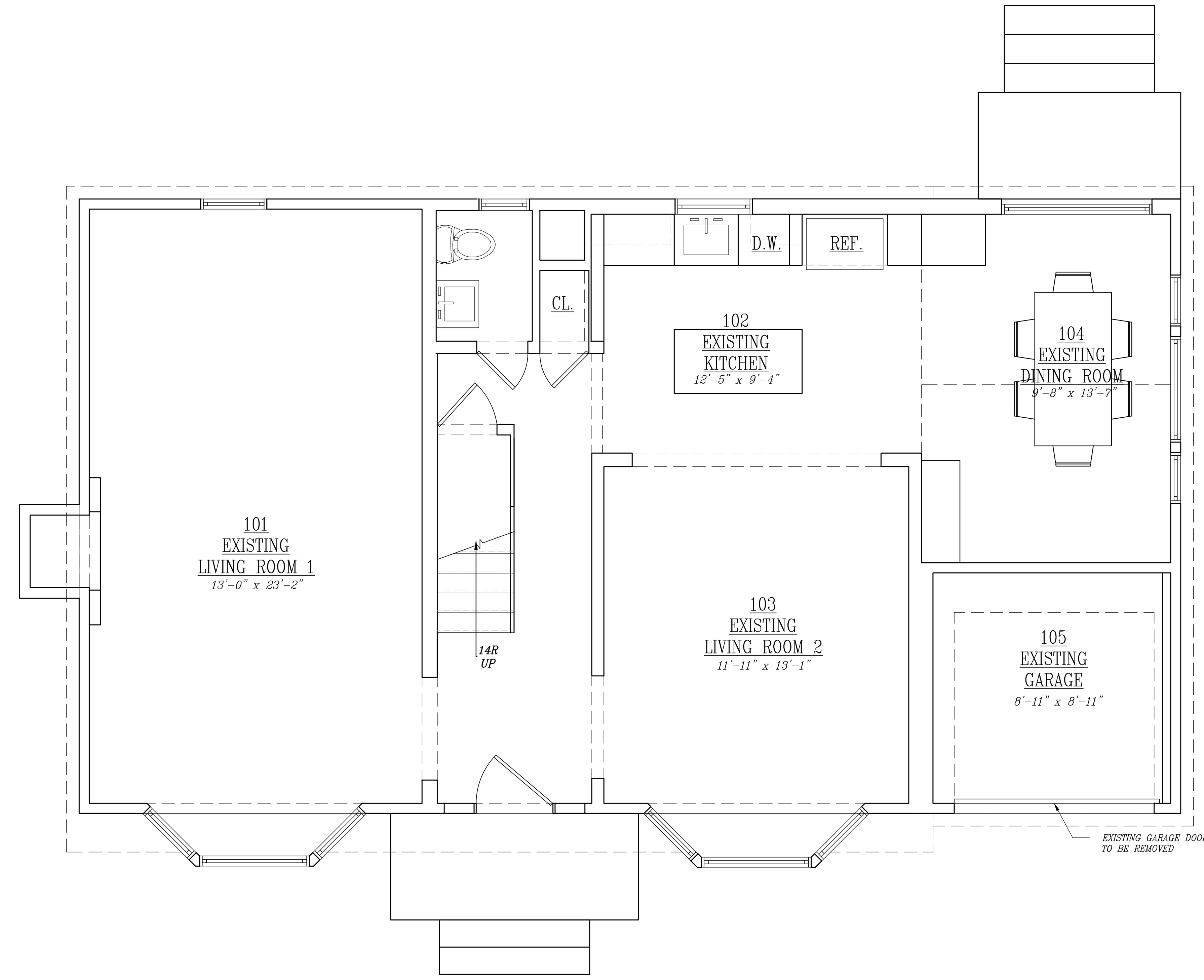
EXISTIG AND PROPOSED SITE PLAN

Drawing No.

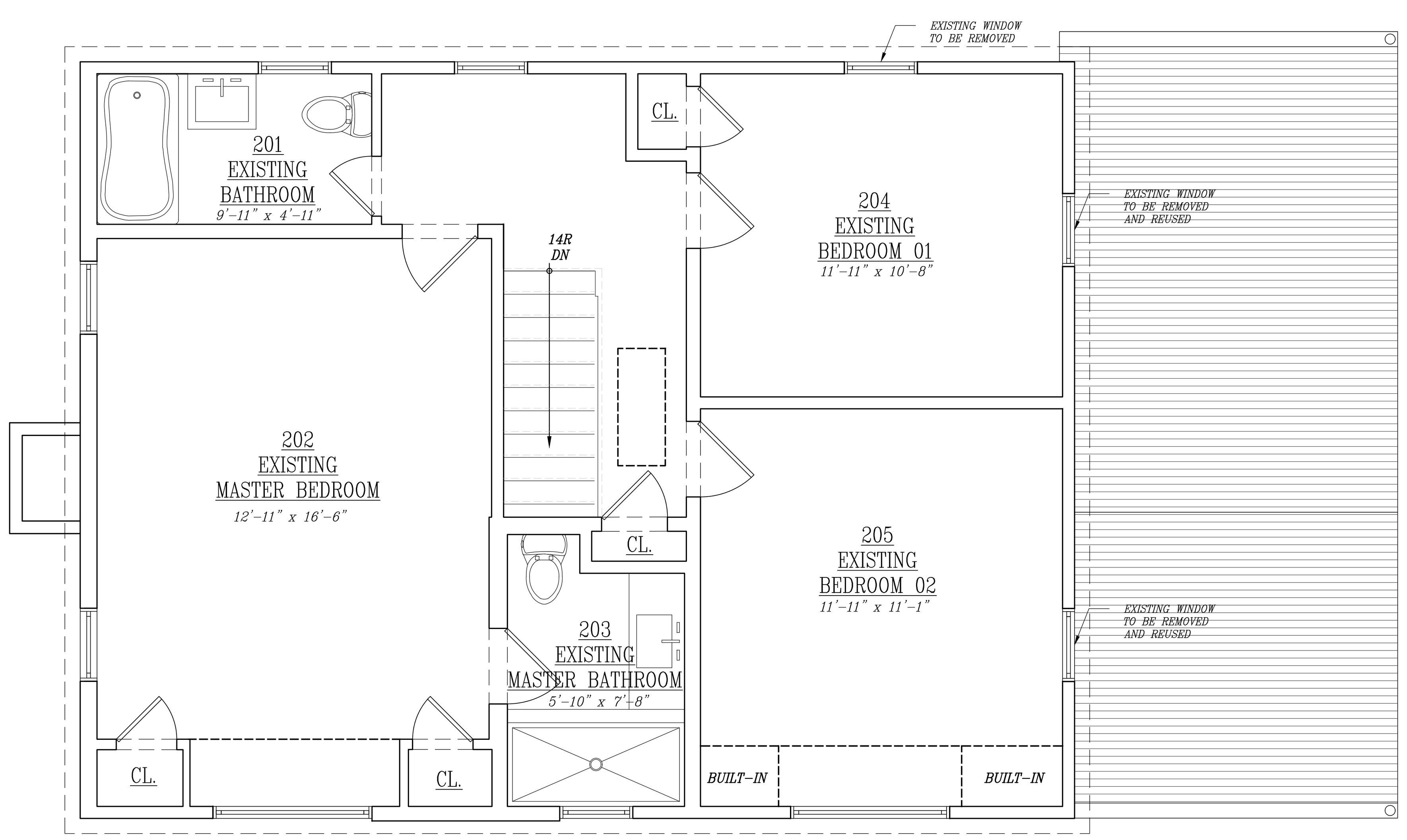
A101



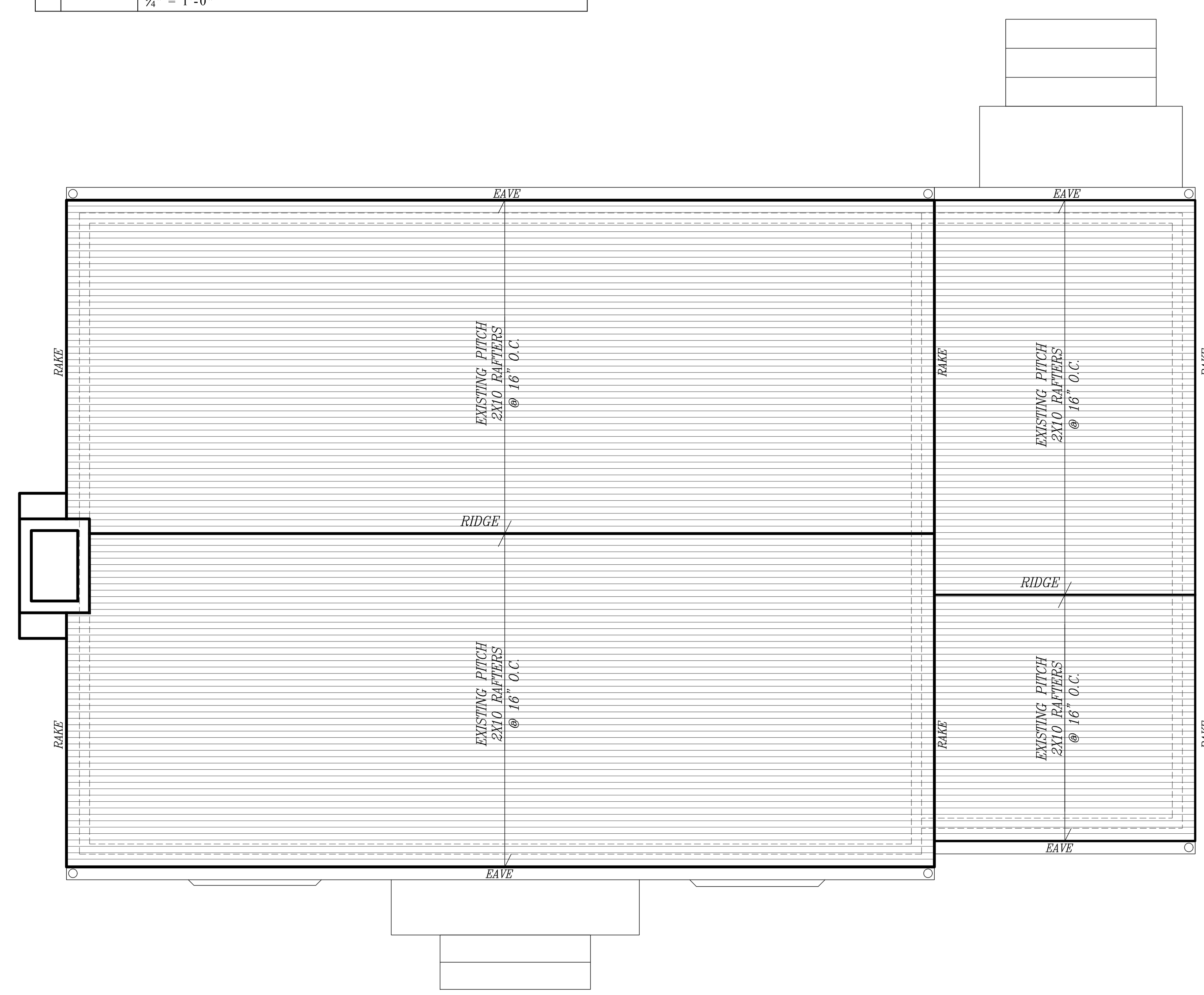
1	X200	EXISTING BASEMENT FLOOR PLAN ¼" = 1'-0"



2	X200	EXISTING FIRST FLOOR PLAN ¼" = 1'-0"



3	X200	EXISTING SECOND FLOOR PLAN ¼" = 1'-0"



4	X200	EXISTING ROOF PLAN ¼" = 1'-0"

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E

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Date:	07.10.23
Drawn by:	LC

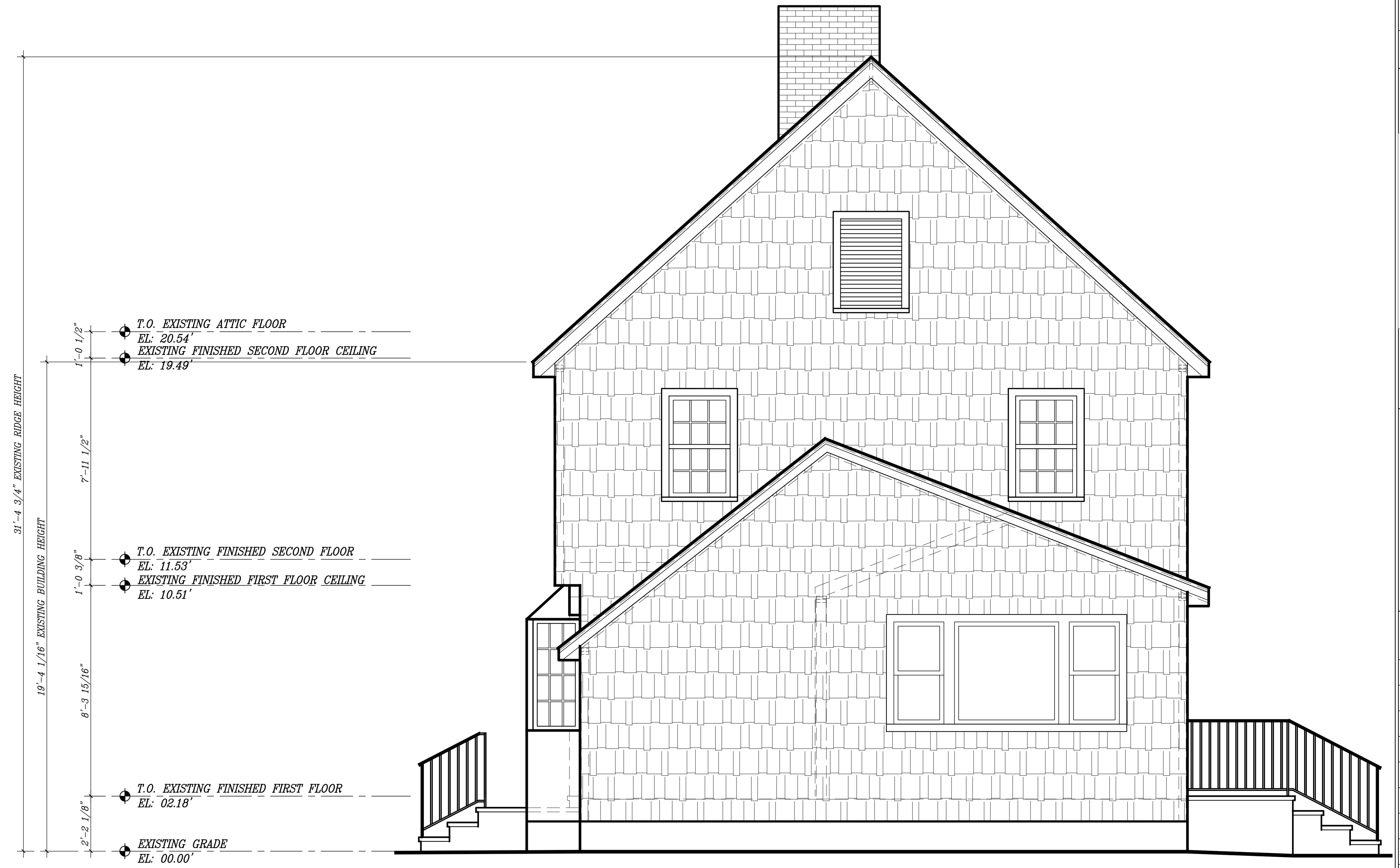
Drawing Title

EXISTING FLOOR PLANS

Drawing No.

X200

1	X400	EXISTING FRONT ELEVATION ¼" = 1'-0"



2	X400	EXISTING RIGHT ELEVATION ¼" = 1'-0"

3	X400	EXISTING REAR ELEVATION ¼" = 1'-0"

Project Name

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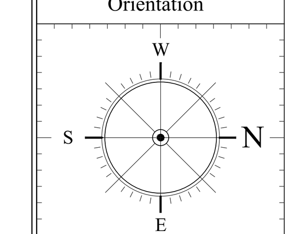


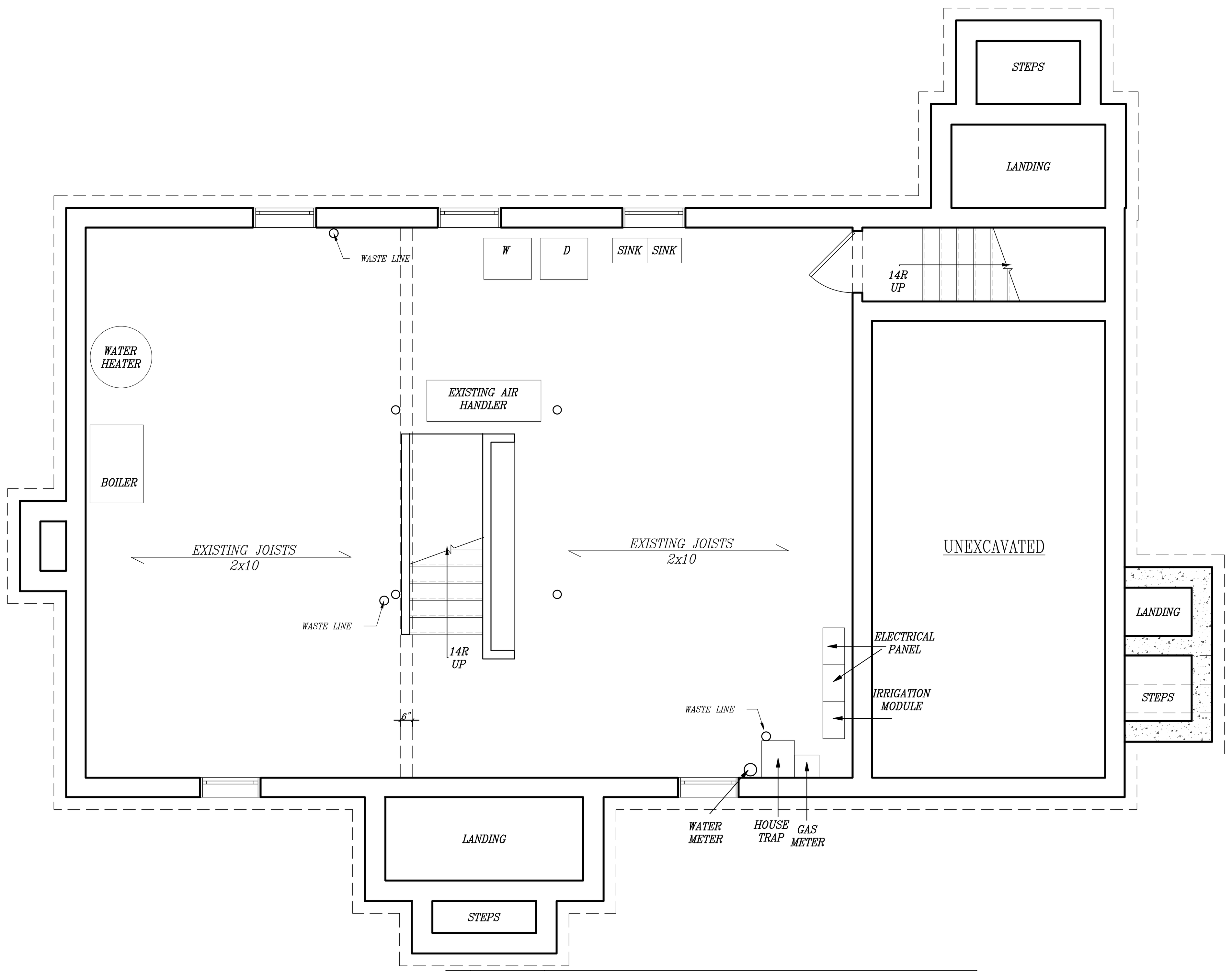
Scale:	As Noted
Date:	07.10.23
Drawn by:	LC

Drawing Title

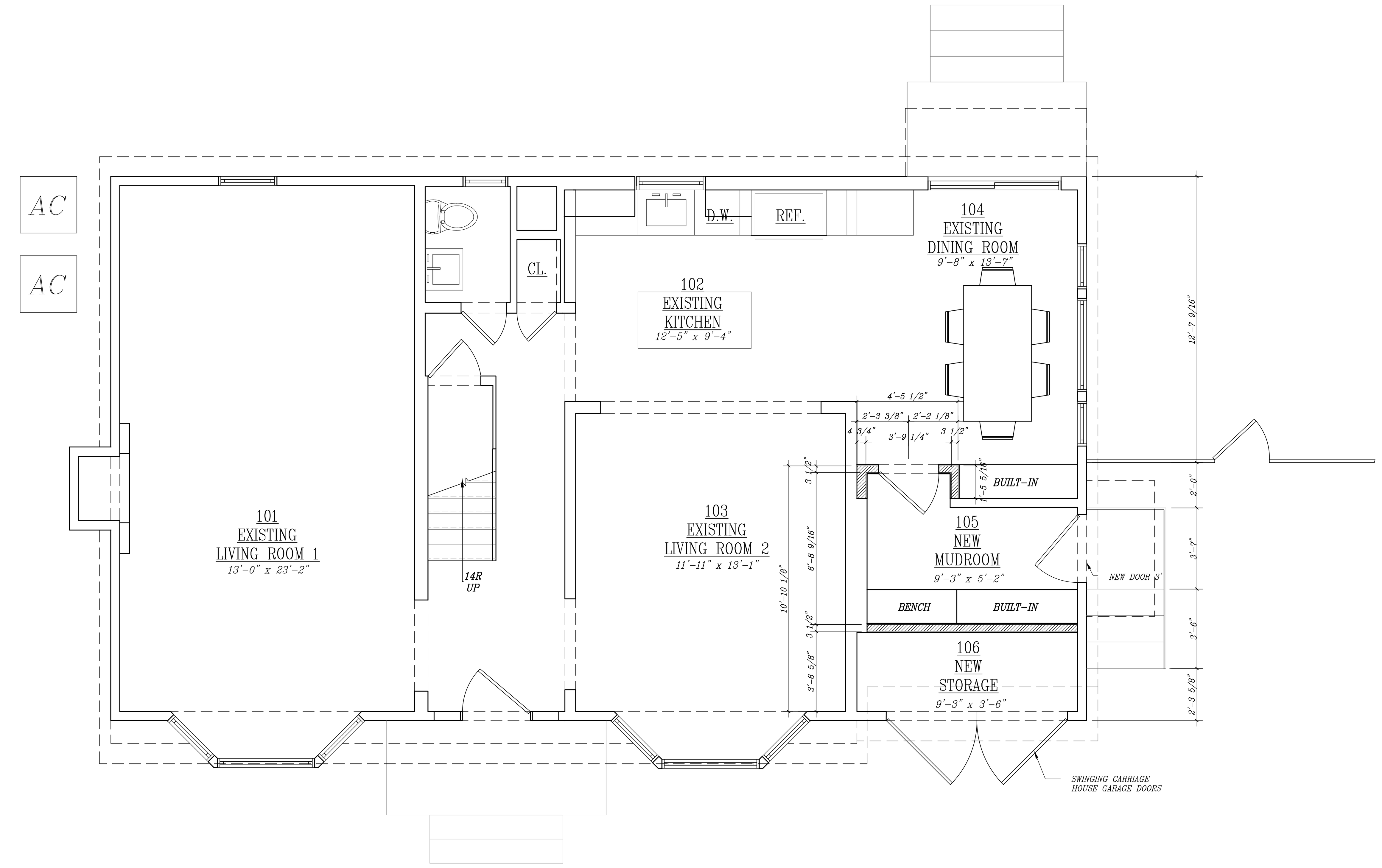
EXISTING
EXTERIOR ELEVATIONS

Drawing No.

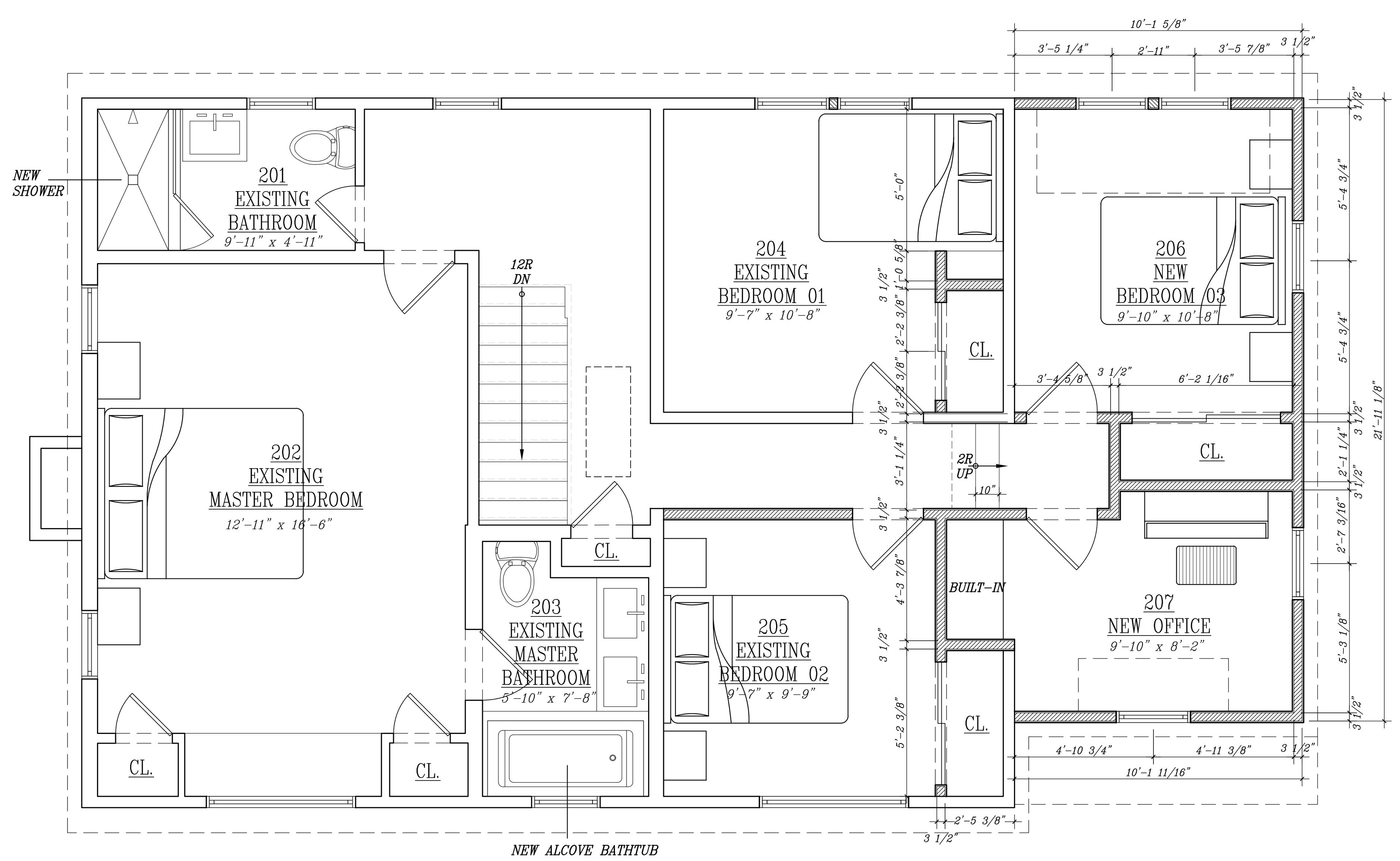
X400



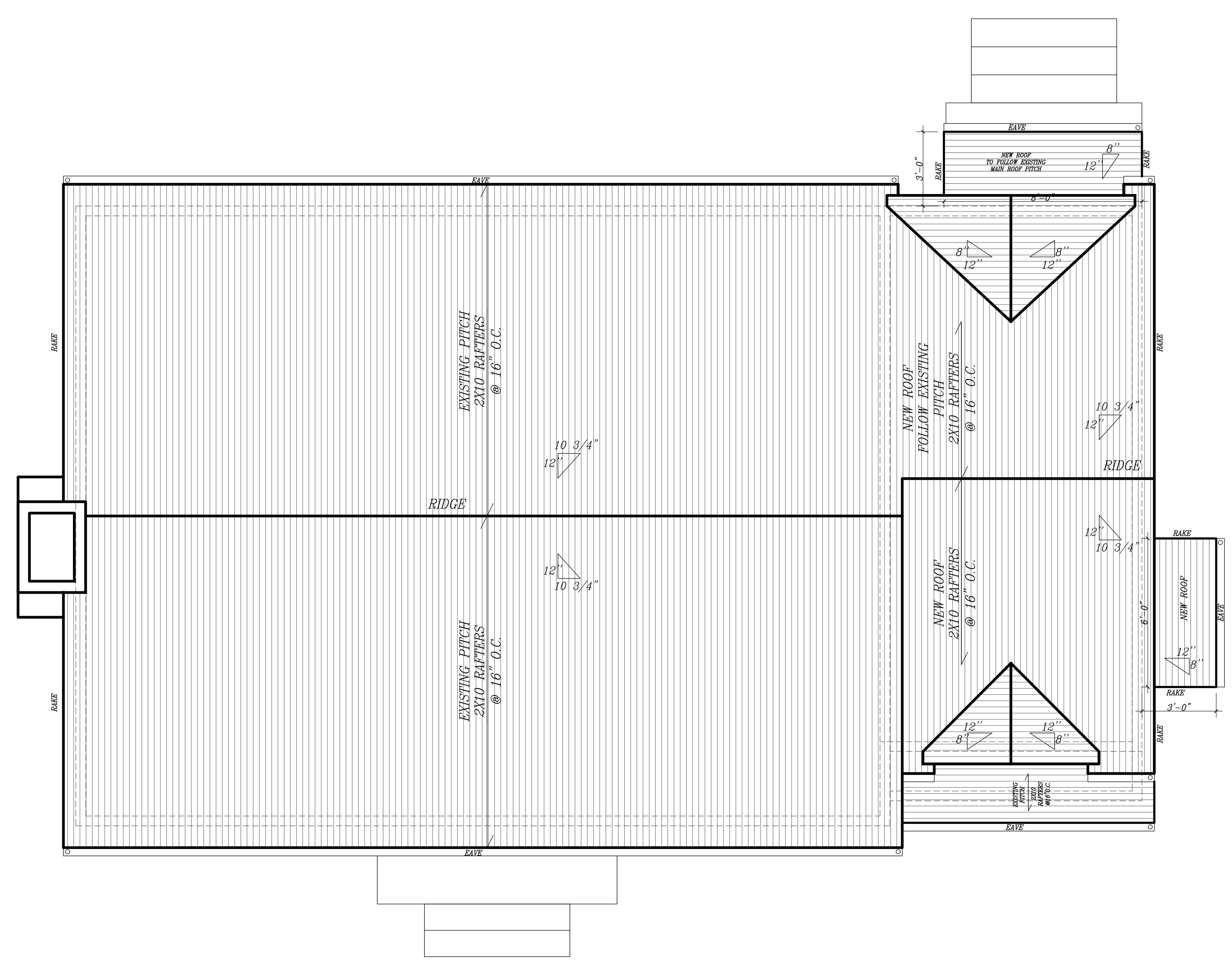
1	A200	PROPOSED BASEMENT
		¼" = 1'-0"



2	A200	PROPOSED FIRST FLOOR
		¼" = 1'-0"



3	A200	PROPOSED SECOND FLOOR
		¼" = 1'-0"



4	A200	PROPOSED ROOF PLAN
		¼" = 1'-0"

Project Name

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Drawn by:	LC

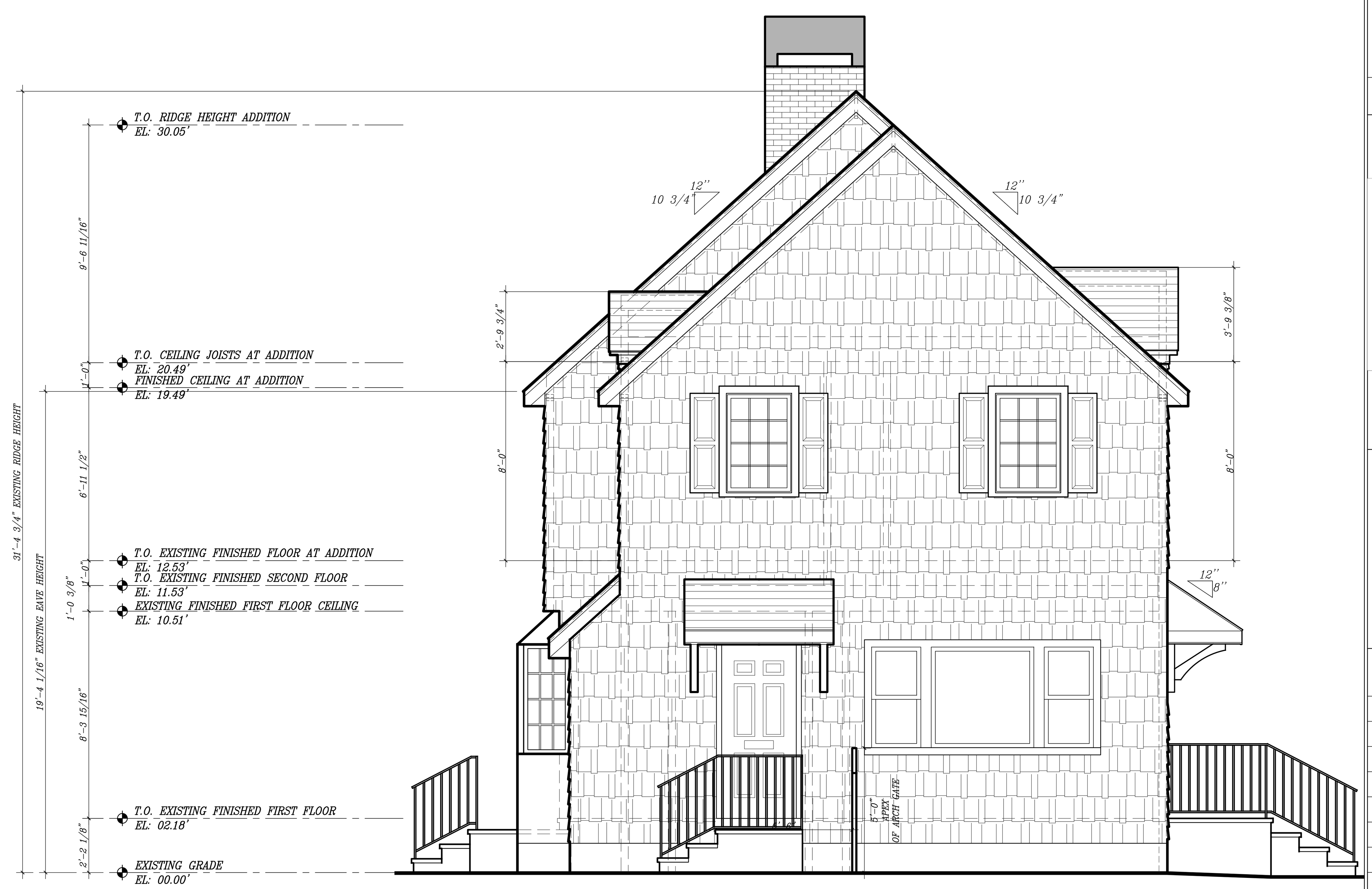
Drawing Title

PROPOSED
FIRST AND SECOND FLOOR

Drawing No.

A200

1	A400	PROPOSED FRONT ELEVATION ¼" = 1'-0"



2	A400	PROPOSED RIGHT ELEVATION ¼" = 1'-0"

3	A400	PROPOSED REAR ELEVATION ¼" = 1'-0"

Project Name

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Drawn by:	LC

Drawing Title

PROPOSED EXTERIOR ELEVATIONS

Drawing No.

A400

96 ROSE AVENUE

190 BEECH STREET - PROPOSED

188 BEECH STREET

191 BEECH STREET

192 BEECH STREET

193 BEECH STREET

Project Name

an **Addition Alteration** *for the*
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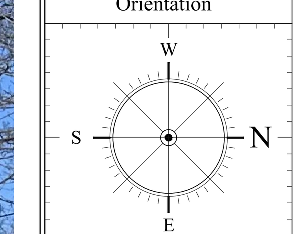


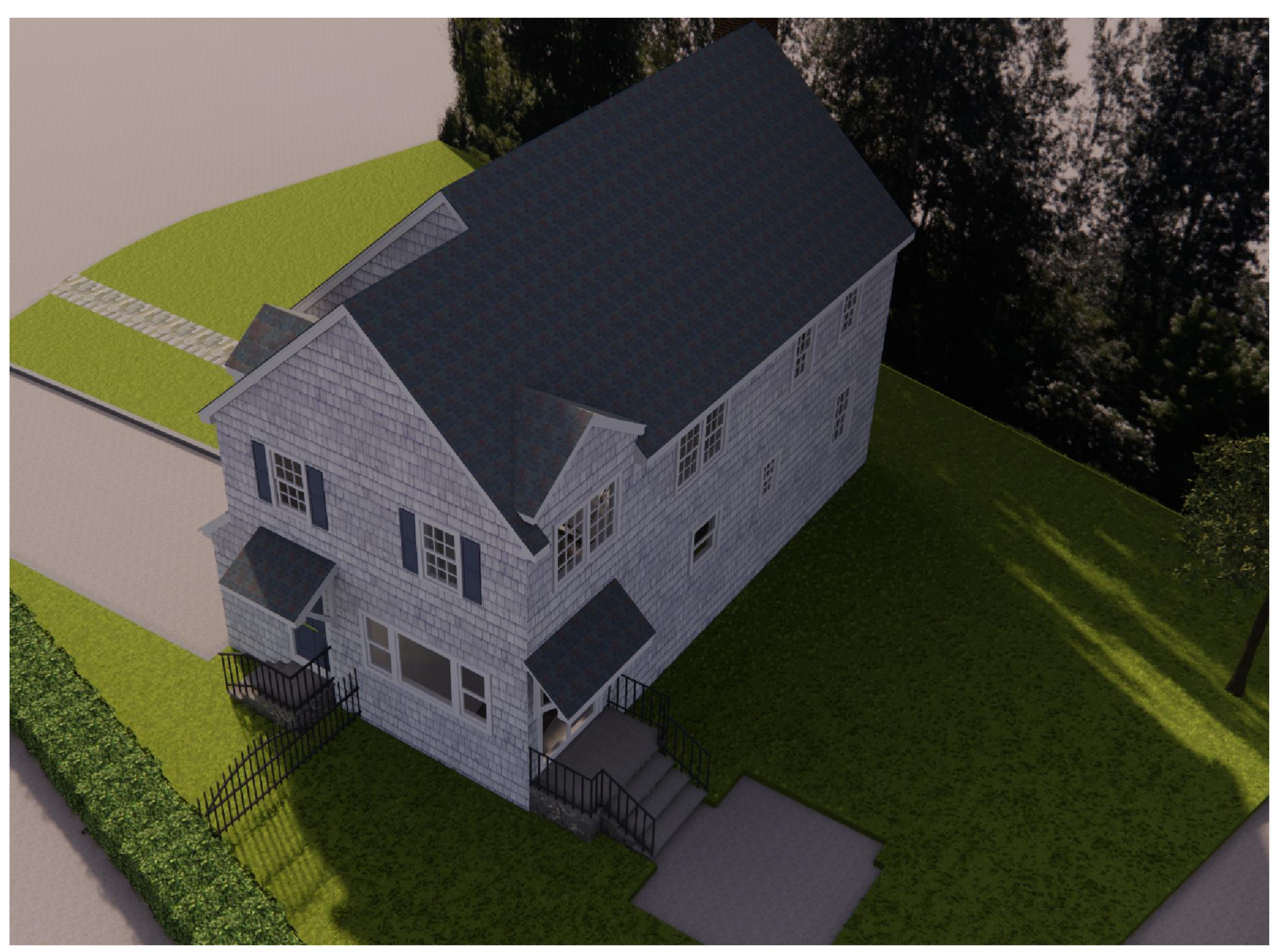
Scale:	As Noted
Date:	07.10.23
Drawn by:	LC

Drawing Title

STREET SCAPE

Drawing No.

A401



Project Name

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EASTCHESTER , NY 10709

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Orientation

W
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Scale:	As Noted
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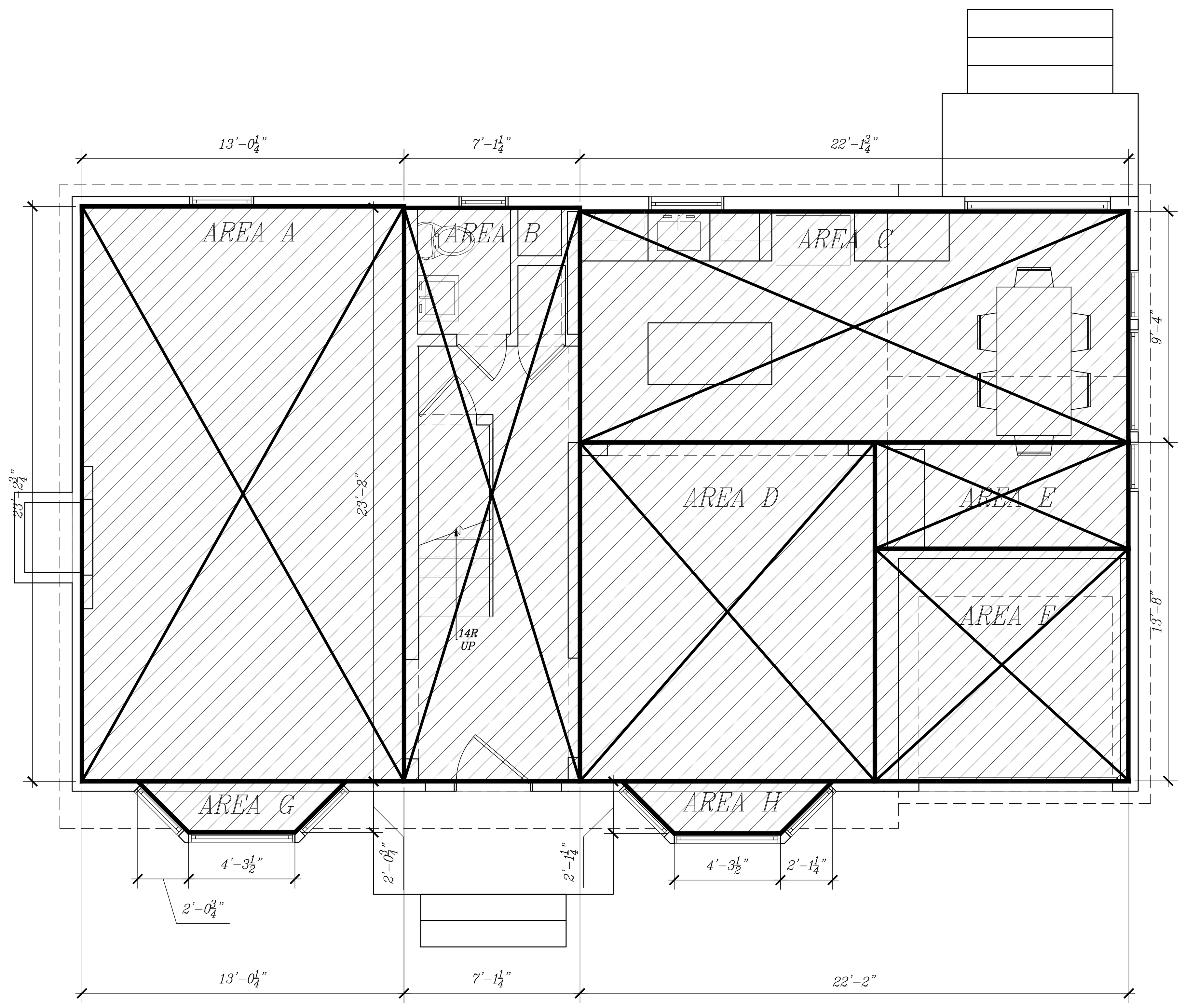
Drawn by:	LC

Drawing Title

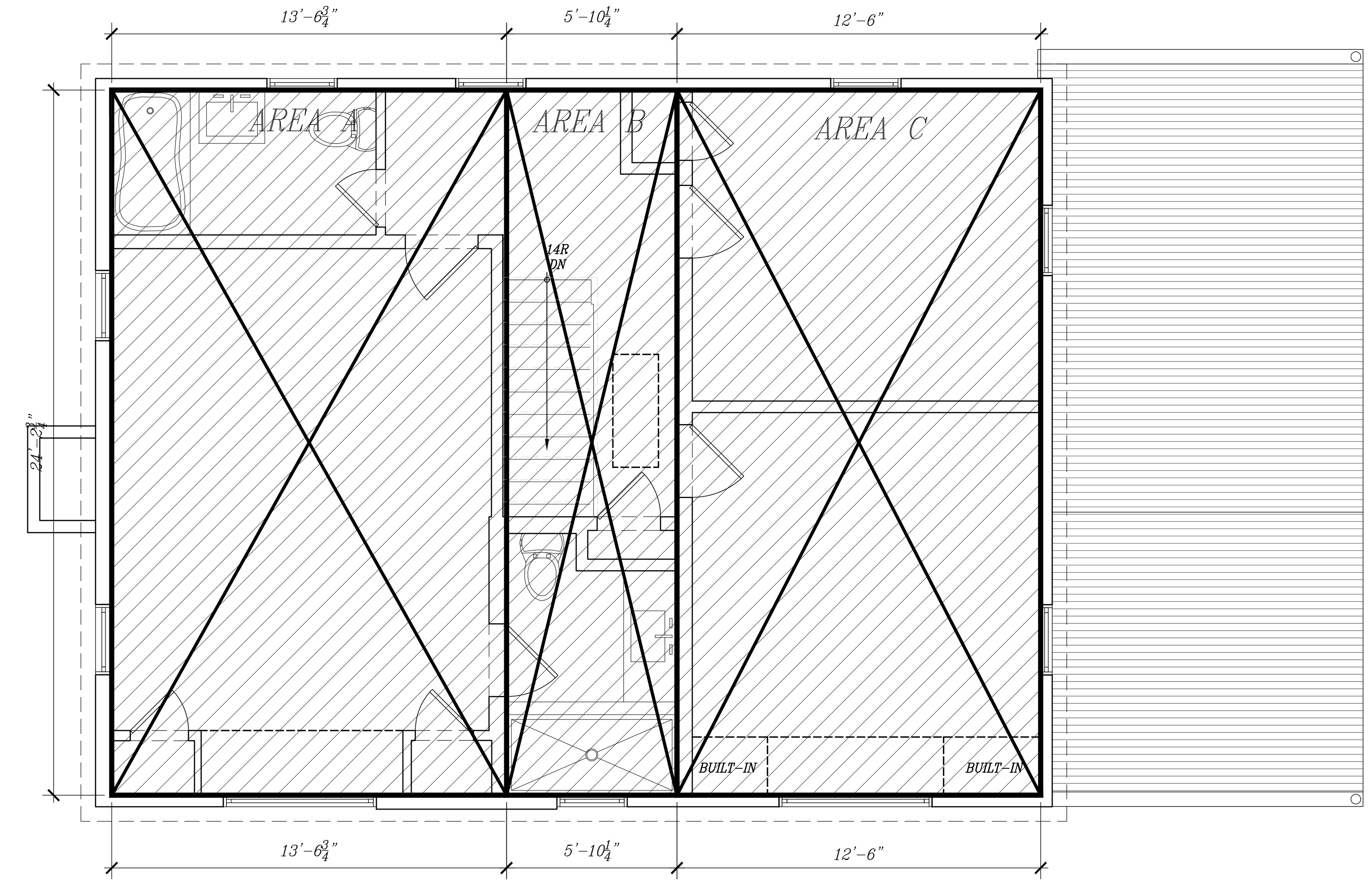
RENDERINGS

Drawing No.

A402



1	WS100	EXISTING BASEMENT FLOOR AREA DIAGRAM 1/4" = 1'-0"



2	WS100	EXISTING FIRST FLOOR AREA DIAGRAM 1/4" = 1'-0"

SUBJECT PROPERTY LOCATED WITHIN THE R-5 ZONE AND IS 6,512.00 SF.

FAR: 2,300.00 SQ.FT. + 10% OF EXCESS
ALLOWABLE GROSS FLOOR AREA: 2,451.20 SF.

EXISTING 1ST FLOOR AREA TABULATION	
AREA	(SF)
AREA A	302.18 SQ. FT.
AREA B	164.73 SQ. FT.
AREA C	206.79 SQ. FT.
AREA D	163.14 SQ. FT.
AREA E	43.94 SQ. FT.
AREA F	96.23 SQ. FT.
AREA G	13.10 SQ. FT.
AREA H	13.48 SQ. FT.
EXCLUDED (GARAGE)	96.23 SQ. FT.
TOTAL EXISTING GFA	907.36 SQ. FT.

EXISTING 2ND FLOOR AREA TABULATION	
AREA	(SF)
AREA A	328.84 SQ. FT.
AREA B	141.95 SQ. FT.
AREA C	302.96 SQ. FT.
TOTAL EXISTING GFA	773.75 SQ. FT.

NOTE:

1. GARAGE AREA IS LESS THAN 400 SF AND THEREFORE THAT AREA IS EXCLUDED FROM THE FIRST FLOOR AREA TABULATION.

EXISTING GROSS FLOOR AREA TABULATION	
AREA	(SF)
FIRST FLOOR	907.36 SQ. FT.
SECOND FLOOR	773.75 SQ. FT.
TOTAL EXISTING GFA	1681.11 SQ. FT.
ALLOWABLE FAR – 2,451.20 SQ. FT.	

2. ATTIC FLOOR AREA WITH A HEAD HEIGHT GREATER THAN 7'-0" IS LESS THAN 50% OF THE ATTIC FLOOR AND THEREFORE ITS AREA IS NOT COUNTED.

Project Name

an **Addition Alteration** *for the* **Berenson Residence** *at*

190 BEECH STREET,
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Project No.	**202309**

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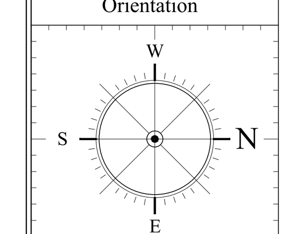


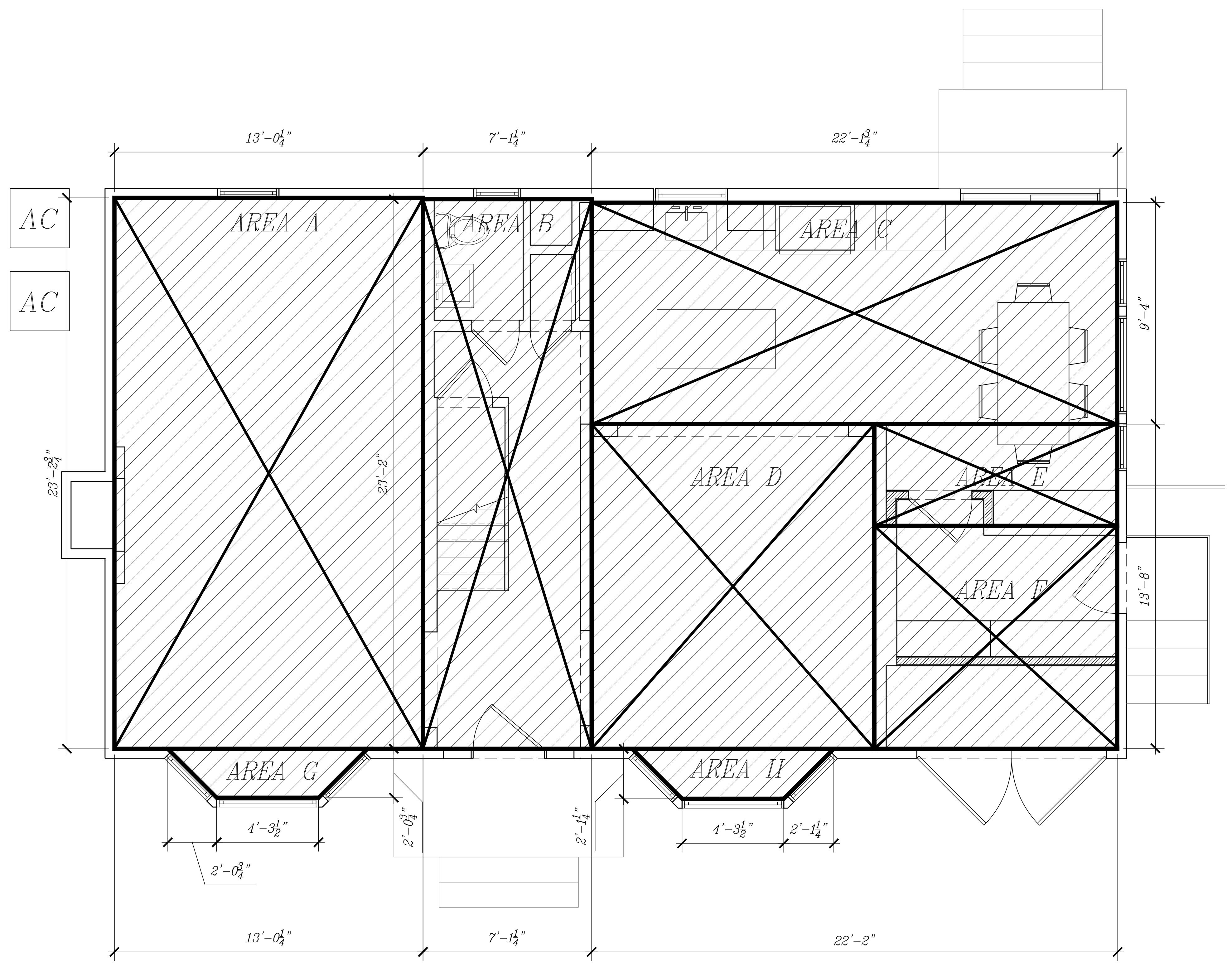
Scale:	As Noted
Date:	07.10.23
Drawn by:	LC

Drawing Title

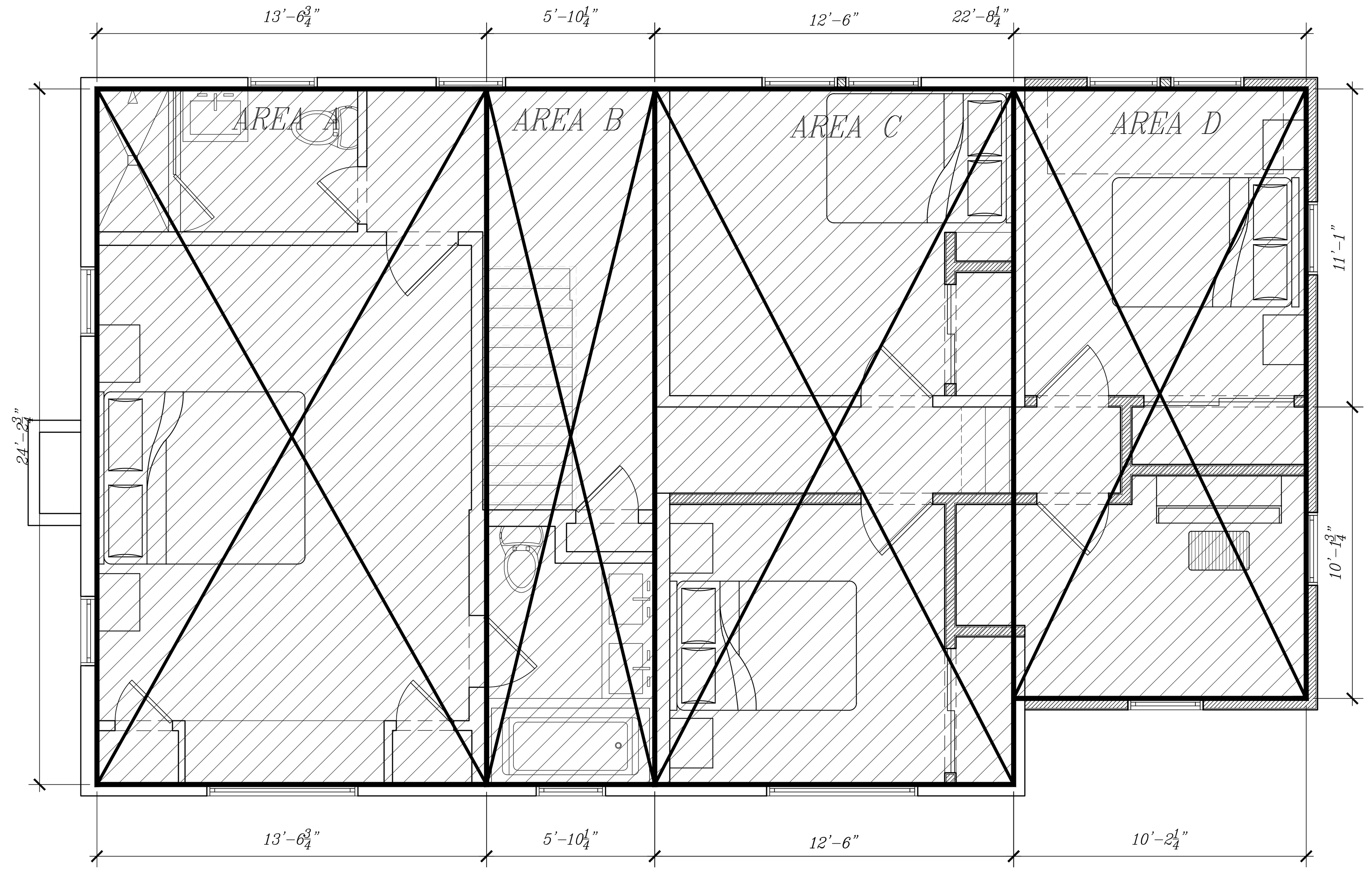
EXISTING FLOOR AREA WORKSHEET

Drawing No.

WS100



1 WS101 PROPOSED BASEMENT FLOOR AREA DIAGRAM
1/4" = 1'-0"



2 WS101 PROPOSED FIRST FLOOR AREA DIAGRAM
1/4" = 1'-0"

SUBJECT PROPERTY LOCATED WITHIN THE R-5 ZONE AND IS 6,512.00 SF.

FAR: 2,300.00 SQ.FT. + 10% OF EXCESS
ALLOWABLE GROSS FLOOR AREA: 2,451.20 SF.

PROPOSED 1ST FLOOR AREA TABULATION	
AREA	(SF)
AREA A	302.18 SQ. FT.
AREA B	164.73 SQ. FT.
AREA C	206.79 SQ. FT.
AREA D	163.14 SQ. FT.
AREA E	43.94 SQ. FT.
AREA F	96.23 SQ. FT.
AREA G	13.10 SQ. FT.
AREA H	13.48 SQ. FT.
TOTAL EXISTING GFA	1003.59 SQ. FT.

PROPOSED 2ND FLOOR AREA TABULATION	
AREA	(SF)
AREA A	328.84 SQ. FT.
AREA B	141.95 SQ. FT.
AREA C	302.96 SQ. FT.
AREA D	216.41 SQ. FT.
TOTAL PROPOSED GFA	990.16 SQ. FT.

PROPOSED GROSS FLOOR AREA TABULATION	
AREA	(SF)
FIRST FLOOR	1003.59 SQ. FT.
SECOND FLOOR	990.16 SQ. FT.
TOTAL PROPOSED GFA	1993.75 SQ. FT.
ALLOWABLE FAR – 2,451.20 SQ. FT.	

NOTE:

1. GARAGE AREA IS LESS THAN 400 SF AND THEREFORE THAT AREA IS EXCLUDED FROM THE FIRST FLOOR AREA TABULATION.

2. ATTIC FLOOR AREA WITH A HEAD HEIGHT GREATER THAN 7'-0" IS LESS THAN 50% OF THE ATTIC FLOOR AND THEREFORE ITS AREA IS NOT COUNTED.

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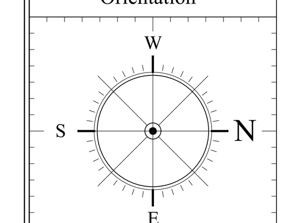

Scale:	As Noted
Date:	07.10.23
Drawn by:	LC

Drawing Title

PROPOSED FLOOR AREA WORKSHEET

Drawing No.

WS101