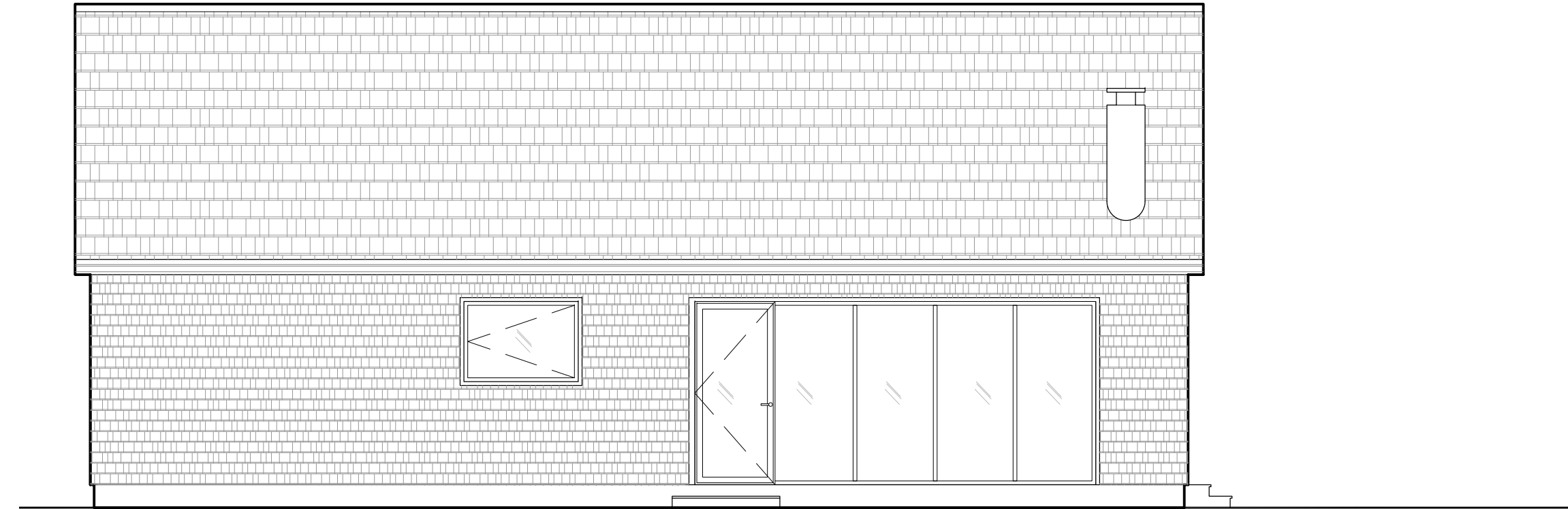


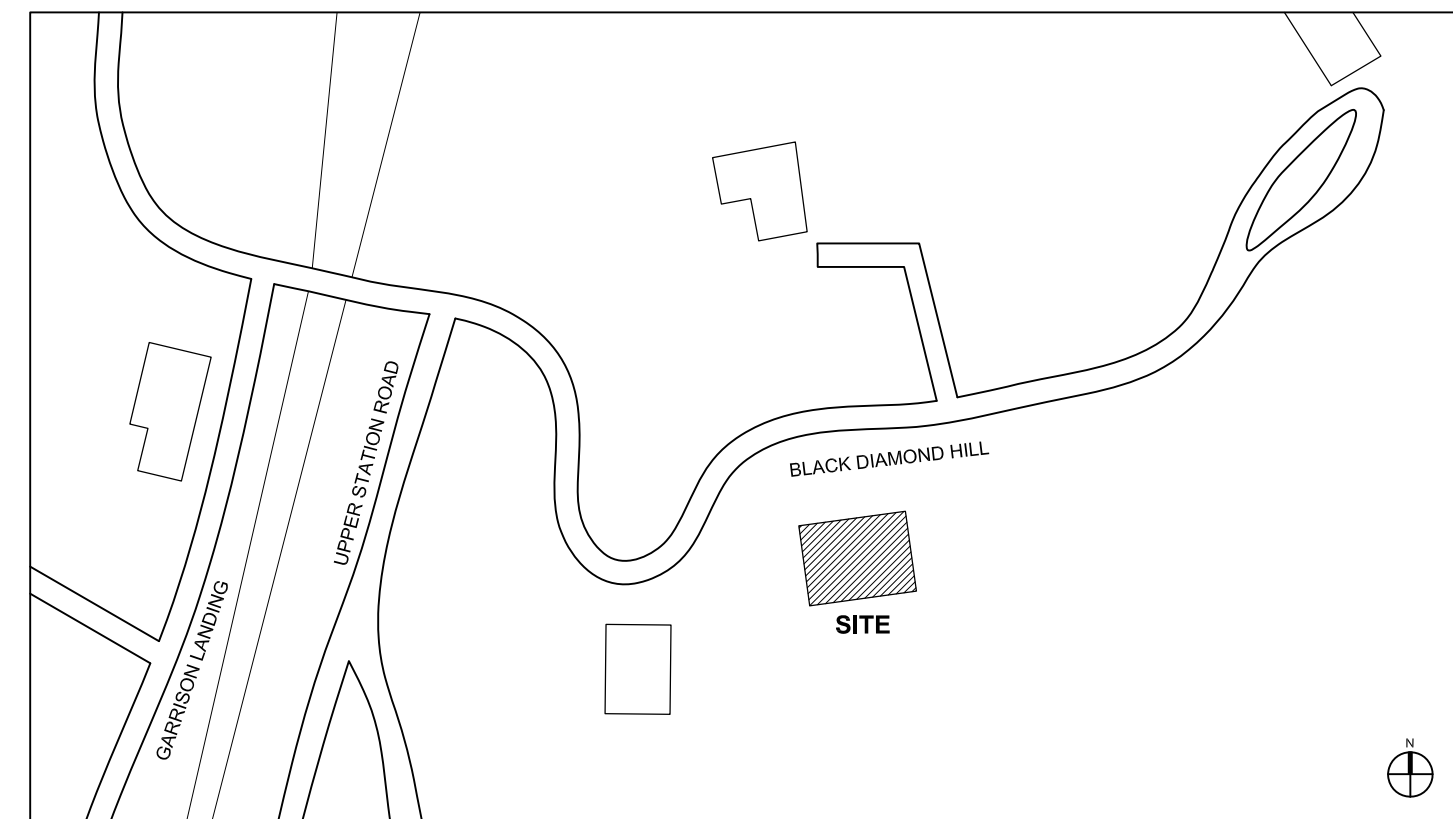
SPRUIELL - JOHNSTON RESIDENCE

16 BLACK DIAMOND HILL
GARRISON, NY 10524

PERMIT SET - FEBRUARY 2022



LOCATION MAP



PROJECT DESCRIPTION

NO WORK TO EXISTING EXTERIOR OR INTERIOR OF MAIN RESIDENCE.

NEW 1000 SF SINGLE LEVEL STRUCTURE WITH 1 BEDROOM, 1 BATHROOM, KITCHENETTE, LIVING SPACE AND EXTERIOR DECK AREA.

APPLICABLE CODES

BUILDING:	N.Y. STATE RESIDENTIAL CODE
ENERGY:	THE N.Y. STATE ENERGY CONSERVATION CODE
ELECTRICAL:	CHAPTER 27 OF THE N.Y. STATE BUILDING CODE
MECHANICAL:	NOT APPLICABLE
PLUMBING:	NOT APPLICABLE
FIRE:	FIRE CODE OF N.Y. STATE
ENVIRONMENTAL:	NOT APPLICABLE
LABOR:	NOT APPLICABLE
OCC. SAFETY:	NOT APPLICABLE
ACCESSIBILITY:	NOT APPLICABLE

STANDARDS

PERFORMANCE OF WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- U.S. DEPARTMENT OF HEALTH EDUCATION WELFARE TECHNICAL HANDBOOK FOR FACILITIES ENGINEERING AND CONSTRUCTION MANUAL PART 4: DESIGN OF BARRIER-FREE FACILITIES (SECTION 4.12)
- STANDARDS LISTED UNDER ITEM 1.2 OF EACH TECHNICAL SPECIFICATION SECTION INCLUDING BUT NOT LIMITED TO U.L., NEMS, 1 PCEA, ASTM, ANSI, NBS, ASHRE, UTILITY COMPANY STANDARDS, ETC.

DRAWING INDEX

ARCHITECTURAL:

- A000 TITLE SHEET
- A000A GENERAL NOTES
- A000B GENERAL NOTES
- A000C GENERAL NOTES
- A000D GENERAL NOTES
- A005 EXISTING SEPTIC PLAN
- A010 EXISTING SURVEY PLAN
- A011 PROPOSED SITE PLAN
- A101 LEVEL 01 CONSTRUCTION PLAN
- A102 ROOF LEVEL CONSTRUCTION PLAN
- A201 LEVEL 01 REFLECTED CEILING PLAN
- A202 LEVEL 01 POWER PLAN
- A400 EXTERIOR ELEVATIONS
- A450 BUILDING SECTIONS
- A451 WALL SECTION AND EXTERIOR DETAILS
- A900 EXTERIOR WINDOW AND DOOR SCHEDULES
- E100 EXISTING PLANS
- E200 EXISTING ELEVATIONS

PROJECT TEAM:

CLIENT:
STEPHEN SPRUIELL
DJ JOHNSTONE

CONTACT:
STEPHEN SPRUIELL
16 BLACK DIAMOND HILL
GARRISON, NY 10524

ARCHITECT:
GARRISON FOUNDRY ARCHITECTURE
40 NELSON LANE
GARRISON, NY 10524

CONTACT: ANNIE MENNES
917-364-3218

STRUCTURAL ENGINEER:
MIKE CARR, PE
13 WOODLAND DR
GARRISON, NY 10524

CONTACT: MIKE CARR
845-424-6119

CIVIL ENGINEER:
BADEY & WATSON
3063 ROUTE 9
COLD SPRING, NY 10516-3842

CONTACT: MARGARET MOMANUS
914-462-1368

No.	DATE	REVISION
01	08.15.21	DD SET
02	10.15.21	CONSTRUCTION SET
03	02.25.22	ISSUED FOR PERMIT

GARRISON FOUNDRY
ARCHITECTURE
40 NELSON LANE GARRISON NY 10524
T: 917.364.3218 F: 845.424.6261

16 BLACK DIAMOND HILL
GARRISON, NY 10524

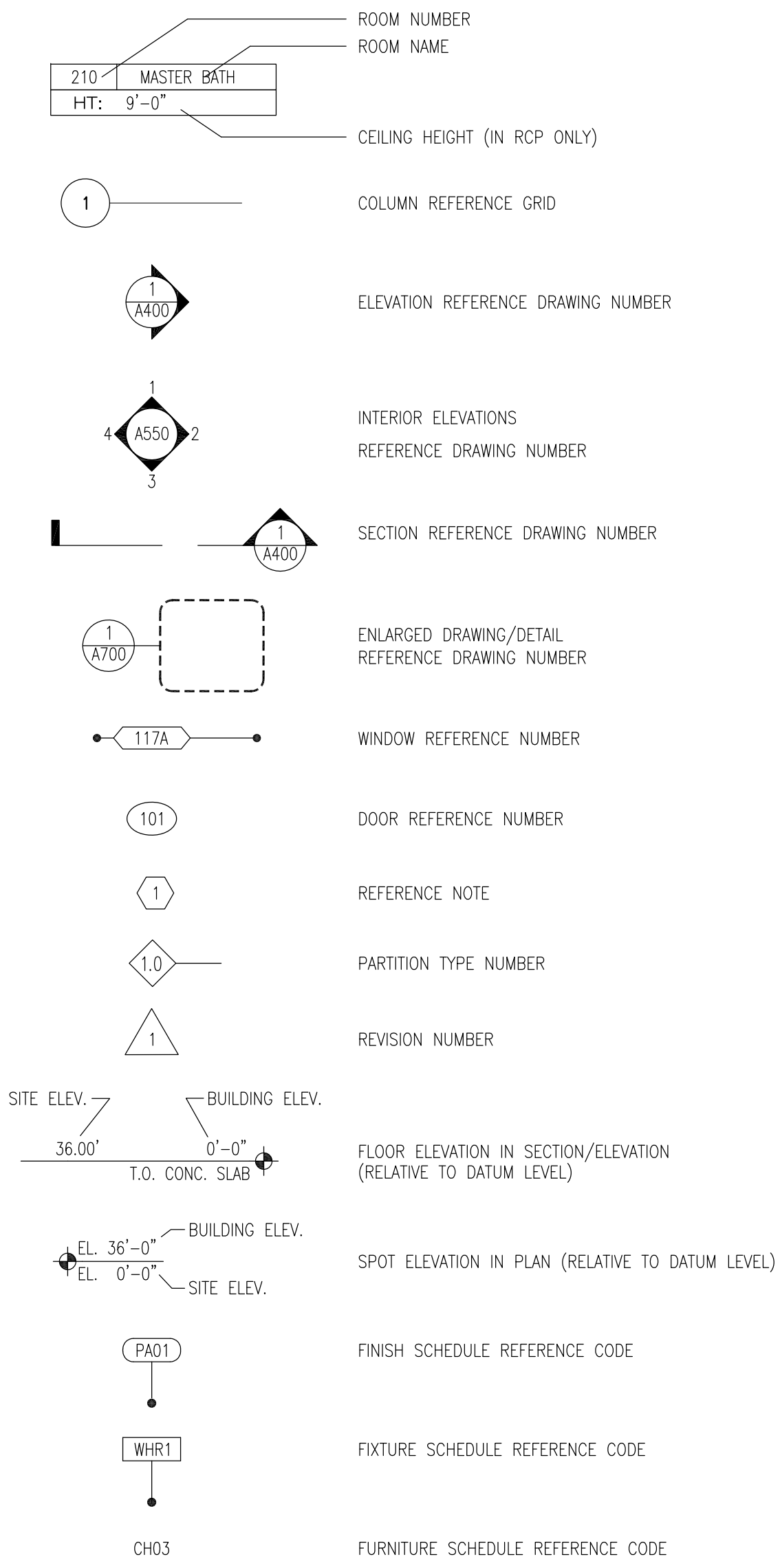
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	DATE: 02/25/2022
	CHK BY: GF
	DWG No:
	A-000.00
CAD FILE No:	x of x

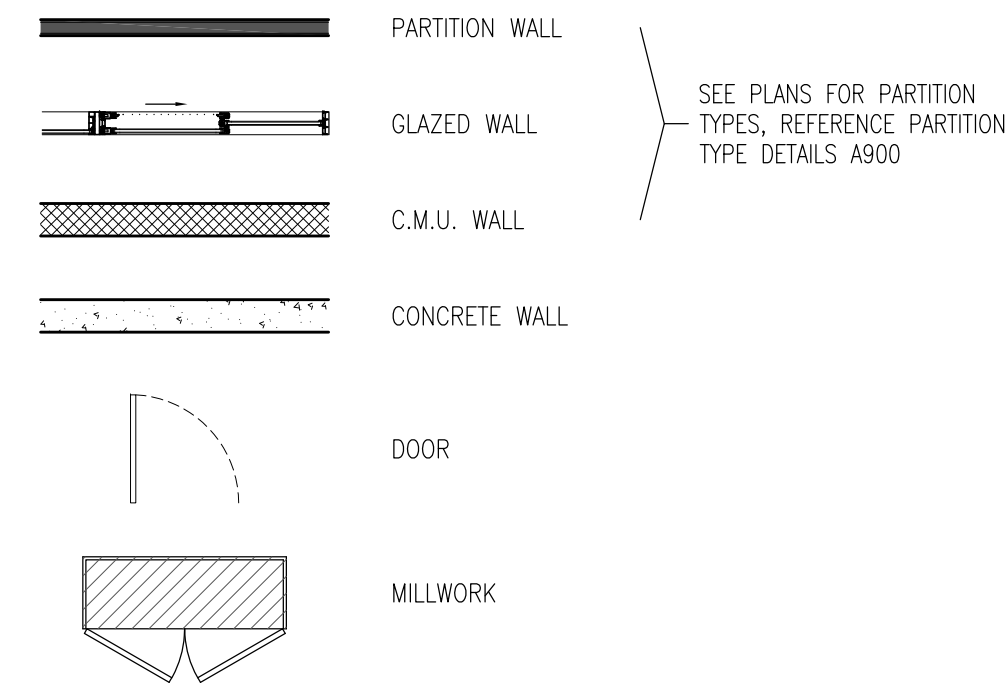
LIST OF ABBREVIATIONS:

A	ACT ADA AFF ALT ALUM	ACOUSTIC CEILING TILE AMERICANS WITH DISABILITIES ACT ABOVE FINISHED FLOOR ALTERNATE ALUMINUM	L	LAM LAV LIN LT	LAMINATED LAVATORY LINEAR LIGHT
B	B.O. BLDG BRK	BY OTHERS BUILDING BRICK	M	MAX MECH MEZZ MFG MIN MISC MTD MTL	MAXIMUM MECHANICAL MEZZANINE MANUFACTURE, MANUFACTURER MINIMUM MISCELLANEOUS MOUNTED METAL
C	C.L. CLG CLR C.M.U. COL CONC CONT C.T. CPT	CENTER LINE CEILING CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE CONTINUOUS CERAMIC TILE CARPET	N	N/A N.I.C. NOM NTS	NOT APPLICABLE NOT IN CONTRACT NOMINAL NOT TO SCALE
D	DEMO D.F. DIA DIF DIM DN DTL DWG	DEMOLITION DRINKING FOUNTAIN DIAMETER DIFFUSER DIMMER, DIMMING DOWN DETAIL DRAWING	O	O.A. O.C. O.D.	OUTSIDE AIR ON CENTER OUTSIDE DIAMETER
E	EA ELEC EQ E.Q.P. E.W.H. EXIST EXP EXT	EACH ELECTRICAL EQUAL EQUIPMENT ELECTRIC WATER HEATER EXISTING EXPOSED EXTERIOR	P	P-LAM PTD PLWD	PLASTIC LAMINATE PAINTED PLYWOOD
F	F.C.I.C. FLR FLUD F.O.I.C. FT FURN FXT	FURNISHED BY CONTRACTOR, INSTALLED BY CONTRACTOR FLOOR FLUORESCENT FURNISHED BY OWNER, INSTALLED BY CONTRACTOR FOOT, FEET FURNISHED FIXTURE	R	R R.A. R.C.P. REQ.'D RES REV RM	RADIUS RETURN AIR REFLECTED CEILING PLAN REQUIRED RESILIENT REVISION, REVISE, REVISED ROOM
G	GA G.B. G.C. GL G.W.B. GYP	GAUGE GLASS BLOCK GENERAL CONTRACTOR GLASS, GLAZED, GLAZING GYPSUM WALL BOARD GYPSUM	S	S.A. S.C. SCHED SECT S.F. SHT SIM STD STL STN STO STRUCT SUSP	SUPPLY AIR SOLID CORE SCHEDULED SECTION SQUARE FOOT, SQUARE FEET SHEET SIMILAR STANDARD STEEL STAIN, STAINED STONE STRUCTURAL SUSPENDED
H	H.C. HDW H.M. HR HT H.W.H.	HOLLOW CORE HARDWARE HOLLOW METAL HOUR HEIGHT HOT WATER HEATER	T	T.B.D. THK TMPR T.O.S. T.S.T. TYP.	TO BE DETERMINED THICK, THICKNESS TEMPER, TEMPERED TOP OF SLAB TOP OF STEEL TYPICAL
I	I.C. I.D. IN INSL INT	INSTALLED BY CONTRACTOR INSIDE DIAMETER INCH, INCHES INSULATED INTERIOR	U	U.O.N.	UNLESS OTHERWISE NOTED
			V	V.C.T. V.I.F. VNR	VINYL COMPOSITION TILE VERIFY IN FIELD VENEER
			W	W/ W.C. WD W/O	WITH WATER CLOSET WOOD WITHOUT

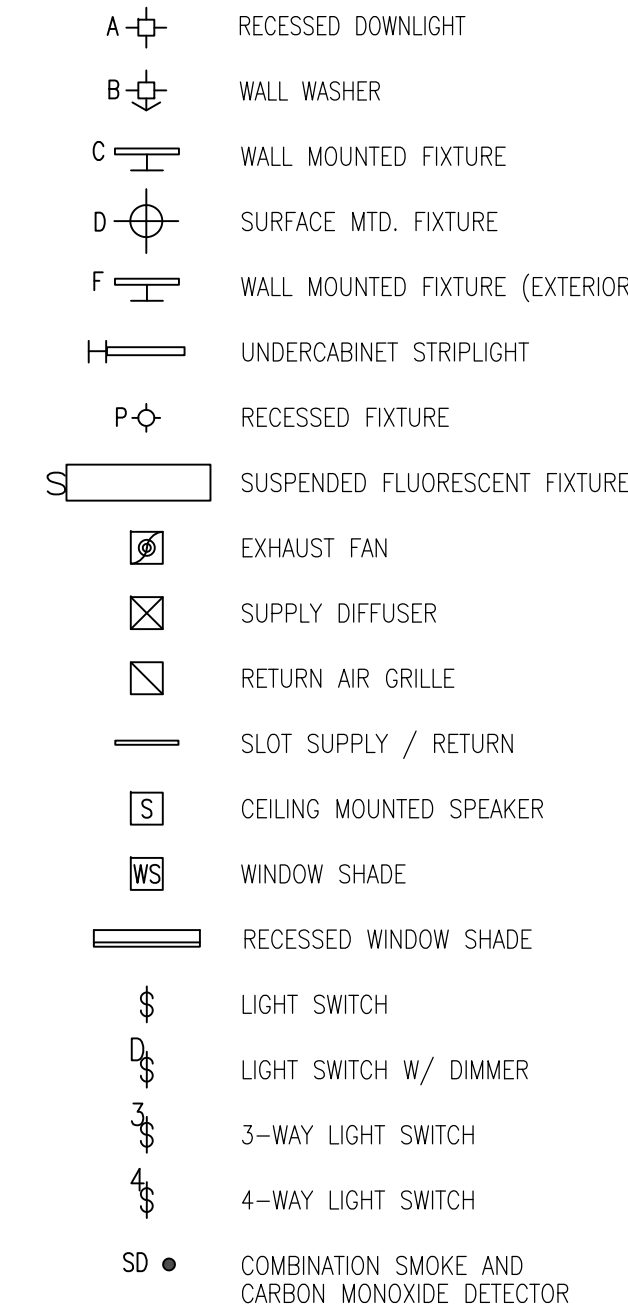
SYMBOL LEGEND:



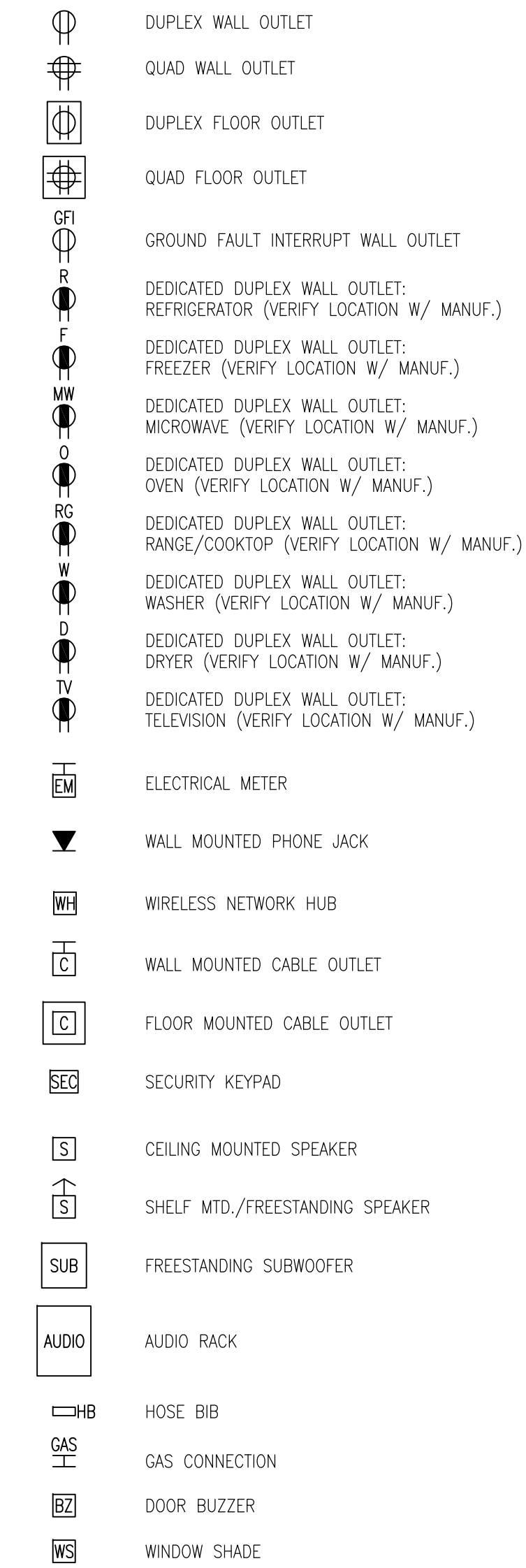
FLOOR PLAN LEGEND:



REFLECTED CEILING PLAN LEGEND:



POWER & SIGNAL PLAN LEGEND:



No.	DATE	REVISION
01	08.15.21	DD SET
02	10.15.21	CONSTRUCTION SET
03	02.25.22	ISSUED FOR PERMIT

GARRISON FOUNDRY ARCHITECTURE

40 NELSON LANE GARRISON NY 10524
T: 917.364.3218 F: 845.424.6261

16 BLACK DIAMOND HILL
GARRISON, NY 10524

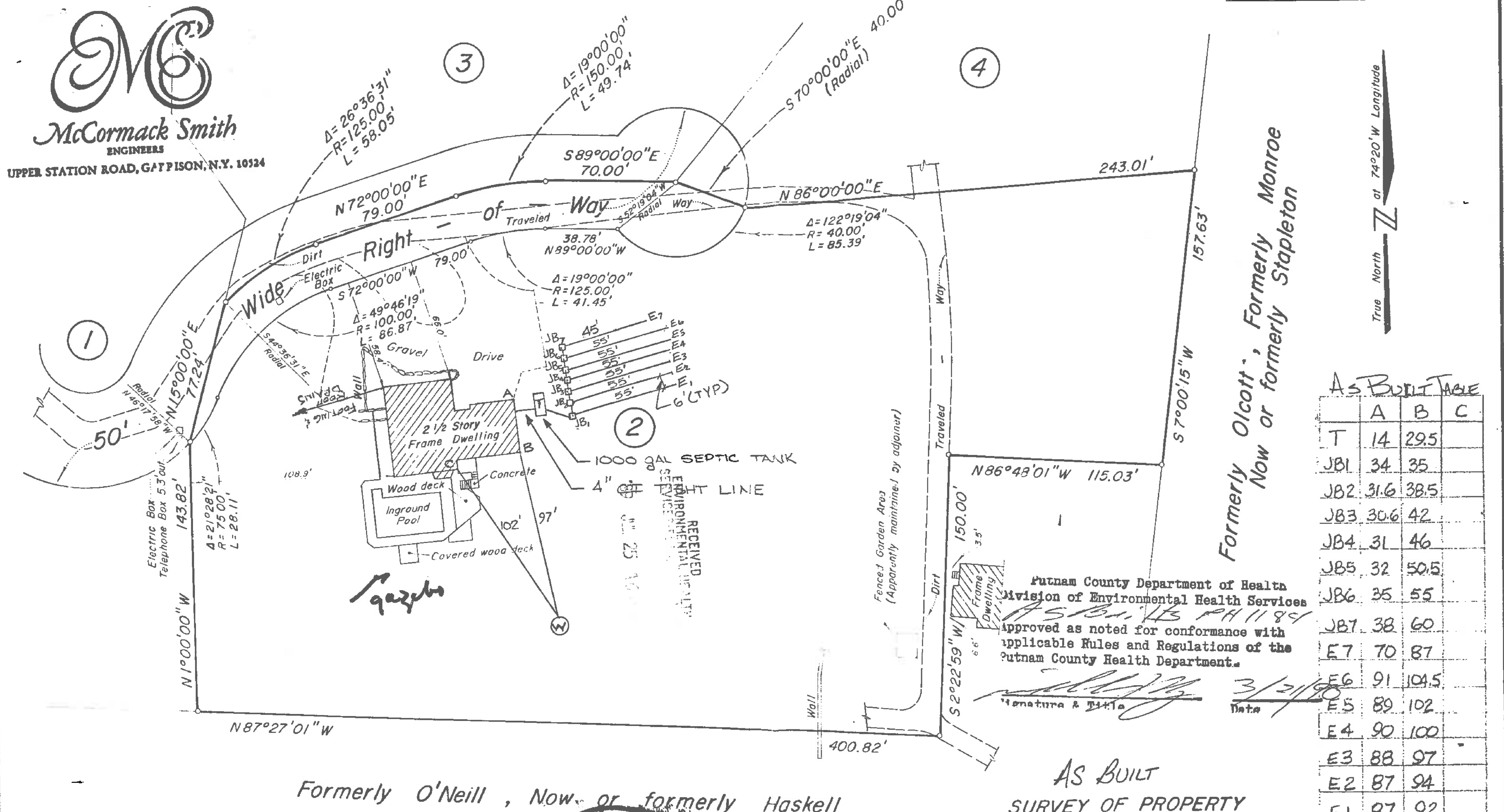
NOTES, ABBREVIATIONS, SYMBOLS & LEGENDS

SEAL & SIGNATURE	PROJECT: 16 BD
	DATE: 02/25/2022
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	DWG No: A-000a
	CAD FILE No: x of x

No.	DATE	REVISION
01	08.15.21	DD SET
02	10.15.21	CONSTRUCTION SET
03	02.25.22	ISSUED FOR PERMIT

06. INDEX 504220 606560

TITLE NO RGRP 704458 & RGRP 716597



AS BUILT TABLE

	A	B	C
T	14	29.5	
JB1	34	35	
JB2	31.6	38.5	
JB3	30.6	42	
JB4	31	46	
JB5	32	50.5	
JB6	35	55	
JB7	38	60	
E7	70	87	
E6	91	104.5	
E5	89	102	
E4	90	100	
E3	88	97	
E2	87	94	
E1	87	92	
W	97	102	

60.17-1-20

I certify that the system(s) as listed serving the above premises were constructed essentially as shown on the plans of the complete work (copies of which are attached), and in accordance with the standards, rules and regulations, in accordance with the filed plan and the permit issued by the Putnam County Department of Health.



1 EXISTING SEPTIC PLAN
SCALE: 1" = 30'-0"

GARRISON FOUNDRY ARCHITECTURE
40 NELSON LANE GARRISON NY 10524
T: 917.364.3218 F: 845.424.6261

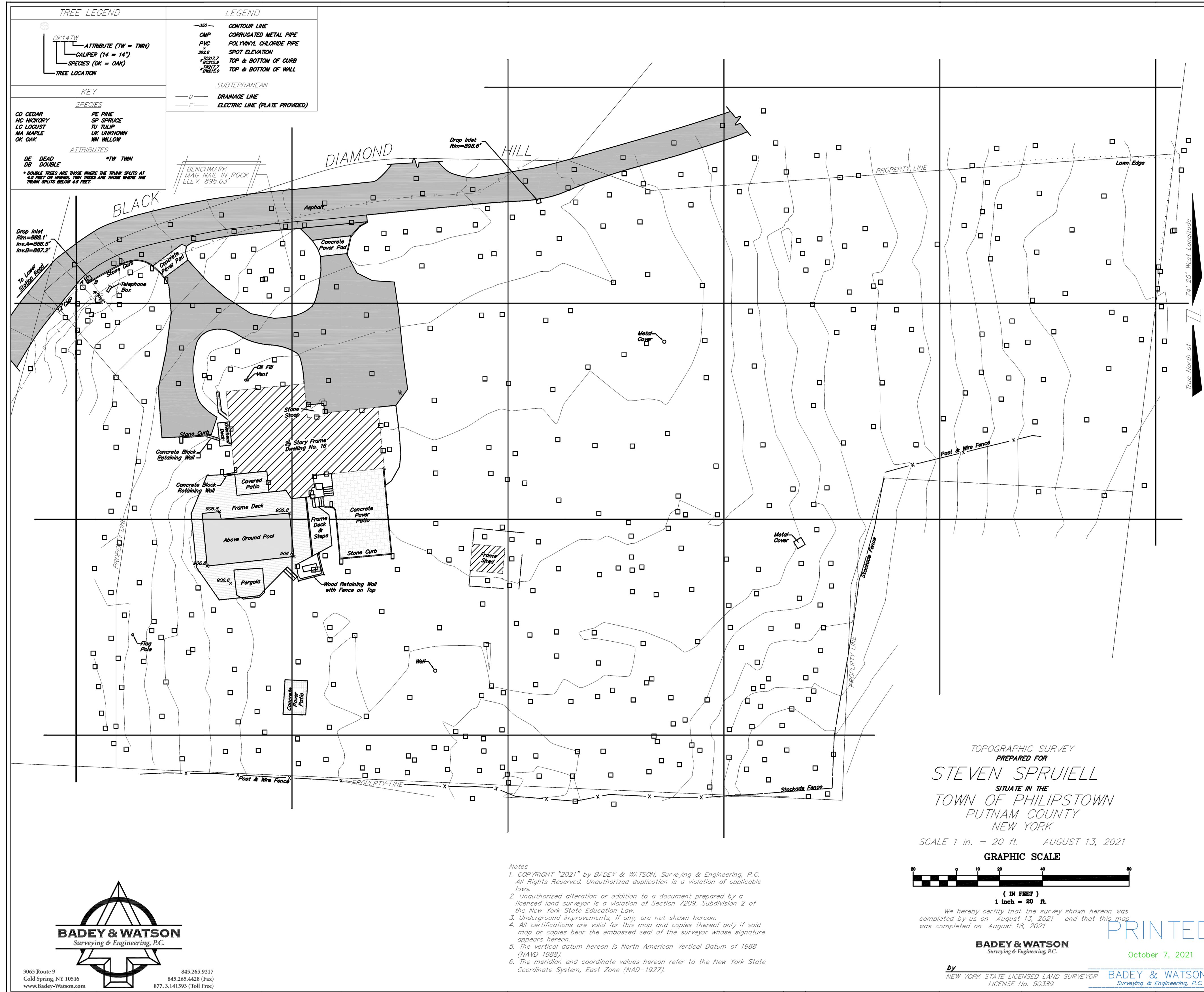
16 BLACK DIAMOND HILL
GARRISON, NY 10524

EXISTING SEPTIC

SEAL & SIGNATURE PROJECT: 16 BD
DATE: 02/25/2022
CHK BY: GF
DWG No: **A-005.00**
CAD FILE No: x of x

No.	DATE	REVISION
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02	10.15.21	CONSTRUCTION SET
03	02.25.22	ISSUED FOR PERMIT

GEOGRAPHIC INDEX 41-23-00.6 -73-56-41.4

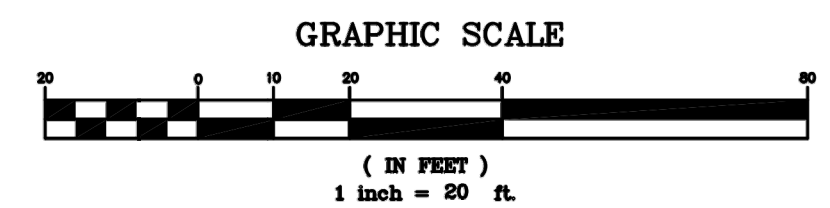


BADEY & WATSON
Surveying & Engineering, P.C.

3063 Route 9 Cold Spring, NY 10516 www.Badey-Watson.com 845.265.9217 845.265.4428 (Fax) 877.3.141.593 (Toll Free)

- Notes:
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 2. Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
 3. Underground improvements, if any, are not shown hereon.
 4. All certifications are valid for this map and copies thereof only if said map or copies bear the embossed seal of the surveyor whose signature appears hereon.
 5. The vertical datum hereon is North American Vertical Datum of 1988 (NAD 1988).
 6. The meridian and coordinate values hereon refer to the New York State Coordinate System, East Zone (NAD-1927).

TOPOGRAPHIC SURVEY
PREPARED FOR
STEVEN SPRUIELL
SITUATE IN THE
TOWN OF PHILIPSTOWN
PUTNAM COUNTY
NEW YORK
SCALE 1 in. = 20 ft. AUGUST 13, 2021



We hereby certify that the survey shown hereon was completed by us on August 13, 2021 and that this map was completed on August 18, 2021

BADEY & WATSON
Surveying & Engineering, P.C.

by
NEW YORK STATE LICENSED LAND SURVEYOR
LICENSE No. 50389

PRINTED
October 7, 2021

① EXISTING SURVEY PLAN
SCALE: 1" = 30'-0"

GARRISON FOUNDRY
ARCHITECTURE

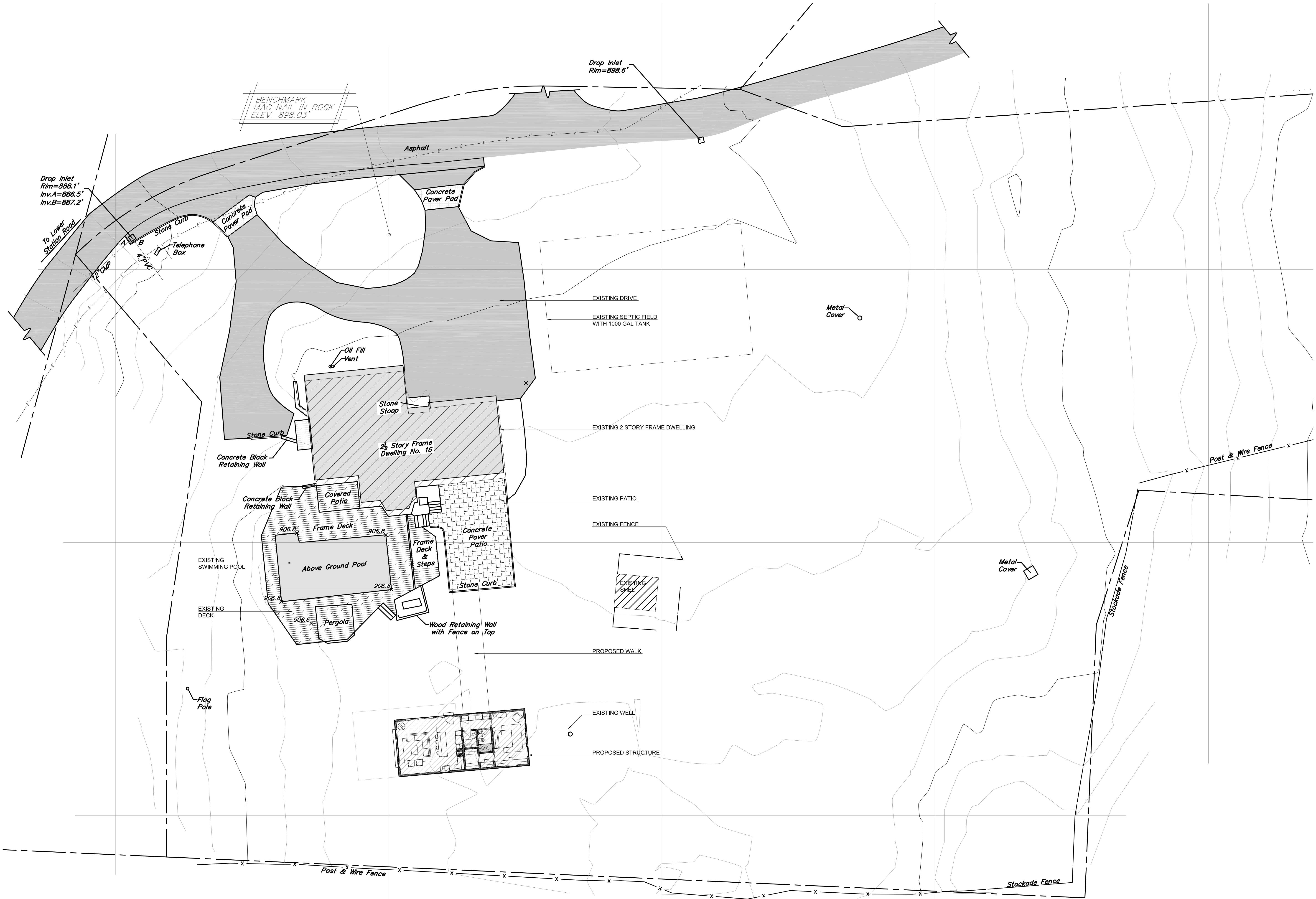
40 NELSON LANE GARRISON NY 10524
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16 BLACK DIAMOND HILL
GARRISON, NY 10524

EXISTING SURVEY

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A-010.00
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No.	DATE	REVISION
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1 PROPOSED SITE PLAN
SCALE: 1/16" = 1' - 0"

**GARRISON FOUNDRY
ARCHITECTURE**

40 NELSON LANE GARRISON NY 10524
T: 917.364.3218 F: 845.424.6261

**16 BLACK DIAMOND HILL
GARRISON, NY 10524**

**PROPOSED
SITE PLAN**

SEAL & SIGNATURE



PROJECT: 16 BD

DATE: 02/25/2022

CHK BY: GF

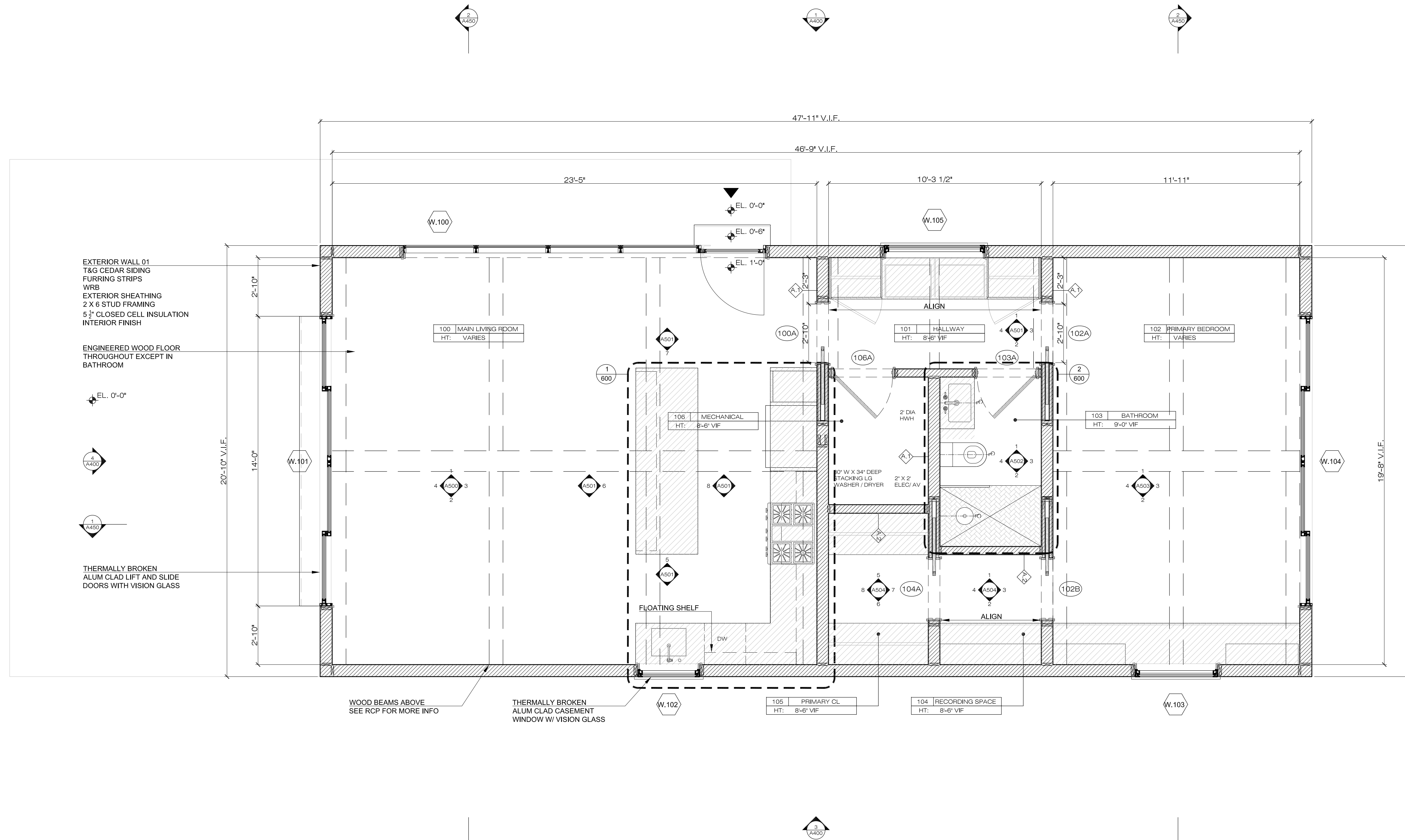
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CAD FILE No:

x of x

No.	DATE	REVISION
01	08.15.21	DD SET
02	10.15.21	CONSTRUCTION SET
03	02.25.22	ISSUED FOR PERMIT



1 CONSTRUCTION FLOOR PLAN
SCALE: 3/8" = 1' - 0"

**GARRISON FOUNDRY
ARCHITECTURE**

40 NELSON LANE GARRISON NY 10524
T: 917.364.3218 F: 845.424.6261

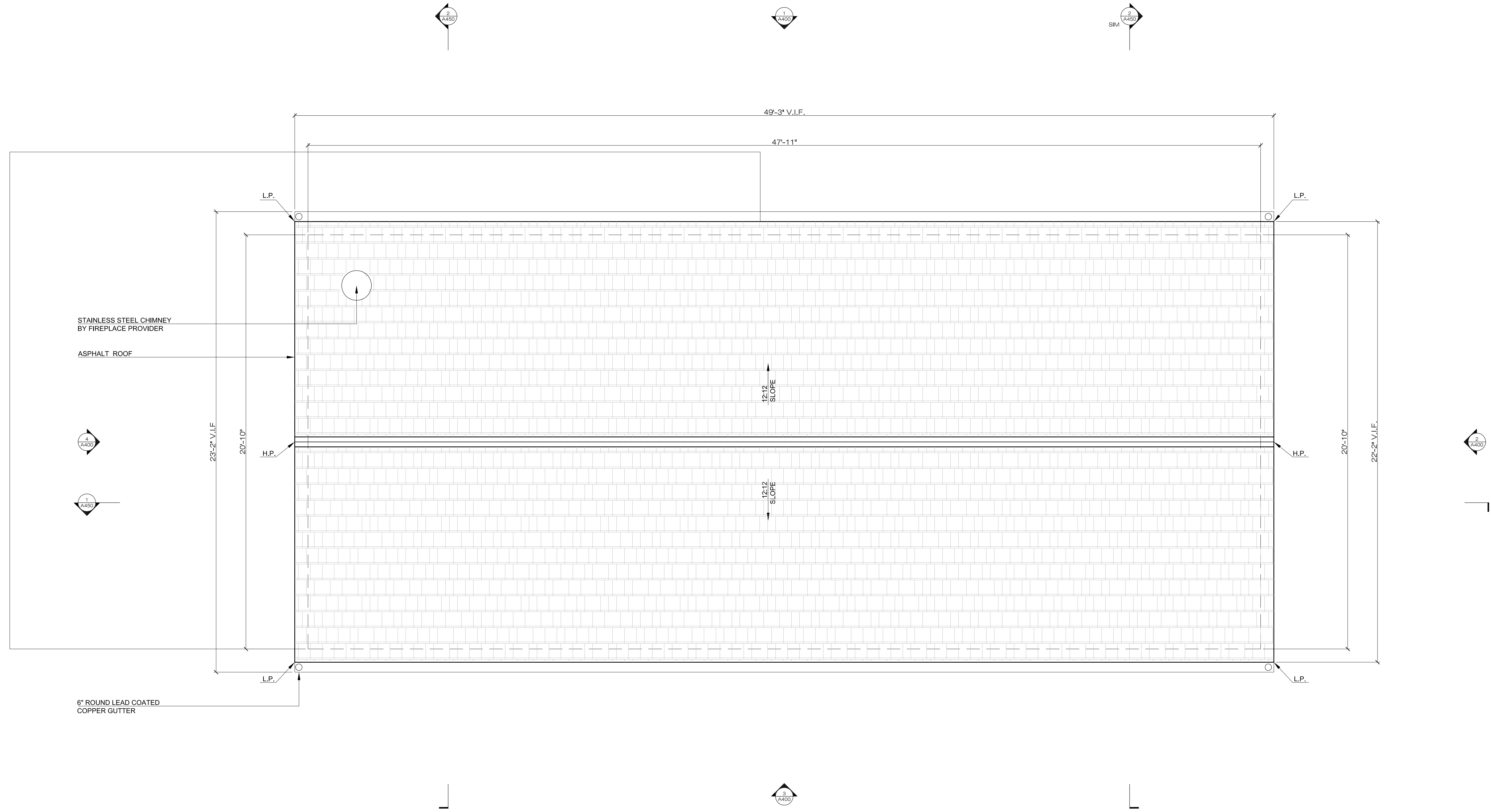
16 BLACK DIAMOND HILL
GARRISON, NY 10524

**LEVEL 01
CONSTRUCTION PLAN**

SEAL & SIGNATURE
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DATE: 02/25/2022
CHK BY: GF
DWG No:
A-101.00
CAD FILE No: x of x



No.	DATE	REVISION
01	08.15.21	DD SET
02	10.15.21	CONSTRUCTION SET
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① CONSTRUCTION ROOF PLAN
SCALE: 3/8" = 1' - 0"

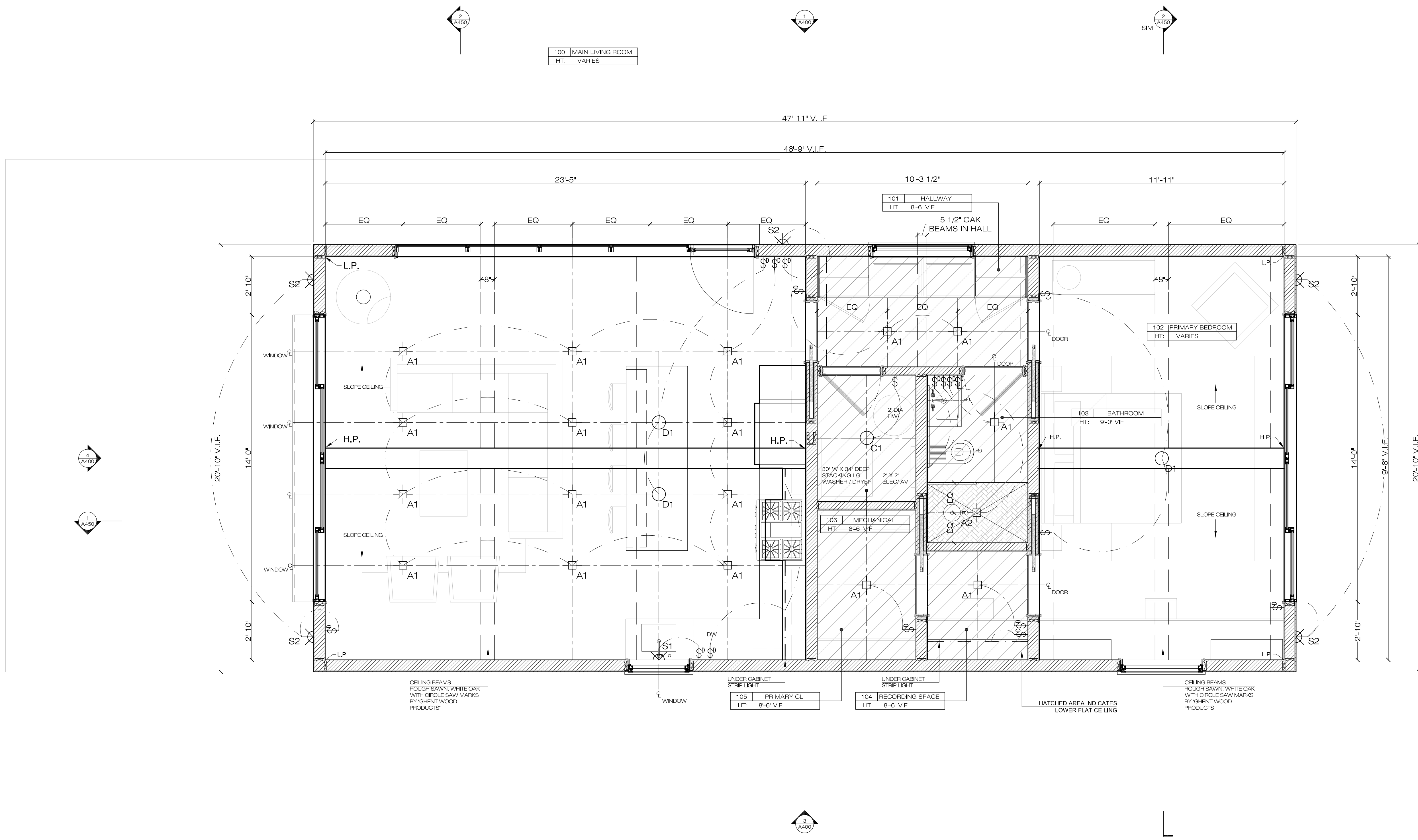
GARRISON FOUNDRY
ARCHITECTURE
40 NELSON LANE GARRISON NY 10524
T: 917.364.3218 F: 845.424.6261

16 BLACK DIAMOND HILL
GARRISON, NY 10524

**ROOF
CONSTRUCTION PLAN**

SEAL & SIGNATURE	PROJECT: 16 BD
	DATE: 02/25/2022
	CHK BY: GF
	DWG No: A-102.00
	CAD FILE No: x of x

No.	DATE	REVISION
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① LEVEL 01 REFLECTED CEILING PLAN
SCALE: 3/8" = 1' - 0"

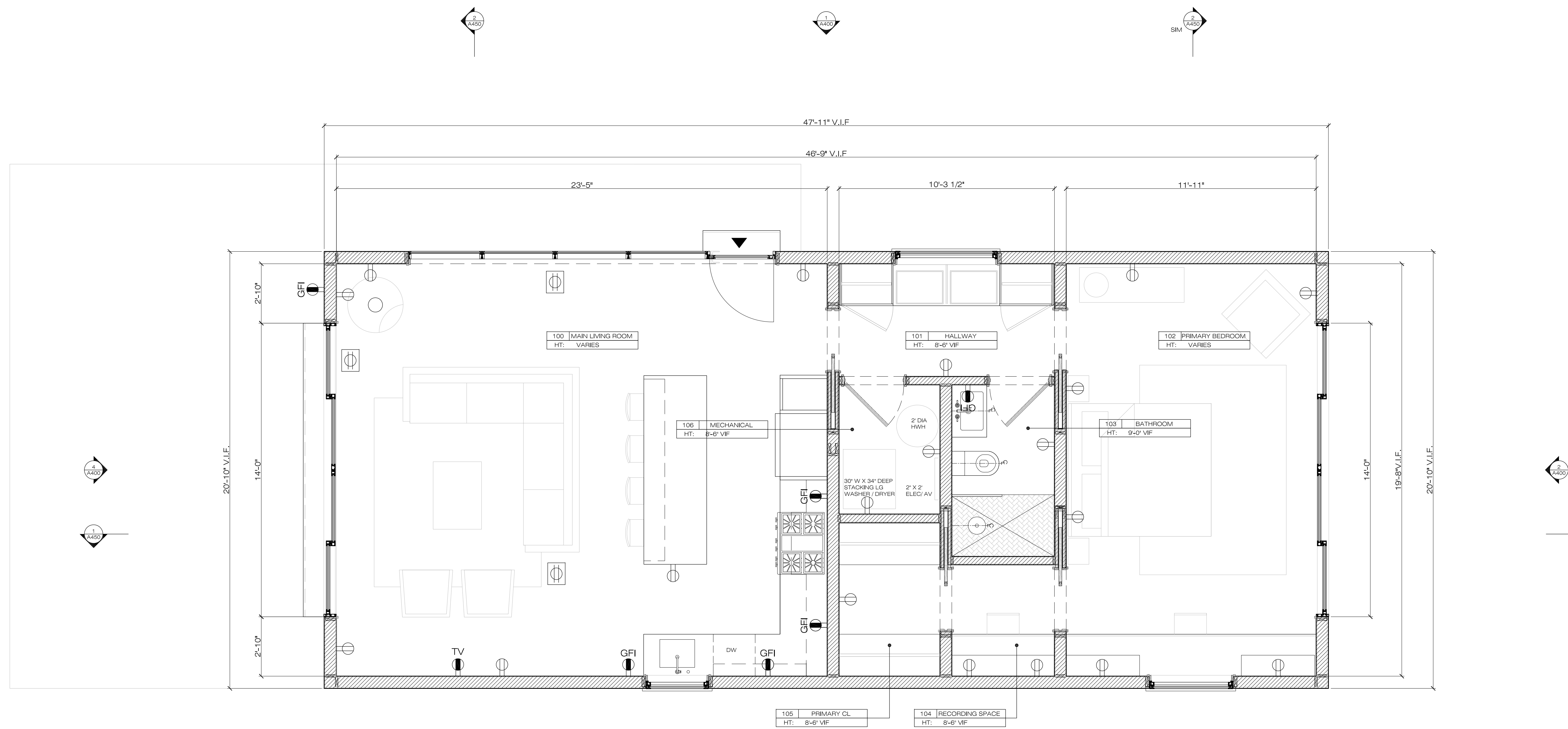
GARRISON FOUNDRY
ARCHITECTURE
40 NELSON LANE GARRISON NY 10524
T: 917.364.3218 F: 845.424.6261

16 BLACK DIAMOND HILL
GARRISON, NY 10524

LEVEL 01
REFLECTED CEILING PLAN

SEAL & SIGNATURE	PROJECT: 16 BD
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① LEVEL 01 POWER PLAN
SCALE: 3/8" = 1' - 0"

POWER & SIGNAL PLAN LEGEND:

	DUPLEX WALL OUTLET
	QUAD WALL OUTLET
	DUPLEX FLOOR OUTLET
	DESIGNATED DUPLEX WALL OUTLET: NET LOCATION
	DEDICATED DUPLEX WALL OUTLET: TELEVISION (VERIFY LOCATION W/ MANUF.)
	LIGHT SWITCH
	THREE WAY LIGHT SWITCH
	LIGHT SWITCH W/ DIMMER

GARRISON FOUNDRY
ARCHITECTURE

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16 BLACK DIAMOND HILL
GARRISON, NY 10524

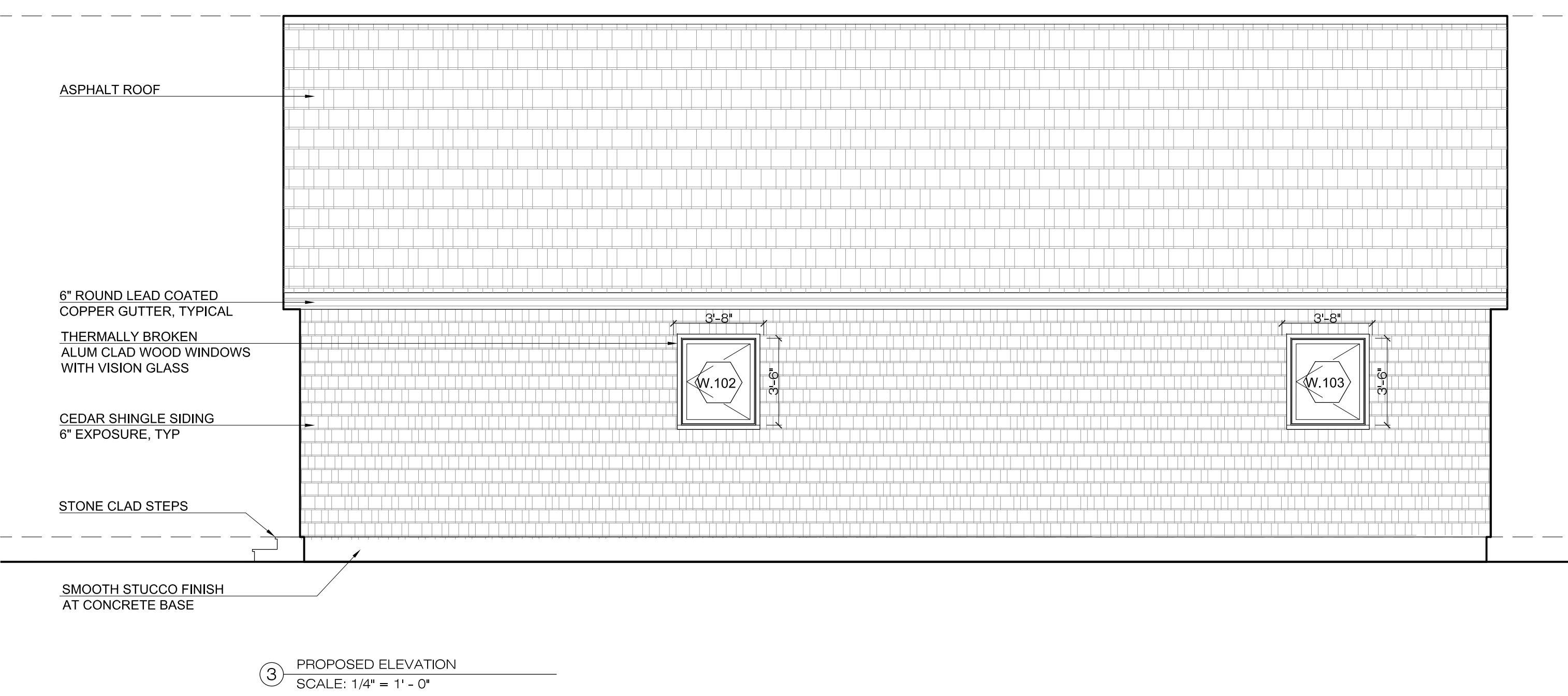
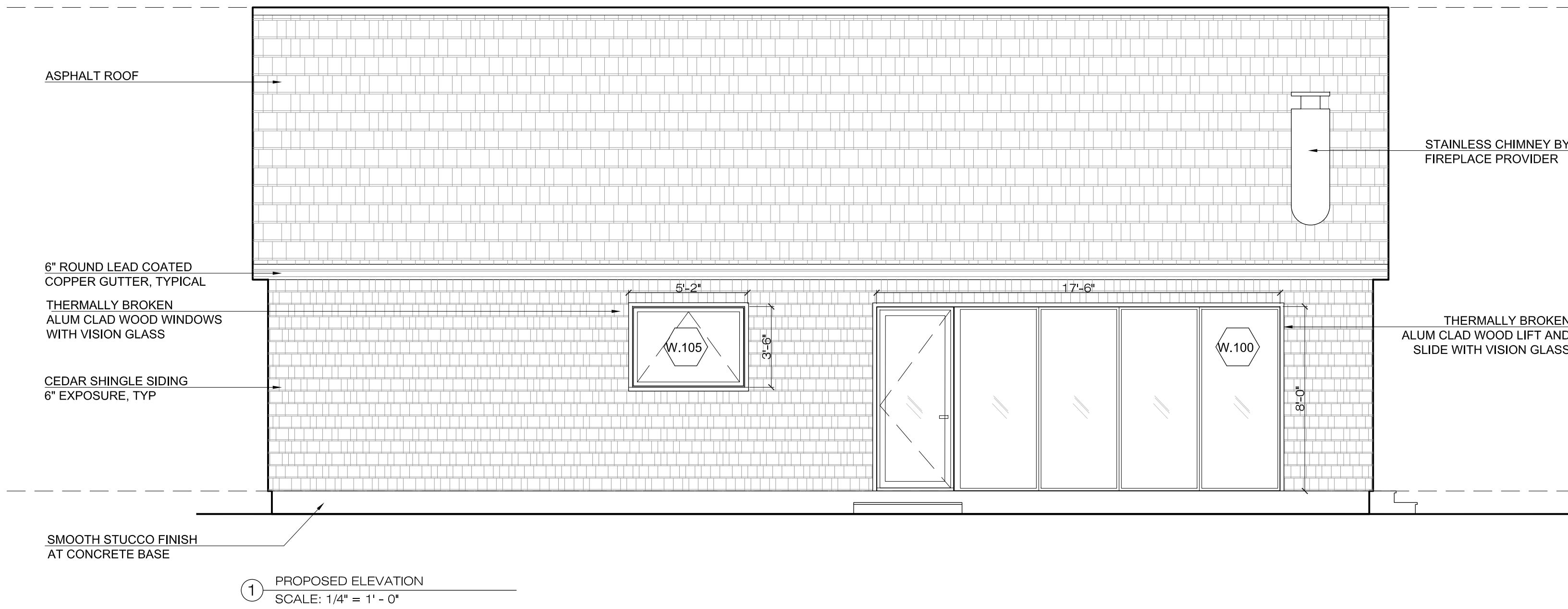
LEVEL 01
POWER PLAN

SEAL & SIGNATURE



PROJECT: 16 BD
DATE: 02/25/2022
CHK BY: GF
DWG No: **A-202.00**
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ARCHITECTURE

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16 BLACK DIAMOND HILL
GARRISON, NY 10524

PROPOSED ELEVATIONS

SEAL & SIGNATURE



PROJECT: 16 BD

DATE: 02/25/2022

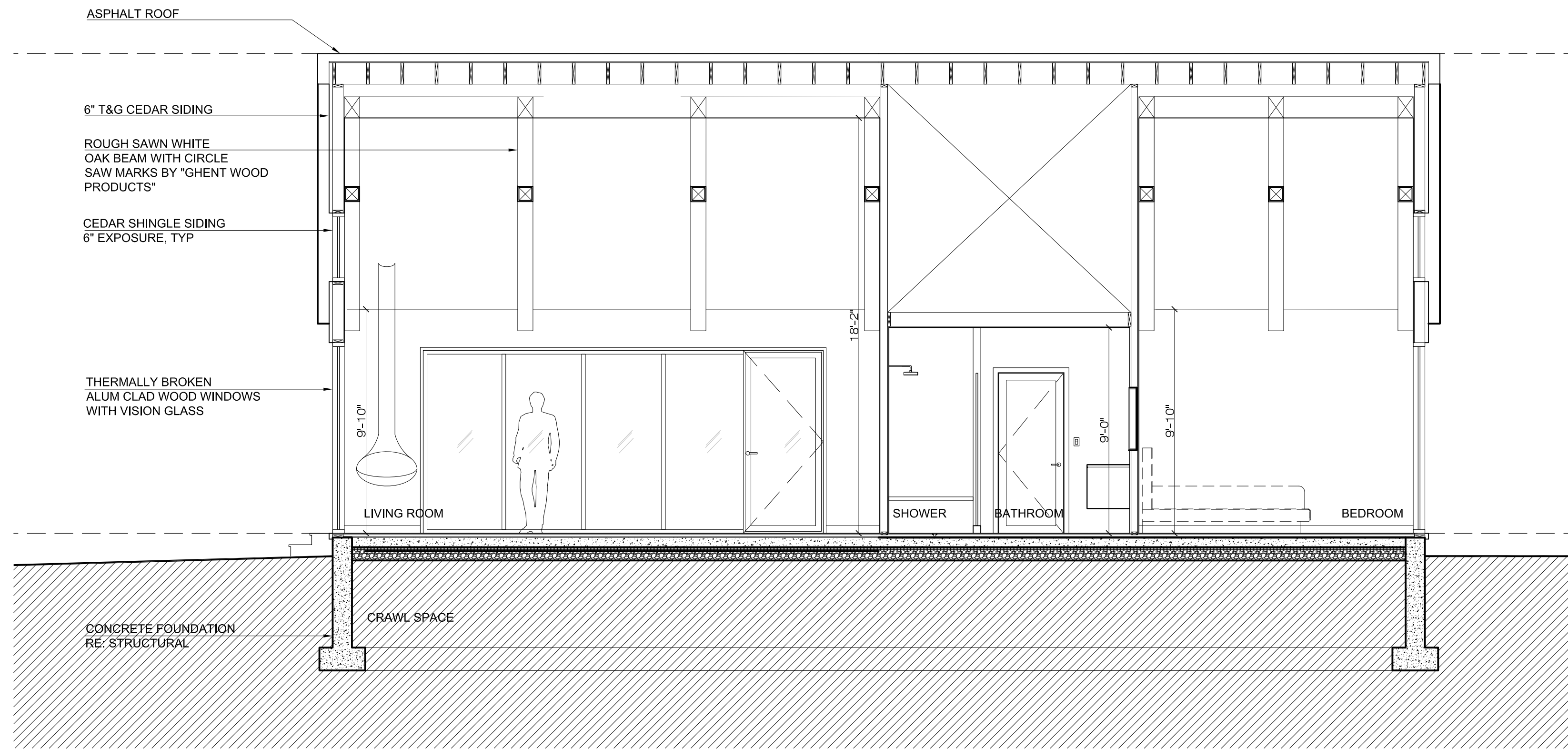
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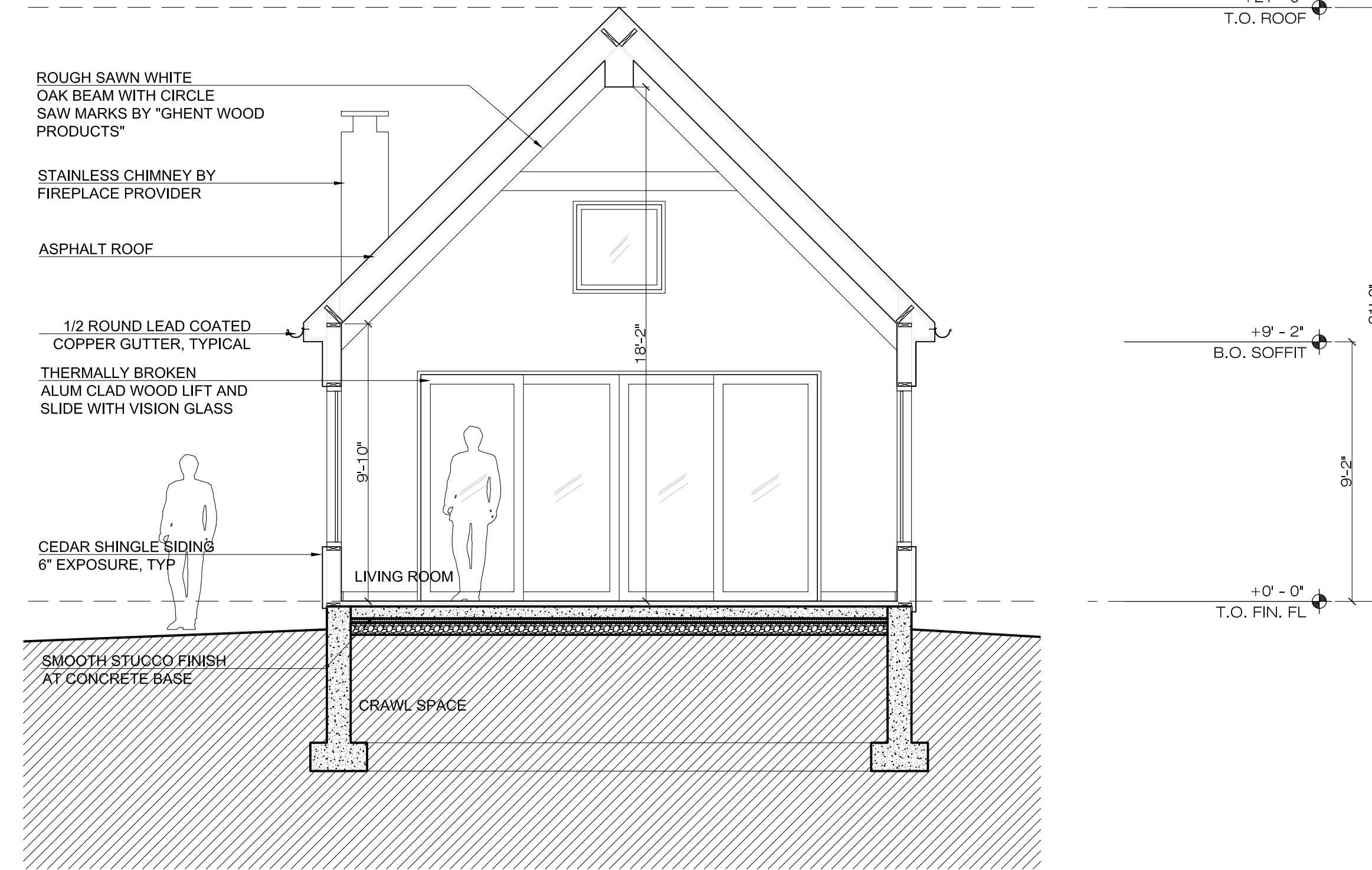
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No.	DATE	REVISION
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① PROPOSED SECTION 01
SCALE: 1/4" = 1' - 0"




② PROPOSED SECTION 02
SCALE: 1/4" = 1' - 0"

**GARRISON FOUNDRY
ARCHITECTURE**

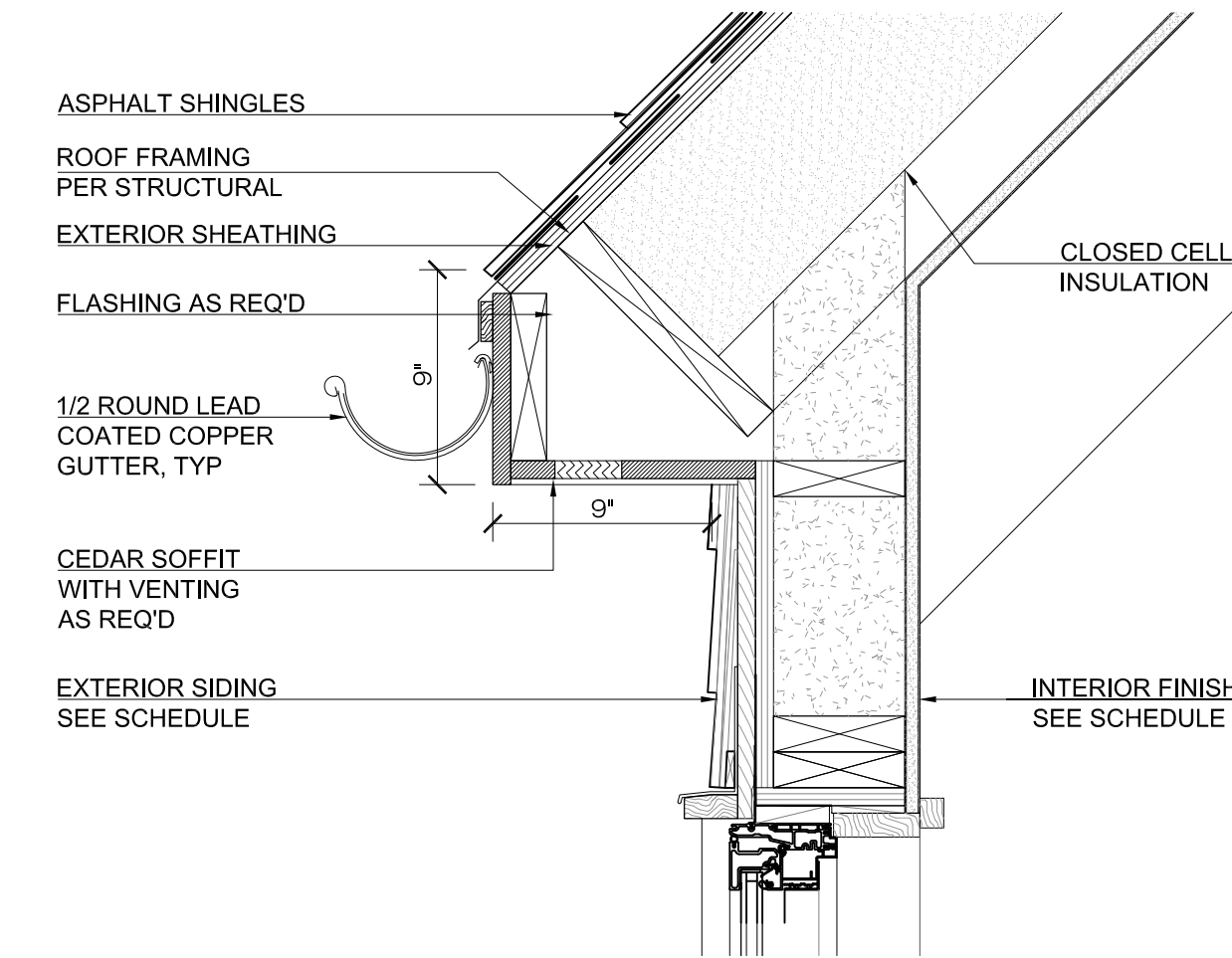
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16 BLACK DIAMOND HILL
GARRISON, NY 10524

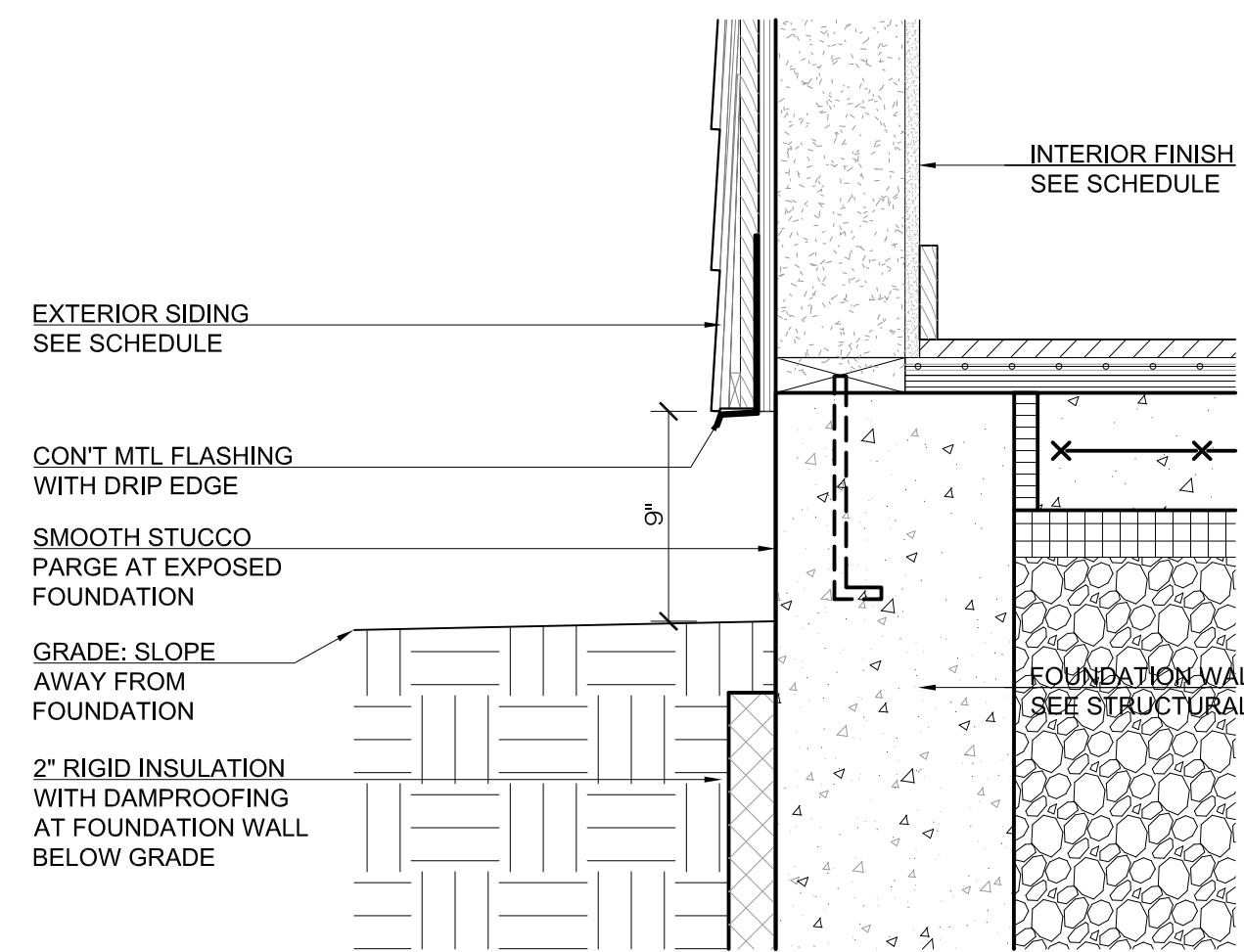
**BUILDING
SECTIONS**

SEAL & SIGNATURE	PROJECT: 16 BD
	DATE: 02/25/2022
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	DWG No: A-450.00
CAD FILE No:	x of x

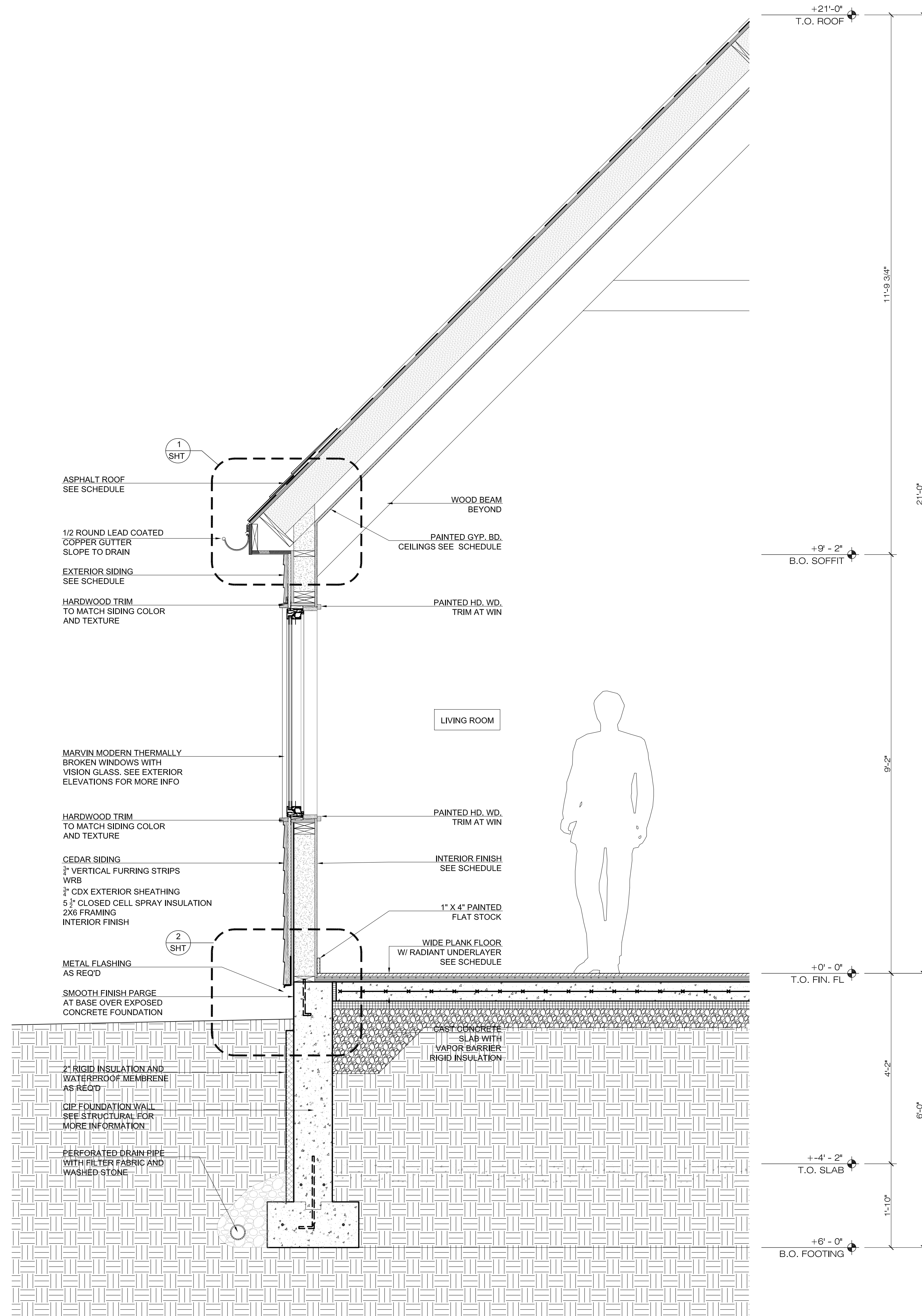
No.	DATE	REVISION
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02	10.15.21	CONSTRUCTION SET
03	02.25.22	ISSUED FOR PERMIT



1 PROPOSED WALL SECTION
 SCALE: 3/4" = 1' - 0"



1 PROPOSED WALL SECTION
 SCALE: 3/4" = 1' - 0"



3 PROPOSED WALL SECTION
 SCALE: 3/4" = 1' - 0"

GARRISON FOUNDRY
 ARCHITECTURE

40 NELSON LANE GARRISON NY 10524
 T: 917.364.3218 F: 845.424.6261

16 BLACK DIAMOND HILL
 GARRISON, NY 10524

BUILDING WALL
 SECTIONS & DETAILS

SEAL & SIGNATURE

PROJECT: 16 BD

DATE: 02/25/2022

CHK BY: GF

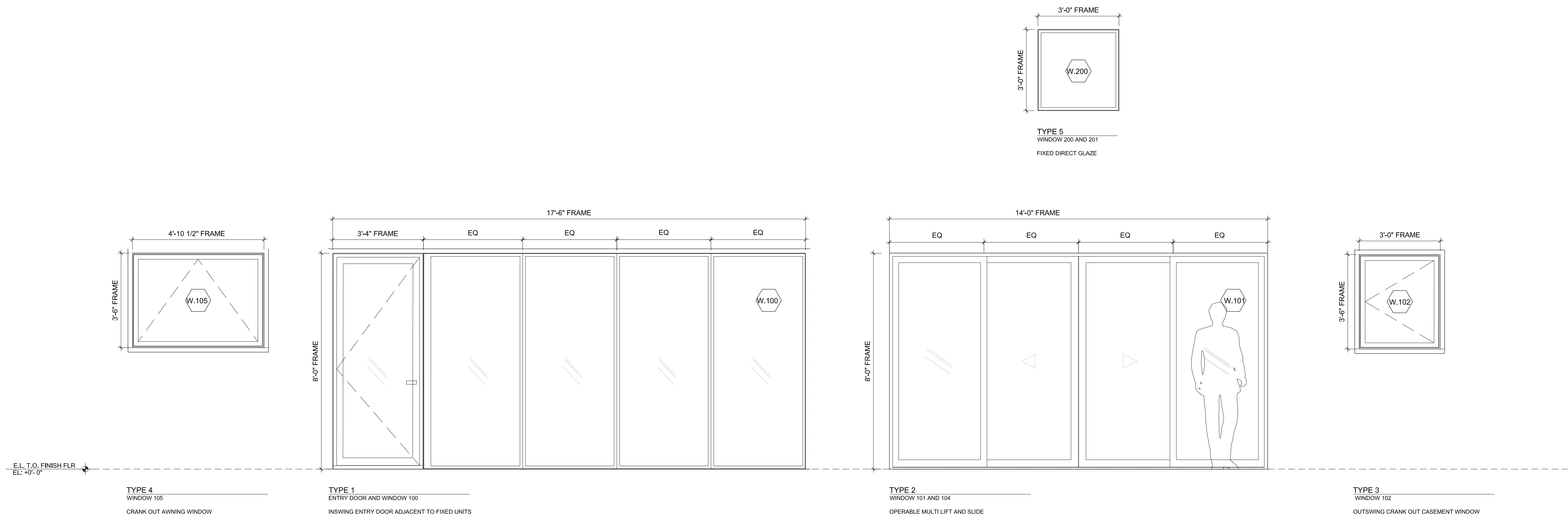
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CAD FILE No: x of x



No.	DATE	REVISION
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02	10.15.21	CONSTRUCTION SET
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① PROPOSED ENTRY SIDE ELEVATION
SCALE: 1/4" = 1' - 0"

② PROPOSED SHORT END ELEVATION
SCALE: 1/4" = 1' - 0"

③ PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1' - 0"

REF #	LOCATION	TYPE	SPECIFICATION	FRAME SIZE	JAMB	HEAD	SILL	NOTES
w100	ENTRY/KITCHEN	1	--	SEE DWGS	--	--	--	DOOR AND FIXED UNITS TO BE SITE MULLED
w101	KITCHEN/LIVING ROOM	2	--	SEE DWGS	--	--	--	--
w102	KITCHEN	3	--	SEE DWGS	--	--	--	--
w103	BEDROOM	3	--	SEE DWGS	--	--	--	--
w104	BEDROOM	2	--	SEE DWGS	--	--	--	--
w105	HALLWAY	4	--	SEE DWGS	--	--	--	--
w200	KITCHEN/LIVING	5	--	SEE DWGS	--	--	--	--
w201	BEDROOM	5	--	SEE DWGS	--	--	--	--

- WINDOW NOTES:
1. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION.
2. WINDOW FABRICATOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
3. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION.
4. ALL DOORS TO BE PASSAGE FUNCTION UNLESS OTHERWISE NOTED.
5. ALL DOORS SHALL HAVE PAINTED FINISH UNLESS OTHERWISE NOTED.
6. SUBMIT SAMPLES OF ALL HARDWARE SPECIFIED TO GARRISON FOUNDRY FOR REVIEW & APPROVAL.

⑤ PROPOSED WINDOW SCHEDULE
SCALE: NTS

GARRISON FOUNDRY
ARCHITECTURE

40 NELSON LANE GARRISON NY 10524
T: 917.364.3218 F: 845.424.6261

16 BLACK DIAMOND HILL
GARRISON, NY 10524

WINDOW & DOOR
ELEVATIONS & SCHEDULE

SEAL & SIGNATURE

PROJECT: 16 BD

DATE: 02/25/2022

CHK BY: GF

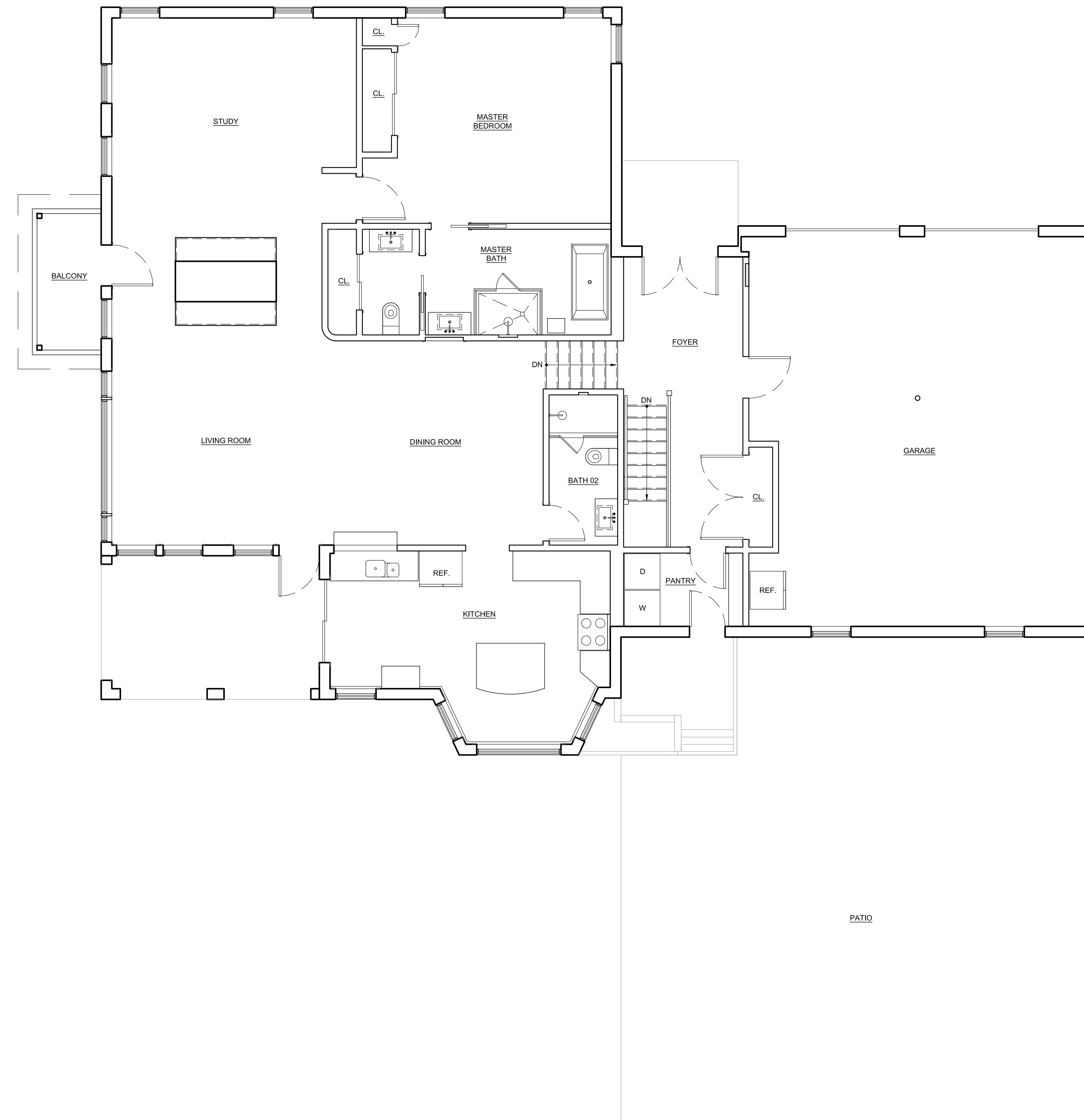
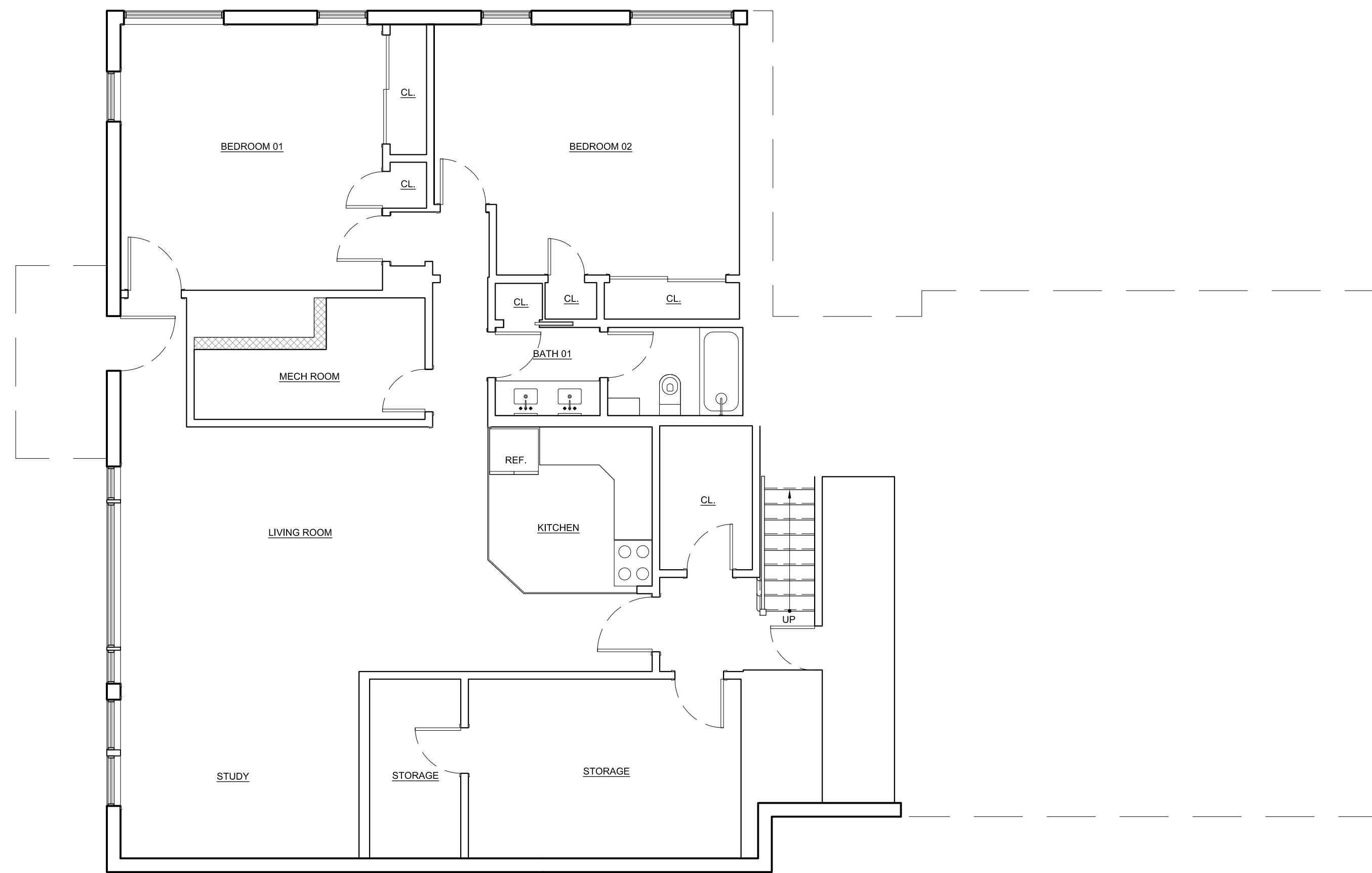
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No.	DATE	REVISION
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NOTE: NO WORK DONE TO EXISTING HOUSE

GARRISON FOUNDRY ARCHITECTURE

40 NELSON LANE GARRISON NY 10524
T: 917.364.3218 F: 845.424.6261

16 BLACK DIAMOND HILL
GARRISON, NY 10524

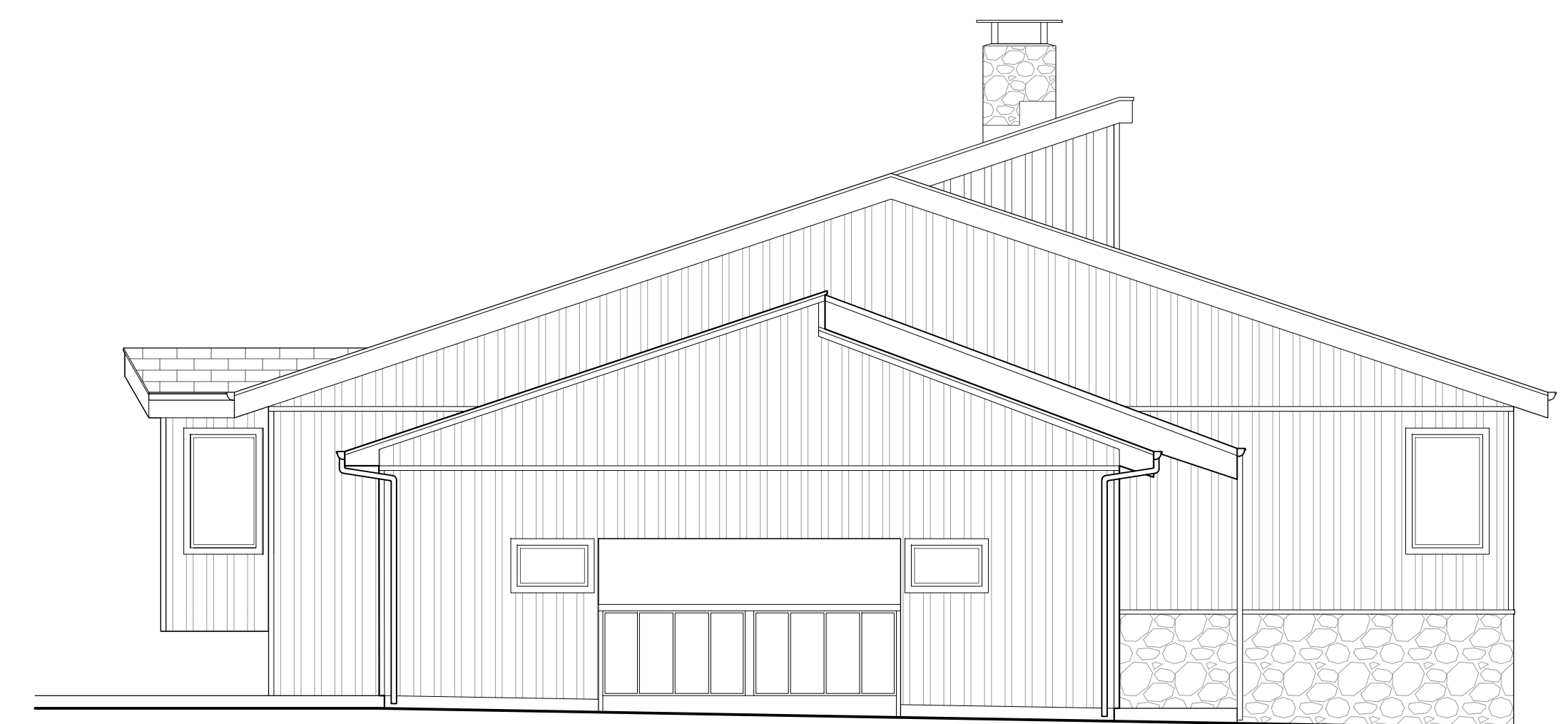
EXISTING FLOOR PLANS

SEAL & SIGNATURE	PROJECT: 16 BD
	DATE: 02/25/2022
	CHK BY: GF
	DWG No: E-100.00
	CAD FILE No: x of x

No.	DATE	REVISION
01	08.15.21	DD SET
02	10.15.21	CONSTRUCTION SET
03	02.25.22	ISSUED FOR PERMIT



① EXISTING HOUSE ELEVATION
SCALE: 3/16" = 1' - 0"



② EXISTING HOUSE ELEVATION
SCALE: 3/16" = 1' - 0"



③ EXISTING HOUSE ELEVATION
SCALE: 3/16" = 1' - 0"



④ EXISTING HOUSE ELEVATION
SCALE: 3/16" = 1' - 0"

**GARRISON FOUNDRY
ARCHITECTURE**

40 NELSON LANE GARRISON NY 10524
T: 917.364.3218 F: 845.424.6261

16 BLACK DIAMOND HILL
GARRISON, NY 10524

EXISTING ELEVATIONS

SEAL & SIGNATURE	PROJECT: 16 BD
	DATE: 02/25/2022
	CHK BY: GF
	DWG No: E-200.00
	CAD FILE No: x of x