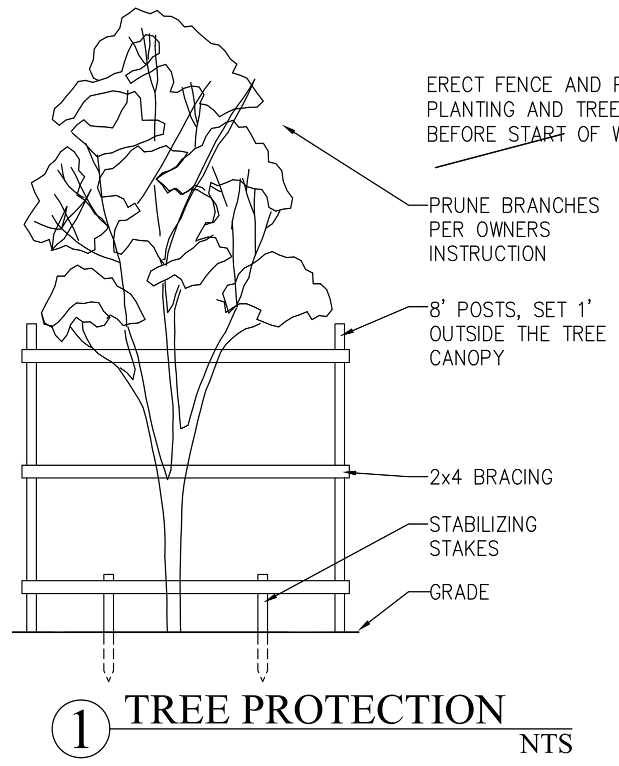
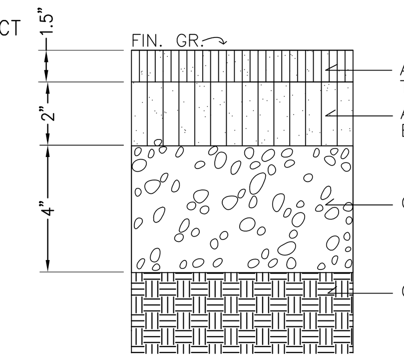
LEGEND

SYMBOL	DESCRIPTION
(X/AX)	DETAIL REFERENCE, BOTTOM NUMBER INDICATES DRAWING SHEET
(X/AX)	SECTION OR ELEVATION REFERENCE
1	REVISION NUMBER WITHIN TRIANGLE RELATES TO INFORMATION ALTERED WITHIN CLOUD/BUBBLE
2'-6"	DIMENSION LINE, NUMERALS INDICATE DISTANCE TO FACE OF FINISH CONSTRUCTION.
	EXISTING CONSTRUCTION TO BE REMOVED OR AS OTHERWISE NOTED
A	WINDOW SYMBOL
	EXISTING CONSTRUCTION TO REMAIN
2068-A	SWINGING DOOR WITH SIZE-TYPE IDENTIFICATION (2068-A DENOTES 2'-0" X 6'-8" TYPE A DOOR)
1	NEW CONSTRUCTION WALL REFERENCE, LETTER WITHIN DIAMOND CORRESPONDS TO CONSTRUCTION DETAIL OR SPECIFICATIONS
(N) NEW	ELECTRICAL DUPLEX RECEPTACLE OUTLET WALL MOUNTED AT 18" ABOVE FINISHED FLOOR OR 12" ABOVE COUNTER SURFACE WHERE REQ'D (GFI- DENOTES GROUND FAULT INTERRUPTER)
	TELEPHONE OUTLET WALL MOUNTED AT 18" ABOVE FINISHED FLOOR
NEW	FLUSH FLOOR MOUNTED ELECTRICAL DUPLEX RECEPTACLE
JB	ELEC. JUNCTION BOX, (USE SMALLEST FOR SCONCES)
a (N) NEW	RECESSED 6" DIAMETER LED LIGHTING FIXTURE "PROGRESS" OR EQ., WITH WHITE TRIM, 1500 MIN LUMEN LAMP, 3000 K CRI, LOWERCASE LETTER DESCRIBES CIRCUIT AND SWITCH CONTROL WHERE SHOWN
	SCONCE FOR BATHROOMS BY "REJUVENATION" SILETZ #578, WITH SHADE 143 L, 2 LED LAMPS, WET LOCATION
ext.	EXTERIOR INCANDESCENT SCONCE LIGHTING FIXTURE "PROGRESS" P5671-50 WITH W/ LED CANDELABRA LAMPS MILLSTONE (DULL SILVER FINISH)
	FLOOD LIGHT WITH 150 W PAR LAMPS
	RECESSED 6" DIAMETER WALL WASHER LED LT. FIXTURE, "PROGRESS" OR EQ., 1500 MIN. LUMEN LAMP, 3000 K WHITE TRIM
	SURFACE INCANDESCENT LIGHTING FIXTURE "REJUVENATION",MORELAND, #CC865, SHADE #018CE BRUSHED NICKEL FINISH, LED LAMPS
	FLUORESCENT LIGHT FIXTURE WARM WHITE T8 LAMPS
	PORCELAIN SOCKET, LED LAMPS
F	FANLIGHT, DUCT TO EXTERIOR, WET LOCATION "PANASONIC" MODEL ###
$	SINGLE POLE LIGHT SWITCH, WALL MOUNTED AT 42" ABOVE FINISHED FLOOR (SUBSCRIPT "3" INDICATES 3-WAY SWITCH) COORDINATE LOCATION WITH TRIM.
SD	SMOKE DETECTOR, DUAL SENSING PHOTO-VOLTAIC AND IONIZATION DETECTING, HARDWIRED & INTERCONNECTED
HD	HEAT DETECTOR HARDWIRED & INTERCONNECTED
CO	CARBON MONOXIDE DETECTOR, HARDWIRED & INTERCONNECTED
FX	FIRE EXTINGUISHER, A-B-C RATED 5 LB
HB	HOSE BIB (FROST FREE)
	CEILING DIFFUSER (SUPPLY), WHITE
	CEILING REGISTER (RETURN), WHITE

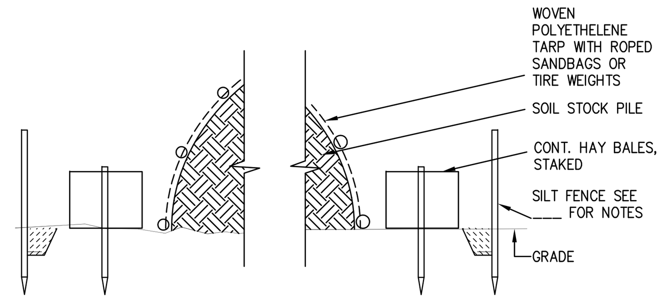
SITE DETAILS



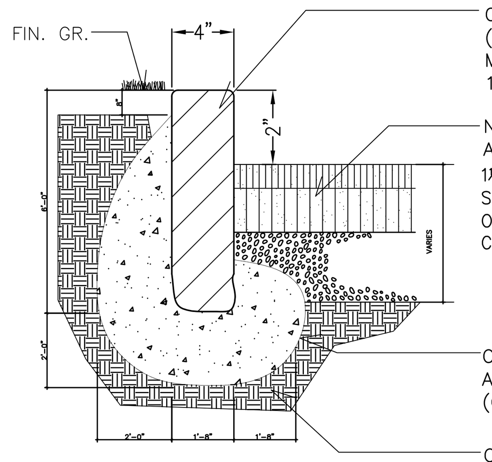
1 TREE PROTECTION NTS



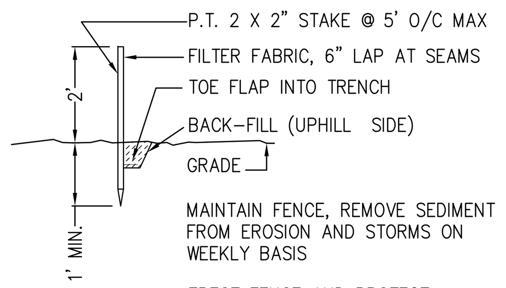
2 ASPHALT DRIVEWAY NTS



3 STOCK PILE DETAIL NTS



4 BELGIAN BLOCK CURB NTS



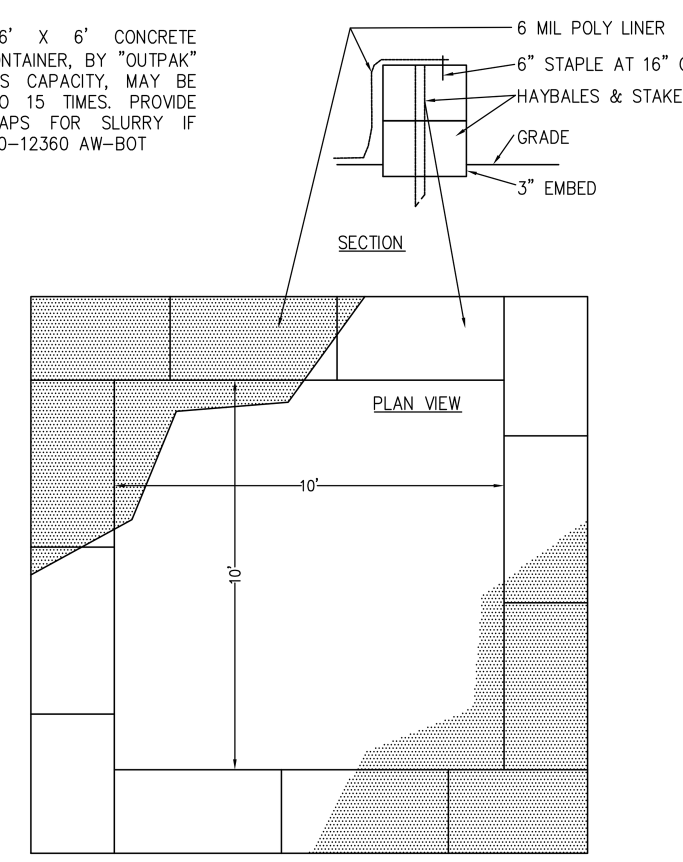
MAINTAIN FENCE, REMOVE SEDIMENT FROM EROSION AND STORMS ON WEEKLY BASIS

ERECT FENCE AND PROTECT PLANTING AND TREES BEFORE START OF WORK

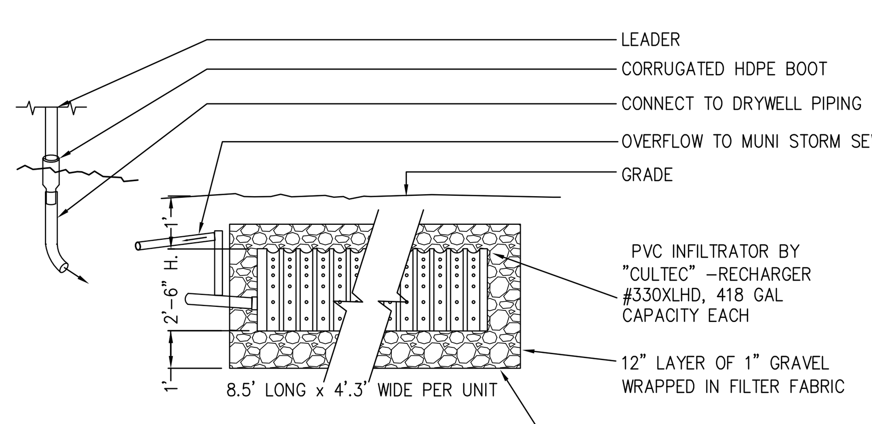
5 SILT FENCE NTS

PORTABLE 6' X 6' CONCRETE WASHOUT CONTAINER, BY "OUTPAK" 260 GALLONS CAPACITY, MAY BE USED UP TO 15 TIMES. PROVIDE LIFTING STRAPS FOR SLURRY IF NEEDED. #950-12360 AW-BOT

1. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT.
2. SIGNS SHALL BE PLACED AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT.
3. THE CONCRETE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE AND OTHER LIQUID WASTE.
4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE WHEN CAPACITY REACHED ⅔ FULL.
5. DO NOT MIX EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
6. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
7. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
8. LOCATE WASHOUT AREA AT LEAST 50' FROM STORM DRAINS, OPEN DITCHES, OR WATERBODIES.
9. WASH OUT WASTES INTO THE WASHOUT AS SHOWN WHERE THE CONCRETE CAN SET, BE BROKENUP, AND DISPOSED OF PROPERLY



6 CONC. WASHOUT DETAIL NTS

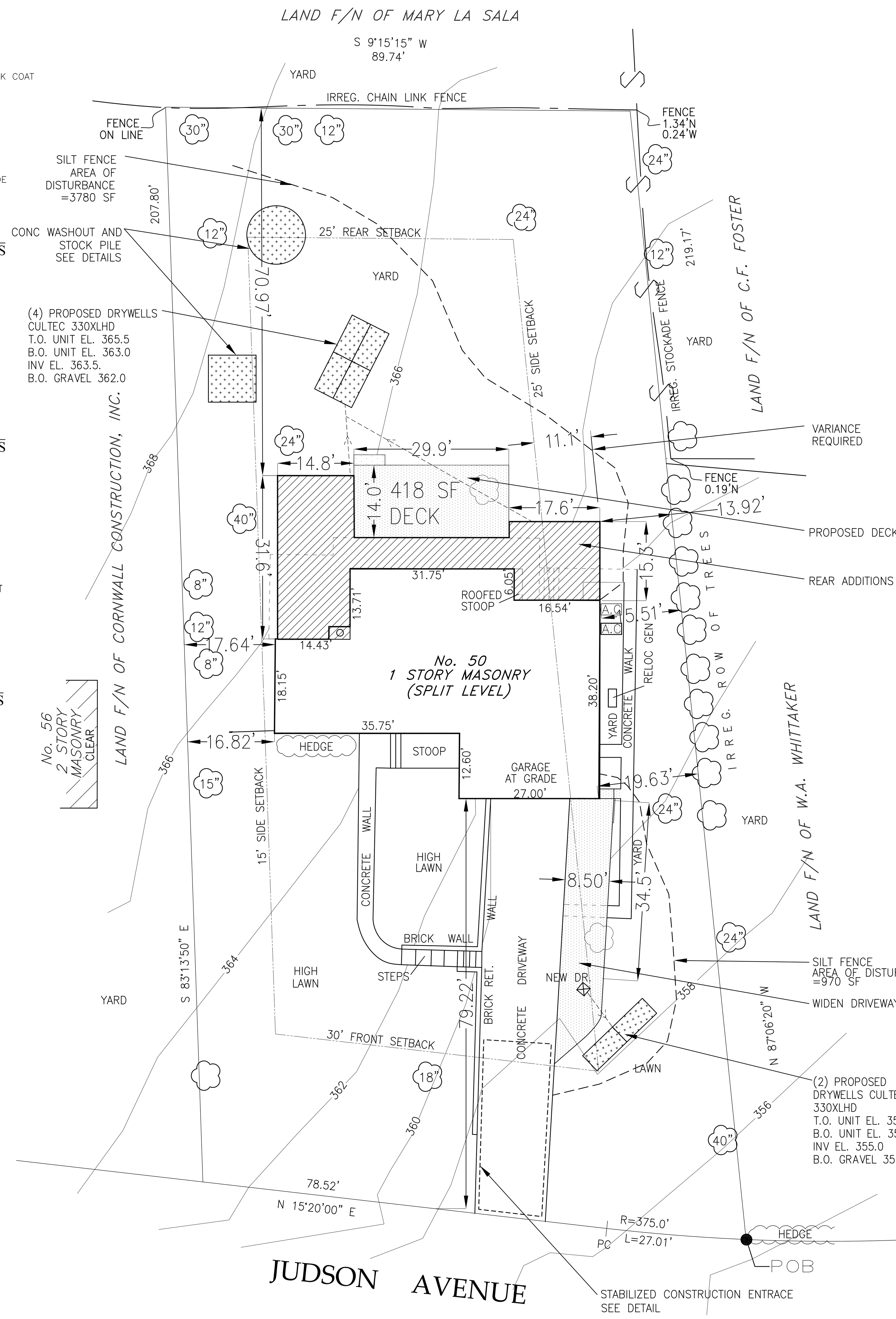


7 DRYWELL DETAIL NTS

HOUSE				
	storm water calculator			
100 year storm				
9" per 24 hours				
drainage area	1465	sf		
total volume to be stored	813.075	c.f./day		
percolation rate	2	c.f./s.f./day		
volume of units (4) 330 XL hd	208	c.f		
volume of stone around units	1150			
volume of void	382.95	1150	"x"	0.33
unit perc area	192			
volume of perc	846			
volume of water stored	208	208	"+"	382.95
total design for water stored	1054	846	"+"	208
1054	>	813.075		
	passes			

DRIVEWAY				
	storm water calculator			
100 year storm				
9" per 24 hours				
drainage area	1137	sf		
total volume to be stored	631.035	c.f./day		
percolation rate	2	c.f./s.f./day		
volume of units (2) 330 XL hd	104	c.f		
volume of stone around units	449			
volume of void	149.517	449	"x"	0.33
unit perc area	355			
volume of perc	710			
volume of water stored	253.517	104	"+"	149.517
total design for water stored	963.517	710	"+"	253.517
963.517	>	631.035		
	passes			

SITE PLAN & ZONING DATA



8 SITE PLAN 1" = 15'-0"

0' 15'

★ ZBA APPROVAL
VARIANCES GRANTED 2/9/22

ZONING INFORMATION

ZONING COMPONENT	REQUIRED	EXISTING	PROPOSED	COMMENT
MIN. LOT SIZE, (SQUARE FEET)	15,000	20,627	20,627	NO CHANGE, CONFORMS
MIN. LOT WIDTH/DEPTH	100/100	78.5'	78.5'	EX. NON CONFORMING
MAX. BLDG. COVERAGE	20%	10%(2043.8)	14%(2929.2)	CONFORMS
MAX. TOTAL IMPERV. COVERAGE	40%	21%(4314)	25%(5176)	CONFORMS
MIN FRONT SETBACK (FEET)	30'	79.2'	79.2'	NO CHANGE, CONFORMS
MAX, FRONT SETBACK (FEET)	N/A	–	–	–
REAR SETBACKS (FEET)	25'	88.6'	70.9'	CONFORMS
ONE SIDE SETBACK (FEET, EACH)	15'	16.8'	16.8'	NO CHANGE, CONFORMS
COMBINED SIDE SETBACK (BOTH)	40'	32.3'	30.7'	REQURIES 9.3' VARIANCE
RIDGE & EAVE HEIGHT	28/22	22/15	22/15	NO CHANGE, CONFORMS
PARKING	2	2	2	NO CHANGE, CONFORMS

SITE PLAN BASED ON SURVEY PROVIDED BY OWNER, PERFORMED BY : XX
DATED: XX

SECTION/BLOCK/LOT: 3.120-116-5
ADDRESS: 50 JUDSON

ZONING DISTRICT: OF-3
LOT SIZE: 20,627

ENERGY CODE INFORMATION (BASED ON NYS RES-CHECK VALUES.)

6" BATT INSULATION=R-19 OR U =.05
10" BATT INSULATION= R-30 OR U=.03
2" RIGID INSULATION=R-10 OR U=.10
1" CLOSED CELL SPF INSUL=R-6.5 U=.15
ARGON FILLED WINDOW SASH=R-3 OR U=.34
SHEATHING,GYP. BD, ROOFING=NEGLIGIBLE

WALLS
.05 X 1754 SF + .34 X 280 SF. / 2034 SF =.10

ROOF/FLOOR
.03 X 1450 SF. / 1450 SF =.03

FOUNDATION WALLS
.10 X 50 SF. + .34 X 12 / 62 SF =.15

SUNROOM EXEMPTION PER SECTION 502.2.5.

	PROPOSED U VALUE MUST BE LOWER	ALLOWABLE U VALUE
ASSEMBLY	.10	.06
EXTERIOR WALL	.03	.026
ROOF/CEILING	.03	.047
FLOOR	.15	.047
FOUNDATION WALL		

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL TRAINING, THIS PROJECT COMPLIES WITH THE NEW YORK STATE ENERGY AND CONSERVATION CODE.

Steven Secon
STEVEN SECON, A.I.A.

I.R.C. CODE INFORMATION

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA-CLIMATE ZONE 4A

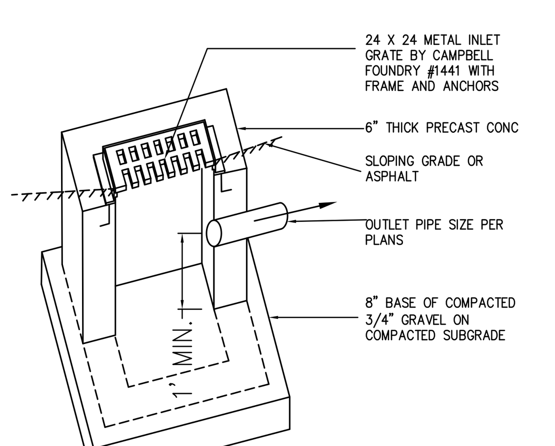
GROUND SNOW LOAD	WIND DESIGN: SPEED MPH	TOPO EFFECTS	SPECIAL WIND REGION	DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	TERMITE	FROST LINE DEPTH	ICE BARRIER UNDERLAY'T REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
30	115-120	NO	YES	NO	C	SEVERE	MODERATE TO HEAVY	42"	YES	FIRM COM-PANEL MAP # 36119C0261F EFF DATE 9-28-2007	2000	51.6

ECCC 2020
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FEN SHGC	CEILING R-VALUE	WOOD FR WALL R VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SP WALL R VALUE
TABLE R402.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT										
4A	0.32	0.55	0.4	49	20 OR 13+5	8/13	19	10/13	10, 2FT	10/13
TABLE R402.1.4 EQUIVALENT U-FACTORS										
4A	0.32	0.55	–	0.026	0.06	0.098	0.047	0.047	0.059	0.065

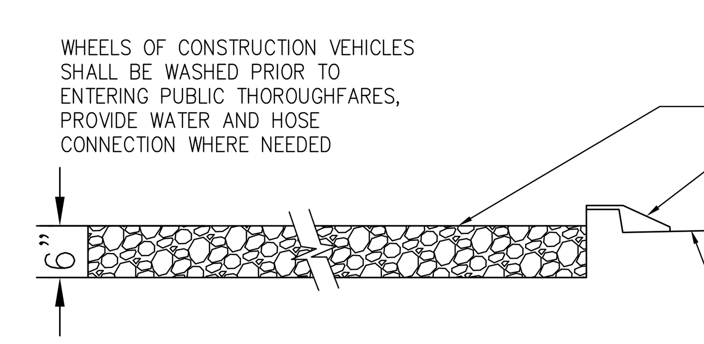
LIST OF DRAWINGS

A-1. SITE PLAN, ZONING DATA, NOTES AND LEGEND
A-1.1 OUTLINE SPECIFICATIONS
A-2. EXISTING PLANS AND ELEVATIONS
A-3 PROPOSED BASEMENT PLAN
A-4. DEMO & PROPOSED 1ST FL PLANS
A-5. PROPOSED ATTIC AND ROOF PLANS
A-6. EXTERIOR ELEVATIONS
A-7. EXTERIOR ELEVATIONS
A-8. PROPOSED SECTION
A-9. INTERIOR ELEVATIONS
A-10. DETAILS AND SCHEDULES



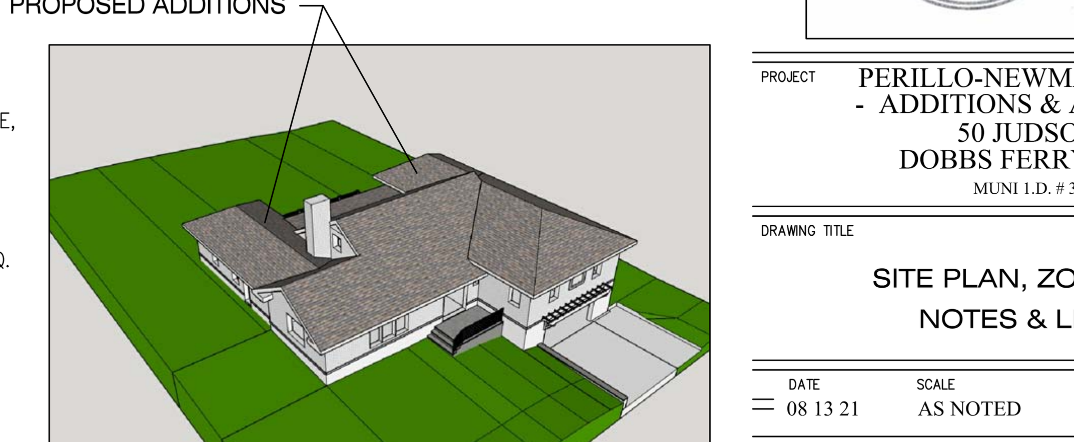
9 DRAIN DETAIL NTS

WHEELS OF CONSTRUCTION VEHICLES SHALL BE WASHED PRIOR TO ENTERING PUBLIC THOROUGHFARES, PROVIDE WATER AND HOSE CONNECTION WHERE NEEDED



10 STABILIZED CONSTRUCTION ENTRANCE NTS

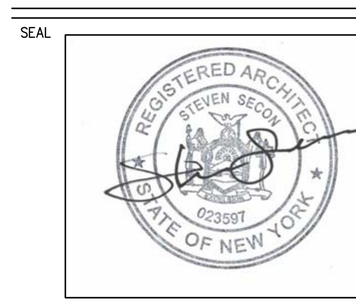
PROPOSED ADDITIONS



11 3D AERIAL VIEW

NO.	DATE	REVISION/ISSUE
2	02 14 22	AHRB & PLANNING BD
1	11 15 21	DENIAL

SEAL



PROJECT
PERILLO-NEWMAN RESIDENCE
- ADDITIONS & ALTERATIONS -
50 JUDSON AVE
DOBBS FERRY, NY 10522
MUNI I.D. # 3.120-116-5

DRAWING TITLE
SITE PLAN, ZONING DATA, NOTES & LEGEND

DATE 08 13 21 | SCALE AS NOTED | CAD FILE

STEVEN SECON ARCHITECT
145 Palisade Street, Suite #403
Dobbs Ferry, New York 10522
Tel. (914) 674-2950 Fax (914) 693-1537
WWW.SECONARCHITECT.COM

A-1

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	MTD.	MOUNTED
A.H.J.	AUTHORITY HAVING JURISDICTION	MTL.	METAL
BOT.	BOTTOM	O.C.	ON CENTER
CLG.	CEILING	PT.	PRESSURE TREATED
C.M.U.	CONCRETE MASONRY UNIT	PTD.	PAINTED
EL.	ELEVATION	TYP.	TYPICAL
FIXT.	FIXTURE	U.N.O.	UNLESS NOTED OTHERWISE
CONC.	CONCRETE	V.C.T.	VINYL COMPOSITE TILE
GC	GENERAL CONTRACTOR	V.I.F.	VERIFY IN FIELD
GWB	GYPSUM WALL BOARD	WD.	WOOD
GL.	GLASS		
HT.	HEIGHT		

OUTLINE SPECIFICATIONS

00- PROCUREMENT & GENERAL REQUIREMENTS

1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. DIMENSIONS AND RELATED INSTALLATION CONDITIONS FOR ALL FABRICATED AND BUILT COMPONENTS SHALL BE FIELD VERIFIED

2. GENERAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE WORKING CONDITIONS, HOURS OF LEGAL OPERATION AND RELATED PERFORMANCE CRITERIA. GENERAL CONTRACTOR SHALL CONTACT STEVEN SECON ARCHITECT REGARDING ANY DEVIATIONS OR FIELD CONDITIONS CONFLICTING WITH THE DRAWINGS.

3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, INSPECTIONS, AND CERTIFICATE(S) OF OCCUPANCY, INSURANCES, AND BONDS AS REQUIRED.

4. ALL MATERIALS SPECIFIED OR USED TO EXECUTE THIS PROJECT SHALL BE DELIVERED , STORED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

5. ANY DESIRED SUBSTITUTION, OR DEVIATIONS FROM CONTRACT DOCUMENTS WILL REQUIRE WRITTEN APPROVAL FROM STEVEN SECON ARCHITECT PRIOR TO INSTALLATION.

6. REMOVE EXISTING CONSTRUCTION AS REQUIRED TO ALLOW INSTALLATION OF NEW WORK SHOWN ON THE DRAWINGS. PATCH AREAS OF DEMOLITION FLUSH AND SMOOTH TO ADJACENT SURFACES, READY FOR APPLICATION OF FINISHES.

7. SHUTDOWNS AND INTERRUPTIONS TO NORMAL ACTIVITIES SHALL BE REVIEWED WITH OWNER PRIOR TO IMPLEMENTATION. THE GC SHALL CONTACT AND COORDINATE UTILITY SHUT-DOWNS, RECONNECTS AND UPGRADES WITH THE PROPER PROVIDER IN A TIMELY MANNER.

8. PROVIDE SHORING, STABILIZATION AND BRACING AS REQUIRED. PROVIDE PROPERTY , SITE AND PERSONAL PROTECTION AS REQUIRED, FOR THE SAFE AND ORDERLY EXECUTION OF THE WORK. PROVIDE P.E. ENGINEERING DRAWINGS AS REQUIRED BY LOCAL MUNICIPALITY.

9. PROVIDE WEATHER PROTECTION IN A TIMELY MANNER TO PROTECT THE SITE, PREMISES, MATERIALS, INSTALLED WORK AND PERSONNEL.

9. ALL MECHANICAL,ELECTRICAL, AND PLUMBING SYSTEMS AND SERVICES TO BE COMPLETE AND OPERATIONAL. INSTALLATIONS SHALL NOT CONFLICT WITH FIXTURES OR CONSTRUCTION SHOWN. MECHANICAL,ELECTRICAL AND PLUMBING WORK SHALL BE PERFORMED BY LICENSED TRADESMAN.

10, THE GENERAL CONDITIONS FOR THIS PROJECT ARE "THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AIA DOCUMENT A201, 1997 EDITION", AVAILABLE FROM ARCHITECT.

11. THE GC SHALL COORDINATE THE WORK OF ALL TRADE, INCLUDING OWNER-PROVIDED SUBCONTRACTORS.

12. THE GC SHALL SUBMIT A WRITTEN PROGRESS SCHEDULE AS WELL AS A LISTING OF ALL MAJOR SUBCONTRACTORS WITHIN 2 WEEKS OF AWARD FOR OWNER APPROVAL.

13. SUBMIT MONTHLY APPLICATIONS FOR PAYMENT OR AS INDICATED IN OWNER-CONTRACTOR AGREEMENT IN AIA G702 FORMAT. PROVIDE UNIT PRICES AND ALLOWANCES AS PER OWNER-CONTRACTOR AGREEMENT.

14. ALL DELIVERIES, STAGING AND AVAILABLE UTILITIES SHALL BE COORDINATED WITH OWNER PRIOR TO CONSTRUCTION.

15. PROVIDE REMOVALS AND PROPER, LEGAL DISPOSAL OF ALL WASTE. MINIMIZE DUST AND DISRUPTION DURING DEMOLITION. LEAVE PROJECT IN "BROOM-CLEAN" CONDITION.

16. WORK IN HARMONY WITH INDEPENDENT CONTRACTORS HIRED BY THE OWNER.

17. PROVIDE MINIMUM WARRANTY FOR ALL NEW & AFFECTED CONSTRUCTION OF 2 YEARS FROM TIME OF SUBSTANTIAL COMPLETION. PROVIDE OWNER WITH MANUALS AND WARRANTIES.

18. WHERE NO SPECIFICATION IS GIVEN, THE MINIMUM STANDARD FOR INSTALLATION SHALL ACCORDING TO THE NATIONAL ASSOC. OF HOME BUILDERS "RESIDENTIAL CONSTRUCTION PERFORMANCE GUIDELINES" CURRENT EDITION.

19. THE GC AND EACH OF HIS SUBCONTRACTORS SHALL HAVE A MINIMUM OF 5 YEARS OF RELATED WORK EXPERIENCE ON PROJECTS OF A SIMILAR NATURE. FAILURE TO PROVIDE ADEQUATELY TRAINED TRADESMAN AND SUPERVISION WILL BE GROUNDS FOR TERMINATION.

20. WHERE CONFLICTS OR POSSIBLE CONTRADICTORY INFORMATION ARE SHOWN, THE BASIS OF THE BID SHALL BE BASED ON THE MORE EXPENSIVE MEANS.

21. CONTRACTORS' INPUT AND RECOMMENDATIONS ARE WELCOMED AND ANTICIPATED. CONSTRUCTION ALTERNATIVES WILL BE CONSIDERED IF THEY HAVE MERIT AND CAN ACHIEVE A BETTER RESULT THAN INDICATED HEREIN FOR THE SAME COST AND TIME. SUCH CHANGES SHALL NOT TAKE PLACE WITHOUT THE APPROVAL OF THE ARCHITECT AND OWNER.

22. CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAINTAIN WORKMENS COMPENSATION AND ADEQUATE LIABILITY INSURANCE FOR THE ENTIRE DURATION OF THE PROJECT PLUS 2 YEARS. OWNER HALL BE RESPONSIBLE FOR PROPERTY INSURANCE ON VALUE OF BUILDING PLUS CONSTRUCTION INCLUDING FIRE AND VANDALISM (BUILDERS RISK INSURANCE) DURING THE COURSE OF CONSTRUCTION.

23. ALL DEBRIS MUST BE REMOVED DAILY FROM JOBSITE AND PROPERLY DISPOSED OF. ALL FLAMMABLE MATERIALS MUST BE STORED IN UL APPROVED STORAGE CONTAINERS. FIRE EXTINGUISHERS WITH MINIMUM 10 LBS CAPACITY, RATED ABC TO BE PLACED EVERY 1000 SF OF PROPERTY DURING CONSTRUCTION.

02- EXISTING CONDITIONS

1. CONTRACT DOCUMENTS HAVE BEEN PREPARED USING INFORMATION AVAILABLE AT THE TIME OF CONTRACT PREPARATION. SUBSURFACE EXPLORATIONS AND DATA DISCOVERED WILL BE NOTED ON DRAWINGS.

2..CONTRACTOR SHALL USE REASONABLE EXPERIENCE AND SENSE IN ESTABLISHING UNFORESEEN OR CONCEALED CONDITIONS.

3. DEMOLITION OR EXCAVATION REVEALING UNFORSEEN OR CONCEALED CONDITIONS CONFLICTING WITH THE DRAWINGS OR INFLUENCING PROPOSED CONSTRUCTION, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AS SOON AS POSSIBLE

4. REMOVE EXISTING CONSTRUCTION AS REQUIRED TO ALLOW INSTALLATION OF NEW WORK SHOWN ON THE DRAWINGS. PATCH AREAS OF DEMOLITION FLUSH AND SMOOTH TO ADJACENT SURFACES, READY FOR APPLICATION OF FINISHES.

5. SHUTDOWNS AND INTERUPTIONS TO NORMAL ACTIVITIES SHALL BE REVIEWED WITH OWNER PRIOR TO IMPLEMENTATION. THE GC SHALL CONTACT AND COORDINATE UTILITY SHUT-DOWNS, RECONNECTS AND UPGRADES WITH THE PROPER PROVIDER IN A TIMELY MANNER.

6. PROVIDE SHORING, STABILIZATION AND BRACING AS REQUIRED. PROVIDE PROPERTY , SITE AND PERSONAL PROTECTION AS REQUIRED, FOR THE SAFE AND ORDERLY EXECUTION OF THE WORK. PROVIDE REMOVALS AND PROPER, LEGAL DISPOSAL OF ALL WASTE. LEAVE PROJECT IN "BROOM-CLEAN" CONDITION. ITEMS TO BE SALVAGED FOR RE-USE OR KEEPSAKE SHALLBE REMOVED TO THE FULLEST EXTENT POSSIBLE IN CAREFUL, NON-DESTRUCTIVE MANNER.

7. IF DISCOVERED,SUSPECT OR BELIEVED CONTAMINATED OR HAZARDOUS CONDITIONS ARE EXPOSED AND PRESENT, SUCH CONSITION SHALL BE BROUGHT TO THE OWNERS AND ARCHITECTS ATTENTIONS AS SOON AS POSSIBLE.

3. CONCRETE

1. THE DESIGN, MIXING, TRANSPORTING, AND CURING OF ALL STRUCTURAL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", THE ACI.
2. STRUCTURAL CONCRETE SHALL POSSESS A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
3. AGGREGATES SHALL CONFORM TO ASTM C33; THE COARSE COMPONENT EITHER WASHED GRAVEL OR CRUSHED STONE. FINE AGGREGATE SHALL BE CLEAN NATURAL SAND.
4. PORTLAND CEMENT SHALL BE IN COMPLIANCE WITH ASTM C150, TYPE I
5. DEFORMED REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTMA615, GRADE 60.
6. STANDARD DETAILS FOR HOOKS, BENDS, AND DEVELOPMENT LENGTHS SHALL BE IN CONFORMANCE WITH THE "CONCRETE REINFORCING STEEL HANDBOOK", THE CRSI ENGINEERING PRACTICE COMMITTEE.
7. SMOOTH WIRE FABRIC REINFORCEMENT SHALL BE IN COMPLIANCE WITH ASTM A185. SHEETS ONLY NO ROLLS, PER ACI ASTM A185.
8. GROUT SHALL BE NON-METALLIC AND NON-SHRINK, AND POSSESS A 28-DAY COMPRESSIVE STRENGTH OF 5,000 PSI.
9. EXPANSION ANCHORS SHALL BE STAINLESS STEEL "KWIK BOLTS" AS MANUFACTURED BY THE HILTI CO. NEW RE-BAR DOWELS SECURED TO EXISTING CONCRETE WITH "HIT C-100" ADHESIVE ANCHORS.
10. PROVIDE REINFORCED CONCRETE UNDERPINNING AS REQUIRED TO 3'-6"BELOW GRADE.OR TO EQUALIZE DEPTHS OF NEW AND ADJACENT FOOTINGS TO PREVENT UNDERMINING. SEQUENCE 3' WIDE POURS TO AVOID DAMAGE TO STRUCTURE.
11. SLABS ON GRADE FOR WALKS OR PATIOS SHALL BE 4" (6" AT DRIVEWAYS) AIR-ENTRAINED 3000 PSI WITH 6x6 WWF REINFORCEMENT ON 4" COMPACTED GRAVEL BASE. PROVIDE EXPANSION JOINTS AT 5' O.C., TOOLED FLAG CONTROL JOINTS AT 5' O.C.. FLOAT FINISH INDOOR EXPOSED SLABS. BROOM FINISH EXTERIOR EXPOSED SLABS. APPLY CURING COMPOUND. FINISH IN ACCORDANCE WITH ACI 318.
12. OBSERVE MINIMUM REBAR CONCRETE COVER PER ACI STANDARDS.
13. CONCRETE SHALL POSSESS A MAXIMUM SLUMP OF 3.5".
14. PROVIDE ADEQUATE WEATHER PROTECTION FROM EXCESS COLD, HEAT OR WIND PER A.C.I. GUIDELINES AND PER ASTM C94.
15. COORDINATE WITH RELATED TRADES FOR EMBEDS, SLEEVES, OPENINGS, CHASES AND RELATED FORMING REQUIREMENTS.
16. VERIFY CONCRETE HAS NOT EXCEEDED MAXIMUM ALLOWABLE MOISTURE CONTENT BY PRESCRIBED MOISTURE TESTING PER FLOORING MANUFACTURER DIRECTION.
17. BOTTOM OF CONCRETE FOOTINGS TO BE MIN. 12" BELOW LOCAL FROSTLINE AND BEAR ON 2 TON PSF MIN. UNDISTURBED SOIL. IF FIELD CONDITIONS ARE NOT SUFFICIENT, NOTIFY ARCHITECT BEFORE PROCEEDING. DO NOT STEP MORE THAN TWO FEET HORIZONTAL TO ONE FOOT VERTICAL
18. ASPHALT DRIVEWAY TO BE BUILT OF 1 1/2" WEARING COURSE ON 1 1/2" BINDER COURSE ON 4" COMPACTED GRAVEL PER NATIONAL ASPHALT PAVEMENT ASSOCIATION STANDARDS. PAVING MIXTURE ASTM D351-5 . AMBIENT TEMPERATURE TO BE ABOVE 40°F WHEN LAYING ASPHALT COURSES. PROVIDE BELGIAN BLOCK CURB SET IN FULL 6" MORTAR BED, TOOLED JOINTS. PROVIDE OPEN JOINTS WHERE NEEDED FOR DRAINAGE. DEPRESS CURB AT WALKWAYS. DRIVEWAYS SHALL BE MINIMUM OF 1" HIGHER THAN STREET LEVEL WITH THICKENED APRON.

4. MASONRY

1. COMPLY WITH PUBLICATIONS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR ALL MASONRY WORK. MASONRY WORK SHALL NOT PROCEED WHERE WEATHER CONDITIONS ARE , OR ARE EXPECTED TO PRODUCE AMBIENT TERMPERATURES BELOW 40°F WITHOUT PROPER TENTING/HEATING OR OTHER MEANS OF PROTECTION.

2. CONCRETE MASONRY UNITS TO BE SOLID FILLED AT TOP COURSE. PROVIDE HORIZONTAL TRUSS REINFORCING EVERY OTHER COURSE. LOAD BEARING UNITS (ASTM C-90, GR. U-1), FILLED SOLID WITH GROUT FOR FULL HT. AT BEARING POINTS-12" BOTH SIDES OF SUPERIMPOSED LOAD. GROUT SHALL BE LEAN WITH 8 TP 10" SLUMP. WHEN USING CMU AS FOUNDATION WALLS, GROUT ENTIRE TOP COURSE AND BOTTOM COURSE FULL. PROVIDE FULLY GROUTED CORES AT VERTICAL REBARS. DO NOT BACKFILL UNTIL MAXIMUM STRENGTH HAS BEEN ATTAINED AND FLOOR JOISTS ARE INSTALLED, RUNNING BOND PATTERN UNLESS NOTED OTHERWISE.

3. USE TYPE M MORTAR FOR BELOW GRADE MASONRY. TYPE N ELSEWHERE. MORTAR SHALL BE SUFFICIENTLY PLASTIC AND MASONRY UNITS SAHLL BE PLACED TO FORM A TIGHT JOINT OF APPROX. 3/8" OR TO MATCH EXISTING.

4. PRECAST CONCRETE UNITS TO BE FABRICATED PER ASTM C 1364, WITH ALL REQUIRED STAINLESS STEEL STRAPS, PINS OR OTHER ANCHORAGE DEVICES. COLOR TO BE NATURAL BUFF. SLOPE HORIZONTAL SURFACES AT LEAST 1:12. PROVIDE DRIPS ON PROJECTING ELEMENTS. PROVIDE FULL TOOLED MORTAR JOINTS.

5. EXTEND CHIMNEY WITH MATCHING BRICK (NOTE TEXTURE AND COLOR). PROVIDE ANCHORS WHERE REQ., USE TYPE N MORTAR. PROVIDE MORTAR WASH AT TOP. EXTEND FLUES TO NEW HEIGHT. PROVIDE CAP AND SCREEN.

6. BRICKWORK SHALL MATCH EXISTING PATTERN (U.N.O.) WITH TYPE SW STANDARD BRICKS. PROVIDE 2' X 2' MOCKUP FOR APPROVAL OF EACH BRICK TYPE. PROVIDE SPECIAL SHAPES WHERE REQUIRED TO PREVENT CUT SURFACES FROM EXPOSURE. PROVIDE TIES, FLASHING AND WEEPHOLES WHERE REQUIRED.

7. BRICK VENEER TO BE ANCHORED TO WALL FRAMING AT 16" HORIZ, 16" VERTICALLY MAXIMUM. FASTEN ALL ANCHORS SECURELY TO STUDS.

8. PROVIDE LINTELS PER SCHEDULE, MINIMUM 8" BEARING AT BOTH ENDS.

9. FLAGSTONE AND SLATE PAVERS TO BE 1 1/2" TH. TO MATCH EX. ON 2" STONE-DUST SETTING BEDS, FILTER FABRIC ON 4" THICK BED OF 3/4" GRAVEL SUB-BASE ON COMPACTED SOIL.

10. BRICK PAVERS TO BE 2 1/4 TH SET ON 2" STONE DUST ON FILTER FABRIC, ON 4" THICK BED OF 3/4" GRAVEL SUB BASE ON COMPACTED SOIL. PROVIDE 6" X 16 GA SPIKED RETAIINING EDGING AT BRICKS RUNNING PARALLEL TO PATH.

10. MASONRY CHIMNEY AND FIREPLACES: WHERE SHOWN ON THE PLANS, SHALL BE BRICK OR STONE WHERE EXPOSED AND LAID IN A FULL BED OF CEMENT MORTAR WITH WELL TOOLED JOINTS. FLUES TO BE FIRE CLAY SIZE SHOWN ON THE PLANS. PROVIDE CAST IRON DAMPER, AS PIT AND CLEAN-OUT DOORS. PROVIDE FOR PROPER CLEARANCES WITH COMBUSTIBLE CONSTRUCTION. FIRE STOP AT ALL CLEARANCES WITH NON-COMBUSTIBLE MATERIAL. CONTRACTOR SHALL ENSURE PROPER CLEARANCES OF CHIMNEY AND FIREPLACE PER N.Y.S. BUILDING AND ENERGY CODES.

11. PRE FAB CHIMNEY AND FIREPLACE: INSTALLATION OF PREFAB FLUES AND FIREPLACES SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATION. INSTALL FIRESTOPS AS REQUIRED BY CODE. FIRPLACE SHALL BE METAL PREFAB WITH COMPATIBLE FLUE AND SHALL BE UL LISTED. NOTE 2" CLEARANCE WHERE REQUIRED TO COMBUSTIBLE MATERIAL OR PER CODE.

12. FIREPLACES SHALL HAVE TEMPERED GLASS FIRE DOORS AND CLOSABLE COMBUSTION AIR INTAKE DUCTS AND COMPLY WITH N.Y.S. ENERGY CODE.

13. DAMPROOFING: FOUNDATION WALL SHALL BE DAMPROOFED WITH (2) COATS OF ASPHALT

14. PROVIDE 4" PVC PERFORATED PIPE FOOTING DRAIN LAID IN 16" STONE LAYER WITH LAYER OF FILTER FABRIC OVER. PITCH TO DAYLIGHT AND GRAVEL SPREADER OR IF SITE CONDITIONS REQUIRE, PITCH FOOTING DRAIN TO 50 GAL STONE DRYWELL (4'X 4' X 4" OF 1" GRAVEL IN FILTER FABRIC.) OR EQUAL

5. METALS

1. THE DESIGN, FABRICATION, TRANSPORTATION, AND ERECTION OF ALL STRUCTURAL STEEL SHALL BE IN CONFORMANCE WITH THE "STEEL CONSTRUCTION MANUAL", THE AISC.
2. WELDING OF STRUCTURAL STEEL SHALL BE IN CONFORMANCE WITH THE "STRUCTURAL WELDING CODE", THE AWS; D1.13. WELDING ELECTRODES SHALL BE E70XX FOR SMAW; AND LOW HYDROGEN.
3. WELDING ELECTRODES SHALL BE E70XX FOR SMAW; AND LOW HYDROGEN FOR FIELD WELDING.
4. STRUCTURAL STEEL FOR HOT ROLLED PLATES,ANGLES,CHANNELS SHALL BE ASTM A36. STRUCTURAL STEEL FOR W SECTION BEAMS SHALL BE 50 KSI A-992.
5. STRUCTURAL STEEL PIPES SHALL BE IN COMPLIANCE WITH ASTM A501. WHERE USED FOR COLUMNS, THE CENTER VOID SHALL BE ENTIRELY GROUT FILLED SOLID.
6. STRUCTURAL TUBING SHALL BE IN CONFORMANCE WITH ASTM A500, GRADE B.
7. STRUCTURAL BOLTS SHALL BE MANUFACTURED TO ASTM A307, GRADE B.
8. ALL STRUCTURAL STEEL SHALL RECEIVE SURFACE PREPARATION IN ACCORDANCE WITH SSPC-SP3 FOR POWER TOOL CLEANING.
9. PRIMING PAINT FOR STRUCTURAL STEEL SHALL BE "4-55 VERSARE PRIMER" AS MANUFACTURED BY THE TNEMEC CO.
10. STEEL RAILINGS TO BE FABRICATED PER ASTM A500 & ASTM A53 FROM $\frac{5}{8}$" BAR-STOCK AT BALUSTERS, 2" SQ. TUBE NEWELS, 2" SHAPED HANDRAILINGS, BALL CAPS AT NEWELS PROVIDE EPOXY GROUT SLEEVE ANCHORAGE WITH 8" MIN. EMBEDMENT. RAILINGS MUST WITHSTAND 200#/LF AS GUARDRAILS,, 50#/LF AS HANDRAILS.
11. ALUMINUM RAILINGS MADE OF EXTRUDED BAR OR TUBE PER ASTM B221, ALLOY 6063-T5/T52. STAINLESS STEEL TUBING PER ASTM A554. SUBMIT 2" X 2" MINIMUM SAMPLE FOR APPROVAL OF EACH. FINISH CLEAR ANODIC AAMA 607.1
12. LIGHT GAUGE METAL FRAMING SHALL BE IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE PUBLICATIONS.
13. PROVIDE 1/2" TH STEEL STIFFENER PLATES AT POINT LOADS. PROVIDE 1/2" TH STEEL BEARING AND BASEPLATES AT COLUMN LOCATIONS, BEAM POCKETS AT FOUNDATION WALLS.
14. STEEL FOR FLITCHPLATES SHALL BE A-50, PRE-DRILLED AND CONTINUOUS IN LENGTH

6. WOOD AND PLASTICS

1. THE DESIGN, TRANSPORTATION AND ERECTION OF ALL STRUCTURAL LUMBER SHALL BE IN CONFORMANCE WITH THE "TIMBER CONSTRUCTION MANUAL", THE AITC AND "MANUAL FOR WOOD FRAME CONSTRUCTION" PER AMERICAN FOREST AND PAPER ASSOC. LATEST EDITION.
2. ALL STRUCTURAL LUMBER SHALL BE MACHINE RATED FOR THE FOLLOWING PROPERTIES: F(B) = 1,350 PSI F(V) = 75 PSI E = 1,350,000 PSI F(T) = 875 PSI F(C) = 325 PSI(PERPEN) F(C) = 825 PSI(PARA)
3. ALL LUMBER SHALL BE KILN DRIED TO MAXIMUM MOISTURE CONTENT OF 15%.
4. SILLS, NAILERS AND LEDGERS MAY BE CONSTRUCTION GRADE.
5. THE DESIGN, TRANSPORTATION, AND ERECTION OF ALL PLYWOOD SHALL BE IN ACCORDANCE WITH PROVISIONS OF THE AMERICAN PLYWOOD ASSOCIATION.
6. PLYWOOD FOR FLOORS AND WALLS SHALL BE "STRUCTURAL I INT-DFPA"
7. PLYWOOD FOR ROOFS SHALL BE "STRUCTURAL I EXT-DFPA"
8. JOIST/RAFTER HANGERS SHALL BE #18 GAGE GALVANIZED STEEL UNO BY TECO OR SIMPSON, USE COMPATIBLE NAILS AS RECOMENDED BY MANUF.

9. NAILING SCHEDULES SHALL BE AS FOLLOWS; UNLESS NOTED OTHERWISE ON THE CONSTRUCTION DOCUMENTS:
   PLYWOOD OVER JOISTS - 6" O/C; MIN 16D NAILS
   PLYWOOD OVER WALL STUDS - 6" O/C @ INTERIOR MEMBERS; MIN 16D NAILS 4" O/C @ PANEL EDGES; MIN 16D NAILS
10. ALL STRUCTURAL LUMBER THAT IS EXPOSED TO WEATHER, IN CONTACT WITH THE FOUNDATION OR WITHIN 18" OF EARTH SHALL BE ACQ-PRESSURE TREATED PRESERVATIVE. PRESSURE TREATMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN WOOD PRESERVERS' ASSOC. FASTENERS UNSED WITH PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL OR GALVANIZED G-185 PROCESS.

11. PLYWOOD SHEATHING SHALL BE 5/8" THICK RADIANT BARRIER CDX AT ROOFS 1/2" THICK CDX AT WALLS INDICATED, AND 3/4" THICK CDX AT FLOORS. ALL PLYWOOD SHALL BE APA RATED AND INSTALLED IN STAGGERED PATTERN. CONSTRUCTION ADHESIVE FOR ALL PLYWOOD SUBFLOORING TO BE PER APA AFG-01.

    WARMBOARD FLOORS ARE SUITABLE FLOOR SHEATHING WHERE HYDRO-RADIANT HAS BEEN SPECIFIED.

    ZIP WALL WALL/ROOF SYSTEMS MAY BE USED IN LIEU IF INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

12. ENGINEERED LUMBER BY TRUS-JOIST MCMILLAN INSTALLED PER MANUFACTURERS INSTRUCTIONS. PROVIDE PLACARD WHERE REQUIRED BY AHJ

13. DO NOT CUT HOLES IN DIMENSIONAL LUMBER FRAMING EXCEEDING 1/3 OF DEPTH WITH OUT CONTACTING ARCH. FOR REINFORCEMENT INSTRUCTIONS, DO NOT CUT HOLES OR NOTCHES WITHIN 2" OF TOP OF BOTTOM OF MEMBER HOLES AND NOTCHES IN ENGINEERED FRAMING SHALL BE IN ACCORDANCE WITH MANUF. RECOMMENDATIONS.

14. INSTALL PRESSURE TREATED SILL PLATES AT TOP OF FOUNDATION WALL ANCH'D WITH 1/2" DIA, 8" LONG ANCHOR BOLTS AT 6' O.C. MAX. OVER SILL SEAL. PROVIDE METAL TERMITE SHIELD AT BASE OF SILL PLATES. FULLY INSULATE RIM JOIST CAVITY.

15. CROSS BRIDGE JOISTS AT MIDSPAN OR 8' O.C., CORNER BRACE AS REQ. PROVIDE SOLID BLOCKING IN FLOOR CONSTRUCTION BELOW POSTS.

16. FIRESTOP PENETRATIONS AND FIRE BLOCK ALL WALLS AND CEILING/WALL INTERSECTIONS AND WHERE REQUIRED BY CODE.

17. PROVIDE DOUBLE JOISTS AND HEADERS AT FLOOR OPENINGS AND BELOW PARALLEL PARTITIONS.

18. MINIMUM BEARING SHALL BE 4" ON MASONRY AND 1 1/2" ON WD OR STL FOR DIM. LUMBER, AND AS RECOMMENDED BY ENGINEERED LUMBER MANUF.

19. PRE-FAB WOOD TRUSSES SHALL COMPLY WITH THE TRUSS PLATE INSTITUTES

6. WOOD AND PLASTICS (CONT.)

9. NAILING SCHEDULES SHALL BE AS FOLLOWS; UNLESS NOTED OTHERWISE ON THE CONSTRUCTION DOCUMENTS:
   PLYWOOD OVER JOISTS - 6" O/C; MIN 16D NAILS
   PLYWOOD OVER WALL STUDS - 6" O/C @ INTERIOR MEMBERS; MIN 16D NAILS 4" O/C @ PANEL EDGES; MIN 16D NAILS
10. ALL STRUCTURAL LUMBER THAT IS EXPOSED TO WEATHER, IN CONTACT WITH THE FOUNDATION OR WITHIN 18" OF EARTH SHALL BE ACQ-PRESSURE TREATED PRESERVATIVE. PRESSURE TREATMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN WOOD PRESERVERS' ASSOC. FASTENERS UNSED WITH PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL OR GALVANIZED G-185 PROCESS.

11. PLYWOOD SHEATHING SHALL BE 5/8" THICK RADIANT BARRIER CDX AT ROOFS 1/2" THICK CDX AT WALLS INDICATED, AND 3/4" THICK CDX AT FLOORS. ALL PLYWOOD SHALL BE APA RATED AND INSTALLED IN STAGGERED PATTERN. CONSTRUCTION ADHESIVE FOR ALL PLYWOOD SUBFLOORING TO BE PER APA AFG-01.

    ZIP WALL WALL/ROOF SYSTEMS MAY BE USED IN LIEU IF INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

12. ENGINEERED LUMBER BY TRUS-JOIST MCMILLAN INSTALLED PER MANUFACTURERS INSTRUCTIONS. PROVIDE PLACARD WHERE REQUIRED BY AHJ

13. DO NOT CUT HOLES IN DIMENSIONAL LUMBER FRAMING EXCEEDING 1/3 OF DEPTH WITH OUT CONTACTING ARCH. FOR REINFORCEMENT INSTRUCTIONS, DO NOT CUT HOLES OR NOTCHES WITHIN 2" OF TOP OF BOTTOM OF MEMBER HOLES AND NOTCHES IN ENGINEERED FRAMING SHALL BE IN ACCORDANCE WITH MANUF. RECOMMENDATIONS.

14. INSTALL PRESSURE TREATED SILL PLATES AT TOP OF FOUNDATION WALL ANCH'D WITH 1/2" DIA, 8" LONG ANCHOR BOLTS AT 6' O.C. MAX. OVER SILL SEAL. PROVIDE METAL TERMITE SHIELD AT BASE OF SILL PLATES.

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16. FIRESTOP PENETRATIONS AND FIRE BLOCK ALL WALLS AND CEILING/WALL INTERSECTIONS AND WHERE REQUIRED BY CODE.

17. PROVIDE DOUBLE JOISTS AND HEADERS AT FLOOR OPENINGS AND BELOW PARALLEL PARTITIONS.

18. MINIMUM BEARING SHALL BE 4" ON MASONRY AND 1 1/2" ON WD OR STL FOR DIM. LUMBER, AND AS RECOMMENDED BY ENGINEERED LUMBER MANUF.

19. PRE-FAB WOOD TRUSSES SHALL COMPLY WITH THE TRUSS PLATE INSTITUTES "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION". SUBMIT SHOP DRAWINGS FOR APPROVAL.

20. PROVIDE DOUBLED JOISTS BELOW INTERIOR PARTITIONS RUNNING PARALLEL WITH THE JOISTS.

21. FINISH CARPENTRY TO COMPLY WITH AMERICAN WOODWORK INSTITUTES "ARCHITECTURAL WOODWORK QUALITY STANDARDS"-PREMIUM QUALITY LEVEL.

22. INTERIOR TRIM AND MOLDING PROFILES AS NOTED IN FINISH SCHEDULE, USE CLEAR POPLAR OR PINE. ALLOW WOOD TO SEASON ON SITE. SCARF JOINTS.

23 EXPOSED ENDS OF POSTS, BEAMS OR RAFTERS TO BE COATED WITH WATER REPELLANT PRESERVATIVE CONTAINING 3-IODO-2PROPYNYL CARBAMATE COMBINED WITH INSECTICIDE CONTAINING CHLOROPYRIFOS AS ITS ACTIVE INGREDIENT.

24. EXTERIOR TRIM BY AZEK OR APPROVED SUBSTITUTE. INSTALL PER MANUFACTURERS INSTRUCTIONS AND TECHNICAL LITERATURE.

7. THERMAL AND MOISTURE PROTECTION

1. BUILDING WRAP BY "HYDROGAP" DRAINABLE HOUSEWRAP BY BENJAMIN OBDYKE OR EQUAL, TAPE ALL SEAMS, FLASH ALL WINDOWS, DOORS AND PENETRATIONS WITH METAL PREFORMED FLASHING, SEAL, PROVIDE END DAMS WHERE REQUIRED. USE FLASHING TAPE AT OPENINGS BY "HYDROFLASH" SELF ADHERED FLASHING TAPE. ZIP-WALL SYSTEMS ARE AN ACCEPTABLE SUBSTITUTE

2. BATT INSULATION TO BE FIBERGLASS BATTS W/ WITH VAPOR BARRIER, R-21 WALLS, R-49 CEILINGS/ROOF OR FLOORS/CEILING W/ UNHEATED SPACES BELOW. VAPOR BARRIER TO WARM SIDE. FIRE-RETARDANT WHERE REQUIRED.

3. RIGID INSULATION TO BE POLYISOCYANURATE: 2" AT SLAB EDGE AND FNDN PERIMETER, 24" DOWN AND 24" IN.

4. "JM CORBOND III", SPRAY POLYURETHANE FOAM INSULATION SHALL BE CLOSED CELL TYPE BY JOHN MANSVILLE IN MAXIMUM THICKNESS. INSTALLED PER MANUFACTURER DIRECTIONS. MINIMUM R7 PER INCH. PROVIDE INTUMESCENT COATING IF NOT CONCEALED BY GYPSUM BOARD.

5. VAPOR BARRIER TO BE 6 MIL POLYETHELENE. OVERLAP AND TAPE SEAMS.

5. FLASH ALL ADJOINING SURFACES AND PENETRATIONS WITH METAL FLASHING AND FLASHING TAPE FOR WATERPROOF SEAL. PROVIDE SIMILAR DRIP EDGE. SECURE TO ADJACENT SURFACES WITH FASTENERS TO RESIST REQUIRED WIND LOADS. FABRICATE, FASTEN AND SEAL PER S.M.A.C.N.A. STANDARDS, PROVIDE BUILT UP METAL-FLASHED CRICKETS AS REQUIRED.

6.PROVIDE PAINTABLE SILICONE SEALANT IN COLOR TO MATCH ADJACENT WHERE REQUIRED. PROVIDE BACKER RODS WHERE NEEDED. INSTALL PER ASTM C920.

7. PROVIDE THROUGH-WALL AND FLOOR FIRESTOPPING FOR PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES PER ASTM E 814 BY TREMCO OR 3M FIRE PRODUCTS.

8. WOOD SIDING TO BE REBUTTED AND REJOINTED RED CEDAR SIDING, 7" EXPOSURE, FULLY BACK-PRIMED. USE NO 1. BLUE LABEL ONLY. INSTALL PER CEDAR SHAKE AND SHINGLE BUREAU MANUAL.

PREMIUM VINYL SIDING BY "ALCOA", MASTIC SERIES, CEDAR SHAKE PATTERN CD-70P. INSTALL PER ASTM D3679. .06 MIN. THICKNESS. WITH MATCHING FACTORY FINISHED POLYESTER-COATED ALUMINUM TRIM ONLY WHERE CALLED FOR IN THE DRAWINGS. PROVIDE SAMPLES IN TEXTURE SELECTED IN STANDARD COLOR RANGE FOR APPROVAL. USE MAXIMUM LENGTHS TO REDUCE THE NUMBER OF SEAMS. OVERLAP SHOULD BE ORIENTED AWAY FROM MAIN APPROACH TO PROJECT.

9. PROVIDE PRE FINISHED ALUM. GUTTERS AND LEADERS WITH SPLASH BLOCKS OR CONNECTIONS TO DRYWELLS (V.I.F.) PROVIDE ALUMINUM DRIP EDGE AT THE EDGE OF ASPHALT SHINGLE ROOF. PROVIDE SCREEN BASKETS AND SCREENED GUTTER COVERS. PROVIDE CORRUGATED HDPE BOOT AT GRADE TO JOIN SUBGRADE PIPING.

10. PROVIDE RIDGE VENT, CAVITY BAFFLES AND EAVE VENTS. $\frac{1}{300}$ MIN. VENT TO SF RATIO.

11. ASPHALT LAMINATED ROOF SHINGLE BY "TIMBERLINE" , 40 YEAR, 3 TAB ARCH. ASPHALT ON 30# ROOF FELT AT SLOPES 3:12 AND OVER, USE ICE & WATER SHIELD AT BOTTOM 36" FROM GUTTER AND AT VALLEYS. BELOW 3:12 USE ICE & WATER SHIELD THROUGHOUT PROVIDE SHINGLE SAMPLE FOR APPROVAL. INSTALL PER A.R.M.A. RESIDENTIAL ASPHALT ROOF MANUAL.

12. PROVIDE WATER-PROOFING AT THE OUTSIDE OF THE FOUNDATION WALLS CONSISTING OF "BITUTHENE" 4000 (OR EQUAL) 60 MIL SHEET WITH 1/4" ASPHALTIC PROTECTION BOARD AND DIMPLED DRAINAGE BOARD.

13. APPLY COLD-APPLIED ASPHALT EMULSION DAMPPROOFING TO THE CAVITY FACE OF MASONRY BACKUP FOR MASONRY CAVITY WALLS. USE PRIMER PLUS ONE COAT AT A RATE OF 1 GALLON/100 SF.

14. FILL ALL SMALL CAVITIES IN FRAMING, AND ANNULAR PIPE PENETRATIONS WITH "GREAT STUFF" EXPANDABLE URETHANE SEALANT FOAM.

15. PROVIDE FIRE PUTTY SEALANT AT HOLES FOR PIPES, CONDUITS AND SIMILAR PENETRATIONS.

16. LOW SLOPE ROOFING SYSTEM TO BE BY "FIRESTONE" OR EQUAL, 60 MIL BLACK FULLY ADHERED EPDM INSTALLED PER MANUF INSTRUCTIONS WITH 20 YEAR NDL WARRANTY. PROVIDE: 3½" POLYISOCYANURATE ROOF INSULATION WITH COATED FIBERGLASS FACER SHEETS CONSISTING OF 2 LAYERS; A 1½" LAYER ON THE DECK WITH A 2" TOP LAYER, 2 X 4 P.T. BLOCKING AT PERIMETER OF ROOF, EDGE TRIM .04" ALUMINUM WITH KYNAR FINISH. EDGING AT FRONT OF THE ROOF CUSTOM FABRICATED TO FIT NEATLY AND SECURLY OVER SHINGLES TO REMAIN.

17. INSULATE MECHANICAL SERVICE LINES AND EQUIP IN ACCORDANCE WITH BEST INDUSTRY AND TRADE PRACTICES.

8. OPENINGS (WINDOWS AND DOORS)

1. WINDOWS ARE MARVIN___OR ANDERSEN 400 SERIES WINDOWS, WOOD W/ VINYL CLAD ,ARGON INSUL. , LOW E (.24 U MAX., .18 SHGC) GLAZING WITH SCREENS, EXTENSION JAMBS AS REQ'D, (NOTE DIFFERENT WALL THK.'S). FINISH AS SELECTED BY OWNER OR AS REQUIRED TO MATCH EXISTING. WINDOW HARDWARE FINISH AS SELECTED BY OWNER. TEMPERED GLASS WHERE REQUIRED BY CODE. PROVIDE WINDOW ORDER-LIST FOR REVIEW BEFORE PURCHASE. ALL WINDOWS TO BE WEATHER STRIPPED, FLASHED AND CAULKED. SIMULATED DIVIDED LITES UNLESS OTHERWISE SHOWN. PROVIDE TEMPERED GLASS PER CODE. PROVIDE WINDOW ORDER-LIST FOR REVIEW BEFORE PURCHASE

2. HARDWARE AS MANUFACTURED BY: HINGES-"STANLEY", LOCKSETS AND LATCHSETS-"YALE", SELF-CLODING HINGES-"BOMMER", SLIDING DOOR SETS & POCKET SLIDERS-"HAGER", WEATHERSTRIPING & THRESHOLDS-"PEMKO", DOOR STOPS & BIFOLD DOOR SETS- "STANLEY", FINISH AS SELECTED OR AS REQUIRED TO MATCH EXISTING. HARDWARE FUNCTIONS PER BUILDERS HARDWARE MANUFACTURERS ASSOCIATION STANDARDS.

3. EXT. DOORS ARE BASED ON "JELDWEN" OR "ANDERSEN" EXTERIOR GRADE 1 3/4" PINE SERIES, WITH ADJOINING SIDELIGHTS AS SHOWN. WITH FRAME. (OR AS NOTED ON DRAWINGS). OR JELDWEN INSULATED PREFINISHED DESIGN-PRO FIBERGLASS DOORS. SEE DOOR TYPES

4. INTERIOR DOORS ARE BASED ON "JELDWEN" INT. GRADE 1 3/8" THICK PANEL

9. FINISHES

1. UNLESS NOTED OTHERWISE ALL GYPSUM WALLBOARD TO BE 1/2 TYPE X. USE WR (GREENBOARD) TYPE X AT ALL WALLS ADJACENT TO PLUMBING FIXTURES. SCREWED AND GLUED PER LEVEL 5 GYPSUM ASSOCIATION STANDARDS. USE MOLD RESISTANT AT ALL SUBGRADE LEVELS AND NON-CONDITIONED SPACES (MOLD-TOUGH BY USG OR EQUAL).

2. PROVIDE CORNER BEADS, CASING BEADS AND TRIM AS REQUIRED TAPE AND SPACKLE ALL JOINTS, 3 COATS, FEATHERED.

3. STUCCO PORTLAND CEMENT PLASTER TO BE 3 COAT ON EXPANDED DIAMOND LATH, PROVIDE CONTROL JOINTS AT 20' MAX AND AT FLOOR LEVEL JUNCTURE. ALIGN WITH NEARBY WINDOW OR DOOR EDGE. PROVIDE SCREEDS, CORNER BEADS, AND ACESSORIES FOR COMPLETE INSTALLATION PER PORTLAND CEMENT ASSOCIATION STANDARDS.DOUBLE TYVEK LAYER FOR EXTERIOR APPLICATIONS AND EXPANDED DIAMOND MESH.

4. WOOD FLOOR TO BE 3/4"X 2 1/4" T &G SELECT OAK TO MATCH EXIST'G (SEE FIN. SCHED.)W/ BLDG FELT AND CAVITY INSUL WHERE REQ. ALLOW WOOD FLOOR MATERIAL TO SEASON ON SITE PER MANUF. GUIDELINES, ALLOW GAP AT EDGES FOR EXPANSION PER MANUFACTURERS RECOMMENDATION.

5. CERAMIC TILE TO BE THINSET METHOD ACCORDING TO CERAMIC TILE INSTITUTE STANDARDS. PROVIDE COVE, BULLNOSED AND SPECIAL SHAPED TILE. GROUT AND SEAL. USE GROUT AS RECOMMENDED BY TILE MANUF. COLOR TO BE SELCTED. SEAL GROUT. PROVIDE MARBLE SADDLES WHERE REQUIRED. AT FL. TILE USE MUDSET TILING APPLICATION, FOR SHOWER ENCL TO DRAIN USE WITH FULLY BONDED PVC LINER-PAN BELOW OR SCHLUTER SYSTEM.

6. USE 1/2" CEMENT BACKER BOARD BEHIND CER. TILE AT TUB/SHWR SURROUNDS.

7. PROVIDE WATERPROOF VINYL MEMBRANE (OR EQUAL) BELOW CER. & MARBLE FLOOR TILE. TURN UP 4" AT WALLS.

8. PAINT SHALL BE "PRATT AND LAMBERT" EXTERIOR LATEX, FLAT-SIDING
SATIN- FOR TRIM AND DOORS, INTERIOR GWB: EGGSHELL LUSTER- WALLS
SATIN- TRIM AND DOORS. PREP ALL SURFACES PER MANUF. INSTRUCTIONS PRIME AND PAINT ALL SCHEDULED SURFACES 2 COATS MIN. COLORS TO BE SELECTED. PROVIDE 2' X 2' MOCKUP FOR APPROVAL OF EACH COLOR. APPLY PAINT WITHIN AREAS LIGHTED AT A MINIMUM 100 FOOTCANDLES.

9. PROVIDE 10% ATTIC STOCK TILE & PAINT FOR FUTURE OWNER USE.

10. SPECIALTIES

TOILET ACCESSORIES PROVIDED BY OWNER, INSTALLED BY GC. PROVIDE BLOCKING AND ANCHORAGE WHERE REQUIRED.

11. EQUIPMENT 12, 13, 14 NOT USED

1. INSTALL ALL APPLIANCES PROVIDED BY OWNER INCLUDING BUT NOT LIMITED TO : DISHWASHER, M.W. OVEN, HOOD, COOKTOP, WALL OVENS, REFRIGERATOR, DISPOSAL.

2. CENTRAL VACUUM SYSTEM BY "EUREKA" DROP DOWN FABRIC FILTER SYSTEM. PROVIDE (1) ELECTRICAL INLET PER 600 SF OF FLOOR AREA. SYSTEM MINIMUM REQUIREMENTS INCLUDE: 110 CFM SUCTION, 95' WATER COLUMN HEIGHT. PROVIDE ALL REQUIRED HOSES, ELECTRICAL CONNECTIONS, ADAPTERS, AND FITTINGS.

12. FURNISHINGS

KITCHEN CABINETS AND VANITIES SHALL BE PREMI. GRADE, 3/4" PLYWD FINISH CONSTR. IN STOCK SIZES WITH FILLER PANELS AS REQ. (KRAFTMAID OR EQUAL) SOLID RECESSED PANEL SHAKER STYLE DOORS, W/ FULL EXTENSION HEAVY DUTY DRAWER GLIDES., RECYCLING BINS, ROLL-OUT SHELVES AND ACCESSORIES AS REQ'D LIGHT HONEY FINISH PINE, SUBMIT SAMPLE DOOR FOR APPROVAL. INSTALL CABINETS PER AWI SECTION 1700, STRAIGHT, LEVEL AND FREE OF DISTORTION TO ALLOW FOR UNENCUMBERED OPERATION. CABINET HARDWARE SHALL COMPLY WITH BHMA A156.9.

PROVIDE CABINET SHOP DRAWINGS FOR REVIEW AND APPROVAL.

KITCHEN COUNTERTOPS TO BE 1 1/4IN. MED. GREY PIETRO CORDOZA WITH 4" STONE BACKSPLASH. COUNTERTOP SHALL HAVE LEADING BULLNOSED EDGE. BASKSPLASH SHALL BE TILED ABOVE SONE BACKSPLASH TO BOTTOM OF WALL CABINET. PROVIDE STONE SAMPLES OR SHOWRM VISIT FOR APPROVAL. MIN. 3/4" OVERHANG BEYOUND BASE CABINETS. COORDINATE ALL CUTOUTS AND TEMPLATES WITH OTHER TRADES. INSTALL WITH FEWEST SEAMS POSSIBLE.

SOLID POLYMER SURFACING SHALL BE FABRICATED WITH THE FEWEST POSSIBLE SEAMS AND INSTALLED ON OPEN WEB SUBSTRATE ON 16" CENTERS.

13. SPECIAL CONSTRUCTION

1. INSTALL ALL APPLIANCES PROVIDED BY OWNER INCLUDING BUT NOT LIMITED TO : DISHWASHER, M.W. OVEN, HOOD, COOKTOP, WALL OVENS, REFRIGERATOR, DISPOSAL.

14. CONVEYING

HANDICAPPED LIFT, DUMBWAITER, ELEVATOR

15-20. NOT USED

21. FIRE SUPPRESION

FIRE EXTINGUISHERS SHALL BE PROVIDED 1 PER HOUSE OR DWELLING UNIT, UNLESS SHOWN OTHERWISE, TYPE ABC MOUNTED AT 4' AFF TO TOP, 5 LB BY KIDDE OR EQUAL

FIRE SPRINKLER SYSTEM WHERE REQUIRED SHALL CONFORM WITH NFPA 13, LIGHT HAZARD. PROVIDE SHOP DRAWINGS. CONFIRM ADEQUATE WATER SUPPLY AND PRESSURE TEST

22. PLUMBING

PLUMBING - DOMESTIC WATER PIPING SHALL BE PEX B WITH SUITABLE FITTINGS OR COPPER, SOLDERED JOINTS, SANITARY AND VENT TO BE PVC OR CAST IRON. NOTE THAT ALL HORIZONTAL DRAIN LINES SHALL BE CAST IRON ABOVE HABITABLE SPACES. VERTICAL SANITARY AND DRAIN SHALL BE PVC OR CAST IRON, STORM UNDERGR. SHALL BE PVC. PROVIDE VALVES AND NECESSARY FITTINGS TO RENDER THE SYSTEM COMPLETE AND OPERATIONAL. PROVIDE FIXTURES AS SHOWN ON THE PLANS & INSTALL WATER HAMMER ARRESTER AT THE BOTTOM OF EACH LINE TO ABSORB SHOCK. GAS SERVICE LINES SHALL BE BLACK IRON PER CODE. ALL LINES SHALL BE FULLY AND SUCCESSFULLY TESTED BEFORE CONCEALMENT. INSULATE ALL LINES PER CODE.

PROVIDE 3 FROST FREE HOSEBIBS IF NOT CALLED OUT ON PLANS OTHERWISE.

ALL SERVICE LINES SHALL BE SECURELY INSTALLED AND PROPERLY PROTECTED FROM OTHER TRADES AS WELL AS PROPERLY INSULATED OR HEAT TRACED IF NEEDED. PROVIDE ACCESSIBLE SHUTOFF VALVES FOR FIXTURES AND APPLIANCES.

PROVIDE NEW 80 GAL GAS FIRED WATER HEATER, COORD. LOCATION W/ ARCH. CONNECT FLUE PER CODE. INSTALL ON 4" HOUSEKEEPING PAD. RHEEM , A.O. SMITH OR EQUAL

PROVIDE NEW RINNAI TANKLESS GAS WATER HEATER, HIGH EFFICIENCY

POINT OF USE "RHEEM" ELECTRIC WATER HEATER, SIZED MIN 2.5 GPM. OR EQUAL.

PROVIDE RECIRCULATING PUMP AS REQUIRED WITH THERMOSTATIC VALVE.

ALL BATHROOM PLUMBING FIXTURES TO BE WHITE. FAUCETS AND FITTINGS TO BE BRUSHED CHROME. FULLY TEST AND MAKE SYSTEMS OPERATIONAL.

PROVIDE NEW WATER-POWERED SUMP PUMP BY LIBERTY SJ10 OR EQUAL IN SUITABLE POLYETHYLENE PIT, ACCESSORIES, PIPING. CONNECT TO PERIMETER FRENCH DRAIN AND PROVIDE DISCHARGE TO CODE APPROVED DRAINAGE OUTLET. 1 PIT AND PUMP PER 1000 SF BASEMENT.

PERIMETER FRENCH DRAIN TO BE BUILT OF PERFORATED 4" PERFORATED PVC WRAPPED IN LAYER OF 1" GRAVEL AND FILTER FABRIC PIPED TO SUMP-PIT OR DRYWELL WITH MINIMUM SLOPE OF 1V:100H. PATCH PERIMETER OF BASEMENT FLOOR SLAB. PROVIDE "WET" ALARM WHEN WATER COMES WITH 4" OF SUMP PIT TOP. CONTACT OWNER FOR ALARM NOTIFICATION INSTRUCTIONS.

23. HEATING VENTILATION AND AIR CONDITIONING (HVAC)

ALL SERVICE LINES SHALL BE SECURELY INSTALLED AND PROPERLY PROTECTED FROM OTHER TRADES AS WELL AS PROPERLY INSULATED OR HEAT TRACED. PROVIDE ACCESSIBLE SHUTOFF VALVES FOR FIXTURES AND APPLIANCES.

PROVIDE NEW CAST-IRON RADIATORS OR RECESSED RADIATORS TO MATCH EXISTING. PROVIDE VALVES WHERE REQUIRED. BASEBOARD RADIATORS TO MATCH EXISTING OR IF NEW USE RUNTAL MODEL VLX SERIES SIZED TO SUIT.

HVAC- PROVIDE AND MODIFY DUCTWORK REGISTERS AND DIFFUSERS, DAMPERS AS REQUIRED TO CONDITION THE NEW AND EXISTING SPACES TO 72 DEGREES INDOORS WHEN OUTSIDE TEMPERATURE REACHES 90 DEGREES, AND 70 DEGREES WHEN OUTSIDE TEMPERATURE REACHES 0 DEGREES. PROVIDE FLUSHABLE STEAM HUMIDIFIER.

PROVIDE 2 NEW HYDRO-AIR SYSTEMS BY CARRIER. 4 TON UNIT IN BASEMENT AND 3 TON UNIT IN ATTIC. SEPARATELY ZONE 1ST FL AND 2ND FL. PROVIDE WIFI ENABLED , PROGRAMMABLE "NEST" THERMOSTATS. HVAC UNIT CAPACITIES ARE PRELIMINARY AND SHOULD BE CONFIRMED BY HVAC SUBCONTRACTOR. LOCATE CONDENSOR UNIT WITHIN PROPERTY LINE SETBACKS ON PRECAST CONCRETE PADS. LOCATE REFRIGERANT LINES WITHIN EXTRA DEDICATED NON-FUNCTIONAL GUTTER LEADER. PROVIDE RUPTURE PANS AND ALARM AT EACH AHU. MINIMUM A/C SEER VALUE 16. CONDENSOR UNITS MUST MEET APPLICABLE NOISE DB RATINGS.

COMBI GAS BOILERS BY NAVIEN NFC SERIES OR EQUAL TO BE SIZED APPROPRIATELY AND BEAR ENERGY STAR RATING, WITH AFUE RATING OF 95% OF GREATER. PROVIDE MANUAL AND 2 YEAR WARRANTY. DHW UP TO 199K BTH/H

PROVIDE EXHAUST VENTILATION FROM BATHROOMS, KITCHENS PER CODE IF NOT OTHERWISE SPECIFIED.

PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL OF HVAC LAYOUT.

PROVIDE NEW "MITSUBISHI" MR SLIM DUCTLESS A/C (MBTU PER MANUF RECOMMENDATION) MINI SPLIT SYSTEM WITH CONDENSER AND WALL CARTRIDGE UNITS, TEMP CONTROLS AND REQ. ACCESSORIES. LOCATE CONDENSER PER OWNER'S DIRECTION

DUCTS: ALL DUCTS SHALL BE FABRICATED AND RIGIDLY INSTALLED WITH REQUIRED BRACING

NO.	DATE	REVISION/ISSUE
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1	11 15 21	DENIAL

SEAL

PROJECT
PERILLO-NEWMAN RESIDENCE
- ADDITIONS & ALTERATIONS -
50 JUDSON AVE
DOBBS FERRY, NY 10522
MUNI 1.D. # 3.120-116-5

DRAWING TITLE
OUTLINE SPECIFICATIONS

DATE 08 13 21 | SCALE AS NOTED | CAD FILE

STEVEN SECON ARCHITECT
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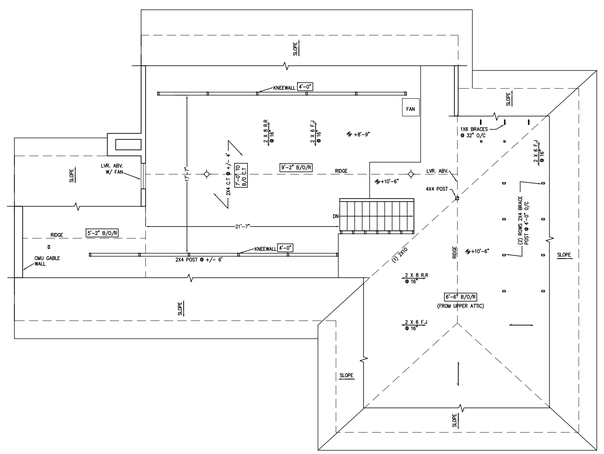
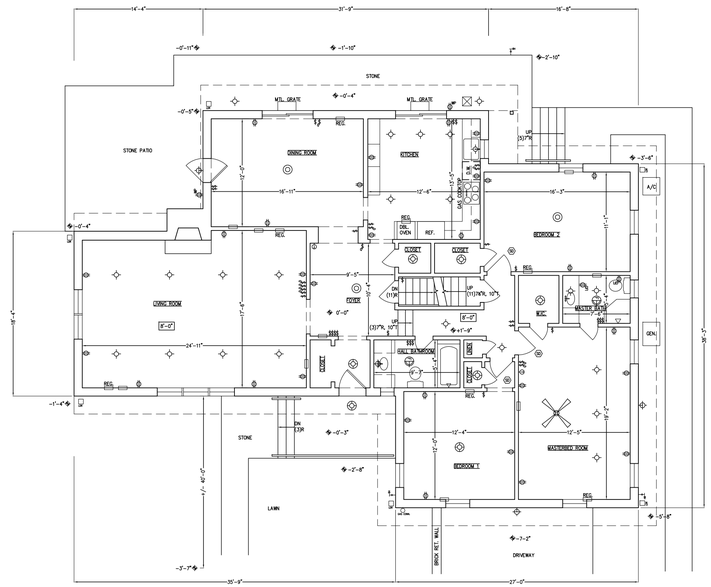
A-1.1



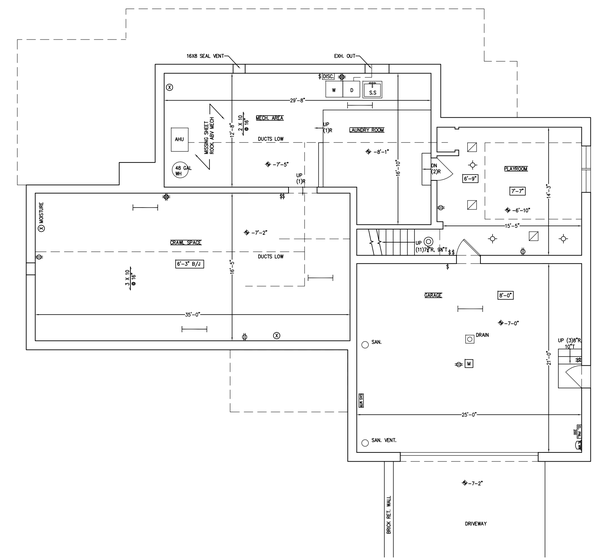
1 SECOND FLOOR PLAN

1/8"=1'-0"



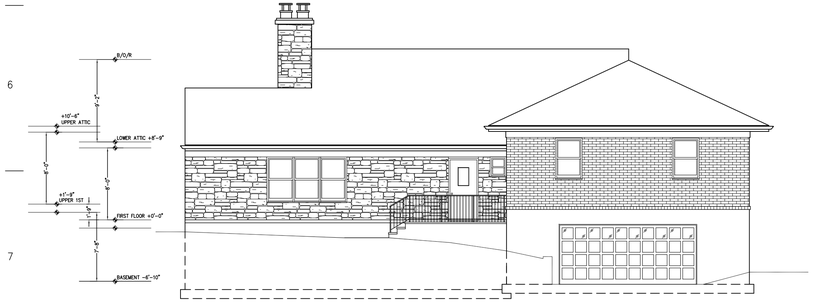
2 FIRST FLOOR PLAN

1/8"=1'-0"



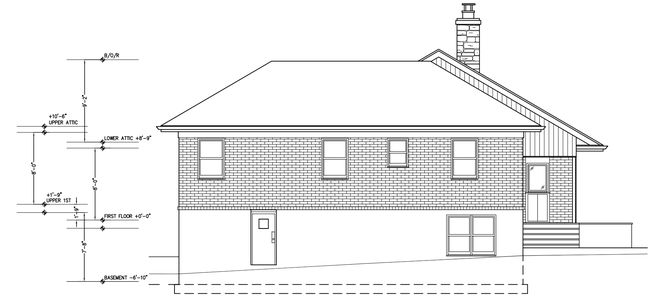
3 BASEMENT PLAN

1/8"=1'-0"



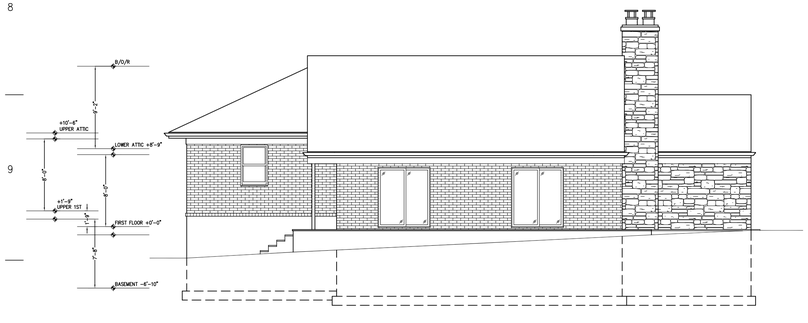
4 EAST (FRONT) ELEVATION

1/8"=1'-0"



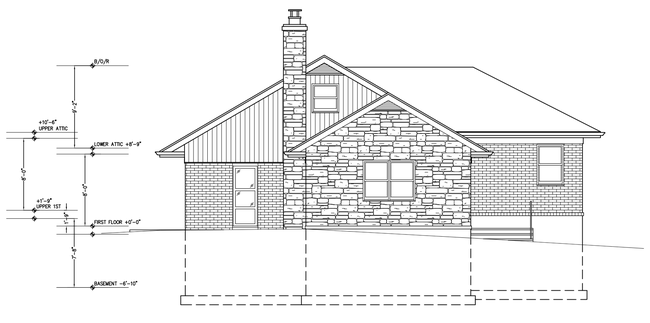
5 NORTH ELEVATION

1/8"=1'-0"



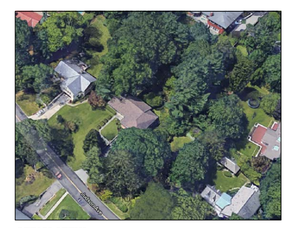
6 WEST (REAR) ELEVATION

1/8"=1'-0"

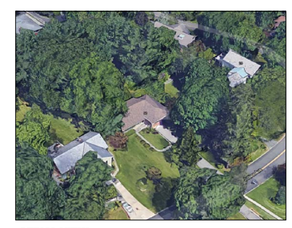


7 SOUTH ELEVATION

1/8"=1'-0"



AERIAL VIEW



AERIAL VIEW

EAST (FRONT)

NORTH SIDE

WEST (REAR)

SOUTH SIDE

NO.	DATE	REVISION/ISSUE
2	02 14 22	AHRB & PLANNING BD
1	11 15 21	DENIAL

SEAL

REGISTERED ARCHITECT STEVEN SECON 023997 STATE OF NEW YORK

PROJECT

PERILLO-NEWMAN RESIDENCE
- ADDITIONS & ALTERATIONS -
50 JUDSON AVE
DOBBS FERRY, NY 10522
MUNI I.D. # 3.120-116-5

DRAWING TITLE

EXISTING CONDITIONS

DATE	SCALE	CAD FILE
08 13 21	AS NOTED	

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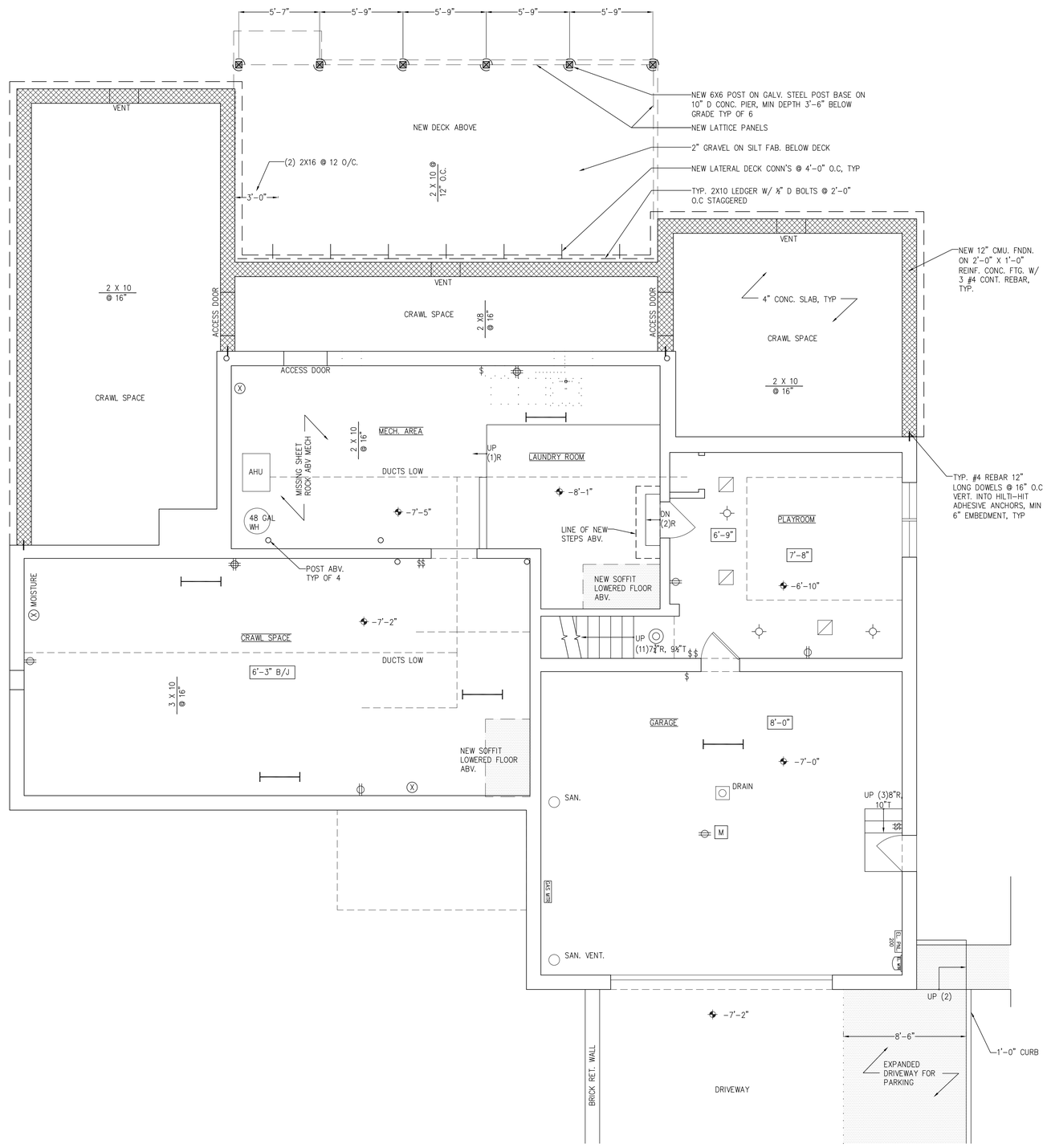
A-2



1 PROPOSED BASEMENT PLAN

1/4"=1'-0"

NO.	DATE	REVISION/ISSUE
2	02 14 22	AHRB & PLANNING BD
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SEAL

REGISTERED ARCHITECT STEVEN SECON 022397 STATE OF NEW YORK

PROJECT

PERILLO-NEWMAN RESIDENCE
- ADDITIONS & ALTERATIONS -
50 JUDSON AVE
DOBBS FERRY, NY 10522
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PROPOSED BASEMENT PLAN

DATE	SCALE	CAD FILE
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A-3

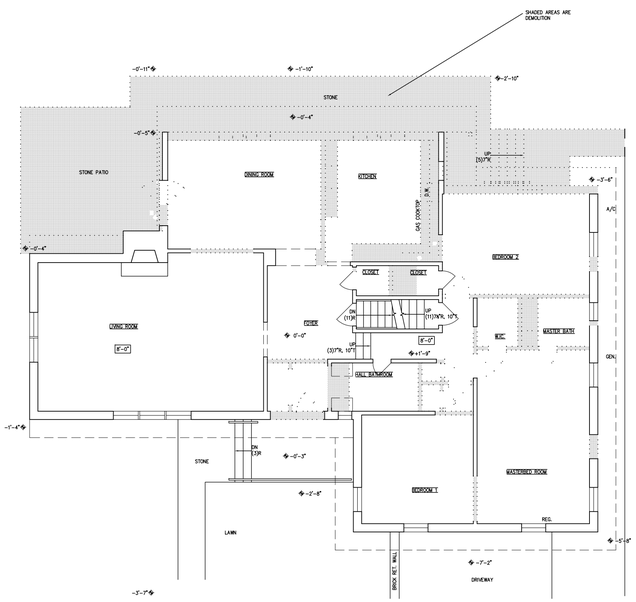
DEMO NOTES:

1. REMOVE EXISTING FINISHES, FIXTURES, AND CONSTRUCTION AS REQUIRED TO ALLOW FOR NEW LAYOUT AS SHOWN.

2. PROVIDE PROTECTION, SHORING, TEMPORARY SUPPORT AND UTILITIES, DUST CONTROL, AND PROMPT DEBRIS REMOVAL.

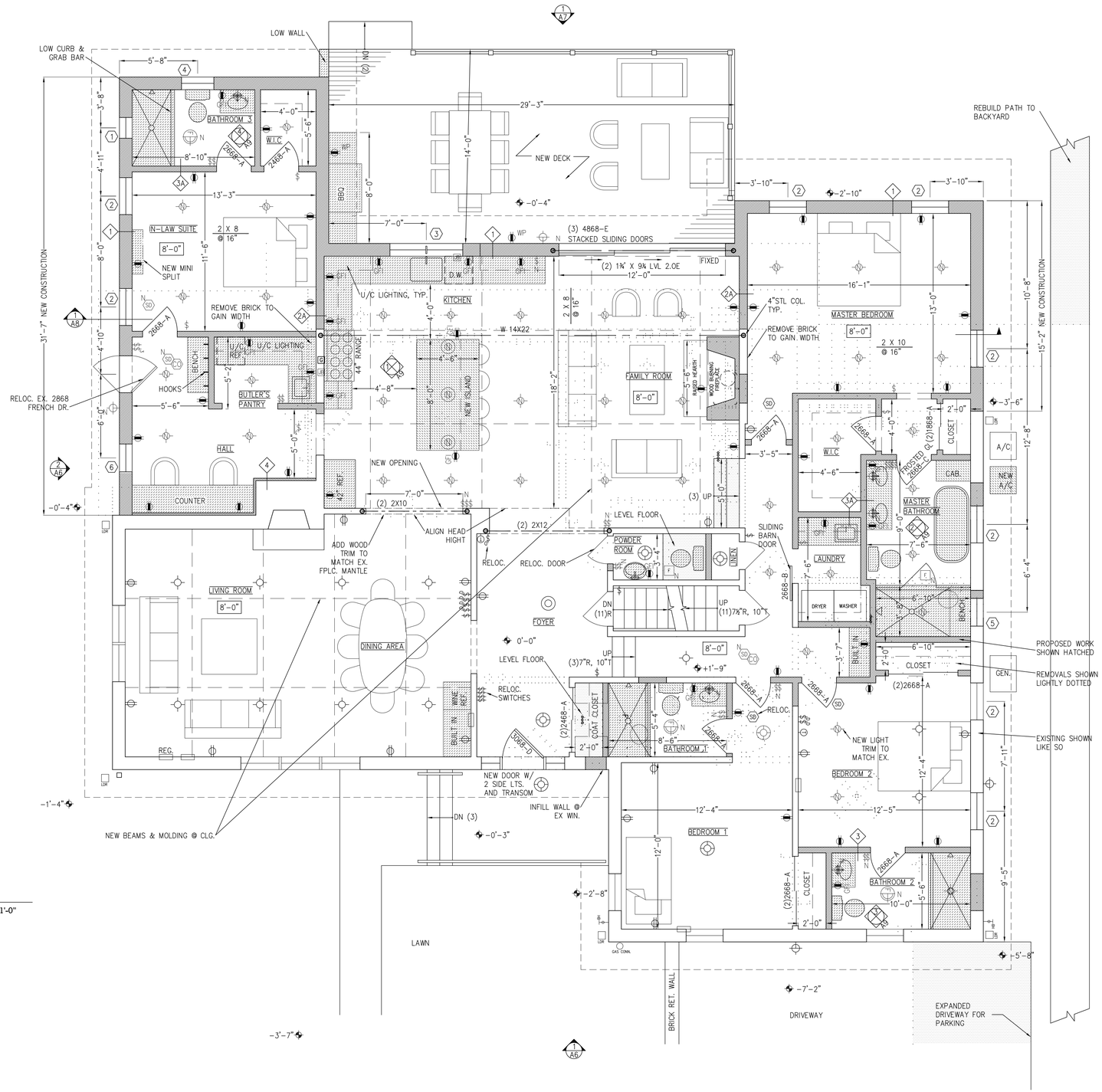
3. CONTACT ARCHITECT FOR ANY QUESTIONABLE CONCEALED CONDITIONS BEFORE REMOVAL.

4. PROVIDE SHUT-OFFS, SHUTDOWNS AS NEEDED. COORDINATE WITH BUILDING MANAGEMENT.



1 FIRST FLOOR DEMO PLAN

1/8"=1'-0"



RESIDENCE TO BE FULLY SPRINKLERED UNDER SEPARATE APPLICATION

2 PROPOSED FIRST FLOOR PLAN

1/4"=1'-0"

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DEMO & PROPOSED FIRST FLOOR

DATE	SCALE	CAD FILE
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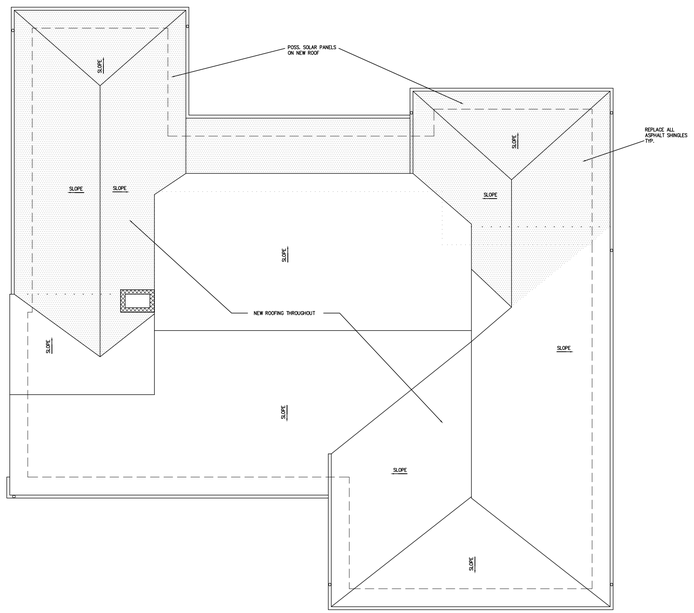
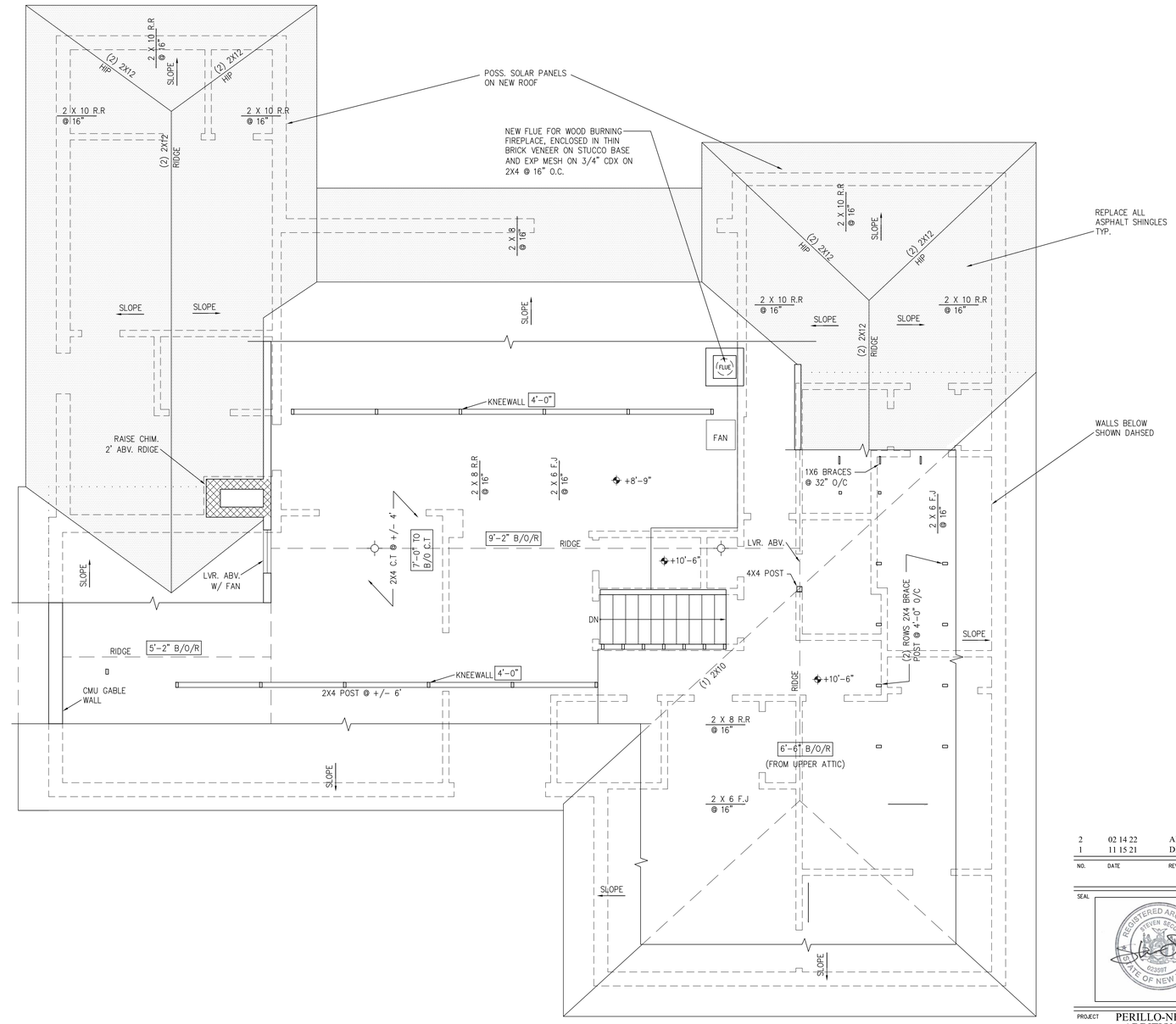
A-4



1 PROPOSED ROOF PLAN

1/8"=1'-0"



2 PROPOSED ATTIC FLOOR PLAN

1/4"=1'-0"

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SEAL

PROJECT

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50 JUDSON AVE
DOBBS FERRY, NY 10522
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DRAWING TITLE

PROPOSED 2ND FLOOR
& ROOF PLAN

DATE	SCALE	CAD FILE
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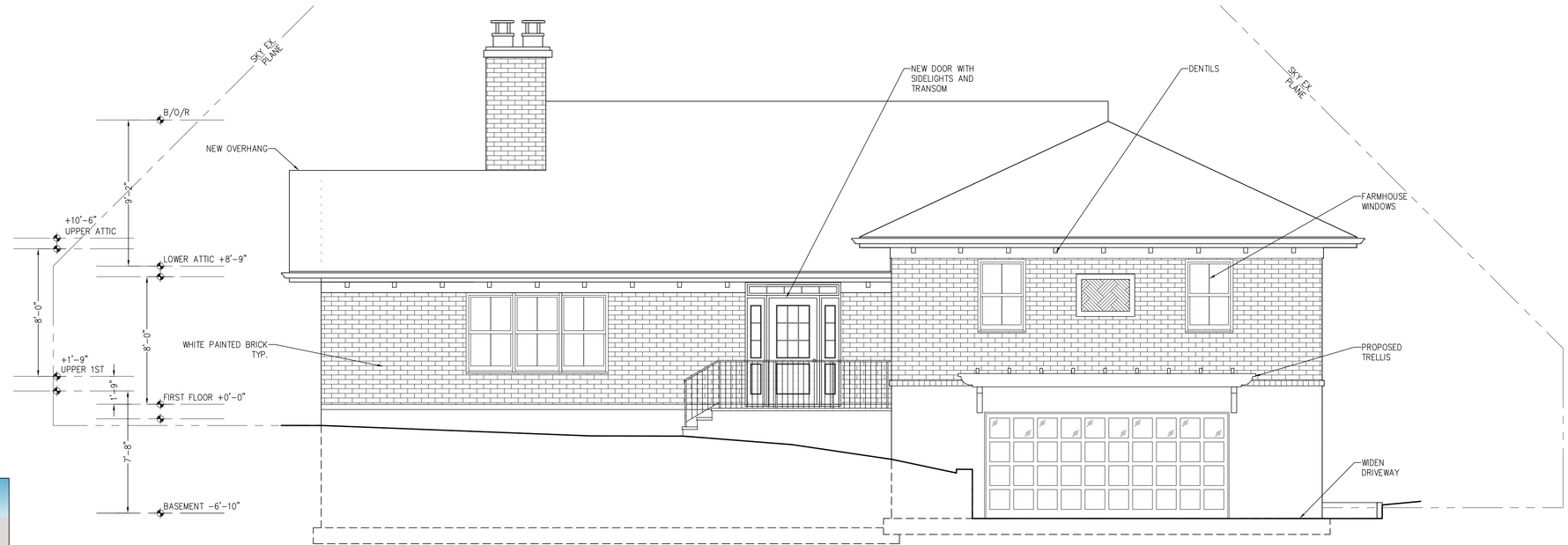
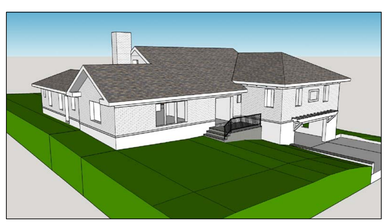
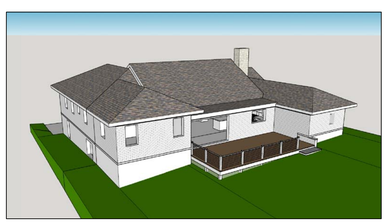


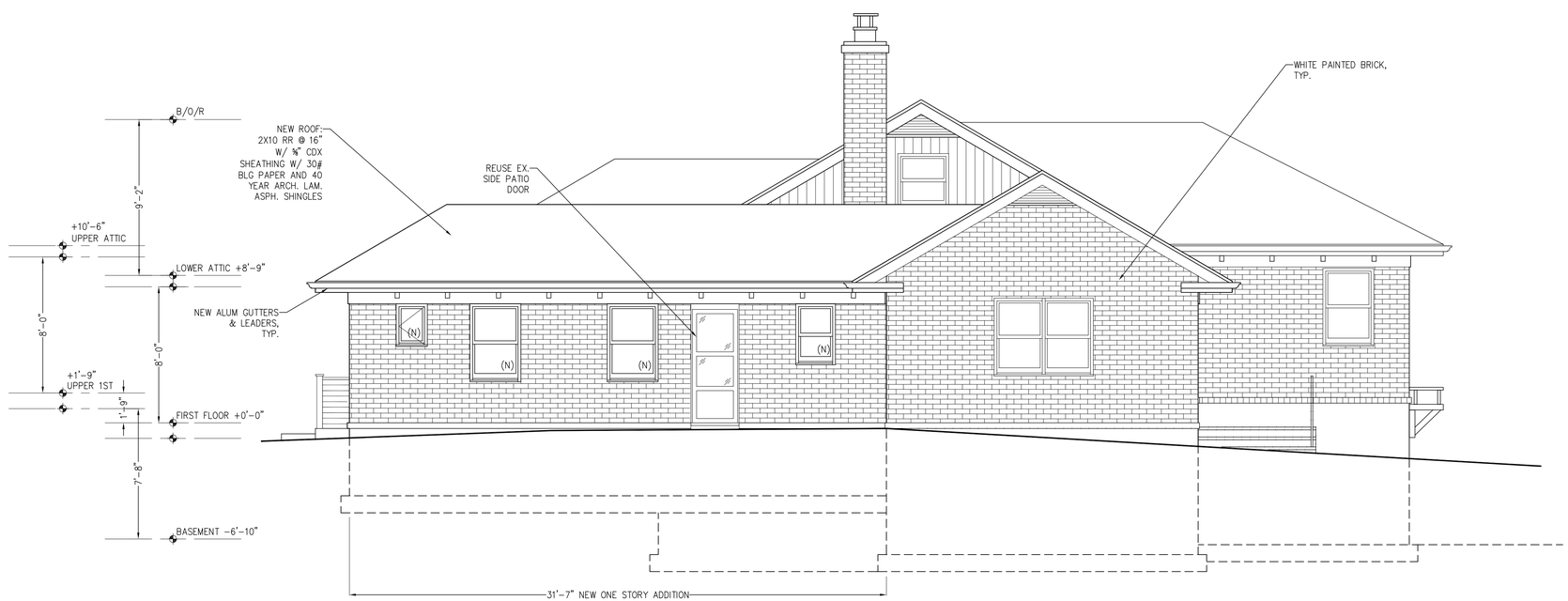
1 PROPOSED EAST (FRONT) ELEVATION

1/4"=1'-0"





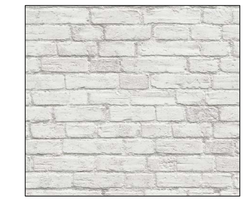
3D VIEWS



2 PROPOSED SOUTH ELEVATION

1/4"=1'-0"

PHOTOS



A. WHITE PAINTED BRICK

B. GREY ASPHALT ROOF SHINGLE

C. CABLE RAIL, STAINLESS STEEL POST, CABLE

D. EXTERIOR SCONCE

NO.	DATE	REVISION/ISSUE
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SEAL

PROJECT

PERILLO-NEWMAN RESIDENCE
- ADDITIONS & ALTERATIONS -
50 JUDSON AVE
DOBBS FERRY, NY 10522
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DRAWING TITLE

PROPOSED ELEVATIONS

DATE	SCALE	CAD FILE
08 13 21	AS NOTED	

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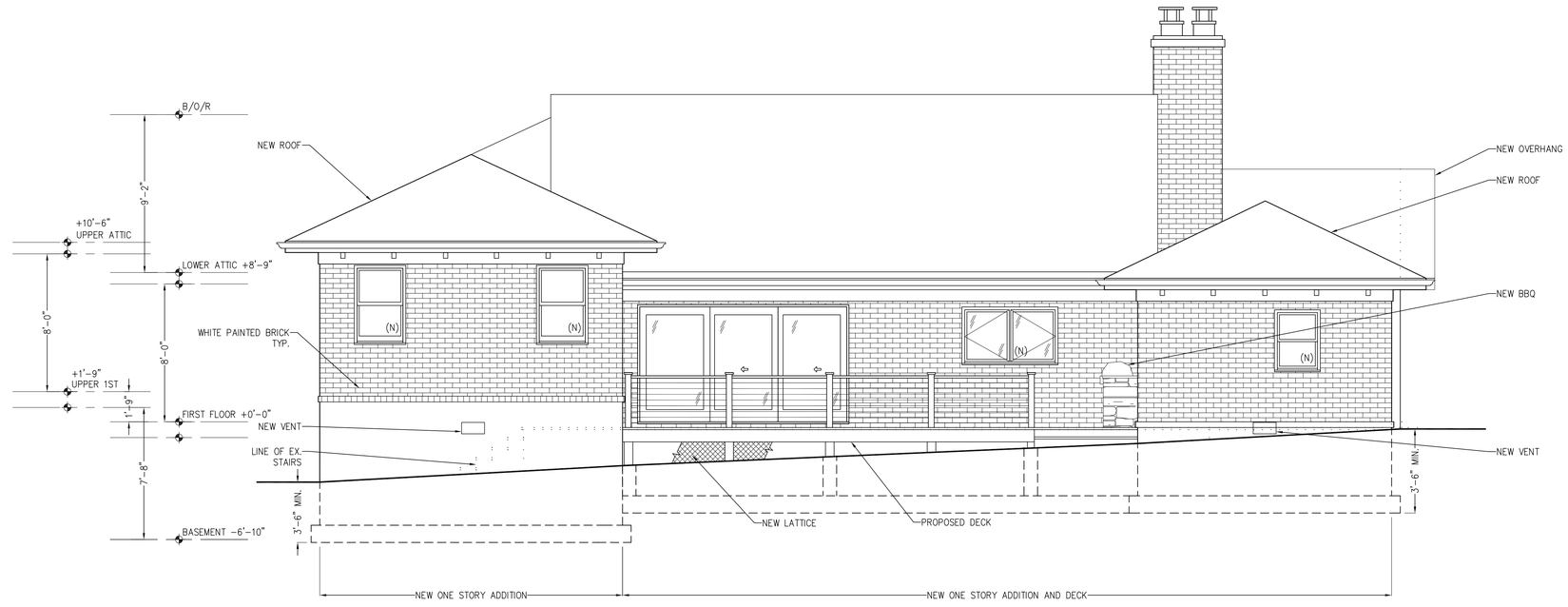

1 PROPOSED WEST (REAR) ELEVATION

1/4"=1'-0"

2 PROPOSED NORTH ELEVATION

1/4"=1'-0"

NO.	DATE	REVISION/ISSUE
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PROPOSED ELEVATIONS

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08 13 21	AS NOTED	

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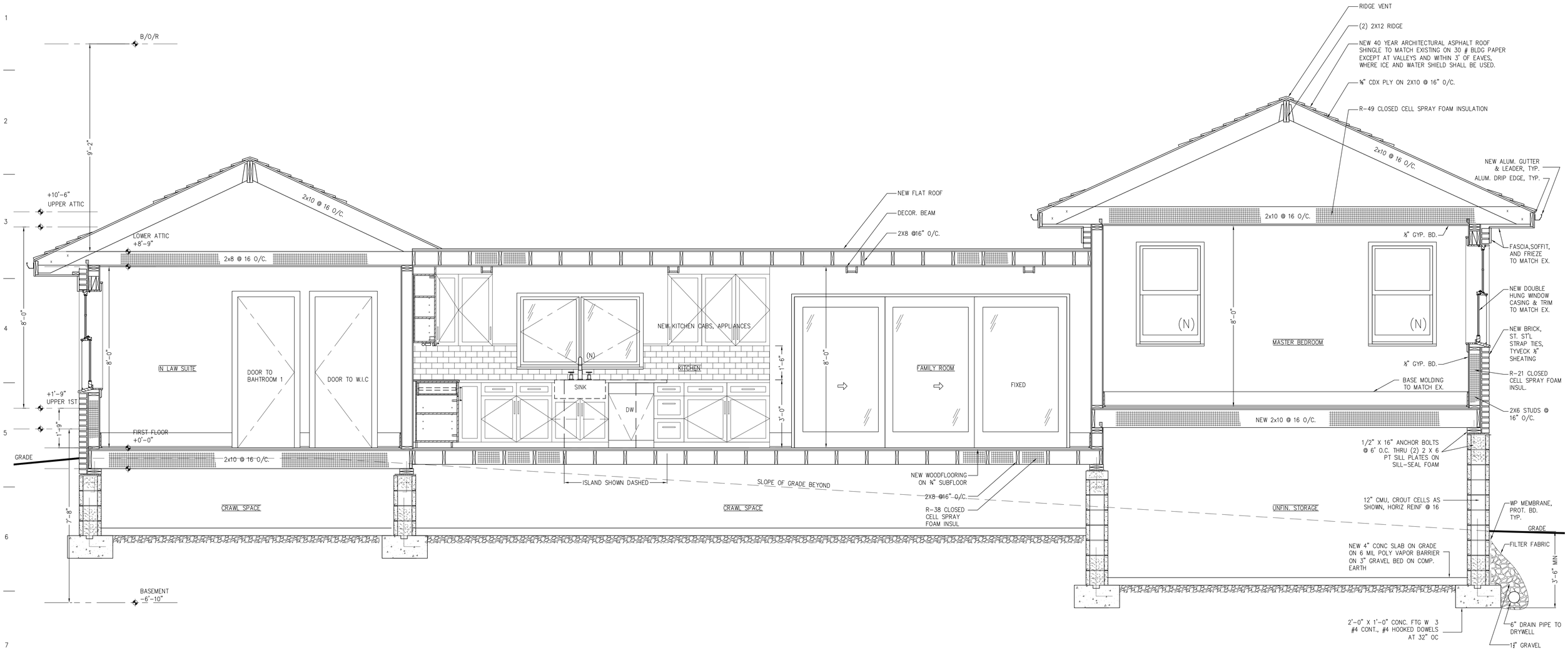

1 PROPOSED SECTION

1/2"=1'-0"

NO.	DATE	REVISION/ISSUE
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1	11 15 21	DENIAL

SEAL

PROJECT

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PROPOSED SECTION

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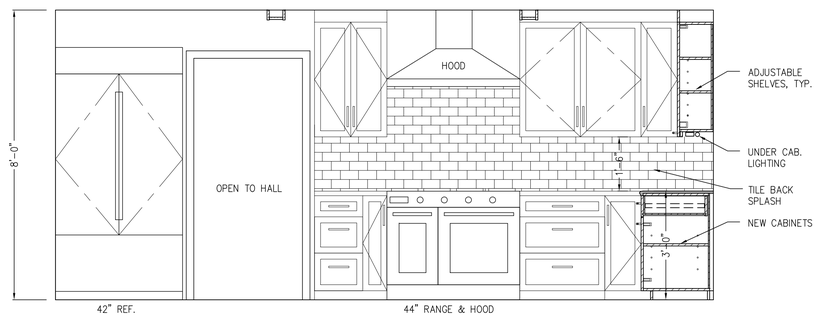
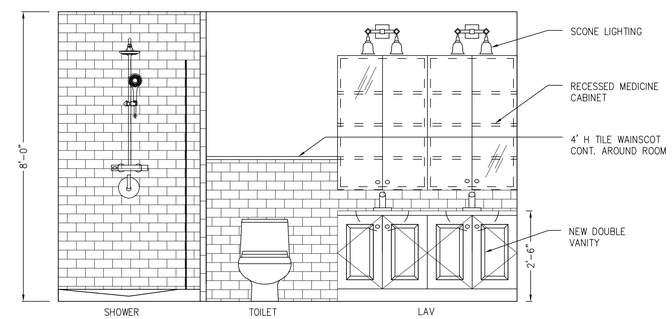


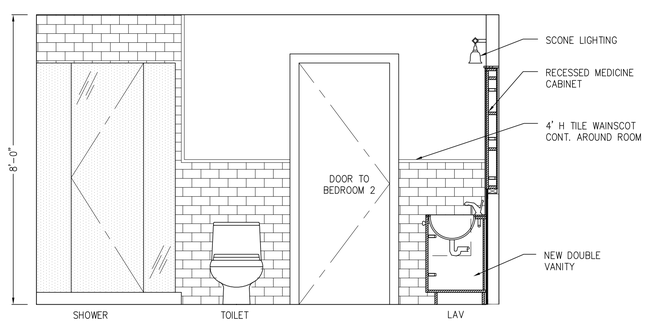
1 PROPOSED KITCHEN ELEVATION

1/2"=1'-0"



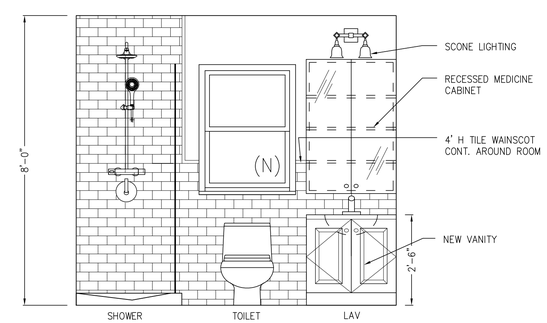
2 PROPOSED MASTER BATHROOM ELEVATION

1/2"=1'-0"



3 PROPOSED BATHROOM 2

1/2"=1'-0"



4 PROPOSED IN-LAW SUITE BATHROOM

1/2"=1'-0"

NO.	DATE	REVISION/ISSUE
2	02 14 22	AHRB & PLANNING BD
1	11 15 21	DENIAL

SEAL

PROJECT

PERILLO-NEWMAN RESIDENCE
- ADDITIONS & ALTERATIONS -
50 JUDSON AVE
DOBBS FERRY, NY 10522
MUNI I.D. # 3.120-116-5

DRAWING TITLE

PROPOSED INTERIOR ELEVATIONS

DATE	SCALE	CAD FILE
08 13 21	AS NOTED	

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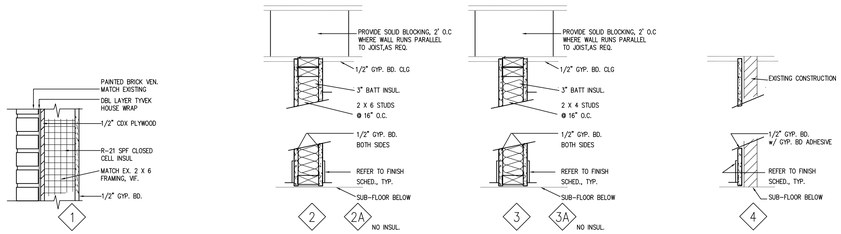
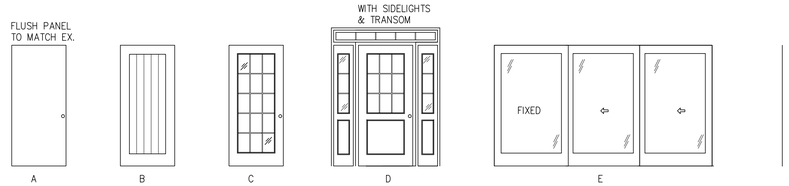


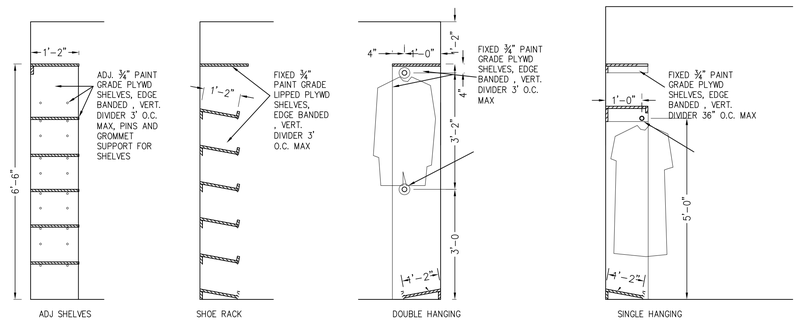
1 WALL TYPES

1-0"=1'-0"



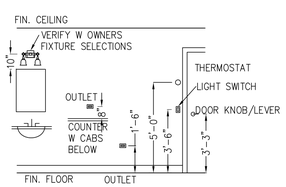
2 DOOR TYPES

1/4"=1'-0"



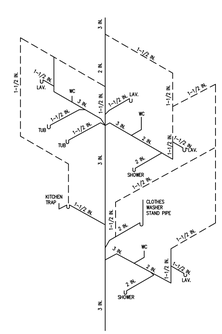
3 TYP. CLOSET DETAILS

1/2"=1'-0"



4 TYP. MOUNTING HEIGHTS

1/4"=1'-0"



4 PLUMDING RISER DIAGRAM

NTS

FINISH SCHEDULE

	AREA	FLOOR	BASE	WALL	CEILING	MOLDINGS	REMARKS
BSMT.	PLAYROOM	–	–	–	–	–	
	MECH. AREA	–	–	–	–	–	
	CRAWL SPACE	–	–	–	–	–	
1ST FLOOR	FOYER	–	–	–	–	–	
	LIVING ROOM	–	–	–	–	–	
	DINING AREA	–	–	–	–	–	
	FAMILY ROOM	WD-1	MATCH EXISTING	P-1	P-2	MATCH EXISTING	
	KITCHEN	WD-1	MATCH EXISTING	P-1	P-2	MATCH EXISTING	SEE INTERIOR ELEVATIONS
	IN LAW SUITE	WD-1	MATCH EXISTING	P-1	P-2	MATCH EXISTING	
	BATHROOM 1	MCT	MATCH FL. TILE	CT-1/P-3	P-3	MATCH EXISTING	SEE INTERIOR ELEVATION
	BUTLER PANTRY	WD-1	MATCH EXISTING	P-1	P-2	MATCH EXISTING	
	HALL	WD-1	MATCH EXISTING	P-1	P-2	MATCH EXISTING	
UPPER 1ST	POWDER ROOM	–	–	–	–	–	
	BEDROOM 1	–	–	–	–	–	
	J/J BATHROOM	MCT	MATCH FL. TILE	CT-1/P-3	P-3	MATCH EXISTING	
	BEDROOM 2	–	–	–	–	–	
	LAUNDRY ROOM	MCT	MATCH EXISTING	P-1	P-2	MATCH EXISTING	
	MASTER BEDROOM	WD-1	MATCH EXISTING	P-1	P-2	MATCH EXISTING	
	MASTER BATHRM	MCT	MATCH FL. TILE	CT-1/P-3	P-3	MATCH EXISTING	SEE INTERIOR ELEVATION
	W.I.C	WD-1	MATCH EXISTING	P-1	P-2	MATCH EXISTING	
EXTERIOR	EXTERIOR	–	–	–	–	–	SEE EXTERIOR ELEVATIONS
	STONE	–	–	–	–	–	–
	RAILINGS	–	–	–	–	–	–
	DECK	–			–		

MCT	MOSAIC CERAMIC TILE	PROVIDED BY OWNER
WD-1	2 1/4 T& G OAK STRIP WOOD FLOORING	SELECT, BRUCE OR EQ., STAINED & SEALED
CT-1	GLAZED CERAMIC WALL TILE	PROVIDED BY OWNER
P-1	EGGSHELL LUSTER LATEX PAINT	PRATT & LAMBERT
P-2	FLAT, NO-DRIP LATEX PAINT	PRATT & LAMBERT
P-3	SATIN LUSTER LATEX PAINT	PRATT & LAMBERT

WINDOW SCHEDULE

NO.	MODEL	TYPE	SIZE	R.O.	REMARKS
1	NOT USED				
2	WDH 2642	DOUBLE HUNG	2'-7⅝" X 4'-4⅜"	2'-8⅜" X 4'-4⅜"	TO MATCH EX.
3	CX23	CASEMENT	5'-2⅝" X 2'-11 9/16"	5'-3⅜" X 3'-0⅜"	–
4	WDH2432	DOUBLE HUNG	2'-5⅝" X 3'-4⅜"	2'-6⅜" X 3'-4⅜"	–
5	WDH18210	DOUBLE HUNG	1'-9⅝" X 3'-0⅜"	1'-10⅜" X 3'-0⅜"	
6	WDH2032	DOUBLE HUNG	2'-1⅝" X 3'-4⅜"	2'-2⅜" X 3'-4⅜"	–
	–	–	–	–	–
	–	–	–	–	–
	–	–	–	–	–

*SEE A1 FOR SPEC'S
*CONFIRM R.O. W/ MANUF. PRIOR TO ORDER
*PROVIDE SCREENS, HARDWARE, EXT. JAMBS AS REQ.
*PROVIDE TEMP. GL. PER CODE FOR WINDOWS & DOORS

HEADER SCHEDULE

R.O. WIDTH	HEADER
UP TO 4'-0"	(2) 2 X 6
UP TO 6'	(2) 2 X 10
UP TO 8'	(3) 2 X 10
8'-10'	FLITCH BEAM 1

* PROVIDE DOUBLE STUDS AT DOUBLE HEADERS
* PROVIDE TRIPLE STUDS AT TRIPLE HEADERS
* WHERE HEADERS PROJECT (NOT FLUSH WITH WALL) FUR OUT WALL TO FLUSH CONDITION

FLITCH BEAM 1: (2) 2 X 10 WITH(1) 1/2" TH X 9" STL PLATES W/ 1/2" THRU BOLTS AT 16" OC STAGGERED WITH NUTS AND WASHERS

FLITCH BEAM 2: (3) 2 X 10 WITH(2) 1/2" TH X 9" STL PLATES W/ 1/2" THRU BOLTS AT 16" OC STAGGERED WITH NUTS AND WASHERS

LINTEL SCHEDULE

	TYPE	REINFORCING LESS THAN 5'-0"	REINFORCING 5'-0" TO 8'-0"	REMARKS
LOCATIONS CONCEALED TO VIEW	6" CMU BOND BEAM	2 – #4	2 – #5	REINFORCING 1 1/2" FROM BOTTOM. 8" MIN. BEARING EACH SIDE.
	8" OR 12" CMU BOND BEAM	2 – #4	2 – #6	REINFORCING 1 1/2" FROM BOTTOM. 8" MIN. BEARING EACH SIDE.
LOCATIONS CONCEALED FROM VIEW	4" CMU STEEL ANGLE	3 1/2" X 3 1/2" X 5/16"	6" X 3 1/2" X 5/16" – LLV	8" MIN. BEARING EACH SIDE.
	6" CMU STEEL ANGLE	5" X 5" X 5/16"	6" X 4" X 3/8" LLV	8" MIN. BEARING EACH SIDE. SEE NOTE 2.
	8" CMU STEEL ANGLE	2 @ 3 1/2" X 3 1/2" X 5/16"	2 @ 6" X 3 1/2" X 5/16" – LLV	8" MIN. BEARING EACH SIDE. SEE NOTES 1 & 2.
	12" CMU STEEL ANGLE	3 @ 3 1/2" X 3 1/2" X 5/16"	3 @ 6" X 3 1/2" X 5/16" – LLV	8" MIN. BEARING EACH SIDE. SEE NOTES 1 & 2.

NOTE 1: MAXIMUM SPAN FOR 8" & 12" CMU LINTELS WITH STEEL ANGLES IS 10'-0".
NOTE 2: 6", 8", & 12" CMU BOND BEAMS MAY BE USED INSTEAD OF STEEL ANGLE LINTELS AT LOCATIONS CONCEALED FROM VIEW.

OWNER PROVIDED ITEMS

ALL OTHER REQUIRED LABOR AND MATERIALS SHALL BE BY THE GC.

COMPONENT	OWNER FURNISH	OWNER INSTALL	REMARKS
COUNTERTOPS	X	X	
KITCHEN CABINETS	X	X	
APPLIANCES	X		
CARPETING	X	X	
LANDSCAPE RESTORATION	X	X	
SECURITY WIRING & DEVICES	X	X	
DECORATIVE LIGHTING	X		SCONCES,CHANDELIERS
TILES	X		
PAINTING			
–			
–			

SUBMITTALS REQUIRED

COMPONENT	SHOP DRAWING	SAMPLE	MOCKUP	CUT SHEET
CERAMIC TILE		X		
COUNTERTOP STONE		X		
KITCHEN CABINETS	X	X		
WINDOWS	X	X		
CARPETING		X		
PAINTING/STAINING			X	
SOFFIT REPAIR			X	
ROOF MEMBRANES		X		X

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DETAILS AND SCHEDULES

DATE 08 13 21 | SCALE AS NOTED | CAD FILE

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