

## SITE PLAN & ZONING DATA

## 5 SILT FENCE

## 8 SITE PLAN

### 3D AERIAL VIEW

### I.R.C. CODE INFORMATION

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

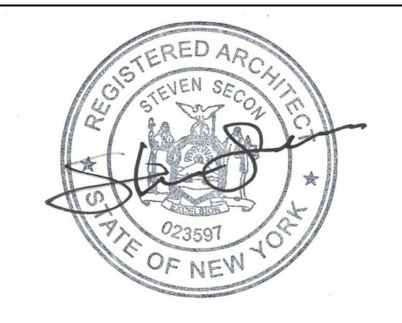
NEW YORK STATE STRETCH ENERGY CODE 2020 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT											
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED ROOF R-VALUE	PENGLING R-VALUE	WOOD ROOF R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT R-VALUE	CEILING R-VALUE	SLAB R-VALUE	GRAVEL SURF R-VALUE
TABLE 4402.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT											
4A	0.27	0.50	0.4	49	20	15/20	30*	15/19	10	4T†	15/19
TABLE 4402.1.4 EQUIVALENT U-FACTORS											
4A	0.32	0.55	-	0.02	0.047	0.066/0.05	0.033	0.066/0.05	0.1	0.066/0.05	

- A-1. SITE PLAN, ZONING DATA, NOTES AND LEGEND
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3	03 16 22	AHRB & ENG COMMENTS
2	02 14 22	AHRB & PLANNING BD
1	11 15 21	DENIAL

NO.	DATE	REVISION/ISSU
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SEA



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

DRAWING TITLE

SITE PLAN, ZONING DATA  
NOTES & LEGEND

DATE	SCALE	CAD FILE
03 16 22	AS NOTED	



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OUTLINE SPECIFICATIONS

ABBREVIATIONS

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 DATE 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 CONTRADICTIONARY 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 SHALL 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 REQUIRING UNFORESEEN 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 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.

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 CONDITION 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 ASTM A615, 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 "XMK BOLTS" AS MANUFACTURED BY THE HILLI CO. NEW RE--BAR DOWELS SECURED TO EXISTING CONCRETE WITH "HT 0-100" 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 6# W#6 REINFORCEMENT ON 4" COMPACTED GRAVEL BASE.

PROVIDE EXPANSION JOINTS AT 5' O.C., TOOLED FLAG CONTROL JOINTS AT 5' O.C., FLOAT FINISH UNDOOR EXPOSED SLABS, BROOM FINISH UNDOOR 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 CM.

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. CONCRETE DRIVEWAY TO BE BUILT OF 6" AIR ENTRAINED CONCRETE WITH 6#6-W2X2.0 W#6 ON 4" COMPACTED GRAVEL. 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.

19. PROVIDE 4" PERF PVC FOOTING DRAIN TO DAYLIGHT OR DEDICATED DRYWELL OF NO LESS THAN 2 CY GRAVEL WRAPPED IN FILTED FABRIC, LOCATE MIN 10' FROM BLDG AND PROP. LINES

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 TEMPERATURES BELOW 40F 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 C90--80, OR U-1), FILLED SOLID WITH GROUT FOR FULL HT. AT BEARING JOISTS--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. PROVIDE FULLY GROUTED JOIST HEADS. 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 SHALL 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 SMOKE.

6. BRICKWORK SHALL MATCH EXISTING PATTERN (J.N.O.) WITH TYPE SW STANDARD BRICKS. PROVIDE 2" X 2" MOCUP FOR APPROVAL OF EACH BRICK TYPE. 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.

7. AT AREAS SHOWN TO REPLACE EXISTING CULTURED STONE, THE CONTRACTOR MAY BED AND COVER THE EXISTING CULTURED STONE WITH THINBRICK OR REMOVE THE CULTURE STONE AND REPLACE WITH FULL BRICK IN ORDER TO MAINTAIN A CONTINUOUS APPEARANCE

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 SPRINK RETAINING EDGING AT BRICKS RUNNING PARALLEL TO PATH.

11. MASONRY CHIMNEY AND FIREPLACES: WHERE SHOWN ON THE PLANS, SHALL BE BRICK OR STONE. WHERE EXPOSED TO THE AIR AND IN A FULL FIELD OF COMBAT WITH WELL TOOLED JOINTS, FLUES TO BE FIRE CLAY SIZE SHOWN ON THE PLANS. PROVIDE CAST IRON DAMPER, AS FIT AND CLEAN--OUT DOORS. PROVIDE FOR PROPER CLEARANCES WITH COMBUSTIBLE CONSTRUCTION. FIRE STOP AT ALL CLEARANCES WITH ASTM A501, AND SPECIAL SHAPES AT CORNERS AND OPENINGS, PROVIDE 2 X 2" MOCUP FOR APPROVAL.

12. FIREPLACES SHALL HAVE TEMPERED GLASS FIRE DOORS AND CLOSABLE COMBUSTION AIR INTAKE DUCTS AND COMPLY WITH N.E.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

15. WOOD BURNING UNIT FIREPLACE BY MONESSEN S580HB (OR EQUAL) WITH HERRINGBONE LINER AND 12" DOUBLE WALL FLUE, ACCESSORIES AND TEMP GLASS DOOR.

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 STEEL WELDING CODE", THE AISC. WELDING SHALL BE IN COMPLIANCE WITH ASTM A501, 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.

5. STRUCTURAL STEEL FOR W SECTION BEAMS SHALL BE 50 KSI A--992.

6. STEEL JOIST BOLTS SHALL BE MANUFACTURED TO ASTM A307, GRADE B.

7. COLUMN, THE CENTER VOID SHALL BE ENTIRELY GROUT FILLED SOLID.

8. STRUCTURAL TUBING SHALL BE IN CONFORMANCE WITH ASTM A500, GRADE B.

9. STRUCTURAL BOLTS SHALL BE MANUFACTURED TO ASTM A307, GRADE B.

10. ALL STRUCTURAL STEEL SHALL RECEIVE SURFACE PREPARATION IN ACCORDANCE WITH SSPC--SP3 FOR POWER TOOL CLEANING.

11. PRIMING PAINT FOR STRUCTURAL STEEL SHALL BE "4--55 VERSARE PRIMER" AS MANUFACTURED BY THE TMECC CO.

12. 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.

11. STEEL FOR FULTCHPLATES SHALL BE A--50, PRE--DRILLED AND CONTINUOUS IN LENGTH UNFORESEEN OR CONCEALED CONDITIONS.

6.WOOD AND PLASTICS

1. THE DESIGN, TRANSPORTATION AND ERECTION OF ALL STRUCTURAL LUMBER SHALL BE IN CONFORMANCE WITH THE "TIMBER CONSTRUCTION MANUAL", THE ATC 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(PERPEND) F(C) = 825 PSI(PARA)

3. ALL LUMBER SHALL BE EXPOSED TO MAXIMUM MOISTURE CONTENT OF 15%.

4. SILLS, NAULERS 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--DPTA"

7. PLYWOOD FOR ROOFS SHALL BE "STRUCTURAL I EXT--DPTA"

8. JOIST/Rafter HANGERS SHALL BE #10 GAGE GALVANIZED STEEL UNID BY TECO OR SIMPSON. USE COMPATIBLE NAILS AS RECOMMENDED BY MANUF.

9. NAULING 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 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. FASTERIES UNLESS 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 LEAD IF INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

12. ENGINEERED LUMBER BY TRUSS--JOIST MOMILAN 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 REMOVAL OF 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 SILT PLATES AT POINT OF FOUNDATION WALL AND/O' WITH 1/2" DIA, 8" LONG ANCHOR BOLTS AT 6" O.C. MAX. OVER SILT SEAL. PROVIDE METAL TERMITE SHIELD AT BASE OF SILT PLATES. FULLY INSULATE RIN 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 SIL 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. N/A

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.

6.WOOD AND PLASTICS (CONT.)

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 RESPELLANT PRESERVATIVE CONTAINING 3--1000--2PPROPYNYL 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 "HYDROCAP" DRAINABLE HOUSEWRAP BY BENJAMIN OBDYKE OR EQUAL, TAPE ALL SEAMS, FLASH ALL WINDOWS, DOORS AND PENETRATIONS WITH FLAT PREFORMED FLASHING TAPE. 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 FNIN PERIMETER, 24" DOWN AND 24" IN.

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

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

6. FLASH ALL ADJOINING SURFACES AND PENETRATIONS WITH METAL FLASHING AND APPROVAL. USE MAXIMUM LENGTHS TO REDUCE THE NUMBER OF SEAMS. OVERLAP SHOULD BE ORIENTED AWAY FROM MAIN APPROACH TO PROJECT. N/A

9. PROVIDE PER 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 HOPE BOOT AT GRADE TO JOIN SUBGRADE PIPING.

10. PROVIDE RIDGE VENT, CAVITY BAFFLES AND EAVE VENTS. 1/8" 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 PAPER--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 DAMPROOFING 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 HOT TOP ADHERED DOWN. PROVIDE MANUF. INSTRUCTIONS WITH 20 YEAR NO L. WARRANTY. PROVIDE: 35% POLYISOCYANURATE ROOF INSULATION WITH COATED FIBERGLASS Facer SHEETS CONSISTING OF 2 LAYERS, 1/4" LAYER ON THE DECK WITH A 2" TOP LAYER, 2 X 4 P.T. BLOCKING AT PERIMETER OF ROOF, EDGE TRIM 1/4" ALUMINUM WITH KYMAR 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.

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

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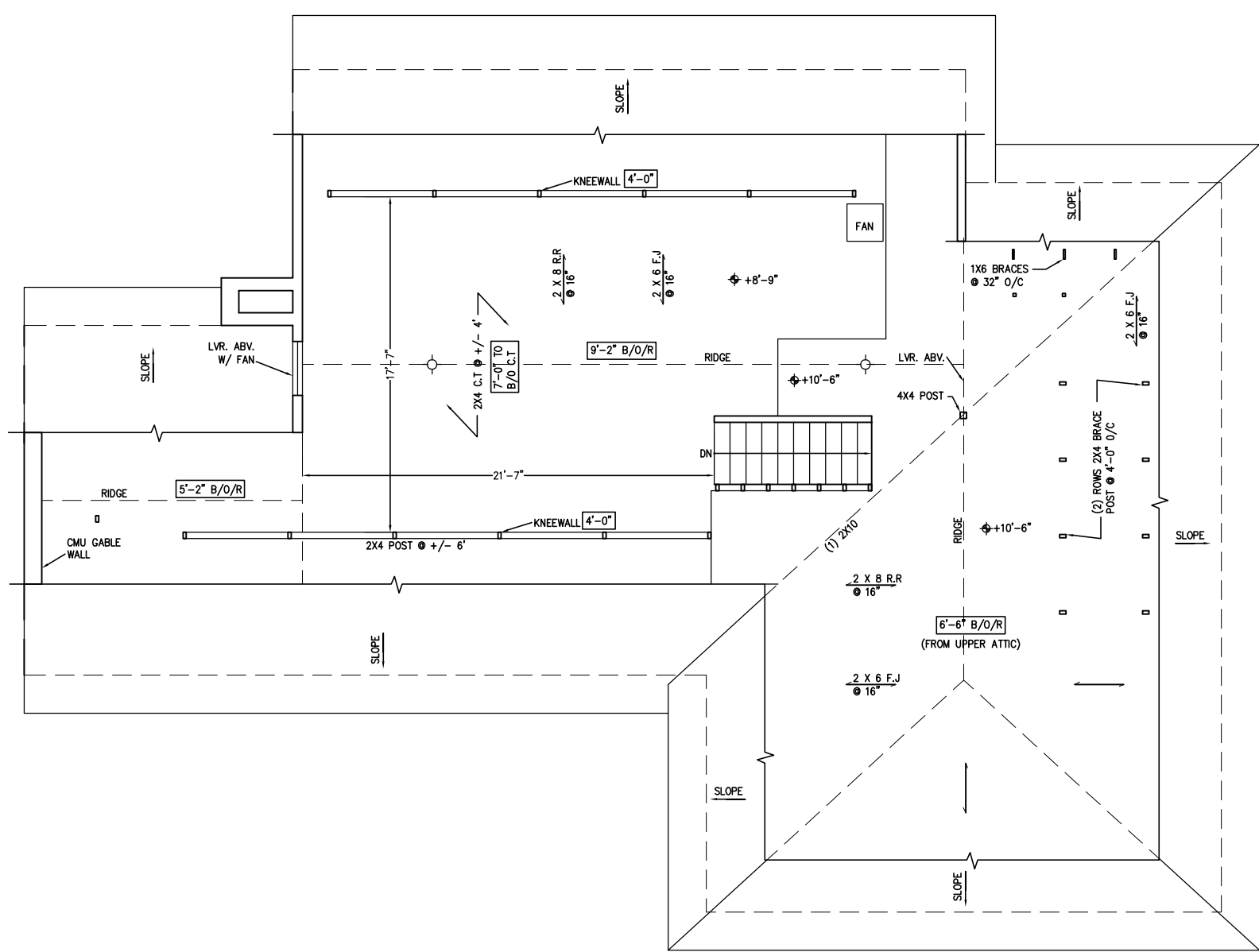
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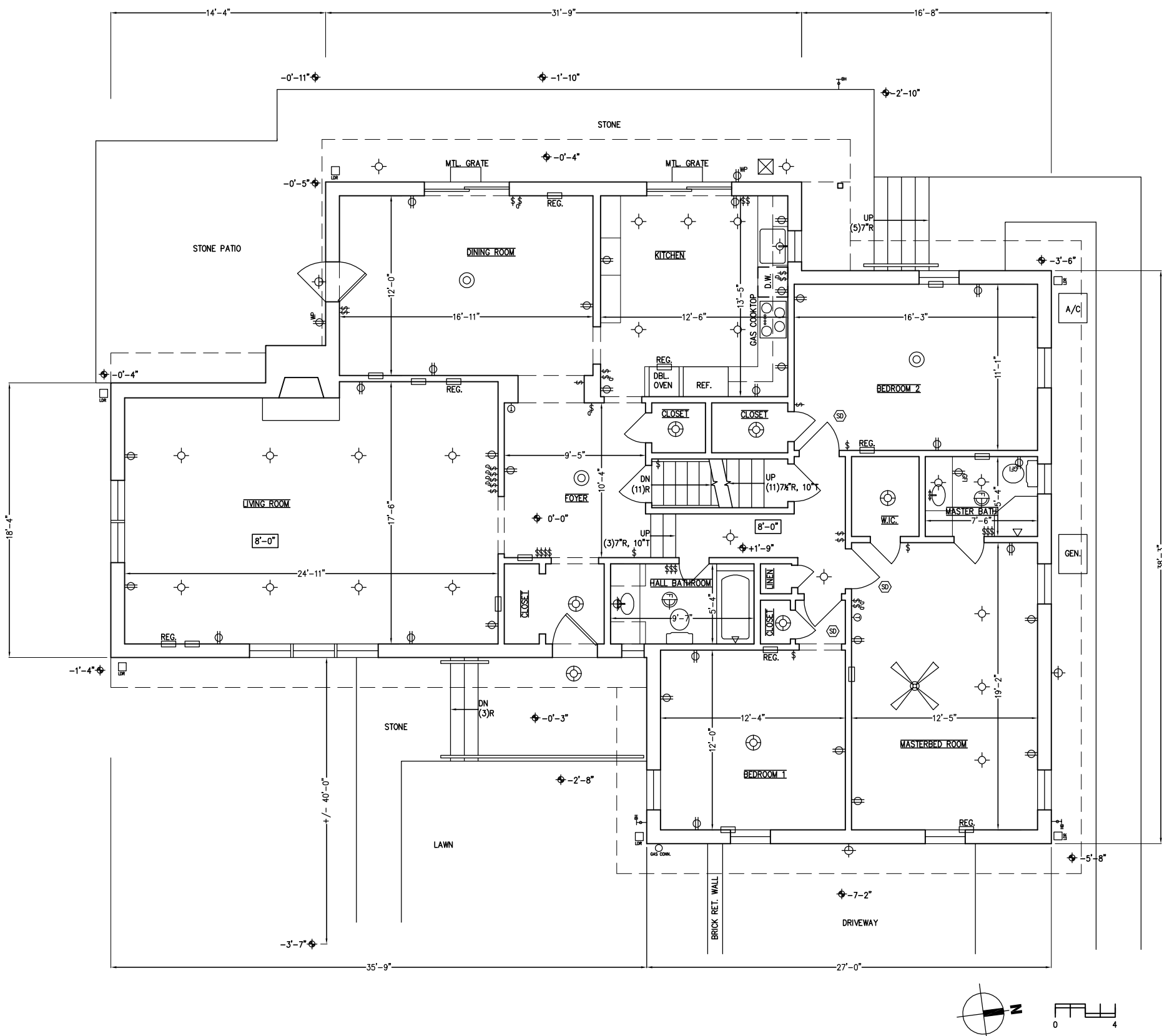
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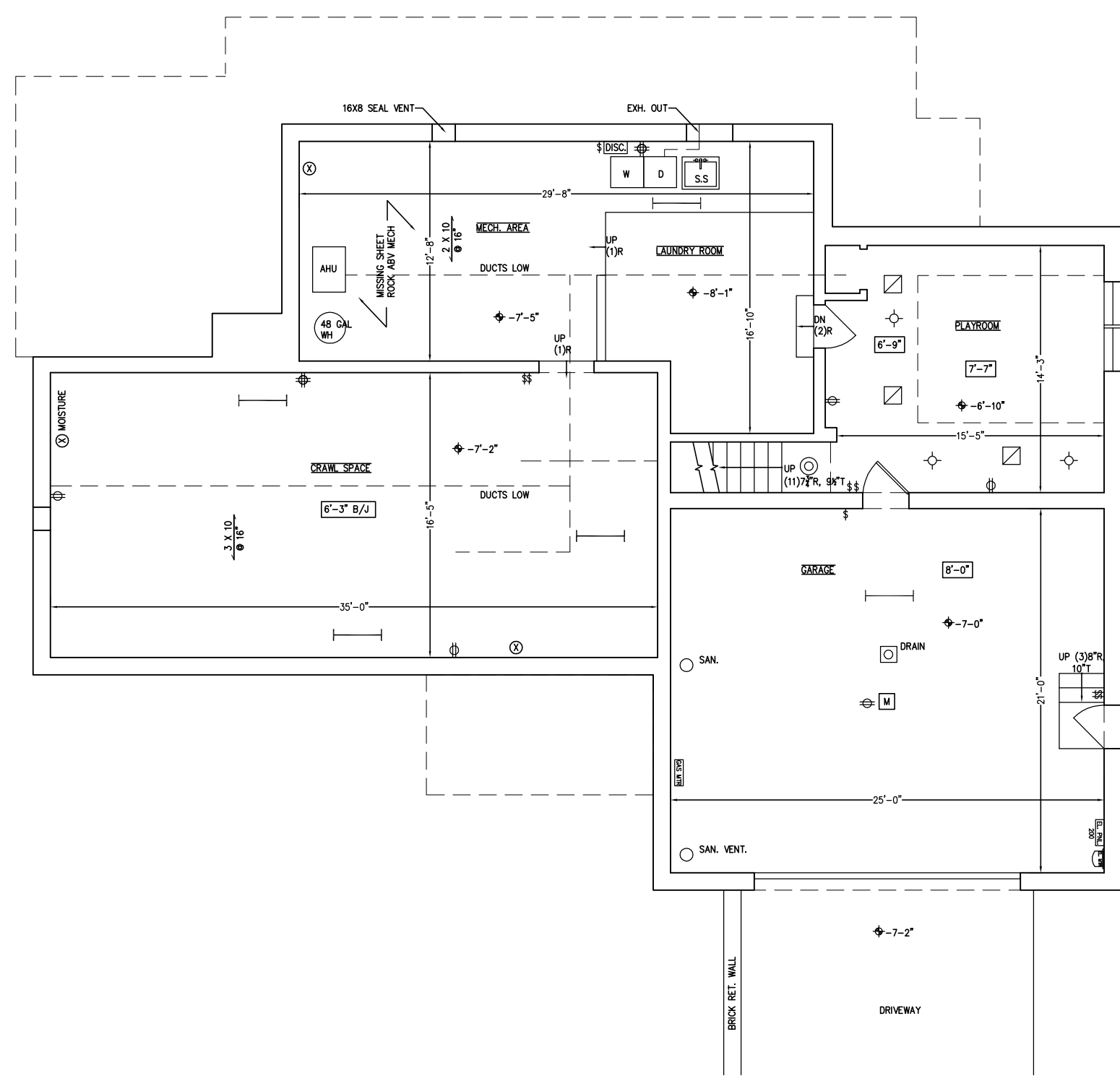




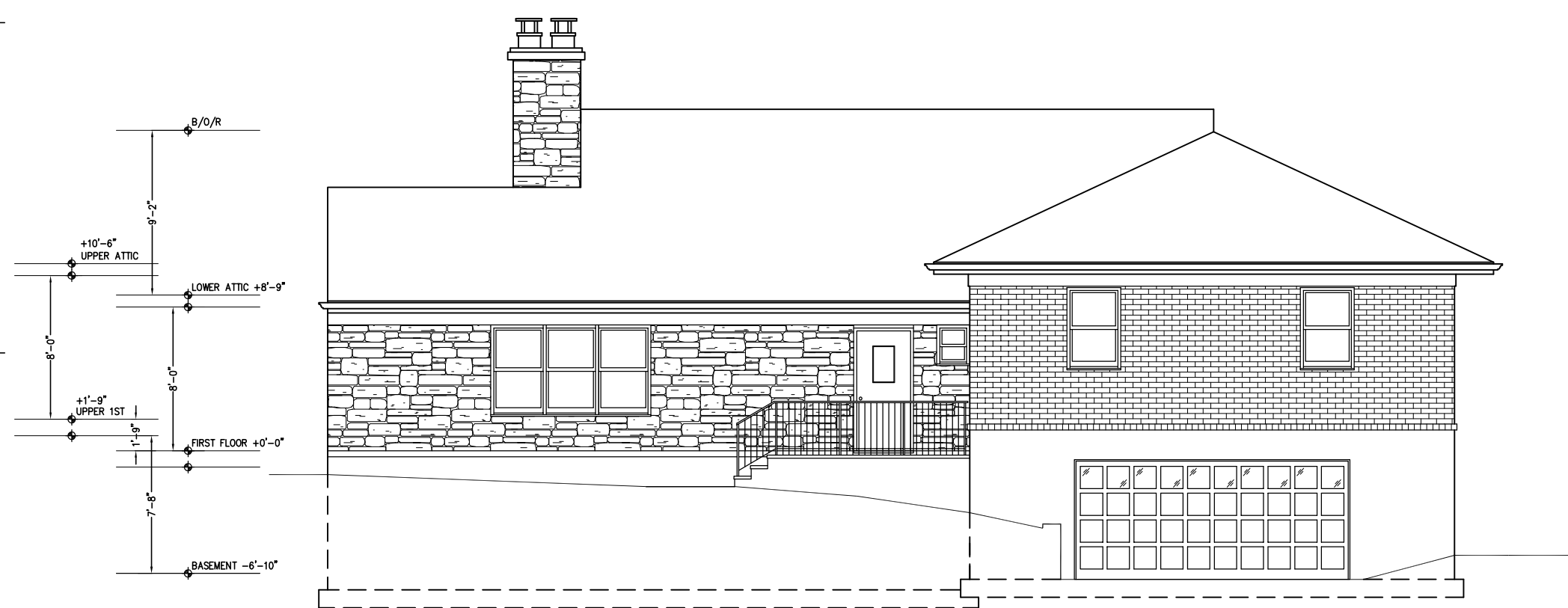
1 SECOND FLOOR PLAN  
1/8"=1'-0"



2 FIRST FLOOR PLAN  
1/8"=1'-0"



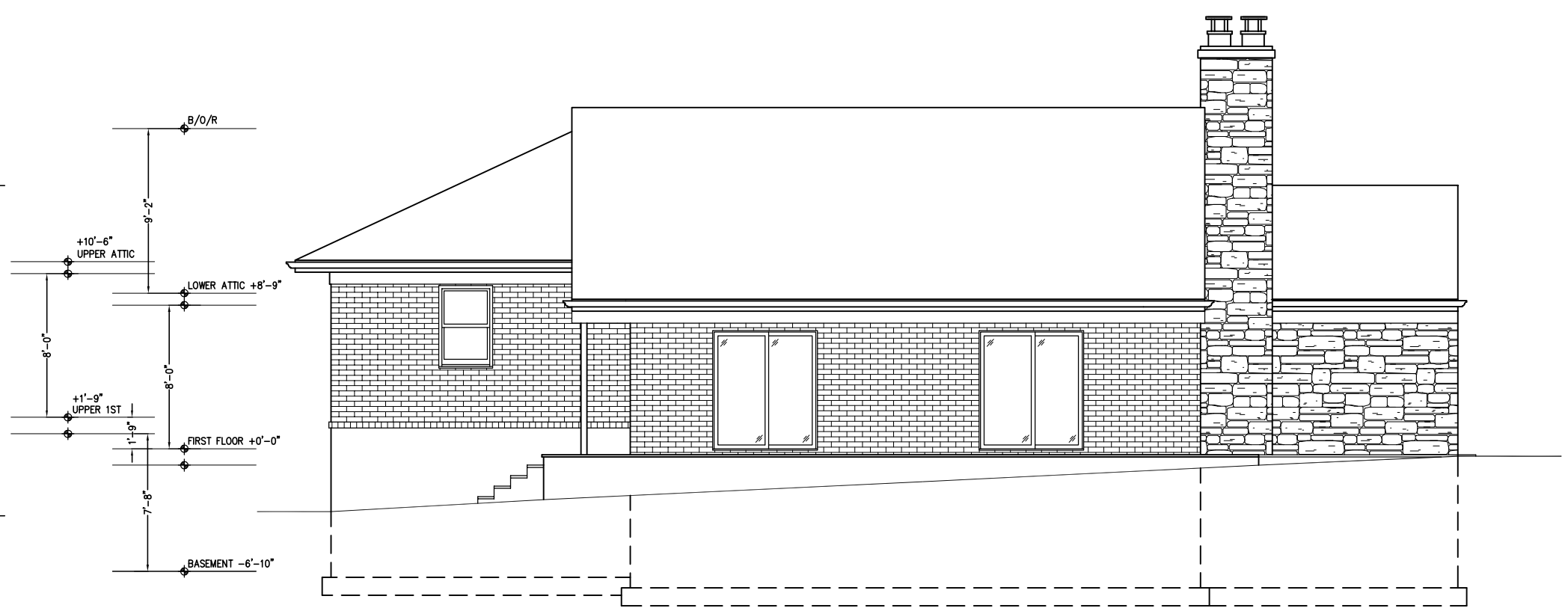
3 BASEMENT PLAN  
1/8"=1'-0"



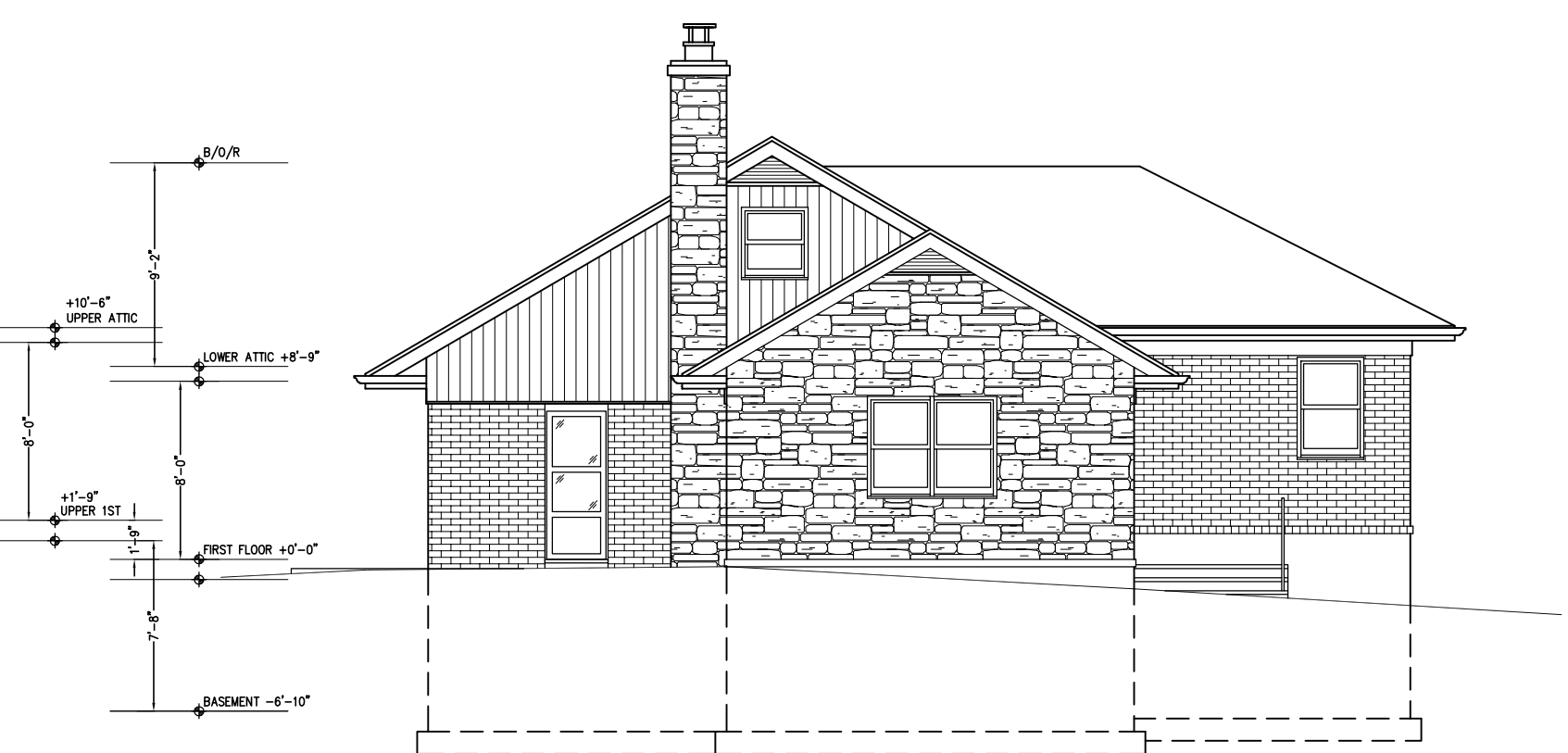
4 EAST (FRONT) ELEVATION  
1/8"=1'-0"



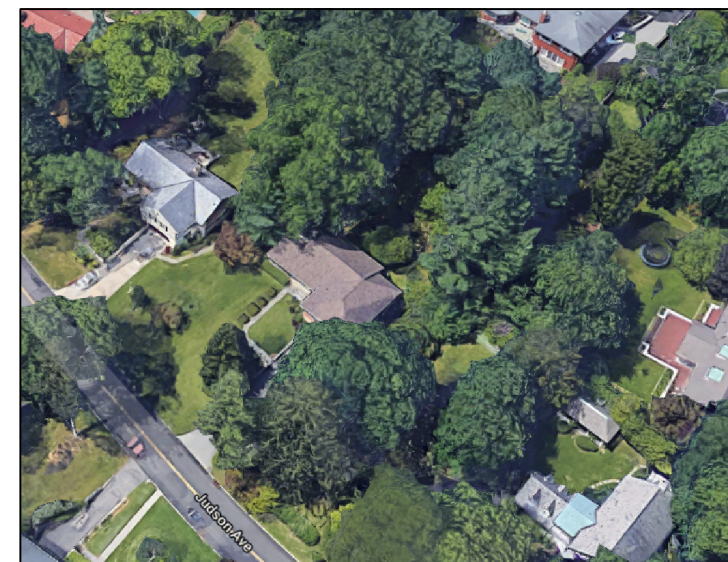
5 NORTH ELEVATION  
1/8"=1'-0"



6 WEST (REAR) ELEVATION  
1/8"=1'-0"



7 SOUTH ELEVATION  
1/8"=1'-0"



AERIAL VIEW



EAST (FRONT)



WEST (REAR)



NORTH SIDE



SOUTH SIDE

3	03 16 22	AHRB & ENG COMMENTS
2	02 14 22	AHRB & PLANNING BD
1	11 15 21	DENIAL

NO.	DATE	REVISION/ISSUE
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SEAL



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

DRAWING TITLE

EXISTING CONDITIONS

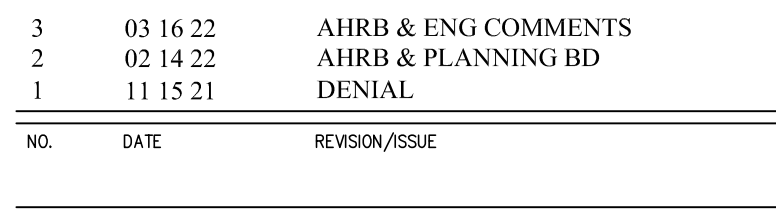
DATE	SCALE	CAD FILE
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03 16 22 AS NOTED

STEVEN SECON  
ARCHITECT  
145 Palisade Street, Suite #403  
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MUNI I.D. # 3,120-116-5

### PROPOSED BASEMENT PLAN

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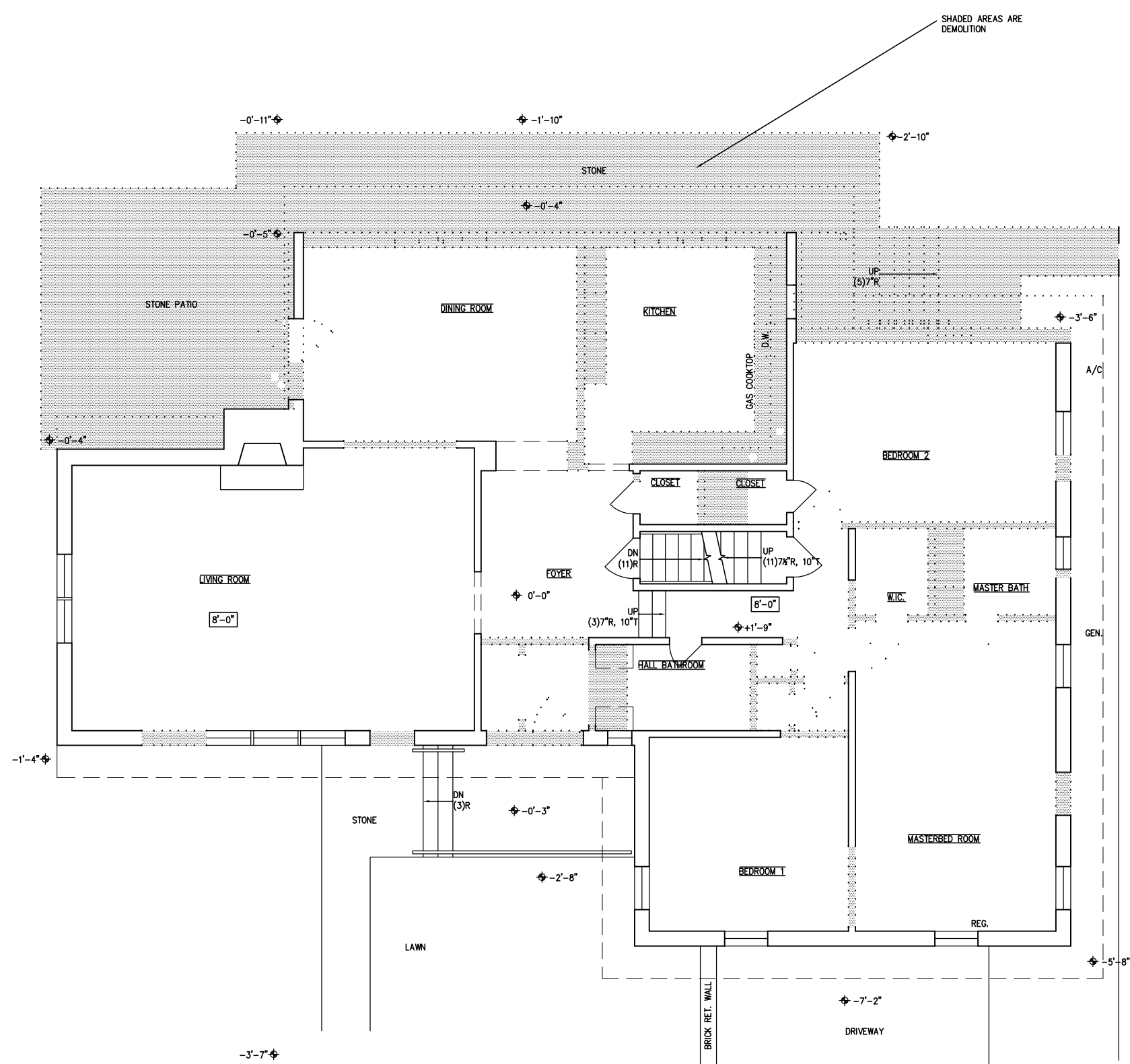
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1/4"=1'-0"



DEMO NOTES:

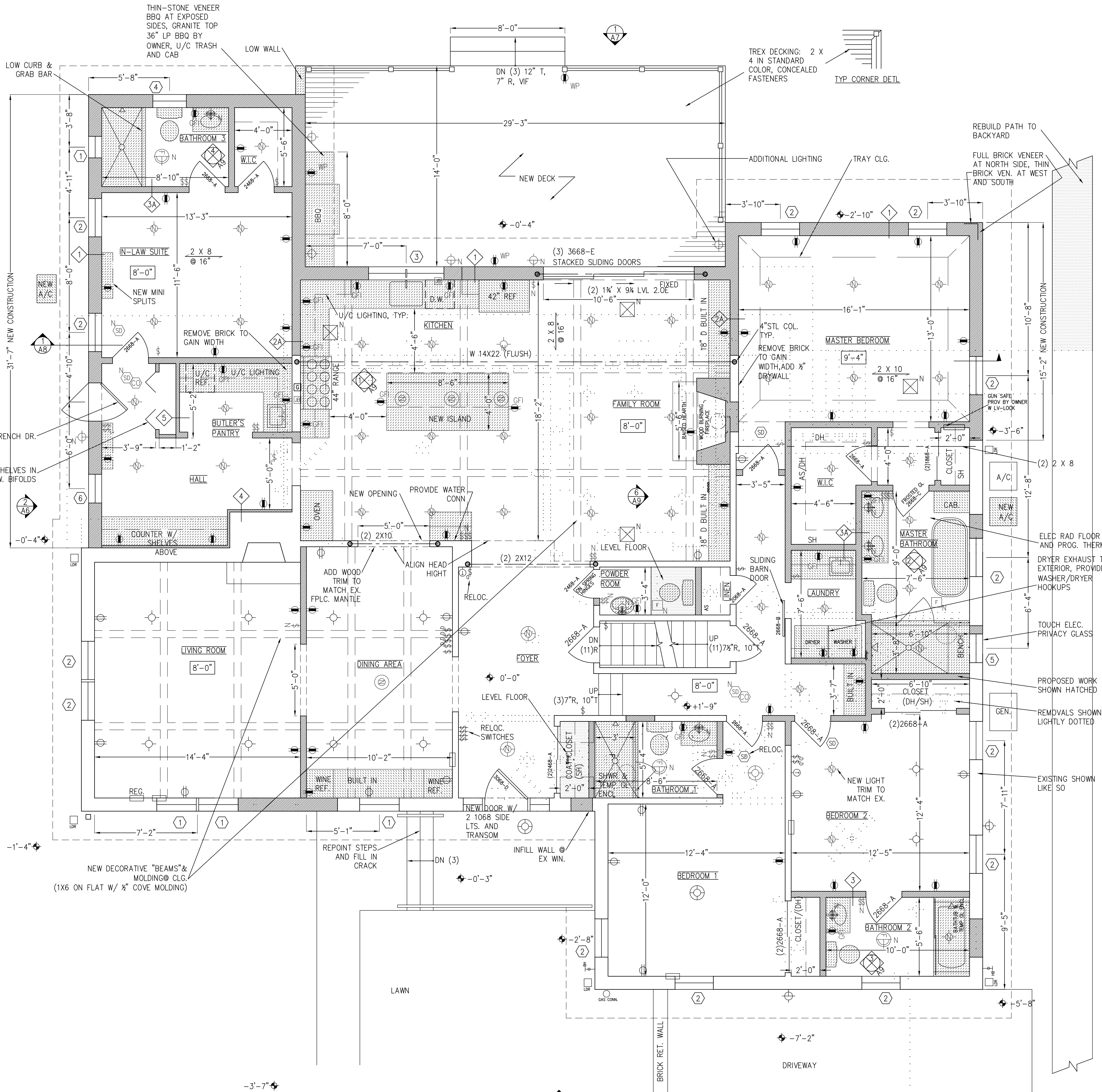
1. REMOVE EXISTING FINISHES, FIXTURES, AND CONSTRUCTION AS REQUIRED TO ALLOW FOR NEW LAYOUT AS SHOWN.
2. PROVIDE PROTECTION, SHORING, TEMPORARY SUPPORT AND UTILITIES, DUST CONTROL, AND PROMPT DEBRIS REMOVAL.
3. CONTACT ARCHITECT FOR ANY QUESTIONABLE CONCEALED CONDITIONS BEFORE REMOVAL.
4. PROVIDE SHUT-OFFS, SHUTDOWNS AS NEEDED. COORDINATE WITH BUILDING MANAGEMENT.



PER DOBBS FERRY SPRINKLER REQUIREMENTS

FIRST FLOOR DEMO PLAN

1/8"=1'-0"



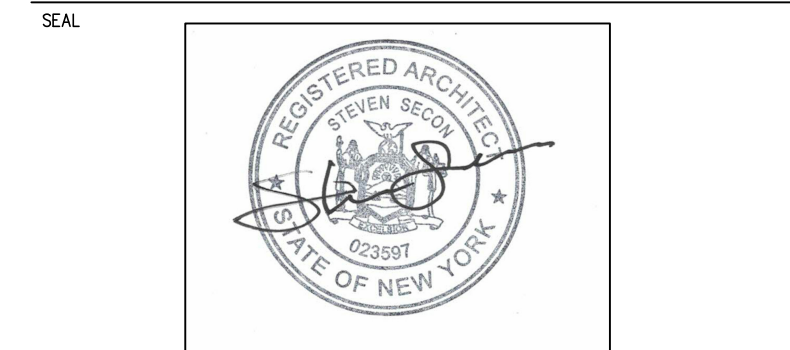
RESIDENCE TO BE FULLY SPRINKLERED  
UNDER SEPARATE APPLICATION

PROPOSED FIRST FLOOR PLAN

1/4"=1'-0"

3	03 16 22	AHRB & ENG COMMENTS
2	02 14 22	AHRB & PLANNING BD
1	11 15 21	DENIAL

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DRAWING TITLE

DEMO & PROPOSED FIRST FLOOR

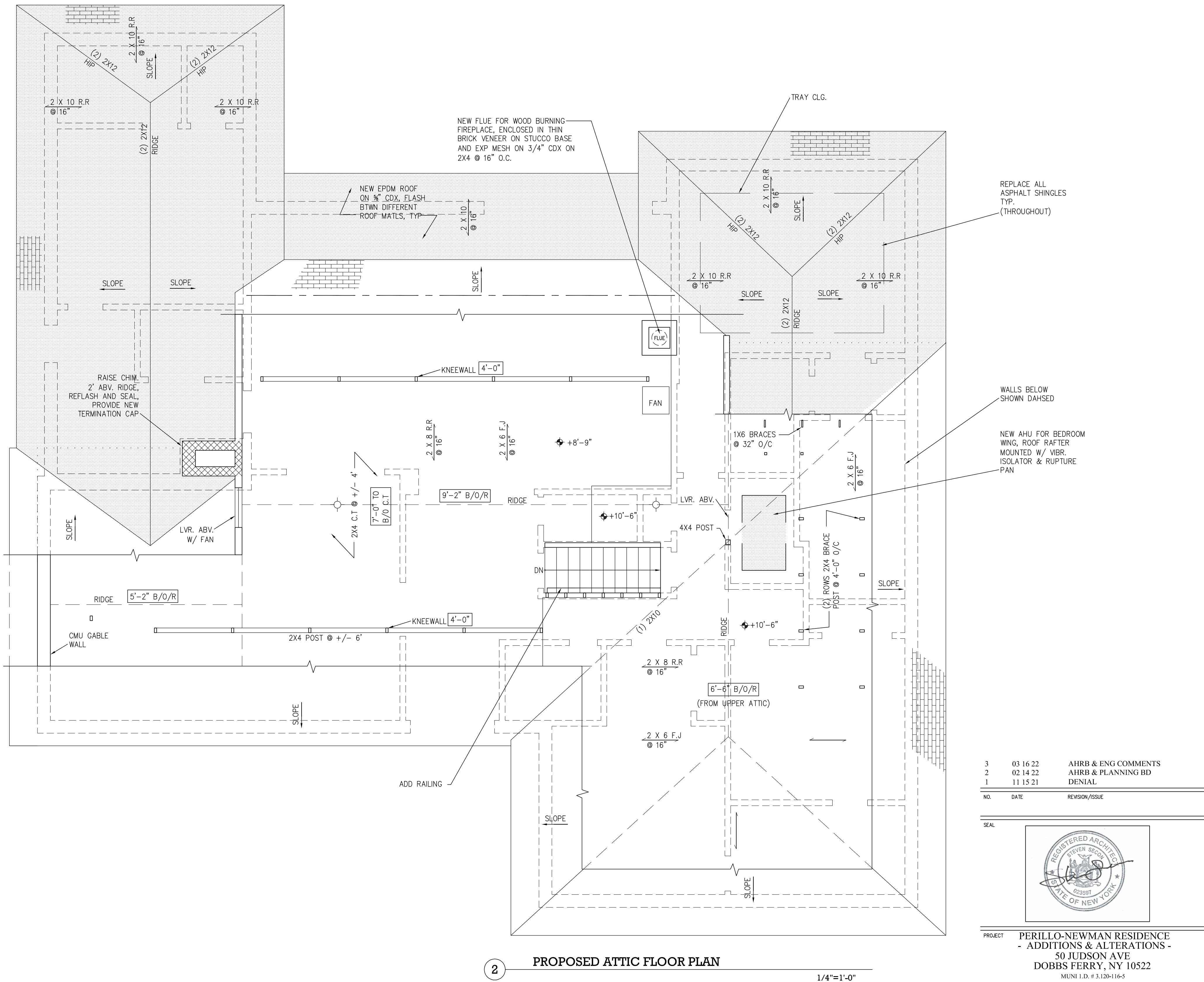
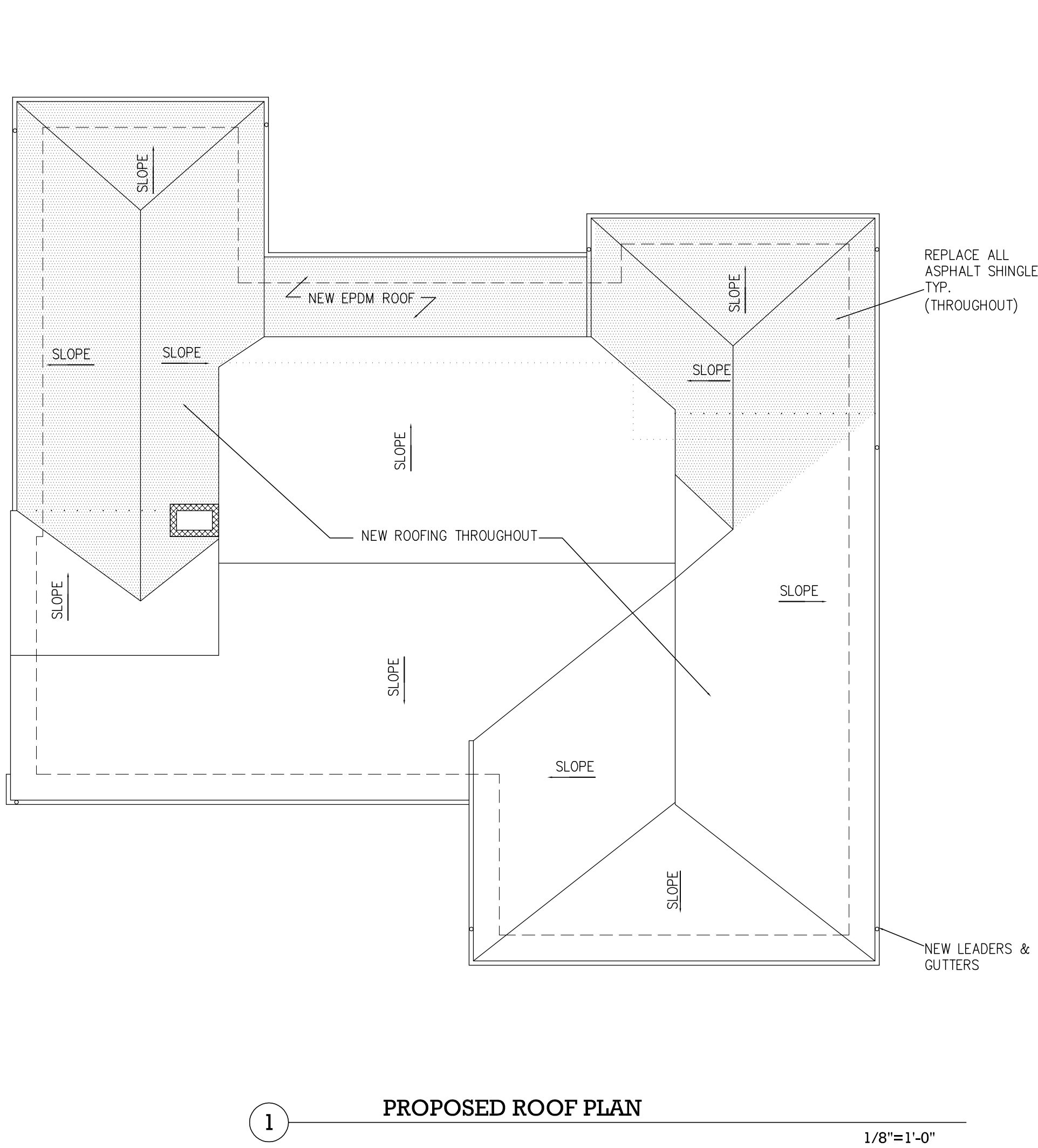
DATE	SCALE	CAD FILE
03 16 22	AS NOTED	

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PROJECT PERILLO-NEWMAN RESIDENCE  
- ADDITIONS & ALTERATIONS -  
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DRAWING TITLE  
**PROPOSED 2ND FLOOR  
& ROOF PLAN**

DATE	SCALE	CAD FILE
03 16 22	AS NOTED	

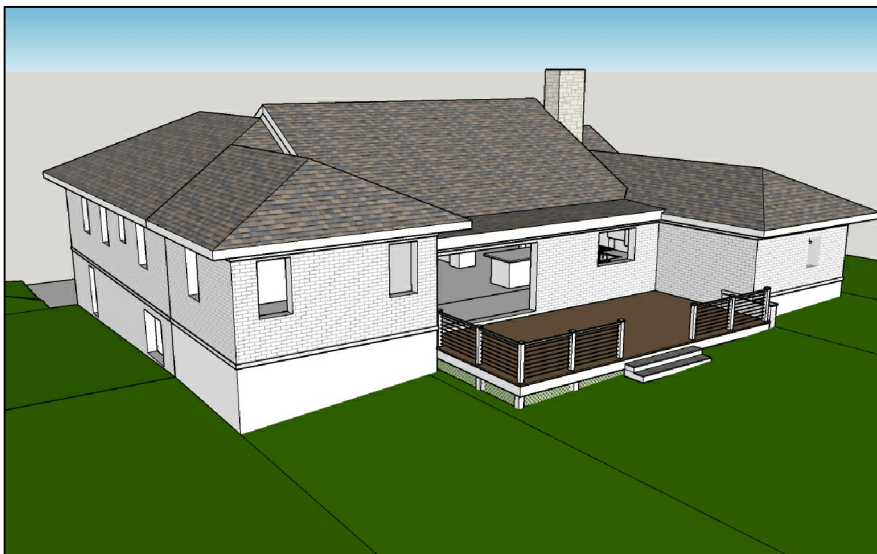
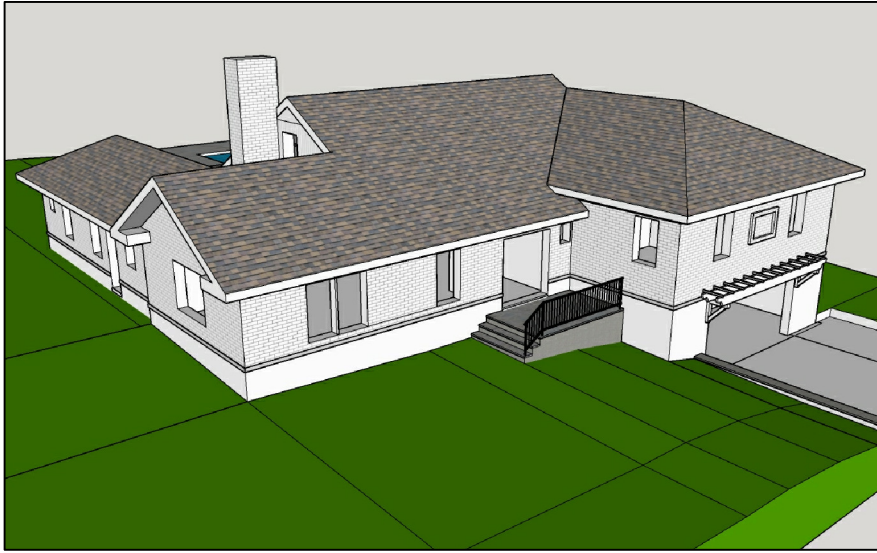
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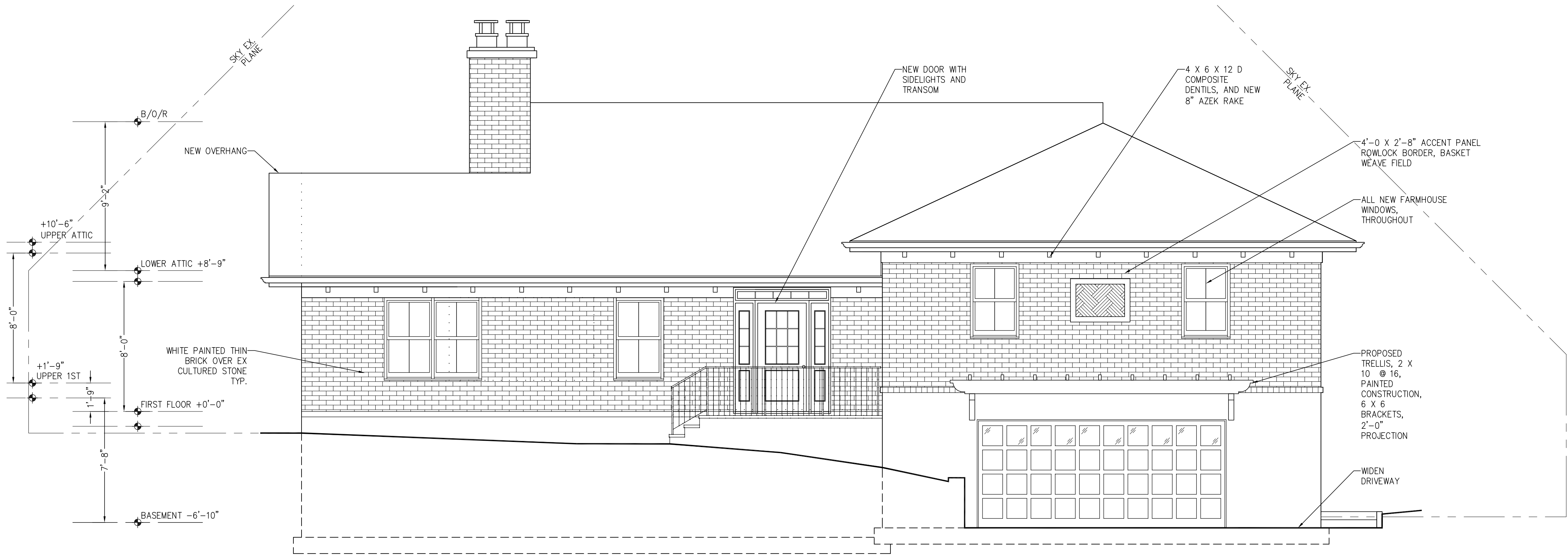
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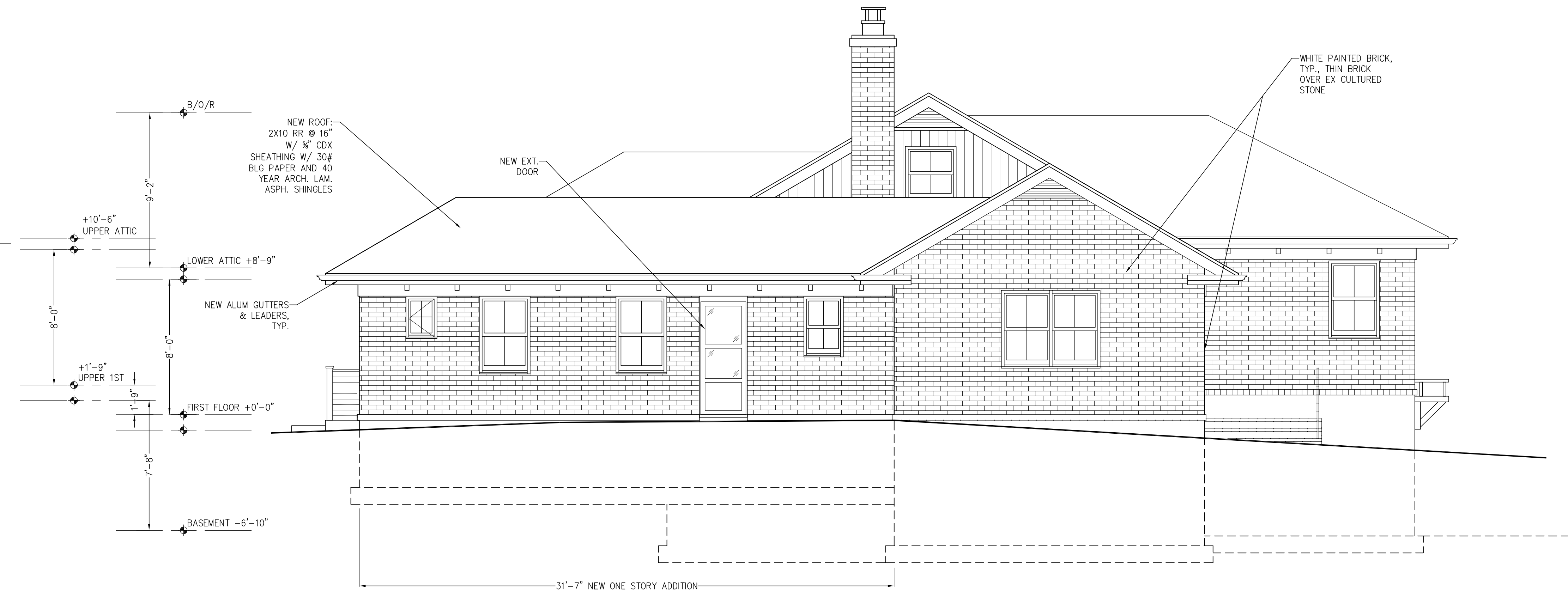


3D VIEWS



1 PROPOSED EAST (FRONT) ELEVATION

1/4"=1'-0"



2 PROPOSED SOUTH ELEVATION

1/4"=1'-0"

PHOTOS



A. WHITE PAINTED BRICK



B. GREY ASPHALT ROOF SHINGLE



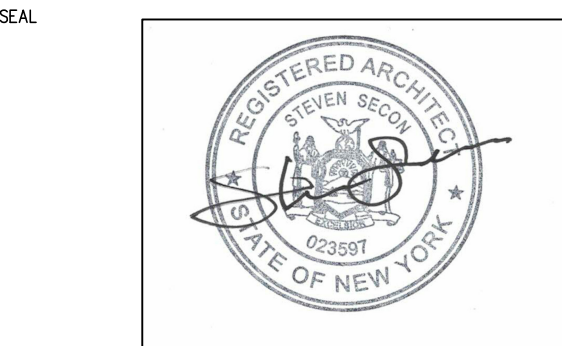
C. CABLE RAIL, STAINLESS STEEL POST, CABLE



D. EXTERIOR SCONCE


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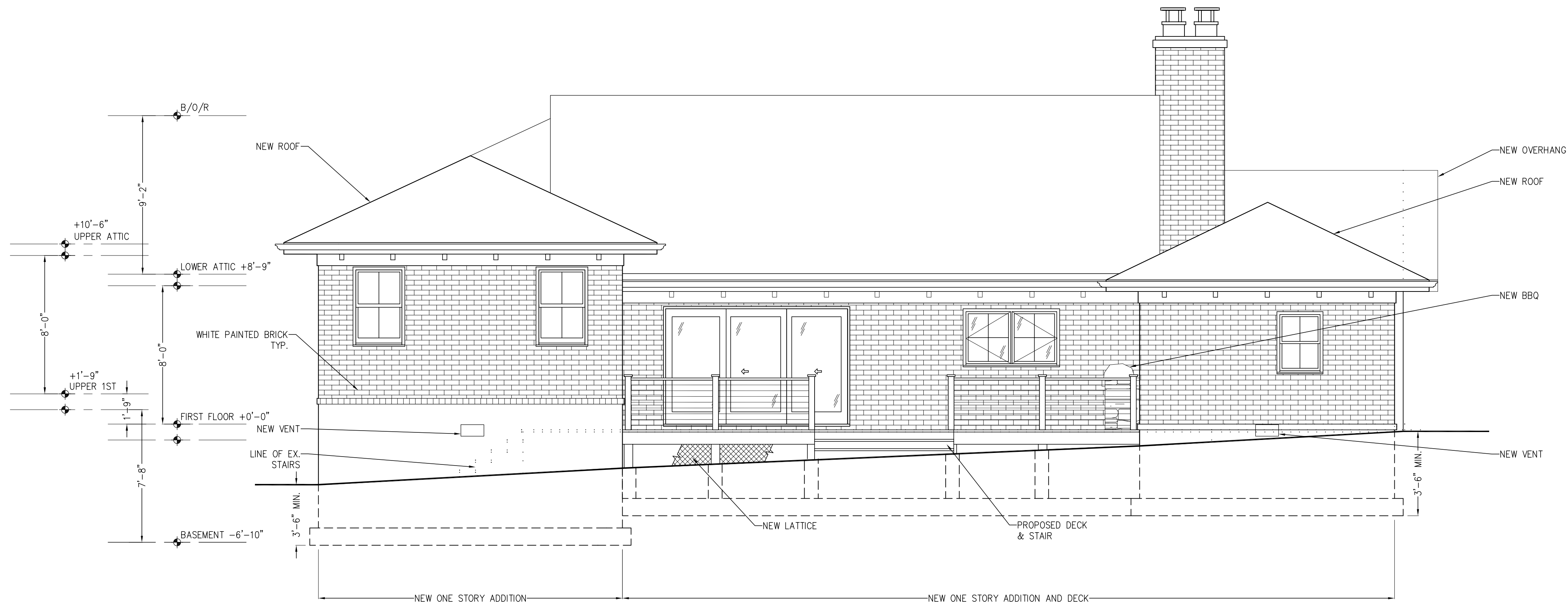
PROJECT PERILLO-NEWMAN RESIDENCE  
- ADDITIONS & ALTERATIONS -  
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DOBBS FERRY, NY 10522  
MUNI I.D. # 3.120-116-5

DRAWING TITLE  
PROPOSED ELEVATIONS

DATE	SCALE	CAD FILE
03 16 22	AS NOTED	
<div><div>STEVEN SECON ARCHITECT</div><div>145 Palisade Street, Suite #403 Dobbs Ferry, New York 10522 Tel. (914) 674-2950 Fax (914) 693-1537 WWW.SECONARCHITECT.COM</div></div>		

A-6





1 PROPOSED WEST (REAR) ELEVATION

1/4"=1'-0"



2 PROPOSED NORTH ELEVATION

1/4"=1'-0"

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- ADDITIONS & ALTERATIONS -  
50 JUDSON AVE  
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DRAWING TITLE

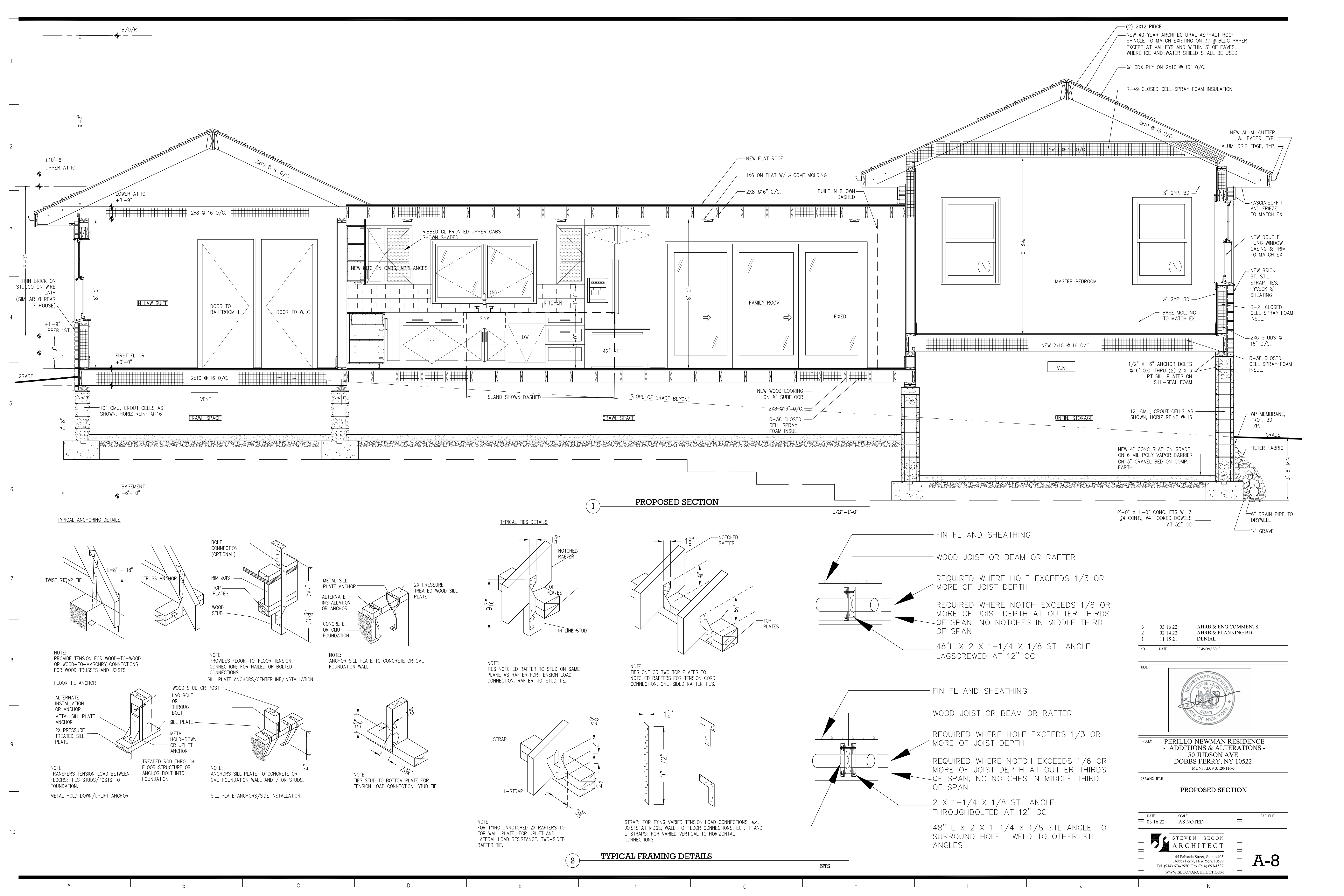
PROPOSED ELEVATIONS

DATE	SCALE	CAD FILE
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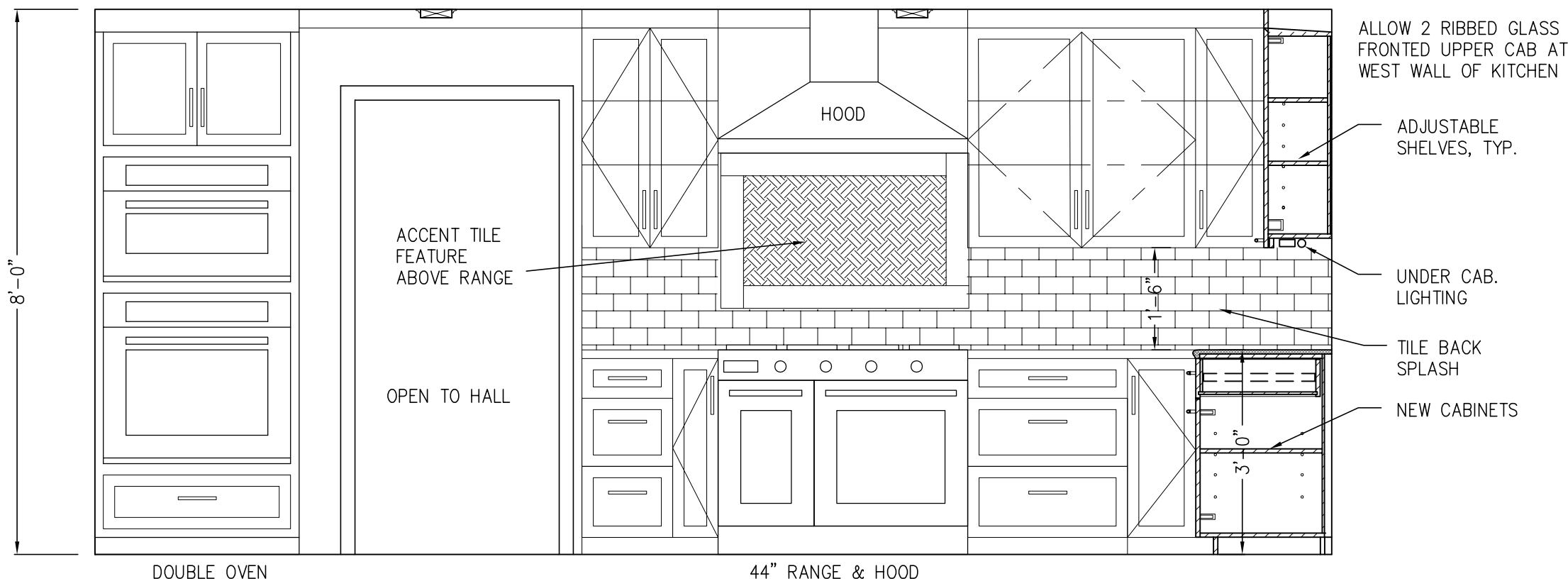
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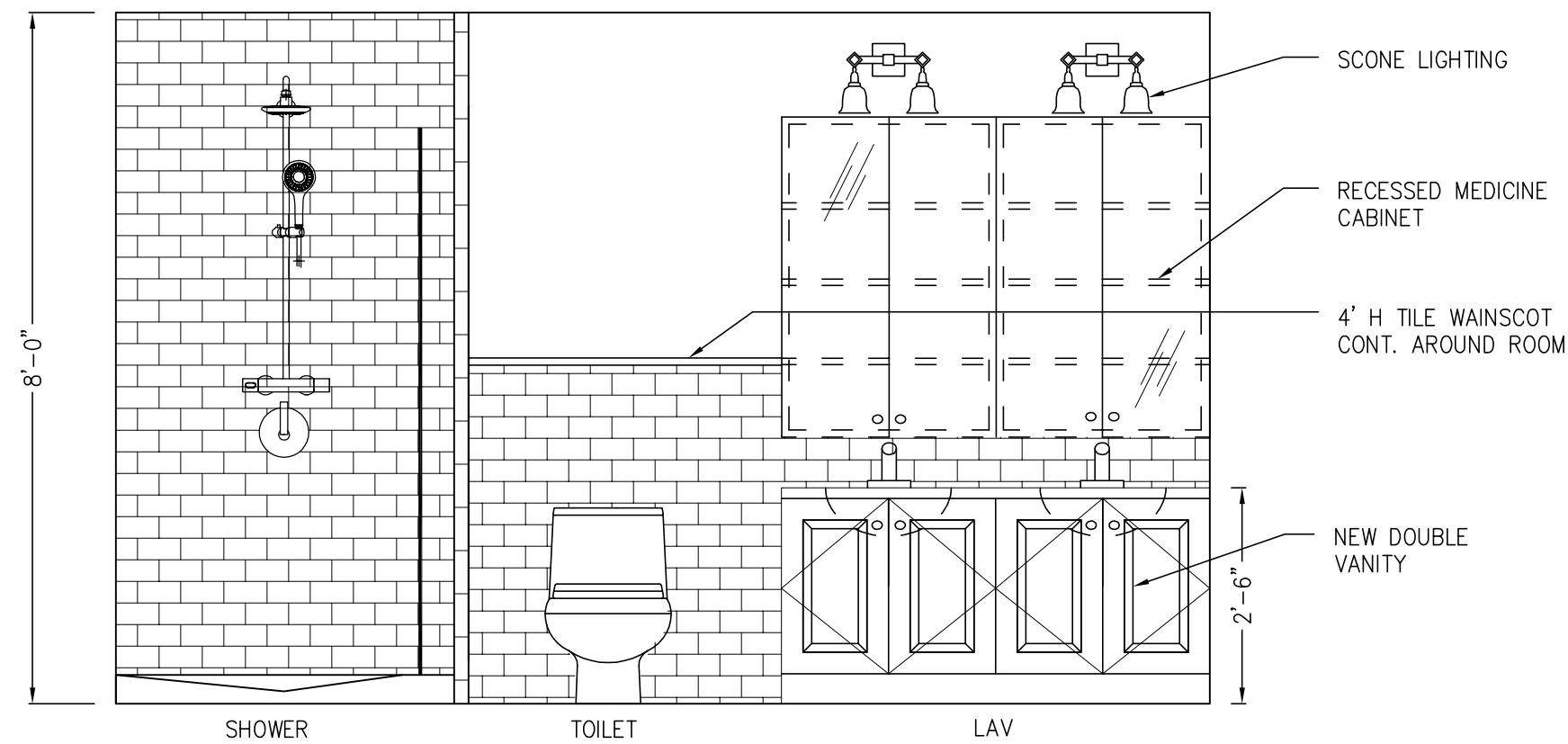






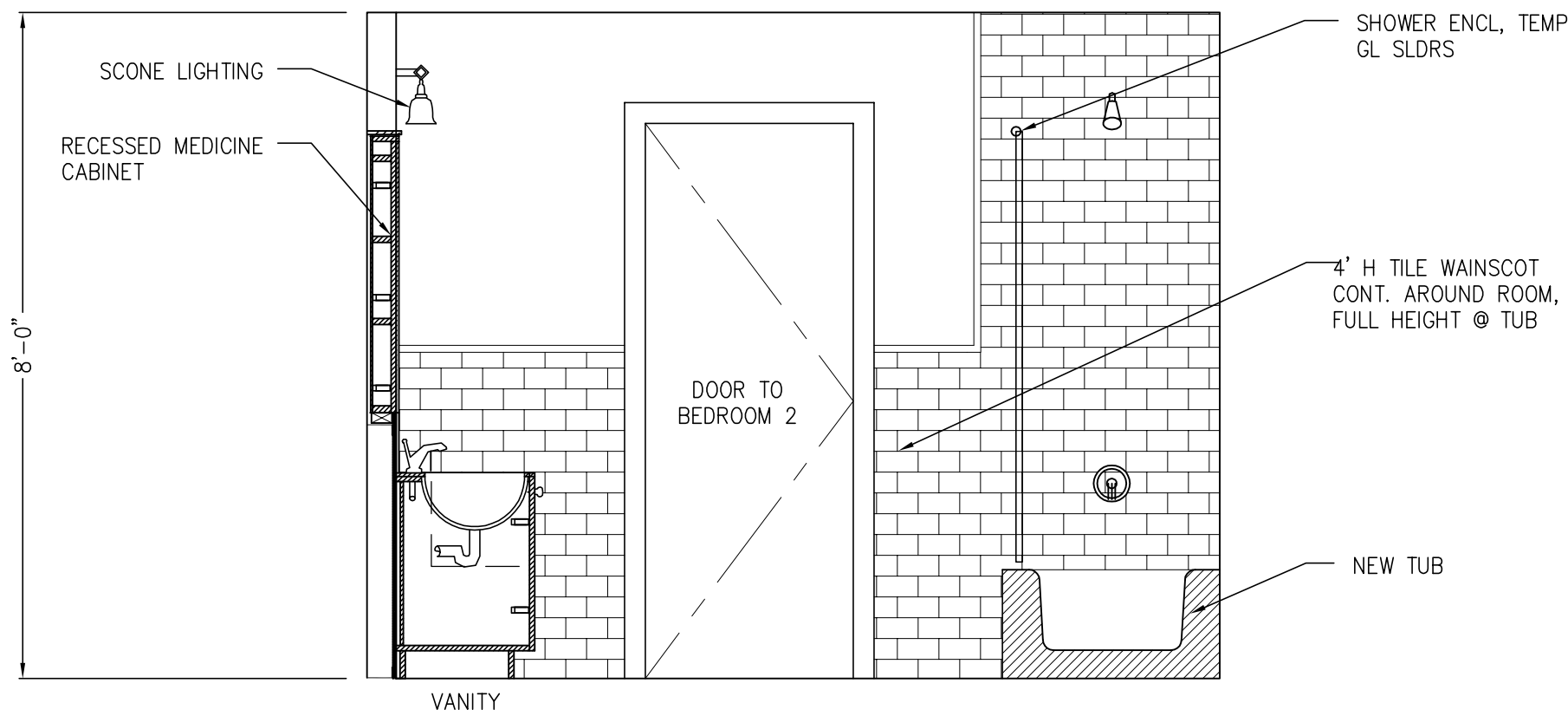
1 PROPOSED KITCHEN ELEVATION

1/2"=1'-0"



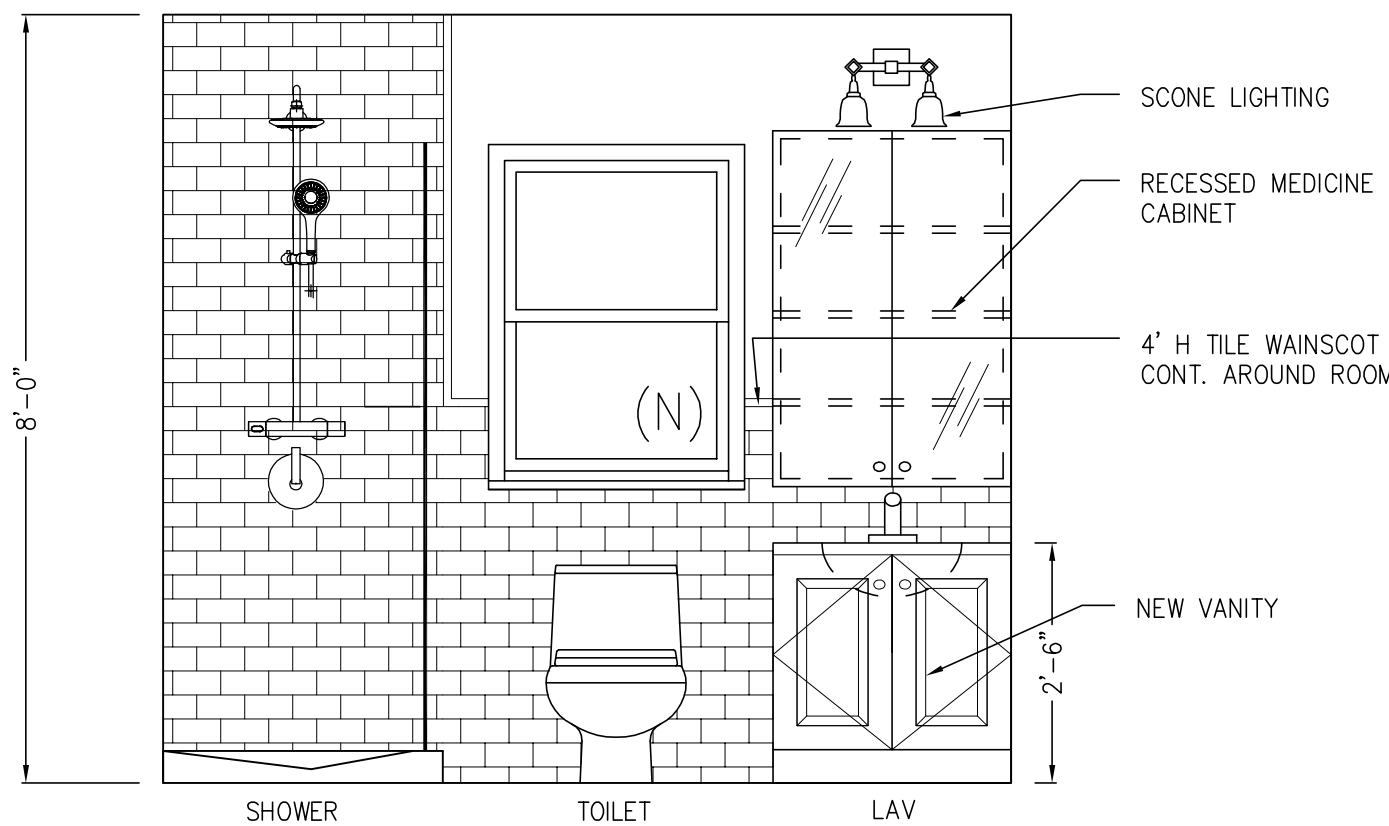
2 PROPOSED MASTER BATHROOM ELEVATION

1/2"=1'-0"



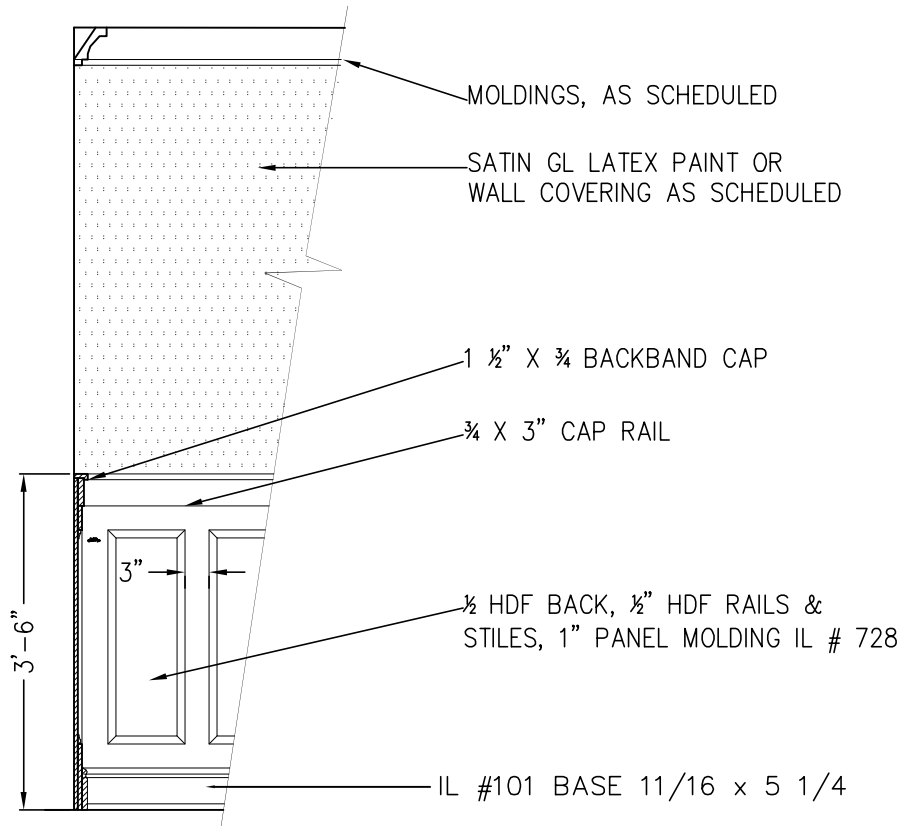
3 PROPOSED BATHROOM 2

1/2"=1'-0"



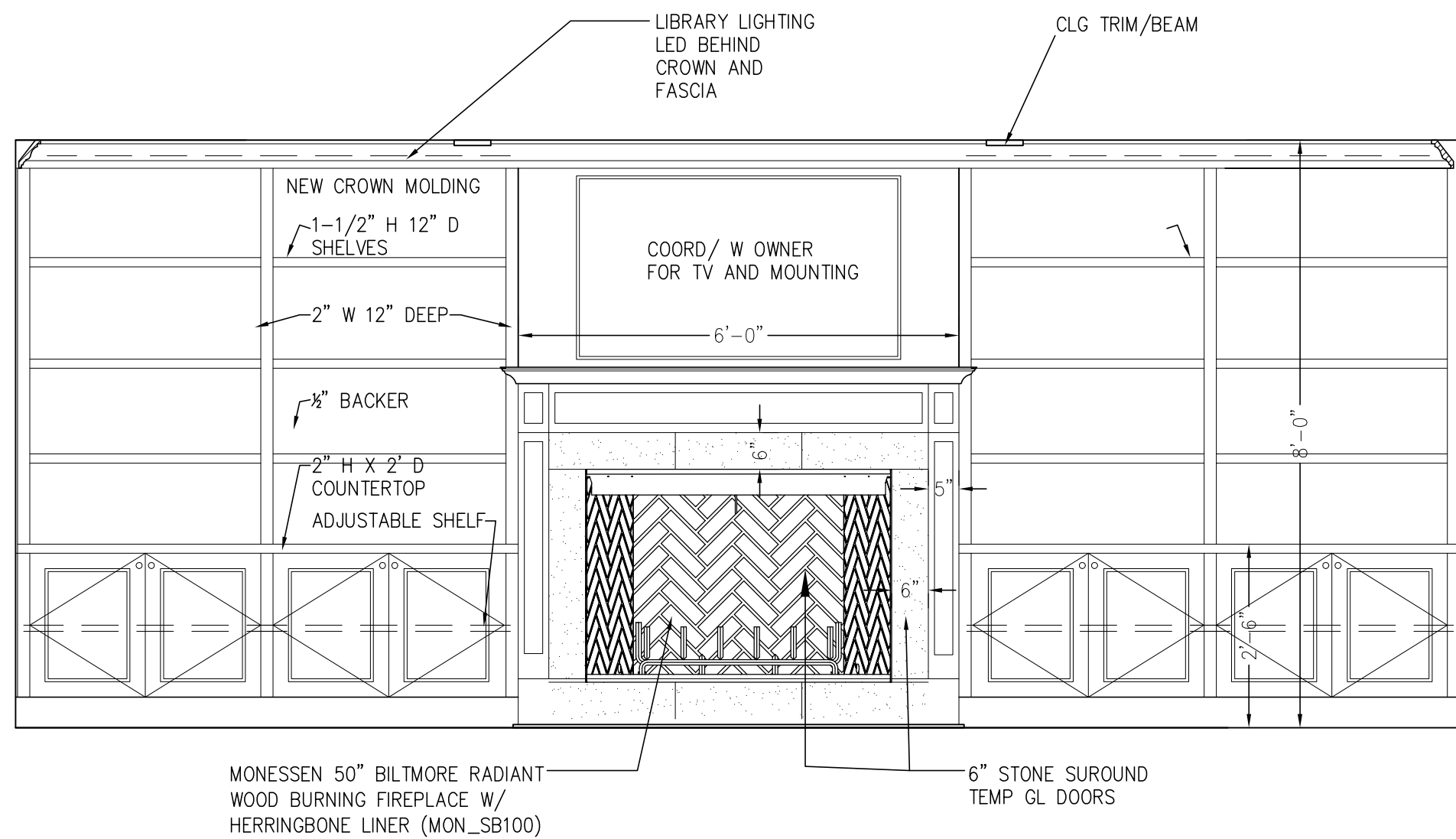
4 PROPOSED IN-LAW SUITE BATHROOM

1/2"=1'-0"



5 TYP. WOOD WAINSCOTTING DETAIL

1/2"=1'-0"

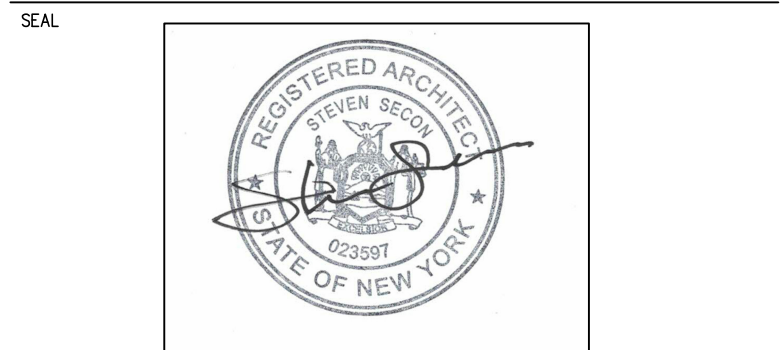


6 PROPOSED FAMILY ROOM

1/2"=1'-0"

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NO.	DATE	REVISION/ISSUE
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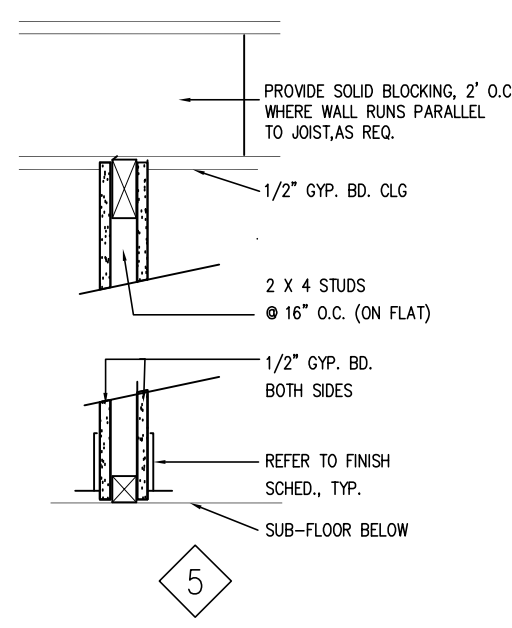
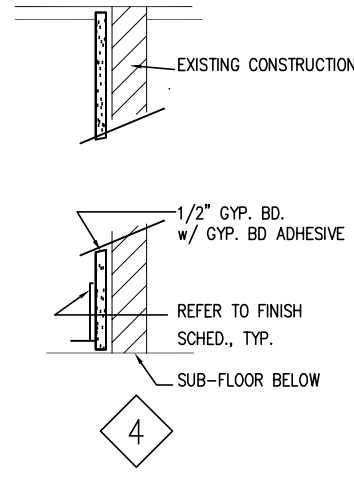
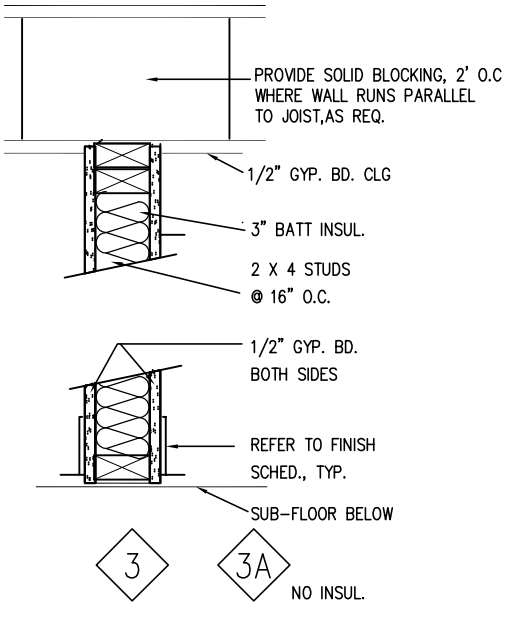
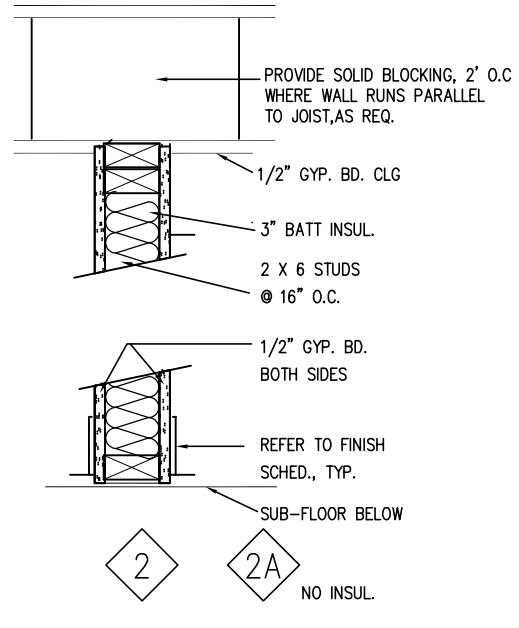
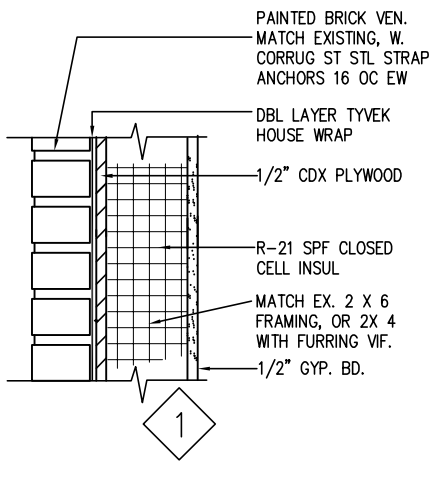
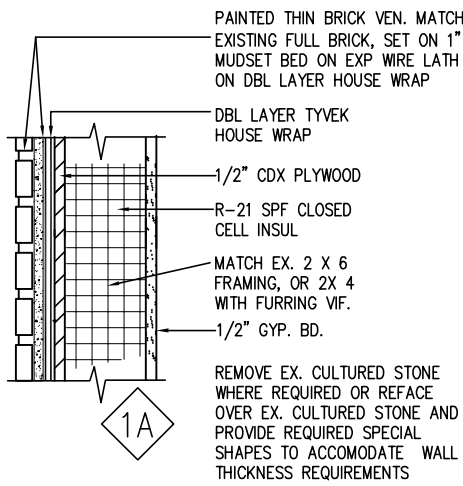
PROJECT PERILLO-NEWMAN RESIDENCE  
- ADDITIONS & ALTERATIONS -  
50 JUDSON AVE  
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DRAWING TITLE PROPOSED INTERIOR ELEVATIONS

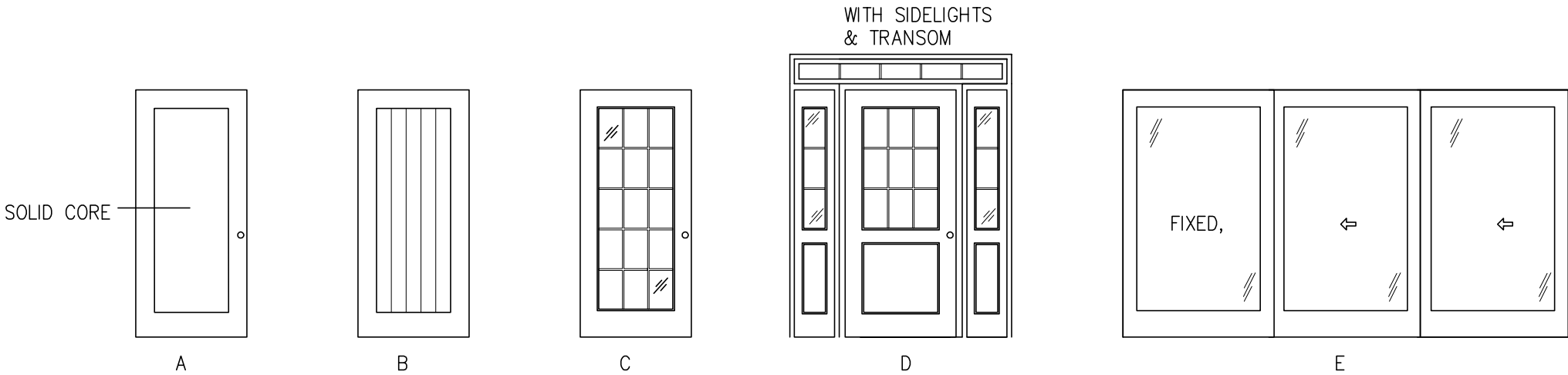
DATE	SCALE	CAD FILE
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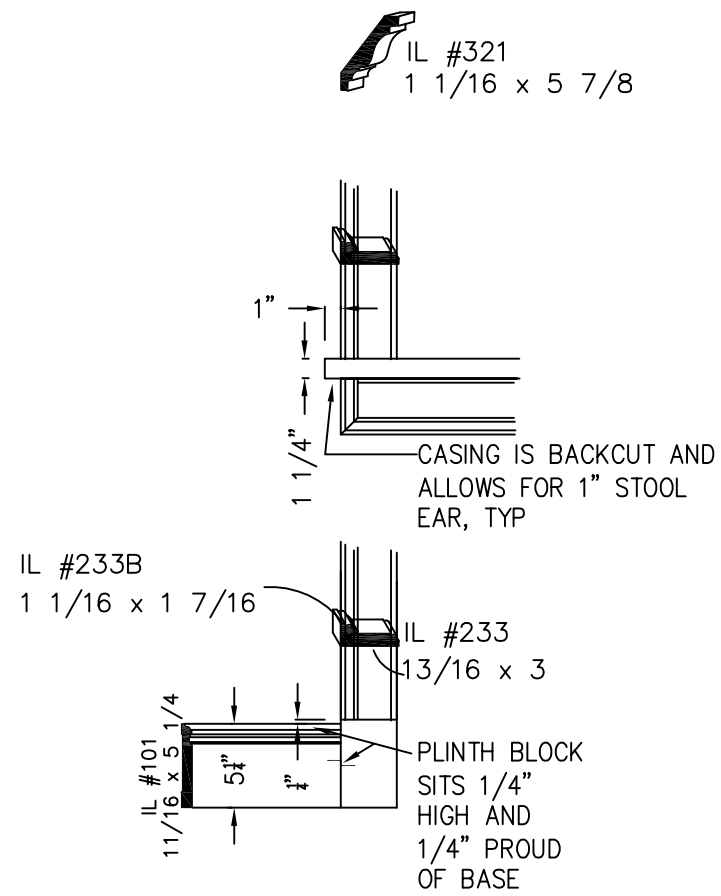


## WALL TYPES



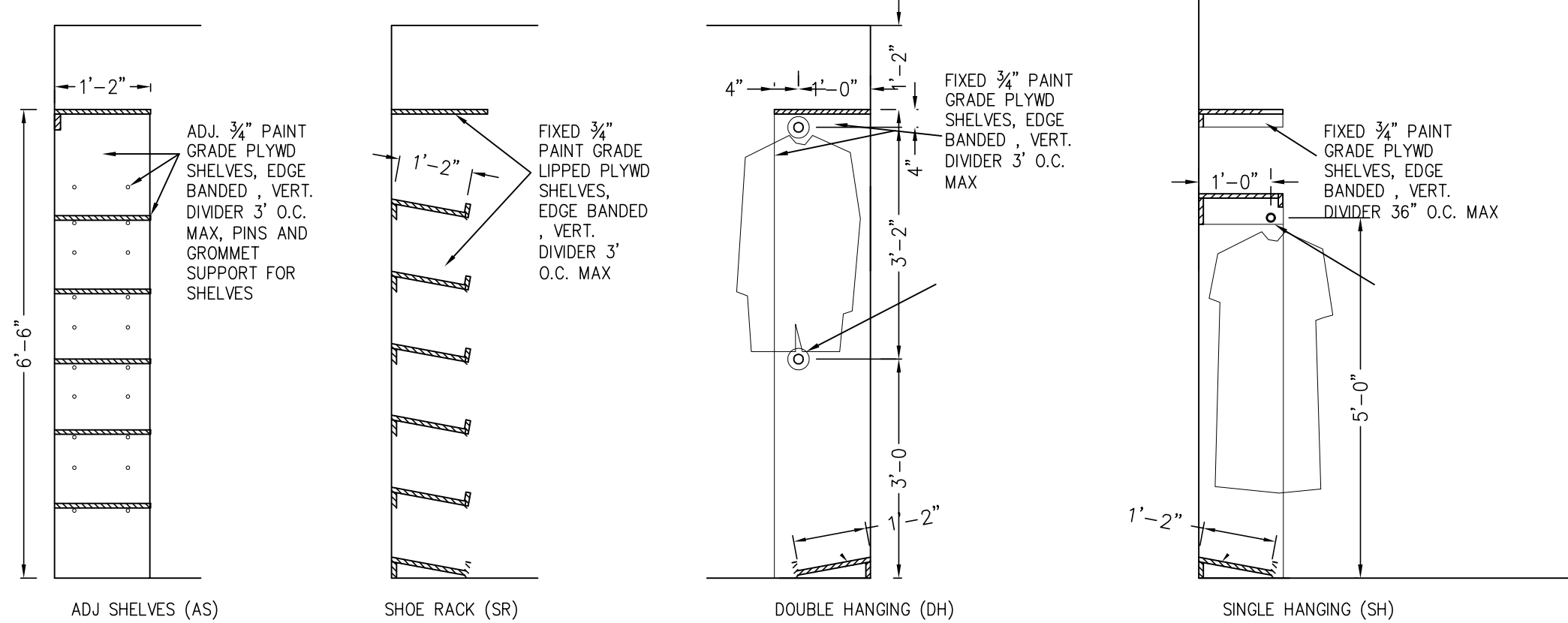
## DOOR TYPES

ALL GLASS IS TEMPERED 1/4"=1'-0"

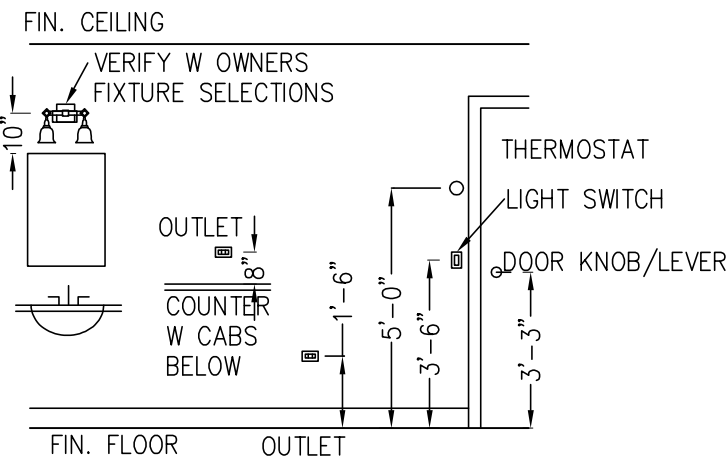


## TYP. TRIM DETAILS

ALL ROOMS, NO WD BASE IN BATHROOMS

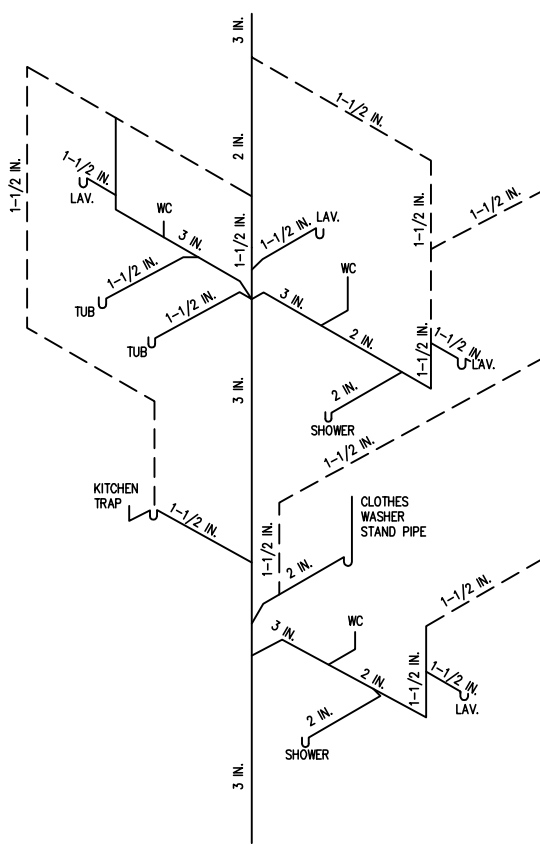


## TYP. CLOSET DETAILS



## TYP. MOUNTING HEIGHTS

1/4"=1'-0"



## PLUMBING RISER DIAGRAM

NTS

## FINISH SCHEDULE

	AREA	FLOOR	BASE	WALL	CEILING	MOLDINGS	REMARKS
1ST FLOOR	MUDROOM	LVP	VCB	P-1	P-2	NEW CASING & CROWN	SEE 2A/A10
	MECH. AREA	-	-	-	-	-	-
	CRAWL SPACE	-	-	-	-	-	-
	FOYER	WD-1	-	-	-	NEW BASE, CASING & CROWN	4' WD WAINSCOT ALL AROUND
	LIVING ROOM	REFIN	-	-	-	NEW BASE, CASING & CROWN	4' WD WAINSCOT ALL AROUND
	DINING AREA	-	-	-	-	NEW BASE, CASING & CROWN	4' WD WAINSCOT ALL AROUND
	FAMILY ROOM	WD-1	-	P-1	P-2	NEW BASE, CASING & CROWN	SEE INTERIOR ELEVATIONS
	KITCHEN	WD-1	-	P-1	P-2	NEW BASE, CASING & CROWN	SEE INTERIOR ELEVATIONS
	IN LAW SUITE	WD-1	-	P-1	P-2	NEW BASE, CASING & CROWN	4' CT WAINSCOT ALL AROUND, FULL HT AT TUB
	BATHROOM 1	MCT	CT-1	CT-1/P-3	P-3	NEW CASING & CROWN	4' CT WAINSCOT ALL AROUND, FULL HT AT TUB
UPPER LIST	BUTLER PANTRY	WD-1	-	P-1	P-2	NEW BASE, CASING & CROWN	4' CT WAINSCOT ALL AROUND, FULL HT AT TUB
	HALL	WD-1	-	P-1	P-2	NEW BASE, CASING & CROWN	4' CT WAINSCOT ALL AROUND, FULL HT AT TUB
	POWDER ROOM	MCT	CT-1	CT-1/P-3	P-3	NEW CASING & CROWN	4' CT WAINSCOT ALL AROUND, FULL HT AT TUB
	BEDROOM 1	REFIN	-	-	-	NEW BASE, CASING & CROWN	4' CT WAINSCOT ALL AROUND, FULL HT AT TUB
	BATHROOM 1	MCT	CT-1	CT-1/P-3	P-3	NEW CASING & CROWN	4' CT WAINSCOT ALL AROUND, FULL HT AT TUB
	BATHROOM 2	MCT	CT-1	CT-1/P-3	P-3	NEW CASING & CROWN	4' CT WAINSCOT ALL AROUND, FULL HT AT TUB
	BEDROOM 2	REFIN	-	-	-	NEW BASE, CASING & CROWN	4' CT WAINSCOT ALL AROUND, FULL HT AT TUB
	LAUNDRY ROOM	LVP	VCB	P-1	P-2	NEW BASE, CASING & CROWN	4' CT WAINSCOT ALL AROUND, FULL HT AT TUB
	MASTER BEDROOM	WD-1	-	P-1	P-2	NEW BASE, CASING & CROWN	4' CT WAINSCOT ALL AROUND, FULL HT AT TUB
	MASTER BATHRM	MCT	CT-1	CT-1/P-3	P-3	NEW CASING & CROWN	SEE INTERIOR ELEVATION
EXTERIOR	W.I.C	WD-1	-	P-1	P-2	NEW BASE, CASING & CROWN	SEE INTERIOR ELEVATION
	EXTERIOR	-	-	WHITE WASHED BRICK	-	-	SEE EXTERIOR ELEVATIONS
	STONE	-	-	-	-	-	-
	RAILINGS	CABLE-RAIL SYSTEMS	-	-	-	-	-
	DECK	TREX	-	-	-	-	-

MCT MOSAIC CERAMIC TILE  
WD-1 2 1/4 T& G OAK STRIP WOOD FLOORING  
CT-1 GLAZED CERAMIC WALL TILE  
P-1 EGGSHELL LUSTER LATEX PAINT  
P-2 FLAT, NO-DROP LATEX PAINT  
P-3 SATIN LUSTER LATEX PAINT

PROVIDED BY OWNER  
SELECT, BRUCE OR EQ., STAINED & SEALED  
PROVIDED BY OWNER  
BENJAMIN MOORE  
BENJAMIN MOORE  
BENJAMIN MOORE

LVP LUXURY VINYL PLANK  
VCB VINYL COVE BASE  
ARMSTRONG  
ROPPE

## WINDOW SCHEDULE

NO.	MODEL	TYPE	SIZE	R.O.	REMARKS
1	WDH2846	DOUBLE HUNG	2'-9 1/2" X 4'-8 1/2"	2'-10 1/2" X 4'-8 1/2"	
2	WDH 2642	DOUBLE HUNG	2'-7 1/2" X 4'-4 1/2"	2'-8 1/2" X 4'-4 1/2"	TO MATCH EX.
3	CX23	CASEMENT	5'-1 1/2" X 2'-11 1/2"	5'-3 1/2" X 3'-0 1/2"	
4	WDH2432	DOUBLE HUNG	2'-5 1/2" X 3'-4 1/2"	2'-6 1/2" X 3'-4 1/2"	
5	WDH18210	DOUBLE HUNG	1'-9 1/2" X 3'-0 1/2"	1'-10 1/2" X 3'-0 1/2"	
6	WDH2032	DOUBLE HUNG	2'-1 1/2" X 3'-4 1/2"	2'-2 1/2" X 3'-4 1/2"	
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-

\*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"	5'-0" TO 8'-0"	REMARKS
LOCATIONS NOTED 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.
	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.
LOCATIONS NOTED FROM VIEW	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	X	
CARPETING	X	X	
LANDSCAPE RESTORATION	X	X	
SECURITY WIRING & DEVICES	X	X	
DECORATIVE LIGHTING	X		SCONCES, CHANDELIERS
TILES	X		
PAINTING	X	X	
PLUMBING FIXTURES	X		
PLUMBING ACCESSORIES	X		

## 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	
ROOF SHINGLES		X		X

## DETAILS AND SCHEDULES

DATE	SCALE	CAD FILE
03 16 22	AS NOTED	
STEVEN SECON ARCHITECT		
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