

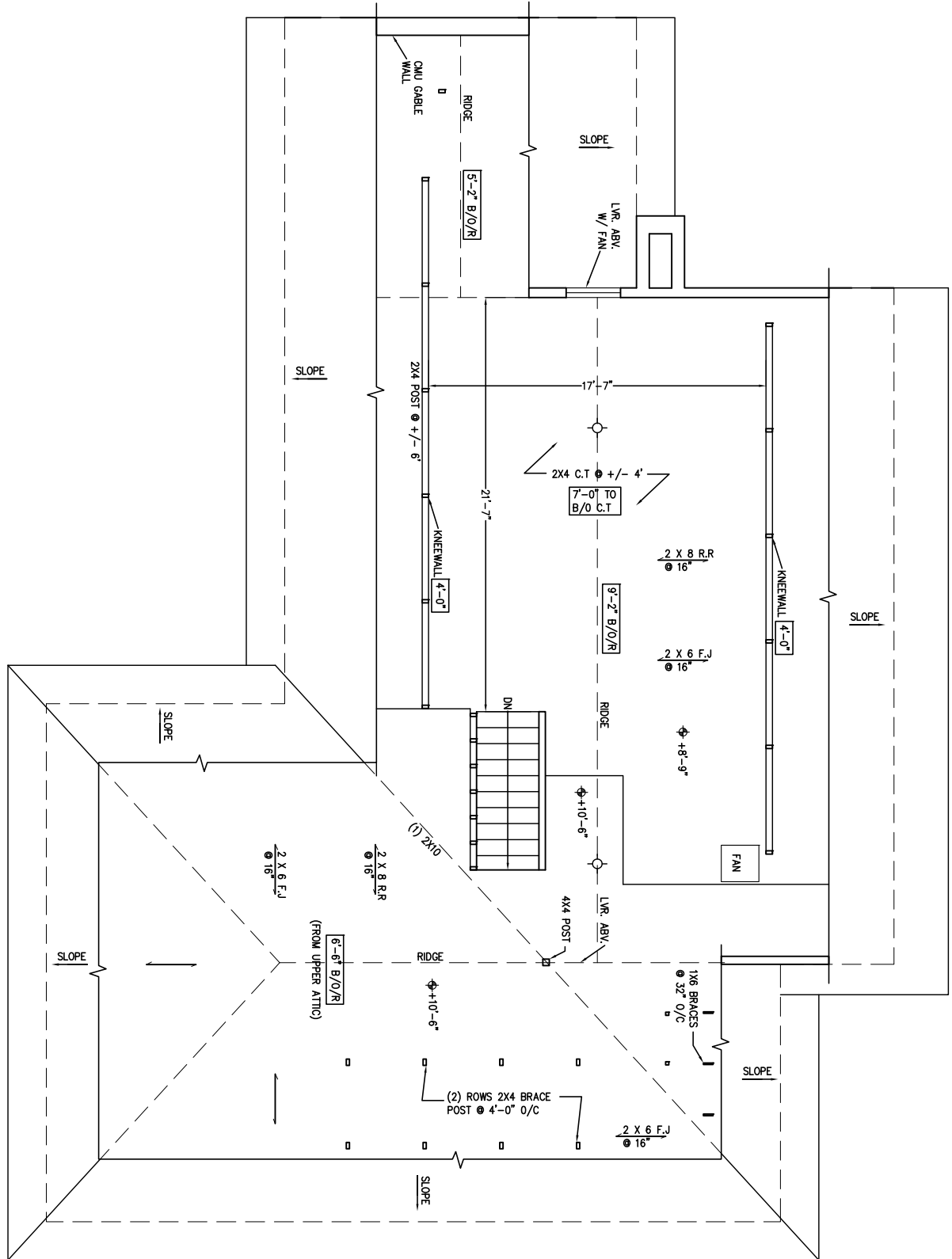
ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	MTD.	MOUNTED
A.H.J.	AUTHORITY HAVING JURISDICTION	MTL.	METAL
BOT.	BOTTOM	O.C.	ON CENTER
C.L.C.	CEILING	P.L.	PRESSURE TREATED
C.M.U.	CONCRETE MASONRY UNIT	P.T.D.	PAINTED
E.L.	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	GYP-SUM WALL BOARD	WD.	WOOD
HT.	HEIGHT		

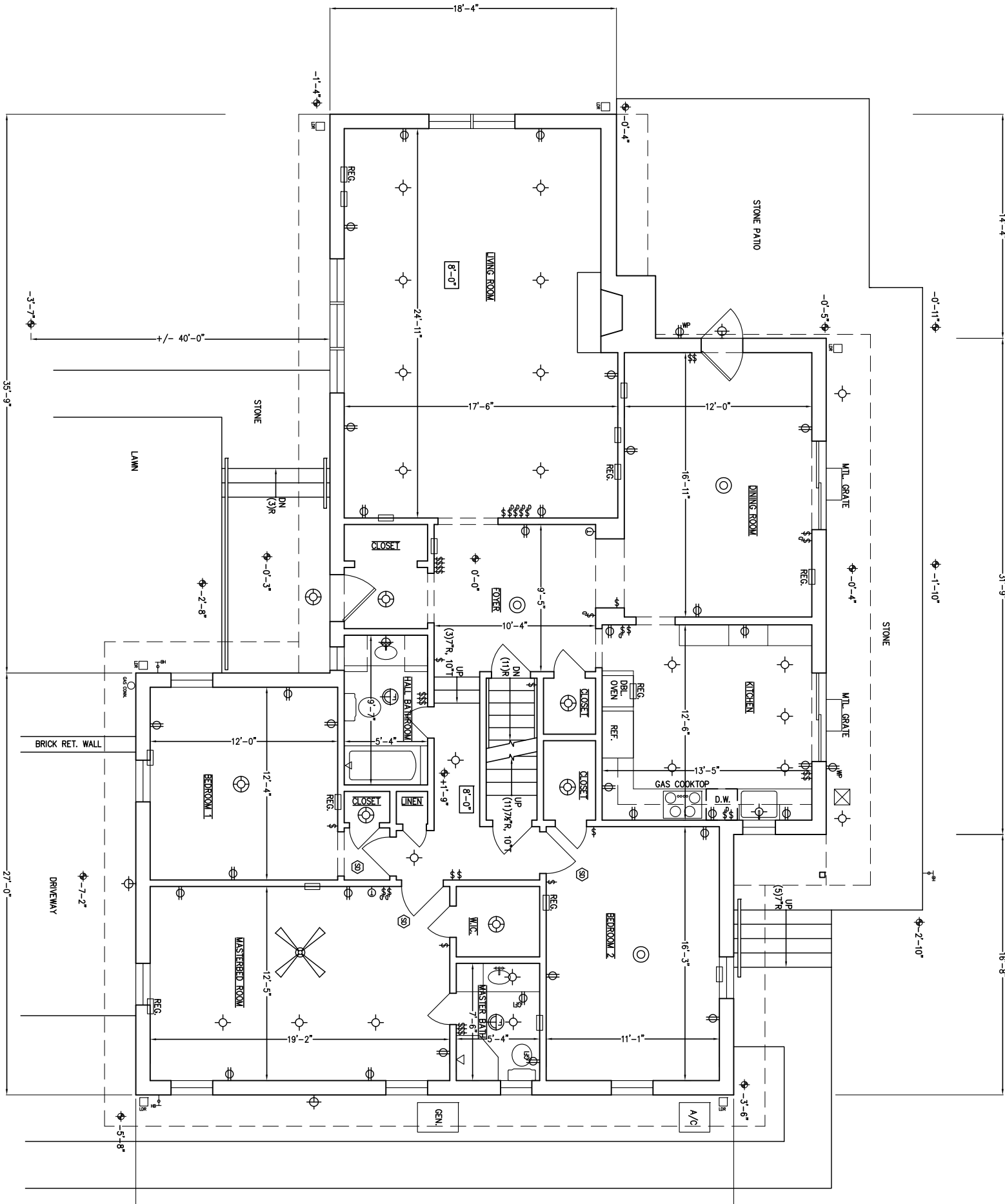
1.	GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. DIMENSIONS AND RELATED INSTALLATION CONDITIONS FOR ALL FABRICATED AND BUILT COMPONENTS SHALL BE FIELD DERIVED.
2.	GENERAL CONTRACTOR SHALL FURNISH, HANDLE WITH SITE WORKING CONDITIONS, HANDS OF LEAD, OPERATOR AND RELATED PERFORMANCE CRITERIA, GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDITIONS OF 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 CERTIFICATES OF OCCUPANCY, INSURANCES, AND BONDS AS REQUIRED.
4.	ALL MATERIALS SPECIFIED OR SELECTED TO DECURE THIS PROJECT SHALL BE DELIVERED, STOCKPILED, AND HANDLED PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
5.	ANY PRESSED SUBSTITUTION OR RELATIONS 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 OWNERS PRIOR TO IMPLEMENTATION. THE GC SHALL CONTACT AND COORDINATE UTILITY SHUT-DOWNS, RECONNECTS AND OPERATES WITH THE PROPER PROVIDER IN A TIMELY MANNER.
8.	PROVIDE SHIELDING, STABILIZATION, AND BRACING AS REQUIRED, PROVIDE PROPERLY SIZED AND PLACED BRACING AND SHIELDING TO PROTECT THE WORKING AREAS FROM COLLAPSE OR OVERSTRESS.
9.	PROVIDE WEATHER PROTECTION IN A TIMELY MANNER TO PROTECT THE SITE, FINISHES, MATERIALS, INSTALLED WORK AND PERSONNEL.
10.	THE GENERAL CONDITIONS FOR THIS PROJECT ARE THE GENERAL CONDITIONS OF THE AIA, 1997 EDITION, AND THE AIA, 1997 EDITION, AVAILABLE FROM THE AIA.
11.	THE GC SHALL COORDINATE THE WORK OF ALL TRADE, INCLUDING OWNER-PROVIDED SUBCONTRACTORS.
12.	THE GC SHALL SIGNIFY A WRITTEN PROCESS SCHEDULE AS WELL AS A LISTING OF ALL MATERIALS, EQUIPMENT, AND SUPPLIES TO BE USED ON THE PROJECT.
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67.	THE GC SHALL SIGNIFY A WRITTEN PROCESS SCHEDULE AS WELL

OUTLINE SPECIFICATIONS

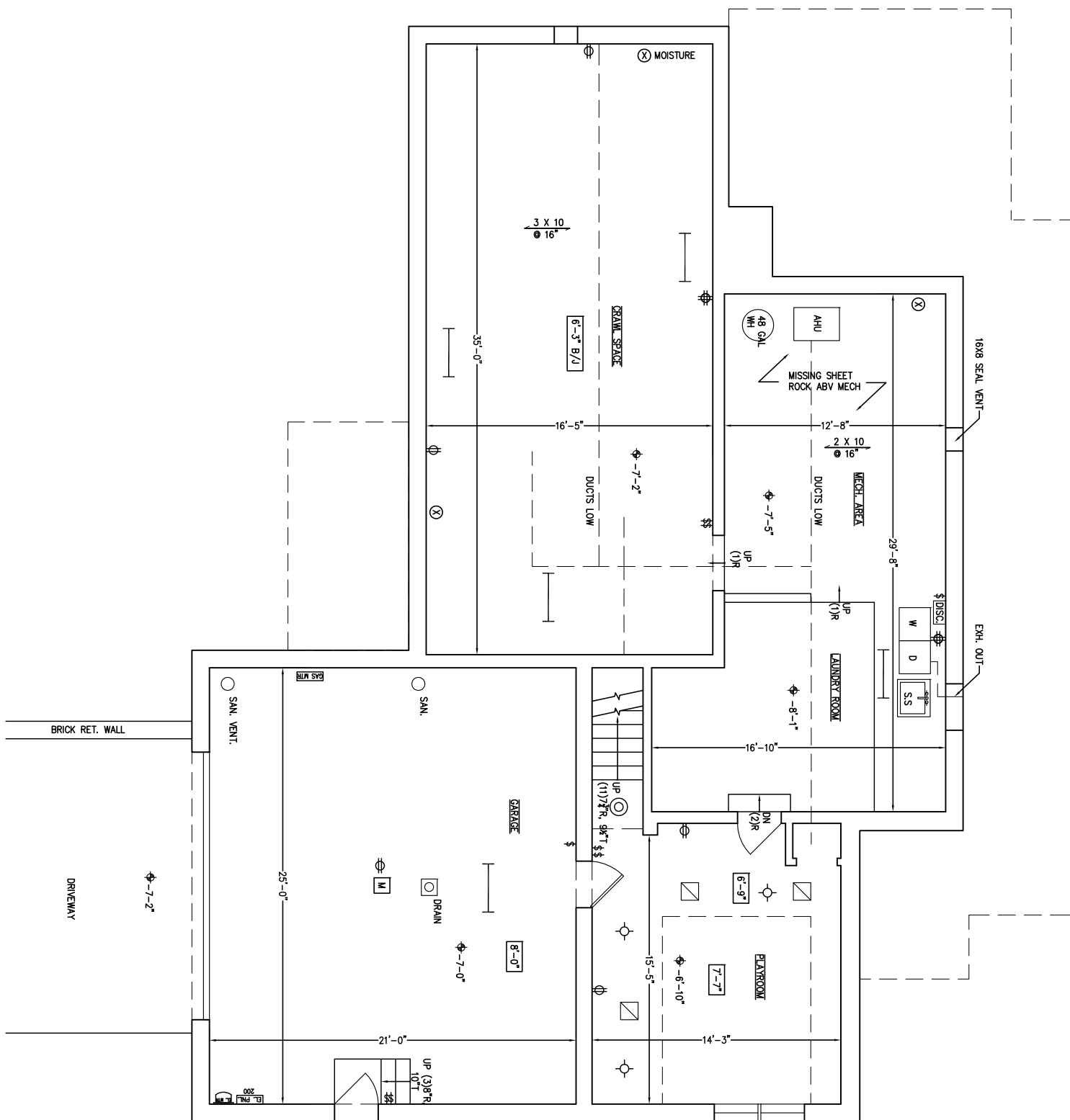
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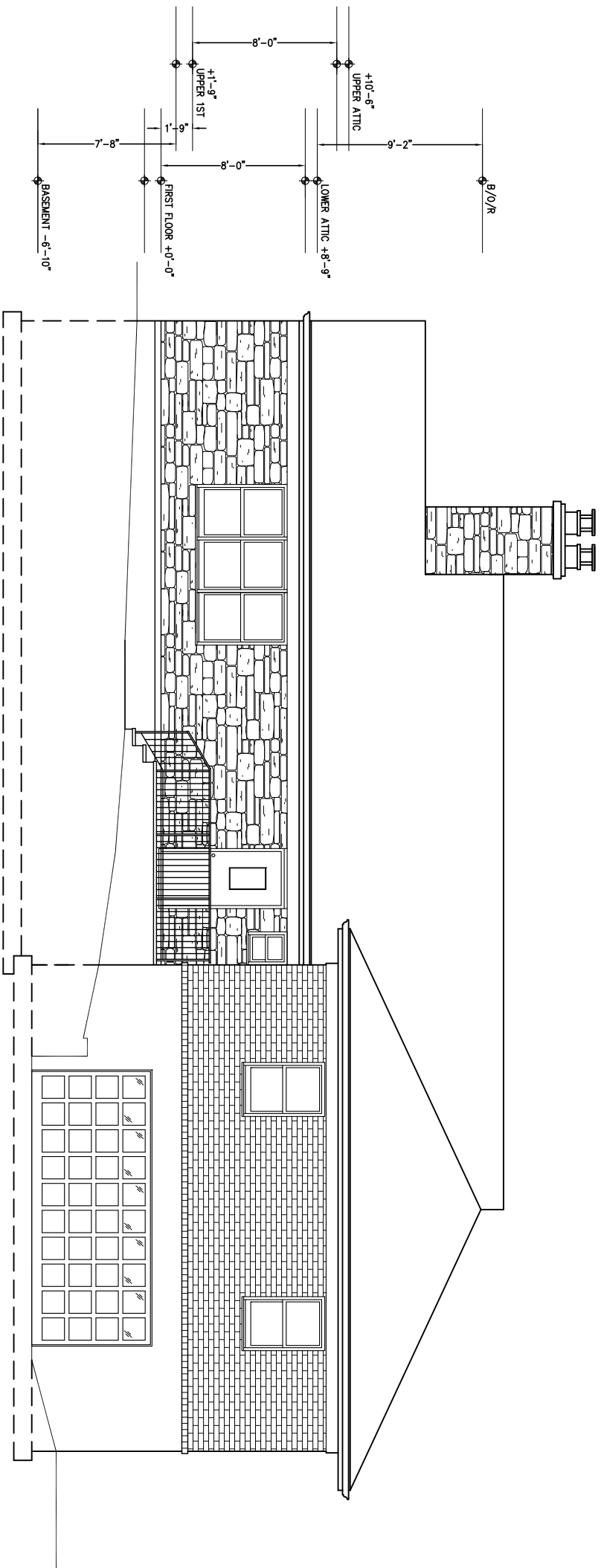
1 SECOND FLOOR PLAN
1/8"=1'-0"



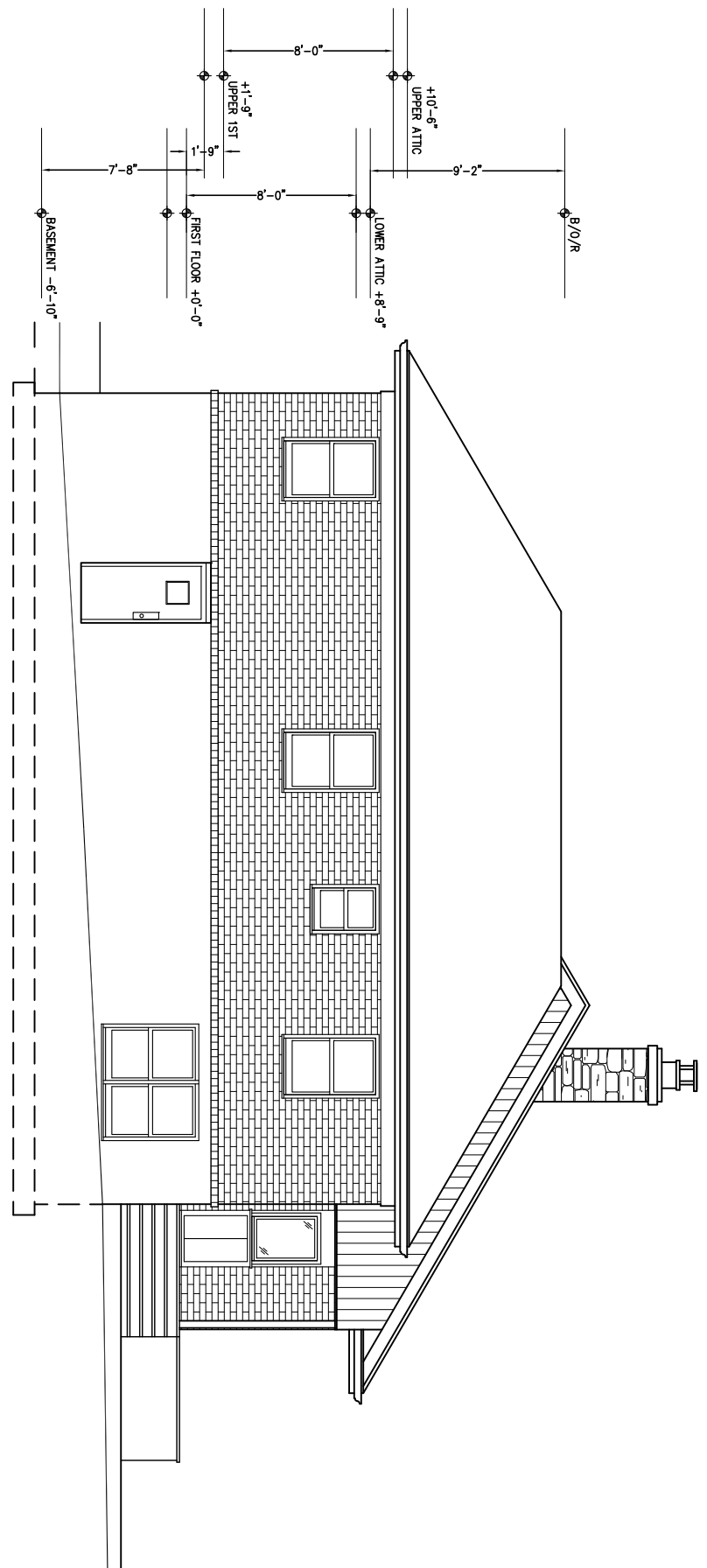
2 FIRST FLOOR PLAN
1/8"=1'-0"



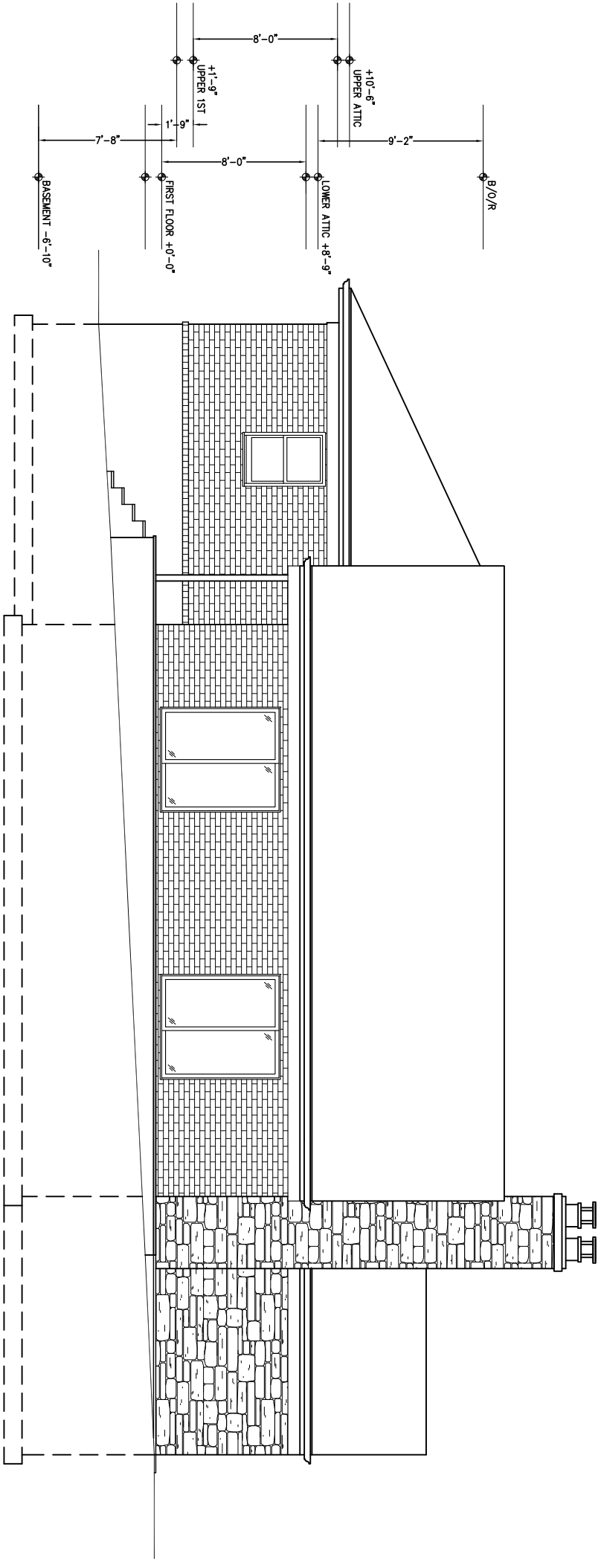
3 BASEMENT PLAN
1/8"=1'-0"



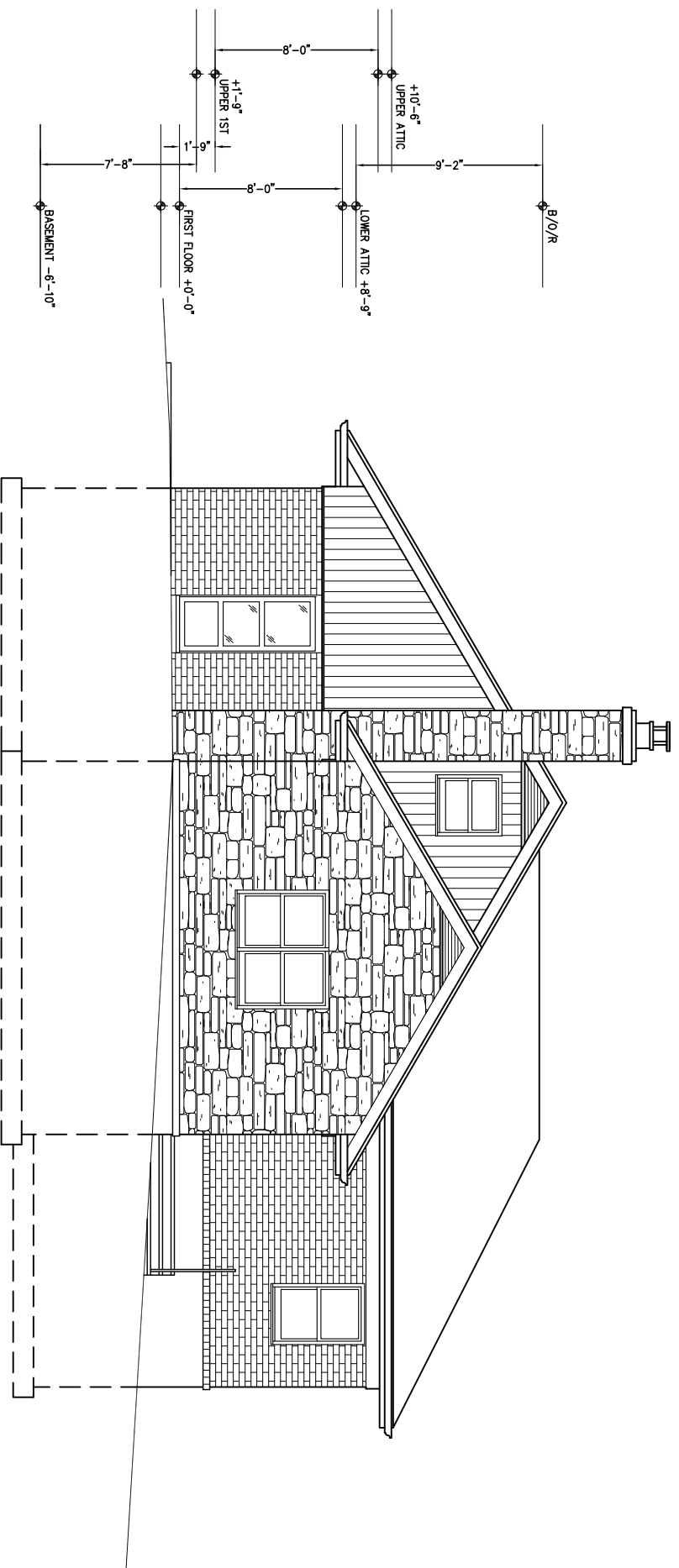
4 EAST (FRONT) ELEVATION
1/8"=1'-0"



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



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



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

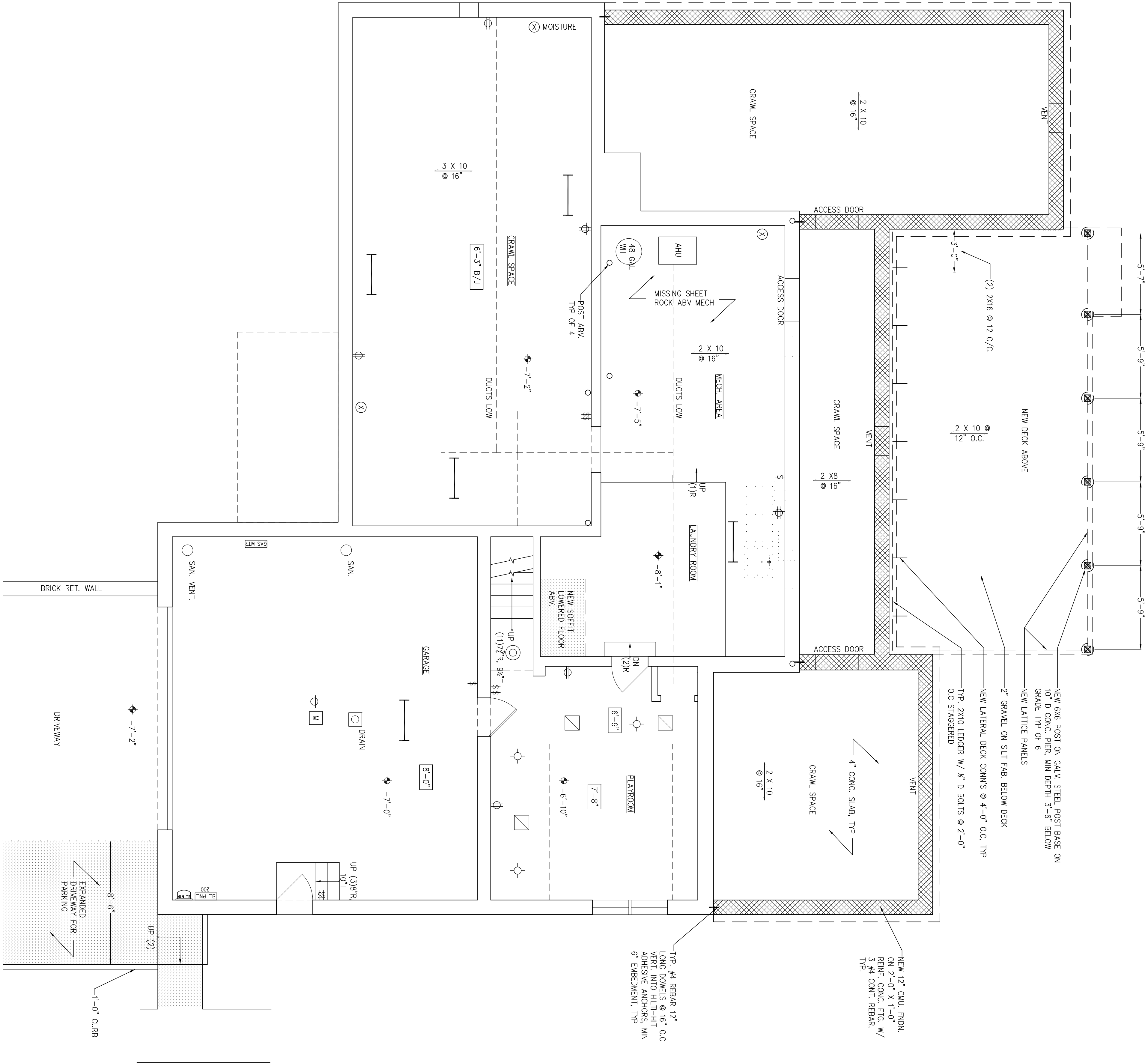


PROJECT PERILLO-NEWMAN RESIDENCE
- ADDITIONS & ALTERATIONS -
50 HUDSON AVE
DOBS FERRY, NY 10522
MUN. ID. 932N1665

EXISTING CONDITIONS

DATE 08.13.21 SCALE AS NOTED
DRAWING TITLE
STEVEN SECON ARCHITECT
145 Palisade Street, Suite 400
Tel: (914) 642-2901 Fax: (914) 693-1537
WWW.SECONARCHITECT.COM

A-2



1

PROPOSED BASEMENT PLAN

1/4"=1'-0"

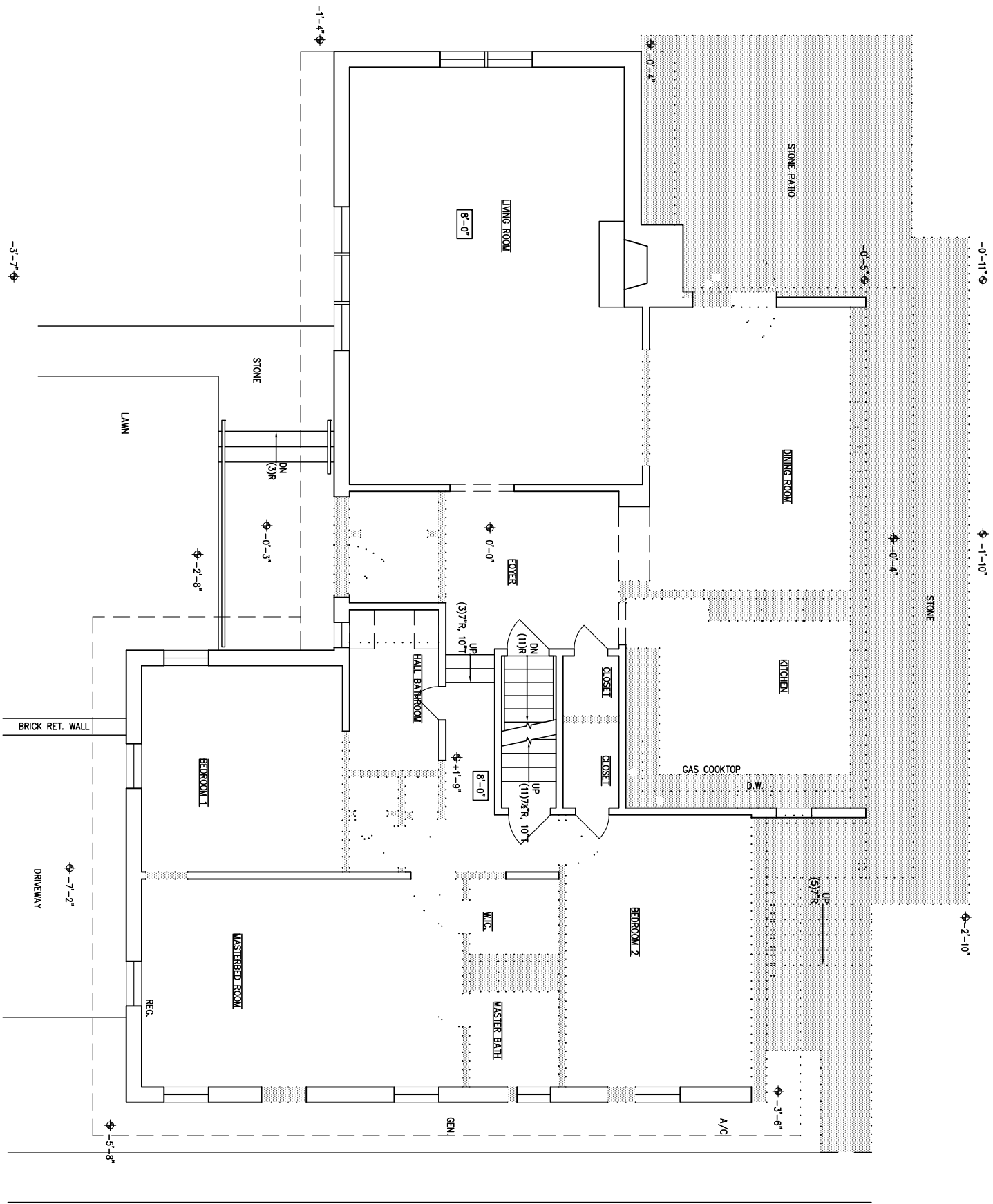


PROJECT
PERILLO-NEWMAN RESIDENCE
- ADDITIONS & ALTERATIONS -
50 HUDSON AVE
DOBBS FERRY, NY 10522
MUNICIPAL ID # 312541665

DRAWING TITLE

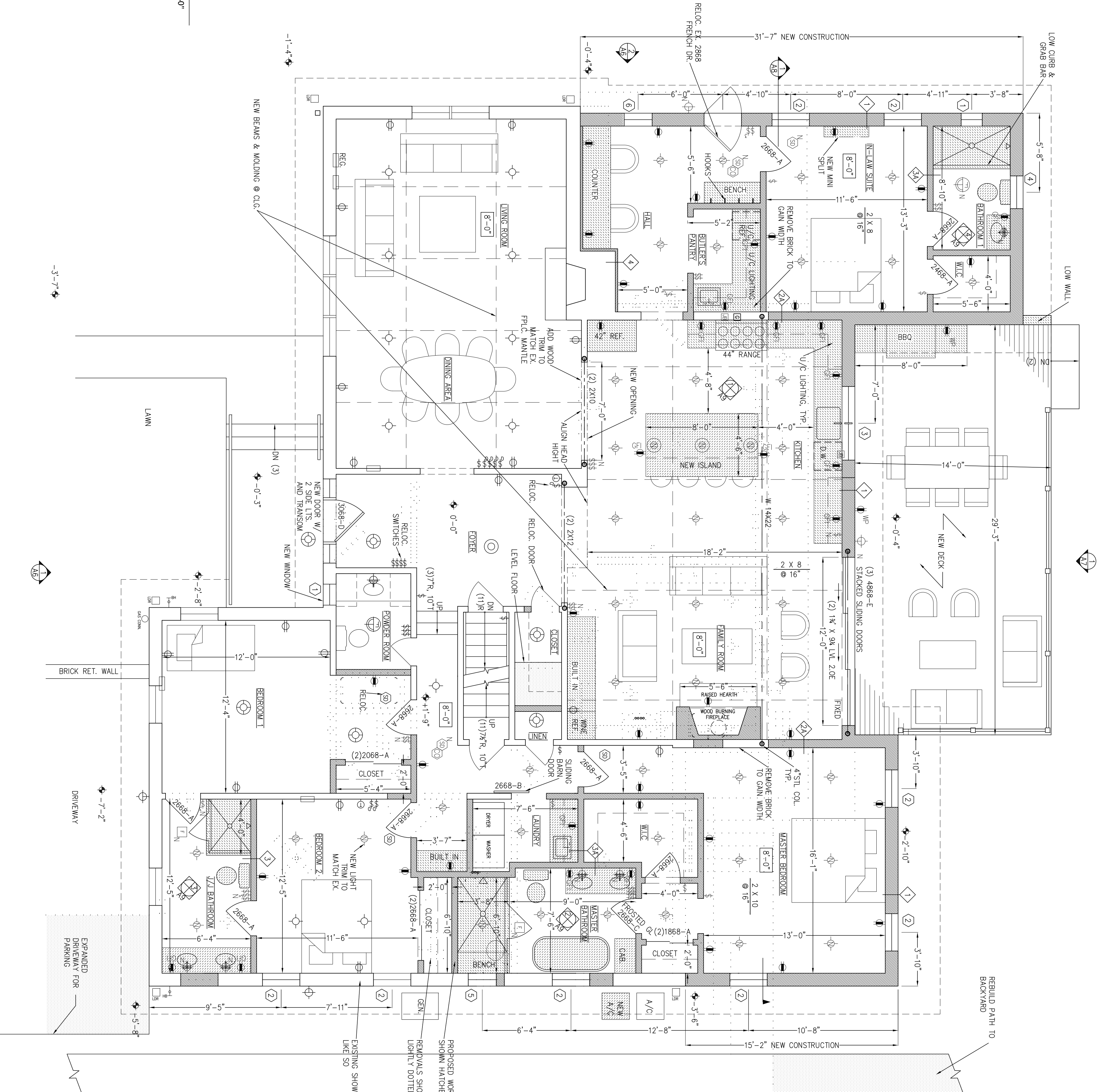
PROPOSED BASEMENT PLAN

- 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"



2 PROPOSED FIRST FLOOR PLAN

1/4"=1'-0"

RESIDENCE TO BE FULLY SPRINKLERED
UNDER SEPARATE APPLICATION



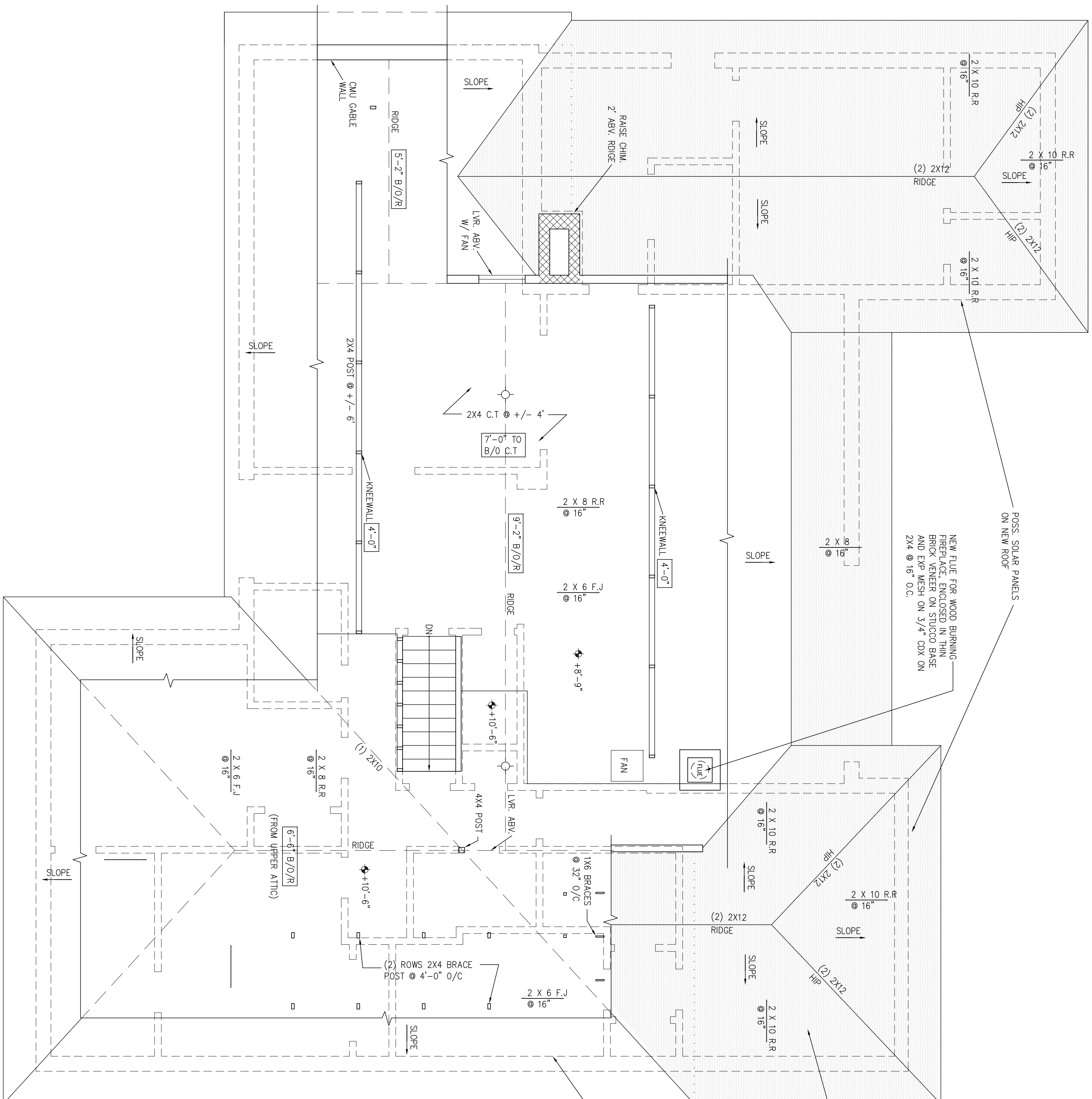
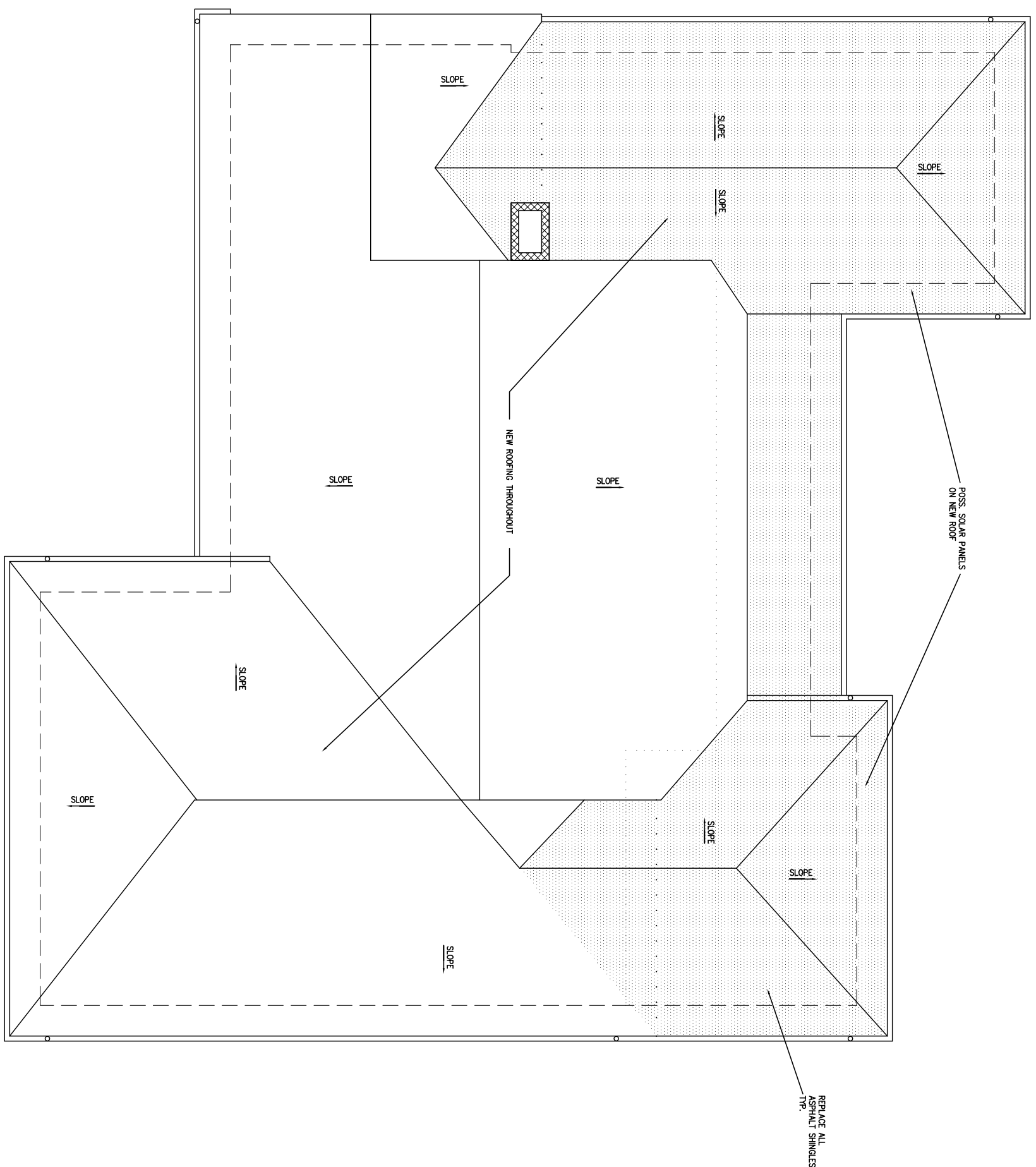
PROJECT PERILLO-NEWMAN RESIDENCE
- ADDITIONS & ALTERATIONS -
50 LUDSON AVE
DOBS FERRY, NY 10522
MUN.I.D.# 1204165

DRAWING TITLE

DEMO & PROPOSED FIRST FLOOR

DATE 08.13.21 SCALE AS NOTED
STEVEN SECON ARCHITECT
143 Palisade Street, Suite 403
Tel: (914) 642-2901 Fax: (914) 691-1537
WWW.SECONARCHITECT.COM

A-4



2 PROPOSED ATTIC FLOOR PLAN

 $1/4''=1'-0''$ 

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

DRAWING TITLE

**PROPOSED 2ND FLOOR
& ROOF PLAN**

DATE	SCALE	CAD FILE
08.13.21	AS NOTED	

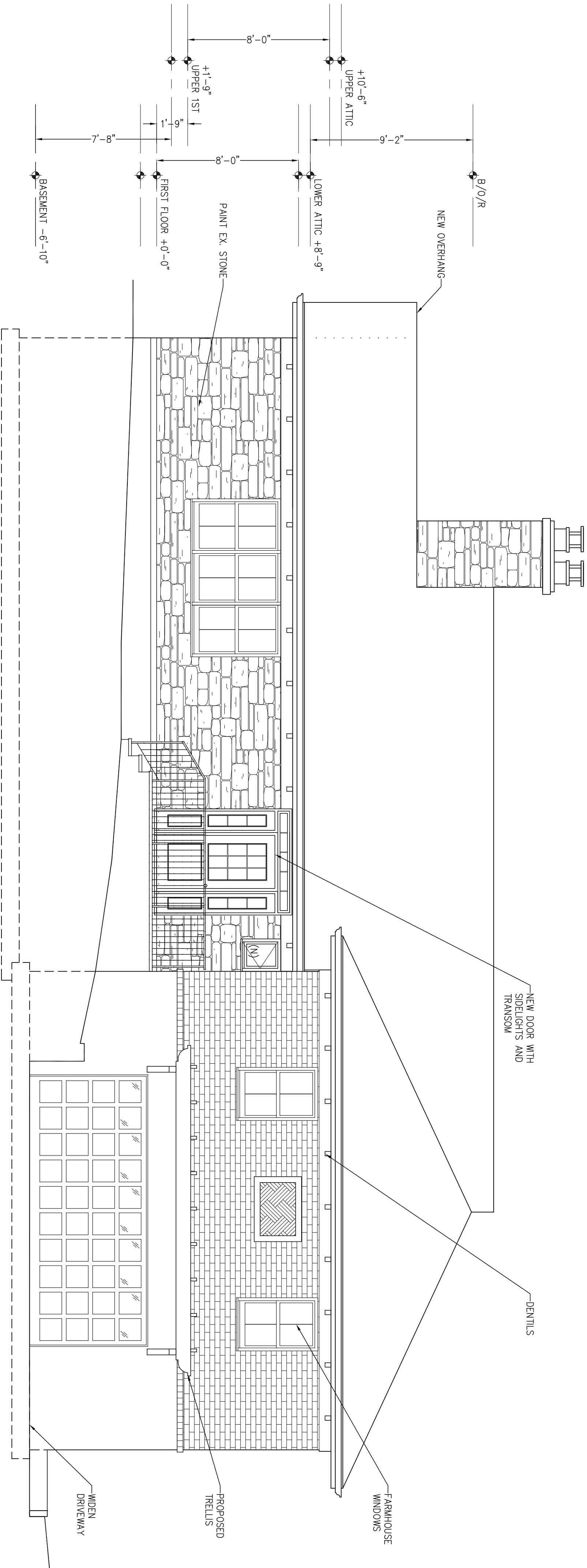
STEVEN SECON
ARCHITECT

145 Palisade Street, Suite #403
Dobbs Ferry, New York 10522
Tel. (914) 674-2950 Fax (914) 693-1537
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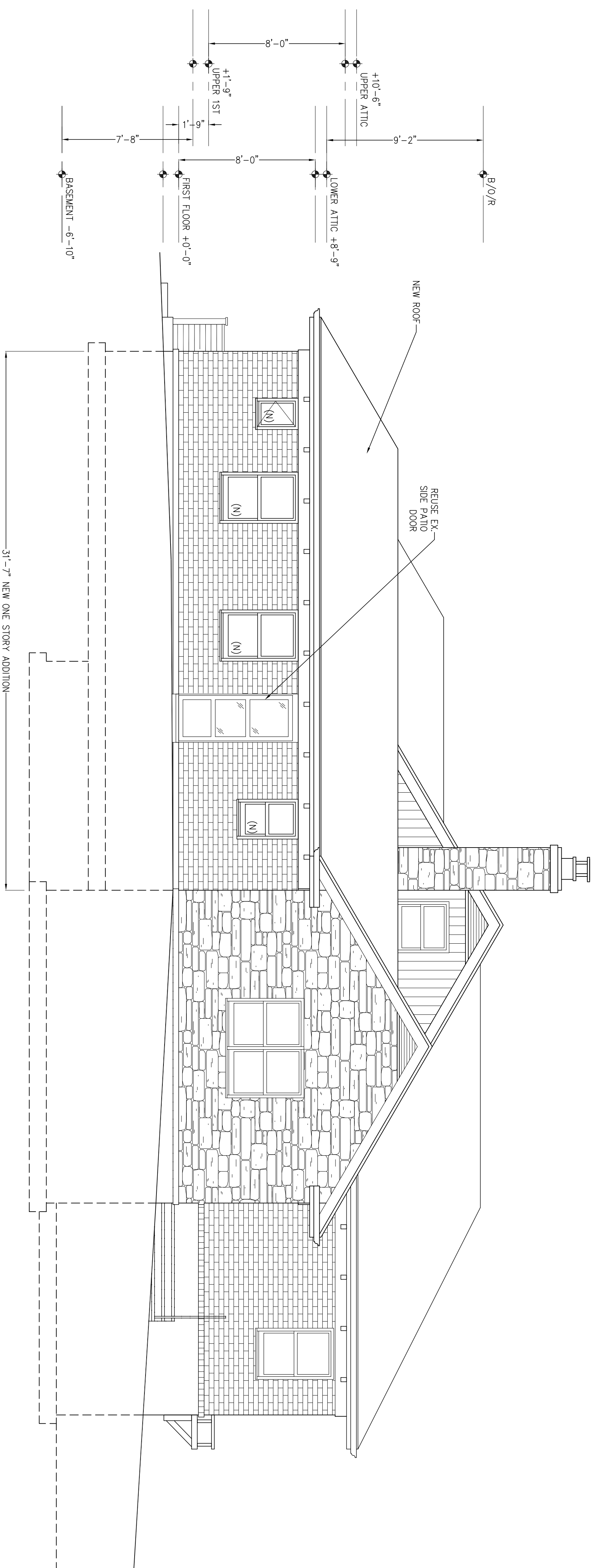
A-5



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



3D VIEWS



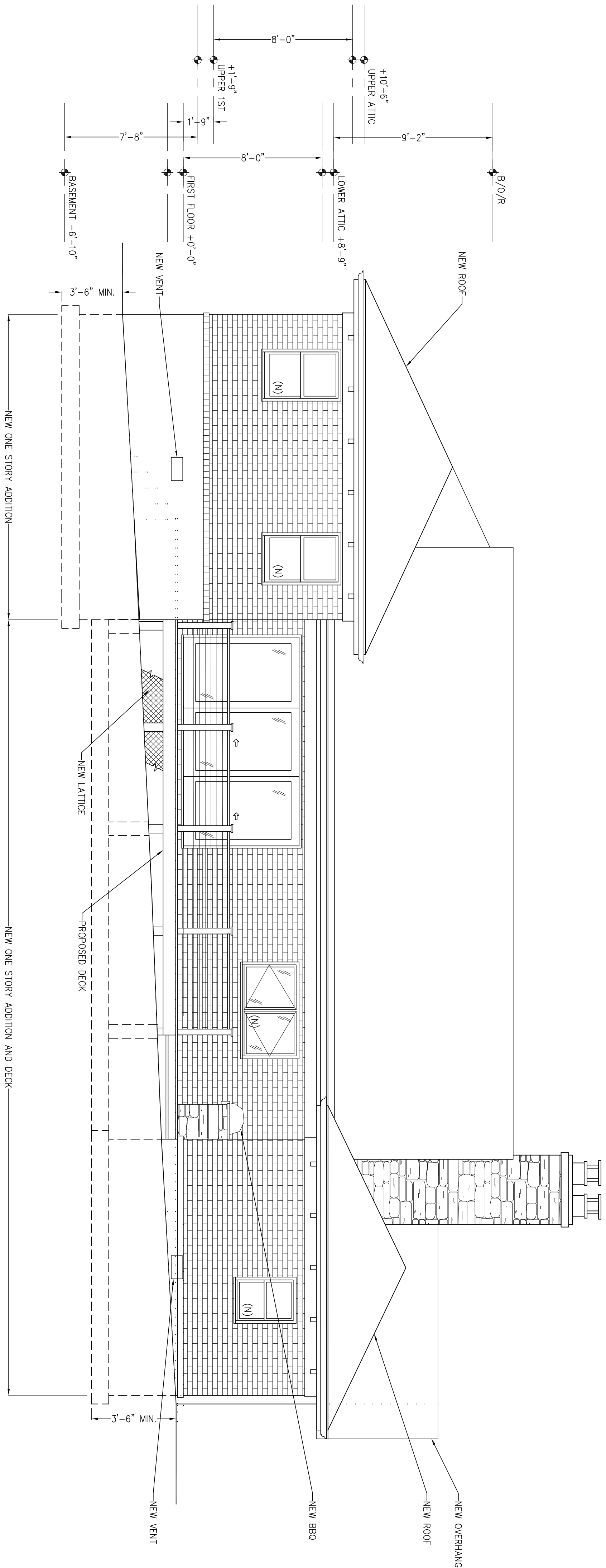
2 PROPOSED SOUTH ELEVATION
1/4"=1'-0"



PROJECT PERILLO-NEWMAN RESIDENCE
- ADDITIONS & ALTERATIONS -
50 HUDSON AVE
DOBBS FERRY, NY 10522
MUN. ID. # 1291665

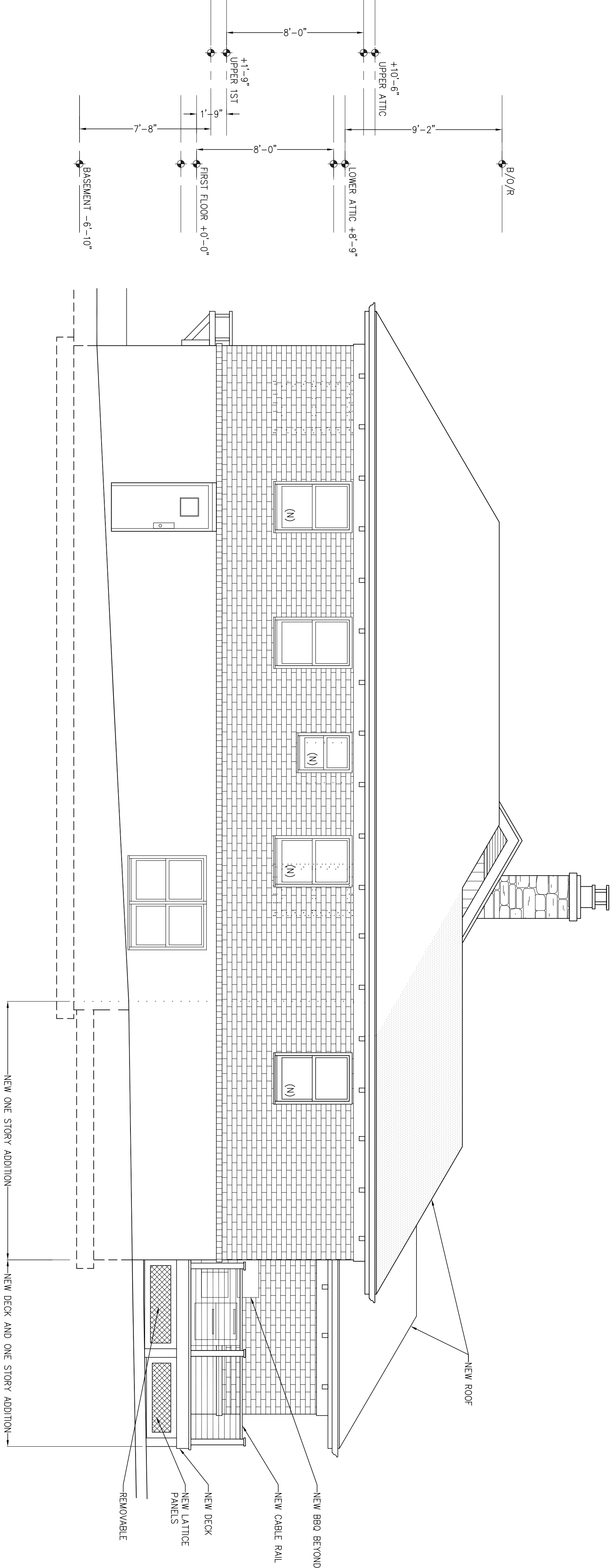
DRAWING TITLE
PROPOSED ELEVATIONS

DATE 08.13.21 SCALE AS NOTED
NO. 11.15.21 DENIAL
REVISION/ISSUE
SEALED
STEVEN SECCON
ARCHITECT
145 Palisade Street, Suite #403
Dobbs Ferry, NY 10522
Tel: (914) 764-2950 Fax: (914) 693-1537
WWW.SECCONARCHITECT.COM
A-6



1
PROPOSED WEST (REAR) ELEVATION

1/4"=1'-0"



2
PROPOSED NORTH ELEVATION

1/4"=1'-0"

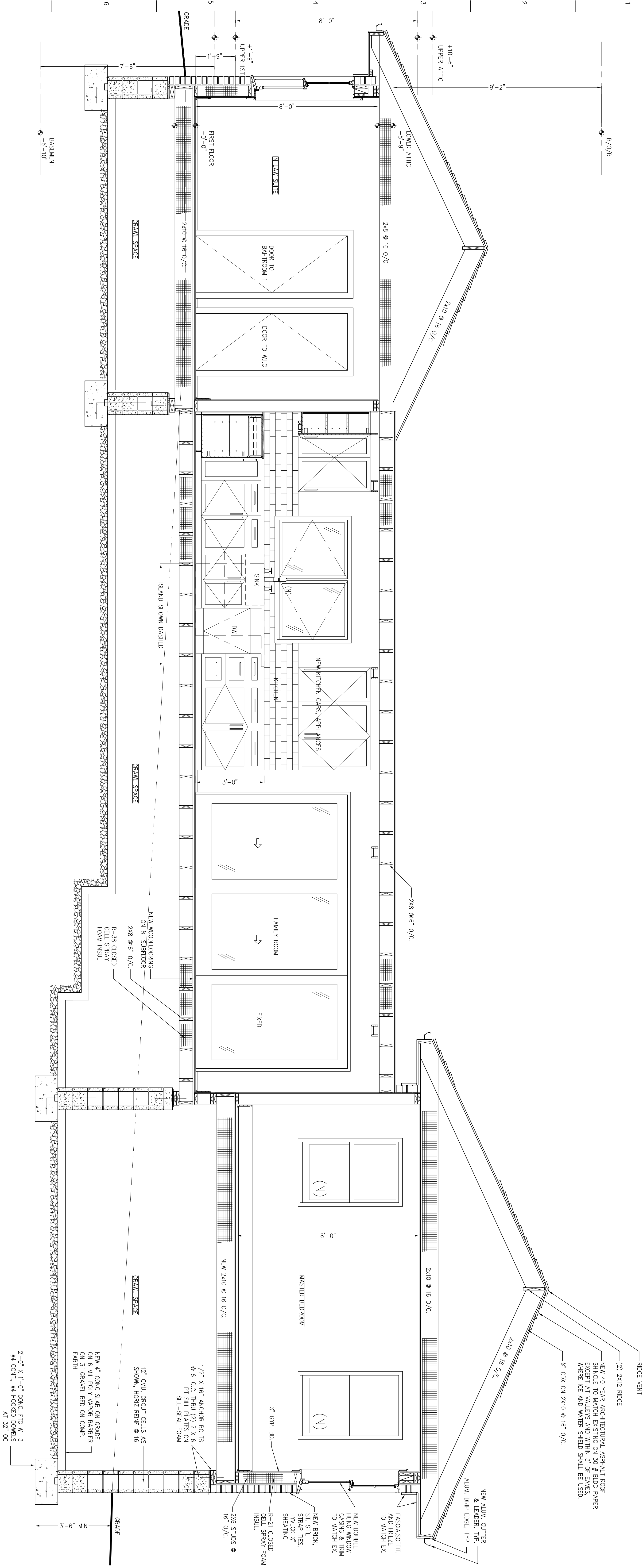
1	11.15.21	DENIAL
NO.	DATE	REVISION/SS&E
1		



PROJECT
PERILLO-NEWMAN RESIDENCE
- ADDITIONS & ALTERATIONS -
50 LUDSON AVE
DOBBS FERRY, NY 10522
MUN. I.D.# 31261665

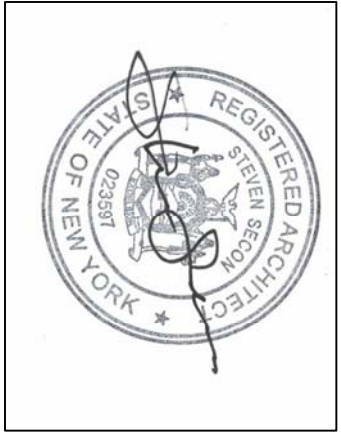
PROPOSED ELEVATIONS

DATE	SCALE	CAD FILE
08.13.21	AS NOTED	
STEVEN SECCON ARCHITECT		
145 Palisade Street, Suite 403 Dobbs Ferry, NY 10522 Tel: (914) 642-2950 Fax: (914) 693-1537 WWW.SECCONARCHITECT.COM		
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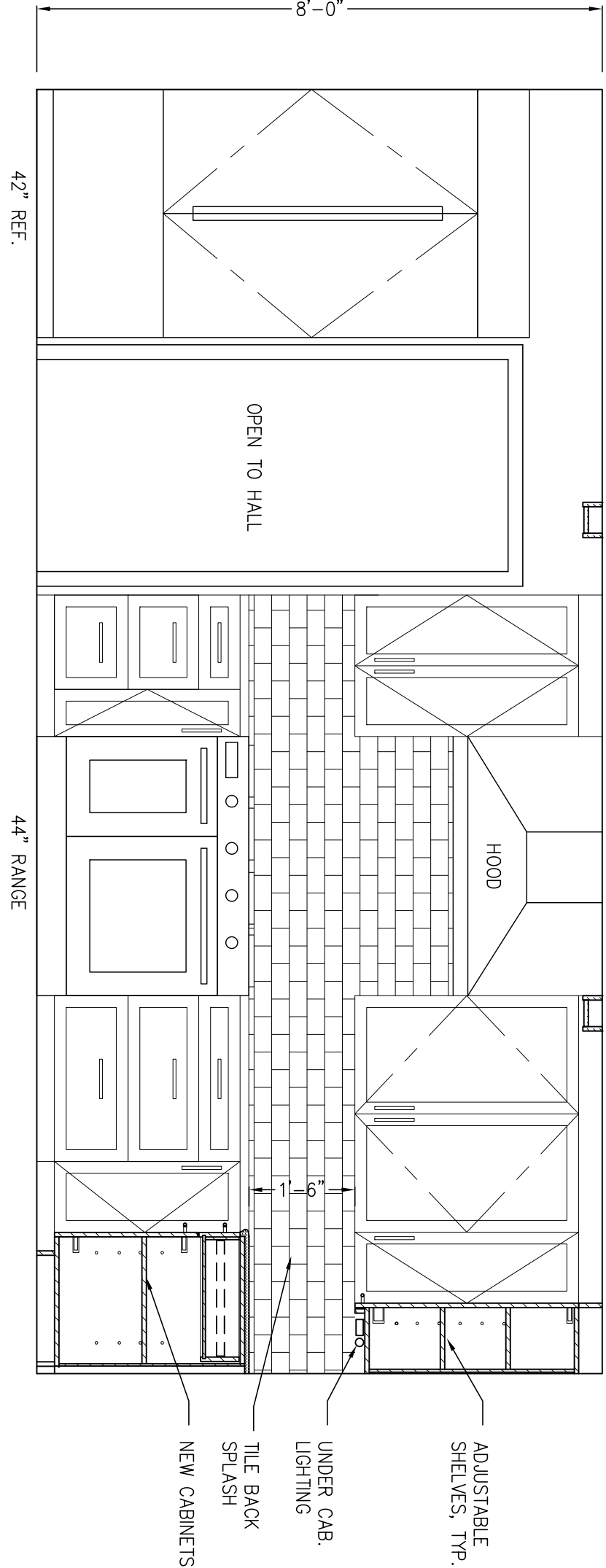
1 PROPOSED SCHEMATIC SECTION

1/2"=1'-0"



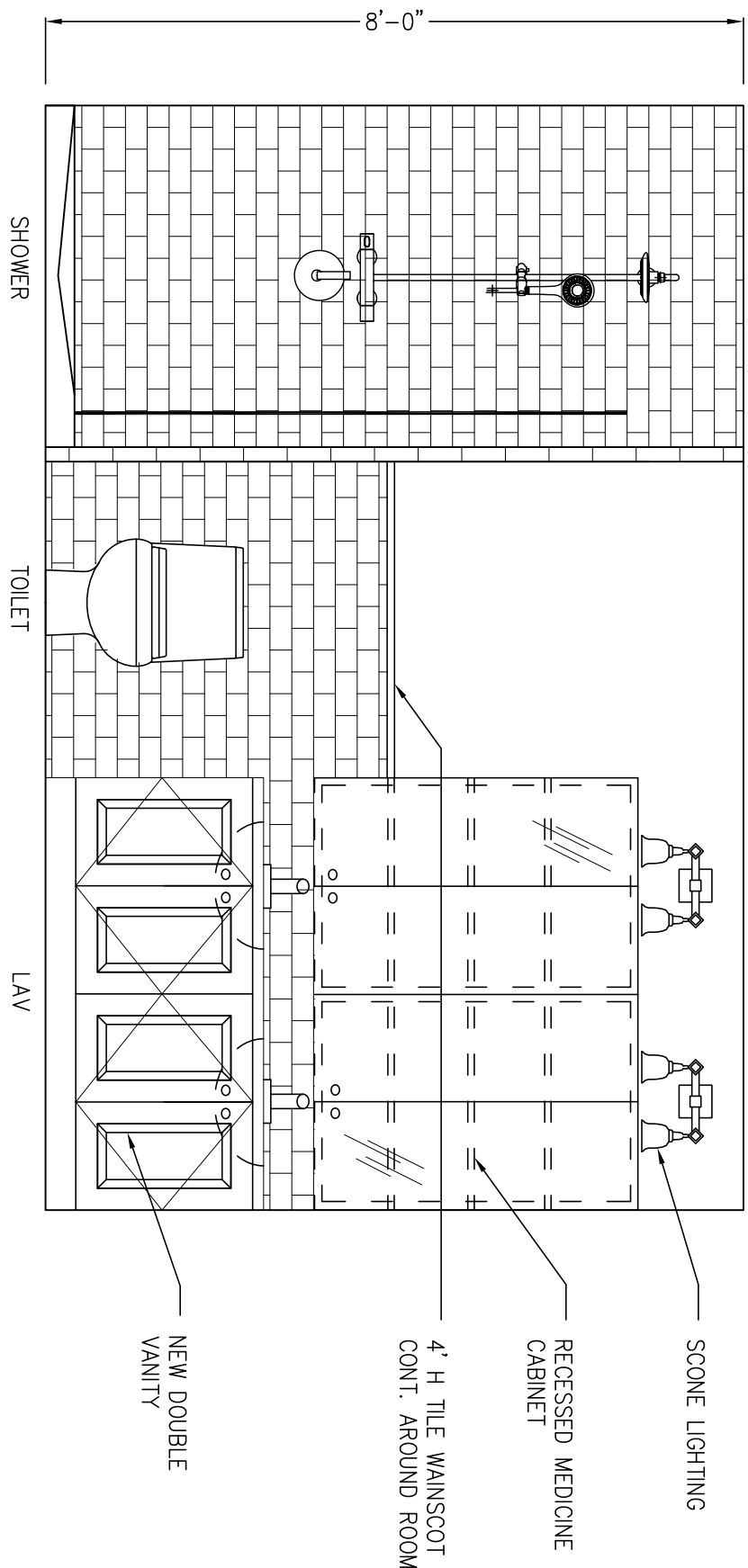
PROJECT PERILLO-NEWMAN RESIDENCE
- ADDITIONS & ALTERATIONS -
50 HUDSON AVE
DOBBS FERRY, NY 10522
MUNICIPAL ID # 112041665

PROPOSED SECTION



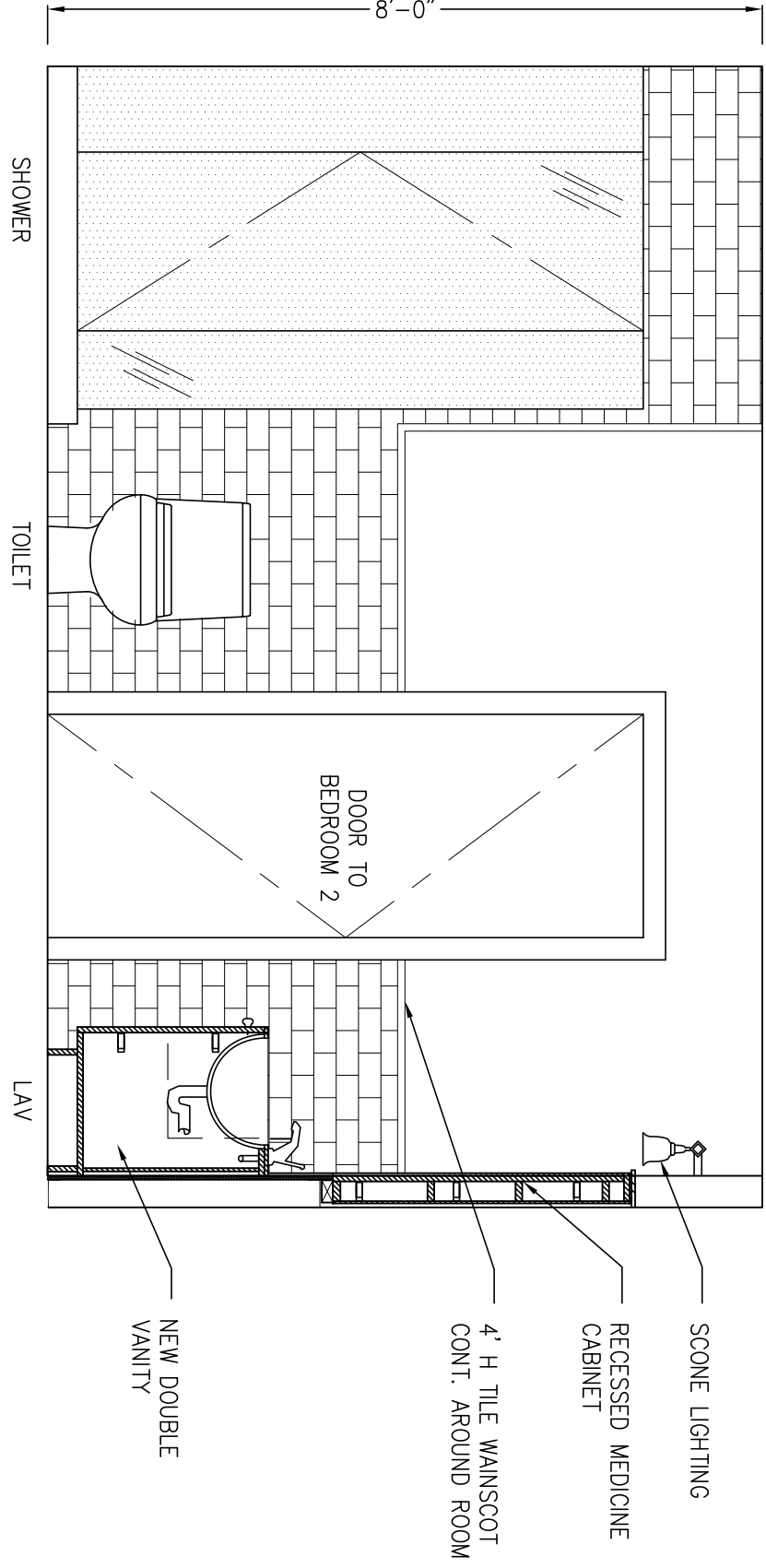
1 PROPOSED KITCHEN ELEVATION

1/2"=1'-0"



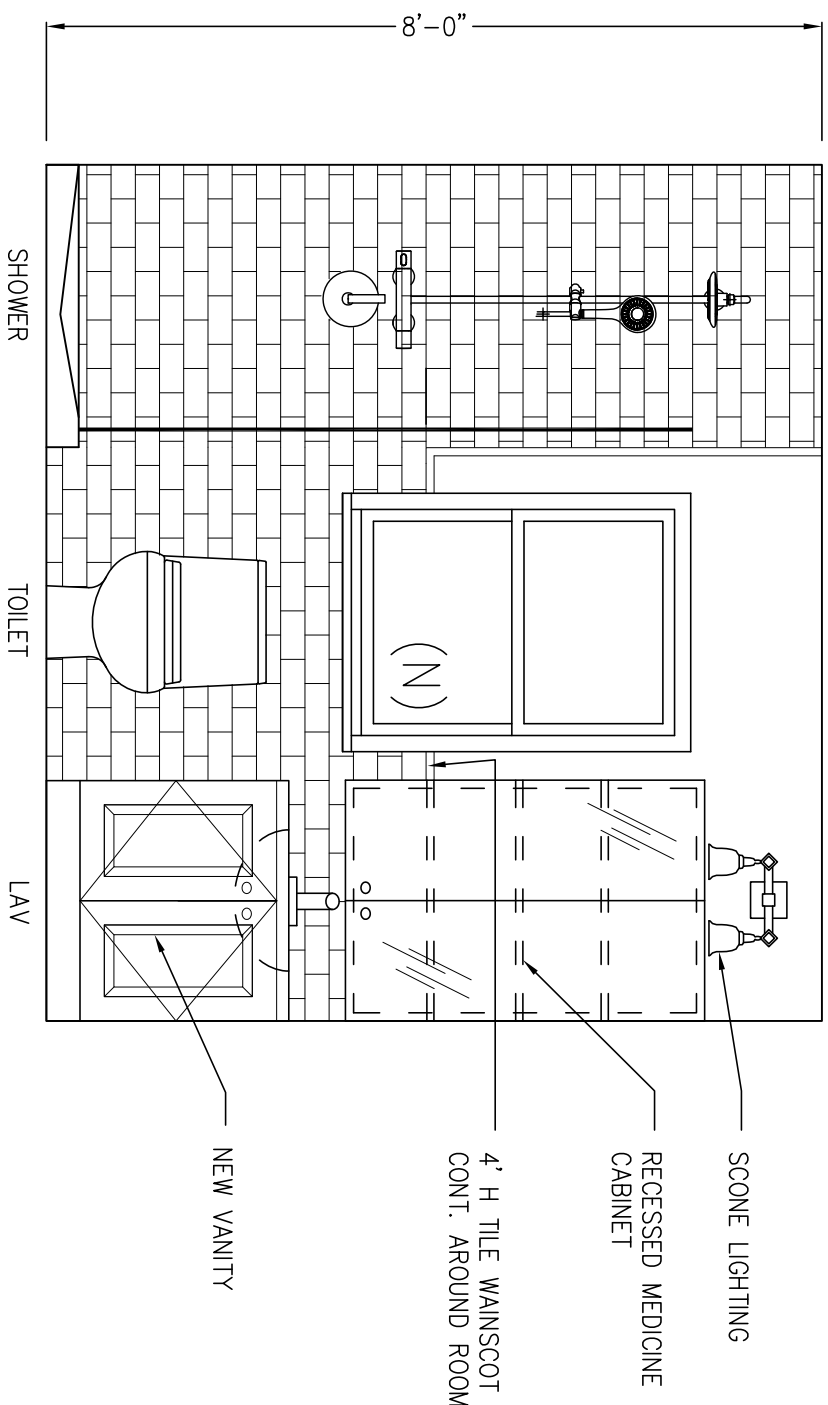
2 PROPOSED MASTER BATHROOM ELEVATION

1/2"=1'-0"



3 PROPOSED J1 BATHROOM

1/2"=1'-0"



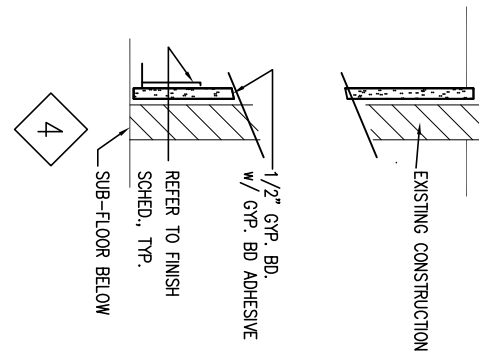
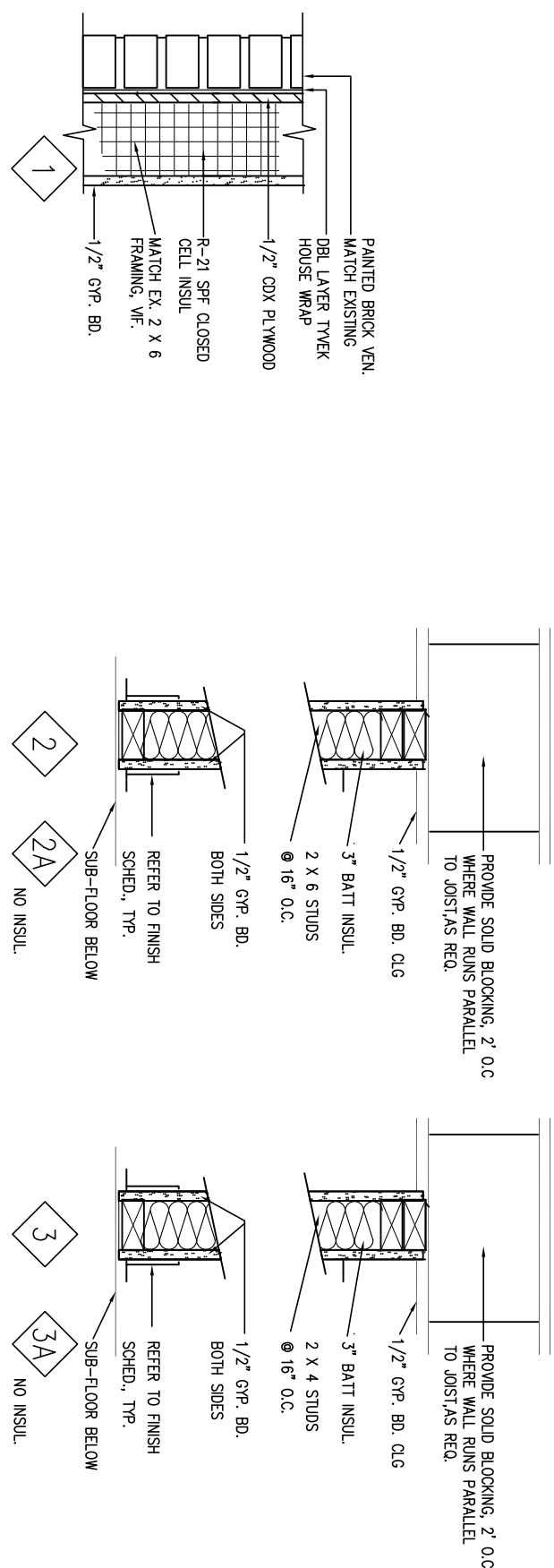
4 PROPOSED IN-LAW SUITE BATHROOM

1/2"=1'-0"

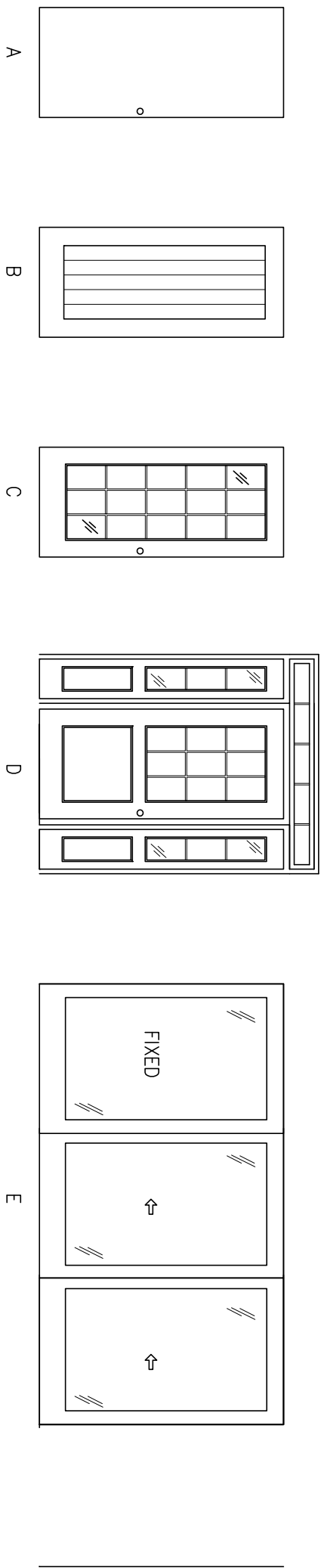


PROJECT PERILLO-NEWMAN RESIDENCE
- ADDITIONS & ALTERATIONS -
50 HUDSON AVE
DOBBS FERRY, NY 10522
MUNICIPAL ID # 312541645

PROPOSED INTERIOR ELEVATIONS



WALL TYPES

$$1-0''=1'-0''$$


DOOR TYPES

1/4"=1'-0"

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		
CARPENTRY	X	X	
LANDSCAPE RESTORATION	X	X	
SECURITY WIRING & DEVICES	X	X	
DECORATIVE LIGHTING	X		
TILES	X		SCONES, CHANDELIER
PAINTING			

SUBMITTALS REQUIRED

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

EXTERIOR		UPPER 1ST		1ST FLOOR		BSMT.		
AREA	FLOOR	BASE	WALL	CEILING	MOLDINGS	REMARKS		
PLAYROOM	-	-	-	-	-			
MECH. AREA	-	-	-	-	-			
CRAM. SPACE	-	-	-	-	-			
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	-	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	MCT	MATCH EXISTING	P-1	P-2	MATCH EXISTING			
HALL	WD-1	MATCH EXISTING	P-1	P-2	MATCH EXISTING			
POWDER ROOM	-	-	-	-	-			
BEEDROOM 1	-	-	-	-	-			
U/O BATHROOM	MCT	MATCH FL. TILE	CT-1/P-3	P-3	MATCH EXISTING			
BEEDROOM 2	-	-	-	-	-			
LAUNDRY ROOM	MCT	MATCH EXISTING	P-1	P-2	MATCH EXISTING			
MASTER BEEDROOM	WD-1	MATCH EXISTING	P-1	P-2	MATCH EXISTING			
MASTER BATHRM	WD-1	MATCH FL. TILE	CT-1/P-3	P-3	MATCH EXISTING	SEE INTERIOR ELEVATION		
W.C.	-	MATCH EXISTING	P-1	P-2	MATCH EXISTING			
EXTENSION	-	-	-	-	-	SEE EXTERIOR ELEVATIONS		
STONE	-	-	-	-	-	-		
RAILINGS	-	-	-	-	-	-		
DECK	-	-	-	-	-	-		

FINISH SCHEDULE

WINDOW SCHEDULE

NO.	MODEL	TYPE	SIZE	P.O.	REMARKS
①	CR12	CASSETT	1'-5" X 2'-0"	1-56" X 2'-0"	
2	WH 2642	DOUBLE HUNG	2'-3/4" X 4'-4 1/2"	2'-58" X 4'-4 1/2"	TO MATCH EX.
3	CR23	CASSETT	5'-2 1/4" X 2'-11 1/4"	5'-34" X 3'-0"	-
4	WH2432	DOUBLE HUNG	2'-5 1/4" X 3'-4 1/2"	2'-58" X 3'-4 1/2"	
5	WH2820	DOUBLE HUNG	1'-9 1/4" X 3'-0"	1'-10 1/4" X 3'-0"	
6	WH2322	DOUBLE HUNG	2'-1 1/4" X 3'-4 1/2"	2'-28" X 3'-4 1/2"	
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-

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'	FLUSH BEAM 1

- PROVIDE DOUBLE STUDS AT DOUBLE HEADERS
- PROVIDE TRIPLE STUDS AT TRIPLE HEADERS
- WHERE HEADERS PROJECT (NOT FLUSH WITH WALL)

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

INTEL SCHEDULE			REMARKS
TYPE	REINFORCING LESS THAN 5'-0"	5'-0" TO 8'-0"	
6" CMU BEAM	2 - #4	2 - #5	REINFORCING 1 1/2" FROM BOTTOM 8" MIN. BEARING EACH SIDE
8" CMU COL OR 12"	2 - #4	2 - #5	REINFORCING 1 1/2" FROM BOTTOM 8" MIN. BEARING EACH SIDE
6" CMU STEEL ANGLE	3 1/2" x 3 1/2" x 5/16"	6" x 3" x 1/2" x 5/16" - LLV	8" MIN. BEARING EACH SIDE SEE NOTE 2.
6" CMU STEEL ANGLE	5" x 5" x 5/16"	6" x 4" x 3/8"	8" MIN. BEARING EACH SIDE SEE NOTE 2.
6" CMU STEEL ANGLE	2 3/4" x 1 1/2" x 3/16"	2 LVL 6" x 3 1/2" x 5/16" - LLV	8" MIN. BEARING EACH SIDE SEE NOTES 1 & 2.
12" CMU STEEL ANGLE	3 3/4" x 1 1/2" x 3/16"	3 3/8" x 3 1/2" x 5/16" - LLV	8" MIN. BEARING EACH SIDE SEE NOTES 1 & 2.

NOTE 1: STEEL ANGLE WITH STEEL ANGLE'S END 5'-0" FROM END OF BEAM MAY BE USED AT LOCATIONS CONCEALED FROM VIEW.

NOTE 2: CONCEALED FROM VIEW.

1	11 15 21	DENIAL
NO.	DATE	REVISION/ISSUE



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

DETAILS AND SCHEDULES

DATE	SCALE	CAD FILE
08/13/21	AS NOTED	

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