

Michael Piccirillo Architecture

NOTE:  
DO NOT SCALE DRAWINGS. REFER TO WRITTEN MEASUREMENTS FOR ACCURACY. ON CONTACT ARCHITECT. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES.  
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#### WALL AND DOOR SYMBOLS

- EXISTING WALL TO REMAIN
- NEW WALLS TO BE CONSTRUCTED. SEE BUILDING SECTION FOR DETAILS
- EX. DOOR TO REMAIN
- NEW DOOR TO BE INSTALLED
- NEW CONCRETE FOUNDATION WALL
- EX. FOUNDATION WALL TO REMAIN
- EX. WALL TO BE REMOVED

No.	DATE	ISSUE

PROJECT NAME:  
SANTUCCI  
NEW HOUSE

PROJECT ADDRESS:  
OSSINING, NEW YORK



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FLOOR PLAN  
NOTES

SCALE: AS NOTED DATE: 04-16-23

DRAWN BY: MAP  
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1 OF 1

A-100

#### GENERAL NOTES

##### A. EXCAVATION AND EARTHWORK

- SOILS AT THE BASE OF ALL EXCAVATIONS SHALL HAVE A PRESUMPTIVE BEARING VALUE OF NO LESS THAN 7.5 TSF.
- IF SOILS ARE UNSUITABLE AT THE LEVELS SHOWN ON THE DRAWINGS FOR FOUNDATIONS, THE EXCAVATION SHALL BE DEEPENED UNTIL SUITABLE SOILS ARE ENCOUNTERED.
- SOILS AT THE EXCAVATION LEVEL SHALL BE COMPACTED TO 95% MAX. DENSITY, ASTM D 1557.

##### B. CONCRETE WORK

- ALL CONCRETE SHALL CONFORM TO ACI 318-86 (REV. 1989) BUILDING CODE, AND ACI DESIGN HANDBOOK 340, R-84.
- CONCRETE:  $f_c = 3000$  PSI
- REINFORCING STEEL:  $f_y = 60$  KSI
- ALL EXTERIOR CONCRETE REQUIRES AIR ENTRAINMENT.
- CONCRETE SLUMP SHALL BE NO GREATER THAN 4".
- CURING IS REQUIRED PER ACI CODE.
- WELDING REINFORCING STEEL IS PROHIBITED.
- ANCHOR BOLTS SHALL BE IMBEDDED, OR DRILL-IN, AT THE DISCRETION OF THE CONTRACTOR. ANY EXTERIOR ANCHOR BOLTS SHALL BE GALVANIZED.

##### C. FIELD VERIFY ALL EXISTING DIMENSIONS AS INDICATED ON DRAWINGS.

- GENERAL CONTRACTOR TO LAYOUT ROOM WITH EXISTING CONDITIONS AND FIELD VERIFY PRIOR TO INSTALLING INTERIOR WALLS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

#### DIVISION 4 MASONRY

GENERAL REQUIREMENTS: G.C. SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS AND EQUIPMENT TO COMPLETE ALL MASONRY SHOWN OR NOTED IN THESE DOCUMENTS. THE GENERAL REQUIREMENTS OF SECTION 1 SHALL APPLY TO ALL WORK UNDER THIS HEADING.

##### A. ALL WORK IN THIS SECTION SHALL COMPLY WITH STATE AND LOCAL CODES.

##### B. MATERIALS: ALL MATERIAL SHALL COMPLY WITH THE LATEST A.S.T.M. STANDARDS.

- POROUS FILL (AS REQUIRED) - CLEAN GRAVEL OR CRUSHED STONE. NO CINDERS.

- MORTAR - 1.3 PORTLAND CEMENT MORTAR FOR ALL CONCRETE BLOCKWORK. 1.5 PORTLAND CEMENT - 1.5 MORTAR FOR STONE WORK. NO RETEMPERING.

- REINFORCING (AS REQUIRED) - DUR-O-WALL TRUSS-TYPE REINFORCING AS NOTED.

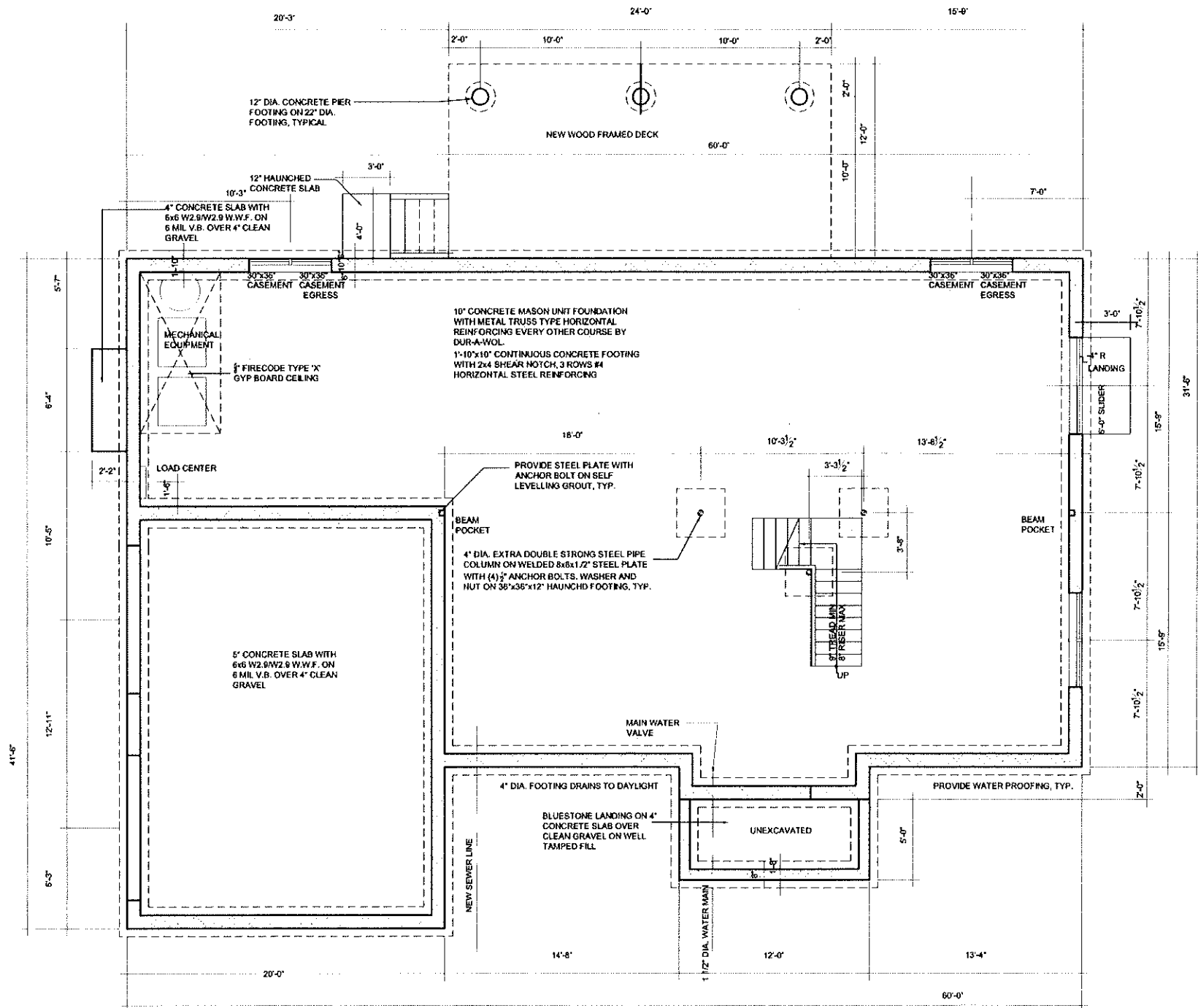
- CONCRETE - MASONRY UNITS (C.M.U.) (AS REQUIRED) - LOAD BEARING STONE CONCRETE. MASONRY UNITS AS MANUFACTURED BY BEDFORD HILLS CONCRETE PRODUCTS CO. OR APPROVED EQUAL, SIZE AS REQUIRED, AND AS NOTED IN DOCUMENTS.

- CONCRETE BLOCKWORK SHALL BE REINFORCED ON EVERY SECOND HORIZONTAL JOINT WITH DUR-O-WALL TRUSS-TYPE BLOCK REINFORCEMENT. LAY BLOCKS WITH CELLS VERTICAL AND JOINTS STAGGERED IN EACH COURSE. ALL BLOCKWORK TO BE PROPERLY BONDED TOGETHER AND TO ADJACENT WORK.

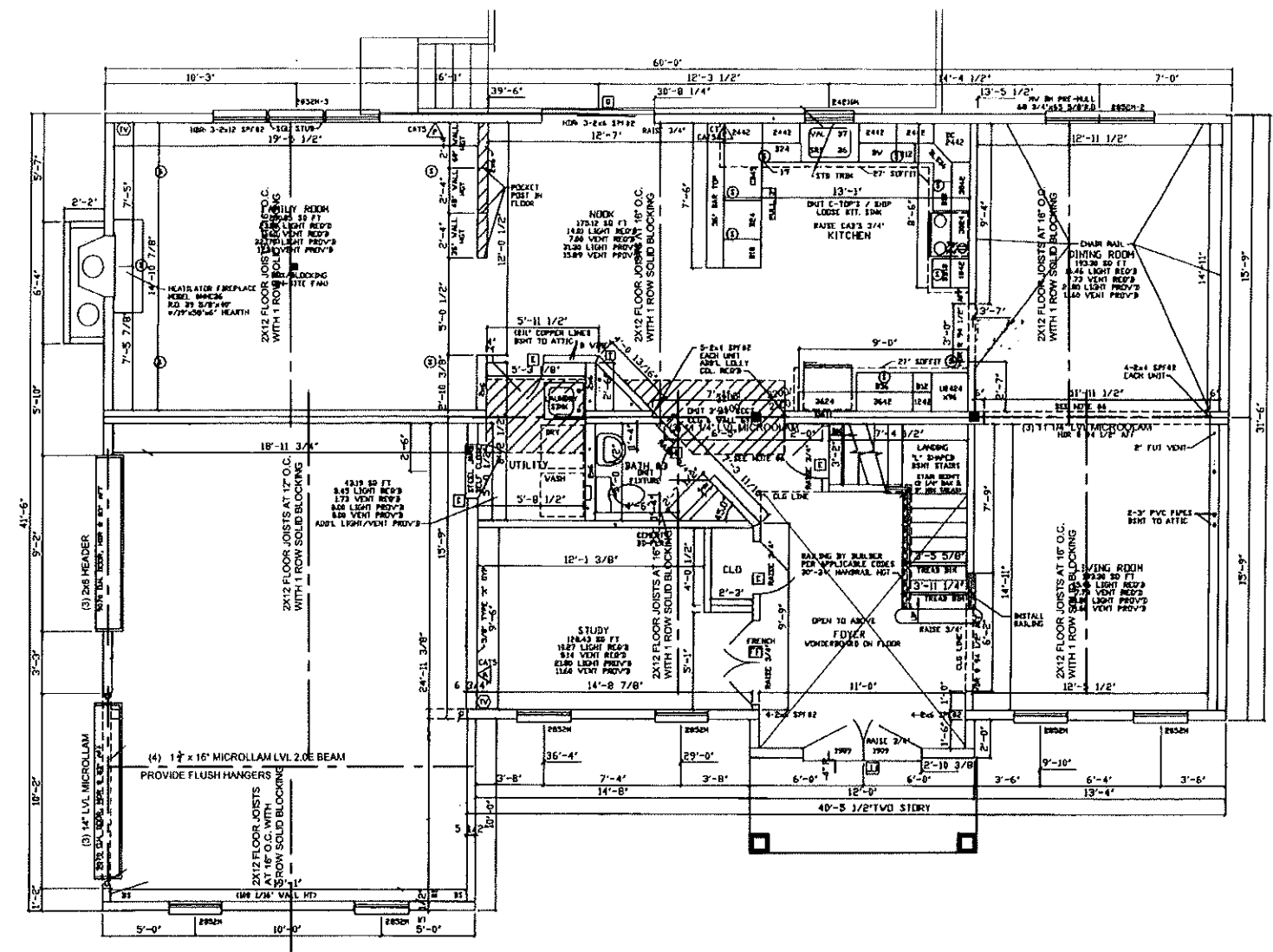
- COMPLY WITH RECOMMENDED METHODS AND PRACTICE AS DESCRIBED BY NATIONAL CONCRETE MASONRY ASSOCIATION STANDARDS AND BRICK INSTITUTE OF AMERICA.

#### CAST-IN-PLACE CONCRETE

- DO ALL WORK IN CONFORMANCE WITH AMERICAN CONCRETE INSTITUTE STANDARDS. PERFORM ALL WORK IN ACCORDANCE WITH ACI 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND ACI 301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS. UNLESS SPECIFIED OTHERWISE.
- INSPECTION AND TESTING (INCLUDING BUT NOT LIMITED TO TEST CYLINDERS: TAKE THREE TEST CYLINDERS FROM EACH POUR, LABEL WITH DATE AND LOCATION PLACED, AND DELIVER TO OWNER FOR TESTING) OF CONCRETE WORK AND CONCRETE MIX SHALL BE PERFORMED BY ACCORDANCE OF THE LOCAL BUILDING DEPARTMENT.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL OPENINGS, PIPE SLEEVES, ANCHOR BOLTS, ETC., AS REQUIRED BY ALL TRADES, BEFORE CONCRETE IS PLACED.
- PROVIDE SAND AND GRAVEL BASE.
- WELDED WIRE FABRIC SHALL BE 6" X 8" W2-W2.9 SIZE PLAIN FINISH CONFORMING TO ASTM A185 UNLESS OTHERWISE INDICATED. ALL REINFORCING BARS SHALL CONFORM TO ASTM SPEC. A615 GRADE 60.
- REINFORCING STEEL SHALL BE BILLET STEEL BARS, GRADE 60, GALVANIZED FINISH, CONFORMING TO ASTM A615. COMPLETE WITH ALL ACCESSORIES SUCH AS CHAIRS, BAR SUPPORTS, SPACERS, TIE WIRE, ETC.
- SCREED AND FINISH CONCRETE SMOOTH AND LEVEL OR SLOPED AS INDICATED TO RECEIVE FURTHER CONSTRUCTION. EXTERIOR PAVEMENTS TO HAVE BROOMED FINISH.
- ALL CONCRETE DESIGN AND PLACEMENT SHALL COMPLY WITH THE LATEST EDITION OF THE ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS". HOT WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306. COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306. ALL OTHER APPLICABLE CODES SHALL ALSO BE FOLLOWED.
- CONCRETE SHALL BE NORMAL WEIGHT CONCRETE EXCEPT LIGHT WEIGHT CONCRETE SHALL BE USED FOR SLABS ON STEEL DECK UNLESS NOTED OTHERWISE. CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS FOR FOUNDATIONS. SLUMP SHALL NOT EXCEED 4".
- REINFORCEMENT SHALL BE DEFORMED INTERMEDIATE GRADE NEW BILLET STEEL CONFORMING TO ASTM DESIGNATION A-615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
- FOLLOW ACI RULES AS TO TIES, ANCHORAGE, SPLICES, CONCRETE COVERAGE AND REINFORCEMENT SUPPORTS.
- REINFORCEMENT MARKED "CONTINUOUS" (CONT.) SHALL BE LAPPED 36 BAR DIAMETERS AT SPLICES AND CORNERS, AND HOOKED AT NON-CONTINUOUS ENDS OR EXTENDED 36 BAR DIAMETERS UNLESS OTHERWISE NOTED.
- CONSTRUCTION JOINTS SHALL BE LOCATED AT POINTS OF ZERO SHEAR. NO CONSTRUCTION JOINTS SHALL BE LOCATED IN MEMBERS CARRYING A CONCENTRATED LOAD. PROVIDE SHEAR BARS AS DIRECTED BY THE ENGINEER. LOCATIONS OF CONSTRUCTION JOINTS SHALL BE ACCEPTED BY THE ENGINEER.
- PROVIDE SLEEVES AND BOX OUT FOR OPENINGS FOR MECHANICAL TRADES FOR SIZE AND LOCATION OF ALL OPENINGS. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS IN ADDITION TO STRUCTURAL DRAWINGS. OPENINGS SHALL BE PLACED SO AS NOT TO AFFECT THE STRENGTH OF THE STRUCTURAL MEMBERS.



A FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

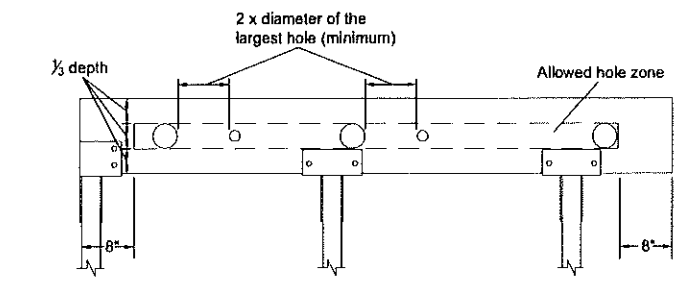


**B FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

- FRAMING NOTES**
1. ALL WINDOW AND DOOR HEADERS SHALL REMAIN.
  2. ALL ROOF RAFTERS SHALL BE 2 x 10 @ 16" O.C., UNLESS OTHERWISE NOTED.
  3. PROVIDE SOLID BLOCKING AND/OR POSTS AT ALL BEAMS AND HEADERS. BUILT-UP POSTS SHALL BE (2) STUDS WIDER THAN BEAM BEING SUPPORTED, TYP.
  4. ALL BEAMS HAVE BEEN DESIGNED FOR SIMPLE SPAN.
  5. FLOOR JOISTS SHALL BE LAPPED AT BEAMS 24" MINIMUM.
  6. ALL VALLEY RAFTERS SHALL BE DOUBLE MEMBERS UNLESS OTHERWISE NOTED.
  7. FLOOR JOISTS SHALL BE EXISTING TO REMAIN. DOUBLE EXISTING JOISTS UNDER BEARING WALLS.
  8. ALL RIDGE BOARDS SHALL BE 2 x 12, UNLESS OTHERWISE NOTED.
  9. ALL EXTERIOR FRAMING TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
  10. ALL MULTIPLE PLY BEAMS SHALL BE THRU-BOLTED AS PER MANUFACTURER'S SPECIFICATIONS.
  11. DIMENSION FRAMING LUMBER SHALL BE STRESS GRADED. DOUGLAS FIR No. 2 OR BETTER WITH:  
F<sub>b</sub> = 850 PSI  
F<sub>v</sub> = 180 PSI  
E = 1,600,000 PSI  
Fc = 625 PSI
  12. ALL FRAMING TO BE CONNECTED WITH GALVANIZED METAL JOISTS, POST BASE AND CAPS.
  13. ALL FASTENERS TO BE NON-CORROSIVE.
  14. ALL FINISH LUMBER FOR TRIM TO BE CLEAR OF KNOTS, CHECKS OR OTHER IMPERFECTIONS.
  15. ALL FINISH LUMBER FOR TRIM TO BE CLEAR OF KNOTS, CHECKS OR OTHER IMPERFECTIONS.
  16. FRAMING PLANS ARE FOR LAYOUTS ONLY. DO NOT SCALE DRAWINGS.
  17. FIELD VERIFY ALL EXISTING FRAMING MEMBERS. THE ARCHITECT SHALL BE NOTIFIED IF THERE ARE ANY DISCREPANCIES WITH THE DRAWINGS.
  18. ALL BEAM TO BEAM CONNECTIONS TO BE MADE WITH METAL CONNECTORS OR BEAM HANGERS BY SIMPSON STRONG-TIE OR APPROVED EQUAL.
  19. ALL ENGINEERED LUMBER MANUFACTURED BY TRUS-JOIST.
  20. FLOOR JOISTS SHALL BE EXISTING TO REMAIN.
  21. ALL JOISTS TO BE ATTACHED TO BEAMS USING JOIST HANGERS.

## ALLOWABLE HOLES - Headers and Beams

### 1.55E TimberStrand® LSL Headers and Beams



Header or Beam Depth	Maximum Round Hole Size
9 1/4" - 9 1/2"	3"
11 1/4" - 11 3/8"	3 3/8"
14" - 16"	4 3/8"

See illustration for allowed hole zone

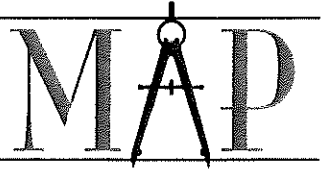
- General Notes**
- Allowed hole zone suitable for headers and beams with uniform and/or concentrated loads.
  - Round holes only
  - No holes in headers or beams in plank orientation.

## FRAMING NOTES

1. ALL WINDOW AND DOOR HEADERS SHALL REMAIN.
2. ALL ROOF RAFTERS SHALL BE 2 x 10 @ 16" O.C., UNLESS OTHERWISE NOTED.
3. PROVIDE SOLID BLOCKING AND / OR POSTS AT ALL BEAMS AND HEADERS. BUILT-UP POSTS SHALL BE (2) STUDS WIDER THAN BEAM BEING SUPPORTED, TYP.
4. ALL BEAMS HAVE BEEN DESIGNED FOR SIMPLE SPAN.
5. FLOOR JOISTS SHALL BE LAPPED AT BEAMS 24" MINIMUM.
6. ALL VALLEY RAFTERS SHALL BE DOUBLE MEMBERS. UNLESS OTHERWISE NOTED.
7. FLOOR JOISTS SHALL BE EXISTING TO REMAIN. DOUBLE EXISTING JOISTS UNDER BEARING WALLS.
8. ALL RIDGE BOARDS SHALL BE 2 x 12, UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR FRAMING TO BE PRESSURE TREATED. UNLESS OTHERWISE NOTED.
10. ALL MULTIPLE PLY BEAMS SHALL BE THRU-BOLTED AS PER MANUFACTURER'S SPECIFICATIONS.
11. DIMENSION FRAMING LUMBER SHALL BE STRESS GRADED, DOUGLAS FIR No. 2 OR BETTER WITH:  
F<sub>b</sub> = 850 psi  
F<sub>v</sub> = 180 psi  
E = 1,600,000 PSI  
Fc = 625 psi
12. ALL FRAMING TO BE CONNECTED WITH GALVANIZED METAL JOISTS, POST BASE AND CAPS.
13. ALL FASTENERS TO BE NON-CORROSIVE.
14. ALL FINISH LUMBER FOR TRIM TO BE CLEAR OF KNOTS, CHECKS OR OTHER IMPERFECTIONS.
15. TRIM TO BE PAINTED PER OWNER'S COLOR SELECTION.
16. FRAMING PLANS ARE FOR LAYOUTS ONLY. DO NOT SCALE DRAWINGS.
17. FIELD VERIFY ALL EXISTING FRAMING MEMBERS, THE ARCHITECT SHALL BE NOTIFIED IF THERE ARE ANY DISCREPANCIES WITH THE DRAWINGS.
18. ALL BEAM TO BEAM CONNECTIONS TO BE MADE WITH METAL CONNECTORS OR BEAM HANGERS BY SIMPSON STRONG-TIE OR APPROVED EQUAL.
19. ALL ENGINEERED LUMBER MANUFACTURED BY TRUS-JOIST.
20. FLOOR JOISTS SHALL BE EXISTING TO REMAIN.
21. ALL JOISTS TO BE ATTACHED TO BEAMS USING JOIST HANGERS.
22. ENGINEERED FRAMING LUMBER SHALL BE STRESS GRADED:  
F<sub>b</sub> = 2600 psi  
F<sub>v</sub> = 285 psi  
E = 1,900,000 PSI  
Fc = 750 psi

## CONNECTOR SCHEDULE

SIMPSON STRONG-TIE CONNECTORS:	
STRUCTURAL MEMBERS	CONNECTOR MODEL NO.
<b>EXTERIOR DECK</b>	
GUARDRAIL POST TO DECK	DTT2Z
DECK TO HOUSE LATERAL LOAD, AND REFER TO S106, LEDGER DETAIL	DTT2Z
STAIR STRINGER	LSCZ
STAIR TREAD	TA TREAD ANGLE
BEAM TO CMU PIER	CCQM, CCTQM
<b>POST/BASE</b>	
POST BASE	ABUB6Z
POST CAP	PCZ
<b>FLOOR/DECK JOISTS</b>	
JOIST HANGER (DIMENSIONAL LUMBER)	LUC 2102
JOIST HANGER (TJI)	ITT
MULTI LVL HANGER	EGO
<b>ROOF RAFTERS</b>	
RAFTER TO RIDGE REFER TO DETAIL (HS)	LSSU
TJI RAFTER DETAILS FOR STRAP SPEC	
RAFTER (UPLIFT, TWIST STRAP)	HTS 30



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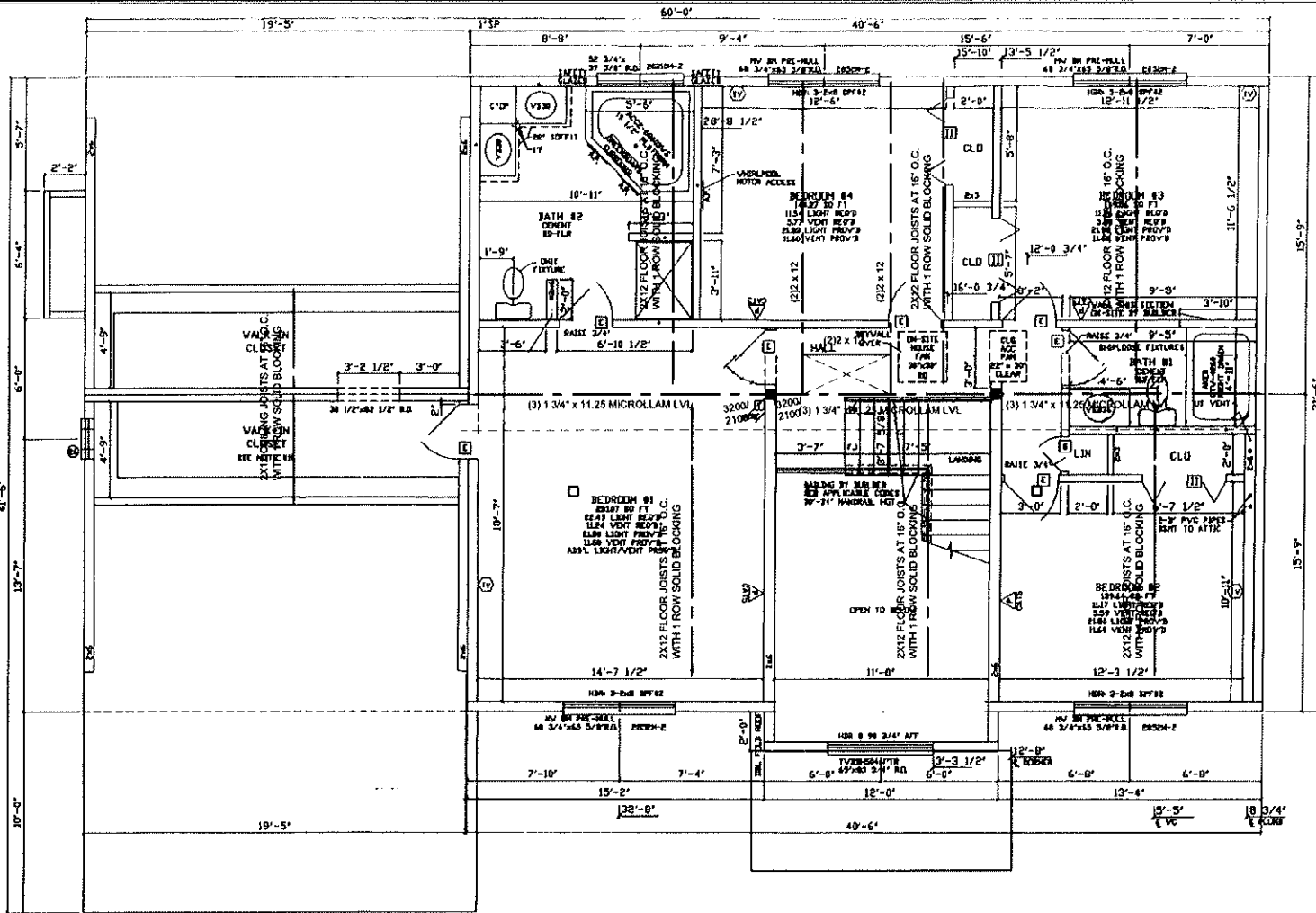
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**FLOOR PLAN NOTES**

SCALE: AS NOTED DATE: 04-16-23

DRAWN BY: MAP  
CHKD BY: MAP  
1 OF 1  
**A-101**



## C SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

### GENERAL NOTES

- ALL WORK SHALL CONFORM TO NYSRC2020, AND LOCAL ZONING CODES.
- DIMENSIONS ARE GIVEN AS GUIDES TO ESTABLISH THE LAYOUT. G.C. SHALL SURVEY AND EXAMINE THE EXISTING STRUCTURE IN ESTABLISHING LAYOUT OF THE WORK IN ORDER TO ASSURE PROPER FIT AND ALIGNMENT OF THE NEW WORK WITH PROPER RELATIONSHIP TO EXISTING FEATURES. DO NOT SCALE DRAWINGS.
- ALL MATERIALS SHALL BE NEW, UNLESS OTHERWISE SPECIFIED.
- ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN THE APPROPRIATE TRADES.
- CONTRACTOR AGREES THAT HE IS SKILLED AND EXPERIENCED IN THE USE AND INTERPRETATION OF PLANS AND SPECIFICATIONS. HE HAS CAREFULLY REVIEWED THE PLANS AND SPECIFICATIONS FOR HIS PROJECT AND HAS FOUND THEM TO BE FREE OF AMBIGUITIES. FURTHER, HE HAS CAREFULLY EXAMINED THE SITE OF THE WORK AND FROM HIS OWN OBSERVATIONS HAS SATISFIED HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK.
- ARCHITECT SHALL BE NOTIFIED OF ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE WORK DESCRIBED IN THIS DRAWING.

### GENERAL ROOFING NOTES

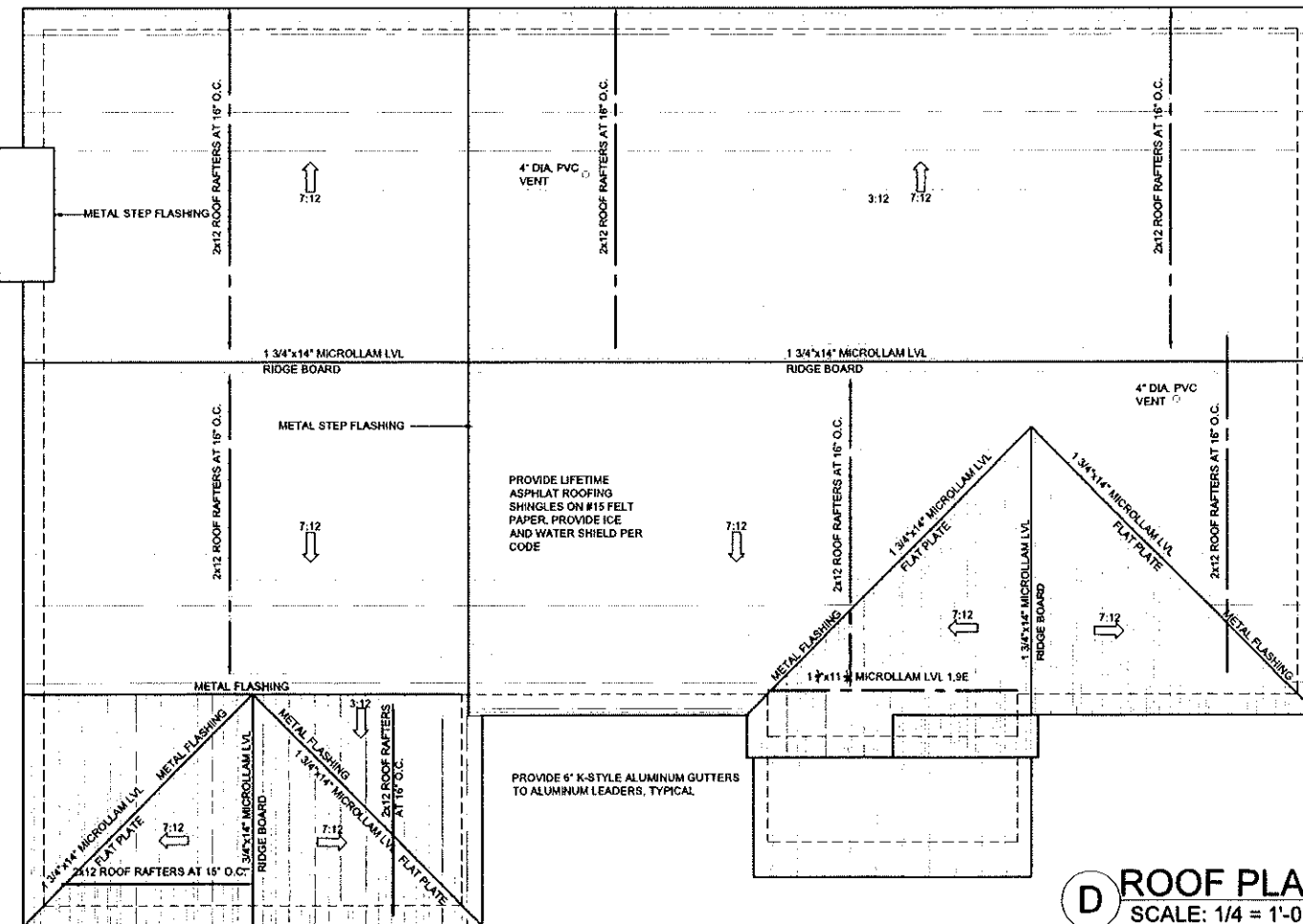
- PRIOR TO COMMENCEMENT OF WORK OR FABRICATION OF COMPONENTS, CONTRACTOR SHALL INVESTIGATE AND VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS OF THE NEW CONSTRUCTION IN THE FIELD. ALL DISCREPANCIES BETWEEN FIELD VERIFIED CONDITIONS, DIMENSIONS AND ELEVATIONS INDICATED ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL CODES AND AUTHORITIES HAVING JURISDICTION.
- INSTALL ALL NEW ROOFING IN ACCORDANCE WITH THE OWNER'S REQUIREMENTS AND MANUFACTURER'S INSTALLATION SPECIFICATIONS.
- PROVIDE ALL ACCESSORIES, MATERIALS, FASTENERS, ETC. FOR COMPLETE ROOF INSTALLATION.
- ALL ROOF PENETRATIONS TO BE MADE WATERTIGHT AS PER DETAILS AND ROOF MANUFACTURER'S SPECIFICATIONS. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS.
- CONTRACTOR TO PROVIDE AND INSTALL LIFETIME ASPHALT SHINGLES.

### STANDING SEAM ROOFING:

24 GAGE HIGH STRENGTH GALVALUM STEEL-AZ-50 OR AZ-55 COATING, PREMIUM CERTIFIED PAINT SYSTEM, BRONZE, 1 1/2" SEAM HEIGHT, CONCEALED CLIP FASTENING SYSTEM, 16" WIDE COVERAGE, UL 790 CLASS FIRE RESISTANCE RATING, UL-2218 CLASS 4 HAIL IMPACT RESISTANCE, UL 580 CLASS 90 UPLIFT TEST RATING, GC TO SUBMIT COLOR SAMPLE FOR APPROVAL.

### SMOKE ALARMS/ CARBON MONOXIDE ALARMS

- SMOKE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS, ADJACENT HALL, AND ONE ON EACH STORY OF DWELLING PER 2020 NYSRC.
  - ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.
  - ALL SMOKE DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. ALL SMOKE DETECTORS SHALL BE INSTALLED PER THE 2020 NYS RESIDENTIAL CODE, SECTION R314.
- PROVIDE CARBON MONOXIDE DETECTORS PER NYSRC, SECTION R315.
- PROVIDE FIREBLOCKING PER THE 2020 NYSRC, SECTION R602.9. PROVIDE FIRE BLOCKING IN WALL CAVITIES OR FURRED SPACES THAT EXCEED 8 FT IN HEIGHT, AROUND ALL PIPING, VENTS AND WIRING HOLES, ETC.



## D ROOF PLAN

SCALE: 1/4" = 1'-0"

### PLYWOOD/GYPBOARD SHEATHING NOTES:

- ALL PLYWOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) SPECIFICATIONS.
- ALL ROOF PANEL SHEATHING SHALL BE 5/8" (NOM.) TYPE CDX, EXP. I APA RATED SHEATHING. SUITABLE EDGE SUPPORT SHALL BE PROVIDED BY USE OF PANEL CLIPS OR BLOCKING BETWEEN FRAMING. UNLESS OTHERWISE NOTED CONNECT ROOF SHEATHING WITH 8D COMMON NAILS AT 6" O.C. AT SUPPORTED PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS.
- ALL FLOOR SHEATHING SHALL BE 5/8" (NOM.) APA RATED STURD-I-FLOOR, EXP. I, WITH TONGUE AND GROOVE EDGE. UNLESS OTHERWISE NOTED CONNECT FLOOR SHEATHING WITH 10D COMMON NAILS SPACED 6" O.C. AT SUPPORTED EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- FIELD-GLUE USING ADHESIVES MEETING APA SPECIFICATION AFG-01, APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- ALL WALL PANEL SHEATHING SHALL BE 5/8" (NOM.) TYPE CDX, EXP. I APA RATED SHEATHING. UNLESS OTHERWISE INDICATED, CONNECT WALL SHEATHING WITH 10D COMMON NAILS SPACED 6" O.C. AT SUPPORTED PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- INSTALL ALL PLYWOOD SHEATHING WITH THE LONG DIMENSION OF THE PANEL ACROSS SUPPORTS AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS. STAGGER PANEL END JOINTS. ALLOW 1/2" SPACING AT PANEL ENDS AND EDGES UNLESS OTHERWISE RECOMMENDED BY THE SHEATHING MANUFACTURER.

ALL NAILING SHALL BE CAREFULLY DRIVEN AND NOT OVERDRIVEN. THE USE OF STAPLES AND PNEUMATIC NAIL GUNS ARE PROHIBITED FROM USE.

ALL EXT. WALLS SHALL BE SHEATHED ON BOTH FACES WITH GYP-BOARD SHEATHING (SEE ARCH. DWGS. FOR THICKNESSES) AND CONNECTED WITH 5D COOLER NAILS SPACED 7" O.C. AT SUPPORTED PANEL EDGES AND INTERMEDIATE SUPPORTS.

PROVIDE 2X BLOCKING AT UNSUPPORTED PANEL EDGES AS FOLLOWS:  
ROOFS AND FLOORS - ONLY WHERE INDICATED ON PLAN  
WALLS - EVERY 8 FEET (MIN.)

### MISCELLANEOUS:

- THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND THE SPECIFICATIONS. ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL REQUIREMENTS. ANY DISCREPANCIES AND/OR INTERFERENCES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT SO THAT CORRECTIVE MEASURES CAN BE TAKEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ARCHITECT WILL NOT ADVISE NOR DIRECT AS TO SAFETY PRECAUTIONS.

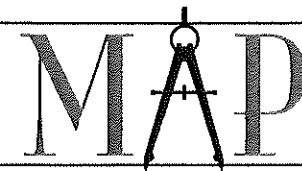
THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES TO PERFORM THE WORK.

DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS SHALL BE USED, SUBJECT TO ACCEPTANCE BY THE ARCHITECT.

LOADS APPLIED TO THE STRUCTURE DURING CONSTRUCTION SHALL NOT EXCEED THE SAFE LOAD-CARRYING CAPACITY OF THE STRUCTURE AS INDICATED BY THE SCHEDULED LIVE LOADINGS SHOWN ON THE DRAWINGS.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SHORING. THIS STRUCTURE HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER CONSTRUCTION OF THE STRUCTURE HAS BEEN COMPLETED. THE STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. JOB SAFETY AND CONSTRUCTION PROCEDURES ARE ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR. LACK OF COMMENT BY THE ARCHITECT/ARCHITECT IS NOT TO BE INTERPRETED AS ACCEPTANCE OF THOSE ASPECTS OF THE WORK.

NO EQUIPMENT SHALL BE HUNG FROM BRACING OR STEEL DECK.



Michael Piccirillo Architecture

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DRAWN BY: MAP

CHKD BY: MAP

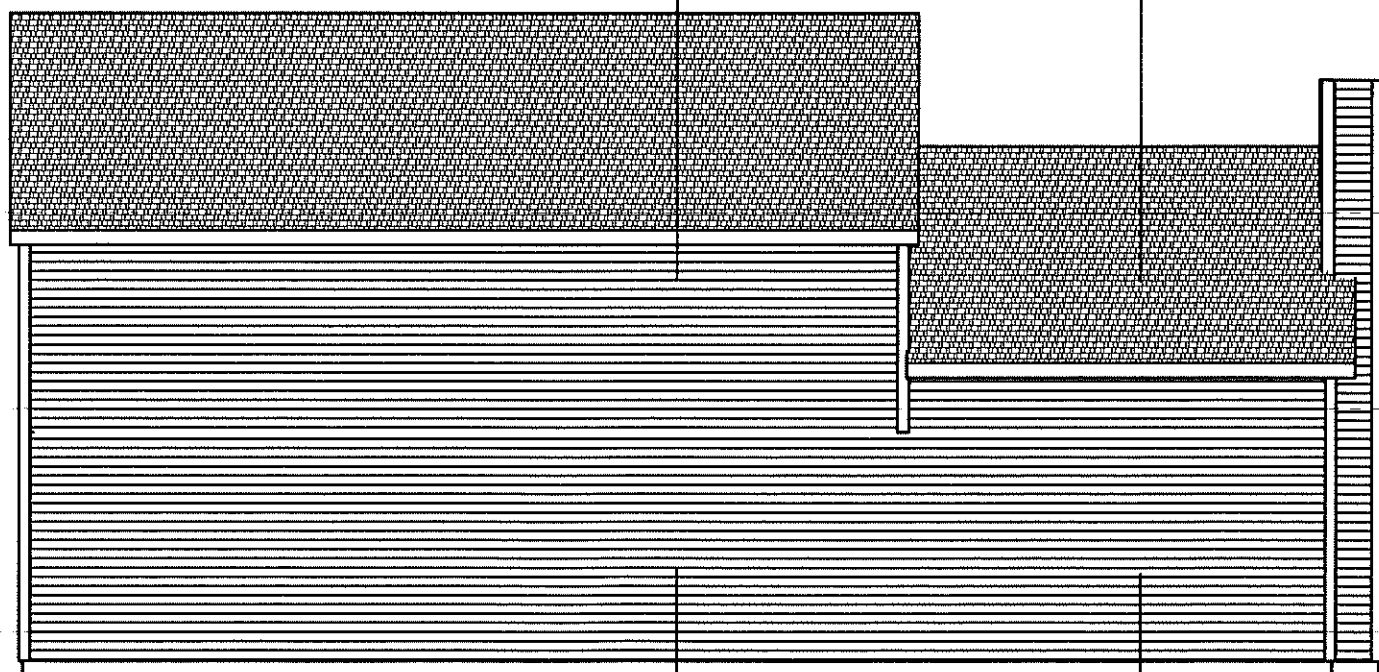
1 OF 1

A-101



3 FRONT ELEVATION  
1/4" = 1'-0"

2 NORTH ELEVATION  
1/4" = 1'-0"



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

4 BACK ELEVATION  
1/4" = 1'-0"

No.	DATE	ISSUE
1	4/4/23	DESIGN REVIEW
2	4/18/23	DESIGN REVIEW

PROJECT NAME:  
SINGLE FAMILY  
HOUSE

PROJECT ADDRESS:  
OSSINING, NY

MICHAEL A PICCIRILLO, AIA  
345 KEAR STREET, SUITE 203  
YORKTOWN HEIGHTS, NY 10598  
TELEPHONE: 914-368-9838  
FACSIMILE: 914-368-9839  
michael@mpiccirilloarchitect.com  
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ELEVATIONS

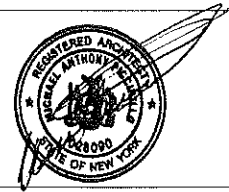
A-200

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No.	DATE	ISSUE

PROJECT NAME:  
SANTUCCI  
NEW HOUSE

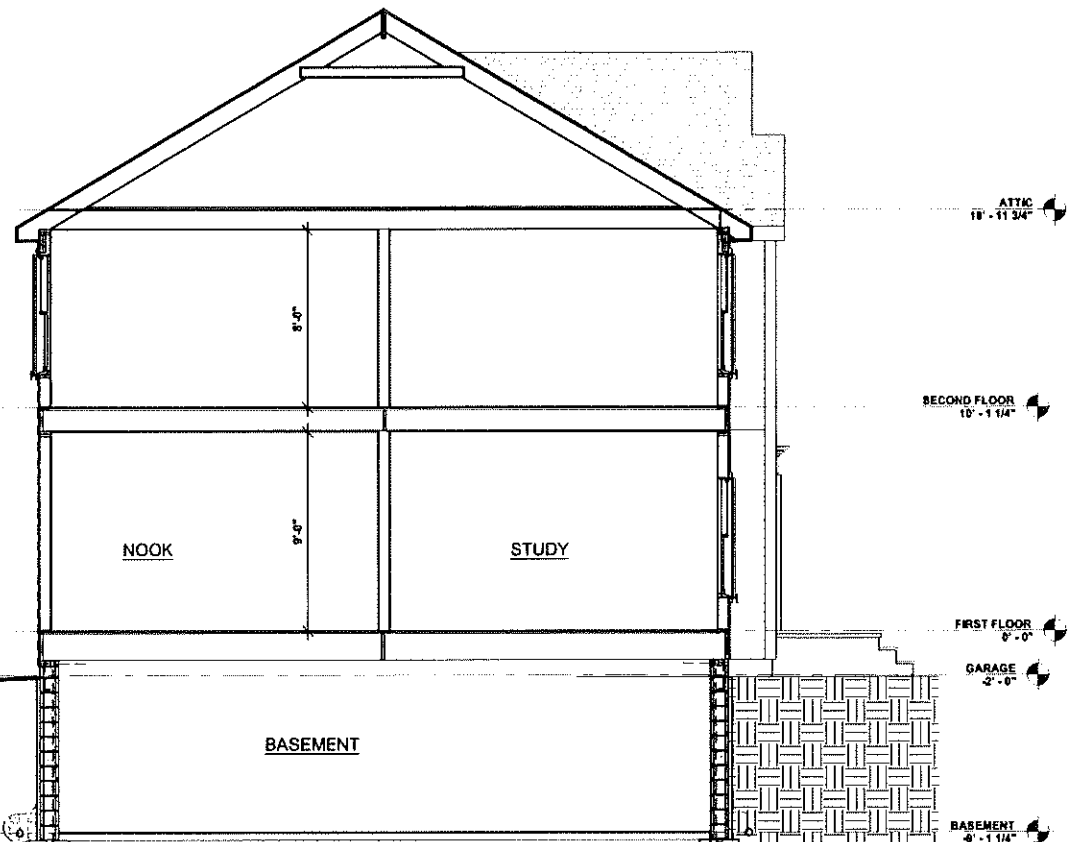
PROJECT ADDRESS:  
OSSINING, NEW YORK



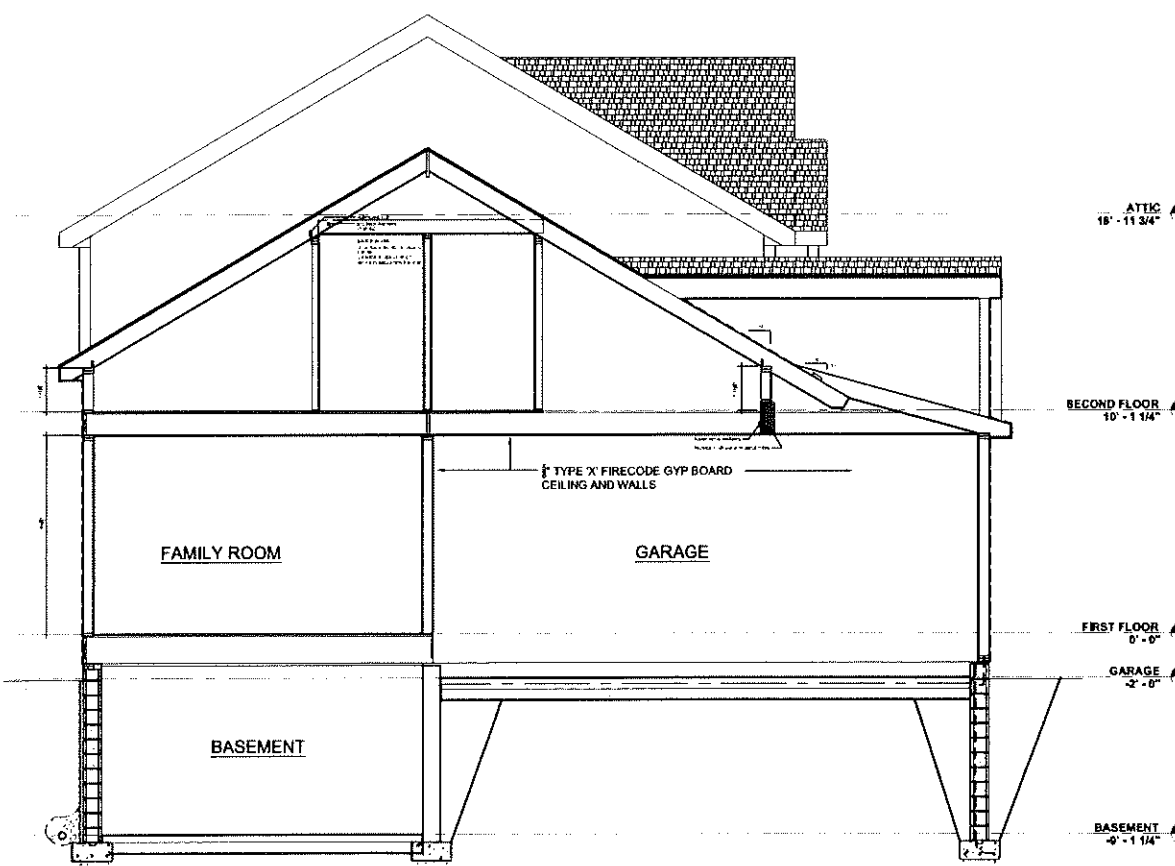
MICHAEL A. PICCIRILLO, AIA  
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YORKTOWN HEIGHTS, NEW YORK 10598  
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BUILDING SECTION  
WALL SECTION

SCALE:	AS NOTED	DATE:	05-06-23
DRAWN BY:	MAP		
CHKD BY:	MAP		
1	OF	1	A-300



**A** BUILDING SECTION  
SCALE: 1/4" = 1'-0"



**B** BUILDING SECTION  
SCALE: 1/4" = 1'-0"

LIFETIME ASPHALT SHINGLE ROOFING ON 15# FELT  
PAPER ON 5/8" CDX PLYWOOD SHEATHING  
2x12 ROOF RAFTERS AT 16" O.C., PROVIDE R-49  
SPRAY FOAM INSULATION  
2x ATTIC FLOOR JOISTS WITH 7/8" SUBFLOOR  
PROVIDE ICE AND WATER SHIELD PER CODE

(2) 2x6 PLATE  
ALUMINUM DRIP EDGE  
FASCIA TO BE 1x8 AZEK  
METAL GUTTERS TO LEADERS, NOT SHOWN

AZEK BEADBOARD SOFFIT  
METAL WINDOW HEAD FLASHING, TYP.  
WINDOW HEADER, SEE FRAMING PLANS  
WINDOW, SEE FLOOR PLAN

METAL WINDOW PAN FLASHING, TYP.  
SIDING ON 5/8" FOAM BOARD ON TYVEK HOUSEWRAP  
5/8" CDX PLYWOOD SHEATHING  
2x6 WOOD STUDS AT 16" O.C. WITH R-21 SPRAY FOAM  
INSULATION  
5/8" GYP BOARD, 5/8" WR GYP BOARD IN ALL WET AREAS  
5/8" FIRECODE 'X' GYP. IN GARAGE

2x6 WOOD STUDS AT 16" O.C. WITH 5/8" CDX PLYWOOD  
SHEATHING, R-21 INSULATION, 5/8" GYPSUM  
WALLBOARD

FINISH FLOOR, SEE SCHEDULE ON 5/8" TONGUE AND  
GROOVE PLYWOOD SUBFLOOR GLUED AND  
SCREWED

2x FLOOR JOISTS, SEE FRAMING PLAN  
(2) 2x6 TREATED ON SILL SEAL OVER NON  
CORROSIVE METAL TERMITE SHIELD BY YORK  
OR APPROVED EQUAL

CEMENT PAVING

5/8" DIA ANCHOR BOLTS AT 48" O.C.

CONCRETE MASONRY UNIT FOUNDATION WITH  
STEEL TRUSS TYPE HORIZONTAL REINFORCING  
EVERY OTHER COURSE. FILL TOP AN BOTTOM  
COURSE SOLID WITH CONCRETE

R-10 RIGID INSULATION  
SPRAY-ON WATERPROOFING

4" THICK CONCRETE SLAB WITH 6x6 1/2 W2 9 W.W.F.  
ON 6 MIL V.B. OVER 4" CLEAN GRAVEL

CLEAN FILL

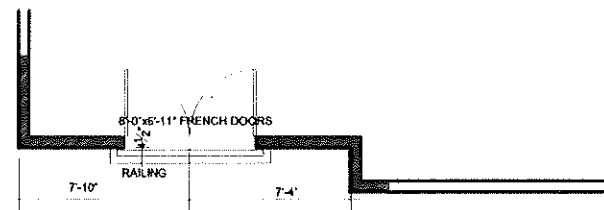
#4 REBAR, TOP AND BOTTOM COURSE

4" DIA. FOOTING DRAIN TO DAYLIGHT, 5/8" CLEAN  
GRAVEL FILTER FABRIC

#5 VERTICAL REBAR 48" O.C.

CONTINUOUS CONCRETE FOOTING  
WITH 3 ROWS #4 REBAR, 2x4 SHEAR  
NOTCH, STEP FOOTING AT 1:2 RATIO

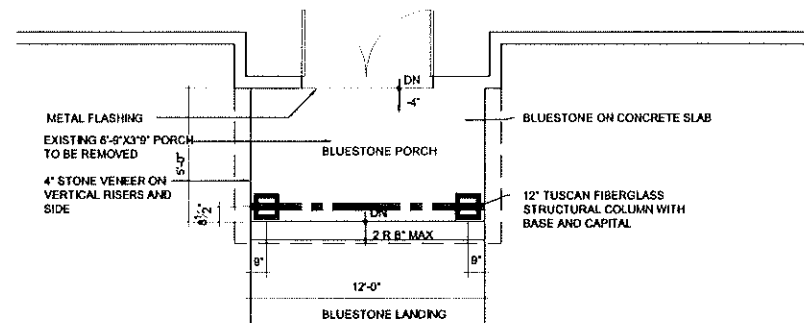
**1** WALL SECTION  
SCALE: 3/4" = 1'-0"



## MASTER BEDROOM BALCONY OPTION

A

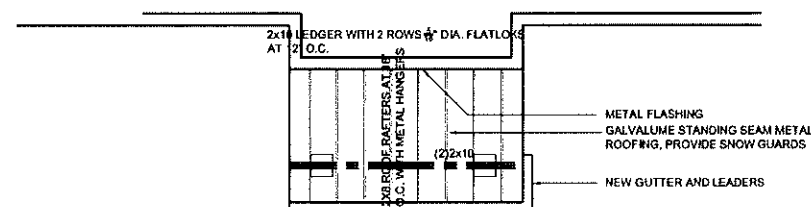
SCALE: 1/4" = 1'-0"



B

## PORTICO PLAN

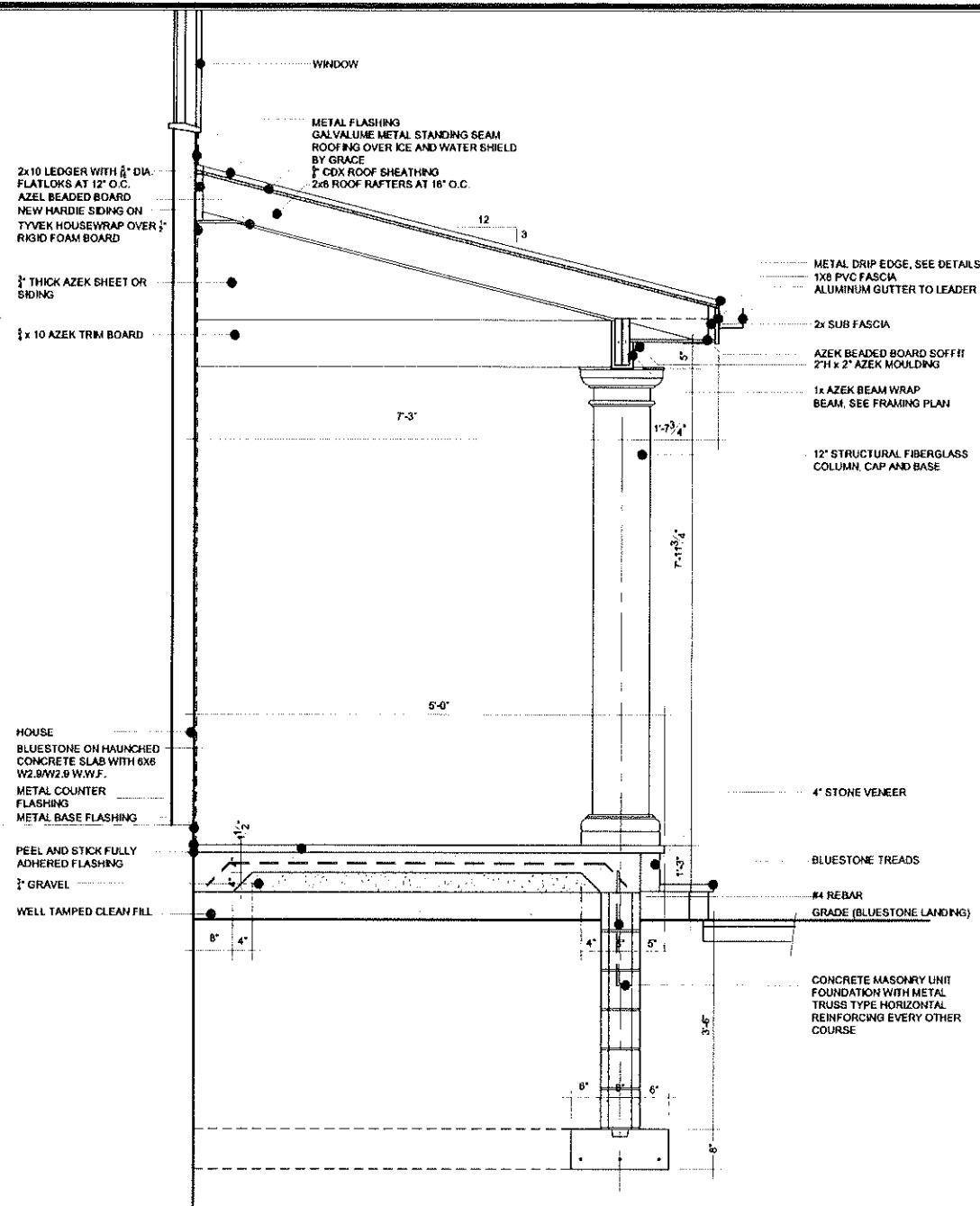
SCALE: 1/4" = 1'-0"



C

## PORTICO ROOF PLAN

SCALE: 1/4" = 1'-0"



1

## PORTICO WALL SECTION

SCALE: 3/4" = 1'-0"

# MAP

Michael Piccirillo Architecture

NOTE:  
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NO.	DATE	ISSUE

PROJECT NAME:  
SANTUCCI  
NEW HOUSE

PROJECT ADDRESS:  
OSSINING, NEW YORK



MICHAEL A. PICCIRILLO, AIA

345 KEAR STREET SUITE #203  
YORKTOWN HEIGHTS, NEW YORK 10598

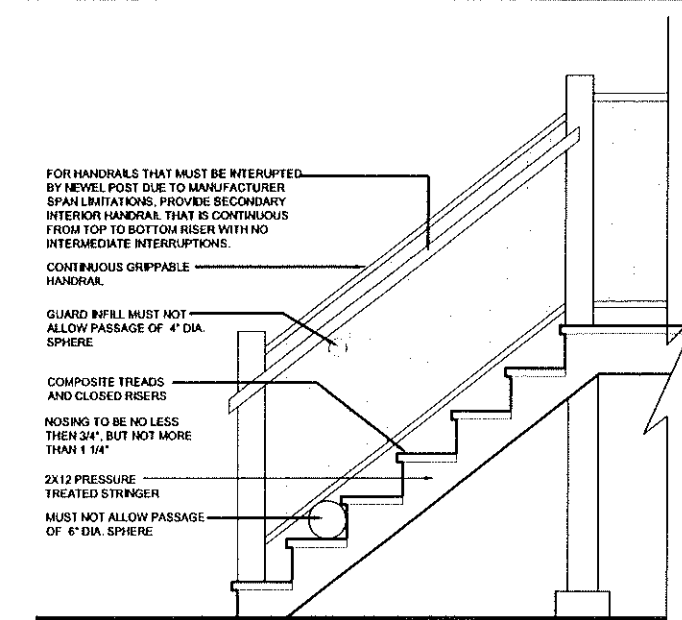
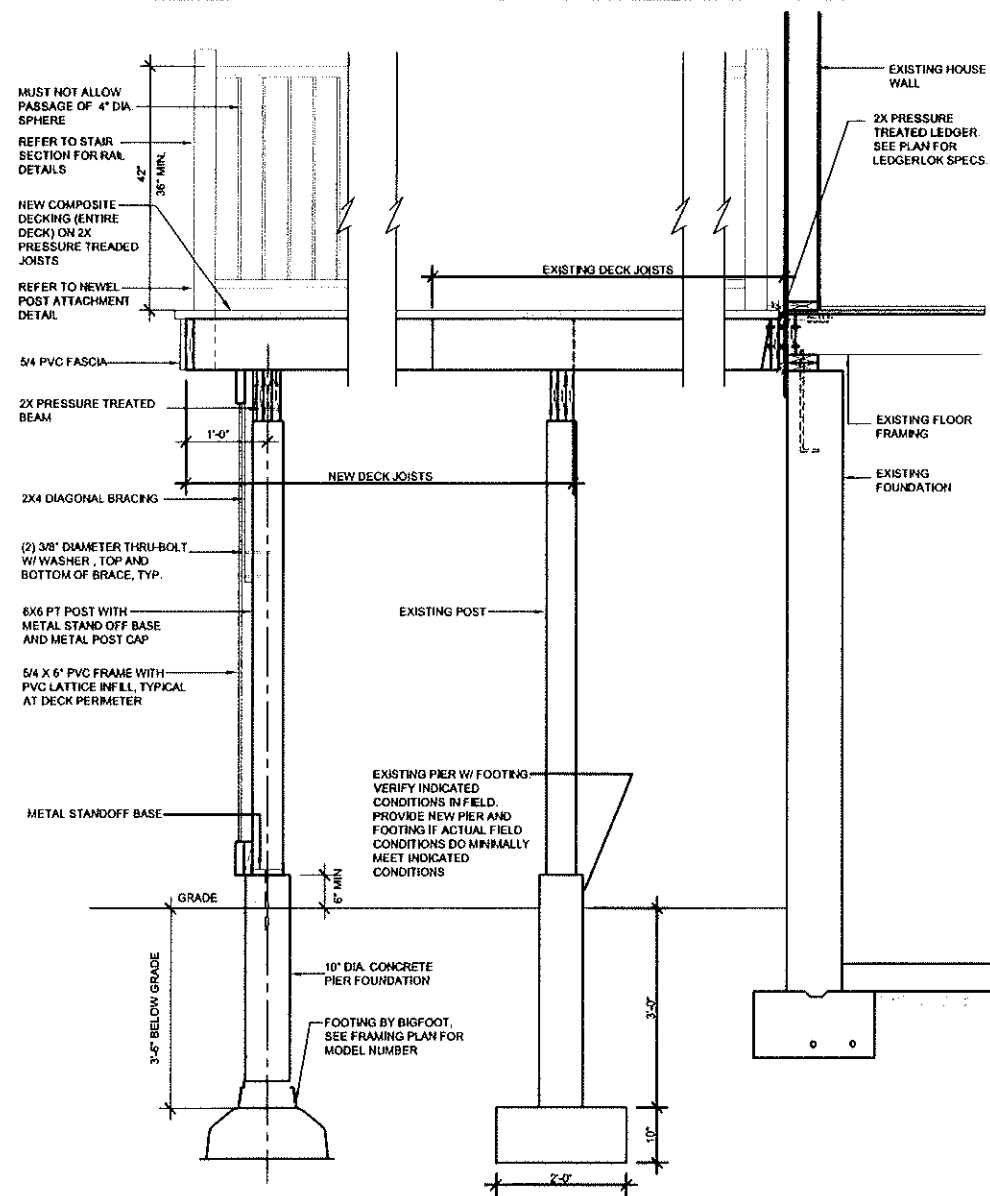
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michael@mpiccirilloarchitect.com  
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PORTICO PLAN AND DETAILS  
MASTER BEDROOM BALCONY

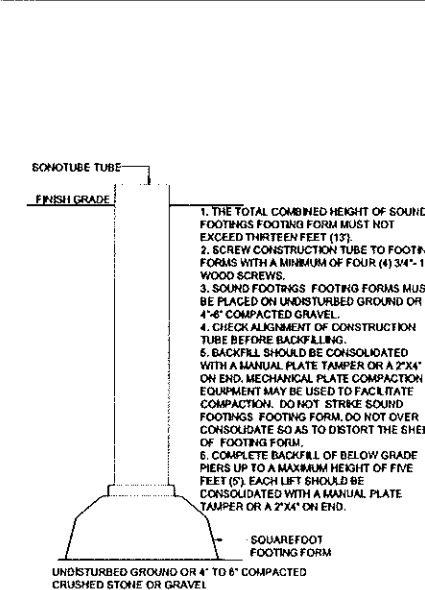
SCALE: AS NOTED DATE: 05-07-23

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1 OF 1  
A-301

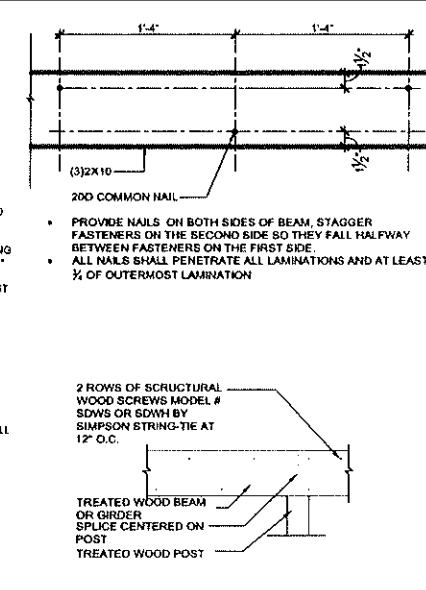




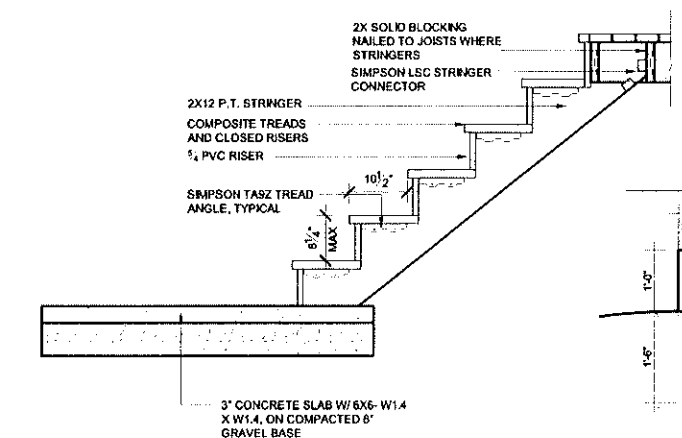
**2 STAIR ELEVATION**  
SCALE: 3/4" = 1'-0"



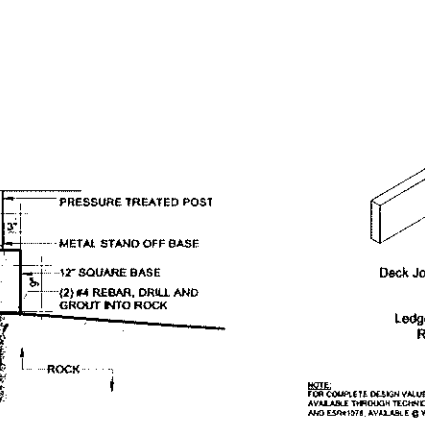
**6 PIER/FOOTING DETAIL**  
SCALE: NTS



**7 MULTI-PLY BEAM**  
SCALE: NTS

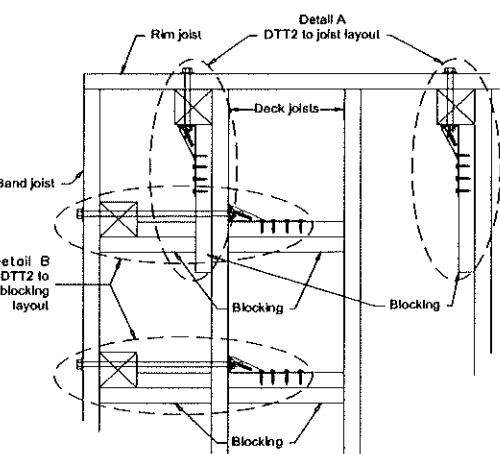


**3 STAIR DETAIL**  
SCALE: 3/4" = 1'-0"

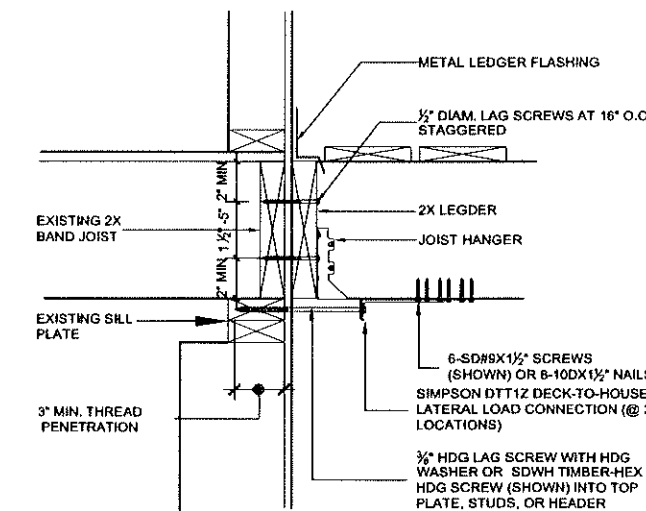
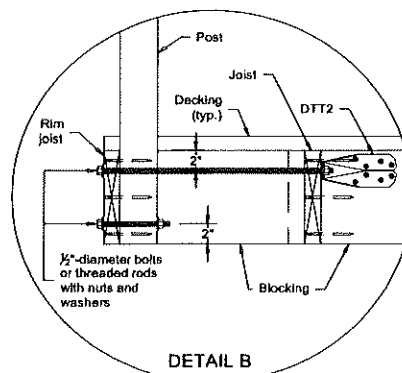
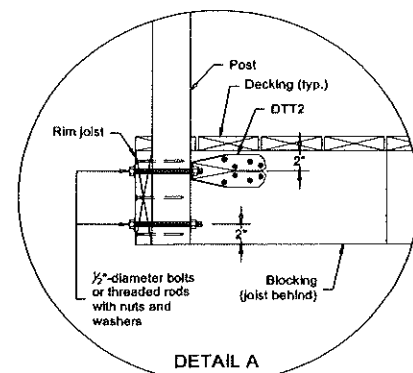


**8 PIN DETAIL**  
SCALE: 3/4" = 1'-0"

**1 DECK SECTION**  
SCALE: 3/4" = 1'-0"



**5 NEWEL POST ATTACHMENT DETAIL**  
SCALE: NTS



**4 LEDGER DETAIL**  
SCALE: NTS

**GENERAL NOTES**

1. ALL WORK SHALL CONFORM TO NYSRC2020, AND LOCAL ZONING CODES.
2. DIMENSIONS ARE GIVEN AS GUIDES TO ESTABLISH THE LAYOUT. O.C. SHALL SURVEY AND EXAMINE THE EXISTING STRUCTURE IN ESTABLISHING LAYOUT OF THE WORK IN ORDER TO ASSURE PROPER FIT AND ALIGNMENT OF THE NEW WORK WITH PROPER RELATIONSHIP TO EXISTING FEATURES. DO NOT SCALE DRAWINGS.
3. ALL MATERIALS SHALL BE NEW, UNLESS OTHERWISE SPECIFIED.
4. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN THE APPROPRIATE TRADES.
5. CONTRACTOR AGREES THAT HE IS SKILLED AND EXPERIENCED IN THE USE AND INTERPRETATION OF PLANS AND SPECIFICATIONS. HE HAS CAREFULLY REVIEWED THE PLANS AND SPECIFICATIONS FOR HIS PROJECT AND HAS FOUND THEM TO BE FREE OF AMBIGUITIES. FURTHER, HE HAS CAREFULLY EXAMINED THE SITE OF THE WORK AND FROM HIS OWN OBSERVATIONS HAS SATISFIED HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK.
6. ARCHITECT SHALL BE NOTIFIED OF ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE WORK DESCRIBED IN THIS DRAWING.

**FRAMING NOTES:**

1. ALL WOOD FRAMING SHALL BE PRESSURE TREATED.
2. MINIMUM UNIFORMALLY DISTRIBUTED LIVE LOADS:
  - GUARDS AND HANDRAILS: 200 LBS/SF
  - GUARD INFILL: 30 LBS/SF
  - STAIRS: 40 LBS/SF
  - DECK: 40 LBS/SF
3. ALL CONNECTORS SHALL BE METAL, CORROSION RESISTANT, MANUFACTURED BY SIMPSON STRONG TIE.
4. ALL SIMPSON CONNECTORS SHALL BE INSTALLED WITH FASTENERS AS REQUIRED BY MANUFACTURER.
5. ALL MULTI-PLY 2X MEMBERS SHALL BE NAILED TOGETHER. REFER TO DETAIL.
6. ALL BEAMS SHALL HAVE MINIMUM 1 1/2\"/>

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**CONNECTOR SCHEDULE**

SIMPSON STRONG TIE CONNECTORS:	
STRUCTURAL MEMBERS	CONNECTOR MODEL NO.
<b>EXTERIOR DECK</b>	
GUARDRAIL POST TO DECK	DT122
DECK TO HOUSE LATERAL LOAD, AND REFER TO S106 LEDGER DETAIL	DT122
STAIR STRINGER	LSC2
STAIR TREAD	TA TREAD ANGLE
BEAM TO GUY RIG	CCOM, CCTOM
<b>POST/BASE</b>	
POST BASE	ABU882
POST CAP	PC2
<b>FLOOR/DECK JOISTS</b>	
JOIST HANGER (DIMENSIONAL LUMBER)	LUC 2102
JOIST HANGER (TJI)	HT
<b>MULTI-PLY BEAM</b>	
WOOD SCREW	EGQ
<b>ROOF RAFTERS</b>	
RAFTER TO RIDGE	LSSU
RAFTER TO DETAIL	HTS 30
RAFTER (UPLIFT, TWIST STRAP)	HTS 30

**PROJECT NAME:**  
SANTUCCI RESIDENCE  
NEW HOUSE

**PROJECT ADDRESS:**  
OSSINING, NY



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**TYPICAL DECK DETAILS NOTES**

SCALE: AS NOTED DATE:  
DRAWN BY: MAP  
CHKD BY: MAP  
OF  
**A-302**

