



ZONING COMPLIANCE TABLE

R-15 DISTRICT	REQUIRED/PERMITTED	PROPOSED
		Lot 4
CHAPTER 200 - ZONING		
Attachment 2 - Bulk Regulations		
Lot Area (sf)	15,000	36,819
Lot Width (feet)	90	124
Lot Depth (feet)	120	269
Required Yards		
Front (feet)	30	179
1 Side (feet)	14	40
Both Sides (feet)	30	97
Rear (feet)	32	34
Max Building Height		
Stories	2.5	< 2.5
Feet	35	< 35
Max Building Coverage (percent)	25	6%

43 Croton Dam Road
 Town of Ossining, New York

SECTION: 89.08
 BLOCK 1
 LOT 82.4

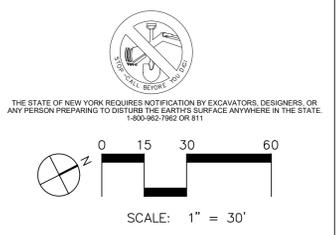
OWNER / APPLICANT
 VS CONSTRUCTION CORP
 37 CROTON DAM ROAD
 OSSINING, NY

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS · PROVIDENT
 Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
 One North Broadway
 White Plains, NY 10601
 P: 914-428.0010
 F: 914-428.0017

SURVEYOR
 TC Merritts Land Surveyors
 394 Bedford Road,
 Pleasantville, NY. 10570



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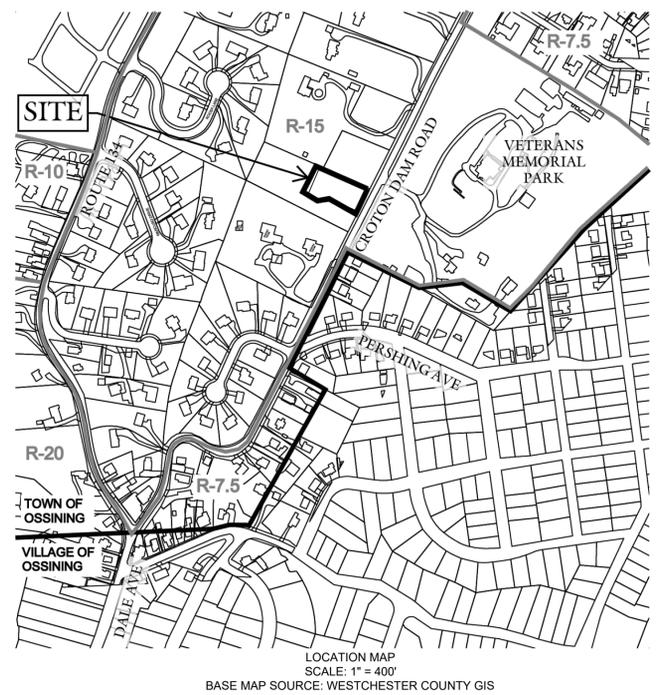
WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

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NOT FOR CONSTRUCTION

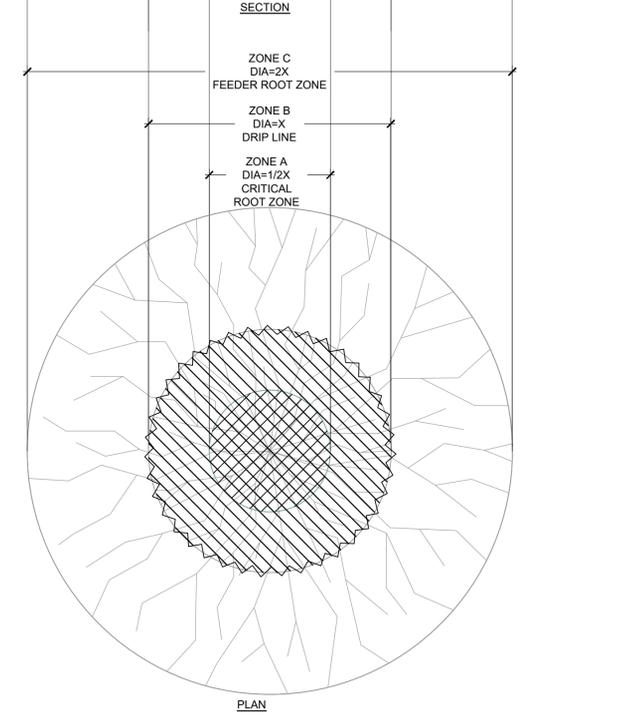
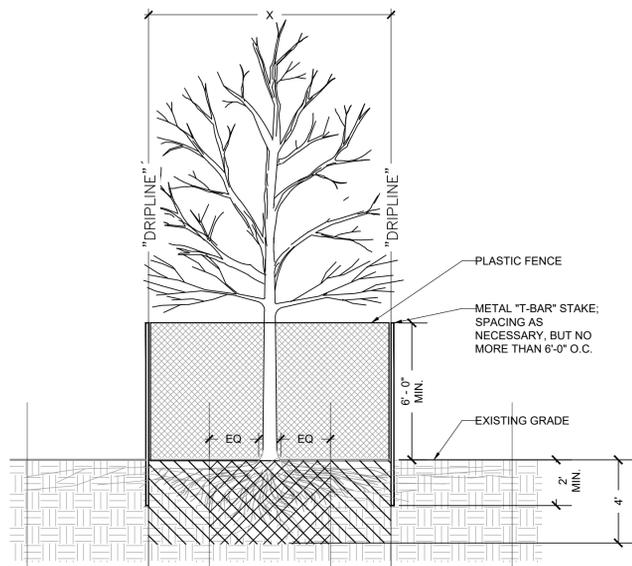
REVISIONS		
NO.	DATE	ISSUE
1	01/02/24	PLANNING BOARD/ARB SUBMISSION
2	02/01/24	PLANNING BOARD/ARB SUBMISSION
3	04/01/24	PLANNING BOARD/ARB SUBMISSION



DRAWING TITLE:
SITE PLAN

PROFESSIONAL ENGINEER
 STATE OF NEW YORK
 084469

DRAWN BY: BDZ CHECKED BY: CMS
 PROJECT NO: 818 DATE: 04/01/24
 DRAWING NO. SP-2.0
 EXPIRES 1/31/27



FENCING/ROOT PROTECTION
CONSTRUCTION FENCING TO BE PROVIDED AND MAINTAINED AT DRIPLINE

ENGINEER'S APPROVAL REQUIRED FOR USE/ACCESS WITHIN ZONE B. PERMISSION FOR USE/ACCESS REQUIRES SURFACE PROTECTION* (SEE BELOW) FOR ALL UNFENCED, UNPAVED SURFACES WITHIN ZONE B

* SURFACE PROTECTION MEASURES

- MULCH LAYER, 6"-8" DEPTH
- 3/4" PLYWOOD
- STEEL PLATES

TRENCHING/EXCAVATION

ZONE A (CRITICAL ROOT ZONE)

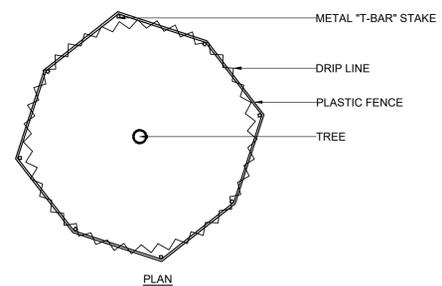
- NO DISTURBANCE ALLOWED WITHOUT SITE-SPECIFIC INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE
- SEVERANCE OF ROOTS LARGER THAN 2" DIA REQUIRES ENGINEER'S APPROVAL
- TUNNELING REQUIRED TO INSTALL LINES 3'-0" BELOW GRADE OR DEEPER

ZONE B (DRIPLINE)

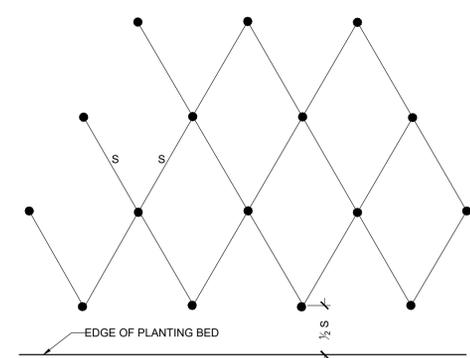
- OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO ENGINEER'S APPROVAL SURFACE PROTECTION* (SEE ABOVE) MEASURES REQUIRED
- TRENCHING ALLOWED AS FOLLOWS:
 - EXCAVATION BY HAND OR WITH HAND-DRIVEN TRENCHER MAY BE REQUIRED
 - LIMIT TRENCH WIDTH. DO NOT DISTURB ZONE A
 - MAINTAIN 2/3 OR MORE OF ZONE B IN UNDISTURBED CONDITION
- TUNNELING MAY BE REQUIRED FOR TRENCHES DEEPER THAN 3'-0"

ZONE C (FEEDER ROOT ZONE)

- OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO ENGINEER'S APPROVAL SURFACE PROTECTION* MEASURES MAY BE REQUIRED
- TRENCHING WITH HEAVY EQUIPMENT ALLOWED AS FOLLOWS:
 - MINIMIZE TRENCH WIDTH
 - MAINTAIN 2/3 OR MORE OF ZONE C IN UNDISTURBED CONDITION
 - CONDITION



1 TREE PROTECTION PLAN
Scale: NTS

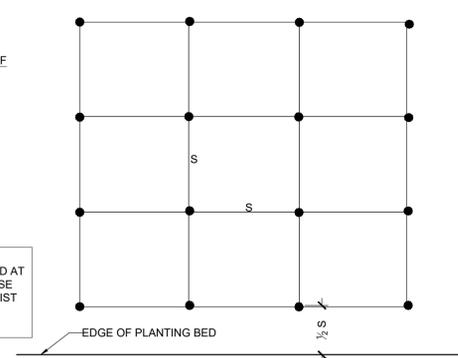


PLANT SPACING

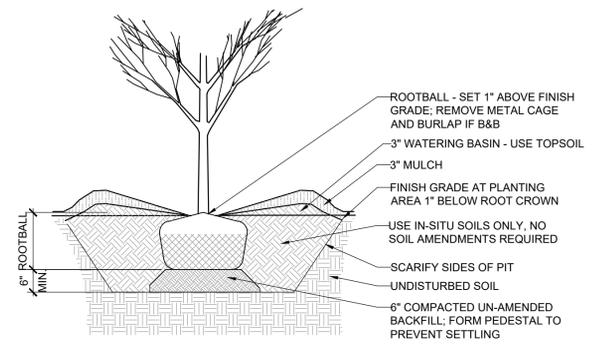
S	PLANTS/SF
8" O.C.	2.25
12" O.C.	1
18" O.C.	.44
24" O.C.	.25
30" O.C.	.16
36" O.C.	.14
44" O.C.	.0625
60" O.C.	.04

NOTE: ALL GROUNDCOVER TO BE PLANTED AT EQUAL SPACING UNLESS OTHERWISE INDICATED ON PLANS; SEE PLANT LIST FOR ADDITIONAL SPACING REQUIREMENTS

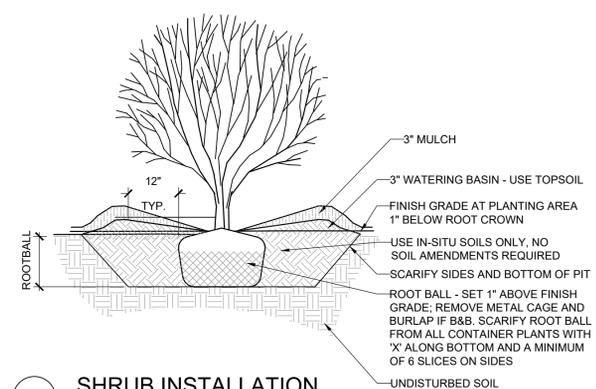
2 EQUILATERAL SPACING
Scale: 1" = 20'



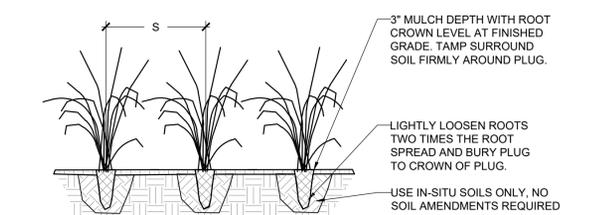
3 SQUARE SPACING
Scale: 1" = 20'



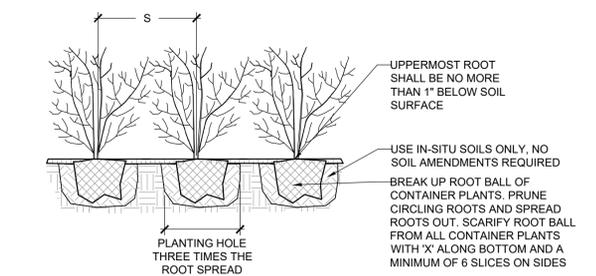
4 TREE INSTALLATION
Scale: NTS



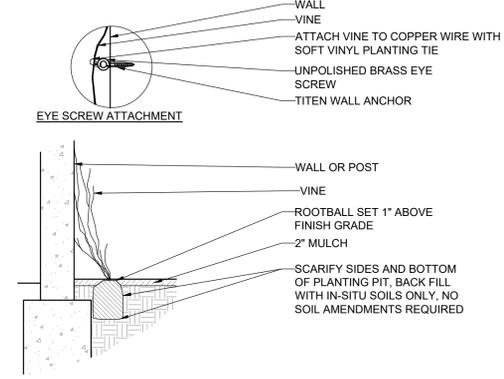
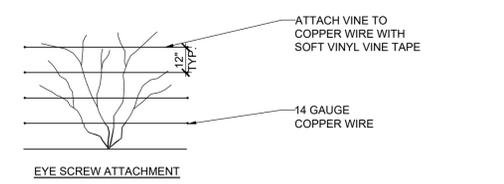
5 SHRUB INSTALLATION
Scale: NTS



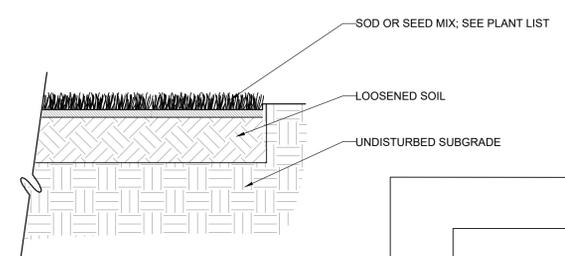
6 PLUG INSTALLATION
Scale: NTS



7 PERENNIAL INSTALLATION
Scale: NTS



8 VINE INSTALLATION
Scale: NTS



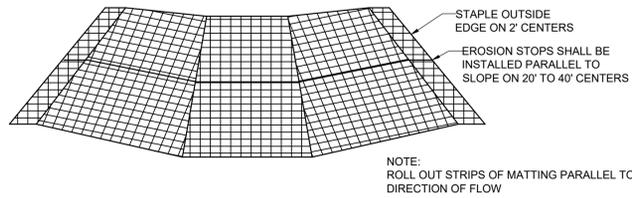
9 LAWN INSTALLATION
Scale: NTS

DETAIL LIST				
NO.	DETAIL NAME	USED	REVISED	NOT USED
1	TREE PROTECTION PLAN			
2	EQUILATERAL SPACING			
3	SQUARE SPACING			
4	TREE INSTALLATION			
5	SHRUB INSTALLATION			
6	PLUG INSTALLATION			
7	PERENNIAL INSTALLATION			
8	VINE INSTALLATION			
9	LAWN INSTALLATION			
10				

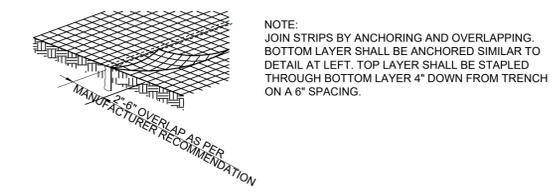
REVISION LIST			
NO.	DATE	REVISION	BY

LANDSCAPE STANDARD DETAILS

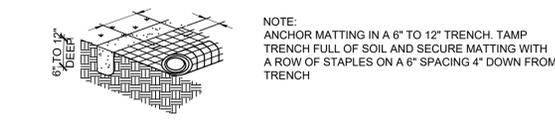
SHEET NO.: 2 of 3



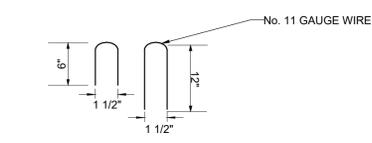
11 EROSION CONTROL: MATTING DETAIL
Scale: NTS



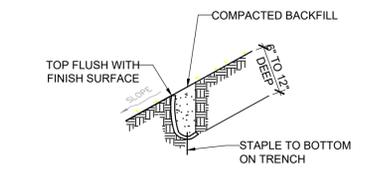
12 EROSION CONTROL: OVERLAP DETAIL
Scale: NTS



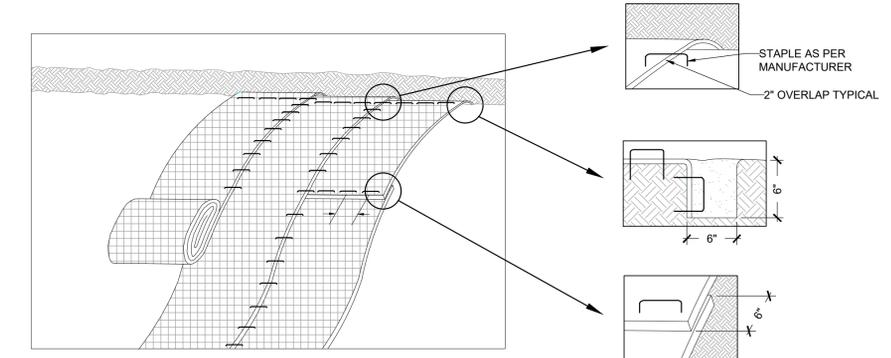
13 EROSION CONTROL: ANCHOR DETAIL
Scale: NTS



14 EROSION CONTROL: TYPICAL STAPLES
Scale: NTS

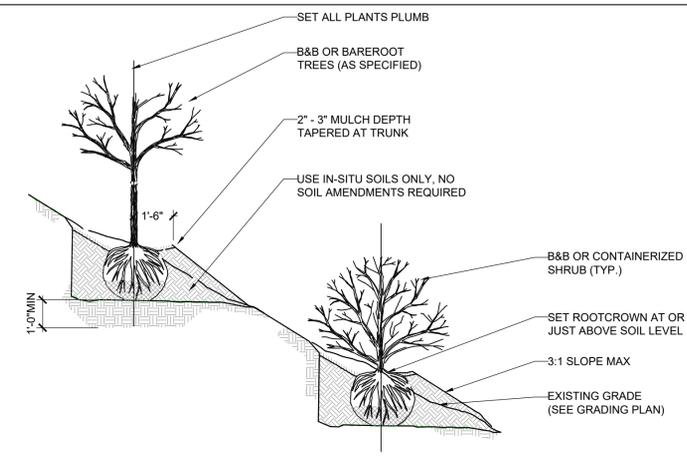


15 EROSION CONTROL: EROSION STOP DETAIL
Scale: NTS

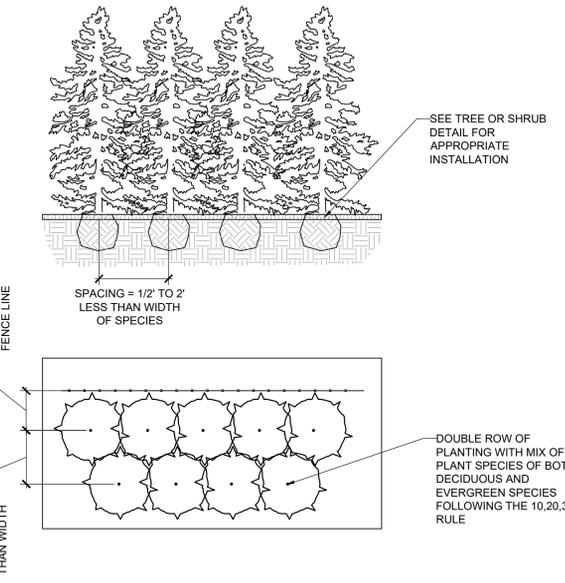


- NOTE:
1. EROSION CONTROL BLANKET SHALL BE COIR MAT 900 OR APPROVED EQUAL.
 2. GEOTEXTILE MATTING (MARAFI 500X OR 600X, OR APPROVED EQUAL) SHALL BE USED DURING WINTER MONTHS IF HYDROSEEDING/ VEGETATIVE STABILIZATION IS NOT PRACTICABLE.
 3. CONTRACTOR SHALL INSTALL EROSION CONTROL MESH PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATION.

16 EROSION CONTROL: LAYOUT DETAIL
Scale: NTS



17 PLANT INSTALLATION ON SLOPE
Scale: NTS



18 PLANT SCREENING SPACING
Scale: NTS

DETAIL LIST				
NO.	DETAIL NAME	USED	REVISED	NOT USED
11	EROSION CONTROL: MATTING DETAIL			
12	EROSION CONTROL: OVERLAP DETAIL			
13	EROSION CONTROL: ANCHOR DETAIL			
14	EROSION CONTROL: TYPICAL STAPLES			
15	EROSION CONTROL: EROSION STOP DETAIL			
16	EROSION CONTROL: LAYOUT DETAIL			
17	PLANT INSTALLATION ON SLOPE			
18	PLANT SCREENING SPACING			
19				
20				

REVISION LIST			
NO.	DATE	REVISION	BY

LANDSCAPE STANDARD DETAILS




SHEET NO.:
3 of 3



Michael Piccirillo Architecture

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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

Table with 3 columns: No., DATE, ISSUE. Row 1: 1, 3/13/24, ISSUED

PROJECT NAME: SANTUCCI NEW HOUSE

PROJECT ADDRESS: OSSINING, NEW YORK



MICHAEL A PICCIRILLO, AIA
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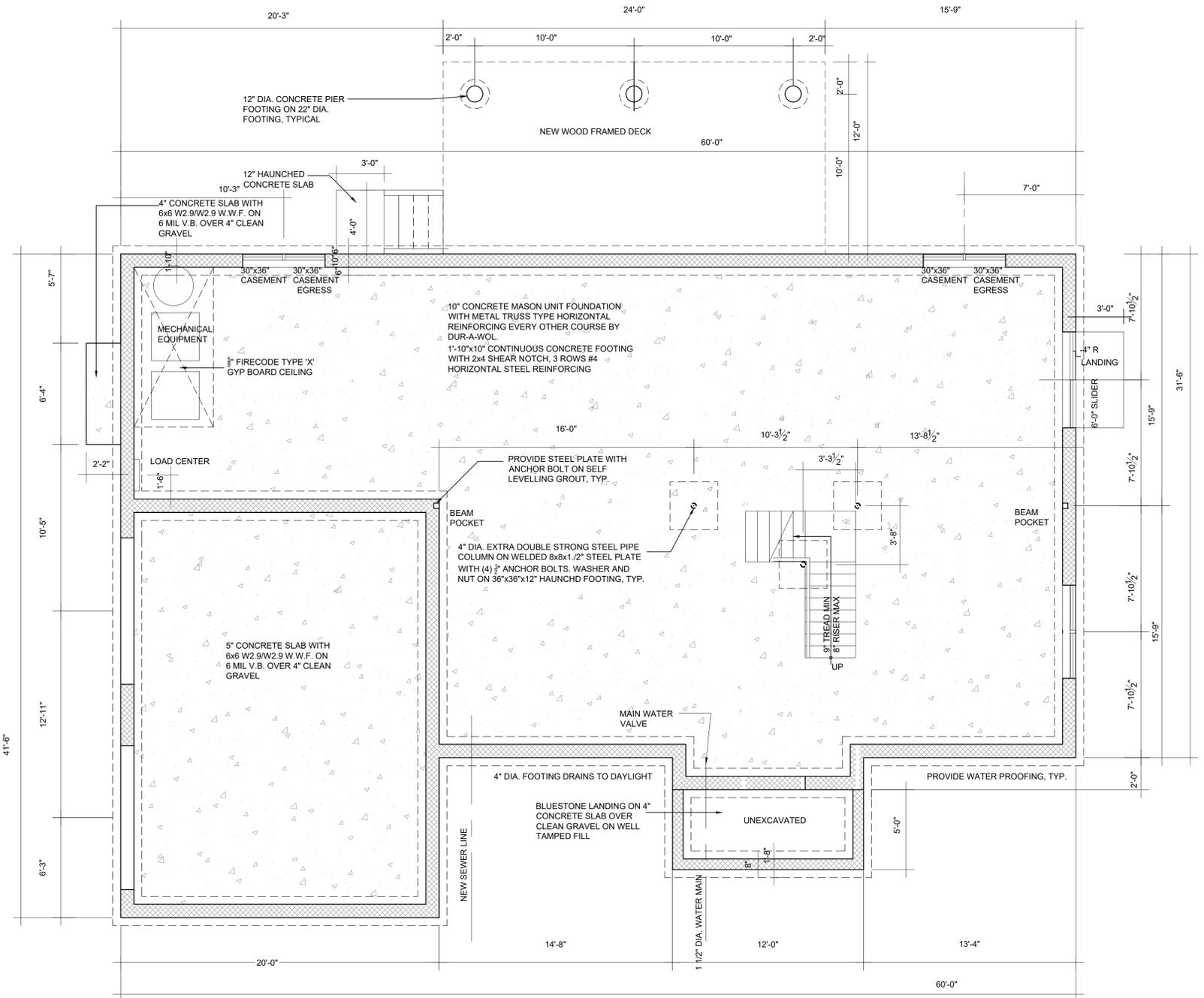
FLOOR PLAN NOTES

Table with 3 columns: SCALE, DATE, DRAWN BY, CHKD BY. SCALE: AS NOTED, DATE: 04-16-23, DRAWN BY: MAP, CHKD BY: MAP, 1 OF 1, A-100

- GENERAL NOTES
A. EXCAVATION AND EARTHWORK
1. SOILS AT THE BASE OF ALL EXCAVATIONS SHALL HAVE A PRESUMPTIVE BEARING VALUE OF NO LESS THAN 2 TSF.
2. IF SOILS ARE UNSUITABLE AT THE LEVELS SHOWN ON THE DRAWINGS FOR FOUNDATIONS, THE EXCAVATION SHALL BE DEEPEMED UNTIL SUITABLE SOILS ARE ENCOUNTERED.
3. SOILS AT THE EXCAVATION LEVEL SHALL BE COMPACTED TO 95% MAX. DENSITY, ASTM D 1557.
B. CONCRETE WORK
1. ALL CONCRETE SHALL CONFORM TO ACI 318-88 (REV. 1986) BUILDING CODE, AND ACI DESIGN HANDBOOK 340, IR-84.
2. CONCRETE: Fc = 3500 PSI
3. REINFORCING STEEL: Fy = 60 KSI
4. ALL EXTERIOR CONCRETE REQUIRES AIR ENTRAINMENT.
5. CONCRETE SLUMP SHALL BE NO GREATER THAN 4".
6. CURING IS REQUIRED PER ACI CODE.
7. WELDING REINFORCING STEEL IS PROHIBITED.
8. 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.
1. 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.
1. POROUS FILL (AS REQUIRED) - CLEAN GRAVEL OR CRUSHED STONE, NO CINDERS.
2. MORTAR - 1:3 PORTLAND CEMENT MORTAR FOR ALL CONCRETE BLOCKWORK, 1:6 PORTLAND CEMENT - LIME MORTAR FOR STONE WORK, NO RETEMPERING PERMITTED.
3. REINFORCING (AS REQUIRED) - DUR-O-WALL TRUSS-TYPE REINFORCING AS NOTED.
4. 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.
C. 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.
D. COMPLY WITH RECOMMENDED METHODS AND PRACTICE AS DESCRIBED BY NATIONAL CONCRETE MASONRY ASSOCIATION STANDARDS AND BRICK INSTITUTE OF AMERICA.

- CAST-IN-PLACE CONCRETE
1. 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.
2. 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 IN ACCORDANCE OF THE LOCAL BUILDING DEPARTMENT.
3. CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL OPENINGS, PIPE SLEEVES, ANCHOR BOLTS, ETC., AS REQUIRED BY ALL TRADES, BEFORE CONCRETE IS PLACED.
4. PROVIDE SAND AND GRAVEL BASE.
5. WELDED WIRE FABRIC SHALL BE 6" X 6" W2.9/W2.9 SIZE PLAIN FINISH CONFORMING TO ASTM A185 UNLESS OTHERWISE INDICATED. ALL REINFORCING BARS SHALL CONFORM TO ASTM SPEC A615 GRADE 60.
6. 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.
7. SCREED AND FINISH CONCRETE SMOOTH AND LEVEL OR SLOPED AS INDICATED TO RECEIVE FURTHER CONSTRUCTION. EXTERIOR PAVEMENTS TO HAVE BROOMED FINISH.
8. 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 305. COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306. ALL OTHER APPLICABLE CODES SHALL ALSO BE FOLLOWED.
9. 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".
10. 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.
11. FOLLOW ACI RULES AS TO TIES, ANCHORAGE, SPLICES, CONCRETE COVERAGE AND REINFORCEMENT SUPPORTS.
12. 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.
13. 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.
14. 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"



Michael Piccirillo Architecture

NOTE: DO NOT SCALE DRAWINGS. REFER TO WRITTEN MEASUREMENTS FOR ACCURACY, OR 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
1	3/13/24	ISSUED

PROJECT NAME:
**SANTUCCI
NEW HOUSE**

PROJECT ADDRESS:
OSSINING, NEW YORK



MICHAEL A. PICCIRILLO, AIA
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YORKTOWN HEIGHTS, NEW YORK 10598
TELEPHONE: 914-368-9838
FACSIMILE: 914-368-9839
michael@mpiccirilloarchitect.com
www.mpiccirilloarchitect.com

**FLOOR PLAN
NOTES**

SCALE: AS NOTED DATE: 04-16-23

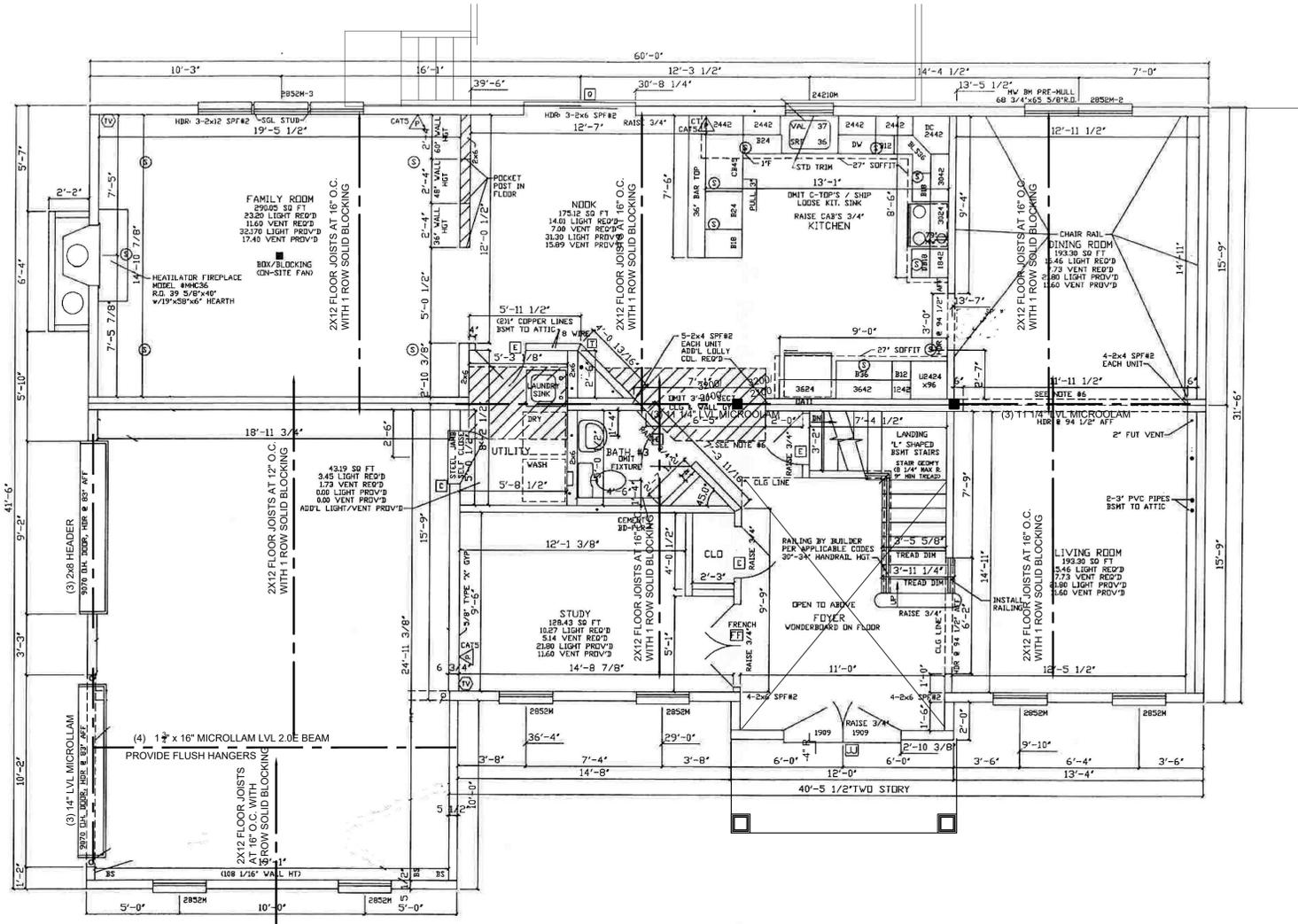
DRAWN BY: MAP
CHK'D BY: MAP

1 OF 1

A-101

CONNECTOR SCHEDULE

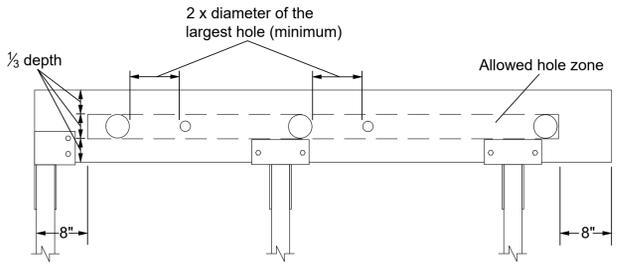
SIMPSON STRONG TIE CONNECTORS:	CONNECTOR MODEL NO.
EXTERIOR DECK	
GUARDRAIL POST TO DECK	DTT2Z
DECK TO HOUSE LATERAL LOAD, AND REFER TO S106, LEDGER DETAIL	DTT2Z
STAIR STRINGER	LSCZ
STAIR TREAD	TA TREAD ANGLE
BEAM TO CMU PIER	CCQM, CCTQM
POST/BASE	
POST/BASE	ABU88Z
POST CAP	PCZ
FLOOR/DECK JOISTS	
JOIST HANGER (DIMENSIONAL LUMBER)	LUC 2102
JOIST HANGER (TJI)	ITT
MULTI LVL HANGER	EGQ
ROOF RAFTERS	
RAFTER TO RIDGE REFER TO DETAIL (H5)	LSSU
TJI RAFTER DETAILS FOR STRAP SPEC	
RAFTER (UPLIFT, TWIST STRAP)	HTS 30



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

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

ALLOWABLE HOLES - Headers and Beams
1.55E TimberStrand® LSL Headers and Beams



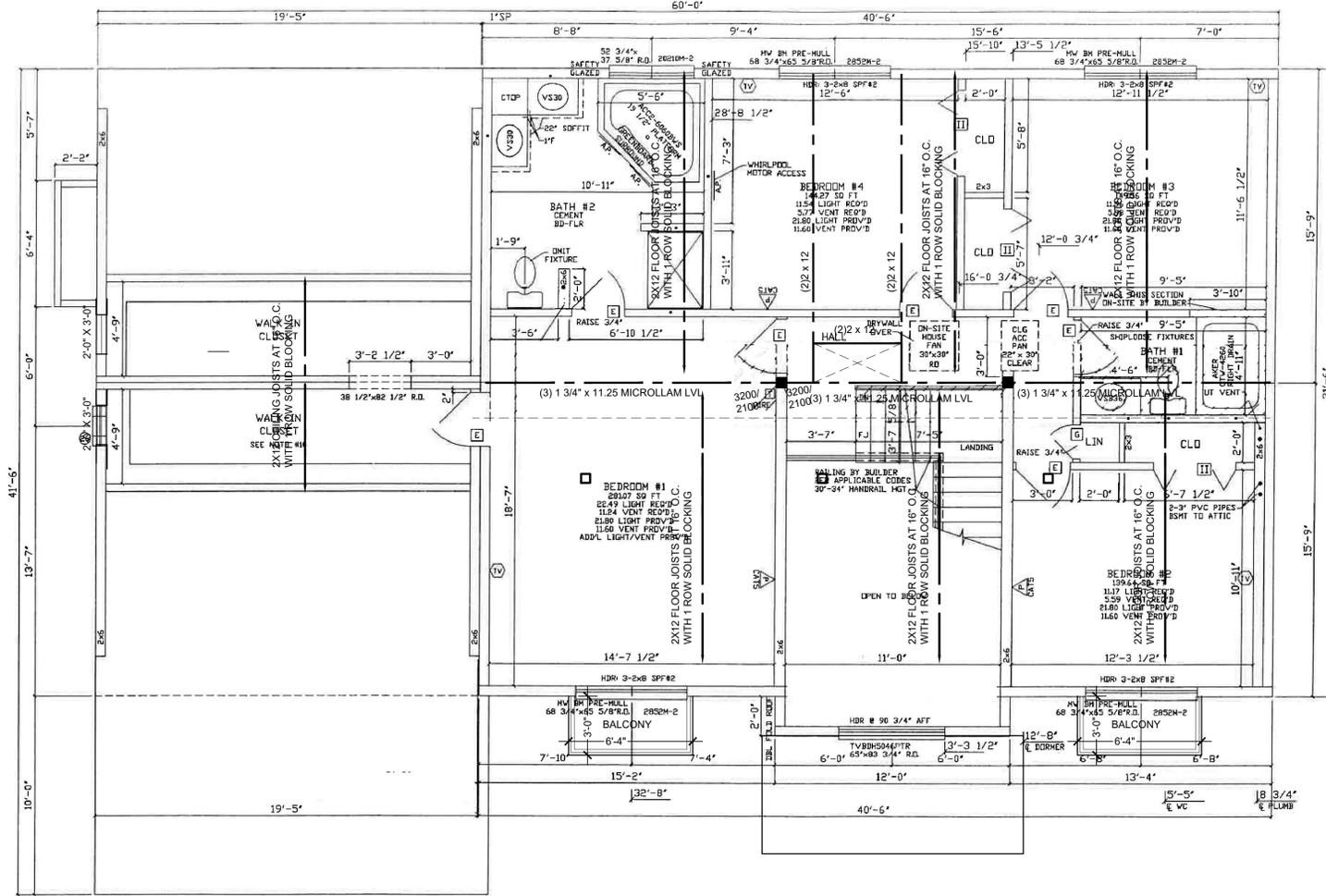
Header or Beam Depth	Maximum Round Hole Size
9 1/4" - 9 1/2"	3"
11 1/4" - 11 7/8"	3 5/8"
14" - 16"	4 5/8"

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

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



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 A 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 1/8" 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 FEETN (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

NOTE: DO NOT SCALE DRAWINGS. REFER TO WRITTEN MEASUREMENTS FOR ACCURACY, OR 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
1	3/13/24	ISSUED

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	A-102
CHKD BY: MAP	
1 OF 1	

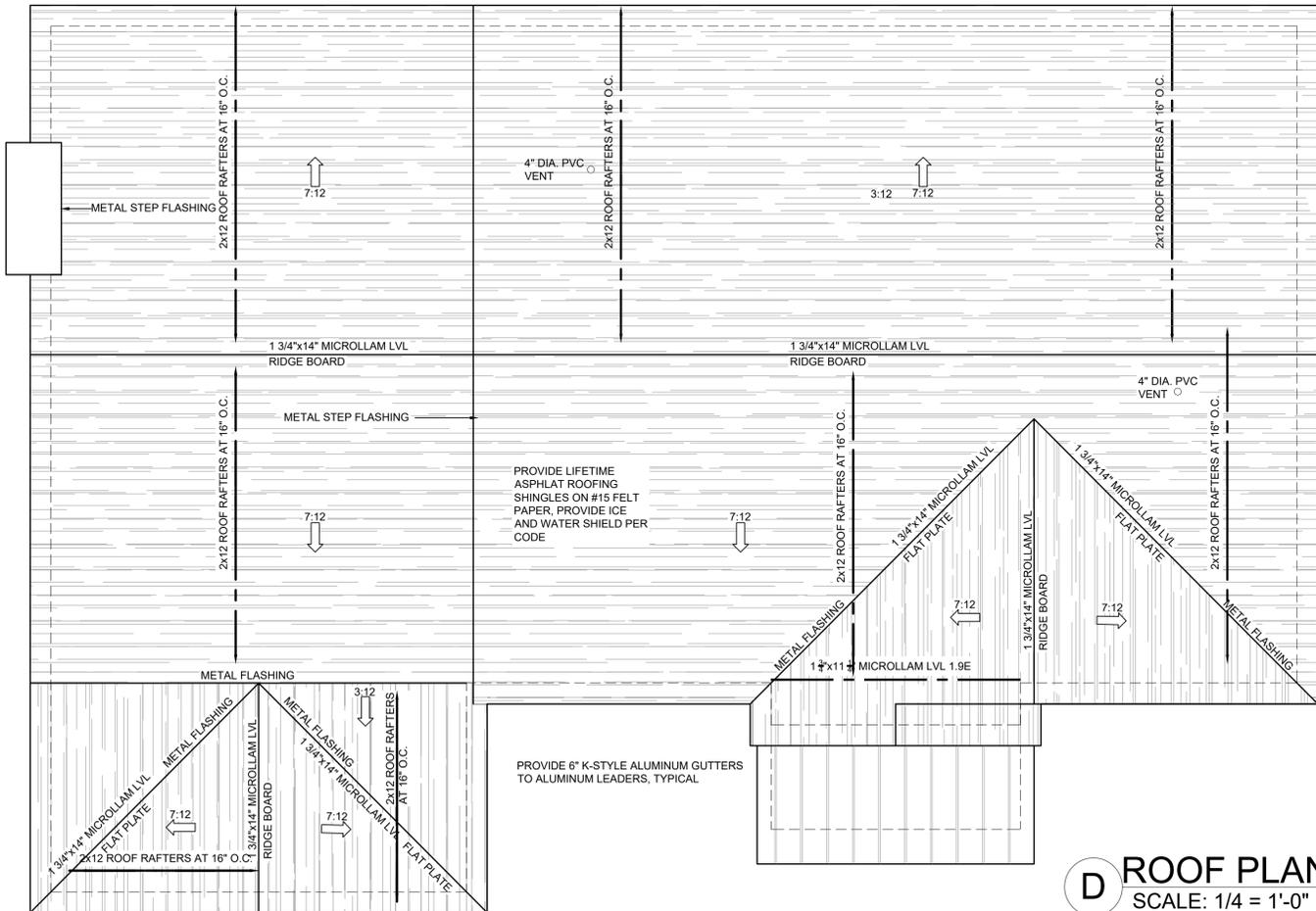
C SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

- 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 OWNERS' REQUIREMENTS AND MANUFACTURER'S INSTALLATION SPECIFICATIONS.
 - PROVIDE ALL ACCESSORIES, MATERIALS, FASTENERS, ETC. FOR COMPLETE ROOF INSTALLATION.
 - ALL ROOF PENETRATIONS TO BE MADE WATER TIGHT 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 R602.8. 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"



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



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



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



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

No.	DATE	ISSUE
3	3/13/24	ISSUED

PROJECT NAME:
SANTUCCI NEW HOUSE

PROJECT ADDRESS:
OSSINING, NY

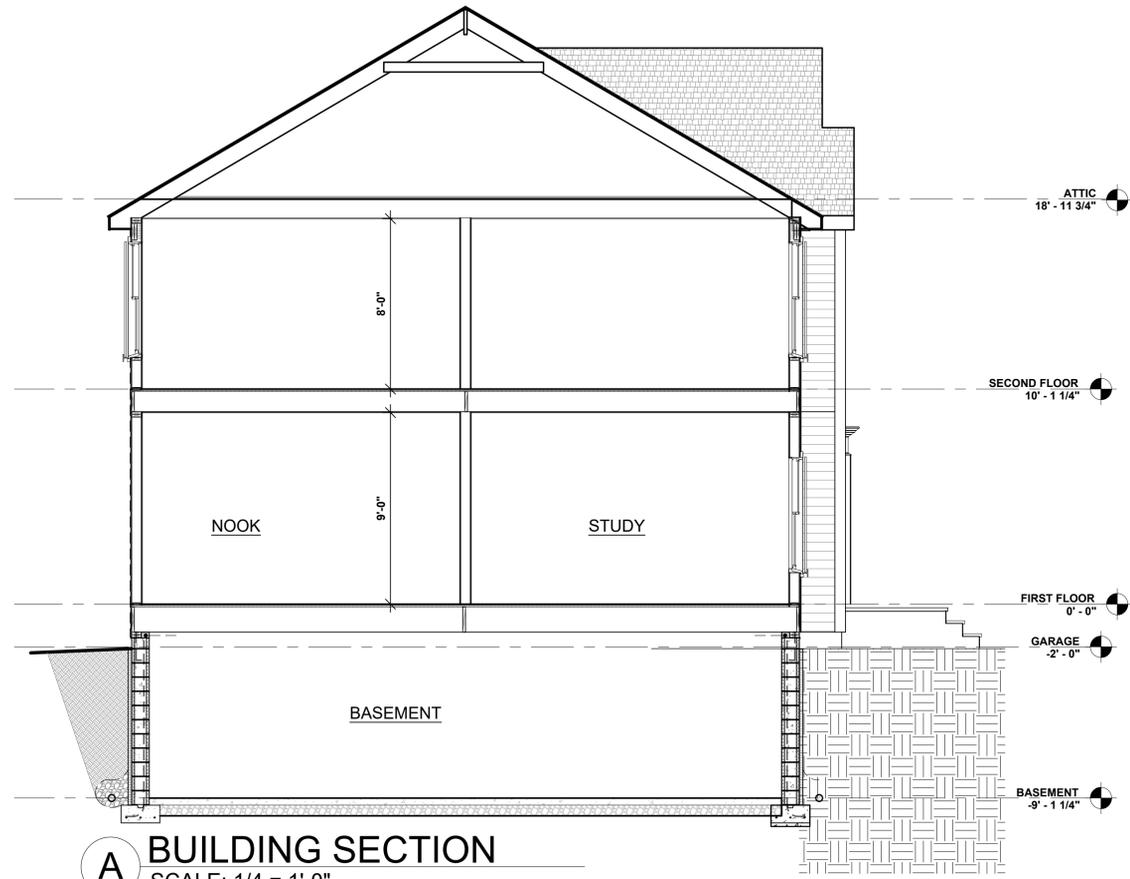


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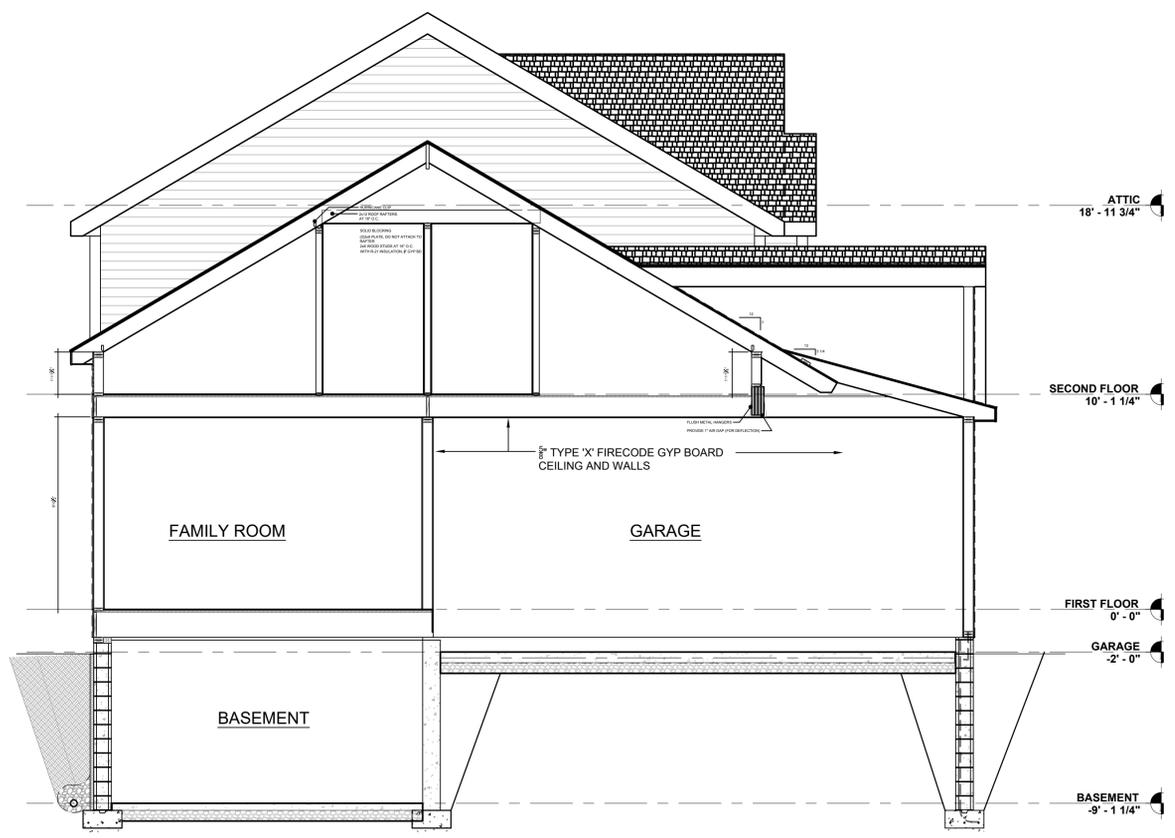
ELEVATIONS

A200

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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 3" 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 1/2" FOAM BOARD ON TYVEK HOUSEWRAP
1/2" CDX PLYWOOD SHEATHING
2x6 WOOD STUDS AT 16" O.C. WITH R-21 SPRAY FOAM INSULATION
1/2" GYP BOARD, 1/2" WR GYP BOARD IN ALL WET AREAS
5/8" FIRECODE 'X' GYP. IN GARAGE

2x6 WOOD STUDS AT 16" O.C. WITH 1/2" CDX PLYWOOD SHEATHING, R-21 INSULATION, 1/2" GYPSUM WALLBOARD

FINISH FLOOR, SEE SCHEDULE ON 3/4" 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 QUAL

CEMENT PARGING
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 W2.9/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, 3/4" 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"

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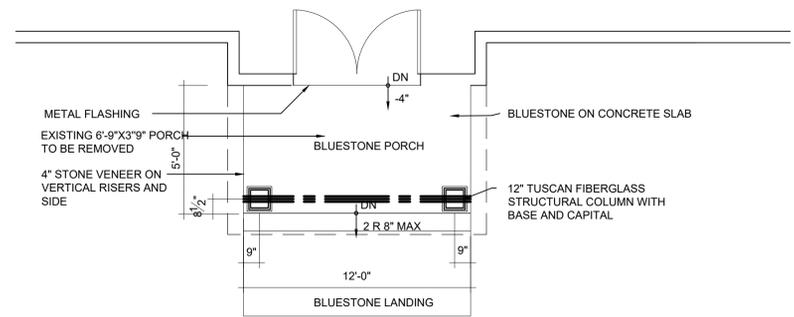
BUILDING SECTION
WALL SECTION

SCALE: AS NOTED DATE: 05-06-23

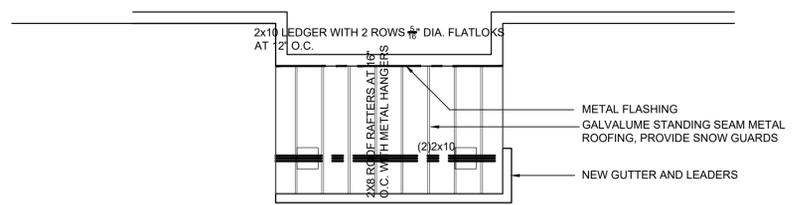
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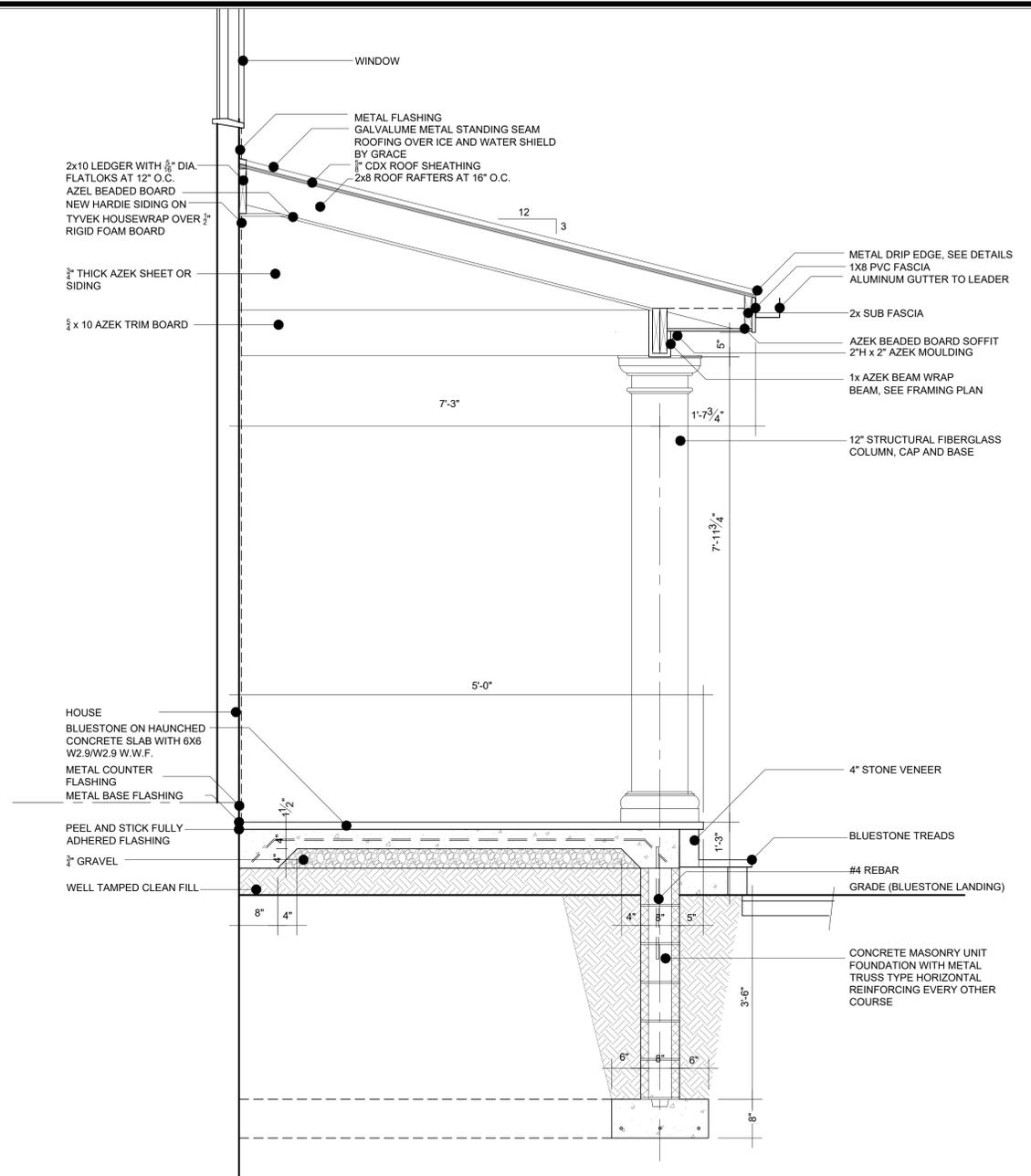
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B PORTICO PLAN
SCALE: 1/4" = 1'-0"



C PORTICO ROOF PLAN
SCALE: 1/4" = 1'-0"



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

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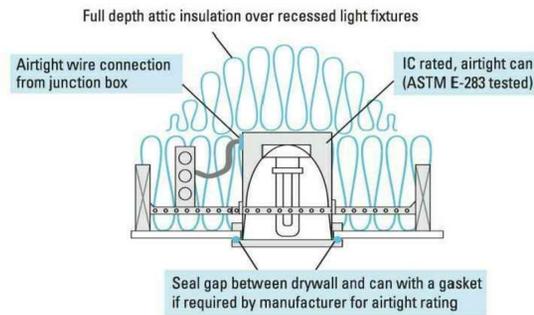


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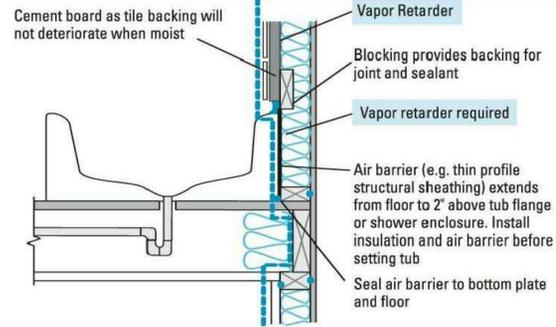
PORTICO PLAN AND DETAILS
MASTER BEDROOM BALCONY

SCALE:	AS NOTED	DATE:	05-07-23
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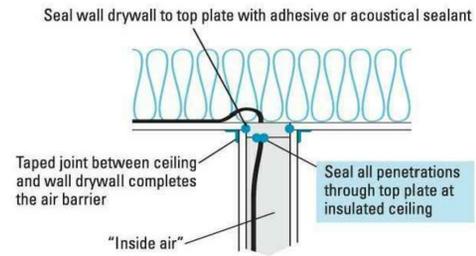
Recessed lights



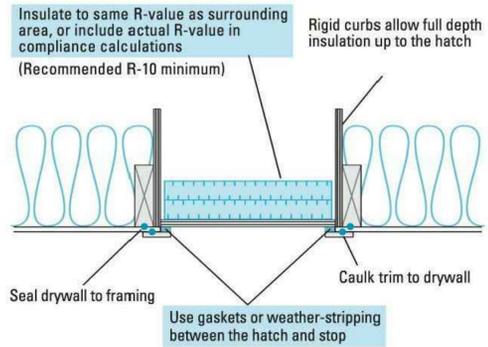
Sealing tub and shower enclosure



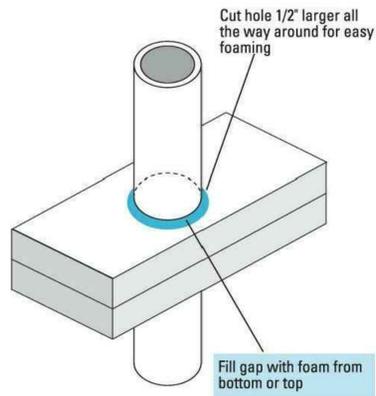
Sealing intersections at the ceiling



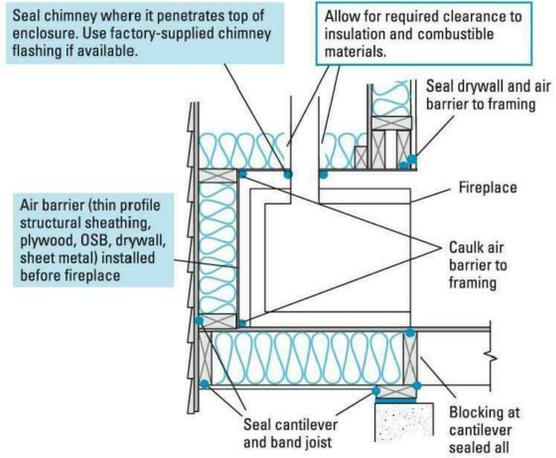
Attic hatch



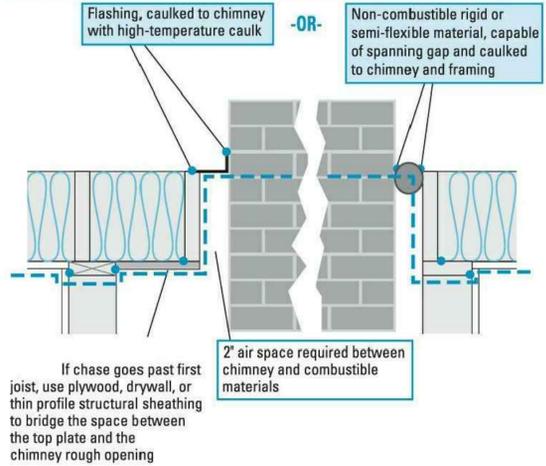
Sealing plumbing vent pipes



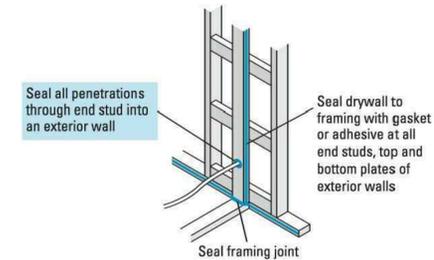
Air sealing fireplace enclosures



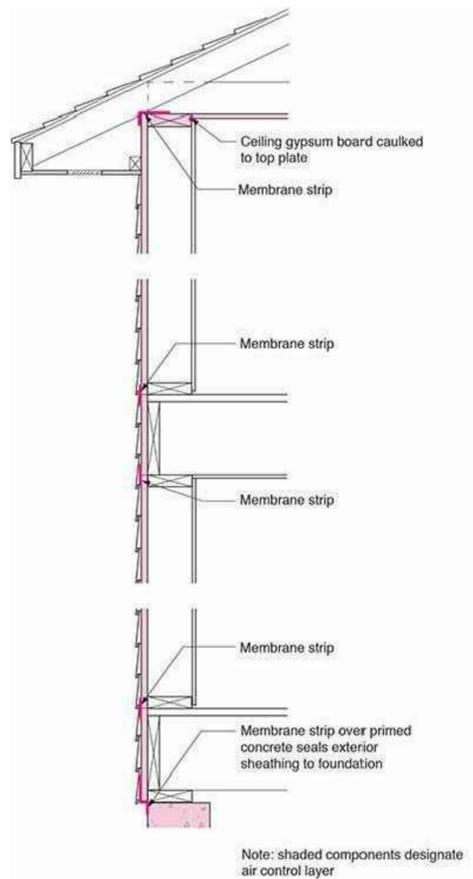
Chimney Chases



Sealing intersections at exterior walls



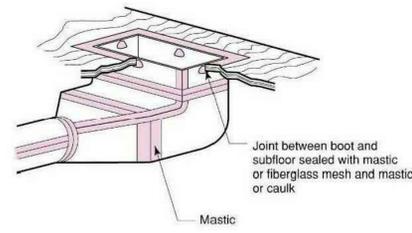
DUCT/ AIR HANDLER SEALING



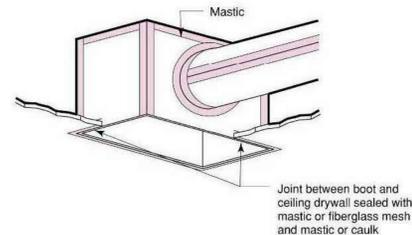
APPROACH NO.2: SHEATHING AIR BARRIER

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above-garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity spaces.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the sub-floor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

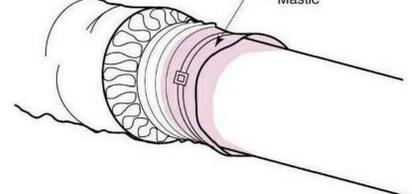
Floor Boot Air Sealing



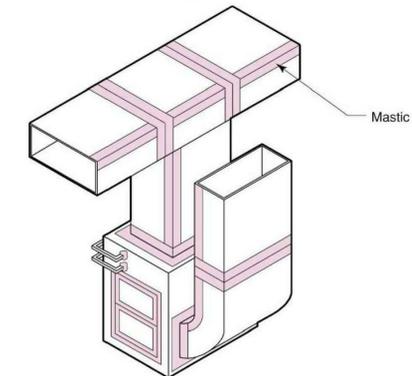
Ceiling Boot Air Sealing



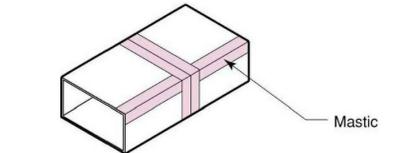
Rigid to Flex Air Sealing



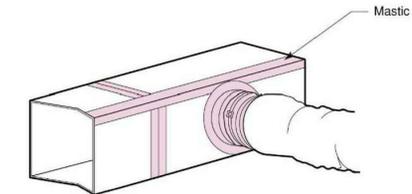
Air Handler Air Sealing



Rigid Duct Air Sealing



Flex Take-off from Rigid Air Sealing



Michael Piccirillo Architecture

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No.	DATE	ISSUE
1	3/13/24	ISSUED

PROJECT NAME:
SANTUCCI RESIDENCE
NEW HOUSE

PROJECT ADDRESS:
OSSINING, NEW YORK



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AIR SEALING/
VENTING
DETAILS

A-360

FIRE PROTECTION SYSTEMS:

- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX < 200, AND SMOKE DEVELOPMENT INDEX < 450
- PROVIDE FIREBLOCKING PER R302.11
- FIREBLOCKING: IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS VERTICALLY AT CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'. AROUND ALL PIPING, VENTS AND WIRING HOLES, ETC.
- FIREBLOCKING MATERIAL: 2" NOMINAL LUMBER
- REFER TO WALL SECTION
- PROVIDE 5/8" TYPE X GYP. BOARD ABOVE FURNACE/BOILER

SMOKE ALARMS/ CARBON MONOXIDE ALARMS

LOCATIONS:

SMOKE DETECTORS:

- SHALL BE INSTALLED IN THE ENTIRE DWELLING IN THE FOLLOWING LOCATIONS:
- IN ALL BEDROOMS, OUTSIDE EACH BEDROOM WITHIN IMMEDIATE VICINITY TO SUCH ROOM, WITHIN 3' OF BATHROOM WITH TUB OR SHOWER, AND ONE ON EACH STORY OF DWELLING.
- ALL SMOKE ALARMS/DETECTORS 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 ALARMS/DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

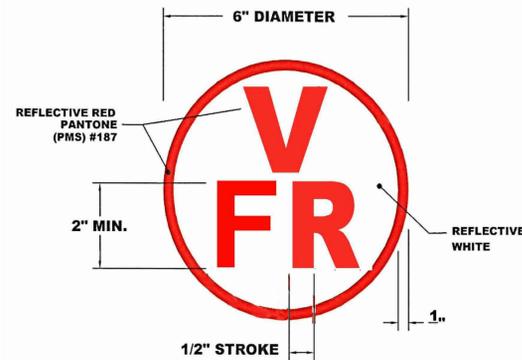
CARBON MONOXIDE DETECTORS:

- SHALL BE INSTALLED OUTSIDE EACH BEDROOM WITHIN 10' OF ENTRANCE TO SUCH ROOM. (NO FUEL BURNING APPLIANCES INSTALLED IN BEDROOMS OR BATHROOMS).
- CARBON MONOXIDE ALARMS/DETECTORS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE WILL ACTIVATE ALL.
- CARBON MONOXIDE ALARMS/DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 2034/UL 2075 AND INSTALLED IN ACCORDANCE WITH NFPA 270.

COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED.

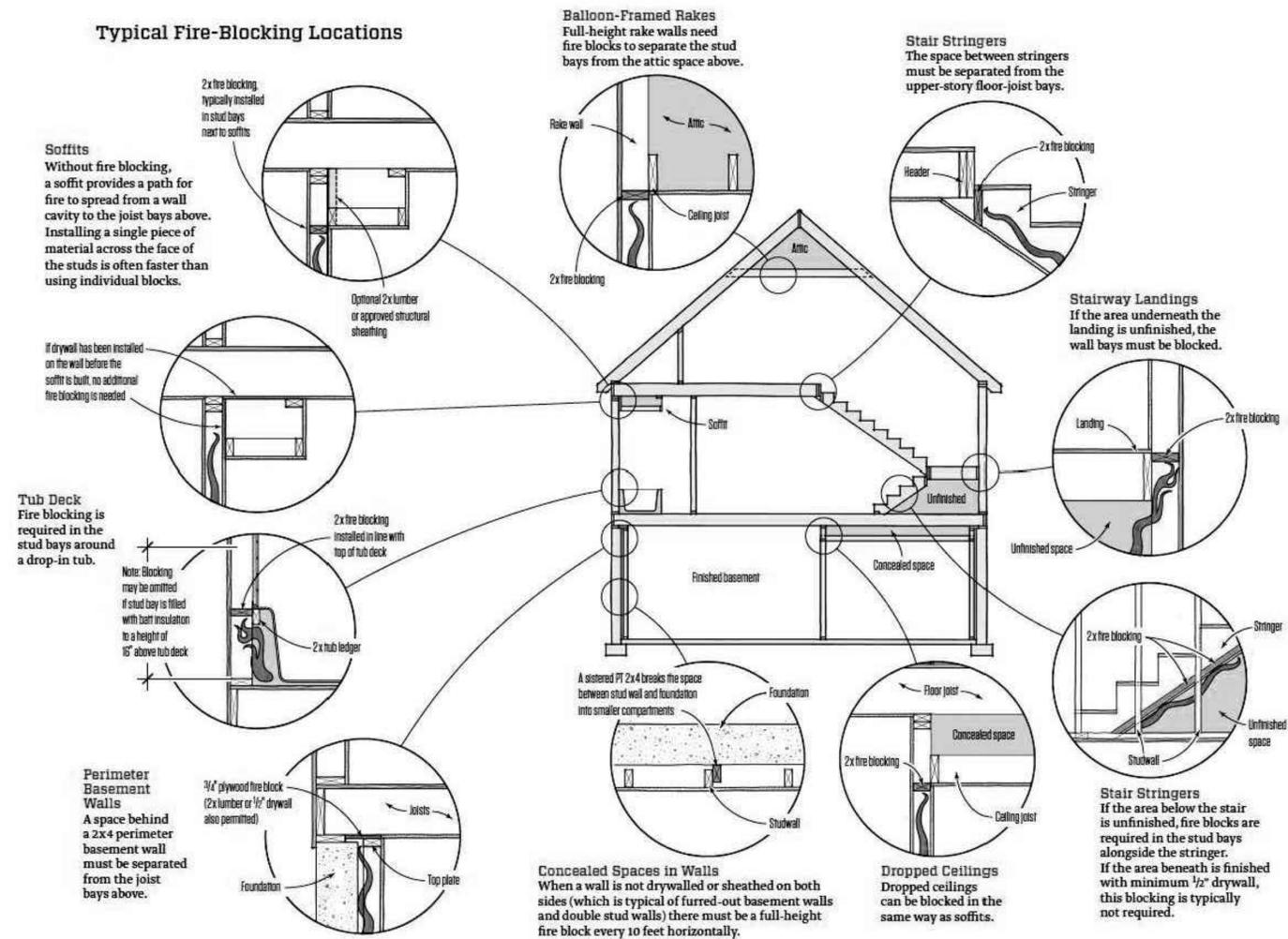
POWER SOURCE:

- ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND HAVE BATTERY BACKUP IF PRIMARY POWER IS INTERRUPTED.



PRE-ENGINEERED WOOD PLACARD TO BE INSTALLED ON EXTERIOR WALL. LOCATION TO BE DETERMINED BY BUILDING INSPECTOR.

Typical Fire-Blocking Locations



FIRE BLOCKING DETAILS



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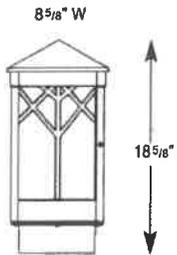
FIRE PROTECTION DETAILS

A-370

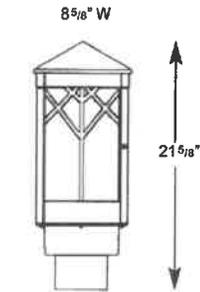
0640 PARAGON II

FIXTURES/FITTERS/ARMS PM-WB

FIXTURES POST FITTERS OPTICAL SYSTEMS



0640



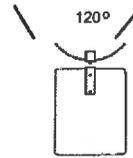
**0640 Post Top
w/Post Fitter**

- R3"
- S4"
- R4"
- S5"
- R5"

SIZES



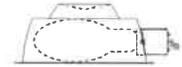
**RE3
RE5
Refractor**



**HSS
House Side
Shield**

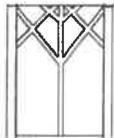


**FMC
Frosted
Mission
Chimney**



**RO3
RO5
Roof Optics**

LENSES



**CA
Clear
Acrylic**



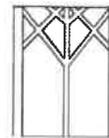
**CSA
Clear
Seeded
Acrylic**



**CTA
Clear
Textured
Acrylic**



**PA
Prismatic
Acrylic**

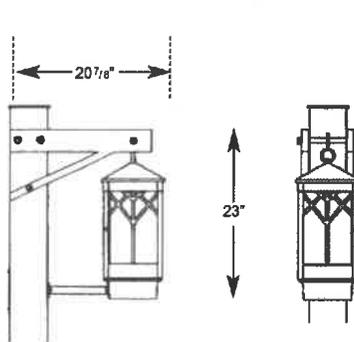


**WA
White
Acrylic**

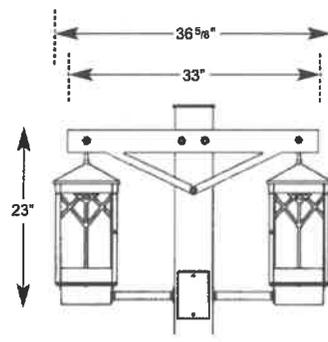


**AGB
Art Glass
Brown
Marble**

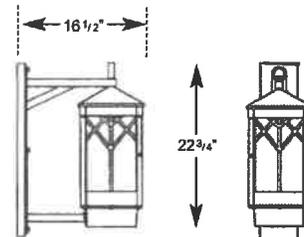
ARMS - POST MOUNT or WALL BRACKETS (WB) See Arms Section for more information



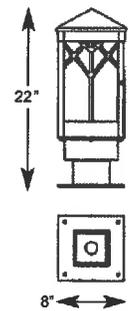
HCF2 Single Arm



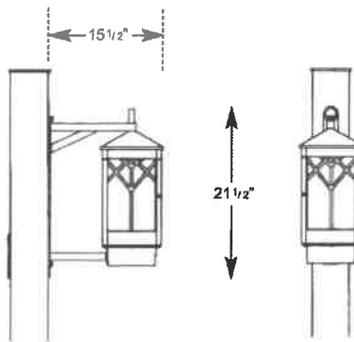
HCF2 Twin Arm



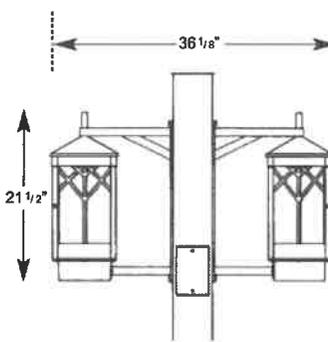
HMA2WB Wall Mount



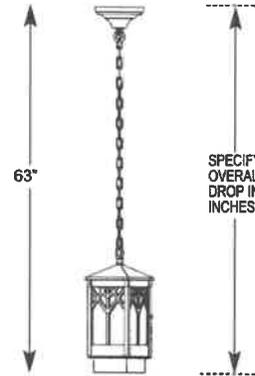
**P2PB
Pier Base**



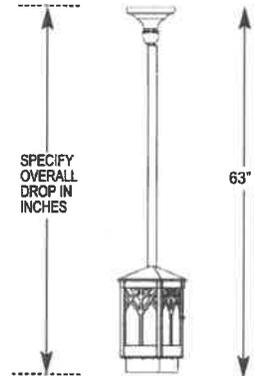
HMA2 Single Arm



HMA2 Twin Arm



**HCH44
Chain Hung**



**HSH44
Stem Hung**

5

0640 PARAGON II SERIES

SPECIFICATIONS

GENERAL

The 0640 Paragon II fixture is a medium scale, dramatic Post Modern squared edge design. It features a tall, straight four-sided decorative cast cage, a unique tree design grille, cast ballast housing assembly, acrylic lens and a dramatic peaked roof design.

POST FITTER

The fitter or base shall be heavy wall cast aluminum, 356 alloy for high tensile strength. It shall have an inside diameter opening to accept a 3", 4" or 5" round or square pole or tenon. When ordered with a Sternberg aluminum pole, the fitter shall be set screwed to the pole top or tenon.

BALLAST HOUSING

The ballast housing shall be heavy wall cast aluminum, 356 alloy for high tensile strength. The housing shall be mounted to the fixture with four screws and to include a water gasket ring to prevent water entry into the ballast compartment. The ballast shall be attached to the ballast housing to ensure high capacity heat sinking of ballast temperatures, keeping the ballast cooler and ensuring long life.

ELECTRICAL

Fixture shall be U.L. or E.T.L. listed. H.I.D. ballasts shall be high power factor with lamp starting down to -30 degrees C. Medium base and mogul base porcelain sockets are 4KV rated. The ballast/ socket assembly shall be pre-wired when ballast is located in the fixture. All compact fluorescent (PL) ballasts shall be instant start electronic with a starting temperature of down to 0 degrees F. They shall have a 4-pin socket to accept quad or triple tube lamps. Ballasts shall be DOE EISA compliant.

FIXTURE HOUSING

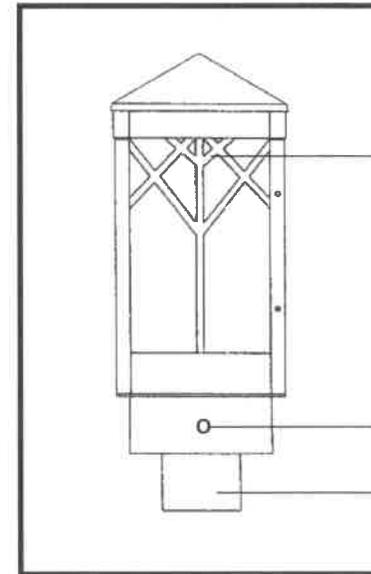
The 0640 fixture shall be 8^{5/8}" wide and the overall height shall be 21^{5/8}". It shall be made of heavy wall cast aluminum, 356 alloy and lenses will be made of vandal resistant acrylic, available in white (WA), clear seeded (CSA), clear (CA), clear textured (CTA), prismatic (PA) acrylic and art glass (AGB). The 0640 fixture features a cast 8" wide window body with cast tree design grille work. The entire fixture shall be made of cast aluminum, 356 alloy.

OPTICAL OPTIONS

Refractors shall be 5" diameter borosilicate glass with an I.E.S. Type 3 (RE3) or Type 5 (RE5) distribution. It shall be secured to the socket stem with 3/8" plated steel threaded pipe nipple and rest on a cast aluminum holder with anti-shock gasket. The refractor will be secured to cast holder with a quarter-turn internal aluminum twist ring for ease of maintenance.

Frosted Glass Mission Chimney (FMC) is an optic option which adds an authentic Mission touch.

House Side Shield (HSS) is an option which will block up to 120° of light in any one direction.



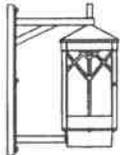
**EPA = 1.71 (ft²)
WEIGHT = 23 LBS**

BUILDING A PART NUMBER



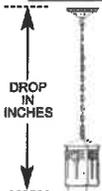
POST & ARM FIXTURES

ARM MOUNTED FIXTURE	CENTER POST TOP FIXTURE (PT)	POST	POST CAP	LIGHT SOURCE BALLAST	OPTICS	OPTIONS	LENS	FINISH	
NO. OF ARMS	FIXTURE / POSTARM	FIXT./FITTER	(See Post Section)	WATTS / TYPE / VOLTS					
2	0640/HCF2	PT	4SQ10	SC	100MHP120		PEC	WA	BKT



WALL FIXTURES

FIXTURE / WALL BRACKET	LIGHT SOURCE BALLAST	OPTICS	OPTIONS	LENS	FINISH	PIER FIXTURES
0640/HMA2WB	WATTS / TYPE / VOLTS					Uses same information boxes as wall fixture
0640/HMA2WB	100MHP120		MHP100/MED	WA	BKT	0640/P2PB FIXTURE / PIER BASE



HANGING FIXTURES

FIXTURE / HANGING BRACKET	OVERALL DROP IN INCHES	LIGHT SOURCE BALLAST	OPTICS	OPTIONS	LENS	FINISH
0640/HCH44	63 INCHES	WATTS / TYPE / VOLTS				
0640/HCH44	63 INCHES	100 MHP120	RE5	MHP100/MED	CA	BKT

PART NUMBER SELECTIONS

FIXTURES

- 0640

FITTERS

- R3
- R4
- S4
- R5
- S5

OPTICS

- RE3
- RE5
- HSS
- FMC²
- RO3
- RO5

POST ARMS

- HMA2 single
- HMA2 twin
- HCF2 single
- HCF2 twin

VOLTAGES

- 120
- 208
- 240
- 277
- 480
- MULTI (120-277)

WALL

BRACKET ARMS

- HMA2WB

PIER BASE

- P2PB

LENSES

- CA
- CSA
- CTA
- PA
- WA
- AGB

HANGING BRACKETS

- HCH44
- HSH44

BALLASTS^{3,4}

- 35HPS¹
- 50HPS
- 70HPS
- 100HPS
- 50MHP
- 70MHP
- 100MHP
- 26PLT
- 32PLT
- 42PLT
- INCAND

LAMPS⁴

- HPS35/MED
- HPS50/MED
- HPS70/MED
- HPS100/MED
- MHP50/MED
- MHP70/MED
- MHP100/MED
- PLT26
- PLT32
- PLT42

STANDARD FINISHES*

- BKT Black Textured
- WHT White Textured
- PGT Park Green Textured
- ABZT Architectural Medium Bronze Textured
- DBT Dark Bronze Textured

*Smooth Finishes are available upon request

CUSTOM FINISHES

- OI Old Iron
- RT Rust
- WBR Weathered Brown
- CD Cedar
- WBK Weathered Black
- TT Two Tone

STERNBERG SELECT FINISHES

- VG Verde Green
- SI Swedish Iron
- OWGT Old World Gray Textured

OPTIONS

- PEC Photocell-Electronic 120-277 Volt
- FHS Single Fuse and Holder-120, 277 Volt
- FHD Dual Fuse and Holder-208, 240, 480V
- QR Quartz Re-Strike
- LAMPS Select from List

NOTES:

- ¹ 35HPS is 120 volt only.
- ² MED base only when used to house lamp.

³ Medium base sockets standard with ballasts up to 100 watts for HID. 4-pin for PL.

⁴ Metal halide systems are pulse start.

0640 PARAGON II SERIES**SPECIFICATIONS****LIST NO. 0640
PARAGON II
SERIES****QUARTZ RE-STRIKE**

The 0640 fixture can be supplied with an optional quartz re-strike system to retain constant fixture light if the H.I.D. lamp fails. The fixture will be equipped with a 100 watt quartz lamp and a controller to run on a 120 volt circuit and must be used in conjunction with a 120 volt or multi-tap ballast.

PHOTOCELLS

Photocells shall be the electronic button type. On single post top fixtures the photocell shall be mounted in the fitter and pre-wired to ballast. On multiple head fixture assemblies photocells shall be mounted in the pole shaft on an access plate and are not pre-wired as ballast housing assemblies and fitters are packaged separately for ease of wiring to source. The electronic button type photocell is instant on and a 5-10 second turn off and shall turn on at 1.5 footcandles with a turn-off at 2-3 footcandles. Photocells are 120-277 volt.

ARMS

All arms are made of cast aluminum and/or extruded aluminum. Arms with decorative filigree have meticulously detailed scroll work and gracefully curved brackets. All 0640 fixtures shall be bolted to the arm to ensure arms will be plumb, secure and level over the life of the installation.

FINISH

Prior to coating, each assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance and excellent adhesion for the finish coating. The finish coating shall be electrostatically applied semi-gloss, super durable polyester powder baked at 400 degrees for a durable and superior, color retentive finish. Our optional antique Verde Green finish and Swedish Iron finish are hand brushed using a 3-step process. The total assembly shall be wrapped in shockproof wrapping or fully enclosed in corrugated cartons.

WARRANTY

Five-year limited warranty. See product and finish warranty guide for details.



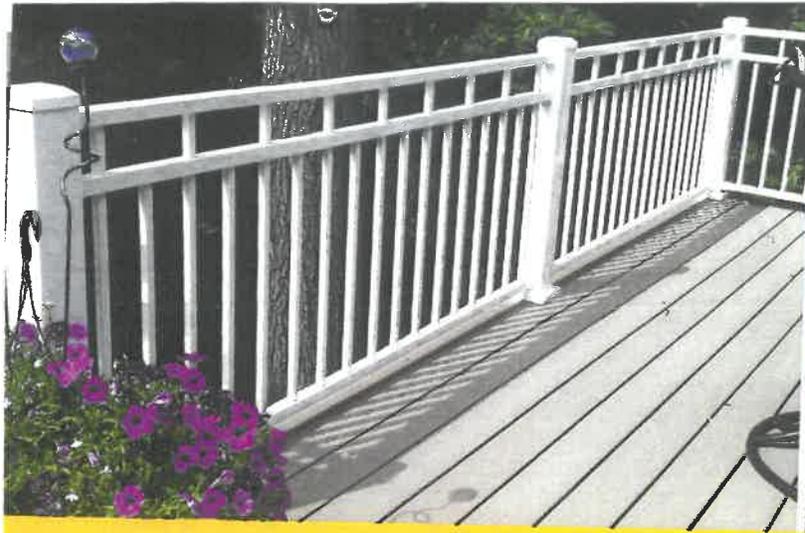
Welcome Home



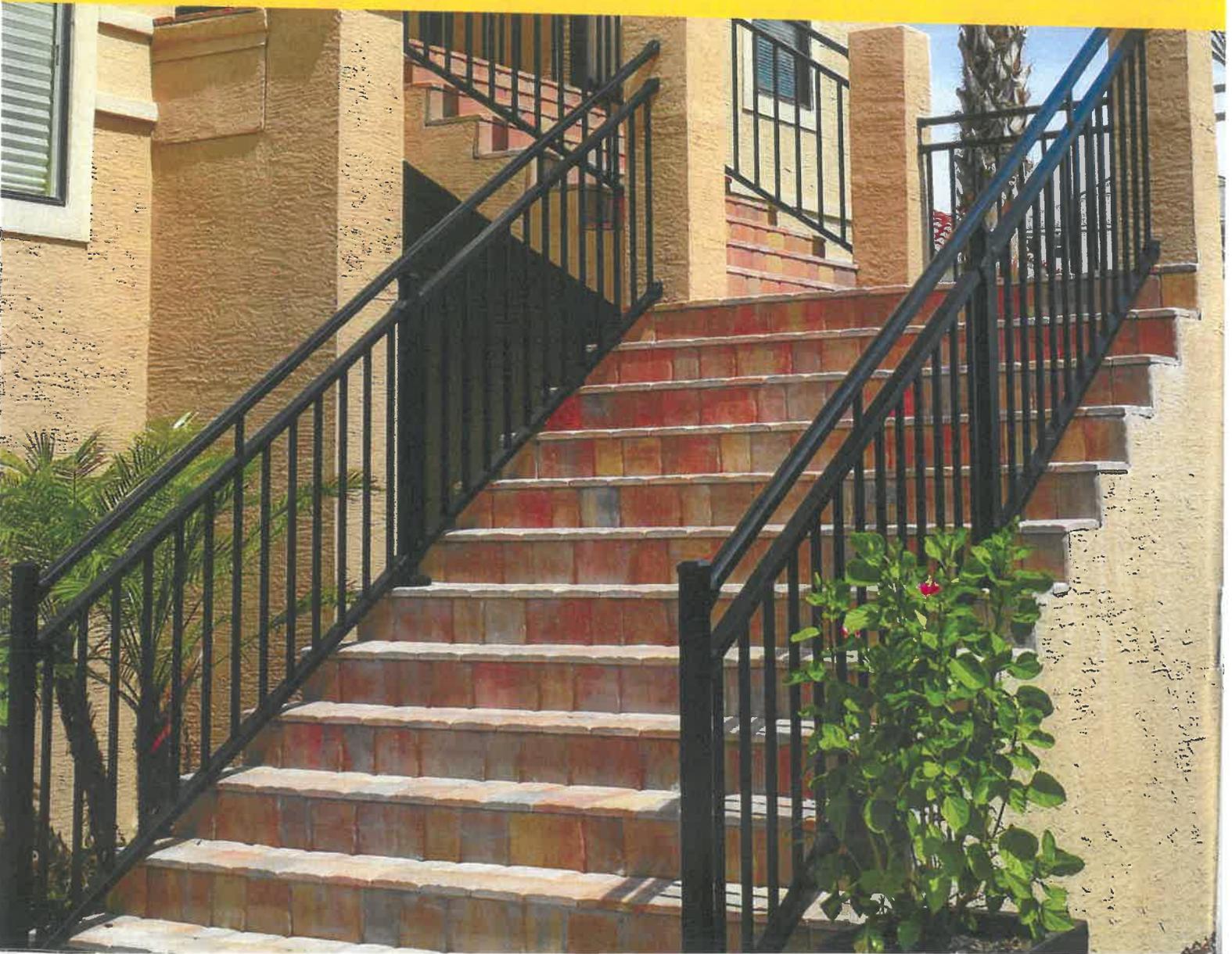
**Digger
Specialties
Inc.**

Transforming the Outdoor Living Experience™





RIVIERA SERIES



Riviera Aluminum Railing



Riviera (C30)
3/4" x 3/4" Square Baluster

Riviera (C301)
3/4" Round Baluster



Riviera R (C30R)
3/4" x 3/4" Square Baluster

Riviera R (C301R)
3/4" Round Baluster



Riviera I (C31)
3/4" x 3/4" Square Baluster

Riviera I (C311)
3/4" Round Baluster



Riviera II (C32)
3/4" x 3/4" Square Baluster

Riviera II (C321)
3/4" Round Baluster

CCRR-0163 Complies with IBC, IRC, and FBC. Miami-Dade County Approved for 4' through 6' Sections.
For code compliance information visit westburyrailing.com

42"

Riviera Series Boxed Kit Specifications

Boxed Kits Include: Rails, Balusters, Mounts (6), and Installation Instructions.



Section Type	Length					Height	
	4'	5'	6'	7'	8'	36"	42"
Straight	•					•	•
Straight w/Rail Support		•	•	•	•	•	•
Stair	•	•	•	•	•	•	•



















