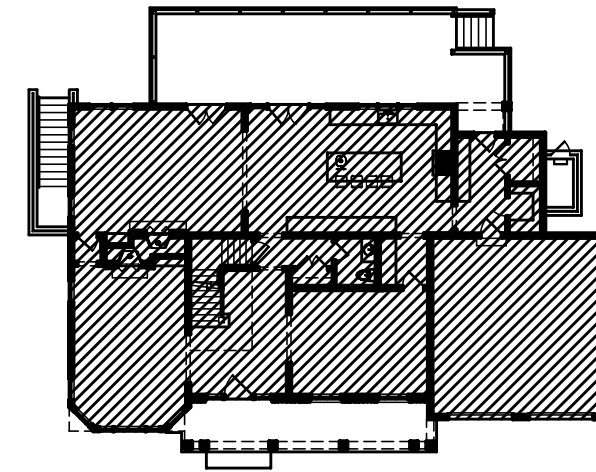


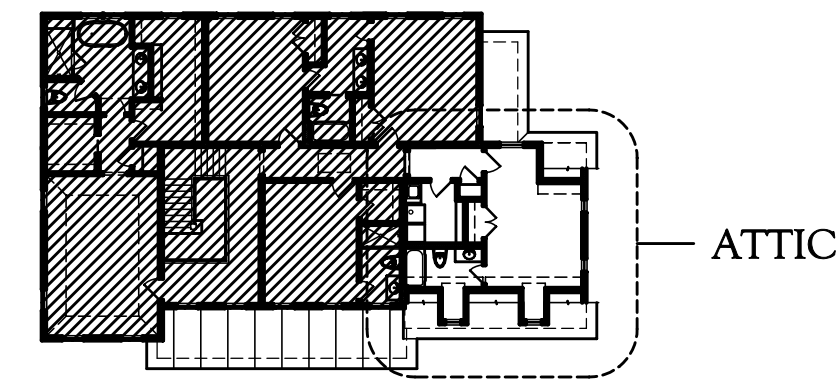
23 Shawnee Road, LLC

FAR PLANS (NOT TO SCALE)

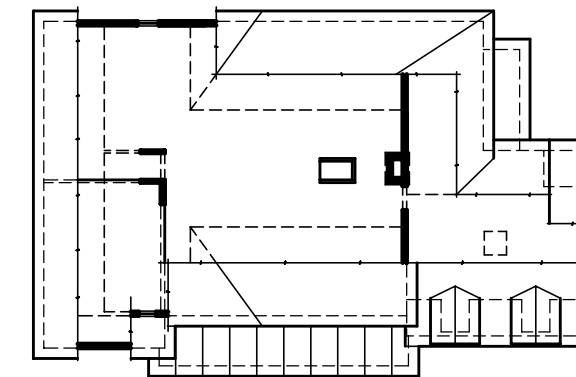
BASEMENT FLOOR: 0 s.f.



FIRST FLOOR: 2,398 s.f.



SECOND FLOOR: 1,859 s.f.



ATTIC FLOOR: 0 s.f.

FLOOR AREA SCHEDULE

ZONE: A3	FAR: WORKSHEET	LOT: 11,250 SF
PERMITTED FLOOR AREA:		3,768 SF
BONUS (SETBACK) FLOOR AREA:		250 SF
MAXIMUM PERMITTED FLOOR AREA:		4,018 SF
FLOOR AREA CALCULATIONS AS CURRENTLY DEFINED IN THE VILLAGE OF SCARSDALE ZONING CODE		
BASEMENT FLOOR		0 SF
FIRST FLOOR		2,398 SF
SECOND FLOOR		1,859 SF
ATTIC FLOOR		0 SF
ACCESSORY BUILDING		0 SF
GARAGE DEDUCTION		(400) SF
TOTAL		3,857 SF
CODE:	4,018 SF >	3,857 SF
COMPLIANT	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

SHEET INDEX

No.	DRAWING
A01	TITLE SHEET
A02	FOUNDATION PLAN
A03	FOUNDATION DETAILS
A04	FOUNDATION DETAILS
A05	BASEMENT FLOOR PLAN
A06	FIRST FLOOR PLAN
A07	SECOND FLOOR PLAN
A08	ATTIC FLOOR PLAN
A09	FRAMING LAYOUT (FIRST FLOOR)
A10	FRAMING LAYOUT (SECOND FLOOR)
A11	FRAMING LAYOUT (CEILING)
A12	FRAMING LAYOUT (ROOF)
A13	ELEVATIONS
A14	ELEVATIONS
A15	ELEVATIONS
A16	ELEVATIONS
A17	WINDOW & DOOR SCHEDULE

GENERAL NOTES

- G.C. SHALL REVIEW PLANS AND SPECIFICATIONS PRIOR TO START OF WORK. ARCHITECT SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCY.
- DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS. LARGE SCALE DETAILS AND DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
- G.C. SHALL INCLUDE ALL LABOR, MATERIAL, AND EQUIPMENT FOR ALL SHOWN OR SPECIFIED, INCLUDING TEMPORARY FACILITIES AND/OR SUPPORTING STRUCTURES.
- G.C. SHALL BE RESPONSIBLE TO SECURE ALL PERMITS FOR CONSTRUCTION.
- G.C. SHALL OBTAIN THE CERTIFICATE OF OCCUPANCY UPON COMPLETION OF WORK AND SUBMIT TO OWNER.
- G.C. SHALL CHECK ALL EXISTING CONDITIONS PRIOR TO START OF WORK. G.C. SHALL BE RESPONSIBLE TO VERIFY THE LOCATION OF ALL VISIBLE AND NON-VISIBLE UTILITY SERVICES.
- ALL LABOR, MATERIALS, AND CONSTRUCTION SHALL COMPLY AND CONFORM WITH ALL RULES, REGULATIONS, CODES AND ORDINANCES OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE WORK.
- THE G.C. SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL AND RUBBISH, IMPLEMENTS AND SURPLUS MATERIALS, AND LEAVE THE BUILDING BROOM CLEAN.
- G.C. SHALL PROVIDE UNDERSLAB PERFORATED PVC PIPING FOR FUTURE RADON MITIGATION IF APPLICABLE. PIPING SHALL BE PLACED BENEATH ALL SLABS (BASEMENT AND CRAWL SPACE). G.C. SHALL BE RESPONSIBLE FOR ALL RADON TESTING.
- THE H.V.A.C. SYSTEM SHALL BE DESIGNED BY A QUALIFIED, CERTIFIED H.V.A.C. CONTRACTOR AND / OR MECHANICAL ENGINEER RETAINED BY THE G.C. ALL APPROVALS SHALL BE OBTAINED BY THE G.C.
- ALL ELECTRICAL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOCAL & NATIONAL FIRE UNDERWRITER CODES & LOCAL UTILITY CO.
- G.C. SHALL INSTALL A COMPLETE SMOKE AND CARBON MONOXIDE ALARM SYSTEM THROUGHOUT HOUSE. PROVIDE A SMOKE ALARM UNIT IN EACH BEDROOM AND SMOKE/CARBON ALARMS ON EACH FLOOR INCLUDING BASEMENT IN COMPLIANCE WITH N.Y.S. RESIDENTIAL CODE, SECTION R 317.1.1. SMOKE AND CARBON MONOXIDE ALARMS SHALL BE HARD WIRED WITH BATTERY BACK - UP. ALL ALARMS SHALL ACTUATE SIMULTANEOUSLY BUT DISTINCTIVE ALARM SIGNAL SHALL BE USED TO DIFFERENTIATE EACH TYPE OF ALARM. ALARMS SHALL BE CODE APPROVED AND U.L. LISTED.
- A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES ARE HIGH EFFICACY LAMPS PER 404.1 OF 2010 ENERGY CONSERVATION CONSTRUCTION CODE OF N.Y.S.

DESIGN LOADS

SOIL BEARING:	2000 PSF
FLOOR:	60 PSF (40 L + 20 D)
ATTIC (4'-6" AND GREATER HEADROOM)	45 PSF (30 L + 15 D)
ATTIC (LESS THAN 4'-6" HEADROOM)	30 PSF (20 L + 10 D)
ROOF (SNOW LOAD)	60 PSF (45 L + 15 D)
PORCH & DECK:	70 PSF (60 L + 10 D)
GUARDRAILS & HANDRAILS:	200 PLF

MATERIAL STRENGTHS

CONCRETE:	4000 PSI
DIMENSIONAL LUMBER:	950 PSI
ENGINEERED LUMBER:	
• GLULAM	2400 PSI
• LAMINATED VENEER LUMBER	2600 PSI
• PARALLEL STRAND LUMBER	2900 PSI
STRUCTURAL STEEL:	36,000 PSI

2010 ENERGY CONSERVATION CONSTRUCTION CODE OF N.Y.S.

BUILDING TYPE: ONE & TWO FAMILY DWELLING DESIGN TEMPERATURE: 0 DEGREES F. / 72 DEGREES F.
 DESIGN DEGREE DAYS: 5000 - 6000 CODE DESIGN METHOD: CHAPTER 4; PRESCRIPTIVE BUILDING ENVELOPE (SECTIONS 402.1.402.3)
 TABLE 402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR ^a	SKYLIGHT ^b U-FACTOR	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT ^c WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^e WALL R-VALUE
4	0.35	0.60	38	13	5/10	19	10/13	10, 2 FT	10/13

- ^a R-VALUES ARE MINIMUMS. U-FACTORS & SHGC ARE MAXIMUMS. R-19 BATTS COMPRESSED INTO A NOMINAL 2 x 6 FRAMING CAVITY SUCH THAT THE R-VALUE IS REDUCED BY R-1 OR MORE SHALL BE MARKED WITH COMPRESSED BATT R-VALUE IN ADDITION TO THE FULL THICKNESS R-VALUE.
- ^b THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS.
- ^c THE FIRST VALUE SHOWN REPRESENTS MINIMUM "R" VALUE OF CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR THE EXTERIOR OF THE WALL. THE SECOND VALUE SHOWN REPRESENTS MINIMUM "R" VALUE OF CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. "10/13" MEANS R-10 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.
- ^d R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.
- ^e OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-19 MINIMUM.
- ^f "13 - 5" MEANS R-13 CAVITY INSULATION PLUS R-5 INSULATED SHEATHING. WHEN STRUCTURAL SHEATHING IS UTILIZED PER REQUIREMENTS OF THE RESIDENTIAL CODE OF NEW YORK STATE, SECTION 2309.10 WALL BRACING (OR PER REQUIREMENTS OF THE BUILDING CODE OF NEW YORK STATE, SECTION 2309.8.3 BRACING), INSULATING SHEATHING WITH A MINIMUM VALUE R-2 SHALL BE ADDED OVER THE REQUIRED STRUCTURAL SHEATHING. ALL OTHER AREAS MUST BE SHEATHED WITH INSULATING SHEATHING OF R-5 AS INDICATED BY THE TABLE. IF 100 PERCENT CONTINUOUS STRUCTURAL PANEL SHEATHING IS USED ON A 2 x 4 WALL, THEN R-5 CONTIGUES INSULATED SHEATHING MUST ALSO BE APPLIED OVER THE STRUCTURAL SHEATHING.
- ^g THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

I, JUSTIN F. MINIERI, AIA (N.Y.S. LIC. NO. 18332) CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS CONFORM WITH THE APPLICABLE SECTIONS OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY				
30 PSF	100-110 MPH	C	SEVERE	3'-6"	MODERATE TO HEAVY	SLIGHT TO MODERATE	7° F	YES	NO	576

Proposed Residence

23 Shawnee Road, LLC

23 Shawnee Road
Scarsdale N.Y.

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ARCHITECT'S SEAL

DWG No.

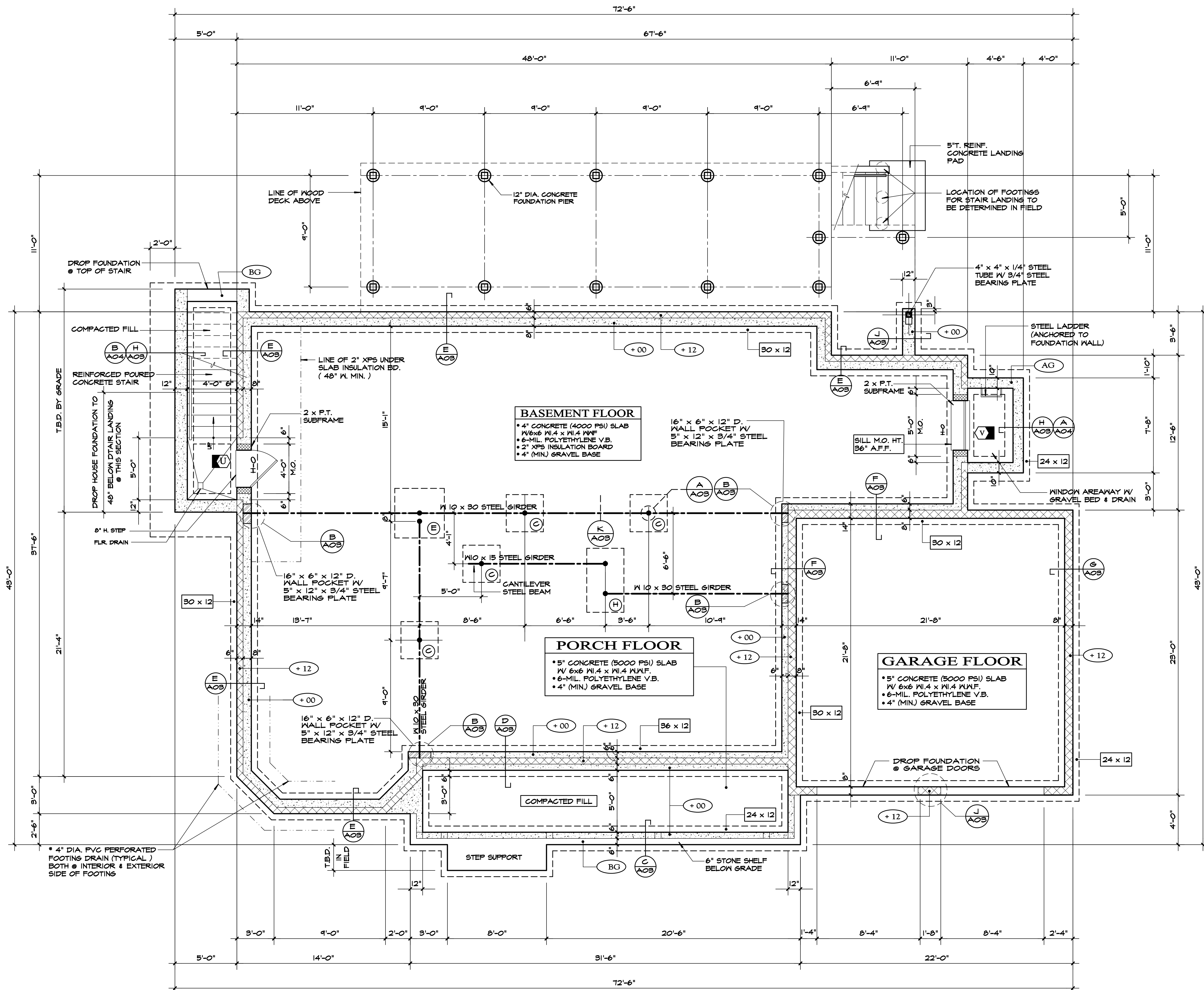
A01

TITLE SHEET

23 shawnee rd/216002

23 Shawnee Road
Section: 04 Block: 02

Scarsdale, NY
Lot: 214



FOUNDATION PLAN

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

- REFER TO BASEMENT FLOOR PLAN FOR LOCATION OF PLUMBING FIXTURES AND FLOOR DRAINS.
- DO NOT DRAIN WINDOW & STAIR WELLS INTO FOOTING DRAINS, PIPE SEPARATELY TO OUTLET
- EXTERIOR FLOOR DRAINS (E.G. STAIRWELL) SHALL NOT CONNECT TO FOOTING DRAINS UNDER ANY CIRCUMSTANCE BUT DRAIN TO A SEPARATE OUTLET WHETHER TO A DRYWELL OR DAYLIGHT IF LOCAL CODE PERMITS. REFER TO ENGINEER'S SITE & DRAINAGE PLAN FOR ADDITIONAL INFORMATION.

GENERAL NOTES

- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO CHECK & VERIFY ALL FOUNDATION DIMENSIONS ARE ACCURATE & CLOSE PRIOR TO PLACING CONCRETE. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- ALL FOOTINGS MUST BEAR ON SOLID, UNDISTURBED "VIRGIN" SOIL BELOW FROSTLINE.
- DESIGN OF ALL CONCRETE SHALL CONFORM TO THE LATEST EDITION OF ACI SPECIFICATIONS AND PRODUCED IN APPROVED MIXING PLANT IN ACCORDANCE WITH ASTM REQUIREMENTS. CONCRETE STRENGTHS FOR VARIOUS USES SHALL BE AS SPECIFIED IN THE FOLLOWING SCHEDULE (MINIMUM COMPRESSIVE STRENGTH, f'_c AT 28 DAYS)
 - FOOTINGS, FOUNDATIONS & INTERIOR FLOOR SLABS.....4000 PSI
 - GARAGE AND EXTERIOR FLOOR SLABS.....5000 PSI
- STEEL BEAMS SHALL CONFORM TO ASTM SPECIFICATIONS A36 FOR STRUCTURAL STEEL ($F_y = 36$ KSI).
- STEEL COLUMNS SHALL BE STANDARD STEEL PIPE AND CONFORM TO ASTM SPECIFICATIONS A53 GRADE B FOR STRUCTURAL STEEL ($F_y = 35$ KSI).
- CEMENT FILL LALLY COLUMNS AND ADJUSTABLE "JACK" COLUMNS ARE NOT ACCEPTABLE FOR USE IN LIEU OF STEEL PIPE COLUMNS.
- CMU SHALL BE LOAD BEARING CONCRETE BLOCK LAID LEVEL & PLUMB IN A FULL BED OF CEMENT MORTAR. ALL JOINTS SHALL BE FILLED AND PROPERLY TOOLED. HORIZONTAL JOINTS SHALL BE REINFORCED WITH DUR-O-WALL WIRE AT 16IN ON CENTER. CEMENT GROUT SOLID CORES WITH STEEL REBAR SHALL BE CEMENT GROUT SOLID.
- BAR REINFORCING STEEL FOR CONCRETE SHALL BE GRADE 60 DEFORMED BARS EXCEPT FOR TIES, WHICH MAY BE PLAIN. SHALL CONFORM TO ASTM SPECIFICATIONS. REINFORCEMENT STEEL BARS (REBAR) SHALL BE NO. 4 UNLESS NOTED OTHERWISE. REFER TO WALL SECTIONS & DETAILS FOR REBAR PLACEMENT.
- PROVIDE WALL AND/OR FOOTING SLEEVES AS REQUIRED FOR UTILITIES.
- PROVIDE 5/8-IN. DIAMETER x 18-IN. GALVANIZED ANCHOR BOLT AT 48-IN. O.C. (MAX) TO SECURE MUD SILL PLATES TO TOP OF FOUNDATION WALL.
- FILLED AREAS TO BE MECHANICALLY COMPACTED.
- PROVIDE FOOTING DRAINS TO DRYWELLS OR STORM SEWER.
- PROVIDE PRESSURE TREATED (PT) 2x SUB-FRAME AT WINDOW AND DOOR FOUNDATION OPENINGS.
- FLATWORK SCHEDULE WHERE APPLICABLE:
 - BASEMENT FLOOR SLAB.....4IN. THICK
 - INTERIOR FLOOR SLAB.....4IN. THICK
 - CRAWL SPACE FLOOR SLAB.....2IN. THICK
 - GARAGE FLOOR SLAB.....5IN. THICK
 - EXTERIOR FLOOR SLAB.....5IN. THICK
- ALL SLABS EXCEPT AT CRAWL SPACE SHALL BE REINFORCED WITH 6 x 6 W14 x W14 PITCH GARAGE AND EXTERIOR SLABS FOR DRAINAGE. PROVIDE A COMPACTED GRAVEL BASE (4IN. MIN.) BENEATH ALL CONCRETE FLOOR SLABS.
- PROVIDE 6MIL. POLYETHYLENE VAPOR BARRIER UNDER ALL INTERIOR FLOOR SLABS INCLUDING GARAGE.
- ALL STEEL GIRDER, COLUMN PLATES, ETC., SHALL BE SHOP PRIMED WITH (1) COAT OF RUST PROHIBITOR & A SECOND COAT APPLIED IN THE FIELD.
- PROVIDE COPPER TERMITE SHIELD AT TOP OF FOUNDATION WALLS ENCLOSING THE CRAWL SPACE IF SHOWN AS PER WALL SECTION. MAINTAIN SEPARATION FROM P.T. MUDSILL WITH E.P.S. SILL SEALER.

LEGEND

- EXISTING FOUNDATION WALL (VERIFY IN FIELD)
- POURED CONCRETE FOUNDATION WALL W/ REINFORCED POURED CONCRETE FOOTING
- CMU FOUNDATION WALL W/ REINFORCED POURED CONCRETE FOOTING
- FOUNDATION WALL SHELF FOR MASONRY VENEER BEARING (SEE SHELF & MIN. BELOW FINISHED GRADE)
- FOUNDATION STEM WALL (SEE DETAIL)
- BEAM WALL POCKET 12" x 5" x 3/4" STEEL BEARING PLATE
- POURED CONCRETE CYLINDRICAL PIER
- EXISTING STEEL COLUMN (VERIFY IN FIELD)
- 4" O.D. STANDARD STEEL PIPE COLUMN BASE PLATE: 8" x 8" x 3/4" STEEL PLATE TOP PLATE: 10" x 5" 1/2" x 3/4" STEEL PLATE * UNLESS NOTED OTHERWISE ON PLANS.
- FOOTING SIZE (W x D INCHES)
- TOP OF WALL ELEVATION (INCHES)
- TOP OF WALL BELOW FINISH GRADE (6" MIN.)
- TOP OF WALL ABOVE FINISH GRADE (6" MIN.)

FOOTING SCHEDULE

FOOTING REINFORCEMENT SHALL BE NO. 4 REBAR @ 9" O.C. EACH WAY (MAT REINFORCEMENT)

Symbol	SIZE
(X)	EXISTING FOOTING (VERIFY IN FIELD)
(A)	24" x 24" x 12" D. CONCRETE FOOTING
(B)	30" x 30" x 12" D. CONCRETE FOOTING
(C)	36" x 36" x 15" D. CONCRETE FOOTING
(D)	42" x 42" x 15" D. CONCRETE FOOTING
(E)	48" x 48" x 15" D. CONCRETE FOOTING
(F)	24" x (L) x 12" D. CONCRETE FOOTING *
(G)	30" x (L) x 12" D. CONCRETE FOOTING *
(H)	36" x (L) x 15" D. CONCRETE FOOTING *
(J)	42" x (L) x 15" D. CONCRETE FOOTING *
(K)	48" x (L) x 15" D. CONCRETE FOOTING *
(L)	ENGAGED FOOTING W/ FOUNDATION OR CHIMNEY

* NOTE: THE LENGTH (L) OF FOOTING SHALL BE THE SUM OF THE DISTANCE BETWEEN COLUMNS & THE FOOTING WIDTH.

Proposed Residence

23 Shawnee Road, LLC

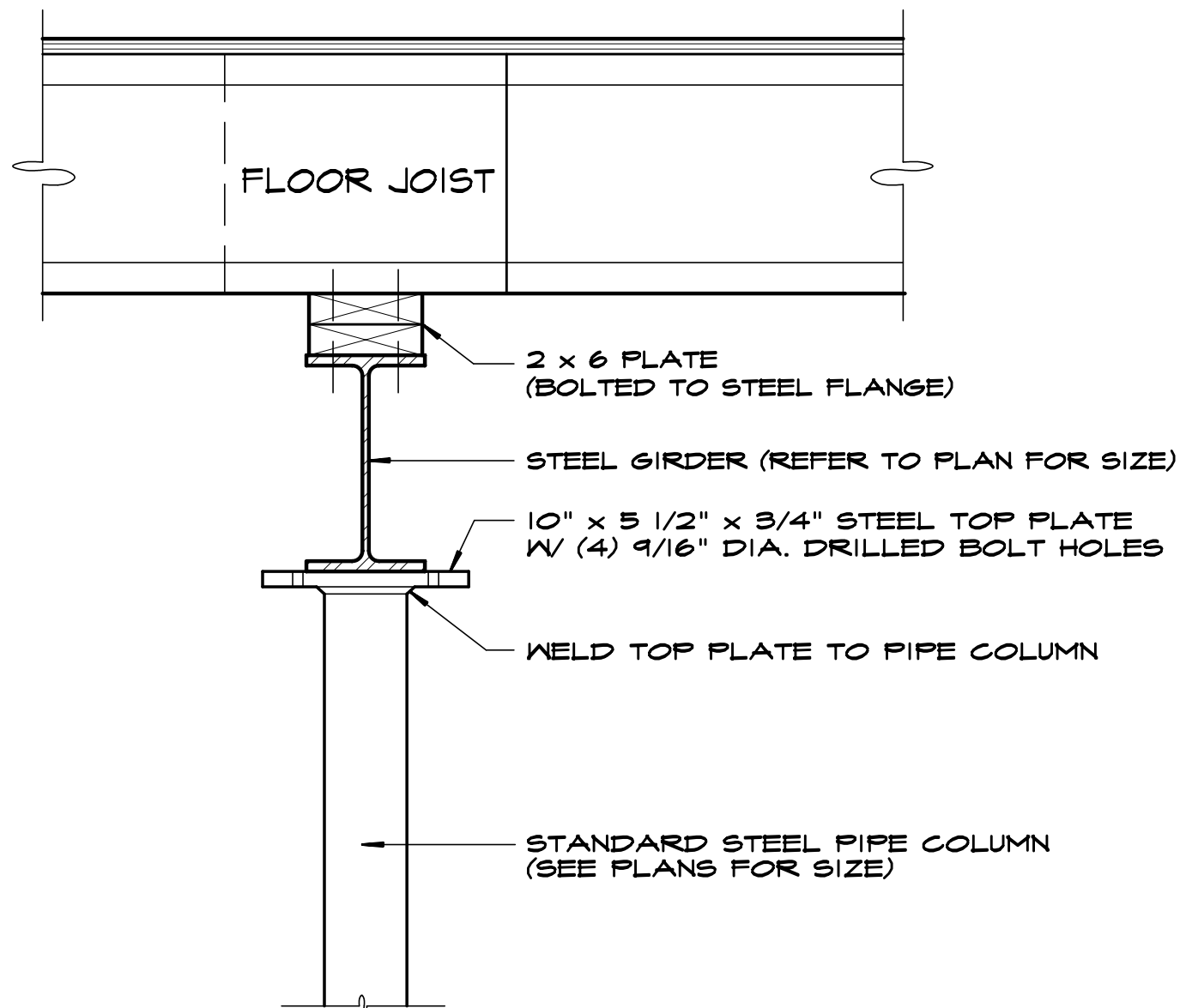
23 Shawnee Road Scarsdale N.Y.

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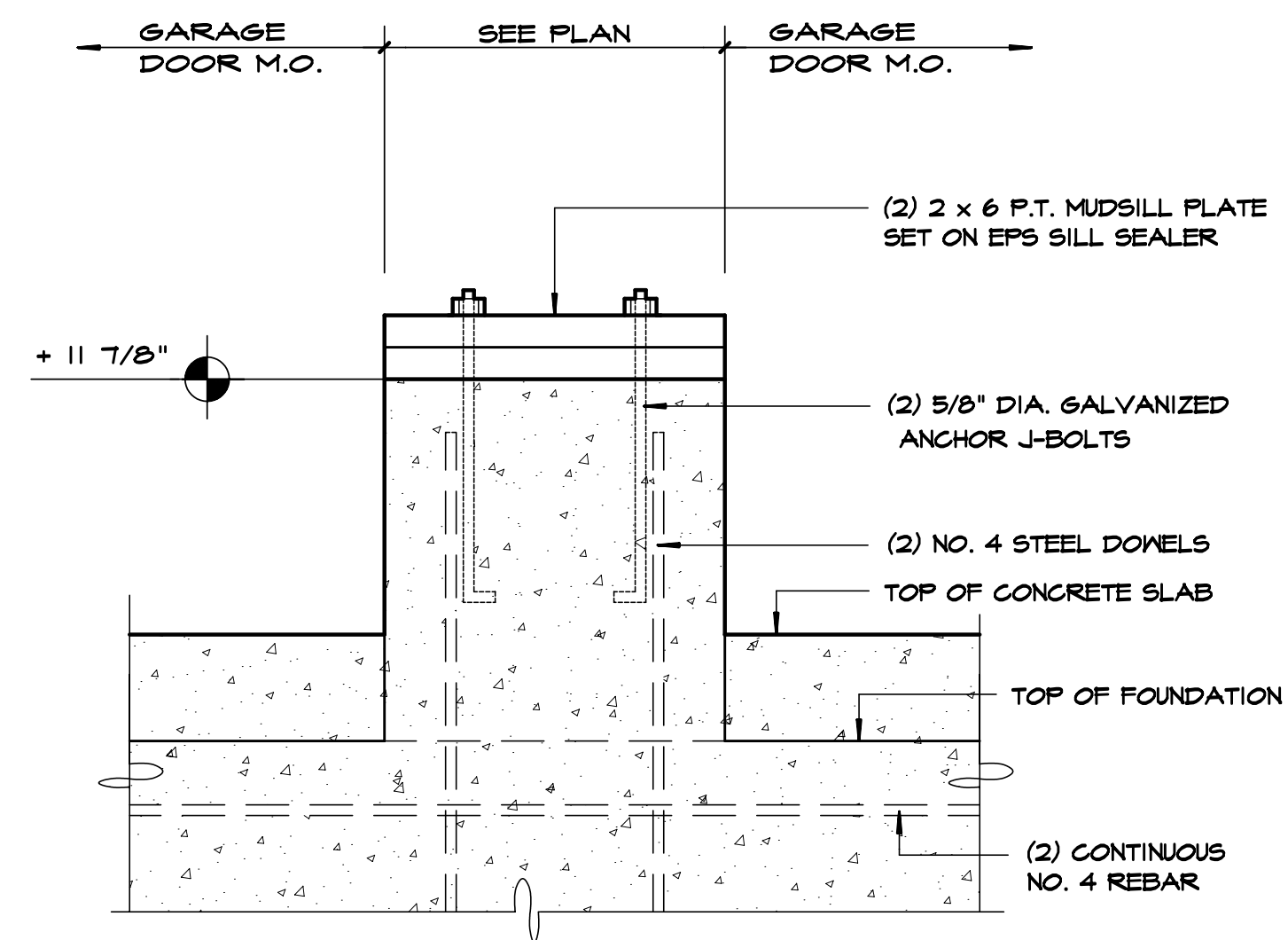
DATE: 03/15/16
REVISIONS: 04/25/16

ARCHITECT'S SEAL
DWG No. **A02**
FOUNDATION
23 shawnee rd/216002

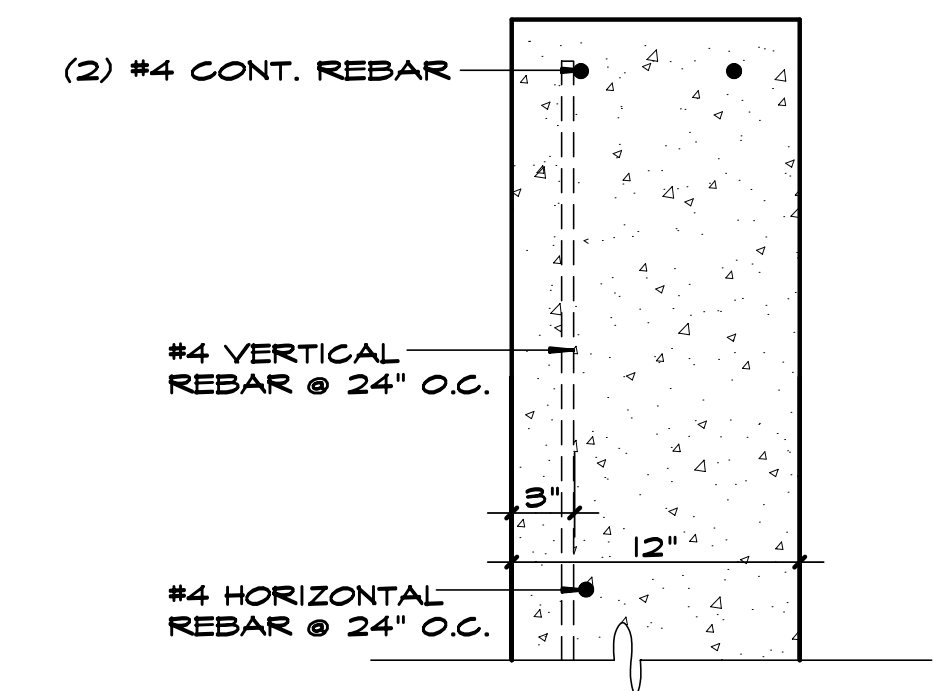
DO NOT SCALE PRINTS



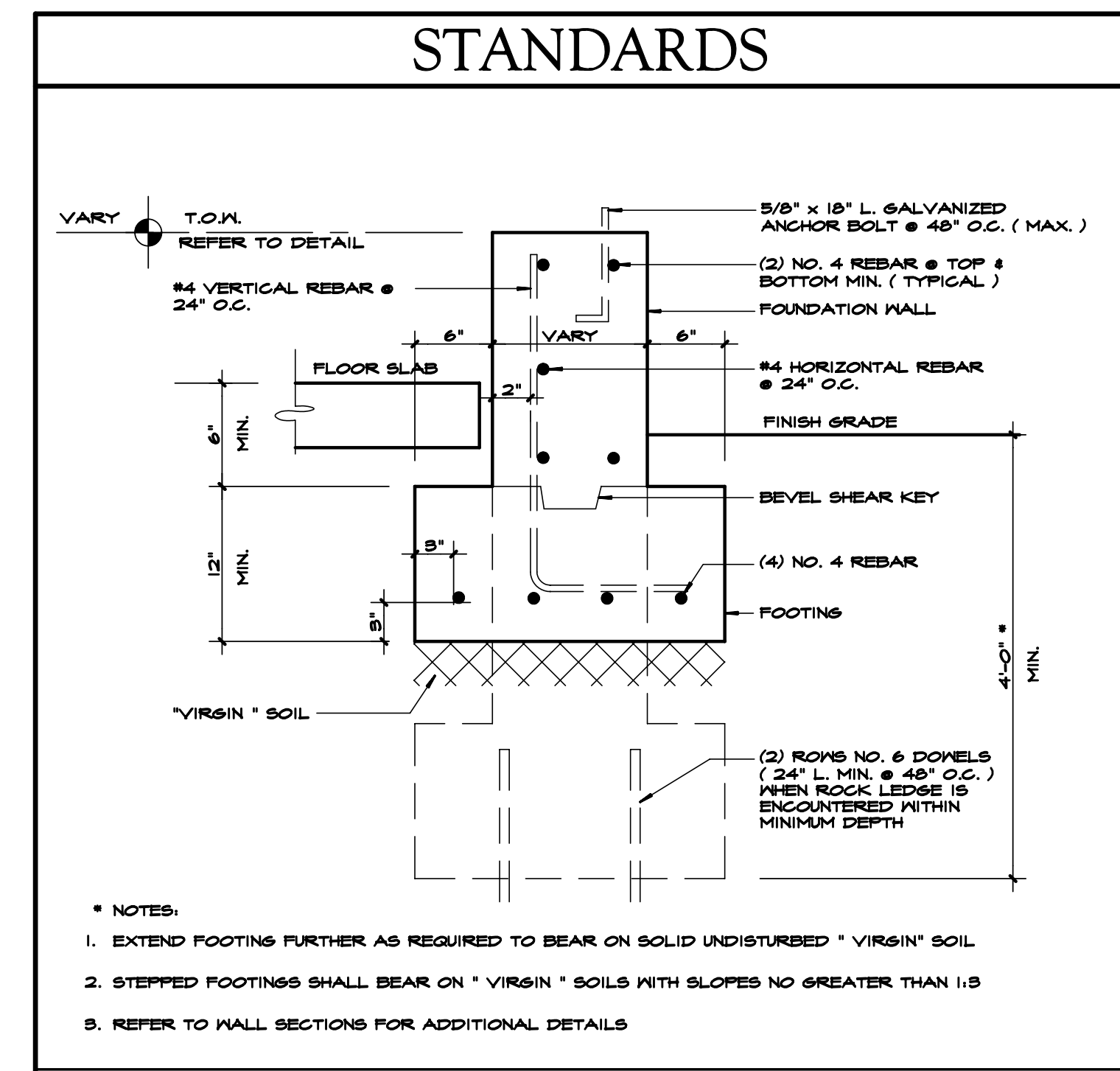
K PIPE COLUMN DETAIL
STEEL SHALL BE ASTM A36 AND SHOP PRIMED WITH RUST INHIBITOR



J DETAIL

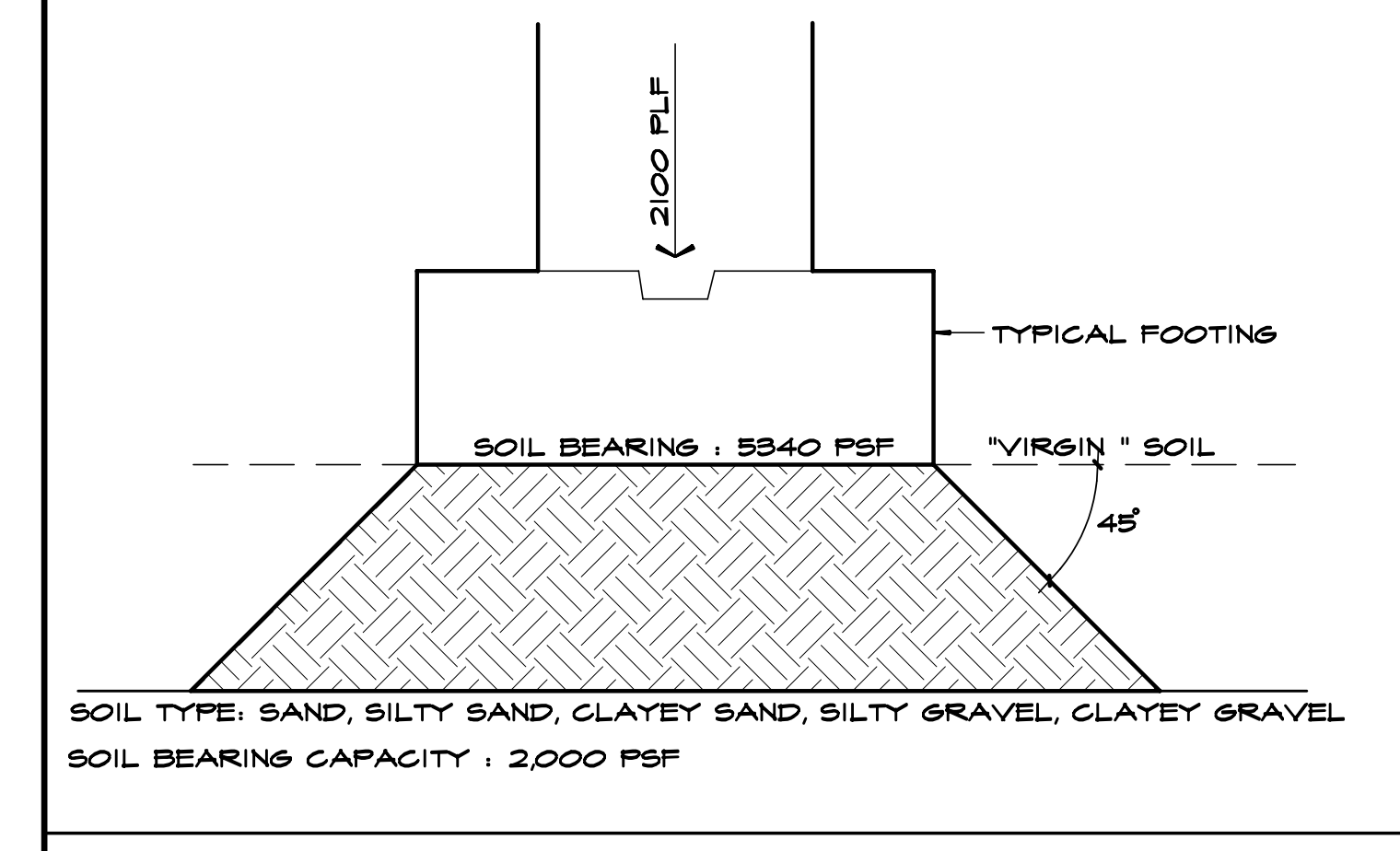


H DETAIL
SCALE: NONE

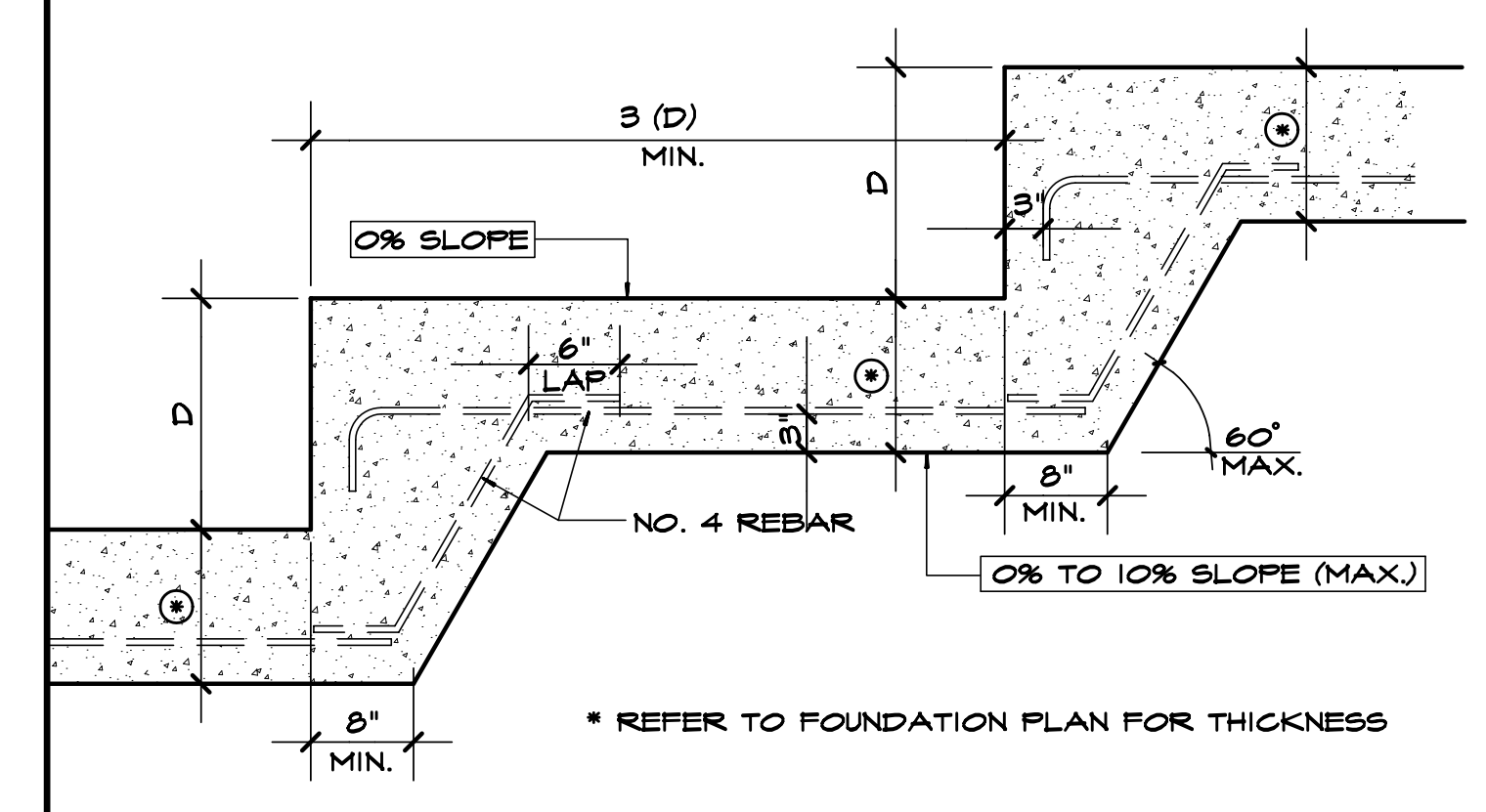


STANDARDS

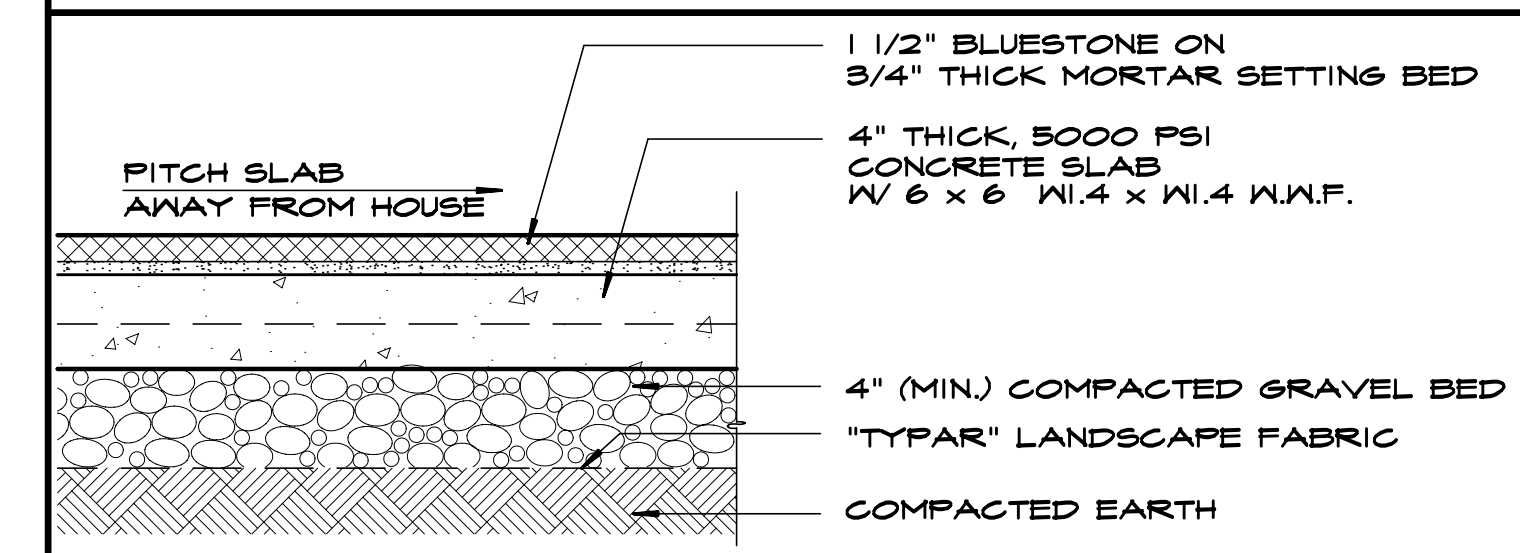
REFER TO TABLE R401.4.1, 2010 RESIDENTIAL CODE OF NYS



FOUNDATION SCHEMATIC



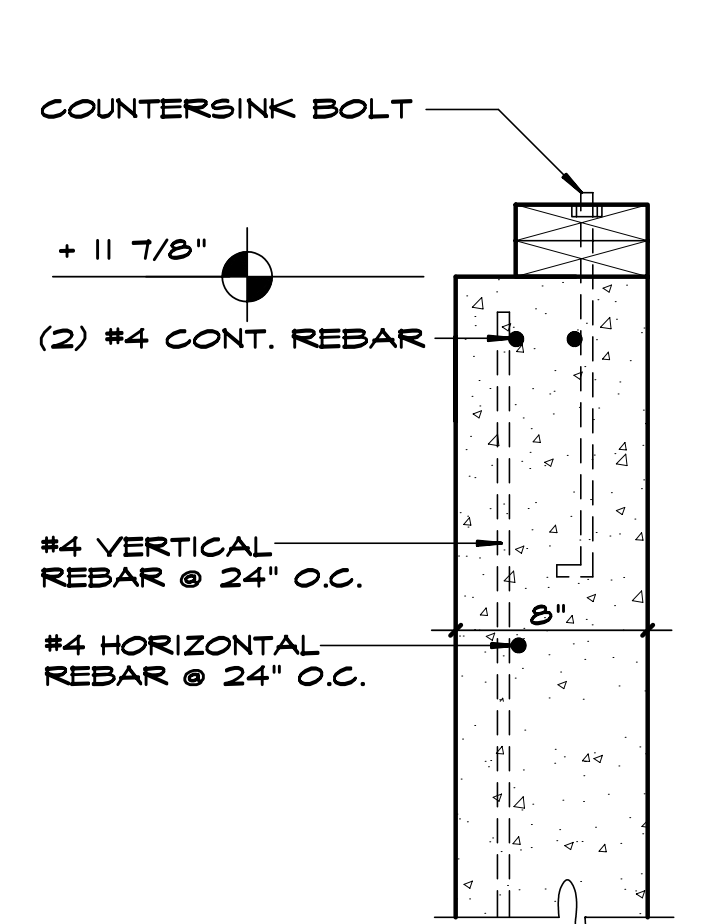
FOOTING DESIGN



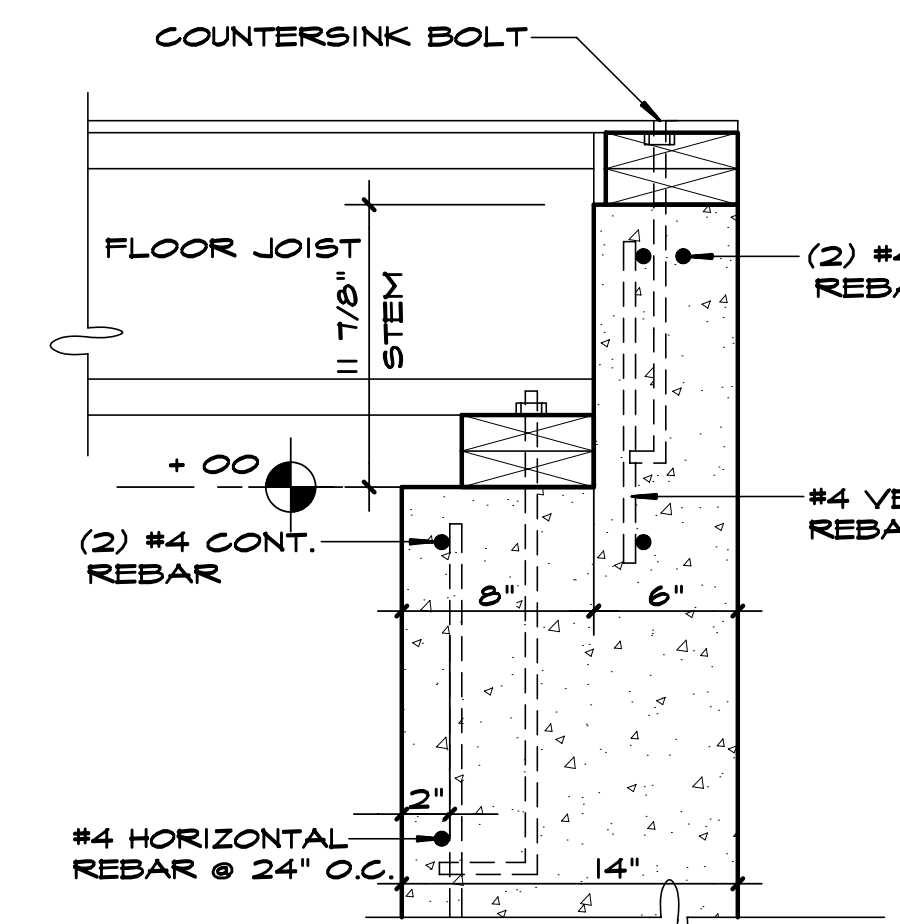
STEP FOOTING DIAGRAM

EXTERIOR "PATIO" SLAB
SCALE: NONE

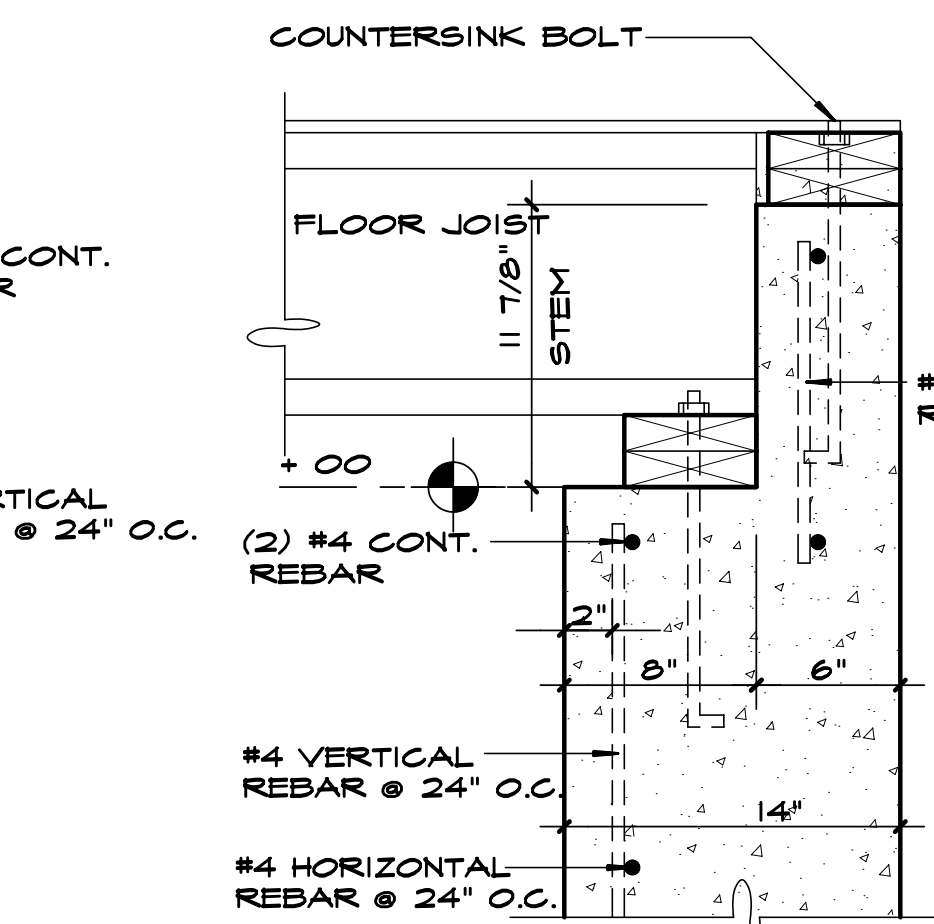
Proposed Residence
23 Shawnee Road, LLC
23 Shawnee Road
Scarsdale N.Y.



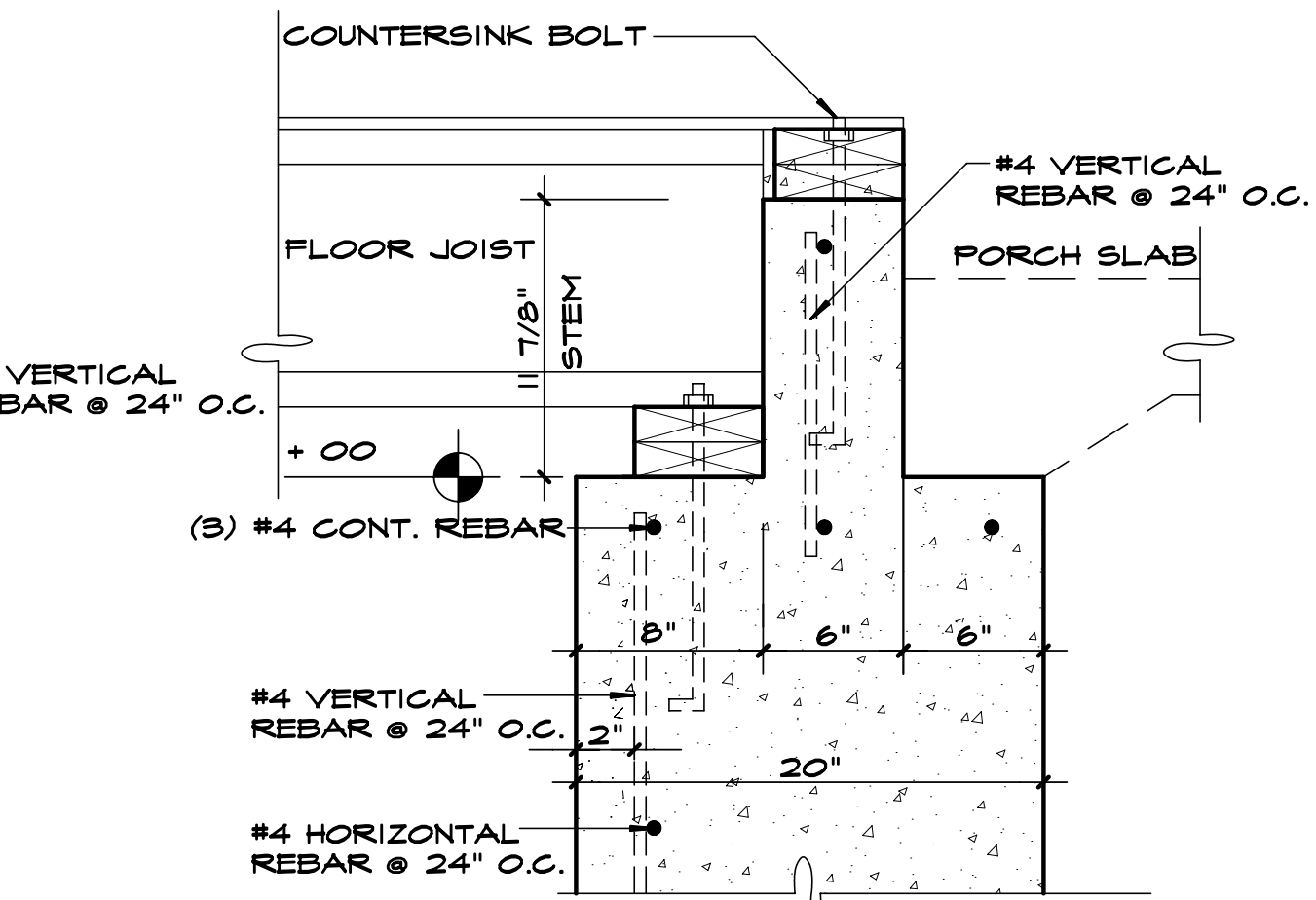
G DETAIL



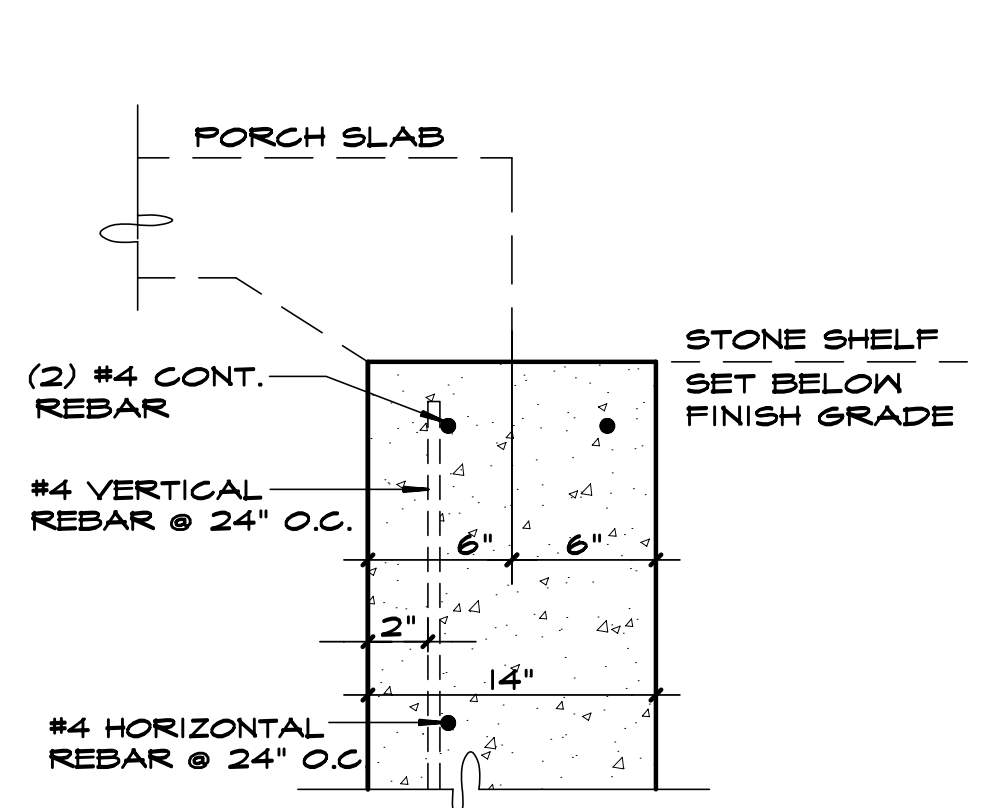
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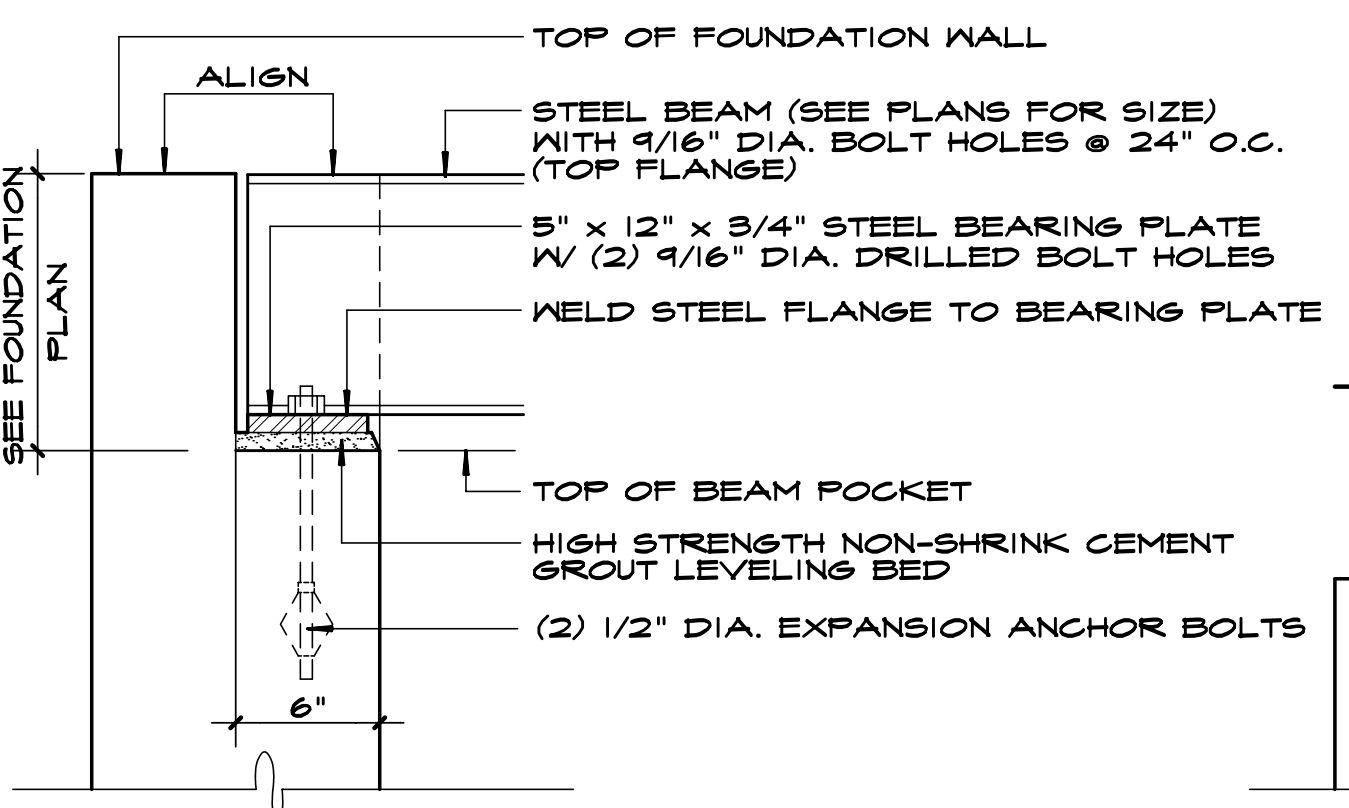
E DETAIL



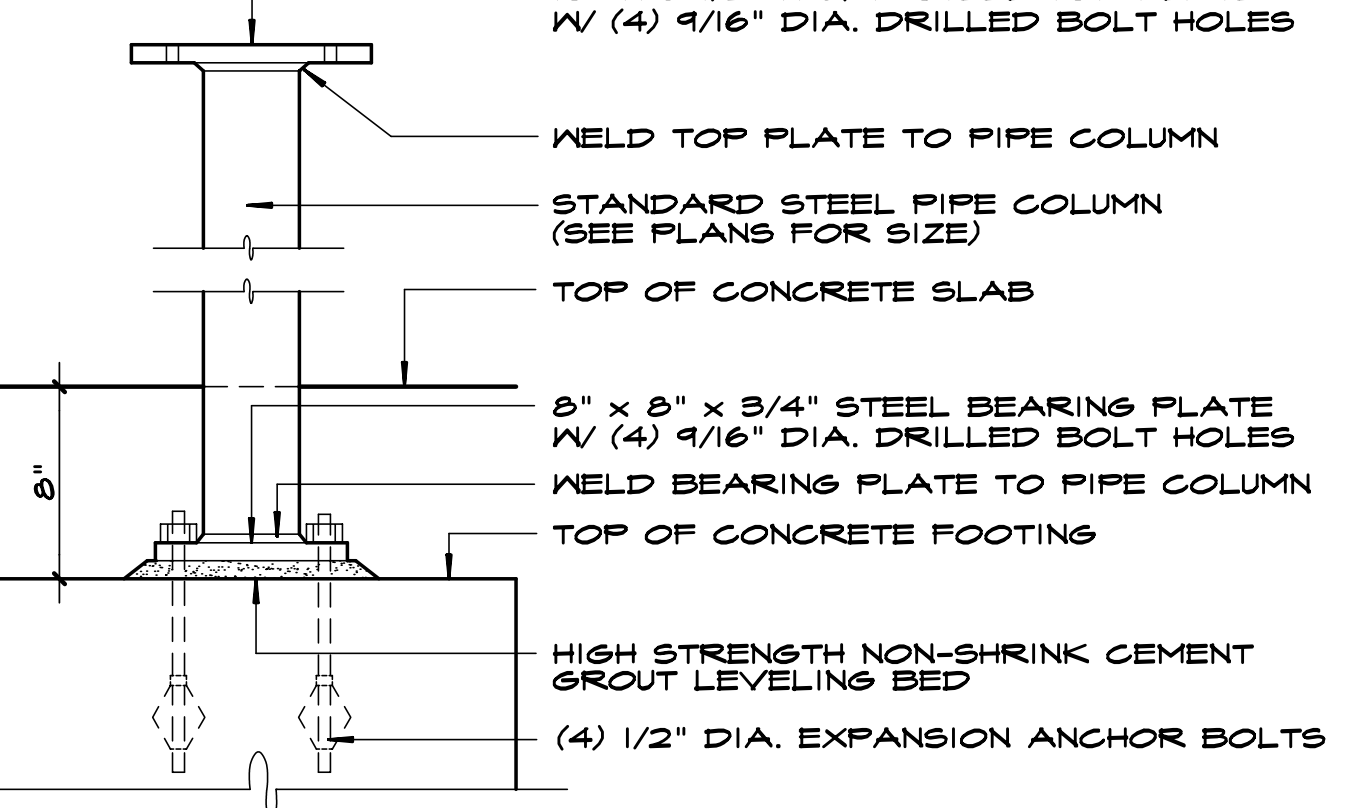
D DETAIL



C DETAIL



B GIRDER BEARING DETAIL
STEEL SHALL BE ASTM A36 AND SHOP PRIMED WITH RUST INHIBITOR



A PIPE COLUMN DETAIL
STEEL SHALL BE ASTM A36 AND SHOP PRIMED WITH RUST INHIBITOR

FOUNDATION WALL DETAILS

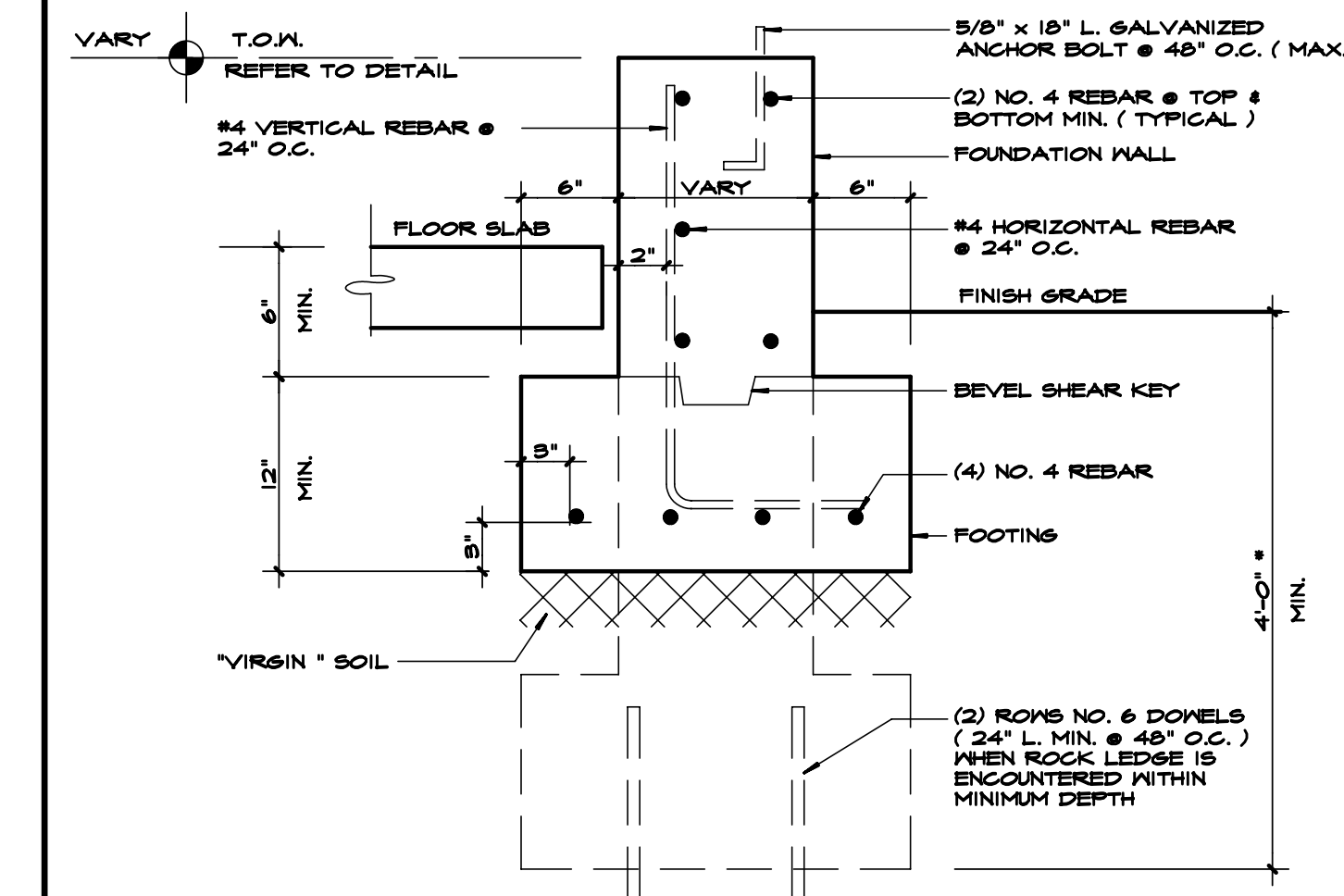
MUDSILL PLATES SHALL BE SECURED TO FOUNDATION WITH 5/8" DIA. x 18" L. GALVANIZED ANCHOR J-BOLT W/ WASHERS @ 48" O.C. - MAXIMUM SPACING

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ARCHITECT'S SEAL
DWG No. **A03**
FDTN. DETAILS
23 shawnee rd/216002

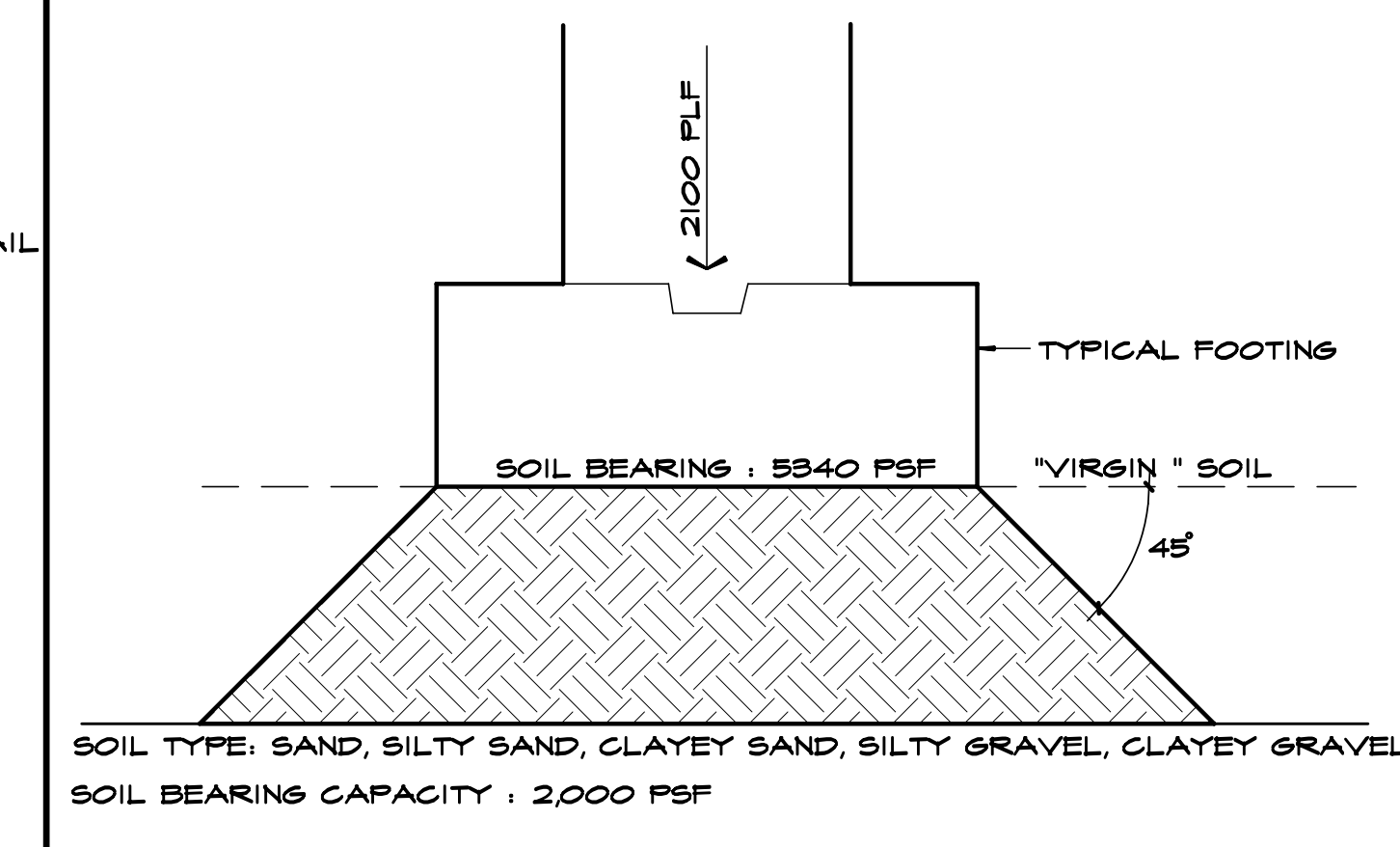
STANDARDS



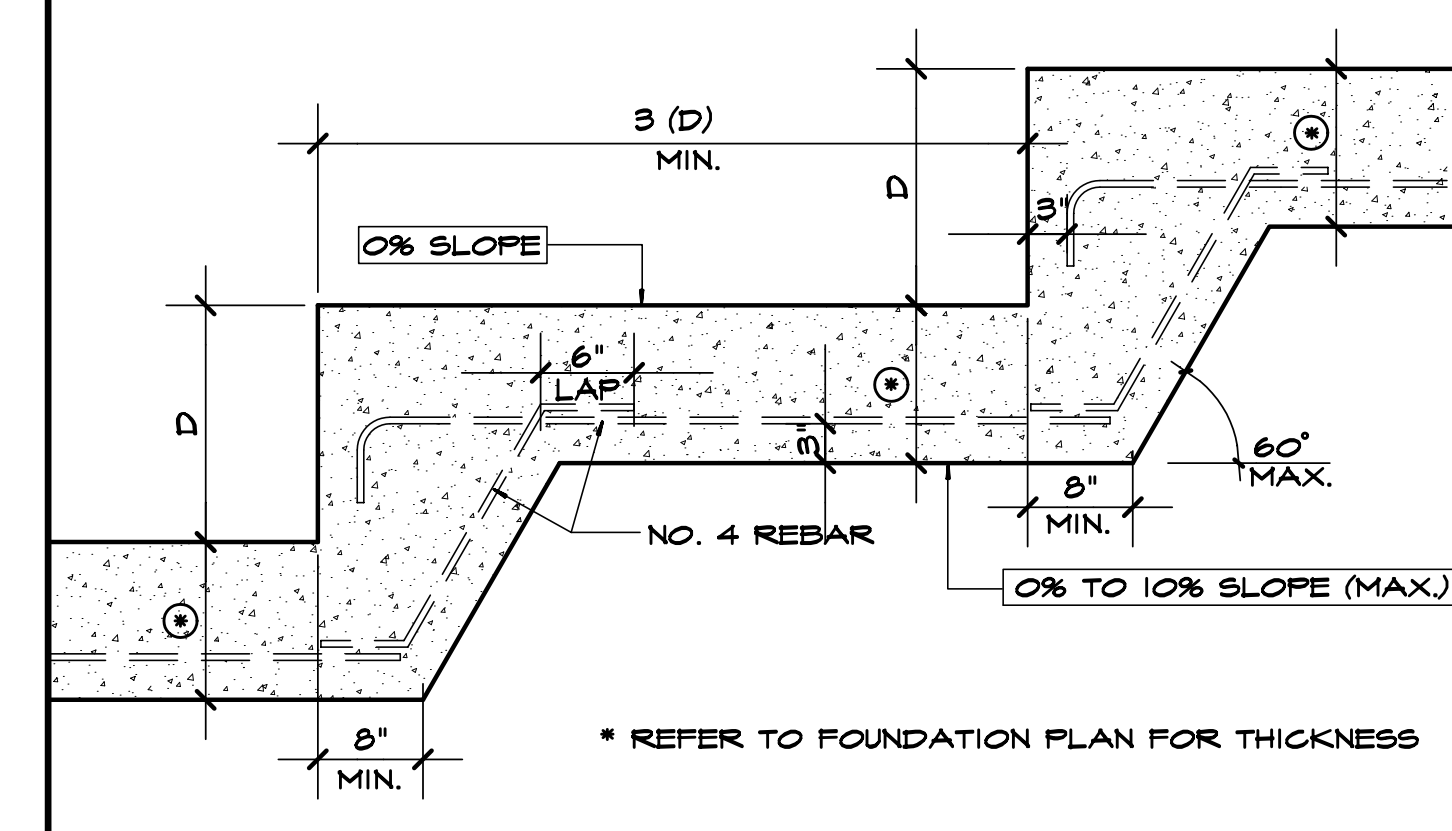
- * NOTES:
1. EXTEND FOOTINGS FURTHER AS REQUIRED TO BEAR ON SOLID UNDISTURBED "VIRGIN" SOIL
 2. STEPPED FOOTINGS SHALL BEAR ON "VIRGIN" SOILS WITH SLOPES NO GREATER THAN 1:3
 3. REFER TO WALL SECTIONS FOR ADDITIONAL DETAILS

FOUNDATION SCHEMATIC

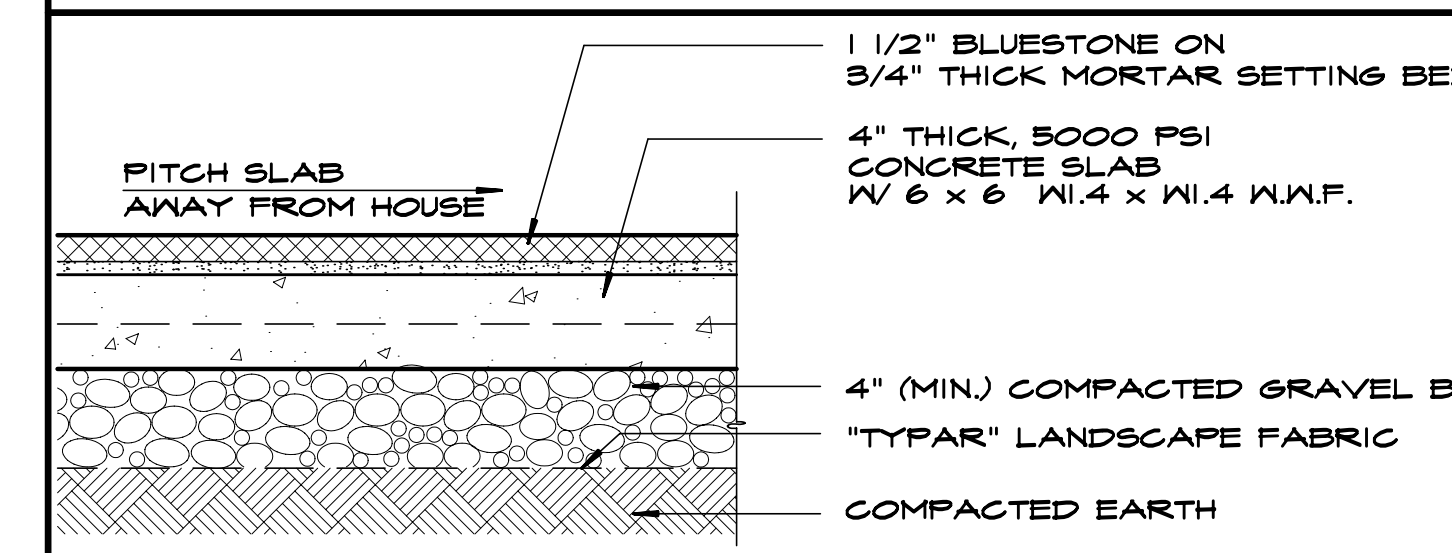
REFER TO TABLE R401.4.1, 2010 RESIDENTIAL CODE OF NYS



FOOTING DESIGN

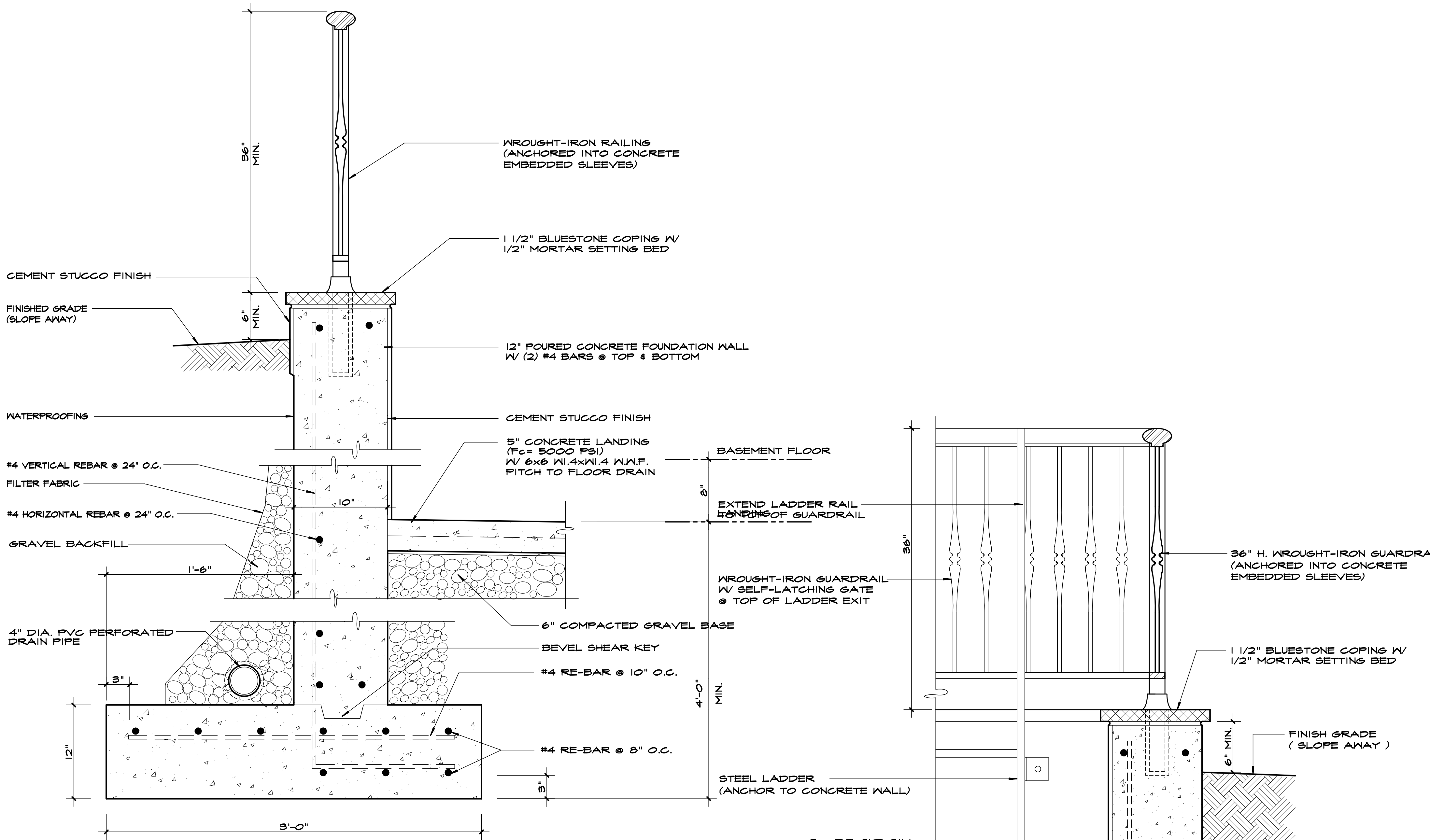


STEP FOOTING DIAGRAM

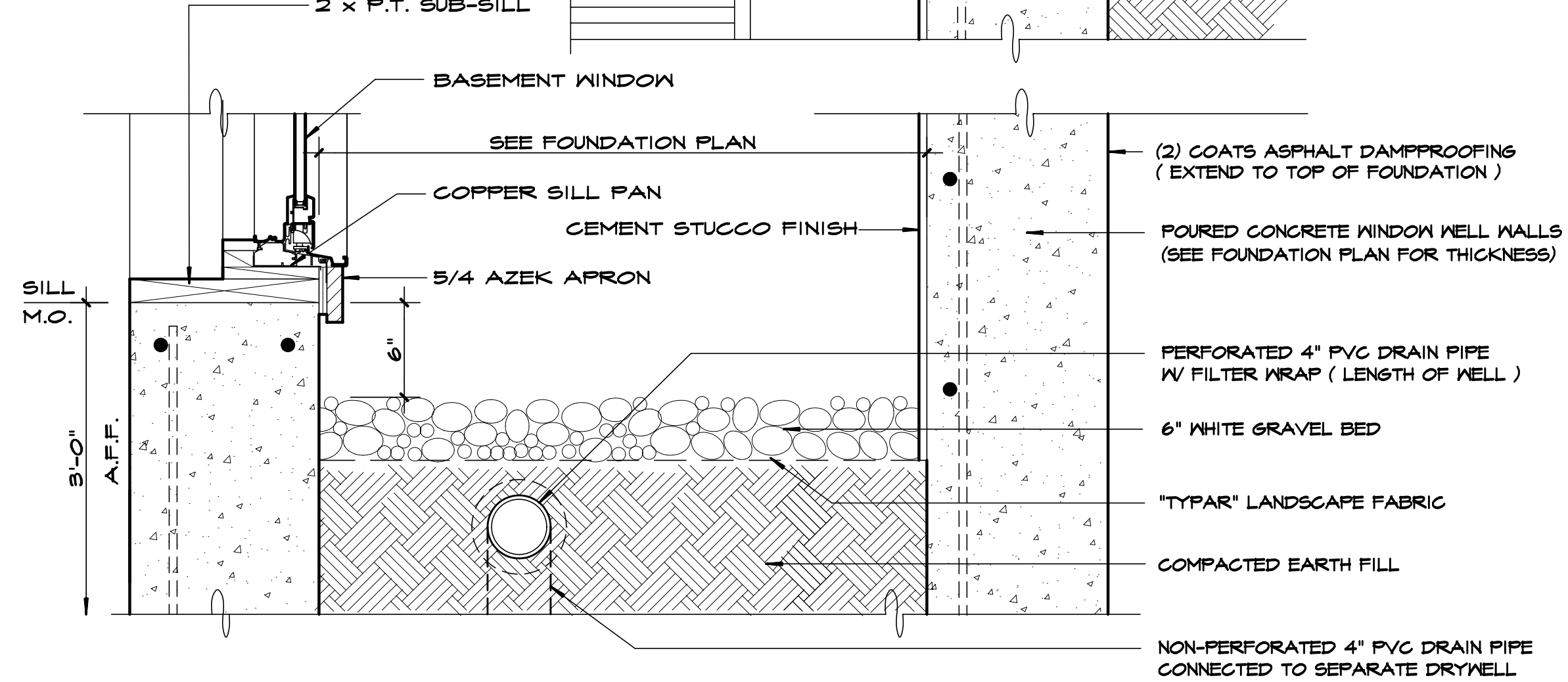


EXTERIOR "PATIO" SLAB

SCALE : NONE



B STAIRWELL WALL DETAIL



A WINDOW WELL DETAIL

- NOTE: • LADDER DIMENSIONS & CONSTRUCTION SHALL COMPLY WITH STATE BUILDING CODE.
• DO NOT CONNECT WINDOW WELL DRAINS TO FOOTING DRAINS. RUN SEPARATELY TO DEDICATED DRYWELL.

FOUNDATION WALL DETAILS

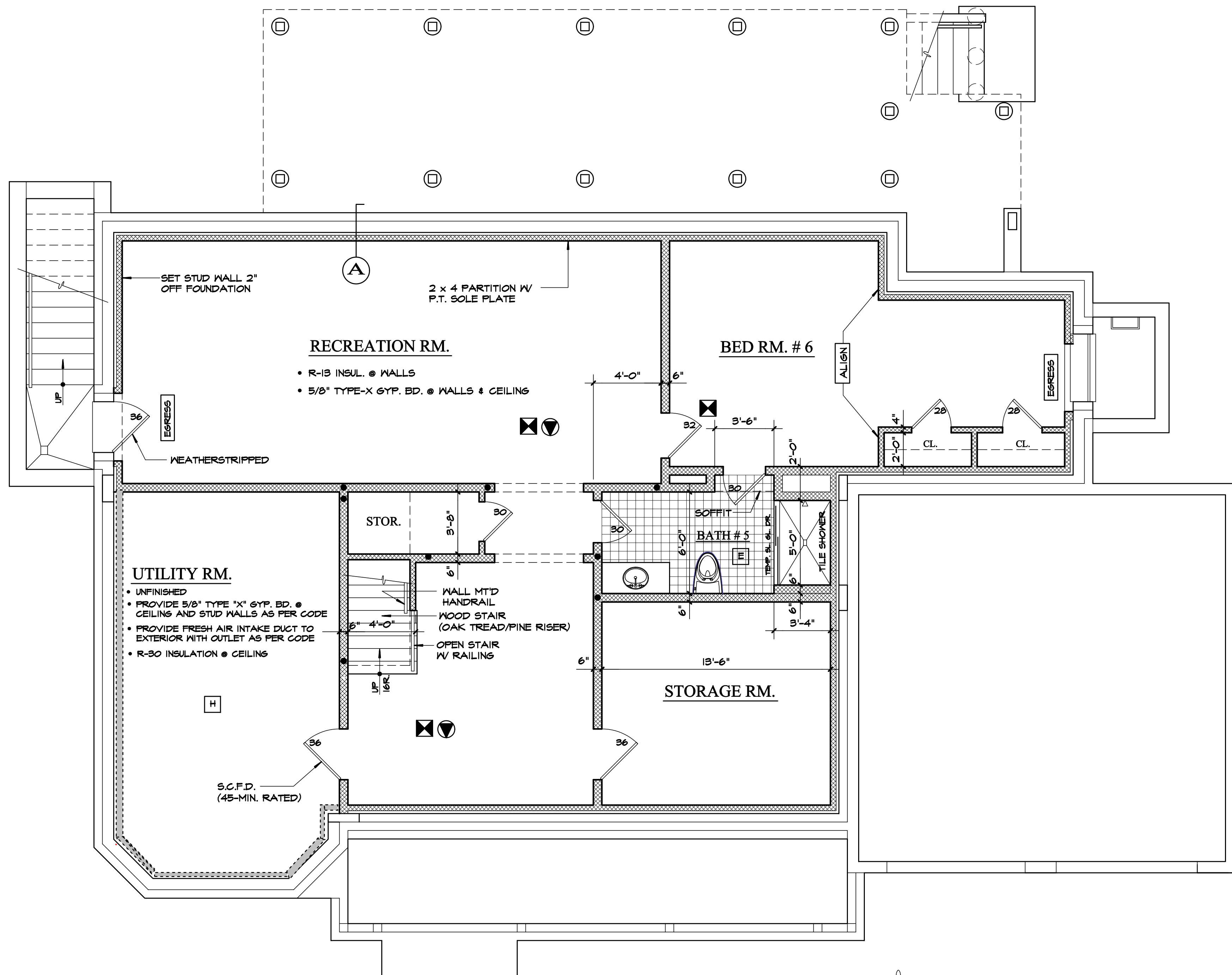
MUDSILL PLATES SHALL BE SECURED TO FOUNDATION WITH 5/8" DIA. x 18" L. GALVANIZED ANCHOR J-BOLT W/ WASHERS @ 48" O.C. - MAXIMUM SPACING

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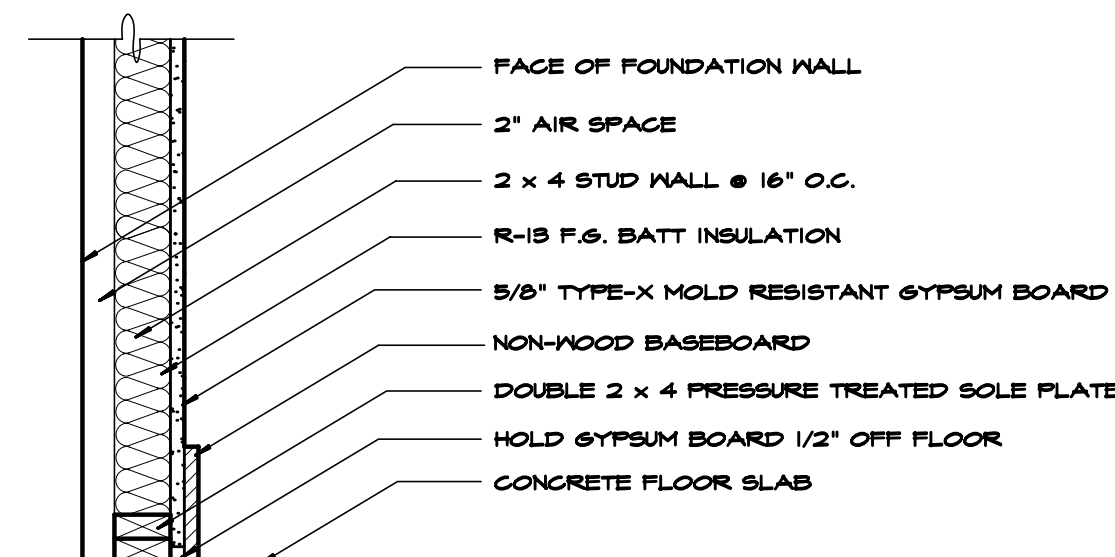
ARCHITECT'S SEAL DWG No. A04 FDTN. DETAILS 23 shawnee rd/216002



BASEMENT FLOOR PLAN

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

NOTE: HEADERS AT ALL INTERIOR DOOR & TRIMMED OPENINGS SHALL BE (3) 2 X 10 @ 2 X 6 WALLS AND (2) 2 X 10 @ 2 X 4 WALLS UNLESS NOTED OTHERWISE.



TYPICAL PARTITION DETAIL

SCALE: 1" = 1'-0"

NOTE: INCREASE AIR SPACE AS REQUIRED TO ACCOMMODATE AND CONCEAL UTILITY LINES

LIGHT & VENTILATION CALCULATIONS

	HABITABLE ROOM	SQ. FT. OF ROOM (2,7'-6" C.H.)	LIGHT (8% MIN.)		ARTIFICIAL	VENT. (4% MIN.)		ARTIFICIAL	COMPLIANCE
			REQUIRED	PROVIDED		REQUIRED	PROVIDED		
BASEMENT FLOOR	RECREATION RM.	456	36.48	24.00	●	18.24	24.00		Y
	BEDROOM #6	273	21.84	14.62	●	10.92	8.18	●	Y
	BATH #5	83	6.64		●	3.32		●	Y
FIRST FLOOR	LIVING ROOM	275	22.00	85.40		11.00	36.90		Y
	DINING ROOM	221	17.68	36.76		8.84	19.92		Y
	FAMILY ROOM	326	26.08	90.18		13.04	44.13		Y
	KITCHEN	395	31.60	74.41		15.80	27.73		Y
	POWDER ROOM	30	2.40		●	1.20		●	Y
SECOND FLOOR	M. BEDROOM	280	22.40	41.92		11.20	23.44		Y
	M. BATH	139	11.12	31.44		5.56	17.58		Y
	BEDROOM #2	177	14.16	20.96		7.08	11.72		Y
	BATH #2	49	3.92	10.48		1.98	5.86		Y
	BEDROOM #3	186	14.88	20.96		7.44	17.58		Y
	BATH #3	90	7.20	10.48		3.60	5.86		Y
	BEDROOM #4	202	16.16	20.96		8.08	17.58		Y
	BATH #4	60	4.80	6.31		2.40	3.68		Y
	BEDROOM #5	197	15.76	24.79		7.88	17.54		Y
LAUNDRY RM.	54	4.32		●	2.16		●	Y	
ATTIC FLOOR	UNFINISHED		N.A.		N.A.				

ARTIFICIAL LIGHT

- NUMBER (1) x 100 WATTS, MINIMUM POWER OF ILLUMINATION REQUIRED TO COMPLY WITH CHAPTER 3, SECTION R303.1 OF THE NYS RESIDENTIAL CODE.
- A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES ARE HIGH EFFICACY LAMPS PER 404.1 OF 2010 ENERGY CONSERVATION CONSTRUCTION CODE OF N.Y.S.

ARTIFICIAL VENTILATION

- RECREATION AND LAUNDRY ROOM WILL BE MECHANICALLY VENTILATED WITH AN AIR EXCHANGE OF .35/HR MIN. (COMPLY WITH SECTION R301.3)
- BATHROOM EXHAUST FANS SHALL BE 50 CFM, MIN. (COMPLY WITH SECTION R303.3)

Proposed Residence

23 Shawnee Road, LLC

23 Shawnee Road Scarsdale N.Y.

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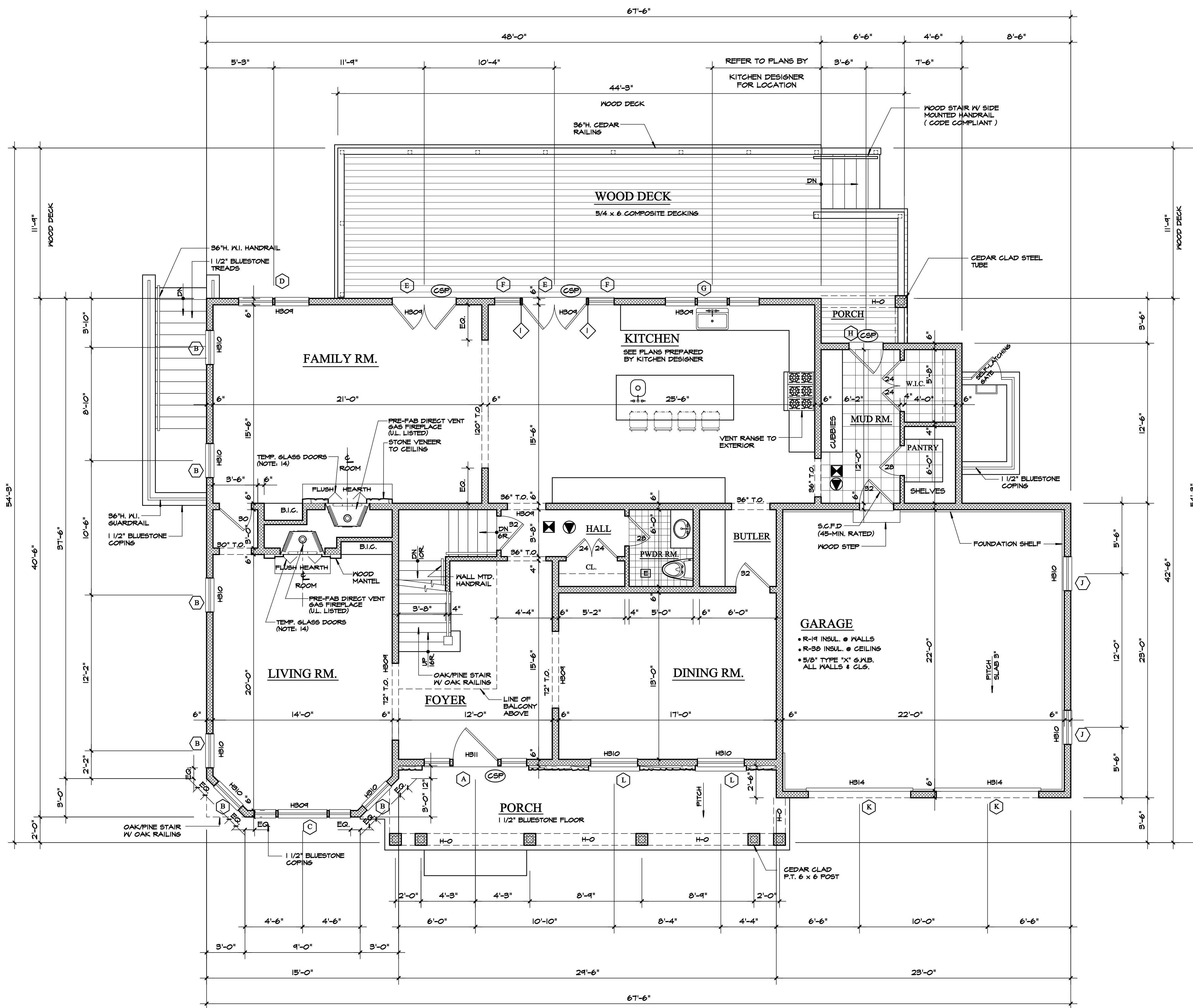
DWG No.

A05

BASEMENT FLOOR

23 shawnee rd/216002

DO NOT SCALE PRINTS



FIRST FLOOR PLAN

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

NOTE: HEADERS AT ALL INTERIOR DOOR & TRIMMED OPENINGS SHALL BE (3) 2 X 10 @ 2 X 6 WALLS AND (2) 2 X 10 @ 2 X 4 WALLS UNLESS NOTED OTHERWISE

GENERAL NOTES

- SEE PLANS PREPARED BY DESIGNER FOR KITCHEN CABINET PLUMBING FIXTURE LAYOUT. G.C. SHALL PROVIDE CABINET SOFFIT AND APPLIANCE AS REQUIRED.
- SEE WINDOW AND DOOR SCHEDULE FOR TYPES.
- PROVIDE 16 OZ. COPPER SILL FLASHING AT ALL EXTERIOR DOOR ROUGH OPENINGS AND AT WINDOWS IMMEDIATELY ABOVE A ROOF (REVIEW WITH ARCHITECT).
- PROVIDE 15# ASPHALT WRAP AT ALL WINDOW AND DOOR OPENINGS AS PER DETAIL ON WINDOW & DOOR SCHEDULE.
- PROVIDE FIREBLOCKING AT ALL SOFFITS AND TUBS.
- FLUE CHASES SHALL BE FIREBLOCKED AT EACH FLOOR LEVEL INCLUDING ATTIC.
- INSULATE ALL INTERIOR WALLS THROUGHOUT AS WELL AS ENTIRE FLOOR UNDER SECOND FLOOR ROOMS W/ UNFACED F.G. BATTS FOR SOUND DEADENING.
- PROVIDE 5/8" TYPE-X GYPSUM BOARD THROUGHOUT WALLS AND CEILING.
- PROVIDE FROST-FREE HOSE BIBS AS NEEDED. REVIEW LOCATIONS WITH G.C.
- FLOORING IN NON-TILED ROOMS UNLESS NOTED OTHERWISE SHALL BE CLEAR GRADE RED OAK, G.C. SHALL SELECT BOARD WIDTH DIMENSION.
- TILE WORK SHALL BE AS PER TCA SPECS (LATEST EDITION).
- G.C. SHALL SELECT ALL CABINETRY.
- G.C. SHALL SELECT DOOR HARDWARE.
- PROVIDE TIGHT-FITTING NON-COMBUSTIOUS GLASS DOORS AT EACH FIREPLACE IN CONFORMANCE WITH E102.5 OF THE NYS ENERGY CODE.
- PRIME AND PAINT ALL DRYWALL (3 COATS; 1 PRIME & 2 FINISH). STAIN AND POLYURETHANE ALL OAK WOOD (FURNITURE QUALITY FINISH). REVIEW TYPES AND COLORS WITH OWNER PRIOR TO START OF WORK. SUBMIT SAMPLES TO G.C. FOR REVIEW AND APPROVAL.

HVAC NOTE

- REVIEW HEATING AND AIR CONDITIONING REQUIREMENTS WITH OWNER AND SUBMIT PROPOSED SYSTEM AND SPECIFICATIONS FOR OWNER'S APPROVAL.

STAIR & RAILING

SHALL COMPLY WITH 2010 N.Y.S. RESIDENTIAL CODE, SECTION R311 & R312

STAIR LOCATION	MAIN	BACK	BASEMENT
WIDTH	48"	40"	44"
TREAD	9"	9"	9"
RISER	7.6" +/-	7.6" +/-	7.6" +/-
HEADROOM	80" <	80" <	80" <
HANDRAIL GRIP	TYPE 1		
BALUSTER SPACING	LESS THAN 4" O.C.		
HANDRAIL HEIGHT	36"		
GUARDRAIL HEIGHT	42"		

LEGEND

- EXISTING WALL (VERIFY IN FIELD)
- NEW WOOD STUD WALL 2 x @ 16" O.C.
- POURED CONCRETE WALL
- CMU WALL (CEMENT GROUT SOLID)
- STONE VENEER
- BRICK VENEER
- DOOR SIZE (NOTED IN INCHES)
- WINDOW TYPE *
- EGRESS WINDOW *
- HEADER SIZE *
- LINTEL SIZE *
- COPPER SILL PAN
- NUMBER OF STUDS (MULL OR JACK)
- FROST FREE HOSE BIB
- EXHAUST FAN (50 CFM, MIN.) VENT TO EXTERIOR W/ METAL DUCT
- HEAT SENSOR HARD WIRED W/ BATTERY BACKUP (U.L. LISTED) INTERCONNECTED, NFPA 72 COMPLIANCE
- SMOKE ALARM HARD WIRED W/ BATTERY BACKUP (U.L. LISTED) INTERCONNECTED, NFPA 72 COMPLIANCE
- CARBON MONOXIDE ALARM HARD WIRED W/ BATTERY BACKUP (U.L. LISTED) INTERCONNECTED, NFPA 72 COMPLIANCE

* REFER TO WINDOW & DOOR SCHEDULE SHEET FOR SCHEDULES AND SPECIFICATIONS

Proposed Residence

23 Shawnee Road, LLC

23 Shawnee Road Scarsdale N.Y.

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ARCHITECT'S SEAL

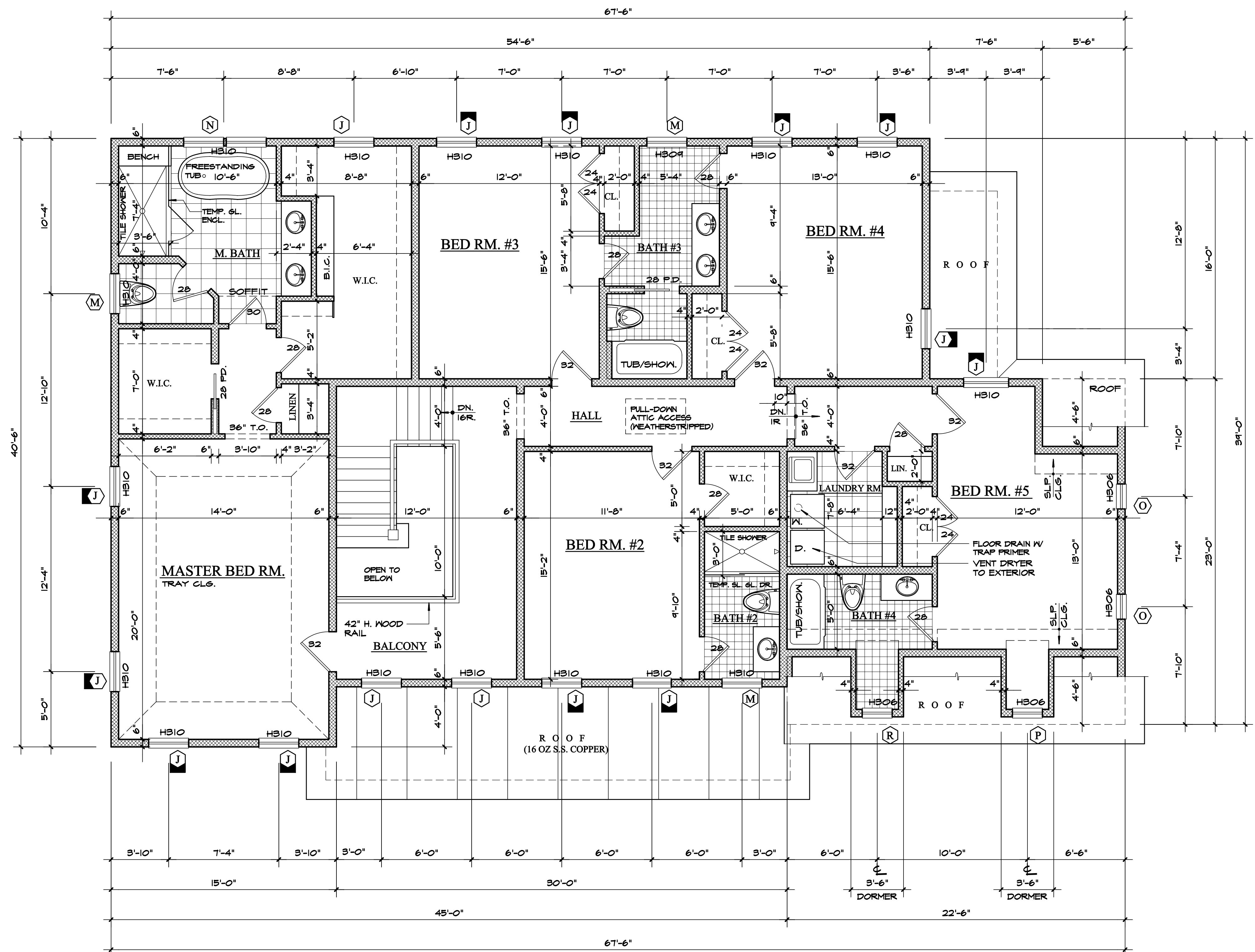
DWG No.

A06

FIRST FLOOR

23 shawnee rd/216002

DO NOT SCALE PRINTS



SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 NOTE: HEADERS AT ALL INTERIOR DOOR & TRIMMED OPENINGS SHALL BE (3) 2 x 10 @ 2 x 6 WALLS AND (2) 2 x 10 @ 2 x 4 WALLS UNLESS NOTED OTHERWISE

GENERAL NOTES

- SEE PLANS PREPARED BY DESIGNER FOR KITCHEN CABINET PLUMBING FIXTURE LAYOUT. G.C. SHALL PROVIDE CABINET SOFFIT AND APPLIANCE AS REQUIRED.
- SEE WINDOW AND DOOR SCHEDULE FOR TYPES.
- PROVIDE 16 OZ. COPPER SILL PAN FLASHING AT ALL EXTERIOR DOOR ROUGH OPENINGS AND AT WINDOWS IMMEDIATELY ABOVE A ROOF (REVIEW WITH ARCHITECT).
- PROVIDE 15# ASPHALT WRAP AT ALL WINDOW AND DOOR OPENINGS AS PER DETAIL ON WINDOW & DOOR SCHEDULE.
- PROVIDE FIREBLOCKING AT ALL SOFFITS AND TUBS.
- FLUE CHASES SHALL BE FIREBLOCKED AT EACH FLOOR LEVEL INCLUDING ATTIC.
- INSULATE ALL INTERIOR WALLS THROUGHOUT AS WELL AS ENTIRE FLOOR UNDER SECOND FLOOR ROOMS W/ UNFACED F.G. BATTS FOR SOUND DEADENING.
- PROVIDE 5/8" TYPE-X GYPSUM BOARD THROUGHOUT WALLS AND CEILING.
- PROVIDE FROST-FREE HOSE BIBS AS NEEDED. REVIEW LOCATIONS WITH G.C.
- FLOORING IN NON-TILED ROOMS UNLESS NOTED OTHERWISE SHALL BE CLEAR GRADE RED OAK. G.C. SHALL SELECT BOARD WIDTH DIMENSION.
- TILE WORK SHALL BE AS PER TCA SPECS (LATEST EDITION).
- G.C. SHALL SELECT ALL CABINETS.
- G.C. SHALL SELECT DOOR HARDWARE.
- PROVIDE TIGHT-FITTING NON-COMBUSTIOUS GLASS DOORS AT EACH FIREPLACE IN CONFORMANCE WITH E102.5 OF THE NYS ENERGY CODE.
- PRIME AND PAINT ALL DRYWALL (3 COATS; 1 PRIME & 2 FINISH). STAIN AND POLYURETHANE ALL OAK WOOD (FURNITURE QUALITY FINISH). REVIEW TYPES AND COLORS WITH OWNER PRIOR TO START OF WORK. SUBMIT SAMPLES TO G.C. FOR REVIEW AND APPROVAL.

HVAC NOTE

- REVIEW HEATING AND AIR CONDITIONING REQUIREMENTS WITH OWNER AND SUBMIT PROPOSED SYSTEM AND SPECIFICATIONS FOR OWNER'S APPROVAL.

STAIR & RAILING

SHALL COMPLY WITH 2010 N.Y.S. RESIDENTIAL CODE, SECTION R311 & R312

STAIR LOCATION	MAIN	BACK	BASEMENT
WIDTH	48"	40"	44"
TREAD	9"	9"	9"
RISER	7.6" +/-	7.6" +/-	7.6" +/-
HEADROOM	80" <	80" <	80" <
HANDRAIL GRIP	TYPE 1		
BALUSTER SPACING	LESS THAN 4" O.C.		
HANDRAIL HEIGHT	36"		
GUARDRAIL HEIGHT	42"		

LEGEND

- EXISTING WALL (VERIFY IN FIELD)
- NEW WOOD STUD WALL 2 x @ 16" O.C.
- POURED CONCRETE WALL
- CMU WALL (CEMENT GROUT SOLID)
- STONE VENEER
- BRICK VENEER
- DOOR SIZE (NOTED IN INCHES)
- WINDOW TYPE *
- EGRESS WINDOW *
- HEADER SIZE *
- LINTEL SIZE *
- COPPER SILL PAN
- NUMBER OF STUDS (MULL OR JACK)
- FROST FREE HOSE BIB
- EXHAUST FAN (50 CFM, MIN.) VENT TO EXTERIOR W/ METAL DUCT
- HEAT SENSOR HARD WIRED W/ BATTERY BACKUP (U.L. LISTED) INTERCONNECTED, NFPA 72 COMPLIANCE
- SMOKE ALARM HARD WIRED W/ BATTERY BACKUP (U.L. LISTED) INTERCONNECTED, NFPA 72 COMPLIANCE
- CARBON MONOXIDE ALARM HARD WIRED W/ BATTERY BACKUP (U.L. LISTED) INTERCONNECTED, NFPA 72 COMPLIANCE

* REFER TO WINDOW & DOOR SCHEDULE SHEET FOR SCHEDULES AND SPECIFICATIONS

DO NOT SCALE PRINTS

Proposed Residence

23 Shawnee Road, LLC

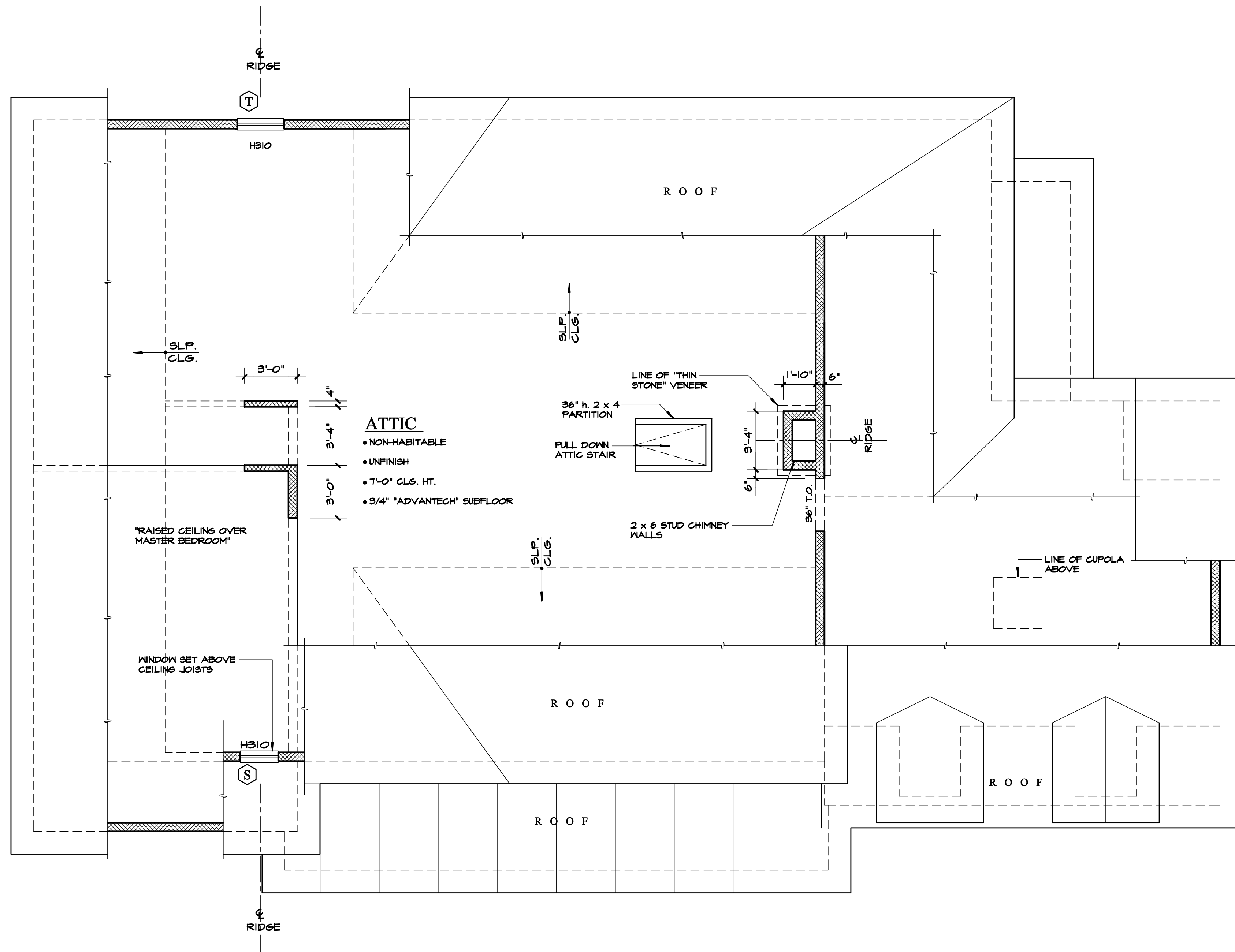
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ARCHITECT'S SEAL
 DWG No. **A07**
 SECOND FLOOR
 23 shawnee rd/216002



ATTIC FLOOR PLAN

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

NOTE: HEADERS AT ALL INTERIOR DOOR & TRIMMED OPENINGS SHALL BE (3) 2 x 10 @ 2 x 6 WALLS AND (2) 2 x 10 @ 2 x 4 WALLS UNLESS NOTED OTHERWISE

GENERAL NOTES

- SEE PLANS PREPARED BY DESIGNER FOR KITCHEN CABINET PLUMBING FIXTURE LAYOUT. G.C. SHALL PROVIDE CABINET SOFFIT AND APPLIANCE AS REQUIRED.
- SEE WINDOW AND DOOR SCHEDULE FOR TYPES.
- PROVIDE 16 OZ. COPPER SILL PAN FLASHING AT ALL EXTERIOR DOOR ROUGH OPENINGS AND AT WINDOWS IMMEDIATELY ABOVE A ROOF (REVIEW WITH ARCHITECT).
- PROVIDE 15# ASPHALT WRAP AT ALL WINDOW AND DOOR OPENINGS AS PER DETAIL ON WINDOW & DOOR SCHEDULE.
- PROVIDE FIREBLOCKING AT ALL SOFFITS AND TUBS.
- FLUE CHASES SHALL BE FIREBLOCKED AT EACH FLOOR LEVEL INCLUDING ATTIC.
- INSULATE ALL INTERIOR WALLS THROUGHOUT AS WELL AS ENTIRE FLOOR UNDER SECOND FLOOR ROOMS W/ UNFACED F.G. BATTS FOR SOUND DEADENING.
- PROVIDE 5/8" TYPE-X GYPSUM BOARD THROUGHOUT WALLS AND CEILING.
- PROVIDE FROST-FREE HOSE BIBS AS NEEDED. REVIEW LOCATIONS WITH G.C.
- FLOORING IN NON-TILED ROOMS UNLESS NOTED OTHERWISE SHALL BE CLEAR GRADE RED OAK, G.C. SHALL SELECT BOARD WIDTH DIMENSION.
- TILE WORK SHALL BE AS PER TCA SPECS (LATEST EDITION).
- G.C. SHALL SELECT ALL CABINETRY.
- G.C. SHALL SELECT DOOR HARDWARE.
- PROVIDE TIGHT-FITTING NON-COMBUSTIOUS GLASS DOORS AT EACH FIREPLACE IN CONFORMANCE WITH E102.5 OF THE NYS ENERGY CODE.
- PRIME AND PAINT ALL DRYWALL (3 COATS; 1 PRIME & 2 FINISH). STAIN AND POLYURETHANE ALL OAK WOOD (FURNITURE QUALITY FINISH). REVIEW TYPES AND COLORS WITH OWNER PRIOR TO START OF WORK. SUBMIT SAMPLES TO G.C. FOR REVIEW AND APPROVAL.

HVAC NOTE

- REVIEW HEATING AND AIR CONDITIONING REQUIREMENTS WITH OWNER AND SUBMIT PROPOSED SYSTEM AND SPECIFICATIONS FOR OWNER'S APPROVAL.

STAIR & RAILING

SHALL COMPLY WITH 2010 N.Y.S. RESIDENTIAL CODE, SECTION R311 & R312

STAIR LOCATION	MAIN	BACK	BASEMENT
WIDTH	48"	40"	44"
TREAD	9"	9"	9"
RISER	7.6" +/-	7.6" +/-	7.6" +/-
HEADROOM	80" <	80" <	80" <
HANDRAIL GRIP	TYPE 1		
BALUSTER SPACING	LESS THAN 4" O.C.		
HANDRAIL HEIGHT	36"		
GUARDRAIL HEIGHT	42"		

LEGEND

- EXISTING WALL (VERIFY IN FIELD)
- NEW WOOD STUD WALL 2 x @ 16" O.C.
- POURED CONCRETE WALL
- CMU WALL (CEMENT GROUT SOLID)
- STONE VENEER
- BRICK VENEER
- DOOR SIZE (NOTED IN INCHES)
- WINDOW TYPE *
- EGRESS WINDOW *
- HEADER SIZE *
- LINTEL SIZE *
- COPPER SILL PAN
- NUMBER OF STUDS (MULL OR JACK)
- FROST FREE HOSE BIB
- HEAT SENSOR
HARD WIRED W/ BATTERY BACKUP (U.L. LISTED)
INTERCONNECTED, NFPA 72 COMPLIANCE
- SMOKE ALARM
HARD WIRED W/ BATTERY BACKUP (U.L. LISTED)
INTERCONNECTED, NFPA 72 COMPLIANCE
- CARBON MONOXIDE ALARM
HARD WIRED W/ BATTERY BACKUP (U.L. LISTED)
INTERCONNECTED, NFPA 72 COMPLIANCE

* REFER TO WINDOW & DOOR SCHEDULE SHEET FOR SCHEDULES AND SPECIFICATIONS

DO NOT SCALE PRINTS

Proposed Residence

23 Shawnee Road, LLC

23 Shawnee Road Scarsdale N.Y.

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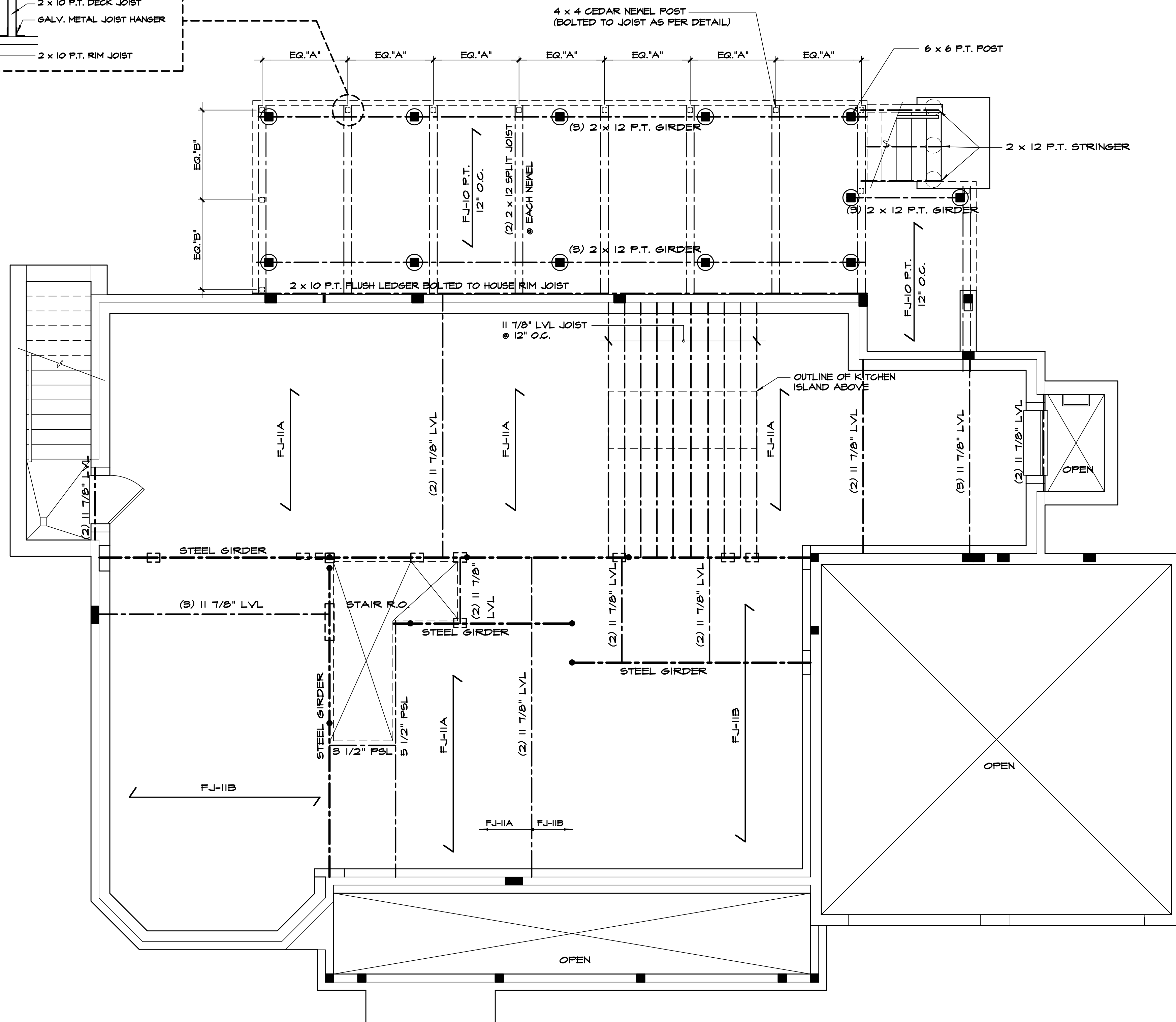
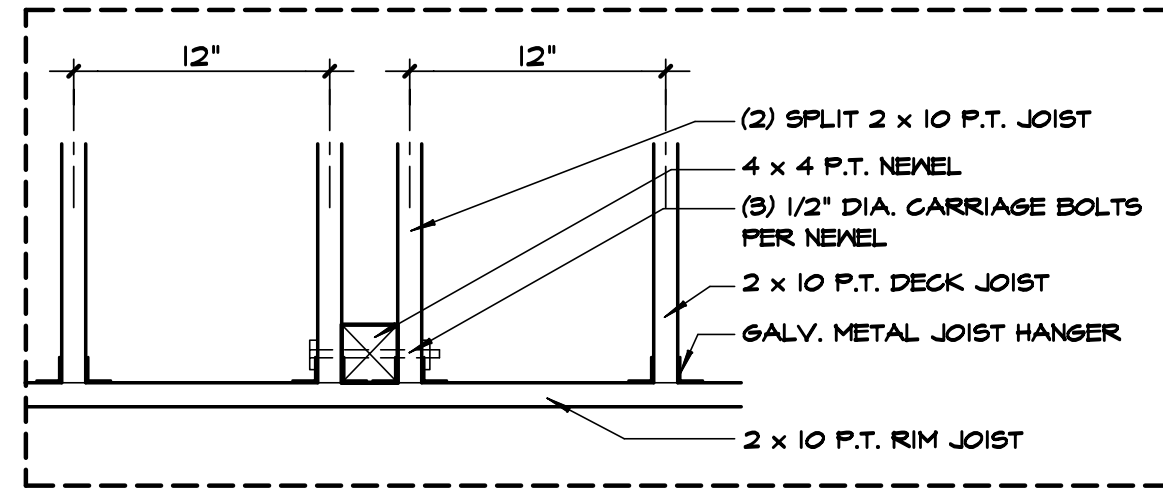
ARCHITECT'S SEAL

DWG No.

A08

ATTIC FLOOR

23 shawnee rd/216002



G.C. SHALL LAYOUT PLUMBING FIXTURES PRIOR TO FLOOR FRAMING TO MINIMIZE NEED FOR JOIST HEADERS AT PLUMBING WASTE LINES.

FIRST FLOOR FRAMING LAYOUT

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

BASEMENT FLOOR PLAN

- PSL BEAMS (WHERE SHOWN ON PLAN) SHALL NOT BE SUBSTITUTED WITH A BUILT-UP LVL BEAM.
- ALL FRAMING MEMBERS SHOWN ARE FLUSH W/ FLOOR OR ROOF PLANE (CONNECTED WITH METAL HANGERS) UNLESS OTHERWISE NOTED OR DESIGNATED AS A HEADER WHICH THEN THE MEMBER IS SET BELOW THE PLANE.
- SOLID BRIDGING @ MID-SPAN

GENERAL NOTES

1. ALL MUDSILL PLATES SHALL BE PRESSURE TREATED DOUBLE 2 x 6.
2. ALL STEEL, INCLUDING BEARING PLATES SHALL BE SHOP PRIMED AND RECEIVE A SECOND COAT IN THE FIELD UPON COMPLETION.
3. TOP FLANGE OF STEEL GIRDERS TO BE FLUSH WITH TOP OF FOUNDATION WALL, UNLESS NOTED OTHERWISE.
4. COLUMNS TO BE STANDARD STEEL PIPE.
5. STEEL SHALL HAVE PRE-DRILLED HOLES FOR 1/2-IN. DIA. BOLTS. TOP FLANGE OF STEEL GIRDERS SHALL HAVE 2 ROWS @ 24IN. O.C.
6. PROVIDE SOLID BRIDGING @ MID-POINT OF FLOOR SPANS GREATER THAN 8 ft.
7. SUBFLOOR SHALL BE GLUED AND NAILED TO FLOOR JOIST W/ CONTECH PL400.
8. PROVIDE GALVANIZED METAL JOIST HANGERS AT ALL FLUSH CONNECTIONS.
9. ALL SOLID AND BUILT-UP WOOD POSTS SHALL BE CONTINUOUS (W/ SOLID BLOCKING AS REQUIRED) TO FOUNDATION WALLS, PIERS, OR STEEL GIRDERS.
10. ALL EXTERIOR METAL ANCHORS, FASTENERS, BOLTS, ETC.....SHALL BE HOT DRIPPED GALVANIZED STEEL.
11. PROVIDE 2x FIRESTOPPING AT DROP CEILINGS AND WHERE REQUIRED BY CODE. REVIEW WITH LOCAL BUILDING OFFICIALS.
12. PROVIDE HURRICANE TIE AT EACH RAFTER; SIMPSON # H2.5A.
13. STEP ROOF SHEATHING BACK FROM RIDGE AS REQUIRED FOR RIDGE VENTS

WALL BRACING

WALL BRACING BE IN ACCORDANCE WITH METHOD 3 (SECTION 602.10.3) AND IN COMPLIANCE AS PER TABLE 602.10.1 OF THE RESIDENTIAL CODE OF NYS.

SHEATHING

SUBFLOOR: 3/4" ADVANTECH
 WALL: 1/2" EXTERIOR GRADE PLYWOOD
 ROOF: 5/8" EXTERIOR GRADE PLYWOOD

LEGEND

FLOOR JOIST, LVL & PSL SHALL BE MANUFACTURED BY TRUS JOIST WEYERHAEUSER OR APPROVED EQUAL. G.C. SHALL BE RESPONSIBLE TO SUBMIT SPECIFICATIONS FOR SUBSTITUTED MANUFACTURER TO ARCHITECT FOR REVIEW PRIOR TO MATERIAL ORDER.

- L.V.L. LAMINATED VENEER LUMBER
1.9 E (Fb = 2,600 PSI)
- P.S.L. PARALLEL STRAND LUMBER
2.0 E (Fb = 2,900 PSI)
- D.F. DIMENSIONAL FRAMING LUMBER
NO. 2 DOUGLAS FIR (Fb = 950 PSI)
- P.T. PRESSURE TREATED LUMBER
NO. 1 S.Y.P. (Fb = 1050 PSI)

	A= 560 SERIES	B= 360 SERIES	C= 230 SERIES	
FLOOR JOIST	FLOOR JOIST SPACING IS 16" ON - CENTER UNLESS OTHERWISE NOTED ON THE FRAMING LAYOUT			
	FJ-5	5 1/2" LVL		
	FJ-6	2 x 6 D.F.		
	FJ-7	7 1/4" LVL		
	FJ-8	2 x 8 D.F.		
	FJ-9	9 1/2" TJI		
	FJ-9L	9 1/4" or 9 1/2" LVL *		
	FJ-10	2 x 10 D.F.		
	FJ-11	11 7/8" TJI		
	FJ-11L	11 1/4" or 11 7/8" LVL *		
	FJ-12	2 x 12 D.F.		
	FJ-14	14" TJI		
	FJ-16	16" TJI		
	* MATCH DEPTH OF EXISTING JOIST, TRIM NEW JOIST AS REQUIRED.			
	CEILING JOIST	CEILING JOIST SPACING IS 16" ON - CENTER UNLESS OTHERWISE NOTED ON THE FRAMING LAYOUT		
		CJ-6	2 x 6 D.F.	
CJ-7		7 1/4" LVL		
CJ-8		2 x 8 D.F.		
CJ-9		9 1/2" LVL		
CJ-10		2 x 10 D.F.		
CJ-11		11 7/8" LVL		
CJ-12		2 x 12 D.F.		
CJ-5		2 x 6 D.F. SLOPED		
ROOF RAFTER		ROOF RAFTER SPACING IS 16" ON-CENTER UNLESS OTHERWISE NOTED ON THE FRAMING LAYOUT		
		R-6	2 x 6 D.F.	
		R-8	2 x 8 D.F.	
	R-9	9 1/2" LVL		
	R-10	2 x 10 D.F.		
	R-11	11 7/8" LVL		
	R-12	2 x 12 D.F.		
	R-14	14" LVL		
(12/12)	ROOF PITCH			

- INTERIOR BEARING WALL
- BUILT-UP 2 x POST CONTINUOUS DOWN TO FOUNDATION WALL OR GIRDER (MINIMUM POST WIDTH SHALL BE THE BEAM WIDTH PLUS 2 STUDS)
- QUANTITY OF BUILT-UP STUD POST
- BUILT-UP POST ABOVE ON BEAM
- CEILING HEIGHT (ROUGH FRAMING)

DO NOT SCALE PRINTS

Proposed Residence

23 Shawnee Road, LLC

23 Shawnee Road Scarsdale N.Y.

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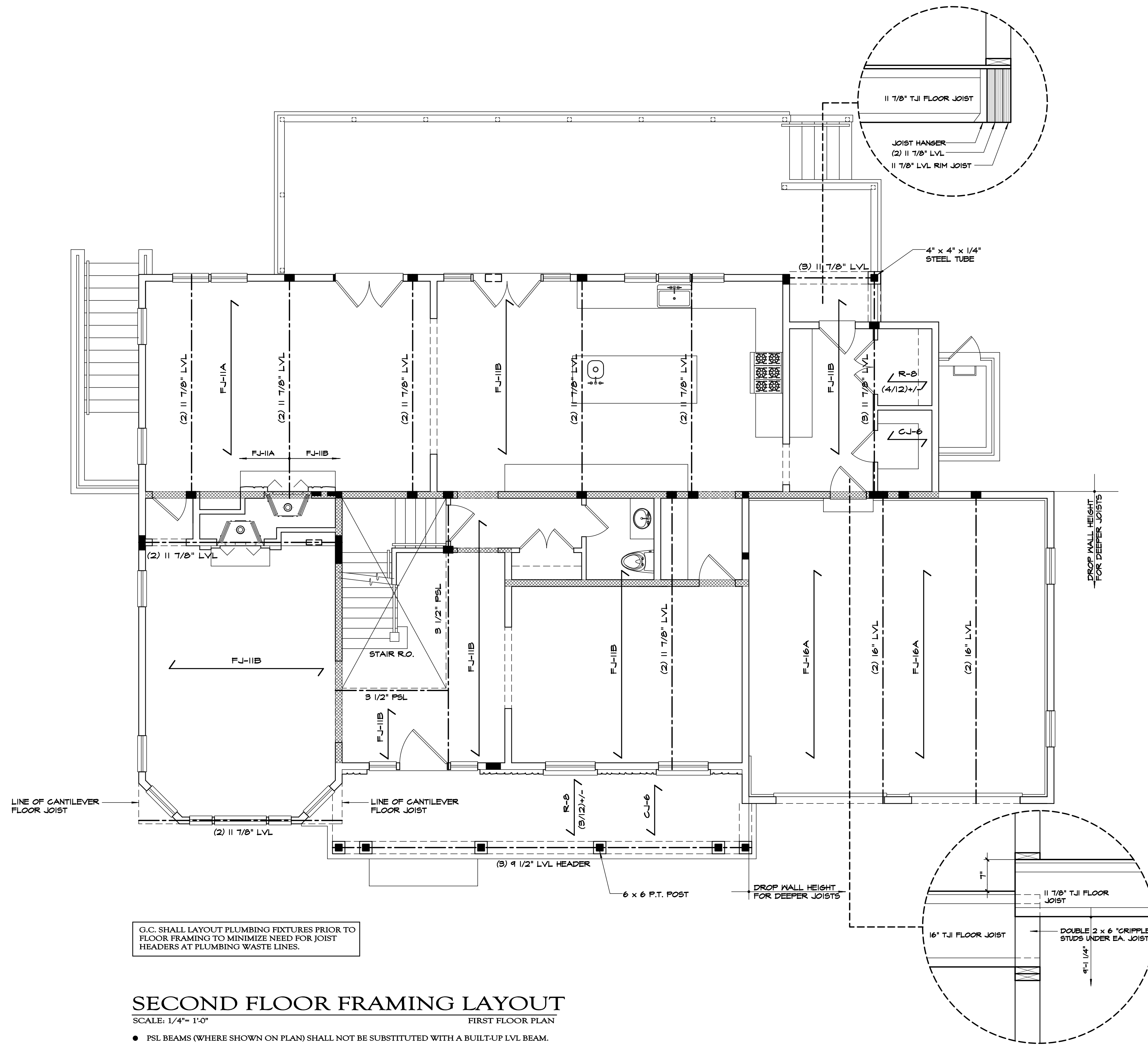
ARCHITECT'S SEAL

DWG No.

A09

FRAMING LAYOUT

23 shawnee rd/216002



G.C. SHALL LAYOUT PLUMBING FIXTURES PRIOR TO FLOOR FRAMING TO MINIMIZE NEED FOR JOIST HEADERS AT PLUMBING WASTE LINES.

SECOND FLOOR FRAMING LAYOUT
SCALE: 1/4" = 1'-0" FIRST FLOOR PLAN

- PSL BEAMS (WHERE SHOWN ON PLAN) SHALL NOT BE SUBSTITUTED WITH A BUILT-UP LVL BEAM.
- ALL FRAMING MEMBERS SHOWN ARE FLUSH W/ FLOOR OR ROOF PLANE (CONNECTED WITH METAL HANGERS) UNLESS OTHERWISE NOTED OR DESIGNATED AS A HEADER WHICH THEN THE MEMBER IS SET BELOW THE PLANE.
- SOLID BRIDGING @ MID-SPAN

- GENERAL NOTES**
1. ALL MUDDLING PLATES SHALL BE PRESSURE TREATED DOUBLE 2 x 6.
 2. ALL STEEL, INCLUDING BEARING PLATES SHALL BE SHOP PRIMED AND RECEIVE A SECOND COAT IN THE FIELD UPON COMPLETION.
 3. TOP FLANGE OF STEEL GIRDERS TO BE FLUSH WITH TOP OF FOUNDATION WALL, UNLESS NOTED OTHERWISE.
 4. COLUMNS TO BE STANDARD STEEL PIPE.
 5. STEEL SHALL HAVE PRE-DRILLED HOLES FOR 1/2" DIA. BOLTS. TOP FLANGE OF STEEL GIRDERS SHALL HAVE 2 ROWS @ 24" O.C.
 6. PROVIDE SOLID BRIDGING @ MID-POINT OF FLOOR SPANS GREATER THAN 8 ft.
 7. SUBFLOOR SHALL BE GLUED AND NAILED TO FLOOR JOIST W/ CONTECH PL400.
 8. PROVIDE GALVANIZED METAL JOIST HANGERS AT ALL FLUSH CONNECTIONS.
 9. ALL SOLID AND BUILT-UP WOOD POSTS SHALL BE CONTINUOUS (W/ SOLID BLOCKING AS REQUIRED) TO FOUNDATION WALLS, PIERS, OR STEEL GIRDERS.
 10. ALL EXTERIOR METAL ANCHORS, FASTENERS, BOLTS, ETC.....SHALL BE HOT DRIPPED GALVANIZED STEEL.
 11. PROVIDE 2 x FIRESTOPPING AT DROP CEILING AND WHERE REQUIRED BY CODE. REVIEW WITH LOCAL BUILDING OFFICIALS.
 12. PROVIDE HURRICANE TIE AT EACH RAFTER; SIMPSON # H2.5A.
 13. STEP ROOF SHEATHING BACK FROM RIDGE AS REQUIRED FOR RIDGE VENTS

WALL BRACING
WALL BRACING BE IN ACCORDANCE WITH METHOD 3 (SECTION 602.10.3) AND IN COMPLIANCE AS PER TABLE 602.10.1 OF THE RESIDENTIAL CODE OF NYS.

SHEATHING
SUBFLOOR: 3/4" ADVANTECH
WALL: 1/2" EXTERIOR GRADE PLYWOOD
ROOF: 5/8" EXTERIOR GRADE PLYWOOD

LEGEND
FLOOR JOIST, LVL & PSL SHALL BE MANUFACTURED BY TRUS JOIST WEYERHAEUSER OR APPROVED EQUAL. G.C. SHALL BE RESPONSIBLE TO SUBMIT SPECIFICATIONS FOR SUBSTITUTED MANUFACTURER TO ARCHITECT FOR REVIEW PRIOR TO MATERIAL ORDER.
L.V.L. LAMINATED VENEER LUMBER
1.9 E (Fb = 2,600 PSI)
P.S.L. PARALLEL STRAND LUMBER
2.0 E (Fb = 2,900 PSI)
D.F. DIMENSIONAL FRAMING LUMBER
NO. 2 DOUGLAS FIR (Fb = 950 PSI)
P.T. PRESSURE TREATED LUMBER
NO. 1 S.Y.P. (Fb = 1050 PSI)

	A= 560 SERIES	B= 360 SERIES	C= 230 SERIES
FLOOR JOIST	FLOOR JOIST SPACING IS 16" ON - CENTER UNLESS OTHERWISE NOTED ON THE FRAMING LAYOUT		
	FJ-5	5 1/2" LVL	
	FJ-6	2 x 6 D.F.	
	FJ-7	7 1/4" LVL	
	FJ-8	2 x 8 D.F.	
	FJ-9	9 1/2" TJI	
	FJ-9L	9 1/4" or 9 1/2" LVL *	
	FJ-10	2 x 10 D.F.	
	FJ-11	11 7/8" TJI	
	FJ-11L	11 1/4" or 11 7/8" LVL *	
	FJ-12	2 x 12 D.F.	
	FJ-14	14" TJI	
	FJ-16	16" TJI	

CEILING JOIST	CEILING JOIST SPACING IS 16" ON - CENTER UNLESS OTHERWISE NOTED ON THE FRAMING LAYOUT		
	CJ-6	2 x 6 D.F.	
	CJ-7	7 1/4" LVL	
	CJ-8	2 x 8 D.F.	
	CJ-9	9 1/2" LVL	
	CJ-10	2 x 10 D.F.	
	CJ-11	11 7/8" LVL	
	CJ-12	2 x 12 D.F.	
	CJ-5	2 x 6 D.F. SLOPED	
	* MATCH DEPTH OF EXISTING JOIST, TRIM NEW JOIST AS REQUIRED.		

ROOF RAFTER	ROOF RAFTER SPACING IS 16" ON-CENTER UNLESS OTHERWISE NOTED ON THE FRAMING LAYOUT		
	R-6	2 x 6 D.F.	
	R-8	2 x 8 D.F.	
	R-9	9 1/2" LVL	
	R-10	2 x 10 D.F.	
	R-11	11 7/8" LVL	
	R-12	2 x 12 D.F.	
	R-14	14" LVL	
(12/12)	ROOF PITCH		

- INTERIOR BEARING WALL
- BUILT-UP 2 x POST CONTINUOUS DOWN TO FOUNDATION WALL OR GIRDER (MINIMUM POST WIDTH SHALL BE THE BEAM WIDTH PLUS 2 STUDS)
- QUANTITY OF BUILT-UP STUD POST
- BUILT-UP POST ABOVE ON BEAM
- CEILING HEIGHT (ROUGH FRAMING)

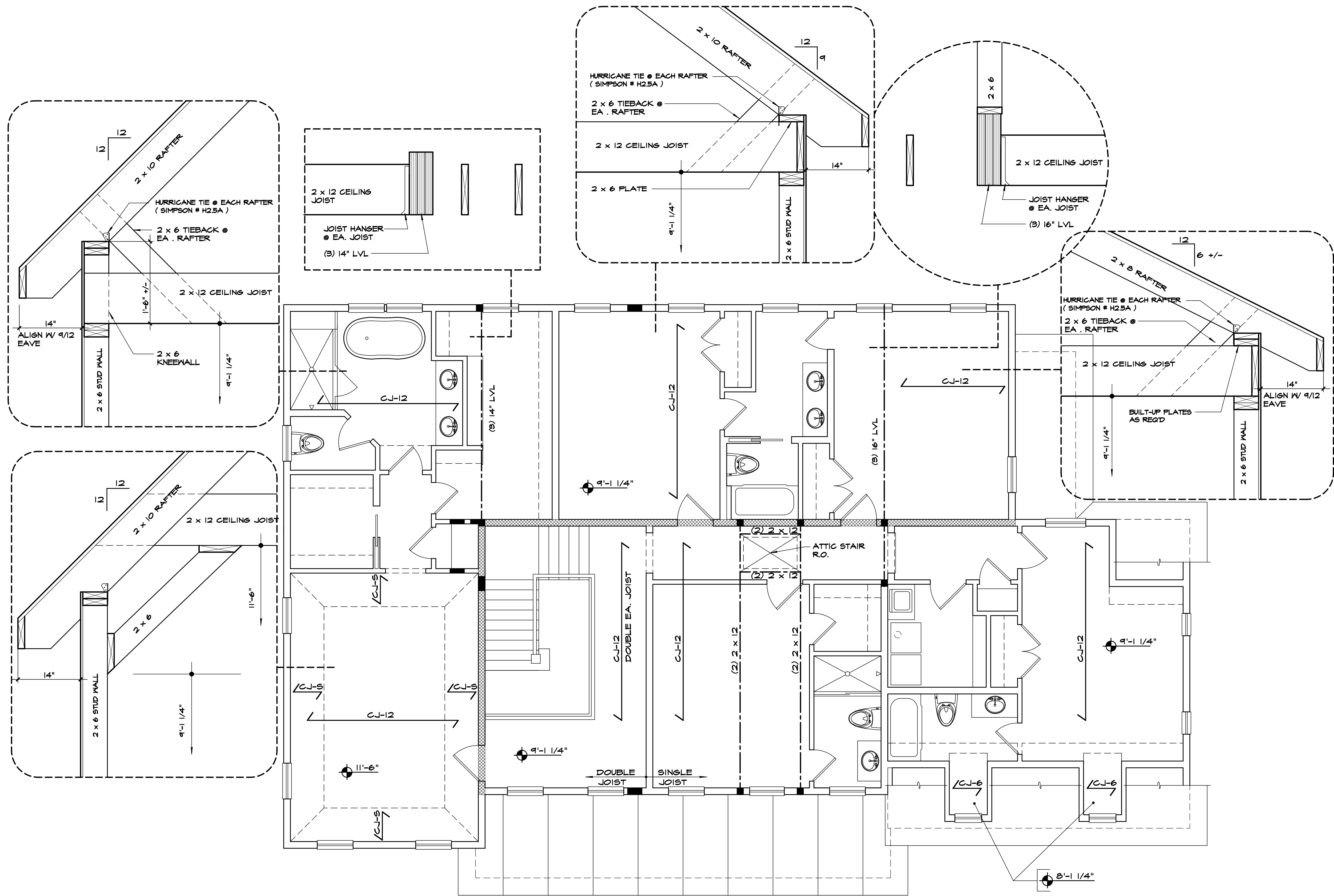
DO NOT SCALE PRINTS

Proposed Residence
23 Shawnee Road, LLC
23 Shawnee Road
Scarsdale N.Y.

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REVISIONS: 04/25/16

ARCHITECT'S SEAL
DWG No. **A10**
FRAMING LAYOUT
23 shawnee rd/216002



CEILING FRAMING LAYOUT
 SCALE: 1/4" = 1'-0" SECOND FLOOR PLAN

- PSL BEAMS (WHERE SHOWN ON PLAN) SHALL NOT BE SUBSTITUTED WITH A BUILT-UP LVL BEAM.
- ALL FRAMING MEMBERS SHOWN ARE FLUSH W/ FLOOR OR ROOF PLANE (CONNECTED WITH METAL HANGERS) UNLESS OTHERWISE NOTED OR DESIGNATED AS A HEADER WHICH THEN THE MEMBER IS SET BELOW THE PLANE.
- SOLID BRIDGING @ MID-SPAN

GENERAL NOTES		
1. ALL MUDSILL PLATES SHALL BE PRESSURE TREATED DOUBLE 2 x 6.		
2. ALL STEEL, INCLUDING BEARING PLATES SHALL BE SHOP PRIMED AND RECEIVE A SECOND COAT IN THE FIELD UPON COMPLETION.		
3. TOP FLANGE OF STEEL GIRDERS TO BE FLUSH WITH TOP OF FOUNDATION WALL, UNLESS NOTED OTHERWISE.		
4. COLUMNS TO BE STANDARD STEEL PIPE.		
5. STEEL SHALL HAVE PRE-DRILLED HOLES FOR 1/2" DIA. BOLTS. TOP FLANGE OF STEEL GIRDERS SHALL HAVE 2 ROWS @ 24" O.C.		
6. PROVIDE SOLID BRIDGING @ MID-POINT OF FLOOR SPANS GREATER THAN 8 ft.		
7. SUBFLOOR SHALL BE GLUED AND NAILED TO FLOOR JOIST W/ CONTECH PL400.		
8. PROVIDE GALVANIZED METAL JOIST HANGERS AT ALL FLUSH CONNECTIONS.		
9. ALL SOLID AND BUILT-UP WOOD POSTS SHALL BE CONTINUOUS (W/ SOLID BLOCKING AS REQUIRED) TO FOUNDATION WALLS, PIERS, OR STEEL GIRDERS.		
10. ALL EXTERIOR METAL ANCHORS, FASTENERS, BOLTS, ETC.....SHALL BE HOT DRIPPED GALVANIZED STEEL.		
11. PROVIDE 2 x FIRESTOPPING AT DROP CEILINGS AND WHERE REQUIRED BY CODE. REVIEW WITH LOCAL BUILDING OFFICIALS.		
12. PROVIDE HURRICANE TIE AT EACH RAFTER; SIMPSON # H2.5A.		
13. STEP ROOF SHEATHING BACK FROM RIDGE AS REQUIRED FOR RIDGE VENTS		
WALL BRACING		
WALL BRACING BE IN ACCORDANCE WITH METHOD 3 (SECTION 602.10.3) AND IN COMPLIANCE AS PER TABLE 602.10.1 OF THE RESIDENTIAL CODE OF NYS.		
SHEATHING		
SUBFLOOR:	3/4" ADVANTECH	
WALL:	1/2" EXTERIOR GRADE PLYWOOD	
ROOF:	5/8" EXTERIOR GRADE PLYWOOD	
LEGEND		
FLOOR JOIST, LVL & PSL SHALL BE MANUFACTURED BY TRUS JOIST WEYERHAEUSER OR APPROVED EQUAL. G.C. SHALL BE RESPONSIBLE TO SUBMIT SPECIFICATIONS FOR SUBSTITUTED MANUFACTURER TO ARCHITECT FOR REVIEW PRIOR TO MATERIAL ORDER.		
L.V.L.	LAMINATED VENEER LUMBER 1.9 E (Fb = 2,600 PSI)	
P.S.L.	PARALLEL STRAND LUMBER 2.0 E (Fb = 2,900 PSI)	
D.F.	DIMENSIONAL FRAMING LUMBER NO. 2 DOUGLAS FIR (Fb = 950 PSI)	
P.T.	PRESSURE TREATED LUMBER NO. 1 S.Y.P. (Fb = 1050 PSI)	
A= 560 SERIES	B= 360 SERIES	C= 230 SERIES
FLOOR JOIST SPACING IS 16" ON - CENTER UNLESS OTHERWISE NOTED ON THE FRAMING LAYOUT		
FJ-5	5 1/2" LVL	
FJ-6	2 x 6 D.F.	
FJ-7	7 1/4" LVL	
FJ-8	2 x 8 D.F.	
FJ-9	9 1/2" TJI	
FJ-9L	9 1/4" or 9 1/2" LVL *	
FJ-10	2 x 10 D.F.	
FJ-11	11 7/8" TJI	
FJ-11L	11 1/4" or 11 7/8" LVL *	
FJ-12	2 x 12 D.F.	
FJ-14	14" TJI	
FJ-16	16" TJI	
* MATCH DEPTH OF EXISTING JOIST, TRIM NEW JOIST AS REQUIRED.		
CEILING JOIST SPACING IS 16" ON - CENTER UNLESS OTHERWISE NOTED ON THE FRAMING LAYOUT		
CJ-6	2 x 6 D.F.	
CJ-7	7 1/4" LVL	
CJ-8	2 x 8 D.F.	
CJ-9	9 1/2" LVL	
CJ-10	2 x 10 D.F.	
CJ-11	11 7/8" LVL	
CJ-12	2 x 12 D.F.	
CJ-5	2 x 6 D.F. SLOPED	
ROOF RAFTER SPACING IS 16" ON-CENTER UNLESS OTHERWISE NOTED ON THE FRAMING LAYOUT		
R-6	2 x 6 D.F.	
R-8	2 x 8 D.F.	
R-9	9 1/2" LVL	
R-10	2 x 10 D.F.	
R-11	11 7/8" LVL	
R-12	2 x 12 D.F.	
R-14	14" LVL	
(12/12)	ROOF PITCH	
<p>INTERIOR BEARING WALL</p> <p>BUILT-UP 2 x POST CONTINUOUS DOWN TO FOUNDATION WALL OR GIRDER (MINIMUM POST WIDTH SHALL BE THE BEAM WIDTH PLUS 2 STUDS)</p> <p>QUANTITY OF BUILT-UP STUD POST</p> <p>BUILT-UP POST ABOVE ON BEAM</p> <p>CEILING HEIGHT (ROUGH FRAMING)</p>		

Proposed Residence
23 Shawnee Road, LLC
 23 Shawnee Road
 Scarsdale N.Y.

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ARCHITECT'S SEAL
 DWG No. **A11**
 FRAMING LAYOUT
 23 shawnee rd/216002

DO NOT SCALE PRINTS

Proposed Residence

23 Shawnee Road, LLC

23 Shawnee Road
Scarsdale N.Y.

GENERAL NOTES

1. ALL MUDSILL PLATES SHALL BE PRESSURE TREATED DOUBLE 2 x 6.
2. ALL STEEL, INCLUDING BEARING PLATES SHALL BE SHOP PRIMED AND RECEIVE A SECOND COAT IN THE FIELD UPON COMPLETION.
3. TOP FLANGE OF STEEL GIRDERS TO BE FLUSH WITH TOP OF FOUNDATION WALL, UNLESS NOTED OTHERWISE.
4. COLUMNS TO BE STANDARD STEEL PIPE.
5. STEEL SHALL HAVE PRE-DRILLED HOLES FOR 1/2-IN. DIA. BOLTS. TOP FLANGE OF STEEL GIRDERS SHALL HAVE 2 ROWS @ 24IN. O.C.
6. PROVIDE SOLID BRIDGING @ MID-POINT OF FLOOR SPANS GREATER THAN 8 ft.
7. SUBFLOOR SHALL BE GLUED AND NAILED TO FLOOR JOIST W/ CONTECH PL400.
8. PROVIDE GALVANIZED METAL JOIST HANGERS AT ALL FLUSH CONNECTIONS.
9. ALL SOLID AND BUILT-UP WOOD POSTS SHALL BE CONTINUOUS (W/ SOLID BLOCKING AS REQUIRED) TO FOUNDATION WALLS, PIERS, OR STEEL GIRDERS.
10. ALL EXTERIOR METAL ANCHORS, FASTENERS, BOLTS, ETC.....SHALL BE HOT DRIPPED GALVANIZED STEEL.
11. PROVIDE 2 x FIRESTOPPING AT DROP CEILINGS AND WHERE REQUIRED BY CODE. REVIEW WITH LOCAL BUILDING OFFICIALS.
12. PROVIDE HURRICANE TIE AT EACH RAFTER; SIMPSON # H2.5A.
13. STEP ROOF SHEATHING BACK FROM RIDGE AS REQUIRED FOR RIDGE VENTS

WALL BRACING

WALL BRACING BE IN ACCORDANCE WITH METHOD 3 (SECTION 602.10.3) AND IN COMPLIANCE AS PER TABLE 602.10.1 OF THE RESIDENTIAL CODE OF NYS.

SHEATHING

SUBFLOOR: 3/4" ADVANTECH
WALL: 1/2" EXTERIOR GRADE PLYWOOD
ROOF: 5/8" EXTERIOR GRADE PLYWOOD

LEGEND

FLOOR JOIST, LVL & PSL SHALL BE MANUFACTURED BY TRUS JOIST WEYERHAEUSER OR APPROVED EQUAL. G.C. SHALL BE RESPONSIBLE TO SUBMIT SPECIFICATIONS FOR SUBSTITUTED MANUFACTURER TO ARCHITECT FOR REVIEW PRIOR TO MATERIAL ORDER.

L.V.L. LAMINATED VENEER LUMBER
1.9 E (Fb = 2,600 PSI)
P.S.L. PARALLEL STRAND LUMBER
2.0 E (Fb = 2,900 PSI)
D.F. DIMENSIONAL FRAMING LUMBER
NO. 2 DOUGLAS FIR (Fb = 950 PSI)
P.T. PRESSURE TREATED LUMBER
NO. 1 S.Y.P. (Fb = 1050 PSI)

	A= 560 SERIES	B= 360 SERIES	C= 230 SERIES	
FLOOR JOIST	FLOOR JOIST SPACING IS 16" ON - CENTER UNLESS OTHERWISE NOTED ON THE FRAMING LAYOUT			
	FJ-5	5 1/2" LVL		
	FJ-6	2 x 6 D.F.		
	FJ-7	7 1/4" LVL		
	FJ-8	2 x 8 D.F.		
	FJ-9	9 1/2" TJI		
	FJ-9L	9 1/4" or 9 1/2" LVL *		
	FJ-10	2 x 10 D.F.		
	FJ-11	11 7/8" TJI		
	FJ-11L	11 1/4" or 11 7/8" LVL *		
	FJ-12	2 x 12 D.F.		
	FJ-14	14" TJI		
	FJ-16	16" TJI		
	* MATCH DEPTH OF EXISTING JOIST, TRIM NEW JOIST AS REQUIRED.			
	CEILING JOIST	CEILING JOIST SPACING IS 16" ON - CENTER UNLESS OTHERWISE NOTED ON THE FRAMING LAYOUT		
		CJ-6	2 x 6 D.F.	
CJ-7		7 1/4" LVL		
CJ-8		2 x 8 D.F.		
CJ-9		9 1/2" LVL		
CJ-10		2 x 10 D.F.		
CJ-11		11 7/8" LVL		
CJ-12		2 x 12 D.F.		
CJ-5	2 x 6 D.F. SLOPED			
ROOF RAFTER	ROOF RAFTER SPACING IS 16" ON-CENTER UNLESS OTHERWISE NOTED ON THE FRAMING LAYOUT			
	R-6	2 x 6 D.F.		
	R-8	2 x 8 D.F.		
	R-9	9 1/2" LVL		
	R-10	2 x 10 D.F.		
	R-11	11 7/8" LVL		
	R-12	2 x 12 D.F.		
	R-14	14" LVL		
(12/12)	ROOF PITCH			

- INTERIOR BEARING WALL
- BUILT-UP 2 x POST CONTINUOUS DOWN TO FOUNDATION WALL OR GIRDER (MINIMUM POST WIDTH SHALL BE THE BEAM WIDTH PLUS 2 STUDS)
- QUANTITY OF BUILT-UP STUD POST
- BUILT-UP POST ABOVE ON BEAM
- CEILING HEIGHT (ROUGH FRAMING)

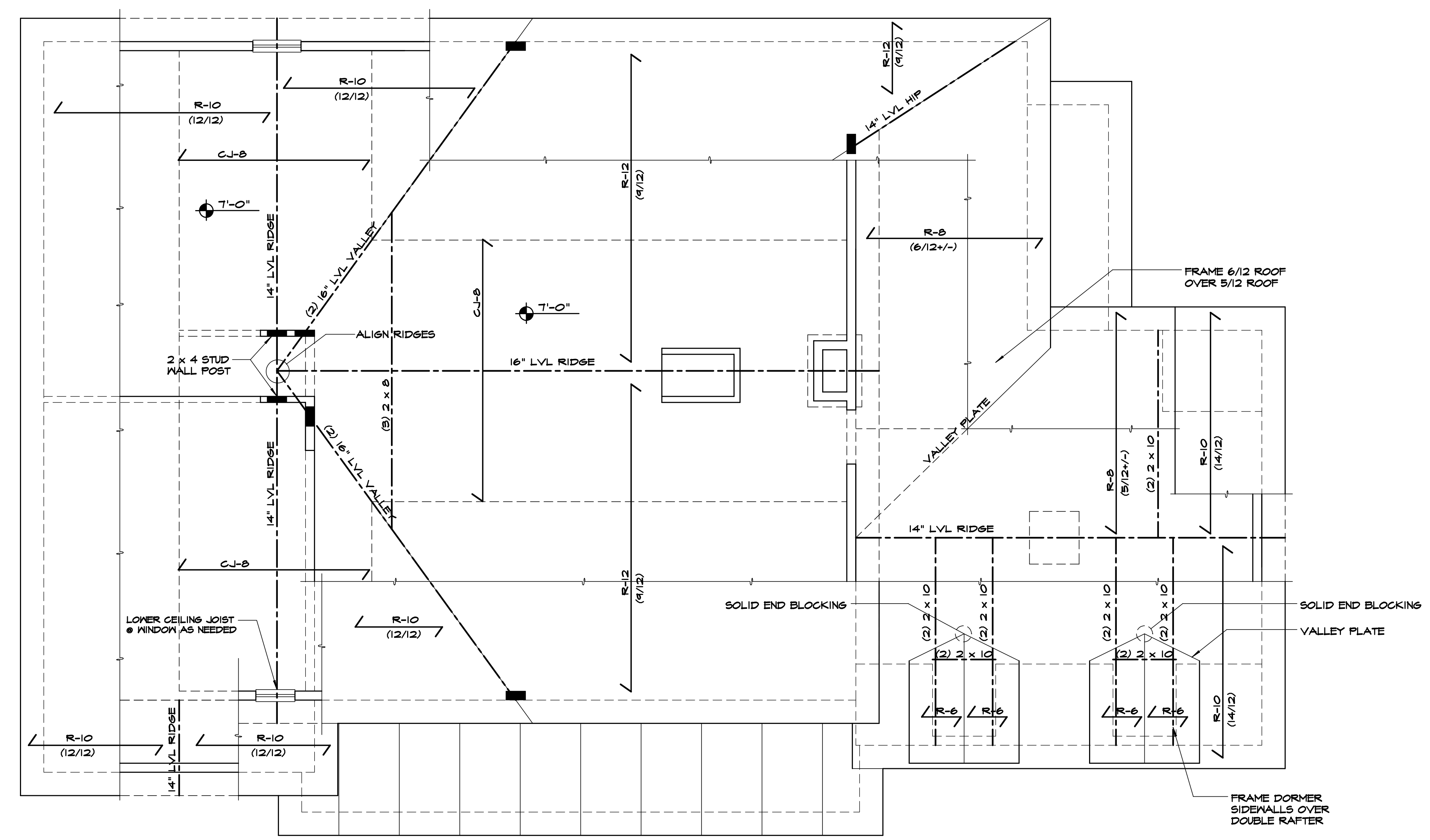
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ARCHITECT'S SEAL
DWG No. **A12**
FRAMING LAYOUT
23 shawnee rd/216002



ROOF FRAMING LAYOUT

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

- PSL BEAMS (WHERE SHOWN ON PLAN) SHALL NOT BE SUBSTITUTED WITH A BUILT-UP LVL BEAM.
- ALL FRAMING MEMBERS SHOWN ARE FLUSH W/ FLOOR OR ROOF PLANE (CONNECTED WITH METAL HANGERS) UNLESS OTHERWISE NOTED OR DESIGNATED AS A HEADER WHICH THEN THE MEMBER IS SET BELOW THE PLANE.
- SOLID BRIDGING @ MID-SPAN

UPLIFT CONNECTION CAPACITY TABLE R802.11	
REQUIRED	526 LBS
PROVIDED	600 LBS
SIMPSON # H 2.5A HURRICANE TIE	

GENERAL NOTES

1. PROVIDE ICESHIELD WATERPROOF MEMBRANE BY DUPONT AT ALL EAVES, VALLEYS AND CRICKETS. COVER ENTIRE LOW-PITCH PORCH ROOFS (4/12 & LESS) WITH WATERPROOF MEMBRANE.
2. ROOFING SHALL BE "TIMBERLINE ULTRA HD" ASPHALT SHINGLES BY GAF. SUBMIT SAMPLES FOR APPROVAL.
3. GUTTERS AND LEADERS SHALL BE BAKED ENAMEL ALUMINUM. GUTTER SHALL BE 6" W. K-STYLE.
4. ALL FLASHING (CONCEALED AND EXPOSED) SHALL BE 16 OZ. COPPER.
5. PROVIDE 16 OZ. COPPER SILL PAN FLASHING, AS PER DETAIL, AT ALL EXTERIOR DOOR OPENINGS.
6. PROVIDE COPPER DRIP EDGE AT ALL EAVES.
7. SIDING SHALL BE PRE-FINISH WHITE CEDAR SHINGLE. SIDING EXPOSURE SHALL BE 5".
8. TRIM SUCH AS FLAT STOCK AND MOULDING SHALL BE CEDAR AND "AZEK" OR EQUAL.
9. RIDGE VENTS SHALL BE SHINGLE VENT BY AIRVENT, INC. OR EQUAL.
10. PROVIDE "AIR & VAPOR BARRIER" WRAP BY "GRACE" AT ALL WINDOW AND DOOR ROUGH OPENINGS AS PER DETAIL.
11. EXTERIOR WALL SHEATHING SHALL BE WRAPPED WITH "HYDROGAP" HOUSEWRAP BY BENJAMIN OBDYKE. ALL SEAMS SHALL BE TAPPED AS PER MANUFACTURER'S SPECIFICATIONS.
12. PROVIDE 1 x COMPOSITE KICK BOARD AT EACH DOOR SILL.
13. PROVIDE COPPER DRIP CAP FLASHING AT ALL FRIEZES, COLUMN CAPS, WINDOW AND DOOR HEAD TRIM.
14. PROVIDE CEDAR J-BLOCKS AT EXTERIOR WALLS FOR MOUNTING OF LANTERNS, HOSE BIBS, ELECTRICAL OUTLETS, ETC. AS PER DETAIL.
15. G.C. SHALL DEVELOP PAINTING AND/OR STAINING SCHEDULE AND SPECIFICATIONS WITH OWNER. SUBMIT PROPOSAL AND SAMPLES AS REQUESTED.

Proposed Residence

23 Shawnee Road, LLC

23 Shawnee Road
Scarsdale N.Y.

FINISH SCHEDULE

BUILDING COMPONENT	NAME	TYPE	COLOR
ROOFING	GAF	TIMBERLINE	CHARCOAL
SIDING	MAIBEC	CEDAR SHINGLE	WHITE
TRIM	CEDAR	FLAT STOCK & MOULDING PROFILES	WHITE
WINDOW	ANDERSEN	400 SERIES	WHITE
SHUTTER	COMPOSITE	FLAT PANEL	BLACK
COLUMN	CUSTOM	CEDAR / "AZEK"	WHITE
ENTRANCE DOOR	CUSTOM	MAHOGANY	BLACK
GARAGE DOOR	CUSTOM	CARRIAGE STYLE	WHITE
MASONRY VENEER	FIELDSTONE	NATURAL STONE	GRAY/BROWN
WOOD DECK	"TIMBER TECH"	COMPOSITE	GRAY

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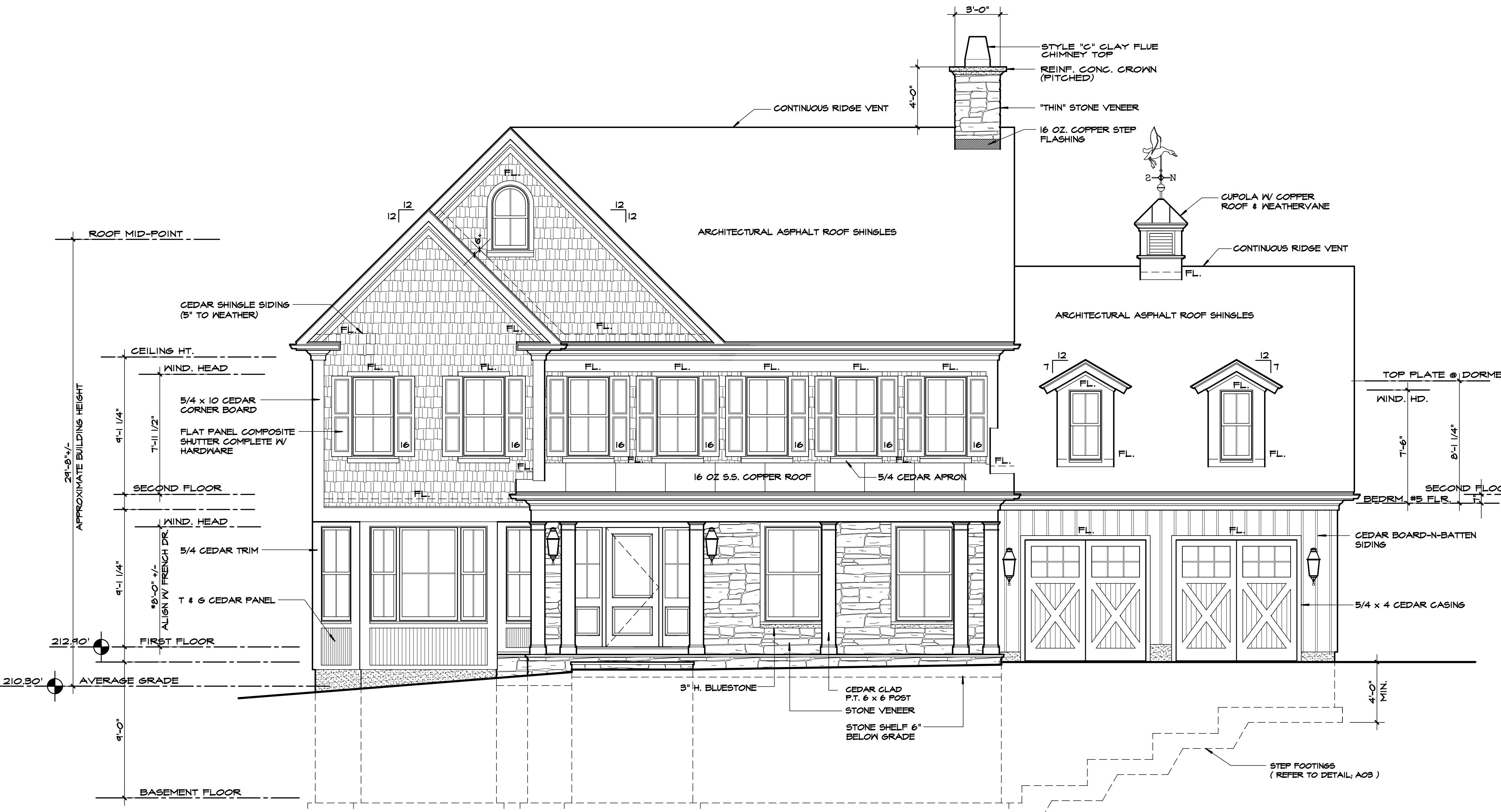
ARCHITECT'S SEAL

DWG No.

A13

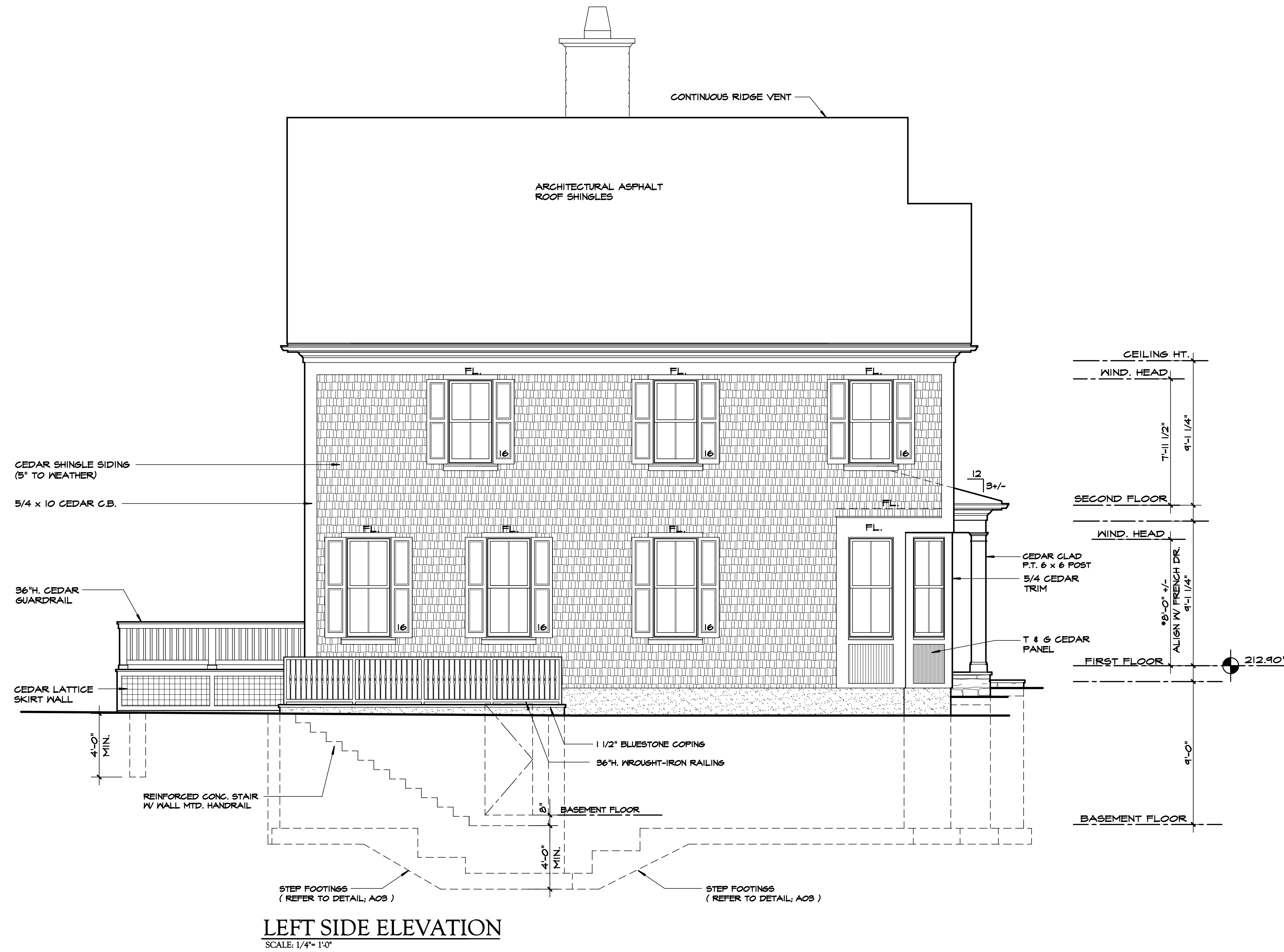
ELEVATION

23 shawnee rd/216002



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

DO NOT SCALE PRINTS



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. PROVIDE ICESHIELD WATERPROOF MEMBRANE BY DUPONT AT ALL EAVES, VALLEYS AND CRICKETS. COVER ENTIRE LOW-PITCH PORCH ROOFS (4/12 & LESS) WITH WATERPROOF MEMBRANE.
2. ROOFING SHALL BE "TIMBERLINE ULTRA HD" ASPHALT SHINGLES BY GAF. SUBMIT SAMPLES FOR APPROVAL.
3. GUTTERS AND LEADERS SHALL BE BAKED ENAMEL ALUMINUM. GUTTER SHALL BE 6" W. K-STYLE.
4. ALL FLASHING (CONCEALED AND EXPOSED) SHALL BE 16 OZ. COPPER.
5. PROVIDE 16 OZ. COPPER SILL PAN FLASHING, AS PER DETAIL, AT ALL EXTERIOR DOOR OPENINGS.
6. PROVIDE COPPER DRIP EDGE AT ALL EAVES.
7. SIDING SHALL BE PRE-FINISH WHITE CEDAR SHINGLE. SIDING EXPOSURE SHALL BE 5".
8. TRIM SUCH AS FLAT STOCK AND MOULDING SHALL BE CEDAR AND "AZEK" OR EQUAL.
9. RIDGE VENTS SHALL BE SHINGLE VENT BY AIRVENT, INC. OR EQUAL.
10. PROVIDE "AIR & VAPOR BARRIER" WRAP BY "GRACE" AT ALL WINDOW AND DOOR ROUGH OPENINGS AS PER DETAIL.
11. EXTERIOR WALL SHEATHING SHALL BE WRAPPED WITH "HYDROGAP" HOUSEWRAP BY BENJAMIN OBDYKE. ALL SEAMS SHALL BE TAPPED AS PER MANUFACTURER'S SPECIFICATIONS.
12. PROVIDE 1 x COMPOSITE KICK BOARD AT EACH DOOR SILL.
13. PROVIDE COPPER DRIP CAP FLASHING AT ALL FRIEZES, COLUMN CAPS, WINDOW AND DOOR HEAD TRIM.
14. PROVIDE CEDAR J-BLOCKS AT EXTERIOR WALLS FOR MOUNTING OF LANTERNS, HOSE BIBS, ELECTRICAL OUTLETS, ETC. AS PER DETAIL.
15. G.C. SHALL DEVELOP PAINTING AND/OR STAINING SCHEDULE AND SPECIFICATIONS WITH OWNER. SUBMIT PROPOSAL AND SAMPLES AS REQUESTED.

Proposed Residence

23 Shawnee Road, LLC

23 Shawnee Road
Scarsdale N.Y.

FINISH SCHEDULE

BUILDING COMPONENT	NAME	TYPE	COLOR
ROOFING	GAF	TIMBERLINE	CHARCOAL
SIDING	MAIBEC	CEDAR SHINGLE	WHITE
TRIM	CEDAR	FLAT STOCK & MOULDING PROFILES	WHITE
WINDOW	ANDERSEN	400 SERIES	WHITE
SHUTTER	COMPOSITE	FLAT PANEL	BLACK
COLUMN	CUSTOM	CEDAR / "AZEK"	WHITE
ENTRANCE DOOR	CUSTOM	MAHOGANY	BLACK
GARAGE DOOR	CUSTOM	CARRIAGE STYLE	WHITE
MASONRY VENEER	FIELDSTONE	NATURAL STONE	GRAY/BROWN
WOOD DECK	"TIMBER TECH"	COMPOSITE	GRAY

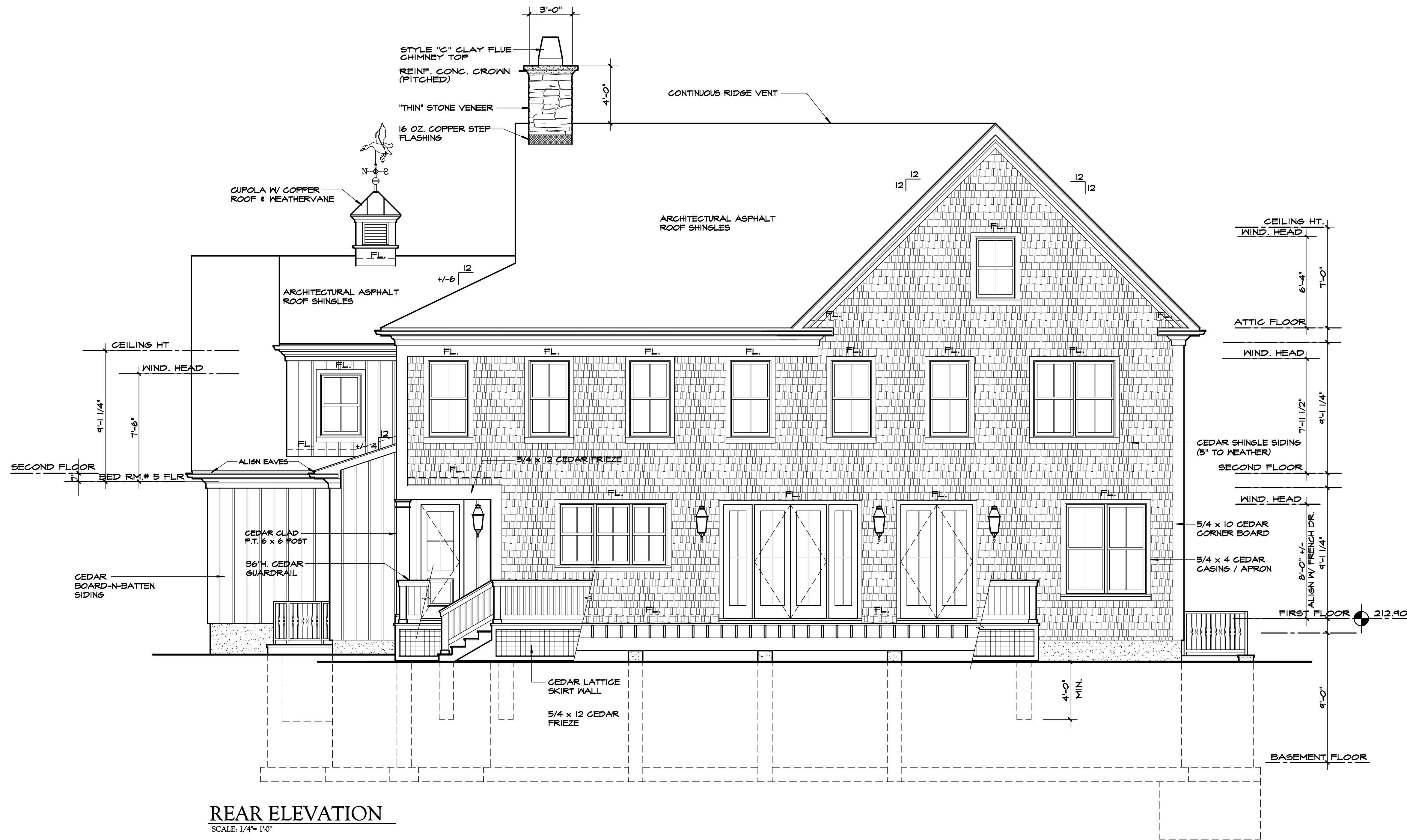
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DATE: 03/15/16

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ARCHITECT'S SEAL
DWG No. **A14**
ELEVATION

DO NOT SCALE PRINTS



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

GENERAL NOTES

1. PROVIDE ICESHIELD WATERPROOF MEMBRANE BY DUPONT AT ALL EAVES, VALLEYS AND CRICKETS. COVER ENTIRE LOW-PITCH PORCH ROOFS (4/12 & LESS) WITH WATERPROOF MEMBRANE.
2. ROOFING SHALL BE "TIMBERLINE ULTRA HD" ASPHALT SHINGLES BY GAF. SUBMIT SAMPLES FOR APPROVAL.
3. GUTTERS AND LEADERS SHALL BE BAKED ENAMEL ALUMINUM. GUTTER SHALL BE 6" W. K-STYLE.
4. ALL FLASHING (CONCEALED AND EXPOSED) SHALL BE 16 OZ. COPPER.
5. PROVIDE 16 OZ. COPPER SILL PAN FLASHING, AS PER DETAIL, AT ALL EXTERIOR DOOR OPENINGS.
6. PROVIDE COPPER DRIP EDGE AT ALL EAVES.
7. SIDING SHALL BE PRE-FINISH WHITE CEDAR SHINGLE. SIDING EXPOSURE SHALL BE 5".
8. TRIM SUCH AS FLAT STOCK AND MOULDING SHALL BE CEDAR AND "AZEK" OR EQUAL.
9. RIDGE VENTS SHALL BE SHINGLE VENT BY AIRVENT, INC. OR EQUAL.
10. PROVIDE "AIR & VAPOR BARRIER" WRAP BY "GRACE" AT ALL WINDOW AND DOOR ROUGH OPENINGS AS PER DETAIL.
11. EXTERIOR WALL SHEATHING SHALL BE WRAPPED WITH "HYDROGAP" HOUSEWRAP BY BENJAMIN OBDYKE. ALL SEAMS SHALL BE TAPPED AS PER MANUFACTURER'S SPECIFICATIONS.
12. PROVIDE 1 x COMPOSITE KICK BOARD AT EACH DOOR SILL.
13. PROVIDE COPPER DRIP CAP FLASHING AT ALL FRIEZES, COLUMN CAPS, WINDOW AND DOOR HEAD TRIM.
14. PROVIDE CEDAR J-BLOCKS AT EXTERIOR WALLS FOR MOUNTING OF LANTERNS, HOSE BIBS, ELECTRICAL OUTLETS, ETC. AS PER DETAIL.
15. G.C. SHALL DEVELOP PAINTING AND/OR STAINING SCHEDULE AND SPECIFICATIONS WITH OWNER. SUBMIT PROPOSAL AND SAMPLES AS REQUESTED.

Proposed Residence

23 Shawnee Road, LLC

23 Shawnee Road
Scarsdale N.Y.

FINISH SCHEDULE

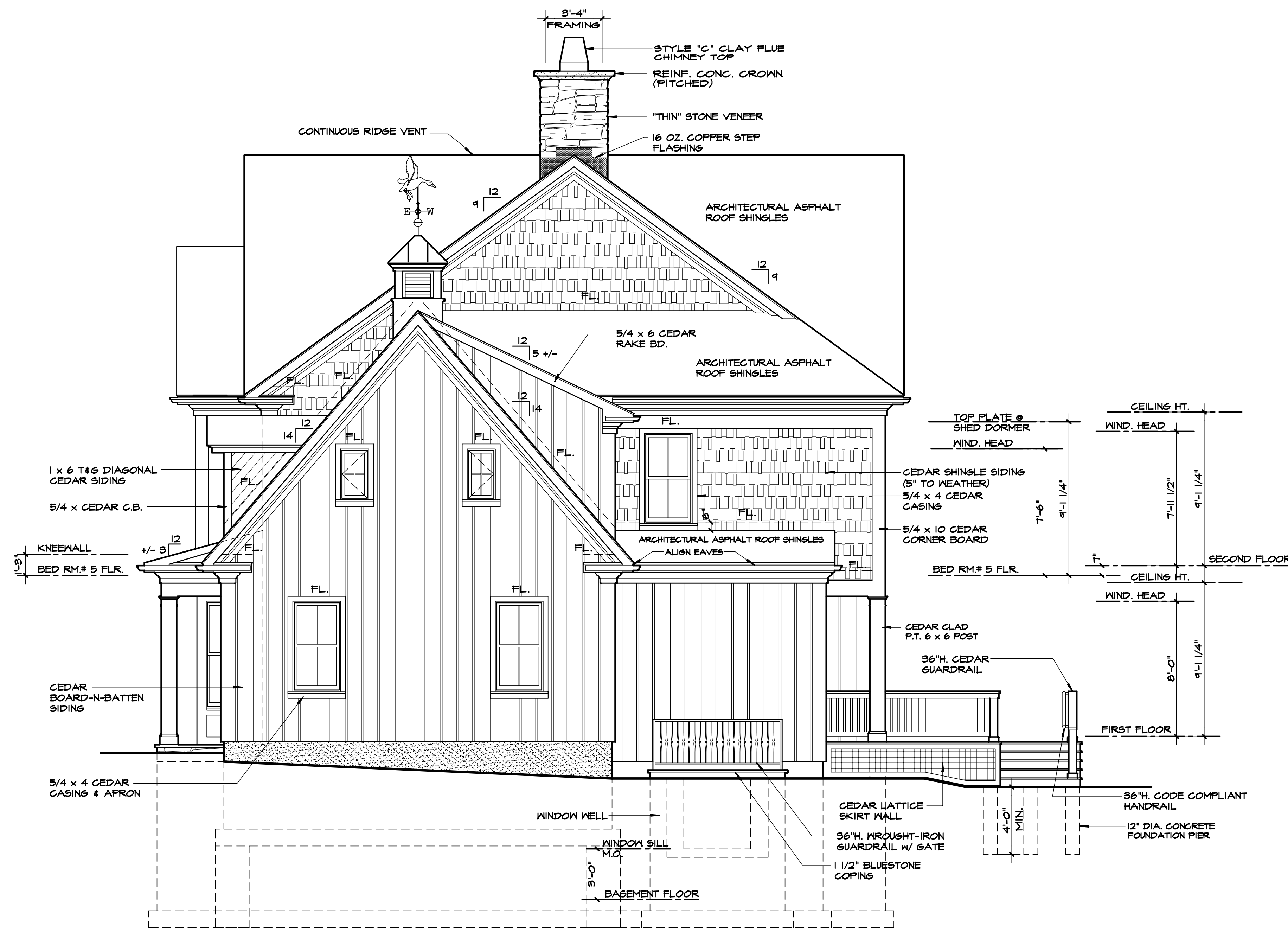
BUILDING COMPONENT	NAME	TYPE	COLOR
ROOFING	GAF	TIMBERLINE	CHARCOAL
SIDING	MAIBEC	CEDAR SHINGLE	WHITE
TRIM	CEDAR	FLAT STOCK & MOULDING PROFILES	WHITE
WINDOW	ANDERSEN	400 SERIES	WHITE
SHUTTER	COMPOSITE	FLAT PANEL	BLACK
COLUMN	CUSTOM	CEDAR / "AZEK"	WHITE
ENTRANCE DOOR	CUSTOM	MAHOGANY	BLACK
GARAGE DOOR	CUSTOM	CARRIAGE STYLE	WHITE
MASONRY VENEER	FIELDSTONE	NATURAL STONE	GRAY/BROWN
WOOD DECK	"TIMBER TECH"	COMPOSITE	GRAY

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DATE: 03/15/16
REVISIONS: 04/25/16

ARCHITECT'S SEAL
DWG No. **A15**
ELEVATION
23 shawnee rd/216002

DO NOT SCALE PRINTS



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. PROVIDE ICESHIELD WATERPROOF MEMBRANE BY DUPONT AT ALL EAVES, VALLEYS AND CRICKETS. COVER ENTIRE LOW-PITCH PORCH ROOFS (4/12 & LESS) WITH WATERPROOF MEMBRANE.
2. ROOFING SHALL BE "TIMBERLINE ULTRA HD" ASPHALT SHINGLES BY GAF. SUBMIT SAMPLES FOR APPROVAL.
3. GUTTERS AND LEADERS SHALL BE BAKED ENAMEL ALUMINUM. GUTTER SHALL BE 6" W. K-STYLE.
4. ALL FLASHING (CONCEALED AND EXPOSED) SHALL BE 16 OZ. COPPER.
5. PROVIDE 16 OZ. COPPER SILL PAN FLASHING, AS PER DETAIL, AT ALL EXTERIOR DOOR OPENINGS.
6. PROVIDE COPPER DRIP EDGE AT ALL EAVES.
7. SIDING SHALL BE PRE-FINISH WHITE CEDAR SHINGLE. SIDING EXPOSURE SHALL BE 5".
8. TRIM SUCH AS FLAT STOCK AND MOULDING SHALL BE CEDAR AND "AZEK" OR EQUAL.
9. RIDGE VENTS SHALL BE SHINGLE VENT BY AIRVENT, INC. OR EQUAL.
10. PROVIDE "AIR & VAPOR BARRIER" WRAP BY "GRACE" AT ALL WINDOW AND DOOR ROUGH OPENINGS AS PER DETAIL.
11. EXTERIOR WALL SHEATHING SHALL BE WRAPPED WITH "HYDROGAP" HOUSEWRAP BY BENJAMIN OBDYKE. ALL SEAMS SHALL BE TAPPED AS PER MANUFACTURER'S SPECIFICATIONS.
12. PROVIDE 1 x COMPOSITE KICK BOARD AT EACH DOOR SILL.
13. PROVIDE COPPER DRIP CAP FLASHING AT ALL FRIEZES, COLUMN CAPS, WINDOW AND DOOR HEAD TRIM.
14. PROVIDE CEDAR J-BLOCKS AT EXTERIOR WALLS FOR MOUNTING OF LANTERNS, HOSE BIBS, ELECTRICAL OUTLETS, ETC. AS PER DETAIL.
15. G.C. SHALL DEVELOP PAINTING AND/OR STAINING SCHEDULE AND SPECIFICATIONS WITH OWNER. SUBMIT PROPOSAL AND SAMPLES AS REQUESTED.

Proposed Residence

23 Shawnee Road, LLC

23 Shawnee Road
Scarsdale N.Y.

FINISH SCHEDULE

BUILDING COMPONENT	NAME	TYPE	COLOR
ROOFING	GAF	TIMBERLINE	CHARCOAL
SIDING	MAIBEC	CEDAR SHINGLE	WHITE
TRIM	CEDAR	FLAT STOCK & MOULDING PROFILES	WHITE
WINDOW	ANDERSEN	400 SERIES	WHITE
SHUTTER	COMPOSITE	FLAT PANEL	BLACK
COLUMN	CUSTOM	CEDAR / "AZEK"	WHITE
ENTRANCE DOOR	CUSTOM	MAHOGANY	BLACK
GARAGE DOOR	CUSTOM	CARRIAGE STYLE	WHITE
MASONRY VENEER	FIELDSTONE	NATURAL STONE	GRAY/BROWN
WOOD DECK	"TIMBER TECH"	COMPOSITE	GRAY

ARCH 101
WESTCHESTER • NEW YORK

DATE: 03/15/16
REVISIONS: 04/25/16

ARCHITECT'S SEAL
DWG No. **A16**
ELEVATION
23 shawnee rd/216002

DO NOT SCALE PRINTS

WINDOW & EXTERIOR DOOR SCHEDULE

NOTES

Proposed Residence

EGRESS	CLEAR OPENING (SQ. FEET)	MIN. OPENING (INCHES)	MANUFACTURER UNIT NUMBER	GLASS		EXTERIOR CASING							NOTES			
				TEMPERED	LEADED	2" BMC	3 1/2" BMC	3 1/2" FLAT	5 1/2" FLAT	CUSTOM ARCH HEAD	CUSTOM ENTRANCE TRIM	NONE (FIELD APPLIED)		MATCH EXISTING (VERIFY IN FIELD)		
			A	42"x 96" x 2 1/4" RAISED PANEL MAHOGANY (STAIN GRADE) ENTRANCE DOOR AND (2) 24" w. SIDELIGHTS	●			●								
			B	TW 2862	●											
			C	DHP 31062	●											
			D	TW 2862 - 2	●											
			E	FWH 5080	●											
			F	FWH 2180 S	●											
			G	TW 2442 - 3	●											
			H	32" x 96" x 1 3/4" RAISED PANEL ENTRANCE DOOR	●											
5.86	29/26	3/4"	J	TW 2852												
			K	9'-0" x 8' - 0" CUSTOM "CARRIAGE STYLE" GARAGE DOOR	●											
			L	TW 3862	●											
			M	TW 2852	●											
			N	TW 2852 - 2	●											
			O	CN 13												
			P	TW 2046												
			R	TW 2046	●											
			S	WS 2442												
			T	TW 28310												
			U	36" x 96" x 1 3/4" COMPOSITE ENTRANCE DOOR												
8.18	21/26	1/2"	V	244 GW 4050												

1. Refer to the floor plans for location of windows and doors.
2. Windows and French doors shall be ANDERSEN WINDOWS 400 SERIES. Window manufacturer shall provide complete shop drawings for review and approval.
3. Window & door glazing shall be insulated glass with 1 1/8" full divided lites (FDL). Insulated glass shall be Northern Low-E glass with Argon gas.
4. Refer to exterior elevations for window & door muntin pattern
5. Windows shall be prepared for "full" stools. Stools shall be field applied.
6. Windows and French doors to be factory primed.
7. Windows to be complete with screens, white sash lock and white jamb hardware.
8. Single stud pocket.
9. Double stud pocket.
10. Glazing for radius and custom windows shall be in sash.
11. Provide heavy duty track and hardware at each garage door, complete with electric opener and key pads. Review key pad locations with Owner.
12. Hardware shall be complete for all doors. Owner shall select hardware and finishes.
13. Each pane of safety glass shall have type of glazing designation laser etched and visible.
14. Garage doors must meet the latest edition of N.Y.S. Energy Code and the minimum required U-factor.
15. Exterior doors shall be selected by the Owner.

23 Shawnee Road, LLC

23 Shawnee Road
Scarsdale N.Y.

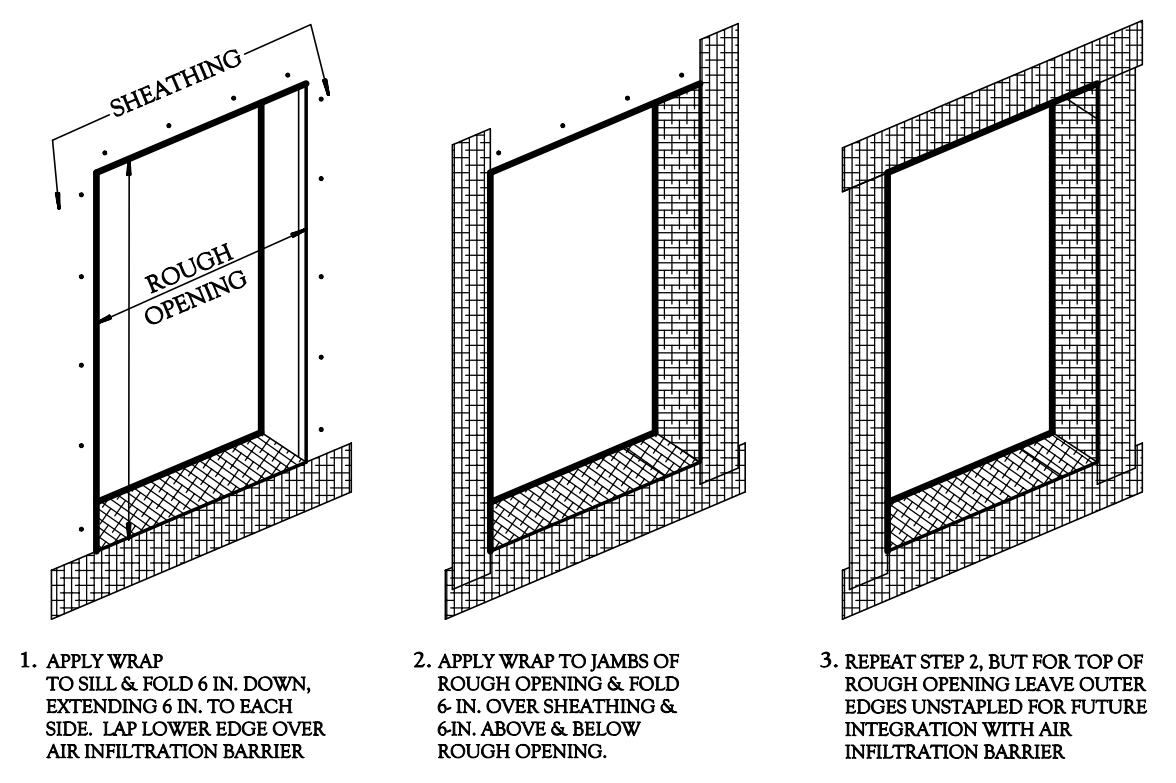
LINTEL SCHEDULE

L	SIZE	MINIMUM BEARING
L-0	REFER TO FRAMING LAYOUT PLAN FOR LINTEL SIZE	
L-E	EXISTING LINTEL (EXPOSE & VERIFY IN FIELD)	
L-1	4" x 4" x 5/16" GALVANIZED STEEL ANGLE	6" (EACH SIDE)
L-2	6" x 4" x 3/8" GALVANIZED STEEL ANGLE	6" (EACH SIDE)
L-3	7" x 4" x 3/8" GALVANIZED STEEL ANGLE	8" (EACH SIDE)
L-4	8" x 4" x 1/2" GALVANIZED STEEL ANGLE	8" (EACH SIDE)
NOTES	1. STEEL SHALL CONFORM TO ASTM SPECIFICATIONS A-36 FOR STRUCTURAL STEEL 2. STEEL ANGLE LINTEL SHALL BE HOT DIPPED GALVANIZED STEEL 3. WIDE FLANGE STEEL BEAM LINTEL SHALL RECEIVE (2) COATS OF RUST INHIBITOR (1 SHOP COAT & 1 FIELD COAT)	

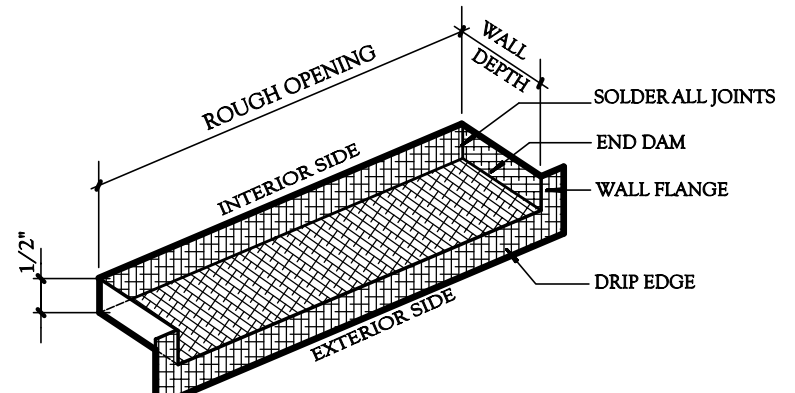
HEADER SCHEDULE

H	SIZE			
H-0	REFER FRAMING LAYOUT FOR HEADER SIZE			
H-E	EXISTING HEADER (EXPOSE & VERIFY IN FIELD AS REQUIRED)			
H305	(3) 5 1/2" L.V.L.	H205	(2) 5 1/2" L.V.L.	H109 5 1/4" x 9 1/2" P.S.L.
H306	(3) 2 x 6 D.F.L.	H206	(2) 2 x 6 D.F.L.	H111 5 1/4" x 11 7/8" P.S.L.
H307	(3) 7 1/4" L.V.L.	H207	(2) 7 1/4" L.V.L.	H114 5 1/4" x 14" P.S.L.
H308	(3) 2 x 8 D.F.L.	H208	(2) 2 x 8 D.F.L.	H116 5 1/4" x 16" P.S.L.
H309	(3) 9 1/2" L.V.L.	H209	(2) 9 1/2" L.V.L.	H118 5 1/4" x 18" P.S.L.
H310	(3) 2 x 10 D.F.L.	H210	(2) 2 x 10 D.F.L.	
H311	(3) 11 7/8" L.V.L.	H211	(2) 11 7/8" L.V.L.	H009 3 1/2" x 9 1/2" P.S.L.
H312	(3) 2 x 12 D.F.L.	H212	(2) 2 x 12 D.F.L.	H011 3 1/2" x 11 7/8" P.S.L.
H314	(3) 14" L.V.L.	H214	(2) 14" L.V.L.	H014 3 1/2" x 14" P.S.L.
H316	(3) 16" L.V.L.	H216	(2) 16" L.V.L.	H016 3 1/2" x 16" P.S.L.
H318	(3) 18" L.V.L.	H218	(2) 18" L.V.L.	H018 3 1/2" x 18" P.S.L.
D.F.L.	DIMENSIONAL FRAMING LUMBER, NO. 2 DOUGLAS FIR (Fb = 950 psi, min.)			
L.V.L.	LAMINATED VENEER LUMBER 1.9 E (Fb = 2,600 psi)			
P.S.L.	PARALLEL STRAND LUMBER 2.0 E (Fb = 2,900 psi)			

GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT WINDOW SUBSTITUTIONS, IF ANY WHETHER BY MODEL OR MANUFACTURER COMPLY WITH STATE BUILDING CODE FOR EGRESS AS DESIGNATED ABOVE.



A WINDOW & DOOR ROUGH OPENING WRAP DETAIL
SCALE: NONE
NOTE: WRAP SHALL BE "AIR & VAPOR BARRIER WRAP" BY W.R. GRACE



B WINDOW & DOOR SILL PAN DETAIL
SCALE: NONE
NOTE: *SILL PAN SHALL BE 16 OZ. COPPER.
*PAN SHALL BE INSTALLED OVER 15# ROUGH OPENING WRAP.

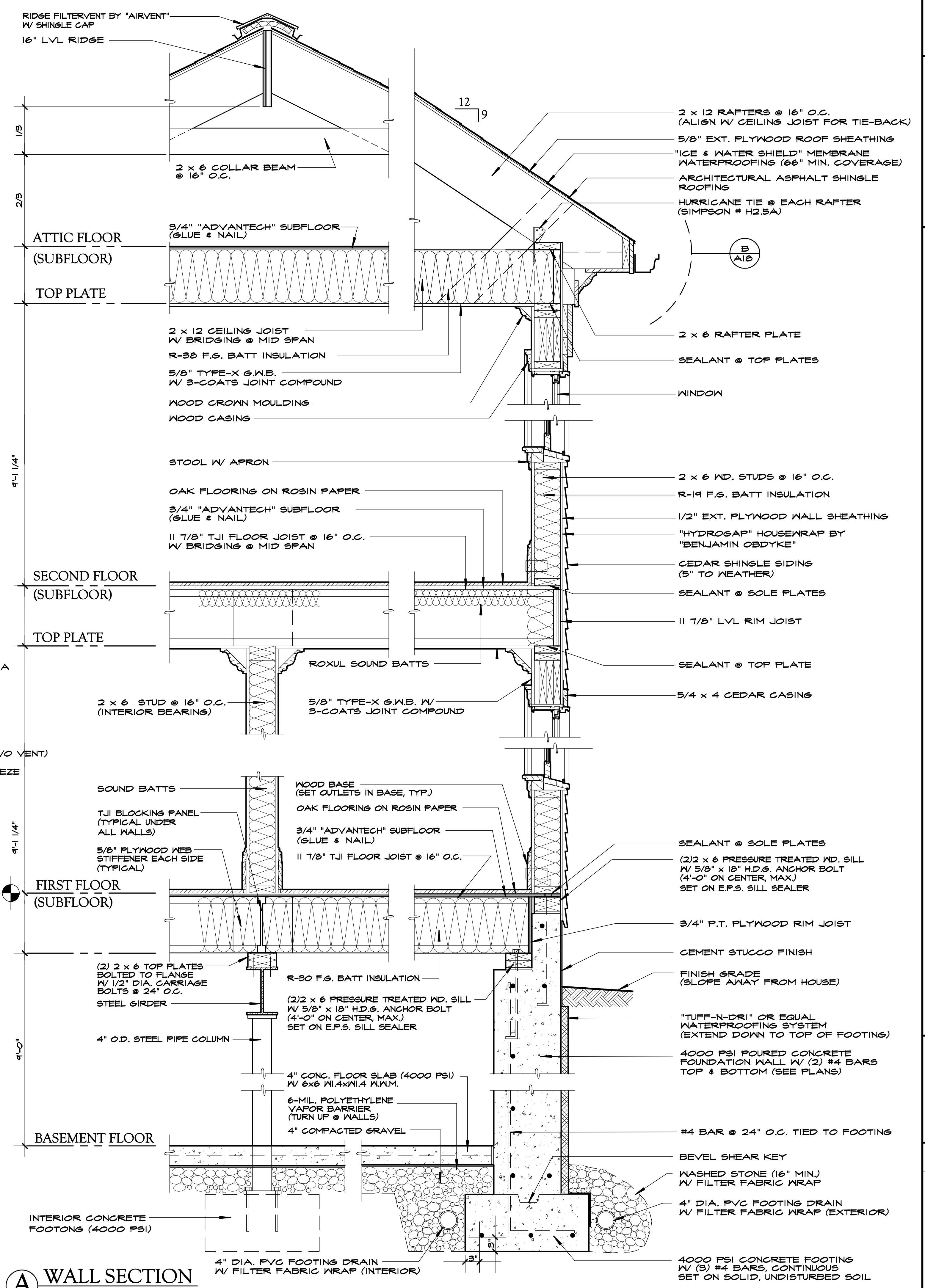
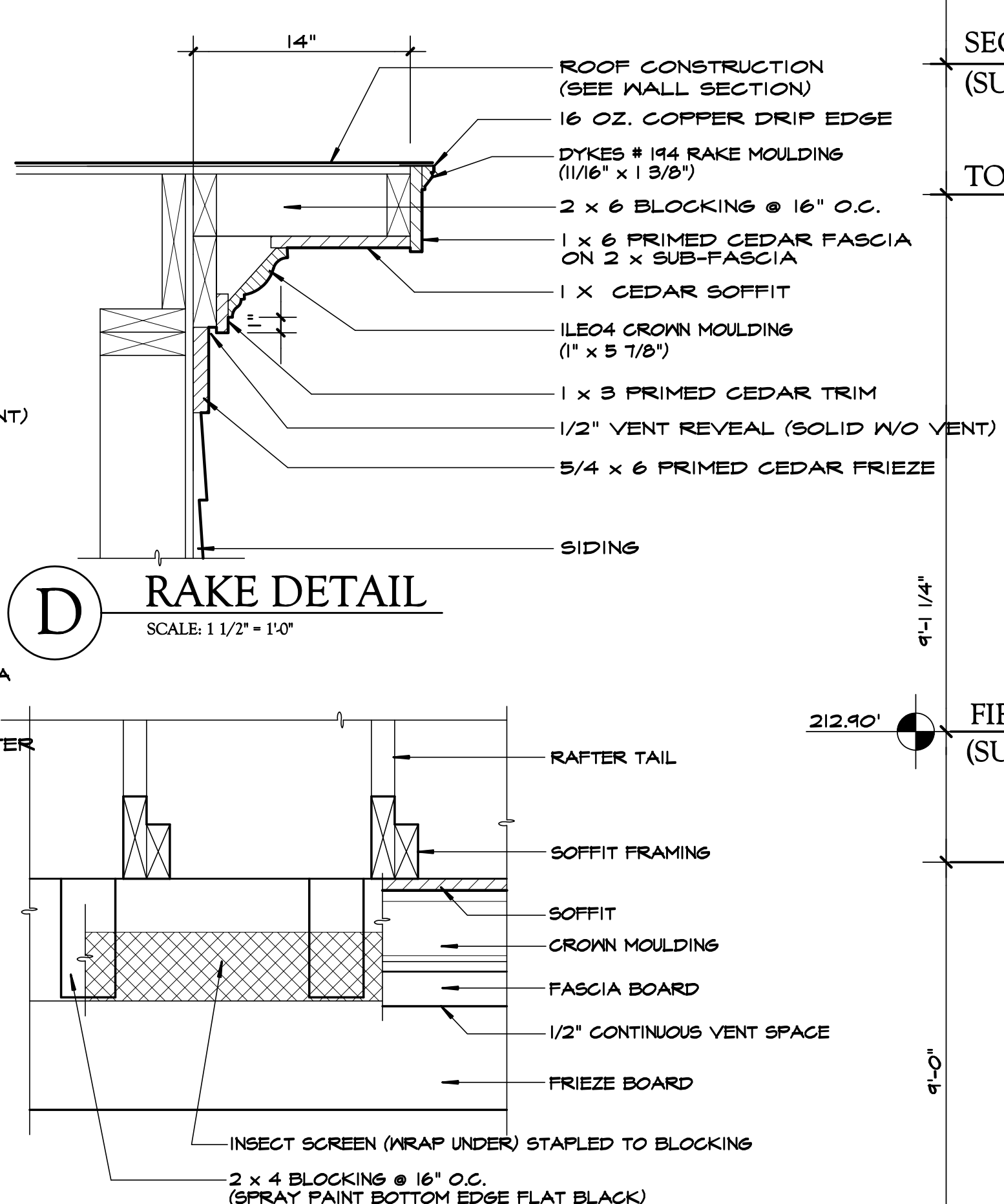
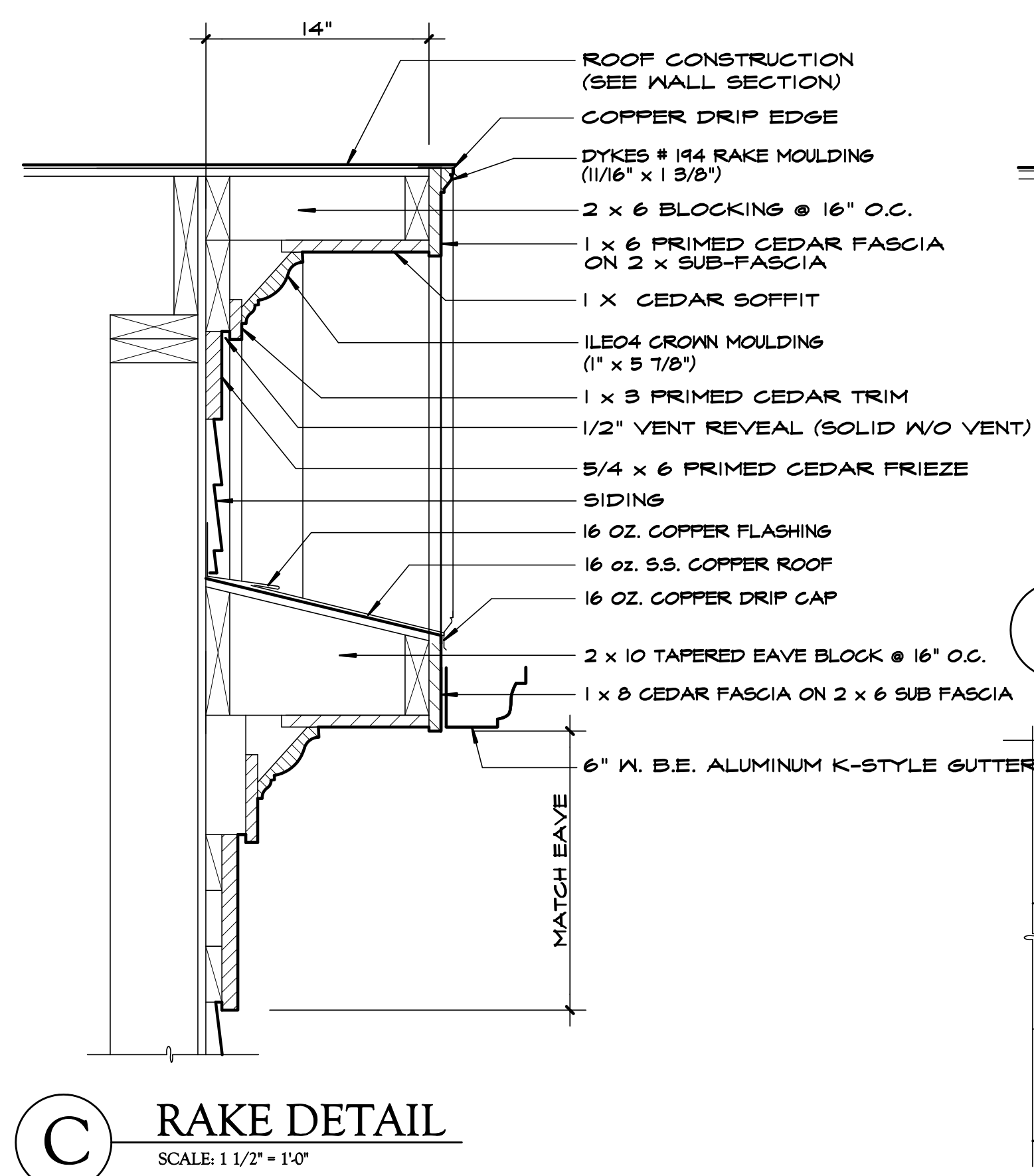
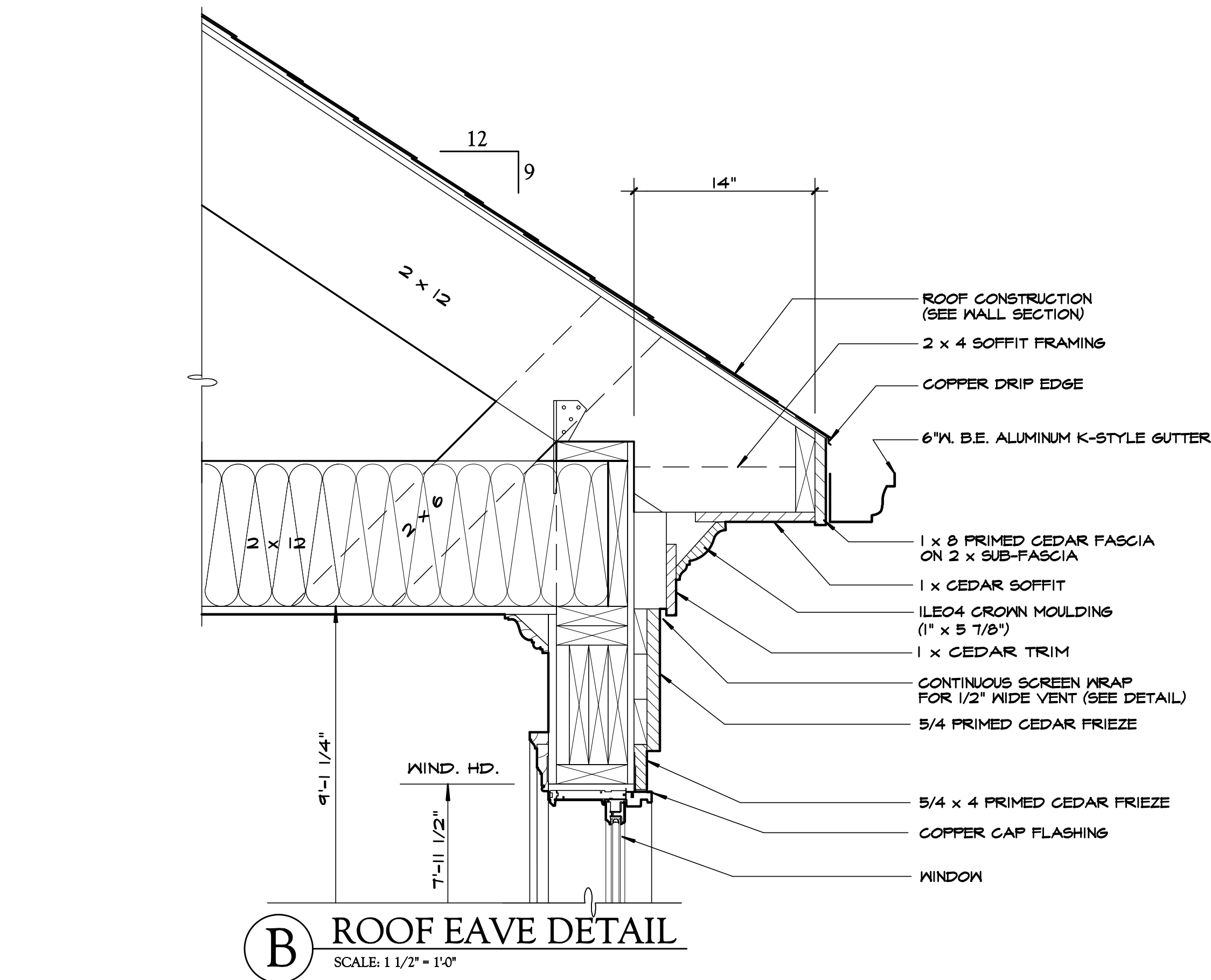
- NOTES**
1. ALL HEADERS (WINDOWS, DOORS, ETC.) WHICH CONSISTS OF 3 OR MORE STRUCTURAL MEMBERS SHALL BE LAG BOLTED TOGETHER PER CODE WITH TIMBER LOK OR EQUAL.
 2. FLUSH L.V.L. HEADERS SHALL BE BOLTED TOGETHER AS PER MANUFACTURER'S SPECIFICATIONS.
 3. DOUBLE JACK STUD @ ROUGH OPENINGS 4 FEET AND GREATER
 4. TRIPLE JACK STUD @ ROUGH OPENINGS 8 FEET AND GREATER
 5. ADD ONE (1) ADDITIONAL JACK STUD AT OPENINGS WITH POINT LOADED HEADERS

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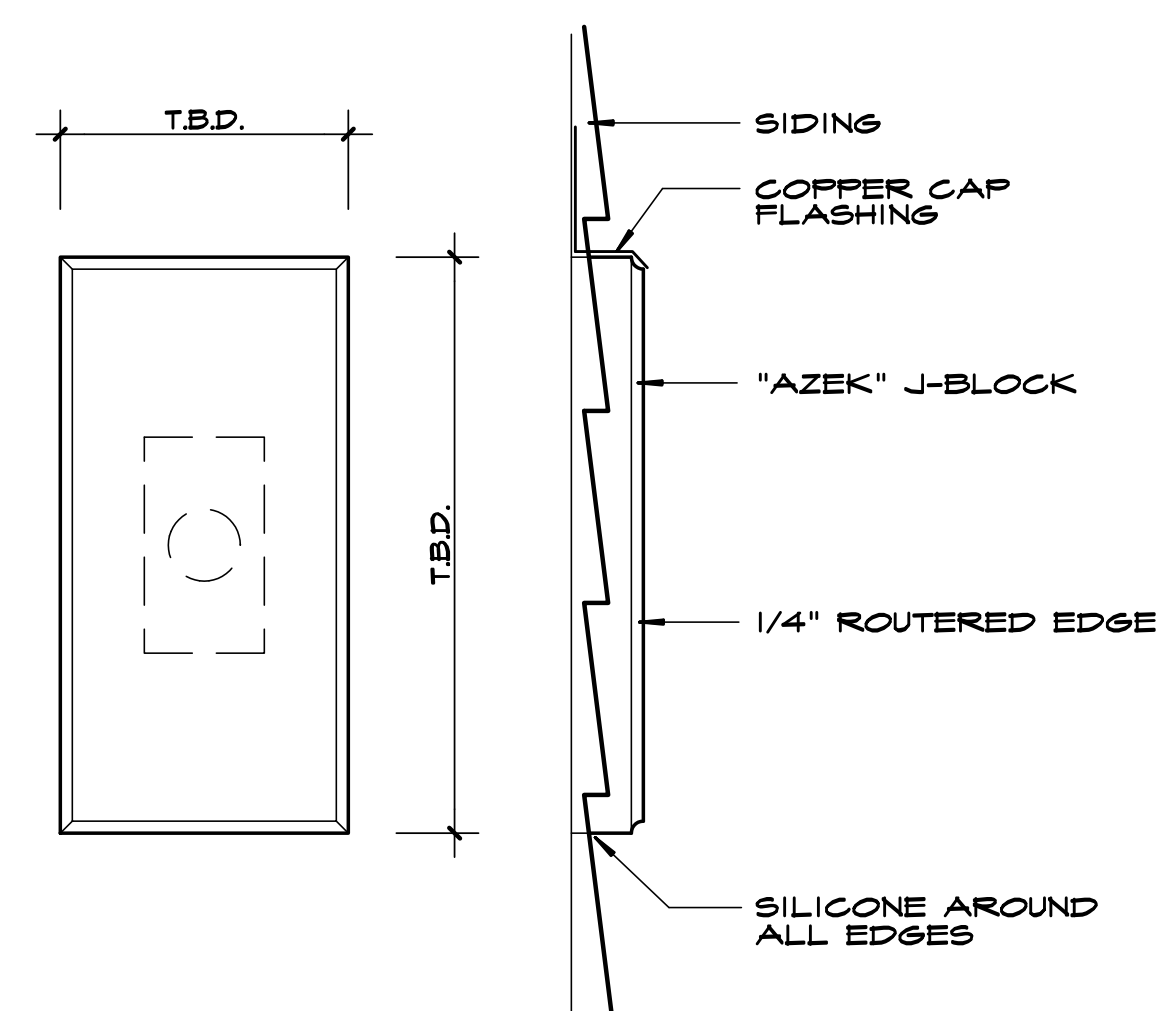
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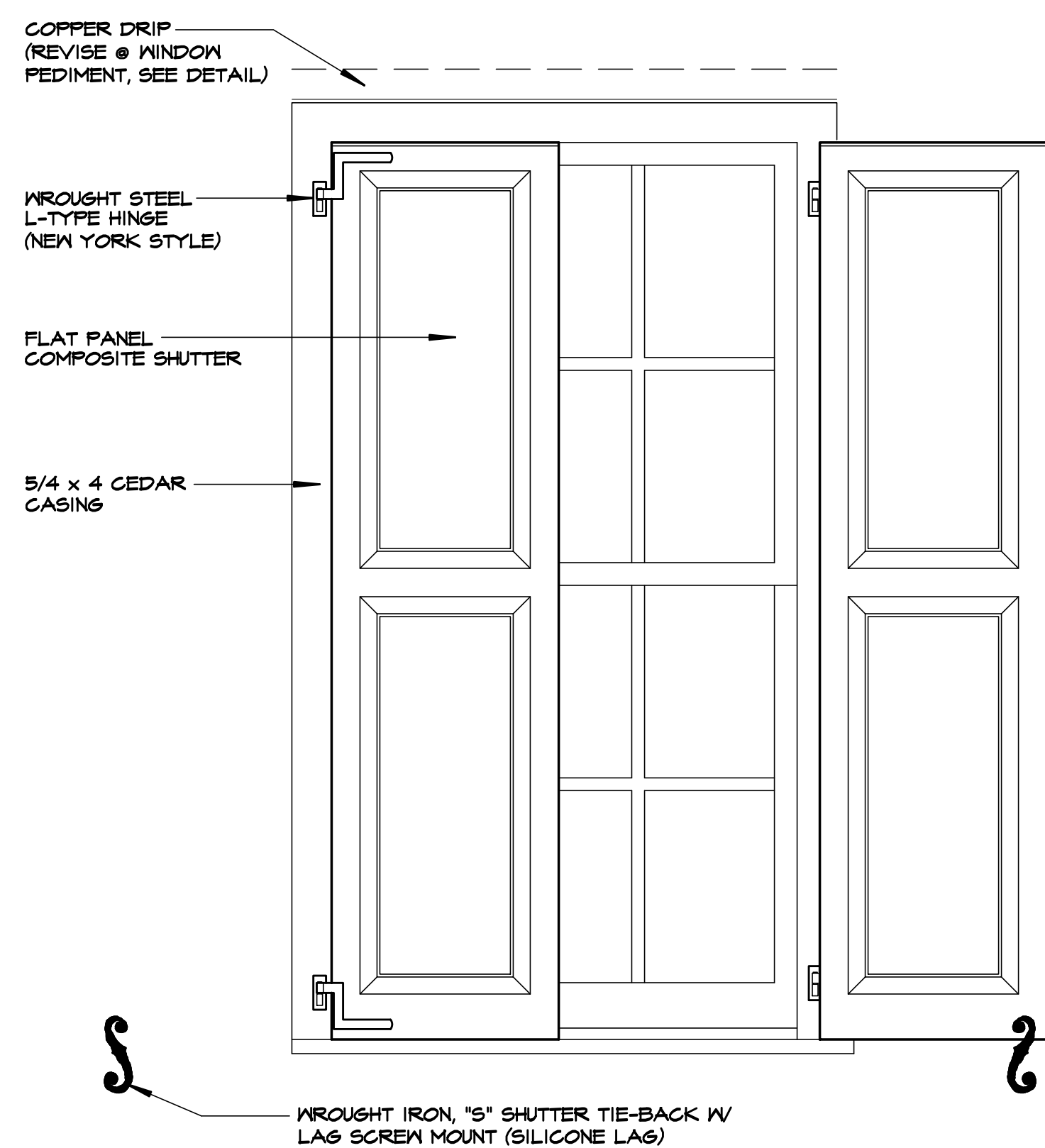
ARCHITECT'S SEAL
DWG No.
A17
WINDOW SCHED.
23 shawnee rd/216002



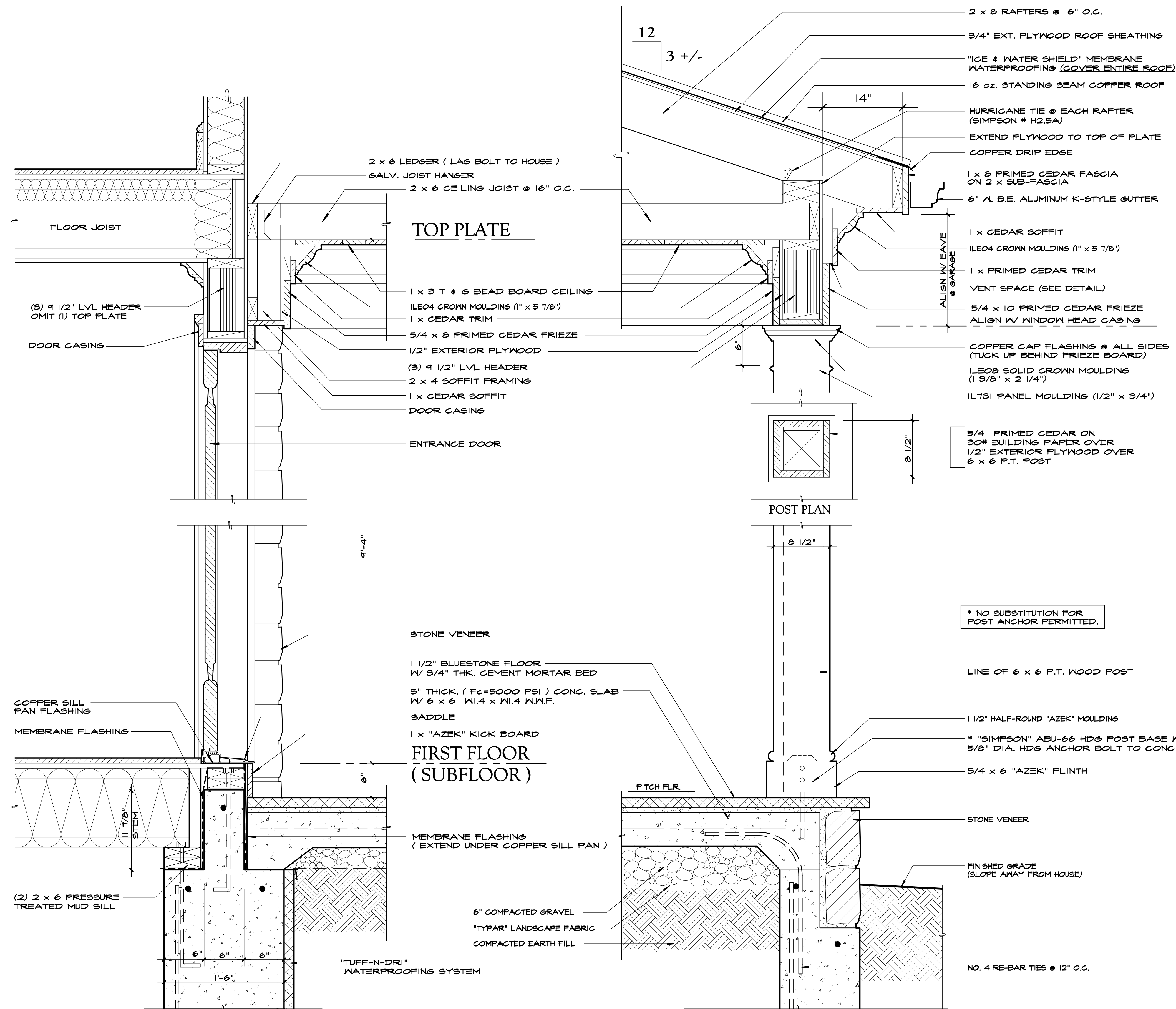
- ALL EXTERIOR SIDING AND TRIM SHALL BE THOROUGHLY PRIMED, AS WELL AS BACK-PRIMED, INCLUDING ALL EDGES.
- ALL T.J.I. & L.V.L. SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THEIR MANUFACTURER'S SPECIFICATIONS. REFER TO THE MANUFACTURER'S SPECIFIER'S GUIDE FOR ADDITIONAL DETAILS AND INSTALLATION PROCEDURES.
- PROVIDE SOLID BRIDGING @ FLOOR SPANS OF 8'-0" AND GREATER
- PROVIDE 4" DIAMETER PERFORATED P.V.C. FOR RADON MITIGATION SYSTEM (DETERMINE NUMBER & LOCATION IN FIELD)
- CAULK AROUND ALL WINDOW AND DOOR OPENINGS.
- PROVIDE 15# ASPHALT FELT AT ALL WINDOW AND DOOR ROUGH OPENINGS AS PER DETAIL ON WINDOW SCHEDULE



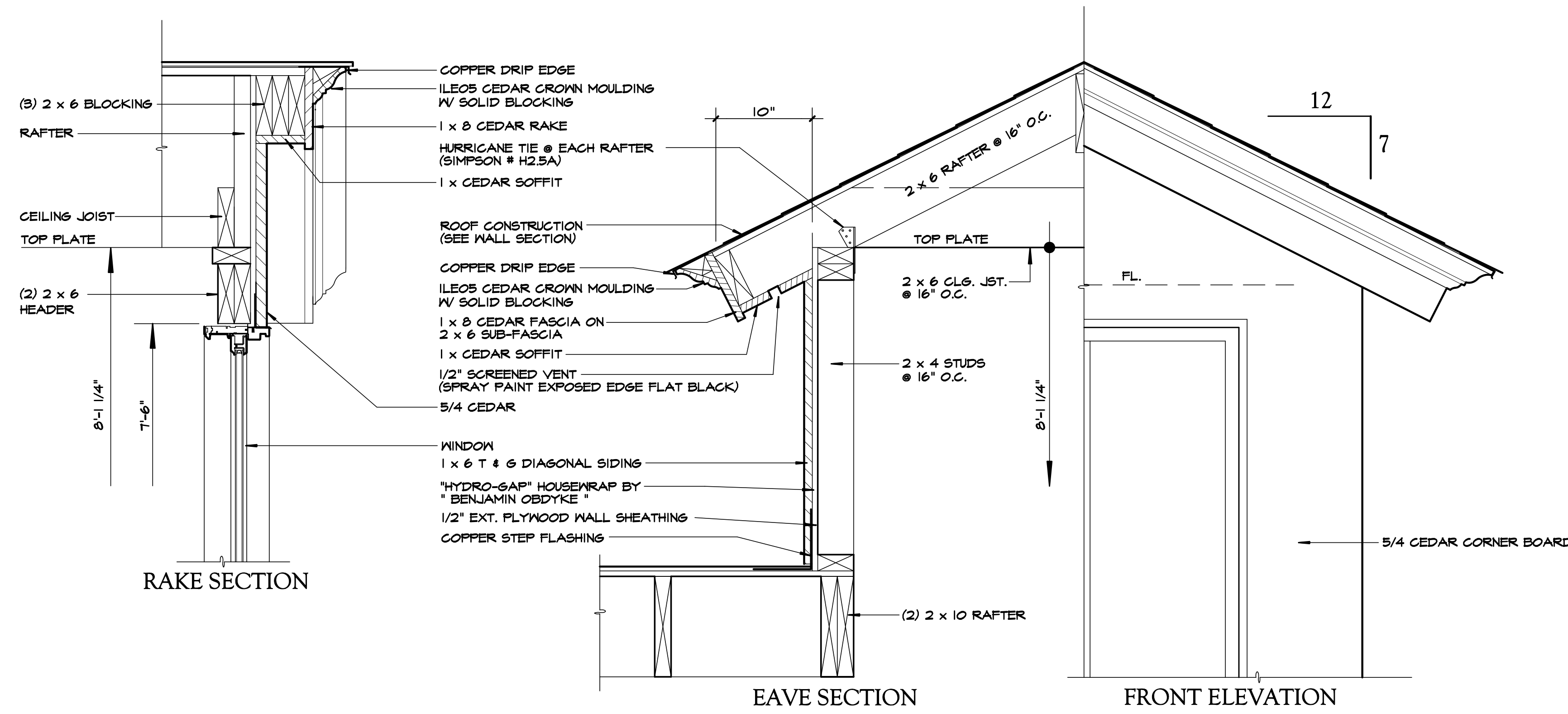
C J-BLOCK DETAIL
SCALE: NONE



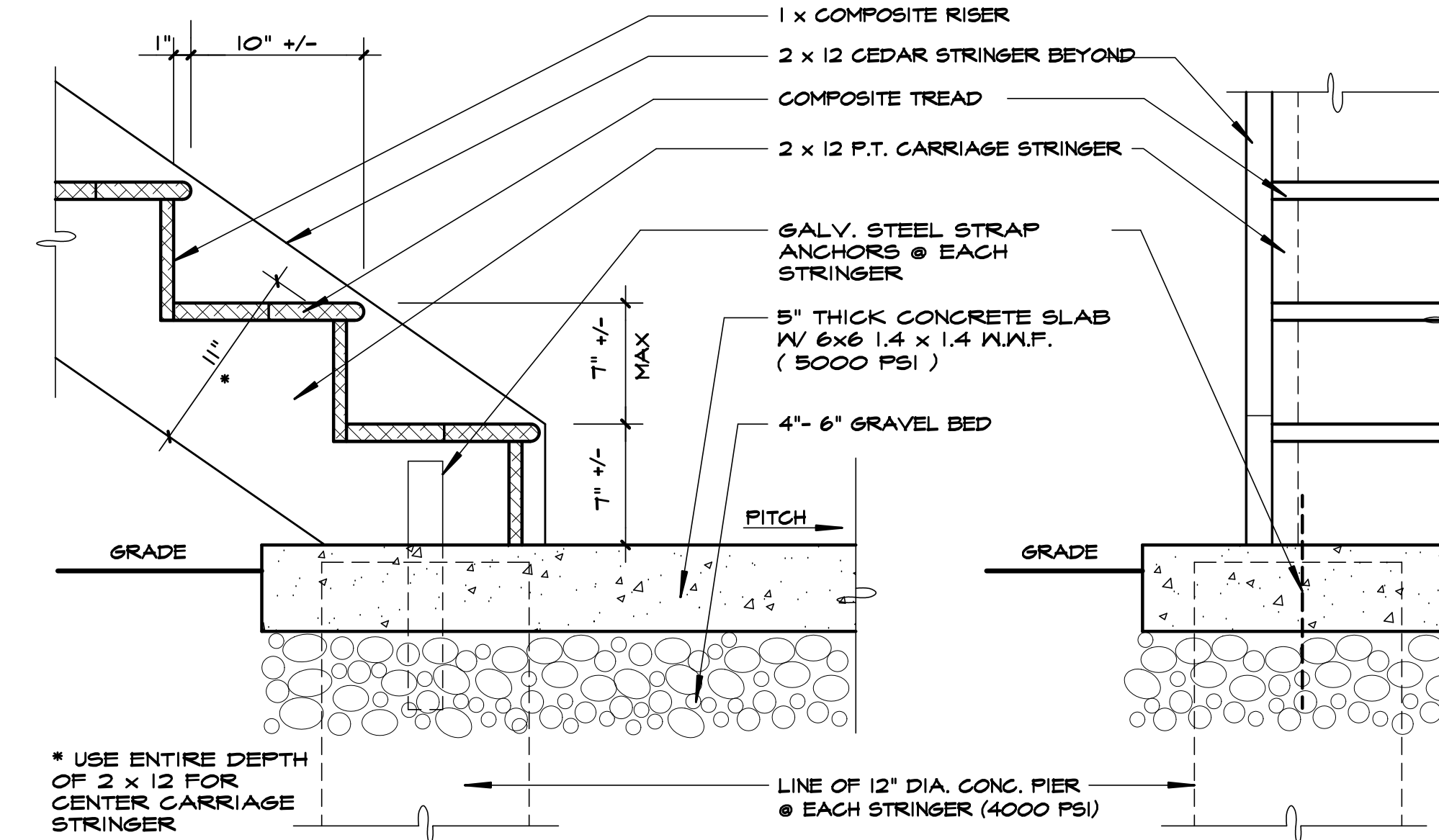
B SHUTTER DETAIL
SCALE: 1" = 1'-0"



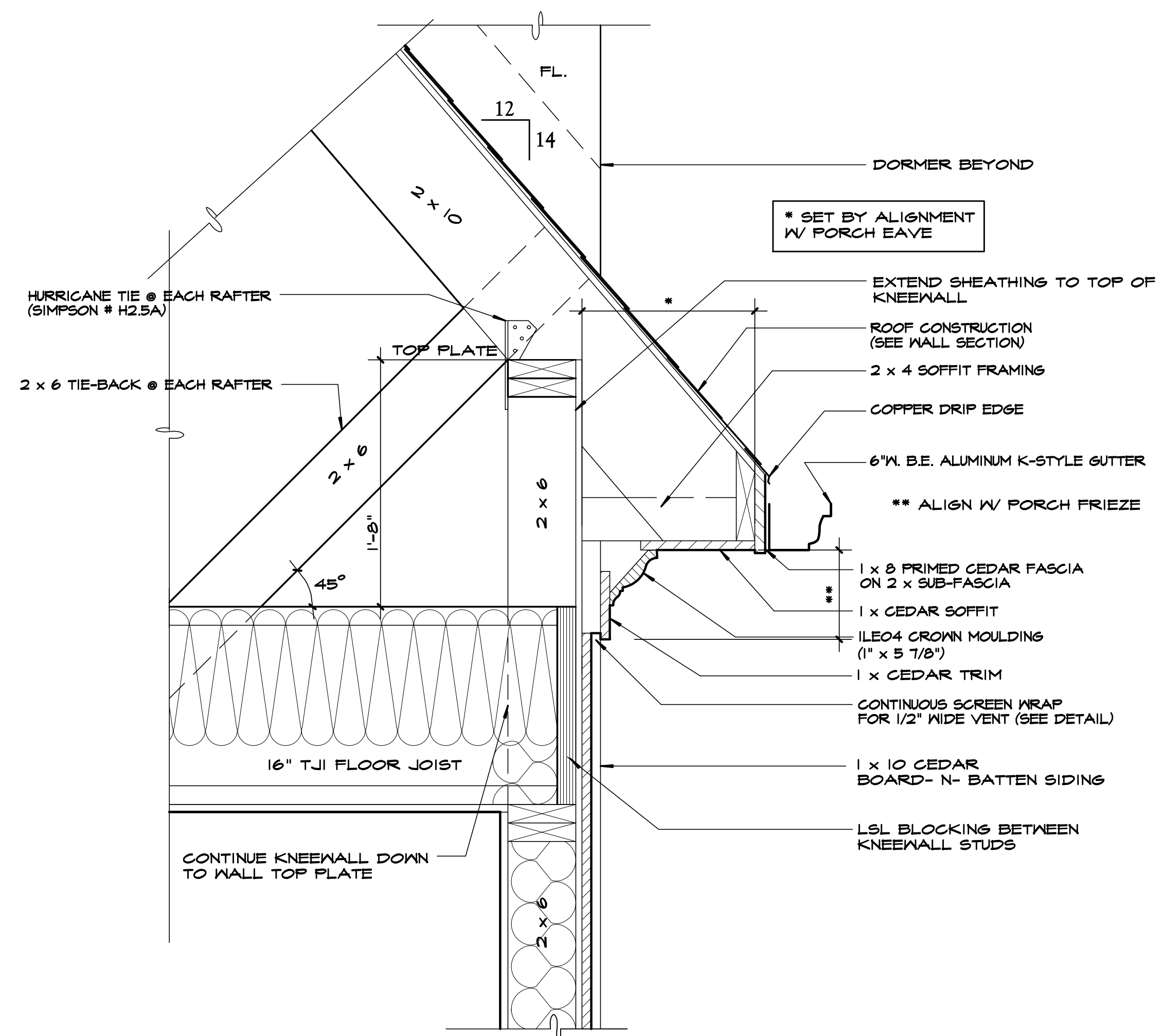
A SECTION THROUGH FRONT PORCH
SCALE: 1 1/2" = 1'-0"



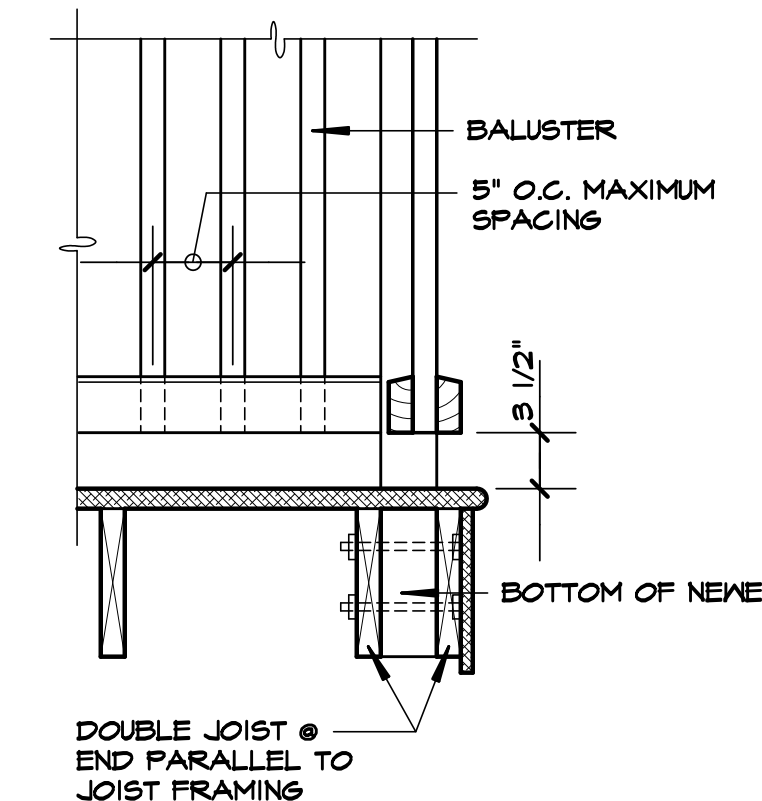
D DORMER SECTIONS / ELEVATION
SCALE: 1 1/2" = 1'-0"



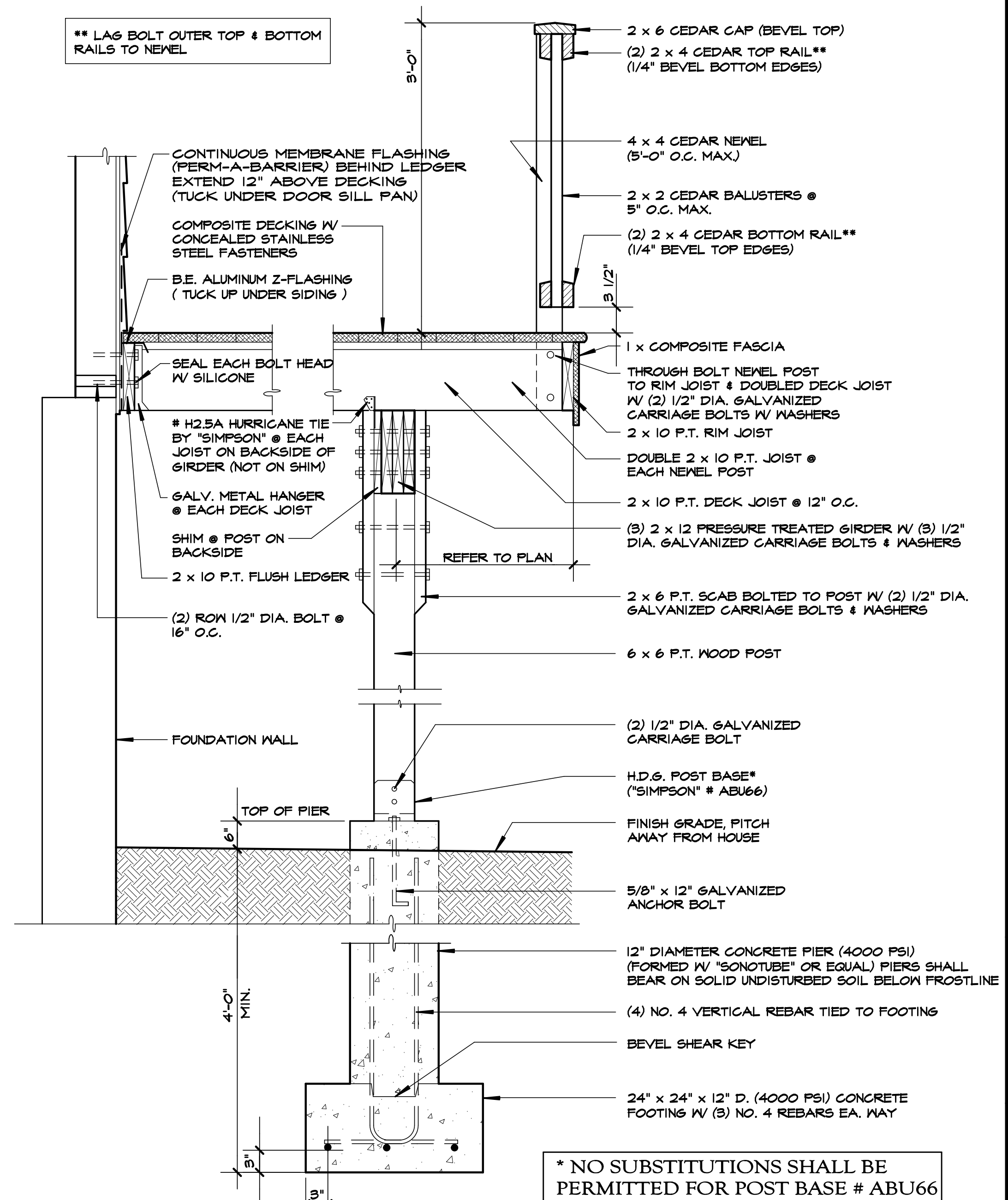
C EXTERIOR STAIR DETAIL
SCALE: 1 1/2" = 1'-0"



E ROOF EAVE DETAIL
SCALE: 1 1/2" = 1'-0"



B NEWEL DETAIL
N.T.S.



A WOOD DECK SECTION

SCALE: 1" = 1'-0"
NOTE: • ALL NAILS (RING SHANK) AND SCREWS SHALL BE STAINLESS STEEL.
• DO NOT NOTCH NEWEL POSTS

* NO SUBSTITUTIONS SHALL BE PERMITTED FOR POST BASE # ABU66

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ARCHITECT'S SEAL

DWG No.

A20

DETAILS

23 shawnee rd/216002