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ABELE RESIDENCE

350 WARD AVENUE, MAMARONECK, NY

GENERAL NOTES & SPECIFICATIONS:

- 1A. CODES: ALL WORK TO BE DONE IN ACCORDANCE WITH THE APPLICABLE CODE, IN THE ABSENCE OF OTHER STANDARDS, THE NYS RESIDENTIAL BUILDING CODE (2020) SHALL GOVERN.
- 1B. DIMENSIONS: COORDINATE ALL DIMENSIONING WITH EXISTING CONDITION MEASUREMENTS AS TAKEN ON SITE AT THE TIME OF DEMOLITION AND/OR CONSTRUCTION, ANY VARIATION 8 GREATER THAN NORMALLY ACCEPTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BEGINNING WORK, DO NOT SCALE DRAWINGS.
- 1C. TRADES: ALL WORK SHALL BE PERFORMED IN THE BEST AND MOST PROFESSIONAL MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES.
- 1D. INSPECTIONS: CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL TRADES AND THE PROCUREMENT AND PAYMENT OF ALL INSPECTION CERTIFICATES, AND SHALL ARRANGE INSPECTIONS. NO WORK SHALL BE CLOSED UNTIL INSPECTED AND APPROVED. ARCHITECT WILL NOT MAKE SITE VISITS AND OBSERVATIONS UNLESS SPECIFICALLY REQUESTED TO DO SO.
- 1E. GUARANTEE: CONTRACTOR TO GUARANTEE THAT ALL MATERIALS AND EQUIPMENT FURNISHED AND INSTALLED BY HIM SHALL FUNCTION AND BE FREE FROM DEFECTS FOR THE PERIOD OF (1) YEAR FROM TIME OF COMPLETION. ALL MATERIALS UNLESS OTHERWISE SPECIFIED SHALL BE FIRST QUALITY AND OF DOMESTIC MANUFACTURE.
- 1F. CONTRACTOR TO COORDINATE REQUIREMENTS OF ALL STRUCTURAL, ARCHITECTURAL, MECHANICAL AND ELECTRICAL WORK.
- 2A. STRUCTURE: SHALL BE AS NOTED ON PLANS.
- 2B. STRUCTURAL CONCERNS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
3. TRIM: ALL NEW TRIM AS SELECTED BY OWNER. BACK PRIME ALL EXPOSED TRIM, PRIME ALL CUTS AND SURFACES EXPOSED TO WEATHERING.
- 4A. METAL ROOFING (IF USED) SHALL BE AS REQUIRED BY BUILDING CODE AND IN CONFORMANCE WITH THE MANUFACTURES INSTRUCTIONS.
- 4B. FLASHING: TO BE ALUMINUM (PRECAUTION: AT NO TIME SHALL ALUMINUM CONE IN CONTACT WITH COPPER)
5. INSULATION: BATT INSULATION SHALL BE INSTALLED IN ALL EXTERIOR LOCATIONS IN SIZES AND THICKNESS SHOWN. CLOSED CELL OR HYBRID SPRAY INSULATION MAY BE SUBSTITUTED. MUST MEET OR EXCEED MIN R-VALUES.
- R-30 KRAFT FACE ----- IN FLOORS

R-22 KRAFT FACE ----- IN WALLS

R-49 KRAFT FACE ----- IN CEILINGS.
6. CAULKING: ALL EXTERIOR JOINTS, PARTICULARLY BETWEEN DISSIMILAR MATERIALS SHALL BE CAULKED WITH A PERMANENT ELASTIC CAULKING COMPOUND CAPABLE OF HOLDING PAINT. COLOR TO MATCH TRIM.
7. VENTS: INSTALL CONTINUOUS WHITE ALUMINUM STRIP VENTS AT EAVES, INSTALL LOUVERED VENT AT GABLE END, COMPLETE WITH INSECT SCREEN.
8. EXTERIOR FINISH SHALL BE AS SPECIFIED ON THE PLANS, COORDINATE WITH OWNER.
9. WINDOWS: ANDERSEN OR APPROVED EQUAL, SIZES SHOWN. PROVIDE OWNER WITH WINDOW ORDERING SCHEDULE FOR APPROVAL.
10. FINISHES: ALL WALLS AND CEILING SHALL BE 1/2" MIN GYPSUM WALL BOARD UNLESS OTHERWISE NOTED. USE MOISTURE-RESISTANT GYPSUM BOARD AT KITCHEN AND BATHROOMS. USE 5/8" "TYPE X" FIRE CODE AT GARAGE WALLS AND CEILING. (SEPARATING HABITABLE SPACE) USE 1/2" FIBERGLASS-REINFORCED CEMENT BOARD (WONDER BOARD) AT SHOWERS, TUB PLATFORMS AND ENCLOSURES. ALL SHEET ROCK TO BE TAPED AND FLOATED (3 COATS MIN) AND SANDED READY FOR FINAL FINISH INCLUDING INTERIOR OF CLOSETS.
11. HVAC: CONTRACTOR MUST CONFIRM LOCATIONS FOR ALL EQUIPMENT BEFORE INSTALLATION, THE FOLLOWING DESIGN CONDITIONS SHALL BE UTILIZED FOR EQUIPMENT SIZING AND SELECTION:

WINTER:	OUTDOORS	0° F (15 MPH WIND)
	INDOORS	72° F
SUMMER	OUTDOORS	98° F (90% RH)
	INDOORS	72° F (40% RH)

PERFORM THE WORK IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL BUILDING CODE/ENERGY CODE & ANY APPLICABLE NYS SUPPLEMENTS.

12. PLUMBING: PROVIDE ALL MATERIAL AND LABOR NECESSARY FOR THE COMPLETE AND PROPER OPERATIONS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: DWV SYSTEMS (INCLUDING SEWERAGE EJECTOR PUMP SYSTEM (IF REQUIRED)), HOT AND COLD WATER SUPPLY SYSTEMS, PLUMBING EQUIPMENT; PLUMBING FIXTURES, PIPE INSULATION, TESTING OF ALL COMPLETED SYSTEMS IN ACCORDANCE WITH APPLICABLE CODES AND BEST PRACTICE, ALL FIXTURES TO CONFORM TO CODE, FURNISH AND INSTALL ALL SANITARY DRAINAGE PIPING AND FITTINGS FOR PROPER OPERATION OF ALL FIXTURES SHOWN ON THE DRAWINGS IN ACCORDANCE WITH APPLICABLE CODES.
13. ELECTRICAL: CONTRACTOR SHALL PROVIDE AND INSTALL ALL ELECTRICAL WORK SHOWN ON DRAWINGS AND SPECIFIED, ALL WORK SHALL CONFORM TO ALL CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL TRADES AND THE PROCUREMENT OF ALL INSPECTION CERTIFICATES FOR THE COMPLETE ELECTRICAL INSTALLATION AND SHALL ARRANGE REQUIRED INSPECTIONS, NO WORK SHALL BE CLOSED UNTIL INSPECTED AND APPROVED.

- A. PROVIDE SMOKE DETECTING AND CARBON MONOXIDE ALARM DEVICES REQUIRED BY CODE, SINGLE STATION TYPE, PHOTO ELECTRIC AND SHALL BE DIRECTLY CONNECTED TO A HARD WIRE.
- B. PROVIDE AND INSTALL ALL ELECTRICAL FIXTURES AND EQUIPMENT AS SHOWN ON DRAWINGS AND ANY ADDITIONAL FIXTURES PROVIDED BY OWNERS. DECORATIVE AND SURFACE MOUNTED FIXTURES FBO-IBC. C. ALL EXPOSED ELECTRICAL EQUIPMENT SHALL BE MANUFACTURED BY LUTRON OR EQUAL. SWITCHES AND OUTLETS COLOR AS SELECTED BY OWNER. D. ALL RECESSED LIGHT FIXTURES TO BE HALO, JUNO, LIGHTOLIER OR APPROVED EQUAL, APPROVED FOR DIRECT CONTACT WITH INSULATION, APPROVED LIGHTING AT CLOSETS AND WET LOCATIONS. E. SWITCHES TO BE SILENT DIMMERS SLIDE TYPE OR APPROVED EQUAL.

14. TELEPHONE: COORDINATE TELEPHONE WIRING WITH TELEPHONE COMPANY, ALL JACKS TO BE "HOME-RUNS" TO INTERFACE, NO DAISY-CHAINS.

STRUCTURAL NOTES:

FOOTINGS:

- ALL FOOTINGS SHALL BEAR ON SOIL HAVING A MINIMUM SAFE BEARING CAPACITY OF 3000 PSI. CONFIRM IN FIELD PRIOR TO PLACING FOOTINGS.
- BOTTOM OF FOOTINGS SHALL BE A MINIMUM 3' - 6" BELOW FINISHED GRADE, UNLESS OTHERWISE NOTED, THIS SHALL NOT BE CONSTRUED AS LIMITING IN ANY WAY THE DEPTH REQUIRED TO REACH GOOD BEARING.
- NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. AFTER FOOTINGS ARE PLACED THEY SHALL BE PROTECTED AGAINST FROST.
- FILL AND BACK FILL MATERIAL SHALL BE FREE OF DELETERIOUS ORGANIC MATTER.
- ALL FOOTING EXCAVATIONS ARE TO BE FINISHED BY HAND.
- PROVIDE GALVANIZED ANCHOR BOLTS @ 4' - 0" O.C. AT ALL FOUNDATION WALLS SET IN POURED CONCRETE OR IN-FILLED CONCRETE BLOCK CORES. (1' - 0" IN FROM ALL CORNERS). (MIN 2 ANCHORS PER PLATE).

CAST-IN-PLACE CONCRETE:

- ALL CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF THE ACI BUILDING CODE.
- ALL CONCRETE, EXCEPT SLABS ON GRADE, SHALL ATTAIN 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. ALL CONCRETE FOR SLABS ON GRADE SHALL ATTAIN 3500 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
- COLD WEATHER CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI-306
- THROUGHOUT CONSTRUCTION THE CONCRETE WORK SHALL BE ADEQUATELY PROTECTED AGAINST DAMAGE DUE TO EXCESSIVE LOADING, CONSTRUCTION EQUIPMENT, MATERIALS OR METHODS, ICE, RAIN, SNOW, EXCESSIVE HEAT AND FREEZING TEMPERATURES.
- EARLY DRYING OUT OF CONCRETE [ESPECIALLY DURING THE FIRST 24 HOURS] SHALL BE CAREFULLY GUARDED AGAINST, ALL SURFACES SHALL BE MOIST CURED OR PROTECTED USING MEMBRANE CURING AGENT APPLIED AS SOON AS FORMS ARE REMOVED, IF MEMBRANE CURING AGENT IS USED, EXERCISE CARE NOT TO DAMAGE COATING.
- BENDING, TACK WELDING, CUTTING OR SUBSTITUTE REINFORCING OTHER THAN AS SHOWN ON THE CONTRACT DRAWING IS PROHIBITED UNLESS SPECIFIC APPROVAL FOR EACH CASE IS GIVEN BY ARCHITECT.
- CONCRETE SHALL BE CONVEYED, PLACED AND FINISHED IN A WORKMANLIKE MANNER.
- ALL SLABS SHALL REST ON 6" COMPACTED GRAVEL MIN WITH 6 MIL POLY VAPOR BARRIER.

REINFORCING:

- ALL REINFORCING BAR DETAILS SHALL CONFORM TO THE LATEST ACI CODE AND DETAILING MANUAL.
- ALL BARS SHALL BE ASTM A-615, GRADE 60
- PROVIDE AND SCHEDULE WITH THE SHOP DRAWINGS ALL NECESSARY ACCESSORIES TO HOLD REINFORCING SECURELY IN POSITION.
- CLEARANCE OF MAIN REINFORCING FORM ADJACENT SURFACES UNLESS SHOWN OTHERWISE SHALL BE:

- A. UNIFORMED SURFACES IN CONTACT WITH GROUND OR EXPOSED TO THE WEATHER: 3"

B. BOTTOM SURFACES OF SLAB ON GRADE: 3"

C. FORMED SURFACES IN CONTACT WITH GROUND OR EXPOSED TO WEATHER:

1. #5 BARS OR SMALLER: 1-1/2"

2. BARS LARGER THAN #5: 2"

D. EXTERIOR WALL SURFACES: 2"

E. IN ALL CASES NOT LESS THAN THE DIAMETER OF THE BAR

- ALL REINFORCEMENT SHALL BE INSPECTED AND APPROVED BEFORE CONCRETE IS POURED.
- WHERE CONTINUOUS BARS ARE CALLED FOR, THEY SHALL BE RUN CONTINUOUSLY AROUND CORNERS AND LAPPED AT NECESSARY SPLICES OR HOOKED AT DISCONTINUOUS ENDS. LAPS SHALL BE 40 BAR DIAMETERS. BAR LAPS MAY BE OFFSET TO AVOID CONTROL OR CONSTRUCTION JOINTS.
- ANCHOR BOLTS, BASE PLATES, BEARING PLATES AND WELD PLATES SHALL BE LOCATED AND BUILT INTO CONNECTING WORK, PRESET BY TEMPLATES OR SIMILAR METHODS.

STRUCTURAL STEEL:

- ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:

A. AISC "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS," LATEST EDITION.

B. THE AMERICAN WELDING SOCIETY (AWS D1.1) "CODE FOR WELDING IN BUILDING CONSTRUCTION," LATEST EDITION.
- ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:

A. WIDE FLANGE BEAMS, COLUMNS, AND STRUCTURAL TEES: ASTM A992 (Fy = 50 ksi)

B. HOLLOW STRUCTURAL SECTIONS: ASTM A500, GRADE B

C. STRUCTURAL PIPE SECTIONS: ASTM A501 OR ASTM A53, GRADE B

D. CHANNELS, ANGLES, & PLATES: ASTM A36 UNLESS OTHERWISE NOTED

E. BOLTED CONNECTIONS OF BEAMS OR GIRDERS ARE TO BE MADE WITH ASTM A325SC BOLTS (3/4" DIAMETER)

F. ANCHOR BOLTS AND THRU-BOLTS: ASTM A307
- STEEL CONNECTIONS SHALL BE STANDARD AISC FRAMED BEAM CONNECTIONS DESIGN FOR END REACTION AS DETERMINED FROM AISC UNIFORM LOAD TABLE, UNLESS OTHERWISE NOTED ON PLAN.

- REINFORCING IS TO BE PROVIDED AT CONNECTIONS WHERE CUTS REDUCE THE SHEAR OR MOMENT CAPACITY BELOW THAT REQUIRED TO SUSTAIN THE REACTION, FLANGES AND WEB ARE TO BE REINFORCED WHERE THE LOCAL CAPACITY TO SUSTAIN CONNECTION LOAD IS INADEQUATE.
- CONNECTION SHALL BE DESIGNED FOR SHEAR AND ECCENTRICITY, CONSIDERING THAT THE CONNECTION IS AN EXTENSION OF THE BEAM AND GIRDERS.
- SHOP PAINT ALL STEEL MEMBERS (UNLESS SPRAY ON FIREPROOFING IS TO BE APPLIED) WITH TNEMEC #99
- SHOP AND ERECTION DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. NO FABRICATION OF STEEL SHALL COMMENCE WITHOUT APPROVED SHOP DRAWINGS.

FRAMING LUMBER:

- JOISTS AND RAFTERS SHALL BE DOUGLAS FIR NO. 2 GRADE OR BETTER (TRUSS JOISTS SHALL BE USED, WHERE NOTED)
- ALL LUMBER MATERIALS SHALL BE NEW, SOUND, DRY MATERIAL FREE FROM DEFECT AND IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED, AND SHALL BE OF THE SIZE INDICATED ON THE DRAWINGS.
- WINDOW ROUGH OPENING HEAD HEIGHT ARE TO BE SET SO THAT FINISHED DOOR AND WINDOW HEAD CASINGS ARE THE SAME HEIGHT, UNLESS OTHERWISE NOTED.
- PROVIDE SOLID CROSS-BRIDGING FOR ALL FLOOR JOISTS AND RAFTERS AT MIDSPAN
- ALL SILL PLATES AND LUMBER SET ON AND IN CONTACT WITH CONCRETE OR MASONRY OR THE GROUND SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE.
- DO NOT CUT, DRILL, REMOVE OR DAMAGE IN ANY WAY STRUCTURAL MEMBER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT
- ALL WALLS RUNNING PARALLEL WITH FLOOR JOISTS BELOW SHALL RECEIVE THE ADDITIONAL SUPPORT OF DOUBLE FLOOR JOISTS (JOISTS AT PLUMBING WALLS MAY BE SEPARATED WITH BLOCKING BETWEEN @ 4' - 0" OC) OR ENGINEERED STRUCTURAL CONDITIONS MAY APPLY.
- TRUSSES SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH TP1 1 AND THE BUILDING CODE

GENERAL DEMOLITION NOTES:

- CONTRACTOR TO VERIFY CONDITION / EXTENT OF EXISTING FOUNDATION AND RETAINING WALLS. IF ANY DISCREPANCIES OR CONCERNS ARE ENCOUNTERED, CONTACT ARCHITECT OF RECORD PRIOR TO INSTALLATION OF ANY NEW MATERIALS.
- PATCH AND REPAIR ALL DEMOLITION SCARS IN ALL AREAS EXPOSED BY DEMOLITION. MATCH EXISTING ADJACENT MATERIALS FOR UNIFORM APPEARANCE, TYPICAL.
- ALL MATERIALS SCHEDULED TO BE REMOVED AND NOT REUSED SHALL BE DISPOSED OF OFF SITE AND IN A LEGAL MANNER.
- CONTRACTOR MUST REMOVE EVERYTHING NECESSARY TO ACHIEVE WORK
- TEMPORARILY SUPPORT STRUCTURAL COMPONENTS AS REQUIRED DURING REMOVAL AND REPLACEMENT OF SUPPORT BEAMS OR BEARING WALLS.
- USE CARE IN THE REMOVAL OF EXISTING BUILDING COMPONENTS IN ORDER TO PRESERVE THE INTEGRITY OF THE BUILDING / LANDSCAPE COMPONENTS THAT ARE TO REMAIN.

NOTE: CONDITIONS THAT ARE NOTED "V.I.F." REQUIRE REVIEW AND/OR INSPECTION IN THE FIELD BY THE ARCHITECT OR ENGINEER [OR THEIR DESIGNATEE]. COORDINATION BETWEEN THE CONSTRUCTION PROCESS AND THE ARCHITECT OR ENGINEER SHALL BE THE RESPONSIBILITY OF THE BUILDING CONTRACTOR OR BUILDING OWNER.

NOTE: ANY CONDITIONS DISCOVERED FOLLOWING SELECTIVE DEMOLITION OR OTHER CONSTRUCTION INVESTIGATION THAT DIFFER FROM PRESUMED CONDITIONS SHOWN ON THESE DRAWINGS REQUIRE REVIEW AND/OR INSPECTION IN THE FIELD BY THE ARCHITECT OR ENGINEER [OR THEIR DESIGNATEE]. COORDINATION BETWEEN THE CONSTRUCTION PROCESS AND THE ARCHITECT OR ENGINEER SHALL BE THE RESPONSIBILITY OF THE BUILDING CONTRACTOR OR BUILDING OWNER.

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	INT	INTERIOR
APPROX	APPROXIMATE	MANUF	MANUFACTURE
CMU	CONCRETE MASONRY	MATL	MATERIAL
CONC	CONCRETE	MAX	MAXIMUM
CONSTR	CONSTRUCTION	MIN	MINIMUM
DIA	DIAMETER	MO	MASONRY OPENING
DWG	DRAWING	NOM	NOMINAL
DWV	DRAIN, WASTE & VENT	OC	ON CENTER
ELEV	ELEVATION	PT	PRESSURE TREATED
EQ	EQUAL	RO	ROUGH OPENING
EXST	EXISTING	SF	SQUARE FOOT
EXT	EXTERIOR	SQ	SQUARE
FDN	FOUNDATION	STL	STEEL
FL	FLOOR	THK	THICK
GWB	GYPSUM WALL BOARD	T&G	TONGUE & GROOVE
HT	HEIGHT	TYP	TYPICAL
HVAC	HEATING, VENTING &	VIF	VERIFY IN FIELD
AIR	CONDITIONING	WWM	WELDED WIRE MESH
INSUL	INSULATION		

INDEX OF DRAWINGS

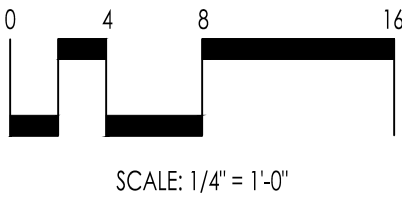
ARCHITECTURAL	
G-1	COVER SHEET, NOTES & SPECIFICATIONS
A-1	EXISTING & PROPOSED FLOOR PLANS
A-2	STRUCTURAL FLOOR PLANS & DETAILS
A-3	STRUCTURAL SECTIONS & DETAILS
A-4	EXISTING ELEVATIONS
A-5	PROPOSED ELEVATIONS
A-6	SECTIONS
E-1	ELECTRICAL LAYOUT



FIELD OFFICE: 65 EAST MAIN STREET, PAWLING, NEW YORK 12564
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CURT M. JOHNSON, R.A.
NEW YORK LICENSE NO. 028457

NO.	DATE	DESCRIPTION	BY
1	05/05/2021	BUILDING PERMIT	AC
2	10/11/2022	ZBA SUBMISSION	AC
3	04/27/2023	BAR SUBMISSION (BUILDING PERMIT)	AC



PROJECT NAME:

Abele Residence

350 Ward Avenue
Mamaroneck, NY 10543

4/27/2023

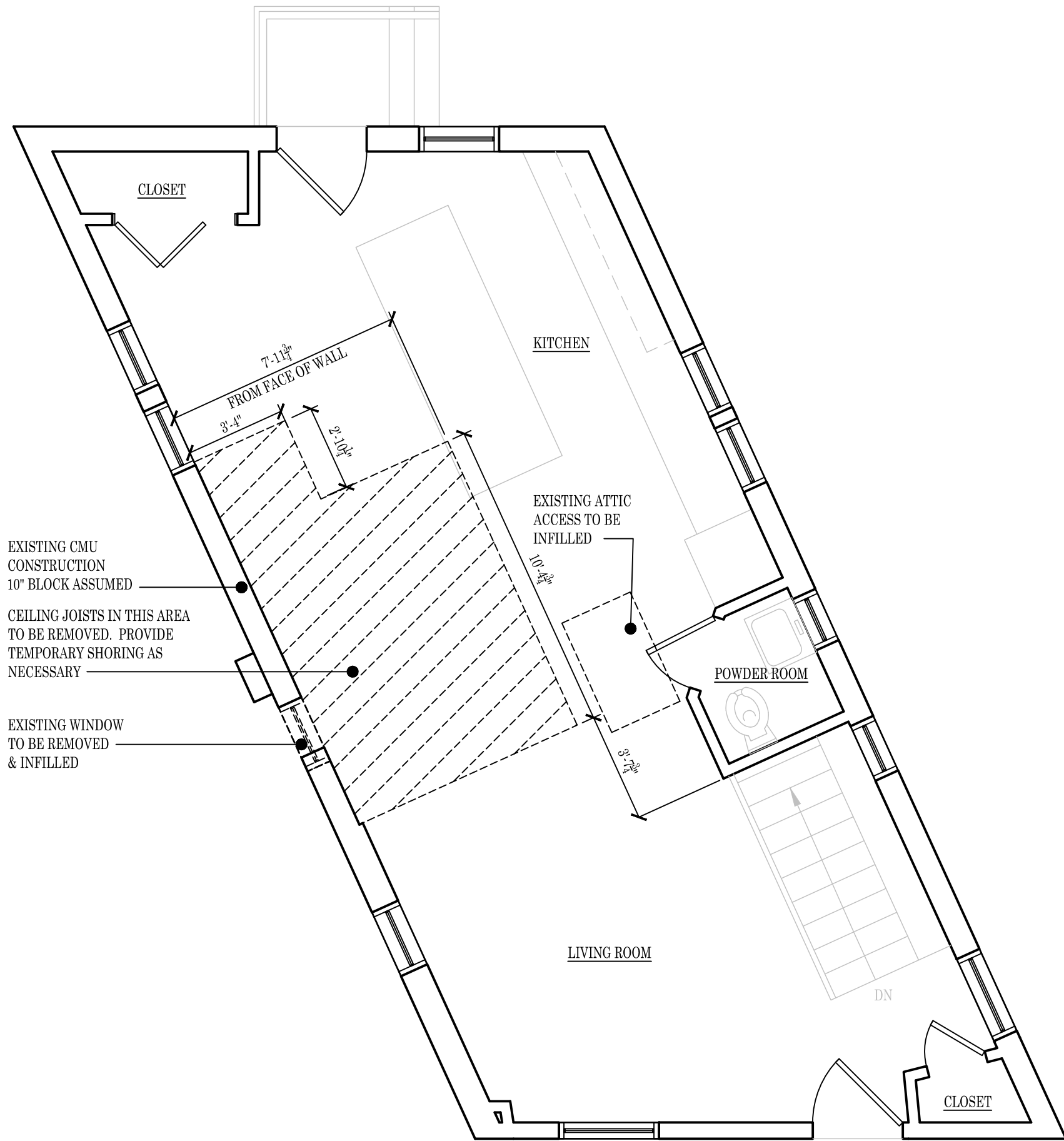
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COVER SHEET AND
GENERAL NOTES

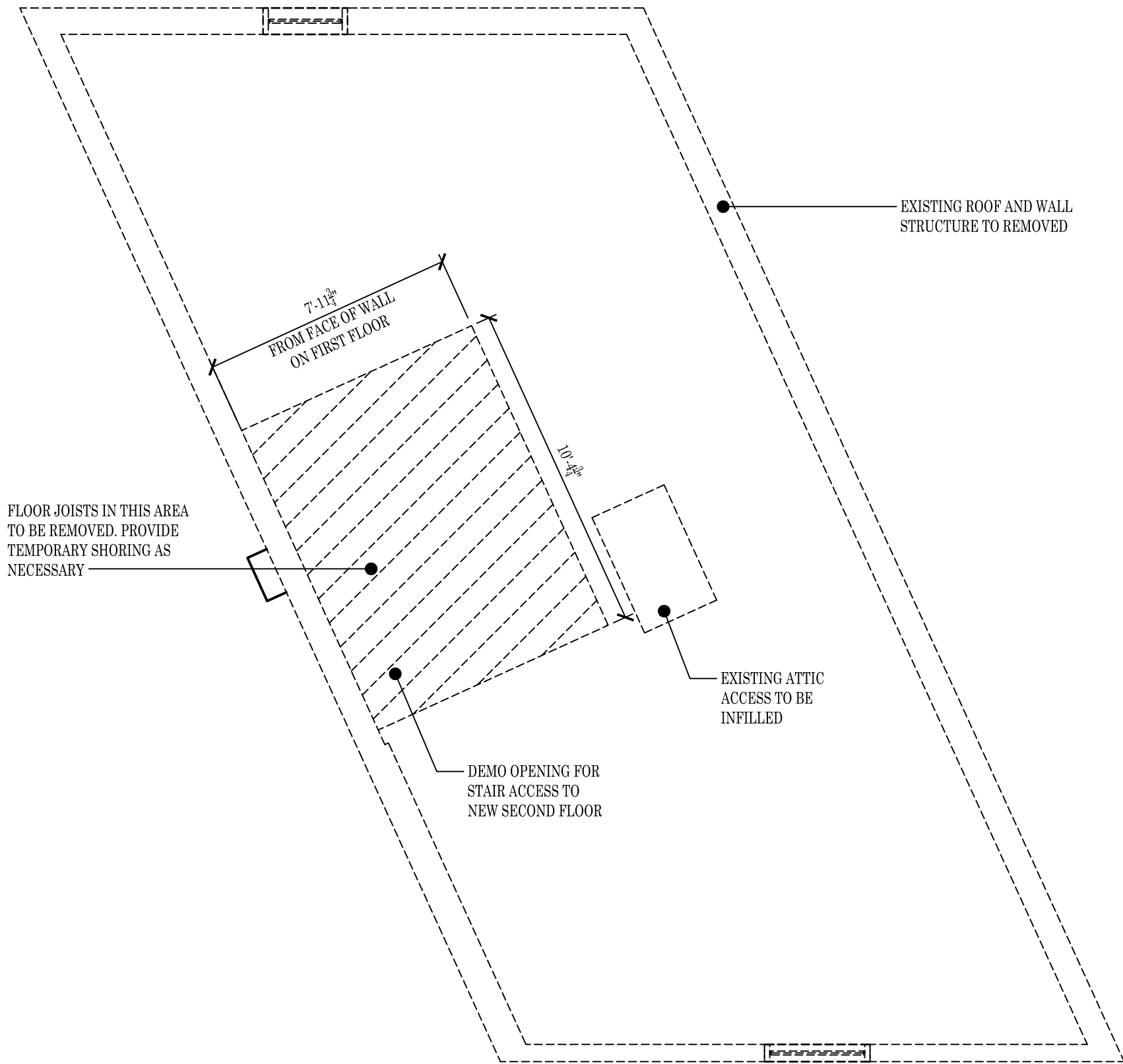
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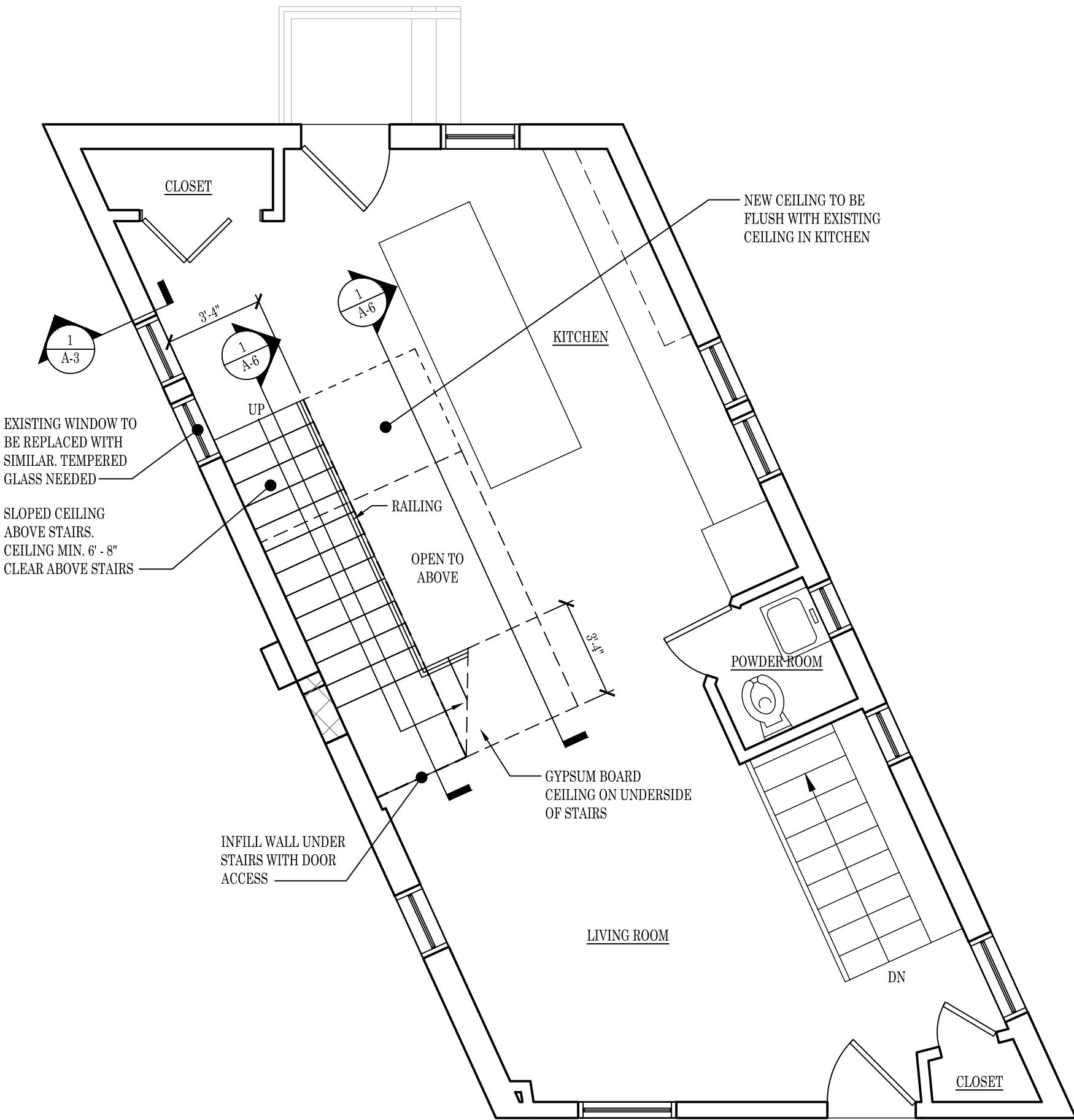


3 | EXISTING FIRST FLOOR PLAN / DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

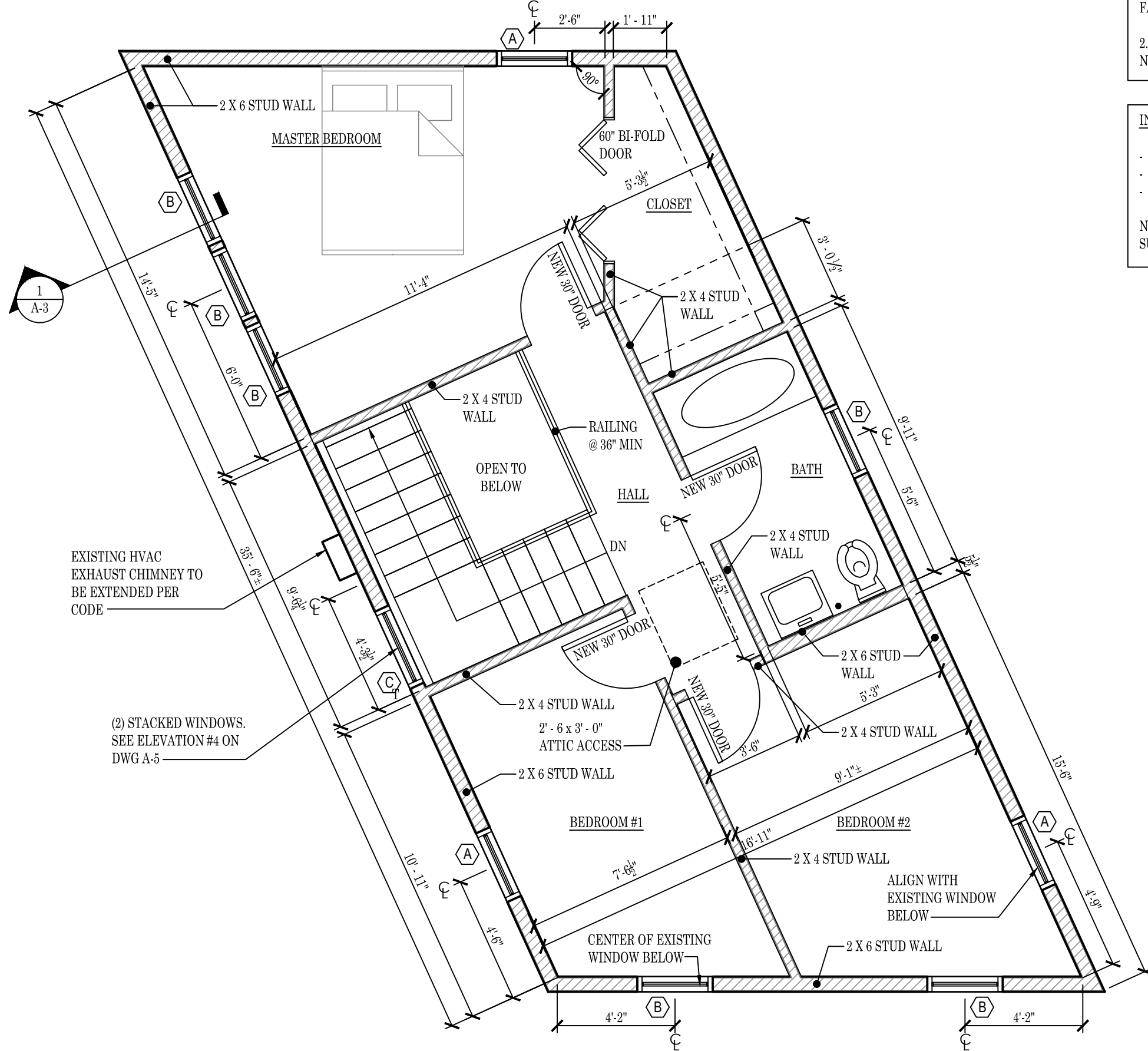


4 | EXISTING SECOND FLOOR PLAN / DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

LEGEND			
	NEW DOOR		EXISTING WALL
	EXISTING DOOR		3 1/2" STUD WITH 1/2" GYPSUM BOARD
	DOOR TO BE REMOVED		5 1/2" STUD WITH 1/2" GYPSUM BOARD
	WINDOW TO BE REMOVED		NEW WINDOW



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



2 | PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTE:
1. NEW EXTERIOR STUD WALLS TO BE FLUSH WITH EXTERIOR FACE OF EXISTING CMU WALL.
2. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.

INSULATION:
- MIN. R-22 IN WALLS
- MIN. R-30 IN FLOORS
- MIN. R-49 IN CEILING
NOTE: CLOSED CELL OR HYBRID SPRAY INSULATION MAY BE SUBSTITUTED. MUST MEET OR EXCEED MIN. R-VALUES.

WINDOW & ENTRY DOOR SCHEDULE						
NO.	MANUFACTURE	SERIES	TYPE	PRODUCT #	ROUGH OPENING	REMARKS
A	ANDERSEN	400	CSMT	CX145	2' - 8" x 4' - 5 1/2"	APPLIED CHECK RAIL. EGRESS WINDOW.
B	ANDERSEN	400	DHG	TW2642	2' - 8 1/2" x 4' - 4 1/2"	
C	ANDERSEN	400	PIC	P3040	3' - 0 1/2" x 4' - 0 1/2"	TEMPERED GLASS

WINDOW & ENTRY DOOR LEGEND		
A	B	C

WINDOW NOTES:
1. ALL GLAZING TO BE LOW 'E' INSULATED GLASS WITH MINIMUM R-3.1 (U=0.32)
2. ALL WINDOWS WITHIN 18" OF FLOOR TO HAVE TEMPERED GLASS
3. ALL EGRESS WINDOWS TO HAVE A MINIMUM CLEAR OPENING AREA OF 5.7SF TOTAL WITH 24" MIN CLEAR OPENING HEIGHT & 20" MIN CLEAR WIDTH. REFER TO MANUFACTURES SPECIFICATIONS FOR ALL OTHER INFORMATION.
4. ALL WINDOWS OR DOORS MARKED WITH "TEMP" (OR "T") TO HAVE FULL UNIT TEMPERED.
5. ALL WINDOW SILLS WITHIN 24" ABOVE THE FINISHED FLOOR & GREATER THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE. REQUIRES FALL PROTECTION.
6. WINDOWS ARE TO BE ANDERSEN OR APPROVED SIMILAR.

GROUP DESIGNS LLC
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Mamaroneck, NY 10543

4/27/2023

DRAWING NAME:

EXISTING & PROPOSED FLOOR PLANS

DRAWING NUMBER:

A-1

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NOTES:

1. BOUNDARY STUDS GIVEN ARE MINIMUM. REFER TO PLAN IF LARGER POST IS REQUIRED FOR BEAM OR LVL SUPPORT.
2. 8D NAILS SHALL BE 2.5"x0.131" DIAMETER
3. REFER TO ELEVATION FOR HOLD DOWN & BOUNDARY INFORMATION
4. AT EXISTING CONCRETE, DRILL & EPOXY ANCHOR W/ 8" MIN. EMBEDMENT IN CONCRETE

Diagram illustrating the connection of a shear wall to a foundation. The components shown are:

- END POST
- SIMPSON HD (AS SPECIFIED PER SHEARWALL SPECIFICATIONS) FASTENED TO END POST
- HOLD DOWN TO FOUNDATION: PROVIDE 12" CONC. EMBEDMENT FOR EACH ANCHOR BOLT

5 | TYPICAL SHEAR WALL PANEL REQUIREMENT
SCALE: 1/2" = 1'-0"

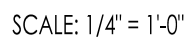


BEAMS SHALL
POCKETED IN
MASONRY, T

CONFIRM EX
HEADER, TYE

2' - 6 x 3' - 0"
ATTIC ACCESS—
DOUBLE UP LOCTE

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



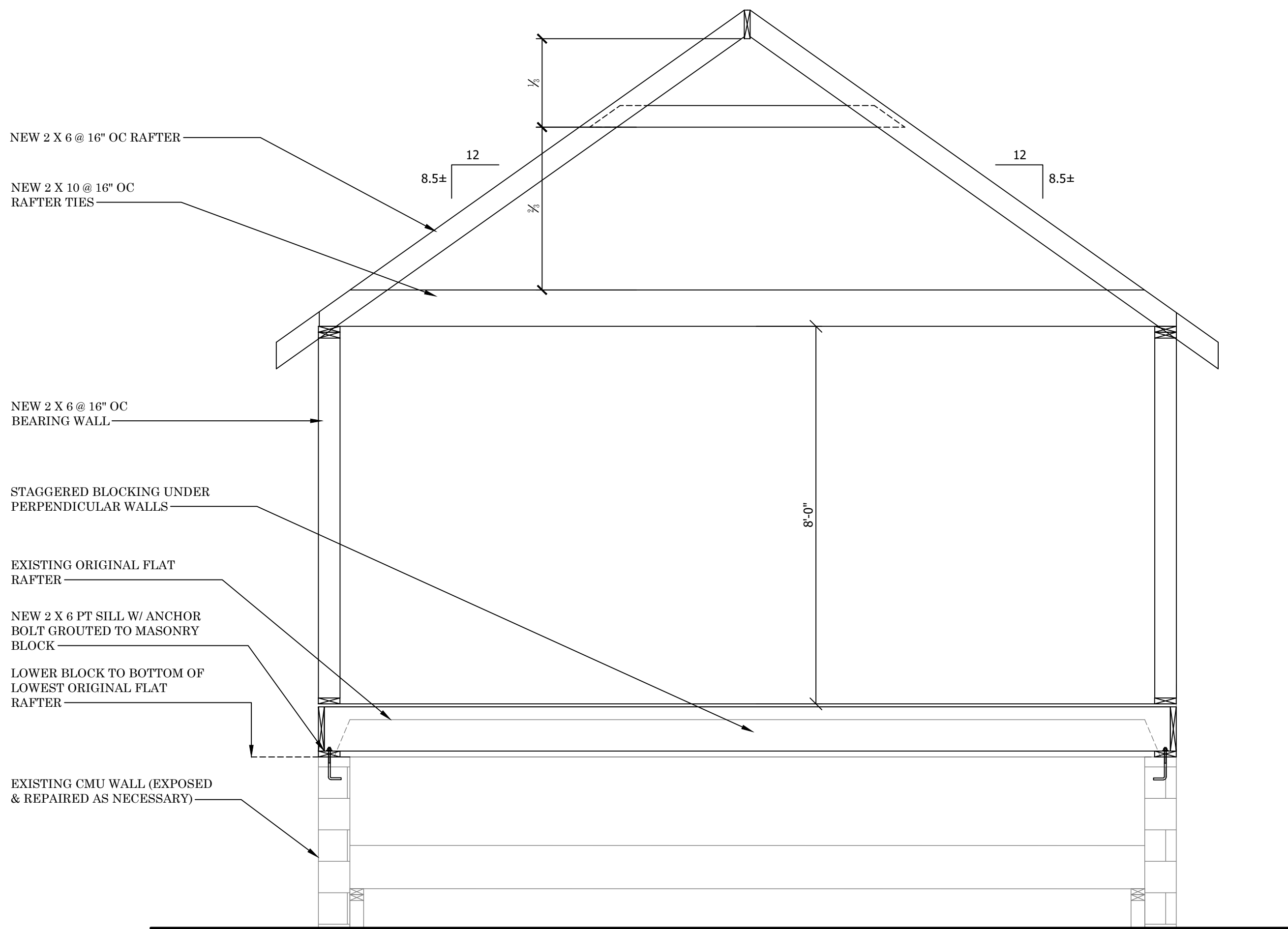
Abele Residence

4/27/2023

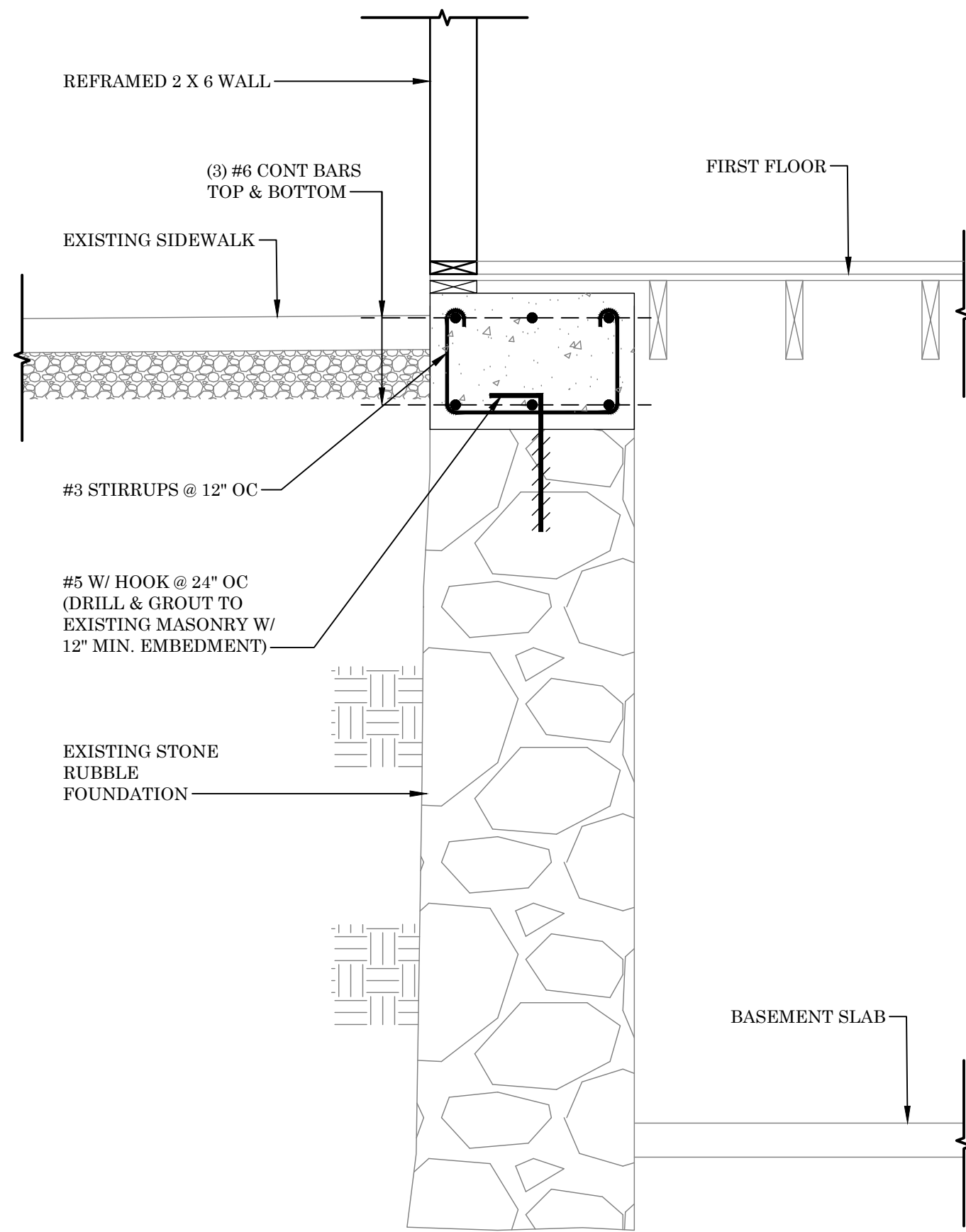
STRUCTURAL FLOOR PLANS & DETAILS

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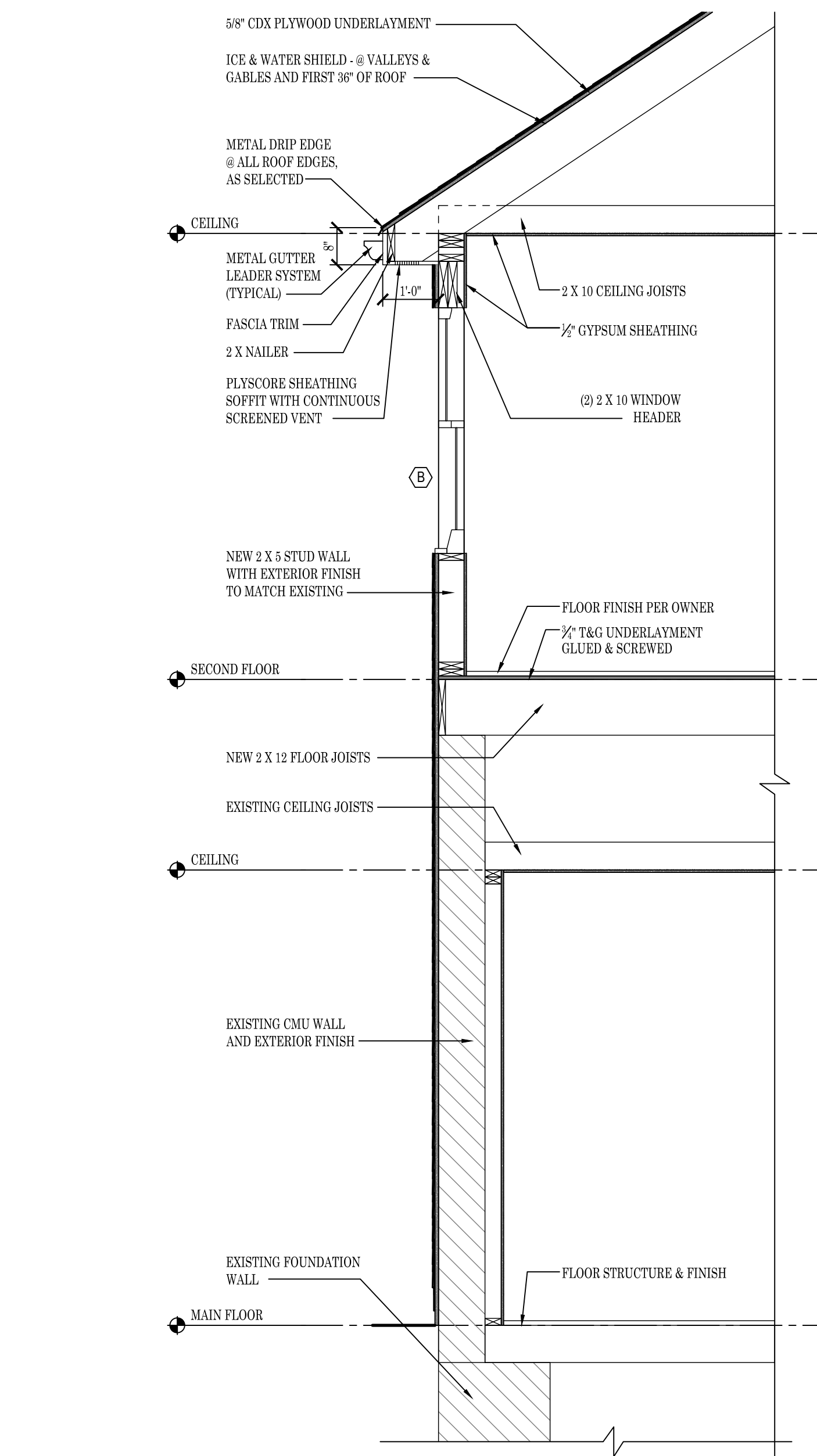
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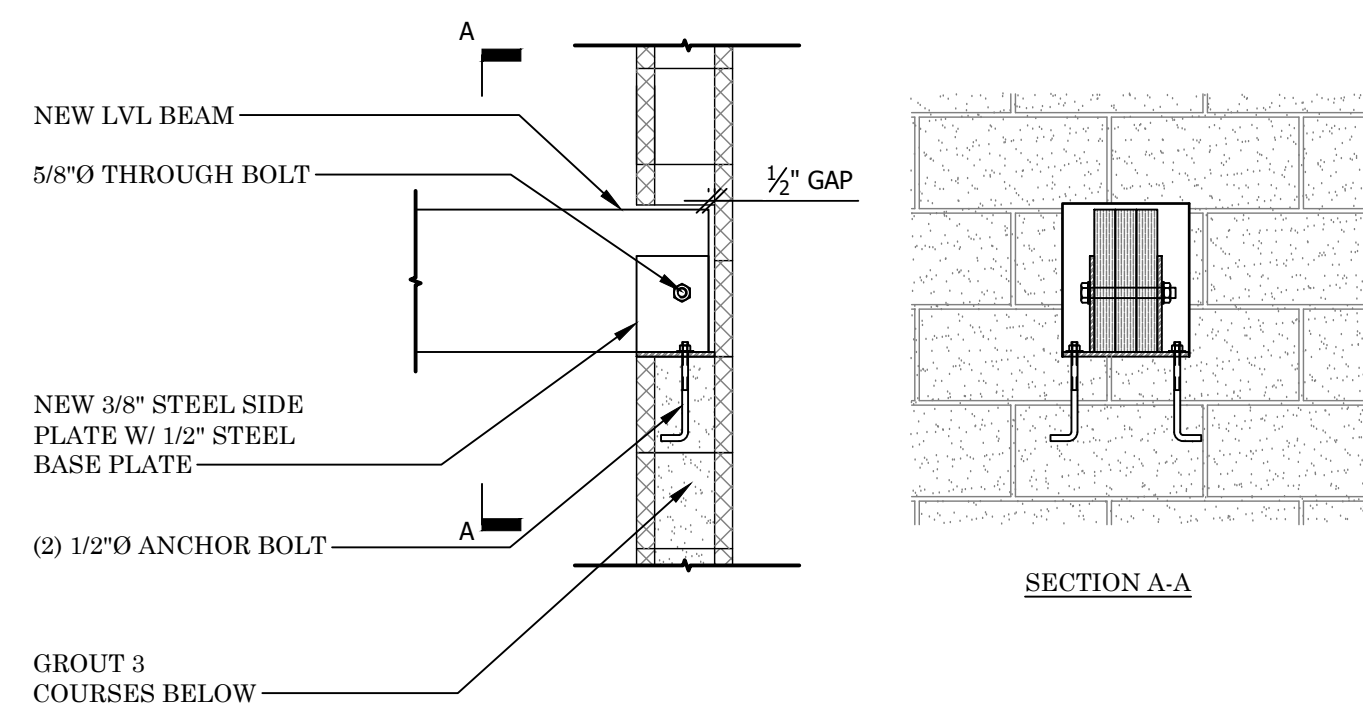
1 | NEW SECOND STORY STRUCTURAL SECTION
SCALE: 1/2" = 1'-0"



2 | FRONT WALL CONCRETE BOND BEAM SECTION
SCALE: 3/4" = 1'-0"

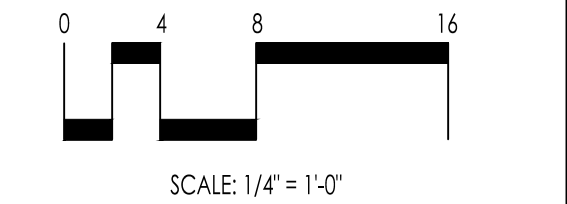


4 | WALL SECTION
SCALE: 1/2" = 1'-0"



3 | BEAM POCKET SECTION
SCALE: 3/4" = 1'-0"

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DRAWING NAME:

STRUCTURAL SECTIONS & DETAILS

DRAWING NUMBER:

A-3

4/27/2023 2:53 PM C:\USERS\ACICCO\ONEBRIF - ANTLE INC\DESKTOP\GROUP DESIGNS\ABEL ABELE.DWG

LEGEND

AREA TO BE REMOVED

GROUP
DESIGNS LLC

ARCHITECTURE - PLANNING - MANAGEMENT

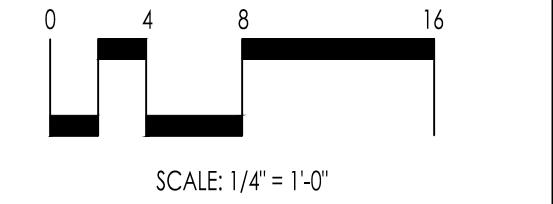
FIELD OFFICE:
63 EAST MAIN STREET
PAWLING, NEW YORK 12564

MAIN OFFICE:
100 BUSINESS PARK DRIVE
ARMONK, NEW YORK 10504

PHONE: (845) 493.0235

CURT M. JOHNSON, R.A.
NEW YORK LICENSE NO. 028457

NO.	DATE	DESCRIPTION	BY
1	05/05/2021	BUILDING PERMIT	AC
2	10/11/2022	ZBA SUBMISSION	AC
3	04/27/2023	BAR SUBMISSION (BUILDING PERMIT)	AC



PROJECT NAME:

Abele Residence
350 Ward Avenue
Mamaroneck, NY 10543

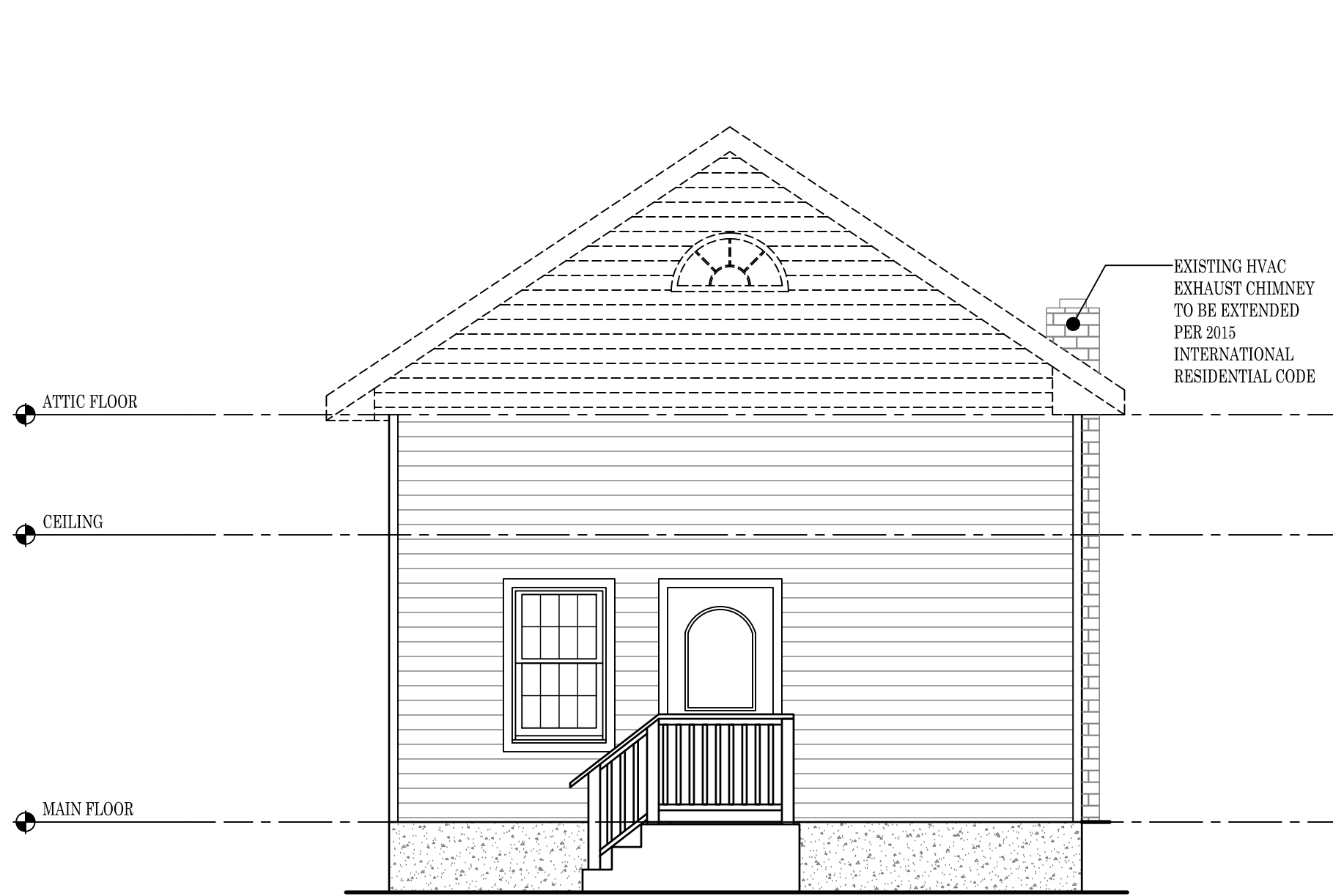
4/27/2023

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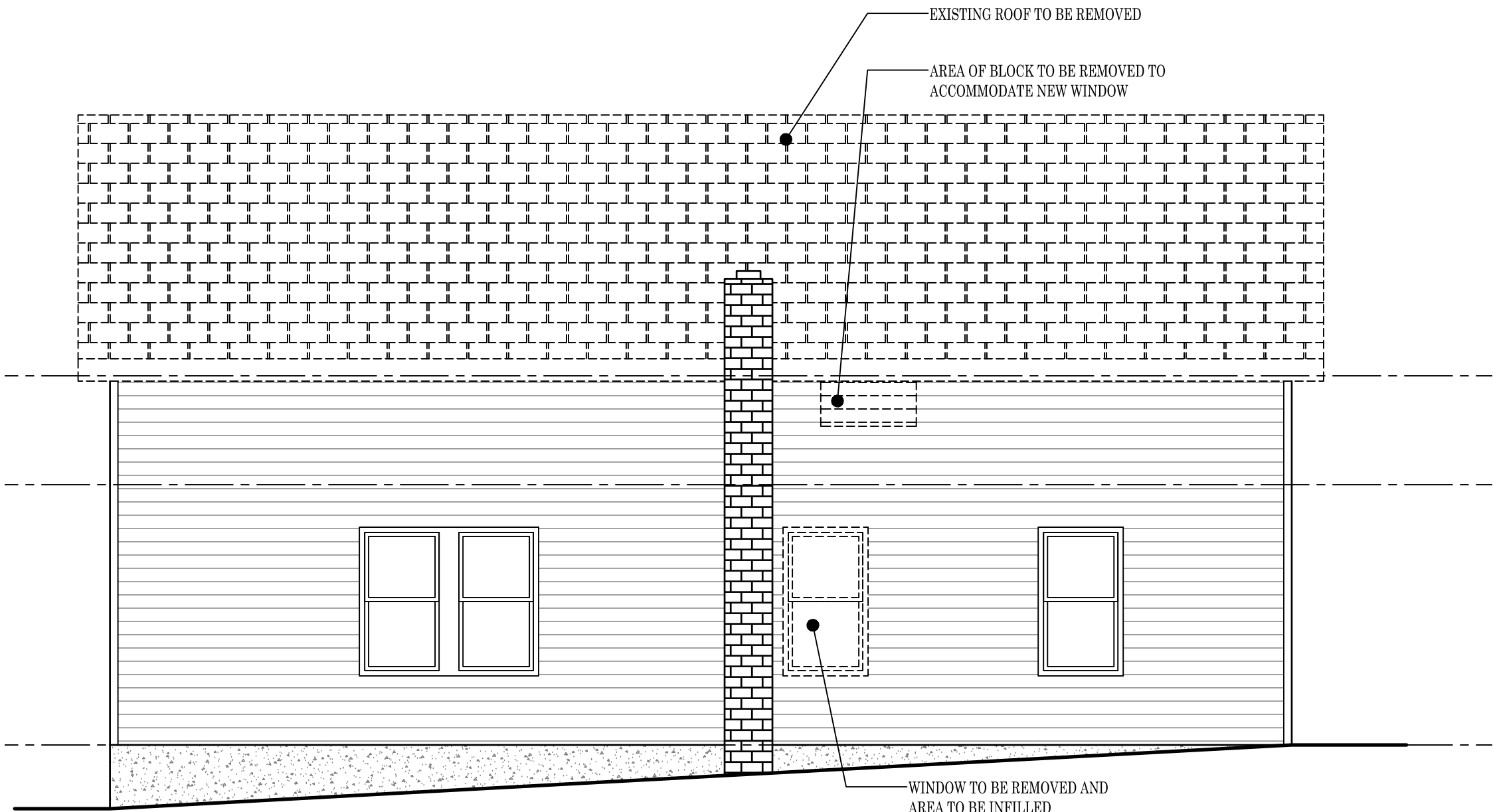
EXISTING
ELEVATIONS

DRAWING NUMBER:

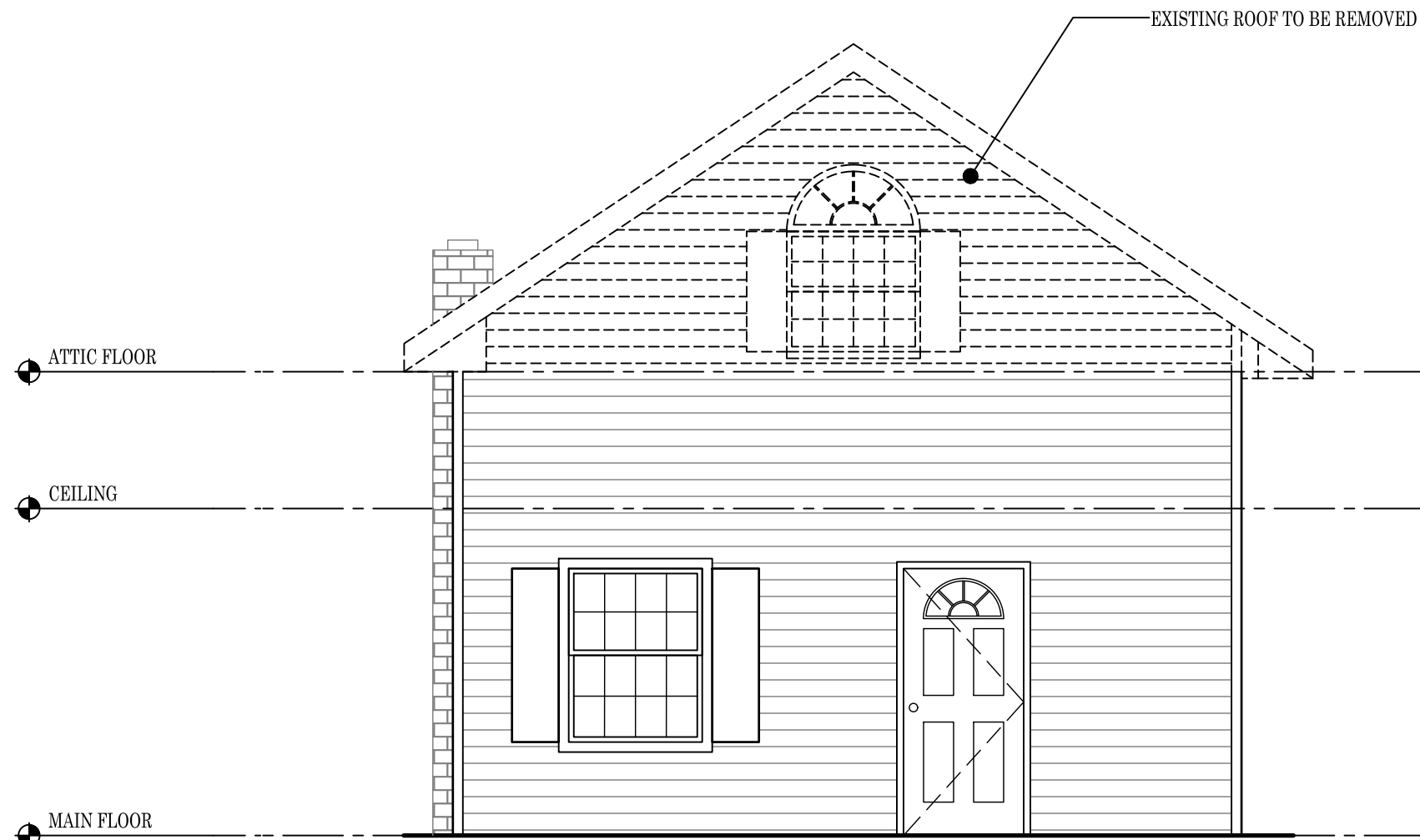
A-4



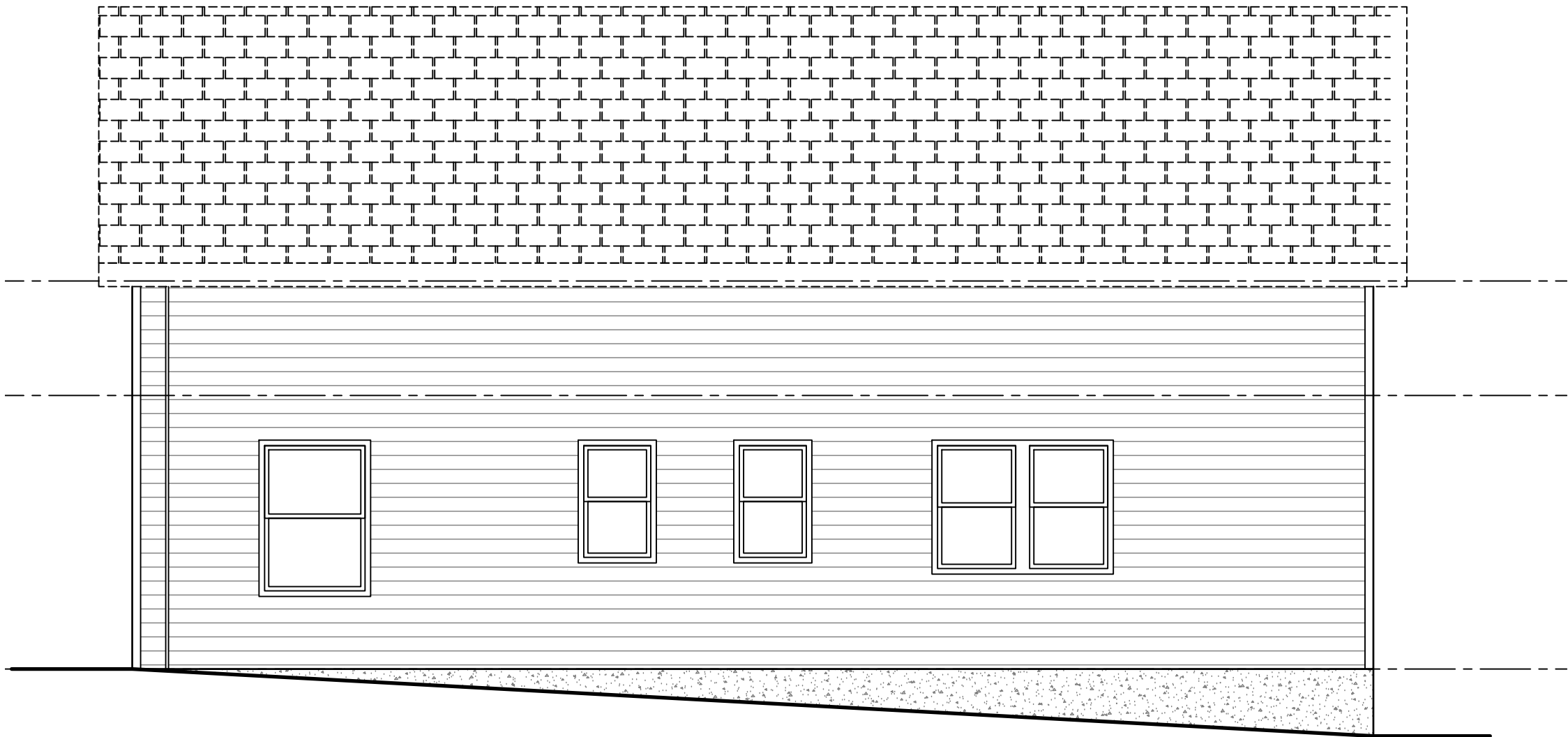
3 | EXISTING SIDE ELEVATION - WEST
SCALE: 1/4" = 1'-0"



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

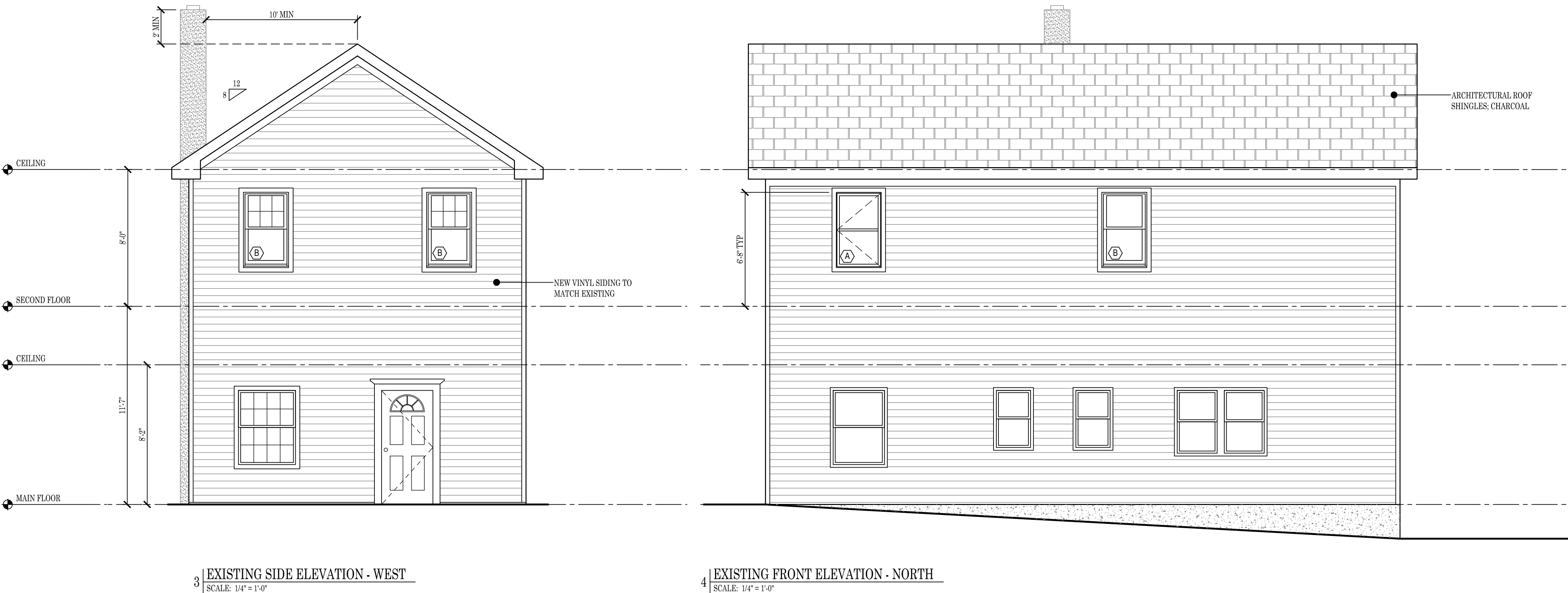
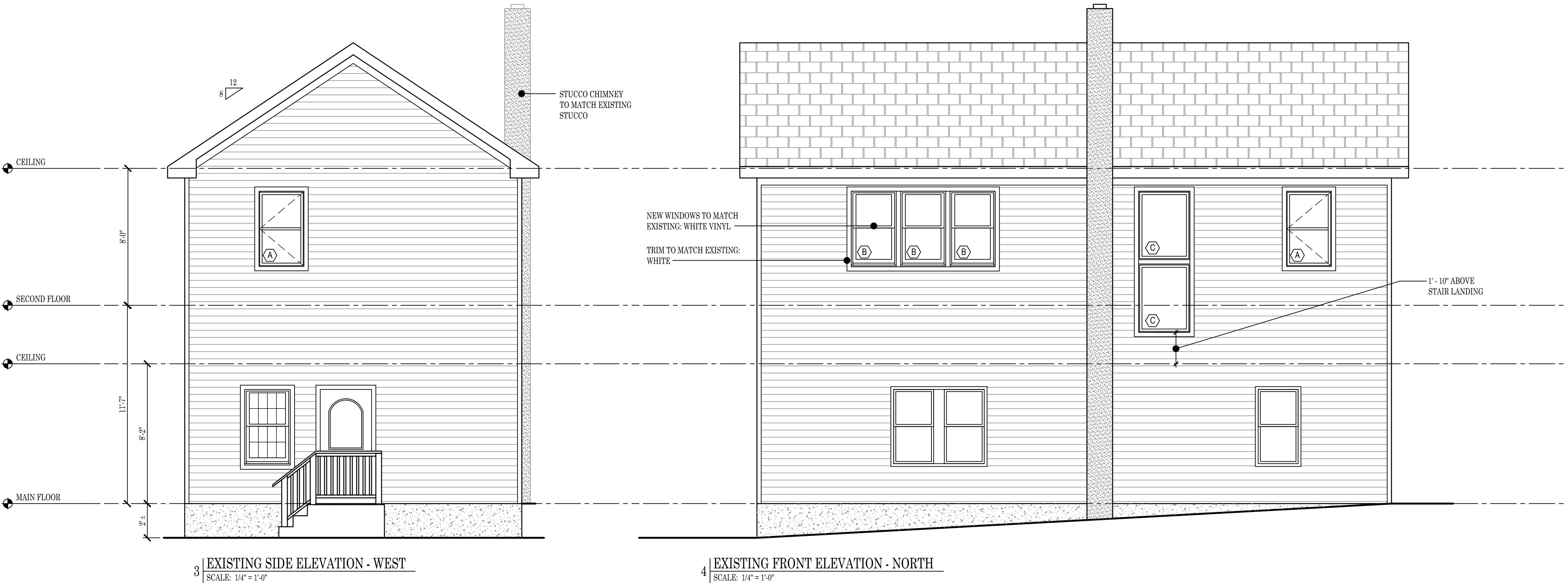


3 | EXISTING SIDE ELEVATION - WEST
SCALE: 1/4" = 1'-0"

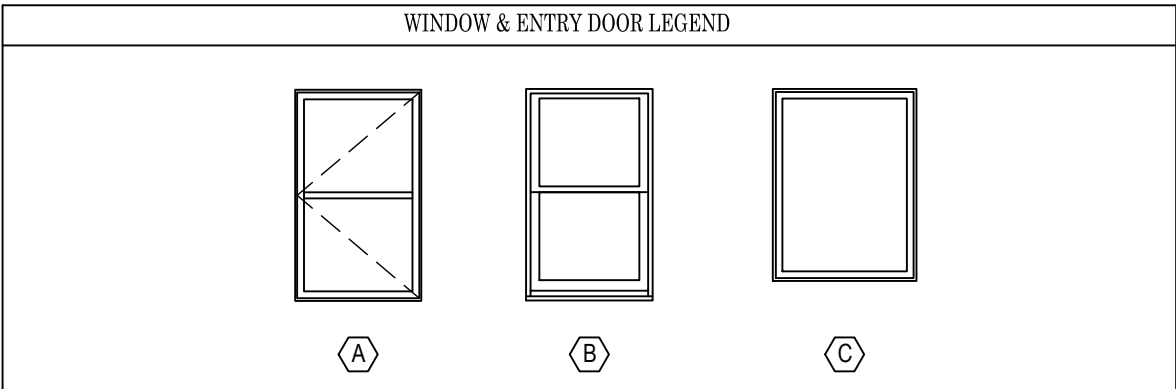


4 | EXISTING FRONT ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

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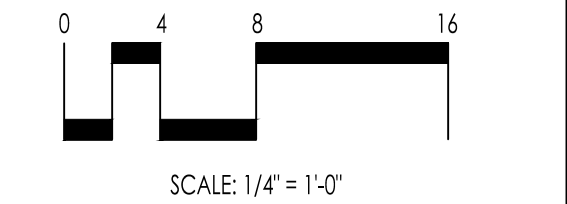


WINDOW & ENTRY DOOR SCHEDULE					
NO.	MANUFACTURE	SERIES	TYPE	PRODUCT #	ROUGH OPENING
A	ANDERSEN	400	CSMT	CX145	2'-8" x 4'-5 1/2"
B	ANDERSEN	400	DHG	TW2642	2'-8 1/2" x 4'-4 1/2"
C	ANDERSEN	400	PIC	P9040	3'-0 1/2" x 4'-0 1/2"
					REMARKS
					APPLIED CHECK RAIL. EGRESS WINDOW.
					TEMPERED GLASS



- WINDOW NOTES:
1. ALL GLAZING TO BE LOW "E" INSULATED GLASS WITH MINIMUM R-3.1 (U=0.32)
 2. ALL WINDOWS WITHIN 18" OF FLOOR TO HAVE TEMPERED GLASS
 3. ALL EGRESS WINDOWS TO HAVE A MINIMUM CLEAR OPENING AREA OF 5.7SF TOTAL WITH 24" MIN CLEAR OPENING HEIGHT & 20" MIN CLEAR WIDTH. REFER TO MANUFACTURES SPECIFICATIONS FOR ALL OTHER INFORMATION.
 4. ALL WINDOWS OR DOORS MARKED WITH "TEMP" (OR "T") TO HAVE FULL UNIT TEMPERED.
 5. ALL WINDOW SILLS WITHIN 24" ABOVE THE FINISHED FLOOR & GREATER THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE. REQUIRES FALL PROTECTION.
 6. WINDOWS ARE TO BE ANDERSEN OR APPROVED SIMILAR.

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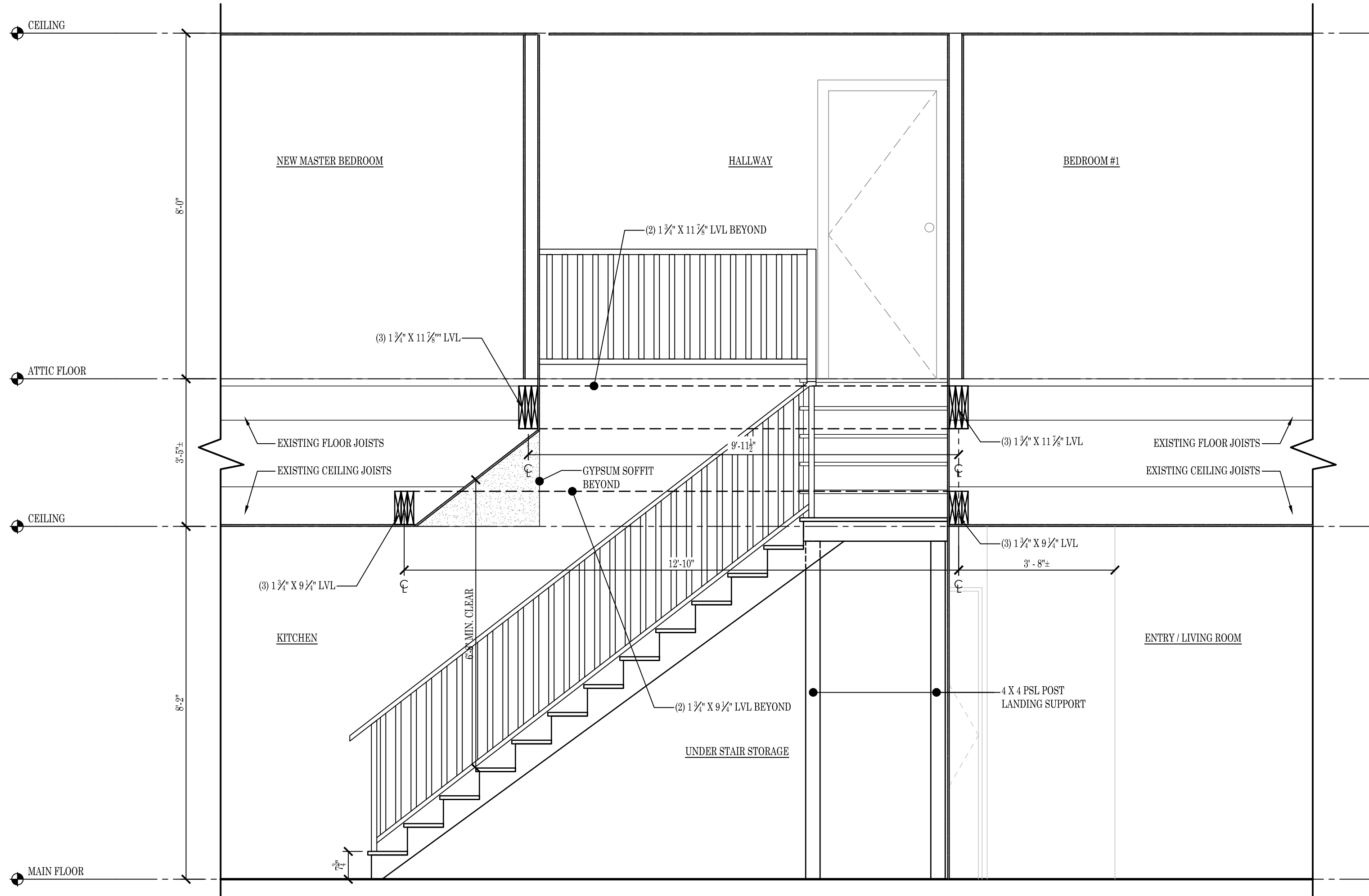
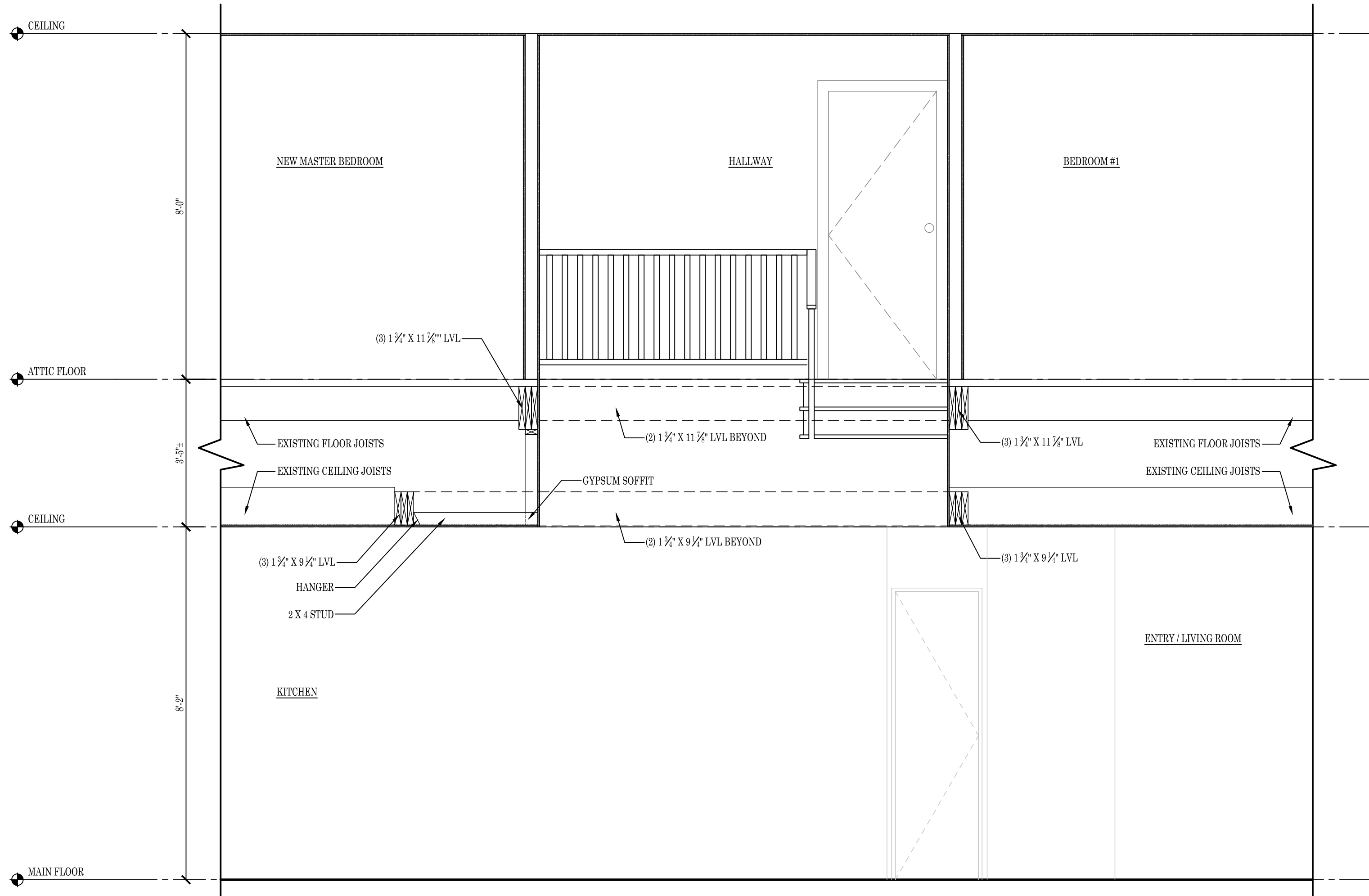
DRAWING NAME:

PROPOSED ELEVATIONS

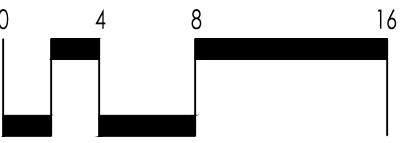
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NO.	DATE	DESCRIPTION	BY
1	05/08/2021	BUILDING PERMIT	AC
2	10/11/2022	ZBA SUBMISSION	AC
3	04/27/2023	ZBA SUBMISSION (BUILDING PERMIT)	AC



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

PROJECT NAME:

Abele Residence

350 Ward Avenue
Mamaroneck, NY 10543

4/27/2023

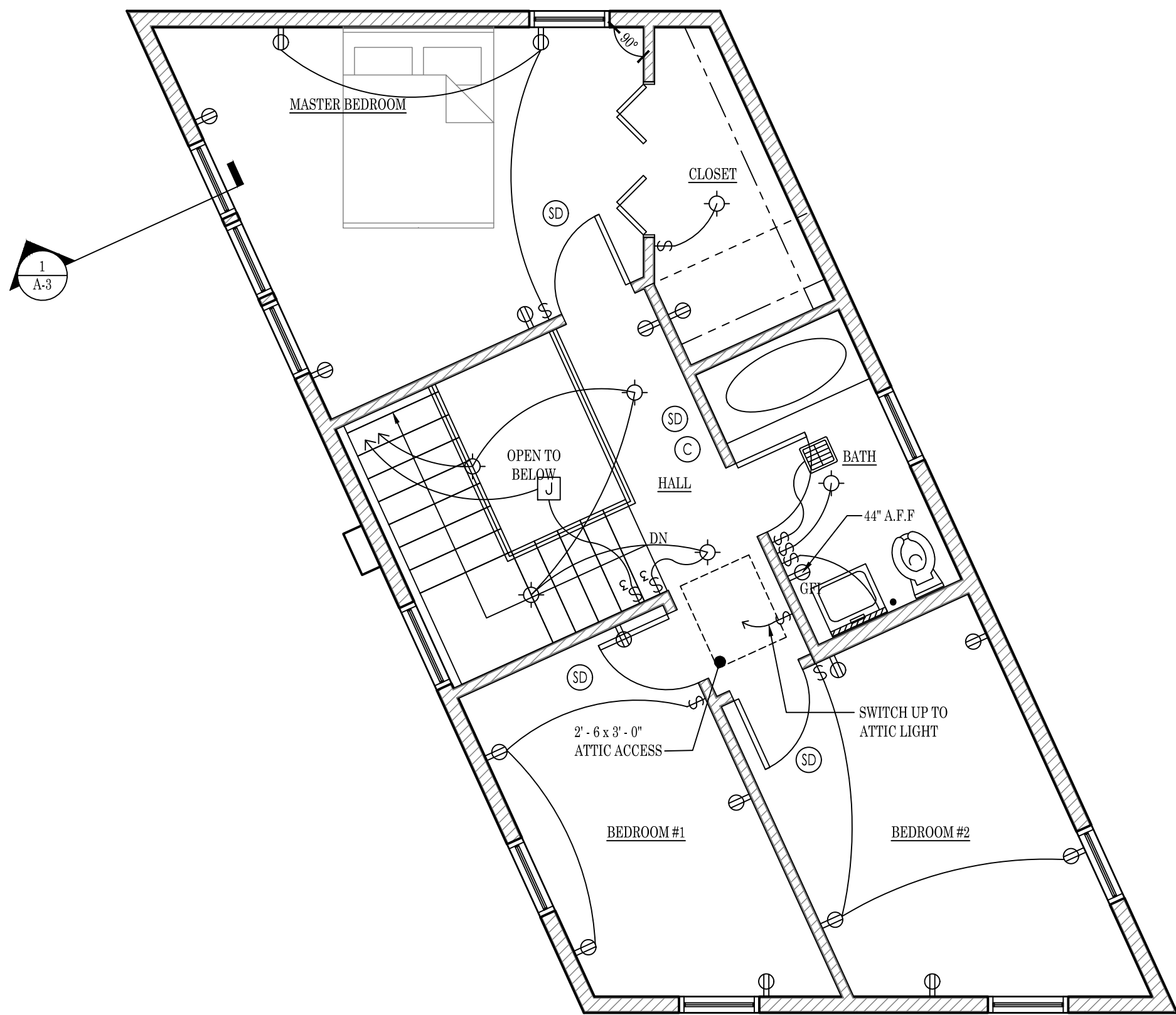
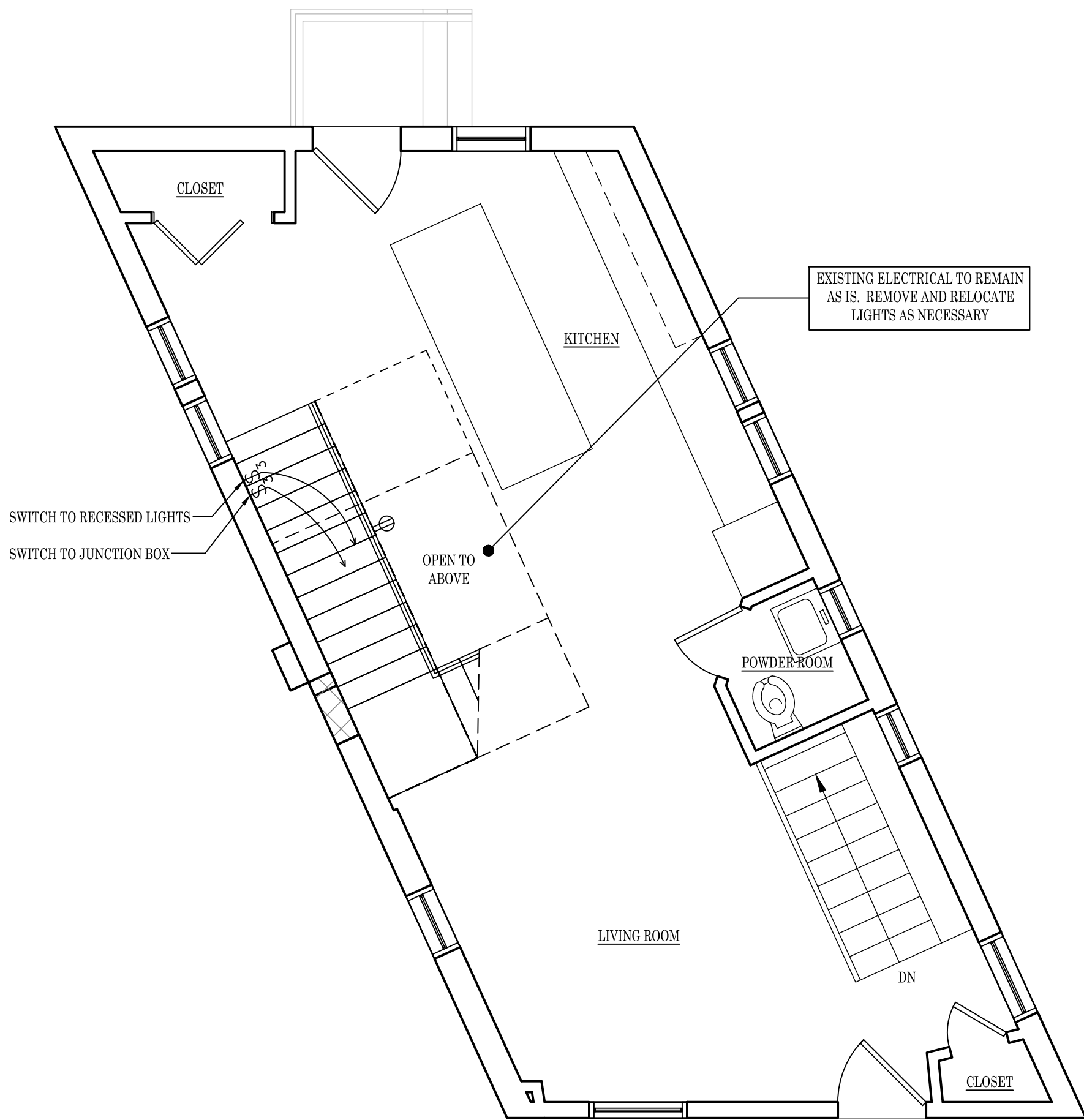
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SECTIONS

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A-6

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LEGEND			
	RECESSED		SMOKE DETECTOR
	DUPLEX		CARBON MONOXIDE DETECTOR
	JUNCTION BOX		VENT
	SWITCH		VANITY LIGHT
	3-WAY SWITCH		

NOTE:
1. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED SO THAT WHEN IS ACTUATED, ALL WILL SOUND.
2. THERE SHALL BE (1) CARBON MONOXIDE DETECTOR ON EACH LEVEL.

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PROJECT NAME:

Abele Residence
350 Ward Avenue
Mamaroneck, NY 10543

4/27/2023

DRAWING NAME:

ELECTRICAL LAYOUT

DRAWING NUMBER:

E-1