



# TOWN OF NORTH CASTLE

WESTCHESTER COUNTY  
17 Bedford Road  
Armonk, New York 10504-1898

RESIDENTIAL PROJECT  
REVIEW COMMITTEE  
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-3000 x 43  
Fax: (914) 273-3554  
www.nortcastleny.com

## RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

### Section I- PROJECT

ADDRESS: 44 Whippoorwill Crossing \_\_\_\_\_

### Section III- DESCRIPTION OF WORK:

Renovations to an existing 1990s home, including partial enclosure of an existing porch; partial interior renovation, including a new stair and kitchen and bathroom renovations; and new windows and skylights. No change to the existing building footprint or to existing lot coverage is proposed.

### Section III- CONTACT INFORMATION:

APPLICANT: Andrew Franz. RA \_\_\_\_\_

ADDRESS: 135 West 26th Street, Suite 10B, New York, NY 10001 \_\_\_\_\_

PHONE: 212.505.1992 MOBILE: 917.301.8867 EMAIL: afranz@andrewfranz.com \_\_\_\_\_

PROPERTY OWNER: Robert Deutsch & Koi Suwannagate \_\_\_\_\_

ADDRESS: 44 Whippoorwill Crossing \_\_\_\_\_

PHONE: 860.671.9000 MOBILE: \_\_\_\_\_ EMAIL: bob@bobmail.us \_\_\_\_\_

PROFESSIONAL.: Andrew Franz. RA \_\_\_\_\_

ADDRESS: (see applicant information, above) \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

### Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 100.03-1-3 \_\_\_\_\_



**Town of North Castle  
Residential Project Review Committee**

17 Bedford Road Armonk, New York 10504  
(914) 273-3542 (914) 273-3554 (fax)

**RPRC COMPLETENESS REVIEW FORM**

*This form represents the standard requirements for a completeness review for all Residential Project Review Committee submissions. Failure to provide all of the information requested will result in a determination that the application is incomplete.*

Project Name on Plan: Suwannagate Deutsch Residence

Initial Submittal  Revised Preliminary

Street Location: 44 Whippoorwill Crossing

Zoning District: R-2A Property Acreage: 3.06 Tax Map Parcel ID: 100.03-1-3

Date: 04.06.2021

**DEPARTMENTAL USE ONLY**

Date Filed: \_\_\_\_\_ Staff Name: \_\_\_\_\_

**Preliminary Plan Completeness Review Checklist**

Items marked with a  are complete, items left blank  are incomplete and must be completed, "NA" means not applicable.

1. Plan prepared by a registered architect or professional engineer
2. Aerial photo (Google Earth) showing the applicant's entire property and adjacent properties and streets
3. Map showing the applicant's entire property and adjacent properties and streets
4. A locator map at a convenient scale
5. The proposed location, use and design of all buildings and structures
6. Existing topography and proposed grade elevations
7. Location of drives
8. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences

**RPRC COMPLETENESS REVIEW FORM**

Page 2

- 9. Description of method of water supply and sewage disposal and location of such facilities
- 10. The name and address of the applicant, property owner(s) if other than the applicant and of the planner, engineer, architect, surveyor and/or other professionals engaged to work
- 11. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 12. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.
- 13. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastleny.com/townhall.html>

\_\_\_\_\_ On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.



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PLANNING DEPARTMENT  
Adam R. Kaufman, AICP  
Director of Planning

Telephone: (914) 273-3542  
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[www.northcastleny.com](http://www.northcastleny.com)

NOT REQUIRED - NO CHANGE TO LAND COVERAGE PROPOSED

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: 44 Whipoorwill Crossing Date: 04.06.2021

Tax Map Designation or Proposed Lot No.: 100.03-1-3

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): \_\_\_\_\_
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(b)): \_\_\_\_\_
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):  
Distance principal home is beyond minimum front yard setback  
\_\_\_\_\_ x 10 = \_\_\_\_\_
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 \_\_\_\_\_
5. Amount of lot area covered by **principal building**:  
\_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
6. Amount of lot area covered by **accessory buildings**:  
\_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
7. Amount of lot area covered by **decks**:  
\_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
8. Amount of lot area covered by **porches**:  
\_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
9. Amount of lot area covered by **driveway, parking areas and walkways**:  
\_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
10. Amount of lot area covered by **terraces**:  
\_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:  
\_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
12. Amount of lot area covered by **all other structures**:  
\_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = \_\_\_\_\_

If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

\_\_\_\_\_  
Signature and Seal of Professional Preparing Worksheet

\_\_\_\_\_  
Date



**TOWN OF NORTH CASTLE**  
**WESTCHESTER COUNTY**  
 17 Bedford Road  
 Armonk, New York 10504-1898

**PLANNING DEPARTMENT**  
**Adam R. Kaufman, AICP**  
**Director of Planning**

January 29, 2019  
 Telephone: (914) 273-3542  
 Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

**FLOOR AREA CALCULATIONS WORKSHEET**

Application Name or Identifying Title: 44 Whippoorwill Crossing Date: 04.06.2021

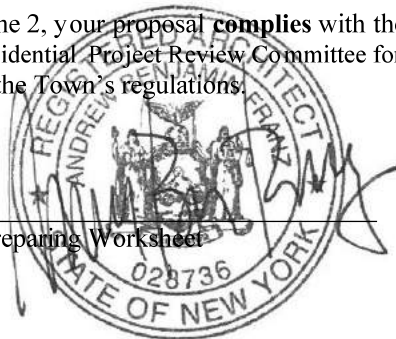
Tax Map Designation or Proposed Lot No.: 100.03-1-3

Floor Area

- |     |   |                   |
|-----|---|-------------------|
| 1.  | Total Lot Area (Net Lot Area for Lots Created After 12/13/06):  | <u>3.06 acres</u> |
| 2.  | <b>Maximum</b> permitted floor area (per Section 355-26.B(4)):  | <u>11,969 sf</u>  |
| 3.  | Amount of floor area contained within first floor:<br><u>3792</u> existing + <u>88</u> proposed = <u>          </u>                               | <u>3880 sf</u>    |
| 4.  | Amount of floor area contained within second floor:<br><u>2590</u> existing + <u>0</u> proposed = <u>          </u>                               | <u>2590 sf</u>    |
| 5.  | Amount of floor area contained within garage:<br><u>1103</u> existing + <u>0</u> proposed = <u>          </u>                                     | <u>1103 sf</u>    |
| 6.  | Amount of floor area contained within porches capable of being enclosed:<br><u>493</u> existing + <u>(-88)</u> proposed = <u>          </u>       | <u>405 sf</u>     |
| 7.  | Amount of floor area contained within basement (if applicable – see definition):<br><u>N/A</u> existing + <u>N/A</u> proposed = <u>          </u> | <u>N/A</u>        |
| 8.  | Amount of floor area contained within attic (if applicable – see definition):<br><u>1183</u> existing + <u>0</u> proposed = <u>          </u>     | <u>1193 sf</u>    |
| 9.  | Amount of floor area contained within all accessory buildings:<br><u>0</u> existing + <u>0</u> proposed = <u>          </u>                       | <u>0 sf</u>       |
| 10. | Proposed <b>floor area</b> : Total of Lines 3 – 9 = <u>          </u>   | <u>9,171 sf</u>   |

If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town's maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town's regulations.

Signature and Seal of Professional Preparing Worksheet



04.06.2021  
 Date



**Town of North Castle Building Department**

17 Bedford Road

Armonk, New York 10504-1898

Telephone: (914) 273-3000 ext. 44 Fax: (914) 273-3554

www.northcastleny.com

**Residential Building Permit Application**

NOTE: TWO (2) SETS OF ALL REQUIRED DOCUMENTS MUST BE SUBMITTED WITH THIS APPLICATION

**Section I-** PROJECT ADDRESS: 44 Whipoorwill Crossing DATE: 03/31/2021

**Section II-** CONTACT INFORMATION: (Please print clearly. All information must be current.)

APPLICANT: Andrew Franz, RA

ADDRESS: 135 West 26th Street, Suite 10B, New York, NY 10001

PHONE: 212.505.1992 MOBILE: 917.301.8867 EMAIL: afranz@andrewfranz.com

PROPERTY OWNER: Robert Deutsch and Koi Suwannagate

ADDRESS: 44 Whipoorwill Crossing, North Castle, NY 10504

PHONE: (860) 671-9000 MOBILE: \_\_\_\_\_ EMAIL: bob@bobmail.us

**Section III-** DESCRIPTION OF WORK: (Any work conducted outside of the house requires approval from the RPRC unless the proposed action is minor in nature and complies with 355-26 C (3) of the Town of North Castle code.)

Partial interior renovation, including kitchen and bathroom renovations, and partial exterior renovation to enclose a portion of the existing rear porch.

**Section IV-** USE AND OCCUPANCY:

EXISTING/ CURRENT USE: One Family Dwelling

PROPOSED RESIDENTIAL:

- One Family Dwelling
- Two Family Dwelling
- Townhouse
- Detached Accessory Structure

**Section V-** PERMIT FEES: (\$100 app fee plus \$14 per \$1000, cost of construction and a \$75 CO fee.)


ESTIMATED COST OF CONSTRUCTION (Based on fair market value labor & material) \$ 1,100,000.00

AFFIDAVIT OF CONSTRUCTION COST: This affidavit must be completed by the Design Professional if the estimated cost is \$20,000 or more.

# Town of North Castle Building Department

## Section V- (Continued)

I Andrew Franz do hereby affirm and certify as follows: (i) I am the architect/engineer (circle one) licensed by the State of New York; (ii) I have reviewed the plans, drawings and specifications for this application and am fully familiar with the proposed construction; (iii) based on my experience, I estimate the total cost of construction including all labor, all materials, all professional fees and all associated costs to be approximately \$ 1,100,000.00, and (iv) pursuant to Penal Law 210.45, I acknowledge that a false statement made knowingly is a Class A misdemeanor.

Signature:  Date: 03.31.2021



## Section VI- CONTACT INFORMATION: (Please print clearly. All information must be current)

ARCHITECT/ ENG: Andrew Franz, RA

ADDRESS: 135 West 26th Street, Suite 10B, New York, NY 10001

PHONE: 212.505.1992 MOBILE: 917.301.8867

EMAIL: afranz@andrewfranz.com

CONTRACTOR: forthcoming upon contractor selection

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

PLUMBER: forthcoming upon contractor selection

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

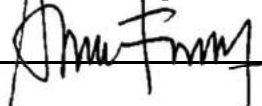
ELECTRICIAN: forthcoming upon contractor selection

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## Section VII- APPLICANT CERTIFICATION

I hereby certify that I have read the instructions & examined this application and know the same to be true & correct. All provisions of laws & ordinances covering this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or land use or the performance of construction.

Signature:  Date: 03.31.2021

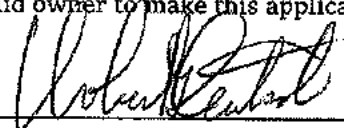
**Town of North Castle Building Department**

**Section VIII- AFFIDAVIT OF OWNER AUTHORIZATION IF APPLICABLE: (To be notarized)**

STATE OF NEW YORK )

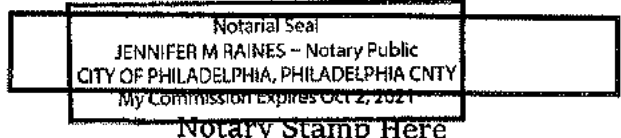
COUNTY OF WESTCHESTER } SS:

The applicant Andrew Franz, RA has proper consent from said owner to make this application as submitted and said owner agrees to all terms and conditions placed upon same.

Owner's Name (PRINT) Robert Deutsch Owner's Signature 

Sworn to before me this 31<sup>st</sup> day of March, 2021 Commonwealth of Pennsylvania

Notary Signature Jennifer M. Raines



**OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE**

Zone: \_\_\_\_\_ Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

**Building Department Checklist:**

Does this permit require RPRC approval?  Yes  No

GC License  Work. Comp.  Liability. Ins.  Disability  Two sets of documents

Permit Fee \_\_\_\_\_ Payment:  Check #: \_\_\_\_\_  Cash  Credit Card

Name on check: \_\_\_\_\_

Received By: \_\_\_\_\_ Application No.: \_\_\_\_\_

**BUILDING INSPECTOR APPROVAL**

Has all the conditions of the RPRC been met?  Yes  NA

Is a Flood Development permit required?  Yes  No

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_

Building Inspector Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Conditions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



### GENERAL CONSTRUCTION NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD THROUGHOUT THE PROGRESS OF THE WORK AND SHALL, UPON DISCOVERY OF ANY DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS AND THE EXISTING OR NEWLY BUILT WORK, IMMEDIATELY NOTIFY THE ARCHITECT OF ANY SUCH DISCREPANCY.
- ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE FOLLOWING CODES AND STANDARDS. WHERE CONFLICTING INFORMATION OCCURS, THE STRICTER INTERPRETATION SHALL APPLY:  
AMERICAN INSTITUTE OF STEEL CONSTRUCTION  
AMERICAN SOCIETY FOR TESTING OF MATERIALS  
AMERICAN NATIONAL STANDARDS INSTITUTE  
AMERICAN WELDING SOCIETY
- ALL WORK SHALL BE EXECUTED ACCORDING TO MANUFACTURER'S PRINTED INSTRUCTIONS AND/OR ACCEPTABLE TRADE PRACTICE, WHICHEVER IS MORE STRINGENT.
- ALL DIMENSIONS THROUGHOUT ARE FACE OF FINISH TO FACE OF FINISH, U.O.N.
- ALL WORK IS TO BE EXECUTED PER DIMENSIONS SHOWN. DO NOT SCALE DRAWINGS.
- ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS, INCLUDING THE NEW YORK STATE BUILDING CODE AND THE LOCAL GOVERNING BUILDING CODE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION; FOR COORDINATION OF THE WORK OF ALL TRADES, AND FOR SAFETY PRECAUTIONS.
- DETAILS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS.
- COORDINATE ARCHITECTURAL DETAILS WITH ALL OTHER DISCIPLINES BEFORE ORDERING OR INSTALLATION OF ANY WORK.
- GLAZING SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIAL MEETING OR EXCEEDING STATE AND FEDERAL REQUIREMENTS WHETHER OR NOT INDICATED ON THE DRAWINGS.
- ALL ATTICS, RAFTER SPACES, SOFFITS, ETC. SHALL BE FULLY VENTILATED.
- PROVIDE WOOD BACKING FOR ALL TOILET ROOM ACCESSORIES, HANDRAILS, SIGNAGE OR OTHER ITEMS ATTACHED TO BUILDING WALLS.
- SEE PARTITION TYPES AND GENERAL NOTES FOR STUD & WALL THICKNESS.

### TOWN PLAN REVIEW NOTES

TOWN BUILDING PLANS EXAMINER SHALL REVIEW THE ENCLOSED DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE TOWN AS SPECIFIED IN THE BUILDING AND/OR RESIDENTIAL CODE OF THE STATE OF NEW YORK. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THE SEAL AND SIGNATURE OF THE DESIGN PROFESSIONAL HAS BEEN INTERPRETED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THE DOCUMENT IS:

- ACCURATE
- CONFORMS WITH GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION
- CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VIEW TO THE SAFEGUARDING OF LIFE, HEALTH, PROPERTY, AND PUBLIC WELFARE
- THE RESPONSIBILITY OF THE LICENSEE

### FRAMING LUMBER AND TIMBERS NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, REFERENCING 2018 INTERNATIONAL RESIDENTIAL CODE (IRC 2018).

- ALL WOOD FRAMING SHALL BE INSTALLED IN ACCORDANCE WITH THE AF&PA MANUAL FOR WOOD FRAMED CONSTRUCTIONS.
- ALL FRAMING LUMBER WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:  
A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, (TIMBER CONSTRUCTION MANUAL), LATEST EDITION  
B. NATIONAL FOREST PRODUCTS ASSOCIATION (NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION), LATEST EDITION.
- ALL LUMBER SHALL BE GRADE-STAMPED BY A RECOGNIZED GRADING AGENCY AND SHALL BE SURFACED DRY.
- FRAMING LUMBER SHALL BE OF THE FOLLOWING MINIMUM GRADE:  
DOUGLAS FIR LARCH #2, FB=900 PSL, E=1,600,000 PSL  
PSL OR LVL POSTS OF SAME SIZE CAN BE SUBSTITUTED FOR SOLID SAWN POSTS
- NAILING SHALL CONFIRM TO THE AF&PA, AND
- WHERE FRAMING LUMBER IS FLUSH FRAMED TO MICRO-LAM, GLU-LAM OR STEEL GIRDERS, SET THE GIRDERS 1/2" IN. CLEAR BELOW TOP OF LUMBER TO ALLOW FOR FRAMING LUMBER SHRINKAGE.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION.

### COMPLIANCE TO RESIDENTIAL CODE OF NYS

DESIGN IS IN COMPLIANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, REFERENCED STANDARD 2018 IRC, 2020 NEW YORK STATE ENERGY CODE, TOWN ZONING, AND FEMA REQUIREMENTS. ENGINEERED DESIGN AS PER ASCE 7-5.

**R310. EMERGENCY ESCAPE AND RESCUE REQUIRED**  
BASEMENT WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118mm) ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH RR310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE WINDOW OR DOOR OPENING FROM THE INSIDE.  
ESCAPE AND RESCUE WINDOW OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH RR310.2.

**R310.1.1. MINIMUM OPENING AREA**  
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.530m²).  
EXCEPTION. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (0.465m²).

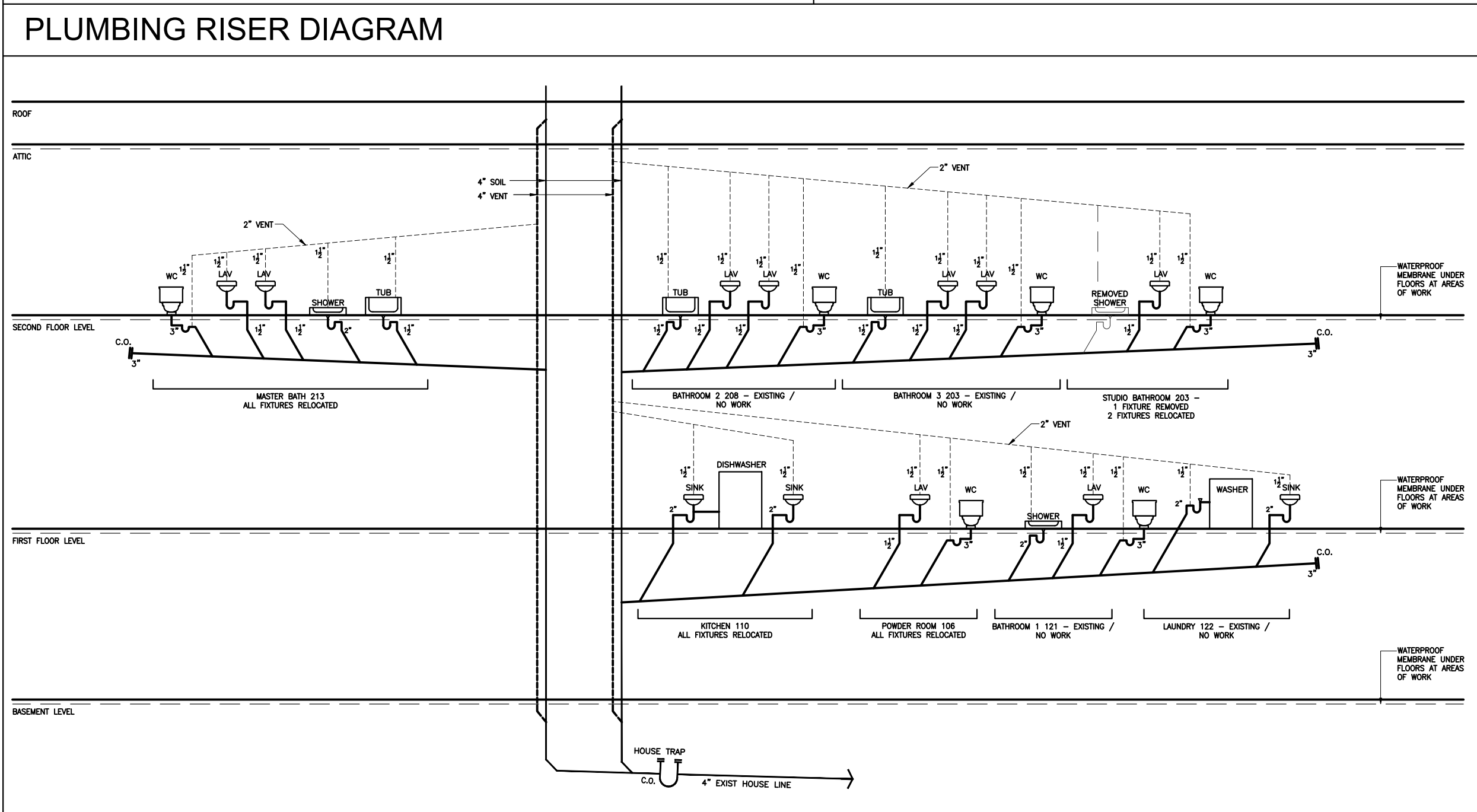
**R310.1.3. MINIMUM OPENING HEIGHT**  
THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" (610mm).

**R310.1.3. MINIMUM OPENING WIDTH**  
THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" (608mm).

**R310.1.4 OPERATIONAL CONSTRAINTS**  
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

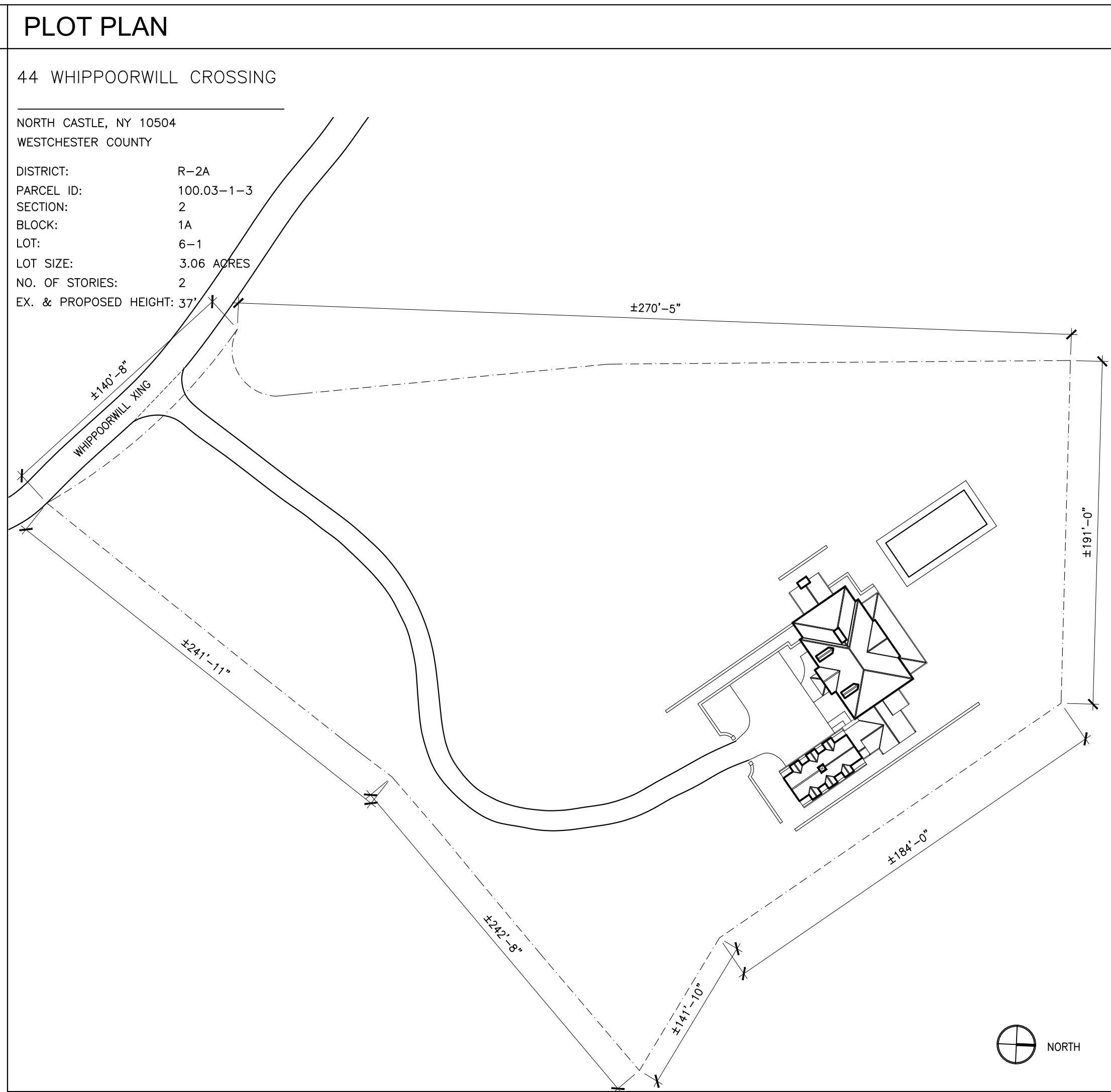
### PLUMBING NOTES

- ALL PLUMBING WORK SHALL BE PERFORMED BY LICENSED PLUMBERS AND SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
- NEW SHUT OFF VALVES ARE TO BE INSTALLED AT CONNECTIONS TO RISERS (UNLESS VALVES ARE ALREADY PRESENT). PROVIDE ACCESS DOORS AS REQUIRED AND LOCATED AS DIRECTED BY ARCHITECT.
- ALL NEW WATER PIPING BOTH HOT AND COLD SHALL BE INSULATED.
- CONNECTIONS BETWEEN PIPING OF DIFFERENT MATERIALS SHALL BE MADE WITH SUITABLE NON-REACTIVE MATERIALS.
- ABANDONED PLUMBING LINES SHALL BE REMOVED AND CAPPED AT RISERS.
- ALL NEW FIXTURES SHALL COMPLY WITH WATER FLOW RESTRICTIONS AS REQUIRED BY LOCAL REGULATIONS.
- SEE SPECIFICATIONS FOR ADDITIONAL PLUMBING NOTES AND INFORMATION



### DRAWING LIST

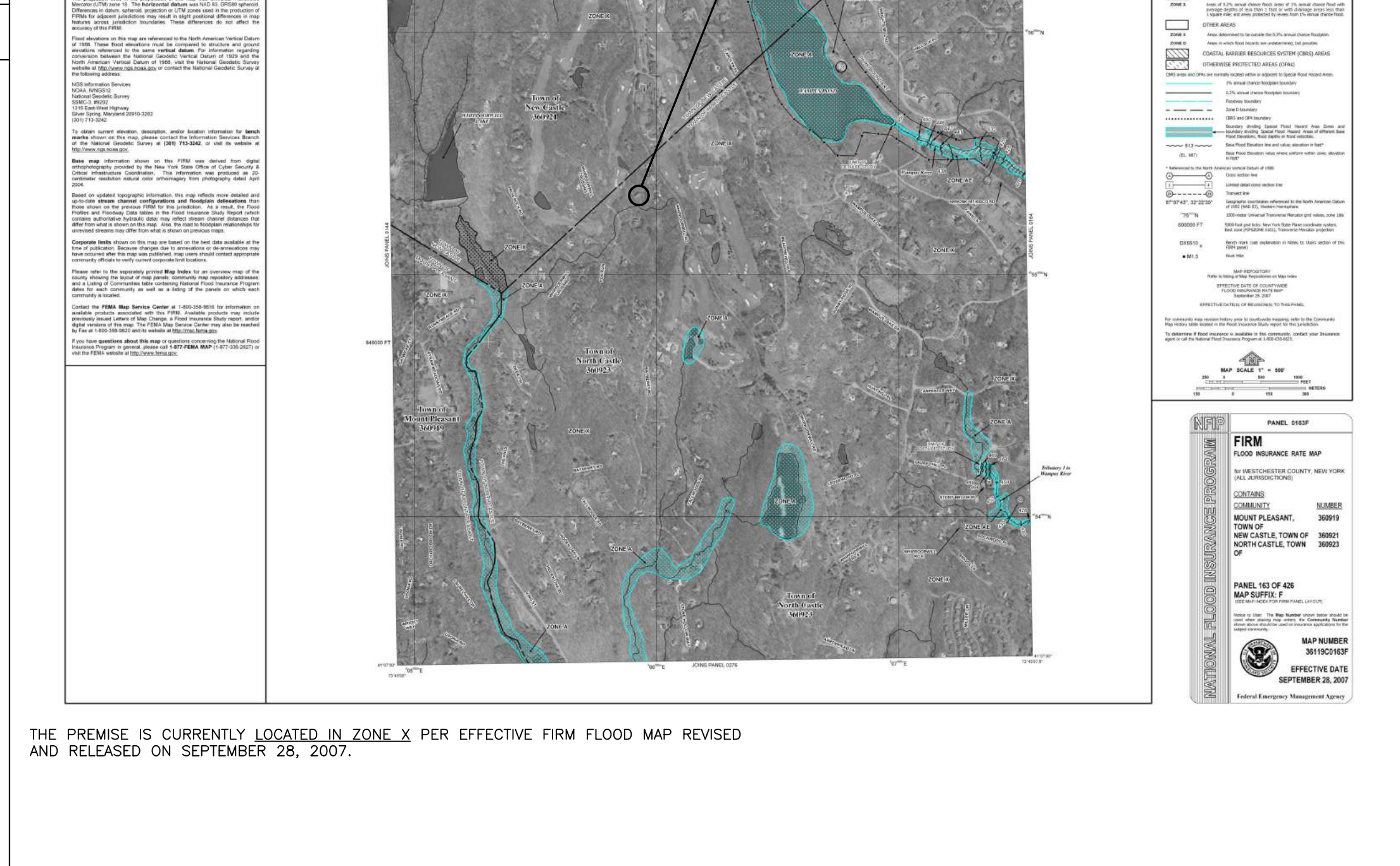
- G-001.00 GENERAL NOTES
- G-002.00 GENERAL NOTES & PARTITION TYPES
- G-003.00 FLOOR AREA CALCULATIONS
- A-000.00 SITE PLAN
- A-001.00 BASEMENT DEMOLITION PLAN
- A-002.00 FIRST FLOOR DEMOLITION PLAN
- A-003.00 SECOND FLOOR DEMOLITION PLAN
- A-101.00 BASEMENT CONSTRUCTION PLAN
- A-102.00 FIRST FLOOR CONSTRUCTION PLAN
- A-103.00 SECOND FLOOR CONSTRUCTION PLAN
- A-201.00 EXTERIOR ELEVATION
- A-202.00 EXTERIOR ELEVATION
- A-301.00 REFLECTED CEILING PLAN BASEMENT
- A-302.00 REFLECTED CEILING PLAN FIRST FLOOR
- A-303.00 REFLECTED CEILING PLAN SECOND FLOOR
- A-401.00 BUILDING SECTIONS
- A-410.00 WALL SECTIONS
- A-501.00 STAIR DETAILS
- A-502.00 STAIR DETAILS
- A-801.00 WINDOW & EXTERIOR DOOR SCHEDULES
- A-900.00 STUDIO 220 DEMOLITION & CONSTRUCTION PLANS
- A-901.00 STUDIO 220 REFLECTED CEILING PLAN & ROOF PLAN
- A-902.00 STUDIO 220 BUILDING SECTION
- A-903.00 SKYLIGHT DETAIL
- M-101.00 BASEMENT MECHANICAL PLAN
- M-102.00 FIRST FLOOR MECHANICAL PLAN
- M-103.00 SECOND FLOOR MECHANICAL PLAN
- S-101.00 PARTIAL FRAMING PLAN



### FEMA

COMMUNITY: NORTH CASTLE, TOWN OF #360923  
FEMA PANEL NUMBER: 163 OF 426  
MAP SUFFIX: F  
MAP NUMBER: 36119C0163F  
FLOOD ZONE: ZONE X

2007 FEMA FIRM MAP #36119C0163F

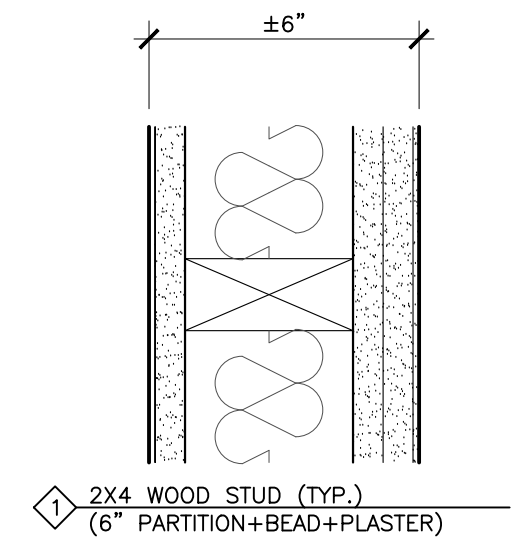


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-	-	-
04.06.21	-	ISSUED FOR RPRC REVIEW
revision date	no.	description
structural engineer <b>BLUESHORE ENGINEERING LLC</b> 1029 TEANECK ROAD, 2ND FLOOR TEANECK, NJ 07666 201 817 2001 TEL RWG@BLUESHORELLC.COM		
architect <b>ANDREW FRANZ ARCHITECT PLLC</b> 135 WEST 26TH STREET SUITE 10B NEW YORK, NY 10001 212 505 1992 TEL 212 505 1987 FAX studio@andrewfranz.com		
project <b>SUWANNAGATE-DEUTSCH RESIDENCE</b> 44 WHIPPOORWILL CROSSING ARMONK, NY, 10521		
drawn JB	seal	
checked AF		
job no. 2006		
scale AS NOTED		
date 04.06.2021		
sheet title		
<b>GENERAL NOTES</b>		
sheet no.		
<b>G-001.00</b>		

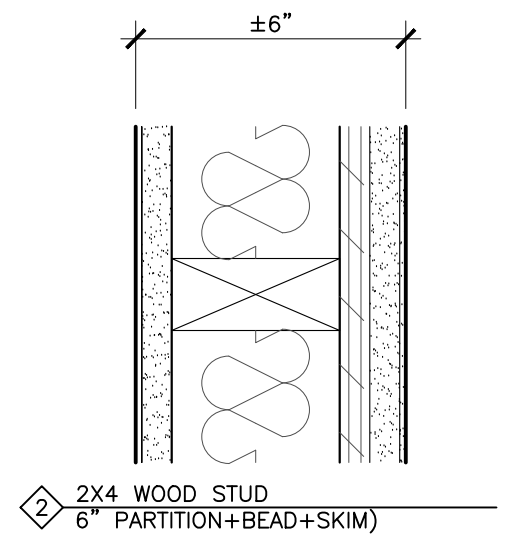
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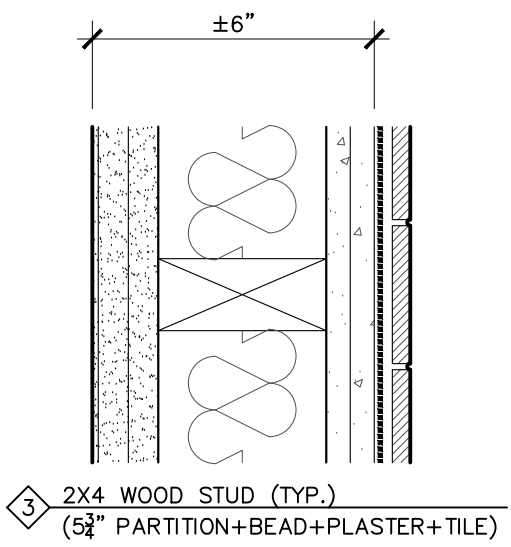
PARTITION TYPES



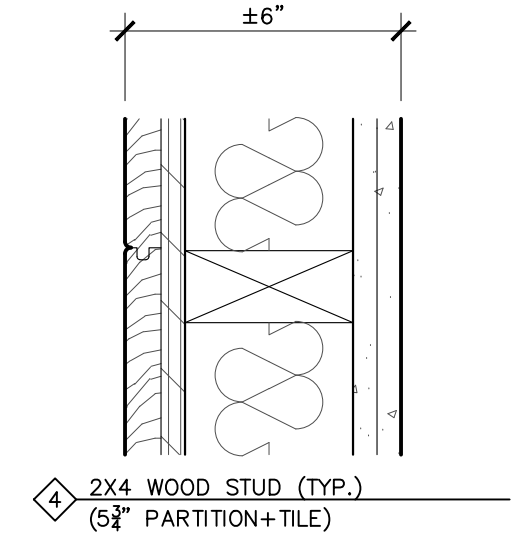
2"x4" NOMINAL WOOD STUDS @ 16" O.C., PROVIDE ONE SIDE W/ (2) LAYERS 5/8" GWB, SKIM COAT & PAINT FINISH. PROVIDE (1) LAYER 5/8" GWB, SKIM COAT AND PAINT FINISH.  
 AT DAMP LOCATIONS, PROVIDE 1/2" MOLD RESISTANT GWB "GREENBOARD" IN LIEU OF GWB.  
 FILL LIGHTLY WITH THERMAFIBER SOUND ATTENUATION BLANKET, TYP.  
 NOTES:  
 FURR OUT TO ALIGN W/ ADJACENT WALLS WHERE NECESSARY;  
 DIMENSION TO FINISHES, TYPICAL AT GWB AND ALL ± DIMENSIONS.



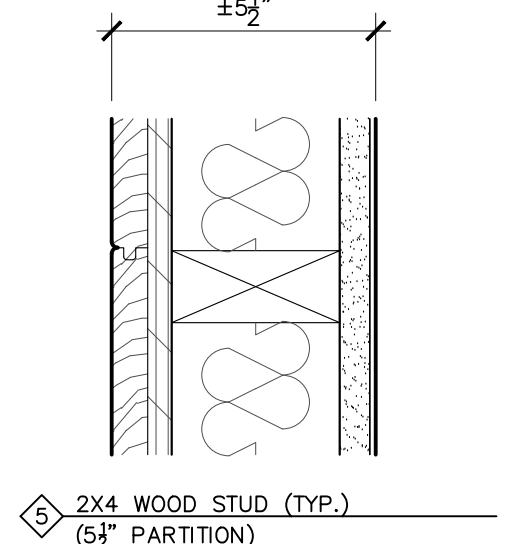
2"x4" NOMINAL WOOD STUDS @ 16" O.C., PROVIDE EACH SIDE W/ (1) LAYER 5/8" GWB, SKIM COAT & PAINT FINISH. FURNISH 1/2" PLYWOOD AT ONE SIDE.  
 AT DAMP LOCATIONS, PROVIDE 1/2" MOLD RESISTANT GWB "GREENBOARD" IN LIEU OF GWB.  
 FILL LIGHTLY WITH THERMAFIBER SOUND ATTENUATION BLANKET, TYP.  
 NOTES:  
 FURR OUT TO ALIGN W/ ADJACENT WALLS WHERE NECESSARY;  
 DIMENSION TO FINISHES, TYPICAL AT GWB AND ALL ± DIMENSIONS.



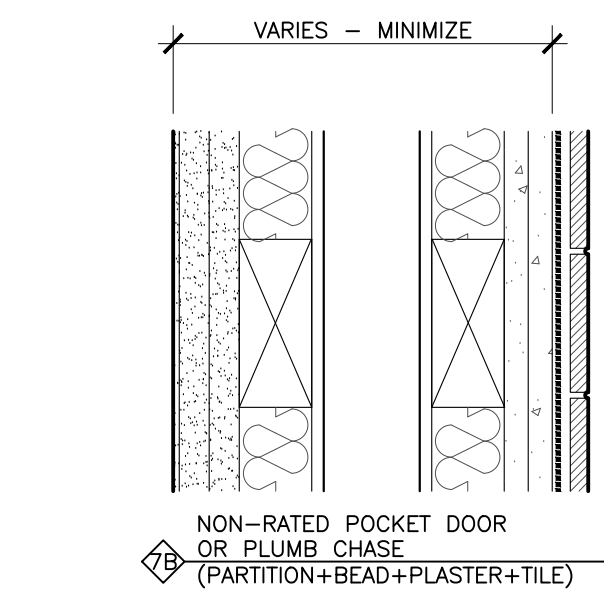
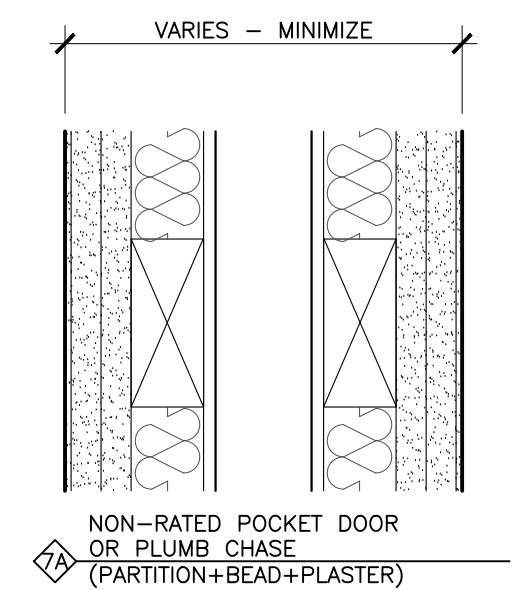
2"x4" NOMINAL WOOD STUDS @ 16" O.C., PROVIDE ONE SIDE W/ (2) LAYERS 5/8" GWB, SKIM COAT & PAINT FINISH AND THE OTHER SIDE W/ (2) LAYERS OF 1/2" CEMENT BOARD & WATERPROOFING AT WET LOCATIONS & TILE FINISH.  
 FILL LIGHTLY WITH THERMAFIBER SOUND ATTENUATION BLANKET, TYP.  
 NOTES:  
 FURR OUT TO ALIGN W/ ADJACENT WALLS WHERE NECESSARY;  
 DIMENSION TO FINISHES, TYPICAL AT GWB AND ALL ± DIMENSIONS.



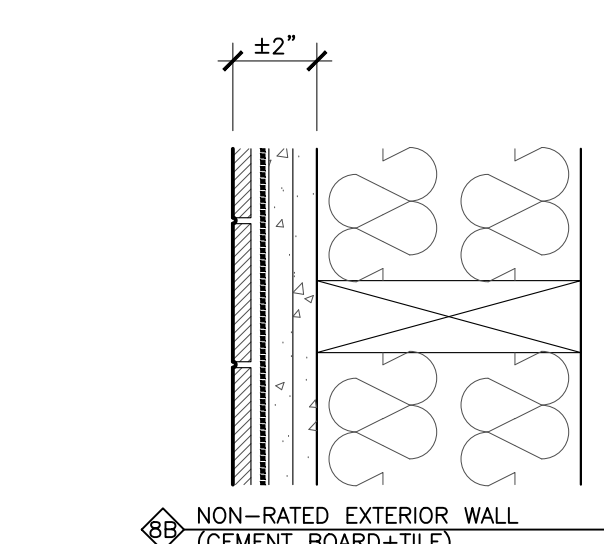
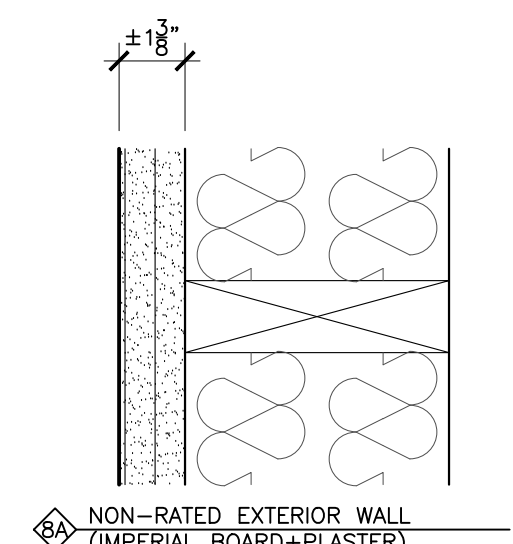
2"x4" NOMINAL WOOD STUDS @ 16" O.C., PROVIDE ONE SIDE W/ (1) LAYER 1/2" PLYWOOD & 1/2" WOOD T&G PANEL OR MILLWORK PANELING AND THE OTHER SIDE W/ (2) LAYERS OF 1/2" GREENBOARD & FINISH.  
 FILL LIGHTLY WITH THERMAFIBER SOUND ATTENUATION BLANKET, TYP.  
 NOTES:  
 FURR OUT TO ALIGN W/ ADJACENT WALLS WHERE NECESSARY;  
 DIMENSION TO FINISHES, TYPICAL AT GWB AND ALL ± DIMENSIONS.



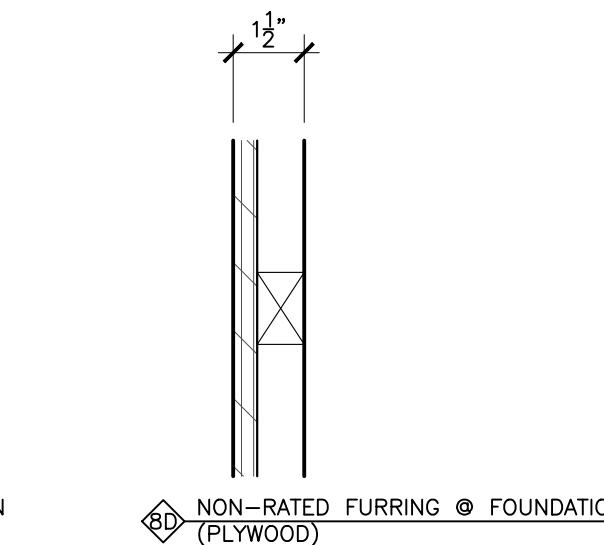
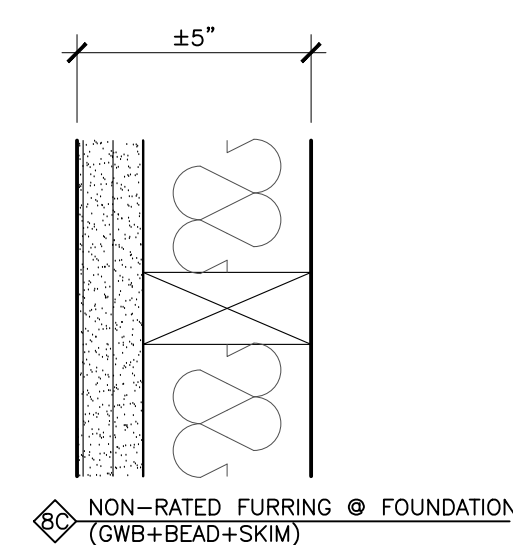
2"x4" NOMINAL WOOD STUDS @ 16" O.C., PROVIDE ONE SIDE W/ (1) LAYER 1/2" PLYWOOD & 1/2" WOOD T&G BOARDS OR MILLWORK PANELING  
 FILL LIGHTLY WITH THERMAFIBER SOUND ATTENUATION BLANKET, TYP.  
 NOTES:  
 FURR OUT TO ALIGN W/ ADJACENT WALLS WHERE NECESSARY;  
 DIMENSION TO FINISHES, TYPICAL AT GWB AND ALL ± DIMENSIONS.



(2) 2"x4" NOMINAL WOOD STUDS WITH WOOD BLOCKING @ 16" O.C., ORIENTED "ON THE FLAT" @ DOOR POCKETS & CHASES.  
 <6A> PROVIDE EACH SIDE W/ (2) LAYERS 5/8" GWB & SKIM COAT & PAINT FINISH.  
 <6B> PROVIDE ONE SIDE (2) LAYERS 5/8" GWB & SKIM COAT & PAINT FINISH AND THE OTHER SIDE W/ (2) LAYERS OF 1/2" CEMENT BOARD & WATERPROOFING AT WET LOCATIONS & TILE FINISH.  
 AT DAMP LOCATIONS, PROVIDE (2) LAYERS 5/8" MOLD RESISTANT GWB "GREENBOARD" IN LIEU OF (2) LAYERS GWB FOR SKIM COAT & PAINT FINISH.  
 EXTEND PARTITION FROM FLOOR TO UNDERSIDE OF CLG. ABOVE.  
 PROVIDE 1/2" BIRCH PLYWOOD LINING @ POCKET DOORS, (1) LAYER OF 1/2" GYPSUM WALL BOARD @ CHASES & THERMAFIBER SOUND ATTENUATION BLANKET @ EACH CAVITY U.O.N.



EXTERIOR WALL FRAMING  
 2"x6" NOMINAL WOOD STUDS @ 16" O.C.,  
 <6A> PROVIDE (2) LAYERS 5/8" GWB & SKIM COAT & PAINT FINISH. AT DAMP LOCATIONS, PROVIDE (2) LAYERS 5/8" MOLD RESISTANT GWB "GREENBOARD" IN LIEU OF (2) LAYERS GWB.  
 <6B> PROVIDE (2) LAYERS OF 1/2" CEMENT BOARD & WATERPROOFING AT WET LOCATIONS & TILE FINISH.  
 <6C> PROVIDE (2) LAYERS OF 5/8" GWB, SKIMCOAT AND PAINT FINISH  
 <6D> PROVIDE (1) LAYER OF 1/2" PLYWOOD.  
 FILL LIGHTLY WITH THERMAFIBER SOUND ATTENUATION BLANKET, TYP.  
 NOTES:  
 FURR OUT TO ALIGN W/ ADJACENT WALLS WHERE NECESSARY;  
 DIMENSION TO FINISHES, TYPICAL AT GWB AND ALL ± DIMENSIONS.



GENERAL NOTE:  
 FURR OUT PARTITIONS WHERE NECESSARY TO ACHIEVE FACE OF WALL FINISH ALIGNMENTS WHERE INDICATED IN FLOOR PLANS AND/OR INTERIOR ELEVATIONS OR FOR PLUMB/SQUARE FINISH.  
 PROVIDE PLYWOOD GROUNDS @ ALL AREAS OF CABINETS OR BATH ACCESSORIES, TYP.

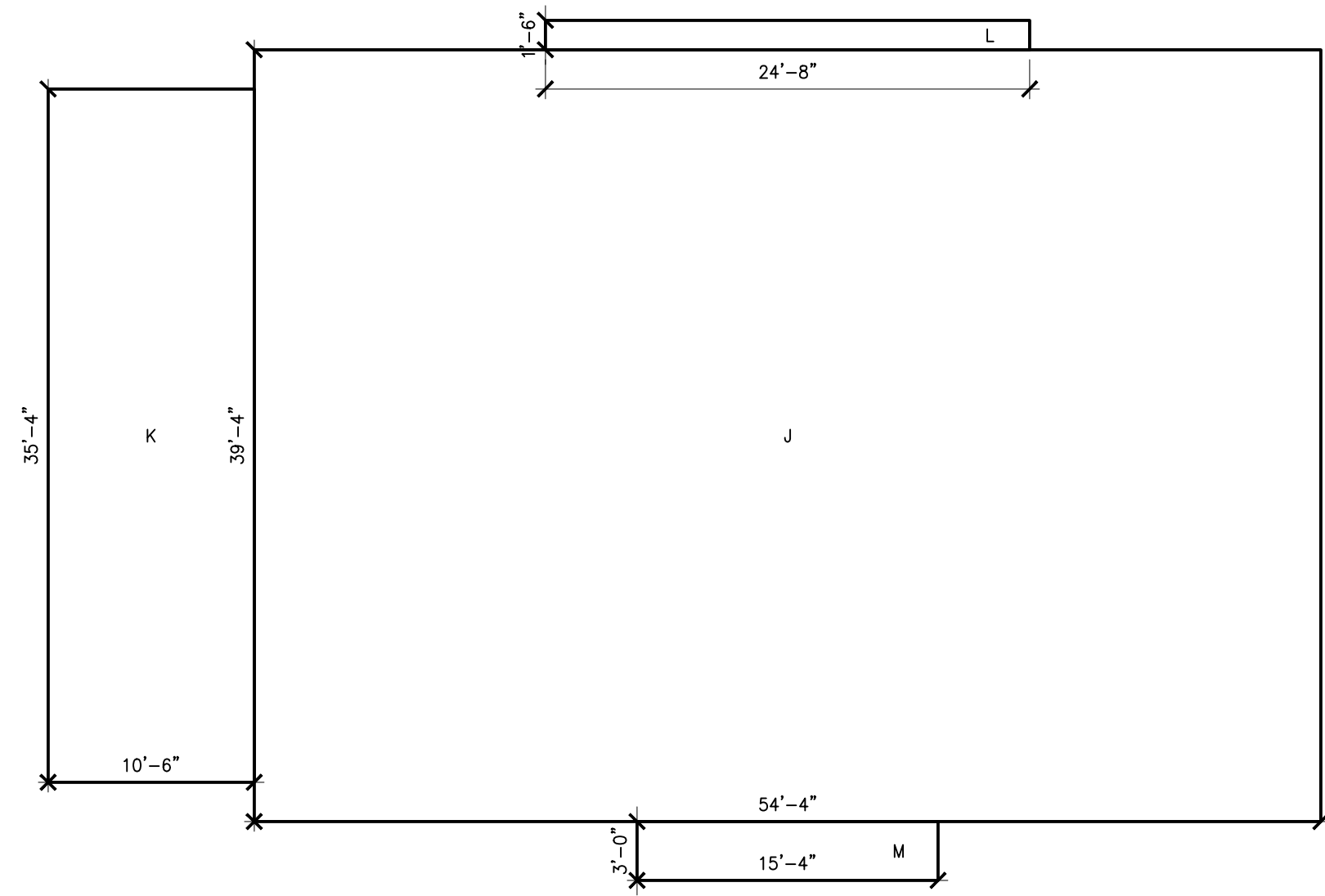
SYMBOLS LEGEND

	ROOM NAME & NUMBER		MATERIAL/FINISH TAG		NORTH ARROW		QUAD-SHIELD R6G
	ELEVATION MARKER		PARTITION TYPE		ELECTRIC PANEL		SPEAKER
	SECTION MARKER		REVISION MARKER		WOOD FRAMED WALLS		AUDIO CONTROL
	DETAIL MARKER		ELEVATION MARKER		MASONRY		HARDWIRED CO/SMOKE DETECTOR
	WINDOW NUMBER		CUTLINE		CONCRETE FOUNDATION WALLS		EXTERIOR CEILING WOOD PANEL
	DOOR NUMBER		CENTERLINE MARKER		RECTANGULAR RECESSED LIGHT		INTERIOR CEILING WOOD BOARDS
			COLUMN GRID MARKER		CIRCULAR RECESSED LIGHT		PLASTER / GWB / FINISH
					SURFACE MOUNTED WALL WASHER		TILE
					UNDER-COUNTER / STRIP LIGHTING		
					SURFACE MOUNTED CEILING FIXTURE		
					WALL SCONCE		

revision date	no.	description
04.06.21	-	ISSUED FOR RPRC REVIEW
structural engineer <b>BLUESHORE ENGINEERING LLC</b> 1029 TEANECK ROAD, 2ND FLOOR TEANECK, NJ 07666 201 817 2001 TEL RWG@BLUESHORELLC.COM		
architect <b>ANDREW FRANZ ARCHITECT PLLC</b> 135 WEST 26TH STREET SUITE 10B NEW YORK, NY 10001 212 505 1992 TEL 212 505 1987 FAX studio@andrewfranz.com		
project <b>SUWANNAGATE-DEUTSCH RESIDENCE</b> 44 WHIPPOORWILL CROSSING ARMONK, NY, 10521		
drawn JB	checked AF	job no. 2006
scale AS NOTED	date 04.06.2021	sheet title
GENERAL NOTES PARTITION TYPES		
sheet no. <b>G-002.00</b>		

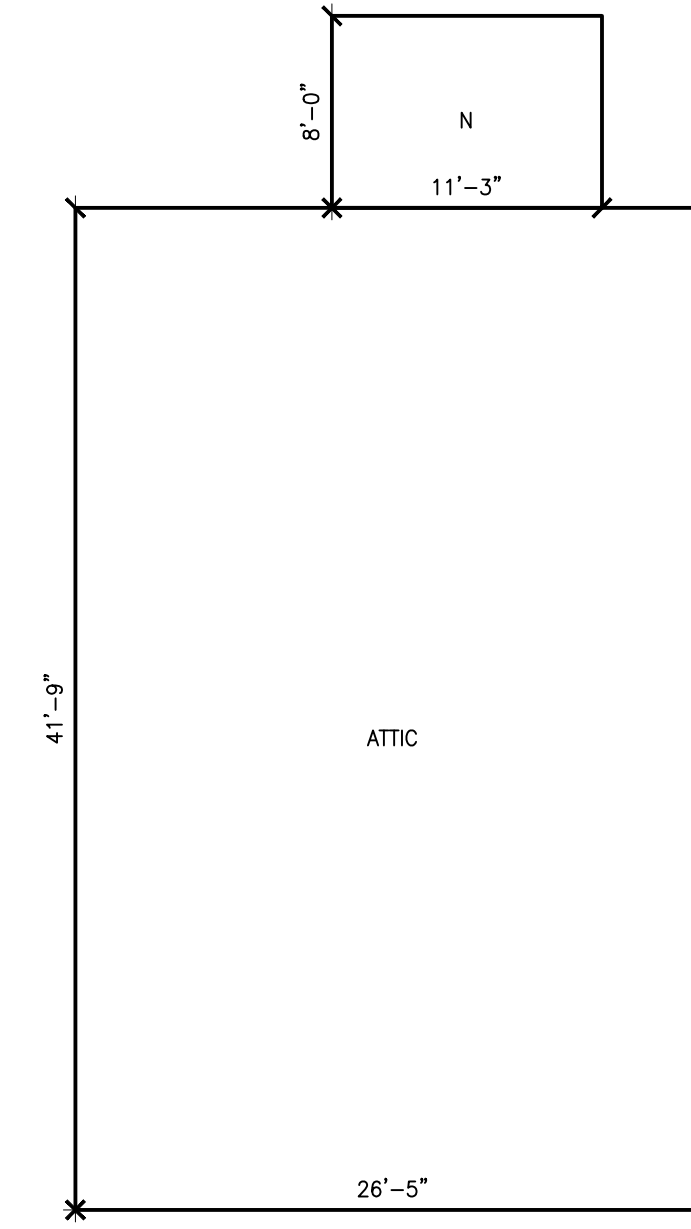
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SECOND FLOOR:	EXISTING	PROPOSED
J (EX)	2137 SF	2137 SF
K (EX)	371 SF	371 SF
L (EX)	36 SF	36 SF
M (EX)	46 SF	46 SF
TOTAL	2590 SF	2590 SF
PROPOSED NET CHANGE		(NONE)



2 SECOND FLOOR AREA CALCULATIONS  
SCALE: 1/8" = 1'-0"

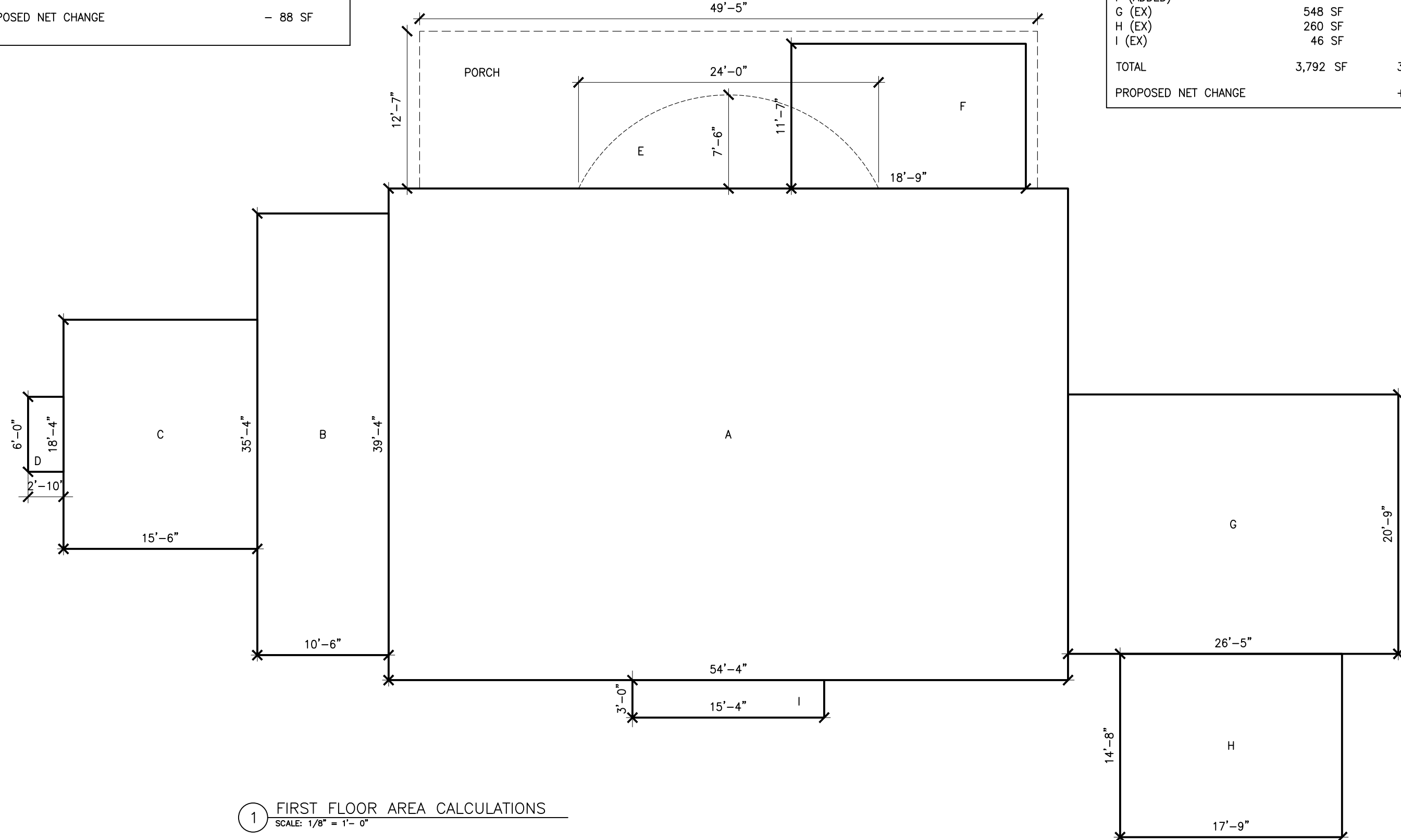
ATTIC:	EXISTING	PROPOSED
ATTIC N	1103 SF	1103 SF
TOTAL	1193 SF	1193 SF
PROPOSED NET CHANGE		(NONE)



4 ATTIC AREA CALCULATIONS  
SCALE: 1/8" = 1'-0"

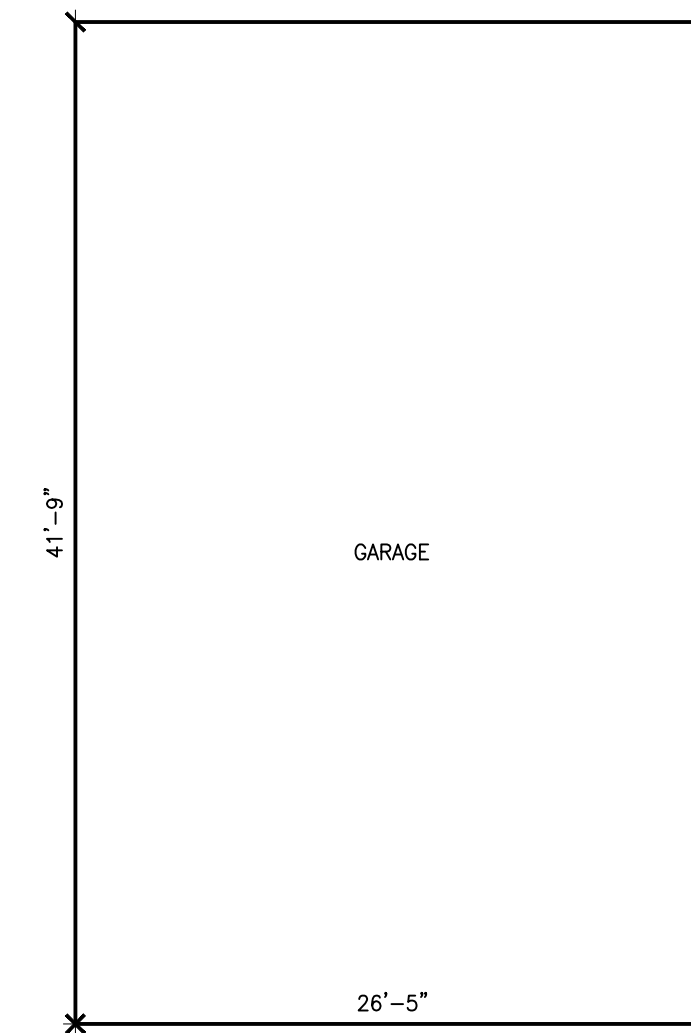
PORCH:	EXISTING	PROPOSED
PORCH ROOF	622 SF	622 SF
E (REMOVED - 1ST FL)	(129 SF)	(217 SF)
F (ADDED - 1ST FL)		
TOTAL	493 SF	405 SF
PROPOSED NET CHANGE		- 88 SF

FIRST FLOOR:	EXISTING	PROPOSED
A (EX)	2137 SF	2137 SF
B (EX)	371 SF	371 SF
C (EX)	284 SF	284 SF
D (EX)	17 SF	17 SF
E (REMOVED)	129 SF	
F (ADDED)		217 SF
G (EX)	548 SF	548 SF
H (EX)	260 SF	260 SF
I (EX)	46 SF	46 SF
TOTAL	3,792 SF	3,880 SF
PROPOSED NET CHANGE		+ 88 SF



1 FIRST FLOOR AREA CALCULATIONS  
SCALE: 1/8" = 1'-0"

GARAGE:	EXISTING	PROPOSED
GARAGE	1103 SF	1103 SF
TOTAL	1103 SF	1103 SF
PROPOSED NET CHANGE		(NONE)



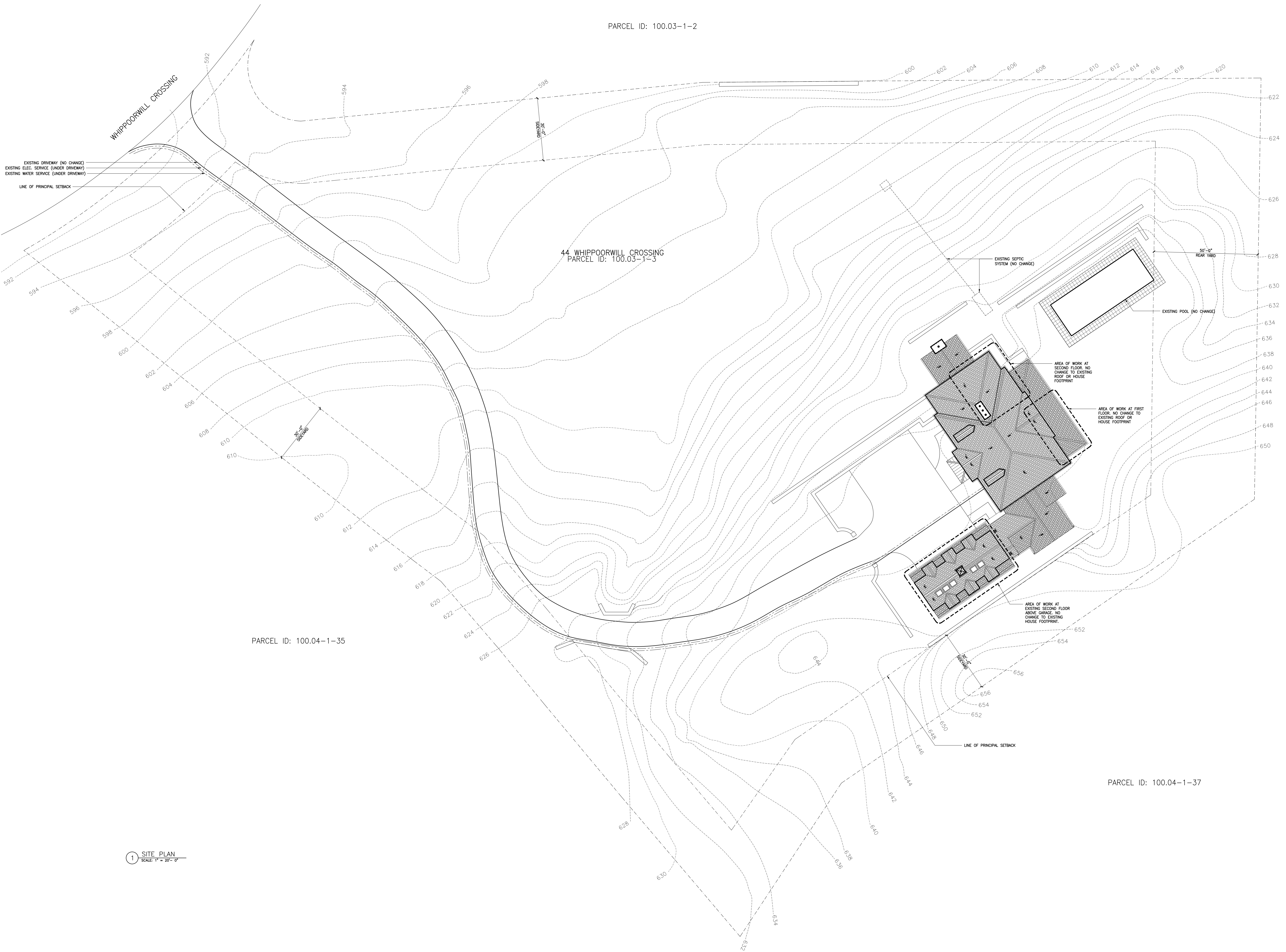
3 GARAGE AREA CALCULATIONS  
SCALE: 1/8" = 1'-0"

revision	no.	description
04.06.21	-	ISSUED FOR RPRC REVIEW
structural engineer <b>BLUESHORE ENGINEERING LLC</b> 1029 TEANECK ROAD, 2ND FLOOR TEANECK, NJ 07666 201 817 2001 TEL RWG@BLUESHORELLC.COM		
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project <b>SUWANNAGATE-DEUTSCH RESIDENCE</b> 44 WHIPPOORWILL CROSSING ARMONK, NY, 10521		
drawn AK	checked AF	job no. 2006
scale AS NOTED	date 04.06.2021	sheet title
AREA CALCULATIONS		
sheet no. <b>G-003.00</b>		

03 OF 28

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PARCEL ID: 100.03-1-2



EXISTING DRIVEWAY (NO CHANGE)  
 EXISTING ELEC. SERVICE (UNDER DRIVEWAY)  
 EXISTING WATER SERVICE (UNDER DRIVEWAY)  
 LINE OF PRINCIPAL SETBACK

44 WHIPPOORWILL CROSSING  
 PARCEL ID: 100.03-1-3

PARCEL ID: 100.04-1-35

PARCEL ID: 100.04-1-37

1 SITE PLAN  
 SCALE: 1" = 20'-0"

-	-	-
-	-	-
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-	-	-
04.05.21	-	ISSUED FOR PERMIT APP.
revision date	no.	description

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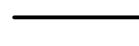

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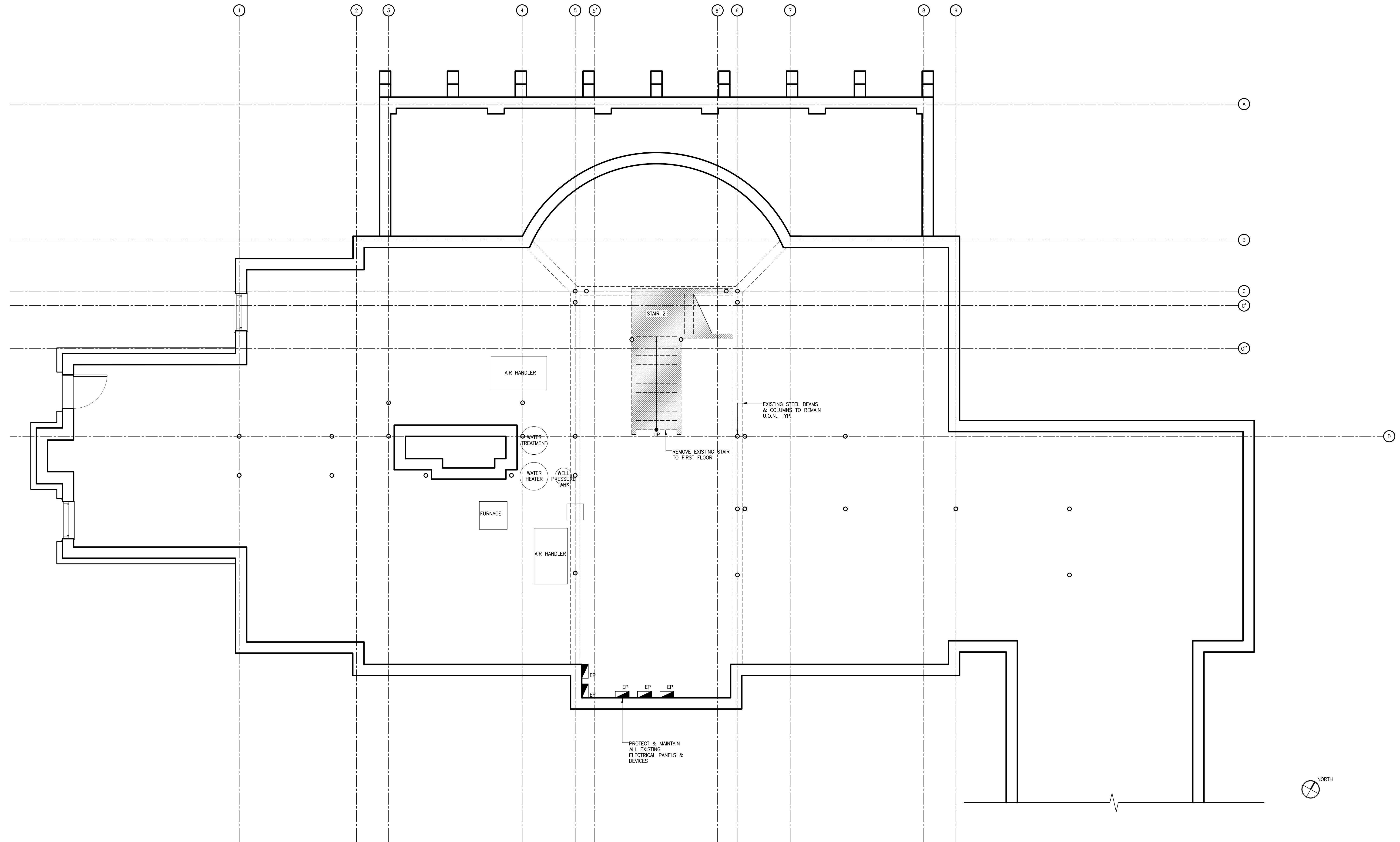
project  
**SUWANNAGATE-DEUTSCH RESIDENCE**  
 44 WHIPPOORWILL CROSSING  
 ARMONK, NY, 10521

drawn	SK:JB	seal
checked	AK	
job no.	2006	
scale	AS NOTED	
date	04.02.2021	
sheet title	SITE PLAN	

sheet no.  
**A-000.00**

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DEMOLITION LEGEND	
	EXISTING TO REMAIN
	TO BE REMOVED



1 DEMOLITION PLAN: BASEMENT  
SCALE: 1/4" = 1'-0"

revision date	no.	description
04.05.21	-	ISSUED FOR PERMIT APP.

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project  
**SUWANNAGATE-DEUTSCH RESIDENCE**  
 44 WHIPPOORWILL CROSSING  
 ARMONK, NY, 10521

drawn SK	seal
checked AF	
job no. 2006	
scale AS NOTED	
date 04.02.2021	

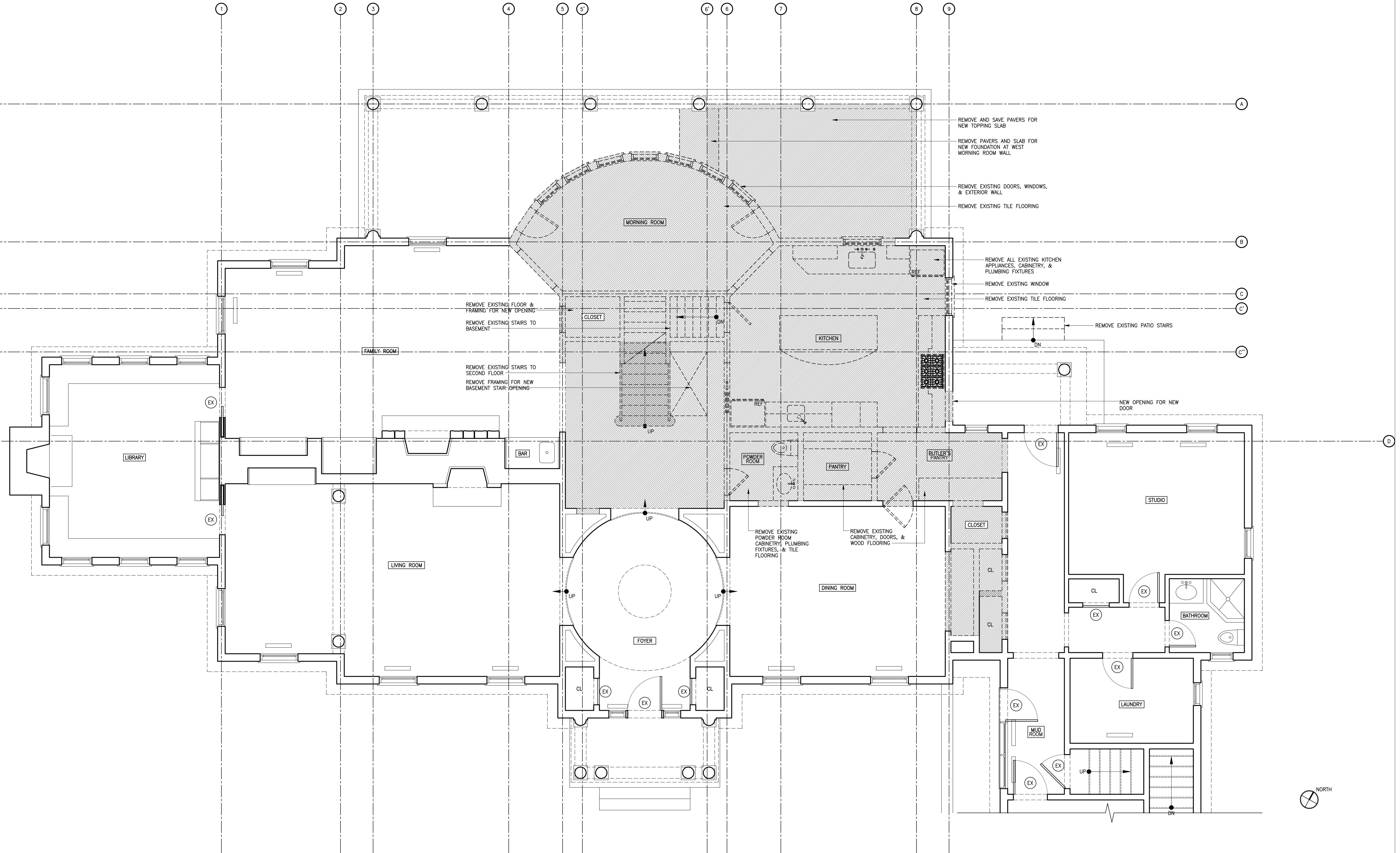


sheet title  
**BASEMENT DEMOLITION PLAN**

sheet no.  
**A-001.00**

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DEMOLITION LEGEND	
	EXISTING TO REMAIN
	TO BE REMOVED



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

revision date	no.	description
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project  
**SUWANNAGATE-DEUTSCH RESIDENCE**  
 44 WHIPPOORWILL CROSSING  
 ARMONK, NY, 10521

drawn SK  
 checked AF  
 job no. 2006  
 scale AS NOTED  
 date 04.02.2021

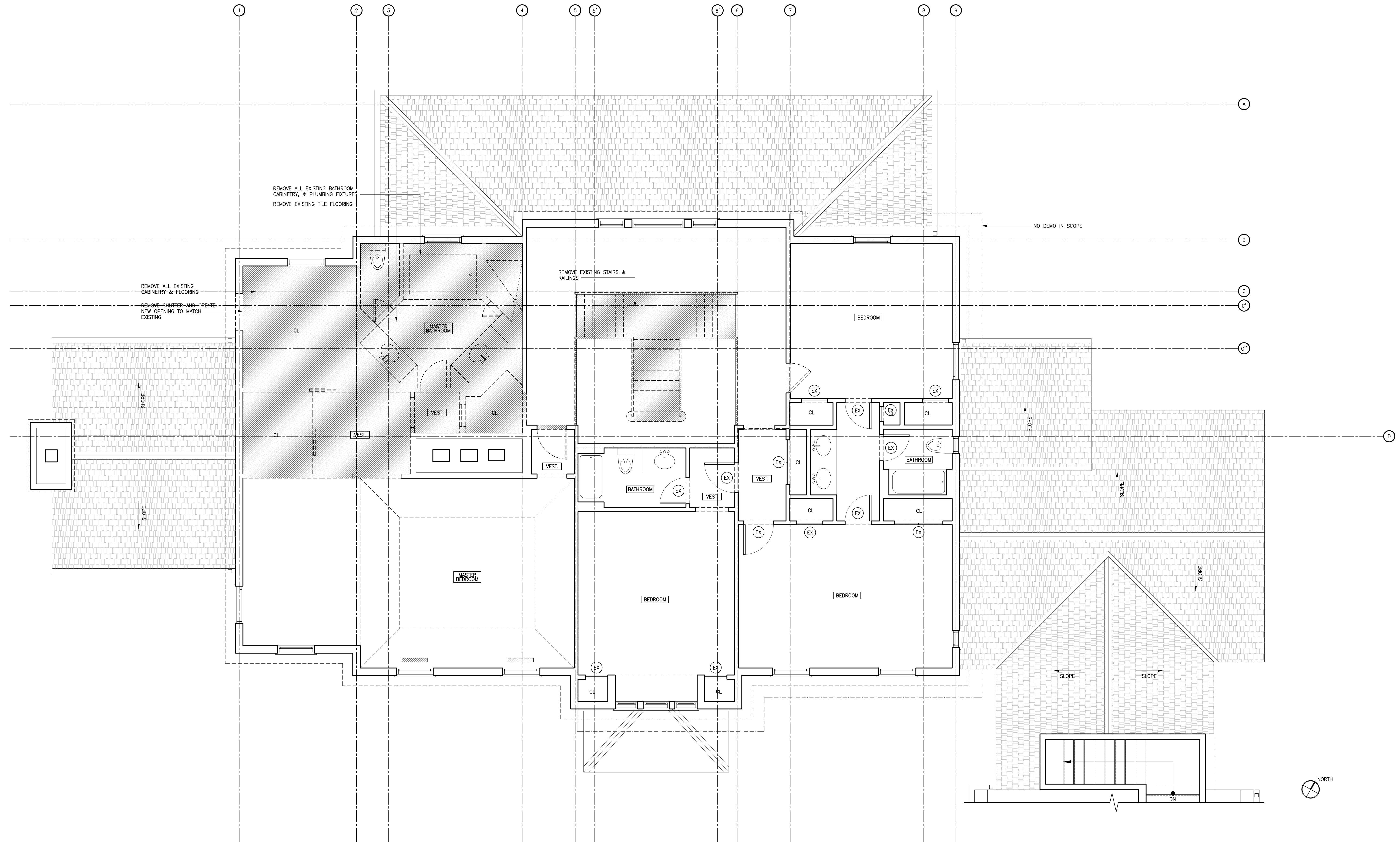


sheet title  
**FIRST FLOOR DEMOLITION PLAN**

sheet no.  
**A-002.00**

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DEMOLITION LEGEND	
	EXISTING TO REMAIN
	TO BE REMOVED



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

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04.05.21	-	ISSUED FOR PERMIT APP.
revision date	no.	description

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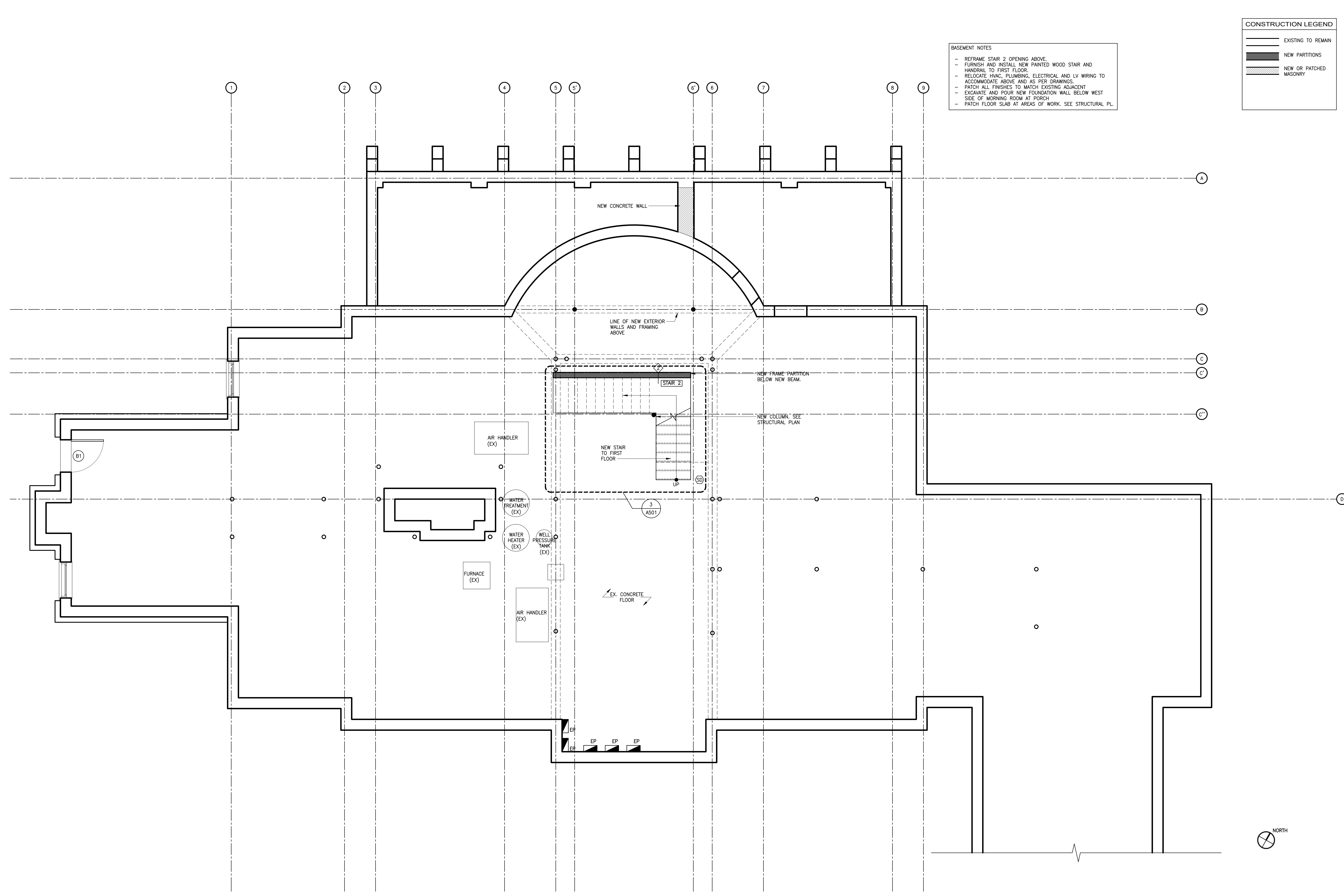
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**SUWANNAGATE-DEUTSCH RESIDENCE**  
 44 WHIPPOORWILL CROSSING  
 ARMONK, NY, 10521

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date 04.02.2021	

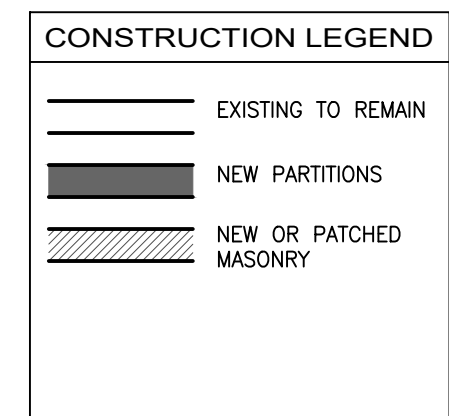
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**SECOND FLOOR DEMOLITION PLAN**

sheet no.  
**A-003.00**

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- BASEMENT NOTES**
- REFRAME STAIR 2 OPENING ABOVE.
  - FURNISH AND INSTALL NEW PAINTED WOOD STAIR AND HANDRAIL TO FIRST FLOOR.
  - RELOCATE HVAC, PLUMBING, ELECTRICAL AND LV WIRING TO ACCOMMODATE ABOVE AND AS PER DRAWINGS.
  - PATCH ALL FINISHES TO MATCH EXISTING ADJACENT.
  - EXCAVATE AND POUR NEW FOUNDATION WALL BELOW WEST SIDE OF MORNING ROOM AT PORCH.
  - PATCH FLOOR SLAB AT AREAS OF WORK. SEE STRUCTURAL PL.



1 CONSTRUCTION PLAN: BASEMENT  
SCALE: 1/4" = 1'-0"

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-	-	-
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revision date	no.	description

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project  
**SUWANNAGATE-DEUTSCH RESIDENCE**  
 44 WHIPPOORWILL CROSSING  
 ARMONK, NY, 10521

drawn AMK	seal
checked AF	
job no. 2006	
scale AS NOTED	
date 04.02.2021	



sheet title  
**BASEMENT CONSTRUCTION PLAN**

sheet no.  
**A-101.00**

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**FAMILY ROOM SCOPE OF WORK:**

- PATCH AND REFINISH EXISTING WOOD FLOORS TO MATCH CONTROL SAMPLE
- PATCH GWB CEILINGS AND PARTITIONS AT AREAS OF WORK AND SKIM TO LEVEL 5 FOR PAINTED FINISH.
- RELOCATE ELECTRICAL DEVICES AT EAST WALL AS PER DRAWINGS
- MODIFY DUCTWORK AND SUPPLIES AT EAST WALL AS PER MECHANICAL DRAWINGS

**FAMILY ROOM LIGHT AND AIR CALCULATIONS**  
 AREA= 476 SF  
 REQ. GLAZED AREA (8% OF SF)= 38.2 SF  
 PROP. GLAZED AREA= 86.6 SF, OK  
 REQ. OPENABLE AREA (4% OF SF)= 19.1 SF  
 PROP. OPENABLE AREA= 43.3 SF, OK

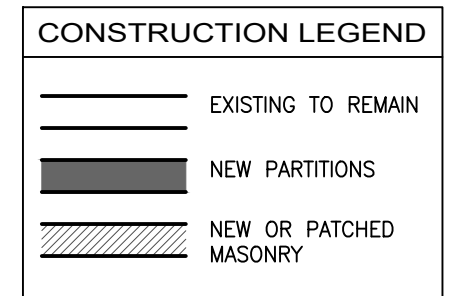
**MORNING ROOM LIGHT AND AIR CALCULATIONS**  
 AREA= 197 SF  
 REQ. GLAZED AREA (8% OF SF)= 15.7 SF  
 PROP. GLAZED AREA= 209 SF, OK  
 REQ. OPENABLE AREA (4% OF SF)= 7.9 SF  
 PROP. OPENABLE AREA= 174 SF, OK

**KITCHEN LIGHT AND AIR CALCULATIONS**  
 AREA= 300 SF  
 REQ. GLAZED AREA (8% OF SF)= 24 SF  
 PROP. GLAZED AREA= 26 SF, OK  
 REQ. OPENABLE AREA (4% OF SF)= 12 SF  
 PROP. OPENABLE AREA= 27 SF, OK

**NET EXPANSION OF INTERIOR FLOOR AREA AT MORNING ROOM:**  
 128 SF REMOVED  
 220 SF ADDED  
 92 SF NET EXPANSION

**MORNING ROOM SCOPE OF WORK:**

- NEW WOOD FLOORS OVER NEW BUILT UP ASSEMBLY. SEE SECTIONS.
- NEW PAINTED WOOD WALLS AND CEILINGS
- NEW PAINTED WOOD WINDOWS AND EXTERIOR DOORS
- NEW POWER AND LIGHTING
- NEW HVAC DISTRIBUTION AND DIFFUSERS



**KITCHEN SCOPE OF WORK:**

- NEW STONE TILE FLOOR OVER NEW ANTI-FRACTURE MEMBRANE
- NEW PARTITIONS, CEILINGS, AND SKIM COATED WALLS WITH PLASTER FINISH.
- NEW POWER AND LIGHTING
- NEW PAINTED WOOD WINDOW AND EXTERIOR DOOR
- NEW PAINTED WOOD CABINETS AND ISLAND
- NEW STONE COUNTERTOPS
- NEW HVAC DISTRIBUTION AND DIFFUSERS
- NEW APPLIANCES AND FITTINGS

**PANTRY 112 SCOPE OF WORK:**

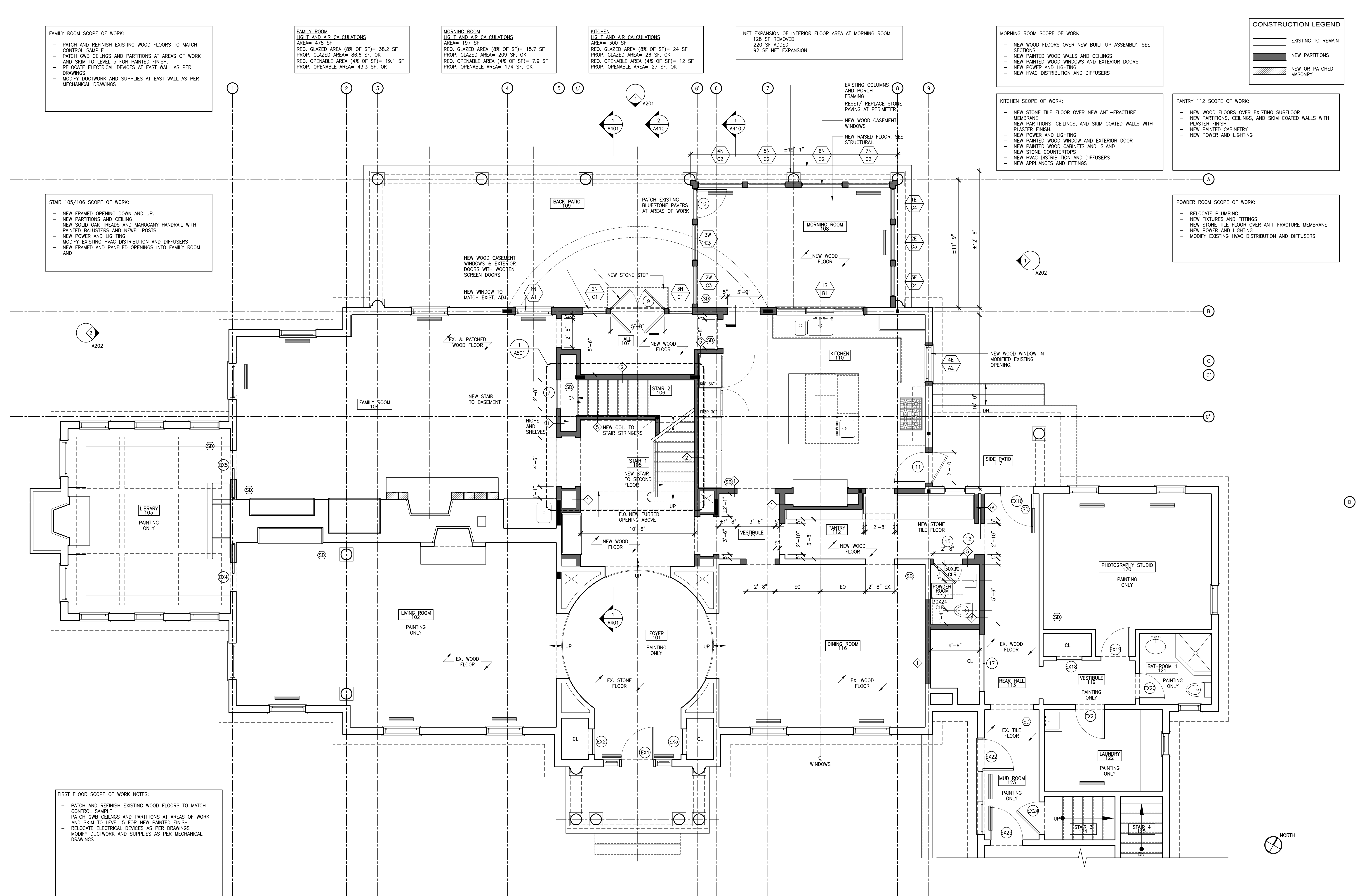
- NEW WOOD FLOORS OVER EXISTING SUBFLOOR
- NEW PARTITIONS, CEILINGS, AND SKIM COATED WALLS WITH PLASTER FINISH
- NEW PAINTED CABINETS
- NEW POWER AND LIGHTING

**POWDER ROOM SCOPE OF WORK:**

- RELOCATE PLUMBING
- NEW FIXTURES AND FITTINGS
- NEW STONE TILE FLOOR OVER ANTI-FRACTURE MEMBRANE
- NEW POWER AND LIGHTING
- MODIFY EXISTING HVAC DISTRIBUTION AND DIFFUSERS

**STAIR 105/106 SCOPE OF WORK:**

- NEW FRAMED OPENING DOWN AND UP.
- NEW PARTITIONS AND CEILING
- NEW SOLID OAK TREADS AND MAHOGANY HANDRAIL WITH PAINTED BALUSTERS AND NEWEL POSTS.
- NEW POWER AND LIGHTING
- MODIFY EXISTING HVAC DISTRIBUTION AND DIFFUSERS
- NEW FRAMED AND paneled OPENINGS INTO FAMILY ROOM AND



**FIRST FLOOR SCOPE OF WORK NOTES:**

- PATCH AND REFINISH EXISTING WOOD FLOORS TO MATCH CONTROL SAMPLE
- PATCH GWB CEILINGS AND PARTITIONS AT AREAS OF WORK AND SKIM TO LEVEL 5 FOR NEW PAINTED FINISH.
- RELOCATE ELECTRICAL DEVICES AS PER DRAWINGS
- MODIFY DUCTWORK AND SUPPLIES AS PER MECHANICAL DRAWINGS

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

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project  
**SUWANNAGATE-DEUTSCH RESIDENCE**  
 44 WHIPPOORWILL CROSSING  
 ARMONK, NY, 10521

drawn  
 AMK

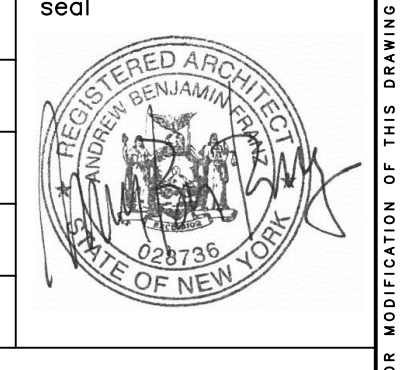
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job no.  
 2006

scale  
 AS NOTED

date  
 04.02.2021

sheet title  
**FIRST FLOOR CONSTRUCTION PLAN**



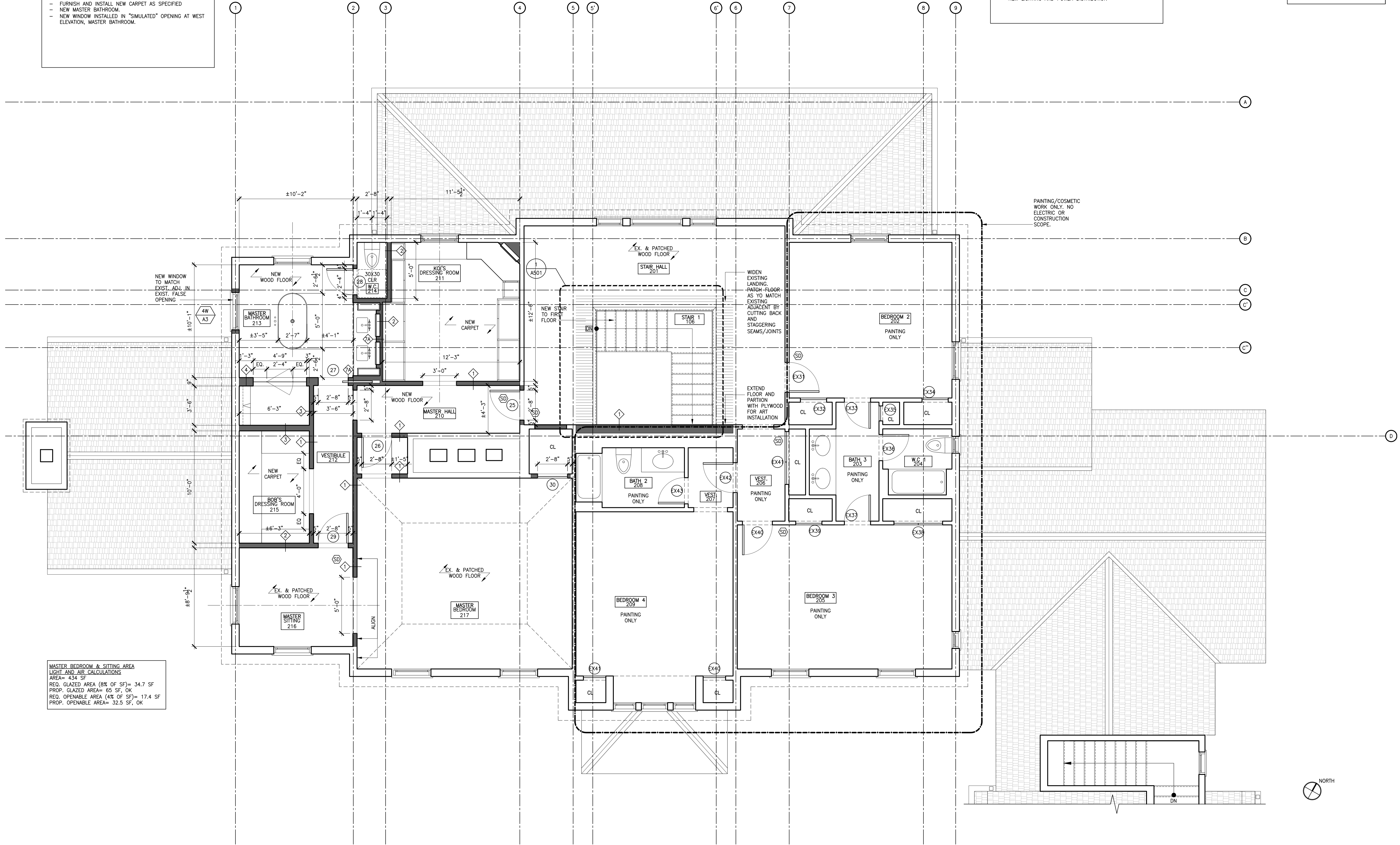
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MASTER SUITE SCOPE OF WORK:  
 - PATCH AND REFINISH EXISTING WOOD FLOORS TO MATCH CONTROL SAMPLE  
 - NEW AND PATCHED GWB PARTITIONS AND CEILINGS AT AREAS OF WORK, SKIM TO LEVEL 5 FOR PAINTED FINISH.  
 - RELOCATED AND NEW ELECTRICAL DEVICES AS PER DRAWINGS  
 - MODIFY EXISTING DUCTWORK AND SUPPLY DIFFUSERS AS PER MECHANICAL DRAWINGS  
 - FURNISH AND INSTALL NEW CABINETS AS INDICATED  
 - FURNISH AND INSTALL NEW CARPET AS SPECIFIED  
 - NEW MASTER BATHROOM  
 - NEW WINDOW INSTALLED IN "SIMULATED" OPENING AT WEST ELEVATION, MASTER BATHROOM.

STIR HALL 201 AND STAIR 106 SCOPE OF WORK:  
 - NEW FRAMING TO ENCLOSE OPENING AT SECOND FLOOR  
 - NEW/PATCHED PARTITIONS  
 - NEW SOLID OAK TREADS AND MAHOGANY HANDRAIL WITH PAINTED BALUSTERS AND NEWEL POSTS.  
 - MODIFY EXISTING DUCTWORK AND SUPPLY DIFFUSERS AS PER MECHANICAL DRAWINGS  
 - NEW LIGHTING AND POWER DISTRIBUTION

**CONSTRUCTION LEGEND**

- EXISTING TO REMAIN
- NEW PARTITIONS
- NEW OR PATCHED MASONRY



MASTER BEDROOM & SITTING AREA  
 LIGHT AND AIR CALCULATIONS  
 AREA= 434 SF  
 REQ. GLAZED AREA (8% OF SF)= 34.7 SF  
 PROP. GLAZED AREA= 65 SF, OK  
 REQ. OPENABLE AREA (4% OF SF)= 17.4 SF  
 PROP. OPENABLE AREA= 32.5 SF, OK

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

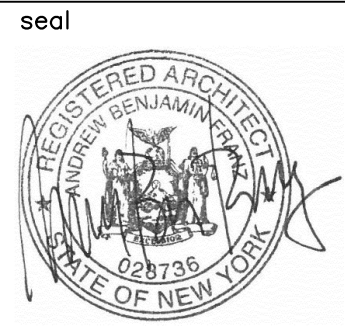
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**SUWANNAGATE-DEUTSCH RESIDENCE**  
 44 WHIPPOORWILL CROSSING  
 ARMONK, NY, 10521

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 AMK  
 checked  
 AF  
 job no.  
 2006  
 scale  
 AS NOTED  
 date  
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**SECOND FLOOR CONSTRUCTION PLAN**

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1 NORTH EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"

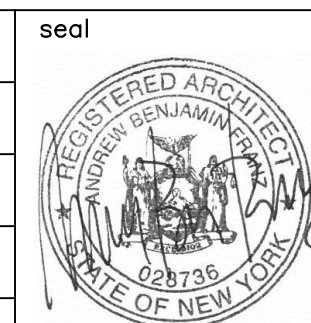
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 44 WHIPPOORWILL CROSSING  
 ARMONK, NY, 10521

drawn JB  
 checked AF  
 job no. 2006  
 scale AS NOTED  
 date 04.02.2021



sheet title  
**EXTERIOR ELEVATION**

sheet no.  
**A-201.00**

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1 WEST EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"

NEW DOUBLE HUNG WINDOW IN MODIFIED FRAMED OPENING.  
PATCH PAINTED CLAPBOARD SIDING AT AREA OF WORK

NEW WOOD CASEMENT WINDOWS W/ TRANSOMS

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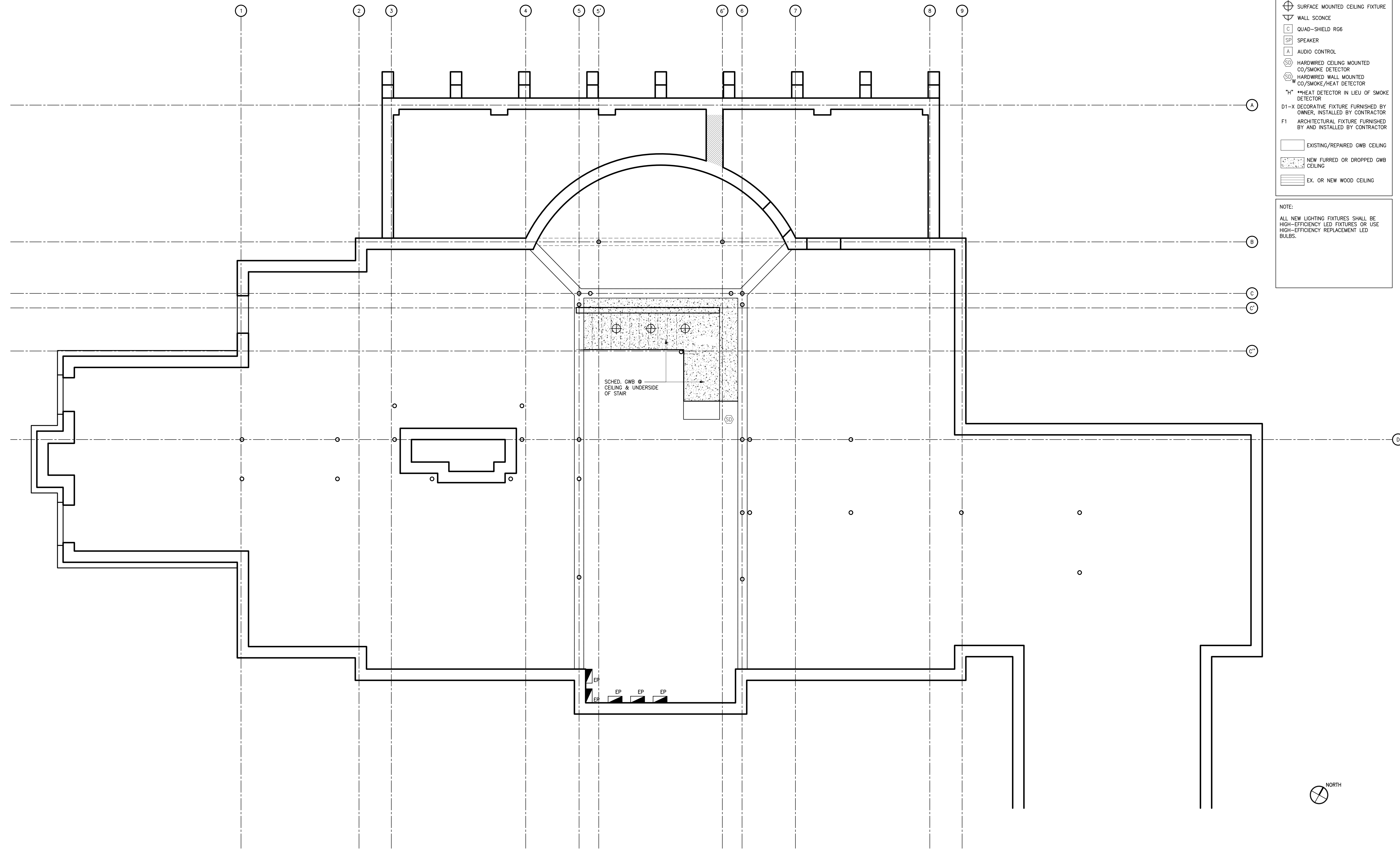
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44 WHIPPOORWILL CROSSING  
ARMONK, NY, 10521

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sheet title  
**EXTERIOR ELEVATION**

sheet no.  
**A-202.00**



**REFLECTED CEILING LEGEND**

- RECTANGULAR RECESSED LIGHT
- CIRCULAR DOWN LIGHT
- ⊙ SURFACE MOUNTED WALL WASHER
- UNDER-COUNTER/ STRIP LIGHTING
- ⊕ SURFACE MOUNTED CEILING FIXTURE
- ▽ WALL SCONCE
- QUAD-SHIELD RG6
- SP SPEAKER
- A AUDIO CONTROL
- SD HARDWIRED CEILING MOUNTED CO/SMOKE DETECTOR
- SD HARDWIRED WALL MOUNTED CO/SMOKE/HEAT DETECTOR
- H HEAT DETECTOR IN LIEU OF SMOKE DETECTOR
- D1-X DECORATIVE FIXTURE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
- F1 ARCHITECTURAL FIXTURE FURNISHED BY AND INSTALLED BY CONTRACTOR

EXISTING/REPAIRED GWB CEILING

NEW FURRED OR DROPPED GWB CEILING

EX. OR NEW WOOD CEILING

**NOTE:**  
ALL NEW LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LED FIXTURES OR USE HIGH-EFFICIENCY REPLACEMENT LED BULBS.

1 REFLECTED CEILING PLAN: BASEMENT  
SCALE: 1/4" = 1'-0"

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**SUWANNAGATE-DEUTSCH RESIDENCE**  
44 WHIPPOORWILL CROSSING  
ARMONK, NY, 10521

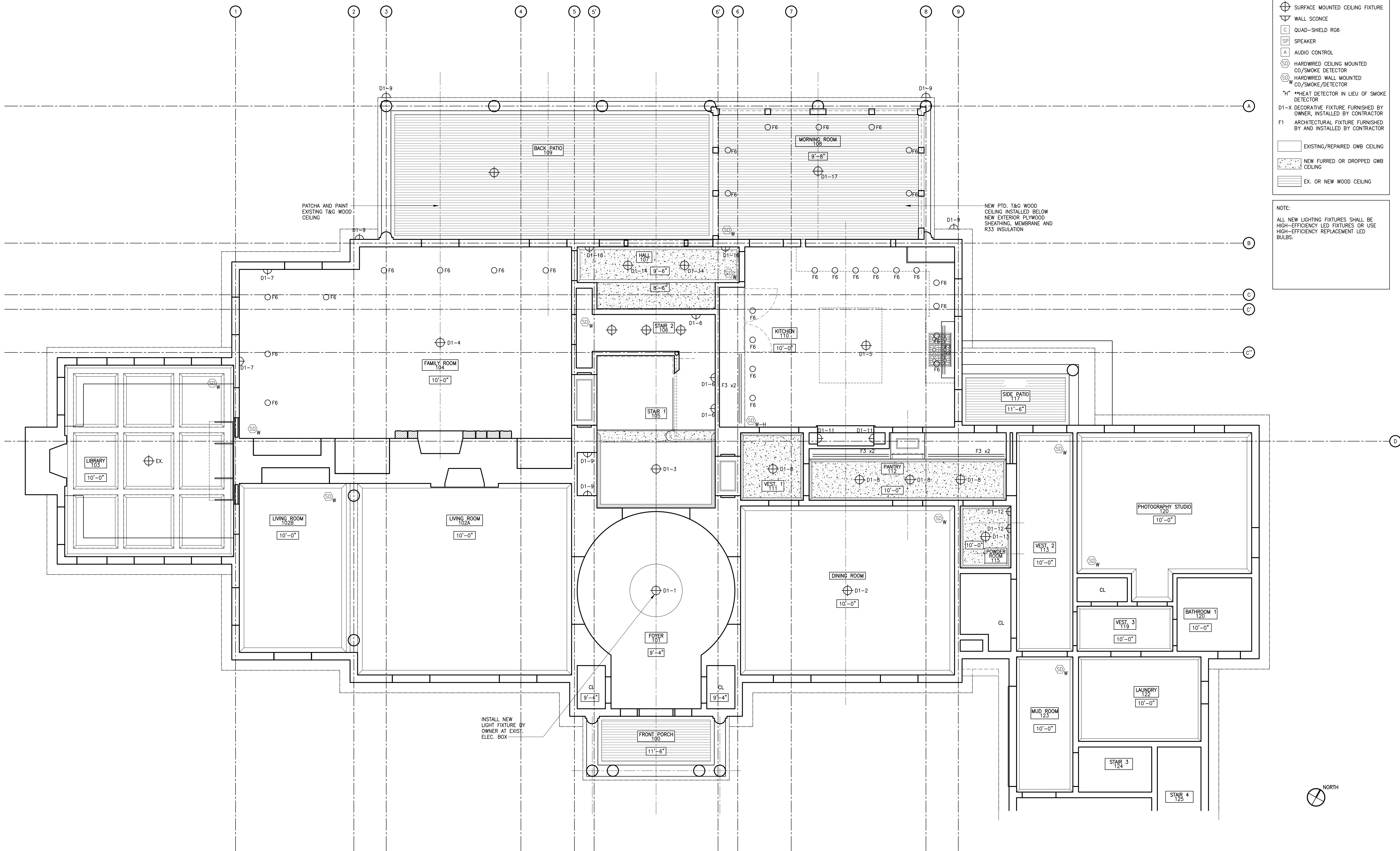
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scale AS NOTED	
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**REFLECTED CEILING PLAN  
BASEMENT**

sheet no.  
**A-301.00**

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**REFLECTED CEILING LEGEND**

- RECTANGULAR RECESSED LIGHT
- CIRCULAR DOWN LIGHT
- ⊕ SURFACE MOUNTED WALL WASHER
- ⊖ UNDER-COUNTER/ STRIP LIGHTING
- ⊕ SURFACE MOUNTED CEILING FIXTURE
- ▽ WALL SCONCE
- QUAD-SHIELD RG6
- SPEAKER
- AUDIO CONTROL
- ⊕ HARDWIRED CEILING MOUNTED CO/SMOKE DETECTOR
- ⊕ HARDWIRED WALL MOUNTED CO/SMOKE/DETECTOR
- ⊕ \*\*HEAT DETECTOR IN LIEU OF SMOKE DETECTOR
- D1-X DECORATIVE FIXTURE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
- F1 ARCHITECTURAL FIXTURE FURNISHED BY AND INSTALLED BY CONTRACTOR

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NEW FURRED OR DROPPED GWB CEILING

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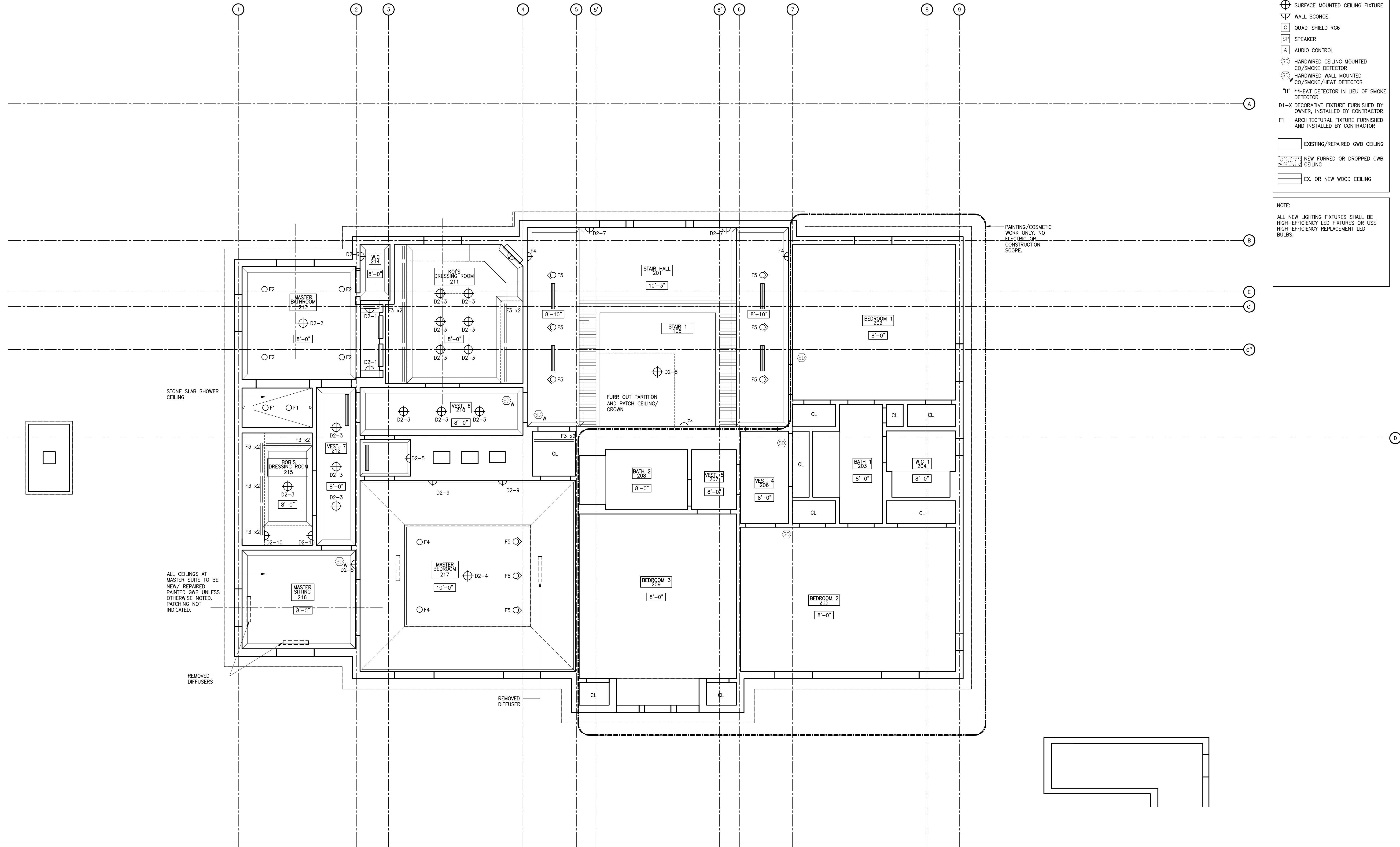
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**SUWANNAGATE-DEUTSCH RESIDENCE**  
 44 WHIPPOORWILL CROSSING  
 ARMONK, NY, 10521

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**REFLECTED CEILING PLAN  
 FIRST FLOOR**

sheet no.  
**A-302.00**

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



**REFLECTED CEILING LEGEND**

- RECTANGULAR RECESSED LIGHT
- CIRCULAR DOWN LIGHT
- ⊕ SURFACE MOUNTED WALL WASHER
- ⊕ UNDER-COUNTER/ STRIP LIGHTING
- ⊕ SURFACE MOUNTED CEILING FIXTURE
- ▽ WALL SCONCE
- QUAD-SHIELD RG6
- SPEAKER
- AUDIO CONTROL
- ⊕ HARDWIRED CEILING MOUNTED CO/SMOKE DETECTOR
- ⊕ HARDWIRED WALL MOUNTED CO/SMOKE/HEAT DETECTOR
- ⊕ \*\*HEAT DETECTOR IN LIEU OF SMOKE DETECTOR
- D1-X DECORATIVE FIXTURE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
- F1 ARCHITECTURAL FIXTURE FURNISHED AND INSTALLED BY CONTRACTOR

EXISTING/REPAIRED GWB CEILING

NEW FURRED OR DROPPED GWB CEILING

EX. OR NEW WOOD CEILING

**NOTE:**  
ALL NEW LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LED FIXTURES OR USE HIGH-EFFICIENCY REPLACEMENT LED BULBS.

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

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**SUWANNAGATE-DEUTSCH RESIDENCE**  
44 WHIPPOORWILL CROSSING  
ARMONK, NY, 10521

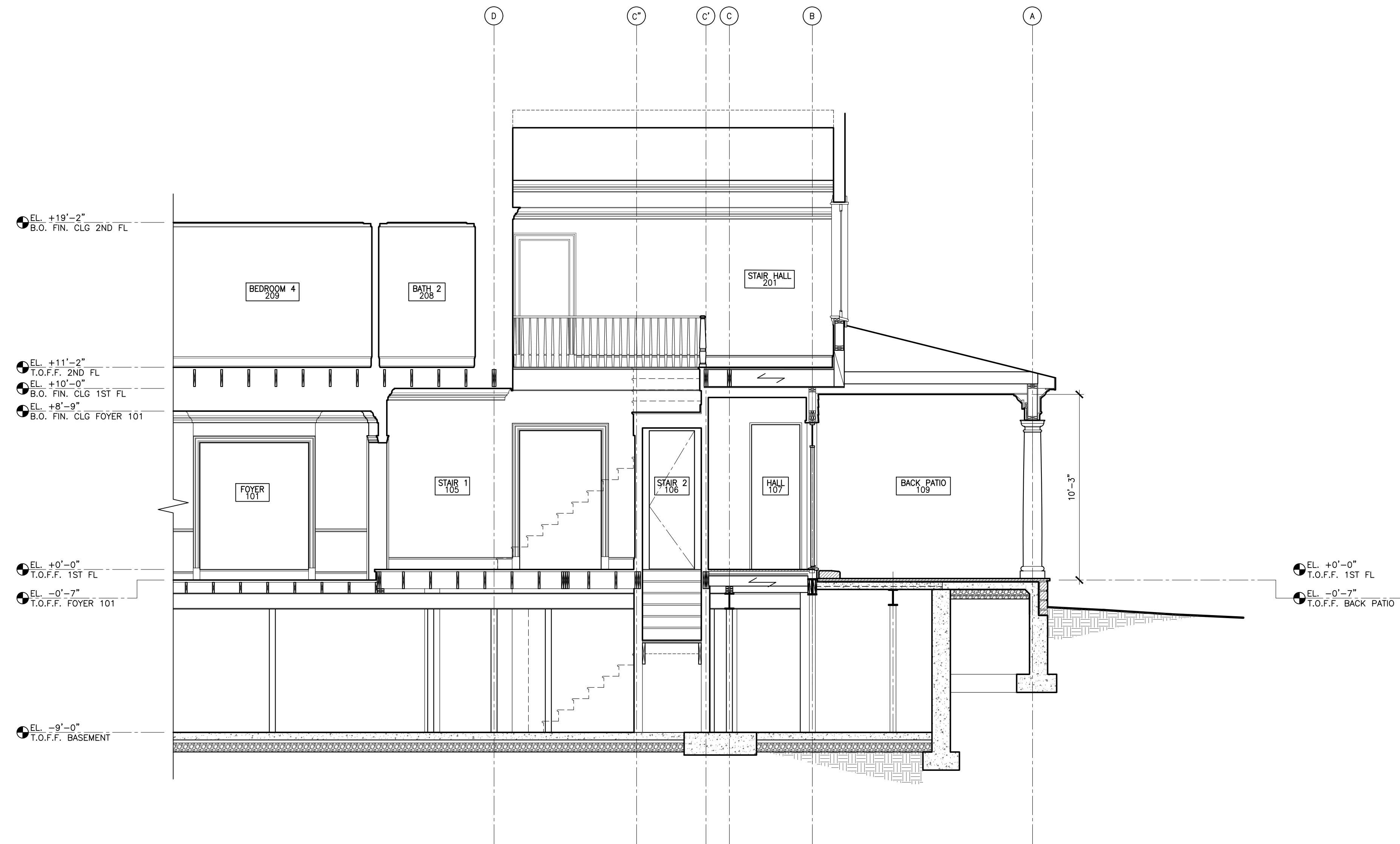
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sheet title  
**REFLECTED CEILING PLAN  
SECOND FLOOR**

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

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 44 WHIPPOORWILL CROSSING  
 ARMONK, NY, 10521

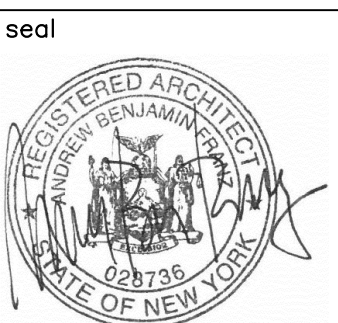
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2006

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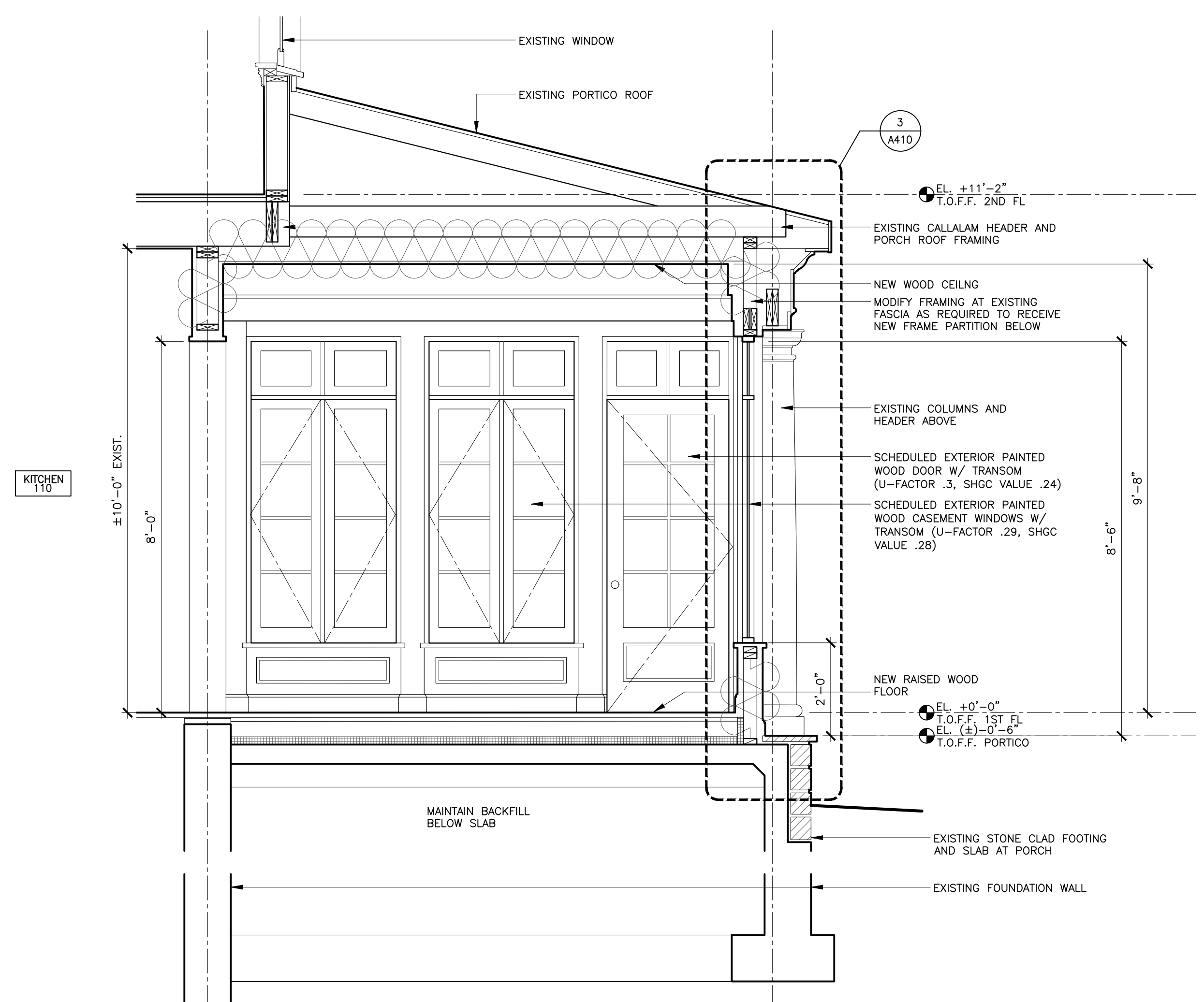


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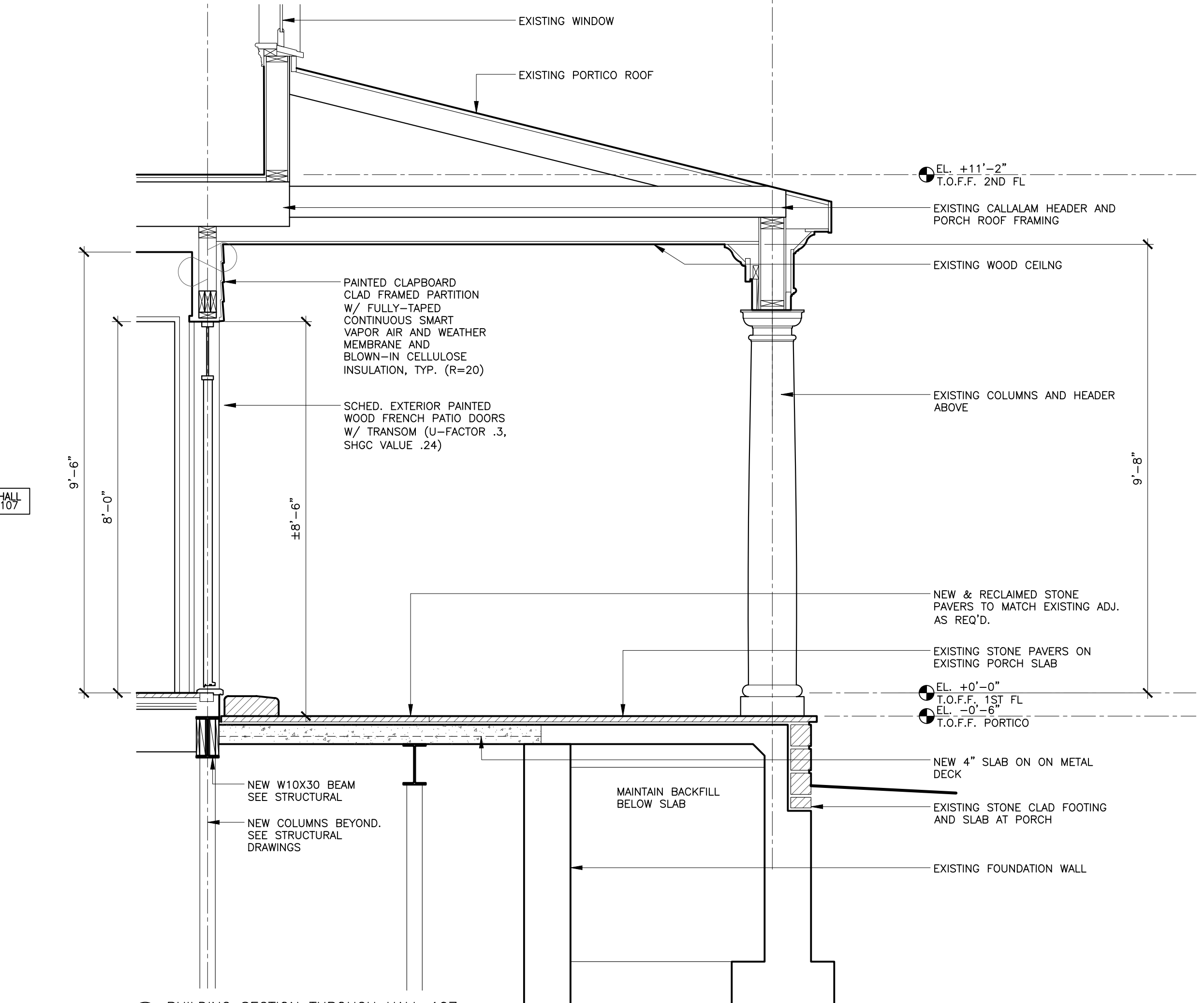
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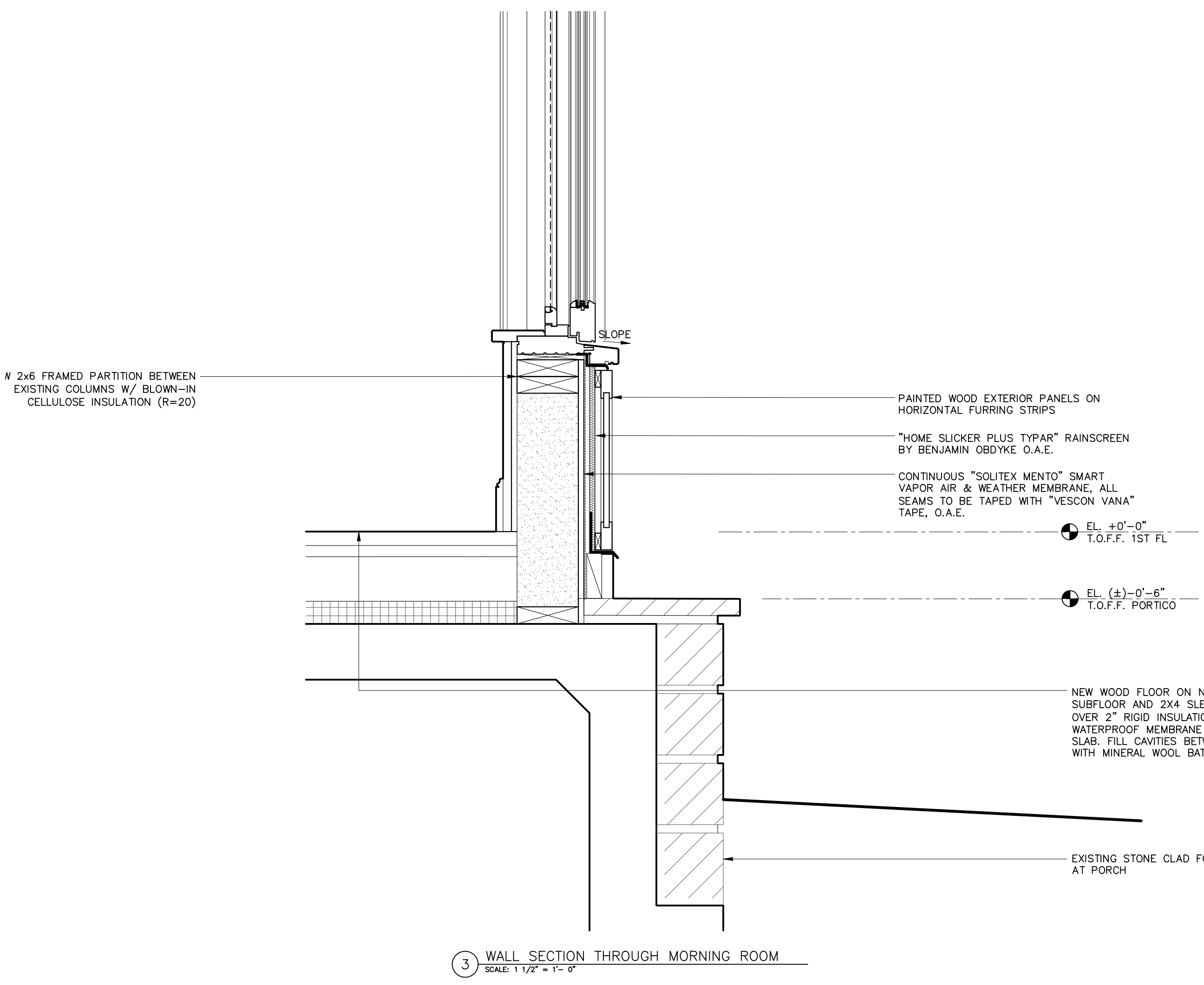
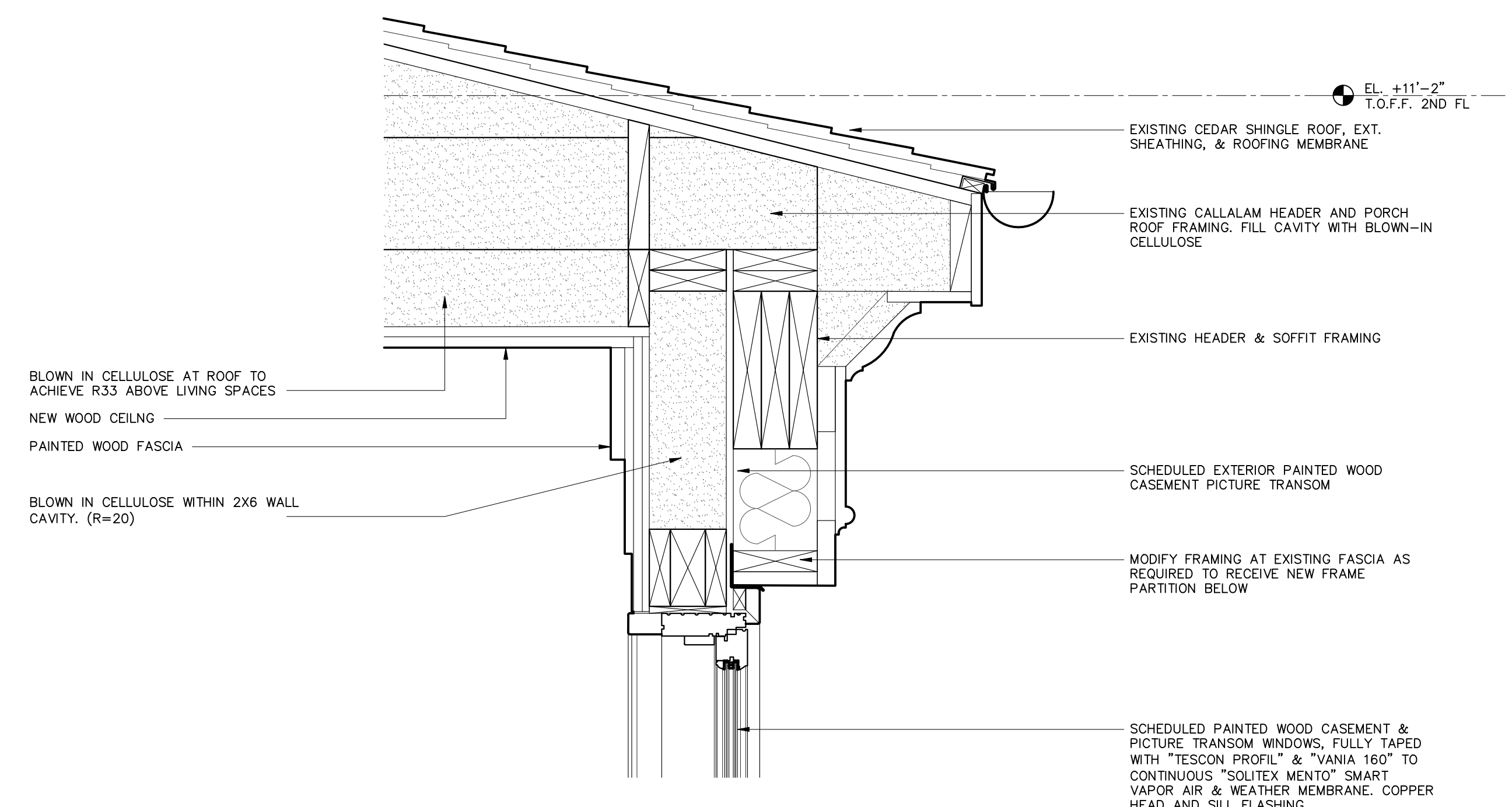





1 BUILDING SECTION THROUGH MORNING ROOM  
SCALE: 1/2" = 1'-0"

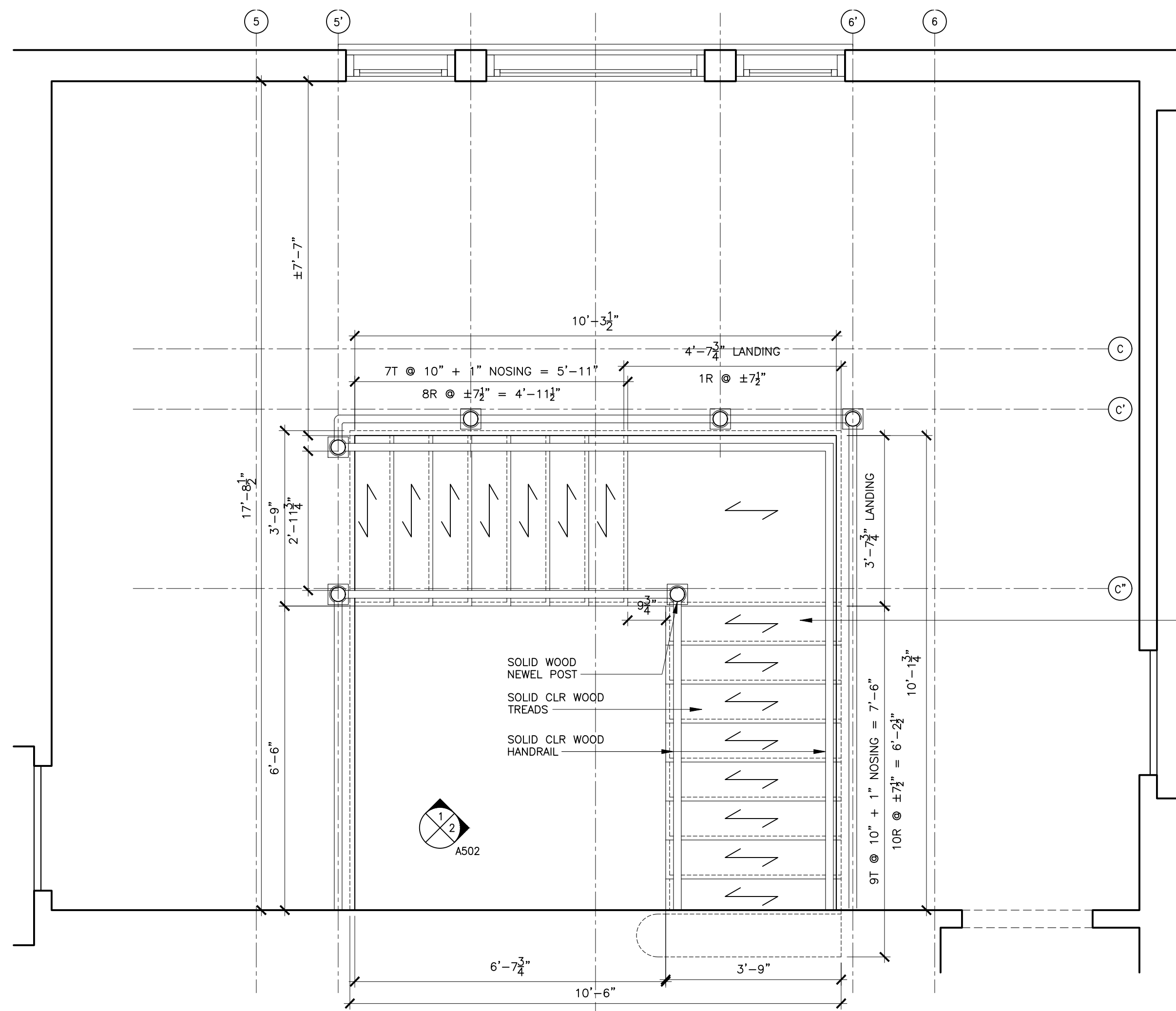


2 BUILDING SECTION THROUGH HALL 107  
SCALE: 1/2" = 1'-0"



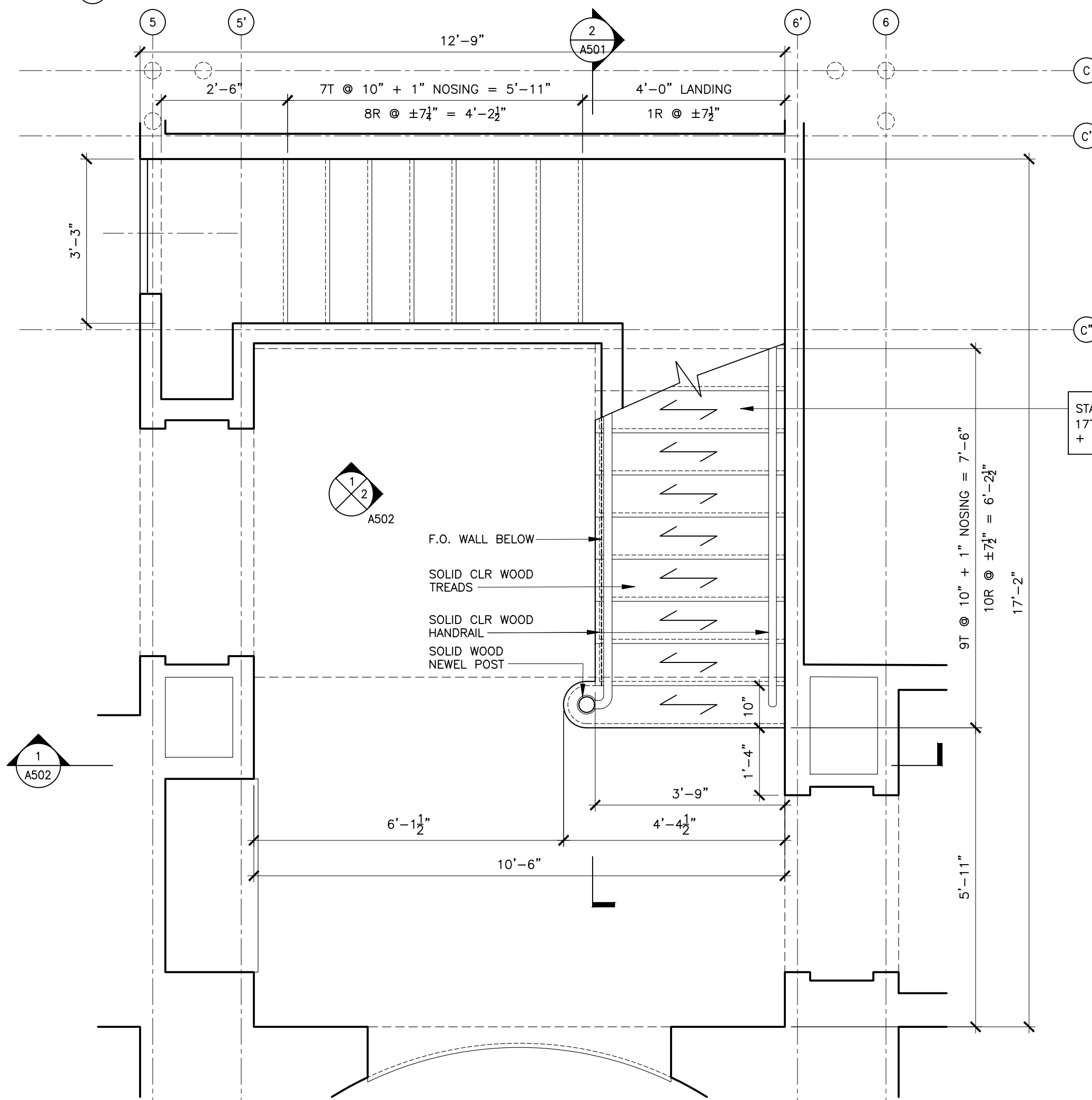
3 WALL SECTION THROUGH MORNING ROOM  
SCALE: 1/2" = 1'-0"

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structural engineer <b>BLUESHORE ENGINEERING LLC</b> 1029 TEANECK ROAD, 2ND FLOOR TEANECK, NJ 07666 201 817 2001 TEL RWG@BLUESHORELLC.COM		
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project <b>SUWANNAGATE-DEUTSCH RESIDENCE</b> 44 WHIPPOORWILL CROSSING ARMONK, NY, 10521		
drawn JB	checked AF	seal 
job no. 2006	scale AS NOTED	date 04.02.2021
sheet title <b>WALL SECTIONS</b>		
sheet no. <b>A-410.00</b>		



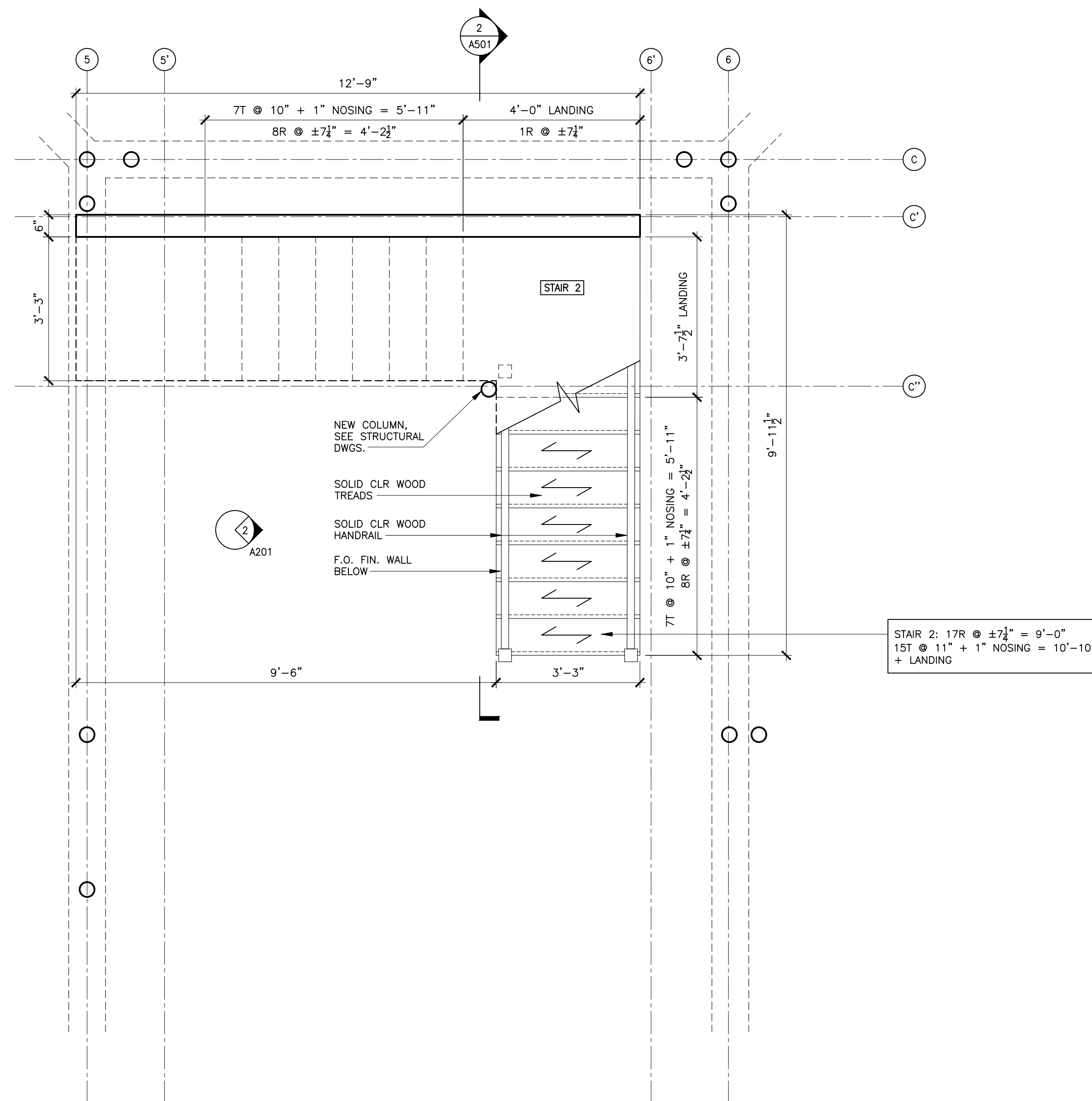
STAIR 1: 19R @ 7 1/2" = 11'-2"  
17T @ 10" + 1" nosing = 13'-5"  
+ LANDING

2 ENLARGED STAIR 1 SECOND FLOOR PLAN  
SCALE: 1/2" = 1'-0"



STAIR 1: 19R @ 7 1/2" = 11'-2"  
17T @ 10" + 1" nosing = 13'-5"  
+ LANDING

1 ENLARGED STAIR 1 FIRST FLOOR PLAN  
SCALE: 1/2" = 1'-0"



STAIR 2: 17R @ 7 1/2" = 9'-0"  
15T @ 11" + 1" nosing = 10'-10"  
+ LANDING

3 ENLARGED STAIR 2 BASEMENT PLAN  
SCALE: 1/2" = 1'-0"

revision	no.	description
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project  
**SUWANNAGATE-DEUTSCH RESIDENCE**  
44 WHIPPOORWILL CROSSING  
ARMONK, NY, 10521

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AF

job no.  
2006

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04.02.2021

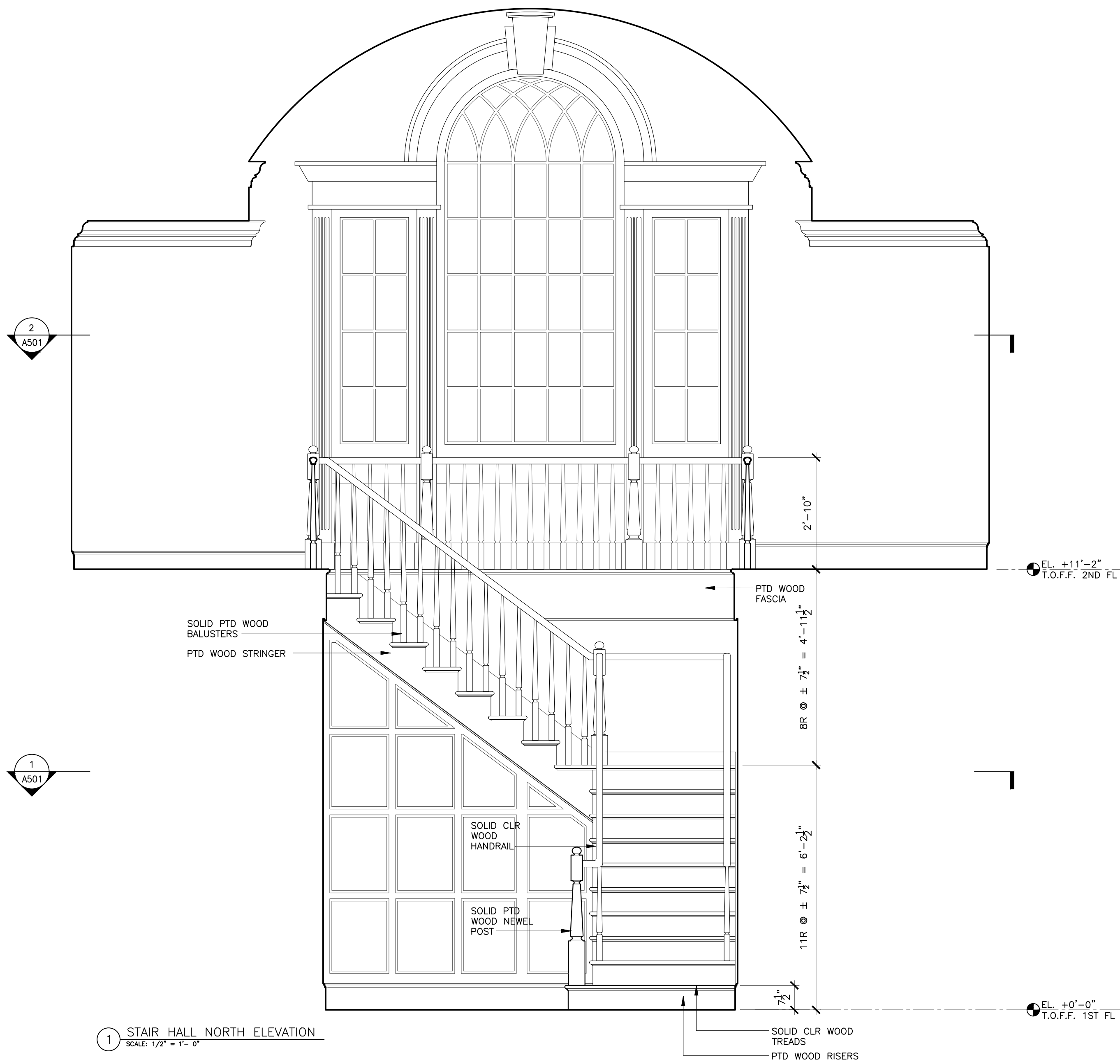
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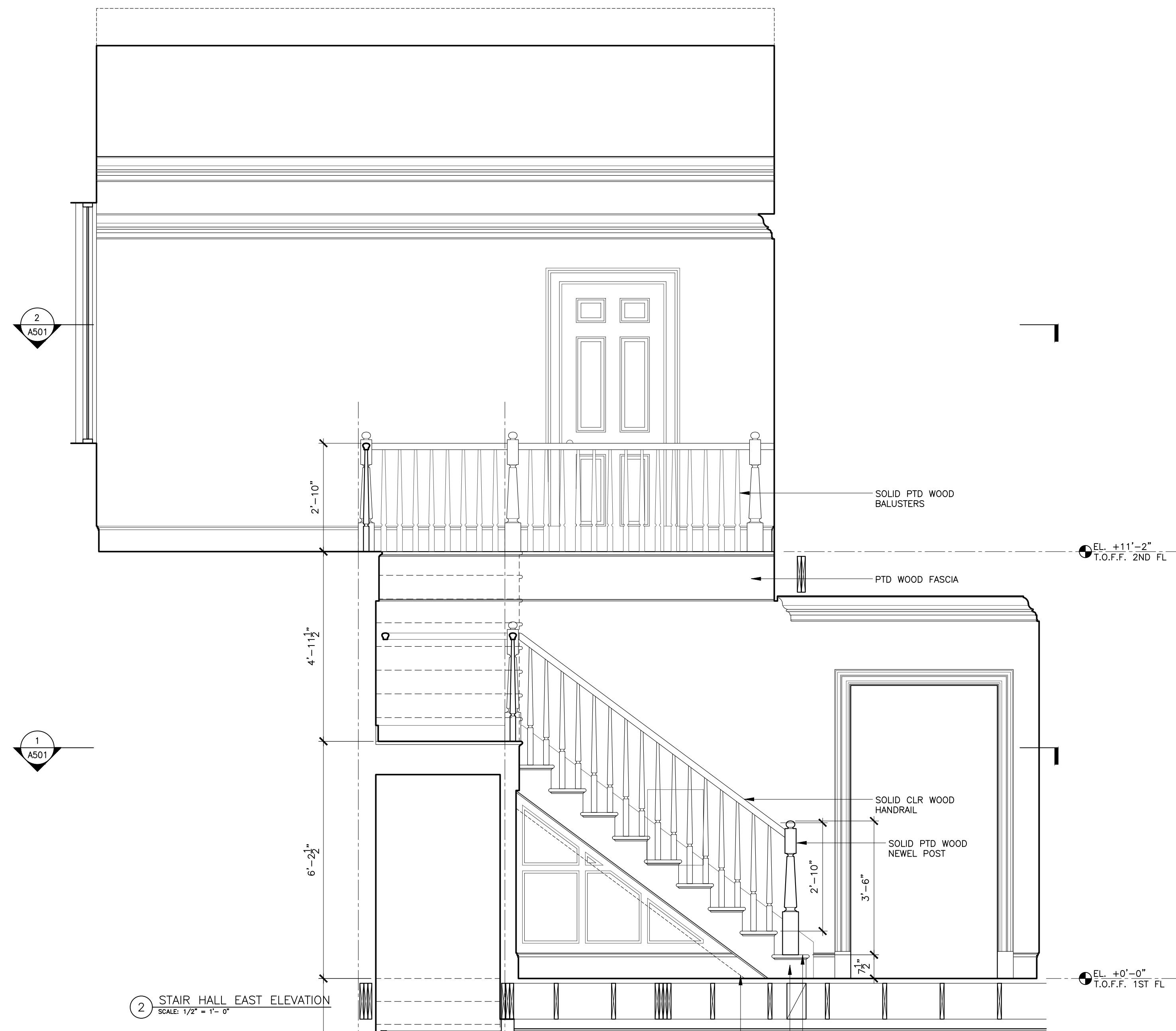
STAIR DETAILS

sheet no.  
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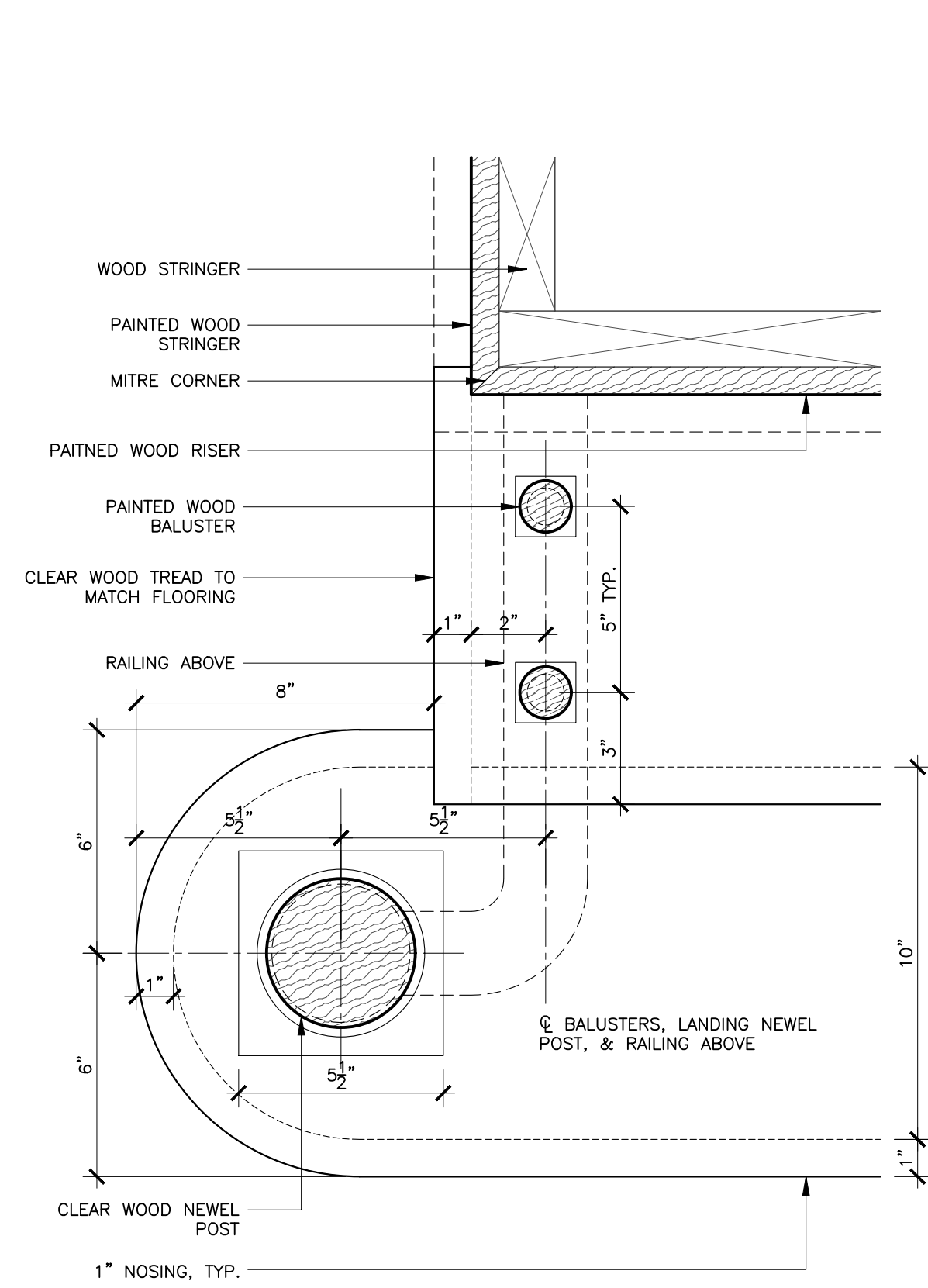
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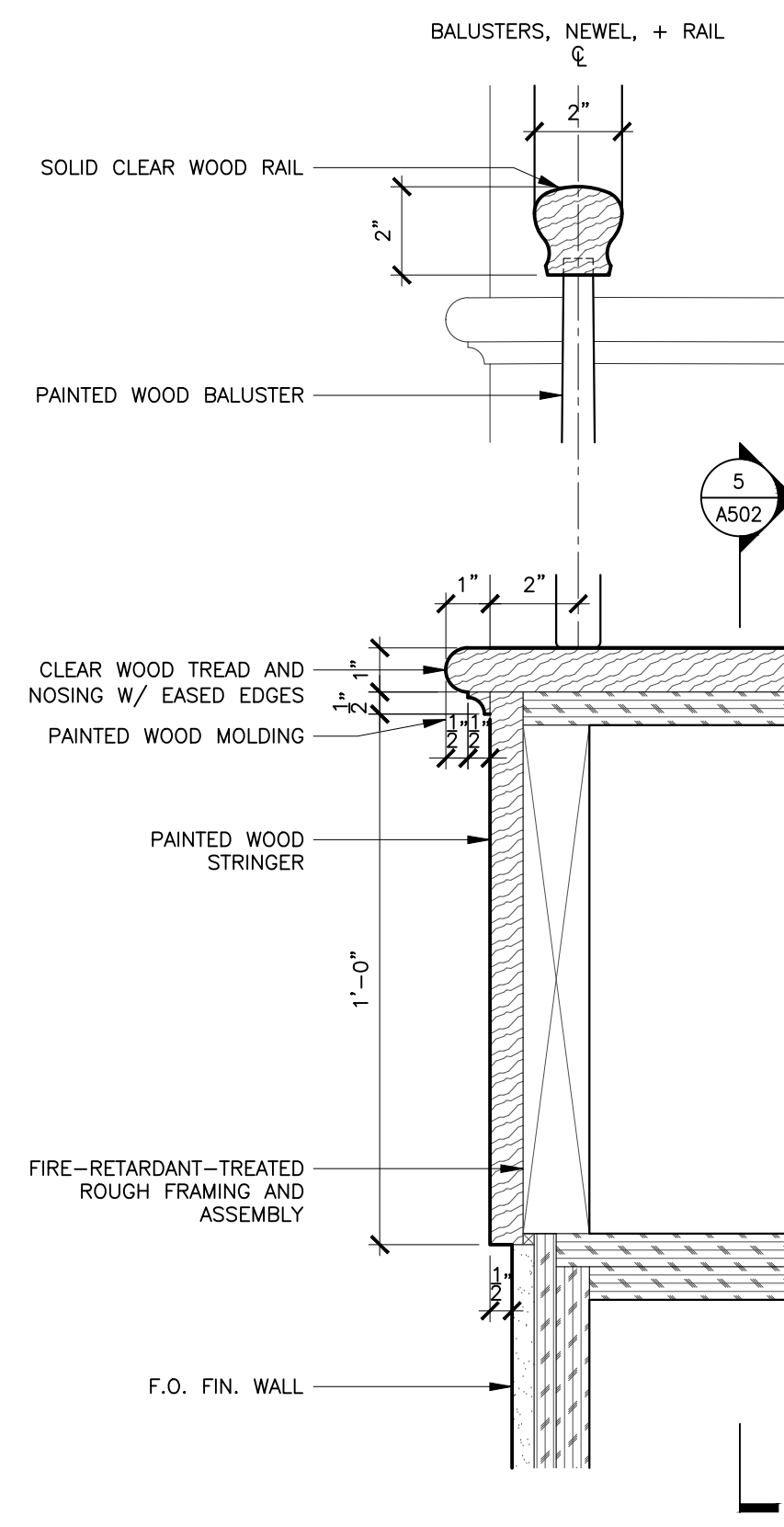
1 STAIR HALL NORTH ELEVATION  
SCALE: 1/2" = 1'-0"



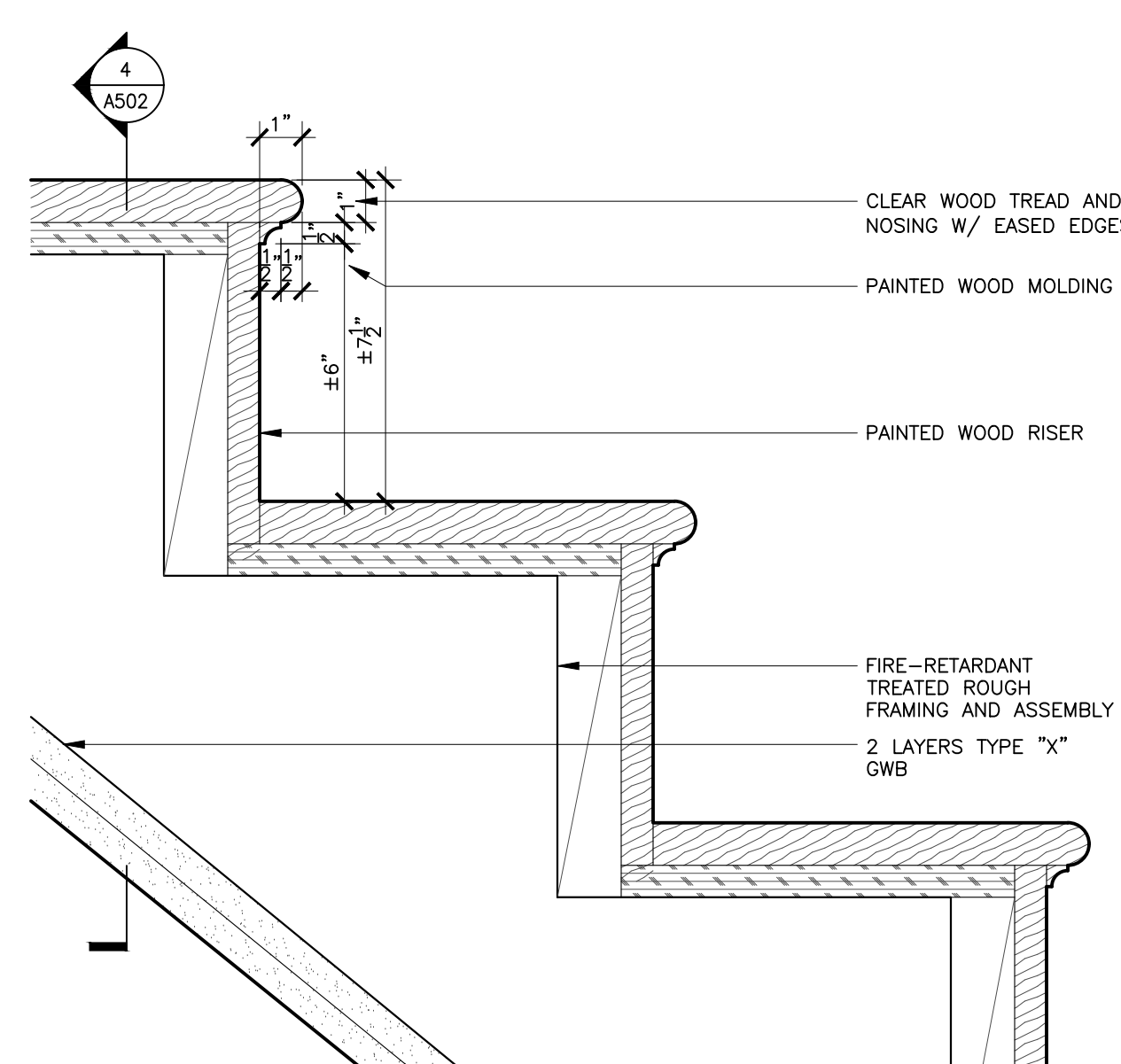
2 STAIR HALL EAST ELEVATION  
SCALE: 1/2" = 1'-0"



3 PLAN DETAIL: TREADS & BALUSTERS  
SCALE: 3/4" = 1'-0"



4 SECTION DETAIL: TREADS & BALUSTERS  
SCALE: 3/4" = 1'-0"



5 SECTION DETAIL: TREADS  
SCALE: 3/4" = 1'-0"

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-	-	-
structural engineer <b>BLUESHORE ENGINEERING LLC</b> 1029 TEANECK ROAD, 2ND FLOOR TEANECK, NJ 07666 201 817 2001 TEL RWG@BLUESHORELLC.COM		
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project <b>SUWANNAGATE-DEUTSCH RESIDENCE</b> 44 WHIPPOORWILL CROSSING ARMONK, NY, 10521		
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job no. 2006	date 04.02.2021	sheet title <b>STAIR DETAILS</b>
sheet no. <b>A-502.00</b>		

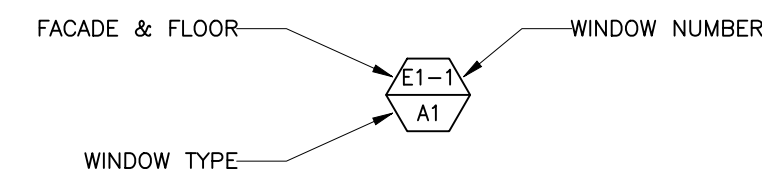
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# WINDOW SCHEDULE

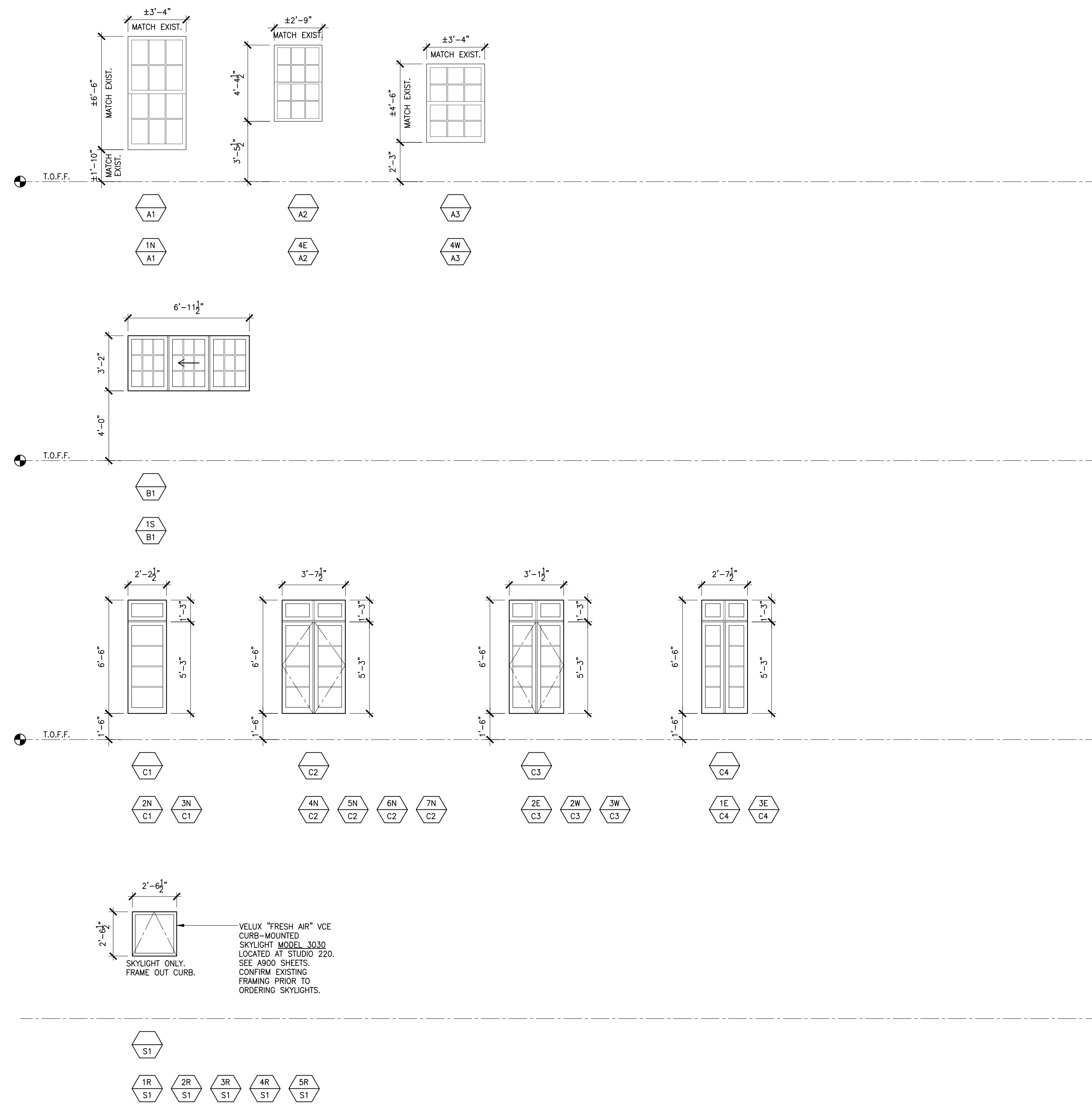
TYP.	SIZE*		MATERIAL		U-FACT	SHGC VALUE	MFR.	OPERATION
	WIDTH(W)	HEIGHT(H)	EXT.	INT.				
A1	±3'-4"	±6'-6"	WOOD	WOOD	.30	.30	MARVIN "SIGNATURE ULTIMATE"	DOUBLE HUNG
A2	±2'-9"	±4'-4½"	WOOD	WOOD	.30	.30	MARVIN "SIGNATURE ULTIMATE"	DOUBLE HUNG
A3	±3'-4"	±4'-6"	WOOD	WOOD	.30	.30	MARVIN "SIGNATURE ULTIMATE"	DOUBLE HUNG
B1	6'-11½"	3'-2"	WOOD	WOOD	-	-	CUSTOM SINGLE GLAZED MILLWORK	SLIDING
C1	2'-2½"	6'-6"	WOOD	WOOD	.29	.28	MARVIN "SIGNATURE ULTIMATE"	CASEMENT W/ TRANSOM
C2	3'-7½"	6'-6"	WOOD	WOOD	.29	.28	MARVIN "SIGNATURE ULTIMATE"	CASEMENT W/ TRANSOM & SCREEN
C3	3'-1½"	6'-6"	WOOD	WOOD	.29	.28	MARVIN "SIGNATURE ULTIMATE"	CASEMENT W/ TRANSOM & SCREEN
C4	2'-7½"	6'-6"	WOOD	WOOD	.29	.28	MARVIN "SIGNATURE ULTIMATE"	CASEMENT W/ TRANSOM
S1	2'-6½"	2'-6½"	PTD ALUM.	WOOD	.43	.23	VELUX "FRESH AIR" MODEL 3030	CURB-MOUNTED SKYLIGHT W/ SCREEN

FURNISH ALL WINDOWS WITH SCREENS  
 FURNISH EXTERIOR WITH SHOP PAINTED FINISH  
 FURNISH INTERIOR WITH PRIMED FINISH  
 HARDWARE TO BE DARK OIL RUBED BRONZE

### LEGEND



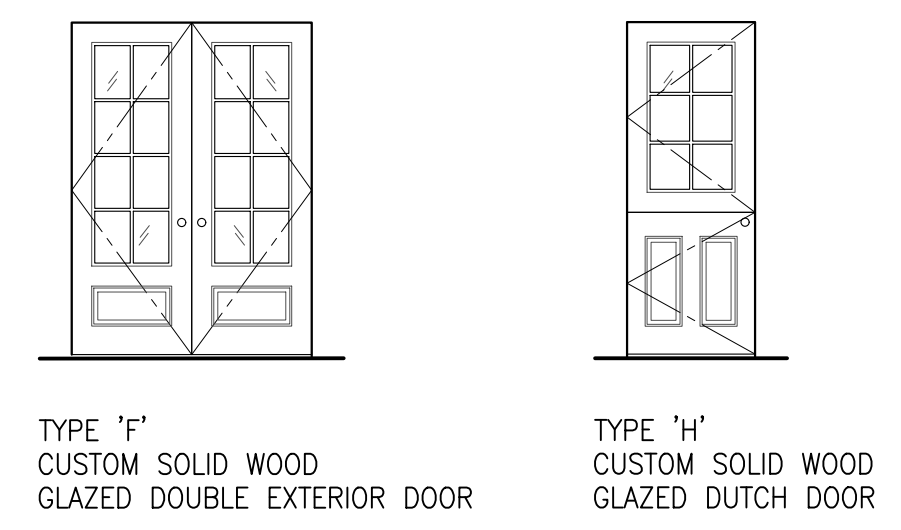
# WINDOW TYPES



# EXTERIOR DOOR SCHEDULE

DOOR NO.	DOOR TYPE	DOOR MAT.	WIDTH	HEIGHT	THICK	GLAZ MAT.	FR MAT.	U-FACT	SHGC VALUE	MFR	DETAILS			FIRE RATING	HDWR. SET	REMARKS
											HEAD	JAMB	SADDLE			
1ST FLOOR																
9	F	GLASS/PTD. WD.	5'-0"	7'-0"	2"	CLR	PTD. WOOD	.28	.21	MARVIN "SIGNATURE ULTIMATE"						
11	H	GLASS/PTD. WD.	2'-10"	7'-0"	2"	CLR	PTD. WOOD	.28	.21	MARVIN "SIGNATURE ULTIMATE"						

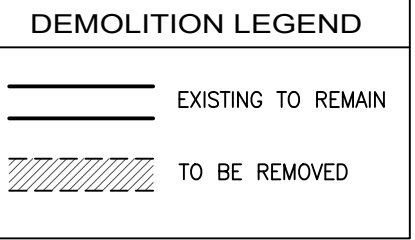
# EXTERIOR DOOR TYPES



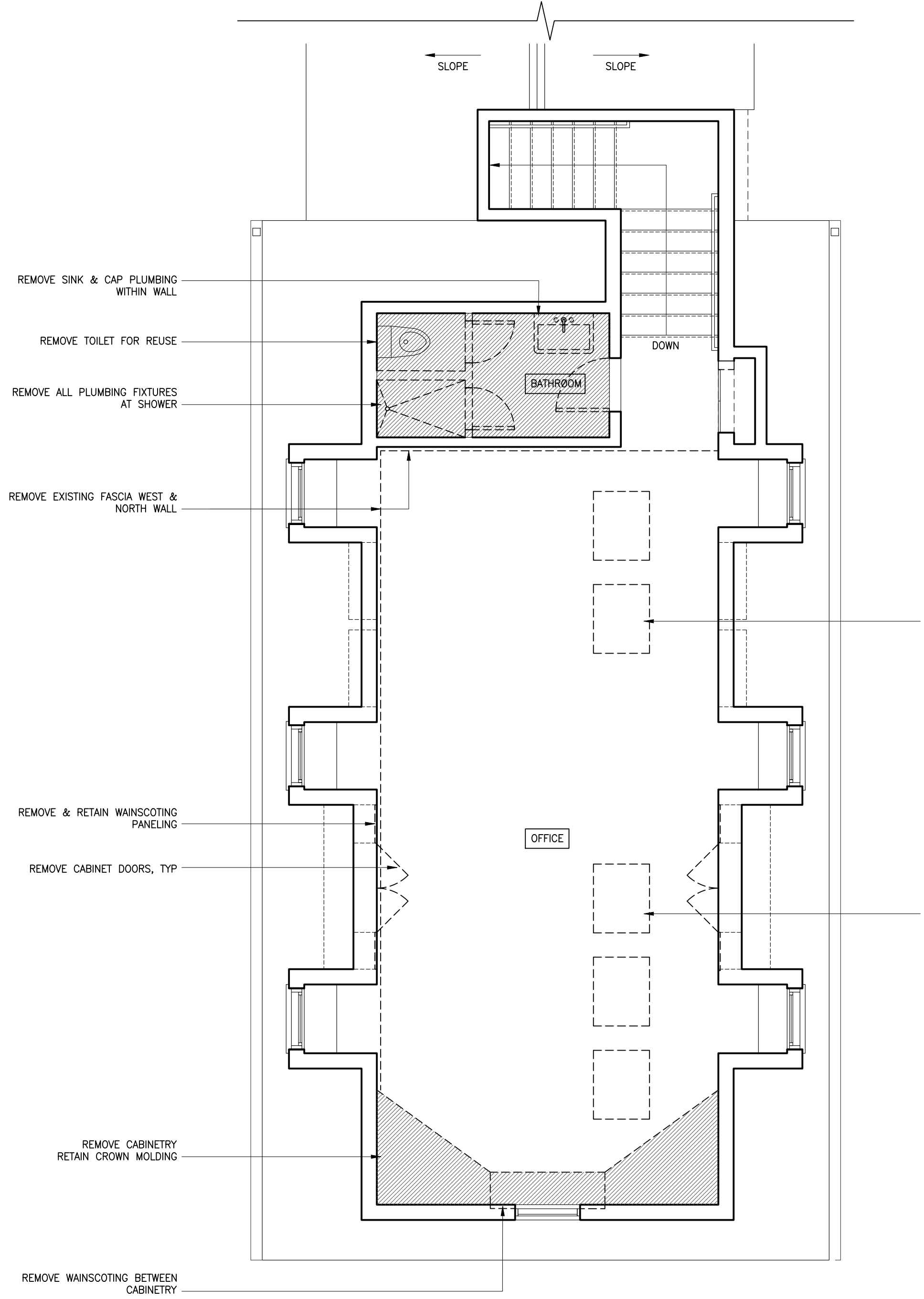
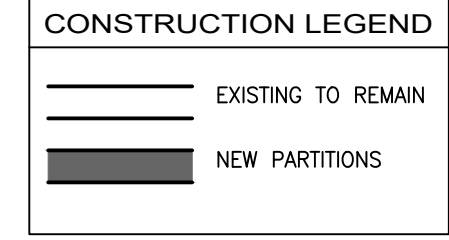
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04.05.21	-	ISSUED FOR PERMIT APP.
revision date	no.	description
structural engineer <b>BLUESHORE ENGINEERING LLC</b> 1029 TEANECK ROAD, 2ND FLOOR TEANECK, NJ 07666 201 817 2001 TEL RWG@BLUESHORELLC.COM		
architect <b>ANDREW FRANZ ARCHITECT PLLC</b> 135 WEST 26TH STREET SUITE 10B NEW YORK, NY 10001 212 505 1992 TEL 212 505 1987 FAX studio@andrewfranz.com		
project <b>SUWANNAGATE-DEUTSCH RESIDENCE</b> 44 WHIPPOORWILL CROSSING ARMONK, NY, 10521		
drawn SK	checked AF	job no. 2006
scale AS NOTED	date 04.02.2021	sheet title
<b>WINDOW &amp; EXTERIOR DOOR SCHEDULES</b>		
sheet no. <b>A-801.00</b>		

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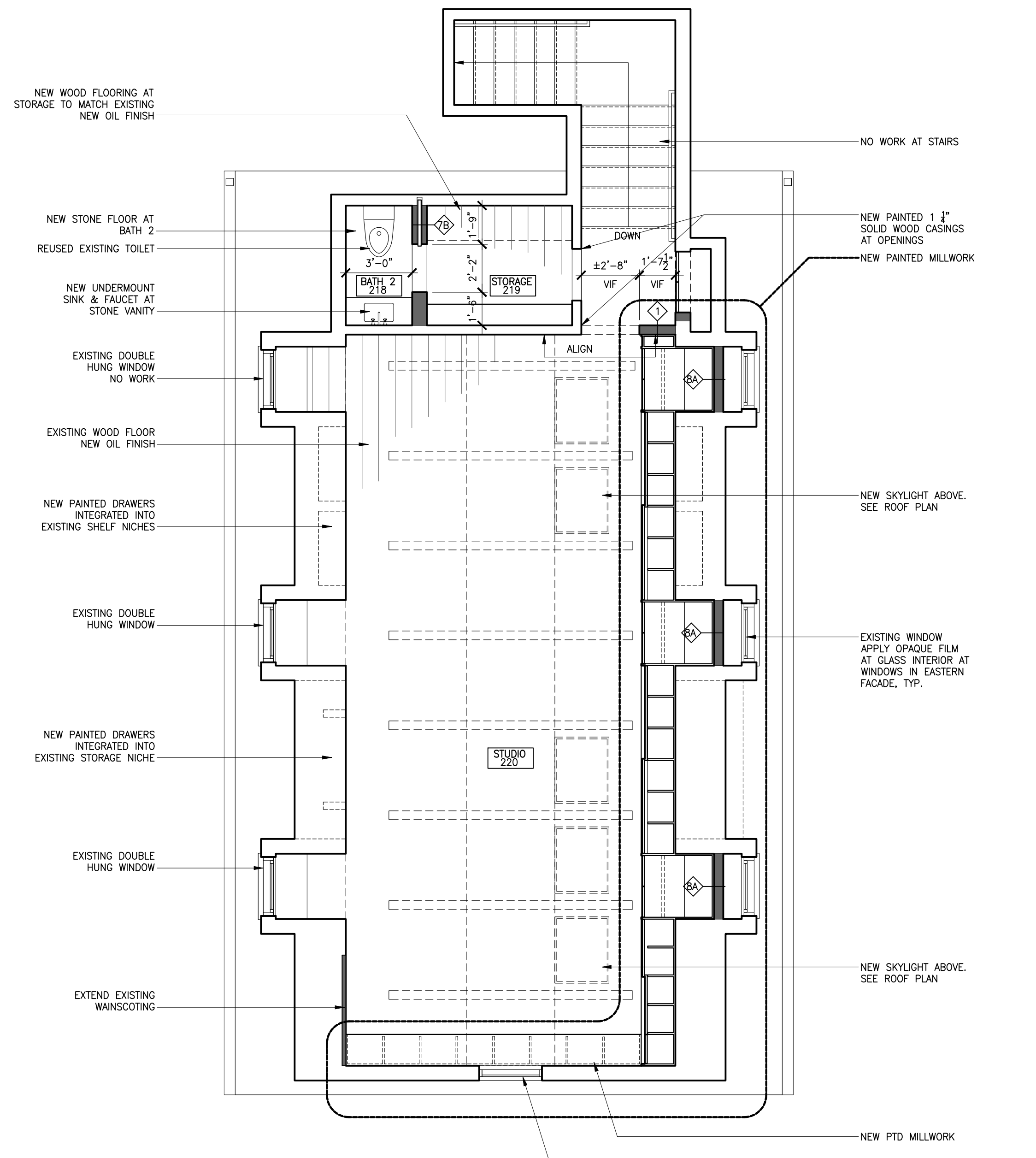
- GENERAL DEMOLITION SCOPE:**
1. NO CUTTING ANY STRUCTURAL MEMBRANE IS ALLOWED UNLESS NOTED WITHIN THE STRUCTURAL ENGINEERING DRAWINGS & SPECIFICATIONS.
  2. PROTECT AREAS OF THE HOUSE OUTSIDE SCOPE OF WORK FROM DUST & DAMAGE.
  3. PROTECT EXIST. FINISHED FLOORING, CEILING, MILLWORK, AND ALL OTHER SURFACES TO REMAIN, U.O.N.
  4. REMOVE EXIST. WALL PARTITIONS AS INDICATED IN PLAN.
  5. REMOVE EXISTING FLOORING AS INDICATED IN PLAN.
  6. REMOVE ALL EXIST. CABINETRY & TRIMS AS INDICATED IN PLAN.
  7. REMOVE DOORS, DOOR FRAMES, & SADDLES AS INDICATED IN PLAN. EXISTING DOOR HARDWARE TO BE SALVAGED.
  8. REMOVE EXIST. PLUMBING FIXTURES AS INDICATED IN PLAN. SALVAGE TOILET FOR REUSE.
  9. PROTECT ALL HVAC DIFFUSERS & DUCTS FROM DUST & DAMAGE.
  10. ANY ASBESTOS TO BE ABATED AS PER LOCAL LAWS & BUILDING REGULATIONS
  11. PRIOR TO DEMOLITION PROBES OF EXISTING PARTITIONS TO BE DEMO'D TO BE PERFORMED TO LOCATE ANY CONCEALED PLUMBING, ELEC. CONDUIT, TELEPHONE OR OTHER UTILITY LINES SERVING HOUSE.
  12. PROPER INSPECTION, PROBING AND/OR EVALUATION OF THE EXISTING CONDITIONS SHALL BE PERFORMED, TO ENSURE THAT THE ALTERATION DESIGN WILL NOT CAUSE DAMAGE TO, DISRUPTION OF, THE RELOCATION AND/OR MODIFICATION TO ANY STRUCTURAL ELEMENT INCLUDING BUT NOT LIMITED TO JOIST, BEAMS, RAFTERS, PLUMBING, PHONE & ELECTRICAL LINES. NO CHANNELING OF THE STRUCTURAL BEAMS, CEILINGS, COLUMNS, FLOORS, FIRE RATED CHASES AND WALLS WILL BE ALLOWED. THIS INCLUDES BUT IS NOT LIMITED TO ALL ELECTRICAL, PLUMBING AND HVAC LINES, CONDUITS AND DUCTS.



- SCOPE OF WORK:**
1. PROTECT AREAS OF NO WORK DURING CONSTRUCTION AT ALL TIMES.
  2. FURNISH & INSTALL NEW FLOORING AS INDICATED ON THE DRAWINGS AT BATH 2 & STORAGE.
  3. FURNISH & INSTALL NEW PARTITIONS AS INDICATED ON THE DRAWINGS.
  4. FURNISH & INSTALL NEW ROOF SKYLIGHTS AT ROOF WHERE SHOWN ON DRAWINGS. INSTALL SKYLIGHTS TO MANUFACTURER'S SPECIFICATIONS. PATCH SHINGLE ROOF AT DISTURBED AREAS.
  5. INSTALL NEW OPAQUE LACQUERED MILLWORK AS SHOWN ON THE DRAWINGS.
  6. REUSE EXISTING TOILET & RE INSTALL AT NEW LOCATION AS SHOWN THE DRAWINGS. INSTALL NEW BATHROOM SINK & FAUCET AS SHOWN ON THE DRAWINGS.
  7. INSTALL NEW LIGHT FIXTURES, DEVICES AND SWITCHES AS SHOWN ON THE DRAWINGS.
  8. SAND, PREPARE & PAINT FINISH ALL NEW OR EXISTING WOOD BEAMS, MOLDINGS, CASINGS, PANNELLING, WALL BASES, & WAINSCOTING AS SHOWN ON THE DRAWINGS.
  9. SAND, PREPARE & APPLY NEW OIL STAIN FINISH TO EXISTING WOOD FLOORS.
  10. INSTALL NEW WALL TILE & APPLIED STONE BASE AT BATH 2.
  11. PREPARE PATCH & PAINT ALL NEW & EXISTING WALLS & CEILINGS AS SHOWN ON THE DRAWINGS.



1 STUDIO 220 DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"



2 STUDIO 220 CONSTRUCTION PLAN  
SCALE: 1/4" = 1'-0"

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project  
**SUWANNAGATE-DEUTSCH RESIDENCE**  
 44 WHIPPOORWILL CROSSING  
 ARMONK, NY, 10521

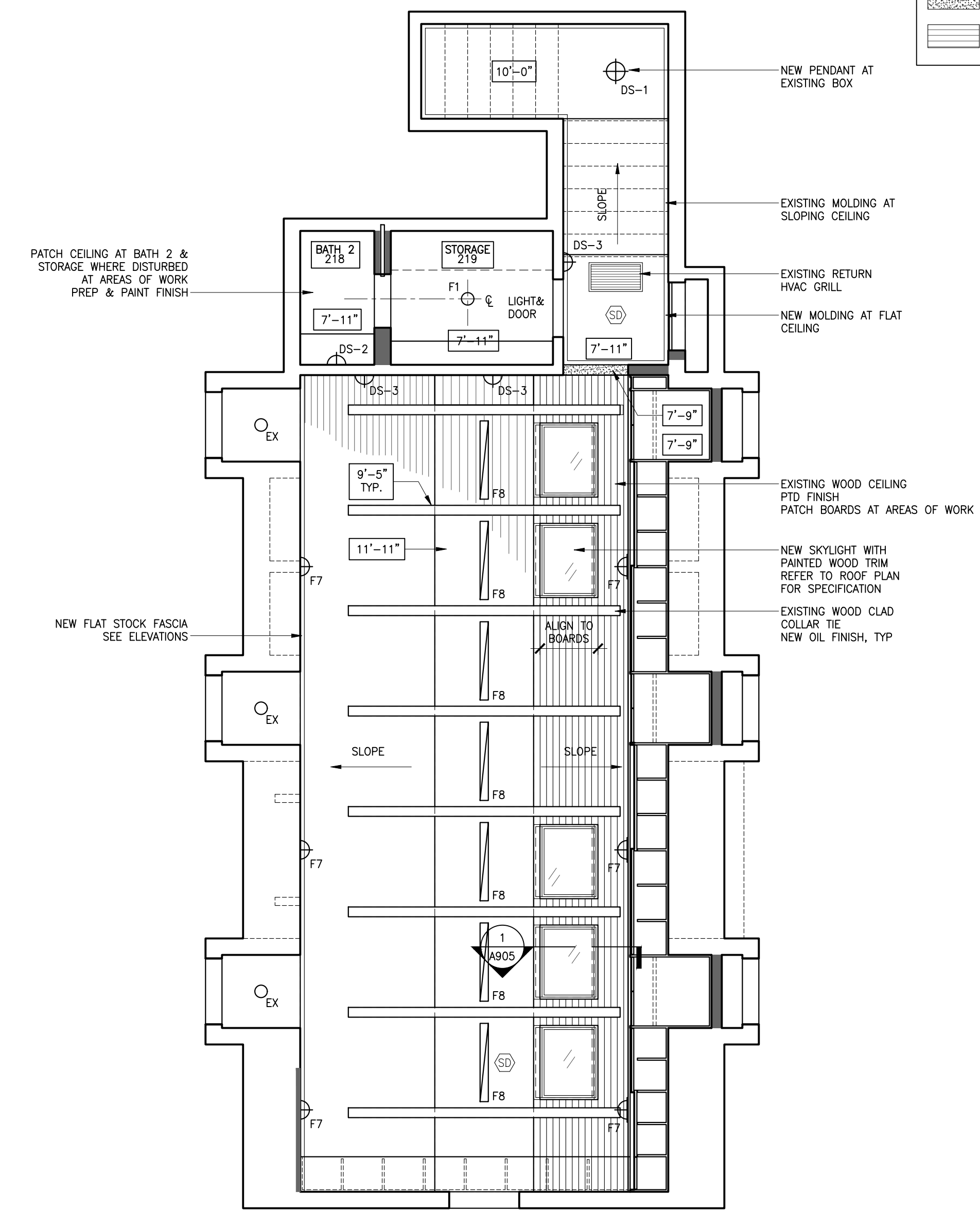
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job no. 2006	
scale AS NOTED	
date 04.02.2021	

sheet title  
**STUDIO 220 DEMOLITION & CONSTRUCTION PLANS**

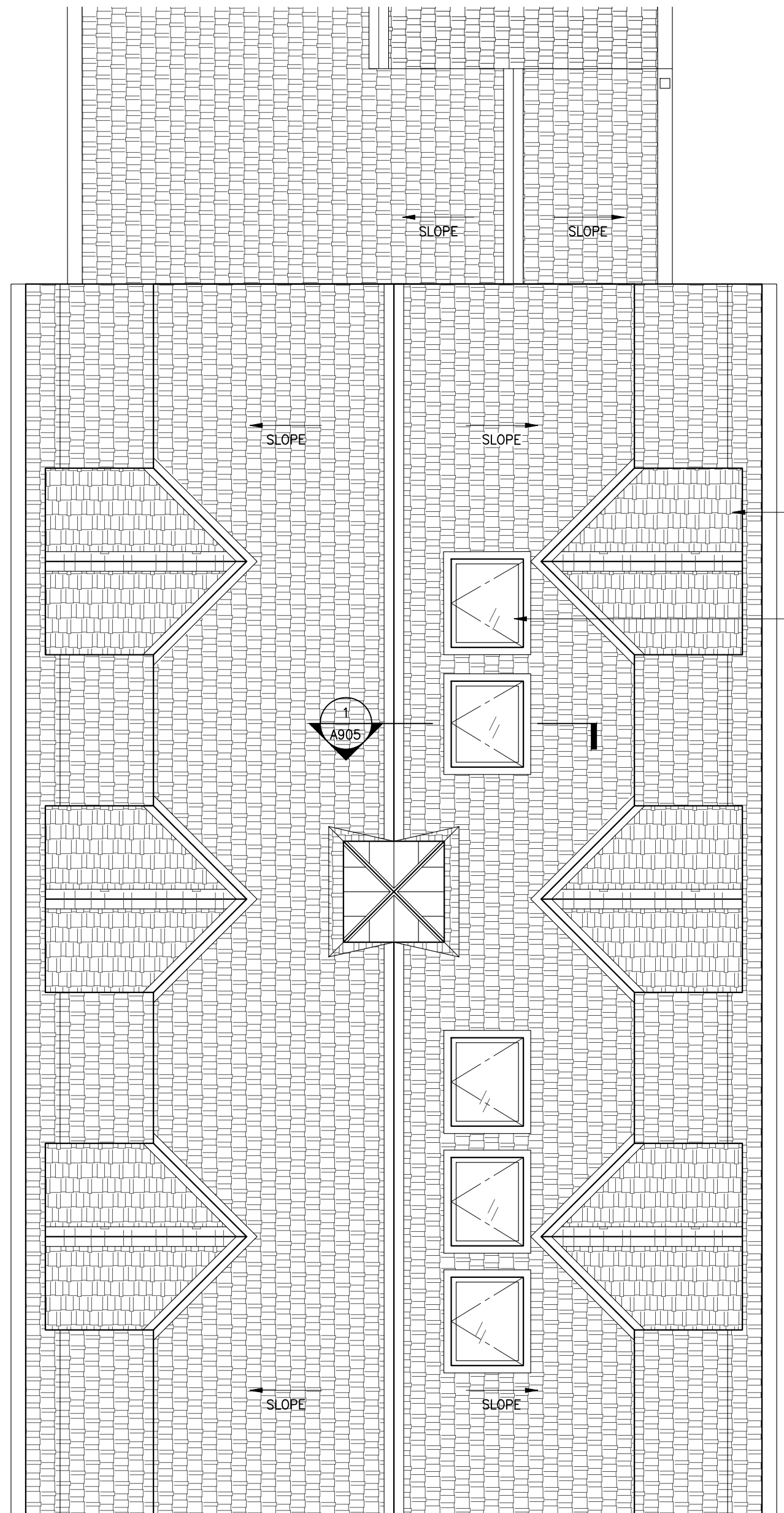
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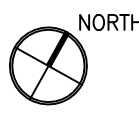
REFLECTED CEILING LEGEND	
	RECTANGULAR RECESSED LIGHT
	CIRCULAR DOWN LIGHT
	SURFACE MOUNTED WALL WASHER
	UNDER-COUNTER/ STRIP LIGHTING
	SURFACE MOUNTED CEILING FIXTURE
	WALL SCONCE
	SUSPENDED LINEAR LED
	QUAD-SHIELD RG6
	SPEAKER
	AUDIO CONTROL
	HARDWIRED CEILING MOUNTED CO/SMOKE DETECTOR
	HARDWIRED WALL MOUNTED CO/SMOKE/HEAT DETECTOR
	"H" HEAT DETECTOR IN LIEU OF SMOKE DETECTOR
	DS-X DECORATIVE FIXTURE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
	F1 ARCHITECTURAL FIXTURE FURNISHED BY AND INSTALLED BY CONTRACTOR
	EXISTING/REPAIRED GWB CEILING
	NEW FURRED OR DROPPED GWB CEILING
	WOOD CEILING



1 STUDIO 220 REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"



2 STUDIO 220 ROOF PLAN  
SCALE: 1/4" = 1'-0"



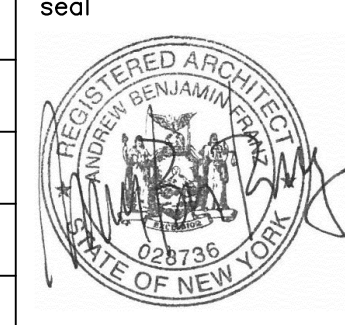
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**SUWANNAGATE-DEUTSCH RESIDENCE**  
 44 WHIPPOORWILL CROSSING  
 ARMONK, NY, 10521

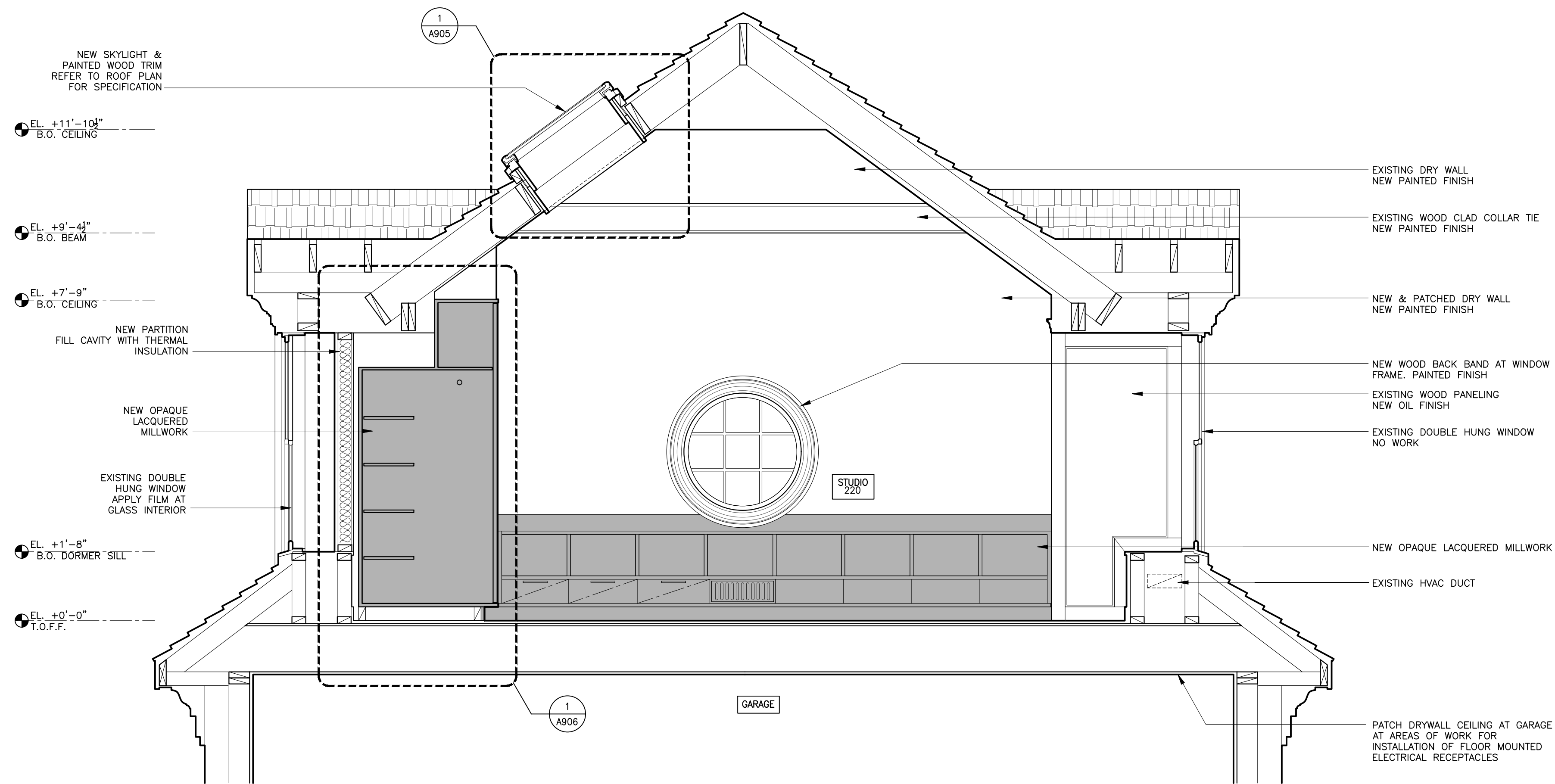
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**STUDIO 220 REFLECTED CEILING PLAN & ROOF PLAN**

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1 STUDIO 220 SECTION  
SCALE: 1/2" = 1'-0"

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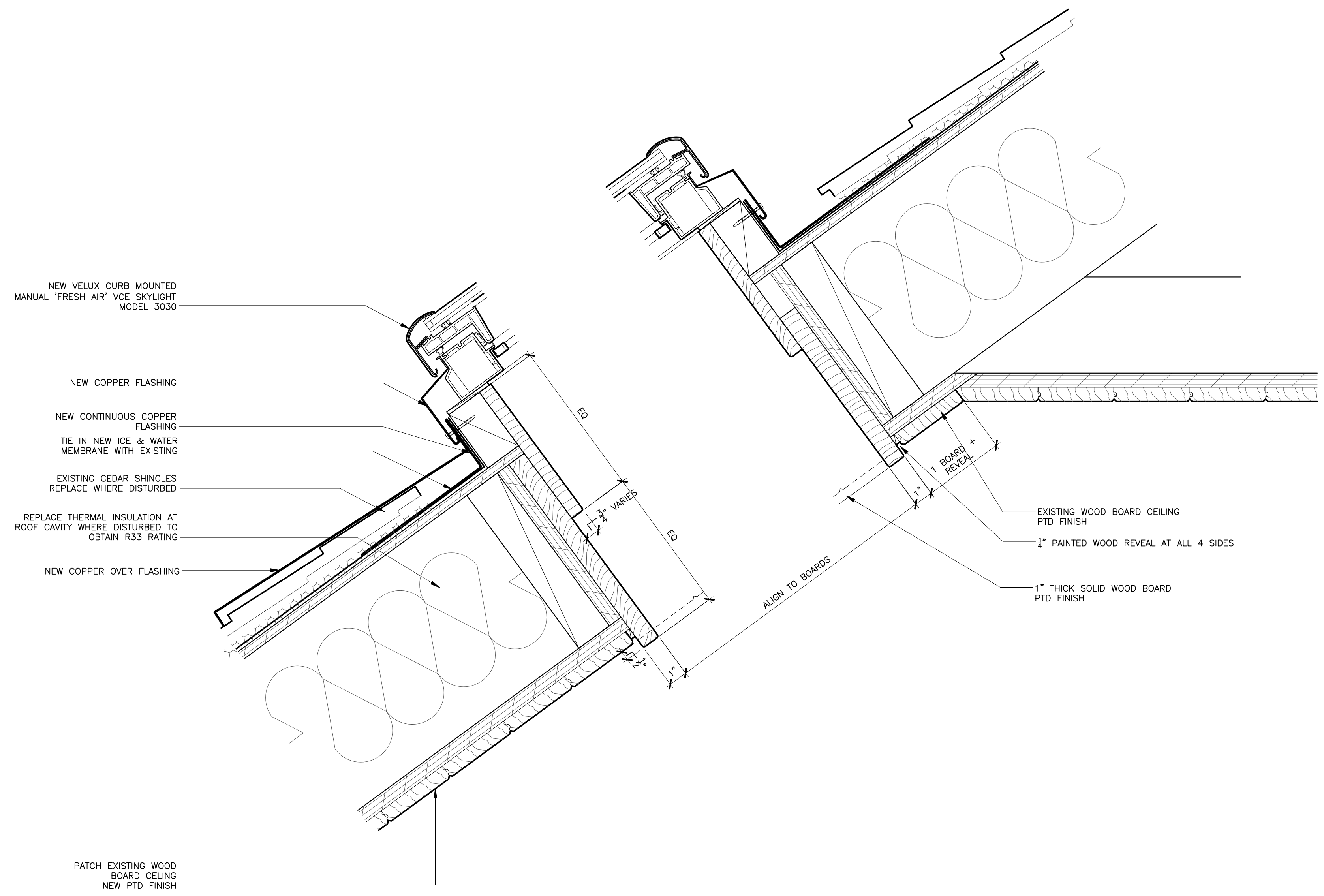
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**STUDIO 220 BUILDING SECTION**

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1 DETAIL SECTION - NEW SKYLIGHT @ EXISTING SHINGLE ROOF, TYP.  
SCALE: 1/4" = 1'-0"

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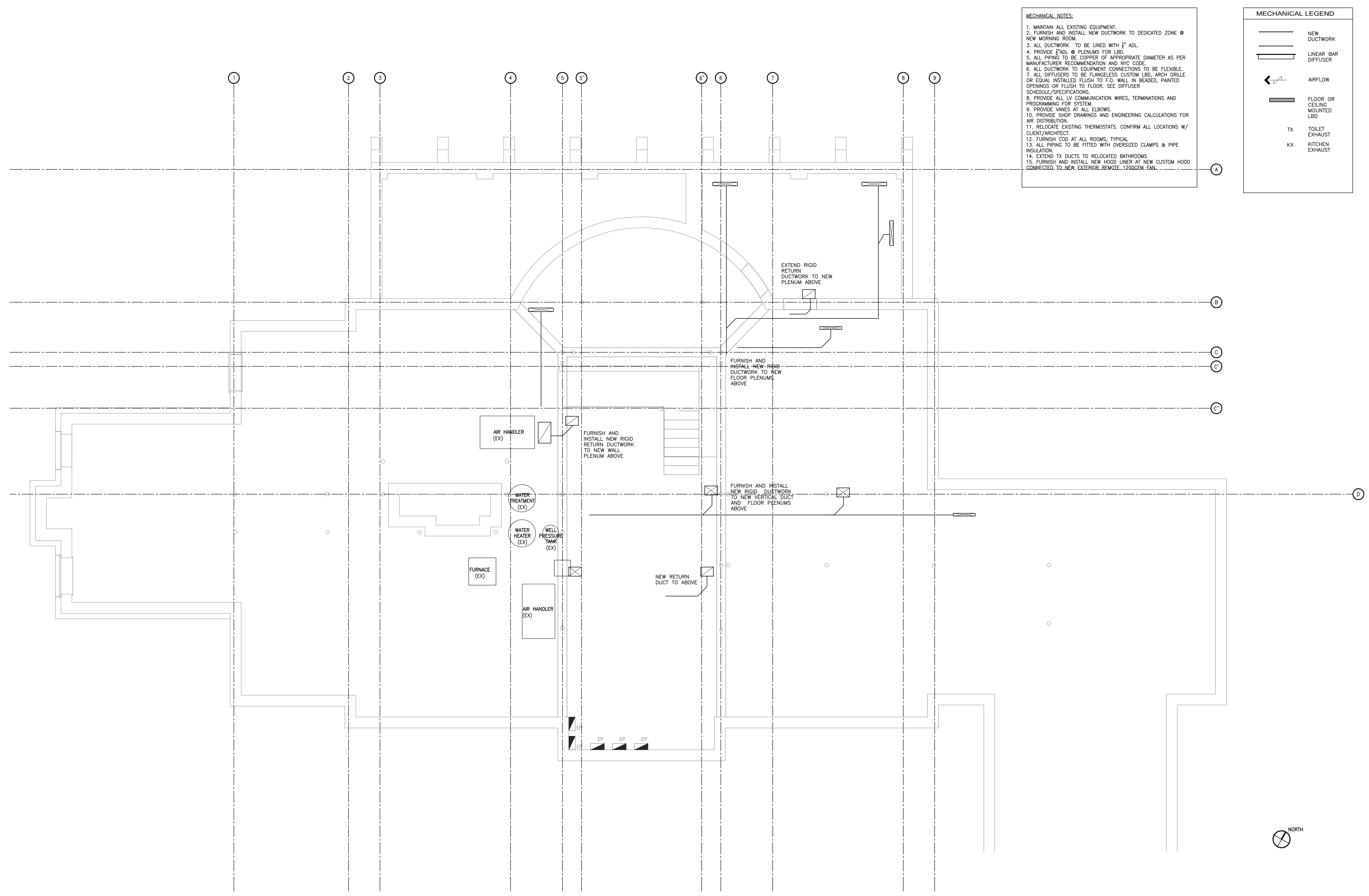
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sheet title  
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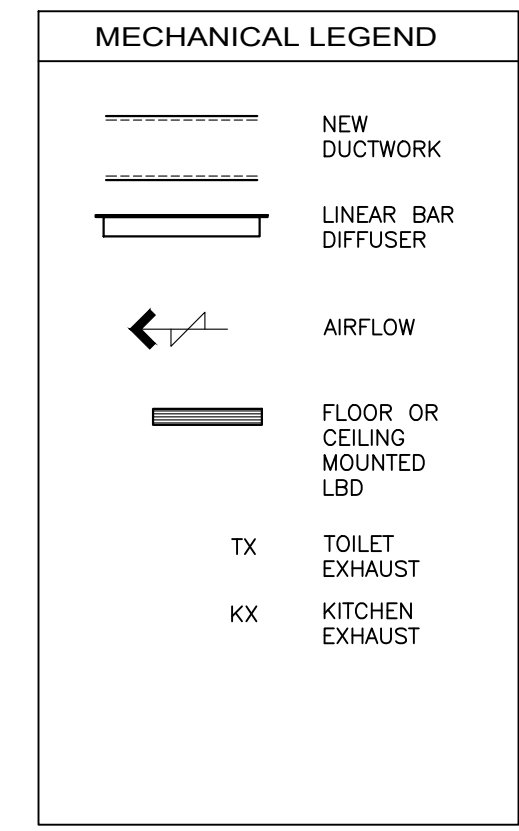
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- MECHANICAL NOTES:**
1. MAINTAIN ALL EXISTING EQUIPMENT.
  2. FURNISH AND INSTALL NEW DUCTWORK TO DEDICATED ZONE @ NEW MORNING ROOM.
  3. ALL DUCTWORK TO BE LINED WITH 3" ADL.
  4. PROVIDE 3" ADL @ PLENUMS FOR LBD.
  5. ALL PIPING TO BE COPPER OF APPROPRIATE DIAMETER AS PER MANUFACTURER RECOMMENDATION AND NYC CODE.
  6. ALL DUCTWORK TO EQUIPMENT CONNECTIONS TO BE FLEXIBLE.
  7. ALL DIFFUSERS TO BE FLANGELESS CUSTOM LBD, ARCH GRILLE OR EQUAL INSTALLED FLUSH TO F.O. WALL IN BEADED, PAINTED OPENINGS OR FLUSH TO FLOOR. SEE DIFFUSER SCHEDULE/SPECIFICATIONS.
  8. PROVIDE ALL LV COMMUNICATION WIRES, TERMINATIONS AND PROGRAMMING FOR SYSTEM.
  9. PROVIDE VANES AT ALL ELBOWS.
  10. PROVIDE SHOP DRAWINGS AND ENGINEERING CALCULATIONS FOR AIR DISTRIBUTION.
  11. RELOCATE EXISTING THERMOSTATS. CONFIRM ALL LOCATIONS W/ CLIENT/ARCHITECT.
  12. FURNISH COD AT ALL ROOMS, TYPICAL.
  13. ALL PIPING TO BE FITTED WITH OVERSIZED CLAMPS & PIPE INSULATION.
  14. EXTEND TX DUCTS TO RELOCATED BATHROOMS.
  15. FURNISH AND INSTALL NEW HOOD LINER AT NEW CUSTOM HOOD CONNECTED TO NEW EXTERIOR REMOTE 1200CFM FAN.



1 BASEMENT MECHANICAL PLAN  
SCALE: 1/4" = 1'-0"

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revision date	no.	description

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project  
**SUWANNAGATE-DEUTSCH RESIDENCE**  
 44 WHIPPOORWILL CROSSING  
 ARMONK, NY, 10521

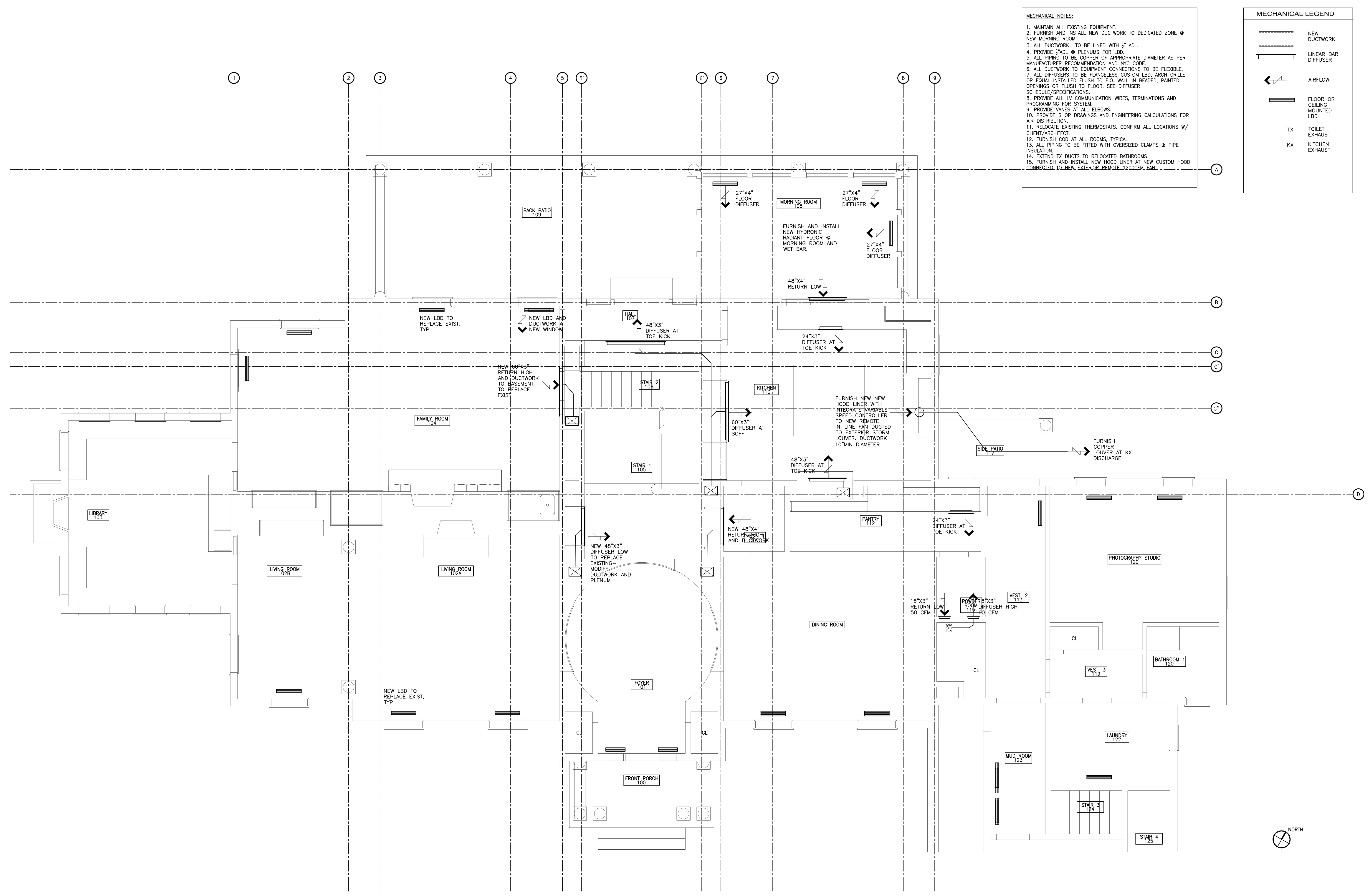
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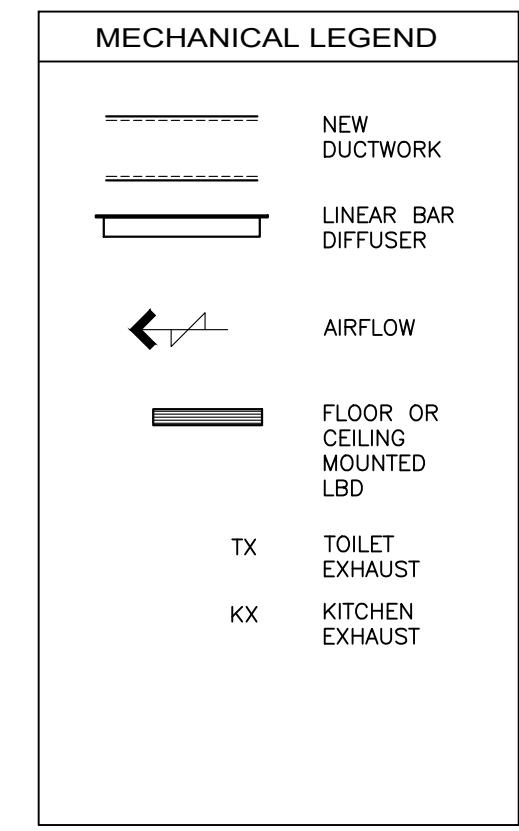
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sheet no.  
**M-101.00**

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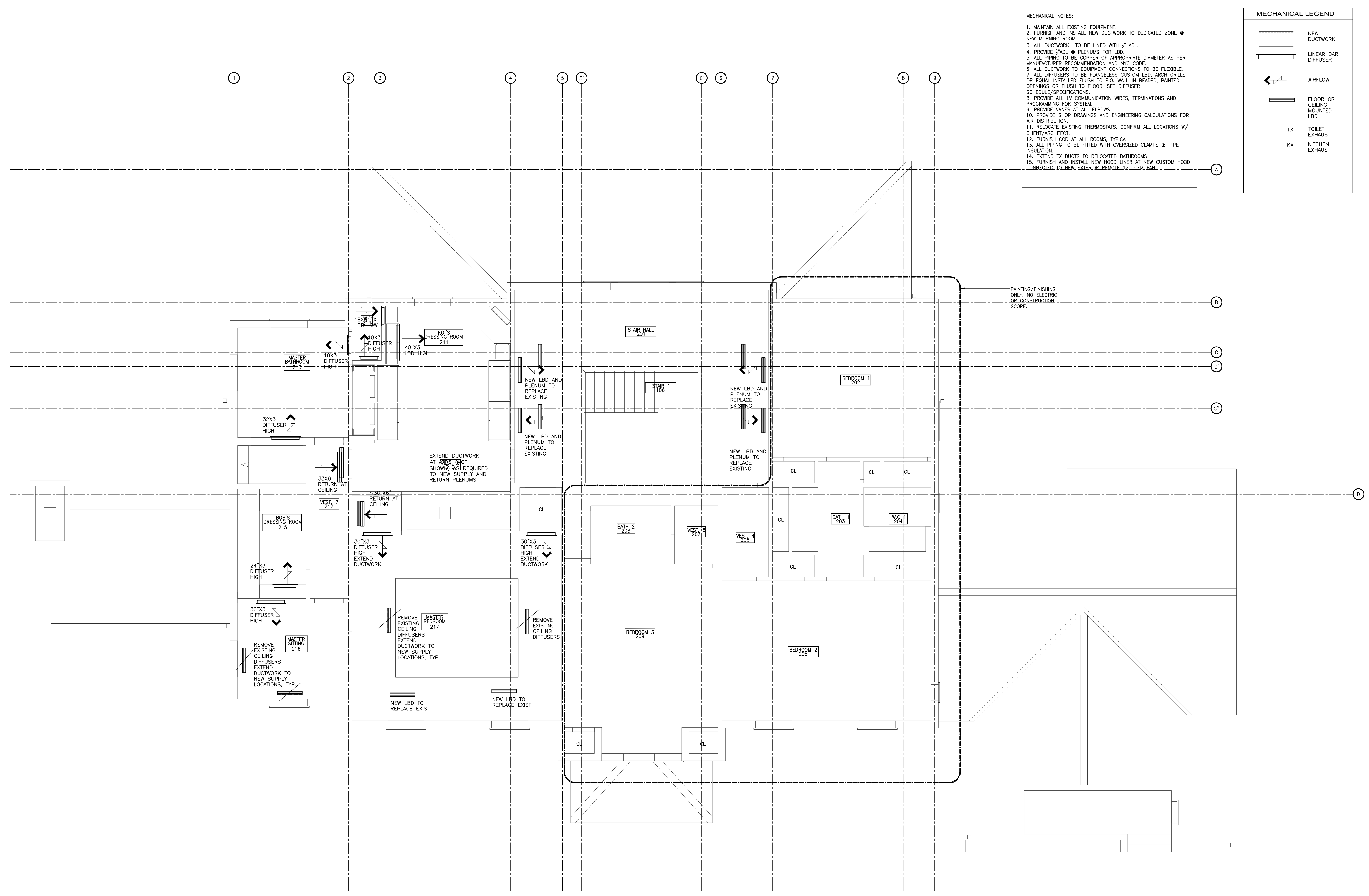


- MECHANICAL NOTES:**
1. MAINTAIN ALL EXISTING EQUIPMENT.
  2. FURNISH AND INSTALL NEW DUCTWORK TO DEDICATED ZONE @ NEW MORNING ROOM.
  3. ALL DUCTWORK TO BE LINED WITH 3\"/>

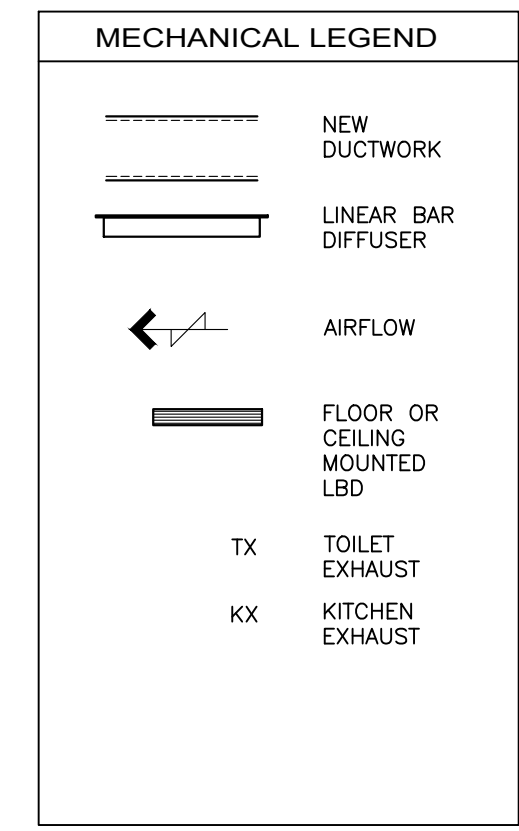


1 FIRST FLOOR MECHANICAL PLAN  
SCALE: 1/4" = 1'-0"

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revision date	no.	description
structural engineer <b>BLUESHORE ENGINEERING LLC</b> 1029 TEANECK ROAD, 2ND FLOOR TEANECK, NJ 07666 201 817 2001 TEL RWG@BLUESHORELLC.COM		
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project <b>SUWANNAGATE-DEUTSCH RESIDENCE</b> 44 WHIPPOORWILL CROSSING ARMONK, NY, 10521		
drawn SK	seal	
checked GC		
job no. 2006		
scale AS NOTED		
date 04.02.2021		
sheet title <b>FIRST FLOOR MECHANICAL PLAN</b>		
sheet no. <b>M-102.00</b>		



- MECHANICAL NOTES:**
1. MAINTAIN ALL EXISTING EQUIPMENT.
  2. FURNISH AND INSTALL NEW DUCTWORK TO DEDICATED ZONE @ NEW MORNING ROOM.
  3. ALL DUCTWORK TO BE LINED WITH 3" ADL.
  4. PROVIDE 3" ADL @ PLENUMS FOR LBD.
  5. ALL PIPING TO BE COPPER OF APPROPRIATE DIAMETER AS PER MANUFACTURER RECOMMENDATION AND NYC CODE.
  6. ALL DUCTWORK TO EQUIPMENT CONNECTIONS TO BE FLEXIBLE.
  7. ALL DIFFUSERS TO BE FLANGELESS CUSTOM LBD, ARCH GRILLE OR EQUAL INSTALLED FLUSH TO F.O. WALL IN BEADED, PAINTED OPENINGS OR FLUSH TO FLOOR. SEE DIFFUSER SCHEDULE/SPECIFICATIONS.
  8. PROVIDE ALL LV COMMUNICATION WIRES, TERMINATIONS AND PROGRAMMING FOR SYSTEM.
  9. PROVIDE VANES AT ALL ELBOWS.
  10. PROVIDE SHOP DRAWINGS AND ENGINEERING CALCULATIONS FOR AIR DISTRIBUTION.
  11. RELOCATE EXISTING THERMOSTATS. CONFIRM ALL LOCATIONS W/ CLIENT/ARCHITECT.
  12. FURNISH COD AT ALL ROOMS, TYPICAL.
  13. ALL PIPING TO BE FITTED WITH OVERSIZED CLAMPS & PIPE INSULATION.
  14. EXTEND TX DUCTS TO RELOCATED BATHROOMS.
  15. FURNISH AND INSTALL NEW HOOD LINER AT NEW CUSTOM HOOD CONNECTED TO NEW EXTERIOR REMOTE 1200CFM FAN.



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

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project  
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 ARMONK, NY, 10521

drawn SK	seal
checked GC	
job no. 2006	
scale AS NOTED	
date 04.02.2021	

sheet title  
**SECOND FLOOR MECHANICAL PLAN**

sheet no.  
**M-103.00**

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