



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: 40 Custis Avenue, White Plains, N.Y.

Section III- DESCRIPTION OF WORK: Interior Renovation of Existing Single Family Residence to _____
include removal of wall in basement, conversion of existing garage into living space, and replace widow
on main floor.

Section III- CONTACT INFORMATION:

APPLICANT: Mr. Mohamed Ibrhim

ADDRESS: 7 Nepera Place, Hastings-on-Hudson, New York, 10706
PHONE: (914) 602-9190 MOBILE: _____ EMAIL: Wiserguyny1@icloud.com

PROPERTY OWNER: SAME AS APPLICANT

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROFESSIONAL: Jorge B. Hernandez, R.A., A.I.A.

ADDRESS: ARQ Architecture,P.C., 100 Executive Boulevard, Suite 204, Ossining, New York 10562

PHONE: (914)944-3377 MOBILE: (914)879-3887

EMAIL: JB@ARQPC.COM

Section IV- PROPERTY INFORMATION:

Zone: R-2F Tax ID (lot designation) 122.12-3-51



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: Ibrahim Residence

Initial Submittal Revised Preliminary

Street Location: 40 Custis Avenue, White Plains

Zoning District: R-2F Property Acreage: _____ Tax Map Parcel ID: 122.12-3-51

Date: April 8, 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

<input type="checkbox"/>	9. Description of method of water supply and sewage disposal and location of such facilities
<input type="checkbox"/>	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
<input type="checkbox"/>	1. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
<input type="checkbox"/>	2. 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.
<input type="checkbox"/>	3. 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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**ALTERATION:
40 CUSTIS AVE
WHITE PLAINS, NY 10603**

GENERAL NOTES

CODES: ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND CODES OF AGENCIES HAVING JURISDICTION. ABSENT OTHER STANDARDS 2020 RC OF NYS WITH 2018 IRC AMENDMENTS, 2020 EBC OF NYS WITH 2018 IEBC AMENDMENTS, 2020 PMC OF NYS WITH 2018 IPMC AMENDMENTS, 2020 ECC OF NYS WITH 2018 IECC AMENDMENTS, 2020 PC OF NYS WITH 2018 IPC AMENDMENTS, 2020 MC OF NYS WITH 2018 IMC AMENDMENTS, 2020 FGC OF NYS WITH 2018 IFGC AMENDMENTS, 2020 FC OF NYS WITH 2018 IFC AMENDMENTS, AND THE 2010 ADA STANDARDS.

VERIFICATION: VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. REPORT DIFFERENCES FROM CONSTRUCTION DOCUMENTS TO OWNER AND ARCHITECT. CLAIMS FOR EXTRA PAYMENTS RESULTING FROM CONTRACTOR'S FAILURE TO DO SO WILL NOT BE APPROVED. ARCHITECT SHALL DECIDE ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND DRAWINGS. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED ON THE SITE WITH THE PROJECT MANAGER, OWNER, ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK.

DRAWINGS: BY SUBMITTING A BID OR STARTING WORK, CONTRACTOR AGREES THAT HE HAS EXAMINED THE DRAWINGS AND SPECIFICATIONS AND FOUND THEM ADEQUATE FOR PROPER COMPLETION OF PROJECT. CLAIMS FOR EXTRA CHARGES BECAUSE OF ALLEGED INADEQUATE DRAWINGS OR SPECIFICATIONS WILL NOT BE ALLOWED UNLESS NOTIFICATION WAS MADE IN WRITING TO ARCHITECT PRIOR TO SUBMISSION OR BEGINNING.

UTILITY STAKEOUT: PRIOR TO DEMOLITION OR EXCAVATION, CONTRACTOR SHALL REQUEST FOR A CODE 53 UNDERGROUND UTILITY STAKE-OUT. 1-800-962-7962. CONTRACTOR WILL CONTACT THE UNDERGROUND LINES LOCATION SERVICES (CODE 753) PRIOR TO COMMENCING CONSTRUCTION.

USE OF PREMISES: CONTRACTOR SHALL STORE MATERIALS, DISPOSE OF DEBRIS, COORDINATE AND SCHEDULE ALL WORK IN COOPERATION WITH OWNER FOR MINIMUM DISRUPTION. MAINTAIN SAFE ACCESS TO ALL AREAS AT ALL TIMES.

PERMITS: OWNER SHALL SECURE AND PAY FOR ALL PERMITS, TESTS AND CERTIFICATES REQUIRED. ELECTRICAL AND PLUMBING CONTRACTORS SHALL APPLY FOR AND PAY FOR INDIVIDUAL PERMITS, INSPECTIONS AND APPROVALS AS REQUIRED. KEEP APPROVED PERMIT DRAWINGS ON JOB SITE.

CONTRACTOR WILL OBTAIN ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.

LICENSE: CONTRACTOR MUST BE LICENSED BY WESTCHESTER COUNTY AND PROVIDE OWNER AND BUILDING DEPARTMENT A COPY OF CERTIFICATE NUMBER.

INSURANCE: PRIOR TO STARTING WORK, CONTRACTOR SHALL SUPPLY OWNER AND BUILDING DEPARTMENT WITH CERTIFICATES OF WORKMEN'S COMPENSATION INSURANCE, LIABILITY INSURANCE FOR BODILY INJURY, PROPERTY DAMAGE, AUTOMOTIVE AND OTHER INSURANCES REQUIRED BY LAW OR BY OWNER IN THE AMOUNTS AND TERMS SATISFACTORY TO THE OWNER TO RENDER THE OWNER HARMLESS IN CASE OF ACCIDENT TO PERSONS OR PROPERTY INVOLVED IN THIS PROJECT. MAINTAIN SUCH INSURANCE IN FULL FORCE DURING ENTIRE TIME OF CONSTRUCTION.

LATENT DEFECTS: NO RESPONSIBILITY IS ASSUMED BY ARCHITECT FOR INFORMATION SUPPLIED BY OTHERS AND RELIED UPON BY ARCHITECT TO BE ACCURATE FOR LATENT DEFECTS IN STRUCTURE IMPOSSIBLE TO DETECT WITHOUT SUBSTANTIAL PROBING OR TESTING.

SUPERVISION: ARCHITECT HAS NOT BEEN RETAINED BY THE OWNER TO PROVIDE OBSERVATION AND SUPERVISION OF CONSTRUCTION OPERATIONS AND CERTIFICATION OF PAYMENTS.

DEMOLITION:
PRIOR TO DEMOLITION COORDINATE AND STAKEOUT EXISTING UTILITIES AS REQUIRED. COORDINATE SHUT OFF AND REMOVALS WITH UTILITY COMPANIES AS REQUIRED.
1. CLEAR SITE AS REQUIRED.
2. REMOVE ALL DEBRIS FROM SITE TO A LEGAL DISPOSAL FACILITY. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DUMPSTERS AND CARTING FEE'S.

COOPERATION: CONTRACTORS AND SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH ADJACENT WORK AND COOPERATE WITH OTHER TRADES TO FACILITATE PROGRESS OF WORK. EACH TRADE SHALL AFFORD OTHER TRADES REASONABLE OPPORTUNITY FOR INSTALLATION OF THEIR WORK AND FOR TEMPORARY STORAGE OF THEIR TOOLS AND MATERIALS.

LANDSCAPE: ALL LAWN AREAS DAMAGED BY NEW CONSTRUCTION OR CONSTRUCTION OPERATIONS SHALL BE REPLACED AS ORIGINAL. LAWNS MAY BE SODDED OR SEEDDED WITH BLUEGRASS AND/OR RYEGRASS TO ESTABLISH 98% OR BETTER COVER. REVIEW TREES AND SHRUB REMOVAL REQUIRED FOR CONSTRUCTION WITH OWNER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TYING UP PLANT MATERIAL IN THE WAY OF SITE ACCESS PRIOR TO CONSTRUCTION.

SEDIMENT AND EROSION CONTROL: SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN EACH AREA BEFORE ANY DEMOLITION AND ANY SUBSTANTIAL AMOUNT OF SITE PREPARATION, CLEARING AND GRUBBING, EXCAVATION AND FILLING SHALL BE STARTED.

ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WESTCHESTER COUNTY PUBLICATION BEST MANAGEMENT PRACTICES MANUAL-CONSTRUCTION RELATED ACTIVITIES, LATEST EDITION.

ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS TO ENSURE THEIR PROPERLY FUNCTIONING.

EROSION BLANKET SHALL BE 'WIENCO TEX' EROSION CONTROL MATS 6.3MM WT 400P OR EQUAL APPROVED. INSTALL AS PER MANUFACTURER SPEC'S

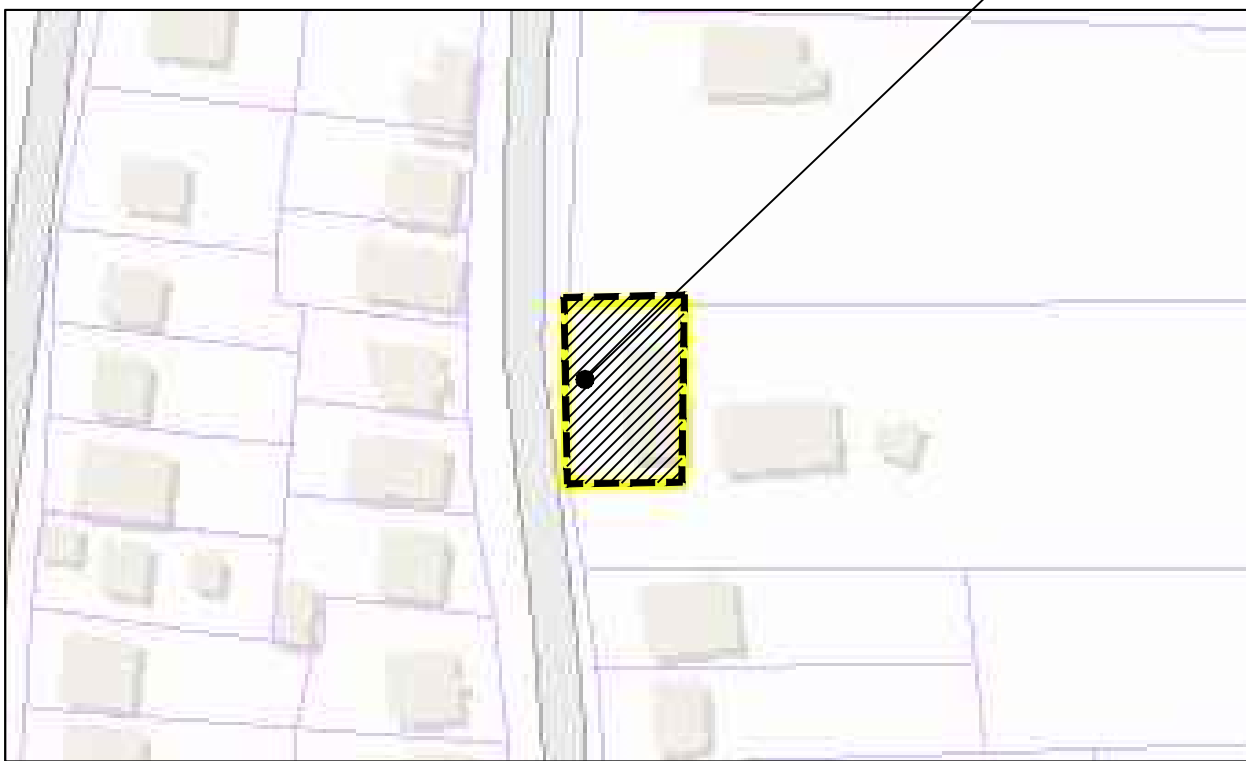
SITE



LOCATION MAP

NTS

SITE



LOCATION MAP

NTS

SPECIFICATIONS

FOOTING DRAINS: 6" DIAM. PERFORATED HDPE SCHEDULE 35 PIPE. SURROUND WITH 12" MIN. OF 3/4" GRAVEL OVER PIPE. INSTALL FILTER FABRIC BETWEEN EARTH AND GRAVEL.

RAIN LEADER DRAINS: 6" DIAM. SOLID HDPE SCHEDULE 35 PIPE.

EXCAVATION: EXCAVATION SHALL BE PROTECTED FROM FROST DURING COLD WEATHER. DO NOT BACKFILL AGAINST FOUNDATION WALLS OR PLACE HEAVY EQUIPMENT CLOSER THAN 8' FROM WALLS BEFORE FIRST FLOOR FRAMING IS IN PLACE.

FOUNDATIONS: ALL FOUNDATIONS SHALL BEAR ON FIRM UNDISTURBED SOIL HAVING A MINIMUM DESIGN BEARING PRESSURE OF 4000#/sq.ft. EXCAVATE A MINIMUM OF 2'-0" INTO EXISTING SOIL. NOTIFY ARCHITECT IN SUFFICIENT TIME TO INSPECT BEARING MATERIAL PRIOR TO PLACING FOUNDATION CONCRETE. CONTINUOUS FOOTINGS MAY BE STEPPED WHERE NECESSARY, BUT NO MORE THAN ONE (1) FOOT VERTICALLY TO TWO (2) FEET HORIZONTALLY. MAINTAIN A MINIMUM COVER OVER FOUNDATION BOTTOMS OF 3'-6".

CONCRETE AND MASONRY: CALCIUM CHLORIDE OR ANY ADMIXTURE CONTAINING CHLORINE SALTS, SHALL NOT BE USED IN ANY CONCRETE. ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED.

BRACING: PROVIDE ADEQUATE TEMPORARY SUPPORT AT ALL TIMES.

CONCRETE: STONE AGGREGATE, 4000Psi STRENGTH AT 28 DAYS.

ROD REINFORCEMENT: ASTM A 615 GRADE 60.

VAPOR BARRIER: 6mil. PVC WITH 6" SEALED LAP JOINTS.

SILL SEALER: 1" COMPRESSIBLE FIBERGLASS.

SILL ANCHOR: 1/2" DIAMETER, 12" LONG, 3" HOOK, 6" ON CENTER MAXIMUM, 1" MAXIMUM FROM CORNERS & ENDS.

MORTAR: TYPE 'S', 1800 Psi STRENGTH.

WATERPROOFING: 'SONOSHIELD HML 5000' OR EQUAL. LIQUID COLD-APPLIED WATERPROOFING MEMBRANE.

CARPENTRY
CARPENTRY: DOUBLE JOISTS UNDER ALL INTERIOR PARTITIONS, AND AROUND ALL OPENINGS.
FRAMING LUMBER: DOUGLAS FIR #2 OR BETTER, F_b=875 psi.
STUDS: DOUGLAS FIR STUD GRADE, 2x4 INTERIOR WALLS, 16"O.C. UNLESS NOTED OTHERWISE.
JOIST HANGERS: 'SIMPSON' OR EQUAL, GALVANIZED STEEL TO FIT FRAMING MEMBER. INSTALL FRAMING ANCHORS AT ALL FLUSH FRAMED CONNECTIONS AND AS INDICATED ON PLANS.
TREATED WOOD: PRESSURE TREATED SOUTHERN YELLOW PINE. ABOVEGROUND .25 LBS./CU.FT. GROUND CONTACT .40 LBS./CU.FT.
DECKING FRAMING LUMBER: SOUTHERN YELLOW PINE #1 UP TO 2' THICK; #2 FOR ALL OTHER. ALL LUMBER SHALL BE PRESSURED TREATED MINIMUM .04 Lb/cu.ft. F_b=1500Psi (2x10), F_b=1750Psi (2x8).
DECKING: 5/4X4 T&G MAHOGANY DECKING. FINISH WITH 2 COATS OF OIL BASED STAIN PRESERVATIVE.
DECK HANDRAIL AND POST ASSEMBLY: WESTERN CEDAR-CLEAR, PAINTED.

INTERIOR FINISHES
WALLS: 1/2" GYPSUM DRYWALL, 5/8" TYPE 'X' AT GARAGE, JOINTS TAPED AND FINISHED.
CEILINGS: 1/2" GYPSUM DRYWALL, 5/8" TYPE 'X' AT GARAGE
PROVIDE 5/8" TYPE-X FIRE-RATED GYPSUM DRYWALL OVER BOILER AND HW TANK.
PAINTING: BENJAMIN MOORE & CO. OR EQUAL; COLORS SELECTED BY OWNER. PRIME AND PAINT ALL NEW INTERIOR TRIM, CASINGS, MOULDINGS, DOORS, WINDOWS, ETC. PRIME AND PAINT ALL NEW DRYWALL SURFACES.
INTERIOR TRIM: PROFILES, SPECIES AND FINISH TO BE SELECTED BY OWNER.
WINDOWS: 'ANDERSEN' 400 SERIES VINYL CLAD WOOD WINDOWS WITH HIGH-PERFORMANCE LOW-E INSULATING GLASS, AND INSECT SCREENS, STANDARD HARDWARE, AS SCHEDULED. PRIME AND APPLY TWO FINISH COATS PAINT TO INTERIOR SASH AND FRAME.
CAULK: SILICON SEALANT WITH COLOR TO MATCH ADJACENT SURFACES.
FLASHING: 16oz. COPPER, OR EQUAL.

DOORS
INTERIOR DOORS: TO BE SELECTED BY OWNER.
DOOR HARDWARE: AS MANUFACTURED BY 'SCHLAGE' OR EQUAL;
ELECTRICAL: THE DESIGN AND INSTALLATION OF ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND THE NATIONAL ELECTRIC CODE. PROVIDE OWNER/BUILDER COPY OF UNDERWRITER'S CERTIFICATE UPON COMPLETION OF WORK. ELECTRICAL CONTRACTOR MUST BE INSURE AND LICENSED IN WESTCHESTER COUNTY.
SEE PLAN FOR FIXTURE TYPE. REVIEW ALL FIXTURES WITH OWNER BEFORE ORDERING.
PLUMBING: THE DESIGN AND INSTALLATION OF ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND THE NEW YORK STATE BUILDING CODE. PLUMBING CONTRACTOR MUST BE INSURED AND LICENSED IN WESTCHESTER COUNTY, NY. INSULATE ALL HOT WATER SUPPLY PIPES LOCATED IN BASEMENT FROM BOILER TO FIRST FLOOR PENETRATIONS.
UTILITIES: COORDINATE THE LOCATION AND SIZE OF ALL NEW UTILITIES (ELECTRICAL, GAS, WATER, SEWER, TELEPHONE, CABLE) WITH EACH UTILITY COMPANY REPRESENTATIVE AND UTILITY SPECIFICATIONS.



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PHONE: (914) 944-3377
FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 0973256

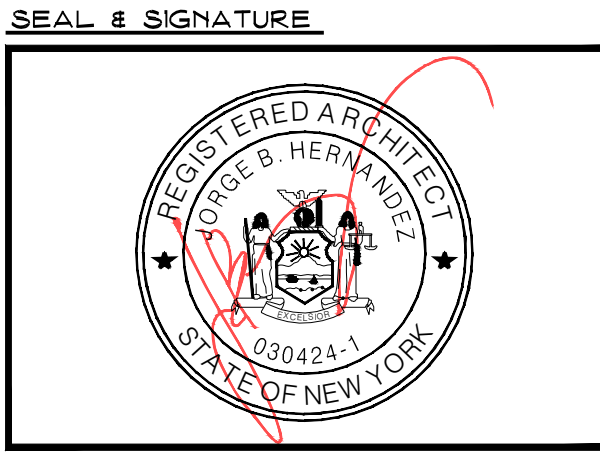
REVISIONS	DATE	BY	
Δ B.D. CMNTS	1	2-18-2021	ARQ

PROJECT:

PROJECT ADDRESS:
40 CUSTIS AVE.
WHITE PLAINS
NY 10603

DOB EXAMINER SIGNATURE:

DOB BSCAN STICKER:



DRAWING TITLE:
MAPS & GENERAL NOTES

DATE: 1/8/2021	DWG. NO.: T-1
PROJECT NO.: 20-147	CAD FILE NO.: 1 OF 6
DRAWING BY: ARQ	
CHECKED BY: JBH	

PROVIDE ARTIFICIAL LIGHT THAT IS CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOMS AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL. (2020 RC OF NYS R301.1)

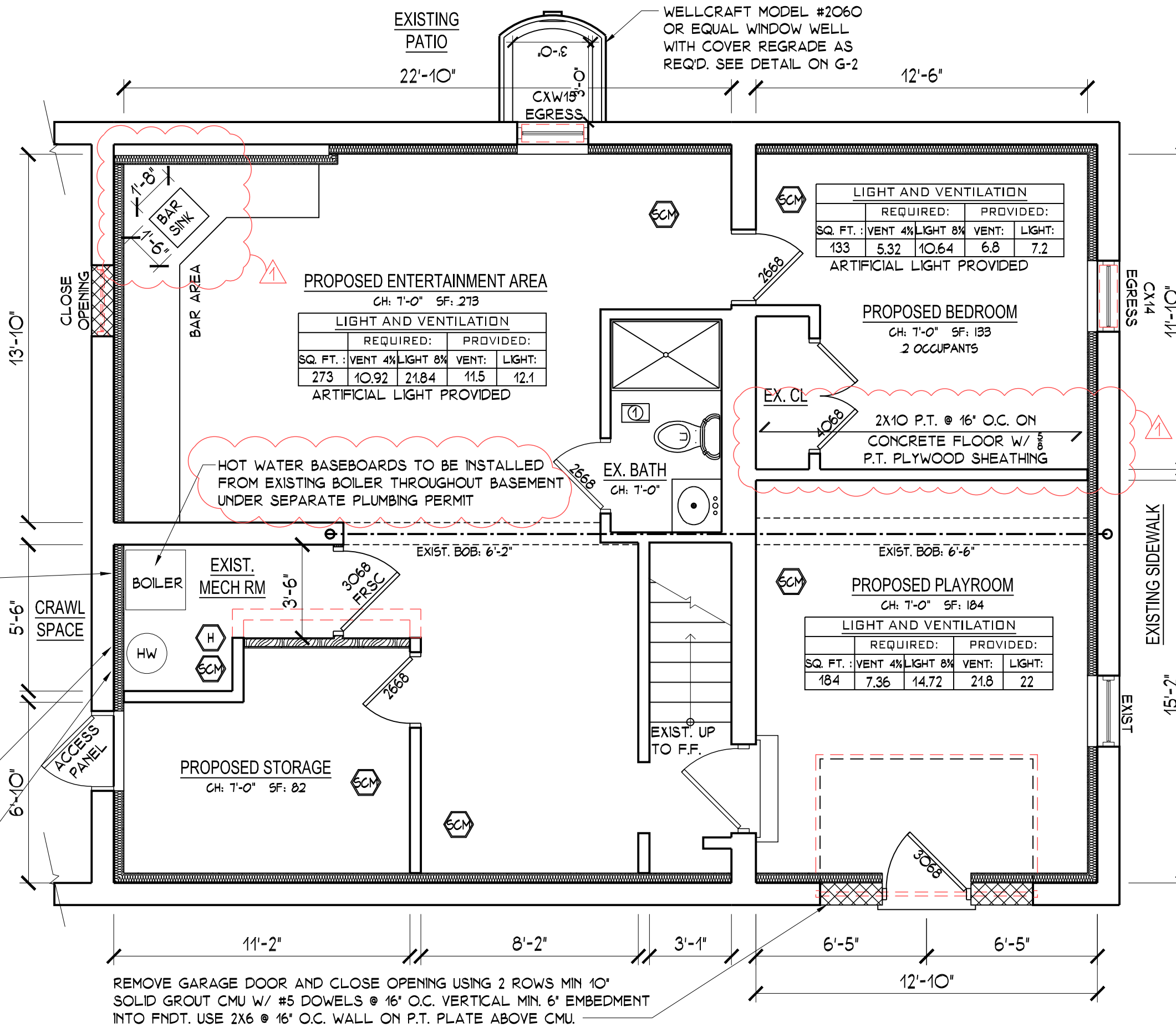
R305.1 MINIMUM HEIGHT
HABITABLE SPACE, HALLWAYS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET (2134 MM). BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES (2032 MM).

R305.1.1 BASEMENTS
PORTIONS OF BASEMENTS THAT DO NOT CONTAIN HABITABLE SPACE OR HALLWAYS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES (2032 MM).
EXCEPTION: AT BEAMS, GIRDERS, DUCTS OR OTHER OBSTRUCTIONS, THE CEILING HEIGHT SHALL BE NOT LESS THAN 6 FEET 4 INCHES (1931 MM) FROM THE FINISHED FLOOR.

INSTALL 2 LAYERS 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD AT CEILING & WALLS

MECHANICAL EQUIPMENT COMBUSTION, VENTILATION, & DILUTION AIR TO COMPLY WITH 2020 IRC CH. 24. PROVIDE A FAN-IN-A-CAN CAPABLE OF PROVIDING COMBUSTION AIR FROM THE OUTDOORS AT A RATE OF NOT LESS THAN .35 CFM/1000 BTU OF THE TOTAL INPUT RATING OF ALL APPLIANCES LOCATED WITHIN THE SPACE - OR - ONE PERMANENT OPENING COMMENCING WITHIN 12 INCHES OF THE TOP OF THE ENCLOSURE HAVING A MINIMUM OF 1 SQ. IN./1000 BTU OF THE TOTAL INPUT RATING OF ALL APPLIANCES LOCATED WITHIN THE SPACE.

CONTRACTOR TO INSTALL DRYER VENT TO BE 28G 4" DIAM. ALUMINUM RIDGE DUCT VENTED TO OUTSIDE WITH BACK DRAFT DAMPER. VENT TERMINATION MUST HAVE A 36" CLEARANCE FROM ANY OPENINGS.



EXISTING & PROPOSED LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

CONSTRUCTION LEGEND:

SYMBOL	DESCRIPTION
	EXISTING WALL TO REMAIN
	WALL WITH 2X4 FURRING ON 2X4 P.T. PLATE.
	NEW WALL 2X4 WOOD STUDS @ 16' O.C. WITH 5/8" GYPSUM BOARD EACH SIDE
	NEW DOOR INDICATES DOOR SIZE
	NEW BIFOLD DOOR INDICATES DOOR SIZE
	NEW WINDOW INDICATES WINDOW SIZE
	REMOVE EXISTING CONSTRUCTION FROM STRUCTURAL SLAB TO UNDERSIDE OF FLOOR DECKING ABOVE. 2. REMOVE / RELOCATE EXISTING ELECTRICAL OUTLETS, SWITCHES ETC., AS REQUIRED. REWORK WIRING AS NECESSARY FOR CONTINUED POWER TO REMAINING OUTLETS, SWITCHES OR IF OUTLETS NOT REQUIRED REMOVE WIRING BACK TO NEAREST JUNCTION BOX TO REMAIN. 3. REMOVE / RELOCATE EXISTING PLUMBING AS REQUIRED. REWORK PLUMBING AS NECESSARY TO MAINTAIN INTEGRITY OF EXISTING SYSTEM TO REMAIN. CAP ALL UNUSED PIPING IN WALLS, FLOOR OR CEILINGS TO REMAIN. NOTIFY ARCHITECT IF ANY OBSTACLES APPEAR DURING DEMOLITION.

ALL PLUMBING WORK SHALL BE PERFORMED BY A WESTCHESTER COUNTY LICENSED PLUMBING CONTRACTOR UNDER A SEPARATE PERMIT. NO WORK SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN APPROVED.

NOTES: ALL ITEMS ARE EXISTING TO REMAIN UNLESS OTHERWISE INDICATED.

ELECTRICAL LEGEND:

SYMBOL	DESCRIPTION
	NEW HARDWIRED INTERCONNECTED SMOKE AND CARBON MONOXIDE DETECTOR. NOTE: EXCEPTION (RC #R314.4) INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS ARE NOT REQ'D WHEN PROPOSED WORK DOES NOT INCLUDE REMOVAL OF INTERIOR FINISHES. (#1J403.2.1) SMOKE ALARMS ARE PERMITTED TO BE BATTERY OPERATED WHEN PROPOSED WORK DOES NOT INCLUDE REMOVAL OF INTERIOR FINISHES.
	NEW HARDWIRED INTERCONNECTED HEAT DETECTOR
	NEW LIGHT
	BATHROOM EXHAUST FAN DUCTED TO EXTERIOR W/ CAPACITY OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS
	KITCHEN EXHAUST HOODS SHALL BE DUCTED TO EXTERIOR WITH SHEET METAL DUCTS CONSTRUCTED OF GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER. DUCTS SHALL BE AIR TIGHT AND EQUIPPED WITH A BACK DRAFT DAMPER AND SHALL BE INDEPENDENT OF ALL OTHER EXHAUST SYSTEMS. KITCHEN EXHAUST SHALL BE 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS.

NOTE: ALL OUTLETS IN BATHROOMS, ABOVE COUNTERS IN KITCHENS, & WITHIN 6'-0" OF A SINK SHALL BE GFCI VERIFY & REPLACE OUTLETS AS REQ'D.

ALL ELECTRICAL WORK SHALL BE PERFORMED BY A WESTCHESTER COUNTY LICENSED ELECTRICAL CONTRACTOR UNDER A SEPARATE PERMIT. NO WORK SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN APPROVED.

MIN. INSULATION REQUIREMENTS BY 2020 RC OF NYS TABLE N102.12 (R402.1.2) FOR CLIMATE ZONE 4A (WESTCHESTER COUNTY, NY)

FLOOR	= R-19
EXTERIOR WALL	= R-21
ROOF/CEILING	= R-49
BASEMENT EXTERIOR WALL	= R-13
SLAB R-VALUE & DEPTH	= R-10 (2' AT PERIMETER)

PMC NYS SECTION 404.4 BEDROOM REQUIREMENTS

BEDROOM/1 OCCUPANT	= 70 S.F.
BEDROOM/2 OCCUPANT	= 70 S.F. + 50 S.F. = 120 S.F.



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LICENSE NUMBER: 030424-1
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REVISIONS	DATE	BY
△ B.D. CMNTS 1	2-18-2021	ARQ

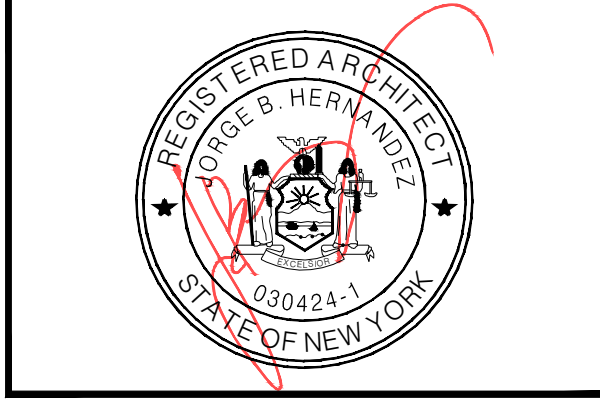
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DOB BSCAN STICKER:

SEAL & SIGNATURE



DRAWING TITLE:
EXISTING & PROPOSED LOWER LEVEL FLOOR PLAN

DATE: 1/8/2021	DWG. NO.:
PROJECT NO.:	A-1
20-147	
DRAWING BY: ARQ	CAD FILE NO.:
CHECKED BY: JBH	2 OF 6



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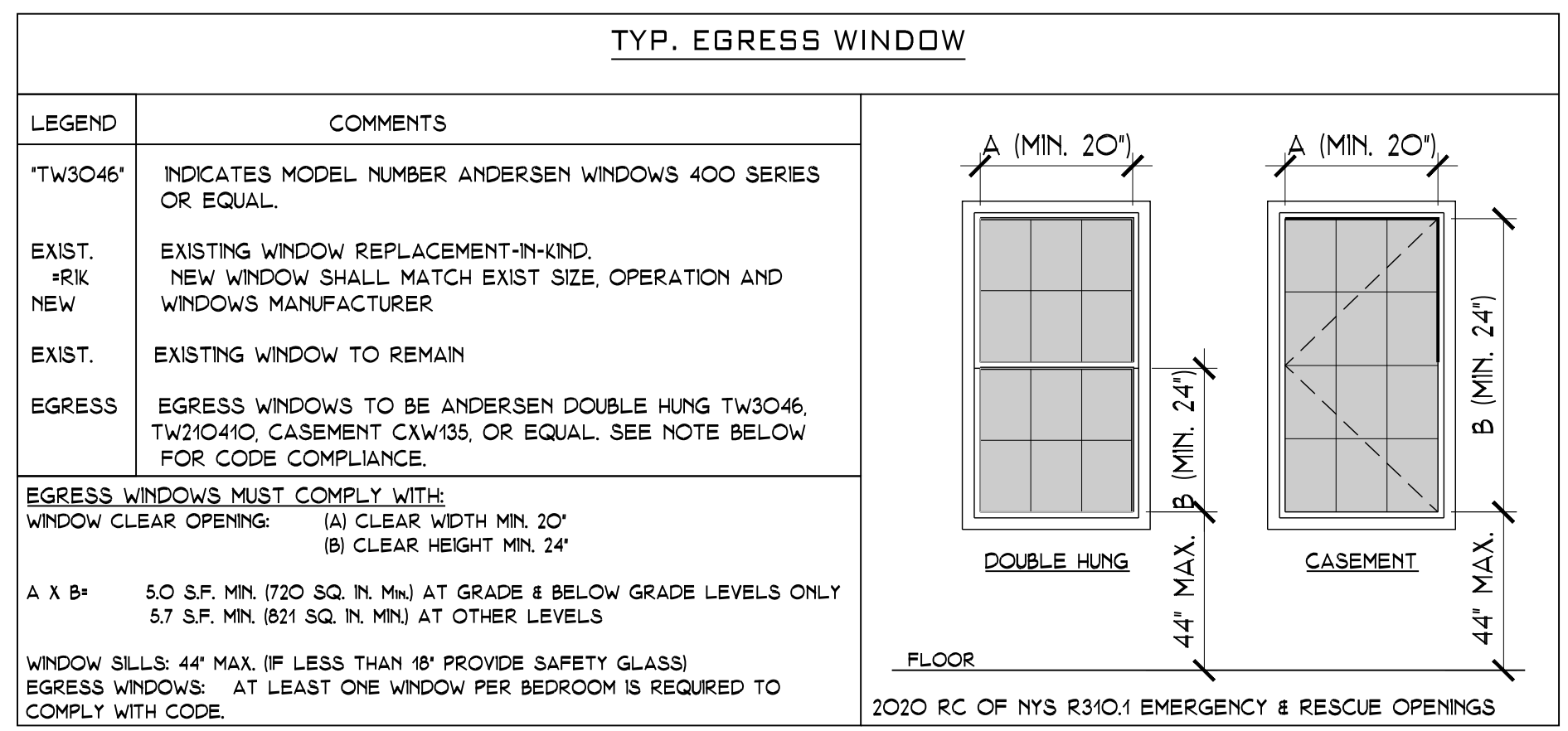
DRAWING TITLE:
 EXISTING & PROPOSED FRONT ELEVATIONS

DATE: 1/8/2021	DWG. NO.:
PROJECT NO.:	A-2
20-147	
DRAWING BY: ARQ	CAD FILE NO.:
CHECKED BY: JBH	3 OF 6

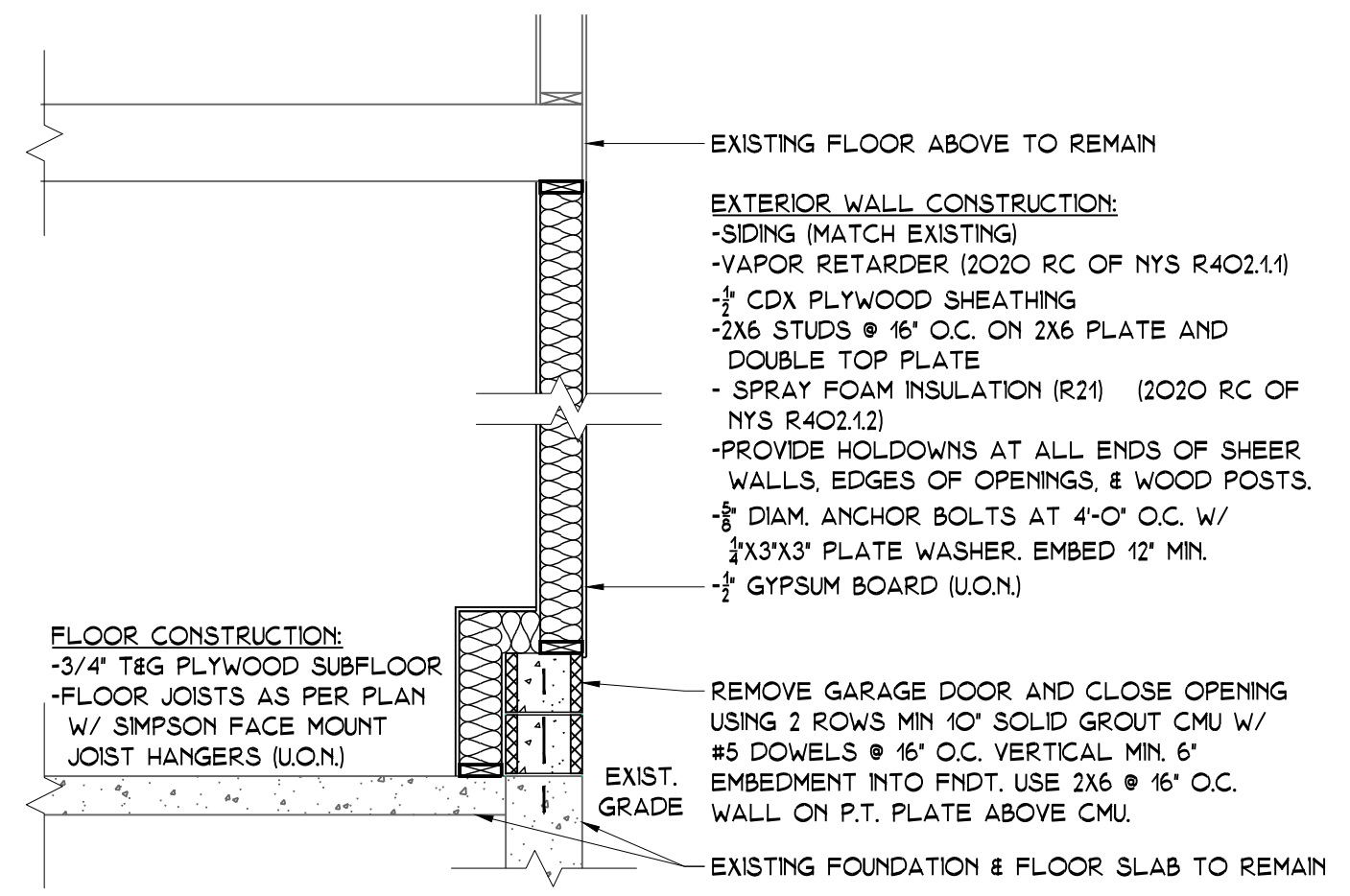


EXIST. FRONT ELEVATION 3/16" = 1'-0"

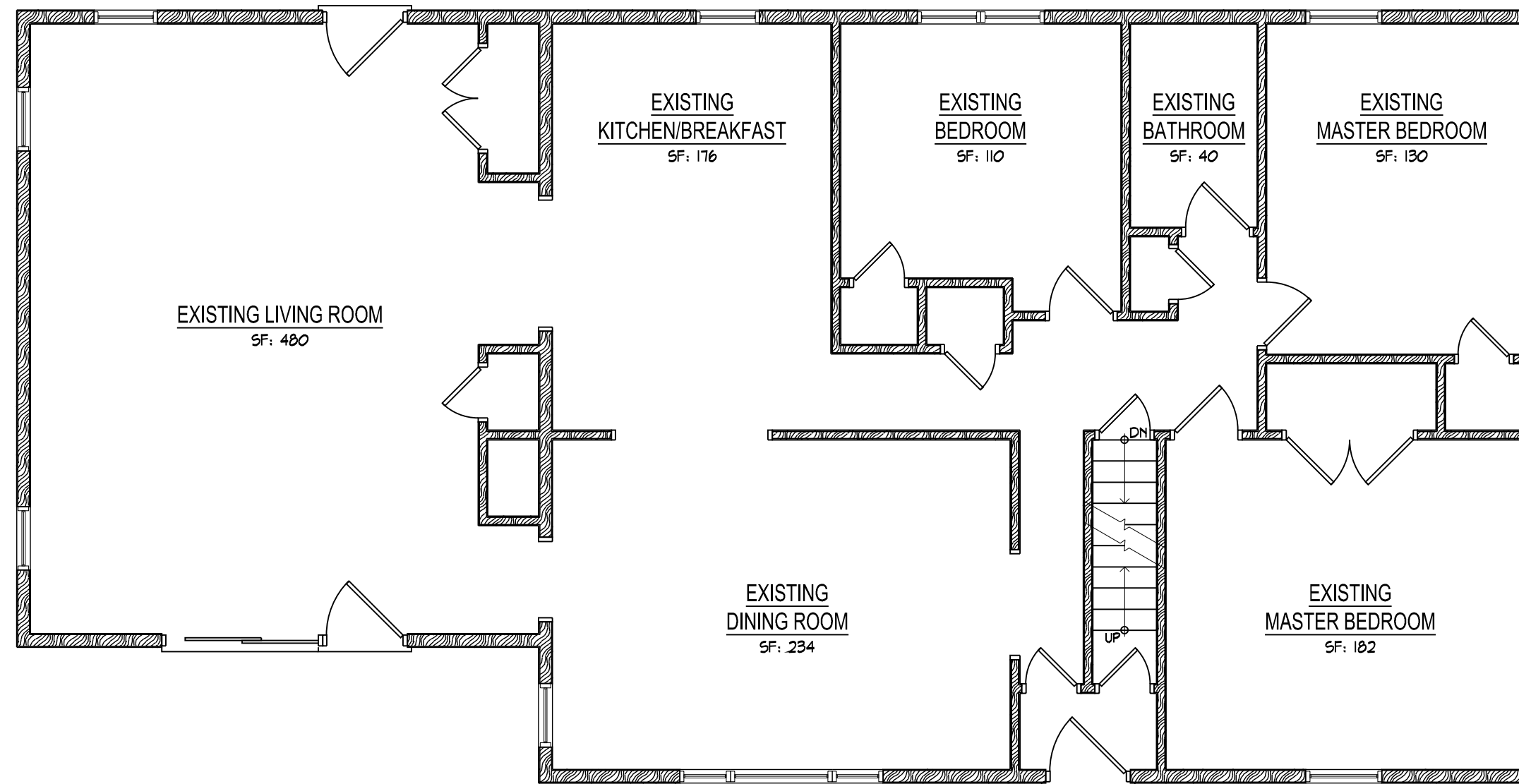
PROPOSED FRONT ELEVATION 3/16" = 1'-0"



TYP. EGRESS WINDOW N.T.S.

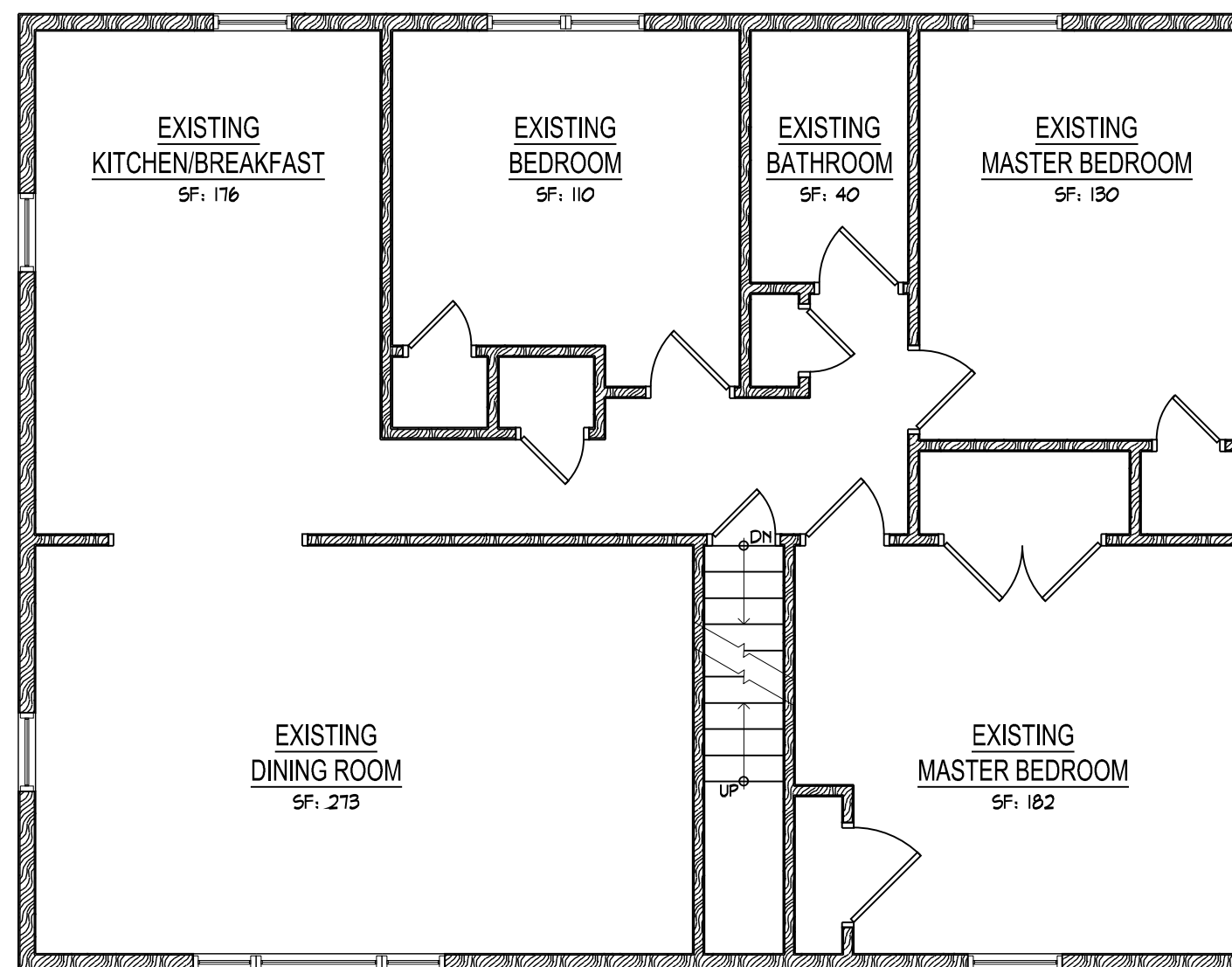


PROPOSED WALL DETAIL @ FRONT FAMILY ROOM 1/2" = 1'-0"



EXISTING SCHEMATIC
FIRST FLOOR PLAN - NO WORK

3/16" = 1'-0"



EXISTING SCHEMATIC
SECOND FLOOR PLAN - NO WORK

3/16" = 1'-0"



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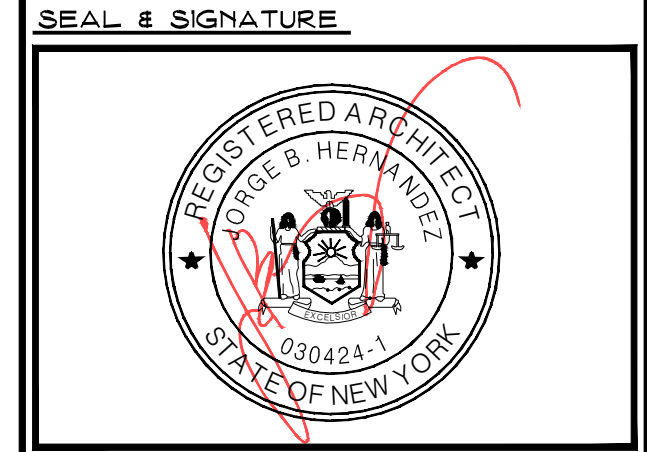
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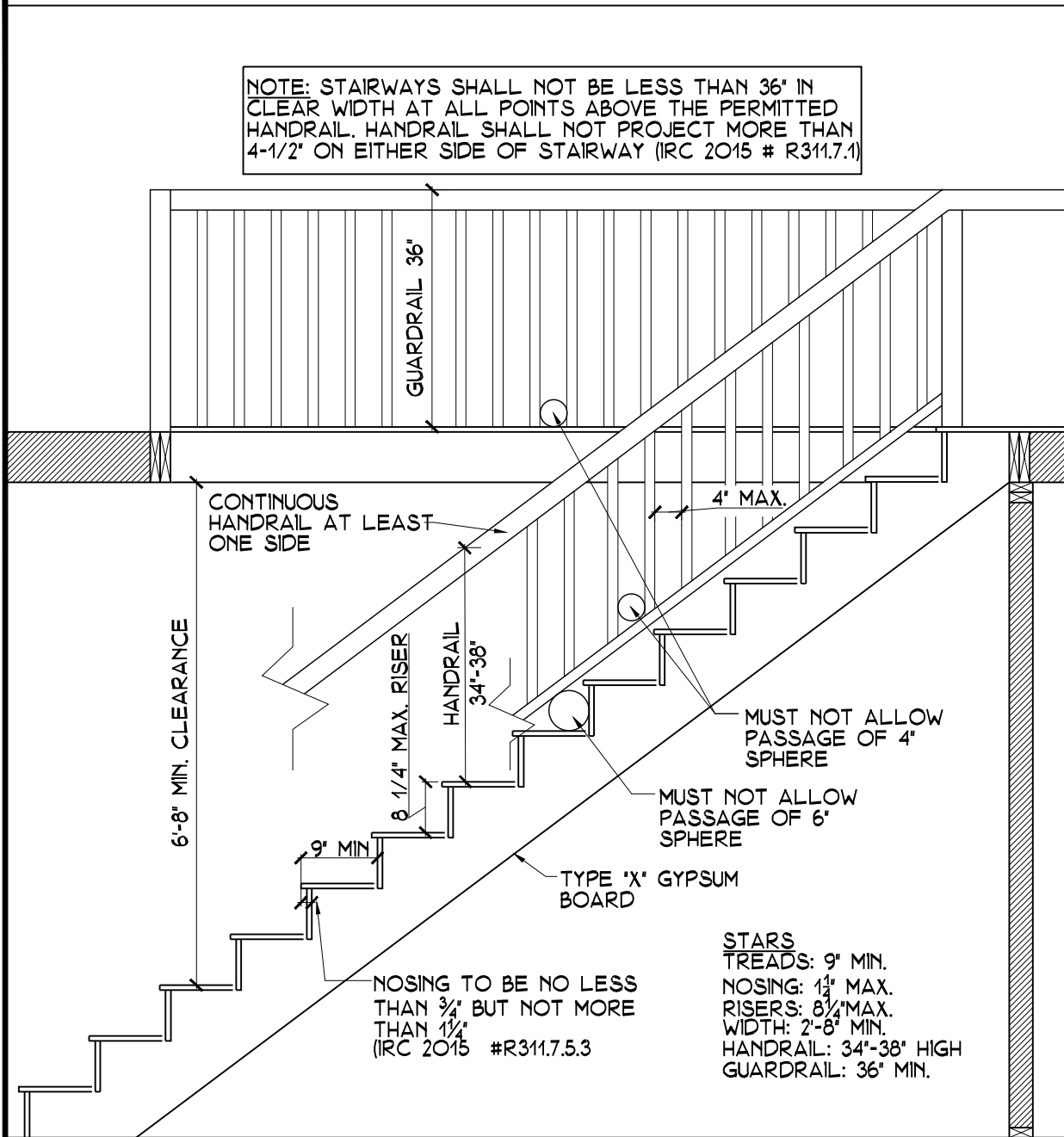
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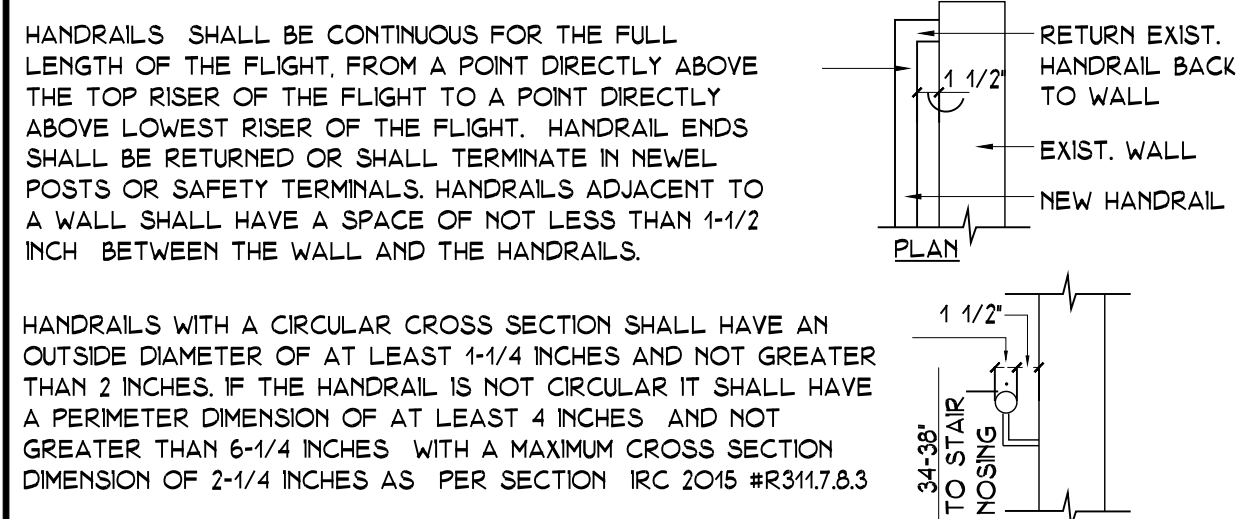
DRAWING TITLE:
EXISTING SCHEMATIC SECOND
AND THIRD FLOOR PLANS

DATE: 1/8/2021	DWG. NO.:
PROJECT NO.:	A-3
20-147	
DRAWING BY: ARQ	CAD FILE NO.:
CHECKED BY: JBH	4 OF 6

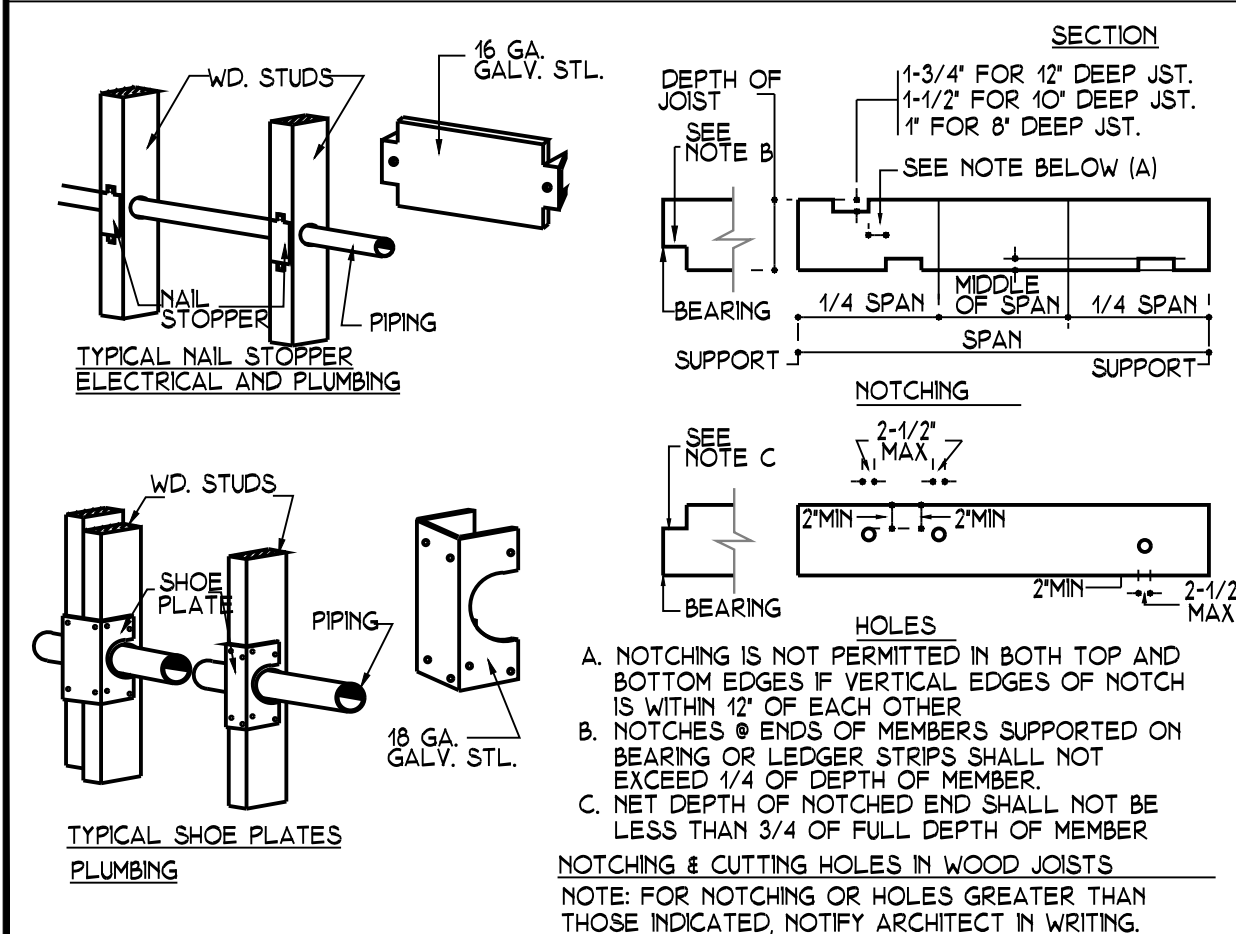
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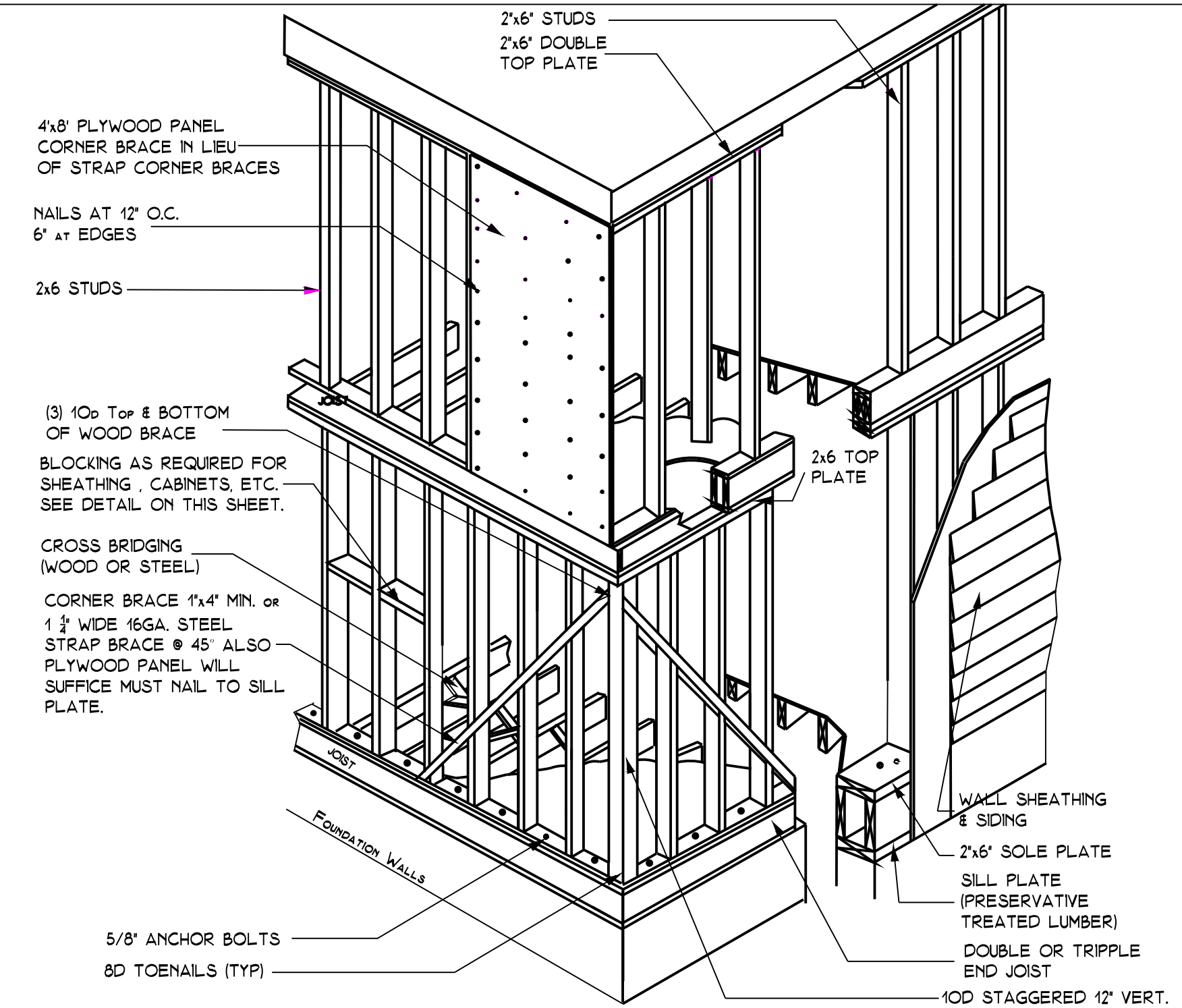
HANDRAIL DETAIL



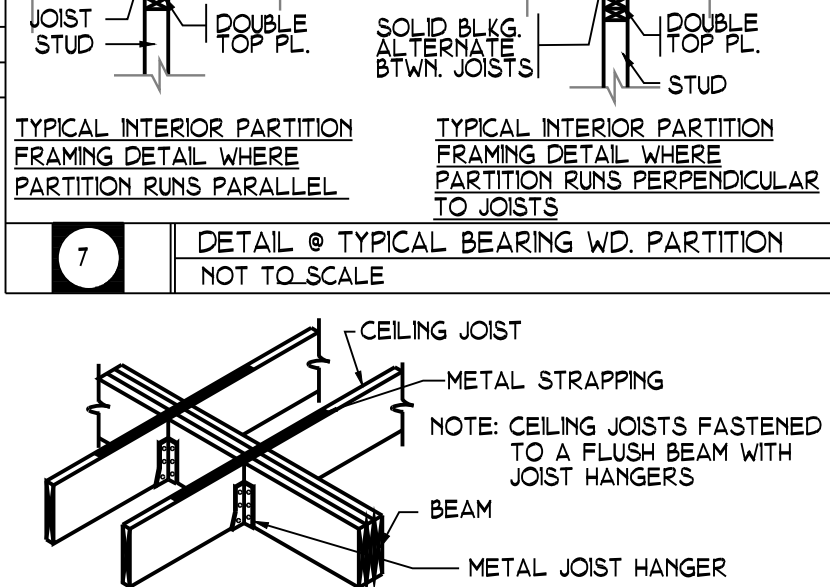
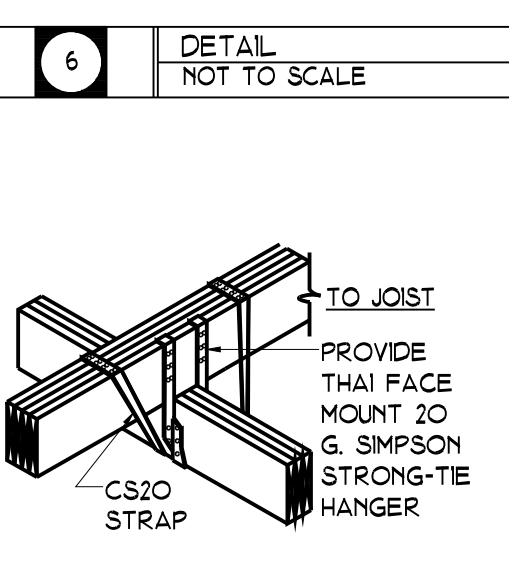
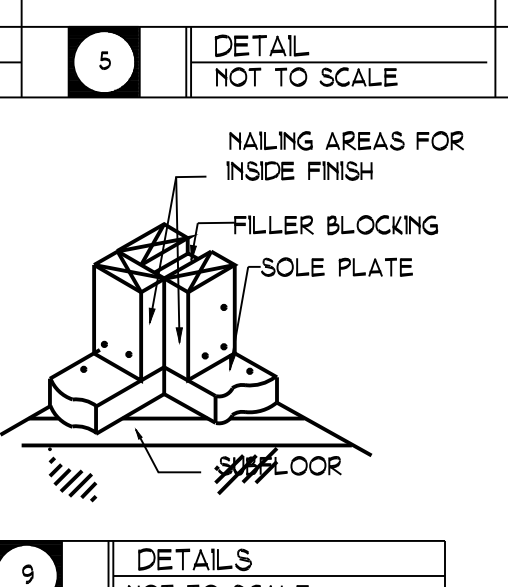
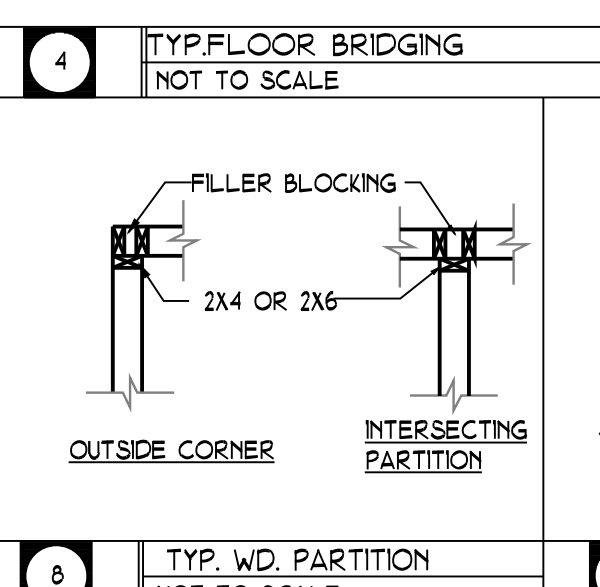
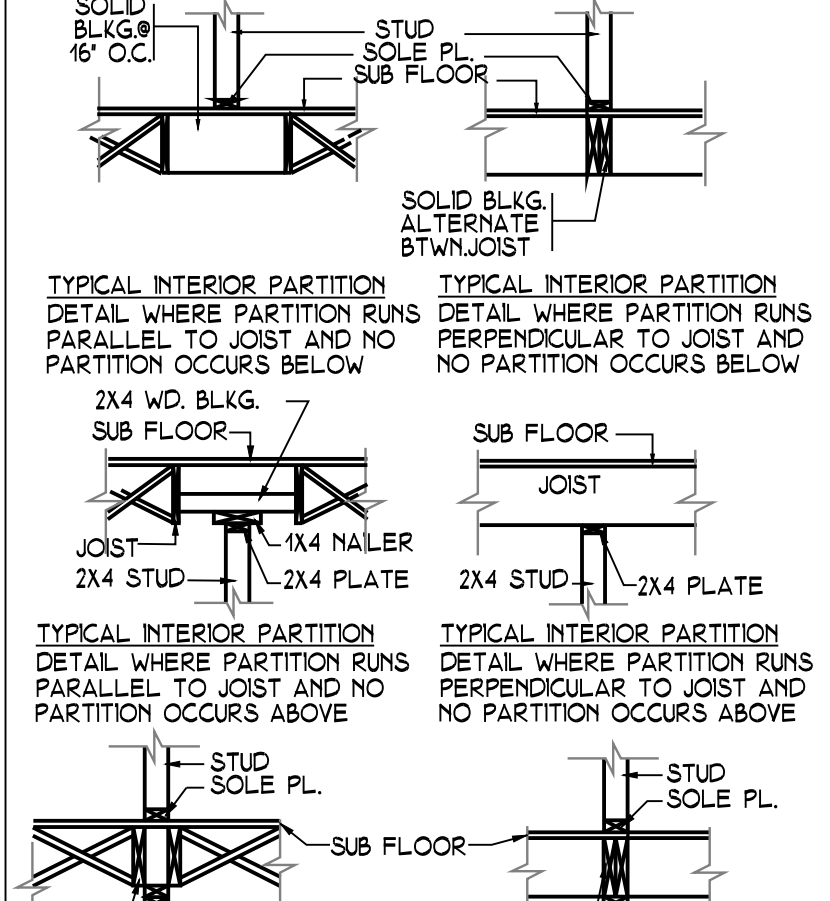
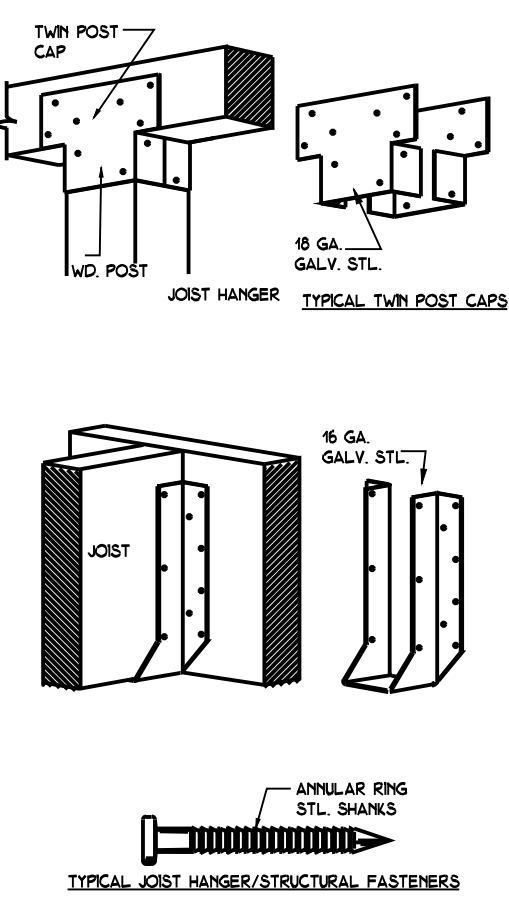
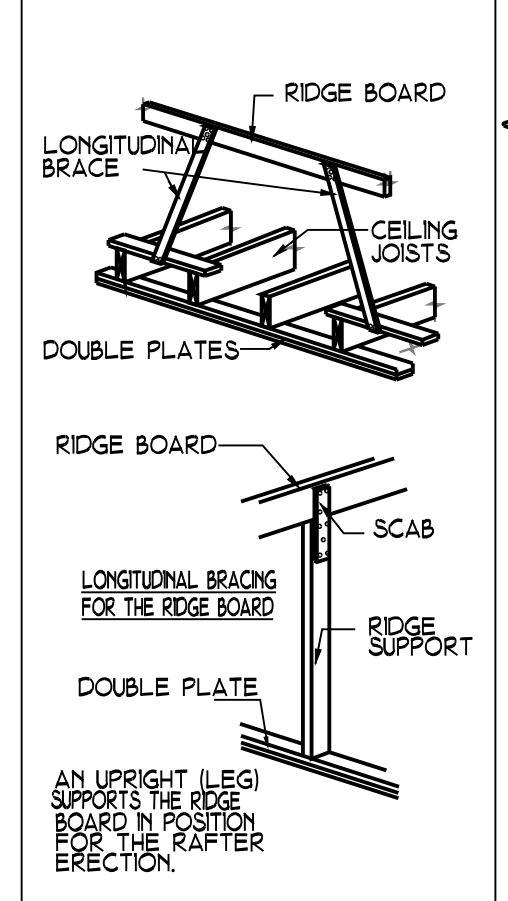
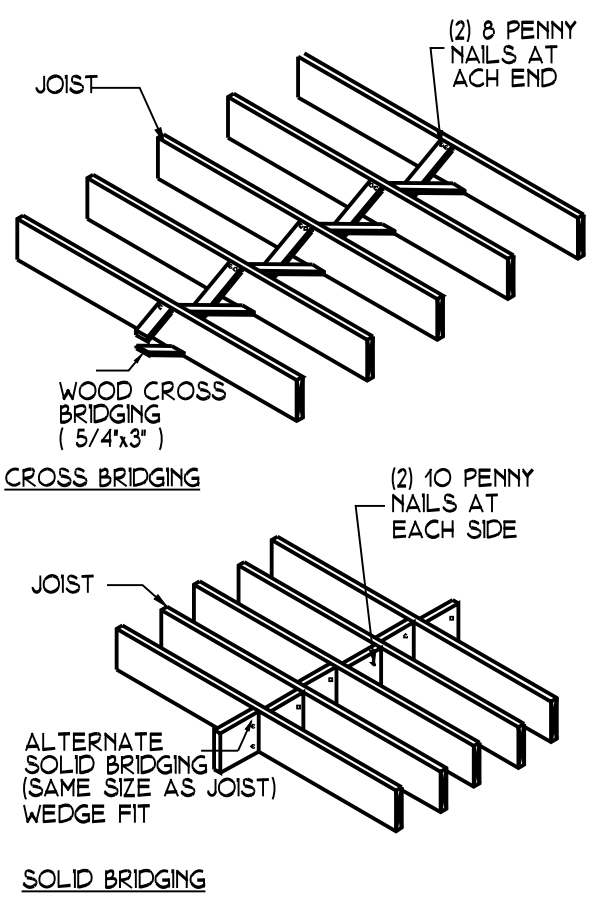
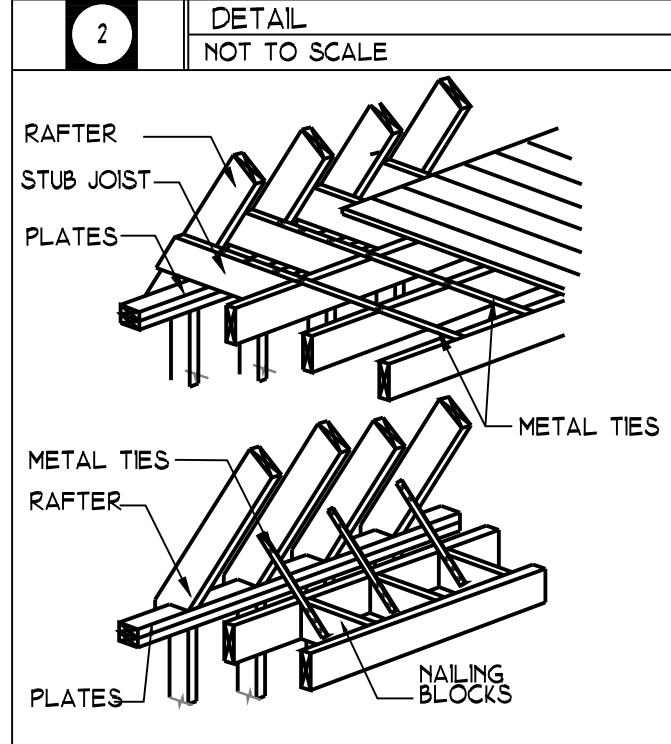
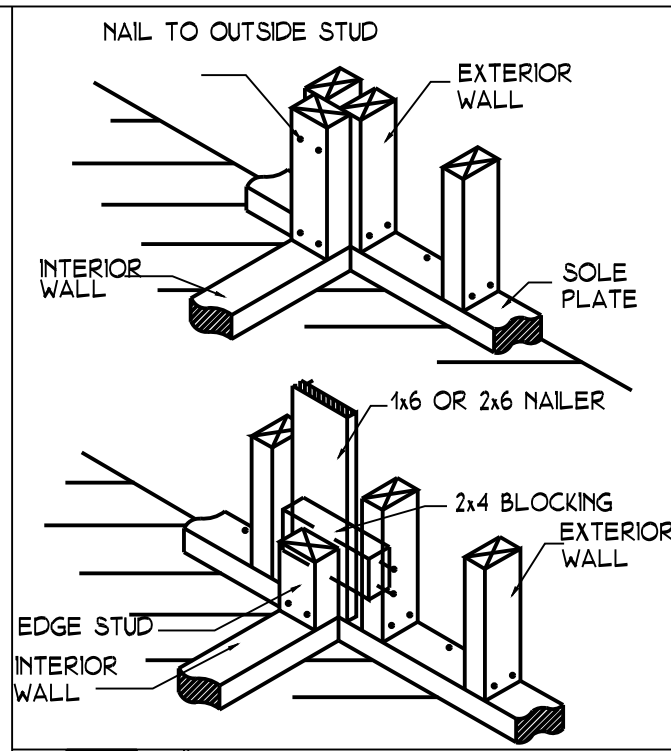
NOTCHING/MISC. DETAILS



STANDARD FRAMING DETAILS



1 TWO STORY EXTERIOR WALL SCHEMATIC DETAIL NOT TO SCALE



100 EXECUTIVE BLVD. SUITE 204
OSSINING, NY 10562
PHONE: (914) 944-3377
FAX: (866) 567-6240

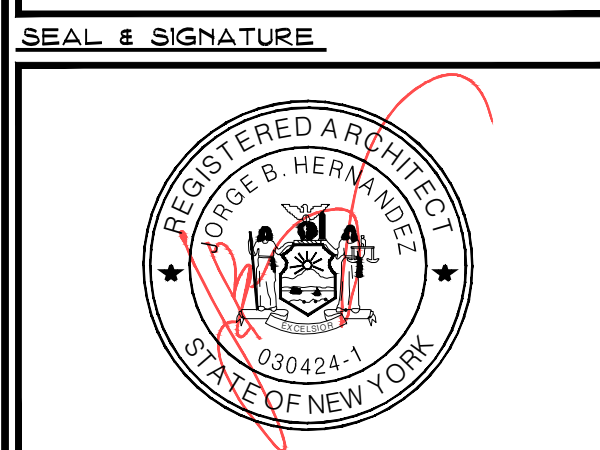
JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 0973256

REVISIONS	DATE	BY
1	2-18-2021	ARQ

PROJECT ADDRESS:
40 CUSTIS AVE.
WHITE PLAINS
NY 10603

DOB EXAMINER SIGNATURE:

DOB BSCAN STICKER:



DRAWING TITLE:
TYPICAL DETAILS

DATE: 1/8/2021	DWG. NO.:
PROJECT NO.:	G-1
DRAWING BY:	CAD FILE NO.:
ARQ	5 OF 6
CHECKED BY:	
JBH	



100 EXECUTIVE BLVD, SUITE 204
 OSSINING, NY 10562
 PHONE: (914) 944-3377
 FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
 LICENSE NUMBER: 030424-1
 CERTIFICATE NUMBER: 0973256

REVISIONS	DATE	BY
▲ B.D. CMNTS 1	2-18-2021	ARQ

PROJECT:

PROJECT ADDRESS:
 40 CUSTIS AVE.
 WHITE PLAINS
 NY 10603

DOB EXAMINER SIGNATURE:

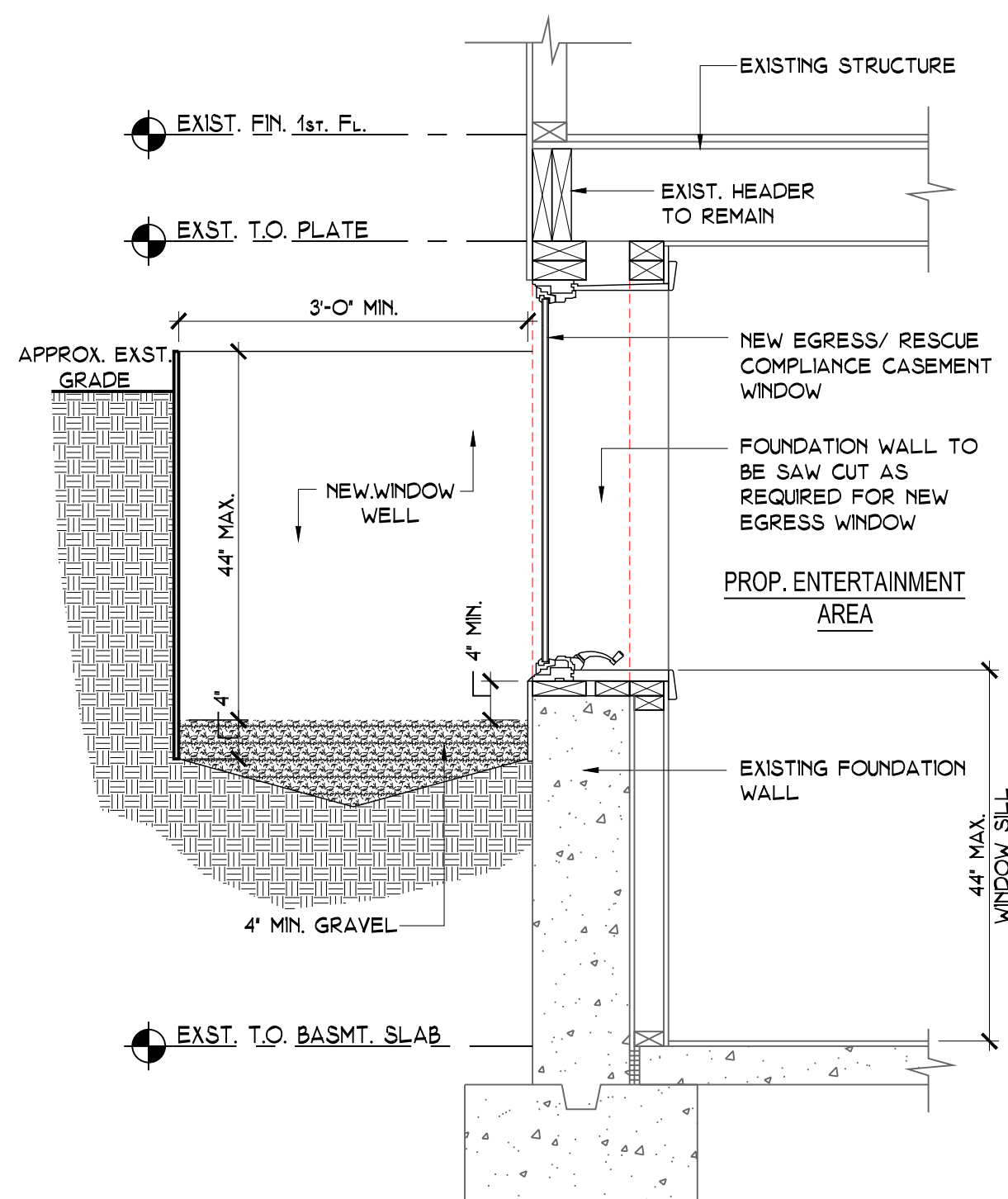
DOB BSCAN STICKER:

SEAL & SIGNATURE



DRAWING TITLE:
 TYPICAL DETAILS

DATE: 1/8/2021	DWG. NO.: G-2
PROJECT NO.: 20-147	CAD FILE NO.:
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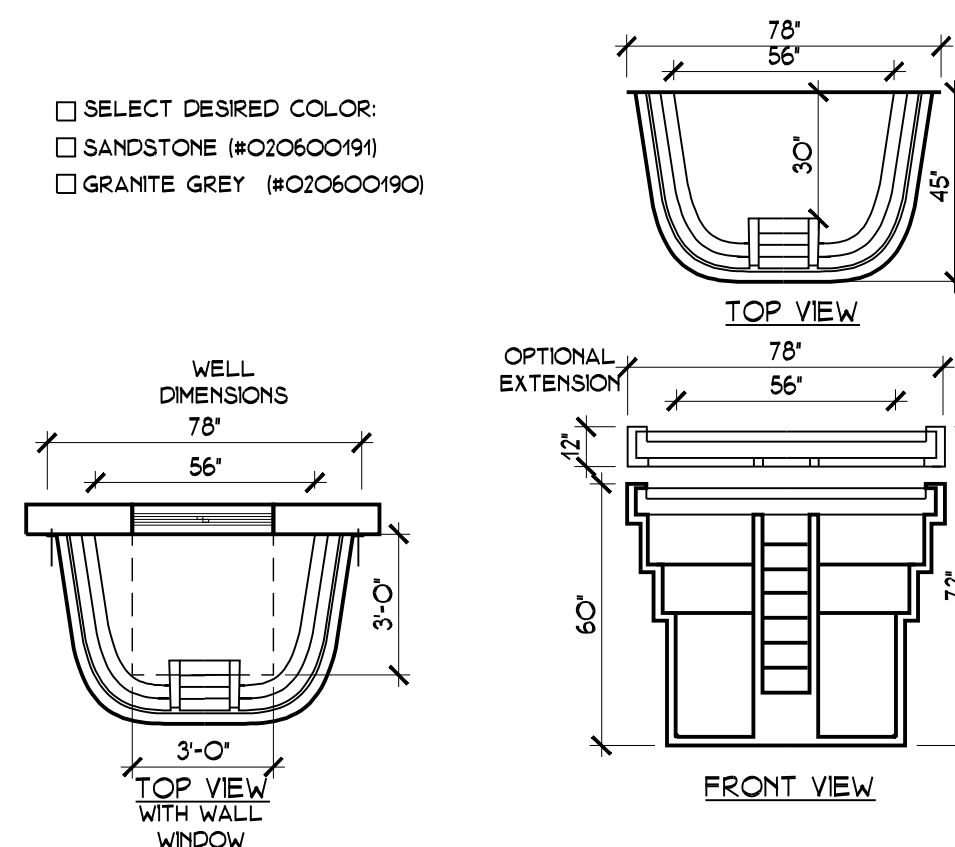
NEW EGRESS WINDOW AND WINDOW WELL

3/4" = 1'-0"



WELLCRAFT
 29797 BECK ROAD
 WIXOM, MI 48393
 PHONE: (248) 668-6400
 WWW.THETAPCOGROUP.COM/BRANDS/WELLCRAFT

- SELECT DESIRED COLOR:
- SANDSTONE (#O2O6OO19I)
- GRANITE GREY (#O2O6OO19O)



SPECIFICATIONS:
 HEIGHT: 60" OR 72" WITH EXTENSION
 DEPTH: 30" (FROM EXTERIOR WALL TO STEPLADDER)
 WIDTH: 78" (AT WIDEST POINT OF WALL ATTACHMENT)
 SQUARE FOOTAGE: 10.85 SQ. FT.

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 - DO NOT SCALE DRAWING.
 - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
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