



# 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: 5 HIDDEN OAK LN. ARMONK, NY 10504

### Section III- DESCRIPTION OF WORK:

BUILDING A SUNROOM ON A SECOND FLOOR BALCONY

### Section III- CONTACT INFORMATION:

APPLICANT: BALINT BALAZS

ADDRESS: 17 LINCOLN AVE APT. 2F PLEASANTVILLE, NY 10570

PHONE: \_\_\_\_\_ MOBILE: 646-220-0177 EMAIL: BALAZSBALINT@HOTMAIL.COM

### PROPERTY OWNER:

JOSH LAMSTEIN

ADDRESS: 5 HIDDEN OAK LN. ARMONK, NY 10504

PHONE: \_\_\_\_\_ MOBILE: 917-674-3889 EMAIL: JLAMSTEIN@ME.COM

PROFESSIONAL: JONATHAN VILLANI & ASSOC. INC

ADDRESS: 15 INDEPENDENCE STR. WHITE PLAINS, NY 10606

PHONE: 914-575-1071 MOBILE: \_\_\_\_\_

EMAIL: JMVARCH@GMAIL.COM

### Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 107 01-1-33



# 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 x43  
Fax: (914) 273-3554  
[www.nortcastleny.com](http://www.nortcastleny.com)

## RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) PROCEDURES

The RPRC was created to streamline the residential review process and quickly reviews all residential projects. Projects determined to have no impact are permitted to apply to the Building Department while more complicated projects are directed to the appropriate review board(s).

THE RPRC reviews all applications for residential permits (including, but not limited to, buildings permits, steep slope permits, wetlands permits and pool permits), but excluding permits only relating to interior alterations/renovations.

To get on an RPRC agenda you must submit a single PDF file containing the following to the Planning Department:

1. Complete all items on the RPRC checklist
2. RPRC Application fee. Check made payable to: Town of North Castle.
3. Floor Area and Gross Land Coverage work sheets (with backup information)
4. Plans for your project according the RPRC Checklist
5. Submit one single PDF file containing all information listed above to the Planning Department: [planning@northcastleny.com](mailto:planning@northcastleny.com).

Once your application has been submitted, you may follow your application on the RPRC webpage located at <http://www.northcastleny.com/residential-project-review-committee-rprc>

Determination Letters are posted on the website (click on determination letters, find the date of your meeting and click on the name of your project - Letters are posted the day after the meeting, typically by 1 :00 p.m.)

---



**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: Suburban Sunrooms

Initial Submittal  Revised Preliminary

Street Location: 5 Hidden Oak Lane

Zoning District: R-2A Property Acreage: 2.56 Tax Map Parcel ID: 107.01/1/33

Date: Suburban Sunrooms

**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
- 1. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 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.
- 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>

2,176 sf \_\_\_\_\_ On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.



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

PLANNING DEPARTMENT  
 Adam R. Kaufman, AICP  
 Director of Planning

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

### GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: Suburban Sunrooms Date: 7/30/2021

Tax Map Designation or Proposed Lot No.: 107.01/1/33

Gross Lot Coverage

- |     |   |                   |
|-----|---|-------------------|
| 1.  | Total lot Area (Net Lot Area for Lots Created After 12/13/06):  | <u>111,514 sf</u> |
| 2.  | <b>Maximum</b> permitted gross land coverage (per Section 355-26.C(1)(b)):  | <u>15,099.475</u> |
| 3.  | <b>BONUS</b> maximum gross land cover (per Section 355-26.C(1)(b)):<br>Distance principal home is beyond minimum front yard setback<br><u>200 lf</u> x 10 = _____ | <u>2,000 sf</u>   |
| 4.  | <b>TOTAL Maximum Permitted gross land coverage</b> = Sum of lines 2 and 3   | <u>17,099.475</u> |
| 5.  | Amount of lot area covered by <b>principal building</b> :<br><u>2,176 sf</u> existing + <u>0 sf</u> proposed =  | <u>2,176 sf</u>   |
| 6.  | Amount of lot area covered by <b>accessory buildings</b> :<br><u>0 sf</u> existing + <u>0 sf</u> proposed =   | <u>0 sf</u>       |
| 7.  | Amount of lot area covered by <b>decks</b> :<br><u>408 sf</u> existing + <u>0 sf</u> proposed =   | <u>408 sf</u>     |
| 8.  | Amount of lot area covered by <b>porches</b> :<br><u>0 sf</u> existing + <u>0 sf</u> proposed =   | <u>0 sf</u>       |
| 9.  | Amount of lot area covered by <b>driveway, parking areas and walkways</b> :<br><u>8,230 sf</u> existing + <u>0 sf</u> proposed =                                  | <u>8,230 sf</u>   |
| 10. | Amount of lot area covered by <b>terraces</b> :<br><u>0 sf</u> existing + <u>0 sf</u> proposed =  | <u>0 sf</u>       |
| 11. | Amount of lot area covered by <b>tennis court, pool and mechanical equip</b> :<br><u>705 sf</u> existing + <u>0 sf</u> proposed =                                 | <u>705 sf</u>     |
| 12. | Amount of lot area covered by <b>all other structures</b> :<br><u>0 sf</u> existing + <u>0 sf</u> proposed =  | <u>0 sf</u>       |
| 13. | Proposed <b>gross land coverage</b> : Total of Lines 5 – 12 =   | <u>11,519 sf</u>  |

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



7/30/2021  
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: Suburban Sunrooms Date: 7/30/2021

Tax Map Designation or Proposed Lot No.: 107.01/1/33

### Floor Area

- |     |   |                   |
|-----|---|-------------------|
| 1.  | Total Lot Area (Net Lot Area for Lots Created After 12/13/06):  | <u>111,514 sf</u> |
| 2.  | <b>Maximum</b> permitted floor area (per Section 355-26.B(4)):  | <u>11,097.72</u>  |
| 3.  | Amount of floor area contained within first floor:<br>$\underline{1,978 \text{ sf}}$ existing + $\underline{0 \text{ sf}}$ proposed =                           | <u>1,978 sf</u>   |
| 4.  | Amount of floor area contained within second floor:<br>$\underline{1,529 \text{ sf}}$ existing + $\underline{186 \text{ sf}}$ proposed =                        | <u>1,715 sf</u>   |
| 5.  | Amount of floor area contained within garage:<br>$\underline{428 \text{ sf}}$ existing + $\underline{0 \text{ sf}}$ proposed =                                  | <u>428 sf</u>     |
| 6.  | Amount of floor area contained within porches capable of being enclosed:<br>$\underline{0 \text{ sf}}$ existing + $\underline{188 \text{ sf}}$ proposed =       | <u>0 sf</u>       |
| 7.  | Amount of floor area contained within basement (if applicable – see definition):<br>$\underline{0 \text{ sf}}$ existing + $\underline{0 \text{ sf}}$ proposed = | <u>0 sf</u>       |
| 8.  | Amount of floor area contained within attic (if applicable – see definition):<br>$\underline{0 \text{ sf}}$ existing + $\underline{0 \text{ sf}}$ proposed =    | <u>0 sf</u>       |
| 9.  | Amount of floor area contained within all accessory buildings:<br>$\underline{0 \text{ sf}}$ existing + $\underline{0 \text{ sf}}$ proposed =                   | <u>0 sf</u>       |
| 10. | Proposed <b>floor area</b> : Total of Lines 3 – 9 =   | <u>4,121 sfsf</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

7/30/2021

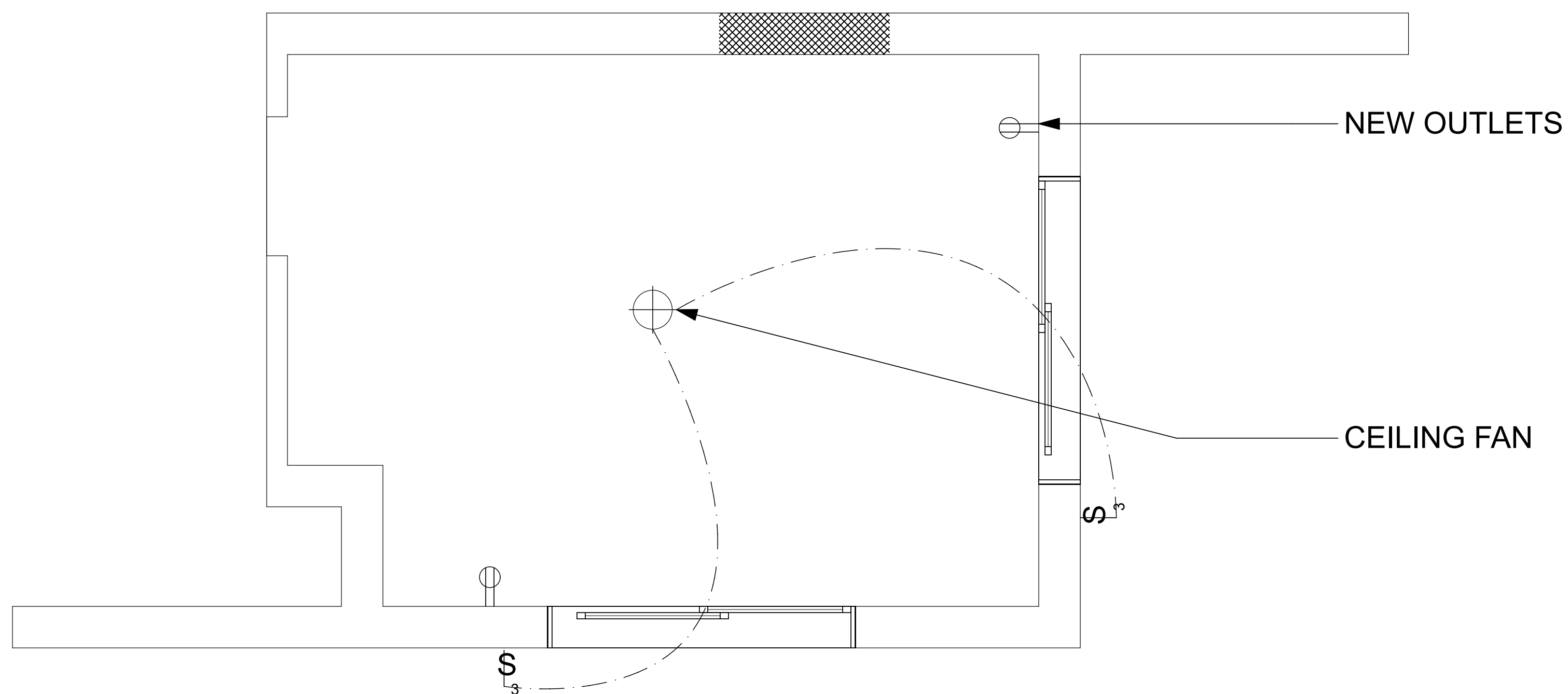
Date





Jonathan Villani & Assoc. Inc.  
15 Independence Str.  
White Plains, N.Y., 10606  
P 914-575-1071  
jmvarch@gmail.com

Annunziata & Villani  
Design Consultants, Inc.  
15 Independence Str.  
White Plains, N.Y., 10606  
P 914-575-1071  
jmvarch@gmail.com



B  
A-004.00

## ELECTRICAL PLAN

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

### ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN.
2. ELECTRICAL CONTRACTOR TO FINALIZE LAYOUT WITH ARCHITECT/ENGINEER PRIOR TO INSTALLATION.
3. ELECTRICAL CONTRACTOR LAYOUT FIXTURES WITH STRINGLINES AND NOTIFY ARCHITECT/ENGINEER OF ANY OBSTRUCTIONS PRIOR TO INSTALLATION TO MINIMIZE DAMAGE TO FRAMING AND/OR BLOCKING.
4. ALL ELECTRICAL OUTLETS, SWITCHES AND COVER PLATES TO BE COLOR WHITE. UNLESS OTHERWISE NOTED.
5. ALL LIGHT SWITCHES TO BE MOUNTED AT 44" ABOVE FINISHED FLOOR TO CENTERLINE OF THE ELECTRICAL BOX.
6. ALL ELECTRICAL OUTLETS TO BE MOUNTED AT 15" ABOVE FINISHED FLOOR TO THE CENTERLINE OF THE ELECTRICAL BOX. UNLESS OTHERWISE NOTED ON ELECTRICAL PLAN.
7. ALL ELECTRICAL WIRING AND ASSOCIATED ACCESSORIES TO BE INSTALLED AS PER LOCAL AND STATE CODES.
8. ELECTRICAL CONTRACTOR SHALL INSTALL REQUIRED WIRING AND SMOKE DETECTORS AND CARBON MONOXIDE DEVICES THROUGH OUT HOUSE AS REQUIRED PER CODE.
9. ELECTRICAL CONTRACTOR TO DETERMINE AND VERIFY ANY LOCATIONS FOR COMMUNICATIONS AND/OR INTERNET ACCESS.

## SYSTEM 4E SUN & STARS STRAIGHT EAVE DESIGN

### GENERAL NOTES

- A. FOUNDATIONS**  
1. ALL SUBSTRUCTURES INCLUDING BUT NOT LIMITED TO FOUNDATIONS & DECKS, SHALL BE DESIGNED BY OTHERS.  
2. CONNECTION DETAILS SHOWN ON DRAWINGS INDICATE MINIMUM REQUIREMENTS BASED ON CAPACITY OF FOUR SEASONS COMPONENTS. THE ACTUAL CONNECTIONS TO SUBSTRUCTURE SHALL BE DESIGNED BY OTHERS.

### B. EXISTING STRUCTURES

1. THE CAPACITY OF THE EXISTING OR NEW STRUCTURE TO RESIST ALL LOADS IMPOSED BY THE FOUR SEASONS ROOMS SHALL BE EVALUATED BY OTHERS.  
2. CONNECTION DETAILS SHOWN ON DRAWINGS INDICATE MINIMUM REQUIREMENTS BASED ON CAPACITY OF FOUR SEASONS COMPONENTS. THE ACTUAL CONNECTIONS TO EXISTING OR NEW STRUCTURES SHALL BE DESIGNED BY OTHERS.

### C. STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL CONFORMS TO ASTM A36 OR ASTM A572 GRADE 50.

### D. ALUMINUM

1. ALL STRUCTURAL ALUMINUM CONFORMS TO THE MINIMUM REQUIREMENTS OF 6005-T5 FOR ALLOY AND TEMPER EXCEPT AS NOTED BELOW:

- GREAT ROOM 1/2 RIDGE BEAM.....6005-T5  
CORNER COLUMN.....6063-T6  
H-COLUMN.....6005-T5  
2. ALL STRUCTURAL ALUMINUM WORK CONFORMS TO PART I-A - SPECIFICATIONS FOR ALUMINUM STRUCTURES - ALLOWABLE STRESS DESIGN OR PART I-B - SPECIFICATIONS FOR ALUMINUM STRUCTURES - BUILDING LOAD AND RESISTANCE FACTOR DESIGN OF THE ALUMINUM ASSOCIATION, INC. EFFECTIVE JANUARY 2010.  
3. IN ALL INSTANCES WHERE ALUMINUM COMES INTO CONTACT WITH STEEL, PROVIDE DIELECTRIC SEPERATION.  
4. ALL EXPOSED ALUMINUM RECEIVES ONE COAT OF PAINT. COLOR TO IS COORDINATED WITH MODEL AVAILABILITY.

### E. FASTENERS

1. ALL LAG BOLTS SHALL CONFORM TO ASTM A36.  
2. ALL LAG BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 6x BOLT DIAMETER INTO STRUCTURAL FRAMING (G = .45 MIN.)  
3. LAG BOLTS AND SCREWS INTO WOOD FRAMING SHALL BE PROVIDED WITH PILOT HOLES HAVING A DIAMETER NOT GREATER THAN 70 PERCENT OF THE THREAD DIAMETER OF THE BOLT OR SCREW. ALL LAG BOLTS AND SCREWS SHALL BE INSERTED IN PILOT HOLES BY TURNING AND UNDER NO CIRCUMSTANCES BY DRIVING WITH A HAMMER.  
4. ALL EXPANSION ANCHORS SHALL BE DESIGNED (BY OTHERS) IN ACCORDANCE WITH THE SPECIFIC MANUFACTURER'S REQUIREMENTS AND ALLOWABLE LOADS AND SHALL ONLY BE APPLIED IN CONDITIONS ACCEPTABLE TO MANUFACTURER.  
5. ALL FASTENERS CONNECTING ALUMINUM COMPONENTS ARE STAINLESS STEEL TYPE 300 1/8-8 UNLESS OTHERWISE NOTED ON PLANS.

### F. GLASS

1. GLASS UNITS CONSISTS OF TWO PANES OF 1/8" THICK TEMPERED GLASS WITH A 5/8" STAINLESS STEEL SPACER BETWEEN PANES WITH AN ARGON FILL.  
2. GLASS CONFORMS TO ASTM E1300.  
3. ALL CODE 7B CLEAR ARGON ROOF GLASS HAS THE FOLLOWING MINIMUM PROPERTIES:  
VISIBILITY TRANSMITTANCE = 16%  
SOLAR TRANSMITTANCE = 10%  
ULTRAVIOLET TRANSMITTANCE = 7%  
VISIBLE OUTSIDE REFLECTIVITY = 11%  
VISIBLE INSIDE REFLECTIVITY = 25%  
SHADING COEFFICIENT = .18  
SOLAR HEAT GAIN COEFFICIENT = .15  
RELATIVE HEAT GAIN = .39  
ASHRAE WINTER U VALUE = .25  
ASHRAE WINTER R VALUE = 4.0  
4. ALL CODE 7E CLEAR ARGON WALL GLASS HAS THE FOLLOWING MINIMUM PROPERTIES:  
VISIBILITY TRANSMITTANCE = 65%  
SOLAR TRANSMITTANCE = 25%  
ULTRAVIOLET TRANSMITTANCE = 5%  
VISIBLE OUTSIDE REFLECTIVITY = 11%  
VISIBLE INSIDE REFLECTIVITY = 12%  
SHADING COEFFICIENT = .31  
SOLAR HEAT GAIN COEFFICIENT = .27  
RELATIVE HEAT GAIN = 65 BTU'S / HR  
ASHRAE WINTER U VALUE = .25  
ASHRAE WINTER R VALUE = 4.0

### G. SEALANT

1. ALL SEALANT CONFORMS TO TT-S-001543-A, TT-S-002306, ASTM C-920 TYPE 5, GRADE NS, CLASS 25.

### H. GASKETS

1. ALL GASKETS ARE CO-EXTRUDED AND ARE NON-MIGRATORY.

### I. ROOM SPECIFICS

#### REFERENCE STANDARDS:

- ASTM E 119  
ASTM E 1300  
ASCE 7-10

- a) WALL GLASS CODE 7E, R-VALUE; 4.0,  
ROOF GLASS CODE 7B, R-VALUE; 4.0

### J. DEFLECTION CRITERIA

1. ALL MEMBERS MEET OR EXCEEDS THE FOLLOWING MINIMUM DEFLECTION LIMITS:

- a. STRUCTURAL ALUMINUM:  $LL$   $DL + LL$   
L/175  $l/120$   
b. GLASS:  $l/175$   $l/120$

### K. DESIGN LIVE LOADS

- ALL STRUCTURAL MEMBERS HAVE BEEN DESIGNED FOR FULL DEAD LOADS & LIVE LOADS IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE & RESIDENTIAL CODE:

1. IMPORTANCE FACTORS: WIND (iw) = 1.0  
SNOW (is) = 1.0  
SEISMIC (ie) = 1.0

2. ROOF LOAD: SEE ENGINEERING CHARTS

3. WIND LOAD: SEE ENGINEERING CHARTS.

4. SEISMIC DESIGN CRITERIA: D1

5. 2015 IBC:  
BASIC STRUCTURAL SYSTEM: BUILDING FRAME SYSTEM - LIGHT FRAMED WALLS w/ SHEAR PANELS (OTHER MATERIAL)  
RESPONSE MODIFICATION FACTOR R = 2.5  
SEISMIC FORCE AMPLIFICATION FACTOR = 2.5  
DEFLECTION AMPLIFICATION FACTOR Cd = 2.5  
BUILDING HEIGHT LIMIT, FEET H = 35'

6. LATERAL DESIGN CONTROLLED BY WIND.

### L. COORDINATION

1. FOUR SEASONS SUNROOMS IS NOT RESPONSIBLE FOR VERIFYING & COORDINATING THE INFORMATION BETWEEN THESE DRAWINGS & ANY OTHER DRAWINGS USED IN CONJUNCTION WITH THESE DRAWINGS.

### M. ABBREVIATIONS

- THE FOLLOWING LIST OF ABBREVIATIONS IS NOT INTENDED TO REPRESENT ALL THOSE USED ON THESE DRAWINGS, BUT TO SUPPLEMENT THE MORE COMMON ABBREVIATIONS USED:

1. TYP. - TYPICAL  
2. SIM. - SIMILAR  
3. UN - UNLESS OTHERWISE NOTED  
4. CONT. - CONTINUOUS

### N. CONSTRUCTION SAFETY

1. THESE DRAWINGS DO NOT CONTAIN NECESSARY COMPONENTS FOR SAFETY DURING CONSTRUCTION.  
2. THE INSTALLER SHALL PROVIDE ADEQUATE TEMPORARY BRACING, SHORING & GUYING OF FRAMING AGAINST WIND, CONSTRUCTION LOADS & OTHER TEMPORARY FORCES UNTIL NO LONGER REQUIRED FOR THE SUPPORT OF THE FRAMING.

### O. PATIO COVER

1. WHEN USED AS A PATIO COVER THE ROOM CONFORMS TO ALL APPLICABLE PROVISIONS OF EITHER:  
a) APPENDIX H OF THE 2015 IRC WHICH EVER IS APPLICABLE.  
b) APPENDIX I OF THE 2015 IBC WHICH EVER IS APPLICABLE.

**NOTE:**  
THE FRONT WALL LENGTH OF THE ROOMS DOES NOT TYPICALLY GOVERN THE STRUCTURAL DESIGN. THE FRAMING IS CONFIGURED AS A BAY AND THEREFORE IS REPEITIVE. CONSEQUENTLY, A FOUR BAY ROOM BEHAVES IN A SIMILAR MANNER AS A TWENTY BAY ROOM.

### FASTENER SCHEDULE FOR SYSTEM 4E TO EXISTING STRUCTURES & FOUNDATIONS

COMPONENT	FASTENER (MIN.)	NO. SPACING FASTENERS
COLUMNS/ILL	3/8" x 1 1/4" WASHER	2 (MIN.) @ EACH COLUMN
GLAZING BAR	3/8" x	2 (MIN.)
WALL COLUMN	#10	2 IN TOP 6" (3" APART) 30" O.C. (MAX.) VERTICALLY

NOTE: ALL FASTENERS SHALL BE STAINLESS STEEL.

A  
A-004.00

## ELECTRICAL PLAN AND DETAILS

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



© COPYRIGHT 2021 This drawing is the property of the JA

It is subject to copyright laws and shall not be used or copied without express written permission.

PROJECT  
SUBURBAN SUNROOMS  
NEW SUNROOM  
5 HIDDEN OAK LANE  
ARMONK, NEW YORK 10504

NO.	ISSUE	DATE
1.	ORIGINAL	6/27/21
2.	REVISION	
3.	REVISION	
4.	REVISION	
5.	REVISION	
6.	AMENDMENT	
7.	AS-BUILT	

### IN ASSOCIATION WITH:

John J. Annunziata, P.E.  
24 Chesley Road  
White Plains, N.Y., 10605  
P-914-949-0270  
F-914-428-6235

SCALE:	DATE:	PROJECT NO.:
AS NOTED	6/27/21	
DRAWN BY:	CHECKED BY:	APPROVED BY:
JV		

DRAWING TITLE:  
ELECTRICAL PLAN  
AND DETAILS

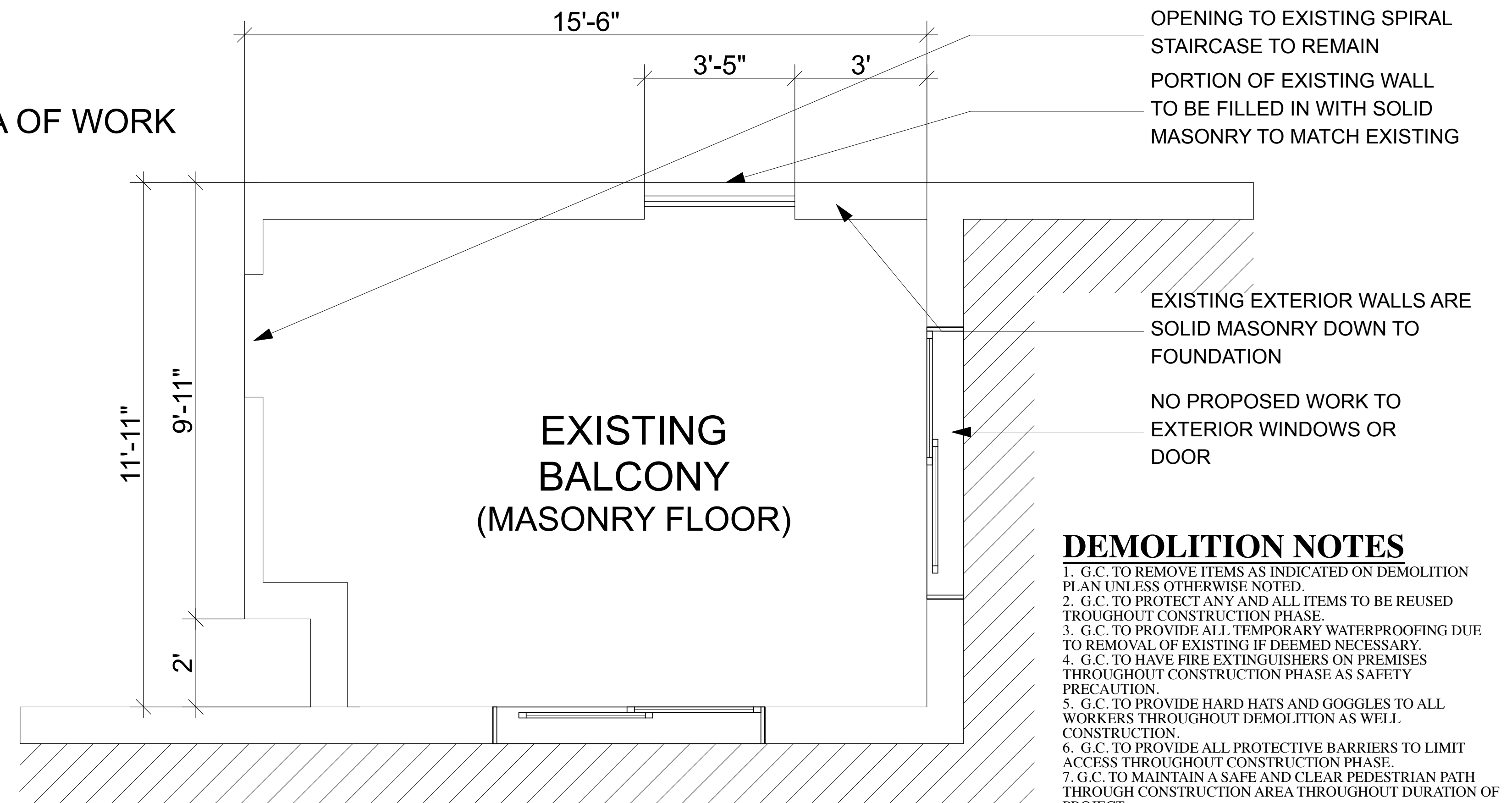
DRAWING NO.:

A.004.00





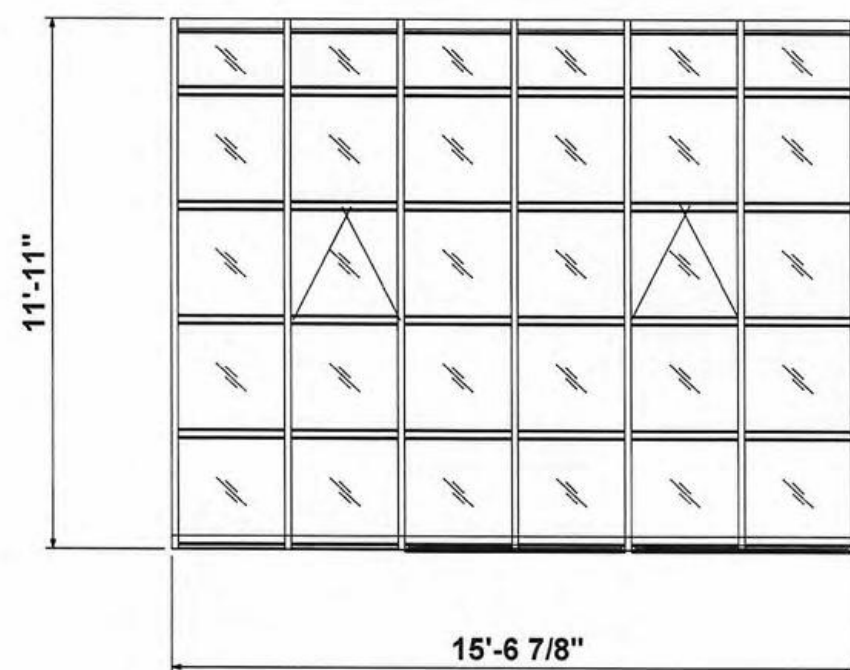
AREA OF WORK



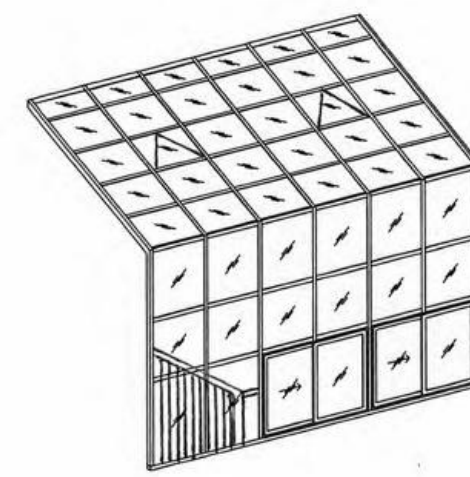
**B** EXISTING PLAN  
SCALE: 1/4" = 1' - 0"

**CLEANING:**

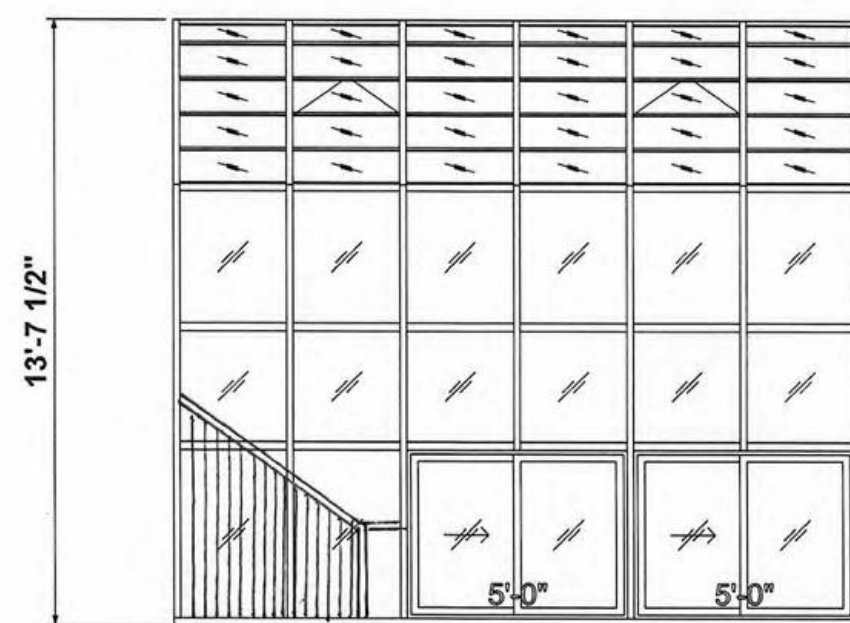
1. MAINTAIN PREMISES AND PUBLIC PROPERTIES FREE FROM ACCUMULATIONS OF WASTE, DEBRIS AND RUBBISH CAUSED BY OPERATIONS.
2. AT COMPLETION OF WORK, REMOVE WASTE MATERIALS, RUBBISH, TOOLS, EQUIPMENT, MACHINERY AND SURPLUS MATERIALS, AND CLEAN ALL SIGHT EXPOSED SURFACES; LEAVE PROJECT CLEAN AND READY FOR OCCUPANCY.



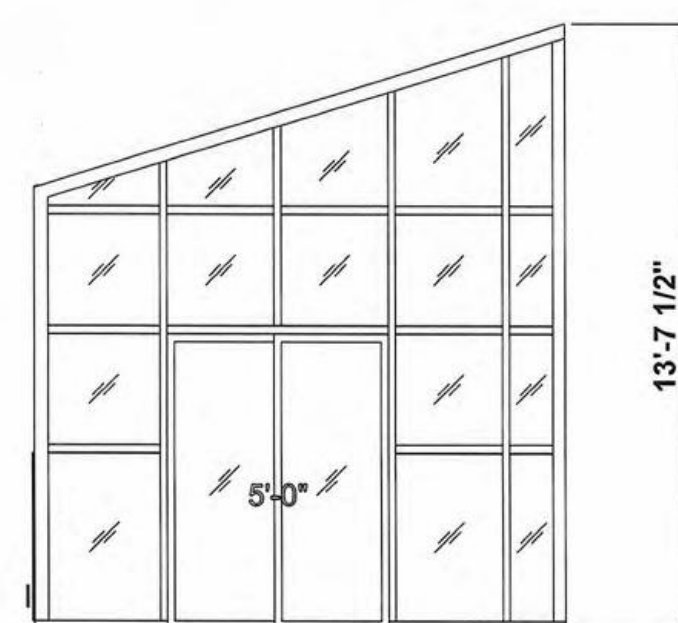
Plan



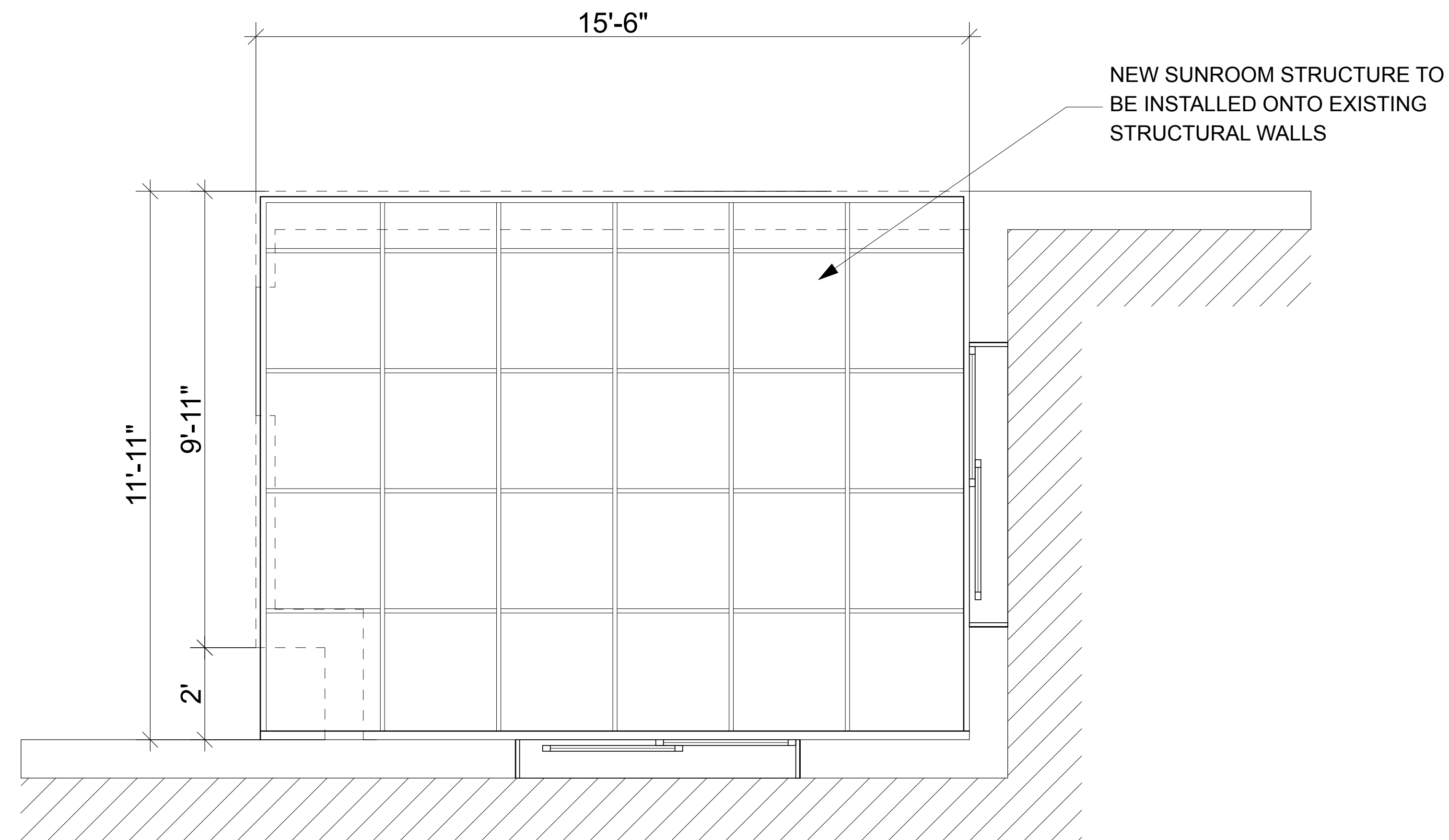
Axonometry



Front Elevation



Right Elevation



**C** PROPOSED PLAN  
SCALE: 1/4" = 1' - 0"

**A** PHOTO AND ELEVATIONS  
SCALE: 1/4" = 1' - 0"



Jonathan Villani & Assoc. Inc.  
15 Independence Str.  
White Plains, N.Y., 10606  
P 914-575-1071  
jmvarch@gmail.com

Annunziata & Villani  
Design Consultants, Inc.  
15 Independence Str.  
White Plains, N.Y., 10606  
P 914-575-1071  
jmvarch@gmail.com

PROJECT  
**SUBURBAN SUNROOMS  
NEW SUNROOM  
5 HIDDEN OAK LANE  
ARMONK, NEW YORK 10504**

NO.	ISSUE	DATE
1.	ORIGINAL	6/27/21
2.	REVISION	
3.	REVISION	
4.	REVISION	
5.	REVISION	
6.	AMENDMENT	
7.	AS-BUILT	

IN ASSOCIATION WITH:  
**John J. Annunziata, P.E.**  
24 Chesley Road  
White Plains, N.Y., 10605  
P-914-949-0270  
F-914-428-6235

SCALE:	DATE:	PROJECT NO.:
AS NOTED	6/27/21	
DRAWN BY: JV	CHECKED BY:	APPROVED BY:

DRAWING TITLE:  
**PHOTO, PLANS AND ELEVATIONS**

DRAWING NO.:  
**A.003.00**





## GENERAL CONSTRUCTION NOTES

ADMINISTRATION  
 1. THE GENERAL NOTES CONTAINED HEREIN ARE PART OF THE PLANS AND SPECIFICATIONS, AND ARE TO BE COMPLIED WITH IN ALL RESPECTS. MORE RESTRICTIVE NOTES SPECIFIED ELSEWHERE ARE TO TAKE PRECEDENCE OVER THOSE LISTED BELOW.  
 2. ALL NOTES, DIMENSIONS, DETAILS AND JOB CONDITIONS WERE CHECKED AND VERIFIED, ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.  
 3. ALL REQUIRED AND NECESSARY PERMITS SHALL BE SECURED FROM ALL MUNICIPAL AGENCIES HAVING JURISDICTION AT THE COST AND EXPENSE OF THE CONTRACTOR AND PRIOR TO START OF WORK AND SHALL OBTAIN APPROVAL OF ALL COMPLETED WORK AS REQUIRED BY ADMINISTRATIVE CODE AND ALL REQUIRED AGENCIES.  
 4. EACH CONTRACTOR WILL BE HELD RESPONSIBLE FOR HIS/HER WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITONS OF THE BUILDINGS AND WILL BE RESPONSIBLE FOR THE JOINING OF WORK OF ALL TRADES.  
 5. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE REQUIREMENTS OF "SAFETY OF PUBLIC AND PROPERTY DURING CONSTRUCTION OPERATIONS" AND SHALL BE HELD RESPONSIBLE FOR THE SAFE MAINTENANCE AS PRESCRIBED THEREIN UNTIL COMPLETION OF WORK.  
 6. NO DRAWINGS TO BE SCALED, DIMENSIONS ARE TO BE USED.  
 7. THE CONTRACTOR OR PERSON WHO SUPERVISED THE WORK IS REQUIRED TO BE PRESENT AT FINAL INSPECTION WITH THE BUILDING DEPARTMENT INSPECTOR.  
 8. THE ARCHITECT/ENGINEER WAS NOT RETAINED TO SUPERVISE ANY CONSTRUCTION OR INSTALLATION OF ANY EQUIPMENT.  
 9. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND IT'S FACILITIES.  
 10. ALL WORK SHALL COMPLY WITH THE NEW YORK STATE RESIDENTIAL CODE AND ALL OTHER APPLICABLE LAWS AND ORDINANCES NOT HEREIN NOTED.  
 11. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO NEW YORK STATE FIRE PREVENTION AND BUILDING CODE.  
 12. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS AND STANDARDS OF THE BUILDING CODE ZONING RESOLUTION. IT SHALL ALSO BE THE CONTRACTORS RESPONSIBILITY TO SEEK CERTIFICATION OF THE AFOREMENTIONED SECTIONS, REQUIREMENTS AND STANDARDS.  
 13. CONTRACTOR SHALL VISIT THE SITE, CHECK AND VERIFY CONDITIONS, FAMILIARIZE HIMSELF/HERSELF WITH EXISTING CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED AND CORRELATE HIS/HER OBSERVATIONS WITH THE REQUIREMENTS OF THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER IMMEDIATELY.  
 14. CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ALL THE ACTS AND OMISSIONS OF ALL HIS EMPLOYEES AND SUB-CONTRACTORS, THEIR AGENTS AND ALL OTHER PERSONS PERFORMING ANY OF THE WORK TO BE DONE.  
 15. CONTRACTOR SHALL PURCHASE AND MAINTAIN SUCH INSURANCE AS WILL PROTECT HIM/HER RESULT FROM THE CONTRACTORS OPERATIONS, WHETHER BE HIMSELF/HERSELF, SUB-CONTRACTOR, OR BY ANY OF THEM FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE.  
 16. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS OF PUBLIC AUTHORITY HAVNG JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY & TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS.  
 17. CONTRACTOR SHALL PROPERLY CLEAN UP DURING PROCESS OF WORK. CONTRACTOR, UPON COMPLETION OF WORK, SHALL LEAVE PREMISES CLEAN, NEAT AND ORDERLY.

## DESIGN LOADS

FIRST FLOOR	40 PSF L.L.
SECOND FLOOR	40 PSF L.L.
ROOF	40 PSF L.L.    20 PSF D.L.

## PLUMBING

ALL PLUMBING WORK TO BE PERFORMED BY A LICENSED PLUMBER IN THE STATE OF NEW YORK.  
 ALL PLUMBING WORK SHALL COMPLY WITH THE 2020 NYS RESIDENTIAL BUILDING CODE.

## ELECTRICAL

ELECTRICAL WORK TO BE PERFORMED BY AN ELECTRICIAN LICENSED IN WESTCHESTER COUNTY & SHALL COMPLY WITH NFPA 70, THE 2014 NATIONAL ELECTRIC CODE & THE ELECTRICAL CODE FOR THE CITY OF RYE, NY. PERMIT SHALL BE FILED UNDER SEPARATE APPLICATION.

## MECHANICAL

ALL MECHANICAL WORK TO BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR IN WESTCHESTER COUNTY.  
 ALL MECHANICAL WORK SHALL COMPLY WITH THE 2020 NYS RESIDENTIAL BUILDING CODE.

## GEOGRAPHIC, CLIMATIC & STRUCTURAL DESIGN CRITERIA

### CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CRITERIA	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE SHEILDS UNDER LAYMENT REQUIRED	FLOOD HAZARDS
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY			
30	100/110	C	SEVERE	42"	MODERATE TO HEAVY	SLIGHT TO MODERATE	7	YES	F.I.R.M. 360922 09/28/2007

## CODE INSULATION

### EXTERIOR DESIGN CONDITIONS - NEW YORK STATE

COUNTY	WINTER DESIGN DRY-BULB TEMP.	SUMMER DESIGN DRY-BULB TEMP.	COINCIDENT DESIGN WET-BULB TEMP.	HEATING DEGREE DAYS	ZONE
WESTCHESTER	7	84	73	5750	4

### SIMPLIFIED PRESCRIPTIVE BUILDING ENVELOPE THERMAL COMPONENT CRITERIA MINIMUM REQUIRED THERMAL PERFORMANCE (U-FACTOR AND R-FACTOR)

CLIMATE ZONE: WESTCHESTER	MAXIMUM	MINIMUM					
	GLAZING SHGC	CEILING R-VALUE	WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB PERIMETER R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE
ZONE: 4	0.40	R-49	R-21	R-19	R-10/13	R-10, 2'-0"	R-10/13

### N1102.3.5 (R402.3.5) Sunroom Fenestration

Sunrooms enclosing conditioned space shall comply with the fenestration requirements of this code.

New fenestration separating the sunroom with thermal isolation from conditioned space shall comply with the building thermal envelope requirements of this code.

Exception: In Climate Zones 2 through 8, for sunrooms with thermal isolation and enclosing conditioned space, the fenestration U-factor shall not exceed 0.45 and the skylight U-factor shall not exceed 0.70.

## BUILDING CODE ANALYSIS

### FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) CONSTRUCTION CLASS TYPE V-B

BUILDING ELEMENT	REQUIRED RATING	EXIST. RATING	MATERIALS
STRUCTURAL FRAME	0	0	WOOD AND SHEETROCK
BEARING EXTERIOR WALL	0	0	WOOD AND SHEETROCK
BEARING INTERIOR WALL	0	0	WOOD AND SHEETROCK
NON-BEARING INTERIOR WALL	0	0	WOOD AND SHEETROCK
FLOOR CONSTRUCTION	0	0	WOOD AND SHEETROCK
ROOF CONSTRUCTION	0	0	WOOD AND SHEETROCK

## GIS MAPPING

### 5 HIDDEN OAK LN. ID: 107.01-1-33 (North Castle)



June 28, 2021  
 The parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of the GIS mapping system by any person or entity. The parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.  
 Westchester County GIS  
 GIS: www.westchestergis.com  
 148 Main Street, 10th Fl.  
 White Plains, New York 10601

ADDRESS: 5 Hidden Oak Lane  
 Armonk, N.Y 10504  
 ZONE : R-2A SECTION: 107.01  
 BLOCK : 1 LOT: 33

**Jonathan Villani & Assoc. Inc.**  
 15 Independence Str.  
 White Plains, N.Y., 10606  
 P 914-575-1071  
 jmvarch@gmail.com

**Annunziata & Villani Design Consultants, Inc.**  
 15 Independence Str.  
 White Plains, N.Y., 10606  
 P 914-575-1071  
 jmvarch@gmail.com

**SUBURBAN SUNROOMS**  
**NEW SUNROOM**  
**5 HIDDEN OAK LANE**  
**ARMONK, NEW YORK 10504**

NO.	ISSUE	DATE
1.	ORIGINAL	6/27/21
2.	REVISION	
3.	REVISION	
4.	REVISION	
5.	REVISION	
6.	AMENDMENT	
7.	AS-BUILT	

### IN ASSOCIATION WITH:

**John J. Annunziata, P.E.**  
 24 Chesley Road  
 White Plains, N.Y., 10605  
 P-914-949-0270  
 F-914-428-6235

SCALE: AS NOTED	DATE: 6/27/21	PROJECT NO.:
DRAWN BY: JV	CHECKED BY:	APPROVED BY:

DRAWING TITLE:

GENERAL NOTES

DRAWING NO.:

**A.002.00**





