

Section I- PROJECT

### 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



## 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:  ALEXAN PROV							
☑Initial Submittal ☐Revised Preliminary							
Street Location: 30 WOODCREST DRIVE							
Zoning District: R-Zq Property Acreage: 1.15 Tax Map Parcel ID: 95.03-1-8							
Date: 11-2-21							
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							
. A locator map at a convenient scale							
The proposed location, use and design of all buildings and structures							
6. Existing topography and proposed grade elevations							
Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences							

#### RPRC COMPLETENESS REVIEW FORM

Page 2

<b>]</b> .	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
<u> </u>	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.
Planni	information about the items required herein can be obtained from the North Castle ing Department. A copy of the Town Code can be obtained from Town Clerk or on the Castle homepage: <a href="http://www.northcastleny.com/townhall.html">http://www.northcastleny.com/townhall.html</a>
	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

#### GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Applicat	ion Name or Identifying Title:	KLEXAN DROU		Date: 11-2-21	
Tax Map	Designation or Proposed Lot No.: _	95.03-1-8	30 WOODCF	est dr.	
Gross Lo	ot Coverage				
1.	Total lot Area (Net Lot Area for Lots	s Created After 12/13/06):	A		
2.	Maximum permitted gross land cover	erage (per Section 355-26.C	C(1)(b)):		
3.	BONUS maximum gross land cover	(per Section 355-26.C(1)(b	)): H	O	
	Distance principal home is beyond n x 10 =	ninimum front yard setback			
4.	TOTAL Maximum Permitted gros	s land coverage = Sum of			
5.	Amount of lot area covered by princ existing +		H A		
6.	Amount of lot area covered by accesexisting +		M		
7.	Amount of lot area covered by decks existing +		G E		
8.	Amount of lot area covered by porcl existing +	nes: proposed =	1		
9.	Amount of lot area covered by drive existing +		aikways:		
10.	Amount of lot area covered by terra existing +	ces: proposed =			
11.	Amount of lot area covered by tennies existing +		cal equip:	And the Control of th	
12.	Amount of lot area covered by all of existing +			-	
13. Prop	osed gross land coverage: Total	al of Lines 5 – 12 =			
the proje	3 is less than or equal to Line 4, your ct may proceed to the Residential Proceed with the Town's regulations.				
Im	19/	_	11/2	12021	
Signatur	e 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

#### FLOOR AREA CALCULATIONS WORKSHEET

Applicat	tion Name or Identifying Title:	ALEXAND	ro		Date: 11-2-21
Tax Maj	Designation or Proposed Lot No.:	95.03-1-8	30	WOODCE	est DP,
Floor Ar	<u>rea</u>				
1.	Total Lot Area (Net Lot Area for Lo	ots Created After 12	/13/06):	_	-
2.	Maximum permitted floor area (per	Section 355-26.B(4	<b>!))</b> :	1	##W
3.	Amount of floor area contained with existing +		****	1	
4. —	Amount of floor area contained with existing +		_	<i>N</i> 0	
5,	Amount of floor area contained with existing +				-
6.	Amount of floor area contained with existing +	proposed =		H	
7. _	Amount of floor area contained with existing +	nin basement (if app proposed =	licable – se –	e definition):	
8. _	Amount of floor area contained with existing +		e – see defi –	nition): G	-
9. -	Amount of floor area contained with existing +		ldings: -		
10. Pro	posed floor area: Total of Lines	3 - 9 = _		1	***************************************
and the p	10 is less than or equal to Line 2, you project may proceed to the Residential posal does not comply with the Town	Project Review Con			
In.	1.9			1/,	1/2/2021
Signatur	e and Seal of Professional Preparing	Worksheet		Ī	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**

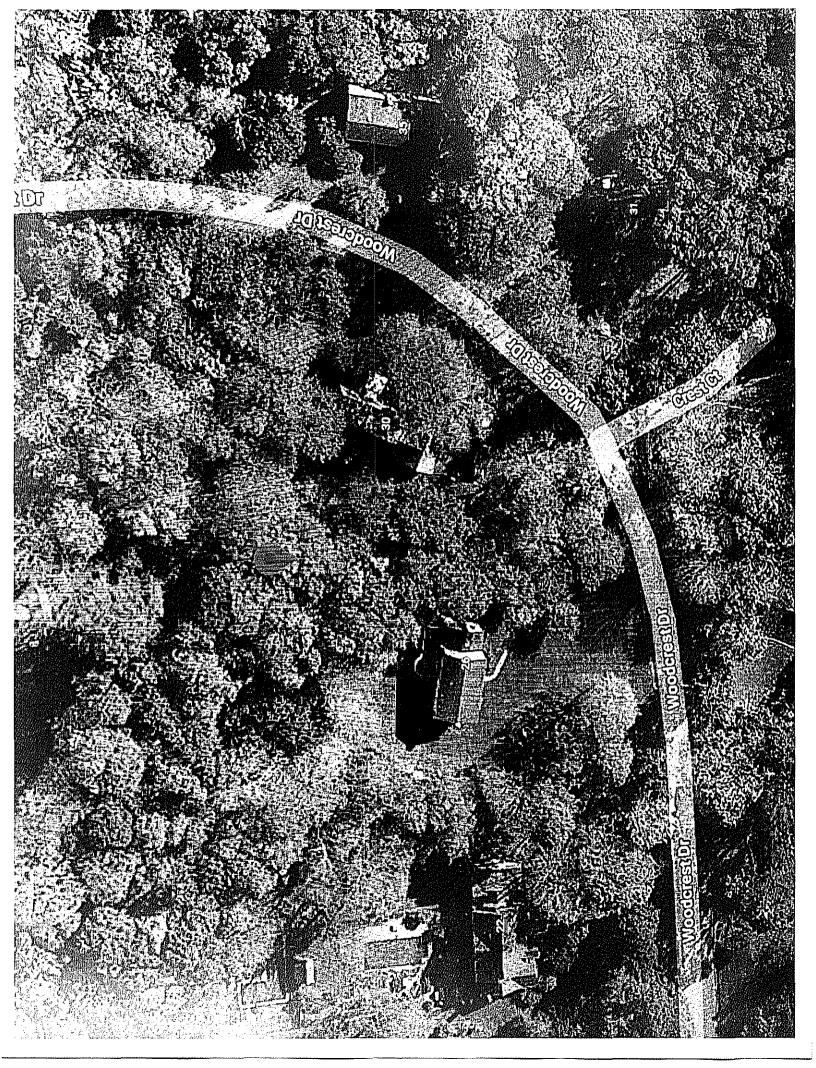
NOTE: TWO (2) SETS OF ALL REQUIRED DOCUMENTS MUST BE SUBMITTED WITH THIS APPLICATION
Section I- PROJECT ADDRESS: 30 WOODCREST DRIVE DATE: 11-Z-Z/
Section II- CONTACT INFORMATION: (Please print clearly, All information must be current.)
APPLICANT: JOHN C+ SCARLATOUR (ARCHITECT)
ADDRESS: 33 BYRAM HILL ROAD ARMONIC HY 10584
PHONE: 914 273-7356 MOBILE: 914 714 015Z EMAIL: JGSCARLATO CGMAIL. COM
PROPERTY OWNER: CHRISTINE & ANTHONY ALEXANDROU
ADDRESS: 30 WOODCREST DRIVE ARMONK NY 10504
PHONE: MOBILE: 914 261-1887 EMAIL: CALEXANDRO @ AOL. COM
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.)  Finishing Existing basement into rec room with full both Appine larger door and windows.  New Front Portice over existing masonry stoop. Same Replace Pront walking to Orieway.  Section IV- USE AND OCCUPANCY:
Section V- INSURANCES THAT ARE REQUIRED TO BE SUBMITTED: (All applications being submitted are required to be on NYS approved insurance forms. Check box.)
Liability Insurance (Acord form. Pease note: ACORD forms are NOT acceptable proof of NYS workers Compensation coverage.)
Workers Compensation (CE-200, C-105.2 or SI-12 form)
Disability Insurance (CE-200, DB-120.1 or DB-155 form)
Section VI- 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) \$
AFFIDAVIT OF CONSTRUCTION COST: This affidavit must be completed by the Design Professional if the estimated cost is \$20,000 or more.

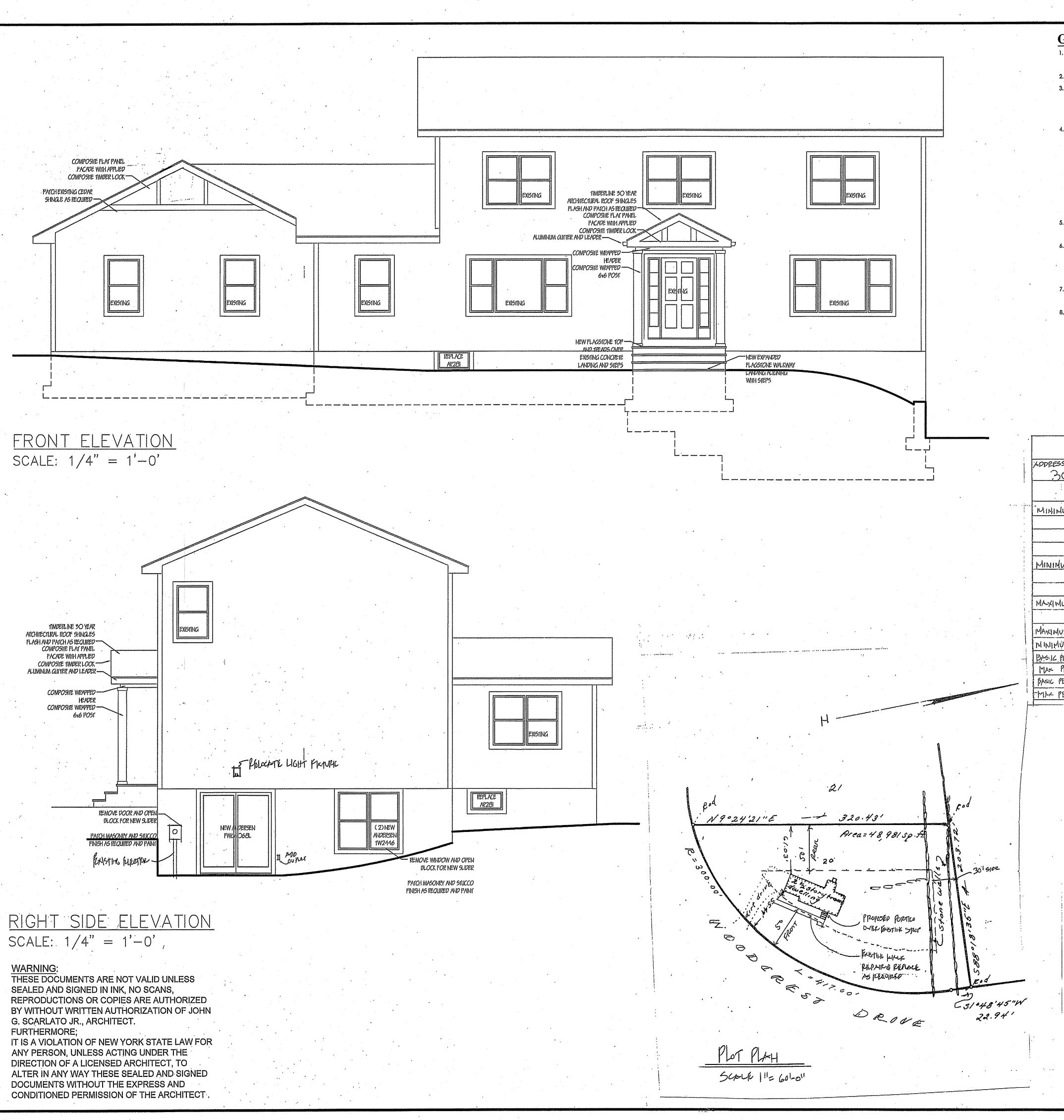
## **Town of North Castle Building Department**

Section VI	- (Continued)						
(circle one) li	icensed by the	de State of New York ar with the propose	ς; (ii) I have re	viewed the	plans, drawings	and specification	ns for this appli-
construction i s <u>4</u> න රා	including all <u>っ</u> , a	labor, all materials and (iv) pursuant to	, all profession	al fees and	all associated co	sts to be approxi	imately
a Class A mise							
Signature:	ars c	8-2		Date:	11 prou	SETERE S	CARCALL
						September 1	x Se <b>o</b> Hene
Section VII	I- CONTAC	T INFORMATIO	N: (Please prin	t clearly. All i	nformation must	be current	3) *)
		IOHN & SCH				TE OF 1	NEW YORK
Address:_3	3 BYDRAW	HUL KOMO	ARMUN	ec NY	10501	***	2
PHONE: 914	4 273-7	350	мовіlе: <u>914</u>	714-0	152		
email: <u>Ja</u>	SCARLA	TOC GMAIL.	Com				'
CONTRACT	OR:						
ADDRESS:							
PHONE:		MOBILE:		EMAIL:			
PLUMBER:							
ADDRESS:	···						
PHONE:		MOBILE:		EMAIL:			
ELECTRICL	<u>AN:</u>				***************************************		
ADDRESS:						····	
PHONE:		MOBILE:		EMAIL:			
Section VII	u- APPLIC	ANT CERTIFICA	TION				
All provisions	s of laws & or	ve read the instruct dinances covering to not presume to give	this type of wo	rk will be co	omplied with wh	ether specified h	nerein or not. The
		land use or the per				no or any omer s	itate of focal faw
Signature:	Jan 1	8-1-			Date:	12/2021	•

### **Town of North Castle Building Department**

Section X- AFFIDAVIT OF OWNER AUTHORIZATION IF APPLICABLE: (To be notarized)
STATE OF NEW YORK }
COUNTY OF WESTCHESTER } SS:
The applicant John G Scarleto Te Main 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) CHrustine Alexan prov Owner's Signature While
Sworn to before me this 29 day of Ottober, 20 21 MARIA SCHARF
Notary Signature Notary
Notary Stamp Here
OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE
Zone: Section: Block: Lot:
Building Department Checklist:
building Department Checkrist.
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 notes:

- 1. ALL WORK SHALL CONFORM TO THE 2020 NEW YORK STATE BUILDING CODE, RESIDENTIAL CODE, FIRE CODE, ENERGY CONSERVATION CONSTRUCTION CODE, EXISTING BUILDING CODE, MECHANICAL CODE, FUEL GAS CODE, AND PROPERTY MAINTENANCE CODE.
- 2. CONTRACTOR SHALL PROTECT & BRACE ALL WORK FROM DAMAGE DURING CONSTRUCTION. 3. ALL WORK TO BE PLUMB & TRUE, ALL PLUMBING WORK TO BE IN COMPLIANCE WITH NYS PLUMBING CODE, ALL ELECTRICAL WORK TO BE IN COMPLIANCE WITH N.F.C., ALL HVAC WORK TO BE IN COMPLIANCE WITH ASHRAE STANDARDS, LATEST EDITION, ALL CONTRACTORS AND

SUB-CONTRACTORS SHALL BE LICENSED AND INSURED. ALL PLUMBERS AND ELECTRICIANS ARE

RESPONSIBLE FOR ANY ADDITIONAL PERMITS, APPROVALS AND INSPECTIONS THEIR PARTICULAR

- 4. LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD, SOUND, DRY FREE FROM ROT, LARGE AND LOSE KNOTS, SHAKES AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED. ALL NEW LUMBER SHALL CONFORM TO 2020 NEW YORK STATE BUILDING CODE MAY BE IMPAIRED. ALL NEW LUMBER SHALL CONFORM TO 2020 NEW YORK STATE BUILDING CODE CHAPTER 23. FASTENING SHALL CONFORM TO 2020 NYSBC TABLE 2304.10.1
  ALL LUMBER SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WOOD COUNCILS NATIONAL DESIGN SPECIFICATIONS FOR BENDING STRESS AND DEFLECTION, AND 2020 NYSBC 2306.
  ALL WORKMANSHIP INCLUDING BLOCKING, MILLING, BRIDGING, ECT. SHALL CONFORM TO THE 2020 NYSBC AND OR 2020 NYSRBC. PROVIDE LEDGER, BLOCKING, NAILERS AND ROUGH FRAMING HARDWARE AS REQUIRED, ALL BEAMS, JOISTS AND RAFTERS TO BE SET WITH NATURAL CROWN UP. PROVIDE DOUBLE RAFTERS AND HEADERS AROUND ALL ROOF SKYLIGHTS UNLESS OTHERWISE NOTED. ALL LUMBER SHALL BEAR VISIBLE GRADE STAMP. ALL STRUCTURAL LUMBER INCLUDING BUT NOT LIMITED TO IJI, TGI, & LVL BEAMS OR EQUIVALENT SHALL BE INSTALLED PER DRAWINGS AND MANUFACTURERS SPECIFICATIONS. ALL HANDLING AND INSTALLATION PROCEDURES MUST BE SUPPLIED BY THE MANUFACTURER AND SHALL BE FOLLOWED. TJI JOISTS AND LVL BEAMS SHALL NOT BE ALLOWED TO GET WET AT ANY TIME.
- WITH USE OF ANY TRUSS TYPE, PRE-ENGINEERED OR TIMBER CONSTRUCTION A SIGN WILL BE PLACED AT OR ADJACENT TO THE ELECTRIC METER WITH SPECIFICATIONS PROVIDED BY THE
- 6. ALL CONCRETE WORK, DETAILS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ACI 318 AND ACI 332 OR PCA 100, AND THE 2020 NEW YORK STATE RESIDENTIAL CODE CHAPTER 8, ALL CONCRETE SHALL BE TYPE-1, 3000 PSI COMPRESSIVE AND SECURELY TIED IN PLACE SO AS TO PREVENT DISPLACEMENT DURING CONCRETING. STRENGTH AT 28 DAYS. REINFORCING BARS TO CONFORM TO 2020 NYS BUILDING CODE SECTION 1905 MODIFICATIONS TO ACI 318.
- REINFORCING SHALL BE ACCURATELY INSTALLED TO REQUIRED ELEVATION 7. CONTRACTORS TO VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO ARCHITECT, ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
- 8. ALL FOOTINGS SHALL BEAR ON UNDISTURBED VIRGIN SOIL HAVING A MINIMUM SAFE BEARING CAPACITY OF 2 TONS PER SQ. FT. BRACE RETAINING WALLS OR FOUNDATION WALLS AS REQUIRED. BACKFILL WITH APPROVED MATERIAL, BACKFILLING UNDER SLABS, AROUND PIERS AND ON EACH SIDE OF FOUNDATION WALLS SHALL BE DONE IN LAYERS NOT TO EXCEED 10 INCHES, COMPACTION SHALL BE 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE

- CONTENT. EXCAVATION MUST BE FREE OF WATER WHILE FOUNDATION WORK IS IN PROGRESS. TRUCKS, BULLDOZERS OR OTHER HEAVY EQUIPMENT SHALL BE OPERATED WITH CAUTION AND IN SUCH A MANNER AS TO CAUSE NO DAMAGE TO FOUNDATION SYSTEMS.
- . ALL STRUCTURAL STEEL SHALL BE NEW, CLEAN AND STRAIGHT AND SHALL CONFORM TO THE LATEST EDITION FOR A.S.T.M. DESIGNATION A-36 OR A-500 FOR ALL "TS" SECTIONS, ALL STRUCTURAL STEEL WORK SHALL COMPLY WITH SPECIFICATIONS FOR THE DESIGN, FABRICATION AND CONSTRUCTION OF STRUCTURAL STEEL FOR BUILDING OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION LATEST EDITION.PROVIDE STIFFENER ANGLES OR PLATES UNDER ALL POSTS, COLUMNS OR STRUTS THAT ARE CARRIED BY STEEL BEAMS AND IN THE
- OTHERWISE SHOWN OR SPECIFIED PROVIDE 6X8X & BEARING ON CONCRETE MASONRY IF ANY. 10. HEADERS TO BE (3) 2" X 10" IN 2x6 WALLS OR (2) 2" X 10" IN 2X4 WALLS UNLESS OTHERWISE NOTED.

WEB OF BEAMS CANTILEVERED OVER COLUMNS OR BEAMS SUPPORTING HANGERS. UNLESS

- 11. INSULATION IN FLOORS, WALLS AND CEILINGS TO BE A COMBINATION OF FIBERGLASS BAT, CONTINUOUS RIGID, OR SPRAY FOAM OR CELULOUS INSULATION TYPES TO CONFORM TO 2020 NYS ENERGY CONSERVATION CONSTRUCTION CODE CHAPTER 4. WESTCHESTER COUNTY IS CLIMATE ZONE 4A.
- 12. ALL FOOTINGS TO BE A MINIMUM OF 3'-6" BELOW GRADE, OR LOCAL FROST DEPTHAS SPECIFIEDBY THE ARCHITECT, UNDERPIN WHEN NECESSARY.
- 13. HOUSE TO CONFORM TO ANY LOCAL SUPPLEMENTAL CODE,

SECTIONS 1014 HANDRAILS AND 1014 GUARDS.

TYPICAL CONSTRUCTION.

- 14. PROVIDE BLOCKING AS REQUIRED TO BEARING POSTS ONTO GIRDER OR BEAM CONDITIONS AND VERIFY ALL BEARING TO FOOTING.
- 15. TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH 2020 N.Y.S. ENERGY CONSERVATION CONSTRUCTION COI 16. ALL DECK RAILS AND STAIR HANDRAILS SHALL CONFORM TO THE 2020 N.Y.S. BUILDING CODE
- 17. ALL ROOF FRAMING SYSTEMS SHALL BE INSTALLED WITH HIGH WIND CONNECTORS (HURRICANE
- TIES) IN COMPLIANCE WITH 2020 N.Y.S. BUILDING CODE 18. ALL POSTS TO FOUNDATION FOR THE PURPOSE OF SUPPORTING THE ROOF OR OTHER STRUCTURAL ELEMENTS SHALL BLOCKING AS SPECIFIED BY THE ARCHITECT OR A NOMINAL DIMENSION OF 4X4 FROM STRUCTURAL ELEMENT TO BE SUPPORTED CONTINUOUSLY TO A SOLID MASONRY FOUNDATION THAT EXTENDS BELOW REQUIRED FROST DEPTH AND RESTS ON A FOOTING OF
- 19. ALL SIMPSON STRONG TIE CONNECTORS AND ANCHORS ARE DESIGNED WITH SPECIFIC LOADS AND CAPACITIES. SUBSTITUTIONS OF THESE HANGERS FOR DIFFERENT MODEL NUMBERS THAN SPECIFIED BY THE ARCHITECT OR ENGINEER IS FORBIDDEN WITHOUT VERIFYING THE REPLACEMENT PART WITH THE DESIGN PROFESSIONAL

## CLIMATIC & GEOGRAPHIC DESIGN CRITERIA FOR RESIDENTIAL DISTRCTS

													•	
CLIMATE ZONE	.Takound	WND SPEED	TOPOCRAPHIC WIND	SPECIAL WIND	WIND BORNE	SEISMIC DESIGN	WEATHERING	FROST LINE	TERMITE PROTECTION	WINTER	ICE BARRIER	FL000	AIR FREEZE	MEAN ANNUA
CLIMAIE ZUNE	SNOW LOAD	(rlan)			DEBRIS ZONE		l i		1		<b>UNDERLAYMENT</b>		INDEX	TEMPITURE
4a (mojst)	20 PSF	115/120	NO	NO	NO	C	SEVERE	12"	YE5	15	reo'd	FIRM MVP 9-28-07 36119CO356F	500	52.2

APPRESS: 30 WOOD Crest 1	<b>}</b>	10N/BLOCK/LOT: ZONE:	R-ZA	
:	PEQUIFED 12	EXISTING	PROPOSED	
MINIMUM LOT AREA	87,120	48,981	48,981	
FRONTAGE	150	417	417	
WIDTH	150	32c T	32c +	
DEPTH	150	2 · 3 · £	203 E	1/2/21 ISSUED FOR BID AND PERMIT
MINIMUM SETERCE FRONT	<i>5</i> 0	55.4	55.4	
SIDE	, 3c	170 Change	no Chany	
PEXIC	50	GI .	61	
MA-XIMUM BLDG HGT. STORIES	21/2	72	7_	
FEET	30	Z8	28	
MAXIMUM BLDG COVERAGE	8%.	no Change	no Change	
MINIMUM DING UNITSIZE	1 400	no Chanze	1 No Change	
BYSIC PERMITTED Floor AREA				
MAX PREMITED FLOR ACKA				John (
BASIC PERMITTED GROSS LAND COL				
TYPUR PERMITTED GROSS LAND CAN.				

XIZEX MAP

John G. carlato Jr Architect

\* 33 Byram Hill Road Armonk, NY 10504

Phone: (914) 273-7350 JGSCARLATO@GMAIL.COM **ALEXANDROU RESIDENCE** 

ARMONK, N.Y. 10504 **BASEMENT FINISHING WITH** 

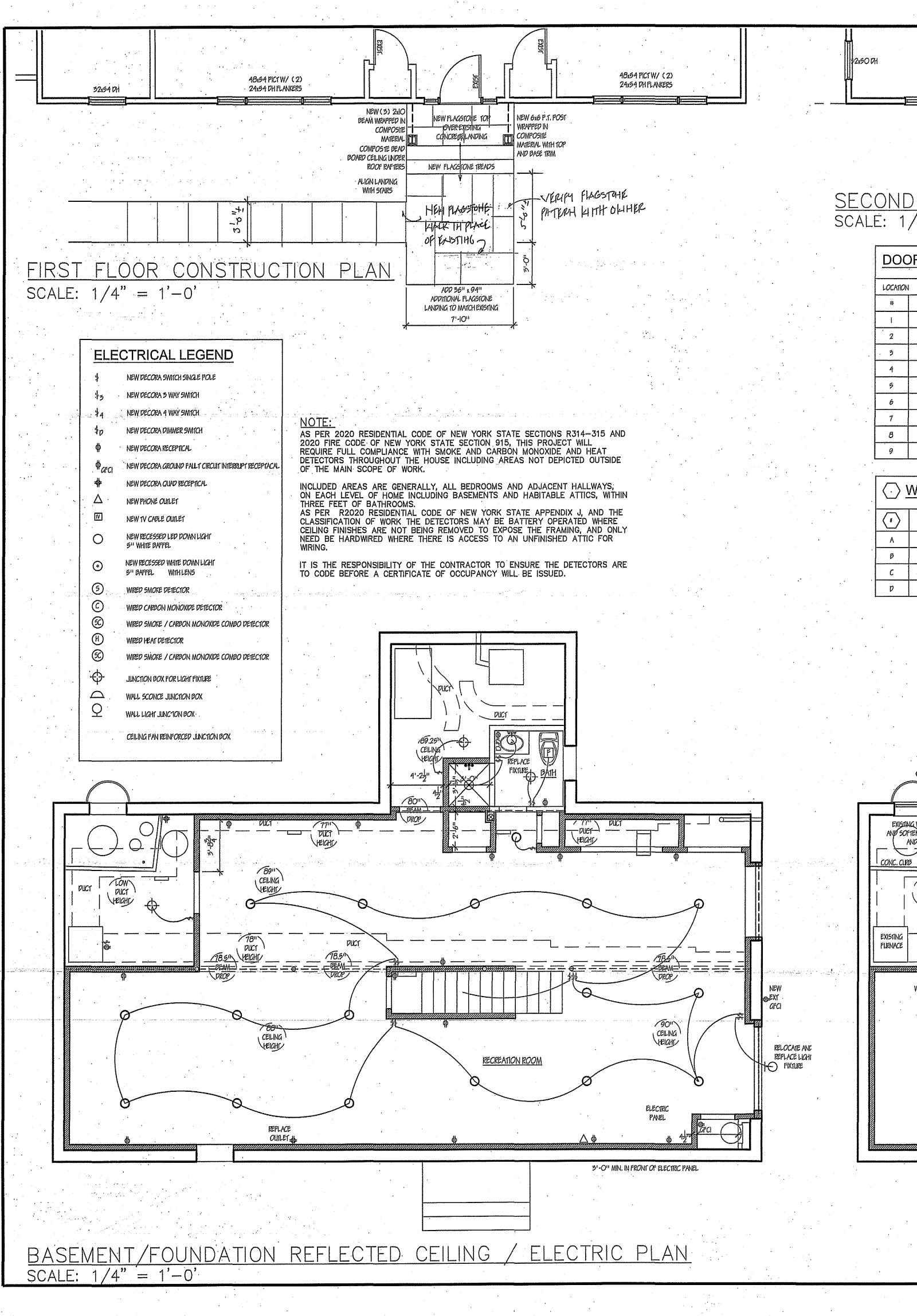
30 WOODCREST DRIVE

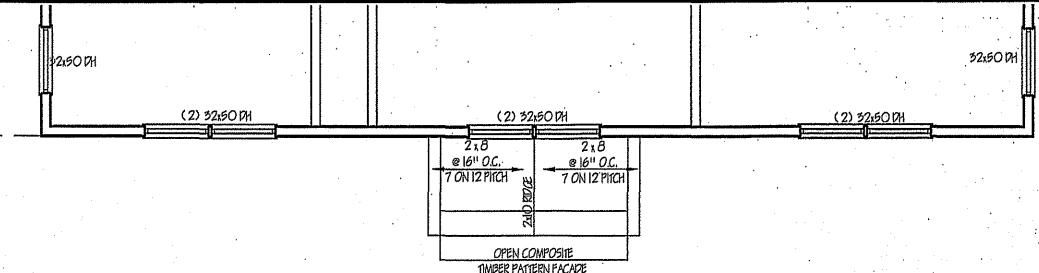
WINDOWS **NEW FRONT DOOR** PORTICO

**EXTERIOR ELEVATIONS** PLOT PLAN **ZONING CHART GENERAL NOTES** 



DRAWING NO.

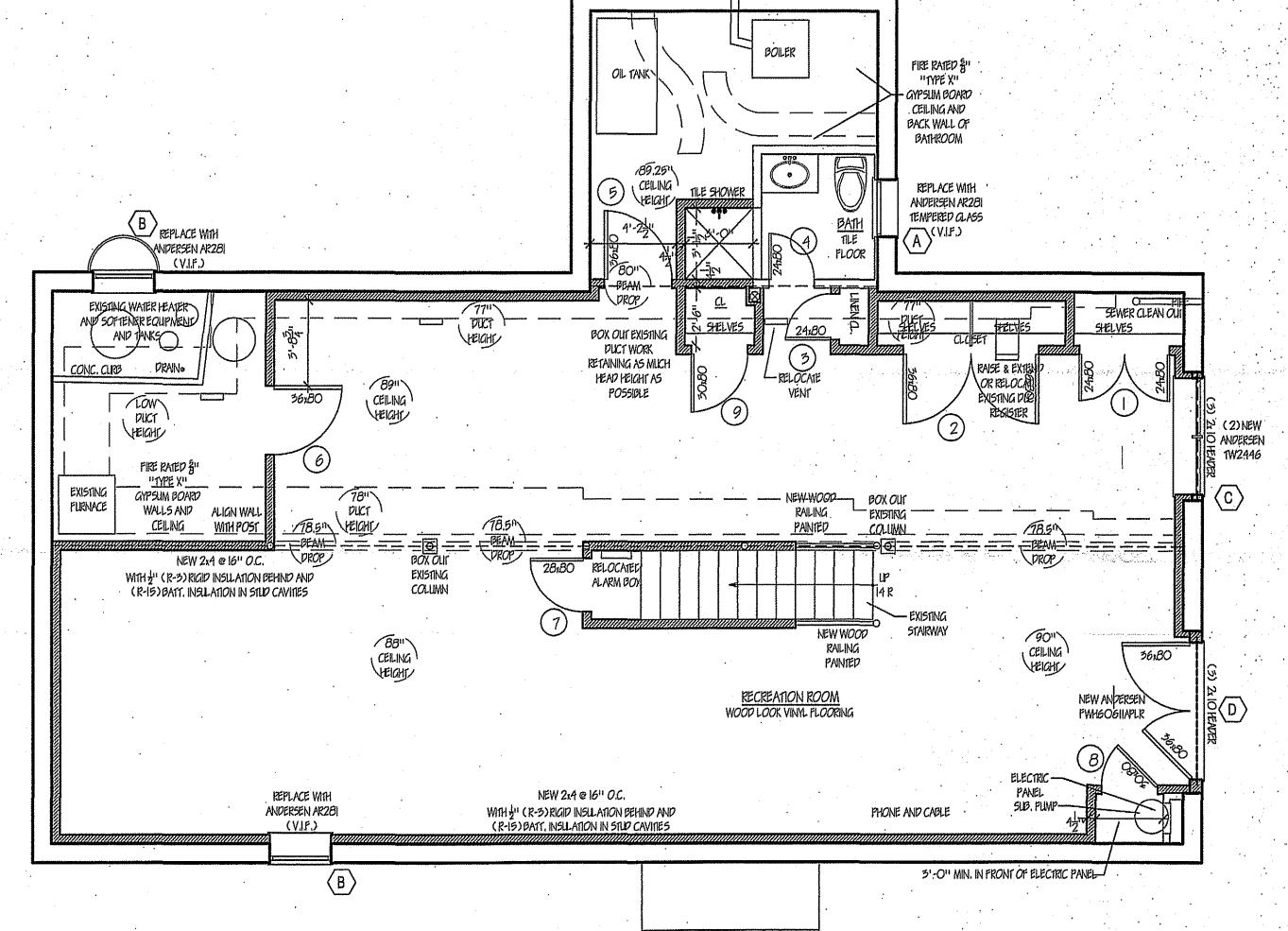




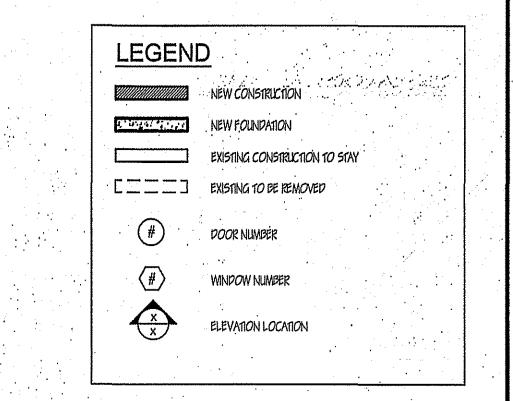
SECOND FLOOR/ ROOF CONSTRUCTION PLAN SCALE: 1/4" = 1'-0'

LOCATION			SIZE	DOOR				
#	10	FROM	WIDTH X HEIGHT	LOCK	MATERIAL	TYPE	FRAME MATERIAL	REMARKS
	REC ROOM	UNLITY CLOSET	(2) 2'-0" x 6'-8"	PASSAGE	SOLID CORE MASONITE	2 PANEL	WOOD	
2	REC ROOM	CLOSET	(2) 3'-0" x 6'-8"	· PASSAGE	SOLID CORE MASONITE	2 PANEL	WOOD	
3	rec Room	LINEN CLOSET	2'-0" x 6'-8"	PASSAGE	SOLID CORE MASONITE	2 PANEL	WOOD	
4	BATHROOM	REC.ROOM	2'-0" x 6'-8"	LOCK	SOLID CORE MASONITE	2 PANEL	WOOD	
5	LITILITY ROOM .	REC ROOM	3'-0" x6'-8"	PASSAGE	STEEL	2 PANEL	METAL	FIRE RATED SELF CLOSING
6	rec room	UNLITY CLOSET	51-011 x 61-811	Passage	STEEL	2 PANEL	METAL	FIRE RATED SELF CLOSING
7	REC ROOM	UNDER STAIR CLOSET	2'-4" x 6'-8"	PASSAGE	SOLID CORE MASONITE	2 PANEL	WOOD	
8	REC ROOM	ELECTRIC CLOSET	2'-6" x 6'-8"	PASSAGE	SOLID CORE MASONITE	2 PANEL	woop	
9	REC ROOM	CLOSET	2'-6" x 6'-8"	PASSAGE	SOLID CORE MASONITE	2 PANEL	WOOD	

<u>√</u> <u>W</u>	INDOW SCHEDU	<u>JLE</u>			
(#)	MANUFACTURER	MANUFACTURER MODEL #	ROUGH OPENING W X H	# REQ.	NOTES
Λ	ANDERSEN 400 SERIES	AR281	2'-7½" x '-5"	ı	TEMPERED GLASS
В	ANDERSEN 400 SERIES	AR281	2'-7½"x1'-5"	. 2	
С	ANDERSEN 400 SERIES	1W2446	2'-6 \$" x 4'-8 \$"	2	
р	ANDERSEN 400 SERIES	FWH6O611APLR	6'-0" x 6'-10 Å"	1	ADD ROLL TO SIDE SCREEN



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



WARNING:
THESE DOCUMENTS ARE NOT VALID UNLESS
SEALED AND SIGNED IN INK, NO SCANS,
REPRODUCTIONS OR COPIES ARE AUTHORIZED
BY WITHOUT WRITTEN AUTHORIZATION OF JOHN
G. SCARLATO JR., ARCHITECT.
FURTHERMORE;
IT IS A VIOLATION OF NEW YORK STATE LAW FOR
ANY PERSON, UNLESS ACTING UNDER THE
DIRECTION OF A LICENSED ARCHITECT, TO
ALTER IN ANY WAY THESE SEALED AND SIGNED

DOCUMENTS WITHOUT THE EXPRESS AND

CONDITIONED PERMISSION OF THE ARCHITECT

11/2/21 ISSUED FOR BID AND PERMIT

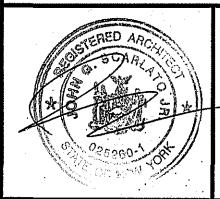
## John G. Scarlato Jr Architect

33 Byram Hill Road Armonk, NY 10504 Phone: (914) 273-7350 JGSCARLATO@GMAIL.COM

ALEXANDROU RESIDENCE 30 WOODCREST DRIVE ARMONK, N.Y. 10504

BASEMENT FINISHING WITH WINDOWS
NEW FRONT DOOR
PORTICO

BASEMENT AND PORTICO CONSTRUCTION PLANS



**A-2** 

## PRE-DEMOLITION NOTES:

1. THE OWNERS AND THEIR CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR INVESTIGATING, IDENTIFYING AND ABATING ALL POTENTIALLY HARMFUL MATERIALS WITHIN THE STRUCTURE THAT MAY BE DISTURBED OR AFFECTED BY THE PROPOSED WORK. ALL REQUIREMENTS OF N.Y.S. LAWS AND THE REGULATIONS OF THE MUNICIPALITY OF THE PROJECT SHALL BE FOLLOWED. NO ATTEMPT IS MADE DURING OUR REVIEW TO POINT OUT ELEMENTS OF THE EXISTING CONDITIONS THAT MAY REQUIRE ABATEMENT. THIS STATEMENT PERTAINS TO ASBESTOS AND LEAD, BUT IS NOT LIMITED THERETO. IN ADDITION, ALL CONTRACTORS THAT WORK ON THIS PROJECT MUST COMPLY WITH THE EPA LEAD LAW WHICH TOOK EFFECT IN APRIL 2010.

2. CONTRACTOR IS RESPONSIBLE FOR ALL HAZARDOUS MATERIAL TESTS THAT SHALL BE REQUIRED BY THE BUILDING, MUNICIPAL DOB, OR NYS LAW. SUCH TEST SHALL BE DONE BY AN APPROVED, LICENSED AND INSURED COMPANY AND SIGNED OFF BY THE BUILDING AND DOB PRIOR TO ANY DEMOLITION.

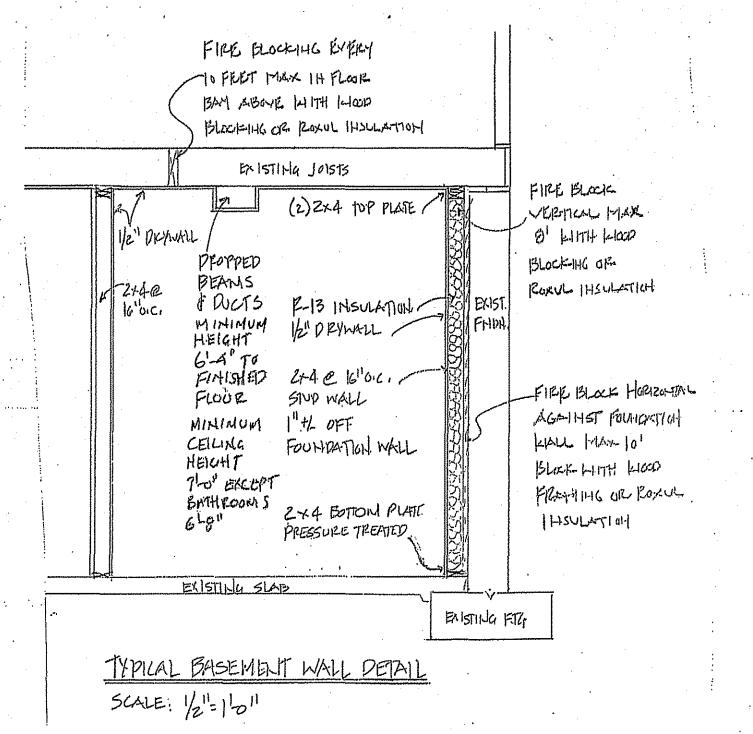
3. ALL DIMENSIONS ARE FINISH FACE TO FINISH FACE UNLESS OTHERWISE NOTED.

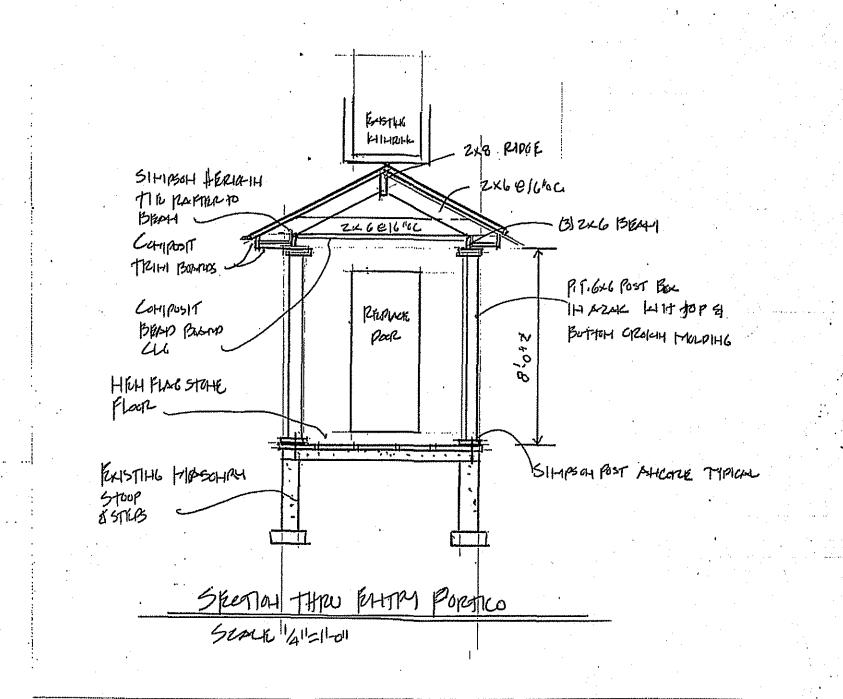
4. ALL EXISTING WALLS TO REMAIN, OR ALL WALLS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION TO BE PATCHED. PROVIDE CORNER BEADS WHERE REQUIRED; TAPE AND SPACKLE, PREPARED TO ACCEPT NEW FINISH. ALWAYS USE DIMENSIONS AS SHOWN, DRAWINGS ARE NOT TO BE SCALED.

5. BEFORE PROCEEDING WITH WORK, EACH CONTRACTOR AND SUB-CONTRACTOR SHALL THOROUGHLY EXAMINE THE EXISTING CONDITIONS AT THE PROJECT SITE TO ASSURE THAT THE SCOPE OF WORK CAN PROCEED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

6. PRIOR TO THE START OF REMOVAL/DEMOLITION, PROVIDE TEMPORARY DUST PROTECTION BETWEEN AREAS DESIGNATED FOR REMOVAL AND EXISTING TO REMAIN. PROVIDE TEMPORARY DUST PROTECTION ON A CONTINUOUS BASIS FOR THE DURATION OF DEMOLITION OPERATIONS. MINIMUM 6 MIL POLYETHYLENE SHEET SEALED WITH DUCT TAPE AS REQUIRED.

7. PROVIDE PROPER SHORE SUPPORTS PRIOR TO THE CUTTING AND OPENING OF EXISTING WALLS, FLOORS AND ROOF. RELOCATE/RE-ROUTE EXISTING PIPES, CONDUITS, INTERFERING WITH NEW OPENINGS.





## **DEMOLITION/REMOVAL NOTES:**

1. BEFORE PROCEEDING WITH WORK, EACH CONTRACTOR AND SUB-CONTRACTOR SHALL THOROUGHLY EXAMINE THE EXISTING CONDITIONS AT THE PROJECT SITE TO ASSURE THAT THE SCOPE OF WORK CAN PROCEED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONDITIONS FOUND THAT WILL ADVERSELY AFFECT THE WORK SHALL BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK SET FORTH IN THE CONTRACT DOCUMENTS.

2. PRIOR TO THE START OF REMOVAL/DEMOLITION, PROVIDE TEMPORARY DUST PROTECTION BETWEEN AREAS DESIGNATED FOR REMOVAL AND EXISTING TO REMAIN. PROVIDE TEMPORARY DUST PROTECTION ON A CONTINUOUS BASIS FOR THE DURATION OF DEMOLITION OPERATIONS. MINIMUM 6 MIL POLYETHYLENE SHEET SEALED WITH DUCT TAPE AS REQUIRED.

3. PLUMBING AND ELECTRICAL REMOVALS: PRIOR TO THE REMOVAL OF ANY PORTION OF THE EXISTING PLUMBING OR ELECTRICAL SYSTEM COMPONENTS THE CONTRACTOR SHALL ARRANGE FOR THOSE PORTIONS OF THE SYSTEM INDICATED FOR REMOVAL TO BE DISCONTINUED, AND WHERE REQUIRED, RE-ROUTED AS INDICATED ON DRAWINGS.

4. EXISTING ELECTRIC PANELS, GAS METERS OR WATER METERS TO REMAIN.

5. ITEMS INDICATED FOR REMOVAL ON DEMOLITION DRAWINGS INDICATE TYPICAL WORK ITEMS. THE SCOPE OF WORK IS NOT LIMITED TO, AS INDICATED ON THE DRAWINGS, BUT INCLUDES WORK ON ALL AREAS AS REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT, WHETHER OR NOT INDICATED.

6. ALL EXISTING BUILDING PARTS INDICATED FOR REMOVAL SHALL BE REMOVED IN THEIR ENTIRETY. ALL EXISTING BUILDING ELEMENTS NOT INDICATED FOR REMOVAL SHALL BE RETAINED AND SHALL BE SAFEGUARDED AND PROTECTED FROM DAMAGE OF ANY KIND.

7. ALL REFUSE AND DEBRIS CREATED BY THE WORK OF THIS PROJECT SHALL BE REMOVED FROM THE PREMISES AND LEGALLY DISPOSED OF AT AN OFFSITE LOCATION DAILY.

8. ALL DEMOLITION AND REMOVAL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE WITH LOCAL BUILDING AND ELECTRICAL CODES, O.S.H.A SAFETY REGULATIONS AND ALL OTHER REGULATIONS HAVING JURISDICTION INCLUDING THE BUILDING OWNER AND MANAGEMENT.

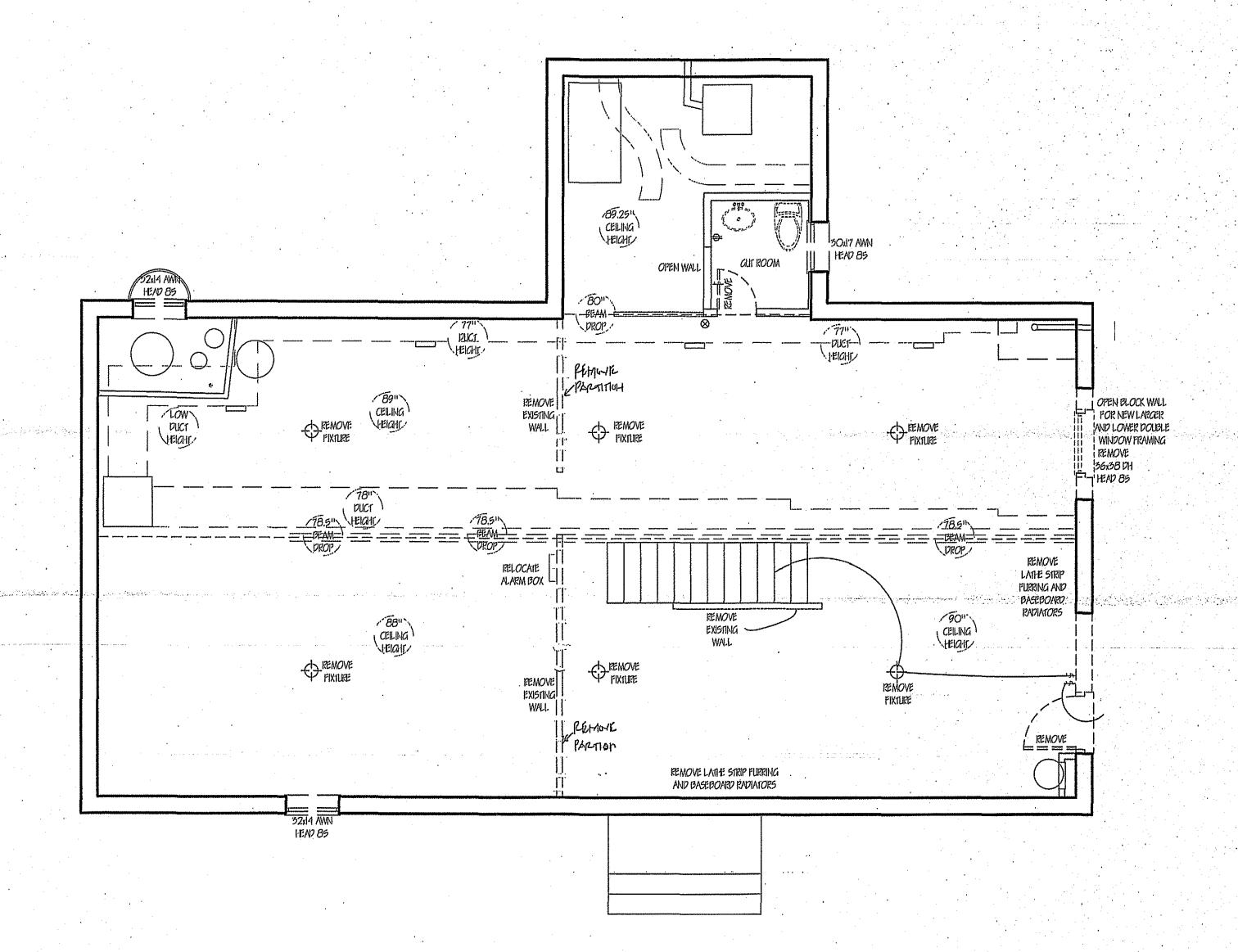
9. THE GENERAL CONSTRUCTION CONTRACTOR SHALL COORDINATE THE SEQUENCING OF THE DEMOLITION WORK AND OTHER WORKS WITH THE WORK OF THE PLUMBING, ELECTRICAL AND MECHANICAL SUB-CONTRACTORS.

10. ENTIRELY REMOVING EXISTING WALLS (SHOWN DASHED IN DRAWINGS) FROM CEILING TO FLOOR INCLUDING BASE, TRIM, DOORS, WINDOWS AND FRAMES. REMOVE ENTIRELY ALL MILLWORKS, COUNTERS, CABINETS AND ITS SUPPORTS. REMOVE ALL CONDUITS, PIPES, SWITCHES, OUTLETS, AND ETC. ON ALL EXISTING WALLS TO BE REMOVED. BEFORE PROCEEDING WITH THE WORK, COORDINATE WITH OTHER CONTRACTORS TO VERIFY THAT SERVICES ARE DISCONNECTED. REFER TO DRAWINGS FOR THE EXTENT OF THE WORK. WHERE REMOVAL HAS OCCURRED AND EXISTING CONDITIONS ARE FOUND THAT AVERSELY AFFECT THE WORK AND REQUIRES RELOCATION, RELOCATE SUCH ITEMS AS DIRECTED BY THE ARCHITECT AND THE OWNER.

11. PROVIDE PROPER SHORE SUPPORTS PRIOR TO THE CUTTING AND OPENING OF EISTING WALLS, FLOORS OR ROOF. RELOCATE/RE-ROUTE EXISTING PIPES AND CONDUITS INTERFERING WITH NEW OPENINGS.

12. CUTTING AND PATCHING SHALL BE PROVIDED WHERE WALLS ARE DEMOLISHED, INSTALLED OR MODIFIED AND SHALL BE PERFORMED IN A FIRST CLASS MANNER. ALL FINISHES SHALL BE RESTORED TO MATCH THE ADJACENT FINISH.

13. ALL EXPOSED ROOF SURFACES SHALL BE PROTECTED AT THE END OF EACH WORK DAY BY MEANS OF BEST STANDARDS AND PRACTICES. ROOF EXPOSURE DUE TO DEMOLITION OR REPLACEMENT OF MATERIALS SHALL BE COVERED FROM WEATHER DESPITE FORECAST BY TARP. OPENINGS IN FENESTRATION SHALL BE COVERED BY PLASTIC SHEETING AT A MINIMUM AND PLYWOOD IF SECURITY OF THE STRUCTURE IS AT ISSUE.



LEGEND

NEW CONSTRUCTION

EXISTING CONSTRUCTION TO STAY

EXISTING TO BE REMOVED

# DOOR NUMBER

WINDOW NUMBER

ELEVATION LOCATION

gradient der Gradie Germanner von der State der St

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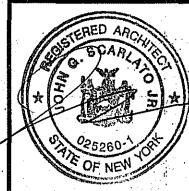
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ALEXANDROU RESIDENCE 30 WOODCREST DRIVE ARMONK, N.Y. 10504

BASEMENT FINISHING WITH
WINDOWS
NEW FRONT DOOR
PORTICO

**DEMOLITION PLANS** 



BASEMENT DEMOLITION PLAN

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

DRAWING NO.

A-3

