

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.northcastleny.com

RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) PROCEDURES

The RPRC was created to streamline the residental 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 containg all information listed above to the Planning Department: planning@northcastleny.com.

Once your application has been submitted, you may follow your application on the RPRC webpage located at http://www.northcastleny.comlresidential-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 Master Fee Schedule - Revised 11/18/2020

RPRC Fees

				I		Planning		
Town Code	Chapter	Code	Fee		Engineering	Fee	Total	
Chapter Title	Number	Section	Type	Fee Description	Fee Amount	Amount	Amount	Additional Notes
RESIDENTIAL								
PROJECT								
REVIEW	12,			One-Family Residence - New				
COMMITTEE	Art. IV	12-24	RPRC	Construction	\$1,250	\$625	\$1,875	
RESIDENTIAL								
PROJECT								
REVIEW	12,			One Family Residence -				
COMMITTEE	Art. IV	12-24	RPRC	Teardown/Rebuild	\$1,250	\$625	\$1,875	
RESIDENTIAL								
PROJECT				Addition to Primary				
REVIEW	12,			Residence (less than 1,000	4.500			
COMMITTEE	Art. IV	12-24	RPRC	s.f.)	\$500	\$250	\$750	
RESIDENTIAL								
PROJECT	1			Addition to Primary				
REVIEW	12,	10.04	D D D G	Residence (greater than or	4000	# 400	φ 1.2 00	
COMMITTEE	Art. IV	12-24	RPRC	equal to 1,000 s.f.)	\$800	\$400	\$1,200	
RESIDENTIAL								
PROJECT	1			Detached Accessory				
REVIEW	12,	10.04	D DD G	Building/Structure (less than	Φ.Ο.	Ø100	Ф100	
COMMITTEE	Art. IV	12-24	RPRC	150 s.f.)	\$0	\$100	\$100	
RESIDENTIAL								
PROJECT	1.0			Detached Accessory				
REVIEW	12,	10.04	D DD C	Building/Structure (greater	0.500	0250	0.750	
COMMITTEE	Art. IV	12-24	RPRC	than or equal to 150 s.f.)	\$500	\$250	\$750	
RESIDENTIAL				Pool/Hot Tub and associated				
PROJECT				Mechanical Equipment				
REVIEW	12,	10.04	D DD C	(includes associated deck,	0000	0.400	ф1 2 00	
COMMITTEE	Art. IV	12-24	RPRC	patio, walls, walkway, etc.)	\$800	\$400	\$1,200	

Town of North Castle Master Fee Schedule - Revised 11/18/2020

RPRC Fees

					1	Planning		
Town Code	Chapter	Code	Fee		Engineering	Fee	Total	
Chapter Title	Number	Section	Туре	Fee Description	Fee Amount		Amount	Additional Notes
RESIDENTIAL								
PROJECT				Recreational Court (tennis,				
REVIEW	12,			basketball, volleyball, etc.)				
COMMITTEE	Art. IV	12-24	RPRC	and Associated Utilities	\$800	\$400	\$1,200	
RESIDENTIAL								
PROJECT								
REVIEW	12,							
COMMITTEE	Art. IV	12-24	RPRC	Deck, porch, patio, pergola	\$200	\$100	\$300	
RESIDENTIAL								
PROJECT								
REVIEW	12,							
COMMITTEE	Art. IV	12-24	RPRC	Walkway, piers, wall, gate	\$100	\$50	\$150	
RESIDENTIAL								
PROJECT								
REVIEW	12,							
COMMITTEE	Art. IV	12-24	RPRC	Fence	\$0	\$50	\$50	
RESIDENTIAL								
PROJECT				Mechanical Equipment				
REVIEW	12,	10.04	D D D G	(generator, fuel storage tank,	0.1.0.0	0.50	0.1.5 0	
COMMITTEE	Art. IV	12-24	RPRC	etc.) and Associated Utilities	\$100	\$50	\$150	
RESIDENTIAL				Installation or Modification				
PROJECT	1.0			of Driveway/Driveway				See § 355-26C(3). RPRC EXEMPT
REVIEW	12,	12.24	DDDC	Surface - Under 250 square	¢0	0.0	60	,
COMMITTEE	Art. IV	12-24	RPRC	feet	\$0	\$0	\$0	
RESIDENTIAL				Installation or Modification				
PROJECT	12			of Driveway/Driveway				
REVIEW	12,	12.24	DDDC	Surface - Over 250 square	\$400	\$200	\$600	
COMMITTEE	Art. IV	12-24	RPRC	feet	\$400	\$200	\$600	

Town of North Castle Master Fee Schedule - Revised 11/18/2020

RPRC Fees

Town Code	Chapter	Code	Fee		Engineering	Planning Fee	Total	
Chapter Title	Number		Type	Fee Description	Fee Amount		Amount	Additional Notes
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Solar Panels	\$0	\$50	\$50	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Installation or Modification of Stormwater Practice/Drainage Facilities	\$400	\$200	\$600	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	For proposed actions not listed above	\$150	\$75		per 1,000 s.f. of disturbance or fraction thereof

- 1. In the event the RPRC determines that Planning Board approval is required, any RPRC Review Fees already paid by the applicant shall be applied towards the escrow review account to be established by the Planning Board.
- 2. In the event the RPRC determines that an Administrative Wetland Permit is required, an Administrative Wetland Permit application shall be filed with the appropriate fee, as indicated in the Administrative Wetland Permit Fee Schedule.



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

ADDRESS: Breda Residence- 11 Evergreen Row	
Section III- DESCRIPTION OF WORK:	
Breezeway enclosure with master bathroom above.	
Addition at front of residence to include new vestibule and office.	
Section III- CONTACT INFORMATION:	
APPLICANT: Joseph R. Crocco Architects- Chris Crocco	
ADDRESS: 4 MacDonald Ave. Suite 5 Armonk, NY 10504	
PHONE: 914-273-2774 MOBILE: 914-403-0453 EMAIL: chris@jrcarchitects.com	
PROPERTY OWNER: Darren Breda	
ADDRESS: 11 Evergreen Row Armonk, NY 10504	
PHONE:MOBILE: 914-649-2284 EMAIL: breda.darren@gmail.com	
progressory Same as Applicant	
ADDRESS:	
PHONE:MOBILE:	
EMAIL:	
Section IV- PROPERTY INFORMATION:	
Zone: R-1A Tax ID (lot designation) 101.02-3-58	



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: Breda Residence							
■Initial Submittal □Revised Preliminary							
Street Location: 11 Evergreen Row							
Zoning District: R-1a Property Acreage: 44766 sf. Tax Map Parcel ID: 101.02-3-58							
Date: 10.24.22							
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							
1. A locator map at a convenient scale							
The proposed location, use and design of all buildings and structures							
Existing topography and proposed grade elevations							
7. Location of drives							
3. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences							

RPRC COMPLETENESS REVIEW FORM

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Description of method of water supply and sewage disposal and location of such facilitie)S
10. The name and address of the applicant, property owner(s) if other than the applicant are of the planner, engineer, architect, surveyor and/or other professionals engaged to work	
Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District	ne
2. If a tree removal permit is being sought, submission of a plan depicting the location are graphical removal status of all Town-regulated trees within the proposed area disturbance. In addition, the tree plan shall be accompanied by a tree inventory include a unique ID number, the species, size, health condition and removal status of each tree.	of es
3. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetlar buffer.	nd
More information about the items required herein can be obtained from the North Cast 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 plate have been submitted and constitute a COMPLETE APPLICATION.	an



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 <u>www.northcastleny.com</u>

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Appli	cation Name or Identifying Title:	Breda Residence	Date: _	10.24.22
Tax N	Map Designation or Proposed Lot No.:	101.02-3-58	_	
Gross	s Lot Coverage			
1.	Total lot Area (Net Lot Area for Lo	ts Created After 12/13/06):		_44,766
2.	Maximum permitted gross land cov	verage (per Section 355-26.C(1)(b)):		9,350
3.	BONUS maximum gross land cover	r (per Section 355-26.C(1)(b)):		
	Distance principal home is beyond a x 10 =	minimum front yard setback		_0_
4.	TOTAL Maximum Permitted gro	ss land coverage = Sum of lines 2 and	3	9,350
5.	Amount of lot area covered by prin 2754 existing + 320	cipal building: proposed =		3,074
6.	Amount of lot area covered by acce existing +			0
7.	Amount of lot area covered by deck	ss: _proposed =		0
8.	Amount of lot area covered by porc existing +95	ches: _ proposed =		95
9.	Amount of lot area covered by driv 2542 existing +	eway, parking areas and walkways: _ proposed =		2542
10.	Amount of lot area covered by terra			0
11.	Amount of lot area covered by tenn existing +	is court, pool and mechanical equip: _proposed =		0
12.	Amount of lot area covered by all o existing +	ther structures: _ proposed =		0
13. Pr	roposed gross land coverage: To	tal of Lines $5 - 12 =$		5711
the pr	roject may proceed to the Residential Proportion of comply with the Town's regulations		10.24.22	
Signa	ture and Seal of Professional Preparing	Worksheet	Date	



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

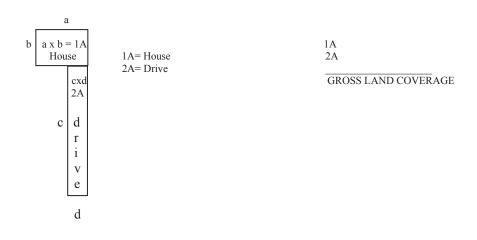
Telephone: (914) 273-3542 Fax: (914) 273-3554 www.northcastleny.com

PLANNING DEPARTMENT Adam R. Kaufman, AICP Director of Planning

GROSS LAND COVERAGE WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross land coverage of a property as necessary to show compliance with gross land coverage limitations of the Town Code.

- 1. Scaled worksheets are to be prepared based upon a site plan which represents existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All site plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
- 2. Each component of the gross land coverage is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
- 3. A summary table for each component is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the gross land coverage for the entire site.
- 4. Any exception of land coverage from the gross land coverage must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
- 5. A schematic illustration of the format is shown below



LOT AR EA, NET – Lot area m inus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in C hapter 209 Wetlands and Drai nage, of the Tow n Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

Lot Size	Maximum Permitted Gross Land Coverage for One-Family Dwelling Lots ¹ (square feet)
Less than 5,000 square feet	50% of the lot area
5,000 to 9,999 square feet	2,500 plus 30% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	4,000 plus 24% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	5,200 plus 18% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	6,420 plus 15% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	8,050 plus 12% of the lot area in excess of 0.75 acres
1.0 to 1.999 acres	9,350 plus 9% of the lot area in excess of 1.0 acres
2.0 acres or more	13,270 plus 7.5% of the lot area in excess of 2.0 acres

^{*}Permitted g ross land co verage limitations for two-family dwelling lots in the R-2F District shall be twenty five (25) percent greater than that permitted for one-family dwelling lots.

NOTWITHSTANDING ABOVE LIMITATIONS, AN ADDITIONAL 1 0 SQUA RE FEET O F G ROSS LA ND COVERAGE SHALL BE PERMITTED FOR EACH ONE FOOT OF FRONT YARD SETBACK OF THE PRINCIPAL DWELLING IN EXCESS OF THE MINIMUM FRONT YARD SETBACK REQUIRED.

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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

Applica	tion Name or Identifying Title:	Breda Reside	ence	_ Date: _	<u>10.24.2</u> 2
Tax Ma	p Designation or Proposed Lot No.:	101.02-3-58			
Floor A	<u>rea</u>				
1.	Total Lot Area (Net Lot Area for Lo	ts Created After 12/1	3/06):	_	44,766
2.	Maximum permitted floor area (per	Section 355-26.B(4)):	_	7727
3.	Amount of floor area contained with 912 existing + 238	in first floor: proposed =	-		1150
4. -	Amount of floor area contained with 1992 existing + 564		-		2556
5. -	Amount of floor area contained with 497 existing +		-		497
6. -	Amount of floor area contained with existing + 42	in porches capable of proposed =	f being enclosed:		42
7. -	Amount of floor area contained with existing +		cable – see definition):		0
8.	Amount of floor area contained with existing +		- see definition):		0
9. -	Amount of floor area contained with existing +		lings:		0
10. Pro	posed floor area: Total of Lines	3 – 9 = _			4245
and the j	10 is less than or equal to Line 2, you project may proceed to the Residential opposal does not comply with the Town re and Seal of Professional Preparing	Project Review Comr n's regulations.			eater than Line 2
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Director of Planning

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

Armonk, New York 10504-1898

Telephone: (914) 273-3542

www.northcastleny.com

Fax: (914) 273-3554

GROSS FLOOR AREA WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross floor area of a building or group of buildings as necessary to show compliance with a building or group of buildings as necessary to show compliance with floor area limitations of the Town Code or as otherwise necessary to illustrate the intended or potential use of a structure.

- 1. Scaled worksheets are to be pre pared base d upon floor plans which represent existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All floor plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
- 2. The floor area of each floor is to be divided int o s imple polygons (squares, rectangles, etc.) each being drawn on theplan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
- 3. A summary table for each floor is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the floor area for the entire floor.
- 4. A similar summary table is to be provided listing the total floor a re of each floor within the resulting floor area of each building.
- 5. Any exception of floor area from the gross floor area must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
- 6. A schematic illustration of the format is shown below.



LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

FLOOR AREA, GROSS -- The sum of the horiz ontal areas of the several stories of the building or buildings, excluding any floor area used for one- and two-family residences), measured from the exterior walls or, in the case of a common wall separating two buildings, from the center line of such a common wall, and including any two-story or any enclosed porch, or one having a roof and capable of being enclosed. See the definition of "basement" for exclusion of basement/mechanical areas in nonresidential buildings from "floor area, gross." For one- and two-family residences, any attic space with a floor to ceiling height of 7.5 feet or greater shall be included as part of gross floor area, as shall those portions of any basement with a floor to ceiling height of 7.5 feet or greater if the basement is considered a "story" in accordance with one of the following three alternative measurements:

- A. Where the finished surface of the floor ab ove the basement is more than six feet above average grade.
- B. Where the finished surface of the floor ab ove the basement is more than six feet above the finished ground level for more than 50% of the total building perimeter.
- C. Where the finished surface of the floor above the basement is more than 12 feet above the finished ground level at any point along the building perimeter.

Less than 5,000 square feet	Maximum Permitted Gross Floor Area for One-Family Dwellings and Accessory Buildings ¹ (square feet) 1,875 or 50% of the lot area,
5,000 to 9,999 square feet	whichever is greater 2,500 plus 25% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	3,750 plus 20% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	4,750 plus 15% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	5,768 plus 10% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	6,856 plus 8% of the lot area in excess of 0.75 acres
1.0 to 1.499 acres	7,727 plus 6% of the lot area in excess of 1.0 acres
1.5 to 1.999 acres	9,034 plus 5% of the lot area in excess of 1.5 acres
2.0 to 3.999 acres	10,122 plus 4% of the lot area in excess of 2.0 acres
4.0 acres or more	13,607 plus 3% of the lot area in excess of 4.0 acres

^{*}Permitted gross floor area for two-family dwellings in the R-2F District shall be one-third (1/3) greater than that permitted for one-family dwellings.

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PROPOSED ADDITIONS & ALTERATIONS

FOR: BREDA RESIDENCE

11 EVER GREEN ROW ARMONK, NY

GENERAL NOTES

All work shall comply with the strictest requirements of the State of New York Building Code and all applicable codes whether specifically stated or not. All work shall conform with the strictest interpretation of State and Local codes, laws, rules and

regulations of all authorities having jurisdiction over the project, whether specifically shown, or not. Where the contract, construction notes or drawings call for any work of a more stringent nature than that required by code or any other department having jurisdiction over the work, the work of the more

stringent nature called for by the contract, construction notes or drawings shall be furnished. The Contractor shall vist the site prior to submitting a bid. The Contractor will be responsible for the verification of all dimensions and conditions. All discrepancies shall be brought to the attention of the

All drawings and notes are complimentary, and what is called for by either will be binding as if called for by all. Any work shown or referred to on any one set of drawings shall be provided as though

The drawings are not to be scaled at any time. Only written dimensions and notes are to be used. All dimensions are given to finishes. All dimensional discrepancies shall be immediately brought to the attention of the Architect. All dimensions shall be verified before starting work by the respective Contractor, who shall be held responsible for his phase of the work.

All "Plus-Minus" dimensions are provided in situations where existing conditions exist. Such dimensions shall be verified in the field by the Contractor.

All work listed on the construction notes sheets and shown or implied on all drawings shall be supplied and installed by the Contractor, unless otherwise noted. The Contractor shall notify the Architect in writing immediately if he cannot comply with all notes contained within the Contract Documents.

The Contractor shall notify the Architect in writing immediately of any discrepancies between the drawings, the notes and field conditions before commencing any work to request clarification.

The Contractor shall be responsible for all damage to existing property as a result of his work, his workmanship and subcontractors. The Contractor shall provide adequate protection for his work, and shall be responsible for the same. The Contractor shall restore to original condition and existing element damaged as a result of his work.

Where a product is specified by a particular manufacturer, the Contractor shall furnish and install the product in accordance with the strictest specifications set forth by the manufacturer's best standards.

The General Conditions of the contract for construction of Buildings, the Standard form of the American Institute of Architects (AIA), latest edition of Form A-201, inclusive as it pertains to this project, are

Work included in this contract shall be all labor, material and equipment required to complete the proposed construction as shown or implied in the Contract Documents. Work included in this contract shall be according to the true intent of these drawings and shall be first class in all respects.

The Contractor is responsible for dimensions to be confirmed and correlated at the job site and for information that pertains to the fabrication process, and/or to techniques for construction and coordination of the work of all trades.

The Architect shall be the sole judge as to the adequacy of any work performed. The Architect shall have the right to order the removal of defective work and material, and its replacement without any

All work to comply with governing State and Local Building Codes.

All plumbing to comply with governing State and Local Plumbing Codes. All Electrical work to comply with governing National and Local Electrical Codes.

The Contractor shall assume full responsibility for the confirmation of actual field dimensions as they pertain to the fabrication and installation of any materials and/or equipment requiring such.

The General Contractor shall excercise strict control over job cleaning to prevent any debris, dust or dirt from leaving the job site and adjacent finished areas. The Contractor shall properly protect all adjoining property or work or work and any damage to the

same caused by his work or workmen must be made good without delay. Patching and and replacing or

damaged work shall be done by the Contractor who is responsible for the damage. The Contractor shall provide all necessary protection for his work until it is turned over to the Owner.

The Construction Drawings and/or notes are supplied to illustrate the design and general type of construction desired and are intended to imply the finest quality construction materials and

The Contractor, upon acceptance of these drawings, assumes full responsibility for the construction, materials and workmanship of the of the work described in these notes and drawings, and he will be expected to comply woth the spirit, as well as with the letter in which they were written and drawn.

Controlled tests required by those having jurisdiction over the project shall be executed and paid for by the Contractor.

The General Contractor shall survey all existing finished surfaces to include corner beads, stops, existing construction to remain, etc. for chips, cracks, holes, damaged surfaces and any other surfaces and defects causing an appearance different from a new finished first-class installation. These defective surfaces shall be repaired, or if beyond repairing, then the General Contractor shall remove existing and install new surfaces to the satisfaction of the

All footings shall be placed on undisturbed soil, or controlled fill with a minimum bearing capacity of two (2) tons per suare foot. The bottom of footings shall be a minimum of 3'-6" below finished grade. All footings shall be sized as indicated in the documents.

Prior to backfilling, the Contractor shall waterproof all foundation walls below grade. Backfill only after All concrete slabs shall be placed over a 6 mil. visqueen vapor barrier and 4" compacted gravel.

Reinforce all concrete slabs with 6x6-10/10 W.W.F. All concrete shall be air-entrained and have a minimum strength of 3000 p.s.i. after 27 days.

All sill plates resting on any concrete slabs or foundation walls shall be pressure treated and shall be placed upon a fiberglass sill sealer.

Anchor bolts to be high strength, 3/8 "x16" with 1 1/2 " hook end. Inbed a minimum of 12" into concrete.

All wood framing members shall be select structural grade Douglas Fir in accordance with the latest edition of A.I.T.C. Design specifications for stress grade lumber. Minimum E=1,4000,000; f=1400.

All landings to be in accordance with RCNYS R311.5.4 for stairways and R311.4.3 for exterior doors.

Unless otherwise specified in these documents, all openings in wall shall receive (2)2x12 wood headers. This includes, but is not limited to, all doors and windows.

All walls and ceilings shall receive 1/2 "thick, tapered edge gypsum wall board, except Bathrooms, which shall receive 1/2 "thick moisture resistant wall board and/or 1/2 "thick "Wonderboard", in accordance with finishes selected by the Owner. Such variations shall be coordinated by the Contractor with the Owner.

All interior surfaces shall be taped three (3) times and sanded smooth for paint

All windows, doors and transition spaces (i.e. openings without doors) shall recieve a paint grade colonial wood trim as selected by the Owner, and approved by the Architect.

All interior walls and ceilings shall receive I coat of latex primer and two coats of latex flat finish house paint. Colors as selected by the Owner. Paint as manufactured by "Benjamin Moore",

All interior wood trim shall receive I coat of latex primer and 2 coats of latex semi-gloss flat finish trim paint. Colors as selected by the Owner. Paint as manufactured by "Benjamin Moore", All exterior wood shall be painted. All surfaces shall receive I coat of exterior oil primer, and

2 coats of exterior oil house or trim paint. All surfaces shall receive a "White" finish. Paint as manufactured by "Benjamin Moore", or approved equal. All existing exterior wood trim shall be painted. All surfaces shall receive I coat of exterior oil

primer, and 2 coats of exterior oil house or trim paint. All surfaces shall receive a "White" finish. Paint as manufactured by "Benjamin Moore", or approved equal.

Windows shall be as manufactured by "Andersen Windows". Units as specified in the drawings. All new units shall be ordered with the appropriate grilles (as demonstrated in the drawings), insect screens, extension jambs and standard hardware.

In accordance with the New York State Code, all habitable spaces shall have a secondary opening for emergency egress use. The opening shall have a minimum clear opening area of no less than five seven (5.7) square feet, with no less than an twenty (20) inch width clear opening. The bottom of the required openings shall be no higher than 3'-8" above the finished floor in all above grade stories.

All glazing on doors, fixed side panels adjoining doors, interior partitions, and where glazing extends to 18" or less of a floor level shall be tempered safety glass, and shall have window

New asphalt roofing to shall match the existing in color in size. Contractor to summit sample to the Owner for they appoval. Insulation as manufactured by Owens Corning. Thickness as specified in drawings.

Unless otherwise noted, all dimensions for partitions are from finish material-to-finish material.

All flashing shall be aluminum or copper, unless specified otherwise.

The new Construction depicted in these plans and specifications comply with the minimum standards

JOSEPH R. CROCCO - ARCHITECT

The Architect shall not be responsible for the uncovering of, or identification thereof, any asbestos, asbestos-related materials, lead, lead-paints or any other pollutants of any kind. The Architect is not responsible for the perforamance of any services in connection with or related to such materials, and the Contractor shall retain an expert(s) to arrange for the prompt identification of, and the removal or treatment of such potentionally harmful materials, and indemnify and hold the Architect and its consultants harmless from any claims, injuries or expenses incurred by Architect in any manner related to the existance of such materials on the project.

Dropped ceilings below wood joists or attached directly to wood floor framing shall be draftstopped with 1/2" drywall or 3/8" plywood at 1000 sq.ft. intervals and parallel to framing

Firestopping consisting of 2" lumber, minimum 23/32" structural panel or approved non-combustible materials shall be provided at the ceiling line in concealed spaces of stud walls/partitions, including furred or studded-off spaces of concrete foundation walls and at soffits, dropped ceilings and similar spaces.

AC powered, U.L. listed smoke detectors with battery backup shall be placed throughout the dwelling unit. All detectors within the dwelling shall be interconnected and hard wired so that the activation of any alarm will sound all alarms throughout the house Exception: Detector locations in existing areas shall not be required to be interconnected and hard wired where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available which could provide access for hard wiring and interconnection without the removal of interior

Smoke detectors shall be placed in the following locations: Floor levels with bedrooms: A smoke detector is required in each bedroom and one centrally located detector is required outside of a group of bedrooms in the hall way. Floor level without bedrooms: A smoke detector is required adjacent to the stair.

Carbon Monoxide Detectors

A carbon monoxide alarm shall be installed in each of the following locations: Within 10 ft. of any bedroom and shall have a digital readout.

When more than one carbon monoxide alarm is required to be installed within an individual dwelling unit, the alarms shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all sleeping areas over background noise levels with all intervening doors closed. (Exception: Interconnection is not required where carbon monoxide alarms are permitted to be battery operated in

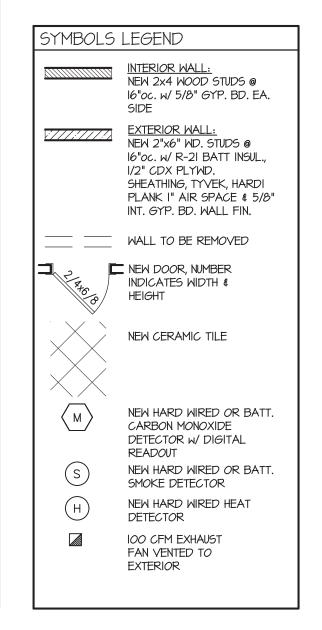
accordance with section RR313.4.2.) All carbon monoxide alarms shall be listed and labeled as complying with UL 2034 or CAN/CSA 6.19, and shall be installed in accordance with the manufacturer's installation instructions and New

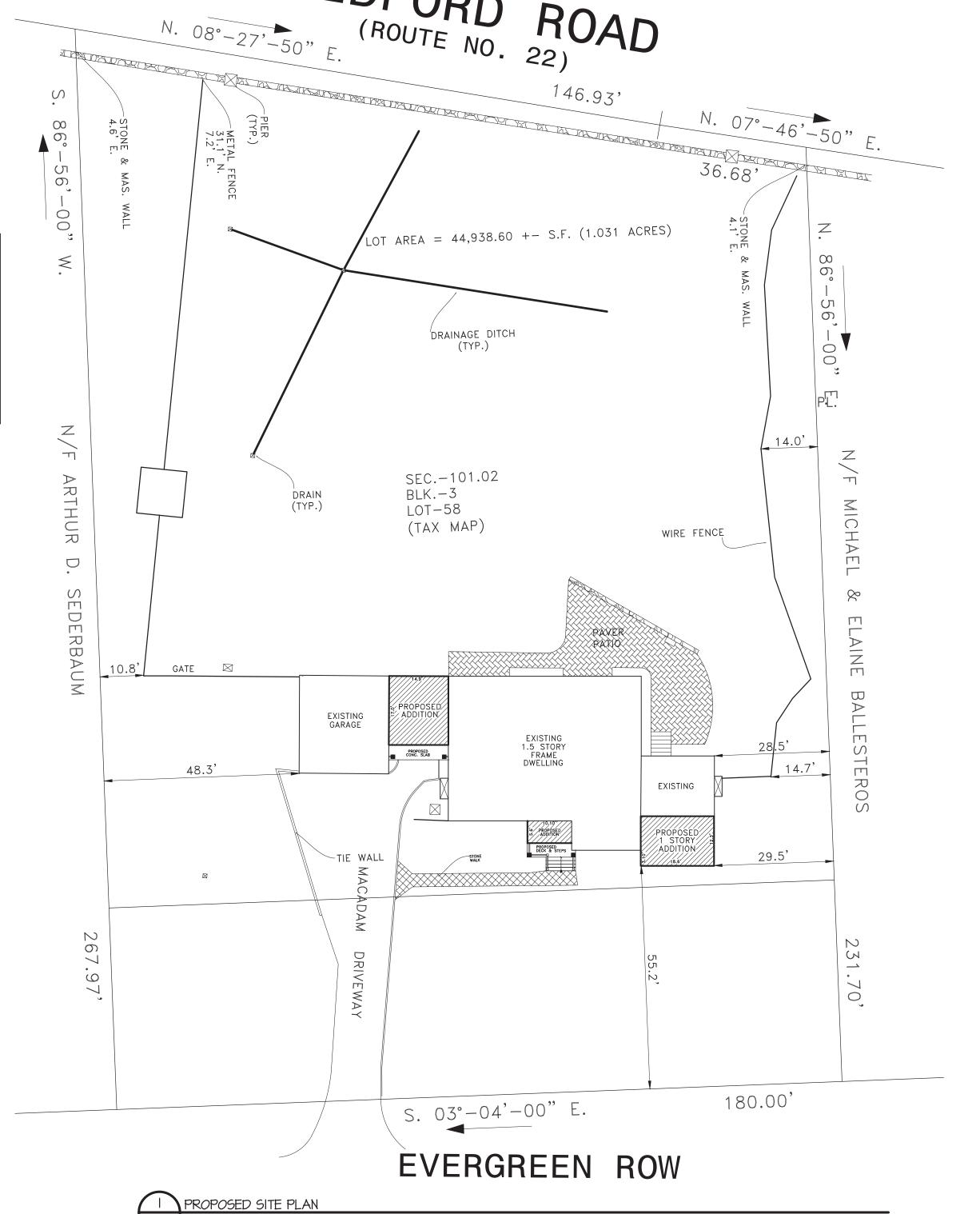




CODE INFORMATION	V	
TYPE	APPLICABLE CODES	
ARCHITECTURAL	2020 RESIDENTIAL BUILDING	G CODE OF NEW YORK STATE
MECHANICAL	2020 RESIDENTIAL BUILDING	G CODE OF NEW YORK STATE
PLUMBING	2020 RESIDENTIAL BUILDING	G CODE OF NEW YORK STATE
FIRE PROTECTION	2020 RESIDENTIAL BUILDING	G CODE OF NEW YORK STATE
ELECTRICAL	2020 RESIDENTIAL BUILDING	ODE OF NEW YORK STATE
ENERGY	2020 RESIDENTIAL BUILDING	ODE OF NEW YORK STATE
<u>CATEGORY</u>	REQUIREMENT	REFERENCE
CLASSIFICATION OF WORK	ALTERATION - LEVEL 2	SECTION 405
OCCUPANCY CLASSIFICATION	GROUP R-3-SINGLE FAMILY	SECTION 310
CONSTRUCTION CLASSIFICATION	TYPE 5B - WOOD FRAME	SECTION 601

ZONING CHART						
SECTION IOI.02, BLOCK 3, LOT 58						
ZONE: R-IA						
	REQUIRED:	EXISTING:	PROPOSED:			
LOT SQ. FT.:	43,560 SF.	44,766 SF.	NO CHANGE			
WIDTH:	125 FT.	125 FT.	NO CHANGE			
FRONTAGE:	125 FT.	180 FT.	NO CHANGE			
DEPTH:	150 FT.	180 FT.	NO CHANGE			
SETBACKS:						
FRONT YARD:	50 FT.	59.I FT.	55.2 FT.			
ONE SIDE YARD:	25 FT.	28.5 FT.	NO CHANGE			
TWO SIDE YARD:	25 FT.	48.3 FT.	NO CHANGE			
REAR YARD:	40 FT.	135.45' FT.	NO CHANGE			
MAX. BLDG. COVERAGE	12%	6.2%	6.9%			
MAX. BLDG. HEIGHT	36 FT.	20'-2"	NO CHANGE			



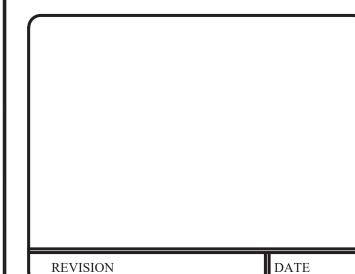


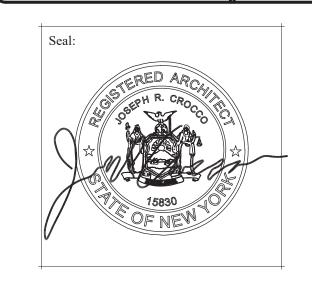
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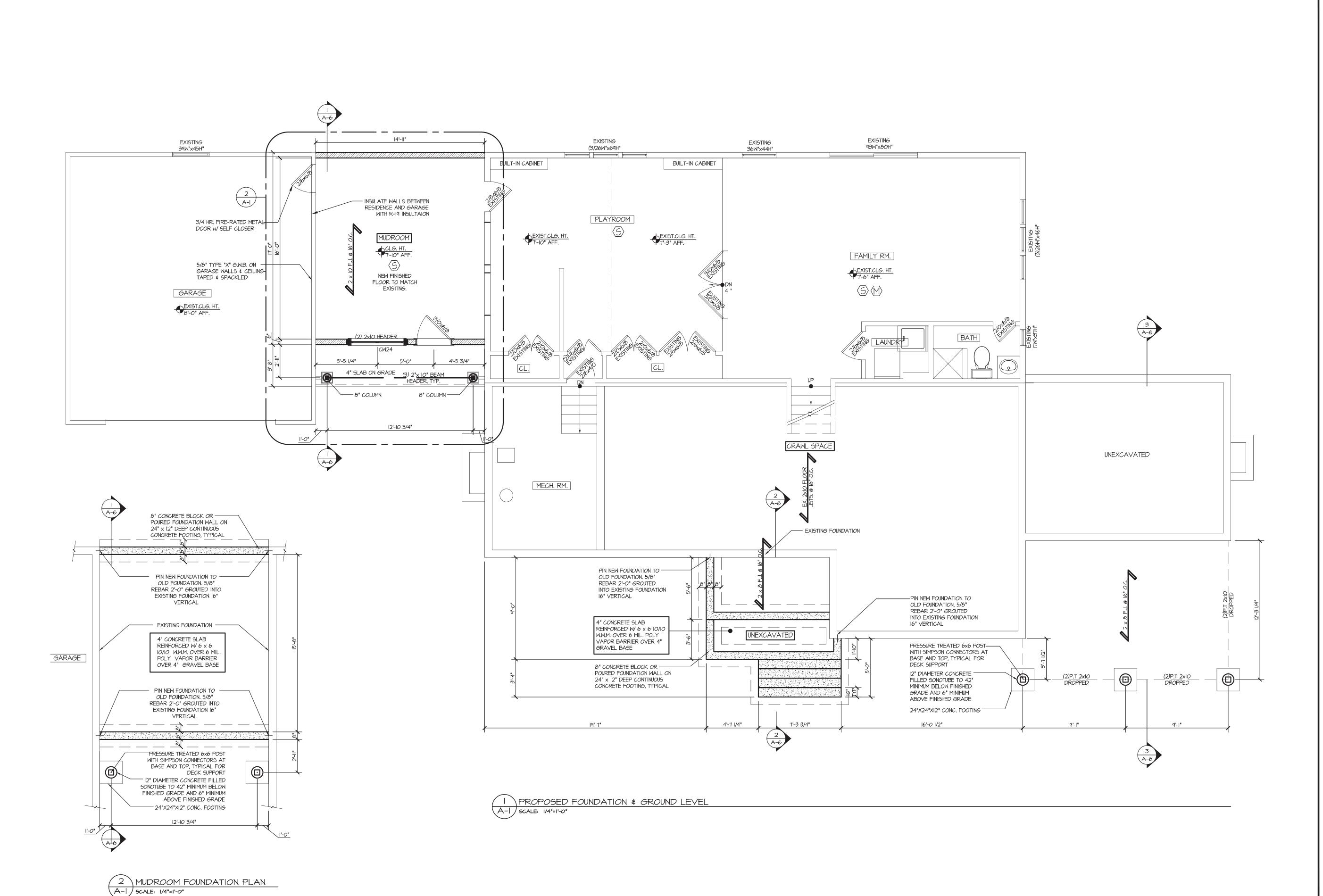
PROPOSED FOR: BREDA RESIDENCE

I I EVER GREEN ROW

ARMONK, NY

TITTLE SHEET





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DATE

REVISION



PROPOSED ADDITION

BREDA RESIDENCE

I I EVER GREEN ROW ARMONK, NY

PROPOSED FOUNDATION & GROUND LEVEL

22018

JUNE. 24, 2022

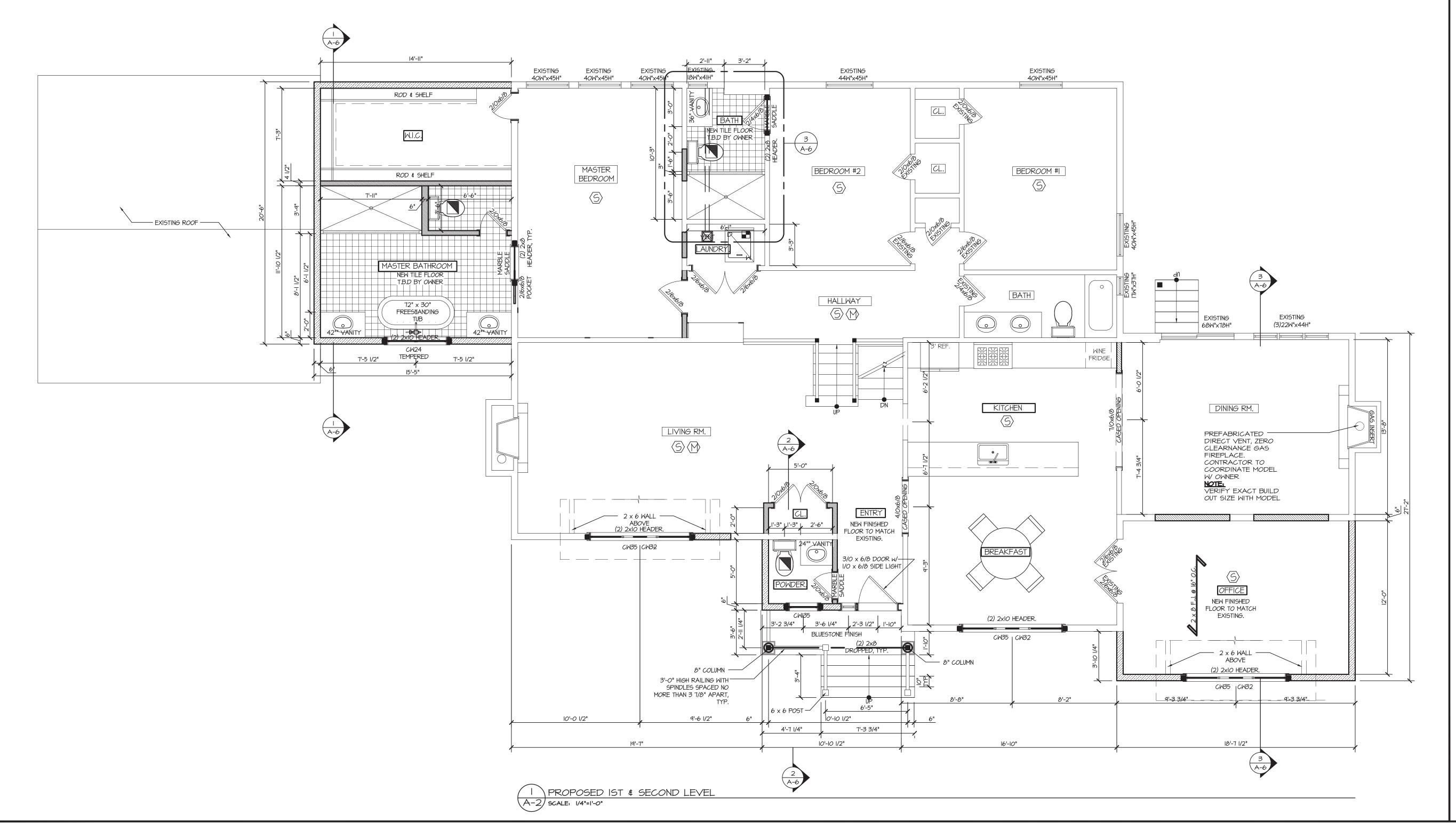
 BATH EXISTING TO BE REMOVED

2	BATH DEMO FLOOR PLAN
A-2	SCALE: 1/4"=1'-0"

	WINDOW SCHEDULE											
NO.	MANUFACTURER	SERIES	TYPE	QTY.	CATALOG NO.	UNIT DIMEI	NSIONS HEIGHT	CLEAR (OPENING HEIGHT	SQ. FT. GLASS	SQ. FT. VENT	REMARKS
1	ANDERSEN	400 SERIES WOODWRIGHT	CASEMENT	2	CW24	4'-8 1/2"	4'-0"	4'-9"	4'-0 1/2"			TEMPERED GLASS AT MASTER BATH
2	ANDERSEN	400 SERIES WOODWRIGHT	CASEMENT	3	CW35	7'-0 5/8"	4'- 7/8"	7'-1 1/8"	5'-0 3/8"			MIDDLE UNIT STATIONARY
3	ANDERSEN	400 SERIES WOODWRIGHT	CASEMENT	2	CW32	7'-0 5/8"	2'-0 1/8"	7'-1 1/8"	2'-0 5/8"			MIDDLE UNIT STATIONARY
4	ANDERSEN	400 SERIES WOODWRIGHT	CASEMENT	2	CWI35	2'-11 15/36"	3'-4 3/ 6"	3'-0 1/2"	3'-5 3/8"			

I. ALL GRILL TYPES, FINISH & SIZES TO BE COORDINATED WITH OWNER.

2. ALL WINDOWS TO RECEIVE INSECT SCREENS. FINISH TO BE COORDINATED WITH OWNER.



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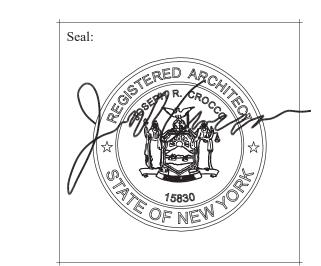
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PROPOSED ADDITION FOR:

BREDA RESIDENCE

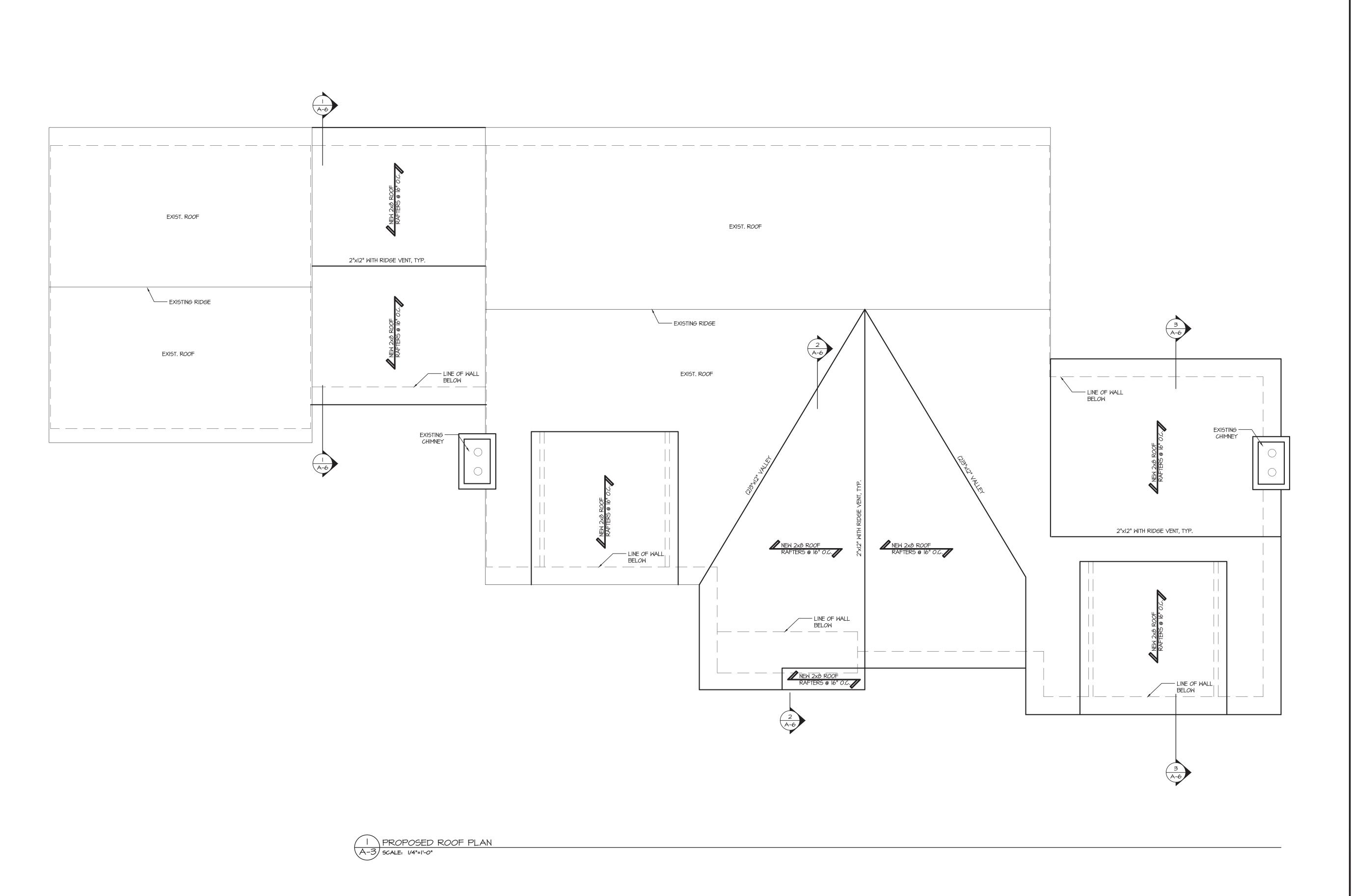
I I EVER GREEN ROW ARMONK, NY

PROPOSED FIRST & SECOND FLOOR PLANS

22018

JUNE. 24, 2022





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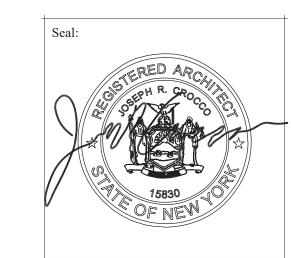
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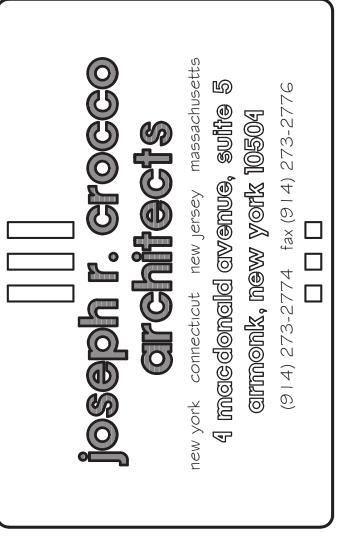
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DATE

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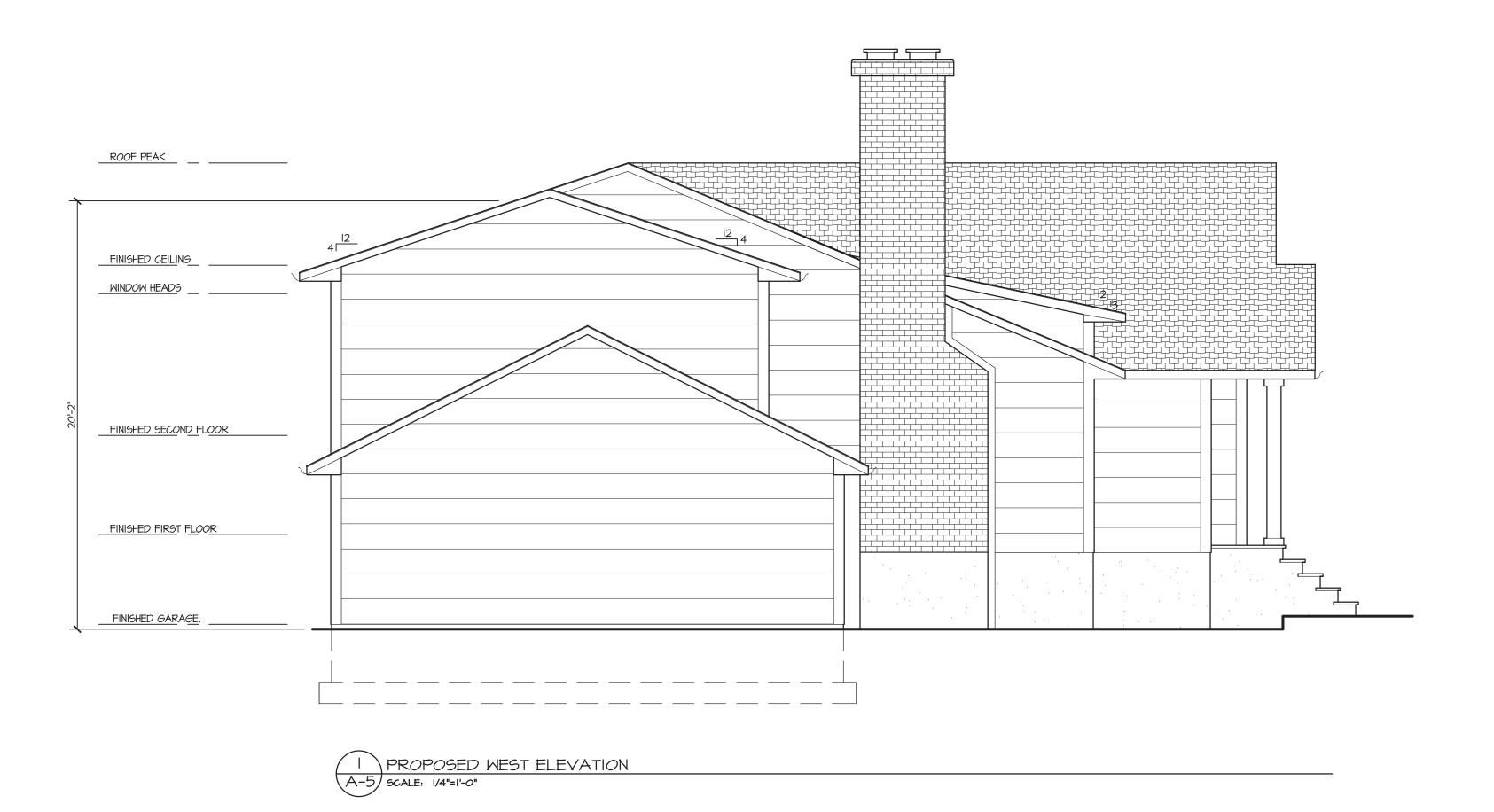
BREDA RESIDENCE

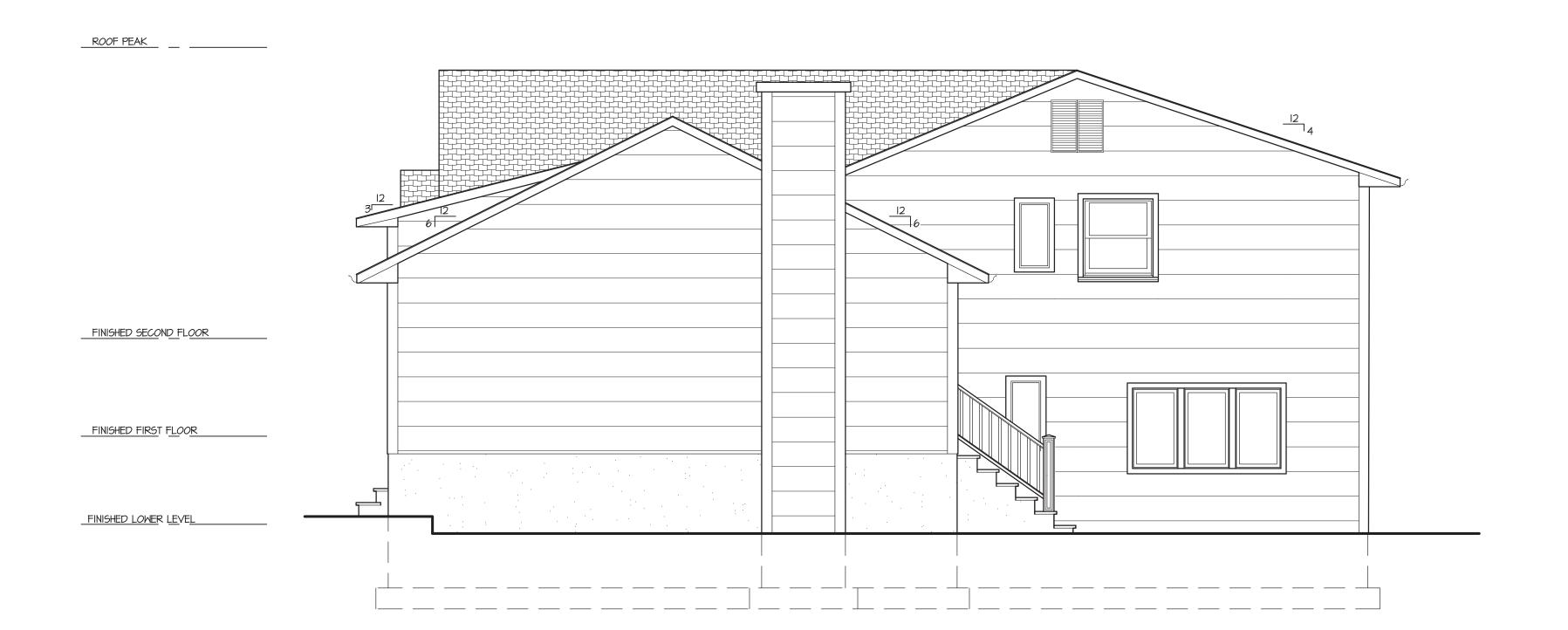
I I EVER GREEN ROW ARMONK, NY

PROPOSED ROOF PLAN

Date: JUNE. 24, 2022







PROPOSED EAST ELEVATION

A-5 scale: 1/4"=1'-0"

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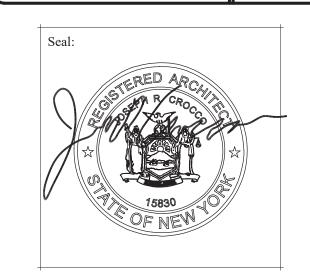
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FOR CLIENT REVIEW FOR CLIENT REVIEW

DATE

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PROPOSED **ADDITION** FOR:

BREDA RESIDENCE

I I EVER GREEN ROW ARMONK, NY

ELEVATIONS

JUNE. 24, 2022













