



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: 298 Bedford-Banksville Road, Bedford, N.Y. 10506

Section III- DESCRIPTION OF WORK:

This project consists of alteration and renovation of the existing home. The addition of a partial second floor. Addition of an attached three car garage and the addition of a porch and patio.

Section III- CONTACT INFORMATION:

APPLICANT: Gotham Design Planning and Development

ADDRESS: 329 Broadway, Dobbs Ferry, N.Y. 10522

PHONE: (914) 693-5390 MOBILE: EMAIL: arch329@gmail.com

PROPERTY OWNER:

Alessandro Maida

ADDRESS: 29 Keller Lane, Dobbs Ferry, N.Y. 10522

PHONE: MOBILE: (914) 906-0681 EMAIL: maimaxcontracting@gmail.com

PROFESSIONAL.: Laura Wakefield

ADDRESS: 329 Broadway, Dobbs Ferry, N.Y. 10522

PHONE: (914) 693-5390 MOBILE:

EMAIL: arch329@gmail.com

Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 95.01-2-51



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

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

RPRC COMPLETENESS REVIEW FORM

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

Project Name on Plan: Maida Residence

Initial Submittal Revised Preliminary

Street Location: 298 Bedford-banksville Road

Zoning District: R-2A Property Acreage: 3.91 Tax Map Parcel ID: 95.01-2-51

Date: 01-09-2023

DEPARTMENTAL USE ONLY

Date Filed: _____ Staff Name: _____

Preliminary Plan Completeness Review Checklist

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

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

RPRC COMPLETENESS REVIEW FORM

Page 2

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

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

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



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

Application Name or Identifying Title: Maida Residence Date: 01-11-2023
Tax Map Designation or Proposed Lot No.: 95.01-2-51

Floor Area

1.	Total Lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>170,371</u>
2.	Maximum permitted floor area (per Section 355-26.B(4)):	<u>13,629</u>
3.	Amount of floor area contained within first floor: — <u>3,125</u> existing + <u>1,701</u> proposed = —	<u>4,826</u>
4.	Amount of floor area contained within second floor: — <u>775</u> existing + <u>4,875</u> proposed = —	<u>5,650</u>
5.	Amount of floor area contained within garage: — <u>0</u> existing + <u>881</u> proposed = —	<u>881</u>
6.	Amount of floor area contained within porches capable of being enclosed: — <u>0</u> existing + <u>0</u> proposed = —	<u>0</u>
7.	Amount of floor area contained within basement (if applicable – see definition): — <u>0</u> existing + <u>0</u> proposed = —	<u>0</u>
8.	Amount of floor area contained within attic (if applicable – see definition): — <u>0</u> existing + <u>530</u> proposed = —	<u>530</u>
9.	Amount of floor area contained within all accessory buildings: — <u>944</u> existing + <u>0</u> proposed = —	<u>944</u>
10.	Proposed floor area : Total of Lines 3 – 9 = —	<u>12,831</u>

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

Signature and Seal of Professional Preparing Worksheet

04-05-2023
Date





TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

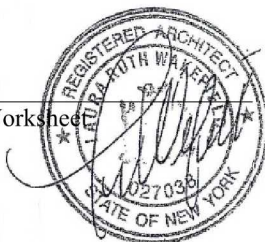
Application Name or Identifying Title: Maida Residence Date: 01-11-2023
Tax Map Designation or Proposed Lot No.: 95.01-2-51

Gross Lot Coverage

1.	Total lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>170,371</u>
2.	Maximum permitted gross land coverage (per Section 355-26.C(1)(b)):	<u>19,513.8</u>
3.	BONUS maximum gross land cover (per Section 355-26.C(1)(b)): Distance principal home is beyond minimum front yard setback <u>75</u> x 10 = <u>750</u>	<u> </u>
4.	TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3	<u>20,263.8</u>
5.	Amount of lot area covered by principal building : <u>3,241</u> existing + <u>2,431</u> proposed =	<u>5,672</u>
6.	Amount of lot area covered by accessory buildings : <u>944</u> existing + <u>0</u> proposed =	<u>944</u>
7.	Amount of lot area covered by decks : <u>0</u> existing + <u>150</u> proposed =	<u>150</u>
8.	Amount of lot area covered by porches : <u>0</u> existing + <u>773</u> proposed =	<u>773</u>
9.	Amount of lot area covered by driveway, parking areas and walkways : <u>12,914</u> existing + <u>1,436</u> proposed =	<u>14,360</u>
10.	Amount of lot area covered by terraces : <u>1,089</u> existing + <u>1,597</u> proposed =	<u>2,686</u>
11.	Amount of lot area covered by tennis court, pool and mechanical equip : <u>6,413</u> existing + <u>0</u> proposed =	<u>6,413</u>
12.	Amount of lot area covered by all other structures : <u>901</u> existing + <u>151</u> proposed =	<u>1,052</u>
13.	Proposed gross land coverage : Total of Lines 5 – 12 =	<u>32,040</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



04-03-2023

Date

MAIDA RESIDENCE

298 BEDFORD BANKSVILLE RD.
BEDFORD, N.Y. 10506



CODE COMPLIANCE NOTES:

- ALL PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH AND SHALL BE PERFORMED AND COMPLETED IN FULL COMPLIANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE AND NEW YORK STATE STRETCH CODE.
- ALL ELECTRICAL WORK HAS BEEN DESIGNED AND SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE NFPA 70 2017 EDITION.
- ALL PLUMBING WORK HAS BEEN DESIGNED AND SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE.
- ALL MECHANICAL WORK HAS BEEN DESIGNED AND SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE.
- THE PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH AND SHALL BE PERFORMED AND COMPLETED IN FULL COMPLIANCE WITH THE 2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE - RESIDENTIAL PROVISIONS, LATEST EDITION BY AFFIXING A SEAL AND SIGNING THIS SET OF CONSTRUCTION DOCUMENTS, THE REGISTERED DESIGN PROFESSIONAL HEREBY ATTESTS THAT, TO THE BEST OF HIS OR HER KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE CODE.
- THIS BUILDING IS TYPE 5B CONSTRUCTION.
- THIS BUILDING'S USE IS A ONE FAMILY DWELLING.
- SEPARATE PERMIT REQUIRED FOR FIRE SPRINKLER SYSTEMS AND HVAC UNIT AND DUCTWORK

LIST OF DRAWINGS		FOR ZBA MEETING 09-14-2022
CS	LIST OF DRAWINGS, LOCATION MAPS, AND DESIGN CRITERIA	● 01-13-2023
A - 1.0	PROPOSED SITE PLAN, EXISTING SITE PLAN, AND ZONING CHART	● 01-13-2023
A - 1.1	PROPOSED SITE PLAN AND FLOOR AREA CALC.	● 01-13-2023
EX - 1	EXISTING FIRST FLOOR PLAN AND DEMOLITION PLAN	● 01-13-2023
A - 2.0	PROPOSED ROOF PLAN	● 01-13-2023
A - 2.1	PROPOSED FOUNDATION PLAN	● 01-13-2023
A - 2.2	PROPOSED FIRST FLOOR PLAN AND DOOR SCHEDULE	● 01-13-2023
A - 2.3	PROPOSED SECOND FLOOR PLAN AND WINDOW SCHEDULE	● 01-13-2023
A - 2.4	PROPOSED ROOF FRAMING PLAN AND FIRST FLOOR FRAMING PLAN	● 01-13-2023
A - 2.5	PROPOSED SECOND FLOOR FRAMING PLAN	● 01-13-2023
A - 3.0	PROPOSED SOUTH AND WEST ELEVATIONS	● 01-13-2023
A - 3.1	PROPOSED NORTH AND EAST ELEVATIONS	● 01-13-2023
A - 4.0	PROPOSED SECTIONS	● 01-13-2023

PROJECT DESCRIPTION

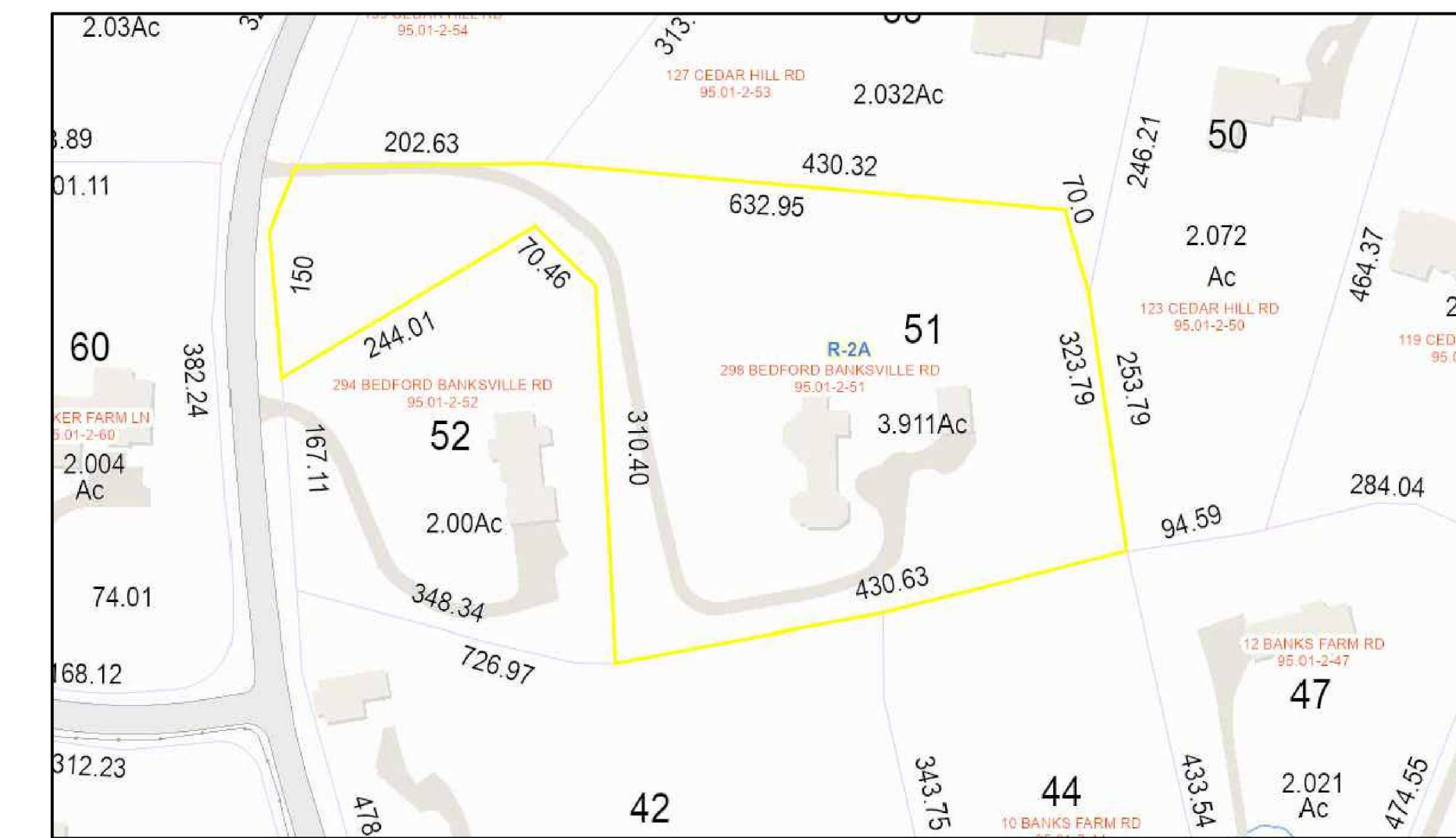
THIS PROJECT CONSISTS OF THE DESIGN, RENOVATION, AND ALTERATION OF AN EXISTING SINGLE FAMILY HOME LOCATED IN 298 BEDFORD BANKSVILLE RD. BEDFORD, N.Y. 10506. THE EXISTING HOUSE IS 3,241 SQ.FT. THE PROPOSED WORK WILL ADD 2,431 SQ.FT OF HABITABLE SPACE. THE WORK IN THE EXISTING FIRST FLOOR WILL INCLUDE THE DEMOLITION OF INTERIOR AND EXTERIOR WALLS TO RENOVATE THE KITCHEN, LIVING ROOM, DINING, AND PLAY AREA. THE ADDITION IN THE FIRST FLOOR WILL INCLUDE A NEW GARAGE AND SPACE FOR A LIBRARY, GUEST ROOM, AND GYM. THE EXISTING SECOND FLOOR AND ROOF WILL BE REMOVED TO PROVIDE SPACE FOR THREE BEDROOMS, A MASTER BEDROOM, AND AN ENTERTAINMENT SPACE ABOVE THE PROPOSED GARAGE. THE WORK ALSO INCLUDES A NEW 150 SQ.FT. DECK, AND 915 SQ.FT. FOR A PORCH ADDITION. THE EXISTING DRIVEWAY WILL BE DESIGNED TO CREATE A COURTYARD NEXT TO THE MAIN ENTRY AND PROPOSED GARAGE.

Climatic and Geographic Design Criteria

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY 1	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP 2	ICE BARRIER UNDERLAYMENT REQUIRED 3	FLOOD HAZARDS 4	AIR FREEZING INDEX 5	MEAN ANNUAL TEMP 1
	SPEED 6 (mph)	TOPOGRAPHIC EFFECTS 7		WEATHERING 8	FROST LINE DEPTH 9	TERMITE 10					
30	115	No	B	Severe	42"	Very Heavy	10	Yes	Yes	3,500 or less	50

Manual J Design Criteria

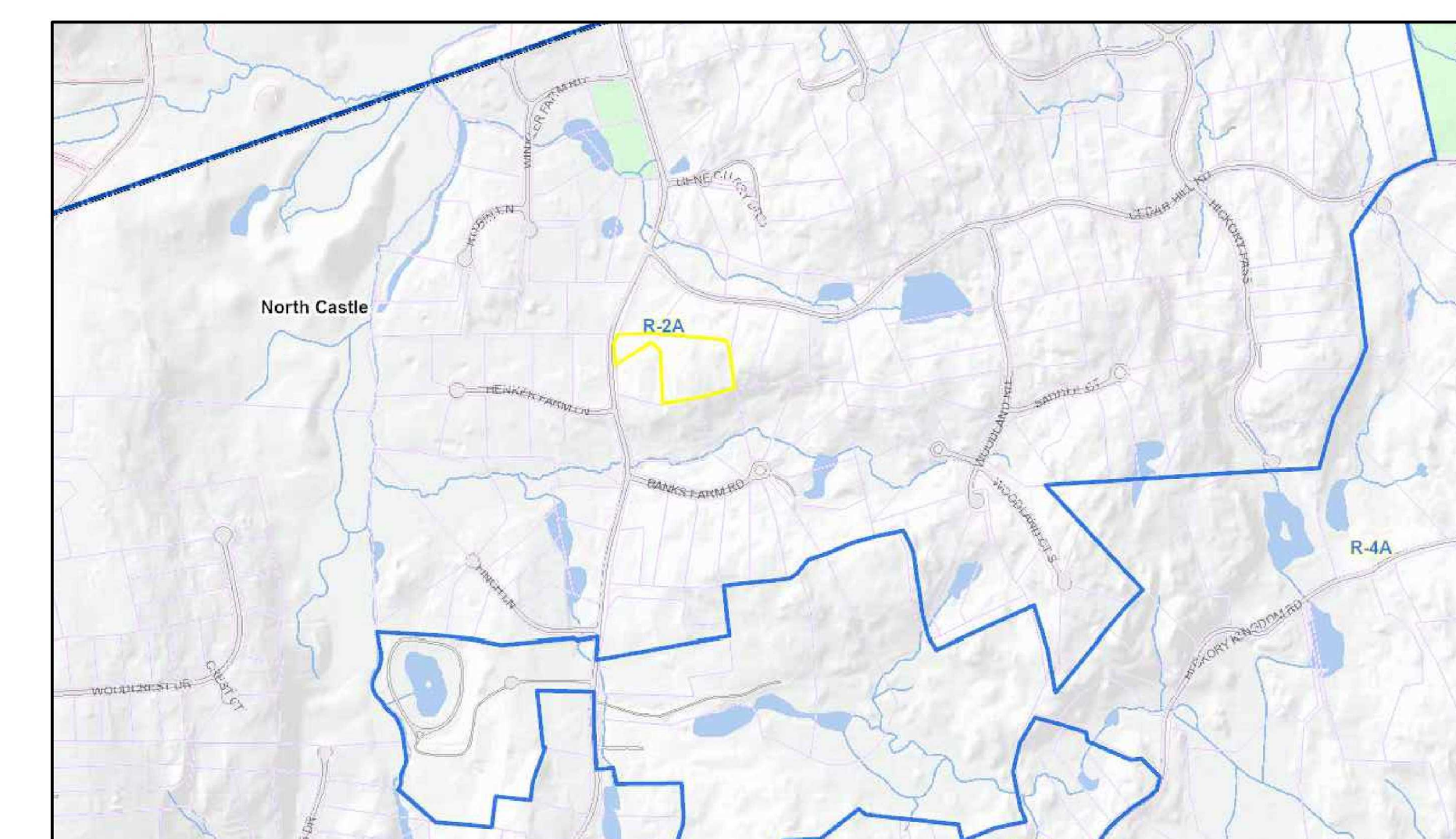
Elevation	Latitude	Winter Heating	Summer Cooling	Altitude Correction Factor	Indoor Design Temperature	Design Temperature-Cooling	Heating Temperature Difference
292	43° 8' 13"	12	87	None	72	75	60
Cooling Temperature Difference	Wind Velocity Heating	Wind Velocity Cooling	Coincident Wet Bulb	Daily Range	Winter Humidity	Summer Humidity	
32.1	-	-	72	M	-	-	-



VICINITY MAP
NOT TO SCALE

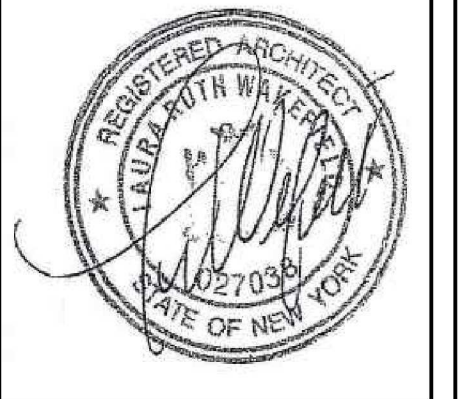


AERIAL LOCATION MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT



WARNING: IT IS A VIOLATION OF THE NEW YORK STATE EDUCATIONAL LAW ARTICLE 148 SECTION 7009 FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ARCHITECT, ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.

LAURA WAKEFIELD
ARCHITECT
329 BROADWAY
DOBBS FERRY, NY 10522
TEL: 914 693 6165
N.Y.S STATE LICENSE
No. 027038

PROJECT TITLE:
MAIDA RESIDENCE
298 BEDFORD BANKSVILLE RD.
BEDFORD, NY 10506
PROJECT NO.:

GOTHAM DESIGN
AND COMMUNITY DEVELOPMENT LTD.

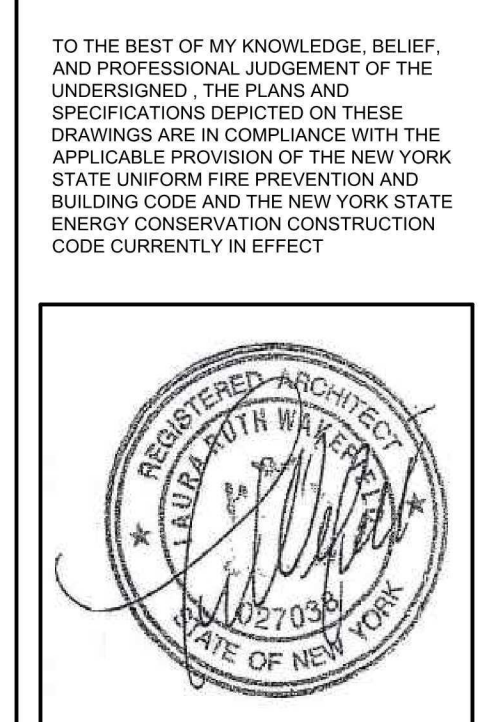
329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
email: arch329@gmail.com

ISSUED / REVISIONS

SHEET TITLE:
PROPOSED FIRST FLOOR PLAN

DATE: **01-12-2023** DRAWN BY: **SSJ**
SCALE: **AS NOTED** CHECKED BY:

CS



WARNING: IT IS A VIOLATION OF THE NEW YORK STATE EDUCATIONAL LAW ARTICLE 146 SECTION 700 FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ARCHITECT, ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.

LAURA WAKEFIELD
ARCHITECT
329 BROADWAY
DOBBS FERRY, NY 10522
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N.Y.S STATE LICENSE
No. 027038

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BEDFORD, NY 10506
PROJECT NO.:

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AND COMMUNITY
DEVELOPMENT LTD.

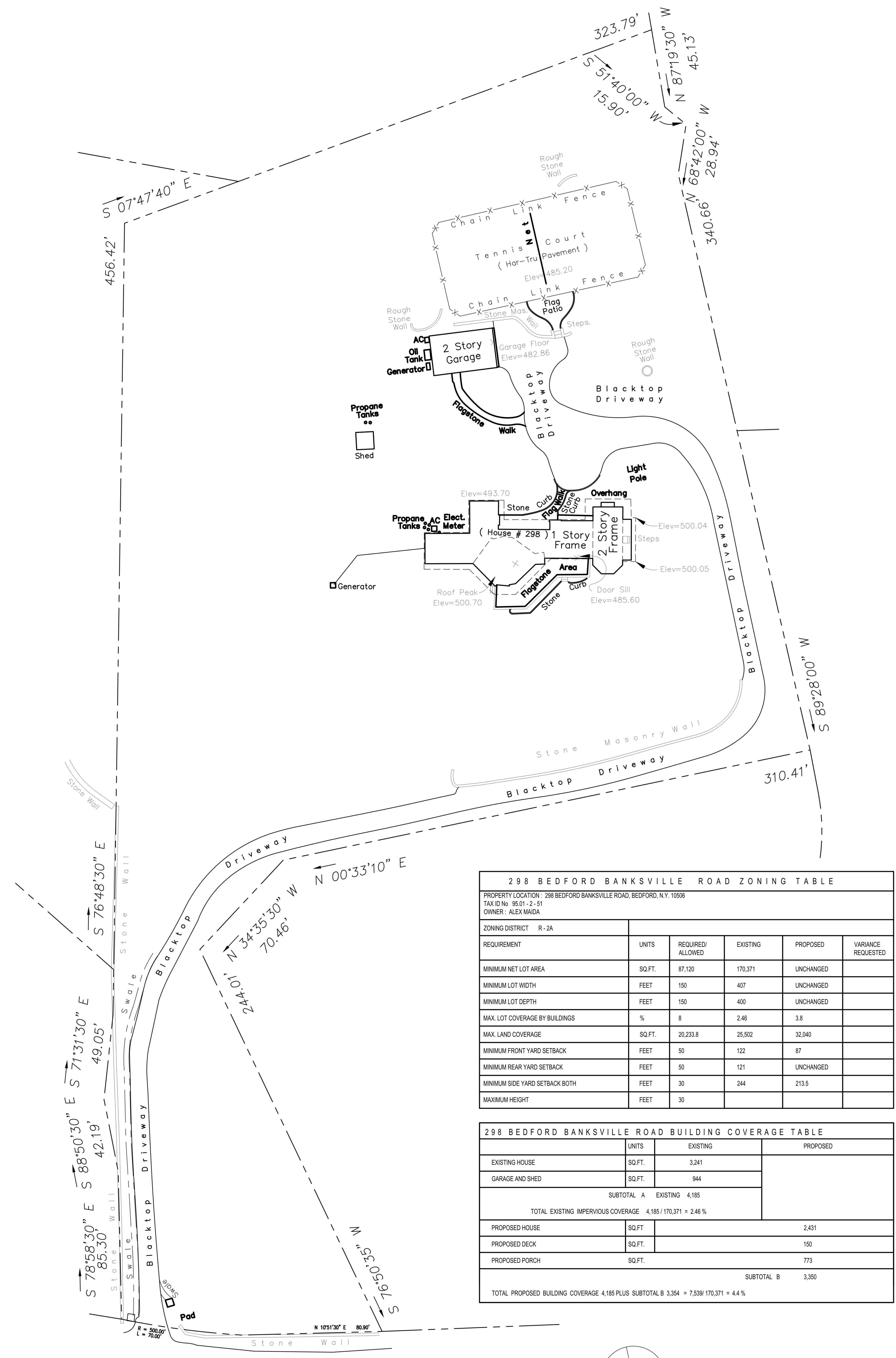
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ISSUED / REVISIONS

SHEET TITLE:
**PROPOSED
FIRST FLOOR PLAN**

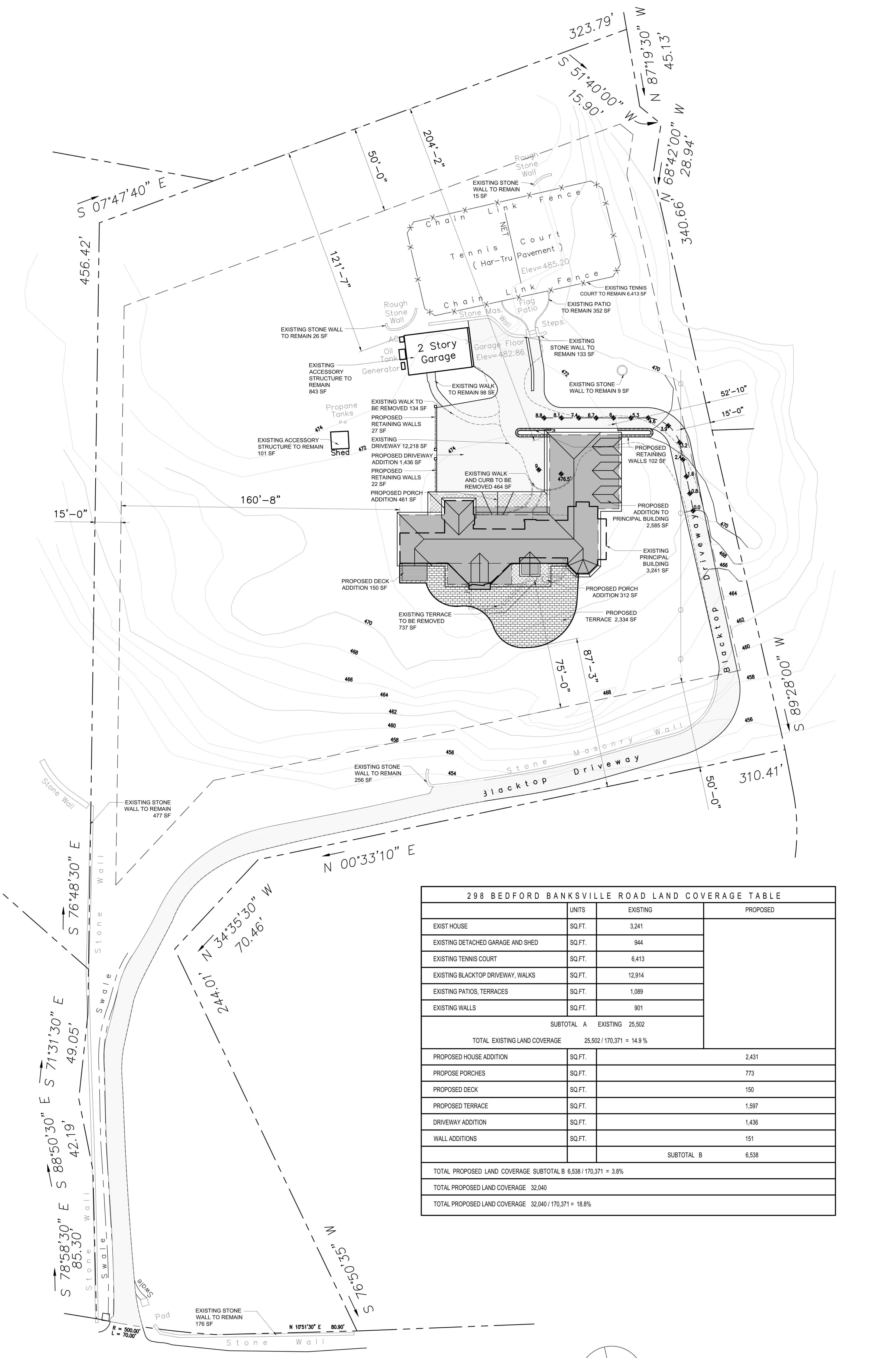
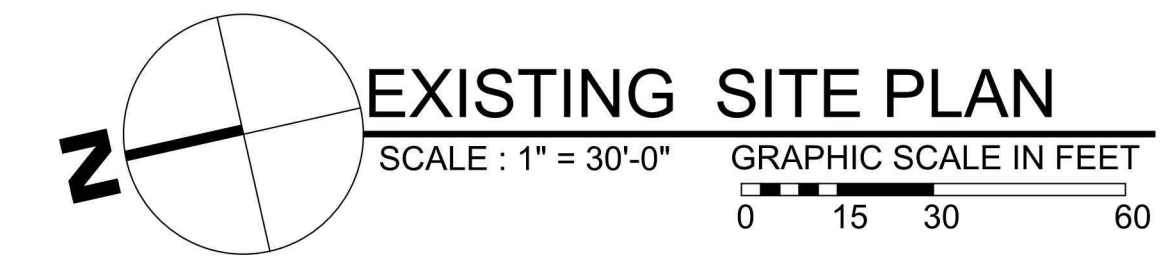
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SCALE: **AS NOTED** CHECKED BY:

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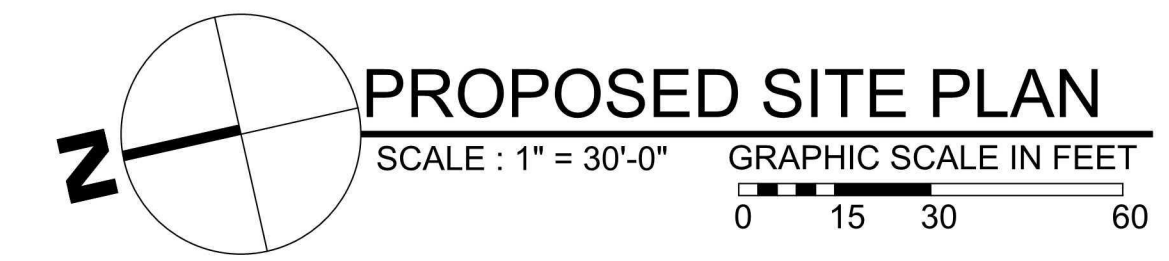


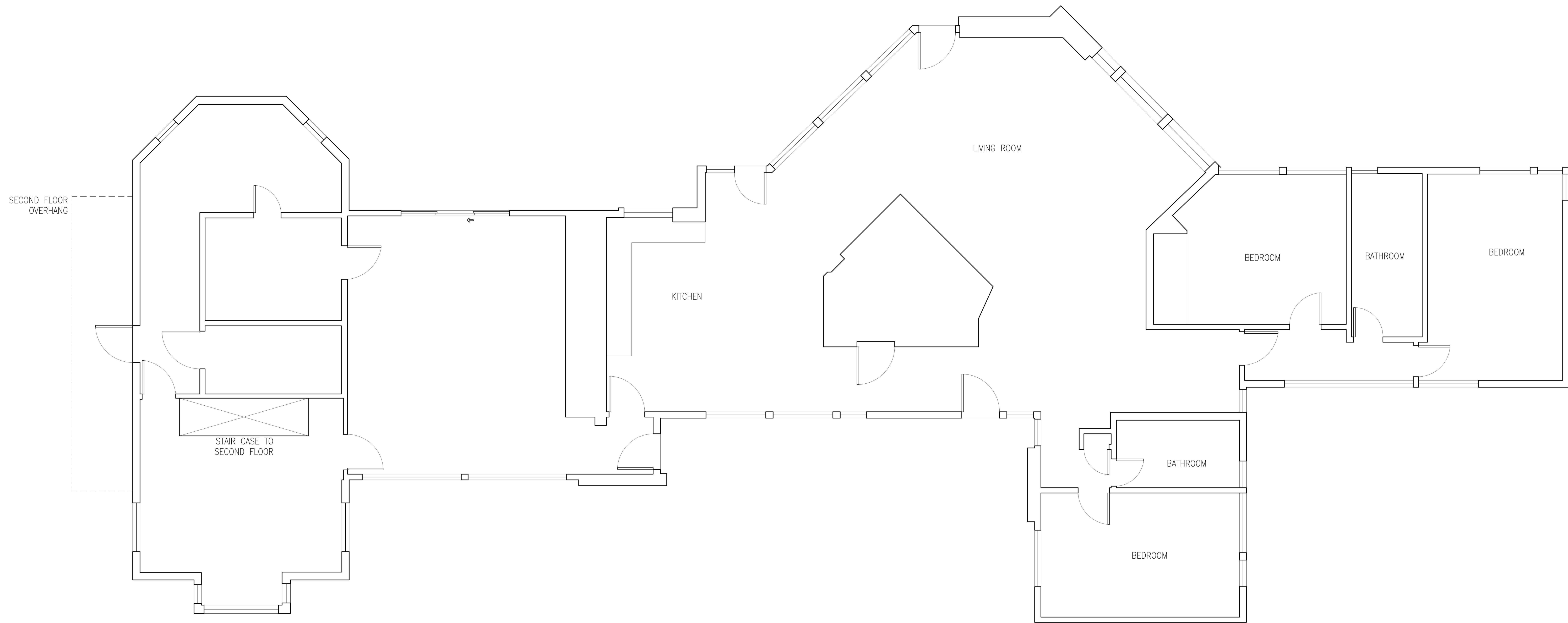
298 BEDFORD BANKSVILLE ROAD ZONING TABLE					
PROPERTY LOCATION: 298 BEDFORD BANKSVILLE ROAD, BEDFORD, N.Y. 10506					
TAX ID No. 95.01 - 2-51					
OWNER: ALEX MAIDA					
ZONING DISTRICT	R-2A				
REQUIREMENT	UNITS	REQUIRED/ALLOWED	EXISTING	PROPOSED	VARIANCE REQUESTED
MINIMUM NET LOT AREA	SQ.FT.	87,120	170,371	UNCHANGED	
MINIMUM LOT WIDTH	FEET	150	407	UNCHANGED	
MINIMUM LOT DEPTH	FEET	150	400	UNCHANGED	
MAX. LOT COVERAGE BY BUILDINGS	%	8	2.46	3.8	
MAX. LAND COVERAGE	SQ.FT.	20,233.8	25,502	32,040	
MINIMUM FRONT YARD SETBACK	FEET	50	122	57	
MINIMUM REAR YARD SETBACK	FEET	50	121	UNCHANGED	
MINIMUM SIDE YARD SETBACK BOTH	FEET	30	244	213.5	
MAXIMUM HEIGHT	FEET	30			

298 BEDFORD BANKSVILLE ROAD BUILDING COVERAGE TABLE			
EXISTING HOUSE	SQ.FT.	3,241	
GARAGE AND SHED	SQ.FT.	944	
SUBTOTAL A		EXISTING	4,185
TOTAL EXISTING IMPERVIOUS COVERAGE 4,185 / 170,371 = 2.46 %			
PROPOSED HOUSE	SQ.FT.		2,431
PROPOSED DECK	SQ.FT.		150
PROPOSED PORCH	SQ.FT.		773
SUBTOTAL B			3,354
TOTAL PROPOSED BUILDING COVERAGE 4,185 PLUS SUBTOTAL B 3,354 = 7,539 / 170,371 = 4.4 %			

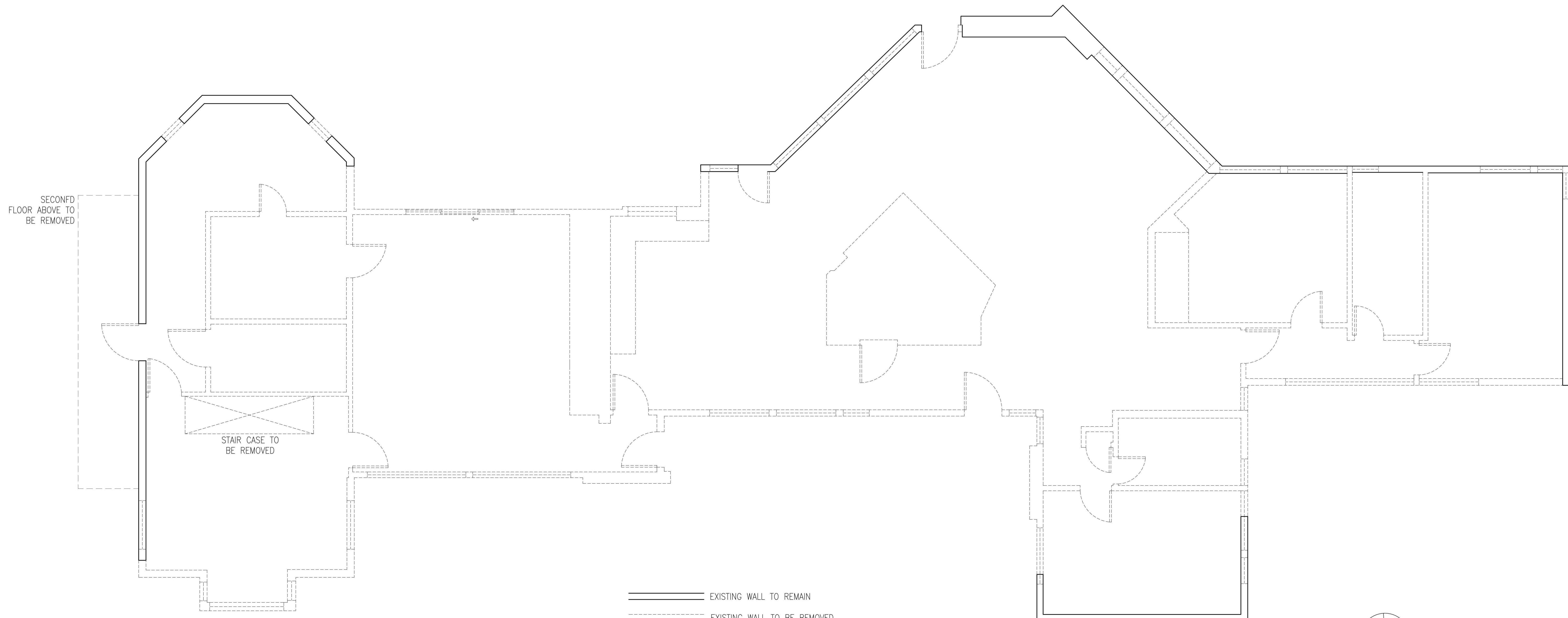


298 BEDFORD BANKSVILLE ROAD LAND COVERAGE TABLE			
	UNITS	EXISTING	PROPOSED
EXIST HOUSE	SQ.FT.	3,241	
EXISTING DETACHED GARAGE AND SHED	SQ.FT.	944	
EXISTING TENNIS COURT	SQ.FT.	6,413	
EXISTING BLACKTOP DRIVEWAY, WALKS	SQ.FT.	12,914	
EXISTING PATIOS, TERRACES	SQ.FT.	1,089	
EXISTING WALLS	SQ.FT.	901	
SUBTOTAL A		EXISTING	25,502
TOTAL EXISTING LAND COVERAGE 25,502 / 170,371 = 14.9 %			
PROPOSED HOUSE ADDITION	SQ.FT.		2,431
PROPOSED PORCHES	SQ.FT.		773
PROPOSED DECK	SQ.FT.		150
PROPOSED TERRACE	SQ.FT.		1,597
DRIVEWAY ADDITION	SQ.FT.		1,436
WALL ADDITIONS	SQ.FT.		151
SUBTOTAL B			6,538
TOTAL PROPOSED LAND COVERAGE SUBTOTAL B 6,538 / 170,371 = 3.8%			
TOTAL PROPOSED LAND COVERAGE 32,040			
TOTAL PROPOSED LAND COVERAGE 32,040 / 170,371 = 18.8%			



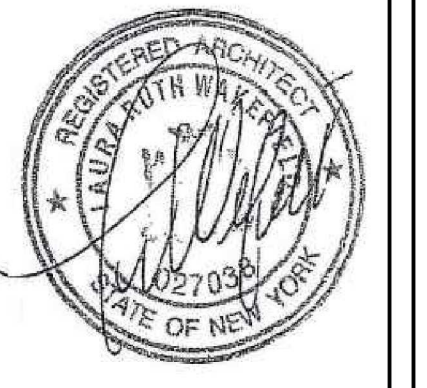


EXISTING FIRST FLOOR PLAN
 SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET
 0 1 2 4 8



FIRST FLOOR DEMOLITION PLAN
 SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET
 0 1 2 4 8

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT.



WARNING: IT IS A VIOLATION OF THE NEW YORK STATE EDUCATIONAL LAW ARTICLE 148 SECTION 7209 FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ARCHITECT, ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.

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 No. 027038

PROJECT TITLE:
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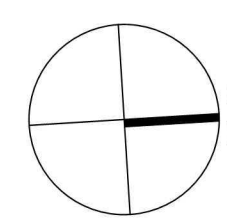
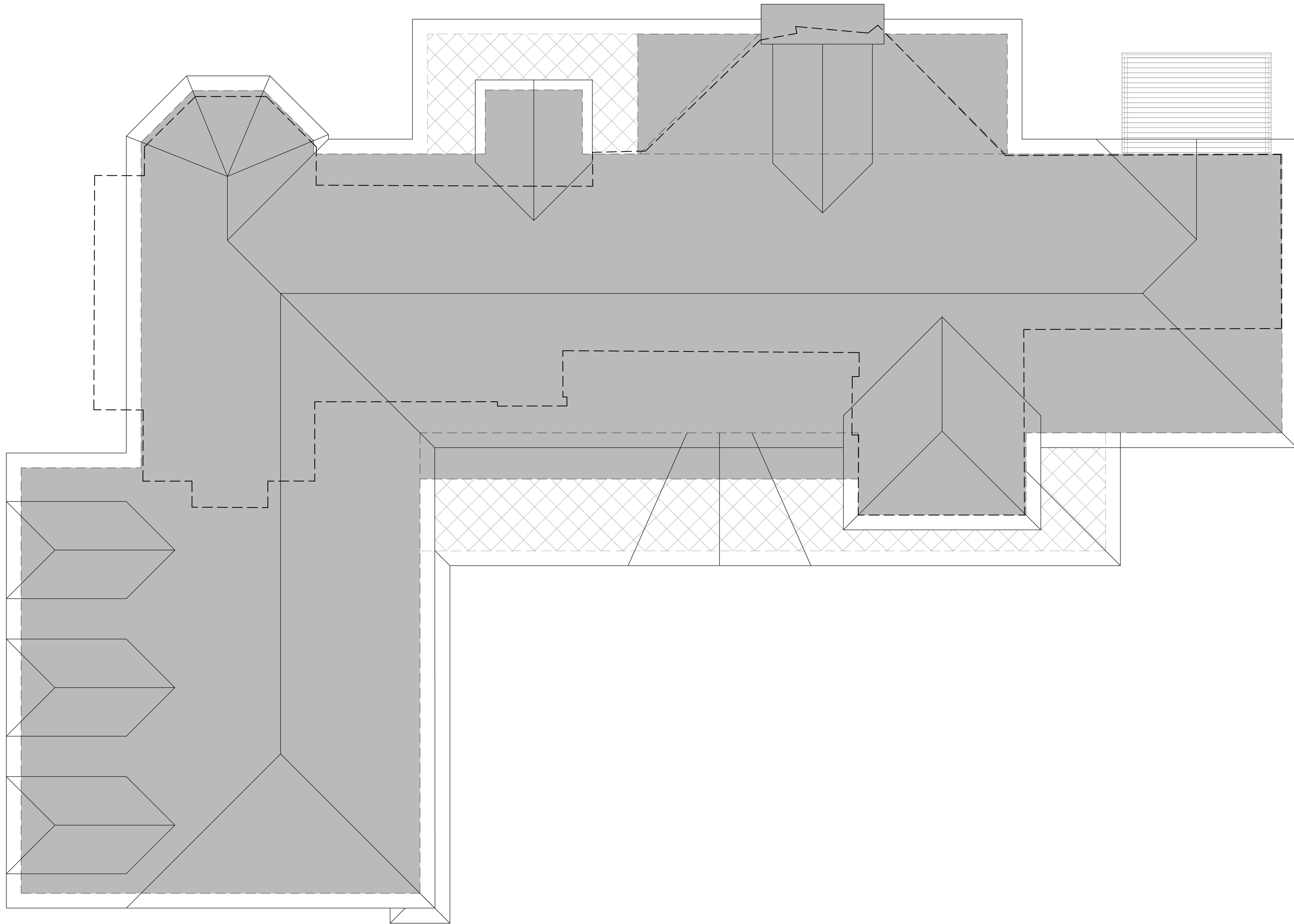
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 email: arch329@gmail.com

ISSUED / REVISIONS

SHEET TITLE:
 EXISTING FLOOR PLAN AND FIRST FLOOR DEMOLITION PLAN

DATE: 01-12-2023	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY:

EX-1



2 PROPOSED ROOF PLAN

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

GRAPHIC SCALE IN FEET



TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT.



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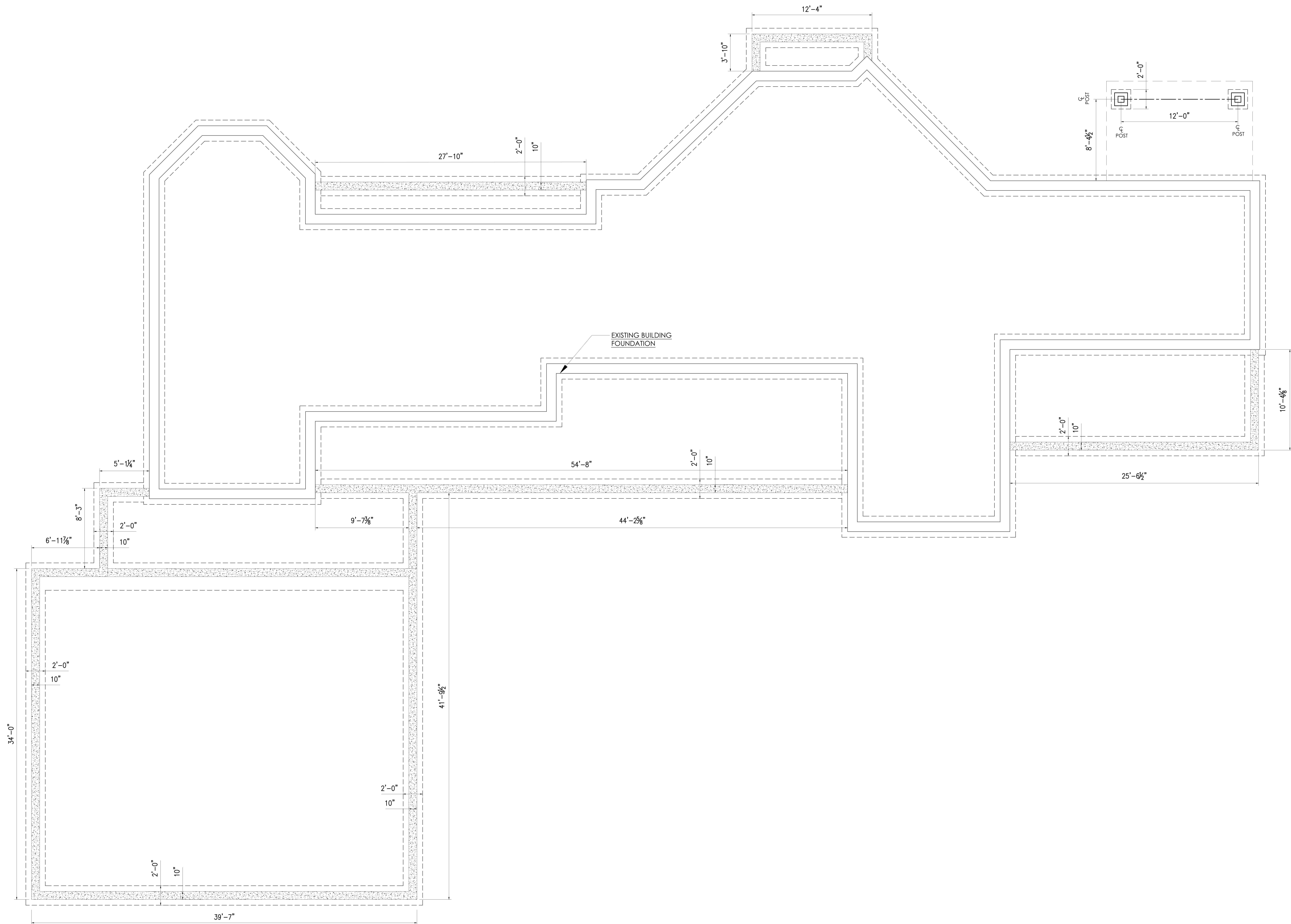
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ISSUED / REVISIONS

SHEET TITLE:
PROPOSED ROOF PLAN AND DOOR SCHEDULE

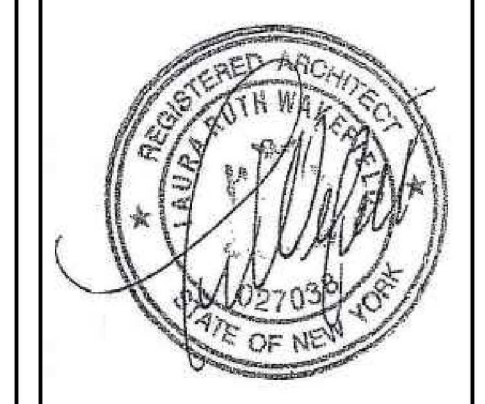
DATE: 01-12-2023	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY:

A-2.0



PROPOSED FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE IN FEET
 0 1 2 4 8

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PROJECT TITLE:
MAIDA RESIDENCE
 298 BEDFORD BANKSVILLE RD.
 BEDFORD, NY 10506
 PROJECT NO.:

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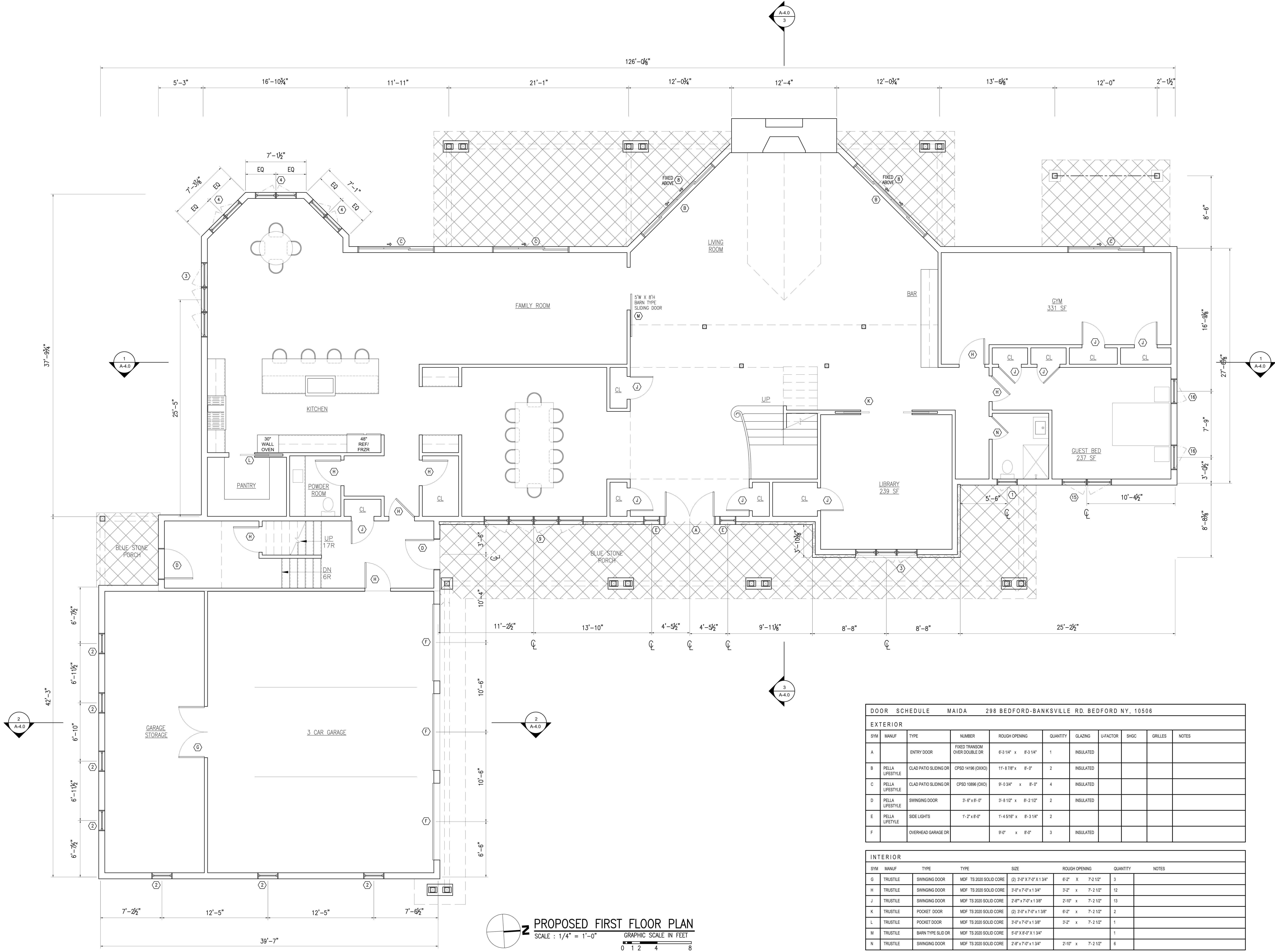
ISSUED / REVISIONS

SHEET TITLE:
PROPOSED FOUNDATION PLAN

DATE: 01-12-2023	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY:

A-2.1

A-4.0
3



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE IN FEET
0 1 2 4 8

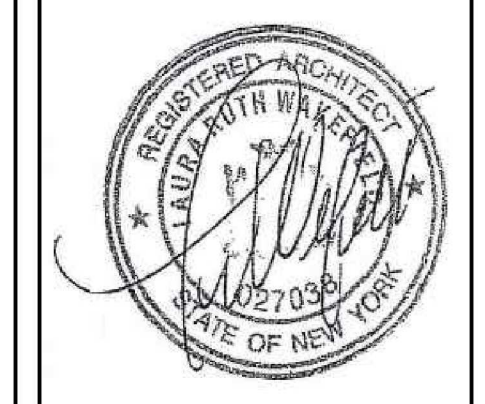
DOOR SCHEDULE MAIDA 298 BEDFORD-BANKSVILLE RD. BEDFORD NY, 10506

SYM	MANUF	TYPE	NUMBER	ROUGH OPENING	QUANTITY	GLAZING	U-FACTOR	SHGC	GRILLES	NOTES
A		ENTRY DOOR	FIXED TRANSOM OVER DOUBLE DR	6'-3 1/4" x 8'-3 1/4"	1	INSULATED				
B	PELLA LIFESTYLE	CLAD PATIO SLIDING DR	CPSD 14198 (00X0)	11'-8 7/8" x 8'-0"	2	INSULATED				
C	PELLA LIFESTYLE	CLAD PATIO SLIDING DR	CPSD 10896 (0X0)	9'-0 3/4" x 8'-0"	4	INSULATED				
D	PELLA LIFESTYLE	SWINGING DOOR	3'-6" x 8'-0"	3'-8 1/2" x 8'-2 1/2"	2	INSULATED				
E	PELLA LIFESTYLE	SIDE LIGHTS	1'-2" x 8'-0"	1'-4 5/16" x 8'-3 1/4"	2					
F		OVERHEAD GARAGE DR		9'-0" x 8'-0"	3	INSULATED				

INTERIOR

SYM	MANUF	TYPE	TYPE	SIZE	ROUGH OPENING	QUANTITY	NOTES
G		TRUSTILE	SWINGING DOOR	MDF TS 2020 SOLID CORE	(2) 3'-0" x 7'-0" x 1 3/4"	6'-2" x 7'-2 1/2"	3
H		TRUSTILE	SWINGING DOOR	MDF TS 2020 SOLID CORE	3'-0" x 7'-0" x 1 3/4"	3'-2" x 7'-2 1/2"	12
J		TRUSTILE	SWINGING DOOR	MDF TS 2020 SOLID CORE	2'-8" x 7'-0" x 1 3/8"	2'-10" x 7'-2 1/2"	13
K		TRUSTILE	POCKET DOOR	MDF TS 2020 SOLID CORE	(2) 3'-0" x 7'-0" x 1 3/8"	6'-2" x 7'-2 1/2"	2
L		TRUSTILE	POCKET DOOR	MDF TS 2020 SOLID CORE	3'-0" x 7'-0" x 1 3/8"	3'-2" x 7'-2 1/2"	1
M		TRUSTILE	BARN TYPE SLID DR	MDF TS 2020 SOLID CORE	5'-0" x 8'-0" x 1 3/4"		1
N		TRUSTILE	SWINGING DOOR	MDF TS 2020 SOLID CORE	2'-8" x 7'-0" x 1 3/4"	2'-10" x 7'-2 1/2"	6

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BEDFORD, NY 10506
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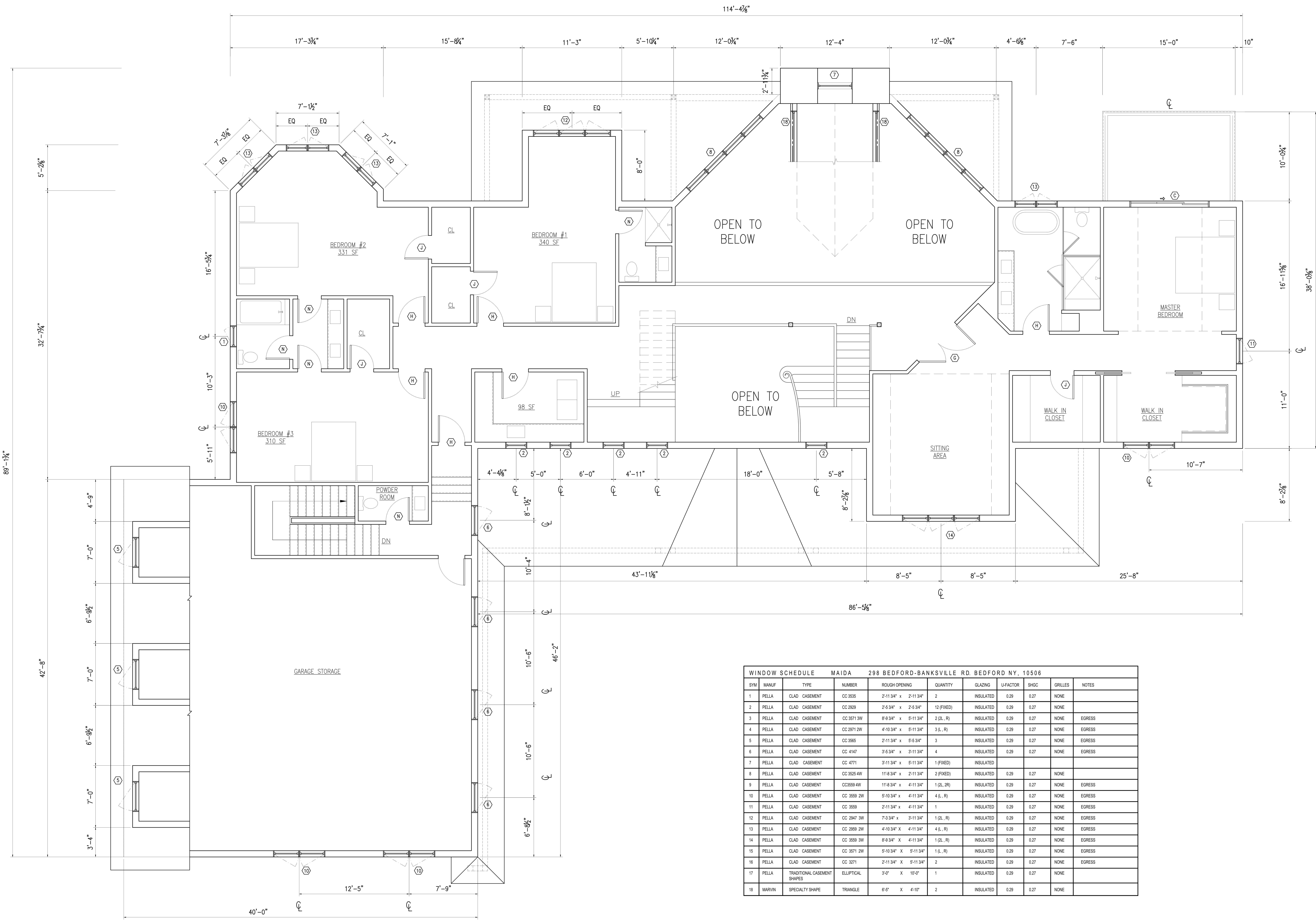
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ISSUED / REVISIONS
REVISED 04-05-2023
CREATED A GARAGE STORAGE SPACE TO ACCOMMODATE THREE PARKING SPACES.

SHEET TITLE:
PROPOSED FIRST FLOOR PLAN

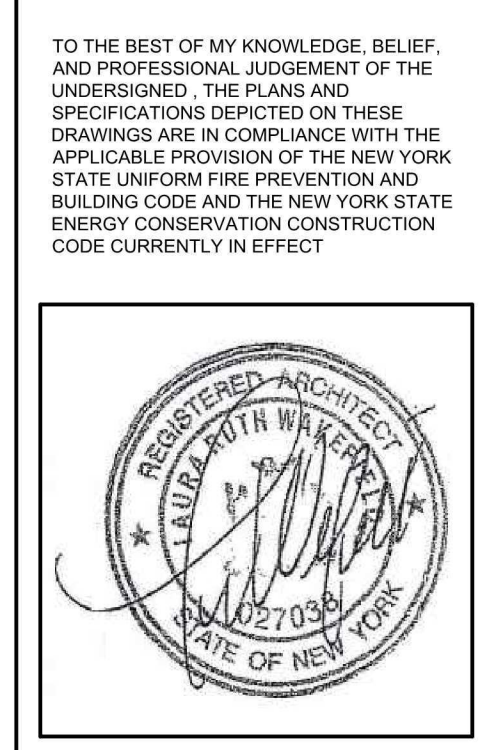
DATE: **01-12-2023** DRAWN BY: **SSJ**
SCALE: **AS NOTED** CHECKED BY:

A-2.2



WINDOW SCHEDULE MAIDA 298 BEDFORD-BANKSVILLE RD. BEDFORD NY, 10506										
SYM	MANUF	TYPE	NUMBER	ROUGH OPENING	QUANTITY	GLAZING	U-FACTOR	SHGC	GRILLES	NOTES
1	PELLA	CLAD CASEMENT	CC 3535	2'-11 3/4" x 2'-11 3/4"	2	INSULATED	0.29	0.27	NONE	
2	PELLA	CLAD CASEMENT	CC 2929	2'-6 3/4" x 2'-6 3/4"	12 (FIXED)	INSULATED	0.29	0.27	NONE	
3	PELLA	CLAD CASEMENT	CC 3571 3W	8'-9 3/4" x 5'-11 3/4"	2 (2L, R)	INSULATED	0.29	0.27	NONE	EGRESS
4	PELLA	CLAD CASEMENT	CC 2971 2W	4'-10 3/4" x 5'-11 3/4"	3 (L, R)	INSULATED	0.29	0.27	NONE	EGRESS
5	PELLA	CLAD CASEMENT	CC 3565	2'-11 3/4" x 5'-5 3/4"	3	INSULATED	0.29	0.27	NONE	EGRESS
6	PELLA	CLAD CASEMENT	CC 4147	3'-5 3/4" x 3'-11 3/4"	4	INSULATED	0.29	0.27	NONE	EGRESS
7	PELLA	CLAD CASEMENT	CC 4771	3'-11 3/4" x 5'-11 3/4"	1 (FIXED)	INSULATED				
8	PELLA	CLAD CASEMENT	CC 3525 4W	11'-8 3/4" x 2'-11 3/4"	2 (FIXED)	INSULATED	0.29	0.27	NONE	
9	PELLA	CLAD CASEMENT	CC3559 4W	11'-9 3/4" x 4'-11 3/4"	1 (2L, 2R)	INSULATED	0.29	0.27	NONE	EGRESS
10	PELLA	CLAD CASEMENT	CC 3559 2W	5'-10 3/4" x 4'-11 3/4"	4 (L, R)	INSULATED	0.29	0.27	NONE	EGRESS
11	PELLA	CLAD CASEMENT	CC 3559	2'-11 3/4" x 4'-11 3/4"	1	INSULATED	0.29	0.27	NONE	EGRESS
12	PELLA	CLAD CASEMENT	CC 2947 3W	7'-3 3/4" x 3'-11 3/4"	1 (2L, R)	INSULATED	0.29	0.27	NONE	EGRESS
13	PELLA	CLAD CASEMENT	CC 2959 2W	4'-10 3/4" x 4'-11 3/4"	4 (L, R)	INSULATED	0.29	0.27	NONE	EGRESS
14	PELLA	CLAD CASEMENT	CC 3559 3W	8'-9 3/4" x 4'-11 3/4"	1 (2L, R)	INSULATED	0.29	0.27	NONE	EGRESS
15	PELLA	CLAD CASEMENT	CC 3571 2W	5'-10 3/4" x 5'-11 3/4"	1 (L, R)	INSULATED	0.29	0.27	NONE	EGRESS
16	PELLA	CLAD CASEMENT	CC 3271	2'-11 3/4" x 5'-11 3/4"	2	INSULATED	0.29	0.27	NONE	EGRESS
17	PELLA	TRADITIONAL CASEMENT SHAPES	ELLIPTICAL	3'-0" X 10'-0"	1	INSULATED	0.29	0.27	NONE	
18	MARVIN	SPECIALTY SHAPE	TRIANGLE	6'-5" X 4'-10"	2	INSULATED	0.28	0.27	NONE	

PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE IN FEET



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PROJECT TITLE:
MAIDA RESIDENCE
 298 BEDFORD BANKSVILLE RD.
 BEDFORD, NY 10506
 PROJECT NO.:

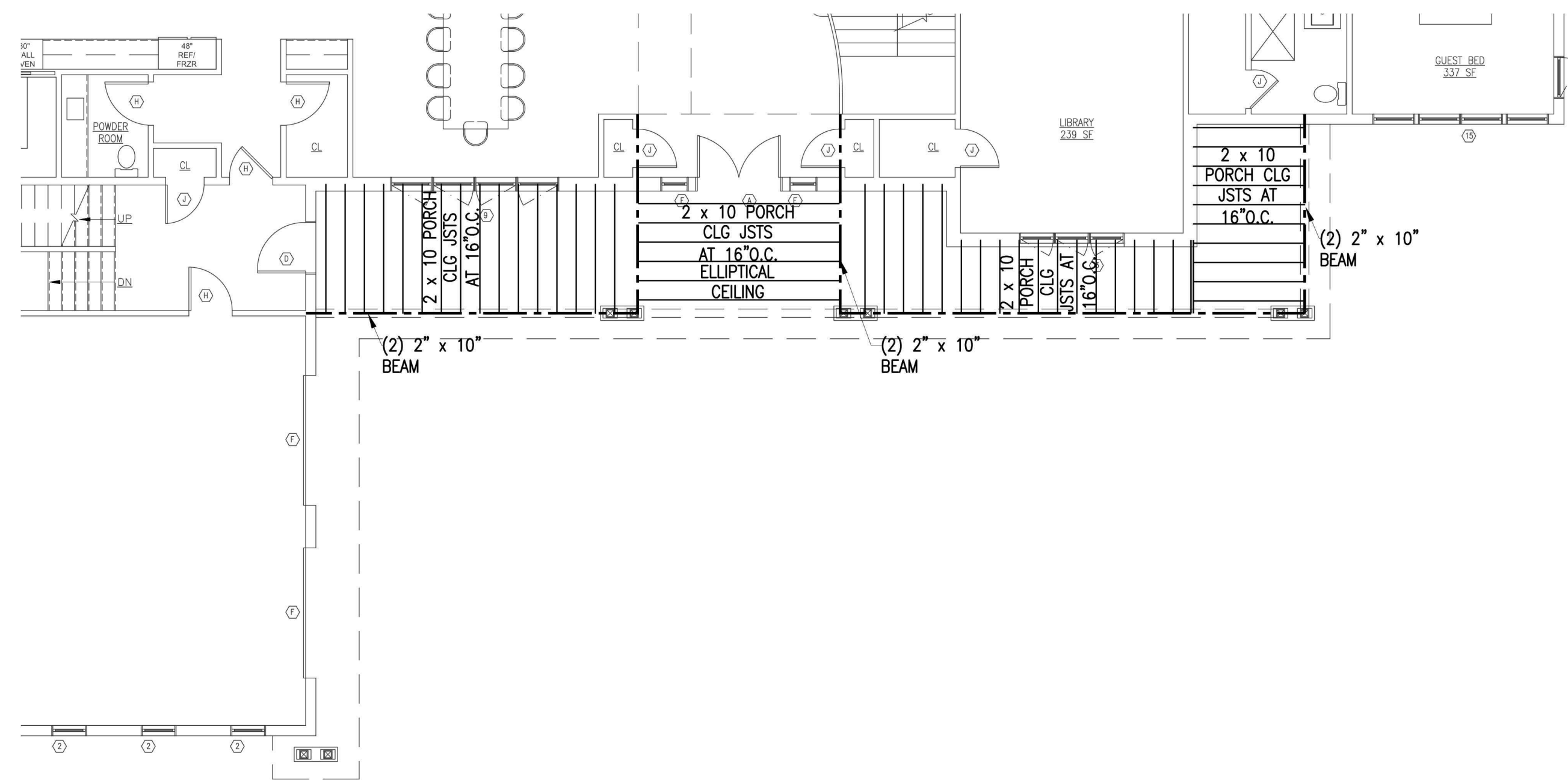
GOTHAM DESIGN
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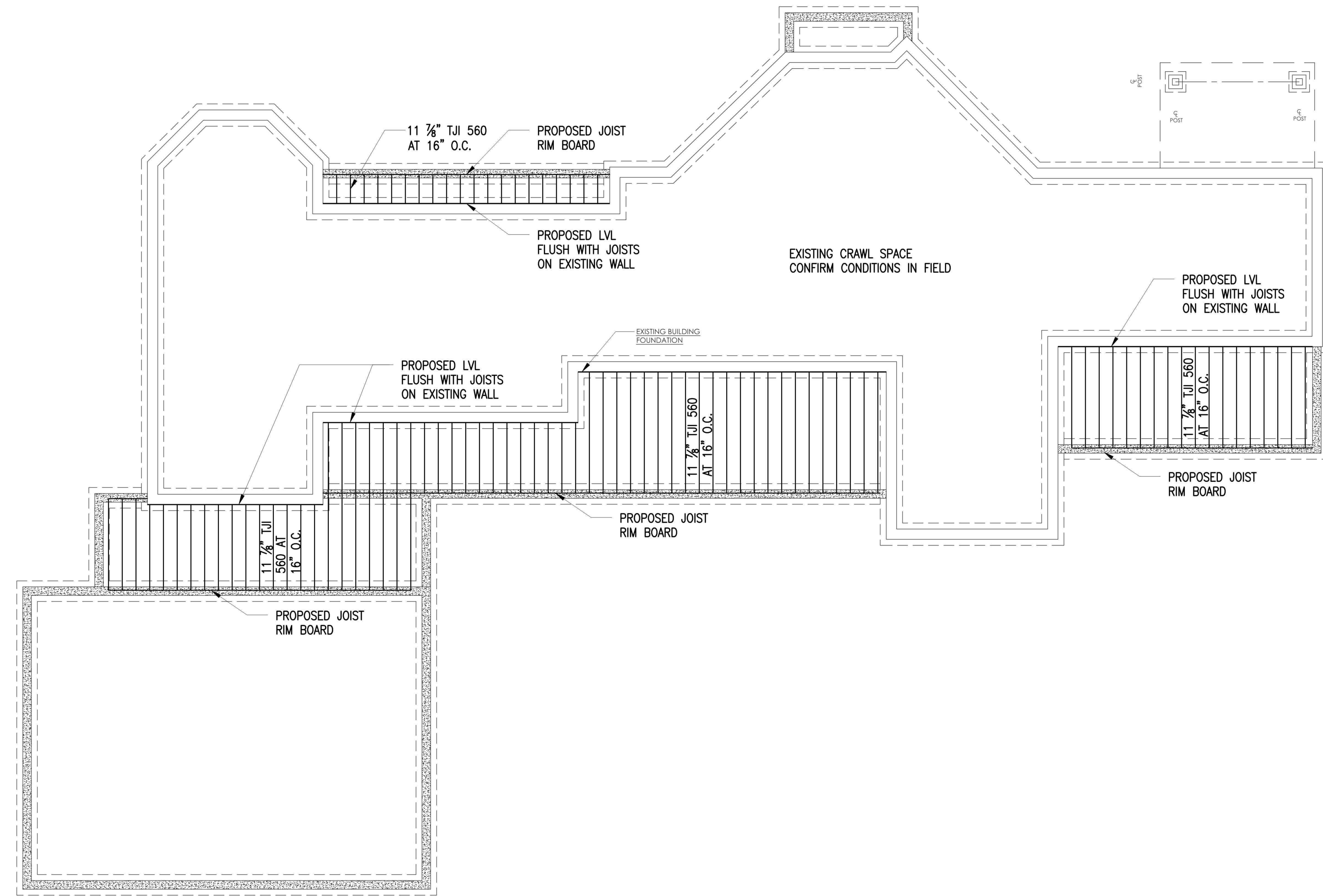
SHEET TITLE:
PROPOSED SECOND FLOOR PLAN

DATE: **01-12-2023** DRAWN BY: **SSJ**
 SCALE: **AS NOTED** CHECKED BY:

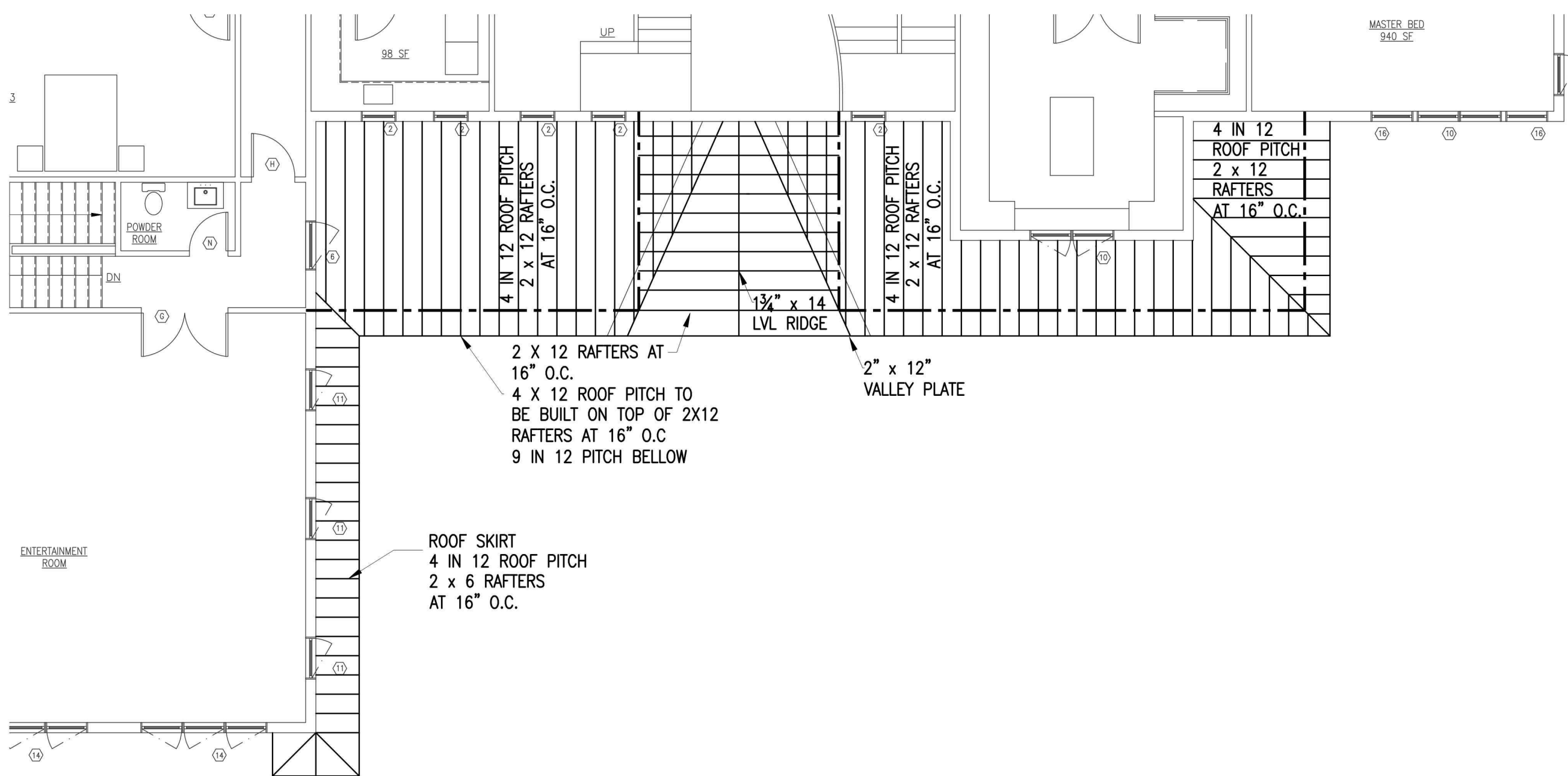
A-2.3



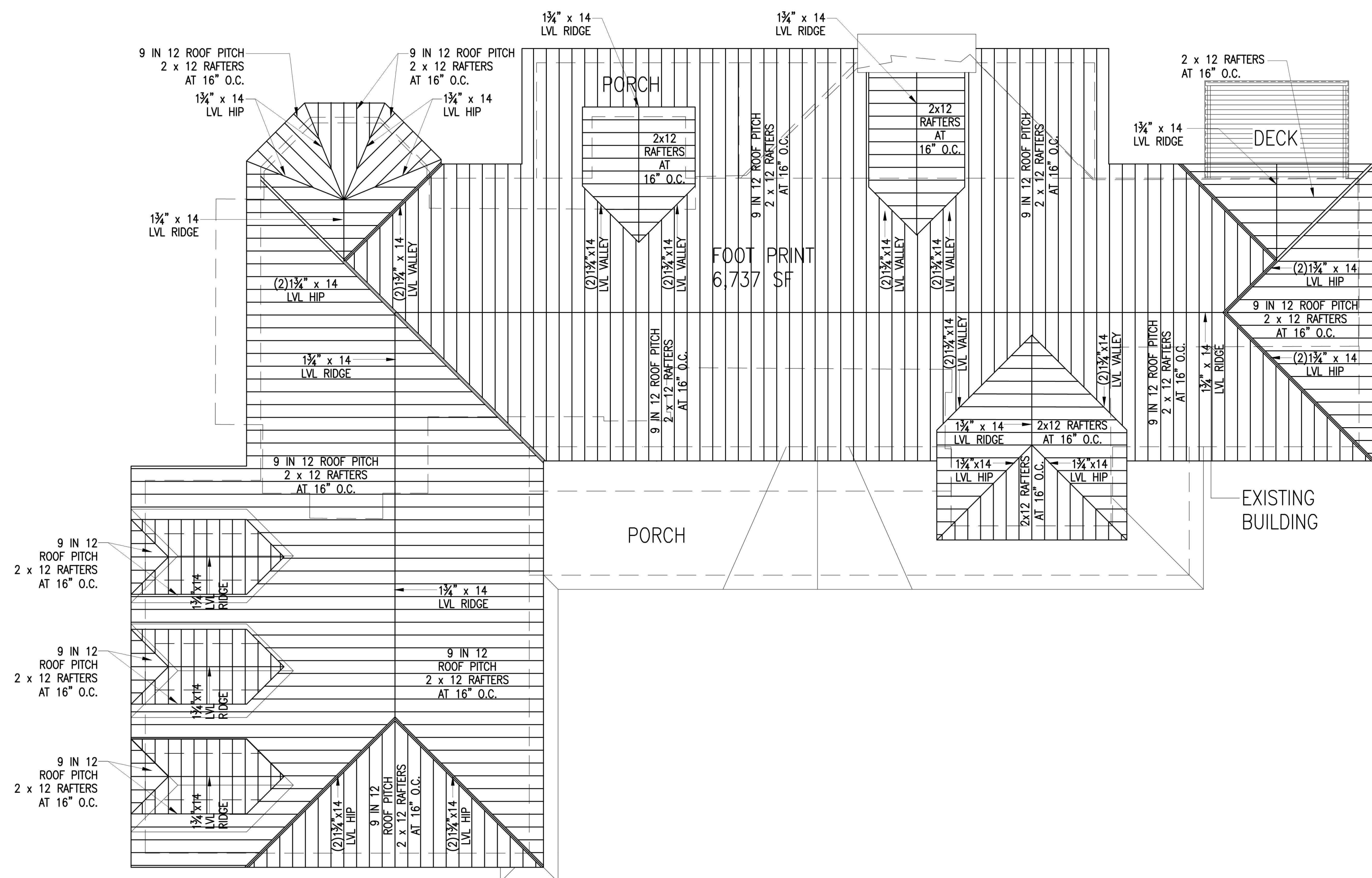
FIRST FLOOR CEILING FRAMING PLAN
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE IN FEET



FIRST FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE IN FEET

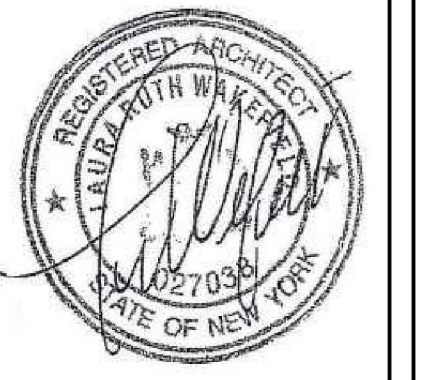


PORCH ROOF FRAMING
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE IN FEET



ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE IN FEET

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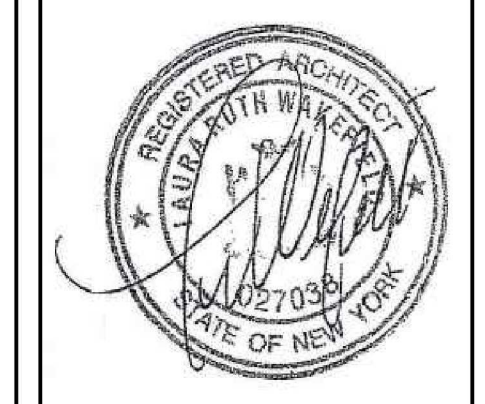
SHEET TITLE:

PROPOSED
 FIRST FLOOR FRAMING AND
 CEILING PLAN

DATE:	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY:

A-2.4

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SHEET TITLE:
PROPOSED SOUTH AND WEST ELEVATIONS

DATE: 01-12-2023	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY:

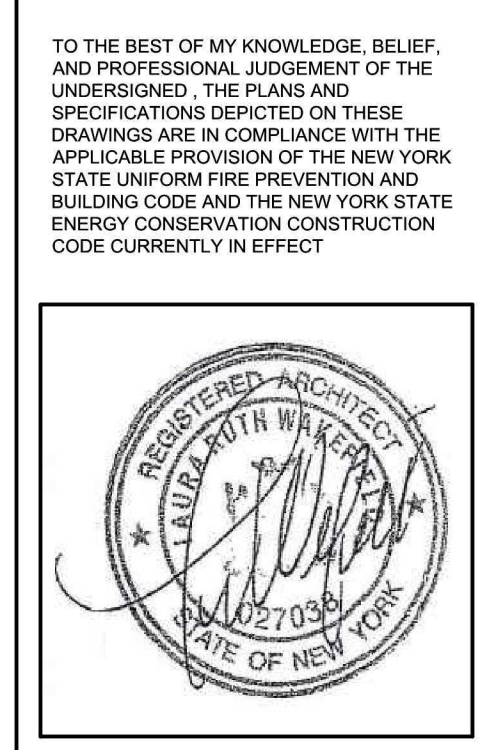
A-3.0



WEST ELEVATION
SCALE : 1/4" = 1'-0"
GRAPHIC SCALE IN FEET
0 1 2 4 8



SOUTH ELEVATION
SCALE : 1/4" = 1'-0"
GRAPHIC SCALE IN FEET
0 1 2 4 8



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ISSUED / REVISIONS

SHEET TITLE:
PROPOSED NORTH AND EAST ELEVATIONS

DATE: 01-12-2023	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY:

A-3.1



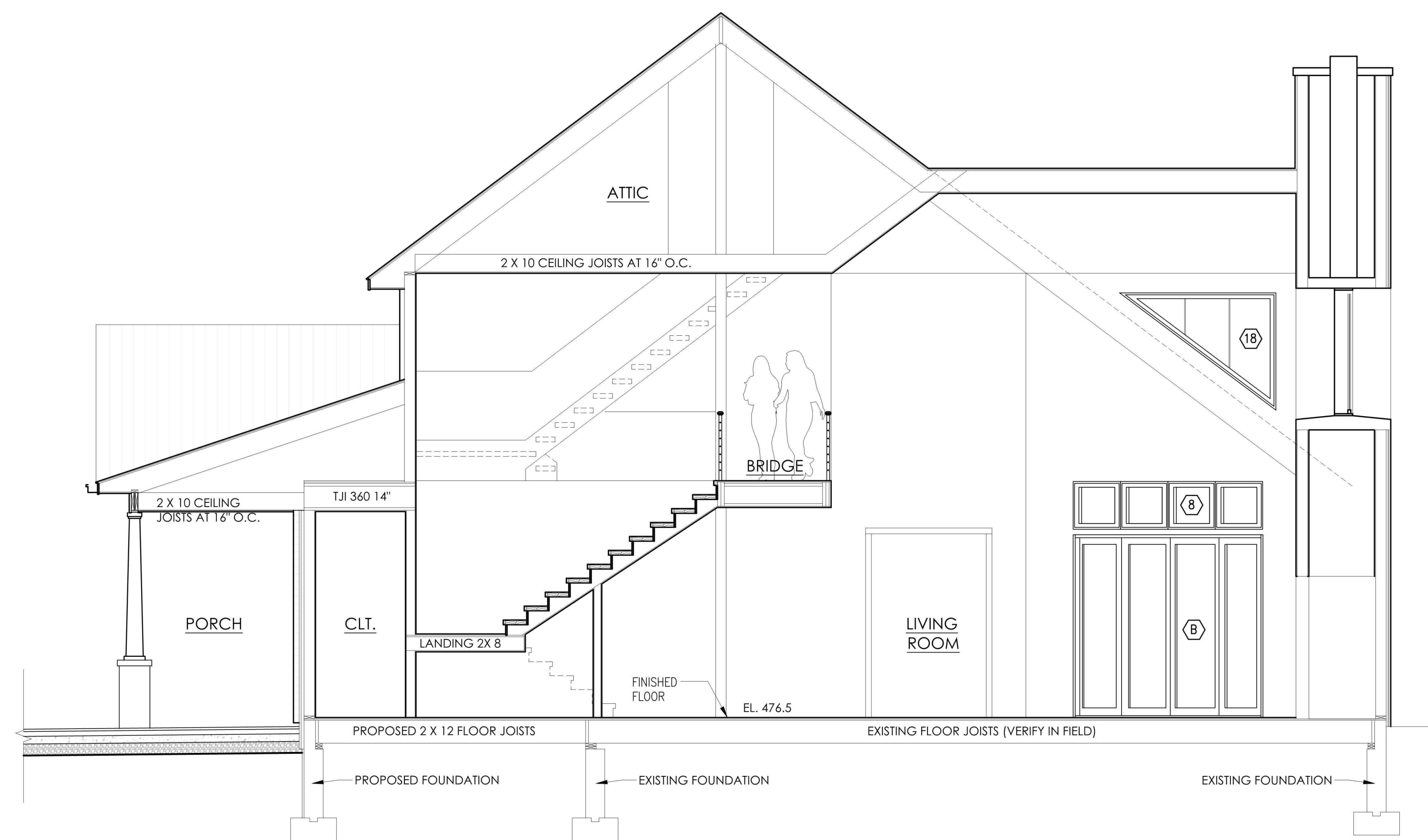
EAST ELEVATION
 SCALE : 1/4" = 1'-0"
 GRAPHIC SCALE IN FEET
 0 1 2 4 8



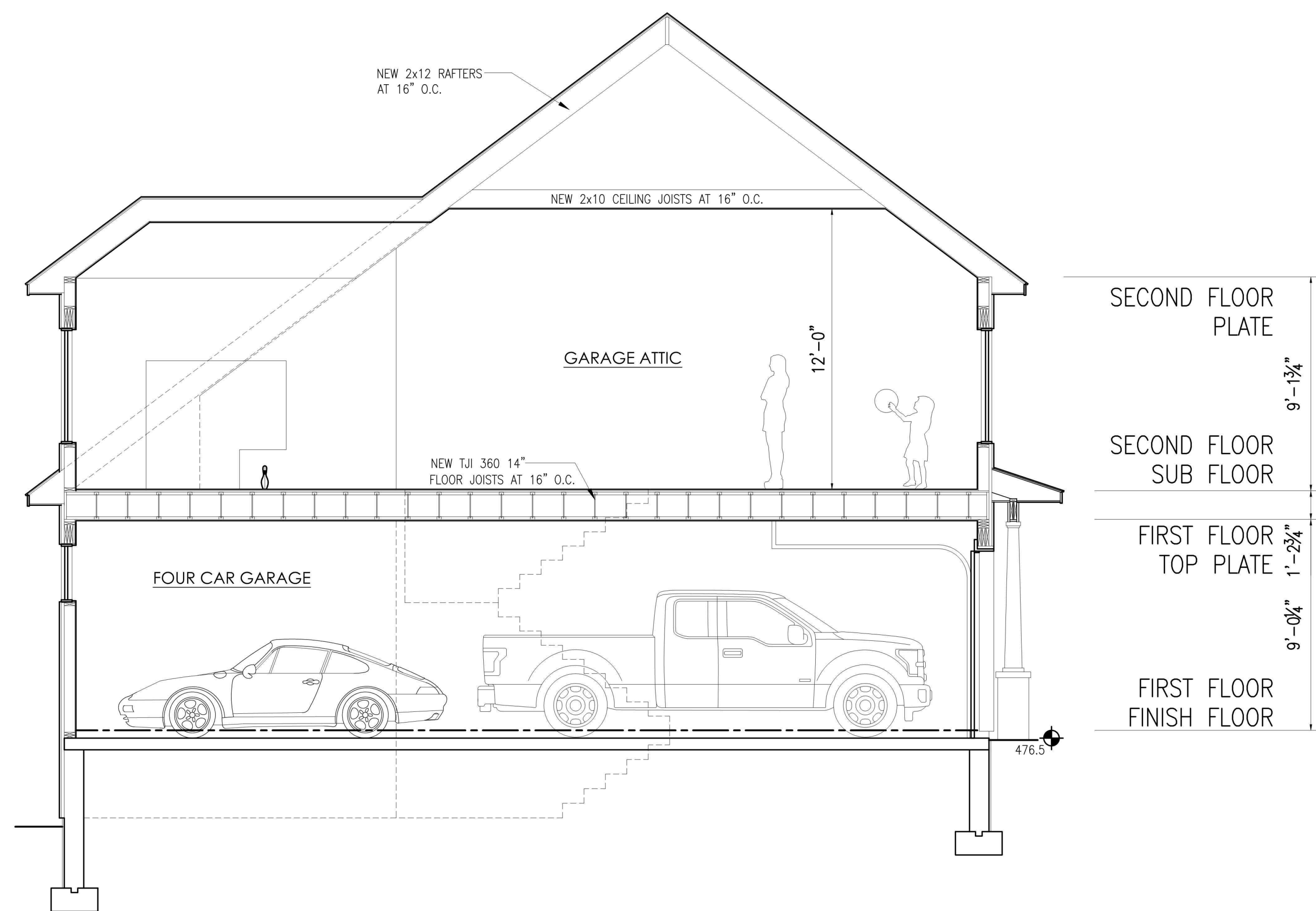
NORTH ELEVATION
 SCALE : 1/4" = 1'-0"
 GRAPHIC SCALE IN FEET
 0 1 2 4 8



BUILDING SECTION 1
 SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET
 0 1 2 4 8



BUILDING SECTION 3
 SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET
 0 1 2 4 8



BUILDING SECTION 2
 SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET
 0 1 2 4 8

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SHEET TITLE:
PROPOSED SECTIONS

DATE:	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY:

A-4