

PROPOSED RENOVATION OF

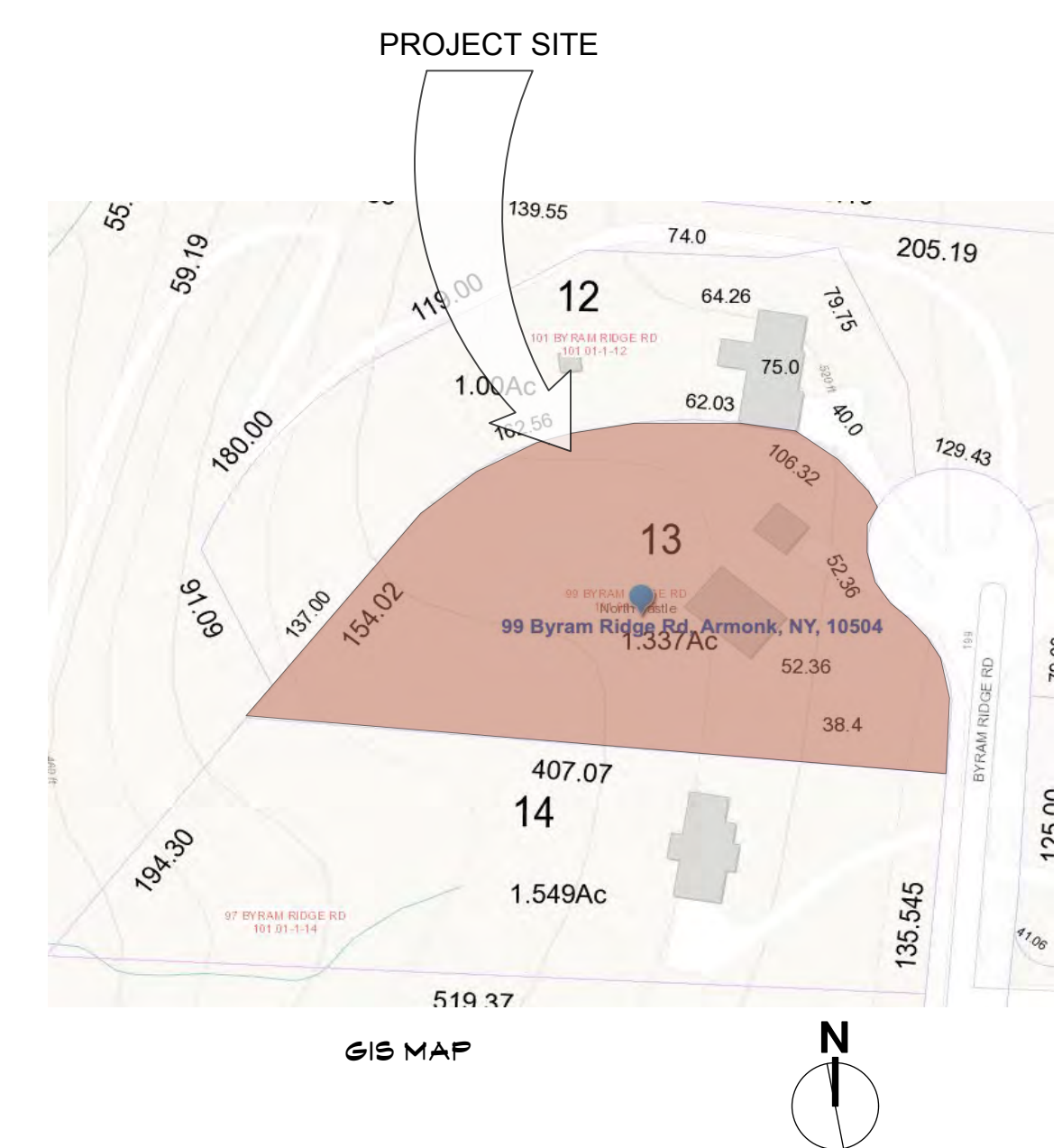
The Kalian Residence

99 Byram Ridge Road,
Armonk, NY

OWNER : Mr. & Mrs. Christopher Kalian

Contractor : Ridge Partners

Architect: Tom F. Abillama, AIA



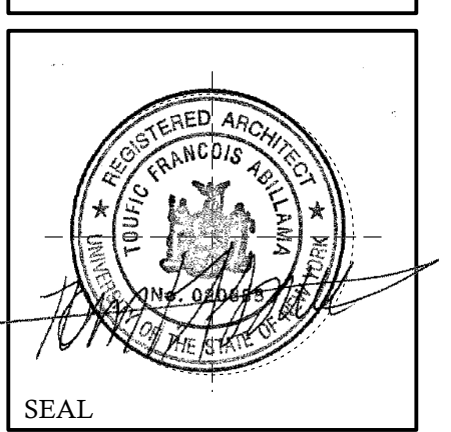
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NO.	REV.	DATE
10	Planning Bd.	9.10.21
9	ARB	7.19.21
8	ARB	7.09.21
7	Coord.	6.17.21
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2	Planning Bd	4.14.21
1	Planning Bd	3.10.21

OWNER:

MR. & MRS.
CHRISTOPHER
KALIAN

Tom Abillama Architects
1955 CENTRAL PARK AVENUE
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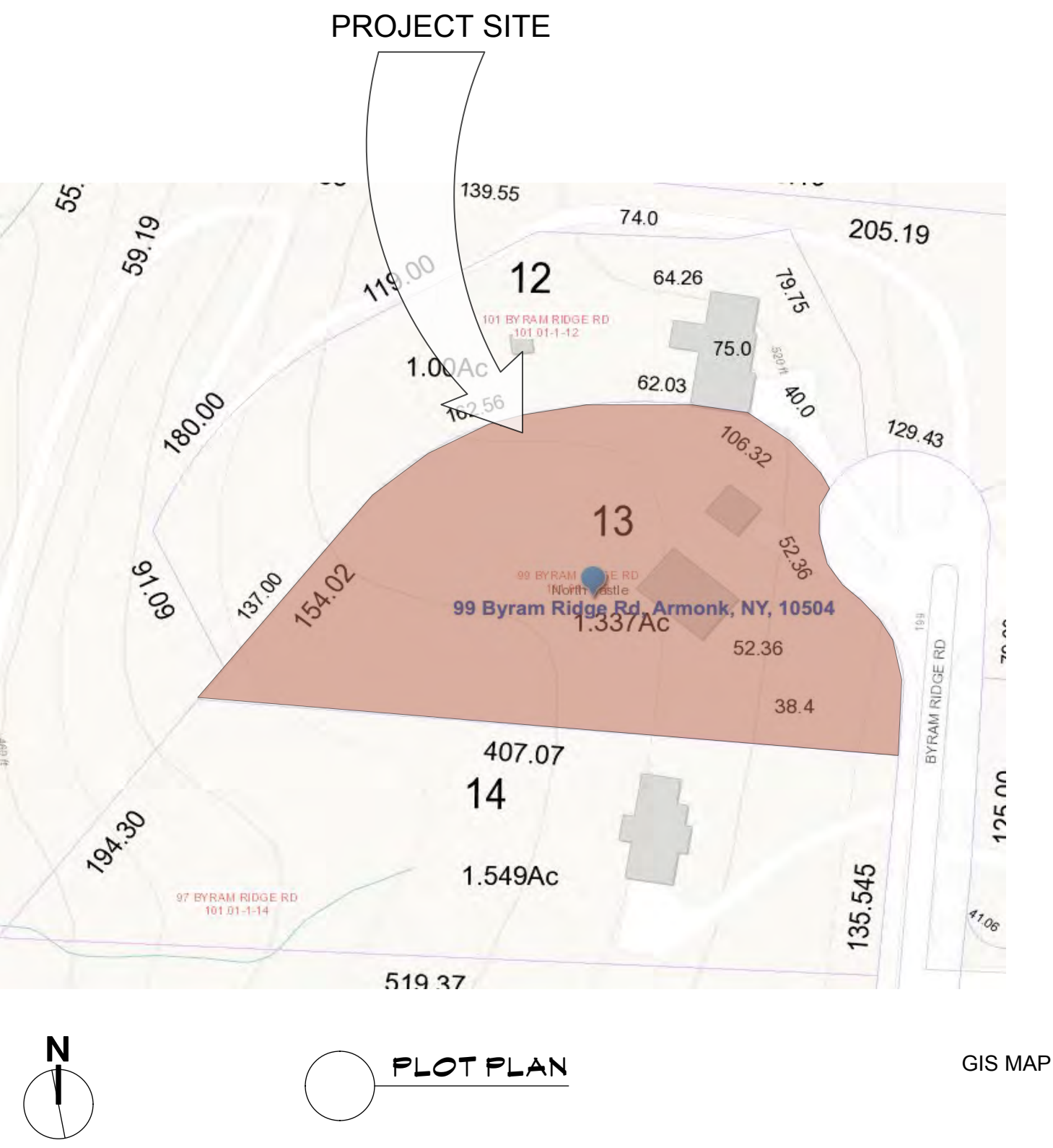


KEY PLAN

PROPOSED ONE FAMILY DWELLING EXPANSION
99 BYRAM RIDGE RD.,
ARMONK, NY
SBL: 101.01/1/13 ZONE: R-1A

TITLE SHEET

Project ID / DATE : 2048 / 10.15.2020
Sheet Scale:
T.1
Drawn By: KM Checked By: TFA
Plot Date: JULY 19, 2021



ELECTRICAL NOTES

Work related to these documents shall include furnishing and installation of every kind of wire/conduit required to make the electric light and power distribution system complete, i.e. providing and connecting service entrance equipment, lighting panels, power panels, switches, outlets, receptacles, back boxes, related components required by the local utility company of all fixtures complete with lamps, clamps, hangers, supports, etc.

All electrical work shall comply with the requirements of the national electric code, latest edition. Should a conflict arise, the code or more stringent requirements shall prevail.

All wiring shall be copper, # 12 awg minimum size - #8 and smaller to be solid, #6 and larger to be stranded. Insulation to be NEC 600 volt type, rated @ 75 degrees C and be properly phase color coded for 120/208 V, 3 phase 4-wire service.

Unless noted otherwise, minimum size conduit shall be 1/2" and number of cross marks indicate number of # 12 conductors in conduit. Type of conduit used shall be in strict accordance with code provisions concerning same. All conduit runs are to be concealed in floors, walls, and ceilings, except where noted otherwise.

Electrical installation shall be tested for shorts, grounds, operation of low voltage circuitry, night light wiring, stand-by generator and connections to same, etc. Defects shall be remedied at once and the tests re-run as many times as may be required to prove correctness. Balance all phase loading of all panelboards.

The circuits shall be distinctly numbered and identified on the schedule of circuits typewritten to the panelboard. Affix permanent identifying nameplates to all electrical switches, pilot devices, selector switches, etc. Submit samples and list of titles for approval prior to purchase and installation.

PLUMBING NOTES

Installation of all work herein specified shall conform to the requirements of the NY State Plumbing Code, rules and regulations of the North Castle building department, and all other local authorities having jurisdiction, including federal O.S.H.A. specifications.

All materials used shall be new, best of their respective brands and conform to the requirements of all state and local authorities having jurisdiction. Pipework installed under this contract shall be in accordance with the following schedule:

Material

Soil and waste lines [within building] above grade - extra heavy cast iron pipe or dwv copper pipe with sweat solder connections;

Below grade - extra heavy cast iron pipe, soil and waste lines [outside building] extra heavy cast iron pipe, vent piping standard weight galvanized pipe or type dwv copper pipe with sweat solder joints, cold and hot water piping underground-typek with flare fittings.

Above grade [within building] type 1 copper tube with lead free sweat solder connections

Set clevis hangers for the support of copper piping not more than 10 ft on center. set hangers for cast iron pipe not more than 5 ft apart, use 3/8" rod for pipe up to 2" and 1/2" rod for pipes, 2 1/2" and larger. cover all cold water and hot water lines with 1" thick o-c fiberglass light density one piece pipe insulation having frk universal type vapor barrier outer jacket. install as per manufacturer's specifications. cover all valves and fittings with zeston premoulded insulating shapes.

STEEL NOTES

1- All Structural Steel Shall Conform With AISC Specifications For Structural Steel For Buildings, And Shall Be Based On Astm-A36 With Minimum Yield Point Of 36,000psi.

2- All Connection Material Shall Conform To ASTM Requirements:

A) High Strength Bolts : A529.
B) Welding Electrodes : A58-85, 1, E70 Series.
C) Bolts Shall Be 3/4" Diameter.
D) Open Holes Shall Be 1 3/16" Diameter, Unless Otherwise Indicated.

3- All Welding Shall Be Done By Licensed Welders And Shall Be Inspected By Approved Welding Agency.

4- Provisions Shall Be Made For Connections Of Other Trades Prior To Fabrication.

5- All Steel Members Shall Have Shop Coat Of Primer.

6- Loose Lintels Shall Have 6" Bearing Each End.

O2060 REMOVALS

- I. **WORK INCLUDED**
1. SEE ARCHITECTURAL DEMOLITION DRAWING SEE ALSO MECHANICAL AND ELECTRICAL DRAWINGS.
2. **GENERAL REMOVALS AND RELOCATIONS:**
 1. REMOVE AND RELOCATE ALL EXISTING MISCELLANEOUS MECHANICAL AND ELECTRICAL DEVICES AND FIXTURES INCLUDING BUT NOT LIMITED TO: FIRE ALARM, PULLS STATIONS, POWER OUTLETS, LIGHT SWITCHES, THERMOSTATS AND TELEPHONE OUTLETS AS REQUIRED FOR THE INSTALLATION OF NEW YORK.
 2. REMOVE ALL ITEMS, MATERIALS AND FINISHES REQUIRED FOR THE INSTALLATION OF NEW WORK, OR THE RELOCATION OF EXISTING, AS DESCRIBED IN PERTINENT SECTIONS OF THESE SPECIFICATIONS AND / OR SHOWN ON THE DRAWINGS INCLUDING STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
 3. EXISTING WIRING, PIPING OR OTHER LINES WITHIN WALLS OR CEILINGS TO BE REMOVED - VERIFY THAT THESE ARE ABANDONED PRIOR TO REMOVAL. RE-ROUTE ANY LINES THAT ARE STILL IN USE TO MAINTAIN ALL EXISTING SERVICES.
- III. **EXECUTION**

1. ALL REMOVALS AND DEMOLITION SHALL BE IN COMPLIANCE WITH NY'S BUILDING CODE, AND ALL APPLICABLE FEDERAL SAFETY REGULATIONS.
2. ALL MATERIALS AND ITEMS THAT ARE TO BE REUSED AND RELOCATED IN CONNECTION WITH THE NEW WORK SHALL BE CAREFULLY CUT AWAY FROM THE EXISTING ABUTTING WORK TRUE TO LINE AT THE NEAREST JOINT, SURFACE BREAK OR PATTERN LINE TO ENSURE NO NOTICEABLE DIFFERENCE BETWEEN NEW AND EXISTING TO REMAIN. REMOVALS SHALL BE KEPT TO A MINIMUM MATERIALS TO BE REUSED AND RELOCATED SHALL BE PROPERLY HANDLED, TAGGED AND PROPERLY STORED TO PREVENT DAMAGING AND BREAKING.
3. CAREFULLY COORDINATE ALL TRADES TO ENSURE PROPER AND ADEQUATE INTERFACE OF THE WORK.
4. WHEN WORK IS STOPPED, PROVIDE AND MAINTAIN IN PLACE SUITABLE COVERINGS AND BARRIERS FOR PROTECTION OF THE WORK AND SAFETY FOR ALL PERSONNEL AND BUILDING USERS, PROVIDE PROTECTED PATHS OF EGRESS, PER PHASING REQUIREMENTS, FOR CONTINUOUS PUBLIC ACCESS TO STAIRS, ESCALATORS AND ENTRANCES/EXITS.
5. PROTECT ALL WORK, EXISTING AND NEW, FROM DAMAGE BY ANY CAUSE THROUGHOUT THE DEMOLITION OPERATIONS PROTECTIVE COVERINGS OR BARRIERS SHALL NOT MAR, STAIN OR PENETRATE THE FINISHED WORK.
6. COORDINATE ALL ELECTRICAL WORK FOR THE PROPER DISCONNECTIONS, PROTECTIONS AND CAPPING; SEE ELECTRICAL DRAWINGS AND SPECIFICATIONS.
7. UNDERTAKE WHATEVER PRECAUTIONS ARE NECESSARY TO PREVENT EXCESSIVE DUST DURING DEMOLITION.
8. REMOVE ALL PORTIONS OF THE WORK IN A SAFE MANNER WITH CARE TO PREVENT DAMAGE TO ADJACENT AND REMAINING STRUCTURE, FINISHES OR ANY OTHER ITEMS OF PROPERTY.
9. ALL MATERIALS UNLESS NOTED TO BE REUSED OR TO BE SALVAGED SHALL BE REMOVED OFF THE PROPERTY TO AN AVAILABLE DUMP OR SITE OF THE CONTRACTOR'S OWN CHOOSING AND ARE TO BE PROPERLY AND RESPONSIBLY DISPOSED OF, NO BURNING OR ON-SITE DISPOSAL IS PERMITTED.
10. VERIFY SALVAGE REQUIREMENTS FOR ALL MATERIALS NOTED TO BE REMOVED WITH SAFE HORIZON, MATERIALS NOTED TO BE SALVAGED SHALL BE PROPERLY STORED IN LOCATION PER SAFE HORIZON, INC. DIRECTIONS.
11. ALL SPACES ARE TO BE BROOM CLEANED DAILY.
12. ALL REMOVALS SHALL LEAVE THE EXISTING SURFACES AND SUBSTRATES FREE AND CLEAN FOR THE PROPER PATCHING AND PREPARATION REQUIRED FOR THE SPECIFIED NEW MATERIALS AND FINISHES.

NOTES:
STEEL COLUMNS SHALL REST ON 12" X 12" 3/4" T, 5T, BASE PLATE OVER LEVELLING PLATE OVER NON-SHRINK GROUT 1/4" (4) 3/4" @ 12" LONG ANCHOR BOLTS OVER 3'-0" X 3'-0" X 18" CONC. FOOTINGS 1/4" (5) 4" EA. MAX. BOTTOM.

ALL BEAMS OVER 2 MEMBERS SHALL BE BOLTED TOGETHER 1/4" 3/4" THRU-BOLTS @ 18" O.C. STAGGERED.

ALL FLUSH BEAMS SHALL RECEIVE JOIST HANGERS BY SIMPSON OR EQ.

ALL DOORS, WINDOWS SHALL RECEIVE (2) 2X10 HEADERS (TYP.) UNLESS OTHERWISE NOTED ON PLANS.

CONSTRUCTION TO BE "V B" SINGLE FAMILY RESIDENTIAL LIVE LOADS = 40 PSF GROUND SNOW LOAD = 30 PSF SNOW LOAD = 30 PSF DEAD LOAD = 15 PSF WIND LOADS = 115 MPH SEISMIC DESIGN: B

WOOD NOTES

- 1- All Exterior Wood Framing Members Shall Be Structural Grade With Min. Fiber Stress Strength Of 1400, And Shall Be Pressure Treated For Exterior Exposure.
- 2- Contractor To Provide All Steel Connections Required For Fastening Members To Others.
- 3- Contractor To Refer To "Simpson-Strong Tie" Manual For Post Plates, Joist / Beam Hangers As Well As Hold Downs And Post Caps Etc...

- 1- ALL STRUCTURAL STEEL SHALL CONFORM WITH AISC SPECIFICATIONS FOR STRUCTURAL STEEL FOR BUILDINGS, AND SHALL BE BASED ON ASTM-A36 WITH MINIMUM YIELD POINT OF 36,000 PSI.
 - 2- ALL CONNECTION MATERIAL SHALL CONFORM TO ASTM REQUIREMENTS:
 - A) HIGH STRENGTH BOLTS : A529.
 - B) WELDING ELECTRODES : A58-85, 1, E70 SERIES.
 - C) BOLTS SHALL BE 3/4" DIAMETER.
 - D) OPEN HOLES SHALL BE 1 3/16" DIAMETER, UNLESS OTHERWISE INDICATED.
 - 3- ALL WELDING SHALL BE DONE BY LICENSED WELDERS AND SHALL BE INSPECTED BY APPROVED WELDING AGENCY.
 - 4- PROVISIONS SHALL BE MADE FOR CONNECTIONS OF OTHER TRADES PRIOR TO FABRICATION.
 - 5- ALL STEEL MEMBERS SHALL HAVE SHOP COAT OF PRIMER.
 - 6- LOOSE LINTELS SHALL HAVE 6" BEARING EACH END.
- FOUNDATIONS:**
- 1- ALL FOOTINGS ARE TO REST ON UNDISTURBED SOIL HAVING A MIN. BEARING CAPACITY OF 2 TONS PER SQ. FT.
 - 2- EDGES OF FOOTINGS SHALL NOT BE PLACED AT A GREATER THAN 1 VERTICAL TO 2 HORIZONTAL SLOPE WITH RESPECT TO ANY OTHER ADJACENT FOOTINGS.
- CONCRETE:**
- 1- ALL CONCRETE SHALL BE STONE AGGREGATE CONCRETE WITH AN ULTIMATE COMPRESSIVE STRENGTH OF 5000+ PSI AFTER 28 DAYS.
 - 2- WELDED WIRE FABRIC SHALL HAVE AN ULTIMATE STRENGTH OF 10000 PSI.
 - 3- ALL STEEL REINFORCEMENT SHALL BE DEFORMED ACCORDING TO ASTM-A615, GRADE 60 AND SHALL HAVE A YIELD POINT OF 40,000 PSI.
- MASONRY:**
- 1- CONCRETE BLOCK SHALL CONFORM TO ASTM C-145, GRADE N-1.
 - 2- MORTAR SHALL CONFORM TO ASTM C-270 TYPE "N".
 - 3- NO VINYLIDENE CHLORIDE OR ANY UNAPPROVED CURING ADMIXTURE SHALL BE ALLOWED IN MORTAR MIXTURE.
 - 4- PROVIDE S&V. HORIZONTAL REINFORCEMENTS AT EVERY COURSE JOINT.

ADMINISTRATIVE

THE ARCHITECT/ENGINEER HAS NOT BEEN RETAINED FOR THE SUPERVISION OF WORK. IT REMAINS INCUMBENT ON THE CONTRACTOR TO INFORM THE BUILDING DEPARTMENT OR THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CHANGES ON THE APPROVED PLANS.

NO WORK IS TO BE STARTED UNTIL A BUILDING PERMIT HAS BEEN SECURED AS REQUIRED BY THE GOVERNING AGENCIES.

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK & SHALL REPORT ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

ALL WORK OF THE VARIOUS TRADES INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT IS TO BE PERFORMED BY CAPABLE AND REPUTABLE CONTRACTORS, LICENSED IN THE STATE OF NEW YORK & AS REQUIRED BY LOCAL AGENCIES.

DO NOT SCALE DIMENSIONS FROM DRAWINGS. WRITTEN DIMENSIONS ARE TO BE FOLLOWED FOR CONSTRUCTION PURPOSES. LARGE SCALE DRAWINGS TAKE PREFERENCE OVER SMALLER SCALE DRAWINGS.

NO WORK IS TO BE STARTED UNTIL THE PLANS ARE APPROVED BY THE NEW YORK CITY DEPT. OF BUILDING AND A WORK PERMIT IS OBTAINED.

THESE NOTES ARE PART OF THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS AND ARE TO BE FULLY COMPLIED WITH IN ALL RESPECT. THE CONTRACTOR SHALL BE HELD TO HAVE VISITED THE SITE SO THAT HE MAY DETERMINE THE DIFFICULTIES HE MAY ENCOUNTER DURING CONSTRUCTION.

FOUNDATION AND SUBSOIL CONDITIONS HAVE BEEN DESIGNED BASED ON THE INFORMATION CONTAINED WITHIN THE BORINGS AND/OR TEST PITS AS FURNISHED BY THE OWNER. EXACT FOUNDATION REQUIREMENTS ARE SUBJECT TO CHANGE BASED ON CONTROLLED INSPECTIONS OF SUBSOIL CONDITIONS AND MAY VARY FROM THOSE INDICATED ON THESE DRAWINGS.

CONTRACTOR IS RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES TO VERIFY EXACT LOCATIONS OF THEIR UTILITY LINES, SERVICE AND OTHER POSSIBLE EQUIPMENT.

THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING SITE.

PRIOR TO COMMENCEMENT OF WORK THE ADJACENT PROPERTY OWNERS SHALL BE GIVEN 5 DAYS WRITTEN NOTICE BY CERTIFIED MAIL, WHERE ADJACENT PROPERTY IS AFFECTED BY FOUNDATIONS, GRADING EARTH WORK OR DEMO WORK.

AN ACCURATE AND COMPLETED SURVEY, MADE BY A LICENSED SURVEYOR, SHALL BE SUBMITTED TO THE APPLICANT OF RECORD AFTER COMPLETION OF WORK SHOWING THE LOCATION AND ELEVATIONS OF ANY NEW BUILDING OR EXTENSION, FINISHED FLOOR ELEVATION, GRADE ELEVATIONS AND SHALL COMPLY TO THE MINIMUM STANDARDS OF THE NYSSPLS.

SCOPE OF WORK:

PROVIDE 2 STORY ADDITION AND RENOVATION TO EXISTING ONE AND HALF STORY STRUCTURE. WORK TO INCLUDE NEW INGROUND POOL UNDER SEPARATE PERMIT. PROVIDE FOR NEW DRIVEWAY, DECK AND GAZEBO. REMOVE EXISTING TREES UNDER SEPARATE PERMIT.

SEPARATE APPLICATIONS

- PLUMBING PERMIT
- ELECTRICAL PERMIT
- TREE REMOVAL
- SEPTIC DESIGN

GENERAL NOTES

CONTRACTOR SHALL VISIT SITE AND SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, CONDITIONS, WHICH PERTAIN TO THE FABRICATION PROGRESS, OR TO TECHNIQUES FOR CONSTRUCTION AND COORDINATION OF THE WORK OF ALL TRADES, PRIOR TO START OF CONSTRUCTION.

ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT BEFORE PROCEEDING. THE ELEVATIONS AND AVAILABILITY OF UTILITIES, SEWER, WATER AND ELECTRIC LINES SHALL BE VERIFIED BY OR DETERMINED BY INTERESTED CONTRACTORS PRIOR TO SUBMISSION OF BID.

CONTRACTORS SHALL ADJUST PITCH OF NEW LINES TO INSURE PROPER AND LEGAL INTERSECTIONS. CONTRACTOR SHALL COORDINATE LOCATIONS FOR STRUCTURAL, MECHANICAL AND ELECTRICAL WORK FOR ALL FITS, SLAB DEPRESSIONS, SLEEVES IN FOUNDATION WALLS, SLABS, AND ROOF OPENINGS, ETC.

CONTRACTOR SHALL VERIFY CONDITIONS OF ADJOINING STRUCTURES WHICH MAY BE AFFECTED, PROVIDE ADEQUATE PROTECTION AND RESTORE TO ORIGINAL CONDITIONS, WHENEVER DAMAGE SHOULD RESULT FROM SUCH WORK. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORINGS AND BRACINGS FOR ALL BUILDING COMPONENTS IN ORDER TO ADEQUATELY PROTECT AGAINST ANY FAILURES.

CONTRACTOR SHALL SECURE AND PAY FOR ANY AND ALL PERMITS, LICENSES, CERTIFICATES, FEES, ETC., REQUIRED BY THE TOWN OF NORTH CASTLE DEPARTMENT OF BUILDINGS OR ANY AND ALL JURISDICTION AUTHORITIES. CONTRACTOR SHALL OBTAIN A FINAL CERTIFICATE OF OCCUPANCY UPON COMPLETION.

ALL WORK MUST CONFORM TO THE TOWN OF NORTH CASTLE DEPARTMENT OF BUILDINGS, FIRE DEPARTMENT LAWS, RULES AND TO ALL REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION WHETHER SPECIFICALLY SHOWN OR NOT, (O.S.H.A. REGULATIONS MUST ALSO BE ADHERED TO). ALL ELECTRICAL WORK MUST CONFORM TO NATIONAL ELECTRIC CODE.

ANY ITEM SHOWN ON ONE SHEET SHALL BE AS IF CALLED FOR BY ALL SHEETS. FINAL COORDINATION IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL NOT SCALE DRAWINGS AND SHALL USE REQUIRED DIMENSIONS ONLY. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION OF BUILDINGS, (STANDARD FORM OF A.I.A. LATEST EDITION #201), ARE PART OF THE CONTRACT DOCUMENTS.

WORK INCLUDED IN THESE CONTRACT DOCUMENTS TO BE ALL LABOR, MATERIALS, AND EQUIPMENT, REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION AS SHOWN. WORK INCLUDED IN THIS CONTRACT SHALL BE ACCORDING TO THE TRUE INTENT OF THE DRAWINGS AND SHALL BE FIRST CLASS IN ALL RESPECTS.

SUBCONTRACTORS SHALL WARRANT, IN WRITING TO THE OWNER AT CONCLUSION OF JOB, ALL MATERIALS AND WORKMANSHIP FOR A MINIMUM OF ONE YEAR AFTER SUBSTANTIAL COMPLETION.

THE ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION OR PERIODIC FIELD OBSERVATIONS AND ASSUMES NO RESPONSIBILITY FOR SAFETY METHODS ON SITE. THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.

CONTRACTOR SHALL APPLY TAPING COMPOUND IN 3 COATS TO ALL JOINTS OF ALL SHEETROCK. SHALL PROVIDE TWO COAT HIGH GLOSS PAINT IN THE KITCHEN AREA AND A SATIN FINISH COAT AT ALL OTHER AREAS, INCLUDING CEILINGS. CONTRACTOR TO PROVIDE NEW CERAMIC TILE THROUGHOUT KITCHEN, BATHROOMS, LAUNDRY ROOMS AND ALL OTHER NET FLOOR AREAS. COLORS AS SELECTED BY OWNER. SUBCONTRACTOR IS TO PROVIDE ALL FINISH HARDWARE AS REQUIRED BY THE OWNER FOR ALL NEW DOORS.

SCOPE OF WORK PERTAINS TO THE RENOVATION/ADDITION TO EXISTING ONE FAMILY DWELLING. THESE PLANS ARE BASED ON THE 2020 RCNYS (APPENDIX J, ALTERATION LEVEL 2-CHAPTER 6), THE TOWN OF NORTH CASTLE MUNICIPAL CODE AND ALL APPLICABLE RULES AND REGULATIONS.

1. TYP. ABILLAMA R.A., HEREBY STATE THAT I HAVE PREPARED THESE PLANS AND SPECIFICATIONS, TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, IN COMPLIANCE WITH THE 2020 ENERGY CODE OF NEW YORK STATE 1.09.2.2 - ZONE 4A

ENERGY CODE REQUIREMENTS: PRESCRIPTIVE METHOD ZONE 4A CRITERIA (RCNY, 2020- N 1102.1.2):

- 1- U FACTOR @ GLAZING : .52
- 2- U FACTOR @ SKYLIGHT : .55
- 3- U FACTOR @ SHGC : .40
- 4- R-VALUE @ ROOF: R-48
- 5- R-VALUE @ WD FRAME WALL: R-21
- 6- R-VALUE @ MASS WALL: R-13
- 7- R-VALUE @ FLOOR: R-25
- 8- R-VALUE @ BASEMENT WALL: R-13
- 9- R-VALUE @ SLAB: R-10.2 FT PERM.
- 10- R-VALUE @ GRANUL SPACE WALL: R-14
- 11- MAX INFILTR. @ WD'S, SKLTS : 0.8 CFM/5F
- 12- MAX INFILTR. @ SPINS, DR'S : 0.5 CFM/5F
- 13- MIN. TB% - HIGH EFFICACY LAMPS
- 14- TESTING PER N 1102-4.1.2

TOM F. ABILLAMA, R.A. ARCHITECT

ROUGH CARPENTRY:

1. Framing and structural lumber: Douglas Fir # 1, P-F-1 (20) psi, E-1, 600,000, Fv-95 psi. All joists and rafters to have diagonal bracing 3"-0" o.c. maximum. Solid blocking under ceramic tile. Members of built-up girders, headers or lintels shall be spiked or bolted together to act as one unit.
2. Cross bracing of joists 1- 1/4" x 3" max. 3'-0" o.c. Collar ties at cathedral ceilings. 2-2 x 6 @ 4'-0" o.c. max. Exterior carpentry at porches shall be c.c.a. treated as indicated on drawings. Ornamental posts shall be of a nominal size 6"x6" - pine.
3. Wood deck, 3/4" thick T & G Redwood decking. Deck shall pitch slightly for water runoff.
4. Plywood shall meet the requirements of APA requirements and specifications:
5. Wall and roof sheathing: 5/8" thick, C-D-Ext-Apa, Exterior glue
6. Subflooring: 3/8" thick, C-D-Ext-Apa, exterior glue underlayment: 3/8" thick -
7. Underlayment INT-AFA Exterior glue
8. All wood beams to have a minimum bearing of 4".
9. All details of construction; lintels, headers, posts, beams, framing, nailing, etc. shall comply with all minimum standards of New York State Code.
10. Contractor to do all necessary firestopping of stud partitions and pipe chases, as required by N.Y. State Code whether specifically shown or not.
 1. Lumber schedule: Miscellaneous lumber, furring, bridging, blocking to be grade #2 of any species ample in strength to meet the requirements thereof.
 2. Wooden trimmers, headers, and sill joists over six feet in length unless supported on walls or girders, shall be hung in approved metal stirrups, or hangers.
 3. Every six feet, at least one beam or joist which rests on masonry walls, shall be secured to such walls by approved metal anchors attached in a manner at or near bottom to be self releasing.
 4. The ends of wooden beams and joists resting on masonry walls shall be cut to a bevel of three inches in their depth. All girders to bear minimum of 3" on masonry.
 5. Provide shelf and coat pots in all closets with five shelves in linen closet. 1.6. Finish woodwork shall be dressed and sanded free from machine and tool marks, abrasions raised grain or other defects on surfaces exposed to view in the finished work.
 7. Wood finish shall be set straight, plumb and level in true alignment, closely fitted and rigidly secure in place. Nail heads of exposed nailing shall be countersunk. All work shall be left clean, free from warp, twist, open joints and other defects.
 8. Interior miscellaneous finish carpentry and woodwork to be "C" select of white pine, oak, or yellow poplar.
 9. Interior doors to be clear birch, stain grade.
 20. Caulk at all doors and window frames, joints and other surfaces which require the closing of a joint between any two surfaces not of the same material. Caulking compound shall be silicone equal to Thikol sealant by Toch Brothers.
 21. Contractor to do all flashing required whether specifically shown or not. Tape and apply taping compound in 3 coats to all joints of all sheetrock.

Ground Snow Load (psf)	Wind Design				Seismic Design Category	Subject To Damage From:			Winter Design Temp.	Ice Shield Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed	Topographic Effects	Special region winds	Wind Born Debris Zone		Weathering	Frost Depth	Decay					
30	115 Mph	No	No	No	B	Severe	3'-6"	Moderate to heavy	7+	Yes	HK-M map 3611460B 41F 2007	1800 or less	52.28 F

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MR. & MRS. CHRISTOPHER KALIAN

Tom Abillama Architects

1955 CENTRAL PARK AVENUE
YONKERS, NEW YORK

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SEAL

KEY PLAN ↑

PROPOSED ONE FAMILY DWELLING EXPANSION

99 BYRAM RIDGE RD., ARMONK, NY

SBL: 101.01/1/13 ZONE: R-1A

COVER SHEET/MAP NOTES

Project ID / DATE : 2048/ 10.15.2020
Sheet Scale:

C.01

Drawn By: KM Checked By: TFA
Plot Date: JULY 19,2021



The Christopher Kalian Residence



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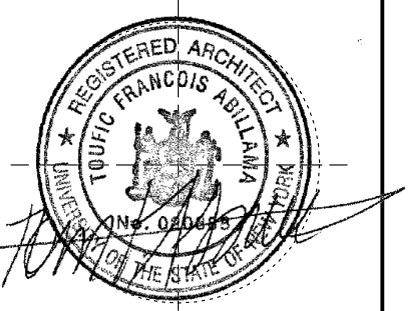
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ONE FAMILY
DWELLING
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**3D
RENDERINGS**

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C.02

Drawn By: KM Checked By: TFA
Plot Date: JULY 19, 2021



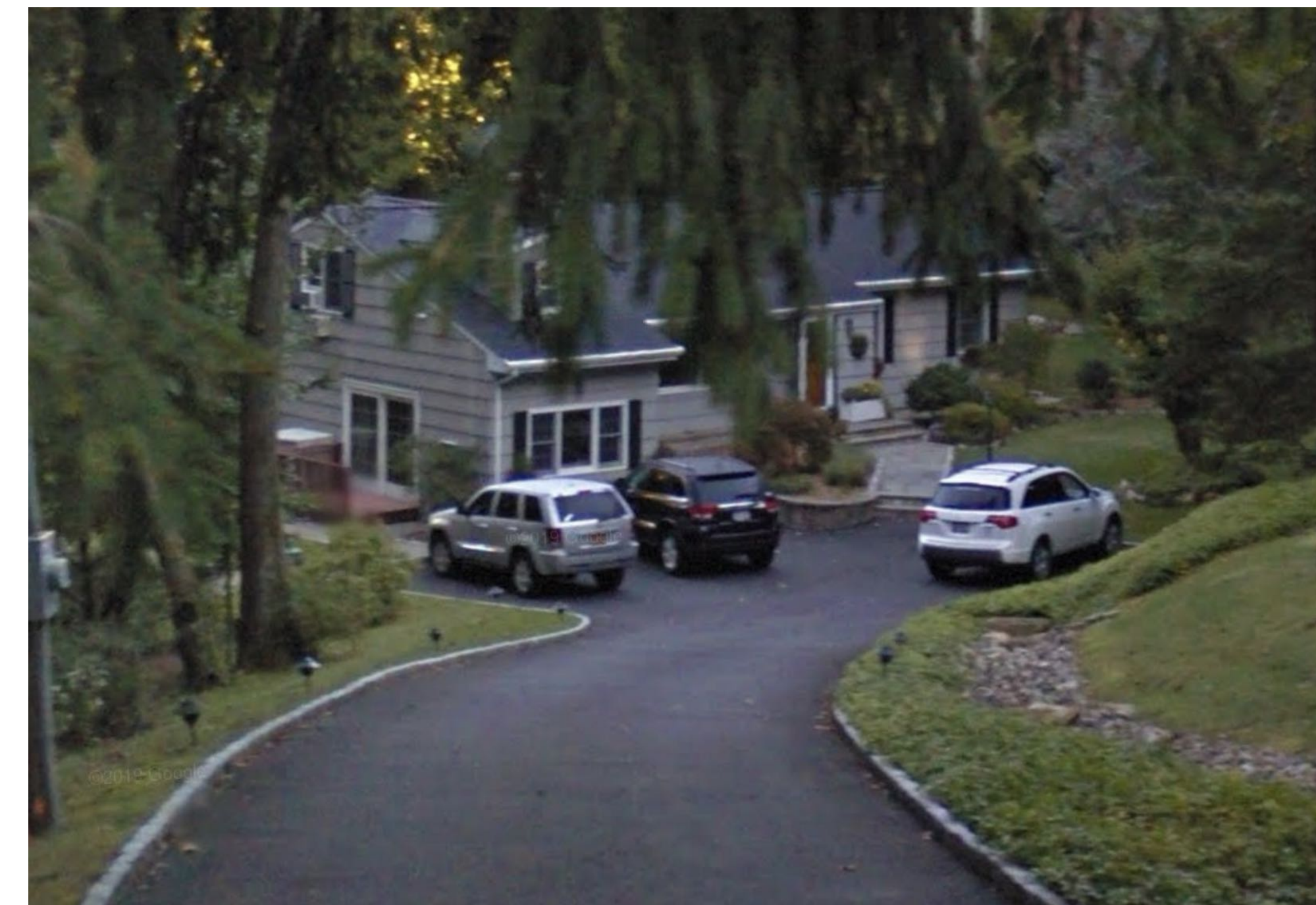
97 BYRAM RIDGE ROAD



99 BYRAM RIDGE ROAD



101 BYRAM RIDGE ROAD



101 BYRAM RIDGE ROAD (close up)



99 BYRAM RIDGE ROAD - ADJOINING PROPERTIES



104 BYRAM RIDGE ROAD

10	Planning Bd.	9.10.21
9	ARB	7.19.21
8	ARB	7.09.21
7	Coord.	6.17.21
6	Client/ PB	6.7.21
5	Client	6.2.21
4	Planning Bd	5.21.21
3	Planning Bd	5.10.21
2	Planning Bd	4.14.21
1	Planning Bd	3.10.21
NO.	REV.	DATE

OWNER:
MR. & MRS.
CHRISTOPHER
KALIAN



1955 CENTRAL PARK AVENUE
YONKERS, NEW YORK
PHONE: 914 6684673
FAX: 914 668 1831
EMAIL: FILES@TFARA.COM



SEAL

KEY PLAN

PROPOSED
ONE FAMILY
DWELLING
EXPANSION

99 BYRAM RIDGE RD.,
ARMONK, NY

SBL: 101.01/1/13 ZONE: R-1A

AERIAL VIEW &
STREETSCAPE

Project ID / DATE : 2048 / 10.15.2020
Sheet Scale:

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Drawn By: KM Checked By: TFA
Plot Date: JULY 19, 2021

10	Planning Bd.	9.10.21
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SEAL

KEY PLAN

PROPOSED ONE FAMILY DWELLING EXPANSION

99 BYRAM RIDGE RD., ARMONK, NY

SBL: 101.01/1/13 ZONE: R-1A

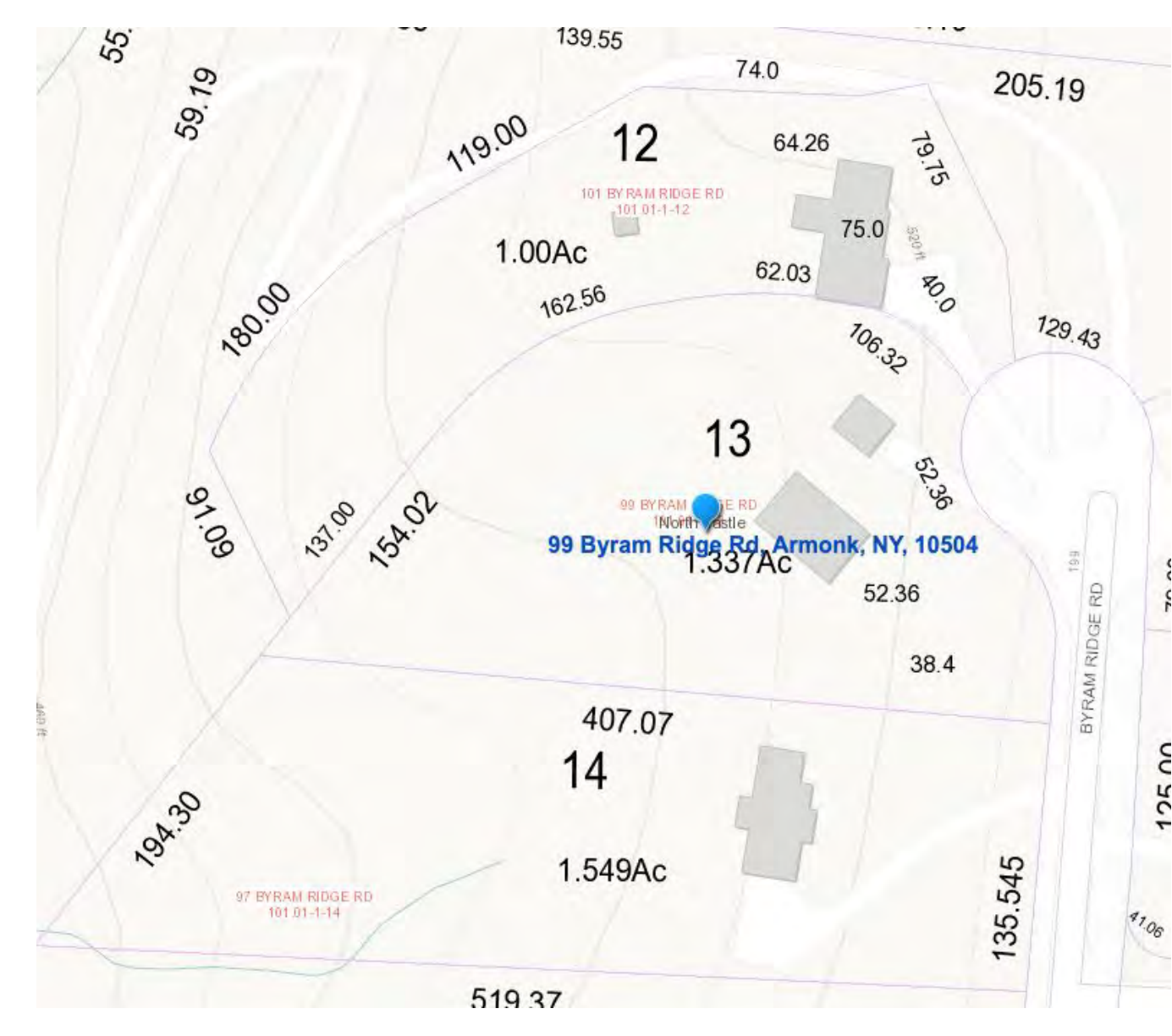
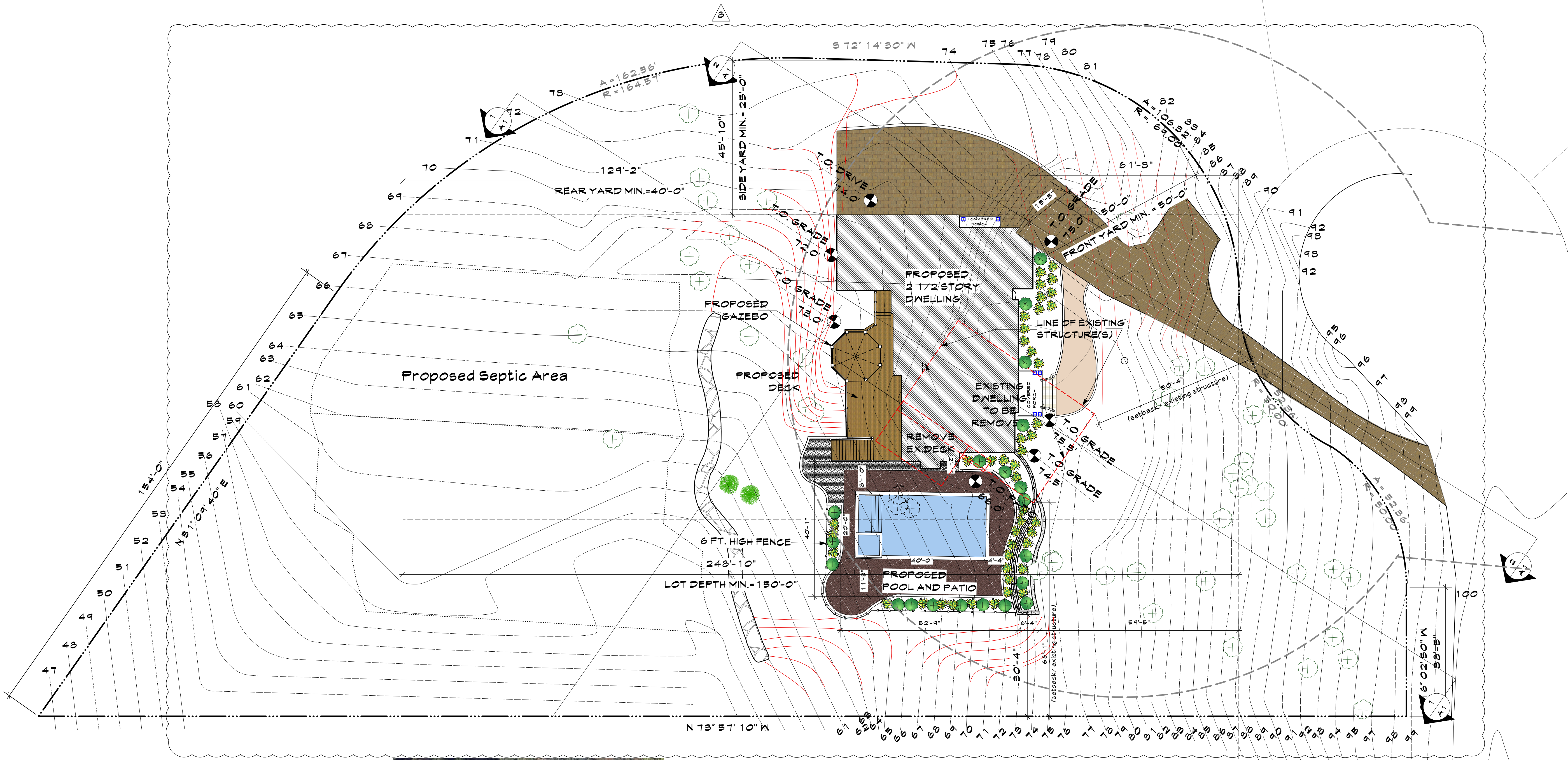
SITE PLAN

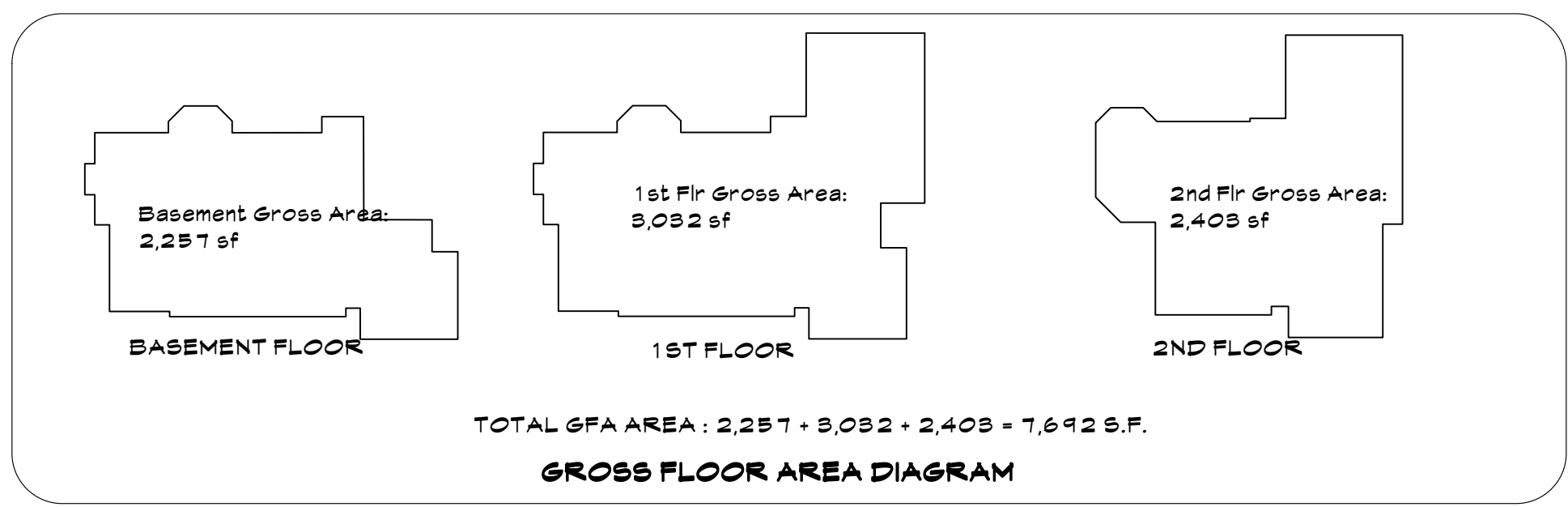
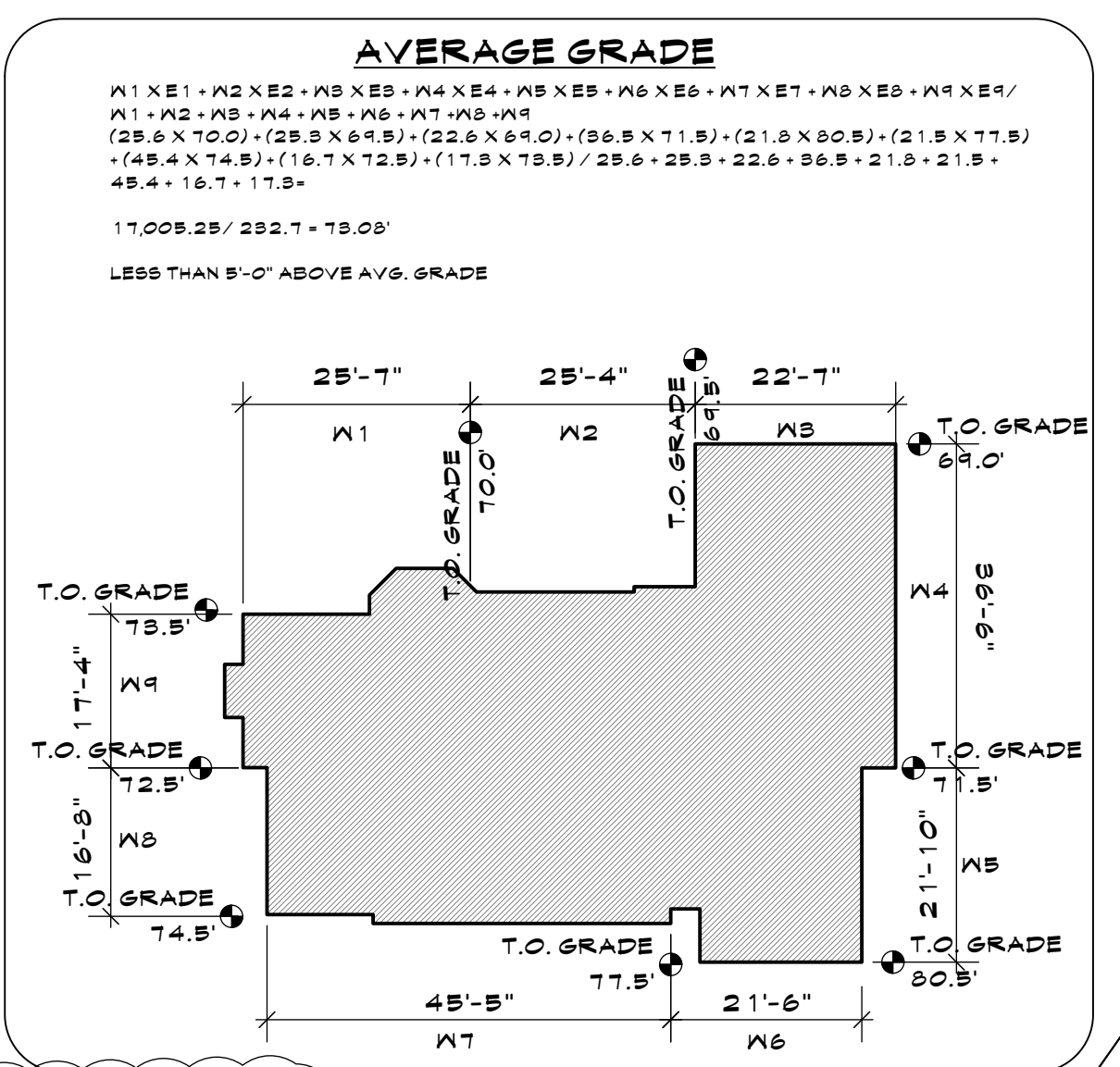
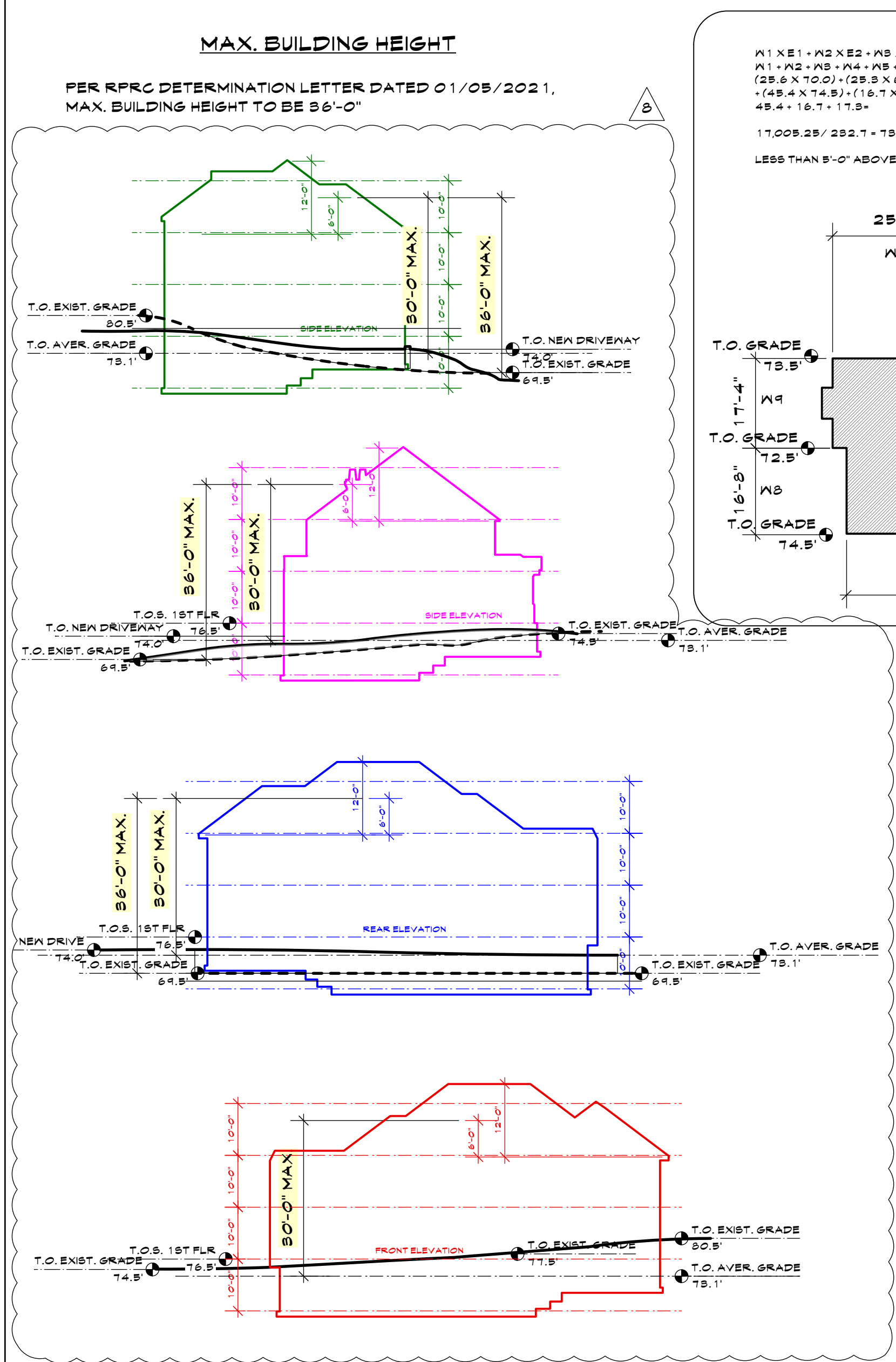
Project ID / DATE : 2048 / 10.15.2020

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Plot Date: JULY 19, 2021





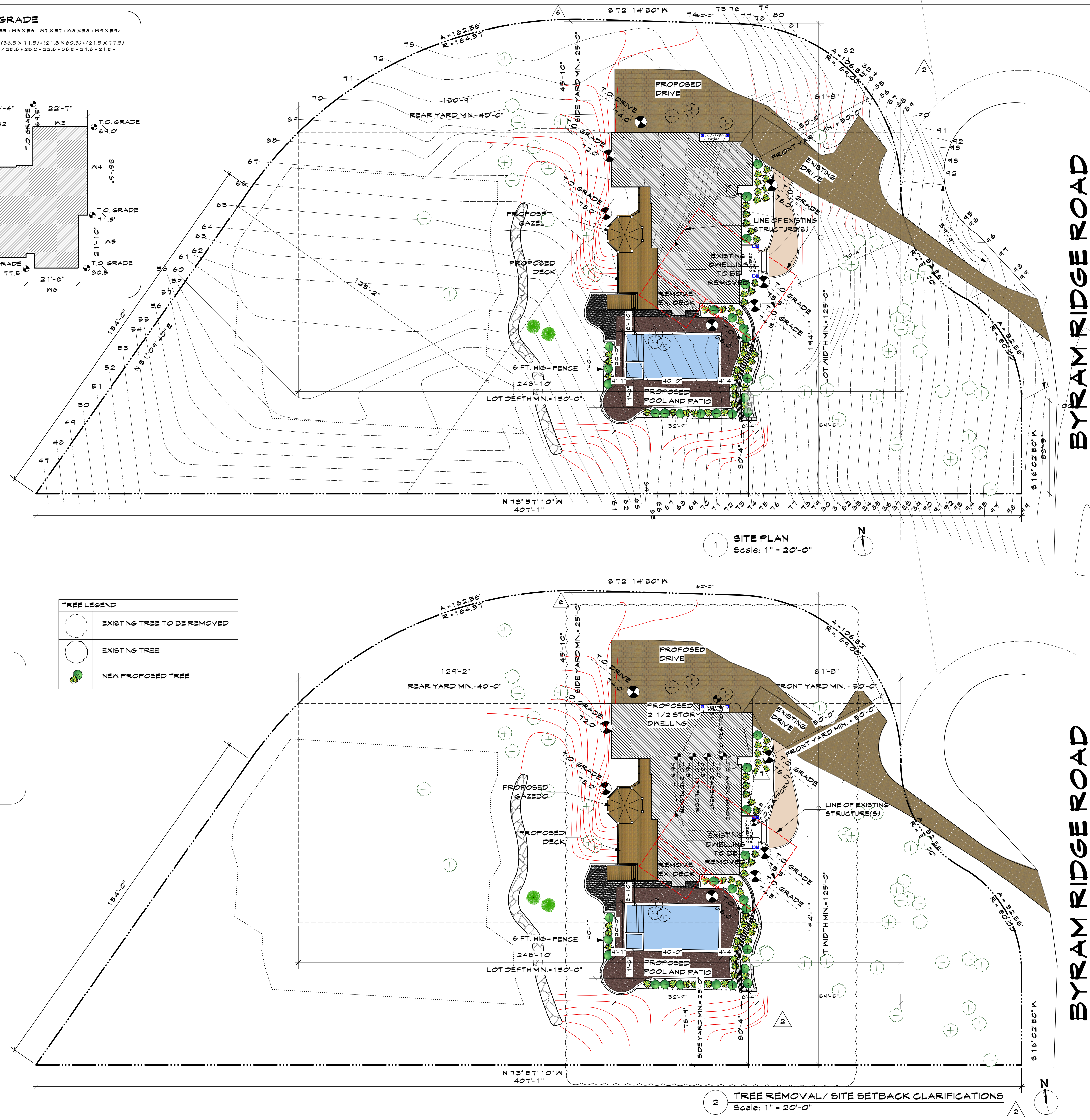
ZONING COMPLIANCE CHART

ZONING DISTRICT	R-1A, ONE FAMILY RESIDENCE DISTRICT	REQUIRED OR ALLOWED	PROPOSED	REMARK
MIN. LOT AREA	1 acres	1.33 acres	PERMITTED	
MIN. LOT FRONTAGE	125 FT	125'-0"	PERMITTED	
MIN. LOT WIDTH	125 FT	194'-1"	PERMITTED	
MIN. LOT DEPTH	150 FT	248'-10"	PERMITTED	
MIN. FRONT YARD	50 FT	50'-0"	PERMITTED	
MIN. SIDE YARD	25 FT	45'-10"	PERMITTED	
MIN. REAR YARD	40 FT	129'-2"	PERMITTED	
HEIGHT	36'-0" FT**	51'-6" FT**	PERMITTED	
BLDG. COVER%	4350 SF + 9% OF LOT AREA IN ACCESS OF 1.0 AC = 10644 SF	6,259 SF	PERMITTED	
MAXIMUM PERMITTED GROSS FLOOR AREA	7727 SF + 6% OF LOT AREA IN ACCESS OF 1.0 AC = 9021 SF	7,692 SF	PERMITTED	

** PER RPRC DETERMINATION LETTER DATED 1.5.21, PAGE 2, LINE 6:
36'-0" MAX. BUILDING HEIGHT PERMITTED IN R-1A DISTRICT.

TREE LEGEND

	EXISTING TREE TO BE REMOVED
	EXISTING TREE
	NEW PROPOSED TREE



10 Planning Bd. 9.10.21
 9 ARE 7.19.21
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 3 Planning Bd 5.10.21
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 1 Planning Bd 3.10.21

NO. REV. DATE

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SEAL

KEY PLAN

PROPOSED ONE FAMILY DWELLING EXPANSION
 99 BYRAM RIDGE RD., ARMONK, N.Y.
 SBL: 101.01/1/13 ZONE: R-1A

SITE DIAGRAMS & ZONING

Project ID / DATE: 2048 / 10.15.2020
 Sheet Scale:

SP.2

Drawn By: KM Checked By: TFA
 Plot Date: JULY 19, 2021

STORMTECH SC-740 CHAMBER

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The Stormtech system is designed primarily to be used under parking lots, thus maximizing land usage for private (commercial) and public applications. Stormtech chambers can also be used in conjunction with other structures, thus enhancing the performance and extending the service life of these practices.

STORMTECH SC-740 CHAMBER

(not to scale)

Nominal Chamber Specifications

Size (L x W x H)
85.4" x 51" x 30"

2,170 mm x 1,295 mm x 762 mm

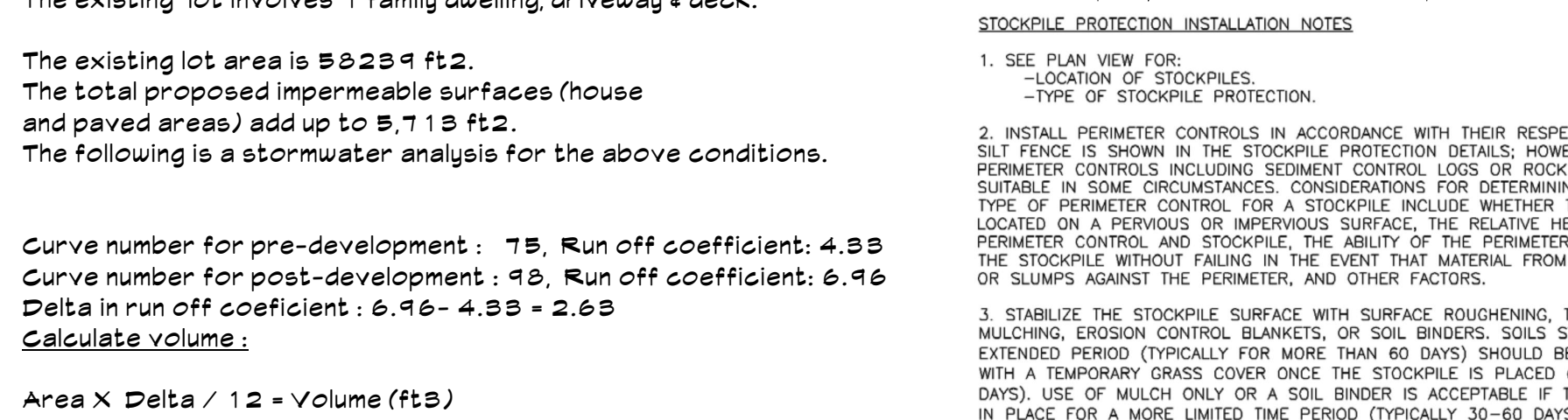
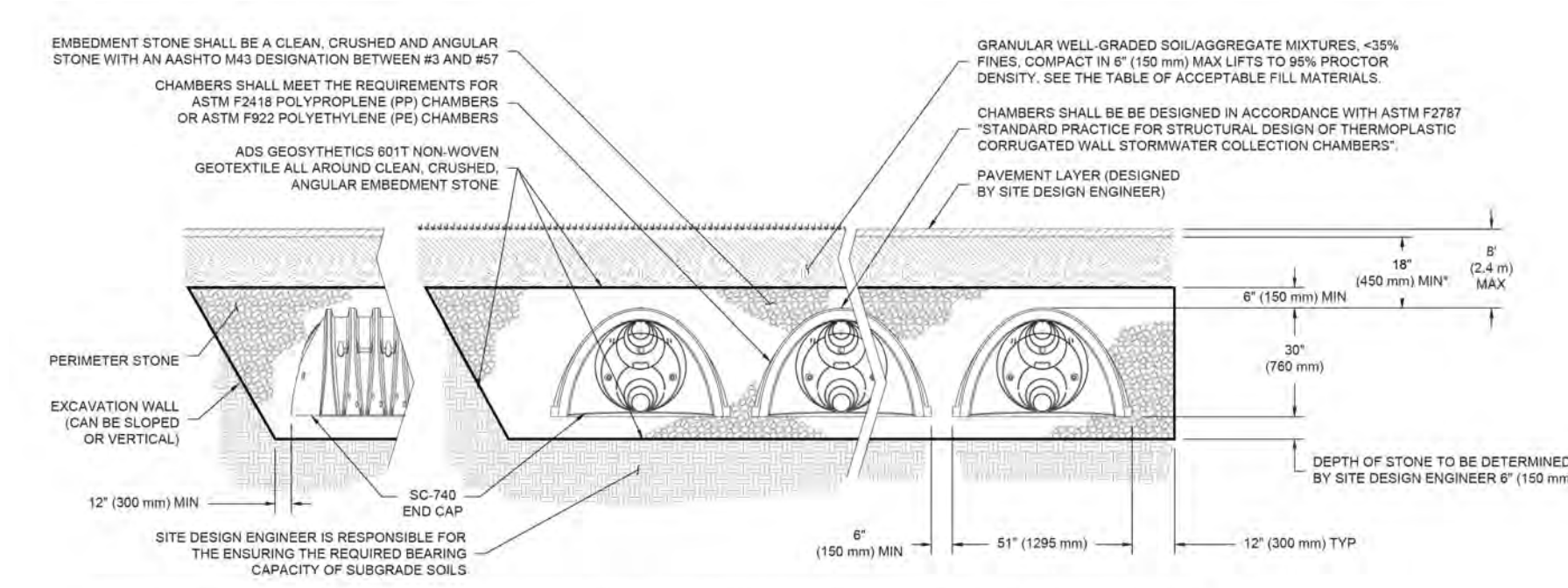
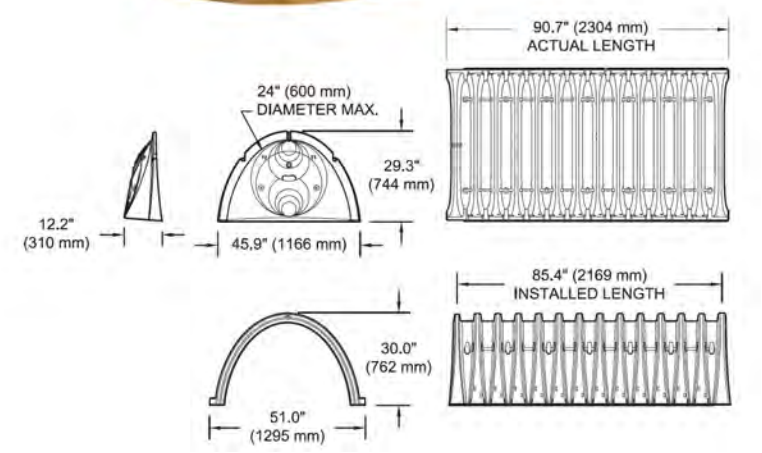
Chamber Storage
45.9 ft³ (1.30 m³)

Min. Installed Storage*
74.9 ft³ (2.12 m³)

Weight
74.0 lbs (33.6 kg)

Shipping
30 chambers/pallet
60 end caps/pallet
12 pallets/truck

*Assumes 6" (150 mm) stone above, below and between chambers and 40% stone porosity.



Storm Water Design.
Storm Design based on a 9 inch storm in 24 hours (Using STORMTECH SC-740 CHAMBER)

The existing lot involves 1 family dwelling, driveway & deck.

The existing lot area is 5823.9 ft².
The total proposed impermeable surfaces (house and paved areas) add up to 5,713 ft².
The following is a stormwater analysis for the above conditions.

Curve number for pre-development: 75, Run off coefficient: 4.33
Curve number for post-development: 49, Run off coefficient: 6.46
Delta in run off coefficient: 6.46 - 4.33 = 2.63
Calculate volume:

Area X Delta / 12 = Volume (ft³)
5,713 x 2.63 / 12 = 1,252 ft³

Percolation Capacity.
(Perc test yielded a high of 6 minutes per inch we will use a conservation rate of 20 minutes per inch)

Area of Perc-----2.23 ft²
Volume of Perc-----0.146 ft³

Soil Perc Rate (SR)= Volume/Area/Time = 0.146/5.01/60 minutes = 0.0010882 x 60 x 24
SR = 1.562 or 1.11715 with 25% clogging

T40HD; VOLUME PER UNIT: Chamber 74.9 CF.

Total PERCOLATION PER CULTC:
7.1' x 4.25' x 1.11715 = 33.71 CF.

Volume: 74.9 x 33.71 = 103.61 CF
Total Volume 1,252 / 103.61 = 11.53 OR
USE 12 CHAMBERS

Proposed 12- SC-740 Chambers

SC-740 CHAMBERS
Maintenance Guidelines

The following guidelines shall be adhered to for the operation and maintenance of the CULTC stormwater management system:

- The owner shall keep a maintenance log which shall include details of any events which would have an effect on the system's operational capacity.
- The operation and maintenance procedure shall be reviewed periodically and changed to meet site conditions.
- Maintenance of the stormwater management system shall be performed by qualified workers and shall follow applicable occupational health and safety requirements.
- Debris removed from the stormwater management system shall be disposed of in accordance with applicable laws and regulations.
- No trees to be planted above catch tanks and 15' away, ground planting and flower w/ shallow roots allowed

SECTION 02800 - EARTHWORK
PART 1 - GENERAL

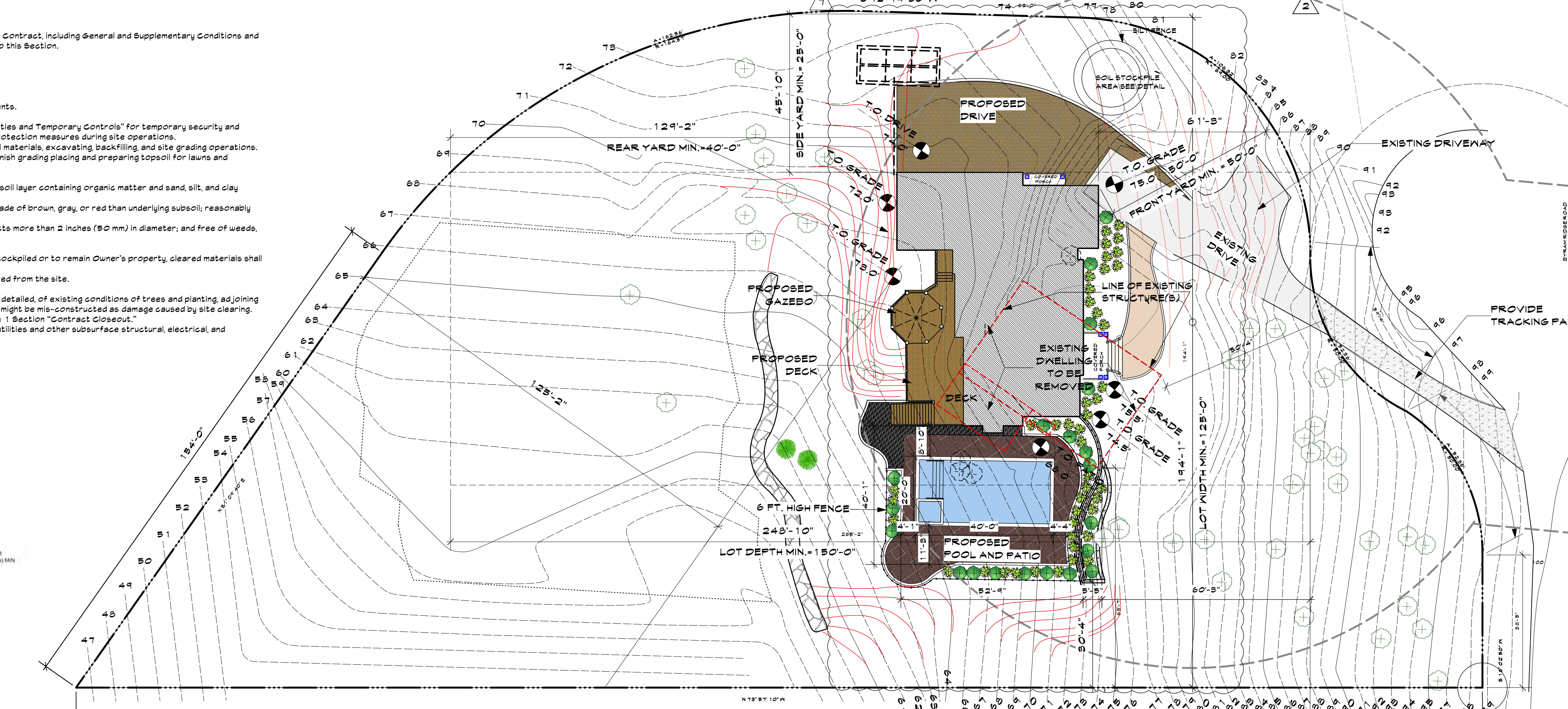
- RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
- SUMMARY
A. This Section includes the following:
1. Preparing sub-grades for slabs-on-grade, walks, pavements, lawns, and plantings.
2. Excavating and backfilling for buildings and structures.
3. Drainage course for slabs-on-grade.
4. Sub-base course for concrete walks and pavements.
5. Base course for asphalt paving.
6. Subsurface drainage backfill for walls and trenches.
7. Excavating and backfilling trenches within building lines.
8. Excavating and backfilling trenches for buried mechanical and electrical utilities and pits for buried utility structures.
- Related Sections include the following:
1. Division 1 Section "Construction Facilities and Temporary Controls."
2. Division 2 Section "Site Clearing" for site stripping, grubbing, removing topsoil, and protecting trees to remain.
3. Division 2 Section "Landscaping" for finish grading including placing and preparing topsoil for lawns and plantings.
4. Division 9 Section "Cast-in-Place Concrete" for granular course over vapor retarder.
5. Division 18 through 18 Sections for excavating and backfilling buried mechanical and electrical utilities and buried utility structures.

DEMOLITION:
1- CONTRACTOR SHALL DO ALL DEMOLITION REQUIRED FOR THE COMPLETION OF WORK SHOWN ON DRAWINGS.
2- HE SHALL ALLOW NO DEBRIS TO ACCUMULATE AND SHALL HAUL AWAY FROM SITE ALL DEBRIS AT CONTRACTOR'S EXPENSE.
3- HE SHALL PROVIDE PROTECTION OF ALL ADJACENT OR NEIGHBORING PROPERTY FROM DAMAGE, INJURY AND DISCOMFORT CAUSED BY DUST. HE SHALL PROTECT UTILITY LINES AS REQUIRED.

DEMOLITION NOTE:
CONTRACTOR TO REMOVE ALL STRUCTURES AND PAVEMENTS AS INDICATED WITHOUT UNDERMINING THE STRUCTURAL INTEGRITY OF THE ADJACENT NEIGHBORING PROPERTIES.

TO REMOVE ALL FOUNDATIONS AND FOOTINGS AS REQUIRED, CONTRACTOR TO ABIDE BY ALL ENVIRONMENTAL REQUIREMENTS, SUCH AS NOISE, DUST CONTROL, ASBESTOS ABATEMENT, RODENT CONTROL, ETC. ALL MATERIALS TO BE REMOVED SHALL BE DISPOSED OF IN PROPER MANNER AND AS PER REQUIREMENTS OF THE VILLAGE OF LARCHMONT AND THE COUNTY OF WESTCHESTER. CONTRACTOR TO MAKE OWNER, ARCHITECT AWARE OF ANY STRUCTURAL DAMAGE PRIOR TO DEMOLITION.

SHORING AND BRACING:
1- CONTRACTOR SHALL PROTECT SITE FROM CAVING AND SOIL MOVEMENT. HE SHALL LOCATE SYSTEMS TO CLEAR PERMANENT CONSTRUCTION AND TO PERMIT FORMING AND FINISHING OF CONCRETE SURFACES.
2- CONTRACTOR SHALL LOCATE BRACINGS TO CLEAR COLUMN, FLOOR FRAMING CONSTRUCTION, AND OTHER PERMANENT WORK. INSTALL NEW BRACE PRIOR TO REMOVING OLD BRACE.



1. Additional Excavation: Excavation below subgrade elevations as directed by Architect. Additional excavation and replacement material will be paid for according to Contract provisions for changes in the work.

2. Bulk Excavation: Excavations more than 10 feet (3 m) in width and pits more than 30 feet (9 m) in either length or width.

3. Unauthorized Excavation: Excavation below subgrade elevations or beyond indicated dimensions without direction by Architect. Unauthorized excavation, as well as remedial work directed by Architect, shall be without additional compensation.

4. Structures: Buildings, footings, foundations, retaining walls, slabs, tanks, curbs, mechanical and electrical appurtenances, or other man-made stationary features constructed above or below the ground surface.

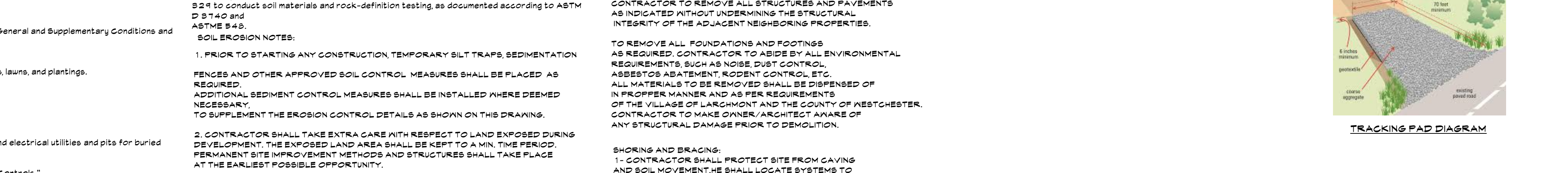
5. Sub Base Course: Layer placed between the subgrade and base course for asphalt paving, or layer placed between the subgrade and a concrete pavement or walk.

6. Subgrade: Surface or elevation remaining after completing excavation, or top surface of a fill or backfill immediately below sub base, drainage fill, or topsoil materials.

7. Utilities: Include on-site underground pipes, conduits, ducts, and cables, as well as underground services within buildings.

1.4 SUBMITTALS
A. Product Data: For the following:
1. Each type of plastic warning tape.
2. Drainage fabric.
3. Separation fabric.
B. Samples: For the following:
1. 30-lb (14-kg) samples sealed in airtight containers, of each proposed soil material from on-site or borrow sources.
2. 12-by-12-inch (300-by-300-mm) sample of drainage fabric.
3. 12-by-12-inch (300-by-300-mm) sample of separation fabric.
C. Material Test Reports: From a qualified testing agency indicating and interpreting test results for compliance of the following with requirements indicated:
1. Classification according to ASTM D 2487 of each on-site or borrow soil material proposed for fill and backfill.
2. Laboratory compaction curve according to ASTM D 698 for each on-site or borrow soil material proposed for fill and backfill.
3. Geotechnical survey agency report, for record purposes.

1.8 QUALITY ASSURANCE
A. Geotechnical Testing Agency Qualifications: An independent testing agency qualified according to ASTM E 2914 to conduct soil materials and rock-definition testing, as documented according to ASTM D 3740 and ASTM 548.
B. SOIL EROSION NOTES:
1. PRIOR TO STARTING ANY CONSTRUCTION, TEMPORARY SILT TRAPS, SEDIMENTATION FENCES AND OTHER APPROVED SOIL CONTROL MEASURES SHALL BE PLACED AS REQUIRED.
2. ADDITIONAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED WHERE DEEMED NECESSARY.
3. TO SUPPLEMENT THE EROSION CONTROL DETAILS AS SHOWN ON THIS DRAWING.
4. CONTRACTOR SHALL TAKE EXTRA CARE WITH RESPECT TO LAND EXPOSED DURING DEVELOPMENT. THE EXPOSED LAND AREA SHALL BE KEPT TO A MIN. TIME PERIOD. PERMANENT SITE IMPROVEMENT METHODS AND STRUCTURES SHALL TAKE PLACE AT THE EARLIEST POSSIBLE OPPORTUNITY.
5. CONTRACTOR SHALL ENSURE THE MAINTENANCE OF SOIL EROSION FENCES AS PER REQUIREMENTS OF MUNICIPAL AUTHORITIES HAVING JURISDICTION THEREOF.
6. CONTRACTOR SHALL ALLOW TO A MINIMUM POSSIBLE THE SEDIMENTATION DEBRIS TO THE PUBLIC AND PRIVATE ADJOINING AREAS AND SHALL ASSUME RESPONSIBILITY FOR SUCH CONDITIONS. HE SHALL BRUSH CLEAN ALL DEBRIS FROM SIDEWALKS AND STREETS.
7. METHODS FOR OPEN EXCAVATION EMBANKMENTS NOT REQUIRING SILT FENCES OR STRAIN SALES CAN BE EMPLOYED SUBJECT TO SOIL CONDITIONS AND WHERE SLOPES DO NOT EXCEED A FITCH OF 3" IN 12". LOOSE STONE AND ROCK SHALL BE REMOVED FROM SITE. COMPACTED AND SEEDING TOP SOIL SHALL BE INSTALLED FOR SOIL PROTECTION.
8. UNLESS OTHERWISE AGREED BY SEPARATE CONTRACT, THIS ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION ADMINISTRATION RELATED TO THE WORK THEREOF.



1. SEE PLAN VIEW FOR:
A. LOCATION OF STOCKPILES
B. TYPE OF STOCKPILE PROTECTION.

2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.

3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).

4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNDRIFT CONTROL, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

STOCKPILE PROTECTION INSTALLATION NOTES

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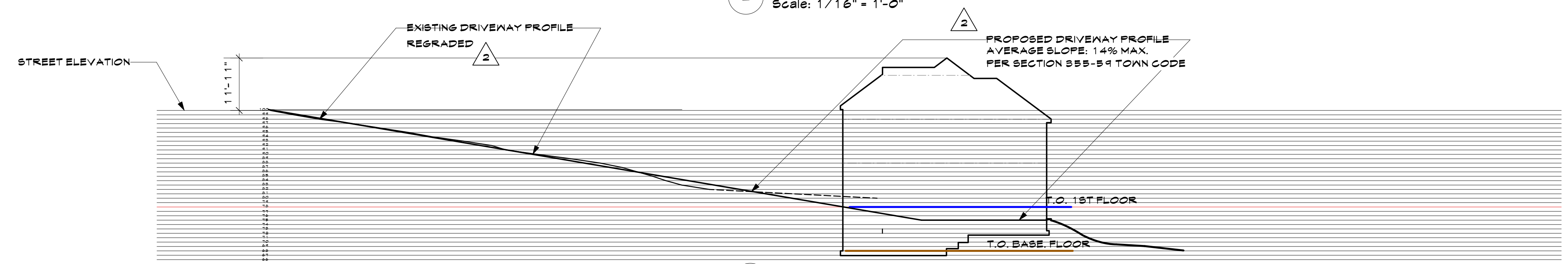
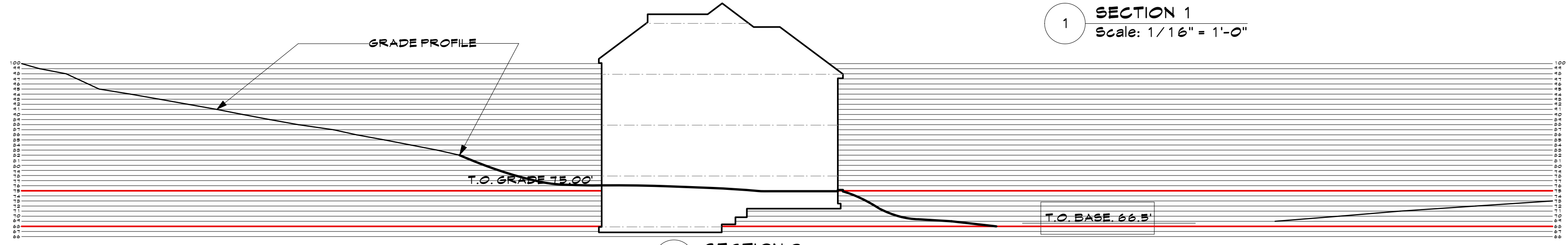
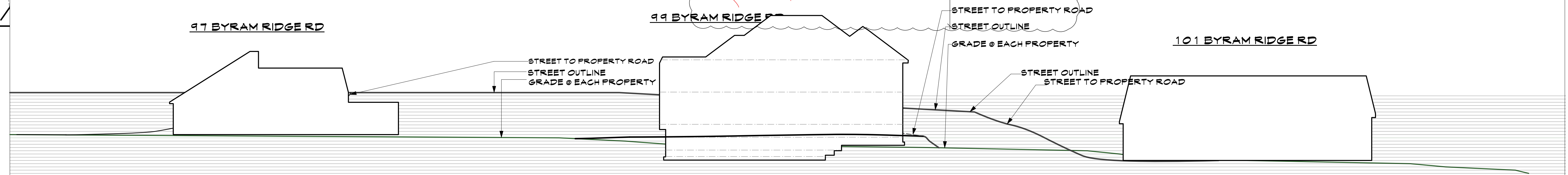
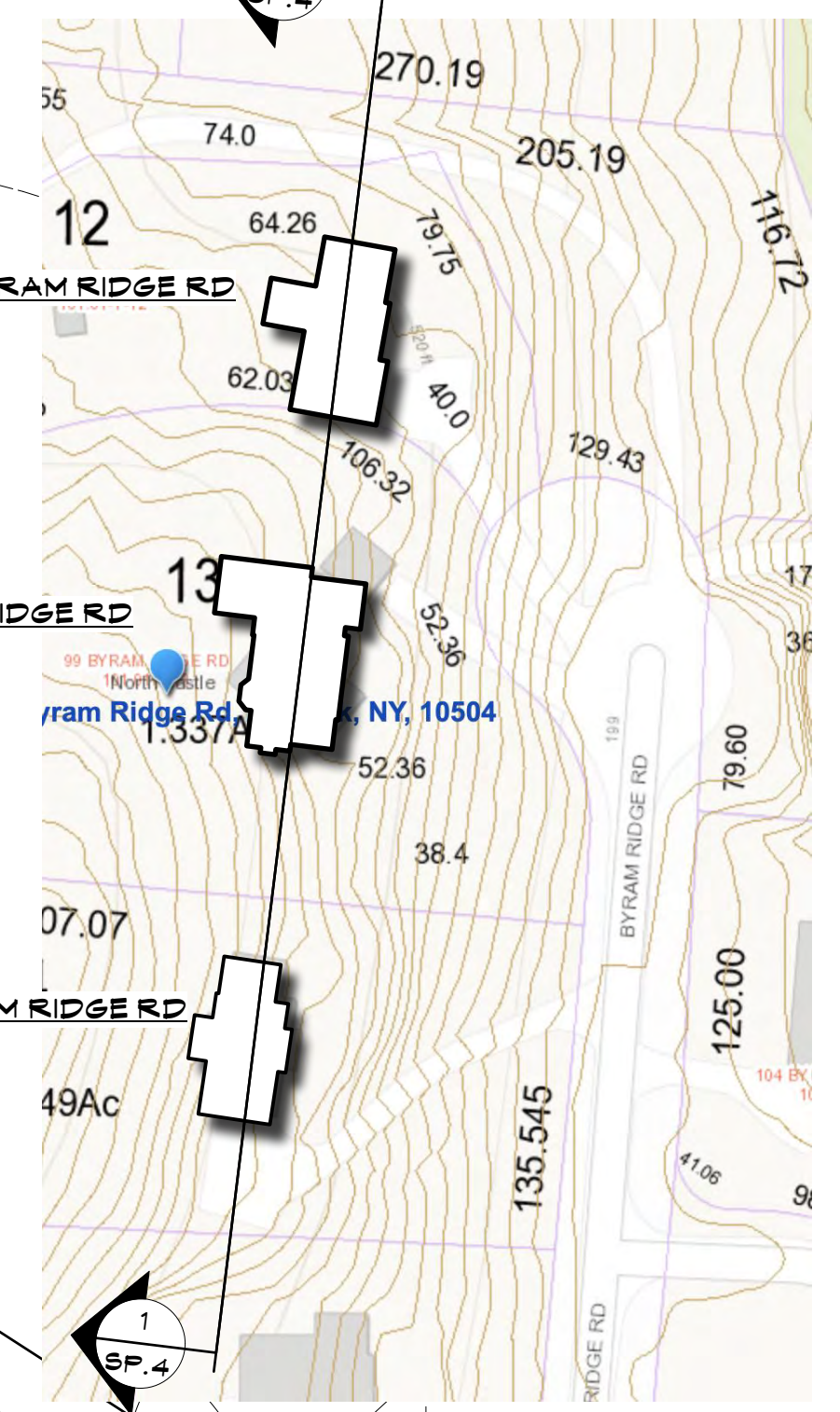
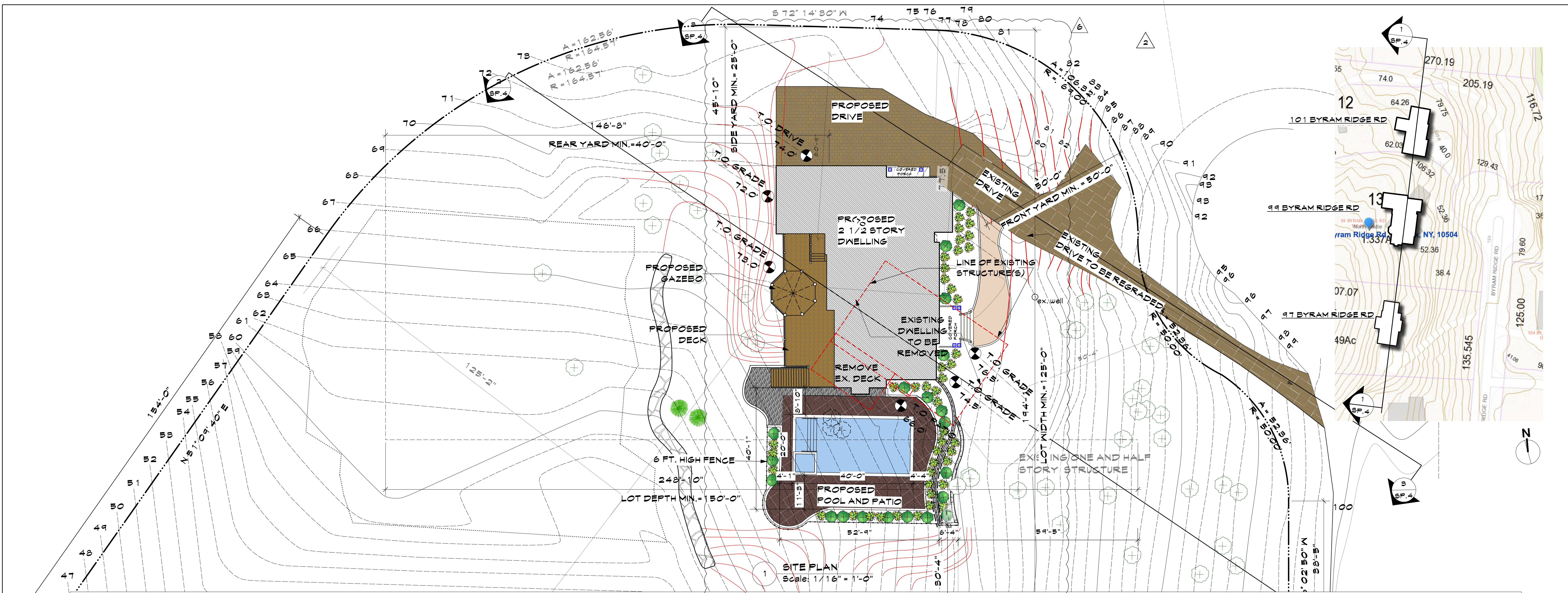
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Tom Abillama Architects
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KEY PLAN
PROPOSED ONE FAMILY DWELLING EXPANSION
99 BYRAM RIDGE RD., ARMONK, NY
SBL: 101.01/1/13 ZONE: R-1A

STORMWATER CALCULATIONS AND DESIGN
Project ID / DATE : 2048 / 10.15.2020
Sheet Scale:
SP.3
Drawn By: KM Checked By: TFA
Plot Date: JULY 19, 2021



TOWN CODE - SECTION 555-59 DRIVEWAYS

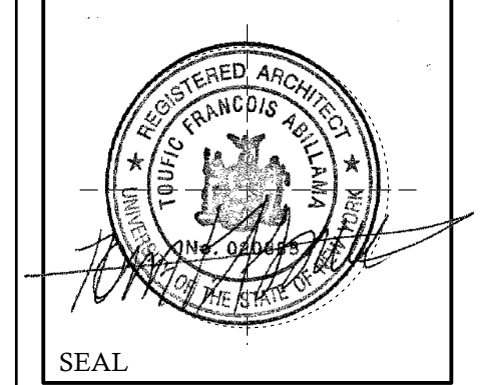
- B. Driveway grades.
- (1) The maximum grade for any new driveway accessory to a single-family dwelling, and connecting its off-street parking area to a street, shall be 14%, except that where it can be demonstrated to the satisfaction of the Town Engineer that, because of practical difficulty or unreasonable hardship affecting a particular property, the construction of a driveway grade of less than 14% is impractical, the construction of a steeper driveway shall be permitted, provided that the increase in driveway grade is the minimum increase required.

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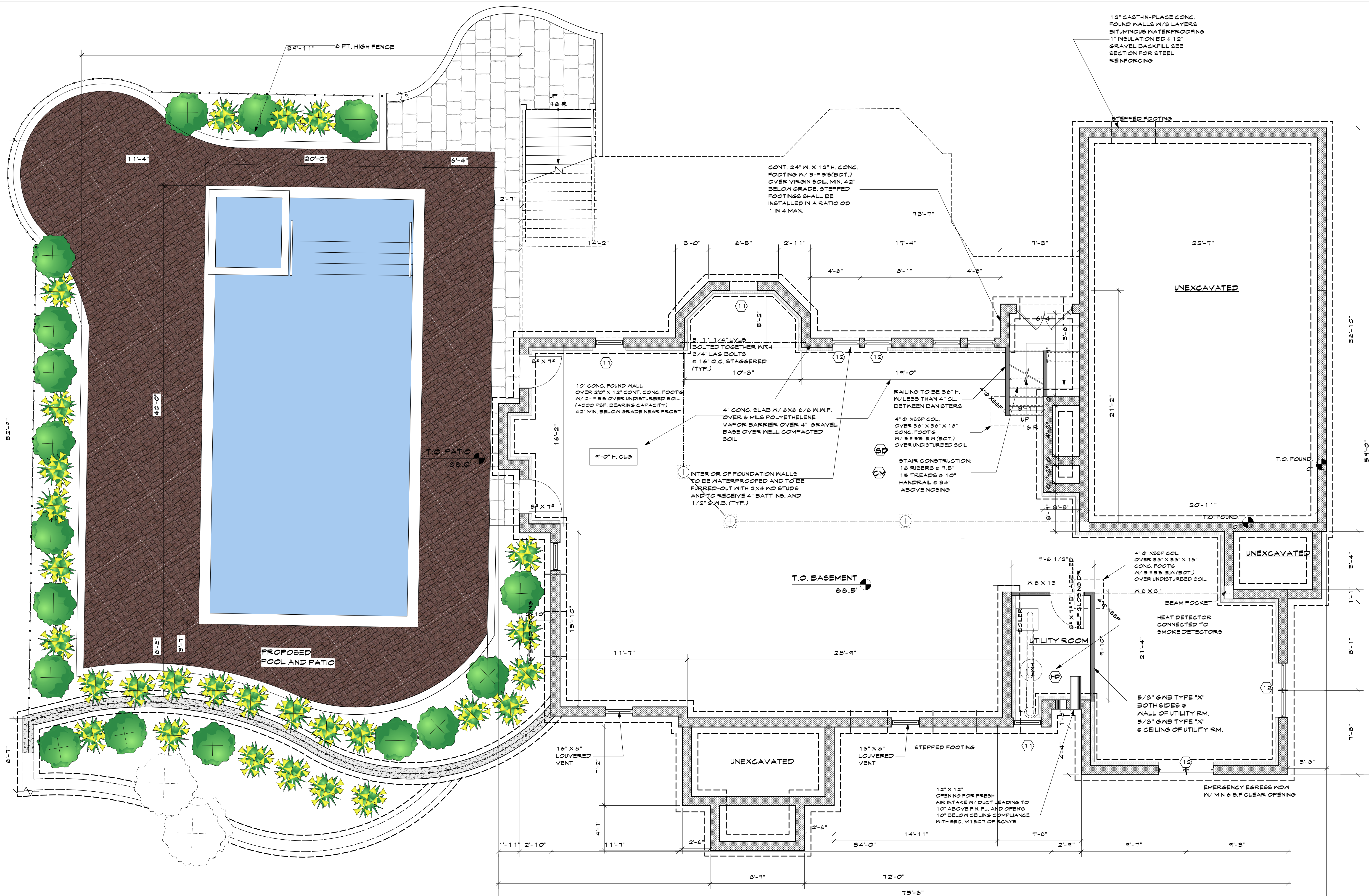


KEY PLAN

PROPOSED ONE FAMILY DWELLING EXPANSION
99 BYRAM RIDGE RD., ARMONK, NY
SBL: 101.01/1/13 ZONE: R-1A

SITE GRADING

Project ID / DATE : 2048 / 10.15.2020
Sheet Scale:
SP.4
Drawn By: KM Checked By: TFA
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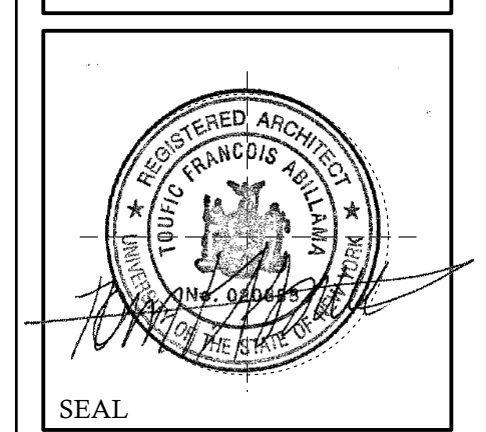


BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0" 1 A.1

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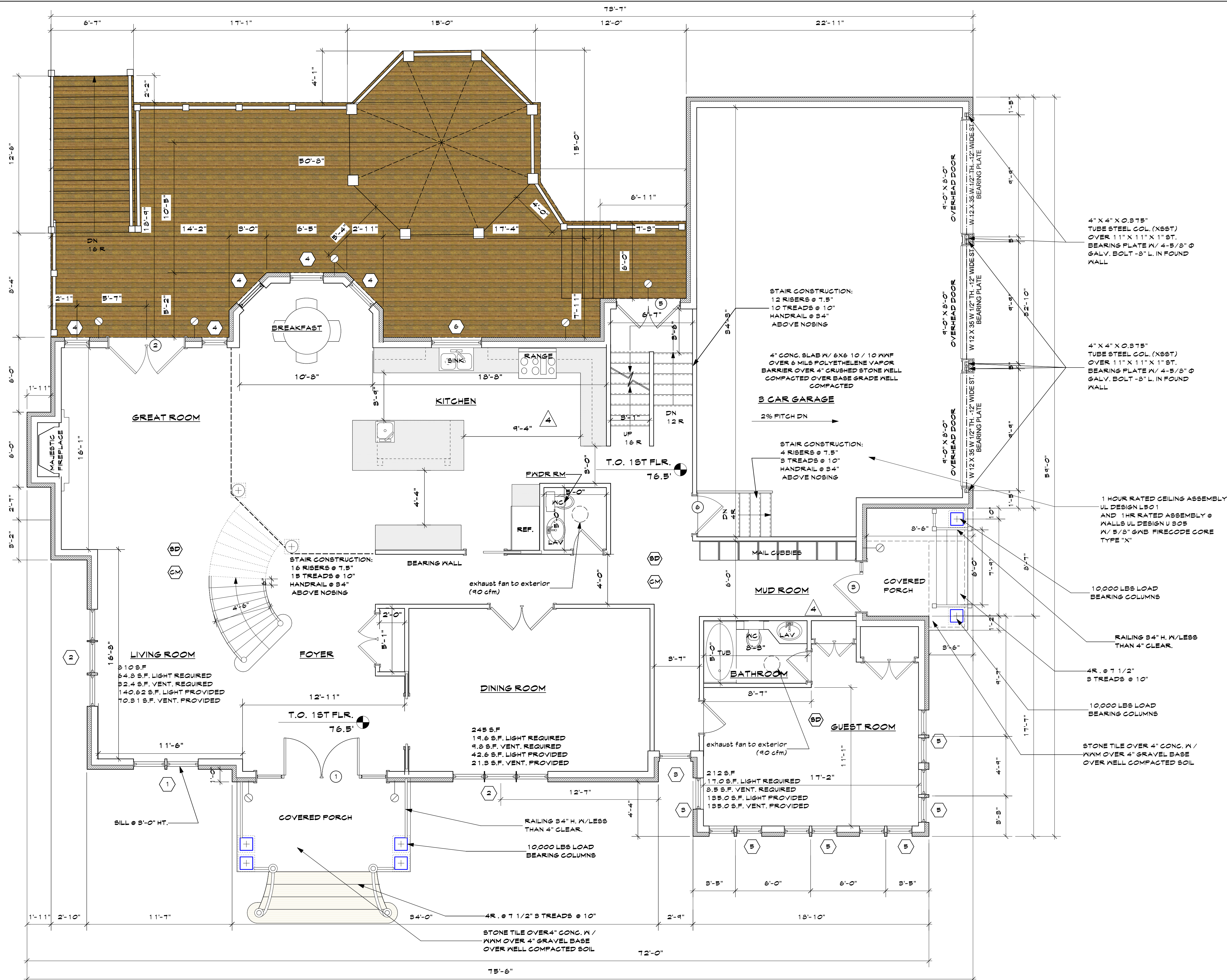
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BASMENT FLOOR PLAN
Project ID / DATE : 2048 / 10.15.2020
Sheet Scale:
A.1
Drawn By: KM Checked By: TFA
Plot Date: JULY 19, 2021

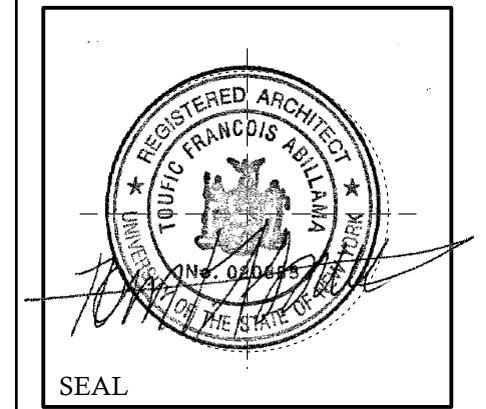


FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

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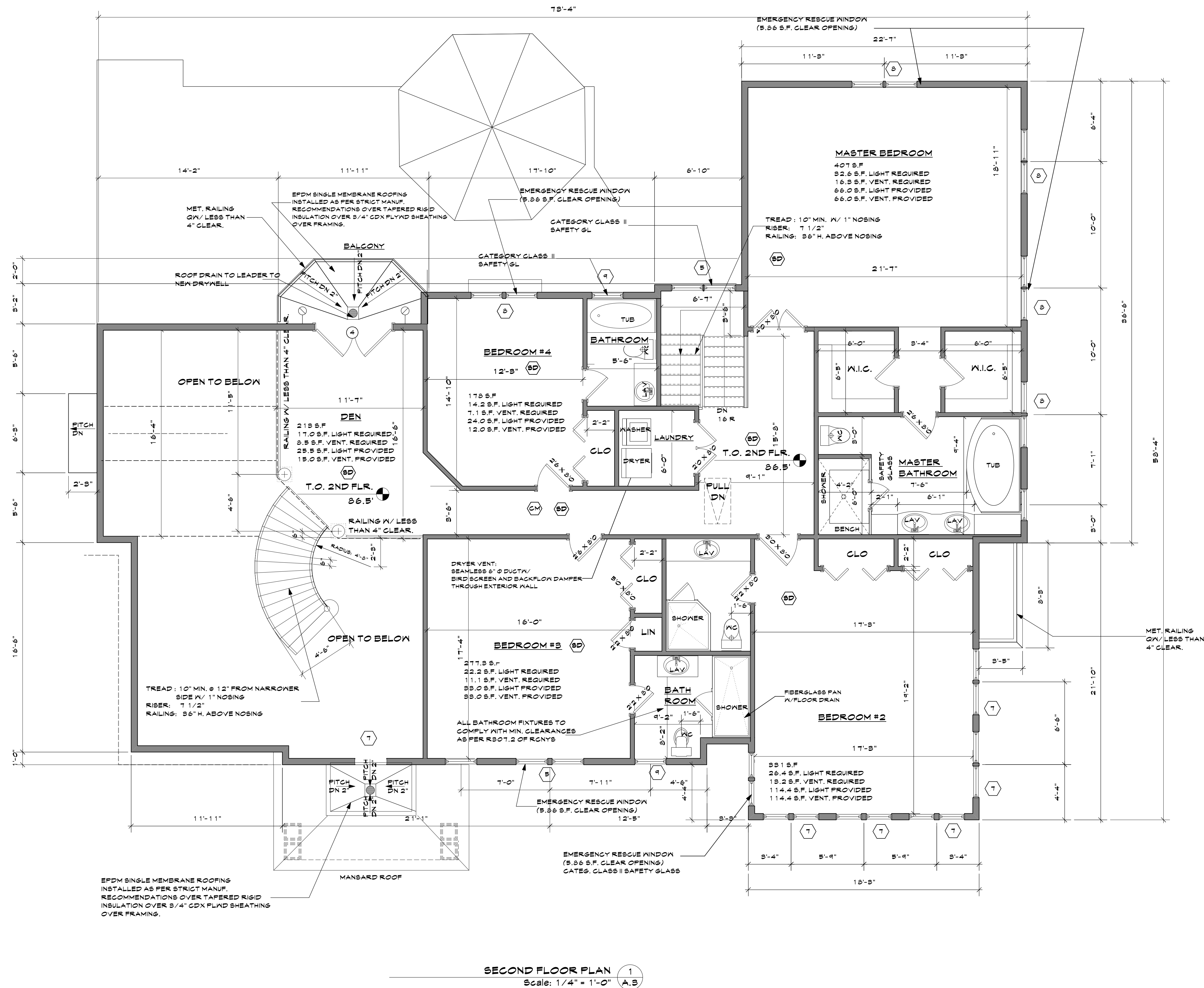
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PROPOSED ONE FAMILY DWELLING EXPANSION
99 BYRAM RIDGE RD., ARMONK, NY
SBL: 101.01/1/13 ZONE: R-1A

1ST FLOOR PLAN

Project ID / DATE : 2048 / 10.15.2020
Sheet Scale:
A.2
Drawn By: KM Checked By: TFA
Plot Date: JULY 19, 2021



SECOND FLOOR PLAN 1
Scale: 1/4" = 1'-0" A.B

10	Planning Bd.	9.10.21
9	ARB	7.19.21
8	ARB	7.09.21
7	Coord.	6.17.21
6	Client/ PB	6.7.21
5	Client	6.2.21
4	Planning Bd	5.21.21
3	Planning Bd	5.10.21
2	Planning Bd	4.14.21
1	Planning Bd	3.10.21

OWNER:
MR. & MRS. CHRISTOPHER KALIAN



1955 CENTRAL PARK AVENUE
YONKERS, NEW YORK
PHONE: 914 6684673
FAX: 914 668 1831
EMAIL: FILES@TFARA.COM



SEAL

KEY PLAN

PROPOSED ONE FAMILY DWELLING EXPANSION

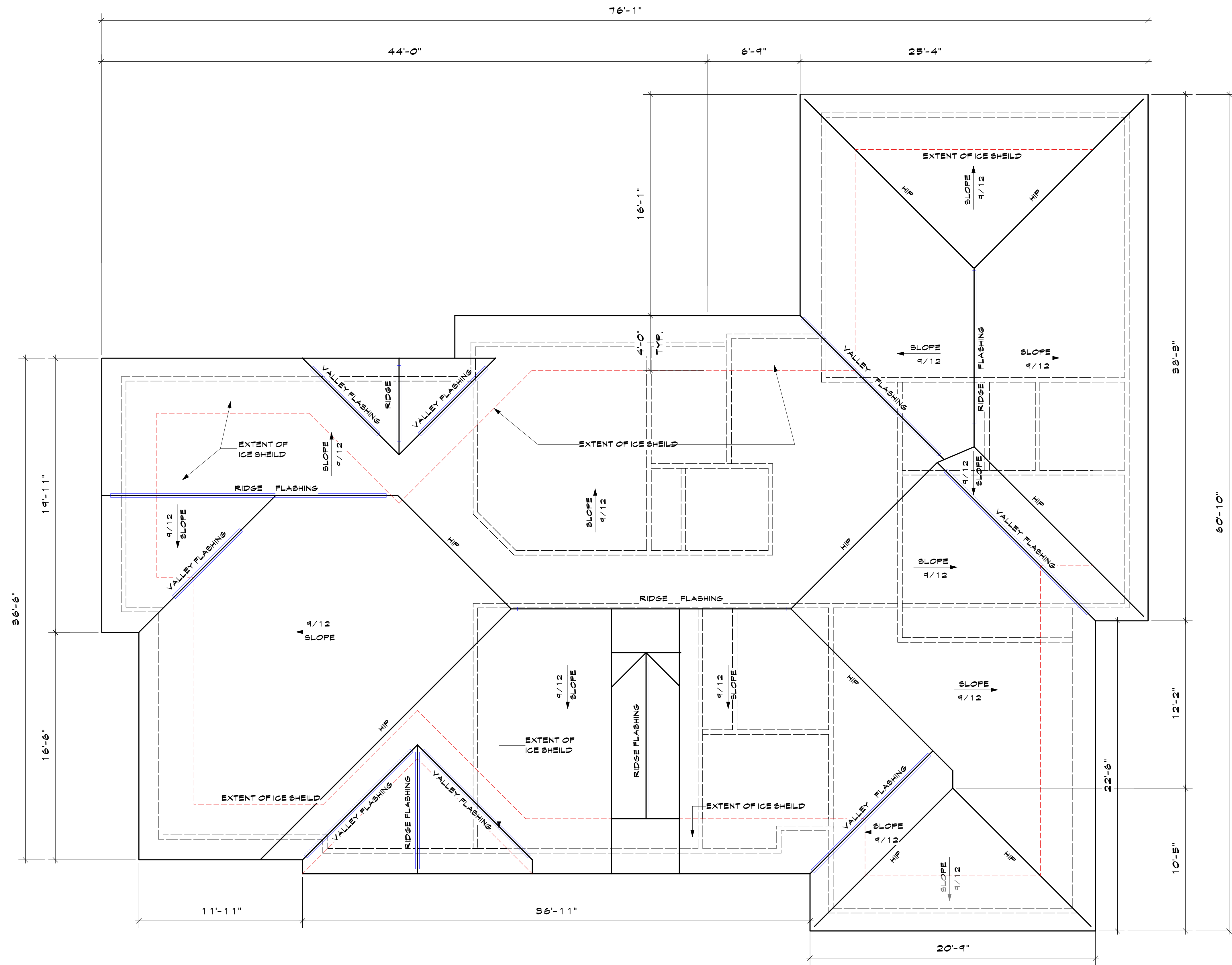
99 BYRAM RIDGE RD.,
ARMONK, N.Y.
SBL: 101.01/1/13 ZONE: R-1A

2ND FLOOR PLAN

Project ID / DATE : 2048 / 10.15.2020
Sheet Scale:

A.3

Drawn By: KM Checked By: TFA
Plot Date: JULY 19, 2021



ROOF PLAN 1
 Scale: 1/4" = 1'-0" A.4

10	Planning Bd.	9.10.21
9	ARB	7.19.21
8	ARB	7.09.21
7	Coord.	6.17.21
6	Client/ PB	6.7.21
5	Client	6.2.21
4	Planning Bd	5.21.21
3	Planning Bd	5.10.21
2	Planning Bd	4.14.21
1	Planning Bd	3.10.21

OWNER:
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KEY PLAN

**PROPOSED
 ONE FAMILY
 DWELLING
 EXPANSION**

99 BYRAM RIDGE RD.,
 ARMONK, N.Y
 SBL: 101.01/1/13 ZONE: R-1A

ROOF PLAN

Project ID / DATE : 2048 / 10.15.2020
 Sheet Scale:

A.4

Drawn By: KM Checked By: TFA
 Plot Date: JULY 19, 2021

TYPICAL ROOF CONSTRUCTION
 20 YR. 5/8" ASPHALT/FIBERGLASS SHINGLES OVER 20# BUILDING PAPER OVER 5/8" TH. EXT. GR. FLUID SHEATHING OVER 2X12 KD RAFTERS AT 16" OC. R-39 INSULATION.

ALUM SEAMLESS GUTTER AND LEADER TO STORM.

1" STUCCO W/ WAF OVER 15# BUILDING PAPER OVER 5/4" CDX EXT GRADE PLYWOOD SHEATHING OVER 6" KD STUD FRAME WALL

ACCENT BAND W/ AZEK PANEL

T.O. PROP. DRIVE 75.0'
 T.O. AVER. GRADE 75.1'

CONC. FOOTING W/ 2-# 4'S CONT. OVER UNDISTURBED SOIL 42" MIN. BELOW GRADE

REAR ELEVATION
 Scale: 1/4" = 1'-0" 2

T.O. RIDGE 108.0'

T.O. MID ROOF 102.0'

T.O. ATTIC 96.5'

T.O. EAVES 96.0'

T.O. 2ND FLOOR 86.5'

T.O. 1ST FLOOR 76.5'

T.O. AVER. GRADE 75.1'
 T.O. GRADE 71.5'

T.O. BASEMENT 66.5'

12'-0"

6'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

28'-11"
 AVER. BLDG. HT. 30'-0"
 30'-6"
 MAX. BLDG. HT. 36'-0"

TYPICAL ROOF CONSTRUCTION
 20 YR. 5/8" ASPHALT/FIBERGLASS SHINGLES OVER 20# BUILDING PAPER OVER 5/8" TH. EXT. GR. FLUID SHEATHING OVER 2X12 KD RAFTERS AT 16" OC. R-39 INSULATION.

1" STUCCO W/ WAF OVER 15# BUILDING PAPER OVER 5/4" CDX EXT GRADE PLYWOOD SHEATHING OVER 6" KD STUD FRAME WALL

ALUM SEAMLESS GUTTER AND LEADER TO STORM.

ACCENT BAND W/ AZEK PANEL

CONC. FOOTING W/ 2-# 4'S CONT. OVER UNDISTURBED SOIL 42" MIN. BELOW GRADE

FRONT ELEVATION
 Scale: 1/4" = 1'-0" 1

T.O. MID ROOF 102.0'

T.O. ATTIC 96.5'

T.O. EAVES 96.0'

T.O. 2ND FLOOR 86.5'

T.O. 1ST FLOOR 76.5'

T.O. GRADE 74.7'
 T.O. AVER. GRADE 73.1'

T.O. BASEMENT 66.5'

12'-0"

6'-0"

10'-0"

28'-11"
 AVER. BLDG. HT. 30'-0"

10'-0"

10'-0"

10'-0"

10'-0"

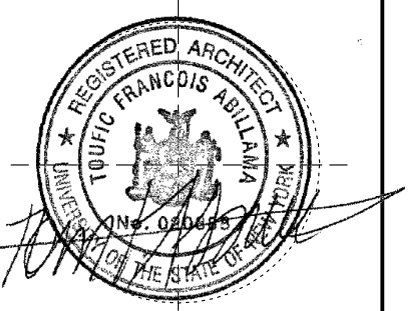
21'-4"
 MAX. BLDG. HT. 36'-0"

10	Planning Bd.	9.10.21
9	ARB	7.19.21
8	ARB	7.09.21
7	Coord.	6.17.21
6	Client/ PB	6.7.21
5	Client	6.2.21
4	Planning Bd	5.21.21
3	Planning Bd	5.10.21
2	Planning Bd	4.14.21
1	Planning Bd	3.10.21
NO.	REV.	DATE

OWNER:
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SEAL

KEY PLAN

PROPOSED ONE FAMILY DWELLING EXPANSION

99 BYRAM RIDGE RD., ARMONK, N.Y

SBL: 101.01/1/13 ZONE: R-1A

REAR/ FRONT ELEVATION

Project ID / DATE: 2048 / 10.15.2020

Sheet Scale:

A.5

Drawn By: KM Checked By: TFA
 Plot Date: JULY 19, 2021

EXTERIOR FINISH NOTES

- 1- FIBERGLASS SHINGLES OVER 15# BLDG PAPER OVER 5/8" PLAD SHEATHING TO BE INSTALLED IN STRICT ACCORDANCE WITH MFR'S WRITTEN RECOMMENDATIONS. COLOR: "BROWNSTONE" SEE SAMPLE.
- 2- FASCIA & RAKE BOARD SHALL BE 5/4" X 10" WOOD WITH 1" X 2" APPLIED WOOD TRIM, PAINTED WHITE
- 3- GABLE END TRIM SHALL BE 1" X 6" CLASSIC TRIM WITH SEMI-MATTE FINISH AS MFD. BY AZEK OR APPROVED EQUAL. COLOR: PREFINISHED WHITE
- 4- CORNICE, FRIEZE SHALL BE COMPOSED OF #089600 CROWN MOULDING & #184600 BOARD AS MFD. BY FYFON OR EQUAL. INSTALL AS PER MFR'S RECOMMENDATIONS. FINISH OF FRIEZE: WHITE.
- 5- STONE VENEER @ BUILDING: SEE IMAGE
- 6- STONE RETAINING WALL: SEE IMAGE
- 7- 12" Ø X 9'-0" LOAD BEARING COLUMN (25000# CAPACITY) PLAIN FIBERGLASS PAINTED WHITE- CLASSIC TAPERED W/ TUSCAN BASE AND CAPITAL MOULDING BY "CROWN" OR EQUAL
- 8- TOP & BOT. RAIL - BTRX 96 OR 144 BY FYFON & 5" BALUSTRADE - BAL3X-3AX32WF BY FYFON
- 9- WINDOW TRIM SHALL BE 1" X 2" RAISED AS - EIFS COLOR: WHITE
- 10- DORMER RAKE BOARDS, TRIM & FASCIA SHALL BE AZEK CUT TO SIZE IF REQUIRED, PAINTED WHITE
- 11- 1" STUCCO W/ WIRE LATH- COLOR: BEIGE "DESERT TAN"
- 12- BALUSTERS (BAL TX 25) BY OUTWATER OREG.
- 13- WOOD RAILING @ BACK OF PATIO, BTR 12x 96
- 14- WHITE ANDERSON DBL HUNG WINDOWS
- 15- RAISED CEDAR TRIM OVER BIRCH VENEER PLYND
- 16- METAL RAILING PAINTED WHITE
- 17- STONE STEPS
- 18- WALL HUNG LIGHT FIXTURE
- 19- FRONT DOOR PER OWNER



5- STONE VENEER @ BUILDING



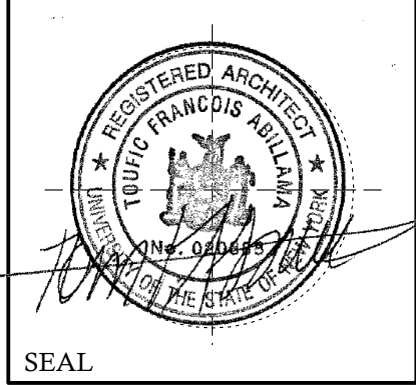
6- STONE RETAINING WALL



10	Planning Bd.	9.10.21
9	ARB	7.19.21
8	ARB	7.09.21
7	Coord.	6.17.21
6	Client/ PB	6.7.21
5	Client	6.2.21
4	Planning Bd	5.21.21
3	Planning Bd	5.10.21
2	Planning Bd	4.14.21
1	Planning Bd	3.10.21

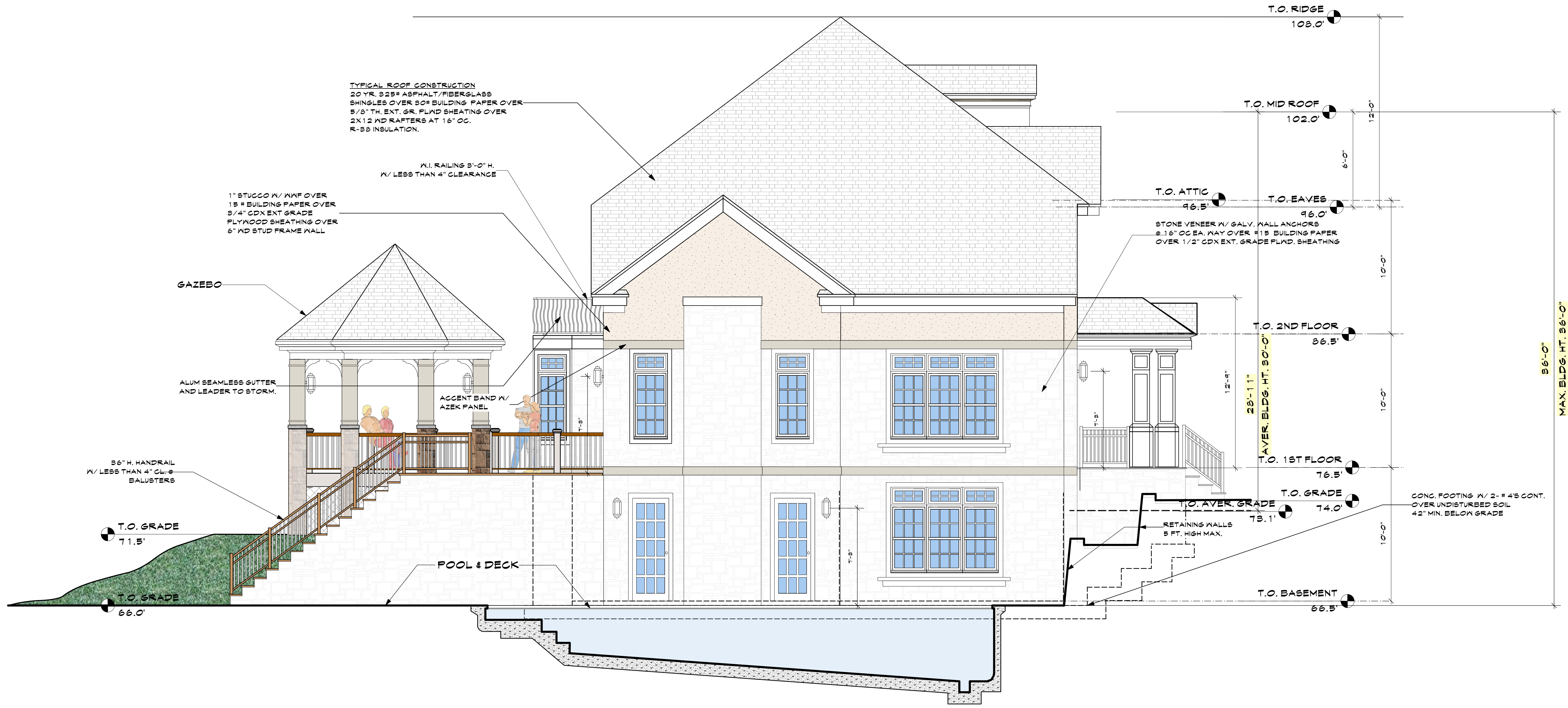
OWNER:
MR. & MRS. CHRISTOPHER KALIAN

Tom Abillama Architects
1955 CENTRAL PARK AVENUE
YONKERS, NEW YORK
PHONE: 914 6684673
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KEY PLAN
PROPOSED ONE FAMILY DWELLING EXPANSION
99 BYRAM RIDGE RD., ARMONK, NY
SBL: 101.01/1/13 ZONE: R-1A

RIGHT SIDE ELEVATION
Project ID / DATE: 2048 / 10.15.2020
Sheet Scale:
A.6
Drawn By: KM Checked By: TFA
Plot Date: JULY 19, 2021

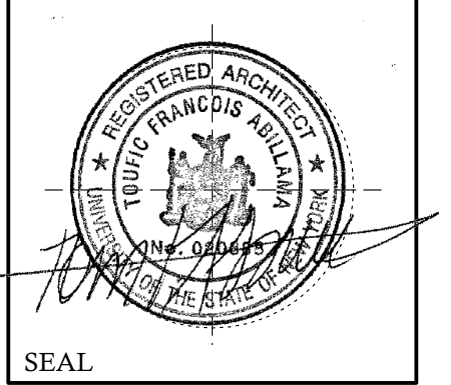


RIGHT SIDE ELEVATION
 Scale: 1/4" = 1'-0" 1

10	Planning Bd.	9.10.21
9	ARB	7.19.21
8	ARB	7.09.21
7	Coord.	6.17.21
6	Client/ PB	6.7.21
5	Client	6.2.21
4	Planning Bd	5.21.21
3	Planning Bd	5.10.21
2	Planning Bd	4.14.21
1	Planning Bd	3.10.21
NO.	REV.	DATE

OWNER:
MR. & MRS. CHRISTOPHER KALIAN

Tom Abillama Architects
 1955 CENTRAL PARK AVENUE
 YONKERS, NEW YORK
 PHONE: 914 6684673
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KEY PLAN ↑

PROPOSED ONE FAMILY DWELLING EXPANSION
 99 BYRAM RIDGE RD., ARMONK, N.Y
 SBL: 101.01/1/13 ZONE: R-1A

LEFT SIDE ELEVATION

Project ID / DATE : 2048 / 10.15.2020
 Sheet Scale:
A.7
 Drawn By: KM Checked By: TFA
 Plot Date: JULY 19, 2021

10	Planning Bd.	9.10.21
9	ARB	7.19.21
8	ARB	7.09.21
7	Coord.	6.17.21
6	Client/ PB	6.7.21
5	Client	6.2.21
4	Planning Bd	5.21.21
3	Planning Bd	5.10.21
2	Planning Bd	4.14.21
1	Planning Bd	3.10.21

OWNER:
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SEAL

KEY PLAN

PROPOSED ONE FAMILY DWELLING EXPANSION

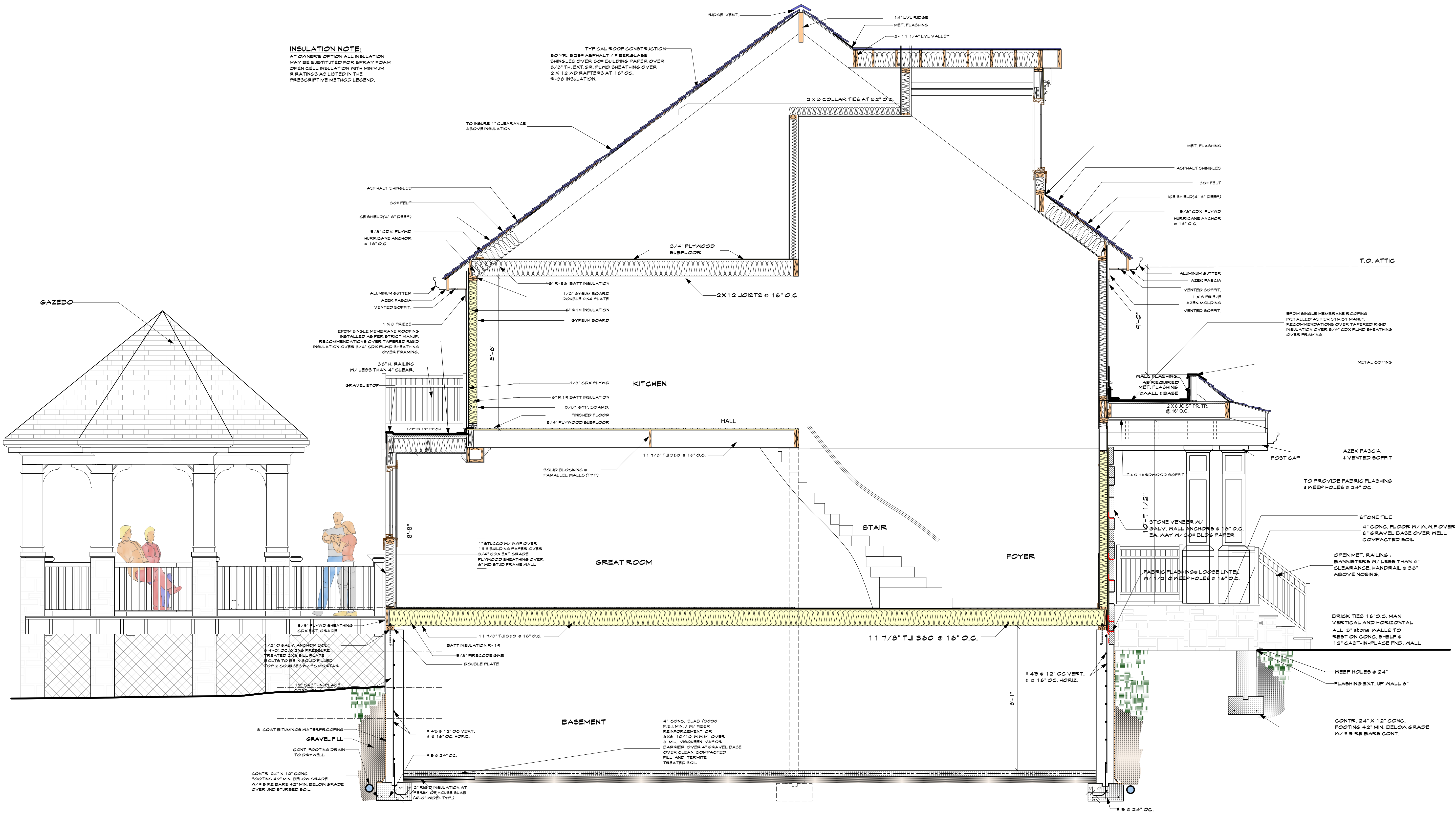
99 BYRAM RIDGE RD., ARMONK, NY
SBL: 101.01/1/13 ZONE: R-1A

CROSS SECTION

Project ID / DATE : 2048 / 10.15.2020
Sheet Scale:

A.8

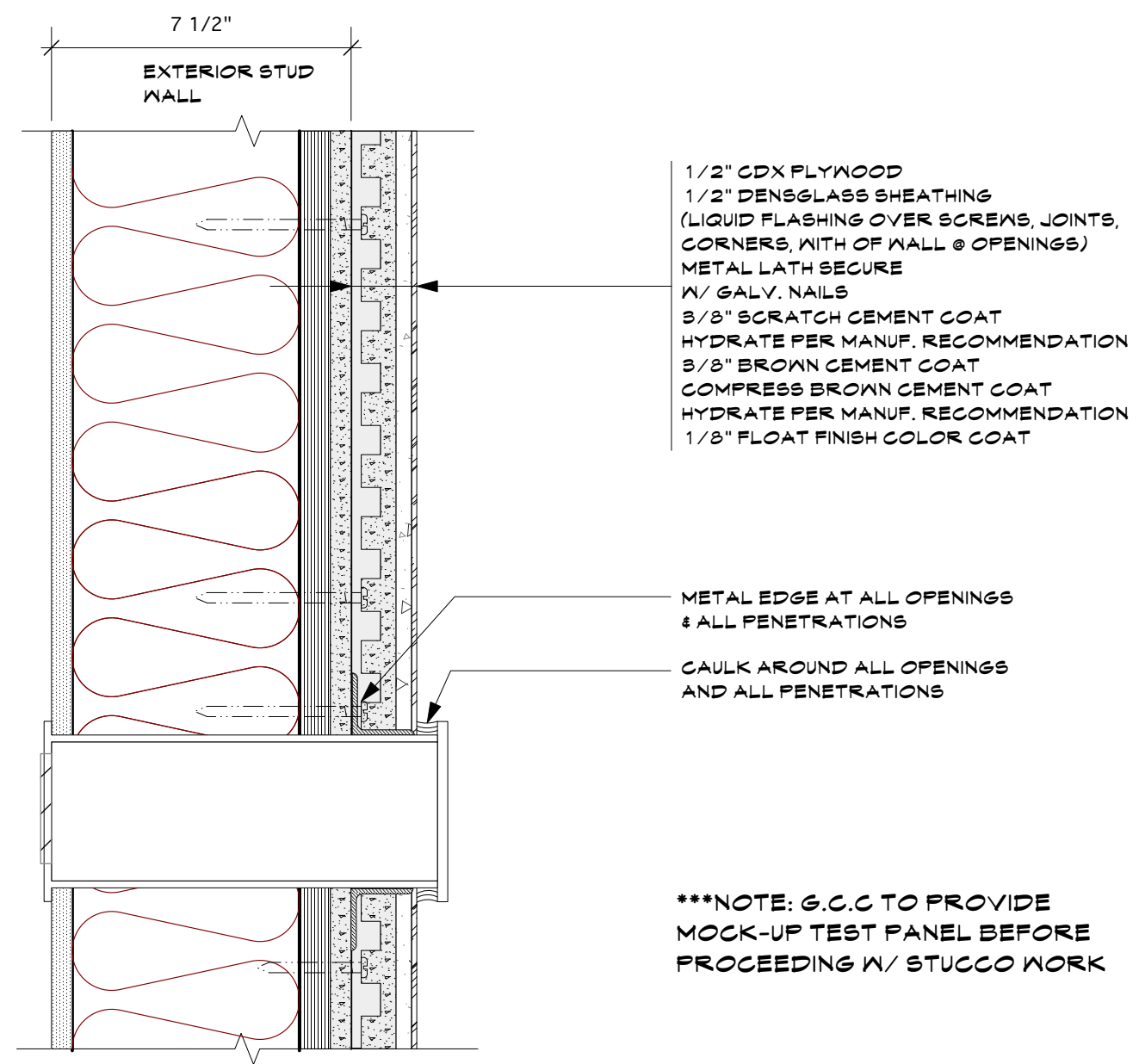
Drawn By: KM Checked By: TFA
Plot Date: JULY 19, 2021



INSULATION NOTE:
AT OWNER'S OPTION ALL INSULATION MAY BE SUBSTITUTED FOR SPRAY FOAM OPEN CELL INSULATION WITH MINIMUM R RATINGS AS LISTED IN THE PRESCRIPTIVE METHOD LEGEND.

TYPICAL ROOF CONSTRUCTION
30 YR. 30YR ASPHALT / FIBERGLASS SHINGLES OVER 30# BUILDING PAPER OVER 5/8" TH. EXT. GR. PLYND SHEATHING OVER 2 X 12 RAFTERS AT 16" O.C. R-30 INSULATION.

CROSS SECTION 1
Scale: 3/8" = 1'-0"

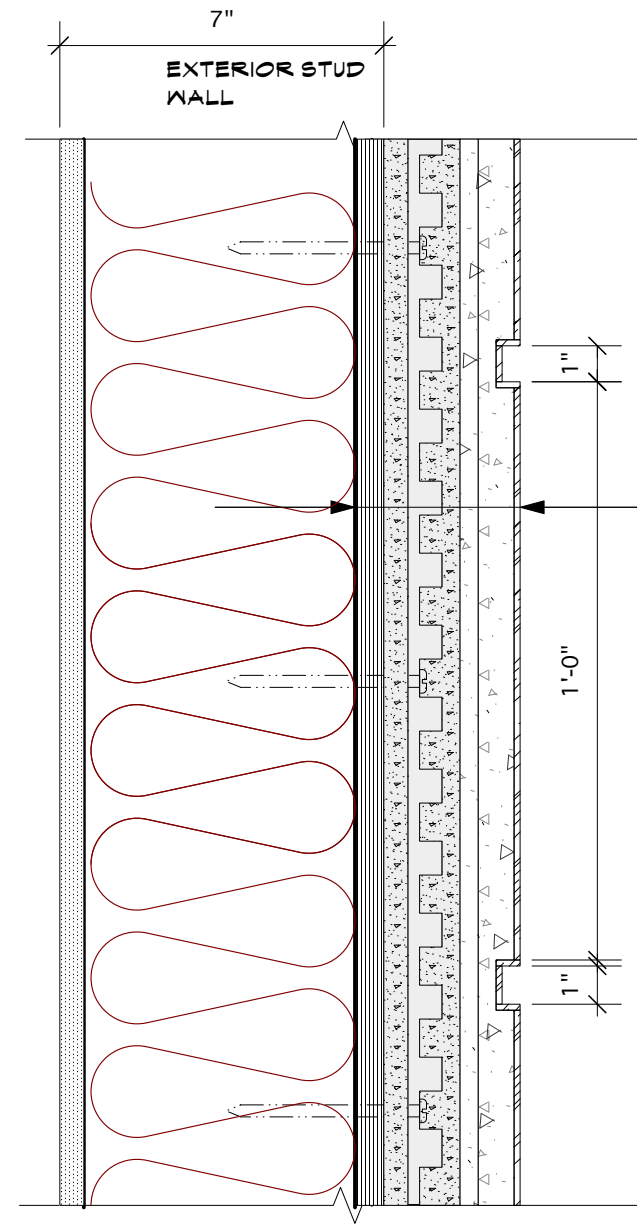


1/2" CDX PLYWOOD
 1/2" DENGLOSS SHEATHING
 (LIQUID FLASHING OVER SCREWS, JOINTS,
 CORNERS, WITH OF WALL @ OPENINGS)
 METAL LATH SECURE
 W/ GALV. NAILS
 5/8" SCRATCH CEMENT COAT
 HYDRATE PER MANUF. RECOMMENDATION
 5/8" BROWN CEMENT COAT
 COMPRESS BROWN CEMENT COAT
 HYDRATE PER MANUF. RECOMMENDATION
 1/8" FLOAT FINISH COLOR COAT

METAL EDGE AT ALL OPENINGS
 & ALL PENETRATIONS
 CAULK AROUND ALL OPENINGS
 AND ALL PENETRATIONS

***NOTE: G.C.C TO PROVIDE
 MOCK-UP TEST PANEL BEFORE
 PROCEEDING W/ STUCCO WORK

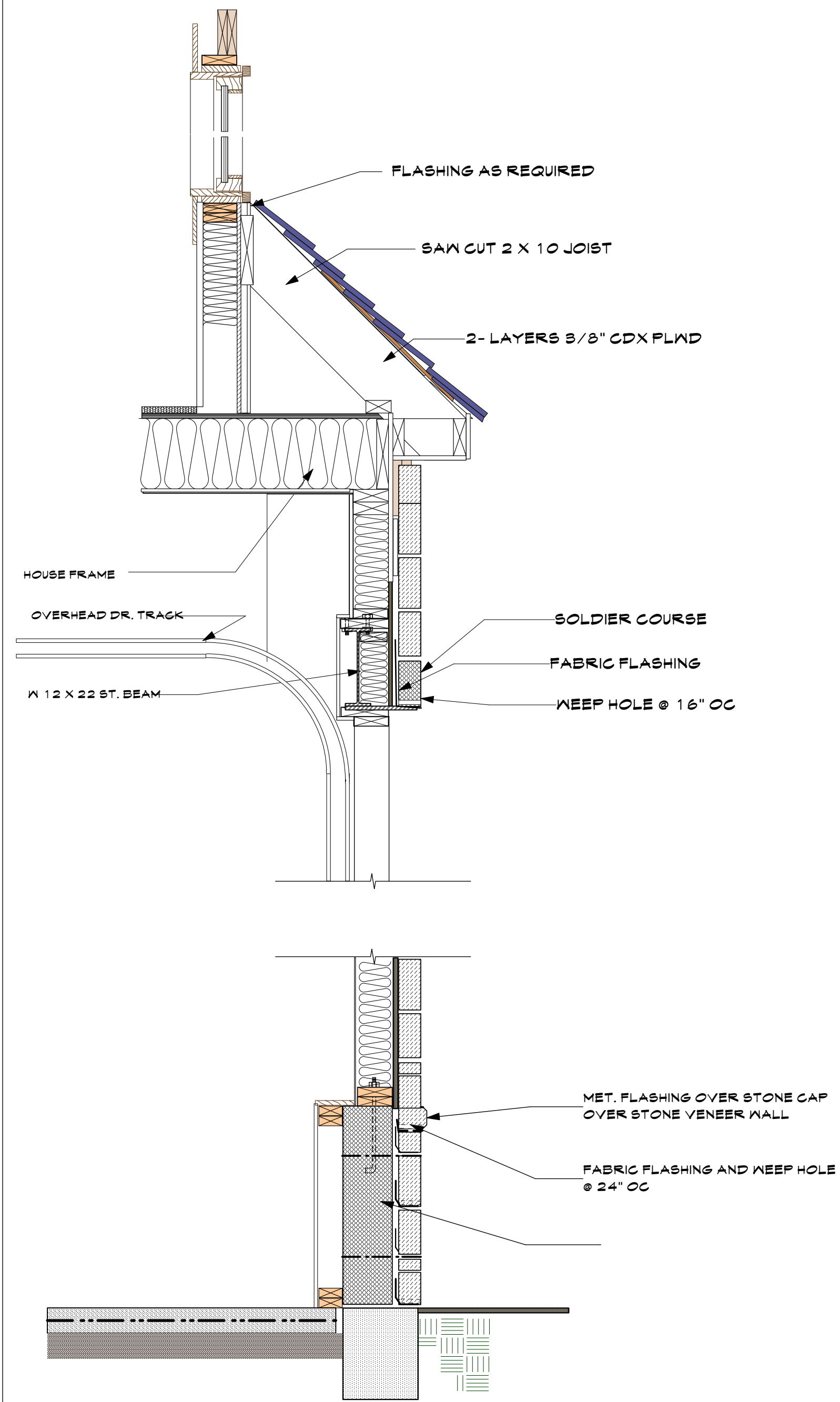
3 COAT STUCCO SYSTEM
 Scale: 3/8" = 1'-0"



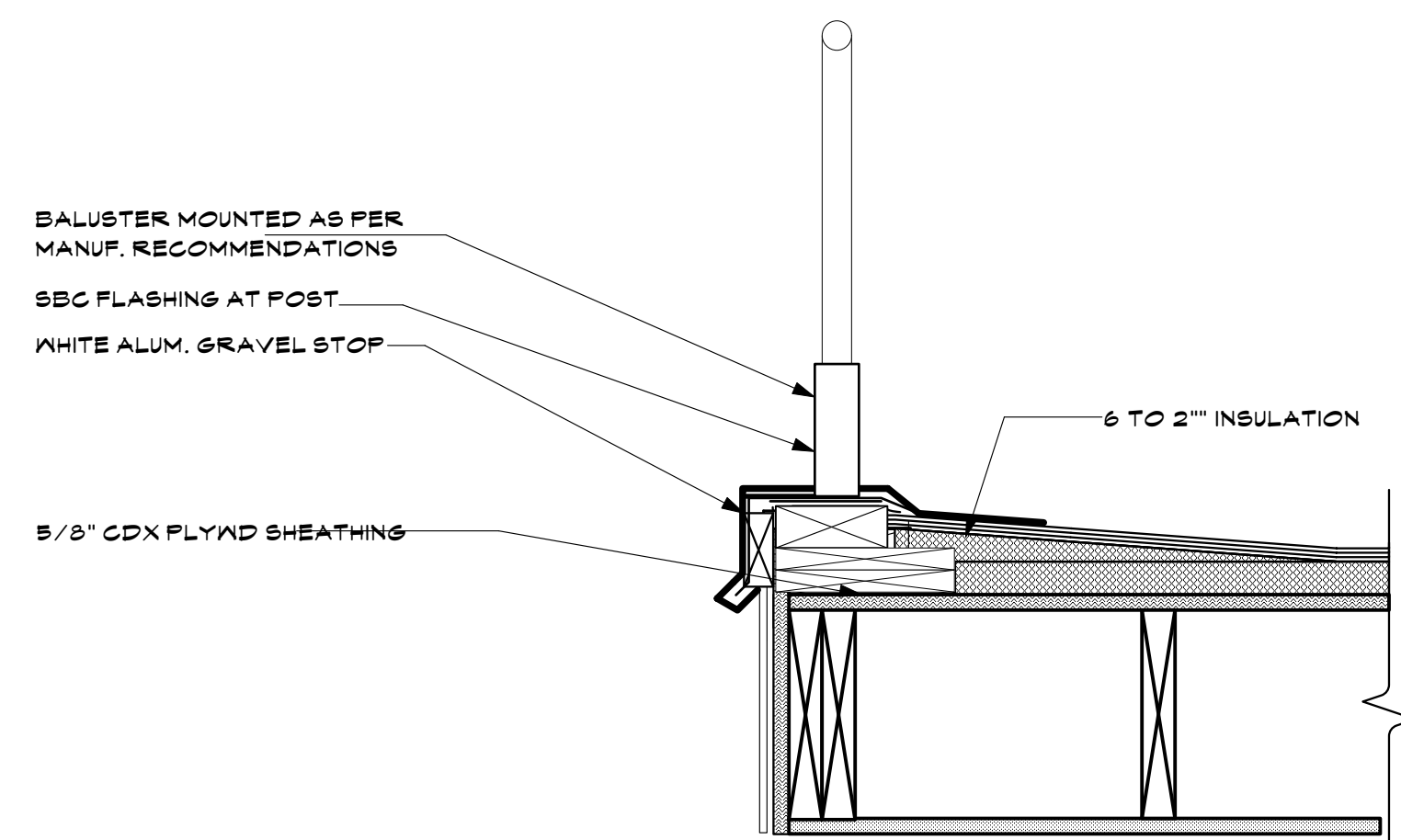
CORNER QUINS
 WOOD SHEATHING
 1/2" DENGLOSS SHEATHING
 (LIQUID FLASHING OVER SCREWS, JOINTS,
 CORNERS, WITH OF WALL @ OPENINGS)
 METAL LATH SECURE
 W/ GALV. NAILS
 5/8" SCRATCH CEMENT COAT
 HYDRATE AS PER MANUF. RECOMMENDATION
 5/8" BROWN CEMENT COAT
 COMPRESS BROWN CEMENT COAT
 HYDRATE PER MANUF. RECOMMENDATIONS
 1/8" FLOAT FINISH COLOR COAT
 COMPRESS BROWN CEMENT COAT
 HYDRATE PER MANUF. RECOMMENDATION
 1/8" FLOAT FINISH COLOR COAT

***NOTE: G.C.C TO PROVIDE
 MOCK-UP TEST PANEL BEFORE
 PROCEEDING W/ STUCCO WORK

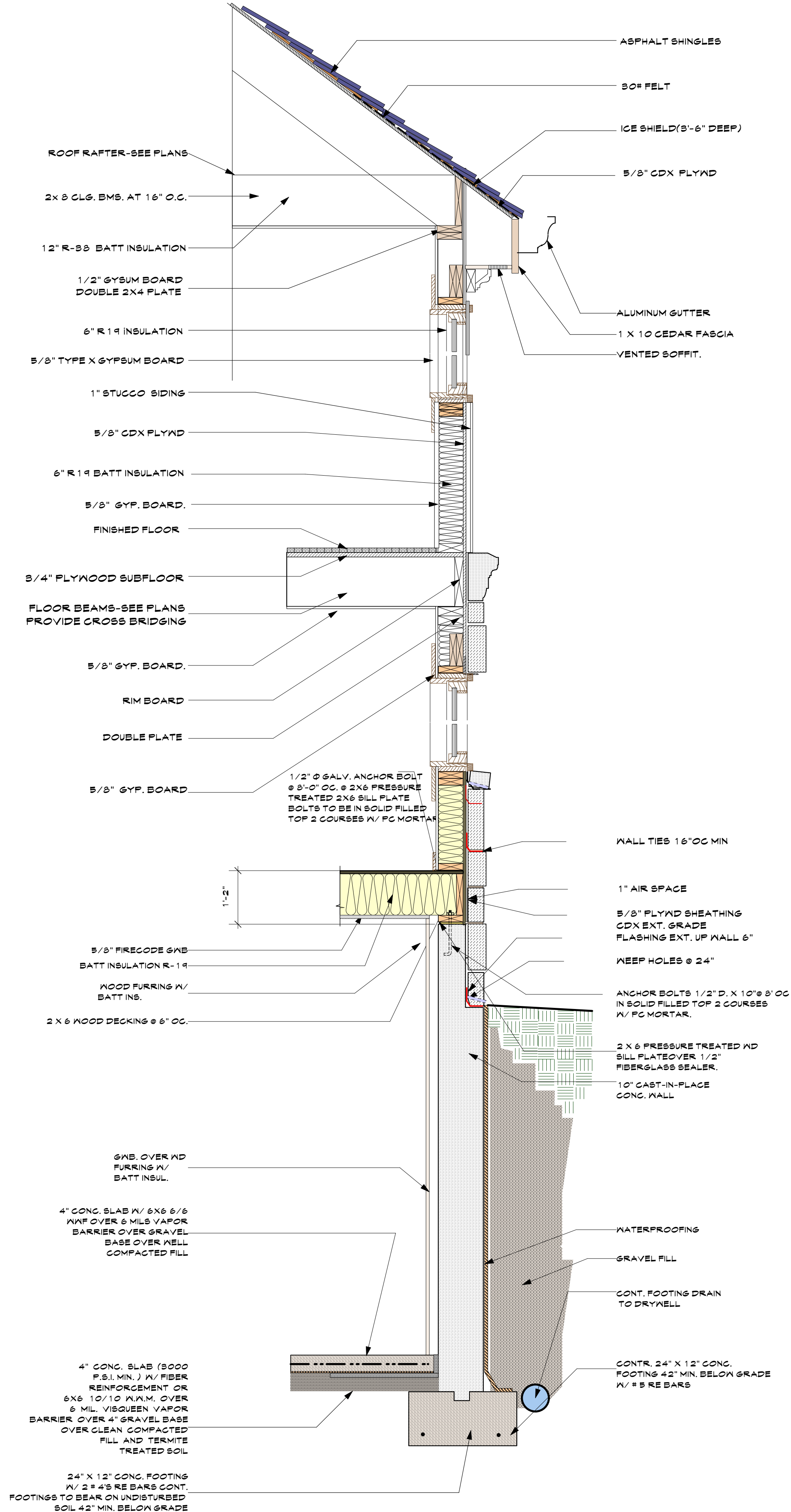
4 COAT STUCCO SYSTEM @ QUIN
 Scale: 3/8" = 1'-0"



2 EXTERIOR WALL DETAIL
 Scale: 3/4" = 1'-0"



5 SECTION DETAIL/ROOF-GUTTER
 Scale: 1/2" = 1'-0"



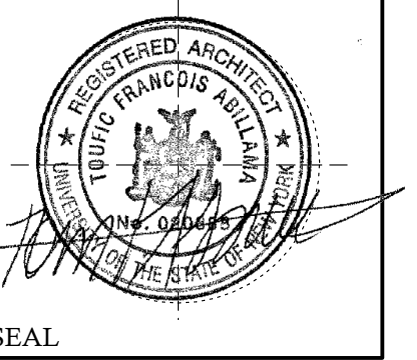
1 EXTERIOR WALL DETAIL
 Scale: 3/4" = 1'-0"

10	Planning Bd.	9.10.21
9	ARB	7.19.21
8	ARB	7.09.21
7	Coord.	6.17.21
6	Client/ PB	6.7.21
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1	Planning Bd	3.10.21
NO.	REV.	DATE

OWNER:
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KEY PLAN

PROPOSED
 ONE FAMILY
 DWELLING
 EXPANSION
 99 BYRAM RIDGE RD.,
 ARMONK, NY
 SBL: 101.01/1/13 ZONE: R-1A

EXTERIOR
 WALL
 DETAILS

Project ID / DATE : 2048 / 10.15.2020
 Sheet Scale:
 A.9
 Drawn By: KM Checked By: TFA
 Plot Date: JULY 19, 2021

