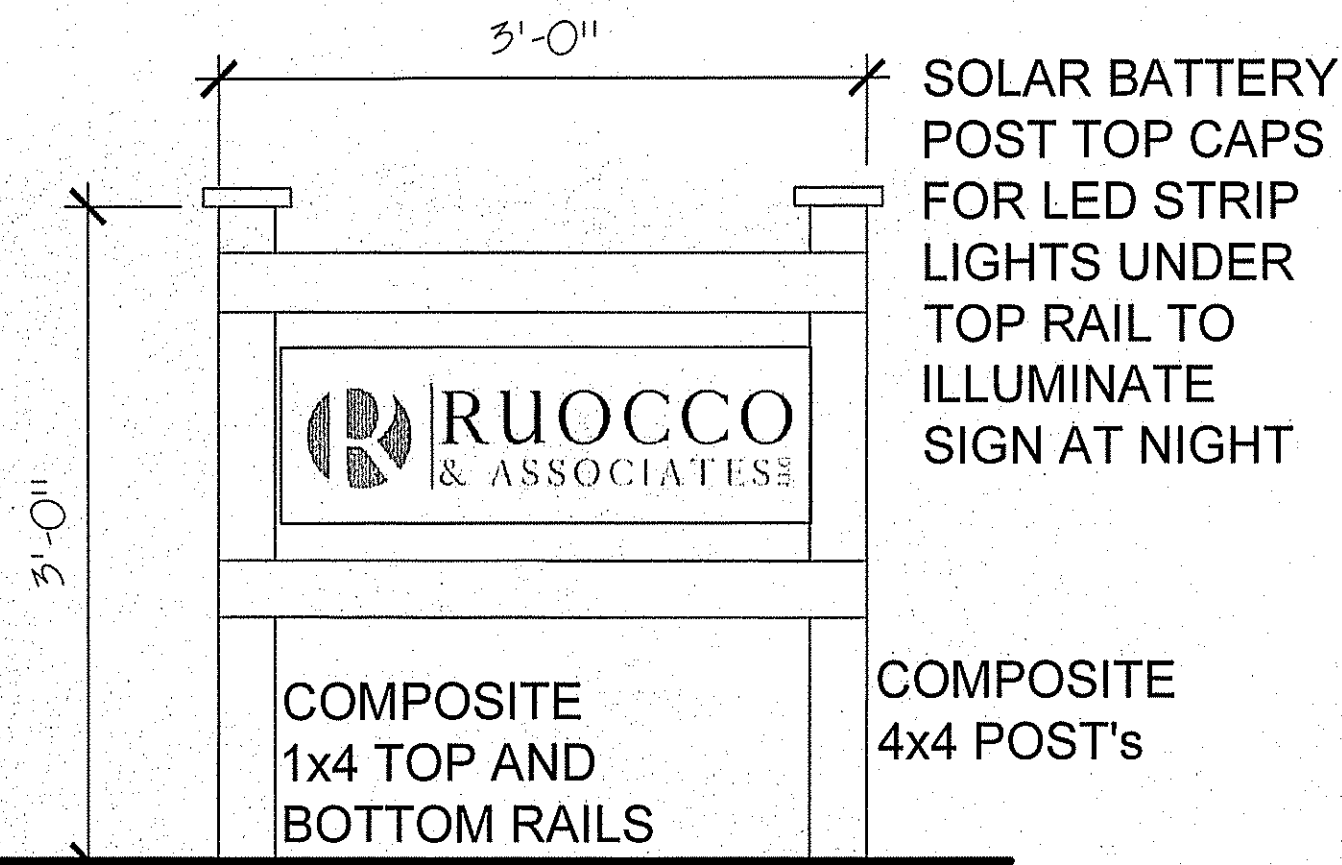
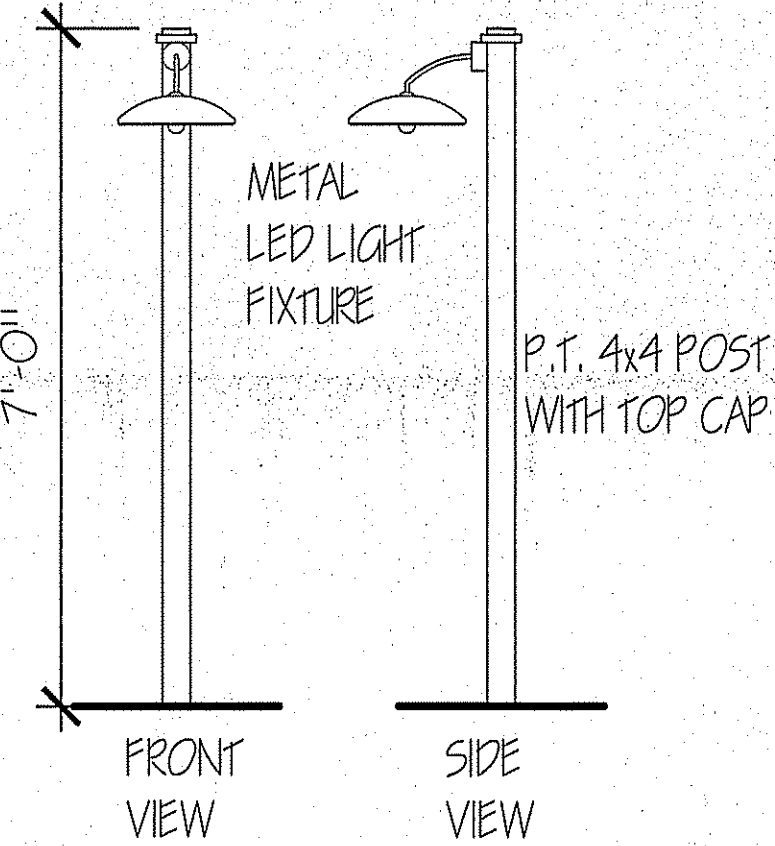


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PROPOSED YARD SIGN
 NOT TO SCALE



PROPOSED POLE LIGHTS
 NOT TO SCALE

NORTH CASTLE ZONING COMPARISON CHART				
ADDRESS:	SECTION:	BLOCK:	LOT:	ZONE:
12 BEDFORD ROAD	108.03	1	7	RO
PROPOSED USE(S): OFFICE AND TWO BEDROOM DWELLING UNIT				
DESCRIPTION	REQUIRED/ ALLOWED	EXISTING	PROPOSED	
MINIMUM LOT AREA	5000	9869	9869	
FRONTAGE	50	50.89	50.89	
WIDTH	50	50.35	50.35	
DEPTH	100	196.01	196.01	
MINIMUM SETBACK (FRONT)	30	42.86 (-7.75 PORCH) 35.11±	35.11±	
MINIMUM SETBACK (ONE SIDE / BOTH)	8 / 18	10.35 / 23.14	N/C	
MINIMUM SETBACK (REAR)	30	93.93±	89	
MAXIMUM BUILDING HEIGHT (STORIES/ FEET)	2 1/2 / 30	2 / 23'	N/C	
MAXIMUM BUILDING COVERAGE	30%	22%	13.5%	
MINIMUM DWELLING UNIT SIZE	VARIES PER BEDROOMS	2419 (2715 W/PORCH)	1132 (DWELLING) / 1287 (OFFICE)	
MAXIMUM PERMITTED FLOOR AREA	0.25	0.245	N/C	
MIN. REQ'D PARKING PER DWLG UNIT	2	2	2	
MIN. REQ'D PARKING OFFICE	(1 PER 250 SQ FT)	N/A	5	

General notes:

- THIS PROJECT IS TO CONFORM TO THE INDIVIDUAL CLASSIFICATION OF WORK AS DEFINED IN THE 2020 EXISTING BUILDING CODE OF NEW YORK STATE CHAPTER 4 IDENTIFIED BELOW.
 ALL WORK SHALL ALSO CONFORM TO THE 2020 BUILDING CODE, RESIDENTIAL CODE, FIRE CODE, ENERGY CONSERVATION CONSTRUCTION CODE, MECHANICAL CODE, FUEL GAS CODE, AND PROPERTY MAINTENANCE CODES OF NEW YORK STATE AS APPLICABLE.
- CONTRACTOR SHALL PROTECT & BRACE ALL WORK FROM DAMAGE DURING CONSTRUCTION.
- ALL WORK TO BE PLUMB & TRUE. ALL PLUMBING WORK TO BE IN COMPLIANCE WITH NYS PLUMBING CODE. ALL ELECTRICAL WORK TO BE IN COMPLIANCE WITH N.E.C. ALL HVAC WORK TO BE IN COMPLIANCE WITH ASHRAE STANDARDS. LATEST EDITION. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE LICENSED AND INSURED. ALL PLUMBERS AND ELECTRICIANS ARE RESPONSIBLE FOR ANY ADDITIONAL PERMITS, APPROVALS AND INSPECTIONS THEIR PARTICULAR TRADE MAY REQUIRE.
- LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD, SOUND, DRY FREE FROM ROT, LARGE AND LOSE KNOTS, SHAKES AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED. ALL NEW LUMBER SHALL CONFORM TO 2020 NEW YORK STATE BUILDING CODE CHAPTER 23. FASTENINGS SHALL CONFORM TO 2020 NYSBC TABLE 2304.10. ALL LUMBER SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WOOD COUNCILS NATIONAL DESIGN SPECIFICATIONS FOR BENDING STRESS AND DEFLECTION, AND 2020 NYSBC 2306. ALL WORKMANSHIP INCLUDING BLOCKING, MILLING, BRIDGING, ECT. SHALL CONFORM TO THE 2020 NYSBC AND OR 2020 NYSBC. PROVIDE LEDGER, BLOCKING, NAILERS AND ROUGH FRAMING HARDWARE AS REQUIRED. ALL BEAMS, JOISTS AND RAFTERS TO BE SET WITH NATURAL CROWN UP. PROVIDE DOUBLE RAFTERS AND HEADERS AROUND ALL ROOF SKYLIGHTS UNLESS OTHERWISE NOTED. ALL LUMBER SHALL BEAR VISIBLE GRADE STAMP. ALL STRUCTURAL LUMBER INCLUDING BUT NOT LIMITED TO TJI, TGI, & LVL BEAMS OR EQUIVALENT SHALL BE INSTALLED PER DRAWINGS AND MANUFACTURERS SPECIFICATIONS. ALL HANDLING AND INSTALLATION PROCEDURES MUST BE SUPPLIED BY THE MANUFACTURER AND SHALL BE FOLLOWED. TJI JOISTS AND LVL BEAMS SHALL NOT BE ALLOWED TO GET WET AT ANY TIME.
- WITH USE OF ANY TRUSS TYPE, PRE-ENGINEERED OR TIMBER CONSTRUCTION A SIGN WILL BE PLACED AT OR ADJACENT TO THE ELECTRIC METER WITH SPECIFICATIONS PROVIDED BY THE ARCHITECT.
- ALL CONCRETE WORK, DETAILS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ACI 318 AND ACI 308 OR FCA 100, AND THE 2020 NEW YORK STATE RESIDENTIAL CODE CHAPTER 8. ALL CONCRETE SHALL BE TYPE-1, 3000 PSI COMPRESSIVE AND SECURELY TIED IN PLACE SO AS TO PREVENT DISPLACEMENT DURING CONCRETING. STRENGTH AT 28 DAYS. REINFORCING BARS TO CONFORM TO 2020 NYS BUILDING CODE SECTION 1905 MODIFICATIONS TO ACI 318. REINFORCING SHALL BE ACCURATELY INSTALLED TO REQUIRED ELEVATION.
- CONTRACTORS TO VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO ARCHITECT. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
- ALL FOOTINGS SHALL BEAR ON UNDISTURBED VIRGIN SOIL HAVING A MINIMUM SAFE BEARING CAPACITY OF 2 TONS PER SQ. FT. BRACE RETAINING WALLS OR FOUNDATION WALLS AS REQUIRED. BACKFILL WITH APPROVED MATERIAL. BACKFILLING UNDER SLABS, AROUND PIERS AND ON EACH SIDE OF FOUNDATION WALLS SHALL BE DONE IN LAYERS NOT TO EXCEED 10 INCHES. COMPACTION SHALL BE 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. EXCAVATION MUST BE FREE OF WATER WHILE FOUNDATION WORK IS IN PROGRESS. TRUCKS, BULLDOZERS OR OTHER HEAVY EQUIPMENT SHALL BE OPERATED WITH CAUTION AND IN SUCH A MANNER AS TO CAUSE NO DAMAGE TO FOUNDATION SYSTEMS.
- ALL STRUCTURAL STEEL SHALL BE NEW, CLEAN AND STRAIGHT AND SHALL CONFORM TO THE LATEST EDITION FOR A.S.T.M. DESIGNATION A-36 OR A-500 FOR ALL "S" SECTIONS. ALL STRUCTURAL STEEL WORK SHALL COMPLY WITH SPECIFICATIONS FOR THE DESIGN, FABRICATION AND CONSTRUCTION OF STRUCTURAL STEEL FOR BUILDING OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION LATEST EDITION. PROVIDE STIFFENER ANGLES OR PLATES UNDER ALL POSTS, COLUMNS OR STRUTS THAT ARE CARRIED BY STEEL BEAMS AND IN THE WEB OF BEAMS CANTILEVERED OVER COLUMNS OR BEAMS SUPPORTING HANGERS, UNLESS OTHERWISE SHOWN OR SPECIFIED PROVIDE 6x6x 1/2 BEARING ON CONCRETE MASONRY IF ANY.
- HEADERS TO BE (3) 2" X 10" IN 2x4 WALLS OR (2) 2" X 10" IN 2x4 WALLS UNLESS OTHERWISE NOTED.
- INSULATION IN FLOORS, WALLS AND CEILINGS TO BE A COMBINATION OF FIBERGLASS BAT, CONTINUOUS RIGID, OR SPRAY FOAM OR CELLULOUS INSULATION TYPES TO CONFORM TO 2020 NYS ENERGY CONSERVATION CONSTRUCTION CODE CHAPTER 4. WESTCHESTER COUNTY IS CLIMATE ZONE 4A.
- ALL FOOTINGS TO BE A MINIMUM OF 3'-6" BELOW GRADE, OR LOCAL Frost Depths SPECIFIED BY THE ARCHITECT. UNDERPIN WHEN NECESSARY.
- HOUSE TO CONFORM TO ANY LOCAL SUPPLEMENTAL CODE.
- PROVIDE BLOCKING AS REQUIRED TO BEARING POSTS ONTO GIRDER OR BEAM CONDITIONS AND VERIFY ALL BEARING TO FOOTING.
- TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH 2020 N.Y.S. ENERGY CONSERVATION CONSTRUCTION CODE.
- ALL DECK RAILS AND STAIR HANDRAILS SHALL CONFORM TO THE 2020 N.Y.S. BUILDING CODE SECTIONS 1014 HANDRAILS AND 1014 GUARDS.
- ALL ROOF FRAMING SYSTEMS SHALL BE INSTALLED WITH HIGH WIND CONNECTORS (HURRICANE TIES) IN COMPLIANCE WITH 2020 N.Y.S. BUILDING CODE.
- ALL POSTS TO FOUNDATION FOR THE PURPOSE OF SUPPORTING THE ROOF OR OTHER STRUCTURAL ELEMENTS SHALL BE BLOCKING AS SPECIFIED BY THE ARCHITECT OR A NOMINAL DIMENSION OF 4X4 FROM STRUCTURAL ELEMENT TO BE SUPPORTED CONTINUOUSLY TO A SOLID MASONRY FOUNDATION THAT EXTENDS BELOW REQUIRED FROST DEPTH AND RESTS ON A FOOTING OF TYPICAL CONSTRUCTION.
- ALL SIMPSON STRONG TIE CONNECTORS AND ANCHORS ARE DESIGNED WITH SPECIFIC LOADS AND CAPACITIES. SUBSTITUTIONS OF THESE HANGERS FOR DIFFERENT MODEL NUMBERS THAN SPECIFIED BY THE ARCHITECT OR ENGINEER IS FORBIDDEN WITHOUT VERIFYING THE REPLACEMENT PART WITH THE DESIGN PROFESSIONAL.

ALTERATION-LEVEL 3
 604.1 SCOPE. LEVEL 3 ALTERATIONS APPLY WHERE THE WORK AREA EXCEEDS 50 PERCENT OF THE BUILDING AREA.
 604.2 APPLICATION. LEVEL 3 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTERS 7 AND 8 FOR LEVEL 1 AND 2 ALTERATIONS, RESPECTIVELY, AS WELL AS THE PROVISIONS OF CHAPTER 6.
 SECTION 605

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA FOR RESIDENTIAL DISTRICTS

CLIMATE ZONE	GROUND SNOW LOAD (psf)	WIND SPEED (mph)	CYCLOGRAPHIC WIND SPEED EFFECTS	SPECIAL WIND REGION	WIND BORE CATEGORY	SEISMIC DESIGN CATEGORY	WEATHERING	FROST DEPTH	PERMITE PROTECTION REQUIRED	WINTER DESIGN TEMP. (F)	ICE BARBER UNDER AVENUE	FLOOD HAZARDS	NO. OF HAZARDS	MEAN ANNUAL PRECIPITATION
4a (mod)	30 PSF	115 / 120	NO	NO	NO	B	SEVERE	42"	YES	15	REQ'D	NO	2	52.2

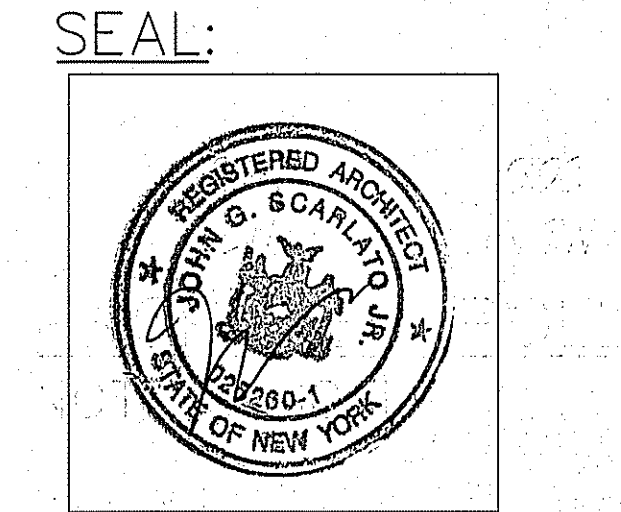
INFORMATION FOR PLOT PLAN TAKEN FROM SURVEY OF PROPERTY BY:

ROWAN LAND SURVEYOR
 30 OLD ALBANY POST ROAD
 HARRISON N.Y. 10524
 (914) 815-3986
 rowanlandsurveying@outlook.com

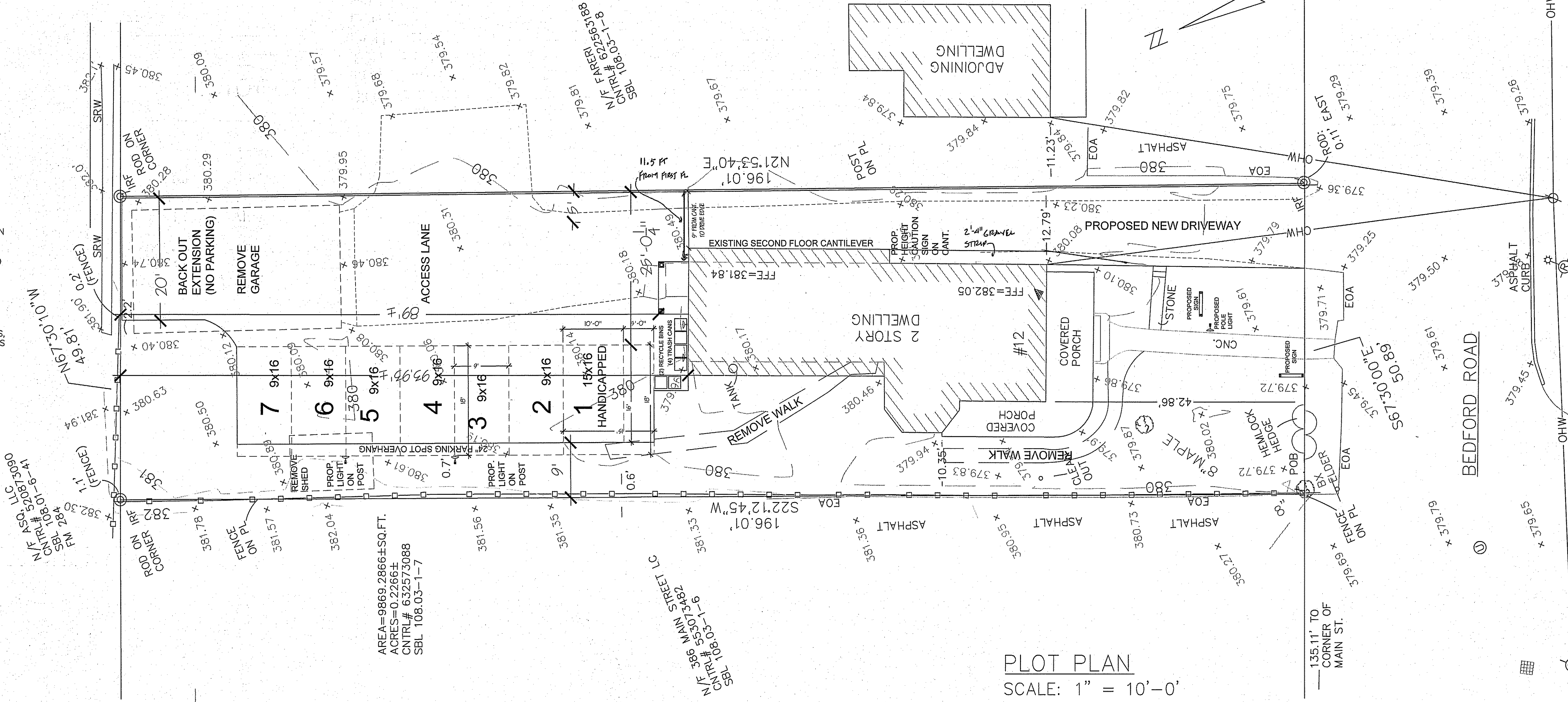
DATED: 12-7-23
 ALTERED BY:
 JOHN G. SCARLATO JR. ARCHITECT
 ON 12/12/23

- TO INCLUDE (BUT NOT LIMITED TO):
- * FRONT, RIGHT SIDE, LEFT SIDE AND REAR SETBACK LINES IN DASHED RECTANGULAR SHAPE.
 - * DIMENSIONS TO SAID SETBACK LINES IN FEET AND INCHES FORMAT (x'-x").
 - * ESTIMATED PROPOSED NEW SETBACKS AS DELINEATED TO AREAS OF PROPOSED NEW CONSTRUCTION (IF APPLICABLE) IN DECIMAL FORMAT (x.x' ± WITH ± SYMBOL).
 - * RECTANGULAR HATCHED AREA(S) LABELED "PROPOSED () STORY ADDITION".
 - * DEPICTION OF NEW STAIRS, PLATFORMS, DECKS, WALKS, DRIVEWAYS AND MISC. AS REQUIRED, ALL LABELED AS PROPOSED.

THIS PLOT PLAN IS NOT A PROPERTY SURVEY. ONLY A SURVEY CONTAINING THE INK OR EMBOSSED SEAL OF A LICENSED LAND SURVEYOR IS A VALID LEGAL DOCUMENT. THIS PLOT PLAN IS FOR DEMONSTRATION OF ZONING COMPLIANCE AND LOCATION OF PROPOSED WORK ONLY.



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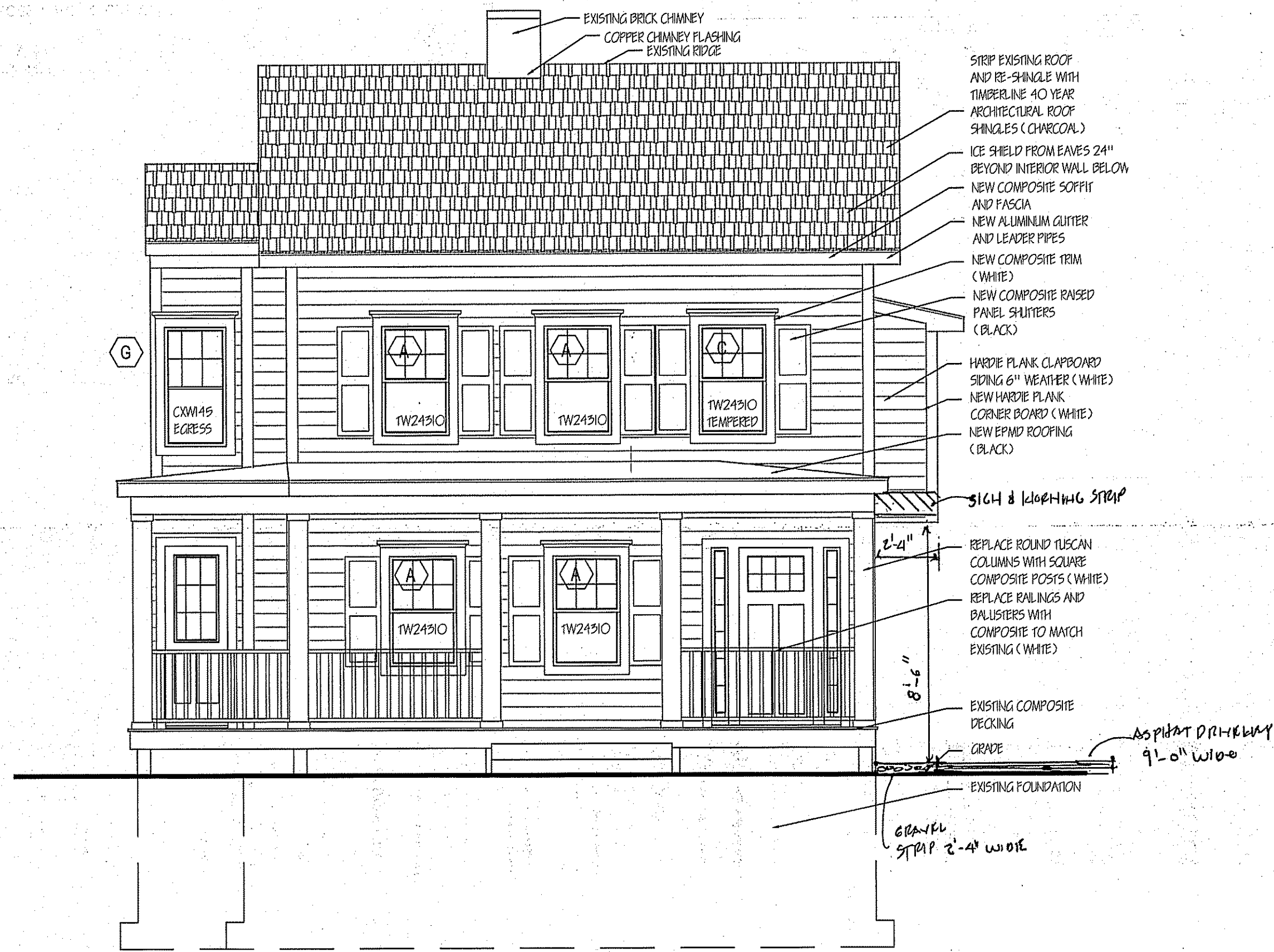
ADDITION AND INTERIOR ALTERATIONS AND RENOVATIONS

EXTERIOR ELEVATIONS PLOT PLAN ZONING CHART GENERAL NOTES

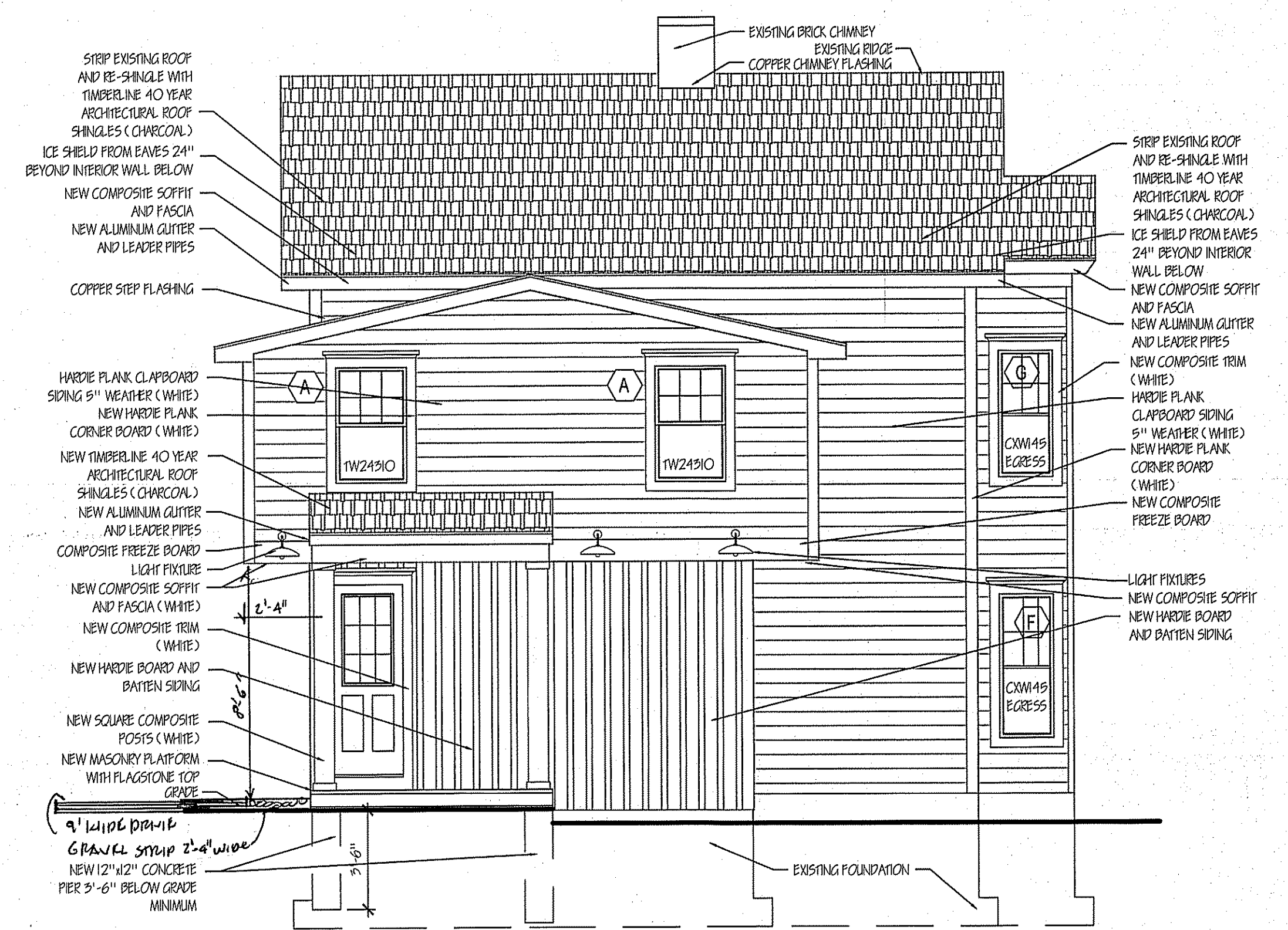
DRAWING NO.
A-1

2/29/24 ISSUED TO PLANNING BOARD
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PLOT PLAN
 SCALE: 1" = 10'-0"



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



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

1/12/24 ISSUED TO PLANNING BOARD



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

John G. Scarlato Jr.
Architect

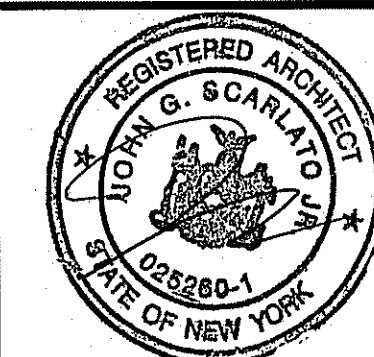
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ADDITION AND INTERIOR
ALTERATIONS AND
RENOVATIONS

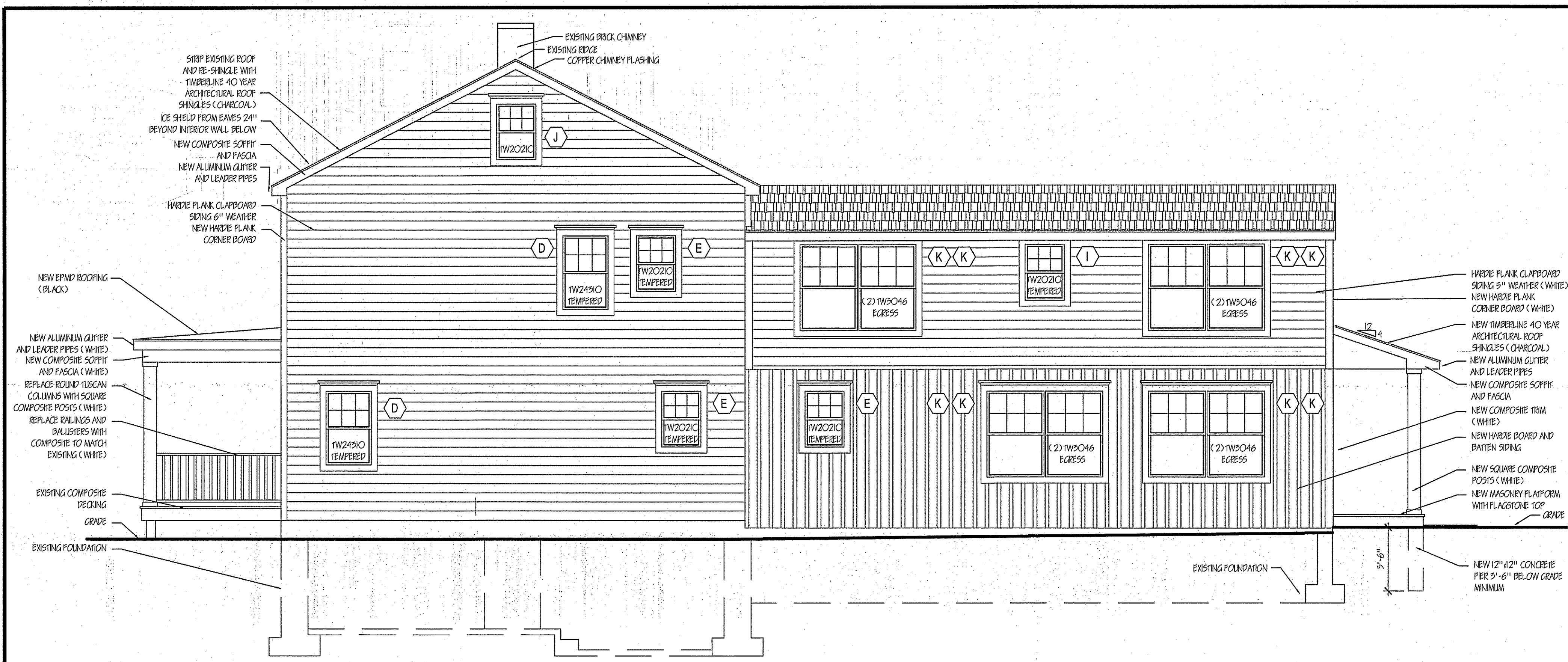
EXTERIOR ELEVATIONS
SECTIONS

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A-2



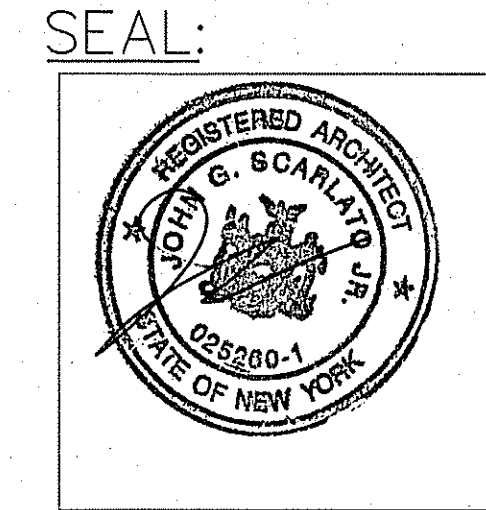
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT
2020 NYS ECC - NY TABLE R-402.1.2

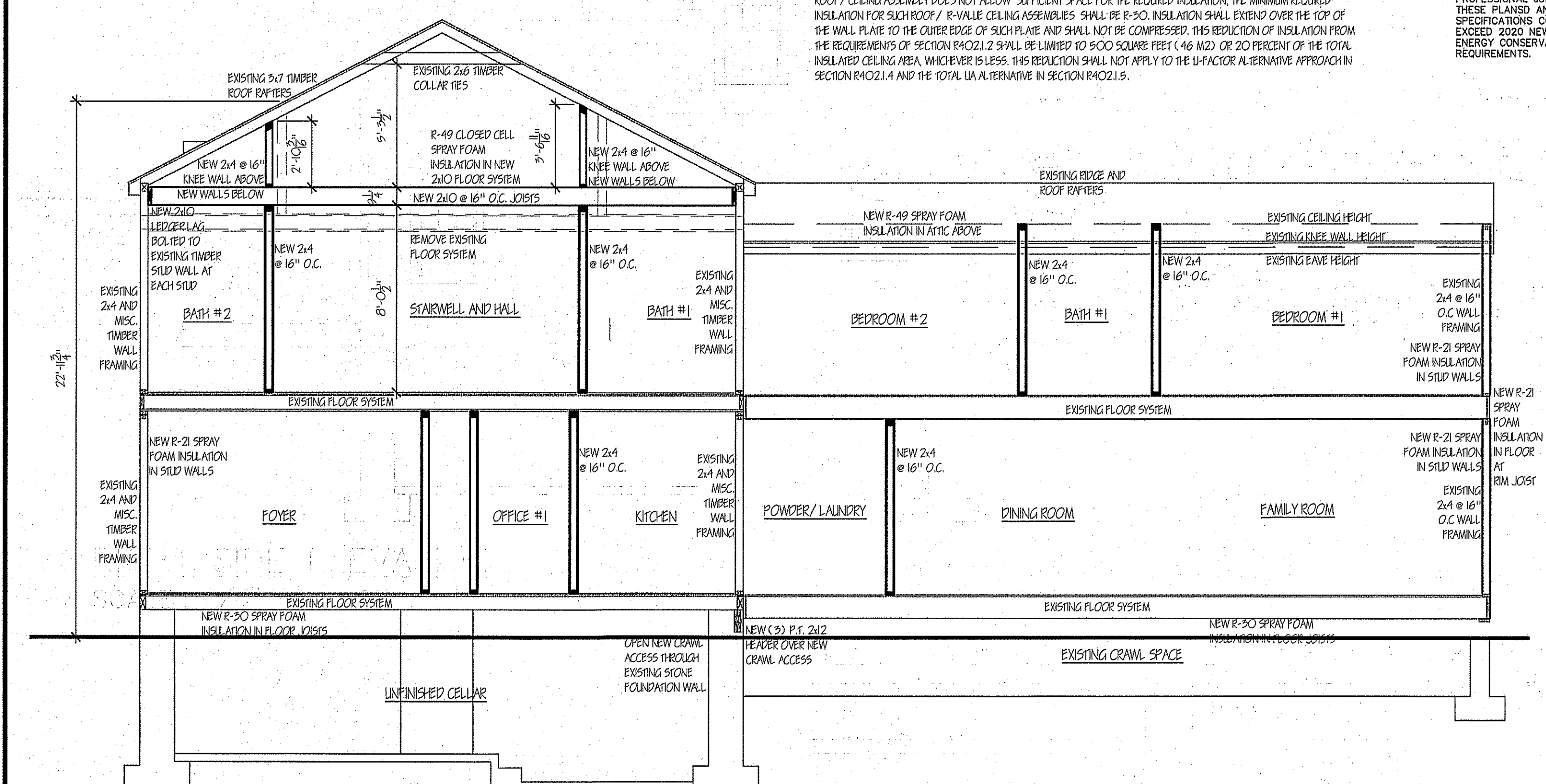
CLIMATE ZONE	FENESTRATION U-FACTOR b	SKYLIGHT U-FACTOR b	GLAZED b FENESTRATION SHGC	CEILING R-VALUE	WOOD TRIMMED WALL R-VALUE	MASONRY WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE e	SLAB R-VALUE & DEPTH d	CRAWL SPACE WALL R-VALUE
4a (mass)	0.32	0.55	0.40	R-49	R-20 or R-15+R5 h	8/15	R-19	10/15	10, 2 FT.	10/15

RELEVANT NOTES PER 2020 ECC NY (NY TABLE 402.1.2)
 a. R-values are minimums. U-factors are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
 b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in climate zones 1 through 5 where the SHGC for such skylights does not exceed 0.30.
 c. "10/15" means R-10 continuous insulation on the interior or exterior of the base or R-15 cavity insulation at the interior of the masonry wall.
 d. R-5 shall be added to the required slab edge R-values for heated slabs.
 e. The first value is cavity insulation, the second value is continuous insulation, so "15+5" means R-15 cavity insulation plus R-5 continuous insulation.
 f. The second R-value applies when more than half the insulation is on the interior of the mass wall.

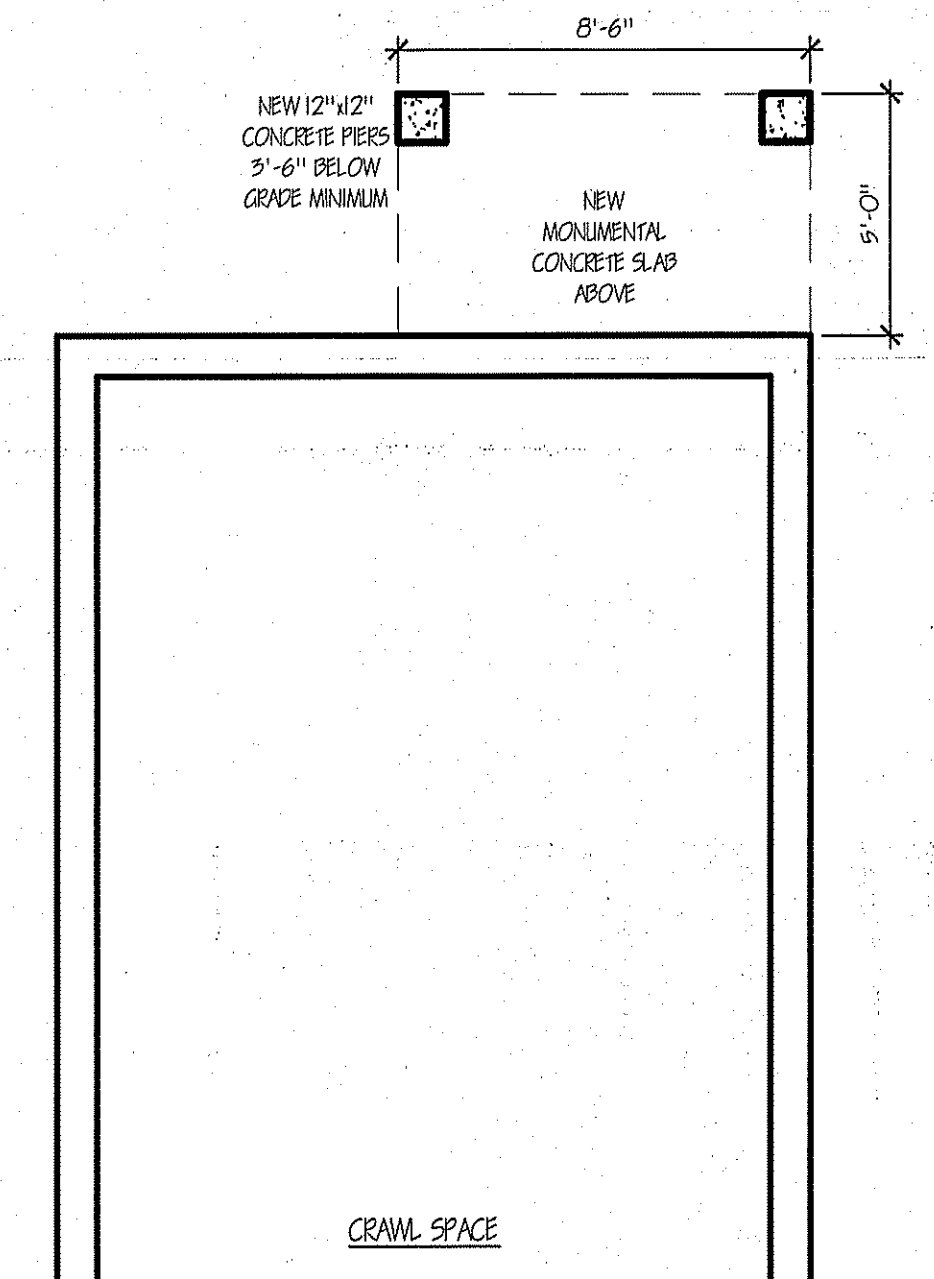
INSULATION AND FENESTRATION ENERGY CODE COMPLIANCE STATEMENT
 TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS COMPLY OR EXCEED 2020 NEW YORK STATE ENERGY CONSERVATION CODE REQUIREMENTS.



JOHN G. SCARLATO JR.
ARCHITECT



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



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

LEGEND

- NEW CONSTRUCTION
- NEW FOUNDATION
- EXISTING CONSTRUCTION TO STAY
- EXISTING TO BE REMOVED
- DOOR NUMBER
- WINDOW LETTER
- ELEVATION LOCATION

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ADDITION AND INTERIOR ALTERATIONS AND RENOVATIONS

BASEMENT/ FOUNDATION CONSTRUCTION PLAN
ELEVATION, SECTION
ENERGY CODE COMPLIANCE



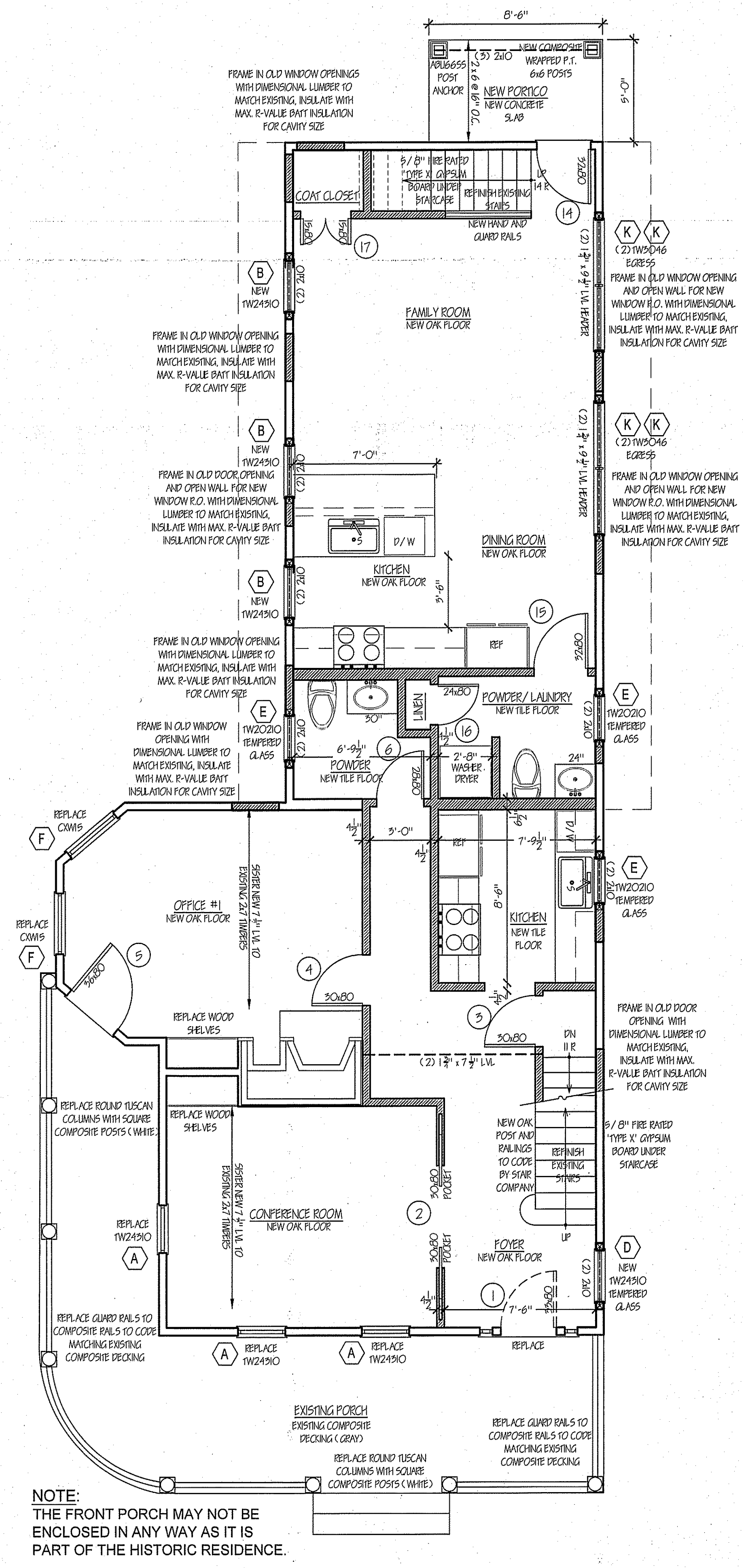
DRAWING NO.
A-3

LOCATION		SIZE		DOOR			FRAME MATERIAL	REMARKS
#	TO	FROM	WIDTH X HEIGHT	LOCK	MATERIAL	TYPE		
1	FOYER	PORCH	2'-9" x 6'-8"	LOCK & BOLT	COMPOSITE	MISSION	WOOD	EXTERIOR GRADE
2	FOYER	CONFERENCE ROOM	(2) 2'-6" x 6'-8"	SPECIAL	SOLID CORE MASONITE	2 PANEL	METAL & WOOD	HEAVY DUTY POCKET DOOR AND TRACK
3	FOYER	CELLAR STAIRS	2'-6" x 6'-8"	PASSAGE	SOLID CORE MASONITE	2 PANEL	WOOD	
4	OFFICE 1	FOYER	2'-6" x 6'-8"	LOCK	SOLID CORE MASONITE	2 PANEL	WOOD	
5	OFFICE 1	PORCH	3'-0" x 6'-8"	LOCK & BOLT	FIBERGLASS	9 LIGHT	WOOD	EXTERIOR GRADE
6	POWDER	FOYER	2'-4" x 6'-8"	LOCK	SOLID CORE MASONITE	2 PANEL	WOOD	
7	COPY ROOM	HALL	2'-6" x 6'-8"	PASSAGE	SOLID CORE MASONITE	2 PANEL	WOOD	
8	OFFICE 3	HALL	2'-8" x 6'-8"	LOCK	SOLID CORE MASONITE	2 PANEL	WOOD	
9	OFFICE 3	CLOSET	(2) 2'-0" x 6'-8"	PASSAGE	SOLID CORE MASONITE	2 PANEL	WOOD	
10	BATH #2	OFFICE 3	2'-4" x 6'-8"	LOCK	SOLID CORE MASONITE	2 PANEL	WOOD	
11	OFFICE 2	HALL	2'-8" x 6'-8"	LOCK	SOLID CORE MASONITE	2 PANEL	WOOD	
12	OFFICE 2	CLOSET	(2) 2'-6" x 6'-8"	PASSAGE	SOLID CORE MASONITE	2 PANEL	WOOD	
13	BATH #1	OFFICE 2	2'-4" x 6'-8"	LOCK	SOLID CORE MASONITE	2 PANEL	WOOD	
14	FAMILY ROOM	PORCH	2'-8" x 6'-8"	LOCK & BOLT	FIBERGLASS	9 LIGHT	WOOD	EXTERIOR GRADE
15	DINING ROOM	LAUNDRY / POWDER	2'-8" x 6'-8"	LOCK	SOLID CORE MASONITE	2 PANEL	WOOD	
16	LAUNDRY / POWDER	LINEN	2'-0" x 6'-8"	LOCK	SOLID CORE MASONITE	2 PANEL	WOOD	
17	FAMILY ROOM	CLOSET	(2) 1'-5" x 6'-8"	PASSAGE	SOLID CORE MASONITE	2 PANEL	WOOD	
18	BEDROOM #1	HALL	2'-6" x 6'-8"	LOCK	SOLID CORE MASONITE	2 PANEL	WOOD	
19	BEDROOM #1	CLOSET	(2) 2'-6" x 6'-8"	PASSAGE	SOLID CORE MASONITE	2 PANEL	WOOD	
20	BEDROOM #1	BATH #5	2'-4" x 6'-8"	LOCK	SOLID CORE MASONITE	2 PANEL	WOOD	
21	BEDROOM #2	HALL	2'-6" x 6'-8"	LOCK	SOLID CORE MASONITE	2 PANEL	WOOD	
22	BATH #4	BEDROOM #2	2'-4" x 6'-8"	LOCK	SOLID CORE MASONITE	2 PANEL	WOOD	
23	BEDROOM #2	CLOSET	(2) 2'-6" x 6'-8"	PASSAGE	SOLID CORE MASONITE	2 PANEL	WOOD	

LEGEND

- NEW CONSTRUCTION
- NEW FOUNDATION
- EXISTING CONSTRUCTION TO STAY
- EXISTING TO BE REMOVED
- DOOR NUMBER
- WINDOW LETTER
- ELEVATION LOCATION

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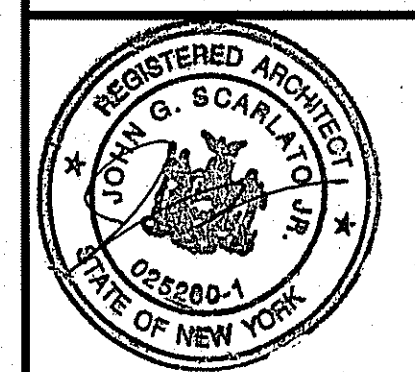
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ADDITION AND INTERIOR ALTERATIONS AND RENOVATIONS

FIRST FLOOR CONSTRUCTION PLAN



DRAWING NO.

A-4

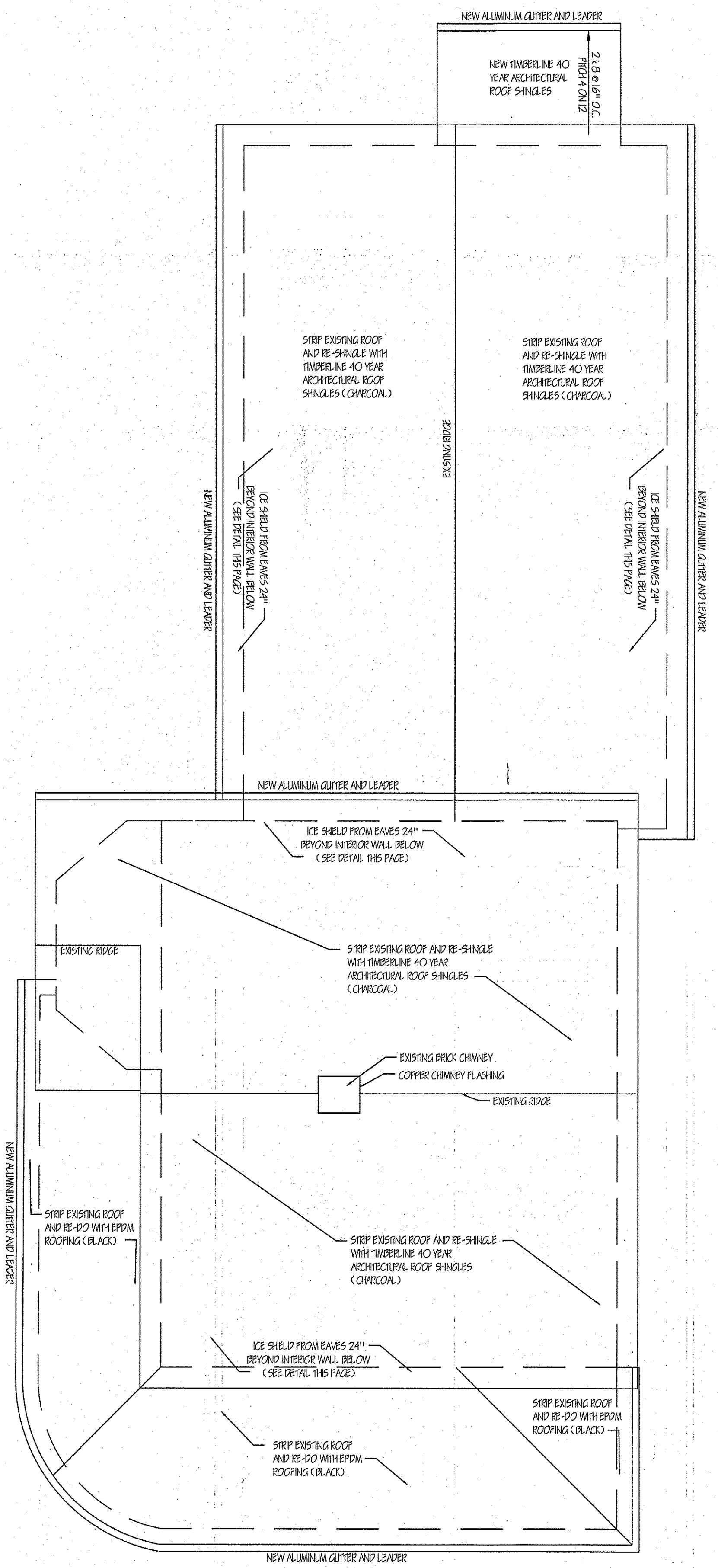
FIRST FLOOR CONSTRUCTION PLAN
 SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE									
ANDERSEN 400 SERIES - LOW E4+ WITH SIMULATED DIVIDED LIGHT GRILLES - FULL INSECT SCREENS (WHITE) - INTERIOR HARDWARE - VERIFY WITH OWNER									
#	MANUFACTURER	NEW OR REPLACEMENT	MANUFACTURER MODEL #	ROUGH OPENING W X H	# REQUIRED		U-FACTOR	SHGC	NOTES
					FRONT UNIT	REAR UNIT			
A	ANDERSEN 400 SERIES	REPLACEMENT	TW24910	2'-2 1/4" x 4'-0 1/2"	5	5	0.50	0.28	
B	ANDERSEN 400 SERIES	NEW	TW24910	2'-2 1/4" x 4'-0 1/2"	0	4	0.50	0.28	
C	ANDERSEN 400 SERIES	REPLACEMENT	TW24910	2'-2 1/4" x 4'-0 1/2"	1	0	0.50	0.28	TEMPERED GLASS
D	ANDERSEN 400 SERIES	NEW	TW24910	2'-2 1/4" x 4'-0 1/2"	2	0	0.50	0.28	TEMPERED GLASS
E	ANDERSEN 400 SERIES	REPLACEMENT	TW20210	2'-2 1/4" x 5'-0 1/2"	3	1	0.50	0.28	TEMPERED GLASS
F	ANDERSEN 400 SERIES	REPLACEMENT	CWM45	3'-0 1/2" x 5'-0 1/2"	2	0	0.29	0.29	
G	ANDERSEN 400 SERIES	REPLACEMENT	CWM45	3'-0 1/2" x 4'-0 1/2"	3	0	0.29	0.29	
H	ANDERSEN 400 SERIES	REPLACEMENT	CWM	2'-4 1/2" x 4'-0 1/2"	1	0	0.29	0.29	EGRESS
I	ANDERSEN 400 SERIES	NEW	TW20210	2'-2 1/4" x 5'-0 1/2"	0	2	0.50	0.28	TEMPERED GLASS
J	ANDERSEN 400 SERIES	NEW	TW20210	2'-2 1/4" x 5'-0 1/2"	2 (ATTC)	0	0.50	0.28	
K	ANDERSEN 400 SERIES	NEW	TW5046	5'-2 1/4" x 4'-8 1/2"	0	8	0.50	0.28	EGRESS

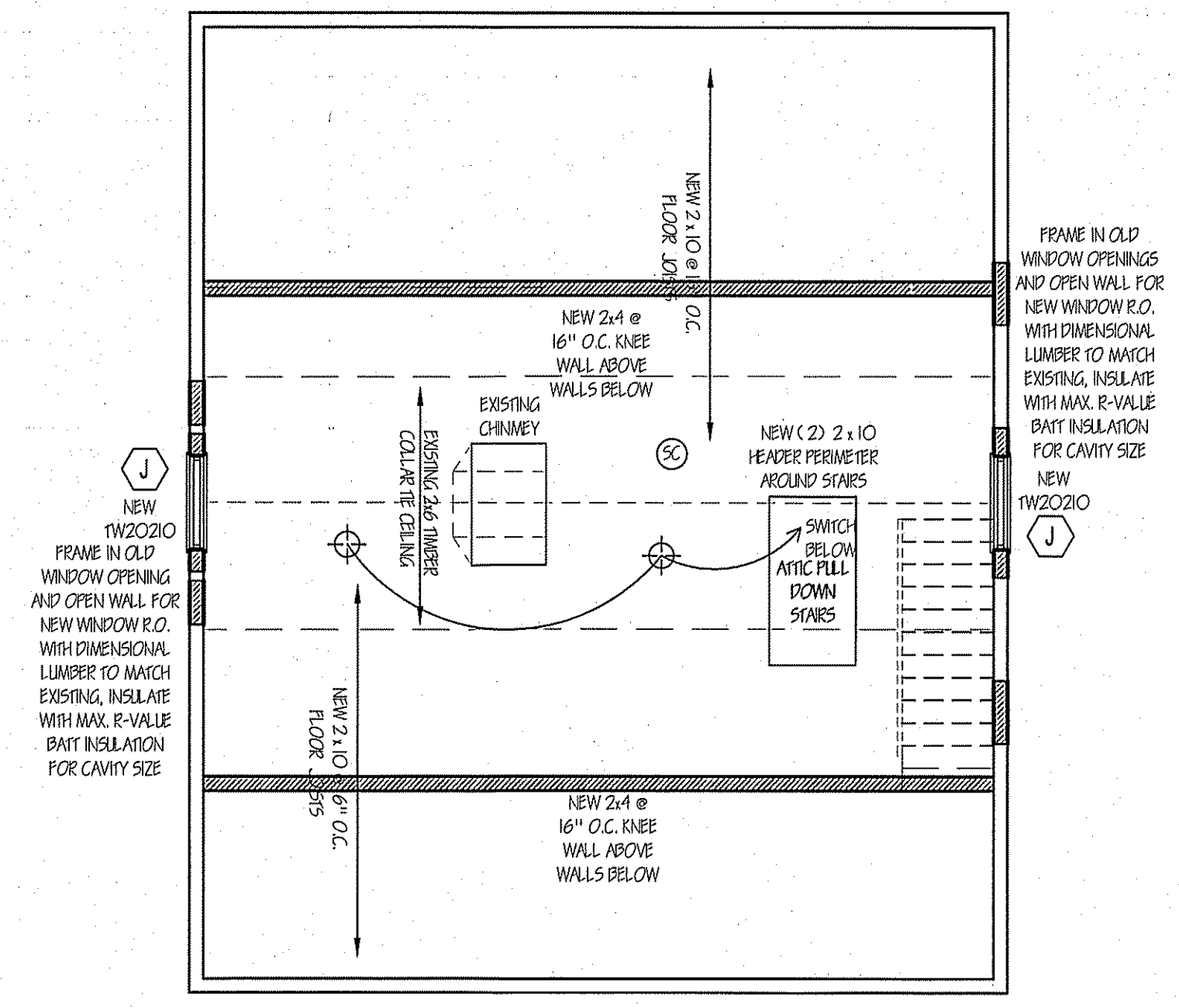
LEGEND	
	NEW CONSTRUCTION
	NEW FOUNDATION
	EXISTING CONSTRUCTION TO STAY
	EXISTING TO BE REMOVED
	DOOR NUMBER
	WINDOW LETTER
	ELEVATION LOCATION

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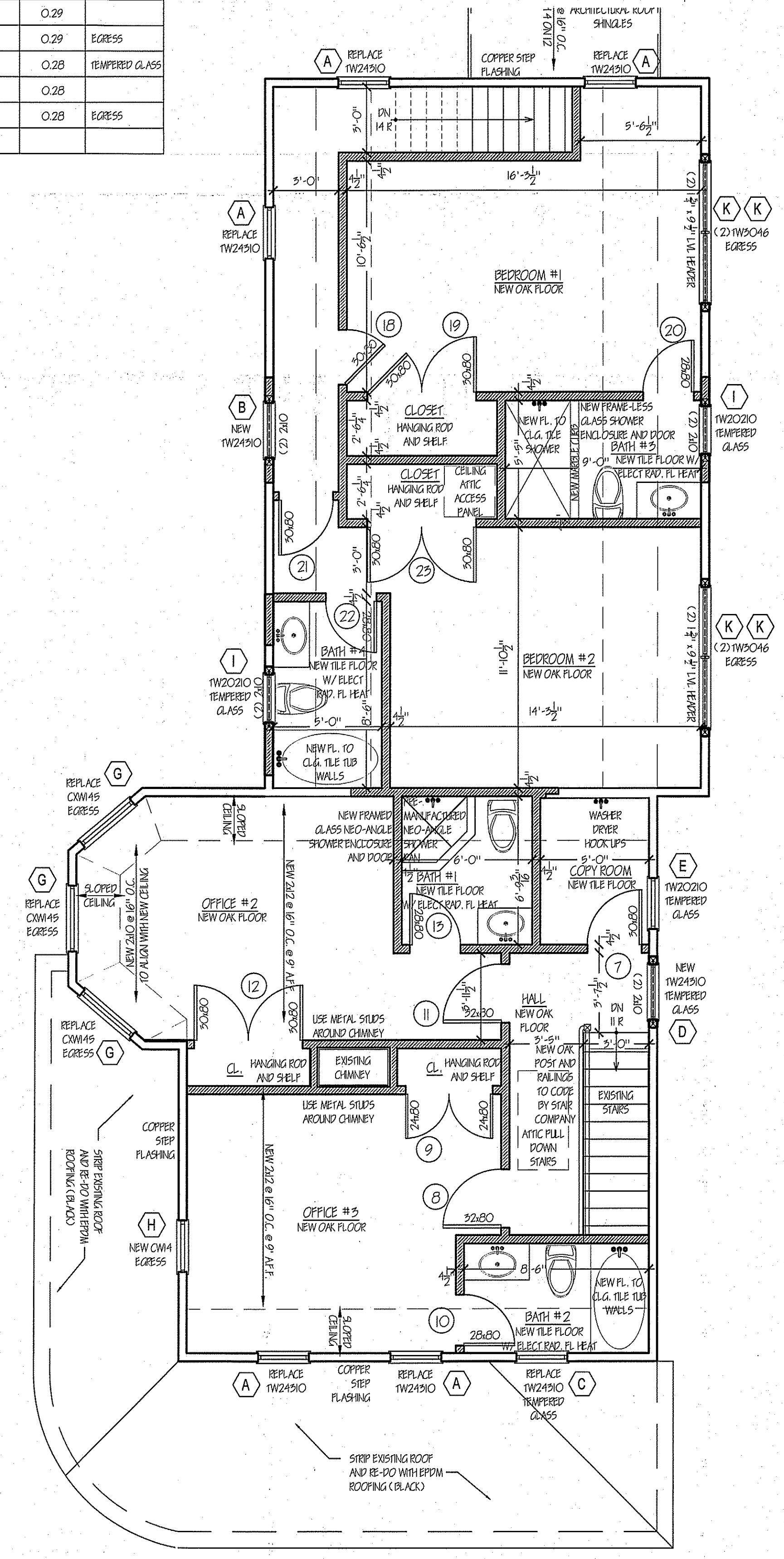
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ROOF PLAN
SCALE: 1/4" = 1'-0"



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



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

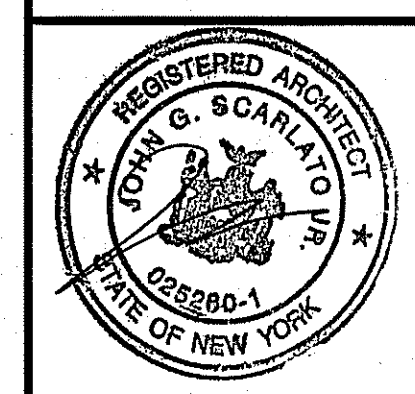
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ARMONK, N.Y. 10504

ADDITION AND INTERIOR
ALTERATIONS AND
RENOVATIONS

SECOND FLOOR
CONSTRUCTION PLAN



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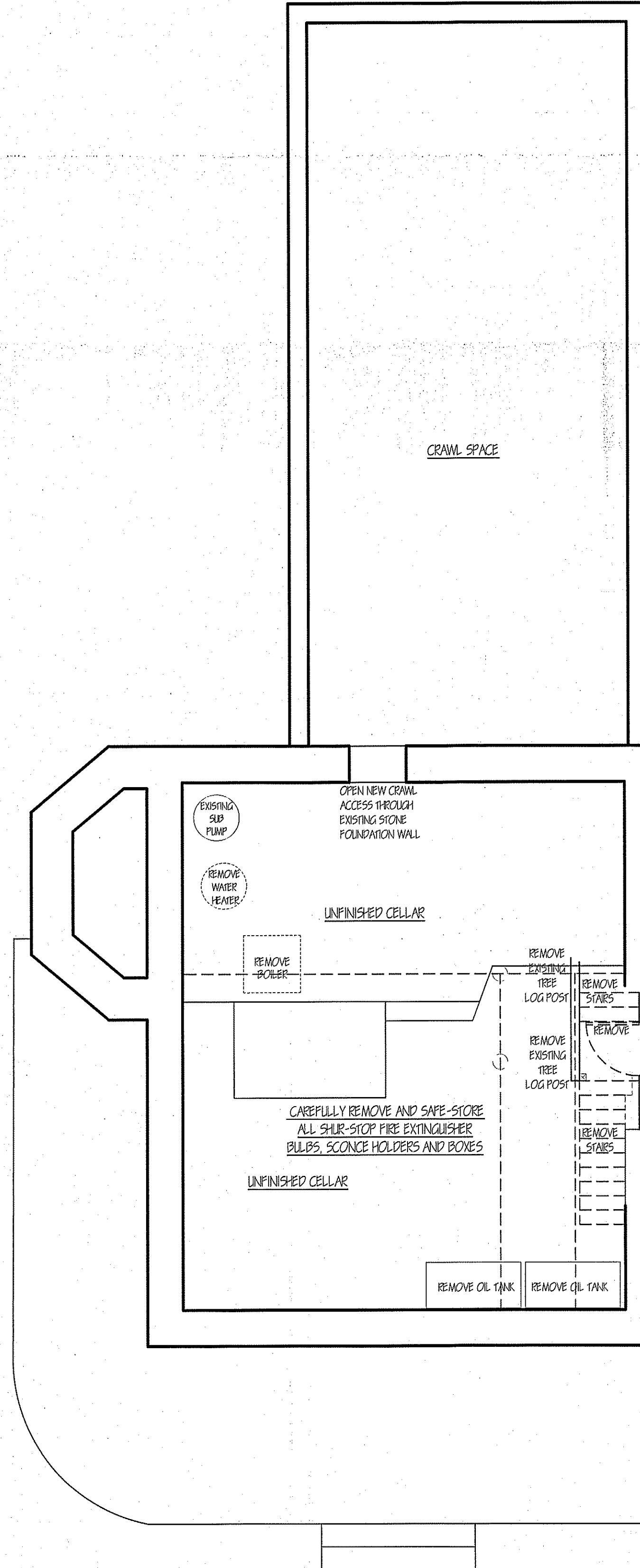
A-5

PRE-DEMOLITION NOTES:

1. THE OWNERS AND THEIR CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR INVESTIGATING, IDENTIFYING AND ABATING ALL POTENTIALLY HARMFUL MATERIALS WITHIN THE STRUCTURE THAT MAY BE DISTURBED OR AFFECTED BY THE PROPOSED WORK. ALL REQUIREMENTS OF N.Y.S. LAWS AND THE REGULATIONS OF THE MUNICIPALITY OF THE PROJECT SHALL BE FOLLOWED. NO ATTEMPT IS MADE DURING OUR REVIEW TO POINT OUT ELEMENTS OF THE EXISTING CONDITIONS THAT MAY REQUIRE ABATEMENT. THIS STATEMENT PERTAINS TO ASBESTOS AND LEAD, BUT IS NOT LIMITED THERETO. IN ADDITION, ALL CONTRACTORS THAT WORK ON THIS PROJECT MUST COMPLY WITH THE EPA LEAD LAW WHICH TOOK EFFECT IN APRIL 2010.
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7. PROVIDE PROPER SHORE SUPPORTS PRIOR TO THE CUTTING AND OPENING OF EXISTING WALLS, FLOORS AND ROOF. RELOCATE/RE-ROUTE EXISTING PIPES, CONDUITS, INTERFERING WITH NEW OPENINGS.

DEMOLITION/REMOVAL NOTES:

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7. ALL REFUSE AND DEBRIS CREATED BY THE WORK OF THIS PROJECT SHALL BE REMOVED FROM THE PREMISES AND LEGALLY DISPOSED OF AT AN OFFSITE LOCATION DAILY.
8. ALL DEMOLITION AND REMOVAL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE WITH LOCAL BUILDING AND ELECTRICAL CODES, O.S.H.A SAFETY REGULATIONS AND ALL OTHER REGULATIONS HAVING JURISDICTION INCLUDING THE BUILDING OWNER AND MANAGEMENT.
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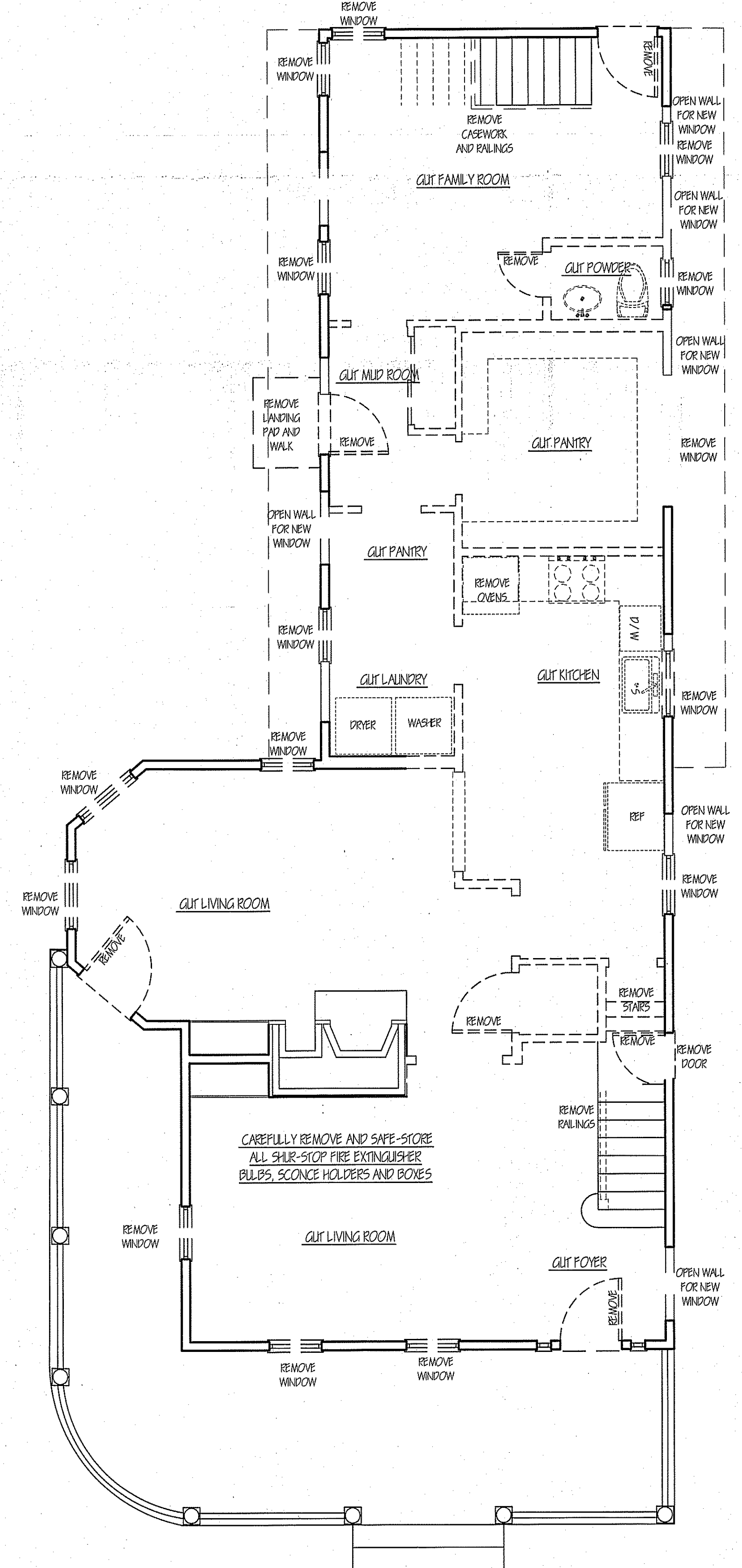
BASEMENT DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

LEGEND

	NEW CONSTRUCTION
	NEW FOUNDATION
	EXISTING CONSTRUCTION TO STAY
	EXISTING TO BE REMOVED
	DOOR NUMBER
	WINDOW LETTER
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FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

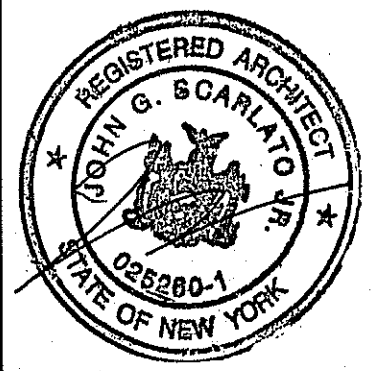
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ADDITION AND INTERIOR
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DEMOLITION PLANS



DRAWING NO.

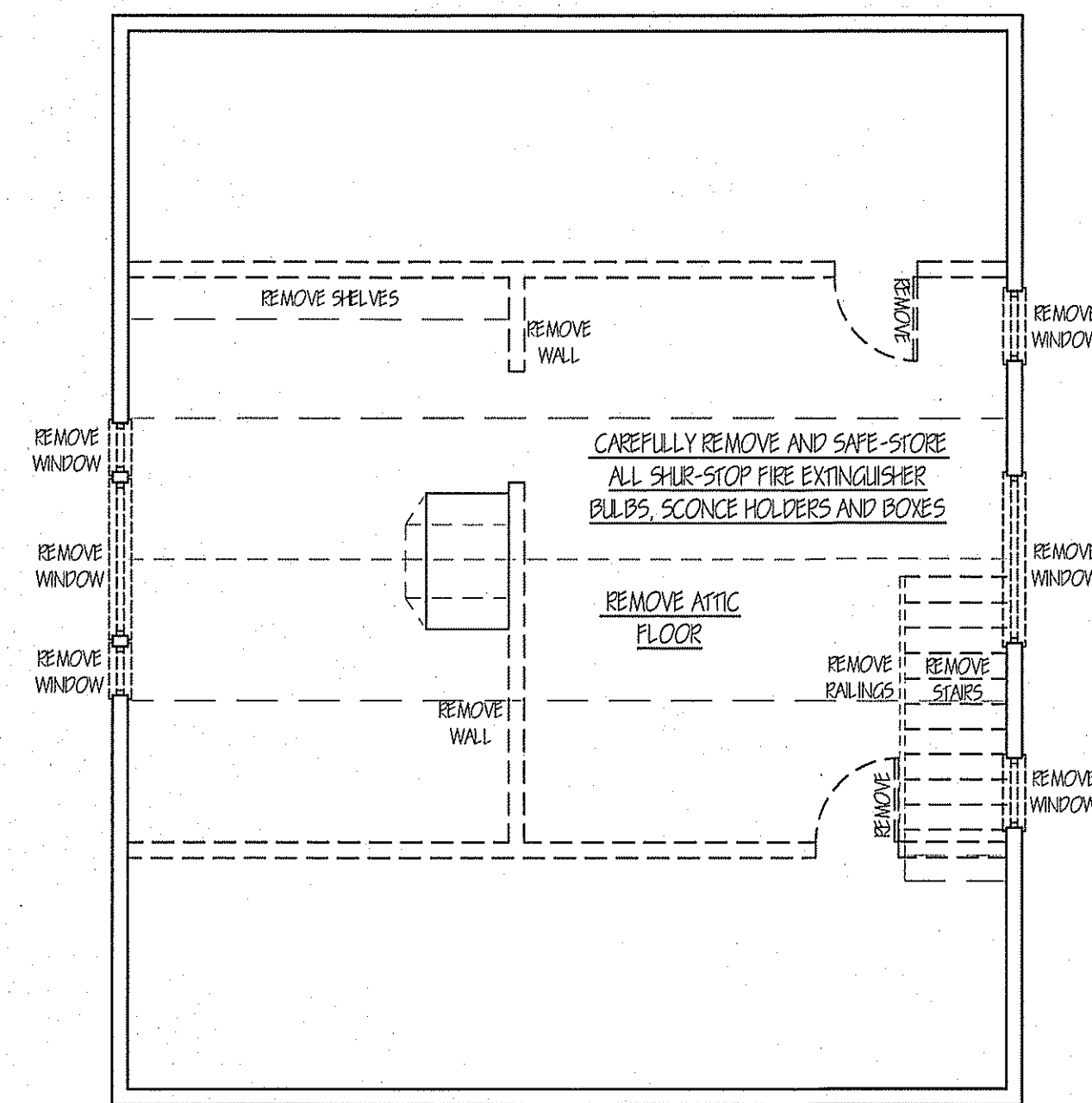
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PRE-DEMOLITION NOTES:

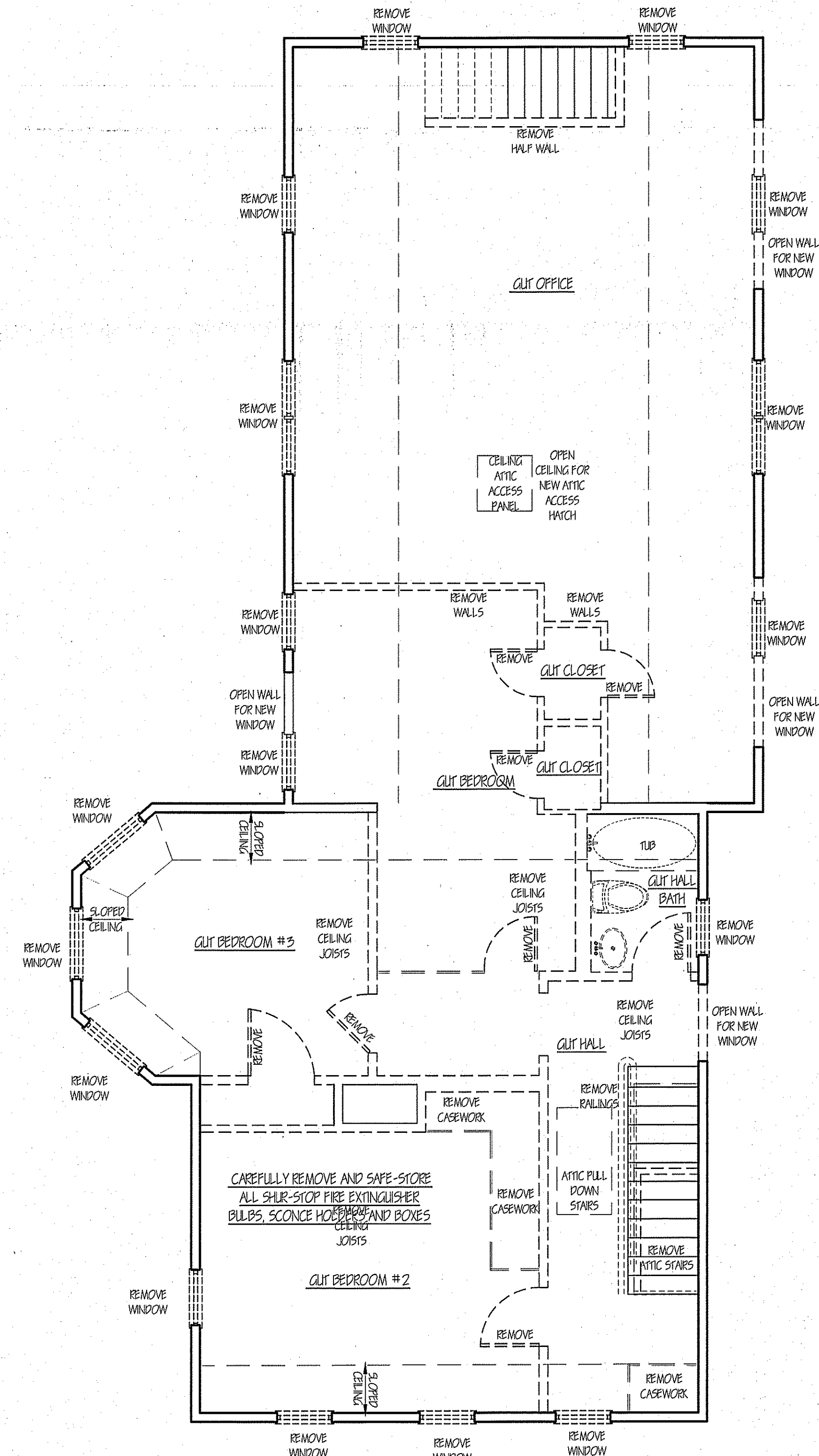
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ATTIC DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



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

LEGEND

	NEW CONSTRUCTION
	NEW FOUNDATION
	EXISTING CONSTRUCTION TO STAY
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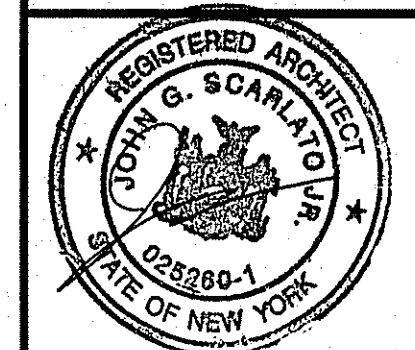
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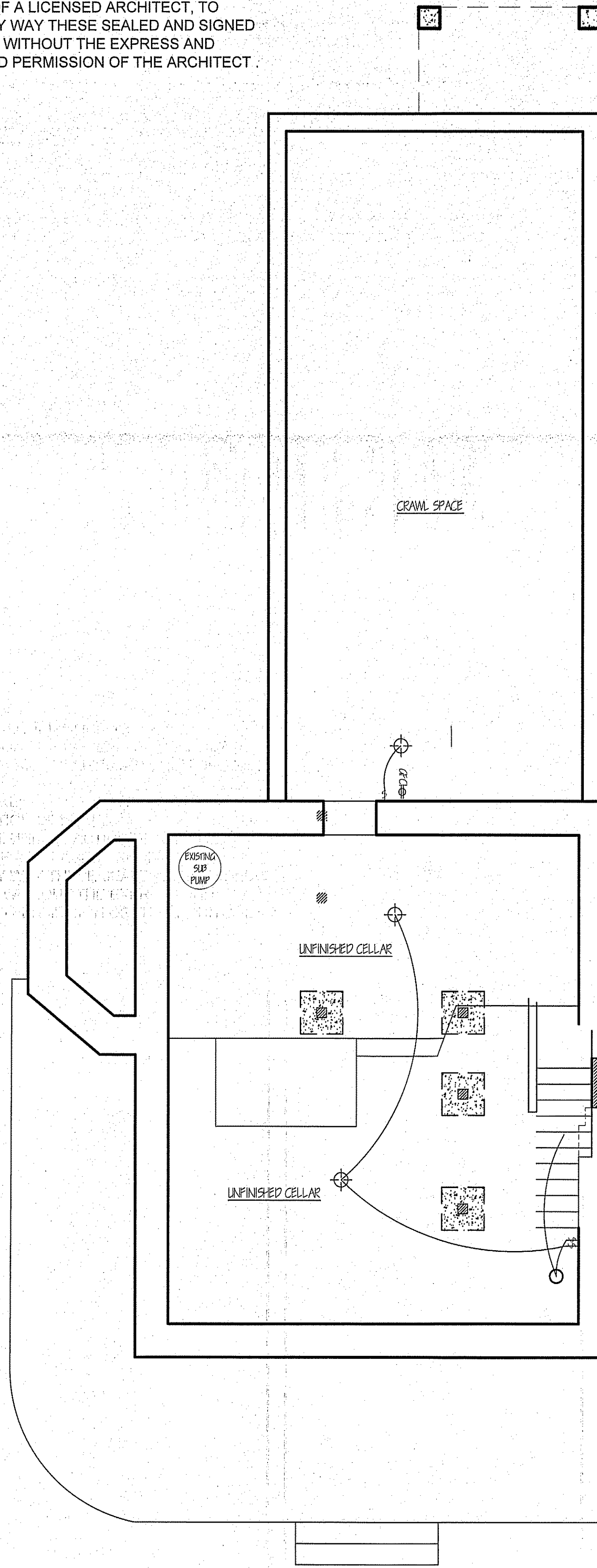
DEMOLITION PLANS



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A-7

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BASEMENT REFLECTED CEILING/ ELECTRIC PLAN
 SCALE: 1/4" = 1'-0"

Hardwired Smoke & Carbon Monoxide Alarm Model 900-CUAR

Installation of Alarm

The combination alarm should be installed to comply with all local codes having jurisdiction in your area, Article 760 of the National Electric Code, and NFPA 72. Make certain all alarms are wired to a single, continuous (non-switched) power line, which is not protected by a ground fault interrupter. A maximum of 1000 ft. of wire can be used in the interconnect system. Use standard UL listed household wire (18 gauge or larger as required by local codes).

Industry experts recommend specific locations for smoke alarms, such as every level and sleeping area of the dwelling. They also recommend a CO alarm be installed on each level of the home - ideally on any level with fuel burning appliances and outside of sleeping areas. See User Guide for further information.

Architectural and Engineering Specifications

The combination smoke and carbon monoxide alarm shall be Kidde Model 900-CUAR or approved equal. It shall be powered by 120VAC, 60Hz source with two (2) AA backup batteries. The temperature operating range shall be between 40°F and 100°F (4.4°C and 37.8°C) and the humidity operating range shall be 10% - 95% relative humidity, non-condensing.

The unit shall incorporate a photoelectric smoke sensor with nominal sensitivity of 174 +/- 0.78 %/in. ODS. The CO sensor shall be of an electrochemical design and shall meet the sensitivity requirements of Underwriters Laboratories UL 2034 Single and Multiple Station Carbon Monoxide Alarms. The unit shall qualify for UL-approved warning on the package: "World's Most Accurate Carbon Monoxide Alarm".

The combination alarm can be installed on the surface of any wall or ceiling following the UL/NFPA Manufacturer's recommended placement guidelines. The alarm can be installed on any standard single gang electrical box, up to a 4" octagon junction box. The electrical connection (to the alarm) shall be made with a plug-in connector.

A maximum of 24 Kidde devices can be interconnected in a multiple station arrangement. The interconnect system must not exceed the NFPA (National Fire Protection Association) limit of 18 initiating devices, of which 12 can be smoke alarms. With 18 initiating devices (smoke, heat, CO, etc.) interconnected, it is still possible to interconnect 6 strobe lights and/or relay modules. This alarm is not designed to be interconnected with other manufacturer's products, unless otherwise specified.

The alarm shall include a test button that will electronically simulate the presence of smoke and CO and cause the unit to go into both modes of alarm. This sequence tests the unit's electronics to ensure proper operation. The CO sensor will not alarm to levels of CO below 30 ppm and will alarm in the following time range when exposed to the corresponding levels of CO:

- 70 ppm CO Concentration: 60 - 240 minutes
- 150 ppm CO Concentration: 10 - 60 minutes
- 400 ppm CO Concentration: 4 - 15 minutes

* CO alarm approved by UL, based on manufacturer's required testing

The combination alarm shall warn of danger using a piezoelectric horn that is rated at 85 decibels at 10 feet. For a CO incident, the horn will sound in the repetitive manner - four (4) fast beeps, a short pause, four (4) fast beeps. In a Smoke incident, the horn will sound in the repetitive manner - three (3) beeps, a pause, three (3) beeps. The unit shall incorporate four (4) LEDs: A green LED will be steady on when AC power is present, or flash every 60 seconds when in the battery only mode. A red LED will flash once or twice every 15 seconds to indicate smoke or CO alarm (steady), and will flash in unison with the sounder pattern. An amber LED indicates fault conditions. The unit shall include the Hush™ feature that silences a smoke alarm for approximately 8-10 minutes if a nuisance alarm condition occurs. The red LED on the alarm will flash every 2 seconds while in Hush™ and the unit will automatically reset itself.

The unit shall also indicate a low battery warning utilizing a brief alarm chirp. The unit shall at a minimum meet the appropriate requirements of UL 2034, UL 217, NFPA 72, The State of California Fire Marshal, NFPA 101 (One and two family dwellings), Federal Housing Authority (FHA), Housing and Urban Development (HUD). It shall also include a 10-year manufacturer's limited warranty.

Technical Specifications

Model:	900-CUAR
Power Source:	120VAC, 60Hz 42mA max per alarm, 2 AA battery backup
Smoke Sensor:	Photoelectric
CO Sensor:	Electrochemical
Audio Alarm:	85dB at 10ft
Temperature Range:	40°F (4.4°C) to 100°F (37.8°C)
Humidity Range:	10%-95% relative humidity, non-condensing
Size:	4.95" in diameter x 1.93" depth
Weight:	0.550 lb
Wiring:	Quick connect plug with pigtail
Interconnects:	Up to 24 Kidde devices (of which 18 can be initiating)
Warranty:	10 year limited (batteries excluded)
Replacement batteries:	Eveready E91, Gold Peak 15A, Golden Power, ALPBA Replacement batteries are available where you purchased this alarm. Note: Do not use Alkaline batteries in this unit.

WARNING: This product is intended for use in indoor residential locations. It is not designed to measure compliance with Occupational Safety and Health Administration (OSHA) commercial or industrial standards. This device is designed to help protect individuals from acute effects of Carbon Monoxide exposure. It will not help safeguard individuals with specific medical conditions. If the device causes a medical emergency, individuals with medical problems may consider using warning devices which provide audible and visual signals for carbon monoxide concentrations under 30 ppm.

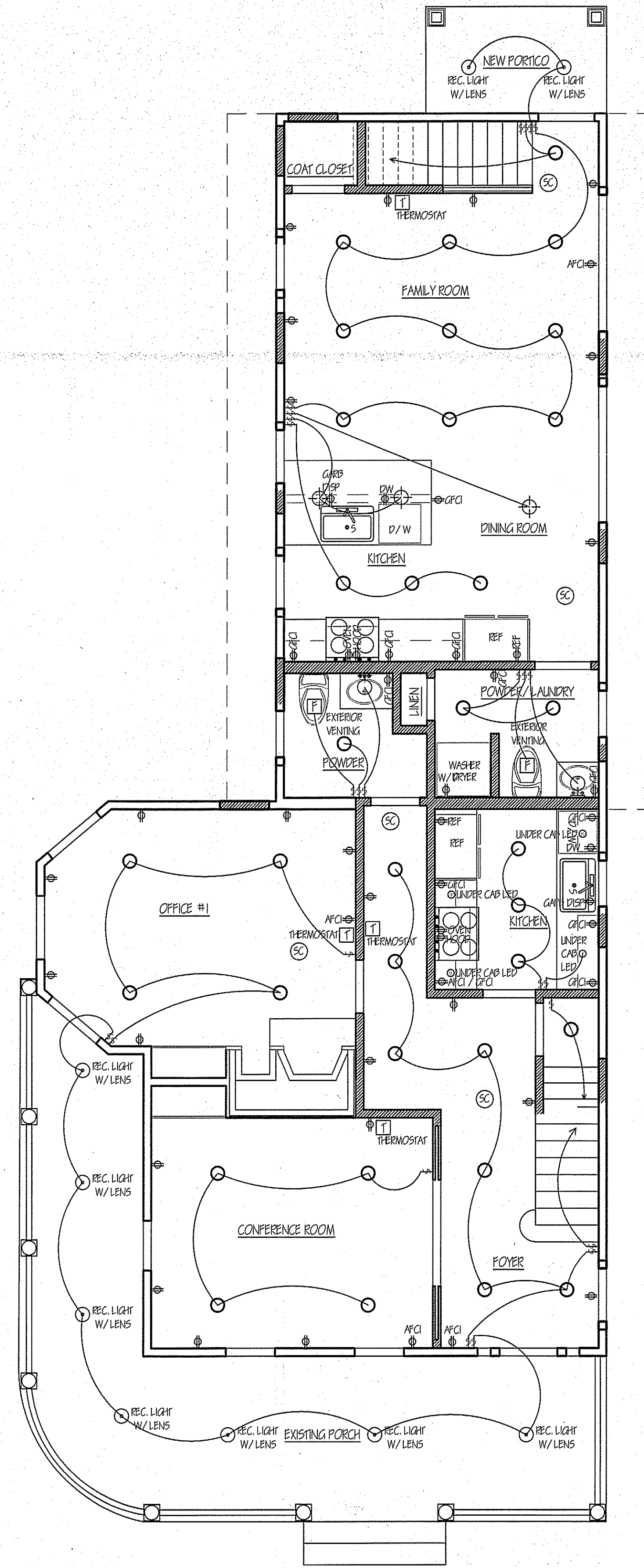
NOTE:

AS PER 2020 RESIDENTIAL CODE OF NEW YORK STATE SECTIONS R314-315 AND 2020 FIRE CODE OF NEW YORK STATE SECTION 915, THIS PROJECT WILL REQUIRE FULL COMPLIANCE WITH SMOKE AND CARBON MONOXIDE AND HEAT DETECTORS THROUGHOUT THE HOUSE INCLUDING AREAS NOT DEPICTED OUTSIDE OF THE MAIN SCOPE OF WORK.

INCLUDED AREAS ARE GENERALLY, ALL BEDROOMS AND ADJACENT HALLWAYS WITHIN 10 FEET OF BEDROOMS, ON EACH LEVEL OF HOME INCLUDING BASEMENTS AND HABITABLE ATTICS, WITHIN THREE FEET OF BATHROOMS. AS PER R2020 RESIDENTIAL CODE OF NEW YORK STATE APPENDIX J, AND THE CLASSIFICATION OF WORK THE DETECTORS MAY BE BATTERY OPERATED WHERE CEILING FINISHES ARE NOT BEING REMOVED TO EXPOSE THE FRAMING, AND ONLY NEED BE HARDWIRED WHERE THERE IS ACCESS TO AN UNFINISHED ATTIC FOR WIRING.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE DETECTORS ARE TO CODE BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.

313 AMENDMENTS TO SECTION R404.1 LIGHTING EQUIPMENT (MANDATORY) R404.1.1 LIGHTING EQUIPMENT (MANDATORY) NOT LESS THAN 80 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL USE LAMPS WITH AN EFFICACY OF AT LEAST 65 LUMENS PER WATT OR HAVE A TOTAL LUMINAIRE EFFICACY OF AT LEAST 45 LUMENS PER WATT. R404.1.1 LIGHTING EQUIPMENT (MANDATORY), FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS.



FIRST FLOOR REFLECTED CEILING/ ELECTRIC PLAN
 SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

- ⊕ NEW DECORA SWITCH (SINGLE POLE TO MULTIPOLAR AS DIAGRAMED)
- ⊕ DP NEW DECORA DIMMER SWITCH
- ⊕ NEW DECORA GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE
- ⊕ GFCI NEW DECORA GFCI FAULT CIRCUIT INTERRUPTER RECEPTACLE (SHOWN AS REMINDER OF CODE REQUIREMENT)
- ⊕ NEW DECORA GROUND RECEPTACLE
- ⊕ NEW PHONE OUTLET
- ⊕ NEW TV CABLE OUTLET
- ⊕ NEW CAT 6 ETHERNET PORT OUTLET
- ⊕ NEW RECESSED LED DOWN LIGHT 5" WHITE BAFFLE
- ⊕ NEW LED UNDER-CAB LIGHT FLICK OR STRIP VERIFY WITH DOWNER
- ⊕ NEW RECESSED WHITE DOWN LIGHT 5" BAFFLE WITH LENS
- ⊕ WIRELESS SMOKE DETECTOR
- ⊕ WIRELESS CARBON MONOXIDE DETECTOR
- ⊕ WIRELESS SMOKE / CARBON MONOXIDE COMBO DETECTOR
- ⊕ WIRELESS HEAT DETECTOR
- ⊕ BATTERY OPERATED SMOKE / CARBON MONOXIDE COMBO DETECTOR
- ⊕ JUNCTION BOX FOR LIGHT FIXTURE
- ⊕ WALL SCONCE JUNCTION BOX
- ⊕ WALL LIGHT JUNCTION BOX
- ⊕ CEILING FAN REINFORCED JUNCTION BOX

1/12/24 ISSUED TO PLANNING BOARD

John G. Scarlato Jr. Architect

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ADDITION AND INTERIOR ALTERATIONS AND RENOVATIONS

REFLECTED CEILING / ELECTRIC PLANS



DRAWING NO.

A-8

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Hardwired Smoke & Carbon Monoxide Alarm Model 900-CUAR

Installation of Alarm

The combination alarm should be installed to comply with all local codes having jurisdiction in your area. Article 780 of the National Electric Code, and NFPA 72. Make certain all alarms are wired to a single, continuous branch-switched power line, which is not protected by a ground fault interrupter. A maximum of 1000 ft. of wire can be used in the interconnect system. Use standard UL listed household wire (18 gauge or larger as required by local codes).
 Industry experts recommend specific locations for smoke alarms, such as every level and sleeping area of the dwelling. They also recommend a CO alarm be installed on each level of the home - ideally on any level with fuel burning appliances and outside of sleeping areas. See User Guide for further information.

Architectural and Engineering Specifications

The combination smoke and carbon monoxide alarm shall be Kidde Model 900-CUAR or approved equal. It shall be powered by 120VAC, 60Hz source with two (2) AA backup batteries. The temperature operating range shall be between 40°F and 100°F (4°C and 37.8°C) and the humidity operating range shall be 10% - 95% relative humidity, non-condensing.
 The unit shall incorporate a photoelectric smoke sensor with nominal sensitivity of 1.24 to 0.78 %/ft. CO. The CO sensor shall be of an electrochemical design and shall meet the sensitivity requirements of Underwriters Laboratories UL 2034 Single and Multiple Station Carbon Monoxide Alarms. The unit shall qualify for UL approved wording on the package: "World's Most Accurate Carbon Monoxide Alarm".
 The combination alarm can be installed on the surface of any wall or ceiling following the UL/NFPA Manufacturer's recommended placement guidelines. The alarm can be installed on any standard single gang electrical box, up to a 4" octagon junction box. The electrical connection to the alarm shall be made with a plug-in connector.
 A maximum of 24 Kidde devices can be interconnected in a multiple station arrangement. The interconnect system must not exceed the NFPA (National Fire Protection Association) limit of 18 initiating devices, of which 12 can be smoke alarms. With 18 initiating devices (smoke, heat, CO, etc.) interconnected, it is still possible to interconnect 6 smoke lights and/or relay modules. This alarm is not designed to be interconnected with other manufacturer's products, unless otherwise specified.
 The alarm shall include a test button that will electronically simulate the presence of smoke and CO and cause the unit to go into both modes of alarm. This sequence tests the unit's electronics to assure proper operation. The CO sensor will not alarm to levels of CO below 30 ppm and will alarm in the following time range when exposed to the corresponding levels of CO:

- 70 ppm CO Concentration: 60 - 240 minutes
- 150 ppm CO Concentration: 10 - 50 minutes
- 400 ppm CO Concentration: 4 - 15 minutes

* Alarm approved by UL based on manufacturer's required testing

The combination alarm shall warn of danger using a photoelectric horn that is rated at 85 decibels at 10 feet. For a CO incident, the horn will sound in the repetitive manner - four (4) fast beeps, a short pause, four (4) fast beeps. In a Smoke incident, the horn will sound in the repetitive manner - three (3) beeps, a pause, three (3) beeps. The unit shall incorporate four (4) LEDs: A green LED will be steady on when AC power is present, or flash every 60 seconds when in the battery only mode. A red LED will flash once or twice every 15 seconds to indicate smoke or CO alarm memory, and will flash in unison with the sander pattern. An amber LED indicates low conditions.
 The unit shall include the Hush™ feature that silences a smoke alarm for approximately 8-10 minutes if a nuisance alarm condition occurs. The red LED on the alarm will flash every 2 seconds while in Hush™ and the unit will automatically reset itself.
 The unit shall also indicate a low battery warning utilizing a brief alarm chirp. The unit shall at a minimum meet the applicable requirements of UL 2034, UL 212, NFPA 72, The State of California Fire Marshal, NFPA 101 (One and two family dwellings), Federal Housing Authority (FHA), Housing and Urban Development (HUD). It shall also include a 10-year manufacturer's limited warranty.

Technical Specifications

Model:	900-CUAR
Power Source:	120VAC, 60Hz 42mA max per alarm, 2 AA battery backup
Smoke Sensor:	Photoelectric
CO Sensor:	Electrochemical
Audio Alarm:	85dB at 10ft
Temperature Range:	40°F (4°C) to 100°F (37.8°C)
Humidity Range:	10%-95% relative humidity, non-condensing
Size:	4.95" in diameter x 1.93" depth
Weight:	0.55 lb
Wiring:	Quick connect plug with pigtail
Interconnects:	Up to 24 Kidde devices (of which 18 can be initiating)
Warranty:	10 year limited (batteries excluded)
Replacement batteries:	Eveready E91 Gold Peak USA, Golden Power GLR6A. Replacement batteries are available where you purchased this alarm. Note: Do not use lithium batteries in this unit.

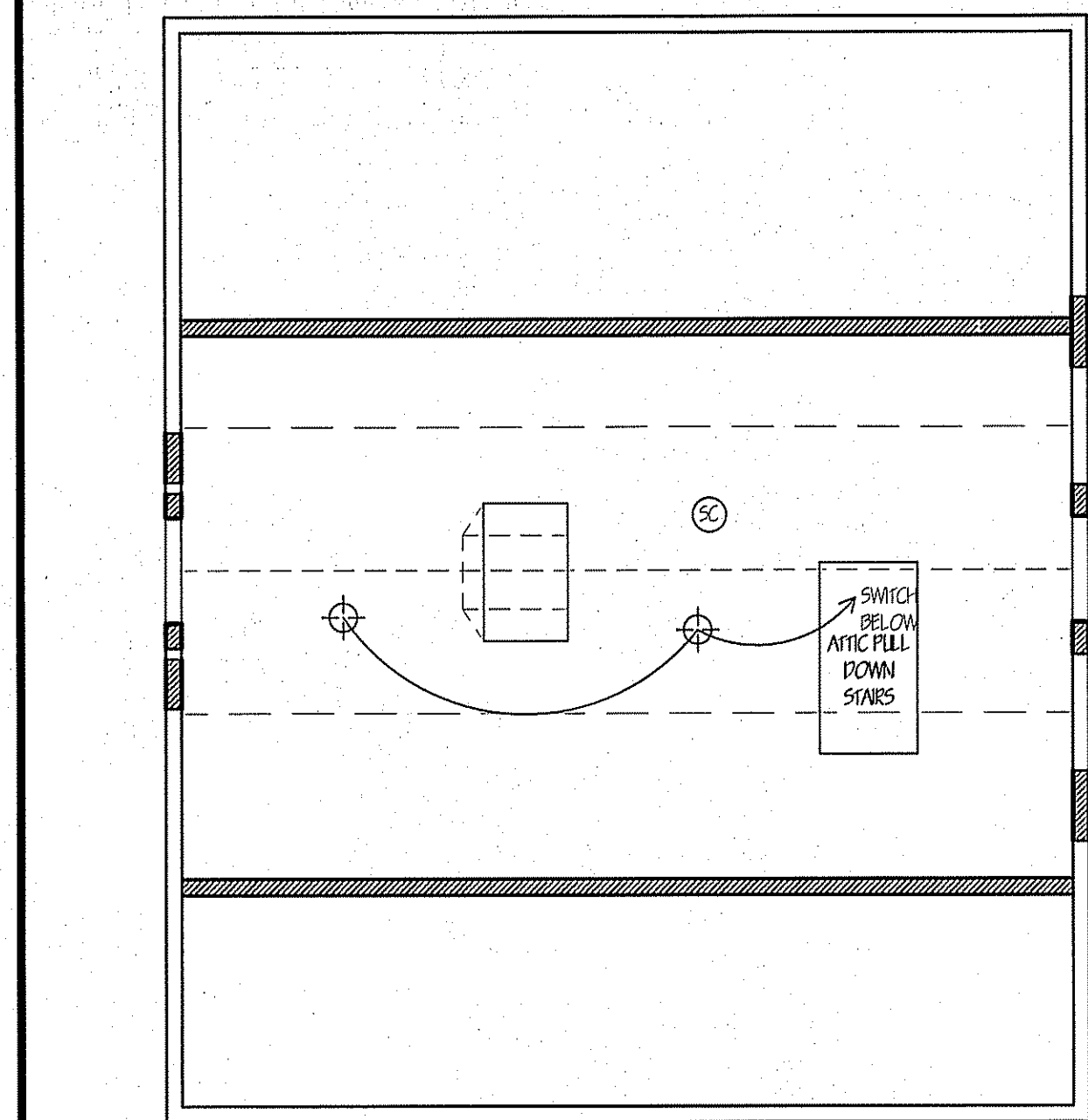
NOTE:
 AS PER 2020 RESIDENTIAL CODE OF NEW YORK STATE SECTIONS R314-315 AND 2020 FIRE CODE OF NEW YORK STATE SECTION 915, THIS PROJECT WILL REQUIRE FULL COMPLIANCE WITH SMOKE AND CARBON MONOXIDE AND HEAT DETECTORS THROUGHOUT THE HOUSE INCLUDING AREAS NOT DEPICTED OUTSIDE OF THE MAIN SCOPE OF WORK.
 INCLUDED AREAS ARE GENERALLY, ALL BEDROOMS AND ADJACENT HALLWAYS WITHIN 10 FEET OF BEDROOMS, ON EACH LEVEL OF HOME INCLUDING BASEMENTS AND HABITABLE ATTICS, WITHIN THREE FEET OF BATHROOMS, AND AS PER R2020 RESIDENTIAL CODE OF NEW YORK STATE APPENDIX J, AND THE CLASSIFICATION OF WORK THE DETECTORS MAY BE BATTERY OPERATED WHERE CEILING FINISHES ARE NOT BEING REMOVED TO EXPOSE THE FRAMING, AND ONLY NEED BE HARDWIRED WHERE THERE IS ACCESS TO AN UNFINISHED ATTIC FOR WIRING.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE DETECTORS ARE TO CODE BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.

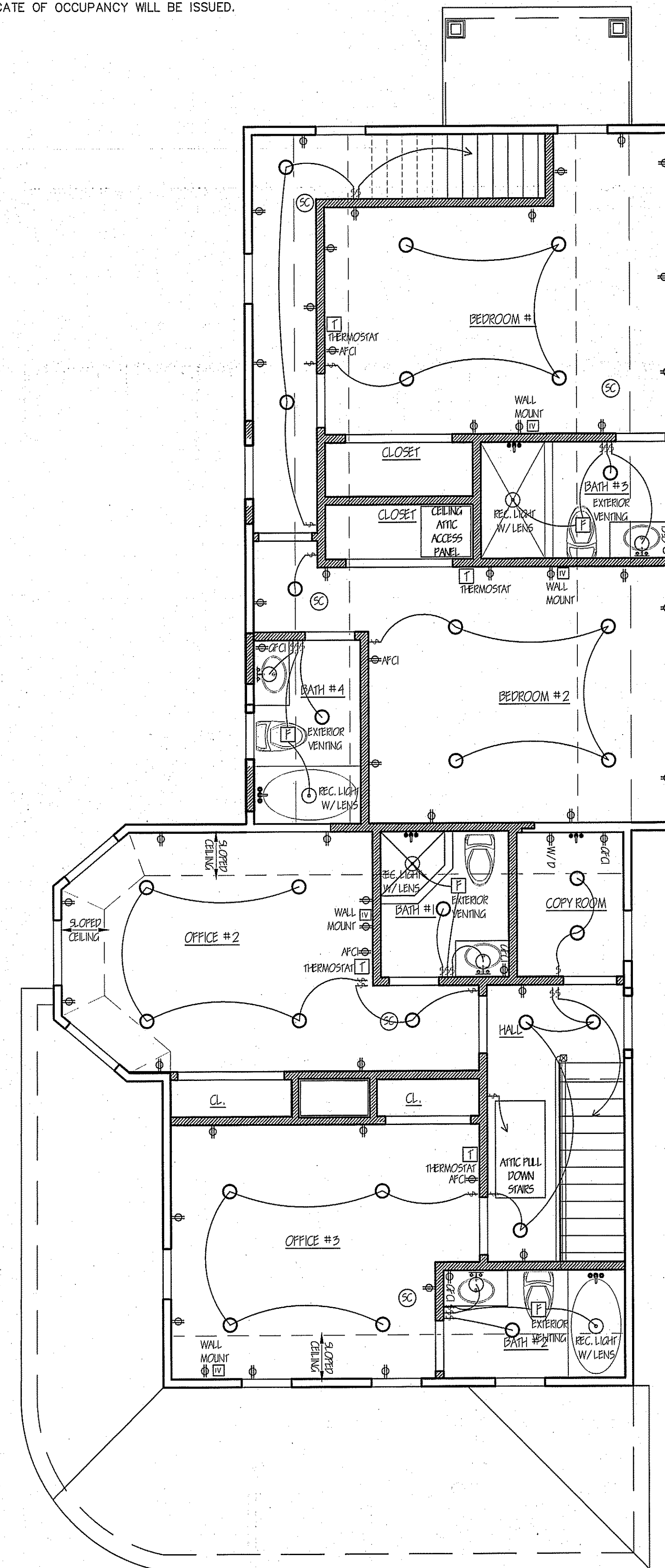
3.15 AMENDMENTS TO SECTION R404.1 LIGHTING EQUIPMENT (MANDATORY). R404.1 LIGHTING EQUIPMENT (MANDATORY). NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL USE LAMPS WITH AN EFFICACY OF AT LEAST 65 LUMENS PER WATT OR HAVE A TOTAL LUMINAIRE EFFICACY OF AT LEAST 45 LUMENS PER WATT. R404.1.1 LIGHTING EQUIPMENT (MANDATORY). FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS.

ELECTRICAL LEGEND

- ⚡ NEW DECORA SWITCH (SINGLE POLE 10 MILLI-AMP AS DIAGRAMED)
- ⚡ D NEW DECORA DIMMER SWITCH
- ⚡ NEW DECORA RECEPTACLE
- ⚡ GFCI NEW DECORA GROUND FAULT CIRCUIT INTERRUPT RECEPTACLE
- ⚡ AFCI NEW DECORA ARC FAULT CIRCUIT INTERRUPT RECEPTACLE (SHOWN AS REMAINDER OF CODE REQUIREMENT)
- ⚡ NEW DECORA QUAD RECEPTACLE
- △ NEW PHONE OUTLET
- NEW TV CABLE OUTLET
- ⊞ NEW CAT 6 ETHERNET PORT OUTLET
- NEW RECESSED LED DOWN LIGHT 5" WHITE BAFFLE
- NEW LED UNDER-CAB LIGHT PUCK OR STRIP VERIFY WITH OWNER
- NEW RECESSED WHITE DOWN LIGHT 5" BAFFLE WITH LENS
- ⊙ WIRED SMOKE DETECTOR
- ⊙ WIRED CARBON MONOXIDE DETECTOR
- ⊙ WIRED SMOKE / CARBON MONOXIDE COMBO DETECTOR
- ⊙ WIRED HEAT DETECTOR
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ATTIC REFLECTED CEILING / ELECTRIC PLAN
 SCALE: 1/4" = 1'-0"



SECOND FLOOR REFLECTED CEILING / ELECTRIC PLAN
 SCALE: 1/4" = 1'-0"

1/12/24 ISSUED TO PLANNING BOARD

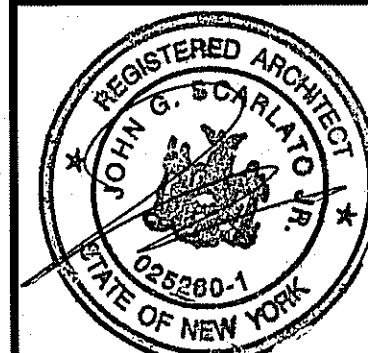
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ADDITION AND INTERIOR
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DRAWING NO.

A-9



LEGEND

- NEW CONSTRUCTION
- NEW FOUNDATION
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING TO BE REMOVED
- DOOR NUMBER
- WINDOW LETTER
- ELEVATION LOCATION

FIRST FLOOR RESIDENTIAL AREA: 468
 SECOND FLOOR RESIDENTIAL AREA: 664
 TOTAL RESIDENTIAL AREA: 1132

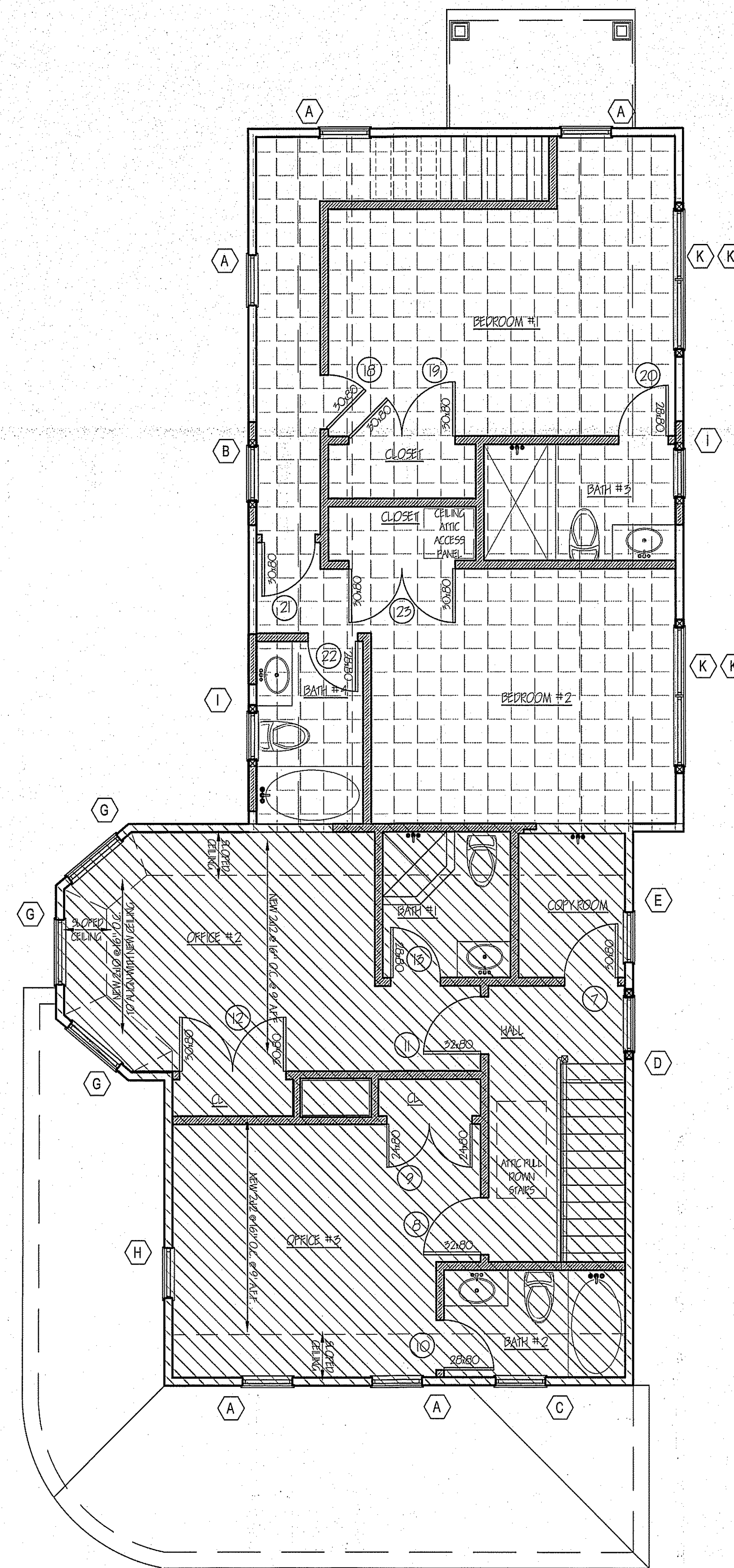
DWELLING AREA IS 42%
 OF TOTAL BUILDING AREA: 2715

FIRST FLOOR OFFICE AREA: 665
 SECOND FLOOR OFFICE AREA: 622
 TOTAL OFFICE AREA: 1287

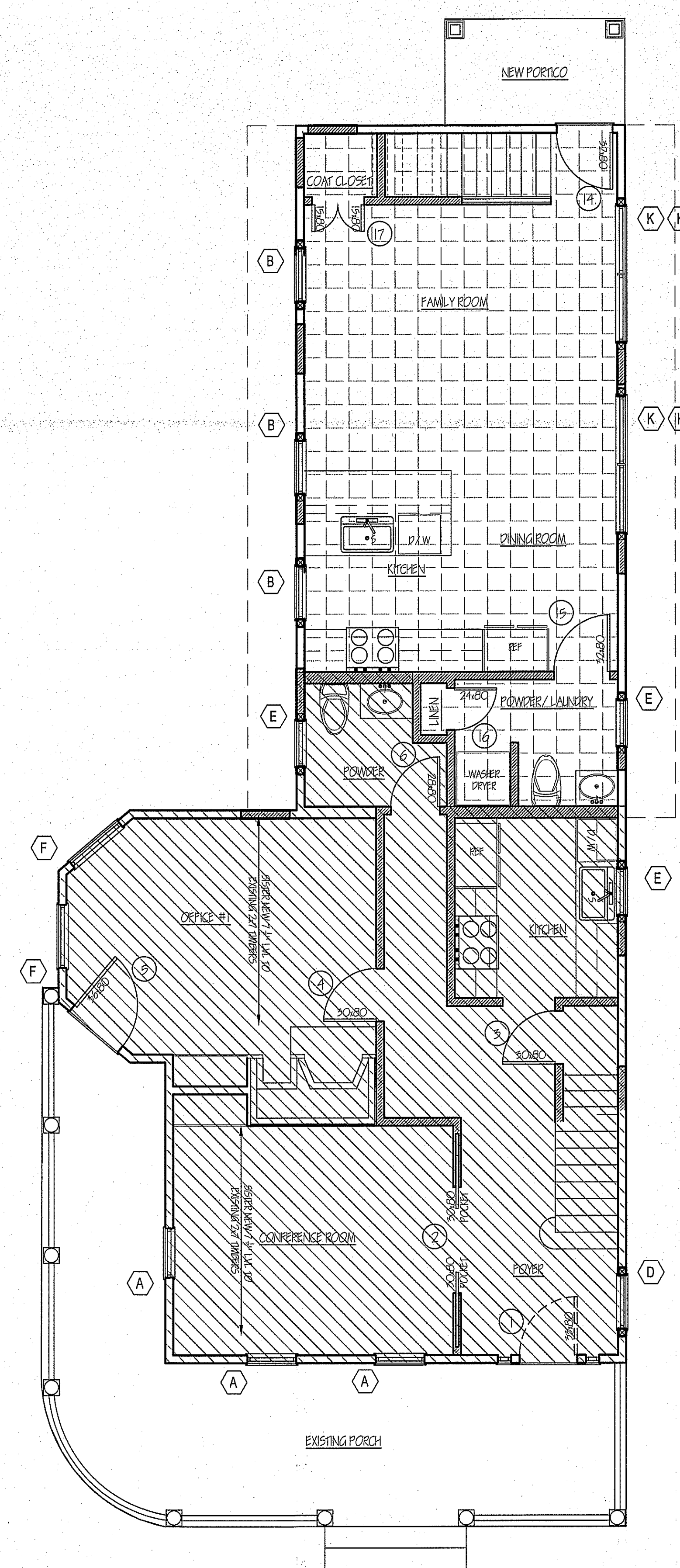
OFFICE AREA IS 58%
 OF TOTAL BUILDING AREA: 2715
 PORCH AREA INCLUDED
 AS ADJACENT OFFICE AREA: 296

FRONT PORCH IS EXCLUDED FROM FLOOR
 AREA CALCULATION AS IT RELATES TO
 REQUIRED PARKING SPACES AS THE PORCH
 CAN NOT BE ENCLOSED AS PART OF THE
 HISTORIC DISTRICT. (5 SPACES REQ'D.)

OFFICE AREA IS 53% (1287)
 OF TOTAL BUILDING AREA: 2419
 EVEN WHEN PORCH IS EXCLUDED FROM
 CALCULATION.



SECOND STORY FLOOR AREA
 SCALE: 1/4" = 1'-0"



FIRST STORY FLOOR AREA
 SCALE: 1/4" = 1'-0"

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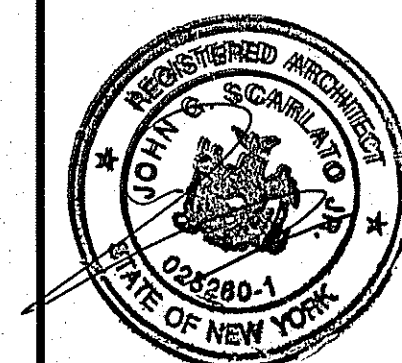
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ADDITION AND INTERIOR
 ALTERATIONS AND
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FLOOR AREA DIAGRAMS



DRAWING NO.

Supl