



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

Application for Site Development Plan Approval

Application Name

12 BEDFORD ROAD LLC

JOHN G. SCARLATO JR.

ARCHITECT

33 Byram Hill Road

Armonk, N.Y. 10504

Phone: (914) 273-7350

JGSCARLATO@GMAIL.COM

10/24/2023

Planning Board
Town of North Castle
17 Bedford Road
Armonk, NY 10504

Dear Planning Board Members:

RE: 12 Bedford Road, Armonk, NY

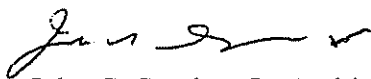
12 Bedford Road is currently a turn of the century single family home with a home office built off the back of the home and a detached garage at the rear of the property. The home is located in a RO zone allowing Office and residential occupancies and is in the historic district.

The project is to renovate the home into a front duplex unit that will be a professional office suite and the rear duplex unit into a two-bedroom residential apartment. The Front elevation of the home will be renovated to look like it was at the turn of the century with new siding and windows. The side elevations will be modified to meet design and code requirements but will have the look of the older styled home, a much better look than the current aluminum siding.

The rear detached garage will be removed, A good part of the rear yard will become a parking area for the renovated building.

We look forward to your consideration on this project.

Sincerely,



John G. Scarlato Jr. Architect



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APPLICATIONS REQUIRING PLANNING BOARD APPROVAL
SCHEDULE OF APPLICATION FEES

<u>Type of Application</u>	<u>Application Fee</u>	
Site Development Plan	\$200.00	200
Each proposed Parking Space	\$10 x 7	70
Special Use Permit (each)	\$200 (each)	
Preliminary Subdivision Plat	\$300 1 st Lot \$200 (each additional lot)	
Final Subdivision Plat	\$250 1 st Lot \$100 (each additional lot)	
Tree Removal Permit	\$75	
Wetlands Permit	\$50 (each)	
Short Environmental Assessment Form	\$50	50
Long Environmental Assessment Form	\$100	
Recreation Fee	\$10,000 Each Additional Lot	
Discussion Fee	\$200.00	
Prior to submission of a sketch or preliminary subdivision Plat, an applicant or an applicant's representative wishes to discuss a subdivision proposal to the Planning Board, a discussion fee of \$200.00 shall be submitted for each informal appearance before the board.		

Any amendment to previously approved applications requires new application forms and Fees



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PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

<u>Type of Application</u> <u>Deposit*</u>	<u>Amount of Initial Escrow Account</u>
Concept Study	\$500.00
Site Plan Waiver for Change of Use	\$500.00
Site Development Plan for:	
Multifamily Developments	\$3,000.00 plus \$100.00 per proposed dwelling unit
Commercial Developments	\$3,000.00 plus \$50.00 for each required parking space (7) 3 000 350 <hr/>3,350
1 or 2 Family Projects	\$2,000.00
Special Use Permit	\$2,000.00 plus \$50.00 for each required parking space
Subdivision:	
Lot Line Change resulting in no new lots	\$1,500.00
All Others	\$3,000.00 plus \$200.00 per proposed new lot in excess of two (2)
Preparation or Review of Environmental Impact Statement	\$15,000.00

* If a proposed action involves multiple approvals, a single escrow account will be established. The total amount of the initial deposit shall be the sum of the individual amounts indicated. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit.


 Applicant Signature

11/10/2024
 Date:

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: 12 BEDFORD ROAD LLC ANTOINETTE RUOCCO
Mailing Address: 200 BUSINESS PARK DRIVE SUITE 201
Telephone: (914) 400-6886 Fax: (914) 633-5101 e-mail ARUOCCO@ESQ.E
GMAIL.COM

Name of Applicant (if different): JOHN G SCARLATO JR ARCHITECT
Address of Applicant: 33 BYRAM HILL RD, ARMONK NY 10504
Telephone: (914) 273-7350 Fax: _____ e-mail JGSCARLATO@GMAIL.COM
Interest of Applicant, if other than Property Owner:
ARCHITECT

Is the Applicant (if different from the property owner) a Contract Vendee?
Yes No
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board

Name of Professional Preparing Site Plan:
JOHN G SCARLATO JR ARCHITECT
Address: 33 BYRAM HILL RD, ARMONK, NY 10504
Telephone: (914) 273-7350 Fax: _____ e-mail JGSCARLATO@GMAIL.COM

Name of Other Professional: CHRIS UTSCHIG P.E.
Address: 65 RALPH AVENUE, WHITE PLAINS, NY 10606
Telephone: (914) 391-9550 Fax: _____ e-mail CHRIS@STEVEN'S
COMPANIES.ORG

Name of Attorney (if any): _____
Address: _____
Telephone: _____ Fax: _____ e-mail _____

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 12 BEDFORD ROAD, ARMONK, NY 10504

Location (in relation to nearest intersecting street):

135 feet (north, south, east or west) of MAIN STREET

Abutting Street(s): _____

Tax Map Designation (NEW): Section 108.03 Block 1 Lot 7

Tax Map Designation (OLD): Section _____ Block _____ Lot _____

Zoning District: R0 Total Land Area 9869 SQ FT

Land Area in North Castle Only (if different) _____

Fire District(s) HORNY CASTLE School District(s) BYRAM HILLS

Is any portion of subject property abutting or located within five hundred (500) feet of the following:

The boundary of any city, town or village?

No Yes (adjacent) _____ Yes (within 500 feet) _____

If yes, please identify name(s): _____

The boundary of any existing or proposed County or State park or any other recreation area?

No Yes (adjacent) _____ Yes (within 500 feet) _____

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?

No Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?

No Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed boundary of any county or State owned land on which a public building or institution is situated?

No Yes (adjacent) _____ Yes (within 500 feet) _____

The boundary of a farm operation located in an agricultural district?

No Yes (adjacent) _____ Yes (within 500 feet) _____

Does the Property Owner or Applicant have an interest in any abutting property?

No Yes _____

If yes, please identify the tax map designation of that property:

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: 1 OFFICE UNIT 1 2 BEDROOM RESIDENTIAL UNIT

Gross Floor Area: Existing 2419 S.F. Proposed 2419 S.F.

Proposed Floor Area Breakdown:

Retail _____ S.F.; Office 1287 S.F.;

Industrial _____ S.F.; Institutional _____ S.F.;

Other Nonresidential _____ S.F.; Residential 1132 S.F.;

Number of Dwelling Units: 1

Number of Parking Spaces: Existing 4 Required 7 Proposed 7

Number of Loading Spaces: Existing NA Required 0 Proposed 0

Earthwork Balance: Cut _____ C.Y. Fill _____ C.Y.

Will Development on the subject property involve any of the following:

Areas of special flood hazard? No Yes _____

(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required)

Trees with a diameter at breast height (DBH) of 8" or greater?

No Yes _____

(If yes, application for a Tree Removal Permit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No Yes _____

(If yes, application for a Town Wetlands Permit pursuant to Chapter 340 of the North Castle Town Code may also be required.)

State-regulated wetlands? No Yes _____

(If yes, application for a State Wetlands Permit may also be required.)

IV. SUBMISSION REQUIREMENTS

The site development plan application package shall include all materials submitted in support of the application, including but not limited to the application form, plans, reports, letters and SEQR Environmental Assessment Form. **Submission of the following shall be required:**

- One (1) PDF set of the site development plan application package in a single PDF file .
- A check for the required application fee and a check for the required Escrow Account, both made payable to "Town of North Castle" in the amount specified on the "Schedule of Application Fees."

(continued next page)

Applicant Acknowledgement

By making this application, the undersigned Applicant agrees to permit Town officials and their designated representatives to conduct on-site inspections in connection with the review of this application.

The Applicant also agrees to pay all expenses for the cost of professional review services required for this application.

It is further acknowledged by the Applicant that all bills for the professional review services shall be mailed to the Applicant, unless the Town is notified in writing by the Applicant at the time of initial submission of the application that such mailings should be sent to a designated representative instead.

Signature of Applicant: _____

Date: 1/29/2024

Signature of Property Owner: _____

Date: 1/29/2024

MUST HAVE BOTH SIGNATURES

V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the site development plan for the Planning Board to review his/her proposal. Applicants are advised to review ARTICLE VIII, Site Development Plan of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for site development plan approval.

The application for site development plan approval will not be accepted for Planning Board review unless all items identified below are supplied and **so indicated with a check mark in the blank line provided**. If a particular item is not relevant to the subject property or the development proposal, **the letters "NA" should be entered instead**. In addition, the project will not be scheduled on a Planning Board agenda until the Applicant receives an initialed "site plan checklist" from the Planning Department.

The information to be included on a site development plan shall include:

Legal Data:

- Name of the application or other identifying title.
- Name and address of the Property Owner and the Applicant, (if different).
- Name, address and telephone number of the architect, engineer or other legally qualified professional who prepared the plan.
- Names and locations of all owners of record of properties abutting and directly across any and all adjoining streets from the subject property, including the tax map designation of the subject property and abutting and adjoining properties, as shown on the latest tax records.
- Existing zoning, fire, school, special district and municipal boundaries.
- Size of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; dimensions of yards along all property lines; name and width of existing streets; and lines of existing lots, reservations, easements and areas dedicated to public use.
- Reference to the location and conditions of any covenants, easements or deed restrictions that cover all or any part of the property, as well as identification of the document where such covenants, easements or deed restrictions are legally established.
- Schedule of minimum zoning requirements, as well as the plan's proposed compliance with those requirements, including lot area, frontage, lot width, lot depth, lot coverage, yards, off-street parking, off-street loading and other pertinent requirements.
- Locator map, at a convenient scale, showing the Applicant's entire property in relation to surrounding properties, streets, etc., within five hundred (500) feet of the site.
- North arrow, written and graphic scales, and the date of the original plan and all revisions, with notation identifying the revisions.
- A signature block for Planning Board endorsement of approval.

Existing Conditions Data:

- _____ Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- _____ Location of existing parking and truck loading areas, with access and egress drives thereto.
- _____ Location of existing facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.
- _____ Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- _____ Location, size and design of existing signs.
- _____ Location, type, direction, power and time of use of existing outdoor lighting.
- _____ Location of existing outdoor storage, if any.
- _____ Existing topographical contours with a vertical interval of two (2) feet or less.
- _____ Location of existing floodplains, wetlands, slopes of 15% or greater, wooded areas, landscaped areas, single trees with a DBH of 8" or greater, rock outcrops, stone walls and any other significant existing natural or cultural features.

Proposed Development Data:

- _____ Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- _____ Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- _____ Proposed sight distance at all points of vehicular access.
- _____ Proposed number of employees for which buildings are designed
- _____ Proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway; the location and width of sidewalks; and the location and size of utility lines.
- _____ Proposed location and design of any pedestrian circulation on the site and off-street parking and loading areas, including handicapped parking and ramps, and including details of construction, surface materials, pavement markings and directional signage.
- _____ Proposed location and design of facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.

- _____ Proposed location of all structures and other uses of land, such as walks, retaining walls, fences, designated open space and/or recreation areas and including details of design and construction.
- _____ Location, size and design of all proposed signs.
- _____ Location, type, direction, power and time of use of proposed outdoor lighting.
- _____ Location and design of proposed outdoor garbage enclosure.
- _____ Location of proposed outdoor storage, if any.
- _____ Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- _____ Type of power to be used for any manufacturing
- _____ Type of wastes or by-products to be produced and disposal method
- _____ In multi-family districts, floor plans, elevations and cross sections
- _____ The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- _____ Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- _____ Proposed soil erosion and sedimentation control measures.
- _____ For all proposed site development plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.
- _____ For all proposed site development plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code.
- _____ For all proposed site development plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

Short Environmental Assessment Form

Part 1 - Project Information

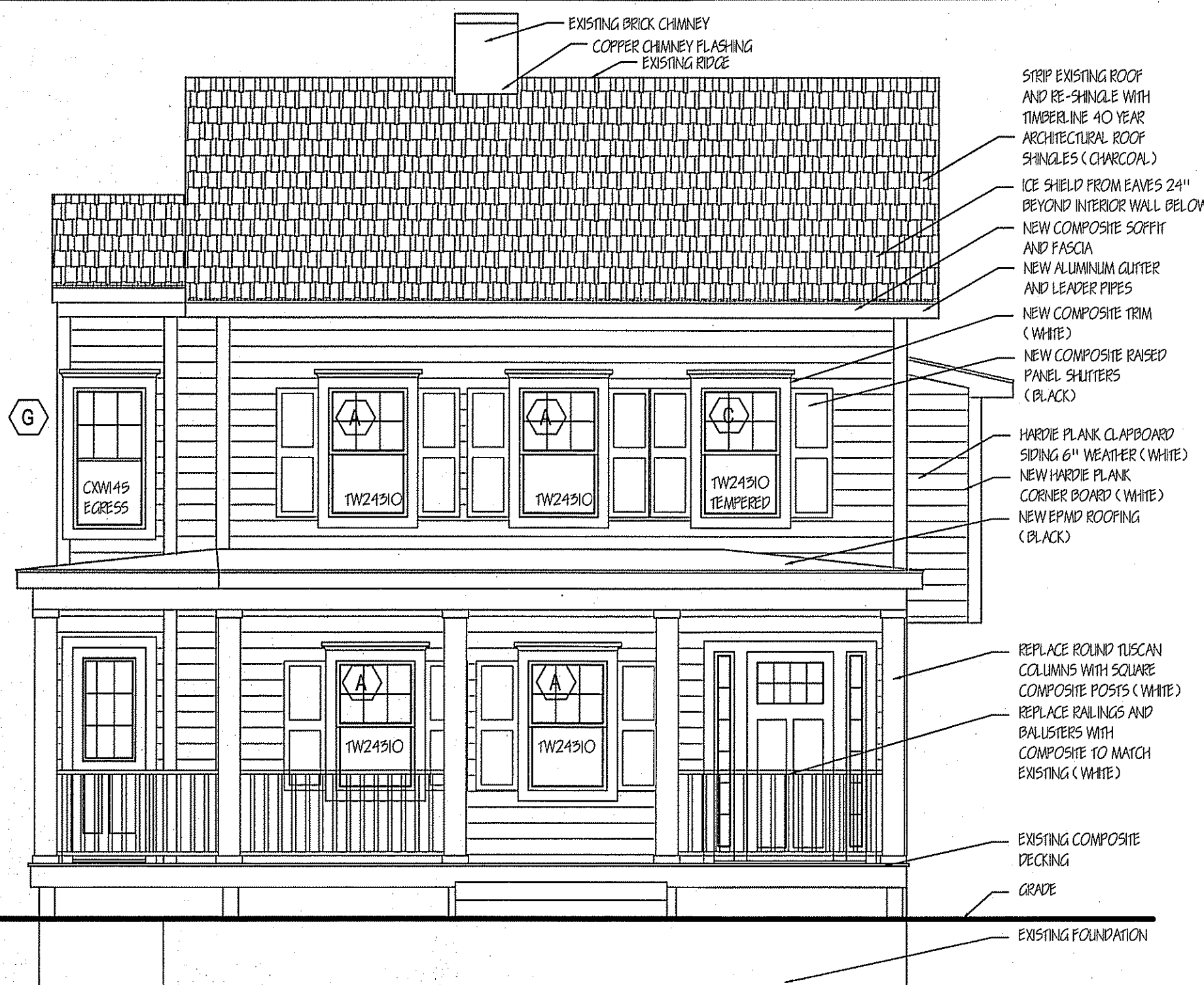
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

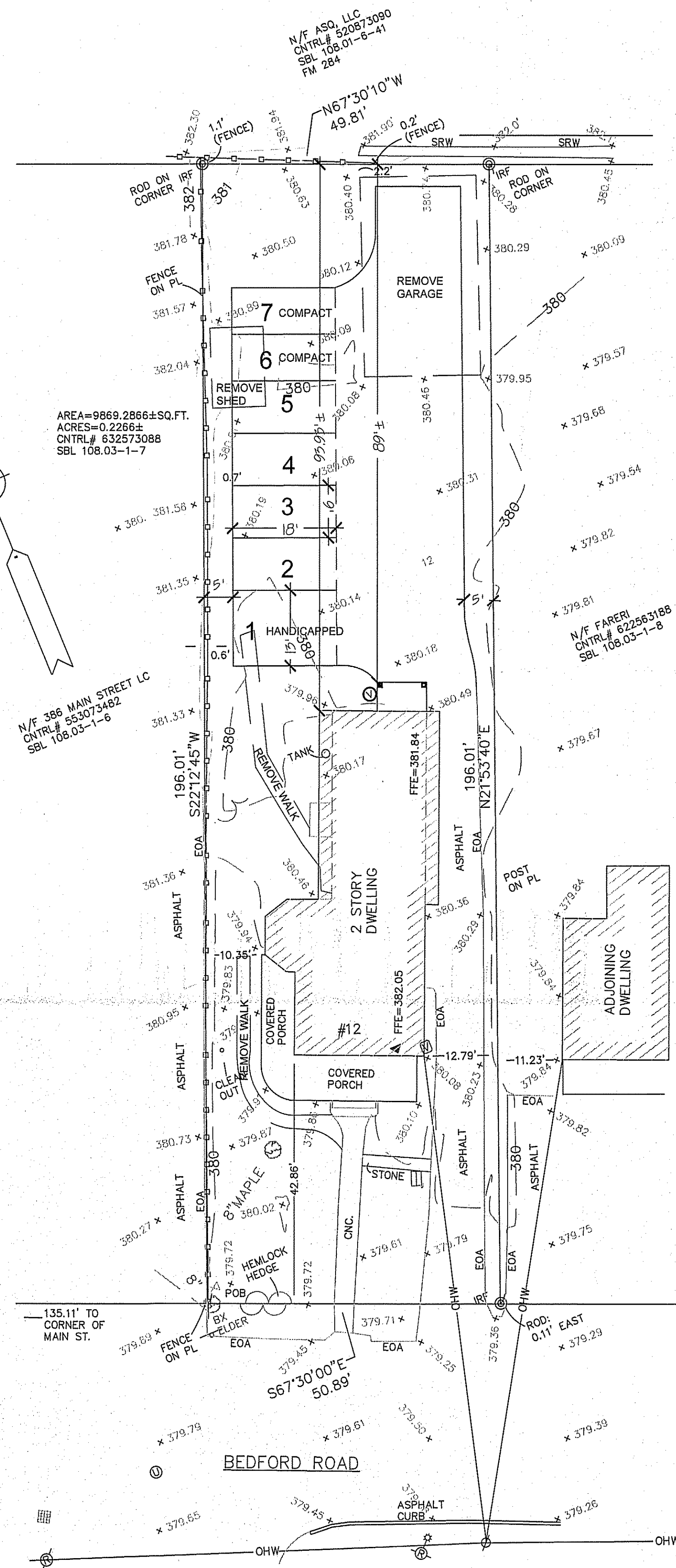
Part 1 - Project and Sponsor Information			
JOHN G SCARLATO JR ARCHITECT			
Name of Action or Project: 12 BEDFORD ROAD LLC			
Project Location (describe, and attach a location map): 12 BEDFORD ROAD, ARMONK, NY 10504			
Brief Description of Proposed Action: RENOVATION OF EXISTING ONE FAMILY TWO STORY HOUSE INTO ONE OFFICE UNIT AND ONE TWO BEDROOM RESIDENTIAL UNIT. REMOVAL OF DETACHED GARAGE AND SHED.			
Name of Applicant or Sponsor: JOHN G SCARLATO JR ARCHITECT		Telephone: (914) 273-7350	
		E-Mail: JGSCARLATO@GMAIL.COM	
Address: 33 BYRANT HILL RD			
City/PO: ARMONK,		State: NY	Zip Code: 10504
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: BUILDING PERMIT FROM TOWN OF HURTH CASTLE			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.226 acres	
b. Total acreage to be physically disturbed?		.05 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.226 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>SOH G. SCARLATO JR ARCHITECT</u>		Date: <u>1/12/2023</u>
Signature: <u><i>[Handwritten Signature]</i></u>		



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

NORTH CASTLE ZONING COMPARISON CHART				
ADDRESS:	SECTION:	BLOCK:	LOT:	ZONE:
12 BEDFORD ROAD	108.03	1	7	RO
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	VARIABLE PER BEDROOMS	2419	1132 / 1287	
MAXIMUM PERMITTED FLOOR AREA	0.25	0.245	N/C	
MAXIMUM PERMITTED GROSS LAND COV.	3960	4942	5675	



PLOT PLAN
SCALE: 1" = 15'-0"

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 6 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 LOOSE 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. FASTENING SHALL CONFORM TO 2020 NYSBC TABLE 2304.10.1. ALL LUMBER SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WOOD COUNCILS NATIONAL DESIGN SPECIFICATIONS FOR BENDING STRESS AND DEFLECTION, AND 2020 NYSBC 2306. ALL WORKMANSHIP INCLUDING BLOCKING, MILLING, BRIDGING, ETC. SHALL CONFORM TO THE 2020 NYSBC AND OR 2020 NYSRC. PROVIDE LEDGER, BLOCKING, NAILED 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 SLOUGHTS 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 332 OR PCA 100, AND THE 2020 NEW YORK STATE RESIDENTIAL CODE CHAPTER 8. ALL CONCRETE SHALL BE TYPE-1, 3000 PSI COMPRESSIVE AND SECURELY TIED IN PLACE SO AS TO PREVENT DISPLACEMENT DURING CURING. 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-502 FOR ALL "I" 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 BEARINGS ON CONCRETE MASONRY IF ANY.
- HEADERS TO BE [3] 2" x 10" IN 2x6 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 CELLULOS 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 FOOTINGS.
- 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.

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA FOR RESIDENTIAL DISTRICTS

CLIMATE ZONE	GROUND SNOW LOAD	WIND SPEED (mph)	TOPOGRAPHIC WIND SPEED EFFECTS	SPECIAL WIND BONE REGION	DESIGN WIND CATEGORY	SEISMIC DESIGN REGION	WEATHERING PROFILES	WINTER DESIGN TEMP	ICE BARREER UNDERLAYMENT	FLOOR HAZARDS	AR FREEZE INDEX	MEAN ANNUAL TEMPERATURE
4a (mod)	20 PSF	115 / 120	NO	NO	NO	B	SEVERE	42"	YES	15	15	9.00

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____

CHRISTOPHER CARTH, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION:
JOSEPH M. CERMELE, PE
KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEERS

1/15/24 Issued for Planning Board review.
12/12/23 ISSUED FOR PRICING AND PERMIT

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

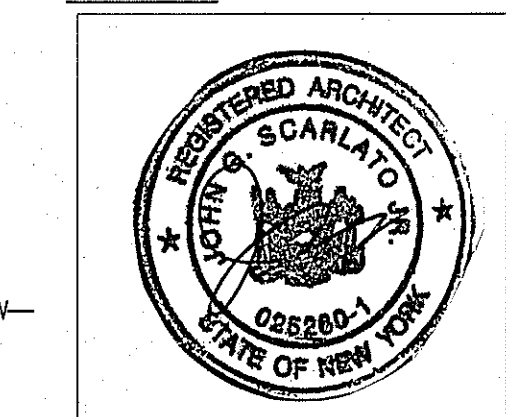
DATED: 12-7-23

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

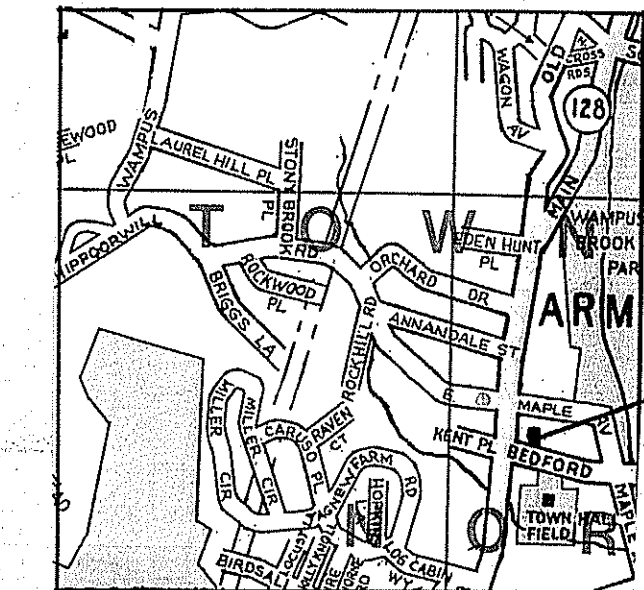
- TO INCLUDE (BUT NOT LIMITED TO):
- * FRONT, RIGHT SIDE, LEFT SIDE AND REAR SETBACK LINES IN DASHED RECTANGULAR SHAPE.
- * DIMENSIONS TO SAID SETBACK LINES IN FEET AND INCHES FORMAT (x'-x").
- * ESTIMATED PROPOSED NEW SETBACKS AS DELINEATED TO AREAS OF PROPOSED NEW CONSTRUCTION (IF APPLICABLE) IN DECIMAL 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.

SEAL:



JOHN G. SCARLATO JR.
ARCHITECT



LOCATION MAP

John G. Scarlato Jr.
Architect

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

12 Bedford Road LLC
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ARMONK, N.Y. 10504

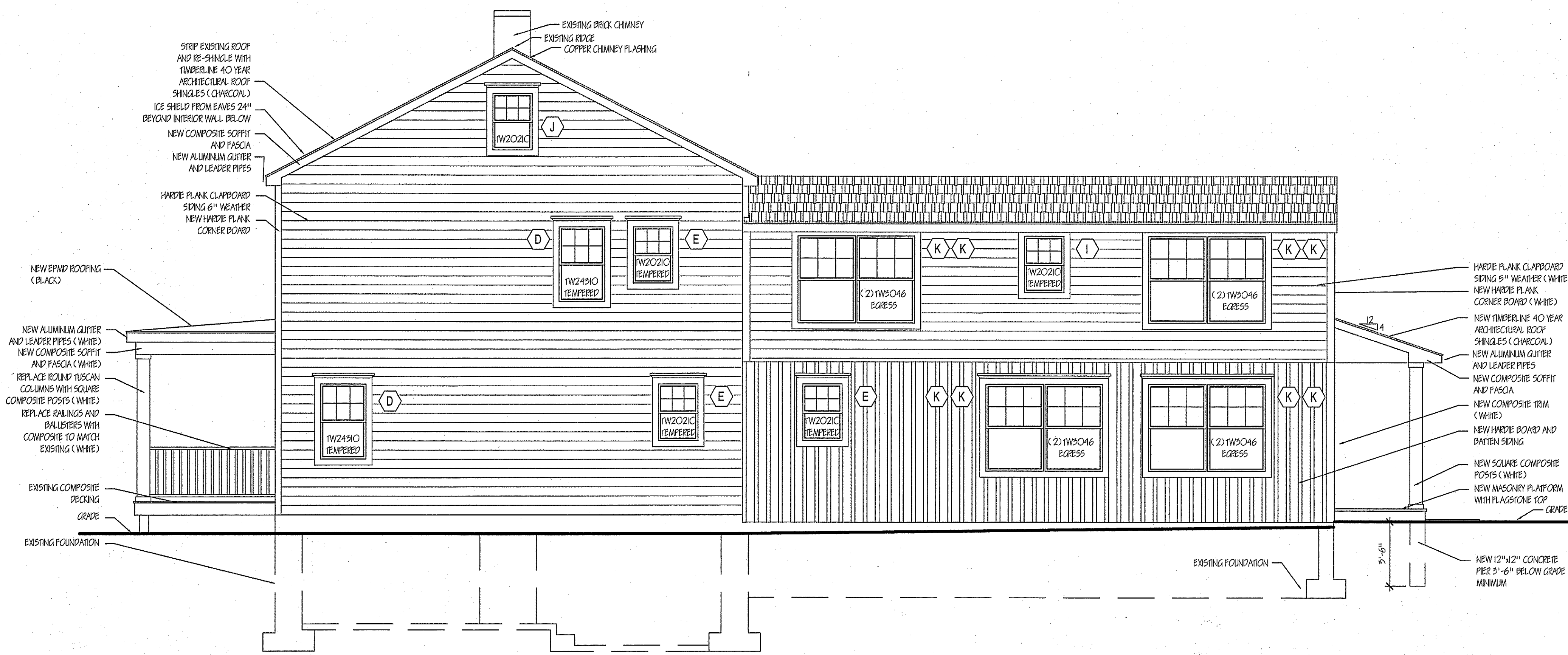
ADDITION AND INTERIOR
ALTERATIONS AND
RENOVATIONS

EXTERIOR ELEVATIONS
PLOT PLAN
ZONING CHART
GENERAL NOTES

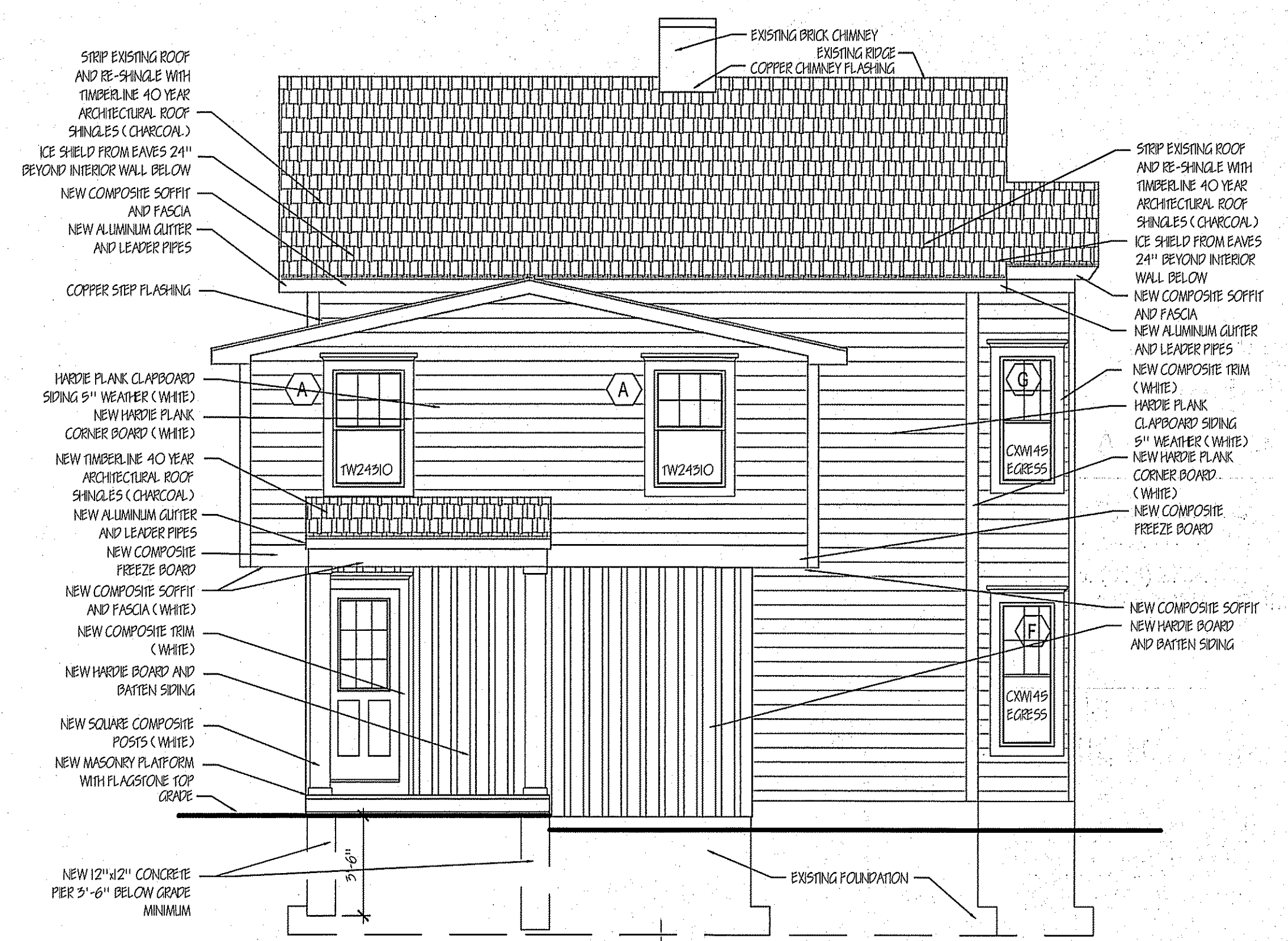


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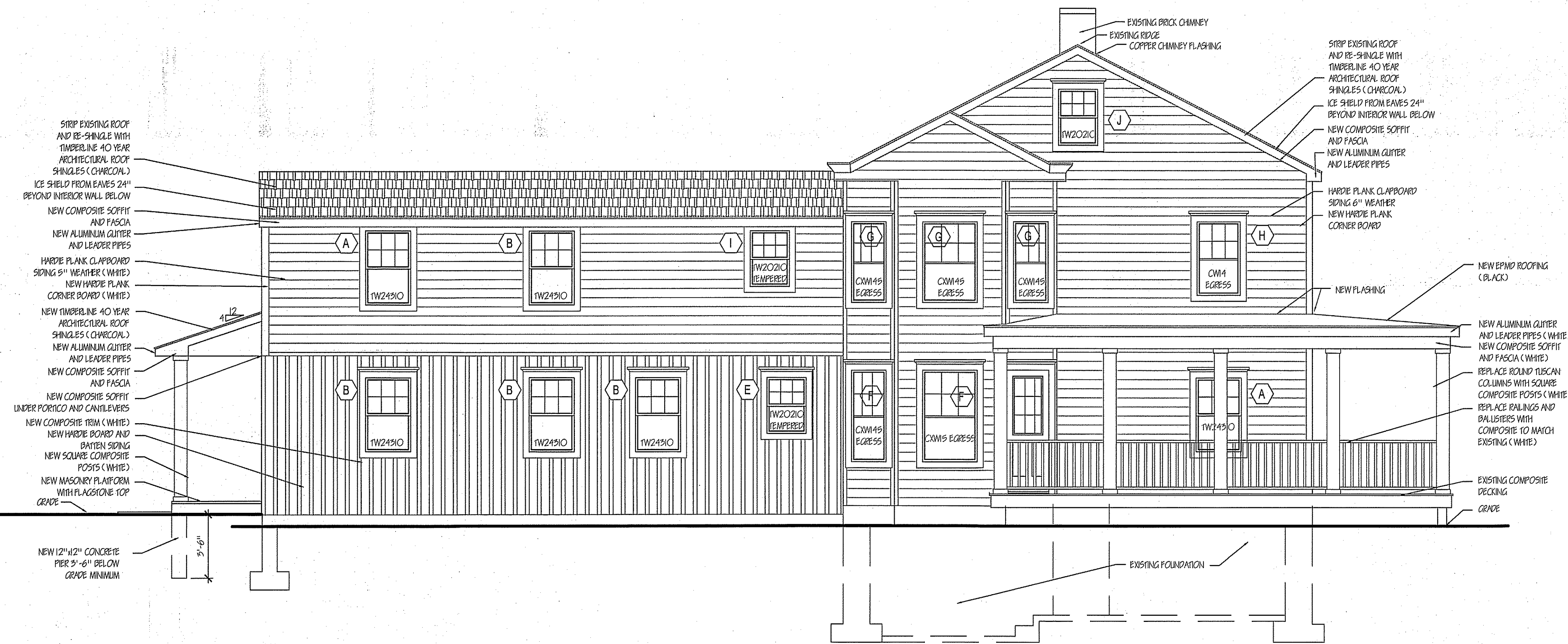
A-1



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



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



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

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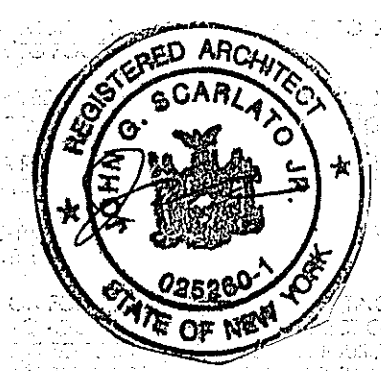
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ADDITION AND INTERIOR
ALTERATIONS AND
RENOVATIONS

EXTERIOR ELEVATIONS
SECTIONS



DRAWING NO.

A-2

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

2020 NYS ECCC - NY TABLE R-4021.2

CLIMATE ZONE	FENESTRATION U-FACTOR a	SKYLIGHT U-FACTOR b	GLAZED b FENESTRATION SHGC c	CEILING R-VALUE	WOOD FRAMED WALL R-VALUE	MASONRY WALL R-VALUE 1	FLOOR R-VALUE	BASEMENT WALL SLAB R-VALUE & DEPTH d	CRAWL SPACE WALL R-VALUE
4a (mass)	0.52	0.55	0.40	R-49	R-20 or R-15 + R5 h	B/15	R-19	10/15	10/15

RELEVANT NOTES PER 2020 ECCC NYS (NY TABLE R-4021.2)

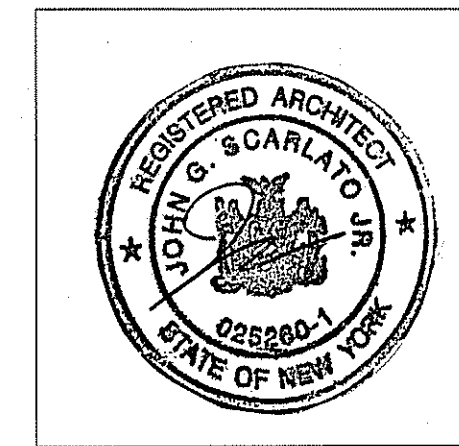
- a. R-values are minimum. U-factors are maximum. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
- b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration U-factor requirements in climate zones 1 through 5 where the SHGC for such skylights does not exceed 0.50.
- c. "10/15" means R-10 continuous insulation on the interior or exterior of the home or R-15 cavity insulation at the interior of the basement wall.
- d. R-5 shall be added to the required slab edge R-values for heated slabs.
- h. 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.
- i. The second R-value applies when more than half the insulation is on the interior of the mass wall.

2020 NYS ENERGY CONSERVATION CONSTRUCTION CODE SECTION R-4022.2 Ceilings without attic spaces. WHERE SECTION R4021.2 REQUIRES INSULATION GREATER THAN R-20 IN R-VALUES THE CEILING AND THE DESIGN OF THE ROOF / CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE FOR THE REQUIRED INSULATION, THE MINIMUM REQUIRED INSULATION FOR SUCH ROOF / R-VALUE CEILING ASSEMBLIES SHALL BE R-50. INSULATION SHALL EXTEND OVER THE TOP OF THE WALL PLATE TO THE OUTER EDGE OF SUCH PLATE AND SHALL NOT BE COMPRESSED. THIS REDUCTION OF INSULATION FROM THE REQUIREMENTS OF SECTION R4021.2 SHALL BE LIMITED TO 500 SQUARE FEET (46 M2) OR 20 PERCENT OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION R4021.4 AND THE TOTAL UA ALTERNATIVE IN SECTION R4021.5.

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.

SEAL:

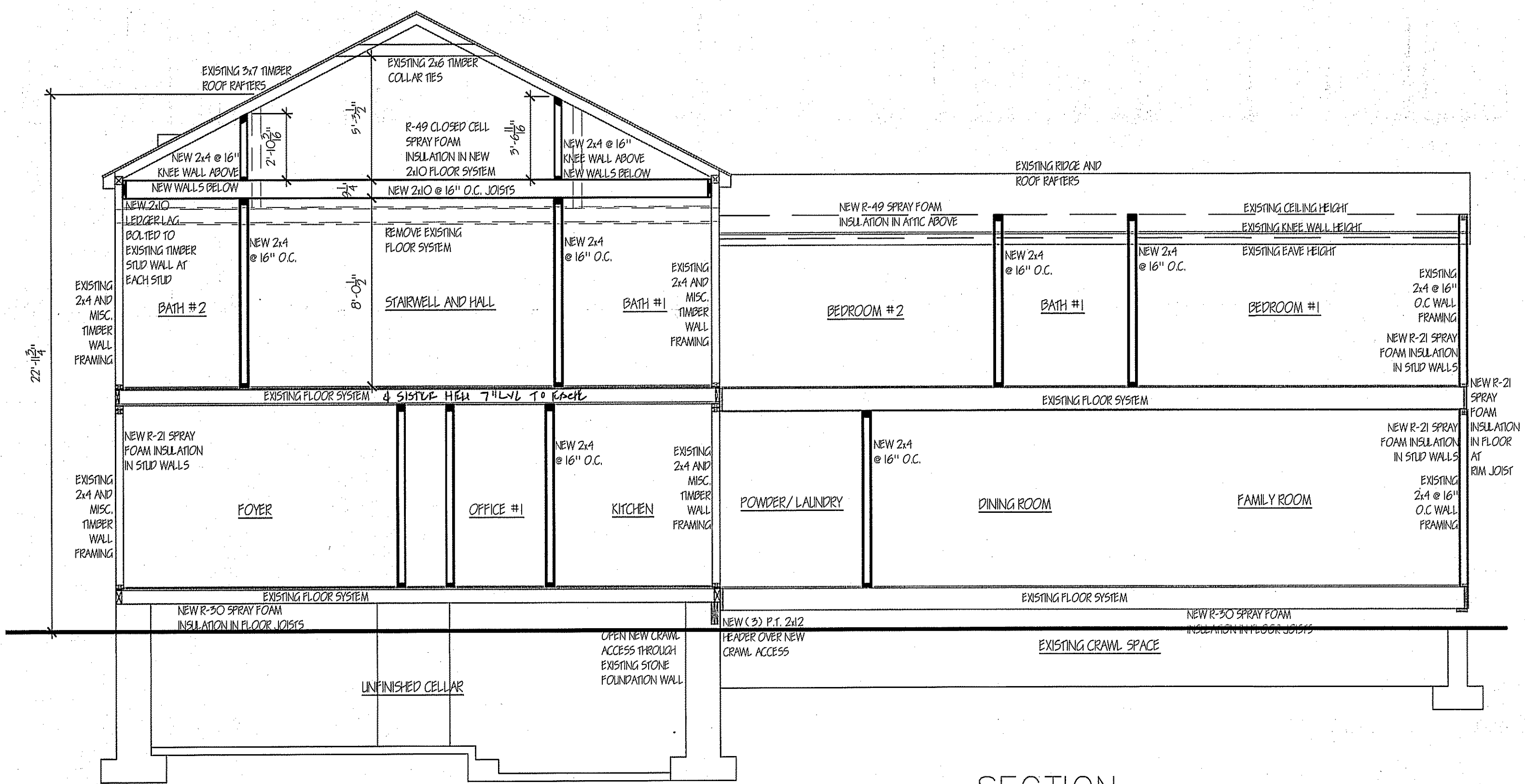


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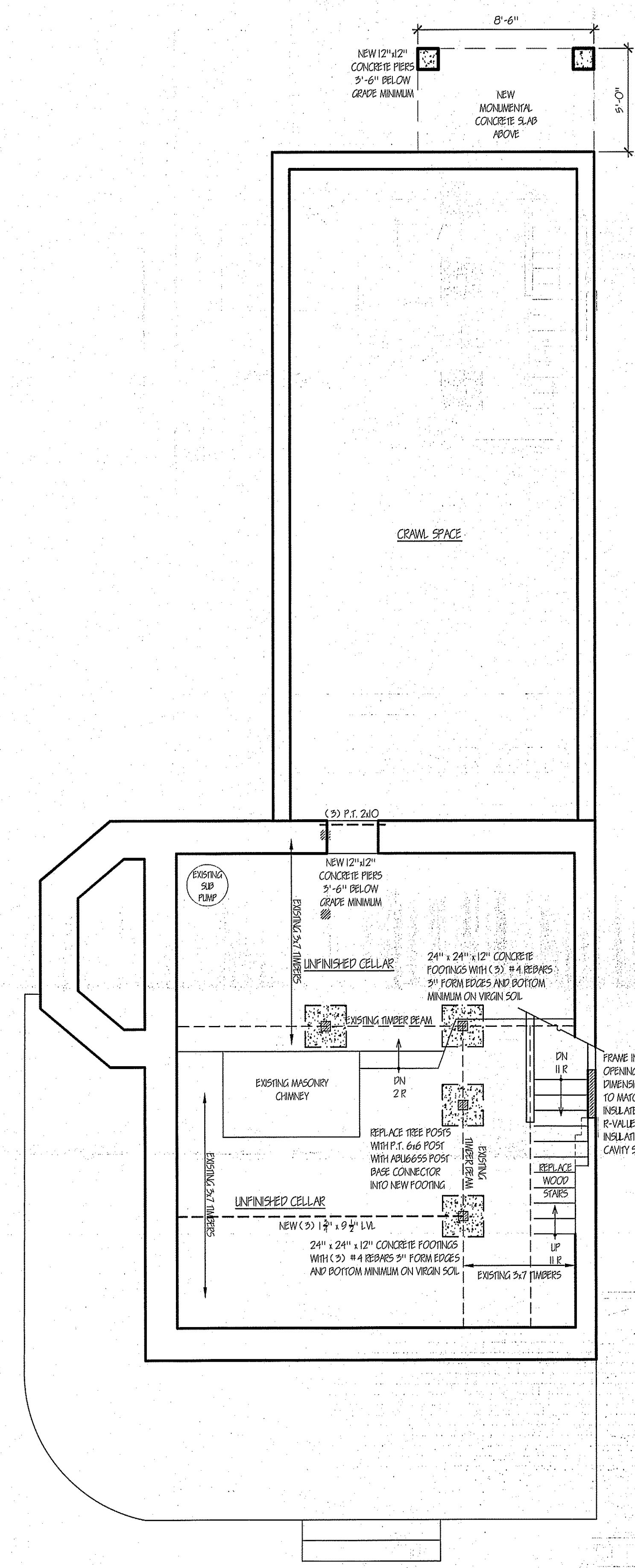
LEGEND

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

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



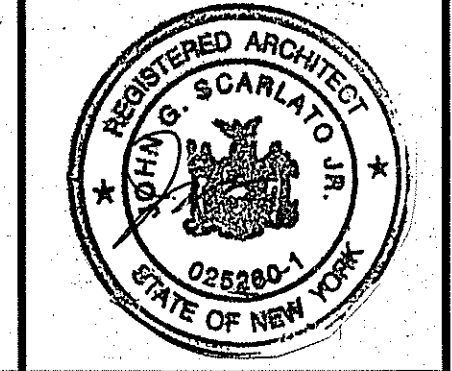
BASEMENT/FOUNDATION CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

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ADDITION AND INTERIOR ALTERATIONS AND RENOVATIONS

BASEMENT/ FOUNDATION CONSTRUCTION PLAN SECTION
ENERGY CODE COMPLIANCE



DRAWING NO.
A-3

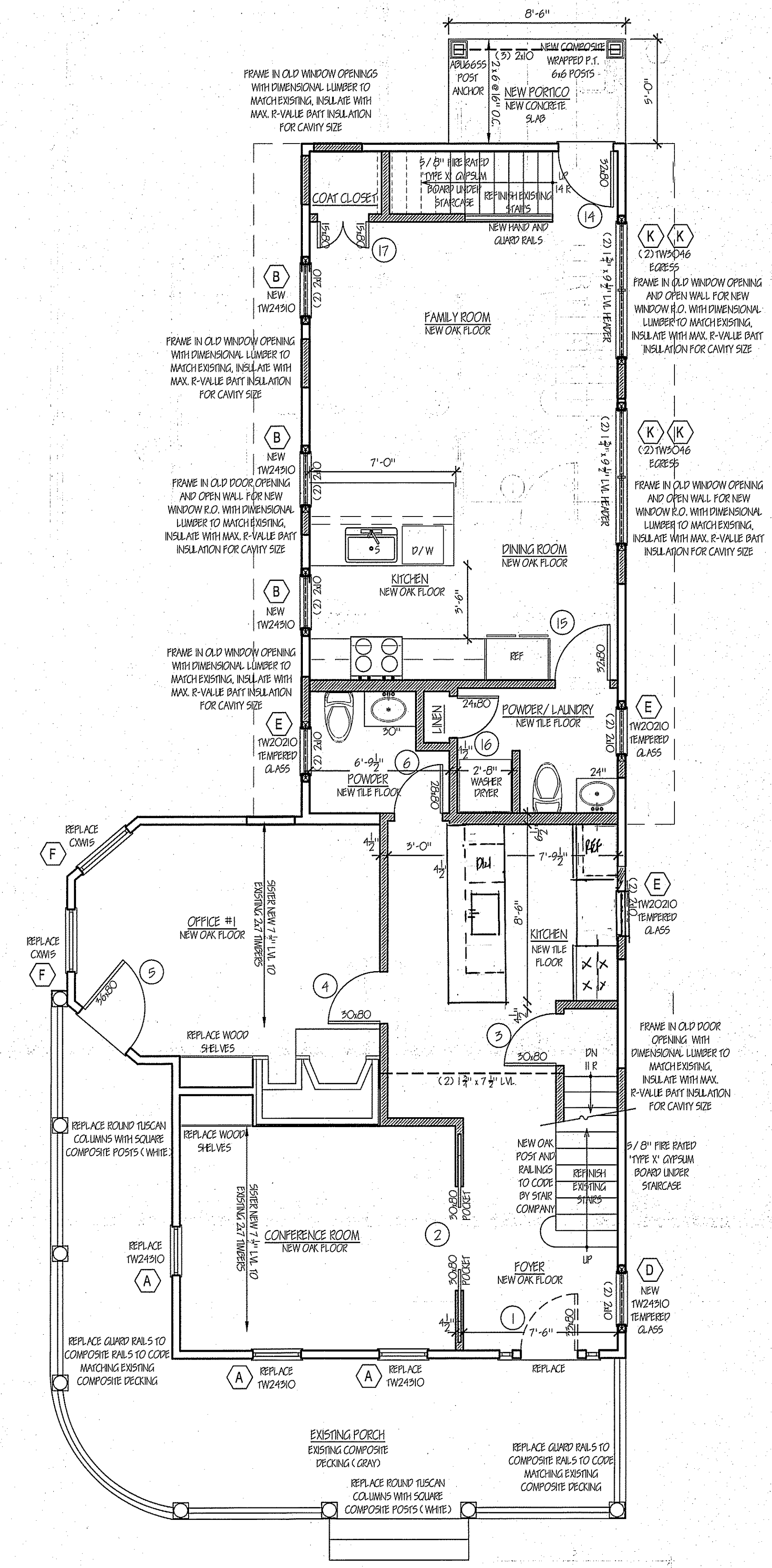
DOOR SCHEDULE								
LOCATION			SIZE	DOOR			FRAME MATERIAL	REMARKS
#	TO	FROM	WIDTH X HEIGHT	LOCK	MATERIAL	TYPE		
1	FOYER	PORCH	2'-9" x 6'-8"	LOCK & BOLT	COMPOSITE	MISSION	WOOD	EXTERIOR GRADE
2	FOYER	CONFERENCE ROOM	(2) 2'-6" x 6'-8"	SPECIAL	SOLID CORE MASONITE	2 PANEL	METAL & WOOD	HEAVY DUTY POCKET 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'-9" 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 #3	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	

FRONT UNIT
REAR UNIT

LEGEND

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

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

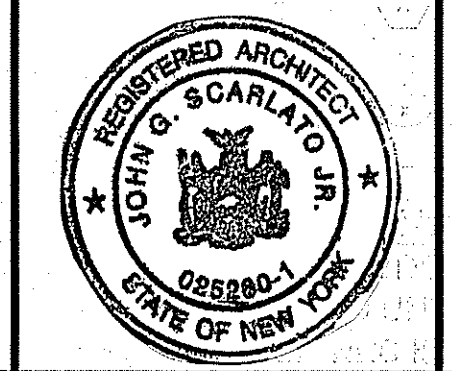
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ADDITION AND INTERIOR
ALTERATIONS AND
RENOVATIONS

FIRST FLOOR
CONSTRUCTION PLAN



DRAWING NO.
A-4

PRE-DEMOLITION NOTES:

1. THE OWNERS AND THEIR CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR INVESTIGATING, IDENTIFYING AND ABATING ALL POTENTIALLY HARMFUL MATERIALS WITHIN THE STRUCTURE THAT MAY BE DISTURBED OR AFFECTED BY THE PROPOSED WORK. ALL REQUIREMENTS OF N.Y.S. LAWS AND THE REGULATIONS OF THE MUNICIPALITY OF THE PROJECT SHALL BE FOLLOWED. NO ATTEMPT IS MADE DURING OUR REVIEW TO POINT OUT ELEMENTS OF THE EXISTING CONDITIONS THAT MAY REQUIRE ABATEMENT. THIS STATEMENT PERTAINS TO ASBESTOS AND LEAD, BUT IS NOT LIMITED THERETO. IN ADDITION, ALL CONTRACTORS THAT WORK ON THIS PROJECT MUST COMPLY WITH THE EPA LEAD LAW WHICH TOOK EFFECT IN APRIL 2010.
2. CONTRACTOR IS RESPONSIBLE FOR ALL HAZARDOUS MATERIAL TESTS THAT SHALL BE REQUIRED BY THE BUILDING, MUNICIPAL DOB, OR NYS LAW. SUCH TEST SHALL BE DONE BY AN APPROVED, LICENSED AND INSURED COMPANY AND SIGNED OFF BY THE BUILDING AND DOB PRIOR TO ANY DEMOLITION.
3. ALL DIMENSIONS ARE FINISH FACE TO FINISH FACE UNLESS OTHERWISE NOTED.
4. ALL EXISTING WALLS TO REMAIN, OR ALL WALLS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION TO BE PATCHED. PROVIDE CORNER BEADS WHERE REQUIRED; TAPE AND SPACKLE, PREPARED TO ACCEPT NEW FINISH. ALWAYS USE DIMENSIONS AS SHOWN, DRAWINGS ARE NOT TO BE SCALED.
5. BEFORE PROCEEDING WITH WORK, EACH CONTRACTOR AND SUB-CONTRACTOR SHALL THOROUGHLY EXAMINE THE EXISTING CONDITIONS AT THE PROJECT SITE TO ASSURE THAT THE SCOPE OF WORK CAN PROCEED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. PRIOR TO THE START OF REMOVAL/DEMOLITION, PROVIDE TEMPORARY DUST PROTECTION BETWEEN AREAS DESIGNATED FOR REMOVAL AND EXISTING TO REMAIN. PROVIDE TEMPORARY DUST PROTECTION ON A CONTINUOUS BASIS FOR THE DURATION OF DEMOLITION OPERATIONS. MINIMUM 6 MIL POLYETHYLENE SHEET SEALED WITH DUCT TAPE AS REQUIRED.
7. PROVIDE PROPER SHORE SUPPORTS PRIOR TO THE CUTTING AND OPENING OF EXISTING WALLS, FLOORS AND ROOF. RELOCATE/RE-ROUTE EXISTING PIPES, CONDUITS, INTERFERING WITH NEW OPENINGS.

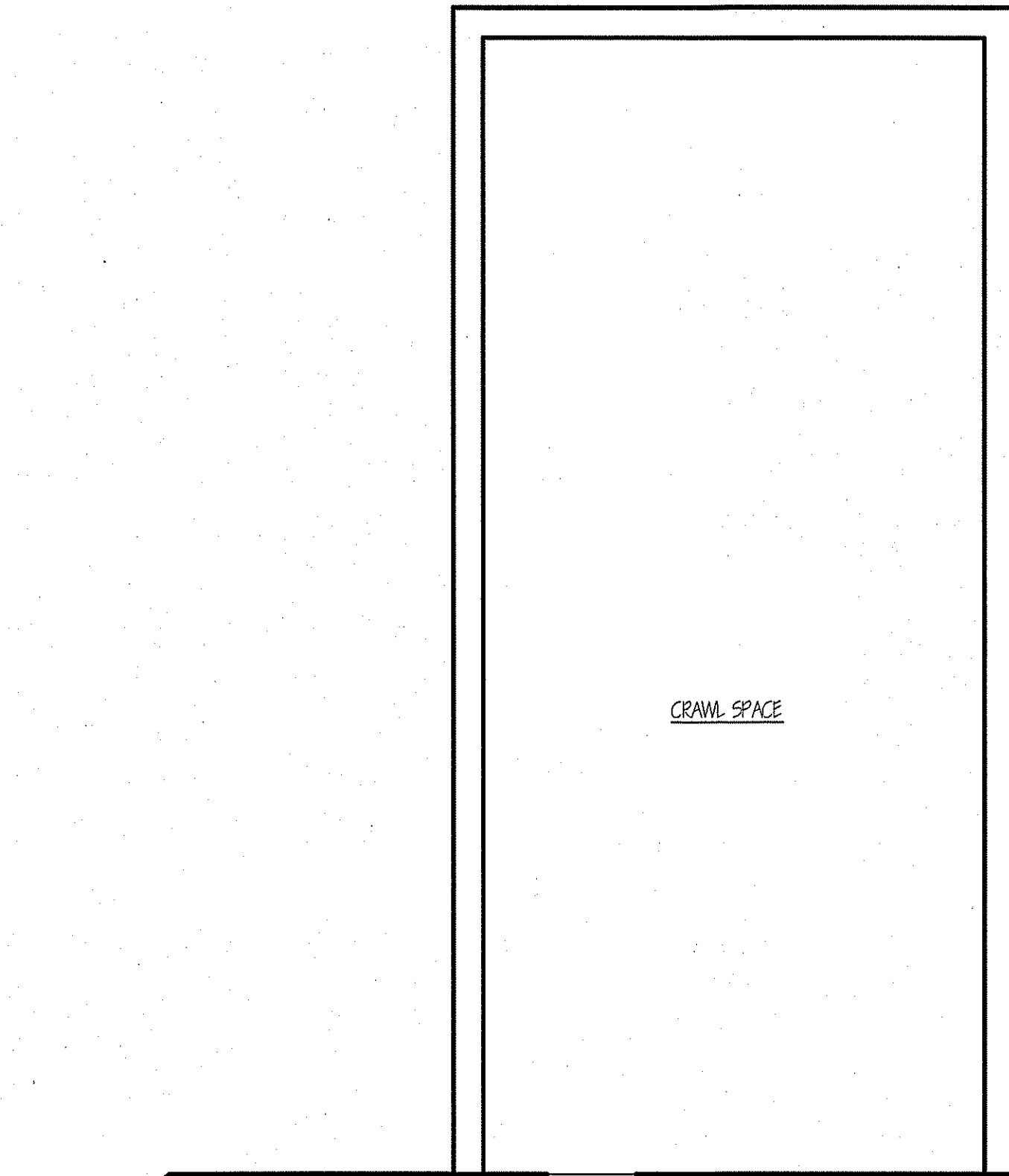
DEMOLITION/REMOVAL NOTES:

1. BEFORE PROCEEDING WITH WORK, EACH CONTRACTOR AND SUB-CONTRACTOR SHALL THOROUGHLY EXAMINE THE EXISTING CONDITIONS AT THE PROJECT SITE TO ASSURE THAT THE SCOPE OF WORK CAN PROCEED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONDITIONS FOUND THAT WILL ADVERSELY AFFECT THE WORK SHALL BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK SET FORTH IN THE CONTRACT DOCUMENTS.
2. PRIOR TO THE START OF REMOVAL/DEMOLITION, PROVIDE TEMPORARY DUST PROTECTION BETWEEN AREAS DESIGNATED FOR REMOVAL AND EXISTING TO REMAIN. PROVIDE TEMPORARY DUST PROTECTION ON A CONTINUOUS BASIS FOR THE DURATION OF DEMOLITION OPERATIONS. MINIMUM 6 MIL POLYETHYLENE SHEET SEALED WITH DUCT TAPE AS REQUIRED.
3. PLUMBING AND ELECTRICAL REMOVALS: PRIOR TO THE REMOVAL OF ANY PORTION OF THE EXISTING PLUMBING OR ELECTRICAL SYSTEM COMPONENTS THE CONTRACTOR SHALL ARRANGE FOR THOSE PORTIONS OF THE SYSTEM INDICATED FOR REMOVAL TO BE DISCONTINUED, AND WHERE REQUIRED, RE-ROUTED AS INDICATED ON DRAWINGS.
4. EXISTING ELECTRIC PANELS, GAS METERS OR WATER METERS TO REMAIN.
5. ITEMS INDICATED FOR REMOVAL ON DEMOLITION DRAWINGS INDICATE TYPICAL WORK ITEMS. THE SCOPE OF WORK IS NOT LIMITED TO, AS INDICATED ON THE DRAWINGS, BUT INCLUDES WORK ON ALL AREAS AS REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT, WHETHER OR NOT INDICATED.
6. ALL EXISTING BUILDING PARTS INDICATED FOR REMOVAL SHALL BE REMOVED IN THEIR ENTIRETY. ALL EXISTING BUILDING ELEMENTS NOT INDICATED FOR REMOVAL SHALL BE RETAINED AND SHALL BE SAFEGUARDED AND PROTECTED FROM DAMAGE OF ANY KIND.
7. ALL REFUSE AND DEBRIS CREATED BY THE WORK OF THIS PROJECT SHALL BE REMOVED FROM THE PREMISES AND LEGALLY DISPOSED OF AT AN OFFSITE LOCATION DAILY.
8. ALL DEMOLITION AND REMOVAL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE WITH LOCAL BUILDING AND ELECTRICAL CODES, O.S.H.A SAFETY REGULATIONS AND ALL OTHER REGULATIONS HAVING JURISDICTION INCLUDING THE BUILDING OWNER AND MANAGEMENT.
9. THE GENERAL CONSTRUCTION CONTRACTOR SHALL COORDINATE THE SEQUENCING OF THE DEMOLITION WORK AND OTHER WORKS WITH THE WORK OF THE PLUMBING, ELECTRICAL AND MECHANICAL SUB-CONTRACTORS.
10. ENTIRELY REMOVING EXISTING WALLS (SHOWN DASHED IN DRAWINGS) FROM CEILING TO FLOOR INCLUDING BASE, TRIM, DOORS, WINDOWS AND FRAMES. REMOVE ENTIRELY ALL MILLWORKS, COUNTERS, CABINETS AND ITS SUPPORTS. REMOVE ALL CONDUITS, PIPES, SWITCHES, OUTLETS, AND ETC. ON ALL EXISTING WALLS TO BE REMOVED. BEFORE PROCEEDING WITH THE WORK, COORDINATE WITH OTHER CONTRACTORS TO VERIFY THAT SERVICES ARE DISCONNECTED. REFER TO DRAWINGS FOR THE EXTENT OF THE WORK. WHERE REMOVAL HAS OCCURRED AND EXISTING CONDITIONS ARE FOUND THAT ADVERSELY AFFECT THE WORK AND REQUIRES RELOCATION, RELOCATE SUCH ITEMS AS DIRECTED BY THE ARCHITECT AND THE OWNER.
11. PROVIDE PROPER SHORE SUPPORTS PRIOR TO THE CUTTING AND OPENING OF EXISTING WALLS, FLOORS OR ROOF. RELOCATE/RE-ROUTE EXISTING PIPES AND CONDUITS INTERFERING WITH NEW OPENINGS.
12. CUTTING AND PATCHING SHALL BE PROVIDED WHERE WALLS ARE DEMOLISHED, INSTALLED OR MODIFIED AND SHALL BE PERFORMED IN A FIRST CLASS MANNER. ALL FINISHES SHALL BE RESTORED TO MATCH THE ADJACENT FINISH.
13. ALL EXPOSED ROOF SURFACES SHALL BE PROTECTED AT THE END OF EACH WORK DAY BY MEANS OF BEST STANDARDS AND PRACTICES. ROOF EXPOSURE DUE TO DEMOLITION OR REPLACEMENT OF MATERIALS SHALL BE COVERED FROM WEATHER DESPITE FORECAST BY TARP. OPENINGS IN FENESTRATION SHALL BE COVERED BY PLASTIC SHEETING AT A MINIMUM AND PLYWOOD IF SECURITY OF THE STRUCTURE IS AT ISSUE.

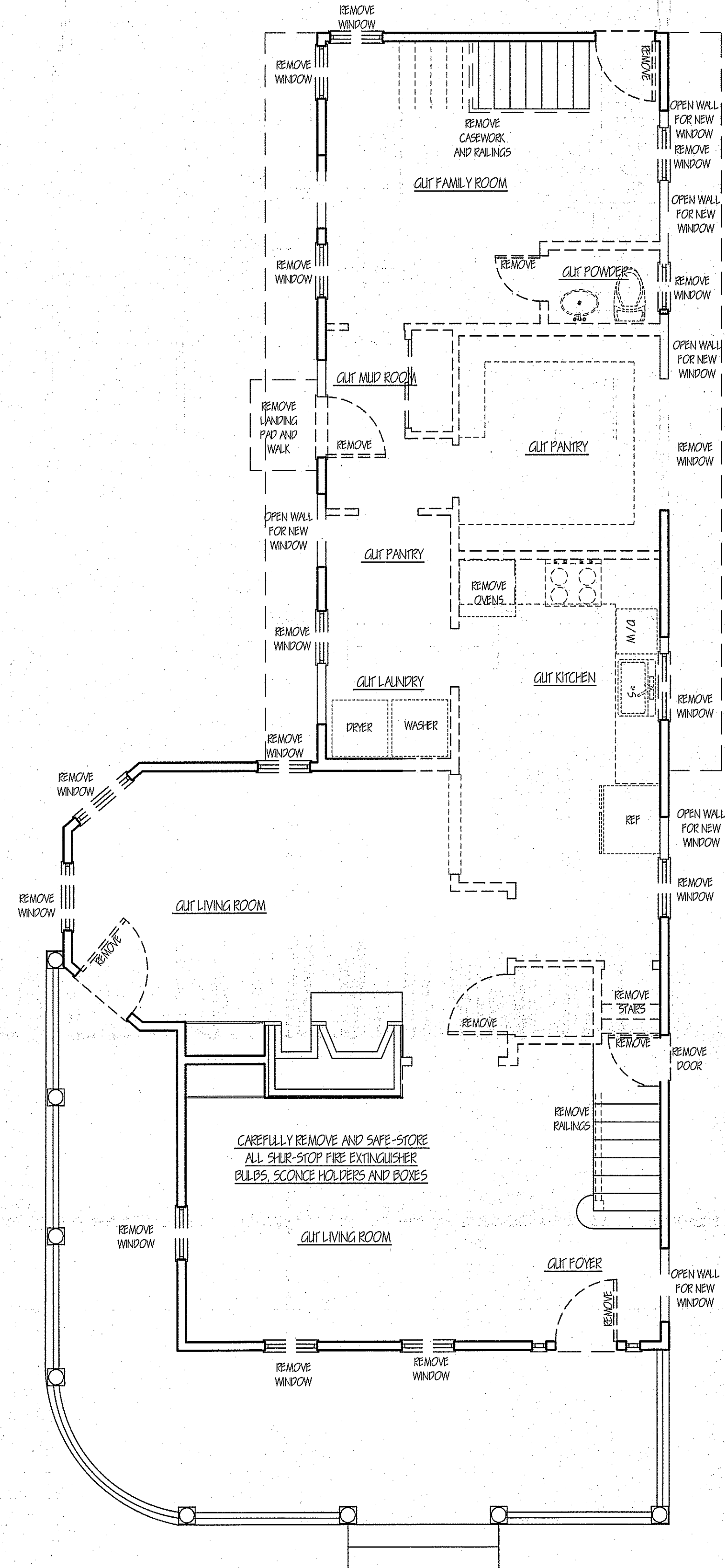
LEGEND

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

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



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

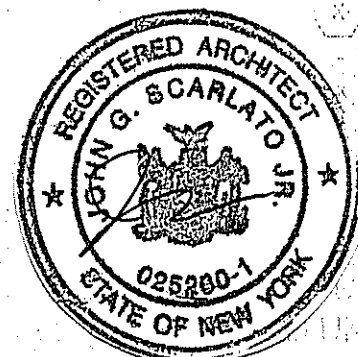
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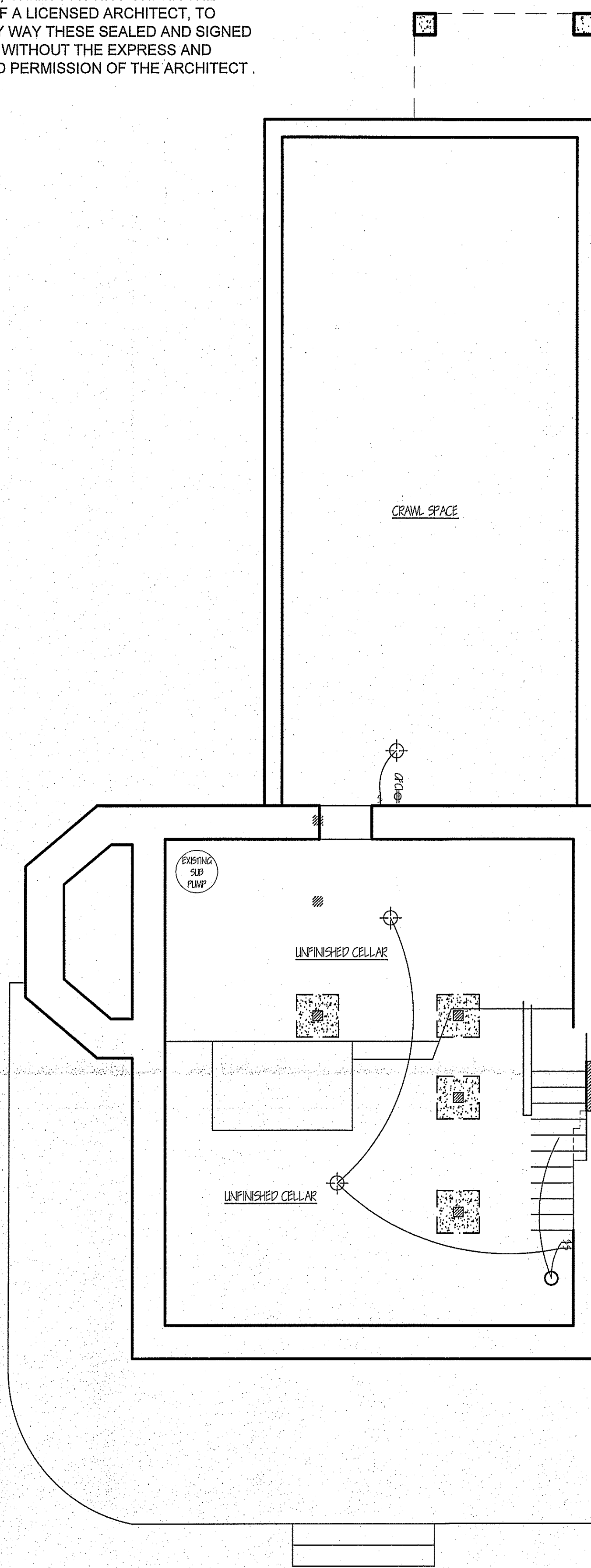
DEMOLITION PLANS



DRAWING NO.

A-6

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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°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 124 1/4 - 0.78 1/4 OES. 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 6 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

* UL listed approval by UL, based on manufacturer's reported 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 memory, and will flash in unison with the sander 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 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.

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 is not fully safeguarded individuals with specific medical conditions. If in doubt, consult a medical professional. Individuals with medical problems may consider using warning devices which provide audible and visual signals for carbon monoxide concentrations above 30 ppm.

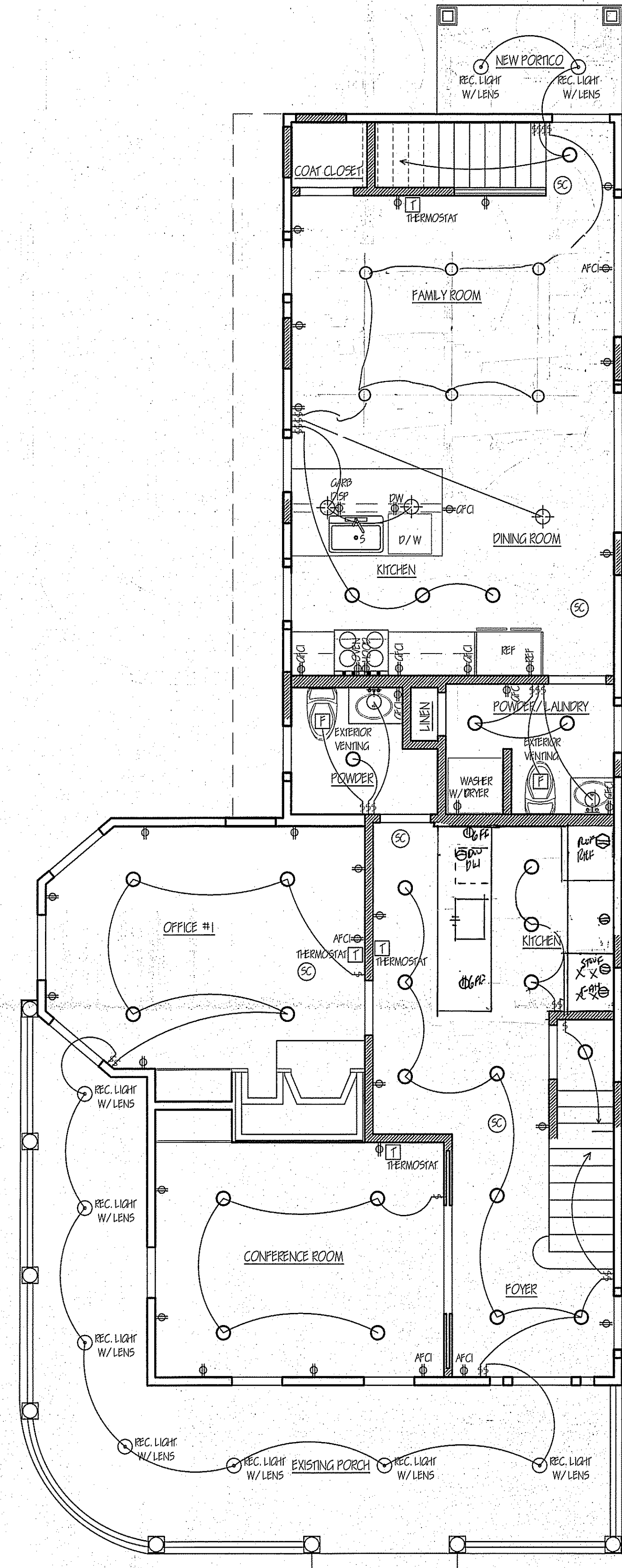
Technical Specifications

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:	0.550 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:	Enigster E91, Gold Peak 15A, Golden Power SL58A. Replacement batteries are available when 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.
 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 80 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL USE LAMPS WITH AN EFFICACY OF AT LEAST 85 LUMENS PER WATT OR HAVE A TOTAL LUMINAIRE EFFICACY OF AT LEAST 45 LUMENS PER WATT. R404.1 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

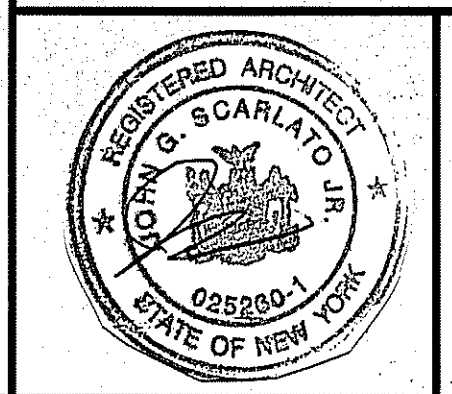
- ⚡ NEW DECORA SWITCH (SINGLE POLE 10 MILLI-AMP AS DIAGRAMED)
- ⚡ NEW DECORA DIMMER SWITCH
- ⚡ NEW DECORA RECEPTACLE
- ⚡ NEW DECORA GROUND FAULT CIRCUIT INTERRUPT RECEPTACLE
- ⚡ NEW DECORA REC. FAULT CIRCUIT INTERRUPT RECEPTACLE (SHOW AS REWINDER OF CODE REQUIREMENT)
- ⚡ NEW DECORA QUID RECEPTACLE
- △ 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 FLUOR OR STRIP VERRY WITH OWNER
- 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

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ADDITION AND INTERIOR ALTERATIONS AND RENOVATIONS

REFLECTED CEILING / ELECTRIC PLANS



DRAWING NO.
A-8

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

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 house 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 37.5°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 1.74 +/- 0.78 %/ft. OBS. 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 comply for UL-approved wiring 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 - 50 minutes
- 400 ppm CO Concentration: 4 - 15 minutes

* Alarm approved by UL based on manufacturer's reported 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 priority, and will flash in unison with the siren/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 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.

WARNING: This product is intended for use in *single 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 fully safeguard individuals with specific medical conditions. If in doubt, consult a medical professional. Individuals with medical problems may consider using warning devices which provide audible and visual signals for carbon monoxide concentrations within 30 ppm.

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 (37.5°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 ED1, Gold Peak TSA, Golden Power GL6A. 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.

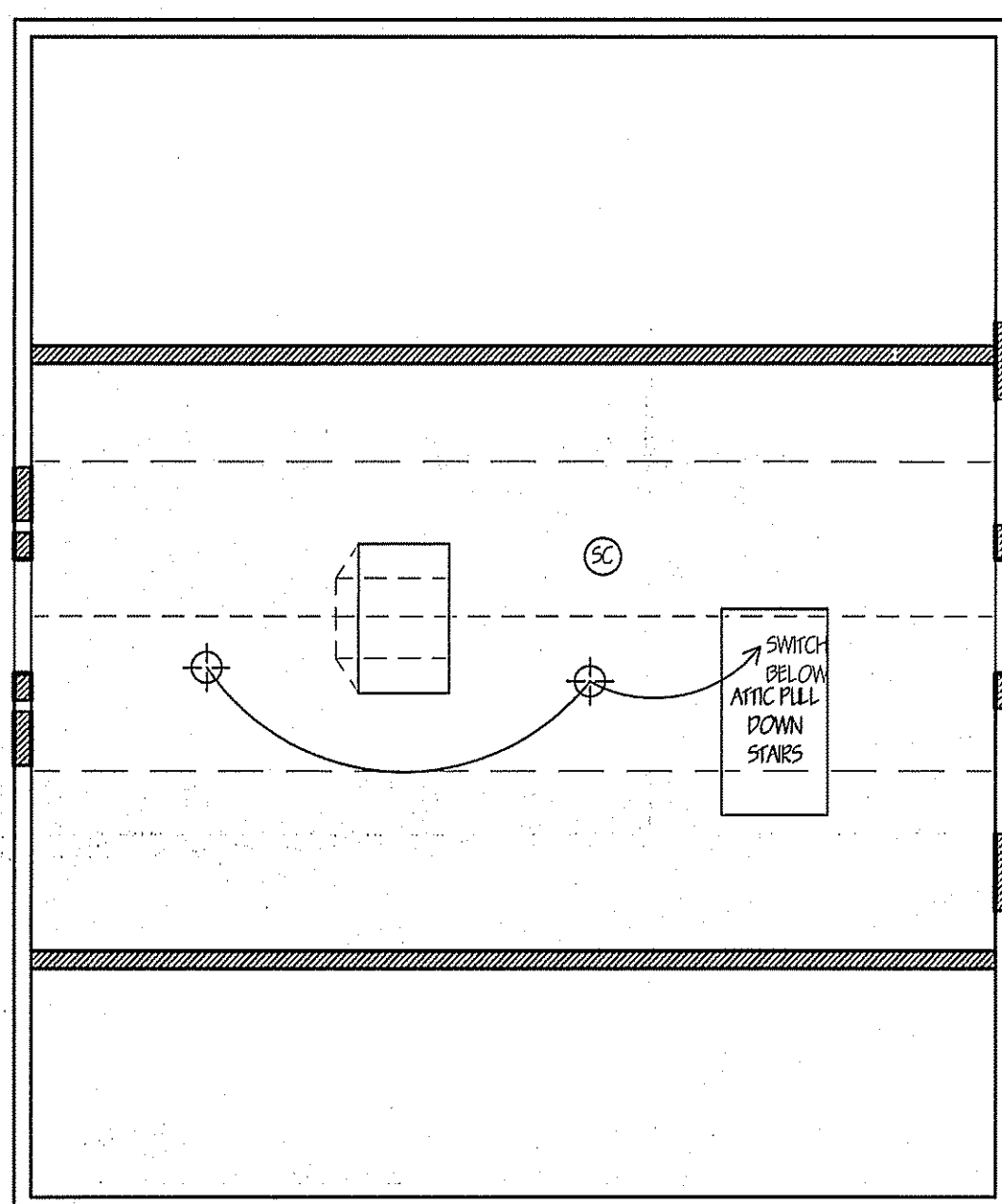
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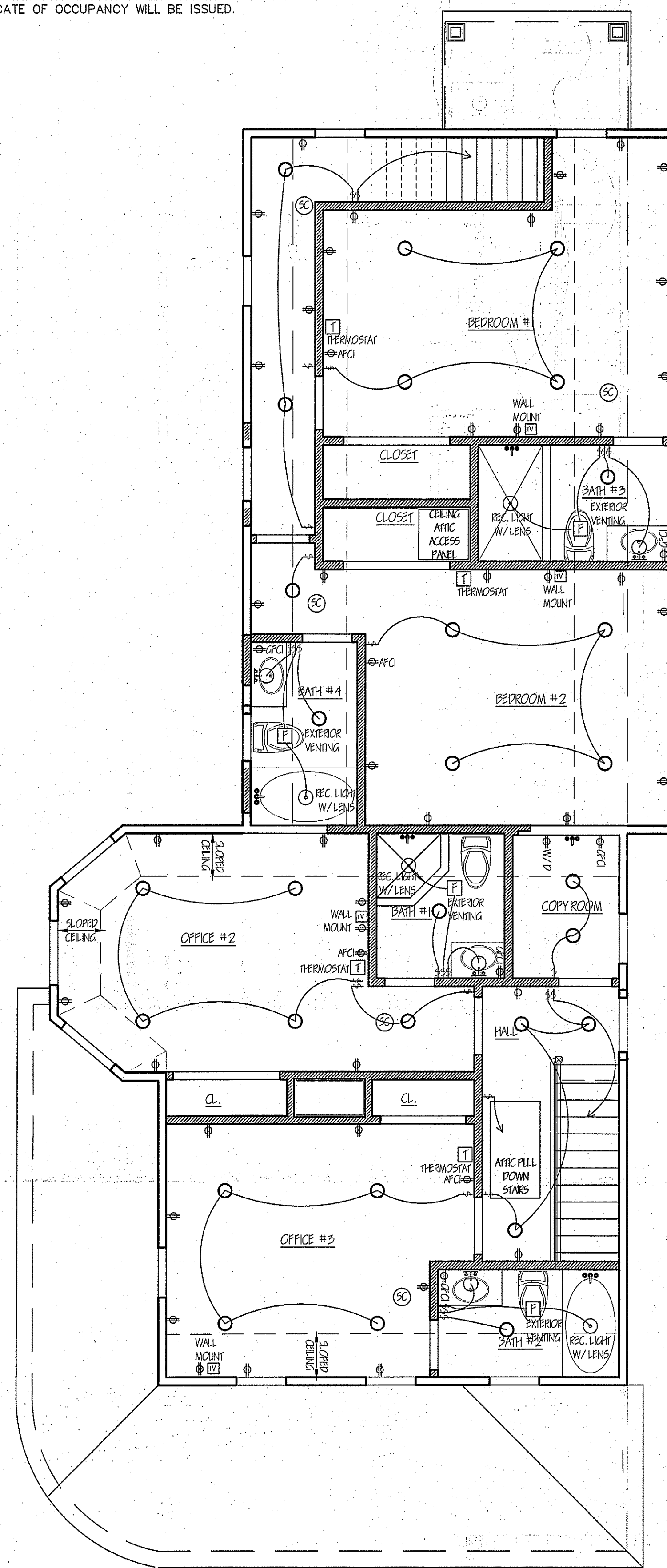
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ELECTRICAL LEGEND

- ⬇ NEW DECORA SWITCH (SINGLE POLE 10 MULTI-WAY AS DIAGRAMED)
- ⬇ NEW DECORA DIMMER SWITCH
- ⬇ NEW DECORA RECEPTACLE
- ⬇ NEW DECORA GROUND FAULT CIRCUIT INTERRUPT RECEPTACLE
- ⬇ NEW DECORA ARC FAULT CIRCUIT INTERRUPT RECEPTACLE (SHOWN AS REMINDER 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
- NEW 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"

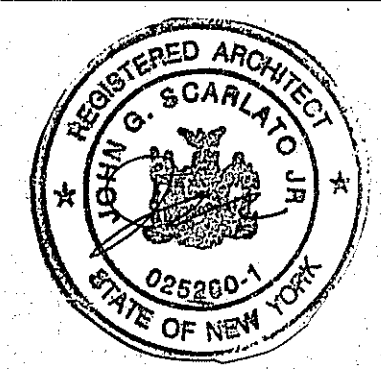
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ADDITION AND INTERIOR ALTERATIONS AND RENOVATIONS

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DRAWING NO.

A-9