



# TOWN OF NORTH CASTLE

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

RESIDENTIAL PROJECT  
REVIEW COMMITTEE  
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-3000 x 43  
Fax: (914) 273-3554  
www.nortcastleny.com

## RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

### Section I- PROJECT

ADDRESS: 462 BEDFORD ROAD ARMONK, NY 10504 ZONE

### Section III- DESCRIPTION OF WORK:

REVISED PLANS TO ADD PROPOSED 414 SQ.FT. OF EXPANSION OF KIT

### Section III- CONTACT INFORMATION:

APPLICANT: GABRIEL E. SENOR, P.C.

ADDRESS: 90 NORTH CENTRAL AVENUE HARTSDALE, NY 10530

PHONE: 914.422.0070 MOBILE: EMAIL: INFO@GESENOR.COM

PROPERTY OWNER: MR. MATTHEW YEE

ADDRESS: 462 BEDFORD ROAD ARMONK, NY 10504

PHONE: MOBILE: (917) 941-9030 EMAIL: MATTHEW@MATTHEWYEEINTERIORS.COM

PROFESSIONAL: GABRIEL E. SENOR, P.C.

ADDRESS: 90 NORTH CENTRAL AVENUE HARTSDALE, NY 10530

PHONE: 914.422.0070 MOBILE: INFO@GESENOR.COM

EMAIL:

### Section IV- PROPERTY INFORMATION:

Zone: R2-A Tax ID (lot designation) 108.02- 1 - 22



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

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

**RPRC COMPLETENESS REVIEW FORM**

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

Project Name on Plan: 462 BEDFORD ROAD ARMONK, NY 10504 ADDITION

Initial Submittal  Revised Preliminary

Street Location: 462 BEDFORD ROAD ARMONK, NY 10504

Zoning District: R2-A Property Acreage: 2.106 Tax Map Parcel ID: 108.02 - 1 - 22

Date: 04/04/2023

**DEPARTMENTAL USE ONLY**

Date Filed: \_\_\_\_\_ Staff Name: \_\_\_\_\_

**Preliminary Plan Completeness Review Checklist**

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

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

**RPRC COMPLETENESS REVIEW FORM**

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

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

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



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**PLANNING DEPARTMENT  
Adam R. Kaufman, AICP  
Director of Planning**

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**GROSS LAND COVERAGE CALCULATIONS WORKSHEET**

Application Name or Identifying Title: \_\_\_\_\_ Date: **04/03/2023**

Tax Map Designation or Proposed Lot No.: **108.02- 1 - 22**

Gross Lot Coverage

- |     |   |                                 |
|-----|---|---------------------------------|
| 1.  | Total lot Area (Net Lot Area for Lots Created After 12/13/06):  | <b>2.106 ACRES OR 87,844 SF</b> |
| 2.  | <b>Maximum</b> permitted gross land coverage (per Section 355-26.C(1)(b)):  | <b>13,270 SF</b>                |
| 3.  | <b>BONUS</b> maximum gross land cover (per Section 355-26.C(1)(b)):   | <b>504 SF</b>                   |
|     | Distance principal home is beyond minimum front yard setback<br>_____ x 10 = _____                                  | <b>189'-2"</b>                  |
| 4.  | <b>TOTAL Maximum Permitted gross land coverage</b> = Sum of lines 2 and 3   | <b>13,774 SF</b>                |
| 5.  | Amount of lot area covered by <b>principal building</b> :<br>_____ existing + _____ proposed =                      | <b>3,986.5 SF</b>               |
|     | <b>1,235 SF</b> existing + <b>2,751.5 SF</b> proposed =   |                                 |
| 6.  | Amount of lot area covered by <b>accessory buildings</b> :<br>_____ existing + _____ proposed =                     | <b>484 SF</b>                   |
|     | <b>484 SF</b> existing + _____ proposed =   |                                 |
| 7.  | Amount of lot area covered by <b>decks</b> :<br>_____ existing + _____ proposed =                                   | <b>2,819 SF</b>                 |
|     | _____ existing + <b>2,819 SF</b> proposed =   |                                 |
| 8.  | Amount of lot area covered by <b>porches</b> :<br>_____ existing + _____ proposed =                                 | <b>181.5 SF</b>                 |
|     | _____ existing + <b>181.5 SF</b> proposed =   |                                 |
| 9.  | Amount of lot area covered by <b>driveway, parking areas and walkways</b> :<br>_____ existing + _____ proposed =    | <b>5,935 SF</b>                 |
|     | _____ existing + <b>5,935</b> proposed =  |                                 |
| 10. | Amount of lot area covered by <b>terraces</b> :<br>_____ existing + _____ proposed =                                | _____                           |
| 11. | Amount of lot area covered by <b>tennis court, pool and mechanical equip</b> :<br>_____ existing + _____ proposed = | _____                           |
| 12. | Amount of lot area covered by <b>all other structures</b> :<br>_____ existing + _____ proposed =                    | _____                           |
| 13. | Proposed <b>gross land coverage</b> : Total of Lines 5 – 12 =   | <b>13,406 SF</b>                |

If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

*[Handwritten Signature]*  
Signature and Seal of Professional Planning Worksheet



**04/03/2023**  
Date





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

**PLANNING DEPARTMENT  
Adam R. Kaufman, AICP  
Director of Planning**

January 29, 2019  
Telephone: (914) 273-3542  
Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

**FLOOR AREA CALCULATIONS WORKSHEET**

Application Name or Identifying Title: \_\_\_\_\_ Date: 04/04/2023



Tax Map Designation or Proposed Lot No.: 108.02- 1 - 22

Floor Area

- |     |  |  |
|-----|--|--|
| 1.  | Total Lot Area (Net Lot Area for Lots Created After 12/13/06):   | <span style="border: 1px solid black; padding: 2px;">2.106 ACRES OR 87,844 SF</span> |
| 2.  | <b>Maximum</b> permitted floor area (per Section 355-26.B(4)):   | <span style="border: 1px solid black; padding: 2px;">10,391 SF</span>                |
| 3.  | Amount of floor area contained within first floor:<br>_____ existing + <span style="border: 1px solid black; padding: 2px;">3,967 SF</span> proposed = _____ | <span style="border: 1px solid black; padding: 2px;">3,967 SF</span>                 |
| 4.  | Amount of floor area contained within second floor:<br>_____ existing + _____ proposed = _____   | <span style="border: 1px solid black; padding: 2px;">0 SF</span>                     |
| 5.  | Amount of floor area contained within garage:<br>_____ existing + _____ proposed = _____   | _____  |
| 6.  | Amount of floor area contained within porches capable of being enclosed:<br>_____ existing + _____ proposed = _____  | _____  |
| 7.  | Amount of floor area contained within basement (if applicable – see definition):<br>_____ existing + _____ proposed = _____                                  | <span style="border: 1px solid black; padding: 2px;">795 SF</span>                   |
| 8.  | Amount of floor area contained within attic (if applicable – see definition):<br>_____ existing + _____ proposed = _____                                     | _____  |
| 9.  | Amount of floor area contained within all accessory buildings:<br>_____ existing + _____ proposed = _____  | <span style="border: 1px solid black; padding: 2px;">484 SF</span>                   |
| 10. | <b>Proposed floor area:</b> Total of Lines 3 – 9 = _____   | <span style="border: 1px solid black; padding: 2px;">5,246 SF</span>                 |

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

Signature and Seal of Professional Preparing Worksheet

04/04/2023  
Date











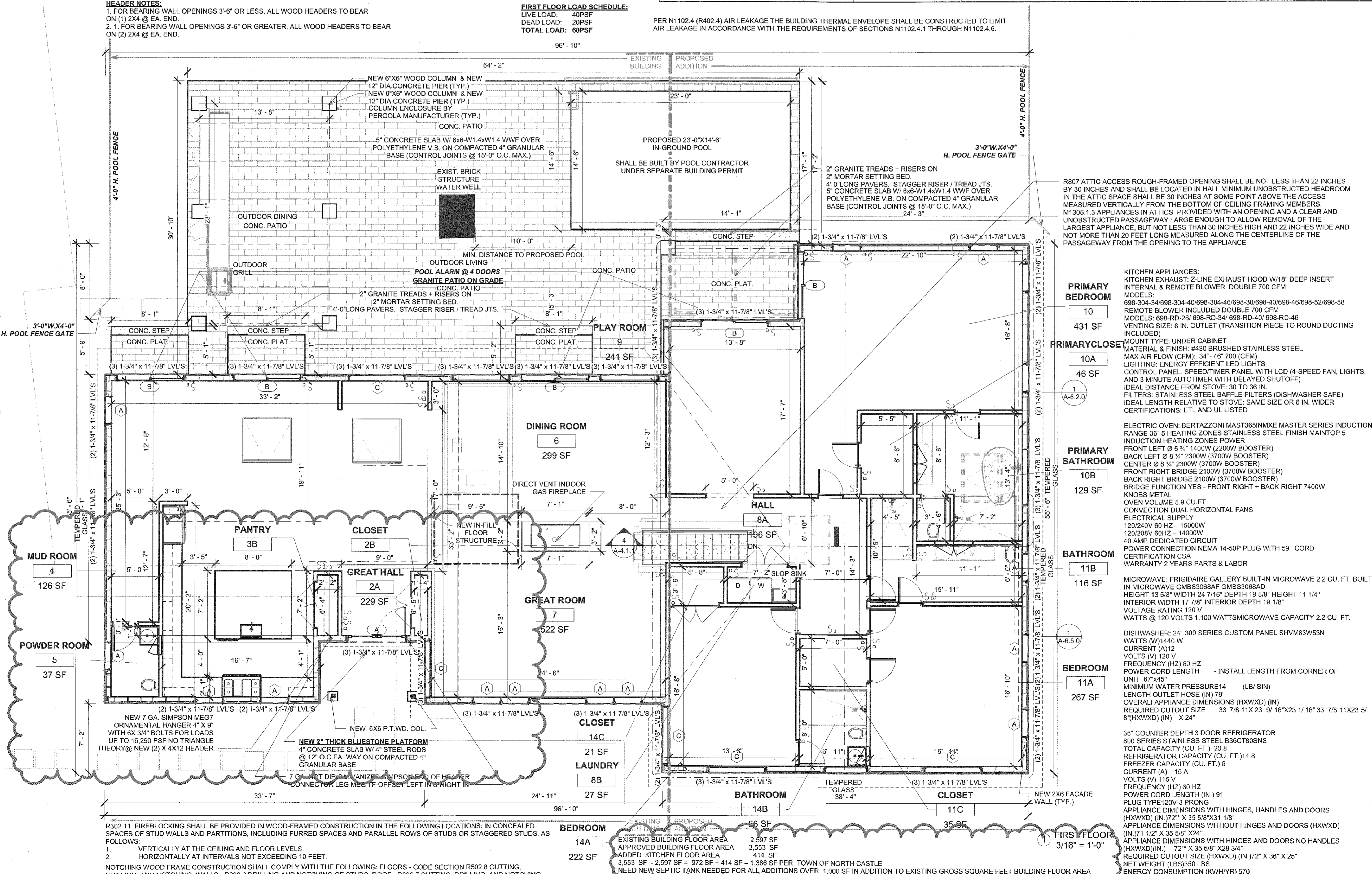
**GENERAL NOTES**

- WORK MUST CONFORM TO THE REQUIREMENTS OF THE NEW YORK BUILDING CODE, FIRE DEPARTMENT REGULATIONS AND ALL APPLICABLE LAWS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS FROM ALL APPLICABLE NY C.AGENCIES, AND ALL FEES REQUIRED BY GOVERNING NEW YORK CITY AGENCIES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS, AND THE PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT SHALL BE NOTIFIED IN WRITING PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES, BUILDING MANAGEMENT, OR BOARD OF DIRECTORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
- AT LEAST TWENTYFOUR HOURS NOTICE SHALL BE GIVEN TO THE DEPARTMENT OF BUILDINGS BEFORE THE COMMENCEMENT OF ANY WORK FOR WHICH A WORK PERMIT HAS BEEN OBTAINED. BEFORE ANY WORK IS COMMENCED ON AN ITEM OF CONSTRUCTION REQUIRING CONTROLLED INSPECTION, ALL PERSONS RESPONSIBLE FOR SUCH CONTROLLED INSPECTION SHALL BE NOTIFIED IN WRITING AT LEAST SEVENTY-TWO HOURS PRIOR TO SUCH COMMENCEMENT AS PER SECTION 28-104.1 OF 2014 NEW YORK CITY BUILDING CODE.
- ELEVATIONS ARE FOR GENERAL REFERENCE ONLY. CONTRACTOR TO VERIFY WINDOW AND DOOR SIZES, QUANTITY AND CONFIGURATION ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND MIS-ALIGNMENTS ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE AS PER BC SECTION 3301.2.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE SITE AND ADJOINING PROPERTIES.
- CONTRACTOR IS TO CARRY WORKMENS GOMP AND DISABILITY INSURANCE AS REQUIRED BY NYC DOB.
- MASONRY WALLS AND CONSTRUCTION SHALL CONFORM TO RS 10-2 OF THE 1968 BUILDING CODE.
- THE CONSTRUCTION CLASSIFICATION OF THE BUILDING IS CONSTRUCTION GROUP, NON-COMBUSTIBLE CLASS 1-C AS PER ARTICLE 14. THE CONSTRUCTION ELEMENTS SHALL BE OF THE REQUIRED MINIMUM FIRE RESISTANCE RATINGS AS OUTLINED IN TABLE 3-4 AND DEFINED IN SUB-CHAPTER 5 OF THE 1968 BUILDING CODE.
- MATERIALS OR ASSEMBLIES REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL COMPLY WITH ONE OF THE FOLLOWING.
- THEY SHALL CONFORM WITH A.I.S.G. "FIRE RESISTANCE RATING", DATED 1985 (OR) 15.2 THEY SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ASTM E119, STANDARD METHODS OF FIRE TEST OF BUILDING CONSTRUCTION AND MATERIALS AND ACCEPTED BY THE COMMISSIONER (OR) 15.3 THEY SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE.
- ALL WORK SHALL COMPLY WITH ICC 117.1 2003 AND LOCAL LAW 58/87.
- ALL NEW INTERIOR FINISHES SHALL BE CONSTRUCTED OF MATERIALS MEETING SECTION 27-529 OF THE 1969 BUILDING CODE FOR FLAME SPREAD RATINGS.
- PROGRESS INSPECTIONS REQUIRED TO BE PERFORMED DURING CONSTRUCTION FOR ANY NEW BUILDING, ADDITION OR ALTERATION PROJECT ARE IDENTIFIED BY THE APPLICANT ACCORDING TO THE SCOPE OF WORK AND LISTED AND DESCRIBED IN THE DRAWINGS, IN ACCORDANCE WITH SECTION BC 109.9 WHERE AN INSPECTION OR TEST FAILS, THE CONSTRUCTION SHALL BE CORRECTED.
- IN ACCORDANCE WITH ARTICLE 116 OF TITLE 28 AND SECTION BC 109, CONSTRUCTION SHALL BE SCHEDULED TO ALL REQUIRED PROGRESS INSPECTIONS TO TAKE PLACE, AND THAT ROOFS, CEILINGS, EXTERIOR WALLS, INTERIOR WALLS, FLOORS, FOUNDATIONS, BASEMENTS AND ANY OTHER CONSTRUCTION SHALL NOT BE COVERED OR ENCLOSED UNTIL REQUIRED PROGRESS INSPECTIONS ARE COMPLETED OR THE PROGRESS INSPECTOR INDICATES THAT SUCH COVERING OR ENCLOSURE MAY PROCEED AT EACH STAGE OF CONSTRUCTION, AS APPLICABLE.
- FIRE RATED DOOR AND FRAME ASSEMBLIES SHALL LABELED BY AN APPROVED AGENCY. THE LABELS SHALL COMPLY WITH NFPA 80, AND SHALL BE PERMANENTLY AFFIXED TO THE DOOR AND FRAME AS PER SECTION BC 715.2 OF THE 2014 NYC BUILDING CODE.
- ALL PLUMBING FIXTURES INSTALLED UNDER THIS CONTRACT SHALL COMPLY WITH TABLE 403.1 OF THE 2014 NYC PLUMBING CODE.

**GENERAL NOTES**

- CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF F.C. AS SHOWN IN TABLE R402.2. CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING AS INDICATED IN TABLE R301.2(1) SHALL BE AIR ENTRAINED AS SPECIFIED IN TABLE R402.2. THE MAXIMUM WEIGHT OF FLY ASH, OTHER POZZOLANS, SILICA FUME, SLAG OR BLENDED CEMENTS THAT IS INCLUDED IN CONCRETE MIXTURES FOR GARAGE FLOOR SLABS AND FOR EXTERIOR PORCHES, CARPORT SLABS AND STEPS THAT WILL BE EXPOSED TO DEICING CHEMICALS SHALL NOT EXCEED THE PERCENTAGES OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS SPECIFIED IN SECTION 19.3.3.4 OF ACI 318. MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN CHAPTERS 19 AND 20 OF ACI 318 OR ACI 332.R402.2.1 MATERIALS FOR CONCRETE. MATERIALS FOR CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R608.5.1.
- STRUCTURAL STEEL CODE:**
  - ALL STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF THE AISC "SPECIFICATIONS FOR STRUCTURAL STEEL FOR BUILDINGS" - LATEST EDITION AND ALL CURRENT SUPPLEMENTS. FOR OTHER CODE AND SPECIFICATION REQUIREMENTS, SEE THE CONTRACT SPECIFICATIONS.
  - ALL WELDING WORK SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE AWS D1.1. ALL WELDING WORK SHALL BE DONE BY AWS CERTIFIED WELDERS. FIELD WELDING SHALL BE DONE BY THE MANUAL SHIELDED METAL ARC WELDING METHOD.
  - ALL STEEL SHAPES, PLATES, BARS, RODS, AND ANCHOR BOLTS SHALL CONFORM TO ASTM A36 (UNLESS NOTED OTHERWISE) EXCEPT ALL C-CHANNELS & W-SHAPES, WHICH SHALL CONFORM TO A992.
  - ALL STEEL PIPES SHALL CONFORM TO ASTM A53; STEEL TUBES SHALL CONFORM TO ASTM A500, GRADE B.
  - ALL BOLTS SHALL BE 3/4" DIAMETER A.S.T.M. A325 BOLTS IN BEARING TYPE CONNECTIONS, UNLESS OTHERWISE NOTED SPECIFICALLY ON THE DRAWINGS, PROVIDE A MINIMUM OF TWO BOLTS PER CONNECTION. ALL BOLTED CONNECTIONS SHALL BE AISC STANDARD.
  - ALL WELDING ELECTRODES SHALL BE E70XX, LOW HYDROGEN.
  - WHERE A WELD IS REQUIRED, AND NO WELD IS SHOWN ON THE DRAWINGS, PROVIDE A 1/4" FILLET WELD ALL AROUND, UNLESS A LARGER WELD SIZE IS REQUIRED AS A MINIMUM WELD SIZE BY AISC. ALL WELDED CONNECTIONS SHALL BE AISC STANDARD.
  - ALL GROOVE WELDS SHALL BE AWS PRE-QUALIFIED COMPLETE JOINT PENETRATION GROOVE WELDS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
  - THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE STEEL TO THE ARCHITECT FOR REVIEW, PRIOR TO FABRICATION. A MINIMUM OF FOUR (4) PRINTS SHALL BE SUBMITTED.
  - ALL NON-FIREPROOFED STEEL SHALL BE CLEANED AS PER SSPC SP2 HAND TOOL CLEANING, OR SSPC SP3 POWER TOOL CLEANING AND BE PAINTED WITH A ZINC-RICH PRIMER (RED OR BROWN ONE COAT SHOP PAINT). A FINISH COAT SHALL BE APPLIED - COORDINATED WITH THE ARCHITECT.
- LVL NOTES:**
  - ALL DESIGNATED LVL'S SHALL BE 1.9E "MICROLLAM" BY "TRUSSJOIST MACMILLAN" WITH FLEXURAL FIBER STRESS OF Fb = 2,800 PSI OR AN APPROVED EQUAL.
  - CONTRACTOR SHALL FOLLOW MANUFACTURER RECOMMENDATIONS REGARDING INSTALLATION, NOTCHING, DRILLING HOLES, BEARING, FASTENING OF MULTIPLE MEMBERS NAILING OR BOLTING AND OTHER PERTINENT INFORMATION FOR PROPER INSTALLATION.
  - NOTCHING OR DRILLING HOLES IN LVL'S SHOULD BE AVOIDED, HOWEVER IF REQUIRED DUE TO FIELD CONDITIONS NOTCHING AND DRILLING HOLES SHALL BE LIMITED TO MANUFACTURER RECOMMENDATIONS OF THE LVL MANUFACTURER. G.C. SHALL COORDINATE FRAMING WITH MECHANICAL PLUMBING AND ELECTRICAL TRADES.
  - FASTEN MULTIPLE LVL MEMBERS PER LVL MANUFACTURER (2) AND (3) MEMBER LVL BEAMS MAY BE NAILED OR BOLTED (4) OR MORE MEMBER LVL'S SHALL BOLTED ONLY.
- HEADER NOTES:**
  - FOR BEARING WALL OPENINGS 3'-6" OR LESS, ALL WOOD HEADERS TO BEAR ON (1) 2x4 @ EA. END.
  - FOR BEARING WALL OPENINGS 3'-6" OR GREATER, ALL WOOD HEADERS TO BEAR ON (2) 2x4 @ EA. END.
- FLOOR/DECK** 60 LBS/ SF  
**STAIRS** 100 LBS/ SF  
**ATTIC** 40 LBS/ SF  
**ROOF** 45 LBS/ SF
- FIRST FLOOR LOAD SCHEDULE:**  
LIVE LOAD: 40PSF  
DEAD LOAD: 20PSF  
TOTAL LOAD: 60PSF
- PER N1102.4 (R402.4) AIR LEAKAGE THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS N1102.4.1 THROUGH N1102.4.6.

LIGHT AND VENTILATION CALCULATIONS							
NUMBER	NAME	AREA	LIGHT REQUIRED 8%	LIGHT PROVIDED	VENTILATION REQUIRED 4%	VENTILATION PROVIDED	COMPLIANCE
1	STORAGE	619 SF	57.52	0	28.76	0	35 AIR CHANGES HR
2A	GREAT HALL	229 SF	12.56	24	6.28	24	YES
3B	PANTRY	14 SF	NA	NA	NA	NA	YES
3A	KITCHEN	Not Placed	26.88	NA	13.44	21.75	YES
3B	PANTRY	Not Placed	NA	NA	NA	NA	YES
4	MUD ROOM	126 SF	4.32	19.5	2.16	19.5	YES
5	POWDER ROOM	37 SF	2.96	19.5	1.48	19.5	YES
6	DINING ROOM	299 SF	23.92	102	11.96	51	YES
7	GREAT ROOM	522 SF	41.44	78	20.72	39	YES
8A	HALL	196 SF	NA	NA	NA	NA	YES
9	PLAY ROOM	241 SF	19.28	63	9.64	31.5	YES
10	PRIMARY BEDROOM	431 SF	34.48	78	17.24	78	YES
10A	PRIMARY CLOSET	46 SF	NA	NA	NA	NA	YES
10B	PRIMARY BATHROOM	129 SF	10.32	39	5.16	19.5	YES
11A	BEDROOM	267 SF	21.36	78	10.68	39	YES
11B	BATHROOM	116 SF	9.28	19.5	4.64	9.75	YES
11C	CLOSET	35 SF	NA	NA	NA	NA	YES
8B	LAUNDRY	27 SF	NA	NA	NA	NA	YES
14A	BEDROOM	222 SF	17.76	39	8.88	19.5	YES
14B	BATHROOM	56 SF	4.48	29.25	2.24	14.62	YES
10C	W/C	16 SF	NA	NA	NA	19.5	YES
14C	CLOSET	21 SF	NA	NA	NA	NA	YES
2B	CLOSET	9 SF	NA	NA	NA	NA	YES



**OWNER:**  
MR. MATTHEW YEE  
462 BEDFORD ROAD  
ARMONK, NY 10504  
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E-MAIL:  
MATTHEW@MATTHEWYEE  
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**CIVIL ENGINEER:**  
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90 NORTH CENTRAL AVENUE  
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E-MAIL:  
EILEEN@GESENER.COM

**GENERAL CONTRACTOR:**  
ZMG CONSTRUCTION CORPORATION  
367 BARWAY DRIVE  
YORKTOWN HEIGHTS, NY 10598  
T.914.262.4640  
E-MAIL:  
ZMGCONSTRUCTION@GMAIL.COM

REV. NO.	DATE	ISSUED TO	DESCRIPTION
1	08/28/2022	TOWN OF NORTH CASTLE NY	ISSUE FOR BUILDING PERMIT
2	08/28/2022	TOWN OF NORTH CASTLE NY	ISSUE FOR BUILDING PERMIT
3	08/28/2022	TOWN OF NORTH CASTLE NY	ISSUE FOR BUILDING PERMIT
4	09/30/2022	TOWN OF NORTH CASTLE NY	ISSUE FOR BUILDING PERMIT
5	02/27/2023	COUNTY DEPT OF HEALTH	REVISION TO APPROVED PLANS
6	04/04/2023	TOWN OF NORTH CASTLE NY	REVISION TO APPROVED PLANS
7	04/04/2023	TOWN OF NORTH CASTLE NY	REVISION WITH RPRC

**PROJECT DESIGNER:**  
Atelier Milot Shala  
Milot Shala, Project

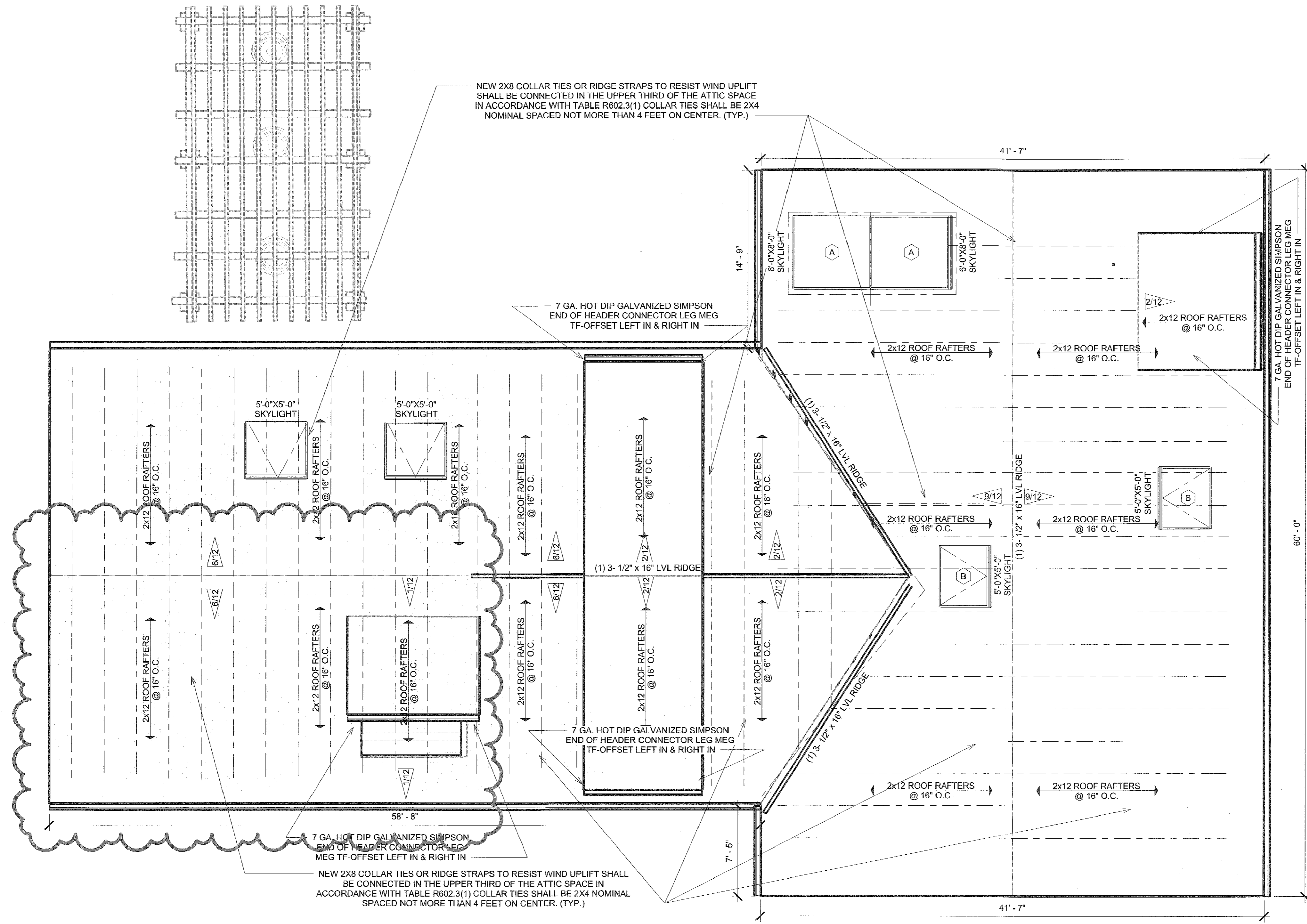
5200 Avignon Ave. Suite 102/Roseton NY 13471  
T. 917.710.7514 F. 347.427.5332  
E. michalshala@ateliermilotshala.com

**462 BEDFORD ROAD R2-A SECTION 108.02 BLOCK 1 LOT 22 ARMONK, NY 10504 1-1/2 STORY ADDITION IN-GROUND POOL.**

**FIRST FLOOR PLAN**

DATE: 08/24/2022  
PROJECT NO.: 2021.11  
DRAWN BY: MS  
CHECKED BY: ES  
DRAWING NO.: A-1.1.2





NEW 2X8 COLLAR TIES OR RIDGE STRAPS TO RESIST WIND UPLIFT SHALL BE CONNECTED IN THE UPPER THIRD OF THE ATTIC SPACE IN ACCORDANCE WITH TABLE R602.3(1) COLLAR TIES SHALL BE 2X4 NOMINAL SPACED NOT MORE THAN 4 FEET ON CENTER. (TYP.)

7 GA. HOT DIP GALVANIZED SIMPSON END OF HEADER CONNECTOR LEG MEG TF-OFFSET LEFT IN & RIGHT IN

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NEW 2X8 COLLAR TIES OR RIDGE STRAPS TO RESIST WIND UPLIFT SHALL BE CONNECTED IN THE UPPER THIRD OF THE ATTIC SPACE IN ACCORDANCE WITH TABLE R602.3(1) COLLAR TIES SHALL BE 2X4 NOMINAL SPACED NOT MORE THAN 4 FEET ON CENTER. (TYP.)

1 ROOF  
3/16" = 1'-0"

**OWNER:**  
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462 BEDFORD ROAD  
ARMONK, NY 10504  
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REV. NO.	DATE	ISSUED TO	DESCRIPTION
7	04/04/2023	TOWN OF NORTH CASTLE NY	REVIEW WITH RPRC
6	02/27/2023	COUNTY DEPT OF HEALTH	UPDATED FLOOR PLANS
5	09/30/2022	TOWN OF NORTH CASTLE NY	REVISION TO APPROVED PLANS
4	09/30/2022	TOWN OF NORTH CASTLE NY	ISSUE FOR BUILDING PERMIT
3	08/29/2022	TOWN OF NORTH CASTLE NY	ISSUE FOR BUILDING PERMIT
2	08/29/2022	TOWN OF NORTH CASTLE NY	ISSUE FOR BUILDING PERMIT
1	08/16/2021	TOWN OF NORTH CASTLE NY	Revision REVIEW WITH RPRC

**PROJECT DESIGNER:**  
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Milot Shala, Principal

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**462 BEDFORD ROAD R2-A  
SECTION 108.02 BLOCK 1  
LOT 22 ARMONK, NY  
10504 1-1/2 STORY  
ADDITION IN-GROUND  
POOL**

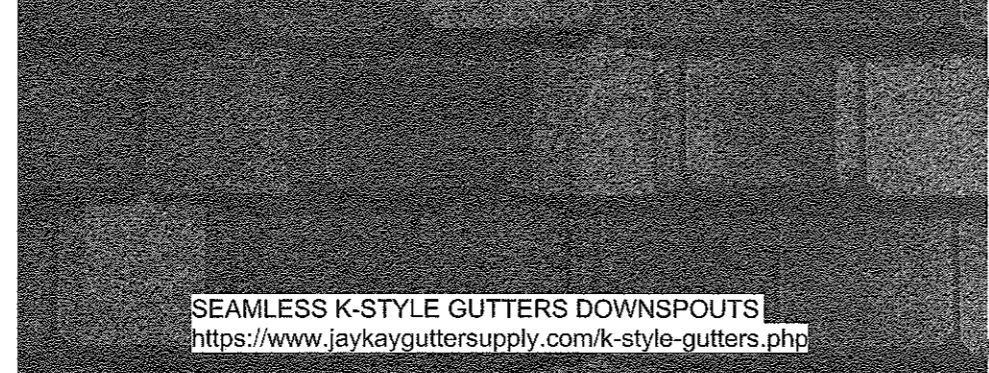
**ROOF PLAN**

SEAL & SIGNATURE: DATE: 08/24/2022

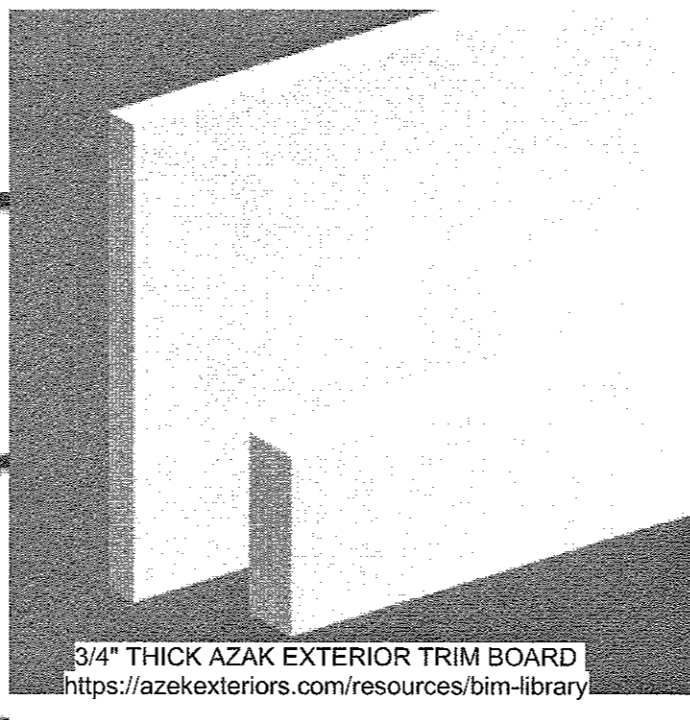
PROJECT NO.: 2021.11  
DRAWN BY: MS  
CHECKED BY: ES  
DRAWING NO.: **A-1.2.2**



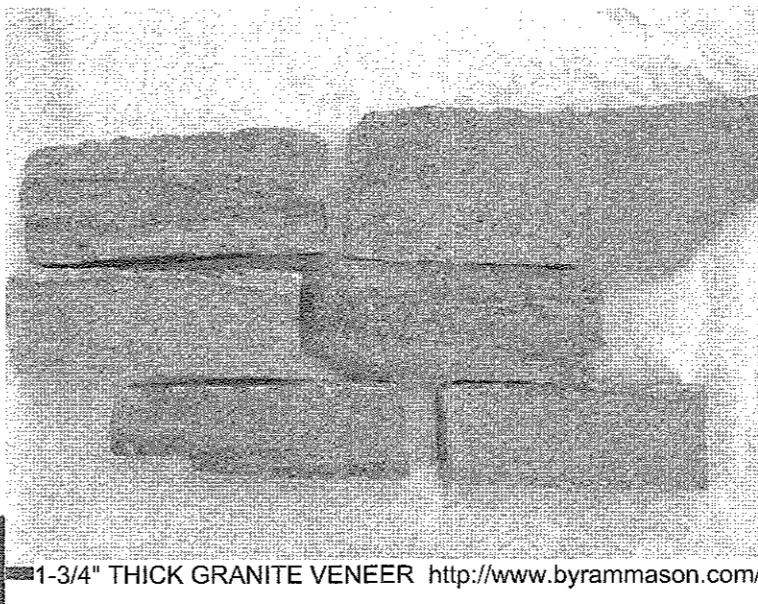
22 GAUGE ALUMINUM STANDING SEAM ROOF PLATES&TRIM UNA-CLAD KYNAR 500  
 @HYLAR 5000® PRE-FINISHED GALVANIZED STEEL ARCHITECTURAL SHEET & COIL  
<https://www.frestonepcco.com/content/dam/fbsp/migrated-document/latam/en/16/169752.pdf>



SEAMLESS K-STYLE GUTTERS DOWNSPOUTS  
<https://www.jaykayguttersupply.com/k-style-gutters.php>  
 TIMBERLINE SHINGLES CHARCOAL COLOR: GRAY 18" SHINGLES, VENT SHEET  
 OVER FELT UNDERLAYMENT, 5 1/2" VENTED INSULATED NAILING BASE

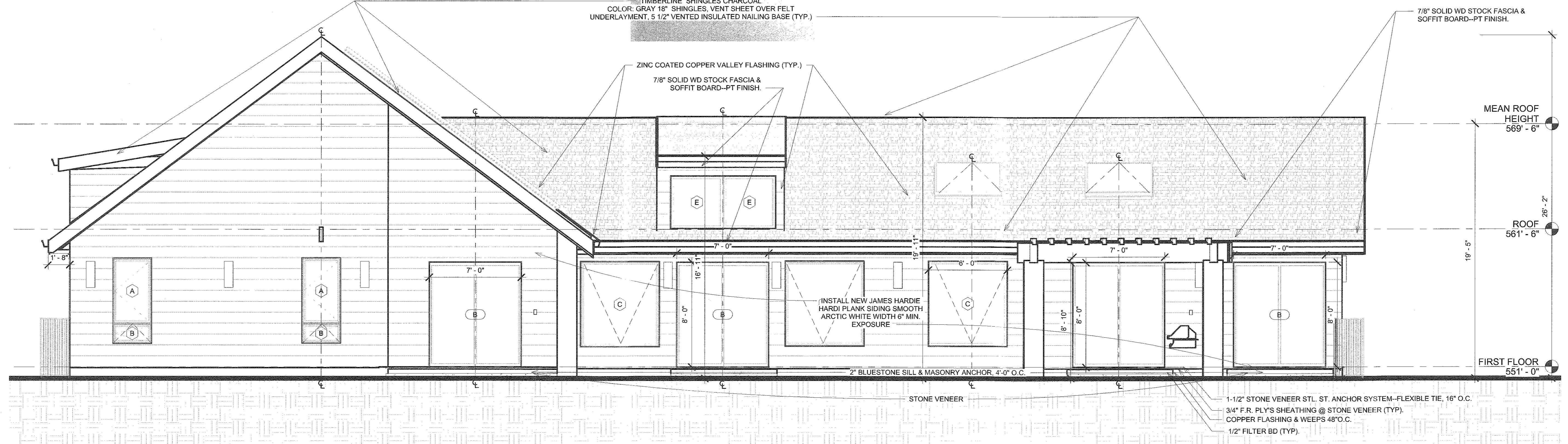


3/4" THICK AZEK EXTERIOR TRIM BOARD  
<https://azekexteriors.com/resources/bim-library>



1-3/4" THICK GRANITE VENEER <http://www.byrammason.com/>

JAMES HARDIE HARDI PLANK SIDING SMOOTH ARCTIC WHITE WIDTH 6"  
 EXPOSURE 8 <https://www.jameshardie.com/products/hardiplank-lap-siding>  
 TIMBERLINE SHINGLES CHARCOAL  
 COLOR: GRAY 18" SHINGLES, VENT SHEET OVER FELT  
 UNDERLAYMENT, 5 1/2" VENTED INSULATED NAILING BASE (TYP.)

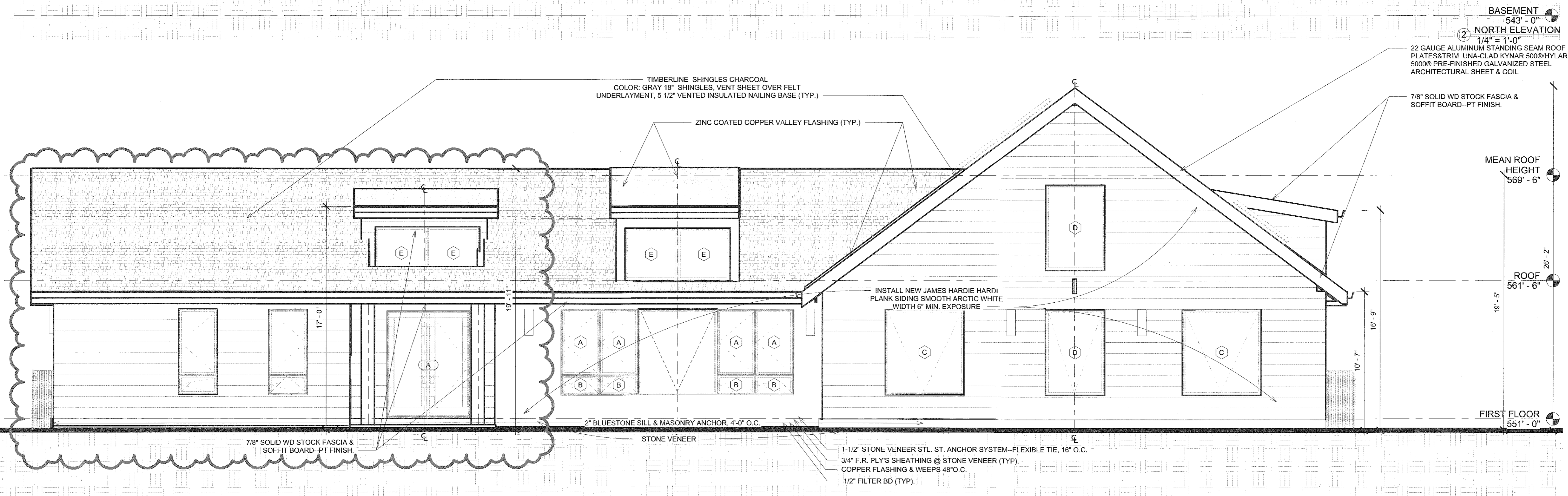


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 CORPORATION  
 367 BARWAY DRIVE  
 YORKTOWN HEIGHTS, NY  
 10598  
 T.914.262.4640  
 E-MAIL:  
 ZMGCONSTRUCTION  
 @GMAIL.COM

REV. NO.	DATE	ISSUED BY	DESCRIPTION
1	08/24/2022	MS	REVISION REVIEW WITH PERMIT
2	08/24/2022	MS	ISSUE FOR BUILDING PERMIT
3	08/24/2022	MS	ISSUE FOR BUILDING PERMIT
4	08/24/2022	MS	ISSUE FOR BUILDING PERMIT
5	08/24/2022	MS	REVISION TO APPROVED PLANS
6	08/24/2022	MS	UPPER FLOOR PERMITS
7	08/24/2022	MS	REVIEW WITH PERMIT



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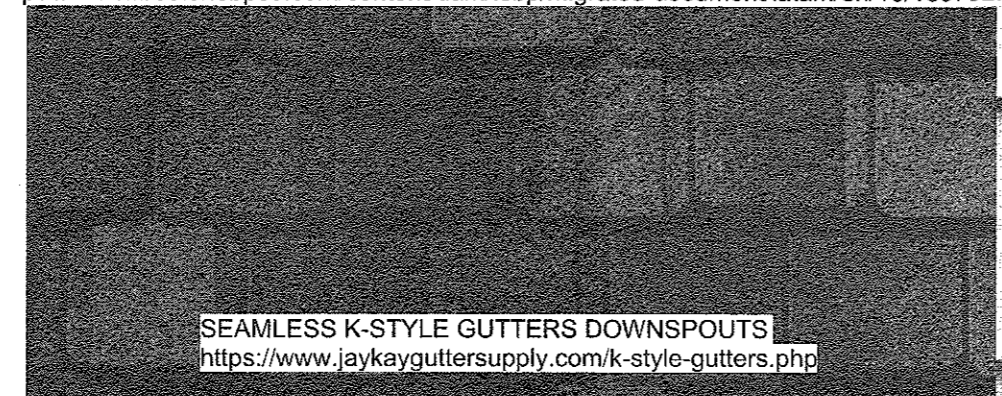
**462 BEDFORD ROAD R2-A  
 SECTION 108.02 BLOCK 1  
 LOT 22 ARMONK, NY  
 10504 1-1/2 STORY  
 ADDITION IN-GROUND  
 POOL**

**BUILDING ELEVATIONS**  
 SEAL & SIGNATURE  
 STATE OF NEW YORK  
 ELIOT MILOT SHALA  
 LICENSED PROFESSIONAL ARCHITECT  
 No. 081597  
 DATE: 08/24/2022  
 PROJECT NO.: 2021.11  
 DRAWN BY: MS  
 CHECKED BY: ES  
 DRAWING NO.:  
**A-3.02**

**BASEMENT**  
 543' - 0"  
 SOUTH ELEVATION  
 1/4" = 1'-0"

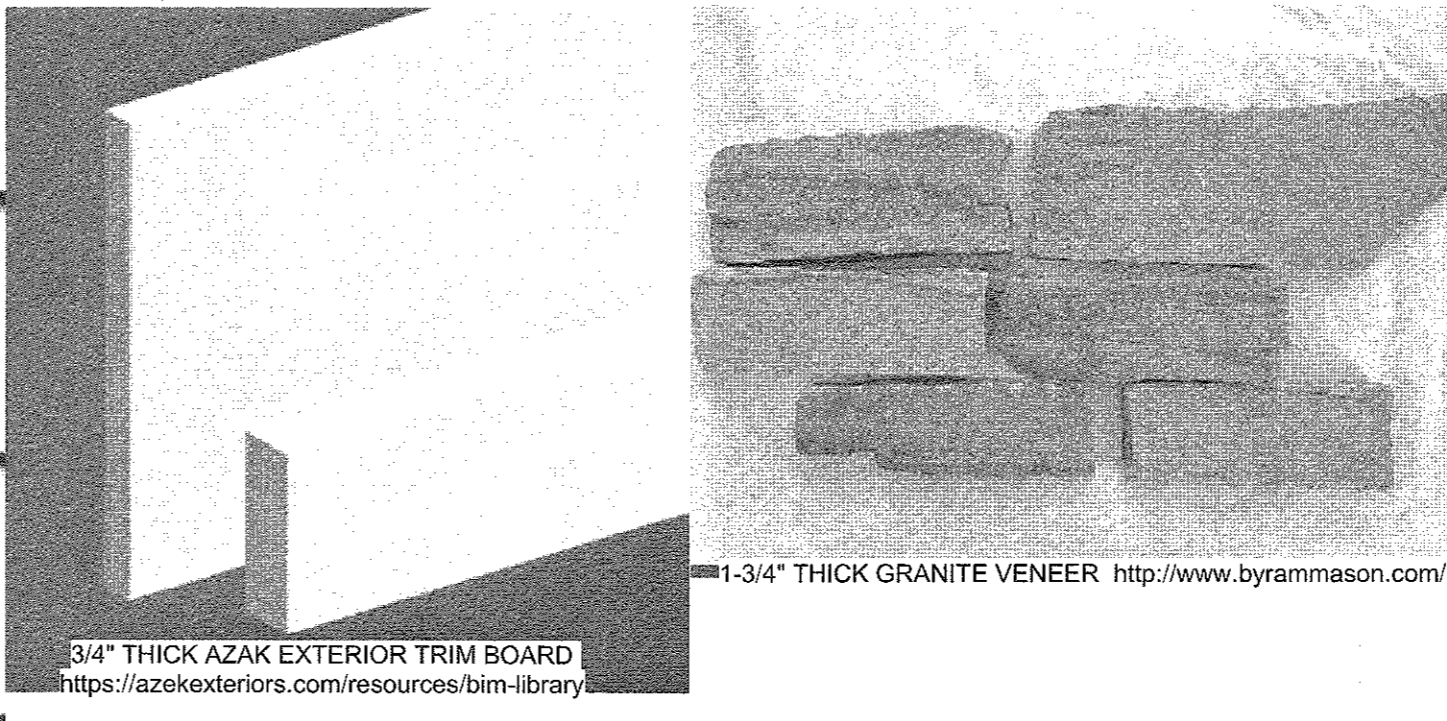


22 GAUGE ALUMINUM STANDING SEAM ROOF PLATES & TRIM UNA-CLAD KYMAR 500  
 @HYLAR 5000® PRE-FINISHED GALVANIZED STEEL ARCHITECTURAL SHEET & COIL  
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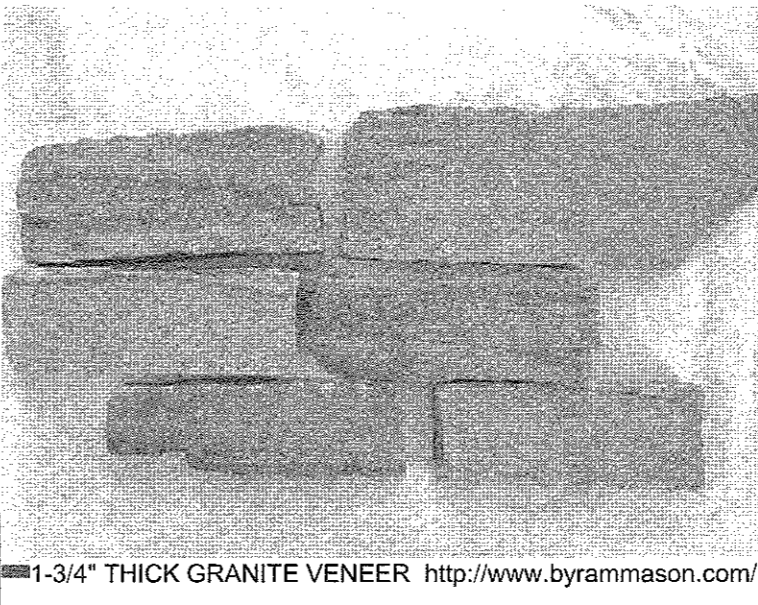


SEAMLESS K-STYLE GUTTERS DOWNSPOUTS  
<https://www.laykayguttersupply.com/k-style-gutters.php>

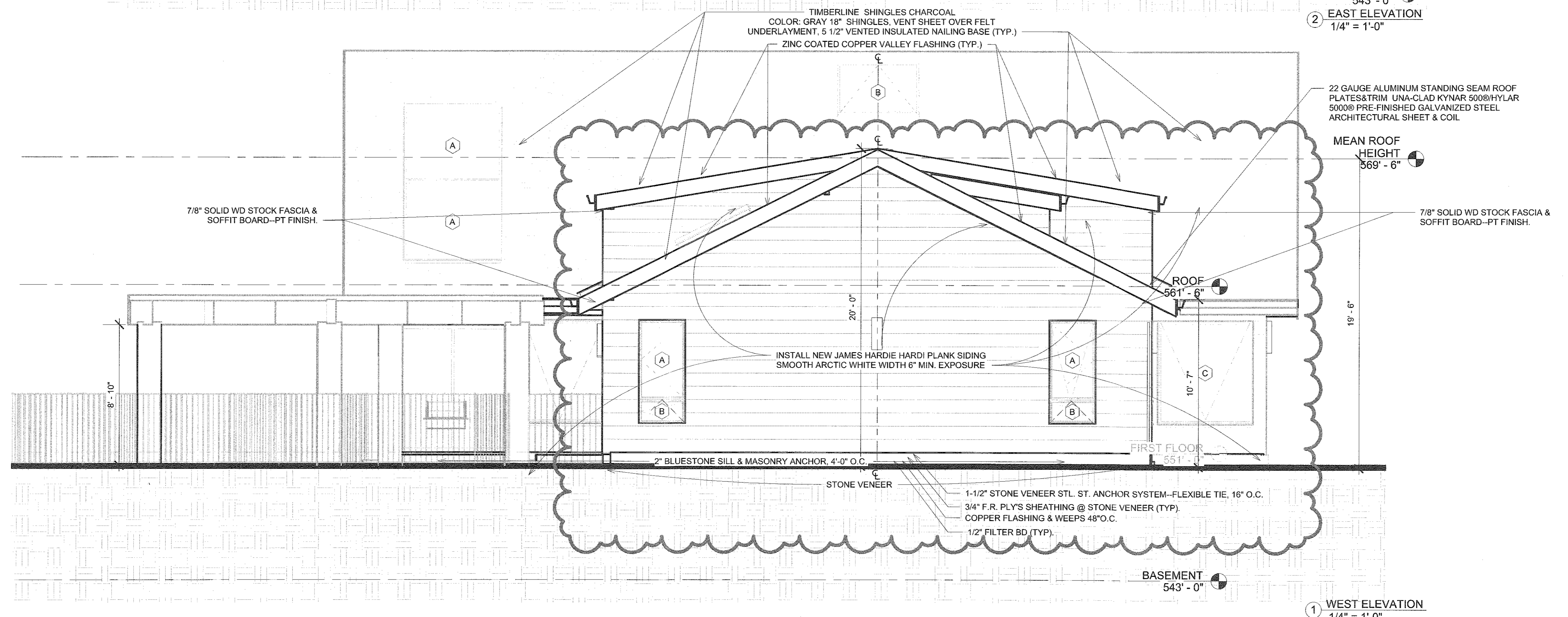
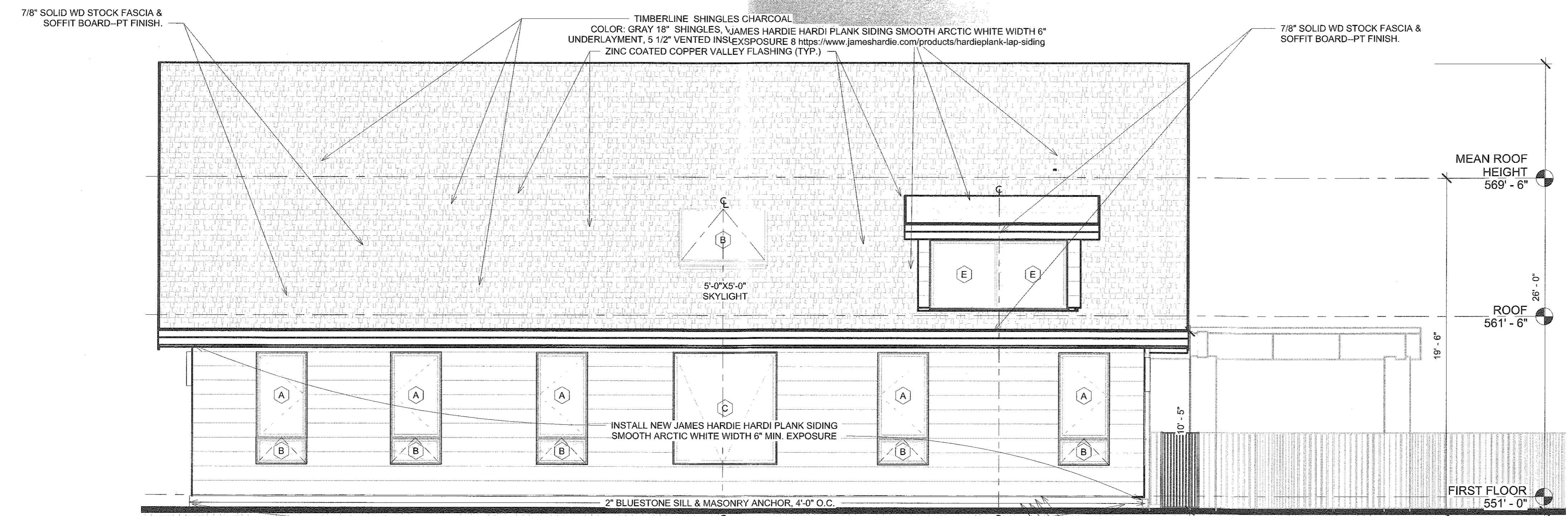
TIMBERLINE SHINGLES CHARCOAL COLOR: GRAY 18" SHINGLES, VENT SHEET  
 OVER FELT UNDERLAYMENT, 5 1/2" VENTED INSULATED NAILING BASE



3/4" THICK AZAK EXTERIOR TRIM BOARD  
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7	08/24/2022		ISSUE FOR BUILDING PERMIT

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[www.ateliermilotshala.com](http://www.ateliermilotshala.com)

**SEAL & SIGNATURE:**  
 STATE OF NEW YORK  
 MILOT SHAHALA  
 No. 081567  
 LICENSED PROFESSIONAL ENGINEER

**462 BEDFORD ROAD R2-A  
 SECTION 108.02 BLOCK 1  
 LOT 22 ARMONK, NY  
 10504 1-1/2 STORY  
 ADDITION IN-GROUND  
 POOL**

**BUILDING ELEVATIONS**

DATE: 08/24/2022  
 PROJECT NO.: 2021.11  
 DRAWN BY: MS  
 CHECKED BY: ES  
 DRAWING NO.: **A-3.12**