



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: 2 Sterling Road North, Armonk, NY

Section III- DESCRIPTION OF WORK:

REPL. FROM PORCH IN PLACE OF OLD PORTICO. ADDITION AT REAR TO RE-DO KITCHEN AND MAKE LARGER AND OPEN TO EXISTING FAMILY ROOM. SOME FIRST FLOOR INTERIOR RENOVATION. NEW KITCHEN & SIDING.

Section III- CONTACT INFORMATION:

APPLICANT: John G Scarlato JR Architect

ADDRESS: 33 Byram Hill rd, Armonk, NY 10504

PHONE: (914) 273-7350 MOBILE: (914) 714-0152 EMAIL: JGScarlato@gmail.com

PROPERTY OWNER:

Thomas Guido & Antonette Ruocco

ADDRESS: 2 Sterling Road North, Armonk, NY 10504

PHONE: (914) 600-8200 MOBILE: 914 400-6886 EMAIL: ARUOCCOESG@gmail.com

PROFESSIONAL: John G. Scarlato OR Arch Hest

ADDRESS: 33 Byram Hill rd, Armonk, NY 10504

PHONE: (914) 273-7350 MOBILE: (914) 714-0152

EMAIL: JGScarlato@gmail.com

Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 108.02-1-45



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:

Ruocco / Guido Residence

Initial Submittal Revised Preliminary

Street Location:

2 Sterling Road North, Armonk, NY

Zoning District: R-2A Property Acreage: 2.99 Tax Map Parcel ID: 108.02-1-45

Date: 4/15/2024

DEPARTMENTAL USE ONLY

Date Filed: _____ Staff Name: _____

Preliminary Plan Completeness Review Checklist

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

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

RPRC COMPLETENESS REVIEW FORM

Page 2

<input type="checkbox"/>	9. Description of method of water supply and sewage disposal and location of such facilities
<input type="checkbox"/>	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
<input type="checkbox"/>	1. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
<input type="checkbox"/>	2. 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.
<input type="checkbox"/>	3. 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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Google Maps 2 Sterling Rd N





2 Sterling Rd N

Building



Directions



Save



Nearby



Send to
phone



Share



2 Sterling Rd N, Armonk, NY 10504

Photos



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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


FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: Ruocco/Guido Date: 4/15/2024
Tax Map Designation or Proposed Lot No.: 108.02-1-45

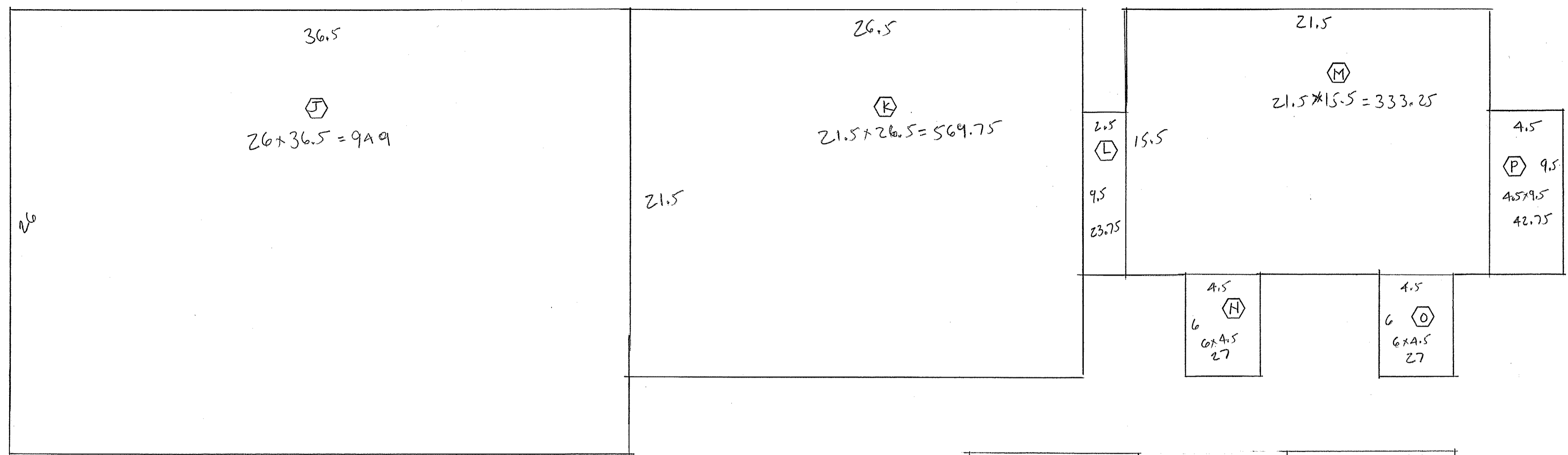
Floor Area

- | | | |
|---------|---|-----------------------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>130,244.4</u> Sq Ft |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>11,690.16</u> |
| 3. | Amount of floor area contained within first floor:
- <u>2210.5</u> existing + <u>187</u> proposed = - | <u>2397.5</u> |
| 4. | Amount of floor area contained within second floor:
- <u>1972.5</u> existing + <u>0</u> proposed = - | <u>1972.5</u> |
| 5. | Amount of floor area contained within garage:
- <u>552.75</u> existing + <u>0</u> proposed = - | <u>552.75</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
- <u>0</u> existing + <u>219</u> proposed = - | <u>219</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
- <u>0</u> existing + <u>0</u> proposed = - | <u>0</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
- <u>0</u> existing + <u>0</u> proposed = - | <u>0</u> |
| 9. | Amount of floor area contained within all accessory buildings:
- <u>496</u> existing + <u>6</u> proposed = - | <u>496</u> |
| 10. Pro | posed floor area: Total of Lines 3 – 9 = - | <u>5,637.75</u> |

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

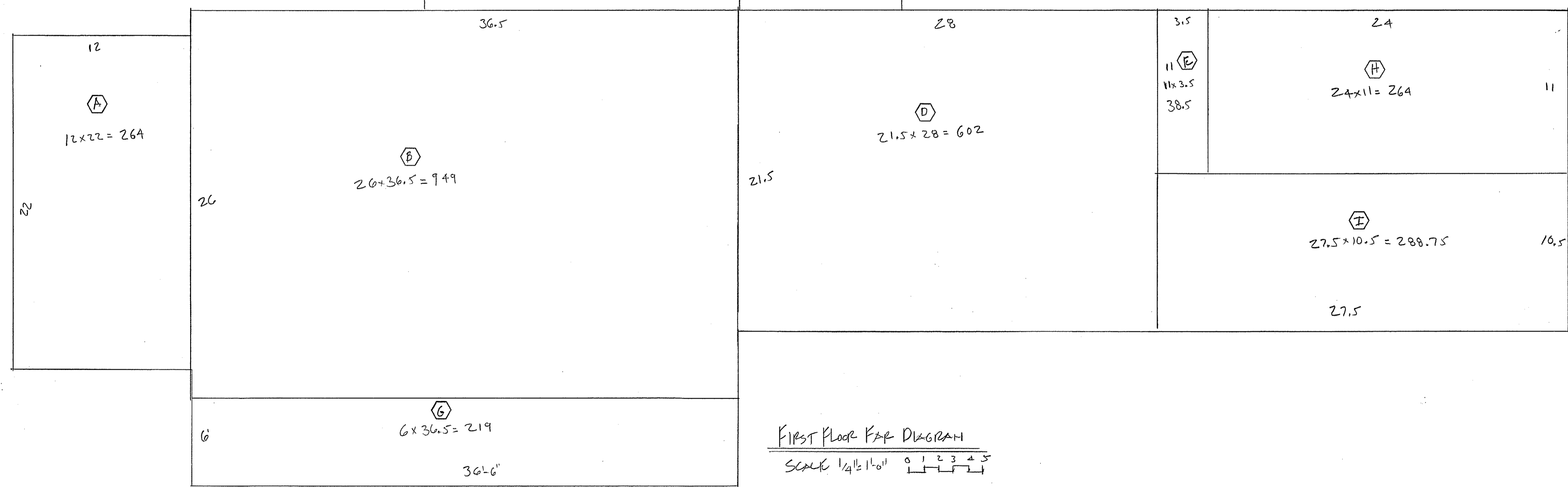
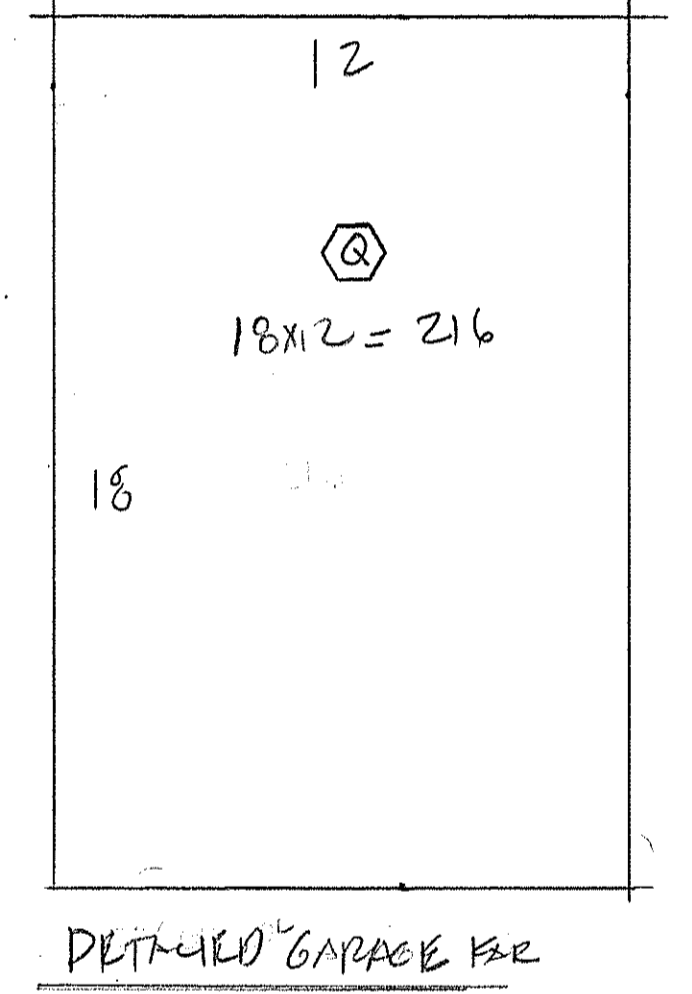
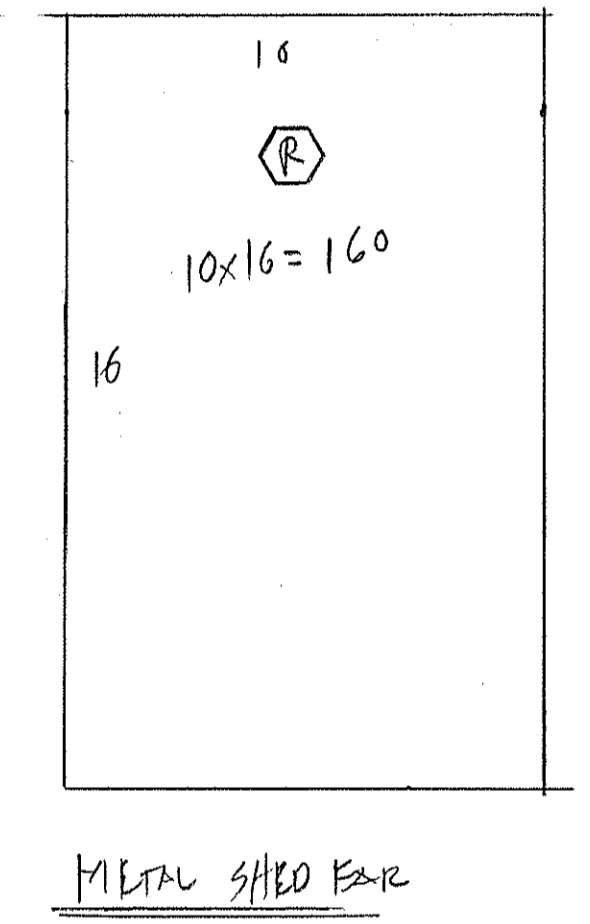
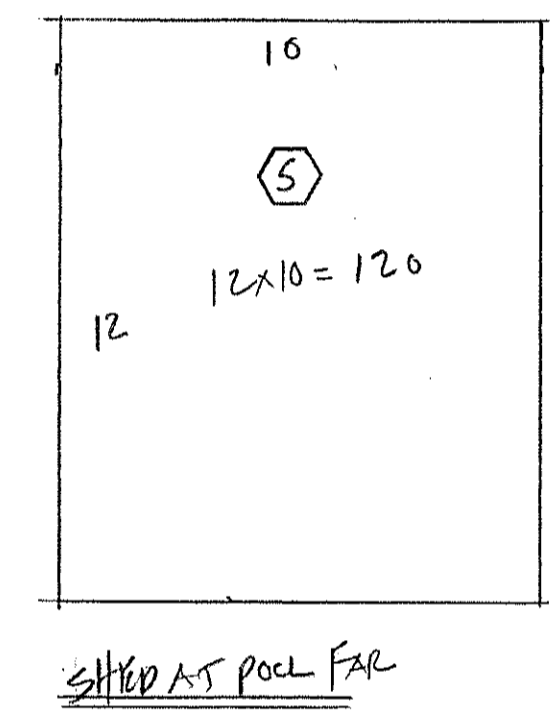
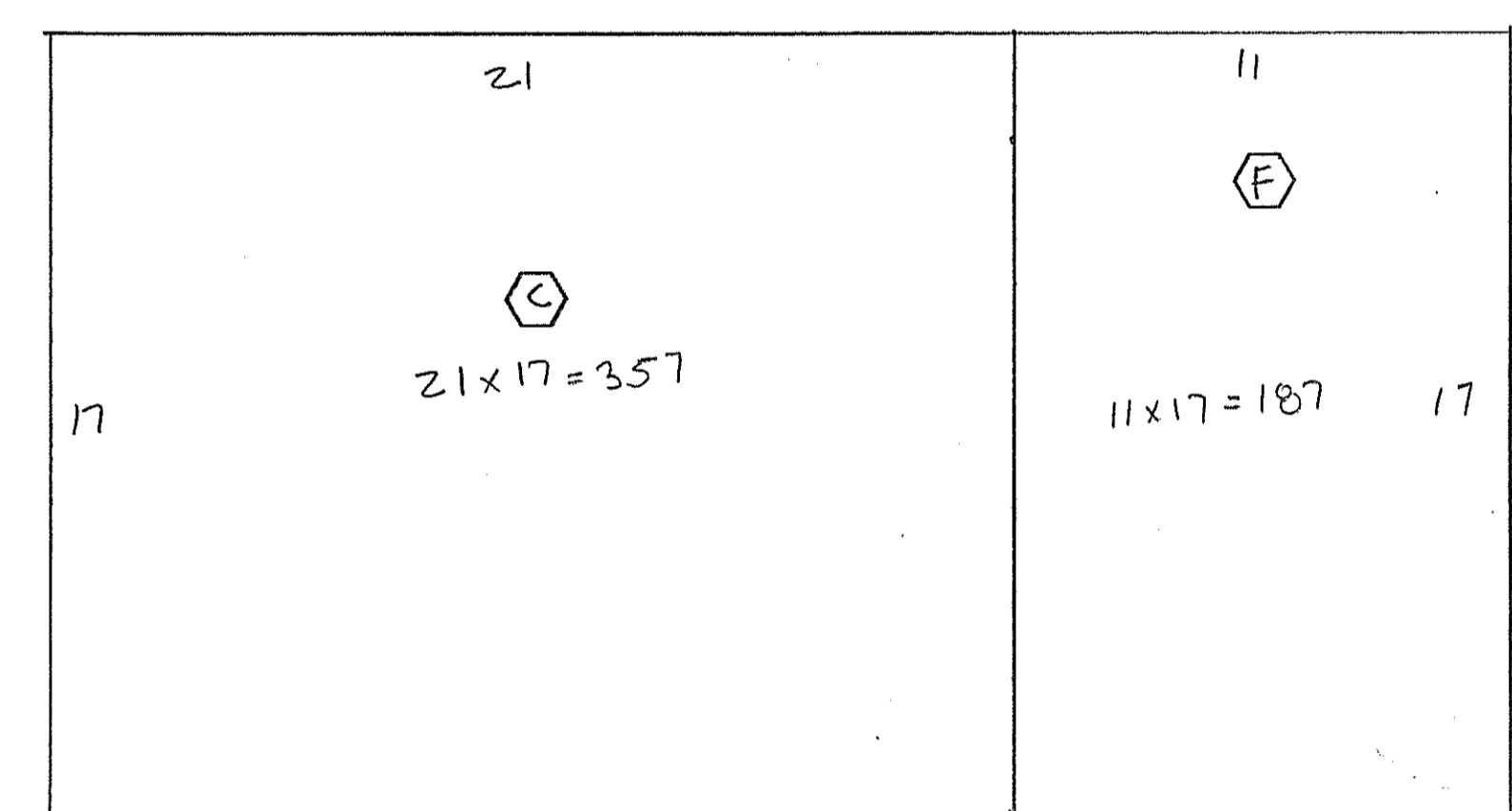

Signature and Seal of Professional Preparing Worksheet

4/15/2024
Date



SECOND FLOOR FAR DIAGRAM
SCALE 1/4" = 1'-0" 0 1 2 3 4

- A 12x22 = 264 1ST FL
 - B 26x36.5 = 949 1ST FL
 - C 12x17 = 357 1ST FL
 - D 21.5x28 = 602 1ST FL
 - E 3.5x11 = 38.5 1ST FL 22.10.5
 - F 11x17 = 187 ADDITION
 - G 6x36.5 = 219 ADDED PORCH
 - H 24x11 = 264 GARAGE
 - I 27.5x10.5 = 288.75 GARAGE
 - J 26x36.5 = 949 2ND FL
 - K 21.5x26.5 = 569.75 2ND FL
 - L 9.5x23.75 = 223.75 2ND FL
 - M 21.5x15.5 = 333.25 2ND FL
 - H 6x4.5 = 27 2ND FL
 - O 6x4.5 = 27 2ND FL
 - P 9.5x4.5 = 42.75 2ND FL
 - Q 18x12 = 216 ASSUMED BLDG
 - R 10x16 = 160 ASSUMED BLDG
 - S 12x10 = 120 ASSUMED BLDG
- 5637.75 SQ FT



FIRST FLOOR FAR DIAGRAM
SCALE 1/4" = 1'-0" 0 1 2 3 4 5

SOUTH G.
SCARLETTA OR
ARCHITECT
33 BIRCHMILL HILL RD
ARMONK, NY 10504

PHONE 914 273-7350
RUOCO / GUIDO RESIDENCE
2 STERLING ROAD NORTH
ARMONK, NY 10504

FAR DIAGRAM

FAR



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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

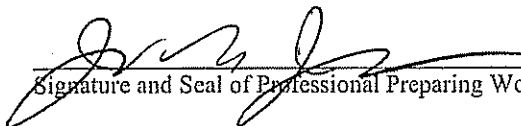
Application Name or Identifying Title: Ruocco/ Guido Date: 4/15/2024

Tax Map Designation or Proposed Lot No.: 108.02-1-45

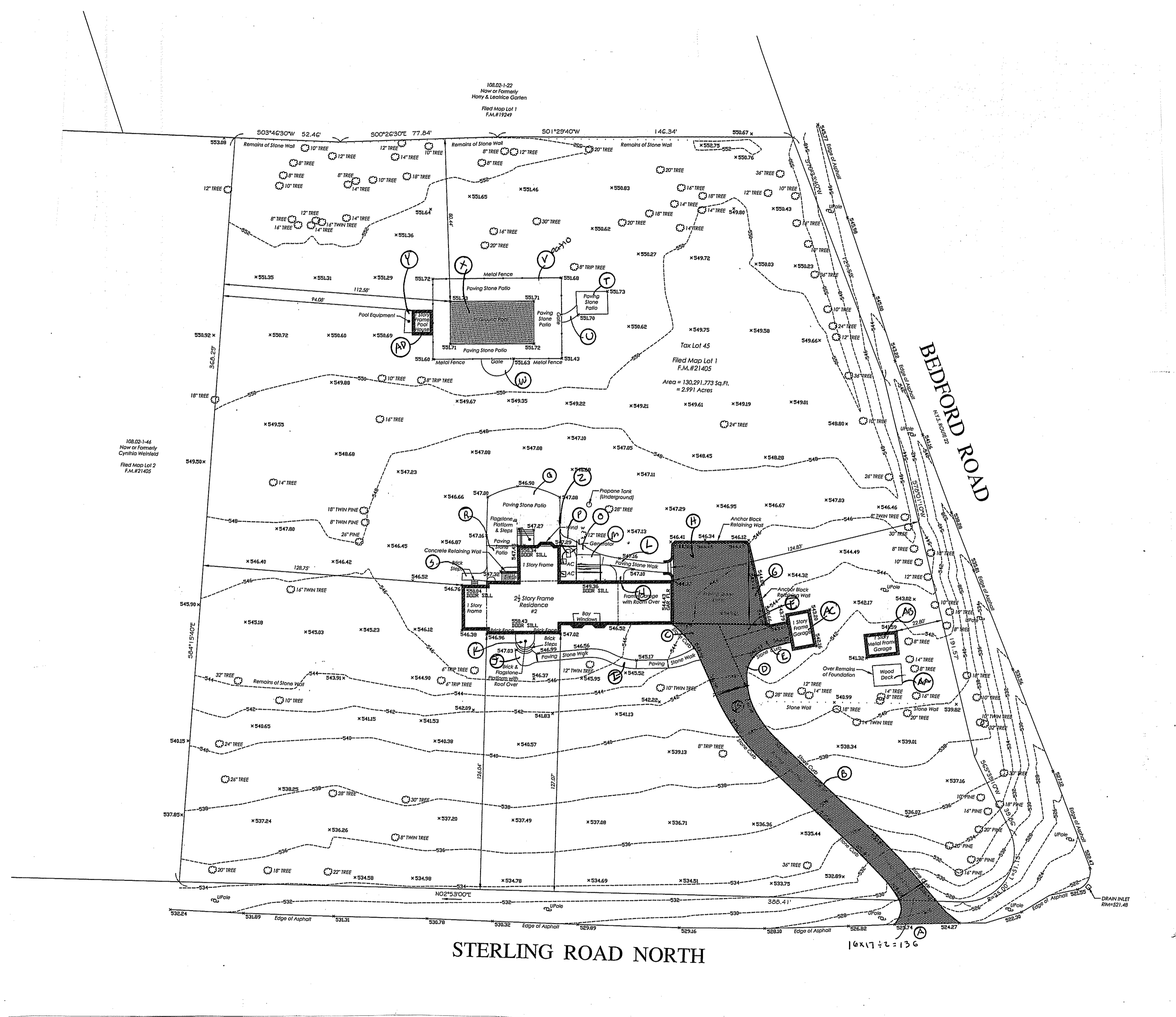
Gross Lot Coverage

- | | | |
|-----|--|-----------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>130244.4</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): | <u>16210.30</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | |
| | Distance principal home is beyond minimum front yard setback | |
| | <u>76</u> x 10 = <u>760</u> | <u>760</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>16,970</u> |
| 5. | Amount of lot area covered by principal building: | |
| | <u>2950.25</u> existing + <u>187</u> proposed = | <u>3137.25</u> |
| 6. | Amount of lot area covered by accessory buildings: | |
| | <u>496</u> existing + <u>0</u> proposed = | <u>496</u> |
| 7. | Amount of lot area covered by decks: | |
| | <u>154</u> existing + <u>0</u> proposed = | <u>154</u> |
| 8. | Amount of lot area covered by porches: | |
| | <u>90</u> existing + <u>129</u> proposed = | <u>219</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways: | |
| | <u>5968.5</u> existing + <u>108</u> proposed = | <u>6076.5</u> |
| 10. | Amount of lot area covered by terraces: <u>AT Pool</u> | |
| | <u>2077</u> existing + <u>0</u> proposed = | <u>2077</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip: | |
| | <u>866</u> existing + <u>0</u> proposed = | <u>866</u> |
| 12. | Amount of lot area covered by all other structures: | |
| | _____ existing + _____ proposed = | <u>0</u> |
| 13. | Proposed gross land coverage: Total of Lines 5 - 12 = | <u>13025.78</u> |

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


 Signature and Seal of Professional Preparing Worksheet

4/15/2024
 Date



A	16x17 ÷ 2 =	136	Driveway
B	12x18 =	1560	Driveway
C	25x11 =	275	Patio
D	15x15 ÷ 2	112.5	Patio
E	30x10	300	Driveway
F	25x8 ÷ 2	100	Driveway
G	40x8 ÷ 2	160	Driveway
H	40x36	1440	Driveway
I	4x4 x 2 =	168	walk
J	10x5	50	walk
K	9x10	90	walk
L	35x3	105	walk
M	12x12	144	walk
N	4x7	28	walk
O	12x5 ÷ 2	30	walk
P	10x5 ÷ 2	25	walk
Q	36x26	936	walk
R	15x18	270	Patio
S	13x3	39	Patio
T	15x11	165	Pool terrace
U	1x8	32	Pool Terrace
V	6x40 - 10x20 =	1760	Pool terrace
W	15x8	120	Pool terrace
X	20x40	800	Pool
Y	3x10	30	Equipment
Z	12x4	36	Equipment
AA	11x14	154	Deck
AB	10x16	160	main shed
AC	18x12	216	Potato shed
AD	12x10	120	Pool shed
AE		552.75	Attic to garage
AF		2950.25	Main House first floor
AG		129	New porch - 90 patios 219-90=129
		13,193.5	

JOHN G.
SCARLATO JR.
ARCHITECT
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ARMONK, NY 10504

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2 STERLING ROAD NORTH
ARMONK, NY 10504

LOT COVERAGE DIAGRAM

LOT
COVERAGE

LOT COVERAGE DIAGRAM
SCALE 1" = 30'-0"

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.

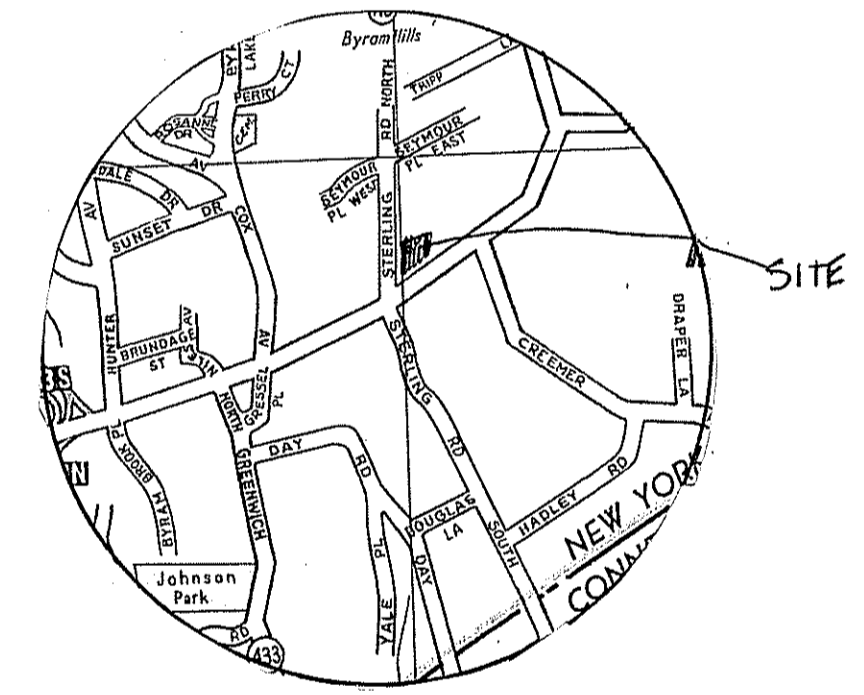
General notes:

- 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 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, 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, HALERS 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, T&L & 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-I, 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 SECTION 1905. 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 PERS 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 "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 BEARING 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 CEILING 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 & 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 STAR 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 8, SECTION 806.
 ADDITIONS
 805.1 SCOPE. PROVISIONS FOR ADDITIONS SHALL APPLY WHERE WORK IS CLASSIFIED AS AN ADDITION AS DEFINED IN CHAPTER 2.
 805.2 APPLICATION. ADDITIONS TO EXISTING BUILDINGS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 11.

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA FOR RESIDENTIAL DISTRICTS

CLIMATE ZONE	GROUND SNOWLOAD	WIND SPEED (mph)	TOPOGRAPHIC WIND SPEED EFFECTS	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE CATEGORY	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	PERMITS PROTECTION REQUIRED	WINTER DESIGN TEMP	ICE BARRELS UNDERLAYMENT	FLOOD HAZARDS - IAD	AIR FREEZE INDEX	MEAN ANNUAL TEMPERATURE
4a (most)		115 / 120	NO	NO	NO	B	SEVERE	42"	YES	15	REQ'D		500	52.2



LOCATION MAP

4/15/24 ISSUED FOR PERMIT

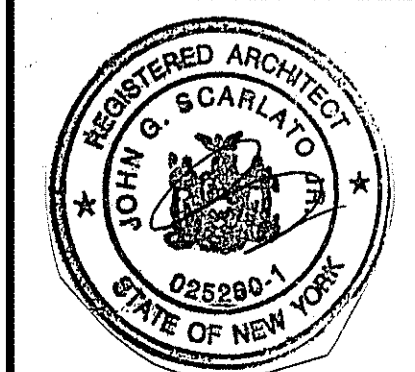
John G. Scarlato Jr.
 Architect

33 Byram Hill Road
 Armonk, NY 10504
 Phone: (914) 273-7350
 JGSCARLATO@GMAIL.COM

RUOCCO / GUIDO RESIDENCE
 2 STERLING ROAD NORTH
 ARMONK, N.Y. 10504

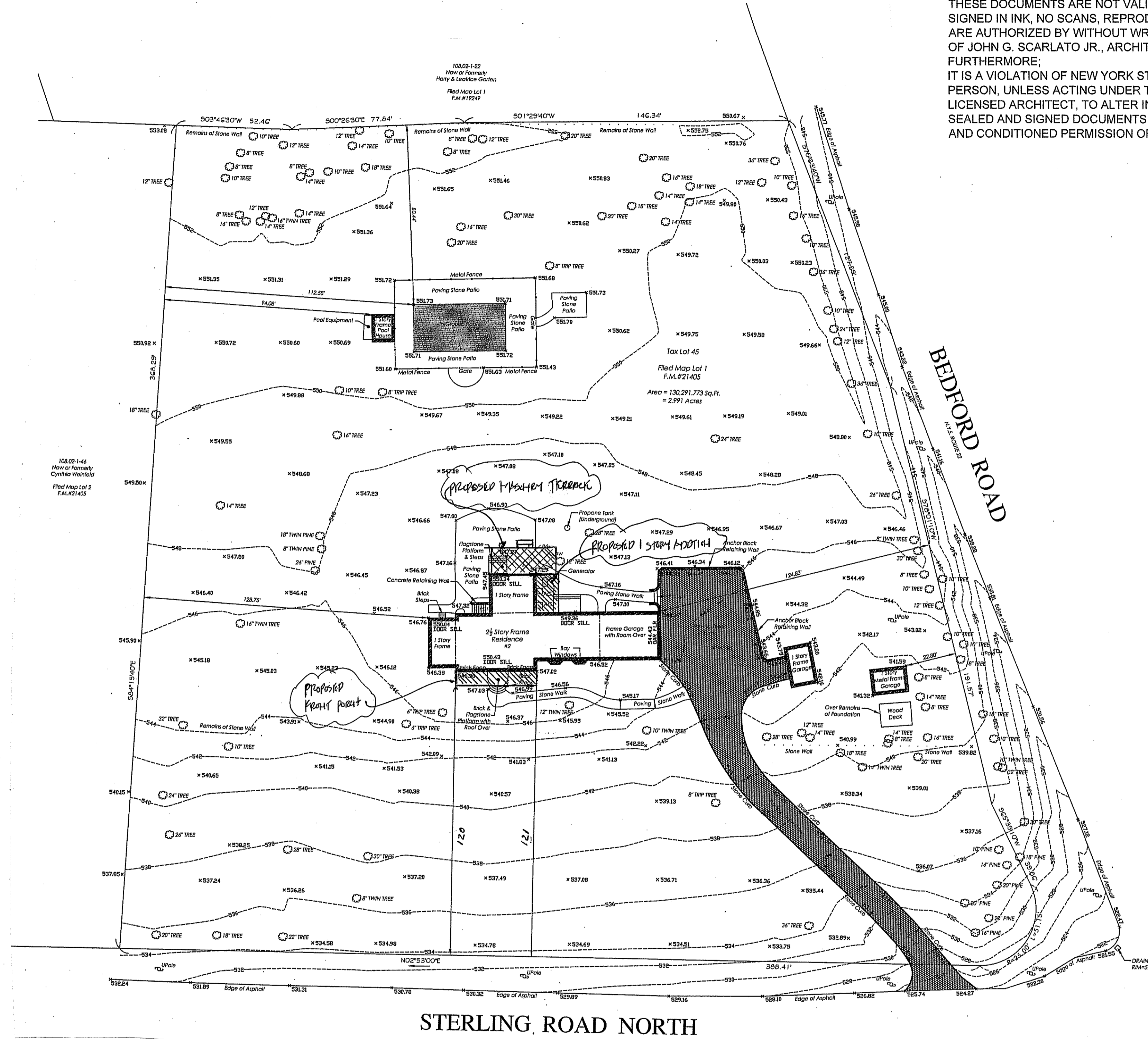
ADDITION AND INTERIOR
 ALTERATIONS AND
 RENOVATIONS

EXTERIOR ELEVATIONS
 PLOT PLAN
 ZONING CHART
 GENERAL NOTES



DRAWING NO.

A-1



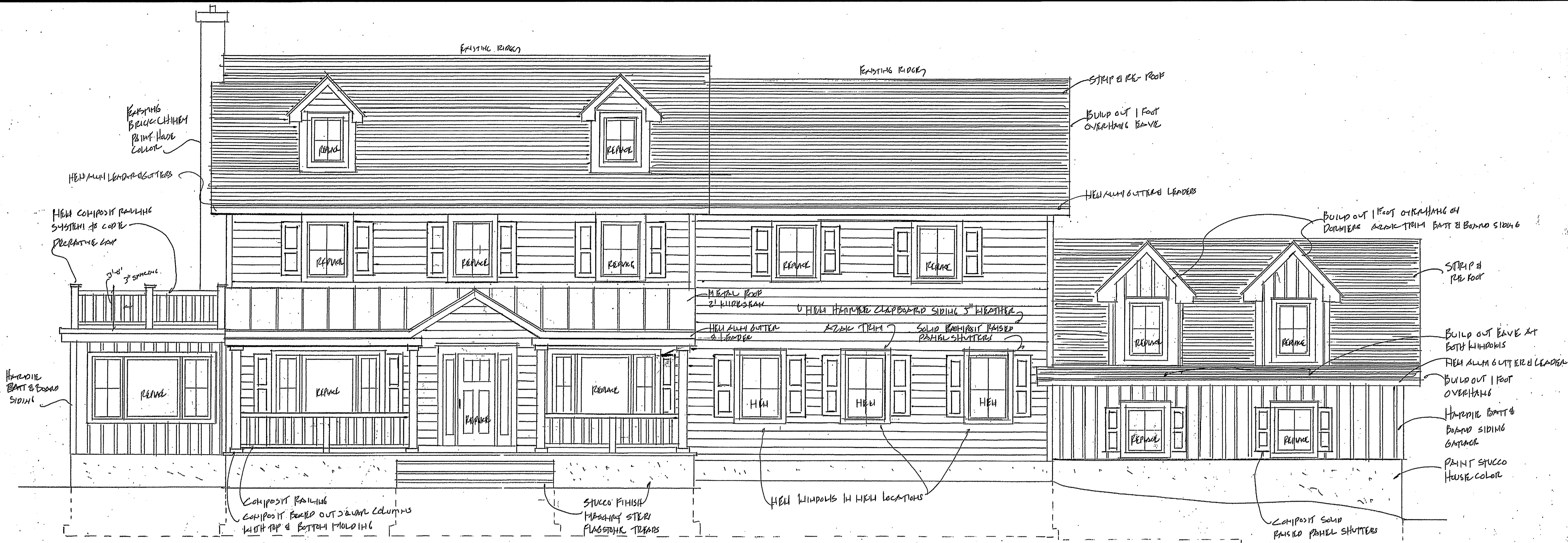
STERLING ROAD NORTH

BEDFORD ROAD

NORTH CASTLE ZONING COMPARISON CHART

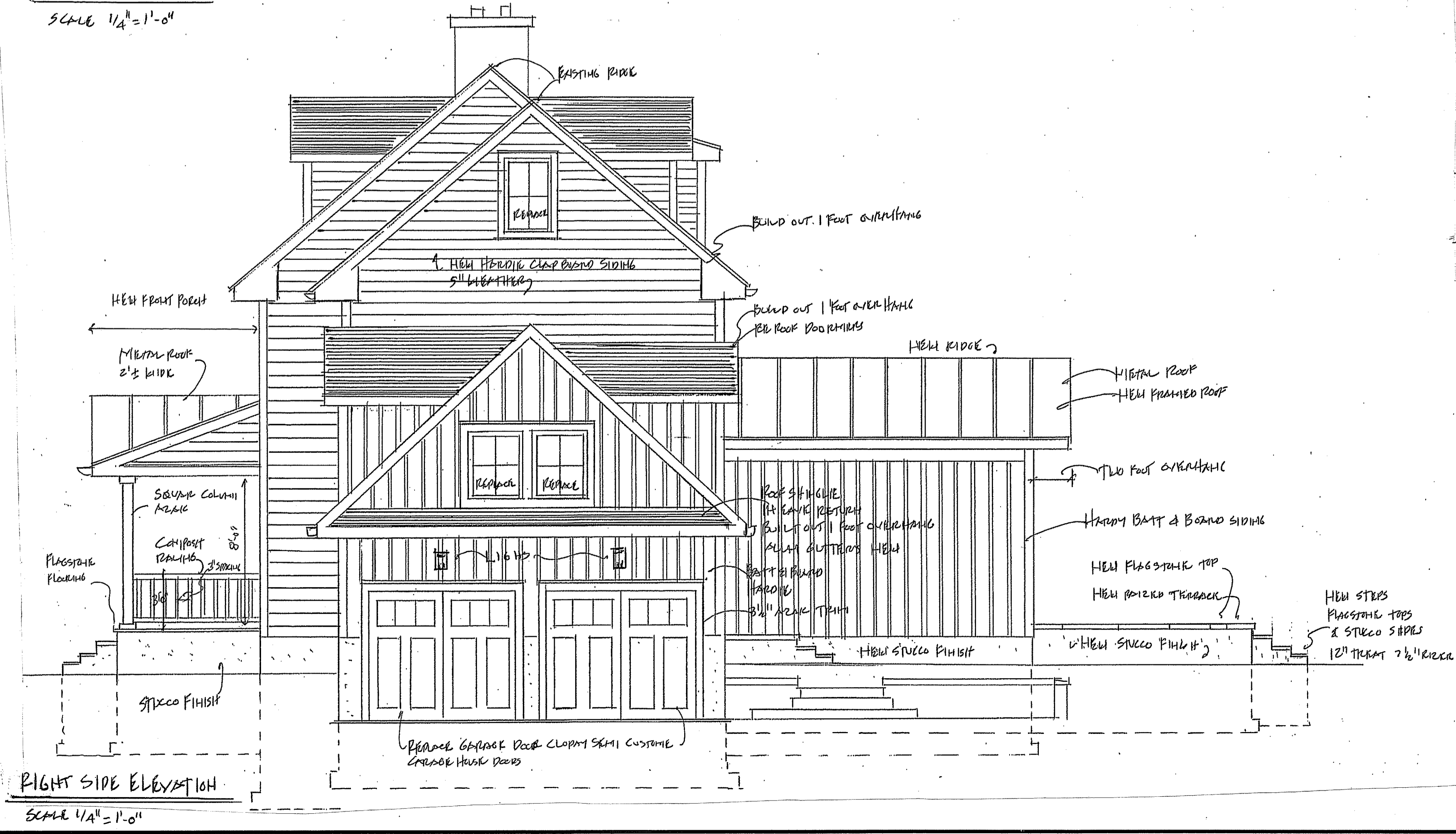
ADDRESS: 2 Sterling Road North SECTION: 108.02 BLOCK: 1 LOT: 45 ZONE: R-2A

DESCRIPTION	REQUIRED/ ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	2AC 87120 sq ft	2.99AC 130,244 sq ft	2.99AC 130,244 sq ft
FRONTAGE	150 FT	360	360
WIDTH	150 FT	275	275
DEPTH	150 FT	368	368
MINIMUM SETBACK (FRONT)	50 FT	126.4	120.4
MINIMUM SETBACK (SIDE)	30 FT	128.75	128.75
MINIMUM SETBACK (REAR)	50 FT	224	212
MAXIMUM BUILDING (HEIGHT/STORIES)	2 1/2	2 1/2	2 1/2
MAXIMUM BUILDING (FEET)	30 FT	no change	no change
MAXIMUM BUILDING COVERAGE	8%	1.6%	1.8%
MINIMUM DWELLING UNIT SIZE	1400 sq ft		
MAXIMUM PERMITTED FLOOR AREA	11,690	5231.75	5637.75
BASIC PERMITTED GROSS LAND COVERAGE	16,210.3		
MAXIMUM PERMITTED GROSS LAND COV.	16770	12709	13025.75



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

ISSUED FOR PERMIT



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

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Architect

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2 STERLING ROAD NORTH
ARMONK, N.Y. 10504

ADDITION AND INTERIOR
ALTERATIONS AND
RENOVATIONS

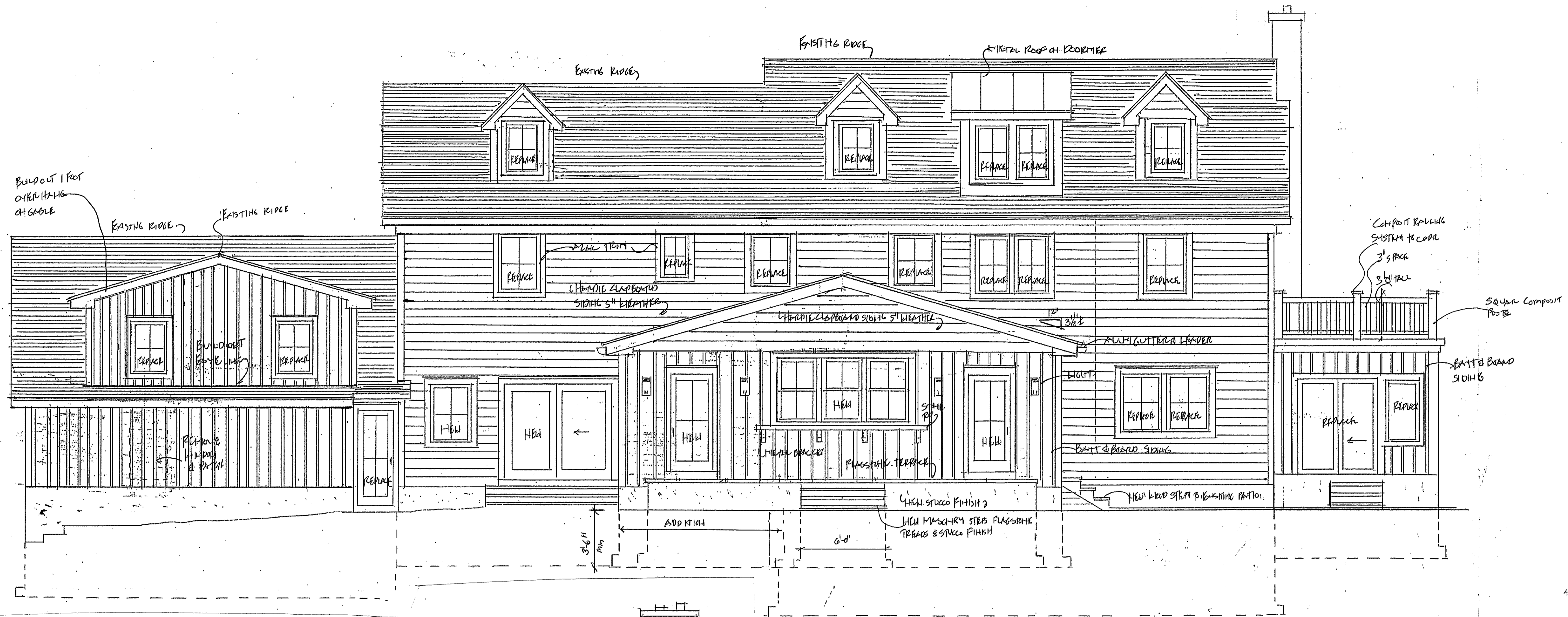
EXTERIOR ELEVATIONS
SECTIONS

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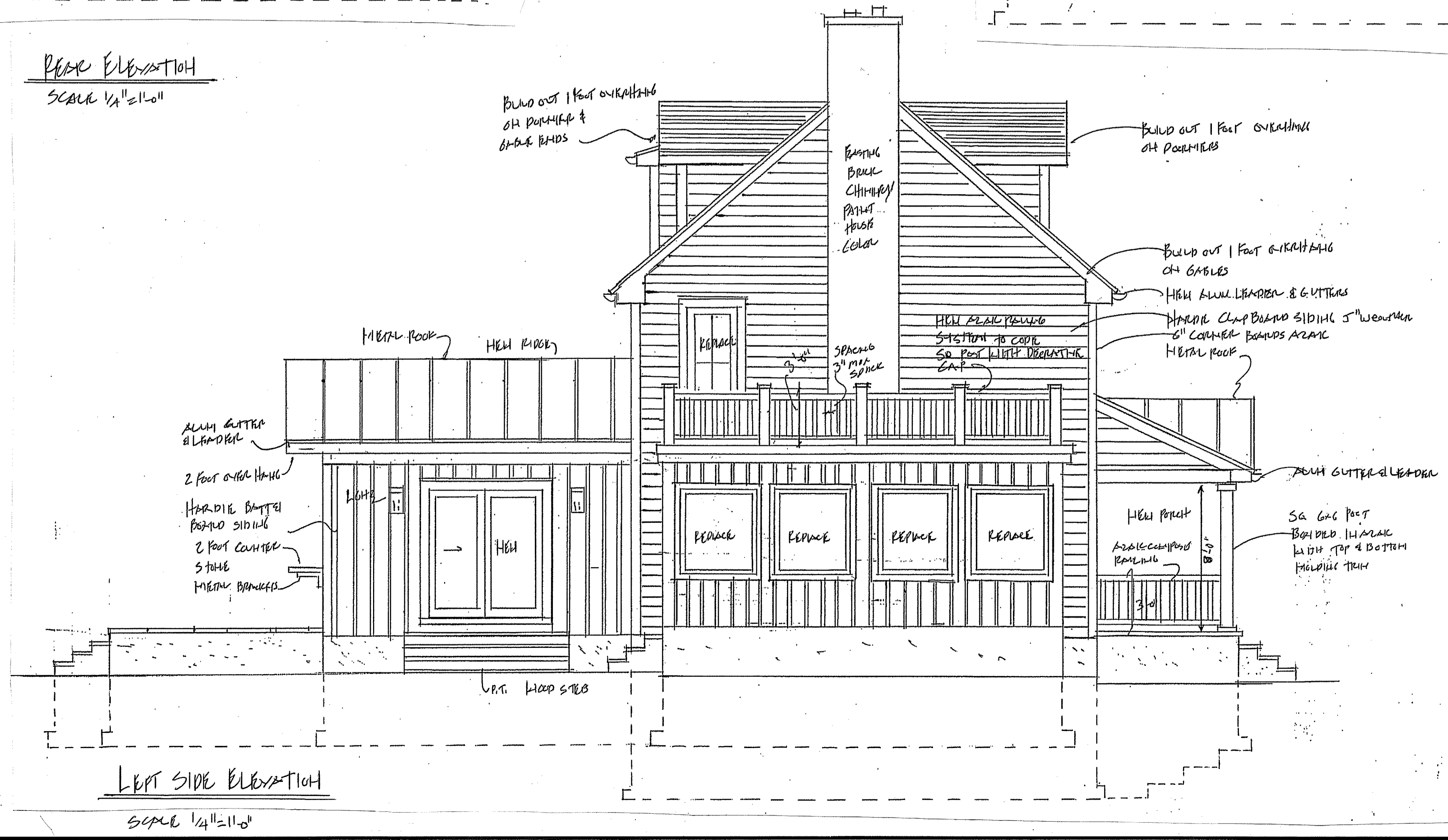
DRAWING NO.

A-2



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



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

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ADDITION AND INTERIOR
ALTERATIONS AND
RENOVATIONS

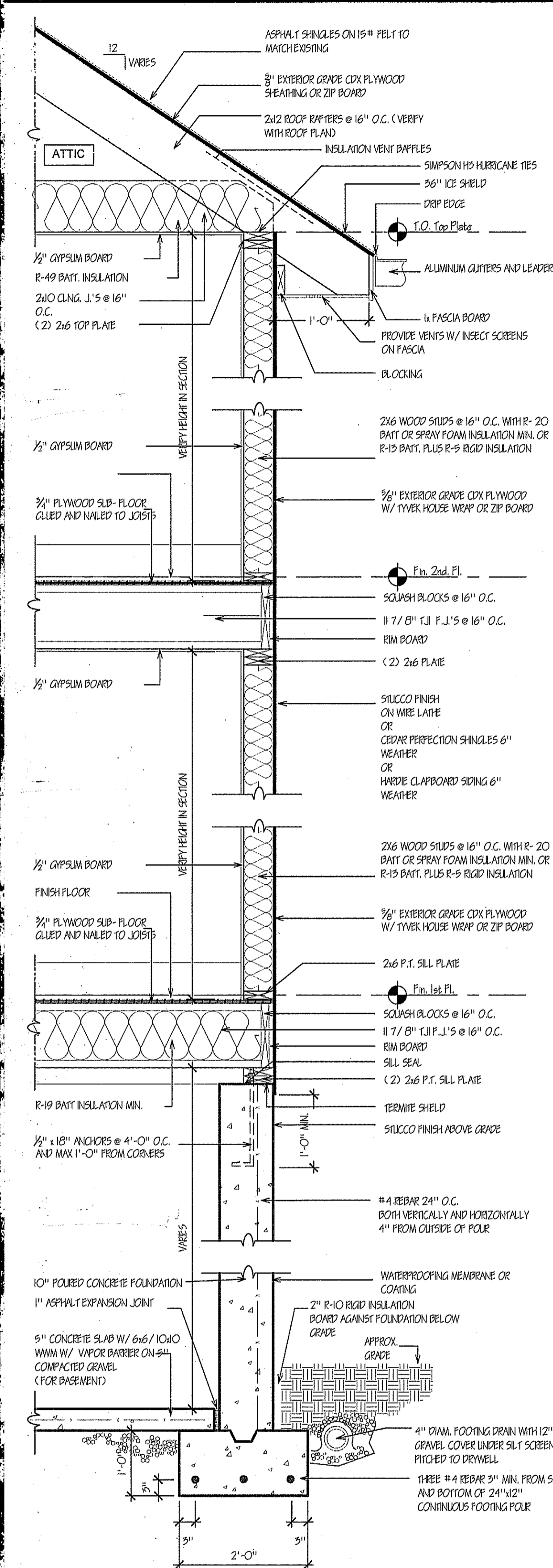
EXTERIOR ELEVATIONS
SECTIONS

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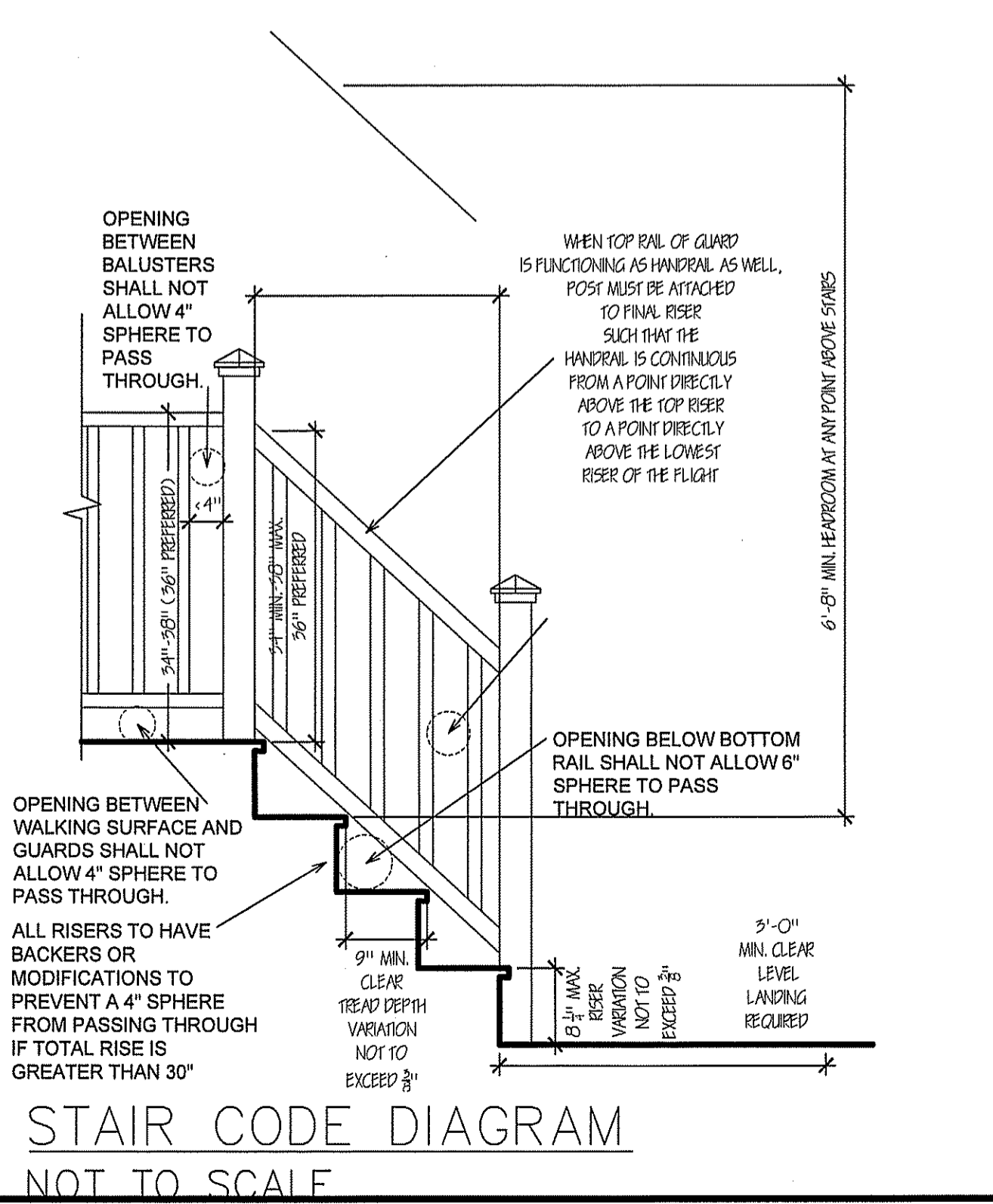
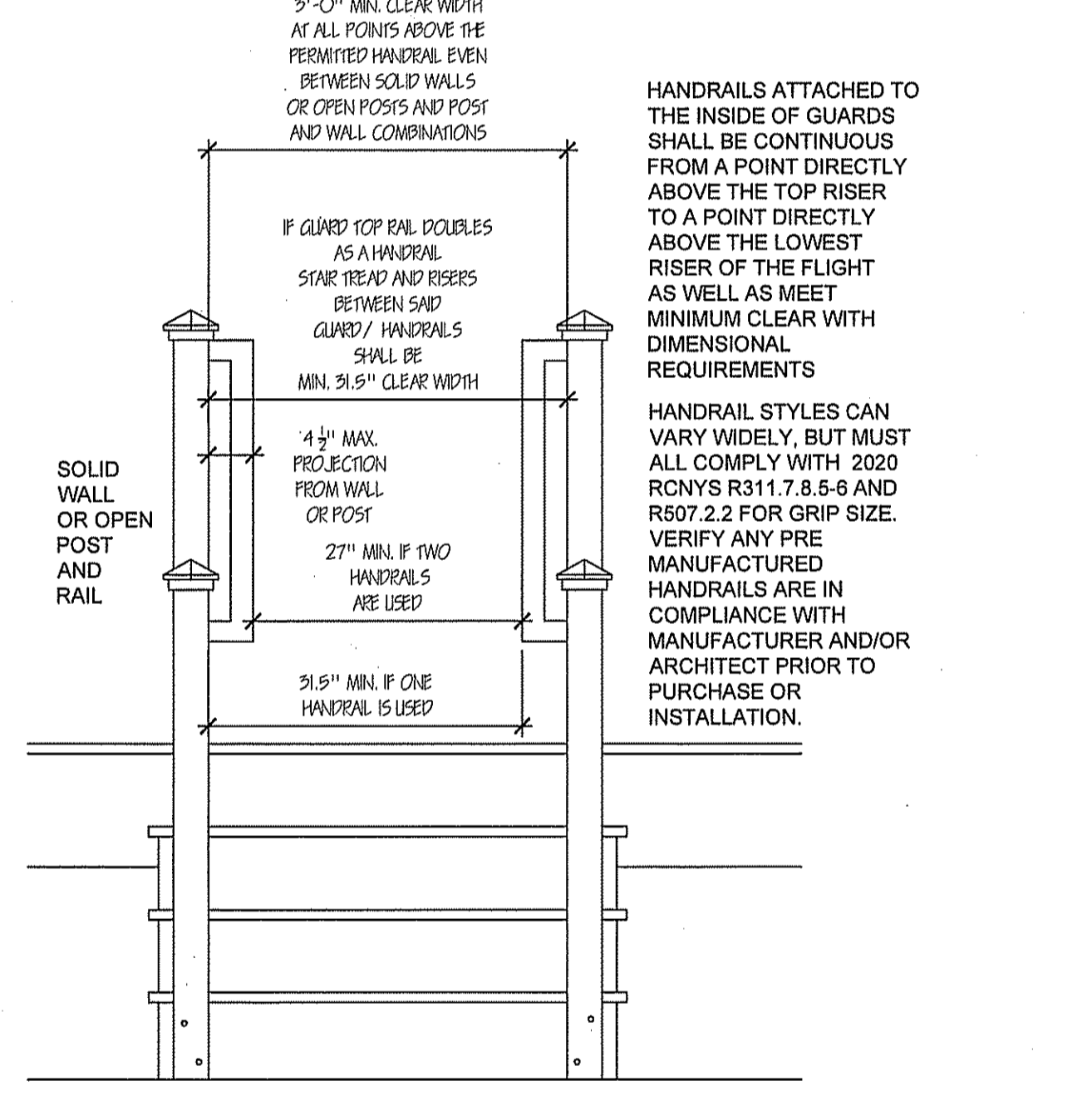
TYPICAL WALL DETAIL
SCALE: 3/4" = 1'-0"

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One & Two Family Dwellings:

- (a) When truss type construction, pre-engineered wood construction, and/or timber construction is utilized in the construction of a new residential structure or in an addition to or rehabilitation of an existing structure, such residential structure shall be identified by a sign or symbol in accordance with the provision of this Part.
- (b) The sign or symbol required by this Part shall be affixed to the electric box attached to the exterior of the residential structure; provided, however, that:
 - (1) If affixing the sign or symbol to the electric box would obscure any meter on the electric box, or if the utility providing electric service to the residential structure does not allow the sign or symbol to be affixed to the electric box, the sign or symbol shall be affixed to the exterior of the residential structure at a point immediately adjacent to the electric box; and
 - (2) If no electric box is attached to the exterior of the residential structure or if, in the opinion of the authority having jurisdiction, the electric box attached to the building is not in a location likely to be seen by firefighters or other first responders responding to a fire or other emergency at the residential structure, the sign or symbol required by this Part shall be affixed to the exterior of the residential structure in a location approved by the authority having jurisdiction as a location likely to be seen by firefighters or other first responders to a fire or other emergency at the residential structure.
- (c) The sign or symbol required by this Part shall be affixed prior to the issuance of a certificate of occupancy or a certificate of compliance. The authority having jurisdiction shall not issue a certificate of occupancy or a certificate of compliance until the sign or symbol required by this Part shall have been affixed.
- (d) The property owner shall be responsible for maintaining the sign or symbol by this Part and shall promptly replace any such sign or symbol that is affixed to an electric box when any change or modification is made to such electric box. The property owner shall promptly replace the sign or symbol by this Part if such sign or symbol is removed or becomes damaged, faded, worn or otherwise less conspicuous to firefighters or other first responders to a fire or other emergency at the residential structure.
- (e) The sign or symbol indicating the utilization of truss type construction, pre-engineered wood construction, and/or timber construction shall comply with the requirements of this subdivision.

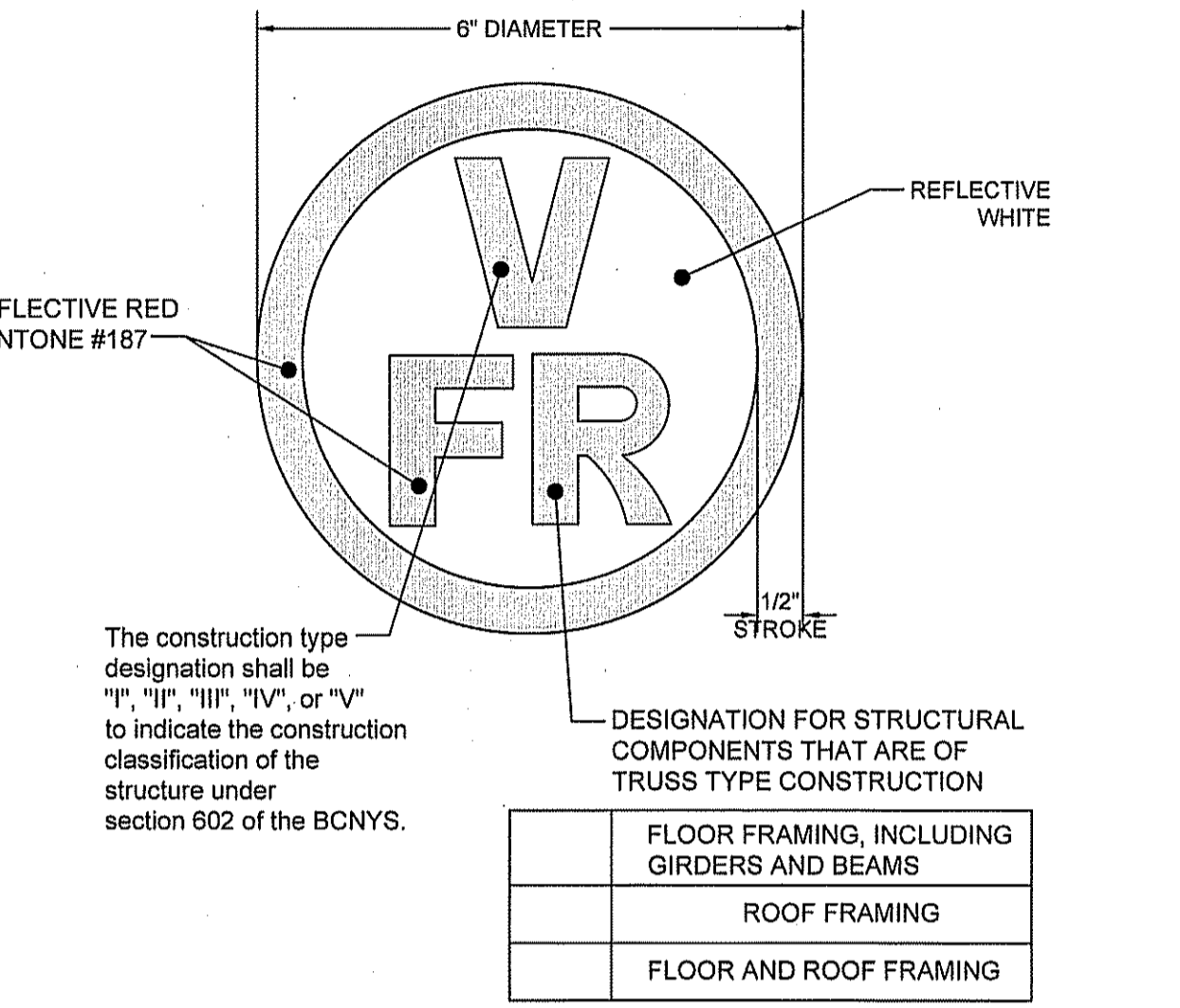
- (1) The sign or symbol shall consist of a circle six inches (152.4 mm) in diameter, with a stroke of 1/12 inch (12.7 mm). The background of the sign or symbol shall be reflective white in color. The circle and contents shall be reflective red in color, conforming to Pantone matching system (PMS) #187.
- (2) The sign or symbol shall be of sturdy, non-fading, weather resistant material; provided, however, that a sign or symbol applied directly to a door or sidelight may be a permanent non-fading sticker or decal.



STAIR CODE DIAGRAM
NOT TO SCALE

- (3) The sign or symbol shall contain an alphabetic construction type designation to indicate the construction type of the residential structure, as follows:

- (i) If the residential structure is subject to the provisions of the RCNYS, the construction type designation shall be "V" and
- (ii) If the residential structure is subject to the provisions of the BCNYS, the construction classification type designation shall be "I", "II", "III", "IV", or "V" to indicate the construction classification of the structure under section 602 of the BCNYS.
- (4) The sign or symbol shall contain an alphabetic location designation to indicate the location(s) containing truss type construction, pre-engineered wood construction and/or timber construction structural components, as follows:
 - (i) "F" shall mean floor framing, including girders and beams;
 - (ii) "R" shall mean roof framing; and
 - (iii) "FR" shall mean floor framing and roof framing.
- (5) The construction type designation shall be placed at the 12 o'clock position of the sign or symbol, over the location designation, which shall be placed at the six o'clock position of the sign or symbol.



The construction type designation shall be "I", "II", "III", "IV", or "V" to indicate the construction classification of the structure under section 602 of the BCNYS.

DESIGNATION FOR STRUCTURAL COMPONENTS THAT ARE OF TRUSS TYPE CONSTRUCTION
FLOOR FRAMING, INCLUDING GIRDERS AND BEAMS
ROOF FRAMING
FLOOR AND ROOF FRAMING

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

2020 NYS ECCC - NY TABLE R-402.1.2

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED b FENESTRATION SPEC	CEILING R-VALUE	WOOD-FRAMED WALL R-VALUE	MASONRY WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE c	SLAB R-VALUE & DEPTH d	CRAWL SPACE WALL R-VALUE
4a (mass)	0.32	0.55	0.40	R-49	R-20 or R-19 + R _s ¹	R-15	R-19	10/15	10, 2 FT.	10/15

RELEVANT NOTES PER 2020 ECCC NYS (NY) TABLE R-402.1.2

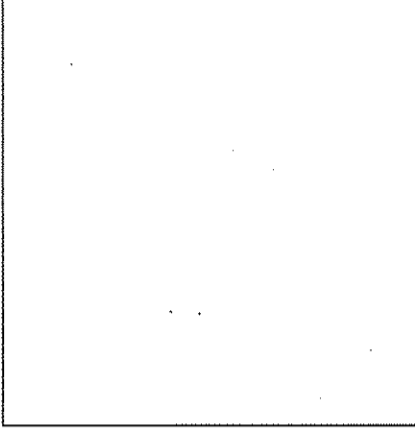
- R-values are minimums. U-factors are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
- The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in climate zones 1 through 3 where the SHGC for such skylights does not exceed 0.50.
- "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.
- R-5 shall be added to the required slab edge R-values for heated slabs.
- 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.
- 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-402.2.2 Ceilings without attic spaces. WHERE SECTION R-402.2.2 REQUIRES INSULATION GREATER THAN R-50 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 R-402.2.2 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 R-402.1.4 AND THE TOTAL U-FACTOR ALTERNATIVE IN SECTION R-402.1.5.

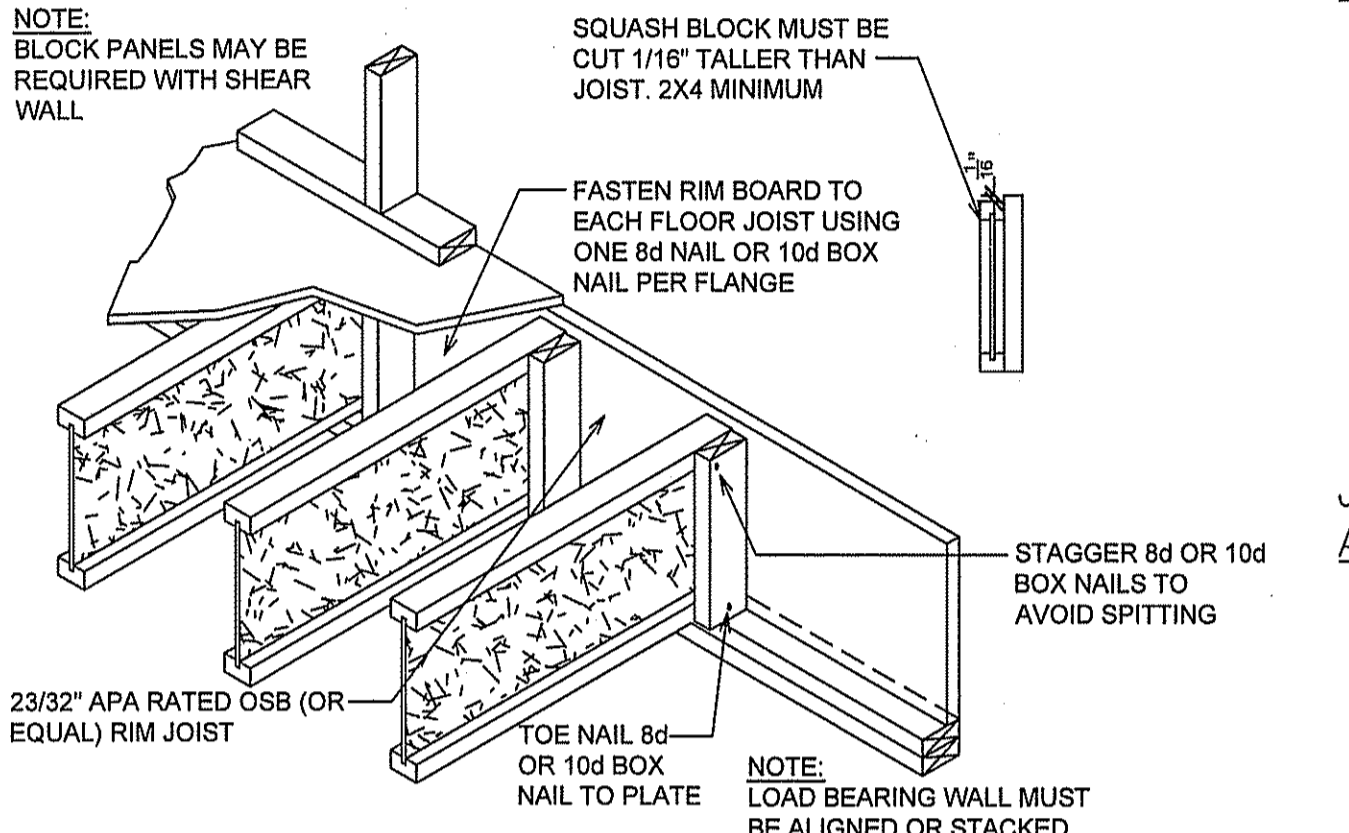
INSULATION AND FENESTRATION ENERGY CODE COMPLIANCE STATEMENT

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:



JOHN G. SCARLATO JR., ARCHITECT



SQUASH BLOCK AND RIM JOIST DETAIL
NOT TO SCALE

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ADDITION AND INTERIOR ALTERATIONS AND RENOVATIONS

DETAILS AND NOTES



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A-4

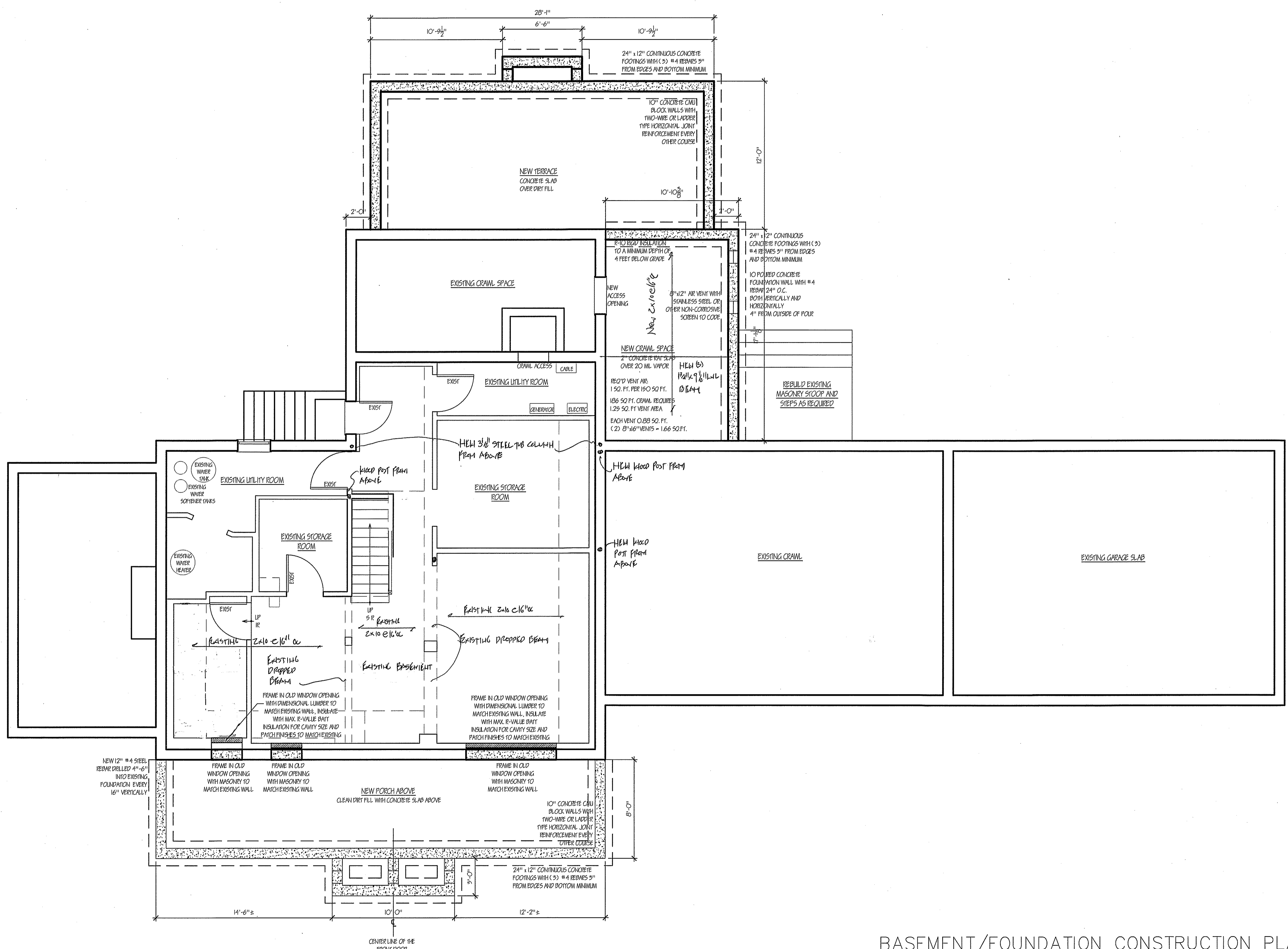
SECTION
SCALE: 1/4" = 1'-0"

LEGEND

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

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ADDITION AND INTERIOR ALTERATIONS AND RENOVATIONS

BASEMENT/ FOUNDATION CONSTRUCTION PLAN



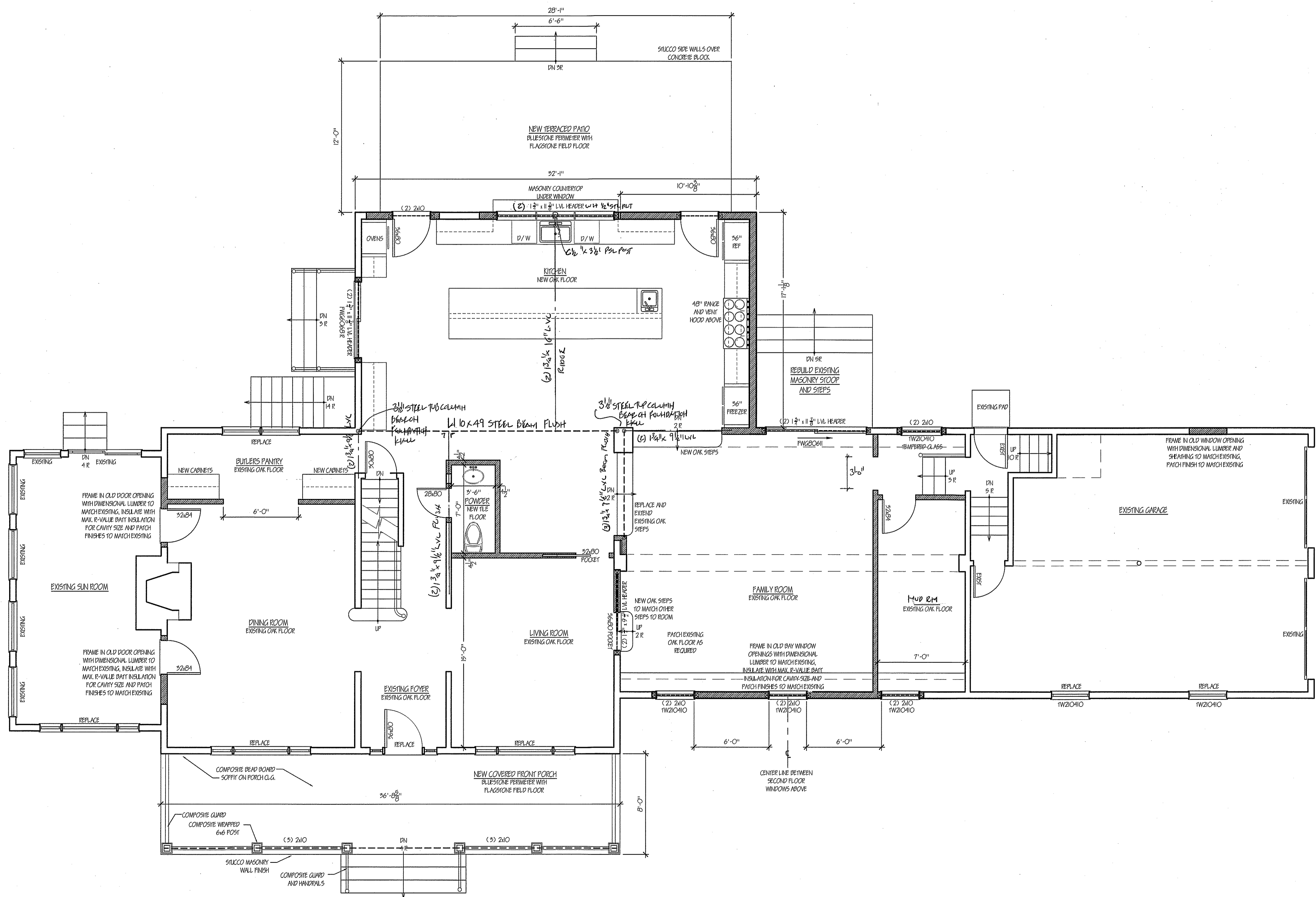
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A-5

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

FIRST FLOOR
 CONSTRUCTION PLAN



DRAWING NO.

A-6

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

1507.1 UNDERLAYMENT:
 UNDERLAYMENT FOR ASPHALT SHINGLES, CLAY AND CONCRETE TILE, METAL ROOF SHINGLES, MINERAL SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES, WOOD SHAKES, METAL ROOF PANELS AND PRODUCTS, THE SHINGLES SHALL COMPLY TO THE APPLICABLE STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D970, D4869 AND D6797 SHALL BEAR A LABEL INDICATING COMPLIANCE WITH THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE 1507.1(K). UNDERLAYMENT SHALL BE APPLIED IN ACCORDANCE WITH TABLE 1507.1(K.2). UNDERLAYMENT SHALL BE ATTACHED IN ACCORDANCE WITH TABLE 1507.1(K.3).

TABLE 1507.1(K.2) UNDERLAYMENT ATTACHMENT:
 THE UNDERLAYMENT SHALL BE ATTACHED WITH CORROSION-RESISTANT FASTENERS IN A GRID PATTERN OF 12 INCHES BETWEEN ROW LAPS WITH A 6-INCH SPACING AT SIDE AND END LAPS. UNDERLAYMENT SHALL BE ATTACHED USING METAL OR PLASTIC CAP NAILS OR CAP SCREWS WITH A NOMINAL CAP DIMENSION OF NOT LESS THAN 1/2 INCH. METAL CAPS SHALL HAVE A THICKNESS OF NOT LESS THAN 32-GAUGE CO.024 INCH SHEET METAL. POWER-DRIVEN METAL CAPS SHALL HAVE A MINIMUM THICKNESS OF 0.010 INCH. MINIMUM THICKNESS OF THE EXPOSED EDGE OF PLASTIC CAPS SHALL BE 0.009 INCH. THE CAP NAIL SHANK SHALL BE NOT LESS THAN 0.020 INCH FOR 1/2 INCH SHANK CAP NAILS AND 0.010 INCH FOR 3/8 INCH SHANK CAP NAILS. SCREWS SHALL BE NOT LESS THAN 24-GAUGE CO.032 INCH. THE CAP NAIL SHANK AND CAP SCREW LEGS SHALL HAVE A LENGTH SUFFICIENT TO PENETRATE THROUGH THE ROOF SHEATHING OR NOT LESS THAN 1/4 INCH INTO THE ROOF SHEATHING.

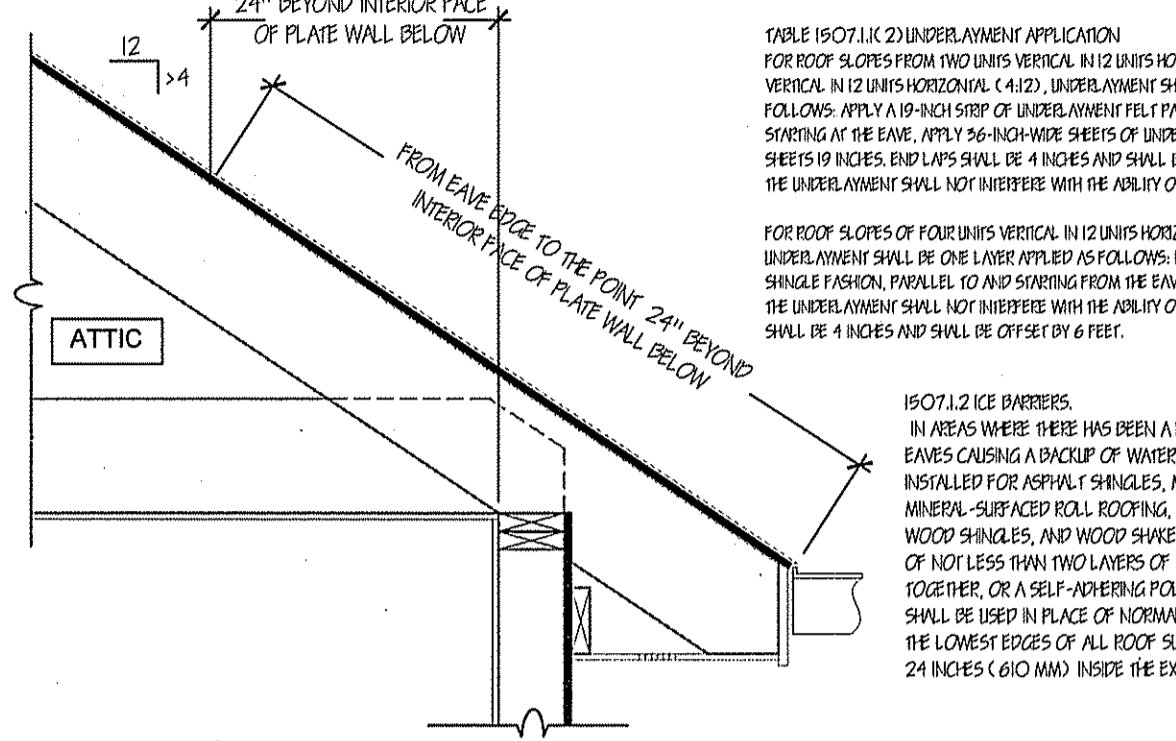
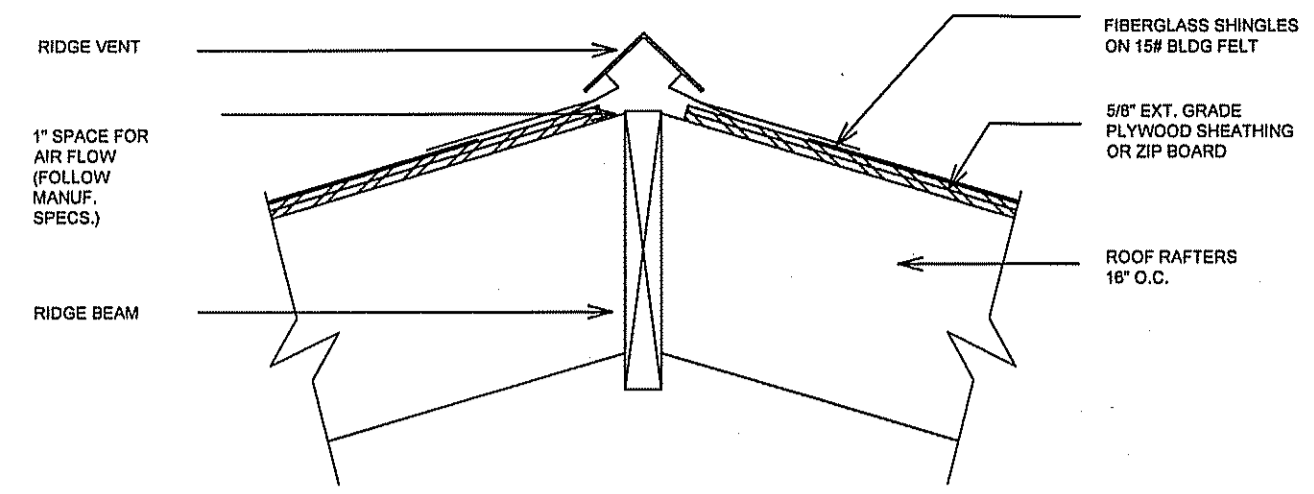


TABLE 1507.1(K.2) UNDERLAYMENT APPLICATION:
 FOR ROOF SLOPES FROM TWO INCHES VERTICAL IN 12 INCHES HORIZONTAL (1/12) UP TO FOUR INCHES VERTICAL IN 12 INCHES HORIZONTAL (1/3), UNDERLAYMENT SHALL BE TWO LAYERS APPLIED AS FOLLOWS: APPLY A 1/2-INCH THICK UNDERLAYMENT FIBER FELT PARALLEL TO AND OVERLAPPING AT THE EAVES SHEDDING AT THE EAVE. APPLY 36-INCH-WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET. DISCREPANCIES IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL.
 FOR ROOF SLOPES OF FOUR INCHES VERTICAL IN 12 INCHES HORIZONTAL (1/3) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED AS FOLLOWS: UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND OVERLAPPING FROM THE EAVE AND OFFSET 2 INCHES. DISCREPANCIES IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET.

1507.1.2 ICE BARRIERS:
 IN AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG THE EAVES CAUSING A BACKUP OF WATER, AN ICE BARRIER SHALL BE INSTALLED FOR ASPHALT SHINGLES, METAL ROOF SHINGLES, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES, AND WOOD SHAKES. THE ICE BARRIER SHALL CONSIST OF NOT LESS THAN TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER, OR A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

2020 N.Y.S.B.C. UNDERLAYMENT AND ICE SHIELD CODE REFERENCES
 NOT TO SCALE



RIDGE VENT DETAIL
 NOT TO SCALE

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

ROOF PLAN

DRAWING NO. **A-7**








DEMOLITION/REMOVAL NOTES:

- 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.
- 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.
- 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.
- EXISTING ELECTRIC PANELS, GAS METERS OR WATER METERS TO REMAIN.
- 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.
- 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.
- 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.
- 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.
- 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.
- ENTIRELY REMOVING EXISTING WALLS (SHOWN DASHED IN DRAWINGS) FROM CEILING TO FLOOR INCLUDING BASE, TRIM, DOORS, WINDOWS AND FRAMES. REMOVE ENTIRELY ALL MILLWORKS, COUNTERTOPS, 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.
- 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.
- 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.
- 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.

PRE-DEMOLITION NOTES:

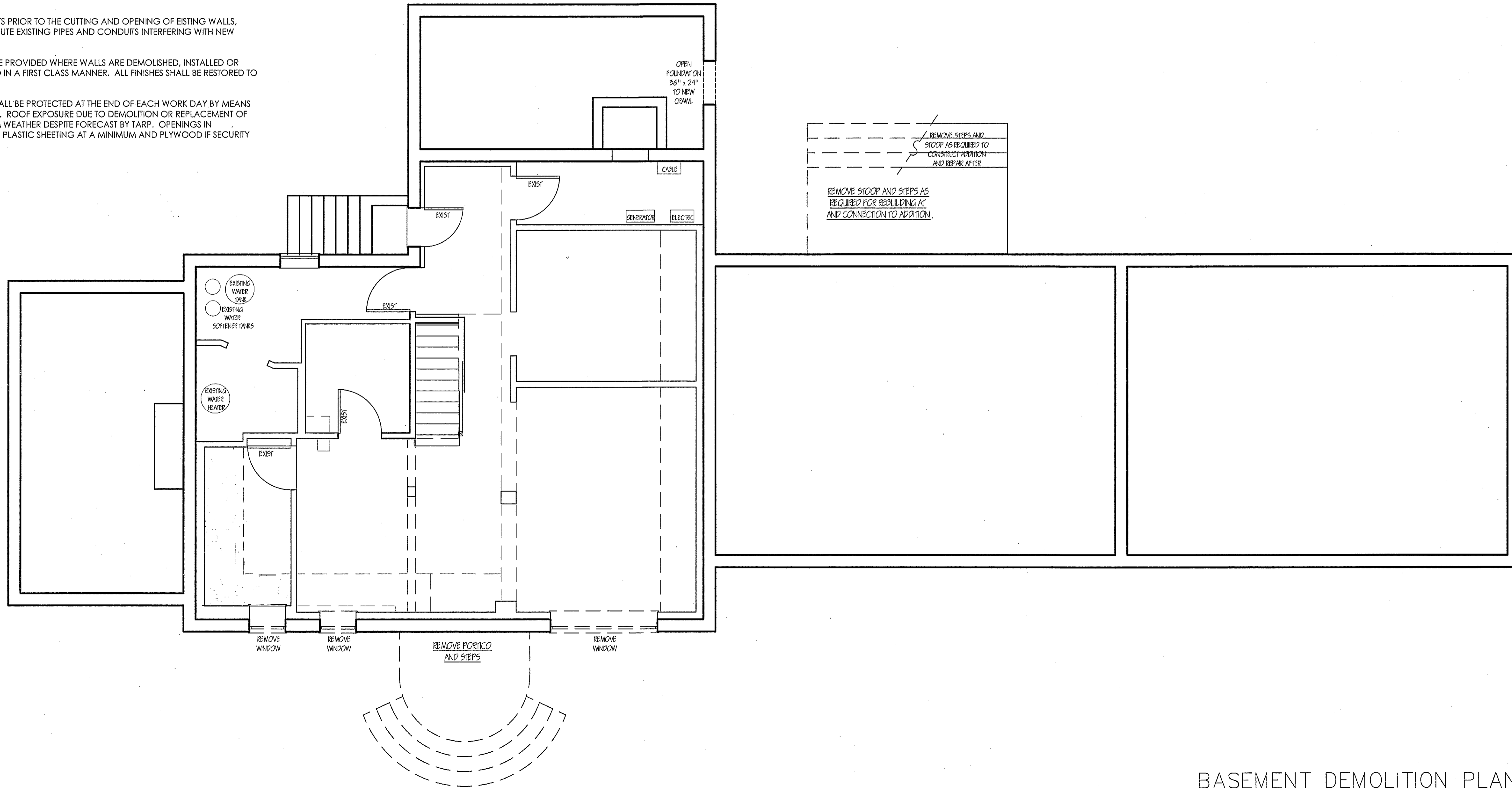
- THE OWNERS AND THEIR CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR INVESTIGATING, IDENTIFYING AND ABATING ALL POTENTIALLY HARMFUL MATERIALS WITHIN THE STRUCTURE THAT MAY BE DISTURBED OR AFFECTED BY THE PROPOSED WORK. ALL REQUIREMENTS OF N.Y.S. LAWS AND THE REGULATIONS OF THE MUNICIPALITY OF THE PROJECT 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.
- 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.
- ALL DIMENSIONS ARE FINISH FACE TO FINISH FACE UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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.
- 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.

LEGEND

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

WARNING:
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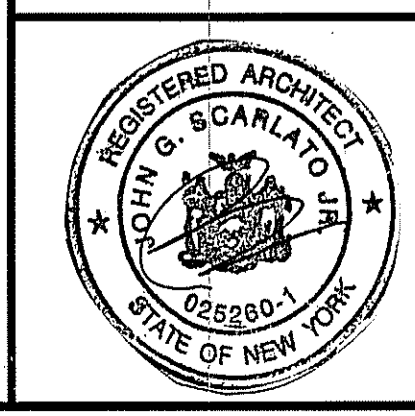
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ADDITION AND INTERIOR
 ALTERATIONS AND
 RENOVATIONS

DEMOLITION PLANS



DRAWING NO.

A-8

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

DEMOLITION/REMOVAL NOTES:

- 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.
- 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.
- 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.
- EXISTING ELECTRIC PANELS, GAS METERS OR WATER METERS TO REMAIN.
- 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.
- 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.
- 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.
- 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.
- 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.
- ENTIRELY REMOVING EXISTING WALLS (SHOWN DASHED IN DRAWINGS) FROM CEILING TO FLOOR INCLUDING BASE, TRIM, DOORS, WINDOWS AND FRAMES. REMOVE ENTIRELY ALL MILLWORKS, COUNTERTOPS, 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.
- 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.
- 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.
- 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.

PRE-DEMOLITION NOTES:

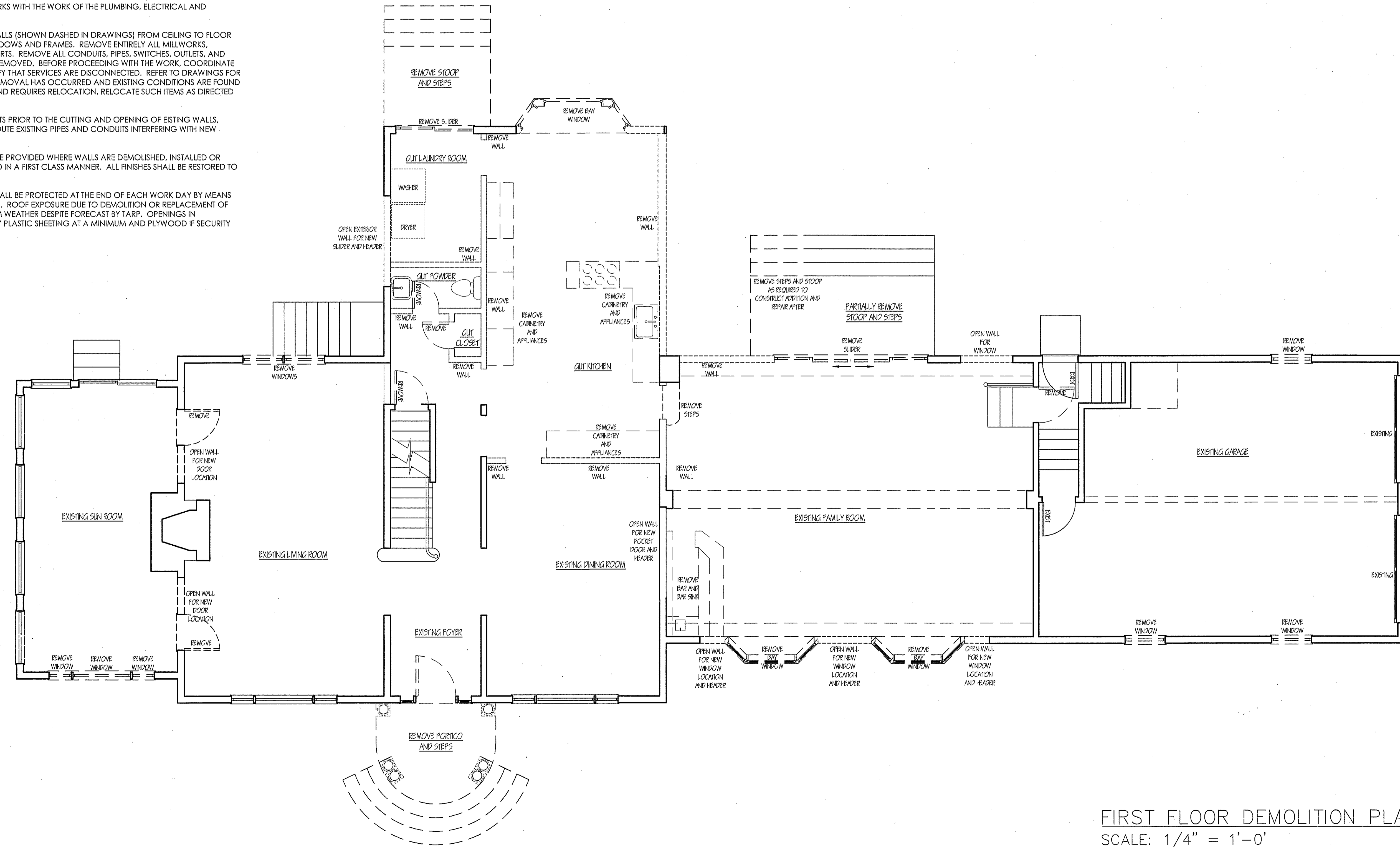
- THE OWNERS AND THEIR CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR INVESTIGATING, IDENTIFYING AND ABATING ALL POTENTIALLY HARMFUL MATERIALS WITHIN THE STRUCTURE THAT MAY BE DISTURBED OR AFFECTED BY THE PROPOSED WORK. ALL REQUIREMENTS OF N.Y.S. LAWS AND THE REGULATIONS OF THE MUNICIPALITY OF THE PROJECT 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.
- 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.
- ALL DIMENSIONS ARE FINISH FACE TO FINISH FACE UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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.
- 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.

LEGEND

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

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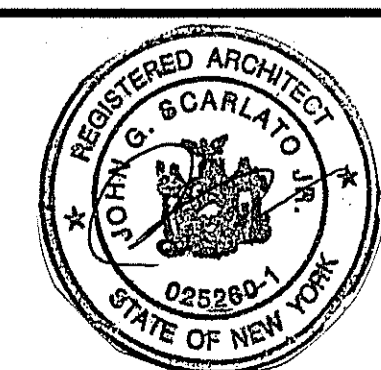
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ADDITION AND INTERIOR
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DEMOLITION PLANS



DRAWING NO.

A-9

FIRST FLOOR DEMOLITION 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 780 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 174 +/- 0.78 %/A 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 qualify 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 - 60 minutes
400 ppm CO Concentration: 4 - 15 minutes

* Only approved by UL, based on manufacturer's approved wiring

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 50 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 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 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.

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. It is not a medical practitioner. Individuals with medical problems may consider using monitoring devices which provide audible and visual signals for carbon monoxide concentrations under 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:	95dB 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
Interconnect:	Up to 24 Kidde devices (of which 18 can be initiating)
Warranty:	10 year limited battery's included
Replacement batteries:	EnergyEER Gold Peak 15A, Golden Power GLRGA Replacement batteries are available where you purchased this alarm. Note: Do not use Mithun 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.

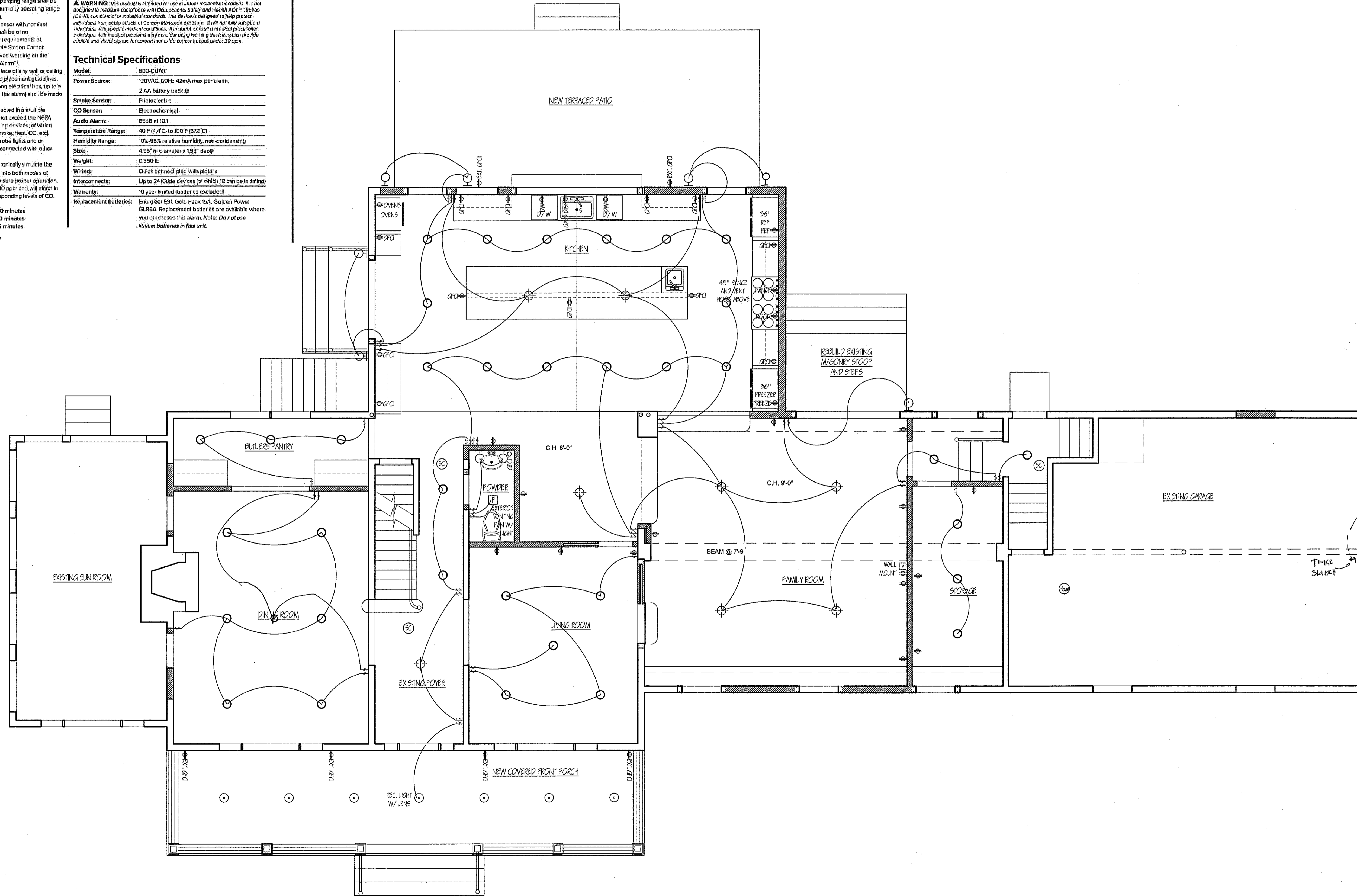
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ELECTRICAL LEGEND

- ⚡ NEW DECORA SWITCH (SINGLE POLE TO MULTI-WAY AS DIAGRAMED)
- ⚡ NEW DECORA DIMMER SWITCH
- ⚡ NEW DECORA RECEPTACLE
- ⚡ NEW DECORA GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE
- ⚡ NEW DECORA ARC FAULT CIRCUIT INTERRUPTER 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
- ⚡ 5" WHITE BAFFLE
- ⚡ NEW LED UNDER-CAB LIGHT PUCK OR STRIP
- ⚡ NEW RECESSED WHITE DOWN LIGHT
- ⚡ 5" BIFFLE 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 SCENE JUNCTION BOX
- ⚡ WALL LIGHT JUNCTION BOX
- ⚡ CEILING FAN REINFORCED JUNCTION BOX

313 AMENDMENTS TO SECTION 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 65 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.

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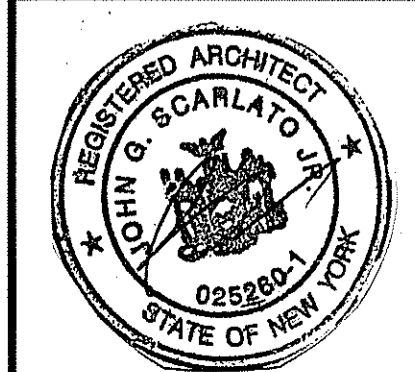
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DRAWING NO.

A-10

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