



**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:

Initial Submittal  Revised Preliminary

Street Location:

Zoning District: \_\_\_\_\_ Property Acreage: \_\_\_\_\_ Tax Map Parcel ID: \_\_\_\_\_

Date: \_\_\_\_\_

**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.



# 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: \_\_\_\_\_

### Section III- DESCRIPTION OF WORK:

### Section III- CONTACT INFORMATION:

APPLICANT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

#### PROPERTY OWNER:

\_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

PROFESSIONAL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

### Section IV- PROPERTY INFORMATION:

Zone: \_\_\_\_\_ Tax ID (lot designation) \_\_\_\_\_



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

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

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

## FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: \_\_\_\_\_ Date: \_\_\_\_\_

Tax Map Designation or Proposed Lot No.: \_\_\_\_\_

### Floor Area

1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06): \_\_\_\_\_
2. **Maximum** permitted floor area (per Section 213-22.2B): \_\_\_\_\_
3. Amount of floor area contained within first floor:  
\_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
4. Amount of floor area contained within second floor:  
\_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
5. Amount of floor area contained within garage:  
\_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
6. Amount of floor area contained within porches capable of being enclosed:  
\_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
7. Amount of floor area contained within basement (if applicable – see definition):  
\_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
8. Amount of floor area contained within attic (if applicable – see definition):  
\_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
9. Amount of floor area contained within all accessory buildings:  
\_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
10. Proposed **floor area**: Total of Lines 3 – 9 = \_\_\_\_\_

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 an



\_\_\_\_\_  
g Worksheet

\_\_\_\_\_  
Date



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**WESTCHESTER COUNTY**  
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**GROSS LAND COVERAGE CALCULATIONS WORKSHEET**

Application Name or Identifying Title: \_\_\_\_\_ Date: \_\_\_\_\_

Tax Map Designation or Proposed Lot No.: \_\_\_\_\_

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): \_\_\_\_\_
2. **Maximum** permitted gross land coverage (per Section 213-22.2C): \_\_\_\_\_
3. **BONUS** maximum gross land cover (per Section 213-22.2C):  
 Distance principal home is beyond minimum front yard setback  
 \_\_\_\_\_ x 10 = \_\_\_\_\_
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 \_\_\_\_\_
5. Amount of lot area covered by **principal building**:  
 \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
6. Amount of lot area covered by **accessory buildings**:  
 \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
7. Amount of lot area covered by **decks**:  
 \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
8. Amount of lot area covered by **porches**:  
 \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
9. Amount of lot area covered by **driveway, parking areas and walkways**:  
 \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
10. Amount of lot area covered by **terraces**:  
 \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:  
 \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
12. Amount of lot area covered by **all other structures**:  
 \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = \_\_\_\_\_

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 an \_\_\_\_\_



\_\_\_\_\_ Planning Worksheet

\_\_\_\_\_ Date



SHEET INDEX

Table with 2 columns: Code (C1, PS1, S1, A1, A2, A3, A4, A5, A6, E1) and Description (COVER SHEET - CODE AND BID INFORMATION, PROJECT SPECIFICATIONS, PLOT PLAN, AREA DIAGRAMS & RES-CHECK NOTES, etc.)

BID NOTES

WHERE MATERIAL IS MENTIONED IN THE PLANS AND SPECIFICATIONS BY MANUFACTURER'S NAME, NO SUBSTITUTIONS WILL BE PERMITTED WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. THE FOLLOWING ITEMS WILL BE PURCHASED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.

GENERAL NOTES

1. I, TIMOTHY P. LENER, R.A. CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IN MY PROFESSIONAL OPINION, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH ALL OF THE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (RCNYS) AND THE 2020 ECCCNYS RESIDENTIAL PROVISIONS.

ABBREVIATIONS

Table of abbreviations for various building components: AIR CONDITIONING, EAST, INSIDE DIAMETER, OVERALL, SQUARE, etc.

ABBREVIATIONS

Continuation of abbreviations table: OBSOLETE, ON CENTER, OUTSIDE DIAMETER, OPENING, OPPOSITE, etc.

BUILDING CODE CRITERIA

2020 E.C.C.C.N.Y.S. COMPLIANCE
Generated by REScheck-Web Software
Compliance Certificate
Project: ADDITION TO THE STEIN RESIDENCE
Location: Armonk, New York



THE STEIN RESIDENCE

THIS PROJECT UTILIZES PRE-ENGINEERED WOOD CONSTRUCTION (PW). IN ACCORDANCE WITH TITLE 19 NYCRR PART 1265, THE OWNER SHALL BE RESPONSIBLE TO AFFIX A TRUSS IDENTIFICATION SIGN OR SYMBOL (AS SHOWN BELOW) ADJACENT TO THE EXTERIOR ELECTRICAL BOX.



SMOKE/CARBON MONOXIDE DETECTOR NOTE
G.C. SHALL BE RESPONSIBLE TO INSURE THAT SMOKE DETECTORS/ALARMS BE LOCATED ON EACH FLOOR AND IN ALL SLEEPING ROOMS, ONE CARBON MONOXIDE DETECTOR/ALARM SHALL BE ON EACH FLOOR.

KING AND JACK STUD TABLE
2020 RCNYS TABLE R603.7 (1)
Table with columns: SIZE OF OPENING (FEET-INCHES), NO. OF JACK STUDS, NO. OF KING STUDS

DESIGN LOADS MATERIAL STRENGTHS
SOIL BEARING (ASSUME): 2000 PSF
FLOOR: (LL+DL) 55 PSF
ATTIC FLOOR: 30 PSF
ROOF (LL+SNOW LOAD): 65 PSF

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA
2020 RCNYS TABLE R301.2 (1)
Table with columns: WIND DESIGN, SEISMIC DESIGN, SUBJECT TO DAMAGE FROM, etc.

MANUAL J DESIGN CRITERIA
Table with columns: ELEVATION, LATITUDE, WINTER HEATING, SUMMER COOLING, ALTITUDE CORRECTION FACTOR, etc.

Vertical sidebar containing: Addition and Alteration to the Stein Residence, 14 Green Valley Road, Armonk, New York, Section: 108.02 Block: 2 Lot: 36, ARCHITECT Timothy P. Lener, Architect, P.C., 57 Wheeler Avenue, Suite 203, Pleasantville, New York 10570, E-Mail: tpl.arch@gmail.com

# PROJECT SPECIFICATIONS

## DEMOLITION

- GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO ALL RULES AND REGULATIONS HAVING JURISDICTION WITHIN THE PROJECT AREA.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO CHECK AND VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
- G.C. SHALL LOCATE AND IDENTIFY UNDERGROUND UTILITY LINES, IF ANY, PRIOR TO START OF EXCAVATION. G.C. SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGED OR INTERRUPTED SERVICES RESULTING FROM THE WORK BEING PERFORMED.
- G.C. SHALL PROVIDE TEMPORARY SUPPORT OF ALL BEARING WALLS TO BE REMOVED.
- G.C. SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- REMOVE AND REPLACE ANY DAMAGED OR ROTTED LUMBER. REVIEW QUESTIONABLE CONDITIONS WITH ARCHITECT.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM SITE BY G.C. IN A MANNER WHICH IS LEGALLY CONFORMING TO THE LOCAL MUNICIPAL ORDINANCES.
- G.C. SHALL PROTECT AREAS NOT IN THE SCOPE OF WORK FROM DAMAGE AND DUST DURING DEMOLITION AND CONSTRUCTION.
- REMOVE ALL WINDOWS AND DOORS INCLUDING FRAMES WHERE NOTED.
- REMOVE ALL ABANDONED PLUMBING AND ELECTRICAL LINES.
- REPLACE ANY PLUMBING AND/OR ELECTRICAL LINES WITHIN CONSTRUCTION NON-CONFORMING WITH APPLICABLE CODES.
- REMOVE ALL EXISTING SIDING AND MILLWORK FROM HOUSE.
- REMOVE ALL EXISTING ROOF SHINGLES (DOWN TO SHEATHING) FROM HOUSE. REPLACE ROTTED PLYWOOD SHEATHING AS REQUIRED.

## FRAMING

- DIMENSIONAL FRAMING LUMBER SHALL BE NO. 2 DOUGLAS FIR, Fb=950 PSI (MIN.).
- LAMINATED VENEER LUMBER (LVL) SHALL BE Fb=2600 PSI AND PARALLAM (PSL) SHALL BE Fb=2900 PSI. ENGINEERED JOISTS (TJI) AND LAMINATED VENEER LUMBER (LVL) SHALL BE BY TRUSS JOIST MACMILLAN OR APPROVED EQUAL BY ARCHITECT. ALL ENGINEERED MATERIALS SHALL BE STORED AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS.
- ALL MUDSILL PLATES SHALL BE PRESSURE TREATED DOUBLE 2 x 6 LAID ON FIBERGLASS SILL SEALER AND CAULKED ALONG THE INTERIOR PERIMETER AT THE TOP OF FOUNDATION.
- ROOF SHEATHING SHALL BE 5/8" EXTERIOR GRADE PLYWOOD, NAILED TO EACH RAFTER.
- PROVIDE 2 x 6 COLLAR TIES, 32" ON CENTER AT ALL RAFTERS.
- WALL SHEATHING SHALL BE 1/2" ZIP-WALL ENGINEERED PANELS AS MANUFACTURED BY HUBER ENGINEERED WOODS. PLAIN ORIENTED STRAND BOARD (O.S.B.) IS NOT ACCEPTABLE.
- SUBFLOOR TO BE ADVANTECH 3/4-IN. TOUNGE AND GROOVE HIGH DENSITY ENGINEERED PANEL BY HUBER ENGINEERED WOODS OR APPROVED EQUAL, GLUED AND NAILED TO FLOOR JOISTS. ADHESIVE TO BE CONTECH PL-400.
- PROVIDE PROPERLY SIZED GALVANIZED METAL JOIST HANGERS BY SIMPSON AT ALL FLUSH CONNECTIONS. ALL NAILING OF HANGERS MUST BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS.
- ALL SOLID (P.T. OR PSL) AND BUILT-UP (2x D.F.) WOOD POSTS SHALL BE CONTINUOUS (WITH SOLID BLOCKING AS REQUIRED) TO FOUNDATION WALLS OR GIRDERS.
- ALL EXTERIOR METAL ANCHORS, FASTENERS, BOLTS, ETC. SHALL BE HOT DIPPED GALVANIZED STEEL.
- FIREBLOCKING:** IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

### FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
    - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
    - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
  - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
  - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
  - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
- FIREBLOCKING MATERIALS:** FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS:
- TWO-INCH (51 MM) NOMINAL LUMBER.
  - TWO THICKNESSES OF 1-INCH (25.4 MM) NOMINAL LUMBER WITH BROKEN LAP JOINTS.
  - ONE THICKNESS OF 23/32-INCH (18.3 MM) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH (18.3 MM) WOOD STRUCTURAL PANELS.
  - ONE THICKNESS OF 3/4-INCH (19.1 MM) PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH (19.1 MM) PARTICLEBOARD.
  - ONE-HALF-INCH (12.7 MM) GYPSUM BOARD.
  - ONE-QUARTER-INCH (6.4 MM) CEMENT-BASED MILLBOARD.
  - BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
  - CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.

- PROVIDE HURRICANE ANCHORS ("SIMPSON" H-2.5) AT ALL RAFTERS.
- MAINTAIN 2" CLEARANCE FROM MASONRY CHIMNEY AND FROM METAL FLUES.
- ALL ROLLED STEEL SHALL BE TYPE A-992 WITH AN Fb = 50,000 PSI MINIMUM.
- ALL STEEL, INCLUDING BEARING PLATES SHALL BE SHOP PRIMED AND RECEIVE A SECOND COAT IN THE FIELD UPON COMPLETION.

## FOUNDATION

- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO CHECK AND VERIFY THAT ALL FOUNDATION DIMENSIONS ARE ACCURATE & CLOSE PRIOR TO PLACING CONCRETE. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES THAT EXCEED 3" FROM WRITTEN DIMENSIONS ON THE PLANS.
- ALL FOOTINGS MUST BEAR ON SOLID, UNDISTURBED SOIL BELOW FROSTLINE AND SHALL HAVE A MINIMUM OF TWO (2) # 4 REINFORCING BARS HORIZONTAL AND CONTINUOUS. FOOTING RE-BARS SHALL BE WIRE-TIED TO VERTICAL REINFORCING BARS THAT SHALL CONTINUE UP INTO THE FOUNDATION WALL. ALL FOOTINGS SHALL BE 10" DEEP AND 6" WIDER THAN THE FOUNDATION WALL. IT SUPPORTS UNLESS NOTED OTHERWISE. FOR POURED CONCRETE WALLS, INSTALLATION OF VERTICAL REINFORCING SHALL BE COMPLETED PRIOR TO POURING OF FOOTINGS, NO EXCEPTIONS. FOR CONCRETE BLOCK WALLS, INSTALLATION OF VERTICAL REINFORCING MAY BE DRILLED IN BETWEEN THE CORES AFTER POURING AND SETTING OF FOOTINGS.
- CONCRETE: DESIGN OF ALL CONCRETE SHALL CONFORM WITH THE LATEST EDITION OF ACI SPECIFICATIONS AND PRODUCED IN AN APPROVED MIXING PLANT IN ACCORDANCE WITH ASTM REQUIREMENTS. CONCRETE STRENGTHS FOR VARIOUS USES SHALL BE AS SPECIFIED IN THE FOLLOWING SCHEDULE: (MINIMUM COMPRESSIVE STRENGTH, FC AT 28 DAYS)
  - FOOTINGS, FOUNDATIONS, INTERIOR FLOOR SLABS: 3500PSI
- FORMWORK: ALL FORMS TO BE TRUE AND PLUMB, THOROUGHLY BRACED, BOTH Laterally and Diagonally, SUFFICIENTLY STRONG TO CARRY THE DEAD WEIGHT OF CONCRETE AS A LIQUID FORM WITHOUT EXCESSIVE DEFLECTION. FORM TIES TO BE REMOVABLE TYPE. REMOVE ALL TIES COMPLETELY OR TO A MINIMUM DEPTH OF 1 1/2 INCH INSIDE FACE OF CONCRETE. CEMENT FILL ALL HOLES FLUSH WITH FACE OF WALL.
- ALL REINFORCING BARS TO BE #4. SEE WALL SECTION(S) FOR RE-BAR PLACEMENT. REINFORCING STEEL FOR CMU TO BE GRADE 60 DEFORMED BARS (EXCEPT FOR TIES TO BE PLAIN) AND CONFORM TO ASTM SPECIFICATIONS.
- ALL C.M.U. AND POURED FOUNDATION WALLS SHALL BE TIED TO FOOTINGS WITH #4 VERTICAL REINFORCING BARS AT A MINIMUM OF 24" ON CENTER OR AS OTHERWISE SPECIFIED ON WALL SECTIONS OR DETAILS.
- FOUNDATION WALL CONCRETE BLOCK (C.M.U.) SHALL BE LOAD BEARING TYPE, ASTM C-90. CMU SHALL BE LAID LEVEL, PLUMB, STRAIGHT AND DISPLAY GOOD WORKMANSHIP. PROVIDE MASONRY JOINT REINFORCEMENT (GALVANIZED) IN BED JOINTS AT 16-INCHES ON CENTER, VERTICALLY. REINFORCEMENT TO BE DURA-WALL. THE TOP TWO (2) COURSES SHALL BE CEMENT GROUTED SOLID AND CONTINUOUSLY WITH REBAR, UNLESS NOTED OTHERWISE. PROVIDE CONTINUOUS ALUMINUM OR GALVANIZED STEEL MESH UNDER SECOND COURSE AS A GROUT STOP. GROUT SOLID ALL CORES THROUGH WHICH STEEL DOWELS PASS THROUGH. EXPOSED JOINTS SHALL BE CONCAVE TYPE AND WELL TOoled ON THE INTERIOR. CEMENT MORTAR SHALL BE TYPE S CONFORMING TO ASTM C-270 SPECIFICATIONS.
- PROVIDE 1/2 INCH DIAMETER x 15 INCH ANCHOR J-BOLT AT 48 INCHES O.C. (MAX.) AND 12 INCHES (MAX.) FROM ALL CORNERS TO SECURE P.T. MUD SILL PLATES TO TOP OF FOUNDATION WALL.
- STONE VENEER SHALL CONNECTICUT FIELDSTONE LAID PLUMB AND STRAIGHT IN MOSAIC PATTERN AND IN A FULL BED OF CEMENT MORTAR WITH GALVANIZED METAL TIES SECURELY ATTACHED TO BACKUP WALL. REVIEW STONE PATTERN WITH OWNER. CONSTRUCT SAMPLES FOR OWNER'S REVIEW AND APPROVAL PRIOR TO COMMENSING WITH FINISHED VENEER.
- FLAGSTONES SHALL BE "ARCHITECTURAL BLUESTONE" SET IN A 3/4-INCH (MIN.) CEMENT MORTAR BED. FLAGSTONE TO BE 1 1/2-INCH THICK. ALL EXTERIOR SURFACES SHALL BE PITCHED FOR DRAINAGE. CONTRACTOR SHALL SUBMIT STONE AND MORTAR SAMPLES FOR THE OWNER'S REVIEW AND APPROVAL.
- FILLED AREAS TO BE MECHANICALLY COMPACTED IN 6 INCH LIFTS.
- FLASHING: PROVIDE METAL FLASHING ABOVE ALL EXTERIOR OPENINGS, BENEATH DOOR SILLS, AT VERTICAL INTERSECTIONS, CHIMNEYS AND ANY WALL PENETRATIONS. BEND UP FLASHING AT DOOR JAMBS TO FORM A PAN. PROVIDE STEP FLASHING (BASE & CAP) AT CHIMNEYS AND VERTICAL WALL INTERSECTIONS. CAP SHALL EXTEND THROUGH VENEER AND UP BACK-UP WALL. FOLD EDGE OF CAP FLASHING OVER BASE. ALL EXPOSED AND CONCEALED FLASHING TO BE COLD-ROLLED COPPER. CONCEALED FLASHING TO BE ASPHALT-IMPREGNATED COPPER. WEIGHTS OF FLASHING SHALL BE 16 OZ.

## DECK

- GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO ALL RULES AND REGULATIONS HAVING JURISDICTION WITHIN THE PROJECT AREA. ALL DECK CONSTRUCTION MUST COMPLY WITH ALL ASPECTS OF SECTION R507 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
- REMOVE AND REPLACE ANY DAMAGED OR ROTTED LUMBER. REVIEW QUESTIONABLE CONDITIONS WITH ARCHITECT.
- DIMENSIONAL FRAMING LUMBER SHALL BE PRESSURE TREATED NO. 2 SOUTHERN YELLOW PINE, 900 PSI (MIN.).
- ALL DECKING SHALL BE BY "TREX TRANSCEND". ALL EDGE AND STAIR TREADS SHALL BE SOLID. ALL FASTENERS SHALL BE HIDDEN TYPE. RAILINGS SHALL BE BY "TIMBERTECH RADIANCE". PROVIDE ALL NECESSARY HARDWARE AND ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION. REVIEW ALL MATERIAL DETAILS (STYLE & COLOR) WITH OWNER PRIOR TO ORDERING.
- LEDGER BOARDS: ALL LEDGER BOARDS SHALL BE A SINGLE PRESSURE TREATED 2x SOUTHERN YELLOW PINE (SEE PLANS FOR SIZE) AND SHALL BE ATTACHED WITH 1/2" DIAMETER x 8" LAG BOLTS INTO THE EXISTING BOX HEADER OR ENDS OF JOISTS IF POSSIBLE SPACED AT 16" ON CENTER, STAGGERED IN EACH JOIST BAY. ALL LEDGERS SHALL BE BACKED WITH A WATERPROOF MEMBRANE EXTENDING THE FULL HEIGHT OF THE LEDGER. ALL LEDGERS SHALL BE CAPPED WITH 16 OZ. COPPER FLASHING EXTENDING 1" BEYOND THE LEDGER AND 6" VERTICALLY UP THE ADJACENT WALL.
- PROVIDE 36" H. CONTINUOUS GRASPABLE HANDRAIL AS PER SECTION 311.7.8 OF THE 2020 RCNYS AT ALL RUNS OF STAIRWAYS AND SECURED TO EACH NEWEL POST.
- ALL METAL ANCHORS, FASTENERS, BOLTS, ETC. SHALL BE HOT DIPPED GALVANIZED STEEL AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ALL METAL JOIST HANGER OR CONNECTOR NAILS, SCREWS, ETC. MUST BE COMPATIBLE WITH AND APPROVED BY "SIMPSON".
- PROVIDE "SIMPSON" DTT12 DECK TENSION TIES @ 48" O.C. AND 24" MAX. FROM EACH END OF LEDGER. USE "SIMPSON" 3/8" SDWH TIMBER HEX HDG SCREW W/ 3" MIN. THREAD PENETRATION.
- ALL LAG BOLTS AT LEDGER SUPPORTING DECK SHALL BE COVERED WITH CLEAR FLEXIBLE LIQUID RUBBER SEALANT BY "FLEX-SEAL" OR EQUAL.
- PROVIDE TIE-DOWN ANCHORS ("SIMPSON" H-2.5) AT ALL DECK JOISTS.
- SECURE ALL POSTS WITH GALVANIZED METAL CONNECTORS BY "SIMPSON" TO PIERS (TYPE AB) POST BASE AND GIRDERS (TYPE BC, LCE, OR ACE) POST CAP OR ARCHITECT APPROVED EQUAL.
- ALL CONCRETE PIERS MUST BEAR ON SOLID, UNDISTURBED SOIL BELOW FROSTLINE AND SHALL BE FORMED WITH "SONO-TUBE" OR EQUAL. CONCRETE STRENGTH OF ALL PIERS SHALL BE 3500 PSI.

## FLOOR PLANS

- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO CHECK AND VERIFY THAT ALL FOUNDATION DIMENSIONS ARE ACCURATE & CLOSE PRIOR TO PLACING CONCRETE. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES THAT EXCEED 3" FROM WRITTEN DIMENSIONS ON THE PLANS.
- ALL APPLIANCES SHALL BE SUPPLIED BY OWNER AND INSTALLED BY THE G.C. OWNER SHALL BE RESPONSIBLE TO PROVIDE G.C. WITH ALL SPECIFICATIONS FOR INSTALLATION, INCLUDING TYPE OF FUEL/POWER, PLUMBING & ELECTRICAL OFFSETS ETC.
- BATH ROOM VANITIES, BUILT-IN CABINERY AND PLUMBING FIXTURES SHALL BE SELECTED BY OWNER.
- PROVIDE SOUND DEADENING BATTS BY "ROXUL SAFE-N- SOUND" AT ALL INTERIOR WALLS ENCLOSING BATHROOMS AND MAIN BEDROOM, AND AT ENTIRE CEILING ABOVE THE GREAT ROOM.
- PROVIDE 1/2-IN. GYPSUM WALL BOARD (G.W.B.) THROUGHOUT WALLS AND CEILING, EXCEPT AT BATHROOMS, WHICH SHALL BE 1/2" WATER RESISTANT GYPSUM WALLBOARD (G.W.B.).
- PRIME AND PAINT ALL DRYWALL (3 COATS: 1 PRIME & 2 FINISH). STAIN AND POLYURETHANE ALL OAK WOOD (FURNITURE QUALITY FINISH). REVIEW TYPES AND COLORS WITH OWNER PRIOR TO START OF WORK. SUBMIT SAMPLES TO OWNER FOR REVIEW AND APPROVAL.
- STAIRS: ALL INTERIOR STAIRS SHALL BE OF SOLID CONSTRUCTION, MANUFACTURED BY A PROFESSIONAL STAIRBUILDER IN A MILLSHOP. STAIRS SHALL BE ENTIRELY CONSTRUCTED OF CLEAR GRADE LUMBER. STAIR TREAD LUMBER TO BE CLEAR GRADE (PREMIUM) RED OAK. RISER MATERIAL SHALL BE POPLAR. TREADS SHALL BE 9" MINIMUM PLUS 1 1/8" NOSING, RISERS SHALL BE 8 1/4" MAX. HIGH AS PER 2020 R.C.N.Y.S SECTION R311.7.5.1 AND SECTION R311.7.5.2.
- INTERIOR DOORS SHALL BE 1 3/8" RAISED 2 4 6-PANEL SOLID CORE MASONITE, PAINT GRADE. INTERIOR DOOR LEADING TO THE GARAGE SHALL BE SOLID CORE, FIRE RATED FOR 20 MINUTES AND SHALL HAVE SELF CLOSING HINGES NOTED ON PLANS AS S.C.F.D.
- INTERIOR MILLWORK SHALL BE POPLAR, MDF, OR KILN-DRIED FINGERJOINTED PINE SUPPLIED BY "DYKES", "GARDEN STATE MILLWORK" OR EQUAL TO MATCH EXISTING.  
DOOR, WINDOW, AND TRIMMED OPENING CASINGS SHALL BE:  
BASE MOULDINGS SHALL BE:  
CROWN MOULDINGS SHALL BE:

- WOOD FLOORS: FLOORING SHALL BE MADE FROM QUALITY LUMBER THAT HAS BEEN KILN-DRIED. THE STORAGE AND INSTALLATION OF WOOD FLOORING SHALL BE AT TEMPERATURE AND HUMIDITY LEVELS NEAR THAT OF OCCUPANCY. ALLOW FOR SEVERAL DAYS TO A WEEK OR MORE, FOR THE FLOORING TO BECOME ACCLIMATED TO JOB SITE CONDITIONS. WOOD FLOORING SHALL BE 25/32-IN. THICK (MIN.) SELECT GRADE TONGUE AND GROOVE SOLID WHITE RED OAK STRIPS TO MATCH EXISTING, SECURELY NAILED TO FLOOR JOISTS OVER A LAYER OF ROSIN PAPER.  
FINISH: OAK FLOORS SHALL BE SANDED SMOOTH AND EVEN, AND RECEIVE ONE (1) COAT SEALER AND TWO (2) COATS OF AN OAK FLOOR POLYURETHANE FINISH. REVIEW STAINING AND FINISH WITH OWNER. PROVIDE UP TO 6 COLOR SAMPLES.
- TILE WORK SHALL BE AS PER TCA SPECS (LATEST EDITION). TILE ON SHOWER WALLS AND TUB SURROUNDS SHALL BE OVER 1/2" "DUR-ROCK" CEMENT BACKER BOARD OR EQUAL TILE BACKER. TILE ON ALL OTHER WALLS (IE: WAINSCOT AND BACKSPALASH) SHALL BE OVER 1/2" MOISTURE RESISTANT G.W.B. PROVIDE DITRA-HEAT™ ELECTRIC FLOOR HEATING UNCOUPLING MAT BY "SCHLUTER SYSTEMS" WHERE SHOWN ON PLANS BELOW TILE FLOOR. PROVIDE SEPARATE THERMOSTAT, WIRING AND ALL ACCESSORIES FOR A COMPLETE INSTALLATION.
- PROVIDE 40-MIL RUBBERIZED SELF-ADHERING WATERPROOF MEMBRANE BY "NOBLESEAL TS", "KERDI", OR EQUAL UNDER SHOWER FLOOR PAN TILE AND 6" UP WALLS. PITCH FLOOR TO DRAIN.

- UNLESS NOTED OTHERWISE ON THE FLOOR PLANS, ALL INTERIOR MILLWORK AND CABINetry (EXCEPT KITCHEN AND BATH) SHALL BE FABRICATED AND INSTALLED BY THE G.C. THESE ITEMS INCLUDE BUT ARE NOT LIMITED TO: BUILT-IN CABINETS, CUBBIES, BENCHES, BANQUETS SHELVING IN PANTRIES, LINEN CLOSETS, BROOM CLOSETS AND CLOTHES CLOSETS. THESE ITEMS SHALL BE FABRICATED WITH 3/4" BIRCH VENEER PLYWOOD AND SOLID WOOD EDGES. PROVIDE (5) FIXED SHELVES AT PANTRY EACH LINEN CLOSET. REVIEW DESIGN AND DETAILS IN FIELD WITH OWNER AND ARCHITECT.

- POCKET DOORS SHALL BE SITE HUNG (NOT PRE-HUNG) WITH HEAVY DUTY ALUMINUM TRACK AND TROLLEY SYSTEM.

- PROVIDE ALL DOOR AND CABINET HARDWARE AS NEEDED. PREPARE AND REVIEW HARDWARE SCHEDULE WITH OWNER. HARDWARE SHALL BE SELECTED BY OWNER.

- INSULATION: ALL INSULATION SHALL BE OPEN CELL (R-6 IN) OR CLOSED CELL (R-7.0 IN) SPRAY-FOAM (S.P.F.) OR FIBERGLASS (F.G.) BATTS WITH PAPER VAPOR BARRIER (SEE DETAILS). INSULATOR SHALL SUPPLY BUILDING DEPARTMENT WITH SPECIFICATIONS SHEETS AND APPLICATION CERTIFICATION. ALL EXPOSED SPRAY FOAM INSULATION SHALL BE SPRAYED WITH INTUMESCENT PAINT COATING FOR 15 MIN. FIRE PROTECTION RATING AS PER IRC AND NYS CODES AND MANUFACTURER'S SPECS.

- FLOOR AND BEYOND PLAYROOM SHALL BE: R-49 CLOSED CELL SPF.  
WALLS SHALL BE: R-20 OPEN CELL SPF  
ROOF RAFTERS SHALL BE: R-49 CLOSED CELL SPF.

- ALL PIPES AND DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED. ALL INSULATION SHALL BE IN ACCORDANCE WITH THE ENERGY CODES OF THE 2020 RCNYS RESIDENTIAL PROVISIONS.

- PROVIDE MEMBRANE SILL PAN FLASHING AT ALL WINDOWS WITHIN 8" OF ANY ROOF.
- PROVIDE B.E. ALUM. DRIP CAP FLASHING AT ALL WINDOW AND DOOR HEADS.

## ELEVATIONS

- ROOFING SHALL BE ARCHITECTURAL ASPHALT LAMINATED SHINGLES BY "CERTAINTED LANDMARK SERIES", "EAG TIMBERLINE HT", OR APPROVED EQUAL TO MATCH EXISTING AS CLOSE AS POSSIBLE. ROOFING WARRANTY SHALL BE LIFETIME. PROVIDE OWNER WITH SAMPLES PRIOR TO FINAL ORDERING. ALL ROOFING SHALL BE APPLIED OVER A SYNTHETIC MEMBRANE SUBSTRATE "GAF DECK ARMOR" OR EQUAL.
- ICE SHIELD: PROVIDE SELF-SEALING RUBBERIZED ASPHALT AND POLYETHYLENE WATERPROOF MEMBRANE AT ALL EAVES, VALLEYS AND CRICKETS UNLESS SPECIFIED OTHERWISE ON PLANS. MEMBRANE TO BE ICE AND WATER SHIELD BY DUPONT. 66" WIDE MINIMUM (2 COURSE OF 36" WITH 6" LAPS) AT ALL EAVES, 36" AT ALL VALLEYS AND CRICKETS.
- PROVIDE BAKED ENAMEL ALUMINUM FLASHING AT ALL HORIZONTAL TO VERTICAL INTERSECTIONS, FLASHING OVER FRIZES, WINDOW AND DOOR HEADS AND WATER TABLES SHALL MATCH THE COLOR OF THE MILLWORK AS CLOSE AS POSSIBLE. FLASHING ADJACENT TO ROOF SHALL MATCH ROOF COLOR AS CLOSE AS POSSIBLE.
- ALL EXTERIOR WALL SHEATHING SHALL BE PROPERLY COVERED WITH A DRAINABLE HOUSEWRAP RAINSCREEN: "DRAINWRAP" BY "TYVEK", "HYDROGAP" BY BENJAMIN OBDYKE OR ARCHITECT APPROVED EQUAL. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- HORIZONTAL LAP SIDING SHALL BE HARDIE-PLANK CEDARMILL FACED FIBER CEMENT BOARDS (6" TO WEATHER) AS MANUFACTURED BY "JAMES HARDIE, INC". ALL SIDING SHALL BE FACTORY FINISHED IN COLOR A COLOR SELECTED BY THE OWNER. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ALL EXTERIOR MOULDING PROFILES SHALL BE BY CPVC (CELLULAR POLY-VINYL-CHLORIDE) BY "AZEK", "TYPON" OR EQUAL. ALL FLAT STOCK MILLWORK (1x & 5/4 THICKNESS) AND BEADED BOARDS (5/8"x 5 1/4") SHALL BE BY "BORAL" "TRU EXTERIOR TRIM". ALL MILLWORK SHALL BE STORED AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EXTERIOR MILLWORK SHALL BE FASTENED WITH STAINLESS STEEL NAILS, PATCHED AND PAINTED WITH 2 COATS OF PREMIUM EXTERIOR PAINT.
- GUTTERS AND LEADERS SHALL BE SEAMLESS BAKED ENAMEL (B.E.) ALUMINUM. PROVIDE 6" K-STYLE GUTTERS WITH 3"x4" LEADERS. COLOR SHALL MATCH EXISTING. REVIEW LOCATIONS AND DETAILS WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION.
- PROVIDE CPVC J-BLOCKS AT EXTERIOR WALLS FOR MOUNTING OF LANTERNS, HOSE BIBS, ELECTRICAL OUTLETS, ETC.

## WINDOW & EXTERIOR DOOR NOTES

- WINDOWS SHALL BE:** "ANDERSEN" 400 SERIES TILT-WASH (TW) WITH WHITE PERMA-SHIELD CLADDING. FULL FRAME WOOD FOR NEW WINDOWS AND INSERT WOOD WINDOWS FOR OPTIONAL REPLACEMENT. PROVIDE FACTORY APPLIED EXTENSION JAMBS.
- INTERIOR FINISH SHALL BE:** FACTORY PAINTED WHITE. VINYL JAMB TRACK SHALL BE WHITE.
- GLAZING SHALL BE:** LOW "E-4" W/ HEATLOCK. U-FACTOR = .26 SHGC = .27
- GRILLES SHALL BE:** 7/8" SIMULATED DIVIDED LITES (SDL) WITH NO SPACER BARS. COORDINATE ALL GRILLE PATTERNS AS SHOWN ON ELEVATIONS.
- INSECT SCREENS SHALL BE:** FULL, CONVENTIONAL. FRAME COLOR TO MATCH WINDOW EXTERIOR.
- LOCK AND KEEPER STYLE SHALL BE:** STANDARD
- HARDWARE FINISH SHALL BE:** WHITE

- SLIDING PATIO DOOR SHALL BE:** "ANDERSEN" (FWG) 400 SERIES WOOD WITH WHITE PERMA-SHIELD CLADDING. PROVIDE FACTORY APPLIED EXTENSION JAMBS.

- INTERIOR FINISH SHALL BE:** FACTORY PAINTED WHITE.

- GLAZING SHALL BE:** LOW "E-4" W/ HEATLOCK. U-FACTOR = .27 SHGC = .22

- GRILLES SHALL BE:** NONE.

- INSECT SCREENS SHALL BE:** GLIDING FIBERGLASS SCREEN PANEL, FRAME COLOR TO MATCH DOOR EXTERIOR.

- HARDWARE STYLE SHALL BE:** NEWBURY TRIBECA ALBANY ANVERS YUMA

- HARDWARE FINISH SHALL BE:** WHITE OIL RUBBED BRONZE SATIN NICKEL

- FRONT ENTRANCE DOOR SYSTEM SHALL BE:** THERMA-TRU SMOOTH STAR FLUSH GLAZED WITH LOW-E AND SDL IN STANDARD PROFILE. MODEL: S2010SL-SDLLE/S210/S20210SL-SDLLE LHJ ON-GUARD PRIMED. SIDELITE STYLE: FRENCH. NO REEB FINISH. RE-USE EXISTING "BALDWIN" HARDWARE.

- THE G.C. SHALL BE RESPONSIBLE TO FORWARD THE WINDOW ORDER (FROM THE SUPPLIER) TO THE ARCHITECT FOR REVIEW. NO WINDOW ORDER SHALL BE FINALIZED WITHOUT THE ARCHITECT'S AUTHORIZATION. NO WINDOWS OR DOORS SHALL BE CHANGED BY THE BUILDER OR OWNER WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

- PROVIDE MEMBRANE SILL PAN FLASHING AT ALL WINDOWS WITHIN 8" OF ANY ROOF.

- PROVIDE B.E. ALUM. DRIP CAP FLASHING AT ALL WINDOW AND DOOR HEADS.

## H.V.A.C.

- WORK INCLUDED: CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT TO COMPLETE ALL HVAC WORK AND RELATED WORK AS SPECIFIED HEREIN AND SHOWN OR INTENDED ON THE CONSTRUCTION DOCUMENTS.
- CODE: G.C. SHALL BE RESPONSIBLE TO ENSURE THAT ALL HVAC SYSTEMS AND COMPONENTS COMPLY WITH ALL APPLICABLE CHAPTERS (13 THROUGH 24) OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NY (ECCNYS).
- HEATING: CONTRACTOR SHALL EXAMINE THE EXISTING OIL FIRED BOILER TO DETERMINE ITS CAPABILITY OF ADEQUATELY PROVIDING HOT WATER HEATING FOR THE ENTIRE HOUSE INCLUDING ALL OF THE THE NEW FINISHED SPACES. EXPAND HOT WATER ALUMINUM FIN BASEBOARD HEATING INTO ALL NEW ROOMS. PROVIDE THE EXISTING BOILER BE INADEQUATE, THE G.C. SHALL PROVIDE A NEW GAS FIRED, HOT-WATER BOILER BY WEIL-MCLAIN, PEERLESS, CROWN, OR ENERGY KINETICS DESIGNED TO MEET THE DEMAND OF THE ENTIRE HOUSE. CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO THE EXISTING SYSTEM AS REQUIRED, INCLUDING RELOCATION OF BASEBOARDS, THERMOSTATS, AND PIPING AS REQUIRED. REVIEW THE H.V.A.C. SYSTEM DETAILS WITH THE OWNER AND ARCHITECT PRIOR TO SUBMITTING A PROPOSAL.
- HEATING DESIGN CRITERIA: HEATING SYSTEM SHALL MEET THE LATEST EDITION OF ASHRAE SPECIFICATIONS. THE SYSTEM SHALL BE GUARANTEED TO MAINTAIN AN INDOOR TEMPERATURE OF 68 DEGREES WHEN OUTDOOR TEMPERATURE IS BELOW 0 DEGREES.
- AIR CONDITIONING: PROVIDE A NEW 2-ZONE A/C SYSTEM FOR THE SECOND AND THIRD FLOORS ONLY. CONTRACTOR SHALL PROVIDE A COMPLETE SYSTEM, INCLUDING CONDENSORS, AIR HANDLERS, DUCTWORK, SUPPLY AND RETURN REGISTERS, AND THERMOSTATS. SYSTEM SHALL BE LENOX, AMERICAN STANDARD, CARRIER OR OWNER APPROVED EQUAL AND SHALL MAINTAIN AN INDOOR TEMPERATURE OF 78 DEGREES DRY BULB WHEN THE OUTDOOR TEMPERATURE IS 95 DEGREES DRY BULB.
- BALANCING: CONTRACTOR SHALL BALANCE ENTIRE HOUSE SO THAT ALL ROOMS HEAT EVENLY TO THE REQUIRED TEMPERATURE SET ON THE THERMOSTAT.
- WHOLE HOUSE VENTILATION: AS PER SECTION M1505 OF THE 2020 R.C.N.Y.S. CONTRACTOR SHALL PROVIDE AN ENERGY RECOVERY VENTILATION (E.R.V.) UNIT AS MANUFACTURED BY AMERICAN STANDARD OR EQUAL DESIGNED TO PROVIDE ADEQUATE FRESH AIR AND REDUCE HUMIDITY LEVELS.
- PERMIT SUBMISSION: HVAC CONTRACTOR SHALL:
  - COMPLETE HVAC FORMS AND WORKSHEETS FROM THE TOWN OF NORTH CASTLE INCLUDING MANUAL J AND MANUAL S CALCULATIONS.
  - SUBMIT AIR CONDITIONER EQUIPMENT SPECIFICATIONS.
  - PROVIDE DRAWINGS OF AIR HANDLER, DUCT SIZES, DIFFUSER AND VENT LOCATIONS.
  - INDICATE DUCT MATERIAL(S), INSULATION R-VALUES AND LATERAL CONNECTIONS.
  - PROVIDE DRAIN PAN, DRAINPIPE, AND EMERGENCY OVERFLOW SHUTDOWN DETAILS. REFER TO M1411.3 CONDENSATE DISPOSAL AND M1411.3.1 AUXILIARY AND SECONDARY DRAIN SYSTEMS.
  - EXISTING MECHANICAL SYSTEMS SHALL COMPLY WITH RCNYS AJ501.8 MECHANICAL ALTERATIONS TO ANY MECHANICAL SYSTEMS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 12 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN THE HVAC DESIGNER AND OVERSEE ALL HVAC SUBMISSIONS.
- EXHAUST DUCTS: VENT ALL BATHROOM FANS, CLOTHES DRYER AND COOKING RANGE EXHAUST FAN DIRECTLY TO THE EXTERIOR WITH RIGID SMOOTH-WALL METAL DUCTS AND SCREENED DAMPERS. BATHROOM EXHAUST FAN DUCT TO TERMINATE NOT LESS THAN 3 FEET FROM OPERABLE WINDOWS AND DOORS. DRYER DUCTS TO TERMINATE NOT LESS THAN 3 FEET IN ANY DIRECTION FROM OPENINGS INTO BUILDING.

- MISCELLANEOUS:
  - AS PER SECTION R303.4 (2020 RCNYS): WHOLE HOUSE MECHANICAL VENTILATION IS REQUIRED
  - AS PER SECTION R1102.4.1.2 (2020 RCNYS): BLOWER DOOR TEST IS REQUIRED
  - AS PER SECTION N1103.5.3 (2020 RCNYS): HOT WATER PIPING SHALL BE INSULATED THROUGHOUT THE STRUCTURE WITH MINIMUM R-3 WHEN:
    - PIPING IS 3/4" OR LARGER
    - SUPPLY & RETURN PIPING IN RECIRCULATION SYSTEMS
  - ALL HOT & COLD WATER LINES OUTSIDE THERMAL ENVELOPE SHOULD BE INSULATED.

## AIR SEALING

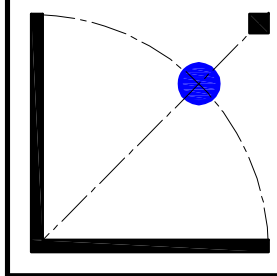
- THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTION R402.4 OF THE R.C.N.Y.S. AREAS TO BE SEALED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING AREAS.

- SEAL AROUND WINDOWS AND EXTERIOR DOORS WITH BACKER ROD, CAULK, OR NON-EXPANDING SPRAY FOAM.
- SEAL ALL ELECTRICAL, PLUMBING AND HVAC PENETRATIONS BETWEEN CONDITIONED AND UNCONDITIONED SPACE WITH CAULK OR SPRAY FOAM.
- SEAL THE BOTTOM PLATE AND THE TOP PLATE OF EXTERIOR WALLS AND WALLS TO THE ATTIC WITH CAULK OR SILL SEAL.
- SEAL BAND JOISTS WITH CAULK, SPRAY FOAM, OR GASKETING BETWEEN TOP PLATE AND BAND JOIST AND BETWEEN BAND JOIST AND SUB-FLOOR. ANY PENETRATIONS IN THE BAND JOIST MUST BE SEALED WITH CAULK OR SPRAY FOAM. ANY JOISTS OR OTHER CAVITIES THAT SPAN FROM CONDITIONED TO UNCONDITIONED SPACES MUST BE BLOCKED OFF AND AIR SEALED.
- BLOCK, CAP, AND SEAL ANY CHASEWAYS THAT WOULD ALLOW UNCONDITIONED AIR TO ENTER INTO THE CONDITIONED BUILDING ENVELOPE.
- EXTERIOR WALLS BEHIND TUB AND SHOWER ENCLOSURES SHOULD BE INSULATED. PRIOR TO INSTALLING THE TUB OR SHOWER, A RIGID AND DURABLE AIR BARRIER SHOULD BE INSTALLED TO BE IN DIRECT CONTACT WITH THE INSULATION.
- FOR CANTILEVERED FLOOR SYSTEMS OR FLOORS ABOVE A GARAGE AN AIR BARRIER MUST BLOCK ANY EXPOSED EDGES OF INSULATION.
- FOR PORCH ROOFS, A RIGID AIR BARRIER MUST BE INSTALLED AT THE INTERSECTION OF THE PORCH ROOF AND EXTERIOR WALL.
- FOR DROPPED CEILINGS, A RIGID AIR BARRIER MUST BE FULLY ALIGNED WITH INSULATED FRAMING AND ANY GAPS ARE FULLY SEALED WITH CAULK OR FOAM.
- RECESSED LIGHT FIXTURES, IF INSTALLED IN INSULATED CAVITIES SUCH AS THE CEILING BETWEEN THE HOUSE AND THE ATTIC, SHOULD BE RATED IC (INSULATION CONTACT) AND AIR-TIGHT. ONCE INSTALLED THEY SHOULD BE SEALED TO THE DRY WALL WITH GASKET, CAULK OR FOAM.
- ALL HOLES OR PENETRATIONS IN THE BUILDING ENVELOPE SHALL BE SEALED WITH A MATERIAL CAPABLE OF STOPPING AIRFLOW SUCH AS CAULK, FOAM OR RIGID MATERIAL. FIBROUS INSULATION DOES NOT STOP AIR- FLOW.

UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THESE SPECIFICATIONS ARE PROHIBITED. ANY CHANGES SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT SHALL REMAIN THE PROPRIETOR OF THIS DOCUMENT. ANY REVISIONS SHALL BE CORRECTED, DISCUSSED IN WRITING, AND APPROVED BY THE ARCHITECT. ANY REVISIONS SHALL BE PART OF THESE DOCUMENTS AND BE PREPARED WITH THE EXPRESS WRITTEN AUTHORIZATION BY THE ARCHITECT. CONTACT US AT: www.timlener.com

Addition and Alteration to the  
**Stein Residence**  
14 Green Valley Road, Armonk, New York  
Section: 108.02 Block: 2 Lot: 36

• ARCHITECT •  
**Timothy P. Lener, Architect, P.C.**  
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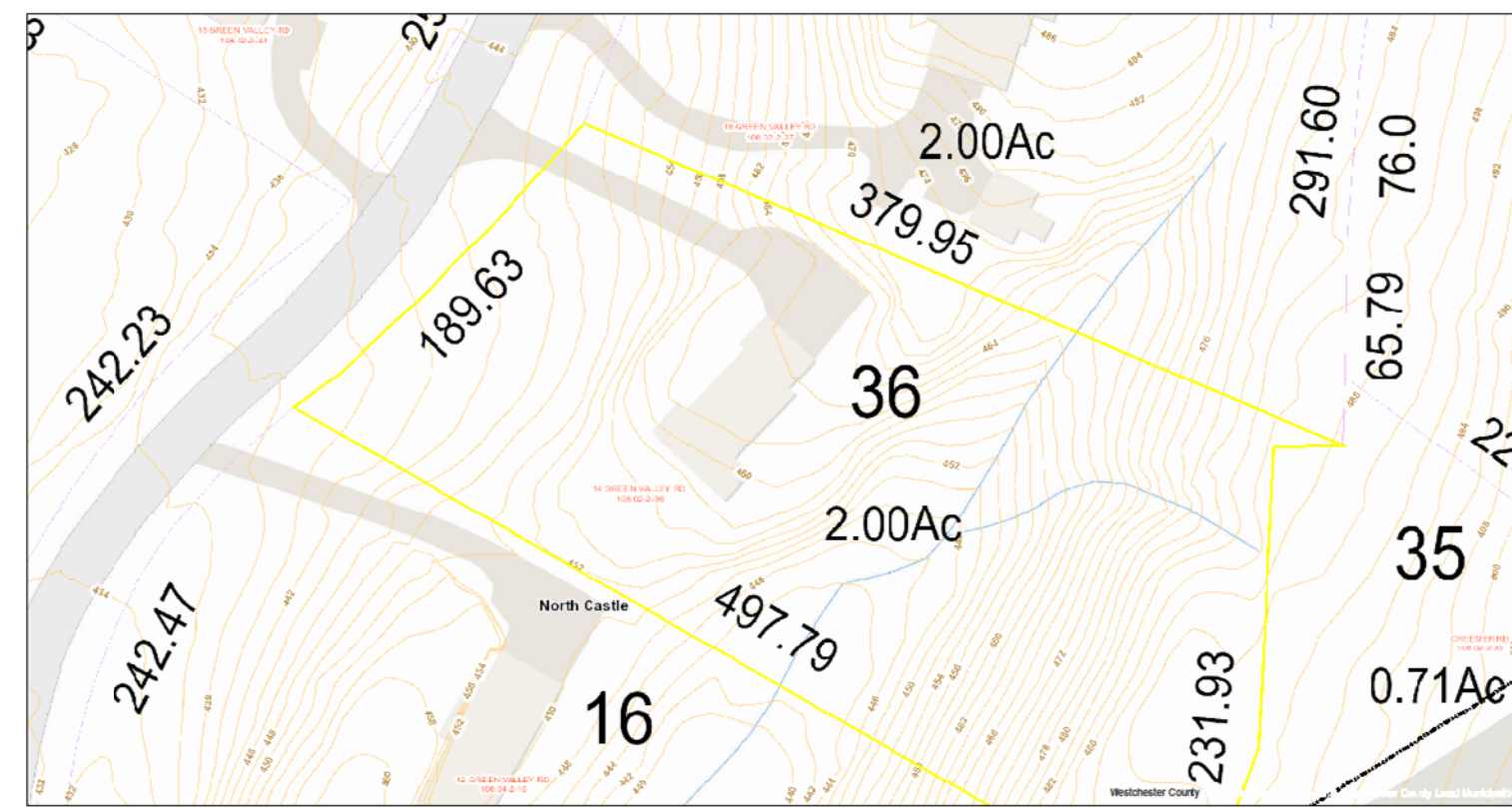
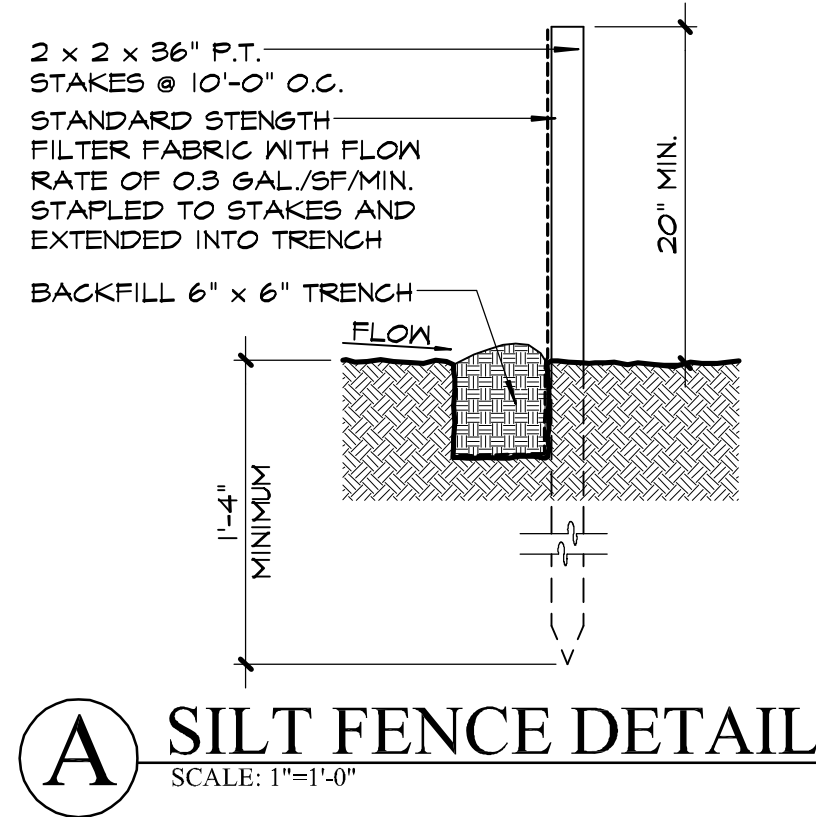


Revisions
Date: 11/10/21
Do Not Scale Prints
Sheet No.
<b>PS1</b>
Stein



## RES-CHECK COMPLIANCE NOTES

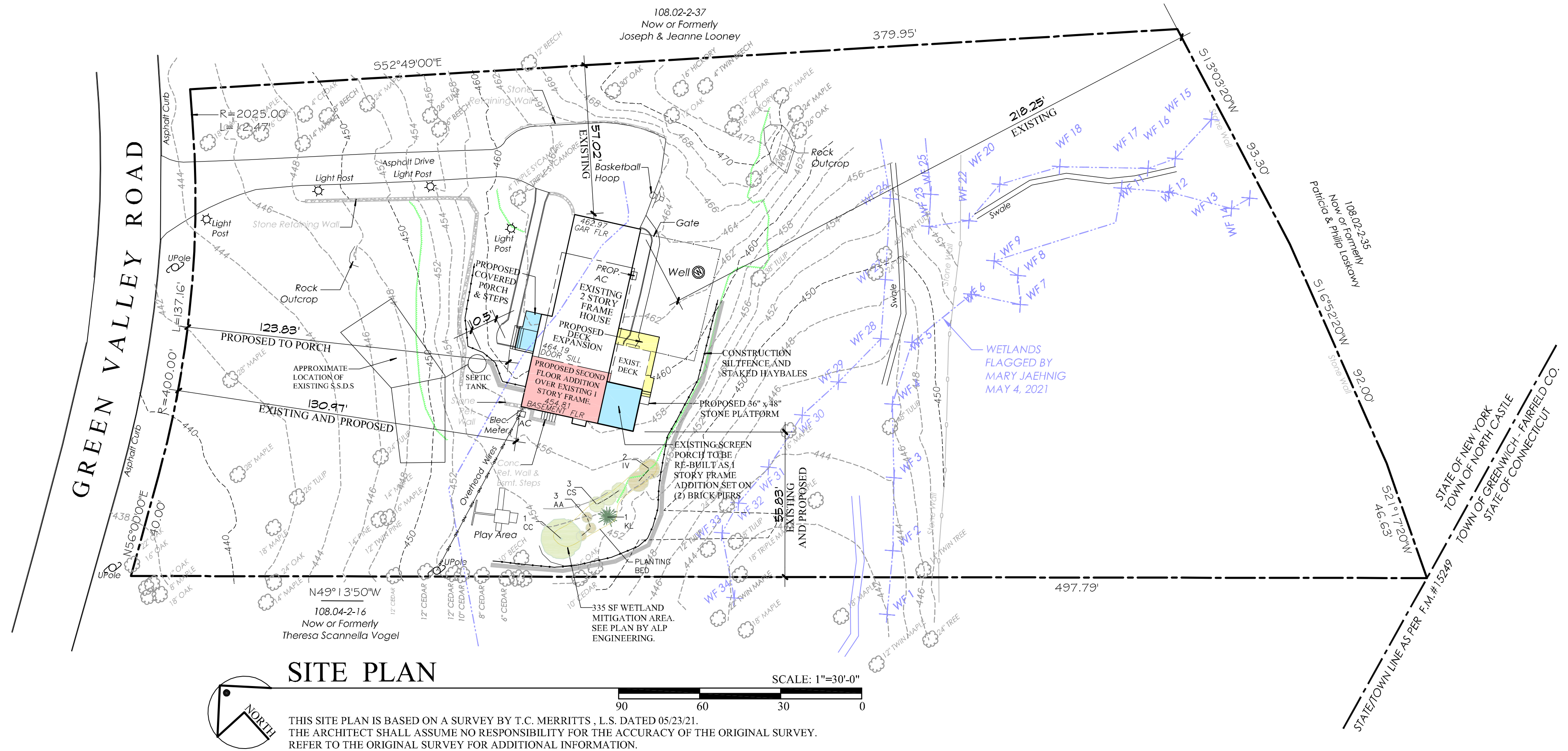
- [303.2.1] A PROTECTIVE COVERING IS INSTALLED TO PROTECT EXPOSED EXTERIOR INSULATION AND EXTENDS A MINIMUM OF 6 IN. BELOW GRADE.
- [303.1] ALL INSTALLED INSULATION IS LABELED OR THE INSTALLED R-VALUES PROVIDED
- [303.2, 402.2.8] FLOOR INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND IN SUBSTANTIAL CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR, OR FLOOR FRAMING CAVITY INSULATION IS IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION IS INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
- [303.2] WALL INSULATION IS INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- 303.1.1.1, 303.2] CEILING INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS. BLOWN INSULATION MARKED EVERY 300 FT.
- [402.2.4] ATTIC ACCESS HATCH AND DOOR INSULATION  $\geq$ R-VALUE OF THE ADJACENT ASSEMBLY.
- [303.1.3] U-FACTORS OF PENETRATION PRODUCTS ARE DETERMINED IN ACCORDANCE WITH THE NRC TEST PROCEDURE OR TAKEN FROM THE DEFAULT TABLE.
- [402.4.1.1] AIR BARRIER AND THERMAL BARRIER INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- [402.4.3] PENETRATION THAT IS NOT SITE BUILT IS LISTED AND LABELED AS MEETING AAMA /WDMA/CSA 101/I.S.2/A440 OR HAS INFILTRATION RATES PER NFRC 400 THAT DO NOT EXCEED CODE LIMITS.
- [402.4.5] IC-RATED RECESSED LIGHTING FIXTURES SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE  $\leq$ 2.0 CFM LEAKAGE AT 75 PA.
- [403.6] AUTOMATIC OR GRAVITY DAMPERS ARE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUSTS.
- [402.4.1.2] BLOWER DOOR TEST @ 50 PA.  $\leq$ 5 ACH IN CLIMATE ZONES 1-2, AND  $\leq$ 3 ACH IN CLIMATE ZONES 3-8.
- [401.3] COMPLIANCE CERTIFICATE POSTED.
- [302.1, 403.7] HEATING AND COOLING EQUIPMENT IS SIZED PER ACCA MANUAL S BASED ON LOADS CALCULATED PER ACCA MANUAL J OR OTHER METHODS APPROVED BY THE CODE OFFICIAL.
- [403.4] HVAC PIPING CONVEYING FLUIDS ABOVE 105 °F OR CHILLED FLUIDS BELOW 55 °F ARE INSULATED TO  $\geq$ R-3.
- [403.4.1] PROTECTION OF INSULATION ON HVAC PIPING.
- [403.5.3] HOT WATER PIPES ARE INSULATED TO  $\geq$ R-3.
- [403.3.1] SUPPLY AND RETURN DUCTS IN ATTICS INSULATED  $\geq$ R-8 WHERE DUCT IS  $\geq$ 3 INCHES IN DIAMETER AND  $\geq$ R-6 WHERE  $\leq$ 3 INCHES. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING INSULATED  $\geq$ R-6 FOR DIAMETER  $\geq$ 3 INCHES AND R-4.2 FOR  $\leq$ 3 INCHES IN DIAMETER.
- [403.3.2] DUCTS, AIR HANDLERS AND FILTER BOXES ARE SEALED WITH JOINTS/SEAMS COMPLIANT WITH INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE.
- [403.3.3] DUCTS ARE PRESSURE TESTED TO DETERMINE AIR LEAKAGE WITH EITHER: ROUGH-IN TEST: TOTAL LEAKAGE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE SYSTEM INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT TIME OF TEST. POST CONSTRUCTION TEST: TOTAL LEAKAGE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ENTIRE SYSTEM INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE.
- [403.3.4] DUCT TIGHTNESS TEST RESULT OF  $\leq$ 4 CFM/100 FT2 ACROSS THE SYSTEM OR  $\leq$ 3 CFM/100 FT2 WITHOUT AIR HANDLER @ 25 PA. FOR ROUGH-IN TESTS, VERIFICATION MAY NEED TO OCCUR DURING FRAMING INSPECTION.
- [403.3.5] BUILDING CAVITIES ARE NOT USED AS DUCTS OR PLENUMS.
- [403.3.2.1] AIR HANDLER LEAKAGE DESIGNATED BY MANUFACTURER AT  $\leq$ 2% OF DESIGN AIR FLOW.
- [403.1.1] PROGRAMMABLE THERMOSTATS INSTALLED FOR CONTROL OF PRIMARY HEATING AND COOLING SYSTEMS AND INITIALLY SET BY MANUFACTURER TO CODE SPECIFICATIONS.
- [403.1.2] HEAT PUMP THERMOSTAT INSTALLED ON HEAT PUMPS.
- [403.5.1] CIRCULATING SERVICE HOT WATER SYSTEMS HAVE AUTOMATIC OR ACCESSIBLE MANUAL CONTROLS.
- [403.6.1] ALL MECHANICAL VENTILATION SYSTEM FANS NOT PART OF TESTED AND LISTED HVAC EQUIPMENT MEET EFFICACY AND AIR FLOW LIMITS PER TABLE R403.6.1.
- [403.2] HOT WATER BOILERS SUPPLYING HEAT THROUGH ONE- OR TWO-PIPE HEATING SYSTEMS HAVE OUTDOOR SETBACK CONTROL TO LOWER BOILER WATER TEMPERATURE BASED ON OUTDOOR TEMPERATURE.
- [403.5.1.1] HEATED WATER CIRCULATION SYSTEMS HAVE A CIRCULATION PUMP. THE SYSTEM RETURN PIPE IS A DEDICATED RETURN PIPE OR A COLD WATER SUPPLY PIPE. GRAVITY AND THERMOSYPHON CIRCULATION SYSTEMS ARE NOT PRESENT. CONTROLS FOR CIRCULATING HOT WATER SYSTEM PUMPS START THE PUMP WITH SIGNAL FOR HOT WATER DEMAND WITHIN THE OCCUPANCY. CONTROLS AUTOMATICALLY TURN OFF THE PUMP WHEN WATER IS IN CIRCULATION LOOP IS AT SET-POINT TEMPERATURE AND NO DEMAND FOR HOT WATER EXISTS.
- [403.5.1.2] ELECTRIC HEAT TRACE SYSTEMS COMPLY WITH IEEE 515.1 OR UL 515. CONTROLS AUTOMATICALLY ADJUST THE ENERGY INPUT TO THE HEAT TRACING TO MAINTAIN THE DESIRED WATER TEMPERATURE IN THE PIPING.
- [403.5.2] DEMAND RECIRCULATION WATER SYSTEMS HAVE CONTROLS THAT MANAGE OPERATION OF THE PUMP AND LIMIT THE TEMPERATURE OF THE WATER ENTERING THE COLD WATER PIPING TO  $\leq$  104°F.
- [403.5.4] DRAIN WATER HEAT RECOVERY UNITS TESTED IN ACCORDANCE WITH CSA B55.1. POTABLE WATER-SIDE PRESSURE LOSS OF DRAIN WATER HEAT RECOVERY UNITS  $\leq$  3 PSI FOR INDIVIDUAL UNITS CONNECTED TO ONE OR TWO SHOWERS. POTABLE WATER-SIDE PRESSURE LOSS OF DRAIN WATER HEAT RECOVERY UNITS  $\leq$  2 PSI FOR INDIVIDUAL UNITS CONNECTED TO THREE OR MORE SHOWERS.
- [303.3] MANUFACTURER MANUALS FOR MECHANICAL AND WATER HEATING SYSTEMS HAVE BEEN PROVIDED.
- [404.1] 90% OR MORE OF PERMANENT FIXTURES HAVE HIGH EFFICACY LAMPS.
- [404.1.1] FUEL GAS LIGHTING SYSTEMS HAVE NO CONTINUOUS PILOT LIGHT.



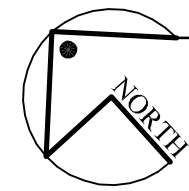
GIS LOCATION MAP



AERIAL MAP



SITE PLAN



THIS SITE PLAN IS BASED ON A SURVEY BY T.C. MERRITTS, L.S. DATED 05/23/21. THE ARCHITECT SHALL ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE ORIGINAL SURVEY. REFER TO THE ORIGINAL SURVEY FOR ADDITIONAL INFORMATION.

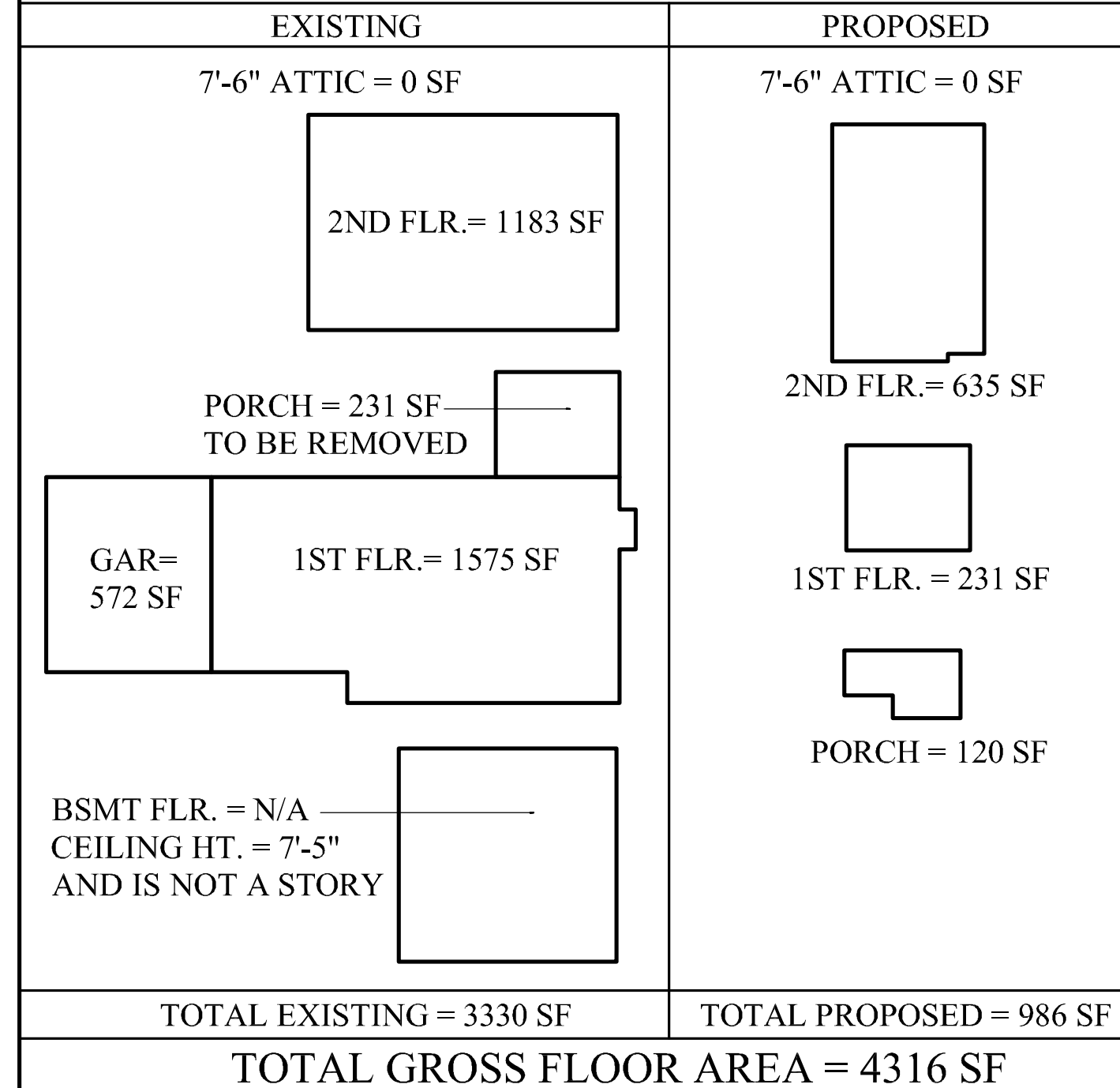
## ZONING COMPLIANCE TABLE

ZONE: R-2A SECTION 108.02, BLOCK 2, LOT 36			
BULK REGULATION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	87120 S.F.	87142 S.F.	87142 S.F.
MIN. LOT FRONTAGE	150 FT.	190 FT.	190 FT.
MIN. LOT WIDTH	150 FT.	191 FT.	191 FT.
MIN. LOT DEPTH	150 FT.	427 FT.	427 FT.
MIN. FRONT YARD	50 FT.	130.97 FT.	128.83 FT.
MIN. SIDE YARD	30 FT.	55.83 FT.	55.83 FT.
MIN. REAR YARD	50 FT.	218.25 FT.	218.25 FT.
MAX. EXTERIOR WALL HEIGHT	36 FT.	27.50 FT.	27.50 FT.
MAX. BUILDING HEIGHT	30 FT.	24.50 FT.	24.50 FT.
MAX. BLDG. COVERAGE	8% (6971 S.F.)	2.8% (2471 S.F.)	2.9% (2591 S.F.)
MAX. GROSS LAND COVERAGE	14070 S.F.	6633 S.F.	6833 S.F.
MAX. FLOOR AREA	10122 S.F.	3561 S.F.	4316 S.F.

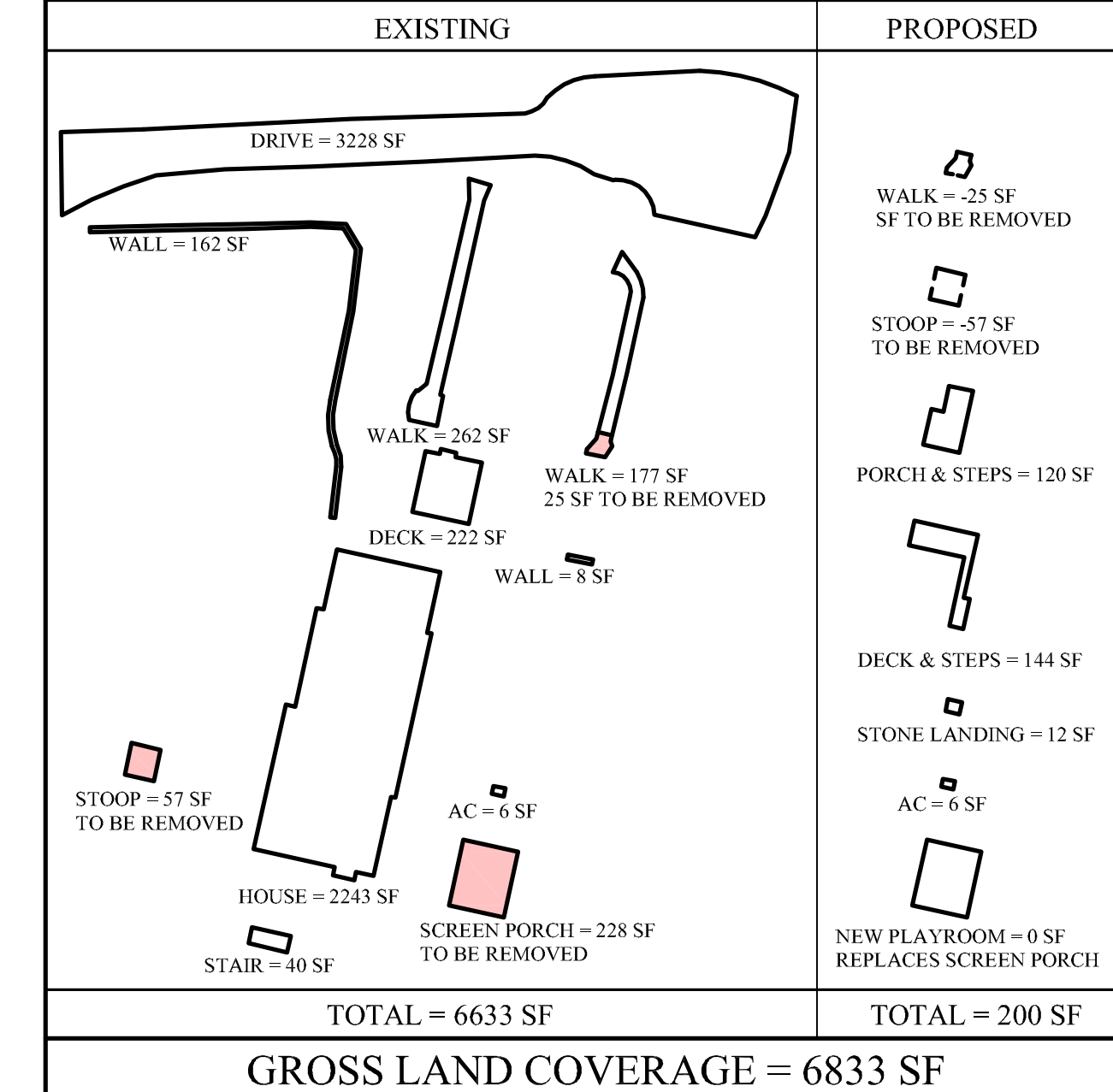
## SITE PLAN NOTES

- G.C SHALL CALL 811 FOR DIG SAFELY NY AND FOLLOW ALL INSTRUCTIONS FOR PROPER NOTIFICATIONS AND MARK-OUTS. G.C SHALL NOT BEGIN ANY EXCAVATION UNTIL IT'S CONFIRMED THAT ALL NOTIFIED UTILITIES HAVE EITHER RESPONDED TO THE STAKEOUT REQUEST—MARKINGS AT A SITE DO NOT INDICATE THE SITE HAS BEEN CLEARED FOR EXCAVATION.
- A WETLAND PERMIT IS REQUIRED FROM THE TOWN OF NORTH CASTLE. SEE ENGINEERING SITE PLANS FROM ALP ENGINEERING.
- THE TOTAL NEW IMPERVIOUS AREA IS 200 S.F., THEREFORE NO STORMWATER MITIGATION IS REQUIRED.
- CLEARING/GRADING LIMIT LINES SHALL BE CLEARLY DELINEATED WITH APPROPRIATE EROSION CONTROLS IN THE FIELD AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. NO ENCROACHMENT BEYOND THESE LIMITS BY WORKERS OR MACHINERY SHALL BE PERMITTED.
- WORK INCLUDED: GENERAL CONTRACTOR SHALL INCLUDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT REQUIRED TO FULLY COMPLETE ALL EXCAVATION, TRENCH EXCAVATION FOR ALL UTILITIES, DRAINAGE, UNDERSLAB WORK, FILL, PUMPING, COMPACTION AND RELATED SITE WORK AS SPECIFIED HEREIN AND SHOWN OR INTENDED ON THE CONSTRUCTION DOCUMENTS.
- WORK NOT INCLUDED: GENERAL CONTRACTOR SHALL SUBMIT UNIT PRICE PER CUBIC YARD FOR ROCK REMOVAL. ONLY ROCK THAT CANNOT BE DUG WITH A BULLDOZER AND BOULDERS OVER ONE CUBIC YARD SHALL BE CONSIDERED ROCK EXCAVATION.
- SITE PREPARATION: STRIP AND STORE ALL TOPSOIL WITHIN CONSTRUCTION AREA FOR RE-USE.
- FINISH GRADES: SPREAD TOPSOIL EVENLY OVER ALL AREAS THAT HAVE BEEN PROPERLY PREPARED SO IT SHALL BE 6-IN. DEEP AFTER SETTLEMENT. PITCH ALL AREAS AWAY FROM HOUSE. OWNER WILL BE RESPONSIBLE FOR RE-SEEDING THE GRASS AREAS.
- CONTRACTOR SHALL PROTECT ALL EXISTING LANDSCAPING AND REPLACE ANY DAMAGE THERETO.

## GROSS FLOOR AREA DIAGRAMS



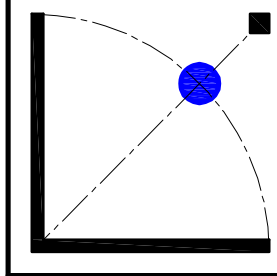
## GROSS LAND COVERAGE DIAGRAMS



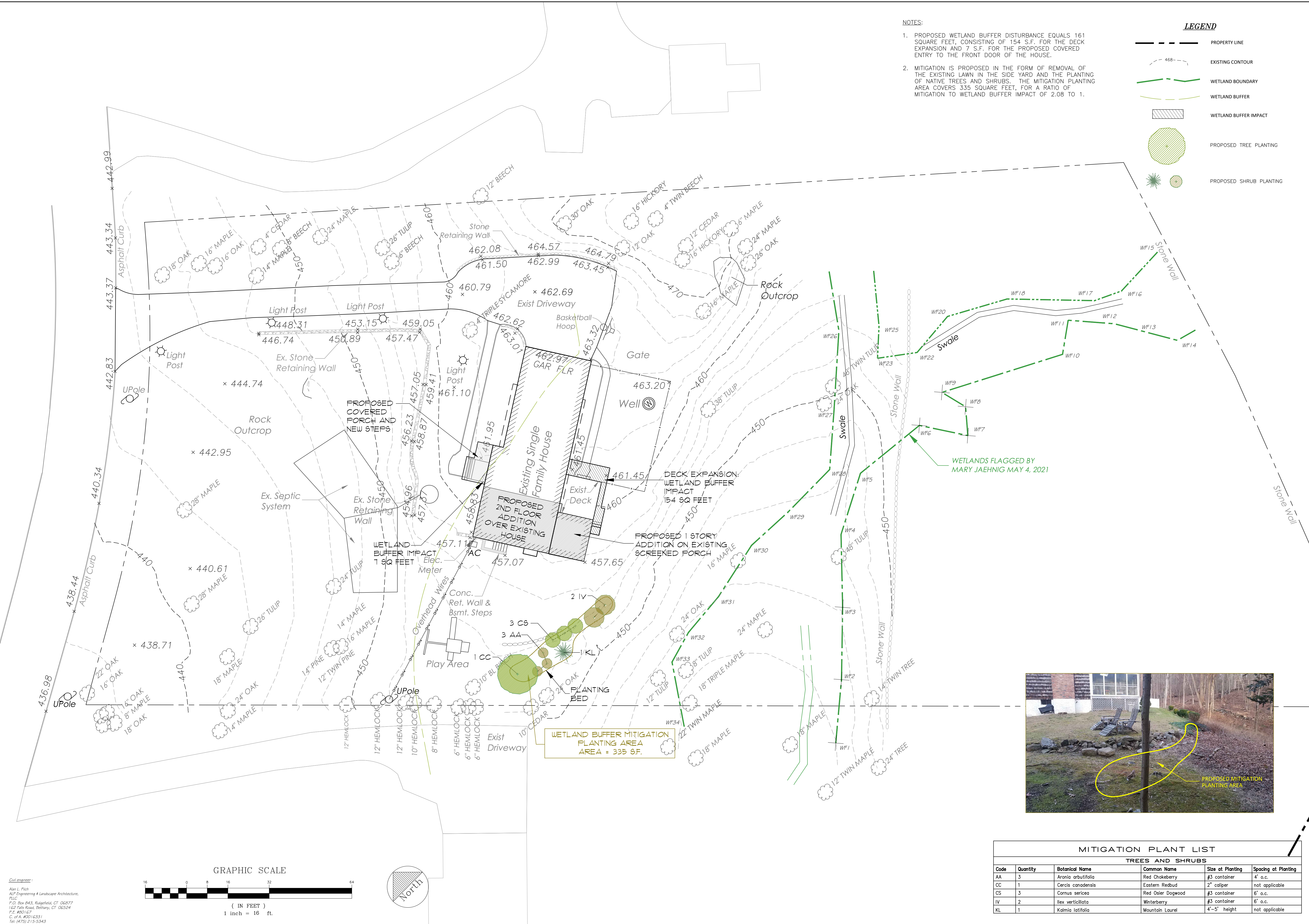
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Addition and Alteration to the  
**Stein Residence**  
 14 Green Valley Road, Ammonke, New York  
 Section: 108.02 Block: 2 Lot: 36

• ARCHITECT •  
**Timothy P. Lener, Architect, P.C.**  
 57 Wheeler Avenue, Suite 203, Pleasantville, New York 10570  
 Phone: 914-747-1220 E-Mail: tpl.arch@gmail.com



Revisions  
 Date: 11/10/21  
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**S1**  
 Stein



**NOTES:**

1. PROPOSED WETLAND BUFFER DISTURBANCE EQUALS 161 SQUARE FEET, CONSISTING OF 154 S.F. FOR THE DECK EXPANSION AND 7 S.F. FOR THE PROPOSED COVERED ENTRY TO THE FRONT DOOR OF THE HOUSE.
2. MITIGATION IS PROPOSED IN THE FORM OF REMOVAL OF THE EXISTING LAWN IN THE SIDE YARD AND THE PLANTING OF NATIVE TREES AND SHRUBS. THE MITIGATION PLANTING AREA COVERS 335 SQUARE FEET, FOR A RATIO OF MITIGATION TO WETLAND BUFFER IMPACT OF 2.08 TO 1.

**LEGEND**

- PROPERTY LINE
- EXISTING CONTOUR
- WETLAND BOUNDARY
- WETLAND BUFFER
- WETLAND BUFFER IMPACT
- PROPOSED TREE PLANTING
- PROPOSED SHRUB PLANTING

**CONSULTANTS:**

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**SURVEYOR:**  
 TC Merritts Land Surveyors, PC  
 394 Bedford Road  
 Pleasantville, NY 10570  
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**ISSUED:**

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**OWNERSHIP AND USE OF DOCUMENTS**

UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

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**PROJECT NAME:**  
**STEIN PROPERTY**  
 14 Green Valley Road  
 Armonk, NY 10504

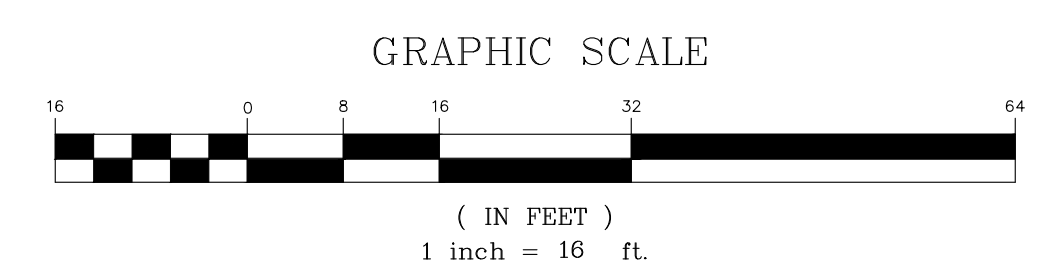
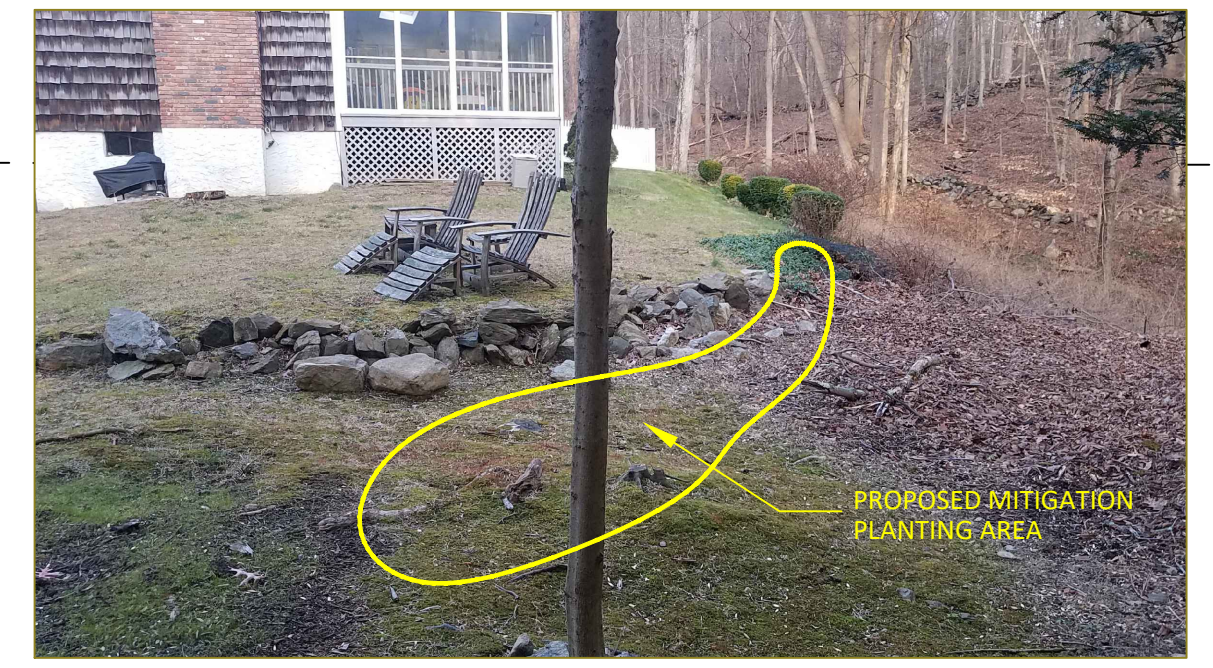
**ENGINEER & LANDSCAPE ARCHITECT:**  
**ALP ENGINEERING**  
 & LANDSCAPE ARCHITECTURE, PLLC  
 P.O. Box 843, Ridgefield, CT 06877  
 Direct Tel: (475) 215-5343 Cell: (203) 710-0587

**Drawing Title:**  
**Wetland Buffer Mitigation Planting Plan**

Date: January 10, 2022

Dwn. by: alp

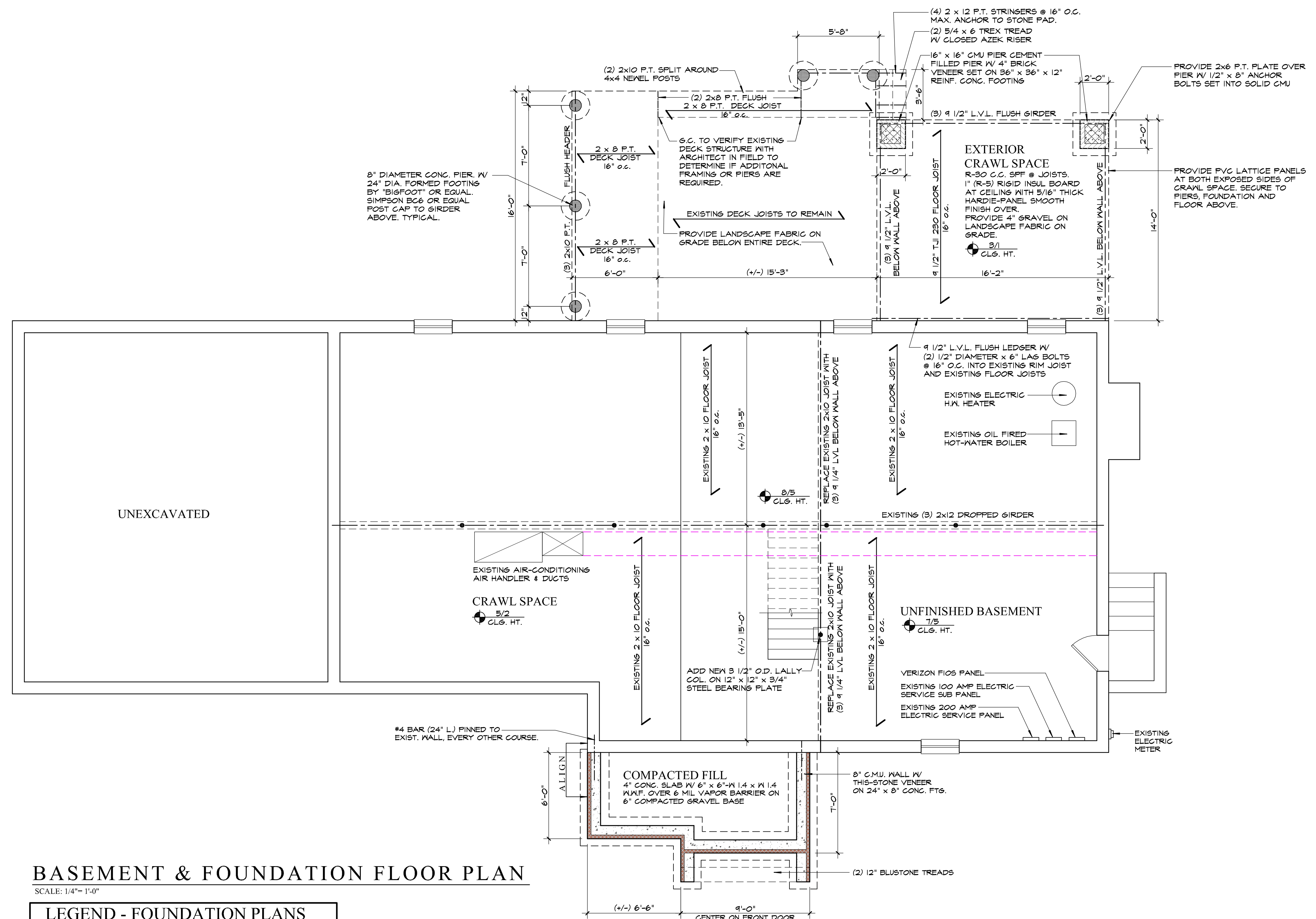
ID: Stein 14 Green Valley Site\_12-2021



*Civil Engineer*  
 Alan L. Pilech  
 ALP Engineering & Landscape Architecture, PLLC  
 P.O. Box 843, Ridgefield, CT 06877  
 162 Falls Road, Bethany, CT 06524  
 P.E. #60167  
 C. of A. #0016331  
 Tel: (475) 215-5343

MITIGATION PLANT LIST					
TREES AND SHRUBS					
Code	Quantity	Botanical Name	Common Name	Size at Planting	Spacing at Planting
AA	3	Aronia arbutifolia	Red Chokeberry	#3 container	4' o.c.
CC	1	Cercis canadensis	Eastern Redbud	2" caliper	not applicable
CS	3	Cornus sericea	Red Osier Dogwood	#3 container	6' o.c.
IV	2	Ilex verticillata	Winterberry	#3 container	6' o.c.
KL	1	Kalmia latifolia	Mountain Laurel	4'-5' height	not applicable





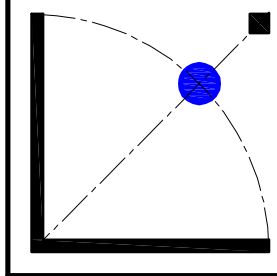
**BASEMENT & FOUNDATION FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

LEGEND - FOUNDATION PLANS	
	EXISTING WALL TO REMAIN
	CONCRETE BLOCK (C.M.U.) FOUNDATION WALL REINFORCED W/ #4 VERTICAL BARS @ 24" O.C. MINIMUM. SEE WALL SECTION. DRILLING INTO COMPLETED FOOTING IS PERMITTED. CEMENT FILL REINFORCED CORES SOLID.
	FOOTING REINFORCEMENT PLAN DETAIL AT ALL CORNERS. WIRE-TIE 24" LONG BENT BARS FOR CONTINUOUS CONNECTION.
	FOOTING REINFORCEMENT PLAN DETAIL AT ALL INTERSECTIONS. WIRE-TIE 24" LONG BENT BARS FOR CONTINUOUS CONNECTION.

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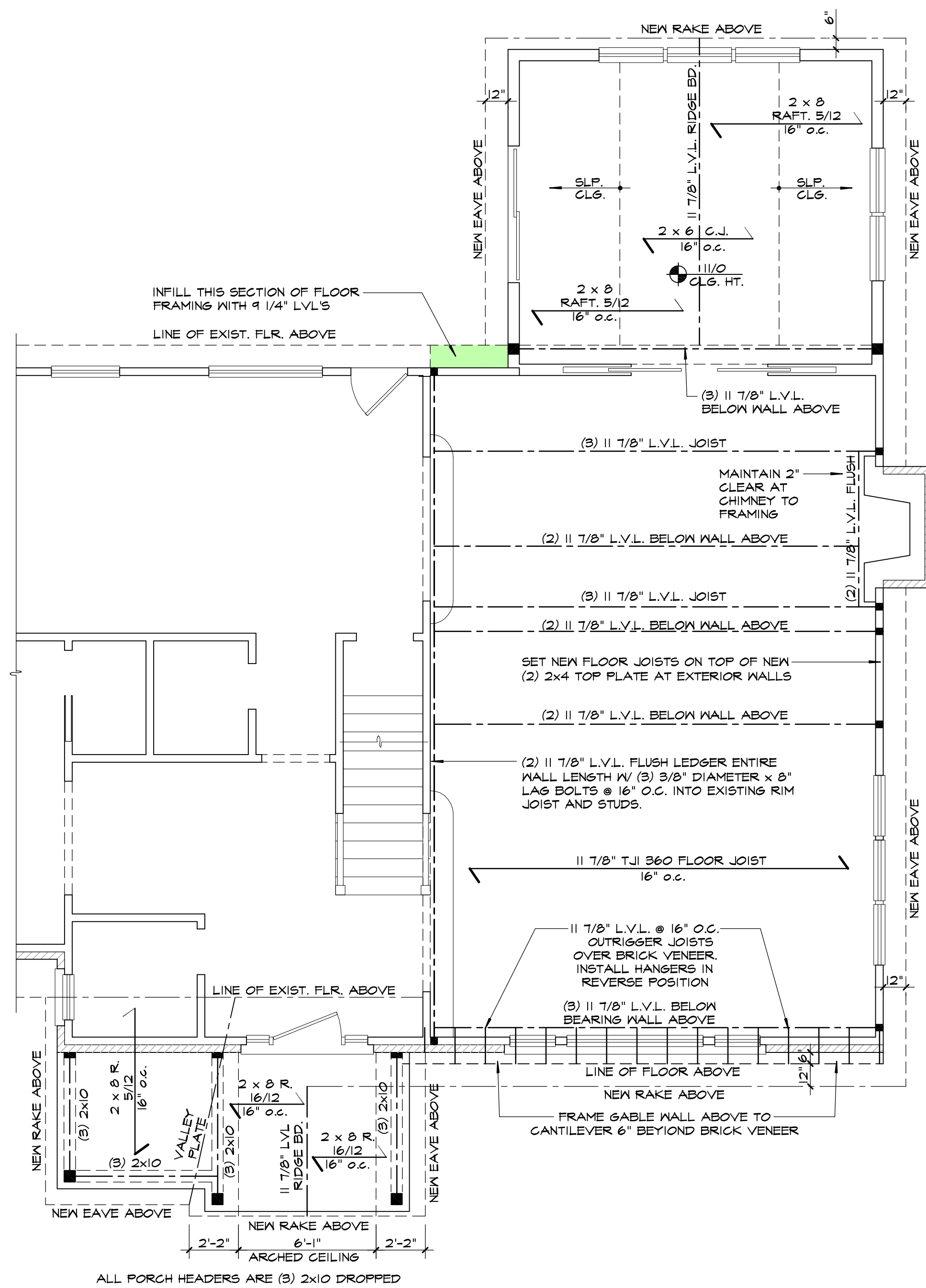
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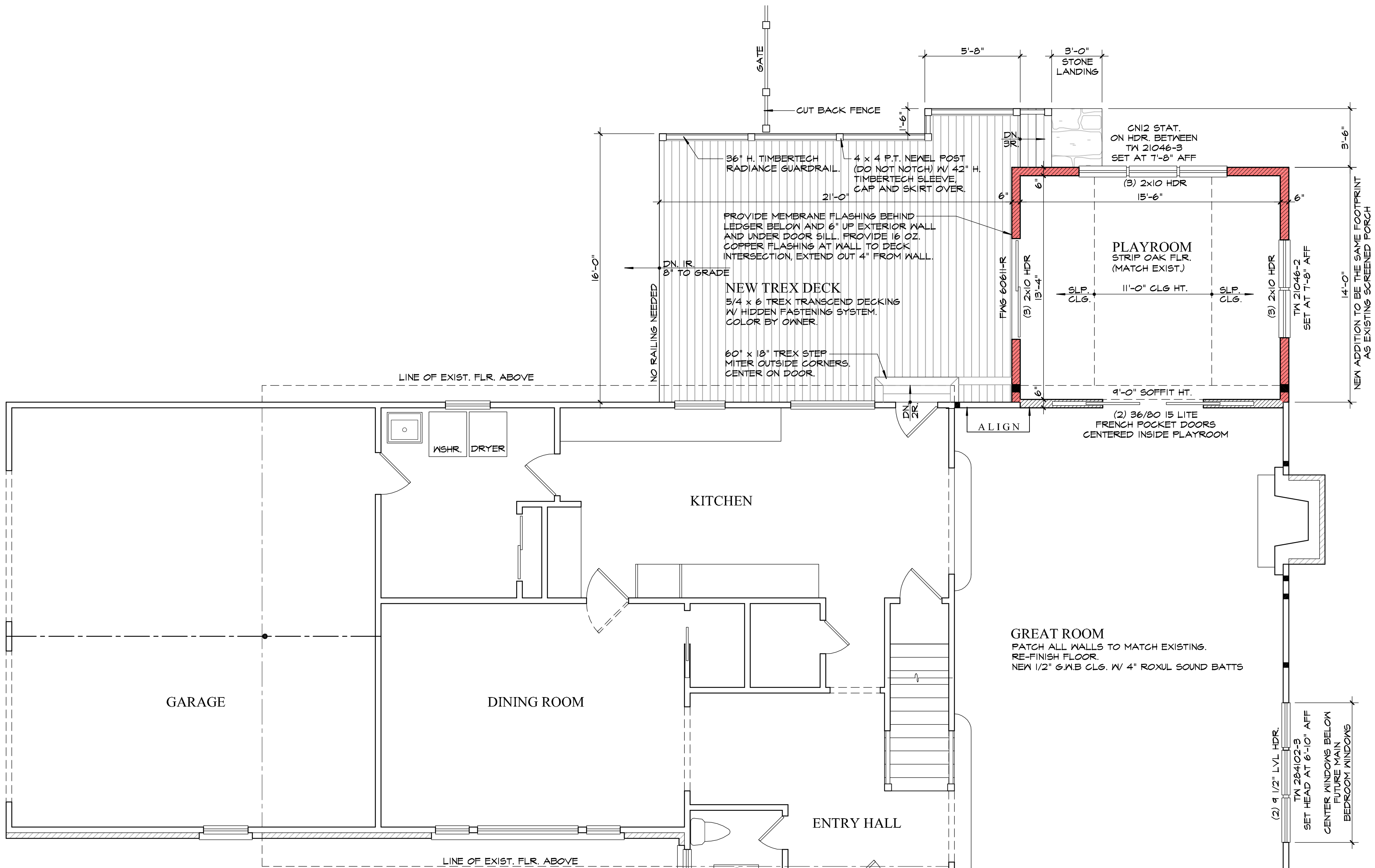
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**SECOND FLOOR & ROOF FRAMING PLAN**

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

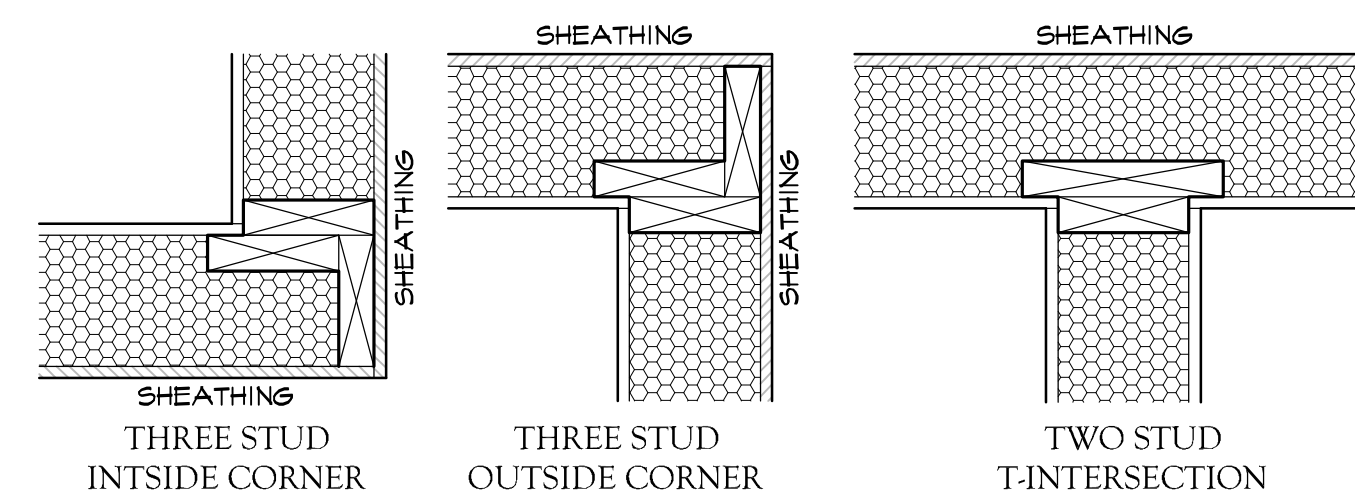


**FIRST FLOOR PLAN**

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

**LEGEND - FLOOR PLANS**

	EXISTING WALL TO REMAIN
	NEW 2 x D.F. STUD @ 16" O.C. WALL (NO INSULATION)
	D.F. STUD WALL W/ R-20 OPEN CELL S.P.F.
	D.F. STUD WALL W/ ROXUL SOUND BATTS
	BUILT-UP 2x D.F. POST EQUAL IN WIDTH TO BEAM ABOVE. ALL POSTS SHALL CONTINUE DOWN TO FOUNDATION OR GIRDER WITH SOLID BLOCKING AT FLOOR LEVELS. POSTS SUPPORTING STEEL BEAMS SHALL NOT BEAR ON FLOOR JOISTS, CUT OUT FOR FOUNDATION BEARING.
	HINGED DOOR (WIDTH NOTED IN INCHES)
	POCKET DOOR (WIDTH NOTED IN INCHES)
	TRIM OPENING (WIDTH AND HEIGHT IN INCHES)
	WINDOW. ALL MODEL NUMBERS ARE ON PLANS. SEE SHEET PSI FOR SPECIFICATIONS. REFER TO WINDOW SUPPLIERS ORDER FORM FOR ROUGH OPENING DIMENSIONS.
	EMERGENCY ESCAPE AND RESCUE OPENING



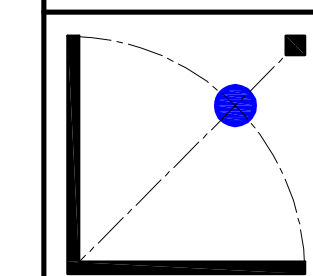
**INSULATED WALL FRAMING DETAILS**

SCALE: 1 1/2" = 1'-0"

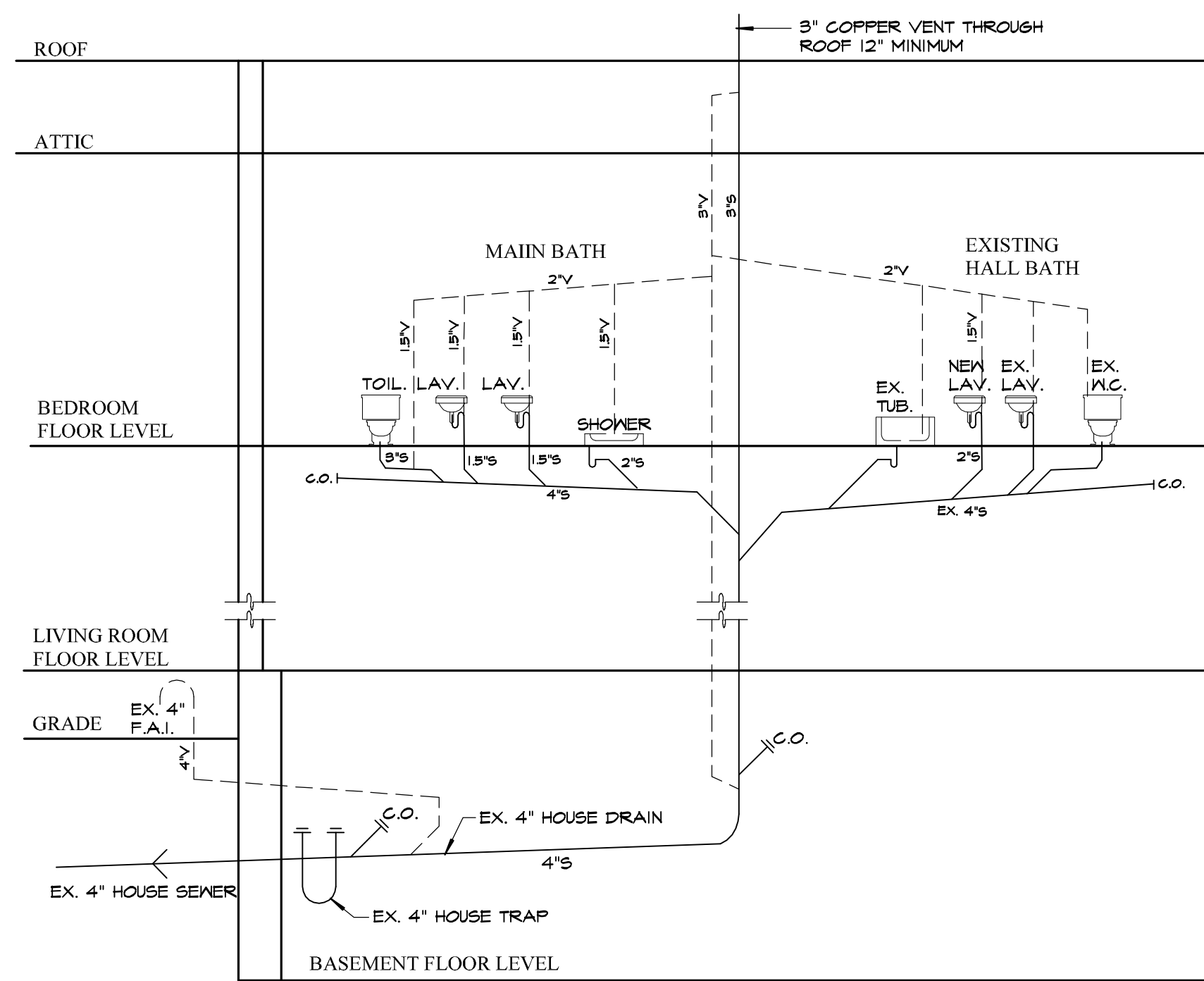
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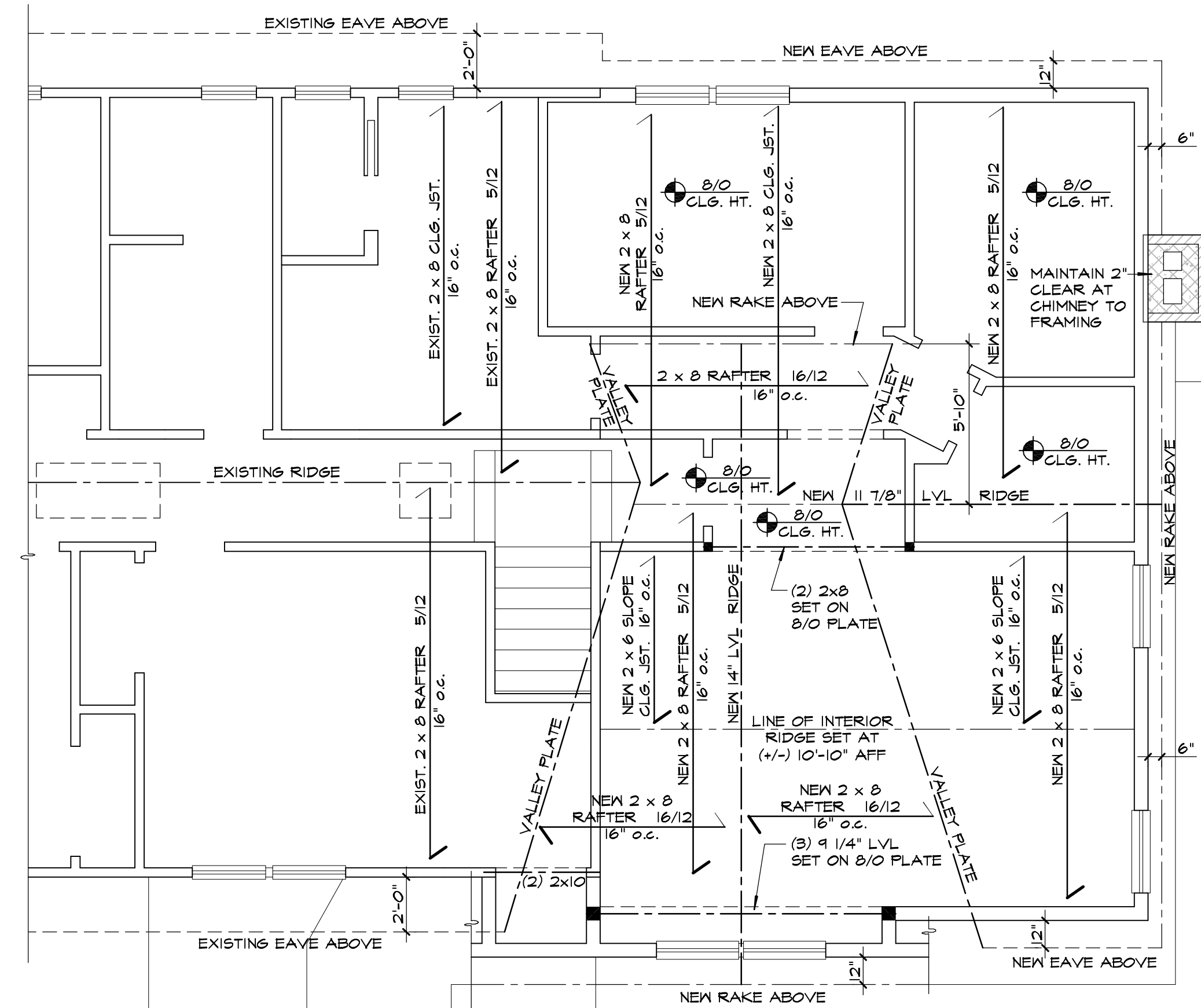


### PLUMBING RISER DIAGRAM

NOT TO SCALE  
 ALL PLUMBING SHALL BE DONE IN ACCORDANCE WITH 2020 RCNYS CHAPTERS 25-32. THE-IN NEW PIPING WITH EXISTING WHERE NEEDED. REPLACE EXISTING NON-CONFORMING PLUMBING WHERE ENCOUNTERED.

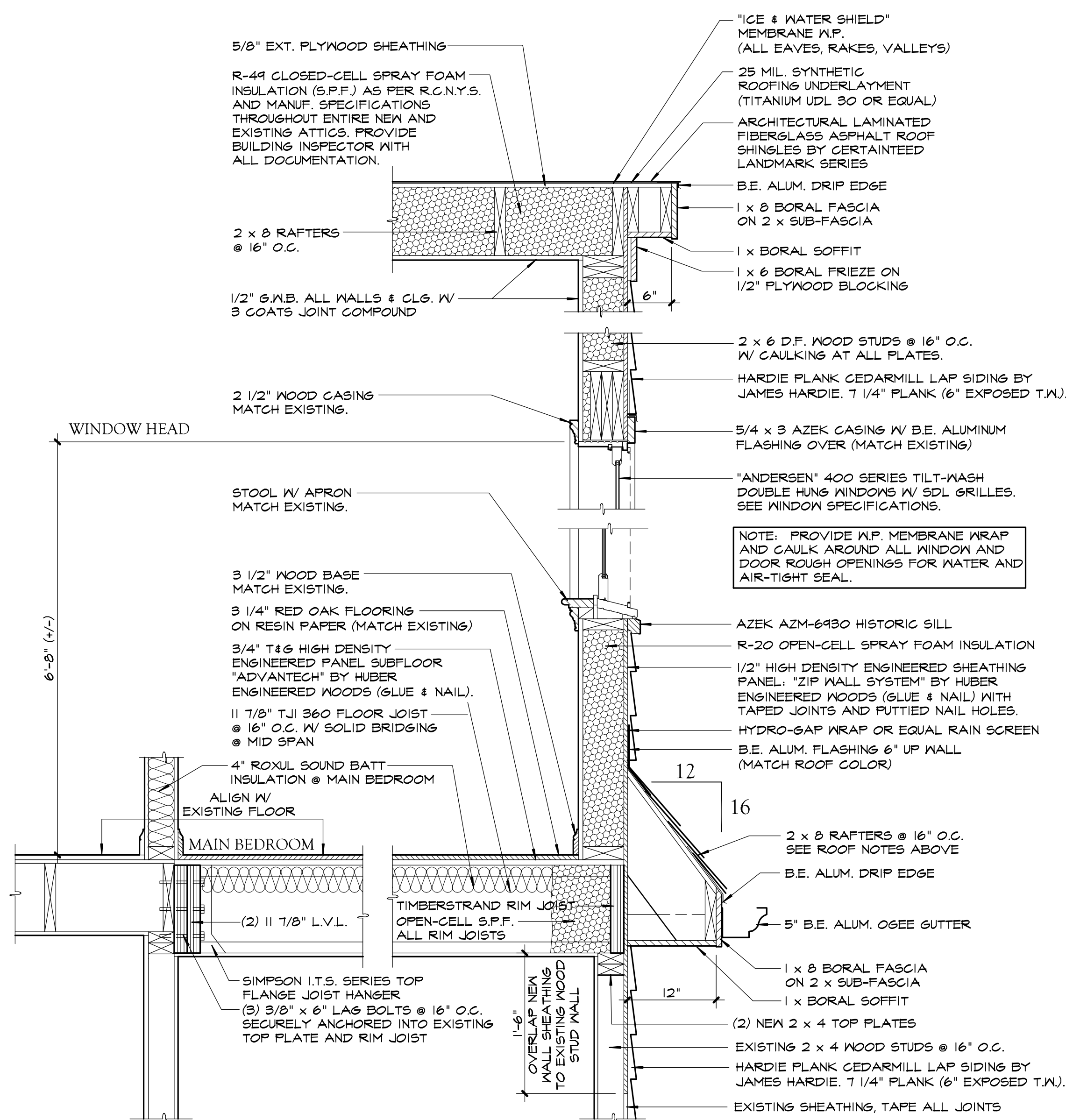
### LEGEND - FLOOR PLANS

- EXISTING WALL TO REMAIN
- NEW 2 x D.F. STUD @ 16" O.C. WALL (NO INSULATION)
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- WINDOW, ALL MODEL NUMBERS ARE ON PLANS. SEE SHEET PS1 FOR SPECIFICATIONS. REFER TO WINDOW SUPPLIERS ORDER FORM FOR ROUGH OPENING DIMENSIONS.
- EMERGENCY ESCAPE AND RESCUE OPENING



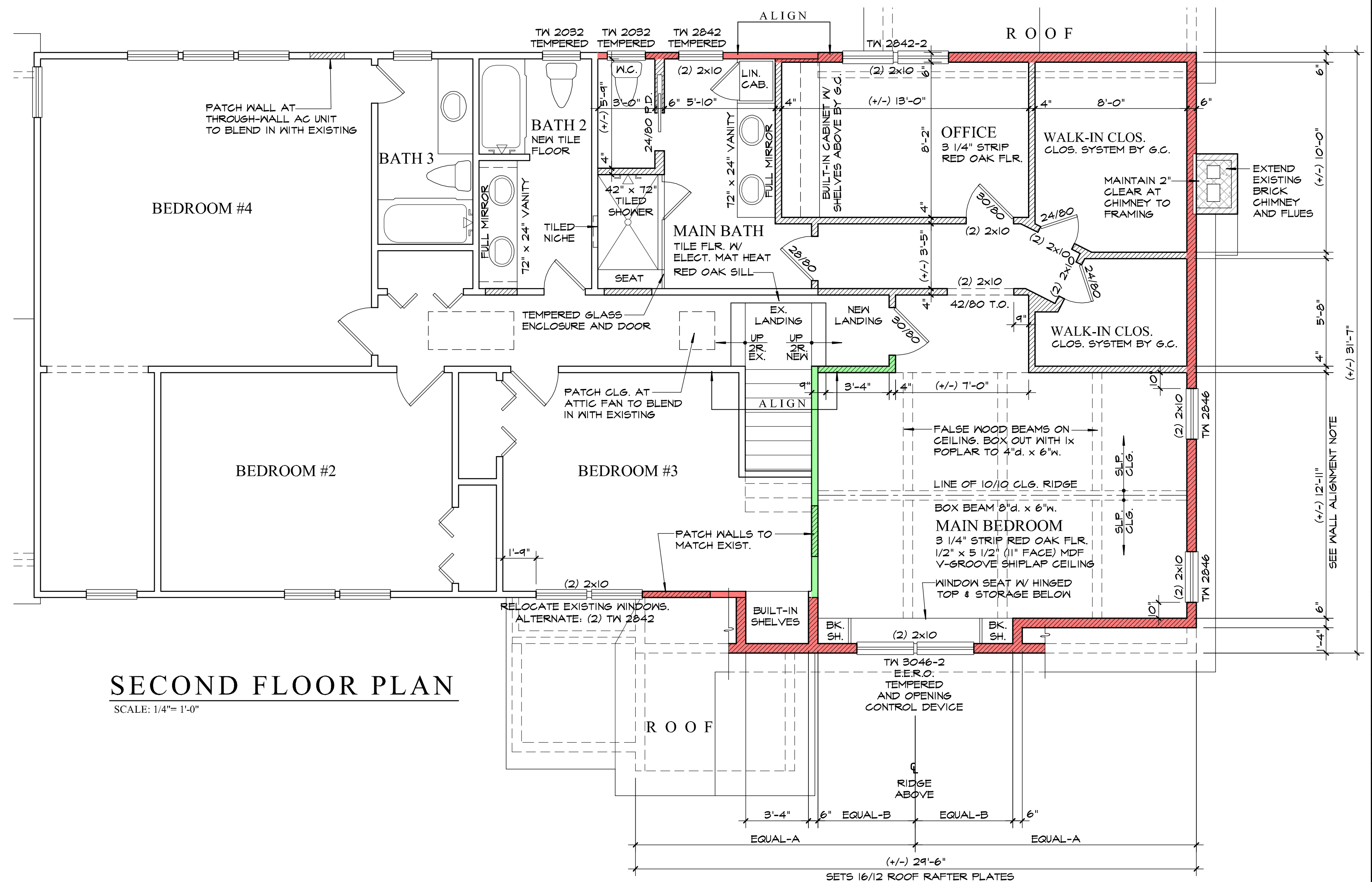
### ROOF & CEILING FRAMING PLAN

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



### WALL SECTION @ NEW MAIN BEDROOM

SCALE: 1" = 1'-0"



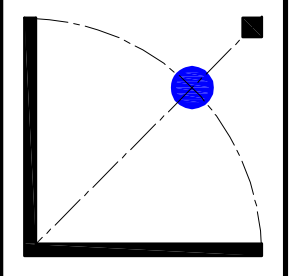
### SECOND FLOOR PLAN

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

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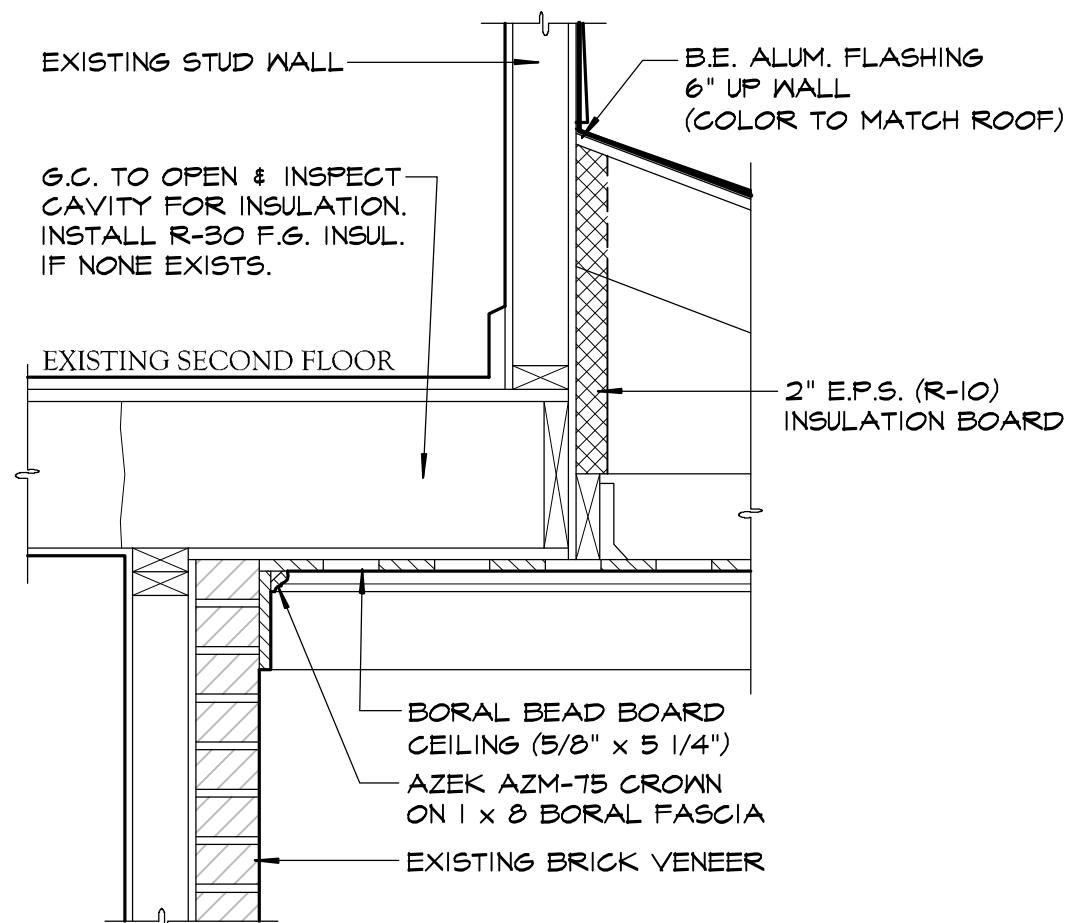
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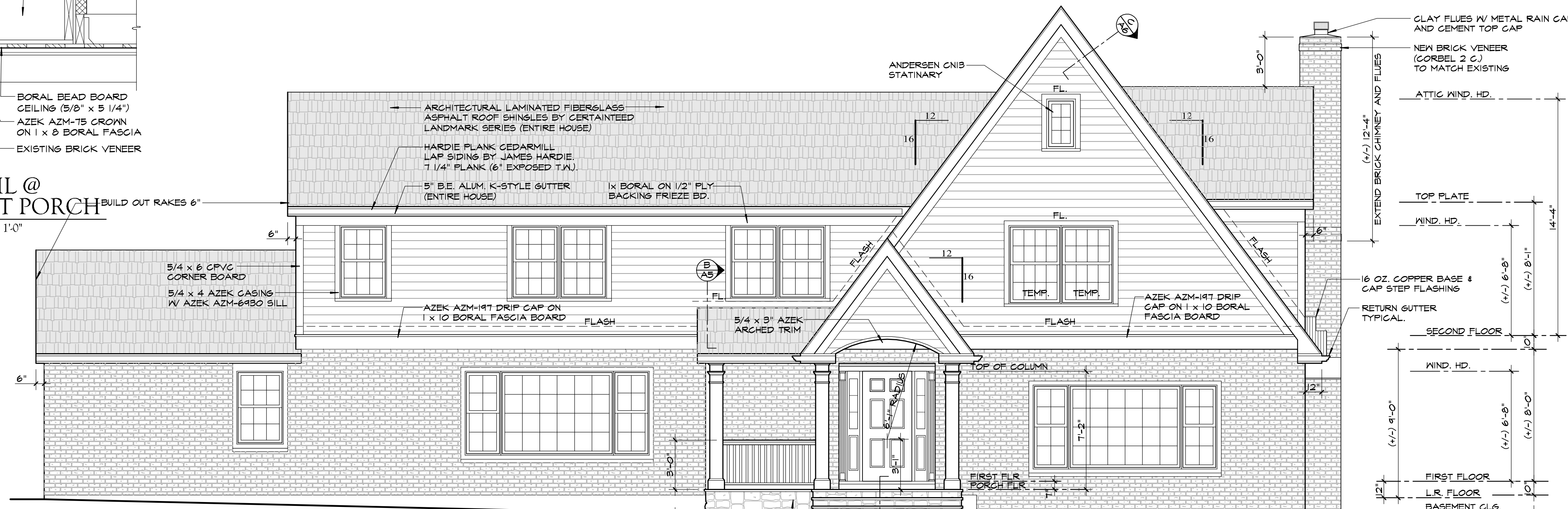


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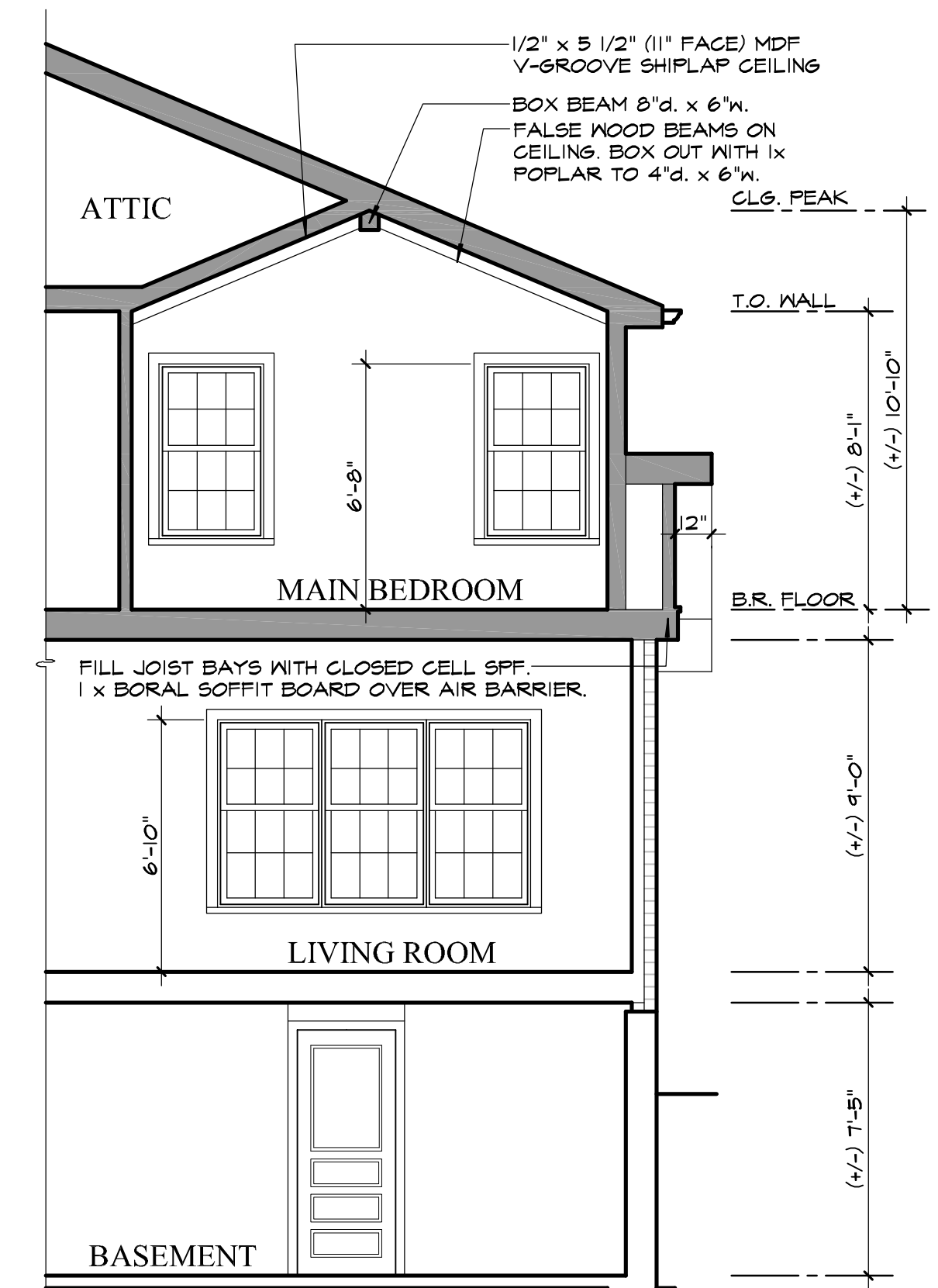
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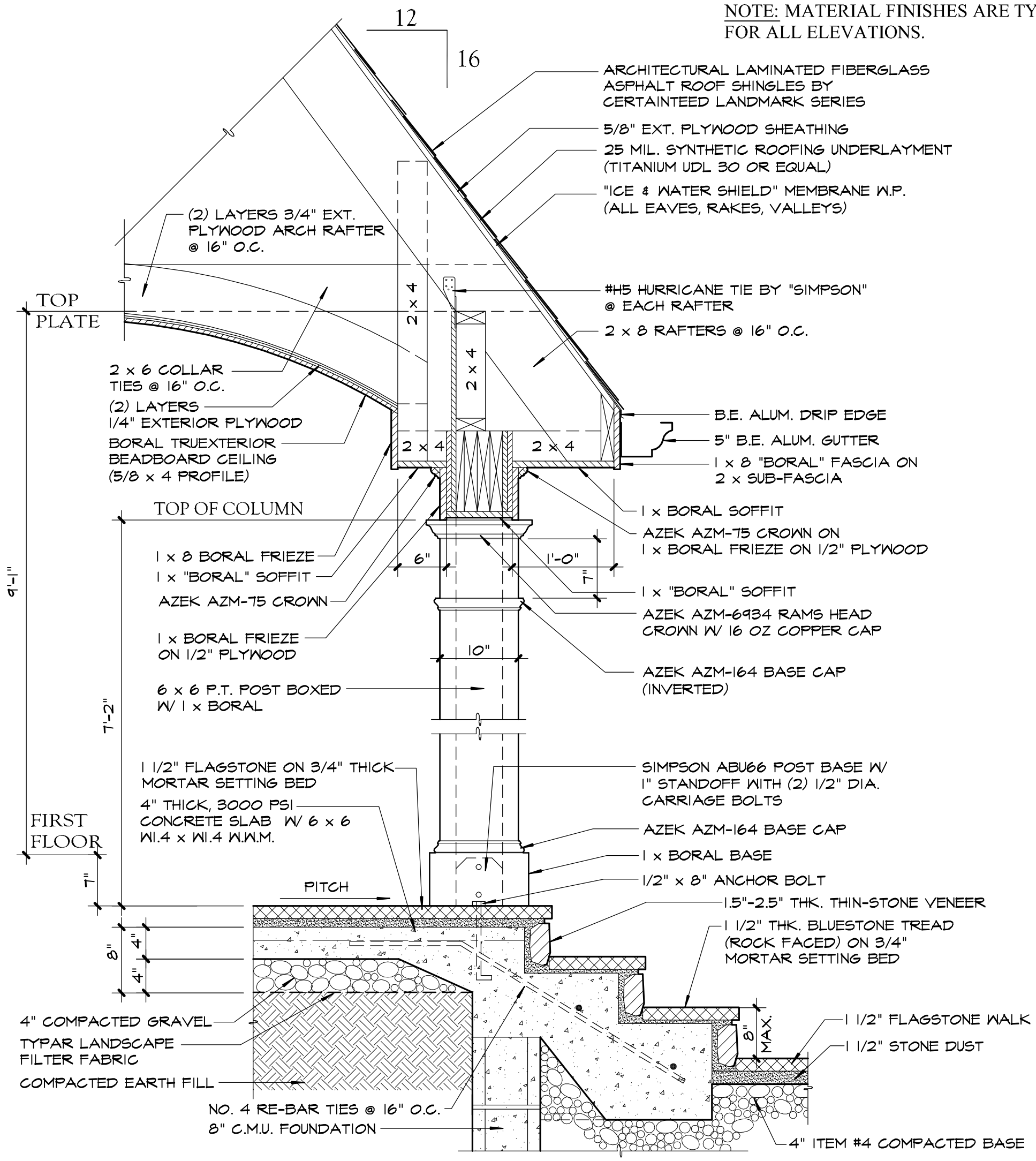
**DETAIL @ FRONT PORCH**  
SCALE: 1" = 1'-0"



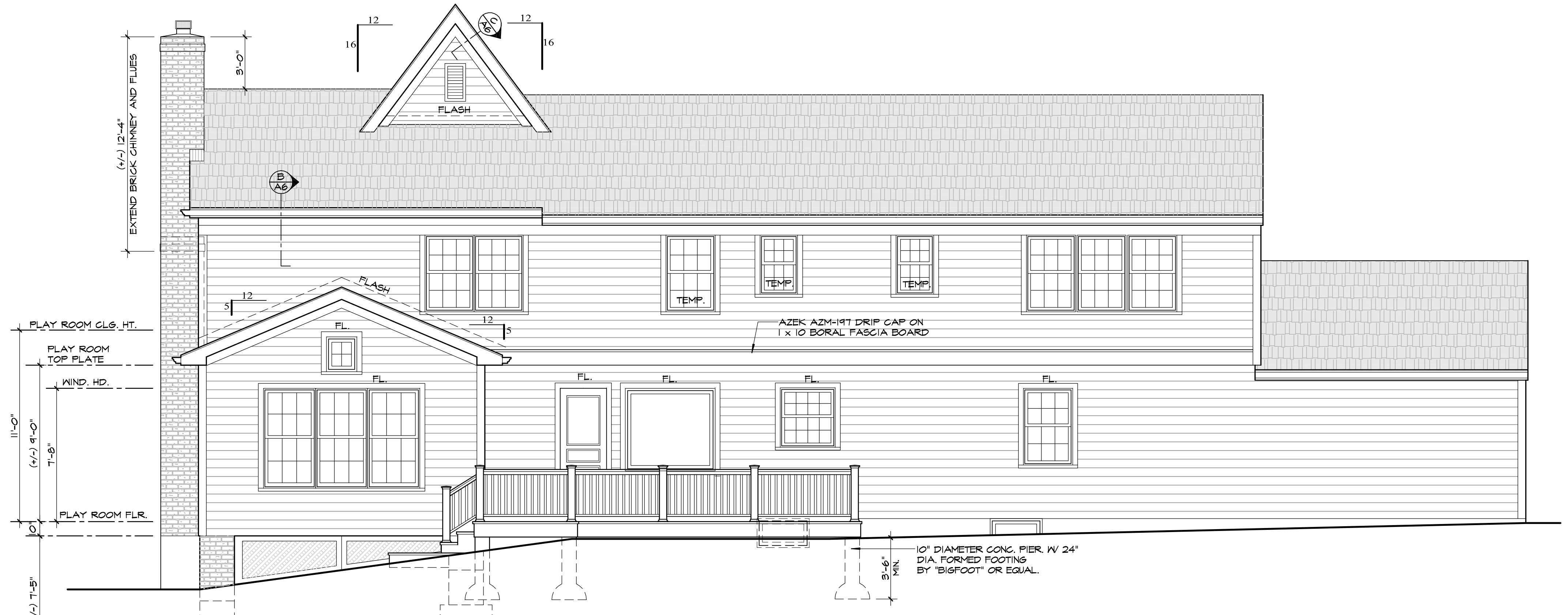
**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"  
NOTE: MATERIAL FINISHES ARE TYPICAL FOR ALL ELEVATIONS.



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



**SECTION @ FRONT PORCH**  
SCALE: 1" = 1'-0"

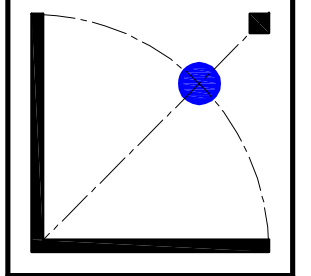


**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"  
REAR

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**Addition and Alteration to the Stein Residence**  
14 Green Valley Road, Ammonke, New York  
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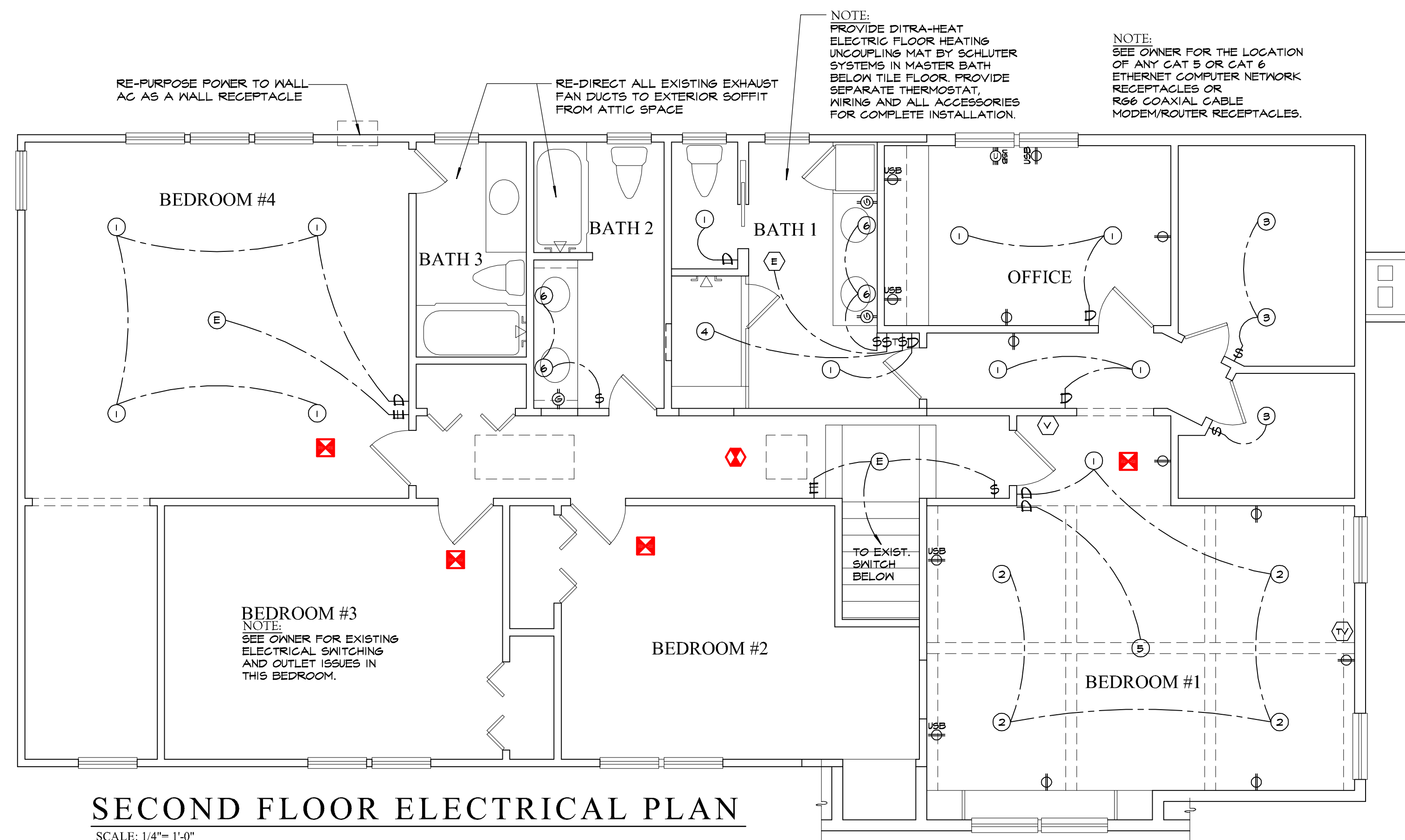
**ARCHITECT**  
**Timothy P. Lener, Architect, P.C.**  
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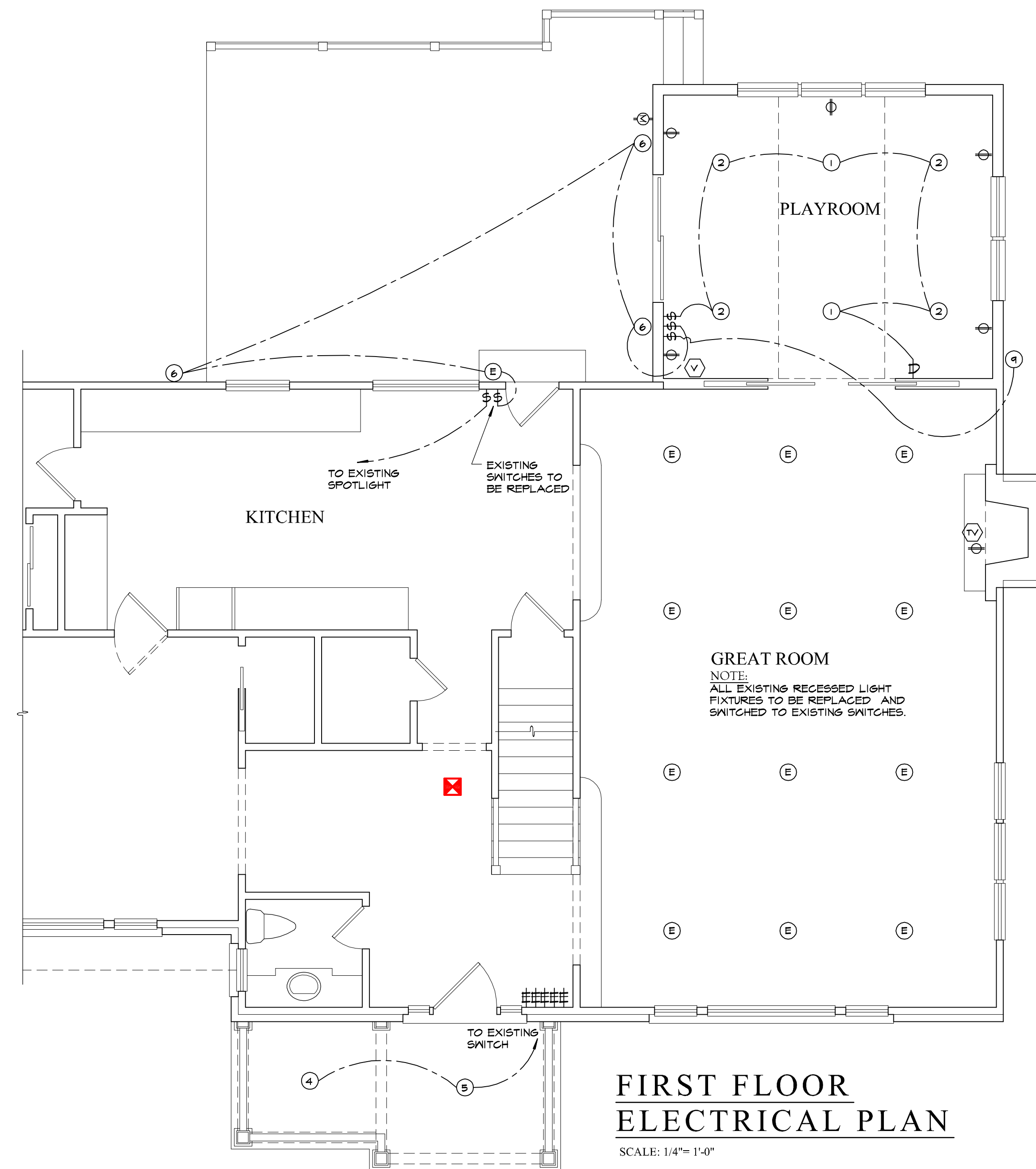






### SECOND FLOOR ELECTRICAL PLAN

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



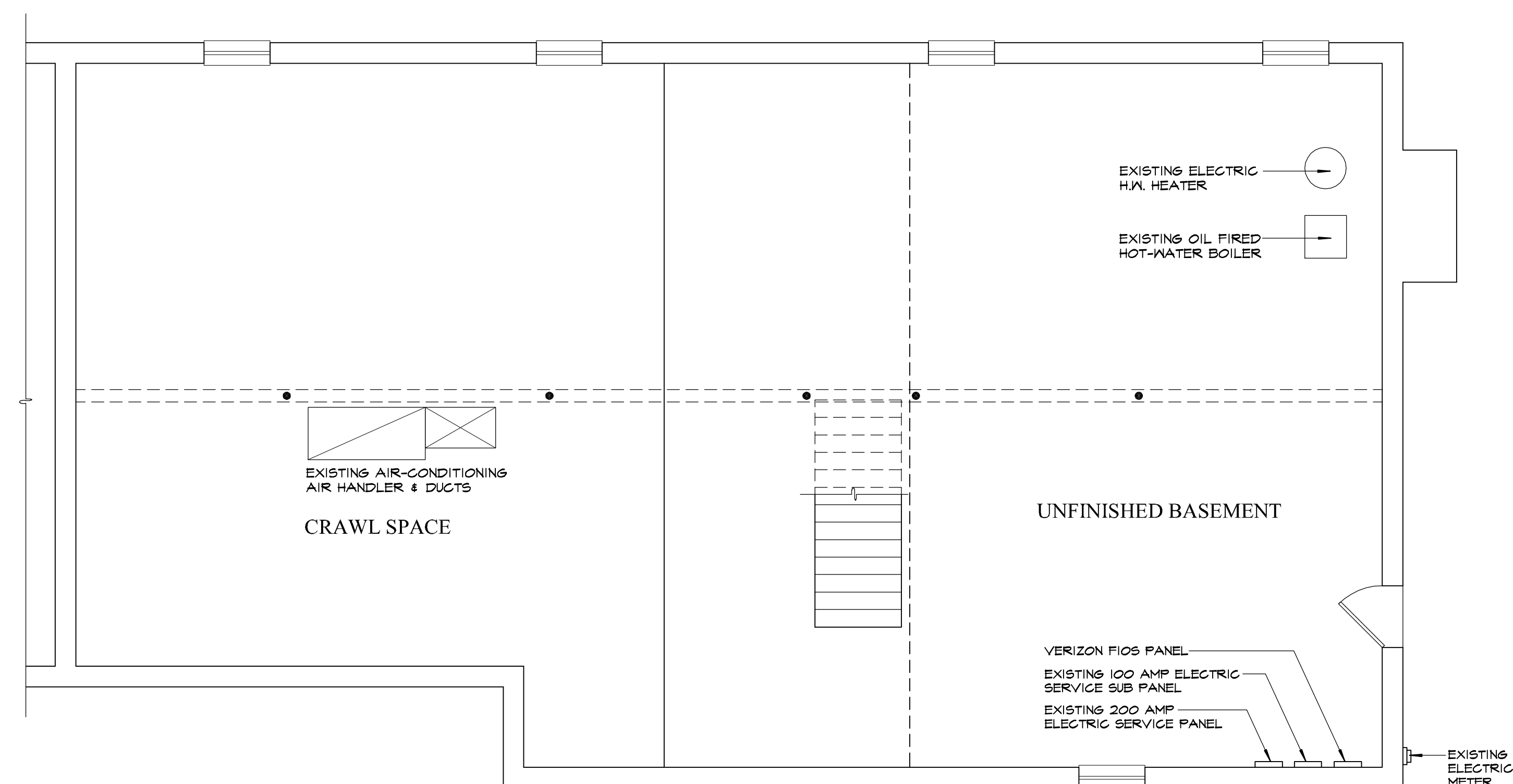
### FIRST FLOOR ELECTRICAL PLAN

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

- #### ELECTRICAL GENERAL NOTES
- ALL ELECTRICAL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF N.Y.S., LOCAL AND NATIONAL FIRE UNDERWRITER CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.
  - ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO CHECK AND VERIFY THAT THE EXISTING SERVICE WILL PROPERLY HANDLE THE INCREASED DEMAND FROM THE PROPOSED WORK. SHOULD THE CAPACITY OF THE EXISTING SYSTEM PROVE TO BE INADEQUATE, THEN THE CONTRACTOR SHALL SUBMIT A DETAILED PROPOSAL COMPLETE WITH SPECIFICATIONS FOR UPGRADE OR REPLACEMENT. REVIEW WITH OWNER FOR APPROVAL.
  - ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW AND CONFIRM ELECTRICAL LAYOUT IN THE FIELD WITH OWNER PRIOR TO START OF WORK. REVISE FIXTURE LOCATIONS IF REQUIRED, AS DIRECTED BY OWNER.
  - OWNER'S ALARM COMPANY SHALL PROVIDE SMOKE DETECTORS, CARBON MONOXIDE DETECTORS/ALARMS, AND HEAT SENSORS AS PER SECTION R314 & R315 OF THE 2020 RESIDENTIAL CODE OF N.Y.S. DETECTORS SHALL BE HARD WIRED WITH BATTERY BACKUP, UL 217 APPROVED. ALL DETECTORS SHALL BE INTERCONNECTED TO THE ALARM SYSTEM'S CENTRAL STATION, AND IN SUCH A MANNER THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
    - LOCATION OF DETECTORS: SMOKE DETECTORS SHALL BE LOCATED 1) IN EACH SLEEPING ROOM, 2) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS, 3) ON EACH STORY OF THE HOUSE. CARBON MONOXIDE DETECTORS SHALL BE LOCATED: 1) ON EACH STORY CONTAINING A SLEEPING AREA, WITHIN 15 FEET OF THE SLEEPING AREA, 2) ON EACH STORY THAT CONTAINS A CARBON MONOXIDE SOURCE.
  - TAMPER-RESISTANT RECEPTACLES (E4002.14): IN AREAS SPECIFIED IN SECTION E3901.1, 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
  - ALL RECESSED LIGHT FIXTURES SHALL BE L.E.D. BY LIGHTOLIER OR OWNER APPROVED EQUAL.
  - REVIEW ALL TRIM KIT FINISH, BULB TYPE & SIZE WITH OWNER PRIOR TO ORDERING RECESSED LIGHT FIXTURES.
  - HANGING FIXTURES SHALL BE PURCHASED BY THE OWNER AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
  - SALVAGE AND RELOCATE EXISTING LIGHT FIXTURES AS DIRECTED BY OWNER.
  - VENT ALL EXHAUST FANS TO EXTERIOR WITH SMOOTH, METAL (NO VINYL OR PVC) PIPING AND DAMPERS.
  - SWITCHES SHALL BE BY LEVITON OR APPROVED EQUAL. OWNER SHALL SELECT TYPE AND COLOR OF SWITCHES AND RECEPTACLES.
  - PROVIDE TYPE IC FRAME IN KIT AT ALL RECESSED LIGHTS ADJACENT TO THERMAL INSULATION. IC-RATED LIGHTING FIXTURES SHALL BE SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE < 2.0 CFM LEAKAGE @ 75 Pa.
  - NOT LESS THAN 90% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
  - PROVIDE A PROGRAMMABLE THERMOSTATS FOR EACH HEATING AND COOLING ZONE. SET INITIALLY BY MANUFACTURER TO CODE SPECS.
  - MODIFY EXISTING CENTRAL VACUUM CLEANING SYSTEM FOR BOTH NEW AND RENOVATED SPACES. REVIEW LOCATION OF OUTLETS WITH OWNER.
  - PROVIDE DITRA-HEAT™ ELECTRIC FLOOR HEATING UNCOUPLING MAT BY "SCHLUTER SYSTEMS" IN MAIN BATH BELOW TILE FLOOR. PROVIDE SEPARATE THERMOSTAT, WIRING AND ALL ACCESSORIES FOR A COMPLETE INSTALLATION.

#### ELECTRICAL FIXTURE LEGEND

SYMBOL	FIXTURE TYPE
(E)	EXISTING LIGHT
(1)	RECESSED DOWNLIGHT (5" APERTURE)
(2)	RECESSED DOWNLIGHT (SLOPE CEILING ADAPTOR) SET IN SLOPE CEILING (TYPE IC FRAME KIT) (5" APERTURE)
(3)	RECESSED DOWNLIGHT (4" APERTURE)
(4)	RECESSED DOWNLIGHT (SUITABLE FOR NET LOCATIONS)
(5)	CHANDELIER / PENDANT LIGHT <b>PURCHASED BY OWNER</b>
(6)	SURFACE MOUNTED WALL SCONCE <b>PURCHASED BY OWNER</b>
(7)	CARRIAGE LANTERN (WALL MOUNT ON J-BLOCK) <b>PURCHASED BY OWNER</b>
(8)	PORCELAIN LIGHT SOCKET
(9)	SPOT LIGHT (OUTDOOR)
⊞	EXISTING WALL SWITCH
⊞	NEW WALL SWITCH
⊞	NEW WALL SWITCH WITH DIMMER
⊞	WALL SWITCH WITH TIMER
⊞	EXISTING RECEPTACLE TO REMAIN
⊞	NEW DUPLEX RECEPTACLE
⊞	QUAD-PLEX RECEPTACLE
⊞	GROUND FAULT CIRCUIT INTERRUPTER (GFCI)
⊞	WEATHER PROTECTED RECEPTACLE (GFCI)
⊞	COMBINATION DUPLEX RECEPTACLE AND USB CHARGER
⊞	4-PORT USB CHARGER WALL OUTLET (NO RECEPTACLES)
⊞	SMOKE DETECTOR & ALARM, HARD WIRED w/ 10 YR. LITHIUM BATTERY BACKUP (SEALED IN). SEE ELECTRICAL NOTES 4 & 4a
⊞	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR & ALARM, HARD WIRED, 10 YR. LITHIUM BATTERY BACKUP (SEALED IN). SEE ELECTRICAL NOTES 4 & 4a
⊞	RATE OF RISE HEAT SENSOR, HARD WIRED w/ 10 YR. LITHIUM BATTERY BACKUP (SEALED IN) INTER-CONNECTED TO SMOKE/CO ALARMS
⊞	EXHAUST FAN / LIGHT (15 SONES MAX.) VENT TO EXTERIOR w/ SMOOTH METAL DUCT
⊞	RECESSED GANG TV-MEDIA BOX KIT WITH R66 COAXIAL CABLE, CAT 6 CABLE AND DUPLEX RECEPTACLE
⊞	R66 COAXIAL CABLE MODEM/ROUTER RECEPTACLE
⊞	CENTRAL VACUUM OUTLET TO BE LOCATED IN FIELD WITH OWNER



### BASEMENT FLOOR ELECTRICAL PLAN

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

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• ARCHITECT •  
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Addition and Alteration to the  
**Stein Residence**  
 14 Green Valley Road, Armonk, New York  
 Section: 108.02 Block: 2 Lot: 36

Revisions

Date: 11/10/21

Do Not Scale Prints

Sheet No.

**E1**

Stein