



Village of Larchmont villageoflarchmont.org
 Building Department Architectural Review Board Application
 120 Larchmont Avenue, Larchmont, New York 10538 Phone (914) 834-4349
ARCHITECTURAL REVIEW BOARD
APPLICATION

TO BE COMPLETED BY APPLICANT

Application date: March 14, 2022		Application Fee: \$150.00
<i>Please fill in dates or N/A (Not Applicable)</i> <i>Note: Dates must be on plans submitted</i> Board Approval Date: <input type="checkbox"/> Zoning Not required	<i>Please fill in dates or N/A (Not Applicable)</i> <i>Note: Dates must be on plans submitted</i> Board Approval DATE: <input type="checkbox"/> Planning Not required	<i>Please fill in dates or N/A (Not Applicable)</i> <i>Note: Dates must be on plans submitted</i> Board Approval DATE: <input type="checkbox"/> ARB

SITE IDENTIFICATION INFORMATION

Project Address:
 No. 10 Street Hall Avenue
Village of Larchmont Tax Map Designation:
 Section 6 Block 7 Lot(s) 832
Business Name:
 Aaron and Rachel McClain, Owners
Description of Project:
 Interior renovation of the basement, kitchen and mudroom with 8 new windows

APPLICANT/OWNER INFORMATION

Contractor (Signage Company): TBD	Phone #: Fax#:	Email:
Owners Address: No. 10 Street: Hall Avenue Town: Larchmont State: NY Zip: 10538		
Applicant (If different than owner): Gregory Lewis, Lewis + Lewis Architects	Phone #: (914) 315-6454 Fax#:	Email: greg@lewisandlewisarchitects.com
Applicant Address (If different than owner): No. 144 Street: Larchmont Avenue, Unit 1 Town: Larchmont State: NY Zip: 10538		
Representatives & Title: Architect	Phone #: (914) 315-6454 Fax#:	Email: greg@lewisandlewisarchitects.com
Address: No. 144 Street: Larchmont Avenue, Unit 1 Town: Larchmont State: NY Zip: 10538		

AFFIDAVIT OF OWNERSHIP

State of New York
County of Westchester

I, Gregory Lewis PRINT NAME being duly sworn;
 Deposits and states; that Aaron McClain is the Owner in fee of the premises to which this Application applies; that the Applicant is duly authorized to make this Application; and that the statements made here are true to the best of the Applicant's knowledge and belief, and that the work will be performed in the manner set forth in the Application filled therewith, and in accordance with all applicable laws, ordinances and regulations.

Signature: [Signature]
 Sworn to before me this 13 day of Mar 2022

DONALD GOLDSMITH
 Notary Public, State of New York
 No. 01GO5021034
 Qualified in Westchester County
 Commission Expires Dec. 6, 2025

[Signature]
 NOTARY



10 Hall Avenue, Larchmont, NY

ARCHITECTURAL REVIEW BOARD SUBMISSION REQUIREMENTS

The following are minimum presentation requirements.
Additional supporting items may be requested by the reviewing Board.

Incomplete application packages may not be accepted / reviewed

Application

- ✘ Application Form must be 100% complete – No Blank Spaces Please.
- ✘ Six (6) Packets – Each to include

Survey

- ✘ Official stamped survey, (not older than 3 years)
- ✘ Survey must show existing structures, setbacks, and property lines

Site Plan

- ✘ Show area of new work
- ✘ Proposed landscaping
- ✘ Site changes
- ✘ Setbacks and projections
- ✘ Adjacent structures

Photographs

- ✘ Photos of existing building elevations and any other relevant data such as neighboring architecture, or precedents supporting design

Existing Plans and Elevations

- ✘ Not less than 1/8" scale
- ✘ Complete building must be included

Proposed Plans and Elevations

- ✘ Not less than 1/4" scale
- ✘ Complete building must be included, no partial elevations, all sides must be included
- ✘ Areas of new construction should be clearly identified from the existing structure
- ✘ Dimensions must include and identify major walls and features
- ✘ Elevations should identify significant materials, floor-to-floor and roof heights

Details

- ✘ Applicable section and plan details
- ✘ Show material profiles and transitions of key elements such as foundations, windows, doors, eaves, and decorative features

Material Samples

- ✘ Applicants are encouraged to bring to the public meeting applicable material samples

These are minimum presentation requirements; the Board reserves the right to request additional material on a case-by-case basis.



ARCHITECTURAL REVIEW BOARD APPLICATION GUIDELINES

STEPS TO OBTAIN ARB APPROVAL:

1. Submit a complete Architectural Review Board (ARB)
2. Submit all relevant application fee
3. Attend an ARB public hearing with all required submission materials (see page 2). **Both applicant and owner need to be present at ARB hearing.**

ARB REVIEW:

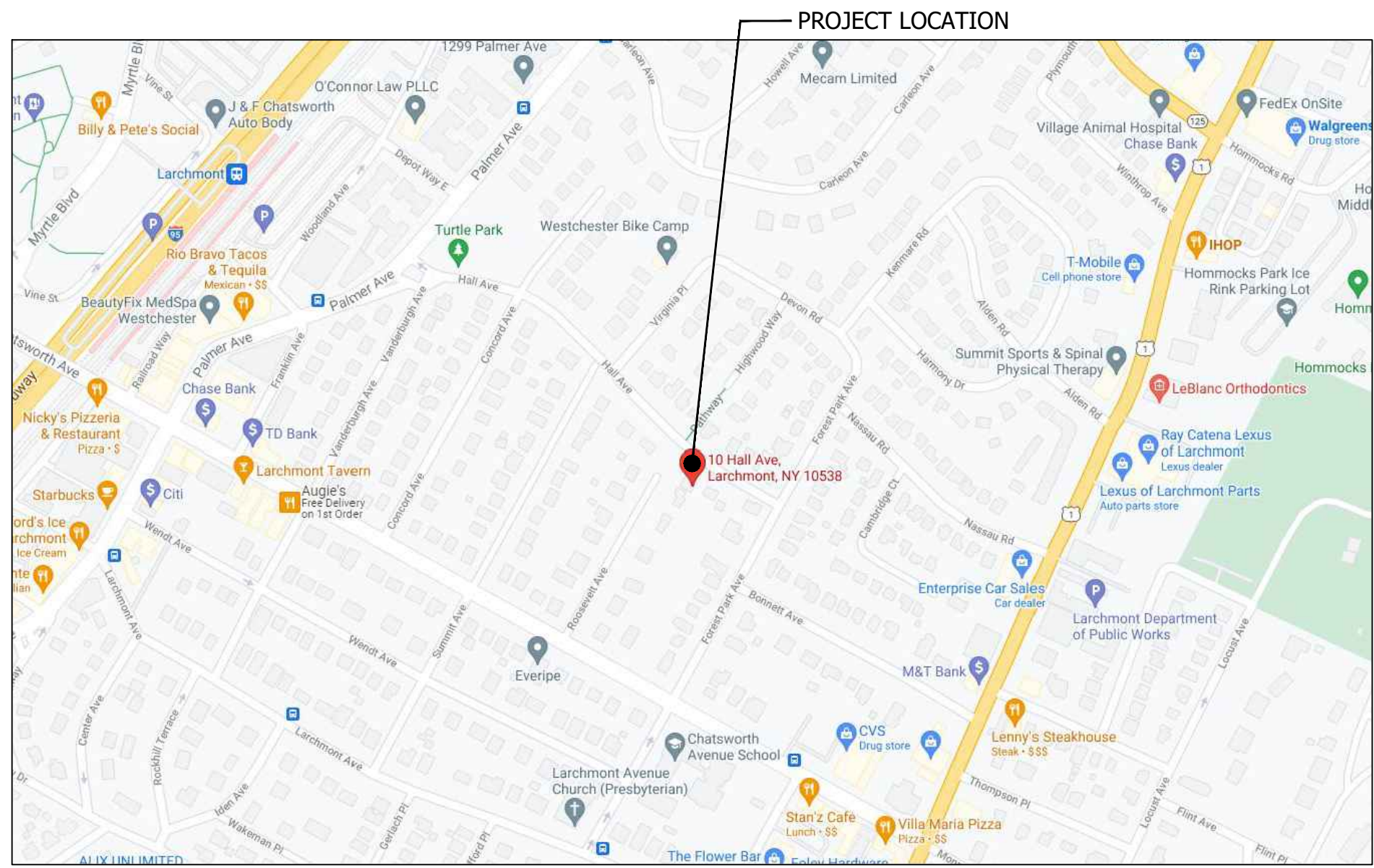
- Applicants must complete the **ARB Application** – (see Page 1)
- As per the **Submission Requirements** – (see Page 2) each application must include: application form, scaled drawings, photographs, material samples, etc.
- Application Fee – check the [Building Department Schedule of Fees](#) for current charges
- Submit six (6) packets for review – (see Page 2)
- Applications will be reviewed and require ARB approval before a permit will be issued
- Please check the [Village calendar](#) for submission deadlines and public hearing dates
- Applications may require Planning and/or Zoning Board approval

All applications must be delivered in person to the Building Department

In order to ensure the most expedient review of your application, please meet all **Submission requirements**

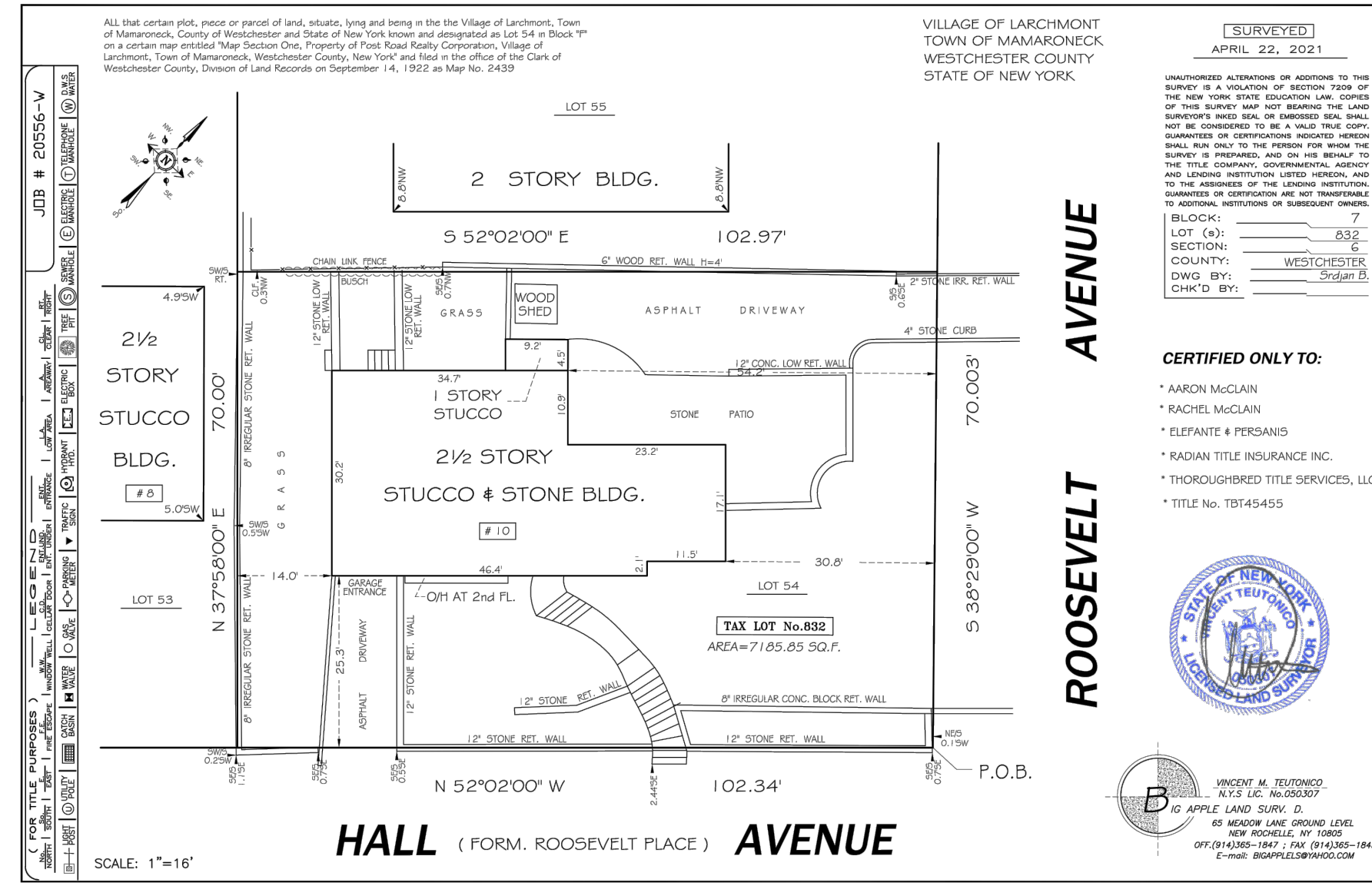
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LOCATION



NORTH LOCATION MAP
NO SCALE

SURVEY



SURVEY ORIGINAL DRAWING BY RICHARD A. SPINELLI DATED ON 12/01/2011
NOT TO SCALE NOT A LEGAL SURVEY, FOR REFERENCE ONLY

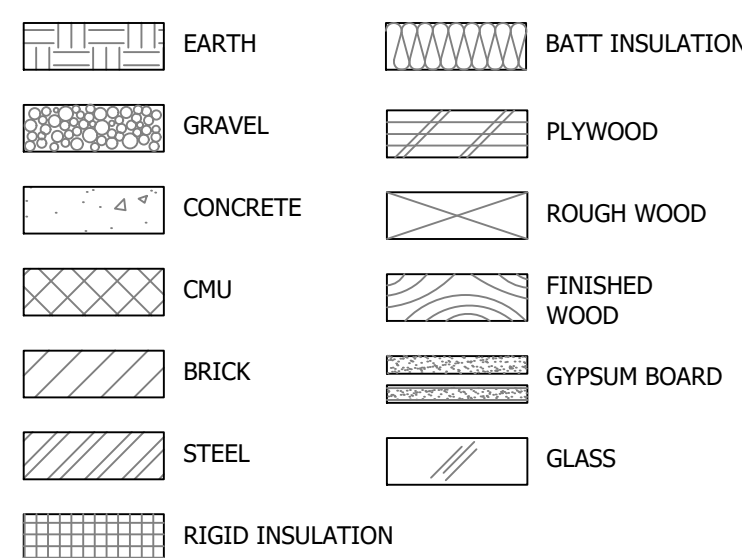
PROJECT NAME

McCLAIN RESIDENCE
INTERIOR RENOVATIONS
10 HALL AVE / 1 ROOSEVELT AVE
LARCHMONT, NEW YORK 10538

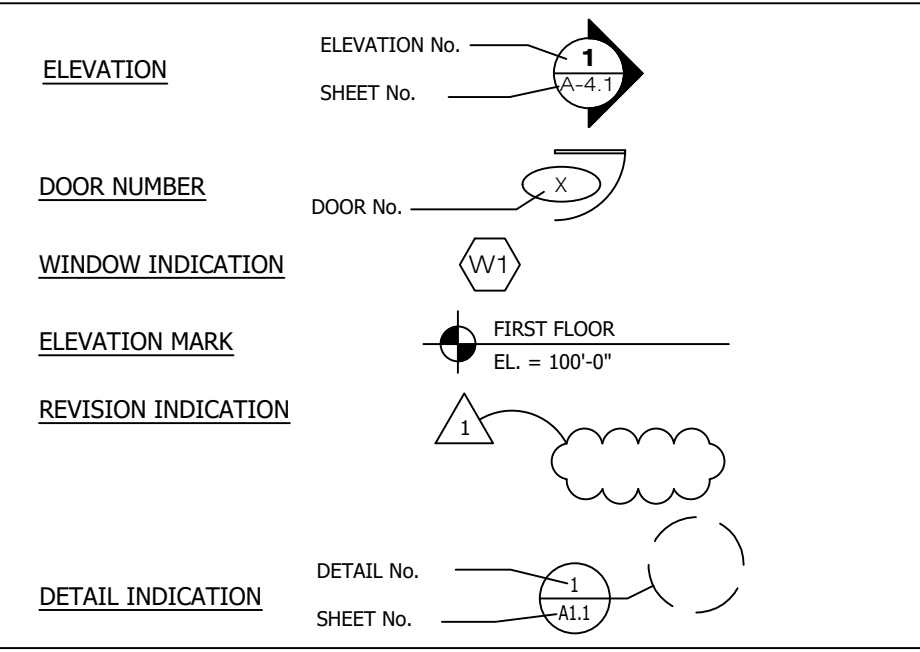
CODE AND BUILDING DATA

INTERIOR WORK ONLY,
CODE AND BUILDING DATA NOT REQUIRED

MATERIAL



SYMBOLS



SCOPE OF WORK

THE PROJECT SCOPE OF WORK IS:

- BASEMENT RENOVATION
- KITCHEN RENOVATION
- MUDROOM RENOVATION

BY OWNER

THE FOLLOWING ITEMS ARE TO BE PROVIDED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR:

- SURFACE MOUNTED LIGHTS
- CLOSET SHELVING SYSTEMS
- COUNTERTOPS AND APPLIANCES
- TILE
- PLUMBING FIXTURES

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- THE ARCHITECT CERTIFIES THESE DRAWINGS TO BE IN COMPLIANCE WITH THE 2020 RESIDENTIAL CODE OF NYS (ALSO CALLED 2020 IRC) AND THE 2020 ENERGY CONSERVATION CODE OF NYS (ALSO CALLED 2020 EEC). SEE "BUILDING ENVELOPE THERMAL COMPONENTS CRITERIA" FOR ENERGY COMPLIANCE INFORMATION.
- ALL CONSTRUCTION IS TO CONFORM WITH ALL APPLICABLE CODES, ORDINANCES, ETC. INCLUDING THE RESIDENTIAL CODE OF NEW YORK STATE 2020 RESIDENTIAL ENERGY CODE OF NEW YORK STATE.
- THE WORK TO BE PROVIDED ON THIS PROJECT SHALL INCLUDE ALL NECESSARY COMPONENTS EVEN THOUGH NOT SPECIFICALLY MENTIONED OR SHOWN, AND THE CONTRACTOR SHALL NOT AVOID HIMSELF OF ANY MANIFESTLY UNINTENTIONAL OMISSIONS, SHOULD THEY EXIST. THESE DRAWINGS REPRESENT A "BUILDER SET" OF DRAWINGS AND ARE TO BE USED AS A GUIDE TO THE CONSTRUCTION PROCESS. THEY DO NOT REPRESENT A FULL OR COMPLETE ARCHITECTURAL SERVICE.
- ARCHITECT SUPERVISION OF CONSTRUCTION IS NOT INCLUDED WITH THESE DRAWINGS. THEREFORE THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR WORKMANSHIP, CODE OR PLAN COMPLIANCE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL MATERIALS, DIMENSIONS, DETAILS AND CONDITIONS AND SHALL REPORT ANY ALLEGED DIFFERENCES OR DISCREPANCIES AT ONCE TO THE OWNER.
- IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS THE MORE STRINGENT PROVISIONS SHALL GOVERN.
- STRUCTURAL SPECIFICATIONS AND DRAWINGS FOR THIS WORK HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ARCHITECTURAL PRACTICE TO MEET MINIMUM REQUIREMENTS OF THE RESIDENTIAL CODE OF NEW YORK STATE.
- CONSTRUCTION LOADS SHALL NOT OVERLOAD STRUCTURE NOR SHALL THEY BE IN EXCESS OF DESIGN LOADING INDICATED ON DRAWINGS.
- BUILDING INSPECTOR NOTE THAT THESE PLANS ARE INVALID...
A. IF ALTERED.
B. IF NOT STAMPED BY A NEW YORK STATE REGISTERED ARCHITECT WHOSE SEAL MUST BE EITHER IMPRESSED OR ORIGINALLY STAMPED.
C. IF NOT COLLATED WITH ALL PRESCRIBED SHEETS, INCLUDING THESE NOTES.
- ALL CHANGES TO THESE PLANS MAY ONLY BE APPROVED WITH THE CONSENT OF THE ARCHITECT AND OWNER.
- ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PROVISIONS. WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR, GENERIC EQUALS, WHICH MEET APPLICABLE STANDARDS AND SPECIFICATIONS, MAY BE USED.
- IN THE ABSENCE OF A SOILS REPORT THE DRAWINGS SHOWING THE FOOTINGS, FOUNDATION AND SLAB ARE TO BE USED AS A GUIDE TO THEIR CONSTRUCTION AND ARE NOT BASED ON ACTUAL SOIL CONDITIONS AT THE CONSTRUCTION SITE.
- ALL INTERIOR AND EXTERIOR INFILL WALLS SHALL BE 2X4 STUDS @ 16" O.C. EXCEPT WHERE NOTED.
- RELOCATE EXISTING SUPPLY AND RETURN DIFFUSERS/DUCTWORK AS REQUIRED.
- ALL EXHAUST FANS, RANGE HOODS AND DRYERS SHALL VENT TO THE OUTSIDE THROUGH SHEET METAL DUCTS. CAULK AROUND ALL PENETRATIONS THROUGH EXTERIOR.
- ALL ELECTRICAL WORK SHALL BE SUPPLIED BY A COMPONENT LICENSED ELECTRICAL CONTRACTOR AND SHALL CONFORM TO THE 1999 ELECTRICAL CODE.
- ALL PLUMBING WORK SHALL CONFORM TO THE 2020 RESIDENTIAL CODE OF NYS AND ALL LOCAL LAWS. ALL PLUMBING WORK SHALL BE PROVIDED BY A LICENSED PLUMBING CONTRACTOR.
- ALL PIPE PENETRATIONS OF FLOOR AND FIRE RATED WALL ASSEMBLIES SHALL HAVE FIRE STOP SEALANT BOTH SIDES TYPICAL OF 3M CP 25N/S CAULK OR ACCEPTABLE EQUAL PER MANUFACTURER'S RECOMMENDATIONS.
- THE ARCHITECT CERTIFIES THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2020 RESIDENTIAL CODE OF NYS FOR TERMITE PROTECTION (R318) BY REQUIRING PRESSURE PRESERVATIVE TREATED WOOD AS PRESCRIBED IN SECTION R317.1 AND FOR PROTECTION AGAINST DECAY (R317).
- ALL INSULATION MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH THE BUILDING CODE. VAPOR BARRIERS SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE INSULATION. NO EXPOSED VAPOR BARRIERS SHALL BE PERMITTED. RATHER VAPOR BARRIERS SHALL BE COVERED WITH CODE COMPLIANT COVERING.
- THE PROPOSED WORK HAS BEEN DESIGNED IN COMPLIANCE WITH THE 2020 NYS ENERGY CODE.

THERMAL CRITERIA

2020 ENERGY CONSERVATION CODE OF NEW YORK STATE
CLIMATE ZONE 4
MINIMUM R-VALUE OF WALLS - R-21
MINIMUM R-VALUE OF CEILINGS - R-49
MINIMUM U-VALUE OF FENESTRATIONS - U-32

CLIMATIC AND GEOGRAPHICAL CRITERIA

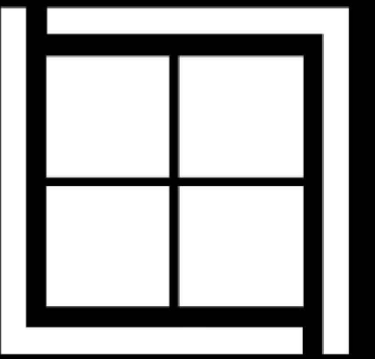
2020 RESIDENTIAL CODE OF NEW YORK STATE
GROUND SNOW LOAD : 30 PSF
WIND SPEED : 110 MPH
SEISMIC DESIGN CATEGORY : C
FROST DEPTH : 42"
WEATHERING : SEVERE
TERMITE : MODERATE TO HEAVY
FLOOD HAZARD : NOT APPLICABLE
PSF = POUNDS PER SQUARE FOOT

STRUCTURAL CRITERIA

2020 RESIDENTIAL CODE OF NEW YORK STATE
LIVE LOAD:
LIVING AREAS AND DECK : 40 PSF
BEDROOMS : 30 PSF
DEAD LOAD : 10 PSF
GROUND SNOW LOAD: 30 PSF
ALL STRUCTURAL LUMBER SHALL BE:
DOUGLAS FIR #2, $f_b = 900$, $E = 1,400,000$ (OR BETTER)
PSF = POUNDS PER SQUARE FOOT

DRAWING INDEX

- T-1 TITLE SHEET
- A-0.0 AERIAL MAP AND PHOTOS
- A-1.0 EXISTING SITE PLAN
- A-1.1 PROPOSED SITE PLAN
- A-2.0 EXISTING BASEMENT PLAN
- A-2.1 EXISTING FIRST FLOOR PLAN
- A-2.2 EXISTING SECOND FLOOR AND ATTIC PLAN
- A-3.0 BASEMENT DEMOLITION PLAN
- A-3.1 FIRST FLOOR DEMOLITION PLAN
- A-4.0 PROPOSED BASEMENT PLAN
- A-4.1 PROPOSED FIRST FLOOR PLAN
- A-5.0 PROPOSED BASEMENT REFLECTED CEILING AND ELECTRICAL PLAN
- A-5.1 PROPOSED FIRST FLOOR REFLECTED CEILING AND ELECTRICAL PLAN
- A-6.0 EXISTING AND PROPOSED EXTERIOR ELEVATIONS
- A-6.1 EXISTING AND PROPOSED EXTERIOR ELEVATIONS



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ISSUED / REVISIONS

DESCRIPTION	DATE
ARB SUBMITTAL	03/17/2022
ARB MEETING	03/30/2022

McCLAIN

INTERIOR AND EXTERIOR RENOVATIONS

10 Hall Ave / 1 Roosevelt Ave
Larchmont
New York 10538

NOTES



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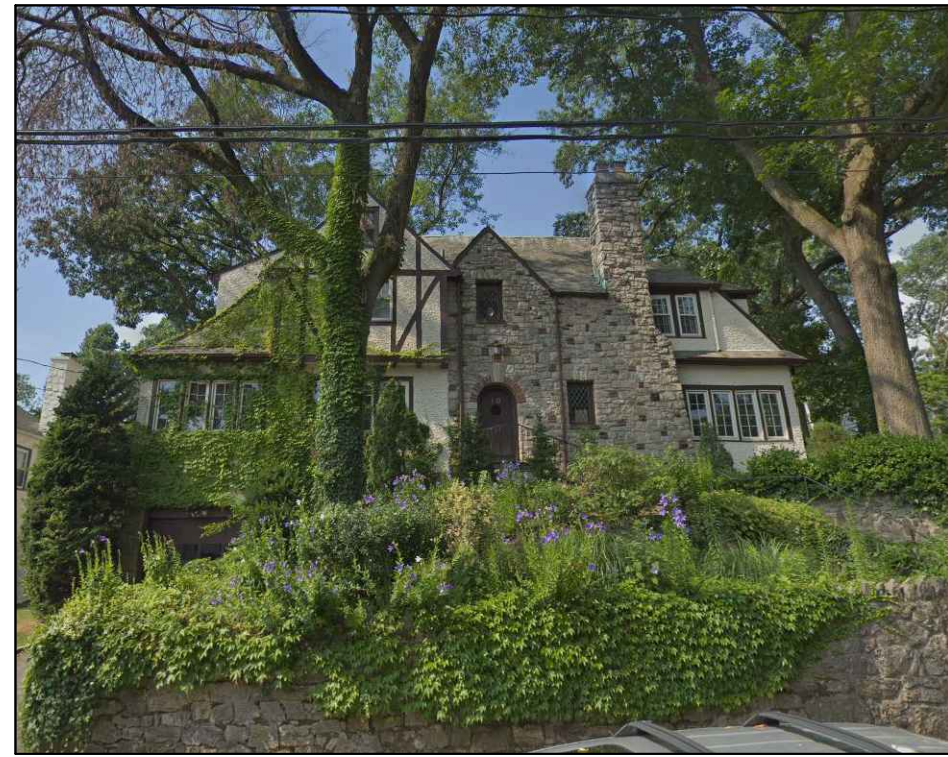
TITLE SHEET

SHEET No.

T-1

PHASE:

VILLAGE BOARDS



1 - 10 HALL AVE FRONT



2 - 10 HALL AVE LEFT



3 - 10 HALL AVE REAR



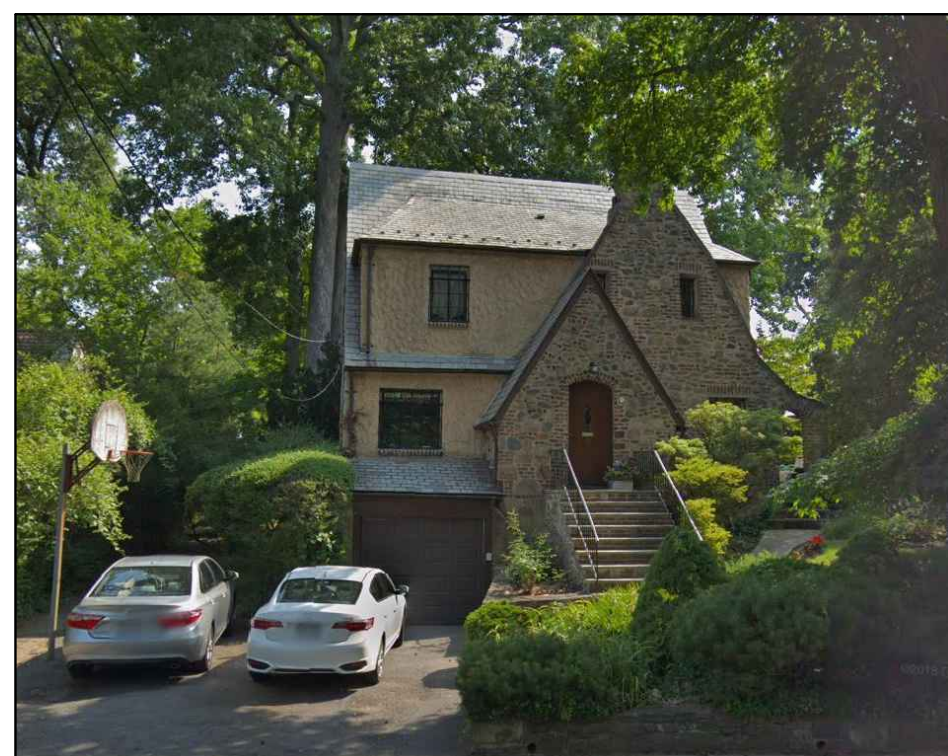
4 - 10 HALL AVE RIGHT



5 - 8 HALL AVE



6 - 5 HALL AVE



7 - 9 HALL AVE



8 - 11 HALL AVE



9 - 14 HALL AVE



10 - 6 ROOSEVELT AVE



11 - 3 ROOSEVELT AVE

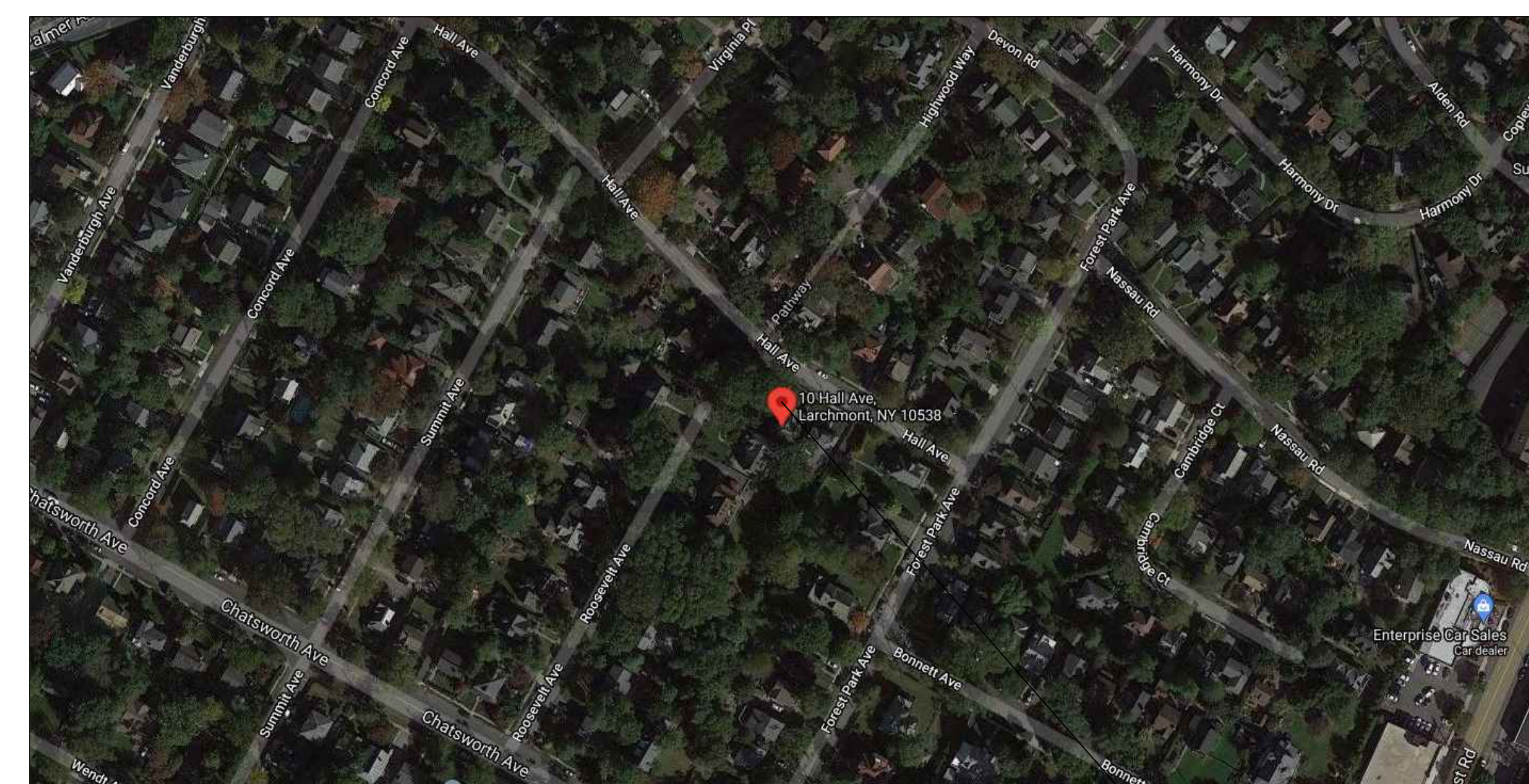


12 - 7 ROOSEVELT AVE



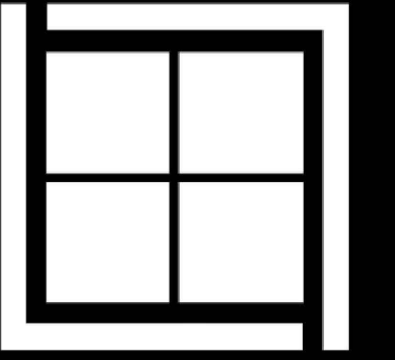
▲ ADJACENT PROPERTIES
N.T.S.

📍 LOCATION AND DIRECTION OF PHOTOGRAPH



▲ AERIAL MAP
N.T.S.

— SITE LOCATION



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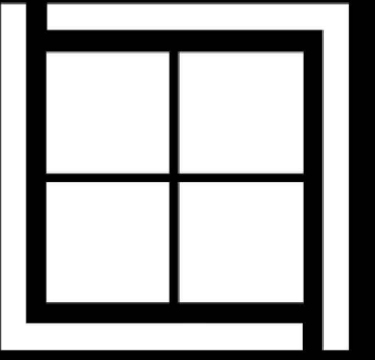
NOTES



SHEET DESCRIPTION:
TAX MAP AND
NEIGHBORING
PROPERTIES

SHEET No.
A-0.0

PHASE:
VILLAGE BOARDS



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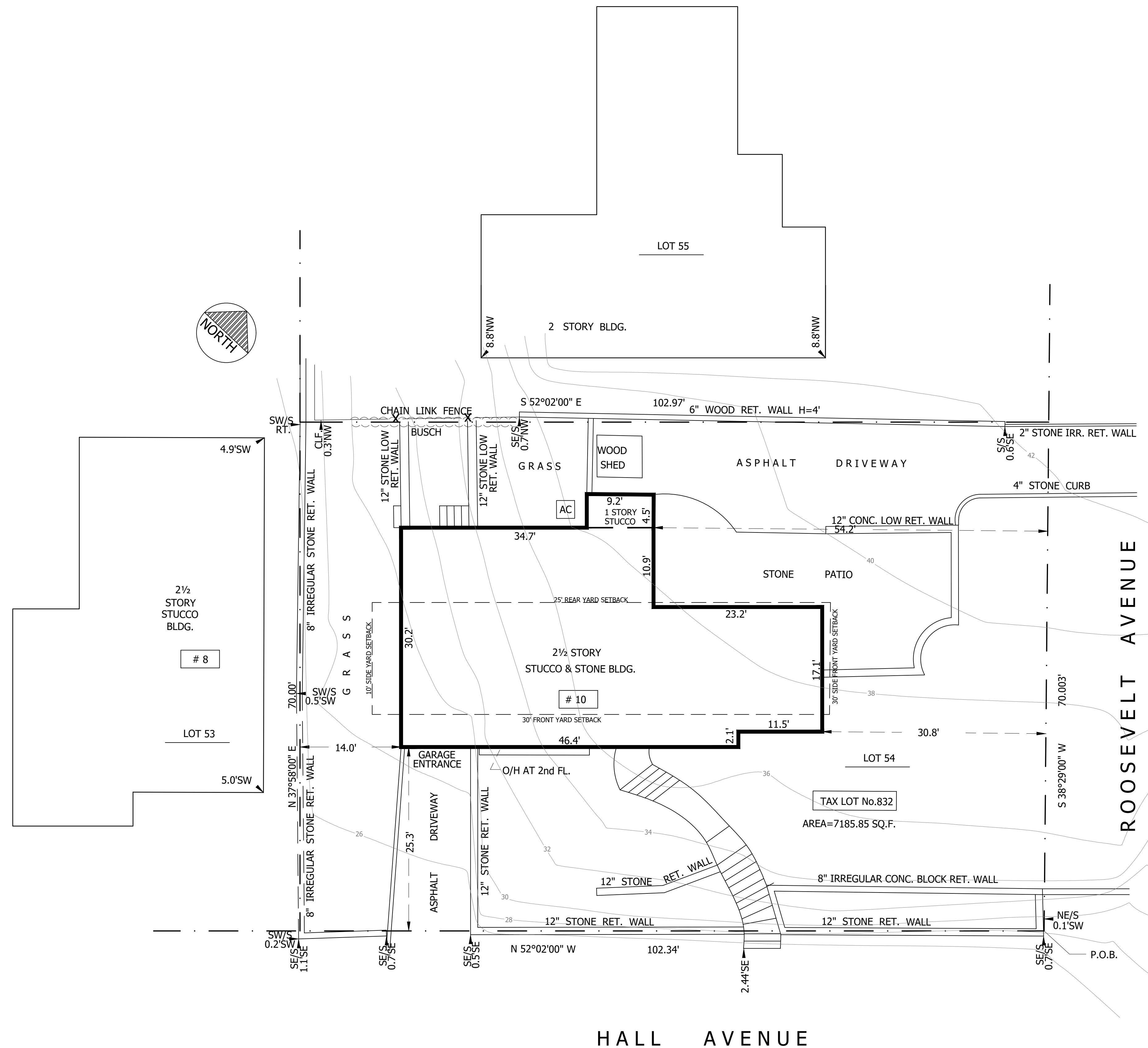
EXISTING SITE PLAN

SHEET No.

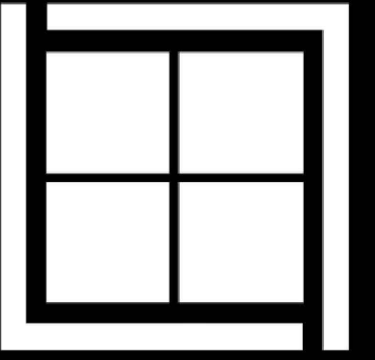
A-1.0

PHASE:

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1 EXISTING SITE PLAN
SCALE : 1 / 8" = 1'-0"



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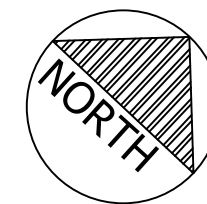
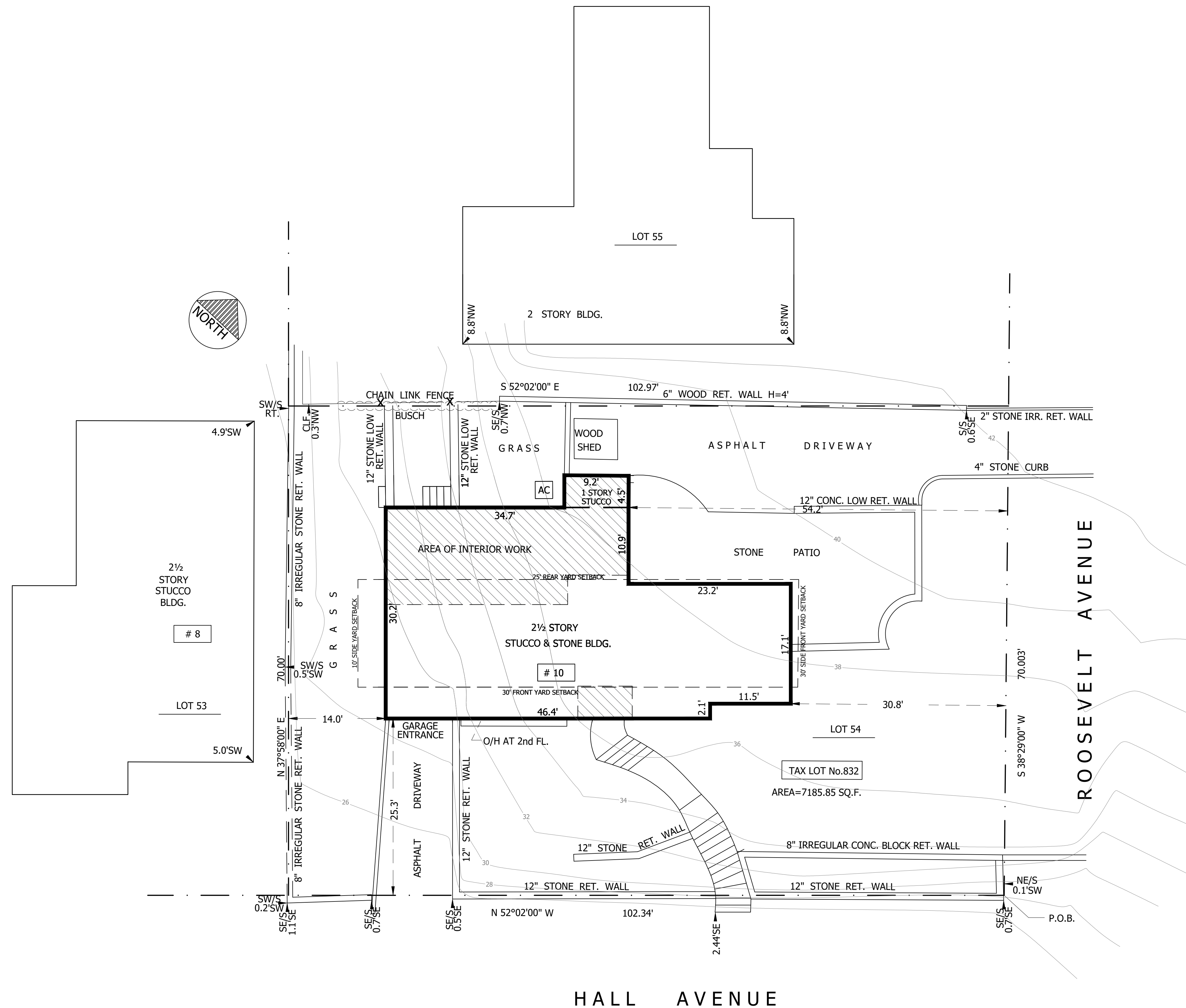
PROPOSED SITE PLAN

SHEET No.

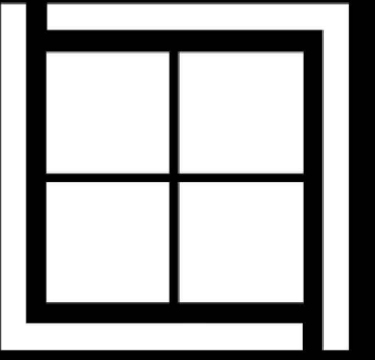
A-1.1

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1 PROPOSED SITE PLAN
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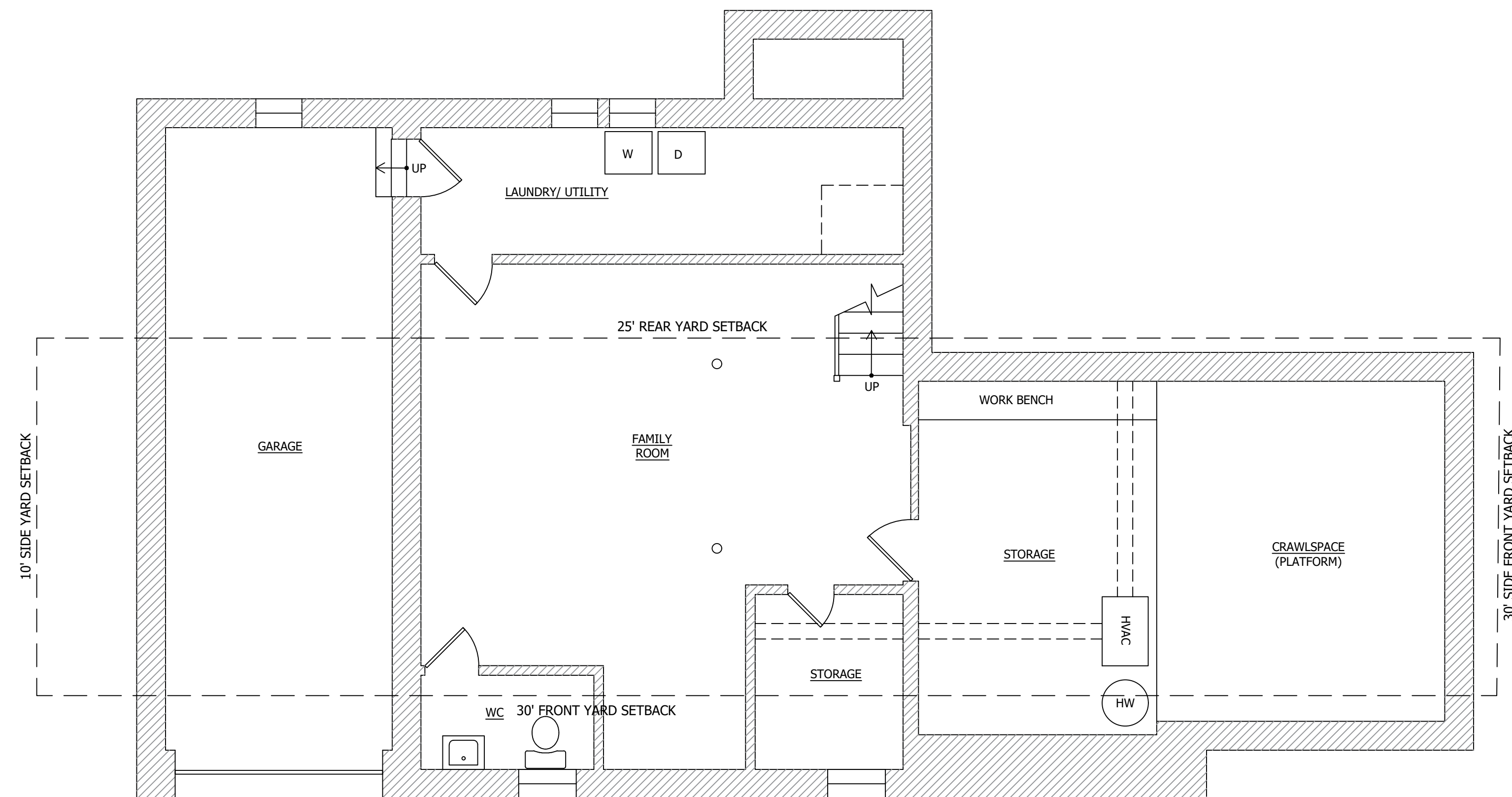
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1 EXISTING BASEMENT FLOOR PLAN
SCALE : 1 / 4" = 1'-0"

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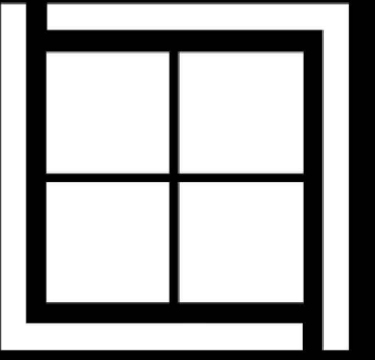
SHEET DESCRIPTION:
**EXISTING BASEMENT
PLAN**

SHEET No.

A-2.0

PHASE:

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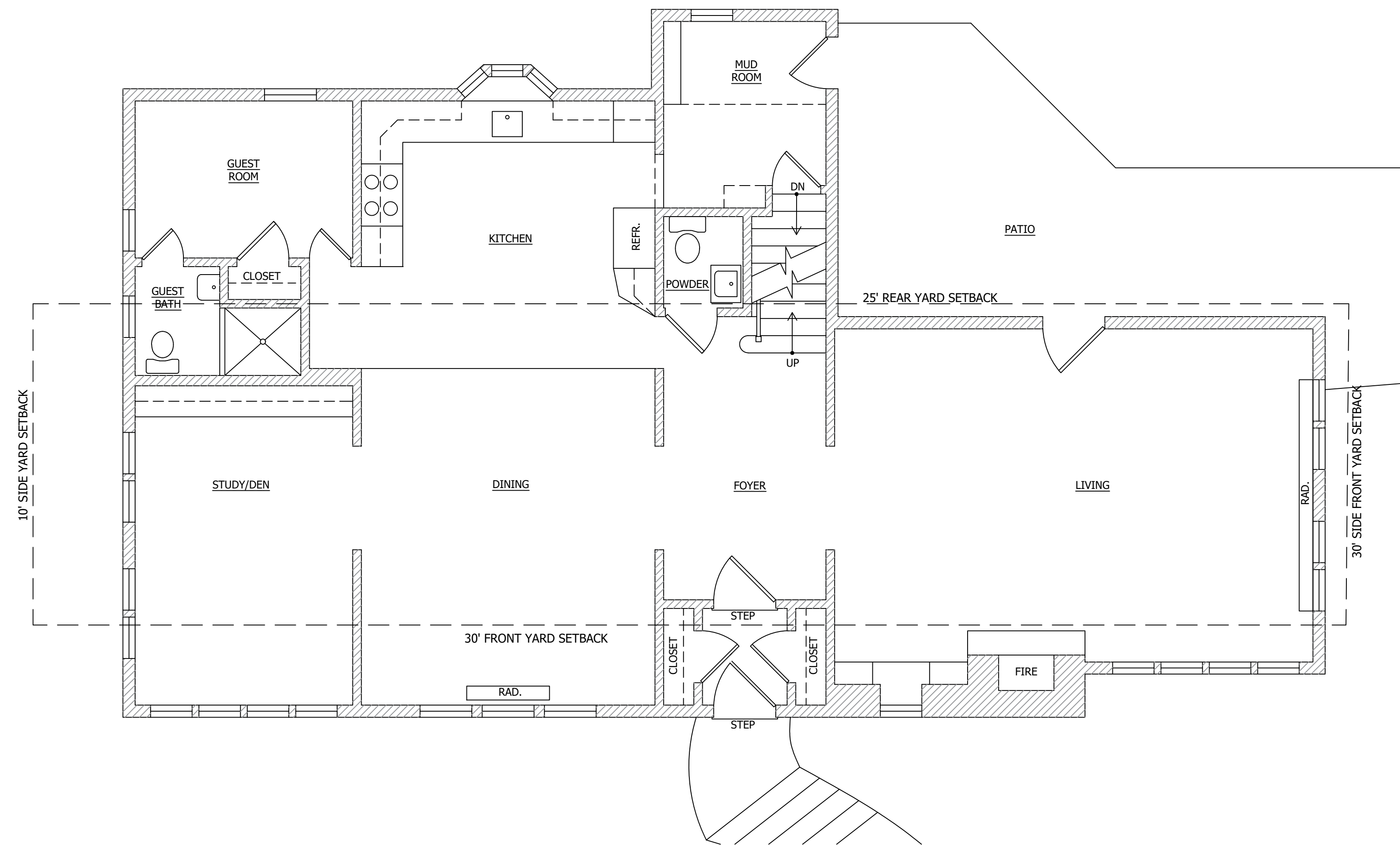
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1 EXISTING FIRST FLOOR PLAN
SCALE : 1 / 4" = 1'-0"

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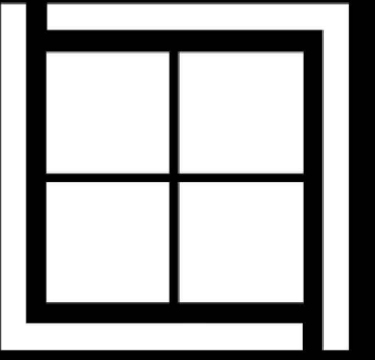
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EXISTING FIRST
FLOOR PLAN

SHEET No.

A-2.1

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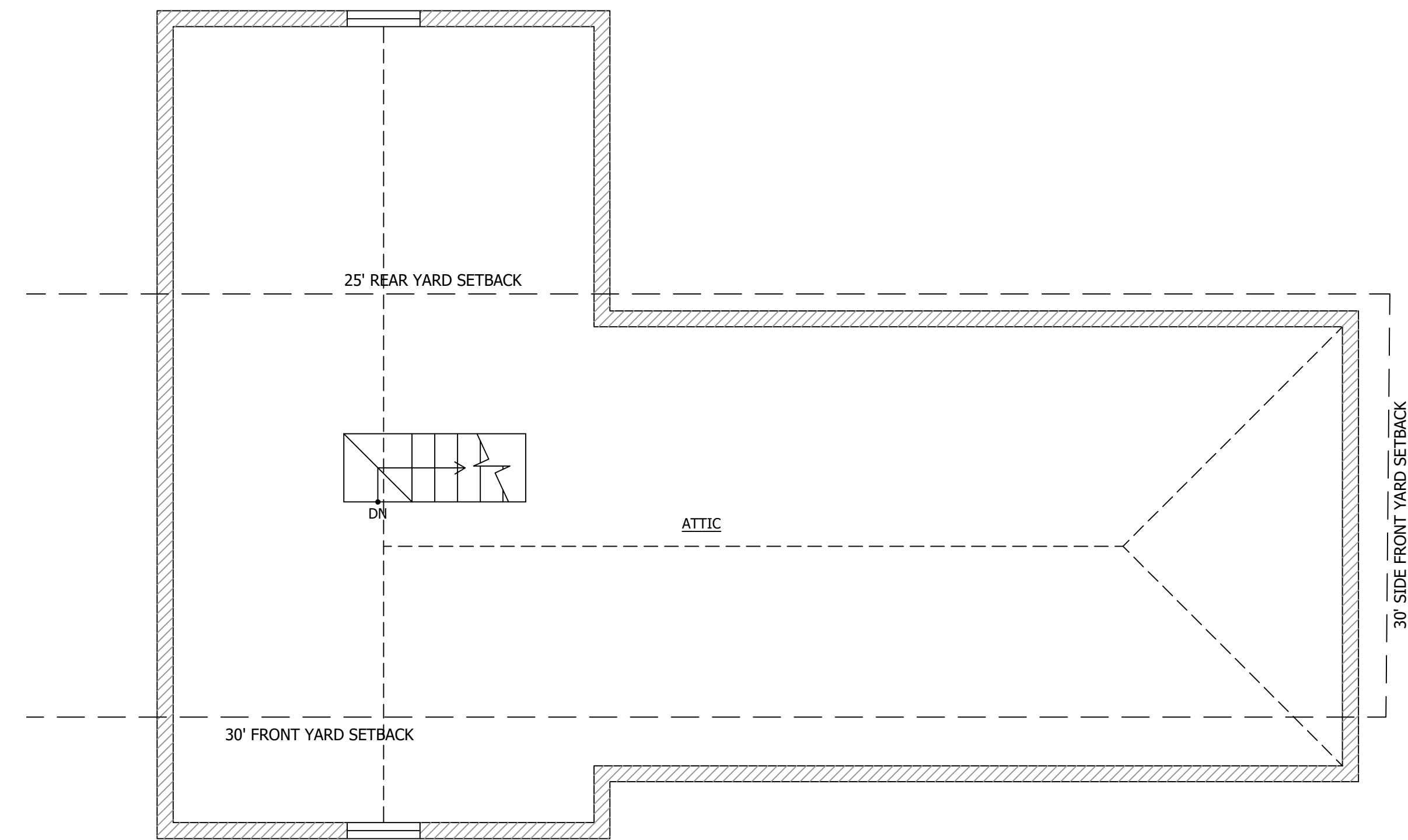
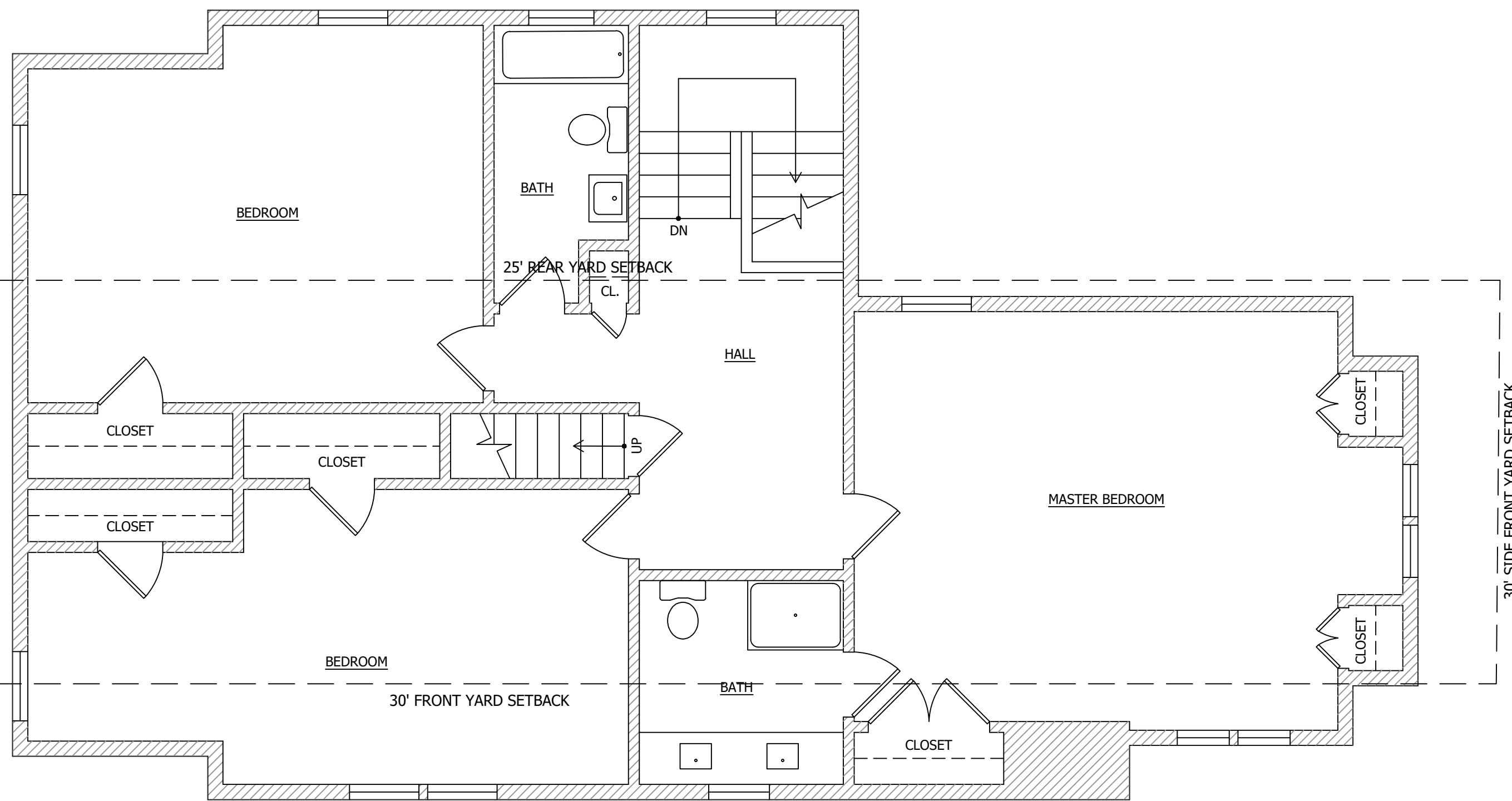
EXISTING SECOND
FLOOR AND ATTIC
FLOOR PLANS

SHEET No.

A-2.2

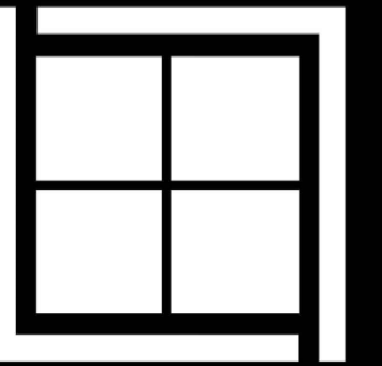
PHASE:

VILLAGE BOARDS



1 EXISTING SECOND FLOOR PLAN - NO CHANGE
SCALE : 1 / 4" = 1'-0"

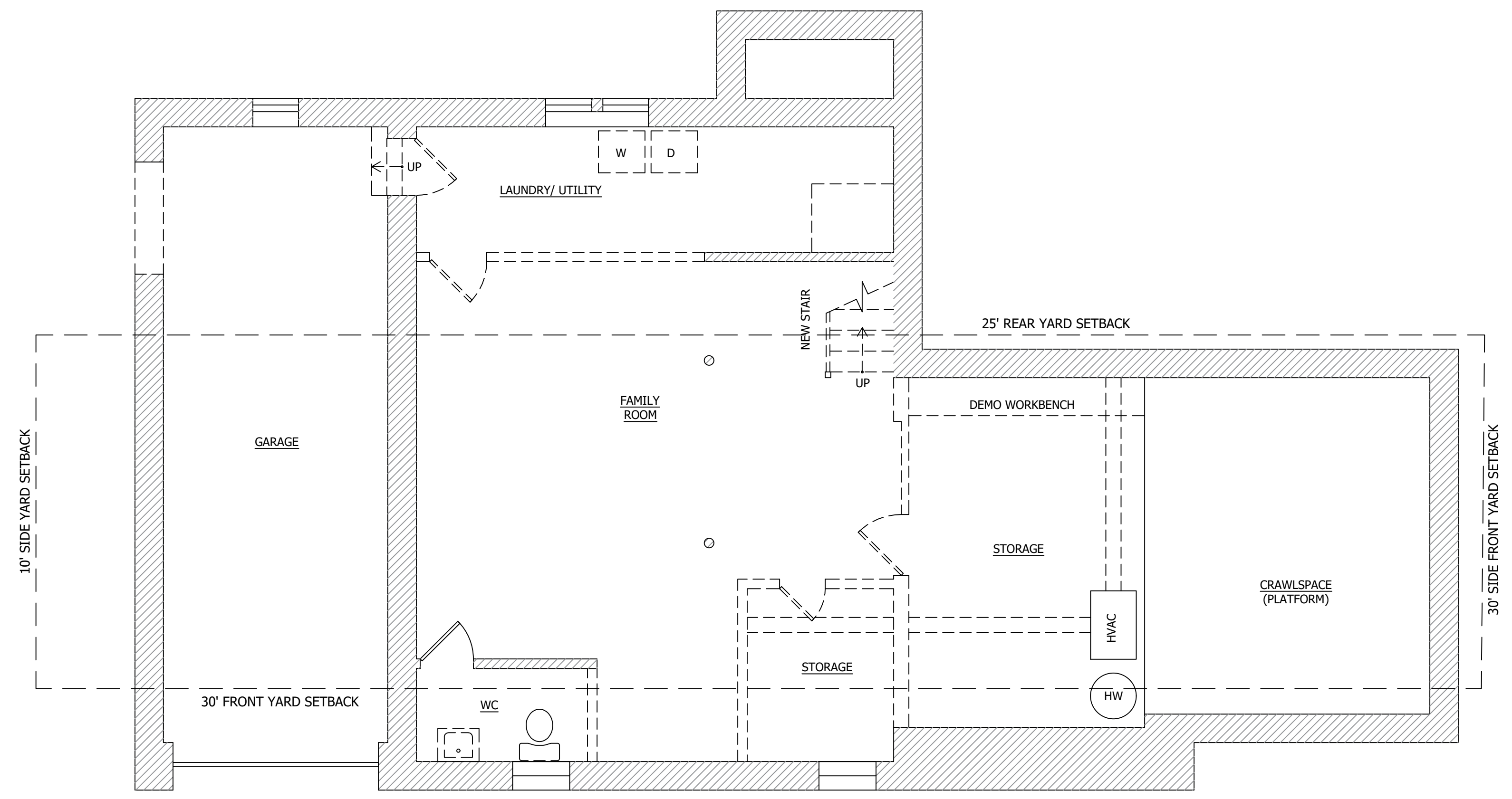
2 EXISTING ATTIC FLOOR PLAN - NO CHANGE
SCALE : 1 / 4" = 1'-0"



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DEMOLITION NOTES – TYPICAL	DEMOLITION LEGEND
1. REMOVE EXISTING CONSTRUCTION AS REQUIRED TO BUILD PROPOSED LAYOUT.	EXISTING PARTITION TO REMAIN
2. RELOCATE EXISTING MECHANICAL/ELECTRICAL/PLUMBING AS REQUIRED FOR NEW LAYOUT.	EXISTING CONSTRUCTION TO BE REMOVED
3. PROVIDE DOUBLE VISQUEEN DUST BARRIER AT ALL DEMOLITION.	REMOVE EXISTING TILE AND PLYWOOD DOWN TO EXISTING SUBFLOOR. SECURE LOOSE SUBFLOOR BOARDS FOR NEW FLOORING. GUT DEMOLITION.
4. GENERAL CONTRACTOR RESPONSIBLE FOR ADHERENCE TO ALL LEAD, ASBESTOS, ETC. ABATEMENT PROCEDURES PER EPA STANDARDS.	INDICATES THE COMPLETE REMOVAL OF THE EXISTING FLOORING. SALVAGE FLOORING INFILL. GUT DEMOLITION EXCEPT CEILING.
5. PROTECT EXISTING HOUSE FROM DAMAGE DURING DEMOLITION.	EXISTING DOOR TO BE REMOVED.
6. REMOVE AND PROPERLY DISPOSE OF ALL DEMOLITION DEBRIS FROM THE CONSTRUCTION SITE.	



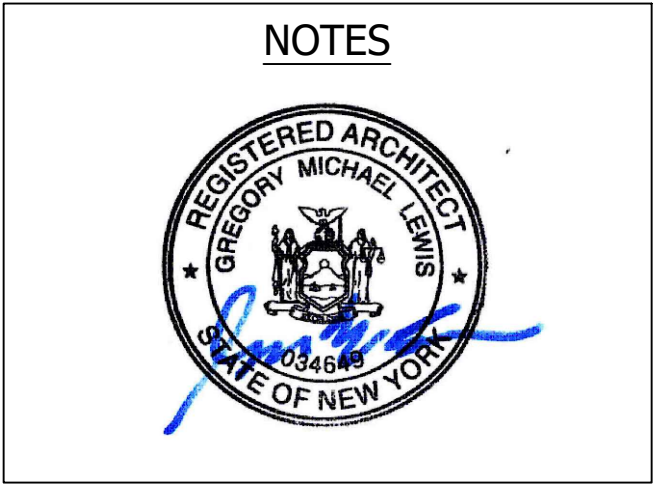
1 BASEMENT DEMOLITION PLAN
SCALE : 1 / 4" = 1'-0"

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ISSUED / REVISIONS	
DESCRIPTION	DATE
DESIGN DEVELOPMENT	11/7/21

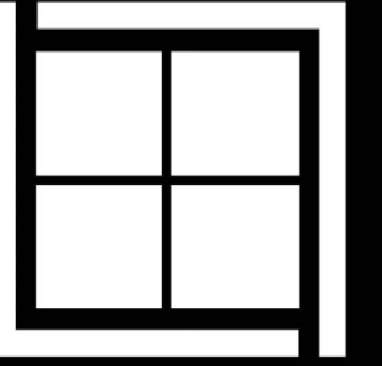
MCCLAIN
INTERIOR AND EXTERIOR RENOVATIONS
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SHEET DESCRIPTION:
BASEMENT DEMOLITION PLAN

SHEET No.
A-3.0

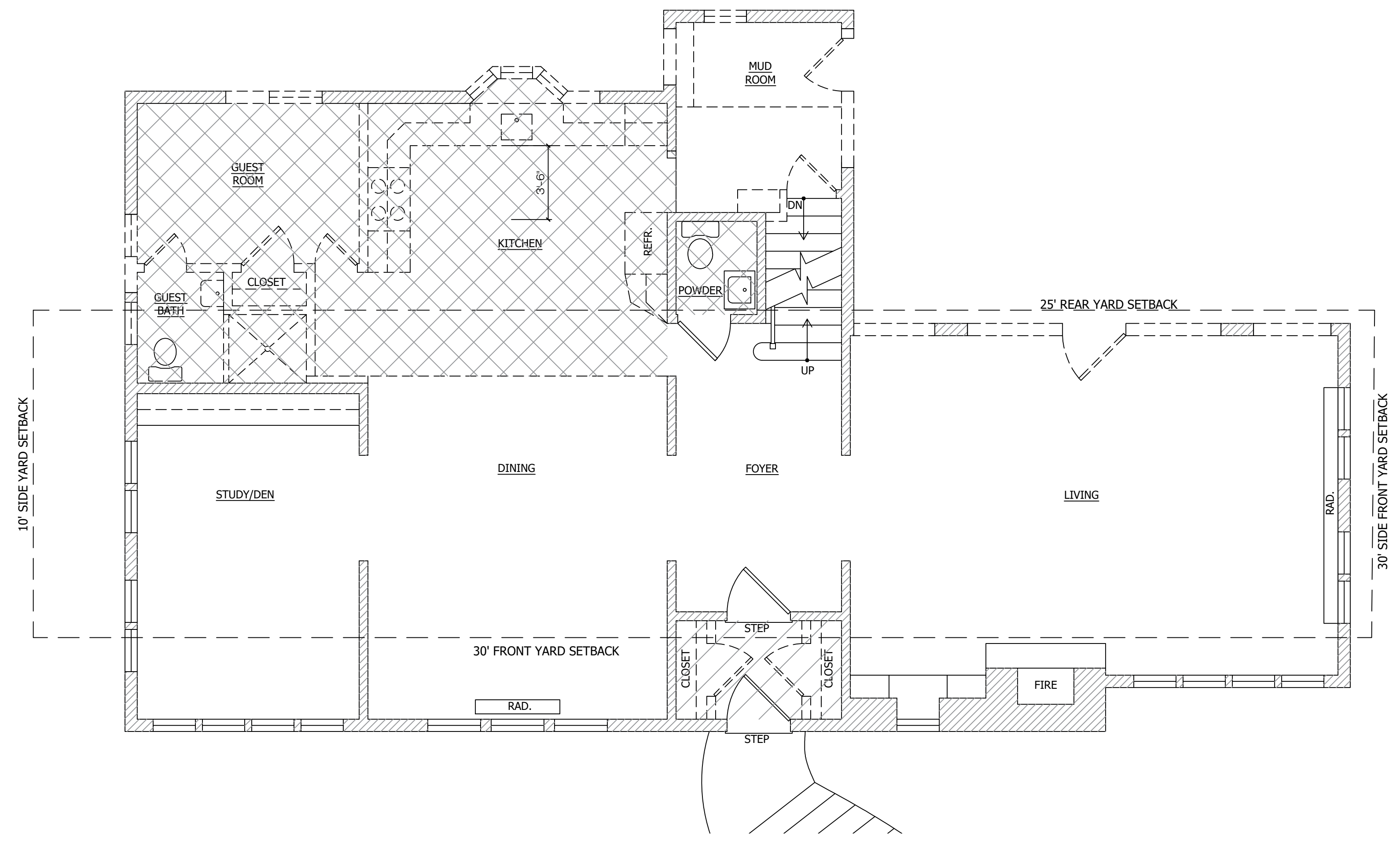
PHASE:
SCHEMATIC DESIGN



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DEMOLITION NOTES – TYPICAL	DEMOLITION LEGEND
1. REMOVE EXISTING CONSTRUCTION AS REQUIRED TO BUILD PROPOSED LAYOUT.	EXISTING PARTITION TO REMAIN
2. RELOCATE EXISTING MECHANICAL/ELECTRICAL/PLUMBING AS REQUIRED FOR NEW LAYOUT.	EXISTING CONSTRUCTION TO BE REMOVED
3. PROVIDE DOUBLE VISQUEEN DUST BARRIER AT ALL DEMOLITION.	REMOVE EXISTING TILE AND PLYWOOD DOWN TO EXISTING SUBFLOOR. SECURE LOOSE SUBFLOOR BOARDS FOR NEW FLOORING. GUT DEMOLITION.
4. GENERAL CONTRACTOR RESPONSIBLE FOR ADHERENCE TO ALL LEAD, ASBESTOS, ETC. ABATEMENT PROCEDURES PER EPA STANDARDS.	INDICATES THE COMPLETE REMOVAL OF THE EXISTING FLOORING. SALVAGE FLOORING INFILL. GUT DEMOLITION EXCEPT CEILING.
5. PROTECT EXISTING HOUSE FROM DAMAGE DURING DEMOLITION.	EXISTING DOOR TO BE REMOVED.
6. REMOVE AND PROPERLY DISPOSE OF ALL DEMOLITION DEBRIS FROM THE CONSTRUCTION SITE.	



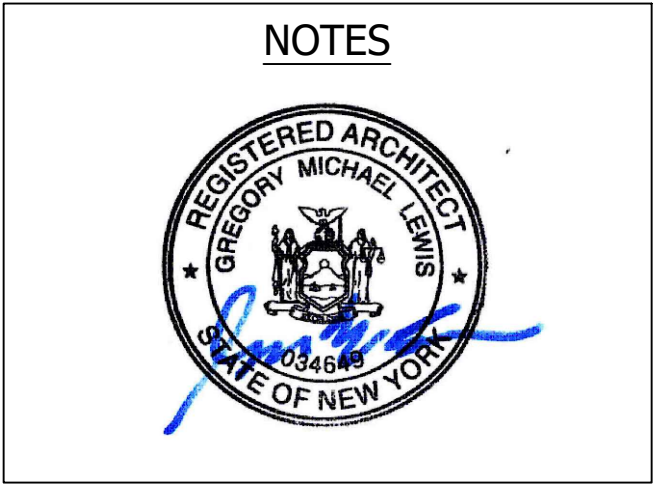
1 FIRST FLOOR DEMOLITION PLAN
SCALE : 1 / 4" = 1'-0"

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DESCRIPTION	DATE
DESIGN DEVELOPMENT	11/7/21

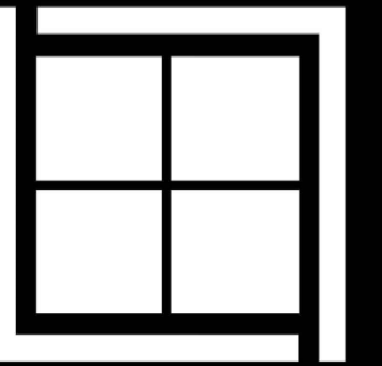
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SHEET DESCRIPTION:
FIRST FLOOR DEMOLITION PLAN

SHEET No.
A-3.1

PHASE:
SCHEMATIC DESIGN



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SHEET DESCRIPTION:

PROPOSED BASEMENT PLAN

SHEET No.

A-4.0

PHASE:

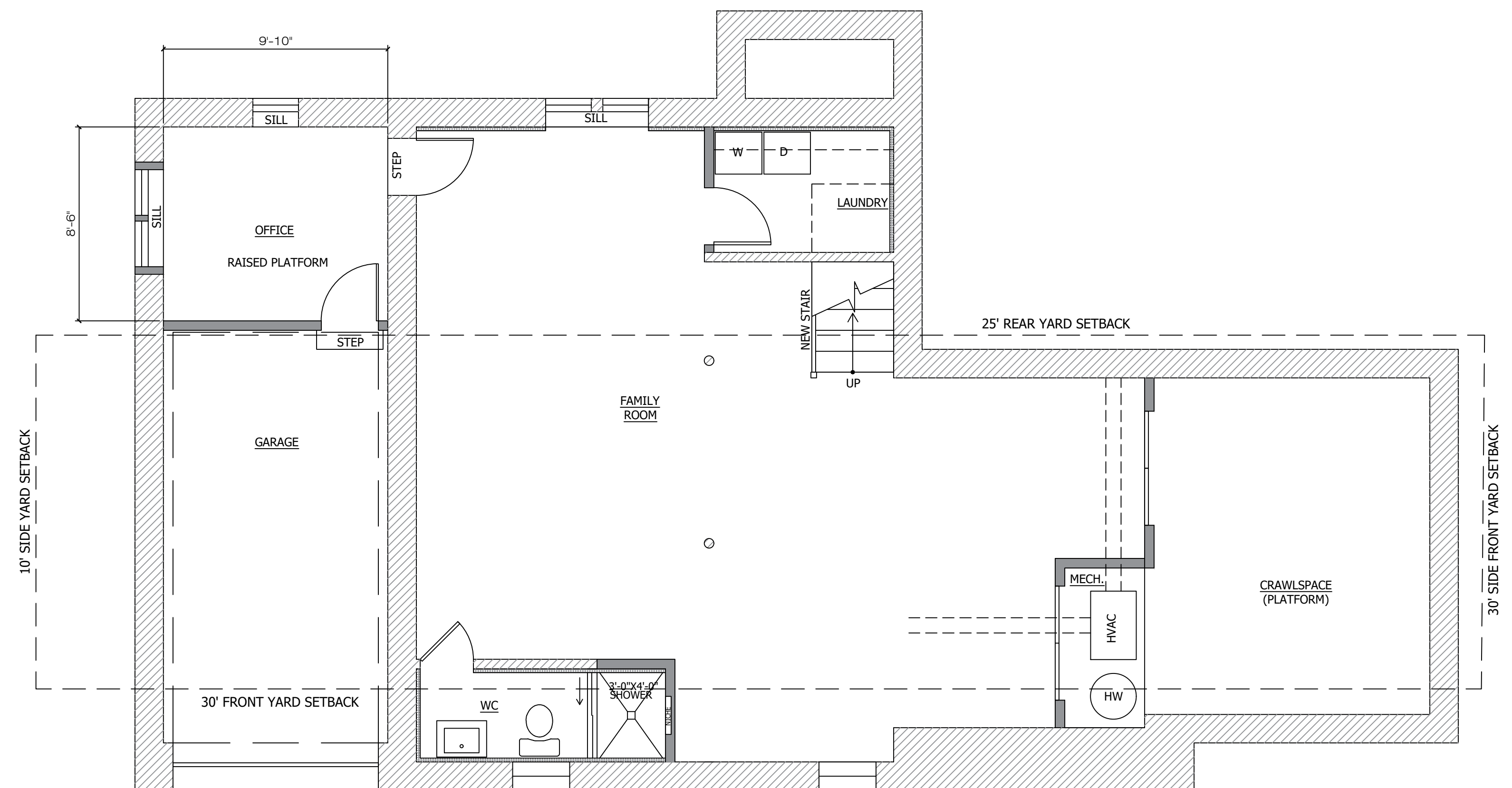
SCHEMATIC DESIGN

STRUCTURAL GENERAL NOTES

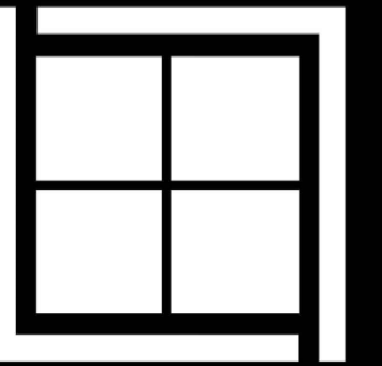
1. PROVIDE (2)2X10 HEADERS AT ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED.
2. FRAMING PLANS FOR ILLUSTRATIVE PURPOSES ONLY. NOT ALL MEMBERS SHOWN.
3. PROVIDE 3" MINIMUM BEARING AT ALL BEAMS.
4. PROVIDE 1 1/2" MINIMUM BEARING AT ALL HEADERS.
5. ALL EXTERIOR WALLS TO BE 2X6 STUDS AT 16" O.C. (2X4 AT INTERIOR WALLS U.N.O.)
6. NOTCH COLUMNS AT EXTERIOR BEAMS (OR PROVIDE SIMPSON CONNECTORS).
7. MAINTAIN 6'-8" MINIMUM HEAD CLEARANCE AT ALL STAIRS
8. FIRE CAULK AT ALL FLOOR PENETRATIONS
9. ALL STRUCTURAL LUMBER TO BE DOUGLAS FIR #2 (OR BETTER).
10. PROVIDE SIMPSON CONNECTORS AS REQUIRED AT BEAMS/COLUMNS
11. SISTER 2X6'S TO EXISTING CEILING JOISTS AS REQUIRED TO LEVEL CEILINGS

FLOOR PLAN SYMBOL LEGEND

- (X) DOOR SYMBOL-SEE DOOR SCHEDULE
- (X) WINDOW SYMBOL-SEE WINDOW SCHEDULE
- EXISTING CONSTRUCTION
- NEW WOOD FRAMED WALLS
2X4 @ 16" O.C. @ INTERIOR WALLS
2X6 @ 16" O.C. @ EXTERIOR WALLS (R-21)
(UNLESS NOTED OTHERWISE)



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



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DESIGN DEVELOPMENT	11/7/21

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SHEET DESCRIPTION:
PROPOSED FIRST FLOOR PLAN

SHEET No.

A-4.1

PHASE:

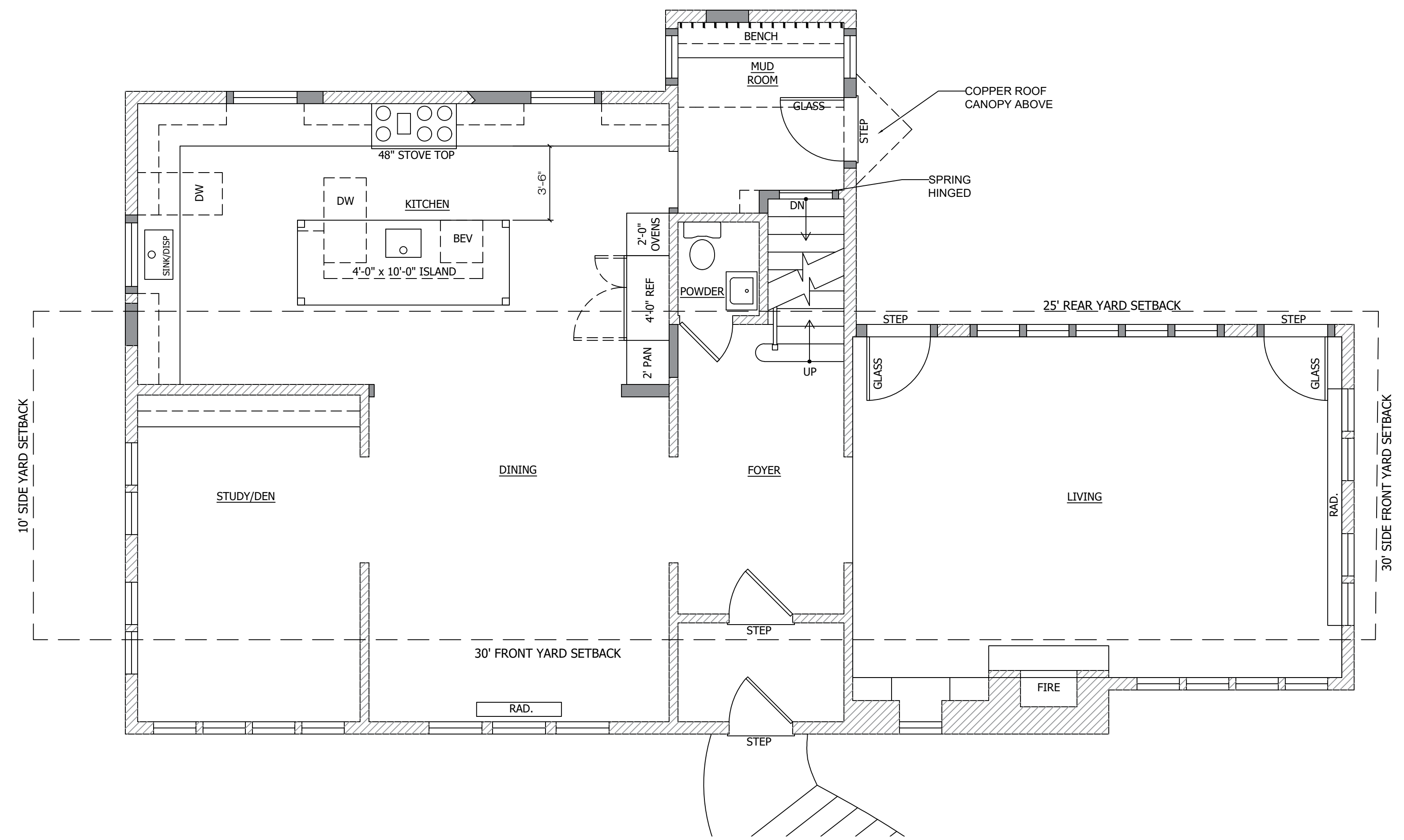
SCHEMATIC DESIGN

STRUCTURAL GENERAL NOTES

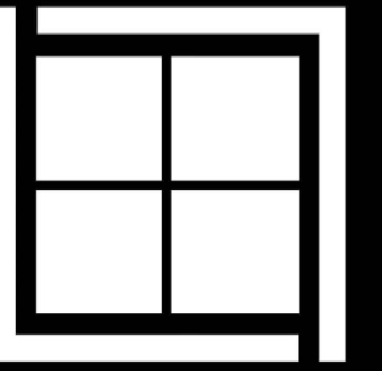
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3. PROVIDE 3" MINIMUM BEARING AT ALL BEAMS.
4. PROVIDE 1 1/2" MINIMUM BEARING AT ALL HEADERS.
5. ALL EXTERIOR WALLS TO BE 2X6 STUDS AT 16" O.C. (2X4 AT INTERIOR WALLS U.N.O.)
6. NOTCH COLUMNS AT EXTERIOR BEAMS (OR PROVIDE SIMPSON CONNECTORS).
7. MAINTAIN 6'-8" MINIMUM HEAD CLEARANCE AT ALL STAIRS
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FLOOR PLAN SYMBOL LEGEND

- (X) DOOR SYMBOL-SEE DOOR SCHEDULE
- (X) WINDOW SYMBOL-SEE WINDOW SCHEDULE
- EXISTING CONSTRUCTION
- NEW WOOD FRAMED WALLS
2X4 @ 16" O.C. @ INTERIOR WALLS
2X6 @ 16" O.C. @ EXTERIOR WALLS (R-21)
(UNLESS NOTED OTHERWISE)



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



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DESCRIPTION	DATE
DESIGN DEVELOPMENT	11/7/21

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**INTERIOR AND
EXTERIOR
RENOVATIONS**

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New York 10538

NOTES



SHEET DESCRIPTION:
**PROPOSED
BASEMENT RCP AND
ELECTRICAL PLAN**

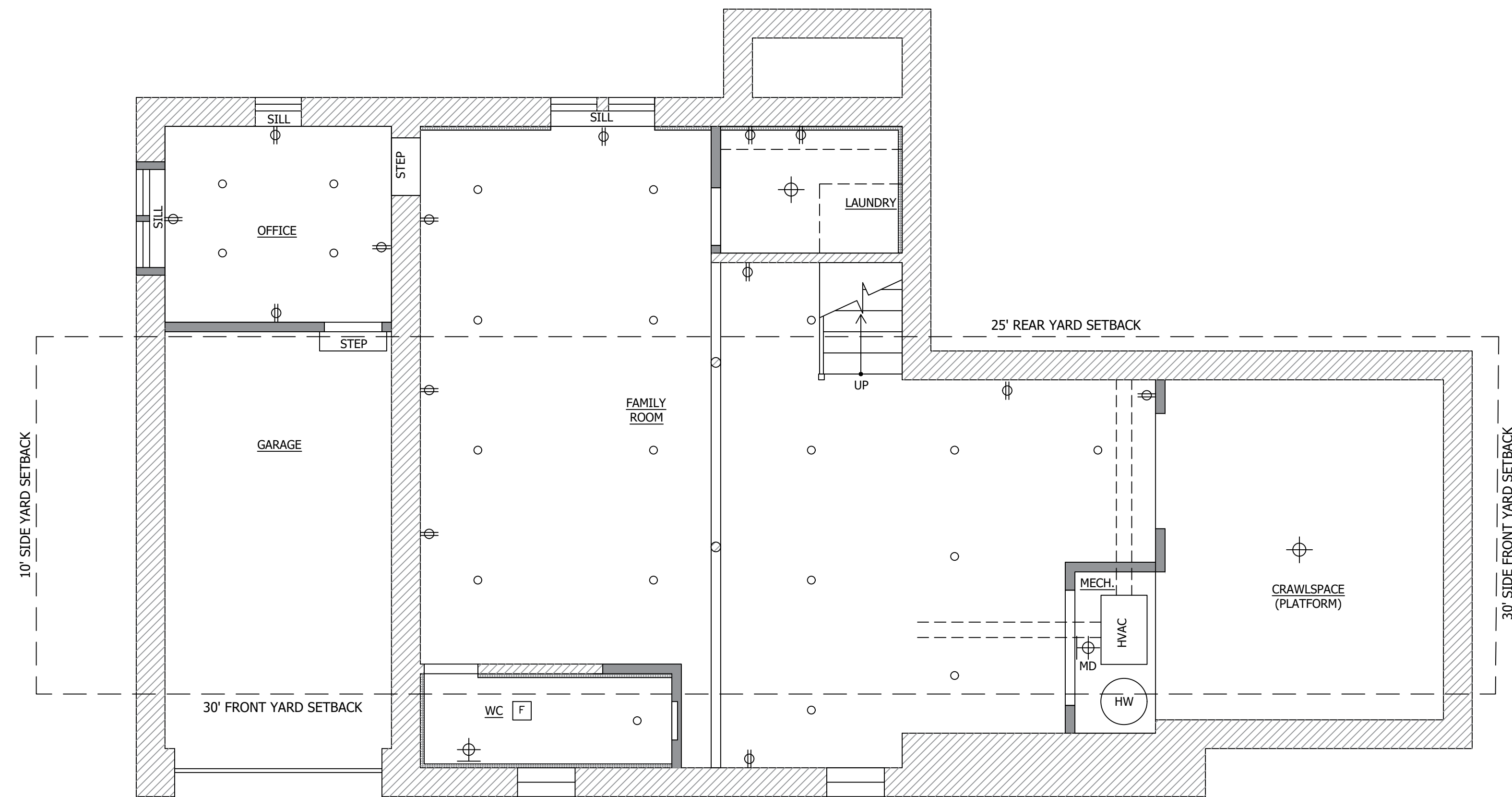
SHEET No.

A-5.0

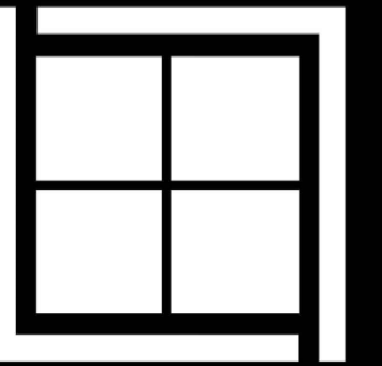
PHASE:

SCHEMATIC DESIGN

ELECTRICAL LEGEND	GENERAL LIGHTING / ELECTRICAL NOTES
<p>⊕ P CEILING MOUNTED PENDANT FIXTURE * VERIFY LOCATION WITH OWNER</p> <p>⊕ F CEILING MOUNTED FAN OR FAN/LIGHT * VERIFY LOCATION WITH OWNER</p> <p>⊕ CEILING MOUNTED LIGHT *</p> <p>○ E EXISTING FIXTURE – REPLACE TRIM KIT</p> <p>○ EXG EXISTING LIGHT FIXTURE TO BE REUSED</p> <p>⊕ WALL SCONCE *</p> <p>○ 4" RECESSED LED DOWNLIGHT</p> <p>TV CATV OUTLET—CAT6 PLUS COAXIAL CABLE</p> <p>E NEW 200 AMP ELECTRICAL PANEL</p> <p>PHONE JACK</p> <p>● 2" LED CABINET LIGHT</p> <p>D DOORBELL</p> <p>T THERMOSTAT FOR ELECTRIC HEATED FLOOR</p> <p>○ MD MOTION ACTIVATED FIXTURE</p> <p>○ S 4" RECESSED SLOPED LED DOWNLIGHT</p>	<p>§ DB DECORA LIGHT SWITCH</p> <p>§ 3 DECORA LIGHT SWITCH, 3-WAY</p> <p>§ 4 DECORA LIGHT SWITCH, 4-WAY</p> <p>§ EXG EXISTING LIGHT SWITCH</p> <p>§ DB DOORBELL</p> <p>⊕ DECORA DUPLEX OUTLET</p> <p>⊕ FLR FLOOR OUTLET</p> <p>F EXHAUST FAN—VENT TO OUTSIDE</p> <p>⊙ SMOKE DETECTOR</p> <p>⊙ C CARBON MONOXIDE DETECTOR</p> <p>— UNDERCABINET LED LIGHTING</p> <p>⊕ MOTION LED LIGHT</p> <p>⊙ S THIN SURFACE MOUNT LED LIGHT</p> <p>⊕ WOOD SUPPLY GRILL - MATCH HARDWOOD FLR</p> <p>⊕ RETURN GRILL</p> <p>— DUCTWORK ABOVE IN THE ATTIC</p> <p>⊕ V IN VANITY</p>
	<p>1. CENTER LIGHTS AND FAN/LIGHT J-BOXES IN ROOMS.</p> <p>2. CENTER OUTLETS ON WALLS OR UNDER WINDOWS.</p> <p>3. PROVIDE INDEPENDENT CIRCUITS (OR SUB-PANEL) AS REQUIRED BY CODE.</p> <p>4. SPACE DOWNLIGHTS EQUALLY ALONG LINE OF DOWNLIGHTS.</p> <p>5. HARD WIRE, BATTERY BACKUP AND INTERCONNECTED SMOKE + CARBON MONOXIDE DETECTORS.</p> <p>6. PROVIDE SMOKE AND CARBON MONOXIDE DETECTORS ON EACH FLOOR.</p> <p>7. PROVIDE SMOKE DETECTORS IN ALL BEDROOMS.</p> <p>8. PROVIDE NEW GFCI OUTLETS AT ALL WET LOCATIONS.</p> <p>9. OWNER TO PROVIDE ALL SURFACE AND PENDANT MOUNTED FIXTURES (SEE * ABOVE) AND TO BE INSTALLED BY THE CONTRACTOR.</p> <p>10. PROVIDE SAMPLE OF DIMMER AND DOWNLIGHT TO OWNER PRIOR TO INSTALLATION.</p> <p>11. SEE FLOOR PLANS FOR KITCHEN APPLIANCE LOCATIONS.</p> <p>12. PROVIDE WEATHERPROOF GFI OUTLETS AT ALL EXTERIOR LOCATIONS.</p> <p>13. ALL OUTLETS, SWITCHES, ETC TO BE DECORA STYLE.</p> <p>14. FIRE CAULK ALL FLOOR PENETRATIONS.</p> <p>15. PROVIDE 10 DIMMERS PER OWNER'S LOCATION DISCRETION.</p> <p>16. ALL FIXTURES INDICATED WITH * ARE OWNER PROVIDED/CONTRACTOR INSTALLED.</p>



1 PROPOSED BASEMENT REFLECTED CEILING AND ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



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ISSUED / REVISIONS

DESCRIPTION	DATE
DESIGN DEVELOPMENT	11/7/21

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INTERIOR AND EXTERIOR RENOVATIONS

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New York 10538

NOTES

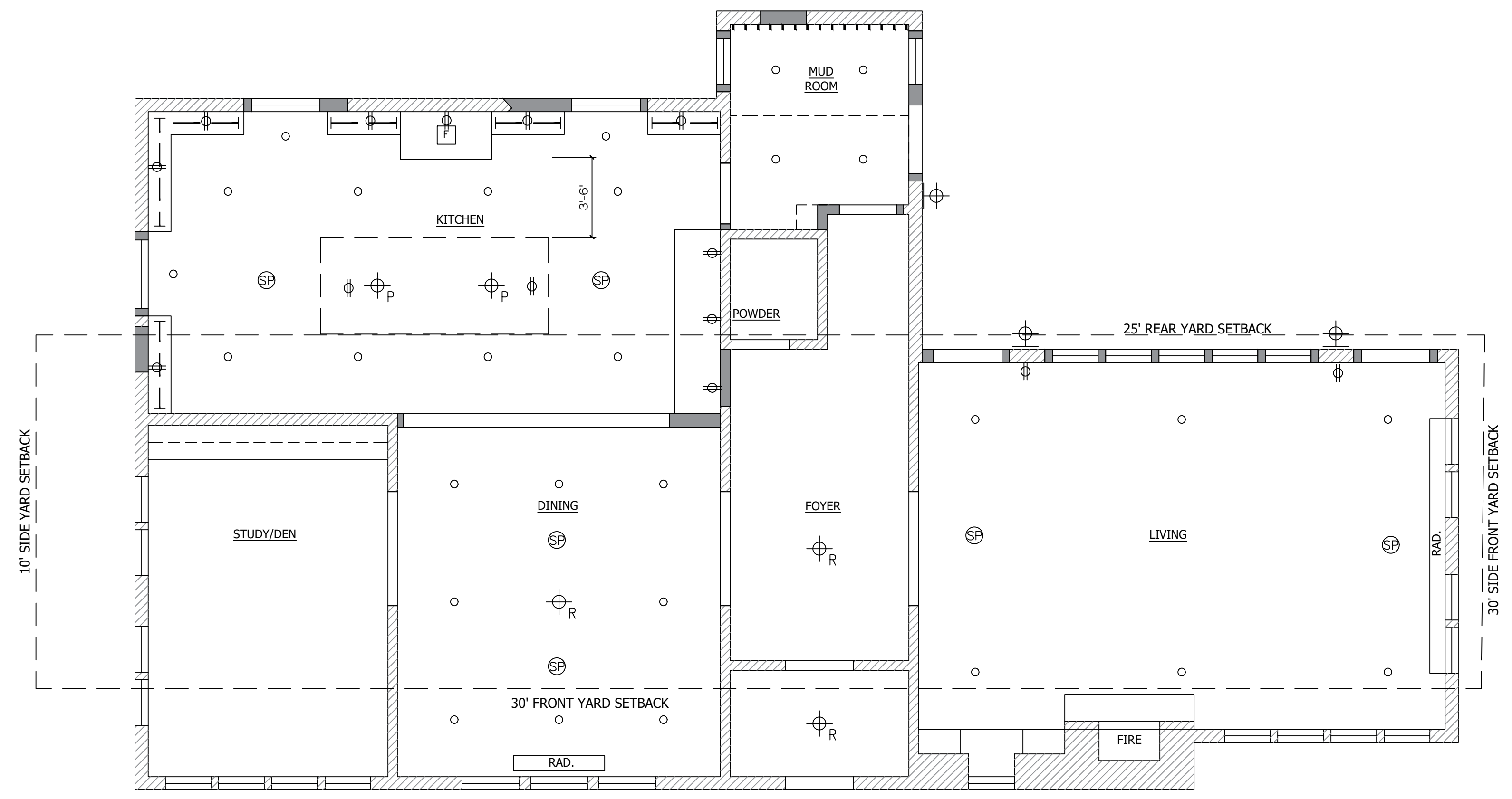


SHEET DESCRIPTION:
PROPOSED FIRST FLOOR RCP AND ELECTRICAL PLAN

SHEET No.
A-5.1

PHASE:
SCHEMATIC DESIGN

ELECTRICAL LEGEND		GENERAL LIGHTING / ELECTRICAL NOTES
⊕ P	CEILING MOUNTED PENDANT FIXTURE * VERIFY LOCATION WITH OWNER	1. CENTER LIGHTS AND FAN/LIGHT J-BOXES IN ROOMS.
⊕ F	CEILING MOUNTED FAN OR FAN/LIGHT * VERIFY LOCATION WITH OWNER	2. CENTER OUTLETS ON WALLS OR UNDER WINDOWS.
⊕	CEILING MOUNTED LIGHT *	3. PROVIDE INDEPENDENT CIRCUITS (OR SUB-PANEL) AS REQUIRED BY CODE.
○ E	EXISTING FIXTURE - REPLACE TRIM KIT	4. SPACE DOWNLIGHTS EQUALLY ALONG LINE OF DOWNLIGHTS.
○ EXG	EXISTING LIGHT FIXTURE TO BE REUSED	5. HARD WIRE, BATTERY BACKUP AND INTERCONNECTED SMOKE + CARBON MONOXIDE DETECTORS.
⊕ W	WALL SCONCE *	6. PROVIDE SMOKE AND CARBON MONOXIDE DETECTORS ON EACH FLOOR.
○	4" RECESSED LED DOWNLIGHT	7. PROVIDE SMOKE DETECTORS IN ALL BEDROOMS.
TV	CATV OUTLET-CAT6 PLUS COAXIAL CABLE	8. PROVIDE NEW GFCI OUTLETS AT ALL WET LOCATIONS.
E	NEW 200 AMP ELECTRICAL PANEL	9. OWNER TO PROVIDE ALL SURFACE AND PENDANT MOUNTED FIXTURES (SEE * ABOVE) AND TO BE INSTALLED BY THE CONTRACTOR.
K	PHONE JACK	10. PROVIDE SAMPLE OF DIMMER AND DOWNLIGHT TO OWNER PRIOR TO INSTALLATION.
●	2" LED CABINET LIGHT	11. SEE FLOOR PLANS FOR KITCHEN APPLIANCE LOCATIONS.
D	DOORBELL	12. PROVIDE WEATHERPROOF GFI OUTLETS AT ALL EXTERIOR LOCATIONS.
T	THERMOSTAT FOR ELECTRIC HEATED FLOOR	13. ALL OUTLETS, SWITCHES, ETC TO BE DECORA STYLE.
○ MD	MOTION ACTIVATED FIXTURE	14. FIRE CAULK ALL FLOOR PENETRATIONS.
○ S	4" RECESSED SLOPED LED DOWNLIGHT	15. PROVIDE 10 DIMMERS PER OWNER'S LOCATION DISCRETION.
⊕ DB	DECORA LIGHT SWITCH	16. ALL FIXTURES INDICATED WITH * ARE OWNER PROVIDED/CONTRACTOR INSTALLED.
⊕ 3	DECORA LIGHT SWITCH, 3-WAY	
⊕ 4	DECORA LIGHT SWITCH, 4-WAY	
⊕ EXG	EXISTING LIGHT SWITCH	
⊕ DB	DOORBELL	
⊕ DB	DECORA DUPLEX OUTLET	
⊕ FLR	FLOOR OUTLET	
F	EXHAUST FAN-VENT TO OUTSIDE	
⊕	SMOKE DETECTOR	
⊕	CARBON MONOXIDE DETECTOR	
—	UNDERCABINET LED LIGHTING	
⊕	MOTION LED LIGHT	
⊕ S	THIN SURFACE MOUNT LED LIGHT	
⊕	WOOD SUPPLY GRILL - MATCH HARDWOOD FLR	
⊕	RETURN GRILL	
—	DUCTWORK ABOVE IN THE ATTIC	
⊕ V	IN VANITY	



1 PROPOSED FIRST FLOOR REFLECTED CEILING AND ELECTRICAL PLAN
SCALE : 1 / 4" = 1'-0"



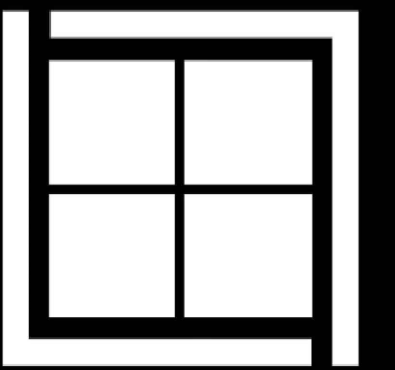
1 EXISTING FRONT ELEVATION - NO CHANGE
SCALE : 1 / 4" = 1'-0"



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



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



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ISSUED / REVISIONS	
DESCRIPTION	DATE
DESIGN DEVELOPMENT	11/7/21

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NOTES



SHEET DESCRIPTION:
**EXISTING AND
PROPOSED EXTERIOR
ELEVATIONS**

SHEET No.

A-6.0

PHASE:

SCHEMATIC DESIGN



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



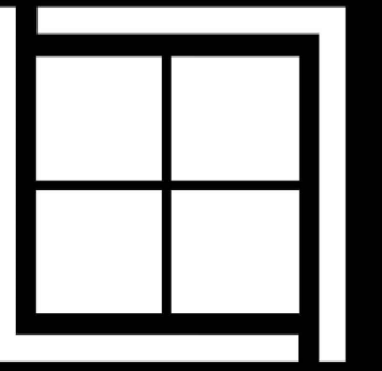
2 EXISTING LEFT SIDE ELEVATION
SCALE : 1 / 4" = 1'-0"



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



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



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DESCRIPTION	DATE
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**INTERIOR AND
EXTERIOR
RENOVATIONS**

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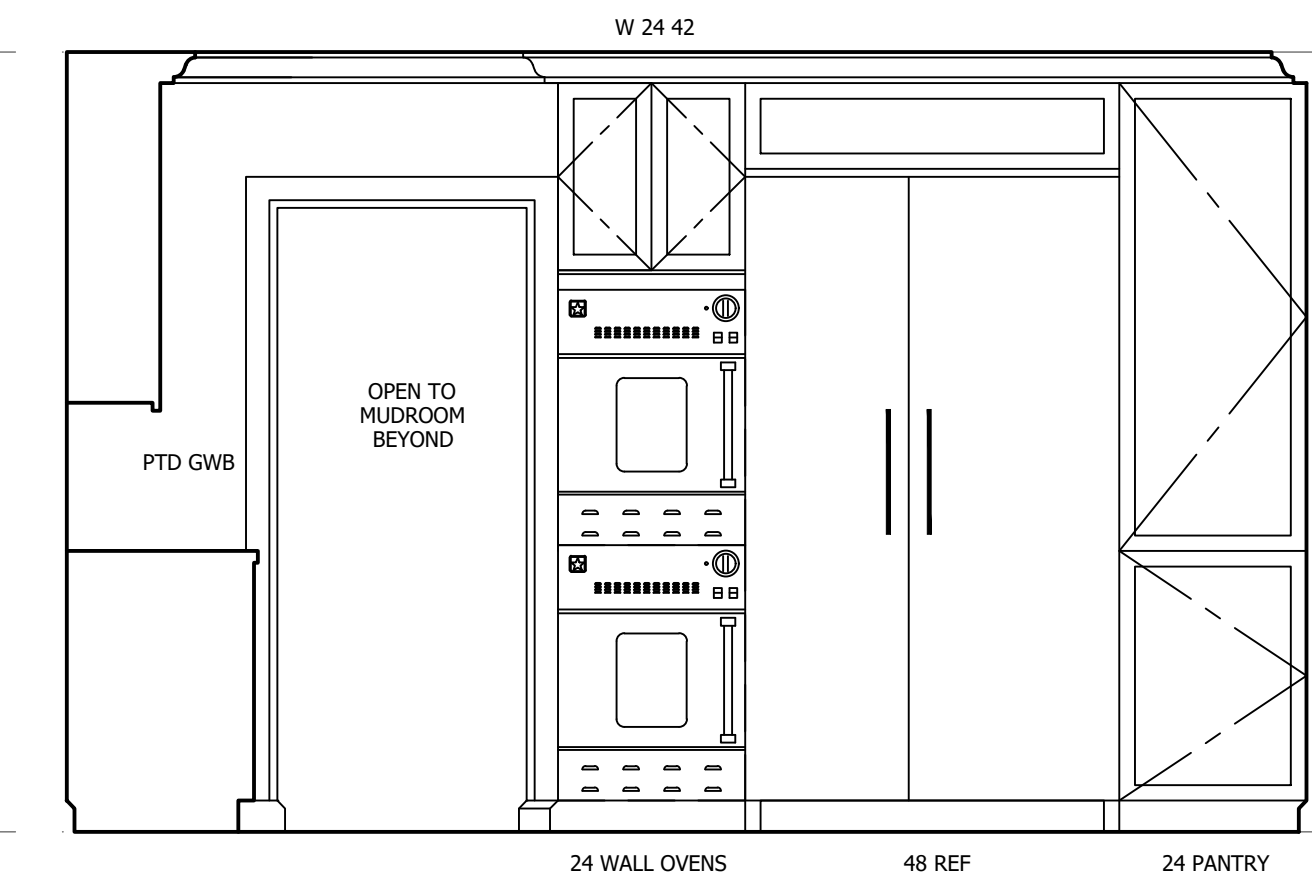
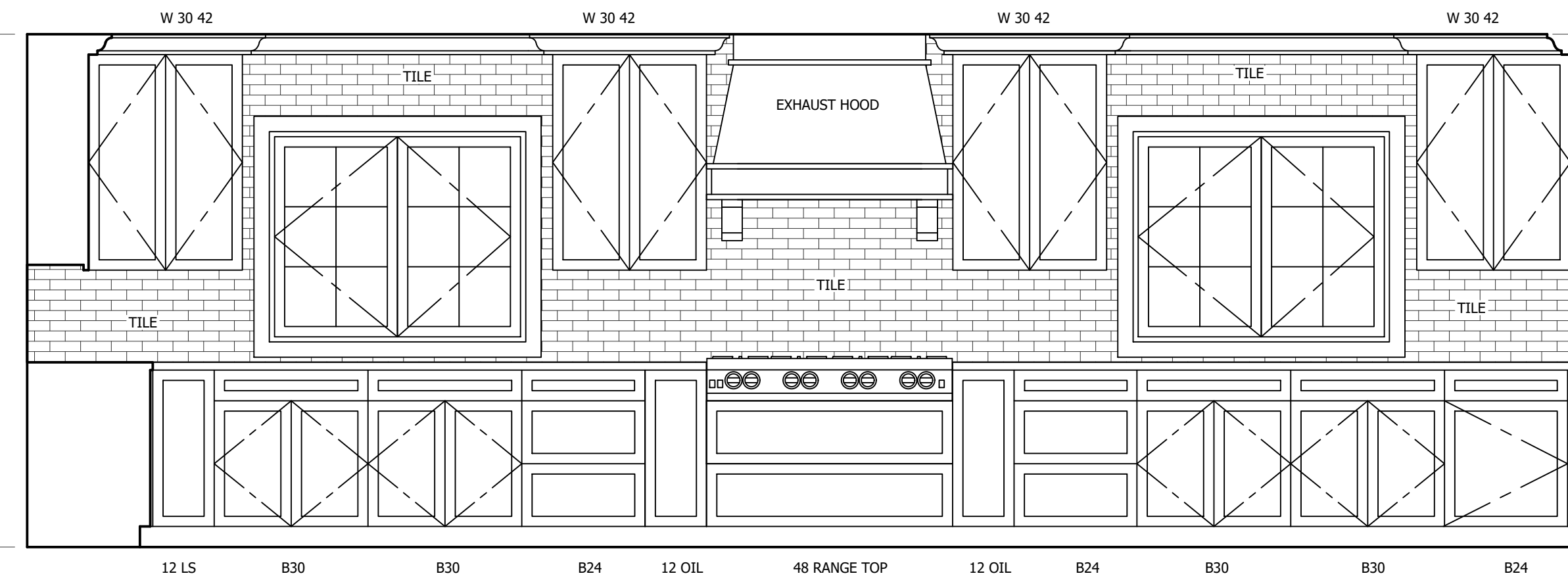
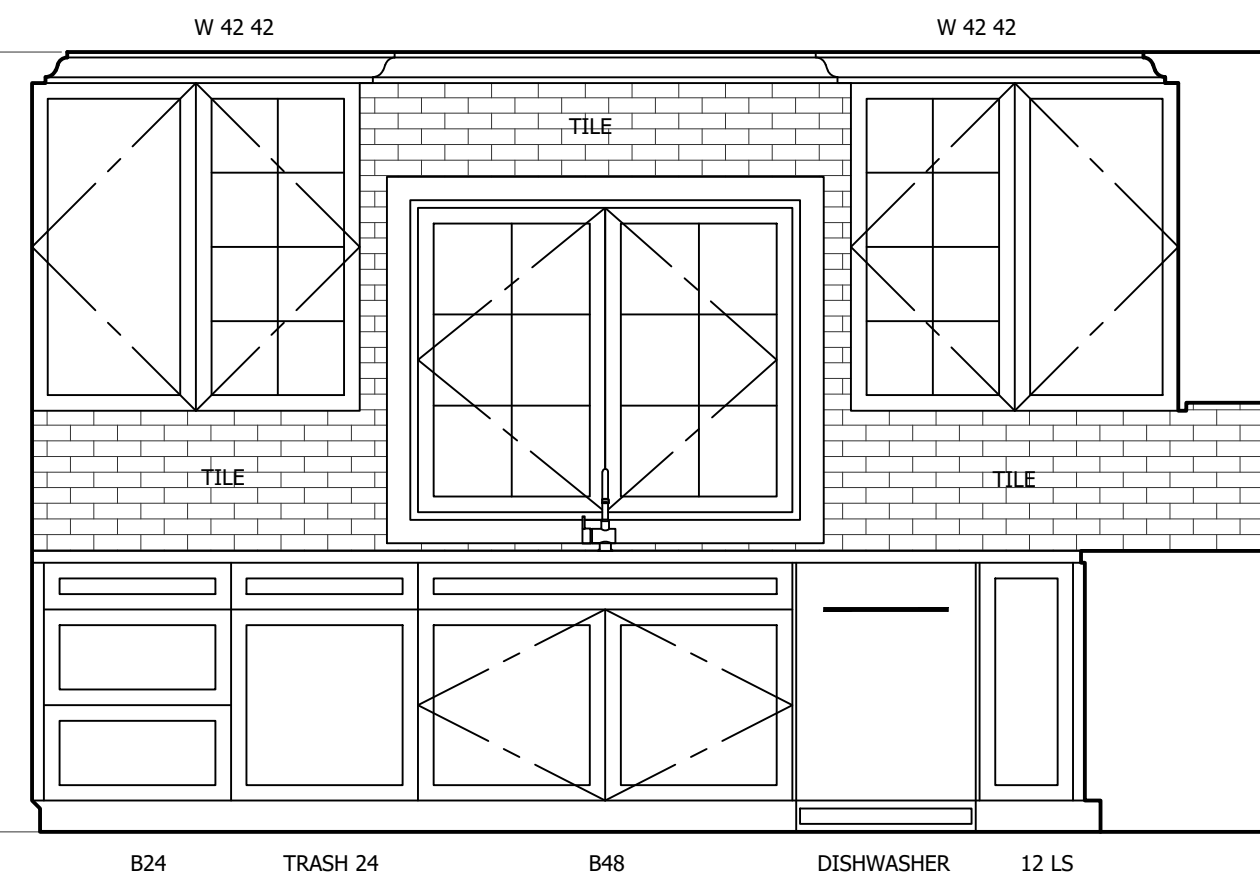
SHEET DESCRIPTION:
**EXISTING AND
PROPOSED EXTERIOR
ELEVATIONS**

SHEET No.

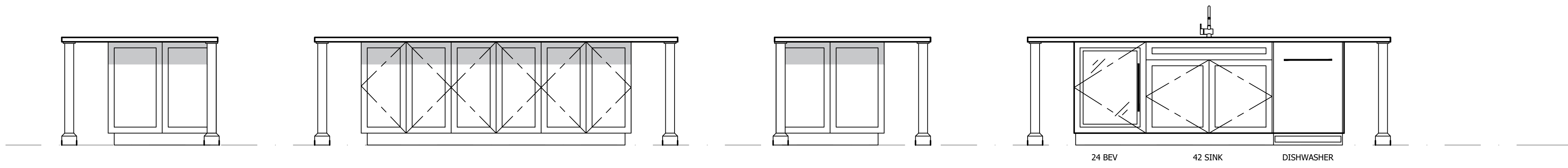
A-6.1

PHASE:

SCHEMATIC DESIGN



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



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

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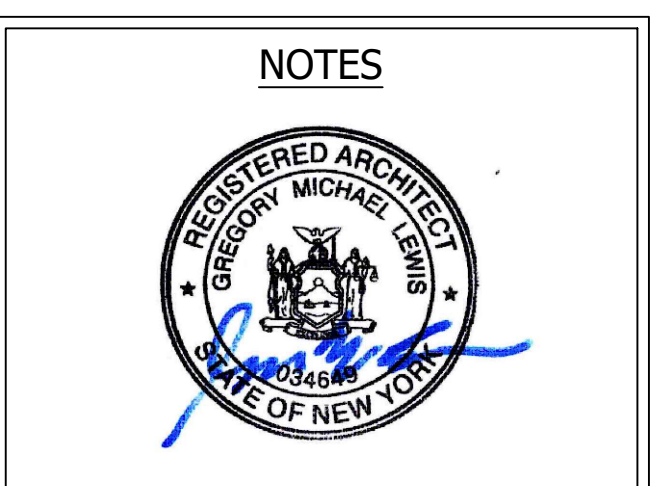
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