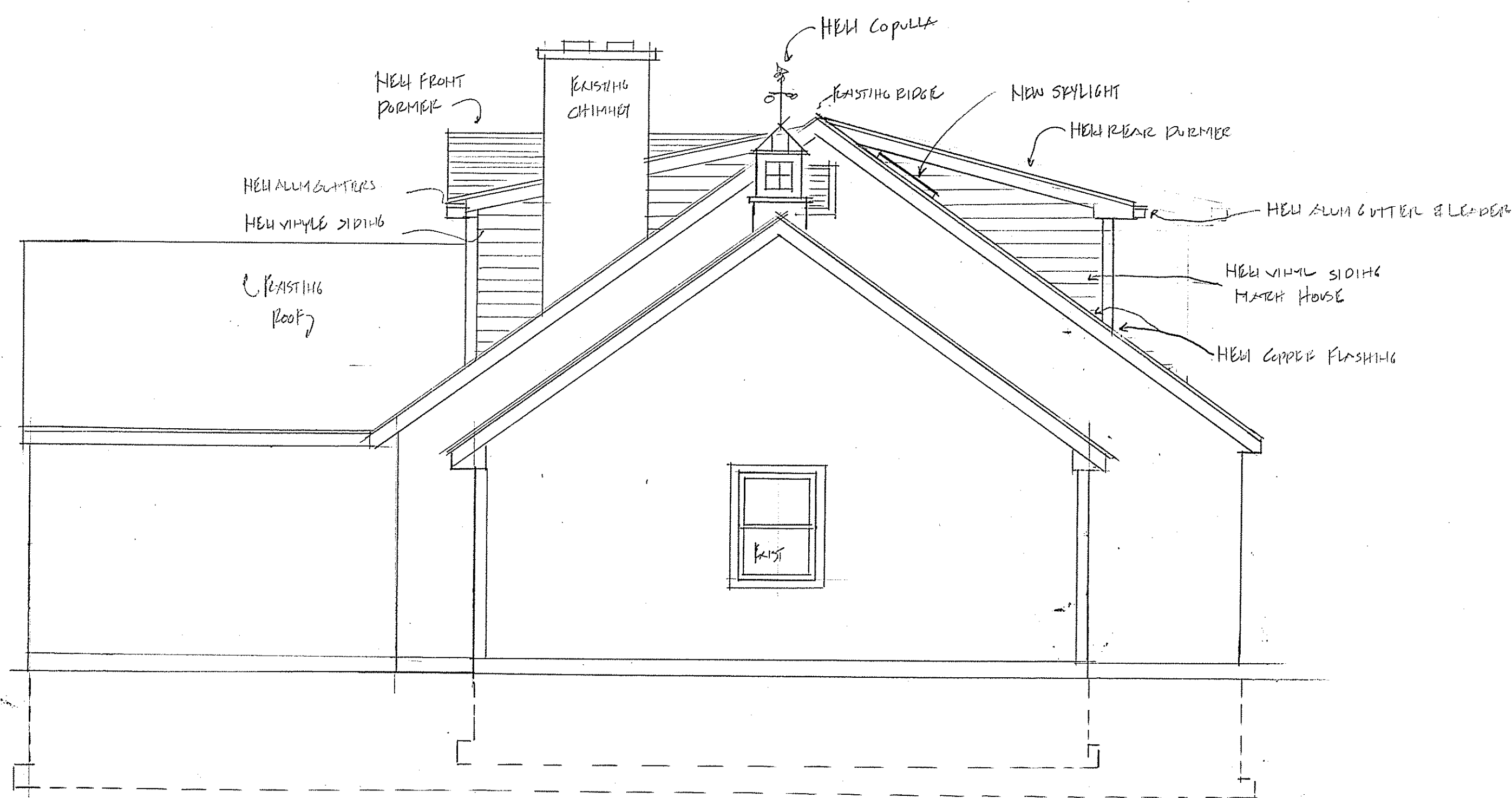


REAR ELEVATION
SCALE 1/4" = 1'-0"



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

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE OFFICIAL CODES, RULES AND REGULATIONS OF THE STATE OF NEW YORK BUILDING CONSTRUCTION, FIRE SAFETY & ALL OTHER APPLICABLE MUNICIPAL, STATE & FEDERAL REGULATIONS, AND LATEST EDITIONS.
2. CONTRACTOR SHALL PROTECT AND BRACE ALL WORK FROM DAMAGE DURING CONSTRUCTION.
3. ALL WORK TO BE PLUMB & TRUE. ALL PLUMBING WORK TO BE IN ACCORDANCE WITH NYS PLUMBING CODE. ALL ELECTRICAL WORK TO BE IN COMPLIANCE WITH NYS AND N.E.C. ALL HVAC WORK TO BE IN COMPLIANCE WITH ASHRAE STANDARDS, LATEST EDITION. ALL PLUMBERS AND ELECTRICIANS SHALL BE LICENCED AND INSURED. ALL CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR ANY ADDITIONAL PERMITS, APPROVALS, AND INSPECTIONS THEIR PARTICULAR TRADE MAY REQUIRE.
4. LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD, SOUND, DRY, FREE FROM ROT, LARGE AND LOOSE KNOTS, SHAKES AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED. ALL NEW LUMBER SHALL BE HEM-FIR OR DOUGLAS FIR NO. 1 OR BETTER. ALL FRAMING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF "NATIONAL DESIGN SPECIFICATION FOR THE STRESS GRADE LUMBER AND ITS FASTENINGS" PUBLISHED BY THE NATIONAL LUMBER MANUFACTURERS ASSOCIATION. ALL WORKMANSHIP INCLUDING BLOCKING, MILLING, BRIDGING, ETC. SHALL CONFORM TO THE NEW YORK STATE BUILDING CODE, LATEST EDITION. PROVIDE BLOCKING, NAILERS, ROUGH FRAMING HARDWARE AS REQUIRED. ALL BEAMS, JOISTS AND RATERS TO BE SET WITH NATURAL CROWN UP. PROVIDE DOUBLE RAFTERS AND HEADERS AROUND ALL ROOF SKYLIGHTS UNLESS OTHERWISE NOTED. ALL LUMBER SHALL BEAR VISIBLE GRADE STAMP. ALL STRUCTURAL LUMBER, TJI, TGI, LVL OR EQUIVLENT SHALL BE INSTALLED PER DRAWING AND MANUFACTURERS SPECIFICATIONS. ALL HANDLING AND INSTALATION PROCEDURES MUST BE SUPPLIED BY THE MANUFACTURER AND SHALL BE FOLLOWED. STRUCTURAL AND ENGINEERED LUMBER SHALL NOT BE ALLOWED TO GET WET AT ANY TIME.
5. ALL CONCRETE WORK, DETAILS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ACI 301 AND ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" LATEST EDITION AND WITH THE APPLICABLE LOCAL CODES. ALL CONCRETE SHALL BE TYPE-I, 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
6. REINFORCING BARS TO CONFORM TO ASTM A-615 GRADE 60-SI FOR DEFORMED BILLET STEEL. WELDED WIRE FABRIC SHALL BE COLD DRAWN WIRE CONFORMING TO ASTM STANDARD A-185. LONGITUDINAL MASONRY REINFORCEMENT SHALL BE COLD DRAWN STEEL WIRE CONFORMING TO ASTM STANDARD A-82. REINFORCING SHALL BE ACCURATELY INSTALLED TO REQUIRED ELEVATION AND SECURELY TIED IN PLACE SO AS TO PREVENT DISPLACEMENT DURING CONCRETING.
7. CONTRACTORS TO VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO ARCHITECT. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
8. ALL FOOTINGS SHALL BEAR ON UNDISTURBED VIRGIN SOIL HAVING A MINIMUM SAFE BEARING CAPASITY OF 2 TONS PER SQUARE FOOT. BRACE ALL RETAINING WALLS OR FOUNDATION WALLS AS REQUIRED. BACKFILL WITH APPROVED MATERIAL. BACKFILLING UNDER SLABS, AROUND PIERS ON EACH SIDE OF FOUNDATION WALLS SHALL BE DONE IN LAYERS NOT TO EXCEED 10 INCHES. COMPACTION SHALL BE 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. EXCAVATION MUST BE FREE OF WATER WHILE FOUNDATION WORK IS IN PROGRESS. TRUCKS, BULLDOZERS, AND OTHER HEAVY EQUIPMENT SHALL BE OPERATED WITH CAUTION AND IN SUCH A MANNER AS TO CAUSE NO DAMAGE TO FOUNDATION SYSTEMS.
9. ALL STRUCTURAL STEEL SHALL BE NEW, CLEAN, STRAIGHT, AND SHALL CONFORM TO THE LATEST EDITION FOR ASTM DESIGNATION A-36 OR A-500 FOR ALL "I" SECTIONS. ALL STRUCTURAL STEEL WORK SHALL COMPLY WITH SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND CONSTRUCTION OF STRUCTURAL STEEL FOR BUILDING OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION LATEST EDITION. PROVIDE STIFFENER ANGLES OR PLATES UNDER ALL POSTS, COLUMNS OR STRUTS THAT ARE CARRIED BY STEEL BEAMS AND IN THE WEB OF BEAMS CANTILEVERED OVER COLUMNS OR BEAMS SUPPORTING HANGERS. UNLESS OTHERWISE NOTED PROVIDE 6x8x1/2" BEARING ON CONCRETE MASONRY IF ANY.
10. HEADERS TO BE (3) 2"x10" IN 2x6 WALLS AND (2) 2"x10" IN 2x4 WALLS UNLESS OTHERWISE NOTED.
11. INSULATION TO BE FIBERGLASS BAT WITH R-19 OR BETTER FOR WALLS AND R-38 OR BETTER FOR ROOFCeilINGS AND FLOORS.
12. ALL FOOTINGS TO BE A MINIMUM OF 3'-6" BELOW GRADE. UNDERPIN WHEN NECESSARY.
13. HOUSE TO CONFORM TO ANY LOCAL SUPPLEMENTAL CODE.
14. PROVIDE BLOCKING AS REQUIRED TO BEARING POSTS ONTO GIRDER OR BEAM CONDITIONS AND VERIFY ALL BEARING TO FOOTING.
15. TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2010 ENERGY COMPLIANCE CODE WITH NYS AMENDMENTS.
16. ALL DECK RAILS AND STAIR HANDRAILS TO BE IN COMPLIANCE WITH NEW YORK STATE RESIDENTIAL CODE 2010 SECTION 512 OR CURRENT CODE OR SUPPLEMENTAL CODES.
17. ALL ROOF FRAMING SYSTEMS SHALL BE INSTALLED WITH HIGH WIND CONNECTORS IN COMPLIANCE WITH RNY'S 2010 CHAPTER 8.

REVISED PER BAE 5/26/15
ISSUED FOR BLUE PERMIT 1/27/15
ISSUED FOR PERIC 1/20/15

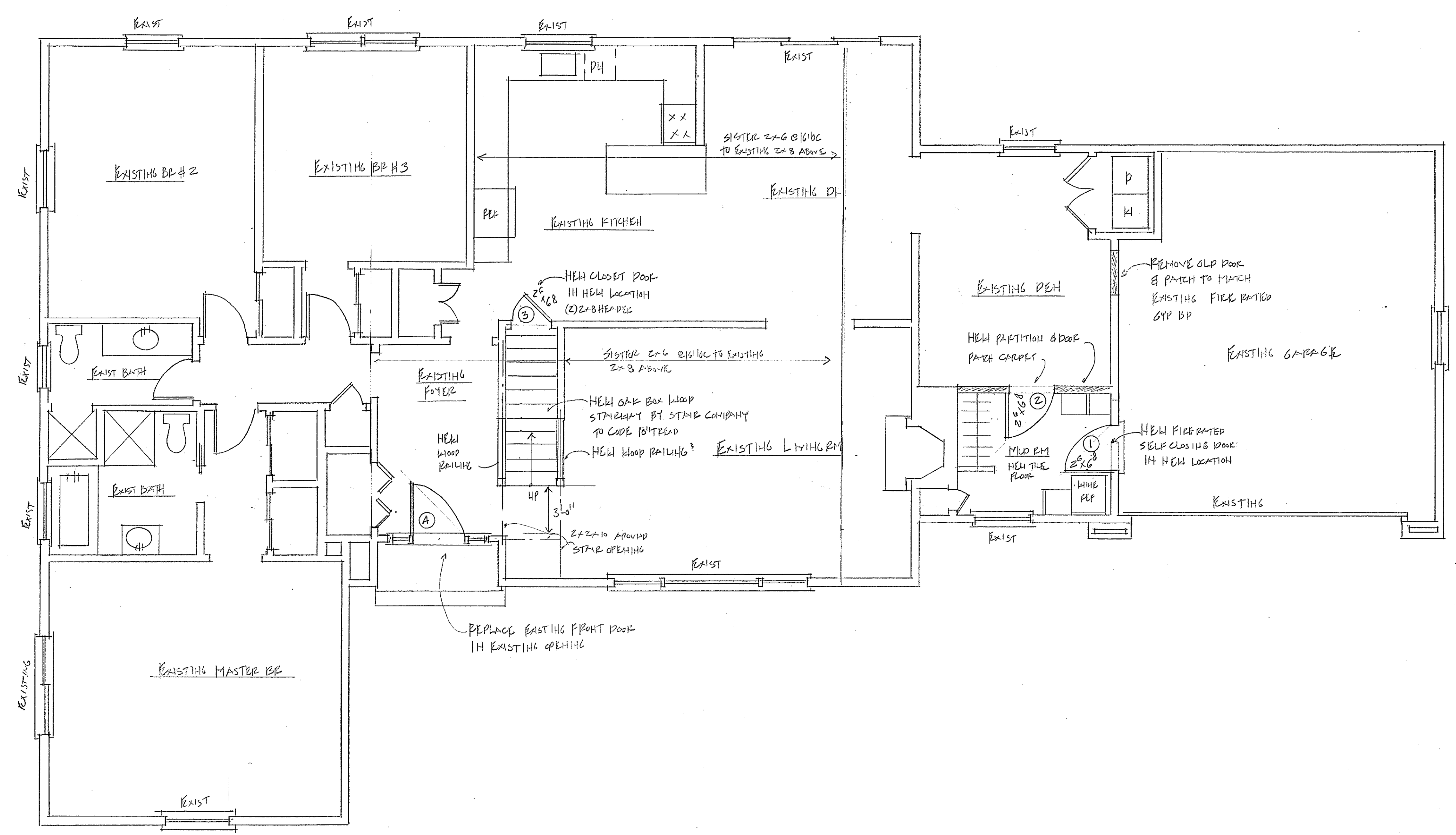
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PETERS RESIDENCE
21 SEVEN BRIDGES ROAD
CAPPA QUO NY 10514

REAR & LEFT ELEVATION

A-2

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



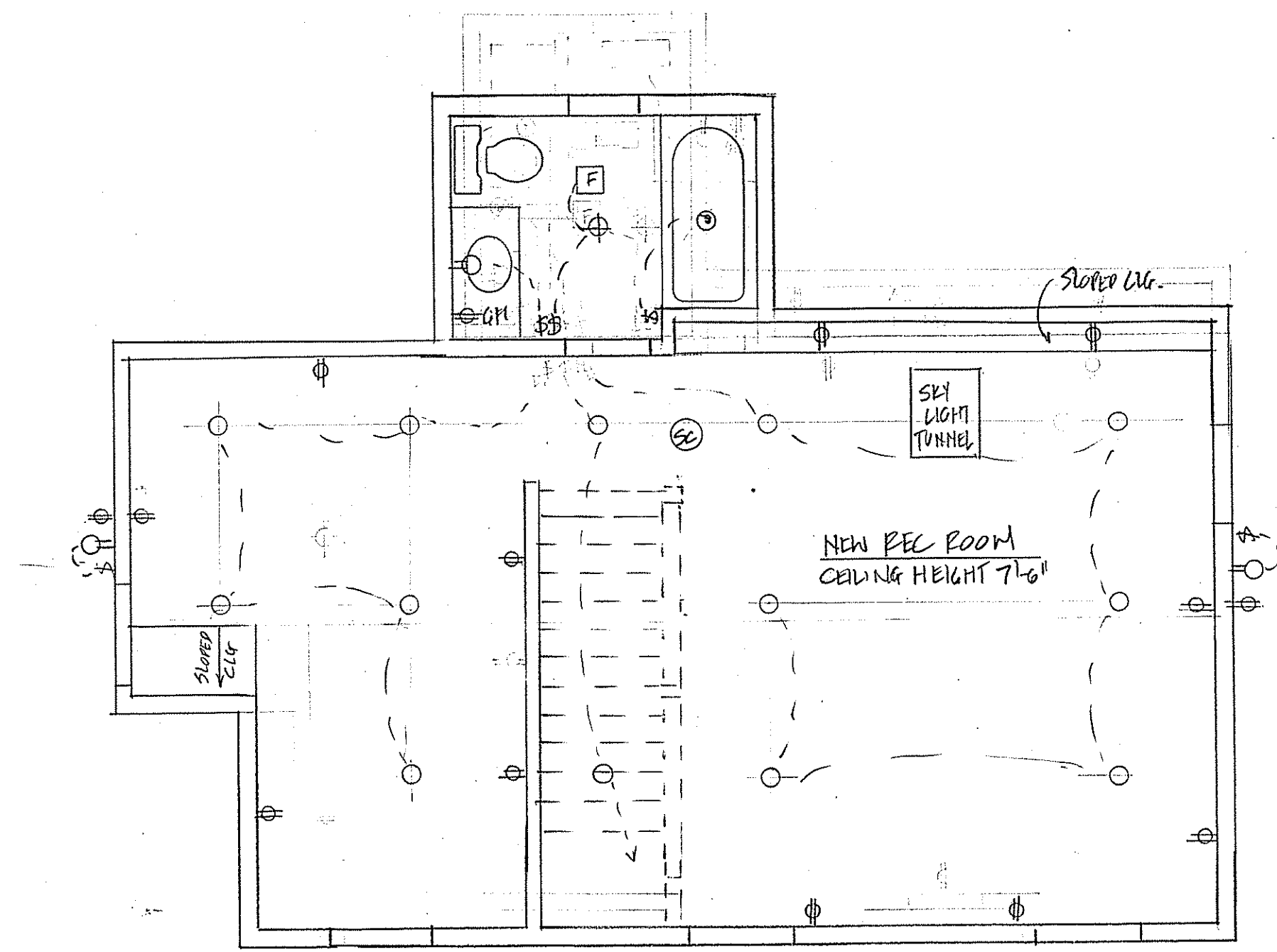
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

ISSUED FOR BLDG PERMIT 4/27/15
ISSUED FOR PRICE 4/20/15

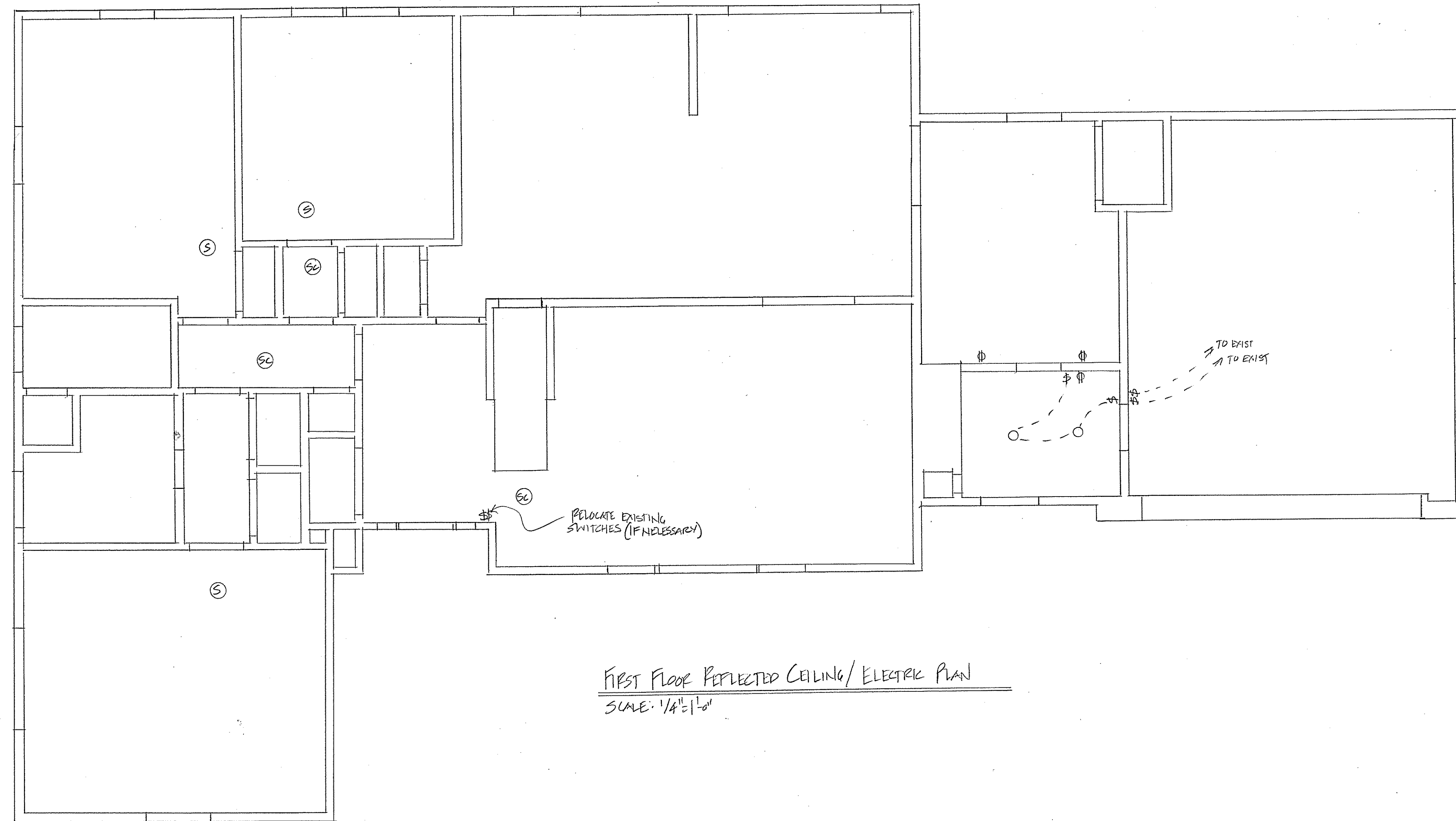
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FIRST FLOOR PLAN



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



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

ELECTRICAL LEGEND

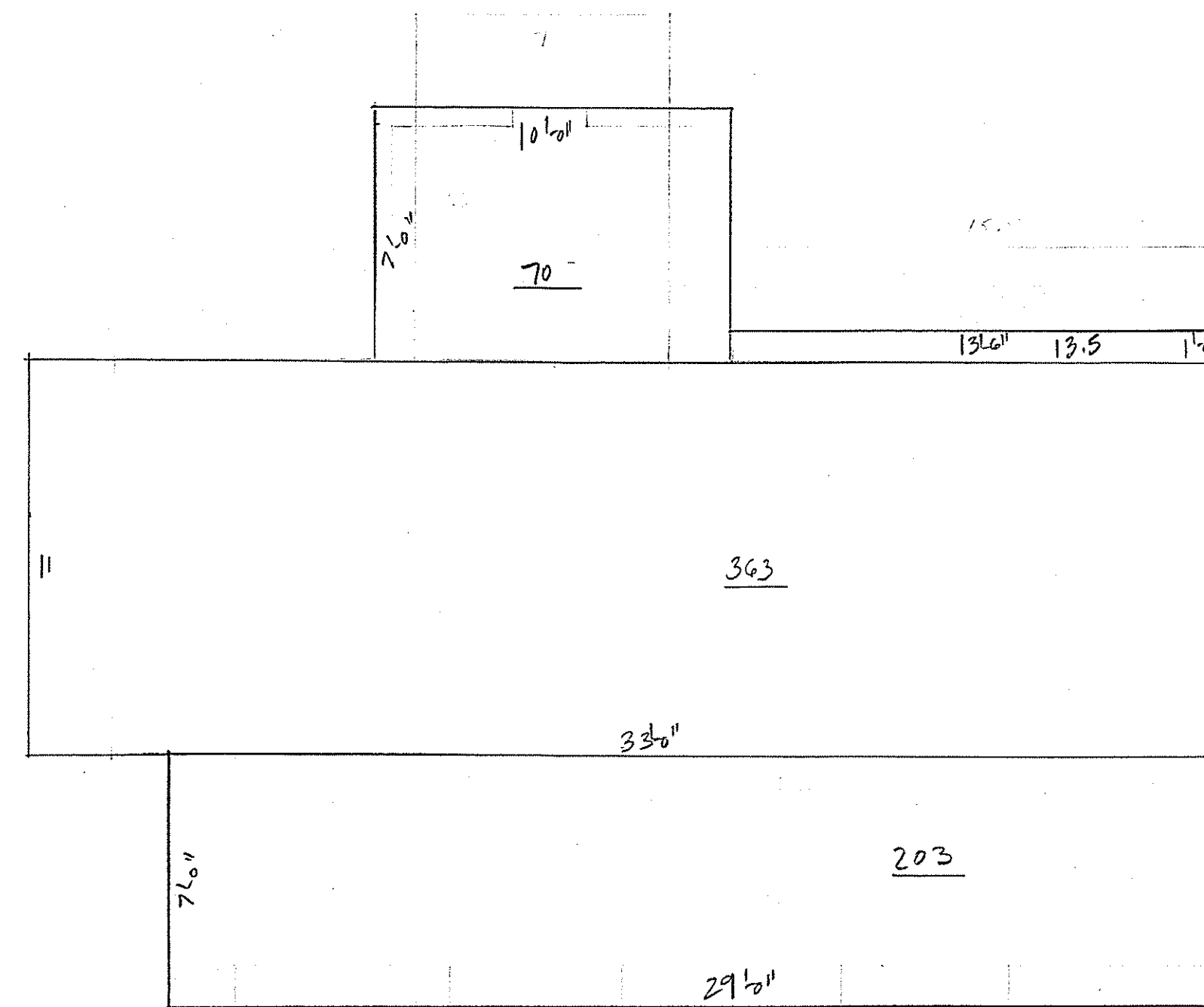
⚡	NEW DECORA SWITCH SINGLE POLE
⚡ ₃	NEW DECORA 3 WAY SWITCH
⚡ ₄	NEW DECORA 4 WAY SWITCH
⚡ _D	NEW DECORA DIMMER SWITCH
⊕	NEW DECORA RECEPTICAL
⊕ _{CP}	NEW DECORA CP RECEPTICAL
⊕ _{CD}	NEW DECORA CD RECEPTICAL
△	NEW PHONE OUTLET
⊞	NEW TV CABLE OUTLET
○	NEW RECESSED WHITE DOWN LIGHT 5" BAFEL
⊞	EXHAUST FAN
○	NEW RECESSED WHITE DOWN LIGHT 5" BAFEL WITH LENS
⊙	WIRE MESH DETECTOR
⊙	WIRE MESH CARBON MONOXIDE DETECTOR
⊙	COMBINATION SMOKE / CO2 DETECTOR
⊕	JUNCTION BOX FOR LIGHT FIXTURE
⊕	WALL SCONCE JUNCTION BOX
⊕	WALL LIGHT JUNCTION BOX
⊕	WALL MOUNTED SPOTLIGHT
⊕	HOT WATER BASEBOARD HEAT
⊕	LIGHT AND EXHAUST FAN COMBO

REVISED PER BAE 5/26/15
ISSUED FOR BLDG PERMIT 4/24/15
ISSUED FIRE PRICE 4/2/15

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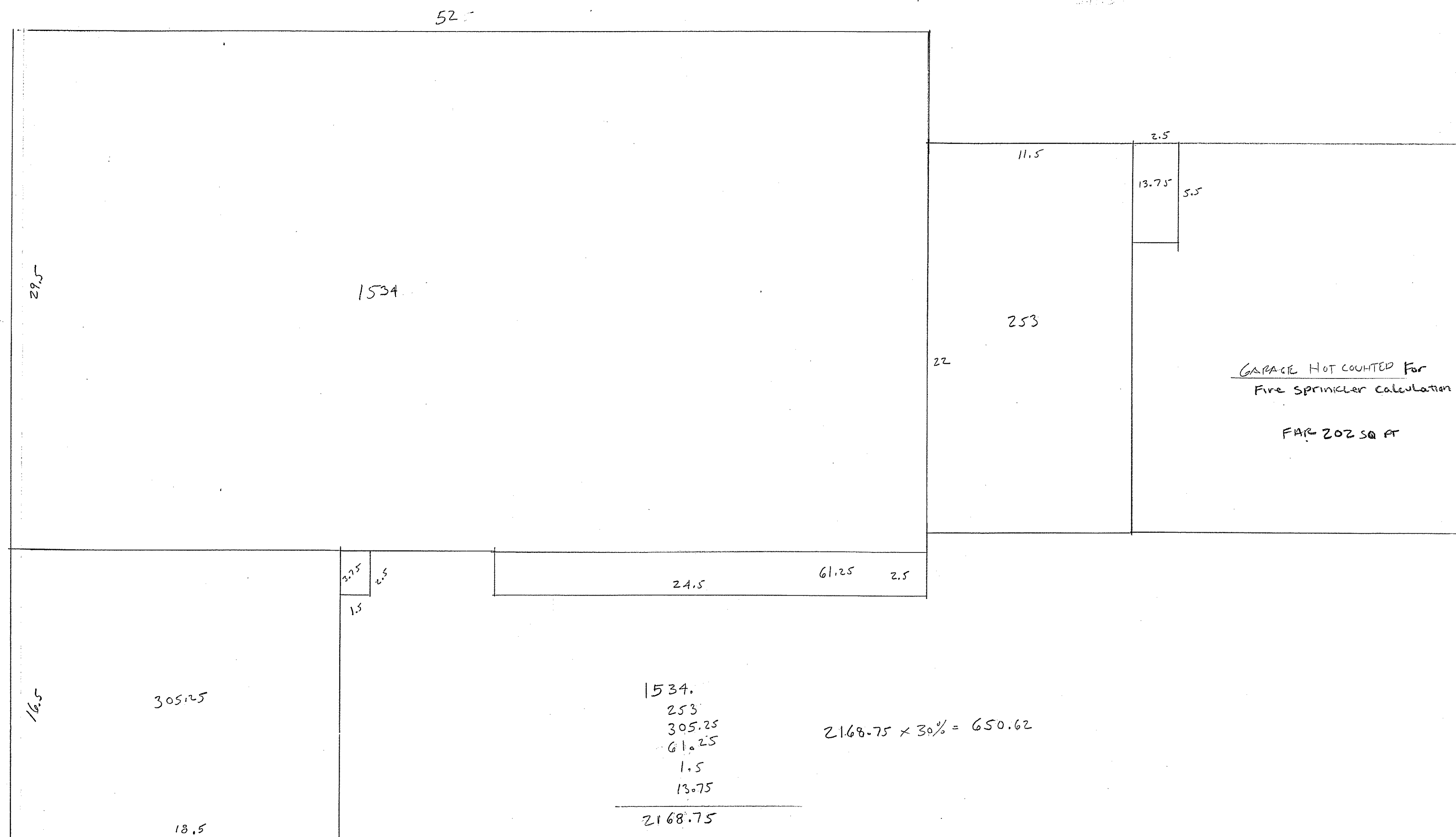
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REFLECTED CEILING/ELECTRIC PLANS



NEW SECOND FLOOR ADDITION AREA
SCALE 1/4" = 1'-0"

363
203
70
13.5
649.5



AREA OF EXISTING HOUSE
SCALE 1/4" = 1'-0"

1534.
253
305.25
61.25
1.5
13.75
2168.75

$2168.75 \times 30\% = 650.62$

REVISED PER BAE 5/26/15
ISSUED FOR BLDG PERMIT 4/24/15
ISSUED FOR PRICE 3/21/15

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FLOOR AREA & SPACE ADDED
DIAGRAM

A-6