

ISSUED FOR ZETA-16 5/11/2026

John G.
Scarlato Jr.
Architect

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

STERN RESIDENCE
39 GANUNG DRIVE
OSSINING, N.Y. 10562

ADDITION AND INTERIOR ALTERATIONS AND RENOVATIONS

EXTERIOR ELEVATIONS
SECTIONS



DRAWING NO.

A-2

2025 NEW YORK STATE RESIDENTIAL CODE

R302.10 DRAFTSTOPPING.
IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET (93 M²). DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE AND A CEILING MEMBRANE BELOW. DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR-CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:

1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPENWEB OR PERFORATED MEMBRANE.

R302.11 MATERIALS. DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN 1/8-INCH (3.2 MM) GYPHUM BOARD, 1/4-INCH (6.3 MM) GYPHUM BOARD, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED.

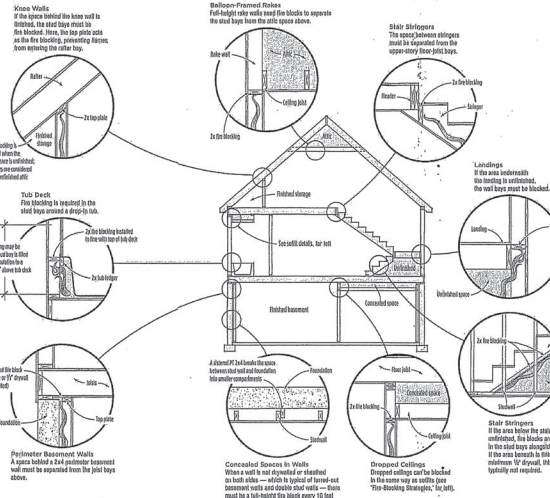
R302.12 FIRE PROTECTION OF FLOORS. FLOOR ASSEMBLIES THAT ARE NOT REQUIRED ELSEWHERE IN THIS CODE TO BE FIRE-RESISTANCE RATED, SHALL BE PROVIDED WITH A 10-MINUTE (12.7 MIN) GYPHUM WALLBOARD MEMBRANE, BRANCHED (15 MIN) WOOD STRUCTURAL PANEL, MEMBRANE, OR EQUIVALENT ON THE UNDERSIDE OF THE FLOOR FRAMING PENETRATIONS OR OPENINGS FOR DUCTS, VENTS, ELECTRICAL OUTLETS, LIGHTING, DEVICES, LUMINAIRES, WIRES, SPEAKERS, DRAINAGE, PIPING AND SIMILAR OPENINGS OR PENETRATIONS SHALL BE PERMITTED.

EXCEPTIONS:
1. FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.10.1, OR OTHER APPROVED EQUIVALENT SPRINKLER SYSTEM.
2. FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A GARAGE SPACE NOT INTENDED FOR STORAGE OR FOR THE INSTALLATION OF FUELED OR ELECTRIC-POWERED HEATING APPLIANCES.
3. PORTIONS OF FLOOR ASSEMBLIES SHALL BE PERMITTED TO BE UNPROTECTED WHERE COMPLYING WITH THE FOLLOWING:
3.1. THE AGGREGATE AREA OF THE UNPROTECTED PORTIONS DOES NOT EXCEED 10 SQUARE FEET (0.9 M²) PER STORY.
3.2. FIRE-STOPPING IN ACCORDANCE WITH SECTION R302.11 IS INSTALLED ALONG THE PERIMETER OF THE UNPROTECTED PORTION TO SEPARATE THE UNPROTECTED PORTION FROM THE REMAINDER OF THE FLOOR ASSEMBLY.

R302.13 COMBUSTIBLE INSULATION CLEARANCE. COMBUSTIBLE INSULATION SHALL BE SEPARATED NOT LESS THAN 1 INCHES (25 MM) FROM RECESSED LUMINAIRES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.
EXCEPTION: WHERE HEAT-PRODUCING DEVICES ARE LISTED FOR LESSER CLEARANCES, COMBUSTIBLE INSULATION COMPLYING WITH THE LISTING REQUIREMENTS SHALL BE SEPARATED IN ACCORDANCE WITH THE CONDITIONS STIPULATED IN THE LISTING.

RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF SECTION 903.4.4 OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

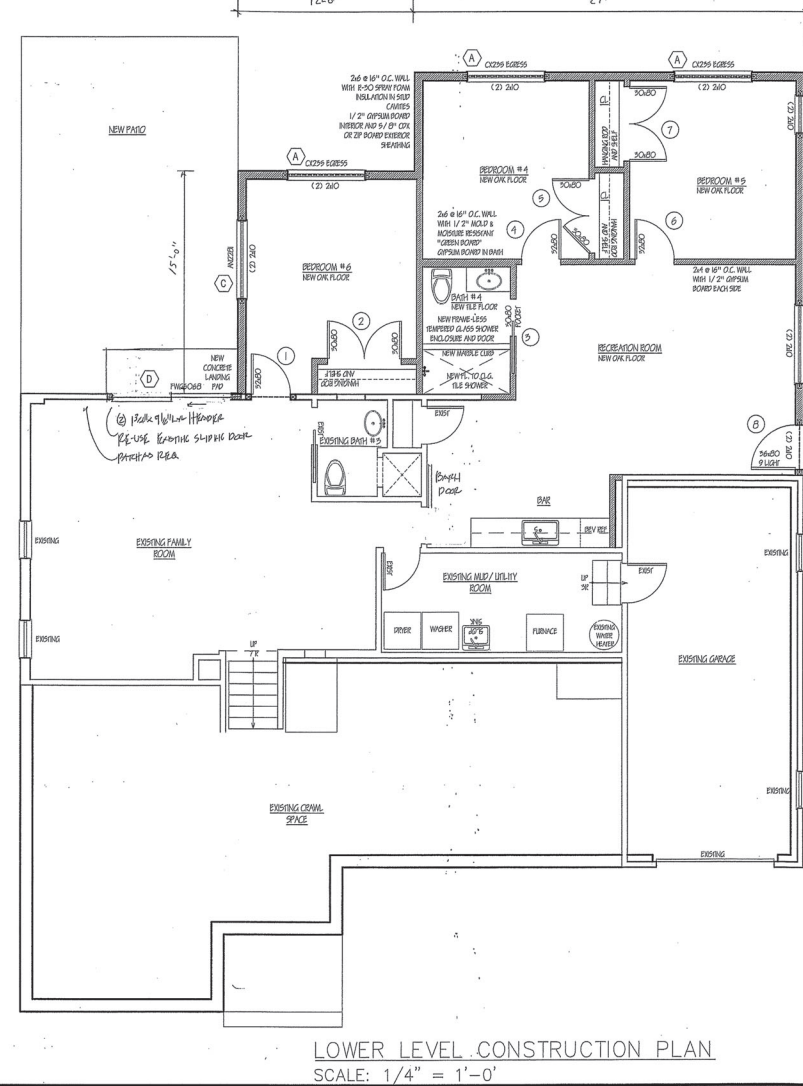
Typical Fire-Blocking Locations



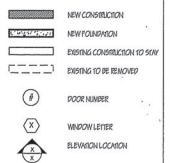
2025 NEW YORK STATE RESIDENTIAL CODE

R302.11 FIRE-STOPPING.
IN COMBUSTIBLE CONSTRUCTION, FIRE-STOPPING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED SPACES AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

1. FIRE-STOPPING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:
1.1 CONCEALED SPACES OF STUDY WALLS AND PARTITIONS INCLUDING FURRED SPACES AND PARALLEL JOINS OF STUDY OR STAIRWAYS, ETC., AS FOLLOWS:
1.2 VERTICALLY AT THE CEILING AND FLOOR LEVELS.
1.3 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM) AT INTERCONNECTS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT DUCTS, DROP CEILING AND COVE CEILING.
2. IN CONJUNCTION SPACES BETWEEN STAIR STAIRWAYS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION 903.10.1.
3. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVELS, WITH AN APPROVED MATERIAL TO RESTRICT THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION, THE MATERIAL SHALL BE INSTALLED IN A SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E-814 REQUIREMENTS.
4. FOR THE FIRE-STOPPING OF CHIMNEYS AND FIREPLACES, SEE SECTION 903.10.1.
5. FIRE-STOPPING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.



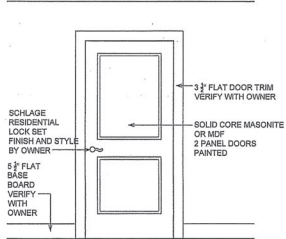
LEGEND



WARNING:
THESE DOCUMENTS ARE NOT VALID UNLESS SEALED AND SIGNED IN INK. NO SCANS, REPRODUCTIONS OR COPIES ARE AUTHORIZED BY WITHOUT WRITTEN AUTHORIZATION OF JOHN G. SCARLATO JR., ARCHITECT.
FURTHERMORE:
IT IS A VIOLATION OF NEW YORK STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER IN ANY WAY THESE SEALED AND SIGNED DOCUMENTS WITHOUT THE EXPRESS AND CONDITIONED PERMISSION OF THE ARCHITECT.

#	MANUFACTURER	MANUFACTURER MODEL #	ROUGH OPENING W x H	# GLASS	U-FACTOR	SHGC	NOTES
A	ANDERSON 400 SERIES	CX259	2'-0" x 6'-0"	4	0.29	0.51	EGRESS
B	ANDERSON 400 SERIES	CX159	2'-0" x 6'-0"	1	0.29	0.51	EGRESS
C	ANDERSON 400 SERIES	W222	2'-0" x 6'-0"	1	0.26	0.50	
D	ANDERSON 400 SERIES	FWG 606L	6'-0" x 6'-0"	1	0.30	0.25	

LOCATION	ID	FROM	TO	DOOR	LOC.	REMARKS	TYPE	FRAME MATERIAL	REMARKS
1	BEDROOM #6	FAMILY ROOM	2'-0" x 6'-0"	LOC.	SOLID CORE MASONITE	2 PANEL	WOOD	WOOD	
2	BEDROOM #6	CLOSET	(2) 2'-0" x 6'-0"	PASSAGE	SOLID CORE MASONITE	2 PANEL	WOOD	WOOD	
3	BATH #4	RECREATION ROOM	2'-0" x 6'-0"	SPECIAL	SOLID CORE MASONITE	2 PANEL	METAL & WOOD	HEAVY DUTY POCKET DOOR AND TRACK	
4	BEDROOM #4	RECREATION ROOM	2'-0" x 6'-0"	LOC.	SOLID CORE MASONITE	2 PANEL	WOOD	WOOD	
5	BEDROOM #4	CLOSET	(2) 2'-0" x 6'-0"	PASSAGE	SOLID CORE MASONITE	2 PANEL	WOOD	WOOD	
6	BEDROOM #5	RECREATION ROOM	2'-0" x 6'-0"	LOC.	SOLID CORE MASONITE	2 PANEL	WOOD	WOOD	
7	BEDROOM #5	CLOSET	(2) 2'-0" x 6'-0"	PASSAGE	SOLID CORE MASONITE	2 PANEL	WOOD	WOOD	
8	RECREATION ROOM	EXTERIOR	2'-0" x 6'-0"	LOC. & ROL.	PREHANG	9 LIGHT	WOOD	EXTERIOR DOOR	



DOOR AND TRIM DETAIL
NOT TO SCALE

LOWER LEVEL CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

John G. Scarlato Jr.
Architect

33 Byram Hill Road
Armonk, NY 10804
Phone: (914) 273-7350
JGSCARLATO@GMAIL.COM

STERN RESIDENCE
39 GANUNG DRIVE
OSSINING, N.Y. 10562

ADDITION AND INTERIOR
ALTERATIONS AND
RENOVATIONS

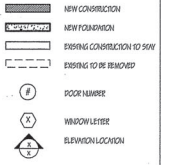
BASEMENT/ FOUNDATION
CONSTRUCTION PLAN



DRAWING NO.

A-4

LEGEND



WARNING:
 THESE DOCUMENTS ARE NOT VALID UNLESS SEALED AND SIGNED IN INK, NO SCANS, REPRODUCTIONS OR COPIES ARE AUTHORIZED BY WITHOUT WRITTEN AUTHORIZATION OF JOHN G. SCARLATO JR., ARCHITECT.
 FURTHERMORE, IT IS A VIOLATION OF NEW YORK STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER IN ANY WAY THESE SEALED AND SIGNED DOCUMENTS WITHOUT THE EXPRESS AND CONDITIONED PERMISSION OF THE ARCHITECT.

15240 For Z4414 5/11/2026

John G. Scarlato Jr.
Architect

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

STERN RESIDENCE
 39 GANUNG DRIVE
 OSSINING, N.Y. 10562

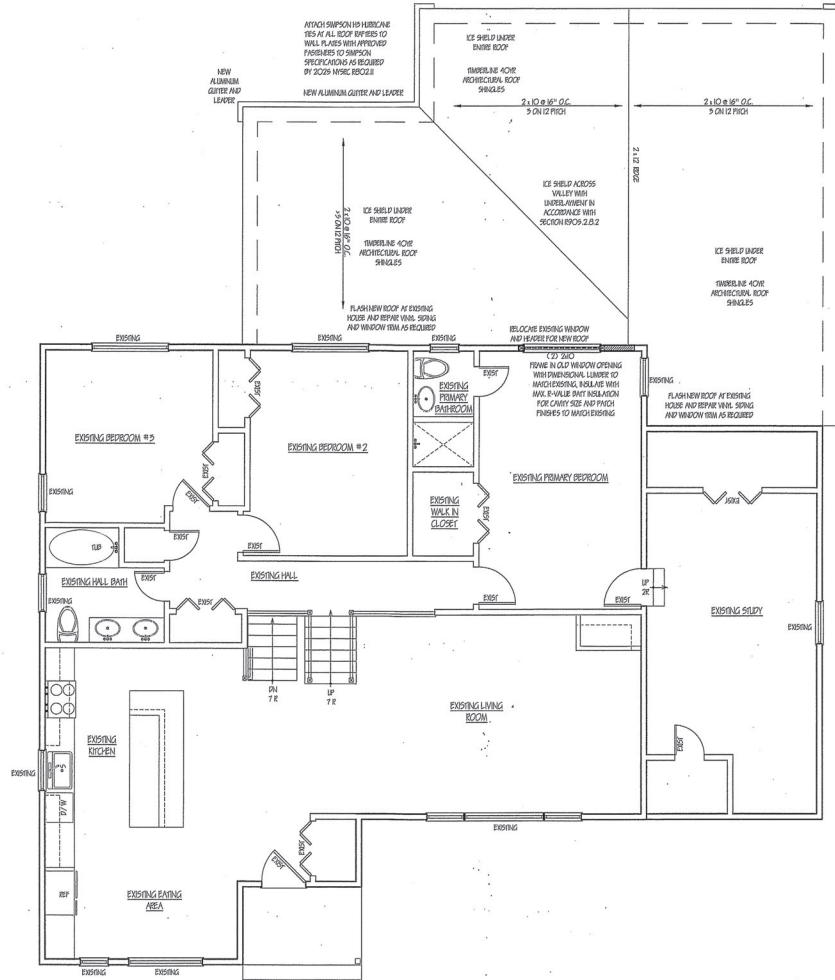
ADDITION AND INTERIOR
 ALTERATIONS AND
 RENOVATIONS

**FIRST FLOOR
 CONSTRUCTION PLAN**



DRAWING NO.

A-5



2022 NEW YORK STATE RESIDENTIAL CODE

R302.12 DRAFTSTOPPING.
 IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPPING SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET (92.9 M²). DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW. DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR-CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:

1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

R302.12.1 MATERIALS. DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN 3/8-INCH (10.2 MM) DRY-PUR ROOFING BOARD, 3/8-INCH (9.5 MM) WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADJACENTLY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOPPING SHALL BE MAINTAINED.

R302.13 FIRE PROTECTION OF FLOOR/FLOOR ASSEMBLIES. THAT ARE NOT REQUIRED ELSEWHERE IN THIS CODE TO BE FIRE-RESISTANCE RATED, SHALL BE PROVIDED WITH A 1/2-INCH (12.7 MM) GYP-SUM WALLBOARD MEMBRANE, 5/8-INCH (16 MM) WOOD STRUCTURAL PANEL MEMBRANE, OR EQUIVALENT ON THE UNDERSIDE OF THE FLOOR FRAMING/PENETRATIONS OR OPENINGS FOR DUCTS, VENTS, ELECTRICAL, OUTLETS, LIGHTING DEVICES, LUMINAIRES, WIRES, SPEAKERS, DRAINAGE, PIPING AND SIMILAR OPENINGS OR PENETRATIONS SHALL BE PERMITTED.

- EXCEPTIONS:
1. FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903A, PAR. 13D, OR OTHER APPROVED EQUIVALENT SPRINKLER SYSTEM.
 2. FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A CHIMNEY SPACE NOT INTENDED FOR STORAGE OR FOR THE INSTALLATION OF FUEL-FIRED OR ELECTRIC-POWERED HEATING APPLIANCES.
 3. PORTIONS OF FLOOR ASSEMBLIES SHALL BE PERMITTED TO BE UNPROTECTED WHERE COMPLYING WITH THE FOLLOWING:
 - a. THE AGGREGATE AREA OF THE UNPROTECTED PORTIONS DOES NOT EXCEED 80 SQUARE FEET (7.4 M²).
 - b. PER DET.
 - c. FIRE-STOPPING IN ACCORDANCE WITH SECTION 903.1.1 IS INSTALLED ALONG THE PERIMETER OF THE UNPROTECTED PORTION TO SEPARATE THE UNPROTECTED PORTION FROM THE REMAINDER OF THE FLOOR ASSEMBLY.
 - d. WOOD FLOOR ASSEMBLIES USING DIMENSION LUMBER OR STRUCTURAL COMPOSITE LUMBER EQUAL TO OR GREATER THAN 2-INCH BY 12-INCH (50.8 MM BY 254 MM) NOMINAL DIMENSION, OR OTHER APPROVED FLOOR ASSEMBLIES DEMONSTRATING EQUIVALENT FIRE PERFORMANCE.

R302.14 COMBUSTIBLE INSULATION CLEARANCE. COMBUSTIBLE INSULATION SHALL BE SEPARATED NOT LESS THAN 3 INCHES (76 MM) FROM RECESSED LUMINAIRES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

EXCEPTION: WHERE HEAT-PRODUCING DEVICES ARE LISTED FOR LESSER CLEARANCES, COMBUSTIBLE INSULATION COMPLYING WITH THE LISTING REQUIREMENTS SHALL BE SEPARATED IN ACCORDANCE WITH THE CONDITIONS STIPULATED IN THE LISTING.

RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF SECTION 903.4.4 OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

WALL CONSTRUCTION

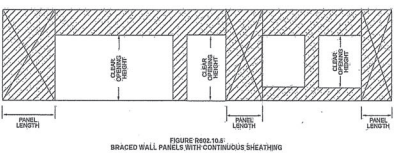


TABLE 903.10.6.2
PARTIAL CREDIT FOR BRACED WALL PANELS LESS THAN 48 INCHES IN ACTUAL LENGTH

ACTUAL LENGTH OF BRACED WALL PANEL (feet/in)	CONTRIBUTING LENGTH OF BRACED WALL PANEL (feet/in)	8-foot wall height	8-foot wall height
48	48	48	48
42	36	36	36
36	27	27	27

For 10: 1 inch = 25.4 mm, 1 foot = 304.8 mm.
 NA = Not Applicable.
 a. Lateral subgrade shall be provided.

TABLE 903.10.6.1
MINIMUM HOLD-DOWN FORCES FOR BRACED WALL PANELS

DESIGN CATEGORY AND WIND SPEED	SUPPORT/STORY	HOLD-DOWN FORCE (pounds)				
		Height of Braced Wall Panel				
		8 feet	9 feet	10 feet	11 feet	12 feet
SPC A, B and C Ultimate design wind speed < 140 mph	One story	1,800	1,800	1,800	2,000	2,300
	First of two stories	3,000	3,000	3,000	3,300	3,600
SDC D ₁ , D ₂ and D ₃ Ultimate design wind speed < 140 mph	One story	1,800	1,800	1,800	NP	NP
	First of two stories	3,000	3,000	3,000	NP	NP

For 10: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.448 N, 1 mile per hour = 0.447 m/s.
 NP = Not Prescribed.

1. THE OWNERS AND THEIR CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR INVESTIGATING IDENTIFYING AND ABATING ALL POTENTIALLY HARMFUL MATERIALS WITHIN THE STRUCTURE THAT MAY BE DISTURBED OR AFFECTED BY THE PROPOSED WORK. ALL REQUIREMENTS OF N.Y.S. LAWS AND THE REGULATIONS OF THE MUNICIPALITY OF THE PROJECT SHALL BE FOLLOWED. NO ATTEMPT IS MADE DURING OUR REVIEW TO POINT OUT ELEMENTS OF THE EXISTING CONDITIONS THAT MAY REQUIRE ABATEMENT, THIS STATEMENT PERTAINS TO ASBESTOS AND LEAD. NO GUARANTEE OR LIMITED THEREOF, IN ADDITION, ALL CONTRACTORS SHALL BE REQUIRED TO DO WORK ON THIS PROJECT MUST BE IN ACCORDANCE WITH THE NEW YORK STATE EPCRA AND LEAD WORK TOOK EFFECT IN APRIL 2010.

2. CONTRACTOR IS RESPONSIBLE FOR ALL HAZARDOUS MATERIAL TESTS THAT SHALL BE REQUIRED BY THE BUILDING, MUNICIPAL DOB, OR NYS LAW. SUCH TEST SHALL BE DONE BY AN APPROVED, LICENSED AND INSURED COMPANY AND SIGNED OFF BY THE BUILDING AND DOB PRIOR TO ANY DEMOLITION.

3. ALL DIMENSIONS ARE FINISH FACE TO FINISH FACE UNLESS OTHERWISE NOTED.

4. ALL EXISTING WALLS TO REMAIN, OR ALL WALLS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION TO BE PATCHED. PROVIDE CORNER BEADS WHERE REQUIRED; TAPE AND SPACKLE, PREPARED TO ACCEPT NEW FINISH. ALWAYS USE DIMENSIONS AS SHOWN, DRAWINGS ARE NOT TO BE SCALED.

5. BEFORE PROCEEDING WITH WORK, EACH CONTRACTOR AND SUB-CONTRACTOR SHALL THOROUGHLY EXAMINE THE EXISTING CONDITIONS AT THE PROJECT SITE TO ASSURE THAT THE SCOPE OF WORK CAN PROCEED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

6. PRIOR TO THE START OF REMOVAL/DEMOLITION, PROVIDE TEMPORARY DUST PROTECTION BETWEEN AREAS DESIGNATED FOR REMOVAL AND EXISTING TO REMAIN. PROVIDE TEMPORARY DUST PROTECTION ON A CONTINUOUS BASIS FOR THE DURATION OF DEMOLITION OPERATIONS. INSTALL 6 MIL POLYETHYLENE SHEET SEALED WITH DUCT TAPE AS REQUIRED.

7. PROVIDE PROPER SHORE SUPPORTS PRIOR TO THE CUTTING AND OPENING OF EXISTING WALLS, FLOORS AND ROOF. RELOCATE/RE-ROUTE EXISTING PIPES, CONDUITS, INTERFERING WITH NEW OPENINGS

1. BEFORE PROCEEDING WITH WORK, EACH CONTRACTOR AND SUB-CONTRACTOR SHALL THOROUGHLY EXAMINE THE EXISTING CONDITIONS AT THE PROJECT SITE TO ASSURE THAT THE WORK CAN PROCEED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONDITIONS FOUND THAT WILL ADVERSELY AFFECT THE WORK SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE WORK SET FORTH IN THE CONTRACT DOCUMENTS.

2. PRIOR TO THE START OF REMOVAL/DEMOLITION, PROVIDE TEMPORARY DUST PROTECTION BETWEEN AREAS DESIGNATED FOR REMOVAL AND EXISTING TO REMAIN. PROVIDE TEMPORARY DUST PROTECTION ON A CONTINUOUS BASIS FOR THE DURATION OF DEMOLITION OPERATIONS. MINIMUM 6 FEET HIGH PLASTIC BARRIER WITH DUCT TAPE AS REQUIRED.

3. PLUMBING AND ELECTRICAL REMOVALS: PRIOR TO THE REMOVAL OF ANY PORTION OF THE EXISTING PLUMBING OR ELECTRICAL SYSTEM COMPONENTS THE CONTRACTOR SHALL ARRANGE FOR THOSE PORTIONS OF THE SYSTEM INDICATED FOR REMOVAL TO BE DISCONTINUED, AND WHERE REQUIRED, BE ROUTED AS INDICATED ON DRAWINGS.

4. EXISTING ELECTRIC PANELS, GAS METERS OR WATER METERS TO REMAIN.

5. ITEMS INDICATED FOR REMOVAL ON DEMOLITION DRAWINGS INDICATE TYPICAL WORK ITEMS. THE SCOPE OF WORK IS NOT LIMITED TO, AS INDICATED ON THE DRAWINGS, BUT INCLUDES WORK ON ALL ITEMS REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT, WHETHER OR NOT INDICATED.

6. ALL EXISTING BUILDING PARTS INDICATED FOR REMOVAL SHALL BE REMOVED IN THEIR ENTIRETY. ALL EXISTING BUILDING ELEMENTS NOT INDICATED FOR REMOVAL SHALL BE RETAINED AND SHALL BE SAFEGUARDED AND PROTECTED FROM DAMAGE OF ANY KIND.

7. ALL REFUSE AND DEBRIS CREATED BY THE WORK OF THIS PROJECT SHALL BE REMOVED FROM THE PREMISES AND LEGALLY DISPOSED OF AT AN OFFSITE LOCATION DAILY.

8. ALL DEMOLITION AND REMOVAL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE WITH LOCAL BUILDING AND ELECTRICAL CODES, O.S.H.A SAFETY REGULATIONS AND ALL OTHER REGULATIONS HAVING JURISDICTION INCLUDING THE BUILDING OWNER AND MANAGEMENT.

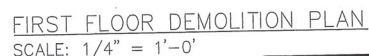
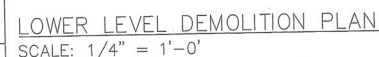
9. THE GENERAL CONSTRUCTION CONTRACTOR SHALL COORDINATE THE SEQUENCING OF THE DEMOLITION WORK AND OTHER WORKS WITH THE WORK OF THE PLUMBING, ELECTRICAL AND MECHANICAL SUB-CONTRACTORS.

10. ENTIRELY REMOVING EXISTING WALLS (SHOWN DASHED IN DRAWINGS) FROM CEILING TO FLOOR INCLUDING BASE, TRIM, DOORS, WINDOWS AND FRAMES. REMOVE ENTIRELY ALL MILLWORKS, COUNTERS, CABINETS AND ITS SUPPORTS. REMOVE ALL CONDUCITS, PIPES, SWITCHES, OUTLETS, AND ETC. ON ALL EXISTING WALLS TO BE REMOVED. BEFORE STARTING THE WORK, COORDINATE WITH OTHER CONTRACTORS TO VERIFY THAT ALL SERVICES ARE DISCONNECTED. REFER TO DRAWINGS FOR THE EXTENT OF THE WORK. WHERE NECESSARY, RECORD AND EXISTING CONDITIONS ARE FOUND THAT AVERSELY AFFECT THE WORK AND REQUIRES RELOCATION, RELOCATE SUCH ITEMS AS DIRECTED BY THE ARCHITECT AND THE OWNER.

11. PROVIDE PROPER SHORE SUPPORTS PRIOR TO THE CUTTING AND OPENING OF EXISTING WALLS, FLOORS OR ROOF. RELOCATE/RE-ROUTE EXISTING PIPES AND CONDUITS INTERFERING WITH NEW OPENINGS.

12. CUTTING AND PATCHING SHALL BE PROVIDED WHERE WALLS ARE DEMOLISHED, INSTALLED OR MODIFIED AND SHALL BE PERFORMED IN A FIRST CLASS MANNER. ALL FINISHES SHALL BE RESTORED TO MATCH THE ADJACENT FINISH.

13. ALL EXPOSED ROOF SURFACES SHALL BE PROTECTED AT THE END OF EACH WORK DAY BY MEANS OF BEST STANDARDS AND PRACTICES. ROOF EXPOSURE DUE TO DEMOLITION OR REPLACEMENT OF MATERIALS SHALL BE COVERED FROM WEATHER DESPITE FORECAST BY TARP. OPENINGS IN PENETRATION SHALL BE COVERED BY PLASTIC SHEETING AT A MINIMUM AND PLYWOOD IF SECURITY OF THE STRUCTURE IS AT ISSUE.



- ### LEGEND
- | | |
|---|---------------------------------|
|  | NEW CONSTRUCTION |
|  | NEW FOUNDATION |
|  | EXISTING CONSTRUCTION TO REMAIN |
|  | EXISTING TO BE REMOVED |
|  | DOOR NUMBER |
|  | WINDOW LETTER |
|  | ELEVATION LOCATION |

ISSUED Ref ZCH116 5/11/2026

John G.
Scarlato Jr.
Architect

33 Byram Hill Road
Armonk, NY 10504

Phone: (914) 273-7350
JGSCARLATO@GMAIL.COM

STERN RESIDENCE
39 GANUNG DRIVE
OSSINING, N.Y. 10562

ADDITION AND INTERIOR ALTERATIONS AND RENOVATIONS

DEMOLITION PLANS



DRAWING NO.

A-6