



APPROVED

Resolution Number 21-14
Date 8/9/21

NOTES:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED. THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
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Joseph G. Thompson, RA
New York State License #036057

KEAR STREET BUILDING

FOR PLANNING BOARD REVIEW & APPROVAL

Nantuxet Sound Sons, LLC
Kear Street Heights, New York 10516
S.B.L. 37.12-2-86
Town of Yorktown - Westchester County

Date: August 25, 2020

Revisions:

							
JAMES HARDIE "HEATHERED MOSS" SIDING	JAMES HARDIE "NAVAJO BEIGE" TRIM	BENJAMIN MOORE HC-166 "KENDALL CHARCOAL" STOREFRONT TRIM	BENJAMIN MOORE HC-168 "CHELSEA GREY" PANEL MOULDING	BENJAMIN MOORE HC-115 "REVERE PEUTER" STOREFRONT PANELS	TAMKO "VIRGINIA SLATE" ROOF SHINGLES	MBCI "CHARCOAL GRAY" METAL ROOFING	MARVIN "BRONZE" WINDOWS



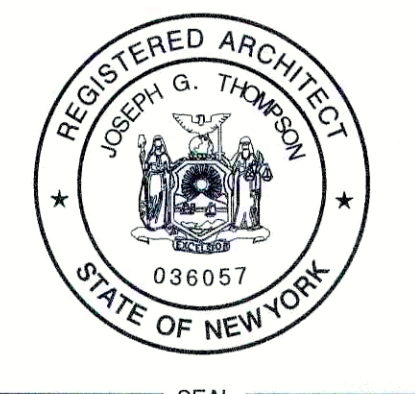
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JTA
 JOSEPH THOMPSON
 ARCHITECT

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 S-24-1: 37,122-86
 Town of Yorktown - Westchester County

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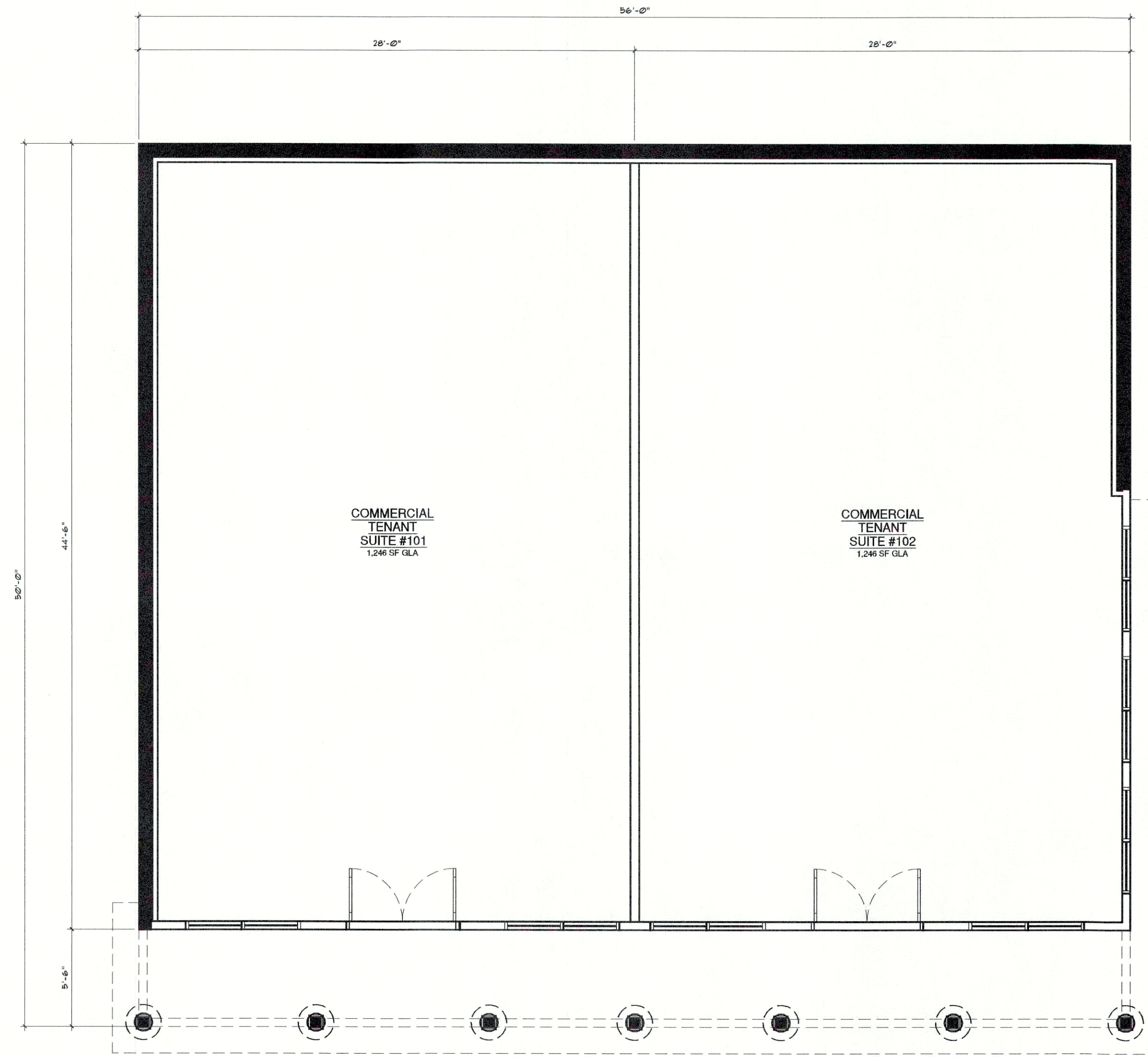
AR0.02

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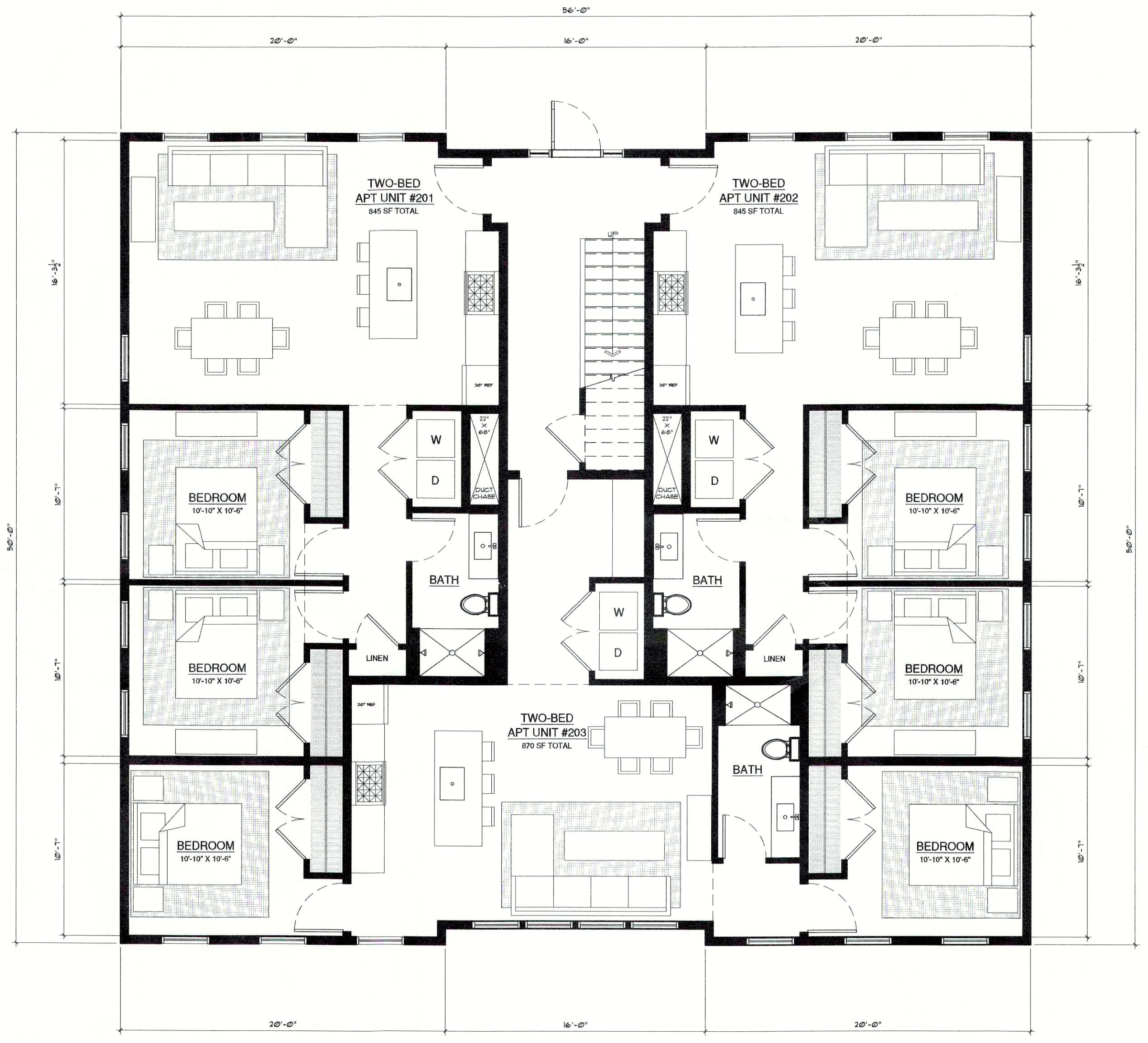
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1 First Floor Architectural Plan (2,492 SF Footprint)
A1.01 Scale: 3/16" = 1'-0"



2 Second Floor Architectural Plan (2,768 SF Footprint)
A1.01 Scale: 3/16" = 1'-0"

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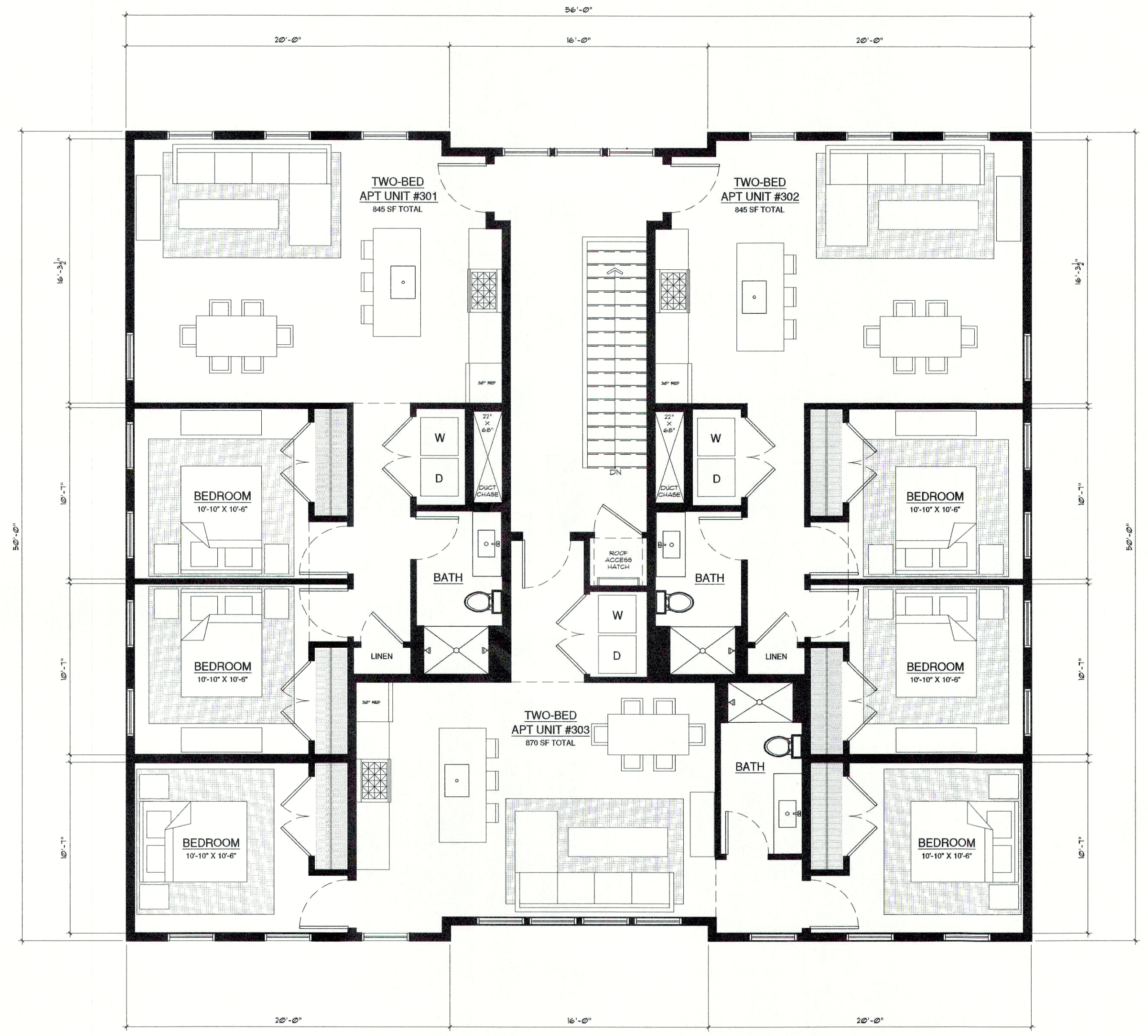
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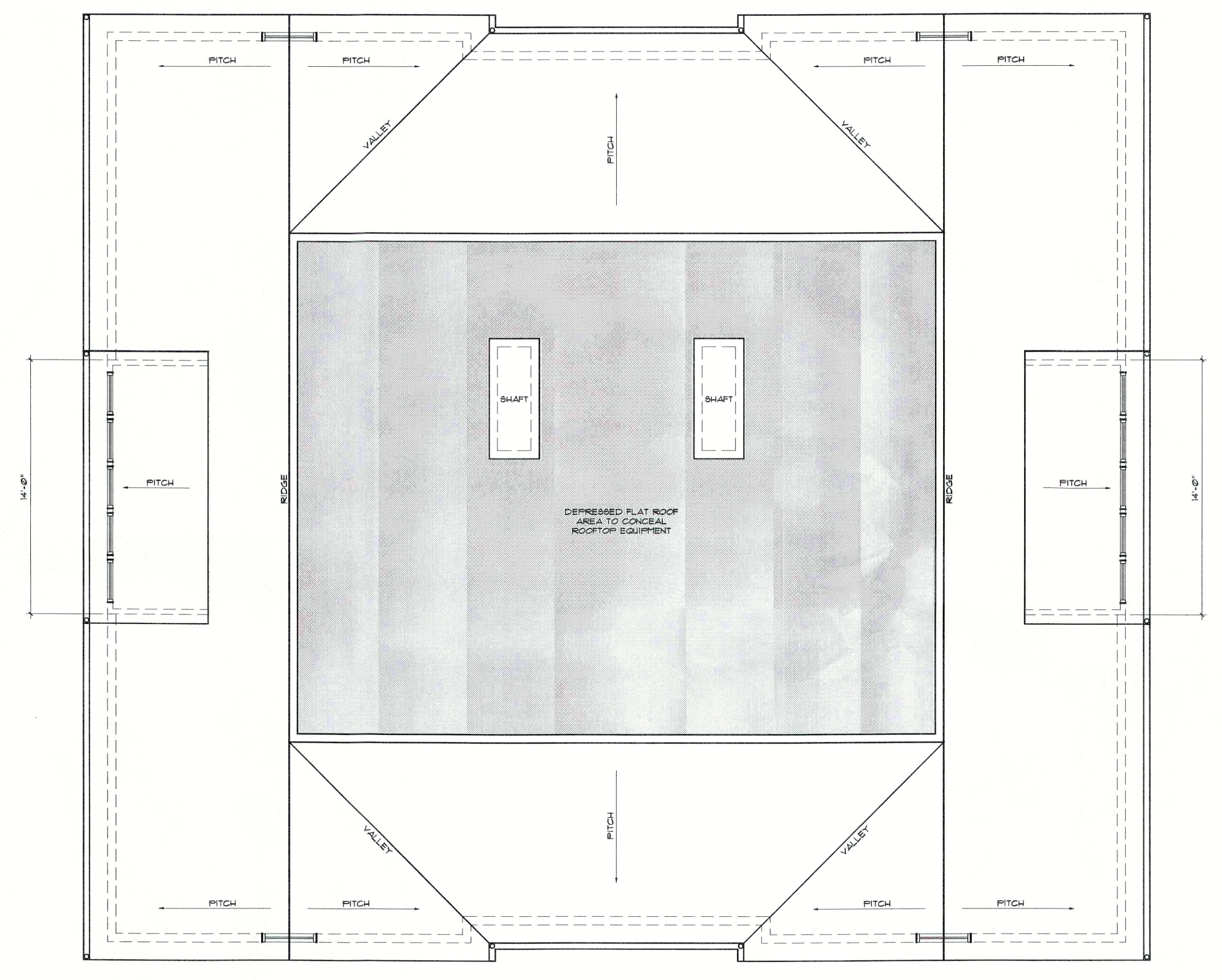
Revisions:

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A1.02



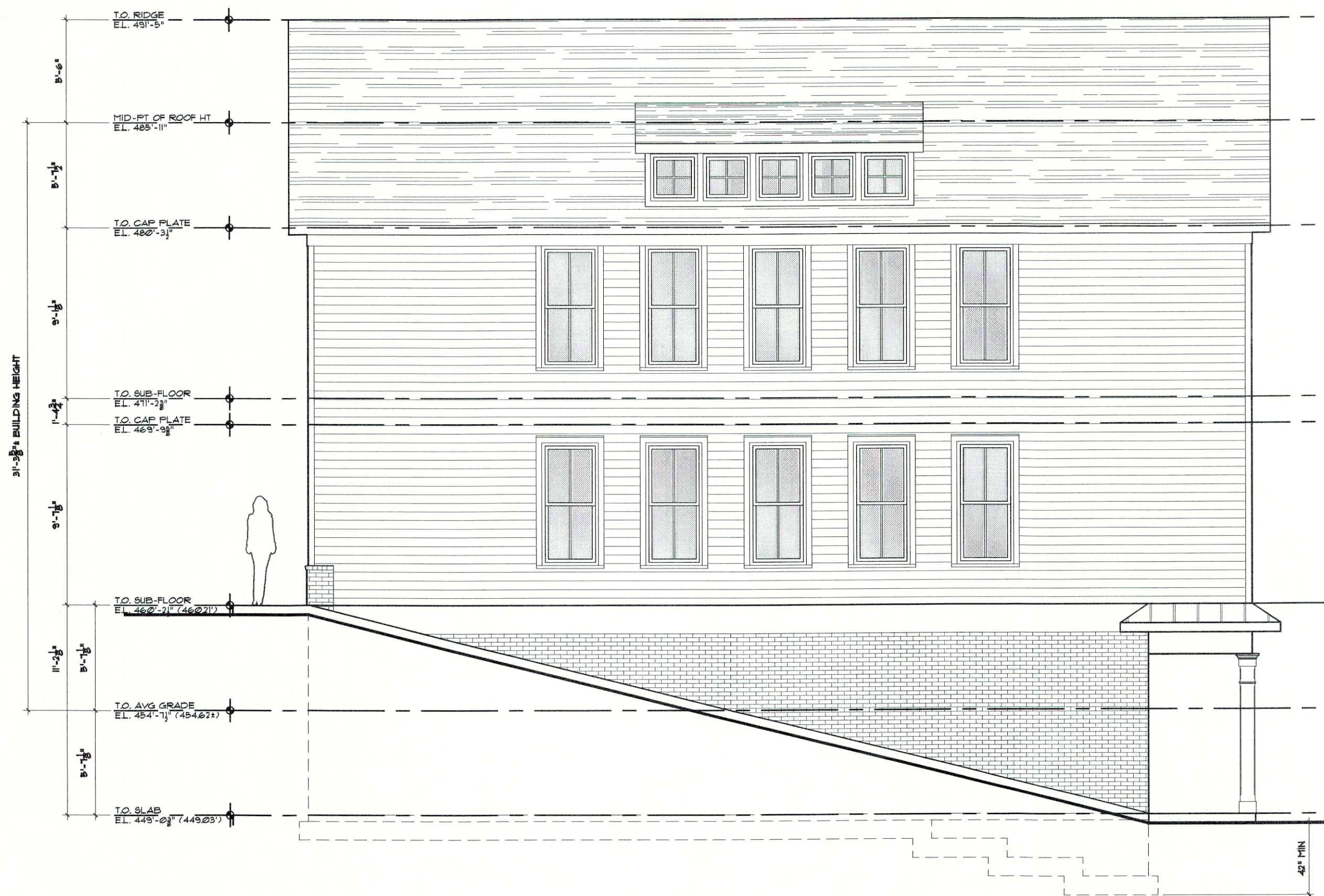
1 Third Floor Architectural Plan (2,768 SF Footprint)
A1.02 Scale: 3/16" = 1'-0"



2 Roof Plan
A1.02 Scale: 3/16" = 1'-0"



1 South Elevation
A2.01 Scale: 3/16" = 1'-0"



2 West Elevation
A2.01 Scale: 3/16" = 1'-0"



3 North Elevation
A2.01 Scale: 3/16" = 1'-0"



4 East Elevation
A2.01 Scale: 3/16" = 1'-0"



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Town of Yorktown - Westchester County

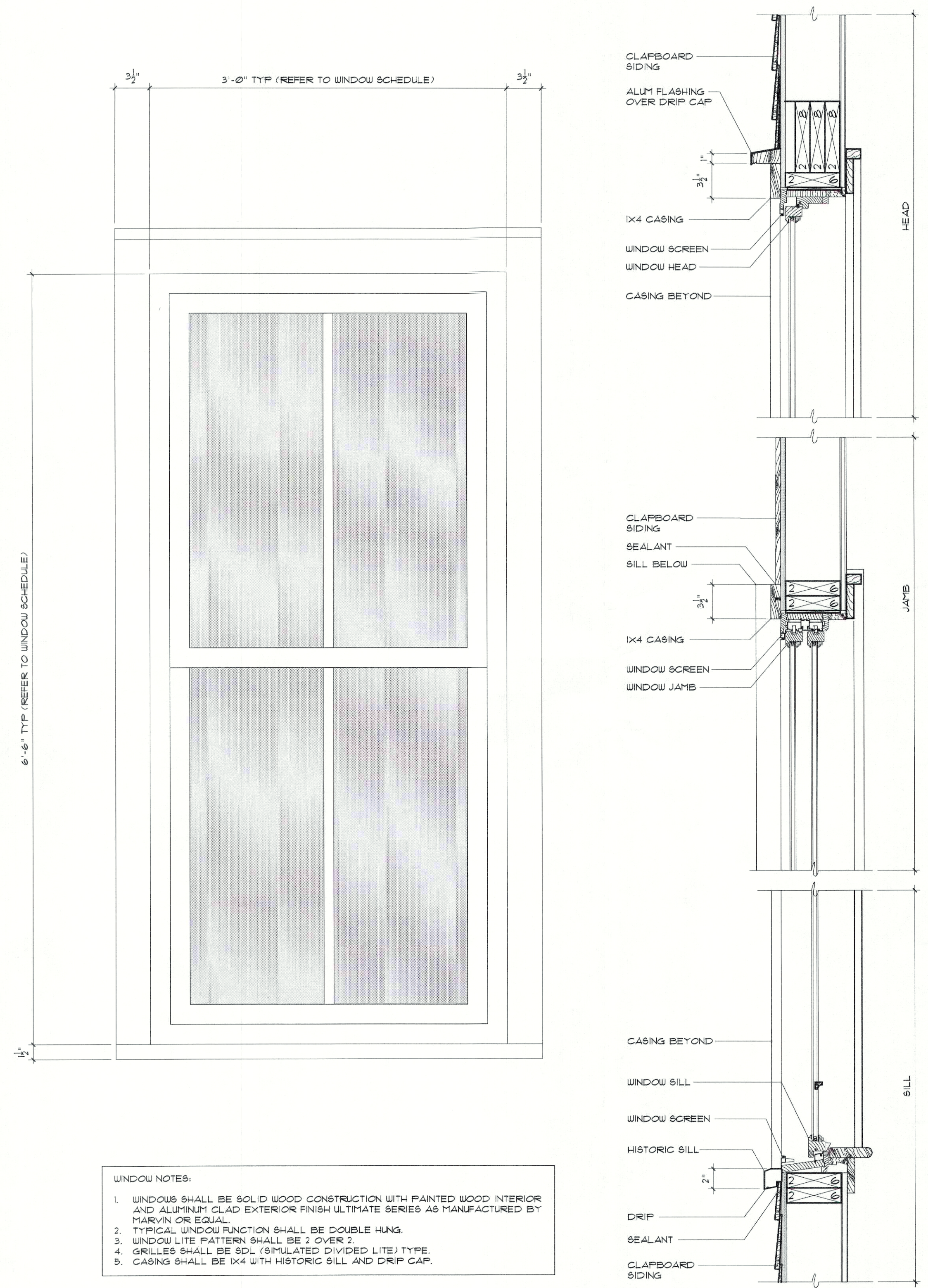
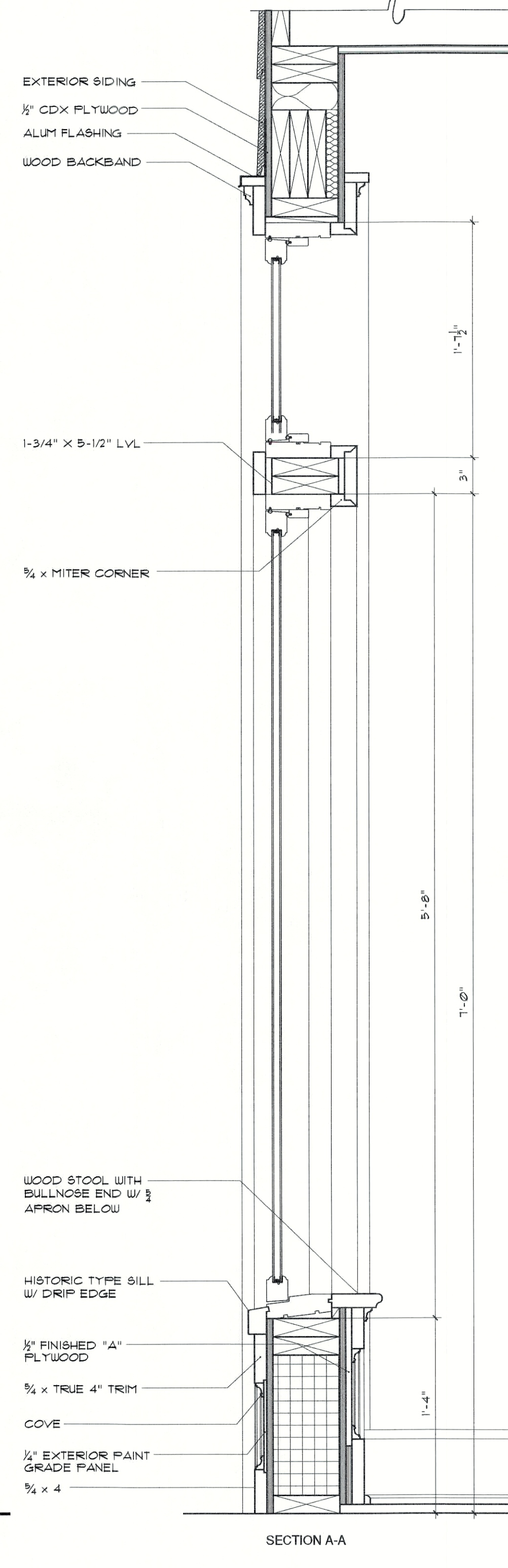
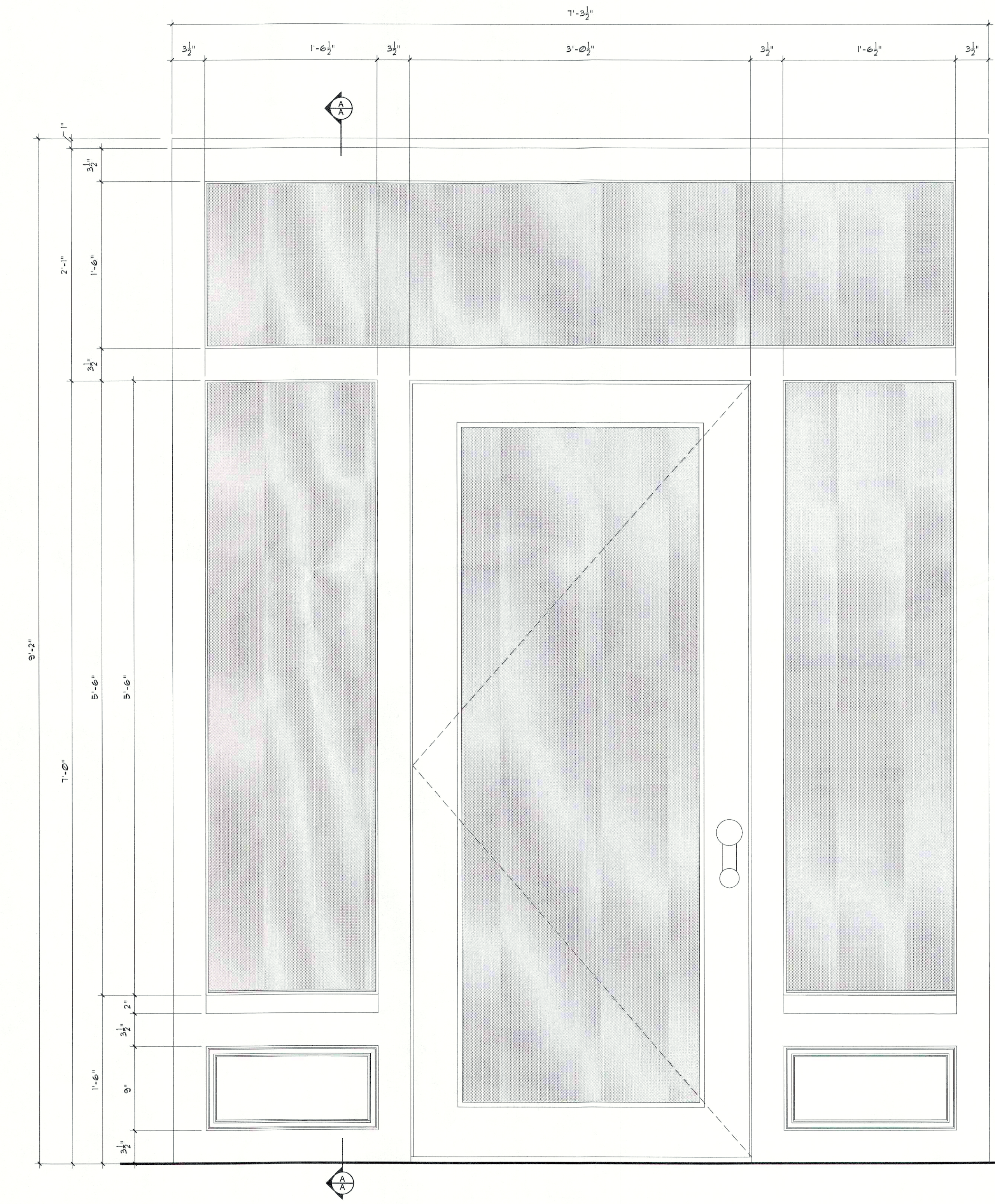
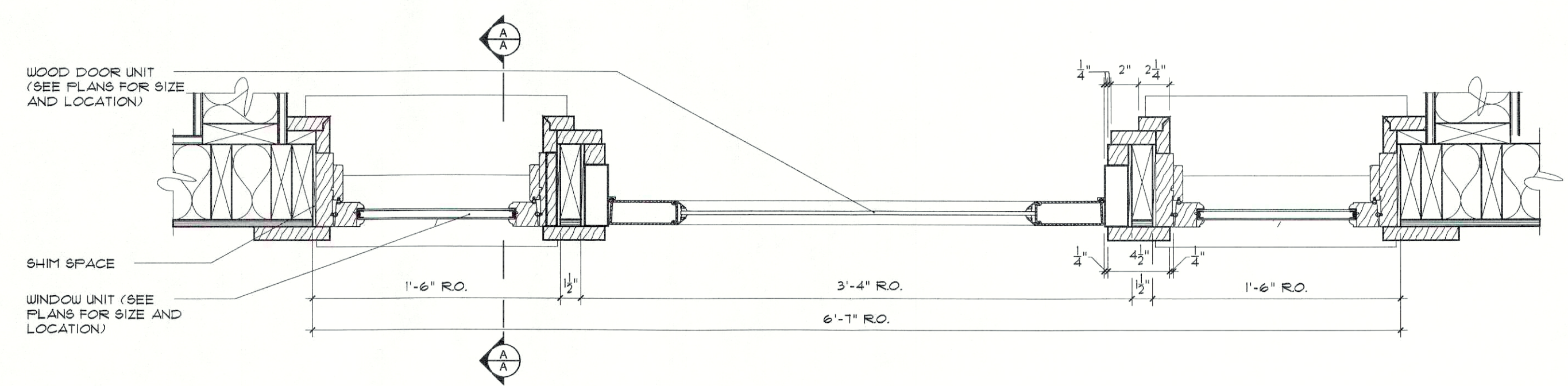
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Revisions:

A5.01

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- WINDOW NOTES:
1. WINDOWS SHALL BE SOLID WOOD CONSTRUCTION WITH PAINTED WOOD INTERIOR AND ALUMINUM CLAD EXTERIOR FINISH ULTIMATE SERIES AS MANUFACTURED BY MARVIN OR EQUAL.
 2. TYPICAL WINDOW FUNCTION SHALL BE DOUBLE HUNG.
 3. WINDOW LITE PATTERN SHALL BE 1 OVER 2.
 4. GRILLES SHALL BE SDL (SIMULATED DIVIDED LITE) TYPE.
 5. CASING SHALL BE 1X4 WITH HISTORIC SILL AND DRIP CAP.

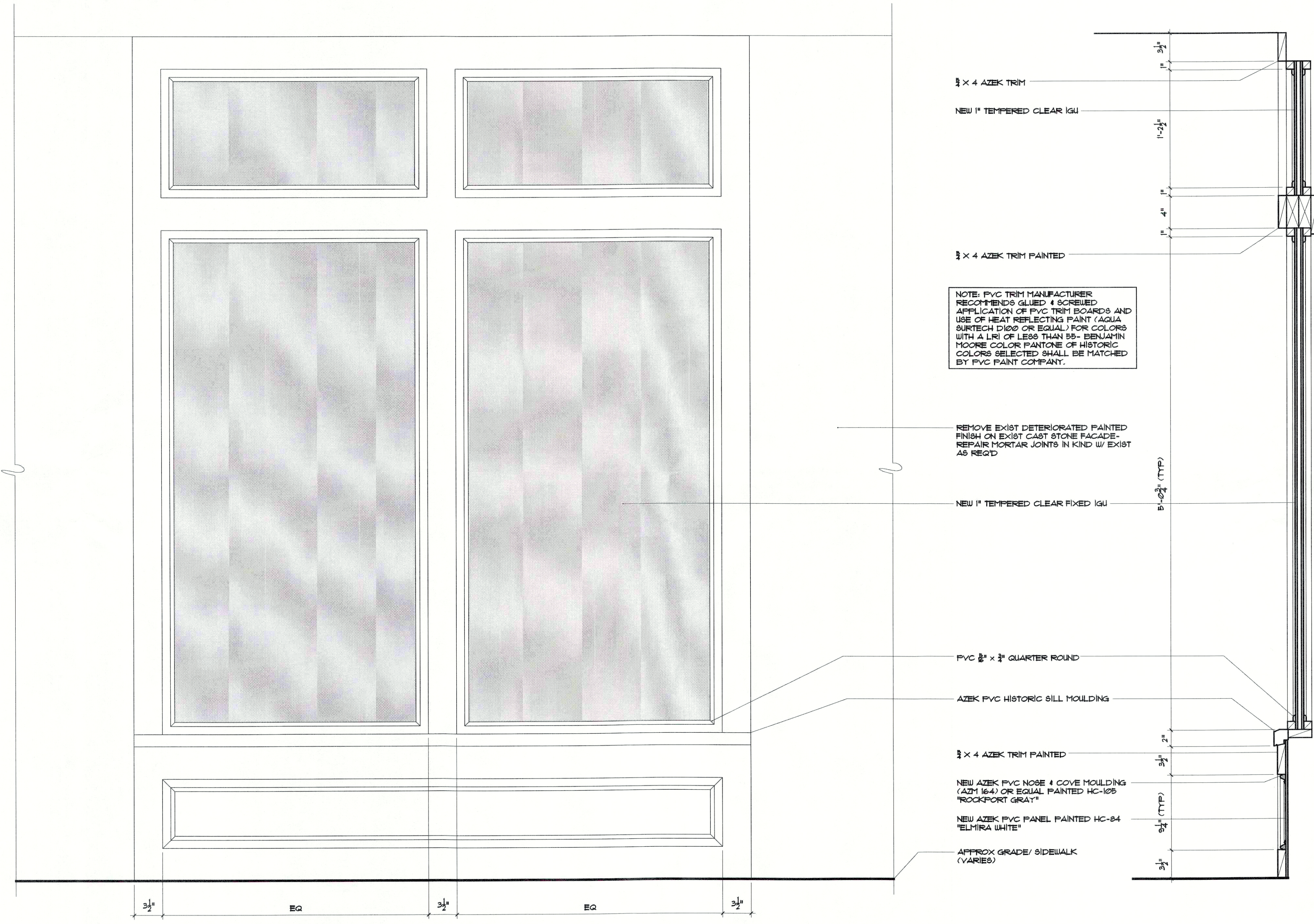
1 New Typical Window Detail
A5.01 Scale: 1-1/2" = 1'-0"

2 New Entrance Door Detail
A5.01 Scale: 1-1/2" = 1'-0"

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NOTE: PVC TRIM MANUFACTURER RECOMMENDS GLUED & SCREWED APPLICATION OF PVC TRIM BOARDS AND USE OF HEAT REFLECTING PAINT (AQUA SURTECH D100 OR EQUAL) FOR COLORS WITH A LRI OF LESS THAN 55 - BENJAMIN MOORE COLOR PANTONE OF HISTORIC COLORS SELECTED SHALL BE MATCHED BY PVC PAINT COMPANY.

REMOVE EXIST DETERIORATED PAINTED FINISH ON EXIST CAST STONE FACADE - REPAIR MORTAR JOINTS IN KIND W/ EXIST AS REQD

1 Typical New Storefront Detail
A5.02 Scale: 1-1/2" = 1'-0"

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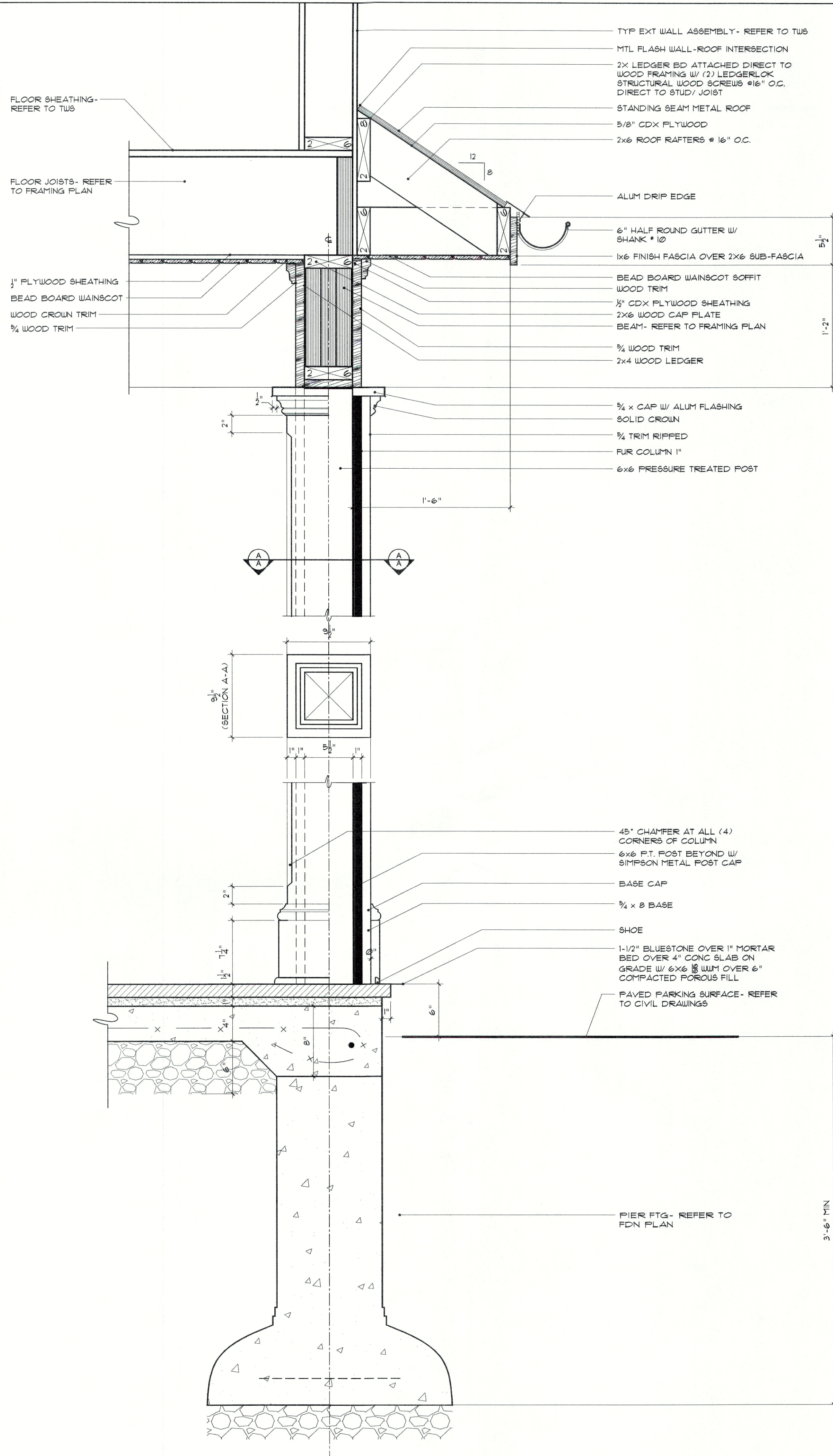
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Yorktown Heights, New York 10516
S-B-L: 3712286
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A5.02



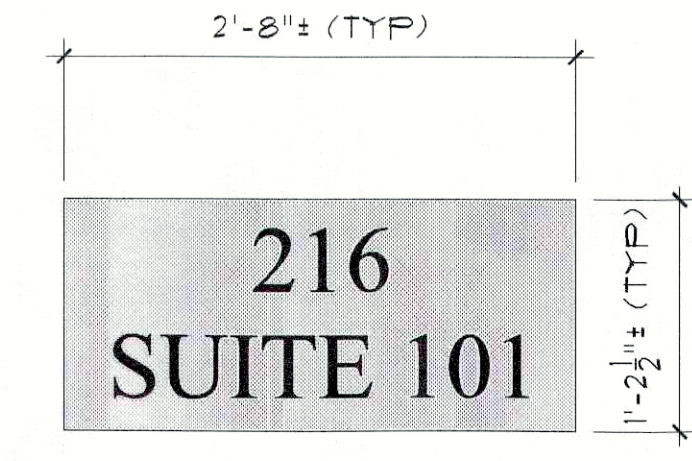
1 Typical Covered Porch Detail
A5.03 Scale: 1-1/2" = 1'-0"

TBD BY FUTURE TENANT

NEW TENANT SIGNAGE

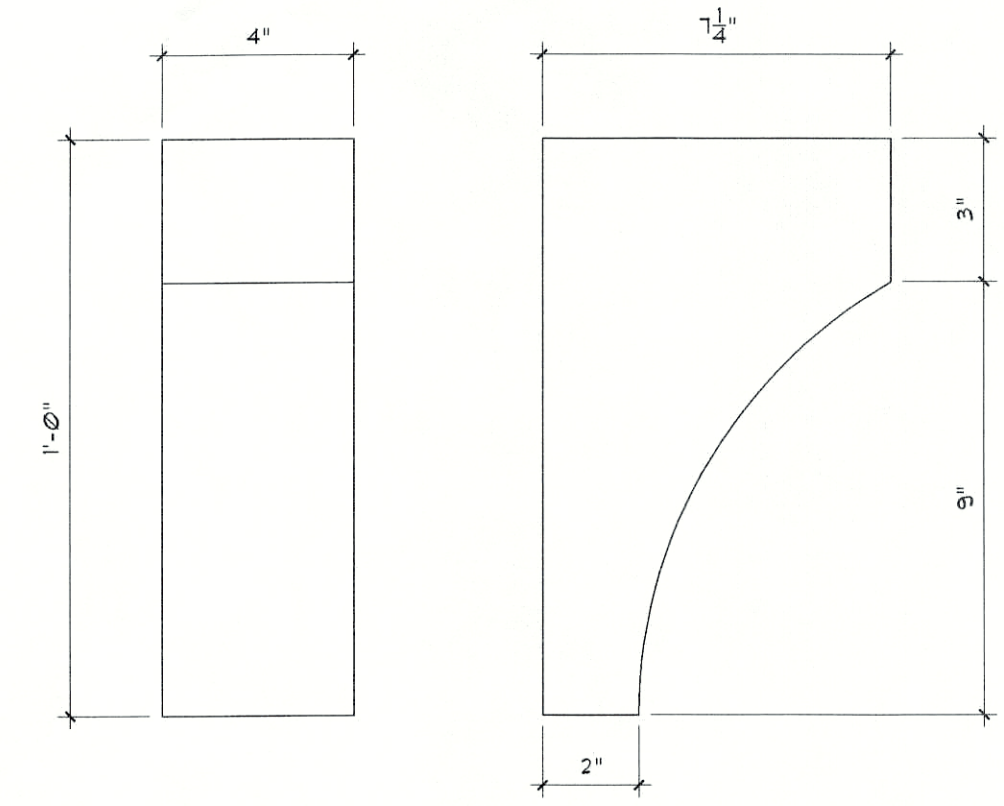
NOTE: DARK BRONZE ANODIZED ALUM "TIMES NEW ROMAN" FONT EXTERNALLY ILLUMINATED W/ VISUALLY CONCEALED 3500K LED STRIP LIGHTING CONTROLLED VIA ASTRONOMICAL TIMER- PROJECTED JAMB NUT MOUNTED W/ SS THREADED RODS ATTACHED TO NEW SIGN BOARD AND SS JAMB NUTS TO SET SIGN DEPTH. SIGNAGE SHALL BE UNIFORM FOR ALL TENANTS. TEXT TBD BY FUTURE TENANT.

2 New Typical Storefront Signage Detail
A5.03 Scale: 1" = 1'-0"



- NEW TYPICAL TENANT SIGN NOTES:
- SIGNAGE SHALL BE CUT VINYL GRAPHIC TYPE SURFACE APPLIED TO NEW TRANSOM GLAZING.
 - FONT TYPE SHALL BE "TIMES NEW ROMAN".
 - SIGN SIZE SHALL NOT EXCEED DIMENSIONS OF TRANSOM PANEL.
 - LETTER SHALL BE WHITE.
 - ALL NEW TENANT SIGNAGE SHALL CONFORM TO THE REQUIREMENTS NOTED ON THIS PLAN.
 - 4" HT LETTERS DEPICTED BUT MAY VARY.

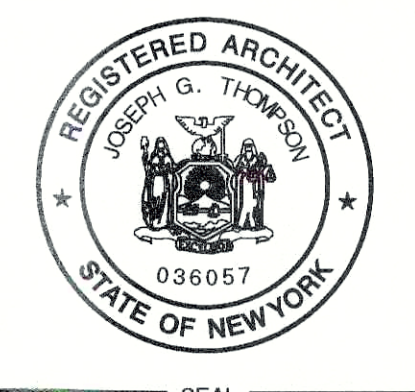
3 Transom Signage Detail
A5.03 Scale: 1" = 1'-0"



4 Gable Bracket Detail
A5.03 Scale: 3" = 1'-0"

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