

Gabriel E. Senior, P.C.

Engineers Planners Surveyors

90 N Central Park Avenue

Hartsdale, NY 10530

Tel: (914) 422-0070

Fax: (914) 422-3009

E-Mail: info@gesenor.com

09/25/2020

To: Town of North Castle Residential Project Review Committee

Re: 21 Nethermont Ave - Section, Block & Lot: 122.16/4/41

Dear Members of the RPRC,

Below are responses to the questions/comments from Kellard Sessions received 09/21/2020:

Residential Project Review Committee Comments

- Sight distance profiles have been provided. However, a sight line plan shall also be provided correctly illustrating adequate sight distance 200 feet in each direction. In addition, the sight line profile shall be adjusted to reflect the driver's eye at 3.5 ft above finished grade, 14.5 ft back from the edge of the traveled way, to an object in the road 2 ft above finished grade.
 - **Sight Distance Analysis updated.**
- Due to the geometry of Nethermont Avenue, we recommend that the applicant consider an alternative driveway alignment with access from the eastern side of the proposed house.
 - **Section 355-59 (B)(3) Does not allow a driveway steeper than 4% within 35 ft of the centerline of the roadway. In order to meet this requirement, even if we shifted the house as far west and south as possible to gain distance, the house would have to be raised by 3+ ft. If we raised the house 3+ ft we would not align with the building height requirements unless we added another wall in the rear or made the rear yard steeper which would make it not usable. The next option would be to add a 3 ft wall along the rear which would not be aesthetically favorable.**
- As designed the stormwater mitigation system is proposed to be collected in the rear of the house and pumped to the existing storm system in Nethermont Ave. The runoff from the proposed driveway will discharge to Nethermont Avenue without attenuation. The plan should be revised to collect driveway and roof runoff and discharge to a stormwater management practice located in the front of the lot. This would avoid the need for a pump.
 - **The plan does reflect attenuation for the driveway. There is a pipe leaving the slot drain flowing toward the pump chamber. We cannot make a system in the front work because of the pitch of the roof. The roof pitches from the ridge to the front and from the ridge to the rear. I cannot get the water from the rear gutters to the front. There is a chimney on one side. Therefore we have no choice but to pump.**
- It appears that a significant portion of the site is rock. Cut and fill estimates shall be prepared to estimate the quantity of fill that is required for the project and the amount of rock that will be removed.
 - **We have estimated the quantity of cut and fill for the project. The quantities are noted on sheet 1 of 2, SW-1, under the average grade calcs.**



GABRIEL E SENOR P.C.

Page 1 of 2

21 Nethermont Ave - Section, Block & Lot: 122.16/4/41

Response to RPRC Review Comments

- Two (2), six (6) foot high retaining walls are proposed on the rear and side property lines. It is recommended that applicant revise the plan to show a buffer area between the property line and the retaining wall to allow for a landscaped buffer from the adjacent residence.
 - The wall is placed 1 ft off of the rear and side property lines because the further we move the walls into the property, the more rear yard space the home loses. A rear yard is important, so we chose the location based on that. There is landscaping/plantings on the top of the lower wall.
- The plan shall illustrate any proposed grading including spot grades as appropriate. The grading in the rear of the proposed house and along the driveway are incomplete and shall be revised, as necessary.
 - The grading along the driveway has been revised. A spot elevation has been added to the east side of the rear yard to clarify the pitch from the house to the retaining wall, and the rim elevations of the structures are noted to clarify the pitch the west side of the rear yard.
- It appears the drawing scale for the plan on Sheet SW-1 is incorrect. The scale shall be revised, as necessary.
 - Scale has been corrected.
- The plan shall illustrate and note that all proposed driveway curb cuts shall be a maximum of 18 feet wide. Revise the plan and detail, as necessary.
 - Indication added.
- The applicant has provided stormwater mitigation calculations for the 100-year, 24-hour design storm. Upon review, however, there appears to be inconsistencies between the soil land cover used for the curve number calculations, specifically the existing conditions land cover. It appears the existing site is wooded. The curve number shall be revised to reflect the correct soil cover.
 - The calculations have been revised to show a wooded area as pre development. A group D soil has been used for the CN value because the site has high runoff potential. See appendix A of the TR-55.
- The drainage calculation table on Sheet SW-1 shall be revised for post-development conditions to illustrate the 100-year storm.
 - Post Development has been revised
- The plan shall illustrate and quantify the limit of disturbance. The plan shall not that the limit of disturbance shall be staked in the field prior to construction.
 - The property lines delineate the area of disturbance. A note with an arrow has been added to the plan to clarify that. In addition, the note you requested has been added.

If you need any further clarification, please contact me.

Sincerely,


Eliot Senor P.E.



GABRIEL E SENOR P.C.

Page 2 of 2

21 Nethermont Ave - Section, Block & Lot: 122.16/4/41
Response to RPRC Review Comments

GENERAL NOTES

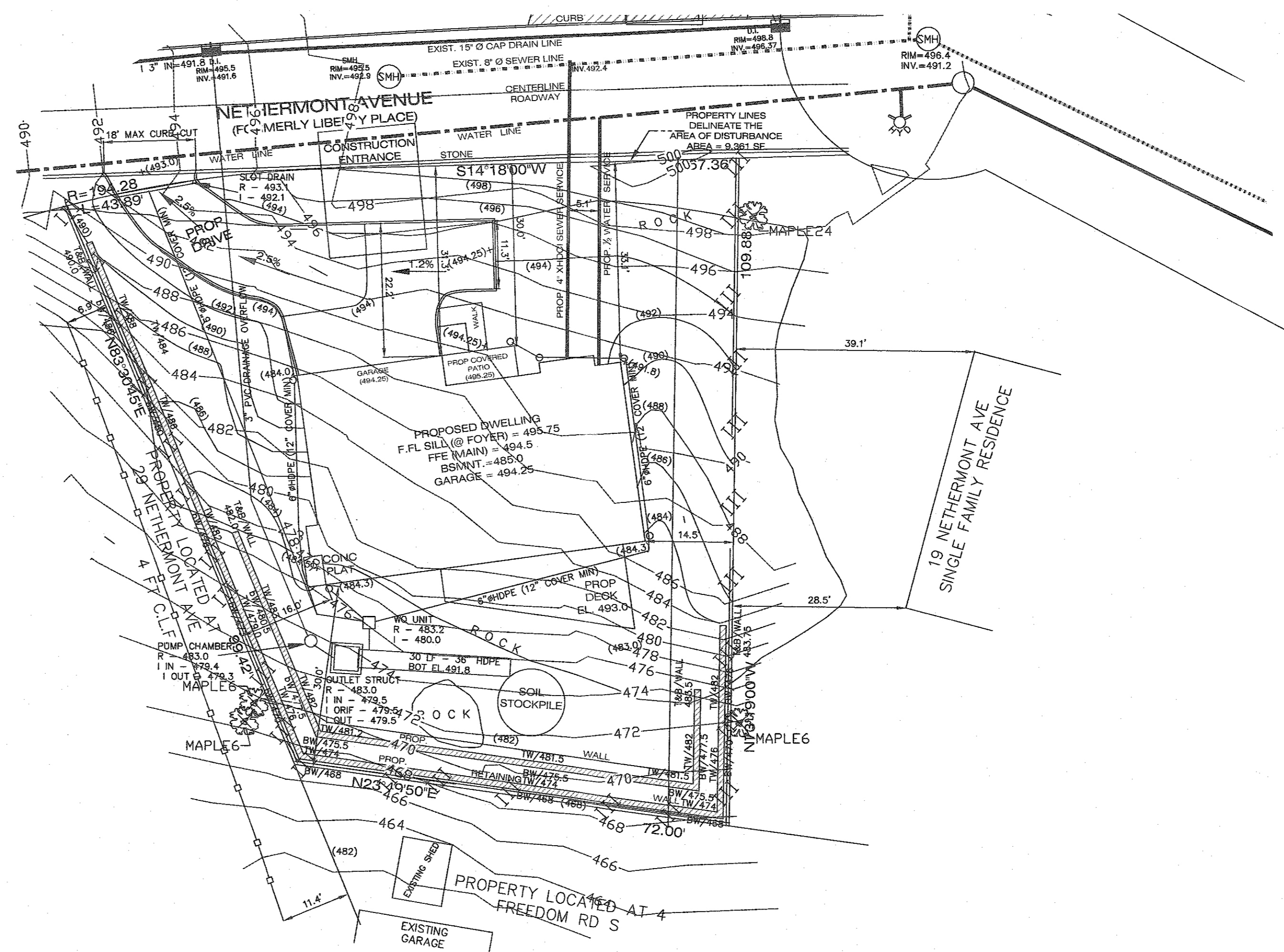
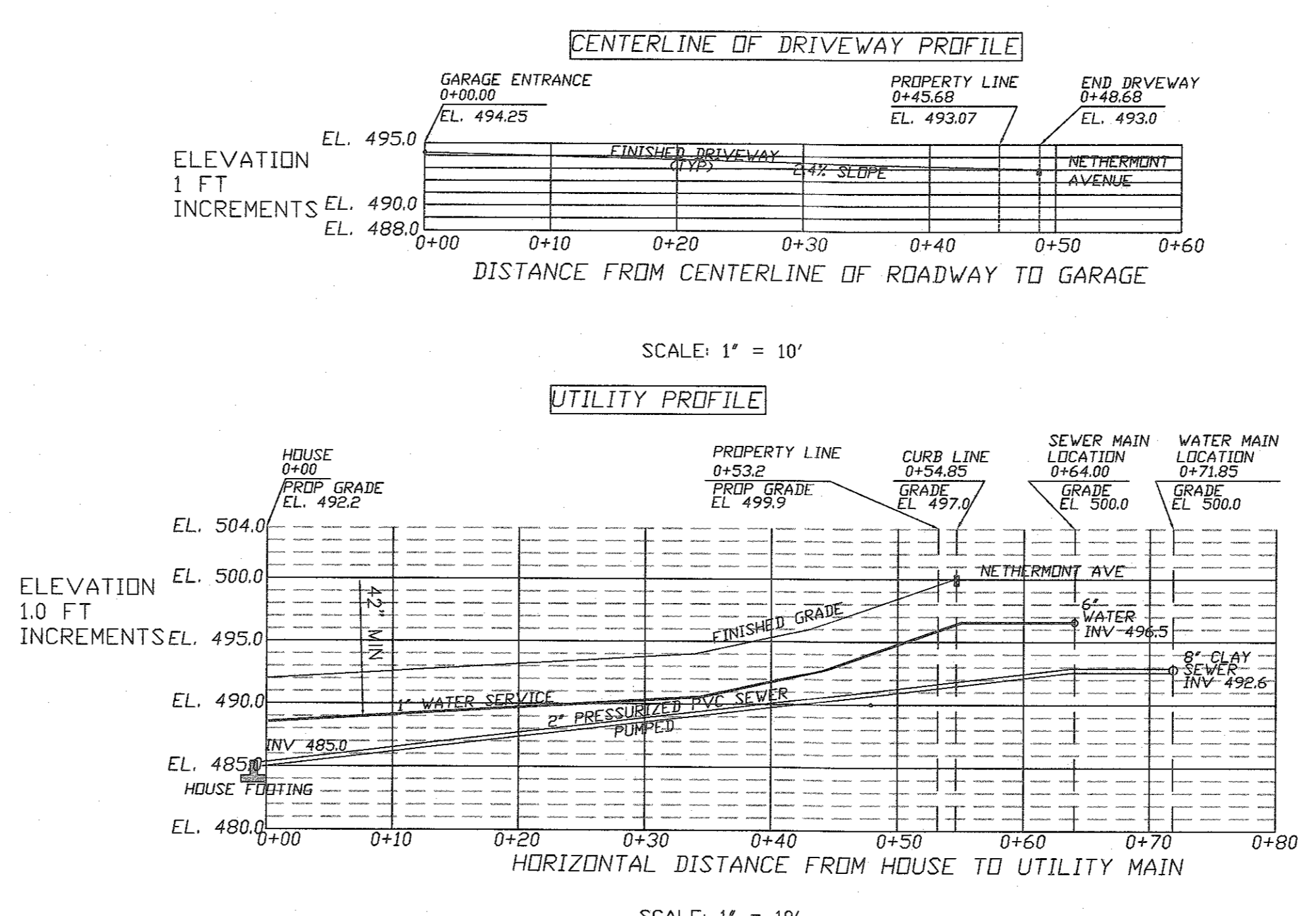
- Gabriel E. Senor, P.C. is not responsible for construction supervision unless retained under separate contract.
- Gabriel E. Senor, P.C. must be notified prior to backfilling any storm water system for inspection if The Engineering Dept. will require a final letter of certification from the design engineer for the storm water approval, site work and drainage installation.
- Any changes made to these plans shall be approved by Gabriel E. Senor, P.C. Any changes must be filed and approved by the appropriate Department as amendments.
- Gabriel E. Senor, P.C. is not responsible for damages if changes are made and not approved as in item 1 above.
- All conditions, locations, dimensions and elevations shall be verified by the Contractor or Owner and must report all discrepancies to the Design Engineer prior to the start of construction.
- All work and materials shall comply with all applicable codes including, but not limited to the following: NYS Building Code, Local Zoning Code, ACI and AISC.
- The Contractor is responsible for all construction means and methods to implement the designs shown.
- Safety during construction is the responsibility of the Contractor and shall conform to all Local, State and Federal Agencies' requirements.
- The Contractor shall apply for and receive all necessary permits to perform the work shown on these plans prior to the start of construction.
- Final grading shall be sloped away from the building and foundations.
- Unless noted, all drainage piping on this plan is to be 6" Rigid HDPE ASTM F810-07 or better.
- This storm water design plan is not designed to accept footing drains. Refer to Architectural plans for footing drain design. Do not connect footing drains or sump pumps to this surface water drainage system.
- If the drainage system is to be built in a filled area, the fill should be well drained material with a settling period of one to three months prior to the system installation. Additional percolations are required after the settling period and the system design will be revised as necessary.
- Proposed Silt Fence to be installed along existing and proposed contours.
- Orange Construction Fence to be installed along the limits of the proposed disturbance limits line.
- Roof leaders to be connected to the drainage system with 6" rigid HDPE pipe at 2% min. slope or as shown.
- The Contractor and all Sub-Contractors must submit a "Contractor Certification Statement" in per section 294-8 of the NYSDEC "Stormwater Pollution Prevention Plan" manual prior to the start of construction.
- If imported fill material is required, it shall be certified in writing by a New York State Licensed Professional Engineer as non-contaminated, clean fill suitable for the intended use. Percolation tests shall be performed by the Design Engineer to demonstrate that the stormwater management practice will draw down the entire water quality volume within 48 hours. The results of the percolation test (s) shall be submitted to the Municipal Engineer for review and approval.
- All proposed temporary seeding mixture shall be in accordance with the New York State Standards and Specifications for Urban Erosion Control, dated August 2005.
- New sewer laterals are required for all new construction. Laterals must be extra heavy cast iron or ductile iron pipe or as directed by Municipal Engineer.
- Connection permits are required from the Department of Public Works for Sewer, Water, and Storm Water System overflows.
- All trenches in the Municipality Right of Way must be backfilled with controlled density fill (k-crete) or as directed by Municipal Engineer.
- A street opening permit must be obtained from the Municipality, all work in the Right of Way and an inspection performed prior to back filling and final approvals.
- Replace or re-lay stone curb as directed by Municipal Engineer.
- A non-conversion agreement for the basement in Special Flood Hazard Zone must be signed and filed prior to the issuance of a C. of O. for properties subjected to flooding.
- Curb cut permit is required from the Department of Public Works. Curb cut maximum width is 18 feet.
- The contractor shall schedule with the Municipality a rough grading inspection prior to any framing of a building above the first floor braced decking. Excess soils of significance shall be removed and disposed of upon completion of the rough grading.
- The structures for the storm water management system shall be installed at the earliest date possible when the structure's roof is complete. The contractor shall consult with the Municipality and schedule this work upon completion and inspection of the rough grading activities.
- The contractor shall secure a Street Opening Permit with the Municipality for all work to take place on the right of way including construction of a new driveway apron, and installation of new service laterals.
- If necessary, the Contractor shall secure a Tree Removal Permit with the Municipality prior to the commencement of construction activities.
- Contractor required to provide Dig Safe NY ticket prior to issuance of permits.

ZONING TABLE - 21 NETHERMONT AVE				
ZONE: SINGLE FAMILY RESIDENCE DISTRICT "R-5"				
TOTAL LOT AREA: 0.21 Acres (9,361.31 SF)				
DESCRIPTION	MIN/REQUIRED		PROPOSED	
MINIMUM LOT AREA	5000	SF	9,361.31	SF
75% WETLAND AREA	-		N/A	SF
50% STEEP SLOPE AREA	-		2,246.16	SF
NET LOT AREA	-		7,115.16	SF
MIN LOT FRONTAGE	50	FT	111.25	FT
MIN LOT WIDTH	50	FT	91.6 (AVG)	FT
MIN LOT DEPTH	100	FT	105 (AVG)	FT
FRONT YARD SETBACK	30	FT	30.0	FT
SIDE SETBACK	8	FT	14.5	FT
SECOND SIDE SETBACK	Total Both Sides - 18	FT	16.0	FT
REAR YARD SETBACK	30	FT	30.0	FT
OFF-STREET PARKING	2	EA	2.0	EA
OFF-STREET LOADING	1	EA	1.0	EA
MAX BUILDING HEIGHT	30	FT	27.5	FT
MAX BUILDING COVERAGE (USING NET LOT AREA)	30	%	29.0	%

Average Grade calculations for 21 Nethermont Road

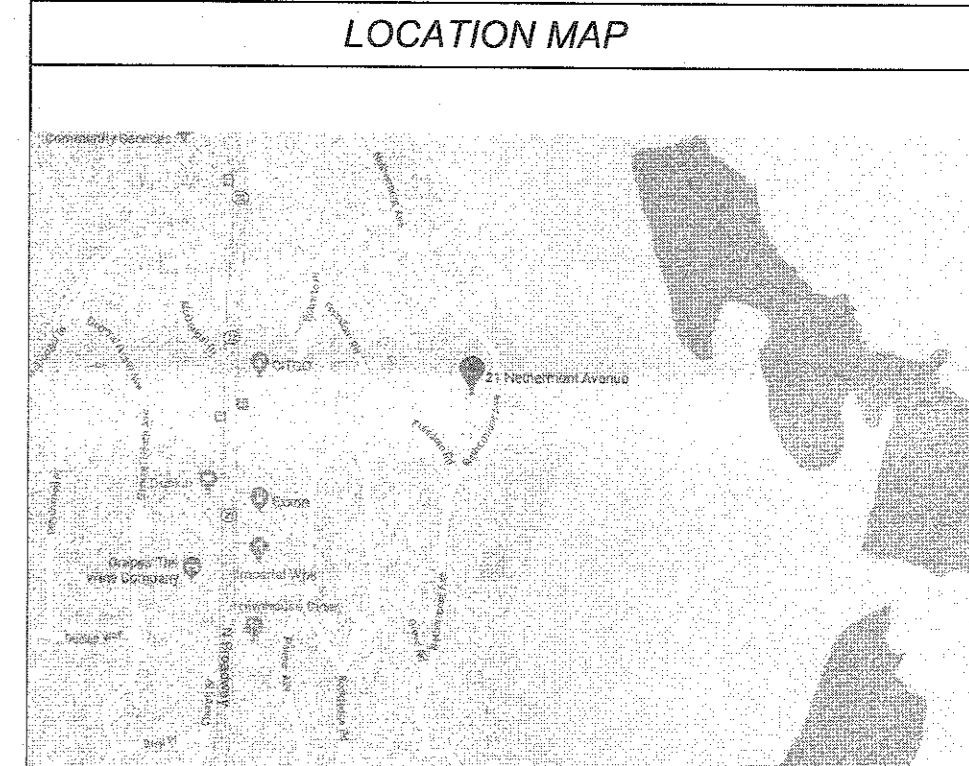
front	ELEV 1	ELEV 2	AVG ELEV	DISTANCE	AVG ELEV X DIST	
	494	494.25	494.125	24	11859	
	494.25	494.25	494.25	5	2471.25	
	494.25	491.8	493.025	28.83	14213.91075	
right side		491.8	484	487.9	29.66	14471.114
rear		484.3	484.3	484.3	52.83	25585.569
left side		483.5	494	488.75	38.75	18939.0625
sum of distance X avg elev						87539.90625
sum of distance						179.07
AVG GRADE			488.859			

CUT AND FILL QUANTITIES
 CUT = APPROX. 105 CY
 FILL = APPROX. 1100 CY



LEGEND

- UTILITY POLE
- SIGN POST
- HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- GUY WIRES
- TELE. MANHOLE
- SEWER MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- DRAIN MANHOLE
- MANHOLE
- ELECTRIC BOX
- 102 EXISTING GRADE (102) PROPOSED GRADE
- 14 TREE
- 1 TREE TO BE REMOVED
- SILT FENCE OR HAYBALES AS REQ'D

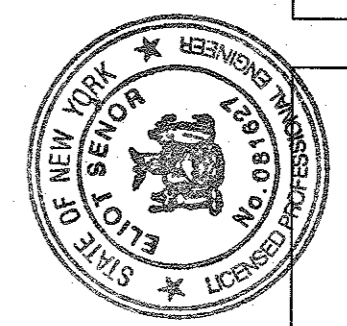


NO	DATE	DESC	BY
1	09/29/2020	RESP TO RPRC COMM	GC

STORMWATER POLLUTION PREVENTION PLAN & EROSION CONTROL

PREPARED FOR: DINO DELAURENTIS
 ADDRESS: 21 NETHERMONT AVE
 NORTH CASTLE, NY (WHITE PLAINS P.O.)
 TAX ID: SECTION 122.16 - TAX BLOCK 4 - LOT 41
 SITUATED IN THE TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY, NEW YORK

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GABRIEL E. SENOR, P.C.
 CONSULTING ENGINEER LAND SURVEYORS
 90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
 (914) 422-0070 FAX 422-3009



SCALE: 1" = 15'
 DATE: JANUARY 10, 2020
 DRAWN BY: GC
 CHECKED BY: ES.

SW-1
 SHEET 1 of 2

EROSION CONTROL NOTES

- INSTALLATION & MAINTENANCE OF EROSION CONTROL**
- CONSTRUCTION SCHEDULE**
 NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.
- EROSION CONTROL MEASURES**
- Install all erosion control measures prior to start of construction.
 - Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 Days prior to finish.
- INSPECTION BY MUNICIPALITY**
- MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)**
- After any rain causing runoff, Contractor to inspect silt fences, etc. and remove any excessive sediment and inspect stockpiles and correct any problems with seed establishment.
 - Inspections shall be documented in writing and submitted to the appropriate Municipal Agency having jurisdiction.
- STOCK PILING OF EXCAVATED MATERIAL**
- Strip Topsoil and Stockpile.
 - Stockpile Excavation Subgrade.
 - Seed piles with 1 lb. total annual ryegrass or remove from site within two days.
- INSPECTION BY MUNICIPALITY**
- FINAL GRADING**
- Remove unneeded subgrade from site.
 - Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 days prior to finish.
- INSPECTION BY MUNICIPALITY**
- LANDSCAPING**
- Spread topsoil evenly over areas to be seeded. Hand rake level.
 - Broadcast 1.25lb. bag of Jonathan Green "Fastgrow" mix or equal over areas to be seeded.

DRAINAGE CALCULATIONS

The analysis was performed utilizing the Soil Conservation Service (SCS) TR-20 and TR-55 methodologies. Rainfall intensity was utilized for 100 Year storm event at 9.23" for a 24 hour rainfall in Westchester County. The development is the construction of a single family residence with associated impervious areas. For purposes of calculations, the pre-existing condition of the lot was 6,474 SF of ledge and 2,887 SF of grass area. For the post development condition, excess surface stormwater generated by the impervious surfaces of the proposed construction shall be stored in a drainage detention structures to be constructed on-site which will have a controlled outlet structure entering the existing storm drain system on Nethermont Ave.

Pre-Development 100 Year Storm
 The Soil Conservation Service's TR-20 method (a more accurate and precise calculation methodology than TR-55) as incorporated in the HydroCAD software was used to determine the pre-development and post-development runoff rates of the building, driveway and walkway areas.

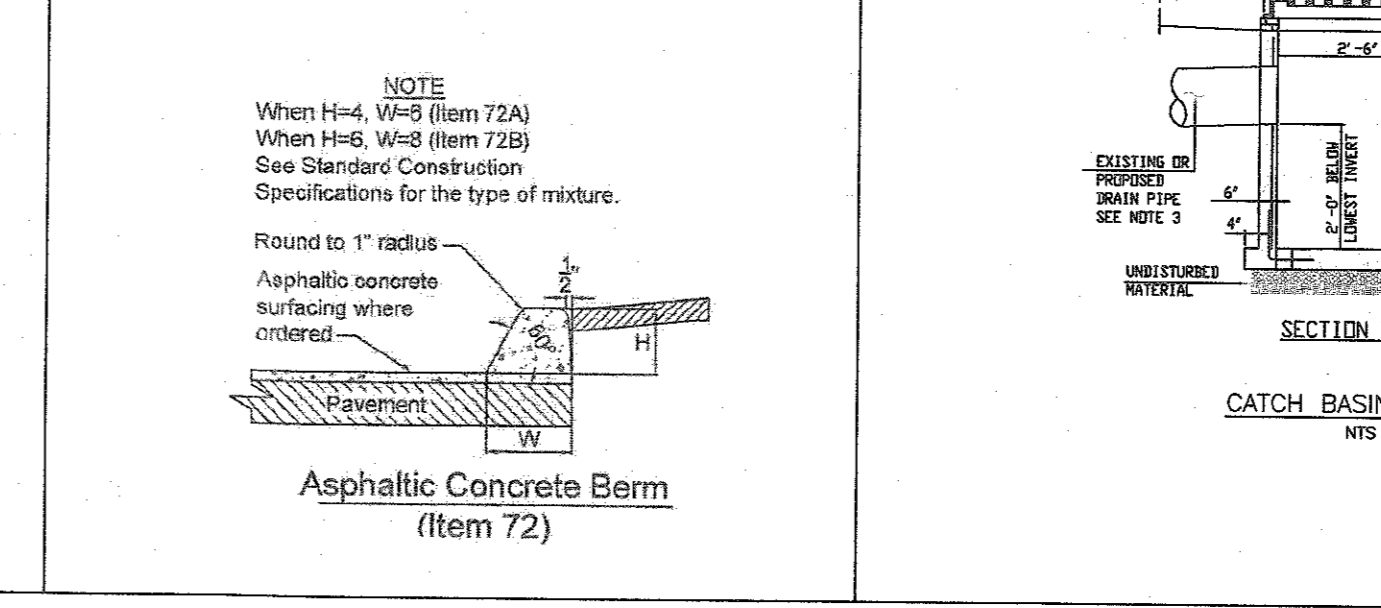
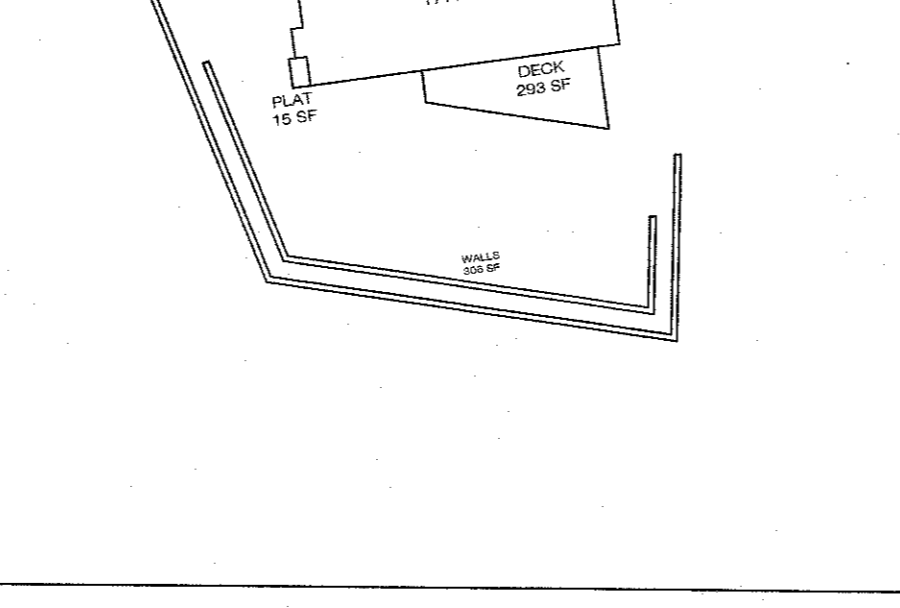
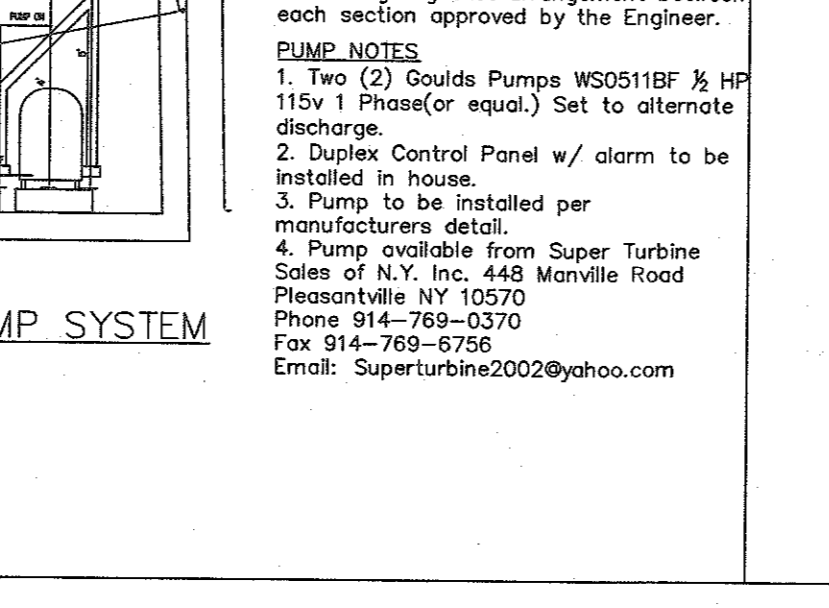
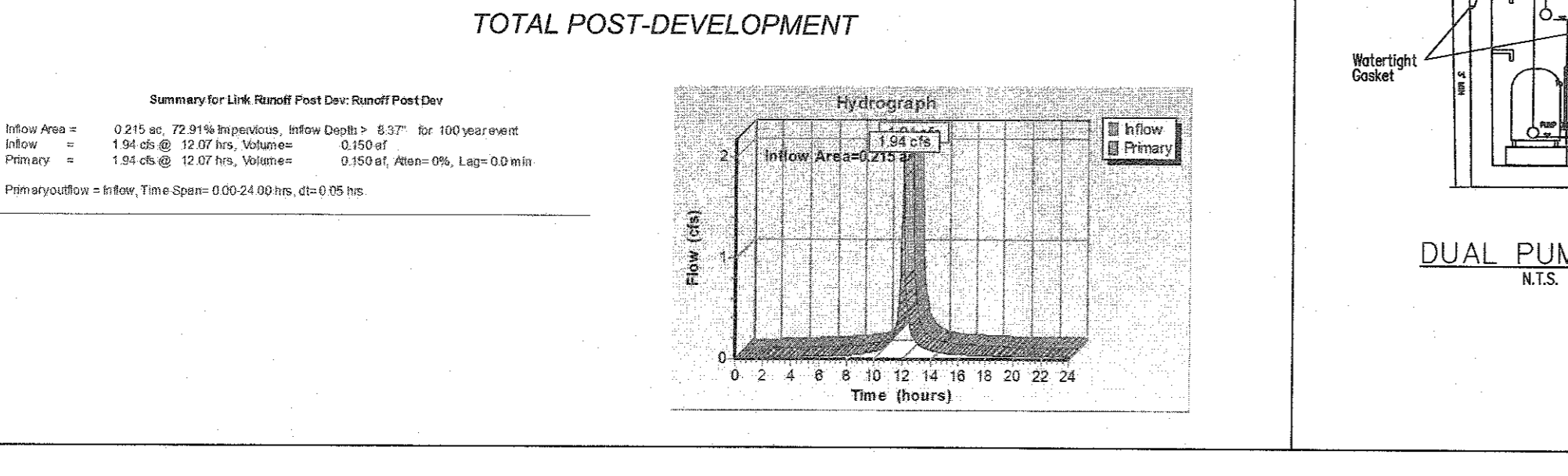
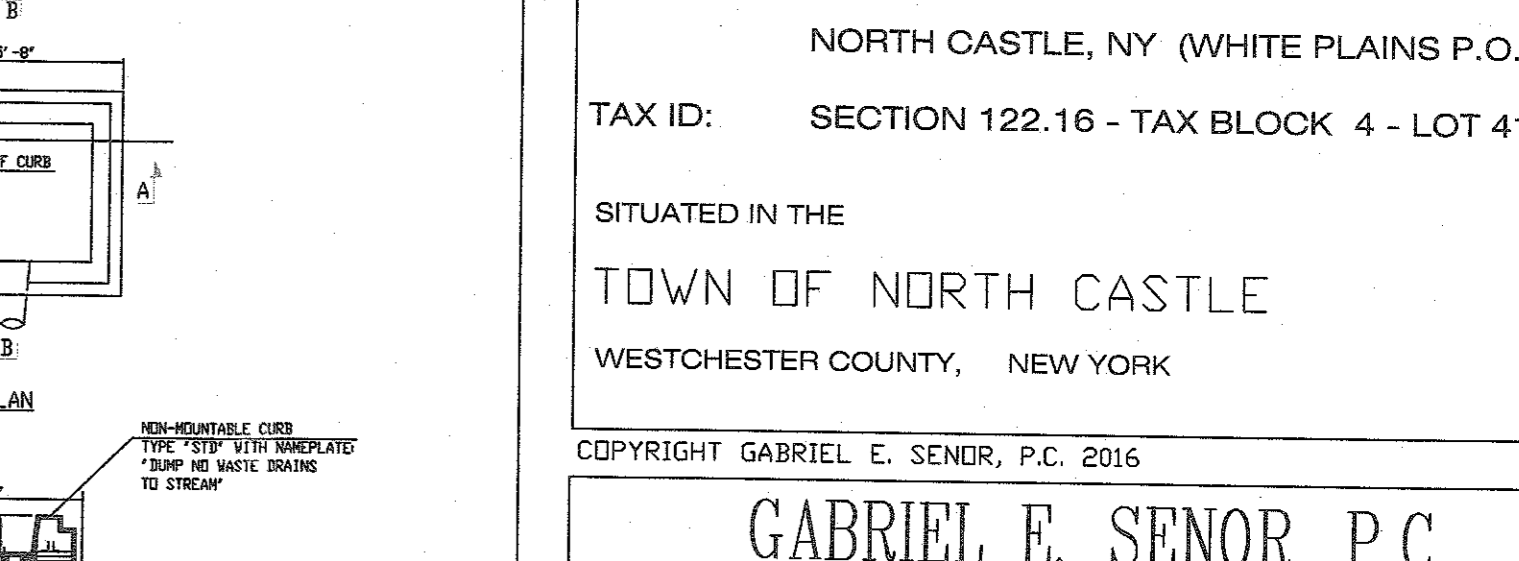
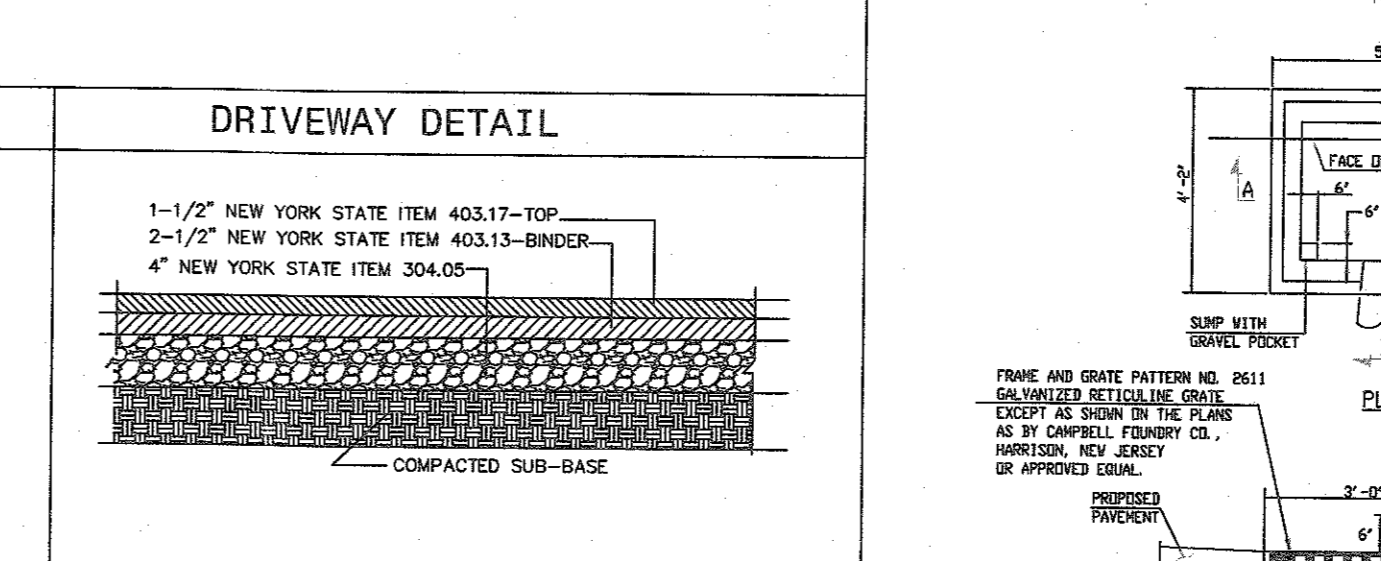
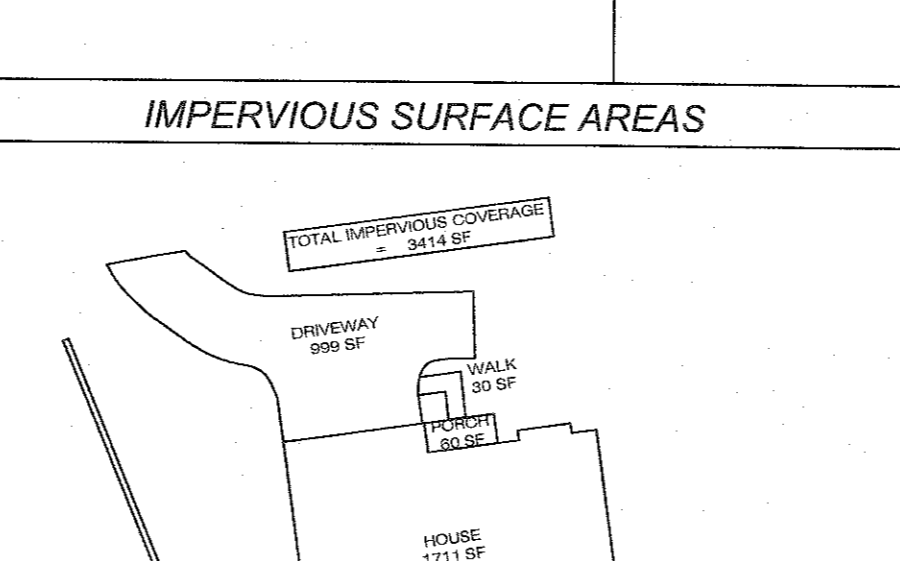
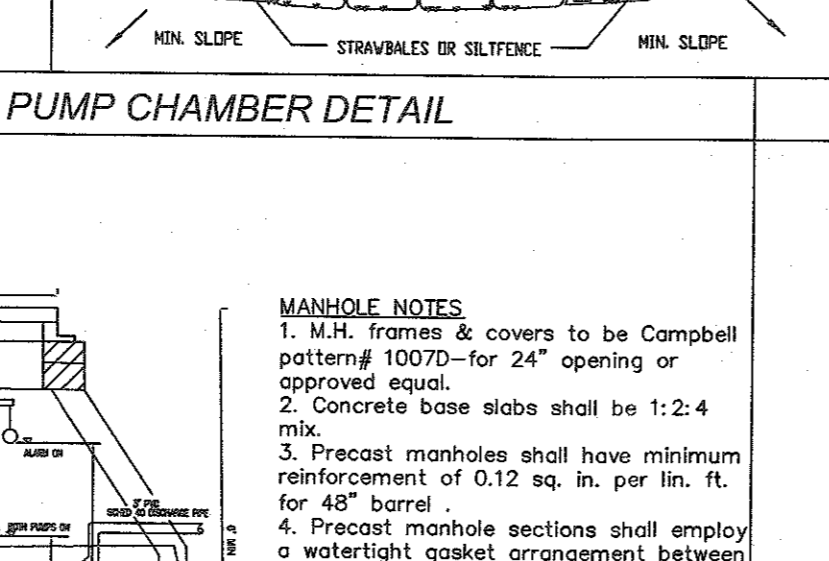
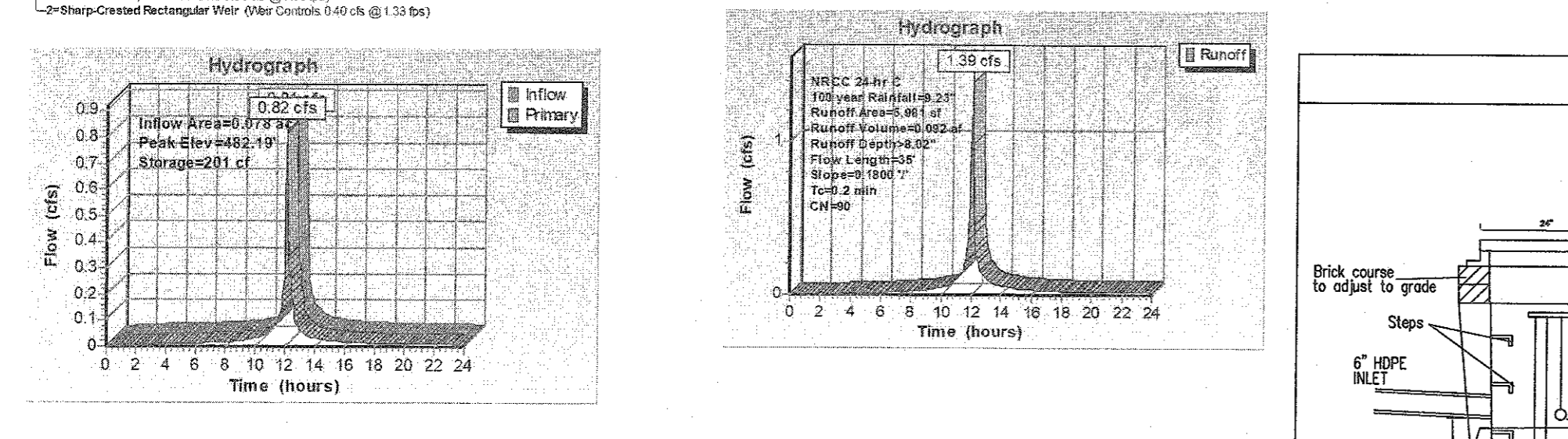
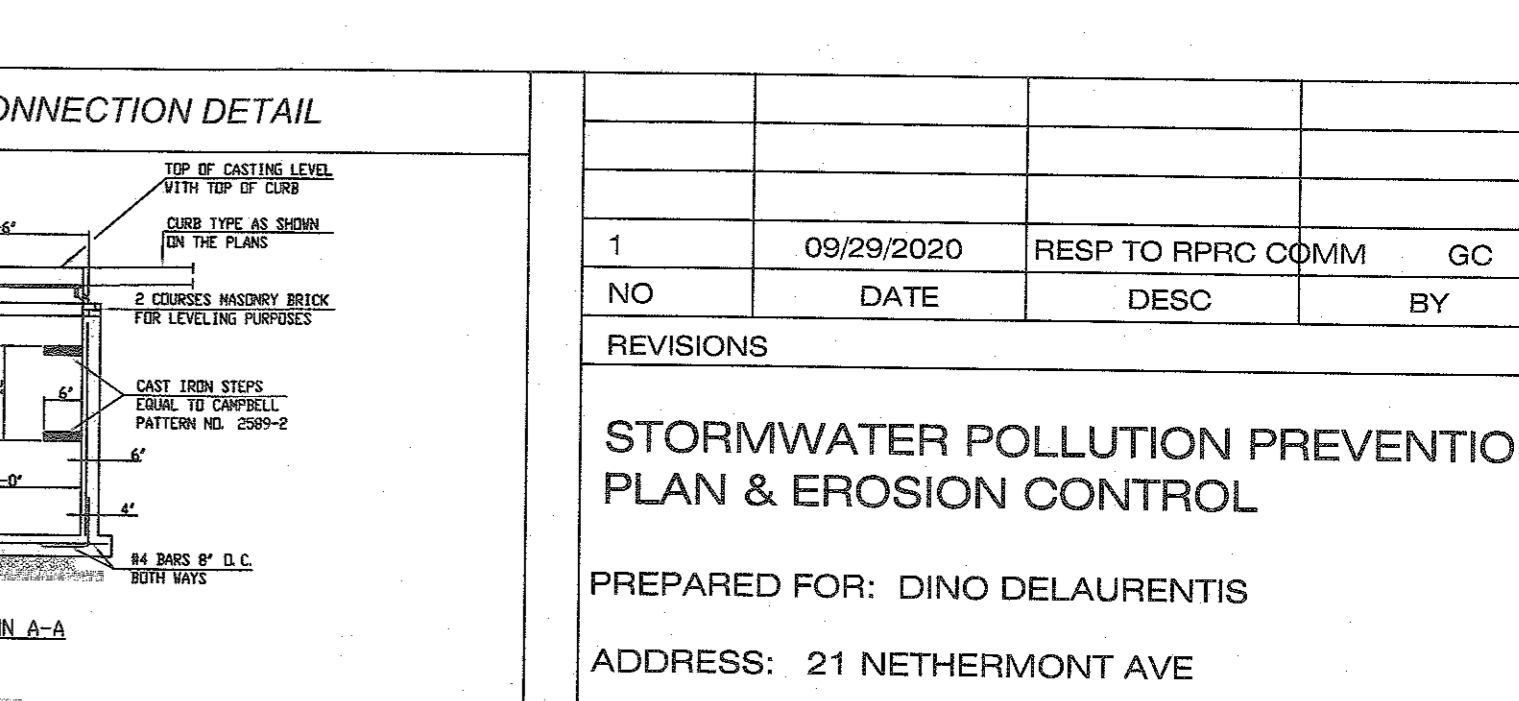
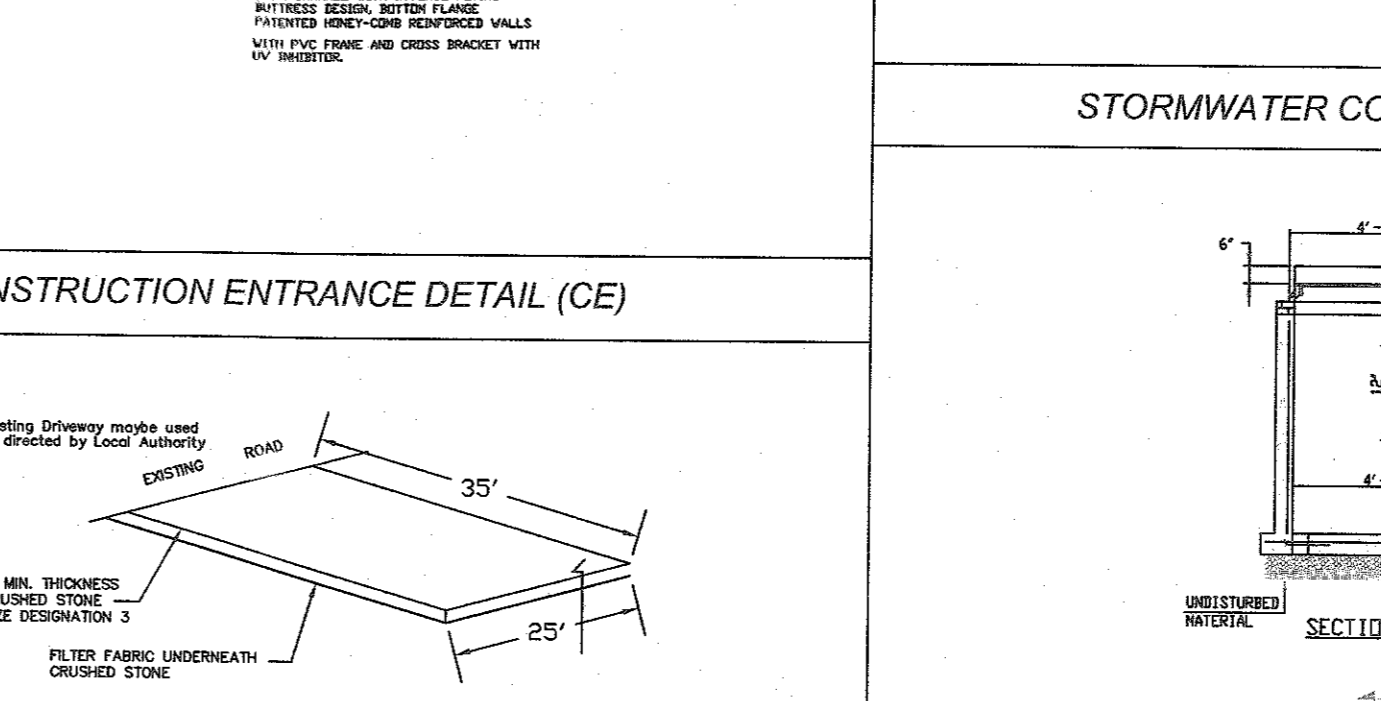
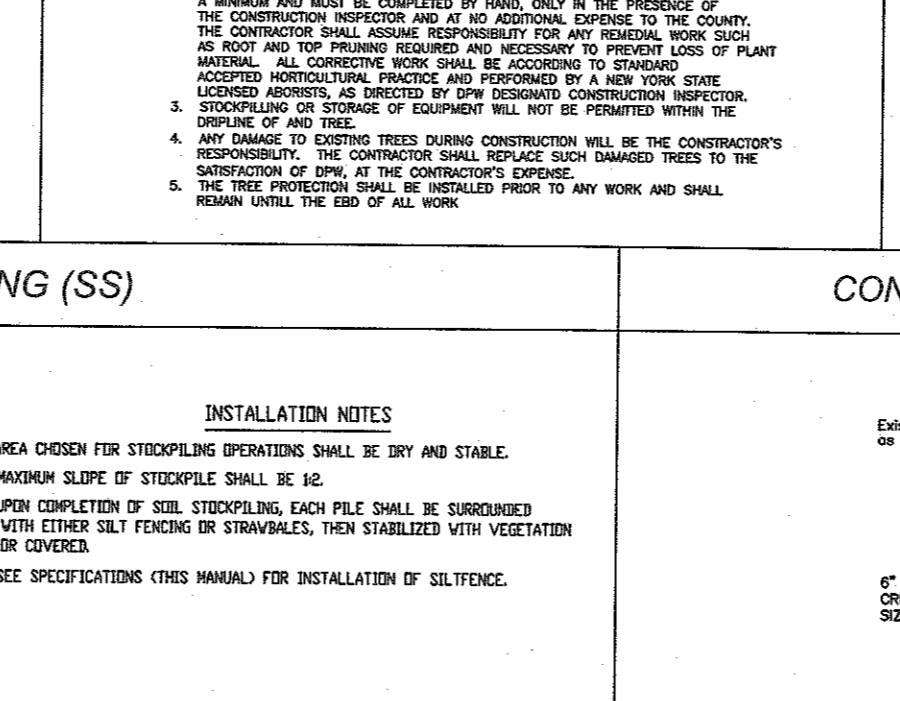
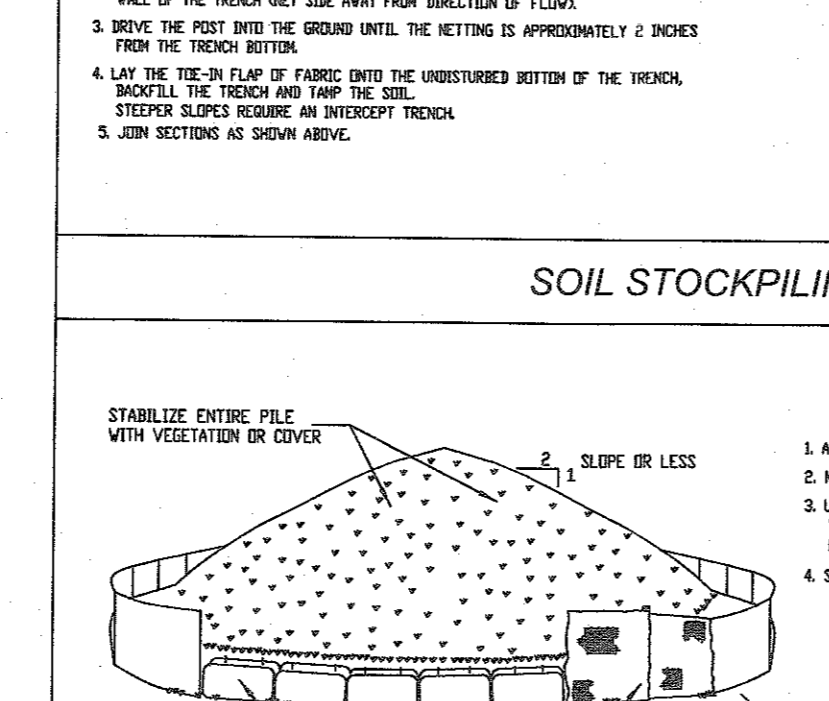
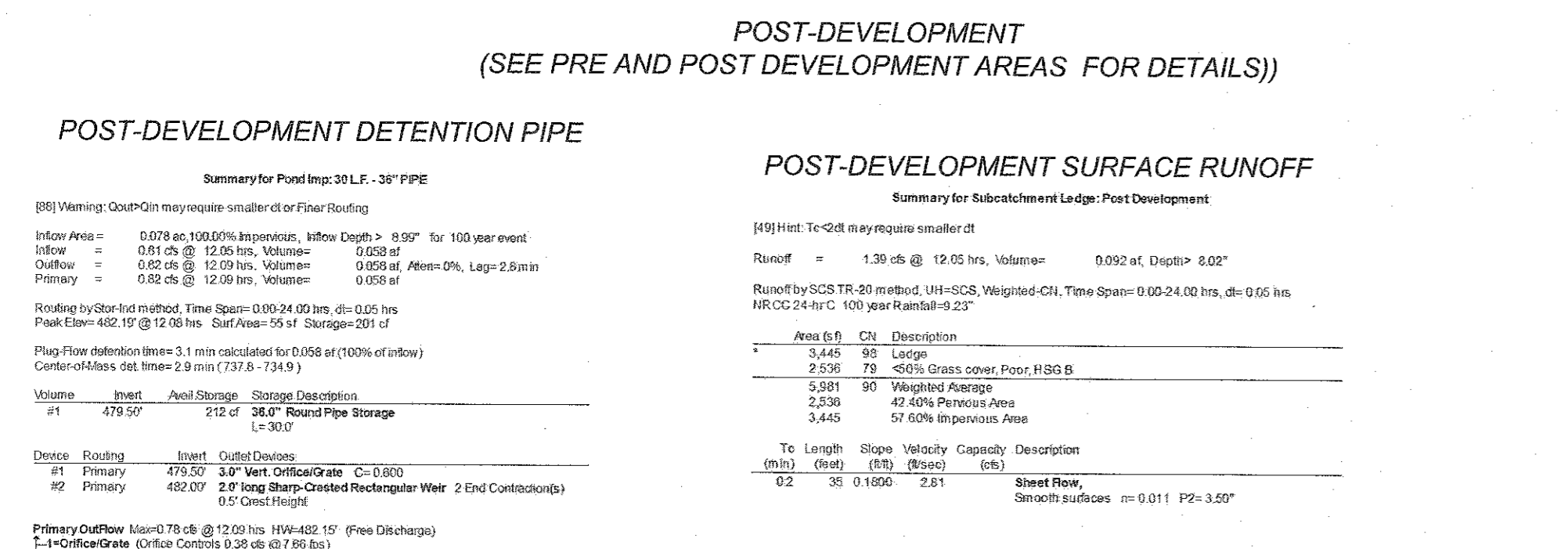
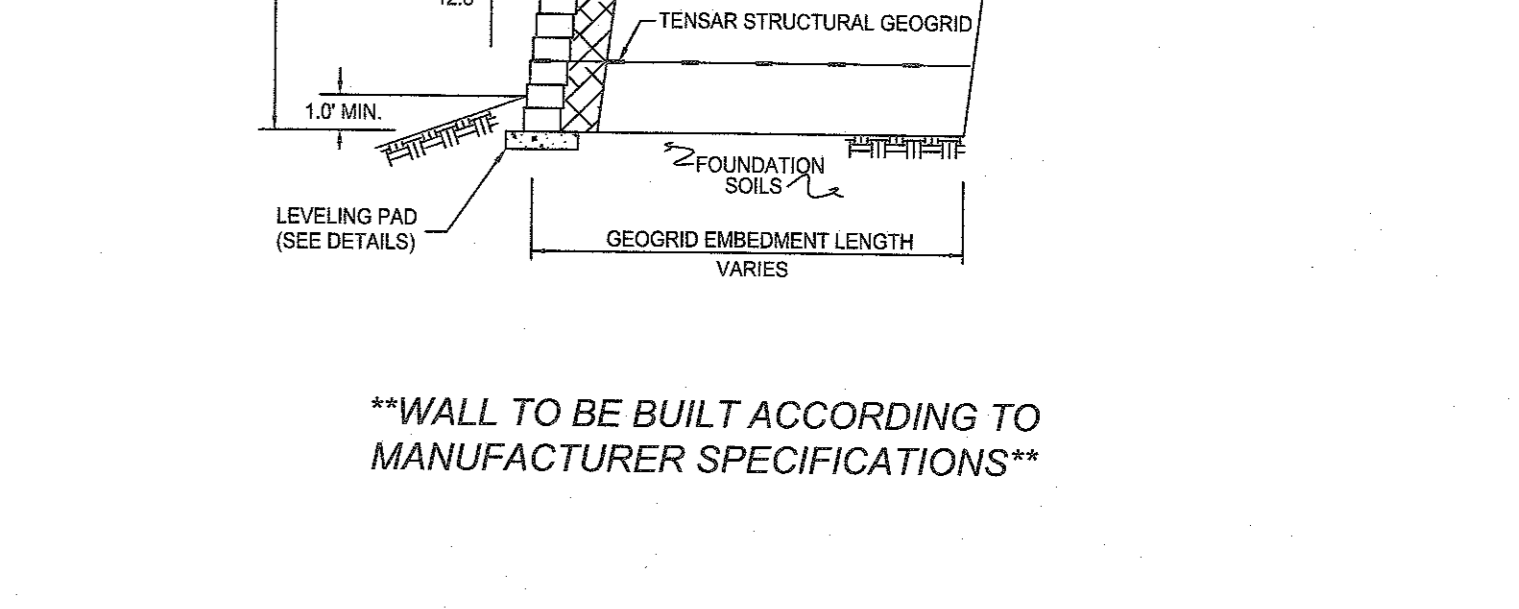
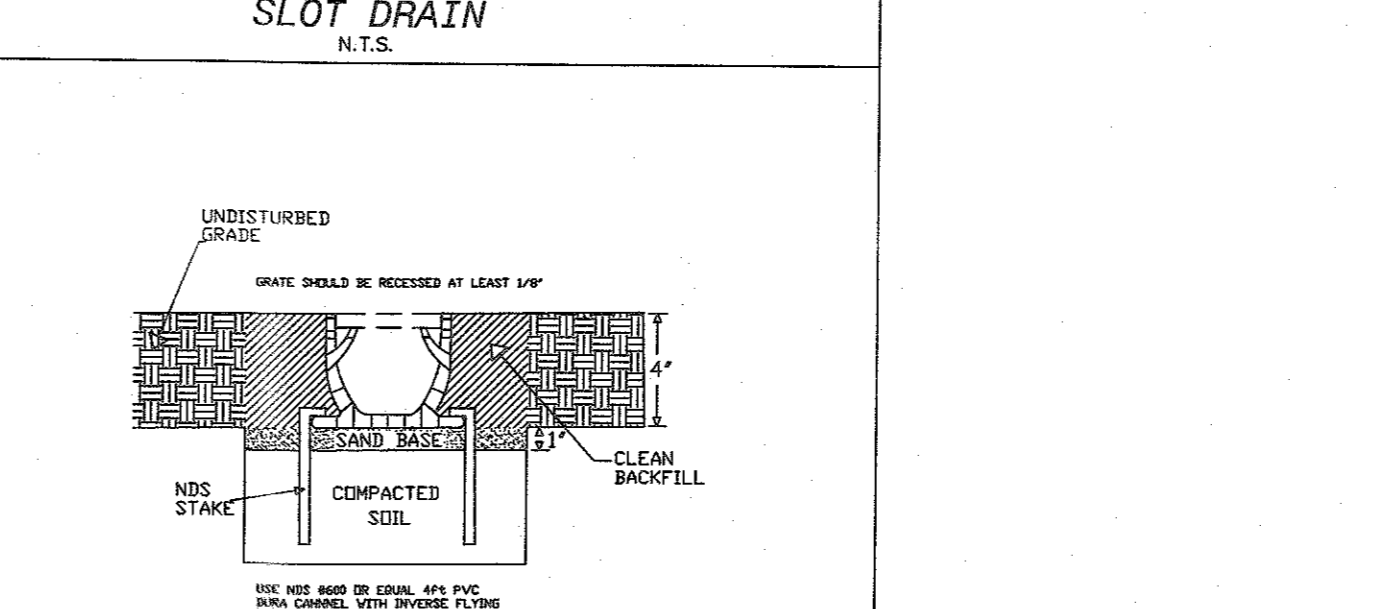
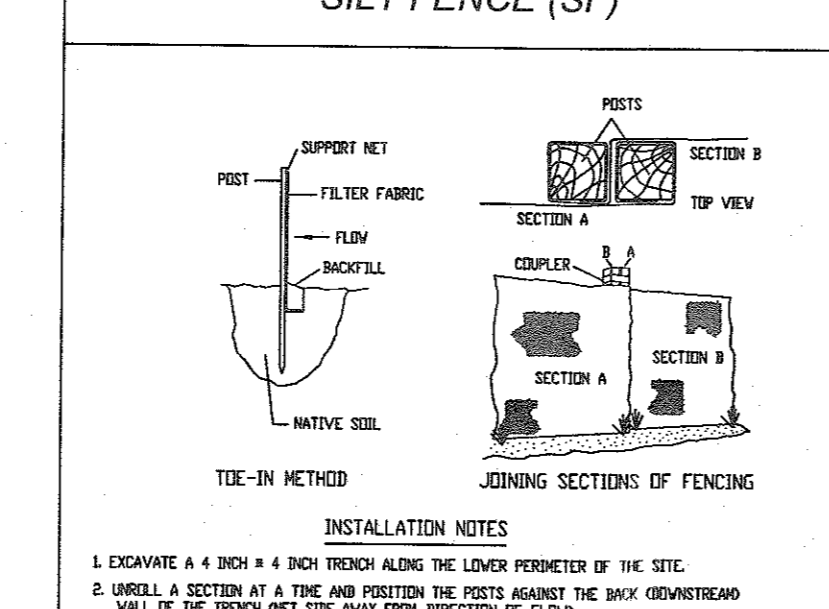
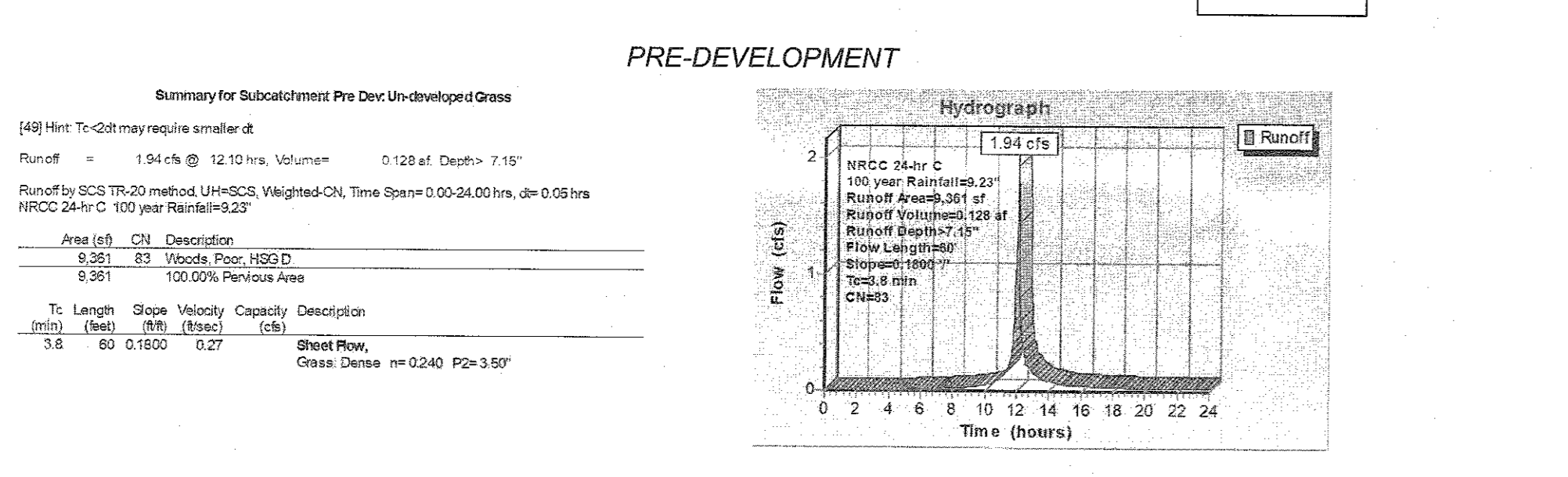
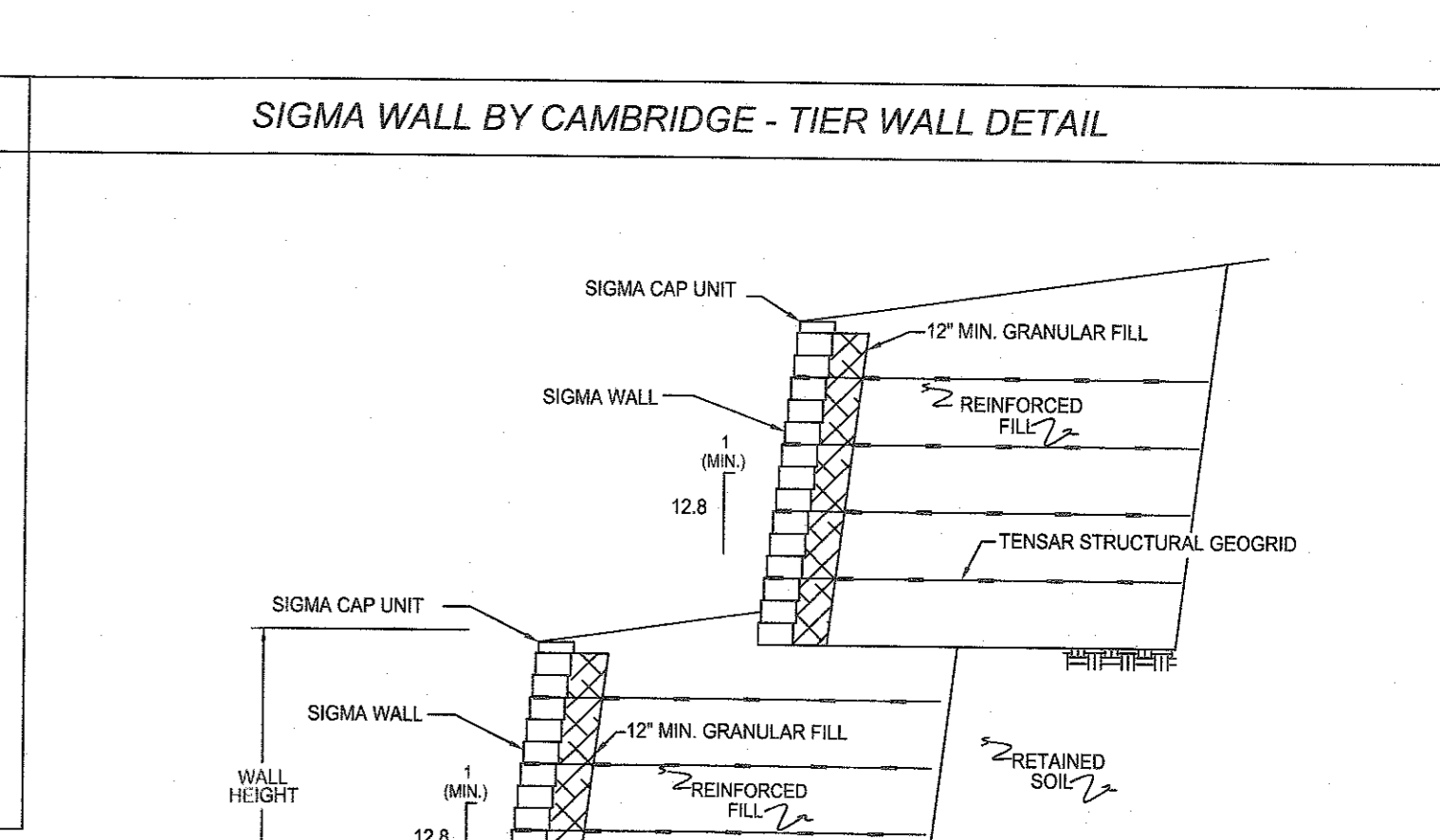
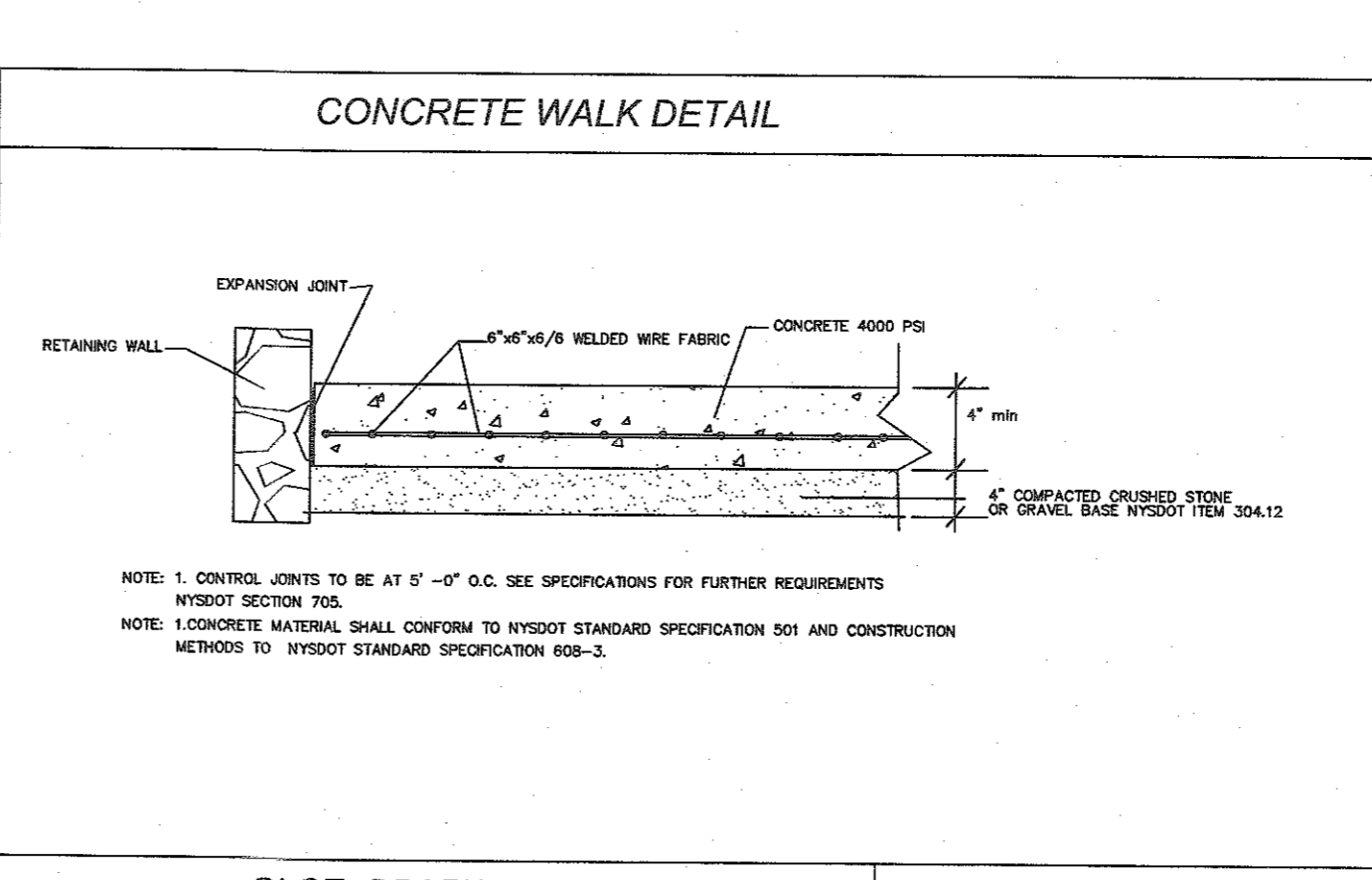
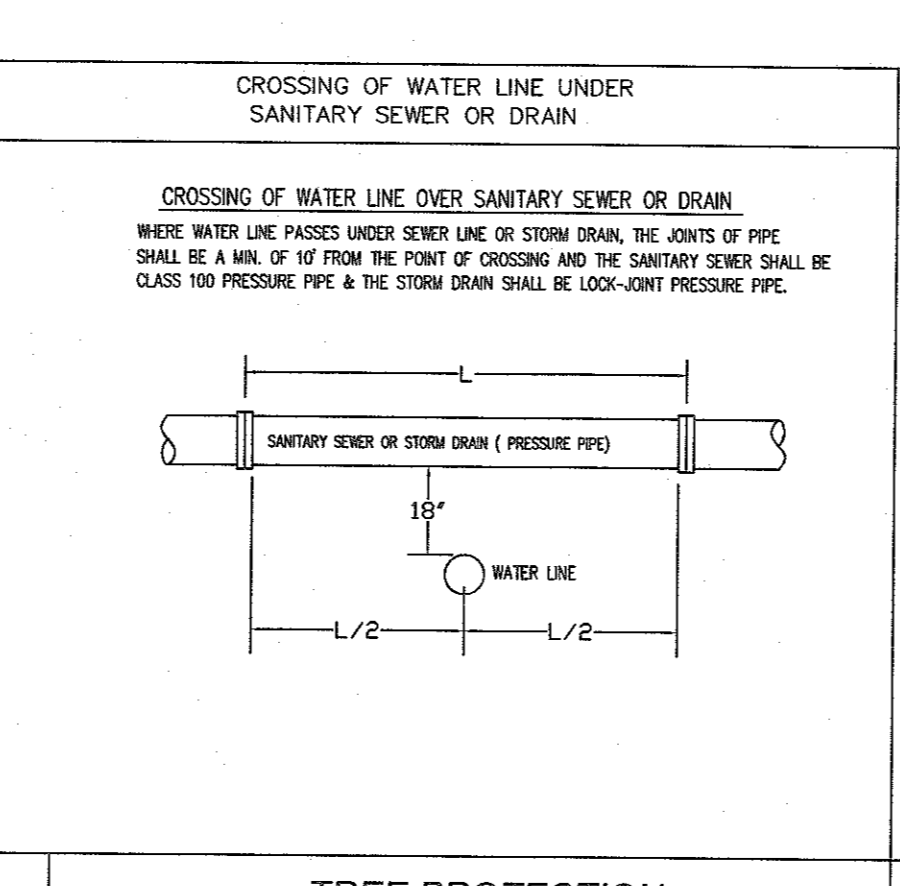
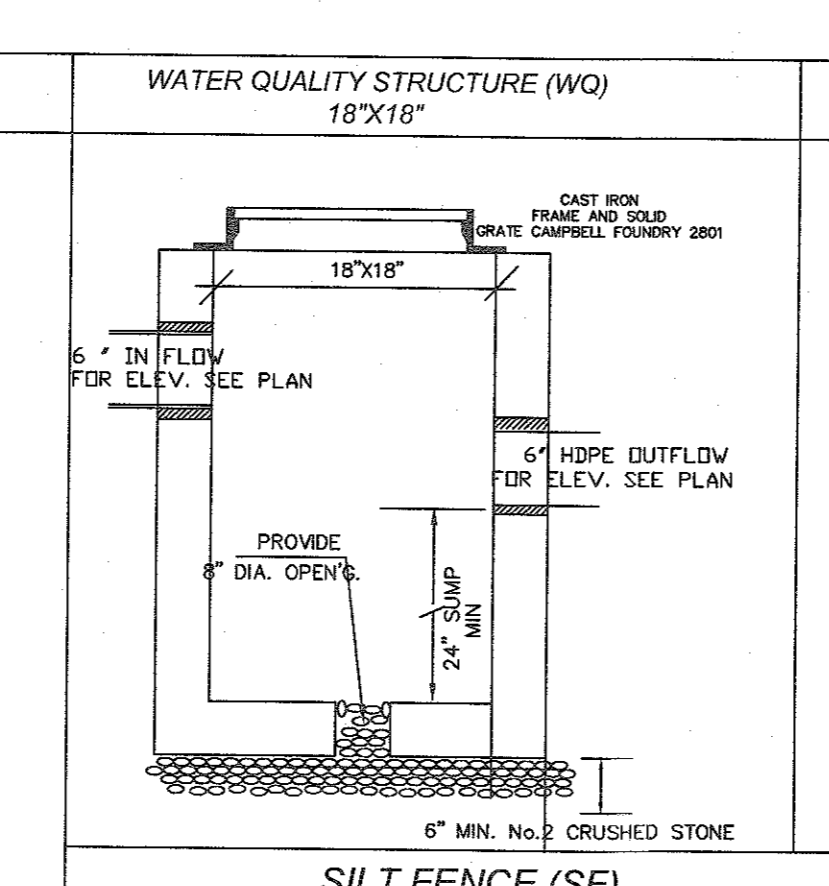
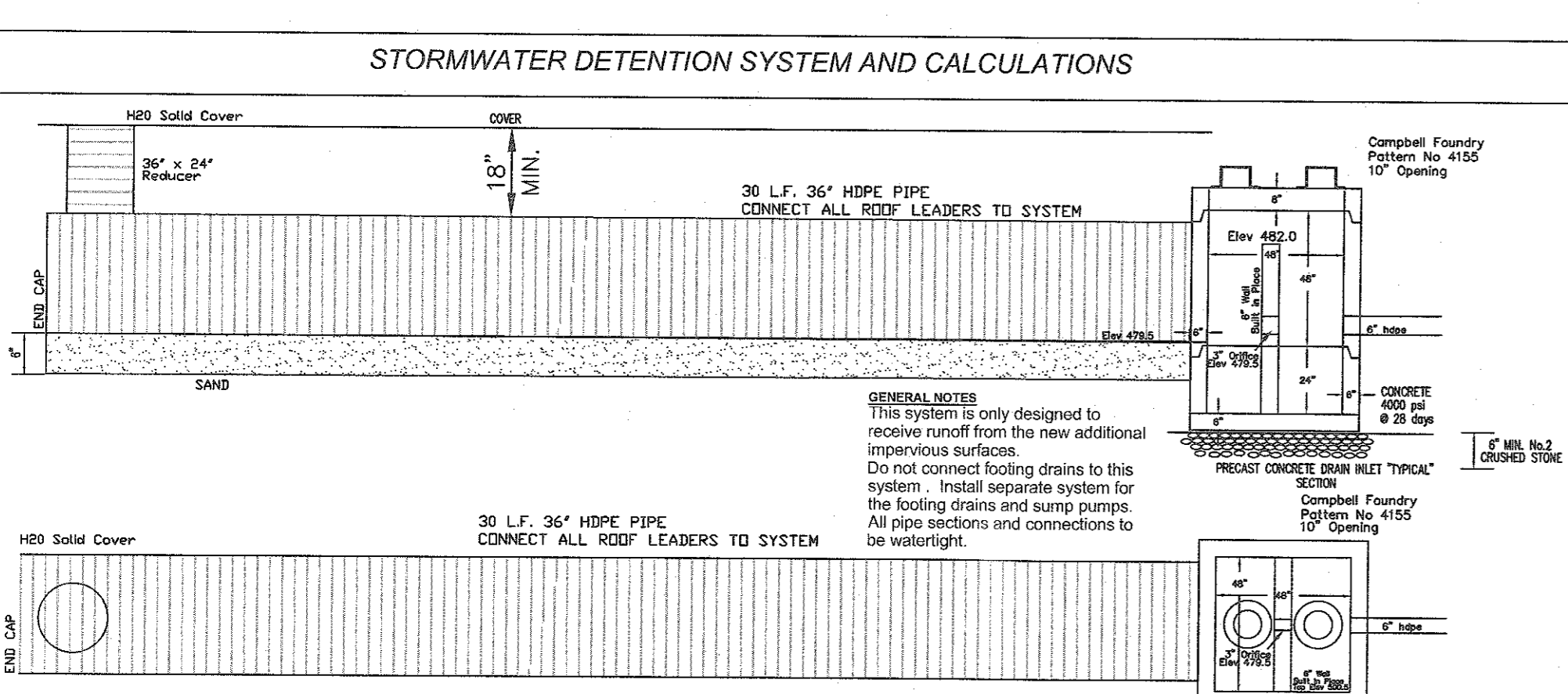
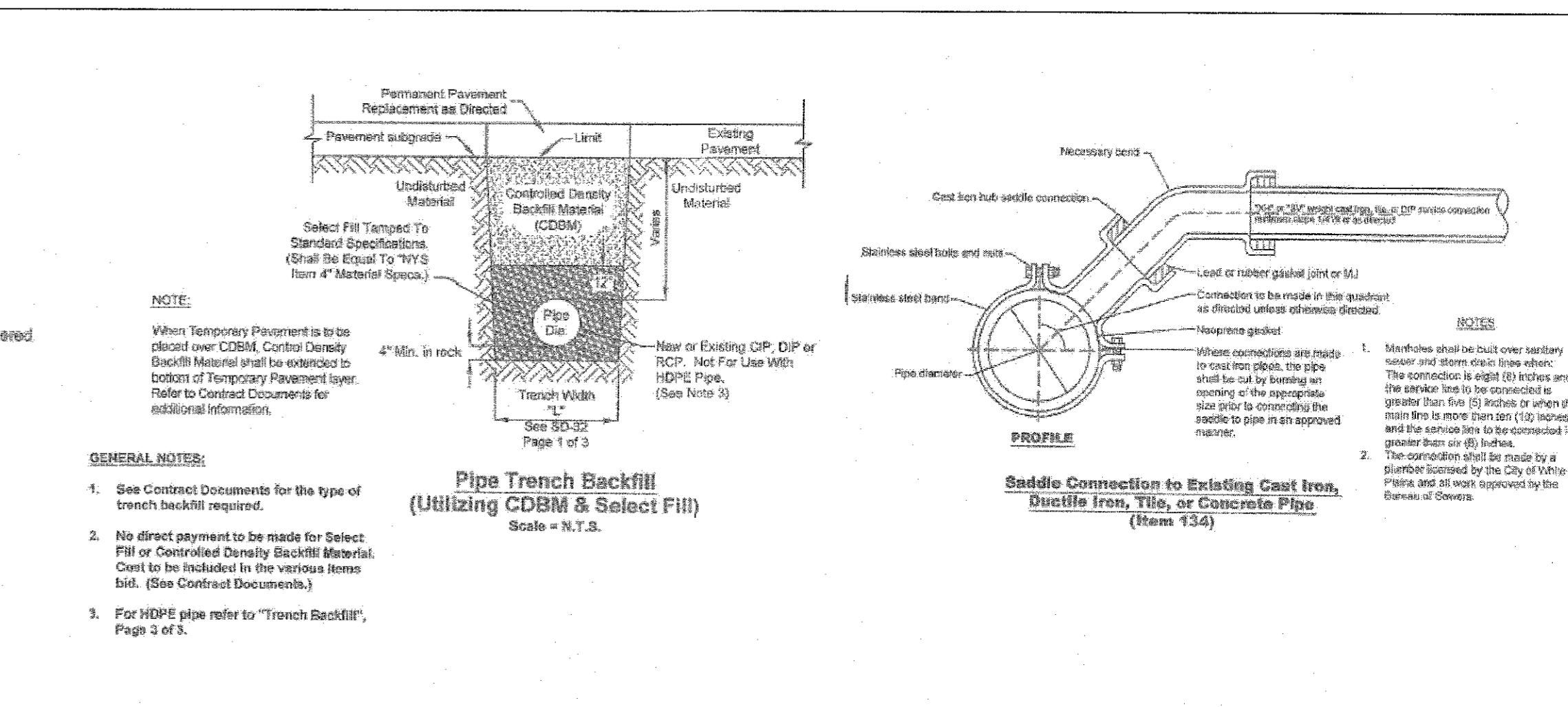
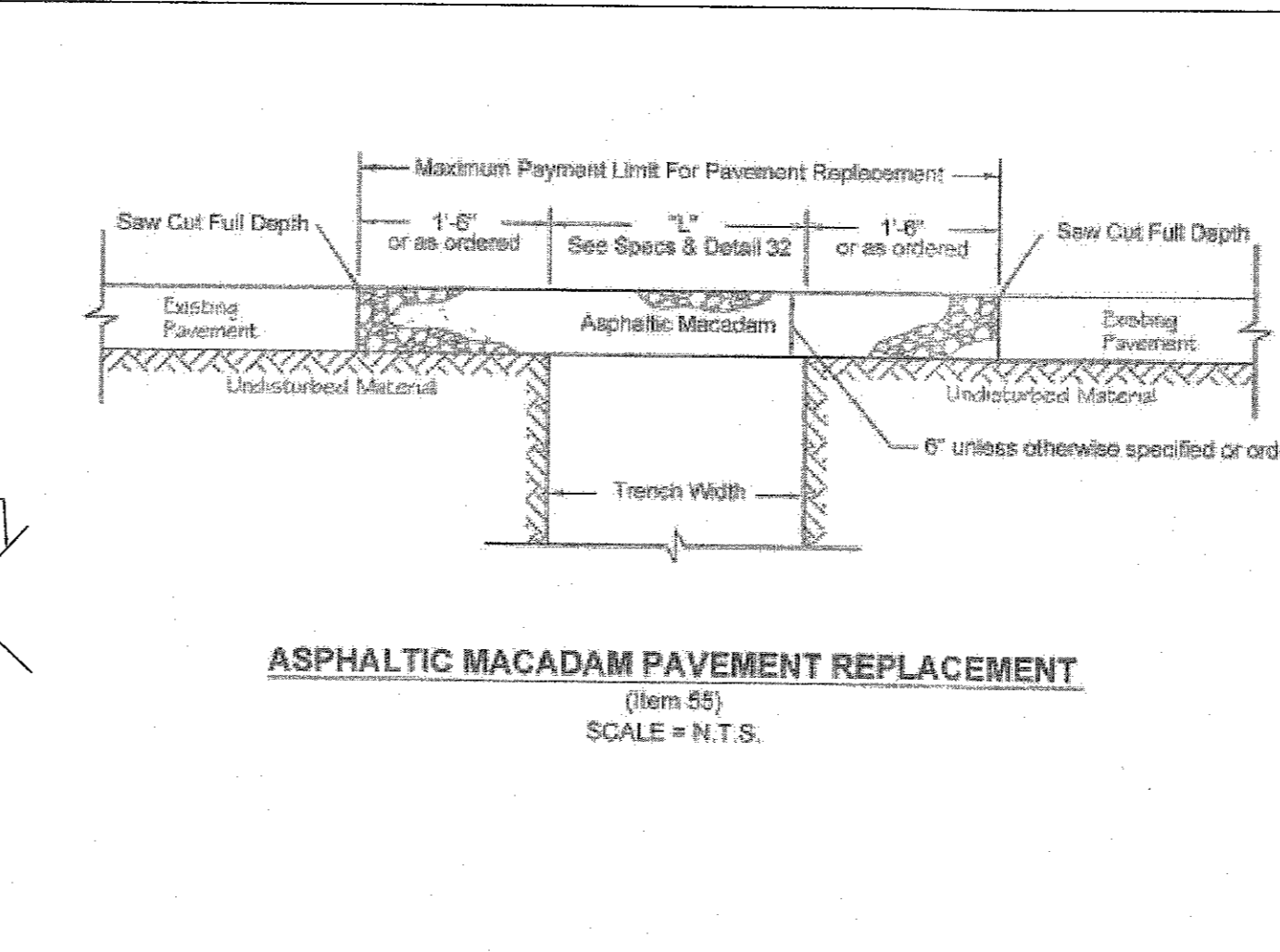
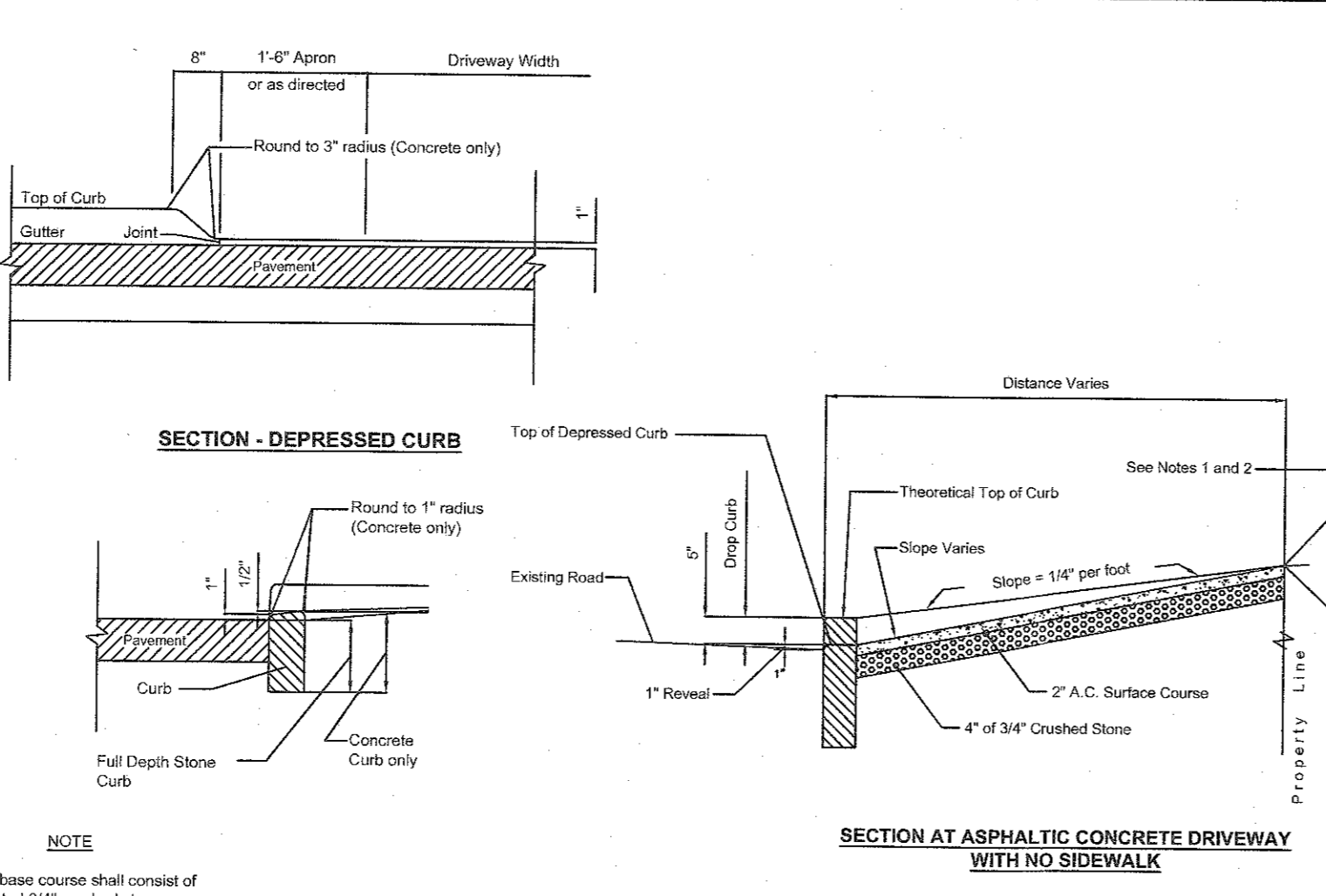
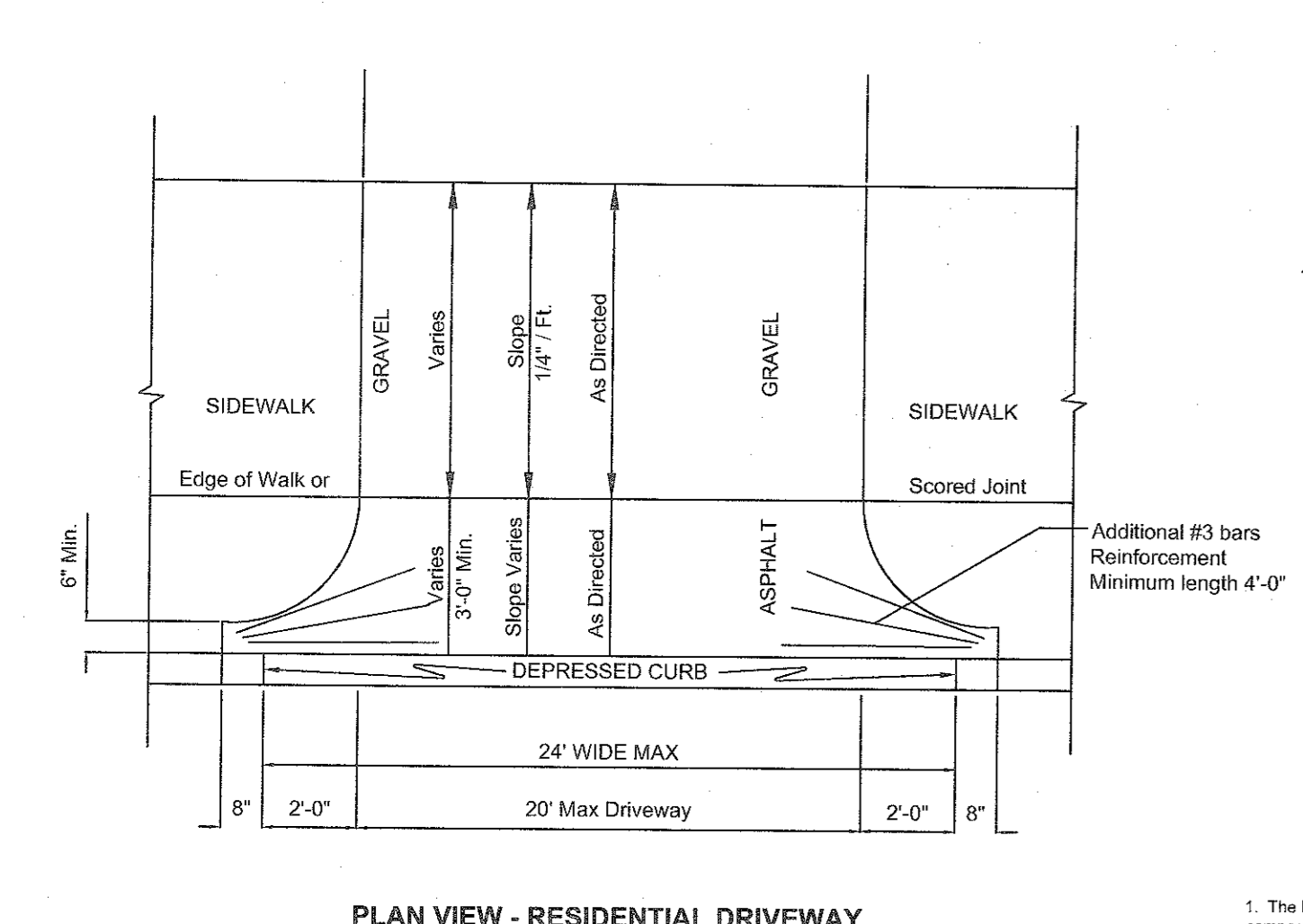
For purposes of calculations an area of 9,361 SF of wooded area with Group D soils due to the high runoff potential. Runoff for pre-development is 1.94 cfs. using a 100 year storm. (9.23 inch rainfall).

Post-Development 100 Year Storm
 Runoff is to be mitigated by a system of 30 L.F. of 36" HDPE which will be connected to the roof leader system of the entire house. The outlet structure will control the outflow of the system. The entire system has been calculated to show that the outflow to the village system will be approximately 1.94 cfs.

Design Storm (yr)	Total Pre-development Peak Runoff (cfs)	Total Post-Development Peak Runoff (cfs) basin
25	1.94	1.94

Given the Post Development basin routing runoff rates for the selected storms shown peak runoff has no significant net increase of those of the Pre Development condition. It is concluded that the proposed design satisfactorily meets the Town regulation of no net increase in the rate of offsite storm water discharge.

- ADDITIONAL NOTES:**
- All retaining walls on the property are proposed.
 - Garbage will be kept in trash bins in the garage until the day prior to pick up and be brought to the end of the driveway in enclosed lockable bins the day prior to trash pick up.



NO	DATE	DESC	BY
1	09/29/2020	RESP TO RPRC COMM	GC

REVISIONS

STORMWATER POLLUTION PREVENTION PLAN & EROSION CONTROL

PREPARED FOR: DINO DELAURENTIS
ADDRESS: 21 NETHERMONT AVE
NORTH CASTLE, NY (WHITE PLAINS P.O.)
TAX ID: SECTION 122.16 - TAX BLOCK 4 - LOT 41
SITUATED IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

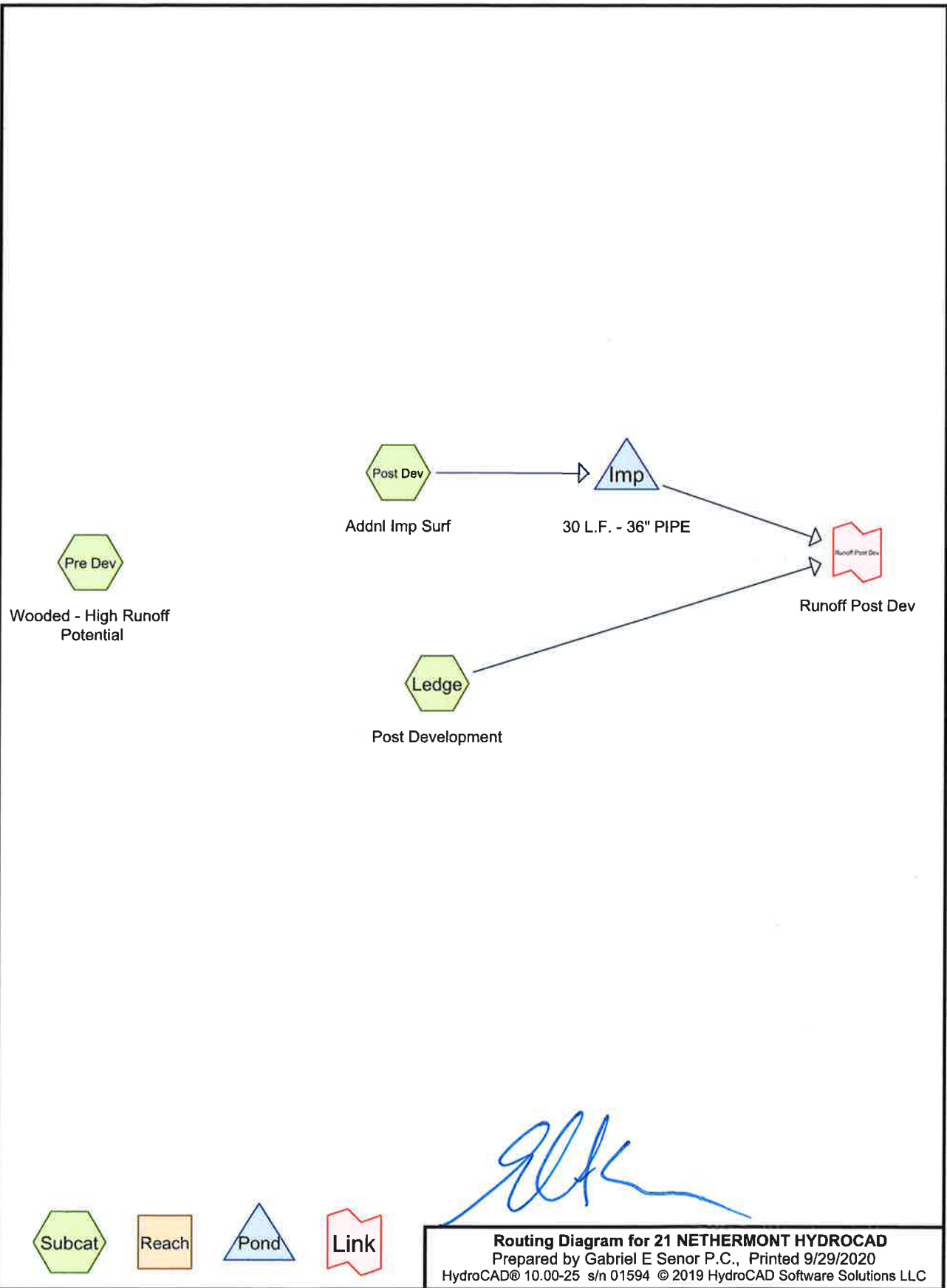
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CONSULTING ENGINEER LAND SURVEYORS
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
(914) 422-0070 FAX 422-3009

SCALE: as shown
DATE: SEPTEMBER 10, 2020
DRAWN BY: GC
CHECKED BY: ES.

SW-2

SHEET 2 of 2



[Handwritten signature]

21 NETHERMONT HYDROCAD

Prepared by Gabriel E Senor P.C.

Printed 9/29/2020

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Page 2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.058	79	<50% Grass cover, Poor, HSG B (Ledge)
0.078	98	Impervious Area Constructed (Post Dev)
0.079	98	Ledge (Ledge)
0.215	83	Woods, Poor, HSG D (Pre Dev)
0.430	88	TOTAL AREA

21 NETHERMONT HYDROCAD

Prepared by Gabriel E Senor P.C.

Printed 9/29/2020

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Page 3

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.058	HSG B	Ledge
0.000	HSG C	
0.215	HSG D	Pre Dev
0.157	Other	Ledge, Post Dev
0.430		TOTAL AREA

21 NETHERMONT HYDROCAD

Prepared by Gabriel E Senor P.C.

Printed 9/29/2020

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Page 4

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.058	0.000	0.000	0.000	0.058	<50% Grass cover, Poor	Ledge
0.000	0.000	0.000	0.000	0.078	0.078	Impervious Area Constructed	Post Dev
0.000	0.000	0.000	0.000	0.079	0.079	Ledge	Ledge
0.000	0.000	0.000	0.215	0.000	0.215	Woods, Poor	Pre Dev
0.000	0.058	0.000	0.215	0.157	0.430	TOTAL AREA	

21 NETHERMONT HYDROCAD

Prepared by Gabriel E Senor P.C.

Printed 9/29/2020

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Page 5

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment Ledge: Post Development Runoff Area=5,981 sf 57.60% Impervious Runoff Depth>8.02"
Flow Length=35' Slope=0.1800 '/' Tc=0.2 min CN=90 Runoff=1.39 cfs 0.092 af

Subcatchment Post Dev: Addnl Imp Surf Runoff Area=3,380 sf 100.00% Impervious Runoff Depth>8.99"
Flow Length=35' Slope=0.1800 '/' Tc=0.2 min CN=98 Runoff=0.81 cfs 0.058 af

Subcatchment Pre Dev: Wooded - High Runoff Area=9,361 sf 0.00% Impervious Runoff Depth>7.15"
Flow Length=60' Slope=0.1800 '/' Tc=3.8 min CN=83 Runoff=1.94 cfs 0.128 af

Pond Imp: 30 L.F. - 36" PIPE Peak Elev=482.19' Storage=201 cf Inflow=0.81 cfs 0.058 af
Outflow=0.82 cfs 0.058 af

Link Runoff Post Dev: Runoff Post Dev Inflow=1.94 cfs 0.150 af
Primary=1.94 cfs 0.150 af

Total Runoff Area = 0.430 ac Runoff Volume = 0.278 af Average Runoff Depth = 7.76"
63.55% Pervious = 0.273 ac 36.45% Impervious = 0.157 ac

21 NETHERMONT HYDROCAD

Prepared by Gabriel E Senor P.C.

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21 Nethermont Drainage Calcs REV per RPRC Comments

NRCC 24-hr C 100 year Rainfall=9.23"

Printed 9/29/2020

Page 6

Summary for Subcatchment Ledge: Post Development

[49] Hint: $T_c < 2dt$ may require smaller dt

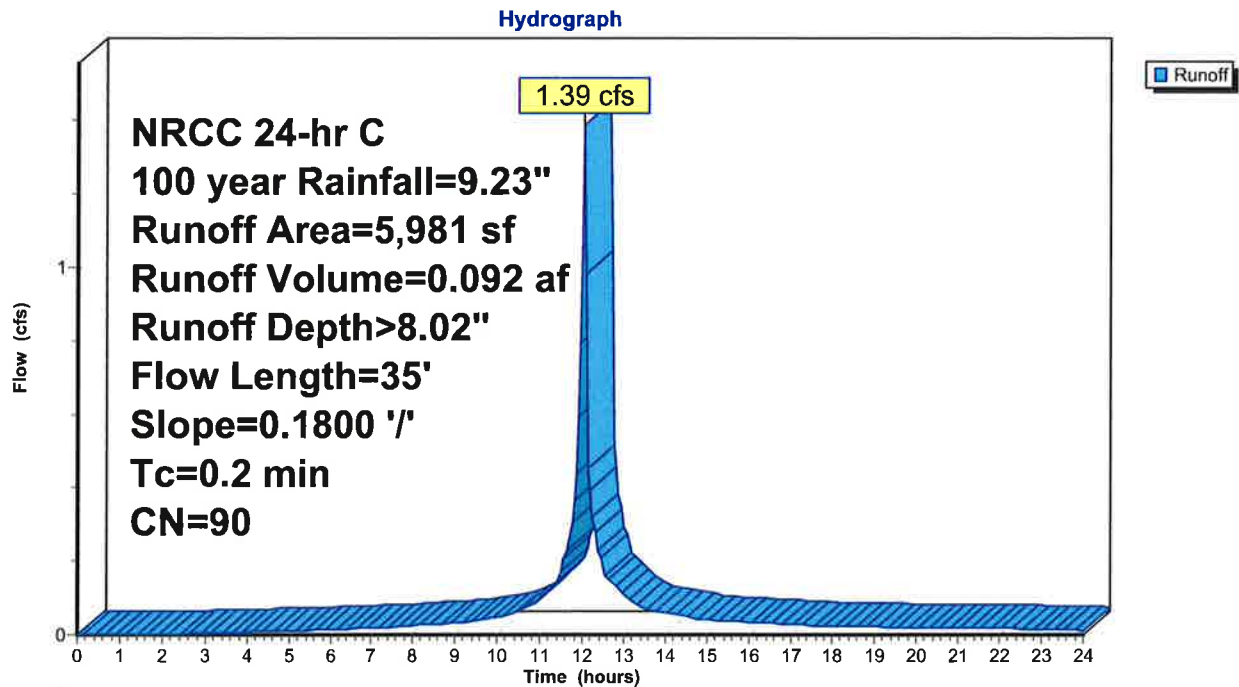
Runoff = 1.39 cfs @ 12.05 hrs, Volume= 0.092 af, Depth> 8.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr C 100 year Rainfall=9.23"

	Area (sf)	CN	Description
*	3,445	98	Ledge
	2,536	79	<50% Grass cover, Poor, HSG B
	5,981	90	Weighted Average
	2,536		42.40% Pervious Area
	3,445		57.60% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	35	0.1800	2.81		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.50"

Subcatchment Ledge: Post Development



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NRCC 24-hr C 100 year Rainfall=9.23"

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Summary for Subcatchment Post Dev: Addnl Imp Surf

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.81 cfs @ 12.05 hrs, Volume= 0.058 af, Depth> 8.99"

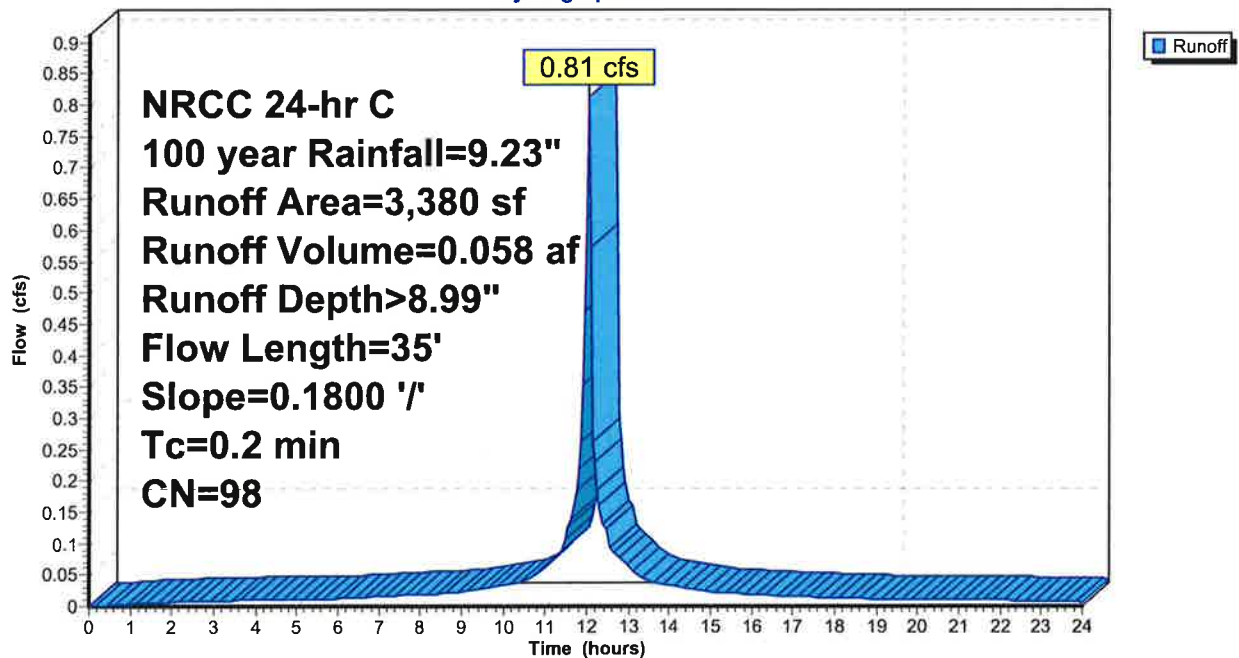
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr C 100 year Rainfall=9.23"

Area (sf)	CN	Description
* 3,380	98	Impervious Area Constructed
3,380		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	35	0.1800	2.81		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.50"

Subcatchment Post Dev: Addnl Imp Surf

Hydrograph



21 NETHERMONT HYDROCAD

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Summary for Subcatchment Pre Dev: Wooded - High Runoff Potential

[49] Hint: Tc<2dt may require smaller dt

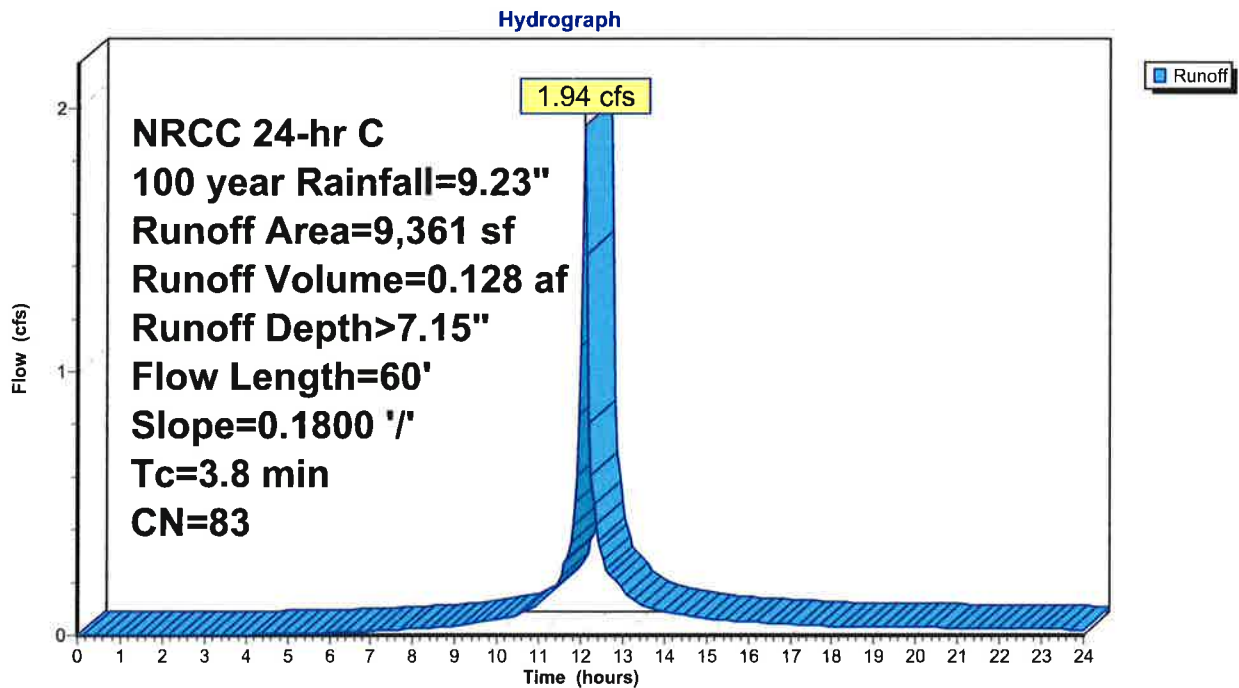
Runoff = 1.94 cfs @ 12.10 hrs, Volume= 0.128 af, Depth> 7.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr C 100 year Rainfall=9.23"

Area (sf)	CN	Description
9,361	83	Woods, Poor, HSG D
9,361		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.8	60	0.1800	0.27		Sheet Flow, Grass: Dense n= 0.240 P2= 3.50"

Subcatchment Pre Dev: Wooded - High Runoff Potential



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21 Nethermont Drainage Calcs REV per RPRC Comments

NRCC 24-hr C 100 year Rainfall=9.23"

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Summary for Pond Imp: 30 L.F. - 36" PIPE

[88] Warning: Qout>Qin may require smaller dt or Finer Routing

Inflow Area = 0.078 ac, 100.00% Impervious, Inflow Depth > 8.99" for 100 year event
Inflow = 0.81 cfs @ 12.05 hrs, Volume= 0.058 af
Outflow = 0.82 cfs @ 12.09 hrs, Volume= 0.058 af, Atten= 0%, Lag= 2.8 min
Primary = 0.82 cfs @ 12.09 hrs, Volume= 0.058 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 482.19' @ 12.08 hrs Surf.Area= 55 sf Storage= 201 cf

Plug-Flow detention time= 3.1 min calculated for 0.058 af (100% of inflow)
Center-of-Mass det. time= 2.9 min (737.8 - 734.9)

Volume	Invert	Avail.Storage	Storage Description
#1	479.50'	212 cf	36.0" Round Pipe Storage L= 30.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	479.50'	3.0" Vert. Orifice/Grate C= 0.600
#2	Primary	482.00'	2.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.5' Crest Height

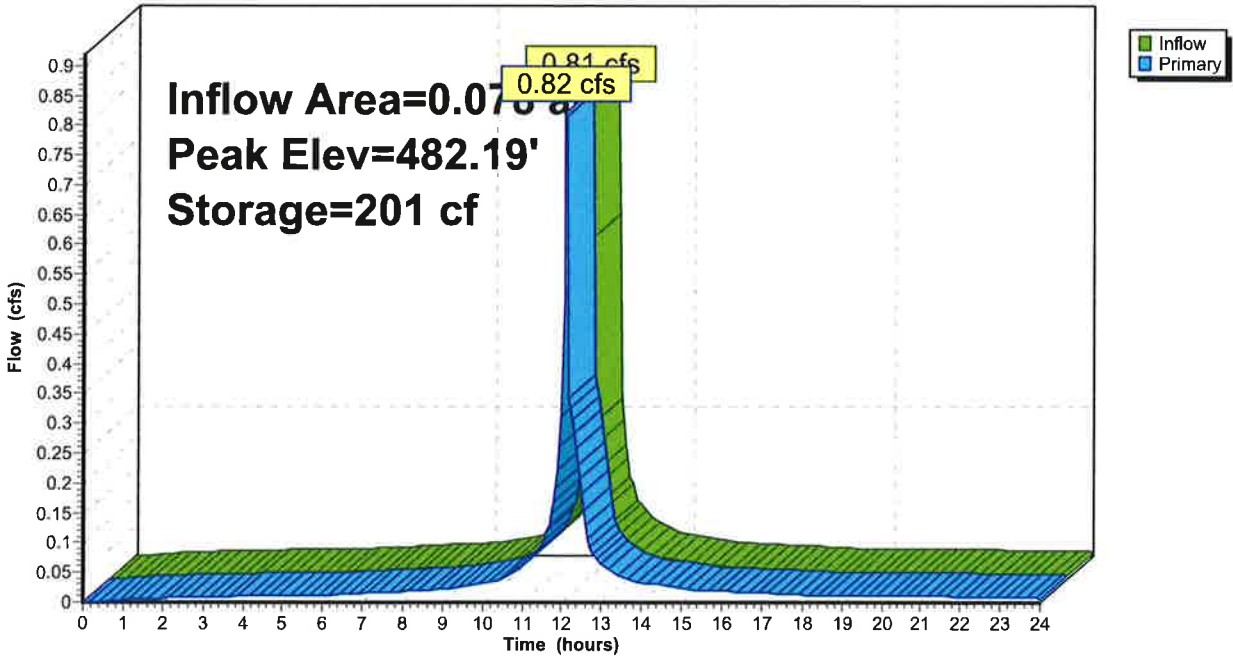
Primary OutFlow Max=0.78 cfs @ 12.09 hrs HW=482.15' (Free Discharge)

1=Orifice/Grate (Orifice Controls 0.38 cfs @ 7.66 fps)

2=Sharp-Crested Rectangular Weir (Weir Controls 0.40 cfs @ 1.33 fps)

Pond Imp: 30 L.F. - 36" PIPE

Hydrograph



21 NETHERMONT HYDROCAD

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21 Nethermont Drainage Calcs REV per RPRC Comments

NRCC 24-hr C 100 year Rainfall=9.23"

Printed 9/29/2020

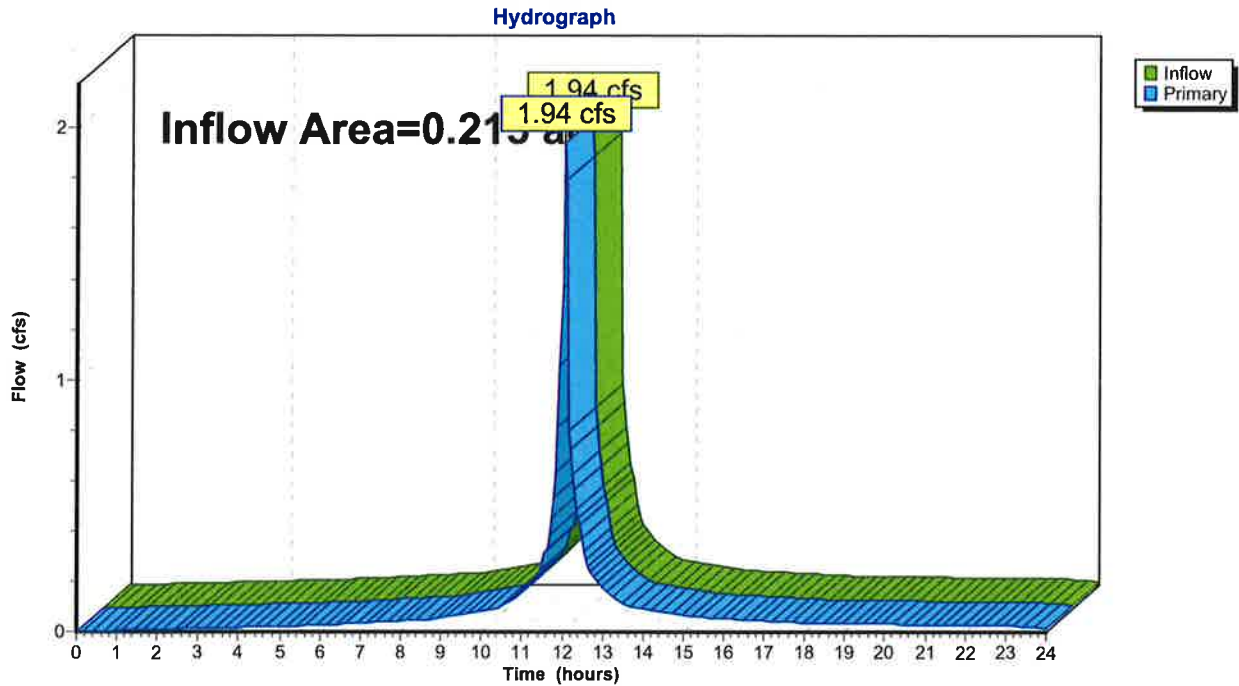
Page 11

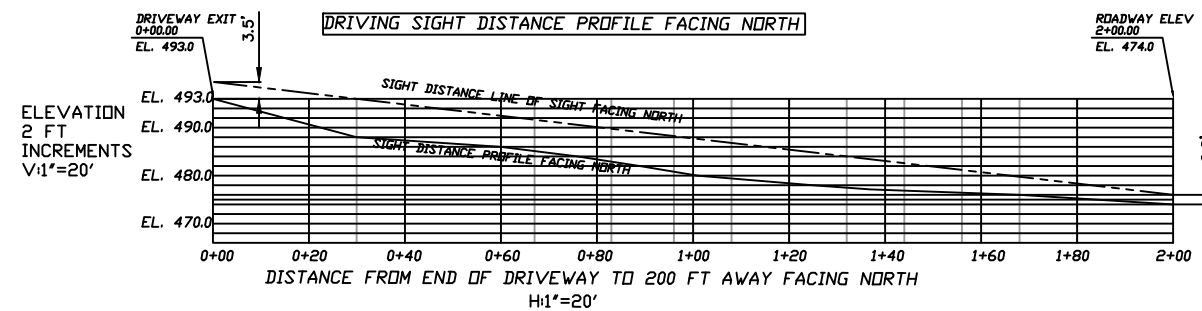
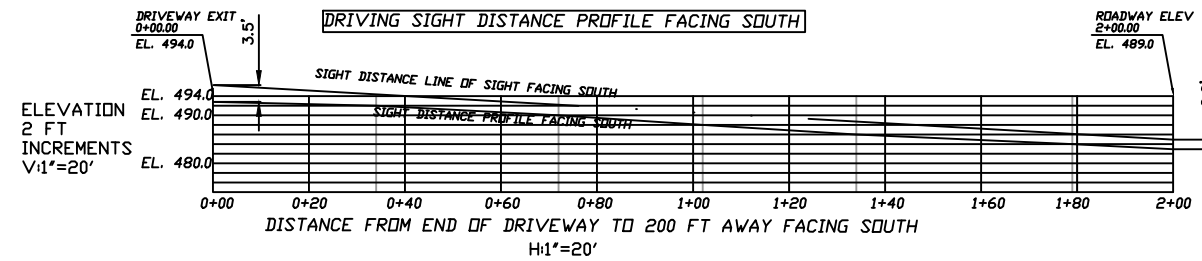
Summary for Link Runoff Post Dev: Runoff Post Dev

Inflow Area = 0.215 ac, 72.91% Impervious, Inflow Depth > 8.37" for 100 year event
Inflow = 1.94 cfs @ 12.07 hrs, Volume= 0.150 af
Primary = 1.94 cfs @ 12.07 hrs, Volume= 0.150 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link Runoff Post Dev: Runoff Post Dev

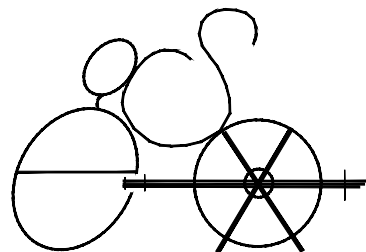




SIGHT DISTANCE PROFILES
 TAX ID: SECTION 122.16 BLOCK 4 LOT 41
 AS SHOWN ON THE OFFICIAL TAX MAP OF
 NORTH CASTLE
 LOCATED IN THE
 TOWN OF NORTH CASTLE
 P.O. BOX: WHITE PLAINS, NY
 WESTCHESTER COUNTY, NEW YORK.

SCALE: 1" = 20'

DATE: SEPTEMBER 10, 2020
 REV: SEPTEMBER 29, 2020

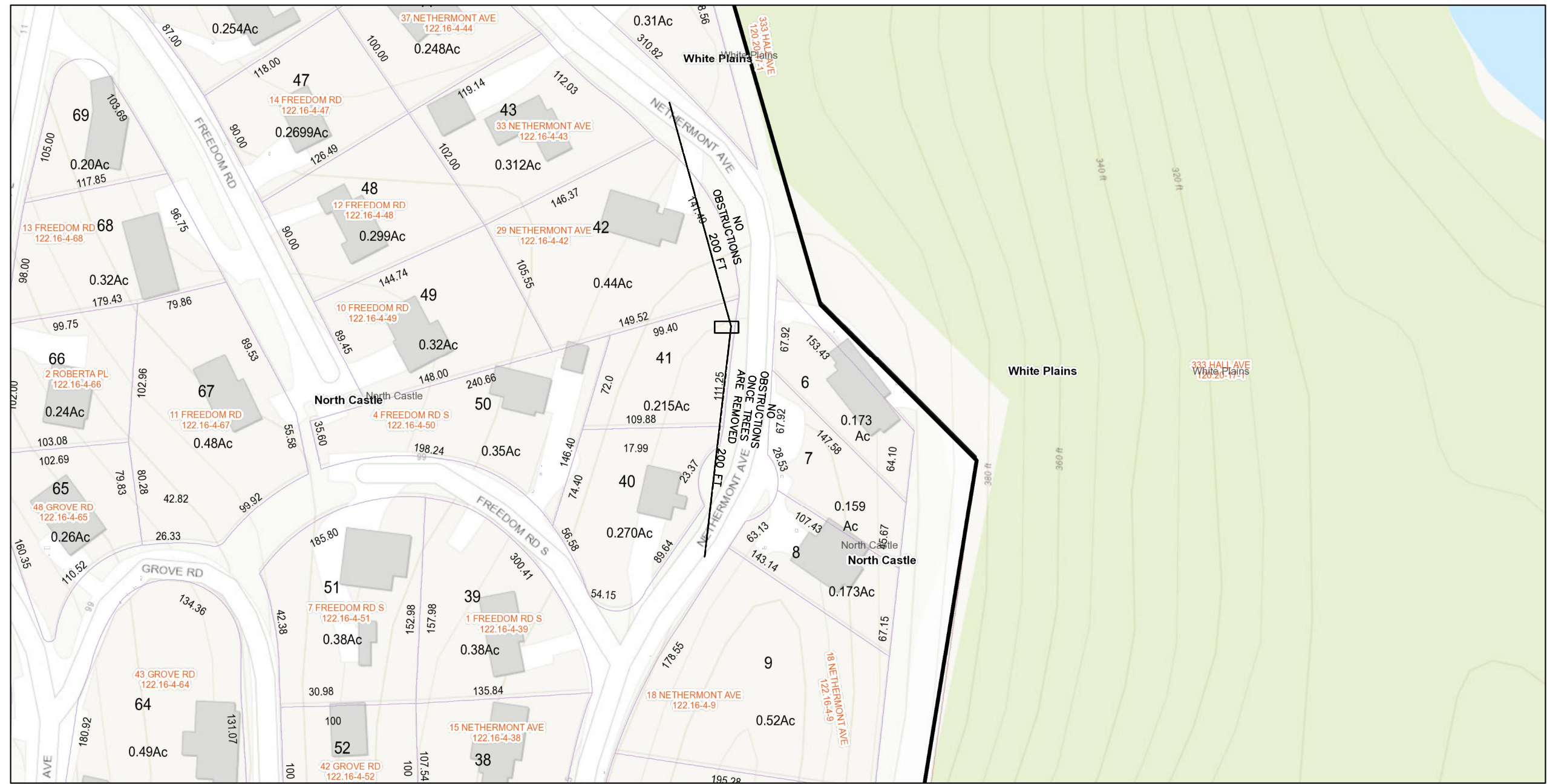


GABRIEL E. SENOR, P.C.

CONSULTING ENGINEER • LAND SURVEYORS
 90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
 (914) 422-0070 FAX 422-3009

21 NETHERMONT SIGHT DISTANCE PLAN VIEW

Mapping Westchester County



District Boundaries
Municipal Boundaries

FIELD VERIFIED THAT POST CONSTRUCTION, IT APPEARS THAT THERE WILL BE NO VISUAL OBSTRUCTION TO THE NORTH AND NO VISUAL OBSTRUCTION TO THE SOUTH.

0 55 110 220 ft
1:1,128 September 29, 2020

N
GIS
<http://giswww.westchestergov.com>
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

GENERAL NOTES

SECTION 1 - EXECUTION AND INTENT OF DRAWINGS

- 1.1 THE CONTRACTOR, BEFORE SUBMITTING A PROPOSAL, SHALL VISIT THE PREMISES FAMILIARIZING HIMSELF AS TO THE NATURE AND SCOPE OF THE WORK AND DIFFICULTIES THAT ATTEND ITS EXECUTION.
1.2 THE SUBMISSION OF THE PROPOSAL WILL BE CONSIDERED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE...
1.3 THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS, THESE NOTES, AND CONDITIONS BEFORE COMMENCING ANY WORK OR ORDERING MATERIALS...
1.4 THE CONTRACTOR SHALL REVIEW THESE DOCUMENTS TO INSURE A FULL UNDERSTANDING OF THE SCOPE OF WORK...
1.5 IF ANY UNFORESEEN CONDITIONS ARISE DURING ANY PORTION OF THE WORK, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE ARCHITECT AT ONCE.
1.6 THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE.
1.7 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OVERALL COORDINATION WITH ALL SUBCONTRACTORS...
1.8 WHEN "APPROVED EQUAL," "EQUAL TO" OR OTHER GENERAL QUALIFYING TERMS ARE USED, IT SHALL BE BASED UPON THE REVIEW AND APPROVAL BY THE ARCHITECT...
1.9 ALL WORK SHOWN ON THE CONSTRUCTION DOCUMENTS SHALL BE FURNISHED AND INSTALLED UNDER THIS CONTRACT UNLESS NOTED OTHERWISE.
1.10 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF WORKMEN, PUBLIC AND PROPERTY.
1.11 ALL REQUIRED EXITS AND EXIT APPROACH SHALL BE CONTINUOUSLY MAINTAINED FREE OF OBSTRUCTIONS THROUGHOUT THE CONSTRUCTION.
1.12 DURING THE ENTIRE CONSTRUCTION PERIOD, ALL EXISTING LIGHTING, FIRE PROTECTION DEVICES AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED.
1.13 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION, CHOPPING AND PATCHING FOR ALL TRADES...
1.14 THE CHARACTER AND SCOPE OF THE WORK ARE ILLUSTRATED BY THE CONTRACT DRAWINGS...
1.15 BEFORE WORK COMMENCES THE ARCHITECT IS TO APPROVE ALL LAYOUTS.
1.16 THE GENERAL CONTRACTOR SHALL FURNISH A LIST OF SUB-CONTRACTORS AND MANUFACTURERS HE INTENDS TO USE BEFORE WORK COMMENCES.
1.17 DRAWINGS SHALL NOT BE SCALED, LARGER SCALE DRAWINGS SHALL ALWAYS GOVERN OVER SMALLER SCALE DRAWINGS.
1.18 THE A.I.A. A101 STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR, 1977 EDITION, B201 GENERAL CONDITIONS, 1976 EDITION, SHALL BE BINDING ON THE WORK.
1.19 THE G.C. SHALL SUBMIT A CONSTRUCTION SCHEDULE AND SCHEDULE OF CONSTRUCTION COST VALUES PRIOR TO THE START OF CONSTRUCTION.
1.20 THE GENERAL CONTRACTOR UPON ACCEPTANCE OF THE DRAWINGS ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIAL AND WORKMANSHIP OF THE WORK DESCRIBED IN THESE NOTES AND DRAWINGS...
1.21 ALL EXISTING APPURTENANCES NOT BEING REMOVED SHALL BE REFINISHED WHERE REQUIRED...
1.22 WHERE OPENINGS OCCUR IN EXISTING FIRE RATED AREAS OR PARTITIONS DUE TO EXISTING OR NEW CONDUIT RUNS, DUCTWORK, CABLES, PIPING, ETC...
SECTION 2 - GOVERNING AGENCIES AND PERMITS
2.1 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY BUILDING PERMITS AND FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS...
2.2 THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND REGULATORY AGENCIES CODES HAVING JURISDICTION.
2.3 ALL MATERIALS, ASSEMBLIES, CONSTRUCTION AND EQUIPMENT SHALL CONFORM TO THE TO THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE...
2.4 ALL WOOD SHALL BE FIRE-PROOFED AS REQUIRED BY THE BUILDING CODE.
2.5 IF THE CONTRACTOR VIOLATES ANY BUILDING OR FIRE DEPARTMENT CODES OR REGULATIONS, HE SHALL AT HIS OWN EXPENSE BEAR THE COSTS OF ALL PENALTIES AND CORRECTIVE MEASURES...
SECTION 3 - INSURANCES
3.1 NO WORK SHALL COMMENCE UNTIL PROPER CERTIFICATES OF INSURANCE IN THE AMOUNT AGREED TO ARE SUBMITTED TO THE OWNER.
SECTION 4 - WORKMANSHIP
4.1 THE GENERAL CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP AGAINST DEFECTS FOR ONE YEAR FROM FINAL PAYMENT...
4.2 ANY PATCHING AND FINISHING NECESSARY TO FINISH ANY WORK, BUT NOT CALLED OUT ON THESE DRAWINGS, IS CONSIDERED TO BE WITHIN THE SCOPE OF THE WORK.
4.3 THE GENERAL CONTRACTOR SHALL CONTROL CLEANING TO PREVENT DIRT AND DUST FROM LEAVING THE JOB SITE...
4.4 ALL WALLS SHALL BE PROPERLY PREPARED (SPACKLED, SANDED, ETC.) FOR PAINTING OR WALLCOVERING AS PER MANUFACTURER'S SPECIFICATIONS.
4.5 ALL WORK SHALL BE PERFORMED IN A FIRST CLASS MANNER AND IN ACCORDANCE WITH BEST PRACTICES WITH FIRST CLASS MATERIALS.
4.6 THE GENERAL CONTRACTOR WARRANTS THAT NONE BUT EX-PERIENCED WORKMEN SHALL BE EMPLOYED ON THE PROJECT.
4.7 NO INFERIOR WORK OR MATERIALS SHALL BE ACCEPTED ON THIS PROJECT...
4.8 ANY SUBSTITUTION THE GENERAL CONTRACTOR WISHES TO MAKE OTHER THAN THOSE STATED IN HIS PROPOSAL, SHALL BE SUBMITTED IN WRITING WITH THE COST DIFFERENCE BEFORE IT IS ACCEPTED.
4.9 THE GENERAL CONTRACTOR SHALL PERIODICALLY REMOVE ALL RUBBISH AND DEBRIS OF BOTH HIS OWN AND OTHER SUB-CONTRACTORS EMPLOYEES...
SECTION 5 - CHANGE ORDERS AND FIELD ORDERS
5.1 THE OWNER WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING OR DEDUCTING FROM THE WORK...
SECTION 6 - CUTTING AND PATCHING
6.1 THE GENERAL CONTRACTOR SHALL DO ALL PATCHING REQUIRED FOR ALL SUBCONTRACTORS TO COMPLETE THEIR WORK.
6.2 ALL PENETRATIONS THROUGH FIRE PARTITIONS SHALL BE FIRESTOPPED OR FILLED WITH NONCOMBUSTIBLE MATERIALS...
6.3 ALL EXISTING VALVES AND CONTROLS FOR MECHANICAL EQUIPMENT ARE TO BE KEPT CLEAN AND READY FOR ACCESS...

SECTION 7 - PROTECTION OF WORK AND PROPERTY

- 7.1 THE GENERAL CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR THE EXISTING STRUCTURES, FACILITIES AND IMPROVEMENTS ADJOINING THE AREA UNDER THIS CONTRACT...
7.2 THE G.C. SHALL BE RESPONSIBLE FOR THE SECURITY OF THE CONSTRUCTION AREAS UNTIL THE SPACE IS TURNED OVER TO THE OWNER.
7.3 THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN FIRE EXTINGUISHERS AS REQUIRED BY OSHA AND THE FIRE DEPARTMENT THROUGHOUT THE CONSTRUCTION PERIOD.

SECTION 9 - SUBSTANTIAL COMPLETION

- 9.1 SUBSTANTIAL COMPLETION OF THE WORK IS DEFINED AS THE DATE CERTIFIED BY THE OWNER WHEN CONSTRUCTION IS SUFFICIENTLY COMPLETE...
9.2 BEFORE FINAL PAYMENT IS ISSUED THE FOLLOWING ITEMS MUST BE SUBMITTED BUT THESE SUBMISSIONS IS NOT LIMITED TO THESE ITEMS:
1. WAIVER OF LIENS
2. ALL WARRANTIES AND GUARANTEES
3. MANUALS AND INSTRUCTIONS
4. AS BUILT DRAWINGS

SECTION 10 - ASBESTOS

- 10.1 IF THE CONTRACTOR ENCOUNTERS ASBESTOS HE SHALL NOTIFY THE OWNER'S PROJECT MANAGER IMMEDIATELY AND TAKE PRECAUTIONS TO NOT DISTURB THE ASBESTOS UNTIL PROPER MEASURES FOR ITS REMOVAL HAVE BEEN MADE.

GENERAL CONSTRUCTION NOTES

- 1. CONTRACTOR ACCEPTS THE RESPONSIBILITY TO PROVIDE ALL ITEMS AND SERVICES REQUIRED AS INDICATED ON THESE DRAWINGS AND IN CONFORMANCE WITH ALL THE NOTES, DETAILS, DRAWINGS, ETC. CONTAINED WITHIN THIS SET OF CONSTRUCTION DOCUMENTS...
2. ALL WORK SHALL COMPLY WITH THE LOCAL MUNICIPALITY & THE RESIDENTIAL CODE OF NEW YORK STATE ALONG WITH ALL OTHER APPLICABLE CODES & AGENCIES HAVING JURISDICTION...
3. CONTRACTOR(S) SHALL FOLLOW ALL LISTED AND NOTED DIMENSIONS AND NOTES. DO NOT SCALE OFF OF DRAWINGS.
4. CONTRACTOR TO NOTIFY THE OWNER, IN A TIMELY MANNER, WHEN THE WORK WILL BEGIN ON THE PROJECT AND SHALL COORDINATE WITH SAME...
5. CONTRACTOR TO COORDINATE WORK WITH REQUIRED INSPECTIONS SO AS TO NOT DELAY THE PROGRESS OF THE PROJECT.
6. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH ALL OTHER CONTRACTORS AND SHALL CUT, LAY AND INSTALL THEIR WORK AT SUCH A TIME AND MANNER SO THAT NO DELAY OR INTERFERENCE WITH THE CARRYING FORWARD OF THE WORK OF OTHER CONTRACTORS SHALL OCCUR.
7. CONTRACTOR TO INSTITUTE & MAINTAIN ALL SAFETY MEASURES & AND SHALL PROVIDE ALL EQUIPMENT AND TEMPORARY CONSTRUCTION NECESSARY TO SAFEGUARD ALL PERSONS & PROPERTY...
8. WITH THE EXCEPTION OF THE INITIAL BUILDING PERMIT, ALL PERMITS SHALL BE SECURED BY, AND AT THE EXPENSE OF THE CONTRACTOR...
9. THIS PROJECT TO BE FILED UNDER SEPARATE ELECTRICAL AND PLUMBING PERMITS AT THE EXPENSE OF THE CONTRACTOR(S)...
10. CONTRACTOR SHALL NOTIFY ARCHITECT DURING THE DEMOLITION PHASE OF ANY QUESTIONABLE CONDITION OF EXPOSED MATERIALS THAT ARE TO REMAIN...
11. ALL PATCHING & REPAIRING SHALL BE DONE WITH MATERIAL & WORKMANSHIP TO MATCH ADJACENT...
12. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE BEST ACCEPTABLE TRADE PRACTICES...
13. ANY SUBSTITUTION TO ANY SPECIFIED MATERIALS OR ASSEMBLIES REQUESTED BY THE CONTRACTOR SHALL BE PRESENTED TO THE ARCHITECT IN A TIMELY MANNER...
14. ALL CONSTRUCTION DEBRIS & REFUSE SHALL BE REMOVED FROM THE PROJECT SITE ON A REGULAR BASIS...
15. ALL FINISHES SHALL COMPLY WITH THE NEW YORK STATE BUILDING CODE...
16. ALL FIXTURES, FINISHES, FURNISHINGS, EQUIPMENT, HARDWARE, ETC. TO BE APPROVED OF BY THE OWNER...
17. ALL STRUCTURAL CONCRETE SHALL COMPLY WITH ACI SPECIFICATIONS & HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3,500 PSI @ DAY 28.
18. ALL CMU FOUNDATIONS SHALL BE REINFORCED VERTICALLY WITH HOT GALVANIZED ASTM A653 OR EPOXY COATED GRADE 60 OR BETTER DEFORMED REBAR...
19. BEARING CAPACITY OF SOIL 1.5 KIPS/F. MINIMUM ASSUMED.
20. ALL STRUCTURAL STEEL TO BE A-36 GRADE...
21. ALL INTERIOR STRUCTURAL LUMBER TO BE DOUGLAS FIR-LARCH NO. 2 OR EQUAL...
22. ALL CONCRETE, MASONRY, AND EXTERIOR LUMBER FASTENERS, SCREWS, ANCHORS, STRUCTURAL ACCESSORIES, ETC. TO BE HOT-DIPPED GALVANIZED...
23. ALL STRUCTURAL SHEATHING SHALL BE INSTALLED WITH THE FACE GRAIN PERPENDICULAR TO THE FRAMING BENEATH...
24. NO RESPONSIBILITY HAS BEEN ASSUMED BY THE ARCHITECT FOR INFORMATION SUPPLIED BY OTHERS...
25. ANY SITE OBSERVATIONS PERFORMED BY THE ARCHITECT ARE SOLELY FOR THE ARCHITECT'S PURPOSE OF DETERMINING IF THE WORK IS BEING CARRIED OUT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS...
26. THESE CONSTRUCTION DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO THE OWNER AT THE COMPLETION OF BIDDING AND/OR CONSTRUCTION...

CODE DATA

BUILDING:..... 2020 N.Y. STATE RESIDENTIAL BUILDING CODE
BUILDING:..... 2020 N.Y. STATE BUILDING CODE
ENERGY:..... 2020 N.Y. STATE ENERGY CONSERVATION CODE

Table with columns: LOCATION, CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA, GROUND SNOW LOAD, WIND SPEED, SEISMIC DESIGN CATEGORY, WEATHERG, FROST LINE, TERMITES, DECAY, WINTER DESIGN TEMPERATURE, ICE SHIELD REQUIREMENT, FLOOD HAZARD.

NYS ENERGY CONSERVATION CODE

BUILDING TYPE: SINGLE FAMILY RESIDENTIAL
DESIGN DEGREE DAYS: 5500-5999
DESIGN TEMPERATURE: 0 DEGREES F, 7.2 DEGREES F.
CODE DESIGN METHOD: IRC 2000 (TABLE N102.1)

Table with columns: ENVELOPE COMPONENT, R VALUE REQUIRED, R VALUE PROVIDED. Rows include EXTERIOR WALL, ROOF/CEILING, FLOOR, GLAZING.

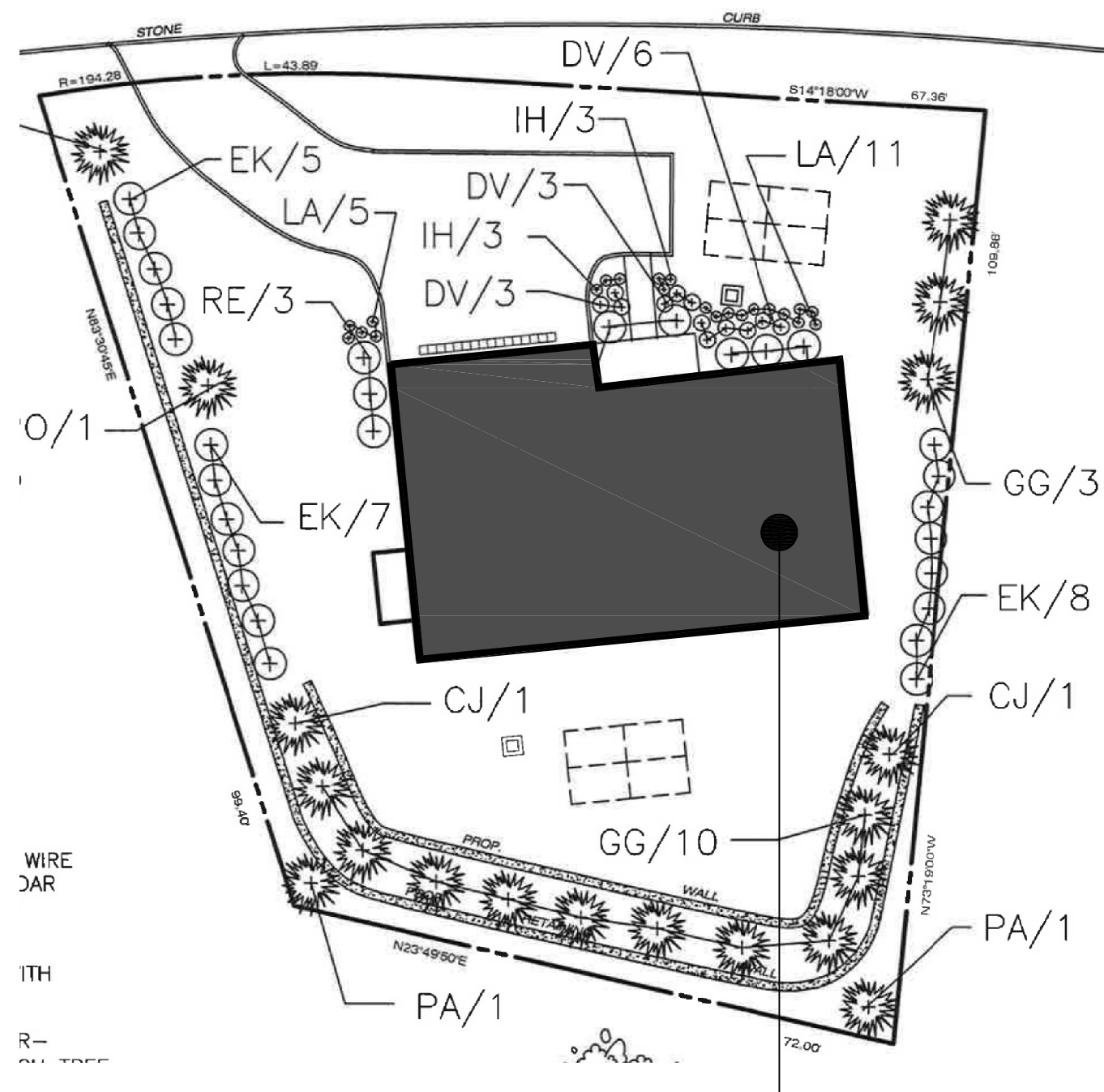
I, JEFFREY TAYLOR, RA CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS CONFORM WITH THE APPLICABLE SECTIONS OF THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.

HEATING EQUIPMENT TYPE: SHALL BE SPECIFIED BY THE H.V.A.C. CONTRACTOR. ALL H.V.A.C. SERVICE WATER EQUIPMENT SHALL COMPLY WITH THE EFFICIENCY RATINGS REQUIRED BY N.Y.S.E.C. ELECTRIC RADIANT FLOOR HEATING THROUGHOUT NEW ADDITION...

PIPE INSULATION: PROVIDE PIPE INSULATION AT HEATING AND HOT WATER PIPES OUTSIDE OF INSULATED WALL AND FLOOR AREAS.

SITE LOCATION MAP

CITY OF TOWN OF NORTH CASTLE, NY
R-5 (SPLIT LEVEL DWELLING) - ZONING REGULATIONS
SECTION: 122.16; BLOCK: 4 ; LOT: 41



DELAURENTIIS RESIDENCE

NEW CONSTRUCTION
21 NETHERMONT AVENUE
TOWN OF NORTH CASTLE, NY 10504

LIST OF DRAWINGS

Table with columns: DWG. #, LIST OF DRAWINGS, ISSUED FOR PLANNING BOARD APPROVAL, REVISED & ISSUED, RE-ISSUED NO CHANGE, ISSUED PER RPRC COMMENTS.

PROJECT TEAM

ARCHITECT
JEFFREY TAYLOR ARCHITECT
572 NORTH BROADWAY
WHITE PLAINS, NY 10603
PHONE: (914) 289-0011
CONTACT: JEFFREY TAYLOR

CIVIL ENGINEER
GABRIEL E. SENOR, PC
90 NORTH CENTRAL AVE.
HARTSDALE, NEW YORK, 10530
PHONE: (914) 422-0070
CONTACT: GREG



572 NORTH BROADWAY
WHITE PLAINS, NEW YORK 10603

TEL 914 289 0011



SEP 29 2020

ISSUED FOR PLANNING BOARD APPROVAL
09.14.20
UPDATED PER RPRC COMMENTS
09.29.20

PROJECT NO. 9458
START DATE: 08.02.20
DRAWN BY: FTA (R.M)
SCALE: AS NOTED

SHEET TITLE:

TITLE SHEET / CODE DATA

DELAURENTIIS RESIDENCE
NEW HOUSE CONSTRUCTION

21 NETHERMONT AVENUE
TOWN OF NORTH CASTLE, NY 10504

SHEET NO:

T-100.00



REFERENCE PHOTO OF HOUSE ELEVATION



A SITE PHOTO



SITE PHOTO



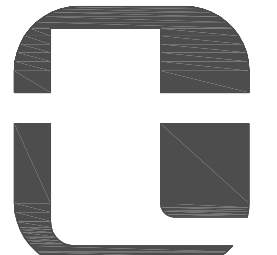
SITE PHOTO



SITE PHOTO



SITE PHOTO



**JEFFREY
TAYLOR
ARCHITECT**

572 NORTH BROADWAY
WHITE PLAINS, NEW YORK 10603

TEL 914 289 0011



SEP 29 2020

REVISIONS:
09.14.20 ISSUED FOR PLANNING BOARD APPROVAL
09.23.20 UPDATED PER RPRC COMMENTS

PROJECT NO. 9458
START DATE: 08.02.20
DRAWN BY: FTA (R.M)
SCALE: AS NOTED

SHEET TITLE:
SITE PHOTOS

DELAURENTIS RESIDENCE
NEW HOUSE CONSTRUCTION
21 NETHERMONT AVENUE
TOWN OF NORTH CASTLE, NY 10504

SHEET NO:

PH-100.00

PLUMBING NOTES
PLUMBER SHALL FILE SEPARATELY FOR ALL PERMITS AND INSPECTIONS
PLUMBER SHALL FILE SEPARATELY FOR ALL PLUMBING PERMITS AND INSPECTIONS
1. ALL FIXTURES SHALL BE PROVIDED BY OWNER AND INSTALLED BY PLUMBING CONTRACTOR U.O.N.
2. COORDINATE ALL FIXTURE LOCATIONS WITH THE REQUIREMENTS OF THE OWNER AND IN ACCORDANCE W/ THE CODE.
3. PROVIDE ALL REQUIRED ROUGH PLUMBING, CONNECTIONS TO HARDWARE, WASTE CONNECTIONS TO FIXTURES, VENTING, ETC. AS REQ'D.
4. MAINTAIN ALL REQUIRED CLEARANCES AROUND EACH FIXTURE IN ACCORDANCE w/ FIGURE R307.2 OF THE RESIDENTIAL CODE.
5. ALL HOT WATER SHALL BE DOUBLE PIPED WITH CIRCULATING PUMP.
6. ALL HOT AND COLD WATER PIPES SHALL BE PEX THROUGHOUT HOUSE WITH A CIRCULATOR PUMP. (FOR HOT WATER)
7. HOT WATER HEATER SHALL BE PROPANE FIRED AND HIGHEST EFFICIENCY AVAILABLE ON MARKET WITH MINIMUM 100 GALLON CAPACITY.

ELECTRICAL & POWER NOTES
ELECTRICIAN SHALL FILE SEPARATELY FOR ALL PLUMBING PERMITS AND INSPECTIONS
1. ELECTRICIAN SHALL BE LICENSED AND INSURED TO PERFORM WORK IN THIS JURISDICTION.
2. ALL DEVICES AND WIRING SHALL BE OF AN APPROVED TYPE AS REQUIRED BY THE N.E.C. AND ALL LOCAL CODES GOVERNING.
3. ALL STANDARD RECESSED FIXTURES SHALL BY I.C. TYPE 100-60-WATT PAR 30 BULBS U.O.N. COORDINATE TRIM KITS WITH OWNER.
4. COORDINATE TYPE AND LOCATIONS ALL FIXTURES, SWITCHES, DEVICES AND OUTLETS WITH OWNER.
5. PROVIDE MIN. 100 C.F.M. FANS IN BATHROOMS. FAN SHALL BE INSTALLED WITH A RIGID DUCT RUNNING DIRECTLY TO THE EXTERIOR.
6. ALL FIXTURES LOCATED WITHIN BATHROOMS AND LOCATED OUTSIDE SHALL BE RATED FOR WET SERVICE.
7. ALL SURFACE FIXTURES SHALL HAVE A COVER OR GLOBE - NO BARE-BULB FIXTURES PERMITTED.
8. ELECTRICIAN SHALL EVALUATE THE ELECTRICAL PANEL AND UPGRADE AS REQUIRED. CONTRACTOR SHALL COORDINATE WORK AND COMPLY WITH THE LOCAL UTILITY COMPANY AS REQUIRED.
9. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT THE LIGHT FIXTURE TRIM SPECIFIED IS COMPATIBLE WITH CEILING CONSTRUCTION SPECIFIED.
10. MULTIPLE ADJACENT SWITCHES SHALL BE MOUNTED IN A SINGLE MULTI-GANG BOX AND BE COVERED WITH A SINGLE CONTINUOUS FACEPLATE. WHERE AN ADDITIONAL SWITCH IS ADDED TO AN EXISTING SWITCH LOCATION, REMOVE EXISTING SWITCHES AND PROVIDE A NEW SINGLE FACEPLATE.
11. *AREA OF NEW CEILING IS NOTED SCHEMATICALLY ONLY AND DOES NOT CONSTITUTE "THE LIMITS FOR SCOPE OF WORK. CONTRACTOR TO VERIFY SCOPE OF REMOVALS AND NEW CONSTRUCTION TO DETERMINE LIMITS OF NEW CEILING CONSTRUCTION.
12. PROVIDE ALL NECESSARY HANGERS & CLIPS FOR PROPER LIGHT FIXTURE INSTALLATION
13. FOR LIGHT SWITCHES AND EXHAUST FAN CONTROLS SEE ELECTRICAL DRAWINGS.
14. LIGHTING SHALL HAVE DIMMER SWITCHES.
15. PATCH EXISTING CEILING AT AREA OF NEW CONSTRUCTION AND ALONG ACCESSIBLE ROUTE FOR ALL TRADES, INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, AND PLUMBING TRADES.
16. ALL CEILING REGISTERS TO BE CENTERED IN CEILING COORDINATE WITH OWNER.
17. ELECTRICAL CONTRACTOR TO HARD WIRE SMOKE & CARBON MONOXIDE DETECTORS.
18. ALL TOILET ROOM EXHAUST FANS SHALL BE MIN. 100 CFM (WHISPER FANS).
19. COORDINATE NEW GENERATOR INTERLOCKING WITH THE MAIN PANEL.
20. CONTRACTOR SHALL INSTALL ALL LIGHTS PROVIDE BY OWNER.
21. ALL LIGHT SHALL BE LED.

H.V.A.C NOTES
H.V.A.C G.C. SHALL FILE SEPARATELY FOR ALL PERMITS AND INSPECTIONS
1. THE HVAC SYSTEM FOR THE ENTIRE HOUSE CONSTRUCTION IS TO BE COORDINATED AND REVIEWED WITH THE OWNER AND THE ARCHITECT PRIOR TO CONSTRUCTION ANY COST ASSOCIATED WITH ADDITIONAL SERVICE THAT IS REQUIRED SHOULD BE INCLUDED IN THE BASE BID. ALL UNITS TO BE SUBMITTED TO OWNER AND ARCHITECT FOR APPROVAL.
2. TEMPORARY HEAT: THE CONTRACTOR SHALL FURNISH TEMPORARY HEAT FOR THE DURATION OF THE PROJECT, WHENEVER REQUIRED. SUFFICIENT HEAT OF THE PROPER AND ADEQUATE TEMPERATURE SHALL BE FURNISHED AS NEEDED TO CARRY OUT THE WORK OF ALL TRADES UNDER THE CORRECT CONDITIONS, INCLUDING THE REQUIRED DRYNESS FOR INSTALLATION OF VARIOUS MATERIALS. TEMPORARY HEATING UNITS SHALL BE ELECTRICAL AND SUCH AS ARE APPROVED BY THE AMERICAN INSURANCE ASSOCIATION AND LOCAL AUTHORITIES. A SUFFICIENT NUMBER OF UNITS SHALL BE PROVIDED TO AFFORD EVEN DISTRIBUTION TO HEAT THROUGHOUT THE BUILDING UNDER ALL CONDITIONS.
3. AC IS TO COMPLY WITH THE FOLLOWING CRITERIA: ALL ROOM TEMPERATURES ARE NOT TO EXCEED 72 DEGREES IN COOLING SEASON, OR BE LESS THAN 65 DEGREES IN THE HEATING SEASON.
4. LOCATION OF THERMOSTATS TO BE REVIEWED WITH OWNER AND ARCHITECT PRIOR TO INSTALLATION.
5. DUCTING AND GRILLES, PER "H" DRAWINGS.
6. REVIEW SIZE, LAYOUT, LOCATION AND TYPE OF HVAC GRILLES WITH THE OWNER AND ARCHITECT IN THE FIELD PRIOR TO CONSTRUCTION.
7. BALANCE THE SYSTEM: THE ENTIRE AC SYSTEM IS TO BE BALANCED ONCE THE CONSTRUCTION IS COMPLETED.
8. CONTRACTOR SHALL INSTALL BOILER PER "H" DRAWINGS.
9. CONTRACTOR SHALL PROVIDE 2 SPLIT A/C UNITS PER "H" DRAWINGS.
10. ALL HVAC SYSTEM TO BE CONTROLLED BY I-PHONE.

SMOKE AND C.O DETECTORS
PER N.Y.S. CODE - SECTION R317:
PROVIDE SMOKE DETECTION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES THROUGHOUT THE ENTIRE DWELLING.
SMOKE ALARM SYSTEM SHALL BE HARD-WIRED AND INTERCONNECTED.
ALL SMOKE ALARMS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.
PROVIDE ONE SMOKE DETECTOR IN EACH ROOM USED FOR SLEEPING PURPOSES, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING AREAS, AND ONE ON EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS, GARAGES, AND CELLARS (BUT NOT CRAWL SPACES AND UNINHABITABLE ATTICS).
INSTALL CARBON MONOXIDE DETECTORS IN CONFORMANCE WITH PART 1225 OF TITLE 19 NYCRR.

FRAMING & FASTENING SCHEDULE
PROPOSED PROJECT SHALL COMPLY WITH THE FOLLOWING:
TABLE R602.3(1) FASTENERS SCHEDULE FOR STRUCTURAL MEMBERS
TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA
TABLE R301.4 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
TABLE R905.2.5 FASTENERS
TABLE R301.2.1.1 DESIGN CRITERIA: CONSTRUCTION DESIGNED IN ACCORDANCE WITH AMERICAN FOREST & PAPER ASSOCIATION (AF & PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (WFCM).
R905.2.5 FASTENERS
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MIN. 12 GAGE SHANK W/ A MIN. 3/8" HEAD ASTM 1067, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL AND A MIN. OF 3/4" INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN 3/4" THICK, THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING. FASTENERS SHALL COMPLY WITH ASTM F 1067.
R905.2.6 ATTACHMENT
ASPHALT ROOF SHINGLES SHALL HAVE A MIN. OF SIX FASTENERS PER SHINGLE WHERE THE ROOF IS IN ONE OF THE FOLLOWING CATEGORIES - THE BASIC WIND SPEED PER R301.2(4) IS 110 MPH OR GREATER AND THE EAVE IS 20' OR HIGHER ABOVE GRADE.
R905.2.7 UNDERLAYMENT APPLICATION
FOR ROOF SLOPES FROM TWO VERTICAL UNITS IN 12 UNITS HORIZ. UP TO FOUR UNITS VERT. IN 12 UNITS HORIZ. UNITS SHALL BE TWO LAYERS.

CARPENTRY NOTES
1. ALL FRAMING SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION AND ITS FASTENERS" AS PUBLISHED BY THE NATIONAL LUMBER MANUFACTURERS ASSOCIATION.
2. ALL LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD, SOUND, DRY MATERIAL, FREE FROM ROT, WARP, AND LOCAL KNOTS, SIPS, AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED AND OF SIZES INDICATED ON DRAWINGS.
3. ALL WORKMANSHIP INCLUDING NAILING, BLOCKING, BRIDGING, ETC., SHALL CONFORM TO THE LATEST EDITION OF THE RESIDENTIAL CODE OF THE STATE OF NEW YORK.
4. PROVIDE 4" X 6" OR 4" X 4" SOLID POST OR (2) 2" X 6" OR (2) 2" X 4" SPIKED AT BEARING POINTS OF ALL DOUBLE FRAMED MEMBERS UNLESS OTHERWISE NOTED AS REQUIRED FOR WALL THICKNESS.
5. ALL HEADERS SHALL BE (2) 2" X 12" UNLESS OTHERWISE NOTED.
6. PROVIDE (3) 2" X 6" SPIKED AT BEARING POINTS OF ALL TRIPLE FRAMING MEMBERS UNLESS OTHERWISE NOTED.
7. PROVIDE MID-HEIGHT BLOCKING IN ALL BEARING PARTITIONS.
8. PROVIDE "X" BRIDGING OR SOLID BLOCKING MAXIMUM 8'-0" ON CENTER AT MID-SPAN OF ALL FLOOR JOISTS SPANNING MORE THAN 8'-0".
9. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOIST AND AROUND ALL OPENINGS IN FLOORS, CEILINGS, AND ROOF.
10. FLASH THE FRONT AND REAR DECK AND ANY OTHER EXTERIOR DOORS WHEN THE DECK IS POURED AGAINST WOOD BOX BEAM.
11. LUMBER IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
12. ALL LUMBER USED FOR EXTERIOR DECKING, IF REQUIRED, SHALL BE PRESSURE TREATED, WHITE CEDAR OR MAHOGANY. SEE DRAWINGS FOR SIZES AND THICKNESSES. VERIFY FINISH WITH OWNER.
13. ALL NEW EXTERIOR SHEATHING SHALL BE 1/2" EXTERIOR PLYWOOD AS SHOWN ON DRAWINGS, AND NOTED ABOVE. ALL SHEATHING SHALL BE AGENCY APPROVED (E.G. GRADE DOUGLAS FIR PLYWOOD) AND SHALL BE SECURED IN ACCORDANCE WITH APA MINIMUM NAILING FREQUENCIES, TYPICALLY AS FOLLOWS:
EDGES 8" O.C. FIELD 9" O.C.
14. ALL INTERIOR PARTITIONS SHALL BE 5/8" GYPSUM BOARD ON EACH SIDE OF 2" X 4" STUD 16" INCHES ON CENTER UNLESS OTHERWISE NOTED.
15. A VAPOR BARRIER SHALL BE PROVIDED ON THE WARM SIDE OF ALL INSULATED CONSTRUCTION.
16. METHOD OF SUPPORT AT STAIRS OR STEPS SHALL BE BY CONTRACTOR. ALL STAIRS/STEPS TO SUPPORT 100 LB. LIVE LOAD.
17. STUD FRAMING HAVING AN UNSUPPORTED HEIGHT OF 10'-0" SHALL BE BRIDGED AT 8'-0" INTERVALS.
18. STUDS TO BE DOUBLED AT ALL SIDES OF OPENING IN EXTERIOR WALLS AND BEARING PARTITIONS.
19. ALL RAFTERS AND FLOOR FRAMING TO BE BRIDGED AT 8'-0" ON CENTER MAXIMUM INTERVALS.
20. ALL WOOD POSTS TO BE DOUGLAS FIR OR SOUTHERN YELLOW PINE NO. 1 OR BETTER.
21. CUT OFF AND DISCARD ALL SPLIT OR CHECKED ENDS OF LUMBER BEFORE USING.
22. PROVIDE BRIDGING SPACED NOT MORE THAN 8'-0" O.C. AND SOLID BLOCKING AT SUPPORTS.
23. PROVIDE TEMPORARY AND PERMANENT BRACING FOR FRAMING AS REQUIRED TO HOLD IT SECURELY IN POSITION AT ALL TIMES.
24. PROVIDE DOUBLE MEMBERS AROUND OPENINGS MORE THAN 16" WIDE.
25. PROVIDE A MINIMUM OF TWO MEMBERS OR SOLID BLOCKING AT 2'-0" O.C. UNDER ALL PARTITIONS THAT ARE PARALLEL TO FLOOR FRAMING.
26. PROVIDE NAILERS, LEDGERS AND BLOCKING WHERE REQUIRED, FASTEN SECURELY.
27. LAP AND SPIKE ENDS OF RAFTERS OR JOISTS, ANCHOR ALL FRAMING TO WALLS AT 2'-0" O.C. MAXIMUM WHEN RAFTERS OR JOISTS ARE PARALLEL TO WALLS.
28. PROVIDE ALL HARDWARE AND STORM CONNECTIONS AS REQUIRED TO PROPERLY SECURE AND SUPPORT THE FRAMING AND AS NOTICED ON DRAWINGS OR REQUIRED BY CODE.
29. LAMINATED VENEER LUMBER (LVL) BEAMS SHALL BE 2 O.G. P-LAM PRODUCTS AS MANUFACTURED BY THE GEORGIA - PACIFIC CORP. OR 2 O.G. GANG LAM PRODUCTS AS MANUFACTURED BY THE LOUISIANA - PACIFIC CORP. *THE ALLOWABLE STRESSES SHALL BE AS FOLLOWS (PSI):
FB 2,800 (FOR 12" DEPTH) (12D)19
FC PERPENDICULAR 750
FC 2,750
E 2,000,000
DO NOT SUBSTITUTE WITH OTHER MANUFACTURER'S PRODUCTS. THE CONTRACTOR SHALL INSPECT THE G-P LAM OR GANG LAM PRODUCTS UPON ARRIVAL AT THE JOB SITE AND REJECT ANY MATERIAL WHICH IS WARPED, WET OR OTHERWISE DEFECTIVE. G-P LAM PRODUCTS SHALL BE KEPT UNDER COVER BEFORE, DURING AND AFTER INSTALLATION.
30. ALL LUMBER IN CONTACT WITH CONCRETE, MASONRY OR THE GROUND, OR EXPOSED TO THE WEATHER OR WITHIN 12" OF THE GROUND, AND WHERE INDICATED ON THE DRAWINGS SHALL BE PRESSURE TREATED TO 40% RETENANT AGAINST ROT AND INSECT INFESTION. TREATED LUMBER SHALL CARRY A 30 YEAR MANUFACTURER WARRANTY AND SHALL NOT STAIN OR OTHERWISE DAMAGE ADJACENT MATERIALS, NAILS, BOLTS, CONNECTIONS AND OTHER DEVICES USED TO ANCHOR TREATED LUMBER SHALL BE COMPATIBLE WITH TREATMENT METHOD.
31. MEMBERS LISTED AS "FLASH" SHALL BE CONNECTED TO HEADERS OR OTHER SUPPORTING MEMBERS WITH HANGERS OF THE APPROPRIATE SIZE AND TYPE. THE TOP OF THE FLASH MEMBER SHALL BE SET EVEN WITH THE TOP OF THE SURROUNDING FRAMING OR AS OTHERWISE INDICATED ON DRAWINGS.
32. ALL MEMBERS GREATER THAN THREE (3) COMPONENT WIDTHS; IE: (4) 2"x12", ETC., SHALL BE ASSEMBLED WITH 1/2" DIAMETER CARRIAGE BOLTS STAGGERED AT 16" O.C.
33. TREATED LUMBER SHALL CONFORM WITH THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. DESIGN VALUES FOR WOOD CONSTRUCTION SUPPLEMENT AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. LUMBER SHALL BE SOUTHERN YELLOW PINE NO. 2 OR BETTER AND SHALL BE CAPABLE OF DEVELOPING THE FOLLOWING MINIMUM ALLOWABLE STRESSES (IN PSI):
SIZE (NOM. IN.) FB FT FV FC PERPENDICULAR FC
2 X 4 1,275 925 106 378 1,320 1,8 X 106
2 X 6 1,062 725 - - - 1,280 -
2 X 8 1,090 650 - - - 1,440 -
2 X 10 1,050 975 550 - - - 1,200 1,160 -
34. CEDAR LUMBER SHALL CONFORM WITH THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. DESIGN VALUES FOR WOOD CONSTRUCTION SUPPLEMENT AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. LUMBER SHALL BE WESTERN CEDAR, GRADE D - SELECT OR CLEAR AND SHALL BE CAPABLE OF DEVELOPING THE FOLLOWING MINIMUM ALLOWABLE STRESSES (IN PSI):
SIZE (NOM. IN.) FB 900 FT 125 FV FC PERPENDICULAR FC
2 X 4 1,100 750 - - - 1,100 1,1 X 108
2 X 6 1,300 780 - - - 1,100 -
2 X 8 1,200 660 - - - 1,050 -
2 X 10 1,100 660 - - - 1,100 -
2 X 12 1,000 660 1,000 - - -

STONE & TILE
CERAMIC/PORCELAIN TILE /STONE: AREAS TO RECEIVE CERAMIC/PORCELAIN TILE SHALL BE PREPARED AS REQUIRED. PROVIDE NEW LEVEL SUBFLOOR AS NEEDED FOR LEVEL FINISH. INSTALL TILE ON THIN SET AND /OR MUD SET AS NECESSARY FOR PROPER INSTALLATION. OWNER TO PROVIDE FINISH MATERIAL. GENERAL CONTRACTOR TO PROVIDE SETTING MATERIALS, ADHESIVES, GROUT AND ALL OTHER MATERIALS AS NEEDED FOR INSTALLATION. GC IS TO PROVIDE TILE TAKE-OFFS TO ARCHITECT PRIOR TO CONSTRUCTION.
LAYOUT: GC IS TO REVIEW THE LAYOUT OF TILE IN THE FIELD WITH THE OWNER AND ARCHITECT PRIOR TO CUTTING AND INSTALLATION.
STONE: GC IS TO PROVIDE, FABRICATE AND INSTALL ALL STONE COUNTERTOPS, AND SADDLES. ARCHITECT WILL COORDINATE WITH GC.

FINISH NOTES:
1. PROVIDE (3) COAT PAINT SYSTEM THROUGHOUT ALL AREAS.
2. PATCH AND PREPARE WALLS TO RECEIVE NEW FINISHES.
3. AT PARTITIONS, PAINT ALL FASCIAS AND SOFFITS TO MATCH PARTITION.
4. DO NOT INSTALL WORK OF THIS SECTION UNTIL SURROUNDING WORK HAS BEEN INSTALLED TO SUCH AN EXTENT AS TO AVOID DAMAGE TO THE FINISHED FLOORING.
5. ALL WALLS ARE TO BE PRIMED. CONTRACTOR TO DETERMINE TYPE OF PRIME, DEPENDING ON SUBSTRATE.
6. PRIOR TO COMMENCING WORK, TEST THE SUBSTRATE FOR MOISTURE TO ASCERTAIN ITS ACCEPTABILITY TO RECEIVE THE FINISH FLOORING. REMOVE ALL DIRT, GREASE, OIL AND OTHER FOREIGN MATTER WHICH MIGHT IMPAIR THE PROPER BOND OF MATERIALS. DO ALL STRAIGHTENING, LEVELING, AND SMOOTHING AS REQUIRED.
7. ENSURE REQUIRED DOOR CLEARANCE WHEN NEW TILE IS BEING INSTALLED.
8. INSTALL WALL BASE ONLY AFTER WALL FINISHES HAVE BEEN COMPLETED COORDINATE WITH INTERIOR DESIGNER. A LEVEL FLOOR.
9. ALL NEW WALL BASE AND DOOR / WINDOW TRIM TO MATCH MAIN HOUSE TRIM.
10. PAINT ENTIRE EXTERIOR OF THE HOUSE-VERIFY EXTENT AND COLOR W/ OWNER.

STRUCTURAL STEEL NOTES
1. STRUCTURAL STEEL
A. STEEL CONSTRUCTION SHALL CONFORM TO AISC "MANUAL OF STEEL CONSTRUCTION" LATEST EDITION, AND SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AS ADOPTED BY REFERENCED I. 1989.
B. MATERIALS FOR STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
BEAMS, GIRDERS, COLUMNS, MISC. STEEL - A36
PLATE - A36
STRUCTURAL TUBE - A500, GRADE B
STRUCTURAL PIPE - A501 OR A53 TYPE E
C. ALL BOLTED CONNECTIONS SHALL BE MADE USING A325-F BOLTS, 1/2" DIAMETER INSTALLED IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL JOINTS" USING ASTM A325 BOLTS OR A490 BOLTS*, UNLESS OTHERWISE DETAILED.
D. ANCHOR BOLTS SHALL BE OF A36 OR A307 STEEL, 5/8" X 12" WITH 7" MINIMUM EMBEDMENT @ 4'-0" ON CENTER (MAXIMUM).
E. ALL STEEL SHALL BE SHOP PAINTED WITH GRAY ZINC CHROMATE PRIMER 2.0 MILS IN THICKNESS, EXCEPT WHERE FIELD WELDING OR FRICTION BOLTING IS TO BE DONE, AND EXCEPT WHERE STEEL IS TO RECEIVE SPRAY APPLIED FIREPROOFING. ALL WELDS AND BASE SPOTTOS SHALL RECEIVE TOUGH-UP PAINT.
F. ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARDS OF THE AMERICAN WELDING SOCIETY. ELECTRODES MUST MEET ASTM A530E/XXXX SERIES REQUIREMENTS.
G. SHOP AND ERECTION DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT OR STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. SHOP DRAWINGS SHALL BEAR THE SEAL OF A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THIS PROJECT. NO FABRICATION OF STEEL SHALL COMMENCE WITHOUT APPROVED SHOP DRAWINGS. SHOP DRAWINGS ARE PREPARED AND USED BY THE CONTRACTOR AS INSTRUMENTS TO SEQUENCE HIS WORK AND TO FACILITATE FABRICATION AND ERECTION. REVIEW OF SHOP DRAWINGS IS FOR GENERALITY OF DETAIL AND ARRANGEMENT ONLY. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR DIMENSIONS, PROPER FIT, AND DETAILED DESIGN OF CONNECTIONS. THEIR APPROVAL BY THE ARCHITECT OR STRUCTURAL ENGINEER IS NOT TO BE CONSIDERED AS A WAIVER OF CONSTRUCTION CONTRACT REQUIREMENT OR RESPONSIBILITIES, UNLESS THE CONTRACTOR HAS BEEN GRANTED A DEVIATION IN WRITING.
H. CONNECTIONS SHALL BE DESIGNED FOR MAXIMUM CAPACITY OF THE MEMBER, OR FOR SHEARS SHOWN X 1.25 UNLESS OTHERWISE OTHERWISE DETAILED.
I. DURING ERECTION, APPROVED TEMPORARY BRACING SHALL BE INSTALLED AS REQUIRED TO PREVENT DISTORTION OR DAMAGE TO THE FRAMEWORK DUE TO ERECTION FORCES.
J. STEEL ERECTOR SHALL PROVIDE A FIRE WATCH DURING ALL FIELD WELDING OPERATIONS.
2. LINTELS
A. STEEL LINTELS SHALL BE HOT STIFFED GALVANIZED WITH A MINIMUM OF 5" BEARING. PRECAST LINTELS SHALL HAVE MINIMUM BEARING OF 8" BEARING POINTS SHALL HAVE GROUTED BLOCK FOR THREE COURSES BELOW LINTEL.
B. FOR MASONRY OPENINGS 4'-0" OR LESS, USE (1) 1.3-1/2" X 3-1/2" X 5/16" FOR EACH 4" OF WALL THICKNESS OR PRECAST LINTEL 8" DEEP WITH ONE RE-BAR TOP AND BOTTOM FOR EACH 2' OR 5'-0". F14M-500 PSI WHERE 10" BLOCK IS USED, USE L 4" X 4" X 5/16" FOR EACH 5" OF WALL THICKNESS.
C. FOR MASONRY OPENINGS 4'-0" TO 6'-0" USE (1) 1.7" X 3-1/2" X 5/16" FOR EACH 4" OF WALL THICKNESS, OR PRECAST LINTEL 8" DEEP WITH ONE RE-BAR TOP AND BOTTOM FOR EACH 4' OR 5'. F14M-500 PSI, WHERE 10" BLOCK IS USED, USE L 6" X 4" X 5/16" FOR EACH 5" OF WALL.
3. FRAMING LUMBER
A. ALL NEW INTERIOR FRAMING LUMBER SHALL BE DOUGLAS FIR, S-DRY OR KILN DRY, NO. 2 OR BETTER, AS GOVERNED BY THE WESTERN WOOD PRODUCTS ASSOCIATION, AS DETERMINED BY THE IN-GRADE TESTING PROGRAM IN 1978. DESIGN VALUES ASSUMED.
B. ALL NEW EXTERIOR FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE, S-DRY OR KILN DRY, NO. 1 DENISE OR BETTER. PRESSURE TREATED FOR ABOVE GROUND USE, AS GOVERNED BY THE STANDARD GRADING RULES FOR THE SOUTHERN PINE LUMBER (SPL), AS DETERMINED BY THE IN-GRADE TESTING PROGRAM IN 1978. MIN. DESIGN VALUES ASSUMED.
C. ALL LUMBER SHALL BEAR VISIBLE GRADE STAMPING.
D. ALL JOISTS BEARING ON MASONRY SHALL BE FIREPROOF WITH MINIMUM BEARING LENGTH OF FOUR INCHES EXCEPT AS UPGRADDED ON PLANS AND DETAILS. ALL LUMBER SHALL BE NAILED IN ACCORDANCE WITH THE SPECIFIED NAILING SCHEDULE OR NAILING SCHEDULE FOR SPECIFIC COMPONENT FASTENING AS DEFINED IN THE NEW YORK STATE BUILDING CODE, LATEST EDITION.
E. ALL COLUMNS & POSTS EITHER EXISTING, INDICATED ON THE DRAWINGS, OR REQUIRED IN THE FIELD ARE TO BE CONTINUED DOWN TO AND BEAR ON THE FOUNDATION WALL OR FOOTING. PROVIDE FULL BLOCKING AS REQUIRED TO ACHIEVE FULL COLUMN CONTINUITY.
4. MICROLAM AND PARALLAM BEAMS
A. MICROLAM AND PARALLAM BEAMS INDICATED ON DRAWINGS SHALL HAVE A MIN. E= 2,000,000 PSI G= 120,000 PSI. FC PERP = 750 PSI. FC= 2725 PSI. FV=285 PSI.
B. BEAMS THAT ARE DOUBLED AND TRIPLED SHALL BE FASTENED TOGETHER WITH A MIN. OF TWO ROWS OF 16D NAILS AT 12" O.C. USE THREE ROWS OF 16D NAILS AT 12" O.C. FOR 14" AND DEEPER SIZES OR PER MANUFACTURES SPECS, OR AS SHOWN ON PLANS.
C. BEAMS THAT ARE SIDE LOADED SHALL BE FASTENED TOGETHER USING 2 ROWS OF 1/2" DIA. BOLTS @ 12" O.C. MAINTAIN A MIN. OF 2" EDGE DISTANCE FROM TOP AND BOTTOM OF BEAMS.
D. NO NOTCHING OR DRILLING THROUGH MICROLAM BEAM SHALL BE PERMITTED.
5. PLYWOOD
A. PLYWOOD FOR SUBFLOOR (FLOOR SHEATHING) OVER SAWN LUMBER SHALL BE MINIMUM OF 3/4" CDX EXTERIOR, SPECIES GROUP 3. APA IDENTIFICATION INDEX 4/20 GLEU TO TOP OF JOIST. BEAM OR TRUSS AND SCREWED TO TOP FLANGE AT 12" O.C. AND GLEU WITH CONSTRUCTION ADHESIVE. INDEX STAMP SHALL BE VISIBLE ON ALL SHEETS.
B. PLYWOOD USED FOR SLOPED ROOF SHEATHING SHALL BE MINIMUM OF 1/2" CDX EXTERIOR APA IDENTIFICATION INDEX 4/20 GLEU WITH 30LB BUILDERS FELT IMMEDIATELY AFTER INSTALLATION.
C. PLYWOOD SHALL BE NAILED TO JOISTS WITH 8D COMMON NAILS AT 6" ON CENTER AT EXTERIOR EDGES AND 12" ON CENTER INTERIORS.
D. USE PLYCLIPS OR OTHER EDGE SUPPORTS FOR ALL PLYWOOD SHEATHING.
E. PLACE FACE GRAIN IN DIRECTION OF SPAN (TRANSVERSE TO JOISTS SPAN).
F. LEAVE 1/16" SPACE AT ALL PLYWOOD PANEL END JOINTS AND 1/8" SPACE AT ALL PANEL EDGE JOINTS.
G. PLYWOOD USED FOR WALL SHEATHING SHALL BE MINIMUM OF 1/2" CDX EXTERIOR APA COVER WITH TYPICAL HOUSE WRAP OR BUILDERS PAPER IMMEDIATELY AFTER INSTALLATION.

STRUCTURAL GENERAL NOTES
1. BUILDING CODES: THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED IN ACCORDANCE WITH THE RESIDENTIAL NEW YORK STATE BUILDING CODE, LATEST EDITION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THIS CODE, AND LOCAL REQUIREMENTS OF THE VILLAGE OF ARDSLEY.
2. DESIGN LOADS:
A. ROOF:
UPLIFT 14 PSF
LIVE LOAD 30 PSF
DEAD LOAD 10 PSF
B. FLOORS:
LIVE LOAD 40 PSF
DEAD LOAD 10 PSF
C. SNOW DRIFT LOAD HAS BEEN CONSIDERED WHERE REQUIRED.
D. HABITABLE ATTIC FOR STORAGE:
LIVE LOAD 30PSF
DEAD LOAD 10 PSF
E. ATTIC WITH STORAGE 20 PSF
F. ATTIC WO STORAGE 10 PSF
6. DECKS:
LIVE LOAD 60 PSF
DEAD LOAD 10PSF

FOUNDATION NOTES
1. FOUNDATIONS HAVE BEEN DESIGNED TO AN ALLOWABLE SOIL BEARING PRESSURE OF 3,000 PSF, WHICH SHALL BE VERIFIED BY A SOIL ENGINEER. SHOULD CONDITIONS VARY FROM THOSE ASSUMED THE ARCHITECT SHALL BE NOTIFIED BEFORE CONTINUATION OF WORK. CONTRACTOR TO BE RESPONSIBLE FOR CONTACTING THE CONTRACTOR IN THE EVENT OF A SECOND STAFF ADDITION. THE CONTRACTOR SHALL EXCAVATE FOR EXISTING FOOTING AND VERIFY THE SIZE AND COMPOSITION OF THE FOOTING AND FOUNDATION AND THE SOIL BEARING PRESSURE AND REPORT FINDINGS TO THE ARCHITECT/ENGINEER.
2. ALL FOOTINGS SHALL BE PLACED DIRECTLY ON VIRGIN SOIL. BUILDER TO EXCAVATE TO VIRGIN SOIL FOR FOOTINGS AND IF EXCAVATION VARIES FROM DRAWINGS, NOTIFY ARCHITECT.
3. CONCRETE FOR FOUNDATIONS:
A. 28-DAY COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE AS FOLLOWS:
FOOTINGS 3000 PSI
SLAB ON GRADE 3000 PSI
WALLS 3000 PSI
B. MAXIMUM CONCRETE SLUMP SHALL BE 4".
C. SLAB ON GRADE SHALL BE 6" THICK WITH W/F 6 X 6 - W/6 X W/6 WITH VAPOR BARRIER OVER 4" OF TRIMABLE FILL OVER 8" 3/4" GRAVEL. SLAB SHALL BE FINISHED IN ACCORDANCE WITH ACI STANDARD 302 FOR CLASS 2 FLOORS.
D. ALL CONCRETE SHALL BE MIXED, TRANSPORTED AND PLACED IN ACCORDANCE WITH ACI STANDARDS 318, 304, AND 301.
E. ALL REINFORCING BARS SHALL BE OF NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60, # 4 AND #5 BARS TYPICAL.
F. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A165.
G. ALL VERTICAL SURFACES OF CONCRETE SHALL BE FORMED FOR WALLS.
H. REINFORCING STEEL SHALL BE PLACED TO PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER:
SLAB ON GRADE 1-1/2"
WALLS 5"
FOOTINGS 5"
I. GRADE BEAMS SHALL BE FORMED ON BOTTOM AND SIDES.
J. ALL EXPOSED CONCRETE SHALL BE AIR ENTRAINED 5% TO 7% BY VOLUME.
4. ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 3'-6" BELOW FINAL GRADE WHEN BEARING ON SOIL.
5. ALL FILL SHALL BE PLACED IN EIGHT INCH LOOSE LIFTS (MAXIMUM), COMPACTED WITH VIBRATORY ROLLERS. FILL MATERIAL SHALL BE TESTED BY MOORE PROCTOR DENSITY METHOD (AST D1557-78) AND MUST QUALIFY AS SELECT WITH LESS THAN 10% PASSING THROUGH NO. 200 SIEVE. SOIL SHALL BE PLACED WITH MOISTURE CONTENT AND ENERGY TO PROVIDE 92% OF MAXIMUM DRY DENSITY BELOW SLABS ON GRADE. IN PLACE DENSITY TESTS SHALL BE TAKEN FOR EACH LIFT. FOR ACCEPTANCE OF SOIL, AVERAGE OF DENSITY TESTS MUST EXCEED THE SPECIFIED COMPACTION. NO TESTS SHALL BE PERMITTED TO FALL BELOW 88% COMPACTION.

6. WHERE ROCK OUTCROPPINGS ARE ENCOUNTERED IN A BUILDING OR DECK FOUNDATION BEARING ON SOIL, SUCH OUTCROPPING OR INTERFERENCE SHALL BE REMOVED TO A DEPTH 12 INCHES BELOW BOTTOM OF FOOTING AND REPLACED WITH CLEAN GRANULAR MATERIAL, CONTAINING LESS THAN 15% SILT, COMPACTED TO 80% MAXIMUM DENSITY PER MODIFIED PROCTOR METHOD. MAINTAIN A MINIMUM COVER OF 2'-0" TO BOTTOM OF CONCRETE.
7. WHERE NECESSARY, FOOTING STEPS SHALL BE CONSTRUCTED AT MAXIMUM SLOPE OF 1 VERTICAL TO 2 HORIZONTAL.
8. WHERE SOLID UNFRACTURED ROCK IS ENCOUNTERED FOR A WALL LENGTH OF AT LEAST 25 FEET, WALLS MAY BE PROVED WITHOUT TRENCHING 4 INCHES INTO THE ROCK AND FINISH THE WALL TO 1/4" WITH #6 X 3'-0" LONG DOWELS AT 2'-0" ON CENTER, GROUTED INTO ROCK, EXTENDING 1'-6" INTO ROCK, NO. 4 PROVISIONS ARE REQUIRED. PROVIDE CONTROL JOINT IN WALL AT ANY TRANSITION BETWEEN ROCK BEARING AND SOIL BEARING CONDITIONS.
9. EXCAVATIONS SHALL BE DEWATERED TO ALLOW INSTALLATION OF FOOTINGS IN DRY ATMOSPHERE.
10. DIFFERENTIAL BACKFILL AGAINST FOUNDATION WALLS SHALL NOT EXCEED FOUR FEET UNTIL TOP BRACING SLAB OR FRAMEWORK HAS BEEN IN PLACE FOR A MINIMUM OF THREE DAYS. CANTILEVERED RETAINING WALLS MAY BE BACKFILLED WITHIN 14 DAYS OF CONCRETE PLACEMENT, BUT IN NO CASE SHALL DIFFERENTIAL OF BACKFILL BETWEEN OPPOSITE SIDES OF THE WALL EXCEED THE FINAL DIFFERENTIAL.
11. FURNISH AND INSTALL 1/4" REINFORCATED FOOTING DRAIN PIPE AT ALL NEW FOUNDATION FRAMING WALLS AND AT ANY LOCATION EXPOSED DURING CONSTRUCTION REQUIRING SAME. SURROUND NEW DRAIN IN 1-1/2" GRAVEL WITH FILTER MAT FABRIC. FOLLOW SPECIFICATION OF FILTER MAT MANUFACTURER. TERMINATE FOOTING DRAIN AT STORM SEWER, DAYLIGHT, OR DRY WELL AS REQUIRED BY TERRAIN OR CITY/VILLAGE/VILLAGE REGULATIONS.
12. DAMP-PROOFING OR WATERPROOFING SHALL BE PROVIDED AT ALL FOOTING AND FOUNDATION WALLS WHERE EXPOSED TO SOIL, EITHER DIGHT, COVERED PROTECTIVE MATERIAL OR MEMBRANE MATERIAL SHALL BE ACCEPTABLE. REFERENCE DRAWINGS FOR ADDITIONAL INFORMATION. DRAWINGS SHALL TAKE PRECEDENCE OVER OUTLINE SPECIFICATION. NOTIFY ARCHITECT IF CLARIFICATION NECESSARY. PROTECT DAMPROOFING FROM DAMAGE BY BACK FILLING OPERATIONS WITH RIGID INSULATION OR PROTECTION BOARD.
13. FURNISH AND INSTALL 16 OZ COPPER OR EQUAL TERMI TE SHIELD UNDER PRESSURE TREATED (PT) SILL PLATE ALONG ENTIRE PERIMETER OF NEW FOUNDATION WALL. FOLLOW SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION ("SMACNA") DETAILS.
14. FURNISH AND INSTALL POLYETHYLENE FOAM SILL SEALER ALONG ENTIRE LENGTH OF NEW FOUNDATION WALL BETWEEN TOP OF FOUNDATION WALL AND P-1 SILL PLATE.
15. FURNISH & INSTALL CONTINUOUS RIGID INSULATION / PROTECTION BOARD ALONG FOUNDATION WALL & UNDER BASEMENT FLOOR SLAB. SEE DRAWINGS FOR ADDITIONAL INFORMATION.
16. 4" REINFORCED CONCRETE FLOOR SLAB W/ WELDED WIRE REINFORCING @ 6x6-#6x6 2" RIGID INSULATION OVER POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRAVEL FILL.
17. CONCRETE MASONRY UNITS (CMU):
A. ALL CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD BEARING UNITS CONFORMING TO ASTM C90, WITH MINIMUM COMPRESSIVE STRENGTH OF UNITS-1500 PSI, WITH ASSUMED DESIGN COMPRESSIVE STRENGTH, F14M-1500 PSI AND DENSITY OF 140 PFC.
B. ALL UNITS SHALL BE PLACED IN RUNNING BOND.
C. MORTAR SHALL BE TYPE M OR S, MIX 1 PART PORTLAND CEMENT, 1 1/4 TO 1/2 PART HYDRATED LIME, AND 2-1/4 TO 3 PARTS SAND, MIXED ON SITE.
D. STORE ALL UNITS OFF GROUND TO PREVENT CONTAMINATION. COVER MATERIALS TO PROTECT FROM THE ELEMENTS.
E. NO AIR-ENTRAINING ADMIXTURES OR ANTIFREEZE COMPOUNDS, SUCH AS CALCIUM CHLORIDE SHALL BE ADDED TO MORTAR.
F. ALL WALLS OR PLASTERS SUPPORTING STEEL AT BEARING PLATES SHALL BE GROUTED SOLID FOR FOUR COURSES IN DEPTH FOR A WIDTH OF 32".
G. DO NOT BACKFILL AGAINST FOUNDATION WALLS UNTIL MORTAR HAS ATTAINED MAXIMUM STRENGTH. WHERE BACKFILL IS PLACED AGAINST FOUNDATION WALLS BEFORE FLOOR CONSTRUCTION IS IN PLACE, PROVIDE TEMPORARY BRACING.
H. FILL ALL CORES WITH MORTAR AND #4 RE-BAR, CONTINUOUS AT ALL CMU FOUNDATION WALLS, FOR ALL OTHER NON-FOOTING WALLS. THE FIRST BLOCK COURSE OF FOUNDATION WALLS BEFORE FLOOR CONSTRUCTION IS PLACE WITH MORTAR, UNLESS OTHERWISE NOTED ON DRAWINGS.
I. VERTICAL CONTROL JOINTS SHALL BE PLACED AT A MAXIMUM DISTANCE OF 50 FEET ON CENTER FOR STRAIGHT WALLS. CONTROL JOINTS SHALL BE CONSTRUCTED USING RUBBER AND CEMENT WEDGE. PREFORMED REGULAR RAPID CONTROL JOINT (OR EQUAL OF EXTRUDED RUBBER). WALL REINFORCING SHALL BE DISCONTINUED AT CONTROL JOINTS. WALLS SHALL BE LOCATED AT CENTER LINE OR COLUMNS, UNLESS SPECIFIC LOCATIONS ARE INDICATED ON DRAWINGS.
J. CMU WALLS SHALL BE REINFORCED WITH TRUSS TYPE REINFORCING OF 9 GAGE ASTM A62 WIRE, GALVANIZED AT 16" ON CENTER (VERTICALLY).
K. ALL MASONRY WALLS SHALL BE ADEQUATELY BRACED DURING CONSTRUCTION TO RESIST WIND LOADS OF 25 PSF. NOTE THAT FLOOR AND ROOF DIAPHRAGMS WILL PROVIDE ULTIMATE STABILITY FOR WALLS UNTIL THESE ARE IN PLACE. MASONRY WALLS SHALL NOT BE BUILT HIGHER THAN 12 TIMES THEIR THICKNESS WITHOUT BRACING.
L. EXPOSED EXTERIOR FACES OF FOUNDATION WALLS SHALL BE FINISHED WITH 3/8" CEMENT PLASTER BRACING (EOAT FINISH) BEFORE FLOOR COURSE. ON FOOTING, DAMPROOFING SHALL BE PROVIDED AT BELOW GRADE EXTERIOR SURFACES. INSTALL #6 RE-BAR.

SITE WORK NOTES:
1. ALL FILL MATERIAL SHALL BE SOIL-ROCK MIXTURE WHICH IS FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES. IT SHALL CONTAIN NO ROCKS OR LUMPS OVER SIX INCHES IN GREATEST DIMENSION, AND NOT MORE THAN 15% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 2.5 INCHES IN GREATEST DIMENSION.
2. GRANULAR CUSHION UNDER INTERIOR FLOOR SLABS SHALL BE CLEAN MINERAL AGGREGATE WITH PARTICLE SIZE GRADING WITHIN THE FOLLOWING LIMITS:
PASSING THE ONE INCH Sieve: 100%
PASSING THE NUMBER 4 Sieve: NOT MORE THAN 8%
PASSING THE NUMBER 20 Sieve: NOT MORE THAN 1%
3. IMPORTED CUSHION LESS MATERIAL USED FOR TRENCH AND STRUCTURAL BACKFILL SHALL BE FREE FROM ORGANIC SUBSTANCE AND OTHER DELETERIOUS MATTER. SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER, AND SHALL BE IN PARTICLE SIZE GRADING WITHIN THE FOLLOWING LIMITS:
PASSING THE NUMBER 4 Sieve: 100%
PASSING THE NUMBER 20 Sieve: 95% MAXIMUM
4. CAREFULLY PLACE THE SPECIFIED CUSHION IN AREAS TO RECEIVE CORNER SLABS ON GRADE, UNIFORMLY ATTAINING THE THICKNESS INDICATED ON THE DRAWINGS AND PROVIDING ALL REQUIRED TRANSITION PLANES.
5. MINIMAL VEGETATION IS TO BE DISTURBED DURING EXCAVATION AND CONSTRUCTION. REMOVE EXISTING VEGETATION IF DEEMED REQUIRED, ONLY WITH PERMISSION OF OWNER. GENERAL CONTRACTOR TO COORDINATE BEFORE COMMENCEMENT OF WORK.
6. CONSTRUCTION LIMIT: 5'- 0" OUTSIDE OF NEW BUILDING CONSTRUCTION.
7. FINISHED GRADE AT PERIMETER OF BUILDING SHALL BE 8" BELOW TOP OF FOUNDATION WALL.
8. FINAL GRADING TO BE DETERMINED BY OWNER AND ARCHITECT AT A LATER TIME IN THE FIELD.
9. STOCKPIILING OF TOPSOIL, CONSTRUCTION DEBRIS OR CONSTRUCTION MATERIAL, ETC. SHALL NOT BE PERMITTED WITHIN DRP LINE OF ANY TREE DESIGNATED TO REMAIN. FURTHER INFORMATION AS TO STORAGE ON SITE TO BE REGULATED BY OWNER OR AGENCIES HAVING JURISDICTION.
10. ALL TREES DESIGNATED TO REMAIN SHALL BE PRUNED TO ELIMINATE DEAD, DISEASED OR DAMAGED WOOD AS MAY BE REQUIRED. ALL PRUNING TO BE PERFORMED BY A RECOGNIZED PROFESSIONAL. IN THE EVENT A DESIRABLE TREE IS DAMAGED DURING THE COURSE OF THE CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENGAGE THE SERVICES OF A REPUTABLE TREE SURGEON IN ORDER TO REPAIR OR REPLACE THE DAMAGED TREE.
11. TREE PROTECTION TECHNIQUES TO REMAIN INTACT UNTIL FINAL GRADING PHASE OF SITE IMPROVEMENT OR UNTIL AUTHORIZATION IS GRANTED BY OWNER AND ARCHITECT.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT TREES WITH PROTECTION TECHNIQUES ON A DAILY BASIS AND TO REPAIR ANY DAMAGE TO INSURE TREE'S SAFETY.
13. ANY TREE DESIGNATED TO REMAIN WHICH IS SEVERELY DAMAGED MUST BE REMOVED AND REPLACED WITH A DESIRABLE TREE OF THE SAME OR SIMILAR SPECIES. REPLACEMENT IS SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
14. GENERAL CONTRACTOR TO PROVIDE FOR SEEDING AND FERTILIZING ALL DISTURBED AREAS AFTER FINAL GRADING.
15. PROVIDE NEW PRECAST OR HEAVY DUTY RECHARGER UNITS. RESIDENTIAL DOWNSPOUT DRAINAGE SYSTEM FOR SITE DRAINAGE AND/OR FOR FOOTING DRAINS SIZED FOR 2" RAINFALL, OR AS REQUIRED BY MUNICIPALITY.

TIMBER/LUMBER CONNECTIONS
A. JOISTS HANGERS, FRAMING ANCHORS & RAFTER ANCHORS SHALL BE MINIMUM 18 GAGE PRIME GALVANIZED STEEL MANUFACTURED BY TICO, SIMPSON, OR APPROVED EQUAL. SPECIAL NAILS AS SUPPLIED BY MANUFACTURER SHALL BE USED FOR REQUIRED NAILING. PROVIDE METAL CONNECTORS AS REQUIRED BY NYS CODE AND LOCAL AUTHORITIES. VERIFY THE CORRECT CONNECTION.
B. METAL CROSS BRIDGING SHALL BE GALVANIZED STEEL AS MANUFACTURED BY TICO, SIMPSON, OR APPROVED EQUAL, AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS.
C. JOISTS SHALL BE ANCHORED TO MASONRY WALLS NO LESS THAN EVERY 4 FEET USING THE ABOVE-MENTIONED METAL ANCHORS.

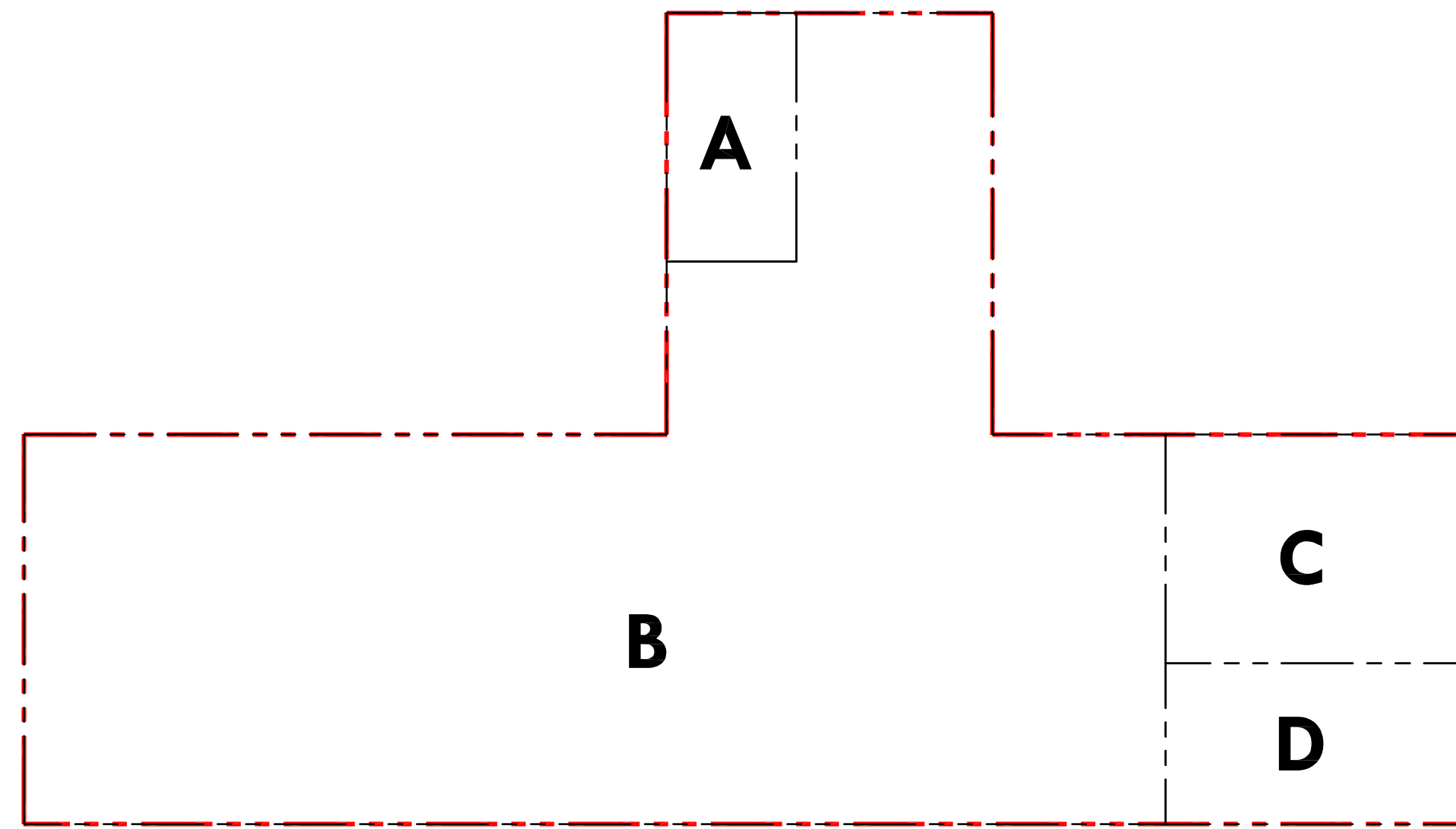
JEFFREY TAYLOR ARCHITECT
572 NORTH BROADWAY WHITE PLAINS, NEW YORK 10603
TEL 914 289 0011
REGISTERED ARCHITECT
JEFFREY TAYLOR
1868
STATE OF NEW YORK
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REVISIONS:
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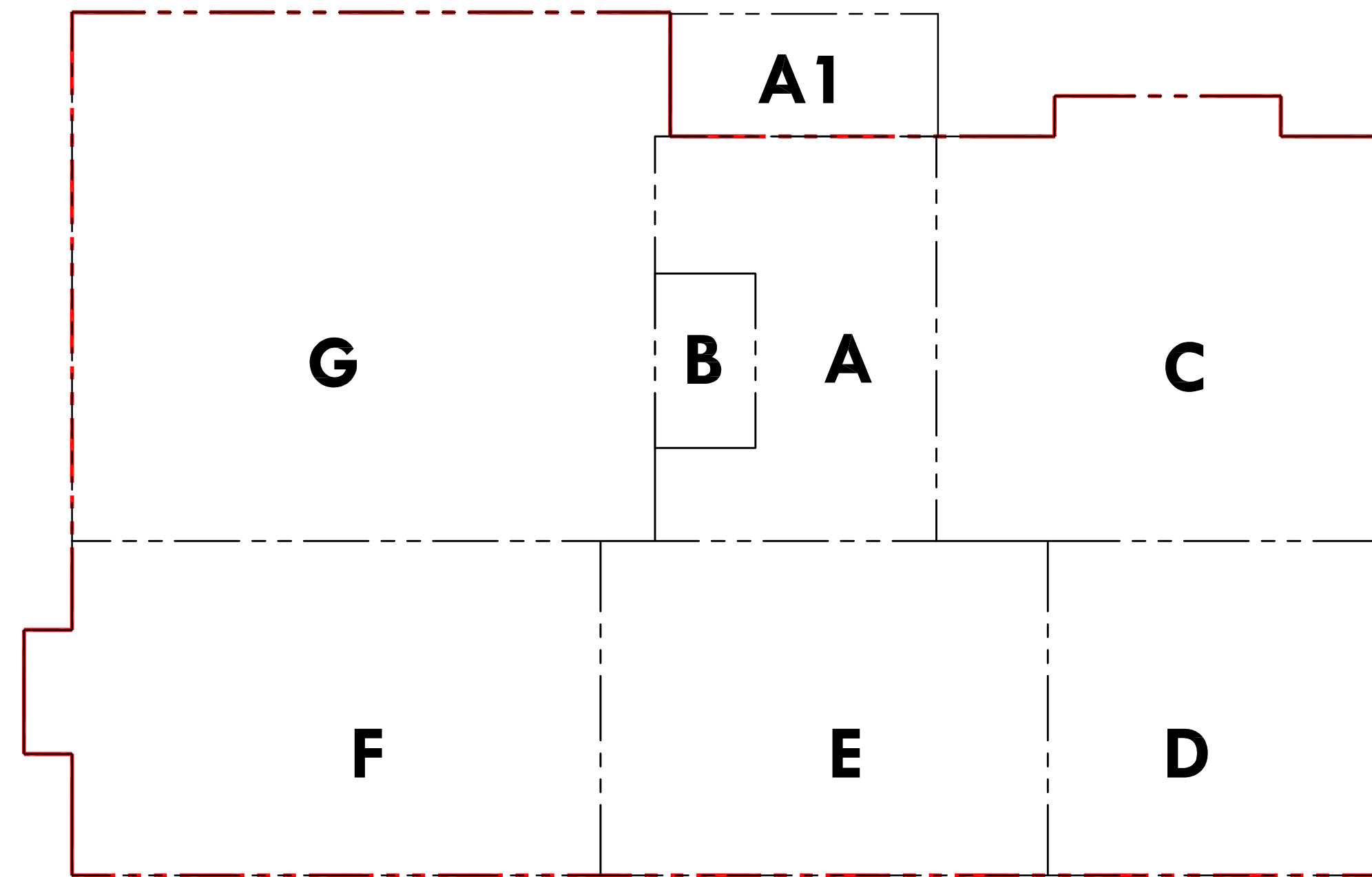
PROJECT NO. 9458
START DATE: 08.02.20
DRAWN BY: FTA (R.M)
SCALE: AS NOTED

SHEET TITLE:
GENERAL NOTES

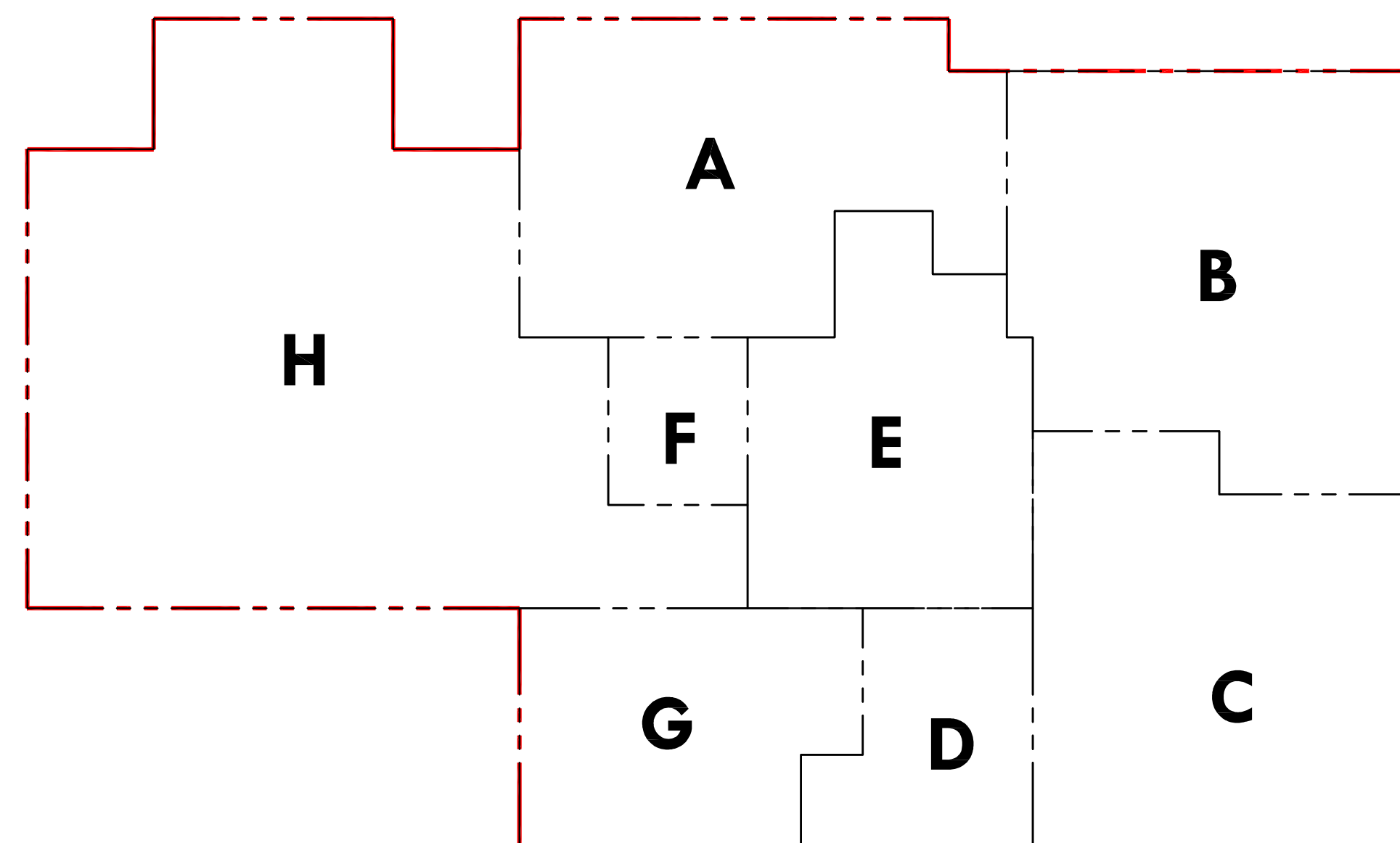
DELAURENTIS RESIDENCE
NEW HOUSE CONSTRUCTION
21 NETHERMONT AVENUE
TOWN OF NORTH CASTLE, NY 10504
SHEET NO:
GN-100.00



BASEMENT LEVEL



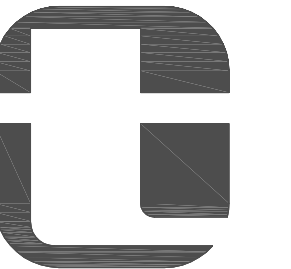
1ST FLOOR



2ND FLOOR

FLOOR AREA CALCULATIONS

BASEMENT LEVEL	
PUMP ROOM	A = 43 SQ. FT.
BASEMENT	B = 736 SQ. FT.
UTILITY CLOSET	C = 92 SQ. FT.
POWDER ROOM	D = 65 SQ. FT.
TOTAL SQ. FT.	936 SQ. FT.
1ST FLOOR	
HALLWAY	A = 156 SQ. FT.
COVER PORCH	A1 = 54 SQ. FT.
PWR. RM.	B = 30 SQ. FT.
LIVING ROOM	C = 310 SQ. FT.
DINING ROOM	D = 183 SQ. FT.
KITCHEN	E = 243 SQ. FT.
FAMILY ROOM	F = 296 SQ. FT.
(2) CAR GARAGE	G = 504 SQ. FT.
TOTAL SQ. FT.	1,776 SQ. FT.
2ND FLOOR	
BED ROOM #1	A = 200 SQ. FT.
BED ROOM #2	B = 227 SQ. FT.
BED ROOM #3	C = 214 SQ. FT.
BATH ROOM	D = 69 SQ. FT.
HALLWAY	E = 138 SQ. FT.
LAUNDRY	F = 34 SQ. FT.
MASTER BATH ROOM	G = 112 SQ. FT.
MASTER BED ROOM	H = 432 SQ. FT.
TOTAL SQ. FT.	1,426 SQ. FT.



JEFFREY TAYLOR
ARCHITECT

572 NORTH BROADWAY
WHITE PLAINS, NEW YORK 10603

TEL 914 289 0011



SEP 29 2020

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PROJECT NO. 9458
START DATE: 08.02.20
DRAWN BY: FTA (R.M.)
SCALE: AS NOTED

SHEET TITLE:

FLOOR AREA
CALCULATIONS

DELAURENTIS RESIDENCE
NEW HOUSE CONSTRUCTION

21 NETHERMONT AVENUE
TOWN OF NORTH CASTLE, NY 10504

SHEET NO:

A-001.00



JEFFREY TAYLOR ARCHITECT

572 NORTH BROADWAY
WHITE PLAINS, NEW YORK 10603

TEL 914 289 0011



SEP 29 2020

REVISIONS:
09.14.20 ISSUED FOR PLANNING BOARD APPROVAL
09.23.20 UPDATED PER RPRC COMMENTS

PROJECT NO. 9458
START DATE: 08.02.20
DRAWN BY: FTA (R.M)
SCALE: AS NOTED

SHEET TITLE:
BASEMENT LEVEL
CONSTRUCTION
FLOOR PLAN

DELAURENTIS RESIDENCE
NEW HOUSE CONSTRUCTION

21 NETHERMONT AVENUE
TOWN OF NORTH CASTLE, NY 10504

SHEET NO:

A-100.00

SYMBOL LEGEND

SYMBOL	DESCRIPTION
☐	DENOTES DRAWING NOTE (SEE THIS DRAWING)
⊗	DENOTES WINDOW SIZE (SEE WINDOW SCHEDULE THIS DRAWING)
⊗	DENOTES DOOR SIZE (SEE WINDOW SCHEDULE THIS DRAWING)
⊕	QUAD OUTLET (CONFIRM HEIGHTS OF ALL OUTLETS WITH OWNER)
⊕	DUPLEX OUTLET (CONFIRM HEIGHTS OF ALL OUTLETS WITH OWNER)
G.F.I	PROVIDE GROUND FAULT CIRCUIT INTERRUPTER OUTLET
▷	DATA OUTLET (CONFIRM HEIGHT WITH OWNER)

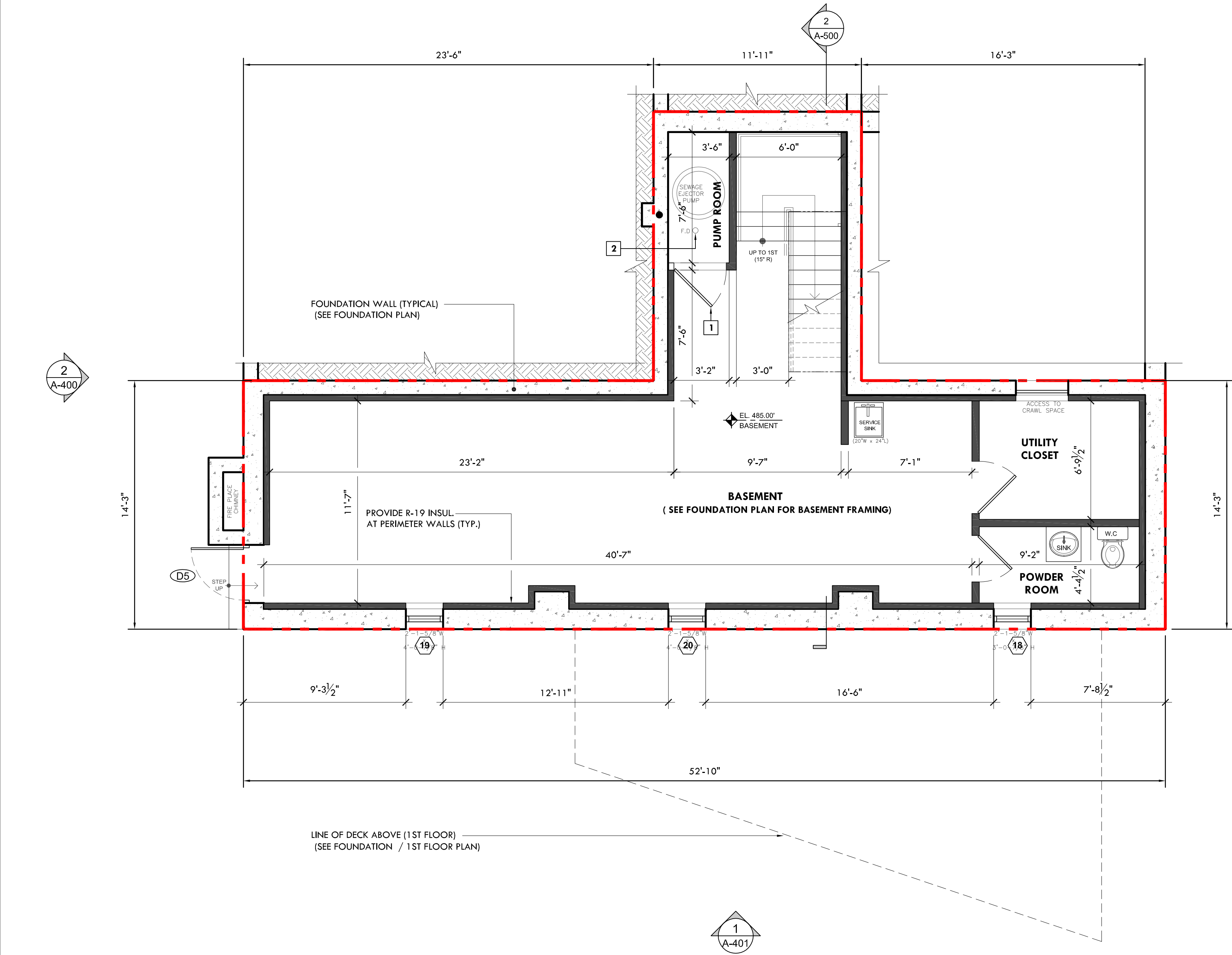
WALL LEGEND

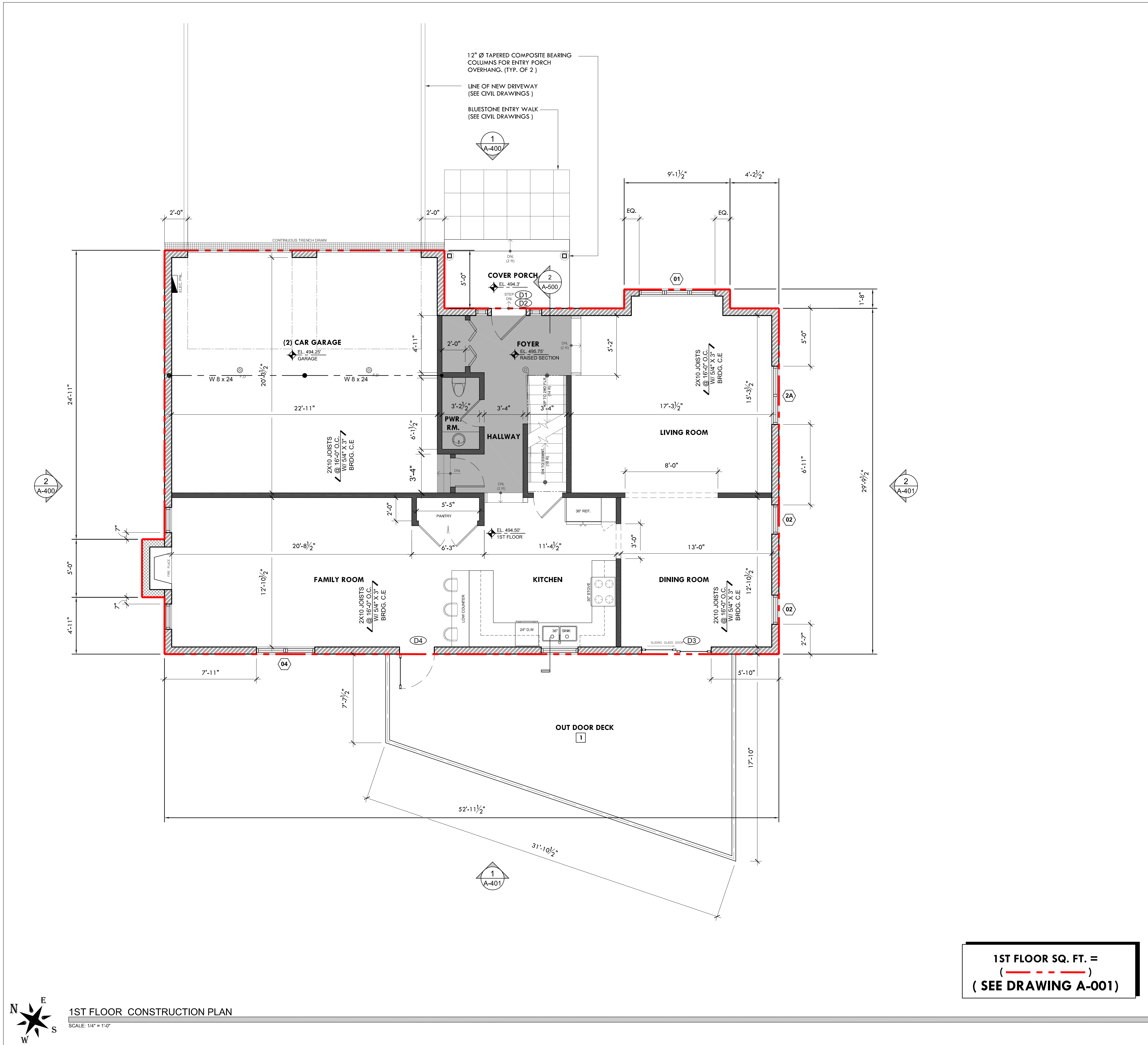
SYMBOL	DESCRIPTION
	NEW EXTERIOR WALL: - 2 x 6 WOOD STUDS @ 16" O.C (TO ALIGN WITH EXISTING). - BATT INSULATION (R-20) BETWEEN STUDS, FULL HEIGHT. - FINISH EXTERIOR SIDE OF WALL WITH 3/4" EXTERIOR GRADE PLY. WOOD (ALL JOINTS TO BE STAGGER). - PROVIDE "TYVEK" VAPOR BARRIER THRU OUT EXTERIOR WALL. - FINISH INTERIOR SIDE OF WALL WITH 1/2" GYP. BD. NOTE: WHERE WALL TILE IS BEEN INSTALLED G.C TO PROVIDE 5/8" CEMENT BOARD.
	NEW INTERIOR WALL: 2 x 4 WOOD STUDS @ 16" O.C FINISH WITH 1/2" GYP. BD. PROVIDE WATER RESISTANT (PURPLE BOARD) GYP. BD. AT ALL WET AREAS NOTES: WHERE WALL TILE IS BEEN INSTALLED G.C TO PROVIDE 1/2" CEMENT BOARD. PROVIDE SOUND INSUL. IN ALL INTERIOR PARTITIONS.

PLAN KEY NOTES

- 1 2'-8" x 7'-0" DOOR (DOOR TO BE GASKETED)
NOTE: PROVIDE 4" RAISED CURB @ DOOR WAY
- 2 FLOOR DRAIN

BASEMENT LEVEL SQ. FT. =
(- - - -)
(SEE DRAWING A-001)



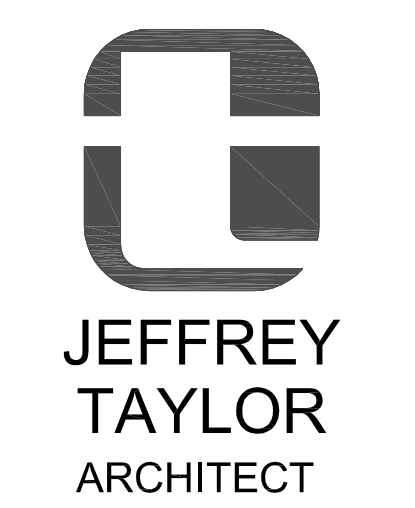


SYMBOL LEGEND	
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[Symbol]	DENOTES WINDOW SIZE (SEE WINDOW SCHEDULE THIS DRAWING)
[Symbol]	DENOTES DOOR SIZE (SEE WINDOW SCHEDULE THIS DRAWING)
[Symbol]	QUAD OUTLET (CONFIRM HEIGHTS OF ALL OUTLETS WITH OWNER)
[Symbol]	DUPLEX OUTLET (CONFIRM HEIGHTS OF ALL OUTLETS WITH OWNER)
G.F.I	PROVIDE GROUND FAULT CIRCUIT INTERRUPTER OUTLET
[Symbol]	DATA OUTLET (CONFIRM HEIGHT WITH OWNER)

WALL LEGEND	
SYMBOL	DESCRIPTION
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[Symbol]	NEW INTERIOR WALL: 2 x 4 WOOD STUDS @ 16" O.C FINISH WITH 1/2" GYP. BD. PROVIDE WATER RESISTANT (PURPLE BOARD) GYP. BD. AT ALL WET AREAS. NOTES: WHERE WALL TILE IS BEEN INSTALLED G.C TO PROVIDE 1/2" CEMENT BOARD. PROVIDE SOUND INSUL. IN ALL INTERIOR PARTITIONS.

PLAN KEY NOTES	
1	6" TREX. OR EQUAL DECK BOARDS INSTALL AS PER MANUF. RECOMMENDATIONS
2	

1ST FLOOR SQ. FT. =
 (- - - - -)
 (SEE DRAWING A-001)



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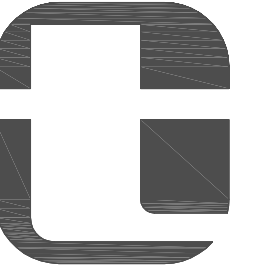
REVISIONS:
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PROJECT NO. 9458
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 DRAWN BY: FTA (R.M)
 SCALE: AS NOTED

SHEET TITLE:
 1ST FLOOR
 CONSTRUCTION
 FLOOR PLAN

DELAURENTIS RESIDENCE
 NEW HOUSE CONSTRUCTION
 21 NETHERMONT AVENUE
 TOWN OF NORTH CASTLE, NY 10504

SHEET NO:
A-101.00



JEFFREY TAYLOR ARCHITECT

572 NORTH BROADWAY
WHITE PLAINS, NEW YORK 10603

TEL 914 289 0011



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REVISIONS:
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09.23.20 UPDATED PER RPRC COMMENTS

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START DATE: 08.02.20
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SCALE: AS NOTED

SHEET TITLE:
2ND FLOOR
CONSTRUCTION
FLOOR PLAN

DELAURENTIS RESIDENCE
NEW HOUSE CONSTRUCTION

21 NETHERMONT AVENUE
TOWN OF NORTH CASTLE, NY 10504

SHEET NO:

A-102.00

SYMBOL LEGEND

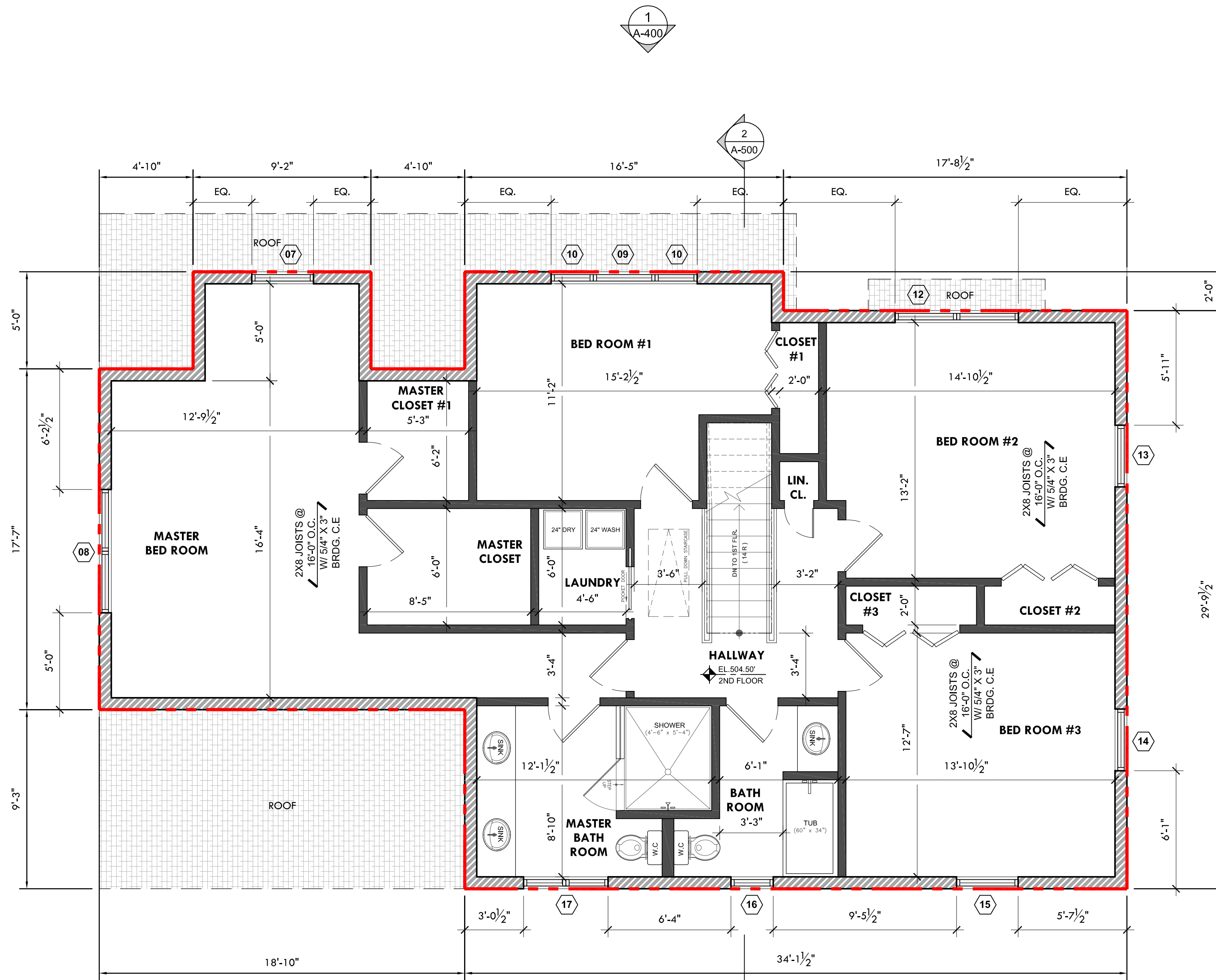
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⊗	DENOTES WINDOW SIZE (SEE WINDOW SCHEDULE THIS DRAWING)
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WALL LEGEND

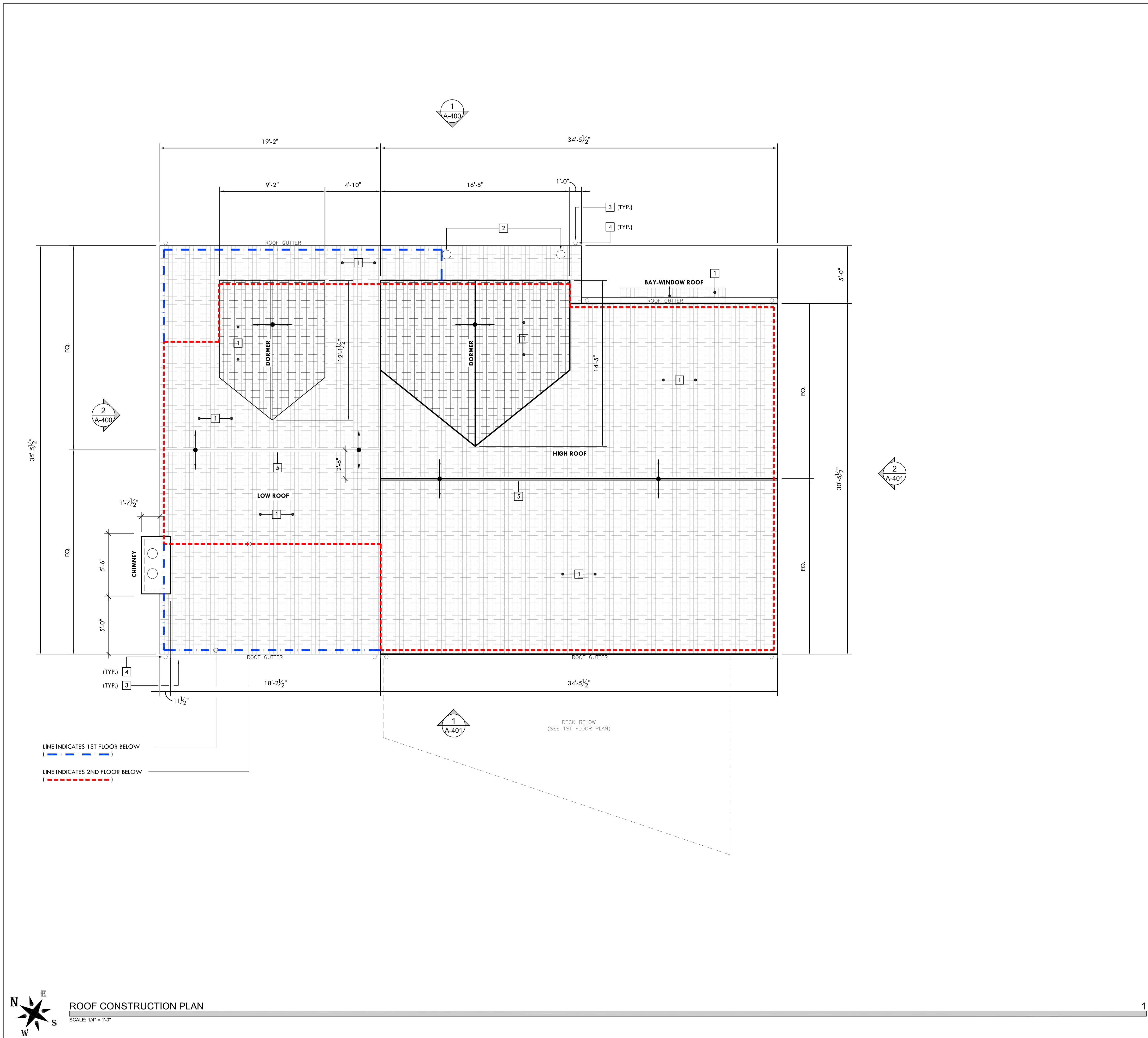
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PLAN KEY NOTES

1	
2	



2ND FLOOR SQ. FT. =
(- - - -)
(SEE DRAWING A-001)



LEGEND	
SYMBOL	DESCRIPTION
[]	DENOTES DRAWING NOTE (SEE THIS DRAWING)
●→	DENOTES ROOF SLOPE

PLAN KEY NOTES	
1	ASPHALT ROOF SHINGLES (SEE DRAWING A-200's FOR SPEC.), INSTALL PER MANUFACTURER PUBLISH INSTRUCTIONS
2	COLUMNS BELOW (1ST FLOOR PLAN)
3	CONTINUOUS ALUMINUM ROOF GUTTER WITH LEAF GUARD. (COLOR PER OWNERS DIRECTION - G.C TO COORDINATE)
4	CONTINUOUS VERTICAL ALUMINUM ROOF LEADER. (COLOR PER OWNERS DIRECTION - G.C TO COORDINATE) NOTE: ROOF LEADERS TIE INTO TO "CULTEC" CHAMBERS- (SEE CIVIL DRAWINGS)
5	CONTINUOUS RIDGE VENT



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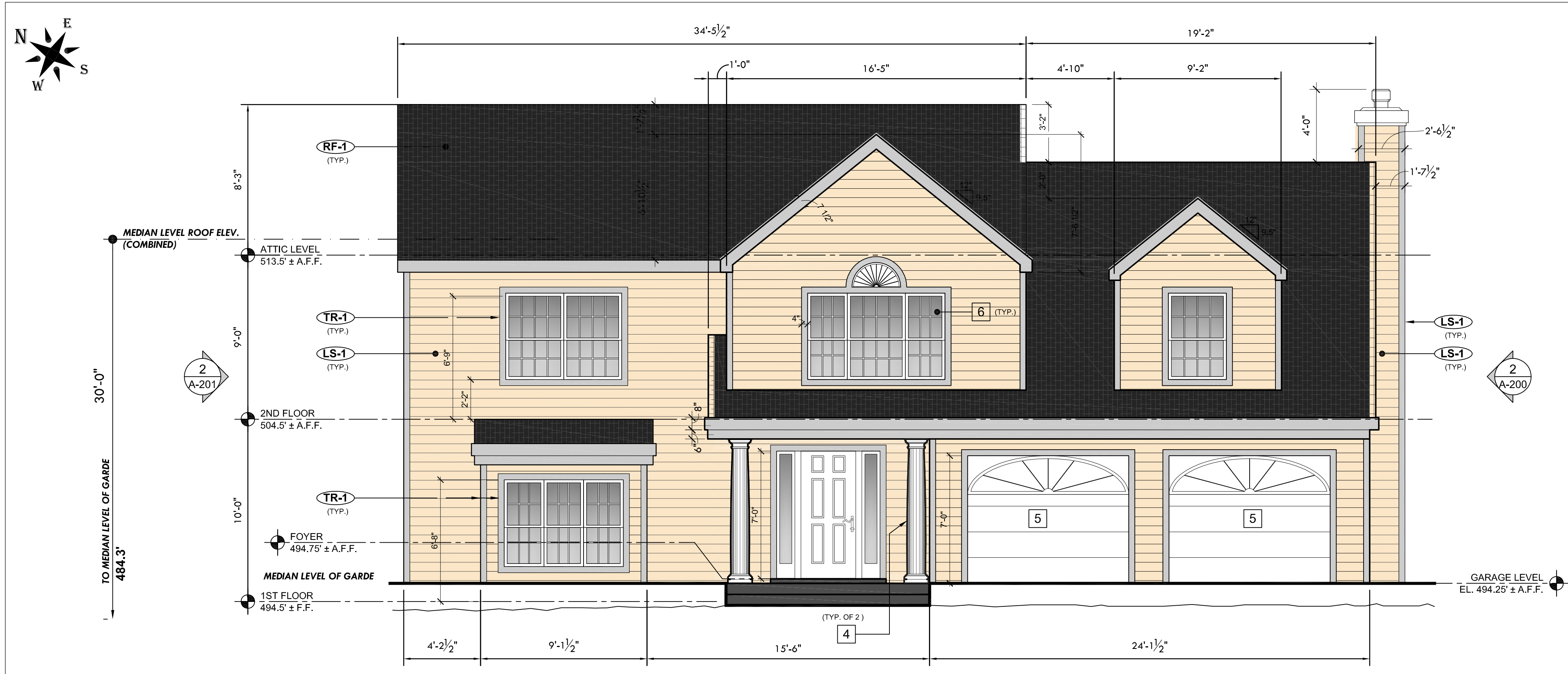
REVISIONS:
09.14.20 ISSUED FOR PLANNING BOARD APPROVAL
09.23.20 UPDATED PER RPRC COMMENTS

PROJECT NO. 9458
START DATE: 08.02.20
DRAWN BY: FTA (R.M)
SCALE: AS NOTED

SHEET TITLE:
ROOF
CONSTRUCTION PLAN

DELAURENTIS RESIDENCE
NEW HOUSE CONSTRUCTION
21 NETHERMONT AVENUE
TOWN OF NORTH CASTLE, NY 10504

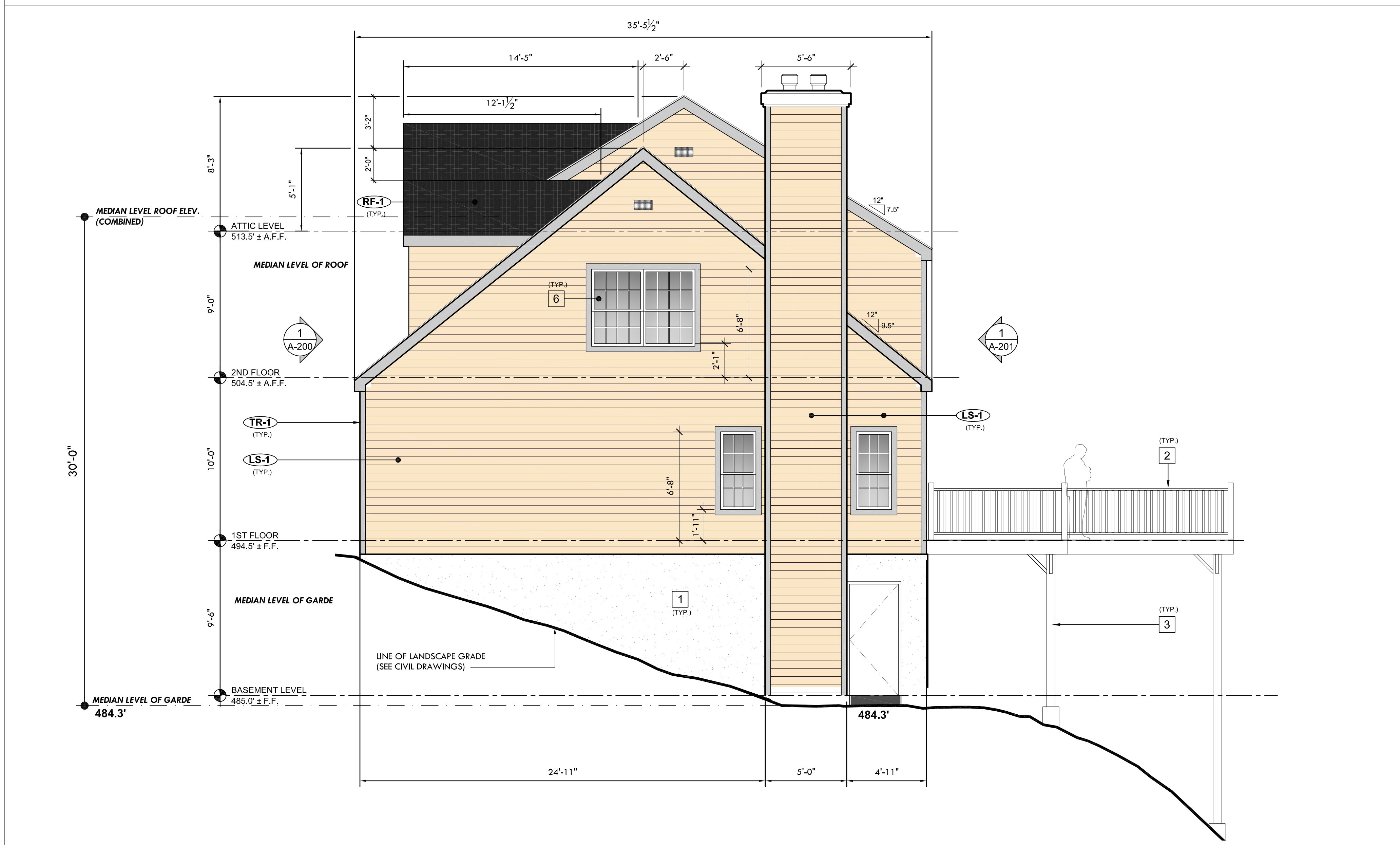
SHEET NO:
A-200.00



EAST ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

FINISH	DESCRIPTION
(LS-1) LAP SIDING	MANUFACTURER:..... JAMESHARDIE FINISH:..... SMOOTH COLOR:..... DESIGNER CREAM SIZE:..... 6-1/4" WITH 5" EXPOSURE
(TR-1) TRIM BOARD	MANUFACTURER:..... AZEK FINISH:..... SMOOTH COLOR:..... WHITE SIZE:.....
(RF-1) ROOFING	MANUFACTURER:..... GAF TIMBERLINE HDZ FINISH:..... ASPHALT ROOF SHINGLES COLOR:..... CHARCOAL

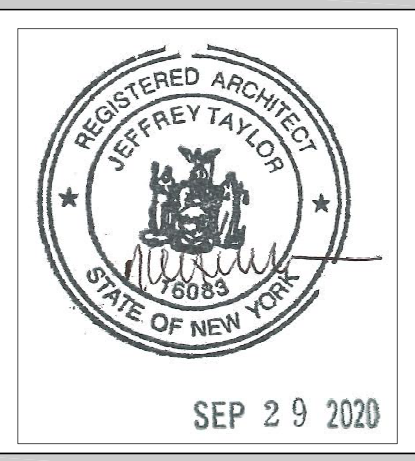
NO.	DESCRIPTION
1	SMOOTH FINISHED PARGED REINFORCED EXPOSE CONCRETE .
2	+42" HIGH P.T RAILING WITH 2x2 P.T BALUSTERS @ 4" O.C
3	6x6 P.T COLUMNS OVER 18" DIA. "SONETUBE" FOOTING 42" MIN. BELOW GRADE
4	1 1/2" Ø TAPERED COMPOSITE BEARING COLUMNS FOR ENTRY PORCH OVERHANG. (BEARING)
5	INSULATED GARAGE DOORS
6	DOUBLE GLAZED VINYL CLAD, DOUBLE HUNG OPERABLE WINDOWS (TYPICAL)



NORTH ELEVATION (SDIE)
SCALE: 1/4" = 1'-0"



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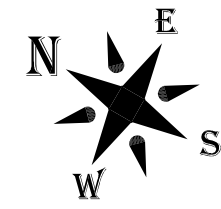
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PROJECT NO. 9458
START DATE: 08.02.20
DRAWN BY: FTA (R.M)
SCALE: AS NOTED

SHEET TITLE:
EXTERIOR ELEVATIONS

DELAURENTIS RESIDENCE
NEW HOUSE CONSTRUCTION
21 NETHERMONT AVENUE
TOWN OF NORTH CASTLE, NY 10504

SHEET NO:
A-400.00



WEST ELEVATION (REAR)

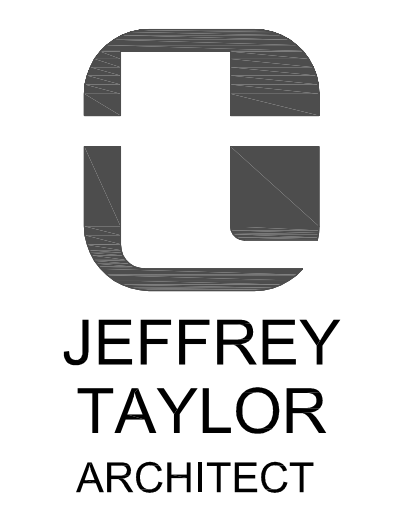
SCALE: 1/4" = 1'-0"

FINISH LEGEND

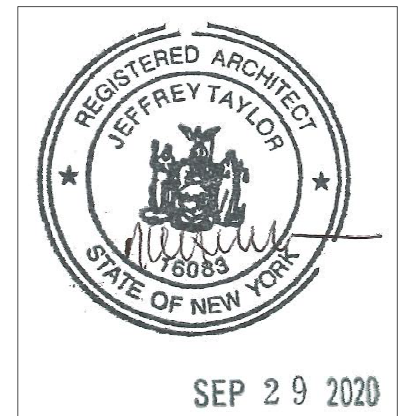
FINISH	DESCRIPTION
LS-1 LAP SIDING	MANUFACTURER:..... JAMESHARDIE FINISH:..... SMOOTH COLOR:..... DESIGNER CREAM SIZE:..... 6-1/4" WITH 5" EXPOSURE
TR-1 TRIM BOARD	MANUFACTURER:..... AZEK FINISH:..... SMOOTH COLOR:..... WHITE SIZE:.....
RF-1 ROOFING	MANUFACTURER:..... GAF TIMBERLINE HDZ FINISH:..... ASPHALT ROOF SHINGLES COLOR:..... CHARCOAL

CONSTRUCTION KEY NOTES

NO.	DESCRIPTION
1	SMOOTH FINISHED PARGED REINFORCED EXPOSE CONCRETE .
2	+42" HIGH P.T RAILING WITH 2x2 P.T BALUSTERS @ 4" O.C
3	6x6 P.T COLUMNS OVER 18" DIA. "SONETUBE" FOOTING 42" MIN. BELOW GRADE
4	1 1/2" Ø TAPERED COMPOSITE BEARING COLUMNS FOR ENTRY PORCH OVERHANG. (BEARING)
5	INSULATED GARAGE DOORS
6	DOUBLE GLAZED VINYL CLAD , DOUBLE HUNG OPERABLE WINDOWS (TYPICAL)



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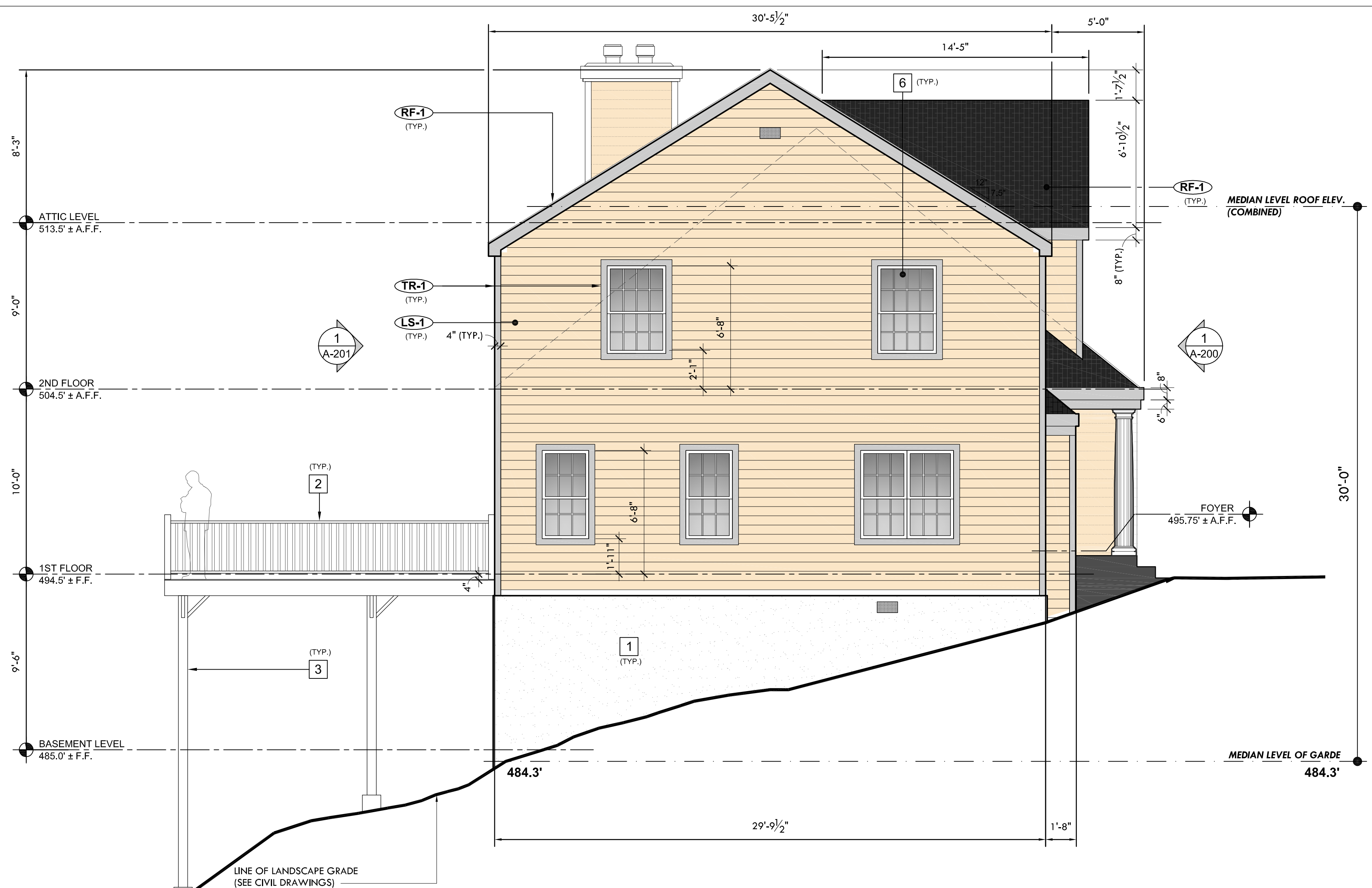
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SCALE: AS NOTED

SHEET TITLE:
EXTERIOR ELEVATIONS

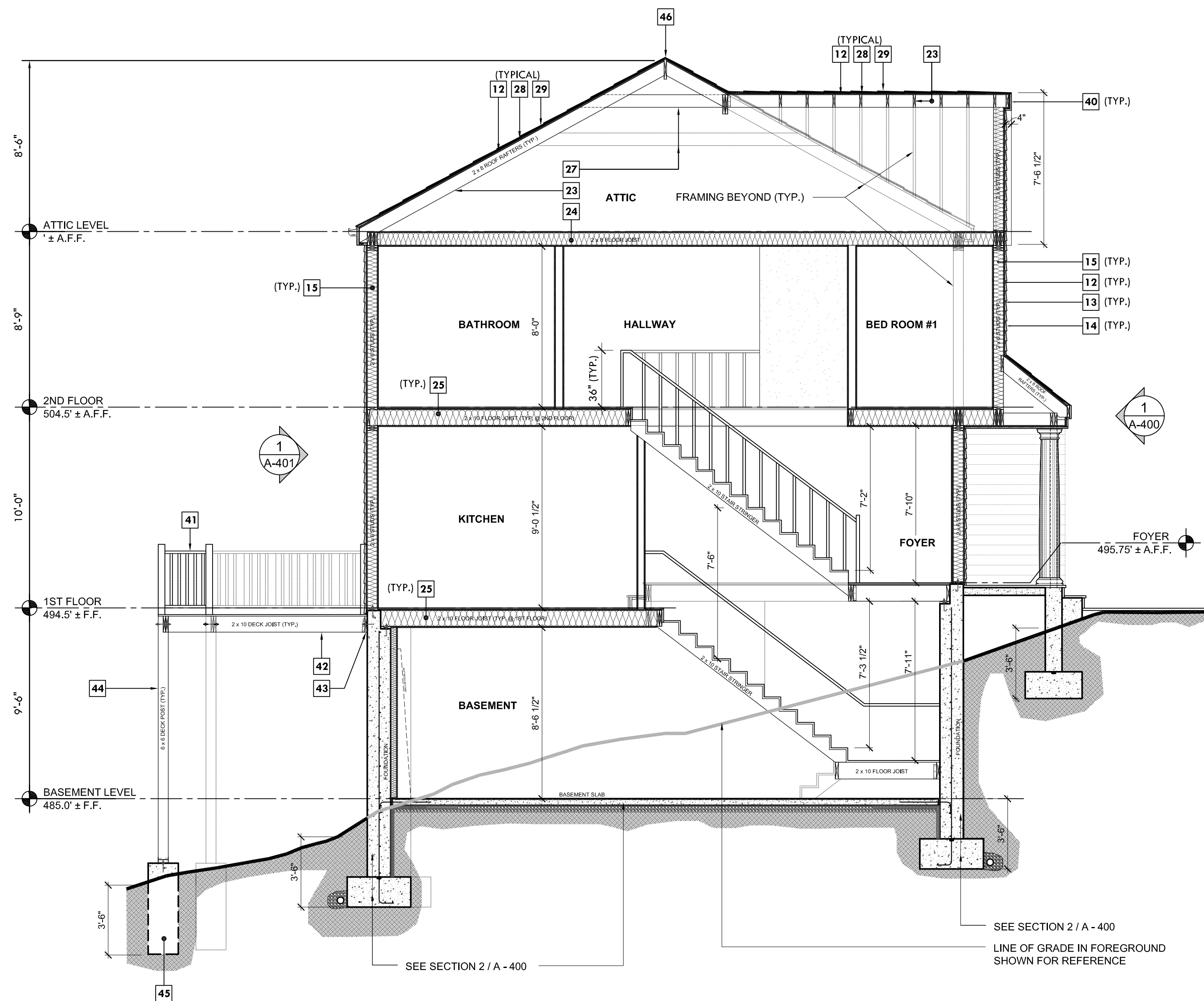
DELAURENTIS RESIDENCE
NEW HOUSE CONSTRUCTION
21 NETHERMONT AVENUE
TOWN OF NORTH CASTLE, NY 10504

SHEET NO:
A-401.00

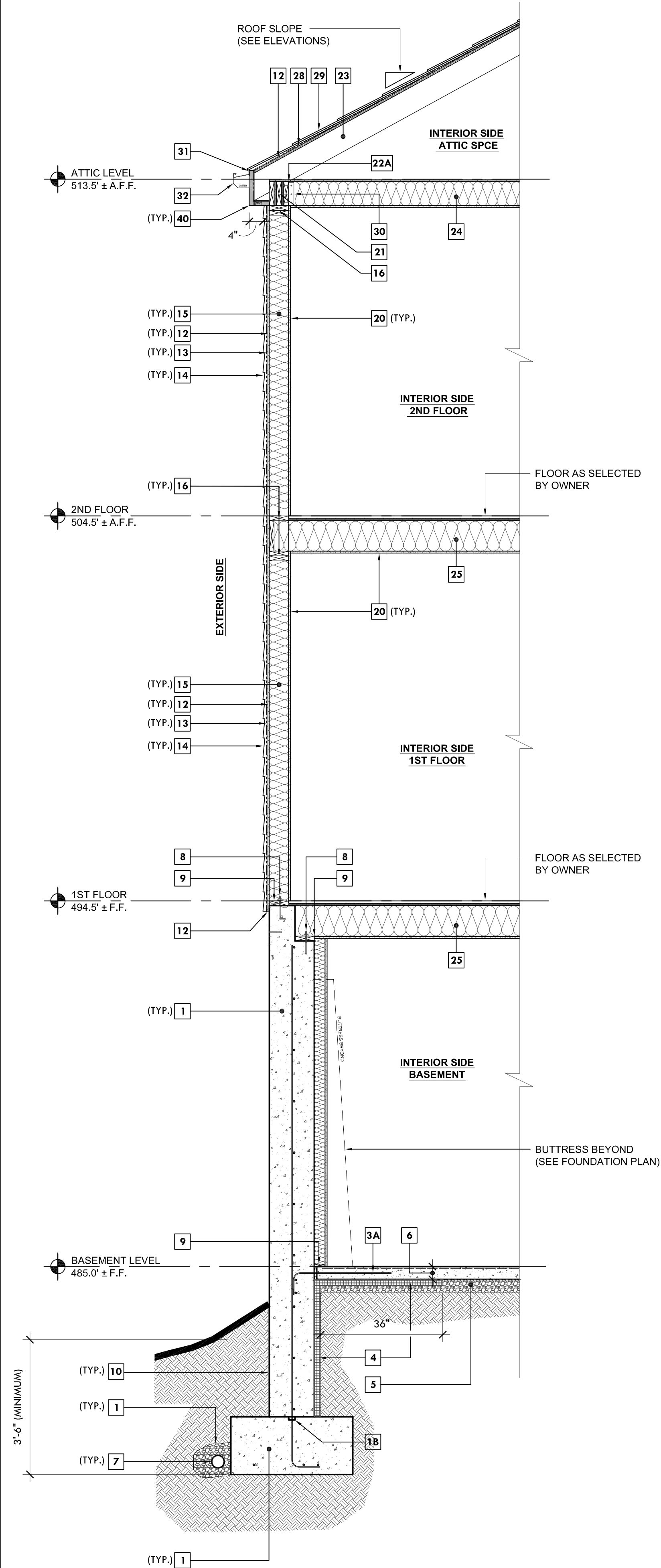


SOUTH ELEVATION (SDIE)

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



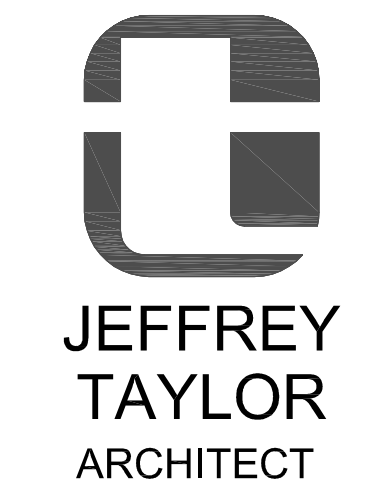
1 CROSS SECTION
1/4" = 1'-0"



2 TYPICAL EXTERIOR WALL SECTION
1/4" = 1'-0"

PLAN KEY NOTES

- 1 NEW REINFORCED POURED IN PLACE CONCRETE FOUNDATION WALL (SEE DRAWING S-1 FOR ADDITIONAL INFORMATION)
- 1A NEW REINFORCED POURED IN PLACE CONCRETE FOOTING. (SEE DRAWING S-1 FOR ADDITIONAL INFORMATION)
- 2 #4 HORIZONTAL CONTINUOUS REBAR CROSSED TIED TO VERTICAL REBAR EVERY 24"
- 3 #10 VERTICAL BENT REBAR INTO FOOTINGS @ 24" O.C.
- 3A BENT REBAR INTO FLOOR SLAB @ 24" O.C.
- 3B 2 x 4 KEY
- 4 2" THICK CONTINUOUS RIGID INSULATION.
- 5 4" COMPACTED CRUSHED STONE
- 6 4" THICK CONCRETE SLAB ON GRADE WITH W.W.M 6x6 W10 x W10 ON CRUSH STONE. WELL TAMPED FILL WITH 8 MIL. "VISQUEEN" VAPOR BARRIER
- 7 6" Ø CONTINUOUS PERIMETER PERFORATED FOOTING DRAIN SET IN GRAVEL. TIE INTO NEW STORM WATER CONTAINMENT CATCH BASIN (SEE DRAWING C-100)
- 8 1/2" BENT END GALVANIZED ANCHOR BLOT SET MIN. 16" INTO FOUNDATION - 6'-0" O.C (MAX)
- 9 (2) 2 x 6 CONTINUOUS P.T WOOD SILL PLATE OVER POLYSTYRENE SILL SEALER.
- 10 "ENKA" DRAINAGE MATT (OR APPROVED EQUAL) - WATERPROOFING @ FOUNDATION WALL. INSTALLED PER MANUFACTURE PUBLISHED INSTRUCTIONS.
- 11 CONTINUOUS TERMITE SHIELD OVER SEALANT.
- 12 3/4" CDX PLYWOOD. (NOTE: ALL JOINTS TO BE STAGGERED)
- 13 "TYVEK" VAPOR BARRIER (OR APPROVED EQUAL) ON SUBSTRATE - INSTALLED PER MANUFACTURE PUBLISHED INSTRUCTIONS. NOTE: TURN BARRIER INTO ALL WINDOW OPENINGS.
- 14 EXTERIOR SIDING (SEE EXTERIOR ELEVATIONS)
- 15 2 x 6 WOOD STUDS 16" O.C WITH R-20 BATT. INSULATION (TYP. AT EXTERIOR WALLS)
- 16 2 x 6 CONTINUOUS P.T WOOD BLOCKING.
- 17 CONTINUOUS P.T WOOD BLOCKING (AS REQUIRED)
- 18 FILL VOID WITH "TOUCH N SEAL" ALL SEASON POLYURETHANE FOAM SEALANT.
- 19 PROVIDE CONTINUOUS CAULKING WITH BACKER ROD.
- 20 1/2" GYP. BD. FINISH. TAPE / SPACKLE & SAND SMOOTH. PROVIDE CORNER BEADS.
- 21 (3) 2 x 8 HEADER WITH 3/4" CDX PLY. WD. SPACER, GLUE & SCREW (LAG SCREW) TOGETHER.
- 22 (3) 2 x 8 HEADER - GLUE & NAIL TOGETHER.
- 22A PROVIDE "BIRDS MOUTH" CUT AT HEADER.
- 23 2 x 8 ROOF RAFTERS @ 16" O.C. TYPICAL (G.C TO COORDINATE IN FIELD)
- 24 2 x 8 ATTIC FLOOR JOIST @ 16" O.C. WITH R-49 BATT. INSUL. (TYP.)
- 25 2 x 10 FLOOR JOIST @ 16" O.C. WITH R-49 BATT. INSUL. (TYP.)
- 26 FASCIA BOARD TO MATCH AND ALIGN WITH EXISTING.
- 27 2 x 8 COLLAR TIE @ EVERY OTHER ROOF RATERS
- 28 "TYVEK" PROTEC 200 ROOF UNDERLAYMENT (OR APPROVED EQUAL) ON SUBSTRATE - INSTALLED PER MANUFACTURE PUBLISHED INSTRUCTIONS.
- 29 ROOF SHINGLES AS SELECTED BY OWNER - SEE EXTERIOR ELEVATIONS. INSTALLED PER MANUFACTURE PUBLISHED INSTRUCTIONS.
- 30 "SIMPSON" STRONG JOIST TIES (OR APPROVED EQUAL) INSTALLED PER MANUFACTURE PUBLISHED INSTRUCTIONS.
- 31 CONTINUOUS FLASHING AND ALUMINUM DRIP EDGE.
- 32 CONTINUOUS ROOF GUTTER AS SELECTED BY OWNER (G.C TO COORDINATE)
- 33 "AZEK" WINDOW SILL AND FRAME TRIM AS SELECTED BY OWNER.
- 34 4 OZ. NON - WOVEN FILTER FABRIC AROUND STONE SURROUND FOOTING DRAIN.
- 40 SOFFIT FINISH TO MATCH TRIM BOARD. SEE EXTERIOR ELEVATION NOTE: PROVIDE FLUSH SOFFIT VENTS
- 41 +42" HIGH P.T RAILING WITH 2X2 P.T BALUSTERS @ 4" O.C
- 42 2 x 10 P.T DECK FLOOR JOIST @ 16" O.C.
- 43 2 x 10 CONTIONOUS P.T LEDGER (AT DECK) SECURED TO FOUNDATION WALL WITH CARRIAGE BOLTS @ 24" O.C
- 44 P.T POST (SEE FOUNDATION PLAN)
- 45 "SONEOTUBE" FOOTING (SEE FOUNDATION PLAN)
- 46 CONTINUOUS RIDGE VENT (SEE ROOF PLAN)



JEFFREY TAYLOR ARCHITECT

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SHEET TITLE:

SECTIONS

DELAURENTIS RESIDENCE
NEW HOUSE CONSTRUCTION
21 NETHERMONT AVENUE
TOWN OF NORTH CASTLE, NY 10504

SHEET NO:

A-500.00

WINDOW SCHEDULE

Anderson Window: Double Hung, Tilt Wash (TW) 400

Exterior Finish & Color: White Vinyl, Interior Finish: Pine

#	Catalog #	QTY	Location	Window Dimesion Width / Height	Rough Opening Width / Height
①	TW2046	3	LIVING ROOM	2'-1 5/8" 4'-8 7/8"	2'-2 1/8" 4'-8 7/8"
②	TW2446	1	LIVING ROOM	2'-5 5/8" 4'-8 7/8"	2'-6 1/8" 4'-8 7/8"
②	TW2446	2	DINING ROOM	2'-5 5/8" 4'-8 7/8"	2'-6 1/8" 4'-8 7/8"
③	TW30210	1	KITCHEN	3'-1 5/8" 3'-0 7/8"	3'-2 1/8" 3'-0 7/8"
④	TW2446	(2) - Double Mullion	FAMILY ROOM	2'-5 5/8" 4'-8 7/8"	2'-6 1/8" 4'-8 7/8"
⑤	TW2046	1	FAMILY ROOM	2'-1 5/8" 4'-8 7/8"	2'-2 1/8" 4'-8 7/8"
⑥	TW2046	1	FAMILY ROOM	2'-1 5/8" 4'-8 7/8"	2'-2 1/8" 4'-8 7/8"
⑦	TW3046	1	MASTER BEDROOM	3'-1 5/8" 4'-8 7/8"	3'-2 1/8" 4'-8 7/8"
⑧	TW3046	(2) DBL Mullion	MASTER BEDROOM	3'-1 5/8" 4'-8 7/8"	3'-2 1/8" 4'-8 7/8"
⑨	TW3046	1	BEDROOM - 1	3'-1 5/8" 4'-8 7/8"	3'-2 1/8" 4'-8 7/8"
⑩	TW2046	2	BEDROOM - 1	2'-1 5/8" 4'-8 7/8"	2'-2 1/8" 4'-8 7/8"
⑪	CTN30	1	BEDROOM - 1	3'-1 5/8" 1'-9 3/16"	3'-2 1/8" 1'-9 3/4"
⑫	TW3046	(2) DBL Mullion	BEDROOM - 2	3'-1 5/8" 4'8 7/8"	3'-2 1/8" 4'-8 7/8"
⑬	TW3046	1	BEDROOM - 2	3'-1 5/8" 4'8 7/8"	3'-2 1/8" 4'-8 7/8"
⑭	TW3046	1	BEDROOM - 3	3'-1 5/8" 4'8 7/8"	3'-2 1/8" 4'-8 7/8"
⑮	TW3046	1	BEDROOM - 3	3'-1 5/8" 4'8 7/8"	3'-2 1/8" 4'-8 7/8"
⑯	TW2032	1	HALL BATH	2'-1 5/8" 3'-4 7/8"	2'-2 1/8" 3'-4 7/8"
⑰	TW2032	(2) DBL Mullion	MASTER BATH	2'-1 5/8" 3'-4 7/8"	2'-2 1/8" 3'-4 7/8"
⑱	TW20210	1	BASEMENT	2'-1 5/8" 3'-0 7/8"	2'-1 5/8" 3'-0 7/8"
⑲	TW210310	1	BASEMENT	2'-11 5/8" 4'-0 7/8"	3'-0 1/8" 4'-0 7/8"
⑳	TW210310	1	BASEMENT	2'-11 5/8" 4'-0 7/8"	3'-0 1/8" 4'-0 7/8"

DOOR SCHEDULE

#	Catalog #	Manufacturer	QTY	Location	Width / Height	NOTES
①	CCA9100	Thermatru	1	ENTRY	3'-0" 6'-8"	Front Entry Door: Thermatru Classic-Craft American Style Collection. Arborwatch 1-Lite w/ privacy glass. Autumn Harvest color finish.
②	CCA9100SL	Thermatru	2	ENTRY-Side Lites	12" 6'-8"	Thermatru Classic-Craft American Style Collection. Right and Left Side Lite Arborwatch w/ privacy glass. Autumn Harvest color finish.
③	NLGD6068R	Anderson	1	DINING ROOM	6'-0" 6'-8"	Gliding Patio Door. Color is white.
④	ISPD3168AR	Anderson	1	DINETTE	3'-0" 6'-8"	Hinged Patio door. Color is white.
⑤	Exterior door	Jeld Wen	1	BASEMENT	3'-0" 6'-8"	Metal panel door

ALTERNATES

③	PS61611R	Anderson	1	DINING ROOM	6'-0" 6'-8"	Perma-Shield Gliding Patio Door. Color is white.
④		Anderson	1	DINETTE	3'-0" 6'-8"	Hinged Patio door. Color is white.



**JEFFREY
TAYLOR**
ARCHITECT

572 NORTH BROADWAY
WHITE PLAINS, NEW YORK 10603

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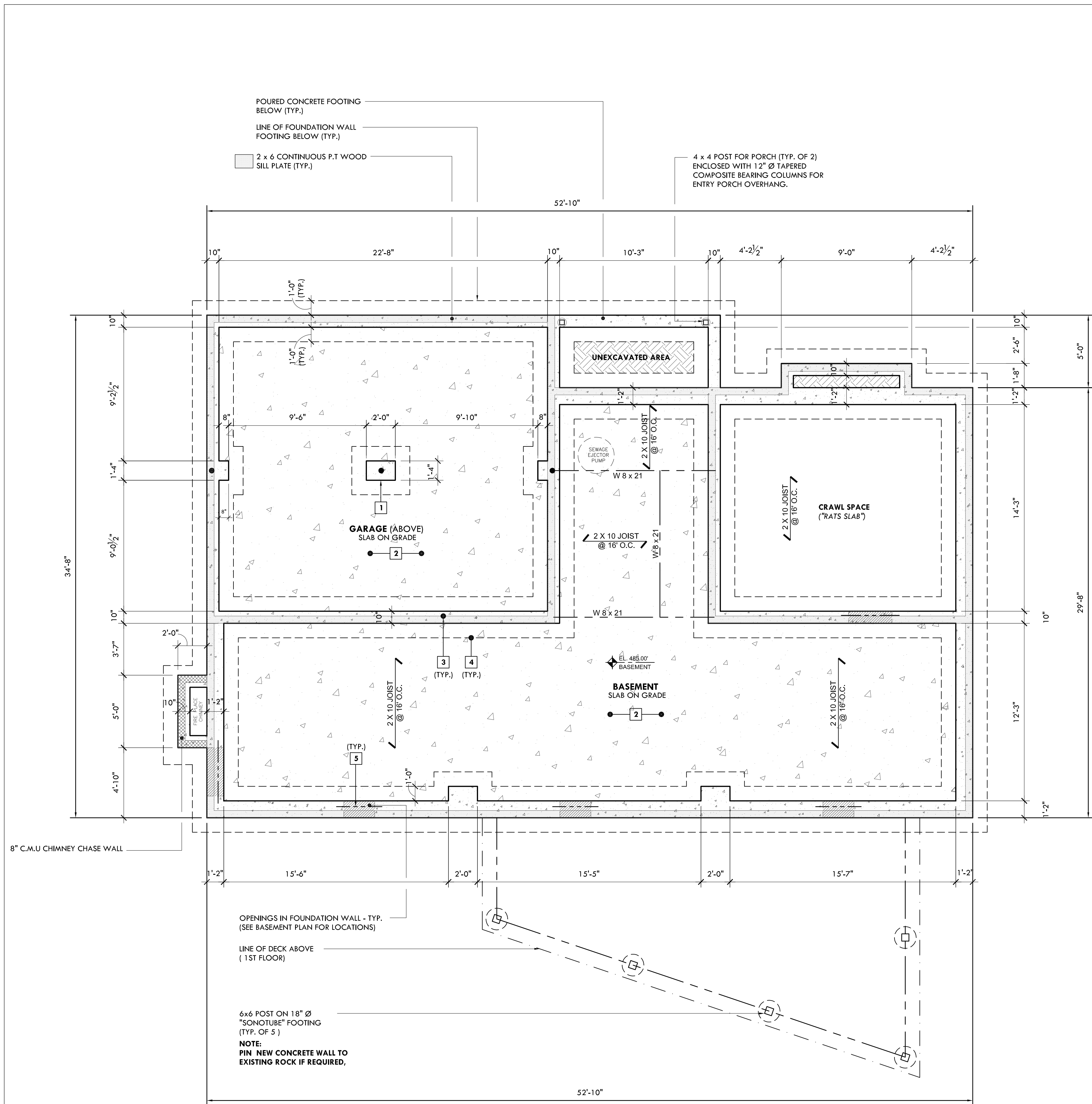
DOOR & WINDOW SCHEDULE

DELAURENTIS RESIDENCE
NEW HOUSE CONSTRUCTION

21 NETHERMONT AVENUE
TOWN OF NORTH CASTLE, NY 10504

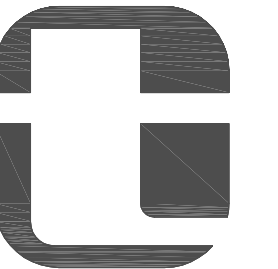
SHEET NO:

A-600.00



PLAN KEY NOTES

- 1 16" X 24" CONC. PIER ON 3'-0" X 4'-0" X 1'-4" CONC. FTG. W/ 6 #5 BARS BOTH WAYS
- 2 4" CONCRETE SLAB W/ 6X6 X 10X10 W.W.M. ON GRAVEL & WELL TAMPED FILL W/ POLYURETHANE VAPOR SEAL
- 3 10" POURED CONC. W/ #6 BARS @ 10" O.C. VERTICALLY AND 3/8" DIA. @ 18" O.C. HORIZONTALLY
- 4 CONC. FTG. W/ 4 #5 BARS CONT.
- 5 PROVIDE STEEL LINTEL AT ALL OPENINGS



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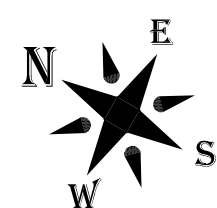
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FOUNDATION PLAN

DELAURENTIS RESIDENCE
NEW HOUSE CONSTRUCTION
21 NETHERMONT AVENUE
TOWN OF NORTH CASTLE, NY 10504

SHEET NO:

S-100.00



FOUNDATION PLAN

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