



# TOWN OF NORTH CASTLE

WESTCHESTER COUNTY  
17 Bedford Road  
Armonk, New York 10504-1898

RESIDENTIAL PROJECT  
REVIEW COMMITTEE  
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-3000 x 43  
Fax: (914) 273-3554  
www.nortcastleny.com

## RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

### Section I- PROJECT

ADDRESS: 4 VALLEY LANE; ARMONK, NY

### Section III- DESCRIPTION OF WORK:

ADDITION OF MUDROOM, GYM & OFFICE  
RENOVATION OF MASTER BATH & CLOSET & 1st FLOOR POWDER

### Section III- CONTACT INFORMATION:

APPLICANT: KATHLEEN POIRIER ARCHITECTS, LLL  
ADDRESS: 40 TWIN OAK LANE; WILTON, CT 06897  
PHONE: 203-210-5199 MOBILE: 203-807-0589 EMAIL: KPOIRIER@KPARCHITECTS.COM

PROPERTY OWNER: PETER AND JIN PHILIPS  
ADDRESS: 4 VALLEY LN; ARMONK, NY  
PHONE: \_\_\_\_\_ MOBILE: 347-453-4278 EMAIL: JIN4PHILIPS@GMAIL.COM

PROFESSIONAL: KATHLEEN POIRIER, AIA  
ADDRESS: 40 TWIN OAK LANE; WILTON, CT 06897  
PHONE: 203-210-5199 MOBILE: 203-807-0589  
EMAIL: KPOIRIER@KPARCHITECTS.COM

### Section IV- PROPERTY INFORMATION:

Zone: 1.5A Tax ID (lot designation) 102.03-1-67



**Town of North Castle  
Residential Project Review Committee**

17 Bedford Road Armonk, New York 10504  
(914) 273-3542 (914) 273-3554 (fax)

**RPRC COMPLETENESS REVIEW FORM**

*This form represents the standard requirements for a completeness review for all Residential Project Review Committee submissions. Failure to provide all of the information requested will result in a determination that the application is incomplete.*

Project Name on Plan:

PHILIPS RESIDENCE

Initial Submittal  Revised Preliminary

Street Location:

4 VALLEY LANE

Zoning District: 1.5A Property Acreage: 1.193 Tax Map Parcel ID: 102.03-1-67

Date: 05/18/2021

**DEPARTMENTAL USE ONLY**

Date Filed: \_\_\_\_\_ Staff Name: \_\_\_\_\_

**Preliminary Plan Completeness Review Checklist**

Items marked with a  are complete, items left blank  are incomplete and must be completed, "NA" means not applicable.

1. Plan prepared by a registered architect or professional engineer
2. Aerial photo (Google Earth) showing the applicant's entire property and adjacent properties and streets
3. Map showing the applicant's entire property and adjacent properties and streets
4. A locator map at a convenient scale
5. The proposed location, use and design of all buildings and structures
6. Existing topography and proposed grade elevations
7. Location of drives
8. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences



TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY  
17 Bedford Road  
Armonk, New York 10504-1898

BUILDING DEPARTMENT  
Robert Melillo  
Building/ Fire inspector

Telephone: (914) 273-3000 ext. 44  
Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

**GROSS LAND COVERAGE CALCULATIONS WORKSHEET**

Application Name or Identifying Title: Philips Residence Date: 2/8/2021  
Tax Map Designation or Proposed Lot No.: 102.03-1-67

Gross Lot Coverage

- |     |  |                              |
|-----|--|------------------------------|
| 1.  | Total lot Area (Net Lot Area for Lots Created After 12/13/06):   | <u>51,966.71 SF</u>          |
| 2.  | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)):  | <u>10,289.6 SF</u>           |
| 3.  | BONUS maximum gross land cover (per Section 355-26.C(1)(b)):   |                              |
|     | Distance principal home is beyond minimum front yard setback<br><u>82.5</u> x 10 =   | <u>825.5 SF</u>              |
| 4.  | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3   | <u>11,112.10 SF</u>          |
| 5.  | Amount of lot area covered by principal building:<br><u>2555.86</u> existing + <u>476</u> proposed =                             | <u>3,031.86 SF</u>           |
| 6.  | Amount of lot area covered by accessory buildings:<br><u>0</u> existing + <u>0</u> proposed =                                    | <u>0</u>                     |
| 7.  | Amount of lot area covered by decks:<br><u>140</u> existing + <u>0</u> proposed =  | <u>140 SF</u> 5/18/2021      |
| 8.  | Amount of lot area covered by porches:<br><u>32</u> existing + <u>31</u> proposed =  | <u>63 SF</u>                 |
| 9.  | Amount of lot area covered by driveway, parking areas and walkways:<br><u>3,297</u> existing + <u>153</u> proposed =             | <u>3,450 SF</u>              |
| 10. | Amount of lot area covered by terraces:<br><u>253</u> existing + <u>476</u> proposed =   | <u>729 SF</u>                |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip:<br><u>13</u> existing + <u>35.67</u> proposed = GENERATOR | <u>48.67 SF</u> 5/18/2021    |
| 12. | Amount of lot area covered by all other structures:<br><u>0</u> existing + <u>0</u> proposed =                                   | <u>0 SF</u>                  |
| 13. | Proposed gross land coverage: Total of Lines 5 - 12 =  | <u>7,462.53 SF</u> 5/18/2021 |

If Line 13 is less than or equal to Line 4, your proposal complies with the Town's maximum gross land coverage regulations and the project may proceed to the Planning Board Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

Kathleen Poirier  
Signature and Seal of Professional Preparing Worksheet 035369-1



2/8/2021  
Date REVISED 5/18/2021



TOWN OF NORTH CASTLE  
 WESTCHESTER COUNTY  
 17 Bedford Road  
 Armonk, New York 10504-1898

PLANNING DEPARTMENT  
 Adam R. Kaufman, AICP  
 Director of Planning

January 29, 2019  
 Telephone: (914) 273-3542  
 Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

**FLOOR AREA CALCULATIONS WORKSHEET**

Application Name or Identifying Title: Philips Residence Date: 2/8/21  
 Tax Map Designation or Proposed Lot No.: 102.03-1-67

Floor Area

- |     |  |                     |
|-----|--|---------------------|
| 1.  | Total Lot Area (Net Lot Area for Lots Created After 12/13/06):   | <u>51,966.71 SF</u> |
| 2.  | Maximum permitted floor area (per Section 355-26.B(4)):  | <u>8,231.4 SF</u>   |
| 3.  | Amount of floor area contained within first floor:<br>- <u>1,777.38</u> existing + <u>453.21</u> proposed =                                      | <u>2,230.59 SF</u>  |
| 4.  | Amount of floor area contained within second floor:<br>- <u>1,855.57</u> existing + <u>224.98</u> proposed =                                     | <u>2,080.55 SF</u>  |
| 5.  | Amount of floor area contained within garage:<br>- <u>709.44</u> existing + <u>0</u> proposed =  | <u>709.44 SF</u>    |
| 6.  | Amount of floor area contained within porches capable of being enclosed:<br>- <u>0</u> existing + <u>0</u> proposed =                            | <u>0</u>            |
| 7.  | Amount of floor area contained within basement (if applicable – see definition):<br>- <u>561.75 (NOT COUNTED)</u> existing + <u>0</u> proposed = | <u>0</u>            |
| 8.  | Amount of floor area contained within attic (if applicable – see definition):<br>- <u>0</u> existing + <u>0</u> proposed =                       | <u>0</u>            |
| 9.  | Amount of floor area contained within all accessory buildings:<br>- <u>0</u> existing + <u>0</u> proposed =                                      | <u>0</u>            |
| 10. | Proposed floor area: Total of Lines 3 – 9 =  | <u>5,020.59 SF</u>  |

If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town's maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town's regulations.

Kathleen Poirier 035369-1  
 Signature and Seal of Professional Preparing Worksheet

2/8/2021  
 Date





# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK	A parcel of land, as described in the Deed recorded as Control No. 440930862, in the Office of the County Clerk, Westchester County, New York
	COMMUNITY NO.: 360923	
AFFECTED MAP PANEL	NUMBER: 36119C0168F DATE: 9/28/2007	
FLOODING SOURCE: MIANUS RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.141417, -73.671666 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	4 Valley Lane	Structure (Residence)	X (unshaded)	--	461.4 feet	--

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

**ADDITIONAL CONSIDERATIONS** (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA  
ZONE A  
STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### **PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)**

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

### **ZONE A (This Additional Consideration applies to the preceding 1 Property.)**

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

### **STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))**

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

A handwritten signature in black ink, appearing to read "Luis V. Rodriguez".

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration

# Philips Residence

Qs ~ääöäãÉ = ^ ä çääHk v  
Single Family addition/renovation to existing residence

## LIST OF DRAWINGS

- T-100 TITLE SHEET
- EXISTING SURVEY
- L-100 SURVEY WITH PROPOSED WORK ADDED & FAR
- ARBORIST REPORT
- ARCHITECTURAL
- D-100 DEMOLITION PLAN
- A-100 1ST & 2ND FLOOR PLANS
- A-101 ROOF PLAN & ELEVATIONS
- A-102 ELEVATION AND SCHEDULES
- A-103 SECTION THROUGH ADDITION
- STRUCTURAL
- F-100 FRAMING NOTES & FOUNDATION PLAN
- F-101 BRACED WALL CALCS AND NOTES
- F-102 2ND FLOOR FRAMING & ROOF FRAMING PLANS
- ELECTRICAL
- E-101 1ST & 2ND FLOOR ELECTRICAL PLAN



EXISTING FRONT ELEVATION FROM ROADWAY

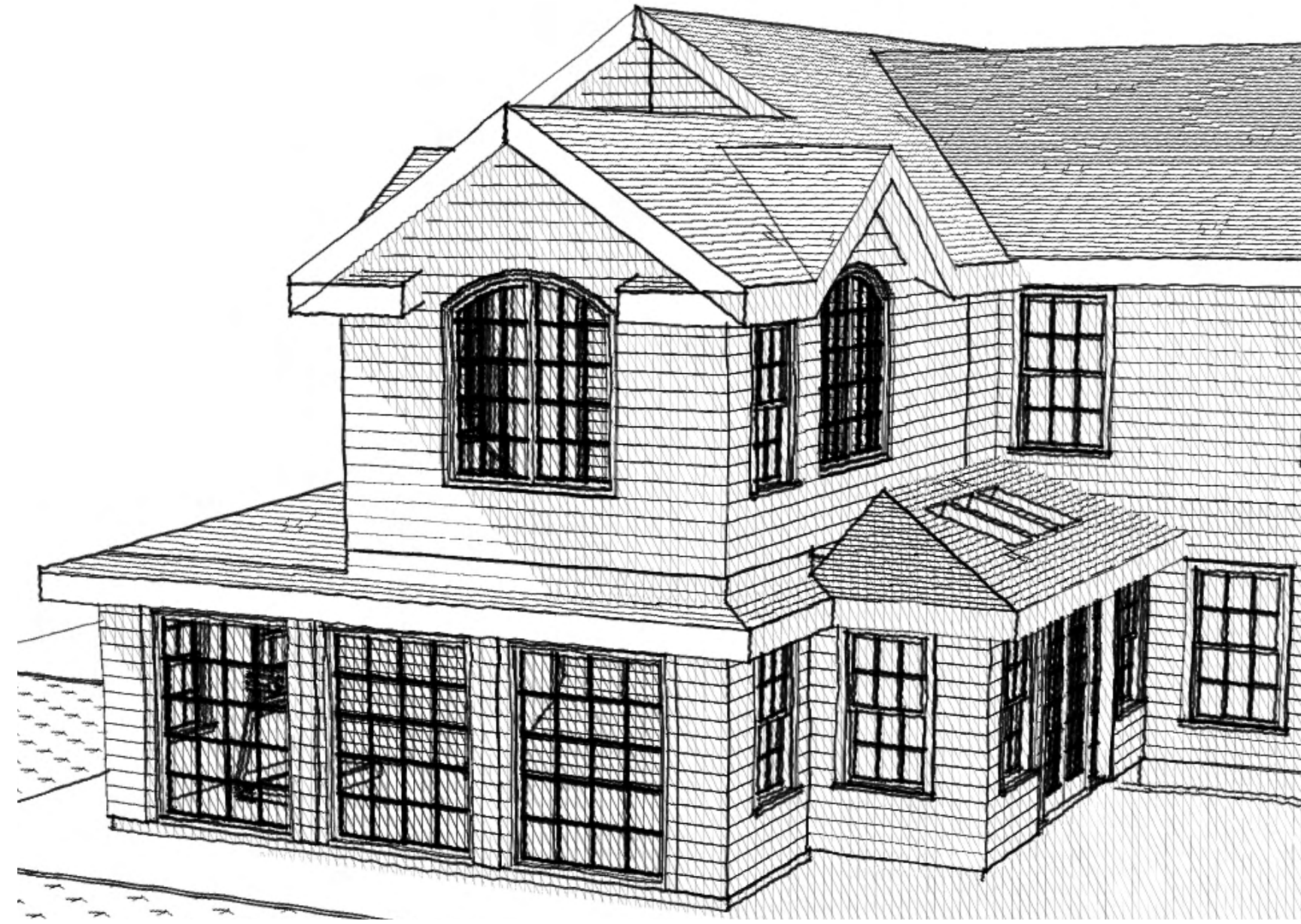


CLOSE VIEW OF EXISTING FRONT ELEVATION

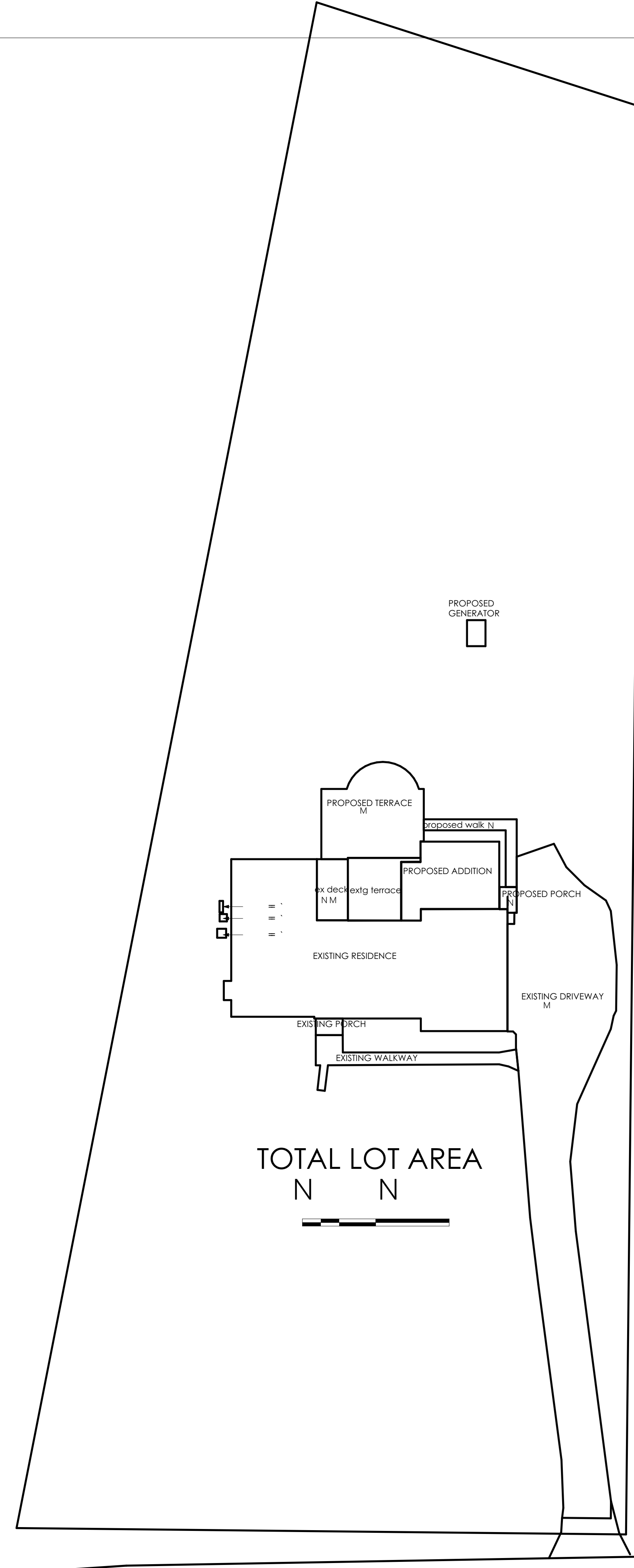


EXISTING REAR ELEVATION

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TOTAL LOT AREA  
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## GROSS LAND COVERAGE EXHIBIT

- GENERAL NOTES:**
- ALL CONTRACTORS INVOLVED IN THE RENOVATION, CONSTRUCTION, OR IMPROVEMENTS TO THIS PROPERTY SHALL ADHERE TO THE RESIDENTIAL BUILDING CODE OF NEW YORK AND ALL APPLICABLE LAWS AND ORDINANCES (INCLUDING WITHOUT LIMITATION ALL THE APPLICABLE STATE, LOCAL AND FEDERAL BUILDING, ZONING, ENVIRONMENTAL, AND SAFETY AND SANITARY CODES), IN A GOOD AND WORKMANLIKE MANNER, AND SUBSTANTIALLY IN ACCORDANCE WITH THE DRAWINGS.
  - THE INTENT OF THE DOCUMENTS IS TO SHOW NEW CONSTRUCTION ONLY. PROVIDE ALL REQUIRED DEMOLITION TO ACCOMPLISH THE NEW WORK AS SHOWN.
  - VERIFY ALL FIELD CONDITIONS PRIOR TO EXECUTION OF THE WORK AND NOTIFY THE ARCHITECT OF DISCREPANCIES OR UNSATISFACTORY WORK.
  - PROVIDE ALL TEMPORARY BRACING, SHORING, FORMS, ETC. PROVIDE ALL REQUIRED TEMPORARY ENCLOSURES TO PROTECT THE NEW AND EXISTING CONSTRUCTION MATERIALS AND EQUIPMENT FROM THE WEATHER AND TO PROTECT THE UNALTERED AREA FROM THE DUST AND DEBRIS OF CONSTRUCTION.
  - THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY DAMAGE OCCURRING FROM THE NEW WORK DUE TO EXPOSURE TO WEATHER OR HIS MANNER OR METHODS OF CONSTRUCTION.
  - FOR ALL GUARANTEES AND WARRANTIES, SEE THE MANUFACTURER'S SPECIFICATIONS. GC TO WARRANTY TO THE OWNER THAT: (1) MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT WILL BE NEW AND OF GOOD QUALITY UNLESS OTHERWISE REQUIRED OR PERMITTED BY THE CONTRACT DOCUMENTS; (2) THE WORK WILL BE FREE FROM DEFECTS NOT INHERENT IN THE QUALITY REQUIRED OR PERMITTED; AND (3) THE WORK WILL CONFORM TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
  - PROVIDE ALL REQUIRED MISCELLANEOUS ROUGH AND FINISH CARPENTRY, HEADERS, LINTELS, BLOCKING, FURRING, TRIMMING, ETC.
  - WORK AREA IS TO BE CLEAN AND CLEAR FROM DEBRIS DURING CONSTRUCTION. AFTER CONSTRUCTION, AREA SHOULD BE IN BROOM-CLEAN CONDITION AT A MINIMUM.

- PROCEDURES, CONTROLS, AND PAYMENTS**
- PROVIDE COORDINATION OF WORK. COORDINATE WORK BETWEEN TRADES SUPERVISORY PERSONNEL ON THE JOB SITE WHENEVER SUBCONTRACTORS OR TRADESMEN ARE WORKING.
  - HOLD PRE-CONSTRUCTION CONFERENCE AND JOB MEETINGS WITH OWNER, ARCHITECT, AND ANY RELEVANT SUBCONTRACTORS. HOLD OTHER MEETINGS AS REQUIRED.
  - ALL CONTRACTORS ARE REQUIRED TO VISIT THE SITE BEFORE SUBMITTING BIDS. TO INSPECT THE PREMISES AND VIEW THE EXISTING CONDITIONS TO VERIFY ALL CONDITIONS, SIZES AND QUANTITIES, EXISTING CONDITIONS WHICH MIGHT PRECLUDE OR INTERFERE WITH THE PROPOSED WORK AS DRAWN OR SPECIFIED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION BEFORE WORK COMMENCES.
  - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND DRAWINGS AND/OR SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION BEFORE WORK COMMENCES.
  - THE CONTRACTOR SHALL BE INSURED UNDER THE TYPES AND LIMITS REQUIRED BY LAW AND SHALL INCLUDE THE OWNER AND ARCHITECT AS INSURED, WHERE AND WHEN REQUIRED.
  - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED TO PERFORM THE WORK, UNLESS OTHERWISE NOTIFIED, AND SHALL SECURE ALL REQUIRED INSPECTIONS AND THE CERTIFICATE OF OCCUPANCY. A COPY OF ALL PERMITS AND THE CERTIFICATE OF OCCUPANCY ARE TO BE SENT TO THE ARCHITECT.
  - SHOULD UNFORESEEN CONDITIONS OR OTHER CAUSES NECESSITATE CONSTRUCTION DETAILS NOT IN ACCORDANCE WITH THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND SUBMIT DETAILS SHOWING THE PROPOSED CHANGE.
  - ALL WORK SHALL CONFORM TO THE CONNECTICUT STATE BUILDING & ENERGY CODES AND ALL OTHER APPLICABLE, MUNICIPAL, STATE AND FEDERAL RULES AND REGULATIONS.
  - DISCONNECT AND SAFELY CAP ALL UTILITIES SERVING THE SITE PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK. PROVIDE ANY TEMPORARY SERVICES AS NEEDED.
  - CONTRACTOR SHALL MAKE SUCH TESTS OF HIS WORKMANSHIP AND MATERIALS AS ARE REQUIRED BY THE BUILDING CODE, STATE AND MUNICIPAL LAWS, AND SPECIFICATION SECTIONS AT HIS OWN EXPENSE, UNLESS OTHERWISE NOTED.
  - SUBMIT PROGRESS SCHEDULE, BAR-CHART TYPE, UPDATED MONTHLY AND RESUBMITTED WITH EVERY APPLICATION FOR PAYMENT.
  - APPLICATIONS FOR PAYMENTS SHOULD BE ACCOMPANIED WITH A SCHEDULE OF VALUES, INDICATING THE VALUE OF WORK COMPLETED DURING THE PERIOD.
  - PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS THAT HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
  - INSTALL MATERIALS AND SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPROVED SUBMITTAL. INSTALL MATERIALS AND SYSTEMS IN PROPER RELATION WITH ADJACENT CONSTRUCTION AND WITH UNIFORM APPEARANCE. COORDINATE WITH WORK OF ALL SECTIONS.
  - RESTORE DAMAGED FINISHES. CLEAN AND PROTECT WORK FROM DAMAGE.

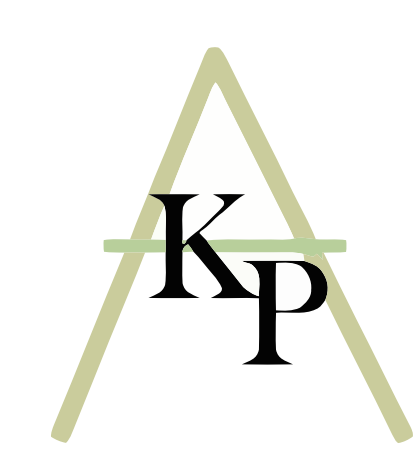
PLANS MEET ALL NYS BUILDING CODES AND ENERGY CODES

- BUILDING: NEW YORK STATE BUILDING CODE COMMENCED 2020
- ELECTRICAL: NATIONAL ELECTRIC CODE
- MECHANICAL: NEW YORK STATE BUILDING CODE COMMENCED 2020
- PLUMBING: NEW YORK STATE BUILDING CODE COMMENCED 2020
- FIRE: NEW YORK STATE BUILDING CODE COMMENCED 2020
- HANDICAP: FEDERAL ADA ACCESSIBILITY GUIDELINES
- ENERGY: INTERNATIONAL ENERGY CONSERVATION CODE 2015

**EXPOSURE CRITERIA**

SUBJECT TO DAMAGE					
GROUND SNOW LOAD	WIND SPEED (MPH)	WEATHERING	FROSTLINE (DEPTH)	TERMITE	DECAY
30psf	115 MPH	SEVERE	3'-6"	MODERATE / HEAVY	SLIGHT

SEISMIC ZONE	WINTER DESIGN TEMP.	ICE SHIELD REQUIRED	FLOOD ZONE
B	7 F	YES	ZONE A (WITHOUT BASE FLOOD ELEVATION)

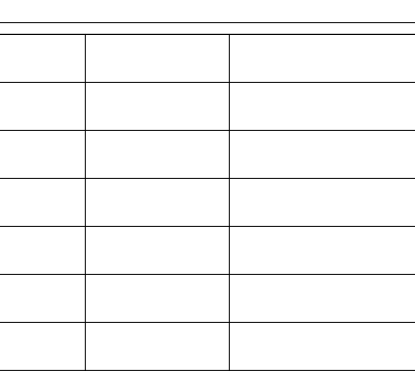


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REGISTERED ARCHITECT  
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STATE OF NEW YORK  
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REGISTERED ARCHITECT AND PROFESSIONAL SEAL OF ARCHITECTURE, SEALS AND SIGNATURES SHALL BE USED IN ACCORDANCE WITH THE PROFESSIONAL SEAL ACT, ARTICLE 131, § 170(1) OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK, AS AMENDED, AND THE ARCHITECTURE AND PROFESSIONAL SEAL ACT, ARTICLE 131, § 170(2) OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK, AS AMENDED. THE ARCHITECT'S SIGNATURE AND PROFESSIONAL SEAL SHALL BE USED IN ALL CONTRACTS AND INSTRUMENTS TO BE FILED WITH THE CLERK OF THE SUPREME COURT OF THE STATE OF NEW YORK OR IN ANY OTHER PUBLIC OFFICE OR TO BE RECORDED IN ANY PUBLIC RECORD. THE ARCHITECT'S SIGNATURE AND PROFESSIONAL SEAL SHALL BE USED IN ALL CONTRACTS AND INSTRUMENTS TO BE FILED WITH THE CLERK OF THE SUPREME COURT OF THE STATE OF NEW YORK OR IN ANY OTHER PUBLIC OFFICE OR TO BE RECORDED IN ANY PUBLIC RECORD. THE ARCHITECT'S SIGNATURE AND PROFESSIONAL SEAL SHALL BE USED IN ALL CONTRACTS AND INSTRUMENTS TO BE FILED WITH THE CLERK OF THE SUPREME COURT OF THE STATE OF NEW YORK OR IN ANY OTHER PUBLIC OFFICE OR TO BE RECORDED IN ANY PUBLIC RECORD.



Only copies from the original of this topography map marked with an original of the Land Surveyors embossed seal or red colored seal shall be considered to be true, valid copies.

Unauthorized alteration or addition to a map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

This map is prepared to show topography only and is not to be used for title transfer purposes. Map may not be certified to title companies and/or banks.

Tree species shown hereon to be verified by a licensed arborist and are not certified by surveyor.

Elevations shown hereon generally in accordance with North American Vertical Datum 88.

Surveyed in accordance with Deed Liber 6842, Page 66.

Premises shown hereon designated on the Town of North Castle Tax Maps as: Section 102.03, Block 1, Lot 67.

Property Address:  
4 Valley Lane  
Armonk, NY 10504

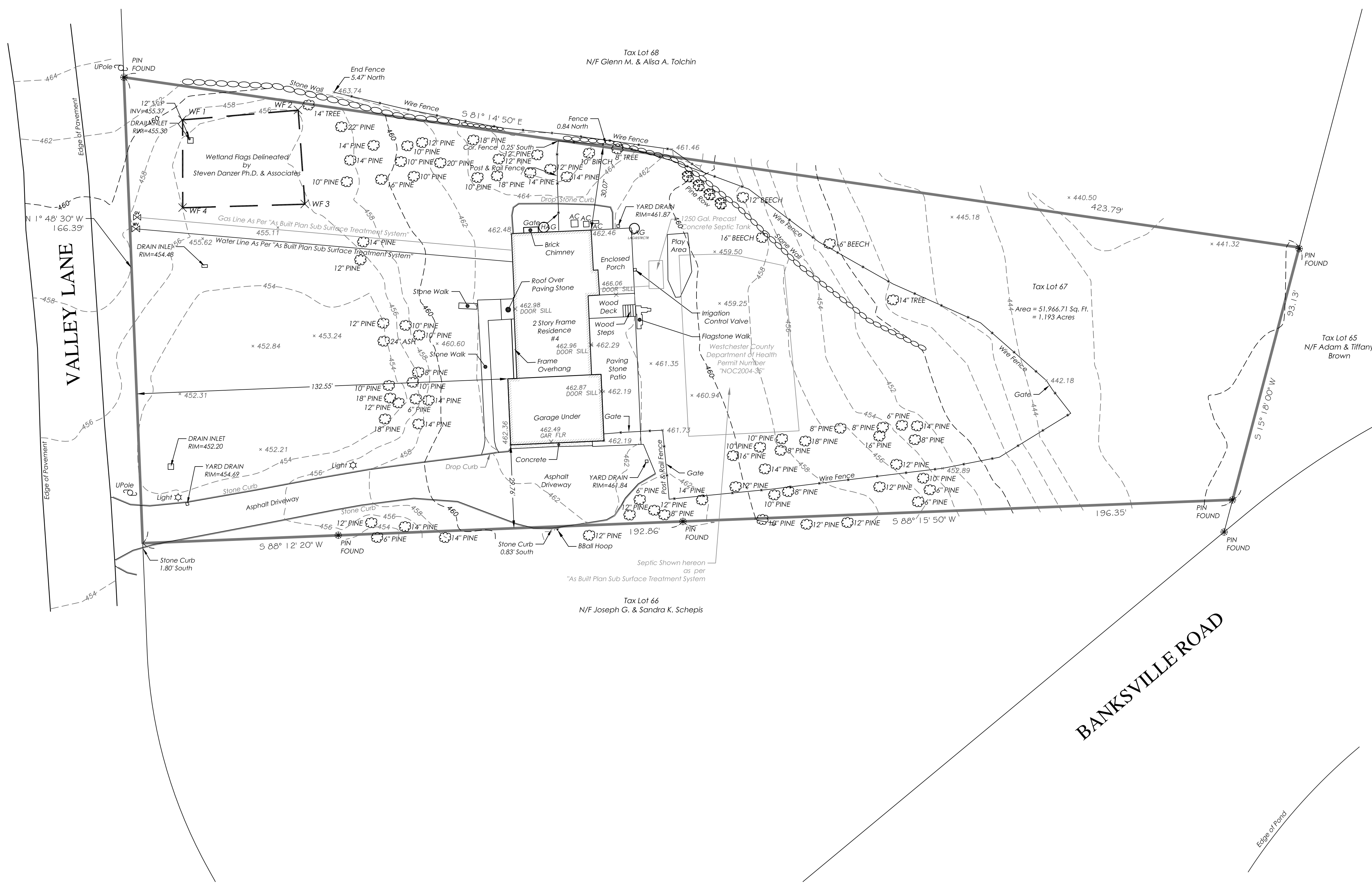
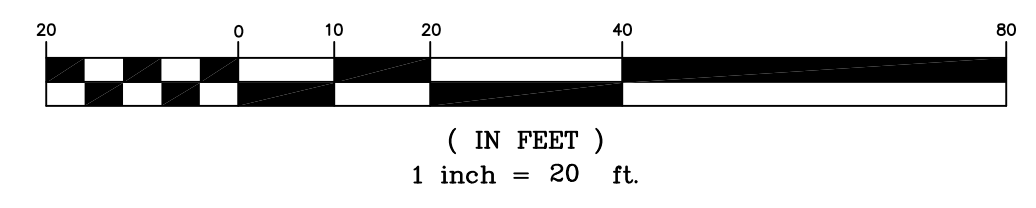
The survey shows the zone designation of any area shown as being within a Special Flood Hazard Area according to current Federal Emergency Management Agency Maps which make up a part of the National Flood Insurance Administration Report. Said described property is located within a Floodway area designated as Zone A (No Base Flood Elevation) by the Secretary Housing and Urban Development, on Flood Insurance Rate Map No. 36119C0168F, with a date of identification of September 28, 2007, for Community Number 360923, in the Town of North Castle, Westchester County, State of New York, which is the current Flood Insurance Rate map for the community in which said property is situated.

EXISTING IMPERVIOUS SURFACES	
BUILDINGS	2,555.86 S.F.
DRIVEWAY	3,178.62 S.F.
PORCHES, DECKS, PATIOS, WALKS, PADS	1,116.96 S.F.
EXISTING IMPERVIOUS SURFACE	6,851.44 S.F.
TOTAL LOT AREA	51,966.71 S.F.
EXISTING % IMPERVIOUS SURFACE	13.18 %

**TOPOGRAPHY OF PROPERTY  
PREPARED FOR  
PETER AND JIN PHILIPS**  
SITUATE IN THE  
TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'

GRAPHIC SCALE



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TC MERRITTS LAND SURVEYORS  
ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR  
ELECTRONIC TRANSMISSION WITHOUT PRIOR PERMISSION  
IS A VIOLATION OF APPLICABLE LAWS.



**TC MERRITTS LAND SURVEYORS**  
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570  
(914) 769-8003 • (203) 622-8899



Surveyed: November 17, 2020  
Map Prepared: November 19, 2020  
Map Updated: April 9, 2021 to show Wetland Delineation

By:   
Scott B. Gray New York State Licensed Land Surveyor No. 050672

Project: 15-271	Field Survey By: AN/PT/AP
Job: 20-465	Checked By: S/BG
Drawn By: CMP/AP	





**Scott Cullen**  
Registered Consulting Arborist

P.O. Box 31152, Greenwich, CT 06831-0852  
914-471-1671 (Cell)  
E-Mail: [dscottcul@att.net](mailto:dscottcul@att.net)

May 1, 2021

Ms. Kathy Poirier, AIA  
Kathleen Poirier Architects, LLC  
40 Twin Oak Lane  
Wilton, CT 06897  
VIA E-MAIL: [kpoirier@kparchitects.com](mailto:kpoirier@kparchitects.com)

RE: Peter and Jin Phillips – 4 Valley Lane, Armonk, NY  
Rear Yard Tree Removals

Dear Kathy:

This will confirm our site visit on March 17, 2021 and subsequent phone conversation.

We looked at several Norway spruce (*Picea abies*) trees on the South side of the rear yard.

**Tree protection.** I understand that the proposed rear yard improvements are as shown on the attached Exhibit. The trees are far enough from the proposed house addition, patio, and walk improvements to avoid significant impacts to their roots. I would still install a protective fence to keep all construction activity (equipment traffic, excavation, stockpiling material, etc.) away from these trees during construction. Given the size of the trees to remain, place a fence 15 feet away from the tree group shown circled on the Exhibit.

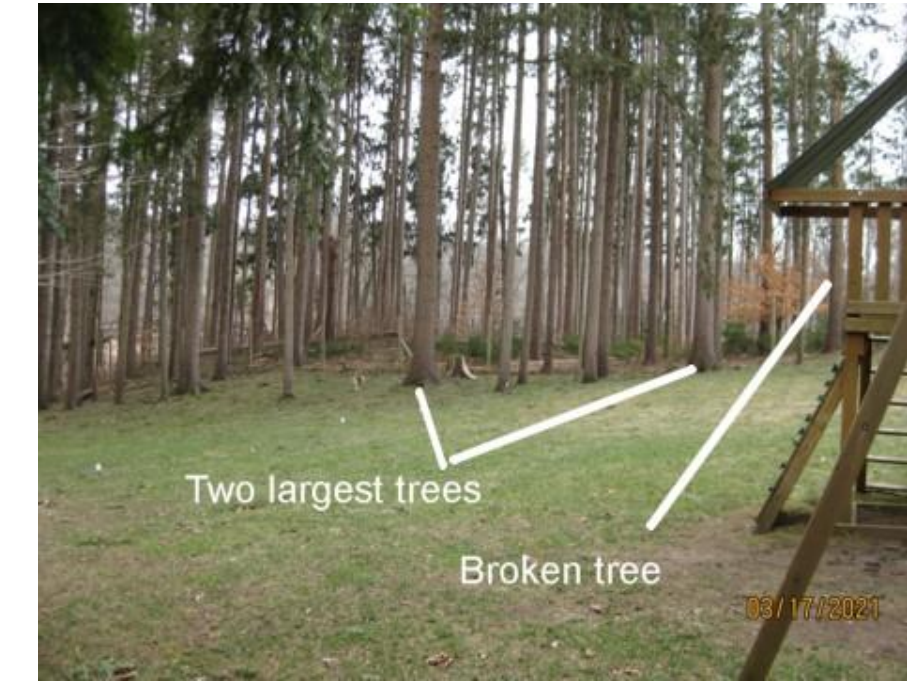
Any trench for electrical cables or fuel lines serving the proposed generator should be kept a minimum of 15 feet from all trees that remain. Alternatively, a closer trench could be air excavated to avoid cutting any roots larger than 2 inches in diameter and running wires, pipes, or sleeves under the preserved roots.

**Tree removal.** Jin Phillips expressed concern about the risk of any of these trees falling or breaking and striking the house or people in the yard. One tree, just outside the fence (as shown in the Exhibit and photo) was already broken in a storm.



These Norway spruce trees appear to be remnants of a conifer plantation established (according to North Castle Historical Society documents) around 1922. These particular trees are likely naturally seeded offspring of original trees. In any case, they are typical of a neglected plantation that was never thinned. Assuming the house was built around 1960, they have grown for 60 years after being selected to remain after construction. They remain tightly spaced, tall, and slender, making them susceptible to breakage or uprooting. Conifers like this are not amenable to crown reduction to reduce the risk of failure. I did not do an individual risk assessment on these trees to identify any particular defects. In my professional opinion, however, even without defects there is no reliable way to predict that these trees would not fail under the load of wind or of snow or ice.

In the near term, I recommend removing the two tallest trees (marked with an X on the Exhibit). This is for safety and is unrelated to any proposed improvements. In the context of the proposed improvements, I would remove these two trees (and the broken stub) before starting construction or installing the protective construction fence.



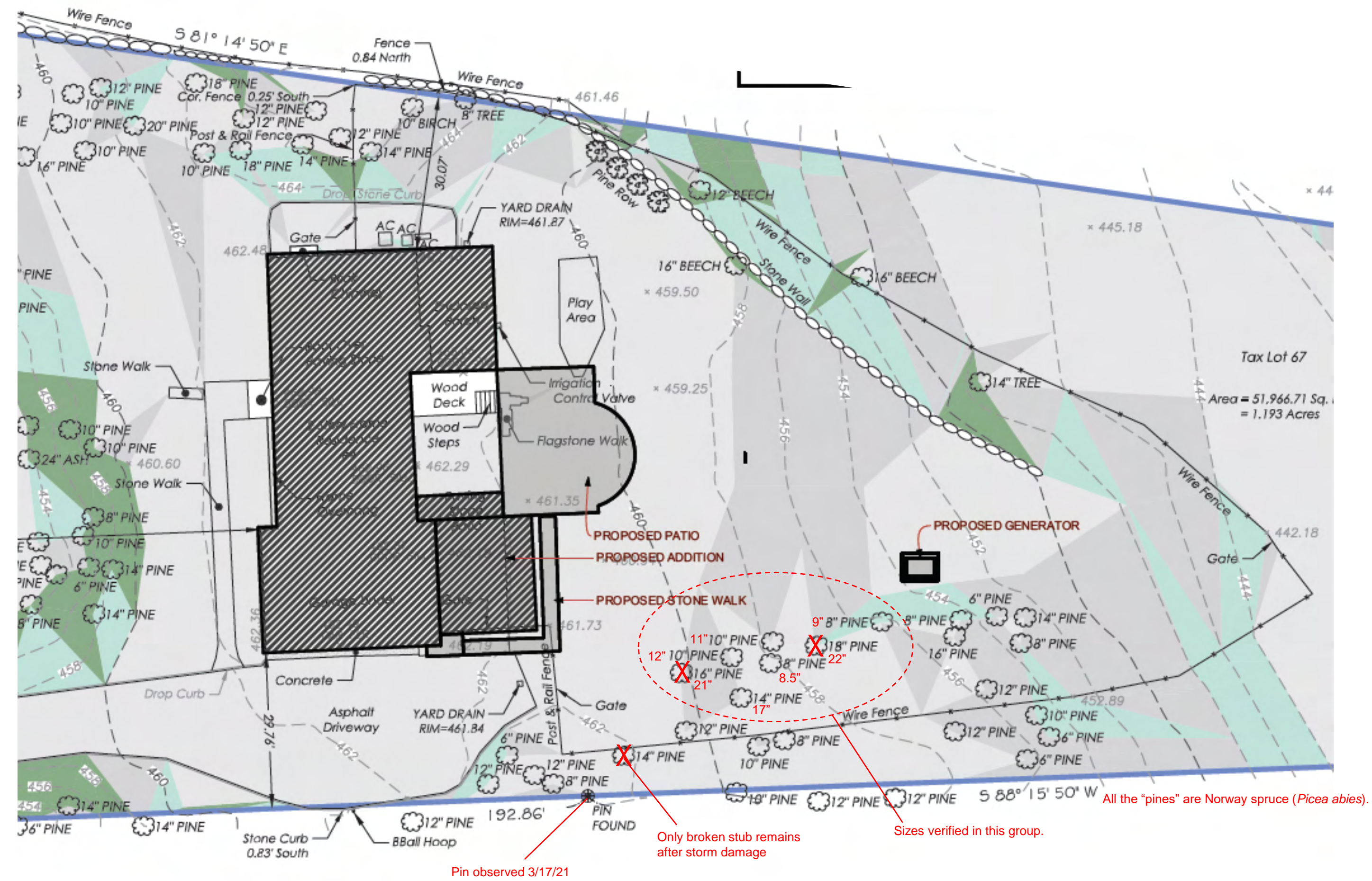
In my professional opinion, over a period of years many of the remaining Norway spruce trees should be removed creating a "safety zone" around the house. This will reduce the overall risk, create space around the house, and allow for professionally planned addition of new trees farther from the house.

Kind regards,

Scott Cullen  
Registered Consulting Arborist

4 Valley Rear Rept 5-1-21.doc

4 Valley Rear Rept 5-1-21.doc



4 Valley Lane, Armonk, NY – Rear Yard Tree Removals (X)

Rev. 5-1-21

## WETLAND INVESTIGATION

Date: March 21, 2021

By: Steven Danzer Ph.D.

- Soil Scientist, Senior Professional Wetland Scientist, Arborist
  - Nationally certified by the Soil Science Society of America (#353463).
  - Registered with the Society of Soil Scientists of Southern New England.
  - Certified PWS #1321 by the Society of Wetland Scientists
  - Certified Arborist by the International Society of Arboriculture (ISA) NE-7409A
  - CT Licensed Arborist DEEP S-5639
- Ph.D. in Renewable Natural Resource Studies.

Project: 4 Valley Lane, North Castle, NY.

### INTRODUCTION

A wetlands investigation was performed on the above-referenced property to locate and identify any freshwater wetland soils or watercourses.

The purpose of this report is to document that the field work for the site investigation was conducted using professionally accepted methods and procedures. This report is intended for submission by the owner(s) of the property or their designated agent to the local municipal regulatory agency.

offsite, across the road, and on private property, the boundary was not flagged. However, the boundary was measured in the field, noted, and sketched on the attached map to demonstrate distances.

### DATA and RESULTS

#### WETLAND and WATERCOURSE SOIL MAPPING UNITS

##### 1. LcB—Leicester loam, 3 to 8 percent slopes, stony

The *Leicester series* consists of very deep, poorly drained loamy soils formed in friable till. They are nearly level or gently sloping soils in drainageways and low-lying positions on hills. Slope ranges from 0 to 8 percent. Permeability is moderate or moderately rapid in the surface layer and subsoil and moderate to rapid in the substratum. Mean annual temperature is about 50 degrees F., and mean annual precipitation is about 47 inches.

TAXONOMIC CLASS: Coarse-loamy, mixed, active, acid, mesic Aeric Endoaquepts

#### UPLAND (NON WETLAND) SOIL MAPPING UNITS

##### 1. CrC—Charlton-Chatfield complex, rolling, very rocky

The *Charlton series* consists of very deep, well drained loamy soils formed in till derived from parent materials that are very low in iron sulfides. They are nearly level to very steep soils on till plains and hills. Slope ranges from 0 to 50 percent. Saturated hydraulic conductivity is moderately high or high. Mean annual temperature is about 10 degrees C and mean annual precipitation is about 1194 mm.

TAXONOMIC CLASS: Coarse-loamy, mixed, active, mesic Typic Dystrudepts

The *Chatfield series* consists of well drained and somewhat excessively drained soils formed in till derived from parent materials that are very low in iron sulfides. They are moderately deep to bedrock. They are nearly level through very steep soils on glaciated plains, hills, and ridges. Slope ranges from 0 through 70 percent. Crystalline bedrock is at depths of 20 to 40 inches (50 through 100 centimeters). Saturated hydraulic conductivity is moderately high or high in the mineral soil. Mean annual temperature is 51 degrees F (11 degrees C) and mean annual precipitation is 38 inches (1194 millimeters).

TAXONOMIC CLASS: Coarse-loamy, mixed, superactive, mesic Typic Dystrudepts

### DEFINITIONS

Part I, Chapter 209, Article I, Section 209-3 of the North Castle municipal code define **wetlands** and **watercourses** as:

Wetlands, regardless of size, including vernal/woodland pools:

- Those geographic areas of the Town of North Castle which meet the technical criteria, field indicators and other sources of information as outlined in the "Federal Manual for Identifying and Delineating Jurisdictional Wetlands" (January 1989) published by Federal Interagency Committee for Wetland Delineation, 1989 Federal Manual for Identifying and Delineating Jurisdictional Wetlands, U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, U.S. Fish and Wildlife Service, and USDA Soil Conservation Service, Washington, D.C. Cooperative technical publication (76 pages plus appendices). For purposes of this chapter, "wetlands" is defined as those areas that have a predominance of hydric soils and/or are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions. Wetlands possess three essential characteristics: hydrophytic vegetation, hydric soils, and wetland hydrology. These characteristics are generally described below and are more thoroughly described in the 1989 "Federal Manual for Identifying and Delineating Jurisdictional Wetlands."
  - Hydrophytic vegetation. For purposes of this chapter, "hydrophytic vegetation" is defined as macrophytic plant life growing in water, soil or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content. Nearly 7,000 vascular plant species have been found growing in U.S. wetlands (Reed 1988). Out of these, only about 27% are "obligate wetland" species that nearly always occur in wetlands under natural conditions. This means that the majority of plant species growing in wetlands also grow in nonwetlands in varying degrees.
  - Hydric soils. "Hydric soils" is defined as soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part. In general, hydric soils are flooded, ponded, or saturated for usually one week or more during the period when soil temperatures are above biologic zero [41° F. as defined by "Soil Taxonomy" (U.S.D.A. Soil Survey Staff 1975)]. These soils usually support hydrophytic vegetation.
  - Wetland hydrology. Permanent or periodic inundation, or soil saturation to the surface, at least seasonally, are the driving forces behind wetland formation. The presence of water for a week or more during the growing season typically creates anaerobic conditions in the soil, which affect the types of plants that can grow and the types of soils that develop. Numerous factors influence the wetness of an area, including precipitation, stratigraphy, topography, soil permeability, and plant cover. All wetlands usually have at least a seasonal abundance of water. This water may come from direct precipitation, overbank flooding, surface water runoff due to precipitation or snow melt or groundwater discharge. The frequency and duration of inundation and soil saturation vary widely from permanent flooding or saturation to irregular flooding or saturation.
- Watercourses and water bodies shall be encompassed under the term "wetland" as used in this chapter.
- "Wetland/freshwater wetland," as defined and regulated under this chapter, shall include lands and waters that meet the definition provided in § 24-0107, Subdivision 1, of the New York State Freshwater Wetlands Act (Article 24 and Title 23 of Article 71 of the Environmental Conservation Law) and have an area of at least 12.4 acres or, if smaller, have unusual local importance as determined by the Commissioner pursuant to § 24-0301, Subdivision 1, of the Act. The approximate boundaries of such lands and waters are indicated on the Official Freshwater Wetlands Map promulgated by the Commissioner pursuant to § 24-0301, Subdivision 5, or such a map that has been amended or adjusted pursuant to § 24-0301, Subdivision 6, of Title 24.
- Wetland areas depicted on the Environmental Map of North Castle (provides general guidance only and is intended only for general planning purposes; it is not site specific).

#### WATERCOURSE

Any natural or artificial or permanent or intermittent public or private water body or water segment, such as ponds, lakes, reservoirs, rivers, streams, brooks or waterways, that are contained within, flow through, or

border on the Town of North Castle. For the purposes of this definition, "intermittent" shall mean discernible channels which show evidence of annual deposition or scour but which do not carry flow year round. A drainage ditch, swale or surface feature that contains water only during and immediately after a rainstorm or a snow melt shall not be considered to be a watercourse.

**Uplands** are land areas that are not inland wetlands, watercourses, or subject to tides.

The **soil series** is a soil label that refers to the lowest category of the National Soil Classification System. It is used as a specification for identifying and classifying soils within a soil map unit. The descriptions are standardized by the USDA-NRCS, and contain soil properties that define and distinguish them from the other soil series.

### METHODS

Identifiable vegetation, hydrology and soils were examined on site. All soils were sampled to a depth of at least 12 inches with spade and augur unless noted otherwise during a field investigation conducted on March 19, 2021. Soils were classified according to the nomenclature presented within the NRCS Web Soil Survey, with additional reference to the National Cooperative Soil Survey, and the Westchester County Soil Survey.

Any inland wetland or watercourse boundaries present within the survey area were delineated pursuant to the definitions provided by the North Castle municipal code. The wetland boundaries were marked on site with flagging tape and/or flags/stakes (Flags 1-4), and a sketch map was prepared.

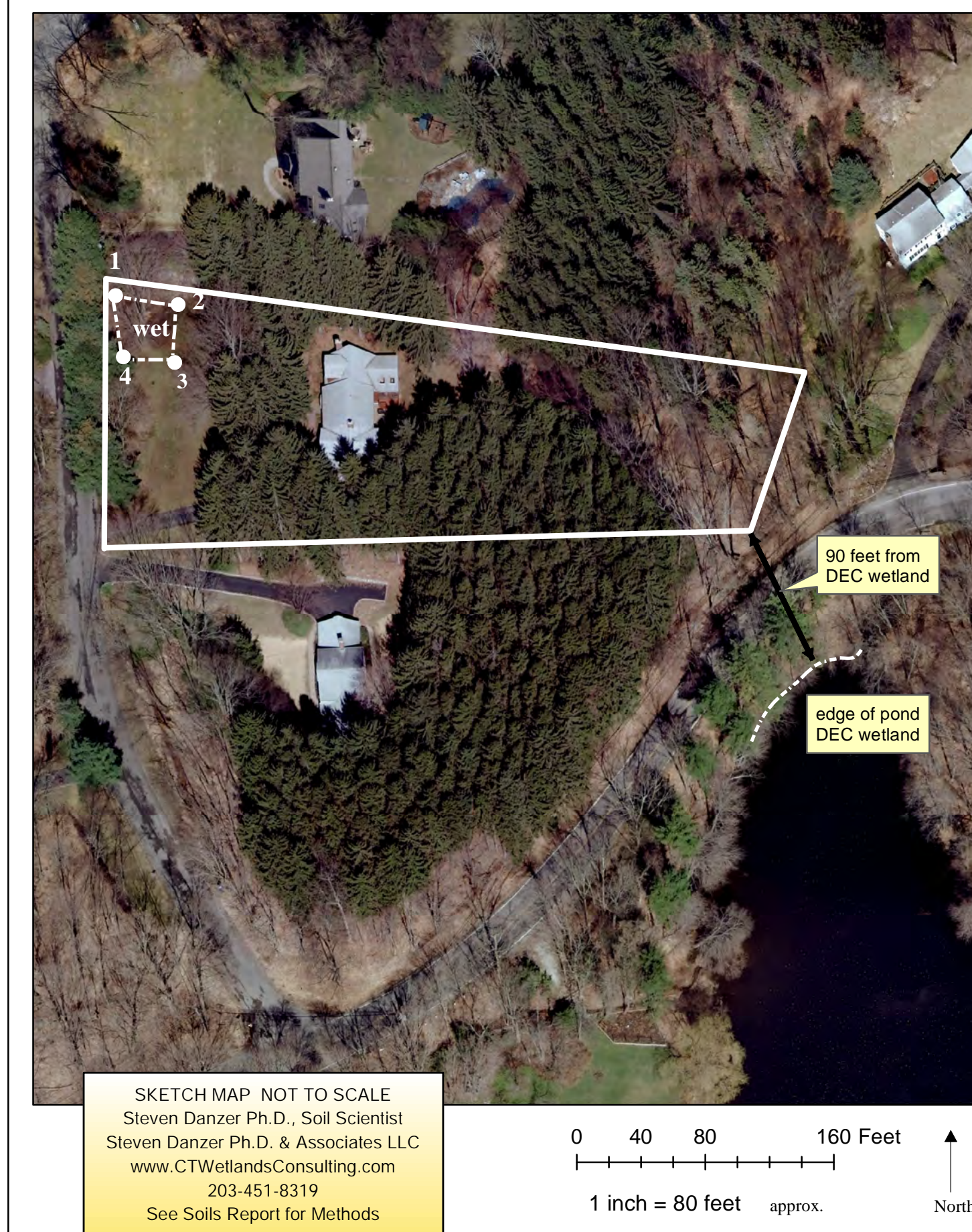
### SITE DESCRIPTION AND DISCUSSION

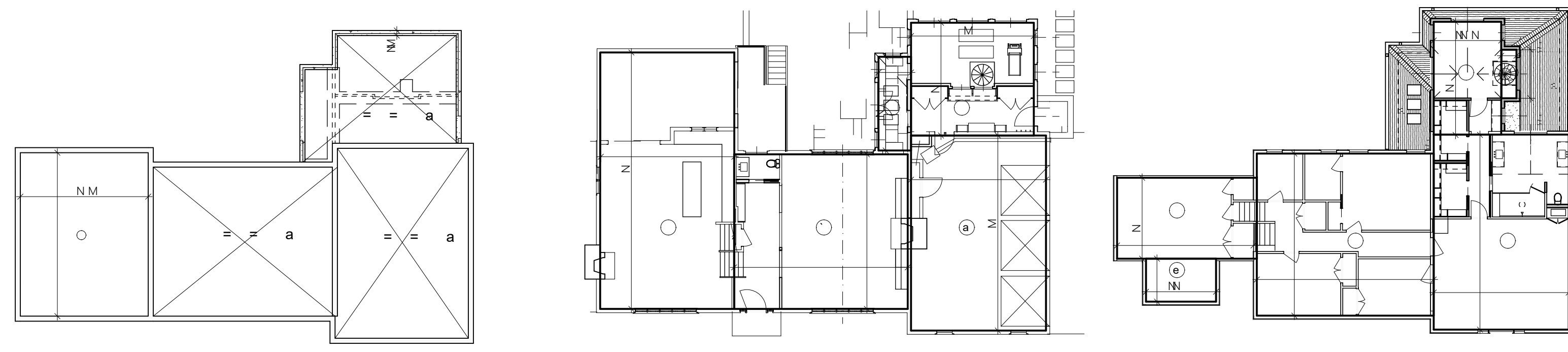
The approximately 1.193 acre site is located on the east side of Valley Lane, North Castle, NY. Land use is residential.

Wetland resources, as per definition of the town code, were located in front of the residence (flags 1-4). The wetlands can be best characterized as lawn over wetland soil. The wetland area commences from a drainage outlet located in the northwest corner of the site, as well as from bottom of the slope along the northern property boundary.

The town and Westchester county GIS suggested that there was a DEC wetland in proximity to the parcel. The field investigation revealed that the nearest DEC wetland boundary was located on the shoreline of the large pond located across Banksville Road, southeast of the site. The closest point of the boundary to the site was 90 feet (the southeastern property corner). Since this wetland was located far

## 4 Valley Lane, North Castle (Armonk)





N.M.

N.M.

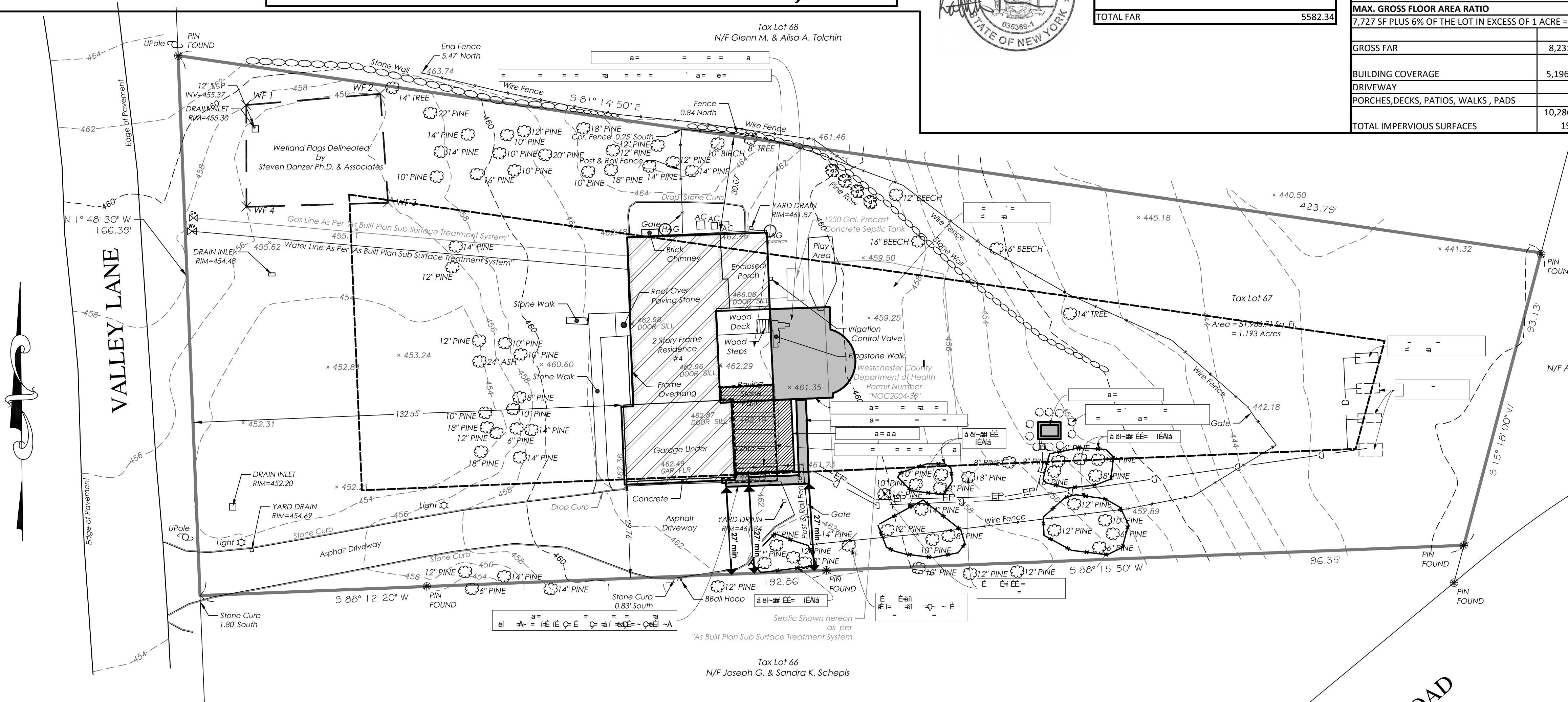
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**FAR & PROJECT DATA ADDED BY  
KATHLEEN POIRIER ARCHITECTS, LLC**

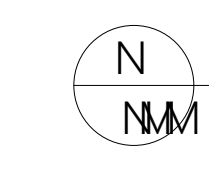
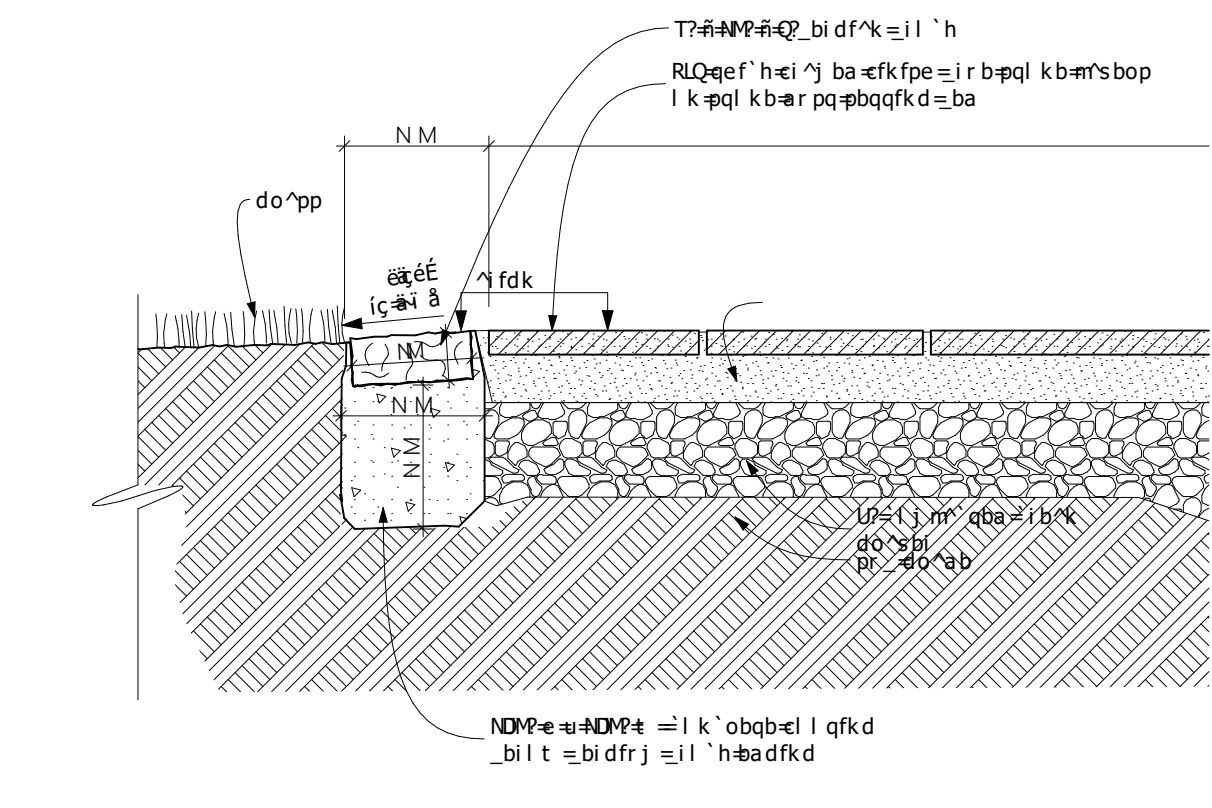
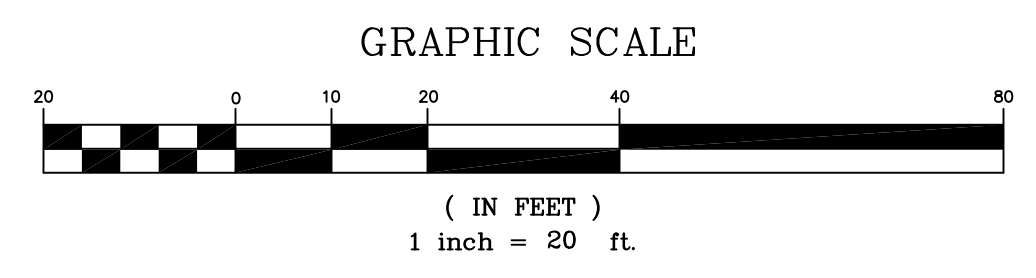


FAR CALCULATIONS			
BASEMENT			
A	26.75	21	561.75
BASEMENT TOTAL 561.75			
1ST FLOOR			
B	48.08	22	1057.76
C	28.5	25.25	719.63
D	32	22.17	709.44
E	15.25	5.25	80.06
F	18.5	20.17	373.15
1ST FLR TOTAL 2940.03			
2ND FLOOR			
G	13.25	22.25	294.81
H	7	11.5	80.50
I	26.58	29	770.82
J	32	22.17	709.44
K	18.5	11.08	204.98
L	2.5	8	20.00
2ND FLOOR TOTAL 2080.55			
TOTAL FAR 5582.34			

PROJECT DATA			
LOT:	67	BLOCK:	1
LOCATION:	4 VALLEY LANE, ARMONK, NEW YORK		
ZONING DISTRICT:	R-1.5A		
TAX MAP SECTION DESIGNATION:	5B		
CONSTRUCTION CLASS:	RESIDENTIAL/ SINGLE FAMILY ADDITION		
USE GROUP:	RESIDENTIAL/ SINGLE FAMILY ADDITION		
TABLE OF AREA, YARD AND BUILDING REQUIREMENTS			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT REQUIREMENTS			
LOT AREA	1.5 acres	51,966.71 sf	NO CHANGE
FRONTAGE	150	166.39	NO CHANGE
FRONT YARD SETBACK	50	136'	NO CHANGE
SIDE YARD SETBACK	30	29.76'	NO CHANGE
REAR YARD SETBACK	40	222'	205.5'
BULK REQUIREMENTS			
HEIGHT	30'	25.5'+/-	no change
GROSS LAND COVERAGE			
9,350SF PLUS 9% OF THE LOT AREA IN EXCESS OF 1 ACRE = 10,286.6 sf			
MAX. GROSS FLOOR AREA RATIO			
7,727 SF PLUS 6% OF THE LOT IN EXCESS OF 1 ACRE = 8,231.4 SF			
	MAX	EXISTING	PROPOSED
GROSS FAR	8,231.4 SF	4,788.50	5,582.34
BUILDING COVERAGE	10%	5,196.63SF	2,555.86SF
DRIVEWAY		3,178.62 SF	1,856.13 SF
PORCHES, DECKS, PATIOS, WALKS, PADS		1,116.96 SF	8,066.61 SF
TOTAL IMPERVIOUS SURFACES	19.79%	13.18%	15.23%

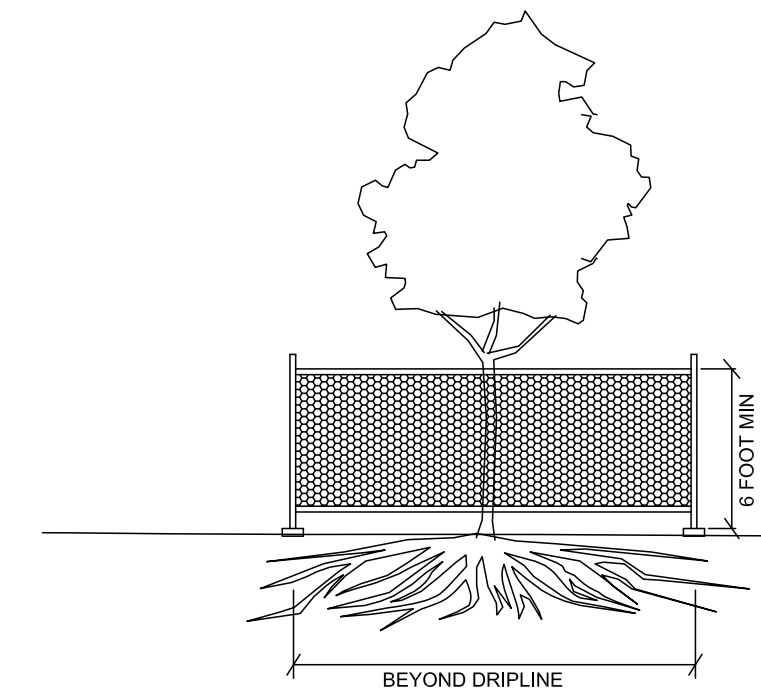
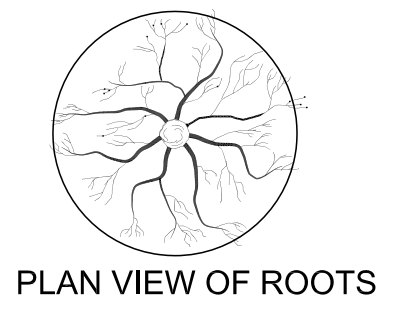


**PROPOSED WORK ADDED BY  
KATHLEEN POIRIER ARCHITECTS, LLC**

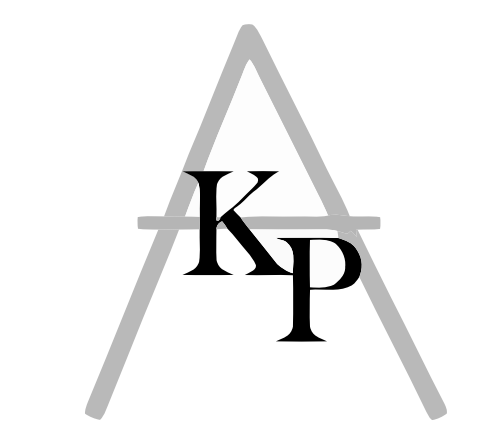


N.M.

BANKSVILLE ROAD



- NOTES: TREE PROTECTION
- REFER TO STANDARDS IN GENERAL SPECIFICATIONS FOR TREE PROTECTION.
  - DIAMETER OF PROTECTION ZONE SHOULD BE ONE FOOT FOR EACH INCH OF TRUNK DIAMETER BREAST HEIGHT OR 1/2 HEIGHT OF TREE, WHICHEVER IS GREATER. FOR 2-INCH CALIBER TREES OR SMALLER, THE PROTECTION ZONE SHALL BE 6 FOOT MINIMUM DIAMETER.
  - TEMPORARY FENCING (6 FT HIGH) SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCLOSE THE TREE(S). TO INSTALL FENCE POSTS, AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
  - DEAD TREES, SCRUB, OR UNDERGROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. THERE WILL BE NO SOIL DISTURBANCE UNDER THE DRIPLINE OF TREES TO BE PRESERVED.
  - PLACE 6 INCHES OF BARK MULCH AT AREAS NOT PROTECTED BY BARRIER.
  - TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER 1 INCH IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHOULD BE TEMPORARILY COVERED WITH DAMP BURLAP AND COVERED WITH SOIL OR MULCH AS SOON AS POSSIBLE TO PREVENT DRYING.
  - FOR PRUNING GUIDELINES, SEE ANSI R300.
  - NO EQUIPMENT OR MACHINERY SHALL BE USED WITHIN THE PROTECTION FENCE. WORK WITHIN THE PROTECTION ZONE SHALL BE DONE MANUALLY.
  - NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE IS ALLOWED WITHIN THE LIMIT OF THE FENCING.



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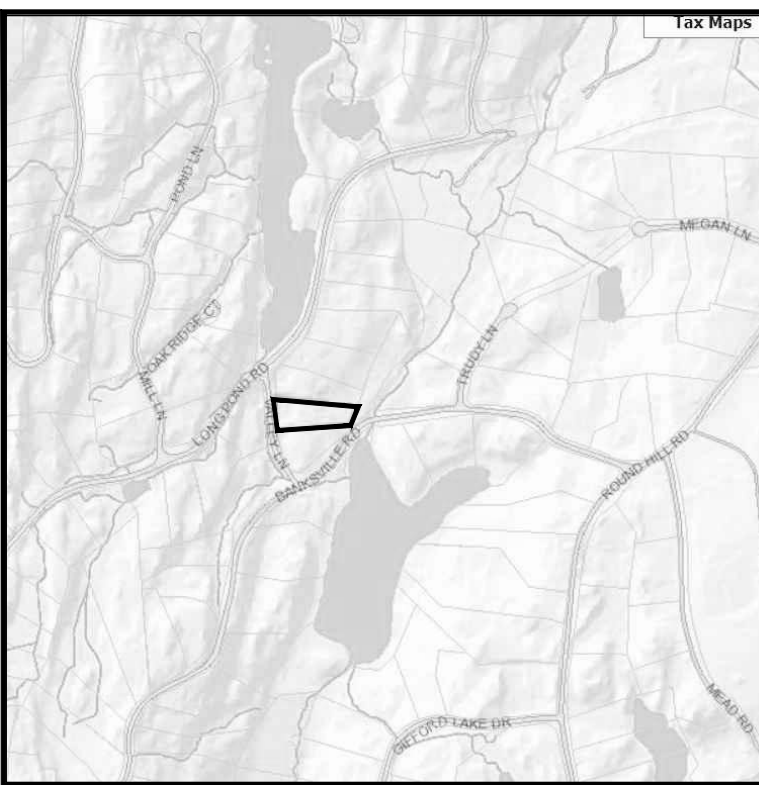
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OWNER AND CONTRACTOR OF THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE OWNER OR CONTRACTOR AS A RESULT OF ANY CHANGES TO THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES TO PERSONS OR PROPERTY AS A RESULT OF ANY CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OR DAMAGES OF ANY KIND. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OR DAMAGES OF ANY KIND. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OR DAMAGES OF ANY KIND.



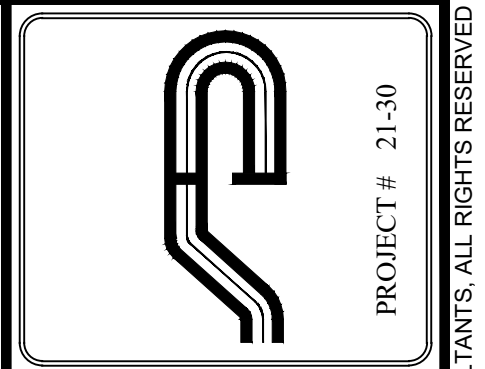
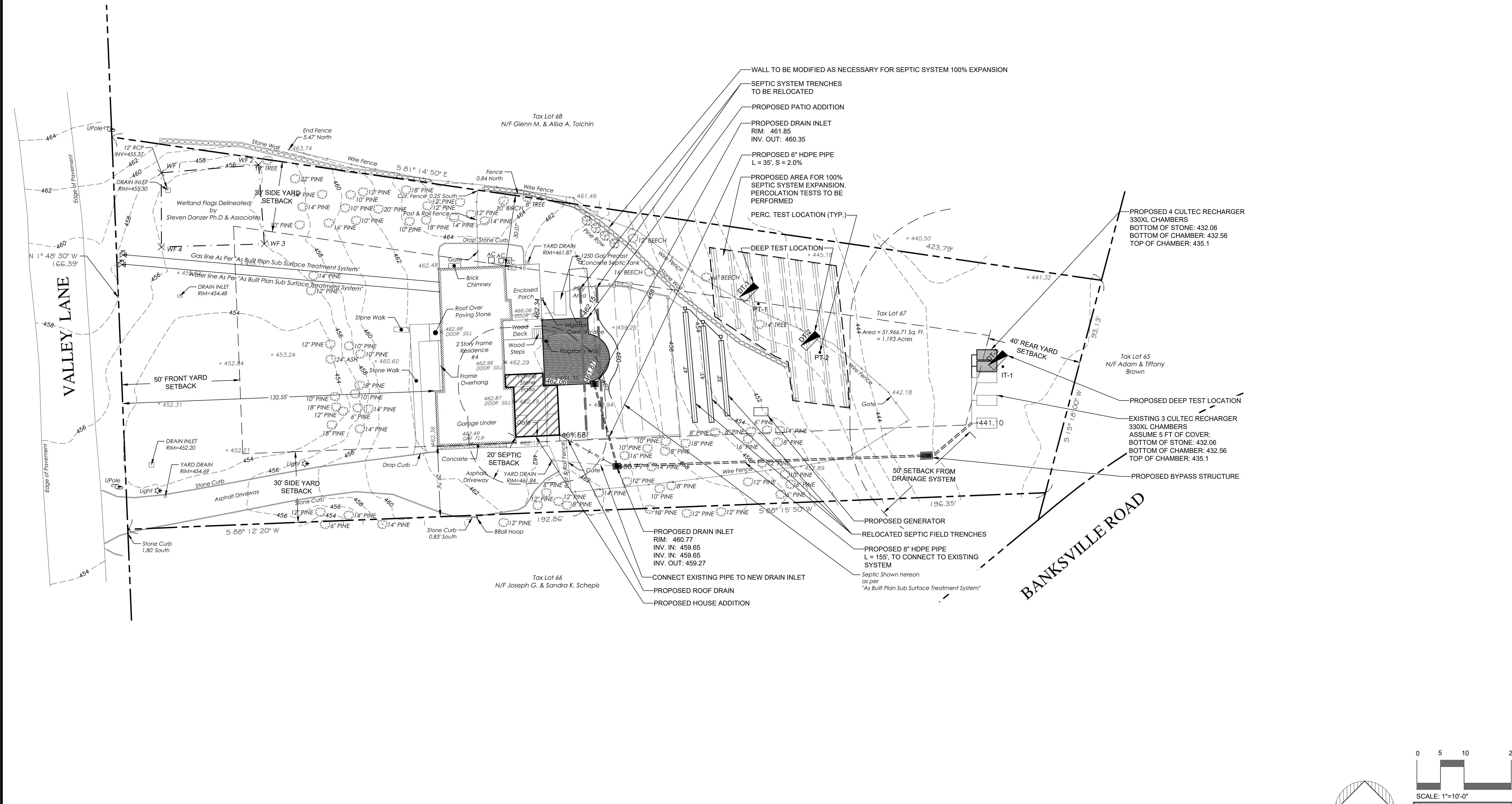
LOCATION MAP  
NOT TO SCALE

**SITE DATA:**

OWNER / DEVELOPER: PETER & JIN PHILIPS  
 4 VALLEY LANE  
 ARMONK, NY 10504

PROJECT LOCATION: 4 VALLEY LANE  
 ARMONK, NY 10504

EXISTING TOWN ZONING: CLASS, DESCRIPTION  
 PROPOSED USE: SECTION 1, BLOCK 4, LOT 10-212  
 TOWN TAX MAP DATA: 1.2 ACRES (51,966 SF)  
 SITE AREA: PRIVATE SEPTIC SYSTEM  
 SEWAGE FACILITIES: PUBLIC WATER FACILITIES  
 WATER FACILITIES:



**Site Design Consultants**  
 Civil Engineers • Land Planners  
 251-F Underhill Avenue, Yorktown Heights, NY 10598  
 (914) 962-4488 - Fax: (914) 962-7386  
 www.sitedesignconsultants.com



Revisions:	No.	Date	Comments:

SCALE: 1" = 20'  
 DRAWN BY: CS  
 DATE: 5-13-2021

**SITE PLAN**

SITE PLAN  
 PREPARED FOR  
**PETER & JIN PHILIPS**  
 4 VALLEY LANE  
 Town of North Castle  
 Westchester County, NY

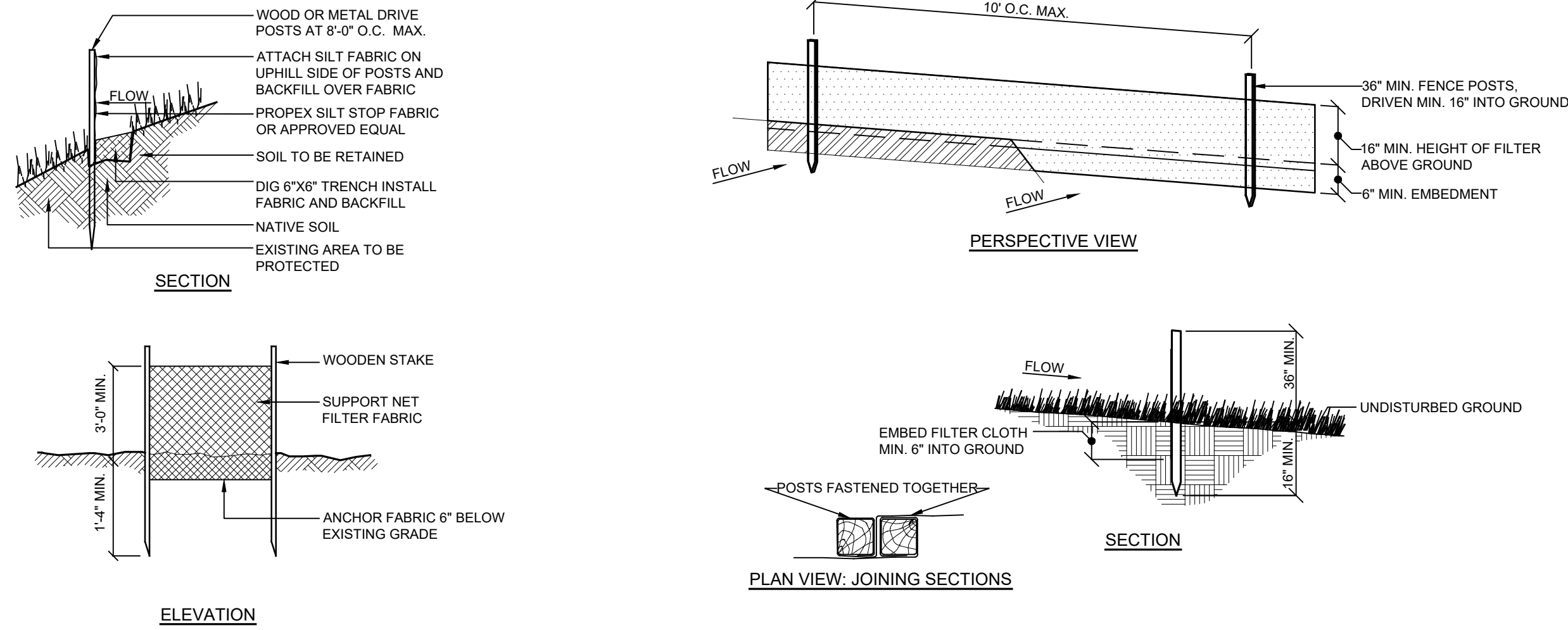


**NOTE:**  
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY TO MERRITT'S LAND SURVEYORS, DATED 11/17/20. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.





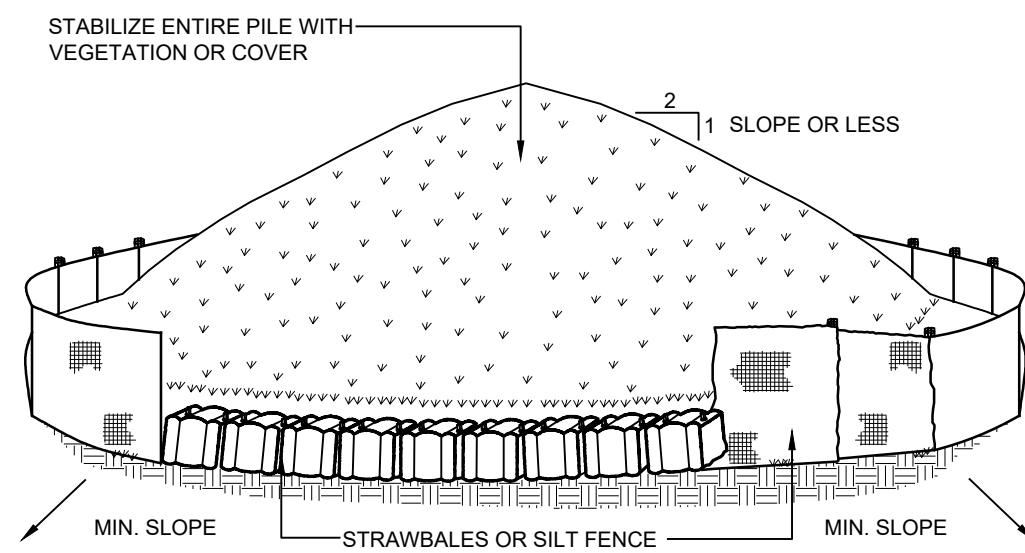


- NOTES:**
1. Filter cloth to be fastened securely to upgrade side of post; steel posts (either T or U Type) or 2" hardwood posts at top and mid section.
  2. When two sections of filter cloth adjoin each other they shall be overlapped by 6 inches and folded. Filter cloth shall be Mfr#1100, Stabilinka T140n or approved equal.
  3. Maintenance shall be performed as needed and material removed when "boluses" develop in the silt fence or the capacity reaches 50%.
  4. Excavate 6 inch trench along the silt fence line and bury the fabric.
  5. Unroll a section at a time and position the post against the back (downstream) wall of the trench.
  6. Drive the post into the ground until the netting is approximately 2 inches from the trench bottom.
  7. Lay the toe-in flap of fabric onto the undisturbed bottom of the trench, backfill the trench and tamp the soil. Steeper slopes require an intercept trench.
  8. Join sections as shown above.

SYMBOL

E-1

**SILT FENCE DETAIL**  
NOT TO SCALE

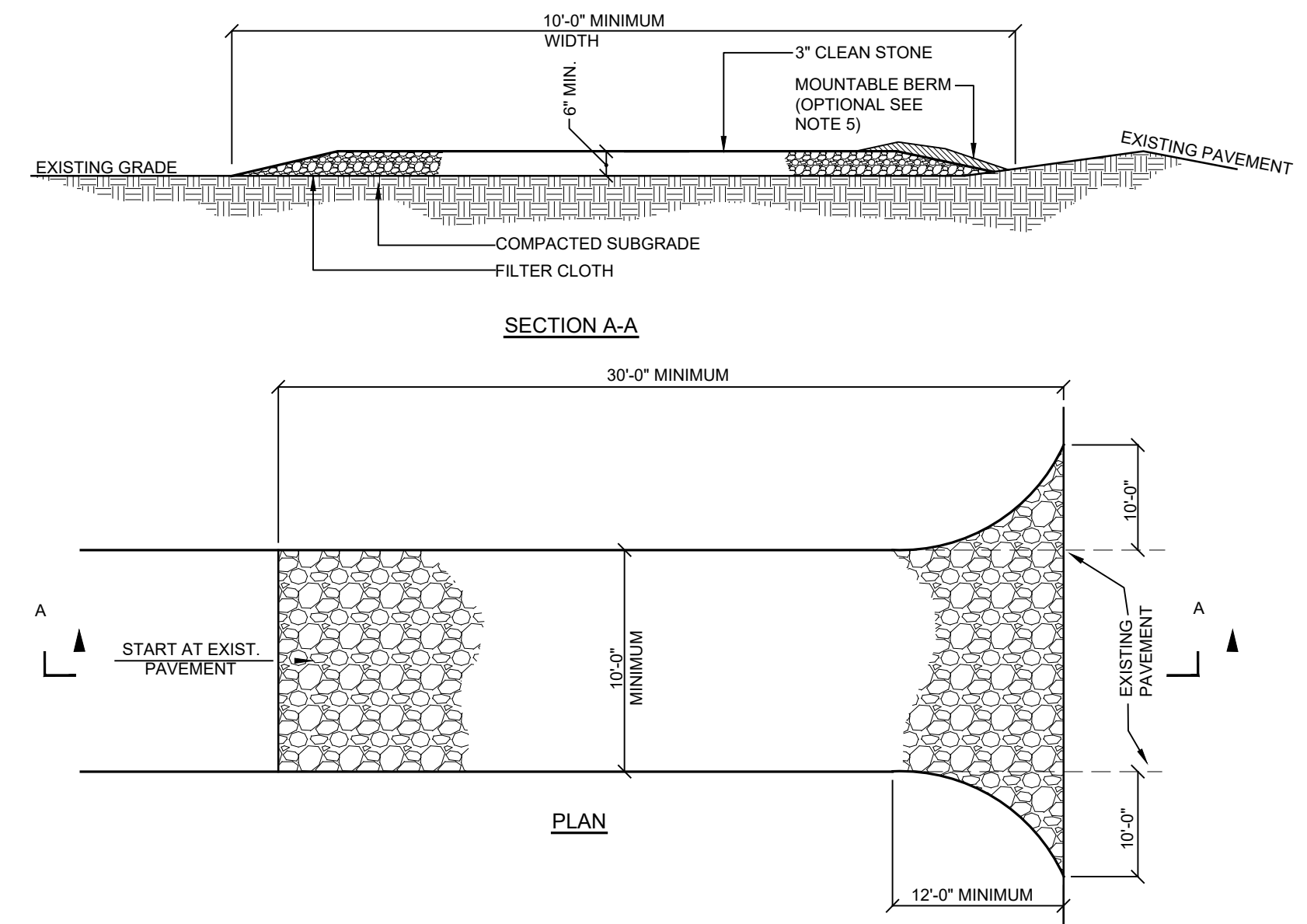


- NOTES:**
1. Area chosen for stockpiling operations shall be dry and stable.
  2. Maximum slope of stockpile shall be 1:2.
  3. Upon completion of soil stockpiling, each pile shall be surrounded with either silt fencing or strawbales, then stabilized with vegetation or covered.
  4. See detail for installation of silt fence.

SYMBOL

E-2

**SOIL STOCKPILE DETAIL**  
NOT TO SCALE



- INSTALLATION NOTES:**
1. Stone size - use 3" min. Stone, or reclaimed or recycled concrete equivalent.
  2. Length - as required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
  3. Thickness - not less than six (6) inches.
  4. Width - 10 foot minimum, but not less than the full width at points where ingress or egress occur. 24 ft if single entrance to site.
  5. Surface water - all surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
  6. Maintenance - the entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right of way this may require periodic top dressing with additional stone as conditions demand and repair and/or cleanouts of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right of way must be removed immediately.
  7. Washing - wheels shall be cleaned to remove sediment prior to entrance onto public right of way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
  8. Periodic inspection and needed maintenance shall be provided after each rain.

SYMBOL

E-4

**STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE

**GENERAL EROSION CONTROL NOTES:**

1. Contractor shall be responsible for compliance with all sediment and erosion control practices. The sediment and erosion control practices are to be installed prior to any major soil disturbances, and maintained until permanent protection is established. Road surface flows from the site should be dissipated with tracking pad or appropriate measures during adjacent road shoulder regrading. Contractor is responsible for the installation and maintenance of all soil erosion and sedimentation control devices throughout the course of construction.
2. Catch basin inlet protection must be installed and operating at all times until tributary areas and basin have been stabilized. When possible flows should be stabilized before reaching inlet protection structure. Timely maintenance of sediment control structures is the responsibility of the Contractor.
3. All structures shall be maintained in good working order at all times. The sediment level in all sediment traps shall be closely monitored and sediment removed promptly when maximum levels are reached or as ordered by the engineer. All sediment control structures shall be inspected on a regular basis, and after each heavy rain to insure proper operation as designed. An inspection schedule shall be set forth prior to the start of construction.
4. The locations and the installation times of the sediment capturing standards shall be as specified in these plans, as ordered by the Engineer, and in accordance with the latest edition of the "New York Standards and Specifications for Erosion and Sediment Control" (NYSSESC).
5. All topsoil shall be placed in a stabilized stockpile for reuse on the site. All stockpile material required for final grading and stored on site shall be temporarily seeded and mulched within 7 days. Refer to soil stockpile details.
6. Any disturbed areas that will be left exposed more than 7 days and not subject to construction traffic, shall immediately receive temporary seeding. Mulch shall be used if the season prevents the establishment of a temporary cover. Disturbed areas shall not be limed and fertilized prior to temporary seeding.
7. All disturbed areas within 500 feet of an inhabited dwelling shall be wetted as necessary to provide dust control.
8. The contractor shall keep the roadways within the project clear of soil and debris and is responsible for any street cleaning necessary during the course of the project.
9. Sediment and erosion control structures shall be removed and the area stabilized when the drainage area has been properly stabilized by permanent measures.
10. All sediment and erosion control measures shall be installed in accordance with current edition of NYSSESC.
11. All regraded areas must be stabilized appropriately prior to any rock blasting, cutting, and/or filling of soils. Special care should be taken during construction to insure stability during maintenance and integrity of control structures.
12. Any slopes graded at 3:1 or greater shall be stabilized with erosion blankets to be staked into place in accordance with the manufactures requirements. Erosion blankets may also be required at the discretion of Town officials or Project Engineer. When stabilized blanket is utilized for channel stabilization, place one half the volume of seed mix prior to laying net, and place the remaining seed after laying the stabilized blanket.
13. To prevent heavy construction equipment and trucks from tracking soil off-site, construct a pervious crushed stone pad. Locate and construct pads as detailed in these plans.
14. Contractor is responsible for controlling dust by sprinkling exposed soil areas periodically with water as required. Contractor to supply all equipment and water.
15. Contractor shall be responsible for construction inspections as per the Town of North Castle requirements.

**MAINTENANCE OF TEMPORARY EROSION AND SEDIMENT CONTROL STRUCTURES:**

1. Trees and vegetation shall be protected at all times as shown on the detail drawing and as directed by the Engineer.
2. Care should be taken so as not to channel concentrated runoff through the areas of construction activity on the site.
3. Fill and site disturbances should not be created which causes water to pond off site or on adjacent properties.
4. Runoff from land disturbances shall not be discharged or have the potential to discharge off site without first being intercepted by a control structure, such as a sediment trap or the sediment pond. Sediment shall be removed before exceeding 50% of the retention structure's capacity.
5. For finished grading, adequate grade shall be provided so that water will not pond on lawns for more than 24 hours after rainfall, except in swale flow areas which may drain for as long as 48 hours after rainfall.
6. All swales and other areas of concentrated flow shall be properly stabilized with temporary control measures to prevent erosion and sediment travel. Surface flows over cut and fill areas shall be stabilized at all times.
7. All sites shall be stabilized with erosion control materials within 7 days of final grading.
8. Temporary sediment trapping devices shall be removed from the site within 30 days of final stabilization.

**MAINTENANCE SCHEDULE:**

	DAILY	WEEKLY	MONTHLY	AFTER RAINFALL	NECESSARY TO MAINTAIN FUNCTION	AFTER APPROVAL OF INSPECTOR
SILT FENCE	---	---	---	---	CLEAN/REPLACE	REMOVE

**MAINTENANCE OF PERMANENT CONTROL STRUCTURES DURING CONSTRUCTION:**

The stormwater management system and outlet structure shall be inspected on a regular basis and after every rainfall event. Sediment build up shall be removed from the inlet protection regularly to insure detention capacity and proper drainage. Outlet structure shall be free of obstructions. All piping and drain inlets shall be free of obstruction. Any sediment build up shall be removed.

**MAINTENANCE OF CONTROLS AFTER CONSTRUCTION:**

Controls (including respective outlet structures) should be inspected periodically for the first few months after construction and on an annual basis thereafter. They should also be inspected after major storm events.

**DEBRIS AND LITTER REMOVAL:**

Twice a year, inspect outlet structure and drain inlets for accumulated debris. Also, remove any accumulations during each mowing operation.

**STRUCTURAL REPAIR/REPLACEMENT:**

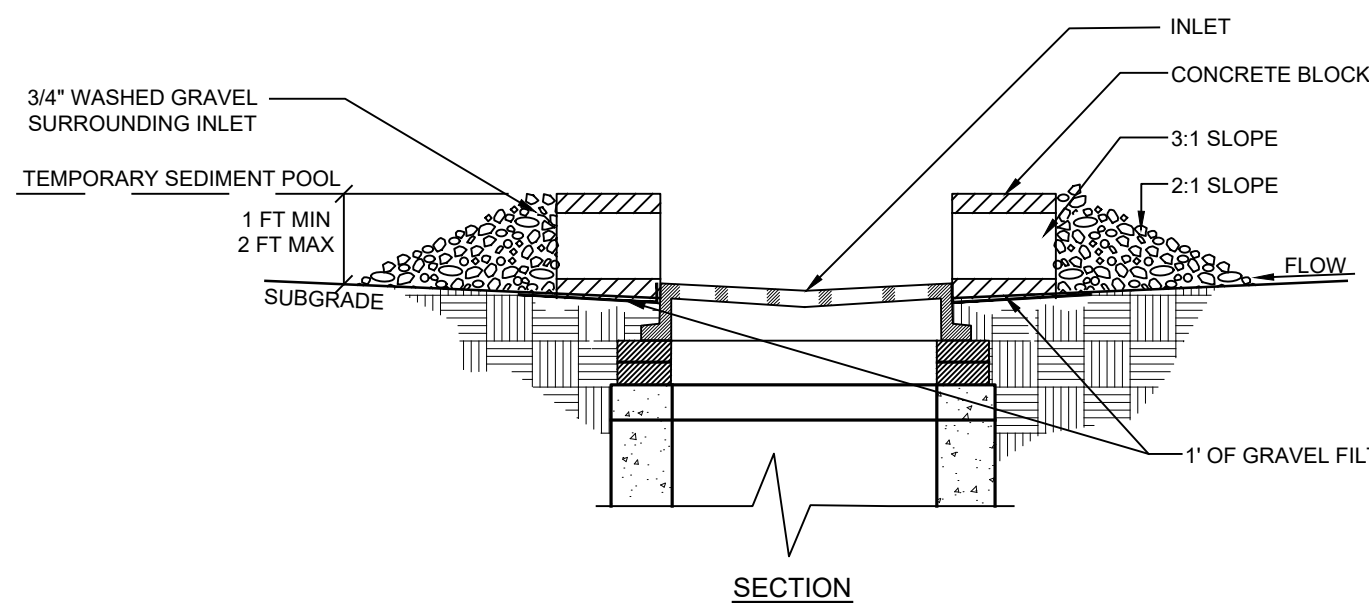
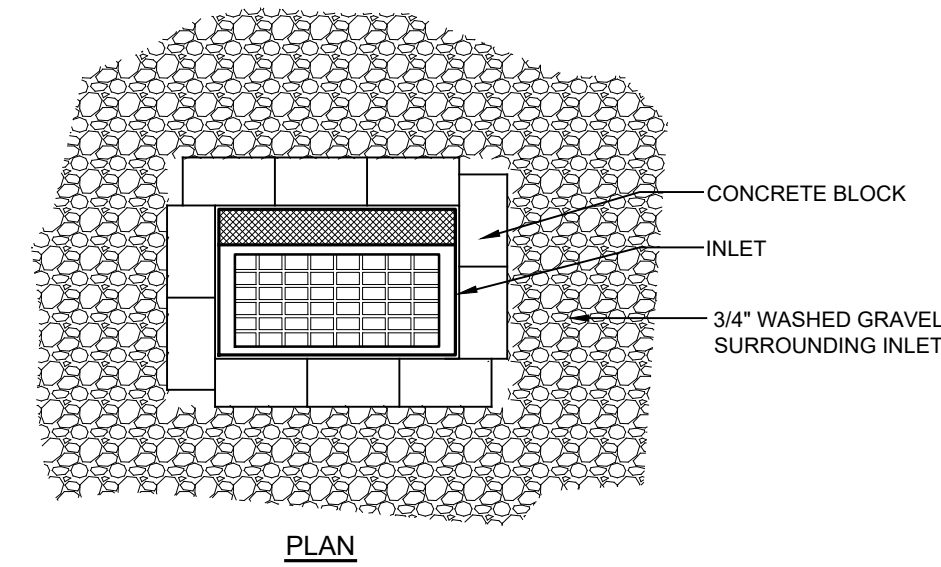
Outlet structure must be inspected twice a year for evidence of structural damage and repaired immediately.

**EROSION CONTROL:**

Unstable areas tributary to the basin shall immediately be stabilized with vegetation or other appropriate erosion control measures.

**SEDIMENT REMOVAL:**

Sediment should be removed after it has reached a maximum depth of five inches above the stormwater management system floor.



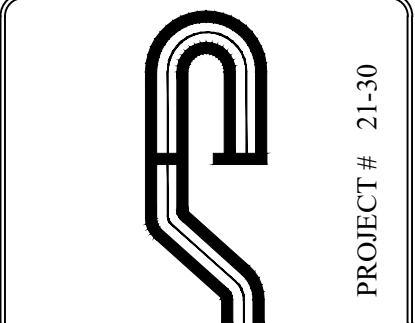
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**INLET PROTECTION DETAIL**  
NOT TO SCALE

**CONSTRUCTION SEQUENCE:**

1. Prior to the beginning of any site work the major features of the construction must be field staked by a licensed surveyor. These include the Pool, limits of disturbance, and Stormwater practices.
2. Prior to commencement of work, an on-site preconstruction meeting will be held. This will be attended by the Owner responsible for any fines or penalties, the Operator responsible for complying with the approved construction drawings including the E&SC plan and details, the Environmental Planner responsible for E&SC monitoring during construction, town representatives from the Engineering Department and Code Enforcement.
3. Temporary erosion and sediment controls (E&SCs) as shown on the approved construction drawings shall be installed as detailed.
4. Remove existing vegetative cover and other surface features in the limit of construction.
5. Excavate remove the existing first two septic trenches. Upon completion start grading the site for the house additions.
6. Install new stormwater chambers to the existing system.
7. Install underground pipes and drain inlets.
8. Topsoil, rake, seed and mulch all disturbed areas.
9. Upon stabilization of all disturbed areas and approval from the Town representative remove all temporary erosion and sediment controls



PROJECT # 21-30

**Site Design Consultants**

Civil Engineers • Land Planners  
251-F Underhill Avenue, Yorktown Heights, NY 10598  
(914) 962-4488 - Fax: (914) 962-7386  
www.sitedesignconsultants.com



Revisions:	No.	Date	Comments:

SCALE: AS NOTED	DRAWN BY: CS	DATE: 5-13-2021
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**EROSION AND SEDIMENT CONTROL DETAILS**

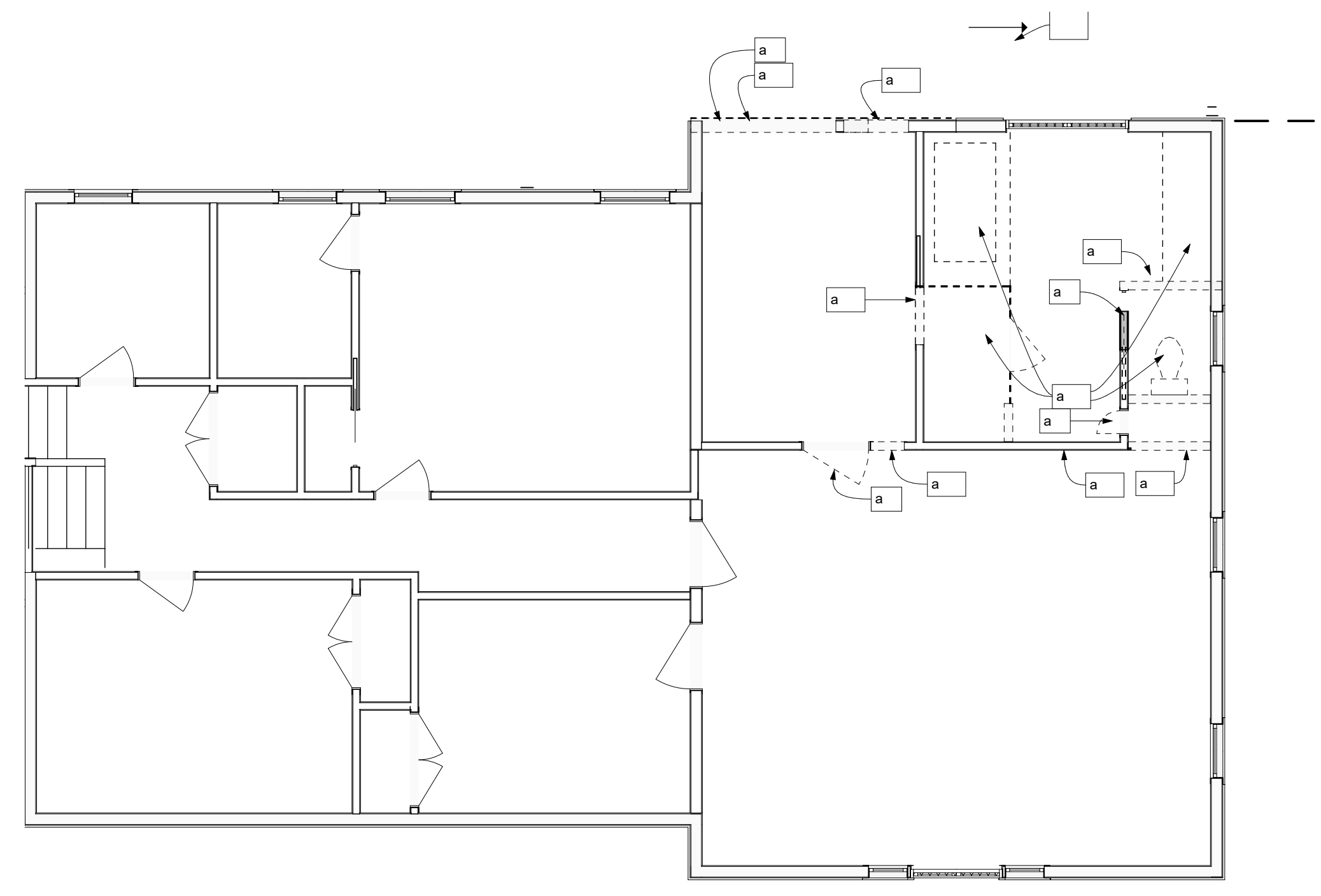
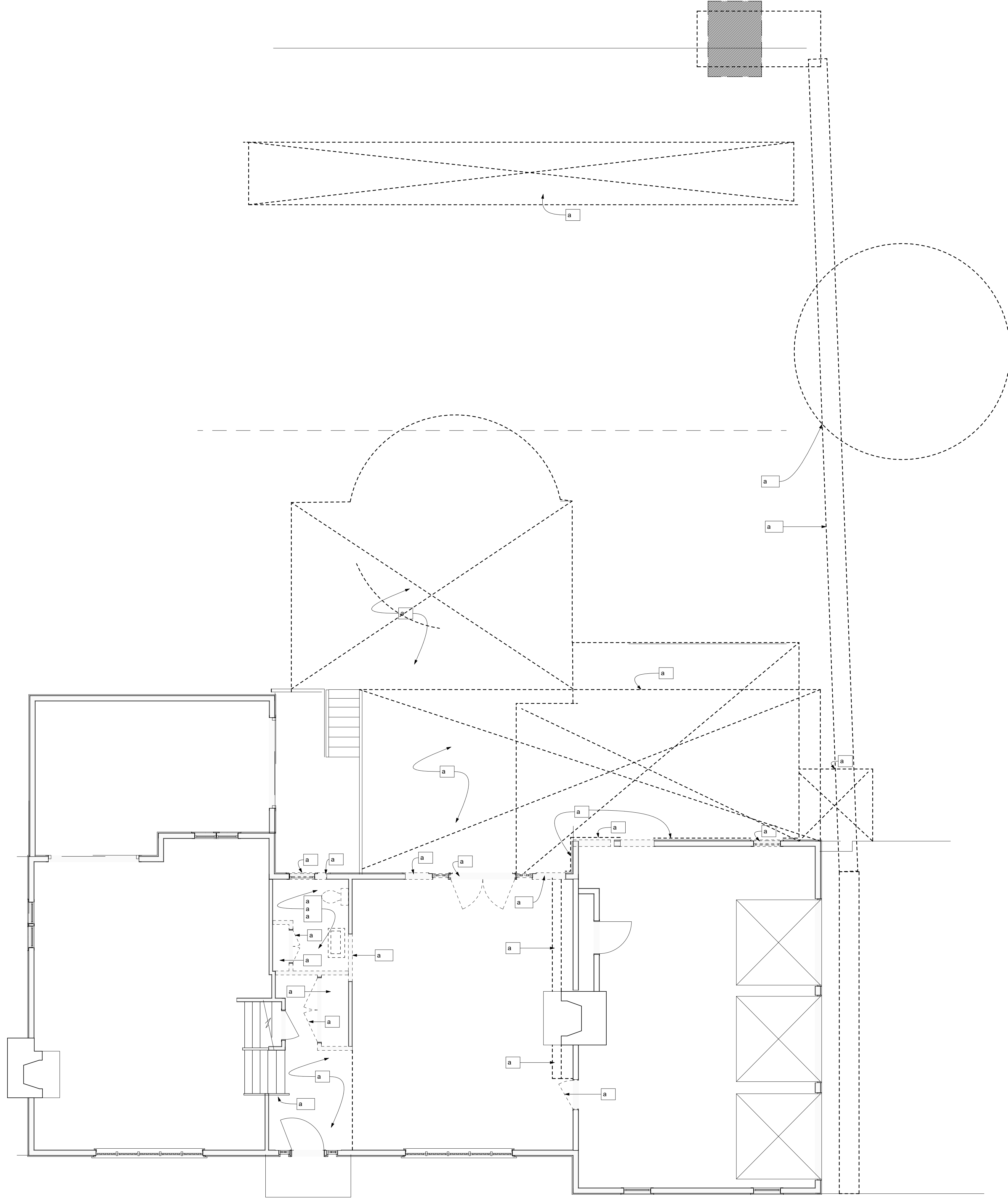
SITE PLAN PREPARED FOR  
**PETER & JIN PHILIPS**  
4 VALLEY LANE  
Town of North Castle  
Westchester County, NY

Sheet 4 of 5

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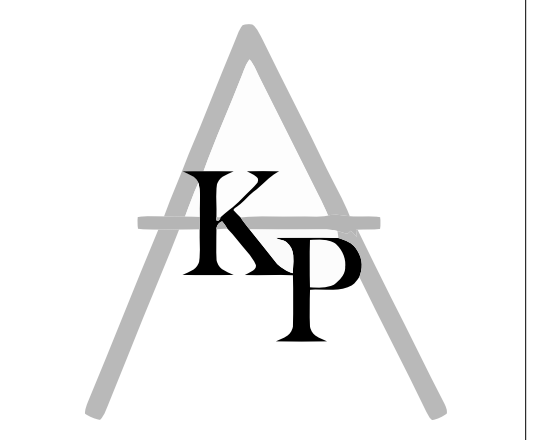


**GENERAL DEMOLITION NOTES:**

- G1. PROTECT PROJECT FROM ENTRY BY UNAUTHORIZED PERSONS.
- G2. SHORE ALL SELECTIVE DEMOLITION AREAS AS REQUIRED TO PREVENT FAILURE.
- G3. CAP ALL UTILITIES AS REQUIRED AND AUTHORIZED BY THE PROVIDER AND TO CODE.
- G4. STORE AND DISPOSE OF ALL DEMOLITION MATERIALS IN A LEGAL MANNER IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES.
- G5. WHENEVER POSSIBLE, DIRECT DEMOLITION MATERIALS TO "RECYCLING" OR "REUSE" BY APPROVED AUTHORITIES AND NOTIFY THE OWNER AND ARCHITECT OF SAME.
- G6. NOTIFY AND COORDINATE EGRESS TO THE WORK AREA WITH SECURITY SERVICE IF SAME EXISTS.
- G7. PROTECT EXISTING STRUCTURES FROM EXPOSURE TO ELEMENTS DURING AND AFTER DEMOLITION.
- G8. ALL EXISTING AREAS TO REMAIN TO BE PATCHED AND REPAIRED, AS REQUIRED, TO MEET AND MATCH ADJACENT.
- G9. NEW FLOORS TO MEET AND MATCH ADJACENT EXISTING FLOOR FINISH FLUSH IF POSSIBLE.
- G10. ELECTRICAL: REMOVE EXISTING ELECTRICAL ITEMS NOT INTENDED FOR REUSE. SEE ELECTRICAL PLANS FOR SCOPE OF ELECTRICAL WORK. ALL EXISTING POWER TO REMAIN SHALL BE RECONNECTED TO BRANCH CIRCUITS.

**DEMOLITION NOTES:**

- D1. REMOVE EXISTING PATIO PAVERS. SAVE FOR POSSIBLE FUTURE REUSE.
- D2. EXCAVATE FOR NEW BUILDING ADDITION. EXCAVATE FOR NEW PATIO AND STOOP. EXCAVATE FOR NEW RETAINING WALL AND STEPS AND ANY REQUIRED WATER RETENTION.
- D3. REMOVE EXISTING FRENCH DOOR AND SAVE FOR REUSE.
- D4. REMOVE EXISTING WINDOWS AND DISPOSE.
- D5. DEMO WALL FOR NEW WINDOW OPENING. PROVIDE TEMPORARY SHORING AS REQUIRED.
- D6. REMOVE EXTERIOR SIDING AND HOUSE WRAP IN LOCATION OF NEW ADDITION. KEEP EXISTING PLYWOOD FOR SHEAR WALL.
- D7. REMOVE EXISTING DOOR AND RELATED TRIM.
- D8. REMOVE EXISTING CABINETS ALONG FIREPLACE WALL.
- D9. REMOVE FLOORING IN ENTRY HALL AND POWDER ROOM.
- D10. REMOVE WALL FINISHES IN POWDER ROOM.
- D11. REMOVE PLUMBING FIXTURES IN POWDER ROOM.
- D12. REMOVE CLOSET IN POWDER ROOM.
- D13. REMOVE CLOSET IN ENTRY HALL.
- D14. REMOVE WALL IN LOCATION SHOWN FOR NEW DOORWAY OR OPENING. PROVIDE TEMPORARY SHORING AS REQUIRED.
- D15. REMOVE EXISTING STAIR RAILS - PREPARE FOR NEW.
- D16. REMOVE EXISTING TREES - NUMBER AND LOCATIONS TO BE DETERMINED IN THE FIELD. (provide an allowance for 12').
- D17. REMOVE EXISTING SHOWER, TUB, VANITY AND TOILET IN EXISTING MASTER AND ALL RELATED PARTS.
- D18. REMOVE EXISTING TOILET STALL.
- D19. TRENCH FOR NEW CONDUIT TO NEW GENERATOR.



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D11 REMOVE PLUMBING FIXTURES IN POWDER ROOM.  
D12 REMOVE CLOSET IN POWDER ROOM  
D13 REMOVE CLOSET IN ENTRY HALL.

D14 REMOVE WALL IN LOCATION SHOWN FOR NEW DOORWAY OR OPENING. PROVIDE TEMPORARY SHORING AS REQUIRED.  
D15 REMOVE EXISTING STAIR RAILS - PREPARE FOR NEW.

D16 REMOVE EXISTING TREES - NUMBER AND LOCATIONS TO BE DETERMINED IN THE FIELD. (provide an allowance for 12').

D17 REMOVE EXISTING SHOWER, TUB, VANITY AND TOILET IN EXISTING MASTER AND ALL RELATED PARTS.  
D18 REMOVE EXISTING TOILET STALL

D19 TRENCH FOR NEW CONDUIT TO NEW GENERATOR

▲	5/18/21	RESUBMISSION TO RPRC
▲	2/10/21	ADDENDUM 1 NOTES
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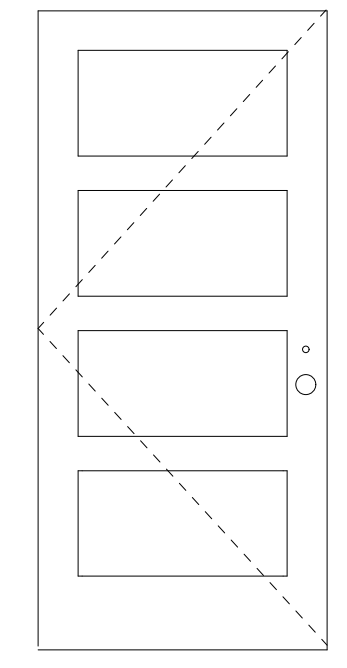
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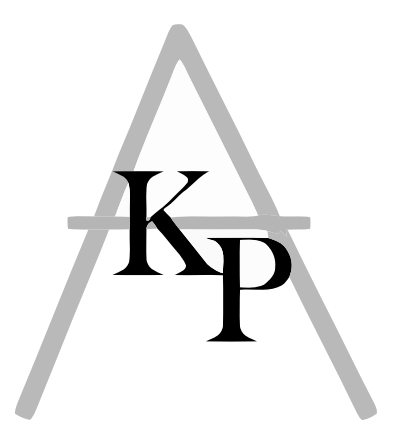
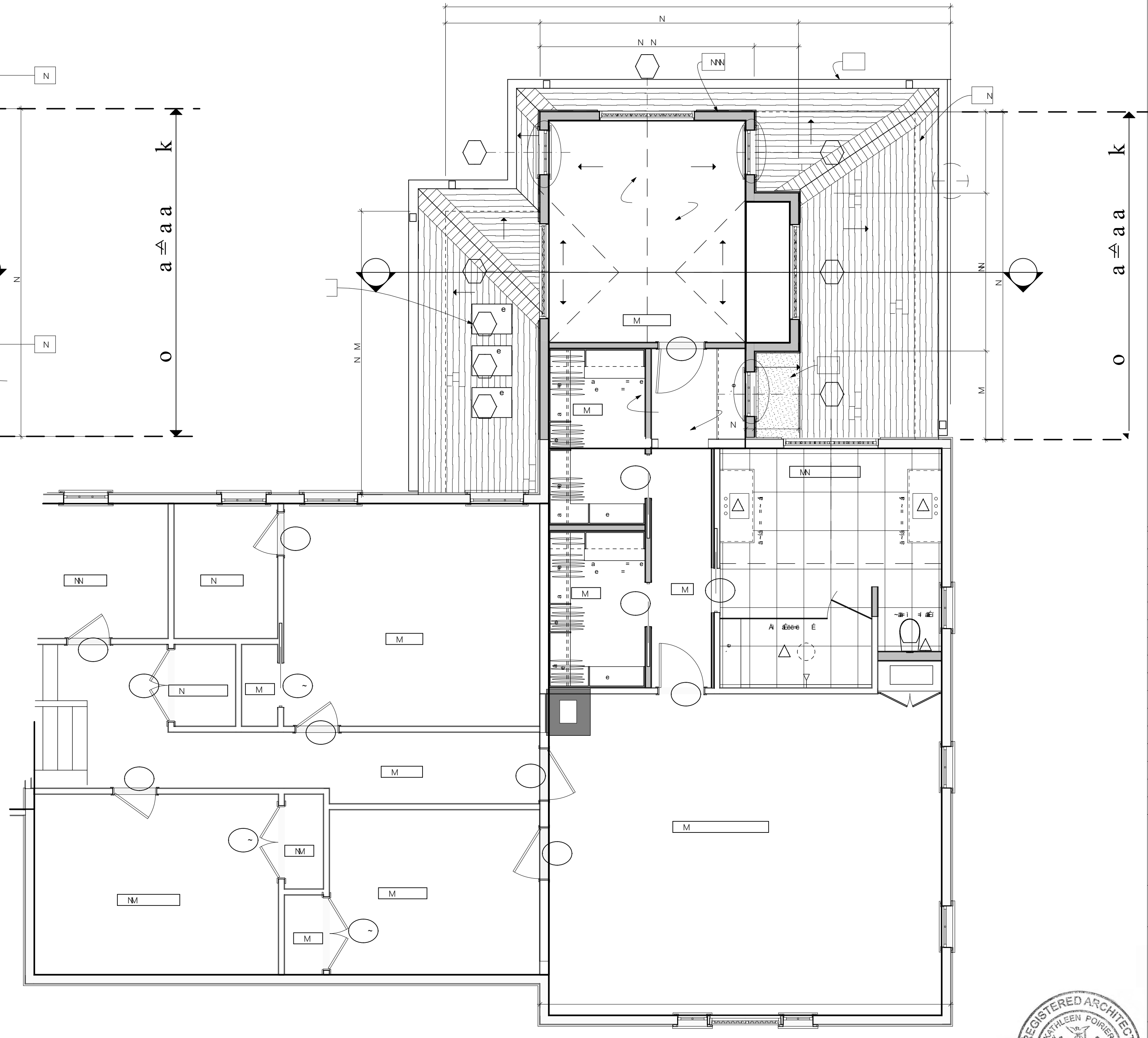
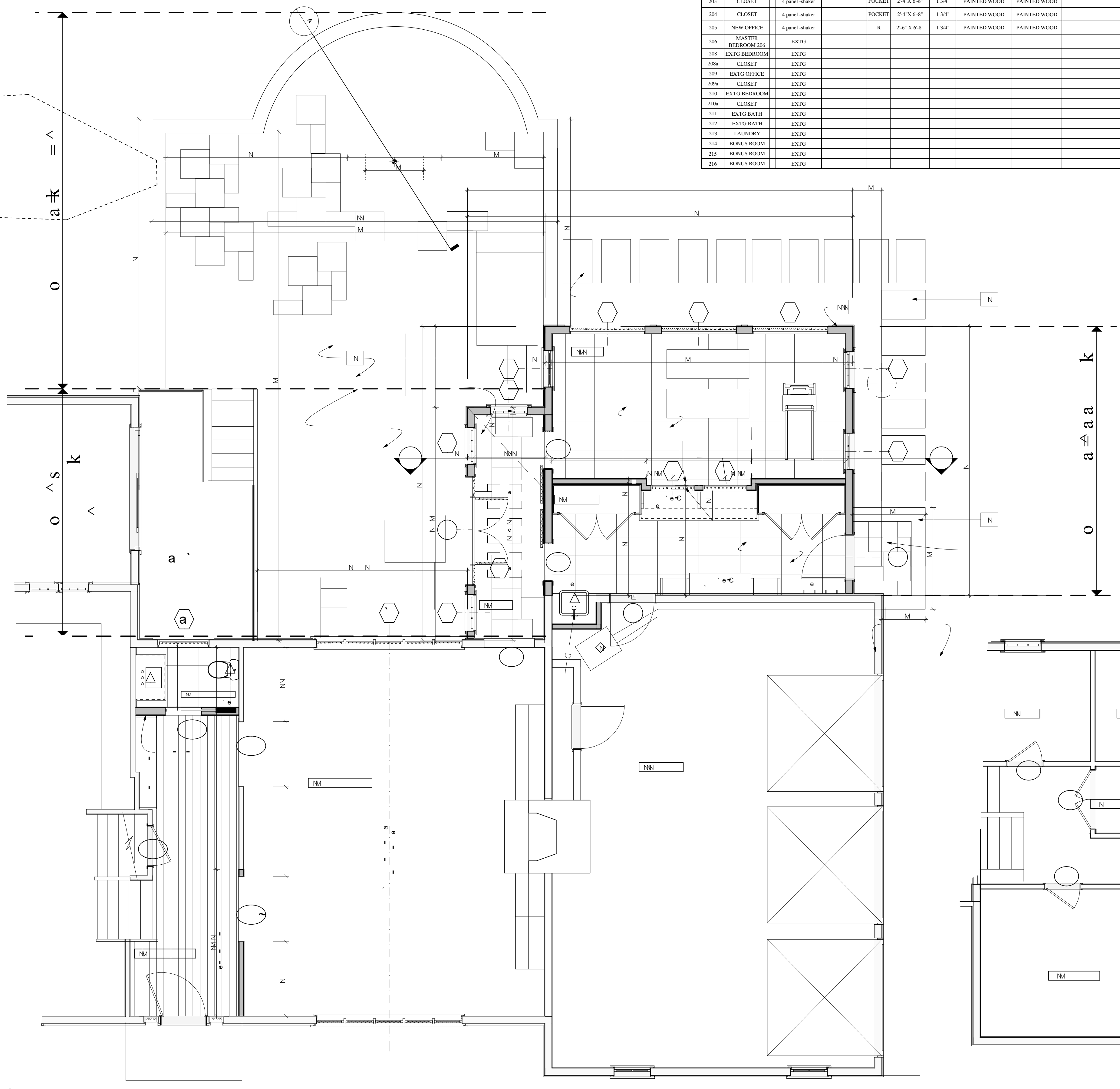


ARCHITECT AND PROFESSIONAL ARCHITECTS ARE NOT TO BE HELD RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF A PROJECT UNLESS THEY ARE REGISTERED ARCHITECTS IN THE STATE OF NEW YORK AND ARE LICENSED TO PRACTICE ARCHITECTURE IN THAT STATE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF A PROJECT UNLESS THEY ARE REGISTERED ARCHITECTS IN THE STATE OF NEW YORK AND ARE LICENSED TO PRACTICE ARCHITECTURE IN THAT STATE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF A PROJECT UNLESS THEY ARE REGISTERED ARCHITECTS IN THE STATE OF NEW YORK AND ARE LICENSED TO PRACTICE ARCHITECTURE IN THAT STATE.

INTERIOR DOOR SCHEDULE										
DOOR #	ROOM	DOOR TYPE	MANUFACTURER	HANDING	DOOR SIZE	DOOR THICKNESS	DOOR MATERIAL	FRAME MATERIAL	REMARKS	HARDWARE GROUP
INTERIOR - 1ST FLOOR										
101	GYM 101	4 panel-shaker		TRACK	2'-6" x 6'-8"	1 3/4"	PAINTED WOOD	PAINTED WOOD		
102	MUD RM 102	4 panel-shaker		TRACK	2'-6" x 6'-8"	1 3/4"	PAINTED WOOD	PAINTED WOOD		
103	HALL 103	trimmed opening			3'-6" x 6'-8"			PAINTED WOOD		
104a	F.R./ ENTRY	trimmed opening			4'-6" x 6'-8"			PAINTED WOOD		
104b	F.R./ ENTRY	trimmed opening			4'-6" x 6'-8"			PAINTED WOOD		
106	POWDER RM 106	4 panel-shaker		POCKET	2'-4" X 7'-0"	1 3/4"	PAINTED WOOD	PAINTED WOOD		
107	BASEMENT	4 panel-shaker		L	2'-8" X 7'-0"	1 3/4"	PAINTED WOOD	PAINTED WOOD		
INTERIOR - 2ND FLOOR										
201	REN MASTER BATH	4 panel-shaker		POCKET	2'-4" X 6'-8"	1 3/4"	PAINTED WOOD	PAINTED WOOD		
202	HALL	4 panel-shaker		L	2'-6" X 6'-8"	1 3/4"	PAINTED WOOD	PAINTED WOOD		
203	CLOSET	4 panel-shaker		POCKET	2'-4" X 6'-8"	1 3/4"	PAINTED WOOD	PAINTED WOOD		
204	CLOSET	4 panel-shaker		POCKET	2'-4" X 6'-8"	1 3/4"	PAINTED WOOD	PAINTED WOOD		
205	NEW OFFICE	4 panel-shaker		R	2'-6" X 6'-8"	1 3/4"	PAINTED WOOD	PAINTED WOOD		
206	MASTER BEDROOM 206	EXTG								
208	EXTG BEDROOM	EXTG								
208a	CLOSET	EXTG								
209	EXTG OFFICE	EXTG								
209a	CLOSET	EXTG								
210	EXTG BEDROOM	EXTG								
210a	CLOSET	EXTG								
211	EXTG BATH	EXTG								
212	EXTG BATH	EXTG								
213	LAUNDRY	EXTG								
214	BONUS ROOM	EXTG								
215	BONUS ROOM	EXTG								
216	BONUS ROOM	EXTG								



- SPECIFICATION NOTES:**
- A-1.1 4" PVC ROOF DRAIN. CONNECT TO EXISTING DRAINAGE SYSTEM. EXPAND EXISTING CULTEC SYSTEM AS REQUIRED TO ACCOMMODATE ADDITIONAL RUNOFF FROM NEW ADDITION. PROVIDE POSITIVE DRAINAGE.
  - A-1.30 1'-0" TALL POURED-IN-PLACE FOOTING WITH (3) #4 REBAR CONTINUOUS. 3" CLEAR FROM BOTTOM OF FOOTING OVER FIRM UNDISTURBED SOIL HAVING A MIN. BEARING CAPACITY OF 3000psf. SEE STRUCTURAL DRAWINGS.
  - A-1.40 5" THICK POURED-IN-PLACE CONCRETE SLAB WITH 6X6W2.0 XW2.0 WWM 2" THICK RIGID SPRAY FOAM (R-10) VAPOR BARRIER OVER 6" MIN. CRUSHED STONE.
  - A-1.60 POURED-IN-PLACE CONCRETE FOUNDATION WALLS WITH REBAR. MAINTAIN A MINIMUM OF 6" FROM TOP OF FOUNDATION WALL TO FINISHED GRADE UNLESS OTHERWISE NOTED. NOTIFY ARCHITECT IF A DISCREPANCY OCCURS. PROVIDE A PARGE COAT OF STUCCO ON ALL EXPOSED CONCRETE FOUNDATION WALLS.
  - A-1.7 PROVIDE RUB-R-WALL OR APPROVED EQUAL ON FOUNDATION WALL FROM GRADE LINE TO BOTTOM OF FOOTING. INSTALL 1/2" THK INSULATION/ PROTECTION BOARD OVER WATERPROOF MEMBRANE.
  - A-1.8 1/2" PREMOULDED JOINT FILLER AND SEALANT AT ENTIRE PERIMETER OF SLAB
  - A-1.9 STOOP AND PATIO: 5/4 THK FLAMED FINISH BLUESTONE PAVER. BORDER WITH 10" BELGIUM BLOCK SET IN CONCRETE.
  - A-1.10 NATIVE FIELD STONE FIREPIT RING. GRAVEL INSIDE FIREPIT.
  - A-1.11 EXTERIOR WALLS - 2 X4 @ 16" O.C. INTERIOR GIBS WITH A VAPOR BARRIER PRIMER. R-21 SPRAY FOAM INSULATION. EXTERIOR: 1/2" CDX PLYWOOD SHEATHING. WRAP IN BUILDING PAPER & SEAL ALL SEAMS AND HOLES PER MANUFACTURERS INSTRUCTIONS. ALTERNATE SHEATHING AND WRAP: ZIP SYSTEM.
  - A-1.12 PROVIDE A MIN. OF R-30 INSULATION IN FLOORS OVER UN-CONDITIONED SPACES.
  - A-1.13 PROVIDE A MIN OF R-49 SPRAY FOAM INSULATION IN ATTIC RAFTERS. INTERIOR TO BE PROTECTED WITH UL LISTED PAINT-ON IGNITION BARRIER IF NOT COVERED IN GYPSUM WALL BOARD.
  - A-1.14 PROVIDE SOUND INSULATION BLANKET IN ALL INTERIOR FLOOR, CEILING AND WALLS. TYP. (ROXUL OR SIMILAR)
  - A-1.15 INTERIOR WALLS 2X4 @ 16" O.C. UNLESS OTHERWISE NOTED.
  - A-1.16 5/8" TYPE "C" G.W.B. ON GARAGE WALLS (MADE IN USA) SECURE WITH GLUE AND SCREWS.
  - A-1.17 1/2" G.W.B. ON ALL INTERIOR WALLS AND 1/2" ON CEILING (MADE IN THE USA) SECURE WITH GLUE AND SCREWS IN BATH. INSTALL MOISTURE RESISTANT G.W.B. SHOWER WALLS AND FLOOR: SCHLUTER SYSTEM.
  - A-3.1 ROOFING:
    - A-3.2 METAL ROOFING: STANDING SEAM METAL ROOF WITH ICE AND WATER SHIELD UNDERLAYMENT. COLOR: BROWN. TO MATCH EXISTING
    - A-3.3 GUTTER AND DOWNSPOUTS: COPPER "K" STYLE GUTTERS AND DOWNSPOUTS TO MATCH EXISTING.
    - A-3.4 SKYLIGHTS: VELLUX AS SPECIFIED ON THE WINDOW SCHEDULE. EXTERIOR COLOR: BROWN
    - A-3.5 COPPER LOW SLOPE ROOF.
    - A-3.6 COPPER FLASHING IN ALL VALLEYS AND ROOF TO WALL INTERSECTIONS.



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5/18/21	RESUBMISSION TO RPRC
2/10/21	ADDENDUM 1 NOTES

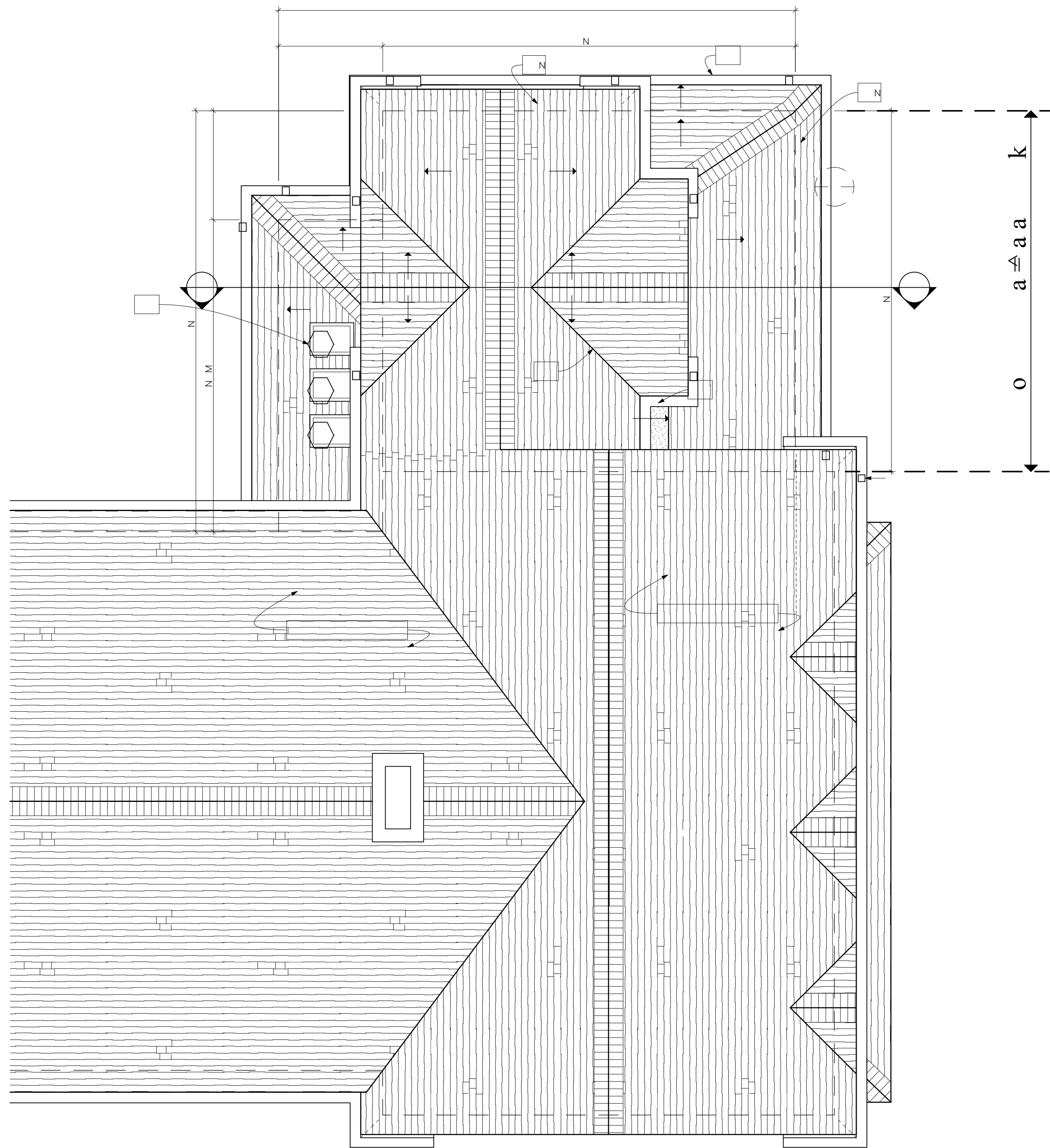
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**SPECIFICATION NOTES:**

A-2.1 **SIDING:** 1/4" EXPOSURE CEDAR SHINGLE SIDING TO MATCH EXISTING SOLID COLOR FINISH TO MATCH EXISTING RED. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

A-2.2 **WINDOWS AND FRENCH DOOR:** MARVIN WOOD or approved alternate, DOUBLE HUNG AND PICTURE, AS SPECIFIED ON THE WINDOW SCHEDULE. EXTERIOR COLOR: PROVENCE CREME

A-2.3 **DOOR:** PAINT GRADE WOOD SIDE DOOR WITH GLASS AS SPECIFIED ON THE DOOR SCHEDULE. EXTERIOR COLOR: PROVENCE CREME

A-2.4 **DOOR AND WINDOW TRIM:** MATCH EXISTING PRE-PRIMED WOOD 5/4X3 TOP AND SIDE TRIM. EXCEPTION: USE INTEGRATED DRIP EDGE FOR ALL TOP TRIM. SUBSILL NOSE FOR ALL WINDOWS. COLOR: PROVENCE CREME

A-2.5 **EXTERIOR RUNNING AND STANDING TRIM:** SOFFITS, FASCIA, RAKE AND EAVE MOLDING TO BE PRE-PRIMED WOOD, SIZES TO MATCH EXISTING. EXTERIOR COLOR: PROVENCE CREME

**A-3.1 ROOFING:**

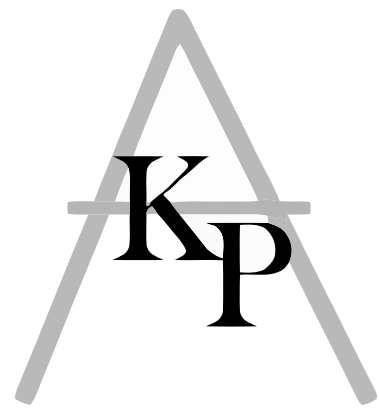
A-3.2 **METAL ROOFING:** STANDING SEAM METAL ROOF WITH ICE AND WATER SHIELD UNDERLAYMENT. COLOR: BROWN, TO MATCH EXISTING

A-3.3 **GUTTER AND DOWNSPOUTS:** COPPER K STYLE GUTTERS AND DOWNSPOUTS TO MATCH EXISTING.

A-3.4 **SKYLIGHTS:** VELLUX AS SPECIFIED ON THE WINDOW SCHEDULE. EXTERIOR COLOR: BROWN

A-3.5 COPPER LOW SLOPE ROOF.

A-3.6 COPPER FLASHING IN ALL VALLEYS AND ROOF TO WALL INTERSECTIONS.



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5/18/21 RESUBMISSION TO RPRC  
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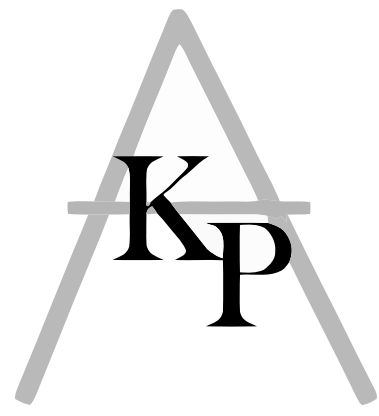
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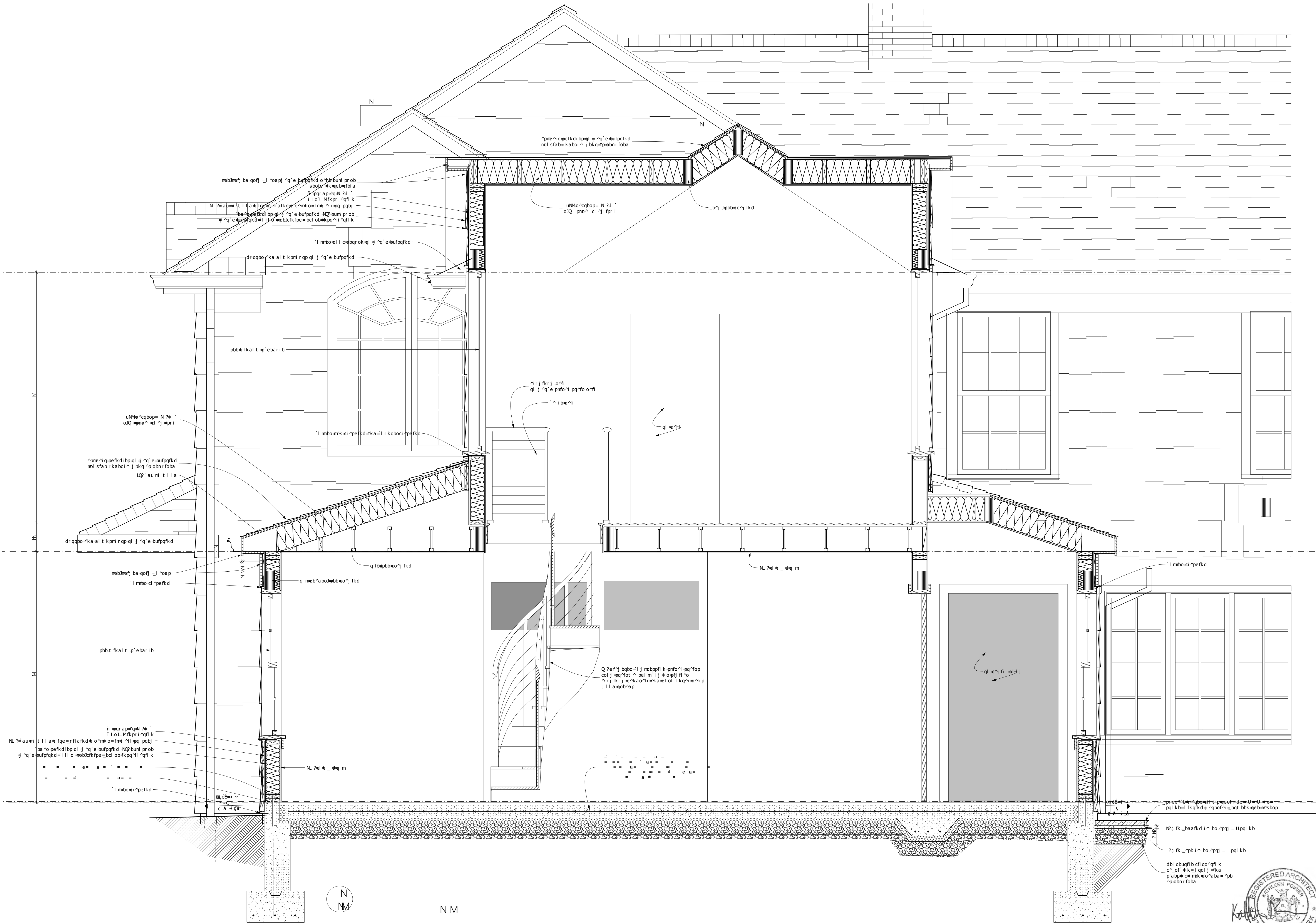


ARCHITECT AND SUPERVISOR OF WORK  
I, THE ARCHITECT, HEREBY CERTIFY THAT I AM A REGISTERED ARCHITECT IN THE STATE OF NEW YORK AND THAT I AM THE ARCHITECT OF RECORD FOR THE PROJECT DESCRIBED HEREIN. I HAVE REVIEWED THE CONTRACT DOCUMENTS AND I AM SURE THAT THEY COMPLY WITH THE REQUIREMENTS OF THE ARCHITECTURAL PROFESSION AND THE STATE OF NEW YORK. I HAVE ALSO REVIEWED THE PROJECT AND I AM SURE THAT IT COMPLIES WITH THE REQUIREMENTS OF THE ARCHITECTURAL PROFESSION AND THE STATE OF NEW YORK. I HAVE ALSO REVIEWED THE PROJECT AND I AM SURE THAT IT COMPLIES WITH THE REQUIREMENTS OF THE ARCHITECTURAL PROFESSION AND THE STATE OF NEW YORK. I HAVE ALSO REVIEWED THE PROJECT AND I AM SURE THAT IT COMPLIES WITH THE REQUIREMENTS OF THE ARCHITECTURAL PROFESSION AND THE STATE OF NEW YORK.





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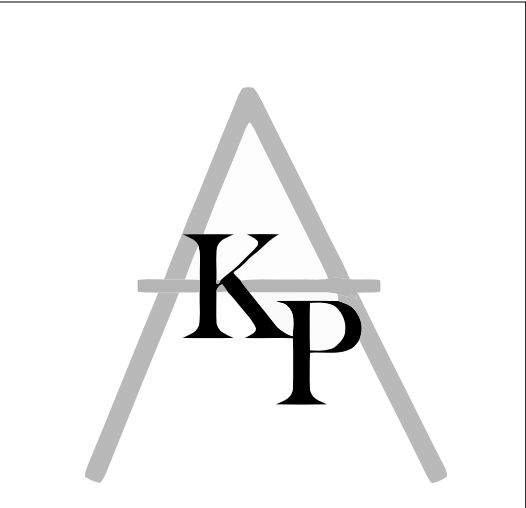
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REGISTERED ARCHITECT  
 STATE OF NEW YORK  
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2018 IRC Required Braced-Wall-Line Length Calculations

PROJECT INFORMATION

NAME: Phillips Residence

ADDRESS: 4 Valley Lane, Armonk, NY

SEISMIC DESIGN CATEGORY: B

ULTIMATE DESIGN WIND SPEED: 115 mph

WIND EXPOSURE CATEGORY: B

Inputs	Wall Line 1-1	Wall Line 2-1	Wall Line 3-1	Wall Line 4-1
Braced-Wall-Line Location	1st of 2-story	1st of 2-story	1st of 2-story	1st of 2-story
Eave to Ridge Height	5 ft	5 ft	9 ft	9 ft
Braced-Wall-Line Spacing	10.75 ft	10.75 ft	32.25 ft	32.25 ft
Wall Height	8 ft	8 ft	8 ft	8 ft
Bracing Method	CS-WSP	CS-WSP	CS-WSP	CS-WSP
GB Construction Type	N/A	N/A	N/A	N/A
Gypsum Wall Board on Inside	Yes	Yes	Yes	Yes
Horizontal Joints Blocked	Yes	Yes	Yes	Yes
Holddown Device Used	No	No	No	No
WIND				
Tabulated Wind Bracing Amount	3.725 ft	3.725 ft	9.5625 ft	9.5625 ft
Exposure Height Factor	1	1	1	1
Eave-to-Ridge Height Factor	0.85	0.85	0.97	0.97
Wind Wall Height Factor	0.9	0.9	0.9	0.9
Number of BWL Factor	1.45	1.45	1.45	1.45
Holddown Factor	1	1	1	1
Blocked Joint Factor	1	1	1	1
Gypsum on Inside Factor	1	1	1	1
Wind GB Construction Factor	1	1	1	1
Required Wind Bracing Amount	4.13 ft	4.13 ft	12.1 ft	12.1 ft
RESULTS				
Length of Wall Bracing Required	4.13 ft	4.13 ft	12.1 ft	12.1 ft

Inputs	Wall Line 1-2	Wall Line 2-2	Wall Line 3-2
Braced-Wall-Line Location	2nd of 2-story	2nd of 2-story	2nd of 2-story
Eave to Ridge Height	5 ft	9 ft	9 ft
Braced-Wall-Line Spacing	18.50 ft	32.50 ft	32.50 ft
Wall Height	8 ft	8 ft	8 ft
Bracing Method	CS-WSP	CS-WSP	CS-WSP
GB Construction Type	N/A	N/A	N/A
Gypsum Wall Board on Inside	Yes	Yes	Yes
Horizontal Joints Blocked	Yes	Yes	No
Holddown Device Used	No	No	No
WIND			
Tabulated Wind Bracing Amount	3.275 ft	4.875 ft	4.875 ft
Exposure Height Factor	1	1	1
Eave-to-Ridge Height Factor	0.7	0.94	0.94
Wind Wall Height Factor	0.9	0.9	0.9
Number of BWL Factor	1.3	1.3	1.3
Holddown Factor	1	1	1
Blocked Joint Factor	1	1	2
Gypsum on Inside Factor	1	1	1
Wind GB Construction Factor	1	1	1
Required Wind Bracing Amount	2.68 ft	5.36 ft	10.72 ft
RESULTS			
Length of Wall Bracing Required	2.68 ft	5.36 ft	10.72 ft

5/18/21 RESUBMISSION TO RPAC

2/10/21 ADDENDUM 1 NOTES

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REGISTERED ARCHITECT  
 KATHLEEN POIRIER  
 03585-1  
 STATE OF NEW YORK

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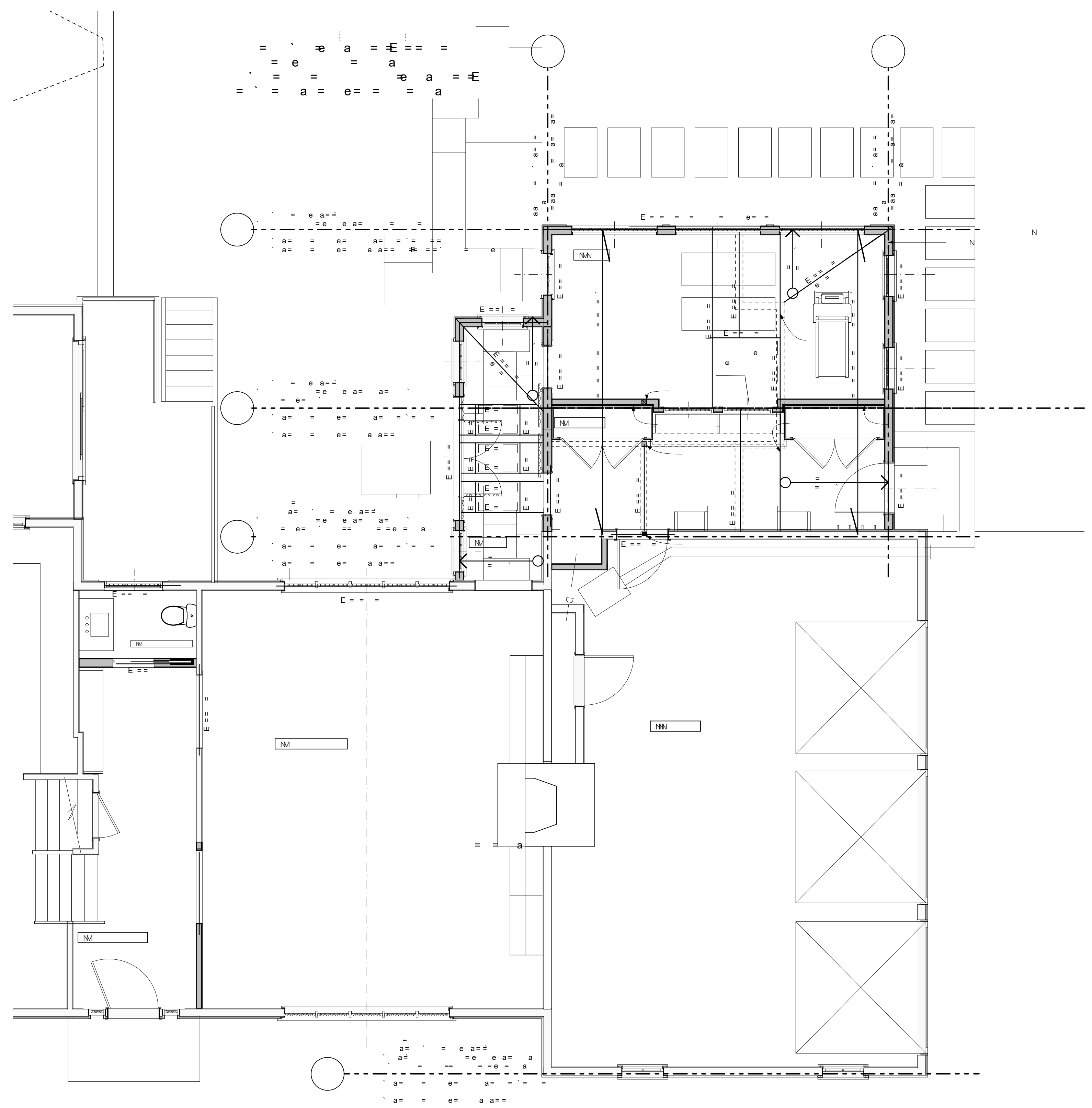
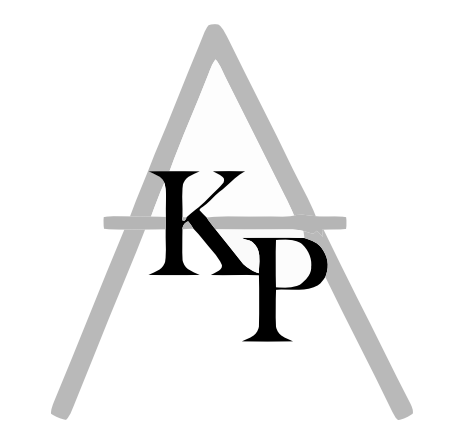
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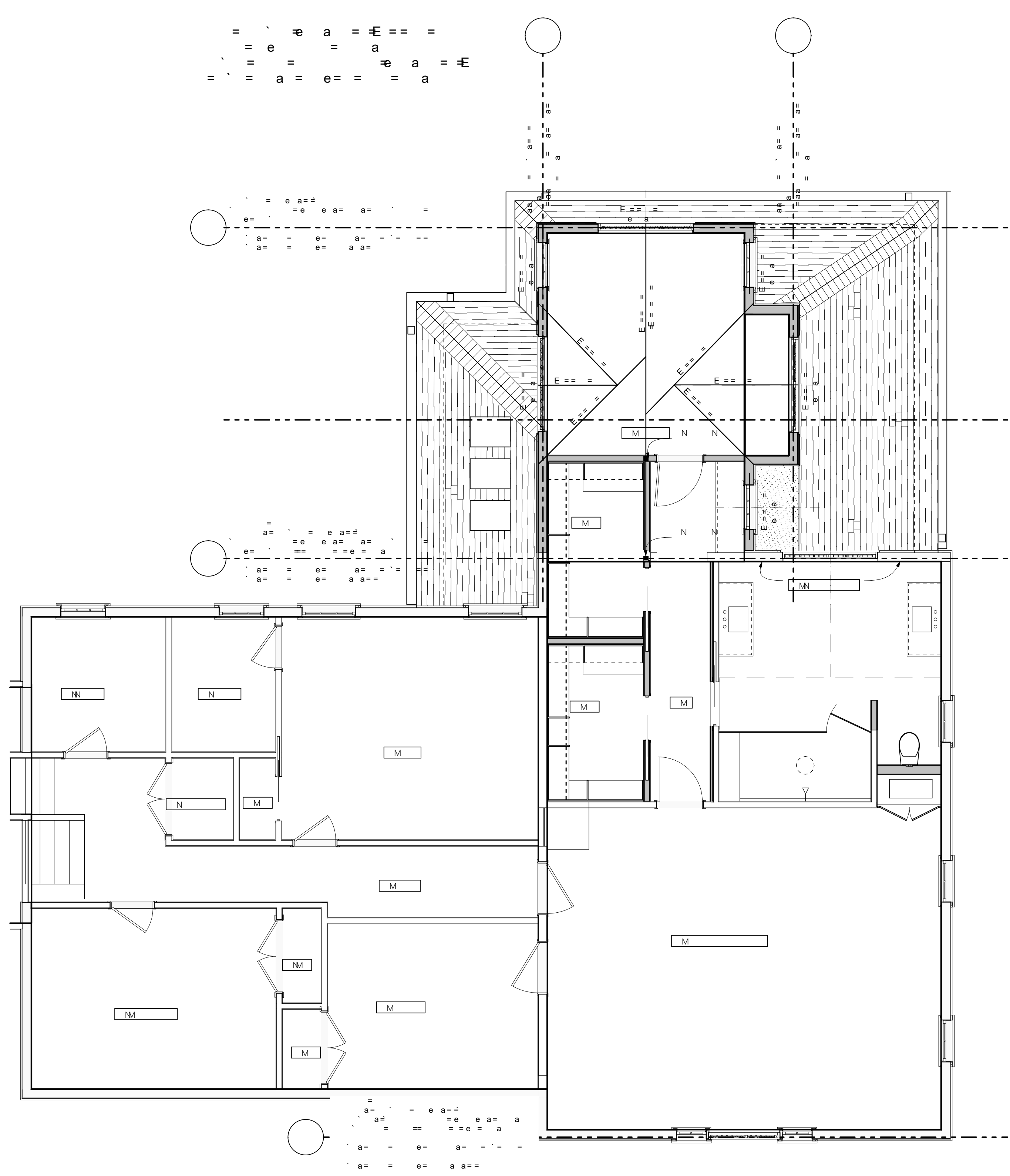
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▲	5/18/21	RESUBMISSION TO RPRC
▲	2/10/21	ADDENDUM 1 NOTES
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DEFINITION AND SCOPE OF SERVICES: ARCHITECT'S SERVICES SHALL BE LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING SYSTEMS OR THE PERFORMANCE OF THE BUILDING. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING SYSTEMS OR THE PERFORMANCE OF THE BUILDING. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING SYSTEMS OR THE PERFORMANCE OF THE BUILDING.



