



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 x43
Fax: (914) 273-3554
www.northcastleny.com

RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) PROCEDURES

The RPRC was created to streamline the residential review process and quickly reviews all residential projects. Projects determined to have no impact are permitted to apply to the Building Department while more complicated projects are directed to the appropriate review board(s).

THE RPRC reviews all applications for residential permits (including, but not limited to, buildings permits, steep slope permits, wetlands permits and pool permits), but excluding permits only relating to interior alterations/renovations.

To get on an RPRC agenda you must submit a single PDF file containing the following to the Planning Department:

1. Complete all items on the RPRC checklist
2. RPRC Application fee. Check made payable to: Town of North Castle.
3. Floor Area and Gross Land Coverage work sheets (with backup information)
4. Plans for your project according the RPRC Checklist
5. Submit one single PDF file containing all information listed above to the Planning Department: planning@northcastleny.com.

Once your application has been submitted, you may follow your application on the RPRC webpage located at <http://www.northcastleny.com/residential-project-review-committee-rprc>

Determination Letters are posted on the website (click on determination letters, find the date of your meeting and click on the name of your project - Letters are posted the day after the meeting, typically by 1 :00 p.m.)



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RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

Section I- PROJECT

ADDRESS: 1 Peppercorn Place Bedford, NY 10506

Section III- DESCRIPTION OF WORK:

Revised Pool House Cabana to be amended into prior permit for pool and patio at rear side of property at existing single family residential dwelling

Section III- CONTACT INFORMATION:

APPLICANT: David Brodlie
ADDRESS: 1 Peppercorn Place Bedford, NY 10506
PHONE: 914-874-7421 MOBILE: _____ EMAIL: Dbrodlie@gmail.com

PROPERTY OWNER: David Brodlie
ADDRESS: 1 Peppercorn Place Bedford, NY 10506
PHONE: 914-874-7421 MOBILE: _____ EMAIL: Dbrodlie@gmail.com

PROFESSIONAL: John M. Scavelli, PE
ADDRESS: 361 Rte 202, Suite 7, Somers, NY 10589
PHONE: 914-330-7712 MOBILE: _____
EMAIL: john@resreal.com

Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 102.02-2-53



**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:

Initial Submittal Revised Preliminary

Street Location:

Zoning District: _____ Property Acreage: _____ Tax Map Parcel ID: _____

Date: _____

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

RPRC COMPLETENESS REVIEW FORM

Page 2

- 9. Description of method of water supply and sewage disposal and location of such facilities
- 10. The name and address of the applicant, property owner(s) if other than the applicant and of the planner, engineer, architect, surveyor and/or other professionals engaged to work
- 11. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 12. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.
- 13. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastleny.com/townhall.html>

_____ On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.



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PLANNING DEPARTMENT
 Adam R. Kaufman, AICP
 Director of Planning

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 Fax: (914) 273-3554
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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

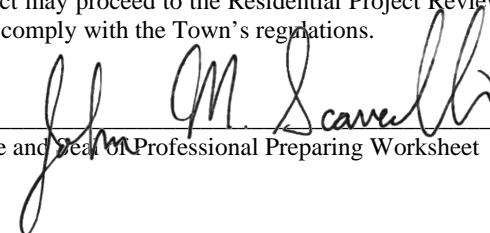
Application Name or Identifying Title: 1 Peppercorn Place Date: 11/06/19

Tax Map Designation or Proposed Lot No.: 102.02-2-53

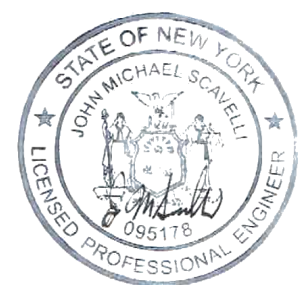
Gross Lot Coverage

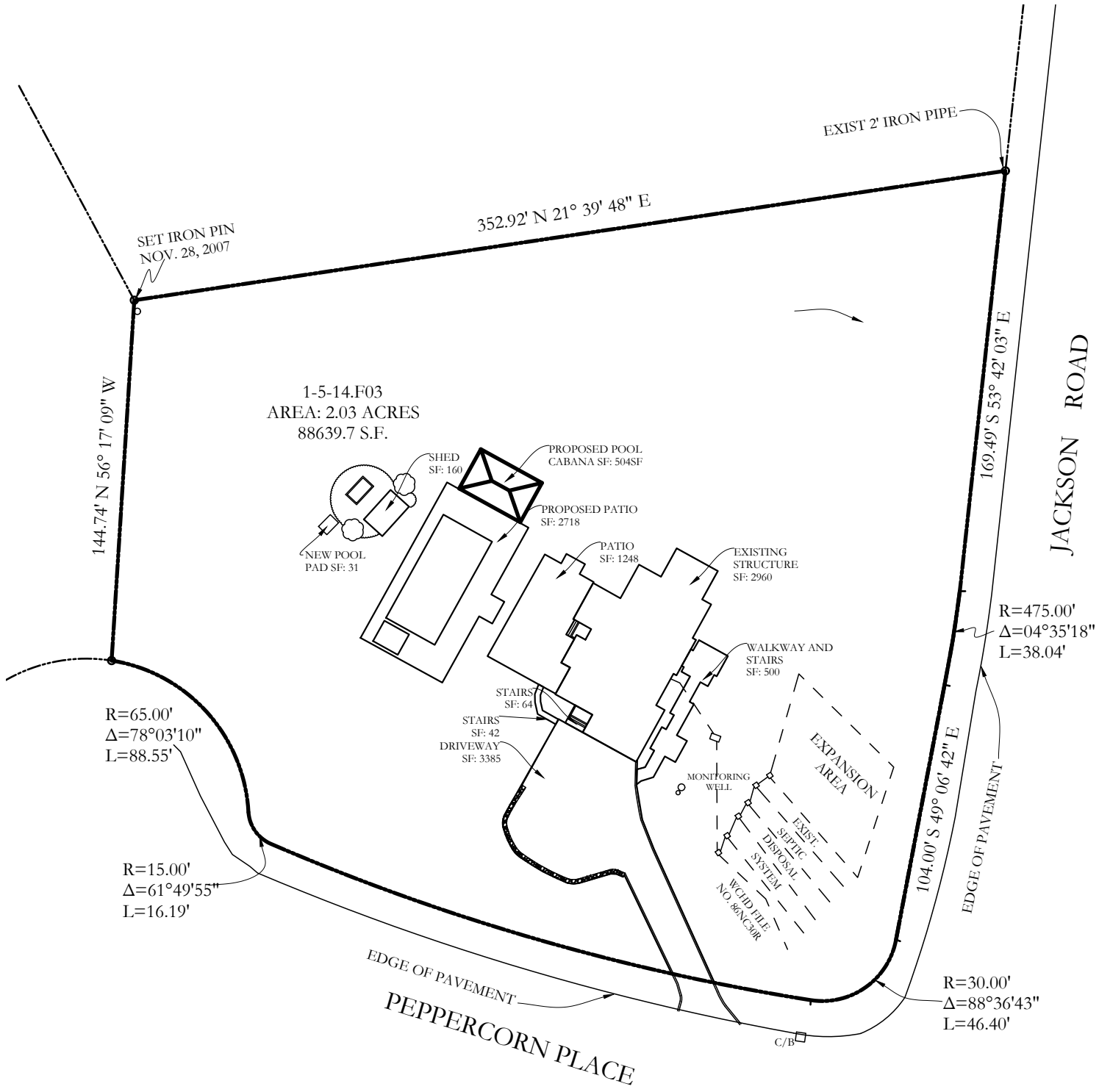
- | | | |
|-----|--|------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>88,639 SF</u> |
| 2. | Maximum permitted gross land coverage (per Section 213-22.2C): | <u>13,384 SF</u> |
| 3. | BONUS maximum gross land cover (per Section 213-22.2C): | |
| | Distance principal home is beyond minimum front yard setback
<u>47.8</u> x 10 = | <u>478 SF</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>13,862 SF</u> |
| 5. | Amount of lot area covered by principal building :
<u>2960 SF</u> existing + <u>0 SF</u> proposed = | <u>2960 SF</u> |
| 6. | Amount of lot area covered by accessory buildings :
<u>0 SF</u> existing + <u>416 SF</u> proposed = | <u>416 SF</u> |
| 7. | Amount of lot area covered by decks :
<u>0 SF</u> existing + <u>0 SF</u> proposed =
<small>-141 SF EXISTING DECK DEMOLISHED</small> | <u>0 SF</u> |
| 8. | Amount of lot area covered by porches :
<u>0 SF</u> existing + <u>0 SF</u> proposed = | <u>0 SF</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways :
<u>3991 SF</u> existing + <u>0 SF</u> proposed = | <u>3991 SF</u> |
| 10. | Amount of lot area covered by terraces :
<u>2834 SF</u> existing + <u>0 SF</u> proposed = | <u>2834 SF</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip :
<u>1163 SF</u> existing + <u>0 SF</u> proposed = | <u>1163 SF</u> |
| 12. | Amount of lot area covered by all other structures :
<u>160 SF</u> existing + <u>0 SF</u> proposed = | <u>160 SF</u> |
| 13. | Proposed gross land coverage : Total of Lines 5 – 12 = | <u>11,524 SF</u> |

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 Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.


 Signature and Seal of Professional Preparing Worksheet

3/31/2021
 Date

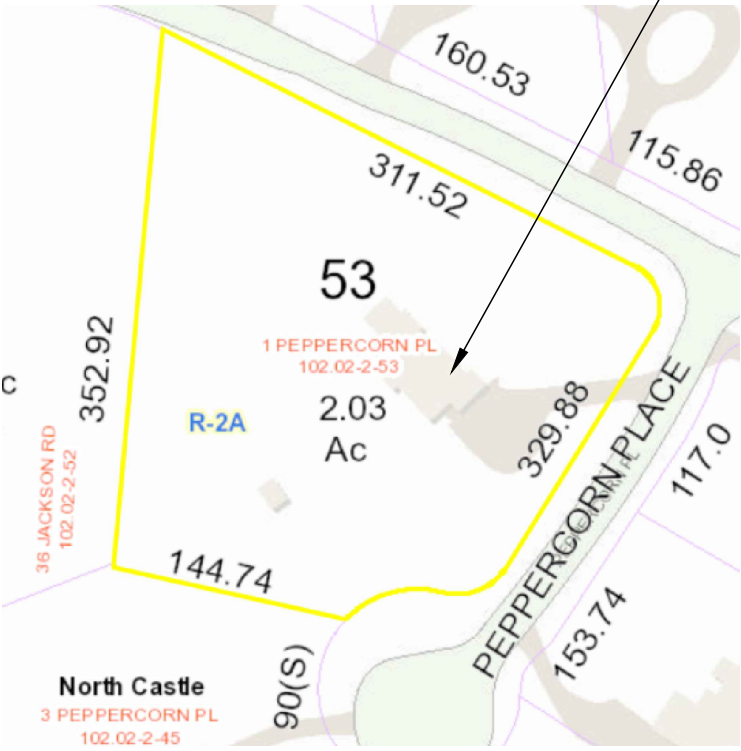




SITE DEVELOPMENT POOL PLANS : 1 Peppercorn Place Bedford, NY 10506

PROPERTY INFORMATION:
 PREPARED BY: JMS ENGINEERING SERVICES, PC
 PROJECT LOCATION: 1 PEPPERCORN PLACE
 PROJECT TOWN: BEDFORD, NY 10506
 BUILDING DEPARTMENT: NORTH CASTLE
 PROPERTY ID: 102.02-2-53
 ZONE: R2A
 OCCUPANCY - SINGLE FAMILY DWELLING

PROPOSED BELOW GROUND POOL SEE ENLARGED PLANS



G GIS VIEW
 SCALE: NTS

OVERVIEW OF WORK:

1. NEW BELOW GROUND POOL AND SURROUNDING POOL PATIO

BUILDING CODE AND REFERENCE STANDARDS:

THE INTERNATIONAL RESIDENTIAL BUILDING CODE 2015 EDITION WITH NYS 2017 UNIFORM CODE SUPPLEMENT, AS ADOPTED AND MODIFIED BY THE LOCAL JURISDICTION SHALL GOVERN THE DESIGN AND CONSTRUCTION OF THIS PROJECT. REFERENCE TO A SPECIFIC SECTION IN THE CODE DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE ENTIRE MATERIALS REFERENCE STANDARDS. THE LATEST EDITION OF THE MATERIALS REFERENCE STANDARDS SHALL BE USED.

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE BUILDING SITE BEFORE COMMENCEMENT OF WORK
2. ALL DIMENSIONS ARE TO ROUGH FRAMING
3. CONTRACTOR SHALL RECEIVE, STORE AND PROTECT ALL MATERIALS DELIVERED TO THIS SITE FROM WEATHER AND DAMAGE.
4. CONTRACTOR SHALL INSTALL ALL MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE CLEAN UP ON A DAILY BASIS.
6. THE CONTRACTOR SHALL MAINTAIN A SET OF APPROVED PLANS AT THE CONSTRUCTION SITE IN A SAFE PLACE FOR REVIEW BY THE MUNICIPALITY BUILDING INSPECTOR DURING CONSTRUCTION.
7. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.
8. CONTRACTOR SHALL NOT SCALE DRAWINGS.
9. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS. CHECK DETAILS FOR APPROPRIATE LOCATION OF ALL ITEMS NOT DIMENSIONED.
10. ALL CONSTRUCTIONS IS SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTION WITH BUILDING OFFICIAL AND DOCUMENT FOR REVIEW AN INSPECTION REPORT.
11. DISCREPANCIES FOUND BY THE CONTRACTOR BETWEEN FIELD CONDITIONS, NOTES, CONTRACT DRAWINGS, SPECIFICATIONS, AND/OR REFERENCE STANDARDS, THE ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

PRESUMPTIVE SOIL LOAD BEARING VALUES				
CLASS OF MATERIALS	VERTICAL PRESSURE	LATERAL PRESSURE	COEFFICIENT OF FRICTION	COHESION
4. SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, & CLAYEY GRAVEL (SW, SP, SM, SC, GM, & GC)	2,000 PSF	150 PSF/FT BELOW GRADE	0.25	130 PSF

*As per New York State International Building Code Table 1806.2

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL AND STATE LAW AND ORDINANCES.
2. POOLS WITH DIVING BOARDS SHALL MEET DIVING BOARD MANUFACTURER'S POOL GEOMETRIC STANDARDS AND/OR LOCAL CODES.
3. SIGNS & SAFETY EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
4. CONTRACTOR OR OWNER SHALL VERIFY ALL FIELD CONDITIONS & DIMENSIONS AT JOB SITE.
5. POOL LENGTH, GRADE BREAK LOCATIONS & DEPTH DIMENSIONS AS NOTED ON THE PLOT PLAN SHALL COMPLY WITH APSP SUGGESTED MINIMUM STANDARDS FOR RESIDENTIAL POOLS OR APPLICABLE STATE AND LOCAL HEALTH DEPARTMENTS REGULATIONS AND MANUFACTURERS RECOMMENDATIONS.
6. A SITE SPECIFIC SOILS INVESTIGATION MAY BE REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION
7. WHERE FREEZING TEMPERATURES OCCUR, THE POOL SHALL BE WINTERIZED TO PREVENT DAMAGE TO THE POOL STRUCTURE, PLUMBING, AND POOL EQUIPMENT, CONTACT LOCAL PROFESSIONAL FOR PROPER WINTERIZATION PROCEDURES.
8. NO GROUND WATER SHALL BE ABOVE ANY PORTION OF THE POOL CONSTRUCTION.
9. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE POOL.
10. ELECTRICAL INSPECTION SHALL APPROVE GROUNDING OF REINFORCING, PLUMBING AND CONDUIT PRIOR TO THE APPROVAL OF REINFORCING STEEL FOR POURING OF CONCRETE OR GUNITE..
11. THE NOISE LEVEL FROM THE POOL EQUIPMENT LOCATED LESS THAN 10 FEET FROM A PROPERTY LINE OF AN ADJOINING PROPERTY, SHALL NOT EXCEED AMBIENT NOISE LEVEL BY MORE THAN FIVE DECIBELS.
12. CONTINUOUS INSPECTION IS REQUIRED FOR SHOTCRETE/GUNITE POOLS.

POOL FOUNDATION NOTES:

1. ALL FOUNDATIONS, FOOTINGS AND SLABS SHALL BEAR ON UNDISTURBED, NON-ORGANIC MATERIALS, COMPACTED STRUCTURAL FILL OR CRUSHED STONE.
2. THE GENERAL CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF OSHA REGARDING OPEN HOLES, SLOPE STABILITY AND EXCAVATION PROCEDURES.
3. BACKFILLING OF FOUNDATIONS SHALL NOT EXCEED MORE THAN 2'-0" UNBALANCED BACK FILL CONDITIONS WITHOUT TEMPORARY SHORING OF FOUNDATIONS WALLS, UNLESS FLOOR SYSTEM HAS BEEN FRAMED OR DECKED.
4. WHEREVER BEDROCK IS ENCOUNTERED THE ROCK SHALL BE REMOVED TO 2'-0" BELOW BOTTOM OF FOOTINGS OR 1'-0" BELOW BOTTOM OF SLAB AND RESTORED IN 8" LIFTS OF COMPACTED CRUSHED STONE.
5. A GEOTECHNICAL EXPLORATION AND TESTING HAS NOT BEEN UNDERTAKEN. IT IS RESPONSIBILITY OF OWNER OR CONTRACTOR TO UNDERTAKE ANY ADDITIONAL TEST PITS, BORINGS OR INVESTIGATION AS NECESSARY TO ASSURE MINIMUM BEARING CAPACITY.

ENTRAPMENT PROTECTION REQUIREMENTS

1. SUCTION OUTLETS MUST BE DESIGNED TO PRODUCE CIRCULATION THROUGHOUT THE POOL OR SPA.
2. SINGLE OUTLET SYSTEMS, SUCH AS AUTOMATIC VACUUM CLEANER SYSTEMS, OR OTHER SUCH MULTIPLE SUCTION OUTLETS WHETHER ISOLATED BY VALVES OR OTHERWISE MUST BE PROTECTED AGAINST USER ENTRAPMENT.
3. ALL POOL AND SPA SUCTION OUTLETS (EXCEPT SURFACE SKIMMERS) MUST BE PROVIDED WITH:
 - A COVER THAT CONFORMS WITH REFERENCE STANDARD ASME/ANSI A112.19.8M, ENTITLED SUCTION FITTINGS FOR THE USE IN SWIMMING POOLS, WADING POOLS, SPAS, HOT TUBS, AND WHIRLPOOL BATH/TUB APPLIANCES, OR
 - A DRAIN GATE THAT IS 12" x 12" OR LARGER, OR
 - A CHANNEL DRAIN SYSTEM APPROVED BY THE LOCAL CODE ENFORCEMENT OFFICIAL.
4. ALL POOL AND SPA SINGLE OR MULTIPLE OUTLET CIRCULATION SYSTEMS MUST BE EQUIPPED WITH ATMOSPHERIC VACUUM RELIEF SHOULD GRATE COVERS LOCATED THEREIN BECOME MISSING OR BROKEN. SUCH VACUUM RELIEF SYSTEMS SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:
 - SAFETY VACUUM RELEASE SYSTEM CONFORMING TO REFERENCE STANDARD ASME A112.19.17, ENTITLED MANUFACTURERS SAFETY VACUUM RELEASE SYSTEMS (SVRS) FOR RESIDENTIAL AND COMMERCIAL SWIMMING POOL, SPA, HOT TUB AND WADING POOL, OR
 - A GRAVITY DRAINAGE SYSTEM APPROVED BY THE LOCAL CODE ENFORCEMENT OFFICIAL.
5. SINGLE OR MULTIPLE PUMP CIRCULATION SYSTEMS MUST BE PROVIDED WITH A MINIMUM OF TWO (2) SUCTION OUTLETS OF THE APPROVED TYPE.
6. THE SUCTION OUTLETS MUST BE SEPARATED BY A MINIMUM HORIZONTAL OR VERTICAL DISTANCE OF THREE (3) FEET.
7. THESE SUCTION OUTLETS MUST BE PIPED SO THAT WATER IS DRAWN THROUGH THEM SIMULTANEOUSLY THROUGH A VACUUM RELIEF-PROTECTED LINE TO THE PUMP OR PUMPS.
8. IF THE POOL OR SPA IS EQUIPPED WITH VACUUM OR PRESSURE CLEANER FITTING(S), EACH FITTING MUST BE LOCATED:
 - IN AN ACCESSIBLE POSITION WHICH IS AT LEAST SIX (6) INCHES AND NOT GREATER THAN TWELVE (12) INCHES BELOW THE MINIMUM OPERATIONAL WATER LEVEL, OR
 - AS AN ATTACHMENT TO THE SKIMMER(S).

STRUCTURAL NOTES

1. SOIL SHALL HAVE A MINIMUM BEARING VALUE OF 2000 PSF, CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL OR BUILDING DEPARTMENT APPROVED 90% COMPACT FILL. THIS PLAN IS NOT SUITABLE WHERE POTENTIAL EXISTS FOR DIFFERENTIAL MOVEMENT FROM DISSIMILAR SOIL CONDITIONS UNDER POOL. SUCH AS CUT-FILL TRANSITIONS.
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS & CONFORM TO ASTM A615 GRADE 40 #4 BARS, SPLICES TO BE LAPPED A MINIMUM OF 24". MINIMUM CLEARANCE BETWEEN PARALLEL BARS IS 2-1/2".
3. #4 BARS SHALL BE USED FOR THE BASIC GRID. THE MAXIMUM SPACING IS #4 BARS AT 18" O.C..
4. THE PLAN TABLES SPECIFY THE MINIMUM REQUIRED REINFORCEMENT. FOR CONVENIENCE OF THE INSTALLER, THERE MAY BE MORE REINFORCEMENT THAN SPECIFIED AT ANY GIVEN POINT IN THE POOL STRUCTURE.
5. GROUNDING/BONDING (PER THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE) OF THE STRUCTURAL REINFORCING MUST BE INSTALLED PRIOR TO PLACEMENT OF CONCRETE.
6. SHOTCRETE (GUNITE) TO BE IN CONFORMANCE WITH IBC SECTION 1913 & SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. WHERE APPLICABLE, SHOTCRETE (GUNITE) TO BE IN CONFORMANCE WITH IBC SECTION 1904 DURABILITY REQUIREMENTS. CONCRETE THAT WILL BE EXPOSED TO FREEZING AND THAWING, DEICING CHEMICALS OR OTHER EXPOSURE CONDITIONS SHALL COMPLY WITH IBC SECTIONS 1904.2.1 THROUGH 1904.2.3. CONCRETE EXPOSED TO FREEZING AND THAWING OR DEICING CHEMICALS SHALL BE AIR ENTRAINED IN ACCORDANCE WITH ACI 318, IBC SECTION 4.2.1. CONCRETE THAT WILL BE SUBJECT TO THE FOLLOWING EXPOSURES SHALL CONFORM TO THE CORRESPONDING MAXIMUM WATER-CEMENTITIOUS MATERIALS RATIOS AND MINIMUM SPECIFIED CONCRETE COMPRESSIVE STRENGTH REQUIREMENTS OF ACI 318, IBC SECTION 4.2.2; CONCRETE INTENDED TO HAVE LOW PERMEABILITY WHERE EXPOSED TO WATER, CONCRETE EXPOSED TO FREEZING AND THAWING IN A MOIST CONDITION OR DEICER CHEMICALS, OR CONCRETE WITH REINFORCEMENT WHERE THE CONCRETE IS EXPOSED TO CHLORIDES FROM DEICING CHEMICALS, SALT, SALT WATER, BRACKISH WATER, SEAWATER OR SPRAY FROM THESE SOURCES. IN ADDITION, CONCRETE EXPOSED TO DEICING CHEMICALS SHALL CONFORM TO THE LIMITATIONS OF IBC SECTION 1904.2.3.
7. CEMENT SHALL CONFORM TO IBC SECTION 1903.1, ACI 318 SECTION 3.2, ASTM C 150.
8. SHOTCRETE/GUNITE IN CONTACT WITH SOIL SHALL BE IN ACCORDANCE WITH ACI 318 SECTION 4.3 FOR CONCRETE EXPOSURE TO SULFATE AND AS DIRECTED BY LOCAL BUILDING OFFICIAL.
9. KEEP CONCRETE DAMP CONTINUOUSLY FOR 14 DAYS.
10. ALL INTERIOR SURFACES OF POOL/SPA SHALL BE COATED WITH A WATER-RESISTANT SURFACE.
11. FLOOR TO WALL TRANSITION RADIUS MAY VARY DEPENDING ON CONTRACTOR OR OWNER DESIGN INTENT. RADIUS SHALL NOT BE LESS THAN 1-FOOT AND SHALL NOT EXCEED 5-FEET.
12. IN AREAS WITH SOIL CONDITIONS SUBJECT TO FROST-HEAVE. THE FOLLOWING REQUIREMENTS APPLY:
 - a. IN ACCORDANCE WITH IBC SECTION 1805.2.1. THE ENTIRE BOTTOM OF POOL STRUCTURE AND OR PLUMBING MUST EXTEND BELOW THE FROST LINE OF THE LOCALITY.
 - b. ALTERNATIVELY, WHERE DAMAGE TO THE POOL STRUCTURES, PLUMBING, ADJACENT STRUCTURES AND SURFACE IMPROVEMENTS IS A CONCERN, SEI-DRAINING GRANULAR BACKFILL MAY BE EXTENDED BELOW THE FROST-LINE WITH A MEANS TO PRECLUDE BUILD-UP OF WATER.

POOL ALARM REQUIREMENTS:

EVERY SWIMMING POOL THAT IS INSTALLED, CONSTRUCTED OR SUBSTANTIALLY MODIFIED AFTER DECEMBER 14, 2006 MUST BE EQUIPPED WITH AN APPROVED POOL ALARM WHICH:

- IS CAPABLE OF DETECTING A CHILD ENTERING THE WATER AND GIVING AN AUDIBLE ALARM WHEN IT DETECTS A CHILD ENTERING THE WATER;
- IS AUDIBLE POOLSIDE AND AT ANOTHER LOCATION ON THE PREMISES WHERE THE SWIMMING POOL IS LOCATED;
- IS INSTALLED, USED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS;
- IS CLASSIFIED TO REFERENCE STANDARD ASTM F2208, ENTITLED *STANDARD SPECIFICATION FOR POOL ALARMS* (EITHER THE VERSION ADOPTED IN 2002 AND EDITORIALY CORRECTED IN JUNE 2005, OR THE VERSION ADOPTED IN 2007); AND
- IS NOT AN ALARM DEVICE WHICH IS LOCATED ON PERSON(S) OR WHICH IS DEPENDENT ON DEVICE(S) LOCATED ON PERSON(S) FOR ITS PROPER OPERATION.

ELECTRICAL AND PLUMBING

ALL ELECTRICAL SHALL BE IN CONFORMANCE WITH NEC.

1. IN ACCORDANCE WITH NEC SECTION 680.26, ALL METAL WITHIN 5' HORIZ. OF INSIDE WALL OF POOL AND 12' VERT. ABOVE WATER LINE MUST BE BONDED VIA EQUIPOTENTIAL BONDING GRID. BONDING GRID SHALL EXTEND UNDER PAVED WALKING SURFACES 3' HORIZ. BEYOND INSIDE WALL OF POOL. CONCRETE REINFORCING TIE WIRES SHALL BE MADE TIGHT FOR BONDING PURPOSES.
2. OBTAIN ELECTRICAL AND PLUMBING PERMITS ALONG WITH POOL BUILDING PERMIT.
3. ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND IN ACCORDANCE WITH LOCAL REGULATIONS.
4. POOLS SHALL BE EQUIPPED WITH A FILTERING SYSTEM & A DRAIN.
5. BACKWASH SHALL BE DISPOSED OF IN AN APPROVED MANNER.
6. POOL/SPA WATER HEATER AND GAS PIPING INSTALLATION TO BE IN CONFORMANCE WITH THE IBC.
7. WHERE REINFORCING STEEL IS ENCAPSULATED WITH A NONCONDUCTIVE COMPOUND, PROVISIONS SHALL BE MADE FOR AN ALTERNATIVE MEANS TO ELIMINATE VOLTAGE GRADIENTS THAT WOULD OTHERWISE BE PROVIDED BY BONDED REINFORCING STEEL.

TEMPORARY POOL ENCLOSURES:

1. DURING THE INSTALLATION OR CONSTRUCTION OF A SWIMMING POOL, THE SWIMMING POOL MUST BE ENCLOSED BY A TEMPORARY ENCLOSURE. THE TEMPORARY MAY CONSIST OF A TEMPORARY FENCE, A PERMANENT FENCE. THE WALL OF A PERMANENT STRUCTURE, ANY OTHER STRUCTURE, OR ANY COMBINATION OF THE FOREGOING, HOWEVER:
2. ALL PORTIONS OF THE TEMPORARY ENCLOSURE MUST BE AT LEAST FOUR(4) FEET HIGH, AND
3. ALL COMPONENTS OF THE TEMPORARY ENCLOSURE MUST BE SUFFICIENT TO PREVENT ACCESS TO THE SWIMMING POOL BY ANY PERSON NOT ENGAGED IN THE INSTALLATION OR CONSTRUCTION PROCESS AND TO PROVIDE FOR THE SAFETY OF ALL SUCH PERSONS.
4. THE TEMPORARY ENCLOSURE MUST REMAIN IN PLACE THROUGHOUT THE PERIOD OF INSTALLATION OR CONSTRUCTION OF THE SWIMMING POOL, AND THEREAFTER UNTIL THE INSTALLATION OR CONSTRUCTION OF A PERMANENT ENCLOSURE HAS BEEN COMPLETED. THE TEMPORARY ENCLOSURE MUST BE REPLACED BY A PERMANENT ENCLOSURE. THE PERMANENT ENCLOSURE MUST COMPLY WITH ALL APPLICABLE NEW YORK STATE CODES OR REGULATIONS APPLICABLE TO SWIMMING POOL ENCLOSURES OR BY ANY LOCAL LAW APPLICABLE TO SWIMMING POOL ENCLOSURES AND IN EFFECT IN THE LOCATION WHERE THE SWIMMING POOL HAS BEEN INSTALLED OR CONSTRUCTED.
5. THE PERMANENT ENCLOSURE MUST BE COMPLETE WITHIN NINETY DAYS AFTER THE DATE OF ISSUANCE OF THE BUILDING PERMIT FOR THE INSTALLATION OR CONSTRUCTION OF THE SWIMMING POOL, OR THE DATE OF COMMENCEMENT OF THE INSTALLATION OR CONSTRUCTION OF THE SWIMMING POOL, WHICHEVER IS LATER.

ENCLOSURES AND SAFETY DEVICES

1. PRIOR TO FILLING, THE POOL AND OR SPA SHALL BE COMPLETELY ENCLOSED BY 4" MIN. HIGH FENCING & GATES WITH NO OPENINGS GREATER THAN 4". GATES TO BE SELF-CLOSING & SELF-LATCHING WITH LATCH A MIN. OF 4' HIGH. WHERE THIS VARIES FROM LOCAL CODES, THE LOCAL CODES SHALL PREVAIL.
2. WHEN REQUIRED BY THE BUILDING OFFICIAL, BARRIERS SHALL COMPLY WITH IBC SECTION 3109 INCLUDING LOCALLY ADOPTED AMENDMENTS.
3. WHEN REQUIRED BY THE BUILDING OFFICIAL, ENTRAPMENT AVOIDANCE SHALL COMPLY WITH IBC SECTION 3109.5 AND ANSI/APSP-7.

SUCTION OUTLETS SHALL BE DESIGNED TO PRODUCE CIRCULATION THROUGHOUT THE POOL OR SPA. SINGLE-OUTLET SYSTEMS, SUCH AS AUTOMATIC VACUUM CLEANER SYSTEMS, OR OTHER SUCH MULTIPLE SUCTION OUTLETS WHETHER ISOLATED BY VALVES OR OTHERWISE SHALL BE PROTECTED AGAINST USER ENTRAPMENT. ALL POOL AND SPA SUCTION OUTLETS SHALL BE PROVIDED WITH A COVER THAT CONFORMS TO ASME A112.19.8M, A 12-INCH BY 12-INCH DRAIN GRATE OR LARGER, OR AN APPROVED CHANNEL DRAIN SYSTEM WITH THE EXEPTION OF SURFACE SKIMMERS.

IN ADDITION, WHEN REQUIRED BY THE BUILDING OFFICIAL, ALL POOL AND SPA SINGLE- OR MULTIPLE-OUTLET CIRCULATION SYSTEMS SHALL BE EQUIPPED WITH AN ATMOSPHERIC VACUUM RELIEF SHOULD GRATE COVERS LOCATED THEREIN BECOME MISSING OR BROKEN. SUCH VACUUM RELIEF SYSTEMS SHALL INCLUDE AT LEAST ONE APPROVED OR ENGINEERED METHOD OF THE TYPE SPECIFIED HEREIN, AS FOLLOWS: 1. SAFETY VACUUM RELEASE SYSTEMS CONFORMING TO ASME A112.19.17; OR 2. APPROVED GRAVITY DRAINAGE SYSTEM.

IN ADDITION, WHEN REQUIRED BY THE BUILDING OFFICIAL, SINGLE- OR MULTIPLE-PUMP CIRCULATION SYSTEMS SHALL BE PROVIDED WITH A MINIMUM OF TWO SUCTION OUTLETS OF THE APPROVED TYPE. A MINIMUM HORIZONTAL OR VERTICAL DISTANCE OF 3 FEET SHALL SEPARATE SUCH OUTLETS. THESE SUCTION OUTLETS SHALL BE PIPED SO THAT WATER IS DRAWN THROUGH THEM SIMULTANEOUSLY THROUGH A VACUUM-RELIEF-PROTECTED LINE TO THE PUMP OR PUMPS.

IN ADDITION, WHERE PROVIDED, VACUUM OR PRESSURE CLEANER FITTINGS(S) SHALL BE LOCATED IN AN ACCESSIBLE POSITION(S) AT LEAST 6 INCHES AND NOT GREATER THAN 12 INCHES BELOW THE MINIMUM OPERATIONAL WATER LEVEL OR AS AN ATTACHMENT TO THE SKIMMER(S).

BARRIER REQUIREMENTS: OUTDOOR RESIDENTIAL SWIMMING POOLS

AN OUTDOOR RESIDENTIAL SWIMMING POOL MUST BE PROVIDED WITH A BARRIER WHICH COMPLETELY SURROUNDS THE SWIMMING POOL AND OBSTRUCTS ACCESS TO THE SWIMMING POOL. PROPOSED BARRIER FOR THIS POOL INSTALLATION SHALL BE BY MEANS OF FENCING

BARRIERS PROVIDED FOR OUTDOOR RESIDENTIAL SWIMMING POOLS MUST SATISFY THE FOLLOWING REQUIREMENTS:

- THE BARRIER MUST COMPLETELY SURROUND THE SWIMMING POOL AND MUST OBSTRUCT ACCESS TO THE SWIMMING POOL.
- THE BARRIER MUST BE AT LEAST 4 FEET (48 INCHES) HIGH.
- THE SPACE BETWEEN THE BOTTOM OF THE BARRIER AND THE GROUND CANNOT EXCEED 2 INCHES.



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PROJECT:

1 Peppercorn Place
 Bedford, NY 10506

DRAWING TITLE:

SITE IMPROVEMENTS
 POOL PLANS

S -101

SCALE: AS NOTED

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EROSION CONTROL MEASURE NOTES:

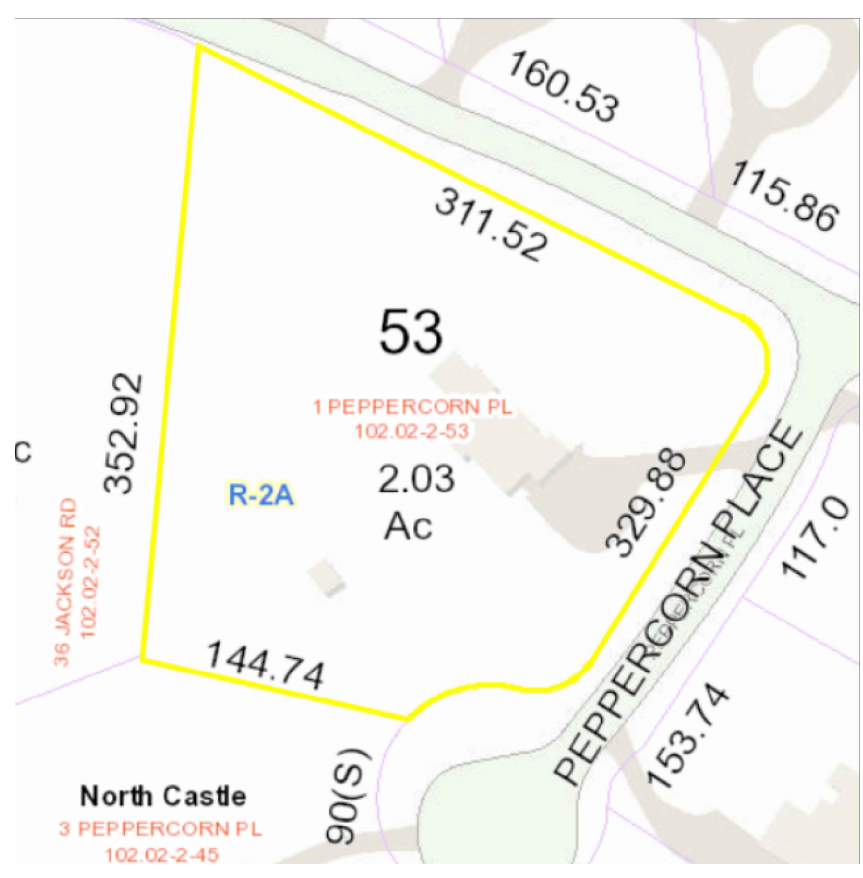
- ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION CONTROL AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION..
- APPROVAL OF THIS EROSION CONTROL MEASURES DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN.
- A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
- THE IMPLEMENTATION OF THESE PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADE OF THESE FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
- THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
- THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
- ALL LOCATIONS OF EXISTING UTILITIES SHALL BE ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING .
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
- THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.
- THE EROSION CONTROL FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM OF 6" WITHIN THE FIRST 10 FEET, PER THE INTERNATIONAL RESIDENTIAL CODE (IRC) R401.3.

LANDSCAPING NOTES:

- FURNISH ALL MATERIALS, LABOR AND RELATED ITEMS AS REQUIRED FOR LANDSCAPING FINISHES AROUND PREMISES.
- ALL DISTURBED GRASS AREAS SHALL BE REPLANTED WITH NEW GRASS SEED AND SHALL BE APPROPRIATELY COVERED TO FACILITATE NEW SEASONAL GRASS GROWTH.
- ALL DEBRIS, ROCKS, FOREIGN OBJECTS OVER 2" DIAMETER SHALL BE REMOVED FROM TOP SURFACE OF ALL PREPARED LANDSCAPE AREAS PRIOR TO ANY NEW LANDSCAPING WORK.
- SEED MIXTURE CONTAINING 40% PERENNIAL RYE GRASS, 25% CHEWING FESCUE AND 10% OF MIXED CLOVER OR SIMILAR COVERAGE SHALL BE SPREAD OVER EXCAVATED PREMISES AT THE RATE OF 100 POUNDS PER ACRES. SEED SHALL BE BRUSHED IN LIGHTLY AND ROLLED FIRM.
- EXISTING TREES AND SHRUBS ON SITE SHALL BE PROTECTED DURING CONSTRUCTION.
- EXISTING SHRUBS AND TREES SHALL BE GROOMED AND TRIMMED AND ALL ADDITIONAL DEBRIS TO BE REMOVED FROM SITE.

MATERIAL REMOVAL NOTES:

- NO MATERIALS SHALL BE EXCAVATED OR REMOVED EXCEPT FROM THOSE AREAS AND PORTIONS OF EXCAVATED PREMISES AS ARE INDICATED FOR EXCAVATION OR REMOVAL ON SITE PLAN.
- NO MATERIALS SHALL BE EXCAVATED OR REMOVED FROM ANY AREA OR PORTION OF THE EXCAVATED PREMISES AT ANY DEPTH BELOW THE PROPOSED GRADE SHOWN FOR SUCH AREA OR PORTION OF AREA.
- THE GRADES AND SLOPES OF THE EXCAVATED PREMISES SHALL BE FINISHED IN ACCORDANCE WITH ALL DETAILS SHOWN ON TOPOGRAPHICAL MAP.



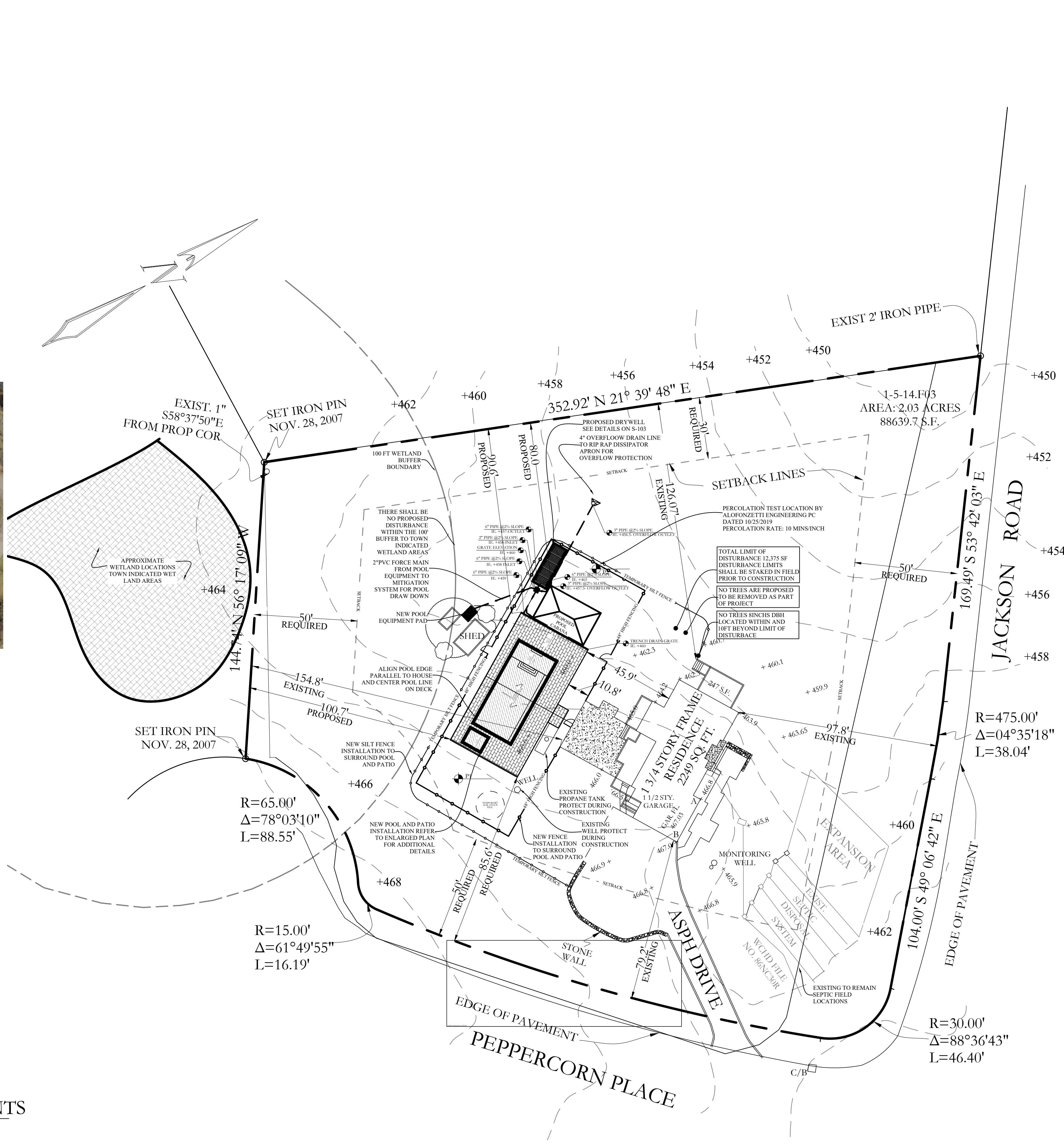
G GIS VIEW
SCALE: NTS



A AERIAL VIEW
SCALE: NTS

ZONING CONFORMANCE TABLE				
	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
LOT AREA [SF]	87180	88,925	88,925	NO
LOT AREA [ACRES]	1	2	2	NO
MIN. FRONTAGE [FT]	150	377.1	0	NO
MIN. WIDTH [FT]	150	267.75	0	NO
IN. DEPTH [FT]	150	334.1	0	NO
FRONT YARD 1 [FT]	50	79.2	85.9	NO
FRONT YARD 2 [FT]	50	97.8	97.8	NO
SIDE YARD [FT]	30	126.07	90.6	NO
REAR YARD [FT]	50	154.8	100.7	NO
MAX BUILDING COVERAGE [%]	8%	3.3%	3.3%	NO
POOL SIDE YARD 1 [FT]	50	N/A	85.6	NO
POOL SIDE YARD 2 [FT]	30	N/A	90.6	NO
POOL REAR YARD [FT]	50	N/A	100.7	NO

Z ZONING REQUIREMENTS
SCALE: NTS



S-1 SITE PLAN
SCALE: 1"=30'-0"

THIS IS NOT INTENDED FOR DISTRIBUTION AS A PROPERTY SURVEY. THIS IS A PLOT PLAN PROVIDED FOR INFORMATION ONLY REFER TO SITE SURVEY FOR ADDITIONAL INFORMATION REGARDING PROPERTY LINES.



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SITE IMPROVEMENTS
DETAILS SHEET 2

S -102

SCALE: AS NOTED

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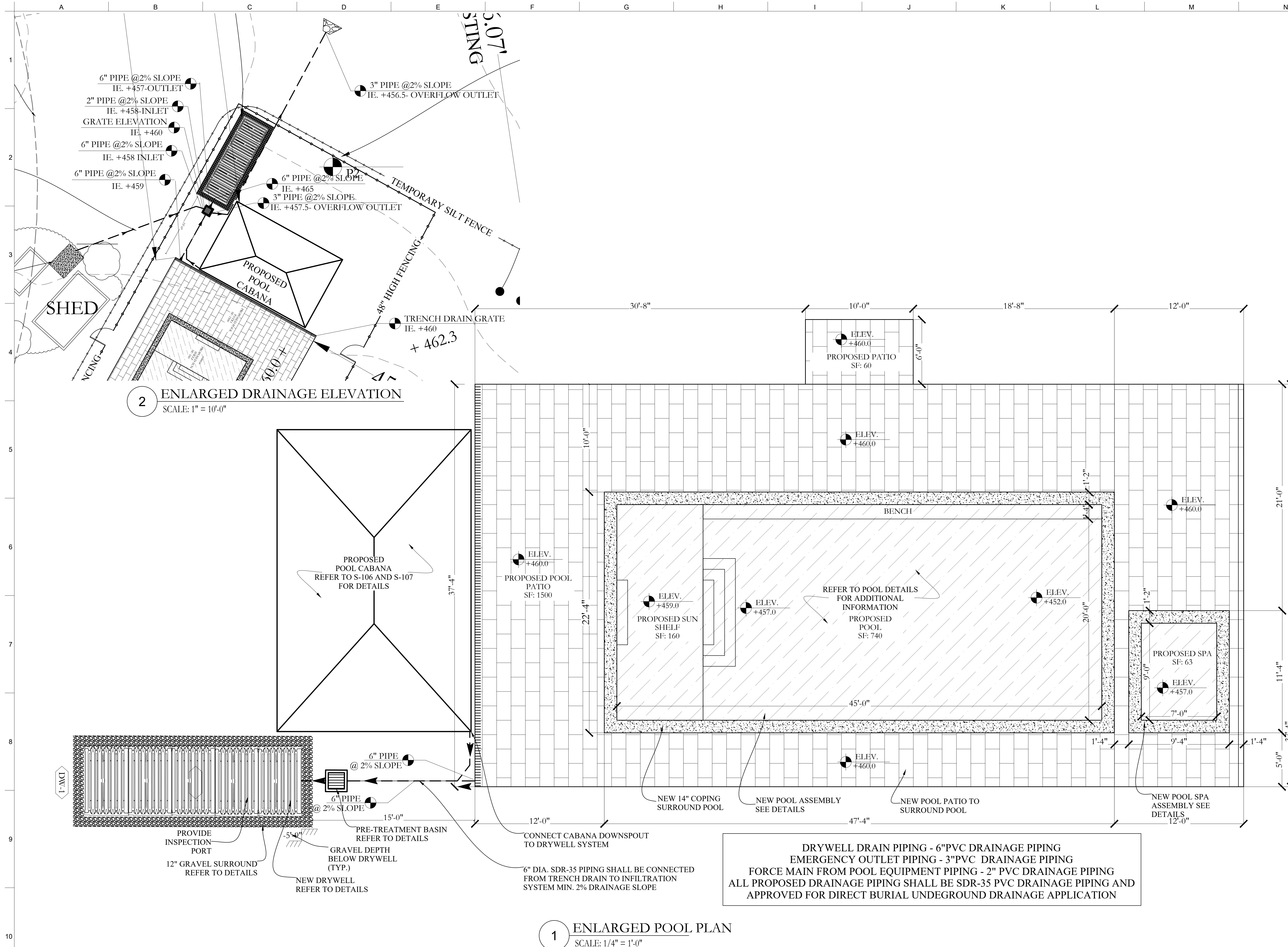
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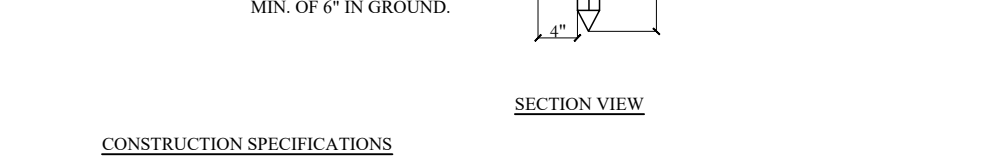
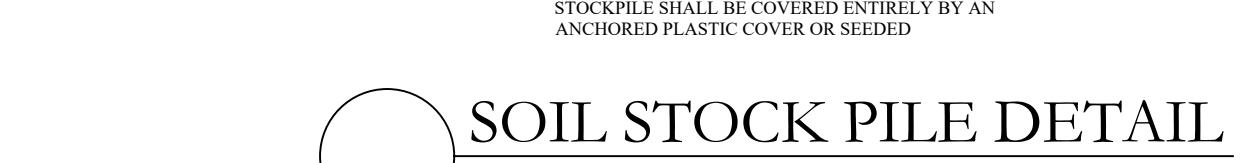
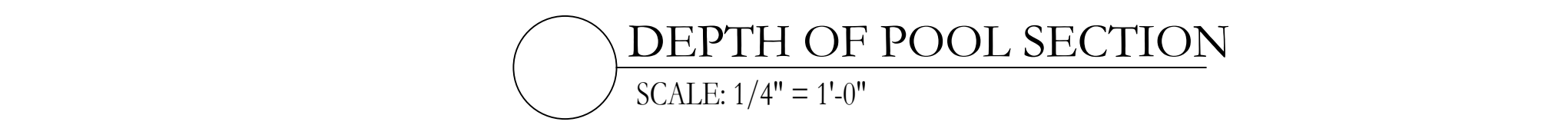
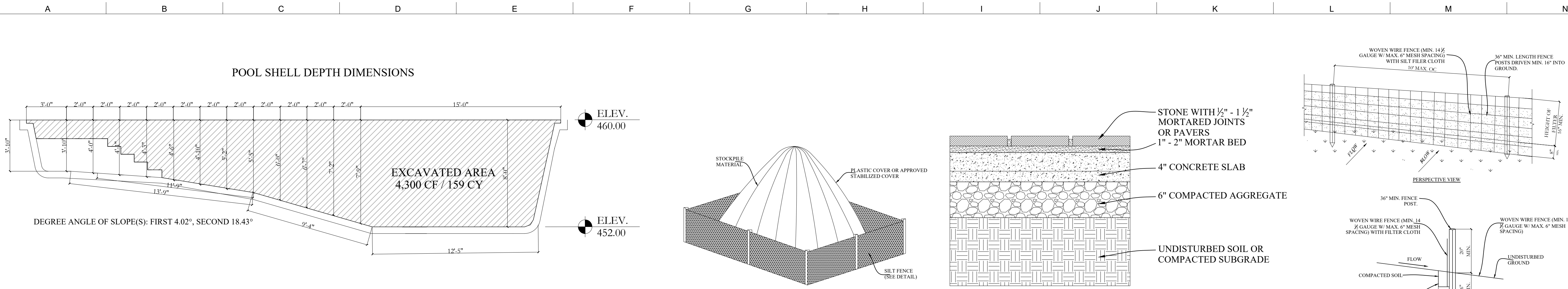
SITE IMPROVEMENTS
DETAILS SHEET 3

S -103

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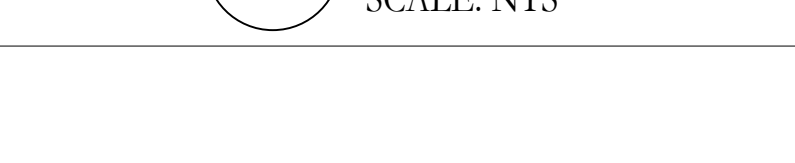
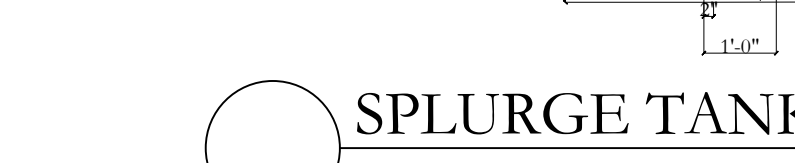
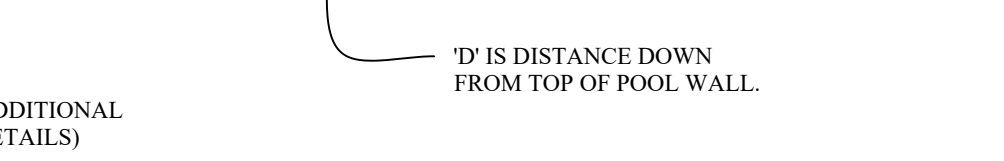
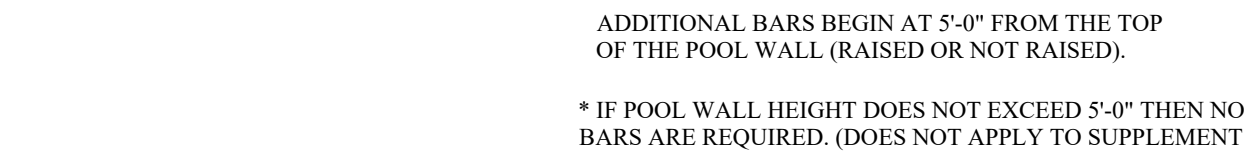
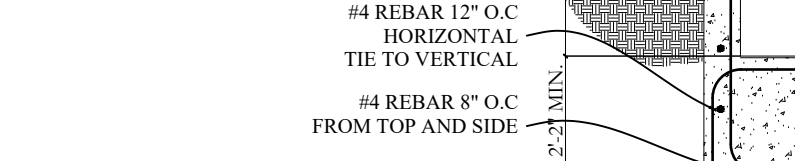
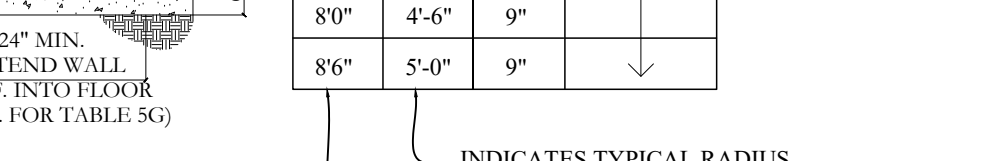
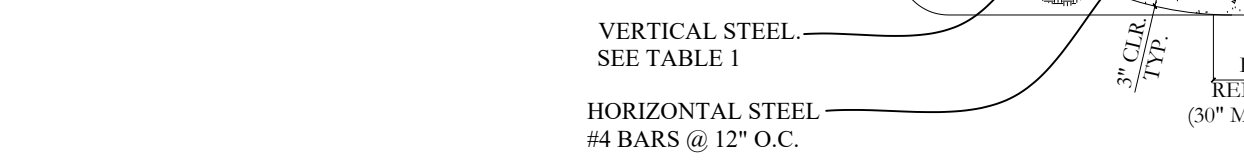
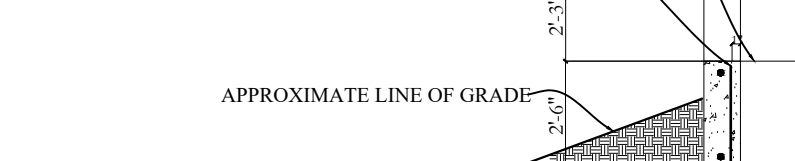
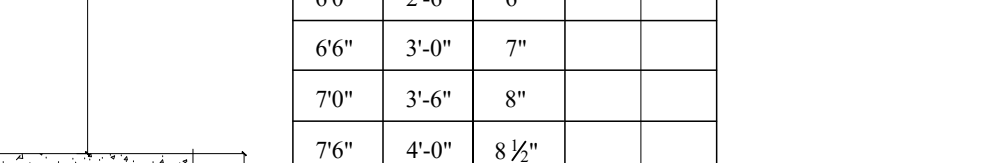
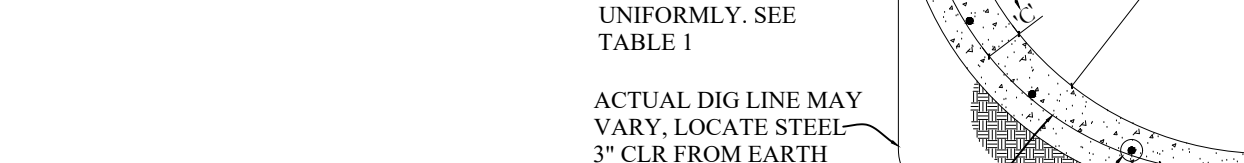
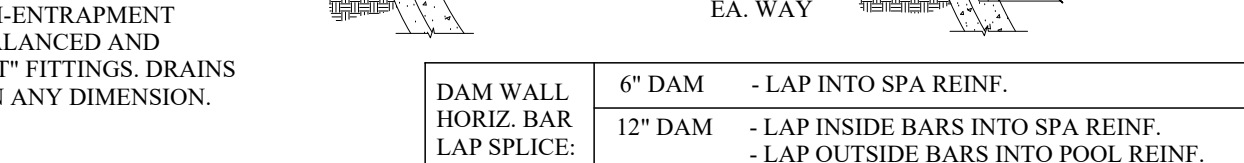
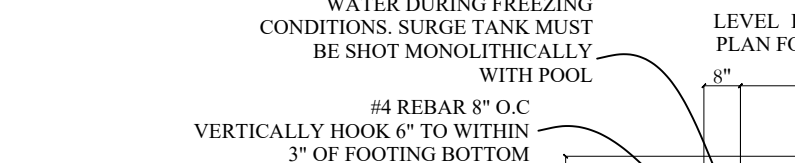
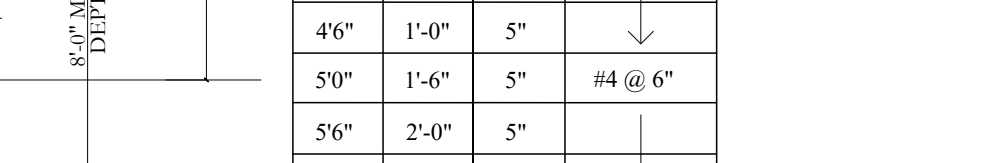
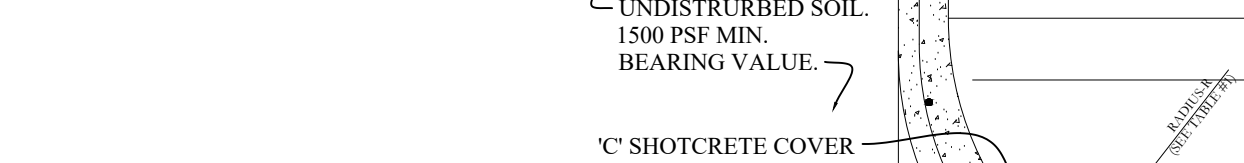
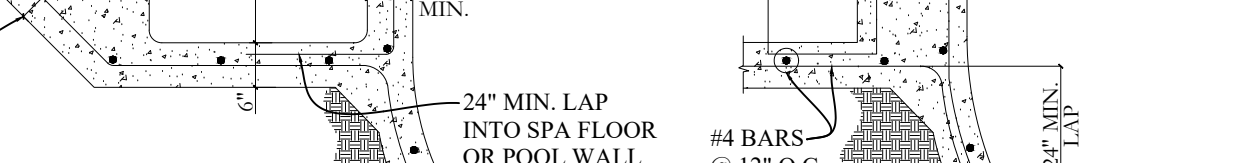
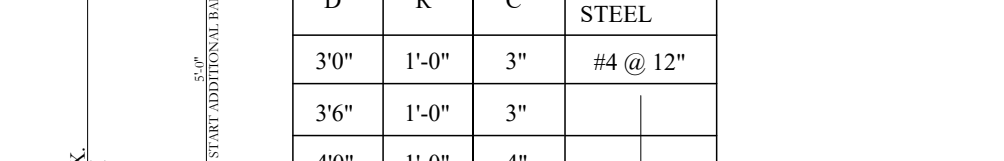
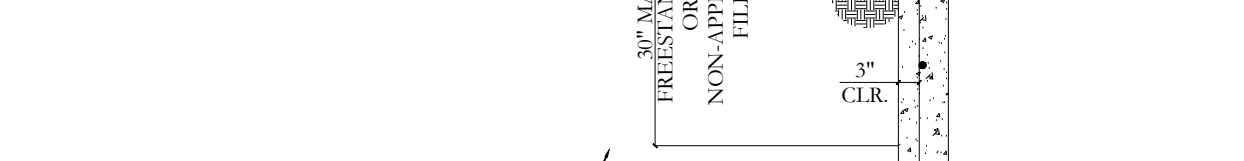
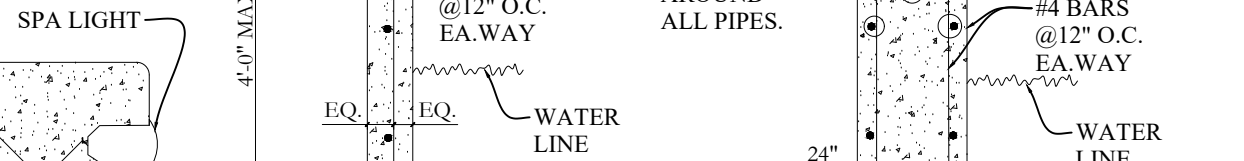
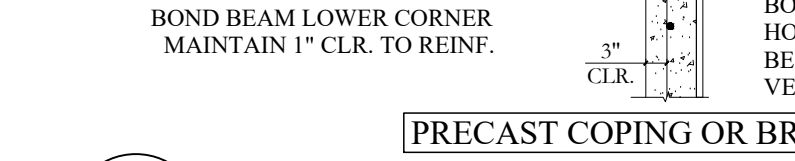
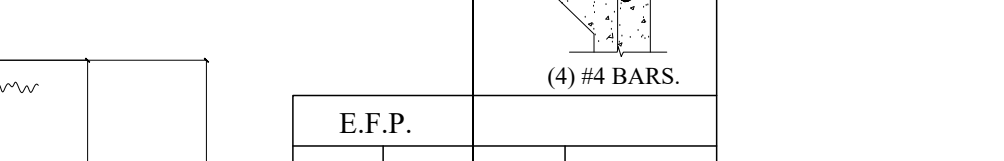
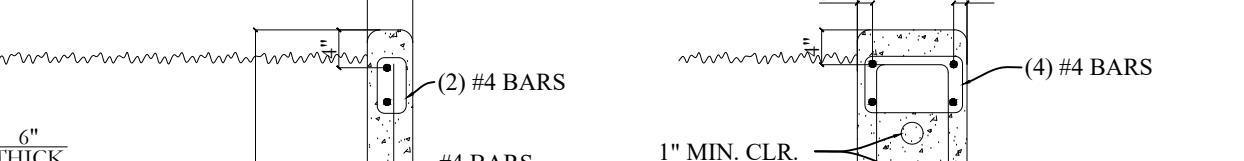
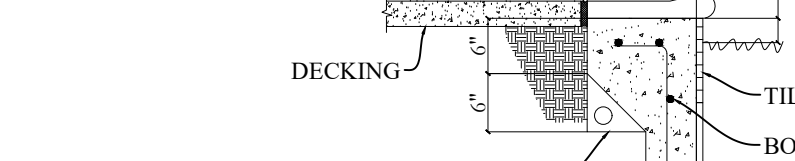
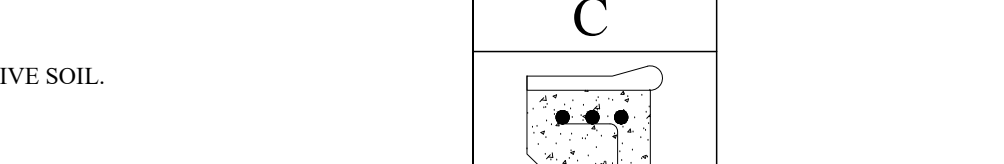
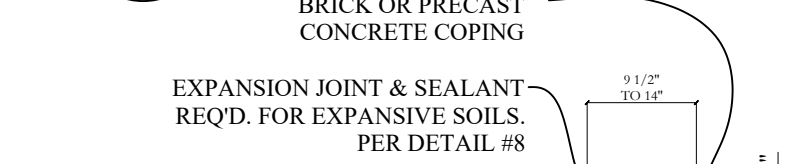
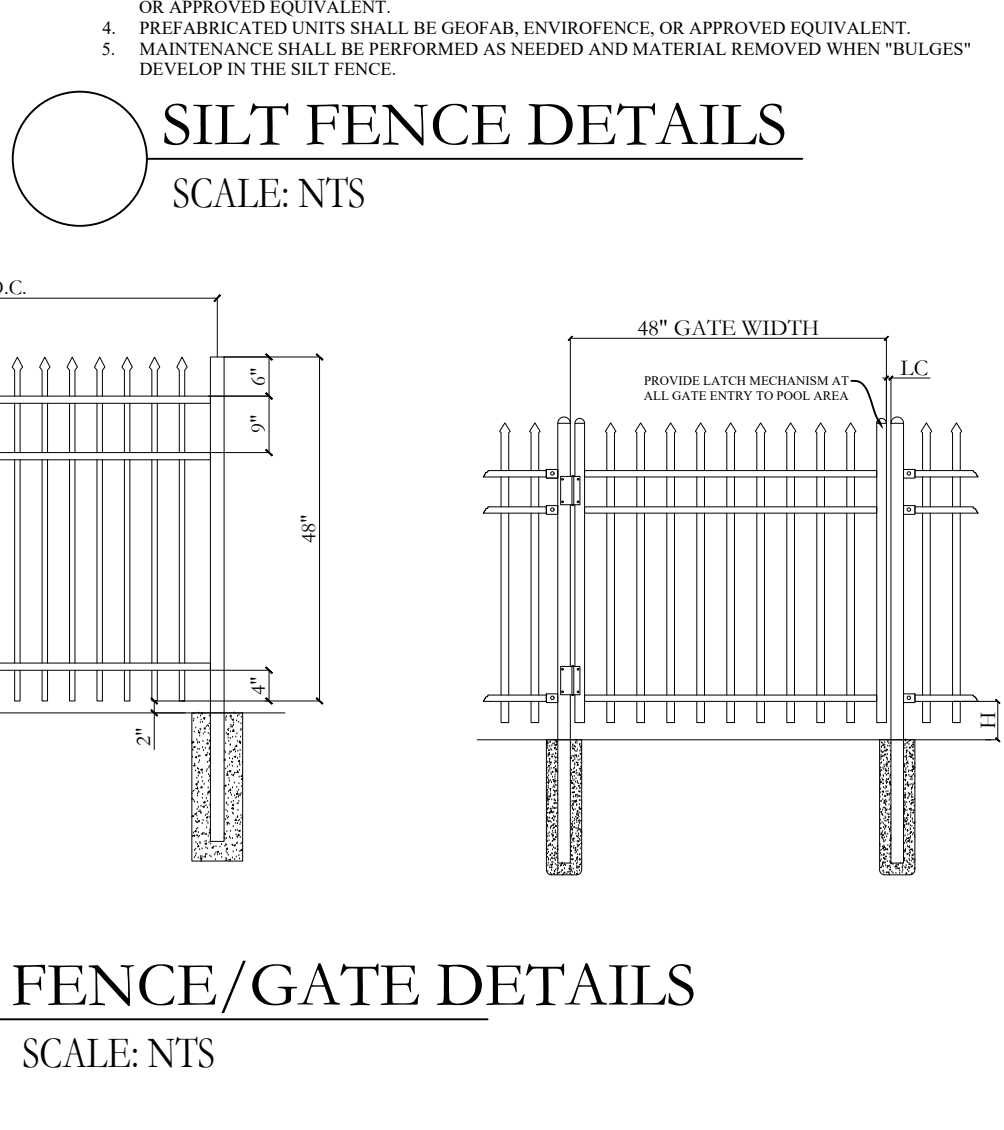
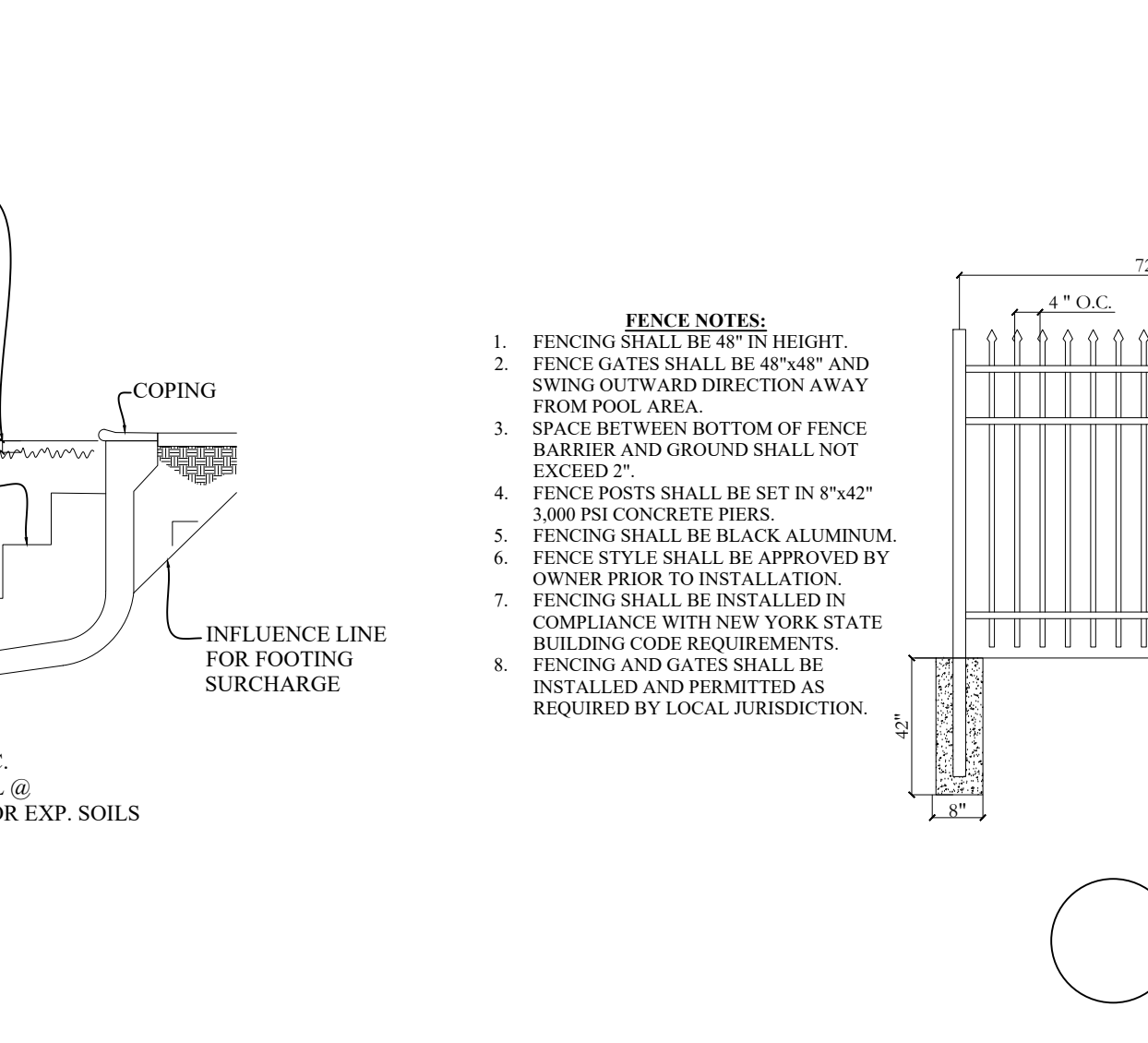
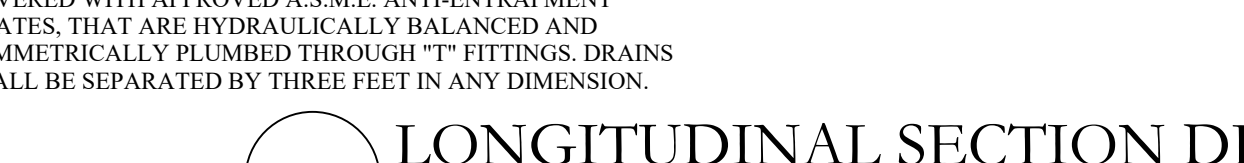
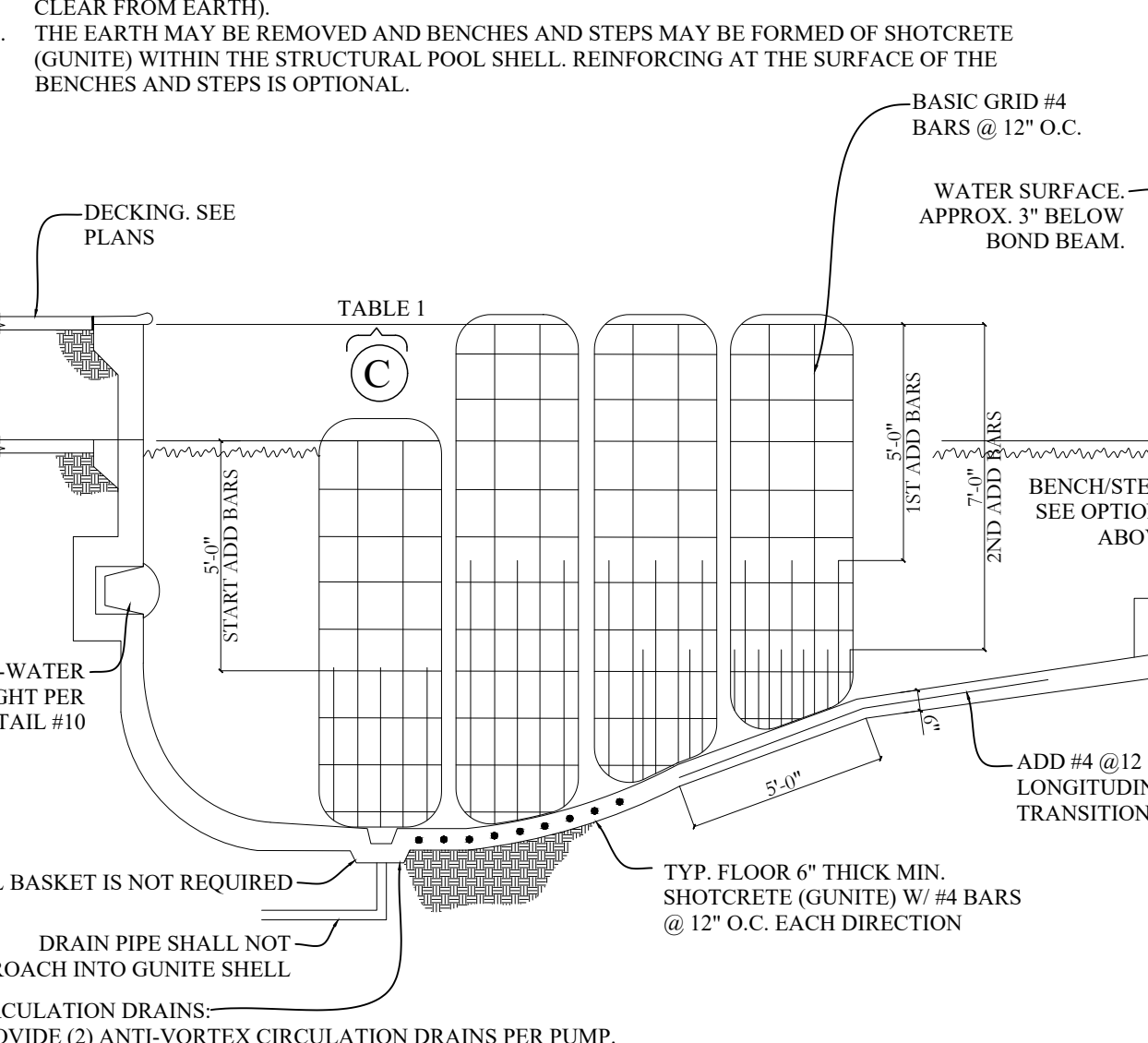
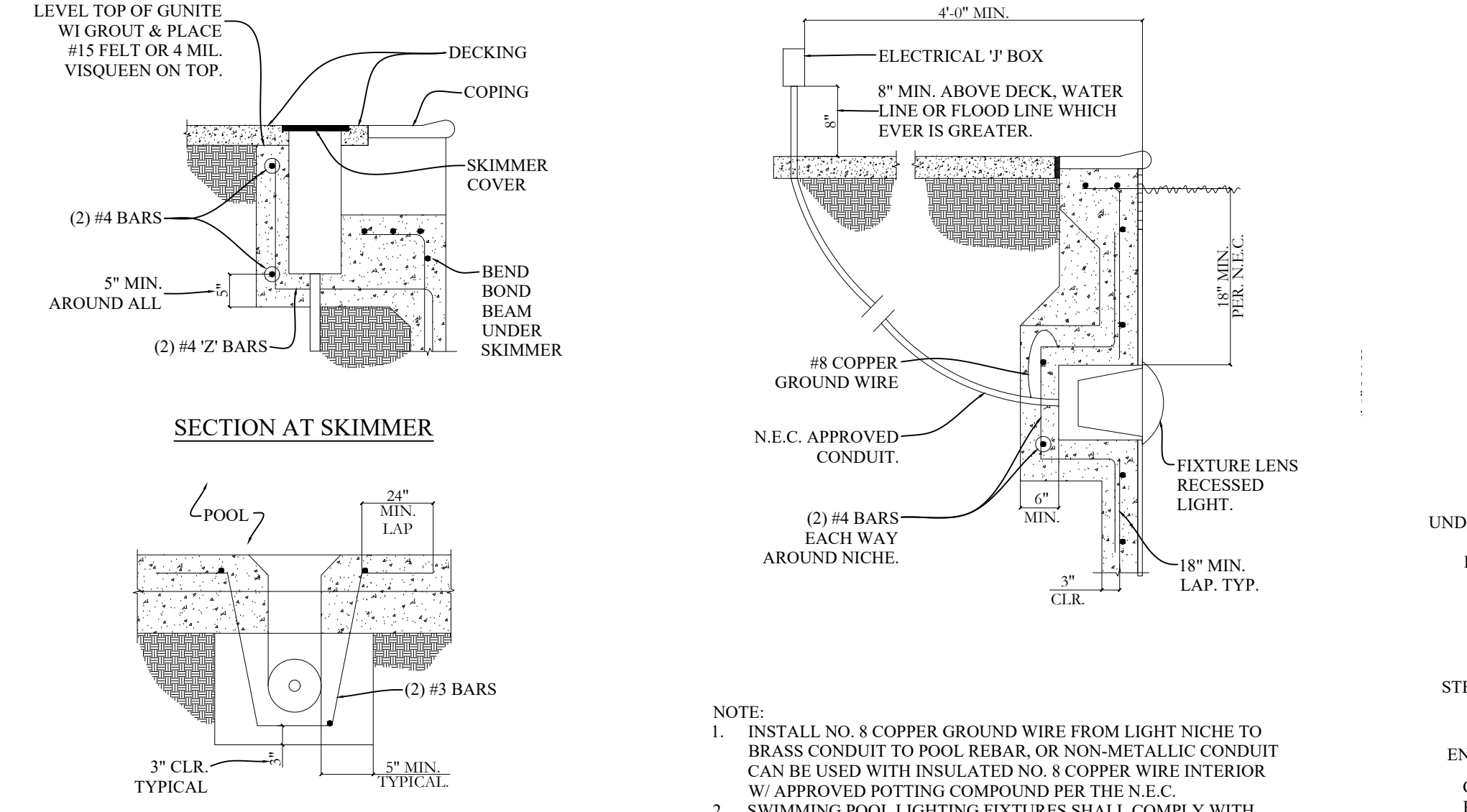
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BENCH AND STEP OPTIONS:

- UNDISTURBED EARTH MAY BE LEFT IN PLACE TO FORM THE STEPS OR BENCHES. REINFORCING STEEL SHOULD BE PLACED AROUND THE STEP OR BENCH SHAPED EARTH (3" CLEAR FROM EARTH).
- THE EARTH MAY BE REMOVED AND BENCHES AND STEPS MAY BE FORMED OF SHOTCRETE (GUNITE) WITHIN THE STRUCTURAL POOL SHELL. REINFORCING AT THE SURFACE OF THE BENCHES AND STEPS IS OPTIONAL.



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1 Peppercorn Place
Bedford, NY 10506

DRAWING TITLE:
SITE IMPROVEMENTS
DETAILS SHEET 4

S -104

SCALE: AS NOTED
JOB #: DWG #: ISSUE #:

CULTEC RECHARGER® 902HD PRODUCT SPECIFICATIONS

GENERAL
CULTEC RECHARGER® 902HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS
1. THE CHAMBERS SHALL BE MANUFACTURED IN THE U.S.A. BY CULTEC, INC. OF BROOKFIELD, CT.

2. THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS."

3. THE CHAMBER SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12. CHAMBER SHALL BE ABLE TO WITHSTAND H-20 LOADING.

4. THE CHAMBER SHALL BE STRUCTURAL FOAM INJECTION MOLDED OF BLUE VIRGIN HIGH MOLECULAR WEIGHT IMPACT-MODIFIED POLYPROPYLENE.

5. THE CHAMBER SHALL BE ARCHED IN SHAPE.

6. THE CHAMBER SHALL BE OPEN-BOTTOMED.

7. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS.

8. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER® 902HD SHALL BE 48 INCHES (1219 mm) TALL, 78 INCHES (1981 mm) WIDE AND 4.10 FEET (1.25 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER® 902HD SHALL BE 3.67 FEET (1.12 m).

9. MULTIPLE CHAMBERS MAY BE CONNECTED TO FORM DIFFERENT LENGTH ROWS. EACH ROW SHALL BEGIN AND END WITH A SEPARATELY FORMED CULTEC RECHARGER® 902HD END CAP. MAXIMUM INLET OPENING ON THE END CAP IS 24 INCHES (600 mm).

10. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV™ FC-48 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. MAXIMUM ALLOWABLE PIPE SIZE IN THE SIDE PORTAL IS 11.5 INCHES (292 mm).

11. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV™ FC-48 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 49 INCHES (1245 mm) LONG.

12. THE NOMINAL STORAGE VOLUME OF THE RECHARGER® 902HD CHAMBER SHALL BE 17.66 FT³ / FT (1.641 m³ / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER® 902HD SHALL BE 64.75 FT³ / UNIT (1.834 m³ / UNIT) - WITHOUT STONE.

13. THE NOMINAL STORAGE VOLUME OF THE HVLV™ FC-48 FEED CONNECTOR SHALL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.

14. THE RECHARGER® 902HD CHAMBER SHALL HAVE TWENTY-FOUR DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.

15. THE RECHARGER® 902HD CHAMBER SHALL HAVE 7 CORRUGATIONS.

16. THE CHAMBER SHALL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH NEAR THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.

17. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.

18. THE CHAMBER SHALL BE MANUFACTURED IN A FACILITY EMPLOYING CULTEC'S QUALITY CONTROL AND ASSURANCE PROCEDURES.

19. MAXIMUM ALLOWABLE COVER OVER THE TOP OF THE CHAMBER SHALL BE 8.3 FEET (2.53 m).

END CAP PARAMETERS
1. THE CULTEC RECHARGER® 902HD END CAP (REFERRED TO AS 'END CAP') SHALL BE MANUFACTURED IN THE U.S.A. BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)

2. THE END CAP SHALL BE TWIN-SHEET THERMOFORMED OF BLACK VIRGIN HIGH MOLECULAR WEIGHT POLYETHYLENE.

3. THE END CAP SHALL BE JOINED AT THE BEGINNING AND END OF EACH ROW OF CHAMBERS USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS.

4. THE NOMINAL DIMENSIONS OF THE END CAP SHALL BE 48.5 INCHES (1231 mm) TALL, 78 INCHES (1982 mm) WIDE AND 9.7 INCHES (246 mm) LONG. WHEN JOINED WITH A RECHARGER 902HD CHAMBER, THE INSTALLED LENGTH OF THE END CAP SHALL BE 6.2 INCHES (157 mm).

5. MAXIMUM INLET OPENING ON THE END CAP IS 24 INCHES (600 mm).

6. THE END CAP SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12.

STORM WATER RETENTION NOTES
1. THE STORM WATER RETENTION SYSTEM SHALL NOT BE CONNECTED TO USE UNTIL CONSTRUCTION IS COMPLETE AND SITE IS STABILIZED.

EXISTING DRAINAGE SYSTEM NOTES
1. THE CURRENT SITE DOES NOT HAVE A MEANS OF STORM WATER RETENTION.
2. A NEW STORM WATER SYSTEM IS PROPOSED FOR ADDITIONAL SITE COVERAGE.

CULTEC NO. 66™ WOVEN GEOTEXTILE

GENERAL
CULTEC NO. 66™ WOVEN GEOTEXTILE IS UTILIZED AS AN UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE.

GEOTEXTILE PARAMETERS
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)

2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.

3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 315 LBS (1.40KN) PER ASTM D4632 TESTING METHOD.

4. THE GEOTEXTILE SHALL HAVE A TENSILE ELONGATION RESISTANCE OF 15% PER ASTM D4632 TESTING METHOD.

5. THE GEOTEXTILE SHALL HAVE A MULLEN BURST RESISTANCE OF 600PSI (4138 KPA) PER ASTM D3786 TESTING METHOD.

6. THE GEOTEXTILE SHALL HAVE A TEAR RESISTANCE OF 115 LBS (0.51 KN) PER ASTM D4533 TESTING METHOD.

7. THE GEOTEXTILE SHALL HAVE A PUNCTURE RESISTANCE OF 150 LBS (0.66 KN) PER ASTM D4853 TESTING METHOD.

8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 900 LBS (4.00 KN) PER ASTM D6241 TESTING METHOD.

9. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 70% @ 500 HRS. PER ASTM D4355 TESTING METHOD.

10. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.05 SEC-1 PER ASTM D4491 TESTING METHOD.

11. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 4 GPM/FT² (160 LPM/M²) PER ASTM D4491 TESTING METHOD.

12. THE GEOTEXTILE SHALL HAVE A PERCENT OPEN AREA OF <1% PER CW-02215 TESTING METHOD.

13. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.

14. THE GEOTEXTILE SHALL CONSIST OF A 100% HIGH-TENACITY, SILT-FILM POLYPROPYLENE YARNS.

POST STORM WATER MANAGEMENT MAINTENANCE NOTES:

- SYSTEM SHOULD BE INSPECTED PRIOR TO SYSTEM OPERATION.
- STORMWATER INSPECTION PORTS ARE TO BE MONITORED ON A ROUTINE BASIS.
- ALL GUTTERS AND DOWNSPOUT SYSTEMS LEADING TO STORMWATER RETENTION AREAS SHOULD BE MAINTAINED FREE OF DEBRIS AND CLEANED ON A ROUTINE BASIS.
- OVERFLOW PORTS SHOULD BE MONITORED.
- SYSTEM RECOMMENDED TO BE CLEANED :
 - WHERE SYSTEM IS EXPERIENCING SILT AND OR SOIL BUILD UP AS NOTED THROUGH THE INSPECTION PORT OR PRETREATMENT HOOD.
 - IF OUTLET PIPING IS NOTED TO BE CLOGGED AND WATER DISCHARGE IS NOTED FROM OVERFLOW SURCHARGE PIPING

EXTREME PRECIPITATION TABLE

STATE: NEW YORK
LONGITUDE: 73.63° WEST
LATITUDE: 41.149 NORTH
25 YEAR/24HR - 6.41 INCHES/HR
SOURCE -
NORTHEAST REGIONAL CLIMATE CENTER (NRCC)
NATURAL RESOURCES CONSERVATION SERVICE (NRCS)

STORM WATER RETENTION NOTES

METHOD: TR-55
PROPOSED CURVE NUMBER (CN): 98
PROPOSED CURVE NUMBER (CN): DRIVEWAYS/ROOFS
EXISTING CURVE NUMBER (CN): 75
CURVE NUMBER (CN): RESIDENTIAL
SOIL TYPE: U _{PC} URBAN LAND -PAXTON COMPLEX 8-15%
HYDROLOGIC SOIL: GROUP B
SOIL SURVEY WESTCHESTER COUNTY: PhB -0.6-2.0 IN/HR

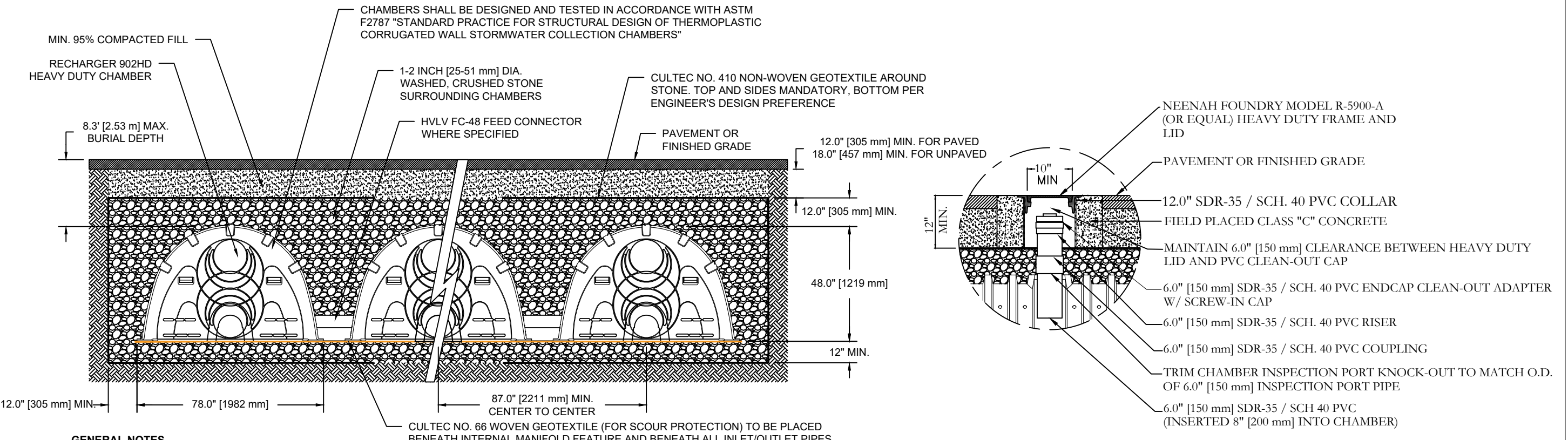
STORM WATER RETENTION MATERIAL

NO.	AREA [SF]	CHAMBERS [QTY]	CHAMBER VOLUME	STONE VOLUME	STONE VOID
(DW-1)	3253	5	513.25	19	40%

*12" STONE ABOVE CROWN, 18" STONE FOUNDATION DEPTH, 12" SIDE COVER

PERCOLATION TESTING NOTES

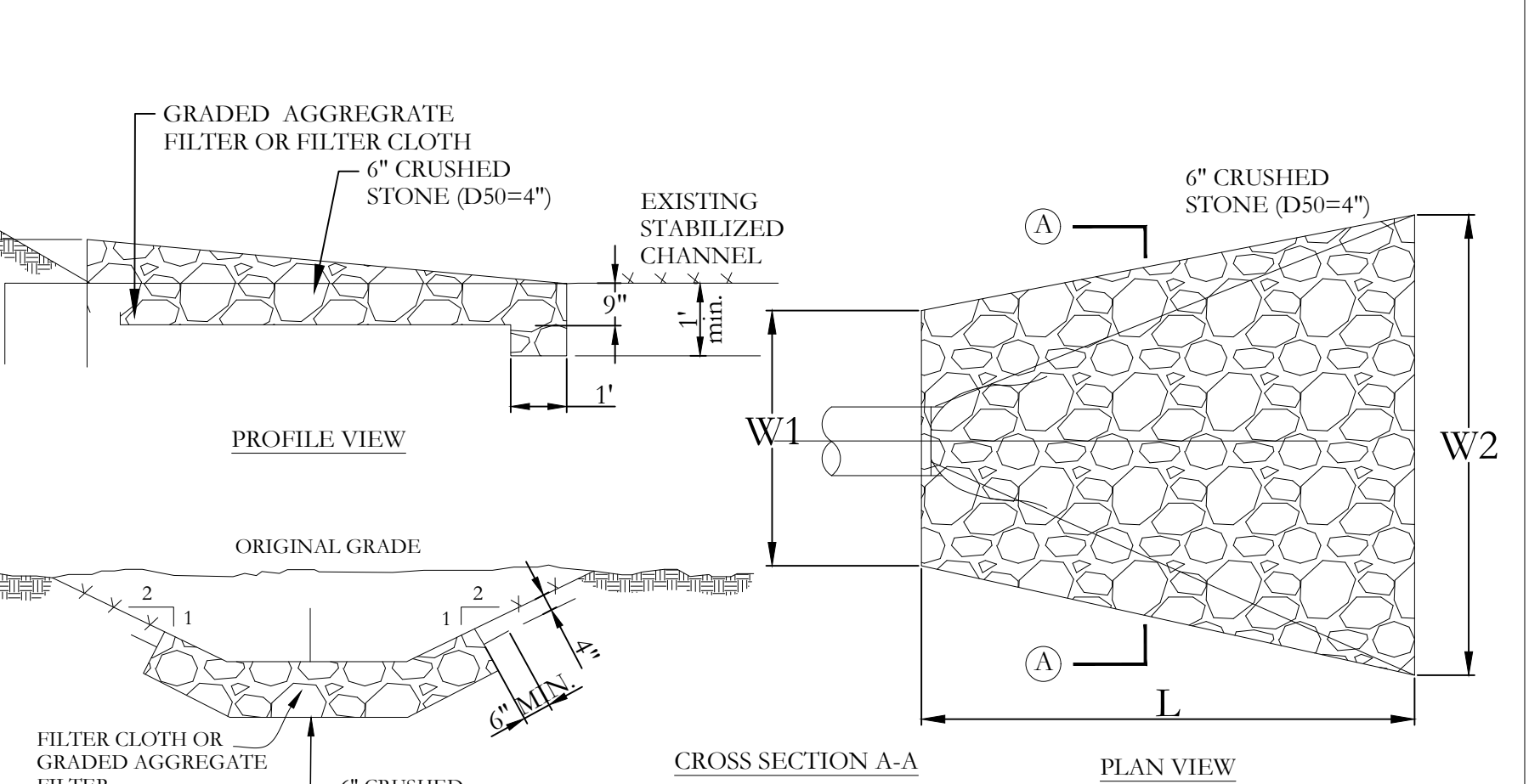
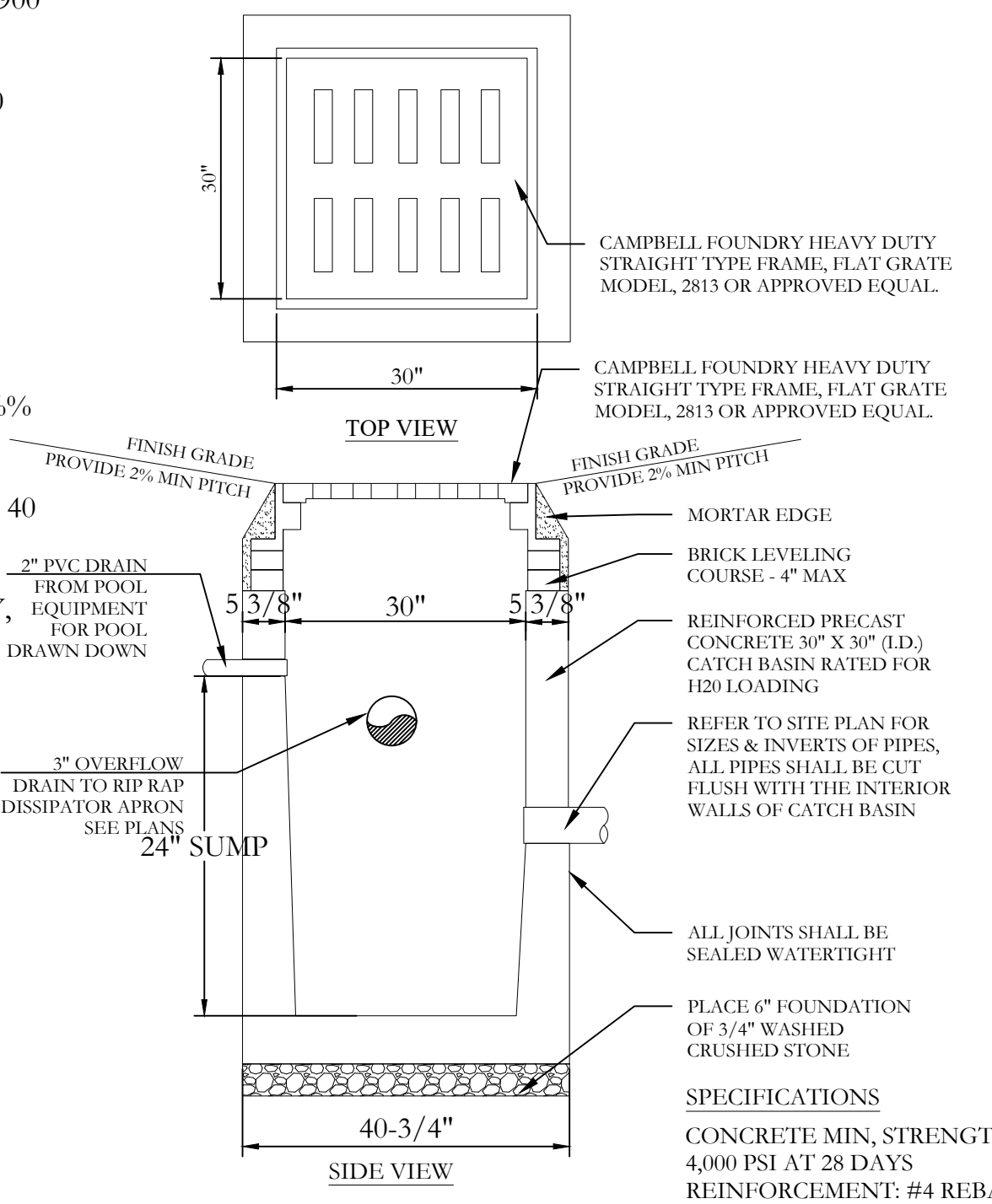
- PERCOLATION TESTING BY ALFONZETTI ENGINEERING PC ON 10/25/2019.
- REFER TO PLANS FOR TEST LOCATIONS AND REFER TO TEST REPORT BY ALFONZETTI ENGINEERING
- PERCOLATION RATE 10 MINUTES/INCH
- NO PERCOLATION CREDIT USE FOR STORMWATER RETENTION SIZING



GENERAL NOTES
RECHARGER 902HD BY CULTEC, INC. OF BROOKFIELD, CT. THE CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. ALL RECHARGER 902HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. USE RECHARGER 902HD HEAVY DUTY FOR TRAFFIC APPLICATIONS.

DRYWELL DETAILS

SCALE: NTS



INSPECTION PORT DETAIL

SCALE: NTS

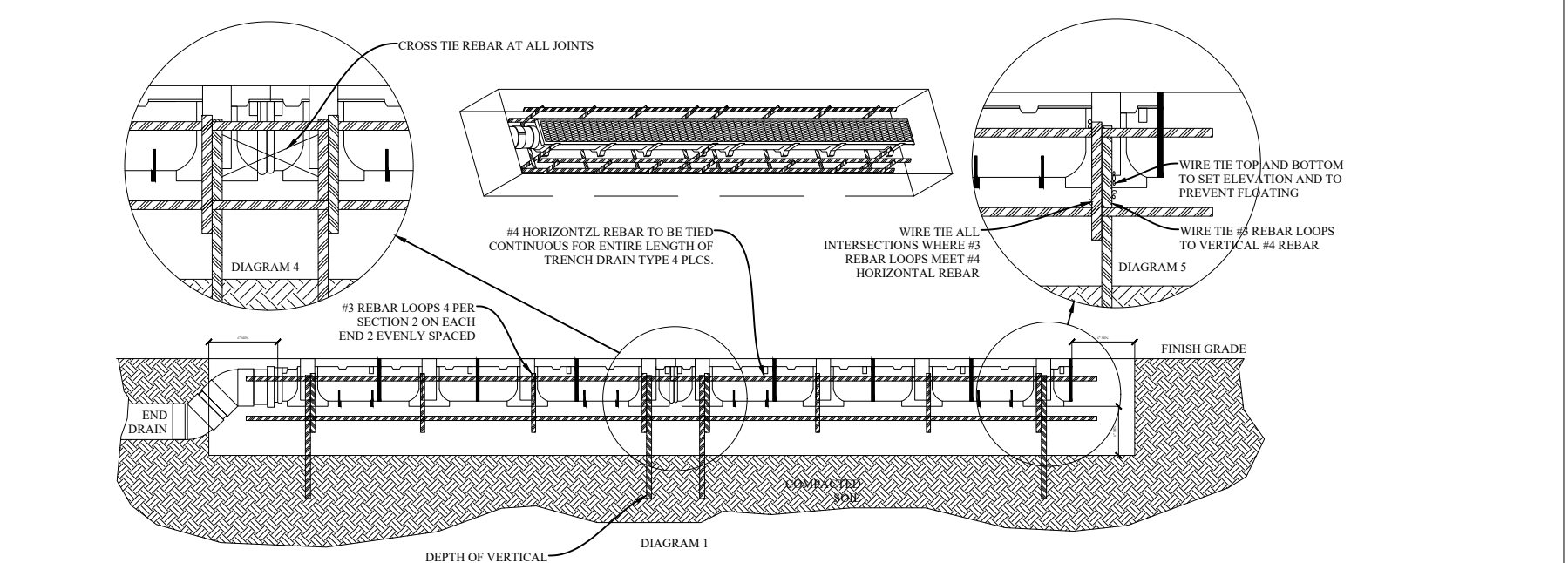
RIP RAP DISSIPATOR SIZE SCHEDULE

CROSS SECTION A-A	LENGTH (L) FEET	WIDTH 1 (W1) INCHES	WIDTH 2 (W2) INCHES
BOX OVERFLOW	6'	24"	48"

RIP RAP DISSIPATOR APRON

SCALE: NTS

TRENCH DRAIN NOTES:
1. TRENCH DRAIN SYSTEM SHALL BE POLYLOK HEAVY DUTY TRENCH DRAIN PL-90860 OR APPROVED EQUAL.
2. TRENCH DRAIN SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR H-20 LOADING.
3. TRENCH DRAIN SYSTEM SHALL BE SET IN 6" CONCRETE SURROUNDING BASE.
4. CONCRETE TO BE MINIMUM 5,000 AIR ENTRAINED CONCRETE MIX.
5. TRENCH DRAIN SHALL HAVE MINIMUM QTY (4) #4 VERTICAL REBARS INSTALLED PER EACH TRENCH DRAIN SECTION. REBAR SHALL BE CROSS TIED AS PER DETAILS.
6. PROVIDE MINIMUM OF 8" COMPACTED BASE OF 3/4" WASHED GRAVEL BELOW TRENCH DRAIN INSTALLATION.



TRENCH DRAIN DETAIL

SCALE: NTS

TRENCH DRAIN NOTES:
1. TRENCH DRAIN SYSTEM SHALL BE POLYLOK HEAVY DUTY TRENCH DRAIN PL-90860 OR APPROVED EQUAL.
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ISSUE	DATE	BY	CHECKED	APPROVED
0	10/01/2019	JMS	JMS	JMS
1	11/04/2019	JMS	JMS	JMS
2	11/25/2019	JMS	JMS	JMS
3	02/19/2021	JMS	JMS	JMS
4	03/31/2021	JMS	JMS	JMS

SEAL & SIGNATURE:



JOHN M. SCAVELLI PE LICENSE # 095178
JMS ENGINEERING SERVICES, PC

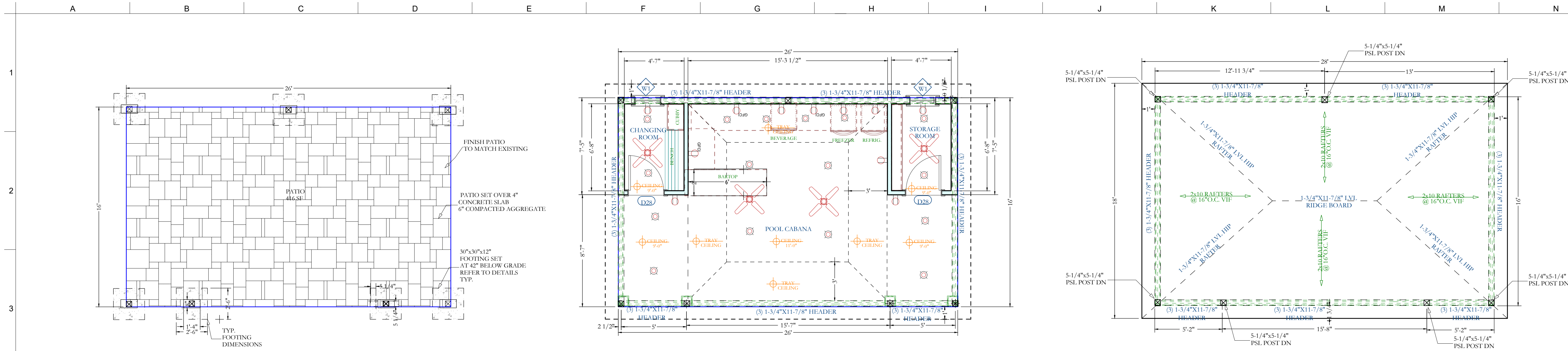
IT IS A VIOLATION OF STATE LAW FOR ANY PERSON UNLESS DIRECTED BY A REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER TO ALTER THIS ITEM IN ANY WAY.

PROJECT:
1 Peppercorn Place
Bedford, NY 10506

DRAWING TITLE:
SITE IMPROVEMENTS
DETAILS SHEET 5

S -105

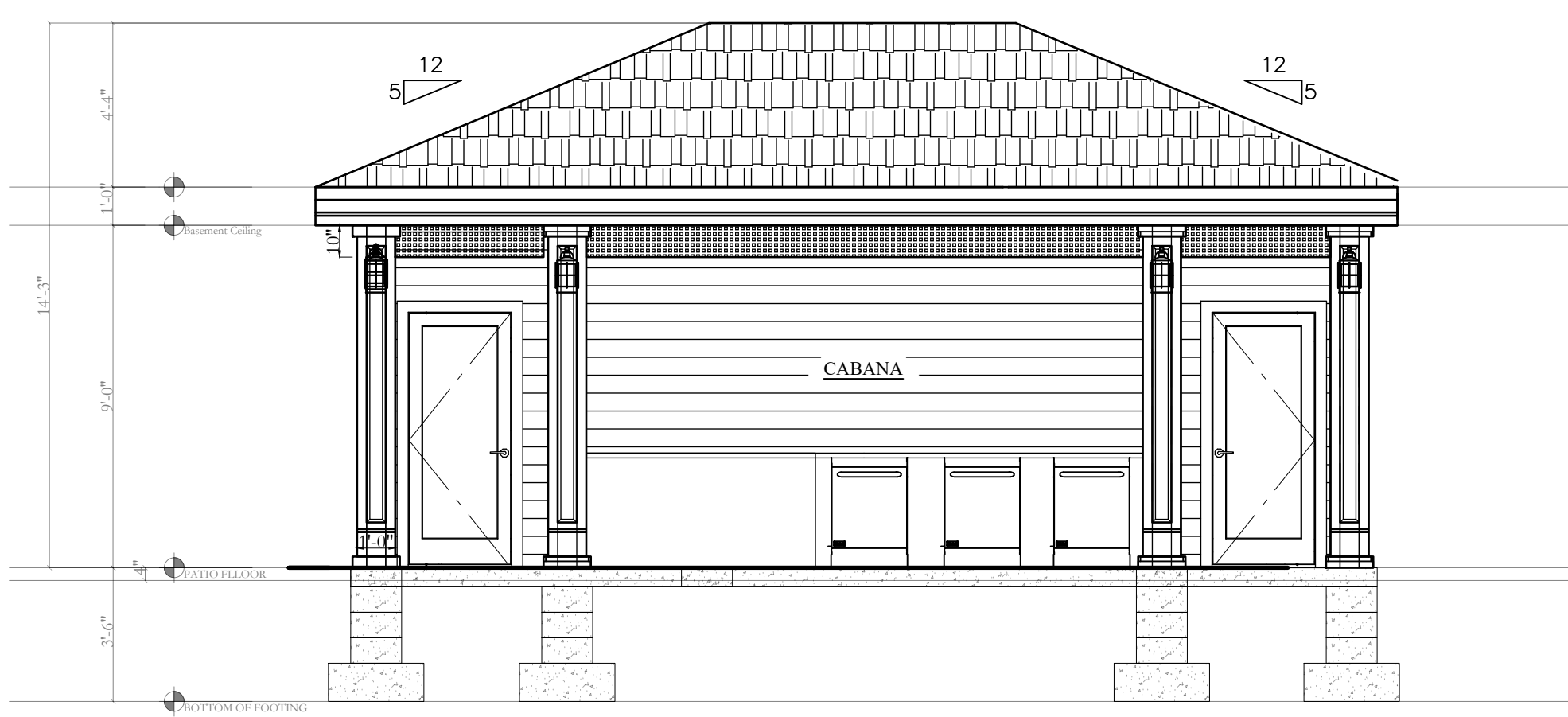
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JOB #: DWG #: ISSUE #:



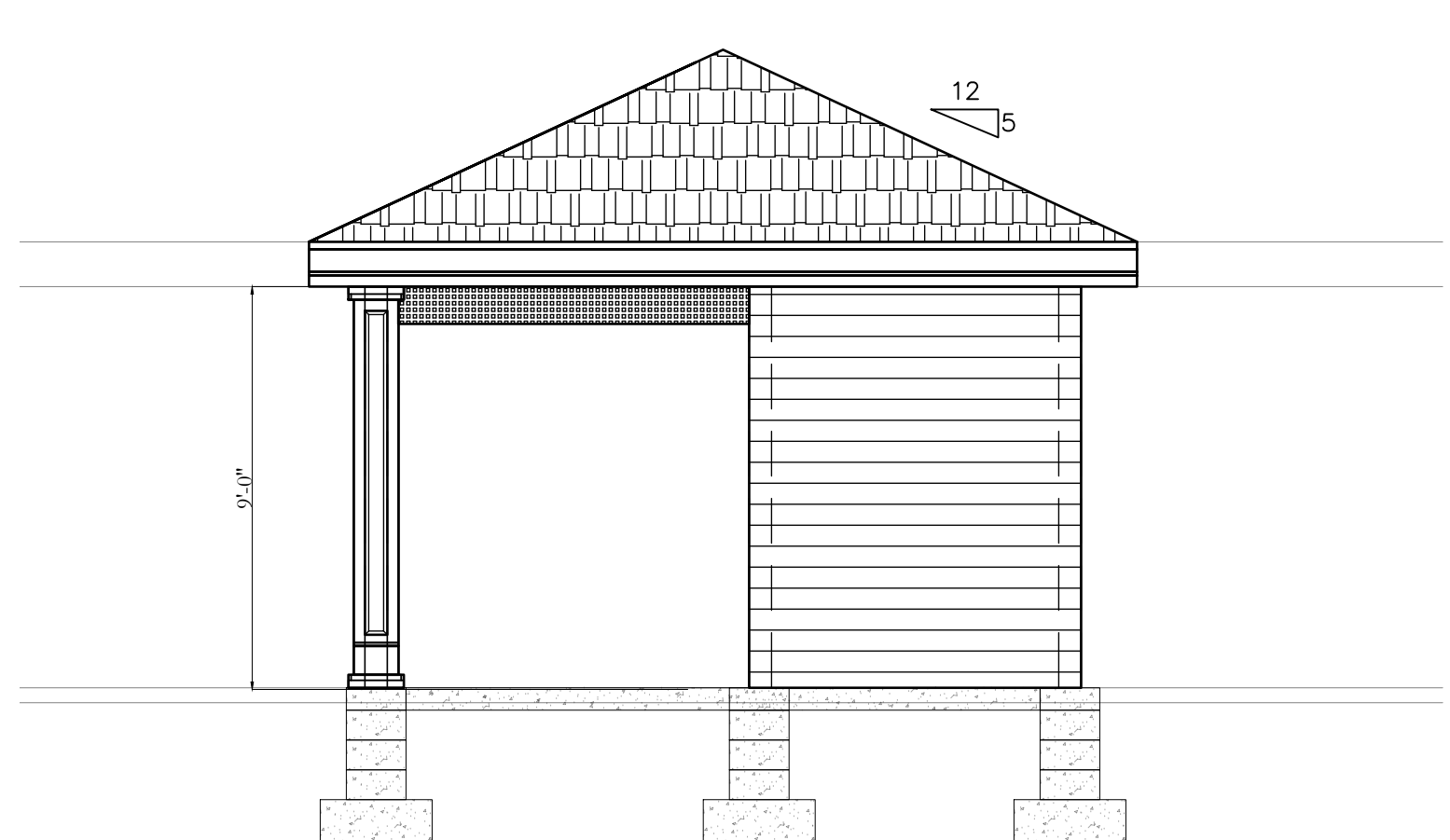
CABANA FOUNDATION PLAN
SCALE: 1/4"=1'-0"

CABANA FLOOR PLAN
SCALE: 1/4"=1'-0"

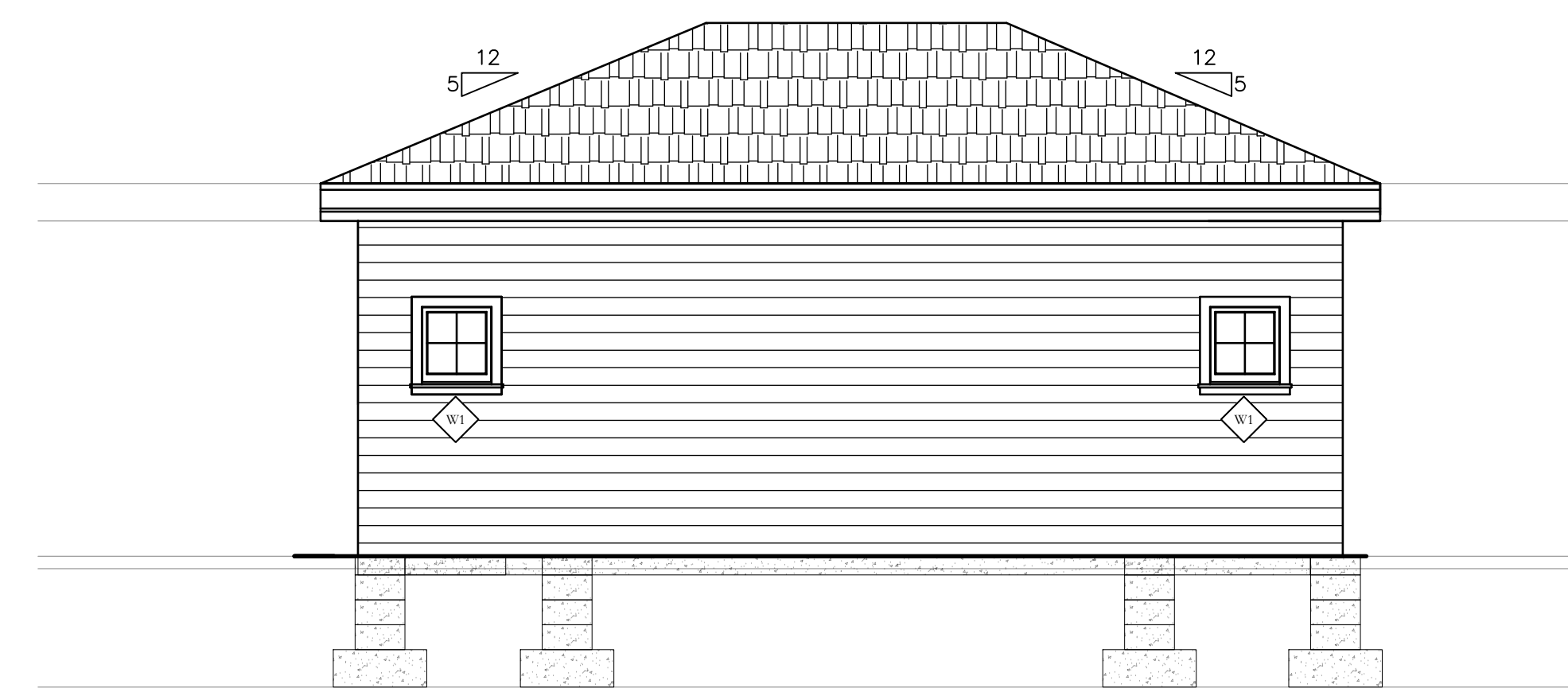
CABANA ROOF PLAN
SCALE: 1/4"=1'-0"



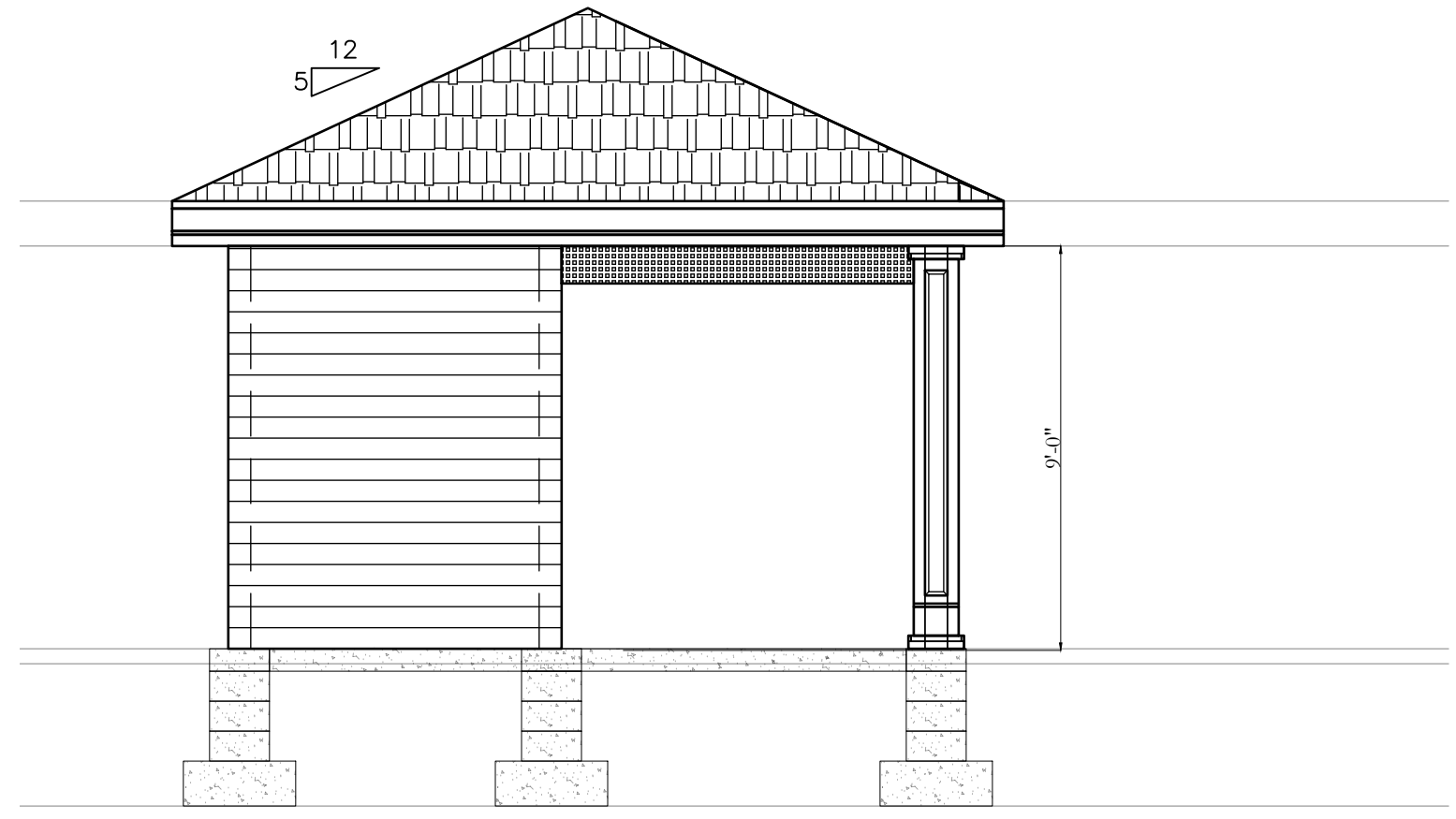
FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

WINDOW SCHEDULE				
NO.	MANUFACTURER	DESCRIPTION	SIZE (W x H)	NOTES
W-1	ANDERSEN 400 SERIES	HOPPER	24" x 24"	EXISTING

- WINDOWS TO BE INSTALLED AS PER DETAILS AND SPECIFICATIONS ON WINDOW SCHEDULE AND PLANS
- ALL UNITS SHALL HAVE CODE COMPLIANT INSULATION AND AIR INFILTRATION REQUIREMENTS.
- EXISTING AND/OR NEW WINDOW FRAME OPENINGS SHALL BE VERIFIED IN FIELD BY INSTALLING CONTRACTOR PRIOR TO PURCHASE AND INSTALLATION.

DOOR SCHEDULE				
NO.	MANUFACTURER	DESCRIPTION	SIZE (W x H)	NOTES
D28	ANDERSEN OR EQUAL	EXTERIOR GRADE SLAB HINGED	2'-8" x 6'-8"	SEEK OWNER APPROVAL FOR ALTERNATE

REFER TO CABINET SPECIFICATIONS FOR FINAL DIMENSIONS AND SELECTIONS COORDINATE INSTALLATION WITH ALL TRADES

ALL PLUMBING AND/OR ELECTRICAL WORK BY LICENSED CONTRACTORS. PLUMBING AND ELECTRICAL PERMITS SHALL BE OBTAINED AS REQUIRED BY LOCAL JURISDICTION

COORDINATE FINAL OUTLET, LIGHTING AND THERMOSTAT LOCATIONS WITH OWNER PRIOR TO FINAL INSTALLATION

EXTERIOR FINISH SCHEDULE		
DESCRIPTION	MATERIAL	PATTERN/COLOR
1 SIDING TYPE 1	HARDBOARD	LAP BOARD ARTIC WHITE
3 WINDOW ASSEMBLY	VINYL	WHITE
5 EXPOSED FOUNDATION	MASONARY	STUCCO
9 GUTTERS	5" ALUMINUM	WHITE
10 ARCHITECTURAL SHINGLES	ASPHALT	MATCH EXISTING HOME
11 SOFFIT/TRIM	VINYL	WHITE
13 LATTICE	WOOD	WHITE



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PROJECT:

1 Peppercorn Place
Bedford, NY 10506

DRAWING TITLE:

SITE IMPROVEMENTS
DETAILS SHEET 5

S -106

SCALE: AS NOTED

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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: 1 Peppercorn Place Bedford Date: 4/2/2021
 Tax Map Designation or Proposed Lot No.: 102.02-2-53

Floor Area

1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06): 88,639 SF
2. **Maximum** permitted floor area (per Section 213-22.2B): 10,183 SF
3. Amount of floor area contained within first floor:
2277 SF existing + 0 SF proposed = 2277 SF
4. Amount of floor area contained within second floor:
1883 SF existing + 0 SF proposed = 1883 SF
5. Amount of floor area contained within garage:
519 SF existing + 0 SF proposed = 598 SF
6. Amount of floor area contained within porches capable of being enclosed:
0 SF existing + 0 SF proposed = 0 SF
7. Amount of floor area contained within basement (if applicable – see definition):
2351 SF existing + 0 SF proposed = 2351 SF
8. Amount of floor area contained within attic (if applicable – see definition):
0 SF existing + 0 SF proposed = 0 SF
9. Amount of floor area contained within all accessory buildings:
0 SF existing + 416 SF proposed = 416 SF
10. Proposed **floor area**: Total of Lines 3 – 9 = 7525 SF

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.

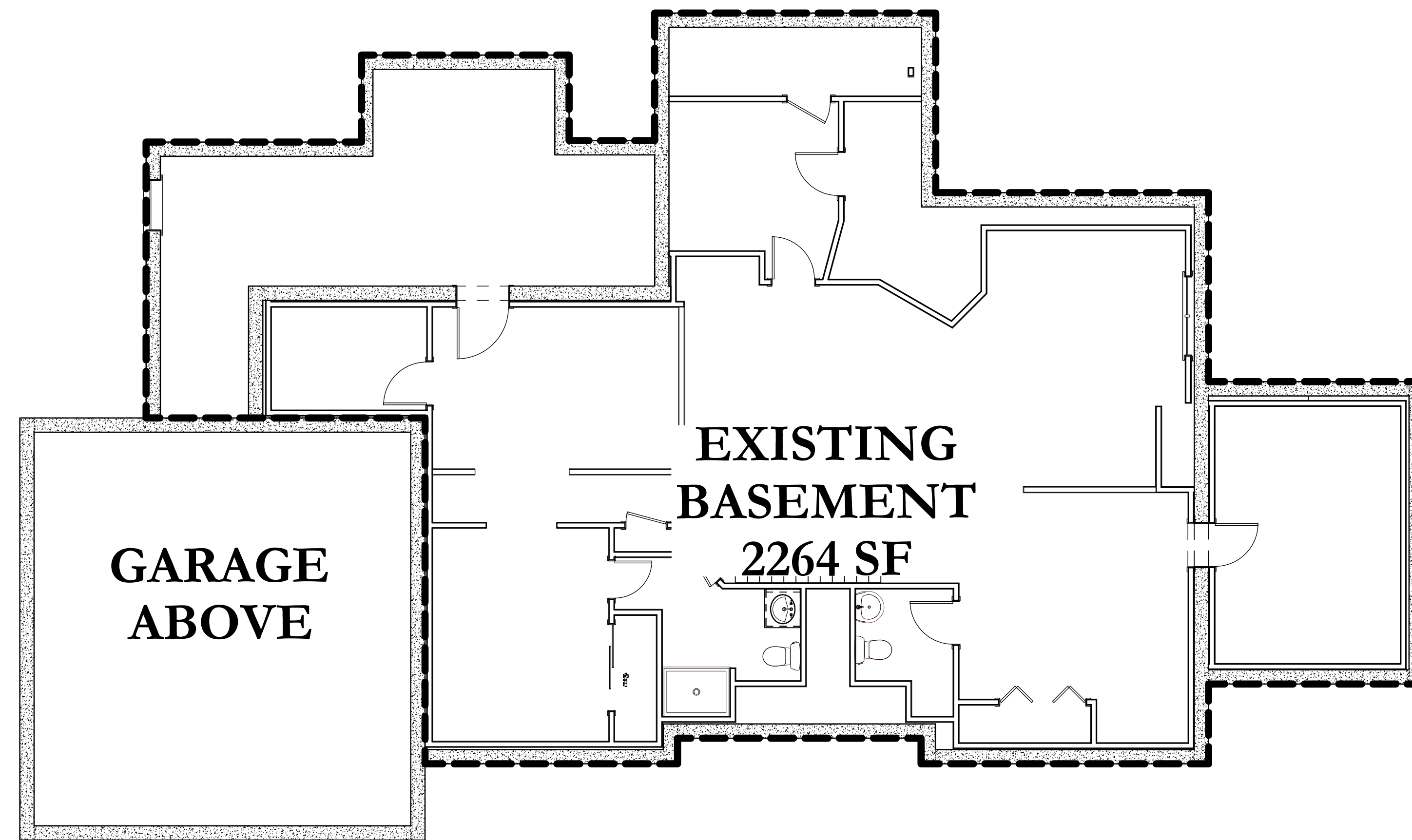
John M. Scavelli

 Signature and Seal of Professional Preparing Worksheet

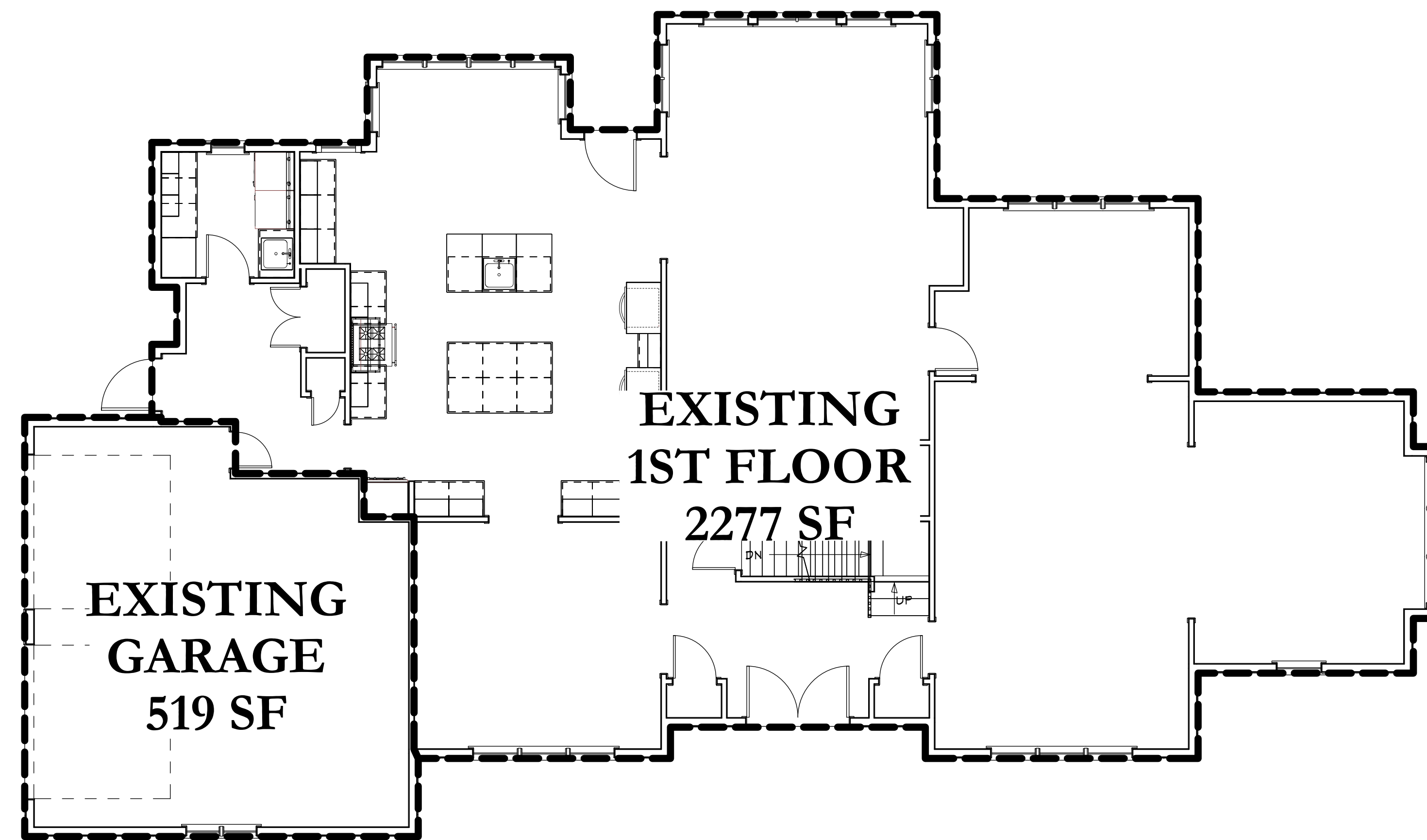
4/2/2021
 Date

**PLEASE REFER TO WORKSHEET
 FAR-101, FAR 102 FOR
 ADDITIONAL INFORMATION**





B-EX EXISTING BASEMENT FLOOR AREA
 SCALE: 3/16"=1'-0"



1-EX EXISTING 1ST FLOOR AREA
 SCALE: 3/16"=1'-0"

ISSUE:	DATE:	BY:	CHECKED:	APPROVED:
0	10/01/2019	JMS	JMS	JMS
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3	02/10/2021	JMS	JMS	JMS
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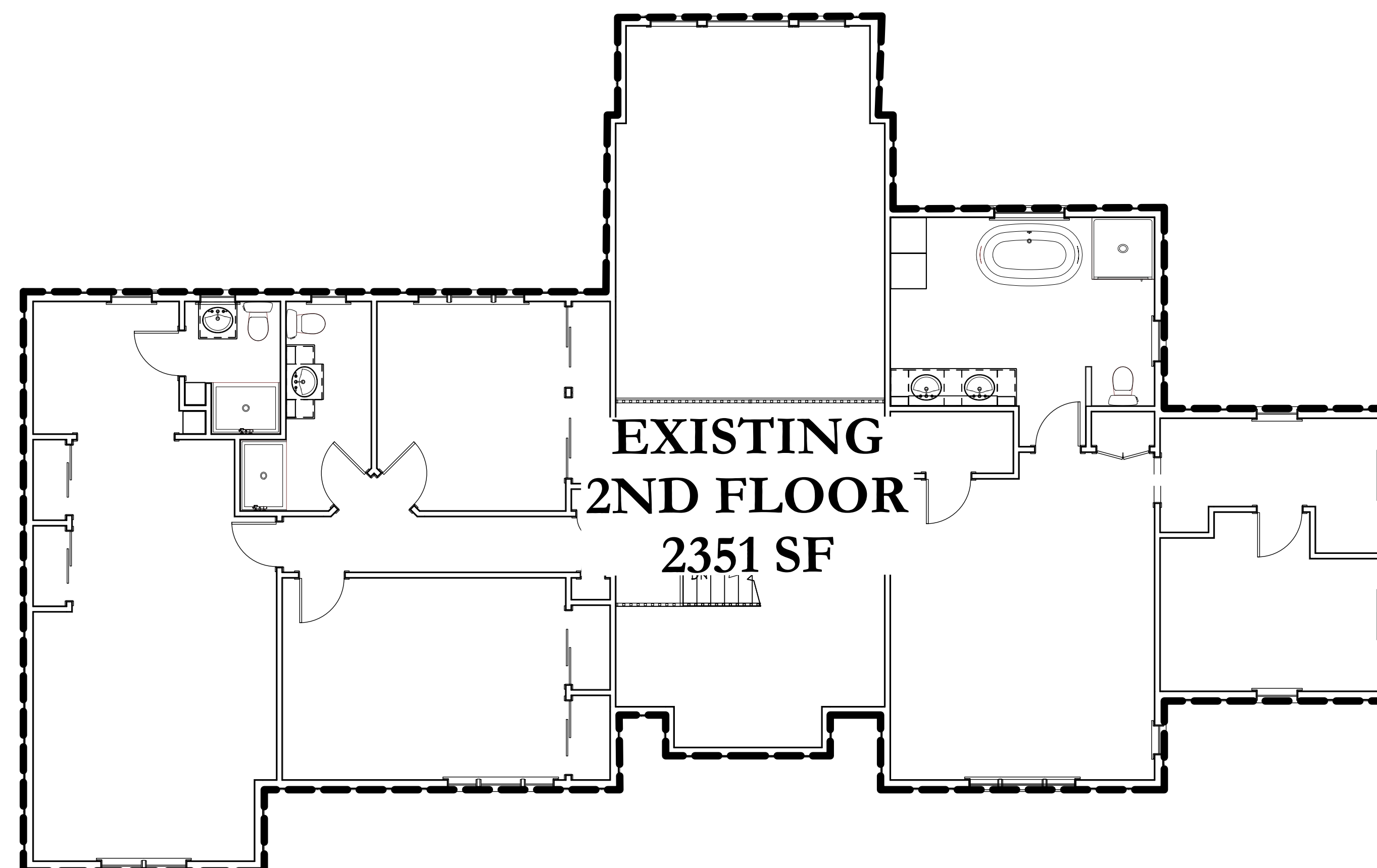
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FLOOR AREA
 WORKSHEET

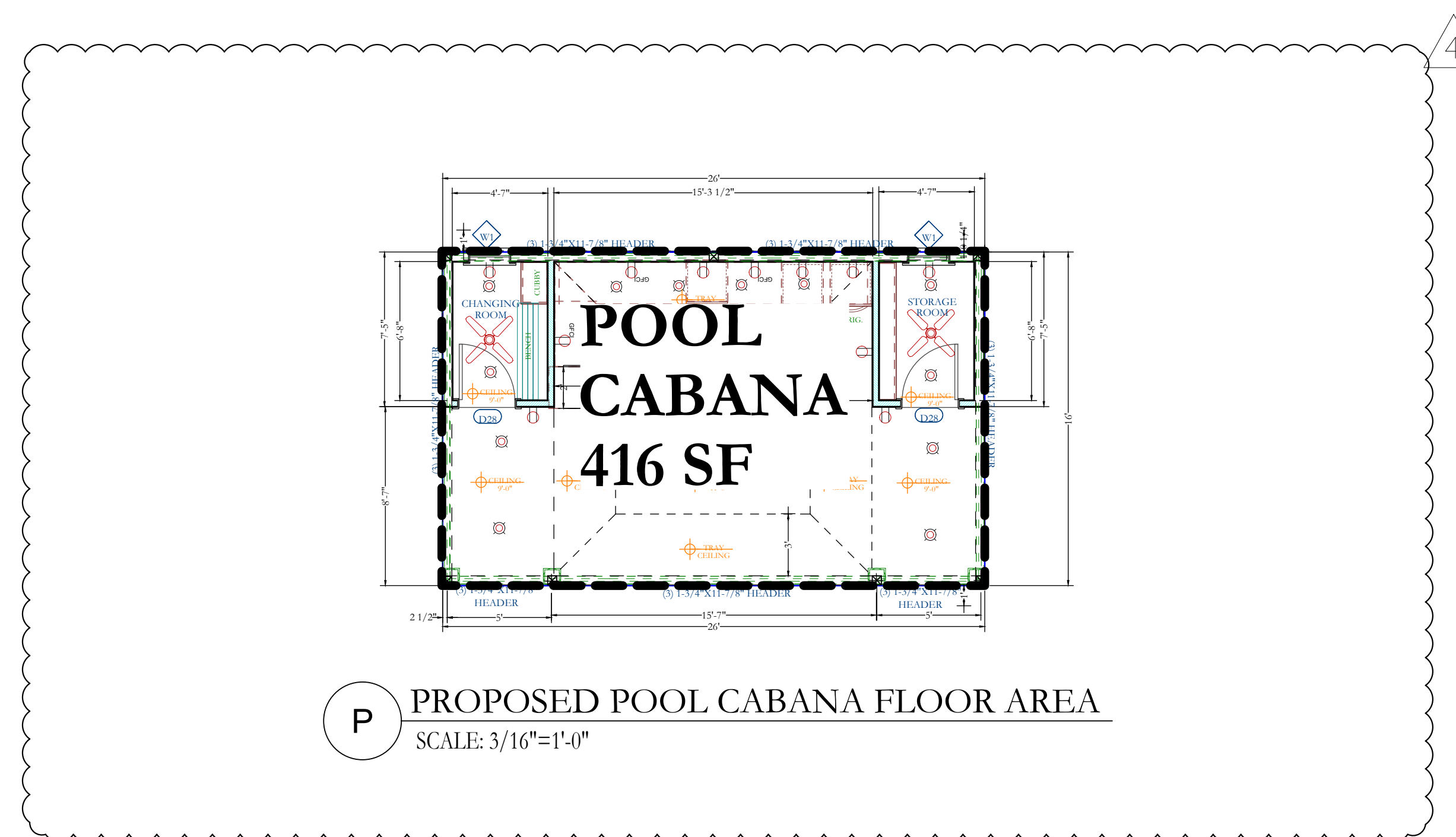
FAR-101

SCALE:

JOB #:	DWG #:	ISSUE #:
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2-EX EXISTING 2ND FLOOR AREA
 SCALE: 3/16"=1'-0"



P PROPOSED POOL CABANA FLOOR AREA
 SCALE: 3/16"=1'-0"

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PROJECT:

1 Peppercorn Place
 Bedford, NY 10506

DRAWING TITLE:

**FLOOR AREA
 WORKSHEET**

FAR-102

SCALE:

JOB #:	DWG #:	ISSUE #:
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