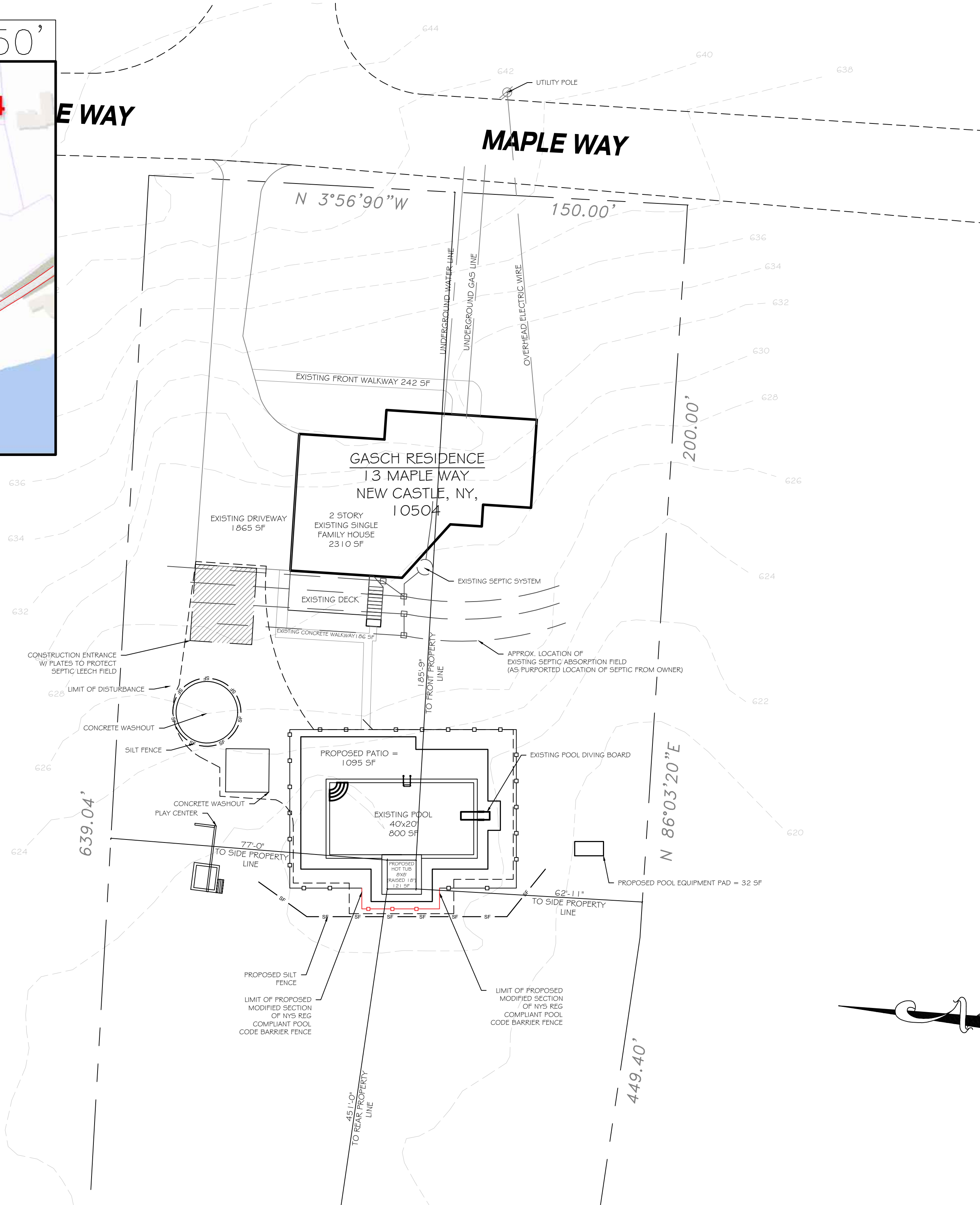


LOCATION MAP SCALE=1"=150'



BULK TABLE REQUIREMENTS

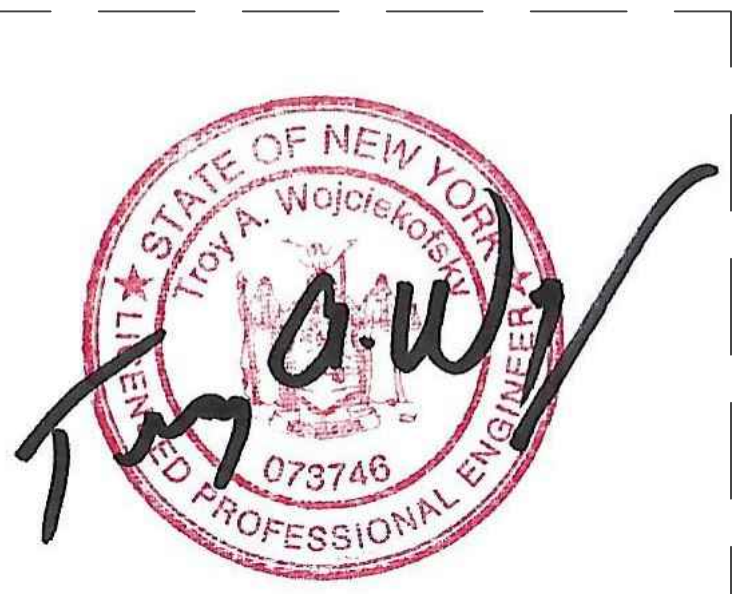
ZONING DISTRICT:	REQUIRED	EXISTING	PROVIDED
R-2A			
MINIMUM LOT SIZE (SQ FT)	87,120 SF	87,120 SF	N/A
MINIMUM FRONT YARD (FT) *	75' FT	N/A	185'-9"
MINIMUM REAR YARD (FT) *	60' FT	N/A	451'-0 SF
MINIMUM SIDE YARD (FT) *	45' FT	N/A	62'-11"
* PROVIDED VALUES ARE TO THE PROPOSED HOT TUB			
MAX COVERAGE - ALL BUILDINGS (SQ FT)	5739 SF	2310 SF	2,310 SF
MAX COVERAGE - DEVELOPEMENT (SQ FT)	13,270 SF	5,738 SF	7061 SF

LOT SURFACE COVERAGE BREAKDOWN

LOT AREA = 87120 SF	EXISTING BUILDING COVERAGE	2552 SF
MAXIMUM ALLOWABLE LOT COVERAGE: 13,270 (15.03%)	EXISTING IMPERVIOUS	4109 SF
EXISTING LOT COVERAGE SQ FT	PATIO (DEMO)	-824
• EXISTING BUILDING AREA	• POOL EQUIPMENT PAD	-24
• EXISTING DECK	EXISTING IMPERVIOUS AFTER DEMO =	3261 SF
TOTAL EXISTING BUILDING COVERAGE	PROPOSED BUILT COVERAGE SF	
• EXISTING ASPHALT DRIVEWAY	• EXISTING IMPERVIOUS AFTER DEMO	3261 SF
• EXISTING POOL	** PROPOSED HOT TUB	121 SF
• EXISTING FRONT WALKWAY	EQUIPMENT PAD	32 SF
• EXISTING BACK CONCRETE WALKWAY	*** PROPOSED PATIO	1095 SF
• EXISTING STEPS + STAIRS	TOTAL IMPERVIOUS AFTER BUILT	4509 SF
• EXISTING EQUIPMENT PAD (DEMO)	EXISTING BLDG (2552) +	
• EXISTING POOL PATIO (DEMO)	PROPOSED IMPERVIOUS (4509) =	7061
TOTAL EXISTING IMPERVIOUS COVERAGE	TOTAL PROPOSED LOT COVERAGE SF:	7061 SF
TOTAL LOT COVER = BLDG + IMPERVIOUS + DETACHED	TOTAL REMAINING DEVELOPMENT LOT COVER:	6209 SF
TOTAL EXISTING LOT COVERAGE SF: 6662 SF (7.64%)		

- APPLICABLE CODES
- 2020 NYS RESIDENTIAL CODE (CHAPTER 3 SECTION 326 SWIMMING POOLS, SPAS AND HOT TUBS)
 - (R326.4 FOR BARRIER REQUIREMENTS, R326.7 FOR SWIMMING POOL AND SPA ALARMS)
 - 2020 NYS BUILDING CODE
 - ANSI/NSPI-5 FOR IN-GROUND POOLS, ANSI/NSPI-6 FOR SPAS
 - ASTM F1346 FOR SAFETY COVERS FOR SWIMMING POOLS AND SPAS
 - ACI 506.2 "SPECIFICATION FOR SHOTCRETE"
 - TOWN OF NORTH CASTLE CURRENT REQUIREMENTS FOR SWIMMING POOLS (AVAILABLE AT [HTTP://WWW.DOS.NY.GOV/DCEA/CURRPOOLREQ.HTM](http://www.dos.ny.gov/dcea/currpoolreq.htm))

1. EXISTING CONDITIONS SHOWN ON THESE PLANS ARE BASED ON A SURVEY BY RALPH L. MACDONALD, ENTITLED "SURVEY OF PROPERTY PREPARED WALTER S. REKUC" DATED DECEMBER 15TH, 1964, SEPTIC PLANS ON FILE WITH THE DEPARTMENT OF HEALTH, WESTCHESTER GIS, AND GOOGLE EARTH FOR SATELLITE IMAGE GEO-REFERENCING



AS PER EDUCATIONAL LAW 7209 ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING 7209 (2), AND/OR COMMISSIONER'S REGULATIONS PART 79-1.4, LANDSCAPE ARCHITECTURE OR PART 69, ARCHITECTURE, 69.5B: IT IS A VIOLATION OF THIS ARTICLE FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

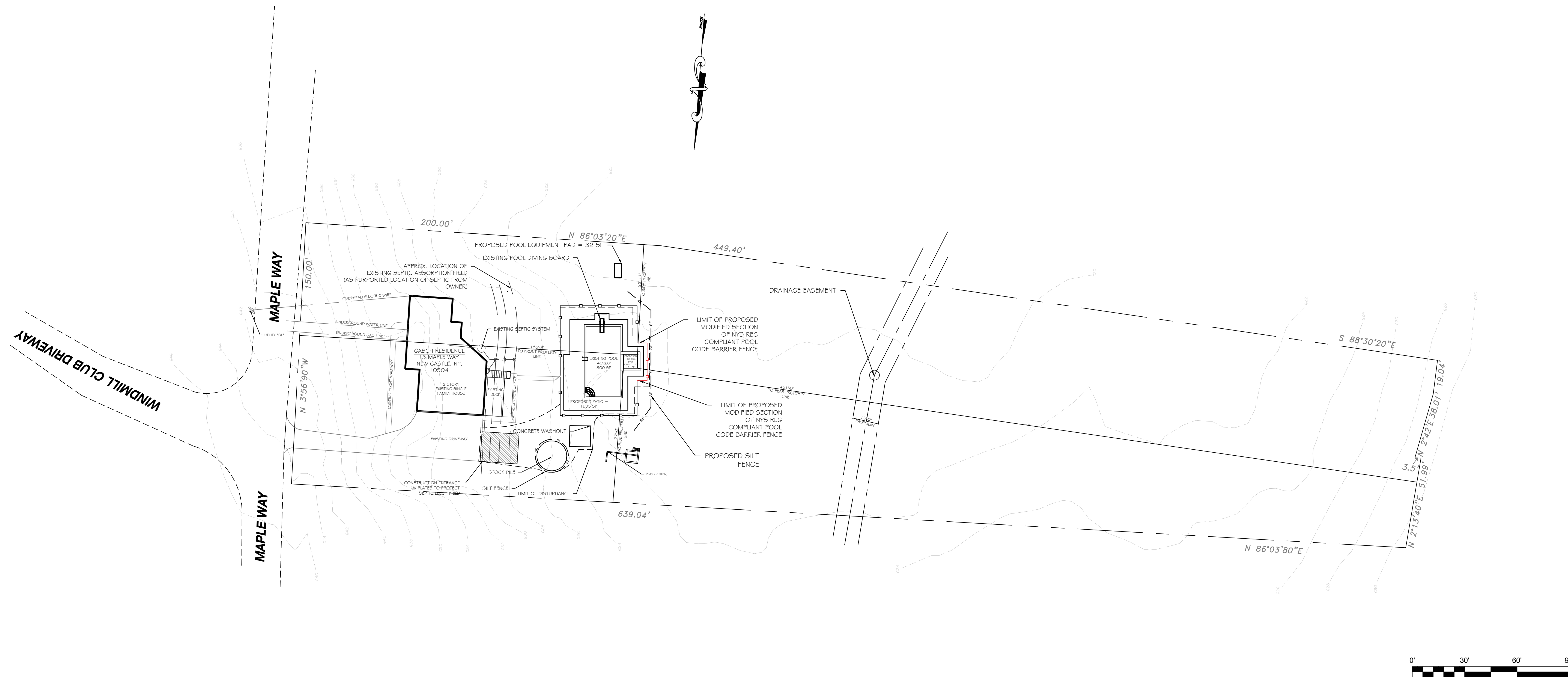
PARCEL #: 101.04-02-79 / ZONE: R2A

- NOTES:
- POOL SAFETY FENCE SHALL COMPLY WITH CHAPTER 3, SECTION 326 OF THE 2020 NYS RESIDENTIAL CODE.
 - FENCE TO BE COMPOSED OUT OF PRE MANUFACTURED ALUMINUM BLACK POWDER COATED METAL. WITH SMALLER OPENINGS THAN 2 INCHES AT THE BOTTOM, MAKING IT A CLIMB RESISTANT AND THEREFORE SECURE FOR A POOL AREA FENCE
 - GATES SHALL BE SELF-CLOSING AND SELF-LATCHING AND LOCKABLE, DESIGNED AND CAPABLE OF KEEPING SUCH GATES SECURELY CLOSED AND LOCKED AT ALL TIMES, WHEN NOT IN ACTUAL USE. GATES SHALL OPEN AWAY FROM POOL AREA. BOTTOM OF THE FENCE SHALL NOT EXCEED 2" FROM FINISHED GRADE.

REVISIONS			
#	DATE	DESCRIPTION	BY
1	9.23.22	PERMIT SITE PLANS	MJW
2	10.03.22	STRUCTURAL DRAWINGS	MJW
3	10.06.22	PERMIT REVISIONS	MJW
4	10.10.22	PERMIT REVISIONS	MJW

DESIGNER: KRISTOPHER SCHMITT
 DRAWN BY: MICKY WALKER
 CHECKED BY: KRISTOPHER SCHMITT
 SCALE: 1" = 20'
 GASCH RESIDENCE
 13 MAPLE WAY
 ARMONK, NY 10504

 (845) 463-0592
 80 AIRPORT DRIVE WAPPINGERS FALLS, NY
 SITE PLAN
 SHEET #: 01 OF 05



PARCEL #: 101.04-02-79 / ZONE: R2A

REVISIONS			
#	DATE	DESCRIPTION	BY
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4	10.10.22	PERMIT REVISIONS	MJW

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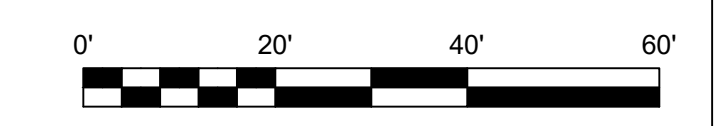
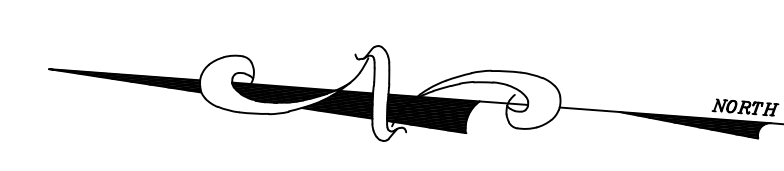
DESIGNER:	KRISTOPHER SCHMITT
DRAWN BY:	MICKEY WALKER
CHECKED BY:	KRISTOPHER SCHMITT
SCALE:	1" = 30'

GASCH RESIDENCE
13 MAPLE WAY
ARMONK, NY 10504

neavegroup
 outdoor solutions
 (845) 463-0592
 80 AIRPORT DRIVE WAPPINGERS FALLS, NY

SITE PLAN

SHEET #:
 02 OF 05



PARCEL #: 101.04-02-79 / ZONE: R2A

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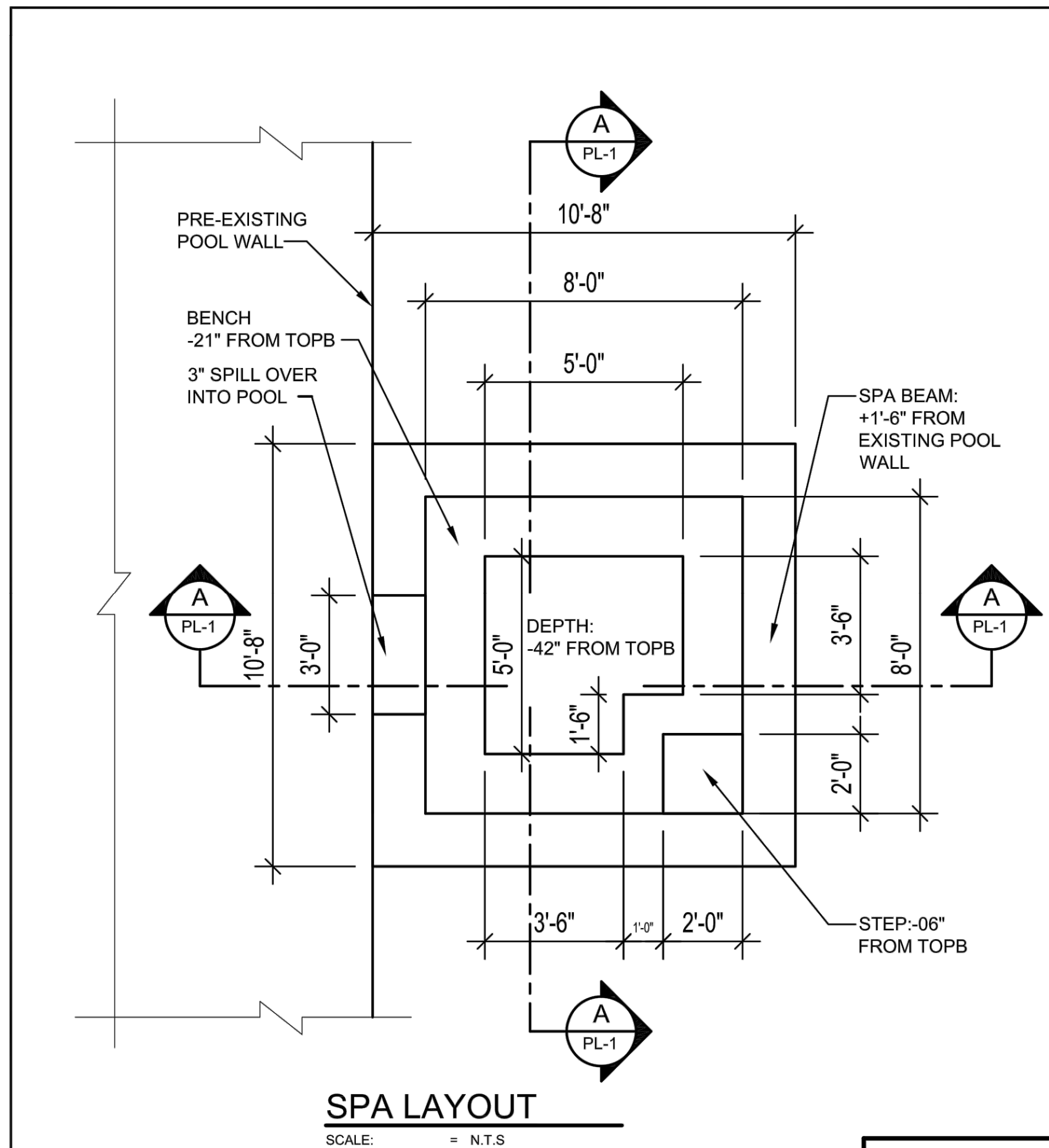
DESIGNER:	KRISTOPHER SCHMITT
DRAWN BY:	MICKEY WALKER
CHECKED BY:	KRISTOPHER SCHMITT
SCALE:	1" = 20'

GASCH RESIDENCE
13 MAPLE WAY
ARMONK, NY 10504

neavegroup
outdoor solutions
(845) 463-0592
80 AIRPORT DRIVE WAPPINGERS FALLS, NY

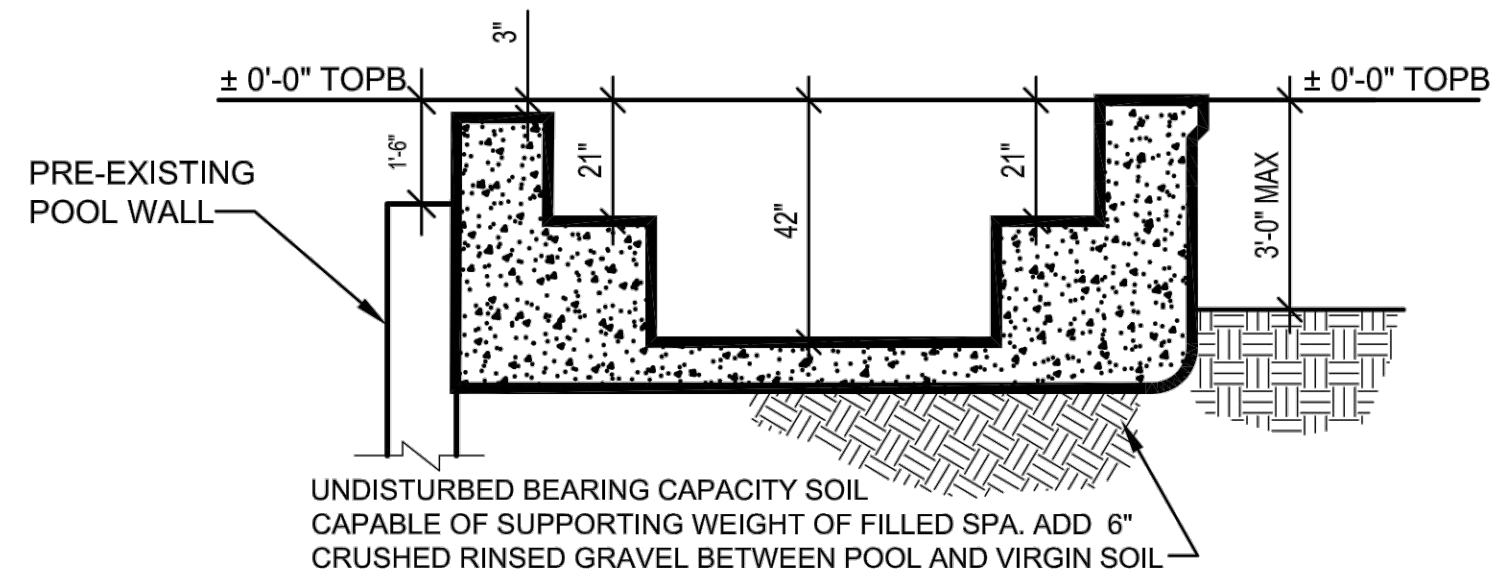
DEMO PLAN

SHEET #:
03 OF 05

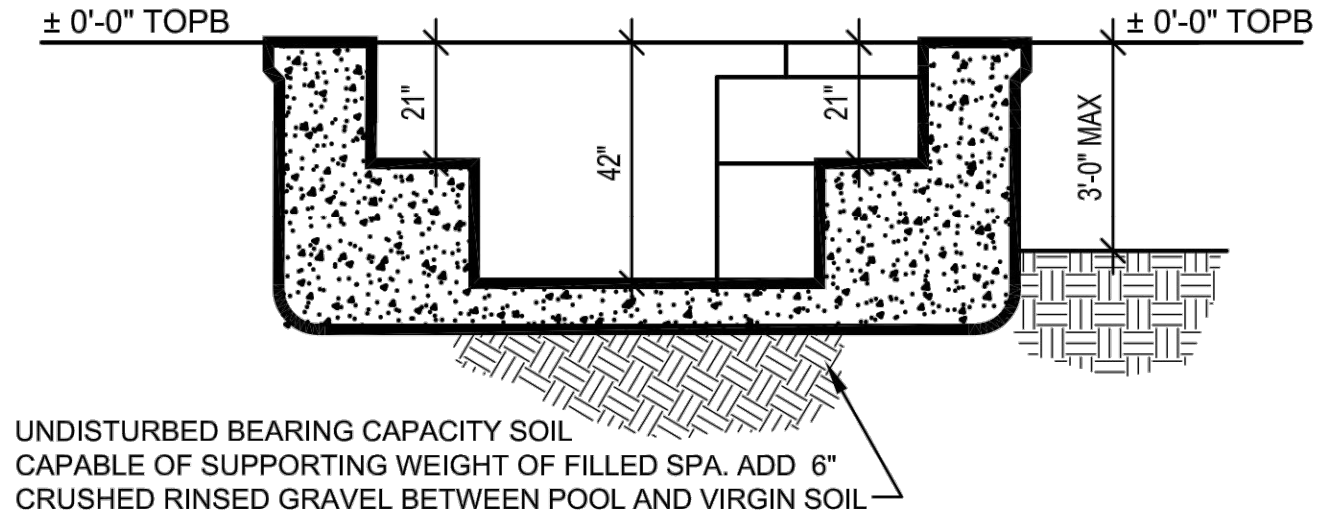


SPA LAYOUT
SCALE: = N.T.S.

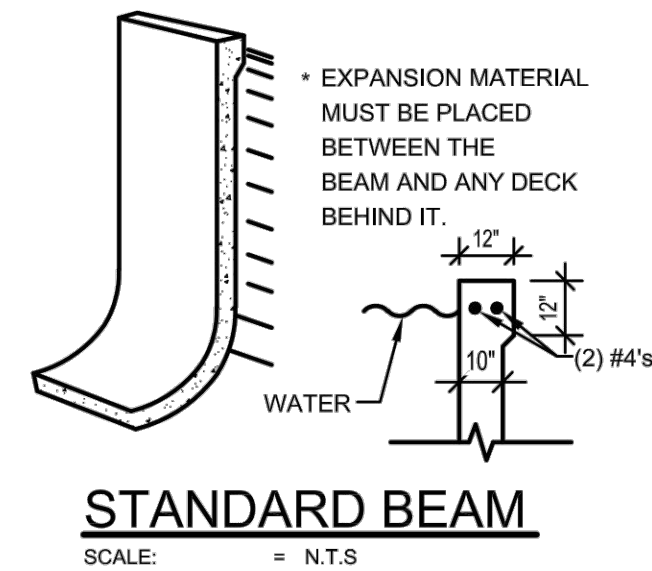
SPA SIZE	
LENGTH:	8'-0"
WIDTH:	8'-0"
AREA:	64 SQ.FT.
DEPTH:	42"



SPA SECTION A-A
SCALE: = N.T.S.



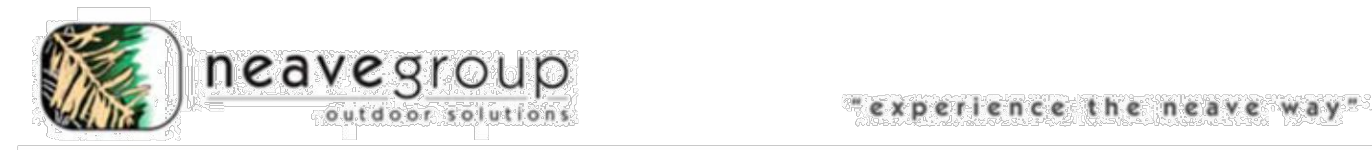
SPA SECTION B-B
SCALE: = N.T.S.



STANDARD BEAM
SCALE: = N.T.S.

APPLICABLE CODES
NEW YORK UNIFORM FIRE PREVENTION AND BUILDING CODE
 (TITLE 19 NYCRR PART 1219-1228)
 INTERNATIONAL CODE COUNCIL, INC.
 • 2020 RESIDENTIAL CODE OF NEW YORK STATE
 • SECTION R326 SWIMMING POOLS, SPAS AND HOT TUBS
 • SECTION N1103.10 (R403.10) POOLS AND PERMANENT SPA ENERGY CONSUMPTION
 • CHAPTER 42 E4201 SWIMMING POOLS
 • CHAPTER 44 REFERENCED STANDARDS
 • APPENDIX J EXISTING BUILDINGS AND STRUCTURES
 • 2020 FUEL GAS CODE OF NEW YORK STATE
 • 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
 • PROVISIONS APPLICABLE TO RESIDENTIAL BUILDINGS
 • 2014 ANSI/ APSP/ ICC-3 PERMANENTLY INSTALLED RESIDENTIAL SPAS AND SWIM SPAS
 • 2011 ANSI/ APSP/ ICC-5 RESIDENTIAL INGROUND SWIMMING POOLS
 CURRENT REQUIREMENTS FOR SWIMMING POOLS
 (4/2011, AVAILABLE ONLINE AT
<http://www.dos.ny.gov/dcea/currpoolreq.htm>)
 ALL AS ADOPTED ON MAY 12, 2020 EXCEPT AS NOTED ABOVE

GUNITE SCHEDULE		REINFORCING STEEL VERTICAL/HORIZONTAL		
WALL/BEAM	THICKNESS	SIZE	SPACING	
			VERTICAL	HORIZONTAL
BEAM	12"	(2) #4's	-	-
WALL	10"	#4	6" OVER 5'-0" 12" UNDER 5'-0"	12"
FLOOR	8"	#4	12" EACH WAY	

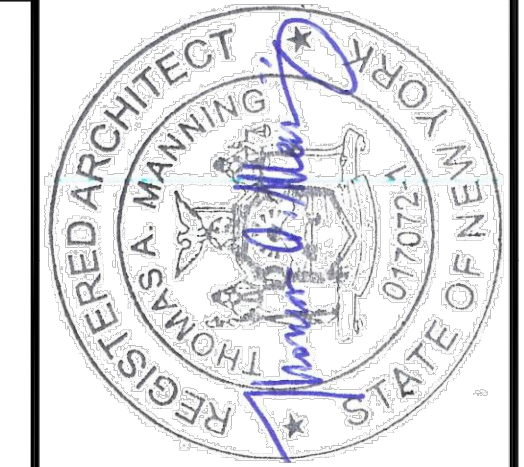


80 Airport Drive, Wappingers Falls, NY 12590 Phone: (845) 463-0592
 Croton-on-Hudson - Westchester County, NY Phone: (914) 271-7996
 65 High Ridge Rd #488 - Stamford, CT 06905 Phone: (203) 212-4800

IT IS A VIOLATION OF ARTICLE 17 OF THE ENVIRONMENTAL CONSERVATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER OR ALTERED IN ANY MANNER ANY ITEM FROM THE SEAL AND THE NOTATION ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

DRAFTING BY
 UNITED - BIM
 1111 Main Street, East Hartford CT 06108
 TEL: (860) 317-7105 FAX: (860) 289-3272
 E-MAIL: info@united-bim.com

THOMAS A. MANNING, AIA
 18 SCHOOL ROAD
 BOLTON CT 06043-7814
 tmanning818@sbcglobal.net (860) 990-4698



STRUCTURAL

FILE NO.: 15139 5E
 DATE: 10/03/2022
 REVISED:
 SCALE: AS NOTED
 DRAWN BY: AKP
 CHECKED BY: TAM

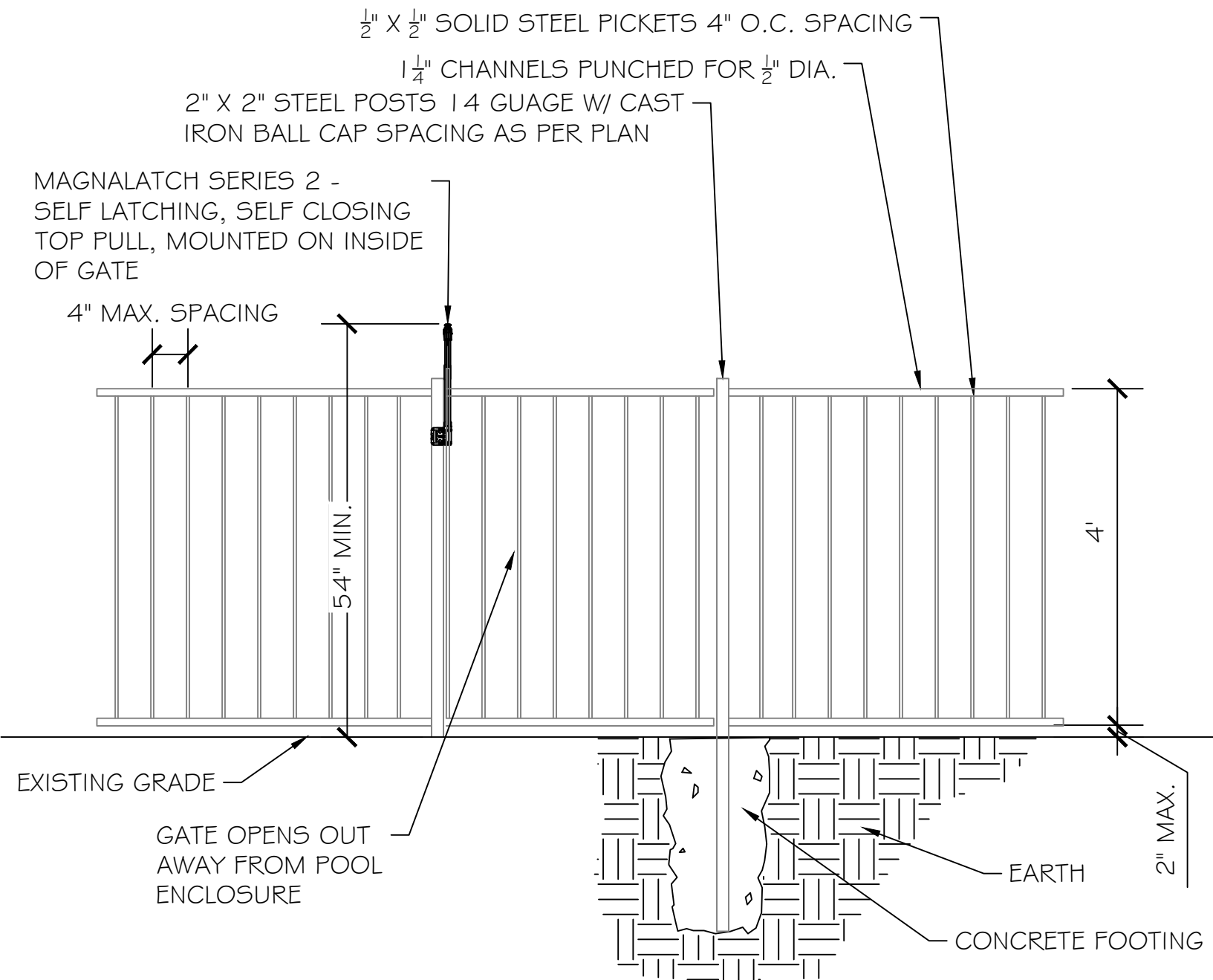
SPA STRUCTURAL ENGINEERING PLAN

GASCH RESIDENCE
 13 MAPLE WAY, ARMONK, NY 10504

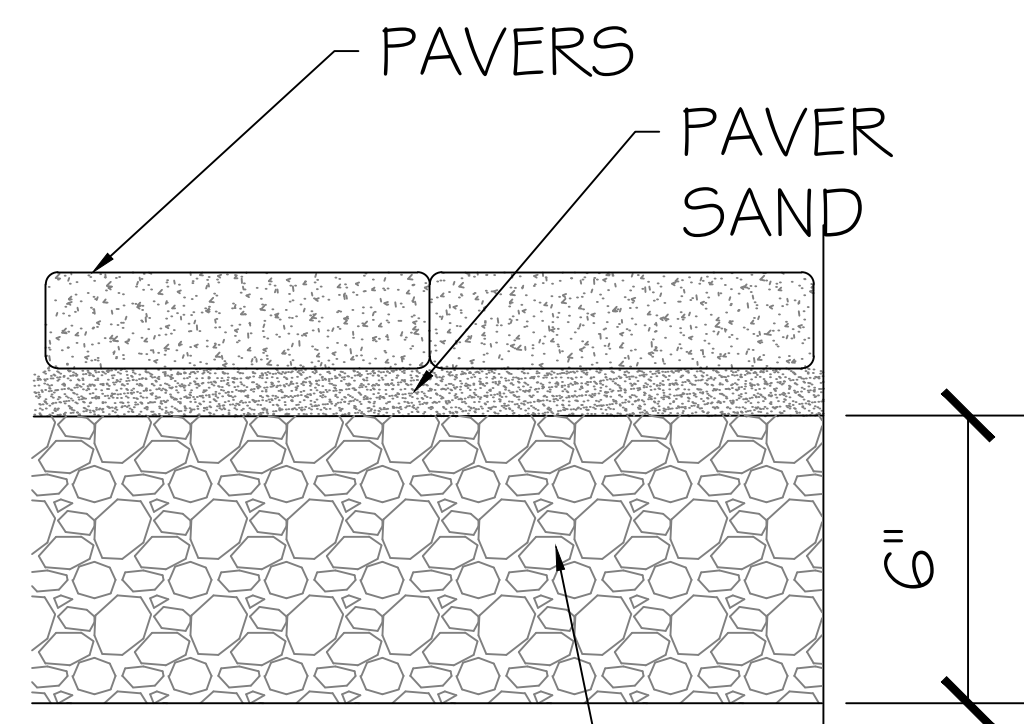
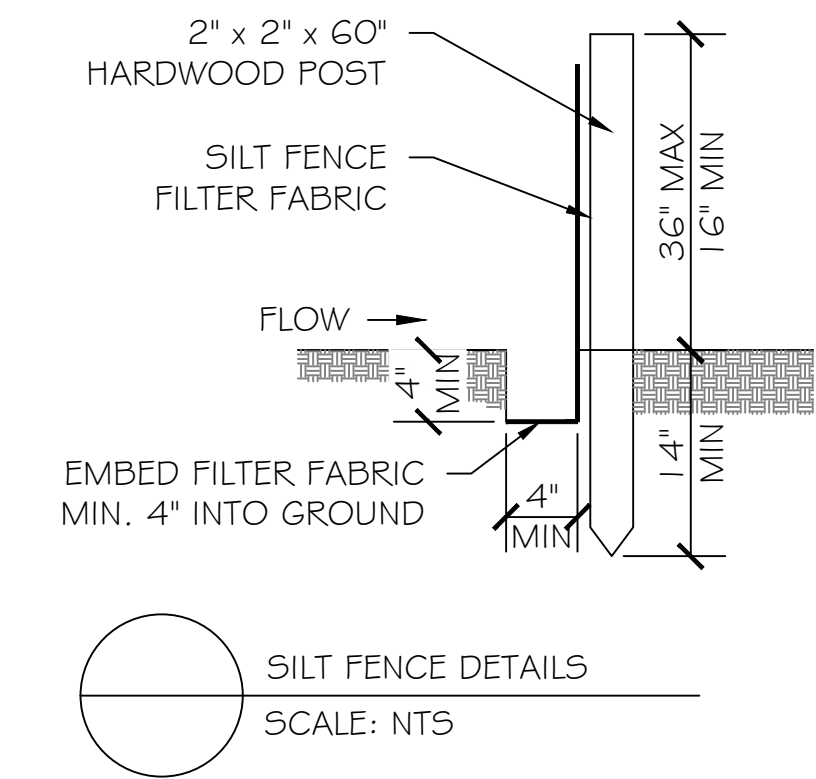
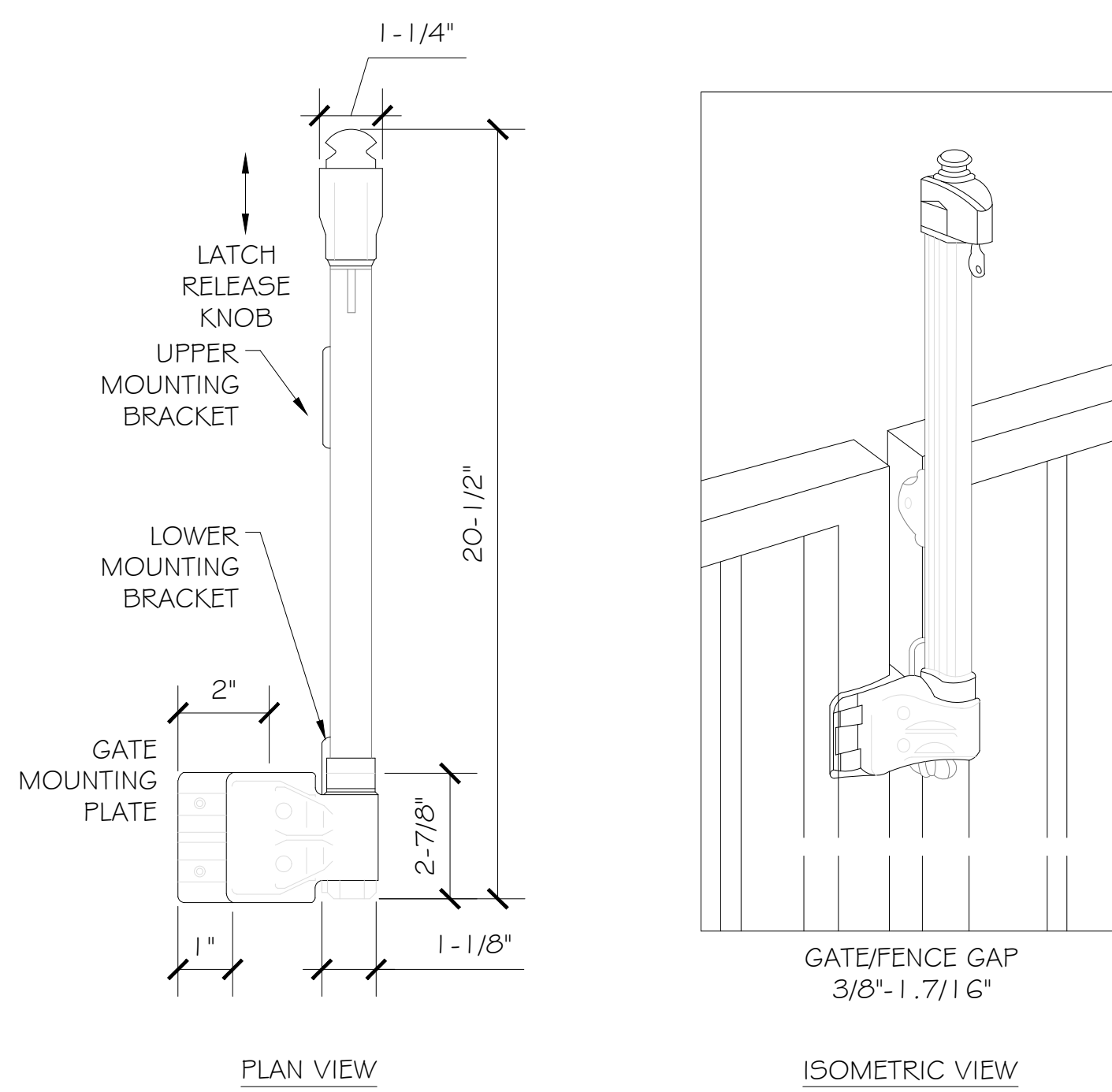
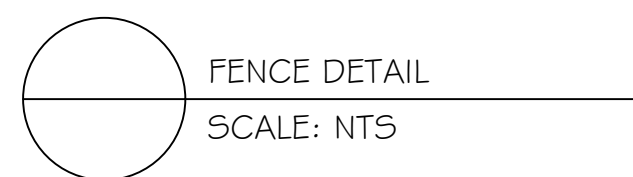
PL-1

REVISIONS			
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1	9.23.22	PERMIT SITE PLANS	MJW
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4	10.10.22	PERMIT REVISIONS	MJW

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- NOTES:
- ALL METAL TO BE DEGRADED, PHOSPHATIZED WITH RUST RETARDANT.
 - UNDERCOAT AND DIP COATED WITH TWO COATS OF INDUSTRIAL GRADE FLAT BLACK ENAMEL.



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1	9.23.22	PERMIT SITE PLANS	MJW
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DESIGNER:	KRISTOPHER SCHMITT
DRAWN BY:	KRISTOPHER SCHMITT
CHECKED BY:	KRISTOPHER SCHMITT
SCALE:	AS SHOWN

GASCH RESIDENCE
13 MAPLE WAY
ARMONK, NY 10504



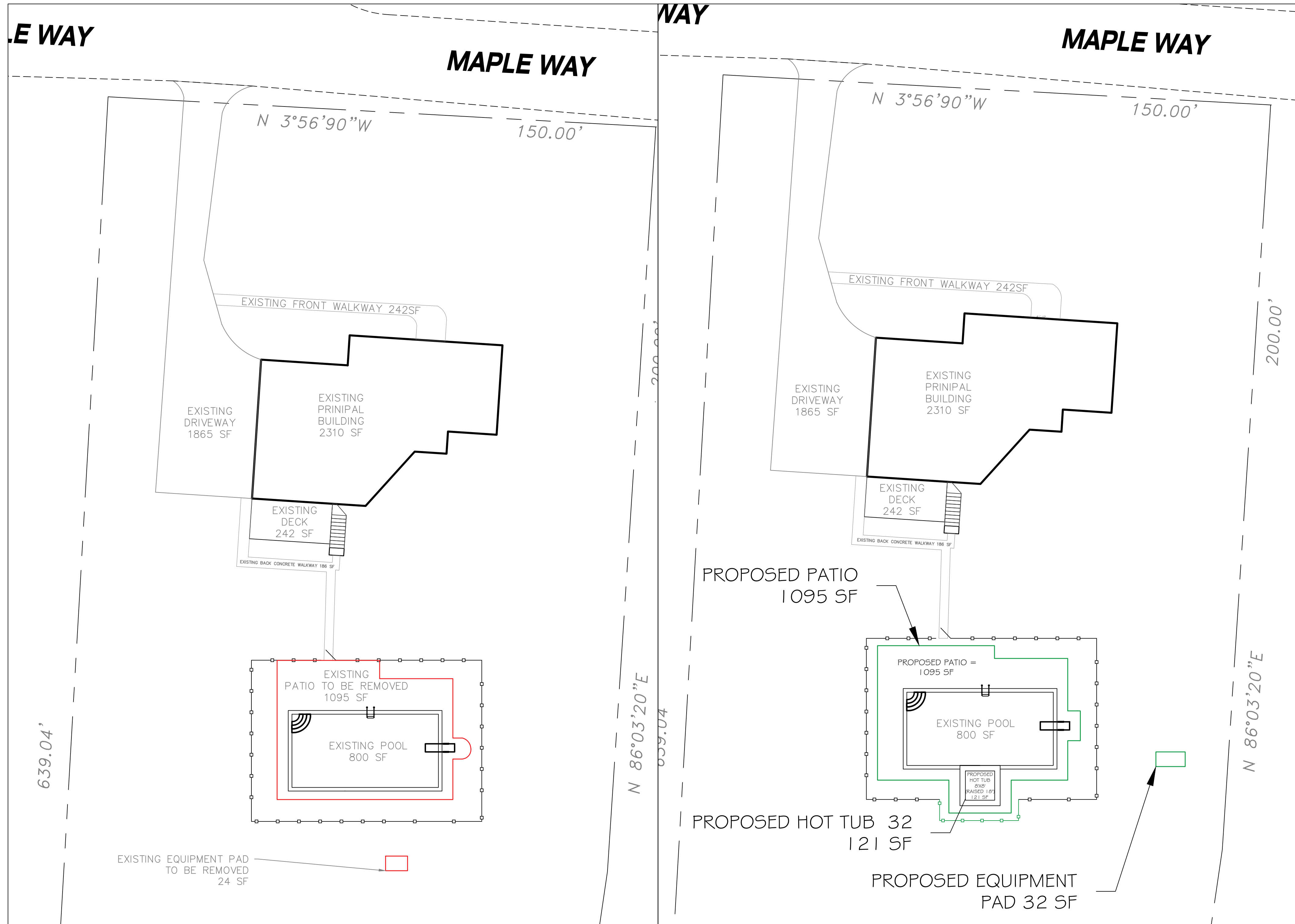
DETAIL SHEET

SHEET #:

05 OF 05

EXISTING SITE PLAN

PROPOSED SITE PLAN



KEY:
 TO BE REMOVED ———
 PROPOSED ———
 PROPERTY LINE - - - - -
 STREET - - - - -

1. EXISTING CONDITIONS SHOWN ON THESE PLANS ARE BASED ON A SURVEY BY RALPH L. MACDONALD, ENTITLED "SURVEY OF PROPERTY PREPARED WALTER S. REKUC" DATED DECEMBER 15TH, 1964, SEPTIC PLANS ON FILE WITH THE DEPARTMENT OF HEALTH, WESTCHESTER GIS, AND GOOGLE EARTH FOR SATELLITE IMAGE GEO-REFERENCING

BULK TABLE REQUIREMENTS

ZONING DISTRICT: R-2A

	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT SIZE (SQ FT)	87,120 SF	87,120 SF	N/A
MINIMUM FRONT YARD (FT) *	75' FT	N/A	185'-9"
MINIMUM REAR YARD (FT) *	60' FT	N/A	451'-0 SF
MINIMUM SIDE YARD (FT) *	45' FT	N/A	62'-11"
* PROVIDED VALUES ARE TO THE PROPOSED HOT TUB			
MAX COVERAGE - ALL BUILDINGS (SQ FT)	5739 SF	2310 SF	2,310 SF
MAX COVERAGE - DEVELOPEMENT (SQ FT)	13,270 SF	5,738 SF	7061 SF

LOT SURFACE COVERAGE BREAKDOWN

LOT AREA = 87120 SF
 MAXIMUM ALLOWABLE LOT COVERAGE: 13,270 (15.03%)

EXISTING LOT COVERAGE SQ FT	EXISTING IMPERVIOUS AFTER DEMO =	PROPOSED BUILT COVERAGE SF	EXISTING IMPERVIOUS AFTER DEMO + PROPOSED IMPERVIOUS (4509) =
EXISTING BUILDING AREA 2310 SF	2552 SF	EXISTING IMPERVIOUS AFTER DEMO 3261 SF	3261 SF
EXISTING DECK 242 SF	242 SF	PROPOSED HOT TUB 121 SF	121 SF
		EQUIPMENT PAD 32 SF	32 SF
		PROPOSED PATIO 1095 SF	1095 SF
		TOTAL IMPERVIOUS AFTER BUILT 4509 SF	4509 SF
TOTAL EXISTING BUILDING COVERAGE 2552 SF		EXISTING BLDG (2552) + PROPOSED IMPERVIOUS (4509) =	7061 SF
EXISTING ASPHALT DRIVEWAY 1865 SF		TOTAL PROPOSED LOT COVERAGE SF:	7061 SF
EXISTING POOL 924 SF		TOTAL REMAINING DEVELOPMENT LOT COVER:	6209 SF
EXISTING FRONT WALKWAY 242 SF			
EXISTING BACK CONCRETE WALKWAY 186 SF			
EXISTING STEPS + STAIRS 44 SF			
EXISTING EQUIPMENT PAD (DEMO) 24 SF			
EXISTING POOL PATIO (DEMO) 824 SF			
TOTAL EXISTING IMPERVIOUS COVERAGE 4109 SF			

TOTAL LOT COVER = BLDG + IMPERVIOUS + DETACHED
 TOTAL EXISTING LOT COVERAGE SF: 6662 SF (7.64%)



AS PER EDUCATIONAL LAW 7209 ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING 7209 (2), AND/OR COMMISSIONER'S REGULATIONS PART 79-1.4, LANDSCAPE ARCHITECTURE OR PART 69, ARCHITECTURE, 69.5B: IT IS A VIOLATION OF THIS ARTICLE FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

PARCEL #: 101.04-02-79 / ZONE: R2A

REVISIONS			
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2	10.03.22	STRUCTURAL DRAWINGS	MJW
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DESIGNER: KRISTOPHER SCHMITT
 DRAWN BY: MICKY WALKER
 CHECKED BY: KRISTOPHER SCHMITT
 SCALE: 1" = 20'
 GASCH RESIDENCE
 13 MAPLE WAY
 ARMONK, NY 10504

 (845) 463-0592
 80 AIRFORT DRIVE WAPPINGERS FALLS, NY
 GROSS LAND COVERAGE
 SHEET #: 01 OF 01



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

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: Gasch Hot Tub Installation Date: 9/27/22

Tax Map Designation or Proposed Lot No.: 101.04-2-79

Gross Lot Coverage

- | | | |
|-----|---|------------------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>2.0 ACRES or 87120 SF</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): | <u>13,270 SF</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)):
Distance principal home is beyond minimum front yard setback
<u> </u> x 10 = <u> </u> | <u> </u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>13,270</u> |
| 5. | Amount of lot area covered by principal building :
<u>2310</u> existing + <u> </u> proposed = | <u>2310</u> |
| 6. | Amount of lot area covered by accessory buildings :
<u> </u> existing + <u> </u> proposed = | <u>0</u> |
| 7. | Amount of lot area covered by decks & stairs :
<u>286</u> existing + <u> </u> proposed = | <u>286</u> |
| 8. | Amount of lot area covered by porches :
<u> </u> existing + <u> </u> proposed = | <u> </u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways :
<u>3117</u> existing - <u>824</u> demo + <u>1095</u> proposed = | <u>3,388</u> |
| 10. | Amount of lot area covered by terraces :
<u> </u> existing + <u> </u> proposed = | <u> </u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip :
<u>948</u> existing - <u>24</u> demo + <u>153</u> proposed = | <u>1077</u> |
| 12. | Amount of lot area covered by all other structures :
<u> </u> existing + <u> </u> proposed = | <u>7061</u> |
| | gross land coverage: Total of Lines 5 – 12 = | <u>7061</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

Date



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.)

Town of North Castle Master Fee Schedule - Revised 11/18/2020

RPRC Fees

Town Code Chapter Title	Chapter Number	Code Section	Fee Type	Fee Description	Engineering Fee Amount	Planning Fee Amount	Total Amount	Additional Notes
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	One-Family Residence - New Construction	\$1,250	\$625	\$1,875	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	One Family Residence - Teardown/Rebuild	\$1,250	\$625	\$1,875	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Addition to Primary Residence (less than 1,000 s.f.)	\$500	\$250	\$750	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Addition to Primary Residence (greater than or equal to 1,000 s.f.)	\$800	\$400	\$1,200	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Detached Accessory Building/Structure (less than 150 s.f.)	\$0	\$100	\$100	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Detached Accessory Building/Structure (greater than or equal to 150 s.f.)	\$500	\$250	\$750	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Pool/Hot Tub and associated Mechanical Equipment (includes associated deck, patio, walls, walkway, etc.)	\$800	\$400	\$1,200	

Town of North Castle Master Fee Schedule - Revised 11/18/2020

RPRC Fees

Town Code Chapter Title	Chapter Number	Code Section	Fee Type	Fee Description	Engineering Fee Amount	Planning Fee Amount	Total Amount	Additional Notes
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Recreational Court (tennis, basketball, volleyball, etc.) and Associated Utilities	\$800	\$400	\$1,200	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Deck, porch, patio, pergola	\$200	\$100	\$300	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Walkway, piers, wall, gate	\$100	\$50	\$150	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Fence	\$0	\$50	\$50	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Mechanical Equipment (generator, fuel storage tank, etc.) and Associated Utilities	\$100	\$50	\$150	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Installation or Modification of Driveway/Driveway Surface - Under 250 square feet	\$0	\$0	\$0	See § 355-26C(3). RPRC EXEMPT
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Installation or Modification of Driveway/Driveway Surface - Over 250 square feet	\$400	\$200	\$600	

Town of North Castle Master Fee Schedule - Revised 11/18/2020

RPRC Fees

Town Code Chapter Title	Chapter Number	Code Section	Fee Type	Fee Description	Engineering Fee Amount	Planning Fee Amount	Total Amount	Additional Notes
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Solar Panels	\$0	\$50	\$50	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Installation or Modification of Stormwater Practice/Drainage Facilities	\$400	\$200	\$600	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	For proposed actions not listed above	\$150	\$75	\$225	per 1,000 s.f. of disturbance or fraction thereof

1. In the event the RPRC determines that Planning Board approval is required, any RPRC Review Fees already paid by the applicant shall be applied towards the escrow review account to be established by the Planning Board.
2. In the event the RPRC determines that an Administrative Wetland Permit is required, an Administrative Wetland Permit application shall be filed with the appropriate fee, as indicated in the Administrative Wetland Permit Fee Schedule.



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: 13 Maple Way, Armonk, NY, 10504

Section III- DESCRIPTION OF WORK:

Demolition of existing 824 SF patio, installation of 121 SF spill over masonry spa, and 1095 SF patio, as well as resurfacing of existing gunite pool plaster. Modification to existing pool code barrier fence to enclose new proposed hot tub location

Section III- CONTACT INFORMATION:

APPLICANT: Neave Group - Outdoor Solutions
ADDRESS: 80 Airport Drive, Wappingers Falls, NY, 12590
PHONE: 845-463-0592 MOBILE: _____ EMAIL: mickey@neavegroup.com

PROPERTY OWNER: David Gasch
ADDRESS: 13 Maple Way, Armonk, NY, 10504
PHONE: _____ MOBILE: _____ EMAIL: _____

PROFESSIONAL: Troy A. Wojciekofsky, PE
ADDRESS: PO Box 913, Wappingers Falls, NY, 12590
PHONE: 845.594.1529 MOBILE: _____
EMAIL: woj12@optonline.net

Section IV- PROPERTY INFORMATION:

Zone: R2A Tax ID (lot designation) 101.04-2-79



**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: Gasch Residence Site Plans

Initial Submittal Revised Preliminary

Street Location: 13 Maple Way, Armonk, NY, 10504

Zoning District: R2A Property Acreage: 2.0 AC Tax Map Parcel ID: 101.04-2-79

Date: 9/27/22

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.



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

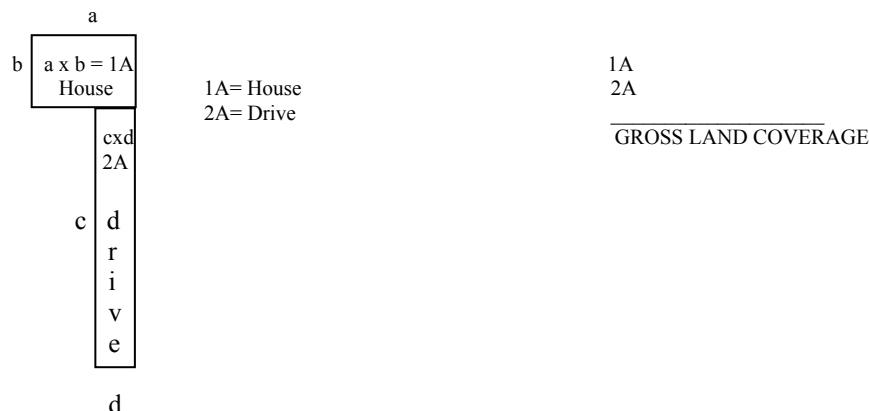
PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

GROSS LAND COVERAGE WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross land coverage of a property as necessary to show compliance with gross land coverage limitations of the Town Code.

1. Scaled worksheets are to be prepared based upon a site plan which represents existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All site plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. Each component of the gross land coverage is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each component is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the gross land coverage for the entire site.
4. Any exception of land coverage from the gross land coverage must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
5. A schematic illustration of the format is shown below



LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

Lot Size	Maximum Permitted Gross Land Coverage for One-Family Dwelling Lots ¹ (square feet)
Less than 5,000 square feet	50% of the lot area
5,000 to 9,999 square feet	2,500 plus 30% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	4,000 plus 24% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	5,200 plus 18% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	6,420 plus 15% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	8,050 plus 12% of the lot area in excess of 0.75 acres
1.0 to 1.999 acres	9,350 plus 9% of the lot area in excess of 1.0 acres
2.0 acres or more	13,270 plus 7.5% of the lot area in excess of 2.0 acres

*Permitted gross land coverage limitations for two-family dwelling lots in the R-2F District shall be twenty five (25) percent greater than that permitted for one-family dwelling lots.

NOTWITHSTANDING ABOVE LIMITATIONS, AN ADDITIONAL 10 SQUARE FEET OF GROSS LAND COVERAGE SHALL BE PERMITTED FOR EACH ONE FOOT OF FRONT YARD SETBACK OF THE PRINCIPAL DWELLING IN EXCESS OF THE MINIMUM FRONT YARD SETBACK REQUIRED.



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

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: Gasch Hot Tub Installation Date: 9/27/22

Tax Map Designation or Proposed Lot No.: 101.04-2-79

Floor Area

- | | | |
|-----|---|------------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>2.0 AC or 87120</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>10122</u> |
| 3. | Amount of floor area contained within first floor:
— <u>2310</u> existing + _____ proposed = _____ | <u>2310</u> |
| 4. | Amount of floor area contained within second floor:
— <u>1024</u> existing + _____ proposed = _____ | <u>1024</u> |
| 5. | Amount of floor area contained within garage:
— _____ existing + _____ proposed = _____ | _____ |
| 6. | Amount of floor area contained within porches capable of being enclosed:
— _____ existing + _____ proposed = _____ | _____ |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
— <u>1024</u> existing + _____ proposed = _____ | <u>1024</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
— _____ existing + _____ proposed = _____ | _____ |
| 9. | Amount of floor area contained within all accessory buildings: _____ existing + _____ proposed = _____ | _____ |
| 10. | Proposed floor area : Total of Lines 3 – 9 = _____ | <u>4358</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.

Signature and Seal of Professional Preparing Worksheet

9/27/22
Date



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

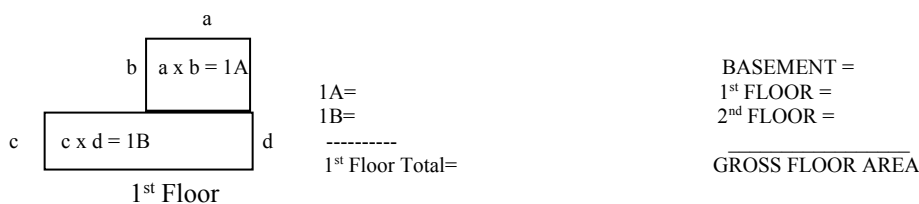
PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

GROSS FLOOR AREA WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross floor area of a building or group of buildings as necessary to show compliance with a building or group of buildings as necessary to show compliance with floor area limitations of the Town Code or as otherwise necessary to illustrate the intended or potential use of a structure.

1. Scaled worksheets are to be prepared based upon floor plans which represent existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All floor plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. The floor area of each floor is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each floor is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the floor area for the entire floor.
4. A similar summary table is to be provided listing the total floor area of each floor within the resulting floor area of each building.
5. Any exception of floor area from the gross floor area must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
6. A schematic illustration of the format is shown below.



LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

FLOOR AREA, GROSS -- The sum of the horizontal areas of the several stories of the building or buildings, excluding any floor area used for off-street parking or loading purposes (except for one- and two-family residences), measured from the exterior walls or, in the case of a common wall separating two buildings, from the center line of such a common wall, and including any two-story or any enclosed porch, or one having a roof and capable of being enclosed. See the definition of "basement" for exclusion of basement/mechanical areas in nonresidential buildings from "floor area, gross." For one- and two-family residences, any attic space with a floor to ceiling height of 7.5 feet or greater shall be included as part of gross floor area, as shall those portions of any basement with a floor to ceiling height of 7.5 feet or greater if the basement is considered a "story" in accordance with one of the following three alternative measurements:

- A. Where the finished surface of the floor above the basement is more than six feet above average grade.
- B. Where the finished surface of the floor above the basement is more than six feet above the finished ground level for more than 50% of the total building perimeter.
- C. Where the finished surface of the floor above the basement is more than 12 feet above the finished ground level at any point along the building perimeter.

Lot Size	Maximum Permitted Gross Floor Area for One-Family Dwellings and Accessory Buildings ¹ (square feet)
Less than 5,000 square feet	1,875 or 50% of the lot area, whichever is greater
5,000 to 9,999 square feet	2,500 plus 25% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	3,750 plus 20% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	4,750 plus 15% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	5,768 plus 10% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	6,856 plus 8% of the lot area in excess of 0.75 acres
1.0 to 1.499 acres	7,727 plus 6% of the lot area in excess of 1.0 acres
1.5 to 1.999 acres	9,034 plus 5% of the lot area in excess of 1.5 acres
2.0 to 3.999 acres	10,122 plus 4% of the lot area in excess of 2.0 acres
4.0 acres or more	13,607 plus 3% of the lot area in excess of 4.0 acres

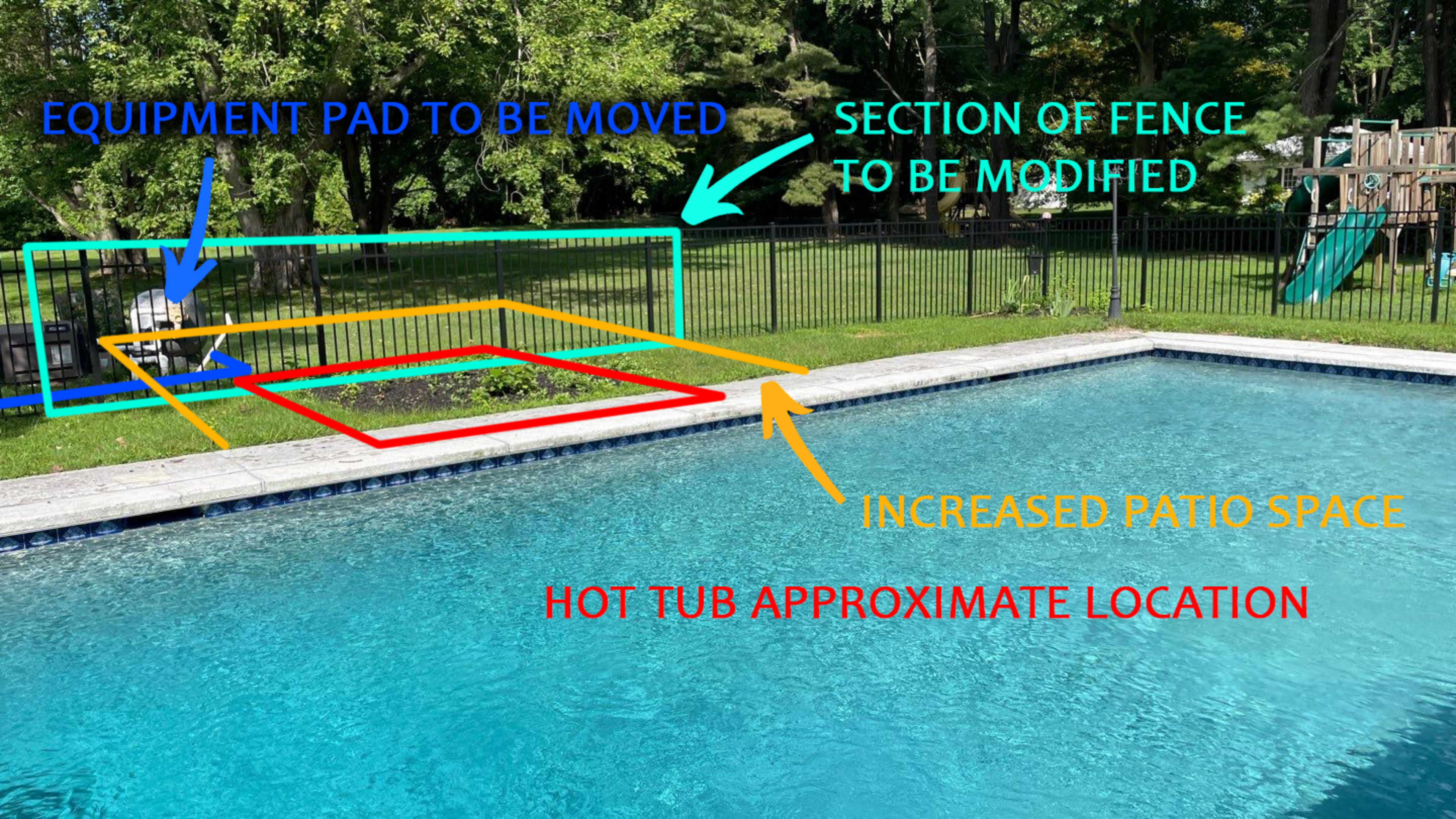
*Permitted gross floor area for two-family dwellings in the R-2F District shall be one-third (1/3) greater than that permitted for one-family dwellings.

EQUIPMENT PAD TO BE MOVED

SECTION OF FENCE TO BE MODIFIED

INCREASED PATIO SPACE

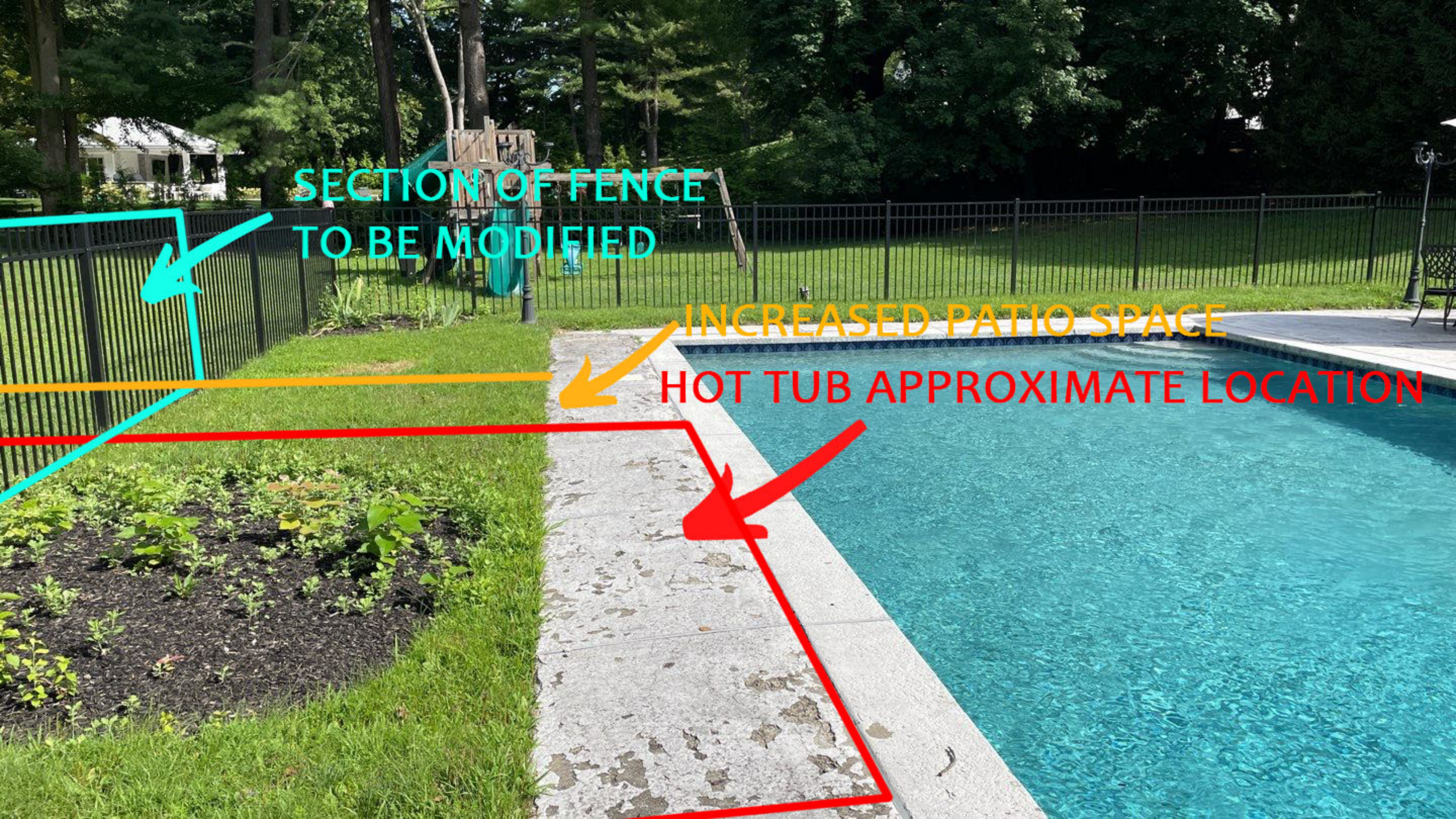
HOT TUB APPROXIMATE LOCATION



SECTION OF FENCE
TO BE MODIFIED

INCREASED PATIO SPACE

HOT TUB APPROXIMATE LOCATION



TO BE MODIFIED

REDUCED PATIO SPACE



HOT TUB APPROXIMATE LOCATION
(PLACED ON THIS SIDE OF POOL)



EQUIPMENT PAD TO BE MOVED



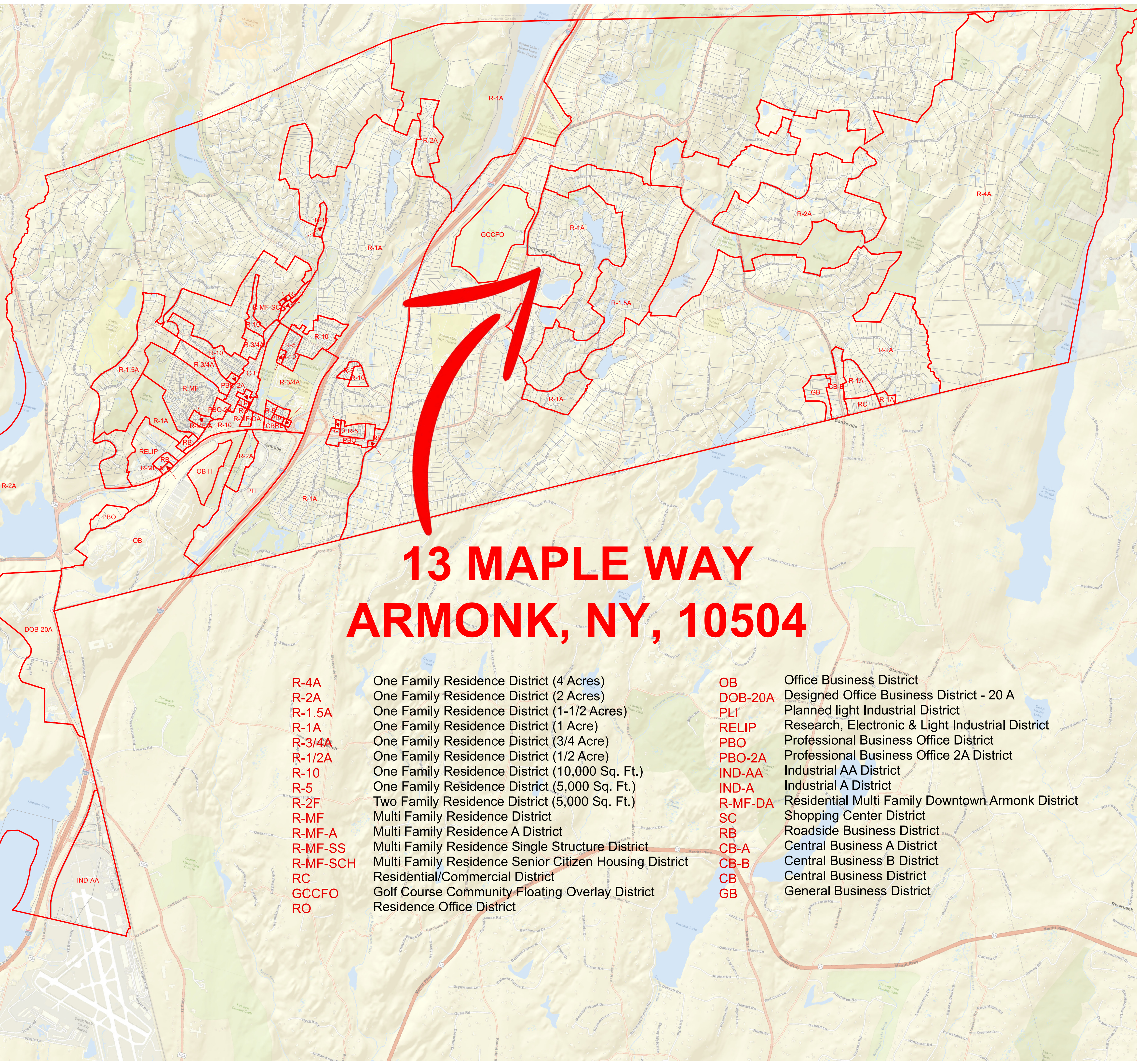
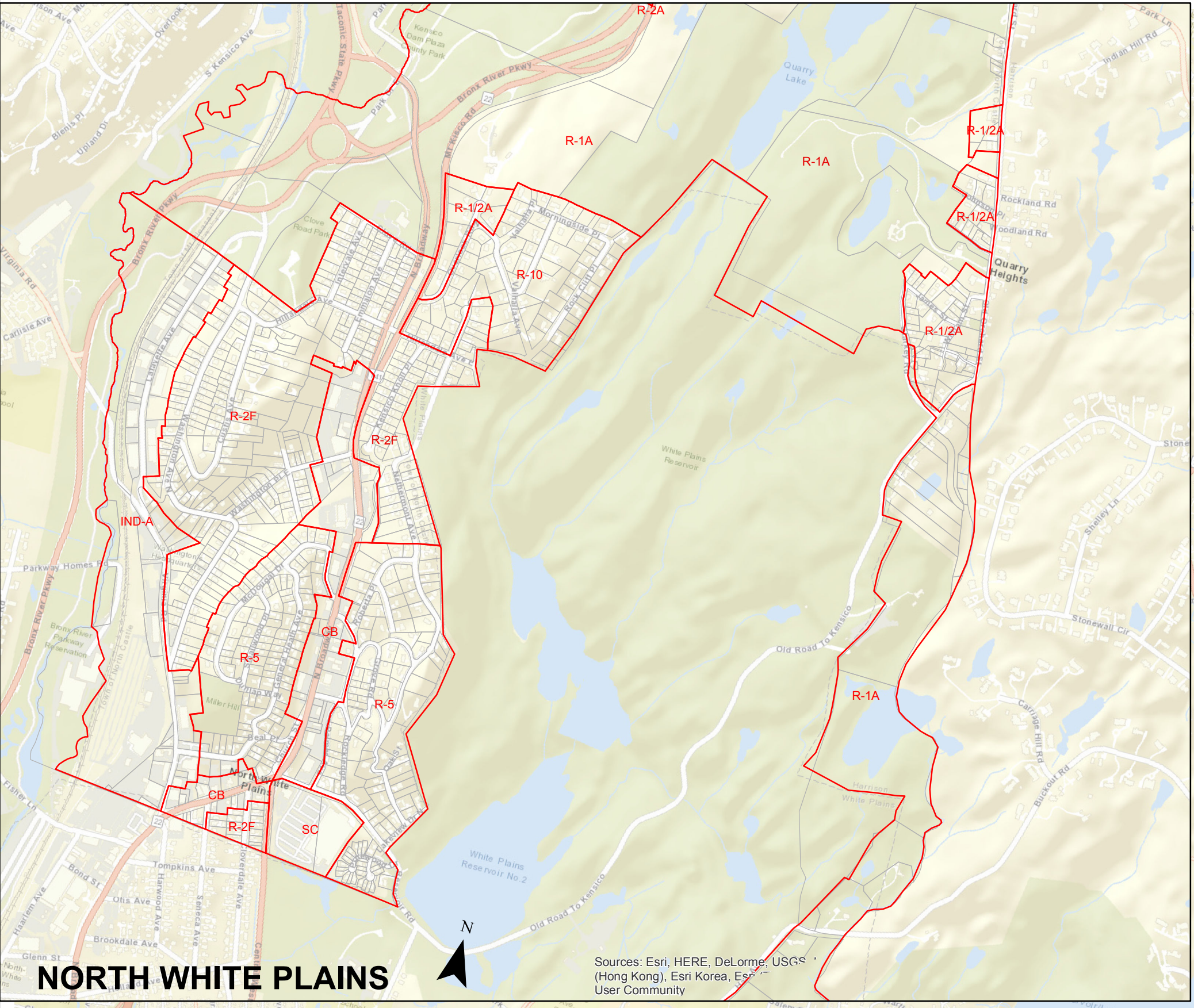
EQUIPMENT PAD TO BE MOVED



INCREASED PATIO SPACE

**SECTION OF FENCE
TO BE MODIFIED**

HOT TUB APPROXIMATE LOCATION

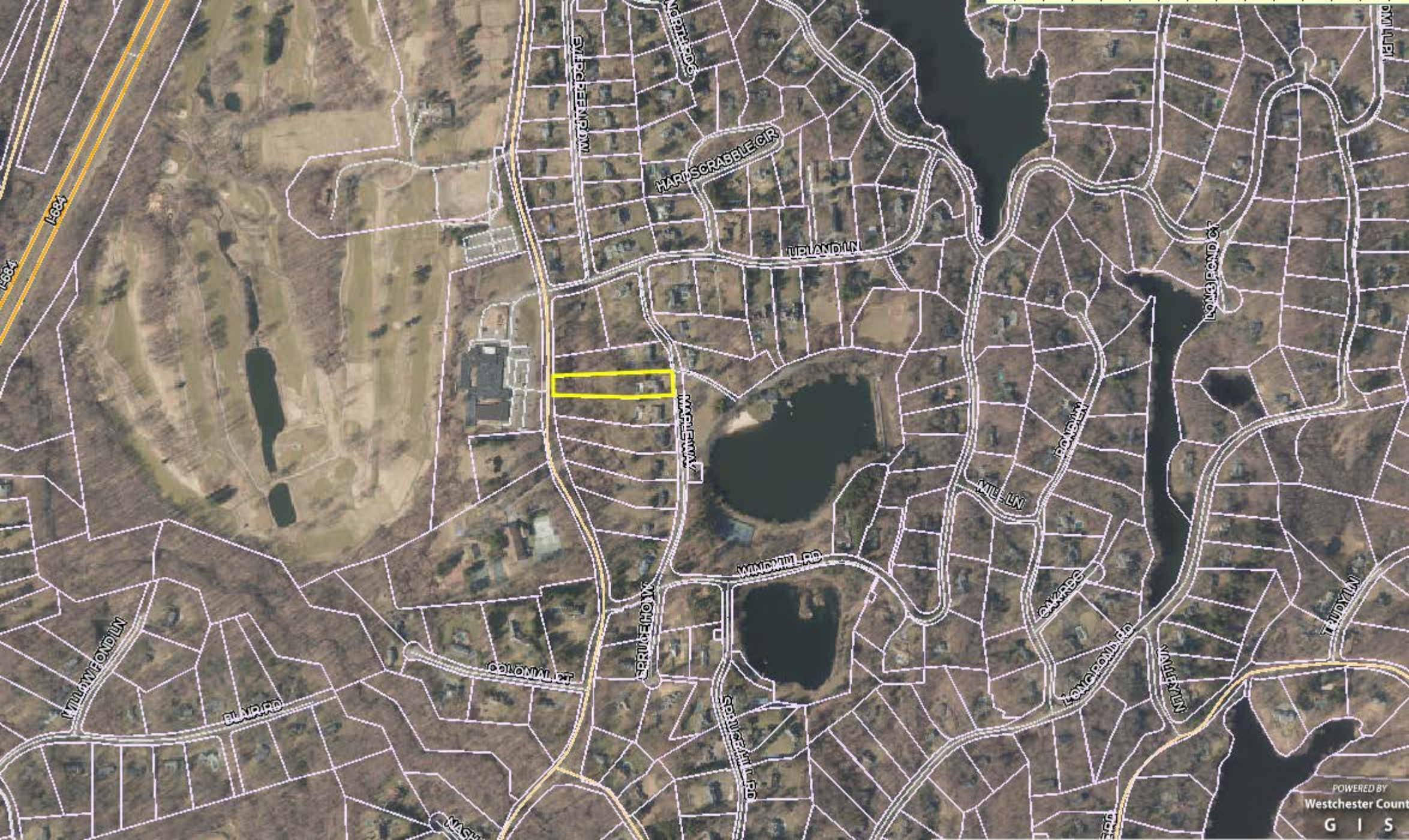


13 MAPLE WAY ARMONK, NY, 10504

- | | | | |
|-----------------|--|----------------|---|
| R-4A | One Family Residence District (4 Acres) | OB | Office Business District |
| R-2A | One Family Residence District (2 Acres) | DOB-20A | Designed Office Business District - 20 A |
| R-1.5A | One Family Residence District (1-1/2 Acres) | PLI | Planned light Industrial District |
| R-1A | One Family Residence District (1 Acre) | RELIP | Research, Electronic & Light Industrial District |
| R-3/4A | One Family Residence District (3/4 Acre) | PBO | Professional Business Office District |
| R-1/2A | One Family Residence District (1/2 Acre) | PBO-2A | Professional Business Office 2A District |
| R-10 | One Family Residence District (10,000 Sq. Ft.) | IND-AA | Industrial AA District |
| R-5 | One Family Residence District (5,000 Sq. Ft.) | IND-A | Industrial A District |
| R-2F | Two Family Residence District (5,000 Sq. Ft.) | R-MF-DA | Residential Multi Family Downtown Armonk District |
| R-MF | Multi Family Residence District | SC | Shopping Center District |
| R-MF-A | Multi Family Residence A District | RB | Roadside Business District |
| R-MF-SS | Multi Family Residence Single Structure District | CB-A | Central Business A District |
| R-MF-SCH | Multi Family Residence Senior Citizen Housing District | CB-B | Central Business B District |
| RC | Residential/Commercial District | CB | Central Business District |
| GCCFO | Golf Course Community Floating Overlay District | GB | General Business District |
| RO | Residence Office District | | |

0 800 1,600 3,200 Feet
1 inch = 1,650 feet





I-684

WINDMILL LN

BLIND RD

COLONIAL CT

BRIDGE HWY

WINDMILL LN

HANDSCRABBLE CR

WINDMILL LN

WINDMILL RD

WINDMILL LN

MILE LN

ROCK LN

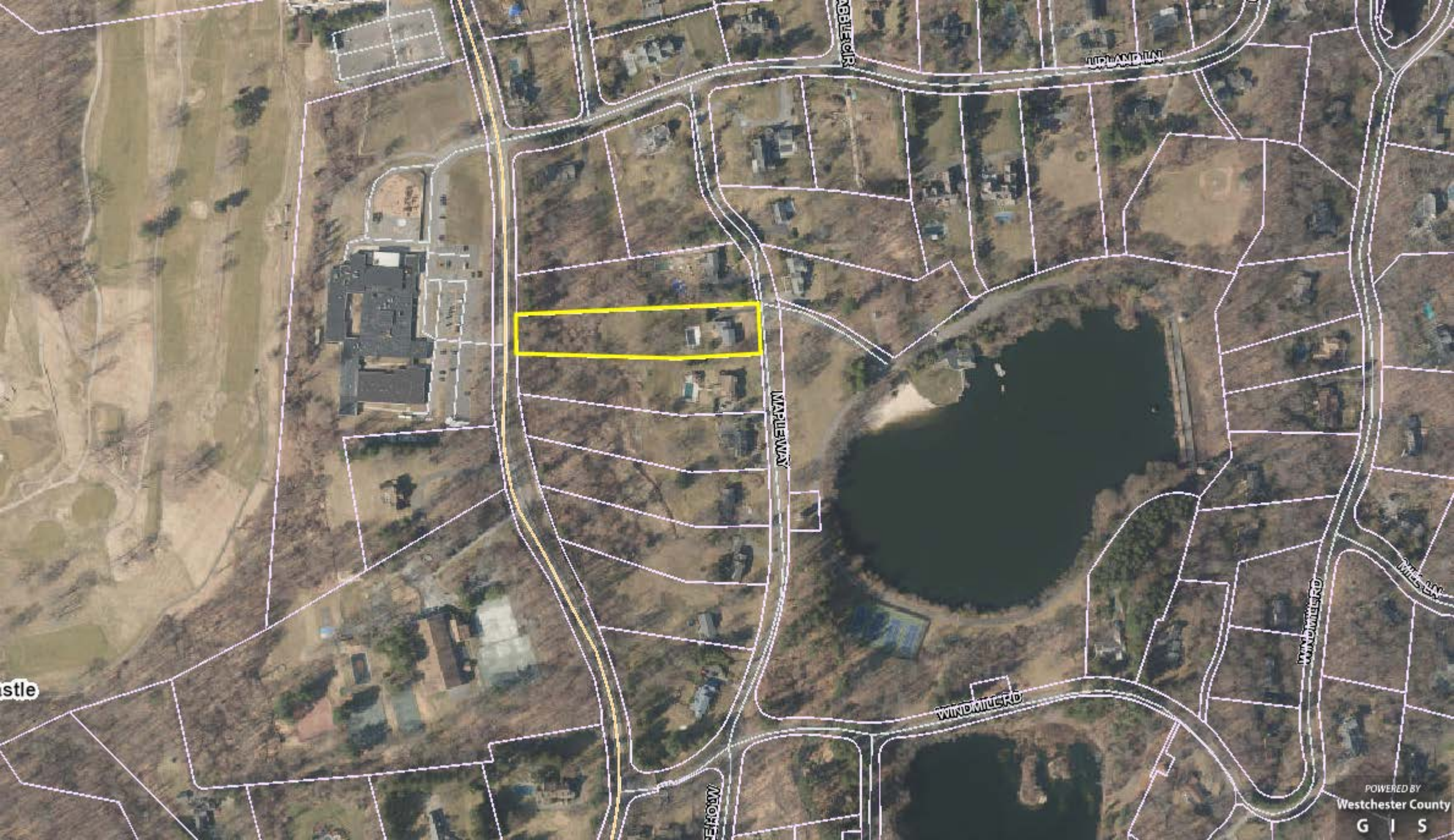
OXBOW

LONG POND RD

VALLEY LN

LONG POND CT

TUDY LN



MAPLEWAY

WINDMILL LN

MAPLEWAY

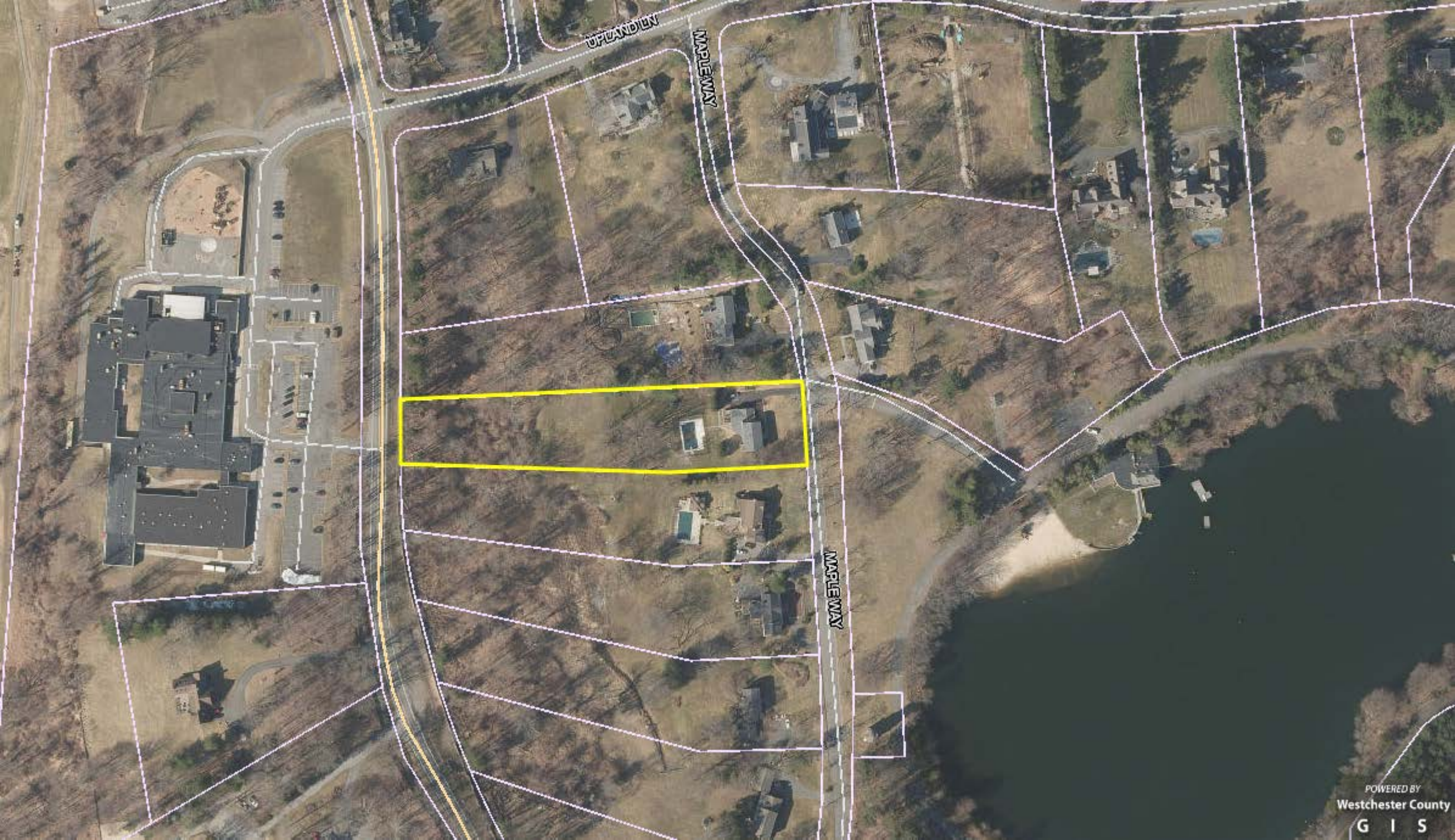
WINDMILL RD

WINDMILL RD

WINDMILL LN

MAPLEWAY

Castle



NORLANDIA

MAPLE WAY

MAPLE WAY



1 UPLAND LN
101.04-2-1

101.04-2-2

16 MAPLE WAY
101.04-2-5

15 MAPLE WAY
101.04-2-80

13 MAPLE WAY
101.04-2-79

11 MAPLE WAY
101.04-2-78

9 MAPLE WAY
101.04-2-77

101.04-2-70 101
13 MAPLE WAY 13

101.04-2-70 101
11 MAPLE WAY 11

101.04-2-70 101
8 MAPLE WAY 8

14 MAPLE WAY
101.04-2-6

100.031

105.12

113.23

133.36

60.266

150.00

BEDFORD RD

MAPLE

MAPLEWAY

289.23

296.08

585.31

80

2.17Ac

639.04

639.04

79

51.94

3.50

56.01

449.40

2.00Ac

200.00

150.00

78

2.00Ac

457.43

200.00

150.00

77

2.00Ac

453.67

200.00

150.00

2.02Ac

419.13

109.37

180.44

60.99

162.09

6

1.94Ac(S)

127.90

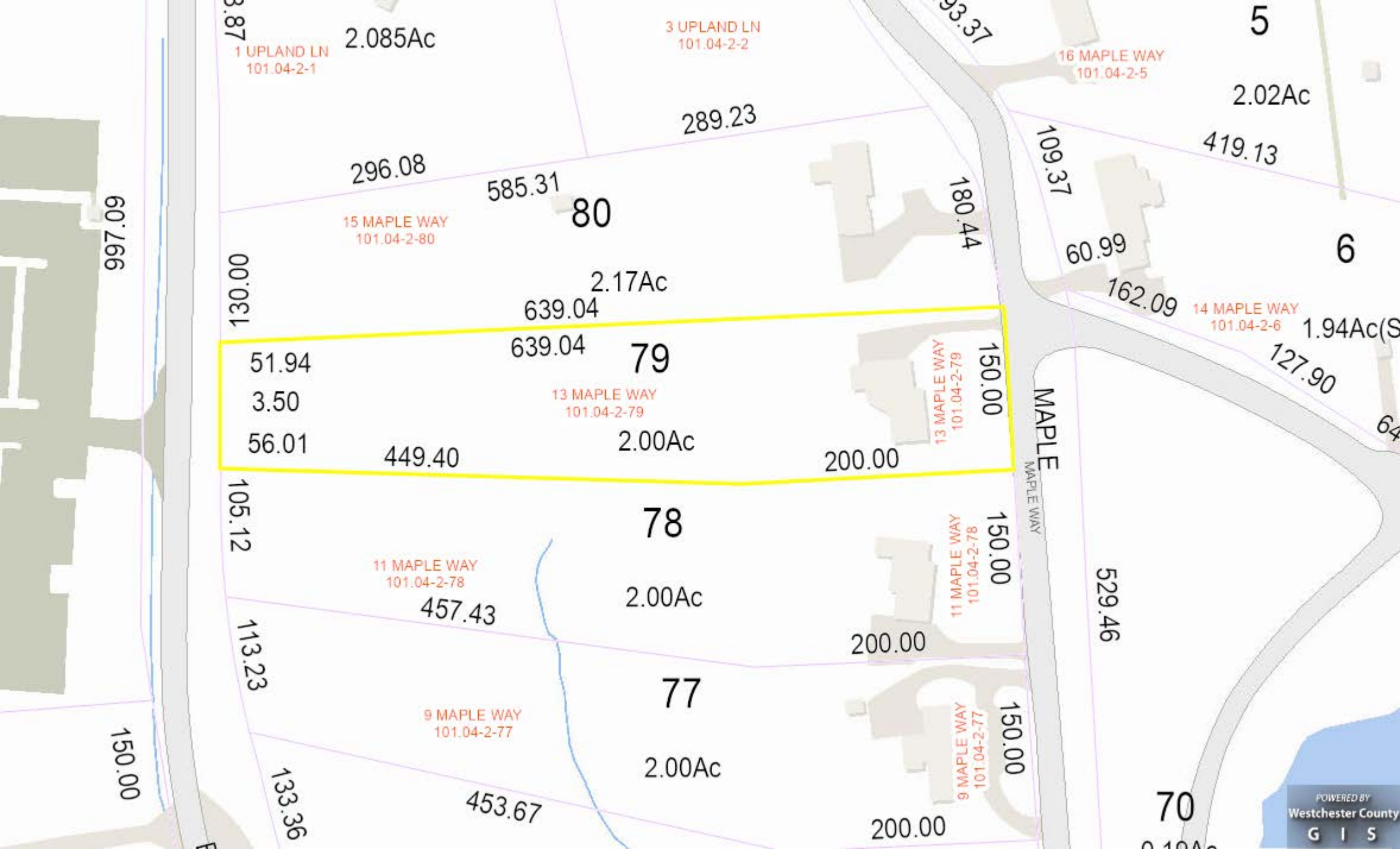
64

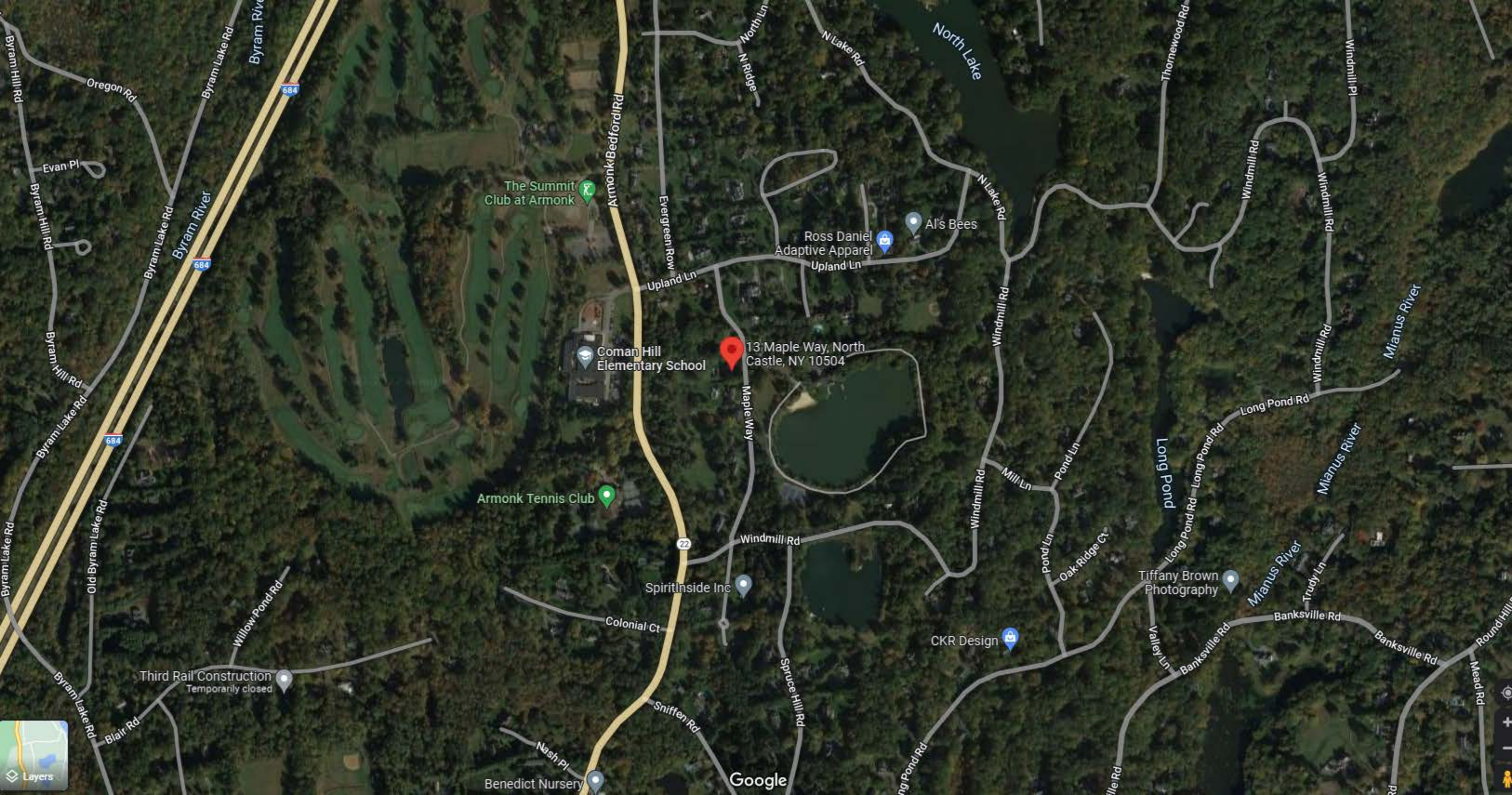
529.46

70

13 MAPLE WAY, ARMONK, NY







The Summit Club at Armonk

Coman Hill Elementary School

13 Maple Way, North Castle, NY 10504

Ross Daniel Adaptive Apparel

Al's Bees

Armonk Tennis Club

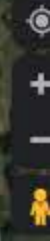
Spirit Inside Inc

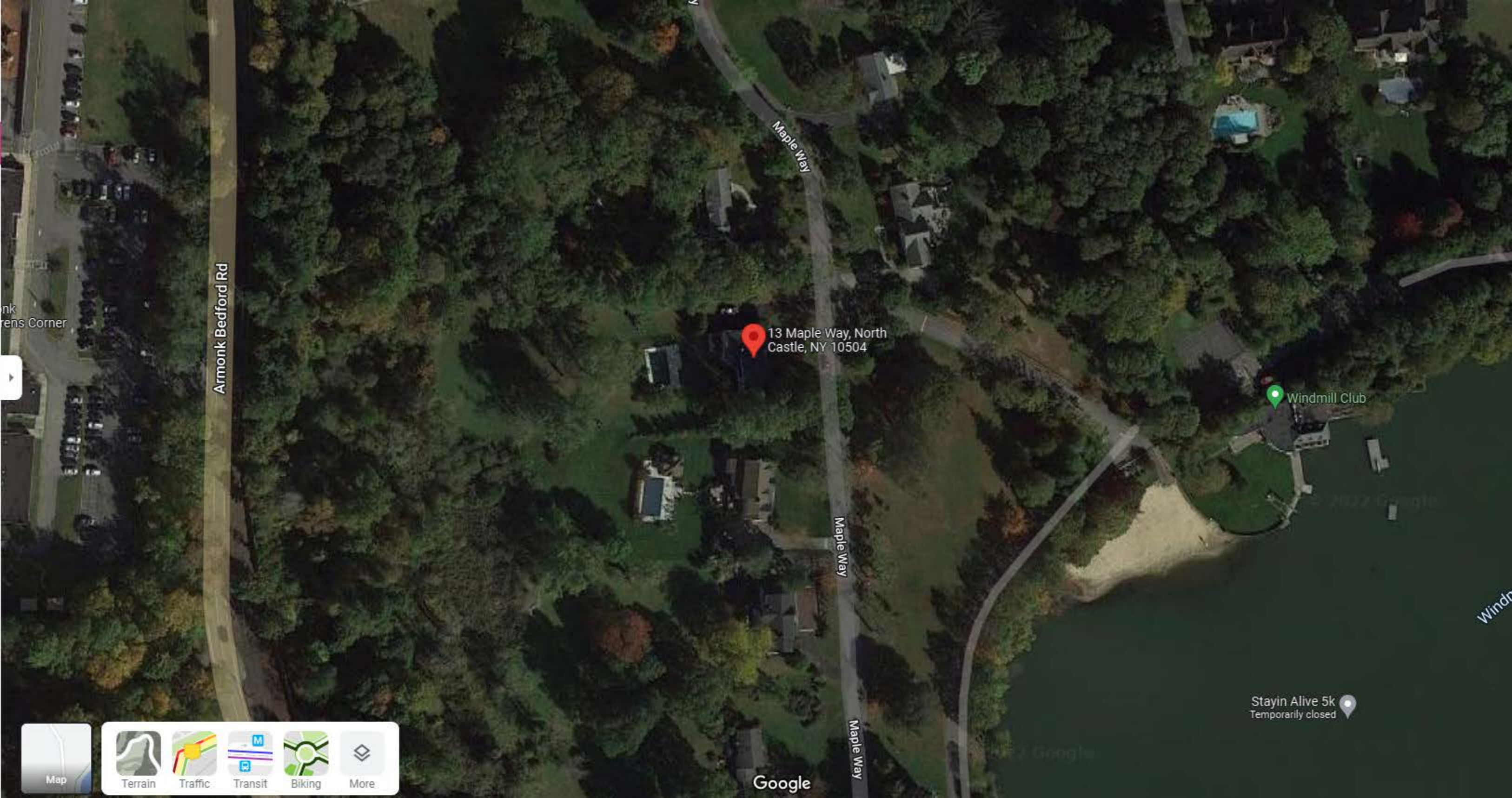
CKR Design

Tiffany Brown Photography

Third Rail Construction Temporarily closed

Google





Armonk Bedford Rd

Maple Way

Maple Way

Maple Way

13 Maple Way, North Castle, NY 10504

Windmill Club

Stayin Alive 5k
Temporarily closed

Map

Terrain Traffic Transit Biking More

Google

VGB Series

The AquaStar line of suction outlet covers, compliant with the Virginia Graeme-Baker Pool and Spa Safety Act (ANSI/APSP 16-2011 and NSF/ANSI 50-2009a)

FEATURES

For single or multiple drain use
(see installation instructions)

Single – floor only
Min. 2" pipe inside/ 2½" pipe outside:
158 GPM at 1.2 fps

Floor only:
196.4 GPM at 1.5 fps
130.9 GPM at 1.0 fps

When 1.0 or 1.5 fps installations are not
required, always use the lower tested flow rate

42 square inch opening

#316 stainless steel screws

Disposable plaster shield included prevent
debris from entering sump and to retain shape
during pool finish

Waterstop around edges prevents water leaks

Unique circle design is filled with
plaster/pebble to blend into pool finish

Manufactured from superior UV-resistant PVC

One port:

Bottom 2½" spigot x 2" socket x 2" NPT

All components meet or exceed ANSI/APSP
16-2011 and NSF/ANSI 50-2009a national
standards and ASTM G154 UV testing exposure

Replace every five years from the date
of installation

1 per case

U.S. patent pending

Unblockable!
No second drain or SVRS required –
two drains in one



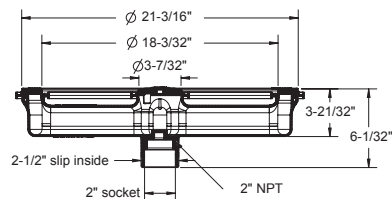
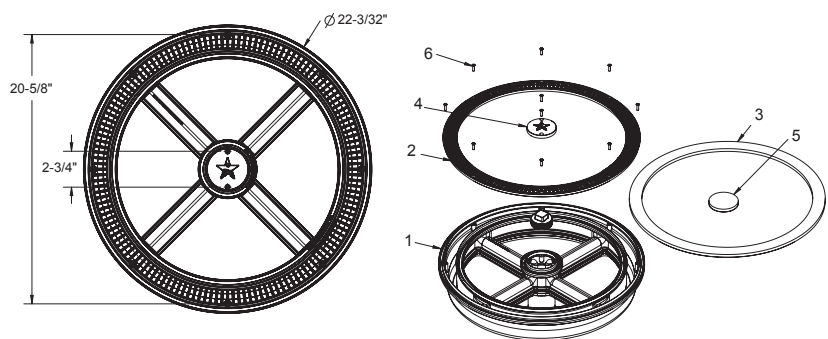
Optional T-Wrench
p/n FC16102

Part # FCxxx

STANDARD COLORS

- FC101 – White
- FC102 – Black
- FC103 – Light Gray
- FC104 – Blue
- FC105 – Dark Gray
- FC108 – Tan

VGB 2008 Compliant



1. Sump body
2. Drain cover
3. Plaster shield – outer circle
4. Center cap
5. Plaster shield – inner circle
6. #10-32 x 3/4 flat head Phillips screw, 316 ss, qty 10
7. 2" NPT plug

VGB Series

The AquaStar line of suction outlet covers, compliant with the Virginia Graeme-Baker Pool and Spa Safety Act (ANSI/APSP 16-2011 and NSF/ANSI 50-2009a)

Optional Self-Contained Hydro Static Valve
p/n HVCxxx

Drain Cover also sold separately
p/n FC09xxx

Center Logo Cap also sold separately
p/n FC08xxx

Full Circle Drain Cover, Center Cap and Screws
p/n FC20xxx



Optional Hydrostatic Valve
with Collector Tube
Part # HVCxxx

Top view of completed Full Circle[®] drain

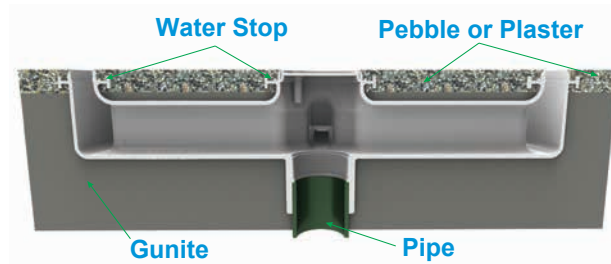


Drain Cover, Sump, Hydrostatic Valve
with collector tube p/n FCHVxxx

STANDARD COLORS

- FCHV101 – White
- FCHV102 – Black
- FCHV103 – Light Gray
- FCHV104 – Blue
- FCHV105 – Dark Gray
- FCHV108 – Tan

Cross-section of completed Full Circle[®] drain



VGB 2008 Compliant

TECHNICAL DATA

DESCRIPTION: **Gunte 7101** Repair Mortar is a shrinkage-compensated, fiber reinforced, cement based mortar. **Gunte 7101** contains polymers and special additives which improve the properties and offer high strength and superior performance for structural concrete repair. **Gunte 7101** is specially designed for concrete or masonry substrates and can be applied vertically or overhead by low pressure spraying and troweling.

USE FOR: Bridges and roadways, tunnels and piers, manhole and sewer repairs, elevated concrete slabs, parking decks, piers and bulkheads

- ADVANTAGES:**
- Fibers provide superior tensile and flexural strengths and reduced drying shrinkage
 - Designed for concrete or masonry substrates
 - Shrinkage compensated
 - Contains polymers/ additives for high strength/ high bond structural repairs
 - Use on vertical or overhead repairs
 - Formulated for wet or dry process equipment

	3 DAYS	7 DAYS	28 DAYS
Compressive Strength (ASTM C 109 Modified)	4000 psi (27.4 MPa)	7500 psi (51.4 MPa)	8000 psi (55.0 MPa)
Bond Strength (ASTM C 882 Modified)	1000 psi (6.9 MPa)	1550 psi (10.3 MPa)	2250 psi (15.4 MPa)
Flexural Strength (ASTM C 348)		1200psi (8.2 MPa)	2000 psi (13.7 MPa)
Splitting Tensile (ASTM C 496)		500 psi (3.4 MPa)	900 psi (6.2 MPa)
Unit Weight	135 lb/ft ³ (2.275 kg/m ³)		
Drying Shrinkage (ASTM C 157 Modified)	-.035 % (Dry Cured)		
Scaling Resistance 50 cycles (ASTM C 672)	none		
Rapid Chloride Permeability (ASTM C 1202)	<500 Coulombs		
Freeze Thaw 300 cycles	< 1% loss 99% RDM		
Pot Life	45 minutes		

TECHNICAL DATA

PREPARATION: Concrete: Perform surface preparation in compliance with ICRI Technical Guideline No. 03730 "Guide for Surface Preparation for the Repair of Deteriorated Concrete Resulting from Reinforcing Steel Corrosion". Remove all unsound or delaminated concrete providing a minimum of 1/4" (6 mm) substrate profile and 3/4" (20 mm) clearance behind corroded reinforcing steel. The perimeter of the area to be patched should saw cut to a minimum depth of 1/4" (6 mm) to prevent feathered edges. After concrete removal and prior to placement, mechanically abrade the concrete surface to remove all bond-inhibiting materials from the concrete substrate and to provide additional mechanical bond. Presoak the prepared concrete surface to provide a saturated, surface dry (SSD) condition.

Corroded Reinforcing Steel: Remove all oxidation and scale from the exposed reinforcing steel in accordance with ICRI Technical Guideline No. 03730 "Guide to Surface Preparation for the Repair of Deteriorated Concrete Resulting from Reinforcing Steel Corrosion". For additional protection from future corrosion, coat the prepared reinforcing steel with HP Bondit III.

MIXING: Add up to 4 quarts of potable water per 50 lb bag of **Gunite 7101**. Mechanically mix using a mixer of an appropriate size. Pour approximately 90% of the water into the mixing container then charge the mixer with the bagged material. Add the remaining water as required. Mix for 3 to 5 minutes until a homogeneous consistency is achieved.

APPLICATION: For spray applications, confirm with pump supplier suitability of equipment to spray Gunite 7101 Repair Mortar. Remove all excess water from the saturated substrate and apply while taking proper consideration for compaction around reinforcing steel. If applying by hand, scrub a bond coat of Gunite 7101 Repair Mortar into the prepared surface with a stiff bristle broom or brush. Gunite 7101 Repair Mortar must be placed before the bond coat dries. When applying with multiple lifts, scratch the preliminary lift before initial set. Apply the next lift after the preliminary lift has reached final set. If the succeeding lift is not to be immediately placed, keep the surface continually moist. Cut-off or level as required matching the original concrete elevation. Finish the final surface as required.

APPLICATION THICKNESS: Vertical & Overhead: 3/8 to 2" (10 to 50 mm) per lift.

CURING: Proper curing is extremely important and should be conducted in accordance with ACI 308 "Standard Practice for Curing Concrete". Apply a curing compound such as US Cure & Seal that complies with the moisture retention requirements of ASTM C 309 or moist cure for a minimum of 7 days.

LIMITATIONS: **Gunite 7101** should be used when ambient temperatures are 40°F (4°C) and rising. Lower temperatures produce a slower set; higher temperatures produce a faster set. For temperatures below 40°F (4°C) consult with the manufacturer for special cold weather placement provisions which include but are not limited to conditioning of the materials, use of heated mix water and thermal protection. In hot weather use chilled water for mixing.

PACKAGING: **Gunite 7101** is packaged in 50 lb, 80 lb or 3000 lb bags. Each 80 lb bag yields approximately .63 ft³ when mixed with water.

CAUTION: WARNING! CONTAINS FREE SILICA & PORTLAND CEMENT. DO NOT BREATHE DUST. May cause delayed lung injury (silicosis). Follow OSHA safety and health standards for crystalline silica (quartz). Cement powder or freshly mixed concrete grout or mortar may cause skin injury. Avoid contact with skin and wash exposed skin areas promptly with water. If any cement powder or mixture gets into the eyes, rinse immediately and repeatedly with water and get prompt medical attention.