

Gabriel E. Senor, P.C.

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August 3, 2020

Alan R. Kaufman, AICP Director of Planning Town of North Castle 17 Bedford Rd. Armonk, NY 10504

Re: ODOARDI – Vacant Lot

22 Nethermont Ave. - New House Construction

Tax ID: Section 122.16 – Block 4 – Lot 7

Dear Mr. Kaufman & Members of the Board,

This letter accompanies a response to comments and revisions to plans, in response to the comments received from the Planning Board Staff and Town Consulting Engineer.

The tax ID of the property is, Section 122.16 – Block 4 – Lot 7, and is in zoning district R-5 with a total land area of 0.16 acres (6,948 Sq. Ft). The property is situated on the easterly side of Nethermont Ave, approximately 180 feet from the intersection of Freedom Road.

The purpose of the application is to construct one (1) single family residence, which will be constructed to conform with all the Town of North Castle code requirements (Zoning, Building, Engineering, etc.). The existing lot is currently vacant with vegetation on the majority of the lot and a small gravel area along Nethermont Avenue. The lot currently has fourteen (14) trees located within the property lines (See Tree Inventory table on "Existing Conditions and Removals" plan, sheet 2 of 4) that have a caliper of 6" or greater. There are a total of twelve (12) trees proposed for removal, and ten (10) out of the twelve (12) trees proposed for removal are between 6" to 8" in caliper, while the remaining two (2) trees being removed are 12" and 16" in caliper. The two (2) trees that are not proposed for removal, are mature trees at 10" and 16" in caliper. There is a proposed landscape/planting plan included in the submittal which shows replacement trees for the proposed removals.

This application was presented to the board on January 27, 2020. At the planning board meeting the board expressed concerns regarding rock removal and the aesthetics of the home. In addition there were comments issued from bopth the members of the planning board and the town engineer. As part of this submittal we have addressed all comments issued by the board and the town engineer on January 24, 2020, including the concern of rock removal and the aesthetics of the home. The applicant has retained Geotechnical Engineering Services, P.C., to analyze the rock on the building site and advise on the methods of removal. A report has been included with the submittal.

If you have any additional questions, comments or concerns regarding the project, please feel free to contact our office.

Thank you for your consideration.

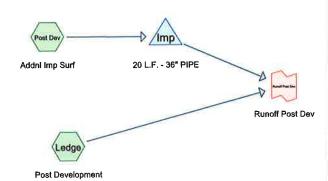
Very Truly Yours,

Eliot Senor, P.E., L.S.

22 NETHERMONT AVENUE 25 YEAR - 24 HOUR RAINFALL CALCULATIONS



Un-developed Grass













Routing Diagram for NETHERMONT HYDROCAD
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Area Listing (all nodes)

Area	CN	Description	
(acres)		(subcatchment-numbers)	
0.068	0.068 79 <50% Grass cover, Poor, HSG B (Le		
0.053	98	Impervious Area Constructed (Post Dev)	
0.078	98	Ledge (Ledge)	
0.120	100	Rock-Ledge (Pre Dev)	
0.319	95	TOTAL AREA	

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Soil Listing (all nodes)

Area	Soil	Subcatchment
(acres)	Group	Numbers
0.000	HSG A	
0.068	HSG B	Ledge, Pre Dev
0.000	HSG C	
0.000	HSG D	
0.251	Other	Ledge, Post Dev, Pre Dev
0.319		TOTAL AREA

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.068	0.000	0.000	0.000	0.068	<50% Grass cover, Poor	Ledge , Pre Dev
0.000	0.000	0.000	0.000	0.053	0.053	Impervious Area Constructed	Post Dev
0.000	0.000	0.000	0.000	0.078	0.078	Ledge	Ledge
0.000	0.000	0.000	0.000	0.120	0.120	Rock-Ledge	Pre
							Dev
0.000	0.068	0.000	0.000	0.251	0.319	TOTAL AREA	

NRCC 24-hr C 25 YEAR Rainfall=6.41"

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

Subcatchment Ledge: Post Development Runoff Area=4,642 sf 73.29% Impervious Runoff Depth>5.59" Flow Length=35' Slope=0.1800 '/' Tc=0.2 min CN=93 Runoff=0.75 cfs 0.050 af

Subcatchment Post Dev: Addnl Imp Surf Runoff Area=2,305 sf 100.00% Impervious Runoff Depth>6.17" Flow Length=35' Slope=0.1800 '/' Tc=0.2 min CN=98 Runoff=0.39 cfs 0.027 af

Subcatchment Pre Dev: Un-developed Grass Runoff Area=6,948 sf 75.49% Impervious Runoff Depth>5.82" Flow Length=60' Slope=0.1800 '/' Tc=3.8 min CN=95 Runoff=1.09 cfs 0.077 af

Pond Imp: 20 L.F. - 36" PIPE Peak Elev=498.94' Storage=67 cf Inflow=0.39 cfs 0.027 af

Outflow=0.27 cfs 0.027 af

Link Runoff Post Dev: Runoff Post Dev

Inflow=1.00 cfs 0.077 af
Primary=1.00 cfs 0.077 af

Total Runoff Area = 0.319 ac Runoff Volume = 0.154 af Average Runoff Depth = 5.80" 21.18% Pervious = 0.068 ac 78.82% Impervious = 0.251 ac

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Summary for Subcatchment Ledge: Post Development

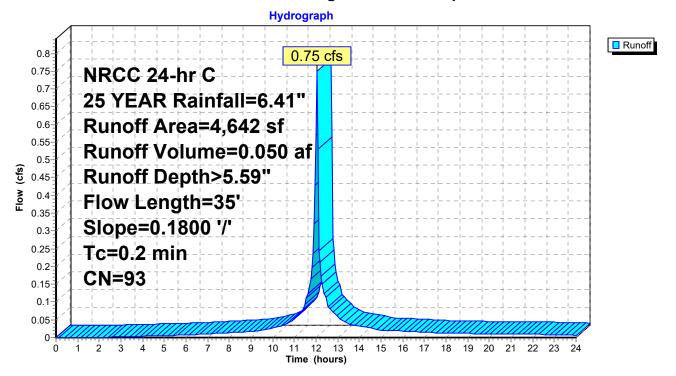
[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.75 cfs @ 12.05 hrs, Volume= 0.050 af, Depth> 5.59"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs NRCC 24-hr C 25 YEAR Rainfall=6.41"

_	A	rea (sf)	CN	<u>Description</u>						
*		3,402	98	Ledge						
		1,240	79	<50% Gras	s cover, Po	or, HSG B				
		4,642	93	Weighted A	verage					
		1,240		26.71% Pervious Area						
		3,402	,	73.29% lmp	pervious Ar	ea				
	_				_					
	Tc	Length	Slope	,	Capacity	Description				
	(min)	(feet)	(ft/ft)	(ft/sec)	(cfs)					
	0.2	35	0.1800	2.81		Sheet Flow,				
						Smooth surfaces	n= 0.011	P2= 3.50"		

Subcatchment Ledge: Post Development



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Summary for Subcatchment Post Dev: Addnl Imp Surf

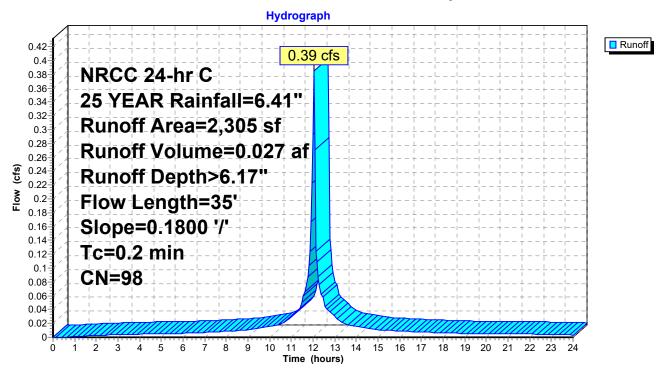
[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.39 cfs @ 12.05 hrs, Volume= 0.027 af, Depth> 6.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs NRCC 24-hr C 25 YEAR Rainfall=6.41"

_	Α	rea (sf)	CN	Description						
*		2,305	98	98 Impervious Area Constructed						
		2,305		100.00% In	npervious A	rea				
	Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description				
_	0.2		0.1800		(015)	Sheet Flow,				
	0.2	00	0.1000	2.01		Smooth surfaces	n= 0.011	P2= 3.50"		

Subcatchment Post Dev: Addnl Imp Surf



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Summary for Subcatchment Pre Dev: Un-developed Grass

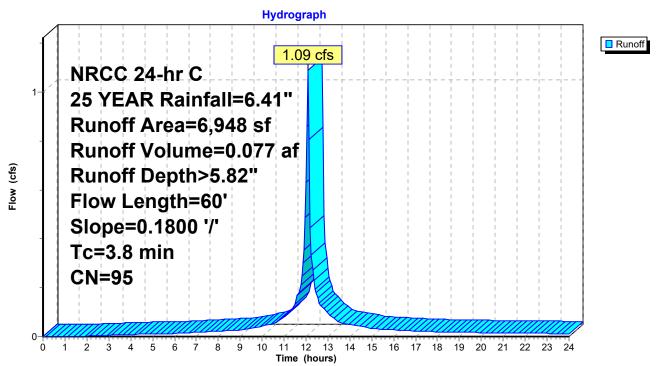
[49] Hint: Tc<2dt may require smaller dt

Runoff = 1.09 cfs @ 12.10 hrs, Volume= 0.077 af, Depth> 5.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs NRCC 24-hr C 25 YEAR Rainfall=6.41"

_	A	rea (sf)	CN	Description								
		1,703	79	<50% Gras	0% Grass cover, Poor, HSG B							
*		5,245	100	Rock-Ledge)							
		6,948	95	Weighted A	verage							
		1,703		24.51% Pervious Area								
		5,245		75.49% lmp	ervious Are							
	Tc	Length	Slope	,	Capacity	Description						
_	(min)	(feet)	(ft/ft)	(ft/sec)	(cfs)							
	3.8	60	0.1800	0.27		Sheet Flow,						
						Grass: Dense	n= 0.240	P2= 3.50"				

Subcatchment Pre Dev: Un-developed Grass



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Summary for Pond Imp: 20 L.F. - 36" PIPE

Inflow Area = 0.053 ac,100.00% Impervious, Inflow Depth > 6.17" for 25 YEAR event

Inflow = 0.39 cfs @ 12.05 hrs, Volume= 0.027 af

Outflow = 0.27 cfs @ 12.10 hrs, Volume= 0.027 af, Atten= 30%, Lag= 3.2 min

Primary = 0.27 cfs @ 12.10 hrs, Volume= 0.027 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs Peak Elev= 498.94' @ 12.10 hrs Surf.Area= 60 sf Storage= 67 cf

Plug-Flow detention time= 1.8 min calculated for 0.027 af (100% of inflow)

Center-of-Mass det. time= 1.6 min (741.5 - 739.8)

<u>Volume</u>	Invert	Avail.Storage	Storage Description
#1	497.50'	141 cf	36.0" Round Pipe Storage L= 20.0'
Device	Routing	Invert Outl	let Devices
#1	Primary	497.50' 3.0"	Vert. Orifice/Grate C= 0.600

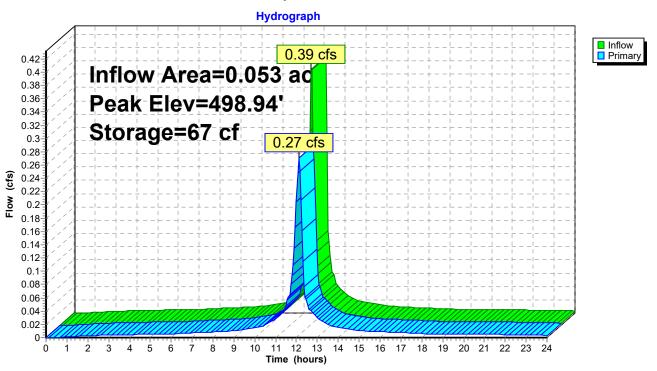
#1 Primary 497.50' **3.0" Vert. Orifice/Grate** C= 0.600
#2 Primary 500.00' **2.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=0.27 cfs @ 12.10 hrs HW=498.93' (Free Discharge)

1=Orifice/Grate (Orifice Controls 0.27 cfs @ 5.50 fps)

-2=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Pond Imp: 20 L.F. - 36" PIPE



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Summary for Link Runoff Post Dev: Runoff Post Dev

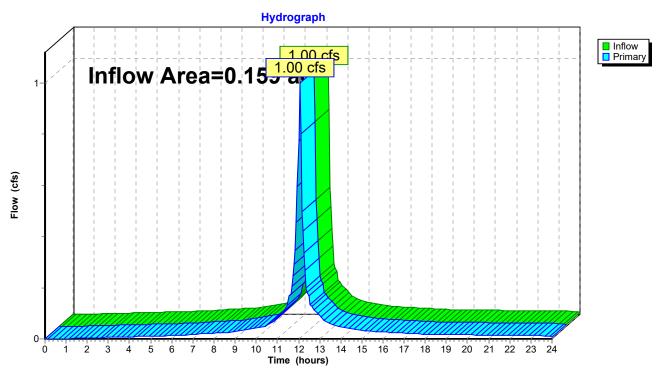
Inflow Area = 0.159 ac, 82.15% Impervious, Inflow Depth > 5.78" for 25 YEAR event

Inflow = 1.00 cfs @ 12.05 hrs, Volume= 0.077 af

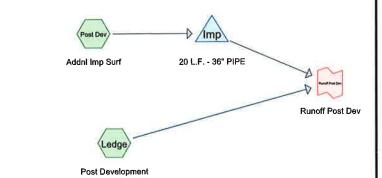
Primary = 1.00 cfs @ 12.05 hrs, Volume= 0.077 af, Atten= 0%, Lag= 0.0 min

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

Link Runoff Post Dev: Runoff Post Dev



22 NETHERMONT AVE 100 YEAR - 24 HOUR RAINFALL CALCULATIONS







Un-developed Grass







Routing Diagram for NETHERMONT HYDROCAD
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Area Listing (selected nodes)

Area	CN	Description
(acres)		(subcatchment-numbers)
0.068	79	<50% Grass cover, Poor, HSG B (Ledge, Pre Dev)
0.053	98	Impervious Area Constructed (Post Dev)
0.078	98	Ledge (Ledge)
0.120	100	Rock-Ledge (Pre Dev)
0.319	95	TOTAL AREA

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Soil Listing (selected nodes)

Area	Soil	Subcatchment		
(acres)	Group	Numbers		
0.000	HSG A			
0.068	HSG B	Ledge, Pre Dev		
0.000	HSG C			
0.000	HSG D			
0.251	Other	Ledge, Post Dev, Pre Dev		
0.319		TOTAL AREA		

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Ground Covers (selected nodes)

HSG-A	HSG-B	HSG-C	HSG-D	Other	Total	Ground	Subcatchment
 (acres)	(acres)	(acres)	(acres)	(acres)	(acres)	Cover	Numbers
0.000	0.068	0.000	0.000	0.000	0.068	<50% Grass cover, Poor	Ledge , Pre
							Dev
0.000	0.000	0.000	0.000	0.053	0.053	Impervious Area Constructed	Post
							Dev
0.000	0.000	0.000	0.000	0.078	0.078	Ledge	Ledge
0.000	0.000	0.000	0.000	0.120	0.120	Rock-Ledge	Pre
							Dev
0.000	0.068	0.000	0.000	0.251	0.319	TOTAL AREA	

NRCC 24-hr C 100 year Rainfall=9.23"

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

Subcatchment Ledge: Post Development Runoff Area=4,642 sf 73.29% Impervious Runoff Depth>8.38" Flow Length=35' Slope=0.1800 '/' Tc=0.2 min CN=93 Runoff=1.10 cfs 0.074 af

Subcatchment Post Dev: Addnl Imp Surf Runoff Area=2,305 sf 100.00% Impervious Runoff Depth>8.99" Flow Length=35' Slope=0.1800 '/' Tc=0.2 min CN=98 Runoff=0.56 cfs 0.040 af

Subcatchment Pre Dev: Un-developed Grass Runoff Area=6,948 sf 75.49% Impervious Runoff Depth>8.62" Flow Length=60' Slope=0.1800 '/' Tc=3.8 min CN=95 Runoff=1.58 cfs 0.115 af

Pond Imp: 20 L.F. - 36" PIPE Peak Elev=499.94' Storage=123 cf Inflow=0.56 cfs 0.040 af Outflow=0.36 cfs 0.040 af

Outilow=0.36 cis 0.040 ai

Link Runoff Post Dev: Runoff Post Dev Inflow=1.42 cfs 0.114 af

Primary=1.42 cfs 0.114 af

Total Runoff Area = 0.319 ac Runoff Volume = 0.229 af Average Runoff Depth = 8.60" 21.18% Pervious = 0.068 ac 78.82% Impervious = 0.251 ac

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

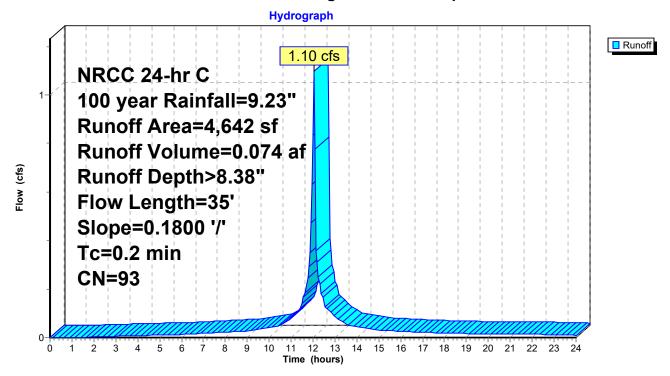
Runoff = 1.10 cfs @ 12.05 hrs, Volume= 0.074 af, Depth> 8.38"

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

_	Α	rea (sf)	CN	Description						
*		3,402	98	Ledge						
		1,240	79	<50% Gras	s cover, Po	or, HSG B				
		4,642	93	Weighted A	verage					
		1,240		26.71% Per	6.71% Pervious Area					
		3,402		73.29% lmp	pervious Ar	ea				
	т.	1 41-	Ola ii		0	December				
	Tc	Length	Slope	,	Capacity	Description				
_	(min)	(feet)	(ft/ft)) (ft/sec)	(cfs)					
	0.2	35	0.1800	2.81		Sheet Flow,				
						Smooth surfaces	n= 0.011	P2= 3.50"		

Summary for Subcatchment Ledge: Post Development

Subcatchment Ledge: Post Development



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Summary for Subcatchment Post Dev: Addnl Imp Surf

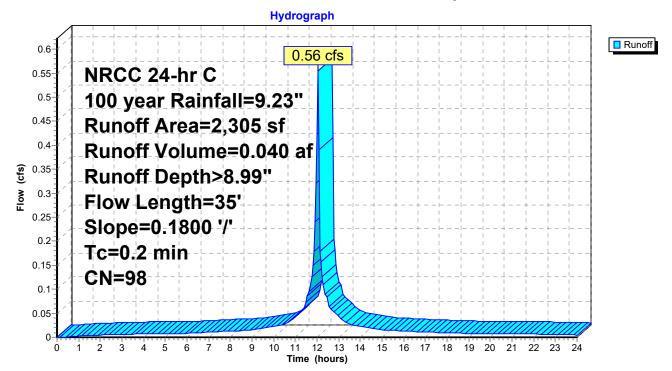
[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.56 cfs @ 12.05 hrs, Volume= 0.040 af, Depth> 8.99"

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

	Α	rea (sf)	CN	Description						
*		2,305	98	Impervious Area Constructed						
		2,305		100.00% Im	npervious A	rea				
	Tc	-	Slope	,	Capacity	Description				
	(min)	(feet)	(ft/ft)	(ft/sec)	(cfs)					
	0.2	35	0.1800	2.81		Sheet Flow, Smooth surfaces	n= 0.011	P2= 3.50"		

Subcatchment Post Dev: Addnl Imp Surf



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Summary for Subcatchment Pre Dev: Un-developed Grass

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

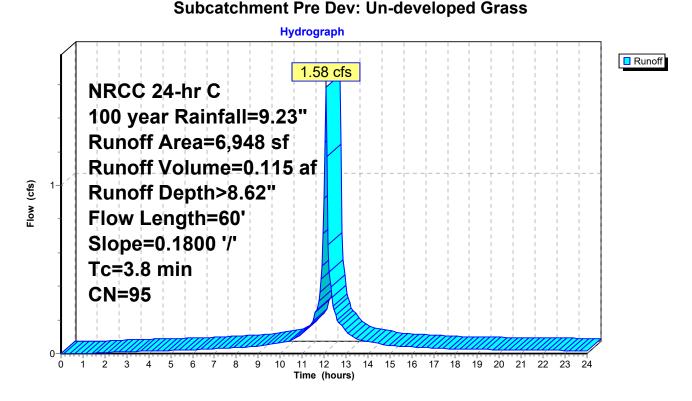
Runoff = 1.58 cfs @ 12.10 hrs, Volume= 0.115 af, Depth> 8.62"

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

_	Α	rea (sf)	CN [Description			
		1,703	79 <	50% Gras	s cover, Po	or, HSG B	
*		5,245	100 F	Rock-Ledge	9		
		6,948	95 \	Veighted A	verage		
		1,703	2	24.51% Per	vious Area		
		5,245	7	'5.49% lmp	pervious Ar	ea	
	Тс	Length	Slope	Velocity	Capacity	Description	
_	(min)	(feet)	(ft/ft)	(ft/sec)	(cfs)		
	3.8	60	0.1800	0.27		Sheet Flow,	

tohmant Dra Davi IIn davalanad Crasa

Grass: Dense n= 0.240 P2= 3.50"



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Summary for Pond Imp: 20 L.F. - 36" PIPE

Inflow Area = 0.053 ac,100.00% Impervious, Inflow Depth > 8.99" for 100 year event

Inflow = 0.56 cfs @ 12.05 hrs, Volume= 0.040 af

Outflow = 0.36 cfs @ 12.11 hrs, Volume= 0.040 af, Atten= 35%, Lag= 3.7 min

Primary = 0.36 cfs @ 12.11 hrs, Volume= 0.040 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs Peak Elev= 499.94' @ 12.11 hrs Surf.Area= 47 sf Storage= 123 cf

Plug-Flow detention time= 2.1 min calculated for 0.040 af (100% of inflow)

Center-of-Mass det. time= 2.0 min (736.8 - 734.9)

<u>Volume</u>	Invert	Avail.Storage	Storage Description	
#1	497.50'	141 cf	36.0" Round Pipe Storage L= 20.0'	

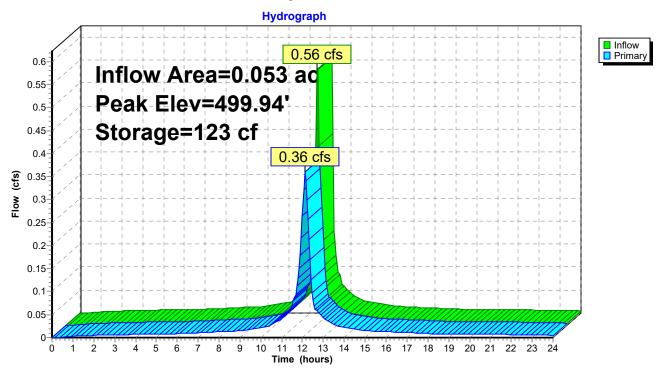
Device	Routing	Invert	Outlet Devices
#1	Primary	497.50'	3.0" Vert. Orifice/Grate C= 0.600
#2	Primary	500.00'	2.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
			0.5' Crest Height

Primary OutFlow Max=0.36 cfs @ 12.11 hrs HW=499.89' (Free Discharge)

1=Orifice/Grate (Orifice Controls 0.36 cfs @ 7.25 fps)

-2=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Pond Imp: 20 L.F. - 36" PIPE



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Summary for Link Runoff Post Dev: Runoff Post Dev

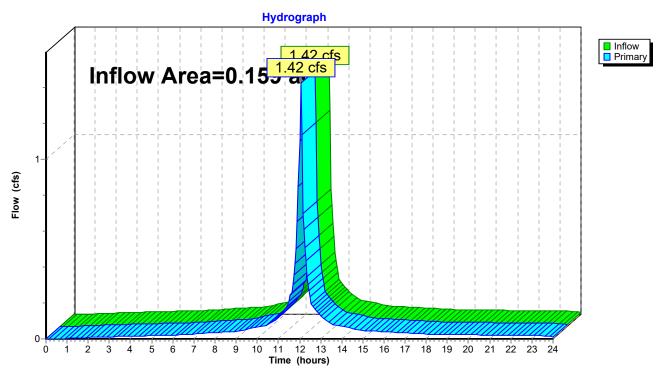
Inflow Area = 0.159 ac, 82.15% Impervious, Inflow Depth > 8.58" for 100 year event

Inflow = 1.42 cfs @ 12.05 hrs, Volume= 0.114 af

Primary = 1.42 cfs @ 12.05 hrs, Volume= 0.114 af, Atten= 0%, Lag= 0.0 min

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

Link Runoff Post Dev: Runoff Post Dev





TOWN OF NORTH CASTLE

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

PLANNING DEPARTMENT Adam R. Kaufman, AICP Director of Planning

Signature and Seal of Profes

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

FLOOR AREA CALCULATIONS WORKSHEET

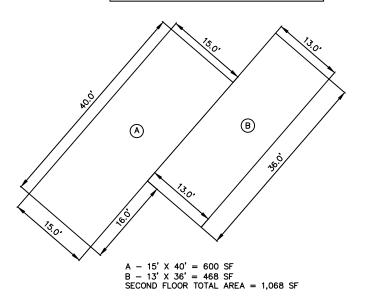
Applio	cation Name or Identifying Title:	APPLICATION # 19-039 ODOARDI - 22 NETHERMONT AVE	Date: 07/31/2020
Tax M	Iap Designation or Proposed Lot No.:	5: 122.16-4-7	
Floor	Area		
1.	Total Lot Area (Net Lot Area for Lo	ts Created After 12/13/06):	6,948 SF
2.	Maximum permitted floor area (per	Section 355-26.B(4)):	2,987 SF
3.	Amount of floor area contained with O existing + 1,068.0		1,068.0 SF
4.	Amount of floor area contained with existing + 1,002.0		1,068.05
5.	Amount of floor area contained with O existing + 280		
6.	Amount of floor area contained with existing + 78.2	nin porches capable of being enclosed: _proposed =	78.2 sF
7.	Amount of floor area contained with contained existing +	nin basement (if applicable – see definition): _proposed =	O SF
8.	Amount of floor area contained with O existing + O	hin attic (if applicable – see definition): _proposed =	OSF
9.	Amount of floor area contained with comparison existing +	hin all accessory buildings: _proposed =	0 SF
10.	Proposed floor area: Total of Lines	3 - 9 =	2,494.2 SF (A)
and th	the 10 is less than or equal to Line 2, you be project may proceed to the Residential proposal does not comply with the Novel St.	our proposal complies with the Town's maxin Project Review Committee for review. If Line in Strength S	num floor area regulations to 10 is greater than Line 2

22 NETHERMONT GROSS FLOOR AREA CALCULATIONS

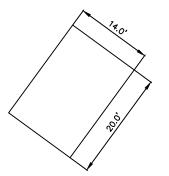
FIRST FLOOR GFA CALCULATIONS

A - 15' X 40' = 600 SF B - 13' X 36' = 468 SF FIRST FLOOR TOTAL AREA = 1,068 SF

SECOND FLOOR GFA CALCULATIONS

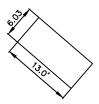


GARAGE GFA CALCULATIONS



GARAGE TOTAL AREA =14' \times 20' = 280 SF

FRONT PORCH GFA CALCULATIONS



FRONT PORCH TOTAL AREA =6.03' X 13' = 78.2 SF

GROSS FLOOR AREA CALCULATIONS

FIRST FLOOR TOTAL AREA = 1,068 SF SECOND FLOOR TOTAL AREA = 1,068 SF FRONT PORCH TOTAL AREA =6.03' X 13' = 78.2 SF GARAGE TOTAL AREA =14' X 20' = 280 SF

GROSS FLOOR AREA = 2,494.2



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

PLANNING DEPARTMENT Adam R. Kaufman, AICP Director of Planning

does not comply with the Town's regulations

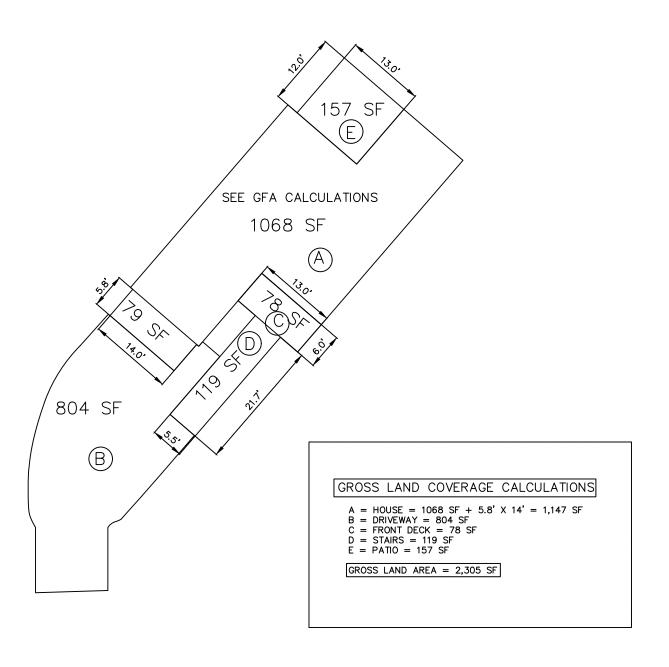
Signature and Seal of Professional Prepari

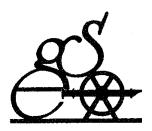
Telephone: (914) 273-3542 Fax: (914) 273-3554 www.northcastleny.com

08/62/2020 Date

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

33 117	ation Name or Identifying Title: PLANNING BOARD APPUCATION # 19-039 ODO APPL - ZZ NETHERMONT AVE ap Designation or Proposed Lot No.: S: 122.16 A: 4 L: 7	Date: 07/31/2020
	Lot Coverage	
1.	Total lot Area (Net Lot Area for Lots Created After 12/13/06):	6,948 SF 3,084.4 SF
2.	Maximum permitted gross land coverage (per Section 355-26.C(1)(a)):	3,084.4 SF
3.	BONUS maximum gross land cover (per Section 355-26.C(1)(b)):	
	Distance principal home is beyond minimum front yard setback O x 10 =	0 SF
4.	TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3	3,084.45
5.	Amount of lot area covered by principal building:	1,147 SF 1,0685F
6.	Amount of lot area covered by accessory buildings: existing + proposed =	O SF
7.	Amount of lot area covered by decks: Oexisting +7 &proposed =	78 SF
8.	Amount of lot area covered by porches:	<u> 0 5F</u>
9.	Amount of lot area covered by driveway, parking areas and walkways: existing + proposed =	804 SF
10.	Amount of lot area covered by terraces: O existing + 157 proposed =	157 SF
11.	Amount of lot area covered by tennis court, pool and mechanical equip: existing + proposed =	<u> </u>
12.	Amount of lot area covered by all other structures:	/19 sF
13.	Proposed gross land coverage: Total of Lines 5 – 12 =	2,2205F (w)
If Lir	ne 13 is less than or equal to Line 4, your proposal complies with the Town's maximum g	ross land coverage regulations and





Gabriel E. Senor, P.C.

Engineers Planners Surveyors

90 N Central Park Avenue Hartsdale, NY 10530 *Tel*: (914) 422-0070

Fax: (914) 422-3009 E-Mail: info@gesenor.com

07/31/2020

TO: Members of the Town of North Castle Planning Board

Joseph M. Cermele, P.E., CFM Kellard Sessions Consulting Consulting Town Engineers

CC: Adam Kaufman, AICP

Town Planner

Re: Site Plan Approval
22 Nethermont Ave
Section 122.16, Block 4, Lot 7

G.E.S Revisions/Written Response to Comments addressing the Planning Board Staff Report, dated January 24, 2020, and Revisions/Written Response to Comments Received from Kellard Sessions (Town Consulting Engineer), dated January 24, 2020.

Dear Members of the Town of North Castle Planning Board and Joseph M. Cermele, P.E., CFM (Town Consulting Engineer),

To follow are our revisions/responses to all comments received from the above referenced parties.

TOWN OF NORTH CASTLE STAFF COMMENTS DATED 01/24/2020:

Staff Recommendations

- 1. The Applicant should be directed to address all outstanding staff and consultant's comments.
 - Applicant has addressed all outstanding staff and consultant comments.
- 2. The Planning Board will need to determine whether the project is compatible with the Comprehensive Plan.
 - Not applicable to our revisions or response.

Procedural Comments

- 1. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA).
 - Not applicable to our revisions or response.

- 2. Pursuant to Section 12-18(1) of the Town Code, all site development plans submitted to the Planning Board are required to be referred to the Architectural Review Board (ARB) for review and comment.
 - The applicant is aware that ARB submittal is required.
- 3. The site plan should be forwarded to the Chief of Police, Fire Inspector and the North White Plains Fire Chief so that they may make any pertinent recommendations to the Planning Board including, but not limited to, the designation of no-parking zones, emergency vehicle access or any other issued deemed important to providing emergency services.
 - The site plan has been sent to the Chief of Police, Fire Inspector and the North White Plains Fire Chief. Police Chief Peter Simonsen via Website
 Andrew Seicol, North WP Fire Chief via E Mail chief2321@nwpfd.com
 Robert Melillo, Fire Inspector via Website
- 4. The site plan should be forwarded to the Sewer and Water Department so that they may make any pertinent recommendations to the Planning Board including, but not limited to, the ability to provide water and sewer capacity for the proposed house.
 - The site plan has been sent to the Sal Misiti (smisiti@northcastleny.com) at the sewer and water department.
- 5. The Applicant will be required to obtain a curbcut permit from the North Castle Highway Department.
 - The applicant will obtain a curb cut permit prior to construction.
- 6. A neighbor notification meeting regarding the proposed site plan will need to be scheduled.
 - We are willing and able to attend a neighbor notification meeting. Please advise further as to when and where this takes place.
- 7. The site plan application will need to be referred to the Westchester County Planning Board pursuant to § 239-m of New York State General Municipal Law (GML) since the site is within 500 feet of the City of White Plains.
 - Ok.
- 8. The neighbor notification notice will need to be sent to the City of White Plains City Clerk pursuant to § 239nn of New York State General Municipal Law (GML). This referral is required because the subject site is located within 500 feet of the City of White Plains.
 - Ok.
- 9. The Planning Board should schedule a site visit.
 - The board has performed a site visit.

Procedural Comments

1. The lot is highly constrained by steep slopes and lot width. In addition, the proposed house is placed at a skewed angle as compared to the property to the south.

It is recommended that additional screening be proposed along both side lot lines. In addition, it is recommended that the proposed side elevations be significantly improved aesthetically (window placement, number and detail) since the sides of the proposed house will be visible to the direct neighbors.

- The property to the south is 9 ft +- higher than our home. The difference in elevation means that the view of the house is less intrusive. In addition, we have added a 6 ft fence along the southern property line and added windows, as well as a front porch to enhance the view from the property to the south. The

combination of the proposed landscaping, 6 ft fence, side view of the front porch, additional windows and the elevation difference between the property to the south and our property will improve the aesthetics of the home when looking at the home from the southern property line.

- 2. It is noted that the submitted site plan does not depict a rear patio area. Typically, homeowners would expect to have this type of outdoor amenity when purchasing a new home. The Applicant should give consideration to securing approval for such an improvement at this time.
 - A rear patio has been added to the plan.
- 3. The site plan depicts one off-street parking space in the proposed garage. The submitted site plan should be revised to depict two unimpeded, accessible, off- street parking spaces. Parking spaces can be provided in a garage or in a driveway. (Staff Notes: As proposed, the site plan requires a vehicle to be parked in the driveway behind the car in the garage, which is not acceptable as the garage space is inaccessible if a car is in the driveway or vice versa.)
 - An additional parking spot has been added to the plan.
- 4. The Applicant should give consideration to providing a front porch on the proposed house. The porch would be functional and improve the aesthetics of the home. Additionally, a small roof covering the rear sliding doors should also be considered.
 - A front porch has been added to the home to improve the aesthetics. The owner does not want to add any roof/covering to the rear at this time.
- 5. The site plan depicts walls in excess of six feet in height. Pursuant to Section 355-15.G of the Town Code, retaining walls in excess of 6 feet in height require Planning Board site plan approval. (Staff Notes: The Applicant should provide a narrative response as how the proposed wall would comply with the requirements of Section 355-15.G of the Town Code.)
 - All walls in excess of 6 ft have been removed.
- 6. The site plan depicts the removal of 12 (all but one) Town-regulated trees. (Staff Notes: Pursuant to Section 308-15 of the Town Code the Applicant should submit a tree survey indicating the size, species and condition of the trees on the property. In addition, the Applicant should provide a plan that details the replacement proposed to mitigate the impacts from the proposed tree removal. It is recommended that additional planting be provided along the side lot lines.)
 - A tree survey (Sheet TS-1), arborist table/letter (Table on sheet TS-1 and Letter Included in Submittal), and replacement tree plantings (Sheet LS-1) have all been provided.
- 7. The Applicant has indicated that a steep slope permit would not need to be issued for this property. (Staff Notes: The Town Engineer should confirm that a steep slope permit would not be required.)
 - Ok
- 8. The Applicant should provide a building height exhibit for review.
 - A building height exhibit has been provided. See sheet BH-1 of the submittal.
- 9. The Applicant should provide a maximum exterior wall height exhibit for review.
 - All walls have been significantly reduced below the 6 ft maximum allowable height.

- 10. The Applicant should submit the required Gross Floor Area Calculations Worksheet and backup data for review.
 - Gross Floor Area Worksheet has been attached.
- 11. The Applicant should submit the required Gross Land Coverage Calculations Worksheet and backup data for review.
 - Gross Land Coverage Worksheet has been attached.
- 12. The site plan depicts the installation of a fence along the northern property line. A fence detail should be submitted for review.
 - Detail of Fence has been added to SWEC Detail Sheet.

KELLARD SESSIONS CONSULTING, TOWN CONSULTING ENGINEERS, COMMENTS DATED 01/24/2020:

- 1. As required, the applicant has provided a property survey for the subject parcel; however, metes and bounds shall be indicated for the entire property and shall be included on the site plan. The survey shall be signed and sealed by a NYS Licensed Land Surveyor.
 - Metes and Bounds have been added to the survey.
- 2. There appears to be existing improvements (parking, paved/gravel driveways) on the subject property being used by the neighboring property owners. These improvements shall be shown on the site plans. The plans shall clarify whether these improvements will require removal or if easements shall be established between the property owners.
 - The existing conditions are shown on the existing conditions and removals plan TS-1. The gravel limits are shown, and it is noted to be removed.
- 3. The applicant has submitted an Existing Conditions Plan (Sheet TS-1). It appears that some of the proposed improvements are shown on this plan. Please revise the plan, as necessary, to illustrate only the existing conditions on the site and proposed removals.
 - Plan has been revised to show only existing conditions.
- 4. For clarity and ease of review, the applicant should prepare a site plan that includes all proposed improvements including, but not limited to, proposed residence, walkways, patios, driveway including dimensions, a zoning compliance table, the minimum building envelope illustrating building setbacks and dimensions, retaining walls and existing neighboring buildings and driveways. Proposed grading, utilities, erosion controls, etc., should be illustrated on separate plan sheets.
 - All proposed development shown on the SWEC plan Sheet 2 of 5.
- 5. The applicant shall demonstrate zoning compliance with respect to building height and maximum wall height. Average grade calculations and cross sections, as necessary, shall be submitted supporting this determination.
 - Average grade calculations shown on SWEC Plan Sheet 2 of 5.

- 6. As proposed, the development of the site requires clearing the site and the removal of fourteen (14) trees. A landscaping plan has been submitted for the Board's consideration. The Board should consider whether the amount of tree removal is appropriate and if additional screening is needed between the proposed house and neighboring properties.
 - N/A to Gabriel E Senor.
- 7. Sight distance profiles shall be provided to demonstrate that the required 200 foot minimum sight distance is achieved in both directions. Westchester County GIS topographic data may be used to obtain the required existing elevations for the road profile. The contour elevations should be in the same datum as the contours provided on the submitted plans.
 - Applicant has addressed all outstanding staff and consultant comments.
- The driveway profile shall be revised to include both horizontal and vertical scales, vertical curve data including high and low point elevations, length of vertical curve and existing and proposed station elevations. The profile shall be revised to demonstrate compliance with Sections 355-59 B

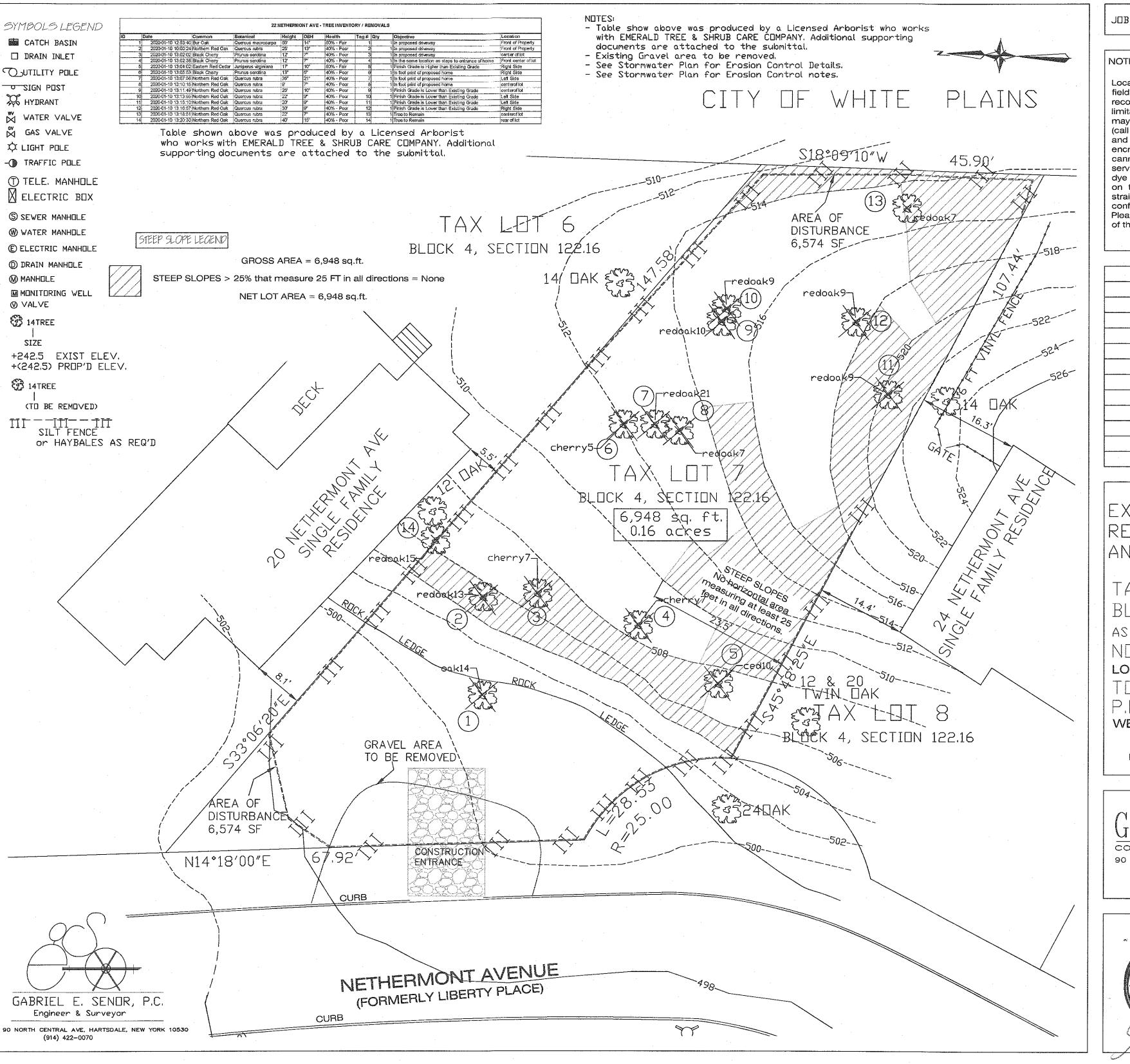
 and (3) of the Town Code, related to maximum grades and limits of the 4% entry apron at the curb cut.
 - Applicant has addressed all outstanding staff and consultant comments.
- 9. The plan proposes retaining walls as high as six (6) feet. The applicant must demonstrate compliance with the provisions of Section 355-15 G(I). The Board should review the walls and consider whether they are aesthetically pleasing and compatible with the surrounding residential character. The Site Plan shall include notes stating that "All walls greater than four (4) feet in height shall be designed by a NYS Licensed Professional Engineer prior to issuance of a Building Permit" and "The construction of all retaining walls greater that four (4) feet in height must be certified by the Design Professional prior to issuance of a Certificate of Occupancy.
 - We have eliminated any walls greater than or equal to 6 ft.
- 10. The proposed grading is shown to extend over the northern property line onto the neighboring property. The grading plan shall be revised to avoid this. In addition, the grading in the rear of the proposed residence appears to be incomplete. Revise the grading plan accordingly.
 - The grading errors have been corrected.
- 11. The proposed grading at the north side of the house illustrates a swale that will direct runoff toward the neighboring property to the north. The proposed grading shall be revised to avoid this condition.
 - I have revised the swales to keep runoff on our property. In general, surface runoff has always ran from the applicants property toward the front and rear yard of the neighbor to the north. We are improving the situation with the addition od our swales confining the runoff to our side of the property and out to the street.

- 12. Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surfaces for the 100-year, 24-hour design storm event. All invert elevations of the stormwater detention system and outlet structures shall be coordinated between the plan, details and the calculations.
 - We have provided the calculations for a 25 year and 100 year, 24 hour rain storm.
- 13. Stormwater design calculations shall include drainage maps for the pre- and post-developed conditions to illustrate the drainage areas used in the design calculations. Hydrologic calculations for proposed conditions appear to be missing and must be provided.
 - Drainage areas associated with HydroCAD calculations has been attached to this submittal showing the areas used for pre and post calculations.
- 14. The proposed stormwater mitigation practice is located less than one (1) foot from the front property line. All stormwater practices shall be located a minimum of ten (10) feet from all property lines. The plans shall be revised accordingly.
 - The stormwater mitigation system has been relocated .
- 15. The proposed invert elevations for the drainage components provide minimal cover over the proposed pipes. A minimum of one (1) foot of cover in non-paved areas and two (2) feet of cover in paved areas is recommended.
 - We have adjusted the inverts to provide maximum cover.
- 16. The plan proposes a trench drain in the driveway along the front property line. As proposed, a six (6) inch pipe will cross diagonally under the driveway with minimal cover. It is recommended that the pipe be relocated to discharge from the opposite side of the trench drain and run parallel to the driveway to improve cover requirements.
 - The 6" pipe exiting the slot drain has been routed according to your suggestion and cover has been maximized.
- 17. The plan shall note that all curb cuts shall be a maximum of 18 feet wide.
 - Max curb cut noted at driveway exit.
- 18. The plan indicates a new one (1) inch water service that will be connected to an existing water main in Nethermont Avenue. A detail shall be provided for the new water line connection to the existing main. The Trench Restoration Detail shall be revised to comply with North Castle Highway Department Standards.
 - Water main connection detail has been added to the utility plan.
- 19. Erosion control measures shall be illustrated on the proposed grading plan, including, but not limited to, silt fence, inlet protection, construction entrance and tree protection. The limit of disturbance shall be revised to illustrate and quantify all areas of disturbance on and off site.
 - All erosion control measures are now shown on the grading/stormwater plan.

Should you have any additional comments or questions concerning the above, please feel free to contact me. Thank you for your consideration in this matter.

Very truly yours,

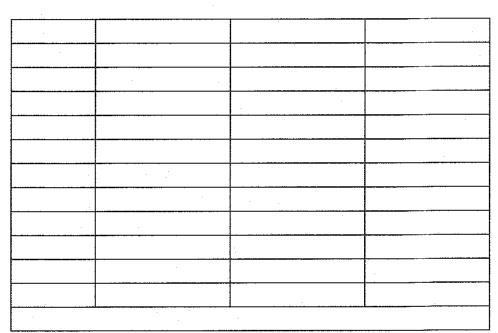
Eliot Senor, P.E., L.S.



J□B NUMBER: R.□.3058-14

NOTES:

Locations, sizes and descriptions of all utilities are based on field survey location of surface appurtenances and available record plate data. Same is subject to scale and method limitations. Exact location for existing service installations may require verification by the respective utility companies (call 800-962-7962) and by excavation. The location, material and size of existing underground improvements or encroachments hereon are not certified underground routing cannot be guaranteed. Exact connections for existing service installations may require verification by excavation or dye testing. Such tests will be subject to additional fee based on time. Underground utilities may not always follow a straight line between surface appurtenances and should be confirmed by excavation and the respective companies. Please note that there are usually no utility company records of the location of on-site utilities connections.



EXISTING CONDITIONS, REMOVALS, EROSION CONTROL AND STEEP SLOPES

ID: SECTION 122.16 BLOCK 4 L AS SHOWN ON THE OFFICIAL TAX MAP OF NORTH CASTLE

LOCATED IN THE

TOWN OF NORTH CASTLE P.O. BOX: WHITE PLAINS, NY WESTCHESTER COUNTY, NEW YORK.

NOTE: CONTOUR ELEVATIONS ARE ASSUMED.

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



SCALE: 1" = 1	О,
DATE: JANUA	RY 11, 2020
DRAWN BY:	CHECKED BY:
GC	ES.

TS - 1

SHEET 1 of 5

	<u></u>
	WMH DRAWING LIST
PAGE #	
1	ELEVATIONS
2	FOUNDATION PLAN
3A,3B	FLOOR PLAN
3W	BRACED WALL PLAN
4	CROSS SECTION
5A,5B	PLUMBING PLAN
6A,6B	ELECTRICAL PLAN
8	STD. NOTES & DETAILS

			_
TOTAL AREA		= 2,134 SQ. FT.	
USE GROUP		= DETACHED SINGLE FAMILY DWELLING	\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
CONST. TYPE		= WOOD FRAME UNPROTECTED	
GROUND SNOW LO	DAD	= 40 LB/SF	
SEISMIC DESIGN C	CAT.	= C	
SOIL SITE CLASS		= D	
WIND SPEED (Vult)		= 115 MPH	
EXPOSURE CATEG	ORY	= B	
FLOOD ZONE		= NO	
FLOOR LIVE LOAD			
	1st FL.	= 40 LB/SF	
	2nd FL.	= 30 LB/SF	4
CLIMATE ZONE		4 (5470 HDD)	
			<u> </u>

DESIGNED TO THE FOLLOWING:

NYS UNIFORM CODE (WHICH INCORPORATES BY REFERENCE):

- 2017 UNIFORM CODE SUPPLEMENT, PUBLICATION DATE JULY 2017 (2017 UCS), WHICH REPLACES THE 2016 UNIFORM CODE SUPPLEMENT (2016 UCS)
- REFERENCES THE INTERNATIONAL CODE COUNCIL PUBLICATIONS (2015 IRC, 2015 IBC, 2015 IPC, 2015 IMC, 2015 IFGC, 2015 IFC, 2015 IPMC, AND 2015 IEBC), WITH SPECIFIC CODE PRINTINGS, APPENDICES, AND REFERENCED STANDARDS AS IDENTIFIED IN THE 2017 UCS.

NYS ENERGY CODE (WHICH INCORPORATES BY REFERENCE):

- 2016 SUPPLEMENT TO THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, PUBLICATION DATE AUGUST 2016, REVISED AUGUST 2016 (2016 ECS). ALL REFERENECES WITHIN THE 2016 ECS TO THE 2016 UCS, SHALL BE DEEMED TO BE AMENDED TO BE A REFERENCE TO THE 2017 UCS.
- REFERENCES THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (2015 IECC), AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, WITH SPECIFIC CODE PRINTING, APPENDICES, AND REFERENCED STANDARDS AS IDENTIFIED IN THE 2016 ECS.
- ASHREA 90.1-2013, PRINTING AS IDENTIFIED IN THE 2016 ECS.
- OTHER REFERENCED STANDARDS MENTIONED IN 19 NYCRR PART 1240.

2014 NATIONAL ELECTRICAL CODE

NOTES:

- 1. THE PLANS AND SPECIFICATIONS OF THIS PERMIT PLAN SET ARE DERIVED FROM AND CONSISTENT WITH THE SYSTEMS SET OF PLANS AND SPECIFICATIONS ON FILE WITH THE DEPARTMENT OF STATE, UNDER SYSTEMS NUMBER M0659-2016-073.
- 2. ENERGY COMPLIANCE IS SHOWN THROUGH THE USE OF RESCHECK SOFTWARE AND IS IN COMPLIANCE WITH CHAPTER 11 OR THE CODE.
- 3. BLOWER DOOR TESTING SHALL BE PERFORMED ON SITE BY A QUALIFIED HERS RATER IN ACCORDANCE WITH N1102.4.1.2.RATING COMPANY TO BE USED IS GLENN HOOPER, PO BOX 1013, SMITHTOWN, NY 11787.
- 4. WHOLE HOUSE VENTILATION SYSTEM TO BE DESIGNED, SUPPLIED, AND INSTALLED ON SITE BY B/P WITH A MINIMUM CONTINUOUS FLOW RATE OF PER TABLE M1507.3.3(1). WITH A MINIMUM CONTINUOUS FLOW RATE OF 45cfm.
- 5. THERE ARE NO LOT LINE SEPARATION REQUIREMENTS FOR THIS DWELLING AS LOCATED ON THIS LOT.

NOTES:

- 1. ALL ITEMS NOTED AS "B/P" REFER TO THE BUILDER AND/OR PURCHASER OF THE HOME.
- 2. B/P SHALL BE RESPONSIBLE TO SUPPLY AND INSTALL ALL MATERIALS ON SITE IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS AND STATE AND LOCAL CODES INCLUDING BUT NOT LIMITED TO THE FOLLOWING ITEMS: ALL PORCHES, DECKS, STAIRS, RAILS AND GUARDS, ALL SUPPORTING STRUCTURE FROM THE BOTTOM OF THE MODULES TO GRADE AND BELOW, ALL PLUMBING PIPING BELOW THE 1ST FLOOR SHEATHING (INCLUDING CLEANOUTS), HOT WATER HEATER, ALL ELECTRICAL SERVICE TO THE PANEL BOX LOCATION, ALL EQUIPMENT REQUIRED FOR HEATING AND COOLING OF THE RESIDENCE NOT INSTALLED BY WMH.
- 3. B/P SHALL BE RESPONSIBLE TO COMPLETE TO FOLLOWING ITEMS PARTIALLY DONE IN THE FACTORY: INSTALL ALL REMAINING SIDING AND ACCESSORIES, CONNECT PLUMBING VENT THROUGH ROOF, CONNECT PIPING TO HOT WATER HEATER, INSTALL GWB AT MATING LINE, INSTALL ALL WIRING AND BREAKERS TO ELECTRIC PANEL BOX, AND LOCATE ROOF TRUSS TYPE SIGNAGE AT THE ELECTRIC METER (SUPPLIED BY WMH AND INSTALLED ON SITE BY B/P) DWG
- 4. ALL CUTTING, BORING, AND NOTCHING OF STRUCTURAL MEMBERS SHALL BE DONE IN ACCORDANCE WITH R502.7, R602.6, R802.7 OR AS APPROVED BY A QUALIFIED DESIGN PROFESSIONAL.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, ARTICLE 145 OF THE NYS EDUCATION LAW.

> PROJECT ADDRESS 21 NETHERMOUNT AVE NORTH CASTLE, NY 10603 "WESTCHESTER" COUNTY

ANTHONY S. PISARRI, P.E.

DESIGN PROFESSIONAL 3 ROSALIND DRIVE CORTLANDT MANOR, NY 10567 (914) 739-6580

P.F.S. CORPORATION 3RD PARTY INSPECTION AGENCY 1115 OLD BERWICK ROAD BLOOMSBURG, PA 17815 (570) 784-8396

 $\propto \Omega$ WMHCC 1995 ROUTE 2 BREWSTER, N

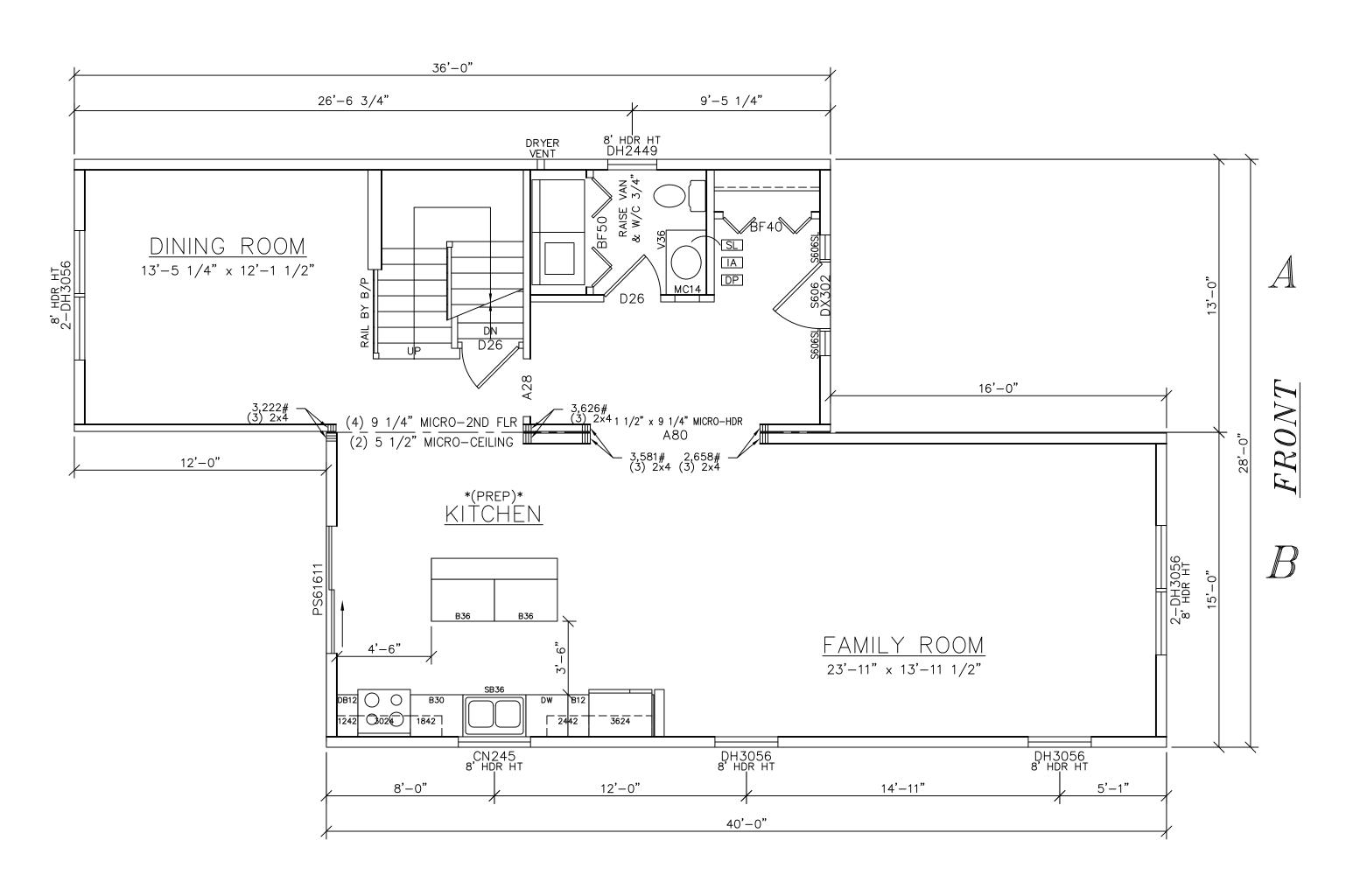
/estchester Reagans Mill Roc I (845)832—9

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New York

Review Only Date: 07/11/2019



NOTE:

ALL WINDOWS WITH A SILL HEIGHT LESS THAN 24"
ABOVE FINISHED FLOOR AND WITH A EXT. HEIGHT OF
GREATER THAN 6'-0" TO GRADE SHALL BE EQUIPPED
WITH FALL PROTECTION SUPPLIED AND INSTALLED ON
SITE BY B/P IN ACCORDANCE W/ R312.2

LIGHT &	VENTILAT	TION	SCHE	EDUL	_ (SF)
ROOM	AREA	LIG	HT	VE	NT
KOOW	ANEA	REQUIRED	SUPPLIED	REQUIRED	SUPPLIED
DINING RM	163	13.0	23.6	6.52	13.54
KITCHEN	218	17.4	43.1	8.70	25.16
FAMILY RM	335	26.8	47.2	13.4	27.08
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	•	•	•	•	•

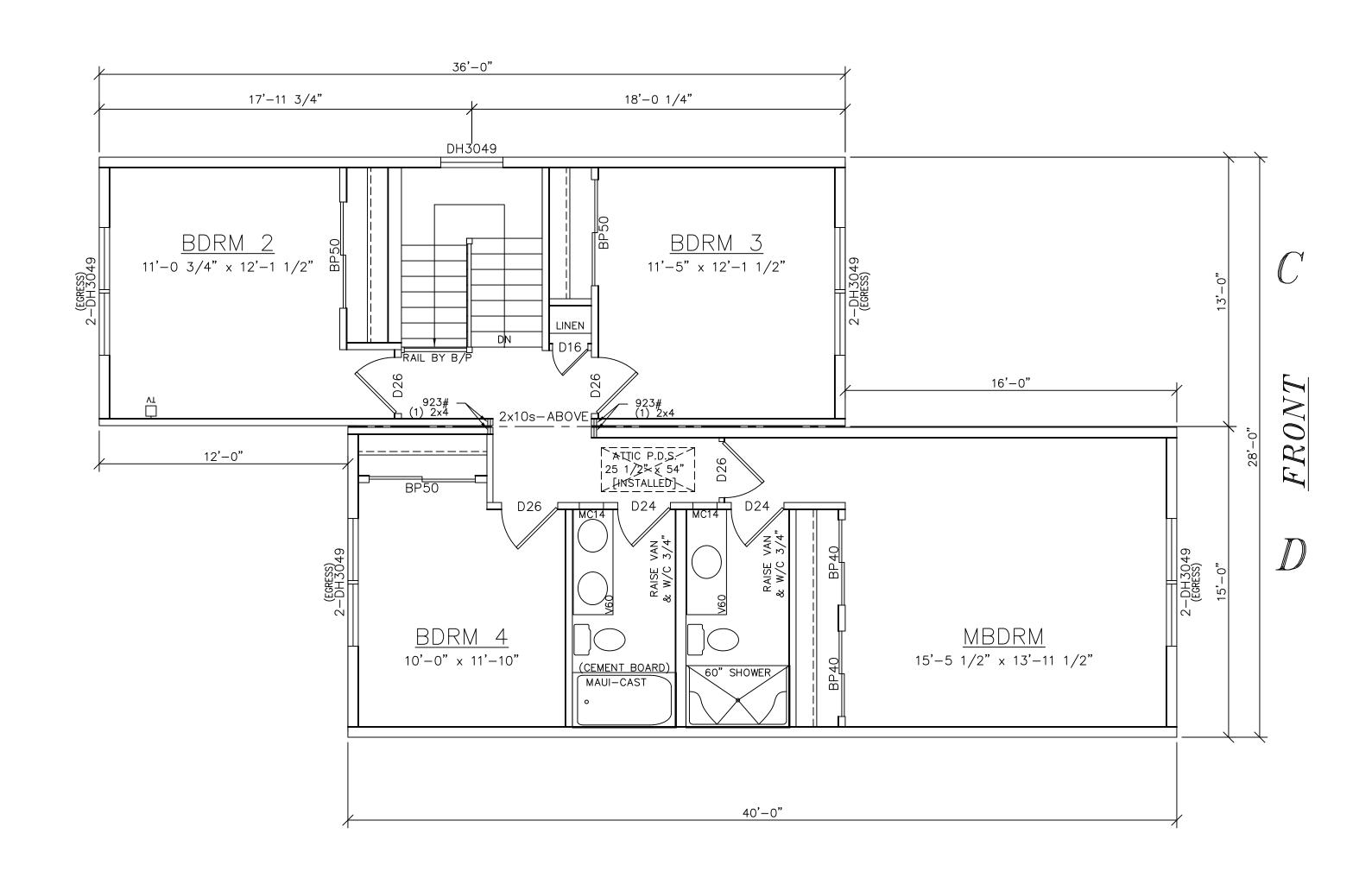
9'-0" FIRST FLOOR CEILING HEIGHT

ENTIRE FIRST FLOOR

NOTES:

- 2x10 JOISTS @ 12" O.C. ILO 16" O.C. IN B&D BOXES ONLY
- ANDERSEN 200 SERIES WINDOWS, W/ GBG
- 8' HDR HT's ON 1ST FLR WINDOWS
- 5 1/4" NECK BASE
- 3 1/2" COLONIAL CASING

SEE S.	SEE STANDARD NOTES	RD NOTES & DETAILS DWG #8				
USE GROUP:	P <u>:</u> <u>Builder:</u>	HOMEOWNER:	SERIAL No.		PE / RA	THIRD PARTY INSPECTION AGE
DETACHED SINGLE FAMILY DWELLING	MM ⊢	DING & BRUNG ODGARDI		3022		
CONST. TYPE:	PE: 1995 ROUTE 22	SITE:	PRODUCTION No.			
WOOD FRAME UNPROTECTED	INDER BREWSTER, NY 10509	0509 21 NETHERMOUNT AVE NORTH CASTLE, NY 10603				
<u>DESIGNER:</u>		,	REVISION	DATE	S S S S S S S S S S S S S S S S S S S	
			RS	06/18/2019	10 10 10 10 10 10 10 10 10 10 10 10 10 1	
DATE:			RS	06/25/2019		
77/00/70						
$\frac{3CALE.}{1/4} = 1$						
PAGE:						
		Westchester Modular Homes Inc.				
			CHECK	DATE	Children Askir Chi	
		SU REAGANS MIII ROAA, WINGAAIE, NEW TORK, 1234				
)		Tel (845)832-9400 Fax (845)832-6698				



NOTE:

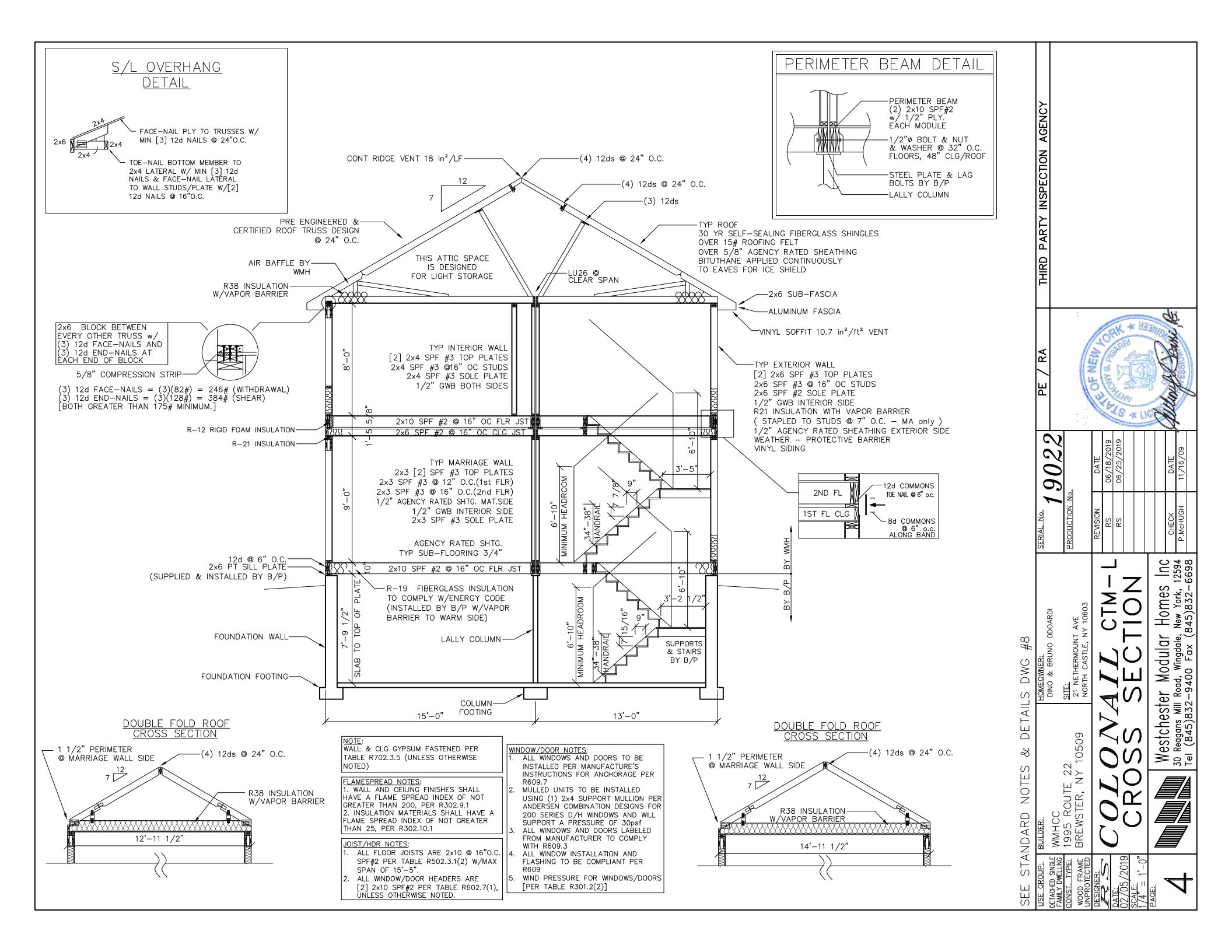
ALL WINDOWS WITH A SILL HEIGHT LESS THAN 24"
ABOVE FINISHED FLOOR AND WITH A EXT. HEIGHT OF
GREATER THAN 6'-0" TO GRADE SHALL BE EQUIPPED
WITH FALL PROTECTION SUPPLIED AND INSTALLED ON
SITE BY B/P IN ACCORDANCE W/ R312.2

LIGHT &	VENTILA	TION	SCHE	IEDULE (SF)						
ROOM	AREA	LIG	HT	VENT						
KOOM	ANEA	REQUIRED	SUPPLIED	REQUIRED	SUPPLIED					
BDRM 2	134	10.7	19.8	5.37	11.52					
BDRM 3	139	11.2	19.8	5.58	11.52					
BDRM 4	118	9.5	19.8	4.73	11.52					
MBDRM	218	17.4	19.8	8.72	11.52					
		•	•	•	•					

NOTES:

- 2x10 JOISTS @ 12" O.C. ILO 16" O.C. IN B&D BOXES ONLY
- ANDERSEN 200 SERIES WINDOWS, W/ GBG
- 8' HDR HT's ON 1ST FLR WINDOWS
- 5 1/4" NECK BASE
- 3 1/2" COLONIAL CASING

THIRD PARTY INSPECTION AGENCY												
PE / RA			The state of the s	000000000000000000000000000000000000000						Charles Saxi F		
0000	3022		DATE	06/18/2019	06/25/2019					DATE		
SERIAL No.	/	PRODUCTION No.	REVISION	RS	RS					CHECK		
HOMEOWNER:		O509 SILE: 21 NETHERMOUNT AVE NORTH CASTLE, NY 10603	k						Wastchaster Modular Homes Inc	SOLICION MINISTER AND	50 Keagans Mill Koda, Wingaale, New Tork, 12394 T. 1 (2.17)570 6100 T	lei (845)832-9400 rdx (845)832-6698
NUP: BUILDER:		RAME BREWSTER, NY 10509 SCTED					ニ つ)」					
USE GROUP:	DETACHED SINGLE FAMILY DWELLING	CONST. TYPE: WOOD FRAME UNPROTECTED	<u>DESIGNER:</u>	4	DATE: 00 /0E /	02/07/	$\frac{3CALE.}{1/4} = 1$	PAGF:				



			KEMAKKS	3-LIGHT	3-LIGHT				_	GLASS(sr) VENT(sr) "U"VALUE MATERIAL	0.29 WOOD/VINYL					
E		1,144	MATERIAL	FIBERGLASS	FIBERGLASS				-	VENT(SF) "U" V	15.56 0.				TED ON PLANS	
EDUL			/E	0.28	0.28				-	LASS(SF)	32.40				HERWISE NO	
SCH	DOORS		VENT(SF)	20	A/N			SACO			6'-11"				UNLESS OT	
DOOR	THERMATRU DOORS	7	GLASS (SF)	2.18	2.60			ANDERSEN DOORS		SIZE	6'-1"x 6'-11"				/ KEY SET	
EXTERIOR DOOR SCHEDULE	HEHE			HINGED $3'-0$ " \times $6'-8$ "	SIDELIGHTS 1'-2" x 6'-8"					TYPE	PERMA-SHIELD GLIDING				ALL THERMATRU DOORS HAVE LEVERS W/ KEY SET UNLESS OTHERWISE NOTED ON PLANS. ALL GLASS IN DOORS TO BE TEMPERED	
		4	DOOR		S (S606SL) SI					DOOR	PS61611				- ALL THERMATE - ALL GLASS IN	()
	UNIT AREA(SF)	16.15	13.93	10.79	15.0										EIGHT OF 24".	[
Andersen window schedule	ROUGH OPENING	$3'-0" \times 5'-6"$	3'-0" × 4'-9"	2'-4" × 4'-9"	3'-5 1/4" × 4'-5 3/8"										CLEAR OPENABLE AREA OF 5.7 SQ. FT., WIDTH OF 20", & HEIGHT OF 24". NS ARE TEMPERED	
/ SCF	SHGC	0.32	0.32	0.32	-										OF 5.7 SQ.	
NDOW	"U"VALUE	0.30	0.30	0.30	0.29										BLE AREA	
M Z) VENT(SF)	6.77	5.76	4.34	9.60										CLEAR OPENABLE , NS ARE TEMPERED	
ERSE	GLASS(SF	11.8	6.6	7.2	10.7											
ANE	SERIES/STYLE GLASS(SF) VENT(SF) "U" VALUE SHGC	200 DOUBLE HUNG	200 DOUBLE HUNG	200 DOUBLE HUNG	400 CASEMENT										= THESE UNITS MEET OR EXCEED A ONS FOLLOWED BY 'T' IN FLOOR PLA	
	NDOW	13056	13049	12449	N245										= THESE OWS FOLI	

PLAN

- 1) THE BUILDER/PURCHASER IS NOTED AS B/P.
 2) SEE FLOOR PLANS FOR LABEL LOCATIONS, ABBREVIATIONS ARE AS FOLLOWS:

 SL STATE LABELS

 LA THIRD PARTY INSPECTION AGENCY

 DD DATA PLATE

 CTA CONNECTICUT LABEL/THIRD PARTY INS
- 6 6 6
- 8 AGENCY ONNECTICUT LABEL/THIRD PARTY INSPECTION
- ALL AREAS TO BE FINISHED OR BUILT BY B/P ON SITE TO BE IN COMPLIANCE WITH ALL APPLICABLE CODE REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) GARAGE, ADDITIONS, PORCHES & FIRE SEPARATIONS. TO BE INSPECTED AND APPROVED BY LOCAL BUILDING OFFICIALS
 ALL INTERIOR AND EXTERIOR HANDRAILS OR GUARDRAILS ARE INSTALLED BY B/P HAVING SPINDLES SPACED 4" APART. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FILGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT.

 ALL FACTORY INSTALLED/SUPPLIED FIREPLACES ARE TO BE COMPLETED ON SITE BY B/P, INCLUDING FLUE PIPES AND FIRE STOPS. NOTE: NO COMBUSTION AIR TO BE DRAWN FROM BEDROOMS.

BE CONTINUOUS FOR TOP RISER OF THE

- HOUSE. MAXIMUM HEIGHT OF EGRESS WINDOW SILLS IS 3'-6" ABOVE FINISHED FLOOR. REFER TO ORDER SELECTION FORM FOR SPECIFIC APPLIANCES SUPPLIED WITH THIS BATH ROOM FANS ARE RATED AT 70 CFM UNLESS OTHERWISE NOTED ON PLANS. ATTIC ACCESS(ES) ON CAPE MODELS ARE TO BE DONE ON SITE BY THE B/P.

6

NOTE SUPPLY

- GREATER DISTANCES NOT \forall BUILDING THE 2 ED
- SUPPLY LINES BELOW FIRST FALLED BY B/P. HE FIRST FLOOR. 爿 1) MATERIALS ARE TYPE A PEX.
 2) WATER SUPPLY SHALL BE SECURELY ATTACHED BETWEEN SUPPORT INTERVALS THAN SPECIFIED:
 HORIZONTAL PIPE @ 32"
 VERTICAL PIPE AT MID—STORY (10' MAX)
 3) WATER HEATER SHALL BE SUPPLIED AND INSTAL 4) ALL SUPPLIED AND INSTALLED BY B/P.
 5) ALL HOT WATER LINES IN UNHEATED SPACES SH 6) ALL TUBS AND/OR SHOWERS SHALL BE SUPPLIE 7) ALL DEVICES INSTALLED WITH SELF CLOSING VAL
- ⋖ D SPÁCES SHALL BE INSULATED BY B/P.

 L BE SUPPLIED WITH ANTI—SCALD VALVES.]

 CLOSING VALVES (I.E. WASHER, DISHWASHER) SHALL

 SE ON THE SUPPLY LINE SUPPLIED AND INSTALLED BY

 ALL STATE AND LOCAL APPLICABLE CODES. NG DEVICE ON THE WITH ALL STATE AS 1/2" SHALL HAV HAMMER ARRESTING E, IN ACCORDANCE W WATER HOON SITE,
 - OFF INDIVIDUAL SUPPLY FIXTURE ALL 8

DWV NOTES

- GREATER AT NO BUILDING 표 2 SECURELY ATTACHED) MATERIALS ARE PVC SCHEDULE 40.
 2) DRAINAGE AND VENT PIPING SHALL BE SE SUPPORT INTERVALS THAN SPECIFIED.
 HORIZONTAL PIPE @ 4'-0" FOR 2"ø
 VERTICAL PIPE @ 4'-0" 7
 - 2"ø OR LARGER 1 1/2"ø OR SMA

3)

- ALL DRAINAGE CONNECTIONS HORIZONTAL TO HORIZONTAL AND VERTICAL TO HORIZONTAL ARE LONG SWEEP OR DOUBLE 45° FITTINGS
 HORIZONTAL VENT PIPE CONNECTIONS TO VERTICAL VENT BRANCH OR STACK SHALL OCCUR AT LEAST 6" ABOVE THE FLOOR RIM OF THE HIGHEST FIXTURE SERVED BY THE HORIZONTAL VENT.

 STAND PIPES SHALL EXTEND NOT LESS THAN 18 INCHES AND NOT GREATER THAN 42 INCHES ABOVE THE TRAP WEIR. 4
- 42 INCHES 2)

NOTES \exists ELECTRIC

- AND NOTED) OTHERWISE ESS |-B. ELECTRICAL PANEL IS RATED 200 AMPS (UNLE NON-METALLIC SHEATHED CABLE IS TYPE NMWIRES ARE INSTALLED WITH INSULATED STAPLI

- STATE COMPLIANCE WITH NEC, z INSULATED STAPLE GROUNDED BY B SHALL SERVICE ELECTRIC CODES. £35£
- ED AND/OR LABELED BY A NATIONALLY RECOGNIZED SCORDANCE WITH MANUFACTURER INSTRUCTIONS 5) ALL ELECTRICAL COMPONENTS SHALL BE LISTED AND/OR LABELED BY A NATIONALLY RECORDANCE LAB AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.
 6) ELECTRIC PANEL SHALL BE LOCATED AND MOUNTED IN BASEMENT BY B/P, UNLESS NOTED OTHERWISE.
 7) A SERVICE DISCONNECT SHALL BE INSTALLED AT A READILY ACCESSIBLE LOCATION NEARES POINT OF ENTRANCE OF THE SERVICE CONDUCTORS.
 8) TELEPHONE, AND TELEVISION CABLES TO BE RUN TO THE ELECTRIC PANEL LOCATION. UNLE

IT SHALL BE INSTALLED IN BASEMENT BY B/P IF WASHER LOCATION HOUSE.

SITE

ARE THE

WIRELESS DOOR BELL TO BE SHIPPED LOOSE (INCLUDES 2 BUTTONS) ONE GFI CIRCUIT SHALL BE INSTALLED IN BASEMENT BY B/P WATER HEATER, FURNACE, BASEMENT GFI, BASEMENT LIGHTS, ETC. AF RESPONSIBILITY OF THE B/P.

A CLOTHES WASHER CIRCUIT SHALL BE INSTALLED IN BASEMENT BY E IS NOT INCORPORATED IN HOUSE.

12)

LOCAL

AND

9)

PLAN.

13)

15)

16)

PF

RECEPTACLES SHALL NOT BE INSTALLED DIRECTLY OVER ELECTRIC BASEBOARD HEATERS.

CIRCUIT BREAKERS FOR ELECTRIC BASEBOARD HEATERS ARE ONLY INSTALLED IN PANELS O HOUSES WITH ELECTRIC BASEBOARD SYSTEMS.

SMOKE DETECTORS ARE INTERCONNECTED AND INSTALLED ON A LIGHTING CIRCUIT WITH NO INTERVENING SWITCHES ON THAT CIRCUIT.

SMOKE DETECTORS SHALL HAVE A BATTERY BACK—UP POWER SOURCE.

BASEMENT SMOKE DETECTORS ARE SUPPLIED BY WMH AND INSTALLED BY B/P ON SITE.

ALL RECCESSED LIGHTS SHALL BE IC RATED AND ALSO RATED FOR WET LOCATIONS.

- H READILY ACCESSIBLE LOCATION NEAREST RVICE DISCONNECT S T OF ENTRANCE OF '
 - ELECTRIC PANEL LOCATION. UNLESS AND TELEVISION CAREQUESTED/NOTED

(ELECTRICAL BASEBOARD) HEATING NOTES EBB

BOARD HEATING NOTES

FHW (FORCED HOT WATER) BASE

/P FOUNDATION DETAIL

TYPICAL B

- ELECTRIC BASEBOARD HEATING CIRCUITS ARE 20 AMP, 220 VOLTS WITH 12-2 NON-METALLIC SHEATHED CABLE TYPE NM-B.
 MAXIMUM WATTAGE PER CIRCUIT SHALL BE 3750 WATTS $\widehat{}$
 - 5 3)
 - BASEBOARDS ARE RATED AT 250 WATTS LINEAR FOOT. 5 (5
- THERMOSTAT RANGE IS 45° TO 75°F. LIGHTING RECEPTACLES SHALL NOT BE ABOVE ELECTRIC BASEBOARD HEATING MINIMUM T GENERAL L LOCATED UNITS.

IF RAISED RANCH 4,-2 2\4, DBOP CONCRETE BSMT \triangleleft FDTN WALL SILL PLATE LALLY COLUMN-COLUMN, FTG-2x6

INSPECTION

PARTY

THIRD

/ RA

씸

1) BASEBOARD RATINGS ARE BASED ON 190°F WATER TEMPERATURE AT 1 GPM FLOW RATE WITH 65° ENTERING AIR.

2) FIRST FLOOR BASEBOARD UNITS ARE INSTALLED WITH HEATING PIPES STUBBED THRU FLOOR. SECOND FLOOR HEATING PIPES BETWEEN BASEBOARD UNITS ARE INSTALLED IN FLOOR AND/OR WALL PANELS. B/P IS RESPONSIBLE FOR INTERCONNECTION BETWEEN MODULES AND FLOORS. BALANCE OF HEATING SYSTEM IS TO BE DESIGNED, SUPPLIED AND INSTALLED BY B/P.

3) ALL HEATING PIPES IN UNHEATED SPACES SHALL BE INSULATED BY B/P.

4) MINIMUM THERMOSTAT RANGE IS 45° TO 75°F.

5) ACCESS PANELS ARE FOR THE B/P TO USE IN THE INTERCONNECTION OF THE HEATING SYSTEM. THESE PANELS MAY BE PERMANENTLY ATTACHED AND FINISHED OVER BY B/P AFTER HEATING SYSTEM IS COMPLETED.

HOMEOWNER: DINO & BRUNO ODOARDI SITE: 21 NETHERMOUNT AVE NORTH CASTLE, NY 1060 WMHCC 1995 ROUTE 22 BREWSTER, NY 10509

DETACHED SINGLE FAMILY DWELLING CONST. TYPE:

NOTES, DETAILS જ SCHEDULES M ST

105/2019 Ale: N/A

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Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (914)832-9400 Fax (914)832-6698 30 Reagans Mill Tel (914)832-

S 06/18/2019 902

SCHEDULE OF MATERIALS

	Name	Туре	Color
Siding	Andersen	MainStreet Standard	Sterling Grey
Windows	Andersen	400 Series	White (Standard)
Trim	Ply Gem	PVC Trim Board	White
Ext. Door	Andersen	Therma Tru Smooth Star (S262)	White
LAC. DOO!	Allaciscii	Therma Tru Smooth	VVIIICE
Ext. Door (Transom)	Andersen	Star (S263SL)	White
Roofing	Timberline	HDZ Shingles	Charcoal
Stone/Brick	NONE	NONE	NONE
Decking	Trex	Composite	Grey "Foggy Wharf"
	Vinyl & Black		
Deck Railing	Aluminum Spindles	Transcend Railing	Classic White
Style	Colonial		
Gross Floor Area			
(See GFA Worksheet	Gross Floor Area: 2,494		
Attached)	SF		



TION VIEW SHTS ADDITION FINAL BUIL WITH

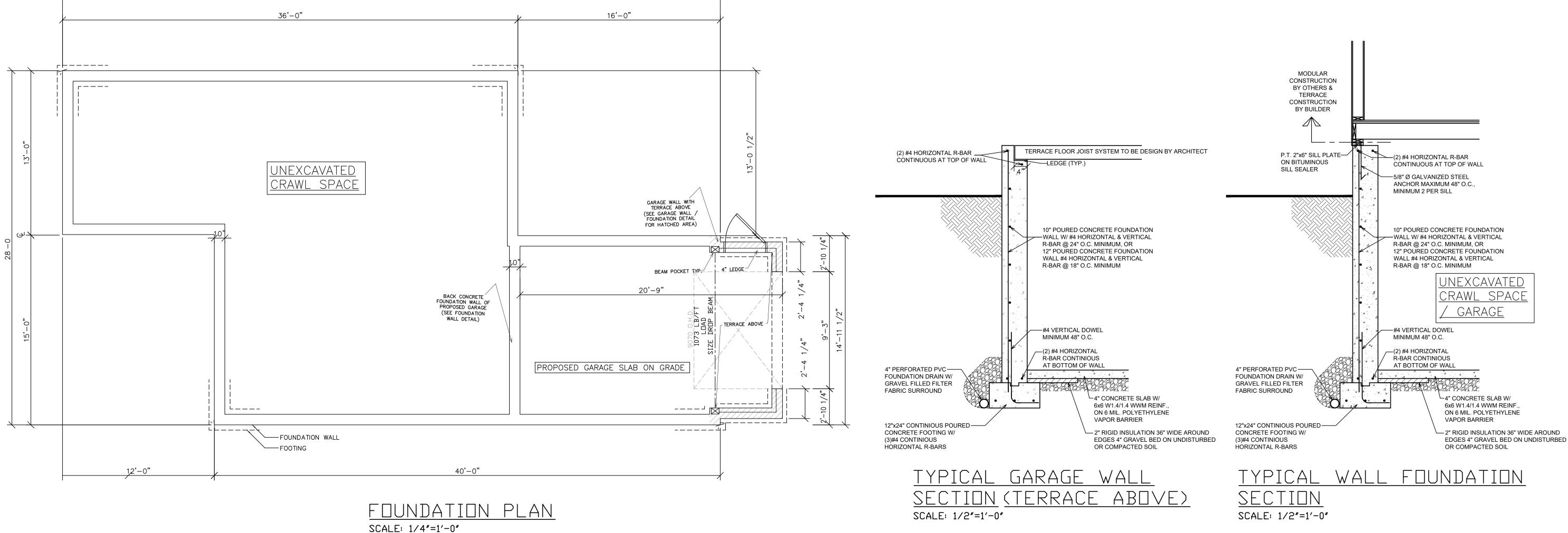
REVISIONS NO. DATE DESCRIPTION 02/20/2021 BAR COMM

DATE - 01/01/2020

A-001

Foundations & Footings: Structural Steel: 1. All footings shall bear on minimum 4000 pounds per square foot virgin
1. All structural steel shall conform to the requirements of the GENERAL NOTES AND SPECIFICATIONS sand or compacted fill approved by Architect or Engineer. Contractor to AISC "specifications for structural steel for buildings"- latest edition and all 1. Contractor shall provide a warranty on all labor and materials for a period of one year 31. All sheathing plywood shall have exterior glue. verify soil bearing capacity prior to construction of footings. No footings current supplements. For other code and specification requirements, see 2. The Engineer shall not be responsible for the identification, removal, testing and/or certification of removal relative to any hazardous substance including, but not limited to, PCB, petroleum, mold are to be cast on uncontrolled fill, soil, organic material, frozen ground, the contract specifications. 32. Provide 2 - 2" x 10" header with 2 - 2" x 4" (6") posts at all windows and doors unless otherwise noted. All doors to be 6'8" high. mud, soft clays or other objectionable or unapproved materials. 2. All welding work shall conform to the American welding Society Code 3. All new or relocated windows and doors shall be wired for burglar alarms. (Connect to existing). Work to be performed by others but coordinated by General Contractor. 33. Double floor joists under tub. 2. Sub-base for slabs on grade to 4" crushed rock on virgin grade or AWS D1.1. All welding work shall be done by AWS certified welders. Field New- finished elevations to match existing. approved compacted fill. welding shall be done by the manual shielded metal arc welding method. 34. Double floor joists below partitions running parallel to framing. 5. Install hard- wired smoke detectors with battery backup as per Code. (i.e.: install units in second floor hall at 10 foot max from all bedrooms, within all bedrooms, and one per level). Install carbon 3. Base of footing exposed to weather or in unheated space shall be placed 3. All steel shaped, plates, bars, rod, and anchor bolts, shall conform to 35. Floor joists to be set with crowned edge facing up. monoxide detectors at halls adjoining bedrooms, and basemer ASTM A36 or A992 for all C-channels and W shapes. a minimum of 3'-6" below grade. 6. All windows and sliding doors as noted to be "Andersen" perma-shield (white) 400 series double hung, double glass with low "E" film and insect screens. Provide all flashing and trim. Window sizes indicated on plans are approximate only. All sleeping areas are provided with escape windows as per Code 5.7 S-F opening - Min. width 20", min. height 24" clear. 36. Provide bridging between joists @ 8'0" max. 4. Contractor shall take all necessary de-watering precautions to properly 4. All steel pipes shall conform to ASTM 53; steel tubes shall conform to 37. All footing shall bear on virgin soil (2 tons/ SF min. capacity). cast new footings in areas with high water table. ASTM A500, grade B. 7. All pipes in unheated spaces shall be wrapped and sealed with ½" thick foam insulation. 5. Footings shall be reinforced as shown and doweled to receive the pier or 5. All bolts shall be 3/4" diameter ASTM A325 bolts in bearing type 38. Fire-stop all concealed spaces at each story/ ceiling. 8. Provide shut-off valves at all plumbing fixtures. Label/ tag valves at lower level areas. All piping shall be adequately secured to framing. connections, unless otherwise noted specifically on the drawings. Provide wall above. 39. Concrete shall be 3,000-P.S.I. 3,500-P.S.I. concrete compressive strength is to be used for horizontal surfaces exposed to the weather - including porches, steps, walks and garage floor slabs. a minimum of two bolts per connection 9. Supply and install interior wood door, window trim, sills and base and hardware to match existing. 6. Reinforcing dowels between footing and foundation wall shall be tied in 40. First and top courses of concrete block to be solid. 6. Where a weld is required, and no weld is shown on the drawings, provide place prior to placing concrete (dowels shall not be "wet set.") 10. All interior finishes are to be ½" gypsum board and 3 coats of spackle/ sanded. a 1/4" fillet weld all around, unless a larger weld is required as a minimum 41. Provide ¾ round, 18" long anchor bolts @ 8'0" O.C. (2'0" max. from corners). 7. All lumber bearing on masonry is to be pressure treated. weld size as per AISC. 11. Interior painting - Prime and paint all walls and ceilings with 2 coats "Benjamin Moore" latex flat. All base, doors and trim to be semi-gloss. Windowsills, frames and trim to be oil based enamel. Colors to 42. Backfill materials shall be free of debris, vegetation and wood. 8. All framing lumber shall be rigidly assembled, plumbed and accurately 7. All groove welds shall be AWS pre-qualified complete joint penetration fitted in place. 43. All finished exterior grades shall be positively pitched away from the structure. groove welds, unless otherwise noted on the drawings. 9. All concrete blocks to comply with ASTMc-90 standard minimum grade
8. The contractor shall submit shop drawings of the steel to the architect or 12. Exterior painting - All cedar siding, trim, fascias and soffits to be primed and painted with 2 coats of "Olympic" pigmented stain. Color to be selected. 44. All filled areas shall be compacted. 13. Exterior painting - All siding, trim fascias and soffits to be primed and painted with 2 coats of "Benjamin Moore" exterior grade latex satin finish. Color to be white. engineer for his review prior to fabrication. 45. Do not backfill until framing has been completed. 10. Key all first courses of concrete block to footings, fill top courses solid for 9. All steel shall be cleaned as per SSPC SP2 hand tool cleaning, or SSPC 14. Install latex caulking at intersections of dissimilar materials (i.e.: siding with trim, trim with trim, trim with window/ door frames). joist bearings, and fill solid full height for girder bearing points. 46. Insulation shall be fiberglass batt with vapor barriers (foil) on warm side. SP3 power tool cleaning and painted with a zinc rich primer (red or brown, 15. All material specified herein or indicated on the drawing shall be new and of first quality 11. Provide horizontal masonry reinforcement continuous at every other one coat shop paint.) A finish coat shall be applied - coordinated with the 47. All materials shall be installed in accordance with manufacturer's instructions. course (full width of block). architect and engineer, and shall be weather resistant as required for long 16. All deck lumber shall be pressure treated. All fasteners to be approved for A.C.Q. lumber. 48. All closet shelving to be birch. 12. Location of anchors (1/2" diameter) to be 1'-0" maximum from each end of periods of exposure during construction or permanent exposure to weather. All connections shall be painted after installation 49. All interior doors to be hollow core birch. Exterior doors to be solid core and weather-stripped. Provide doorstops at all swinging doors. 17. Electrical fixtures/ "high hats" shall be "Lightolier" (white baffle #1171) with 100-watt lamps. corner and 4'-0" maximum on centers, min. 2 per sill, embedded 16" into 10. Contractor must provide shop drawings prepared by technical personnel 18. All light switches and dimmer controls shall be "Levito-Devora". under the supervision of a qualified engineer licensed by the State of New 50. All work shall comply with the Residential Code of New York State and the NYS Energy Code (2015) as well as all local municipal ordinances. 13. Provide damproofing or waterproofing on exterior wall surfaces below York, for review & approval by the project engineer or architect prior to 19. Colors of switches, receptacles and plates to be selected by owner. 51. Electrical work shall comply with U.L. requirements and the National Electric Code. 14. Provide exterior perimeter footing drains, pitch to low point. 20. The General Contractor has visited the site and is familiar with all building conditions and systems. 52. N.Y.S. Energy Code (2016) Winter design dry bulb temperature 21. The General Contractor shall verify all dimensions and existing conditions. The Architect shall be informed of all discrepancies prior to proceeding with the work. Summer design dry bulb temperature Cast in Place Concrete: Coincident wet bulb temperature 22. Written dimensions on drawings shall take precedence over scaled dimensions. 1. All work shall comply with the requirements of the ACI building code, 1. All steel lintels shall have a minimum of 6" bearing at each end. Hollow AC318, latest edition, and the Building Code of New York State. CMU at bearing points shall be grouted solid minimum three courses 23. All framing shall be left exposed until the Building Inspector has approved all work. No work shall commence until all permits have been issued. 24. The General Contractor shall obtain all required permits and approvals including the Certificate of Occupancy 2. All concrete for cast in place work shall be stone concrete with a minimum 28 day compressive strength of 3,500 psi. 2. For masonry openings 4'-0" wide or less use one L 3 1/2 x 3 ½ x 3/8" for 25. The General Contractor shall maintain Workman's Compensation liability and automobile insurance during the work. 4 0.32 0.60 49 21 5 19 10/13 10, 2ft 10/13 3. No admixtures shall be allowed without prior review and acceptance by each 4" of masonry thickness. R-values are minimums. U-factors. R-19 insulation shall be permitted to be compressed into 2x6 cavity. 26. All work to be performed in an orderly, clean and "grade A" workmanlike manner. the architect or engineer. 3. For masonry openings 4'-0" wide to 6'-0" wide, use one L 5 x 3 ½ The first R-value applies to continuous insulation, the second framing cavity insulation; either insulation meets the requirements 4. All requirements for batching, mixing, finishing, curing etc. shall be as per x 3/8" (LLV) for each 4" of masonry thickness. 27. The General Contractor shall maintain the site (remove rubbish) and protect the owner's property. Provide shielding at areas adjoining the work. Disturbed lawn areas shall be reseeded. Install new drywells as located on site plan. Secure property at the end of each workday. Provide protection to adjoining properties during construction (i.e. silt fencing and hay bales). Based on: 5,750- degree days, non- electrical heating, 4'0" depth in foundation walls below grade 4. For masonry openings 6'-0" wide to 8'-0" wide, use one L 6 x 3 ½ 5. All reinforcing steel shall conform to ASTM A615 grade 60, except that x 3/8" (LLV) for each 4" of masonry thickness. I, Eliot Senor, Professional Engineer, certify that these plans and specifications comply with the Residential Code of New York and the NYS Energy Conservation Code (2016). reinforcing steel welded directly to structural steel shall be ASTM A706.

5. For masonry openings greater than 8'-0" wide, refer to the plan for size. 28. Structural lumber shall be Douglas fir (DF) Sb = 875 P.S.I. Stress grade to be marked on lumber. All lumber to be free of splits/ cracks and mould. Sill plates to be pressure treated. 29. Design Load: Floor/ Deck 6. All welded wire fabric shall conform to ASTM A-185 100 lbs/ SF 7. All reinforcement shall be securely tied in place and adequately supported. 40 lbs/ SF All bars marked continuous (cont.) shall be lapped 40 bar diameters, 45 lbs/SF unless otherwise noted. 30. NYS Residential Code requirements 1. All fill shall be placed in eight to twelve inch loose lifts (maximum) round Wind Scismic show Speed Design Frost Load (MPH) Category Weathering Depth Termite MODERATE compacted with vibratory rollers. Fill material shall be tested by modified 30 PSF 120 C SEVERE 42" /HEAVY YES NO proctor density method (ASTM D1557-78) and must qualify as select, with SUBJECT TO DAMAGE FROM less than 10% passing through the no. 200 sieve. Soil shall be placed with moisture content and energy to provide 92% of maximum dry density. In place density tests shall be taken for each 500 S.F. In each lift. For acceptance of soil, average of density tests must exceed specified compaction. No tests shall be permitted to fall below 87% compaction. 52'-0" r |----- -----MODULAR CONSTRUCTION ----BY OTHERS & TERRACE CONSTRUCTION BY BUILDER (2) #4 HORIZONTAL R-BAR ____ TERRACE FLOOR JOIST SYSTEM TO BE DESIGN BY ARCHITECT P.T. 2"x6" SILL PLATE-(2) #4 HORIZONTAL R-BAR CONTINUOUS AT TOP OF WALL ON BITUMINOUS LEDGE (TYP.) CONTINUOUS AT TOP OF WALL UNEXCAVATED SILL SEALER -5/8" Ø GALVANIZED STEEL ANCHOR MAXIMUM 48" O.C. MINIMUM 2 PER SILL GARAGE WALL WITH TERRACE ABOVE (SEE GARAGE WALL / FOUNDATION DETAIL FOR HATCHED AREA) 10" POURED CONCRETE FOUNDATION 10" POURED CONCRETE FOUNDATION -WALL W/ #4 HORIZONTAL & VERTICAL -WALL W/ #4 HORIZONTAL & VERTICAL R-BAR @ 24" O.C. MINIMUM, OR R-BAR @ 24" O.C. MINIMUM, OR 12" POURED CONCRETE FOUNDATION 12" POURED CONCRETE FOUNDATION

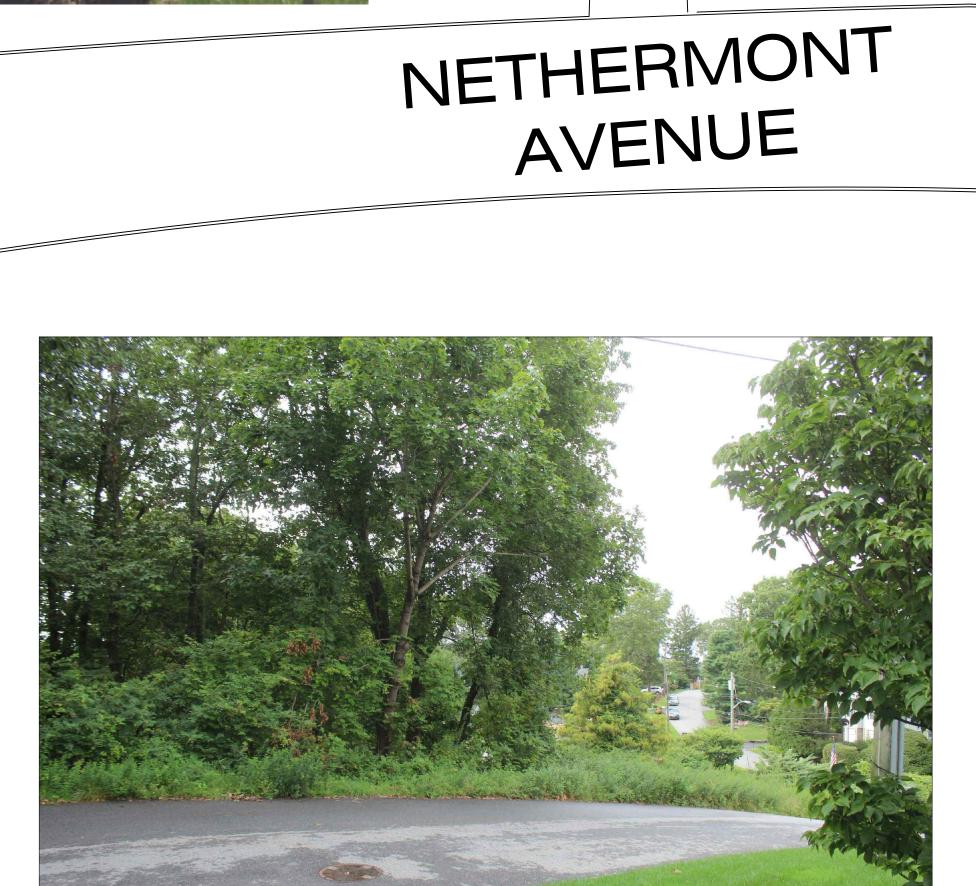


DATE - 1/01/2021

NO. DATE DESCRIPTION

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en



22 NETHERMONT AVE PROPOSED CONSTRUCTION

20 NETHERMONT AVE SINGLE FAMILY RESIDENCE





24 NETHERMONT AVE SINGLE FAMILY RESIDENCE

19 NETHERMONT AVE SINGLE FAMILY RESIDENCE

Eastern Red Cedar (Juniperus Virginiana) GIANT ARBORVITAE (Thuja Plicata)

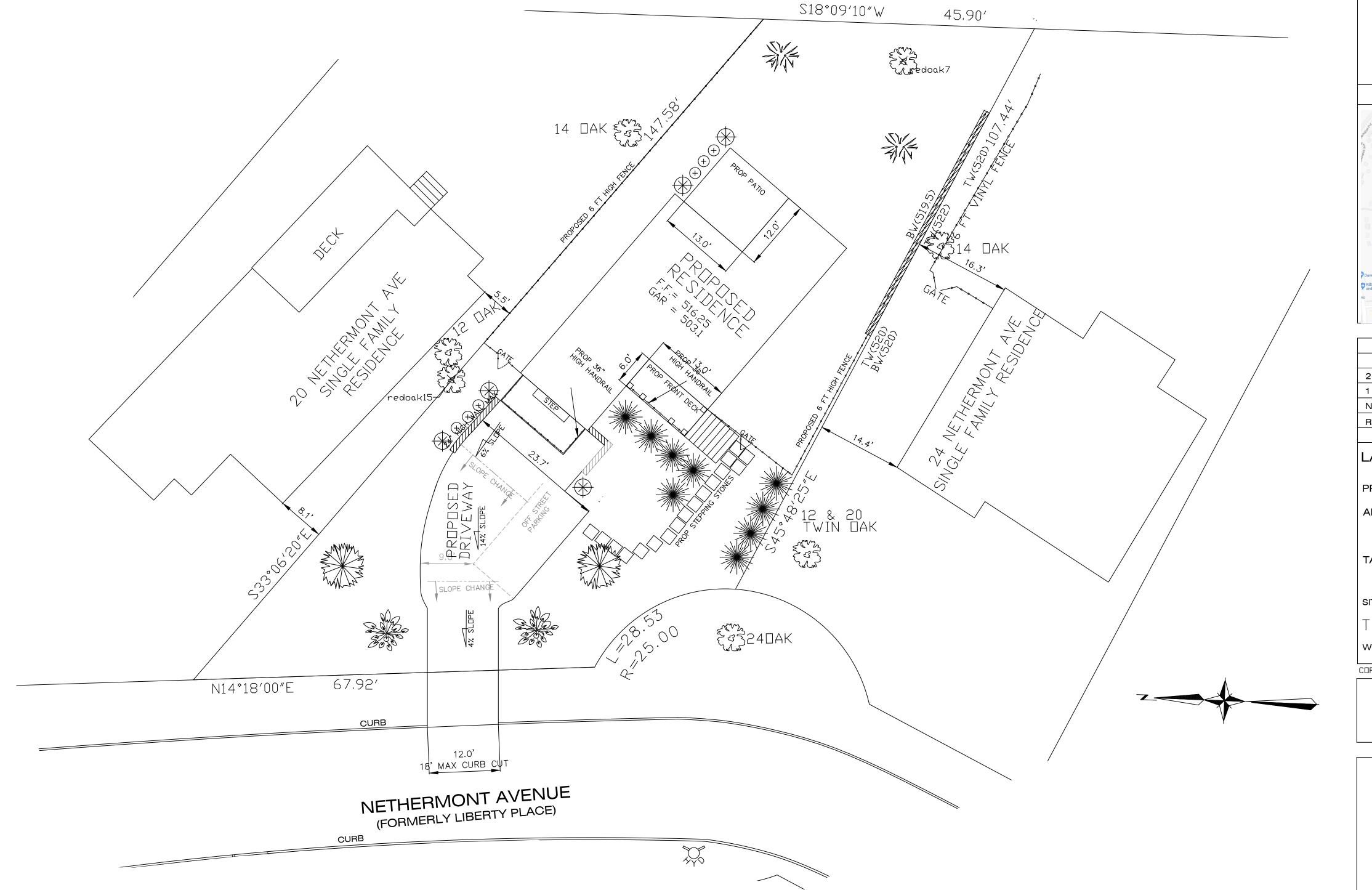
Eastern Red Bud (Cercis Canadensis)

CHINEESE HOLLY (Ilex crenata convexa)

INKBERRY "Shamrock" (Ilex glabra "Compacta")

COMMON FLOWERING DOGWOOD (Cornus florida)

TREES TO E	TREES TO BE PLANTED											
TYPE/NAME	SIZE	COUNT										
EASTERN RED CEDAR	2" - 3" CAL	2										
GIANT ARBORVITA	6' - 7' HEIGHT	9										
EASTERN REDBUD	2" - 3" CAL	2										
CHINEESE HOLLY	3.5' - 4' HEIGHT	5										
INKBERRY "Shamrock"	2' - 2.5' HEIGHT	6										
FLOWERING DOGWOOD	2.5"-3" cal.	2										



PUTILITY POLE ─SIGN POST W HYDRANT WATER VALVE ☆ LIGHT POLE - GUY WIRES TELE, MANH□LE S SEWER MANHOLE WATER MANH□LE € ELECTRIC MANHOLE DRAIN MANHOLE M MANH□LE ELECTRIC BOX ______102____ EXISTING GRADE (102) PROPOSED GRADE 14TREE

14TREE

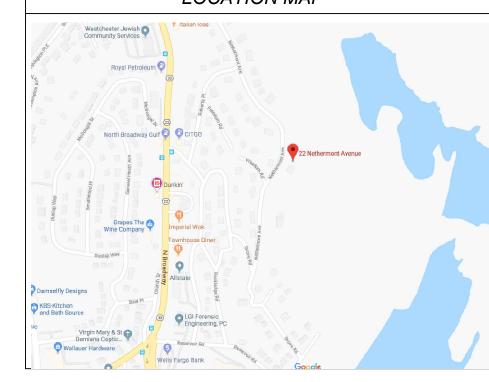
SIZE

TREE TO BE REMOVED

LEGEND

LOCATION MAP

TIT -- TIT -- TIT SILT FENCE or HAYBALES AS REQ'D



2	02/17/2021	ARB COMM	GC
1	03/10/2020	PB COMM	GC
NO	DATE	DESC	BY
REVISION	S		

LANDSCAPE PLAN

PREPARED FOR: ODOARDI

22 NETHERMONT AVE ADDRESS:

NORTH WHITE PLAINS, NY

SECTION 122.16 - TAX BLOCK 4 - LOT 7

SITUATED IN THE

TOWN OF NORTH CASTLE

WESTCHESTER COUNTY, NEW YORK

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GABRIEL E. SENOR, P.C.

CONSULTING ENGINEER LAND SURVEYORS

90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530

• (914) 422-0070 FAX 422-3009

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

SHEET 4 of 5

ZONING TABLE - 22 NETHERMONT AVE GENERAL NOTES ZONE: SINGLE FAMILY RESIDENCE DISTRICT "R-5" **TOTAL LOT AREA: 0.16 Acres (6,948 SF)** . Gabriel E. Senor, P.C. is not responsible for construction supervision unless retained under separate contract. DESCRIPTION MIN/REQUIRED Gabriel E. Senor, P.C. must be notified prior to backfilling any storm water system for inspection if The Engineering Dept. will require a final letter of certification from the design engineer for the storm water approval, site work and MINIMUM LOT AREA 5000 drainage installation. 3. Any changes made to these plans shall be approved by Gabriel E. Senor, P.C. Any changes must be filed and approved 75% WETLAND AREA by the appropriate Department as amendments. 50% STEEP SLOPE AREA _ 4. Gabriel E. Senor, P.C. is not responsible for damages if changes are made and not approved as in item 1 above. 5. All conditions, locations, dimensions and elevations shall be verified by the Contractor or Owner and must report all NET LOT AREA discrepancies to the Design Engineer prior to the start of construction. MIN LOT FRONTAGE 50 6. All work and materials shall comply with all applicable codes including, but not limited to the following: NYS Building Code, Local Zoning Code, ACI and AISC. 50 MIN LOT WIDTH 7. The Contractor is responsible for all construction means and methods to implement the designs shown. 8. Safety during construction is the responsibility of the Contractor and shall conform to all Local, State and Federal MIN LOT DEPTH 100 Agencies' requirements. FRONT YARD SETBACK 30 9. The Contractor shall apply for and receive all necessary permits to perform the work shown on these plans prior to the start of construction. SIDE SETBACK 10. Final grading shall be sloped away from the building and foundations. 11. Unless noted, all drainage piping on this plan is to be 6" Rigid HDPE ASTM F810-07 or better. SECOND SIDE SETBACK Total Both Sides - 18 F 12. This storm water design plan is not designed to accept footing drains. Refer to Architectural plans for footing drain REAR YARD SETBACK 30 design. Do not connect footing drains or sump pumps to this surface water drainage system. 13. If the drainage system is to be built in a filled area, the fill should be well drained material with a settling period of one to three months prior to the system installation. Additional percolations are required after the settling period and the OFF-STREET PARKING system design will be revised as necessary. 14. Proposed Silt Fence to be installed along existing and proposed contours. OFF-STREET LOADING 15. Orange Construction Fence to be installed along the limits of the proposed disturbance limits line. 16. Roof leaders to be connected to the drainage system with 6" rigid HDPE pipe at 2% min. slope or as shown. MAX BUILDING HEIGHT 30 17. The Contractor and all Sub-Contractors must submit a "Contractor Certification Statement" as per section 294-8 of the MAX BUILDING COVERAGE 30 NYSDEC "Stormwater Pollution Prevention Plan" manual prior to the start of construction. 18. If imported fill material is required, it shall be certified in writing by a New York State licensed Professional Engineer 22 NETHERMONT AVE - AVERAGE GRADE CALCULATIONS as non-contaminated, clean fill suitable for the intended use. Percolation tests shall be performed by the Design FRONT OF HOUSE Engineer to demonstrate that the stormwater management practice will draw down the entire water quality volume within 48 hours. The results of the percolation test (s) shall be submitted to the Municipal Engineer for review and ELEV ELEV DIST AVG ELEV Point # 503.2 19. All proposed temporary seeding mixture shall be in accordance with the New York State Standards and Specifications for Urban Erosion Control, dated August 2005. 20. New sewer laterals are required for all new construction. Laterals must be extra heavy cast iron or ductile iron pipe or as directed by Municipal Engineer. RIGHT SIDE OF HOUSE 21. Connection permits are is required from the Department of Public Works for Sewer, Water, and Storm Water System ELEV ELEV DIST AVG ELEV Point # 511.5 514.5 36.0 513.0 22. All trenches in the Municipality Right of Way must be backfilled with controlled density fill (k-crete) or as REAR OF HOUSE directed by Municipal Engineer 23. A street opening permit must be obtained from the Municipality, all work in the Right of Way and an ELEV ELEV DIST AVG ELEV inspection performed prior to back filling and final approvals. 514.5 514.5 24. Replace or re-lay stone curb as directed by Municipal Engineer 514.5 515.7 515.1 25. A non-conversion agreement for the basement in Special Flood Hazard Zone must be signed and filed prior to the issuance of a C. of O. for properties subjected to flooding. 515.7 514.2 15.0 515.0 26. Curb cut permit is required from the Department of Public Works. Curb cut maximum width is 18 feet. LEFT SIDE OF HOUSE 27. The contractor shall schedule with the Municipality a rough grading inspection prior to any framing of a building above Point# ELEV ELEV DIST AVG ELEV the first floor braced decking. Excess soils of significance shall be removed and disposed of upon completion of the rough 514.2 504.1 40.0 509.2 28. The structures for the storm water management system shall be installed at the earliest date possible when the structure's roof is complete. The contractor shall consult with the Municipality and schedule this work upon completion TOTAL DISTANCE X and inspection of the rough grading activities. TOTAL DISTANCE = ELEV = 29. The contractor shall secure a Street Opening Permit with the Municipality for all work to take place on the right of way including construction of a new driveway apron, and installation of new service laterals. 30. If necessary, the Contractor shall secure a Tree Removal Permit with the Municipality prior to the commencement of AVG. GRADE ELEV. 510.9 31. Contractor required to provide Dig Safe NY ticket prior to issuance of permits. **EROSION CONTROL NOTES** INSTALLATION & MAINTENANCE OF EROSION CONTROL CONSTRUCTION SCHEDULE NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO 22 NETHERMONT AVE **EROSION CONTROL MEASURES** 1. Install all erosion control measures prior to start of

- construction.
- 2. Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2

INSPECTION BY MUNICIPALITY

- MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION) 1 After any rain causing runoff, Contractor to inspect silt fences, etc. and remove any excessive sediment and inspect stockpiles and correct and problems with seed establishment.
- 2 Inspections shall be documented in writing and submitted to the appropriate Municipal Agency having jurisdiction.
- STOCK PILING OF EXCAVATED MATERIAL
- Strip Topsoil and Stockpile. 2 Stockpile Excavation Subgrade.
- 3 Seed piles with 1 lb. total annual rye or remove from site within two days.
- INSPECTION BY MUNICIPALITY
- FINAL GRADING 1 Remove unneeded subgrade from site.
- 2 Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 days prior to finish.

INSPECTION BY MUNICIPALITY

LANDSCAPING

- 1 Spread topsoil evenly over areas to be seeded. Hand rake
- 2 Broadcast 1 25lb. bag of Jonathan Green "Fastgrow" mix or equal over areas to be seeded.

DRAINAGE CALCULATIONS

The analysis was performed utilizing the Soil Conservation Service (SCS) TR-20 and TR-55 methodologies. Rainfall intensity was utilized for 100 Year storm event at 9.23" for a 24 hour rainfall in Westchester County. The development is the construction of a single family residence with associated impervious areas. For purposes of calculations, the pre-existing condition of the lot was 5,245 SF of Ledge and 1,703 SF of grass area. For the post development condition, excess surface stormwater generated by the impervious surfaces of the proposed construction shall be stored in a drainage detention structures to be constructed on-site which will have a controlled outlet structure entering the existing storm drain system on Nethermont Ave.

Pre-Development 25 Year Storm

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

For purposes of calculations an area of 5,245 SF of Ledge and 1,703 SF of grass area was used. Runoff for pre-development is 1.58 cfs. using a 100 year storm. (9.23 inch rainfall).

Post-Development 25 Year Storm

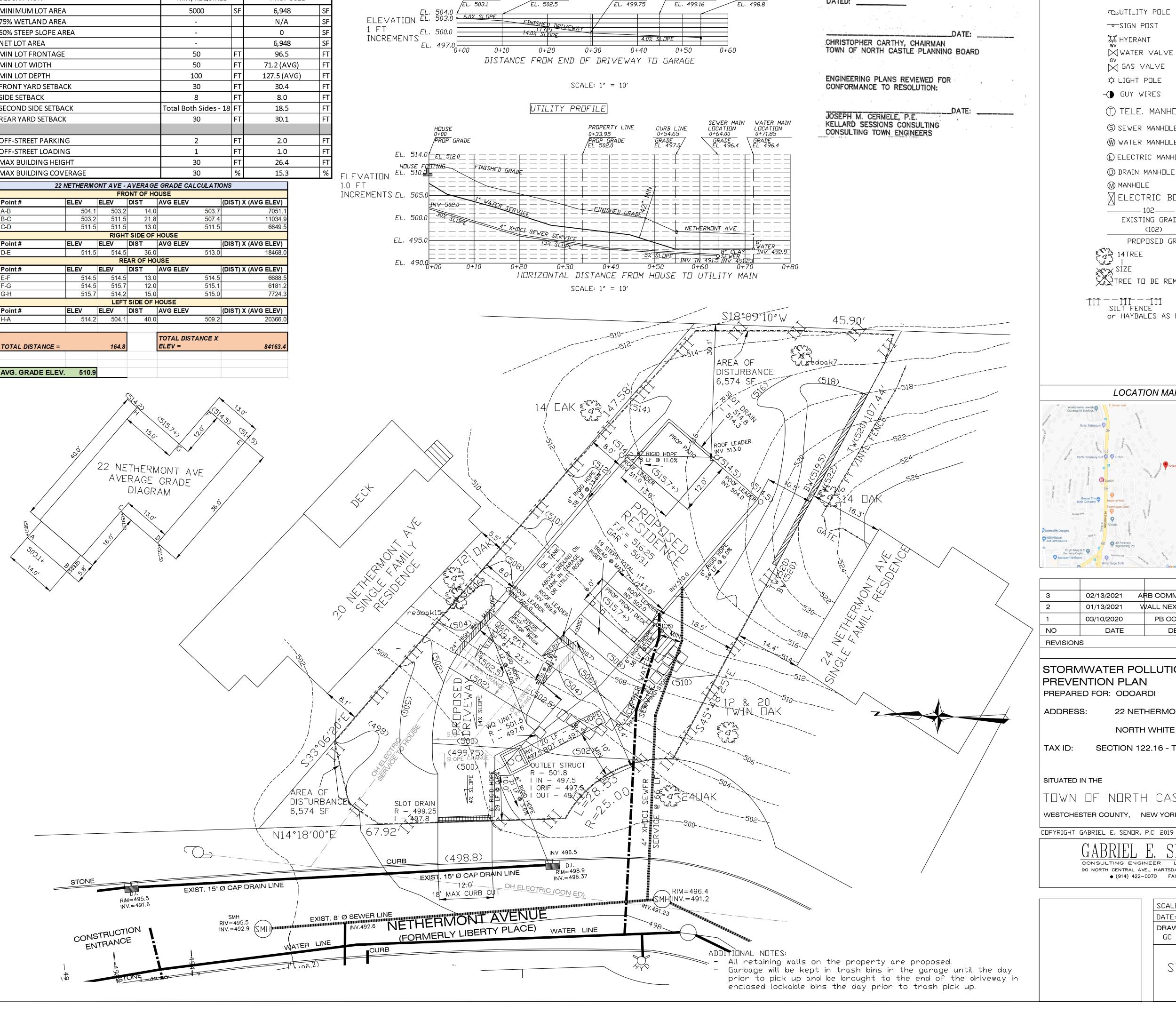
Runoff is to be mitigated by a system of 20 L.F. of 36" HDPE which will be connected to the roof leader system of the entire house. The outlet structure will control the outflow of the system. The entire system has been calculated to show that the outflow to the village system will be approximately 1.42 cfs.

Table	Stormwater	Runoff	
Doois	an Ctorno (m)	Total	7

discharge.

Table Stellimater	TIGHT 10 TI		
Design Storm (yr)	Total Pre- development Peak Runoff (cfs)	Total Post- Development Peak Runoff (cfs) basin	
25	1.58	1.42	

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



CENTERLINE OF DRIVEWAY PROFILE

PROPOSED

OUTILITY POLE SIGN POST X HYDRANT WATER VALVE GAS VALVE ☆ LIGHT P□LE - GUY WIRES (T) TELE, MANHOLE S SEWER MANHOLE W WATER MANHOLE (D) DRAIN MANHOLE (M) MANHOLE MELECTRIC BOX _____102____ EXISTING GRADE (102) PROPOSED GRADE FUND 14TREE TREE TO BE REMOVED or HAYBALES AS REQ'D

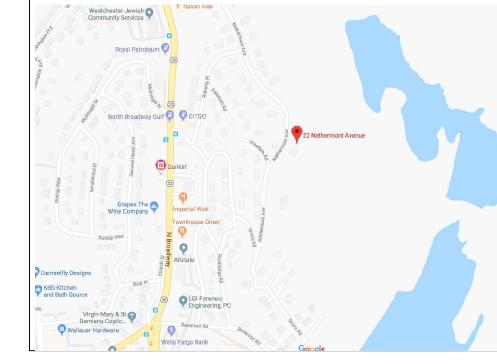
EGEND

APPROVED BY TOWN OF NORTH CASTLE

PLANNING BOARD RESOLUTION,

END DRVEWAY

LOCATION MAP



	3	02/13/2021 A	RB COMMENTS	GC
	2	01/13/2021 V	VALL NEXT DRIVEV	VAY GC
	1	03/10/2020	PB COMM	GC
>	NO	DATE	DESC	BY
	REVISION	 S		

STORMWATER POLLUTION PREVENTION PLAN PREPARED FOR: ODOARDI

ADDRESS: 22 NETHERMONT AVE

NORTH WHITE PLAINS, NY

SECTION 122.16 - TAX BLOCK 4 - LOT 7

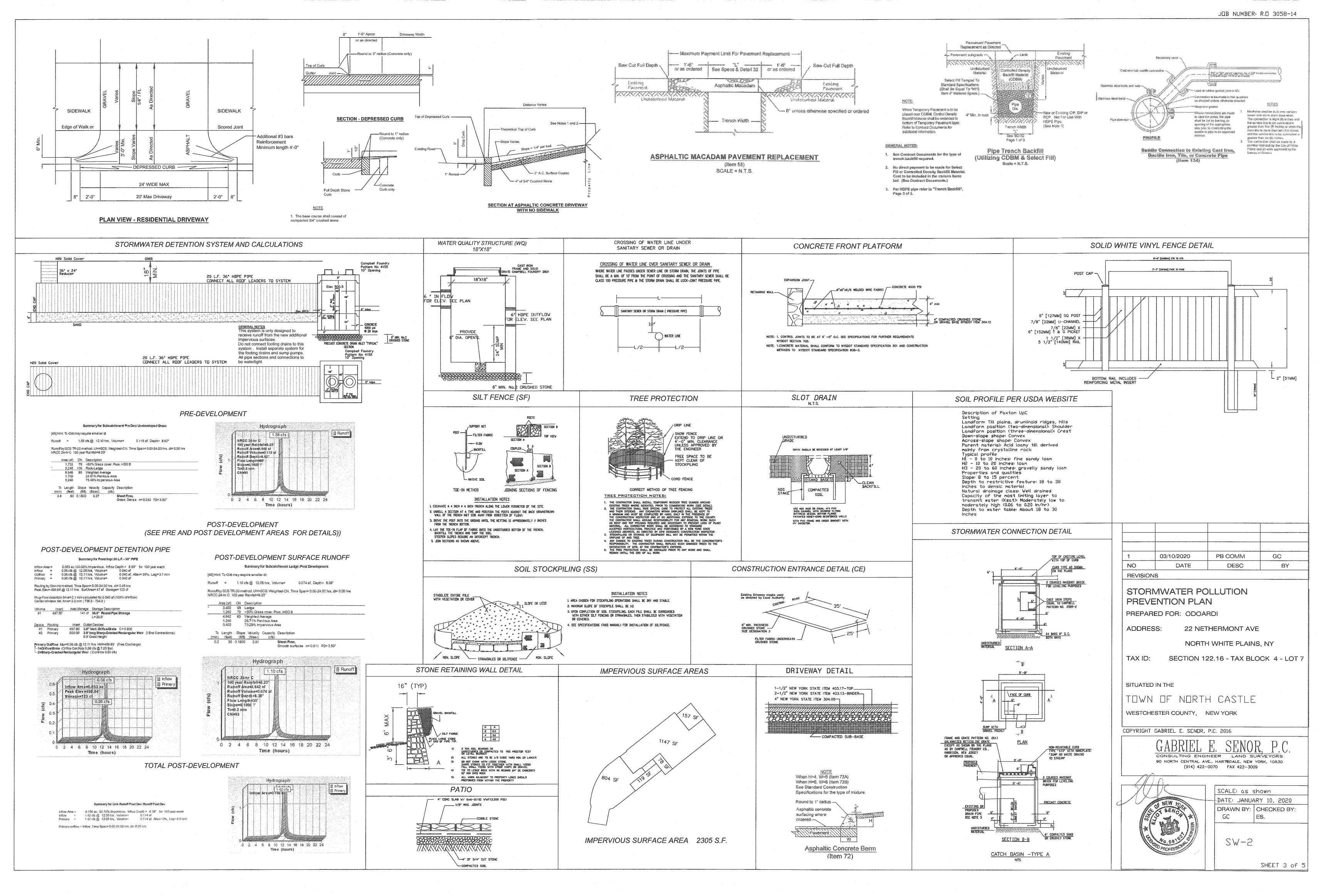
SITUATED IN THE

TOWN OF NORTH CASTLE

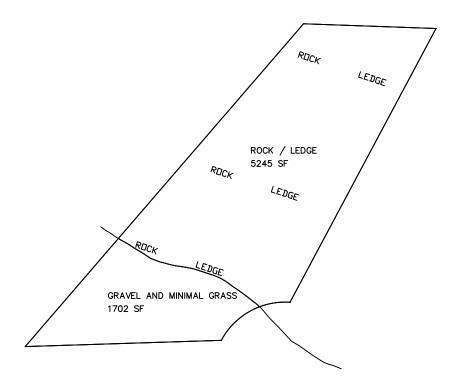
WESTCHESTER COUNTY, NEW YORK

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

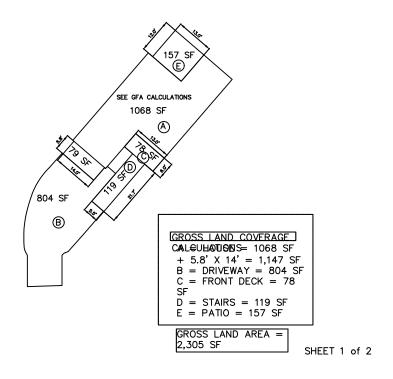
SCALE: 1'' = 10'DATE: JANUARY 10, 2020 DRAWN BY: CHECKED BY: GC ES. SW-1SHEET 2 of

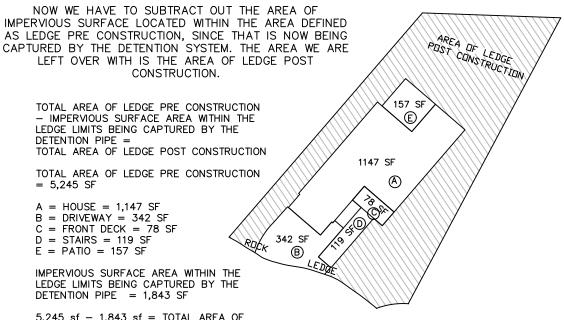


22 NETHERMONT PRE DEVELOPED AREAS USED IN CALCULATIONS



THE GROSS LAND COVERAGE IS EQUAL TO THE AMOUNT OF IMPERVIOUS SURFACE BEING CAPTRUED BY THE DETENTION SYSTEM. ACCORDING TO THE GROSS LAND COVERAGE WORKSHEET, THE TOTAL IMPERVIOUS SURFACE OF THE LOT BEING CAPTURED BY THE DETENTION PIPE IS 2,305 SF. THIS VALUE IS BEING USED AS THE "POST DEVELOPMENT ADDITIONAL IMPERVIOUS SURFACE" AREA IN HYDROCAD.

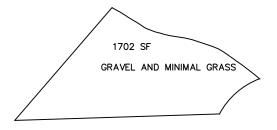




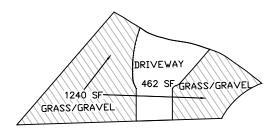
5,245 sf - 1,843 sf = TOTAL AREA OF LEDGE POST CONSTRUCTION

TOTAL AREA OF LEDGE POST CONSTRUCTION = 3.402 SF

THE FINAL AREA TO ACCOUNT FOR IN OUR CALCULATIONS IS THE TOTAL AREA OF GRAVEL/GRASS POST CONSTRUCTION. OUR PRE DEVELOPMENT CALCULATIONS TOLD US THAT THE TOTAL AREA OF GRAVEL/GRASS IS 1,702 SF. 15% OF THE AREA WAS GRAVEL AND 85% OF THE AREA WAS GRASS.



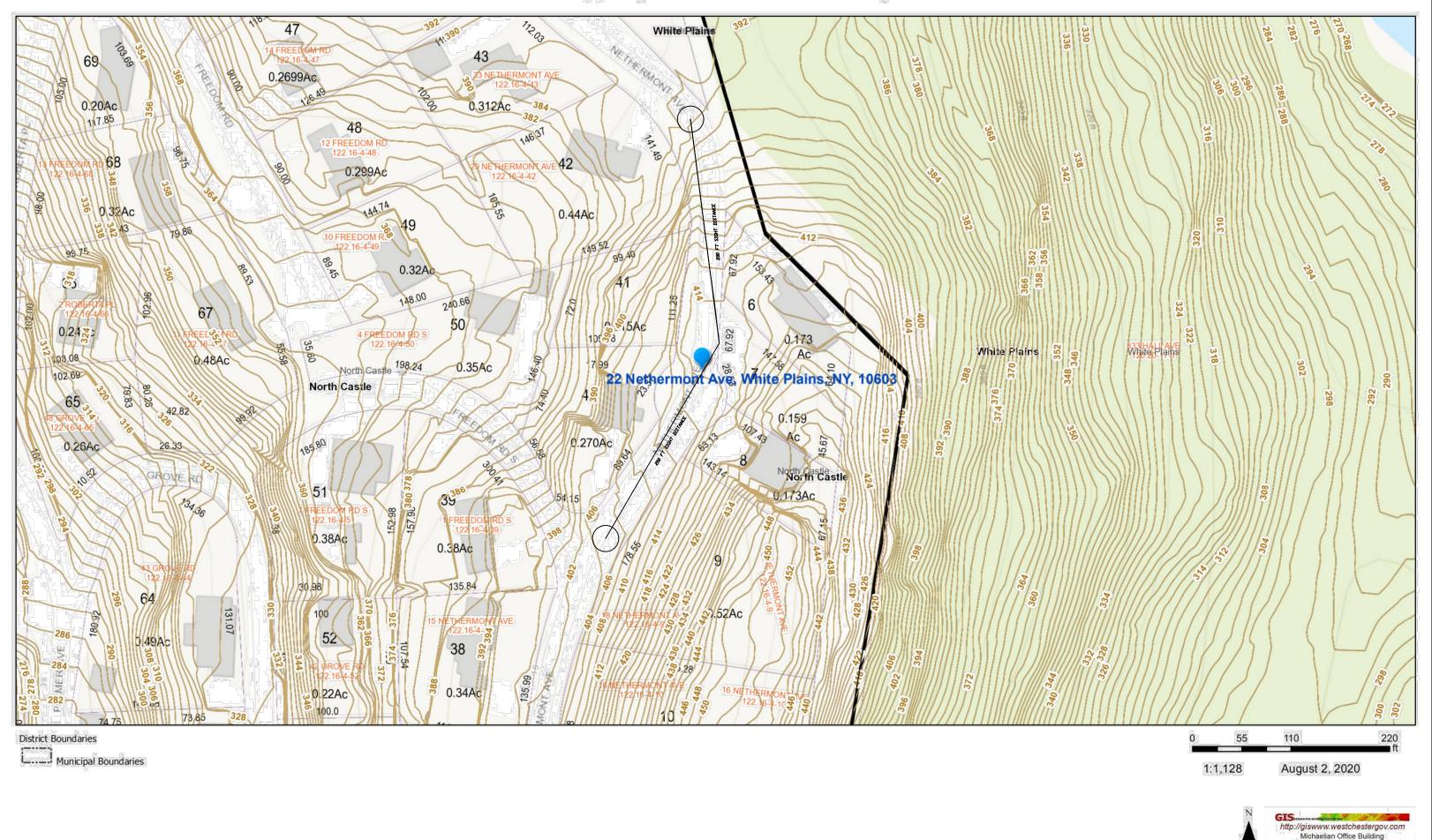
OUR POST DEVELOPMENT CALCULATIONS SHOW US THAT THERE IS 1,240 SF OF GRASS/GRAVEL AREA REMAINING POST CONSTRUCTION. WHICH CAN BE OBTAINED BY: 1,702 SF - 462 SF (DRIVEWAY AREA) = 1,240 SF OF GRASS/GRAVEL.



1,240 SF OF GRASS/GRAVEL IS USED IN THE POST DEVELOPMENT CALCULATIONS.

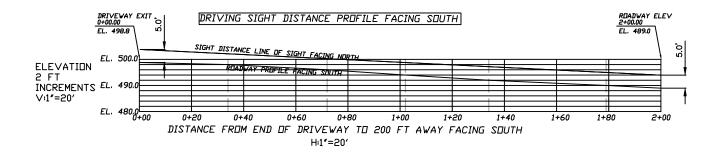
SHEET 2 of 2

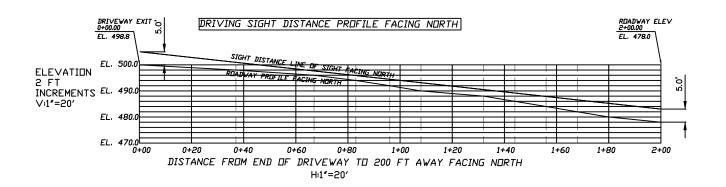
Mapping Westchester County



148 Martine Avenue Rm 214

SIGHT DISTANCE PROFILES







Geotechnical Engineering Services, P.C.

June 23, 2020

Alan R. Kaufman, AICP Director of Planning Town of North Castle 17 Bedford Rd. Armonk, NY 10504

Re: Letter Report – Geotechnical Investigation

22 Nethermont Avenue White Plains, New York

Dear Mr. Kaufman:

As described by our April 2, 2020 proposal, this letter report outlines the findings resulting from the drilling of one (1) geotechnical boring within the open lot at the above referenced address, for the purpose of constructing a new two-story residence. One (1) geotechnical boring was drilled on Tuesday, June 22, 2020 by Municipal Testing Laboratory, Inc. (MTL), by a Portable Gas-Powered Drill Rig, under continuous inspection by Messrs. Haykel Melaouhia, Ph. D. and Aflaaz Saleem of Geotechnical Engineering Services, P.C. (GES). We understand the proposed construction includes a new two-story single-family house, with a garage and driveway in front, and rear porch, located 22 Nethermont Avenue, in Westchester County, White Plains, New York. The site is currently undeveloped, and currently covered by exposed bedrock, trees and grass.

Please refer to our attached Boring Location Plan for the approximate as-drilled location of the boring, as well as a typed boring log for the stratigraphy and sample descriptions. Elevations noted on the base plan for the Boring Location Plan are based on an "Existing Conditions, Removals, Erosion Control and Steep Slopes Plan", which shows "assumed" ground surface elevations range across the site from about el. +522 (near the southeast corner of the proposed new building) to about el. +499 at street level. No datum for these elevations was provided in any of the drawings provided to us. GES did not perform any surveying, and measurements of the boring location in this letter report are from fixed points. Boring B-1 was performed from about el. +517, and elevations referenced in this letter report refer to the Plan discussed above.

METHODOLOGY

One (1) geotechnical boring, referred to as B-1, was drilled in approximately the location shown on the attached Boring Location Plan, as measured from fixed locations around the property. The boring was drilled utilizing the mud-rotary drilling method. Since there was only a small amount of fill overlying bedrock, no soil samples were obtained, and core drilling was performed from ground surface, first using an oversized 4-inch-diameter single tube core barrel, then an NX-Size,

6 Bayberry Road Elmsford, NY 10523 Alan R. Kaufman, AICP – Town of North Castle 22 Nethermont Avenue – White Plains, New York Letter Report – June 23, 2020 Page 2 of 3

double tube, core barrel, with a diamond bit, for which the length of Core Recovery (REC)¹ and the Rock Quality Designation (RQD)² were recorded. All rock samples were transported to GES's Office for classification and storage.

FINDINGS

The following general descriptions of the subsurface strata are based on our interpretations of the results of the field investigation. The purpose for our investigation was to take rock core samples of the bedrock. SPT split-spoon sampling was not relevant to this particular investigation, and therefore was not performed:

<u>Stratum 1 – Fill:</u> The Fill generally consists of a very thin layer of brown topsoil, with rock fragments and gravel, with varying amounts of sand and silt, as is indicative of miscellaneous fill. No soil samples were taken within this stratum. The fill generally covers the surface of the rock. Soil description is based on the appearance of cuttings at the top of the boring.

Stratum 2 – Bedrock: Other than a six-inch zone of weathered rock, from a depth of about 1 to 1.5 feet below grade (about el. +516 to +515.5, respectively), generalized subsurface conditions at the boring location consist of intermediate to hard, slightly weathered, gray and light brown Granite, with trace amounts of schist, and weathered joints. Rock Core Recovery ranged from 60 to 100 percent, while RQD ranged from 43 to 100 percent. Boring B-1 was terminated at a depth of about 10.5 feet, after extending to and at least five (5) feet into competent bedrock, to about el. +506.5.

RECOMMENDATIONS

Based on our experience with very similar projects and the information provided to us regarding the proposed construction, we recommend that, based on the rock samples collected, the rock mass be removed using conventional equipment, such as hoe ramming or ripping along the joints. At this point of the project, no blasting is needed or recommended.

It is recommended that the planned construction be supported on footings bearing on Stratum 2 (Bedrock), with a maximum allowable bearing pressure of 20 tons per square foot (tsf). Settlement under the building loads is expected to be less than ½ inch, and would occur during construction. Should the rock at the design subgrade elevation be found to be weaker than expected, new footing requirements should be reviewed with the structural engineer to confirm the rock present can support the design bearing pressures. All new footing or wall footing subgrades must be inspected and approved by a Professional Engineer, licensed in New York State.

¹ The Core Recovery is defined as the ratio (expressed as a percent) of the total length of recovered core to the length cored.

² The Rock Quality Designation (RQD) is defined as the ratio (expressed as a percentage) of the total length of recovered core samples having a length of at least twice the core diameter (e.g., about 4 in for NX-core) to the total length of core.

Alan R. Kaufman, AICP – Town of North Castle 22 Nethermont Avenue – White Plains, New York Letter Report – June 23, 2020 Page 3 of 3

CLOSING

Thank you for this great opportunity to work with you on this project. If you have any questions or would like to discuss the contents of this letter, please don't hesitate to call me in the office at 914-592-4616 or on my mobile at 973-727-7329.

Very truly yours,

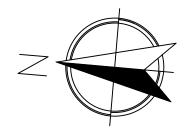
Geotechnical Engineering Services, P.C.

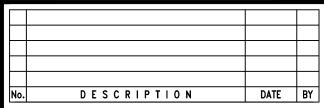
Ziad H. Maad, P.E., D. GE.

Attachments:

- Boring Location Plan
- Typed Boring Log (Boring B-1)
- Rock Core Photo Log







GES GEOTECHNICAL ENGINEERING SERVICES, P.C.

6 BAYBERRY ROAD ELMSFORD, NEW YORK 10523 PHONE: 914-592-4616 FAX: 914-592-0416

22 NETHERMONT AVENUE WHITE PLAINS, NY

BLOCK:

LOT:

ZONE:

MAP:

2020031 NTS 06/21/2020

BORING LOCATION PLAN

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209 OF THE NYS EDUCATION LAW. COPIES OF THIS PLAN NOT BEARING THE PROFESSIONAL ENGINEER'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

PROJECT #:
SCALE:
DATE:
DRAWING NO:
 I ISHEET NO:

PROFESSIONAL ENGINEER

B-100.001 OF 1

Project: 2				enu	е		Proj	ect	Nu	mb	er: 2020031
Location:	White Pla	ains, I	NY								
Date(s) Drilled	6/16/20 - 6	6/16/20)			Inspector Haykel Melaouhia, PhD., Aflaaz Saleem	Coord	inate	es I	North East:	1:
Orilling Agency	Municipal (MTL)	Testii	ng Lak	orato	ory	Foreman Fiad Khan	Appro Eleva	xima tion (te S feet	urfac)	± 517
Drilling Equipment	Portable (Gas				Drilling Method Mud Rotary	Comp Depth	letio	n , t)	10.5	Rock Depth (feet) 0.0
Casing Size/Type	4" Steel					Size/Type NA	Samp Type(:	ler s)		NA	
Groundwater and Date Mea	Level NA						Size/T Core I		of	4"	and NX
Boring Location			cation	Plan	(Figu		No. o		mple	es Unc	list.:0 Core (ft):1
Soil	Samples	Roc	k Coı	ring			T	<u> </u>		l l	iloti. g Gold (it).
Type, Number	Recov. (ft) Pen. Resist. (blows/6 in)	Run Number	Recov. (%)	RQD (%)	Graphic Log	DESCRIPTION	Liquid Limit	Plastic Limit	Water Cont.(%)	% Fines	REMARKS
0		C-1	100	100		Medium Hard, Slightly weathered, Gray and light brown Granite, weathered joints					Cored from grade to ft with 4" single tube core barrel
		C-2	60	0		Decomposed, Weathered Gray and light brown Granite, broken					
5-		C-3	75	43		Intermediate to medium Hard, Weathered, Gray and light brown Granite, trace Schist, Weathered joints	- - - -				Switched to NX Doub Tube core barrel at 1 ft
10—		C-4	92	85		Medium Hard to Hard, slightly weathered, gray and light brown Granite, trace Schist, slightly weathered joints	- - -				
15-						Boring completed to 10.5 ft below ground. Boring backfilled with cuttings upon completion	-				
20							- - -				

-GES P.C. ----





GEOTECHNICAL ENGINEERING SERVICES, P.C.

6 Bayberry Road Elmsford, NY 10523

ROC	K CORE PI	HOTOGRAP	Project Name:	22 Ne	thermont A	Avenue			
Boring No.	Core No.	Depth (ft)				of Intersection of			
B-1	C-3	1.5 - 5.5	75	43	Location:	Ave and F	reedom Rd, Whit	e Plains, NY	
] 6-1	C-4	5.5 - 10.5	92	85	Dwg No.	. Plate 1			
					Drawn By:	DJG	Project No:	2020031	
					Ch'ked By:	ZM	Date:	6/18/2020	



Geotechnical Engineering Services, P.C.

October 13, 2020

Alan R. Kaufman, AICP Director of Planning Town of North Castle 17 Bedford Rd. Armonk, NY 10504

Re: Rock Excavation - Letter 22 Nethermont Avenue White Plains, New York

Dear Mr. Kaufman:

This letter is intended to provide additional recommendations with regard to rock removal, for the proposed construction at 22 Nethermont Avenue in White Plains, New York.

We previously performed a geotechnical investigation at the above-referenced address, and provided rock excavation recommendations during construction, as discussed in our August 2020 Geotechnical Letter Report. In this report, we recommended the usage of line drilling along the limits of the excavation, wherever excavation is to proceed within 25 feet of adjacent properties, to reduce the amount of rock overbreak and to limit vibrations. We also recommended a limit of 1 in/sec for vibrations, as recorded by seismographs placed within nearby properties.

In accordance with recent discussions between Gabriel E. Senor, P.C. and Mr. Ziad H. Maad, P.E., D. GE. of Geotechnical Engineering Services, P.C. (GES), we understand that the Town has requested recommendations for alternate rock excavation methods, if vibration exceedances occur. Therefore, if vibrations are measured to exceed 1 in/sec in the seismographs within adjacent structures, we recommend that the work be temporarily stopped, and the means and methods modified to reduce vibration levels. Such modifications may include using smaller sized excavation or drilling equipment, smaller drill holes, or additional distance from adjacent properties for the usage of the hoe-ram. Should there be additional exceedances, we recommend that rock excavation is performed within 25 feet of adjacent structures using small hydraulic rock splitters, chipping guns, or other hand-held equipment with an air compressor. Nearby or adjacent properties must be protected at all times during rock excavation from adverse impacts of the work. No blasting is needed or recommended for this project.

Alan R. Kaufman, AICP – Town of North Castle 22 Nethermont Avenue – White Plains, New York Letter – October 13, 2020 Page 2 of 2

CLOSING

Thank you for this great opportunity to work with you on this project. If you have any questions or would like to discuss the contents of this letter report, please don't hesitate to call me in the office at 914-592-4616 or on my mobile at 973-727-7329.

Very truly yours,

Geotechnical Engineering Services, P.C.

Ziad H. Maad, P.E., D. GE.

ziad maad, P.C.