

Gabriel E. Senor, P.C.

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May 24, 2021

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 revision to the plans, in response to the draft resolution 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 both 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.



GABRIEL E SENOR P.C.

Odoardi – Vacant Lot – 22 Nethermont Ave., White Plains, NY 10603

New House Construction – Tax ID: Section 122.16 – Block 4 – Lot 41

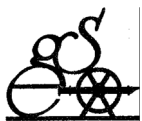
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If you have any additional questions, comments or concerns regarding the project, please feel free to contact our office.

Thank you for your consideration.

Very Truly Yours,

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



GABRIEL E SENOR P.C.

Odoardi – Vacant Lot – 22 Nethermont Ave., White Plains, NY 10603
New House Construction – Tax ID: Section 122.16 – Block 4 – Lot 41

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Site Plan and Tree Removal Permit Approvals for

Odoardi [19-039]

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SEE ANNOTATED RESPONSES FROM
GABRIEL E SENOR PC BELOW.

WHEREAS, the Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Planning Board has inspected the site and is familiar with the nature of the site, the surrounding area, and the proposed development; and

WHEREAS, the Planning Board has requested, received, and considered comments from the Town Attorney, Town Engineer, and Town Planner regarding the proposed development; and

WHEREAS, the requirements of the Zoning Ordinance of the Town of North Castle have been met by said application; and

NOW THEREFORE BE IT RESOLVED, that the application for site plan and tree removal permit approvals, as described herein, are hereby conditionally approved, subject to the following conditions and modifications; and

BE IT FURTHER RESOLVED that, this site plan and tree removal permit approvals shall expire one (1) year after the date of this resolution unless all of the conditions and modifications identified below have been substantially completed or an extension of time has been requested by the applicant or granted by the North Castle Planning Board.

Prior to the Signing of the Site Plan:

(The Planning Board Secretary's initials and date shall be placed in the space below to indicate that the condition has been satisfied.)

_____ 1. The applicant shall provide a sight distance exhibit demonstrating 200' of sight distance available to the left and right of the driveway to the satisfaction of the Town Engineer. The plan and profiles shall establish the driver's eye set 3.5 feet above grade, 14 feet back from the edge of the road with a line of sight to an object in the road 2 feet above grade. The elevations shall use the same datum as the submitted plans and correspond to the grades on the profiles. As shown, the plan does not provide adequate sight distance to the north. The sight line profiles are missed label and shall be corrected to the satisfaction of the Town Engineer.

See sight distance analysis plan sheet 5 of 7

_____ 2. The Applicant shall demonstrate how average grade was calculated to the satisfaction of the Planning Department. The Town Code requires where the finished ground level slopes away from the exterior walls, the average grade shall be the lowest point within six feet of the perimeter of the building.

See grading and stormwater plan sheet 2 of 7

_____ 3. The driveway profile shall be revised to include vertical curve data, of length vertical curve, and existing and proposed station elevations, to demonstrate compliance with Section 355-59 B (1) and (3) of the Town Code to the satisfaction of the Town Engineer. The platform at the garage is proposed at 6%

Site Plan and Tree Removal Permit Approvals for

Odoardi [19-039]

May 10, 2021

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grade for 10 feet, then increases to a slope of 14%, the maximum permitted by Code. The driveway platform by the garage shall be lengthened to at least 20 feet to avoid parking vehicles at 14% grade. The grading plan shall be coordinated with the driveway profile to the satisfaction of the Town Engineer.

Driveway profile has been revised to accommodate the sight distance and additional parking

- _____ 4. The grading plan shall be revised to adjust for the removal of all previously proposed retaining walls to the satisfaction of the Town Engineer. Proposed spot grades at the garage shall be verified.

All proposed retaining walls shown are necessary for construction.

- _____ 5. The applicant has provided stormwater mitigation design calculations proposed to mitigate the net increase in runoff generated for the 100-year, 24-hour design storm event. The curve number for ledge (pre-developed) shall be revised to a CN of 98. The land areas used in the model shall be revised, as necessary to the satisfaction of the Town Engineer. All invert elevations for the components of the stormwater detention system and outlet structures shall be coordinated between the plan, details and the calculations to the satisfaction of the Town Engineer.

The CN number for the pre development has been revised to 98.

- _____ 6. The Trench Restoration Detail shall be revised to comply with North Castle Highway Department Standards to the satisfaction of the Town Engineer. The detail shall indicate k-crete backfill for the full depth of the trench. All saw cut lines shall be tack coated and all joints crack seal. The water service curb stop shall be located on the plan.

Trench Restoration detail on the stormwater and site plan details sheet 3 of 7 notes full depth K-Crete in paved areas

- _____ 7. The driveway detail shall be revised to illustrate an 18 foot maximum curb cut width to the satisfaction of the Town Engineer.

Driveway detail now shows an 18 foot curb cut maximum on sheet 3 of 7.

- _____ 8. The stormwater calculations shall be removed from Drawing SW-1 to the satisfaction of the Town Engineer.

Stormwater Calcs have been removed from Drawing SW-1.

- _____ 9. The proposed trench drain detail shall include dimensions and note that it is suitable for H-20 Vehicle Loading to the satisfaction of the Town Engineer.

Proposed trench drain detail now includes dimensions and notes H20 Loading.

- _____ 10. Erosion control measures shall be illustrated on the plan, including, but not limited to, inlet protection, and tree protection to the satisfaction of the Town Engineer. The limit of disturbance shall be revised to illustrate and quantify all areas of disturbance on and off site.

All erosion control measures are shown on the Staging Erosion Control and Utility Plan Sheet 7 of 7.

- _____ 11. The Applicant shall provide a maximum exterior wall height analysis to the satisfaction of the Planning Department (34' max). Plan A-002 is not correct. Maximum exterior wall should also be depicted on the front elevation. According to the elevation it should be measured from elevation 502.1 (grade at garage) to the roof midpoint. This would appear to result in a maximum exterior wall height in excess of the 34 foot maximum. In addition, the left elevation max exterior wall height measurement is from elevation 505, this does not appear to be

Site Plan and Tree Removal Permit Approvals for

Odoardi [19-039]

May 10, 2021

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correct as the front elevation has the garage at 502.1, not 505. The elevations need to be coordinated.

See Building Height and Wall Height Analysis Revised on sheets A-001 and A-002

- _____ 12. The architectural cross section of the house indicates internal stairs to a basement level and first and second floors. However, the plan shall illustrate how the stair from the garage level will connect to the first to the satisfaction of the Town Engineer and Town Planner. This shall be clarified and coordinated on the plans, to the satisfaction of the Town Engineer and Town Planner.

Modular company architect will provide cross section.

- _____ 13. The applicant shall provide a separate Site Plan and Grading and Utility Plan to the Existing Conditions Plan for clarity of ease and review, to the satisfaction of the Town Engineer. The applicant shall 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. Existing and proposed grading, utilities, erosion controls, etc., should be illustrated on separate plan sheets.

Plan sheets have been separated for clarity. There are now 7 site plan sheets corresponding to the Planning Board Submittal.

- _____ 14. As shown, the proposed grading does not tie-in to the existing grading at the rear of the property. The plan shall be revised accordingly to the satisfaction of the Town Engineer.

Grading has been fixed

- _____ 15. The plans shall include a cut and fill calculation to provide an estimate of the rock removal required and an anticipated duration, to the satisfaction of the Town Engineer.

The estimated cut and fill quantity and the duration of rock removal is provided on the "Rock Removal Plan / Summary" document attached.

- _____ 16. The Rock Removal Plan shall be revised to include a discussion regarding warning levels to be monitored before maximum thresholds are experienced, provisions and protocol for immediate shut-down should the maximum allowable vibration be detected, reporting requirements, and methods of notification to the Town, owner, contractor, design professional and adjacent property owners in the event the threshold is met, to the satisfaction of the Town Planner and Town Engineer.

The "Rock Removal Plan / Summary" document has been revised to include the warning levels to be monitored, and the provisions and protocols requested.

- _____ 17. The garage elevation shown on the plan shall be coordinated with the elevation noted on the driveway profile, to the satisfaction of the Town Engineer.

The garage elevation shown on the basement/foundation plan is 502.8 and matches the driveway profile and site plan.

- _____ 18. As shown, it appears the Trench Restoration Detail, Stone Retaining Wall Detail, and Impervious Surface Area Detail on Drawing SW-2 did not plot correctly. These details shall be illustrated on the plan to the satisfaction of the Town Engineer.

Sheet SW-2 has been re printed to show all of the required details.

22 NETHERMONT AVE ROCK REMOVAL PLAN / SUMMARY

Rock removal will be performed in accordance with the recommendations of Geotechnical Engineering Services, P.C., written by Ziad Maad, P.E., which is attached to this Rock Removal Plan as *Exhibit A*.

The excavation for the construction of the new home will require approximately 314.5 C.Y. of Cut (Rock Removal) and 35 C.Y. of Fill. Please refer to the attached "Rock Removal Diagram" for calculations. Not more than 20 days nor less than two days prior to a scheduled hammering, the permit holder shall serve a notice of intent to hammering, stating when and where activity is scheduled to occur, on each occupant or user of each structure, adjoining or abutting the parcel of property on which the hammering is to take place, regardless of the distance an adjoining owner is from site. The notice shall include the building permit number, the permit holder's name, and emergency telephone numbers for police, fire and ambulance service. A copy of the notice of intent must be submitted to the Building Inspector for his review and approval prior to distribution. Notice of Intent is Attached as *Exhibit B*.

The notice of intent to remove rock may be served by posting a copy of such notice in each building or dwelling in a conspicuous place where it is reasonable to believe that persons entering or leaving the premises will see such notification.

A pre-hammering inspection report providing an existing condition of the site and all structures adjacent to the site shall be performed. The report shall be accompanied with a videotape showing the external and interior characteristics of each building and structure adjacent to the property. If access is not provided for such inspection, the applicant will not be held liable for any damage which may occur. Any property owner adjacent to the property shall be furnished a copy of the report upon request. The applicant shall make a copy of the inspection report available to the Building Inspector.

When an instrument is used to measure the seismic effect of hammering, the maximum peak particle velocity on any one component of an instrument measuring three-component motion shall not exceed 1.00 inches per second at 0-100 feet. However, while 1.00 inches per second at 0-100 feet reflects the maximum threshold, there will be a velocity "Warning Level" of 0.75 inches per second at 0-100 feet, which will indicate to all persons involved that the rock removal vibrations are approaching the maximum threshold. The measuring instrument transducer shall be firmly coupled. Once the seismographs indicate velocities of 0.75 inches per second at 0-100 feet, the work will immediately stop and all persons who live within 100 feet of the property, Ziad Maad P.E., Eliot Senor P.E. (design engineer), Town of North Castle Building Inspector, and any additional party deemed necessary by the Town of North Castle, will be notified via e mail, mail and telephone, and the Geotechnical Professional, Ziad Maad, P.E., will advise the construction team on how to adjust the rock removal process in order to reduce the vibration caused by the rock removal. Ziad Maad, P.E. will produce a written report once the "Warning Level" is reached and describe what occurred and the proposed remediation / adjustment to the rock removal process to reduce the vibration being caused. The report will be filed with the Town of North Castle Building Department and once Ziad Maad, P.E. determines that the necessary adjustments were made to the rock removal process, he will then notify the Town of North Castle Building Department, who will then authorize construction to proceed once they are comfortable that the remediation recommended by the professional has been achieved. Should the "Warning Level" be reached during the rock removal process, the remediation recommended

on the written report by Ziad Maad, P.E., will serve as the new means and methods of rock removal for the contractor and those means and methods will be enforced by the Town of North Castle Building Department. The locations and placement of the seismograph instruments on each structure will be determined by Geotechnical Engineering Services, P.C., Ziad Maad, P.E., and monitored by Ziad Maad P.E., Eliot Senor P.E. (design engineer), Town of North Castle Building Inspector, and any additional party deemed necessary by the Town of North Castle. The seismograph instrument does come along with an application that can be downloaded onto a smart phone and this will serve as the primary source of notification to all individuals named above, whom are monitoring the project, and all property owners within 100 feet of the rock removal sight. In addition, everyone will receive a copy of the written report via mail at the time the report is completed and submitted to the building department.

In addition, the following seismograph information must be recorded with a duplicate copy provided to the Building Inspector:

1. The seismograph serial number.
2. The range/gain setting.
3. The date of last shake table calibration.
4. The exact seismograph location and location in relation to the hammering. Placement will be as required by Building Inspector
5. The peak particle velocity readout.
6. The name of the operator.

For any additional questions regarding the technicalities of the operation, please call the Building Inspector who will connect you with the Geotechnical Engineer, Ziad Maad.

EXHIBIT A



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 Maad, P.E.

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

EXHIBIT B

ROCK REMOVAL NOTIFICATION FORM

BUILDING PERMIT #:

PERMIT HOLDER NAME:

EMERGENCY TELEPHONE NUMBERS

FIRE – North Castle South Fire District - (914) 761-4545

POLICE - 911

AMBULANCE – 911

NOTICE IS HEREBY GIVEN that the **Rock Removal Operations at 22 Nethermont Ave, White Plains, NY 10603** of the Town of North Castle will be occurring on on the above referenced premises on, Starting on _____,20____ at _____ am/pm and Ending on _____,20____ at _____ am/pm

Attached to this notice is the Rock Removal Plan for your reference.

Please Contact the Building Inspector with any comments or concerns regarding the removal operations at (914) 273-3000 ext. 44.

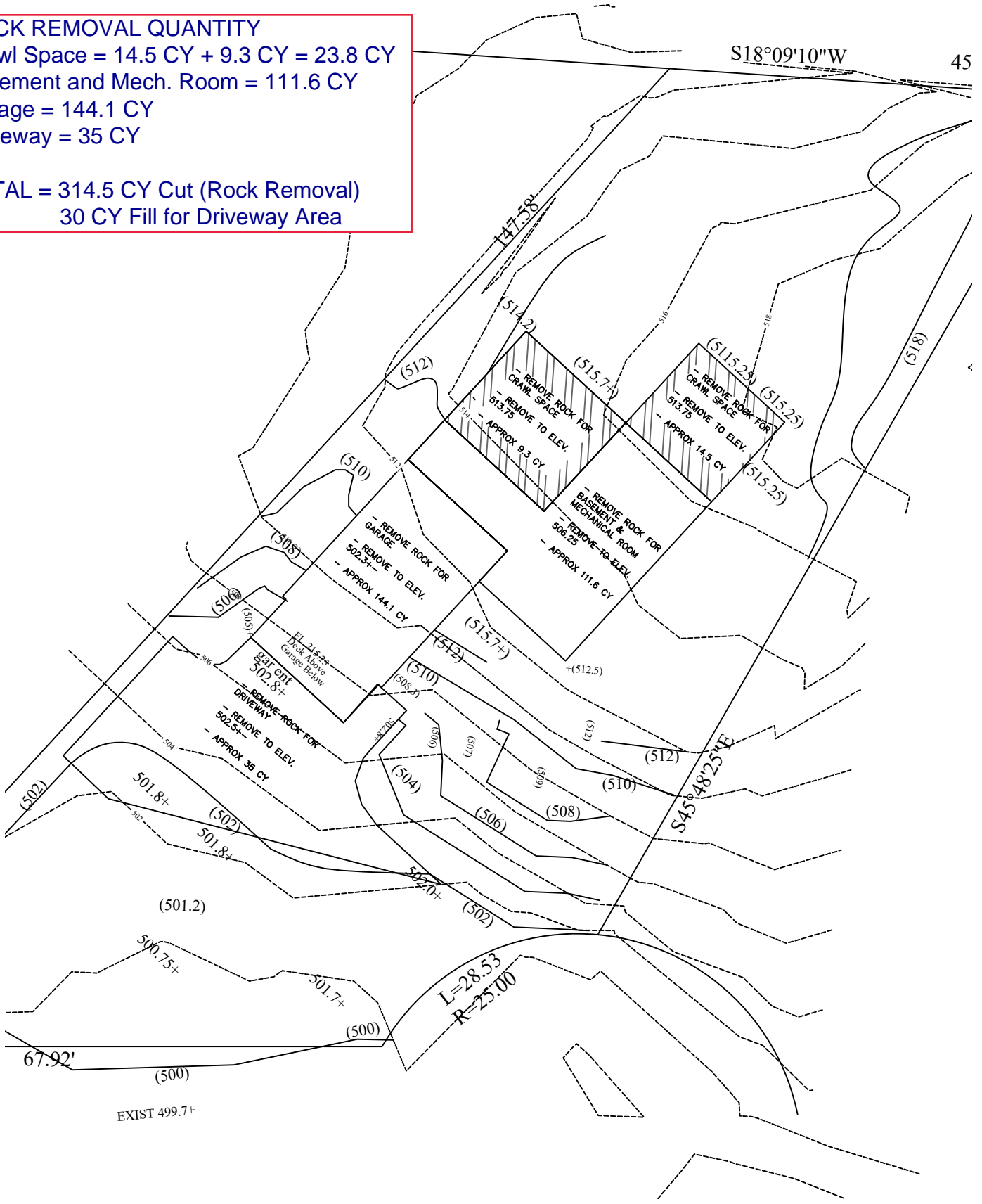
BUILDING INSPECTOR

DATE

ROCK REMOVAL DIAGRAM
 scale: 1" = 15'

ROCK REMOVAL QUANTITY
 Crawl Space = 14.5 CY + 9.3 CY = 23.8 CY
 Basement and Mech. Room = 111.6 CY
 Garage = 144.1 CY
 Driveway = 35 CY

TOTAL = 314.5 CY Cut (Rock Removal)
 30 CY Fill for Driveway Area





Westchester Modular Homes

Construction Corp.

To whom it may concern:

Westchester modular homes has been to the site at Nethermont Ave in the town North Castle .

Our crane will back up onto the property and Have the modules one at a time

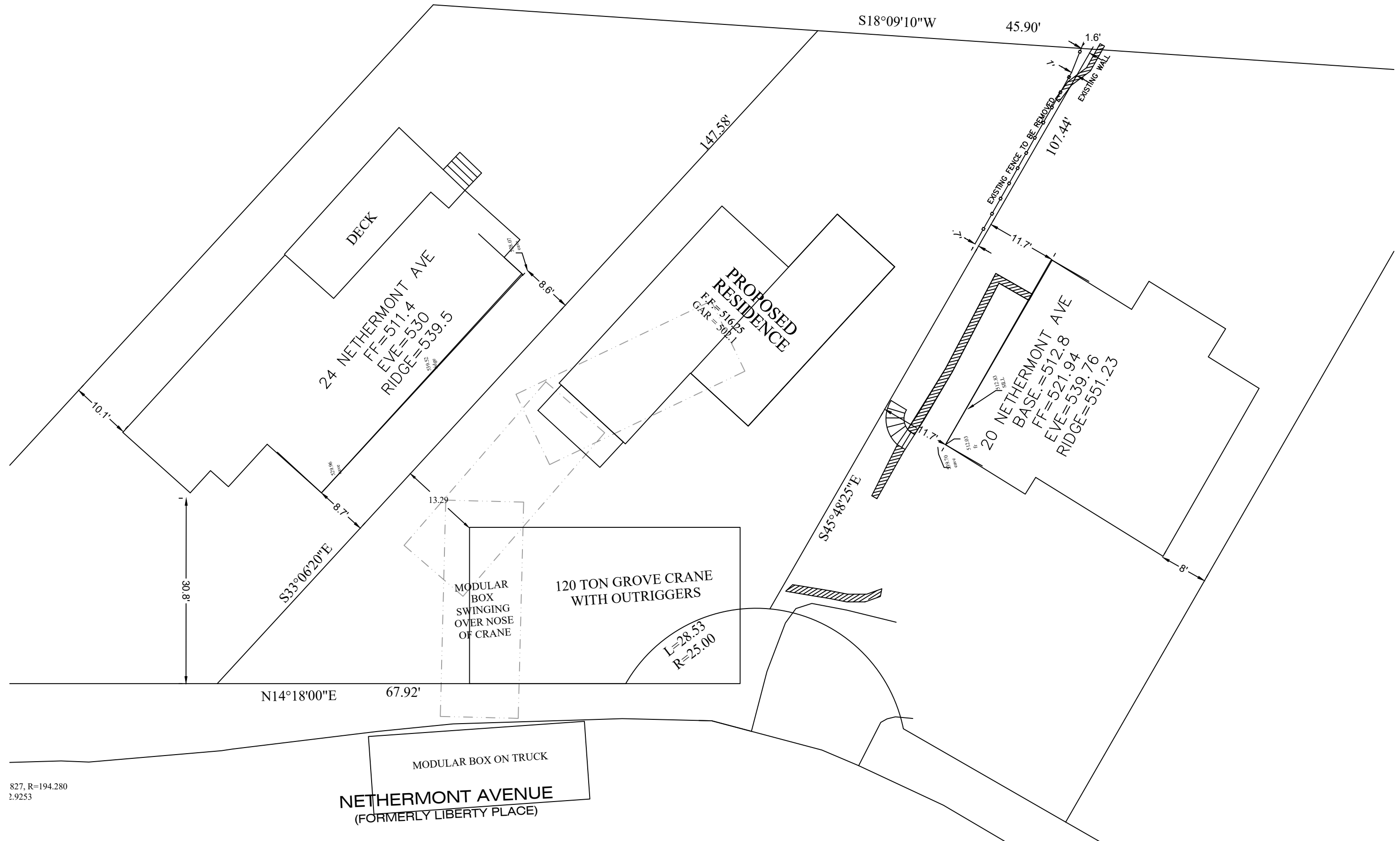
Pull up in front of crane and pick the Modules off the road and Place them on

The foundation.

If you have any questions please feel free to call.

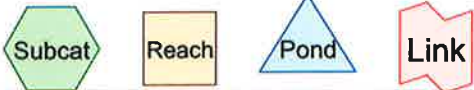
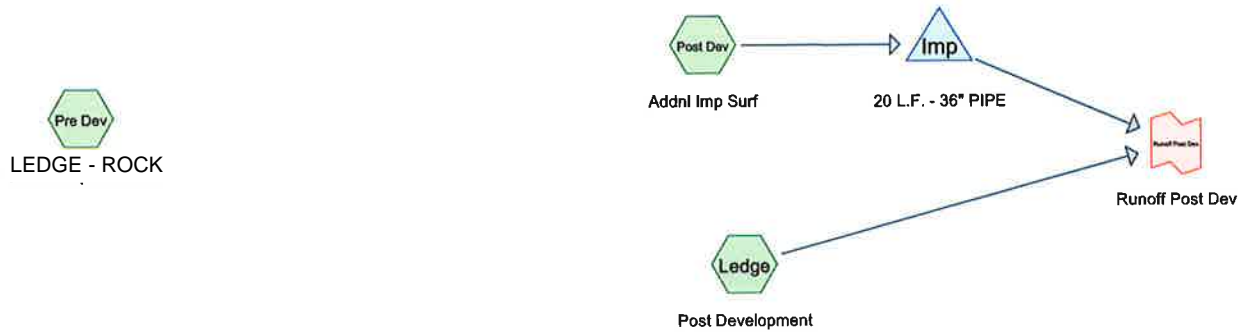
Alfie Muoio

WESTCHESTER MODULAR HOMES PICK PLAN



827, R=194.280
2.9253

22 NETHERMONT AVENUE
25 YEAR - 24 HOUR RAINFALL CALCULATIONS



NETHERMONT HYDROCAD

Prepared by GABRIEL E SENOR PC

Printed 5/24/2021

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.039	98	<50% Grass cover, Poor, HSG B (Pre Dev)
0.065	98	Impervious Area Constructed (Post Dev)
0.119	98	Ledge (Ledge)
0.120	98	Rock-Ledge (Pre Dev)
0.344	98	TOTAL AREA

NETHERMONT HYDROCAD

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.039	HSG B	Pre Dev
0.000	HSG C	
0.000	HSG D	
0.305	Other	Ledge, Post Dev, Pre Dev
0.344		TOTAL AREA

NETHERMONT HYDROCAD

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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	0.039	0.000	0.000	0.000	0.039	<50% Grass cover, Poor	Pre Dev
0.000	0.000	0.000	0.000	0.065	0.065	Impervious Area Constructed	Post Dev
0.000	0.000	0.000	0.000	0.119	0.119	Ledge	Ledge
0.000	0.000	0.000	0.000	0.120	0.120	Rock-Ledge	Pre Dev
0.000	0.039	0.000	0.000	0.305	0.344	TOTAL AREA	

NETHERMONT HYDROCAD

NRCC 24-hr C 25 YEAR Rainfall=6.41"

Prepared by GABRIEL E SENOR PC

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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=5,185 sf 100.00% Impervious Runoff Depth>6.17"
Flow Length=35' Slope=0.1800 '/' Tc=0.2 min CN=98 Runoff=0.87 cfs 0.061 af

Subcatchment Post Dev: Addnl Imp Surf Runoff Area=2,848 sf 100.00% Impervious Runoff Depth>6.17"
Flow Length=35' Slope=0.1800 '/' Tc=0.2 min CN=98 Runoff=0.48 cfs 0.034 af

Subcatchment Pre Dev: Ledge Runoff Area=6,948 sf 100.00% Impervious Runoff Depth>6.17"
Flow Length=60' Slope=0.1800 '/' Tc=3.8 min CN=98 Runoff=1.11 cfs 0.082 af

Pond Imp: 40 L.F. - 36" PIPE Peak Elev=498.93' Storage=133 cf Inflow=0.48 cfs 0.034 af
Outflow=0.27 cfs 0.034 af

Link Runoff Post Dev: Runoff Post Dev Inflow=1.11 cfs 0.095 af
Primary=1.11 cfs 0.095 af

Total Runoff Area = 0.344 ac Runoff Volume = 0.177 af Average Runoff Depth = 6.17"
0.00% Pervious = 0.000 ac 100.00% Impervious = 0.344 ac

NETHERMONT HYDROCAD

NRCC 24-hr C 25 YEAR Rainfall=6.41"

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Summary for Subcatchment Ledge: Post Development

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

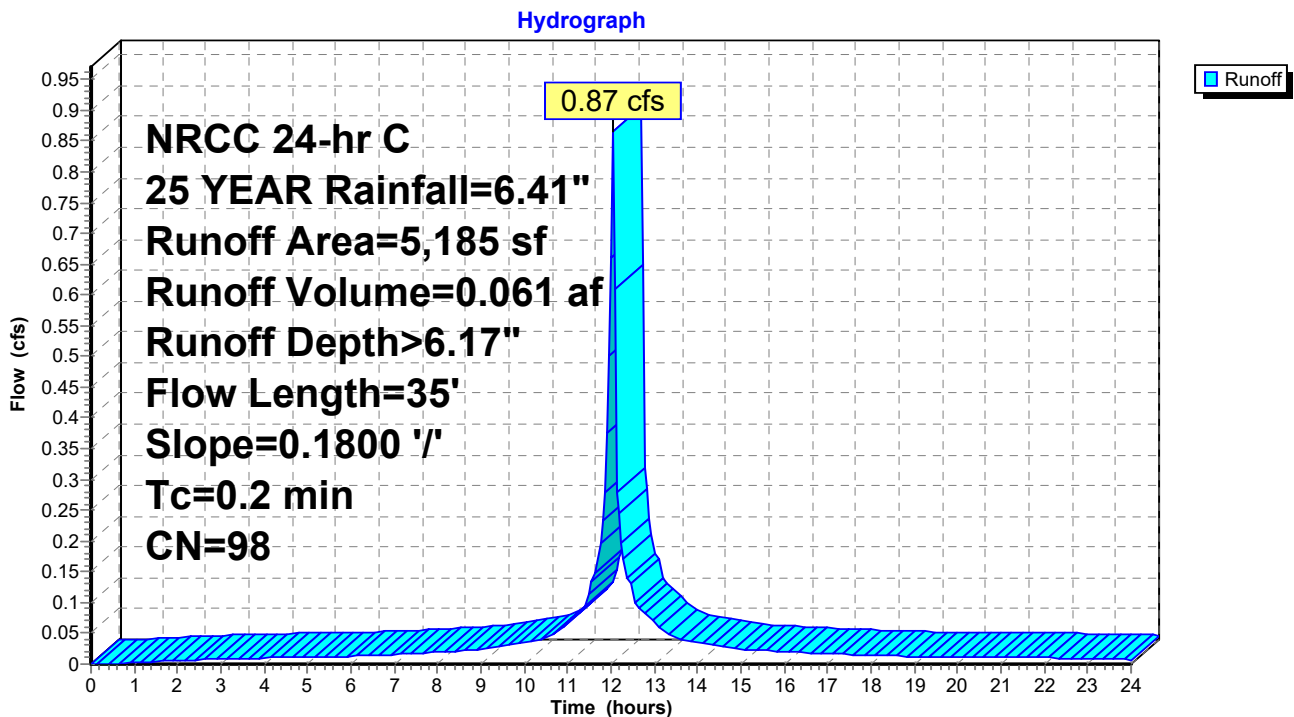
Runoff = 0.87 cfs @ 12.05 hrs, Volume= 0.061 af, Depth> 6.17"

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"

	Area (sf)	CN	Description
*	3,402	98	Ledge
*	1,783	98	Ledge
	5,185	98	Weighted Average
	5,185		100.00% Impervious Area

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

Subcatchment Ledge: Post Development



NETHERMONT HYDROCAD

NRCC 24-hr C 25 YEAR Rainfall=6.41"

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Summary for Subcatchment Post Dev: Addnl Imp Surf

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

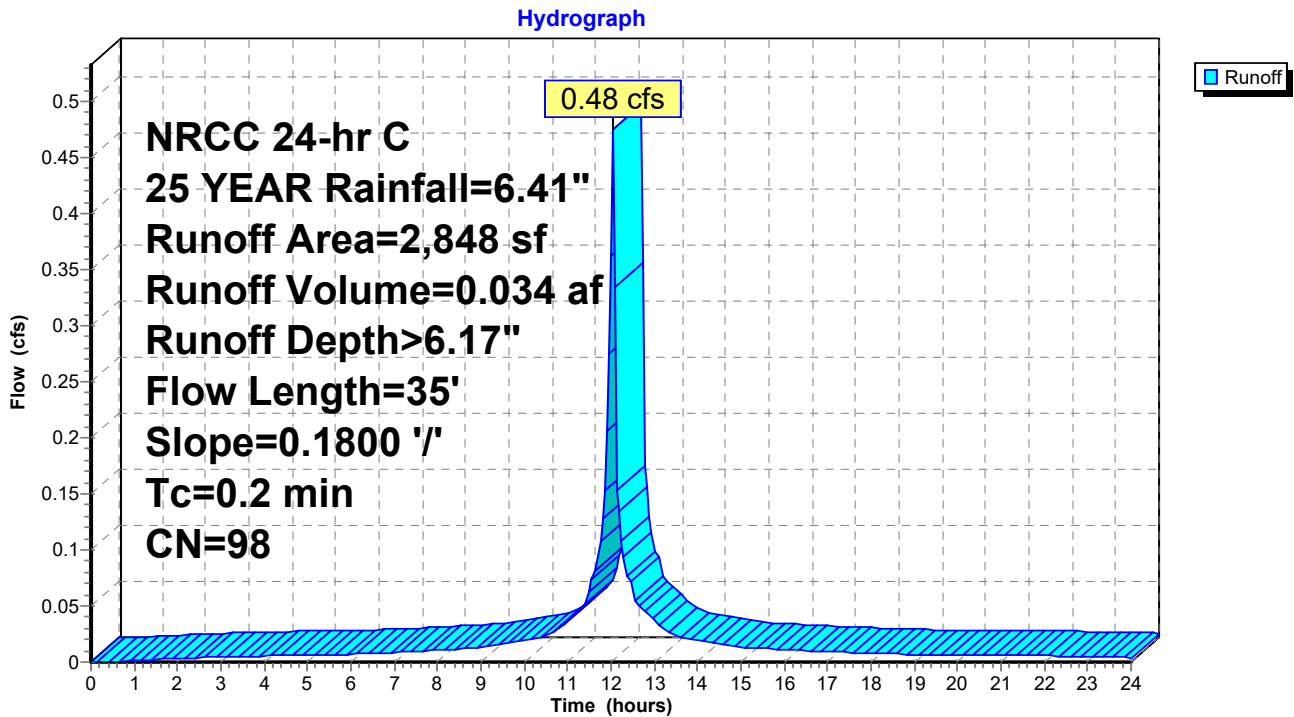
Runoff = 0.48 cfs @ 12.05 hrs, Volume= 0.034 af, Depth> 6.17"

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"

Area (sf)	CN	Description
* 2,848	98	Impervious Area Constructed
2,848		100.00% Impervious Area

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

Subcatchment Post Dev: Addnl Imp Surf



NETHERMONT HYDROCAD

NRCC 24-hr C 25 YEAR Rainfall=6.41"

Prepared by GABRIEL E SENOR PC

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Summary for Subcatchment Pre Dev: Ledge

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

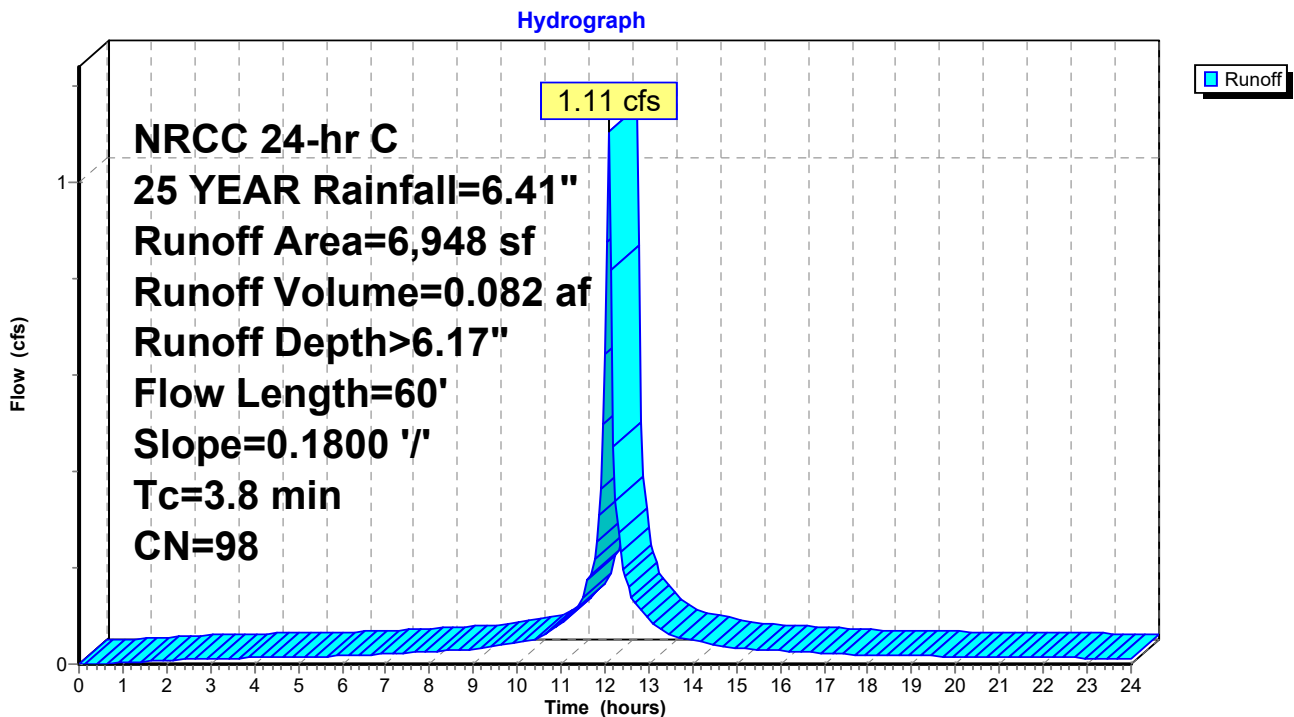
Runoff = 1.11 cfs @ 12.10 hrs, Volume= 0.082 af, Depth> 6.17"

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"

	Area (sf)	CN	Description
*	1,703	98	<50% Grass cover, Poor, HSG B
*	5,245	98	Rock-Ledge
	6,948	98	Weighted Average
	6,948		100.00% Impervious Area

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

Subcatchment Pre Dev: Ledge



NETHERMONT HYDROCAD

NRCC 24-hr C 25 YEAR Rainfall=6.41"

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Summary for Pond Imp: 40 L.F. - 36" PIPE

[92] Warning: Device #2 is above defined storage

Inflow Area = 0.065 ac, 100.00% Impervious, Inflow Depth > 6.17" for 25 YEAR event
 Inflow = 0.48 cfs @ 12.05 hrs, Volume= 0.034 af
 Outflow = 0.27 cfs @ 12.12 hrs, Volume= 0.034 af, Atten= 43%, Lag= 4.3 min
 Primary = 0.27 cfs @ 12.12 hrs, Volume= 0.034 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 498.93' @ 12.12 hrs Surf.Area= 120 sf Storage= 133 cf

Plug-Flow detention time= 3.6 min calculated for 0.034 af (100% of inflow)
 Center-of-Mass det. time= 3.3 min (743.1 - 739.8)

Volume	Invert	Avail.Storage	Storage Description
#1	497.50'	283 cf	36.0" Round Pipe Storage L= 40.0'

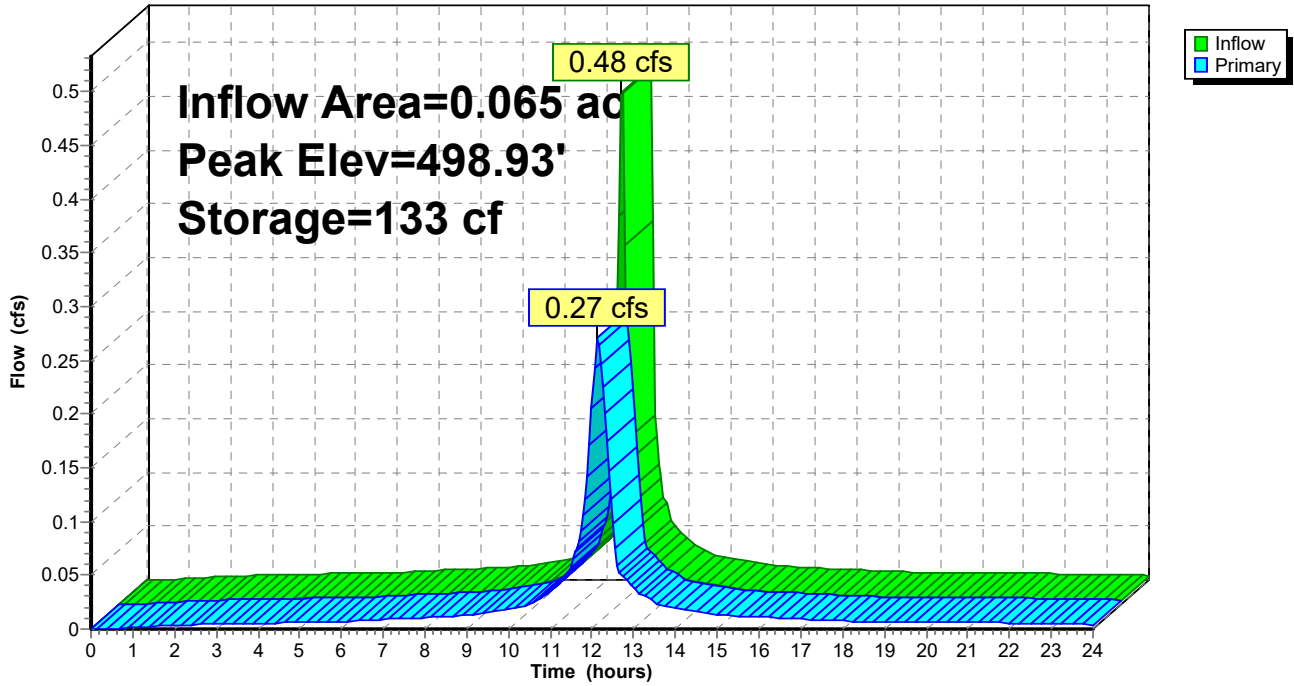
Device	Routing	Invert	Outlet Devices
#1	Primary	497.50'	3.0" Vert. Orifice/Grate C= 0.600
#2	Primary	500.50'	2.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=0.27 cfs @ 12.12 hrs HW=498.90' (Free Discharge)

- 1=Orifice/Grate (Orifice Controls 0.27 cfs @ 5.43 fps)
- 2=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Pond Imp: 40 L.F. - 36" PIPE

Hydrograph

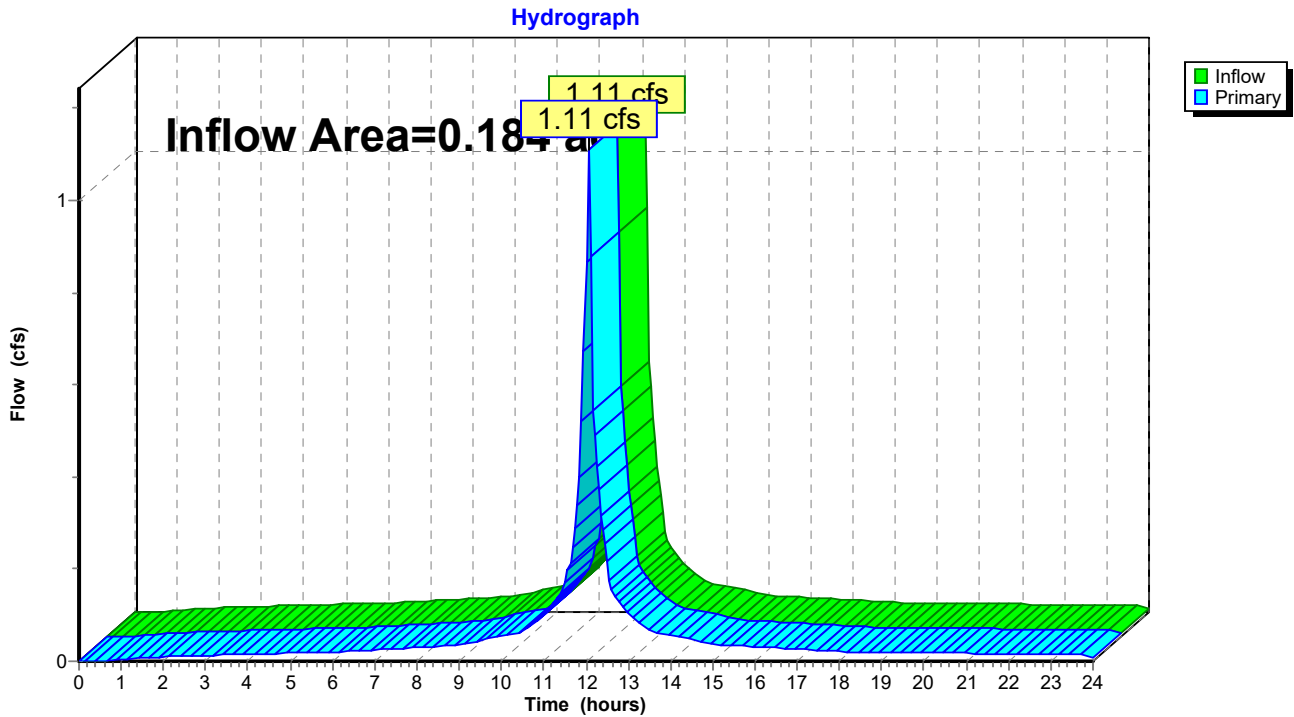


Summary for Link Runoff Post Dev: Runoff Post Dev

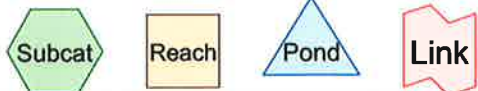
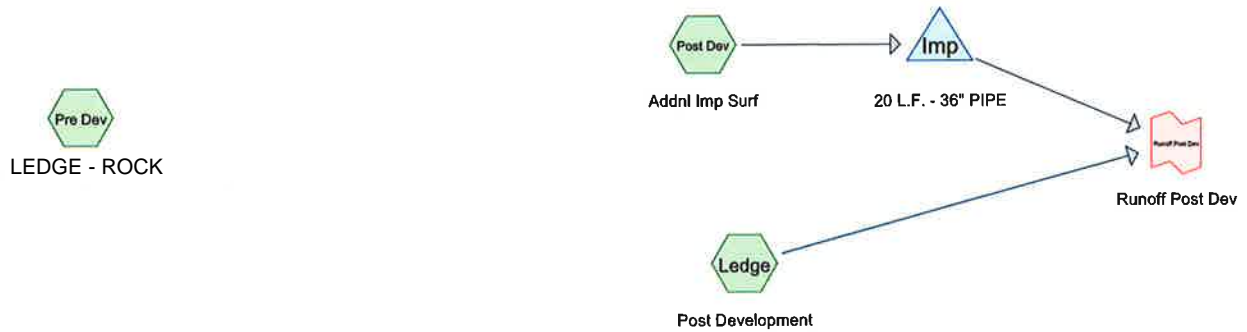
Inflow Area = 0.184 ac, 100.00% Impervious, Inflow Depth > 6.17" for 25 YEAR event
Inflow = 1.11 cfs @ 12.05 hrs, Volume= 0.095 af
Primary = 1.11 cfs @ 12.05 hrs, Volume= 0.095 af, Atten= 0%, Lag= 0.0 min

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



NETHERMONT HYDROCAD

NRCC 24-hr C 100 year Rainfall=9.23"

Prepared by GABRIEL E SENOR PC

Printed 5/24/2021

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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=5,185 sf 100.00% Impervious Runoff Depth>8.99"
Flow Length=35' Slope=0.1800 '/' Tc=0.2 min CN=98 Runoff=1.25 cfs 0.089 af

Subcatchment Post Dev: Addnl Imp Surf Runoff Area=2,848 sf 100.00% Impervious Runoff Depth>8.99"
Flow Length=35' Slope=0.1800 '/' Tc=0.2 min CN=98 Runoff=0.69 cfs 0.049 af

Subcatchment Pre Dev: Ledge Runoff Area=6,948 sf 100.00% Impervious Runoff Depth>8.99"
Flow Length=60' Slope=0.1800 '/' Tc=3.8 min CN=98 Runoff=1.60 cfs 0.119 af

Pond Imp: 40 L.F. - 36" PIPE Peak Elev=499.76' Storage=229 cf Inflow=0.69 cfs 0.049 af
Outflow=0.35 cfs 0.049 af

Link Runoff Post Dev: Runoff Post Dev Inflow=1.56 cfs 0.138 af
Primary=1.56 cfs 0.138 af

Total Runoff Area = 0.344 ac Runoff Volume = 0.258 af Average Runoff Depth = 8.99"
0.00% Pervious = 0.000 ac 100.00% Impervious = 0.344 ac

NETHERMONT HYDROCAD

NRCC 24-hr C 100 year Rainfall=9.23"

Prepared by GABRIEL E SENOR PC

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Summary for Subcatchment Ledge: Post Development

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

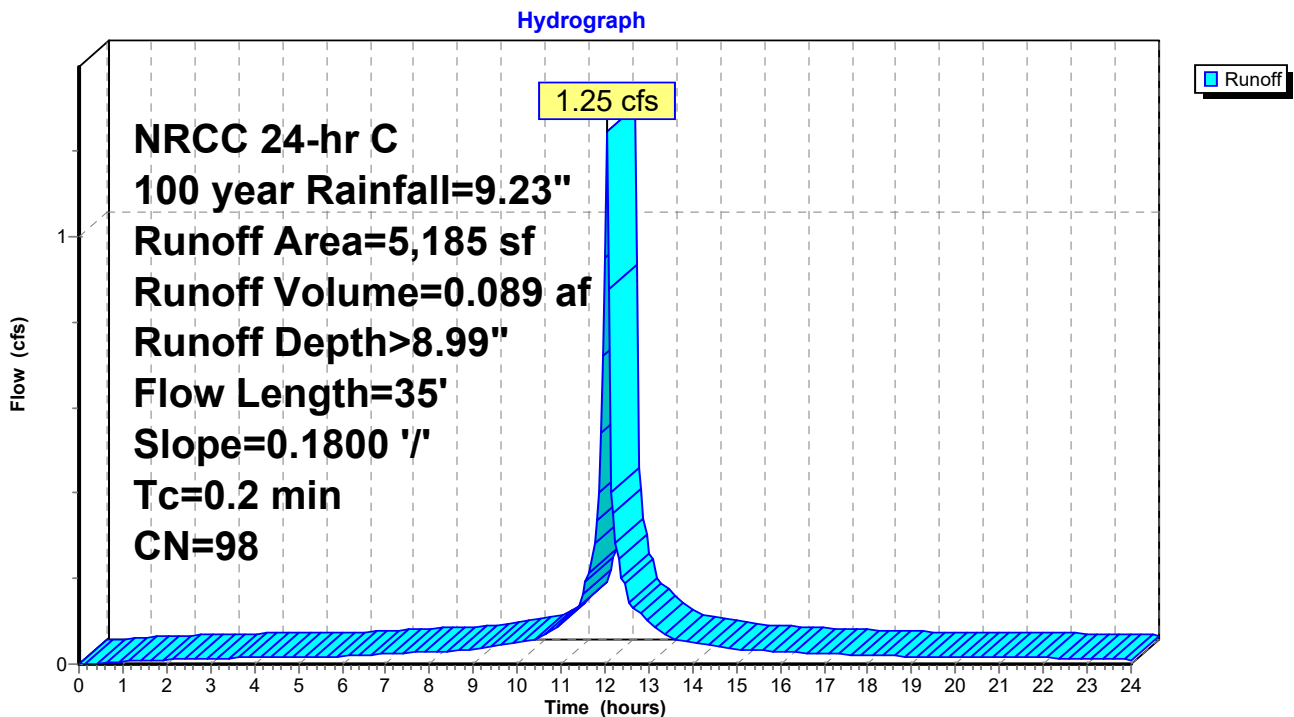
Runoff = 1.25 cfs @ 12.05 hrs, Volume= 0.089 af, Depth> 8.99"

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

	Area (sf)	CN	Description
*	3,402	98	Ledge
*	1,783	98	Ledge
	5,185	98	Weighted Average
	5,185		100.00% Impervious Area

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

Subcatchment Ledge: Post Development



NETHERMONT HYDROCAD

NRCC 24-hr C 100 year Rainfall=9.23"

Prepared by GABRIEL E SENOR PC

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Summary for Subcatchment Post Dev: Addnl Imp Surf

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

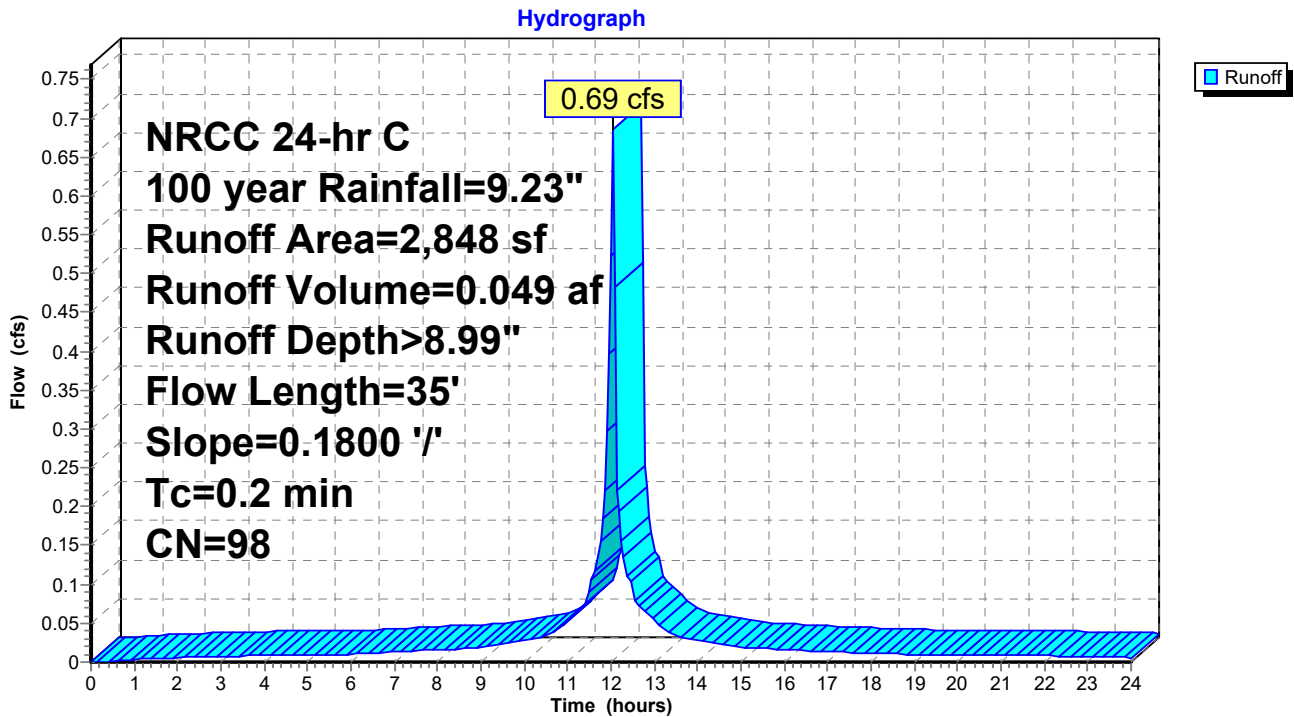
Runoff = 0.69 cfs @ 12.05 hrs, Volume= 0.049 af, Depth> 8.99"

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

Area (sf)	CN	Description
* 2,848	98	Impervious Area Constructed
2,848		100.00% Impervious Area

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

Subcatchment Post Dev: Addnl Imp Surf



NETHERMONT HYDROCAD

NRCC 24-hr C 100 year Rainfall=9.23"

Prepared by GABRIEL E SENOR PC

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Page 15

Summary for Subcatchment Pre Dev: Ledge

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

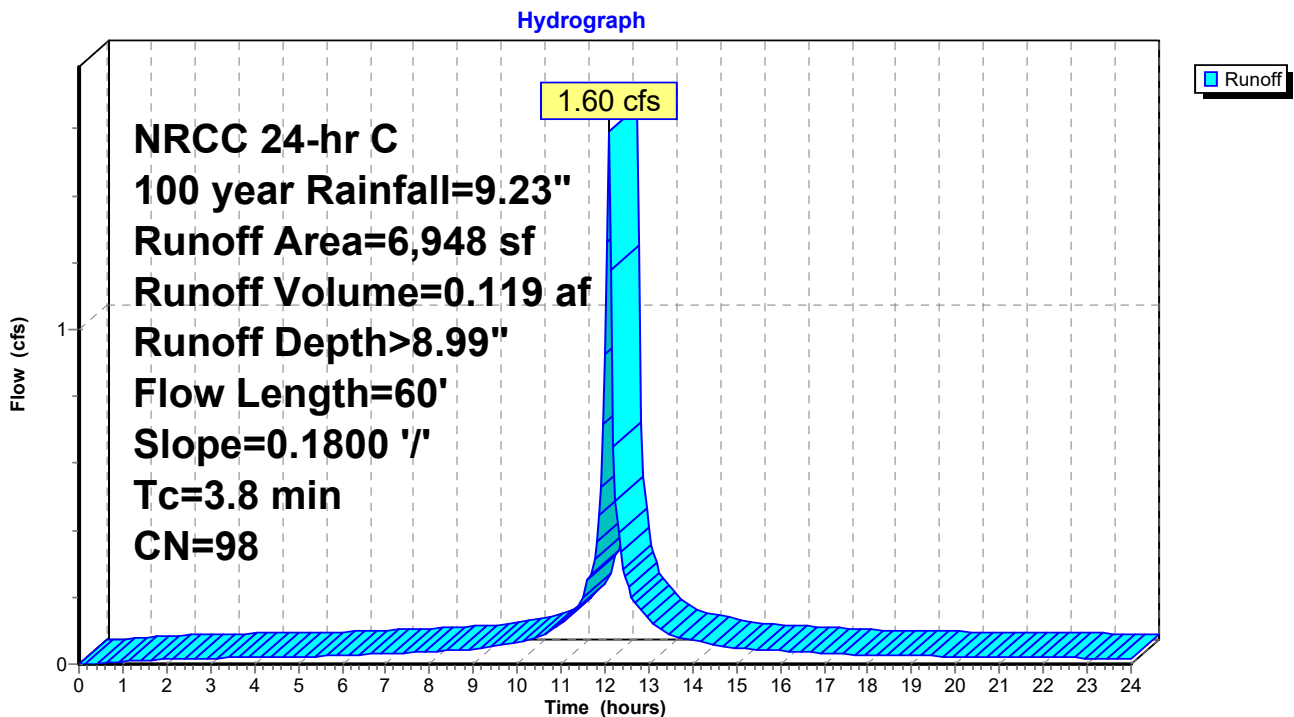
Runoff = 1.60 cfs @ 12.10 hrs, Volume= 0.119 af, Depth> 8.99"

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

	Area (sf)	CN	Description
*	1,703	98	<50% Grass cover, Poor, HSG B
*	5,245	98	Rock-Ledge
	6,948	98	Weighted Average
	6,948		100.00% Impervious Area

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

Subcatchment Pre Dev: Ledge



NETHERMONT HYDROCAD

NRCC 24-hr C 100 year Rainfall=9.23"

Prepared by GABRIEL E SENOR PC

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Summary for Pond Imp: 40 L.F. - 36" PIPE

[92] Warning: Device #2 is above defined storage

Inflow Area = 0.065 ac, 100.00% Impervious, Inflow Depth > 8.99" for 100 year event
 Inflow = 0.69 cfs @ 12.05 hrs, Volume= 0.049 af
 Outflow = 0.35 cfs @ 12.13 hrs, Volume= 0.049 af, Atten= 50%, Lag= 4.9 min
 Primary = 0.35 cfs @ 12.13 hrs, Volume= 0.049 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 499.76' @ 12.13 hrs Surf.Area= 103 sf Storage= 229 cf

Plug-Flow detention time= 4.3 min calculated for 0.049 af (100% of inflow)
 Center-of-Mass det. time= 4.0 min (738.9 - 734.9)

Volume	Invert	Avail.Storage	Storage Description
#1	497.50'	283 cf	36.0" Round Pipe Storage L= 40.0'

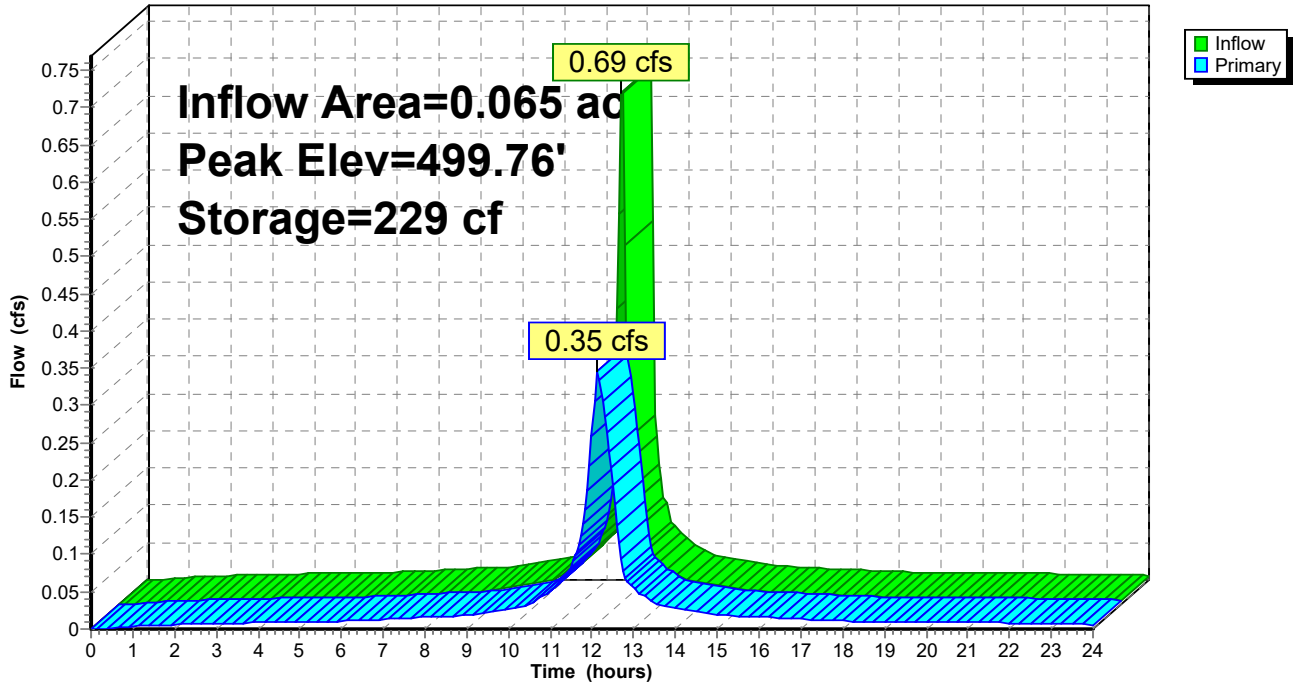
Device	Routing	Invert	Outlet Devices
#1	Primary	497.50'	3.0" Vert. Orifice/Grate C= 0.600
#2	Primary	500.50'	2.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=0.34 cfs @ 12.13 hrs HW=499.74' (Free Discharge)

- 1=Orifice/Grate (Orifice Controls 0.34 cfs @ 7.00 fps)
- 2=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Pond Imp: 40 L.F. - 36" PIPE

Hydrograph

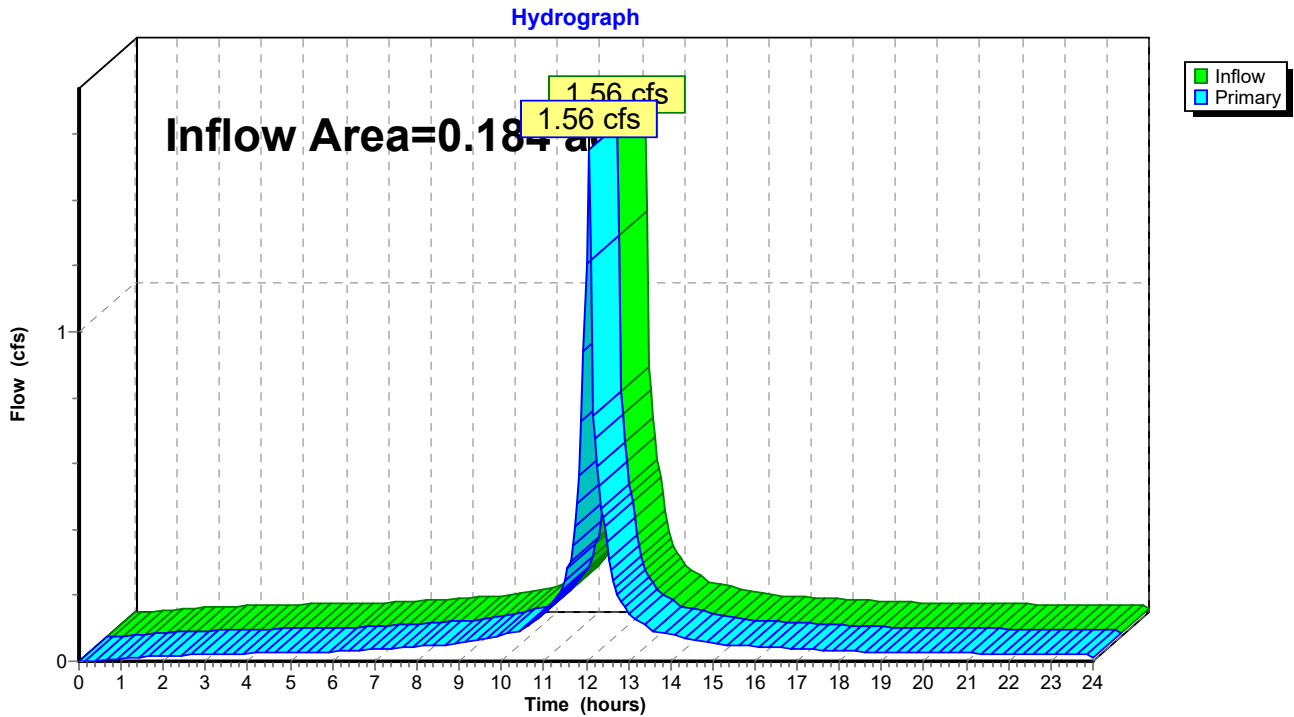


Summary for Link Runoff Post Dev: Runoff Post Dev

Inflow Area = 0.184 ac, 100.00% Impervious, Inflow Depth > 8.99" for 100 year event
Inflow = 1.56 cfs @ 12.05 hrs, Volume= 0.138 af
Primary = 1.56 cfs @ 12.05 hrs, Volume= 0.138 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

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

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: PLANNING BOARD APPLICATION # 19-039 Date: 07/31/2020
ODDARDI - 22 NEHEMONT AVE
 Tax Map Designation or Proposed Lot No.: S: 122.16-4-7

Floor Area

1. Total Lot Area (Net Lot Area for Lots 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 within first floor:
0 existing + 1,068.0 proposed = 1,068.0 SF
4. Amount of floor area contained within second floor:
0 existing + 1,068.0 proposed = 1,068.0 SF
5. Amount of floor area contained within garage:
0 existing + 280 proposed = 280 SF
6. Amount of floor area contained within porches capable of being enclosed:
0 existing + 78.2 proposed = 78.2 SF
7. Amount of floor area contained within basement (if applicable – see definition):
0 existing + 0 proposed = 0 SF
8. Amount of floor area contained within attic (if applicable – see definition):
0 existing + 0 proposed = 0 SF
9. Amount of floor area contained within all accessory buildings:
0 existing + 0 proposed = 0 SF
10. Proposed floor area: Total of Lines 3 – 9 = 2,494.2 SF (circled)

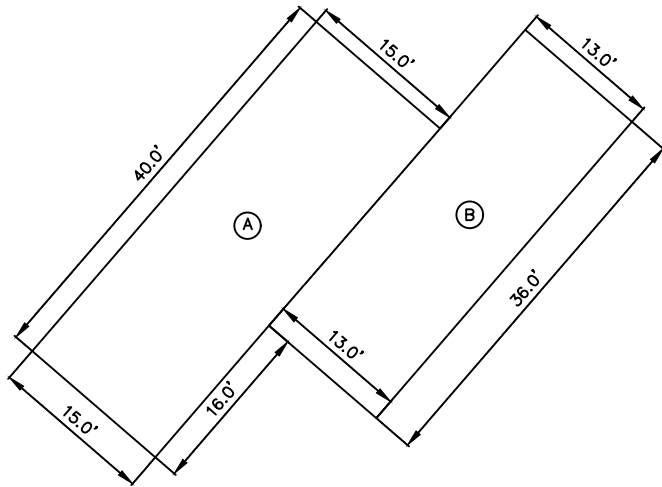
If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town's maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town's regulations.


 Signature and Seal of Professional Preparing Worksheet


08/02/2020
 Date

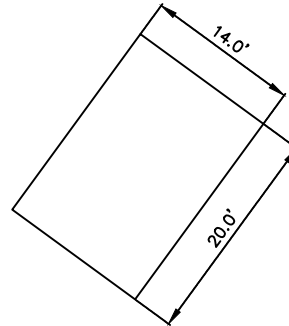
22 NETHERMONT
GROSS FLOOR AREA CALCULATIONS

FIRST FLOOR GFA CALCULATIONS



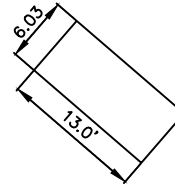
A - 15' X 40' = 600 SF
 B - 13' X 36' = 468 SF
 FIRST FLOOR TOTAL AREA = 1,068 SF

GARAGE GFA CALCULATIONS



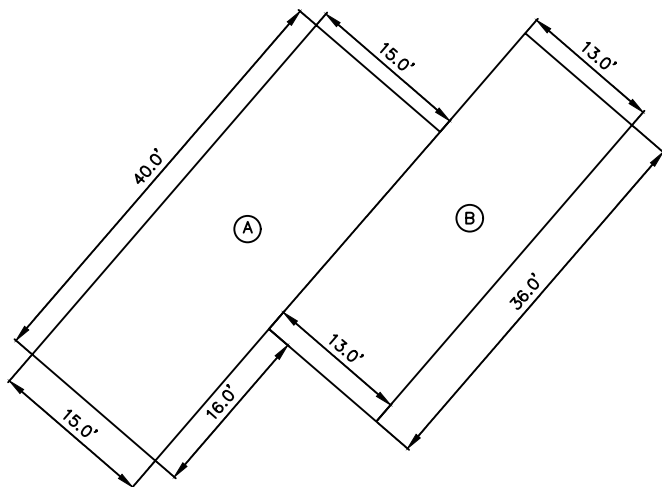
GARAGE TOTAL AREA = 14' X 20' = 280 SF

FRONT PORCH GFA CALCULATIONS



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

SECOND FLOOR GFA CALCULATIONS



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

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

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: PB App # 19-039 - Odoardi - 22 Nethermont Ave Date: 05/19/2021

Tax Map Designation or Proposed Lot No.: 122.16 - 4 - 7

Gross Lot Coverage

- | | | |
|-----|---|-------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>6,948 SF</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(a)): | <u>3,084.4 SF</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | |
| | Distance principal home is beyond minimum front yard setback
<u>0</u> x 10 = | <u>0</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>3,084.4 SF</u> |
| 5. | Amount of lot area covered by principal building :
_____ existing + _____ proposed = | <u>1,147.3 SF</u> |
| | <small>NEW HOME
NO EXISTING COVERED
LOT AREAS</small> | |
| 6. | Amount of lot area covered by accessory buildings :
_____ existing + _____ proposed = | <u>0</u> |
| 7. | Amount of lot area covered by decks :
_____ existing + _____ proposed = | <u>78.2 SF</u> |
| 8. | Amount of lot area covered by porches :
_____ existing + _____ proposed = | <u>0</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways :
_____ existing + _____ proposed = | <u>1,423.4 SF</u> |
| 10. | Amount of lot area covered by terraces :
_____ existing + _____ proposed = | <u>156.5 SF</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip :
_____ existing + _____ proposed = | <u>12.5 SF</u> |
| 12. | Amount of lot area covered by all other structures :
_____ existing + _____ proposed = | <u>29.6 SF</u> |
| 13. | Proposed gross land coverage : Total of Lines 5 – 12 = | <u>2,847.5 SF</u> |

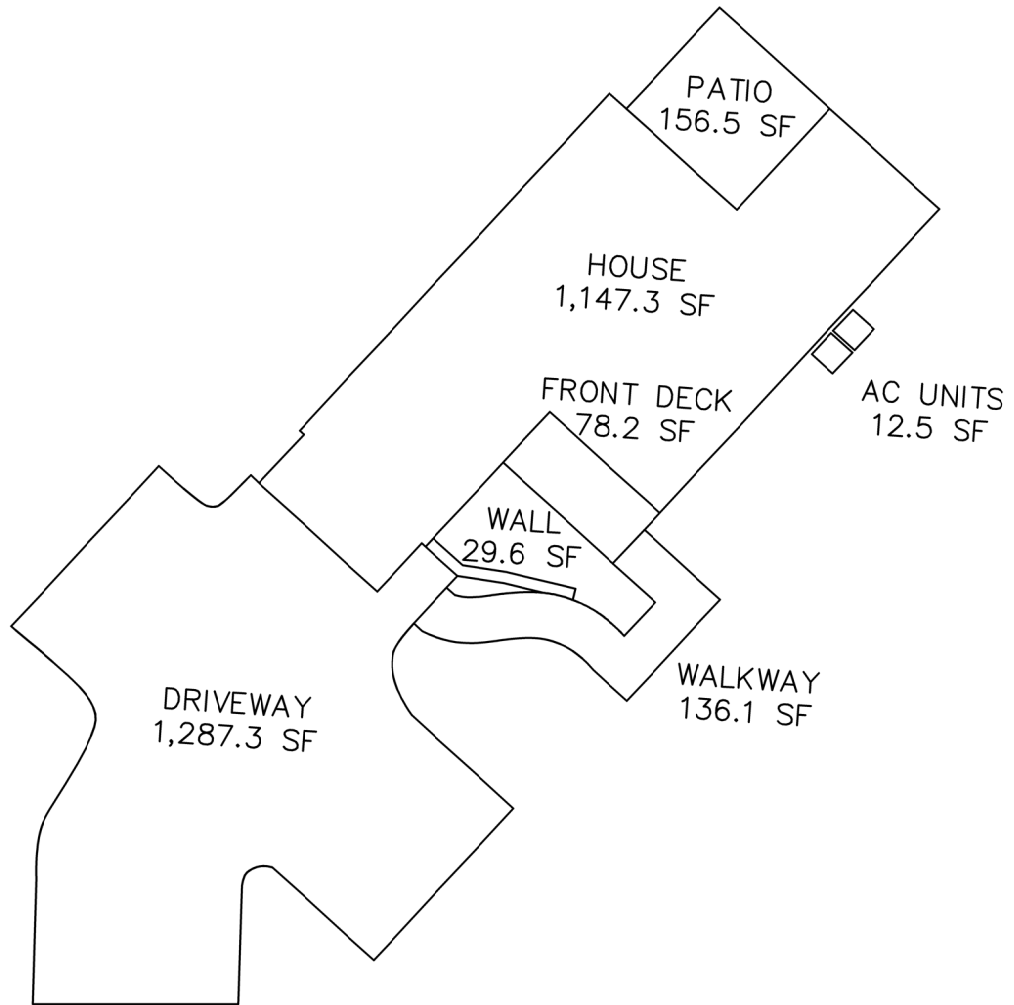
If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

Signature and Seal of Professional Preparing Worksheet



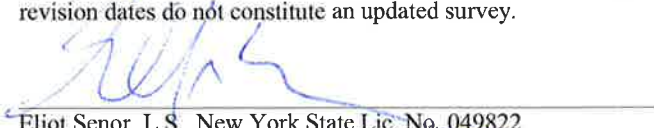
05/19/2021

Date



Possession NOT indicated

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for New York State Association of Land Surveyors. This Survey is a representation of the property as surveyed on March 25, 2021, the date that the field work was performed. Subsequent revision dates do not constitute an updated survey.


 Eliot Senor, L.S. New York State Lic. No. 049822

Copies of the survey map not bearing the land surveyor's original blue signature and embossed seal shall not be considered to be a true and valid copy. Copyright Gabriel E. Senor, P.C., 2018. ALL RIGHTS RESERVED.

A Title report lists easements and restrictions if the report was not provided these easements and or restrictions may not be shown. A copy of the title report was not provided. A copy of the deed was provided. Survey may be subject to easements not shown.

Surface elevations and underground appurtenances, if any, whether or not shown are not guaranteed. Fences or possession lines generally do not follow a straight line. The survey shows straight lines between located points. Any dimensions shown are to the surveyed point only. Labeled dimensions cannot be used for any other point along the line.

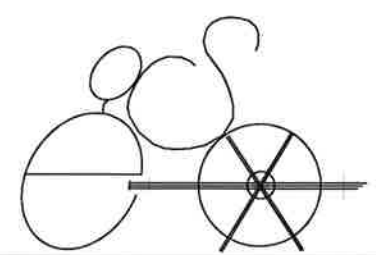
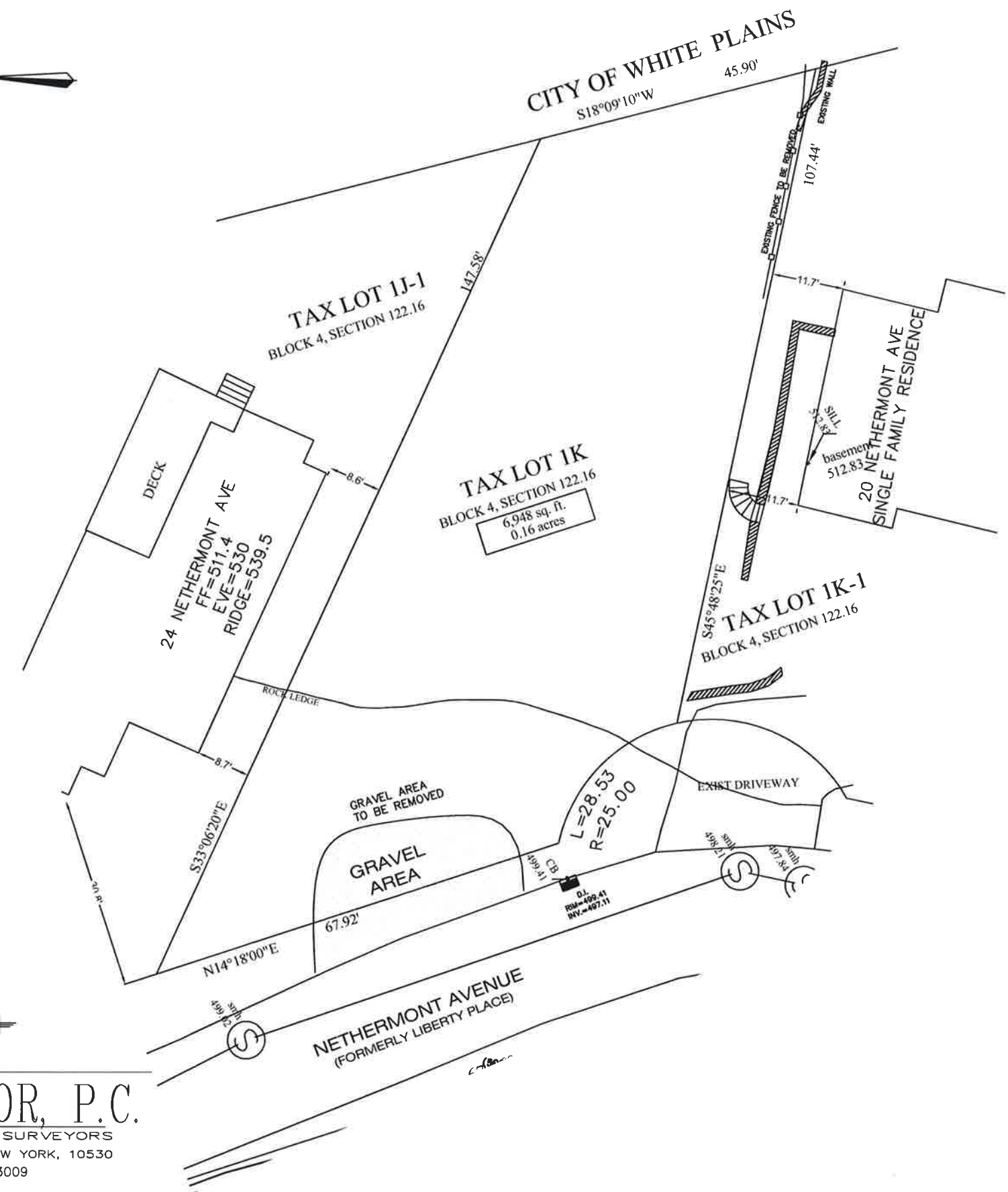
Unauthorized alteration or additions to the survey map is a violation of Section 7209 sub-section 2 of the New York State Education Law

NOT FOR TITLE TRANSFER

SURVEY OF 22 NETHERMONT AVE
TAX ID: SECTION 122.16 BLOCK 4 LOT 7
 AS SHOWN ON THE OFFICIAL TAX MAP OF
NORTH CASTLE
 LOCATED IN THE
TOWN OF NORTH CASTLE
P.O. BOX: WHITE PLAINS, NY
WESTCHESTER COUNTY, NEW YORK.

SCALE: 1" = 20'

DATE: JANUARY 11, 2020
 REV: July 31, 2020
 REV: MARCH 25, 2021



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

SYMBOLS LEGEND

- CATCH BASIN
- DRAIN INLET
- UTILITY POLE
- SIGN PDST
- HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- TRAFFIC POLE
- TELE. MANHOLE
- ELECTRIC BOX
- SEWER MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- DRAIN MANHOLE
- MANHOLE
- MONITORING WELL
- VALVE
- 14TREE
- SIZE
- +242.5 EXIST ELEV.
- +(242.5) PROP'D ELEV.
- 14TREE
- (TO BE REMOVED)
- III SILT FENCE
- or HAYBALES AS REQ'D

22 NETHERMONT AVE - TREE INVENTORY / REMOVALS									
ID	Date	Common	Botanical	Height	DBH	Health	Tag #	Qty	Objective
1	2020-01-10 12:53:40	Bur Oak	Quercus macrocarpa	50'	12"	60% - Fair		1	In proposed driveway
2	2020-01-10 10:00:24	Northern Red Oak	Quercus rubra	25'	6-8"	40% - Poor		2	In proposed driveway
3	2020-01-10 13:02:02	Birch	Betula papyrifera	12'	6"	40% - Poor		3	In proposed driveway
4	2020-01-10 13:02:38	Cedar	Juniperus serotina	9'	6"	40% - Poor		4	In the same location as steps to entrance of home
5	2020-01-10 13:04:02	Eastern Red Cedar	Juniperus virginiana	11'	6"	60% - Fair		5	Finish Grade is Higher than Existing Grade
6	2020-01-10 13:05:53	Black Cherry	Prunus serotina	16'	14-16"	40% - Poor		6	In foot print of proposed home
7	2020-01-10 13:07:56	Northern Red Oak	Quercus rubra	9'	6"	40% - Poor		7	In foot print of proposed home
8	2020-01-10 13:10:15	Northern Red Oak	Quercus rubra	9'	7"	40% - Poor		8	In foot print of proposed home
9	2020-01-10 13:11:49	Northern Red Oak	Quercus rubra	25'	10"	40% - Poor		9	Finish Grade is Lower than Existing Grade
10	2020-01-10 13:13:55	Northern Red Oak	Quercus rubra	22'	10"	40% - Poor		10	Finish Grade is Lower than Existing Grade
11	2020-01-10 13:15:10	Northern Red Oak	Quercus rubra	20'	10"	40% - Poor		11	Finish Grade is Lower than Existing Grade
12	2020-01-10 13:16:57	Northern Red Oak	Quercus rubra	30'	6"	40% - Poor		12	Finish Grade is Lower than Existing Grade

Table shown above was produced by a Licensed Arborist who works with EMERALD TREE & SHRUB CARE COMPANY. Additional supporting documents are attached to the submittal.

STEEP SLOPE LEGEND

GROSS AREA = 6,948 sq.ft.
 STEEP SLOPES > 25% that measure 25 FT in all directions = None

NOTES:

- Table show above was produced by a Licensed Arborist who works with EMERALD TREE & SHRUB CARE COMPANY. Additional supporting documents are attached to the submittal.
- Existing Gravel area to be removed.
- See Stormwater Plan for Erosion Control Details.
- See Stormwater Plan for Erosion Control notes.

TOPOGRAPHIC MAPPING PERFORMED BY THE UNDERSIGNED ON FEB. 19, 2003
 UPDATED
 JUNE 11, 2009 AND MARCH 25, 2021

JOB NUMBER: R.O.24483

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.

2	05/19/2021	RESOLUTION	GC
1	04/11/2021	PB COMM	GC

TOPOGRAPHIC MAP, TREE REMOVAL

TAX ID: SECTION 122.16 BLOCK 4 LOT 7
 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.

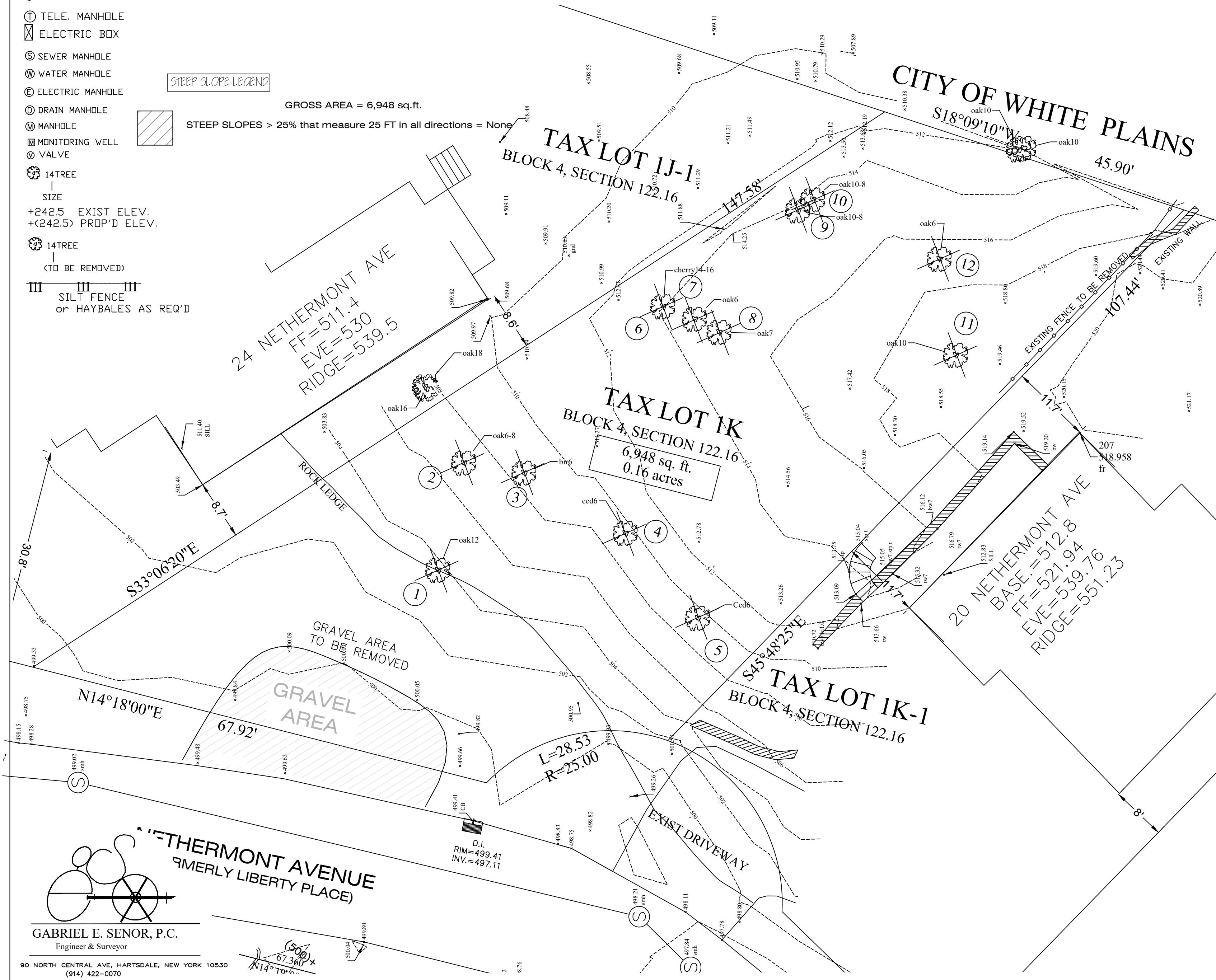
NOTE: CONTOUR ELEVATIONS ARE ASSUMED.

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 11, 2020
 DRAWN BY: GC
 CHECKED BY: ES.

TS - 1

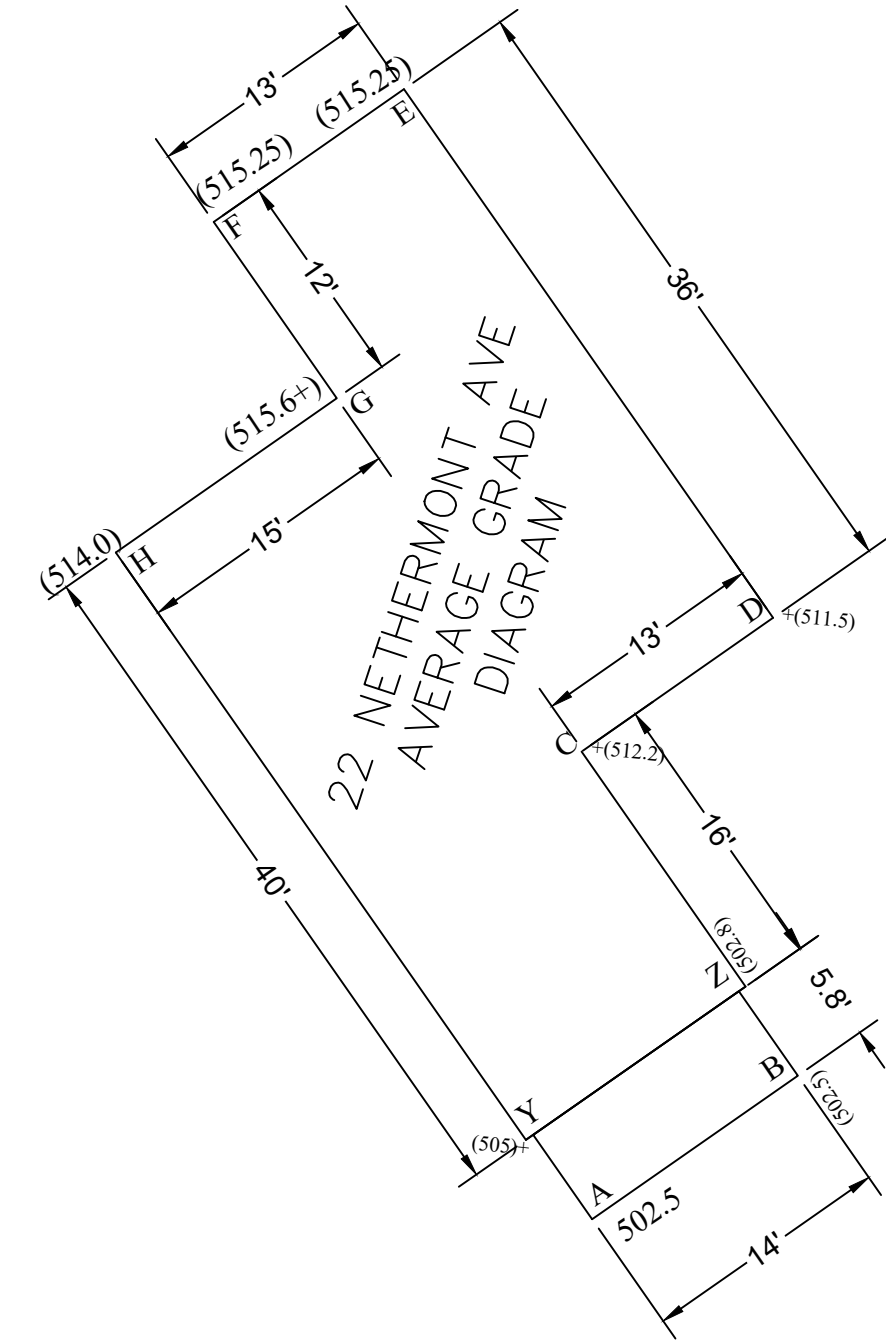


GABRIEL E. SENOR, P.C.
 Engineer & Surveyor
 90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK 10530
 (914) 422-0070

GENERAL NOTES

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

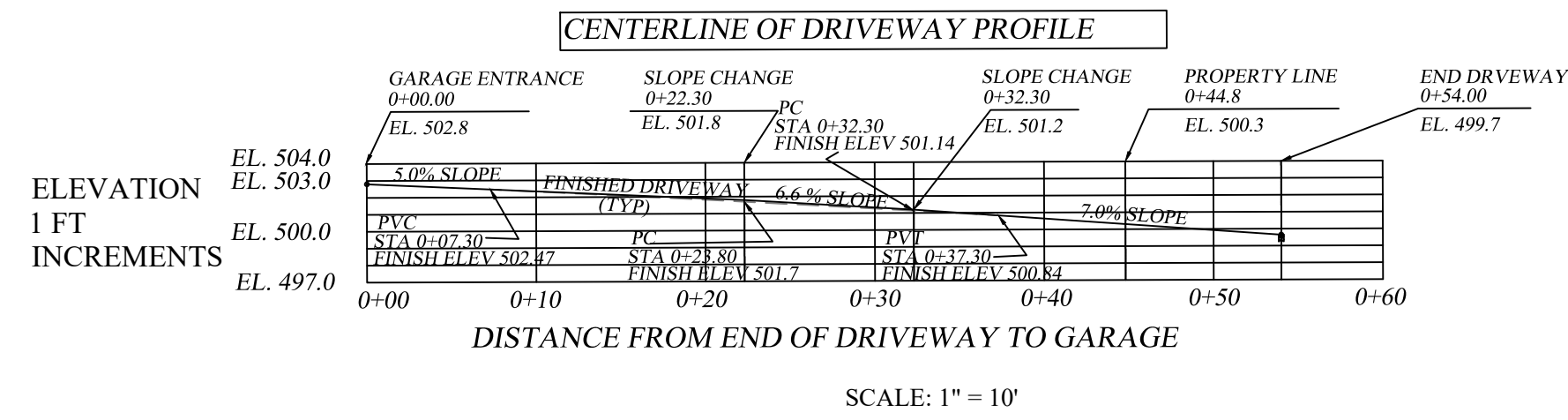
22 NETHERMONT AVE - AVERAGE GRADE CALCULATIONS						
FRONT LEFT CORNER TO FRONT RIGHT CORNER OF HOUSE						
Point #	ELEV	ELEV	DIST	AVG ELEV	(DIST) X (AVG ELEV)	
A-B	502.5	502.5	14.0	502.5	7035.0	
B-Z	502.5	502.8	5.8	502.7	2915.4	
Z-C	502.8	512.2	16.0	507.5	8120.0	
C-D	512.2	511.5	13.0	511.9	6654.1	
RIGHT SIDE OF HOUSE						
Point #	ELEV	ELEV	DIST	AVG ELEV	(DIST) X (AVG ELEV)	
D-E	511.5	515.3	36.0	513.4	18481.5	
REAR OF HOUSE						
Point #	ELEV	ELEV	DIST	AVG ELEV	(DIST) X (AVG ELEV)	
E-F	515.3	515.3	13.0	515.3	6699.3	
F-G	515.3	515.8	12.0	515.4	6185.1	
G-H	515.8	514.0	15.0	514.8	7722.0	
LEFT SIDE OF HOUSE						
Point #	ELEV	ELEV	DIST	AVG ELEV	(DIST) X (AVG ELEV)	
H-Y	514.0	505.0	34.2	509.5	17424.9	
Y-A	505.0	502.5	5.8	503.8	2921.8	
TOTAL DISTANCE =				164.8	TOTAL DISTANCE X ELEV =	84157.9
AVG. GRADE ELEV.				510.7		



ALL ELEVATIONS TAKEN AT 6 FT FROM CORNERS

EROSION CONTROL NOTES

- INSTALLATION & MAINTENANCE OF EROSION CONTROL**
- CONSTRUCTION SCHEDULE**
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.
- EROSION CONTROL MEASURES**
- Install all erosion control measures prior to start of construction.
 - Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 Days prior to finish.
- INSPECTION BY MUNICIPALITY**
- MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)**
- After any rain causing runoff, Contractor to inspect silt fences, etc. and remove any excessive sediment and inspect stockpiles and correct and problems with seed establishment.
 - Inspections shall be documented in writing and submitted to the appropriate Municipal Agency having jurisdiction.
- STOCK PILING OF EXCAVATED MATERIAL**
- Strip Topsoil and Stockpile.
 - Stockpile Excavation Subgrade.
 - Seed piles with 1 lb. total annual ryb or remove from site within two days.
- INSPECTION BY MUNICIPALITY**
- FINAL GRADING**
- Remove unneeded subgrade from site.
 - Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 days prior to finish.
- INSPECTION BY MUNICIPALITY**
- LANDSCAPING**
- Spread topsoil evenly over areas to be seeded. Hand rake level.
 - Broadcast 1 25lb. bag of Jonathan Green "Fastgrow" mix or equal over areas to be seeded.



APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: _____ DATE: _____

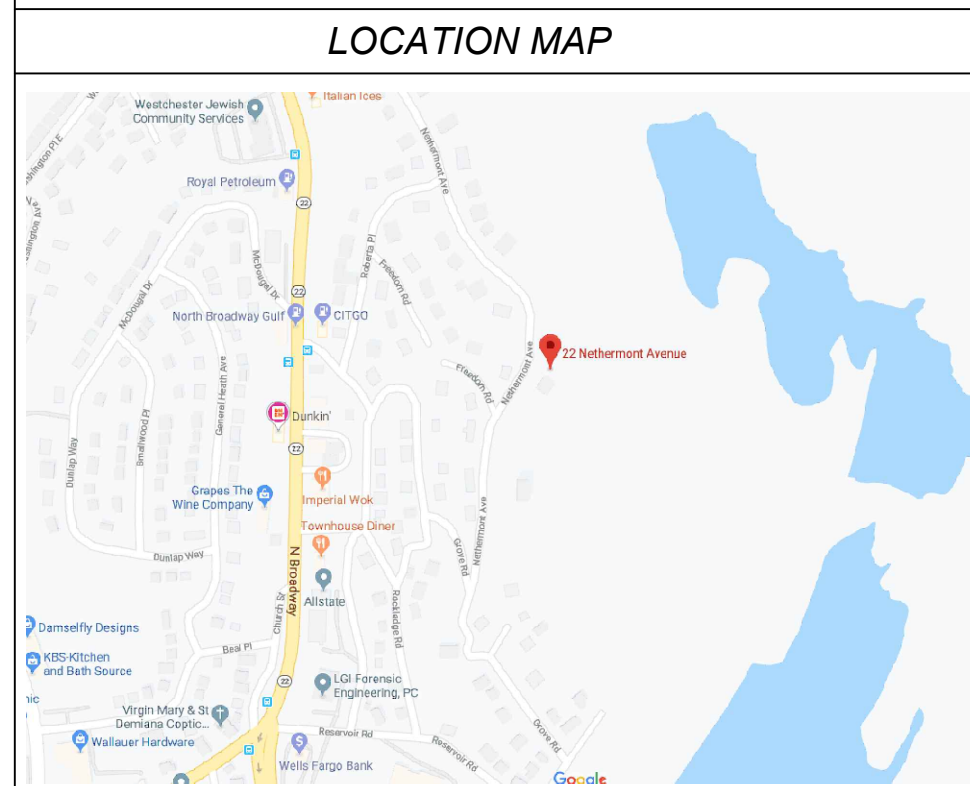
CHRISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION: _____ DATE: _____

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEERS

LEGEND

- UTILITY POLE
- SIGN POST
- HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- GUY WIRES
- TELE. MANHOLE
- SEWER MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- DRAIN MANHOLE
- MANHOLE
- ELECTRIC BOX
- EXISTING GRADE (102)
- PROPOSED GRADE
- 14 TREE
- TREE SIZE
- TREE TO BE REMOVED
- SILT FENCE or HAYBALES AS REQ'D
- AREA OF DISTURBANCE
- PROPOSED 6" HDPE



NO	DATE	DESC	BY
6	05/19/2021	RESOLUTION	GC
5	04/19/2021	REVISIONS	GC
4	04/11/2021	PB COMMENTS	GC
3	02/13/2021	ARB COMMENTS	GC
2	01/13/2021	WALL NEXT DRIVEWAY	GC
1	03/10/2020	PB COMM	GC

REVISIONS

GRADING & STORMWATER PLAN

PREPARED FOR: ODOARDI

ADDRESS: 22 NETHERMONT AVE
NORTH WHITE PLAINS, NY

TAX ID: SECTION 122.16 - TAX BLOCK 4 - LOT 7

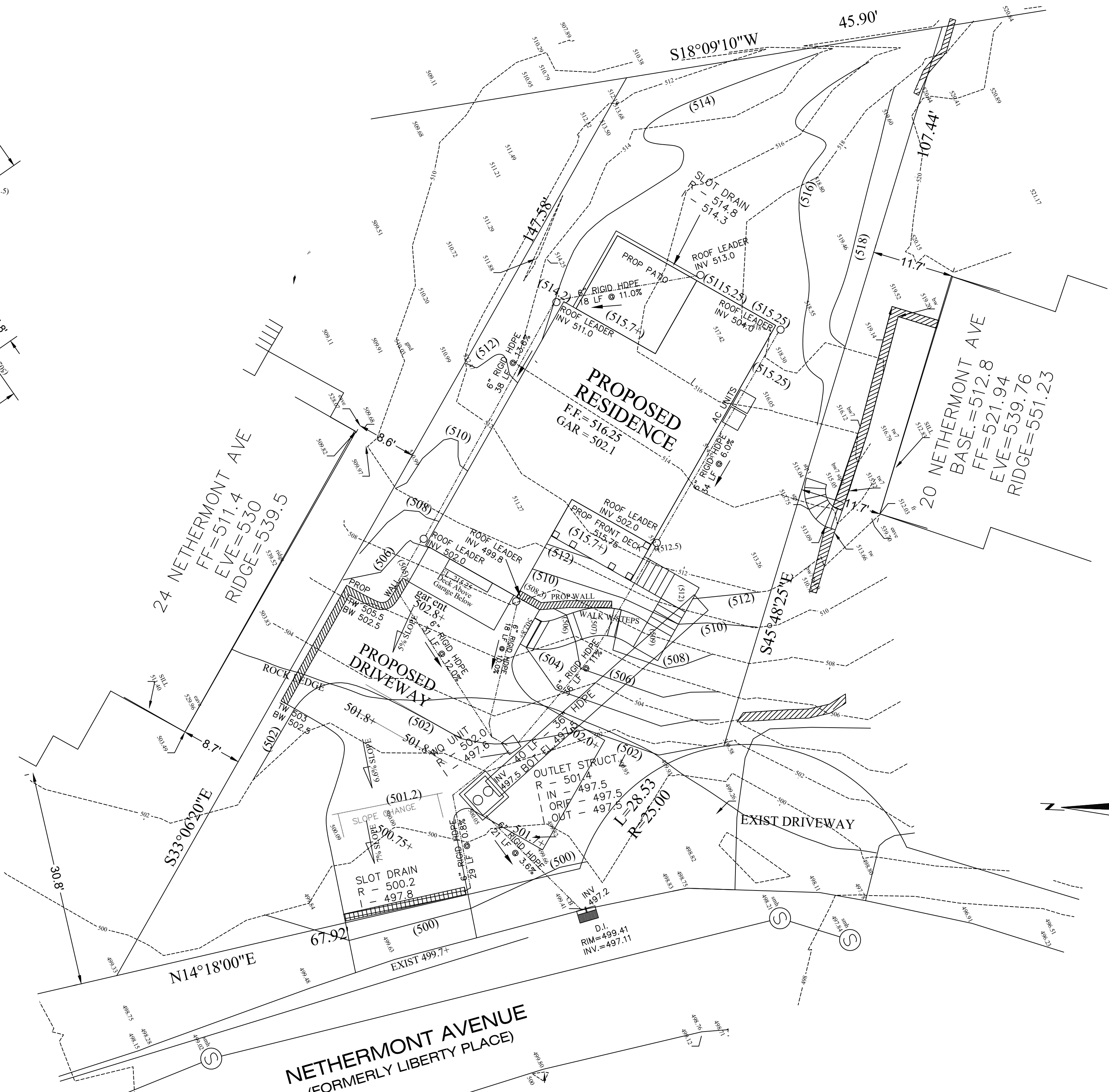
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CONSULTING ENGINEER LAND SURVEYORS
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
• (914) 422-0070 FAX 422-3009

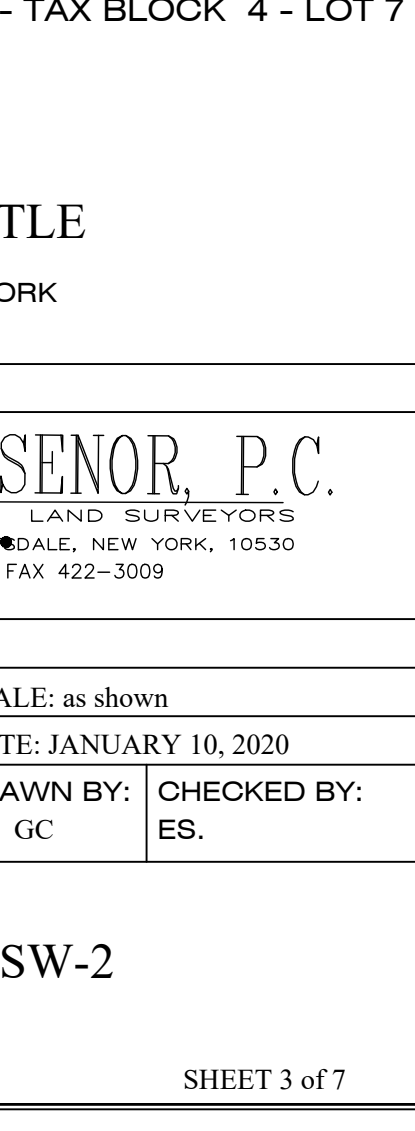
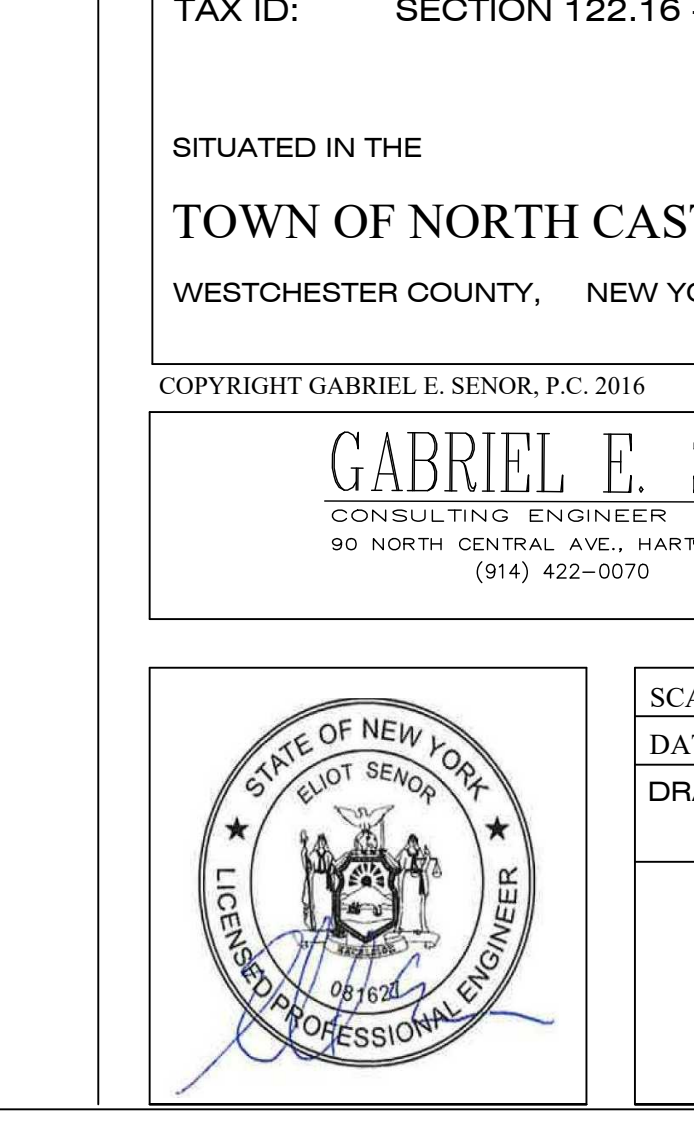
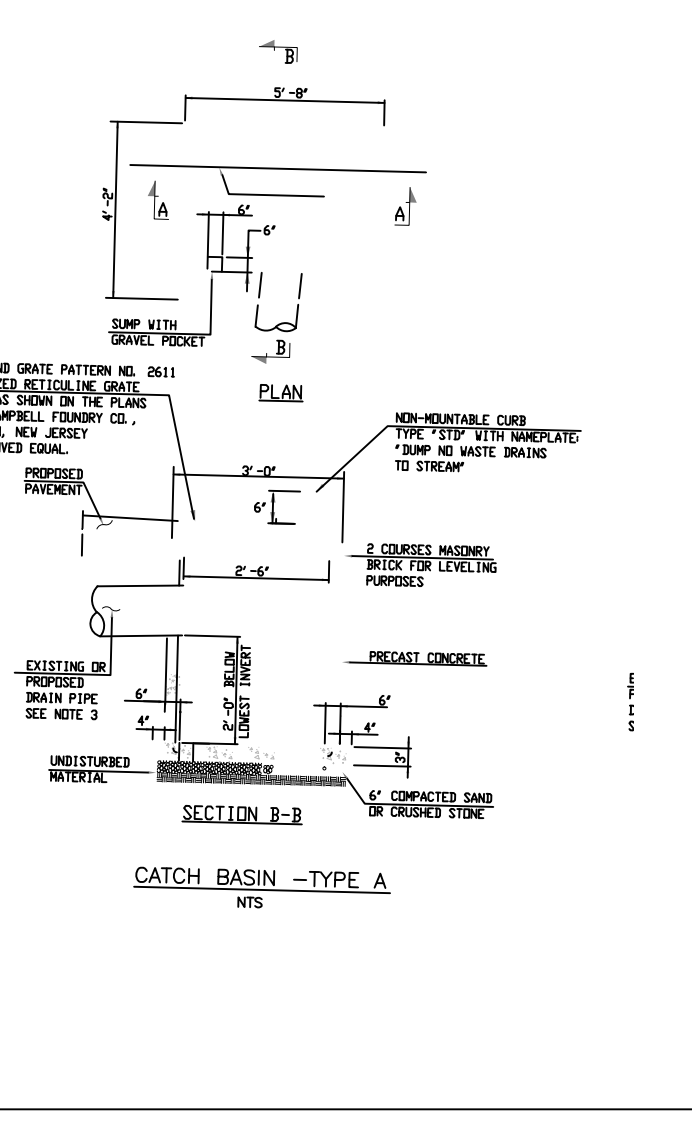
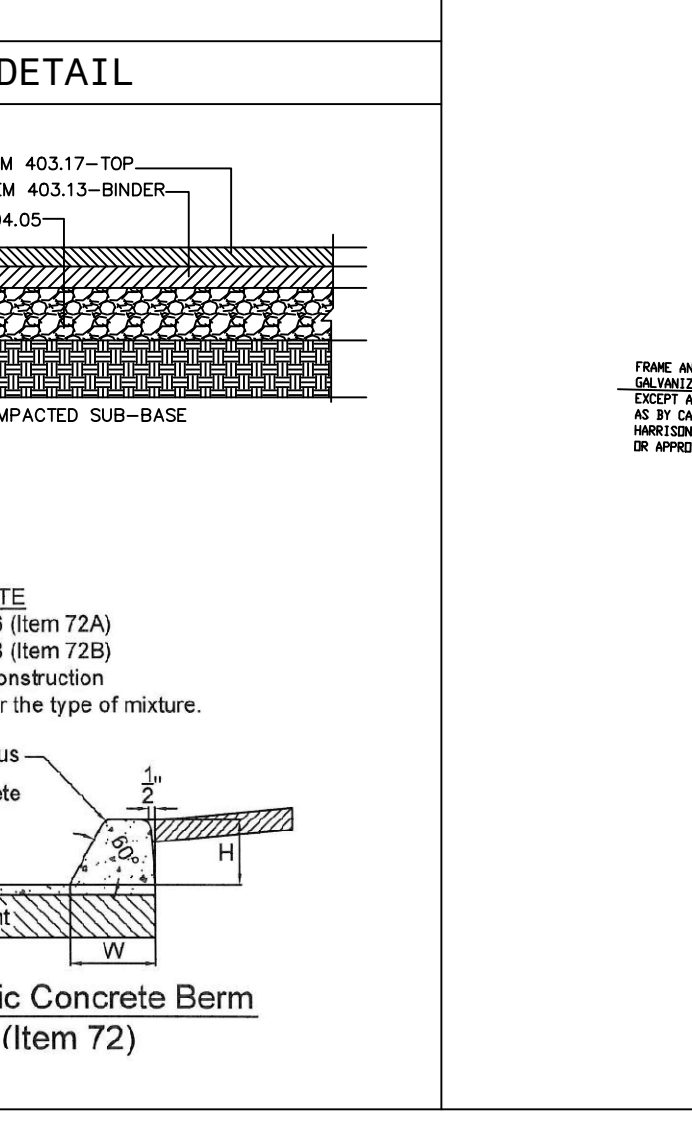
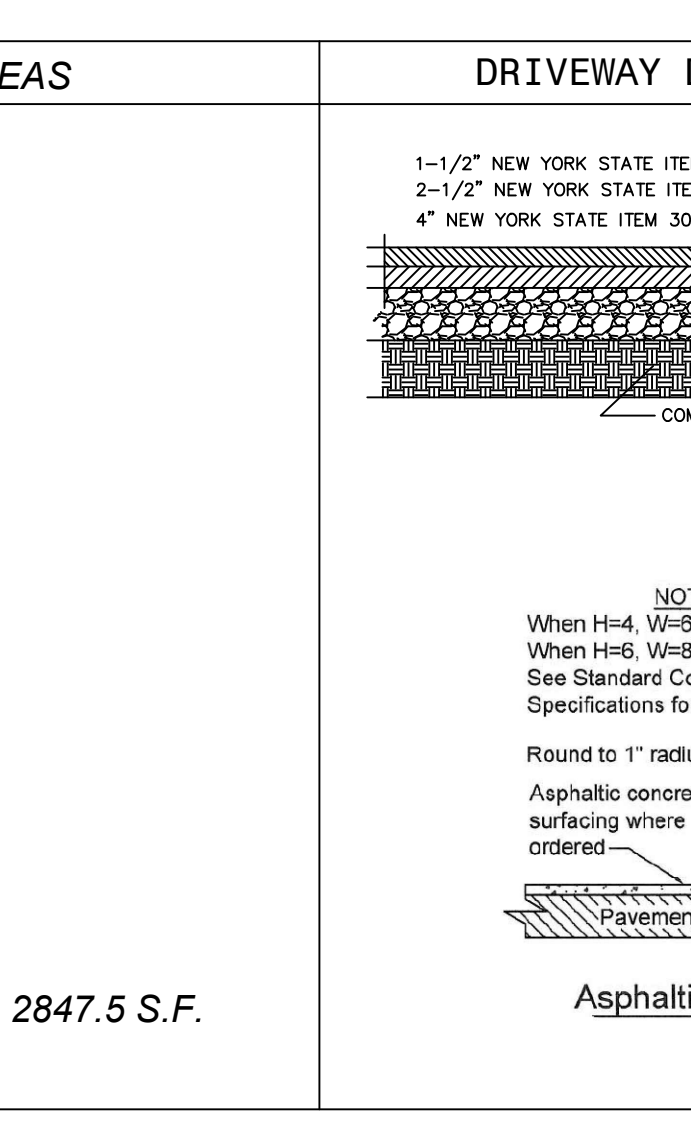
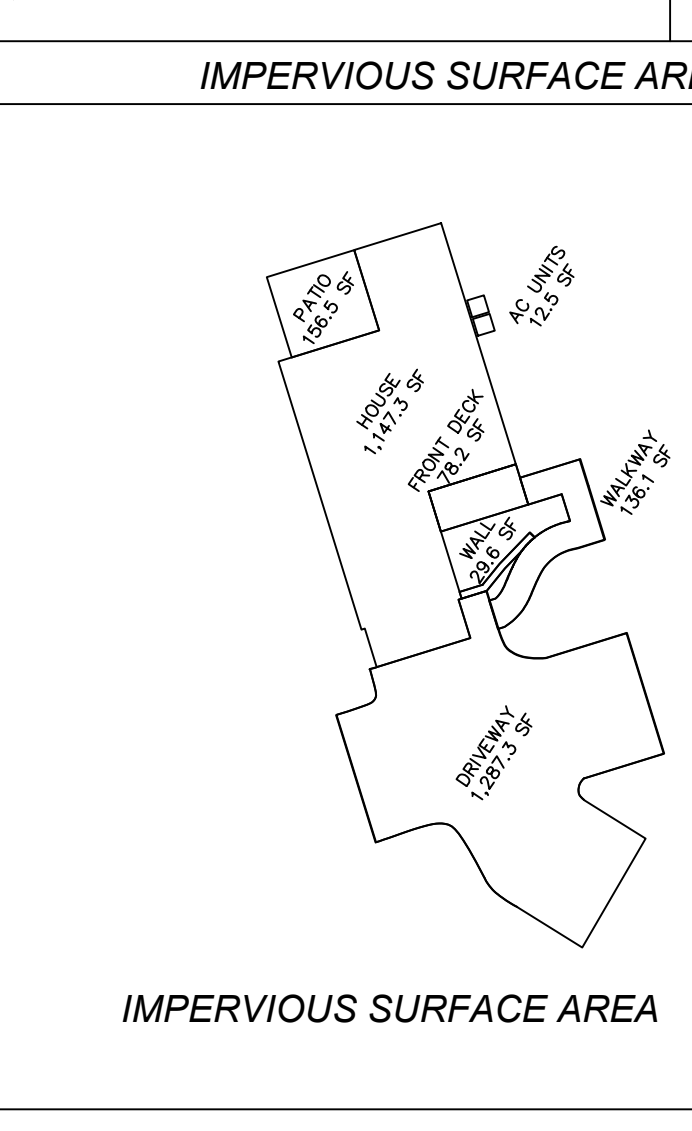
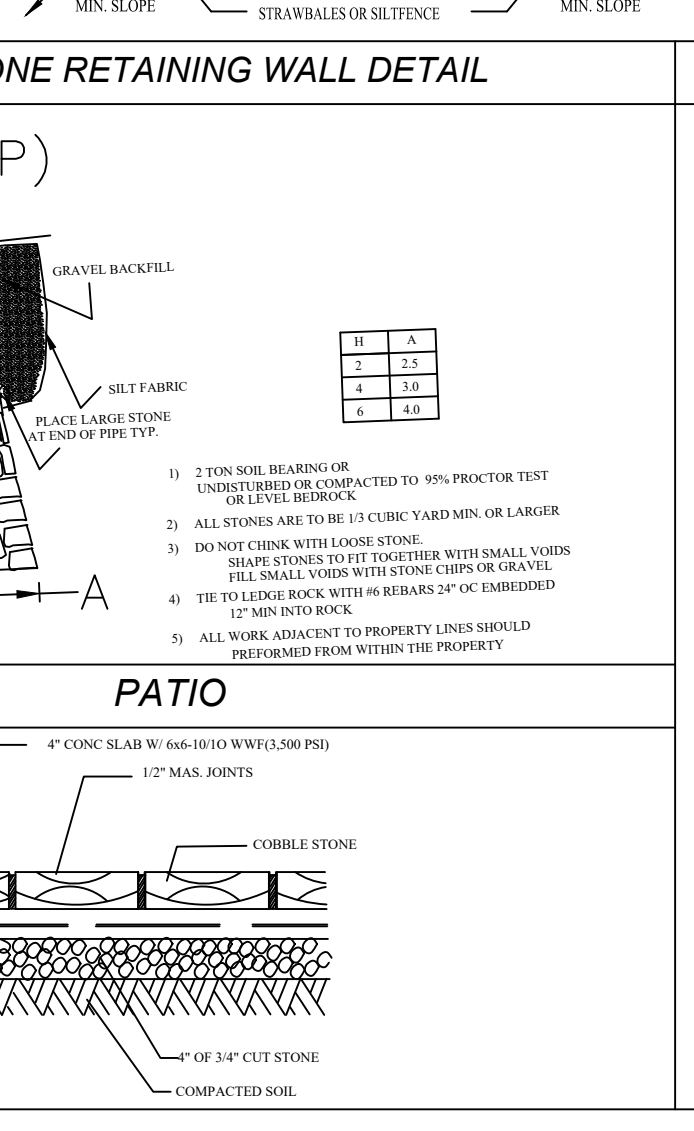
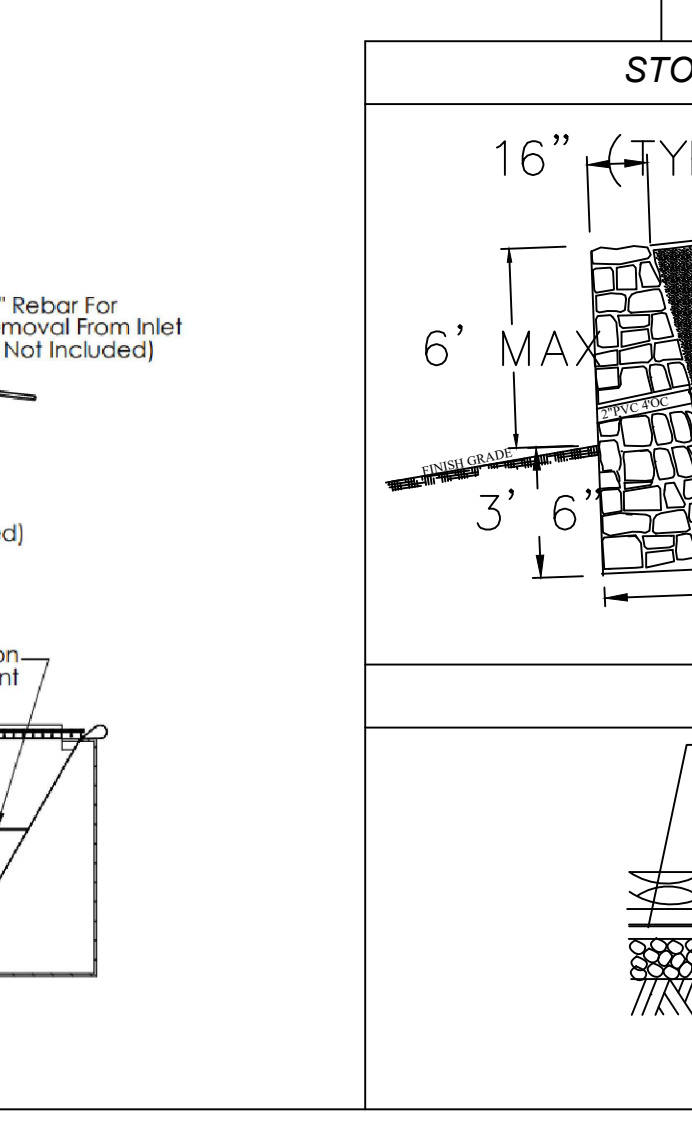
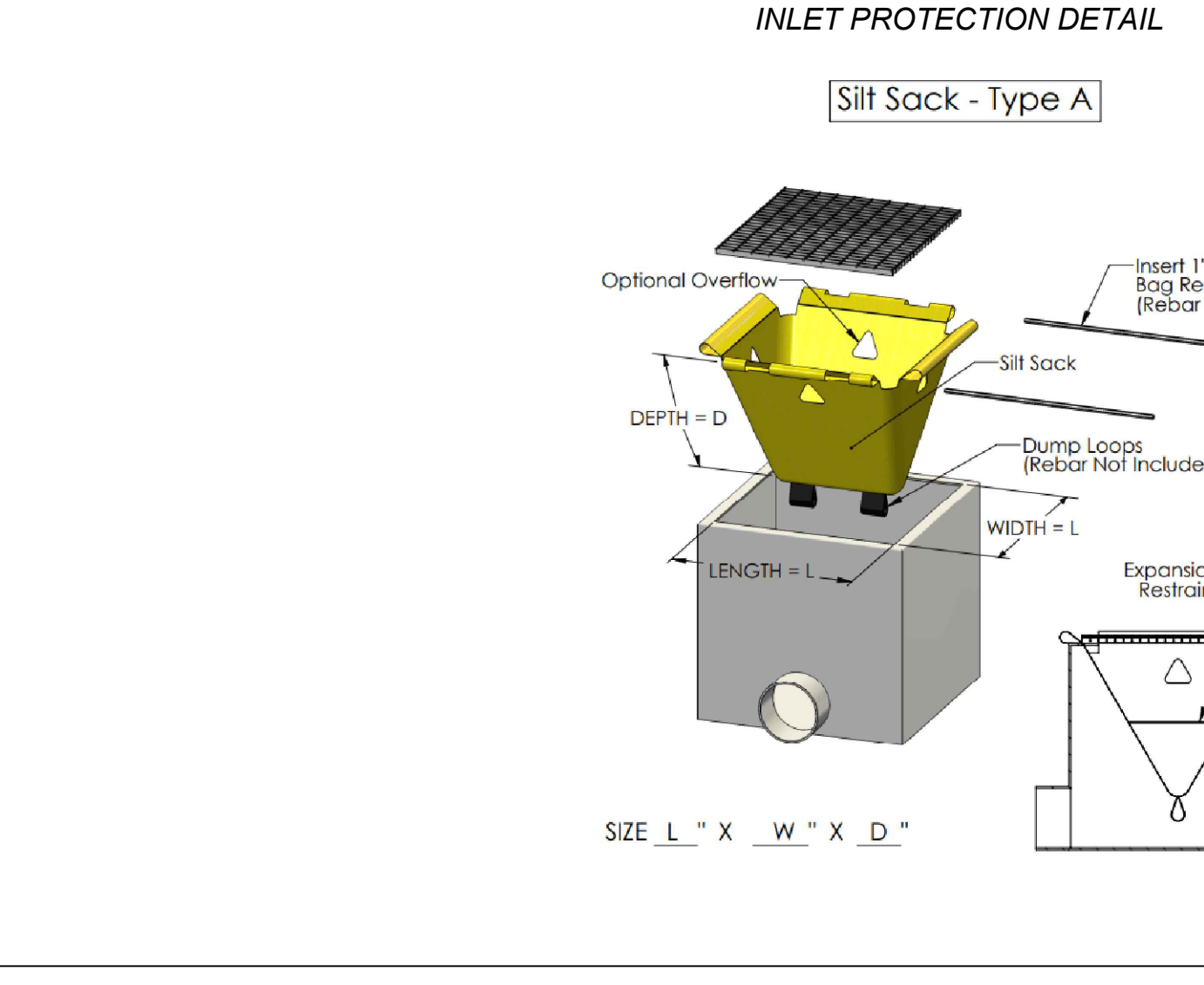
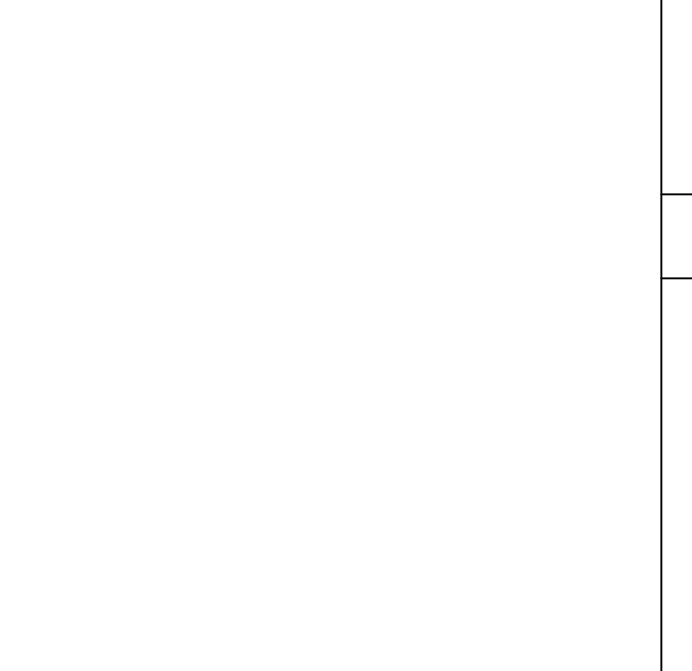
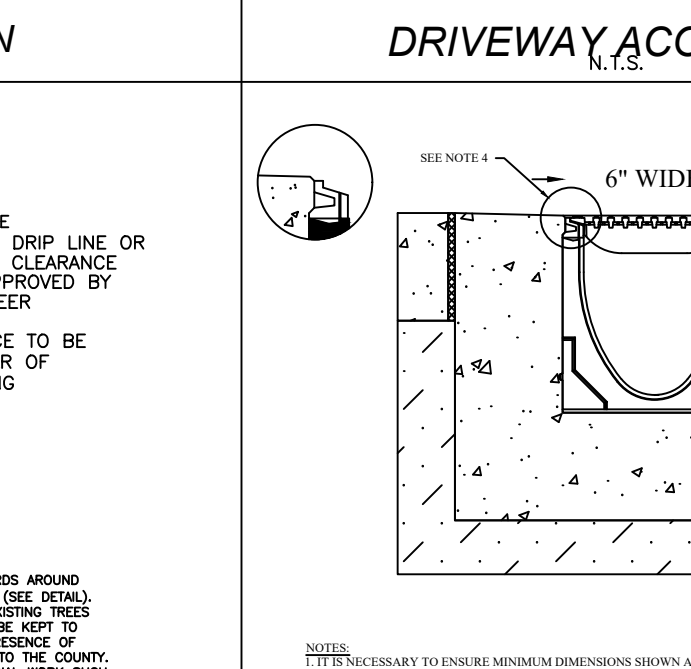
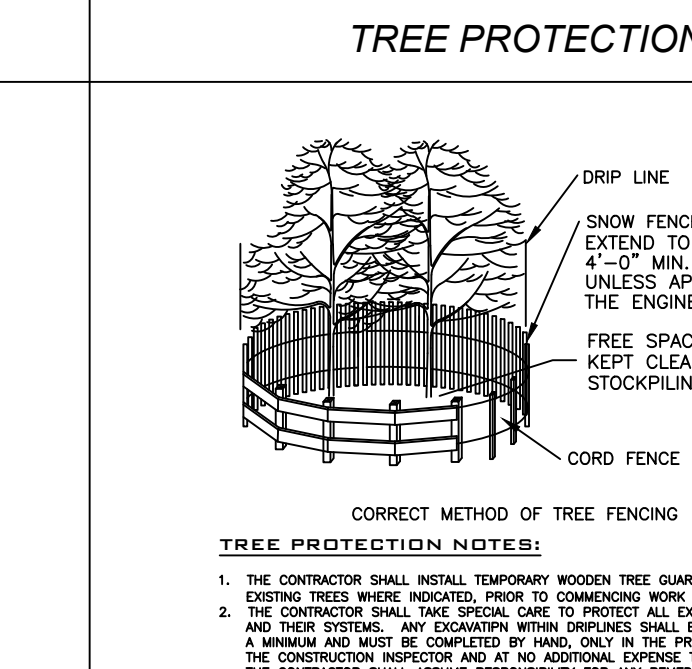
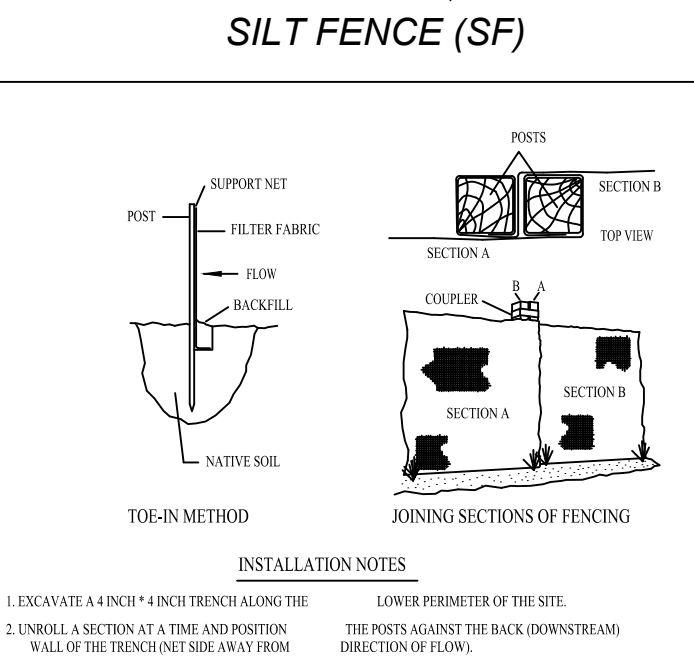
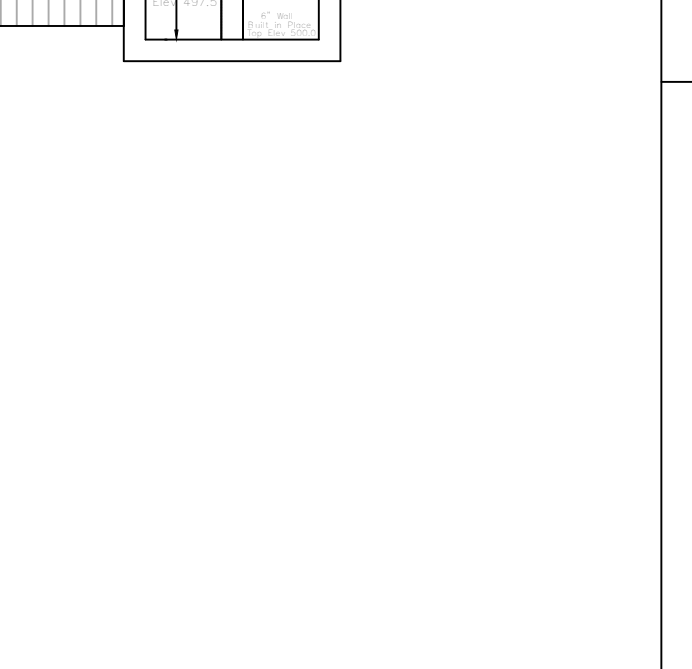
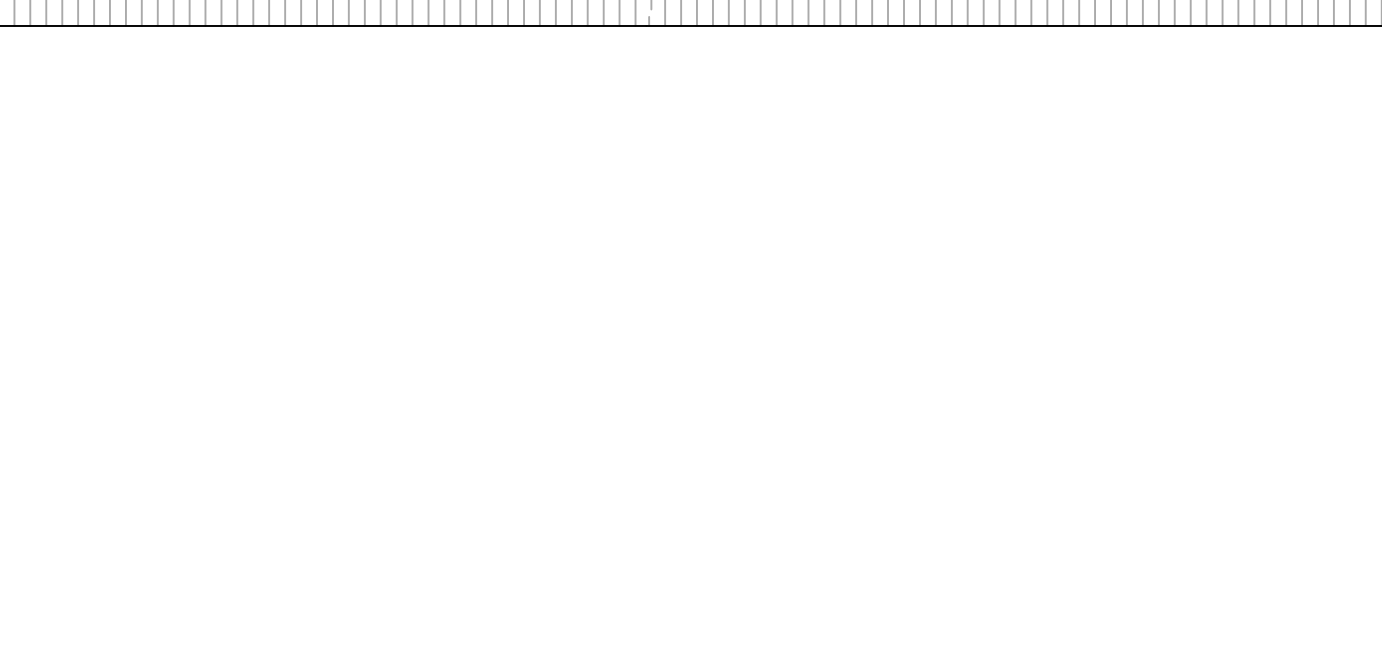
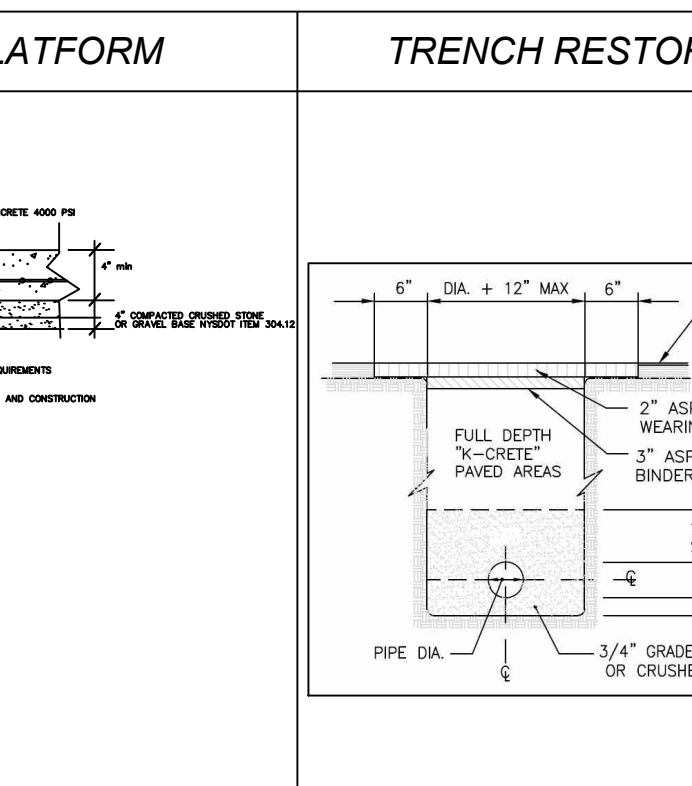
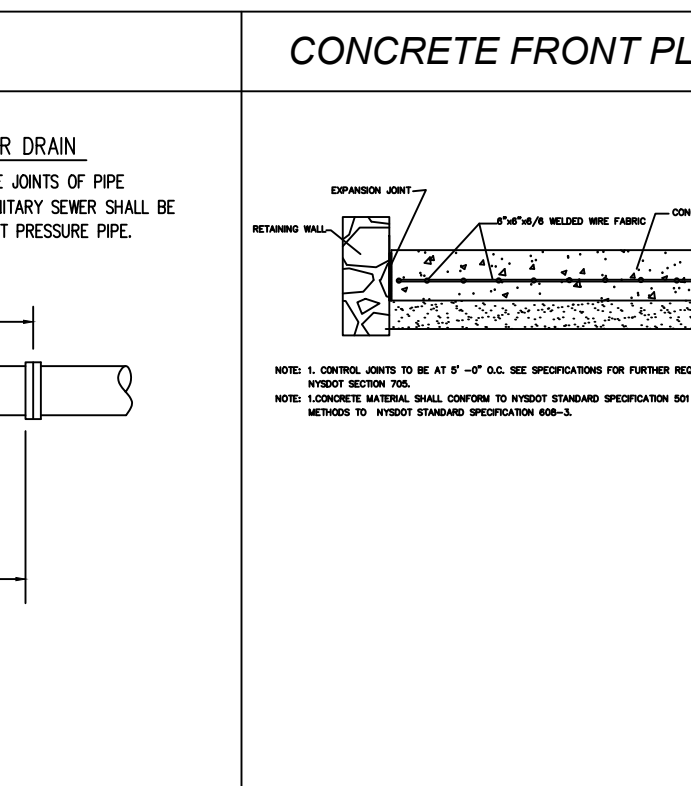
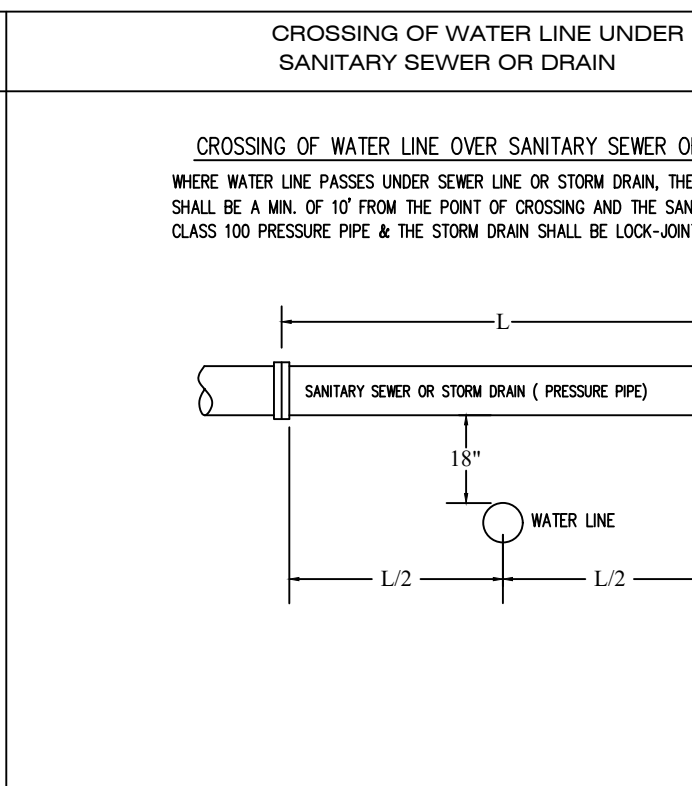
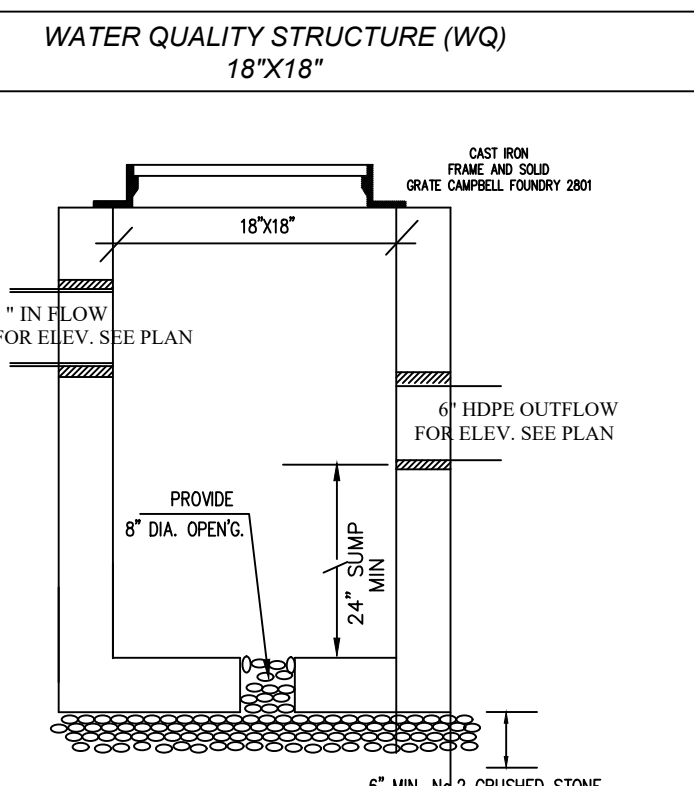
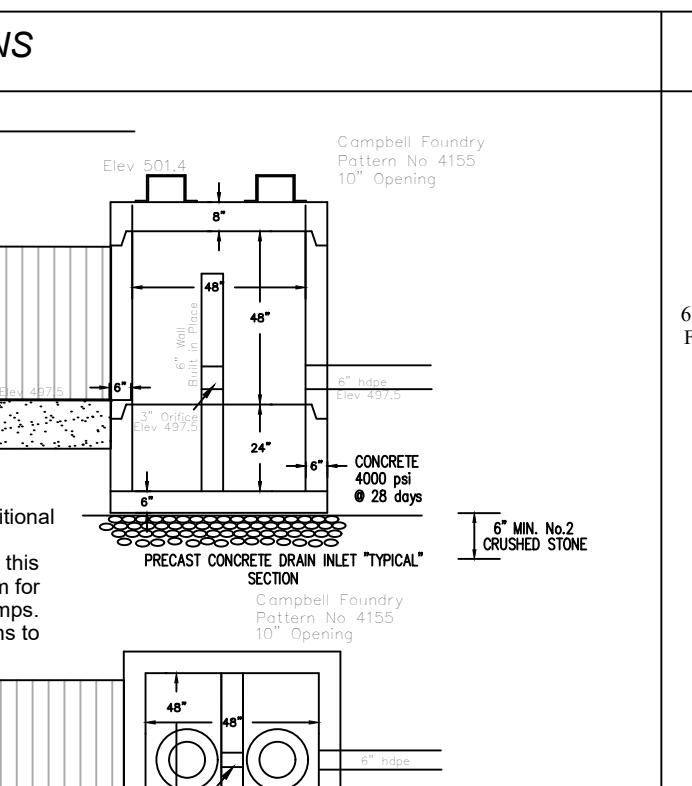
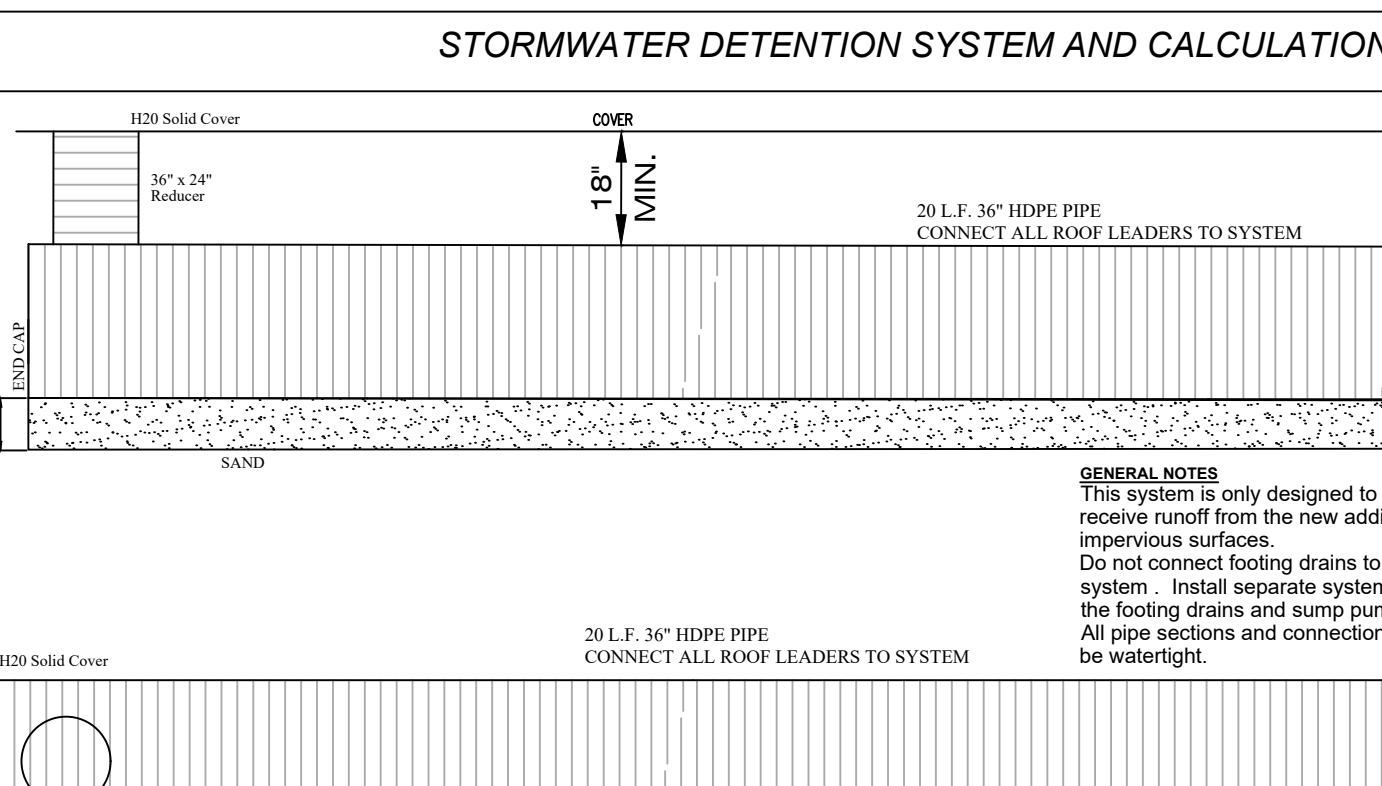
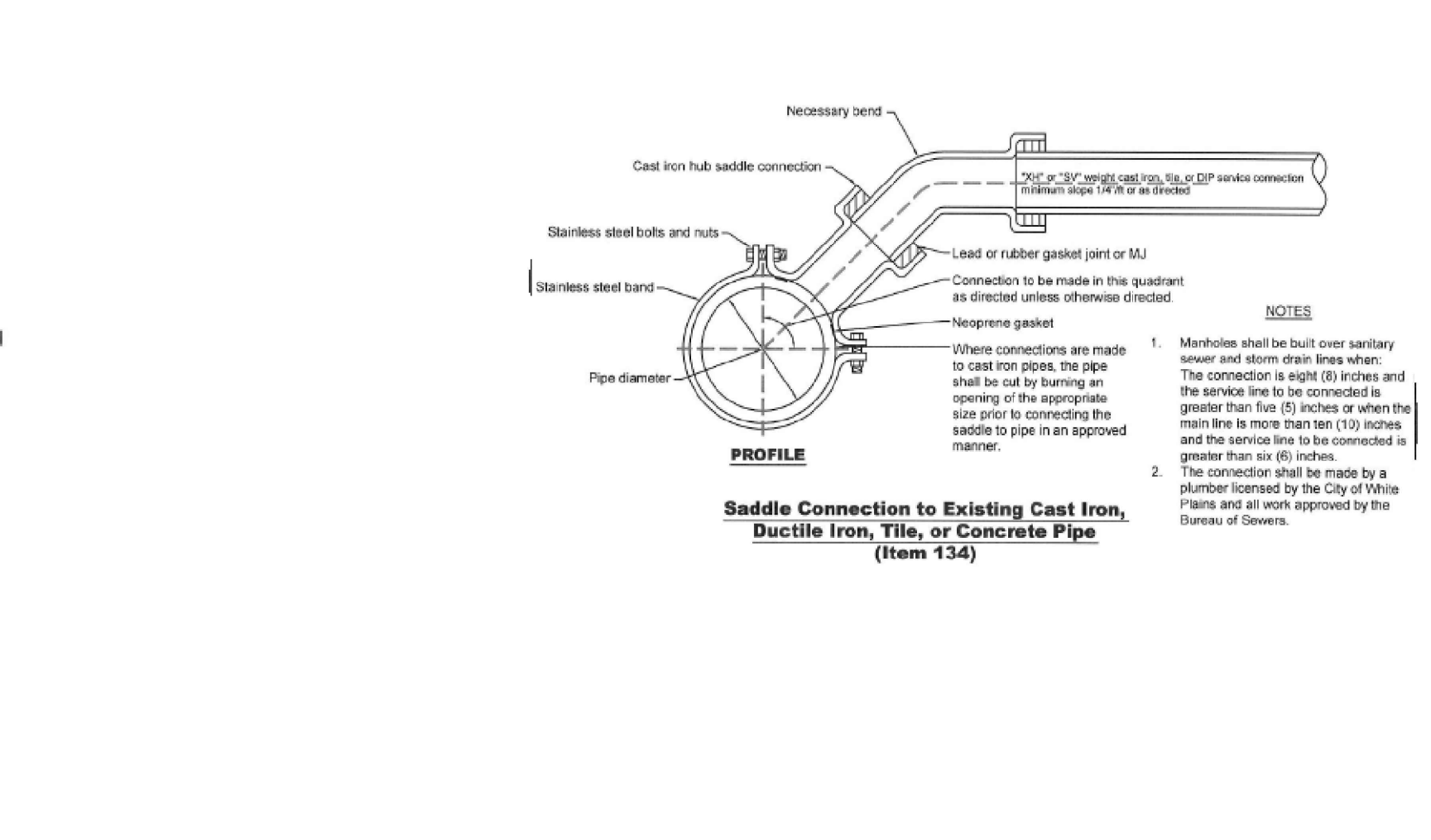
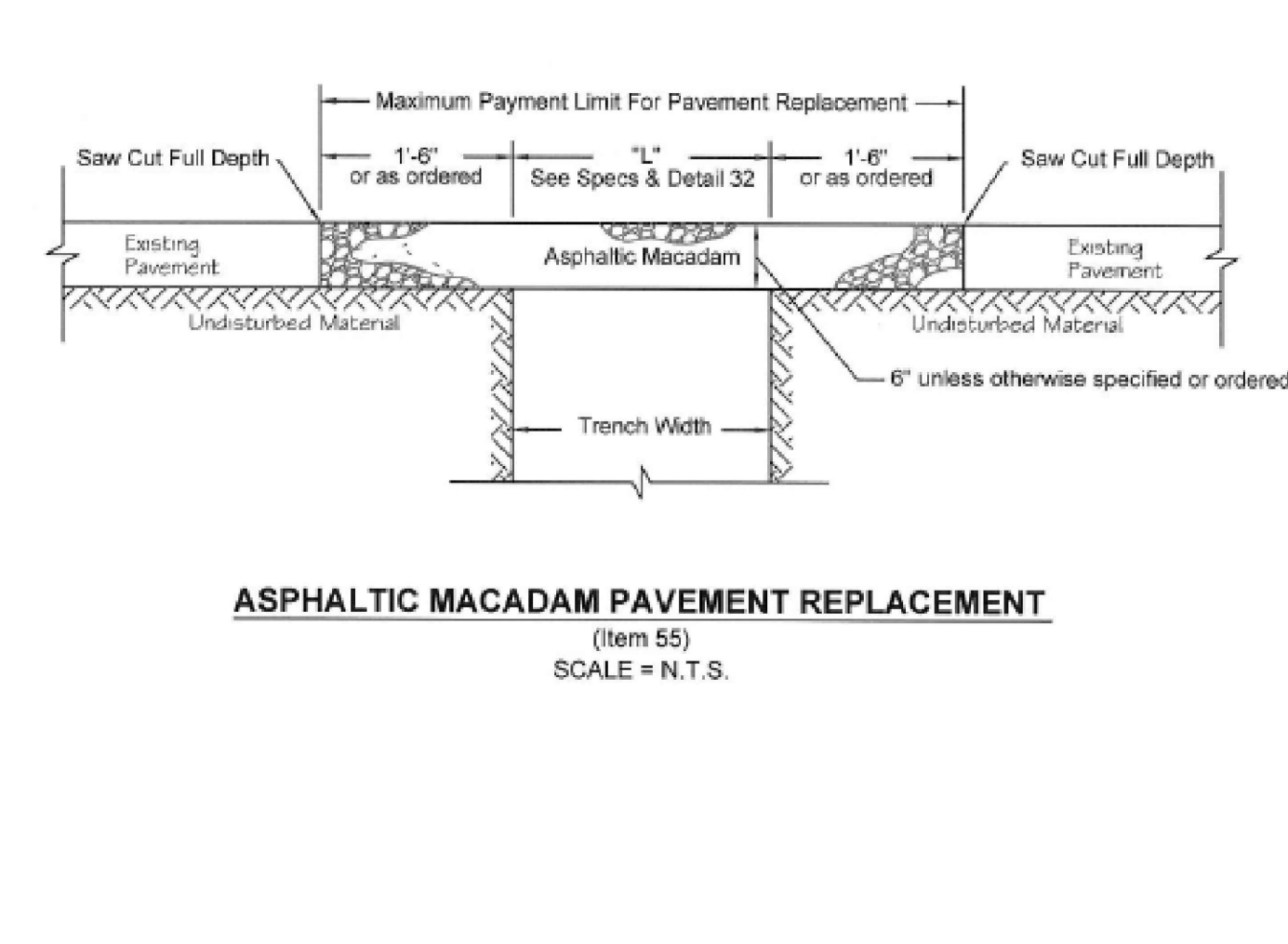
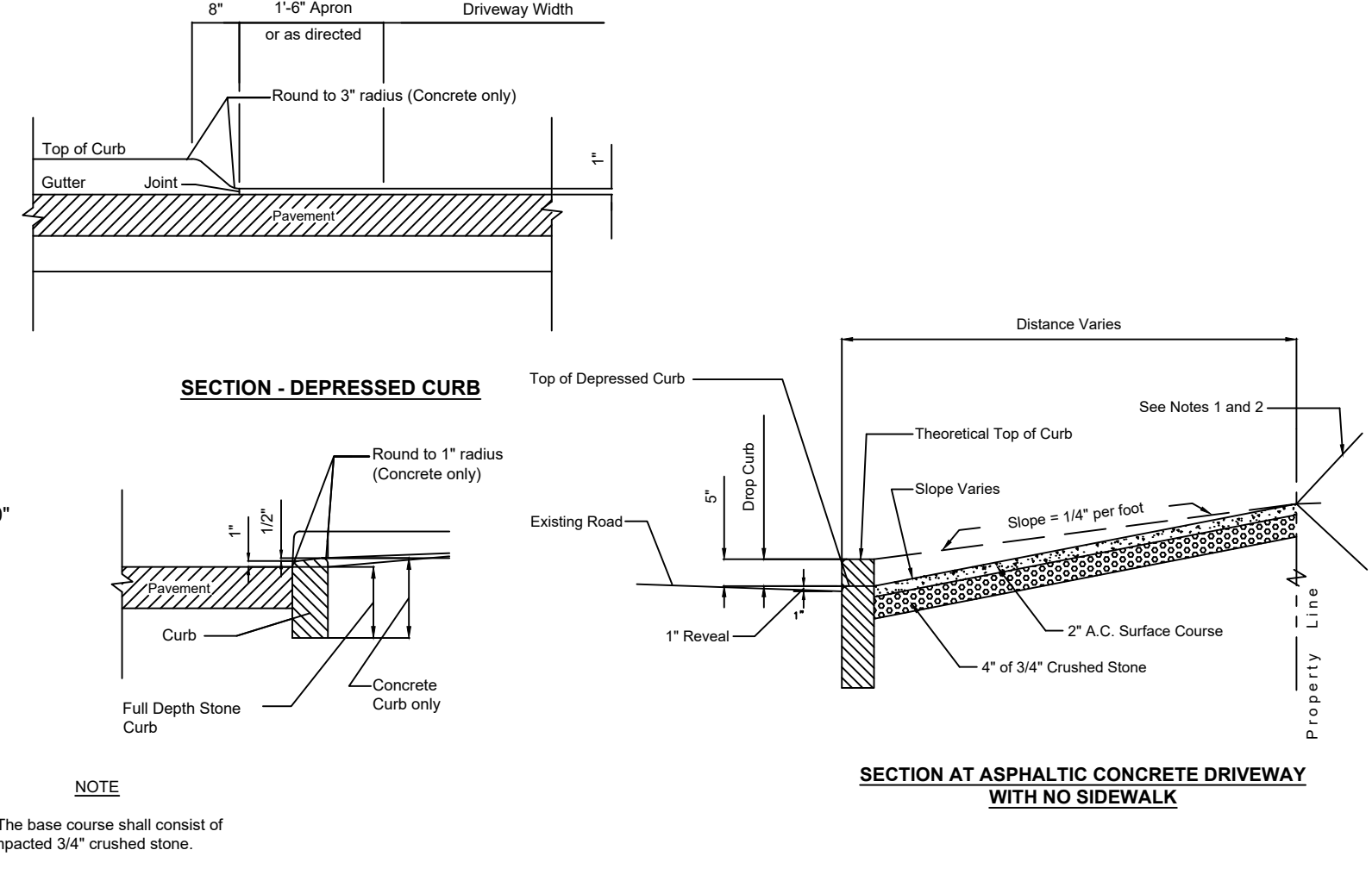
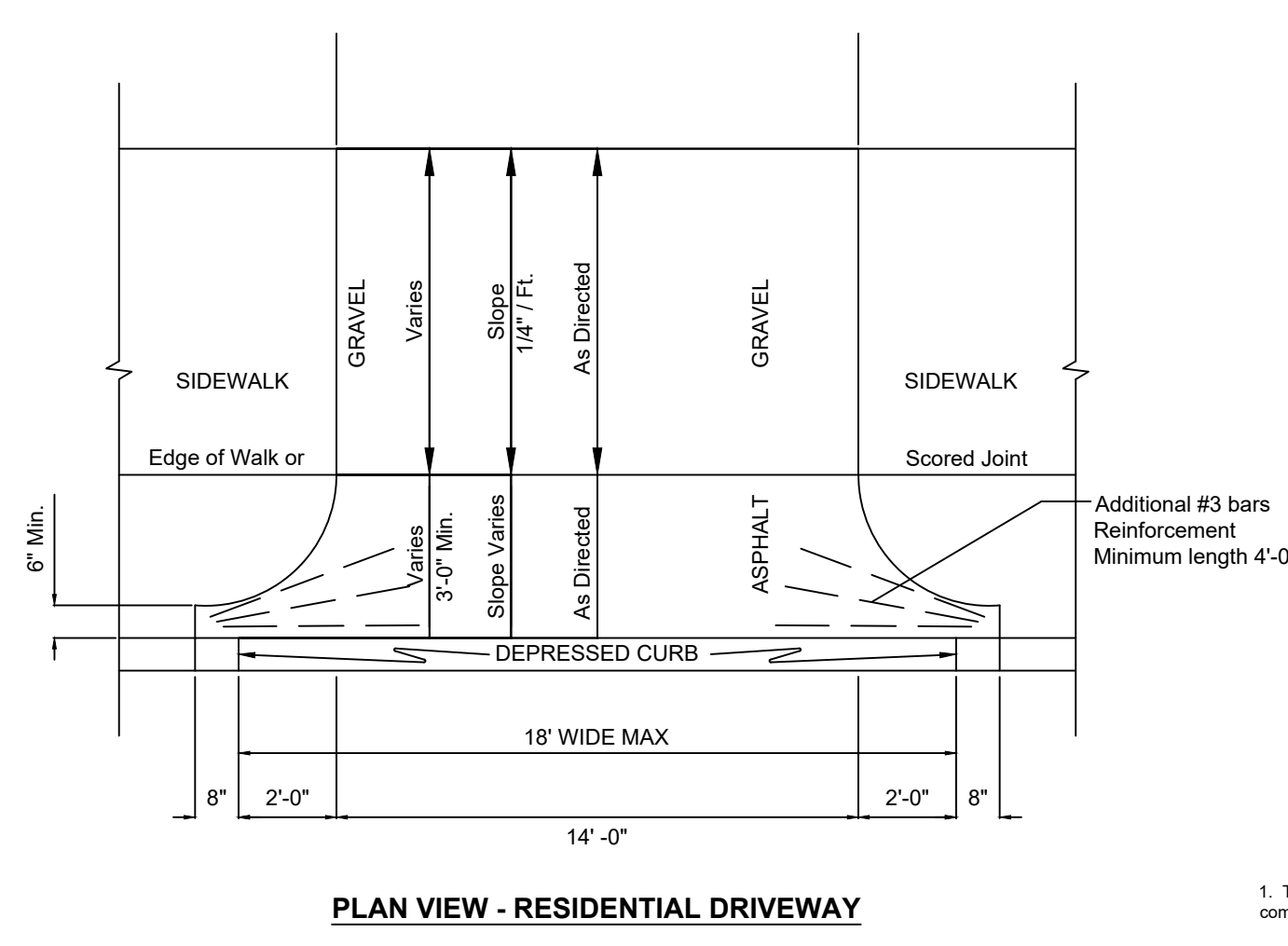
SCALE: 1" = 10'
DATE: JANUARY 10, 2020
DRAWN BY: GC CHECKED BY: ES.
SW-1

SHEET 2 of 7



ADDITIONAL NOTES:

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



NO	DATE	DESC	BY
3	05/19/2021	RESOLUTION	GC
2	04/11/2021	PB COMM	GC
1	03/10/2020	PB COMM	GC

REVISIONS

STORMWATER / SITE PLAN DETAILS

PREPARED FOR: ODOARDI
 ADDRESS: 22 NETHERMONT AVE
 NORTH WHITE PLAINS, NY
 TAX ID: SECTION 122.16 - TAX BLOCK 4 - LOT 7

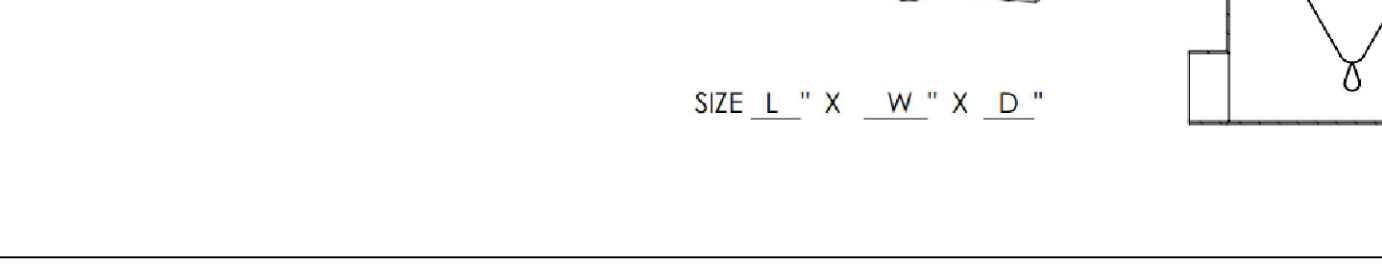
SITUATED IN THE

TOWN OF NORTH CASTLE

WESTCHESTER COUNTY, NEW YORK

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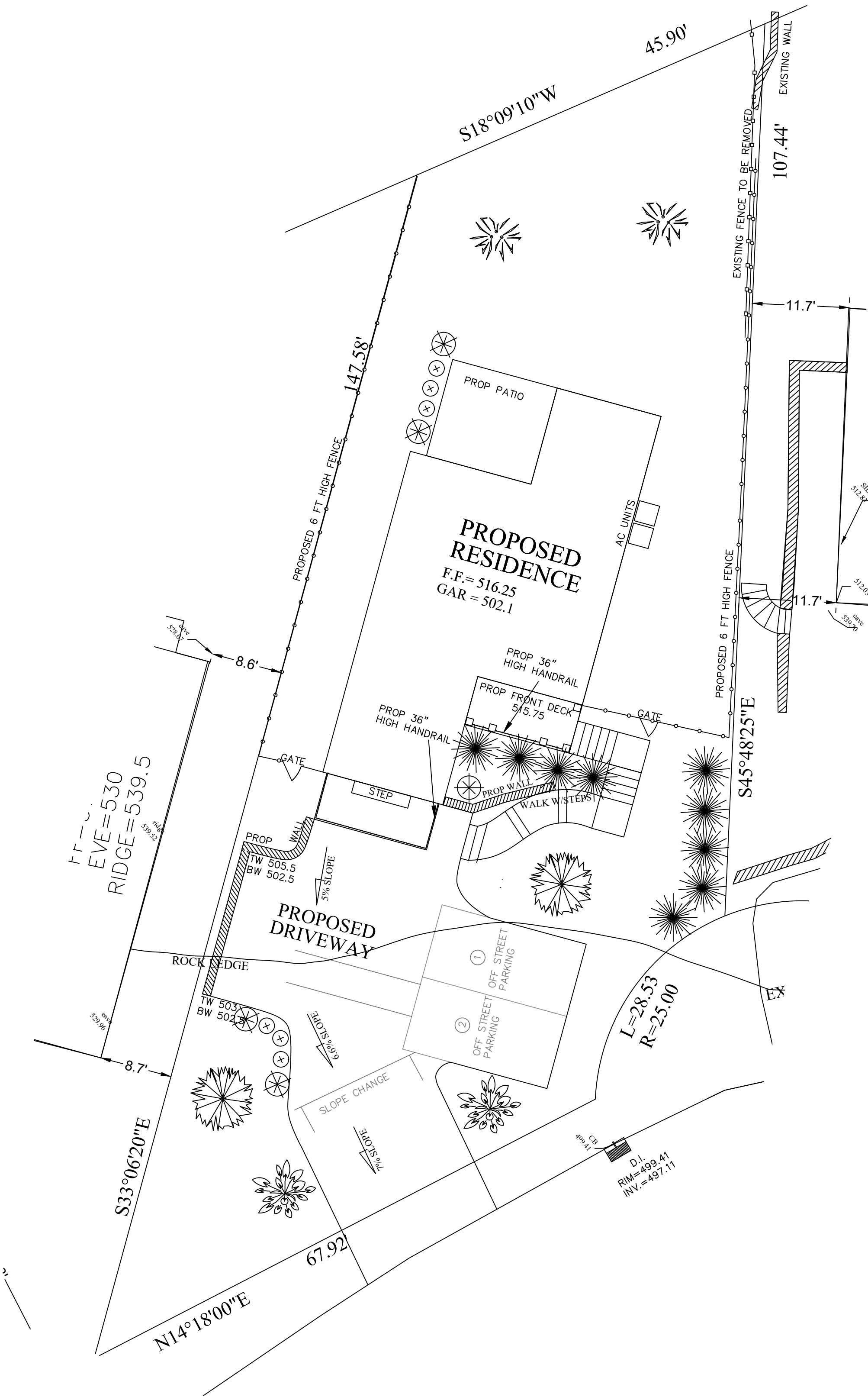
GABRIEL E. SENOR, P.C.
 CONSULTING ENGINEER, LAND SURVEYORS
 90 NORTH CENTRAL AVE., HARTDALE, NEW YORK, 10530
 (914) 422-0070 FAX 422-3009


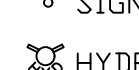
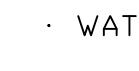
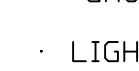

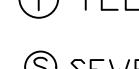



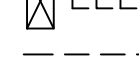
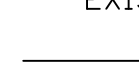
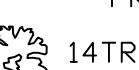

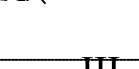
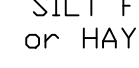


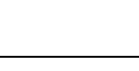
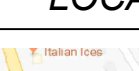


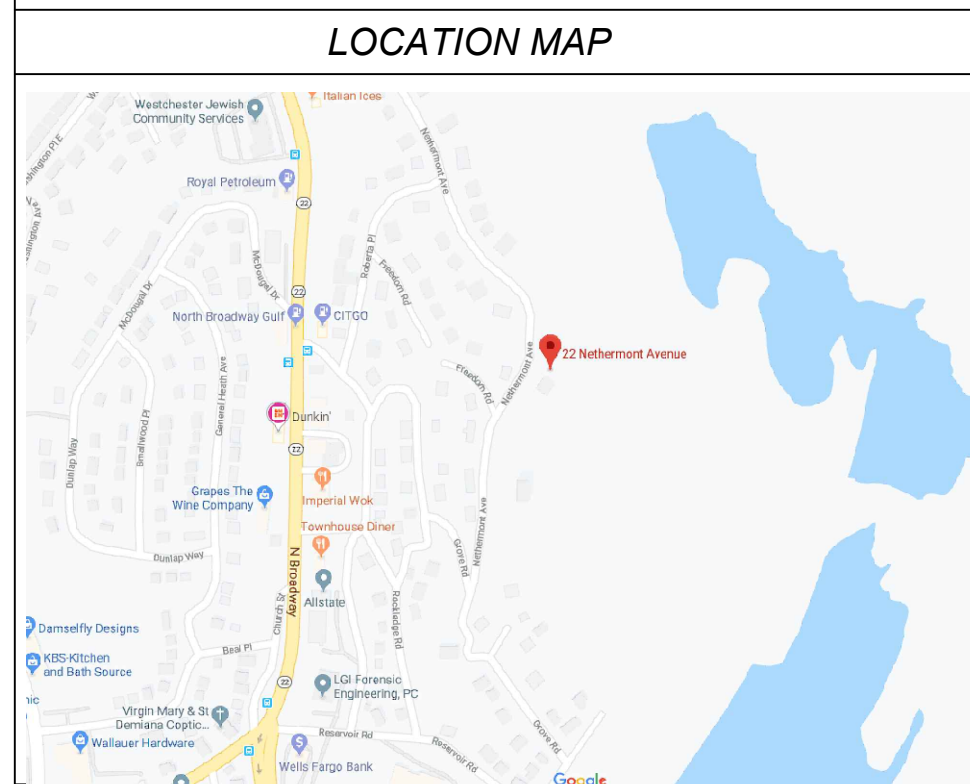
SCALE: as shown
 DATE: JANUARY 10, 2020
 DRAWN BY: GC
 CHECKED BY: ES.
 SW-2

-  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 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



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



NO	DATE	DESC	BY
4	05/19/2021	RESOLUTION	GC
3	04/21/2021	GRADES	GC
2	02/17/2021	ARB COMM	GC
1	03/10/2020	PB COMM	GC

REVISIONS


LANDSCAPE PLAN

PREPARED FOR: ODOARDI
 ADDRESS: 22 NETHERMONT AVE
 NORTH WHITE PLAINS, NY
 TAX ID: SECTION 122.16 - TAX BLOCK 4 - LOT 7

SITUATED IN THE
TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY, NEW YORK

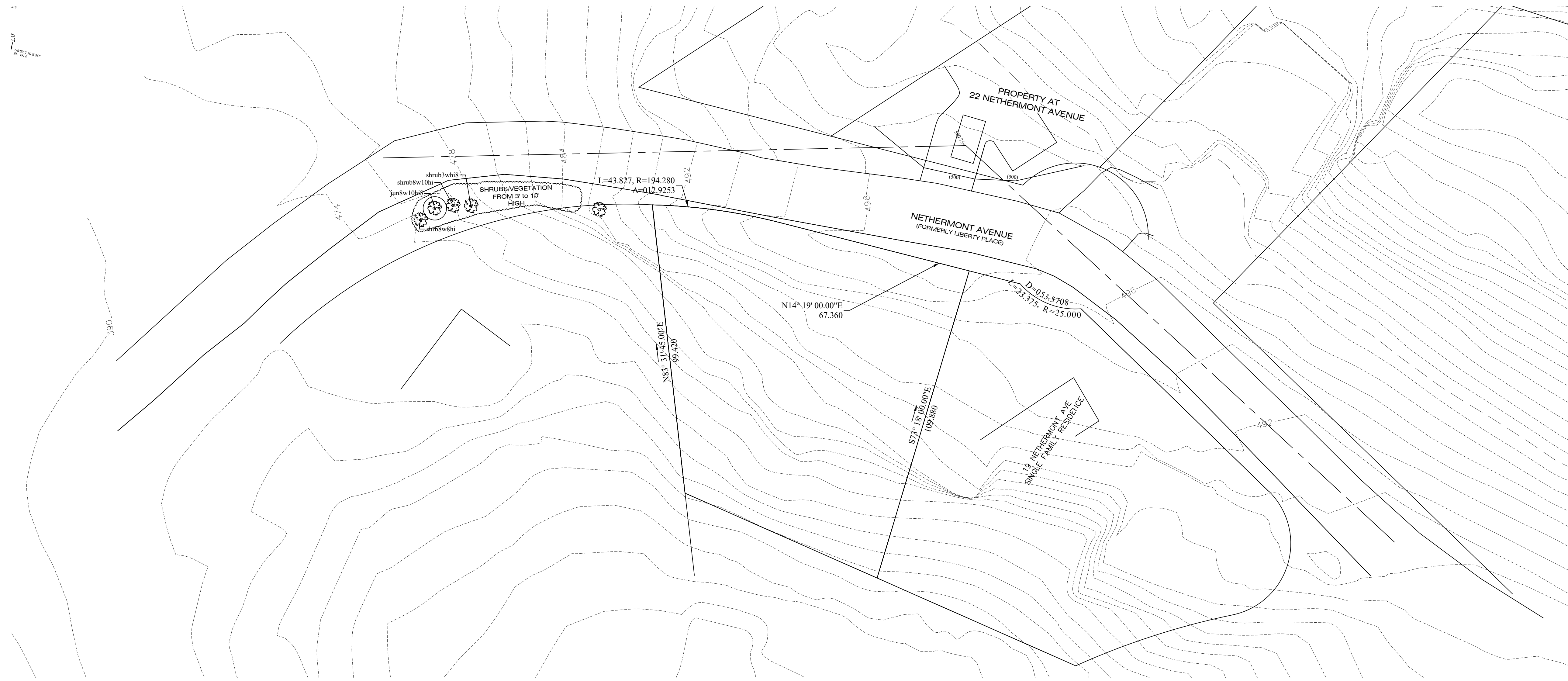
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 • (914) 422-0070 FAX 422-3009

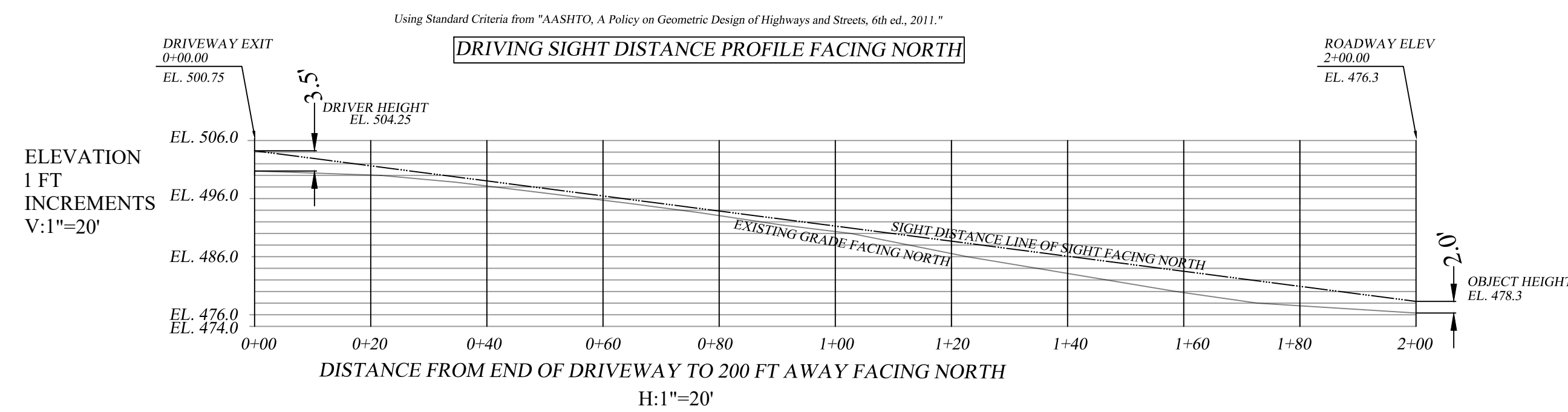
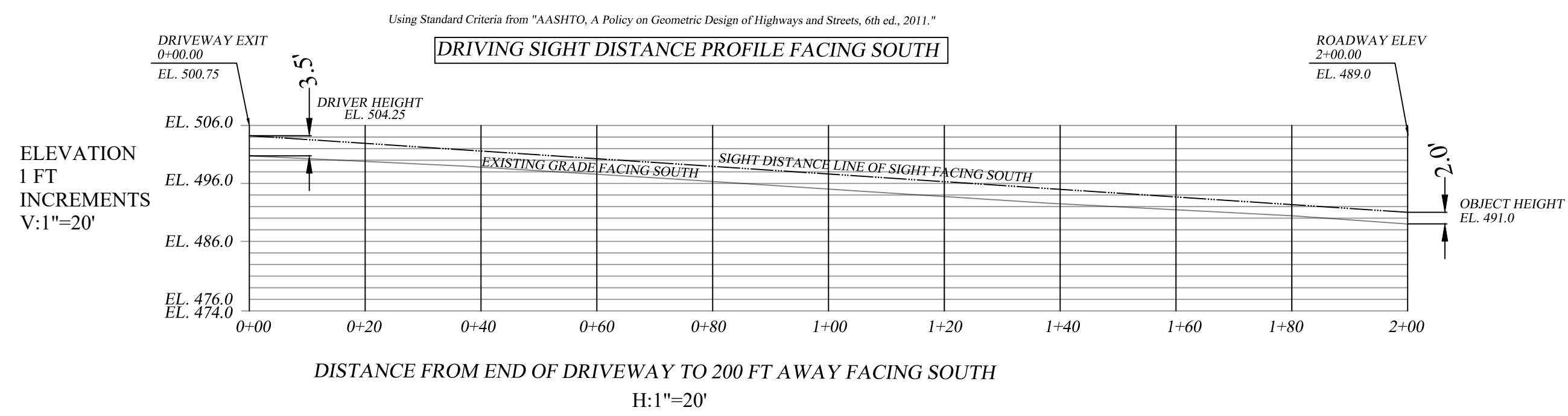
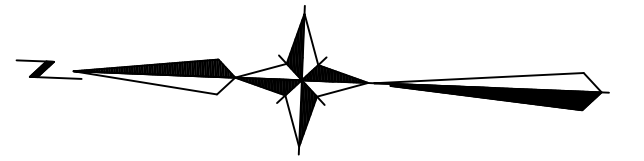


STATE OF NEW YORK
 ELIOT SENOR
 LICENSED PROFESSIONAL ENGINEER

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



TOPOGRAPHIC DATA USED IN THE SIGHT DISTANCE ANALYSIS WAS TAKEN FROM WESTCHESTER COUNTY GIS



NO	DATE	DESC	BY
6	05/19/2021	RESOLUTION	GC

REVISIONS

SIGHT DISTANCE ANALYSIS

PREPARED FOR: ODOARDI
 ADDRESS: 22 NETHERMONT AVE
 NORTH CASTLE, NY (WHITE PLAINS P.O.)
 TAX ID: SECTION 122.16 - TAX BLOCK 4

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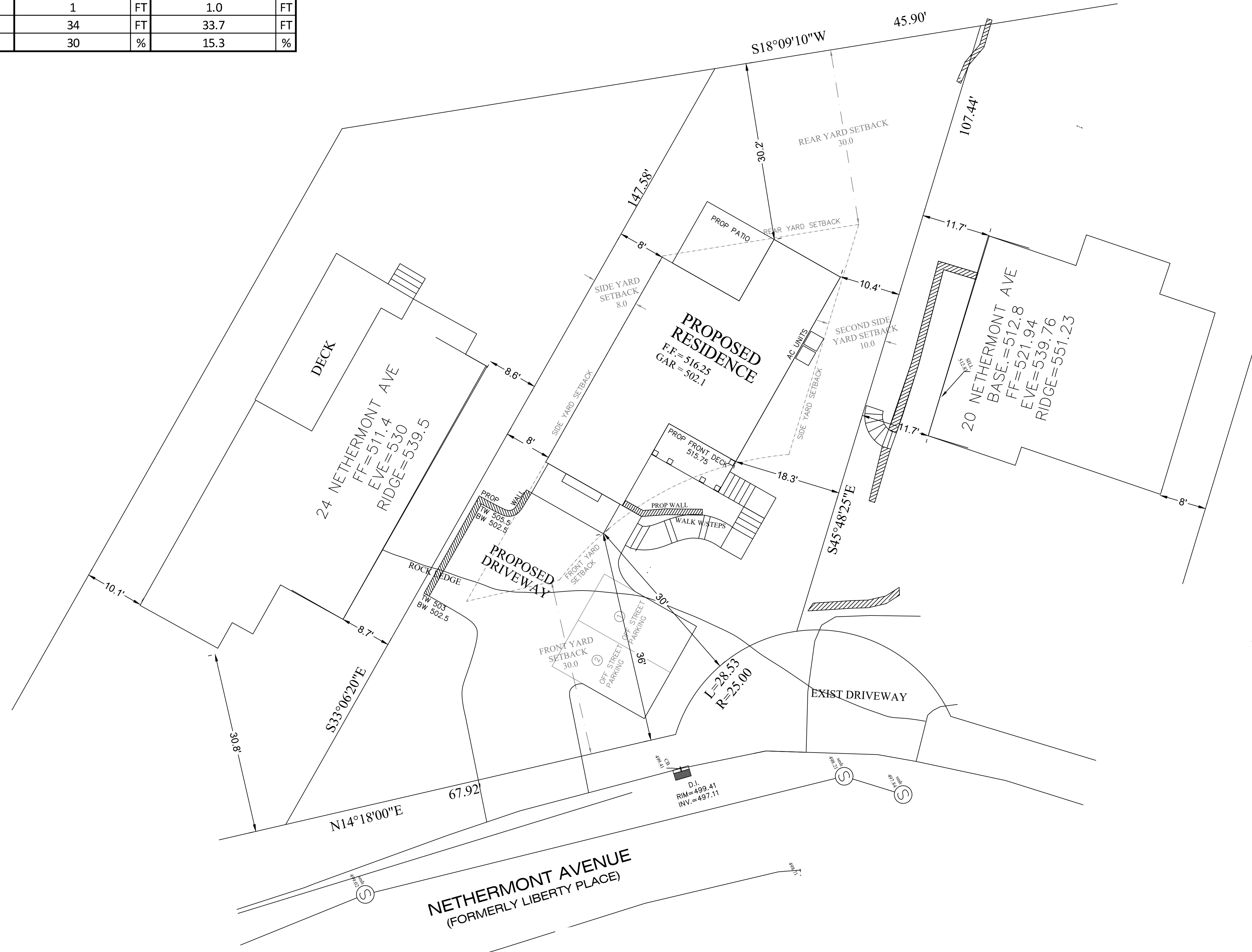
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 90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
 (914) 422-0070 FAX 422-3009



SCALE: 1"=20'
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 CHECKED BY: ES.

SD-1

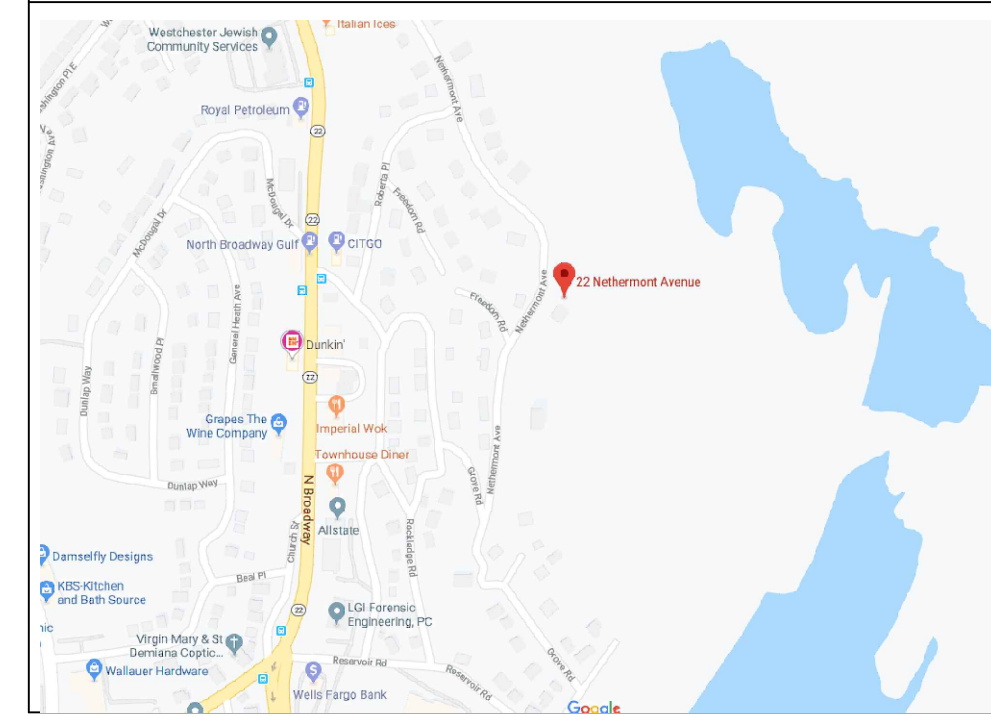
ZONING TABLE - 22 NETHERMONT AVE				
ZONE: SINGLE FAMILY RESIDENCE DISTRICT "R-5"				
TOTAL LOT AREA: 0.16 Acres (6,948 SF)				
DESCRIPTION	MIN/REQUIRED		PROPOSED	
MINIMUM LOT AREA	5000	SF	6,948	SF
75% WETLAND AREA	-		N/A	SF
50% STEEP SLOPE AREA	-		0	SF
NET LOT AREA	-		6,948	SF
MIN LOT FRONTAGE	50	FT	96.5	FT
MIN LOT WIDTH	50	FT	71.2 (AVG)	FT
MIN LOT DEPTH	100	FT	127.5 (AVG)	FT
FRONT YARD SETBACK	30	FT	30.0	FT
SIDE SETBACK	8	FT	8.0	FT
SECOND SIDE SETBACK	Total Both Sides - 18		18.4	FT
REAR YARD SETBACK	30	FT	30.2	FT
OFF-STREET PARKING	2	FT	2.0	FT
OFF-STREET LOADING	1	FT	1.0	FT
MAX BUILDING HEIGHT	34	FT	33.7	FT
MAX BUILDING COVERAGE	30	%	15.3	%



LEGEND

- UTILITY POLE
- ▽ SIGN POST
- ⊗ HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- GUY WIRES
- ① TELE. MANHOLE
- ② SEWER MANHOLE
- ③ WATER MANHOLE
- ④ ELECTRIC MANHOLE
- ⑤ DRAIN MANHOLE
- ⑥ MANHOLE
- ⊠ ELECTRIC BOX
- 102 --- EXISTING GRADE (102)
- PROPOSED GRADE
- 14 TREE SIZE TREE TO BE REMOVED
- III SILT FENCE or HAYBALES AS REQ'D

LOCATION MAP



NO	DATE	DESC	BY
REVISIONS			

PROPOSED IMPROVEMENTS / ZONING PLAN

PREPARED FOR: ODOARDI
 ADDRESS: 22 NETHERMONT AVE
 NORTH WHITE PLAINS, NY
 TAX ID: 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

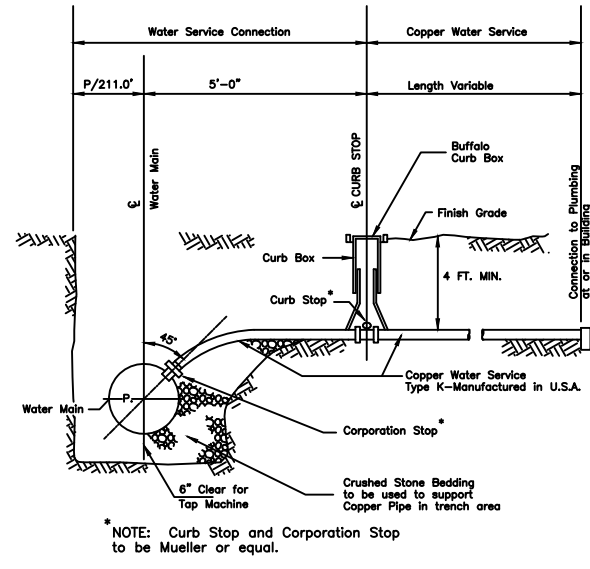


SCALE: 1" = 10'
 DATE: MAY 19, 2021
 DRAWN BY: GC CHECKED BY: ES.

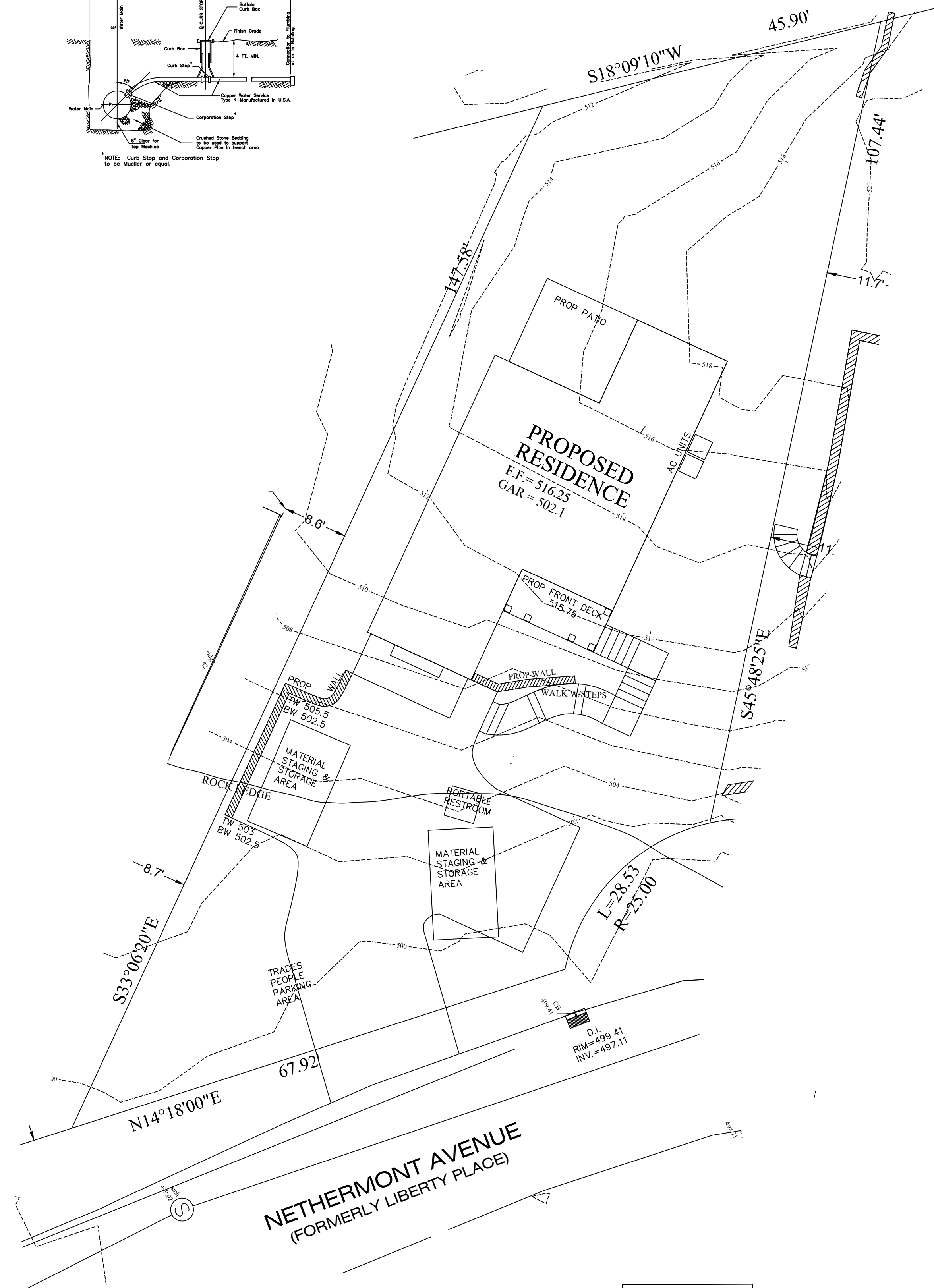
ZN-1

NOTES:
- ALL ADDITIONAL DETAILS ARE ON STORMWATER POLLUTION PREVENTION PLAN SW-2.

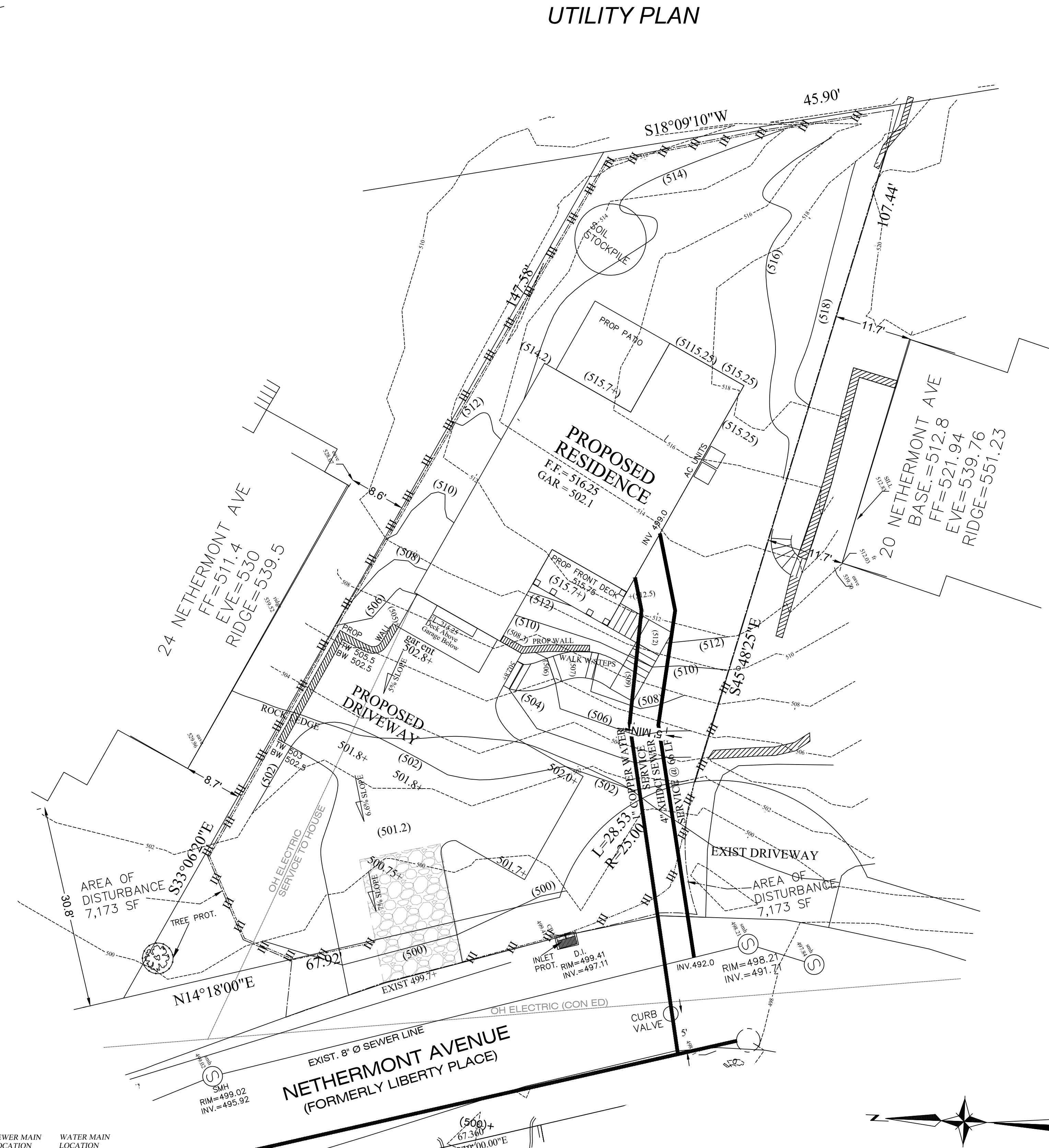
WATER MAIN CONNECTION DETAIL



STAGING PLAN



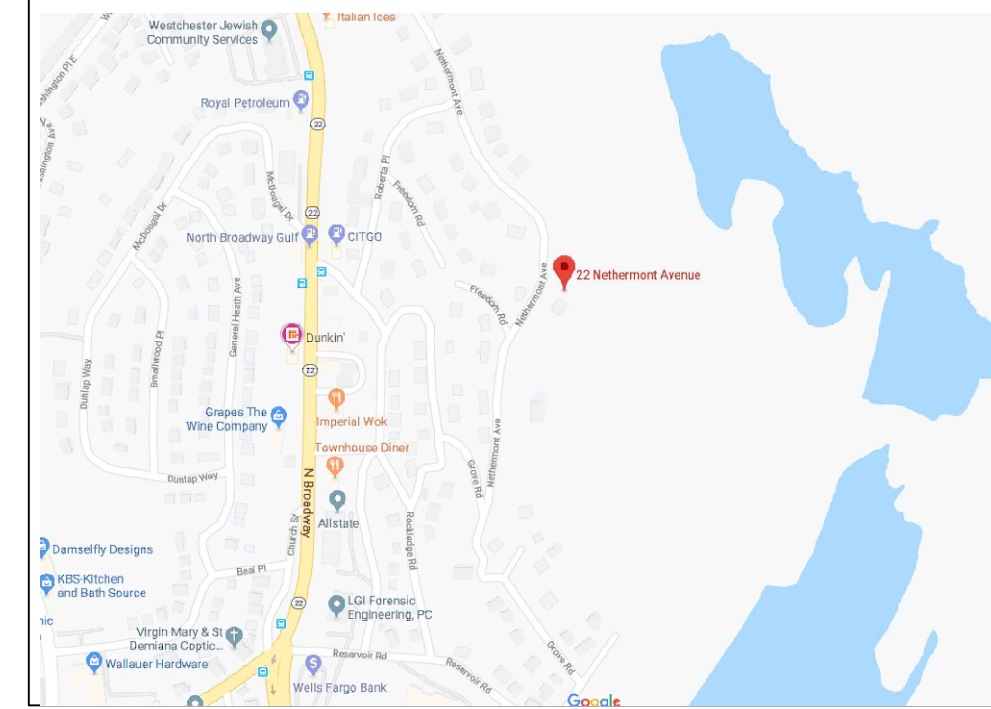
EROSION CONTROL AND UTILITY PLAN



LEGEND

- UTILITY POLE
- SIGN POST
- ⊗ HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- GUY WIRES
- ① TELE. MANHOLE
- ② SEWER MANHOLE
- ③ WATER MANHOLE
- ④ ELECTRIC MANHOLE
- ⑤ DRAIN MANHOLE
- ⑥ MANHOLE
- ⊠ ELECTRIC BOX
- EXISTING GRADE (102)
- PROPOSED GRADE
- 14 TREE
- SIZE
- ⊗ TREE TO BE REMOVED
- || SILT FENCE or HAYBALES AS REQ'D
- AREA OF DISTURBANCE

LOCATION MAP

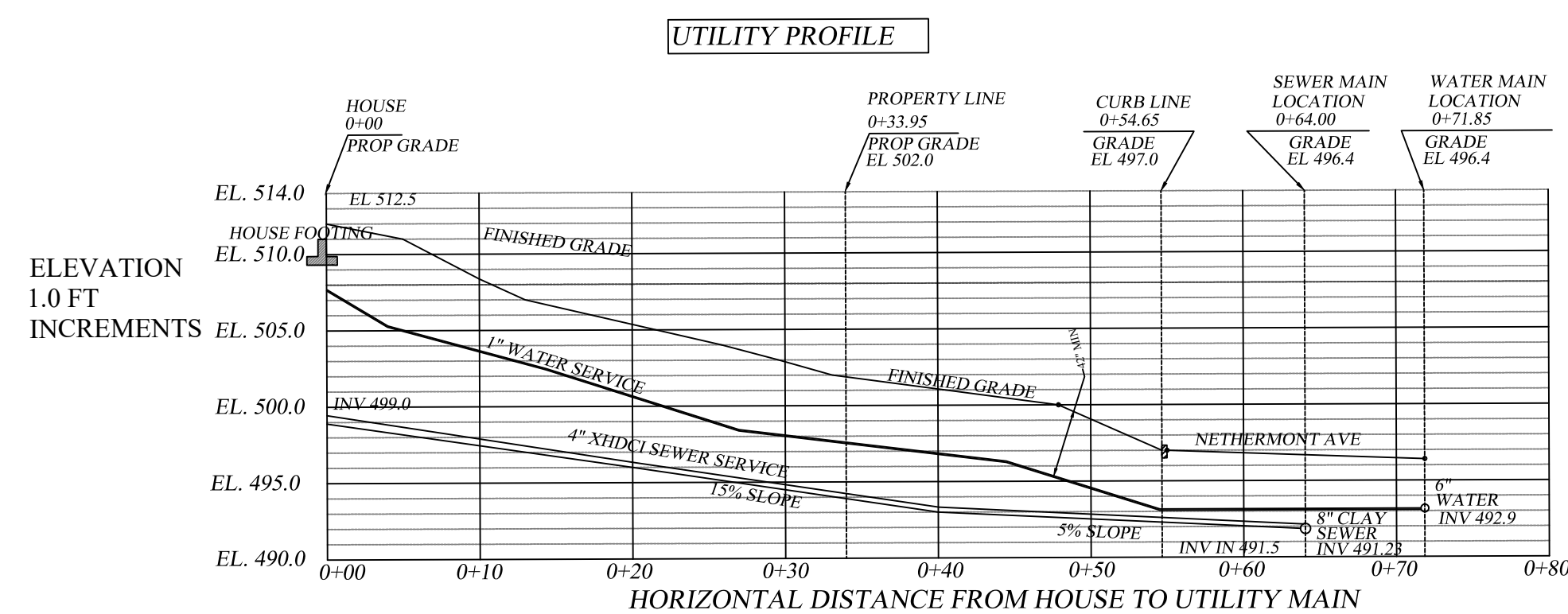


NO	DATE	DESC	BY
REVISIONS			

STAGING, EROSION CONTROL AND UTILITY PLAN

PREPARED FOR: ODOARDI
 ADDRESS: 22 NETHERMONT AVE
 NORTH WHITE PLAINS, NY
 TAX ID: 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: MAY 19, 2021
 DRAWN BY: GC
 CHECKED BY: ES.


SEU-1

SHEET 7 of 7


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 LOAD	= 40 LB/SF
SEISMIC DESIGN CAT.	= C
SOIL SITE CLASS	= D
WIND SPEED (Vult)	= 115 MPH
EXPOSURE CATEGORY	= B
FLOOD ZONE	= NO
FLOOR LIVE LOAD	=
	1st FL. = 40 LB/SF
	2nd FL. = 30 LB/SF
CLIMATE ZONE	4 (5470 HDD)

THIRD PARTY INSPECTION AGENCY



New York
Review Only
Date: 07/11/2019
PFS Corporation
Bloomsburg, PA



PE / RA

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:

- 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.
- ENERGY COMPLIANCE IS SHOWN THROUGH THE USE OF RESCHECK SOFTWARE AND IS IN COMPLIANCE WITH CHAPTER 11 OR THE CODE.
- 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.
- 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.
- THERE ARE NO LOT LINE SEPARATION REQUIREMENTS FOR THIS DWELLING AS LOCATED ON THIS LOT.

NOTES:

- ALL ITEMS NOTED AS "B/P" REFER TO THE BUILDER AND/OR PURCHASER OF THE HOME.
- 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.
- 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)
- 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.

NOTE:

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

SEE STANDARD NOTES & DETAILS DWG #8

SERIAL No.	19022	PRODUCTION No.		DATE	
REVISION	RS	RS		06/18/2019	
				06/25/2019	
CHECK					
STD REVISION					08/08/18

BUILDER: WMHCC 1995 ROUTE 22 BREWSTER, NY 10509	HOMEOWNER: DINO & BRUNO OBOARDI SITE: 21 NETHERMOUNT AVE NORTH CASTLE, NY 10603	NEW YORK 2 STORY COVER SHEET
		 Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698

USE GROUP: DETACHED SINGLE FAMILY DWELLING	DESIGNER: RS	DATE: 02/05/2019	SCALE: N/A	PAGE: 0
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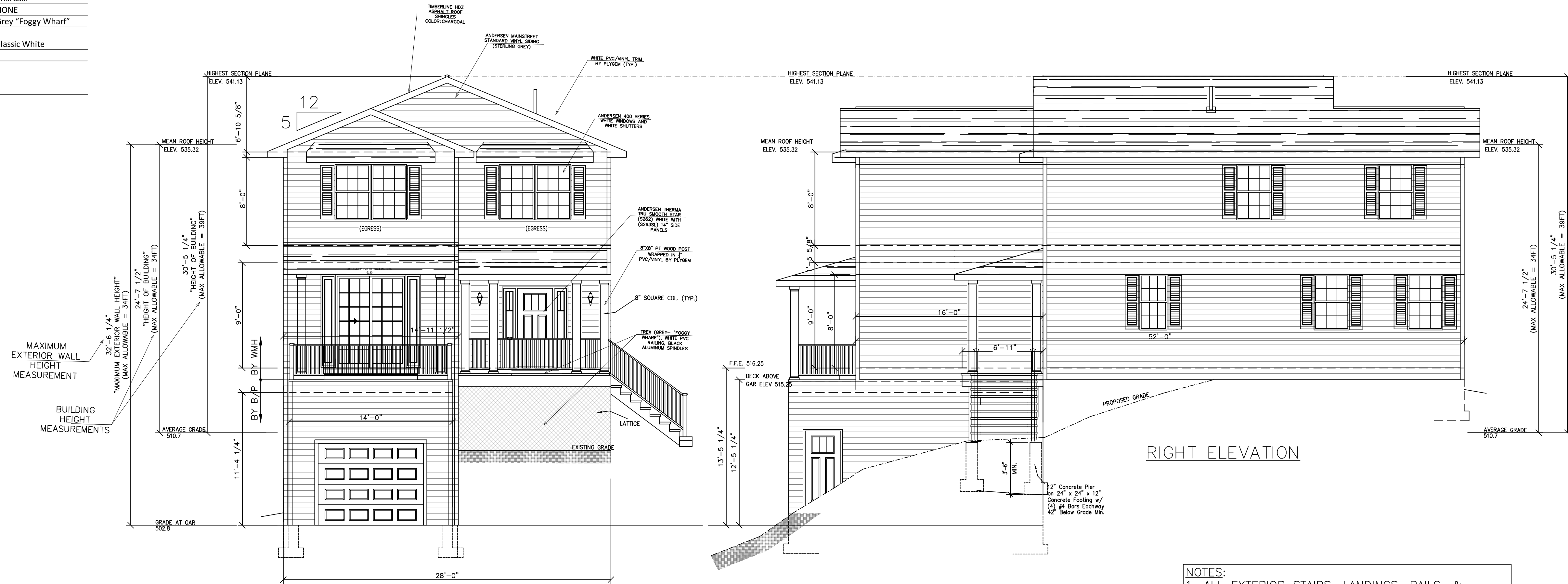
SCHEDULE OF MATERIALS

	Name	Type	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
Ext. Door (Transom)	Andersen	Therma Tru Smooth Star (S263SL)	White
Roofing	Timberline	HDZ Shingles	Charcoal
Stone/Brick	NONE	NONE	NONE
Decking	Trex	Composite	Grey "Foggy Wharf"
Deck Railing Style	Vinyl & Black Aluminum Spindles	Transcend Railing	Classic White
Gross Floor Area (See GFA Worksheet Attached)	Gross Floor Area: 2,494 SF		

A-001

DATE - 01/01/2020

NO.	DATE	DESCRIPTION
1.	02/20/2021	BAR COMM
2.	04/11/2021	AVG GRADE
3.	04/23/2021	GRADE
4.	05/19/2021	RESOL.

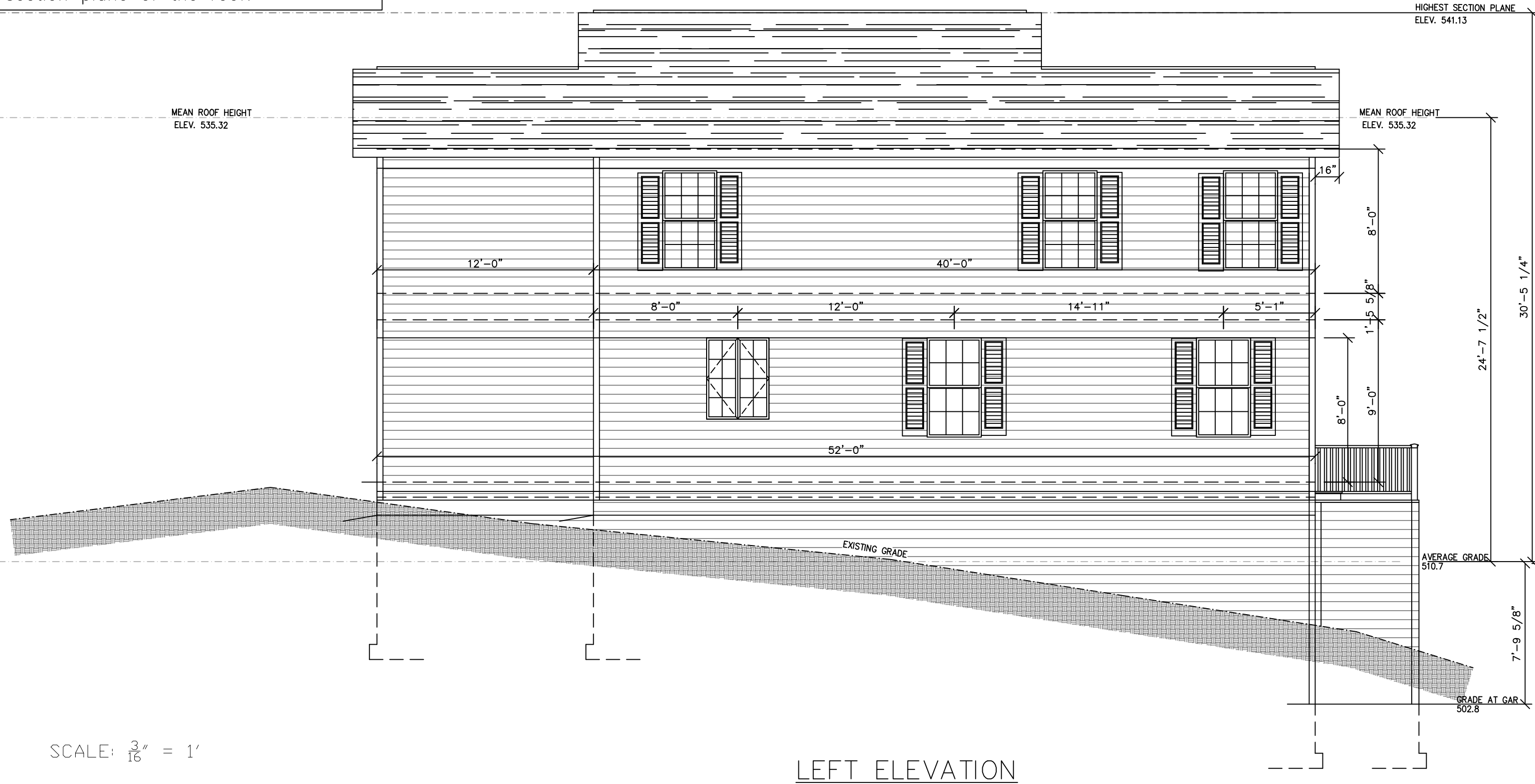
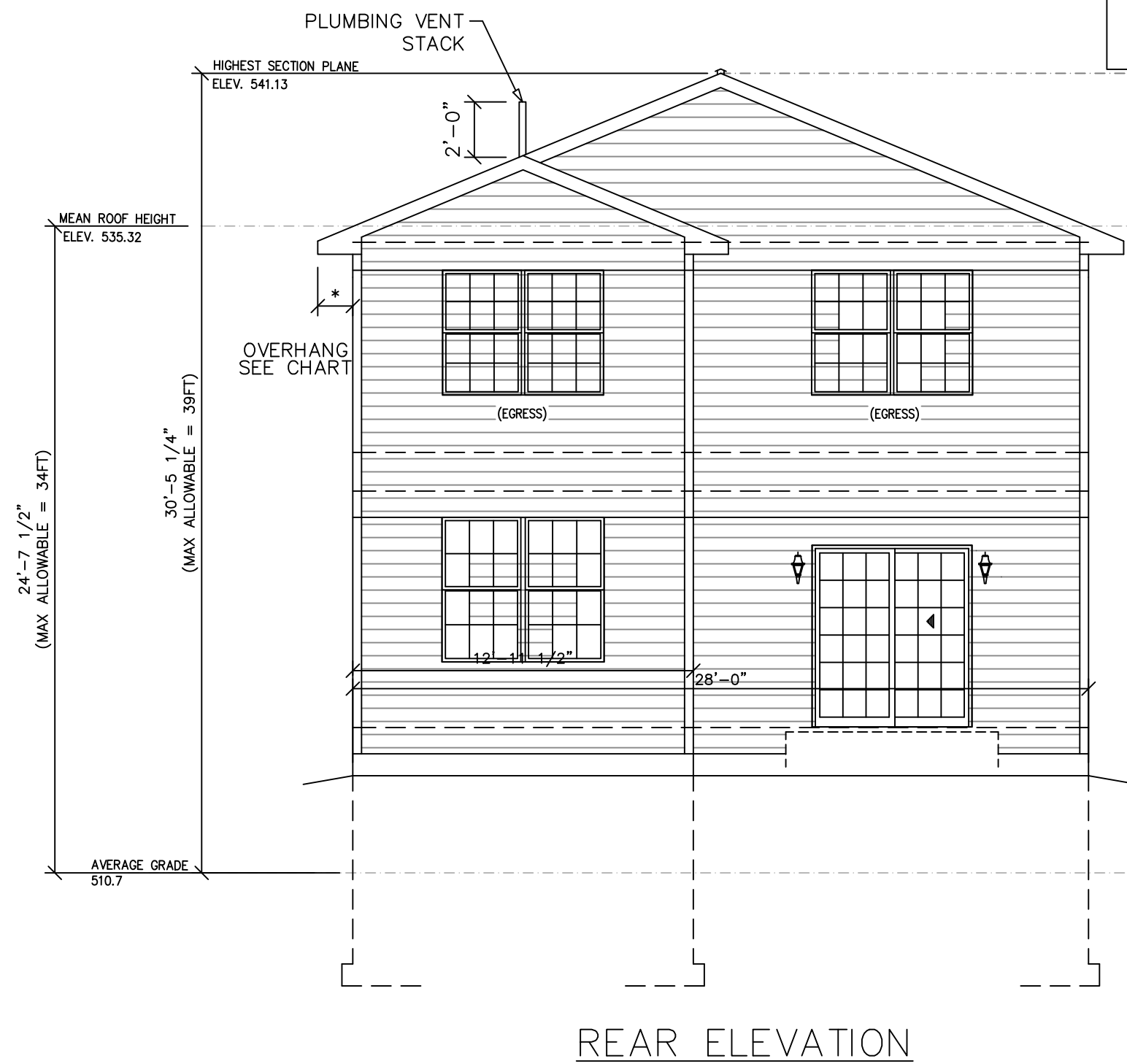


SEE SHEET A-002 FOR ALL MEAN ROOF ELEVATION CALCULATIONS
SEE "GRADING AND STORMWATER PLAN" SW-1, SHEET 2 of 5, FOR AVERAGE GRADE CALCULATIONS

NOTE:
VENT FLASHING SHALL BE INSTALLED AT VENT PIPE PENETRATION PER R3103.3

HEIGHT OF BUILDING DEFINITION:
The proposed structure does not exceed 34 FT in height measured from the average grade to the weighted mean level between the eaves and the proposed structure does not exceed 39 FT in height measured from average grade to the highest section plane of the roof.

NOTES:
1. ALL EXTERIOR STAIRS, LANDINGS, RAILS, & GUARDS TO BE DESIGNED, SUPPLIED, AND INSTALLED ON SITE BY B/P PER R311.7, 312.1, & R303.8
2. ALL STAIRWAY ILLUMINATION AT EXTERIOR DOORS TO BE PROVIDED BY WMH PER R303.8



SCALE: 3/16" = 1'

SEE WESTCHESTER MODULAR DRAWINGS FOR INFORMATION ON MODULAR STRUCTURE

ELEVATION VIEWS AND BUILDING HEIGHT PLAN
22 NETHERMONT AVE

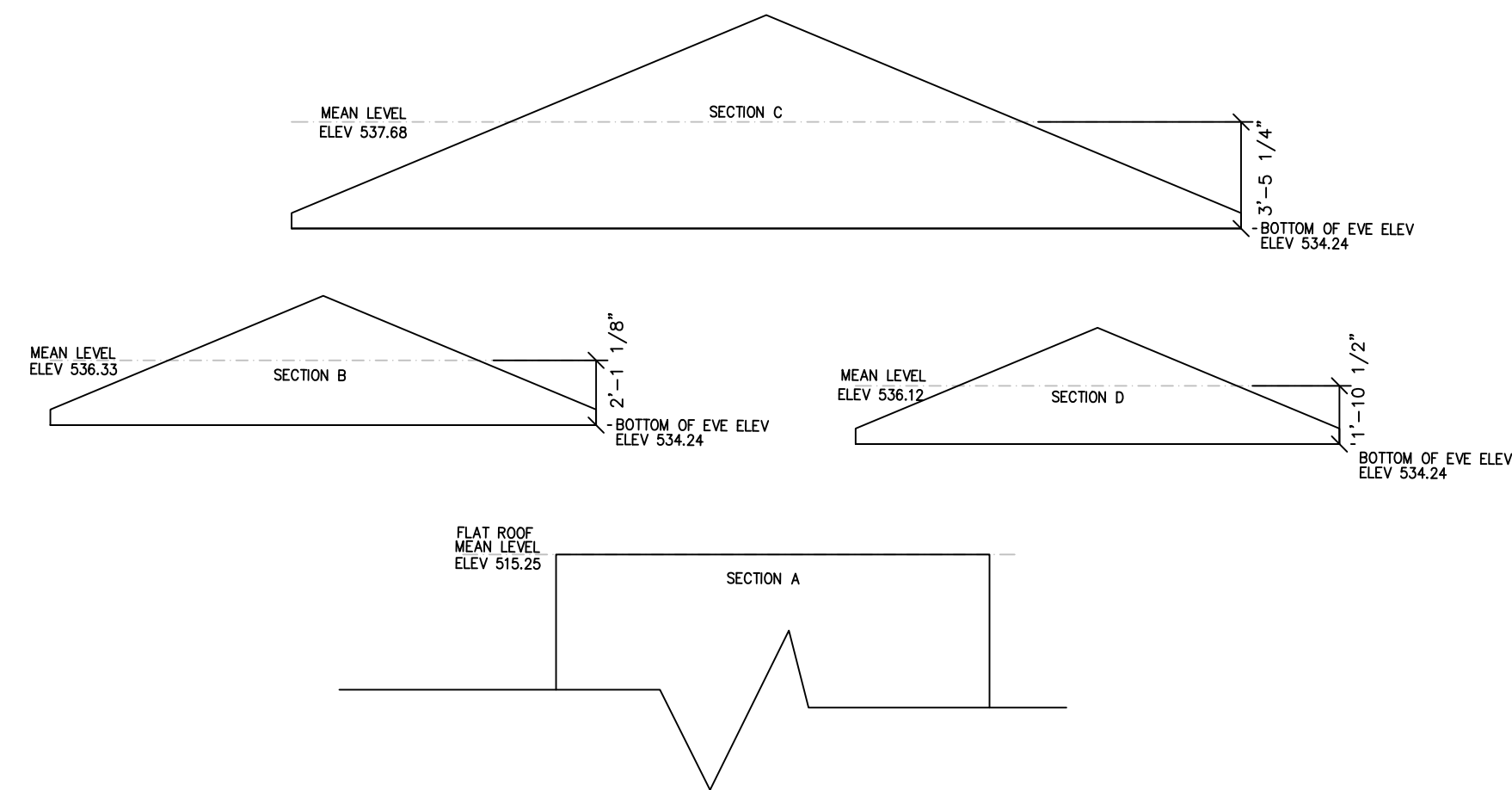
PROPOSED RESIDENCE WITH ADDITION TO GARAGE
22 NETHERMONT AVE



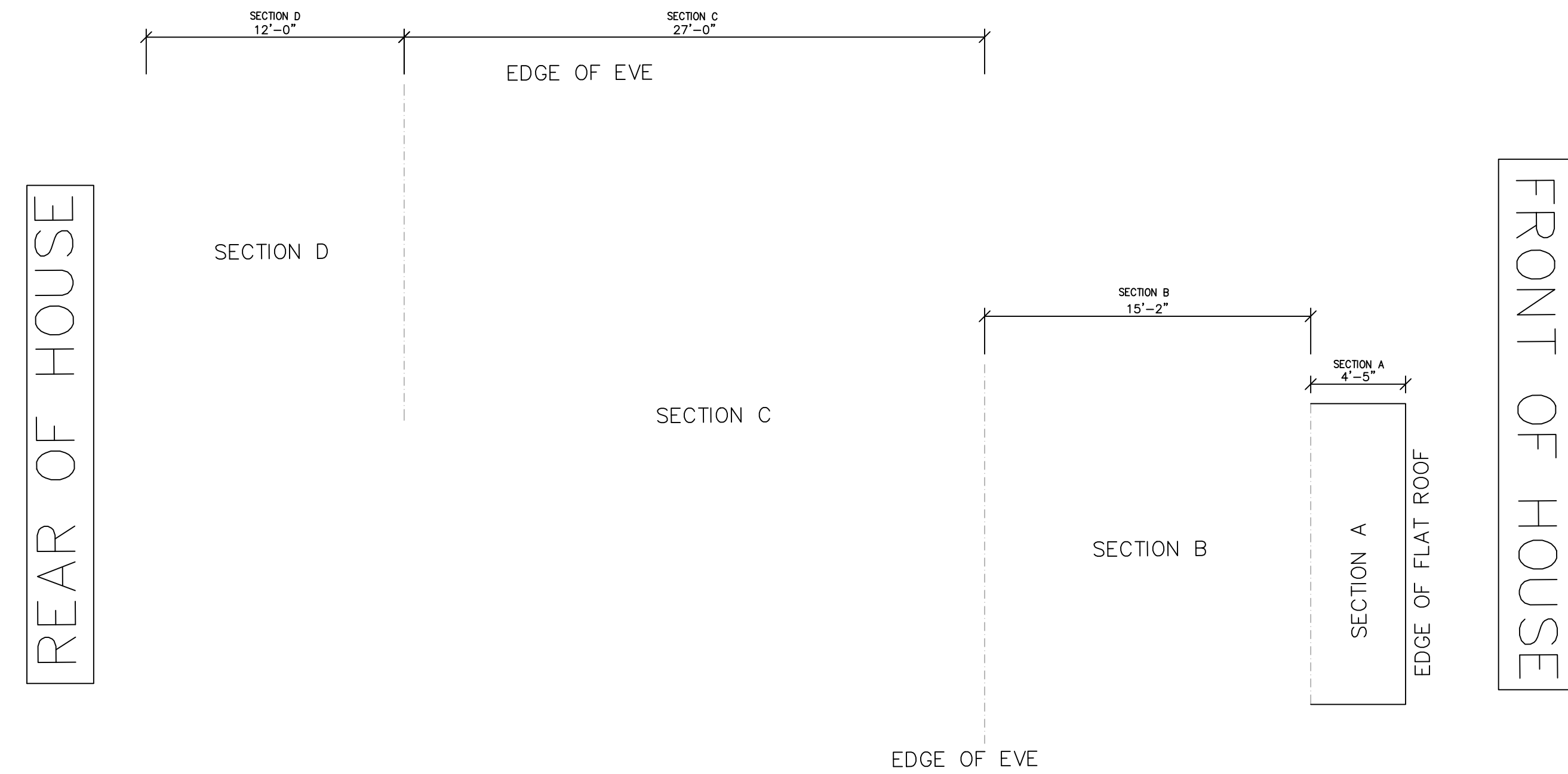
Gabriel E. Senor, P.C.
Engineers Surveyors
90 North Central Ave.
Hartsdale, NY 10530
914-422-0070

NO.	DATE	DESCRIPTION
1.	04/23/2021	GRADE
2.	05/19/2021	RESOL.

ROOF SECTION ELEVATION VIEW



ROOF SECTION ELEVATION VIEW



FRONT OF HOUSE

REAR OF HOUSE

FRONT AND REAR ELEVATION VIEW

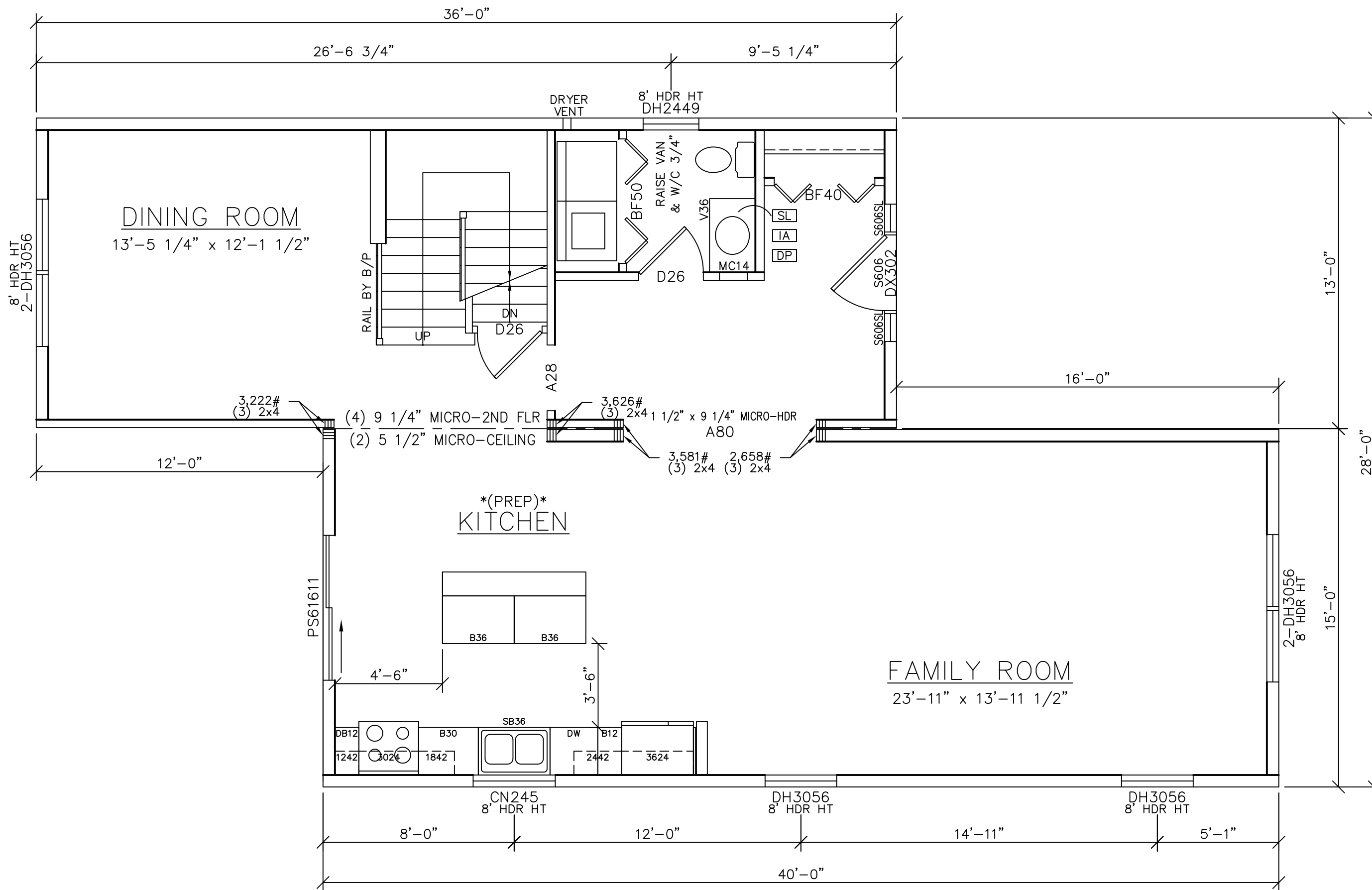
21 NETHERMONT AVE - WEIGHTED MEAN ROOF LEVEL CALCULATIONS						
DESCRIPTION	BOTTOM OF EVE ELEVATION	HEIGHT FROM EVE TO RIDGE	HEIGHT FROM EVE TO MEAN LEVEL	MEAN LEVEL ELEVATION PER SECTION	LENGTH OF ROOF SECTION	(MEAN LEVEL ELEVATION PER SECTION) X (LENGTH OF ROOF SECTION)
SECTION A	515.25	0	0	515.25	4.42	2275.85925
SECTION B	534.24	4.18	2.09	536.33	15.17	8134.49436
SECTION C	534.24	6.89	3.44	537.68	27	14517.4275
SECTION D	534.24	3.76	1.88	536.12	12	6433.4424
TOTAL AREA				TOTAL LENGTH	58.58	31361.22351
WEIGHTED MEAN ROOF ELEV. = [(MEAN LEVEL ELEVATION PER SECTION) X (LENGTH OF ROOF SECTION)] / TOTAL LENGTH OF ROOF SECTION						
WEIGHTED MEAN ROOF ELEV. = 31361.22/58.58						
WEIGHTED MEAN ROOF ELEV. = 535.32						

WEIGHTED MEAN ROOF LEVEL CALCULATIONS
22 NETHERMONT AVE

PROPOSED RESIDENCE WITH ADDITION TO GARAGE
22 NETHERMONT AVE



Gabriel E. Senor, P.C.
Engineers Surveyors
90 North Central Ave.
Hartsdale, NY 10530
914-422-0070



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



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

LIGHT & VENTILATION SCHEDULE (SF)					
ROOM	AREA	LIGHT		VENT	
		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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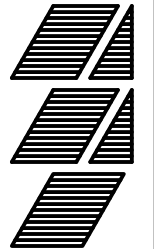
A
 FRONT
 B

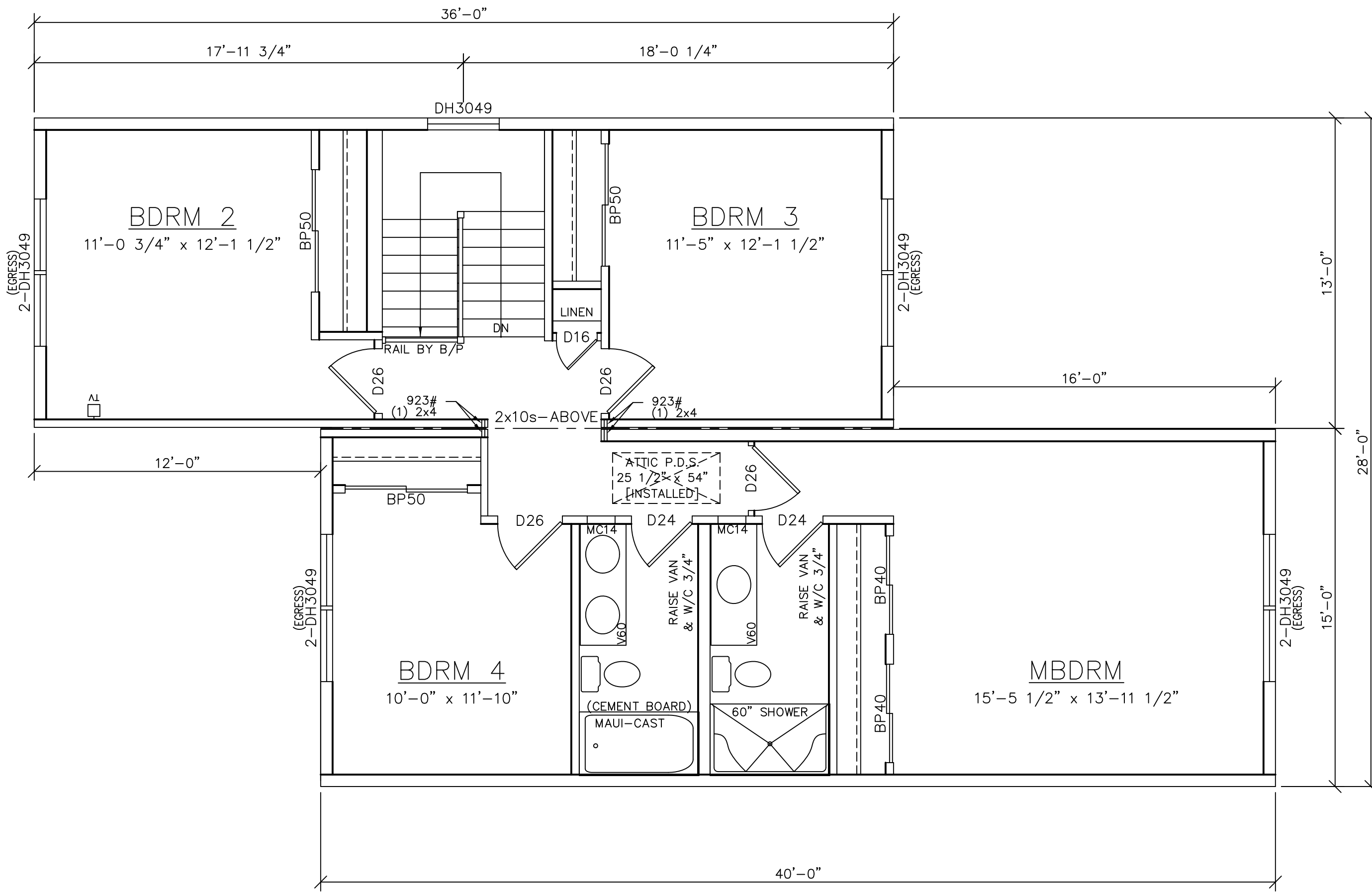
SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: DETACHED SINGLE FAMILY DWELLING CONST. TYPE: WOOD FRAME UNPROTECTED	BUILDER: WMHCC 1995 ROUTE 22 BREWSTER, NY 10509	HOMEOWNER: DINO & BRUNO ODOARDI SITE: 21 NETHERMOUNT AVE NORTH CASTLE, NY 10603	SERIAL No. <h1 style="font-size: 2em; margin: 0;">19022</h1> PRODUCTION No.	THIRD PARTY INSPECTION AGENCY <div style="text-align: center;">  </div>	PE / RA																				
DESIGNER: 		DATE: 02/05/2019 SCALE: 1/4" = 1'-0" PAGE: <h1 style="font-size: 3em; margin: 0;">3A</h1>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>CHECK</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>RS</td> <td>06/18/2019</td> <td></td> <td></td> </tr> <tr> <td>RS</td> <td>06/25/2019</td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		REVISION	DATE	CHECK	DATE	RS	06/18/2019			RS	06/25/2019										
REVISION	DATE	CHECK	DATE																						
RS	06/18/2019																								
RS	06/25/2019																								

COLONIAL CTM-L
 FIRST FLOOR PLAN

Westchester Modular Homes Inc
 30 Reagans Mill Road, Wingdale, New York, 12594
 Tel (845)832-9400 Fax (845)832-6698





FRONT

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

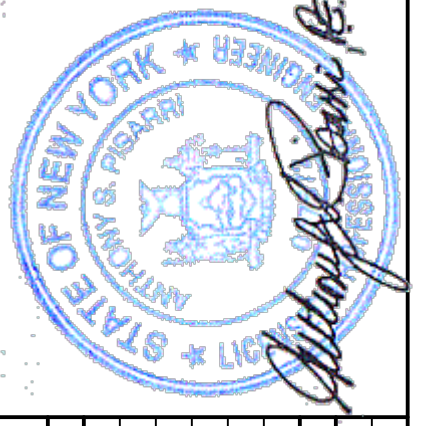
- NOTES:**
- 2x10 JOISTS @ 12" O.C. ILO 16" O.C. IN B&D BOXES ONLY
 - ANDERSEN 200 SERIES WINDOWS, W/ GBG
 - 8' HDR HT's ON 1ST FLR WINDOWS
 - 5 1/4" NECK BASE
 - 3 1/2" COLONIAL CASING

LIGHT & VENTILATION SCHEDULE (SF)

ROOM	AREA	LIGHT		VENT	
		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

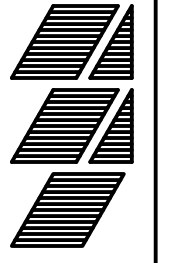
SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: DETACHED SINGLE FAMILY DWELLING	BUILDER: WMHCC 1995 ROUTE 22 BREWSTER, NY 10509	HOMEOWNER: DINO & BRUNO ODOARDI	THIRD PARTY INSPECTION AGENCY
CONSTR. TYPE: WOOD FRAME UNPROTECTED	SITE: 21 NETHERMOUNT AVE NORTH CASTLE, NY 10603	DESIGNER: RS	PE / RA
DATE: 02/05/2019	SCALE: 1/4" = 1'-0"	REVISION	PE / RA
SCALE: 1/4" = 1'-0"	REVISION	SERIAL No. 19022	THIRD PARTY INSPECTION AGENCY
PAGE: 3B	REVISION	PRODUCTION No.	THIRD PARTY INSPECTION AGENCY
	REVISION	DATE	THIRD PARTY INSPECTION AGENCY
	RS	06/18/2019	THIRD PARTY INSPECTION AGENCY
	RS	06/25/2019	THIRD PARTY INSPECTION AGENCY
	CHECK		THIRD PARTY INSPECTION AGENCY
	DATE		THIRD PARTY INSPECTION AGENCY



COLONIAL CTM-L
SECOND FLOOR PLAN

Westchester Modular Homes Inc
 30 Reagans Mill Road, Wingdale, New York, 12594
 Tel (845)832-9400 Fax (845)832-6698



3B

NO.	DATE	DESCRIPTION
1	04/11/2021	PB COMM
2	04/20/2021	GRADES
3	05/19/2021	RESOLUT

FOUNDATION & BASEMENT PLAN
22 NETHERMONT AVE



Gabriel E. Senor, P.C.
Engineers Surveyors
90 North Central Ave.
Hartsdale, NY 10530
914-422-0070

- Foundations & Footings:**
- All footings shall bear on minimum 4000 pounds per square foot virgin sand or compacted fill approved by Architect or Engineer. Contractor to verify soil bearing capacity prior to construction of footings. No footings are to be cast on uncontrolled fill, soil, organic material, frozen ground, mud, soft clays or other objectionable or unapproved materials.
 - Sub-base for slabs on grade to 4" crushed rock on virgin grade or approved compacted fill.
 - Base of footing exposed to weather or in unheated space shall be placed a minimum of 3'-6" below grade.
 - Contractor shall take all necessary de-watering precautions to properly cast new footings in areas with high water table.
 - Footings shall be reinforced as shown and dowelled to receive the pier or wall above.
 - Reinforcing dowels between footing and foundation wall shall be tied in place prior to placing concrete (dowels shall not be "wet set.")
 - All lumber bearing on masonry is to be pressure treated.
 - All framing lumber shall be rigidly assembled, plumbed and accurately fitted in place.
 - All concrete blocks to comply with ASTM C-90 standard minimum grade "N", type "I", sizes as shown on plan, all mortar to be type "S".
 - Key all first courses of concrete block to footings, fill top courses solid for joint bearings, and fill solid full height for girder bearing points.
 - Provide horizontal masonry reinforcement continuous at every other course (full width of block).
 - Location of anchors (1/2" diameter) to be 1'-0" maximum from each end of corner and 4'-0" maximum on centers, min. 2 per sill, embedded 16" into masonry.
 - Provide dampproofing or waterproofing on exterior wall surfaces below grade.
 - Provide exterior perimeter footing drains, pitch to low point.

- Cast in Place Concrete:**
- All work shall comply with the requirements of the ACI building code, AC318, latest edition, and the Building Code of New York State.
 - All concrete for cast in place work shall be stone concrete with a minimum 28 day compressive strength of 3,500 psi.
 - No admixtures shall be allowed without prior review and acceptance by the architect or engineer.
 - All requirements for batching, mixing, finishing, curing etc. shall be as per AC301.
 - All reinforcing steel shall conform to ASTM A615 grade 60, except that reinforcing steel welded directly to structural steel shall be ASTM A706.
 - All welded wire fabric shall conform to ASTM A-185.
 - All reinforcement shall be securely tied in place and adequately supported. All bars marked continuous (cont.) shall be lapped 40 bar diameters, unless otherwise noted.

- Backfill:**
- All fill shall be placed in eight to twelve inch loose lifts (maximum) compacted with vibratory rollers. Fill material shall be tested by modified proctor density method (ASTM D1557-76) and must qualify as select, with 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.

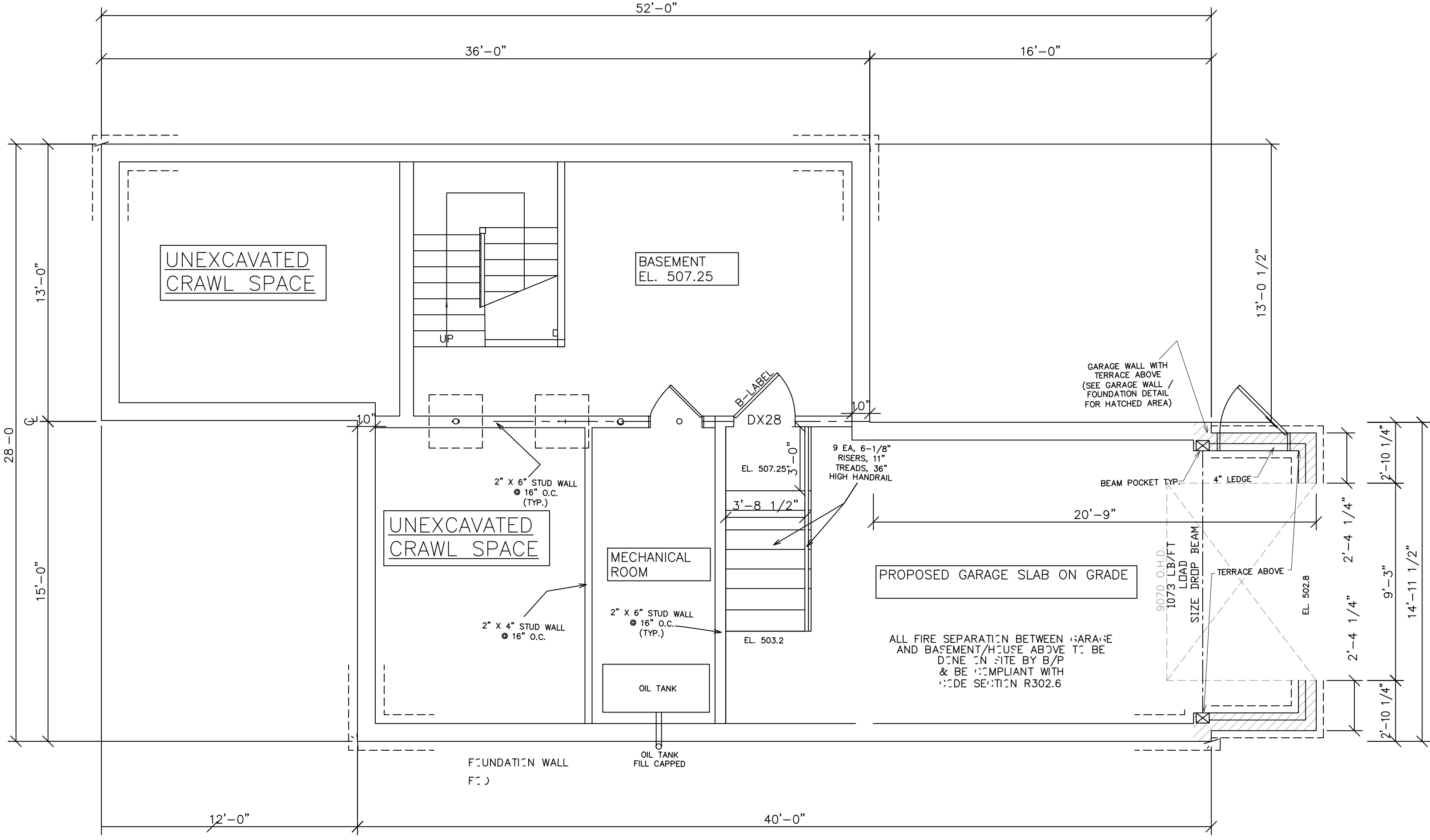
- Structural Steel:**
- All structural steel shall conform to the requirements of the AISC "specifications for structural steel for buildings", latest edition and all current supplements. For other code and specification requirements, see the contract specifications.
 - All welding work shall conform to the American Welding Society Code AWS D1.1. All welding work shall be done by AWS certified welders. Field welding shall be done by the manual shielded metal arc welding method.
 - All steel shaped, plates, bars, rod, and anchor bolts, shall conform to ASTM A36 or A992 for all C-channels and W shapes.
 - All steel pipes shall conform to ASTM 53; steel tubes shall conform to ASTM A500, grade B.
 - All bolts shall be 3/4" diameter ASTM A325 bolts in bearing type connections, unless otherwise noted specifically on the drawings. Provide a minimum of two bolts per connection.
 - Where a weld is required, and no weld is shown on the drawings, provide a 1/2" fillet weld all around, unless a larger weld is required as a minimum weld size as per AISC.
 - All groove welds shall be AWS pre-qualified complete joint penetration groove welds, unless otherwise noted on the drawings.
 - The contractor shall submit shop drawings of the steel to the architect or engineer for his review prior to fabrication.
 - All steel shall be cleaned as per SSPC SP2 hand tool cleaning, or SSPC SP3 power tool cleaning and painted with a zinc rich primer (red or brown, one coat shop paint.) A finish coat shall be applied - coordinated with the architect and engineer, and shall be weather resistant as required for long periods of exposure during construction or permanent exposure to weather. All connections shall be painted after installation.
 - Contractor must provide shop drawings prepared by technical personnel under the supervision of a qualified engineer licensed by the State of New York, for review & approval by the project engineer or architect prior to fabrication.

- Masonry lintel notes:**
- All steel lintels shall have a minimum of 6" bearing at each end. Hollow CMU at bearing points shall be grouted solid minimum three courses below.
 - For masonry openings 4'-0" wide or less use one L 3 1/2 x 3 1/2 x 3/8" for each 4" of masonry thickness.
 - For masonry openings 4'-0" wide to 6'-0" wide, use one L 5 x 3 1/2 x 3/8" (LLV) for each 4" of masonry thickness.
 - For masonry openings 6'-0" wide to 8'-0" wide, use one L 6 x 3 1/2 x 3/8" (LLV) for each 4" of masonry thickness.
 - For masonry openings greater than 8'-0" wide, refer to the plan for size.

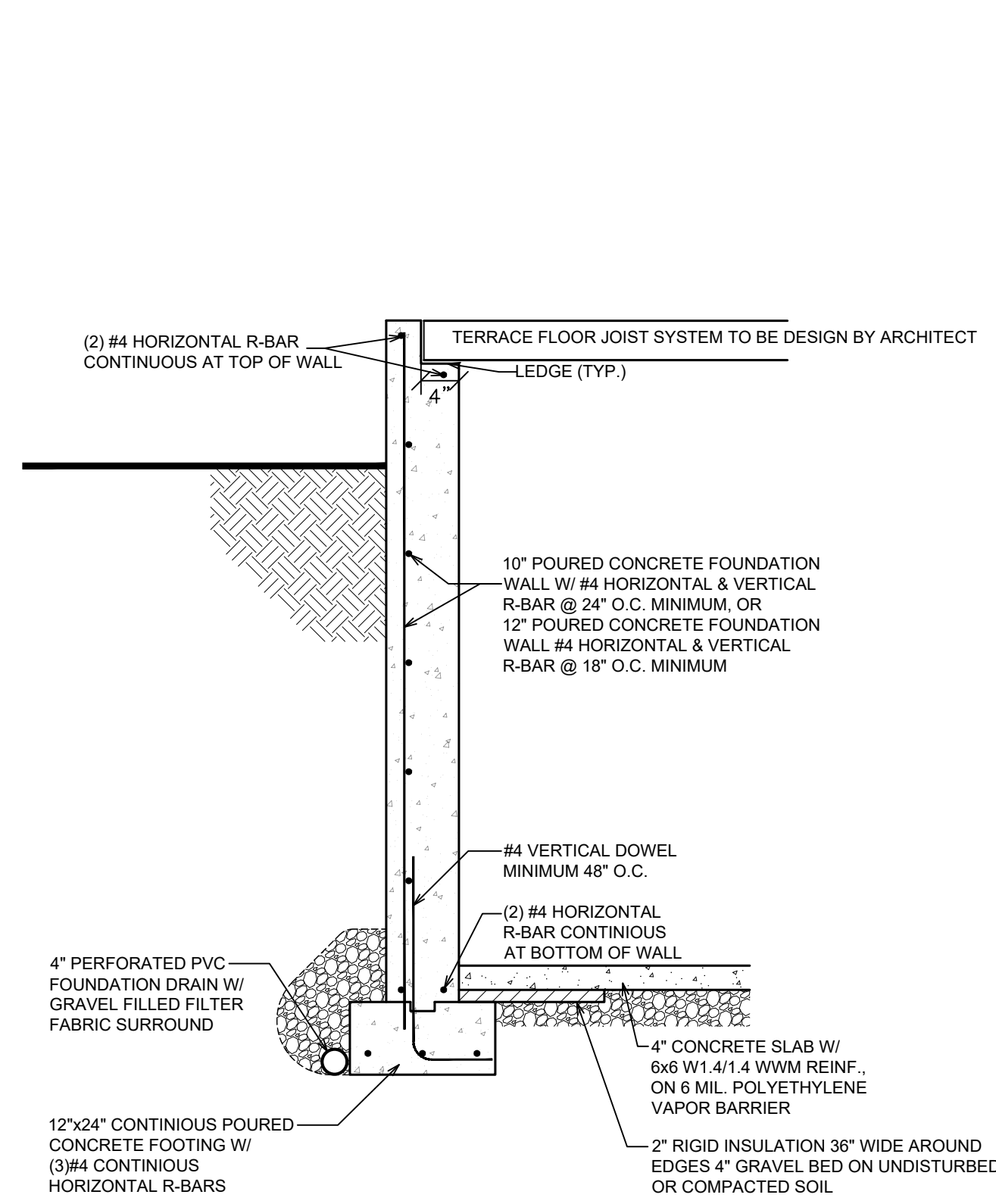
- GENERAL NOTES AND SPECIFICATIONS:**
- Contractor shall provide a warranty on all labor and materials for a period of one year.
 - The Engineer shall not be responsible for the identification, removal, testing and/or certification of removal relative to any hazardous substance including, but not limited to, PCB, petroleum, mold infestation, hazardous waste, asbestos, lead paint, lead piping, and similar substances.
 - All new or relocated windows and doors shall be wired for burglar alarm. (Connect to existing). Work to be performed by others but coordinated by General Contractor.
 - New finished elevations to match existing.
 - 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 monoxide detectors at both adjoining bedrooms, and basement.
 - All windows and sliding doors as noted to be "Anderson" jenna-shield (shaded) 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 sloping areas are provided with escape windows as per Code 5.7.5.4 opening - Min. width 20", min. height 24" clear.
 - All pipes in unheated spaces shall be wrapped and sealed with 1/2" thick foam insulation.
 - Provide shut-off valves at all plumbing fixtures. Label/ tag valves at lower level areas. All piping shall be adequately secured to framing.
 - Supply and install interior wood door, window trim, sills and base and hardware to match existing.
 - All interior finishes are to be 1/2" gypsum board and 3 coats of spackle/sanded.
 - Interior painting - Prime and paint all walls and ceilings with 2 coats of "Benjamin Moore" latex flat. All base, doors and trim to be semi-gloss. Windowsills, frames and trim to be as detailed. Colors to be selected. Painting to include all areas disturbed by the work.
 - 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.
 - 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.
 - Install latex caulking at intersections of dissimilar materials (i.e. siding with trim, trim with window/ door frames).
 - All material specified herein or indicated on the drawing shall be new and of first quality.
 - All deck lumber shall be pressure treated. All fasteners to be approved for A.C.Q. lumber.
 - Electrical fuses for "high hats" shall be "lightbulb" (white bulb #1171) with 100-watt taps.
 - All light switches and dimmer controls shall be "Leviton Decora".
 - Colors of switches, receptacles and plates to be selected by owner.
 - The General Contractor has visited the site and is familiar with all building conditions and systems.
 - The General Contractor shall verify all dimensions and existing conditions. The Architect shall be informed of all discrepancies prior to proceeding with the work.
 - Written dimensions on drawings shall take precedence over scaled dimensions.
 - All framing shall be left exposed until the Building Inspector has approved all work. No work shall commence until all permits have been issued.
 - The General Contractor shall obtain all required permits and approvals including the Certificate of Occupancy.
 - The General Contractor shall maintain Worker's Compensation liability and automobile insurance during the work.
 - All work to be performed in an orderly, clean and "grade A" workmanlike manner.
 - 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 shrubs as located on site plan. Secure property at the end of each working. Provide protection to adjoining properties during construction (i.e. all fencing and bar barriers).
 - Structural lumber shall be Douglas fir (DF) 5b - #2 S-P.S. Stress grade to be marked on lumber. All lumber to be free of splits/ cracks and mould. S8 plates to be pressure treated.
 - Design Load: Floor/ Deck 60 lbs/ SF
Stairs 100 lbs/ SF
Attic 40 lbs/ SF
Roof 45 lbs/ SF

NYC Residential Code requirements:

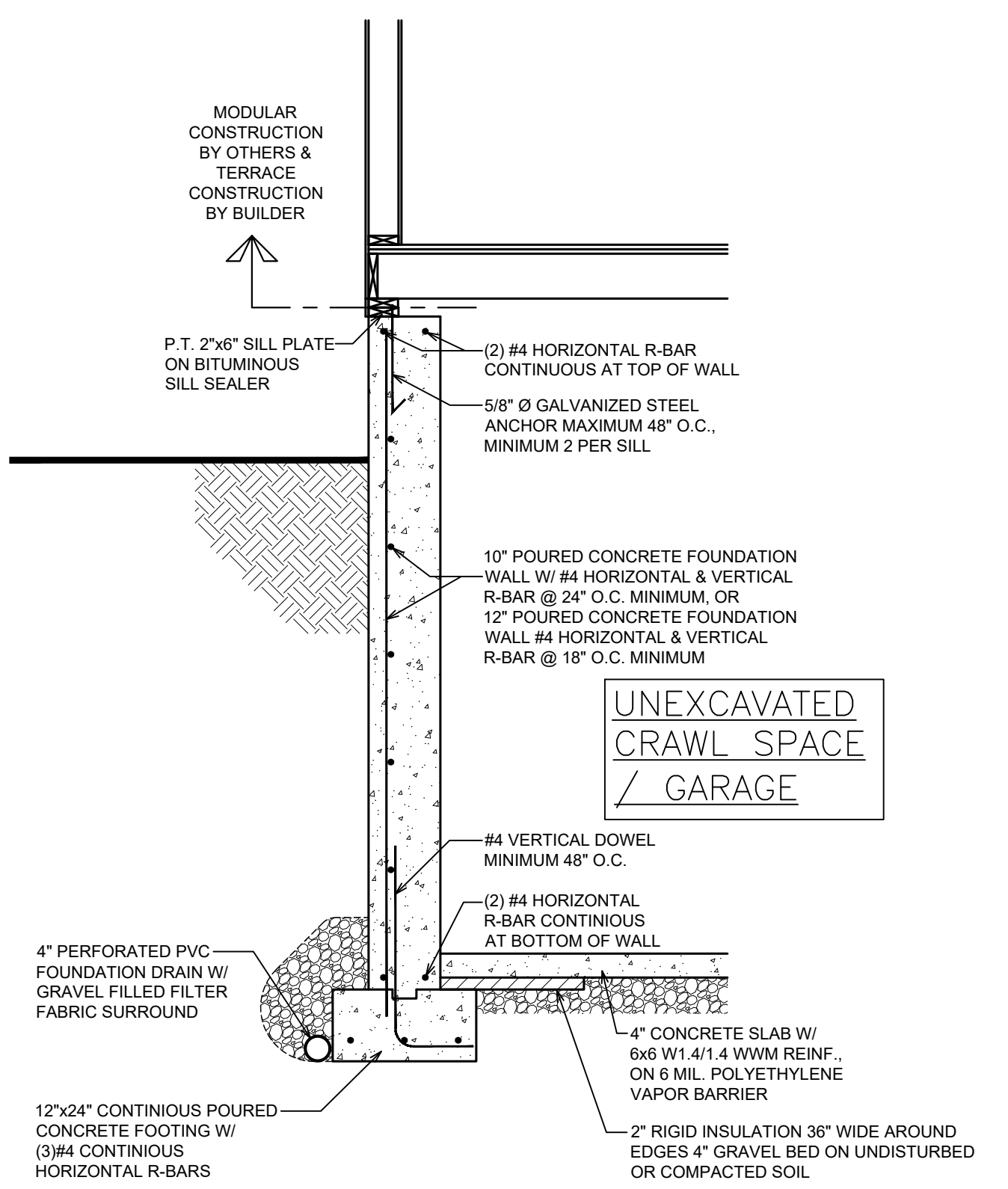
Element	Material	Thickness	Notes
Foundation Wall	Concrete	18" O.C.	Minimum
Foundation Footing	Concrete	12" O.C.	Minimum
Foundation Wall	Concrete	18" O.C.	Minimum
Foundation Footing	Concrete	12" O.C.	Minimum



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

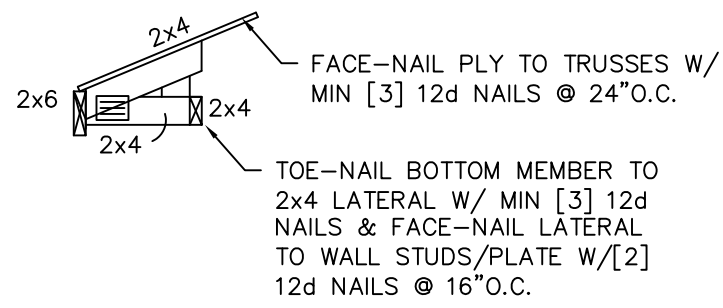


TYPICAL GARAGE WALL SECTION (TERRACE ABOVE)
SCALE: 1/2"=1'-0"

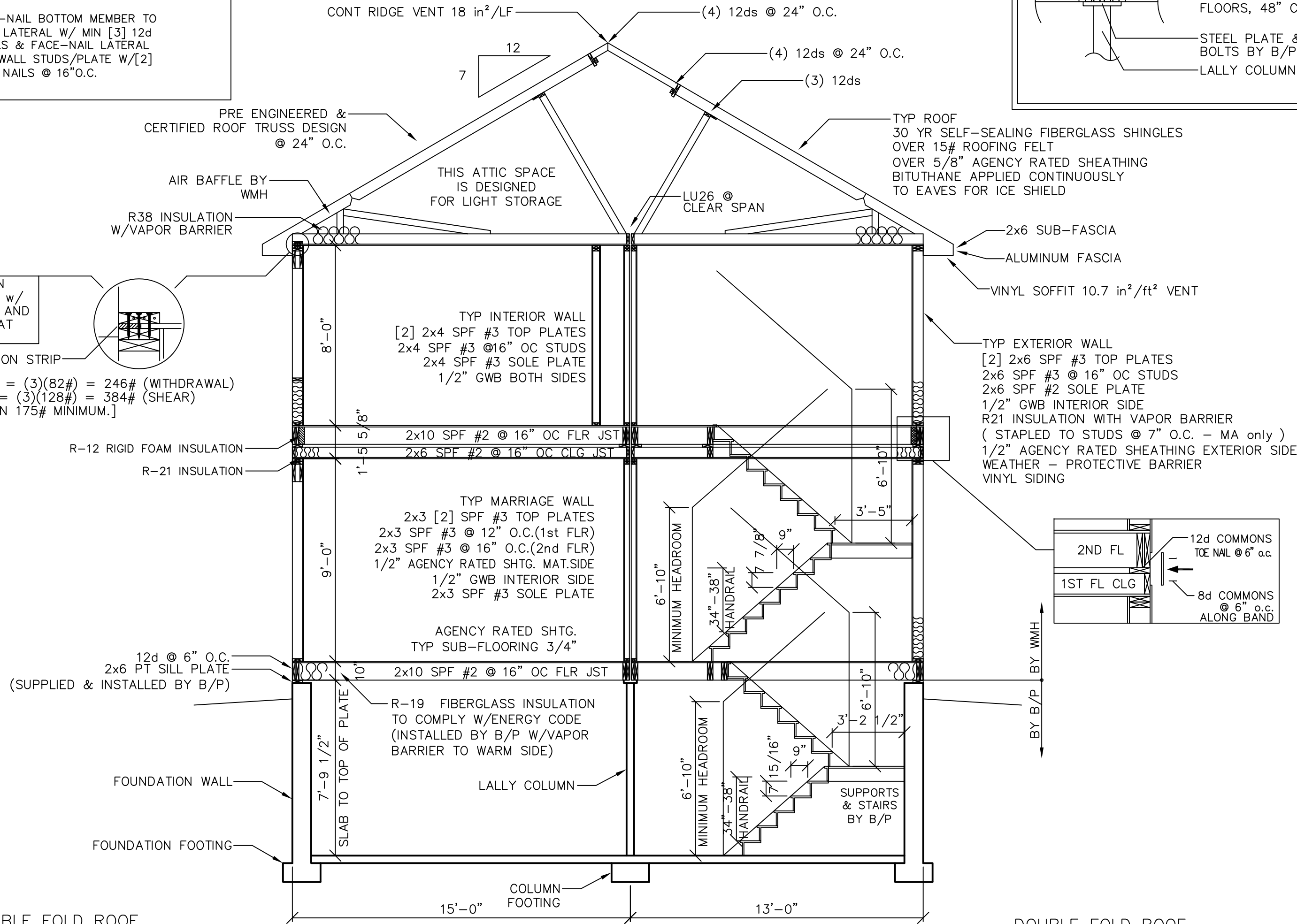
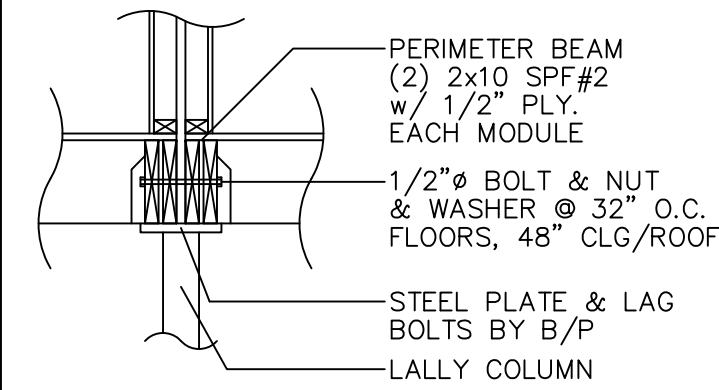


TYPICAL WALL FOUNDATION SECTION
SCALE: 1/2"=1'-0"

**S/L OVERHANG
DETAIL**



PERIMETER BEAM DETAIL



2x6 BLOCK BETWEEN EVERY OTHER TRUSS w/ (3) 12d FACE-NAILS AND (3) 12d END-NAILS AT EACH END OF BLOCK

5/8" COMPRESSION STRIP

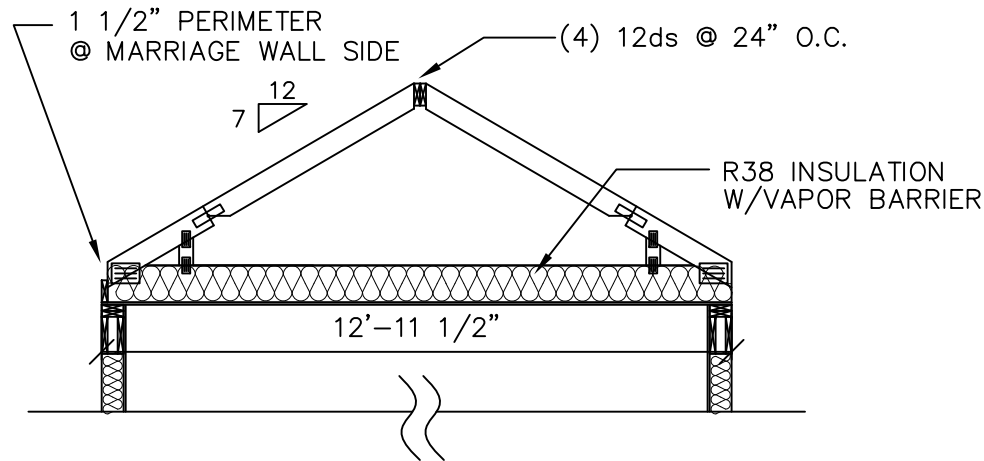
(3) 12d FACE-NAILS = (3)(82#) = 246# (WITHDRAWAL)
(3) 12d END-NAILS = (3)(128#) = 384# (SHEAR)
[BOTH GREATER THAN 175# MINIMUM.]

R-12 RIGID FOAM INSULATION
R-21 INSULATION

12d @ 6" O.C.
2x6 PT SILL PLATE
(SUPPLIED & INSTALLED BY B/P)

FOUNDATION WALL
FOUNDATION FOOTING

**DOUBLE FOLD ROOF
CROSS SECTION**



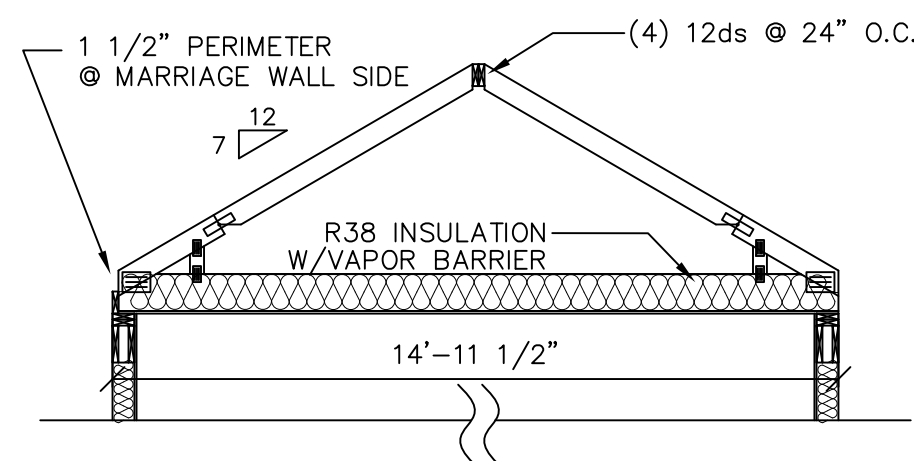
NOTE:
WALL & CLG GYPSUM FASTENED PER TABLE R702.3.5 (UNLESS OTHERWISE NOTED)

FLAMESPREAD NOTES:
1. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200, PER R302.9.1
2. INSULATION MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 25, PER R302.10.1

JOIST/HDR NOTES:
1. ALL FLOOR JOISTS ARE 2x10 @ 16" O.C. SPF#2 PER TABLE R502.3.1(2) W/MAX SPAN OF 15'-5".
2. ALL WINDOW/DOOR HEADERS ARE [2] 2x10 SPF#2 PER TABLE R602.7(1), UNLESS OTHERWISE NOTED.

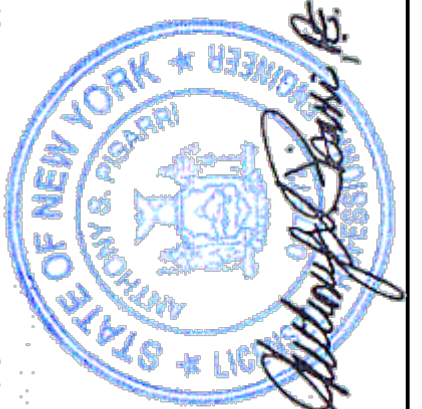
WINDOW/DOOR NOTES:
1. ALL WINDOWS AND DOORS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS FOR ANCHORAGE PER R609.7
2. MULLED UNITS TO BE INSTALLED USING (1) 2x4 SUPPORT MULLION PER ANDERSEN COMBINATION DESIGNS FOR 200 SERIES D/H WINDOWS AND WILL SUPPORT A PRESSURE OF 30psf FROM MANUFACTURER TO COMPLY WITH R609.3
3. ALL WINDOWS AND DOORS LABELED FROM MANUFACTURER TO COMPLY WITH R609.3
4. ALL WINDOW INSTALLATION AND FLASHING TO BE COMPLIANT PER R609
5. WIND PRESSURE FOR WINDOWS/DOORS [PER TABLE R301.2(2)]

**DOUBLE FOLD ROOF
CROSS SECTION**



THIRD PARTY INSPECTION AGENCY

PE / RA



SERIAL No. **19022**
PRODUCTION No.

REVISION	DATE	CHECK	DATE
RS	06/18/2019		
RS	06/25/2019		
		P. MCHUGH	11/16/09

SEE STANDARD NOTES & DETAILS DWG #8

HOMEOWNER:
DINO & BRUNO ODOARDI
SITE:
21 NETHERMOUNT AVE
NORTH CASTLE, NY 10603

BUILDER:
WMHCC
1995 ROUTE 22
BREWSTER, NY 10509

**COLONIAL CTM-L
CROSS SECTION**

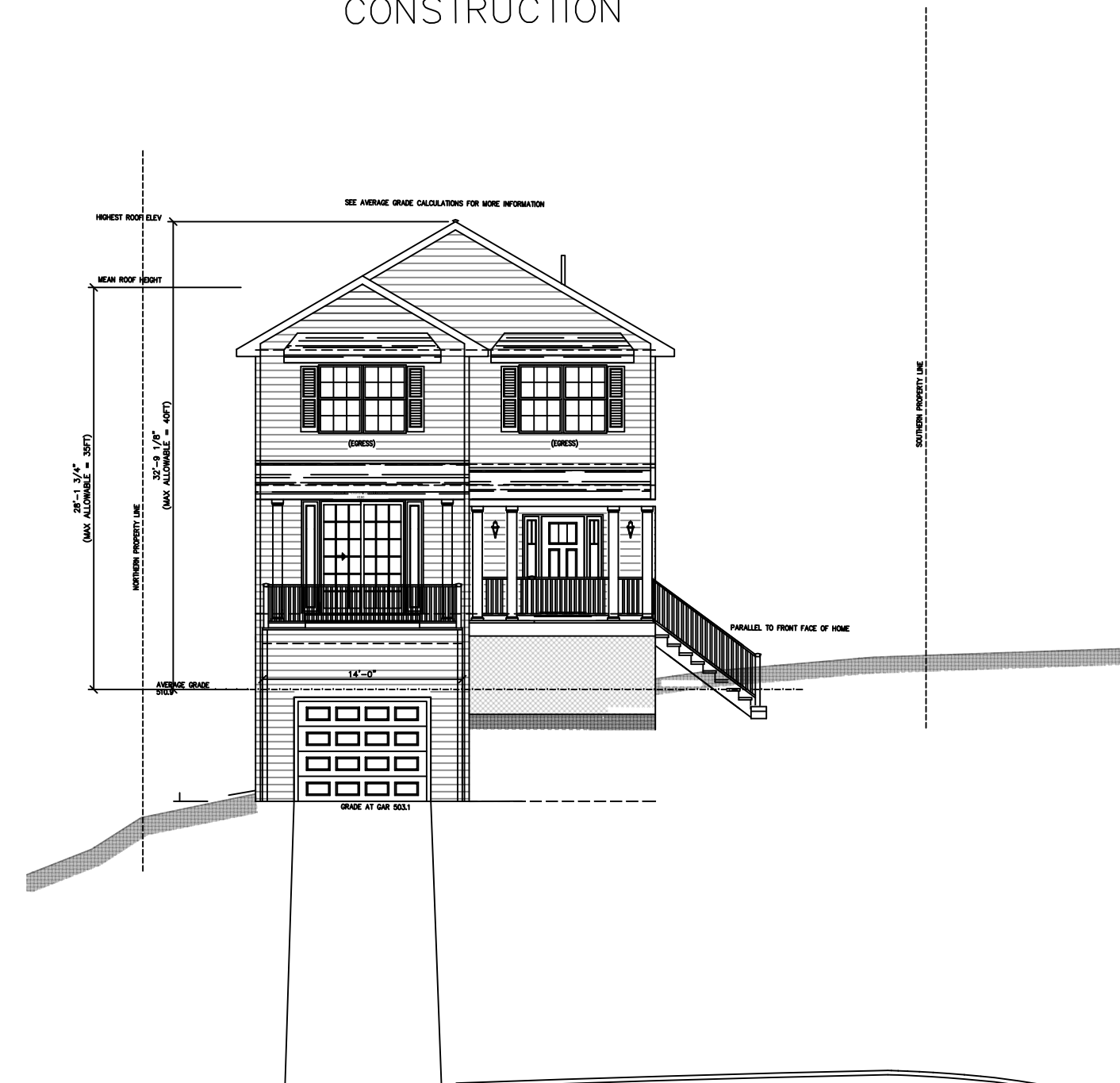
Westchester Modular Homes Inc
30 Reagans Mill Road, Wingdale, New York, 12594
Tel (845)832-9400 Fax (845)832-6698

USE GROUP:
DETACHED SINGLE FAMILY DWELLING
CONSTR. TYPE:
WOOD FRAME UNPROTECTED
DESIGNER:
RS
DATE:
02/05/2019
SCALE:
1/4" = 1'-0"
PAGE:
4

20 NETHERMONT
AVE SINGLE FAMILY
RESIDENCE



22 NETHERMONT
AVE PROPOSED
CONSTRUCTION



24 NETHERMONT
AVE SINGLE
FAMILY RESIDENCE



**NETHERMONT
AVENUE**



21 NETHERMONT
AVE VACANT LOT



19 NETHERMONT
AVE SINGLE
FAMILY RESIDENCE

SS-1

DATE - 01/01/2020

REVISIONS
NO. DATE DESCRIPTION

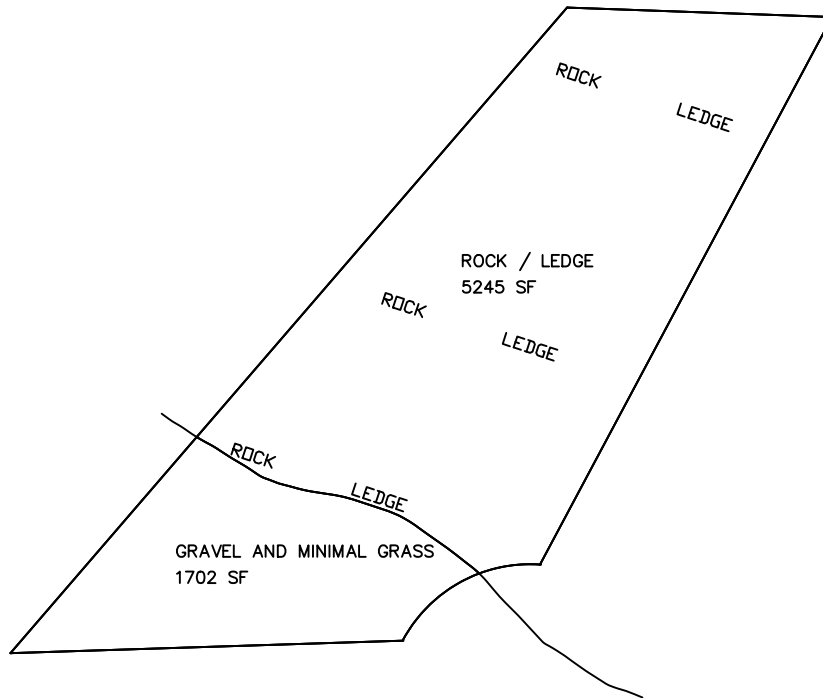
STREET SCAPE PHOTOS
22 NETHERMONT AVE

STREETSCAPE PHOTOS
22 NETHERMONT AVE

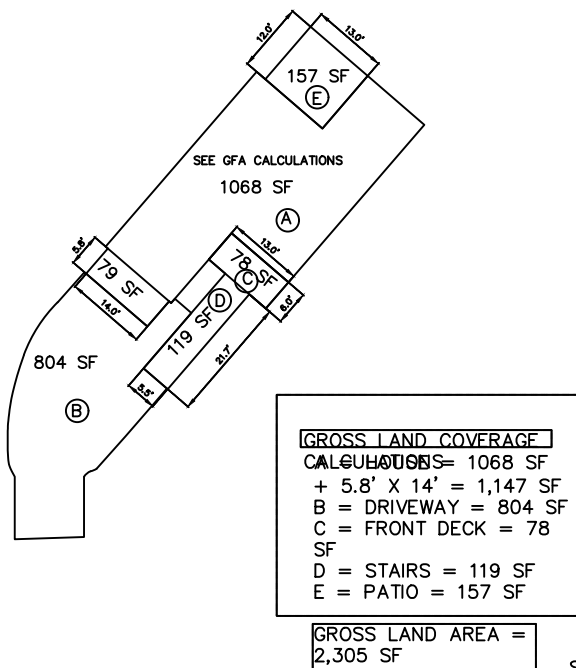
SEAL

Gabriel E. Senor, P.C.
Engineers Surveyors
90 North Central Ave.
Hartsdale, NY 10530
914-422-0070

22 NETHERMONT
 PRE DEVELOPED AREAS USED IN
 CALCULATIONS



THE GROSS LAND COVERAGE IS EQUAL TO THE AMOUNT OF IMPERVIOUS SURFACE BEING CAPTURED 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.



NOW WE HAVE TO SUBTRACT OUT THE AREA OF IMPERVIOUS SURFACE LOCATED WITHIN THE AREA DEFINED AS LEDGE PRE CONSTRUCTION, SINCE THAT IS NOW BEING CAPTURED BY THE DETENTION SYSTEM. THE AREA WE ARE LEFT OVER WITH IS THE AREA OF LEDGE POST CONSTRUCTION.

TOTAL AREA OF LEDGE PRE CONSTRUCTION
 - IMPERVIOUS SURFACE AREA WITHIN THE LEDGE LIMITS BEING CAPTURED BY THE DETENTION PIPE =
 TOTAL AREA OF LEDGE POST CONSTRUCTION

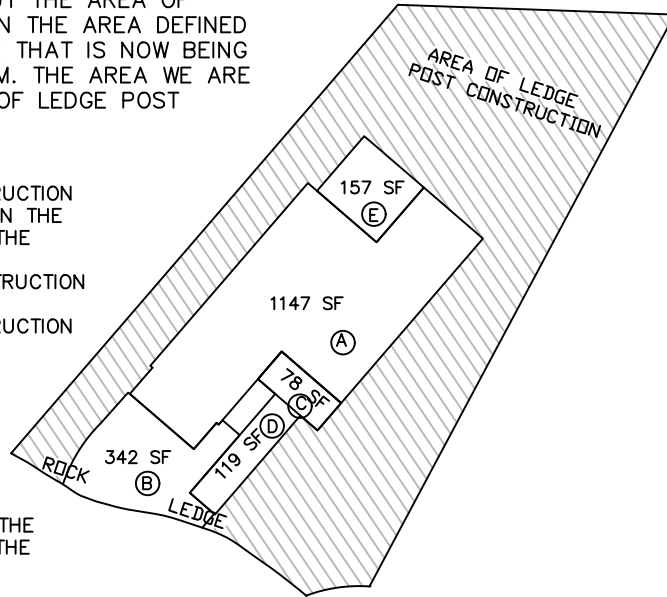
TOTAL AREA OF LEDGE PRE CONSTRUCTION
 = 5,245 SF

- A = HOUSE = 1,147 SF
- B = DRIVEWAY = 342 SF
- C = FRONT DECK = 78 SF
- D = STAIRS = 119 SF
- E = PATIO = 157 SF

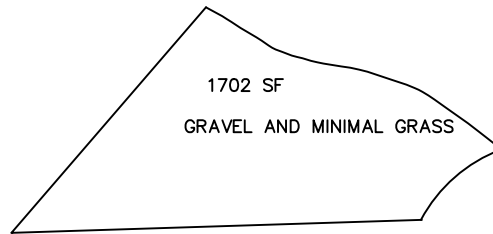
IMPERVIOUS SURFACE AREA WITHIN THE LEDGE LIMITS BEING CAPTURED BY THE DETENTION PIPE = 1,843 SF

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

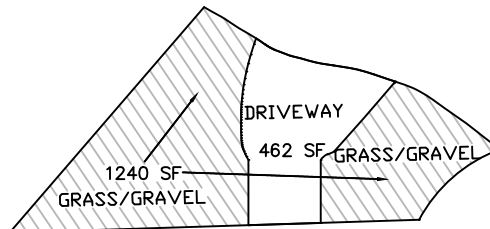
TOTAL AREA OF LEDGE POST CONSTRUCTION
 = 3,402 SF



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.



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,

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:

Stratum 1 – Fill: 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.

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.

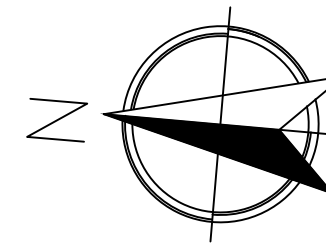
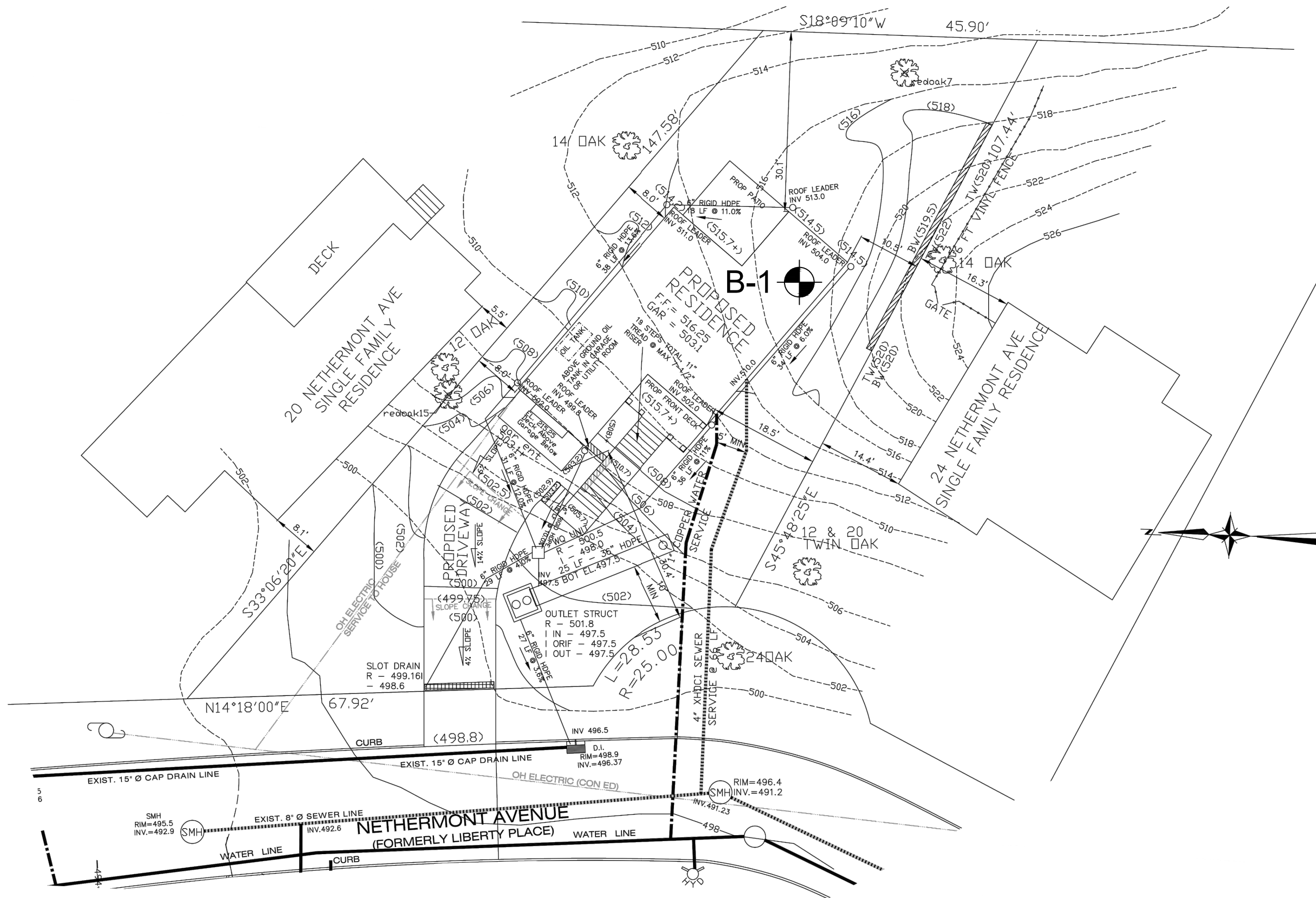
Very truly yours,

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



No.	DESCRIPTION	DATE	BY

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:

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 #:	2020031
SCALE:	NTS
DATE:	06/21/2020
DRAWING NO:	B-100.00
SHEET NO:	1 OF 1

PROFESSIONAL ENGINEER

Log of Boring B-1

Project: 22 Nethermont Avenue				Project Number: 2020031			
Location: White Plains, NY							
Date(s) Drilled	6/16/20 - 6/16/20		Inspector	Haykel Melaouhia, PhD., Aflaaz Saleem		Coordinates North: East:	
Drilling Agency	Municipal Testing Laboratory (MTL)		Foreman	Fiad Khan		Approximate Surface Elevation (feet) ± 517	
Drilling Equipment	Portable Gas		Drilling Method	Mud Rotary		Completion Depth (feet)	Rock Depth (feet)
Casing Size/Type	4" Steel		Size/Type of Bit	NA		Sampler Type(s)	NA
Groundwater Level and Date Measured	NA		Hammer Wt/Drop	NA	Casing Hammer Wt/Drop	NA	Size/Type of Core Barrel
Boring Location See Boring Location Plan (Figure 1)						No. of Samples	Dist.: 0 Undist.: 0 Core (ft): 11

Depth, feet	Soil Samples			Rock Coring			Graphic Log	DESCRIPTION	Liquid Limit	Plastic Limit	Water Cont. (%)		REMARKS
	Type, Number	Recov. (ft)	Pen. Resist. (blows/6 in)	Run Number	Recov. (%)	RQD (%)					%	Fines	
0				C-1	100	100		Medium Hard, Slightly weathered, Gray and light brown Granite, weathered joints					Cored from grade to 1.5 ft with 4" single tube core barrel
				C-2	60	0		Decomposed, Weathered Gray and light brown Granite, broken					Switched to NX Double Tube core barrel at 1.5 ft
				C-3	75	43		Intermediate to medium Hard, Weathered, Gray and light brown Granite, trace Schist, Weathered joints					
5				C-4	92	85		Medium Hard to Hard, slightly weathered, gray and light brown Granite, trace Schist, slightly weathered joints					
10								Boring completed to 10.5 ft below ground. Boring backfilled with cuttings upon completion					
15													
20													

Template: GENERAL GES LOGO Proj ID: 22 NETHERMONT AVENUE.GPJ



22 NETHERMONT AVENUE, WHITE PLAINS, NY
GES, P.C.

Boring #.	Run #.	Length (ft.)	Depth (ft.)	Recov. (%)	RQD (%)
B-1	C-3	4.0	1.5' - 5.5'	75	42.7
B-1	C-4	5.0	5.5' - 10.5'	92	85



**GEOTECHNICAL ENGINEERING
SERVICES, P.C.**
6 Bayberry Road
Elmsford, NY 10523

ROCK CORE PHOTOGRAPHIC PLATE

Boring No.	Core No.	Depth (ft)	Rec %	RQD %
B-1	C-3	1.5 - 5.5	75	43
	C-4	5.5 - 10.5	92	85

Project Name: 22 Nethermont Avenue

Project Location: Northeast of Intersection of Nethermont Ave and Freedom Rd, White Plains, NY

Dwg No. Plate 1

Drawn By: DJG **Project No:** 2020031

Ch'ked By: ZM **Date:** 6/18/2020



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
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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 Maad, P.E.

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