



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

Application for Site Development Plan Approval

Application Name

DELAURENTIS - VACANT LOT - 21 NETHERMONT AVE
NEW HOUSE CONSTRUCTION - TAX ID: SECTION 122.16-BLOCK 4- LOT 41



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Important General Information

- Prior to submitting an application, the "Notice to Applicants" should be reviewed.
- To appear before the Planning Board, all required application materials shall be submitted not later than **12:00 P.M., Monday, fourteen (14) days** prior to the date of the Planning Board meeting at which the application is scheduled to be heard or as otherwise noted by the Planning Board Secretary. Continuing Business can be submitted 12 days prior to the Next Planning Board meeting by the close of business. Except where noted.

If all required application materials, including the pertinent application fee and escrow monies are not submitted by that deadline, the application shall be automatically removed from the agenda.

At the discretion of the Planning Board Chairman, the application may be rescheduled, if appropriate, for the next available Planning Board meeting or the application may be removed from future agendas altogether. Without prior authorization from the Planning Board, application submissions shall not be accepted at Planning Board meetings.

- At the time of submission, all required application materials shall be submitted. **Piecemeal submissions shall not** be accepted. Substitution of previously submitted materials shall not be permitted.
- All submissions shall be dated, with revision dates identified on new submissions.
- All submissions shall be accompanied by a cover letter describing the project and/or any changes as compared to previous submissions.
- For distribution purposes and mailing to the Planning Board Members and others (as required), multiple copies of application materials shall be collated into separate sets, each containing one copy of every submitted document. All application materials shall be submitted in a form that fits into a **12" x 17" envelope**. Plans shall be **folded** and **rubber banded** as necessary.
- To be considered complete for Planning Board hearing purposes, an application package shall contain the information identified in Parts IV and V of this application form.
- For purposes of completing this application form, all responses provided shall be printed, except as otherwise specified.



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**AT THE TIME OF SUBMISSION TO THE PLANNING DEPARTMENT
PLEASE MAKE SURE THE FOLLOWING IS PROVIDED**

- ✓ SUBMISSION OF A SINGLE PDF FILE (PLANS, APPLICATION FORM, OTHER PAPERWORK) ON A DISK, THUMBDRIVE OR EMAIL

- ✓ COVER LETTER DESCRIBING THE PROJECT OR CHANGES TO THE PROJECT

- ✓ ALL PLANS ARE SIGNED AND SEALED BY A LICENSED NYS PROFESSIONAL

- ✓ ALL PLANS SHALL BE COLLATED AND FOLDED INTO 8 INDIVIDUAL SETS



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NOTICE TO APPLICANTS

In the Town of North Castle, the Planning Board is responsible for the review and approval of all applications concerning site plans, subdivisions and lot line changes; some applications concerning special use permits, wetlands permits and tree removal permits; and the environmental review of those applications over which it has jurisdiction. The Planning Board may also have an advisory role in connection with some applications before the Town Board, such as those involving other categories of special use permits and zoning amendments.

The Planning Board is composed of five volunteer members – all residents of North Castle – who are appointed by the Town Board for five-year terms. As part of the review of some applications, the Planning Board is assisted on an as-needed basis by other lay boards of the Town, such as the Conservation Board (CB), the Zoning Board of Appeals (ZBA), the Open Space Committee and the Architectural Review Board (ARB). As part of the review of most applications, the Planning Board is also assisted by the Director of Planning, the Town Engineer, the Town Attorney and other special consultants when required.

FEES:

If you submit an application for Planning Board review, you will be required to reimburse the Town for the cost of professional review services, including legal and engineering services, incurred in connection with the review of your application. The charges for professional planning review services have been \$120/hour. If other types of professional consultant review services are required, those charges will be in accord with fees usually charged for such services and pursuant to a contractual agreement between the Town and such professional.

At the time of submission of an application, the Planning Board will require the establishment of an escrow account from which withdrawals shall be made to reimburse the Town for the cost of consultant fees and professional staff services.

ESCROW ACCOUNT:

Escrow Accounts are established for each application. Monies will be deducted from the account for professional review services rendered. Monthly escrow disbursement summaries will be mailed for your reference regarding your project. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, a letter will be mailed to the applicant and the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit. Additional information on these requirements is provided in the North Castle Town Code (see Sections 355-79B and 275-36.C).



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PROCEDURE:

Prior to submitting an application to the Planning Board for review and approval, prospective applicants should schedule an appointment with the Planning Board Secretary at (914) 273-3542 for a consultation with the Town Planner and the Town Engineer. When the appointment is made, a verbal description of the proposal should be provided to the Planning Board Secretary. The Town of North Castle is providing the services of the Director of Planning and the Town Engineer for *initial* consultation at no cost to the applicant so that it is possible to conduct the application review as efficiently as possible for the benefit of the applicant as well as the Planning Board.

After meeting with the Town Planner and Town Engineer, prospective applicants should prepare one complete set of application documents and plans. This set will be reviewed for completeness by the Town Planner. If determined to be incomplete, the Planning Department will submit a checklist indicating which items have not been adequately addressed. If determined to be complete, the checklist will be initialed and the Applicant should submit the remainder of the required application packages.

Once the checklist has been initialed and all application packages have been submitted, the Planning Board Secretary will schedule the application for the first available opening on the Planning Board's meeting agenda. However, if the required application material packages, including the pertinent application fee are not received at the Planning Board office by 12:00 PM, Monday, 14 days prior to the date of the Planning Board meeting at which you are scheduled to appear (or otherwise scheduled by the Planning Board Secretary), your application will be automatically removed from the agenda. At the discretion of the Planning Board Chairman, your application may be rescheduled, if appropriate, for the next available Planning Board meeting or the application may be removed from future agendas altogether. Additional requirements pertinent to each type of application are provided on the individual application forms, which you should carefully review prior to submitting your application.

When an application is deemed complete and submitted for review, it will be forwarded to the Planning Board Members and its professional advisors in advance of the meeting to allow adequate time for review, preparation of written reports and site inspections as necessary. Your application may also be forwarded to other boards and staff of the Town as well as to agencies outside of the Town, if required. Compliance with State Environmental Quality Review (SEQR) procedures is also required as part of the processing of all applications.

At your first appearance before the Planning Board, the Applicant will describe the project and the Planning Board will discuss any preliminary issues. The Planning Board discussion may be continued at future meetings, or if the Planning Board review has progressed sufficiently, the Application may be scheduled for a public hearing (if one is required) The public hearing may occur at a single Planning Board meeting, or it may be adjourned and continued at another Planning Board meeting. Because the nature and complexity of each application varies



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considerably, it is not possible to predict in advance the length of time needed to secure Planning Board approval. There are certain steps that you can take, however, to expedite the review process. These include, but are not limited to, the following:

- Be thoroughly familiar with the requirements pertinent to your application. Carefully review relevant provisions of the North Castle Town Code and the application form for your particular type of application. Be sure to check on what other types of approvals may be required in addition to that of the Planning Board. Approvals by other Town boards or departments as well as agencies outside of the Town may be required before you will be allowed to proceed with your project.
- Make sure that your application materials are accurately prepared and contain all required information. The information that we initially request is required, so make sure that your submission is complete. If supplementary information is requested as the review process continues, make sure that it is submitted in a timely fashion so the Planning Board can continue to move your application along.
- Follow up to make sure that your application materials are being submitted on time, or deliver them to the Planning office yourself.
- Attend the Planning Board meeting at which your application will be discussed and be on time for the meeting. If you cannot appear personally, make sure that your representative will be there and is thoroughly familiar with your application.

If the Application is approved by the Planning Board, a resolution of approval will be adopted by the Planning Board. It is the Applicant's responsibility to address any and all conditions of approval. Permits from the Building Department cannot be issued until all conditions have been addressed and the plans have been signed by the Planning Board Chair and the Town Engineer.

**ON LINE AGENDAS & PLANNING DEPARTMENT MEMORANDA CAN BE
REVIEWED AT**

WWW.NORTHCASTLENY.COM



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INFORMATION REGARDING PUBLIC HEARINGS

1. The North Castle Assessor's Office shall prepare a list of neighbors to be notified for the neighbor notifications and public hearings - **A minimum of one week's notice is required**. The fee is \$50.00 which includes the list of neighbors and two sets of labels for mailing. The Assessor's Office may be reached Monday – Friday from 8:30 a.m.– 4:30 p.m. at 273-3324. You may also e-mail your request to assessor@northcastleny.com

When requesting your list please reference the list of application types below so that you can tell the Assessor's office how many feet on all sides of the property to create the list for.

Subdivisions - All lots zoned R-10, R-5 and R-2F shall notice all neighbors within 200 feet from all sides of their property. All other zoning districts shall notice neighbors within 500 feet from all sides of their property. Public hearing notice must be published in the newspaper.

Special Use Permit for Structures over 800 sq ft. & Accessory Apartment - All Zoning Districts shall notice all neighbors within 250 feet from all sides of their property. Public hearing notice must be published in the newspaper.

Site Plan, Non Residential - All Zoning Districts shall notice all neighbors within 250 feet from all sides of their property. Public hearing notice must be published in the newspaper.

Site Plan, Residential/ Neighbor Notification – All zoning districts R-3/4A or smaller shall notice all neighbors within 250' from all sides of their property. All zoning districts zoned R-1A or larger shall notice all neighbors within 500' from all sides of the property. No public hearing required, no publication in the newspaper required.

Wetlands Permit - All Zoning Districts shall notice all abutting property owners. Public hearing notice must be published in the newspaper.

2. The Director of Planning will prepare a Public Notice. The applicant and or professional will review, sign, date and return to the Planning Department Secretary. If there are any changes necessary, please edit and return for corrections. The corrections will be made and emailed back to the applicant who will forward it to the Journal Newspaper, when applicable.

If notification to the newspaper is not required, please continue to #3.

V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the site development plan for the Planning Board to review his/her proposal. Applicants are advised to review ARTICLE VIII, Site Development Plan of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for site development plan approval.

The application for site development plan approval will not be accepted for Planning Board review unless all items identified below are supplied and **so indicated with a check mark in the blank line provided**. If a particular item is not relevant to the subject property or the development proposal, **the letters "NA" should be entered instead**. In addition, the project will not be scheduled on a Planning Board agenda until the Applicant receives an initialed "site plan checklist" from the Planning Department.

The information to be included on a site development plan shall include:

Legal Data:

- Name of the application or other identifying title. *SHEET 2*
- Name and address of the Property Owner and the Applicant, (if different). *ON APPLICATION*
- Name, address and telephone number of the architect, engineer or other legally qualified professional who prepared the plan. *ON APP*
- Names and locations of all owners of record of properties abutting and directly across any and all adjoining streets from the subject property, including the tax map designation of the subject property and abutting and adjoining properties, as shown on the latest tax records. *APPLIED AND ATTACHED*
- Existing zoning, fire, school, special district and municipal boundaries.
- Size of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; dimensions of yards along all property lines; name and width of existing streets; and lines of existing lots, reservations, easements and areas dedicated to public use.
- Reference to the location and conditions of any covenants, easements or deed restrictions that cover all or any part of the property, as well as identification of the document where such covenants, easements or deed restrictions are legally established.
- Schedule of minimum zoning requirements, as well as the plan's proposed compliance with those requirements, including lot area, frontage, lot width, lot depth, lot coverage, yards, off-street parking, off-street loading and other pertinent requirements.
- Locator map, at a convenient scale, showing the Applicant's entire property in relation to surrounding properties, streets, etc., within five hundred (500) feet of the site.
- North arrow, written and graphic scales, and the date of the original plan and all revisions, with notation identifying the revisions.
- A signature block for Planning Board endorsement of approval.

Existing Conditions Data:

- Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- Location of existing parking and truck loading areas, with access and egress drives thereto.
- Location of existing facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.
- Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- Location, size and design of existing signs.
- Location, type, direction, power and time of use of existing outdoor lighting.
- Location of existing outdoor storage, if any.
- Existing topographical contours with a vertical interval of two (2) feet or less.
- Location of existing floodplains, wetlands, slopes of 15% or greater, wooded areas, landscaped areas, single trees with a DBH of 8" or greater, rock outcrops, stone walls and any other significant existing natural or cultural features.

Proposed Development Data:

- Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- Proposed sight distance at all points of vehicular access.
- Proposed number of employees for which buildings are designed
- Proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway; the location and width of sidewalks; and the location and size of utility lines.
- Proposed location and design of any pedestrian circulation on the site and off-street parking and loading areas, including handicapped parking and ramps, and including details of construction, surface materials, pavement markings and directional signage.
- Proposed location and design of facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.

- Proposed location of all structures and other uses of land, such as walks, retaining walls, fences, designated open space and/or recreation areas and including details of design and construction.
- Location, size and design of all proposed signs.
- Location, type, direction, power and time of use of proposed outdoor lighting.
- Location and design of proposed outdoor garbage enclosure.
- Location of proposed outdoor storage, if any.
- Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- Type of power to be used for any manufacturing
- Type of wastes or by-products to be produced and disposal method
- In multi-family districts, floor plans, elevations and cross sections
- The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- Proposed soil erosion and sedimentation control measures.
- For all proposed site development plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.
- For all proposed site development plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code.
- For all proposed site development plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.



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You may email your public notice to legals@lohud.com. Please request an affidavit of publication which must be submitted to the Planning Board secretary prior to the public hearing. The Journal News requires three days prior notice before 12 noon, not counting weekends and holidays, for ad placement. Make sure the notice placement of the ad in the Greater Westchester Area. This notice cannot be published any sooner than 20 days prior to the meeting and must be published no less than 10 days prior to the meeting.

If you have any questions regarding your publication you may call 888-516-9220:
Email Address: legals@lohud.com

It is suggested that you purchase the newspaper for your records the day the notice is published.

3. Send out the Public Hearing Notice/ Neighbor Notification by First Class Mail. Notice shall be mailed by the applicant in official envelopes provided by the North Castle Planning Department; the list of noticed neighbors will be prepared by the Assessor's Office. This must be sent out no less than 10 days prior to the meeting and no more than 20 days prior to the meeting date. A Certificate of Mailing (PS Form 3817 or 3877) shall be filled out and post marked by the Post Office on the day of mailing. Neighbor Notifications – no publication in the newspaper required.
4. The Friday before the meeting or no later than 12:00 p.m. the day of the meeting the following **must** be submitted.
 - List of Neighbors prepared by the Assessor's Office
 - Certificate of Mailing – PS form 3817 or 3877 post marked by the US Post Office
 - Affidavit of publication from the Newspaper (only if published in the newspaper)



Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail		Affix Stamp Here <i>(if issued as an international certificate of mailing or for additional copies of this receipt).</i> Postmark with Date of Receipt.												
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee		
1.				Handling Charge - if Registered and over \$50,000 in value												
2.																
3.																
4.									Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling	
5.																
6.																
7.																
8.																
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)														



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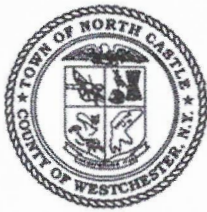
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APPLICATIONS REQUIRING PLANNING BOARD APPROVAL
SCHEDULE OF APPLICATION FEES

<u>Type of Application</u>	<u>Application Fee</u>
Site Development Plan	\$200.00
Each proposed Parking Space	\$10
Special Use Permit (each)	\$200 (each)
Preliminary Subdivision Plat	\$300 1 st Lot \$200 (each additional lot)
Final Subdivision Plat	\$250 1 st Lot \$100 (each additional lot)
Tree Removal Permit	\$75
Wetlands Permit	\$50 (each)
Short Environmental Assessment Form	\$50
Long Environmental Assessment Form	\$100
Recreation Fee	\$10,000 Each Additional Lot
Discussion Fee	\$200.00
Prior to submission of a sketch or preliminary subdivision Plat, an applicant or an applicant's representative wishes to discuss a subdivision proposal to the Planning Board, a discussion fee of \$200.00 shall be submitted for each informal appearance before the board.	

Any amendment to previously approved applications requires new application forms and Fes



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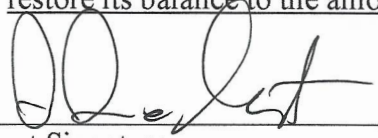
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PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

<u>Type of Application Deposit*</u>	<u>Amount of Initial Escrow Account</u>
Concept Study	\$500.00
Site Plan Waiver for Change of Use	\$500.00
Site Development Plan for:	
Multifamily Developments	\$3,000.00 plus \$100.00 per proposed dwelling unit
Commercial Developments	\$3,000.00 plus \$50.00 for each required parking space
1 or 2 Family Projects	\$2,000.00
Special Use Permit	\$2,000.00 plus \$50.00 for each required parking space
Subdivision:	
Lot Line Change resulting in no new lots	\$1,500.00
All Others	\$3,000.00 plus \$200.00 per proposed new lot in excess of two (2)
Preparation or Review of Environmental Impact Statement	\$15,000.00

* If a proposed action involves multiple approvals, a single escrow account will be established. The total amount of the initial deposit shall be the sum of the individual amounts indicated. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit.


Applicant Signature

9/13/2020
Date

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: Dino DeLaurentis & Michelle DeLaurentis

Mailing Address: 3 Wilton Rd., Rye Brook, NY 10573

Telephone: 914-565-4505 Fax: _____ e-mail ddelauren@hotmail.com

Name of Applicant (if different): _____

Address of Applicant: _____

Telephone: _____ Fax: _____ e-mail _____

Interest of Applicant, if other than Property Owner:

Is the Applicant (if different from the property owner) a Contract Vendee?

Yes No

If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board

Name of Professional Preparing Site Plan:
Eliot Senor, P.E.

Address: Gabriel E. Senor, P.C., 90 N Central Ave., Hartsdale NY 10530

Telephone: 914-422-0070 Fax: _____ e-mail info@gesenor.com

Name of Other Professional: Jeffrey Taylor, AIA

Address: Taylor Associates - Architects, 572 North Broadway, White Plains, NY 10603

Telephone: 914-289-0011 Fax: _____ e-mail jt@taylorarchitects.com

Name of Attorney (if any): _____

Address: _____


Telephone: _____ Fax: _____ e-mail _____


Applicant Acknowledgement

By making this application, the undersigned Applicant agrees to permit Town officials and their designated representatives to conduct on-site inspections in connection with the review of this application.

The Applicant also agrees to pay all expenses for the cost of professional review services required for this application.

It is further acknowledged by the Applicant that all bills for the professional review services shall be mailed to the Applicant, unless the Town is notified in writing by the Applicant at the time of initial submission of the application that such mailings should be sent to a designated representative instead.

Signature of Applicant:  Date: 9/13/2020

Signature of Property Owner:  Date: 9/13/2020

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 21 Nethermont Ave.

Location (in relation to nearest intersecting street):

280 feet north south, east or west) of Freedom Rd S

Abutting Street(s): Nethermont Ave.

Tax Map Designation (NEW): Section 122.16 Block 4 Lot 41

Tax Map Designation (OLD): Section 7 Block 4 Lot 1-J

Zoning District: R-5 Total Land Area 9,367 sq. ft. or 0.215 ac

Land Area in North Castle Only (if different) _____

Fire District(s) N. White Plains School District(s) Valhalla

Is any portion of subject property abutting or located within five hundred (500) feet of the following:

The boundary of any city, town or village?
No _____ Yes (adjacent) _____ Yes (within 500 feet) X
If yes, please identify name(s): White Plains

The boundary of any existing or proposed County or State park or any other recreation area?
No X Yes (adjacent) _____ Yes (within 500 feet) _____

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?
No X Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?
No X Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed boundary of any county or State owned land on which a public building or institution is situated?
No X Yes (adjacent) _____ Yes (within 500 feet) _____

The boundary of a farm operation located in an agricultural district?
No X Yes (adjacent) _____ Yes (within 500 feet) _____

Does the Property Owner or Applicant have an interest in any abutting property?
No X Yes _____

If yes, please identify the tax map designation of that property:

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: Single Family Residential

Gross Floor Area: Existing None S.F. Proposed 3,125 S.F.

Proposed Floor Area Breakdown:

Retail _____ S.F.; Office _____ S.F.;

Industrial _____ S.F.; Institutional _____ S.F.;

Other Nonresidential _____ S.F.; Residential 3,125 S.F.;

Number of Dwelling Units: 1

Number of Parking Spaces: Existing 0 Required 2 Proposed 2

Number of Loading Spaces: Existing N/A Required _____ Proposed _____

Earthwork Balance: Cut 200 C.Y. Fill 1100 C.Y.

Will Development on the subject property involve any of the following:

Areas of special flood hazard? No x Yes _____

(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required)

Trees with a diameter at breast height (DBH) of 8" or greater?

No _____ Yes x

(If yes, application for a Tree Removal Permit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No x Yes _____

(If yes, application for a Town Wetlands Permit pursuant to Chapter 340 of the North Castle Town Code may also be required.)

State-regulated wetlands? No x Yes _____

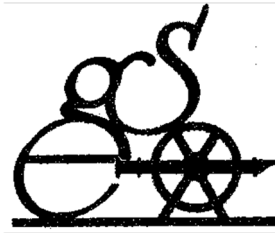
(If yes, application for a State Wetlands Permit may also be required.)

IV. SUBMISSION REQUIREMENTS

The site development plan application package shall include all materials submitted in support of the application, including but not limited to the application form, plans, reports, letters and SEQR Environmental Assessment Form. **Submission of the following shall be required:**

- One (1) set of the site development plan application package (for distribution to the Town Planner for preliminary review purposes).
- Once a completed preliminary site plan checklist has been received from the Planning Department, eight (8) additional sets of the site development plan application package (for distribution to Planning Board, Town Engineer, Town Attorney, Town Planner, Planning Board Secretary, police, fire department and ambulance corps).
- One (1) additional reduced sized set (11" x 17") of the site development plan application package if any portion of the subject property abuts or is located within five hundred (500) feet of the features identified in Section II of this application form (for distribution to Westchester County Planning Board).
- A check for the required application fee and a check for the required Escrow Account, both made payable to "Town of North Castle" in the amount specified on the "Schedule of Application Fees."

(continued next page)



Gabriel E. Senor, P.C.

Engineers Planners Surveyors

90 N Central Park Avenue

Hartsdale, NY 10530

Tel: (914) 422-0070

Fax: (914) 422-3009

E-Mail: info@Gabriel E Senor P.C.enor.com

03/28/2021

To: Town of North Castle Planning Board

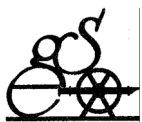
Re: 21 Nethermont Ave - Section, Block & Lot: 122.16/4/41 – Response to Comments Dated 03/18/2021

Dear Members of the Planning Board,

Below are responses to the questions/comments from 03/18/2021:

Planning Board Comments

1. As previously noted, the applicant has provided cut and fill volume estimates for the development indicating that the proposed plan requires the import of approximately 900 cubic yards of fill. Given the condition of the existing roadways in the neighborhood (narrow, winding, steep), this office is concerned with the amount of truck traffic required for delivery and potential damage to existing roads. We recommend that the application is referred to the Highway Department for review and comment.
 - **Retaining walls revised and fill quantities significantly reduced.**
2. As previously requested, notes shall be added to the “Fill Delivery and Material Staging Plan” specifying compaction requirements and the fill material specifications.
 - **Compaction specifications and notes added to “Delivery and Material Staging “ plan sheet.**
3. As previously noted, the plan proposes tiered six (6) foot high retaining walls in the rear of the property, in close proximity to the property line. The Board should review the retaining wall layout and consider whether they are aesthetically pleasing and compatible with the surrounding residential character. Additional screening or other mitigation may be recommended. The Board may wish to consider reducing the height of the tiered walls or adding a third tier (three – 4 foot walls as opposed to two – 6 foot walls). The applicant should provide cross sections at appropriate locations through the site, front to back and left to right, for the Board’s understanding of how the proposed grading and retaining walls will relate to adjacent properties.
 - **We have reduced the plan to predominantly 4 ft retaining walls. More detail will be provided once a final design concept is accepted.**



GABRIEL E SENOR P.C.

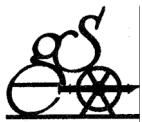
Page 1 of 3

21 Nethermont Ave - Section, Block & Lot: 122.16/4/41

Response to Planning Board Memo Dated 03/18/2021

4. As previously requested, for clarity and ease of review, the applicant shall provide a separate Site Plan and Grading and Utility Plan in addition to the Existing Conditions Plan. Due to the drawing scale and abundance of data included on a single sheet, it is difficult to decipher the various improvements from one another. The applicant should prepare a site plan that includes all proposed improvements, including, but not limited to, proposed residence, walkways, patios, driveway including dimensions, a zoning compliance table, the minimum building envelope illustrating building setbacks and dimensions, retaining walls and existing neighboring buildings and driveways. Proposed grading, utilities, erosion controls, etc., should be illustrated on separate plansheets.
 - **More detail will be provided once a final design concept is accepted.**
5. As previously requested, the net lot area calculations shall be removed from Sheet TS-1 "Existing Conditions, Topographic Survey & Steep Slope Analysis", since that is only applicable to subdivisions.
 - **Calculations removed**
6. The applicant shall demonstrate zoning compliance with respect to building height. As defined by Town Code, the average grade used to determine building height in cases where the finished groundlevel slopes away from the exterior walls, as this does, the average grade shall be the lowest point within six (6) feet from the perimeter of the building. The applicant has provided average grade calculations; however, it appears that the elevations were taken immediately adjacent to the building. The calculation and supporting data should be revised accordingly and verified by the Building Inspector.
 - **Final Average Grade Calculations will be provided once a final design concept is accepted.**
7. The applicant shall provide a maximum wall height calculation to demonstrate compliance with Section 355-26 D, which limits height to 34 feet for the R-5, One-Family Residence Zoning District. Based on the building elevations provided, and the need to verify the average grade as noted above, the maximum wall height calculation should be provided to the Building Inspector for verification that an area variance would not be required.
 - **Max wall height Calculations will be provided once a final design concept is accepted.**
8. As previously requested, sight distance profiles have been provided, however, they shall be corrected to illustrate adequate sight distance for a minimum of 200 feet in each direction. It is difficult to verify compliance based on the imagery provided. We would suggest importing the GIS topography and planimetric data to generate the profile as opposed to working from an image. The sight profile 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 in the profiles.
 - **Revised sight distance calculations have been provided for both driveway designs.**
9. This office is concerned with the apparent lack of adequate sight lines from the driveway as proposed. The topography and alignment of the existing road and the dense vegetation on adjacent properties will appear to hinder safe lines of sight in either direction. It appears that the plan will require significant removal of existing vegetation to provide the necessary sight distance, much of which is on adjacent properties or within the right-of-way and will require agreement by the neighbors and sight line easements. As previously recommend, the applicant should prepare an alternate plan for the Planning Board's consideration illustrating the driveway access from the southside of the property toward the crest of the hill on Nethermont Avenue. We would recommend evaluating a driveway

GABRIEL E SENOR P.C.



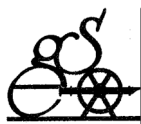
access with the grades descending from the road to lower the elevation of the site slightly, as well as the resulting elevation of residence to reduce the required fill and height of retaining walls.

- Revised sight distance analyses have been provided for two driveway designs.
- 10. As previously noted, a Landscaping Plan has been referenced but not submitted. The applicant shall submit a Landscape Plan and Restoration Plan, in accordance with Section 308.15.A(11) of the Town Code. The plan shall include a planting schedule that includes common name, scientific name, label symbol, size and quantity of proposed plants.
- A final landscape plan will be provided once a final design concept is accepted.
- 11. As previously requested, the Tree Removal and Protection Plan and Summary Table shall be revised to include only trees on the subject property.
- Tree removal and protection plan revised.
- 12. As previously requested, the driveway platform width should be increased to a minimum of 25 feet for adequate maneuverability out of the garage.
- 25 FT provided
- 13. As previously requested, the invert elevations of the existing sanitary manholes in Nethermont Avenue shall be provided to verify the invert of the main line connection.
- All rims and inverts are noted and correct.
- 14. As previously requested, illustrate the connection between the storm system in the driveway and the existing storm system in Nethermont Avenue. Provide invert elevations as appropriate.
- Outlet structure is labeled with II inverts including the "1 6" OUT" which is the invert of the overflow leaving the outlet structure and the overflow pipe, as well as the invert into the main is also labeled.
- 15. As previously noted, stormwater calculations have been submitted for mitigation of the 100-year design storm. It is noted, however, that the Hydrologic Soil Group (HSG) used for existing conditions differs from proposed conditions. Because the HSG is based on the underlying soils, the same HSG should be used for both existing and proposed conditions. The calculations shall be revised as necessary.
- Revised calculations have been provided reflecting the change in HSG.
- 16. As previously noted, the stormwater design calculations shall include drainage maps for existing and proposed conditions to illustrate the drainage areas used in the design calculations.
- A schematic of the areas used in the drainage calculations has been provided as part of the drainage calculations.

If you need any further clarification, please contact me.

Sincerely,

Eliot Senor P.E.



GABRIEL E SENOR P.C.

Page 3 of 3

21 Nethermont Ave - Section, Block & Lot: 122.16/4/41

Response to Planning Board Memo Dated 03/18/2021

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project: DeLaurentis - 21 Nethermont Ave - Construction of New House on Vacant Lot				
Project Location (describe, and attach a location map): 21 Nethermont Ave., White Plains, NY 10603 - Tax ID Section 122.16- Block 4 - Lot 41				
Brief Description of Proposed Action: Construction of a single family residence on a vacant lot				
Name of Applicant or Sponsor: Dino DeLaurentis		Telephone: 914-565-4505		
		E-Mail: ddelauren@hotmail.com		
Address: 3 Wilton Rd.				
City/PO: Rye Brook		State: NY	Zip Code: 10573	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of North Castle: Planning Board Approval, Architectural Review Board Approval, Building Permit			NO	YES
			<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.215 acres		
b. Total acreage to be physically disturbed?		0.215 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.215 acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____				
<input type="checkbox"/> Parkland				

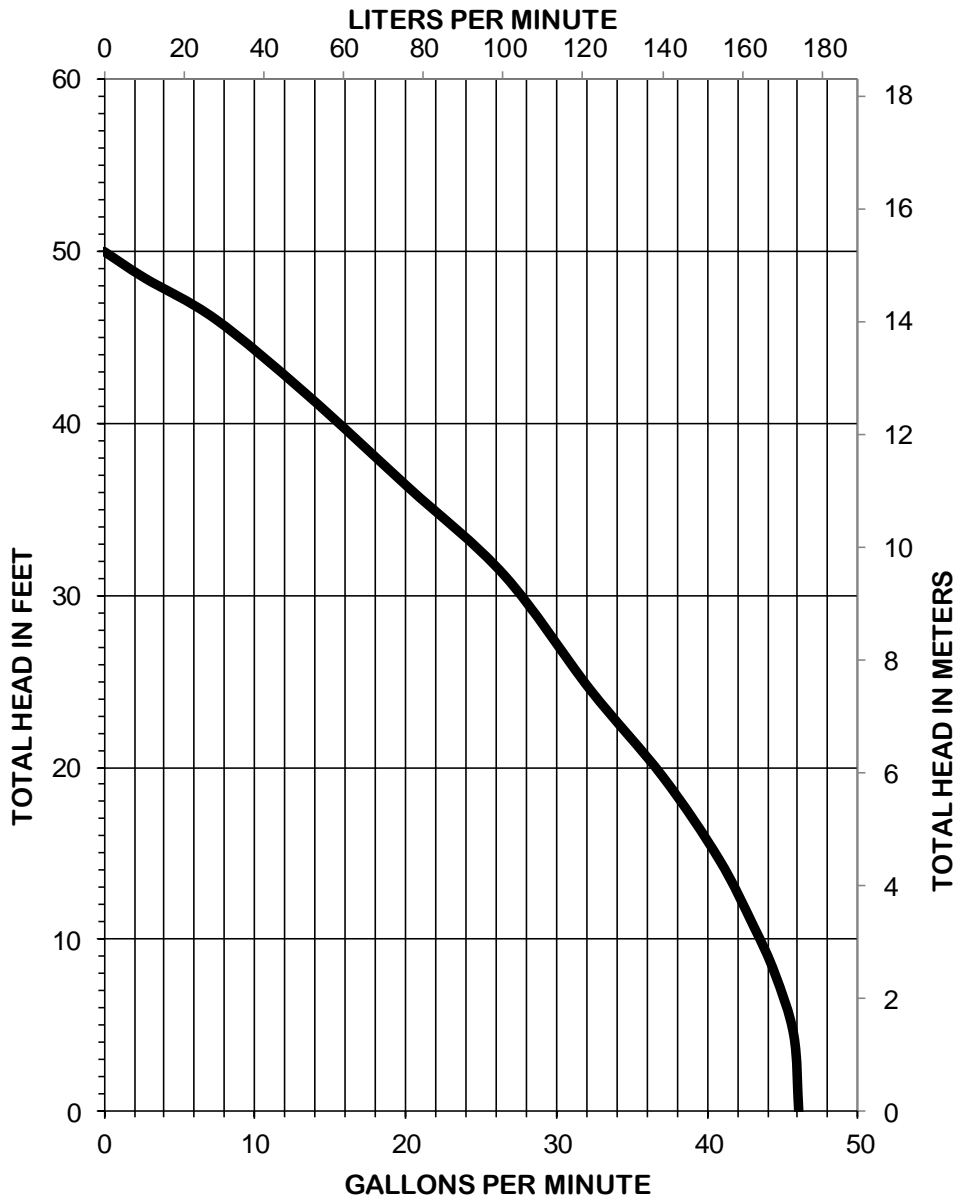
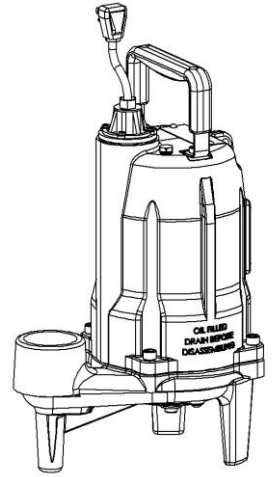
<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: _____ Date: _____</p> <p>Signature: _____</p>		



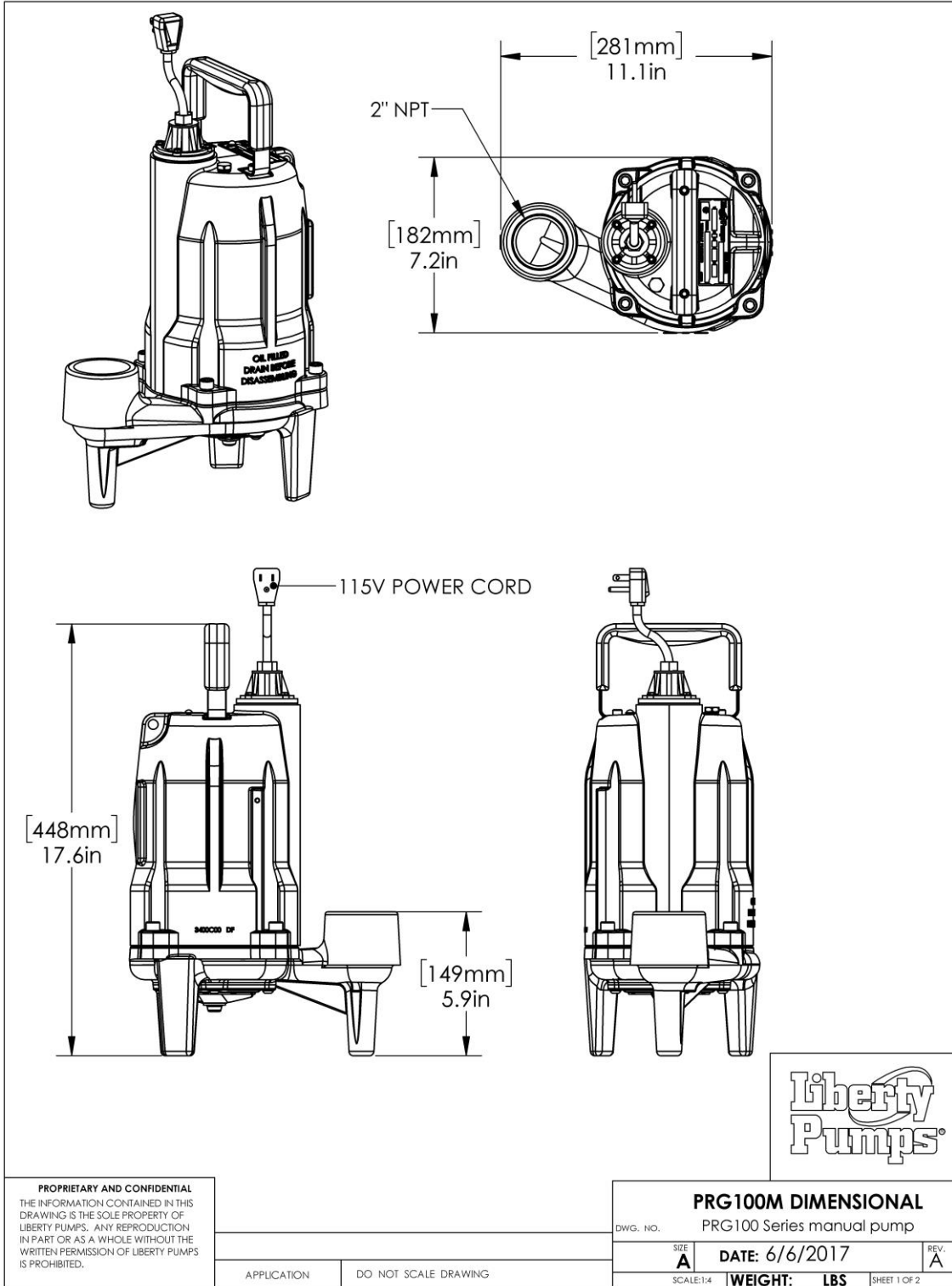
Pump Specifications

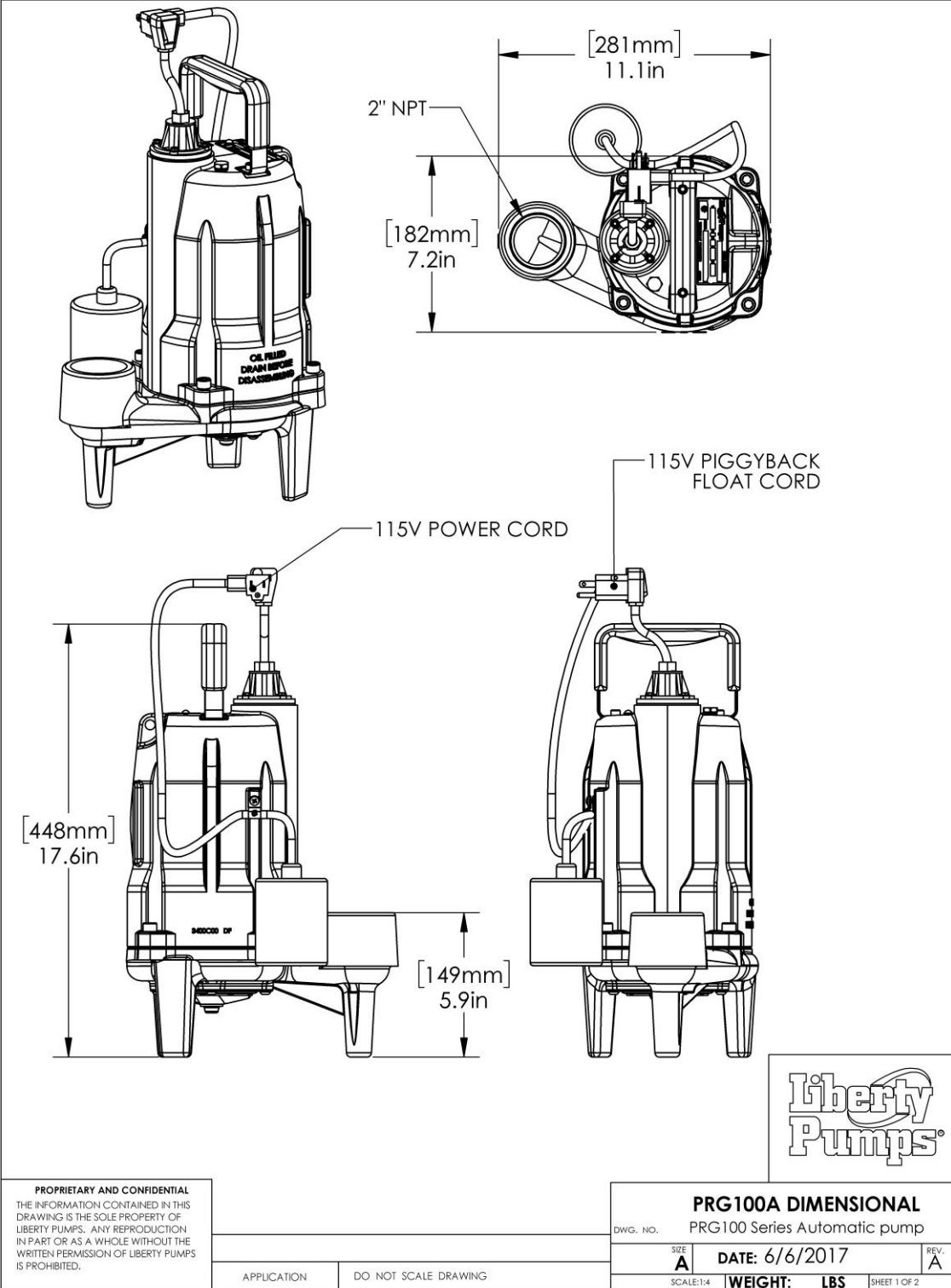
PRG - SERIES 1HP Submersible Grinder Pump

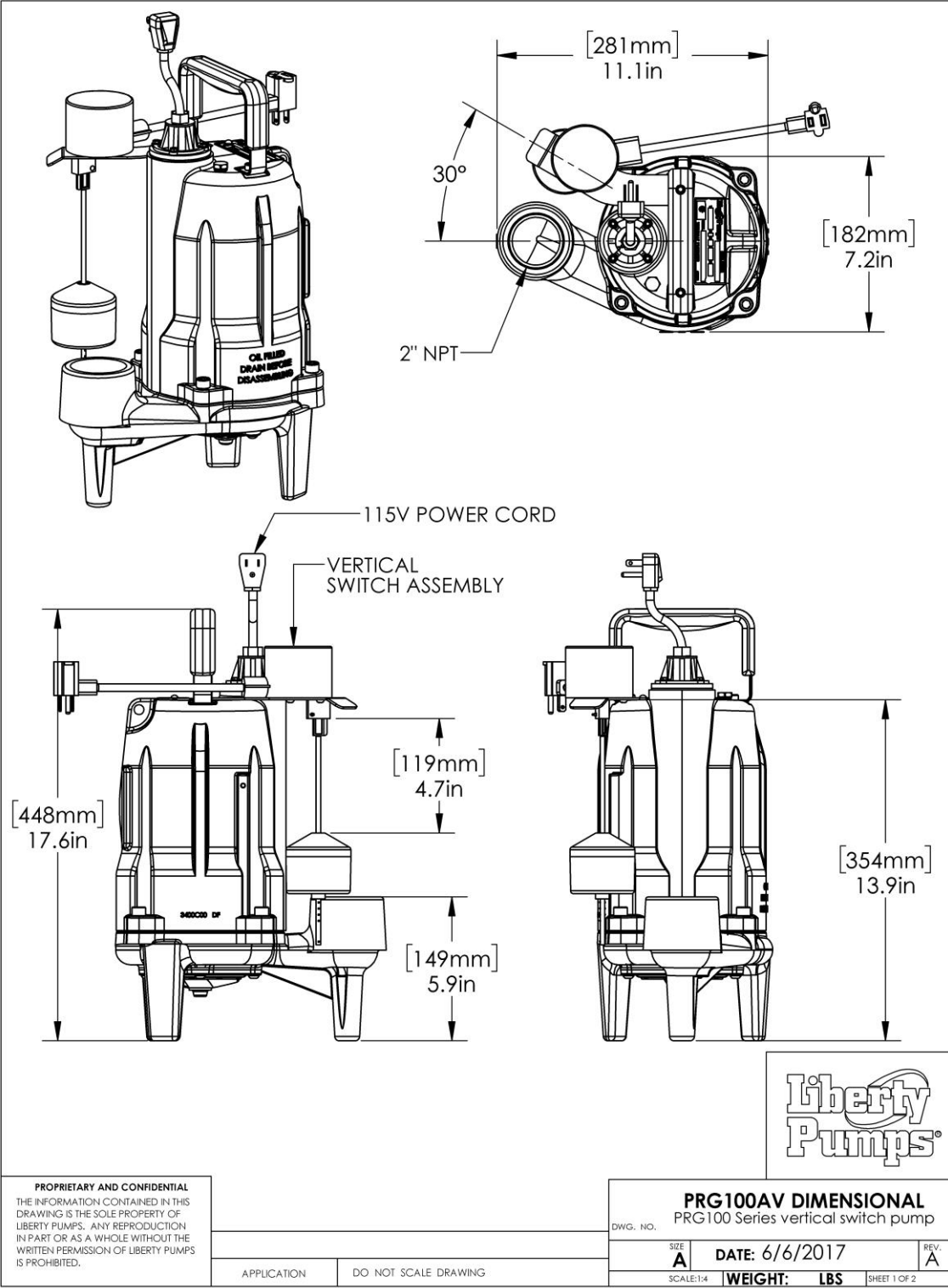
ProVore®



ProVore® PRG100 - Series Dimensional data







ProVore® PRG100 - Series Electrical data

MODEL	HP	VOLTAGE	PHASE	SF	FULL LOAD AMPS	LOCKED ROTOR AMPS	THERMAL OVERLOAD TEMP	STATOR WINDING CLASS	CORD LENGTH FT	DISCHARGE	AUTOMATIC
PRG101A	1	115	1	1.0	12	47.5	105°C 221°F	B	10	2" NPT	WIDE ANGLE
PRG101A-2	1	115	1	1.0	12	47.5	105°C 221°F	B	25	2" NPT	WIDE ANGLE
PRG101M	1	115	1	1.0	12	47.5	105°C 221°F	B	10	2" NPT	NO
PRG101M-2	1	115	1	1.0	12	47.5	105°C 221°F	B	25	2" NPT	NO
PRG101AV	1	115	1	1.0	12	47.5	105°C 221°F	B	10	2" NPT	VERTICAL SWITCH
PRG101AV-2	1	115	1	1.0	12	47.5	105°C 221°F	B	25	2" NPT	VERTICAL SWITCH
PRG102A	1	230	1	1.0	6	23.7	105°C 221°F	B	10	2" NPT	WIDE ANGLE
PRG102A-2	1	230	1	1.0	6	23.7	105°C 221°F	B	25	2" NPT	WIDE ANGLE
PRG102M	1	230	1	1.0	6	23.7	105°C 221°F	B	10	2" NPT	NO
PRG102M-2	1	230	1	1.0	6	23.7	105°C 221°F	B	25	2" NPT	NO

ProVore® PRG100 - Series Technical Data

IMPELLER	CAST IRON
PAINT	POWDER COAT
MAX LIQUID TEMP	60°C 140°F
MAX STATOR TEMP	105°C
THERMAL OVERLOAD	105°C 221°F
DISCHARGE SIZE	2" FNPT
POWER CORD TYPE	SJTW
MOTOR HOUSING	CLASS 25 CAST IRON
VOLUTE	CLASS 25 CAST IRON
SHAFT	303 SERIES S.S.
HARDWARE	STAINLESS
ORINGS	BUNA N
MECHANICAL SEAL	UNITIZED SILICON CARBIDE
MIN BEARING LIFE	50,000 HRS
CUTTER / CUTTER PLATE	V-SLICE® DESIGN, 440 STAINLESS STEEL ROCKWELL 58 C

ProVore® PRG100 - Series Specifications

1.01 OPERATING CONDITIONS:

Each submersible pump shall be rated at 1 hp _____ volts _____ phase 60 Hz. 3450 RPM. The unit shall produce _____ G.P.M. at _____ feet of total dynamic head.

The submersible pump shall be capable of handling residential sewage and grinding it to a fine slurry, enabling it to be pumped over long distances in pipelines as small as 1.25" in diameter. The PRG series single stage submersible pump shall have a shut-off head of 50 feet and a maximum flow of 28 GPM @ 30 feet of total dynamic head.

The pump shall be controlled with:

- _____ A piggy back style on/off float switch (Single Phase Only).
- _____ A NEMA 4X outdoor simplex control panel with three float switches and a high water alarm.
- _____ A NEMA 1 indoor simplex control panel with three float switches and a high water alarm.
- _____ A NEMA 4X outdoor duplex control panel with three float switches and a high water alarm.
- _____ A NEMA 1 indoor duplex control panel with three float switches and a high water alarm.
- _____ A NEMA 4X outdoor duplex control panel with four float switches and a high water alarm.
- _____ A NEMA 1 indoor duplex control panel with four float switches and a high water alarm.

2.01 CONSTRUCTION:



Each centrifugal grinder pump shall be equal to the c^{us} certified PRG Series Grinder pumps as manufactured by Liberty Pumps, Bergen NY. The castings shall be constructed of class 25 cast iron. The motor housing shall be oil filled to dissipate heat. Air filled motors shall not be considered equal since they do not properly dissipate heat from the motor. All mating parts shall be machined and sealed with a Buna-N o-ring. All fasteners exposed to the liquid shall be stainless steel. The motor shall be protected on the top side with sealed cord entry plate with molded pins to conduct electricity eliminating the ability of water to enter internally through the cord. The motor shall be protected on the lower side with a unitized hard face silicon carbide seal with stainless steel housings and spring.

The upper and lower bearing shall be capable of handling all radial thrust loads. The lower bearing shall have the additional ability to handle the downward axial thrust produced by the impeller and cutters. The pump shall be furnished with stainless steel handle having a nitrile grip.

3.01 ELECTRICAL POWER CORD

The submersible pump shall be supplied with 10 feet of multi-conductor power cord (25ft for PRG101/102A-2/PRG101AV-2 models). It shall be cord type SJTW (1-phase). The power cord shall be sized for the rated full load amps of the pump in accordance with the National Electric Code. The power cable shall not enter the motor housing directly but will conduct electricity to the motor by means of a water tight compression fitting cord plate assembly, with molded pins to conduct electricity. This will eliminate the ability of water to enter internally through the cord, by means of a damaged or wicking cord.

4.01 MOTORS

Single phase motors shall be oil filled, capacitor start / capacitor run, class B insulated NEMA B design, rated for continuous duty. At maximum load the winding temperature shall not exceed 105 degrees C unsubmerged. Since air filled motors are not capable of dissipating heat they shall not be considered equal. Single phase pump motors shall have an integral thermal overload switch in the windings for protecting the motor. On all single phase models, the capacitor circuit shall be mounted internally and motors shall have an integral solid state starting circuit switch for switching the start winding off.

5.01 SEALS

The pump shall have a unitized silicon carbide hard face seal with stainless steel housings and spring equal to Crane Type T-6a.

6.01 IMPELLER

The impeller shall be class 25 gray cast iron with pump out vanes on the back shroud to keep debris away from the seal area. It shall be keyed and bolted to the motor shaft.

7.01 CUTTER MECHANISM

The cutter and plate shall be of the V-Slice® design and consist of 440 stainless steel with a Rockwell C hardness of 55-60. The stationary cutter plate shall have specially designed orifices through it, which enable the slurry to flow through the pump housing at an equalized pressure and velocity. The stationary cutter shall consist of V shapes to maximize cutting action and arc shape exclusion slots to outwardly eject debris from under the rotary cutter. The rotary cutter shall have (2) blades and be designed with a recessed area behind the cutting edge to prevent the accumulation and binding of any material between rotary cutter and the stationary cutter. The cutting system must incorporate close tolerances for optimum performance. Ring or radial cutters, or those that grind on the outside circumference of shall not be considered equal.

8.01 CONTROLS

All single phase units can be supplied with CSA and UL approved automatic wide angle tilt float or pre-assembled HD vertical switches. The switches shall be equipped with piggy back style plug that allows the pump to be operated manually without the removal of the pump in the event that a switch becomes inoperable. Manual Pumps are operable by means of a pump control panel.

9.01 PAINT

The exterior of the casting shall be protected with Powder Coat paint.

10.01 SUPPORT

The pump shall have cast iron support legs, enabling it to be a free standing unit. The legs will be high enough to allow solids and long stringy debris to enter the cutter assembly.

11.01 SERVICEABILITY

Components required for the repair of the pump shall be shipped within a period of 24 hours.

12.01 TESTING

The pump shall have a ground continuity check and the motor chamber shall be Hi-potted to test for electrical integrity, moisture content and insulation defects. The motor and volute housing shall be pressurized, and an air leak decay test is performed to ensure integrity of the motor housing. The pump shall be run, voltage current monitored, and the tester checks for noise or other malfunction.

13.01 QUALITY CONTROL

The pump shall be manufactured in an ISO 9001 certified Facility.

14.01 WARRANTY

Standard limited warranty shall be 3 years.

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 September 10, 2020 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.

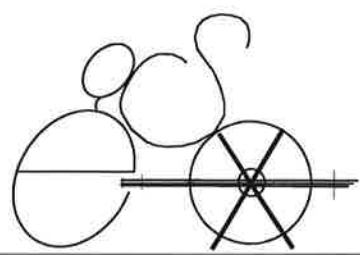
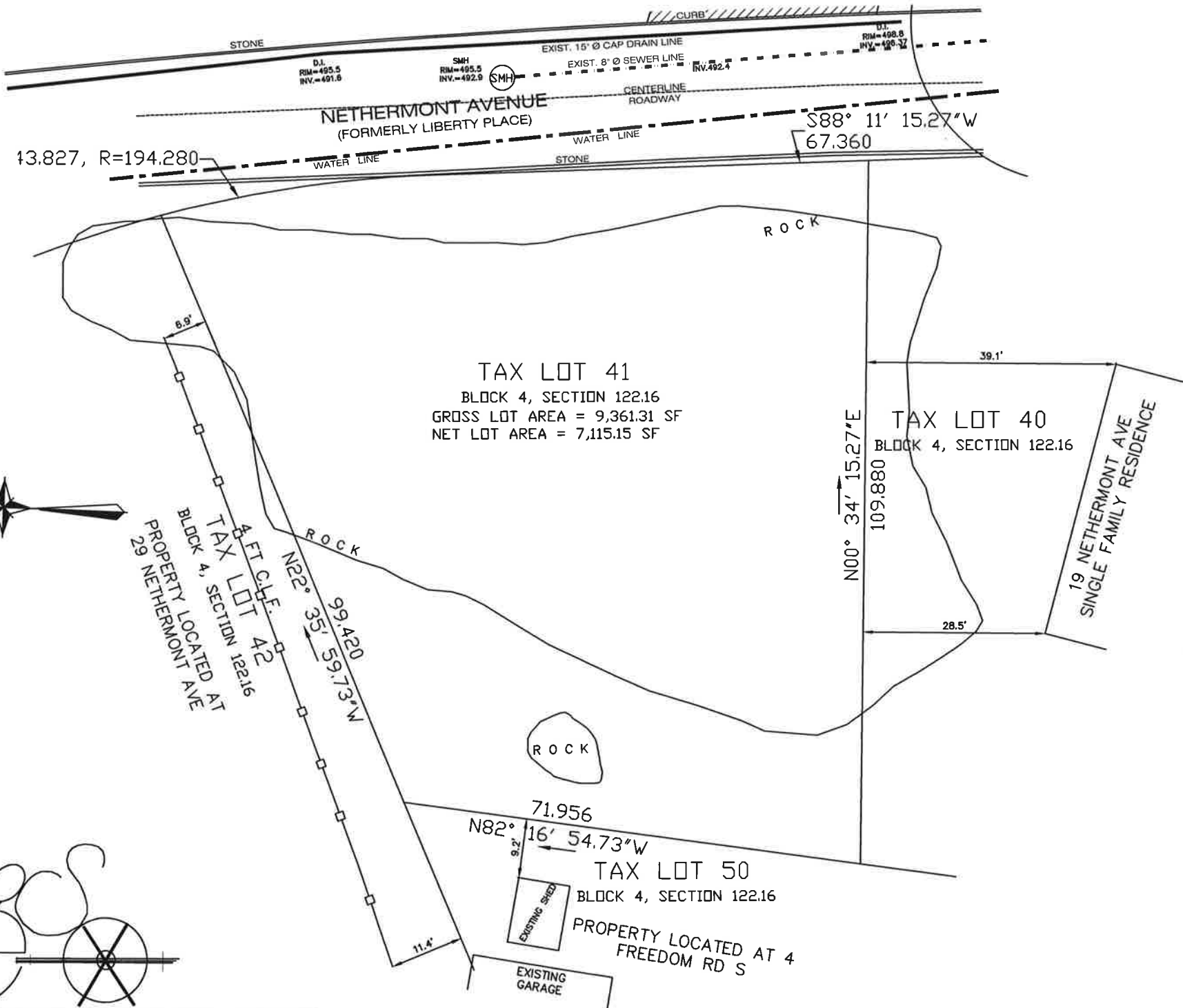
Unauthorized alteration or additions to the survey map is a violation of Section 7209 sub-section 2 of the New York State Education Law

NOT FOR TITLE TRANSFER

SURVEY OF 21 NETHERMONT AVE
 TAX ID: SECTION 122.16 BLOCK 4 LOT 41
 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'

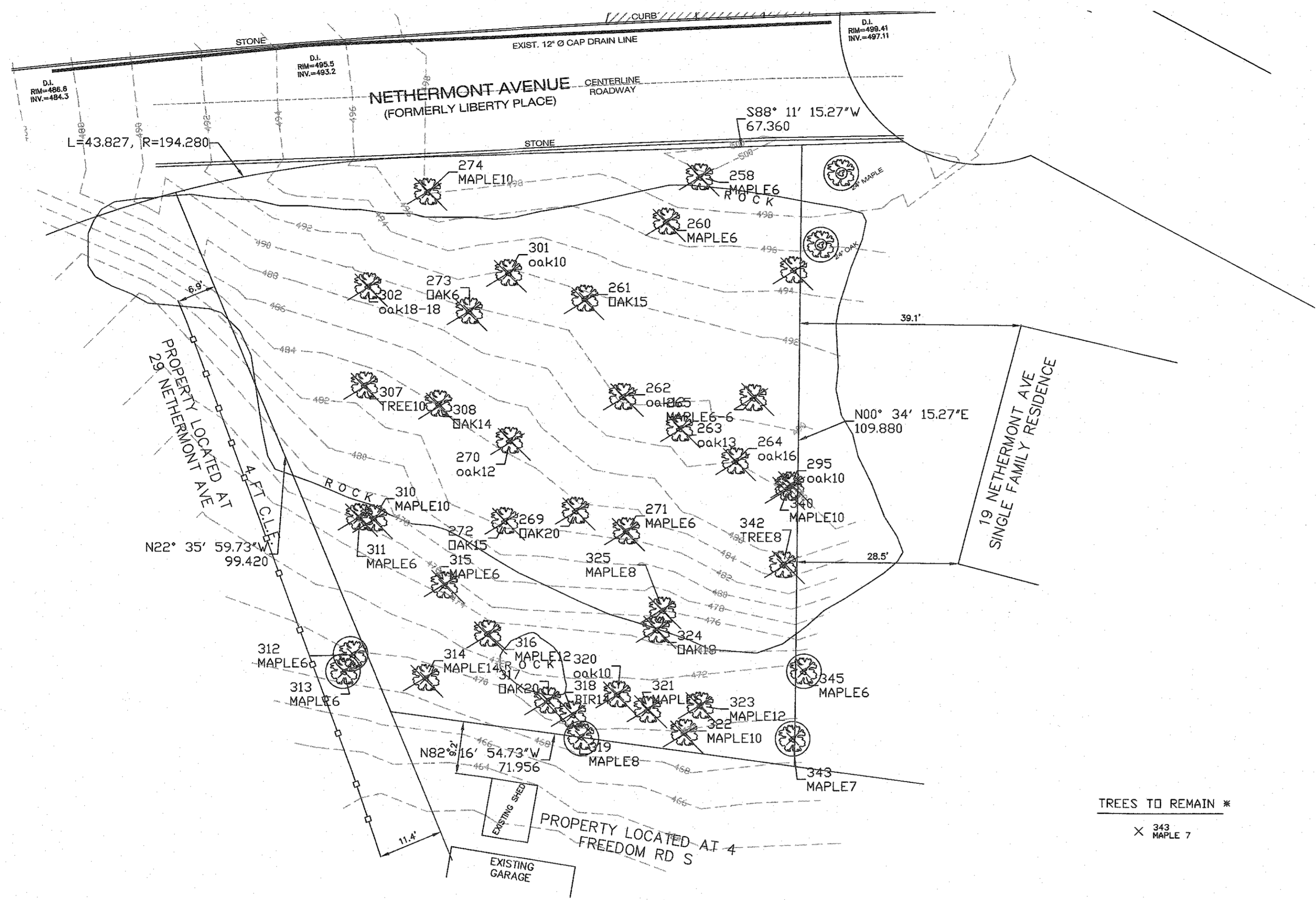
DATE: SEPTEMBER 10, 2020



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 POST
- ⊕ 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
- ⊕ TREE
- SIZE
- +242.5 EXIST. ELEV.
- +242.5 PROP'D ELEV.
- ⊕ TREE
- (TO BE REMOVED)
- III - III
- SILT FENCE
- OR HAYBALES AS REQ'D



TREES TO REMAIN *
 X 343 MAPLE 7

TREES TO REMOVE **			
258 MAPLE 6	269 DAK 20	308 DAK 14	319 MAPLE 8
259 DAK 24	270 oak 12	310 MAPLE 10	320 oak 10
260 MAPLE 6	271 MAPLE 6	311 MAPLE 6	321 MAPLE 6
261 DAK 15	272 DAK 15	314 MAPLE 14	322 MAPLE 10
262 oak 12	273 DAK 6	315 MAPLE 6	323 MAPLE 12
263 oak 13	274 MAPLE 10	316 MAPLE 12	324 DAK 18
264 oak 16	301 oak 10	317 DAK 20	325 MAPLE 8
265 MAPLE 6	302 oak 18	318 BEECH 14	

Total Removal
 263 cal. inch

** Removals due to construction & proposed development including: Excavation, trenching, filling, grading, stormwater requirements, etc.

JOB NUMBER: R.D.187-74 CAD 2018

NOTES:

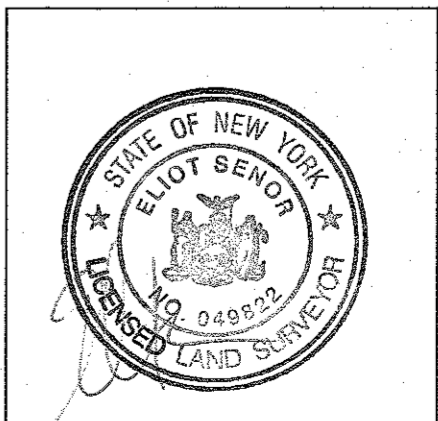
Locations, sizes and descriptions of all utilities are based on field survey location of surface appurtenances and available record plate data. Same is subject to scale and method limitations. Exact location for existing service installations may require verification by the respective utility companies (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.

NO.	DATE	DESCRIPTION	BY
2	04/11/2021	PB COMMENTS	GC
1	12/11/2020	FPRC DET. LETTER	GC

EXISTING CONDITIONS,
 TOPOGRAPHICAL SURVEY,
 TREE REMOVALS

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.

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" = 15'	
DATE: SEPTEMBER 10, 2020	
DRAWN BY: GC	CHECKED BY: ES.

TR - 1

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

- SYMBOLS LEGEND**
- ☐ CATCH BASIN
 - ☐ DRAIN INLET
 - UTILITY POLE
 - SIGN POST
 - ⊕ HYDRANT
 - ⊕ WATER VALVE
 - ⊕ GAS VALVE
 - ⊕ LIGHT POLE
 - ⊕ TRAFFIC POLE
 - ① TELE. MANHOLE
 - ⊕ ELECTRIC BOX
 - ⊕ SEWER MANHOLE
 - ⊕ WATER MANHOLE
 - ⊕ ELECTRIC MANHOLE
 - ⊕ DRAIN MANHOLE
 - ⊕ MANHOLE
 - ⊕ MONITORING WELL
 - ⊕ VALVE
 - ⊕ 14 TREE
 - SIZE
 - +242.5 EXIST. ELEV.
 - +242.5 PROP'D ELEV.
 - ⊕ 14 TREE
 - (TO BE REMOVED)
 - III - III - III
 - SILY FENCE
 - OR HAYBALES AS REQ'D

NOTES:

- See Stormwater Plan for Erosion Control Details.
- See Stormwater Plan for Erosion Control notes.
- All Landscaping and Tree Documentation Attached to submittal and provided by licensed Landscape Architect

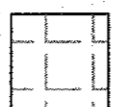


DEFINITION:

STEEP SLOPE
A natural geographical area, whether on one or more lots, which has a ratio of vertical distance to horizontal distance of 25% or greater over a horizontal area measuring at least 25 feet in all directions.

LOT AREA, NET
Lot area minus 75% of the area of any wetlands, water bodies, and watercourses, but excluding any adjacent areas, all as defined in Chapter 340, Wetlands and Watercourse Protection, of the Town Code, and the area of any steep slopes, as defined herein, except that in the case of one-family lots, the deduction for steep slopes shall be only 50%.

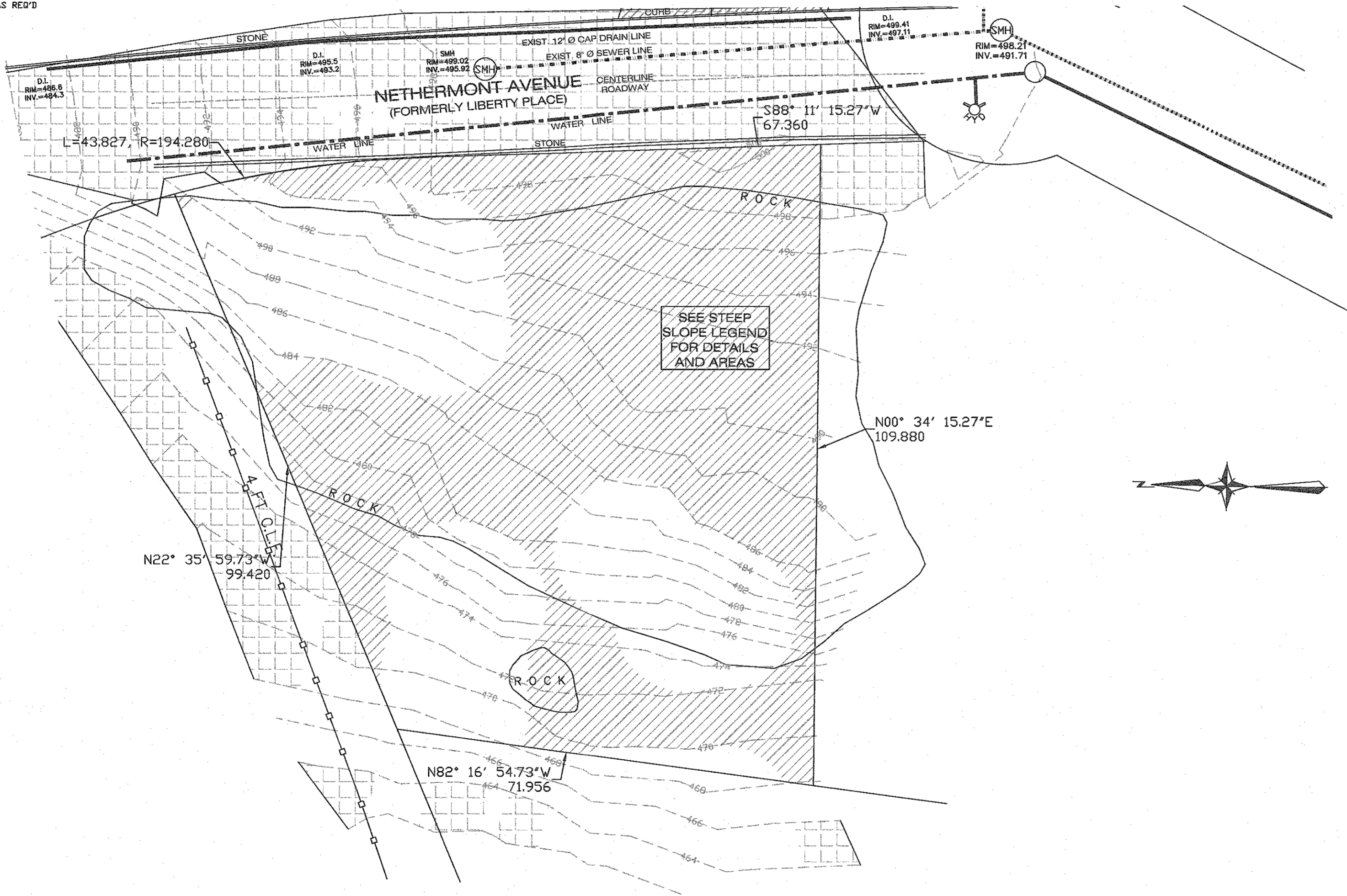
All Landscape Architecture and Arborist work performed by:
WALTER G. NESTLER P.C.
ISA Certified Arborist No. NY-5737A / ISA # 208644
Landscape Architect ASLA
511 Bolton Avenue
Bronx, New York 10473-2901
Tel. & FAX: (718) 842-5356
e-mail: wgnestler@aol.com

STEEP SLOPE LEGEND

-  SLOPES < 25% Located Outside Property Lines Which Were Used in Calculating Steep Slope Numbers
-  Area that DOES NOT meet the Steep Slope Criteria stated below = 5,730.68 SF
-  STEEP SLOPE AREA = Area of Slopes having a ratio of vertical distance to horizontal distance of 25% or greater over a horizontal area measuring at least 25 feet in all directions = 3,630.62 SF

GROSS LOT AREA = 9,361.3 sq.ft.

ALL STEEP SLOPE AREA WILL BE DISTURBED



NOTES:

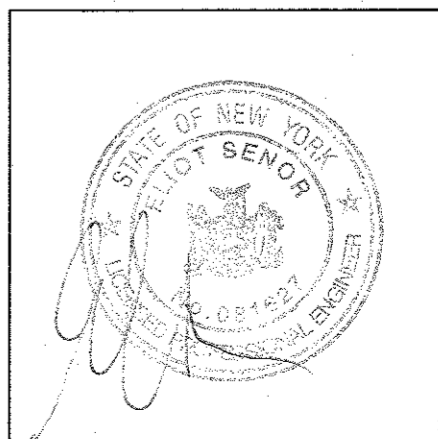
Locations, sizes and descriptions of all utilities are based on field survey location of surface appurtenances and available record plate data. Same is subject to scale and method limitations. Exact location for existing service installations may require verification by the respective utility companies (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	04/11/2021	PB Comments	GC
1	12/11/2020	HPRC DET. LETTER	GC

EXISTING CONDITIONS, TOPOGRAPHICAL SURVEY & STEEP SLOPE ANALYSIS

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.

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" = 15'	
DATE: SEPTEMBER 10, 2020	
DRAWN BY: GC	CHECKED BY: ES.

TS - 1

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 settling period of one to three months prior to the system installation. Additional percolations are required after the settling 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 (1-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.
- proper construction of all walls four (4) feet and greater in height shall be certified by the Design Professional prior to issuance of a Certificate of Occupancy.

ZONING TABLE - 21 NETHERMONT AVE

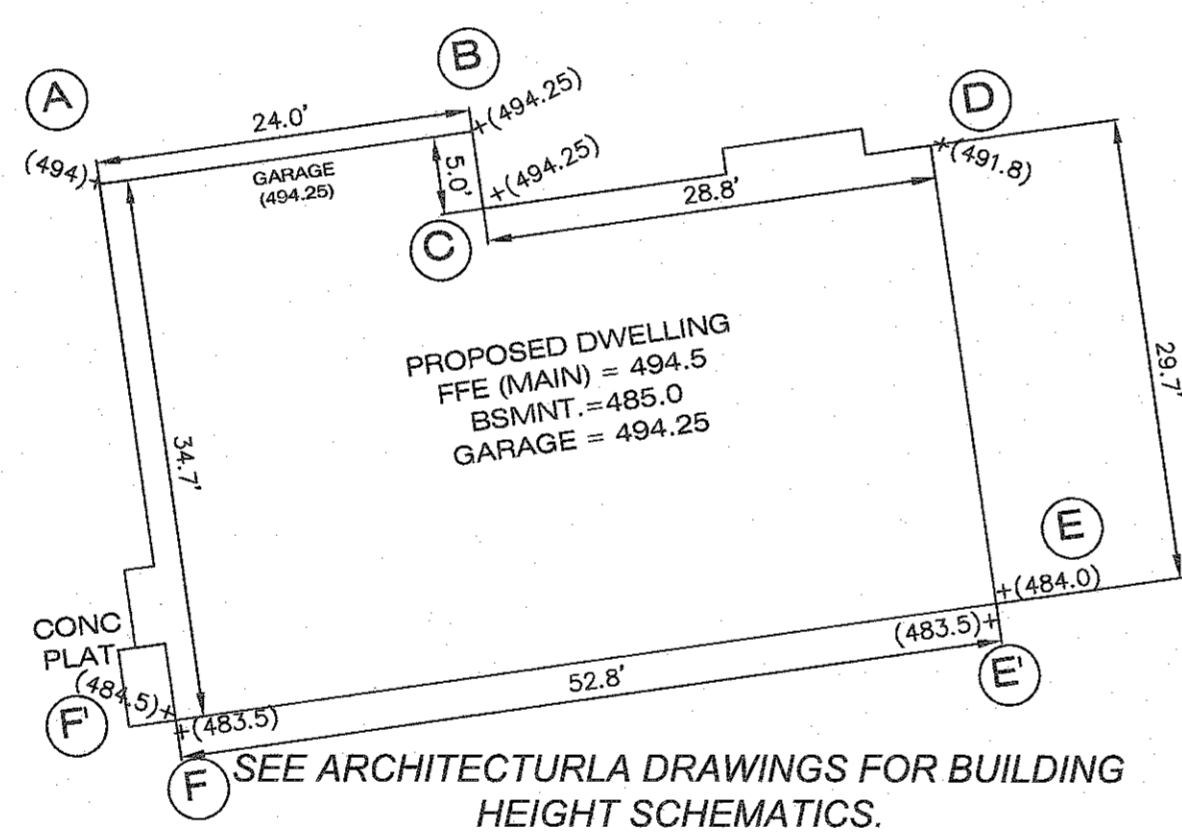
ZONE: SINGLE FAMILY RESIDENCE DISTRICT "R-5"
TOTAL LOT AREA: 0.21 Acres (9,361.31 SF)

DESCRIPTION	MIN/REQUIRED	PROPOSED
MINIMUM LOT AREA	5000 SF	9,361.31 SF
75% WETLAND AREA	-	N/A SF
50% STEEP SLOPE AREA	-	1,815.31 SF
NET LOT AREA	-	7,546.00 SF
MIN LOT FRONTAGE	50 FT	111.25 FT
MIN LOT WIDTH	50 FT	91.6 (AVG) FT
MIN LOT DEPTH	100 FT	105 (AVG) FT
FRONT YARD SETBACK	30 FT	30.0 FT
SIDE SETBACK	8 FT	14.5 FT
SECOND SIDE SETBACK	Total Both Sides - 18 FT	16.0 FT
REAR YARD SETBACK	30 FT	30.0 FT
OFF-STREET PARKING	2 EA	2.0 EA
OFF-STREET LOADING	1 EA	1.0 EA
MAX BUILDING HEIGHT (AVG GRADE TO MID ROOF)	30 FT	25.87 FT
MAX BUILDING HEIGHT (HIGHEST SECTION PLANE)	35 FT	33.25 FT

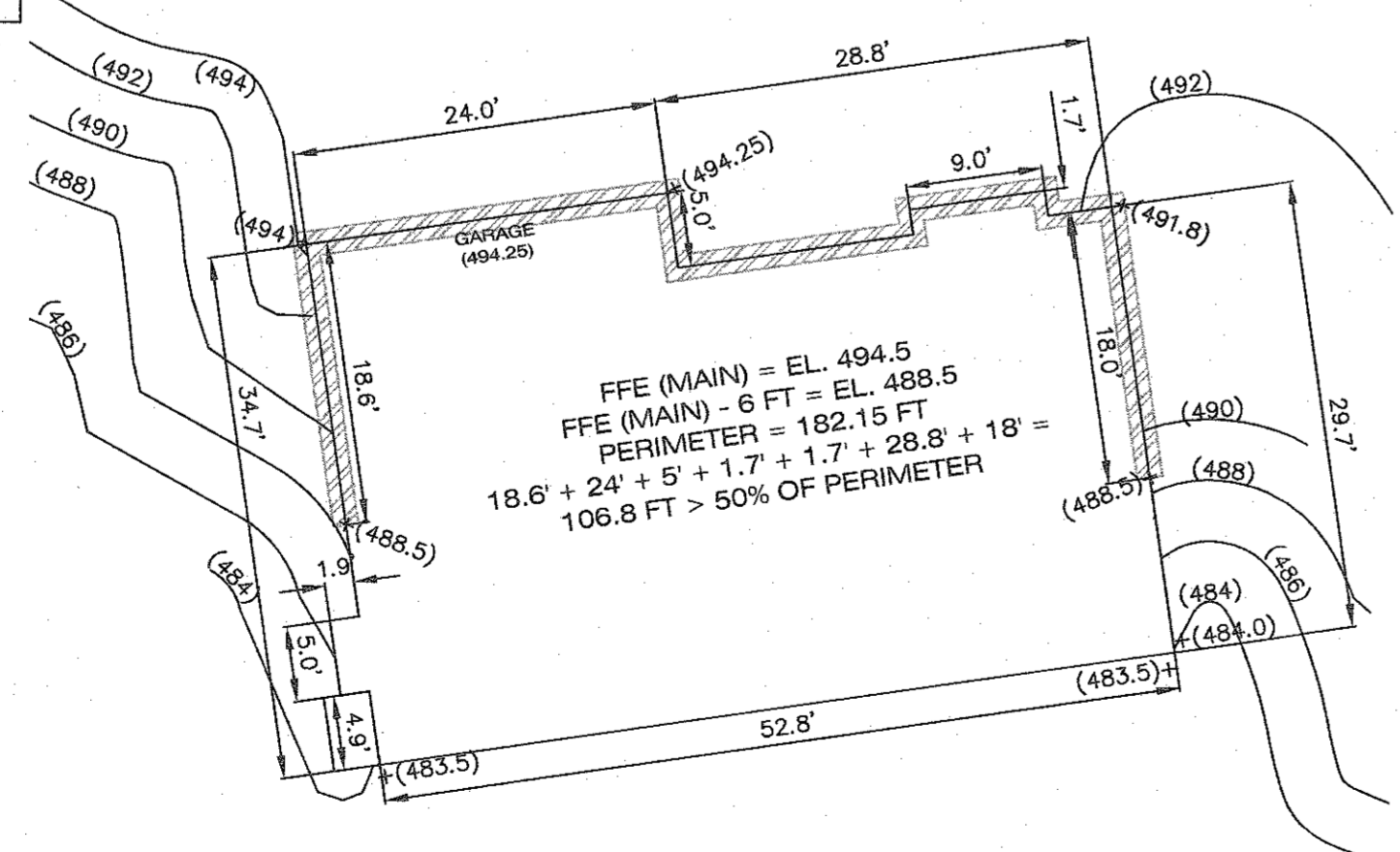
AVERAGE GRADE EXHIBIT AND CALCULATIONS

Average Grade calculations for 21 Nethermont Road

LOCATION	front	ELEV 1	ELEV 2	AVG ELEV	DISTANCE	AVG ELEV X DIST
A - B		494	494.25	494.125	24	11859
B - C		494.25	494.25	494.25	5	2471.25
C - D		494.25	491.8	493.025	28.83	14213.91075
right side						
D - E		491.8	484	487.9	29.66	14471.114
rear						
E' - F		483.5	483.5	483.5	52.83	25543.305
left side						
F' - A		484.5	494	489.25	34.75	17001.4375
sum of distance X avg elev						85561.9611
sum of distance						175.07
AVG GRADE					488.73	



FIRST FLOOR EL. > 6FT ABOVE FINISHED GRADE FOR > 50% OF PERIMETER



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 all 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 rye or remove from site within two days.

INSPECTION BY MUNICIPALITY

- 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.

DRAINAGE CALCULATIONS

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

Pre-Development 100 Year Storm

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

For purposes of calculations the entire lot area was used. Runoff for pre-development is 1.70 cfs. using a 100 year storm. (9.23 inch rainfall).

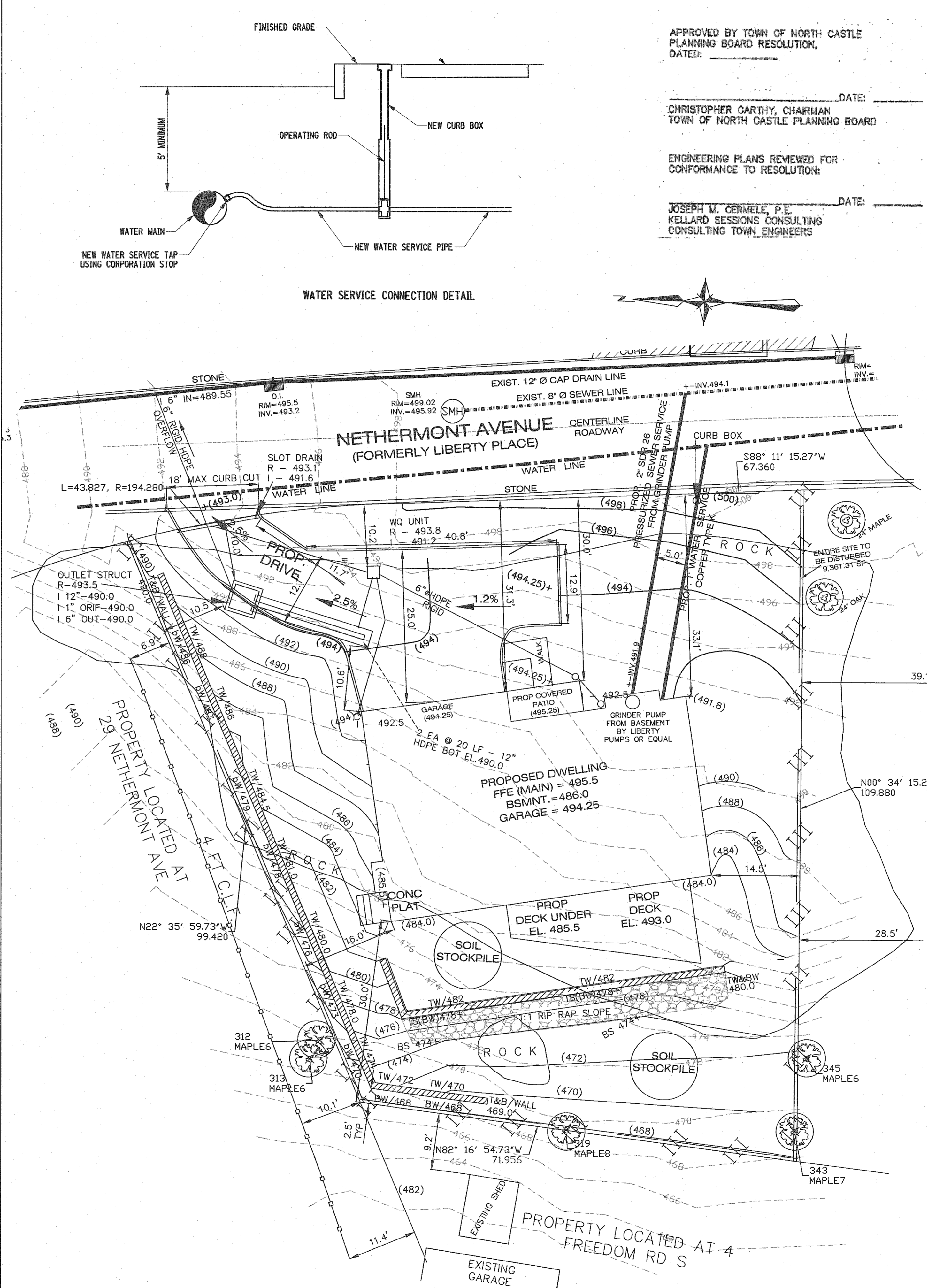
Post-Development 100 Year Storm

Runoff is to be mitigated by one system. The system is 40 L.F. of 12" HDPE which will be connected to the home and driveway (see diagrams). The outlet structures will control the outflow of the system. The entire system has been calculated to show that the outflow to the village system will be approximately 1.64 cfs.

Table Stormwater Runoff

Design Storm (yr)	Total Pre-Development Peak Runoff (cfs)	Total Post-Development Peak Runoff (cfs) basin
100	1.70	1.64

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



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

CHRISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

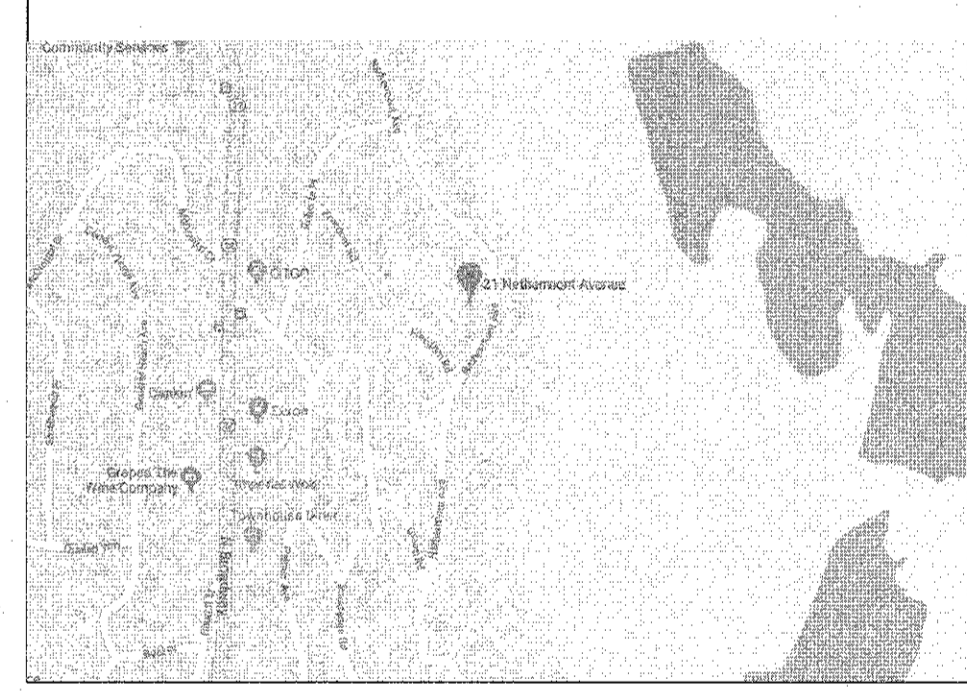
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION: _____

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
- PROPOSED GRADE
- TREE
- TREE SIZE
- TREE TO BE REMOVED
- SILT FENCE or HAYBALES AS REQ'D

LOCATION MAP

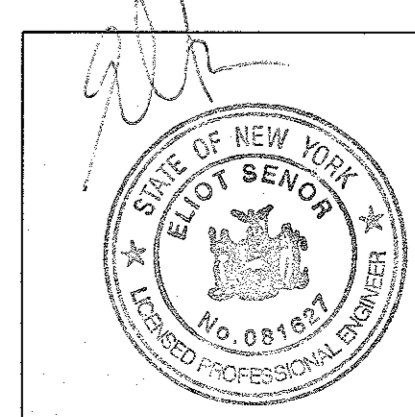


NO	DATE	DESC	BY
3	04/11/2021	REV PB COMMENTS	GC
2	03/06/2021	REMOVE PUMP SYSTEM	GC
1	12/11/2020	RPRC DET LETTER	GC

STORMWATER POLLUTION PREVENTION PLAN & EROSION CONTROL DRIVEWAY OPTION 1

PREPARED FOR: DINO DELAURENTIS
ADDRESS: 21 NETHERMONT AVE
NORTH CASTLE, NY (WHITE PLAINS P.O.)
TAX ID: SECTION 122.16 - TAX BLOCK 4 - LOT 41
SITUATED IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

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



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

SW-1

GENERAL INFORMATION AND NOTES:

- THE SITE REQUIRES APPROXIMATELY 275 C.Y. OF FILL
- THERE IS 18 C.Y. OF FILL PER TRUCK LOAD
- THE SITE REQUIRES APPROXIMATELY 15 TRUCK LOADS OF FILL.
- EACH TRUCK WILL TAKE APPROXIMATELY 8 MINUTES TO DUMP AND PULL OFF.
- 2 FLAG MEN MUST BE PRESENT AT ALL TIMES DURING DELIVERIES OF FILL IN ORDER TO ENSURE NO ISSUES WITH TRAFFIC FROM EITHER DIRECTION (NORTH OR SOUTH) ON NETHERMONT AVE.
- FILL DELIVERIES TO BE PERFORMED BETWEEN THE HOURS OF 10AM AND 2PM WHEN TRAFFIC IS AT ITS MINIMUM.
- PLEASE NOTE, THE FOUNDATION DOES NOT GET POURED UNTIL RETAINING WALLS ARE CONSTRUCTED AND BACK FILLED TO THEIR APPROXIMATE PROPOSED GRADE ELEVATIONS.
- ALL COMPACTION OF THE FILLED AREAS MUST BE IN ACCORDANCE WITH SECTION 203-3.12 OF THE NYSDOT STANDARD SPECIFICATIONS. NOT LESS THAN 90% OF STANDARD PROCTOR MAXIMUM DENSITY SHALL BE ATTAINED AND NOT LESS THAN 95% FOR SUBGRADE AREAS. LIFT THICKNESS AND METHOD OF COMPACTION MUST BE IN ACCORDANCE WITH SECTION 203-3.12 (B) AND APPROVED BY DESIGN ENGINEER ONCE THE COMPACTION EQUIPMENT IS PROVIDED BY THE CONTRACTOR.

STAGE 1: DIAGRAM A

ASSUMING ALL EROSION CONTROL AND PERMITS/APPROVALS HAVE BEEN OBTAINED, THE FILL DELIVERY/STAGING PLAN IS AS FOLLOWS:

- 1) PERFORM ALL TREE REMOVALS, INCLUDING REMOVAL OF STUMPS.
- 2) BRING 4-5 TRUCK LOADS OF FILL INITIALLY TO LEVEL OUT THE PROPOSED DRIVEWAY AREA WHICH WILL BE USED AS THE TRUCK ENTRANCE/TURN AROUND/DUMPING AREA.
- 3) PREP THE CONSTRUCTION ENTRANCE AREA SHOWN ACCORDING TO THE CONSTRUCTION ENTRANCE DETAIL AND MAKE SURE IT IS STABLE AND FLAT ENOUGH FOR THE DUMP AND DELIVERY TRUCKS TO MANEUVER.
- 4) NEXT THE FIRST TIER OF THE RETAINING WALL WILL BE CONSTRUCTED IN ITS ENTIRETY.
- 5) ON COMPLETION OF THE CONSTRUCTION OF REAR MOST RETAINING WALL, THE FILL DELIVERIES MAY BEGIN, ACCORDING TO DIAGRAM A NOTES.
- 6) AT NO TIME WILL STOCKPILES OF SOIL BE LEFT STAGNANT AT ANY POINT THROUGHOUT THE OPERATION, THE CONTRACTOR IS TO SPREAD THE FILL IMMEDIATELY ON DELIVERY AS DESCRIBED ON THIS PLAN SHEET.

STAGE 2: DIAGRAM B

- 1) THE SECOND TIER OF THE RETAINING WALL WILL BE CONSTRUCTED IN ITS ENTIRETY.
- 2) ON THE COMPLETION OF THE WALL CONSTRUCTION, UTILIZING THE SAME CONSTRUCTION ENTRANCE THAT WAS ESTABLISHED DURING STAGE 1, THE FILL DELIVERIES FOR THE BACKFILL OF THE SECOND TIER OF THE WALL WILL BEGIN.
- 3) AFTER THE DUMP TRUCK PULLS IN WITH THE FILL MATERIAL, AND REVERSES TO DUMP IT IN THE LOCATION SHOWN, A FRONT LOADER OR MACHINE OF THE SITE WORK CONTRACTORS CHOICE WILL BE USED TO MOVE THE MATERIAL TO THE REAR YARD BEGINNING AT THE SOUTH END OF THE REAR YARD AND WORKING THEIR WAY TO THE NORTH END OF THE REAR YARD WITH THE BACK FILL.
- 4) AT NO TIME WILL STOCKPILES OF SOIL BE LEFT STAGNANT AT ANY POINT THROUGHOUT THE OPERATION, THE CONTRACTOR IS TO SPREAD THE FILL IMMEDIATELY ON DELIVERY AS DESCRIBED ON THIS PLAN SHEET.

STAGE 3:

- 1) ON COMPLETION OF STAGE 2, THE CONTRACTOR MAY BEGIN THE FOUNDATION INSTALLATION AND REMAINING FILL AND SITE WORK ASSOCIATED WITH THE SIDE YARDS AND FRONT YARDS OF THE PROPERTY.

DIAGRAM A

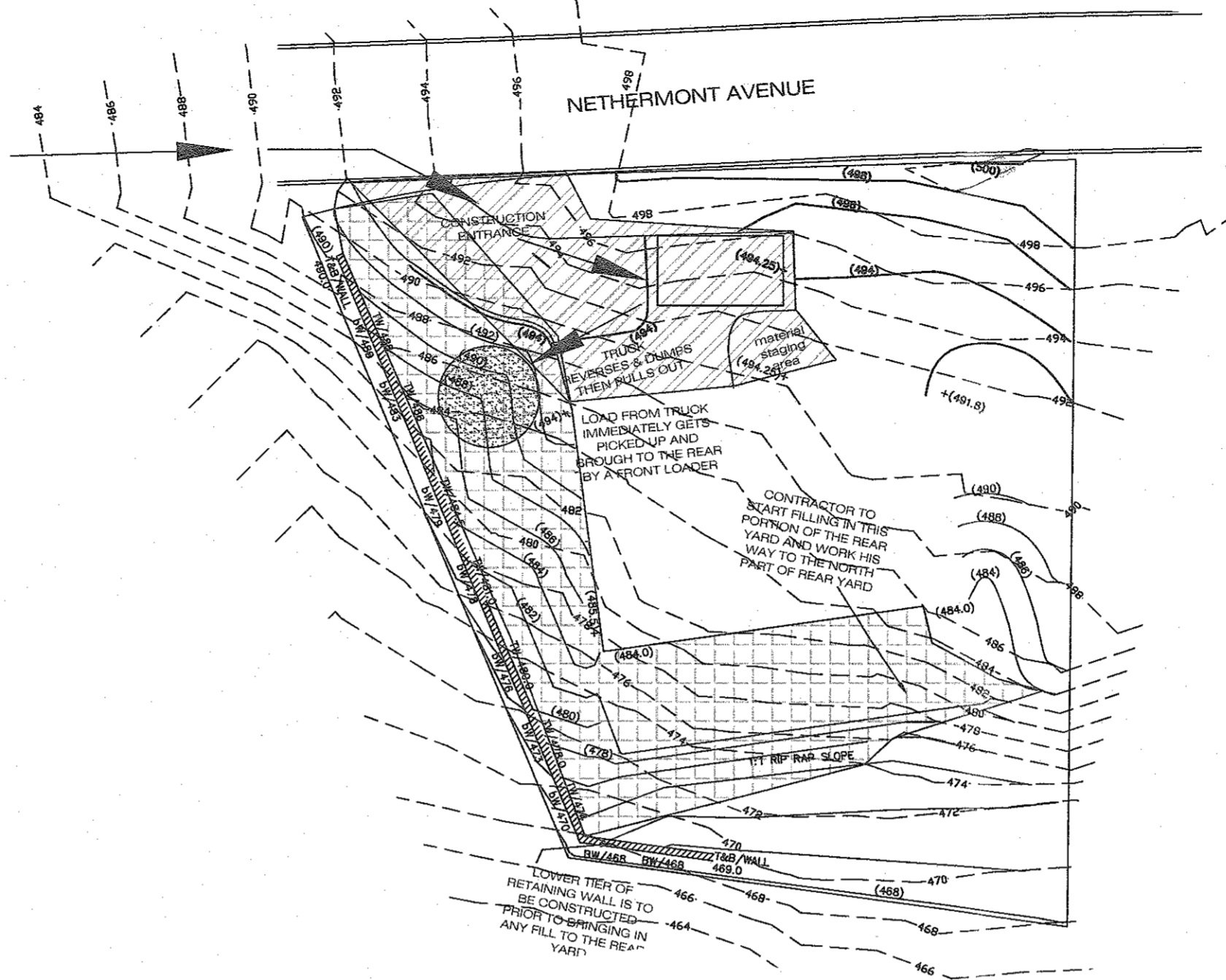
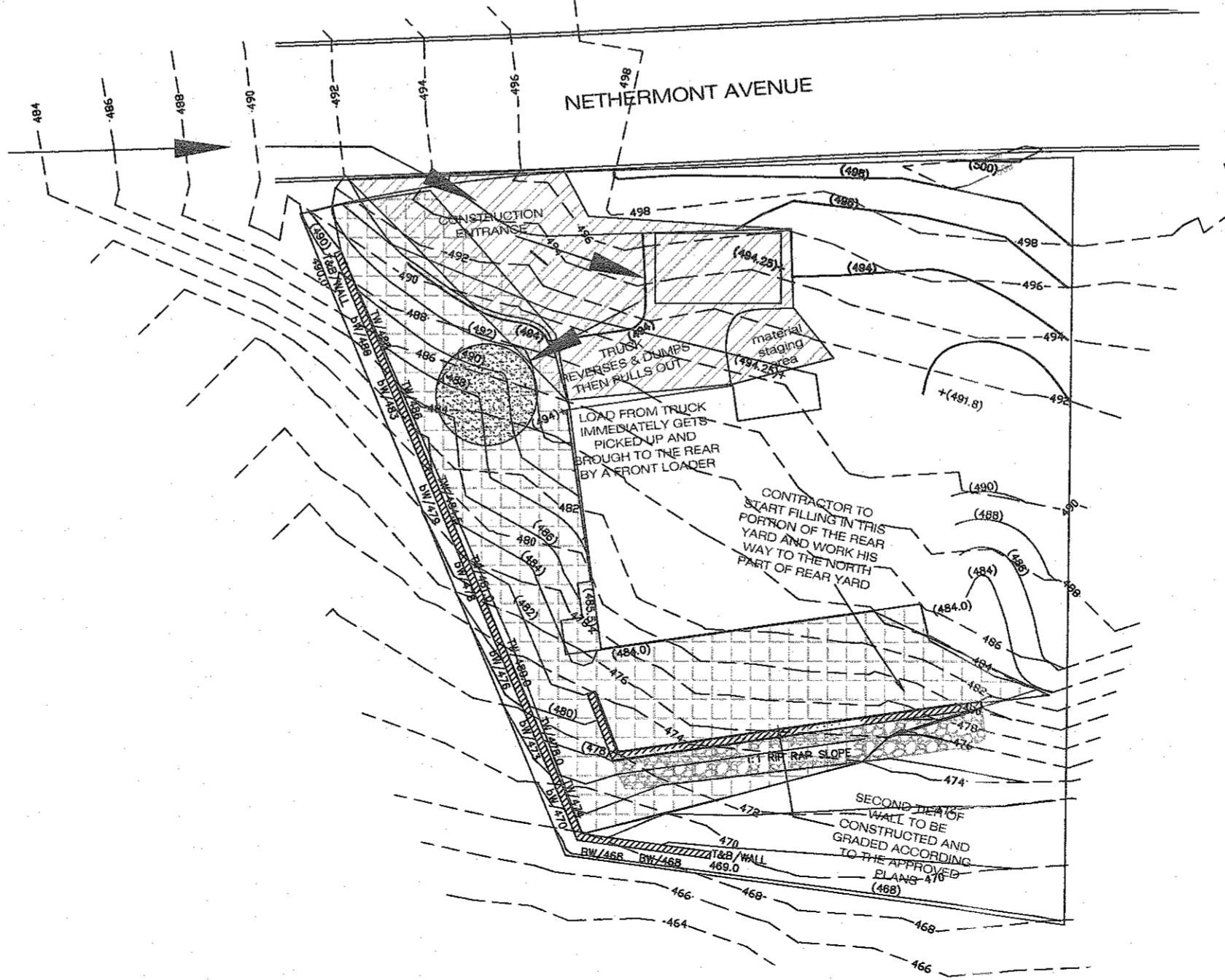


DIAGRAM B



JOB NUMBER: R.D.187-74 CAD 2018

NOTES:

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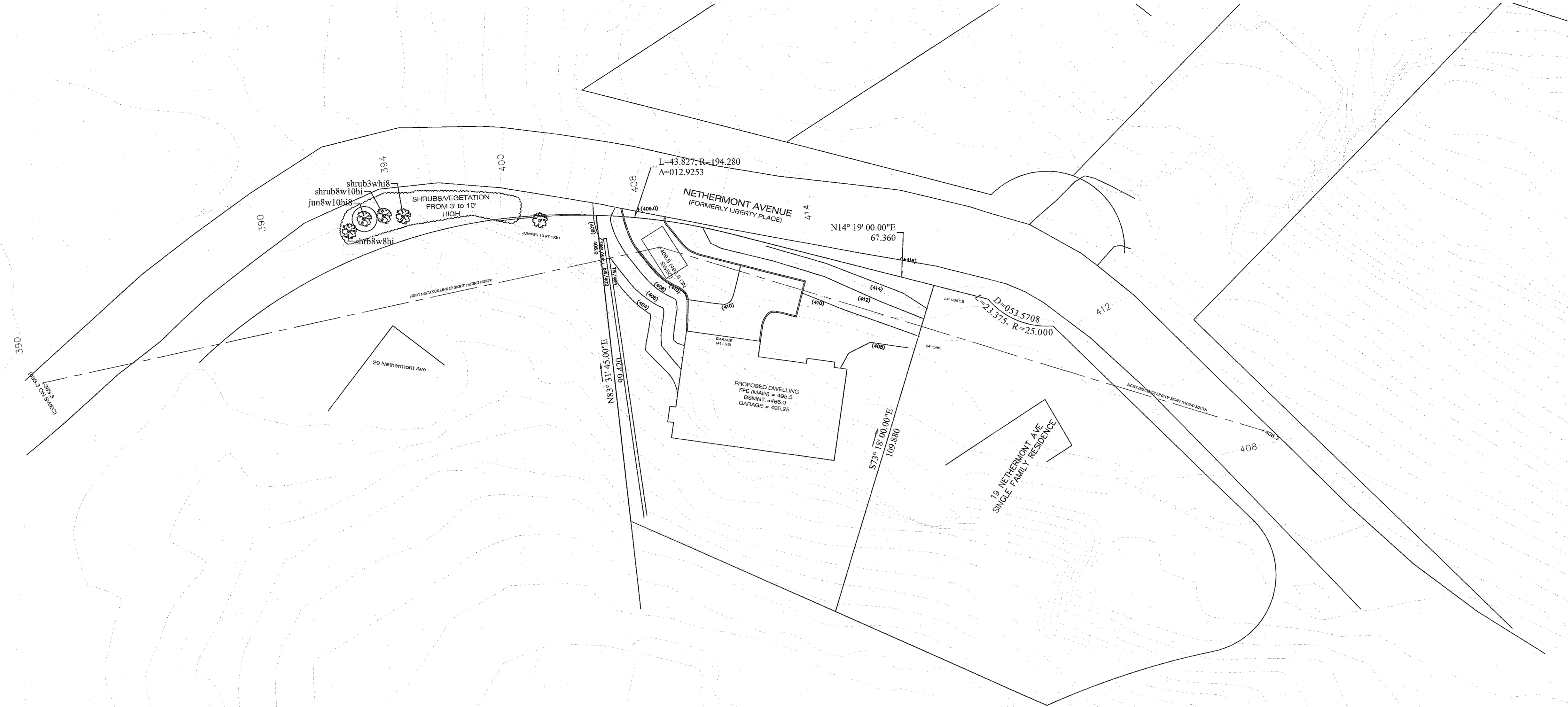
1	04/11/2021	PB COMM	GC

FILL DELIVERY AND MATERIAL STAGING

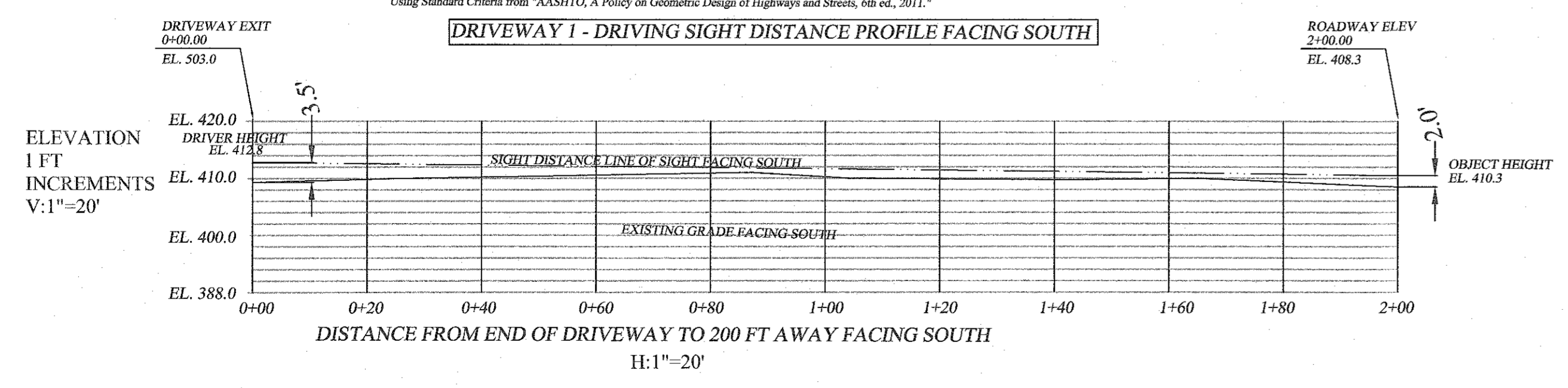
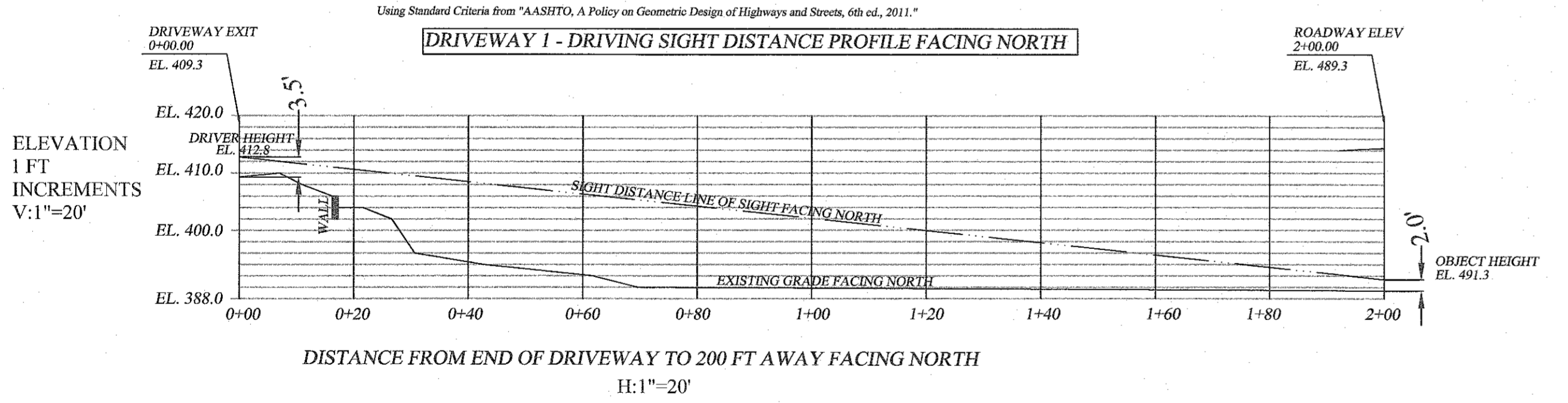
TAX ID: SECTION 122.16
 BLOCK 4 LOT 7
 AS SHOWN ON THE OFFICIAL TAX MAP OF
 NORTH CASTLE
 LOCATED IN THE
 TOWN OF NORTH CASTLE
 P.O. BOX: WHITE PLAINS, NY
 WESTCHESTER COUNTY, NEW YORK.

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" = 20'
 DATE: DECEMBER 11, 2020
 DRAWN BY: GC
 CHECKED BY: ES.
 FS - 1
 SHEET 6 of 6



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



NO	DATE	DESC	BY
REVISIONS			

SIGHT DISTANCE ANALYSIS DRIVEWAY - OPTION 1

PREPARED FOR: DINO DELAURENTIS

ADDRESS: 21 NETHERMONT AVE
NORTH CASTLE, NY (WHITE PLAINS P.O.)

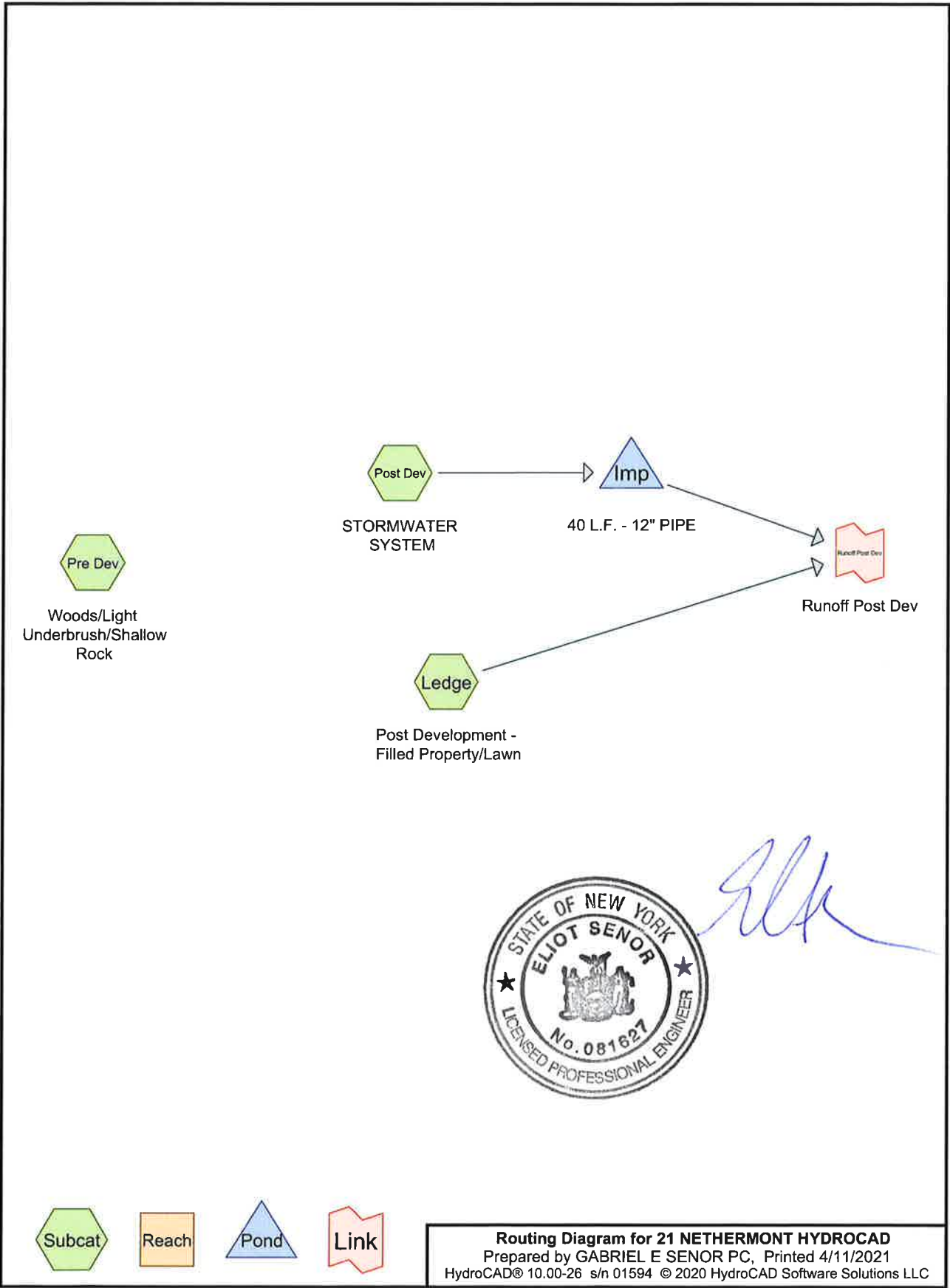
TAX ID: SECTION 122.16 - TAX BLOCK 4 - LOT 41

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

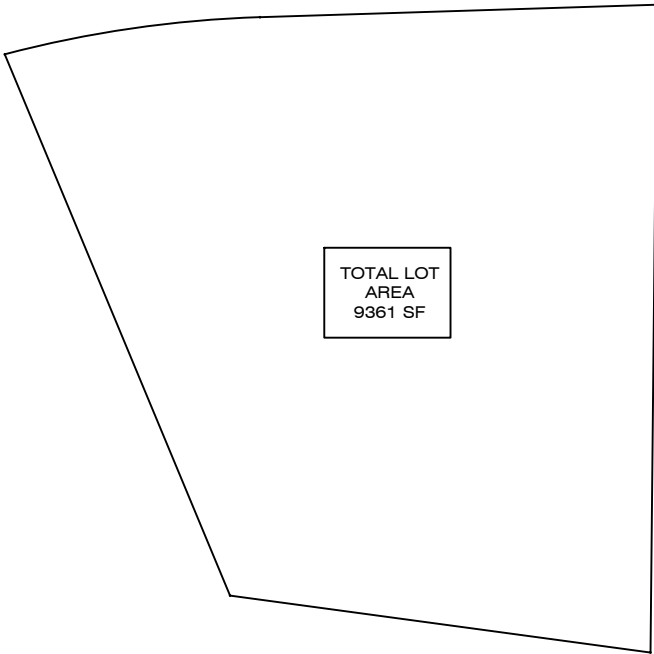
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GABRIEL E. SENOR, P.C.
CONSULTING ENGINEER LAND SURVEYORS
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
• (914) 422-0070 FAX 422-3009

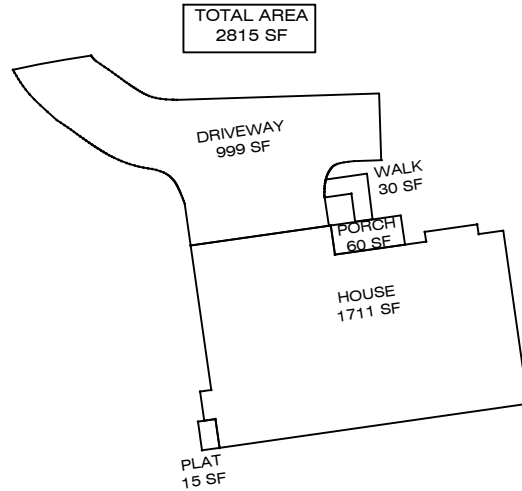
	SCALE: AS SHOWN
	DATE: APRIL 01, 2021
DRAWN BY: GC	CHECKED BY: ES.
SD-1	



1 - PRE DEVELOPMENT



2 - POST DEVELOPMENT FRONT YARD SYSTEM



NOTE: DECK IS EXCLUDED FROM THE FRONT YARD SYSTEM BUT INCLUDED IN THE SURFACE RUNOFF

3 - POST DEVELOPMENT SURFACE RUNOFF

TOTAL LOT AREA - POST DEVELOPMENT FRONT YARD SYSTEM AREA = POST DEVELOPMENT SURFACE RUNOFF AREA
9361 SF - 2815 SF = 6546 SF

POST DEVELOPMENT SURFACE RUNOFF AREA
6546 SF

SEE HYDROCAD CALCULATIONS TO SEE WHERE EACH AREA WAS APPLIED

21 NETHERMONT HYDROCAD

Prepared by GABRIEL E SENOR PC

Printed 4/11/2021

HydroCAD® 10.00-26 s/n 01594 © 2020 HydroCAD Software Solutions LLC

Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.065	98	Impervious Area Constructed (Post Dev)
0.365	83	Woods, Poor, HSG D (Ledge, Pre Dev)
0.430	85	TOTAL AREA

21 NETHERMONT HYDROCAD

Prepared by GABRIEL E SENOR PC

Printed 4/11/2021

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Page 3

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.365	HSG D	Ledge, Pre Dev
0.065	Other	Post Dev
0.430		TOTAL AREA

21 NETHERMONT HYDROCAD

Prepared by GABRIEL E SENOR PC

Printed 4/11/2021

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Page 4

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	0.000	0.000	0.000	0.065	0.065	Impervious Area Constructed	Post Dev
0.000	0.000	0.000	0.365	0.000	0.365	Woods, Poor	Ledge , Pre Dev
0.000	0.000	0.000	0.365	0.065	0.430	TOTAL AREA	

21 NETHERMONT HYDROCAD

NRCC 24-hr C 100 year Rainfall=9.23"

Prepared by GABRIEL E SENOR PC

Printed 4/11/2021

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Page 5

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=6,546 sf 0.00% Impervious Runoff Depth>7.15"
Flow Length=124' Tc=6.4 min CN=83 Runoff=1.23 cfs 0.090 af

Subcatchment Post Dev: STORMWATER Runoff Area=2,815 sf 100.00% Impervious Runoff Depth>8.99"
Flow Length=35' Slope=0.0500 '/ Tc=0.3 min CN=98 Runoff=0.68 cfs 0.048 af

Subcatchment Pre Dev: Woods/Light Runoff Area=9,361 sf 0.00% Impervious Runoff Depth>7.15"
Flow Length=126' Tc=7.6 min CN=83 Runoff=1.70 cfs 0.128 af

Pond Imp: 40 L.F. - 12" PIPE Peak Elev=491.21' Storage=31 cf Inflow=0.68 cfs 0.048 af
Outflow=0.68 cfs 0.048 af

Link Runoff Post Dev: Runoff Post Dev Inflow=1.64 cfs 0.138 af
Primary=1.64 cfs 0.138 af

Total Runoff Area = 0.430 ac Runoff Volume = 0.266 af Average Runoff Depth = 7.43"
84.96% Pervious = 0.365 ac 15.04% Impervious = 0.065 ac

21 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 - Filled Property/Lawn

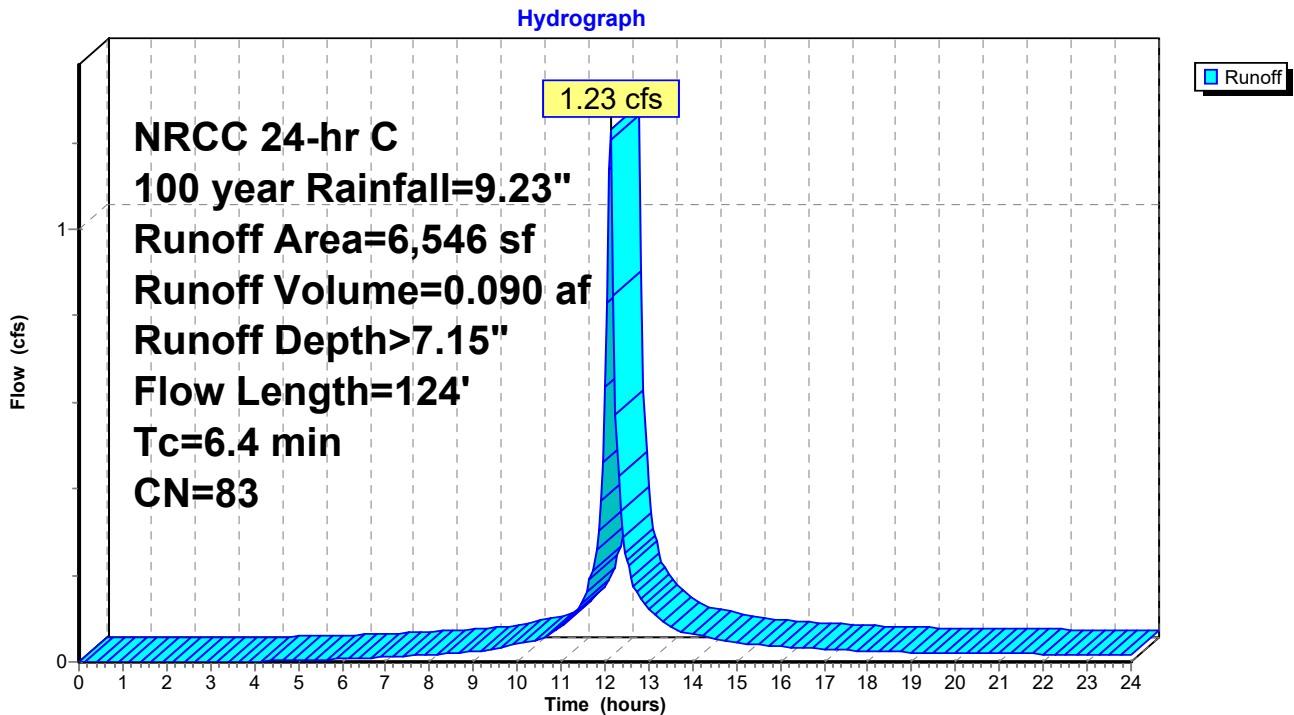
Runoff = 1.23 cfs @ 12.13 hrs, Volume= 0.090 af, Depth> 7.15"

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
6,546	83	Woods, Poor, HSG D
6,546		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.3	61	0.2600	0.45		Sheet Flow, First 100 FT Grass: Short n= 0.150 P2= 3.50"
3.8	39	0.0300	0.17		Sheet Flow, First 100 FT Grass: Short n= 0.150 P2= 3.50"
0.3	24	0.0300	1.21		Shallow Concentrated Flow, Flow to NW Corner of Prop/Design Short Grass Pasture Kv= 7.0 fps
6.4	124	Total			

Subcatchment Ledge: Post Development - Filled Property/Lawn



21 NETHERMONT HYDROCAD

NRCC 24-hr C 100 year Rainfall=9.23"

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Summary for Subcatchment Post Dev: STORMWATER SYSTEM

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

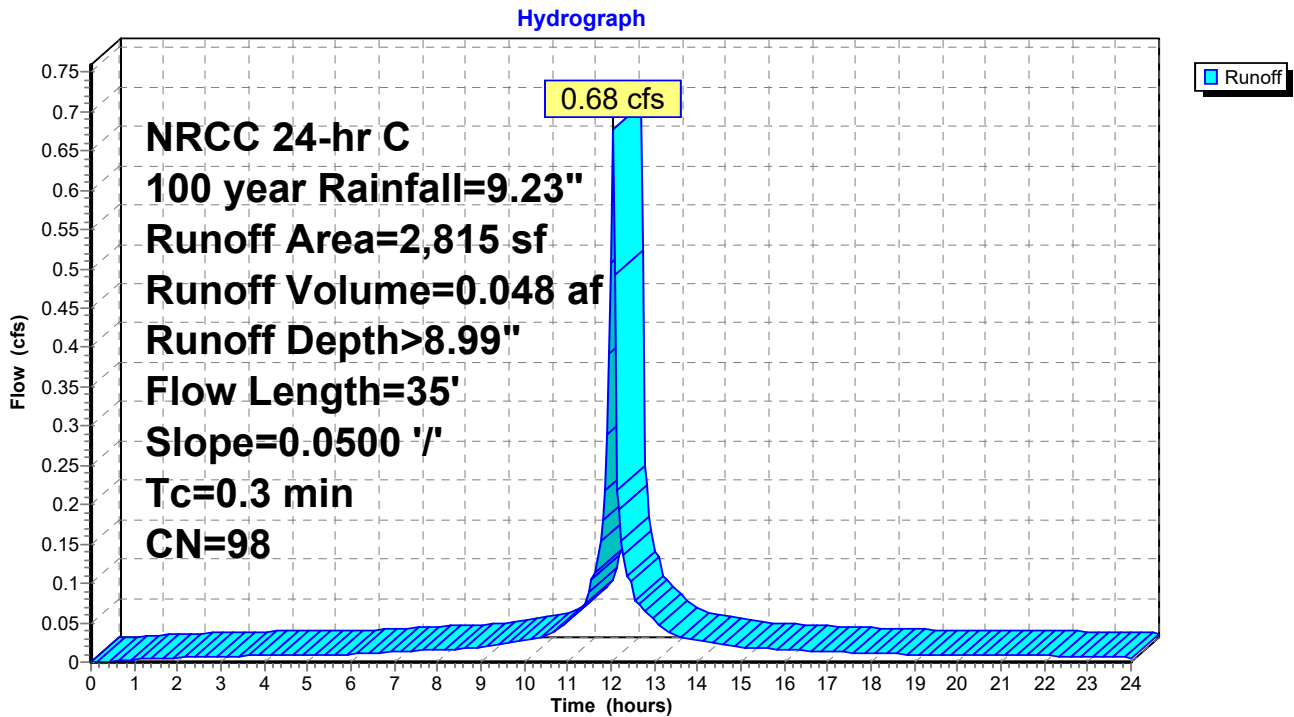
Runoff = 0.68 cfs @ 12.05 hrs, Volume= 0.048 af, Depth> 8.99"

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
* 2,815	98	Impervious Area Constructed
2,815		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	35	0.0500	1.68		Sheet Flow, Imp Surfaces to FY Detention Smooth surfaces n= 0.011 P2= 3.50"

Subcatchment Post Dev: STORMWATER SYSTEM



21 NETHERMONT HYDROCAD

NRCC 24-hr C 100 year Rainfall=9.23"

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Summary for Subcatchment Pre Dev: Woods/Light Underbrush/Shallow Rock

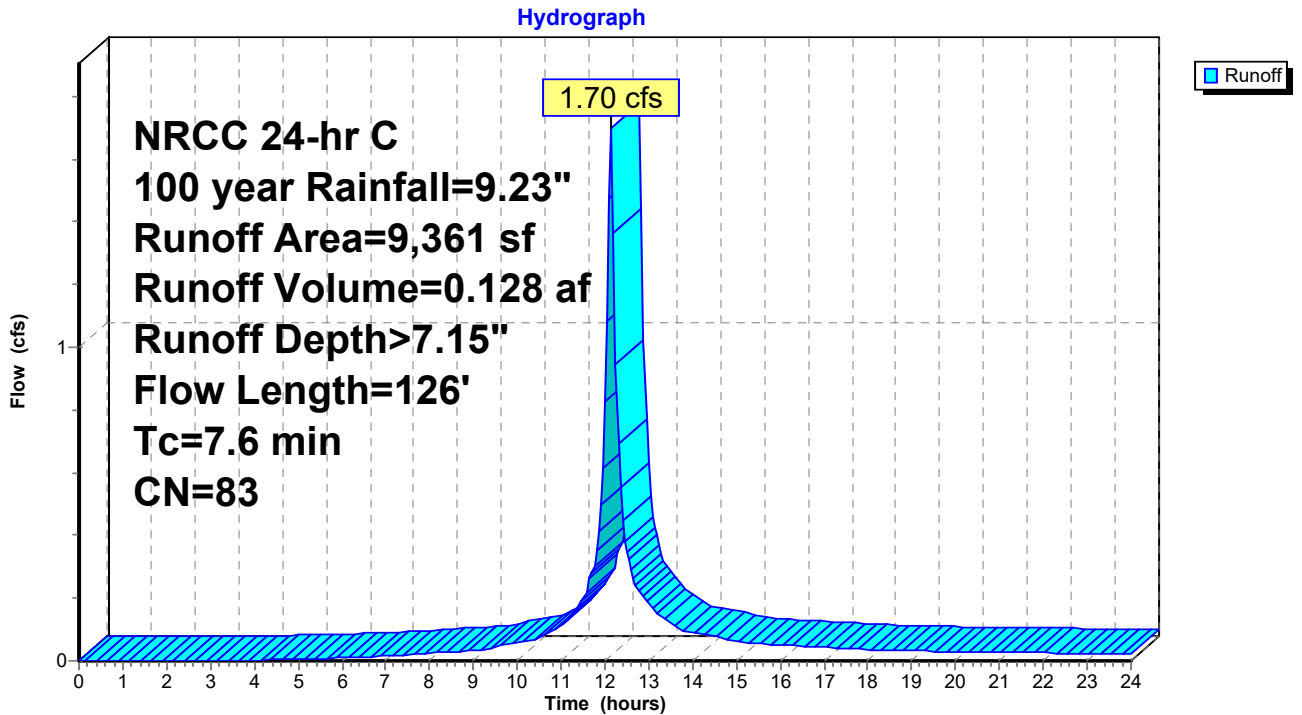
Runoff = 1.70 cfs @ 12.14 hrs, Volume= 0.128 af, Depth> 7.15"

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
9,361	83	Woods, Poor, HSG D
9,361		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	100	0.2600	0.23		Sheet Flow, First 100 Ft = 500.0 - 474.0 Woods: Light underbrush n= 0.400 P2= 3.50"
0.2	26	0.2690	2.59		Shallow Concentrated Flow, Last 26 FT = 474.0 - 467 Woodland Kv= 5.0 fps
7.6	126	Total			

Subcatchment Pre Dev: Woods/Light Underbrush/Shallow Rock



21 NETHERMONT HYDROCAD

Prepared by GABRIEL E SENOR PC

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Summary for Pond Imp: 40 L.F. - 12" PIPE

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

[93] Warning: Storage range exceeded by 0.21'

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=21)

Inflow Area = 0.065 ac, 100.00% Impervious, Inflow Depth > 8.99" for 100 year event
 Inflow = 0.68 cfs @ 12.05 hrs, Volume= 0.048 af
 Outflow = 0.68 cfs @ 12.05 hrs, Volume= 0.048 af, Atten= 0%, Lag= 0.0 min
 Primary = 0.68 cfs @ 12.05 hrs, Volume= 0.048 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 491.21' @ 12.05 hrs Surf.Area= 0 sf Storage= 31 cf

Plug-Flow detention time= 7.7 min calculated for 0.048 af (100% of inflow)
 Center-of-Mass det. time= 7.2 min (742.2 - 735.0)

Volume	Invert	Avail.Storage	Storage Description
#1	490.00'	31 cf	12.0" Round Pipe Storage L= 40.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	490.00'	1.0" Vert. Orifice/Grate C= 0.600
#2	Primary	491.00'	2.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.5' Crest Height

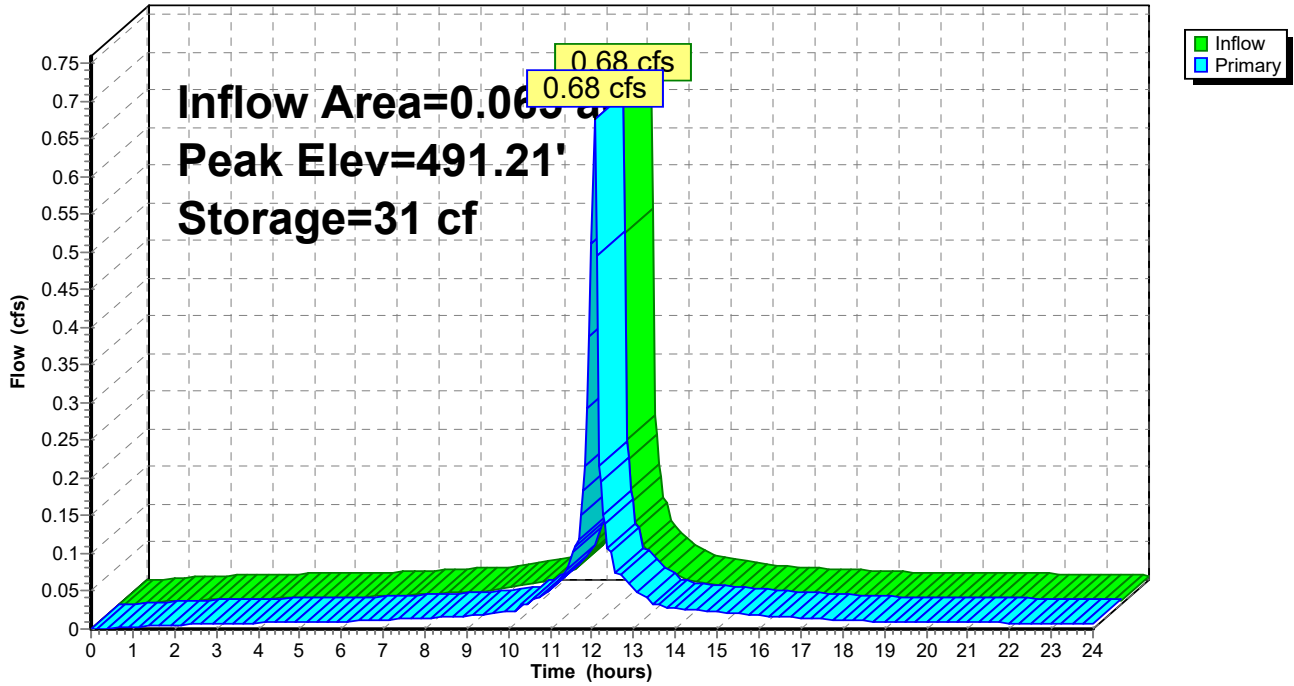
Primary OutFlow Max=0.67 cfs @ 12.05 hrs HW=491.21' (Free Discharge)

1=Orifice/Grate (Orifice Controls 0.03 cfs @ 5.20 fps)

2=Sharp-Crested Rectangular Weir (Weir Controls 0.64 cfs @ 1.57 fps)

Pond Imp: 40 L.F. - 12" PIPE

Hydrograph



21 NETHERMONT HYDROCAD

NRCC 24-hr C 100 year Rainfall=9.23"

Prepared by GABRIEL E SENOR PC

Printed 4/11/2021

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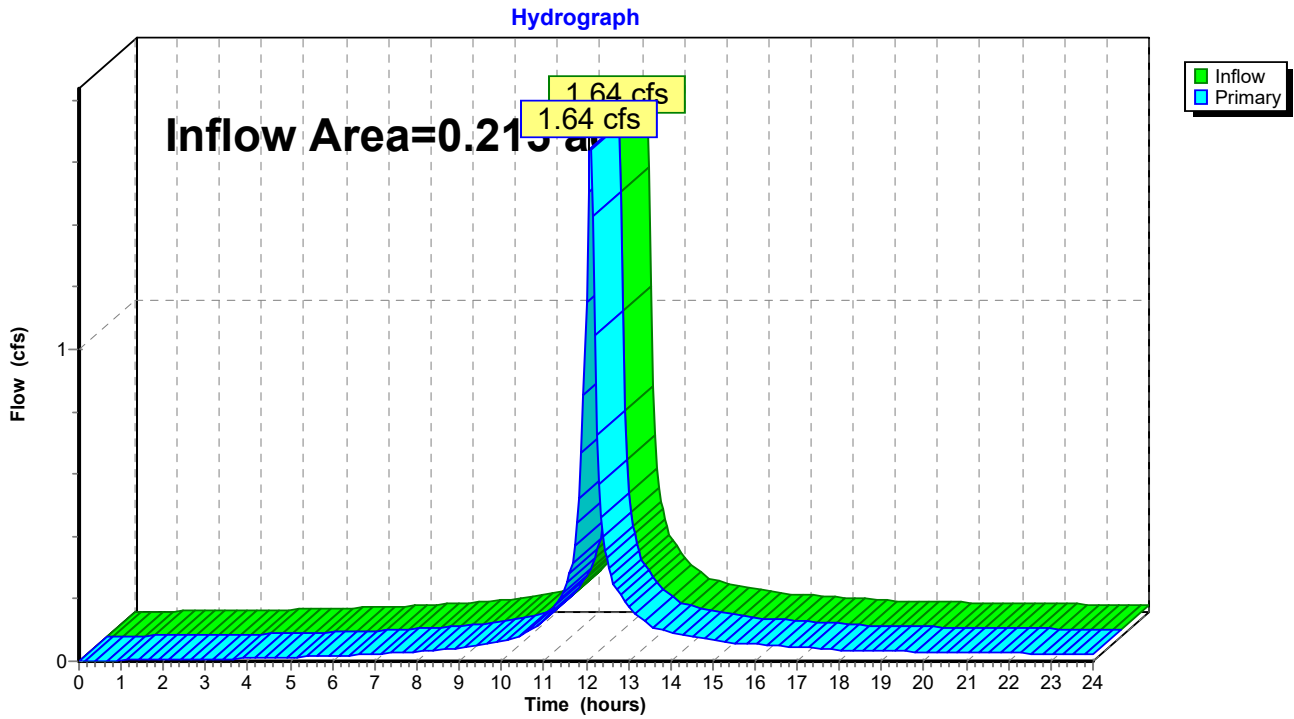
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Summary for Link Runoff Post Dev: Runoff Post Dev

Inflow Area = 0.215 ac, 30.07% Impervious, Inflow Depth > 7.70" for 100 year event
Inflow = 1.64 cfs @ 12.09 hrs, Volume= 0.138 af
Primary = 1.64 cfs @ 12.09 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

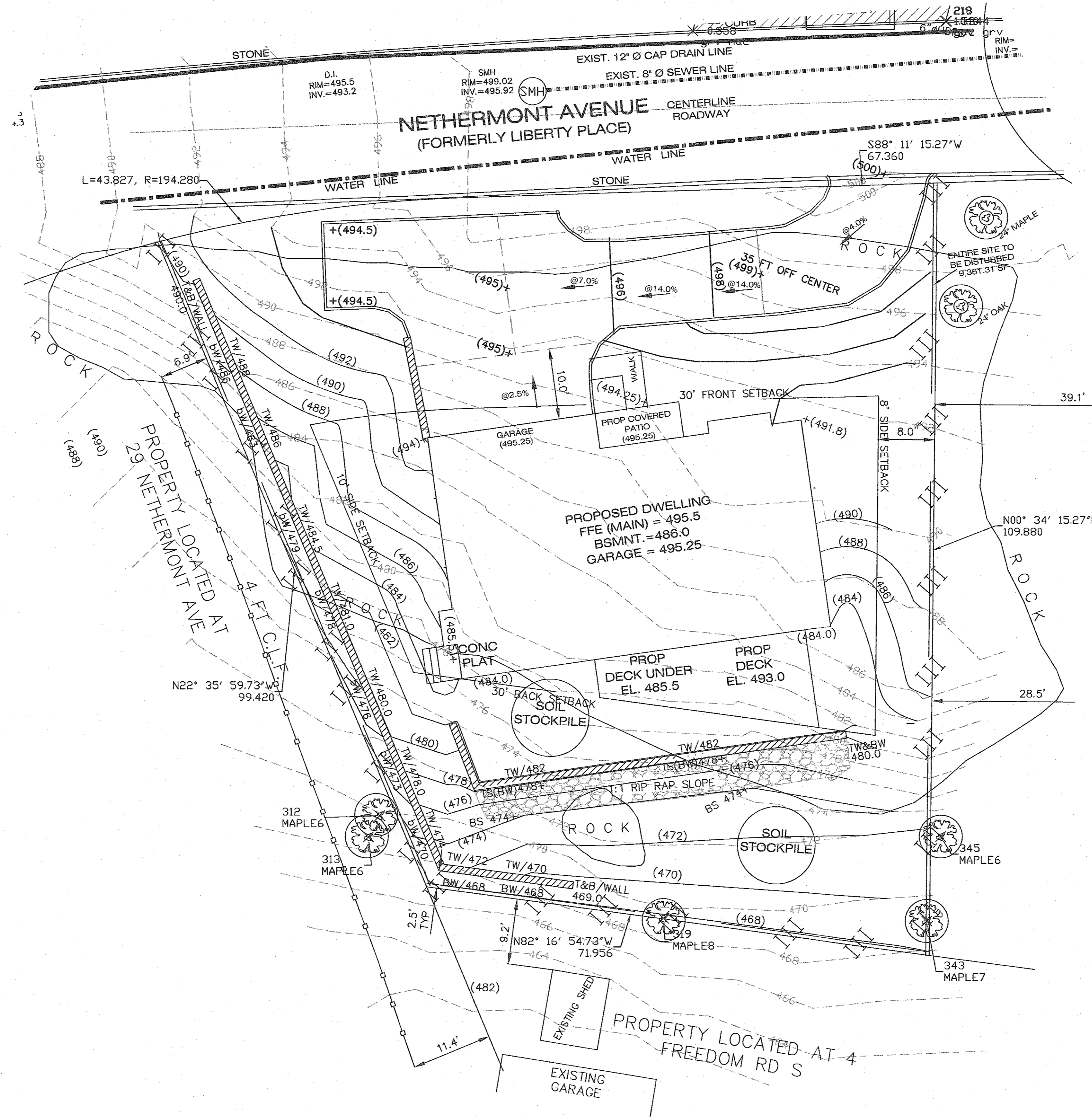


GENERAL NOTES

- 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 settling period of one to three months prior to the system installation. Additional precautions are required after the settling 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-construction 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 framed 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.
- proper construction of all walls four (4) feet and greater in height shall be certified by the Design Professional prior to issuance of a Certificate of Occupancy.

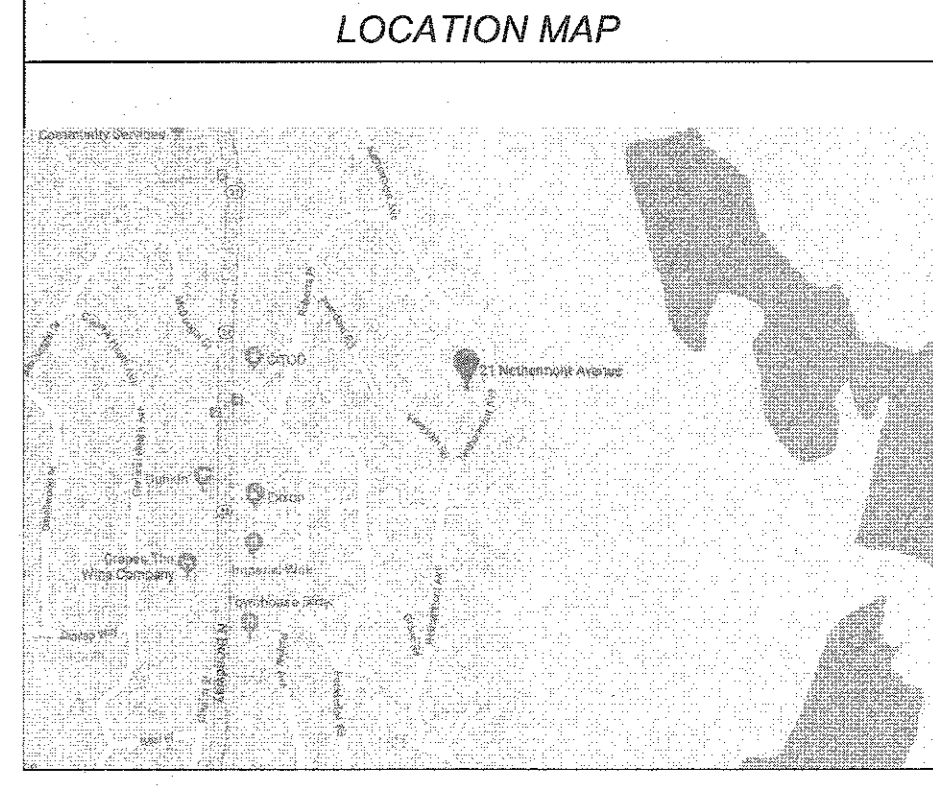
EROSION CONTROL NOTES

- 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 all 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 ryegrass 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.



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
- 102
- EXISTING GRADE (102)
- PROPOSED GRADE
- 14 TREE
- SIZE
- TREE TO BE REMOVED
- III SILT FENCE or HAYBALES AS REQ'D



NO	DATE	DESC	BY

GRADING PLAN AND DESIGN CONCEPT FOR DRIVEWAY OPTION 2

PREPARED FOR: DINO DELAURENTIS

ADDRESS: 21 NETHERMONT AVE
NORTH CASTLE, NY (WHITE PLAINS P.O.)

TAX ID: SECTION 122.16 - TAX BLOCK 4 - LOT 41

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

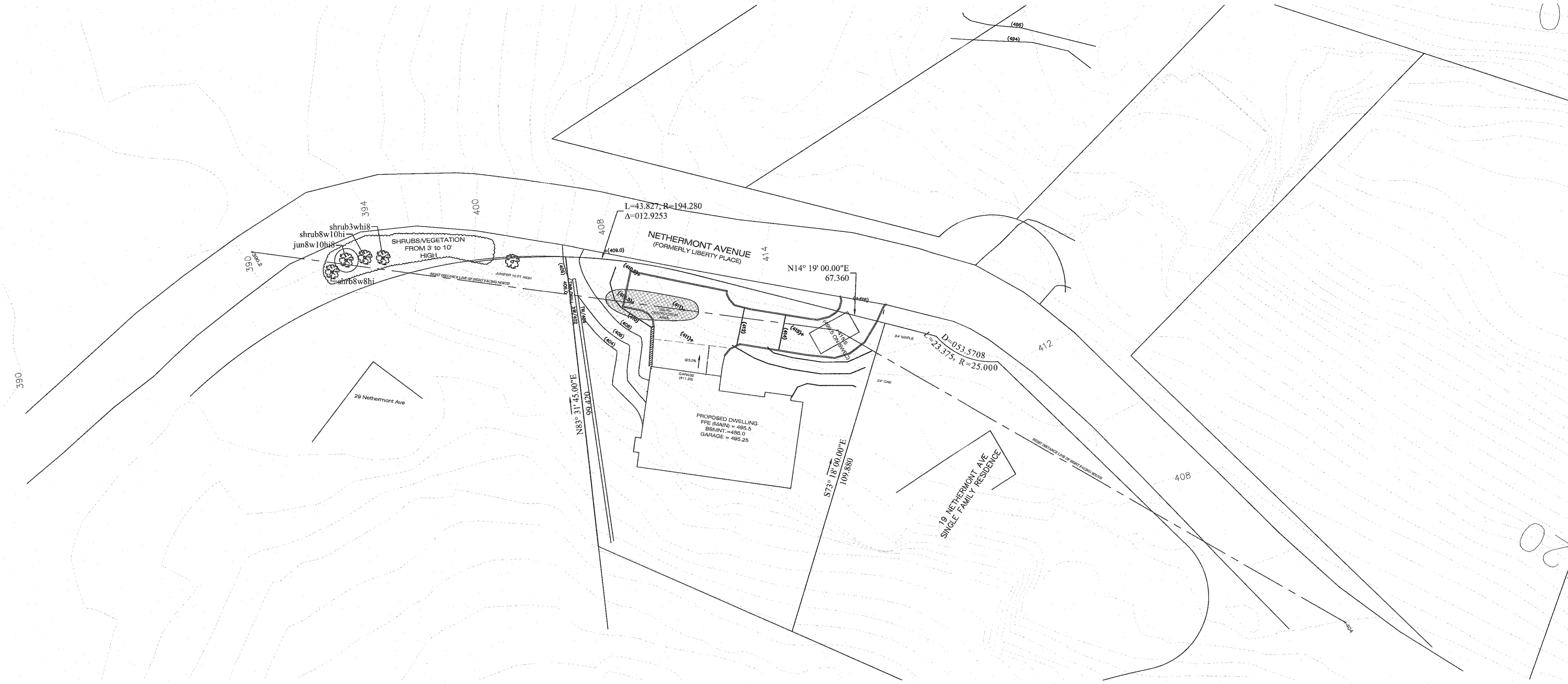
SCALE: 1" = 10'

DATE: APRIL 11, 2021

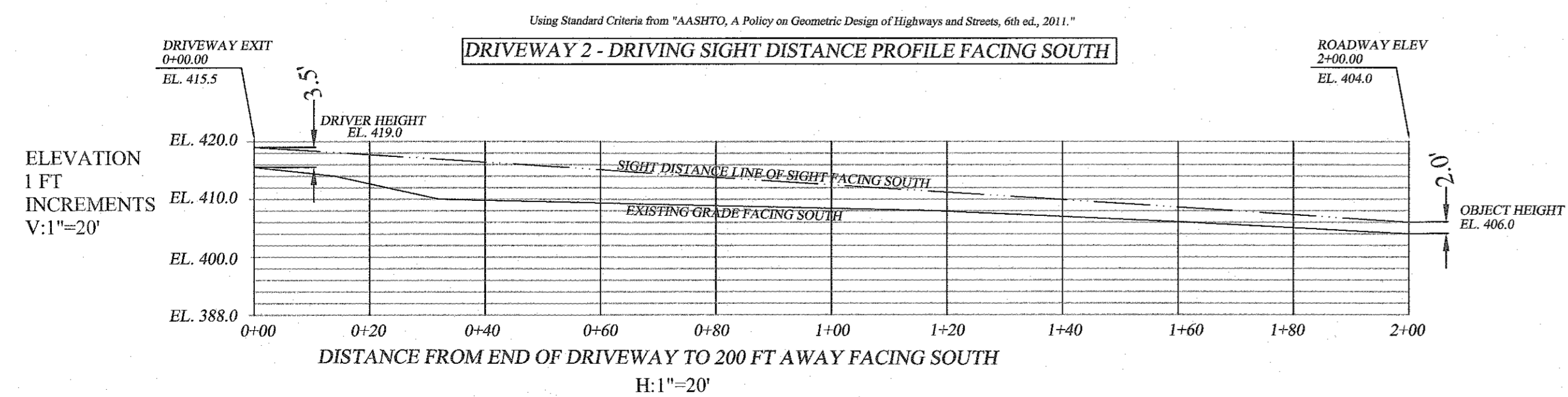
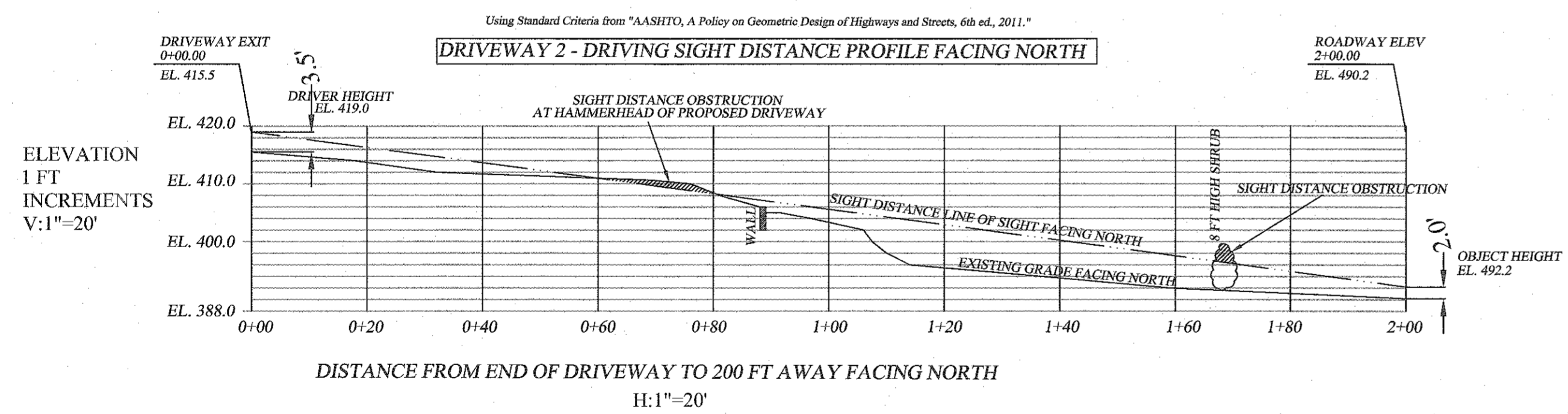
DRAWN BY: GC CHECKED BY: ES.

SW-1A

- 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.
 - All surveying performed by Gabriel E. Senor P.C.



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



NO	DATE	DESC	BY
REVISIONS			

SIGHT DISTANCE ANALYSIS DRIVEWAY - OPTION 2

PREPARED FOR: DINO DELAURENTIS

ADDRESS: 21 NETHERMONT AVE
 NORTH CASTLE, NY (WHITE PLAINS P.O.)

TAX ID: SECTION 122.16 - TAX BLOCK 4 - LOT 41

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: AS SHOWN
 DATE: APRIL 01, 2021

DRAWN BY: GC	CHECKED BY: ES.
--------------	-----------------

SD-1



Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Westchester County, New York

HrF—Hollis-Rock outcrop complex, 35 to 60 percent slopes

Map Unit Setting

National map unit symbol: 2w69q

Elevation: 0 to 1,540 feet

Mean annual precipitation: 36 to 71 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 145 to 240 days

Farmland classification: Not prime farmland

Map Unit Composition

Hollis, very stony, and similar soils: 60 percent

Rock outcrop: 20 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hollis, Very Stony

Setting

Landform: Hills, ridges

Landform position (two-dimensional): Shoulder, summit, backslope

Landform position (three-dimensional): Nose slope, crest, side slope

Down-slope shape: Convex

Across-slope shape: Linear, convex

Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material

A - 2 to 7 inches: gravelly fine sandy loam

Bw - 7 to 16 inches: gravelly fine sandy loam

2R - 16 to 26 inches: bedrock

Properties and qualities

Slope: 35 to 60 percent

Surface area covered with cobbles, stones or boulders: 1.6 percent

Depth to restrictive feature: 8 to 23 inches to lithic bedrock

Drainage class: Somewhat excessively drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water capacity: Very low (about 2.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: D

Ecological site: F144AY033MA - Shallow Dry Till Uplands

Hydric soil rating: No

Description of Rock Outcrop

Setting

Landform: Hills, ridges

Parent material: Igneous and metamorphic rock

Typical profile

R - 0 to 79 inches: bedrock

Properties and qualities

Slope: 35 to 60 percent

Depth to restrictive feature: 0 inches to lithic bedrock

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Very low
(0.00 to 0.00 in/hr)

Available water capacity: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydrologic Soil Group: D

Hydric soil rating: No

Minor Components

Chatfield, very stony

Percent of map unit: 10 percent

Landform: Hills, ridges

Landform position (two-dimensional): Backslope, shoulder, summit

Landform position (three-dimensional): Crest, side slope, nose
slope

Down-slope shape: Convex

Across-slope shape: Linear, convex

Hydric soil rating: No

Charlton, very stony

Percent of map unit: 5 percent

Landform: Ridges, hills

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear, convex

Across-slope shape: Convex

Hydric soil rating: No

Leicester, very stony

Percent of map unit: 4 percent

Landform: Depressions, drainageways, hills, ground moraines

Landform position (two-dimensional): Toeslope, footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Linear, concave

Across-slope shape: Concave

Hydric soil rating: Yes

Sutton, very stony

Percent of map unit: 1 percent

Landform: Hills, ground moraines

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: No

Data Source Information

Soil Survey Area: Westchester County, New York
Survey Area Data: Version 16, Jun 11, 2020



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.northcastlenny.com

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: 21 Nethermont Ave Date: 12/11/2020

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>7,546</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(a)): | <u>3264</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>3264</u> |
| 5. | Amount of lot area covered by principal building : | |
| | <u> </u> existing + <u> </u> proposed = | <u>1711</u> |
| 6. | Amount of lot area covered by accessory buildings : | |
| | <u> </u> existing + <u> </u> proposed = | <u>0</u> |
| 7. | Amount of lot area covered by decks : | |
| | <u> </u> existing + <u> </u> proposed = | <u>293</u> |
| 8. | Amount of lot area covered by porches : | |
| | <u> </u> existing + <u> </u> proposed = | <u>60</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways : | |
| | <u> </u> existing + <u> </u> proposed = | <u>1029</u> |
| 10. | Amount of lot area covered by terraces : | |
| | <u> </u> existing + <u> </u> proposed = | <u>0</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip : | |
| | <u> </u> existing + <u> </u> proposed = | <u>0</u> |
| 12. | Amount of lot area covered by all other structures : | |
| | <u> </u> existing + <u> </u> proposed = | <u>15</u> |
| 13. | Proposed gross land coverage : Total of Lines 5 – 12 = | <u>3108</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

12/11/2020
Date

TOTAL IMPERVIOUS COVERAGE
= 3108 SF

DRIVEWAY
999 SF

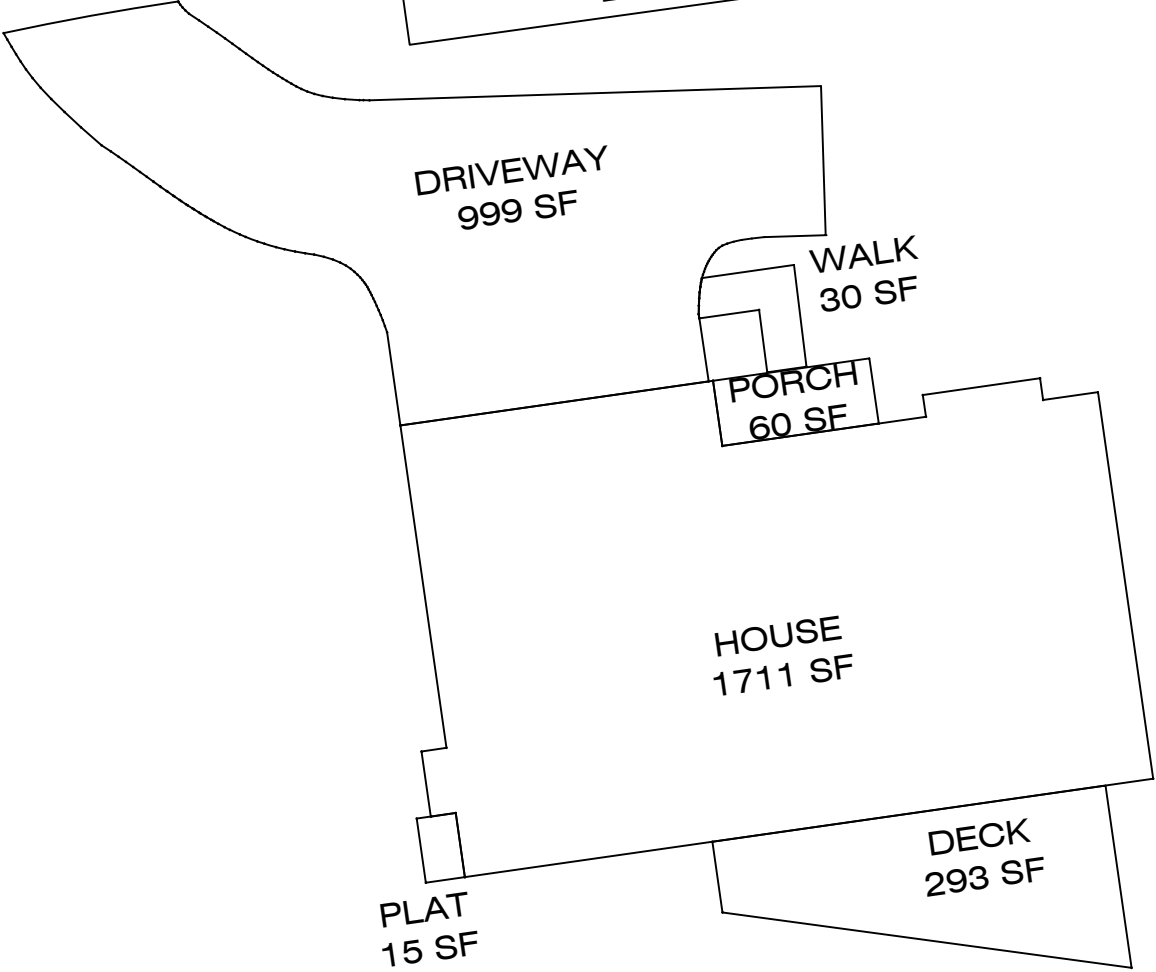
WALK
30 SF

PORCH
60 SF

HOUSE
1711 SF

DECK
293 SF

PLAT
15 SF



GENERAL NOTES

SECTION 1 - EXECUTION AND INTENT OF DRAWINGS

- 1.1 THE CONTRACTOR, BEFORE SUBMITTING A PROPOSAL, SHALL VISIT THE PREMISES FAMILIARIZING HIMSELF AS TO THE NATURE AND SCOPE OF THE WORK AND DIFFICULTIES THAT ATTEND ITS EXECUTION.
1.2 THE SUBMISSION OF THE PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE...
1.3 THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS, THESE NOTES, AND CONDITIONS BEFORE COMMENCING ANY WORK OR ORDERING MATERIALS, AND REQUEST CLARIFICATION.
1.4 THE CONTRACTOR SHALL REVIEW THESE DOCUMENTS TO INSURE A FULL UNDERSTANDING OF THE SCOPE OF WORK. THE ARCHITECT OR PROJECT MANAGER SHALL BE AVAILABLE TO REVIEW AND CLARIFY ANY UNCLEAR ITEMS.
1.5 IF ANY UNFORESEEN CONDITIONS ARISE DURING ANY PORTION OF THE WORK, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE ARCHITECT AT ONCE.
1.6 THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE.
1.7 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OVERALL COORDINATION WITH ALL SUBCONTRACTORS, WHETHER UNDER CONTRACT TO HIM OR NOT.
1.8 WHEN APPROVED EQUAL, "EQUAL TO" OR OTHER GENERAL QUALIFYING TERMS ARE USED, IT SHALL BE BASED UPON THE REVIEW AND APPROVAL BY THE ARCHITECT. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT FIRST INFORMING THE ARCHITECT.
1.9 ALL WORK SHOWN ON THE CONSTRUCTION DOCUMENTS SHALL BE FURNISHED AND INSTALLED UNDER THIS CONTRACT UNLESS NOTED OTHERWISE.
1.10 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF WORKMEN, PUBLIC AND PROPERTY.
1.11 ALL REQUIRED EXITS AND EXIT APPROACH SHALL BE CONTINUOUSLY MAINTAINED FREE OF OBSTRUCTIONS THROUGHOUT THE CONSTRUCTION.
1.12 DURING THE ENTIRE CONSTRUCTION PERIOD, ALL EXISTING LIGHTING, FIRE PROTECTION DEVICES AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED.
1.13 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION, CHOPPING AND PATCHING FOR ALL TRADES. ALL CONDUITS, PIPING, BACKBOXES, THROUGHINGS ETC. SHALL BE CONCEALED WITHIN THE BUILDING CONSTRUCTION U.O.N.
1.14 THE CHARACTER AND SCOPE OF THE WORK ARE ILLUSTRATED BY THE CONTRACT DRAWINGS. ANY ADDITIONAL DETAIL DRAWINGS REQUIRED TO INTERPRET AND EXPLAIN THE DRAWINGS SHALL BE FURNISHED UPON THE REQUEST OF THE GENERAL CONTRACTOR AND AUTHORIZATION OF THE OWNER.
1.15 BEFORE WORK COMMENCES THE ARCHITECT IS TO APPROVE ALL LAYOUTS.
1.16 THE GENERAL CONTRACTOR SHALL FURNISH A LIST OF SUB-CONTRACTORS AND MANUFACTURERS HE INTENDS TO USE BEFORE WORK COMMENCES.
1.17 DRAWINGS SHALL NOT BE SCALED, LARGER SCALE DRAWINGS SHALL ALWAYS GOVERN OVER SMALLER SCALE DRAWINGS.
1.18 THE A.I.A. A101 STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR, 1977 EDITION, B201 GENERAL CONDITIONS, 1976 EDITION, SHALL BE BINDING ON THE WORK.
1.19 THE G.C. SHALL SUBMIT A CONSTRUCTION SCHEDULE AND SCHEDULE OF CONSTRUCTION COST VALUES PRIOR TO THE START OF CONSTRUCTION.
1.20 THE GENERAL CONTRACTOR UPON ACCEPTANCE OF THE DRAWINGS ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIAL AND WORKMANSHIP OF THE WORK DESCRIBED IN THESE NOTES AND DRAWINGS, AND HE WILL BE EXPECTED TO COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.
1.21 ALL EXISTING APPURTENANCES NOT BEING REMOVED SHALL BE REFINISHED WHERE REQUIRED. ANY LOOSE ITEMS TIGHTENED (CEILING EXIT SIGNS, ETC.) AND ANY MISSING PARTS REPLACED BY THE GENERAL CONTRACTOR TO ACHIEVE A FINISHED FIRST CLASS INSTALLATION AND APPEARANCE.
1.22 WHERE OPENINGS OCCUR IN EXISTING FIRE RATED AREAS OR PARTITIONS DUE TO EXISTING OR NEW CONDUIT RUNS, DUCTWORK, CABLES, PIPING, ETC., AND/OR WHERE EXISTING FIREPROOFING HAS BEEN REMOVED AS A RESULT OF EXISTING OR NEW CONSTRUCTION WORK THE GENERAL CONTRACTOR SHALL CLOSE AND/OR PATCH AS REQUIRED. ALL OPENINGS TO MATCH AREAS IN MATERIAL, FINISH AND FIRE RATING. ESCUTCHEON PLATES, ETC.
SECTION 2 - GOVERNING AGENCIES AND PERMITS
2.1 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY BUILDING PERMITS AND FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS, PROVIDING CONTROLLED INSPECTIONS OBTAINING COMPLETION LETTERS OR CERTIFICATE OF OCCUPANCY WHEN REQUIRED. THE G.C. SHALL BEAR THE COSTS OF ALL THE ABOVE ITEMS.
2.2 THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND REGULATORY AGENCIES' CODES HAVING JURISDICTION.
2.3 ALL MATERIALS, ASSEMBLIES, CONSTRUCTION AND EQUIPMENT SHALL CONFORM TO THE TO THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND CODE OF THE MUNICIPALITY HAVING JURISDICTION AND SHALL CONFORM TO GENERALLY ACCEPTED STANDARDS.
2.4 ALL WOOD SHALL BE FIRE-PROOFED AS REQUIRED BY THE BUILDING CODE.
2.5 IF THE CONTRACTOR VIOLATES ANY BUILDING OR FIRE DEPARTMENT CODES OR REGULATIONS, HE SHALL AT HIS OWN EXPENSE BEAR THE COSTS OF ALL PENALTIES AND CORRECTIVE MEASURES, AND HOLD HARMLESS THE OWNER AGAINST ANY DAMAGES WHICH MAY RESULT FROM SUCH VIOLATIONS.
SECTION 3 - INSURANCE
3.1 NO WORK SHALL COMMENCE UNTIL PROPER CERTIFICATES OF INSURANCE IN THE AMOUNT AGREED TO ARE SUBMITTED TO THE OWNER.
SECTION 4 - WORKMANSHIP
4.1 THE GENERAL CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP AGAINST DEFECTS FOR ONE YEAR FROM FINAL PAYMENT AND MAKE GOOD ALL SUCH DEFECTS APPEARING DURING THIS PERIOD OF GUARANTEE.
4.2 ANY PATCHING AND FINISHING NECESSARY TO FINISH ANY WORK, BUT NOT CALLED OUT ON THESE DRAWINGS, IS CONSIDERED TO BE WITHIN THE SCOPE OF THE WORK.
4.3 THE GENERAL CONTRACTOR SHALL CONTROL CLEANING TO PREVENT DIRT AND DUST FROM LEAVING THE JOB SITE AND INFILTRATING AREAS NOT INVOLVED IN THE PROJECT.
4.4 ALL WALLS SHALL BE PROPERLY PREPARED (GRADED, SANDED, ETC.) FOR PAINTING OR WALL COVERING AS PER MANUFACTURERS' SPECIFICATIONS.
4.5 ALL WORK SHALL BE PERFORMED IN A FIRST CLASS MANNER AND IN ACCORDANCE WITH BEST PRACTICES WITH FIRST CLASS MATERIALS.
4.6 THE GENERAL CONTRACTOR WARRANTS THAT NONE BUT EX-PIERCED WORKMEN SHALL BE EMPLOYED ON THE PROJECT.
4.7 NO INFERIOR WORK OR MATERIALS SHALL BE ACCEPTED ON THIS PROJECT, WHETHER THEY ARE DISCOVERED AT THE TIME OF INSTALLATION OR AFTERWARDS, THIS WORK MUST BE REMOVED AND MADE CORRECT IMMEDIATELY.
4.8 ANY SUBSTITUTION THE GENERAL CONTRACTOR WISHES TO MAKE OTHER THAN THOSE STATED IN HIS PROPOSAL, SHALL BE SUBMITTED IN WRITING WITH THE COST DIFFERENCE BEFORE IT IS ACCEPTED.
4.9 THE GENERAL CONTRACTOR SHALL PERIODICALLY REMOVE ALL RUBBISH AND DEBRIS OF BOTH HIS OWN AND OTHER SUB-CONTRACTORS EMPLOYEES, INCLUDING THAT RUBBISH WHICH IS A BY PRODUCT OF THE EQUIPMENT COMPANY, GARPET INSTALLER, TELEPHONE CO., ETC. AND AT THE COMPLETION OF THE WORK LEAVE THE JOB SITE VACUUM CLEAN AND FREE OF ALL MATERIAL. NOTE: VACUUM THE CONVECTOR ENCLOSURES PRIOR TO PAINTING.
SECTION 5 - CHANGE ORDERS AND FIELD ORDERS
5.1 THE OWNER WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING OR DEDUCTING FROM THE WORK. THE CONTRACT SUM WILL BE ADJUSTED ACCORDINGLY. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT ANY CLAIM FOR EXTENSIONS OF THE TIME CAUSED THEREBY SHALL BE ADJUSTED AT THE TIME OF ORDERING SUCH CHANGE.
6.1 THE GENERAL CONTRACTOR SHALL DO ALL PATCHING REQUIRED FOR ALL SUBCONTRACTORS TO COMPLETE THEIR WORK.
6.2 ALL PENETRATIONS THROUGH FIRE PARTITIONS SHALL BE FIRESTOPPED OR FILLED WITH NONCOMBUSTIBLE MATERIALS TO PREVENT THE PASSAGE OF FLAME, SMOKE, FUMES AND HOT GASSES. FLAMMABLE MATERIALS ARE NOT PERMITTED AS INSULATION OR FILL.
6.3 ALL EXISTING VALVES AND CONTROLS FOR MECHANICAL EQUIPMENT ARE TO BE KEPT CLEAN AND READY FOR ACCESS ANY POSSIBLE CONSTRUCTION INTERFERENCE THAT WOULD PREVENT ACCESS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

SECTION 7 - PROTECTION OF WORK AND PROPERTY

- 7.1 THE GENERAL CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR THE EXISTING STRUCTURES, FACILITIES AND IMPROVEMENTS ADJOINING THE AREA UNDER THIS CONTRACT. ANY DISTURBANCES OR DAMAGE TO ADJOINING PROPERTY RESULTING FROM THE G.C.'S OPERATIONS SHALL BE PROMPTLY RESTORED.
7.2 THE G.C. SHALL BE RESPONSIBLE FOR THE SECURITY OF THE CONSTRUCTION AREAS UNTIL THE SPACE IS TURNED OVER THE TO THE OWNER.
7.3 THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN FIRE EXTINGUISHERS AS REQUIRED BY OSHA AND THE FIRE DEPARTMENT THROUGHOUT THE CONSTRUCTION PERIOD.

SECTION 9 - SUBSTANTIAL COMPLETION

- 9.1 SUBSTANTIAL COMPLETION OF THE WORK IS DEFINED AS THE DATE CERTIFIED BY THE OWNER WHEN CONSTRUCTION IS SUFFICIENTLY COMPLETE, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, SO THAT THE OWNER CAN OCCUPY THE AREA FOR THE PURPOSE FOR WHICH IT WAS INTENDED.
9.2 BEFORE FINAL PAYMENT IS ISSUED THE FOLLOWING ITEMS MUST BE SUBMITTED BUT THESE SUBMISSIONS IS NOT LIMITED TO THESE ITEMS:
1. WAIVER OF LIENS
2. ALL WARRANTIES AND GUARANTEES.
3. MANUALS AND INSTRUCTIONS
4. AS BUILT DRAWINGS.

SECTION 10 - ASBESTOS

- 10.1 IF THE CONTRACTOR ENCOUNTERS ASBESTOS HE SHALL NOTIFY THE OWNER'S PROJECT MANAGER IMMEDIATELY AND TAKE PRECAUTIONS TO NOT DISTURB THE ASBESTOS UNTIL PROPER MEASURES FOR ITS REMOVAL HAVE BEEN MADE.

GENERAL CONSTRUCTION NOTES

- 1. CONTRACTOR ACCEPTS THE RESPONSIBILITY TO PROVIDE ALL ITEMS AND SERVICES REQUIRED AS INDICATED ON THESE DRAWINGS AND IN CONFORMANCE WITH ALL THE NOTES, DETAILS, DRAWINGS, ETC. CONTAINED WITHIN THIS SET OF CONSTRUCTION DOCUMENTS UPON ENTERING A CONTRACT WITH THE OWNER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CARRY OUT THE WORK AS SPECIFIED AND IN ACCORDANCE WITH ALL CODES, RULES, REGULATIONS GOVERNING, AND MANUFACTURERS' RECOMMENDATIONS. CONTRACTOR TO FOLLOW THE BUILDING DEPARTMENT APPROVED SET OF DOCUMENTS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT CONSULTING THE ARCHITECT FIRST.
2. ALL WORK SHALL COMPLY WITH THE LOCAL MUNICIPALITY & THE RESIDENTIAL CODE OF NEW YORK STATE ALONG WITH ALL OTHER APPLICABLE CODES & AGENCIES HAVING JURISDICTION. IN ALL CASES, THE MOST RESTRICTIVE LIMITATION OF ANY APPLICABLE CODE SHALL BE FOLLOWED BY THE CONTRACTOR. CONTRACTOR SHALL BE LICENSED AND INSURED.
3. CONTRACTOR(S) SHALL FOLLOW ALL LISTED AND NOTED DIMENSIONS AND NOTES. DO NOT SCALE OFF OF DRAWINGS.
4. CONTRACTOR TO NOTIFY THE OWNER, IN A TIMELY MANNER, WHEN THE WORK WILL BEGIN ON THE PROJECT AND SHALL COORDINATE WITH SAME. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF RELATED WORK. ANY DISCREPANCIES FOUND SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN A TIMELY MANNER AND PRIOR TO THE COMMENCEMENT OF WORK.
5. CONTRACTOR TO COORDINATE WORK WITH REQUIRED INSPECTIONS SO AS TO NOT DELAY THE PROGRESS OF THE PROJECT.
6. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH ALL OTHER CONTRACTORS AND SHALL CUT, LAY AND INSTALL THEIR WORK AT SUCH A TIME AND MANNER SO THAT NO DELAY OR INTERFERENCE WITH THE CARRYING FORWARD OF THE WORK OF OTHER CONTRACTORS SHALL OCCUR.
7. CONTRACTOR TO INSTITUTE & MAINTAIN ALL SAFETY MEASURES & AND SHALL PROVIDE ALL EQUIPMENT AND TEMPORARY CONSTRUCTION NECESSARY TO SAFEGUARD ALL PERSONS & PROPERTY. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SUPPORTS AND SHORING, ANY AND ALL MEANS AND METHODS OF CONSTRUCTION, ALL TEMPORARY SERVICES, PROTECTION AGAINST WEATHER, COORDINATION OF TRADES AND SERVICES, ETC.
8. WITH THE EXCEPTION OF THE INITIAL BUILDING PERMIT, ALL PERMITS SHALL BE SECURED BY, AND AT THE EXPENSE OF, THE CONTRACTOR. CONTRACTOR SHALL GIVE ALL NOTICES AND REQUESTS FOR ALL TESTING AND INSPECTIONS REQUIRED BY THE GOVERNING JURISDICTION. NO WORK SHALL START UNTIL ALL THE NECESSARY PERMITS ARE ISSUED TO THE CONTRACTOR'S WORK SHALL BE CONSIDERED COMPLETE ONLY WHEN ALL REQUIRED CLOSE-OUT DOCUMENTS ARE IN ORDER.
9. THIS PROJECT TO BE FILED UNDER SEPARATE ELECTRICAL AND PLUMBING PERMITS AT THE EXPENSE OF THE CONTRACTOR(S). ELECTRICAL AND PLUMBING CONTRACTORS ARE TO BE FULLY LICENSED AND INSURED.
10. CONTRACTOR SHALL NOTIFY ARCHITECT DURING THE DEMOLITION PHASE OF ANY QUESTIONABLE CONDITION OF EXPOSED MATERIALS THAT ARE TO REMAIN, ALONG WITH ALL LOAD-BEARING MEMBERS, ETC. ANY DISCREPANCIES FOUND BETWEEN THOSE UNCOVERED IN THE FIELD AND THOSE INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN A TIMELY MANNER.
11. ALL PATCHING & REPAIRING SHALL BE DONE WITH MATERIAL & WORKMANSHIP TO MATCH ADJACENT. ALL NEW CONSTRUCTION TO ALIGN WITH EXISTING UNLESS OTHERWISE INDICATED.
12. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE BEST ACCEPTABLE TRADE PRACTICES, PER MANUFACTURERS' RECOMMENDATIONS, & PER THE REQUIREMENTS OF THE CODE. OWNER AND ARCHITECT RESERVE THE RIGHT TO REJECT UNACCEPTABLE CONSTRUCTION AT THE EXPENSE OF THE CONTRACTOR. CONTRACTOR TO PROVIDE TO THE OWNER ALL WARRANTY AND GUARANTY INFORMATION PROVIDED BY THE APPROPRIATE MANUFACTURERS AND SHALL INFORM THE OWNER OF WARRANTIES AND GUARANTIES ASSOCIATED WITH SAID WORK.
13. ANY SUBSTITUTION TO ANY SPECIFIED MATERIALS OR ASSEMBLIES REQUESTED BY THE CONTRACTOR SHALL BE PRESENTED TO THE ARCHITECT IN A TIMELY MANNER. CONTRACTOR SHALL FURNISH TO THE ARCHITECT ALL PRODUCT DATA, TEST REPORT DATA, CODE RELATED MATERIAL, ETC. REGARDING THE SUBSTITUTION (IF APPLICABLE) ALONG WITH A SIGNED APPROVAL BY THE OWNER INDICATING THAT THE OWNER HAS APPROVED SUCH SUBSTITUTION PENDING THE APPROVAL OF THE ARCHITECT. THE ARCHITECT RESERVES THE RIGHT TO REJECT SUCH SUBSTITUTION FOR ANY REASON. IN THE EVENT OF A REJECTION, THE CONTRACT AMOUNT SHALL NOT BE INCREASED BY THE USE OF THE SPECIFIED MATERIAL OVER THE REQUESTED SUBSTITUTION.
14. ALL CONSTRUCTION DEBRIS & REFUSE SHALL BE REMOVED FROM THE PROJECT SITE ON A REGULAR BASIS AND LEGALLY DISPOSED OF OFF OF THE PROPERTY.
15. ALL FINISHES SHALL COMPLY WITH THE NEW YORK STATE BUILDING CODE. ALL MATERIALS & ASSEMBLIES REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL BE OF AN APPROVED ASSEMBLY BY THE UNDERWRITERS LABORATORIES (U.L.) OR AN APPROVED AGENCY.
16. ALL FIXTURES, FINISHES, FURNISHINGS, EQUIPMENT, HARDWARE, ETC. TO BE APPROVED OF BY THE OWNER. CONTRACTOR TO COORDINATE OWNER SUPPLIED MATERIAL WITH CONTRACTOR'S WORK. ALL FURNITURE BY OWNER UNLESS OTHERWISE NOTED.
17. ALL STRUCTURAL CONCRETE SHALL COMPLY WITH ACI SPECIFICATIONS & HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3,500 PSI @ DAY 28.
18. ALL CMU FOUNDATIONS SHALL BE REINFORCED VERTICALLY WITH HOT GALVANIZED ASTM A653 OR EPOXY COATED GRADE 60 OR BETTER DEFORMED REBAR. ALL CELLS OF THE CMU SHALL BE FILLED SOLID WITH GROUT - MORTAR SHALL NOT BE PERMITTED TO FILL CORES SOLID.
19. BEARING CAPACITY OF SOIL 1.5 KIPS/F. MINIMUM ASSUMED.
20. ALL STRUCTURAL STEEL TO BE A-36 GRADE. ALL LIGHT GAUGE FRAMING TO BE 24 GA MINIMUM.
21. ALL INTERIOR STRUCTURAL LUMBER TO BE DOUGLAS FIR-LARCH NO. 2 OR EQUAL WITH A MINIMUM BENDING STRESS OF 900 PSI AND CONFORM TO AFA STANDARDS. ALL EXTERIOR GRADE LUMBER TO BE PRESSURE TREATED SOUTHERN PINE CONFORMING TO AWPA STANDARDS OR OF A SPECIES NATURALLY RESISTANT TO DECAY AND INSECTS. LAMINATED VENEER LUMBER (LVL) TO HAVE MINIMUM BENDING STRESS OF 2,600 PSI AND A MODULUS OF ELASTICITY OF 1,800,000 PSI.
22. ALL CONCRETE, MASONRY, AND EXTERIOR LUMBER FASTENERS, SCREWS, ANCHORS, STRUCTURAL ACCESSORIES, ETC. TO BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A653 OR BETTER.
23. ALL STRUCTURAL SHEATHING SHALL BE INSTALLED WITH THE FACE GRAIN PERPENDICULAR TO THE FRAMING BENEATH. ALL LOAD BEARING ELEMENTS SHALL BE INSTALLED IN DIRECT CONTACT WITH THE LOAD BEARING ELEMENT RECEIVING THE LOAD. ALIGN ALL JOISTS OVER STUDS, RAFTERS OVER JOISTS, FULL BEARINGS ON JOISTS & STUDS ONTO SLABS, ETC. DISCREPANCIES SHALL BE REMEDIATED AT CONTRACTOR'S EXPENSE. ALL CONNECTIONS SHALL BE WITH APPROVED HOT-GALVANIZED METAL CONNECTORS - TOE NAILING SHALL NOT BE CONSIDERED A POSITIVE STRUCTURAL CONNECTION.
24. NO RESPONSIBILITY HAS BEEN ASSUMED BY THE ARCHITECT FOR INFORMATION SUPPLIED BY OTHERS AND BELIEVED BY THE ARCHITECT TO BE RELIABLE, NOR FOR ANY CONDITIONS WHICH WERE CONCEALED OR IMPOSSIBLE TO DETECT WITHOUT SUBSTANTIAL AND/OR EXTENSIVE PROBING OR TESTING NOR FOR ANY LATENT DEFECTS IN THE EXISTING STRUCTURE. ARCHITECT ASSUMES NO LIABILITY FOR ANY WORK NOT IN CONFORMANCE WITH THE CODE NOR FOR EXISTING CONDITIONS SHOWN HEREON.
25. ANY SITE OBSERVATIONS PERFORMED BY THE ARCHITECT ARE SOLELY FOR THE ARCHITECT'S PURPOSE OF DETERMINING IF THE WORK IS BEING CARRIED OUT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS FOR THE GENERAL DESIGN AND AESTHETIC INTENT. THE ARCHITECT'S PRESENCE ON THE SITE IN NO WAY RELIEVES THE CONTRACTOR OF HIS DUTIES TO PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE RULES AND REGULATIONS MANDATED BY THE LOCAL MUNICIPALITY, OR THE REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE. THE ARCHITECT WILL NOT BE HELD LIABLE FOR ANY UNSATISFACTORY WORK PERFORMED, THE QUALITY OF CRAFTSMANSHIP, MEANS AND METHODS OF CONSTRUCTION AND SITE SAFETY. EXCEPTIONS BY THE LOCAL MUNICIPALITY FAILED INSPECTIONS, OR ANY OTHER DEFICIENCIES BY THE CONTRACTOR.
26. THESE CONSTRUCTION DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO THE OWNER AT THE COMPLETION OF BIDDING AND/OR CONSTRUCTION. ADDITIONAL SETS OF THESE DOCUMENTS CAN BE PROVIDED BY THE ARCHITECT FOR A FEE CHARGED TO THE REQUESTING PARTY.

DELAURENTIIS RESIDENCE

NEW CONSTRUCTION
21 NETHERMONT AVENUE
TOWN OF NORTH CASTLE, NY 10504



JEFFREY TAYLOR ARCHITECT

572 NORTH BROADWAY
WHITE PLAINS, NEW YORK 10603

TEL 914 289 0011



CODE DATA

BUILDING:..... 2020 N.Y. STATE RESIDENTIAL BUILDING CODE
BUILDING:..... 2020 N.Y. STATE BUILDING CODE
ENERGY:..... 2020 N.Y. STATE ENERGY CONSERVATION CODE

Table with 10 columns: GROUND SNOW LOAD, WIND SPEED MPH, SEISMIC DESIGN CATEGORY, WEATHERG, SUBJECT TO DAMAGE FROM FROST LINE, TERMITES, DECAY, WINTER DESIGN TEMPERATURE, ICE SHIELD REQUIREMENT REQUIRED, FLOOD HAZARD. Values include 45 LB/FT, 100 MPH, C, SEVERE, 42, MODERATE TO LIGHT TO HEAVY MODERATE, 6 F, YES, N/A.

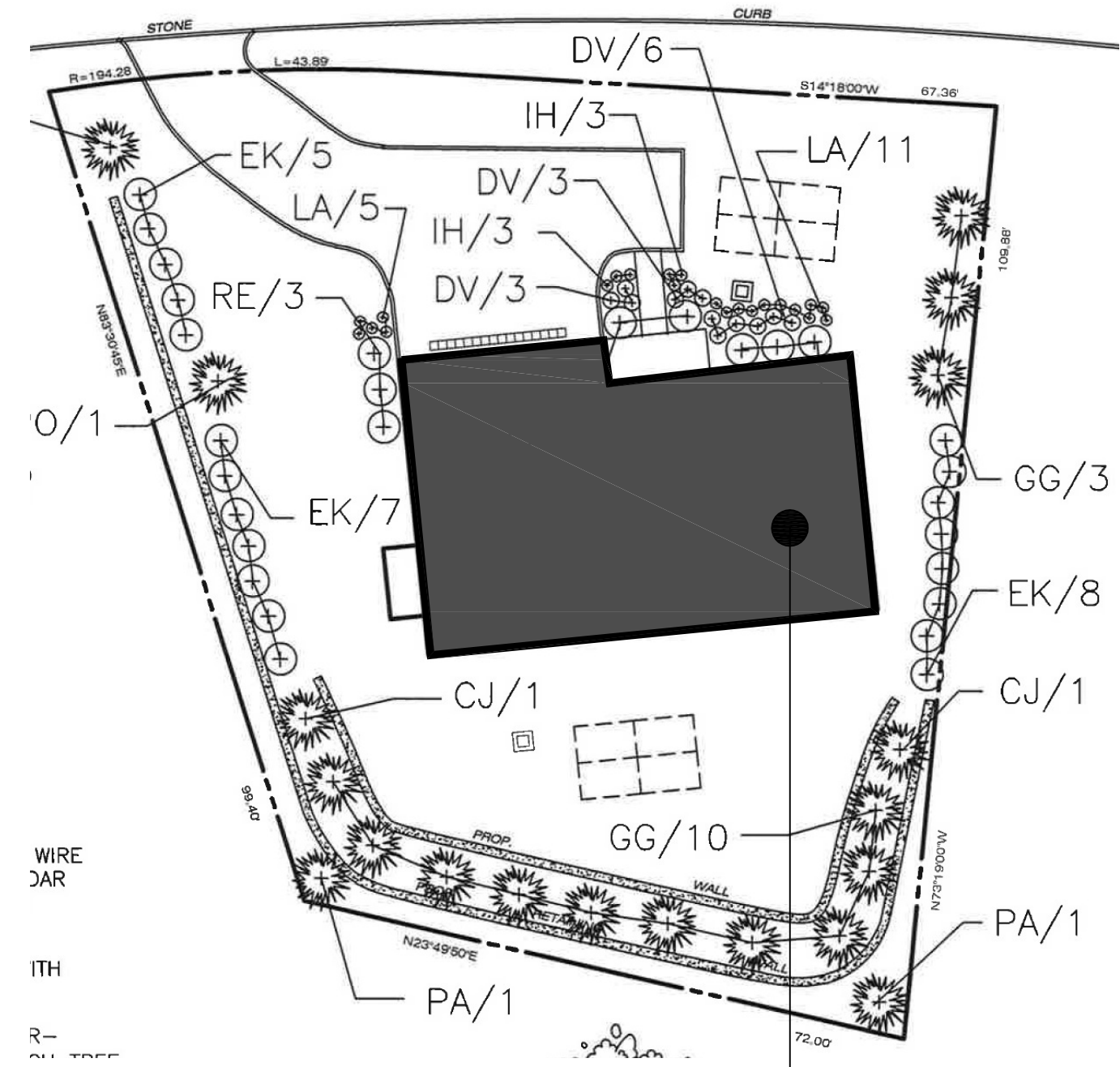
NYS ENERGY CONSERVATION CODE

Table with 3 columns: ENVELOPE COMPONENT, R VALUE REQUIRED, R VALUE PROVIDED. Rows include EXTERIOR WALL (R-21), ROOF/CEILING (R-49), FLOOR (R-21), GLAZING (U-0.4).

I, JEFFREY TAYLOR, RA CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS CONFORM WITH THE APPLICABLE SECTIONS OF THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.
HEATING EQUIPMENT TYPE: SHALL BE SPECIFIED BY THE H.V.A.C. CONTRACTOR. ALL H.V.A.C. SERVICE WATER EQUIPMENT SHALL COMPLY WITH THE EFFICIENCY RATINGS REQUIRED BY N.Y.S.E.C. ELECTRIC RADIANT FLOOR HEATING THROUGHOUT NEW ADDITION. PROVIDE A/C DUCT DIFFUSERS UP HIGH THROUGH NEW ATTIC SPACE.
PIPE INSULATION: PROVIDE PIPE INSULATION AT HEATING AND HOT WATER PIPES OUTSIDE OF INSULATED WALL AND FLOOR AREAS.

SITE LOCATION MAP

CITY OF TOWN OF NORTH CASTLE, NY
R-5 (SPLIT LEVEL DWELLING) - ZONING REGULATIONS
SECTION: 122.16; BLOCK: 4 ; LOT: 41



LIST OF DRAWINGS

Table with 4 columns: DWG. #, LIST OF DRAWINGS, 12.14.20 REVISED PER RPRC COMMENTS, 02.17.21 ISSUED FOR ARB REVIEW. Rows include T-100.00 TITLE SHEET / CODE INFO, PH -100.00 SITE PHOTOS, GN-100.00 GENERAL NOTES, A -001.00 FLOOR AREA CALCULATIONS, A-100.00 CONSTRUCTION PLAN BASEMENT LEVEL, A-101.00 CONSTRUCTION 1ST FLOOR PLAN, A-102.00 CONSTRUCTION 2ND FLOOR PLAN, A-200.00 CONSTRUCTION ROOF PLAN, A-400.00 EXTERIOR ELEVATIONS, A-401.00 EXTERIOR ELEVATIONS, A-500.00 CROSS SECTION & TYPICAL EXTERIOR SECTION, A-600.00 DOOR & WINDOW SCHEDULE, S-100.00 FOUNDATION PLAN, CIVIL DRAWINGS (SW -1, SW -2, TS -1, 1 OF 3, 2 OF 3, 3 OF 3).

PROJECT TEAM

OWNER: DINO DELAURENTIS
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ARCHITECT: JEFFREY TAYLOR ARCHITECT
572 NORTH BROADWAY
WHITE PLAINS, NY 10603
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CONTACT: JEFFREY TAYLOR
CIVIL ENGINEER: GABRIEL E. SENOR, PC
90 NORTH CENTRAL AVE.
HARTSDALE, NEW YORK, 10530
PHONE: (914) 422-0070
CONTACT: GREGORY CACCIOPPOLI

REVISIONS: 12.14.20 REVISED PER RPRC COMMENTS, 02.17.21 ISSUED FOR ARB REVIEW

PROJECT NO. 9458
START DATE: 08.02.20
DRAWN BY: FTA (R.M)
SCALE: AS NOTED

SHEET TITLE:
TITLE SHEET / CODE DATA

DELAURENTIIS RESIDENCE
NEW HOUSE CONSTRUCTION
21 NETHERMONT AVENUE
TOWN OF NORTH CASTLE, NY 10504

SHEET NO: T-100.00



REFERENCE PHOTO OF HOUSE ELEVATION

A



SITE PHOTO

1



SITE PHOTO

2



SITE PHOTO

3



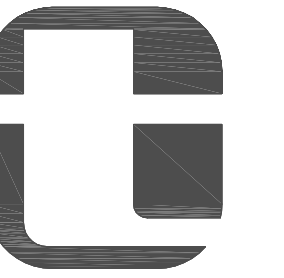
SITE PHOTO

4



SITE PHOTO

5



**JEFFREY
TAYLOR
ARCHITECT**

572 NORTH BROADWAY
WHITE PLAINS, NEW YORK 10603

TEL 914 289 0011



REVISIONS:
12.14.20 REVISED PER RPRC COMMENTS
02.17.21 ISSUED FOR ARB REVIEW

PROJECT NO: 9458
START DATE: 08.02.20
DRAWN BY: FTA (R.M)
SCALE: AS NOTED

SHEET TITLE:
SITE PHOTOS

DELAURENTIIS RESIDENCE
NEW HOUSE CONSTRUCTION
21 NETHERMONT AVENUE
TOWN OF NORTH CASTLE, NY 10504

SHEET NO:

PH-100.00

PLUMBING NOTES	
PLUMBER SHALL FILE SEPARATELY FOR ALL PERMITS AND INSPECTIONS	
<p>PLUMBER SHALL FILE SEPARATELY FOR ALL PLUMBING PERMITS AND INSPECTIONS</p>	
1.	ALL FIXTURES SHALL BE PROVIDED BY OWNER AND INSTALLED BY PLUMBING CONTRACTOR U.O.N.
2.	COORDINATE ALL FIXTURE LOCATIONS WITH THE REQUIREMENTS OF THE OWNER AND IN ACCORDANCE W/ THE CODE.
3.	PROVIDE ALL REQUIRED ROUGH PLUMBING, CONNECTIONS TO HARDWARE, WASTE CONNECTIONS TO FIXTURES, VENTING, ETC. AS REQ'D.
4.	MAINTAIN ALL REQUIRED CLEARANCES AROUND EACH FIXTURE IN ACCORDANCE W/ FIGURE R307.2 OF THE RESIDENTIAL CODE.
5.	ALL HOT WATER SHALL BE DOUBLE PIPED WITH CIRCULATING PUMP.
6.	ALL HOT AND COLD WATER PIPES SHALL BE PEX THROUGHOUT HOUSE WITH A CIRCULATOR PUMP. (FOR HOT WATER)
7.	HOT WATER HEATER SHALL BE PROPANE FIRED AND HIGHEST EFFICIENCY AVAILABLE ON MARKET WITH MINIMUM 100 GALLON CAPACITY.

ELECTRICAL & POWER NOTES	
ELECTRICIAN SHALL FILE SEPARATELY FOR ALL PLUMBING PERMITS AND INSPECTIONS	
1.	ELECTRICIAN SHALL BE LICENSED AND INSURED TO PERFORM WORK IN THIS JURISDICTION.
2.	ALL DEVICES AND WIRING SHALL BE OF AN APPROVED TYPE AS REQUIRED BY THE N.E.C. AND ALL LOCAL CODES GOVERNING.
3.	ALL STANDARD RECESSED FIXTURES SHALL BY I.C. TYPE W/ 60-WATT PAR 30 BULBS U.O.N. COORDINATE TRIM KITS WITH OWNER.
4.	COORDINATE TYPE AND LOCATIONS ALL FIXTURES, SWITCHES, DEVICES AND OUTLETS WITH OWNER.
5.	PROVIDE MIN. 100 C.F.M. FANS IN BATHROOMS. FAN SHALL BE INSTALLED WITH A RIGID DUCT RUNNING DIRECTLY TO THE EXTERIOR.
6.	ALL FIXTURES LOCATED WITHIN BATHROOMS AND LOCATED OUTSIDE SHALL BE RATED FOR WET SERVICE.
7.	ALL SURFACE FIXTURES SHALL HAVE A COVER OR GLOBE - NO BARE-BULB FIXTURES PERMITTED.
8.	ELECTRICIAN SHALL EVALUATE THE ELECTRICAL PANEL AND UPGRADE AS REQUIRED. CONTRACTOR SHALL COORDINATE WORK AND COMPLY WITH THE LOCAL UTILITY COMPANY AS REQUIRED.
9.	CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT THE LIGHT FIXTURE TRIM SPECIFIED IS COMPATIBLE WITH CEILING CONSTRUCTION SPECIFIED.
10.	MULTIPLE ADJACENT SWITCHES SHALL BE MOUNTED IN A SINGLE MULTI-GANG BOX AND BE COVERED WITH A SINGLE CONTINUOUS FACEPLATE, WHERE AN ADDITIONAL SWITCH IS ADDED TO AN EXISTING SWITCH LOCATION, REMOVE EXISTING SWITCHES AND PROVIDE A NEW SINGLE FACEPLATE.
11.	"AREA OF NEW CEILING" IS NOTED SCHEMATICALLY ONLY AND DOES NOT CONSTITUTE "THE LIMITS FOR SCOPE OF WORK. CONTRACTOR TO VERIFY SCOPE OF REMOVALS AND NEW CONSTRUCTION TO DETERMINE LIMITS OF NEW CEILING CONSTRUCTION.
12.	PROVIDE ALL NECESSARY HANGERS & CLIPS FOR PROPER LIGHT FIXTURE INSTALLATION.
13.	FOR LIGHT SWITCHES AND EXHAUST FAN CONTROLS SEE ELECTRICAL DRAWINGS.
14.	ALL LIGHTING SHALL HAVE DIMMER SWITCHES.
15.	PATCH EXISTING CEILING AT AREA OF NEW CONSTRUCTION AND ALONG ACCESSIBLE ROUTE FOR ALL TRADES, INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, AND PLUMBING TRADES.
16.	ALL CEILING REGISTERS TO BE CENTERED IN CEILING COORDINATE WITH OWNER.
17.	ELECTRICAL CONTRACTOR TO HARD WIRE SMOKE & CARBON MONOXIDE DETECTORS.
18.	ALL TOILET ROOM EXHAUST FANS SHALL BE MIN. 100 CFM (WHISPER FANS).
19.	COORDINATE NEW GENERATOR INTERLOCKING WITH THE MAIN PANEL.
20.	CONTRACTOR SHALL INSTALL ALL LIGHTS PROVIDED BY OWNER.
21.	ALL LIGHT SHALL BE LED.

H.V.A.C NOTES	
H.V.A.C G.C. SHALL FILE SEPARATELY FOR ALL PERMITS AND INSPECTIONS	
1.	THE HVAC SYSTEM FOR THE ENTIRE HOUSE CONSTRUCTION IS TO BE COORDINATED AND REVIEWED WITH THE OWNER AND THE ARCHITECT PRIOR TO CONSTRUCTION. ANY COST ASSOCIATED WITH THE ARCHITECT SERVICE THAT IS REQUIRED SHOULD BE INCLUDED IN THE BASE BID. ALL UNITS TO BE SUBMITTED TO OWNER AND ARCHITECT FOR APPROVAL.
2.	TEMPORARY HEAT: THE CONTRACTOR SHALL FURNISH TEMPORARY HEAT FOR THE DURATION OF THE PROJECT, WHENEVER REQUIRED. SUFFICIENT HEAT OF THE PROPER AND ADEQUATE TEMPERATURE SHALL BE FURNISHED AS NEEDED TO CARRY OUT THE WORK OF ALL TRADES UNDER THE CORRECT CONDITIONS, INCLUDING THE REQUIRED DRYNESS FOR INSTALLATION OF VARIOUS MATERIALS. TEMPORARY HEATING UNITS SHALL BE ELECTRICAL, AND SUCH AS ARE APPROVED BY THE AMERICAN INSURANCE ASSOCIATION AND LOCAL AUTHORITIES. A SUFFICIENT NUMBER OF UNITS SHALL BE PROVIDED TO AFFORD EVEN DISTRIBUTION TO HEAT THROUGHOUT THE BUILDING UNDER ALL CONDITIONS.
3.	AC IS TO COMPLY WITH THE FOLLOWING CRITERIA: ALL ROOM TEMPERATURES ARE NOT TO EXCEED 72 DEGREES IN COOLING SEASON, OR BE LESS THAN 65 DEGREES IN THE HEATING SEASON.
4.	LOCATION OF THERMOSTATS TO BE REVIEWED WITH OWNER AND ARCHITECT PRIOR TO INSTALLATION.
5.	DUCTING AND GRILLES, PER "H" DRAWINGS.
6.	REVIEW SIZE, LAYOUT, LOCATION AND TYPE OF HVAC GRILLES WITH THE OWNER AND ARCHITECT IN THE FIELD PRIOR TO CONSTRUCTION.
7.	BALANCE THE SYSTEM: THE ENTIRE AC SYSTEM IS TO BE BALANCED ONCE THE CONSTRUCTION IS COMPLETED.
8.	CONTRACTOR SHALL INSTALL BOILER PER "H" DRAWINGS.
9.	CONTRACTOR SHALL PROVIDE 2 SPLIT AC UNITS PER "H" DRAWINGS.
10.	ALL HVAC SYSTEM TO BE CONTROLLED BY I-PHONE.

SMOKE AND C.O DETECTORS	
<p>PER N.Y.S. CODE - SECTION R317:</p>	
<p>PROVIDE SMOKE DETECTION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES THROUGHOUT THE ENTIRE DWELLING.</p>	
<p>SMOKE ALARM SYSTEM SHALL BE HARD-WIRED AND INTERCONNECTED.</p>	
<p>ALL SMOKE ALARMS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.</p>	
<p>PROVIDE ONE SMOKE DETECTOR IN EACH ROOM USED FOR SLEEPING PURPOSES, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING AREAS, AND ONE ON EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS, GARAGES, AND CELLARS (BUT NOT CRAWL SPACES AND UNINHABITABLE ATTICS).</p>	
<p>INSTALL CARBON MONOXIDE DETECTORS IN CONFORMANCE WITH PART 1225 OF TITLE 19 NYCRR.</p>	

FRAMING & FASTENING SCHEDULE	
<p>PROPOSED PROJECT SHALL COMPLY WITH THE FOLLOWING:</p>	
<p>TABLE R602.3(1) FASTENERS SCHEDULE FOR STRUCTURAL MEMBERS</p>	
<p>TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA</p>	
<p>TABLE R301.4 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS</p>	
<p>TABLE R905.2.5 FASTENERS</p>	
<p>TABLE R301.2.1.1 DESIGN CRITERIA: CONSTRUCTION DESIGNED IN ACCORDANCE WITH AMERICAN FOREST & PAPER ASSOCIATION (AF & PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (WFCM).</p>	
<p>R905.2.5 FASTENERS FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER FASTENING NAILS, MIN. 12 GAGE SHANK W/ A MIN. 3/8" HEAD ASTM 1667, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL AND A MIN. OF 3/4" INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN 3/4" THICK, THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING. FASTENERS SHALL COMPLY WITH ASTM F 1667.</p>	
<p>R905.2.6 ATTACHMENT ASPHALT ROOF SHINGLES SHALL HAVE A MIN. OF SIX FASTENERS PER SHINGLE WHERE THE ROOF IS IN ONE OF THE FOLLOWING CATEGORIES - THE BASIC WIND SPEED PER R301.2(4) IS 110 MPH OR GREATER AND THE EAWE IS 2'0" OR HIGHER ABOVE GRADE.</p>	
<p>R905.2.7 UNDERLAYMENT APPLICATION UNITS ROOF SLOPES FROM TWO VERTICAL UNITS IN 12 UNITS HORIZ. UP TO FOUR UNITS VERT. IN 12 UNITS HORIZ. UNITS SHALL BE TWO LAYERS.</p>	

CARPENTRY NOTES	
1.	ALL FRAMING SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADED LUMBER AND ITS FASTENERS" AS PUBLISHED BY THE NATIONAL LUMBER MANUFACTURERS ASSOCIATION.
2.	ALL LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD, SOUND, DRY MATERIAL, FREE FROM ROT, KNOTS AND LOGS AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED AND OF SIZES INDICATED ON DRAWINGS.
3.	ALL WORKMANSHIP INCLUDING NAILING, BLOCKING, BRIDGING, ETC., SHALL CONFORM TO THE LATEST EDITION OF THE RESIDENTIAL CODE OF THE STATE OF NEW YORK.
4.	PROVIDE 4" X 4" OR 4" X 4" SOLID POST OR 2" X 4" OR 2" X 4" SPIKED AT BEARING POINTS OF ALL DOUBLE FRAMED MEMBERS UNLESS OTHERWISE NOTED AS REQUIRED FOR WALL THICKNESS.
5.	ALL HEADERS SHALL BE (2) 2" X 12" UNLESS OTHERWISE NOTED.
6.	PROVIDE (3) 2" X 8" SPIKED AT BEARING POINTS OF ALL TRIPLE FRAMING MEMBERS UNLESS OTHERWISE NOTED.
7.	PROVIDE MID-HEIGHT BLOCKING IN ALL BEARING PARTITIONS.
8.	PROVIDE 2X BRIDGING OR SOLID BLOCKING MAXIMUM 8'-0" ON CENTER AT MID-SPAN OF ALL FLOOR JOISTS SPANNING MORE THAN 10'-0".
9.	PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOIST AND AROUND ALL OPENINGS IN FLOORS, CEILINGS, AND ROOF.
10.	FLASH THE FRONT AND/OR REAR DECK AND ANY OTHER EXTERIOR DOORS WHEN THE DECK IS POURD AGAINST WOOD BOX BEAM.
11.	LUMBER IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
12.	ALL LUMBER USED FOR EXTERIOR DECKING, IF REQUIRED, SHALL BE PRESSURE TREATED, WHITE CEDAR OR MAHOAGNY. SEE DRAWINGS FOR SIZES AND THICKNESSES. VERIFY FINISH WITH OWNER.
13.	ALL NEW EXTERIOR SHEATHING SHALL BE 1/2" EXTERIOR PLYWOOD AS SHOWN ON DRAWINGS, AND NOTED ABOVE. ALL SHEATHING SHALL BE AGENCY APPROVED C.D.X. GRADE DOUGLAS FIR OR PLYWOOD AND SHALL BE SECURED IN ACCORDANCE WITH APA MINIMUM NAILING FREQUENCIES, TYPICALLY AS FOLLOWS: EDGES 8" OC, FIELD 9" OC.
14.	ALL INTERIOR PARTITIONS SHALL BE 5/8" GYPSUM BOARD ON EACH SIDE OF 2" X 4" STUD 16" INCHES ON CENTER UNLESS OTHERWISE NOTED.
15.	A VAPOR BARRIER SHALL BE PROVIDED ON THE WARM SIDE OF ALL INSULATED CONSTRUCTION.
16.	METHOD OF SUPPORT AT STAIRS OR STEPS SHALL BE BY CONTRACTOR. ALL STAIRS/STEPS TO SUPPORT 100 LB. LIVE LOAD.
17.	STUD FRAMING HAVING AN UNSUPPORTED HEIGHT OF 10'-0" SHALL BE BRIDGED AT 8'-0" INTERVALS.
18.	STUDS TO BE DOUBLED AT ALL SIDES OF OPENING IN EXTERIOR WALLS AND BEARING PARTITIONS.
19.	ALL RAFTERS AND FLOOR FRAMING TO BE BRIDGED AT 8'-0" ON CENTER MAXIMUM INTERVALS.
20.	ALL WOOD POSTS TO BE DOUGLAS FIR OR SOUTHERN YELLOW PINE NO. 1 OR BETTER.
21.	CUT OFF AND DISCARD ALL SPLIT OR CHECKED ENDS OF LUMBER BEFORE USING.
22.	PROVIDE BRIDGING SPACED NOT MORE THAN 8'-0" O.C. AND SOLID BLOCKING AT SUPPORTS.
23.	PROVIDE TEMPORARY AND PERMANENT BRACING FOR FRAMING AS REQUIRED TO HOLD IT SECURELY IN POSITION AT ALL TIMES.
24.	PROVIDE DOUBLE MEMBERS AROUND OPENINGS MORE THAN 16" WIDE.
25.	PROVIDE A MINIMUM OF TWO (2) MEMBERS OR SOLID BLOCKING AT 2'-0" O.C. UNDER ALL PARTITIONS THAT ARE PARALLEL TO FLOOR FRAMING.
26.	PROVIDE NAILERS, LEDGERS AND BLOCKING WHERE REQUIRED. FASTEN SECURELY.
27.	LAP AND SPIKE ENDS OF RAFTERS OR JOISTS, ANCHOR ALL FRAMING TO WALLS AT 2'-0" O.C. MAXIMUM WHEN RAFTERS OR JOISTS ARE PARALLEL TO WALLS.
28.	PROVIDE ALL HARDWARE AND STORM CONNECTIONS AS REQUIRED TO PROPERLY SECURE AND SUPPORT THE FRAMING AND AS INDICATED ON DRAWINGS OR REQUIRED BY CODE.
29.	LAMINATED VENEER LUMBER (LVL) BEAMS SHALL BE 2.0E G-P LAM PRODUCTS AS MANUFACTURED BY THE "GEORGIA - PACIFIC CORP." OR 2.0E G-P LAM PRODUCTS AS MANUFACTURED BY THE "LOUISIANA - PACIFIC CORP." - THE ALLOWABLE STRESSES SHALL BE AS FOLLOWS (PSI): FB 2,800 (FOR 12" DEPTH) (12D)19 FC PERPENDICULAR 750 FV 295 E 2,000,000
30.	DO NOT SUBSTITUTE WITH OTHER MANUFACTURERS' PRODUCTS. THE CONTRACTOR SHALL INSPECT THE G-P LAM OR GANGE LAM PRODUCTS UPON ARRIVAL AT THE JOB SITE AND REJECT ANY MATERIAL WHICH IS WARPED, WET OR OTHERWISE DEFECTIVE. G-P LAM PRODUCTS SHALL BE KEPT UNDER COVER BEFORE, DURING AND AFTER INSTALLATION.
31.	ALL LUMBER IN CONTACT WITH CONCRETE, MASONRY OR THE GROUND, OR EXPOSED TO THE WEATHER OR WITHIN 12" OF THE GROUND, AND WHERE INDICATED ON THE DRAWINGS SHALL BE PRESSURE TREATED TO 40 DENSITY AGAINST ROT AND INSECT INVASION. TREATED LUMBER SHALL CARRY A 30 YEAR MANUFACTURER WARRANTY AND SHALL NOT SPLIT OR OTHERWISE DAMAGE ADJACENT MATERIALS, WALLS, BOLTS, CONNECTORS AND OTHER DEVICES USED TO ANCHOR TREATED LUMBER SHALL BE COMPATIBLE WITH TREATMENT METHOD.
32.	MEMBERS LISTED AS "FLUSH" SHALL BE CONNECTED TO HEADERS OR OTHER SUPPORTING MEMBERS WITH HANGERS OF THE APPROPRIATE SIZE AND TYPE. THE TOP OF THE FLUSH MEMBER SHALL BE SET EVEN WITH THE TOP OF THE SURROUNDING FRAMING OR AS OTHERWISE INDICATED ON DRAWINGS.
33.	ALL MEMBERS GREATER THAN THREE (3) COMPONENT WIDTHS, IE: (4) 2"X12", ETC., SHALL BE ASSEMBLED WITH 1/2" DIAMETER CARRIAGE BOLTS STAGGERED AT 16" O.C.
34.	TREATED LUMBER SHALL CONFORM WITH THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. DESIGN VALUES FOR WOOD CONSTRUCTION SUPPLEMENT AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. LUMBER SHALL BE SOUTHERN YELLOW PINE NO. 2 OR BETTER AND SHALL BE CAPABLE OF DEVELOPING THE FOLLOWING MINIMUM ALLOWABLE WET SERVICE STRESSES (IN PSI): SIZE (NOM. IN) FB FT FV FC PERPENDICULAR FC 2 X 4 1,200 975 550 1,200 1,200 1,8 X 108 2 X 6 1,062 725 500 1,200 1,200 2 X 8 1,062 950 550 1,200 1,200 2 X 10 1,050 975 550 1,200 1,160 2 X 12 1,050 975 550 1,200 1,160
35.	CEGAR LUMBER SHALL CONFORM WITH THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. DESIGN VALUES FOR WOOD CONSTRUCTION SUPPLEMENT AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. LUMBER SHALL BE WESTERN CEDAR, GRADE D - SELECT OR CLEAR AND SHALL BE CAPABLE OF DEVELOPING THE FOLLOWING MINIMUM ALLOWABLE STRESSES (IN PSI): SIZE (NOM. IN) FB 900 FT 125 FV 425 FC PERPENDICULAR FC 2 X 4 1,200 975 550 1,200 1,1 X 108 2 X 6 1,300 780 500 1,200 1,200 2 X 8 1,200 780 500 1,200 1,200 2 X 10 1,100 660 500 1,200 1,200 2 X 12 1,100 660 500 1,200 1,200

H.V.A.C NOTES	
H.V.A.C G.C. SHALL FILE SEPARATELY FOR ALL PERMITS AND INSPECTIONS	
1.	THE HVAC SYSTEM FOR THE ENTIRE HOUSE CONSTRUCTION IS TO BE COORDINATED AND REVIEWED WITH THE OWNER AND THE ARCHITECT PRIOR TO CONSTRUCTION. ANY COST ASSOCIATED WITH THE ARCHITECT SERVICE THAT IS REQUIRED SHOULD BE INCLUDED IN THE BASE BID. ALL UNITS TO BE SUBMITTED TO OWNER AND ARCHITECT FOR APPROVAL.
2.	TEMPORARY HEAT: THE CONTRACTOR SHALL FURNISH TEMPORARY HEAT FOR THE DURATION OF THE PROJECT, WHENEVER REQUIRED. SUFFICIENT HEAT OF THE PROPER AND ADEQUATE TEMPERATURE SHALL BE FURNISHED AS NEEDED TO CARRY OUT THE WORK OF ALL TRADES UNDER THE CORRECT CONDITIONS, INCLUDING THE REQUIRED DRYNESS FOR INSTALLATION OF VARIOUS MATERIALS. TEMPORARY HEATING UNITS SHALL BE ELECTRICAL, AND SUCH AS ARE APPROVED BY THE AMERICAN INSURANCE ASSOCIATION AND LOCAL AUTHORITIES. A SUFFICIENT NUMBER OF UNITS SHALL BE PROVIDED TO AFFORD EVEN DISTRIBUTION TO HEAT THROUGHOUT THE BUILDING UNDER ALL CONDITIONS.
3.	AC IS TO COMPLY WITH THE FOLLOWING CRITERIA: ALL ROOM TEMPERATURES ARE NOT TO EXCEED 72 DEGREES IN COOLING SEASON, OR BE LESS THAN 65 DEGREES IN THE HEATING SEASON.
4.	LOCATION OF THERMOSTATS TO BE REVIEWED WITH OWNER AND ARCHITECT PRIOR TO INSTALLATION.
5.	DUCTING AND GRILLES, PER "H" DRAWINGS.
6.	REVIEW SIZE, LAYOUT, LOCATION AND TYPE OF HVAC GRILLES WITH THE OWNER AND ARCHITECT IN THE FIELD PRIOR TO CONSTRUCTION.
7.	BALANCE THE SYSTEM: THE ENTIRE AC SYSTEM IS TO BE BALANCED ONCE THE CONSTRUCTION IS COMPLETED.
8.	CONTRACTOR SHALL INSTALL BOILER PER "H" DRAWINGS.
9.	CONTRACTOR SHALL PROVIDE 2 SPLIT AC UNITS PER "H" DRAWINGS.
10.	ALL HVAC SYSTEM TO BE CONTROLLED BY I-PHONE.

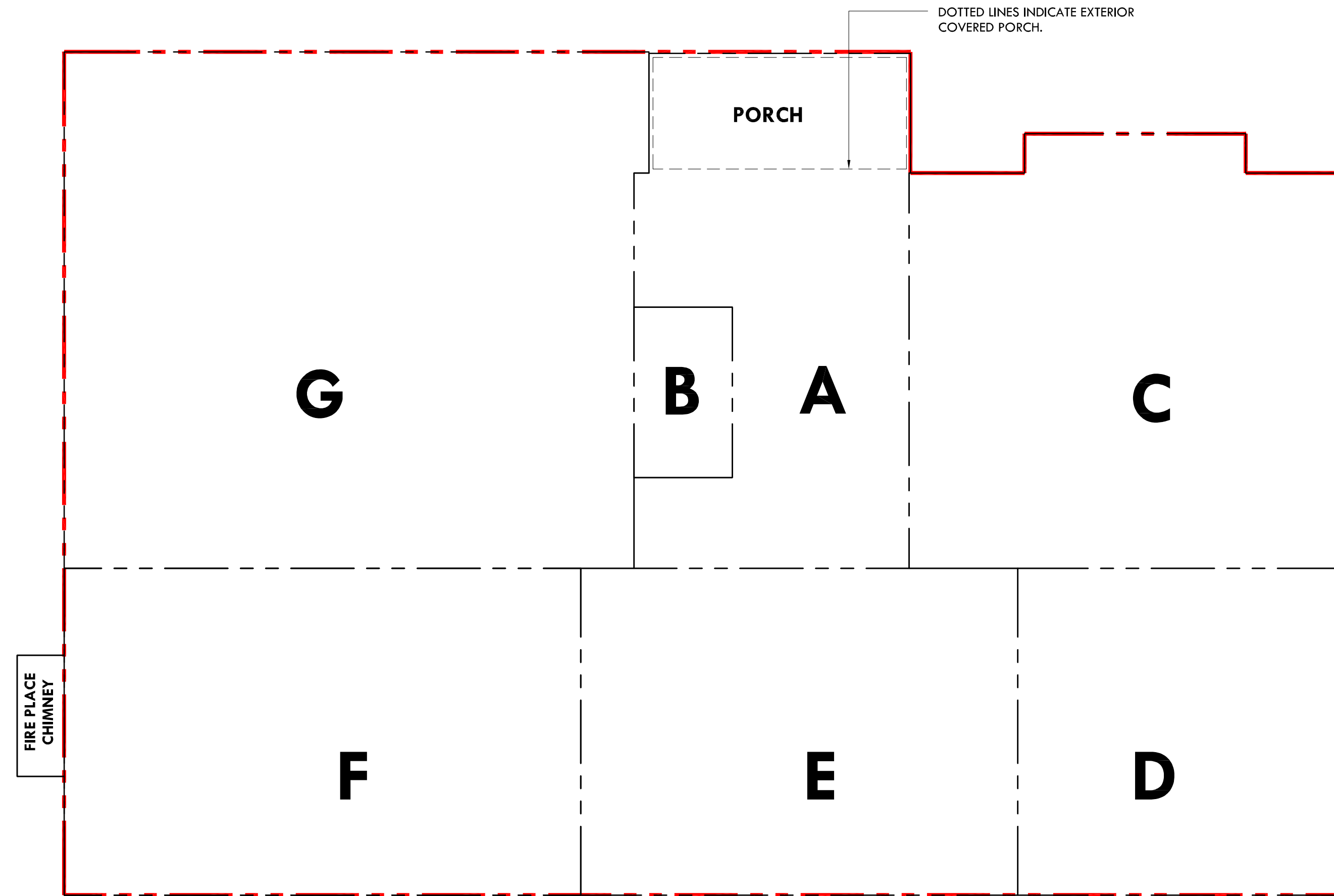
STONE & TILE	
<p>PER N.Y.S. CODE - SECTION R317:</p>	
<p>PROVIDE SMOKE DETECTION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES THROUGHOUT THE ENTIRE DWELLING.</p>	
<p>SMOKE ALARM SYSTEM SHALL BE HARD-WIRED AND INTERCONNECTED.</p>	
<p>ALL SMOKE ALARMS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.</p>	
<p>PROVIDE ONE SMOKE DETECTOR IN EACH ROOM USED FOR SLEEPING PURPOSES, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING AREAS, AND ONE ON EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS, GARAGES, AND CELLARS (BUT NOT CRAWL SPACES AND UNINHABITABLE ATTICS).</p>	
<p>INSTALL CARBON MONOXIDE DETECTORS IN CONFORMANCE WITH PART 1225 OF TITLE 19 NYCRR.</p>	

FINISH NOTES:	
1.	PROVIDE (3) COAT PAINT SYSTEM THROUGHOUT ALL AREAS.
2.	PATCH AND PREPARE WALLS TO RECEIVE NEW FINISHES.
3.	AT PARTITIONS, PAINT ALL FASCIAS AND SOFFITS TO MATCH PARTITION.
4.	DO NOT INSTALL WORK OF THIS SECTION UNTIL SURROUNDING WORK HAS BEEN INSTALLED TO SUCH AN EXTENT AS TO AVOID DAMAGE TO THE FINISHED FLOORING.
5.	ALL WALLS ARE TO BE PRIMED. CONTRACTOR TO DETERMINE TYPE OF PRIME, DEPENDING ON SUBSTRATE.
6.	PRIOR TO COMMENCING WORK, TEST THE SUBSTRATE FOR MOISTURE TO ASCERTAIN ITS ACCEPTABILITY TO RECEIVE THE FINISH FLOORING. REMOVE ALL DIRT, GREASE, OIL AND OTHER FOREIGN MATTER WHICH MIGHT IMPAIR THE PROPER BOND OF MATERIALS. DO ALL STRAIGHTENING, LEVELING, AND SMOOTHING AS REQUIRED.
7.	ENSURE REQUIRED DOOR CLEARANCE WHEN NEW TILE IS BEING INSTALLED.
8.	INSTALL WALL BASE ONLY AFTER WALL FINISHES HAVE BEEN COMPLETED COORDINATE WITH INTERIOR DESIGNER. A LEVEL FLOOR.
9.	ALL NEW WALL BASE AND DOOR / WINDOW TRIM TO MATCH MAIN HOUSE TRIM.
10.	PAINT ENTIRE EXTERIOR OF THE HOUSE-VERIFY EXTENT AND COLOR W/ OWNER.

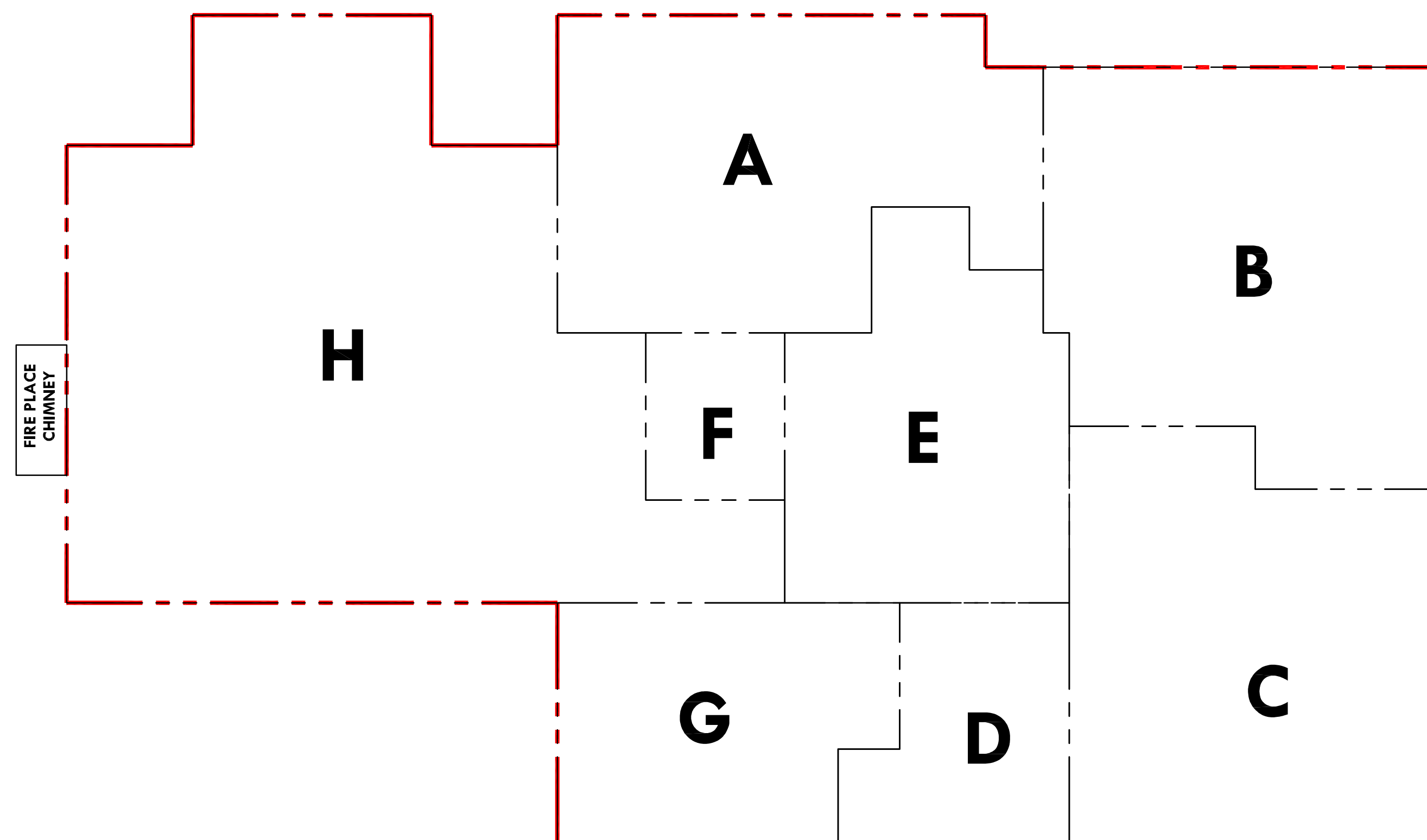
STRUCTURAL STEEL NOTES	
1.	STRUCTURAL STEEL
A.	STEEL CONSTRUCTION SHALL CONFORM TO AISC "MANUAL OF STEEL CONSTRUCTION", LATEST EDITION, AND SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AS ADOPTED SEPTEMBER 1, 1989.
B.	MATERIALS FOR STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS: BEAMS, GIRDEES, COLUMNS, MISC. STEEL - A36 PLATE STRUCTURAL TUBE - A36 STRUCTURAL PIPE - A501 OR A53 TYPE E
C.	ALL BOLTED CONNECTIONS SHALL BE MADE USING A325-F BOLTS, 1/2" DIAMETER INSTALLED IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL JOINTS" USING ASTM A325 BOLTS OR A490 BOLTS, UNLESS OTHERWISE DETAILED.
D.	ANCHOR BOLTS SHALL BE OF A36 OR A307 STEEL, 5/8" X 12" WITH 7" MINIMUM EMBEDMENT @ 4'-0" ON CENTER (MAXIMUM).
E.	ALL STEEL SHALL BE SHOP PAINTED WITH GRAY ZINC CHROMATE PRIMER 2.0 MILS IN THICKNESS, EXCEPT WHERE FIELD WELDING OR FRICTION BLOCKING IS TO BE DONE, AND EXCEPT WHERE STEEL IS TO RECEIVE SPRAY APPLIED FIREPROOFING. ALL WELDS AND BARE SPOTS SHALL RECEIVE TOUCH UP PAINT.
F.	ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARDS OF THE AMERICAN WELDING SOCIETY. ELECTRODES MUST MEET ASTM A232/EXX SERIES REQUIREMENTS.
G.	SHOP AND ERECTION DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT OR STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. SHOP DRAWINGS SHALL BEAR THE SEAL OF A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THIS PROJECT. NO FABRICATION OF STEEL SHALL COMMENCE WITHOUT APPROVED SHOP DRAWINGS. SHOP DRAWINGS ARE PREPARED AND USED BY THE CONTRACTOR AS INSTRUMENTS TO DEFINE HIS WORK AND TO FACILITATE FABRICATION AND ERECTION. REVIEW OF SHOP DRAWINGS SHALL BE FOR GENERAL DETAIL AND ARRANGEMENT ONLY. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE DIMENSIONS, PROPER FIT AND DETAILED DESIGN OF CONNECTIONS. THEIR APPROVAL BY THE ARCHITECT OR STRUCTURAL ENGINEER IS NOT TO BE CONSTRUED AS A WAIVER OF CONSTRUCTION CONTRACT REQUIREMENTS OR RESPONSIBILITIES, UNLESS THE CONTRACTOR HAS BEEN GRANTED A DEVIATION IN WRITING.
H.	CONNECTIONS SHALL BE DESIGNED FOR MAXIMUM CAPACITY OF THE MEMBER, OR FOR SHEARS SHOWN X 1.25, UNLESS OTHERWISE SPECIFIED.
I.	DURING ERECTION, APPROVED TEMPORARY BRACING SHALL BE INSTALLED AS REQUIRED TO PREVENT DISTORTION OR DAMAGE TO THE FRAMEWORK DUE TO ERECTION FORCES.
J.	STEEL ERECTOR SHALL PROVIDE A FIRE WATCH DURING ALL FIELD WELDING OPERATIONS.
2.	LINTELS
A.	STEEL LINTELS SHALL BE HOT STIFFED GALVANIZED WITH A MINIMUM OF 5" BEARING. PRECAST LINTELS SHALL HAVE MINIMUM BEARING OF 8" BEARING POINTS SHALL HAVE GROUTED BLOCK FOR THREE COURSES BELOW LINTEL.
B.	FOR MASONRY OPENINGS 4'-0" OR LESS, USE (1) 1/2" X 3-1/2" X 5/16" FOR EACH 4" OF WALL THICKNESS, OR PRECAST LINTELS 8" DEEP WITH ONE #4 BAR TOP AND BOTTOM FOR EACH 4" OR 5", F1M=2500 PSI, WHERE 10" BLOCK IS USED, USE L 4" X 4" X 5/16" FOR EACH 5" OF WALL THICKNESS.
C.	FOR MASONRY OPENINGS 4'-0" TO 6'-0" USE (1) 1/2" X 3-1/2" X 5/16" FOR EACH 4" OF WALL THICKNESS, OR PRECAST LINTELS 8" DEEP WITH ONE #4 BAR TOP AND BOTTOM FOR EACH 4" OR 5", F1M=2500 PSI, WHERE 10" BLOCK IS USED, USE L 5" X 4" X 5/16" FOR EACH 5" OF WALL.
3.	FRAMING LUMBER
A.	ALL NEW INTERIOR FRAMING LUMBER SHALL BE DOUGLAS FIR, S-DRY OR KILN DRY, NO. 2 OR BETTER, AS GOVERNED BY THE WESTERN WOOD PRODUCTS ASSOCIATION, AS DETERMINED BY THE IN-GRADE TESTING PROGRAM IN 1978. DESIGN VALUES ASSUMED.
B.	ALL NEW EXTERIOR FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE, S-DRY OR KILN DRY, NO.1 DENSE OR BETTER, PRESSURE TREATED FOR ABOVE GROUND USE, AS GOVERNED BY THE STANDARD GRADING RULES FOR THE SOUTHERN PINE LUMBER (SPLB), AS DETERMINED BY THE IN-GRADE TESTING PROGRAM IN 1978. MIN. DESIGN VALUES ASSUMED.
C.	ALL LUMBER SHALL BEAR VISIBLE GRADE STAMPING.
D.	ALL JOISTS BEARING ON MASONRY SHALL BE FIRE CUT WITH MINIMUM BEARING LENGTH OF FOUR INCHES
E.	EXCEPT AS UPGRADED ON PLANS AND DETAILS, ALL LUMBER SHALL BE NAILED IN ACCORDANCE WITH THE SPECIFIED NAILING SCHEDULE OR NAILING SCHEDULE FOR SPECIFIC COMPONENT FASTENING AS DEFINED IN THE NEW YORK STATE BUILDING CODE, LATEST EDITION.
F.	ALL COLUMNS & POSTS EITHER EXISTING, INDICATED ON THE DRAWINGS, OR REQUIRED IN THE FIELD ARE TO BE CONTINUED DOWN TO AND BEAR ON THE FOUNDATION WALL OR FOOTING. PROVIDE FULL BLOCKING AS REQUIRED TO ACHIEVE FULL COLUMN CONTINUITY.
4.	MICROLAM AND PARALLAM BEAMS
A.	MICROLAM AND PARALLAM BEAMS INDICATED ON DRAWINGS SHALL HAVE A MIN. E4-2,000,000 PSI; G= 75,000 PSI; FC PERP.= 750 PSI; FC= 2725 PSI; FV=285 PSI.
B.	BEAMS THAT ARE DOUBLED AND TRIPLED SHALL BE FASTENED TOGETHER WITH A MIN. OF TWO ROWS OF 180 NAILS AT 12" O.C. USE THREE ROWS OF 180 NAILS AT 12" O.C. FOR 1F AND DEEPER SIZES PER MANUFACTURERS SPECS. OR AS SHOWN ON PLANS.
C.	BEAMS THAT ARE SIDE LOADED SHALL BE FASTENED TOGETHER USING 2 ROWS OF 1/2" DIA. BOLTS @ 12" O.C. MAINTAIN A MIN. OF 2" EDGE DISTANCE FROM TOP AND BOTTOM OF BEAMS.
D.	NO NOTCHING OR DRILLING THROUGH MICROLAM BEAM SHALL BE PERMITTED.
5.	PLYWOOD
A.	PLYWOOD FOR SUBFLOOR (FLOOR SHEATHING) OVER SAWN LUMBER SHALL BE MINIMUM OF 3/4" CDX EXTERIOR, SPECIES GROUP 3, APA IDENTIFICATION INDEX 4250 (GLUED TO TOP OF JOIST, BEAM OR TRUSS AND SCREWED TO TOP FLANGE AT 12" O.C. AND GLUED WITH CONSTRUCTION ADHESIVE. INDEX STAMP SHALL BE VISIBLE ON ALL SHEETS.
B.	PLYWOOD USED FOR SLOPED ROOF SHEATHING SHALL BE MINIMUM OF 1/2" CDX EXTERIOR APA IDENTIFICATION INDEX 240. COVER WITH 30 LB BUILDERS FELT IMMEDIATELY AFTER INSTALLATION. PLYWOOD USED FOR ROOF DECK SHEATHING SHALL BE 3/4" CDX EXTERIOR APA IDENTIFICATION INDEX 240. COVER WITH 30LB BUILDERS FELT IMMEDIATELY AFTER INSTALLATION.
C.	PLYWOOD SHALL BE NAILED TO JOISTS WITH 8D COMMON NAILS AT 6" ON CENTER AT EXTERIOR EDGES AND 10" ON CENTER AT INTERIOR EDGES.
D.	USE PLYCLIPS OR OTHER EDGE SUPPORTS FOR ALL PLYWOOD SHEATHING.
E.	PLACE FACE GRAIN IN DIRECTION OF SPAN (TRANSVERSE TO JOISTS SPAN).
F.	LEAVE 1/16" SPACE AT ALL PLYWOOD PANEL END JOINTS AND 1/8" SPACE AT ALL PANEL EDGE JOINTS.
G.	PLYWOOD USED FOR WALL SHEATHING SHALL BE MINIMUM OF 1/2" CDX EXTERIOR APA COVER WITH TYVEK HOUSE WRAP OR BUILDERS PAPER IMMEDIATELY AFTER INSTALLATION.

STRUCTURAL GENERAL NOTES	
1.	BUILDING CODES: THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED IN ACCORDANCE WITH THE RESIDENTIAL NEW YORK STATE BUILDING CODE, LATEST EDITION, ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THIS CODE, AND LOCAL REQUIREMENTS OF THE VILLAGE OF ARDSLEY.
2.	DESIGN LOADS: A. ROOF: LIVE LOAD 14 PSF DEAD LOAD 30 PSF SHALL BE VISIBLE ON ALL SHEETS. B. FLOORS: LIVE LOAD 40 PSF DEAD LOAD 10 PSF C. SNOW DRIFT LOAD HAS BEEN CONSIDERED WHERE REQUIRED. D. HABITABLE ATTIC FOR STORAGE: LIVE LOAD 30PSF DEAD LOAD 10 PSF E. ATTIC WITH STORAGE 20 PSF F. ATTIC W/O STORAGE 10 PSF G. DECKS: LIVE LOAD 60 PSF DEAD LOAD 10PSF
<p>FOUNDATION NOTES</p>	
1.	FOUNDATIONS HAVE BEEN DESIGNED TO AN ALLOWABLE SOIL BEARING PRESSURE OF 3,000 PSF, WHICH SHALL BE VERIFIED BY A SOILS ENGINEER. SHOULD CONDITIONS VARY FROM THOSE ASSUMED THE ARCHITECT SHALL BE NOTIFIED BEFORE CONTINUATION OF WORK. CONTRACTOR TO BE RESPONSIBLE FOR CONTACTING AND THE COORDINATION OF SOILS ENGINEER. IN THE CASE OF A NEW SECOND STORY ADDITION THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE EXISTING FOOTING AND VERIFY THE SIZE AND COMPOSITION OF THE FOOTING AND FOUNDATION AND THE SOIL BEARING PRESSURE AND REPORT FINDINGS TO THE ARCHITECT/ENGINEER.
2.	ALL FOOTINGS SHALL BE PLACED DIRECTLY ON VIRGIN SOIL. BUILDER TO EXCAVATE TO VIRGIN SOIL FOR FOOTINGS AND IF EXCAVATION VARIES FROM DRAWINGS, NOTIFY ARCHITECT.
3.	CONCRETE FOR FOUNDATIONS: A. 28-DAY COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE AS FOLLOWS: FOOTINGS 3000 PSI SLAB ON GRADE 5000 PSI WALLS 3000 PSI B. MAXIMUM CONCRETE SLUMP SHALL BE 4". C. SLAB ON GRADE SHALL BE 5" THICK WITH WWF 6 X 6 - W6 X W6 WITH VAPOR BARRIER OVER 4" OF TRIMMABLE FILL OVER 8" 3/4" GRAVEL. SLAB SHALL BE FINISHED IN ACCORDANCE WITH ACI STANDARD 302 FOR CLASS 2 FLOORS. D. ALL CONCRETE SHALL BE MIXED, TRANSPORTED AND PLACED IN ACCORDANCE WITH ACI STANDARDS 318, 304, AND 301. E. ALL REINFORCING BARS SHALL BE OF NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60, # 4 AND #5 BARS TYPICAL. F. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A165. G. ALL VERTICAL SURFACES OF CONCRETE SHALL BE FORMED FOR WALLS. H. REINFORCING STEEL SHALL BE PLACED TO PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER: SLAB ON GRADE 1-1/2" WALLS 2" FOOTINGS 5" I. GRADE BEAMS SHALL BE FORMED ON BOTTOM AND SIDES. J. ALL EXPOSED CONCRETE SHALL BE AIR ENTRAINED 5% TO 7% BY VOLUME. 4. ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 3'-6" BELOW FINAL GRADE WHEN BEARING ON SOL. 5. ALL FILL SHALL BE PLACED IN EIGHT INCH LOOSE LIFTS (MAXIMUM), COMPACTED WITH VIBRATORY ROLLERS. FILL MATERIAL MUST BE TESTED BY MOHRER PROCTOR DENSITY METHOD (AST D1557-78) AND MUST QUALIFY AS SELECT WITH LESS THAN 10% PASSING THROUGH NO. 200 SIEVE. SOIL SHALL BE PLACED WITH MOISTURE CONTENT AND MOISTURE DENSITY WITHIN 2% OF MAXIMUM DRY DENSITY. SOIL ON SLABS ON GRADE IN PLACE DENSITY TESTS SHALL BE TAKEN FOR EACH LIFT. FOR ACCEPTANCE OF SOIL AVERAGE OF DENSITY TESTS MUST EXCEED THE SPECIFIED COMPACTION. NO TESTS SHALL BE PERMITTED TO FALL BELOW 88% COMPACTION.

6.	WHERE ROCK OUTCROPPINGS ARE ENCOUNTERED IN A BUILDING OR DECK FOUNDATION BEARING ON SOIL, SUCH OUTCROPPING OR INTERFERENCE SHALL BE REMOVED TO A DEPTH 12 INCHES BELOW BOTTOM OF FOOTING AND REPAIRED WITH CLEAN FILL. ALL FILL SHALL BE COMPACTED TO 95% MAXIMUM DENSITY PER MODIFIED PROCTOR METHOD. MAINTAIN A MINIMUM COVER OF 2'-0" TO BOTTOM OF CONCRETE.
7.	WHERE NECESSARY, FOOTING STEPS SHALL BE CONSTRUCTED AT MAXIMUM SLOPE OF 1 VERTICAL TO 2 HORIZONTAL.
8.	WHERE SOLID UNFRACTURED ROCK IS ENCOUNTERED FOR A WALL LENGTH OF AT LEAST 25 FEET, WALLS MAY BE FOUNDED WITHOUT FOOTINGS BY TRENCHING 6 INCHES INTO THE ROCK AND FINING THE WALL TO ROCK WITH #6 X 3'-0" LONG DOWELS AT 2'-6" ON CENTER, GROUTED INTO ROCK, EXTENDING 1'-6" INTO ROCK. NO TRENCH PROVISIONS ARE REQUIRED TO PROVIDE CONTACT JOINT IN WALL AT ANY TRANSITION BETWEEN ROCK BEARING AND SOIL BEARING CONDITIONS.
9.	EXCAVATIONS SHALL BE DEWATERED TO ALLOW INSTALLATION OF FOOTINGS IN DRY ATM



1ST FLOOR



2ND FLOOR

FLOOR AREA CALCULATIONS

1 S T F L O O R

HALLWAY = 150 SQ. FT. /
 PORCH = 50 SQ. FT.
 A = 200 SQ. FT.

PWR. RM.
 B = 30 SQ. FT.

LIVING ROOM
 C = 300 SQ. FT.

DINING ROOM
 D = 180 SQ. FT.

KITCHEN
 E = 240 SQ. FT.

FAMILY ROOM
 F = 280 SQ. FT.

(2) CAR GARAGE
 G = 490 SQ. FT.

TOTAL SQ. FT. (1ST FLOOR)
1,720 SQ. FT.

2 N D F L O O R

BED ROOM #1
 A = 200 SQ. FT.

BED ROOM #2
 B = 227 SQ. FT.

BED ROOM #3
 C = 210 SQ. FT.

BATH ROOM
 D = 69 SQ. FT.

HALLWAY
 E = 134 SQ. FT.

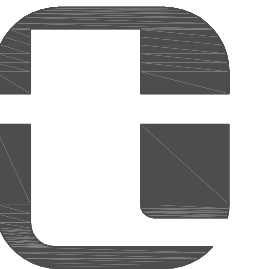
LAUNDRY
 F = 34 SQ. FT.

MASTER BATH ROOM
 G = 112 SQ. FT.

MASTER BED ROOM
 H = 430 SQ. FT.

TOTAL SQ. FT. (2ND FLOOR)
1,416 SQ. FT.

TOTAL COMBINED SQUARE FOOTAGE
= 3,136 SQ. FT.



JEFFREY TAYLOR
 ARCHITECT

572 NORTH BROADWAY
 WHITE PLAINS, NEW YORK 10603

TEL 914 289 0011



REVISIONS:
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 02.17.21 ISSUED FOR ARB REVIEW

PROJECT NO. 9458
 START DATE: 08.02.20
 DRAWN BY: FTA (R.M.)
 SCALE: AS NOTED

SHEET TITLE:

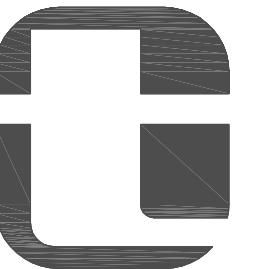
FLOOR AREA
 CALCULATIONS

DELAURENTIIS RESIDENCE
 NEW HOUSE CONSTRUCTION

21 NETHERMONT AVENUE
 TOWN OF NORTH CASTLE, NY 10504

SHEET NO:

A-001.00



**JEFFREY
TAYLOR
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572 NORTH BROADWAY
WHITE PLAINS, NEW YORK 10603

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PROJECT NO. 9458
START DATE: 08.02.20
DRAWN BY: FTA (R.M)
SCALE: AS NOTED

SHEET TITLE:
BASEMENT LEVEL
CONSTRUCTION
FLOOR PLAN

DELAURENTIIS RESIDENCE
NEW HOUSE CONSTRUCTION

21 NETHERMONT AVENUE
TOWN OF NORTH CASTLE, NY 10504

SHEET NO:

A-100.00

SYMBOL LEGEND

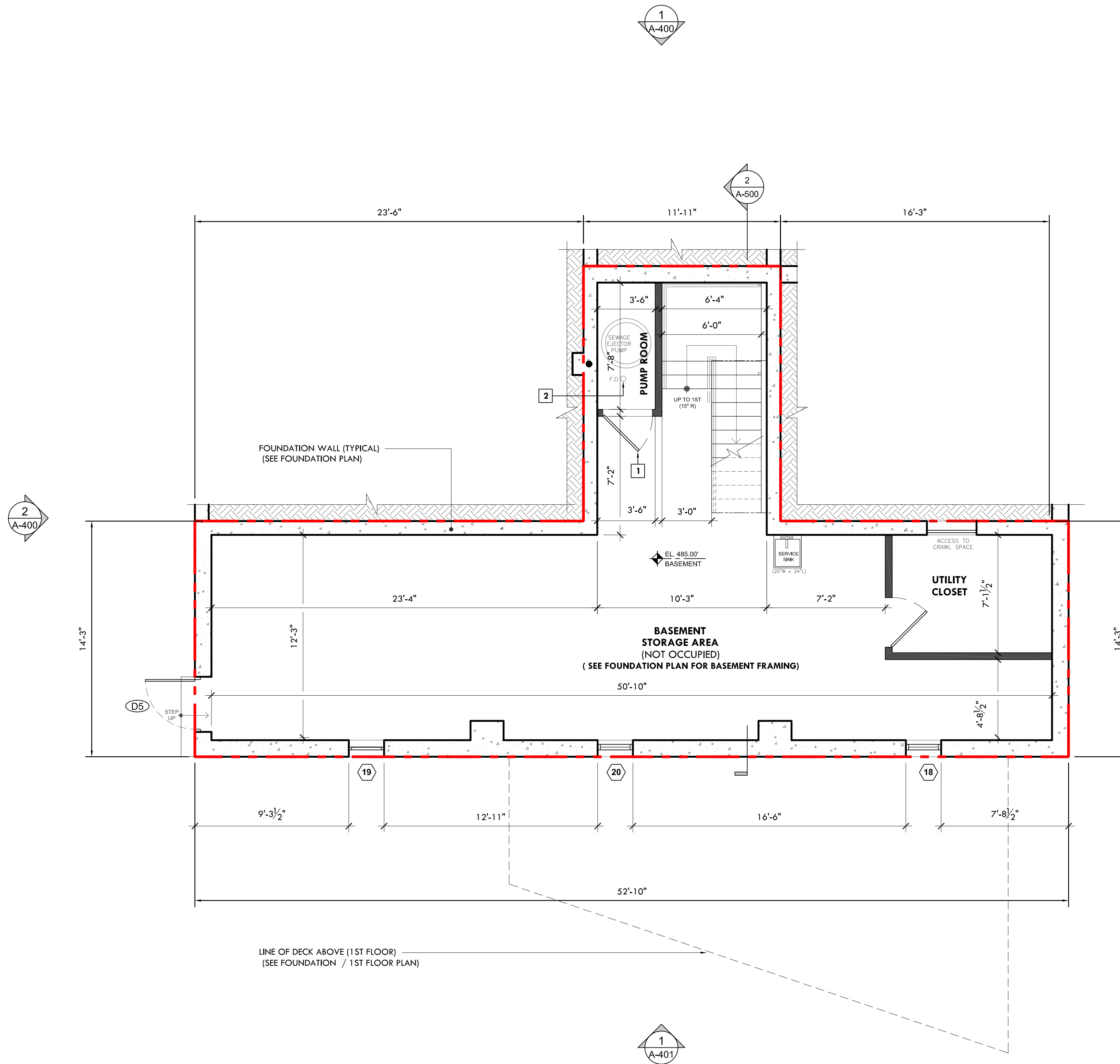
SYMBOL	DESCRIPTION
⋯	DENOTES DRAWING NOTE (SEE THIS DRAWING)
⊞	DENOTES WINDOW SIZE (SEE WINDOW SCHEDULE THIS DRAWING)
⊞	DENOTES DOOR SIZE (SEE WINDOW SCHEDULE THIS DRAWING)
⊕	QUAD OUTLET (CONFIRM HEIGHTS OF ALL OUTLETS WITH OWNER)
⊕	DUPLEX OUTLET (CONFIRM HEIGHTS OF ALL OUTLETS WITH OWNER)
G.F.I	PROVIDE GROUND FAULT CIRCUIT INTERRUPTER OUTLET
▷	DATA OUTLET (CONFIRM HEIGHT WITH OWNER)

WALL LEGEND

SYMBOL	DESCRIPTION
▨	NEW EXTERIOR WALL: - 2 x 6 WOOD STUDS @ 16" O.C (TO ALIGN WITH EXISTING). - BATT INSULATION (R-21) BETWEEN STUDS, FULL HEIGHT. - FINISH EXTERIOR SIDE OF WALL WITH 3/4" EXTERIOR GRADE PLY. WOOD (ALL JOINTS TO BE STAGGER). - PROVIDE "TYVEK" VAPOR BARRIER THRU OUT EXTERIOR WALL. - FINISH INTERIOR SIDE OF WALL WITH 1/2" GYP. BD. NOTE: WHERE WALL TILE IS BEEN INSTALLED G.C TO PROVIDE 5/8" CEMENT BOARD.
▬	NEW INTERIOR WALL: 2 x 4 WOOD STUDS @ 16" O.C FINISH WITH 1/2" GYP. BD. PROVIDE WATER RESISTANT (PURPLE BOARD) GYP. BD. AT ALL WET AREAS NOTES: WHERE WALL TILE IS BEEN INSTALLED G.C TO PROVIDE 1/2" CEMENT BOARD. PROVIDE SOUND INSUL. IN ALL INTERIOR PARTITIONS.

PLAN KEY NOTES

- 1 2'-8" x 7'-0" DOOR (DOOR TO BE GASKETED)
NOTE: PROVIDE 4" RAISED CURB @ DOOR WAY
- 2 FLOOR DRAIN



BASEMENT LEVEL SQ. FT. =
(— — — —)



**JEFFREY
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ARCHITECT**

572 NORTH BROADWAY
WHITE PLAINS, NEW YORK 10603

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SYMBOL LEGEND	
SYMBOL	DESCRIPTION
⋯	DENOTES DRAWING NOTE (SEE THIS DRAWING)
⊗	DENOTES WINDOW SIZE (SEE WINDOW SCHEDULE THIS DRAWING)
⊗	DENOTES DOOR SIZE (SEE WINDOW SCHEDULE THIS DRAWING)
⊕	QUAD OUTLET (CONFIRM HEIGHTS OF ALL OUTLETS WITH OWNER)
⊕	DUPLEX OUTLET (CONFIRM HEIGHTS OF ALL OUTLETS WITH OWNER)
G.F.I	PROVIDE GROUND FAULT CIRCUIT INTERRUPTER OUTLET
▷	DATA OUTLET (CONFIRM HEIGHT WITH OWNER)

WALL LEGEND	
SYMBOL	DESCRIPTION
	NEW EXTERIOR WALL: (SEE WALL SECTION ON A-500) - 2 x 6 WOOD STUDS @ 16" O.C (TO ALIGN WITH EXISTING). - BATT INSULATION (R-20) BETWEEN STUDS, FULL HEIGHT. - FINISH EXTERIOR SIDE OF WALL WITH 3/4" EXTERIOR GRADE PLY. WOOD (ALL JOINTS TO BE STAGGER). - PROVIDE "TYVEK" VAPOR BARRIER THRU OUT EXTERIOR WALL. - FINISH INTERIOR SIDE OF WALL WITH 1/2" GYP. BD.
	NEW INTERIOR WALL: 2 x 4 WOOD STUDS @ 16" O.C FINISH WITH 1/2" GYP. BD. PROVIDE WATER RESISTANT (PURPLE BOARD) GYP. BD. AT ALL WET AREAS NOTES: WHERE WALL TILE IS BEEN INSTALLED G.C TO PROVIDE 1/2" CEMENT BOARD. PROVIDE SOUND INSUL. IN ALL INTERIOR PARTITIONS.

PLAN KEY NOTES	
1	6" TREX, OR EQUAL DECK BOARDS INSTALL AS PER MANUF. RECOMMENDATIONS
2	FRAMED CHIMNEY ENCLOSURE FOR PROPANE GAS FIREPLACE INSERT. INSTALL 0 - CLEARANCE FLUE PER MANUFACTURERS PUBLISHED INSTALLATION REQUIREMENTS
3	INSTALL CONCEALED 4" PVC HEAVY WALL PIPE WITHIN CHIMNEY ENCLOSURE - PROVIDE PROPER CLEARANCES (SEE EXTERIOR ELEVATION 2 / A-400)
4	4" PVC HEAVY WALL PIPE ABOVE TIGHT TO UNDERSIDE OF ROOF RAFTERS SLOPED AS REQUIRED FOR GRAVITY RAIN DRAINAGE.
4A	PVC HEAVY WALL PIPE FROM ROOF
5	PROVIDE TRIPLE 2x10 CANTILEVERED JOISTS FOR SUPPORT OF CHIMNEY BUILD-OUT

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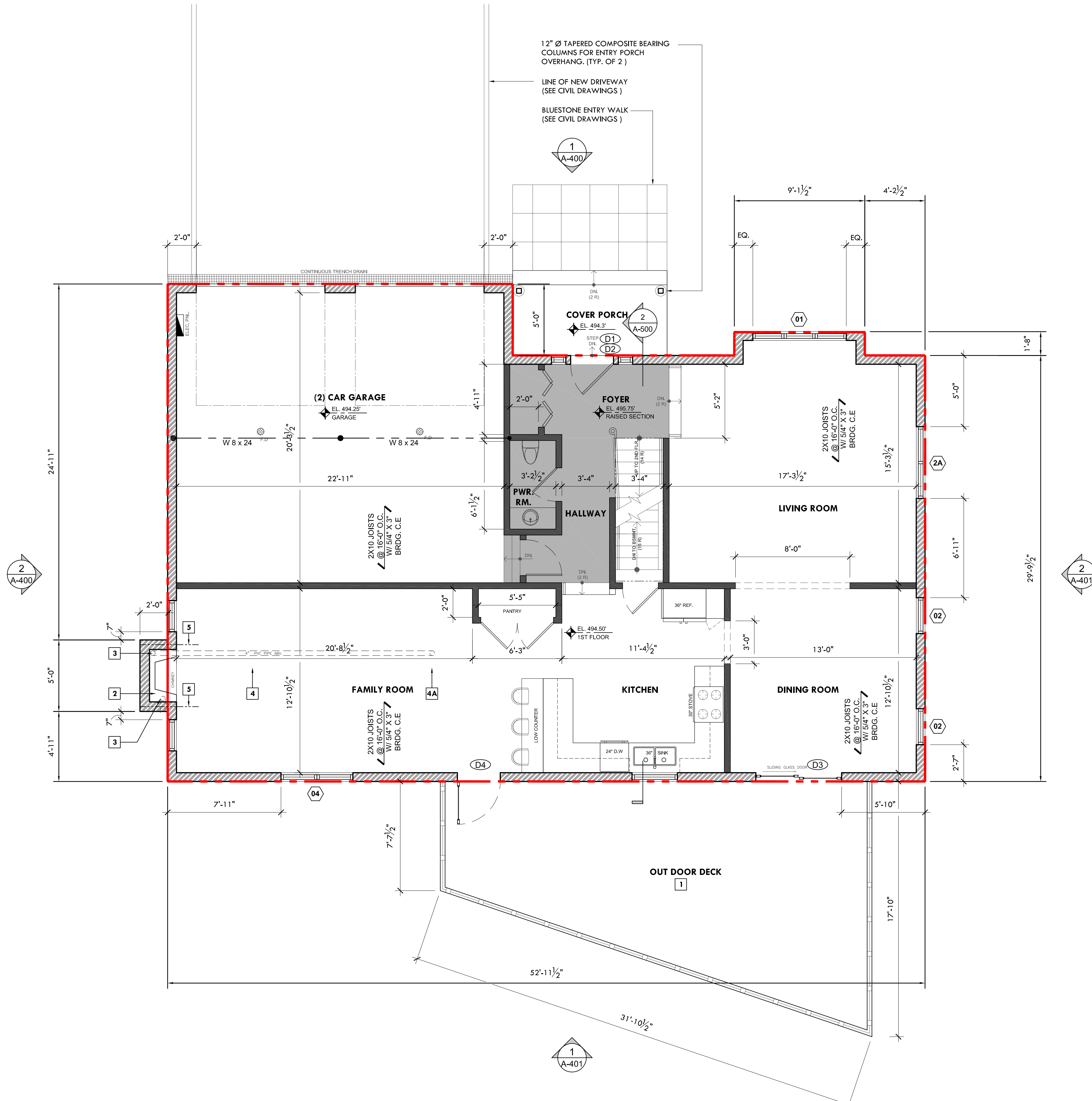
PROJECT NO. 9458
START DATE: 08.02.20
DRAWN BY: FTA (R.M)
SCALE: AS NOTED

SHEET TITLE:
1ST FLOOR
CONSTRUCTION
FLOOR PLAN

DELAURENTIIS RESIDENCE
NEW HOUSE CONSTRUCTION
21 NETHERMONT AVENUE
TOWN OF NORTH CASTLE, NY 10504

SHEET NO:

A-101.00



1ST FLOOR SQ. FT. =
(- - - - -)
(SEE DRAWING A-001)



**JEFFREY
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572 NORTH BROADWAY
WHITE PLAINS, NEW YORK 10603

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PROJECT NO. 9458
START DATE: 08.02.20
DRAWN BY: FTA (R.M)
SCALE: AS NOTED

SHEET TITLE:
2ND FLOOR
CONSTRUCTION
FLOOR PLAN

DELAURENTIIS RESIDENCE
NEW HOUSE CONSTRUCTION

21 NETHERMONT AVENUE
TOWN OF NORTH CASTLE, NY 10504

SHEET NO:

A-102.00

SYMBOL LEGEND

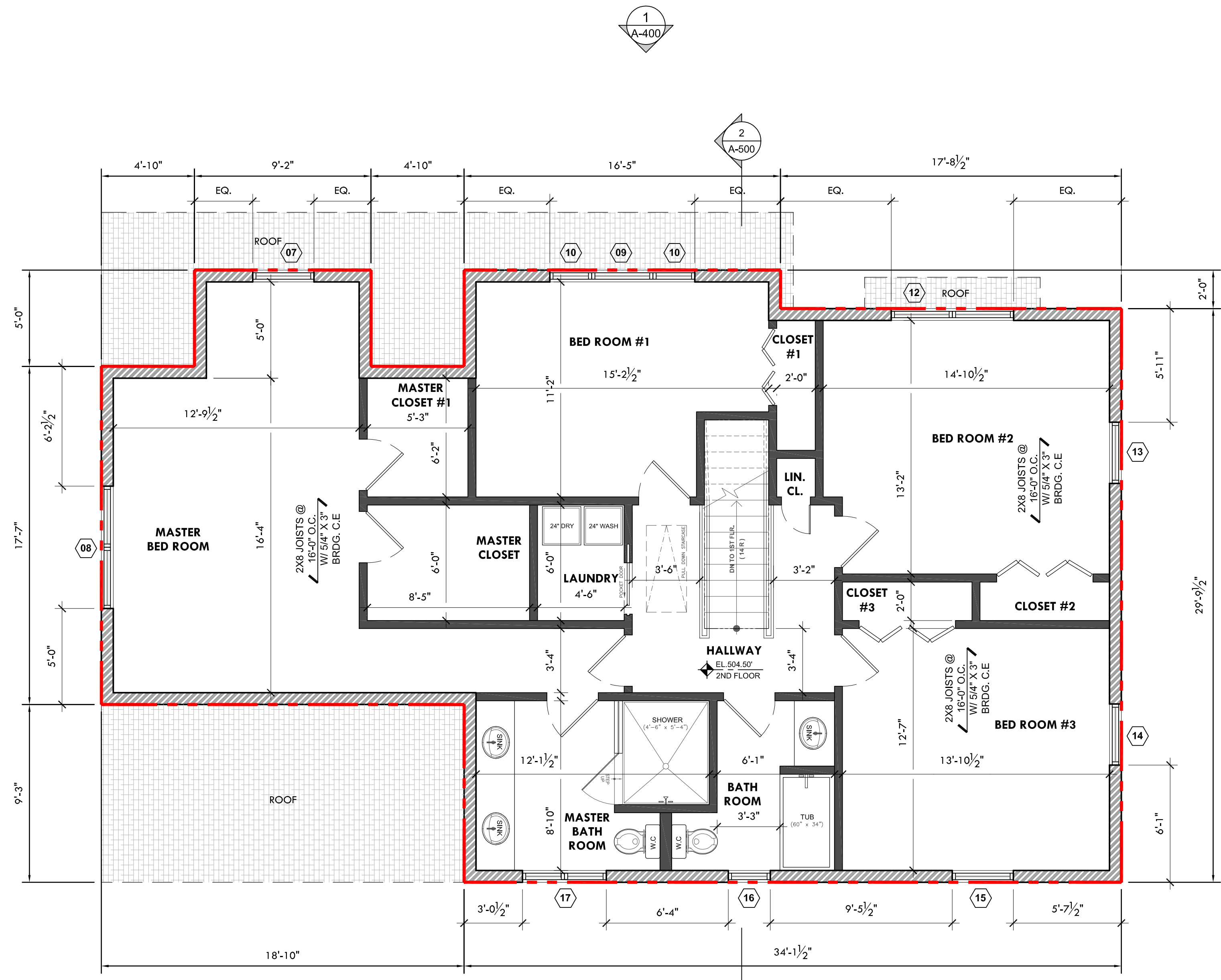
SYMBOL	DESCRIPTION
☐	DENOTES DRAWING NOTE (SEE THIS DRAWING)
⊗	DENOTES WINDOW SIZE (SEE WINDOW SCHEDULE THIS DRAWING)
⊗	DENOTES DOOR SIZE (SEE WINDOW SCHEDULE THIS DRAWING)
⊕	QUAD OUTLET (CONFIRM HEIGHTS OF ALL OUTLETS WITH OWNER)
⊕	DUPLEX OUTLET (CONFIRM HEIGHTS OF ALL OUTLETS WITH OWNER)
G.F.I	PROVIDE GROUND FAULT CIRCUIT INTERRUPTER OUTLET
▷	DATA OUTLET (CONFIRM HEIGHT WITH OWNER)

WALL LEGEND

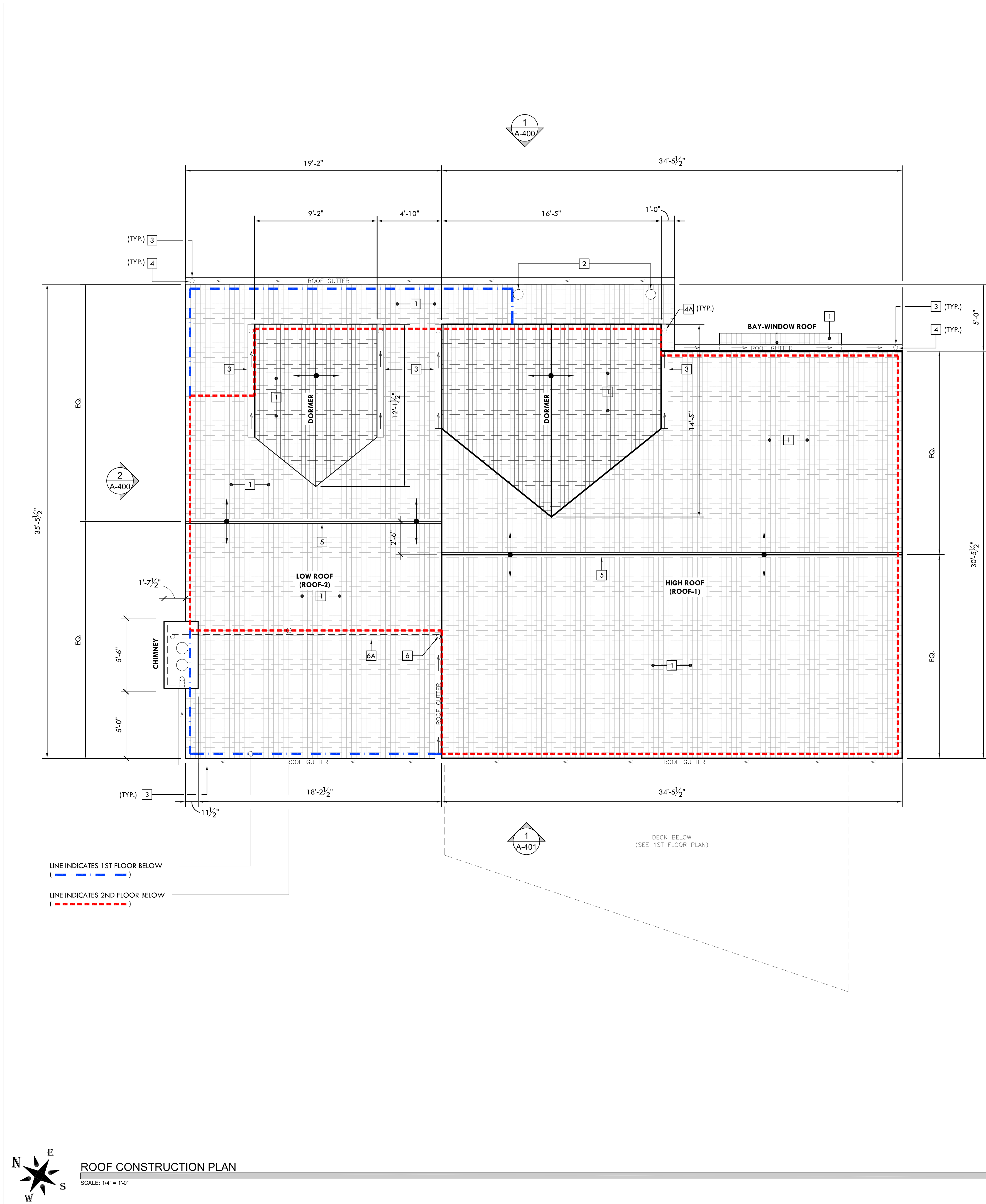
SYMBOL	DESCRIPTION
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	NEW INTERIOR WALL: 2 x 4 WOOD STUDS @ 16" O.C FINISH WITH 1/2" GYP. BD. PROVIDE WATER RESISTANT (PURPLE BOARD) GYP. BD. AT ALL WET AREAS NOTES: WHERE WALL TILE IS BEEN INSTALLED G.C TO PROVIDE 1/2" CEMENT BOARD. PROVIDE SOUND INSUL. IN ALL INTERIOR PARTITIONS.

PLAN KEY NOTES

1	
2	



2ND FLOOR SQ. FT. =
(- - - -)
(SEE DRAWING A-001)



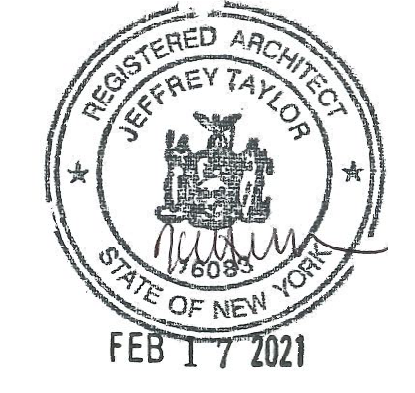
LEGEND	
SYMBOL	DESCRIPTION
☐	DENOTES DRAWING NOTE (SEE THIS DRAWING)
●→	DENOTES ROOF SLOPE

PLAN KEY NOTES	
1	ASPHALT ROOF SHINGLES (SEE DRAWING A-200'S FOR SPEC.), INSTALL PER MANUFACTURER PUBLISH INSTRUCTIONS
2	COLUMNS BELOW (1ST FLOOR PLAN)
3	CONTINUOUS ALUMINUM ROOF GUTTER WITH LEAF GUARD. (COLOR PER OWNERS DIRECTION - G.C TO COORDINATE)
4	CONTINUOUS VERTICAL ALUMINUM ROOF LEADER. (COLOR PER OWNERS DIRECTION - G.C TO COORDINATE) NOTE: ROOF LEADERS TIE INTO TO "CULTEC" CHAMBERS- (SEE CIVIL DRAWINGS)
4A	CONTINUOUS VERTICAL ALUMINUM ROOF LEADER AT DORMERS DOWN TO ROOF BELOW (COLOR PER OWNERS DIRECTION - G.C TO COORDINATE)
5	CONTINUOUS RIDGE VENT
6	TIE IN ROOF GUTTER TO PVC PIPE THRU ROOF DOWN TO INTERIOR BELOW ROOF RAFTERS FOR PROPER GRAVITY DRAINAGE OF STORM WATER (SEE 1ST FLOOR PLAN). G.C TO PROVIDE FLASHING AROUND PIPE (MAKE WATER TIGHT)
6A	PVC PIPE BELOW (AT INTERIOR SIDE - SEE 1ST FLOOR PLAN)



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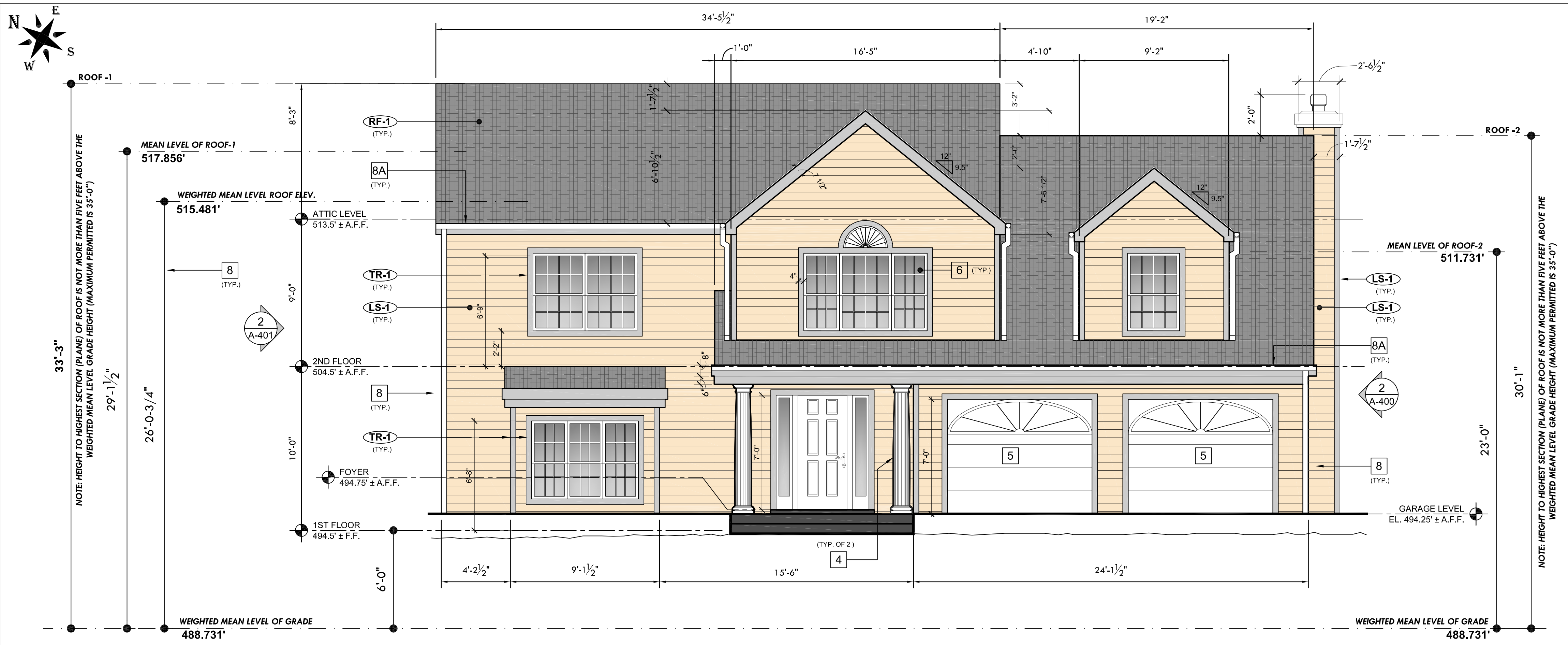
PROJECT NO. 9458
START DATE: 08.02.20
DRAWN BY: FTA (R.M)
SCALE: AS NOTED

SHEET TITLE:
ROOF
CONSTRUCTION PLAN

DELAURENTIIS RESIDENCE
NEW HOUSE CONSTRUCTION

21 NETHERMONT AVENUE
TOWN OF NORTH CASTLE, NY 10504

SHEET NO:
A-200.00



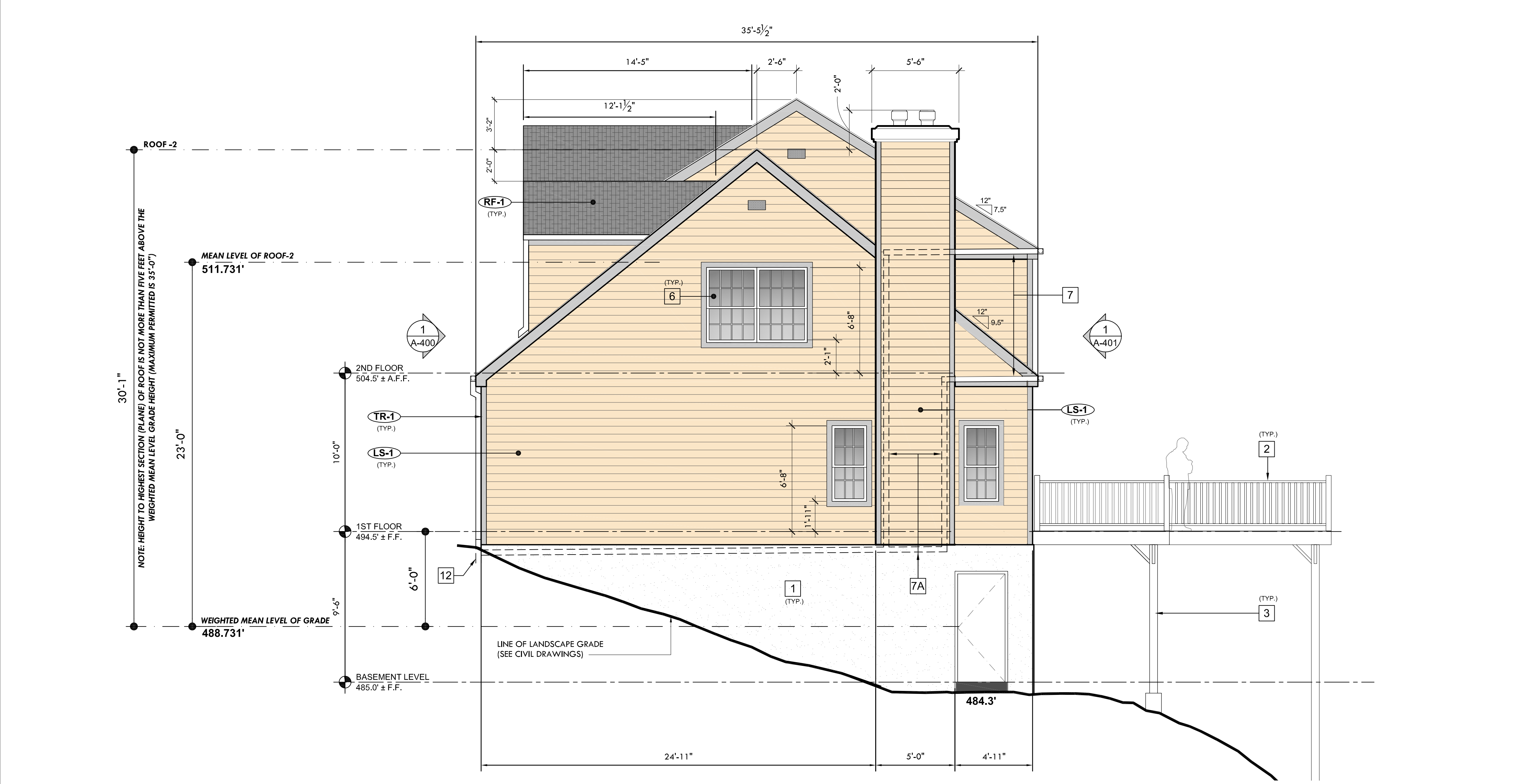
EAST ELEVATION (FRONT)

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

FINISH	DESCRIPTION
(LS-1) LAP SIDING	MANUFACTURER:..... JAMESHARDIE FINISH:..... SMOOTH COLOR:..... DESIGNER CREAM SIZE:..... 6-1/4" WITH 5" EXPOSURE
(TR-1) TRIM BOARD	MANUFACTURER:..... AZEK FINISH:..... SMOOTH COLOR:..... WHITE SIZE:.....
(RF-1) ROOFING	MANUFACTURER:..... GAF TIMBERLINE HDZ FINISH:..... ASPHALT ROOF SHINGLES COLOR:..... CHARCOAL

NO.	DESCRIPTION
1	SMOOTH FINISHED PARGED REINFORCED EXPOSE CONCRETE.
2	4x2" HIGH P.T RAILING WITH 2x2 P.T BALUSTERS @ 4" O.C
3	6x6 P.T COLUMNS OVER 18" DIA. "SONETUBE" FOOTING 42" MIN. BELOW GRADE
4	12" Ø TAPERED COMPOSITE BEARING COLUMNS FOR ENTRY PORCH OVERHANG. (BEARING)
5	INSULATED GARAGE DOORS
6	DOUBLE GLAZED VINYL CLAD, DOUBLE HUNG OPERABLE WINDOWS (TYPICAL)
7	RETURN RAIN GUTTER ON SIDE OF BUILDING AND RUN CONCEALED BELOW ROOF LINE ABOVE FAMILY ROOM INTO CHIMNEY ENCLOSURE. TIE IN ALL RAIN LEADERS INTO STORM SYSTEM IN NETHERMONT AVENUE WITH GRAVITY DRAINAGE (TYPICAL)
7A	INSTALL CONCEALED 4" PVC HEAVY WALL PIPE FOR CONTINUATION OF GRAVITY RAIN DRAINAGE TO NETHERMONT AVE. (SEE CIVIL DRAWINGS FOR REQUIREMENTS)
8	RAIN LEADERS TO BE TIED INTO GRAVITY DRAINAGE FOR DIRECT CONNECTION TO NETHERMONT AVE. STORM SYSTEM (SEE CIVIL DRAWINGS FOR REQUIREMENTS)
8A	CONTINUOUS ALUM. RAIN GUTTER
9	INSTALL RAIN GUTTER ON SIDE OF BUILDING & PENETRATE ROOF WHERE THE GUTTER INTERSECTS THE SLOPING ROOF SEE NORTH ELEVATION ON DWG. A-400
10	LINE OF RAIN GUTTER CONCEALED ABOVE FAMILY ROOM INTO CHIMNEY
11	WOOD FRAMED CHIMNEY TO BE CANTILEVERED OUT AT BOTTOM WITH TRIPLED UP 2x10's AT EACH END. 2x10's TO PROJECT INTO FLOOR FRAMING THE SAME DISTANCE AS CANTILEVERED.
12	FOR CONTINUATION OF GRAVITY STORM DRAINAGE (SEE CIVIL DRAWINGS)

WEIGHTED MEAN ROOF ELEVATION CALCULATIONS (WEIGHTED MEAN LEVEL OF GRADE = 488.731)	
EAST ELEVATION	
A. SOUTH SIDE ROOF MEAN ELEVATION =	29'-1-1/2"
B. NORTH SIDE ROOF MEAN ELEVATION =	23'-0"
WEIGHTED MEAN ROOF ELEVATION EAST SIDE	
A + B / 2 = 26 - 0-3/4" ABOVE MEAN GRADE ELEVATION	
NORTH ELEVATION	
A. MEDIAN LEVEL OF END GABLE ROOF =	23'-0"
23'-0" ABOVE MEAN GRADE ELEVATION	



NORTH ELEVATION (SIDE)

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

JEFFREY TAYLOR ARCHITECT

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WHITE PLAINS, NEW YORK 10603

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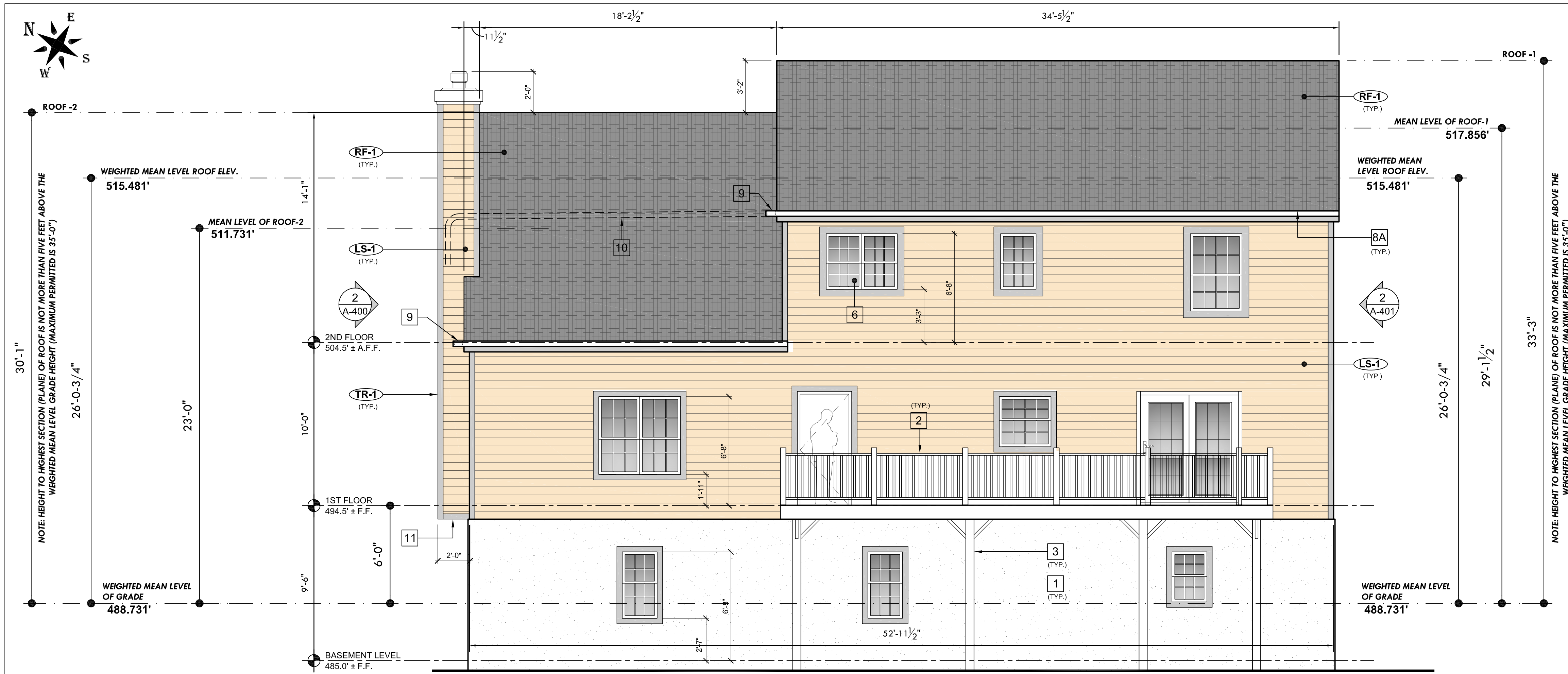
PROJECT NO. 9458
START DATE: 08.02.20
DRAWN BY: FTA (R.M)
SCALE: AS NOTED

SHEET TITLE:
EXTERIOR ELEVATIONS

DELAURENTIS RESIDENCE
NEW HOUSE CONSTRUCTION

21 NETHERMONT AVENUE
TOWN OF NORTH CASTLE, NY 10504

SHEET NO:
A-400.00

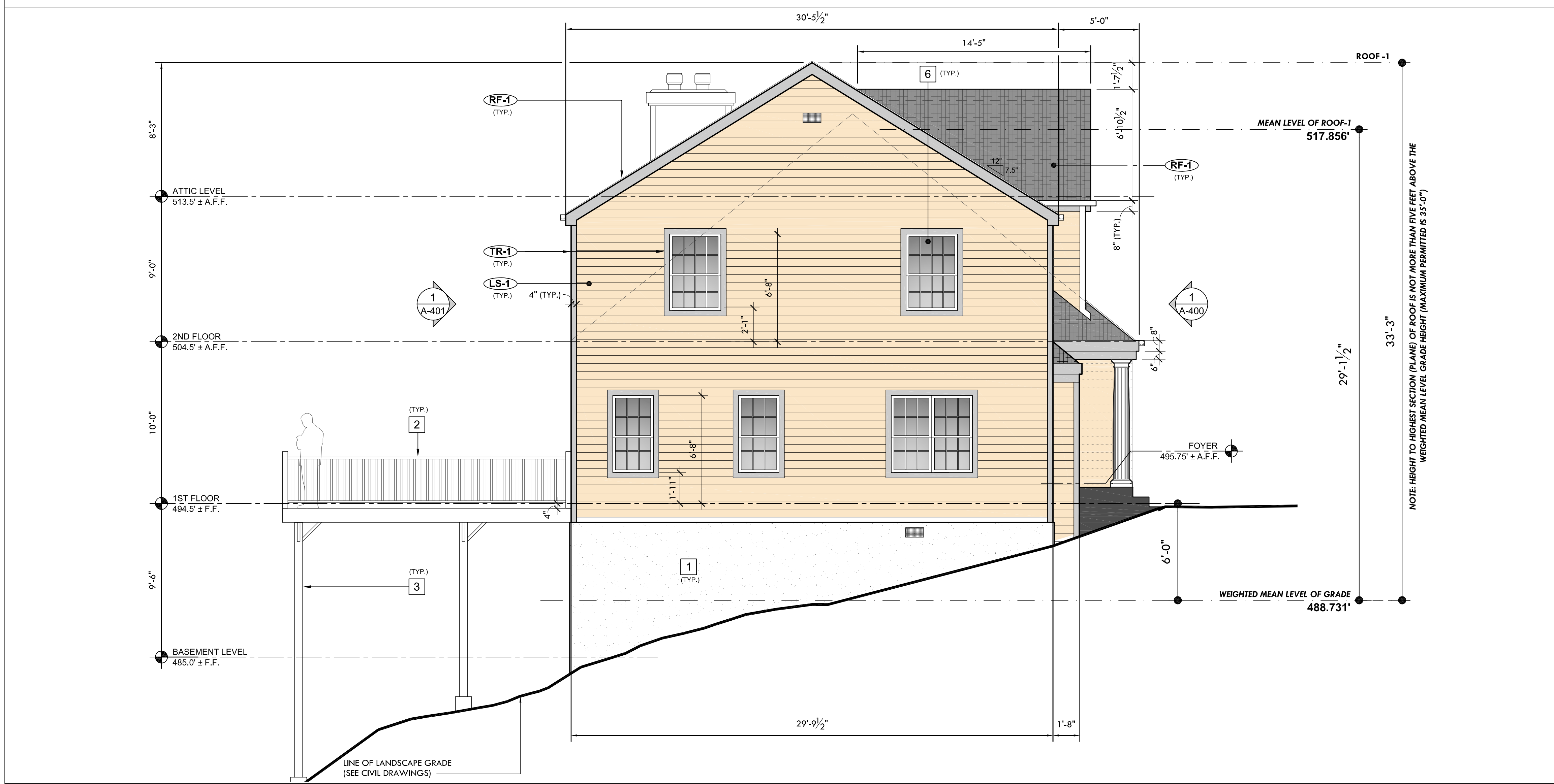


WEST ELEVATION (REAR)
SCALE: 1/4" = 1'-0"

FINISH	DESCRIPTION
LS-1 LAP SIDING	MANUFACTURER:..... JAMESHARDIE FINISH:..... SMOOTH COLOR:..... DESIGNER CREAM SIZE:..... 6-1/4" WITH 5" EXPOSURE
TR-1 TRIM BOARD	MANUFACTURER:..... AZEK FINISH:..... SMOOTH COLOR:..... WHITE SIZE:.....
RF-1 ROOFING	MANUFACTURER:..... GAF TIMBERLINE HDZ FINISH:..... ASPHALT ROOF SHINGLES COLOR:..... CHARCOAL

NO.	DESCRIPTION
1	SMOOTH FINISHED PARGED REINFORCED EXPOSE CONCRETE.
2	+42" HIGH P.T. RAILING WITH 2x2 P.T. BALUSTERS @ 4" O.C
3	6x6 P.T. COLUMNS OVER 18" DIA. "SONETUBE" FOOTING 42" MIN. BELOW GRADE
4	12" Ø TAPERED COMPOSITE BEARING COLUMNS FOR ENTRY PORCH OVERHANG. (BEARING)
5	INSULATED GARAGE DOORS
6	DOUBLE GLAZED VINYL CLAD, DOUBLE HUNG OPERABLE WINDOWS (TYPICAL)
7	RETURN RAIN GUTTER ON SIDE OF BUILDING AND RUN CONCEALED BELOW ROOF LINE ABOVE FAMILY ROOM INTO CHIMNEY ENCLOSURE. TIE IN ALL RAIN LEADERS INTO STORM SYSTEM IN NETHERMONT AVENUE WITH GRAVITY DRAINAGE (TYPICAL)
7A	INSTALL CONCEALED 4" PVC HEAVY WALL PIPE FOR CONTINUATION OF GRAVITY RAIN DRAINAGE TO NETHERMONT AVE. (SEE CIVIL DRAWINGS FOR REQUIREMENTS)
8	RAIN LEADERS TO BE TIED INTO GRAVITY DRAINAGE FOR DIRECT CONNECTION TO NETHERMONT AVE. STORM SYSTEM (SEE CIVIL DRAWINGS FOR REQUIREMENTS)
8A	CONTINUOUS ALUM. RAIN GUTTER
9	INSTALL RAIN GUTTER ON SIDE OF BUILDING & PENETRATE ROOF WHERE THE GUTTER INTERSECTS THE SLOPING ROOF SEE NORTH ELEVATION ON DWG. A-400
10	LINE OF RAIN GUTTER CONCEALED ABOVE FAMILY ROOM INTO CHIMNEY
11	WOOD FRAMED CHIMNEY TO BE CANTILEVERED OUT AT BOTTOM WITH TRIPLED UP 2x10's AT EACH END. 2x10's TO PROJECT INTO FLOOR FRAMING THE SAME DISTANCE AS CANTILEVERED.
12	FOR CONTINUATION OF GRAVITY STORM DRAINAGE (SEE CIVIL DRAWINGS)

WEIGHTED MEAN ROOF ELEVATION CALCULATIONS (WEIGHTED MEAN LEVEL OF GRADE = 488.731)	
WEST ELEVATION	
A. NORTH SIDE ROOF MEAN ELEVATION =.....	23'-0"
B. SOUTH SIDE ROOF MEAN ELEVATION =.....	29'-1-1/2"
WEIGHTED MEAN ROOF ELEVATION WEST SIDE	
A + B / 2 = 26 - 0-3/4" ABOVE MEAN GRADE ELEVATION	
SOUTH ELEVATION	
A. MEDIAN LEVEL OF END GABLE ROOF=.....	29'-1-1/2"
29'-1-1/2" ABOVE MEAN GRADE ELEVATION	



SOUTH ELEVATION (SDIE)
SCALE: 1/4" = 1'-0"

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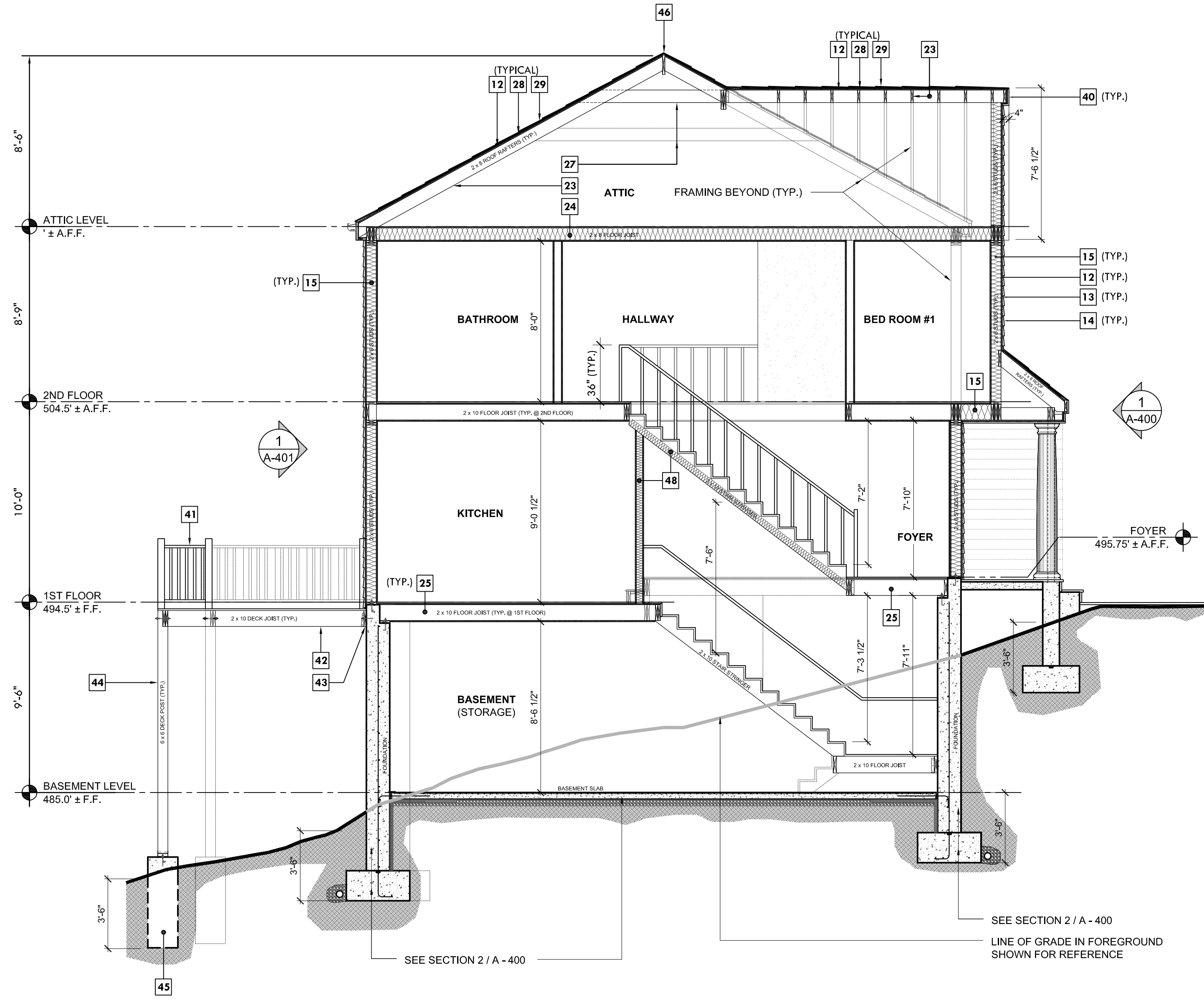
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PROJECT NO. 9458
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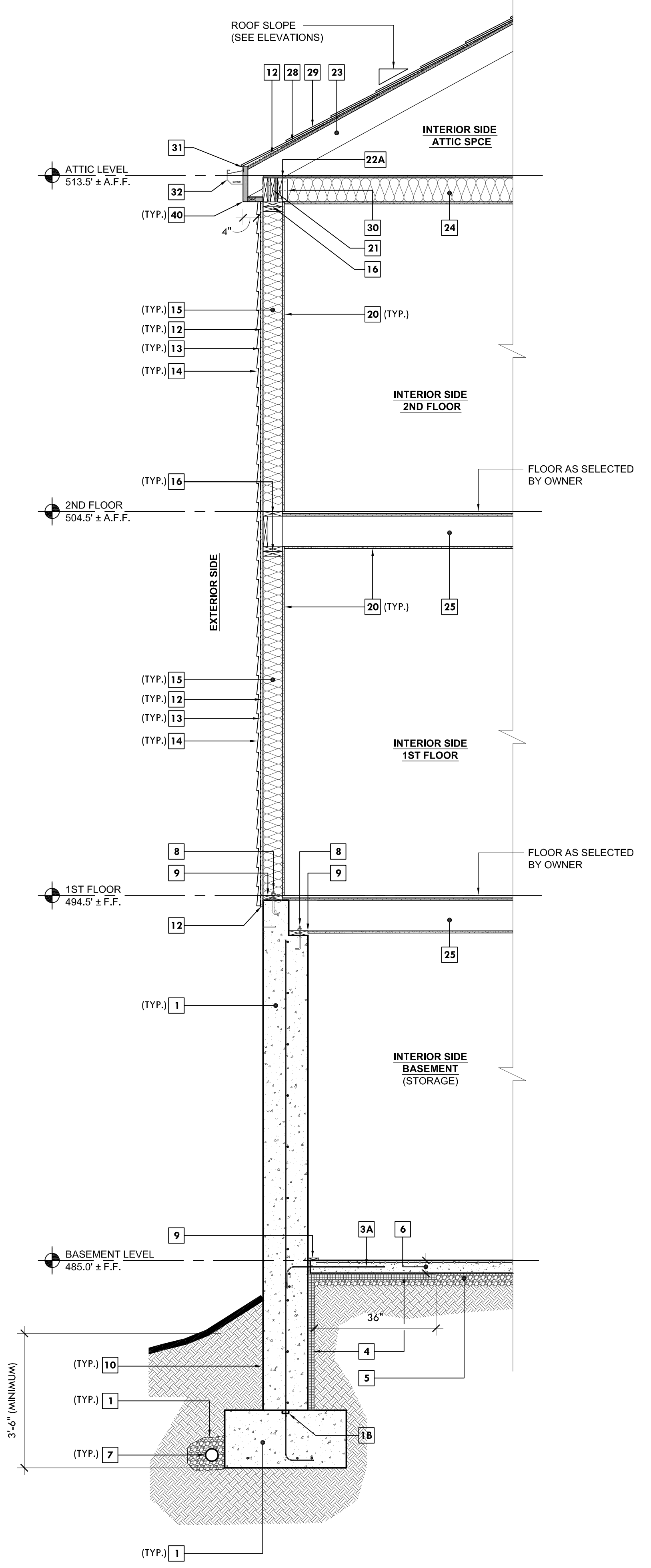
SHEET TITLE:
EXTERIOR ELEVATIONS

DELAURENTIS RESIDENCE
NEW HOUSE CONSTRUCTION
21 NETHERMONT AVENUE
TOWN OF NORTH CASTLE, NY 10504

SHEET NO:
A-401.00



1 CROSS SECTION
1/4" = 1'-0"



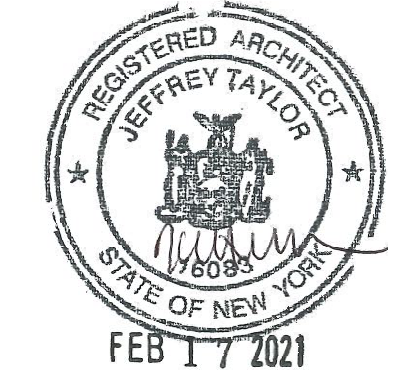
2 TYPICAL EXTERIOR WALL SECTION
1/4" = 1'-0"

PLAN KEY NOTES

- 1 NEW REINFORCED POURED IN PLACE CONCRETE FOUNDATION WALL (SEE DRAWING S-1 FOR ADDITIONAL INFORMATION)
- 1A NEW REINFORCED POURED IN PLACE CONCRETE FOOTING (SEE DRAWING S-1 FOR ADDITIONAL INFORMATION)
- 2 #4 HORIZONTAL CONTINUOUS REBAR CROSSED TIED TO VERTICAL REBAR EVERY 24"
- 3 #10 VERTICAL BENT REBAR INTO FOOTINGS @ 24" O.C.
- 3A BENT REBAR INTO FLOOR SLAB @ 24" O.C.
- 3B 2 x 4 KEY
- 4 2" THICK CONTINUOUS RIGID INSULATION.
- 5 4" COMPACTED CRUSHED STONE
- 6 4" THICK CONCRETE SLAB ON GRADE WITH W.W.M 6x6 W10 x W10 ON CRUSH STONE. WELL TAMPED FILL WITH 6 MIL "VISQUEEN" VAPOR BARRIER
- 7 6" Ø CONTINUOUS PERIMETER PERFORATED FOOTING DRAIN SET IN GRAVEL. TIE INTO NEW STORM WATER CONTAINMENT CATCH BASIN (SEE DRAWING C-100)
- 8 1/2" BENT END GALVANIZED ANCHOR BLOT SET MIN. 16" INTO FOUNDATION - 6'-0" O.C (MAX)
- 9 (2) 2 x 6 CONTINUOUS P.T WOOD SILL PLATE OVER POLYSTYRENE SILL SEALER.
- 10 "ENKA" DRAINAGE MATT (OR APPROVED EQUAL) - WATERPROOFING @ FOUNDATION WALL. INSTALLED PER MANUFACTURE PUBLISHED INSTRUCTIONS.
- 11 CONTINUOUS TERMITE SHIELD OVER SEALANT.
- 12 5/8" EXTERIOR GRADE OSB BOARD (NOTE: ALL JOINTS TO BE STAGGERED)
- 13 "TYVEK" VAPOR BARRIER (OR APPROVED EQUAL) ON SUBSTRATE - INSTALLED PER MANUFACTURE PUBLISHED INSTRUCTIONS. NOTE: TURN BARRIER INTO ALL WINDOW OPENINGS.
- 14 EXTERIOR SIDING (SEE EXTERIOR ELEVATIONS)
- 15 2 x 6 WOOD STUDS 16" O.C WITH R-21 BATT. INSULATION (TYP. AT EXTERIOR WALLS)
- 16 2 x 6 CONTINUOUS P.T WOOD BLOCKING.
- 17 CONTINUOUS P.T WOOD BLOCKING (AS REQUIRED)
- 18 FILL VOID WITH "TOUCH N SEAL" ALL SEASON POLYURETHANE FOAM SEALANT.
- 19 PROVIDE CONTINUOUS CAULKING WITH BACKER ROD.
- 20 1/2" GYP. BD. FINISH TAPE / SPACKLE & SAND SMOOTH. PROVIDE CORNER BEADS.
- 21 (3) 2 x 8 HEADER WITH 3/4" CDX PLY. WD. SPACER, GLUE & SCREW (LAG SCREW) TOGETHER.
- 22 (3) 2 x 8 HEADER - GLUE & NAIL TOGETHER.
- 22A PROVIDE "BIRDS MOUTH" CUT AT HEADER.
- 23 2 x 8 ROOF RAFTERS @ 16" O.C. TYPICAL (G.C TO COORDINATE IN FIELD)
- 24 2 x 8 ATTIC FLOOR JOIST @ 16" O.C. WITH R-49 BATT. INSUL. (TYP.)
- 25 2 x 10 FLOOR JOIST @ 16" O.C. WITH R-49 BATT. INSUL. (TYP.)
- 26 FASCIA BOARD TO MATCH AND ALIGN WITH EXISTING.
- 27 2 x 8 COLLAR TIE @ EVERY OTHER (3) ROOF RATERS
- 28 "TYVEK" PROTEC 200 ROOF UNDERLAYMENT (OR APPROVED EQUAL) ON SUBSTRATE - INSTALLED PER MANUFACTURE PUBLISHED INSTRUCTIONS.
- 29 ROOF SHINGLES AS SELECTED BY OWNER - SEE EXTERIOR ELEVATIONS. INSTALLED PER MANUFACTURE PUBLISHED INSTRUCTIONS.
- 30 "SIMPSON" STRONG JOIST TIES (OR APPROVED EQUAL) INSTALLED PER MANUFACTURE PUBLISHED INSTRUCTIONS.
- 31 CONTINUOUS FLASHING AND ALUMINUM DRIP EDGE.
- 32 CONTINUOUS ROOF GUTTER AS SELECTED BY OWNER (G.C TO COORDINATE)
- 33 "AZEK" WINDOW SILL AND FRAME TRIM AS SELECTED BY OWNER.
- 34 4 OZ. NON - WOVEN FILTER FABRIC AROUND STONE SURROUND FOOTING DRAIN.
- 40 SOFFIT FINISH TO MATCH TRIM BOARD. SEE EXTERIOR ELEVATION NOTE: PROVIDE FLUSH SOFFIT VENTS
- 41 *42" HIGH P.T RAILING WITH 2X2 P.T BALUSTERS @ 4" O.C
- 42 2 x 10 P.T DECK FLOOR JOIST @ 16" O.C.
- 43 2 x 10 CONTIONOUS P.T LEDGER (AT DECK) SECURED TO FOUNDATION WALL WITH CARRIAGE BOLTS @ 24" O.C
- 44 P.T POST (SEE FOUNDATION PLAN)
- 45 "SONOTUBE" FOOTING (SEE FOUNDATION PLAN)
- 46 CONTINUOUS RIDGE VENT (SEE ROOF PLAN)



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SHEET TITLE:

SECTIONS

DELAURENTIIS RESIDENCE
NEW HOUSE CONSTRUCTION
21 NETHERMONT AVENUE
TOWN OF NORTH CASTLE, NY 10504

SHEET NO:
A-500.00

WINDOW SCHEDULE

Anderson Window: Double Hung, Tilt Wash (TW) 200

Exterior Finish & Color: White Vinyl, Interior Finish: Pine

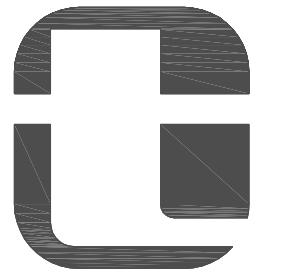
#	Catalog #	QTY	Location	Window Dimension		Rough Opening	
				Width /	Height	Width /	Height
①	244DH2049	3	LIVING ROOM	1'-11 1/2"	4'-8 1/2"	2'-0"	4'-9"
②	244DH2449	1	LIVING ROOM	2'-3 1/2"	4'-8 1/2"	2'-4"	4'-9"
②	244DH2449	2	DINING ROOM	2'-3 1/2"	4'-8 1/2"	2'-4"	4'-9"
③	244DH3030	1	KITCHEN	2'-11 1/2"	2'-11 1/2"	3'-0"	3'-0"
		(2) - Double Mullion					
④	244DH2449	1	FAMILY ROOM	2'-3 1/2"	4'-8 1/2"	2'-4"	4'-9"
⑤	244DH2049	1	FAMILY ROOM	1'-11 1/2"	4'-8 1/2"	2'-0"	4'-9"
⑥	244DH2049	1	FAMILY ROOM	1'-11 1/2"	4'-8 1/2"	2'-0"	4'-9"
⑦	244DH3049	1	MASTER BEDROOM	2'-11 1/2"	4'-8 1/2"	3'-0"	4'-9"
		(2) DBL Mullion					
⑧	244DH3049	1	MASTER BEDROOM	2'-11 1/2"	4'-8 1/2"	3'-0"	4'-9"
⑨	244DH3049	1	BEDROOM - 1	2'-11 1/2"	4'-8 1/2"	3'-0"	4'-9"
⑩	244DH2049	2	BEDROOM - 1	1'-11 1/2"	4'-8 1/2"	2'-0"	4'-9"
⑪	244CT30	1	BEDROOM - 1	2'-11 1/2"	1'-8 5/8"	3'-0"	1'-9 1/8"
		(2) DBL Mullion					
⑫	244DH3049	1	BEDROOM - 2	2'-11 1/2"	4'-8 1/2"	3'-0"	4'-9"
⑬	244DH3049	1	BEDROOM - 2	2'-11 1/2"	4'-8 1/2"	3'-0"	4'-9"
⑭	244DH3049	1	BEDROOM - 3	2'-11 1/2"	4'-8 1/2"	3'-0"	4'-9"
⑮	244DH3049	1	BEDROOM - 3	2'-11 1/2"	4'-8 1/2"	3'-0"	4'-9"
⑯	244DH2036	1	HALL BATH	1'-11 1/2"	3'-5 1/2"	2'-0"	3'-6"
		(2) DBL Mullion					
⑰	244DH2036	1	MASTER BATH	1'-11 1/2"	3'-5 1/2"	2'-0"	3'-6"
⑱	244DH2030	1	BASEMENT	1'-11 1/2"	2'-11 1/2"	2'-0"	3'-0"
⑲	244DH3040	1	BASEMENT	2'-11 1/2"	3'-11 1/2"	3'-0"	4'-0"
⑳	244DH3041	1	BASEMENT	2'-11 1/2"	3'-11 1/2"	3'-0"	4'-0"

DOOR SCHEDULE

#	Catalog #	Manufacturer	QTY	Location	Width /	Height	NOTES
							Statement collection; pre-finished fiberglass; Type: Smooth-Pro; Color: Denim; Style: Craftsman; Glass Type: Wendoover Glass
①		Jeld Wen	1	ENTRY	3'-0"	6'-8"	Type: Wendoover Glass
②		Jeld Wen	2	ENTRY-Side Lites	12"	6'-8"	See door type "D1" notes.
③	NLGD6068R	Anderson	1	DINING ROOM	6'-0"	6'-8"	Gliding Patio Door. Color is white.
④	ISPD3168AR	Anderson	1	DINETTE	3'-0"	6'-8"	Hinged Patio door. Color is white.
⑤	Exterior door	Jeld Wen	1	BASEMENT	3'-0"	6'-8"	Metal panel door

ALTERNATES

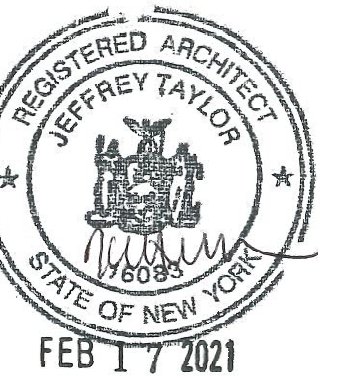
③	PS61611R	Anderson	1	DINING ROOM	6'-0"	6'-8"	Perma-Shield Gliding Patio Door. Color is white.
④		Anderson	1	DINETTE	3'-0"	6'-8"	Hinged Patio door. Color is white.



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 TOWN OF NORTH CASTLE, NY 10504

SHEET NO:

A-600.00

