

SITE DEVELOPMENT POOL PLANS : 49 SARLES STREET ARMONK, NY 10504



www.ResReal.com
(914)-330-7712
 2875 Route 35
 Katonah, NY 10536

PROPERTY INFORMATION:
 PREPARED BY: JMS ENGINEERING SERVICES, PC
 PROJECT LOCATION: 49 SARLES STREET
 PROJECT TOWN: ARMONK
 BUILDING DEPARTMENT: NORTH CASTLE
 PROPERTY IDENTIFICATION: 94-03-1-7
 OCCUPANCY: SINGLE FAMILY DWELLING
 ZONING CODE: R-2A

OVERVIEW OF WORK:

1. NEW BELOW GROUND POOL AND SURROUNDING POOL PATIO

BUILDING CODE AND REFERENCE STANDARDS:

THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, AS ADOPTED AND MODIFIED BY THE LOCAL JURISDICTION SHALL GOVERN THE DESIGN AND CONSTRUCTION OF THIS PROJECT. REFERENCE TO A SPECIFIC SECTION IN THE CODE DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE ENTIRE MATERIALS REFERENCE STANDARDS. THE LATEST EDITION OF THE MATERIALS REFERENCE STANDARDS SHALL BE USED. EXISTING BUILDING SHALL COMPLY WITH [NY] APPENDIX J FOR EXISTING BUILDINGS AND STRUCTURES.

GENERAL NOTES:

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

GENERAL NOTES

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

POOL FOUNDATION NOTES:

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

ENTRAPMENT PROTECTION REQUIREMENTS

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

STRUCTURAL NOTES

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

POOL ALARM REQUIREMENTS:

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

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

ELECTRICAL AND PLUMBING

ALL ELECTRICAL SHALL BE IN CONFORMANCE WITH NEC.

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

ENERGY STATEMENT:

I, JOHN M. SCAVELLI, CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS DRAWING PACKAGE IS PREPARED IN CONFORMANCE WITH THE 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE CODE REQUIREMENTS FOR THE CLIMATE ZONE AND BUILDING TYPE LISTED BELOW.

CLIMATE ZONE: ZONE (4) WESTCHESTER

BUILDING TYPE: 1- FAMILY RESIDENTIAL

TEMPORARY POOL ENCLOSURES:

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

ENCLOSURES AND SAFETY DEVICES

1. PRIOR TO FILLING, THE POOL AND OR SPA SHALL BE COMPLETELY ENCLOSED BY 4' MIN. HIGH FENCING & GATES WITH NO OPENINGS GREATER THAN 4". GATES TO BE SELF-CLOSING & SELF-LATCHING WITH LATCH A MIN. OF 4' HIGH. WHERE THIS VARIES FROM LOCAL CODES, THE LOCAL CODES SHALL PREVAIL.

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

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

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

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

BARRIER REQUIREMENTS: OUTDOOR RESIDENTIAL SWIMMING POOLS

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

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

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

DWELLING WALL AS BARRIER

1. WALLS OF DWELLING THAT SERVE AS PART OF BARRIER SHALL COMPLY WITH RCNYS R326.4.2.8 REQUIREMENTS.
2. ANY DOOR & WINDOW WITH DIRECT ACCESS TO POOL SHALL BE EQUIPPED WITH AUDIBLE ALARM IN ACCORDANCE WITH UL 2017
3. ACTIVATION TIMING SHALL BE IN COMPLIANCE WITH R326.4.2.6 A
4. ANY OPERABLE WINDOWS IN THE WALL SHALL HAVE LATCHING DEVICE LOCATED NO LESS THAN 48 INCHES ABOVE FLOOR.
5. OPENINGS IN OPERABLE WINDOWS SHALL NOT ALLOW A 4 INCH DIA. SPHERE TO PASS THROUGH\
6. WHERE AN ALARM IS PROVIDE THE DEACTIVATION SWITCH SHALL BE LOCATED 54 INCHES OR MORE ABOVE THE THRESHOLD OF THE DOOR.

POOL HEATER NOTES:

1. A READILY ACCESSIBLE ON-OFF SIWTH THAT IS AN INTEGRAL PART OF THE HEATER SHALL BE PROVIDED IN COMPLIANCE WITH 2020 RCNYS N1103.10.1
2. A TIME SWITCH WITH PRE-SET SCHEDULE CONTROL SHALL BE INSTALLED FOR HEATER AND PUMP MOTORS.
3. POOL COVER SHALL BE PROVIDED FOR HEATED POOL WITH MINIMUM R-VALUE OF R-12.
4. ENERGY CONSUMPTION OF POOLS SHALL BE IN ACCORDANCE WITH RCNYS SECTION N1103.10.1-3

SYMBOL	DESCRIPTION
	PROPERTY BOUNDARY
	SETBACK
	FENCING
	SILT FENCING
	EXISTING GRADE
	PROPOSED GRADE
	DRAIN PIPE
	GRAVEL
	TRENCH DRAIN
	PATIO
	POOL WATER
	COPING
	ELEV. +252.0 ELEVATION MARKER

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

*As per New York State International Building Code Table 1906.2

SIGNATURE BLOCK:

TOWN OF NORTH CASTLE PLANNING BOARD ENDORSEMENT OF APPROVAL RESOLUTION:

NAME: _____

DATE: _____

ISSUE	DATE	BY	CHECKED	APPROVED
0	08/18/2021	JMS	JMS	JMS
1	11/16/2021	JMS	JMS	JMS
2	04/27/2022	JMS	JMS	JMS
3	05/04/2022	JMS	JMS	JMS
4	07/13/2022	JMS	JMS	JMS
5	09/13/2022	JMS	JMS	JMS

SEAL & SIGNATURE:



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

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

PROJECT:

49 Sarles Street
Armonk, NY 10504

DRAWING TITLE:

SITE IMPROVEMENTS
POOL PLANS

S -101

OWNER:
Rosenman

Performed By: John Scavelli
Company Name: ResReal Designs
Address: 360 Route 202, Suite 7, Somers NY 10589
Phone: 914-330-7712
Date Performed: 1/12/2022

Weather Conditions: Clear
Temperature: 35 F
Soak Time: 30 MIN
Ground Water Level: N/A
Depth to Limiting Complete Certification: N/A

Address: 49 Sarles St Armonk 10504
Section: 94.03 Block: 1 Lot: 7
Soil Percolation Test Data
Soil: 8" TOPSOIL, BROWN SANDY LOAM 72" = DEEP HOLE TEST
PreSoak Date: 1/12/2022 Run Date: 1/12/2022

Hold#	Run#	Start	Stop	Elapse Time	Depth to Water from Ground Surface Start Inches	Water Level Drop in Inches	Soil Rate Min/In Drop
1	1	2:09 PM	2:39 PM	30 min	42"	43"	1" 1"/30 MIN
1	2	2:40 PM	3:10 PM	30 min	42"	43"	1" 1"/30 MIN
1	3	3:11 PM	3:41 PM	30 min	42"	43"	1" 1"/30 MIN
TOTAL							2" / HR

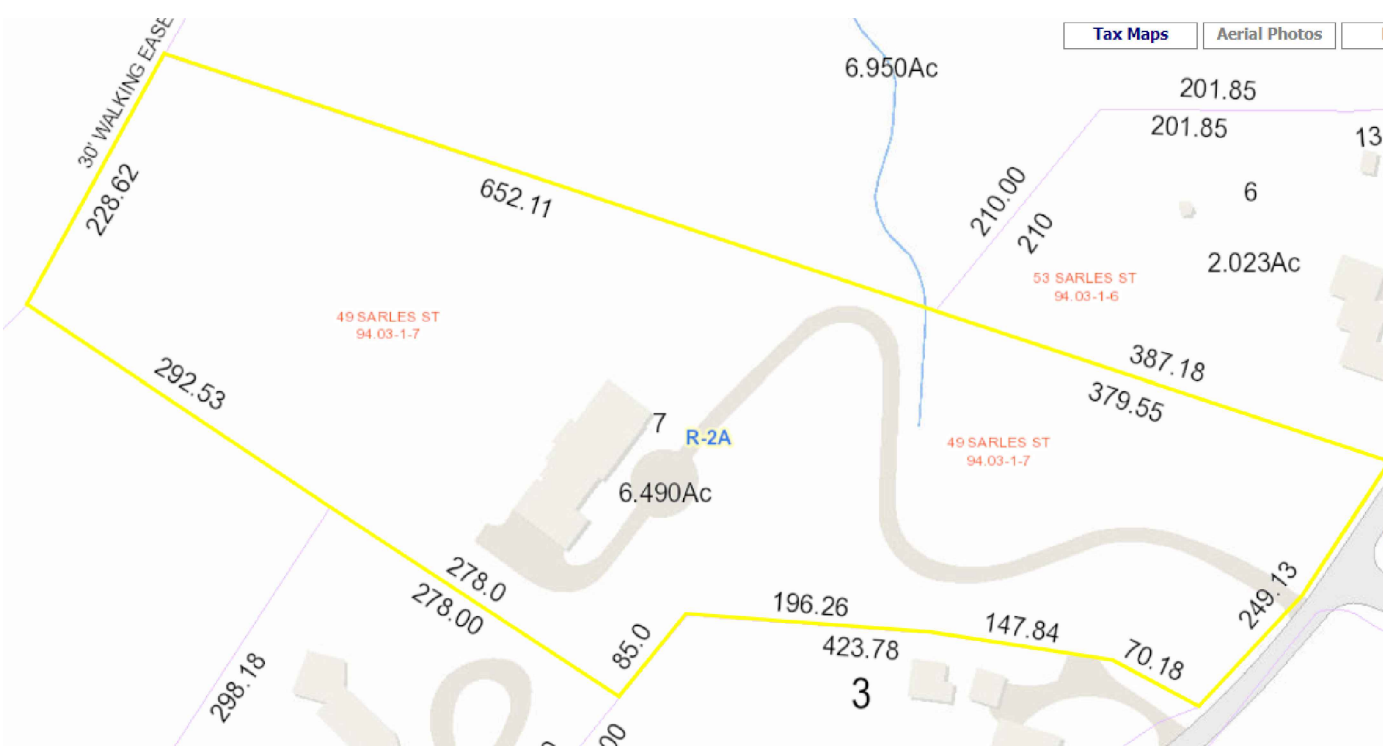
Test Performed By: John Scavelli, PE

Test Witnesses By: Kevin Dyma, Kallard Sessions

914.330.7712 | ResReal.com | 361 Route 202, Suite 7, Somers, NY 10589



A AERIAL VIEW
SCALE: NTS

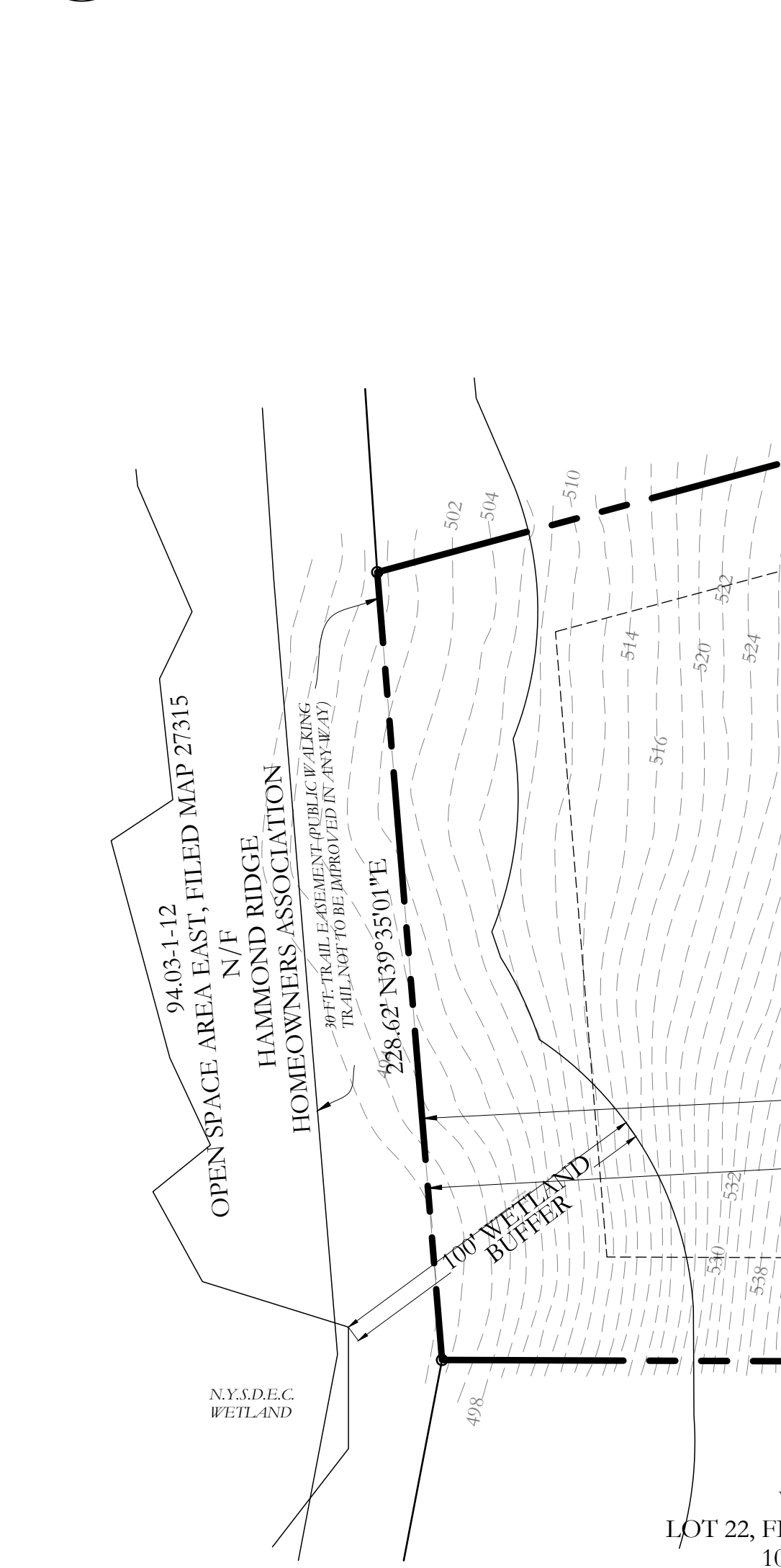


G GIS VIEW
SCALE: NTS

ADDITIONAL POOL CODE REQUIREMENTS:

1. INGROUND POOL DESIGNED IN CONFORMANCE WITH ANSI/APSP/ICC PER SECTION 326.3.2 OF THE 2020 NEW YORK STATE RESIDENTIAL CODE.
2. POOL ENCLOSURE SHALL COMPLY WITH CODE SECTION R326.4.2 - PERMANENT BARRIERS.
3. POTABLE WATER PROTECTION FOR SWIMMING POOLS SHALL COMPLY WITH CODE SECTION P2902 OF THE 2020 NYS RESIDENTIAL CODE.
4. ENTRAPMENT PROTECTION SHALL MEET CODE SECTION R326.5 OF THE 2020 NYS RESIDENTIAL CODE.
5. ALL SUCTION FITTINGS SHALL COMPLY WITH "ANSI/APSP/ICC 7 PER CODE SECTION R326.5.1.
6. ELECTRICAL SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF 2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTER 42 SWIMMING POOLS.

PERCOLATION TEST RESULTS
SCALE: NTS



S-1 SITE PLAN
SCALE: 1"=40'-0"

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

GROSS LAND COVERAGES:

PRINCIPAL BUILDING (EXISTING) - 5,723 SF
ASPHALT DRIVEWAY (EXISTING) - 8,106 SF
TERRACES (EXISTING) - 1,705 SF
EQUIPMENT (EXISTING) - 40 SF
OTHER STRUCTURES: APRON, GATE, CURBS RETAINING WALL (EXISTING)- 660 SF
TERRACES (PROPOSED) - 3,731 SF
POOL & SPA (PROPOSED) - 1,032 SF
RETAINING WALLS (PROPOSED) - 1986 SF
TOTAL COVERAGE: - 22, 983 SF

ZONING CONFORMANCE TABLE				
	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
LOT AREA [SF]	87,120	282,726	282,726	NO
LOT AREA [ACRES]	2	6	6	NO
FRONT YARD 1 [FT]	50	109.2	109.2	NO
SIDE YARD 1 [FT]	30	131.1	131.1	NO
SIDE YARD 2 [FT]	30	81.9	81.9	NO
REAR YARD [FT]	50	423.42	423.42	NO
MAX BUILDING COVERAGE [%]	8%	2	2	NO
MAX DWELLING UNIT SIZE [SF]	1,400	5,579	5,579	NO
POOL SIDE YARD 1 [FT]	25	N/A	203.9	NO
POOL SIDE YARD 2 [FT]	25	N/A	65.67	NO
POOL REAR YARD [FT]	25	N/A	324.8	NO

Z ZONING REQUIREMENTS
SCALE: NTS

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PROPERTY INFORMATION:
PREPARED BY: JMS ENGINEERING SERVICES, PC
PROJECT LOCATION: 49 SARLES STREET
PROJECT TOWN: ARMONK
BUILDING DEPARTMENT: NORTH CASTLE
PROPERTY IDENTIFICATION: 94.03-1-7
OCCUPANCY: SINGLE FAMILY DWELLING
ZONING CODE: R-2A

SIGNATURE BLOCK:
TOWN OF NORTH CASTLE PLANNING BOARD ENDORSEMENT OF APPROVAL RESOLUTION:
NAME: _____
DATE: _____

ISSUE	DATE	BY	CHECKED	APPROVED
0	08/18/2021	JMS	JMS	JMS
1	11/16/2021	JMS	JMS	JMS
2	04/27/2022	JMS	JMS	JMS
3	05/04/2022	JMS	JMS	JMS
4	07/13/2022	JMS	JMS	JMS
5	09/13/2022	JMS	JMS	JMS

SEAL & SIGNATURE:



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

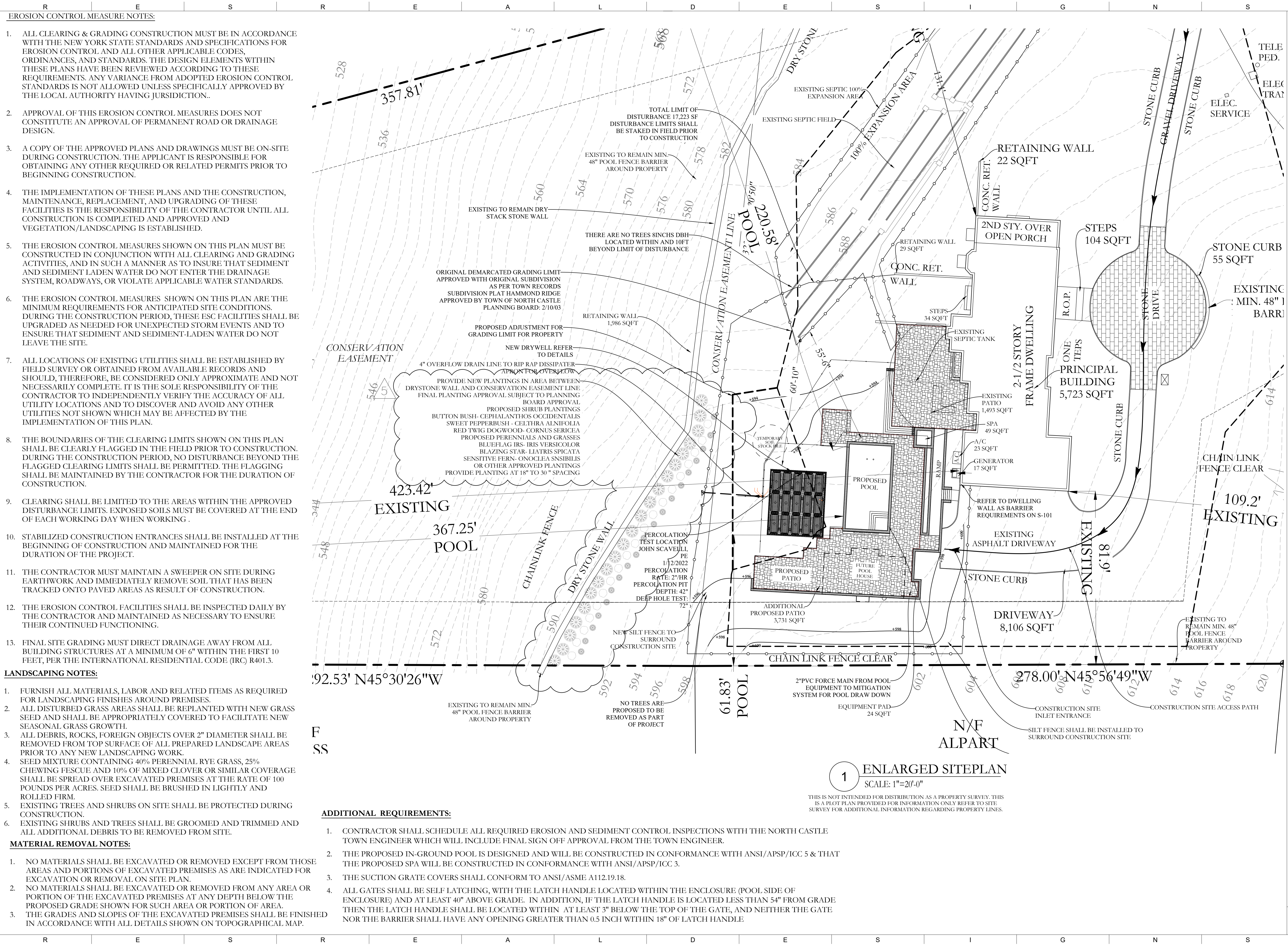
IT IS A VIOLATION OF STATE LAW FOR ANY PERSON UNLESS DIRECTED BY A REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER TO ALTER THIS ITEM IN ANY WAY.

PROJECT:
**49 Sarles Street
Armonk, NY 10504**

DRAWING TITLE:
**SITE IMPROVEMENTS
DETAILS SHEET 2**

S -102

OWNER:
Rosenman



EROSION CONTROL MEASURE NOTES:

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

LANDSCAPING NOTES:

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

MATERIAL REMOVAL NOTES:

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

ADDITIONAL REQUIREMENTS:

1. CONTRACTOR SHALL SCHEDULE ALL REQUIRED EROSION AND SEDIMENT CONTROL INSPECTIONS WITH THE NORTH CASTLE TOWN ENGINEER WHICH WILL INCLUDE FINAL SIGN OFF APPROVAL FROM THE TOWN ENGINEER.
2. THE PROPOSED IN-GROUND POOL IS DESIGNED AND WILL BE CONSTRUCTED IN CONFORMANCE WITH ANSI/APSP/ICC 5 & THAT THE PROPOSED SPA WILL BE CONSTRUCTED IN CONFORMANCE WITH ANSI/APSP/ICC 3.
3. THE SUCTION GRATE COVERS SHALL CONFORM TO ANSI/ASME A112.19.18.
4. ALL GATES SHALL BE SELF LATCHING, WITH THE LATCH HANDLE LOCATED WITHIN THE ENCLOSURE (POOL SIDE OF ENCLOSURE) AND AT LEAST 40" ABOVE GRADE. IN ADDITION, IF THE LATCH HANDLE IS LOCATED LESS THAN 54" FROM GRADE THEN THE LATCH HANDLE SHALL BE LOCATED WITHIN AT LEAST 3" BELOW THE TOP OF THE GATE, AND NEITHER THE GATE NOR THE BARRIER SHALL HAVE ANY OPENING GREATER THAN 0.5 INCH WITHIN 18" OF LATCH HANDLE

1 ENLARGED SITEPLAN
SCALE: 1"=20'-0"

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



www.ResReal.com
(914)-330-7712
2875 Route 35
Katonah, NY 10536

PROPERTY INFORMATION:
PREPARED BY: JMS ENGINEERING SERVICES, PC
PROJECT LOCATION: 49 SARLES STREET
PROJECT TOWN: ARMONK
BUILDING DEPARTMENT: NORTH CASTLE
PROPERTY IDENTIFICATION: 94-03-1-7
OCCUPANCY: SINGLE-FAMILY DWELLING
ZONING CODE: R-2A

SIGNATURE BLOCK:
TOWN OF NORTH CASTLE PLANNING BOARD ENDORSEMENT OF APPROVAL RESOLUTION:
NAME: _____
DATE: _____

ISSUE	DATE	BY	CHECKED	APPROVED
0	08/18/2021	JMS	JMS	JMS
1	11/16/2021	JMS	JMS	JMS
2	04/27/2022	JMS	JMS	JMS
3	05/04/2022	JMS	JMS	JMS
4	07/13/2022	JMS	JMS	JMS
5	09/13/2022	JMS	JMS	JMS

SEAL & SIGNATURE:



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

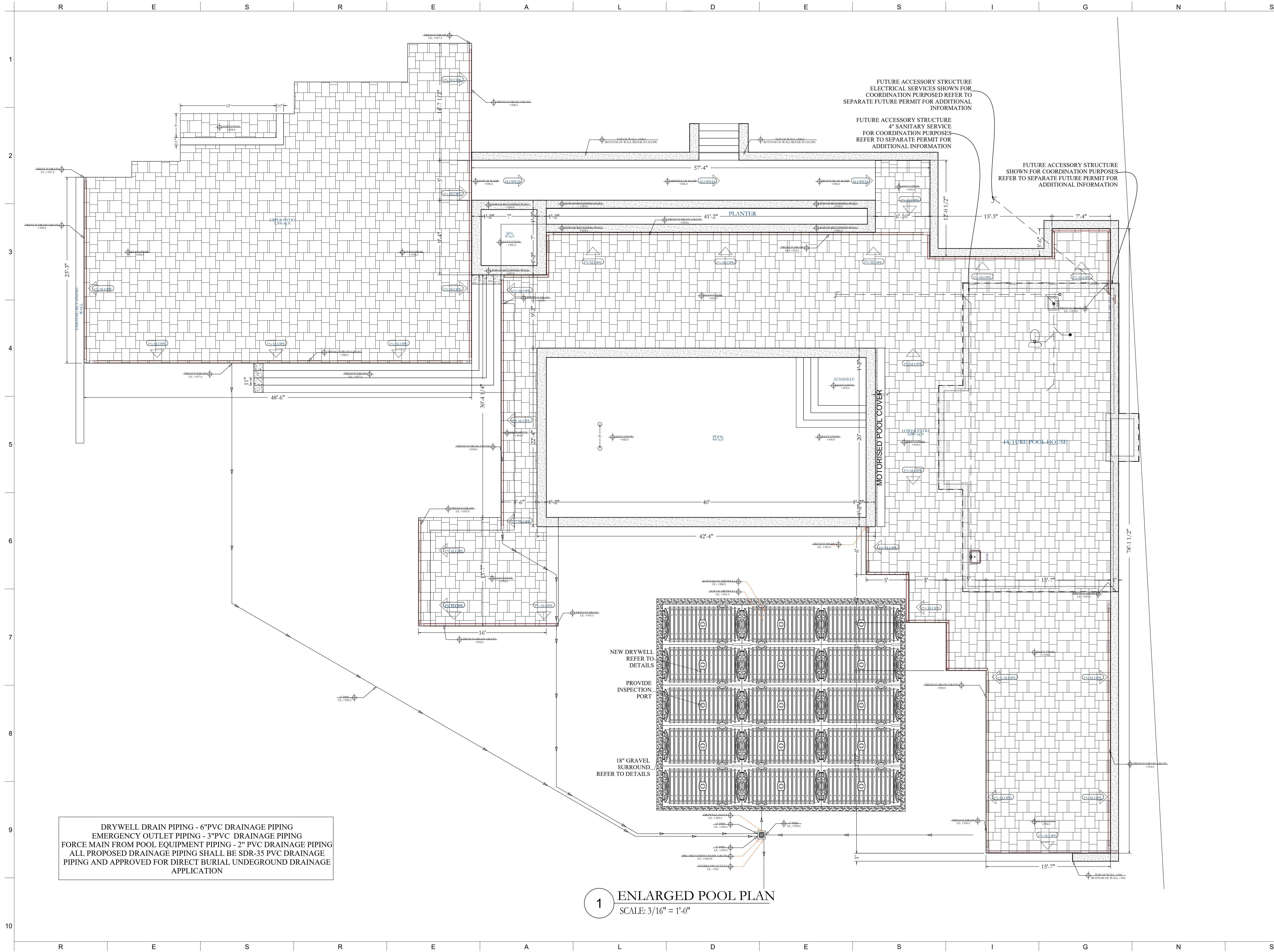
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PROJECT:
**49 Sarles Street
Armonk, NY 10504**

DRAWING TITLE:
**SITE IMPROVEMENTS
DETAILS SHEET 3**

S -103

OWNER:
Rosenman



DRYWELL DRAIN PIPING - 6" PVC DRAINAGE PIPING
 EMERGENCY OUTLET PIPING - 3" PVC DRAINAGE PIPING
 FORCE MAIN FROM POOL EQUIPMENT PIPING - 2" PVC DRAINAGE PIPING
 ALL PROPOSED DRAINAGE PIPING SHALL BE SDR-35 PVC DRAINAGE PIPING AND APPROVED FOR DIRECT BURIAL UNDERGROUND DRAINAGE APPLICATION

FUTURE ACCESSORY STRUCTURE
 ELECTRICAL SERVICES SHOWN FOR COORDINATION PURPOSES REFER TO SEPARATE FUTURE PERMIT FOR ADDITIONAL INFORMATION

FUTURE ACCESSORY STRUCTURE
 4" SANITARY SERVICE FOR COORDINATION PURPOSES REFER TO SEPARATE PERMIT FOR ADDITIONAL INFORMATION

FUTURE ACCESSORY STRUCTURE SHOWN FOR COORDINATION PURPOSES REFER TO SEPARATE FUTURE PERMIT FOR ADDITIONAL INFORMATION

1 ENLARGED POOL PLAN
 SCALE: 3/16" = 1'-0"

PROPERTY INFORMATION:
 PREPARED BY: JMS ENGINEERING SERVICES, PC
 PROJECT LOCATION: 49 SARLES STREET
 PROJECT TOWN: ARMONK
 BUILDING DEPARTMENT: NORTH CASTLE
 PROPERTY IDENTIFICATION: 94-03-1-7
 OCCUPANCY: SINGLE FAMILY DWELLING
 ZONING CODE: R-2A

SIGNATURE BLOCK:
 TOWN OF NORTH CASTLE PLANNING BOARD ENDORSEMENT OF APPROVAL RESOLUTION:
 NAME: _____
 DATE: _____

ISSUE	DATE	BY	CHECKED	APPROVED
0	08/18/2021	JMS	JMS	JMS
1	11/16/2021	JMS	JMS	JMS
2	04/27/2022	JMS	JMS	JMS
3	05/04/2022	JMS	JMS	JMS
4	07/13/2022	JMS	JMS	JMS
5	09/13/2022	JMS	JMS	JMS

SEAL & SIGNATURE:



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

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PROJECT:
 49 Sarles Street
 Armonk, NY 10504

DRAWING TITLE:
 SITE IMPROVEMENTS
 DETAILS SHEET 4

S -104

OWNER:
 Rosenman

PROPERTY INFORMATION:
PREPARED BY: JMS ENGINEERING SERVICES, PC
PROJECT LOCATION: 49 SARLES STREET
PROJECT TOWN: ARMONK
BUILDING DEPARTMENT: NORTH CASTLE
PROPERTY IDENTIFICATION: 94.03-1-7
OCCUPANCY: SINGLE FAMILY DWELLING
ZONING CODE: R-2A

SIGNATURE BLOCK:
TOWN OF NORTH CASTLE PLANNING BOARD ENDORSEMENT OF APPROVAL RESOLUTION:
NAME: _____
DATE: _____

ISSUE	DATE	BY	CHECKED	APPROVED
0	08/18/2021	JMS	JMS	JMS
1	11/16/2021	JMS	JMS	JMS
2	04/27/2022	JMS	JMS	JMS
3	05/04/2022	JMS	JMS	JMS
4	07/13/2022	JMS	JMS	JMS
5	09/13/2022	JMS	JMS	JMS

SEAL & SIGNATURE:



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

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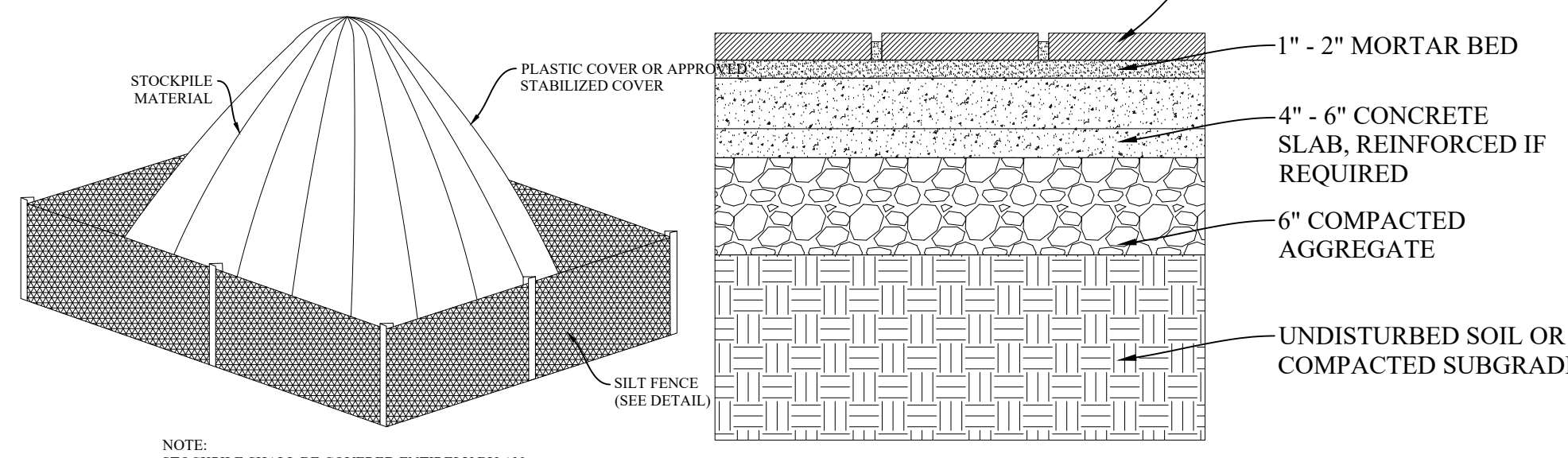
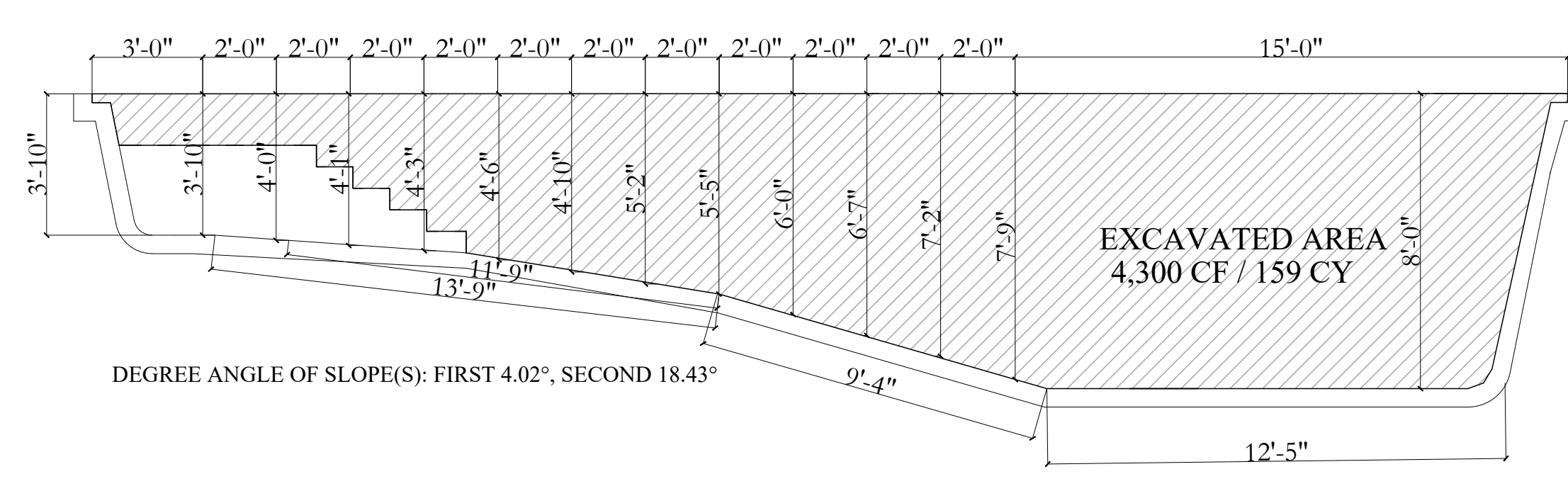
PROJECT:
**49 Sarles Street
Armonk, NY 10504**

DRAWING TITLE:
**SITE IMPROVEMENTS
DETAILS SHEET 5**

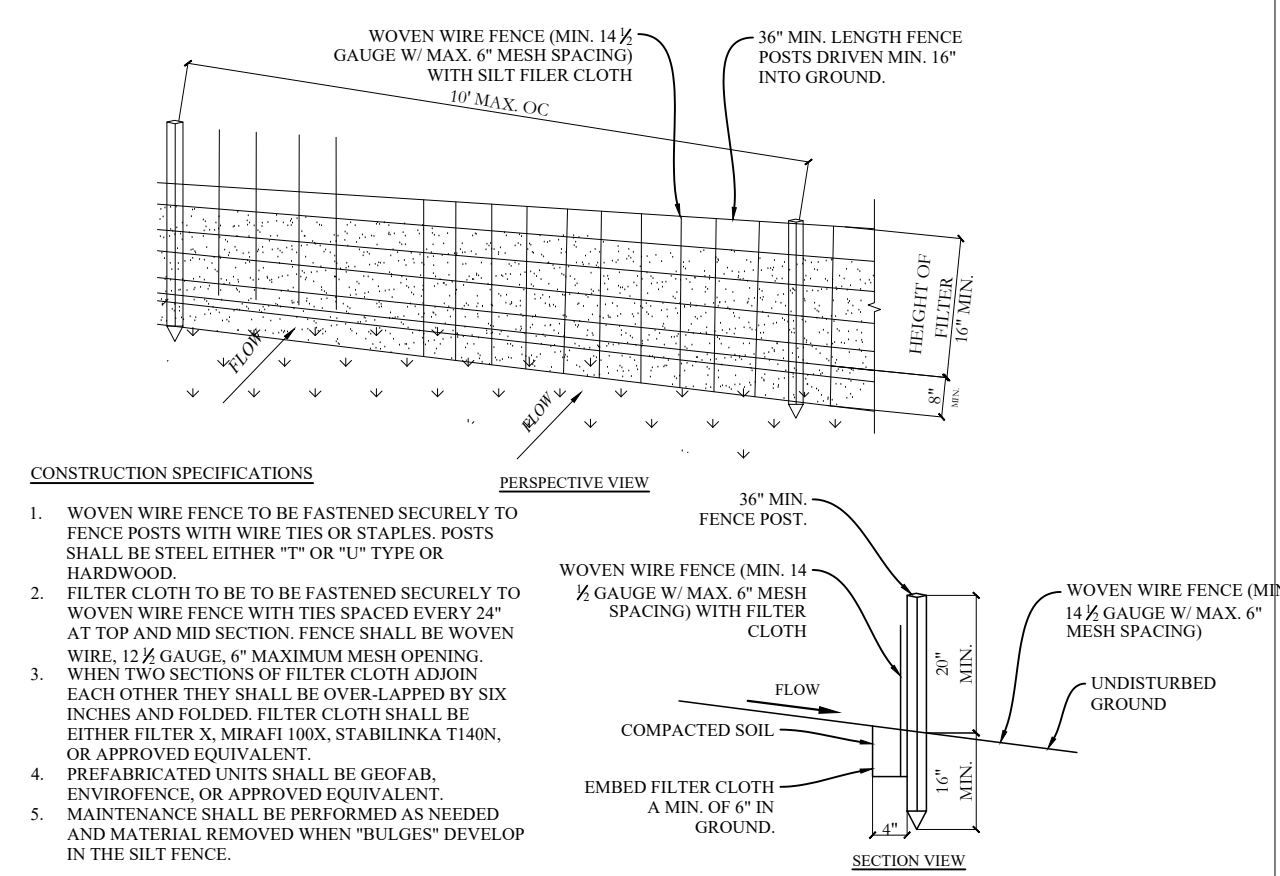
S -105

OWNER:
Rosenman

POOL SHELL DEPTH DIMENSIONS

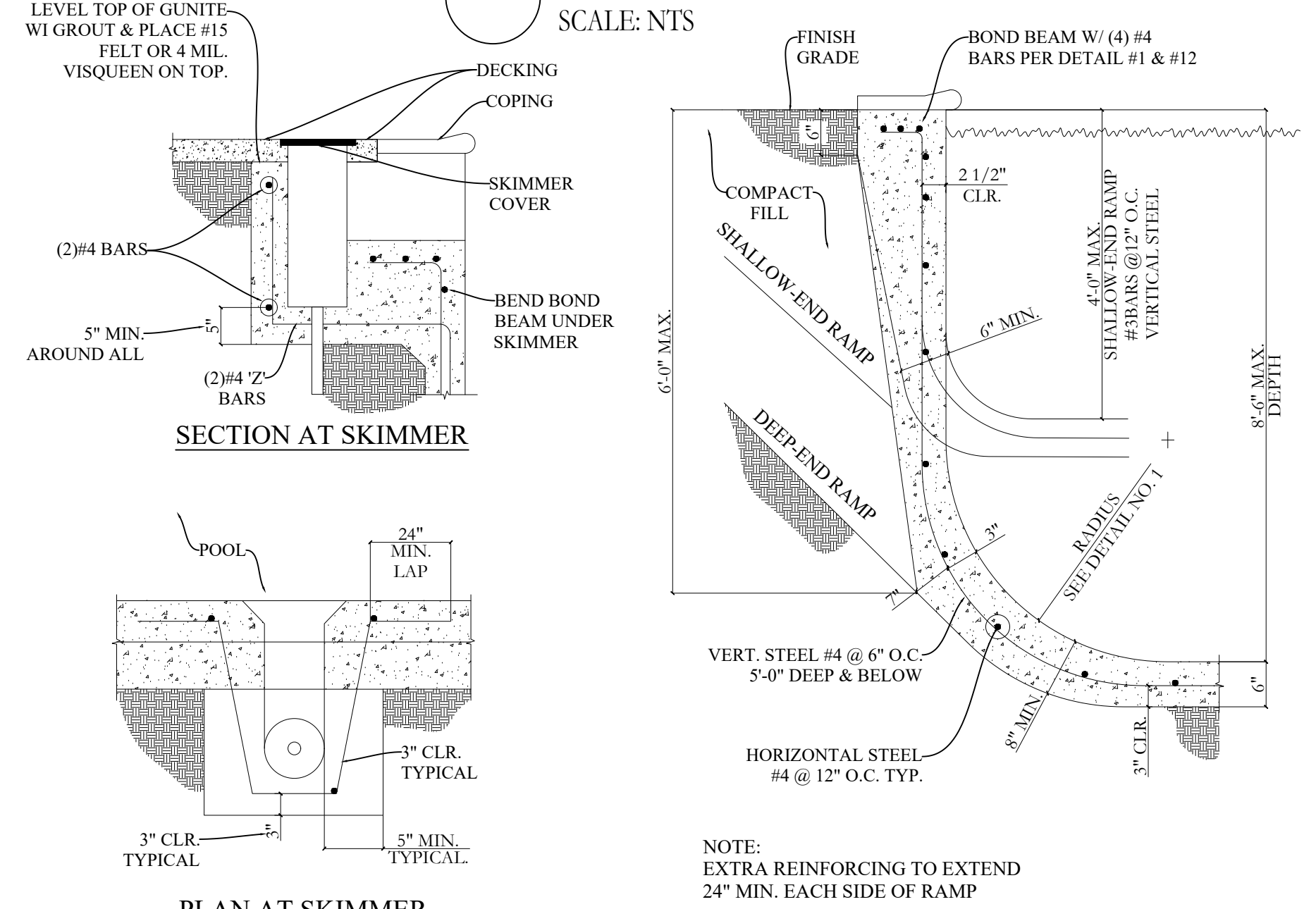


PATIO DETAILS
SCALE: NTS



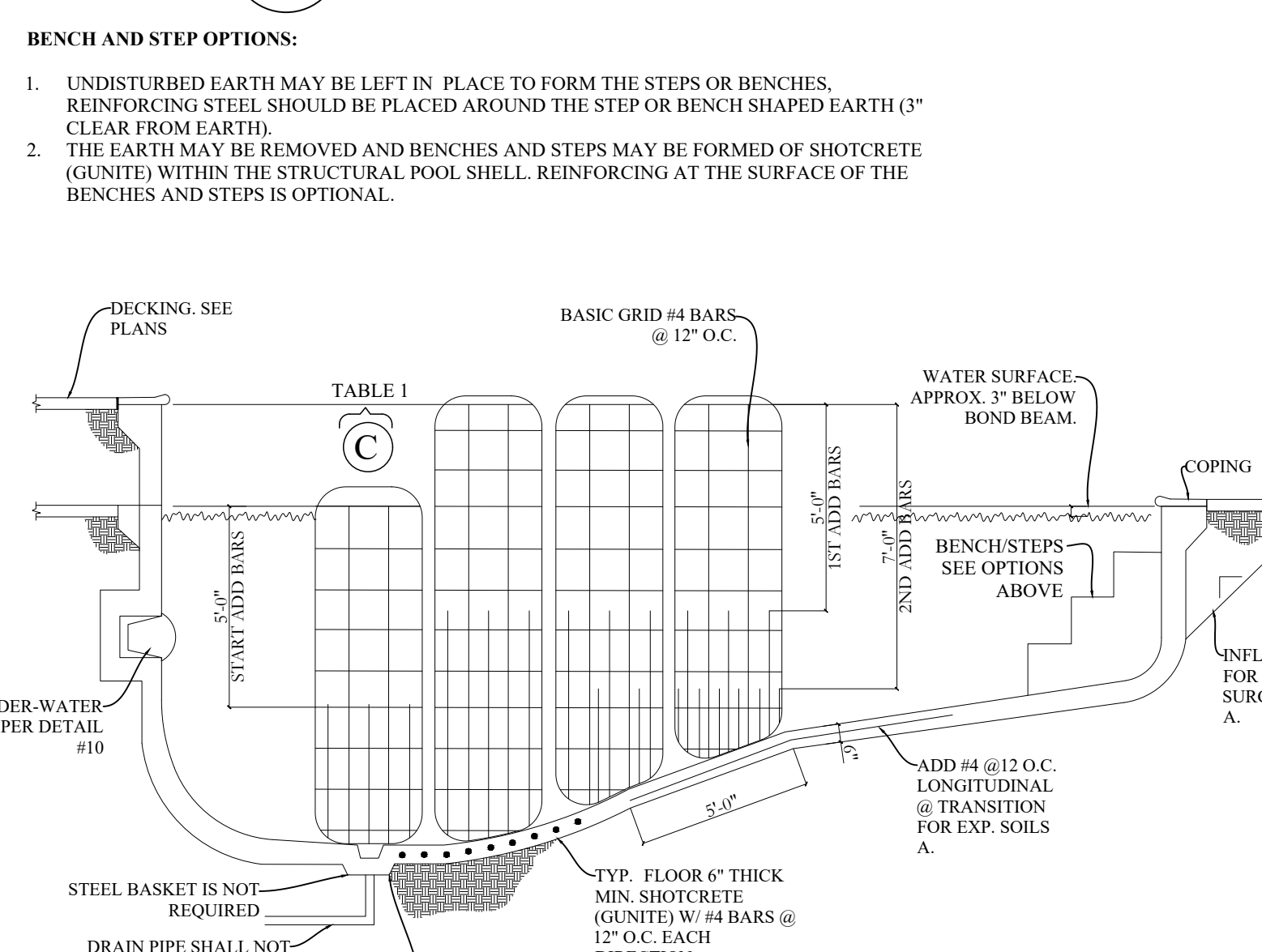
SILT FENCE DETAILS
SCALE: NTS

DEPTH OF POOL SECTION



SCALE: NTS

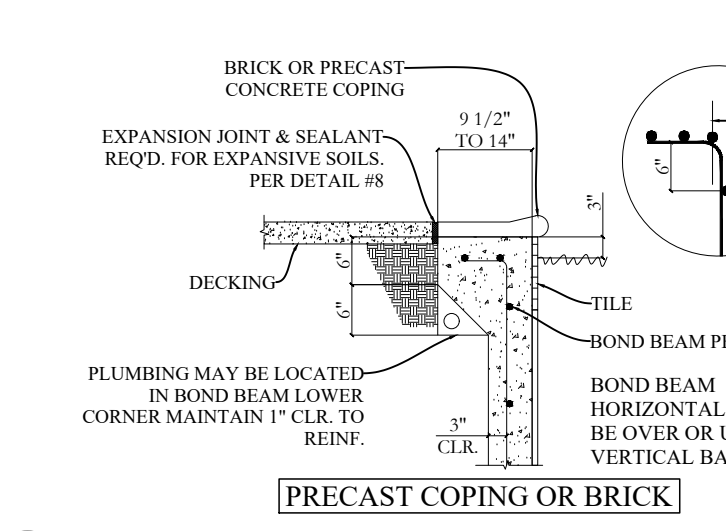
SOIL STOCK PILE DETAIL



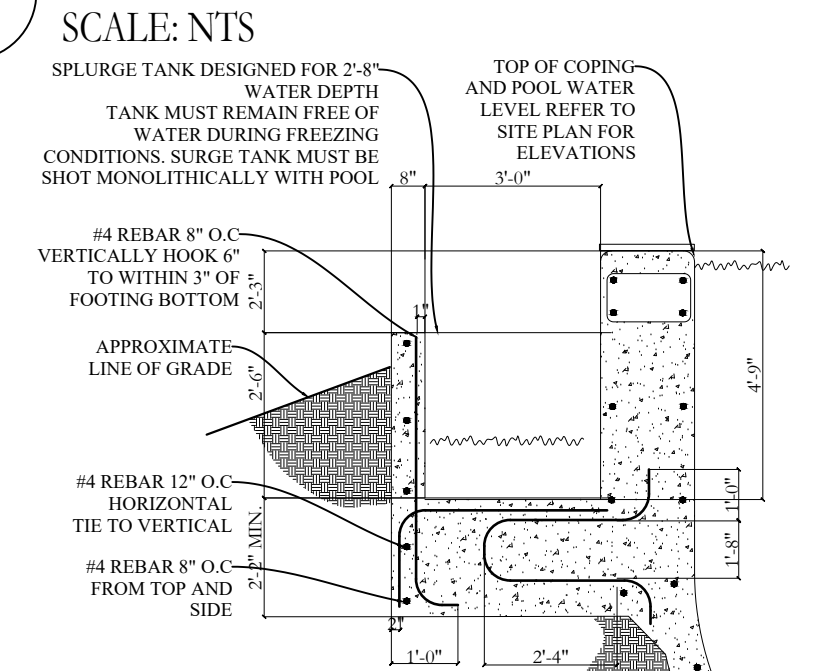
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PLAN AT SKIMMER

SKIMMER DETAIL
SCALE: NTS



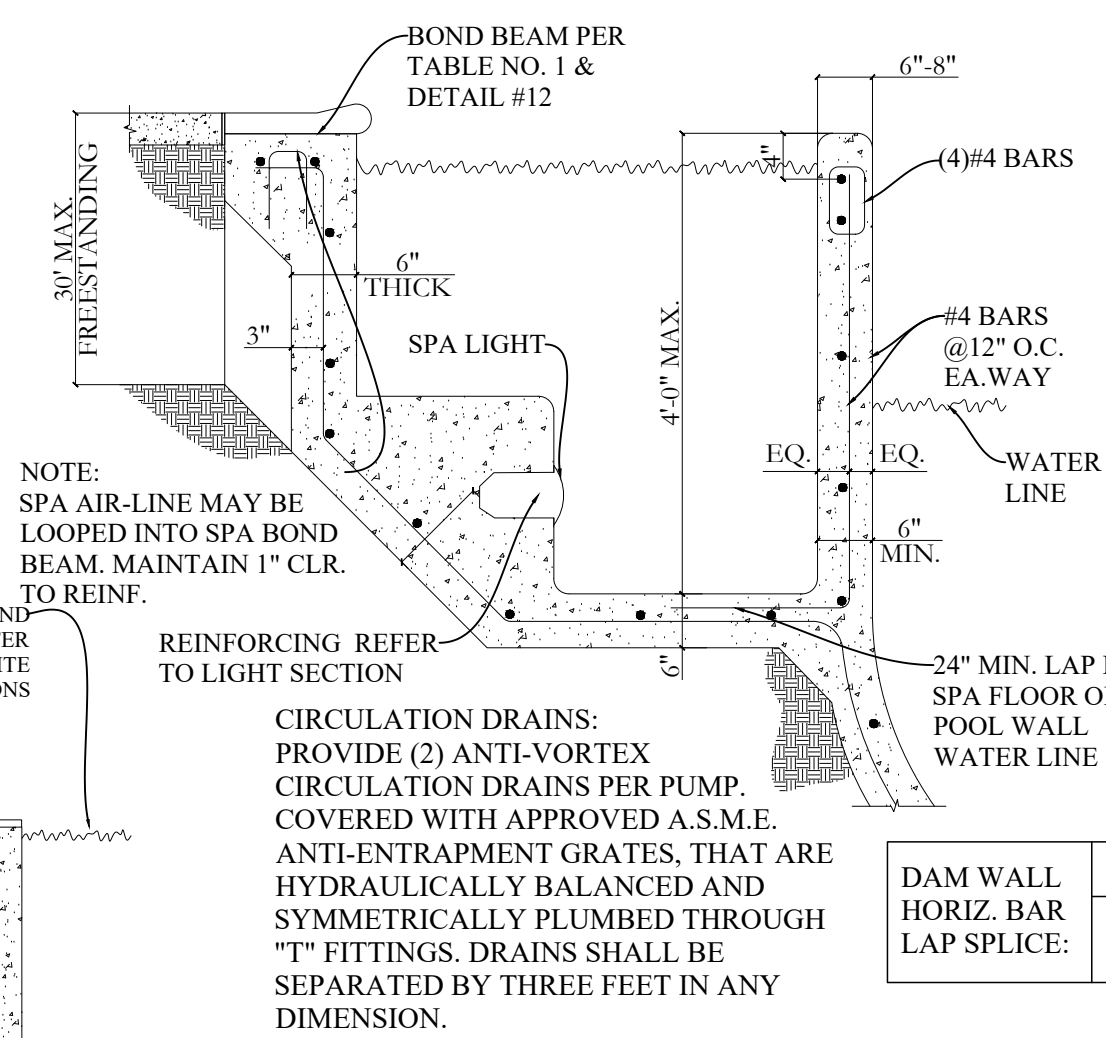
LIGHT DETAILS



SCALE: NTS

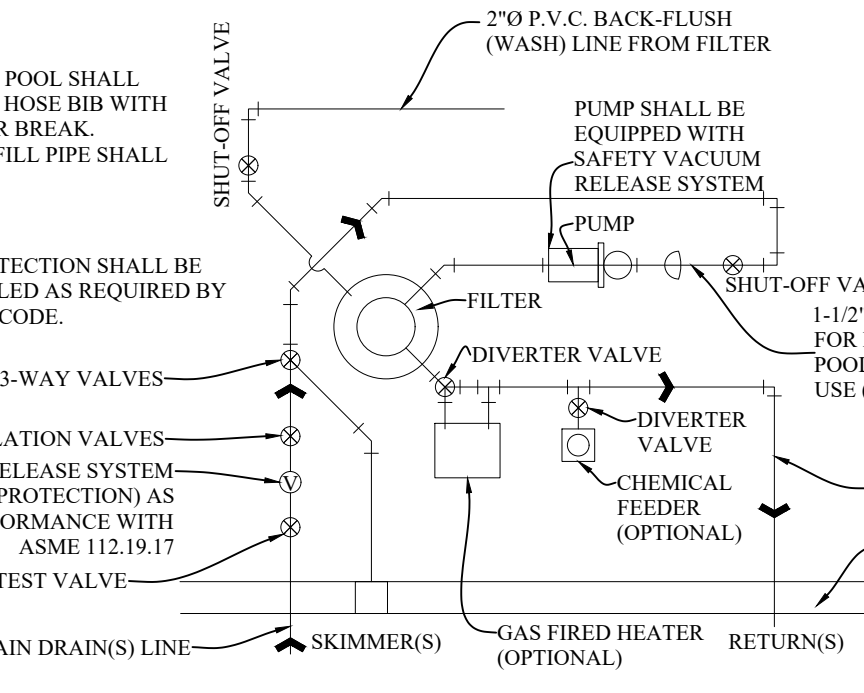
LONGITUDINAL SECTION DETAILS

SCALE: NTS



BOND BEAM/COPING DETAILS

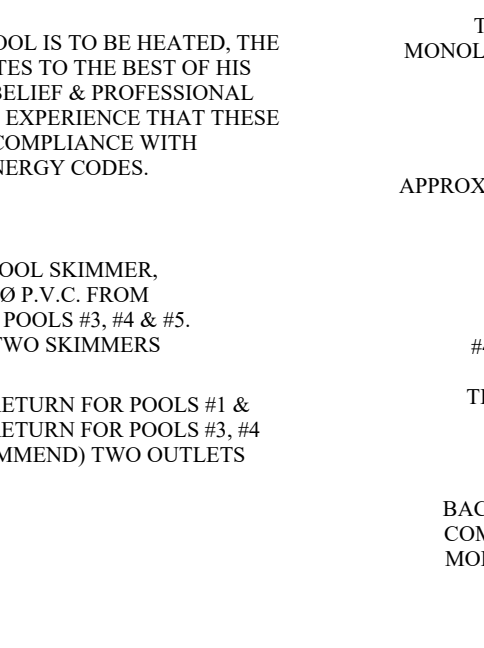
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TANK DETAIL

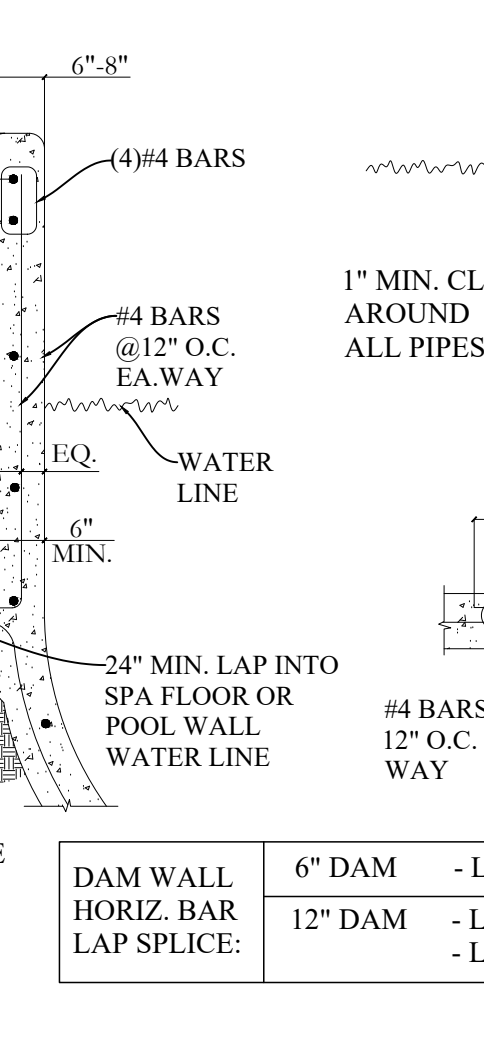
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SCALE: NTS

SPA DETAILS

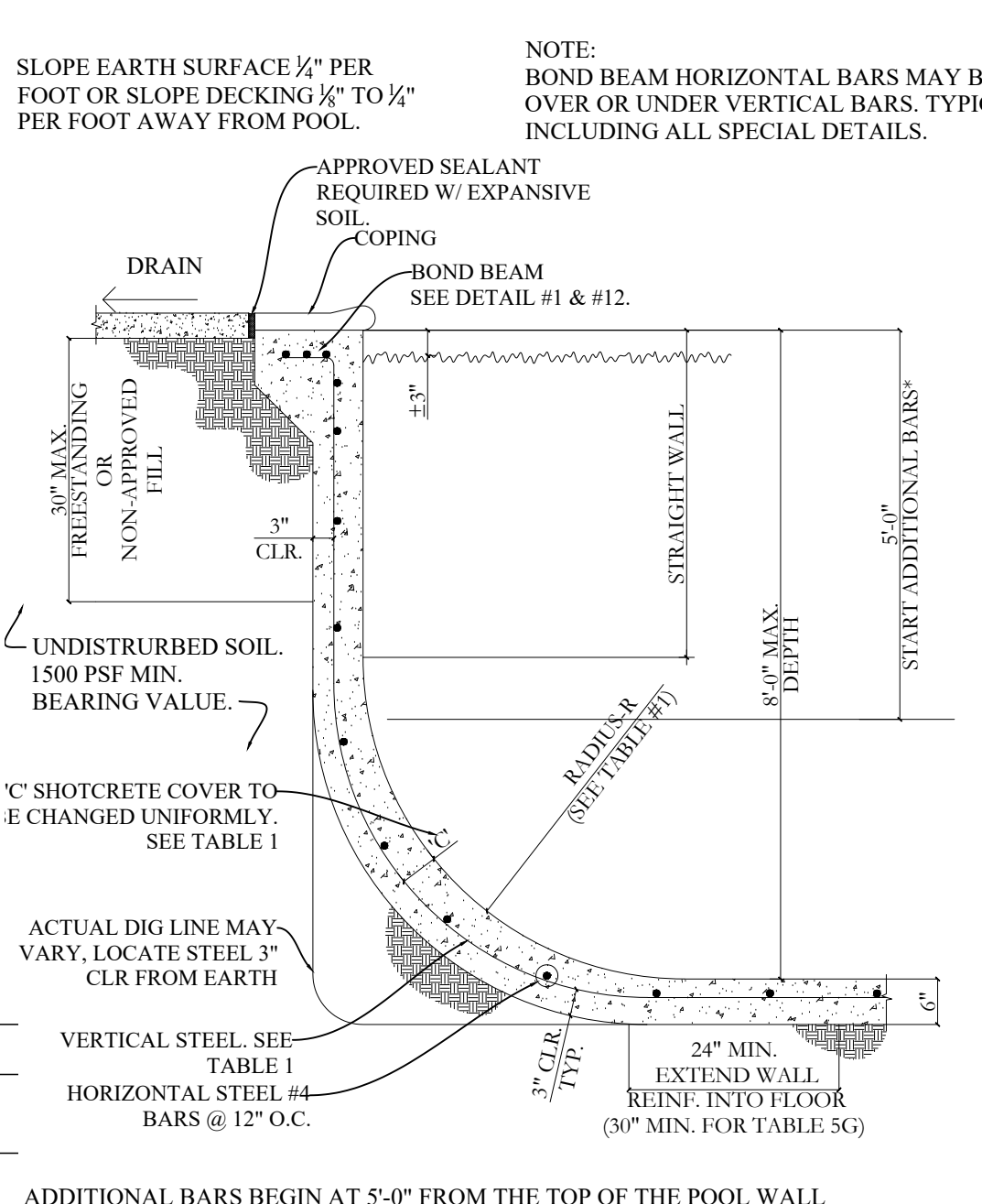
SCALE: NTS



SCALE: NTS

FENCE/GATE DETAILS

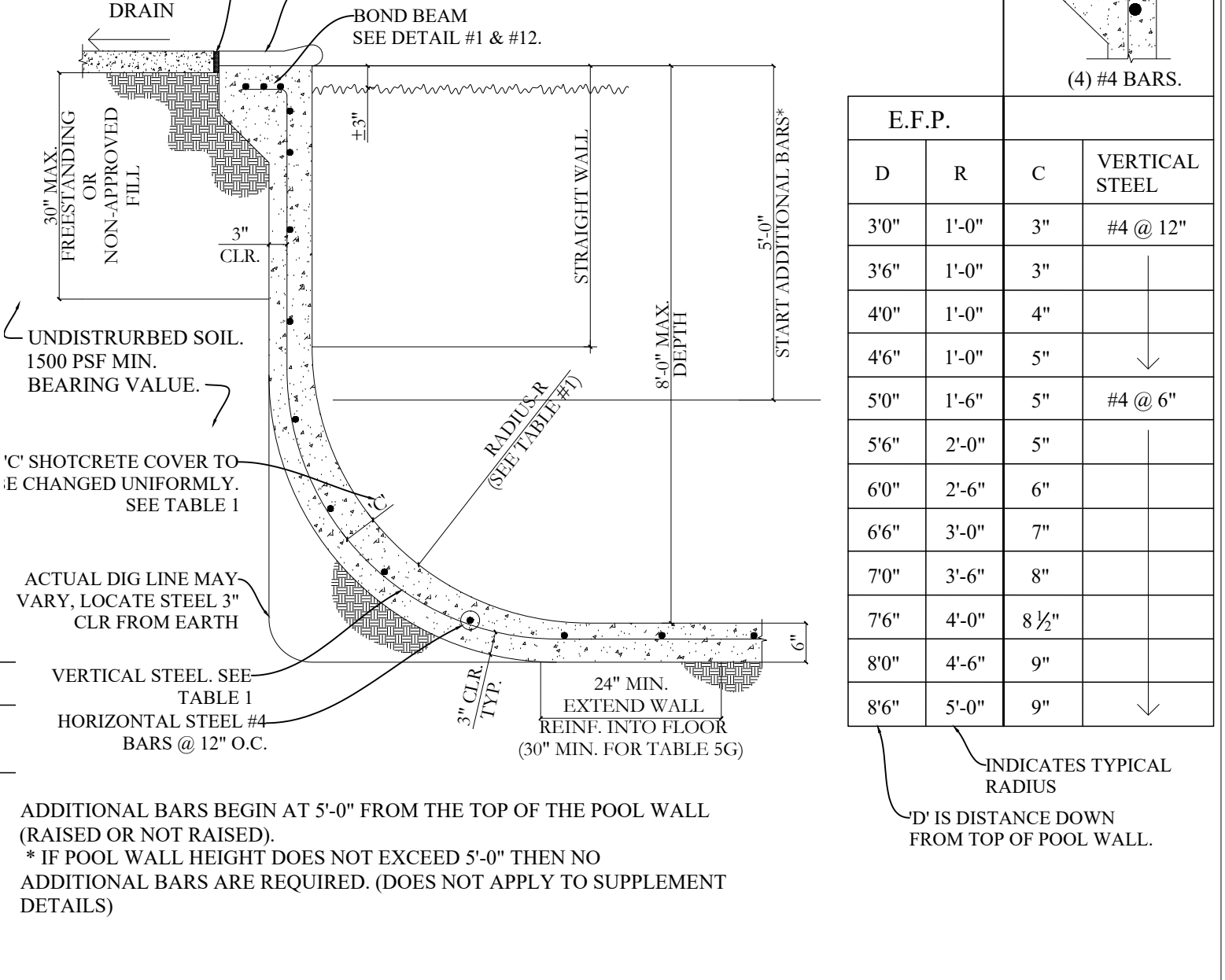
SCALE: NTS



SCALE: NTS

STANDARD WALL REINFORCEMENT DETAILS

SCALE: NTS



SCALE: NTS

CULTEC RECHARGER® 330XLHD PRODUCT SPECIFICATIONS

GENERAL
 CULTEC RECHARGER 330XLHD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

- THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC.
- THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
- THE CHAMBER SHALL BE ARCHED IN SHAPE.
- THE CHAMBER SHALL BE OPEN-BOTTOMED.
- THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 330XLHD SHALL BE 30.5 INCHES TALL, 52 INCHES WIDE AND 8.5 FEET LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 330XLHD SHALL BE 7 FEET.
- MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 24 INCHES HDPE.
- THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. THE NOMINAL DIMENSIONS OF EACH SIDE PORTAL SHALL BE 10.5 INCHES HIGH BY 11.5 INCHES WIDE. MAXIMUM ALLOWABLE OUTER DIAMETER (O.D.) PIPE SIZE IN THE SIDE PORTAL IS 11.75 INCHES.
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES TALL, 16 INCHES WIDE AND 24.2 INCHES LONG.
- THE NOMINAL STORAGE VOLUME OF THE RECHARGER 330XLHD CHAMBER SHALL BE 7.459 FT³ / FT² - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 330XLHD SHALL BE 52.213 FT³ / UNIT - WITHOUT STONE.
- THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT³ / FT² - WITHOUT STONE.
- THE RECHARGER 330XLHD CHAMBER SHALL HAVE FIFTY-SIX DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
- THE RECHARGER 330XLHD CHAMBER SHALL HAVE 16 CORRUGATIONS.
- THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
- THE RECHARGER 330XLHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
- THE RECHARGER 330XLHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 14 INCHES HIGH X 34.5 INCHES WIDE.
- THE RECHARGER 330XLHD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 14 INCHES HIGH X 34.5 INCHES WIDE.
- THE RECHARGER 330XLHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
- THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER 330XLHD AND ACT AS CROSS FEED CONNECTIONS.
- CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
- THE CHAMBER SHALL HAVE A 6 INCH DIAMETER RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
- THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
- THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.
- MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET
- THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

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

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

CULTEC NO. 66™ WOVEN GEOTEXTILE

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

GEOTEXTILE PARAMETERS

- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
- THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
- THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 315 LBS (1.40KN) PER ASTM D4632 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A TENSILE ELONGATION RESISTANCE OF 15% @ 60% PER ASTM D4632 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A MULLEN BURST RESISTANCE OF 600PSI (4138 KPA) PER ASTM D3786 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A TEAR RESISTANCE OF 115 LBS (0.51 KN) PER ASTM D4533 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PUNCTURE RESISTANCE OF 150 LBS (0.66 KN) PER ASTM D4833 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 900 LBS (4.00 KN) PER ASTM D6241 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 70% @ 500 HRS. PER ASTM D4355 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.05 SEC-1 PER ASTM D4491 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 4 GPM/FT2 (160 LPM/M2) PER ASTM D4491 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PERCENT OPEN AREA OF <1% PER CW-02215 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
- THE GEOTEXTILE SHALL CONSIST OF A 100% HIGH-TENACITY, SILT-FILM POLYPROPYLENE YARNS.

POST STORM WATER MANAGEMENT MAINTENANCE NOTES:

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

EXTREME PRECIPITATION TABLE

STATE: NEW YORK
LONGITUDE: 73.709 WEST
LATITUDE: 41.159 NORTH
25 YEAR/24HR - 6.49 INCHES/HR
SOURCE - NORTHEAST REGIONAL CLIMATE CENTER (NRCC)
NATURAL RESOURCES CONSERVATION SERVICE (NRCS)

STORM WATER RETENTION NOTES

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

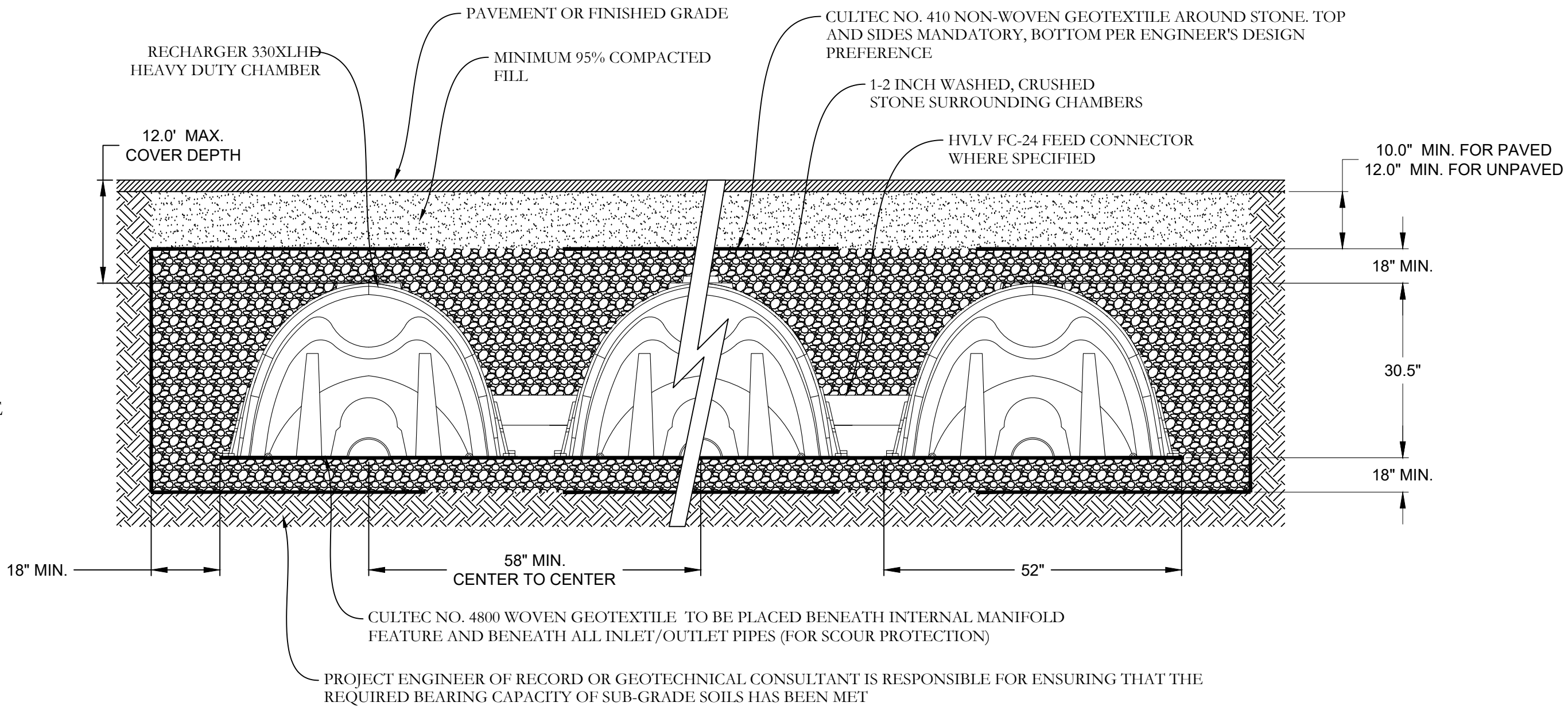
STORM WATER RETENTION CALCULATIONS

Culter 330XLHD Capacity per Unit	61.00 CF
Area of Impervious	580.0 SF
Location Longitude/Latitude	73.709° W / 41.159° N
Rainfall Event	2.00 In
Event Duration	24 Hr
Rainfall Rate	0.083 IN/HR
New Impervious: Paved/Roads/Patio	90.00 SF
CF Direct Runoff	3.60 CF
Existing Soil Infiltration	1.60 CF
Increase in Runoff	1.70 IN/CF
Loss Subsoil Absorption	0.00 CF
NO PRECALCULATION CREDIT USED	
Type	1" General Channel
CF Capacity/Unit	14.00
Required # of Units	14.3
Culter 330XLHD Capacity per Unit	95.70
Unit # of Required Units	1.0
Total Required Capacity for 4"	44.00
Dimension (in) x (ft) x (ft)	4.00 x 5.00 x 8.50
Total Required Capacity for 25 Year	1278.00 CF
Sum	1318.00 CF
Proposed # of Units	14
Proposed Capacity	1318.00 CF
Total Capacity	100% ✓

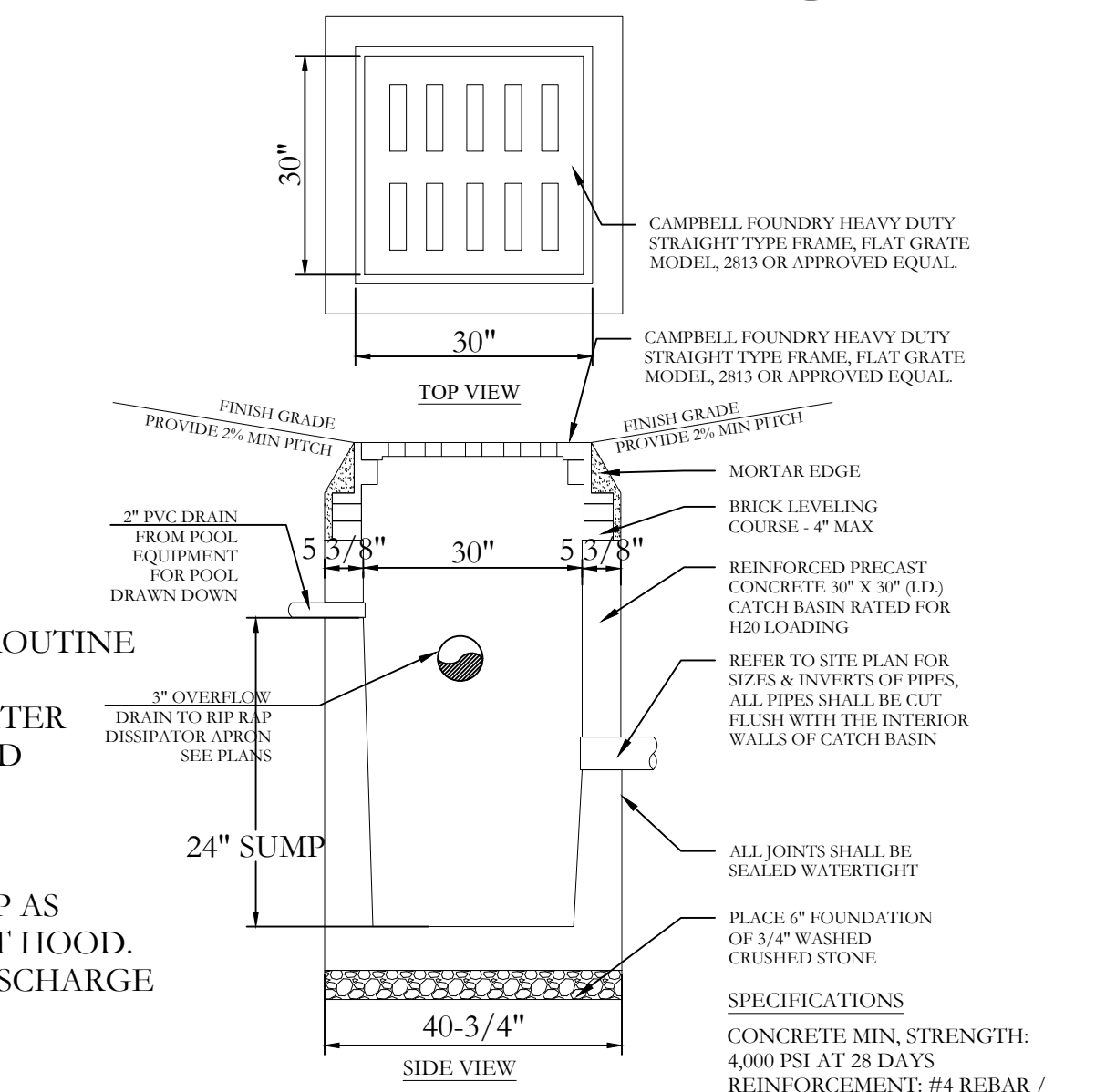
STORM WATER RETENTION MATERIAL

AREA [SF]	CHAMBERS [QTY]	CHAMBER VOLUME	STONE VOLUME	STONE VOID
(DW-1) 6,468	15	1376.8 cubic feet	56.4 cubic yds	40%

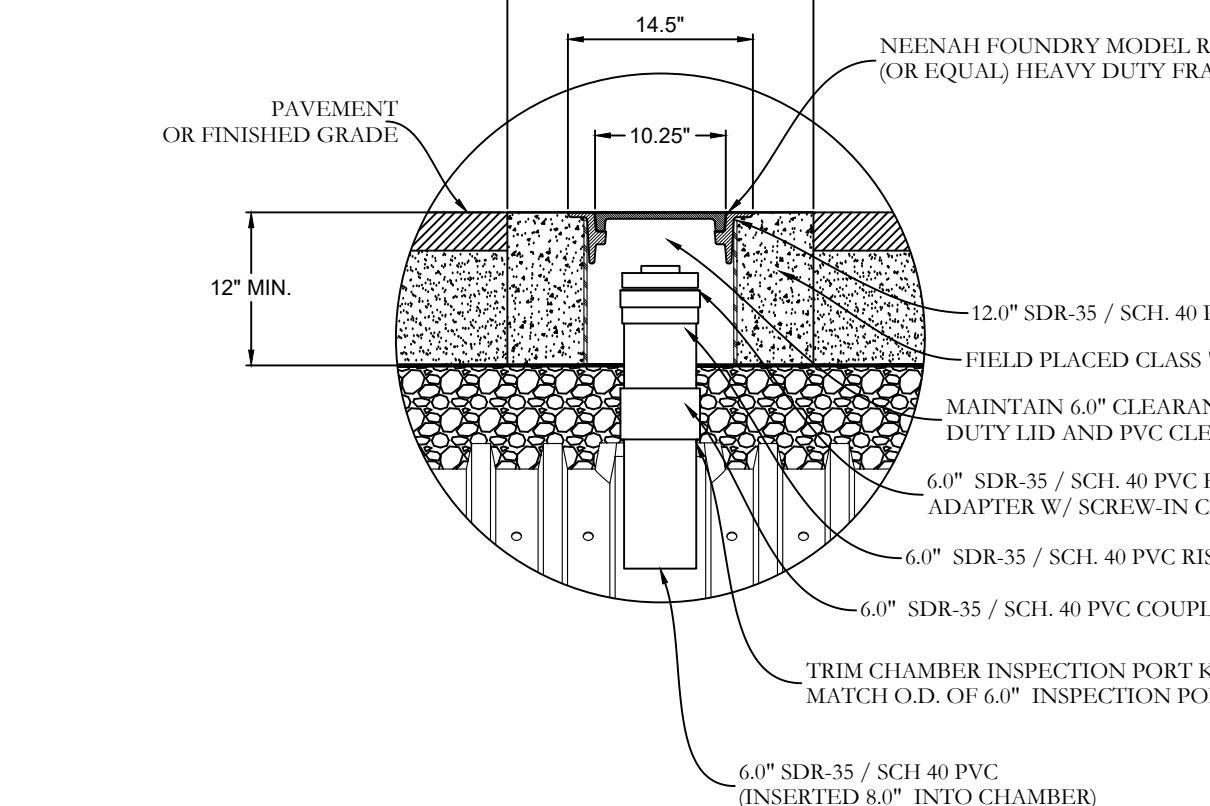
*12" STONE ABOVE CROWN, 18" STONE FOUNDATION DEPTH, 12" SIDE COVER



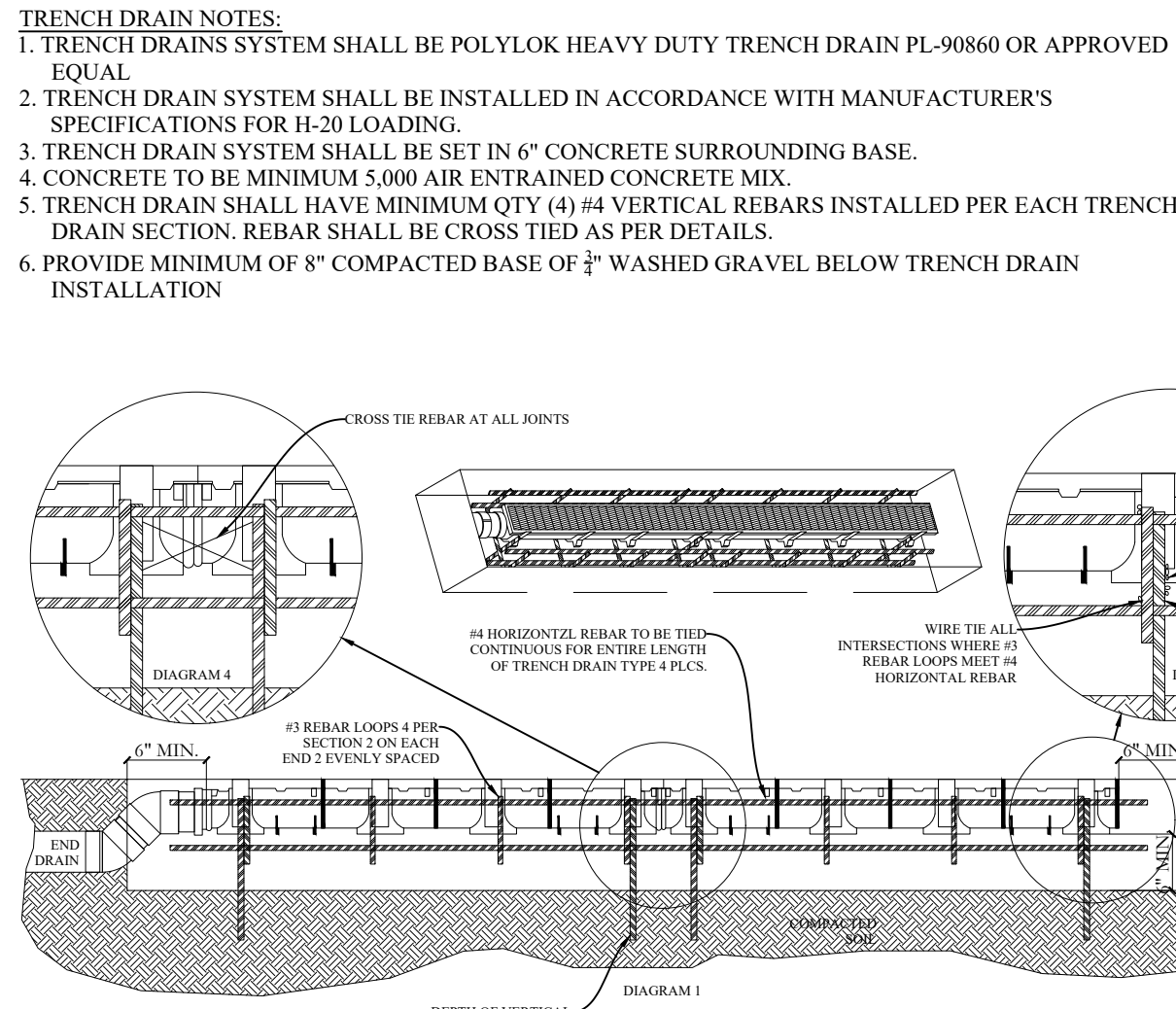
DRYWELL DETAILS
 SCALE: NTS



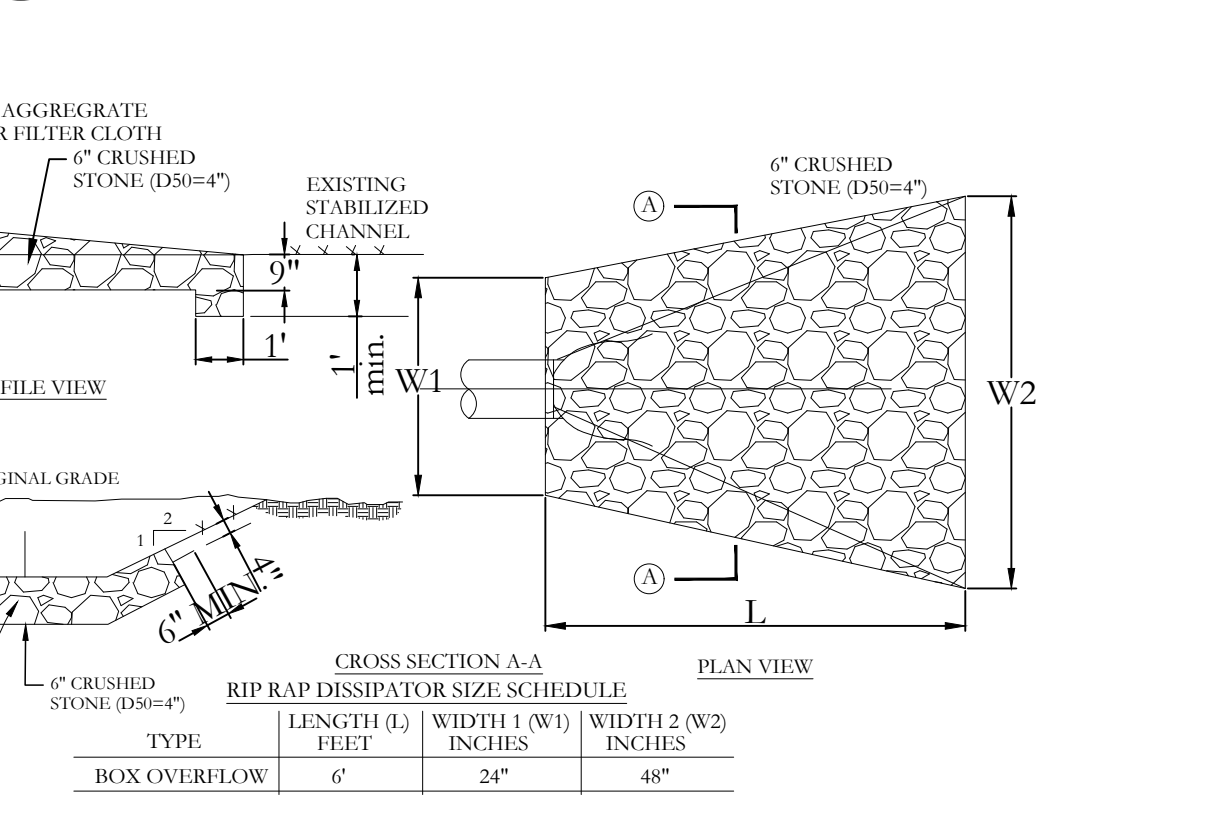
INSPECTION PORT DETAIL
 SCALE: NTS



TRENCH DRAIN DETAIL
 SCALE: NTS



DRYWELL PRETREATMENT DETAIL
 SCALE: NTS



RIP RAP DISSIPATOR APRON
 SCALE: NTS

TYPE	LENGTH (L) FEET	WIDTH 1 (W1) INCHES	WIDTH 2 (W2) INCHES
BOX OVERFLOW	6'	24"	48"



www.ResReal.com
 (914)-330-7712
 2875 Route 35
 Katonah, NY 10536

PROPERTY INFORMATION:
 PREPARED BY: JMS ENGINEERING SERVICES, PC
 PROJECT LOCATION: 49 SARLES STREET
 PROJECT TOWN: ARMONK
 BUILDING DEPARTMENT: NORTH CASTLE
 PROPERTY IDENTIFICATION: 94.03-1-7
 OCCUPANCY: SINGLE FAMILY DWELLING
 ZONING CODE: R-2A

SIGNATURE BLOCK:
 TOWN OF NORTH CASTLE PLANNING BOARD ENDORSEMENT OF APPROVAL RESOLUTION:
 NAME: _____
 DATE: _____

ISSUE	DATE	BY	CHECKED	APPROVED
0	08/18/2021	JMS	JMS	JMS
1	11/16/2021	JMS	JMS	JMS
2	04/27/2022	JMS	JMS	JMS
3	05/04/2022	JMS	JMS	JMS
4	07/13/2022	JMS	JMS	JMS
5	09/13/2022	JMS	JMS	JMS

SEAL & SIGNATURE:



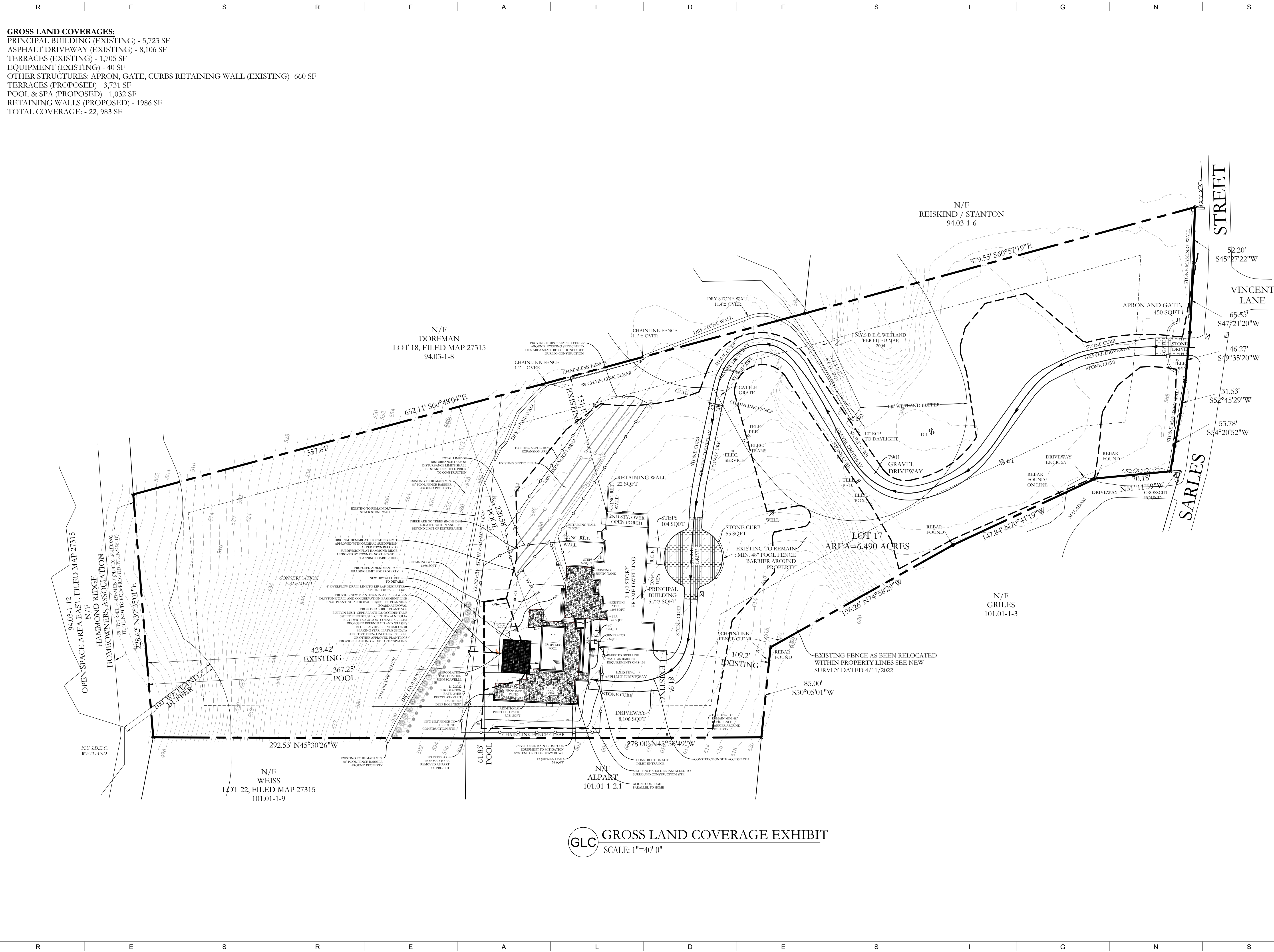
JOHN M. SCAVELLI PE LICENSE # 095178
 JMS ENGINEERING SERVICES, PC

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

PROJECT:
49 Sarles Street
Armonk, NY 10504

DRAWING TITLE:
SITE IMPROVEMENTS
DETAILS SHEET 6

S -106
 OWNER:
Rosenman



GROSS LAND COVERAGES:
 PRINCIPAL BUILDING (EXISTING) - 5,723 SF
 ASPHALT DRIVEWAY (EXISTING) - 8,106 SF
 TERRACES (EXISTING) - 1,705 SF
 EQUIPMENT (EXISTING) - 40 SF
 OTHER STRUCTURES: APRON, GATE, CURBS RETAINING WALL (EXISTING) - 660 SF
 TERRACES (PROPOSED) - 3,731 SF
 POOL & SPA (PROPOSED) - 1,032 SF
 RETAINING WALLS (PROPOSED) - 1,986 SF
 TOTAL COVERAGE: - 22, 983 SF



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PROJECT:
 49 Sarles Street
 Armonk, NY 10504

DRAWING TITLE:
 GROSS LAND COVERAGE

GLC-101

OWNER:
 Rosenman

GLC GROSS LAND COVERAGE EXHIBIT
 SCALE: 1"=40'-0"