

studio rai,

Architectural Design P.C.

50 5th ave..

Pelham, NY 10803

Tel: (914) 273-6843

Fax:(914) 763-0216



Att: Mr. Adam R. Kaufman AICP,
RPRC Chair

Re: Arben Gecaj Residence
6 Cannato Place
Zone: R-1A Tax ID:101.01-1-45 Application # 2023-0511

Dear Mr. Kaufman,

Attached please find our Submission to the Planning Board as requested by
RPRC Determination Letter.
Plans and application included.

Sincerely,

Lucio Di Leo

Lucio Di Leo R.A., AIA

PROPOSED NEW RESIDENCE

6 CANNATO PLACE ARMONK, NY 10504

Tuesday, July 25, 2023



OWNER
MR. ARBEN GECAJ
27 BRETTON RIDGE RD
MOUNT KISCO, NY 10649
914-318-7953

ARCHITECT
STUDIO RAI ARCHITECTURAL DESIGN P.C.
50 FIFTH AVE.
PELHAM, NY 10803
914-273-6843

CIVIL ENGINEER
HUDSON ENGINEERING & CONSULTING, P.C.
45 KNOLLWOOD ROAD - SUITE 201
ELMSFORD, NEW YORK 10523

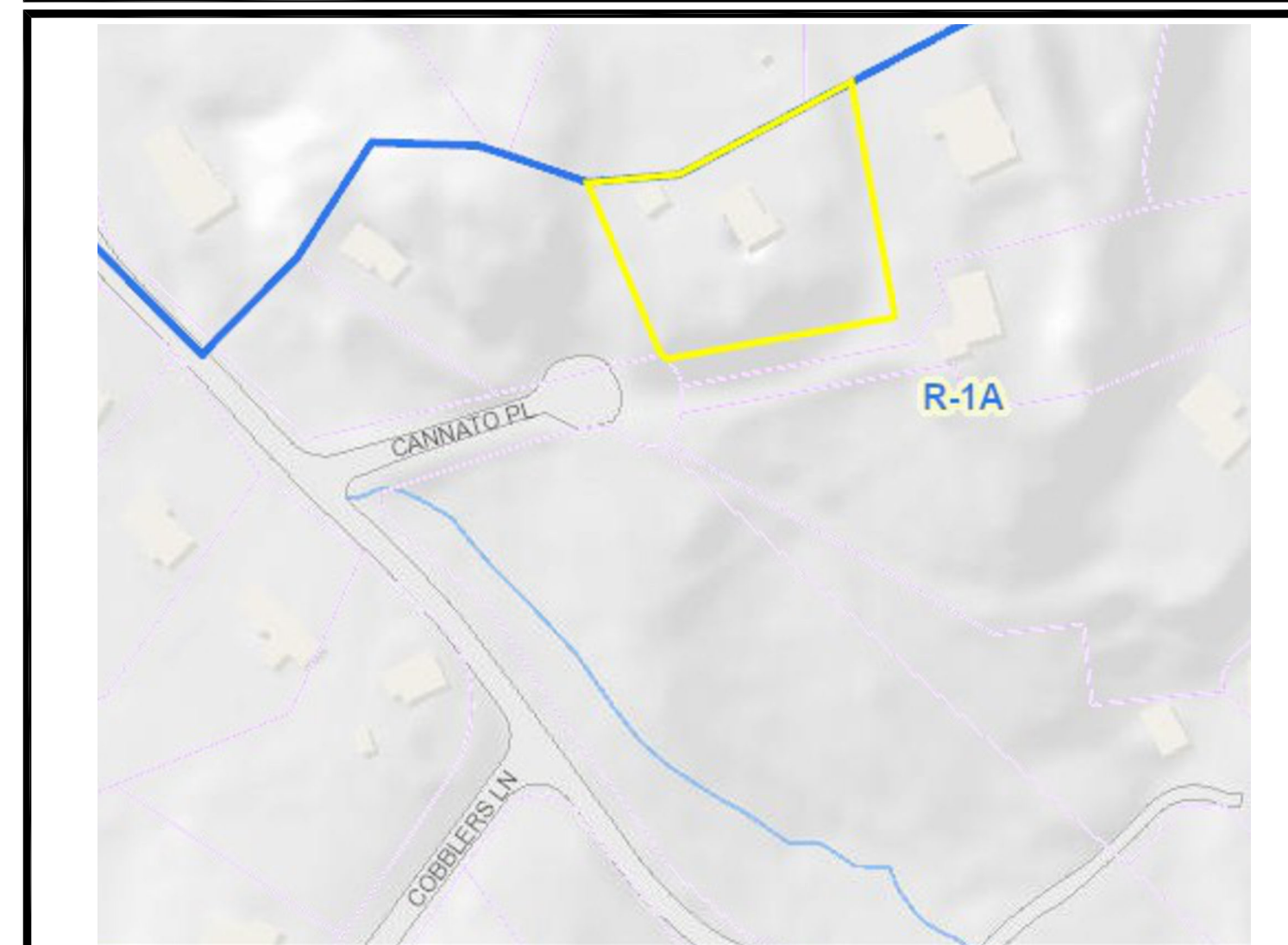
STRUCTURAL ENGINEER
OFFICE NAME
ADDRESS

For Estimating Purposes Only

LIST OF DRAWINGS

No.	DRAWING NAME
CS	COVER SHEET
SP-1	ARCHITECTURAL SITE PLAN/ SCHEDULES
L-1	PLANTING PLAN
L-1.1	RENDERED PLANTING PLAN
SU	SURVEY-EXISTING CONDITIONS
SU.1	SURVEY WITH EGRESS
AR	AREA CALCULATIONS
A-100	CONTEXT PHOTOS
HEC-HUDSON ENGINEERING	
C-1	EXISTING CONDITIONS PLAN
C-2	EROSION & SEDIMENT CONTROL PLAN
C-3	STORM WATER MANAGEMENT PLAN
S-1	OWTS PLAN
S-2	OWTS DETAILS
GENERAL NOTES SHEET	
GN	AIR SEALING - INSULATION
A-101	BASEMENT PLAN
A-102	FIRST FLOOR PLAN
A-103	SECOND FLOOR PLAN
A-104	ROOF PLAN
A-201	ELEVATIONS
A-202	ELEVATIONS
A-250	WINDOW/ DOOR SCHEDULE
A-301	SECTION A-A
A-302	SECTION B-B
A-303	WALL SECTION
A-304	FIREPLACE DETAILS
A-305	INTERIOR TRIM
S-100	FIRST FLOOR FRAMING PLAN
S-101	SECOND FLOOR FRAMING PLAN
S-102	CEILING FRAMING PLAN
S-103	ROOF FRAMING PLAN
S-104	BAY WINDOW FRAMING
S-105	BREAKFAST ROOM FRAMING
S-106	BACK WINDOW FRAMING
S-300	FRAMING DETAILS
S-301	FRAMING DETAILS
S-302	FRAMING DETAILS
E-100	BASEMENT LIGHTING PLAN
E-101	FIRST FLOOR LIGHTING PLAN
E-102	SECOND FLOOR LIGHTING PLAN

LOCATION MAP NOT TO SCALE



ZONING SCHEDULE TOWN OF NORTH CASTLE

ZONE / USE :	REQUIRED	PROPOSED
R-1A SINGLE FAMILY HOME		
ITEM		
MINIMUM LOT SIZE (SQ. FT.)	1 ACRE	1 ACRE
MINIMUM LOT WIDTH (FEET)	125 FEET	208.52 FEET
MINIMUM FRONT YARD (FEET)	50 FEET	50 FEET
MINIMUM EACH SIDE YARD (FEET)	25 FEET	37 FEET/ 48 FEET
MINIMUM 2 SIDE YARDS (FEET)	50 FEET	
MINIMUM REAR YARD (FEET)	40 FEET	109.25 FEET
MAXIMUM HEIGHT (FEET)	38 FEET	32.13 FEET

SITE PLAN

SCALE: 1" = 10'-0"

CERTIFICATION

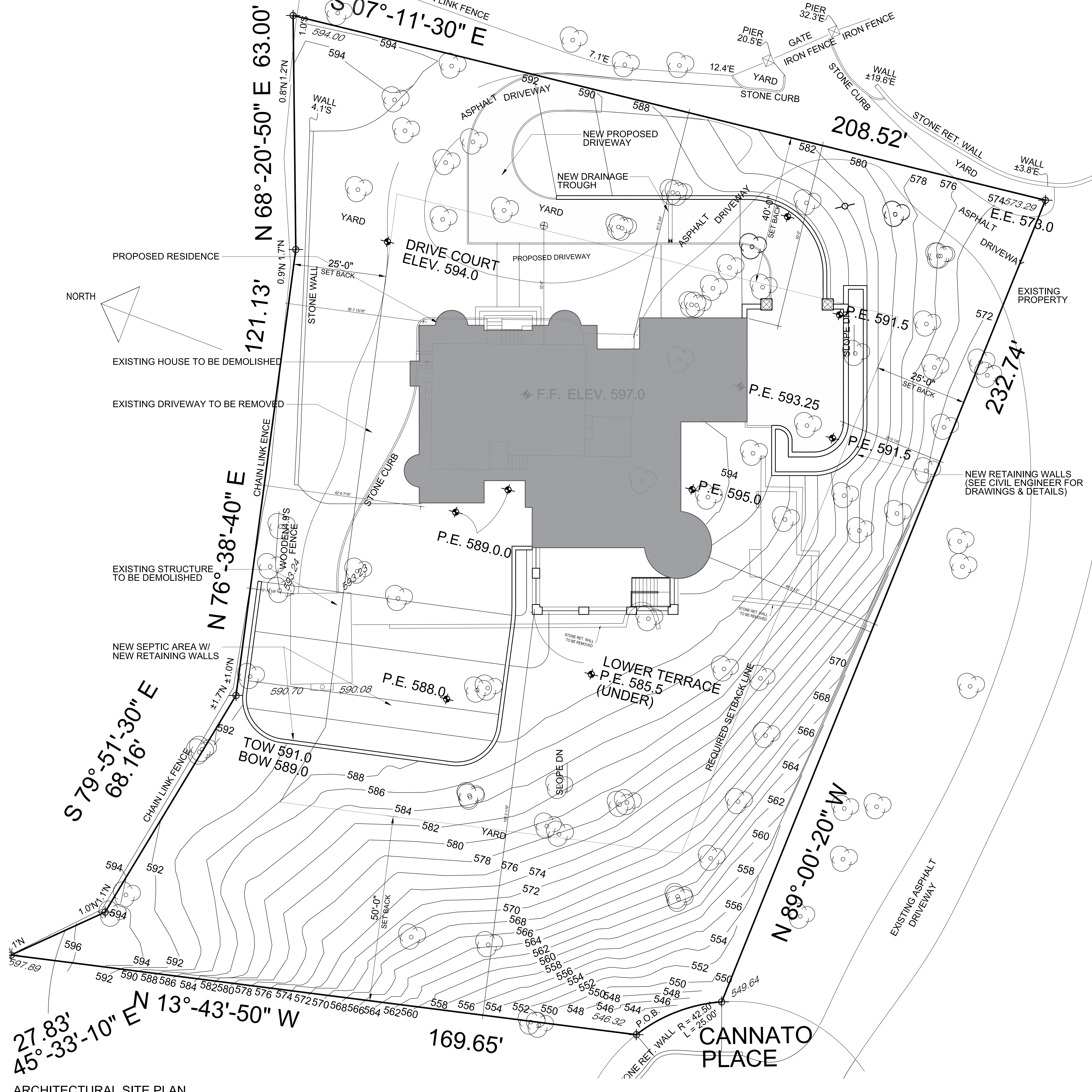
ALL EXISTING INFORMATION ON THIS SITE PLAN WAS TAKEN FROM A SURVEY PREPARED BY :
 ANASTASIA I. PARSATOON
 LAND SURVEYING, P.C.
 1300 JERICHO TURNPIKE, STE. 207
 NEW HYDE PARK, NY 11040
 TEL. : (516) 352-0396

TITLED : 6 CANNATO PLACE, ARMONK
 DATED : SEPTEMBER 26TH, 2022
 FILED :
 MAP NO. : PNO09336

ARCHITECT IS NOT RESPONSIBLE FOR ACCURACY OF EXISTING CONDITIONS

SITE PLAN/ SCHEDULE

DRAWING TITLE	DRAWING NUMBER	SCALE AS NOTED	DATE: 09/26/22
SP-1			
DESIGNED BY: LEL	CHECKED BY: LEL	PROJECT NO: 20220903	SCALE AS NOTED
DRAWN BY: LEL	DATE: 09/26/22		
DATE: 09/26/22			



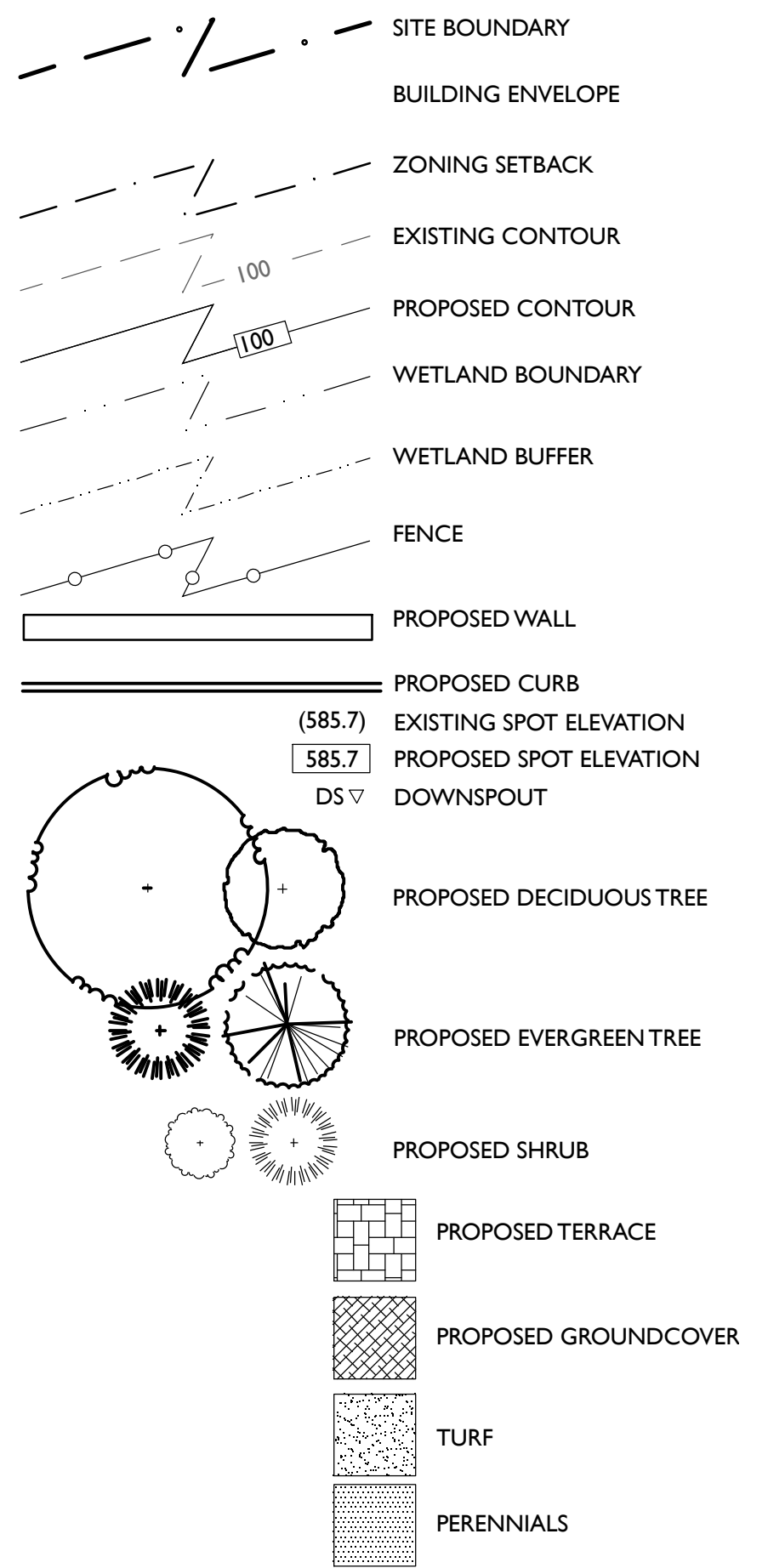
L-1 Planting Plan

Gecaj Residence
6 Cannato Place
Armonk, NY 10504

August 2, 2023



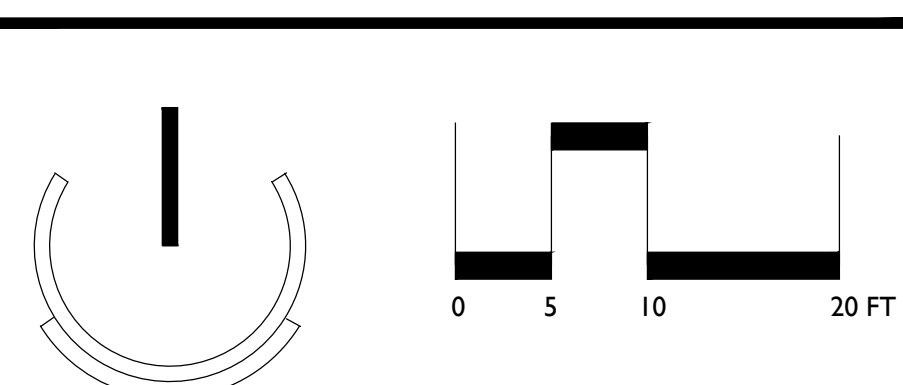
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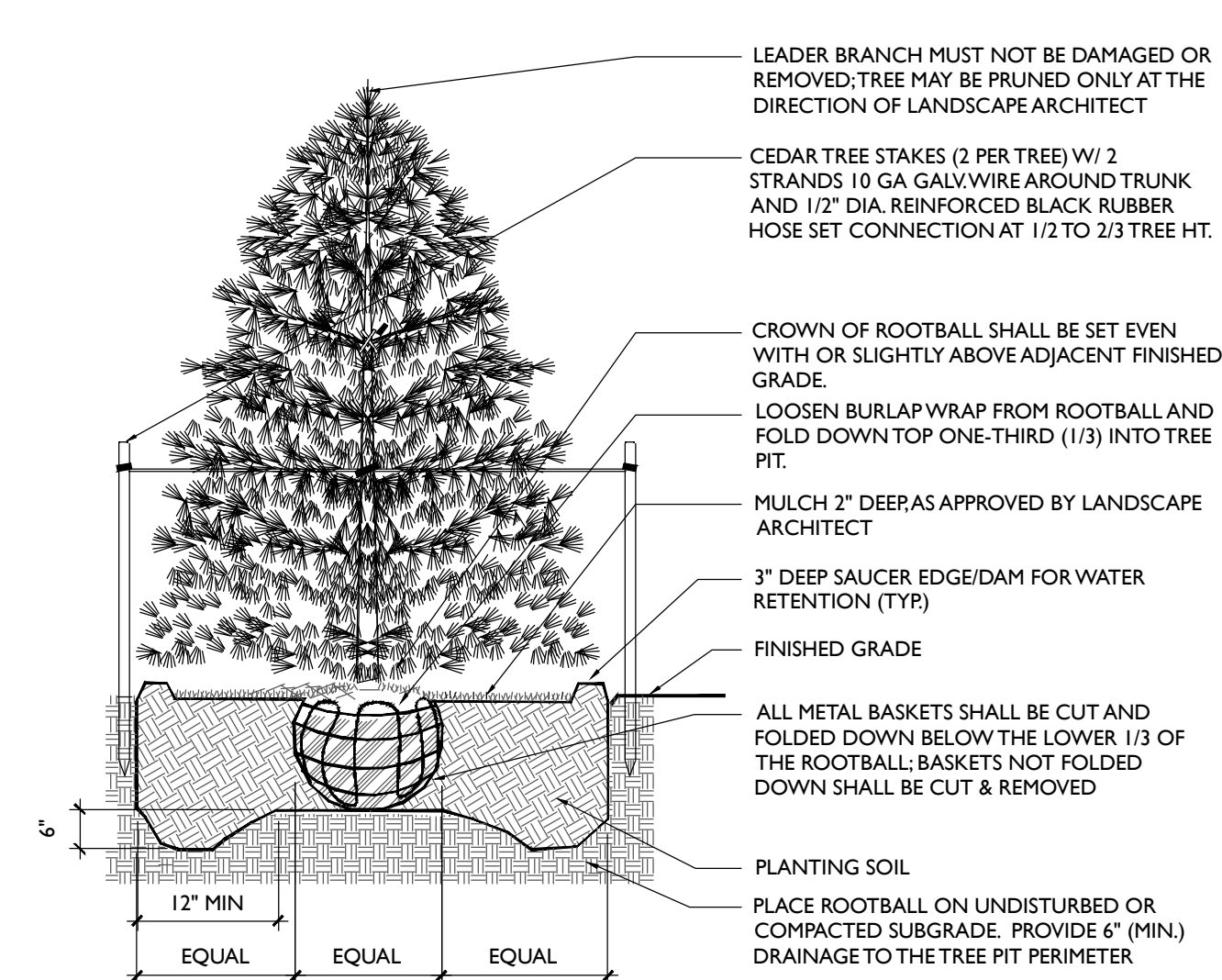
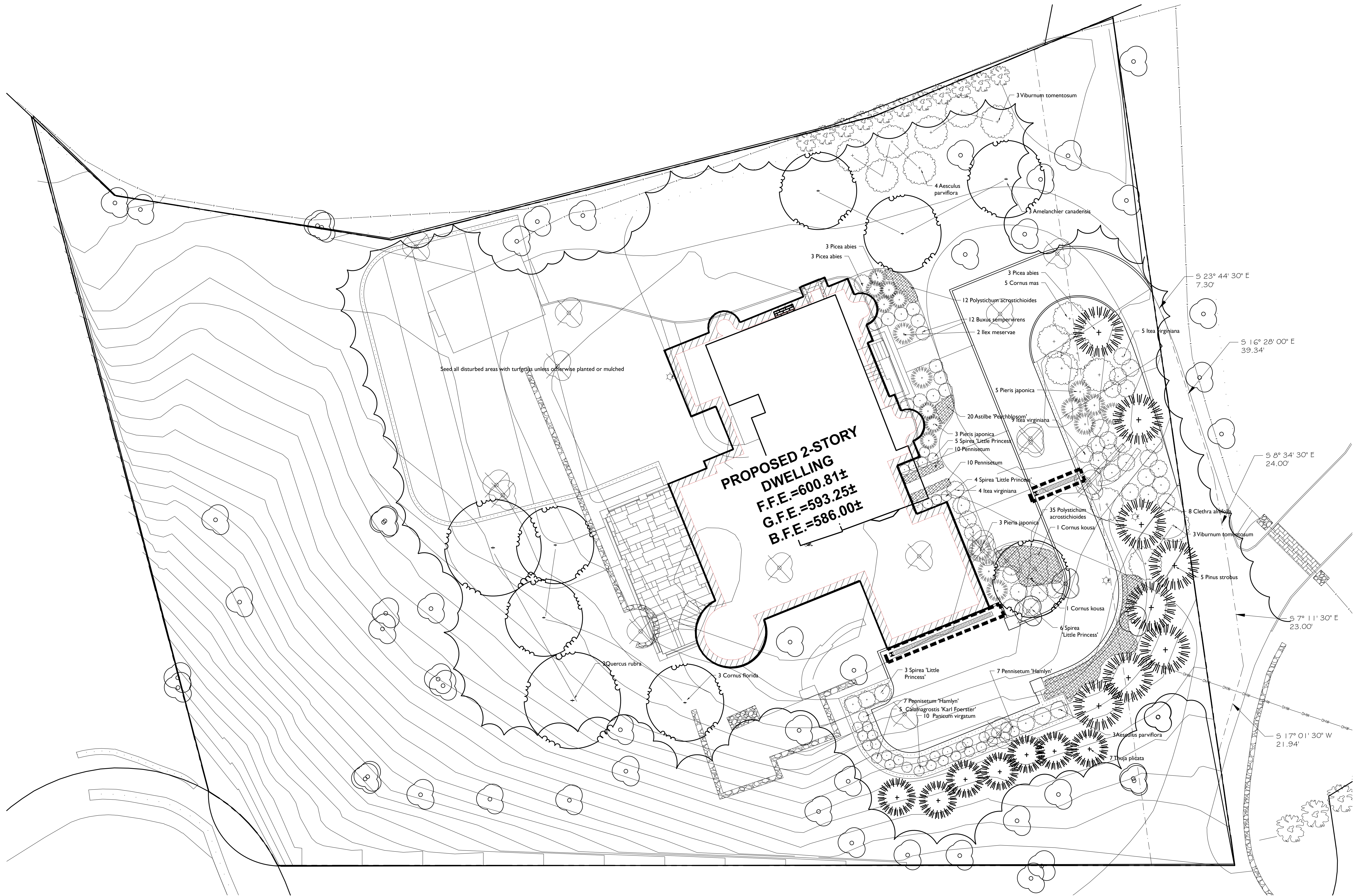
Plant Schedule

QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
7	Aesculus parviflora	Bottlebrush Buckeye	3-4 ft	
3	Amelanchier canadensis	Shadblow	6 ft	B&B
20	Astilbe 'Peach Blossom'	Pink Astilbe	1 gal	
12	Buxus sempervirens	Boxwood	30-36"	
5	Calamagrostis 'Karl Foerster'	Feather Reed Grass	2 gal	
8	Clethra alnifolia	Summersweet	3 gal	
3	Cornus florida	American Dogwood	2 in cal	B&B
1	Cornus kousa	Kousa Dogwood	2"	B&B
5	Cornus mas	Corneliancherry Dogwood	3-4 ft	
2	Ilex meserveae 'Blue Princess'	Blue Holly	3 ft	
19	Itea virginica	Sweetgum	3 gal	
10	Panicum virgatum	Switchgrass		
34	Pennisetum 'Hamlyn'	Dwarf Fountain Grass	1 gal	
11	Pieris japonica	Andromeda	3 gal	
5	Pinus strobus	Eastern White Pine	8-10 ft	B&B
47	Polystichum acrostichoides	Christmas Fern	1 gal	
2	Quercus rubra	Red Oak	3" cal	B&B
18	Spirea 'Little Princess'	Pink Spirea	3 gal	
0	Syringa vulgaris	Lilac	4-5 ft	
7	Thuja 'Green Giant'	Green Giant Arborvitae	4-5 ft	
6	Viburnum tomentosum	Douglas Viburnum	4-5 ft	

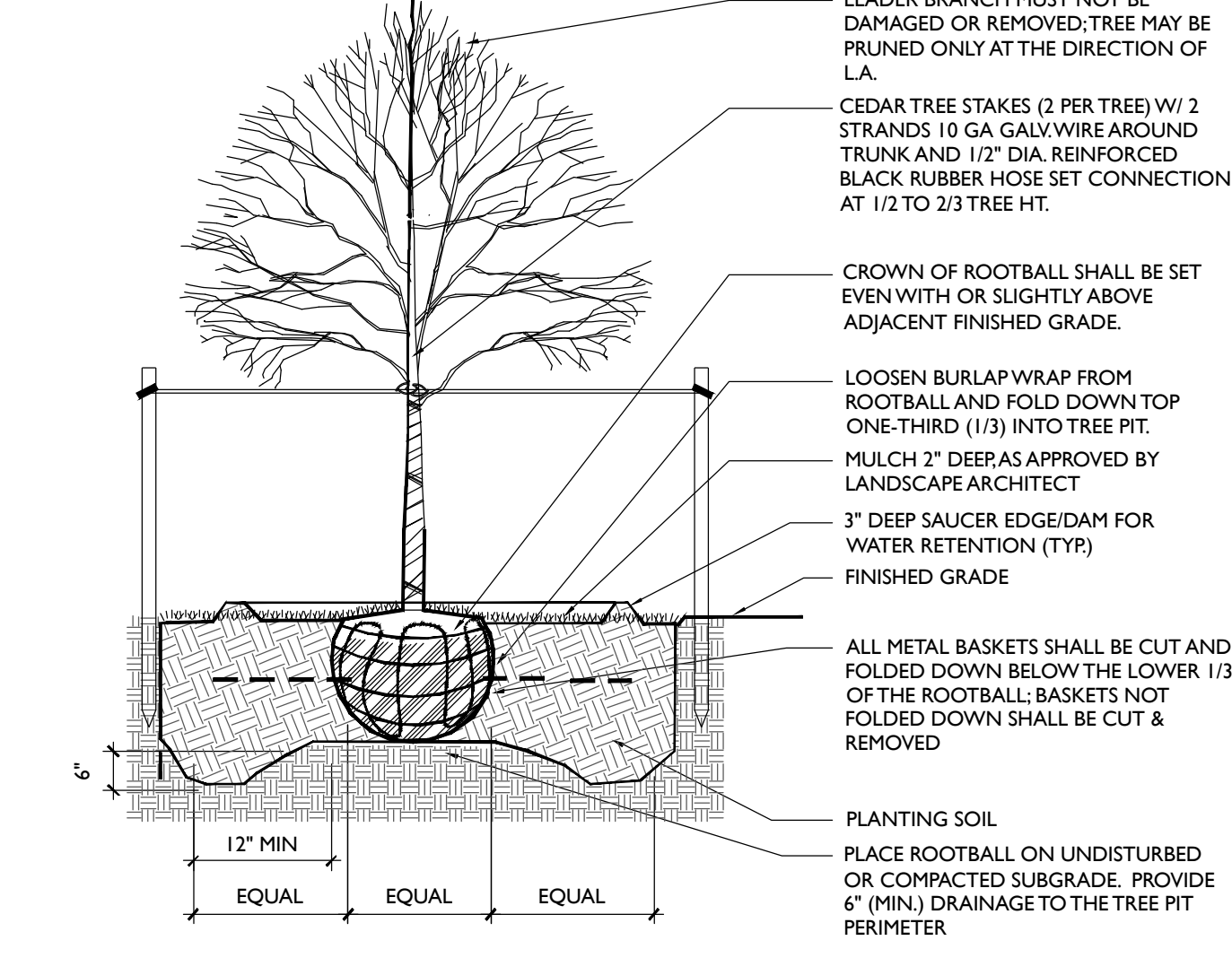
Date	Issue



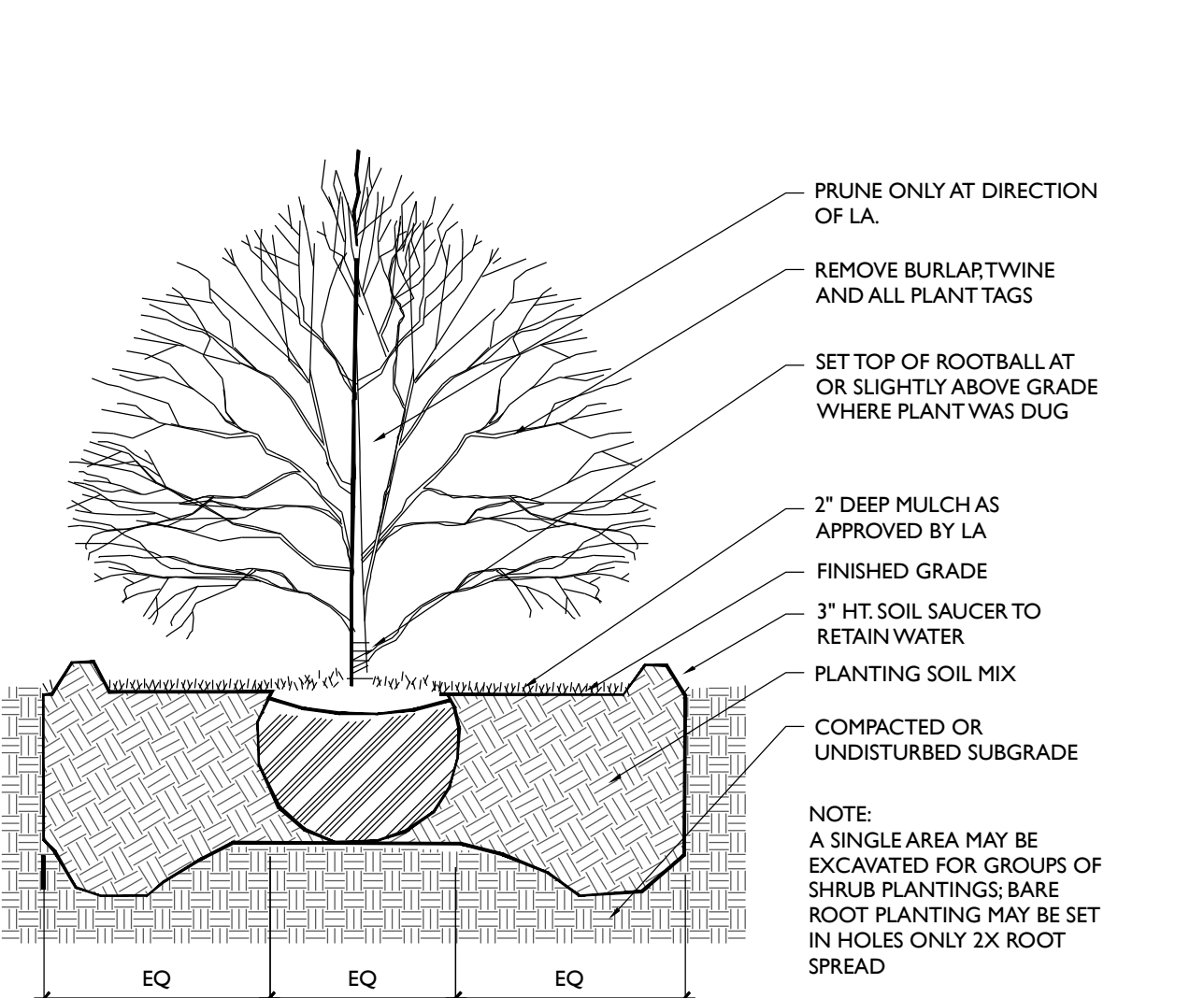
© 2023 Pouder Design Group, P.C.



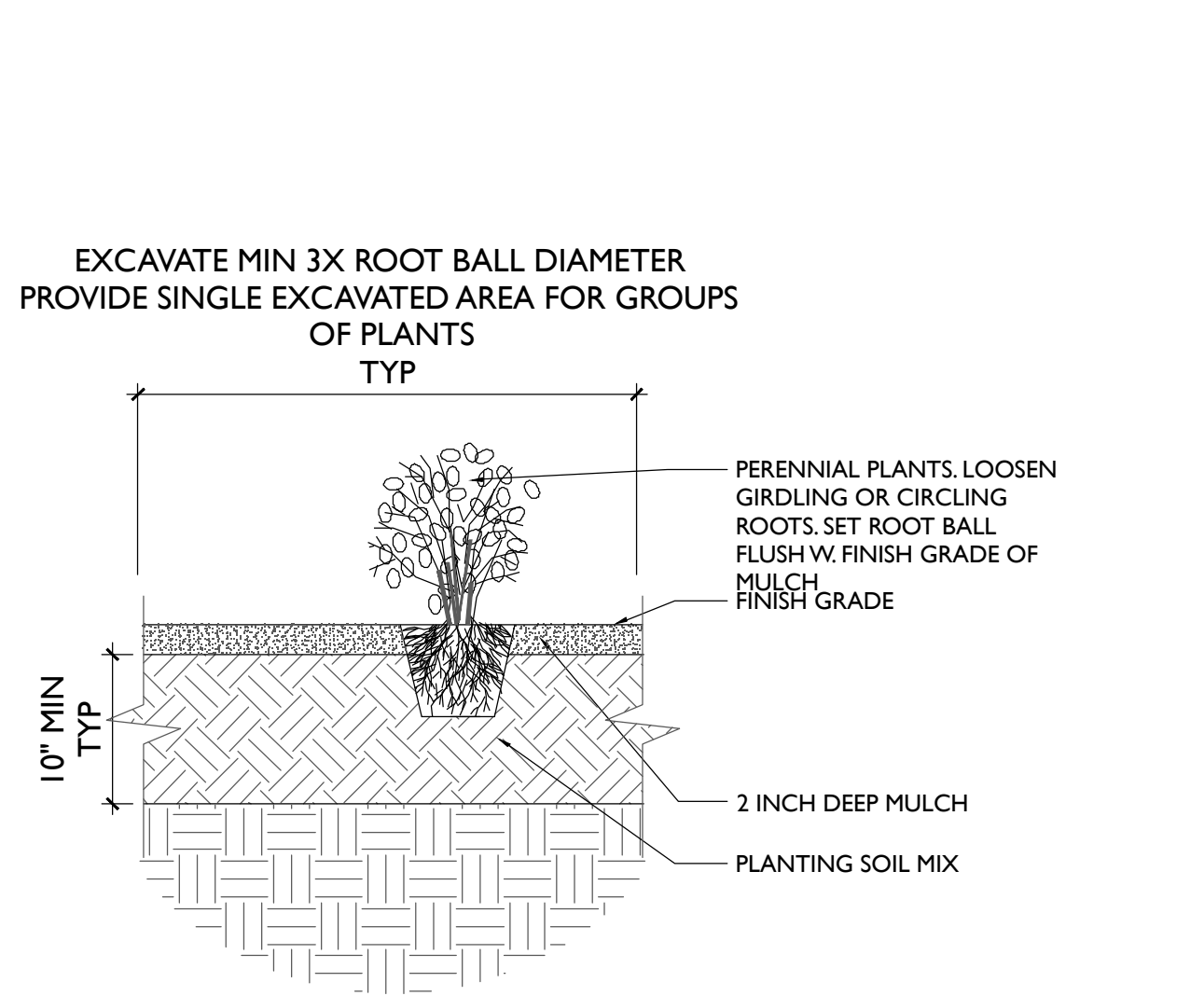
1 EVERGREEN TREE
INSERT SCALE 1/24 NTS



2 DECIDUOUS TREE PLANTING
INSERT SCALE 1/24 NTS



3 SHRUB PLANTING
INSERT SCALE 1/24 NTS



4 GROUNDCOVER / HERBACEOUS PLANTING
SCALE 1\"/>

L-1.1 Rendered Planting Plan

Gecaj Residence
6 Cannato Place
Armonk, NY 10504

August 3, 2023

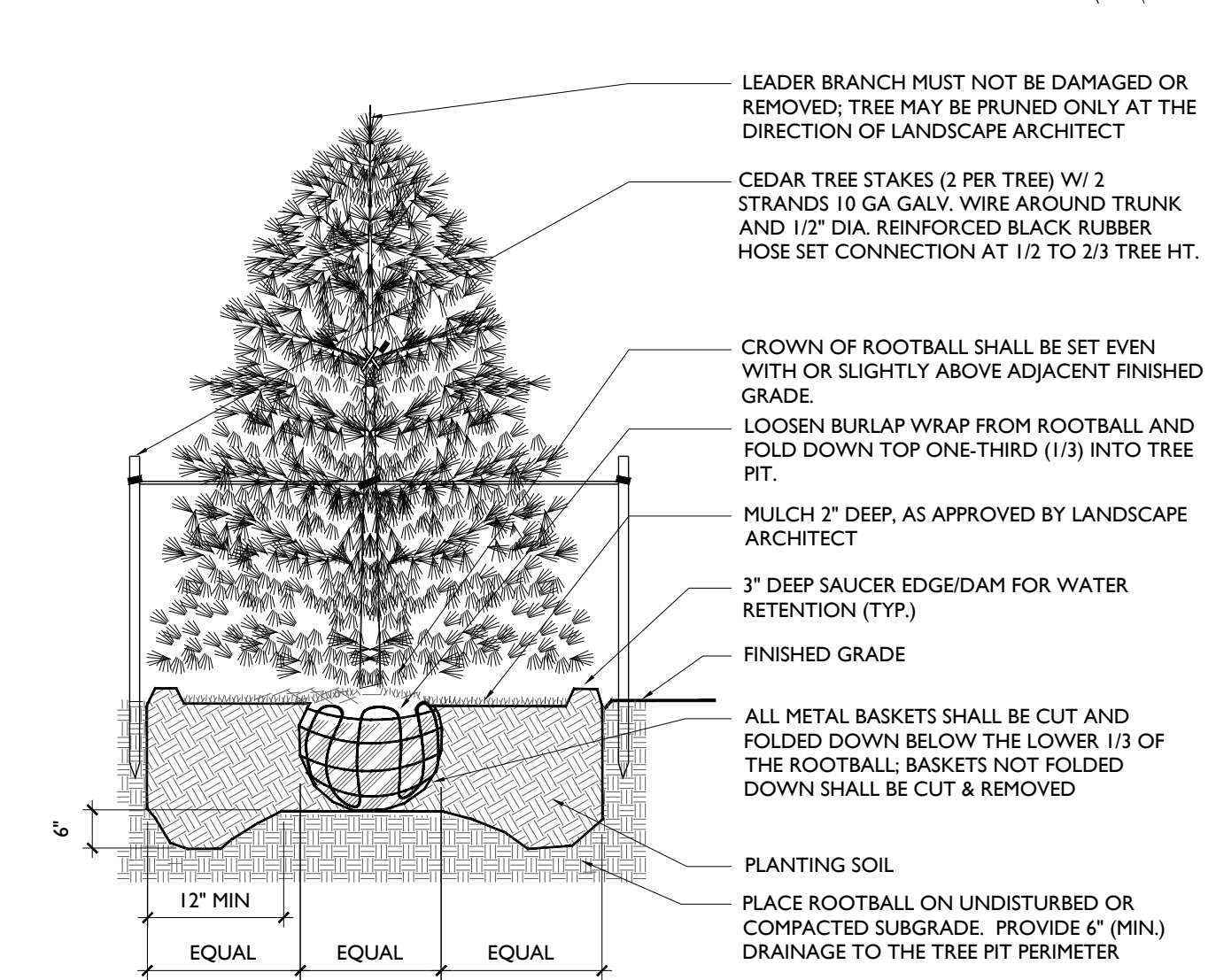


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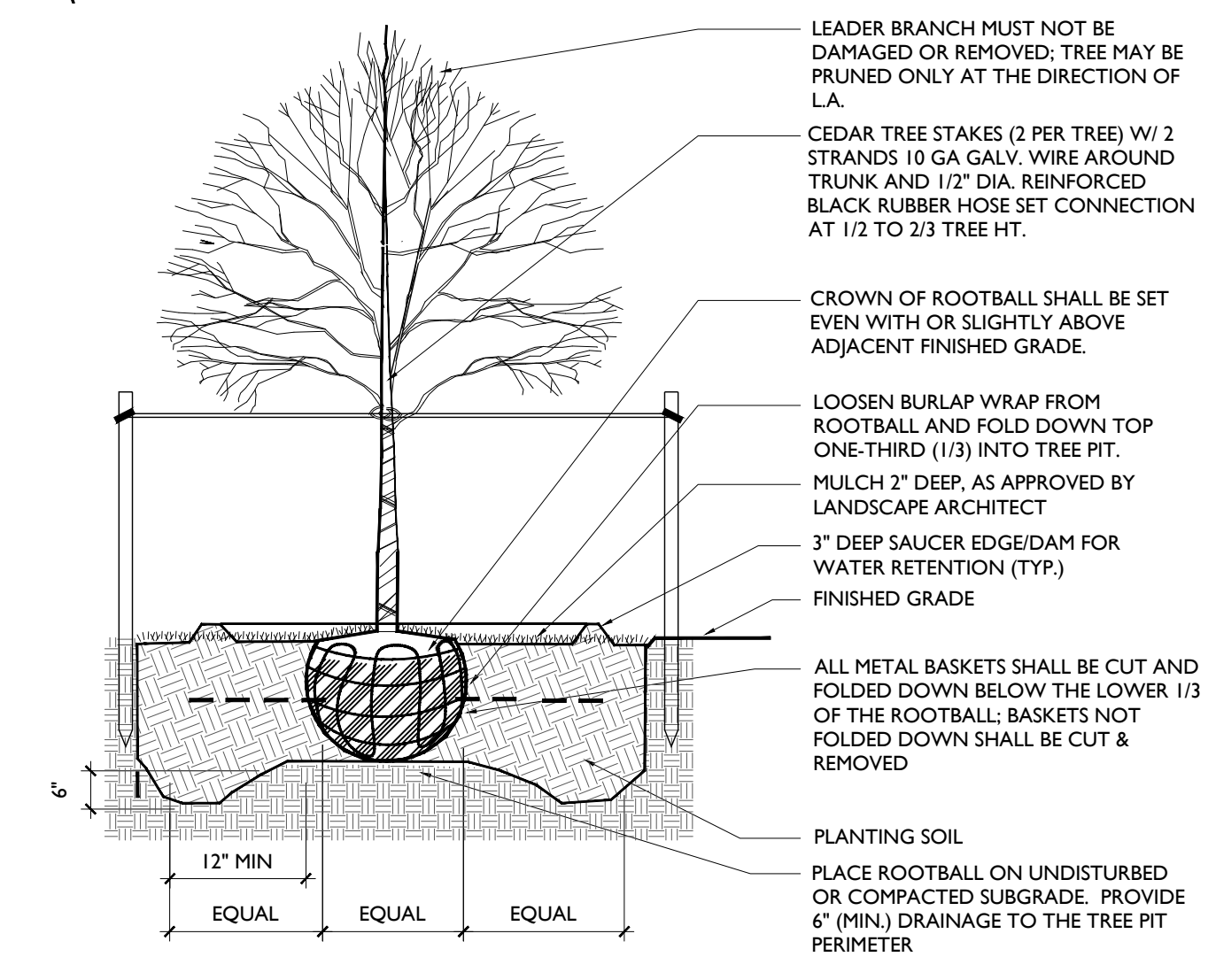
- SITE BOUNDARY
- BUILDING ENVELOPE
- ZONING SETBACK
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WETLAND BOUNDARY
- WETLAND BUFFER
- FENCE
- PROPOSED WALL
- PROPOSED CURB
- (585.7) EXISTING SPOT ELEVATION
- (585.7) PROPOSED SPOT ELEVATION
- (585.7) DOWNSPOT
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- PROPOSED TERRACE
- PROPOSED GROUNDCOVER
- TURF
- PERENNIALS

Plant Schedule

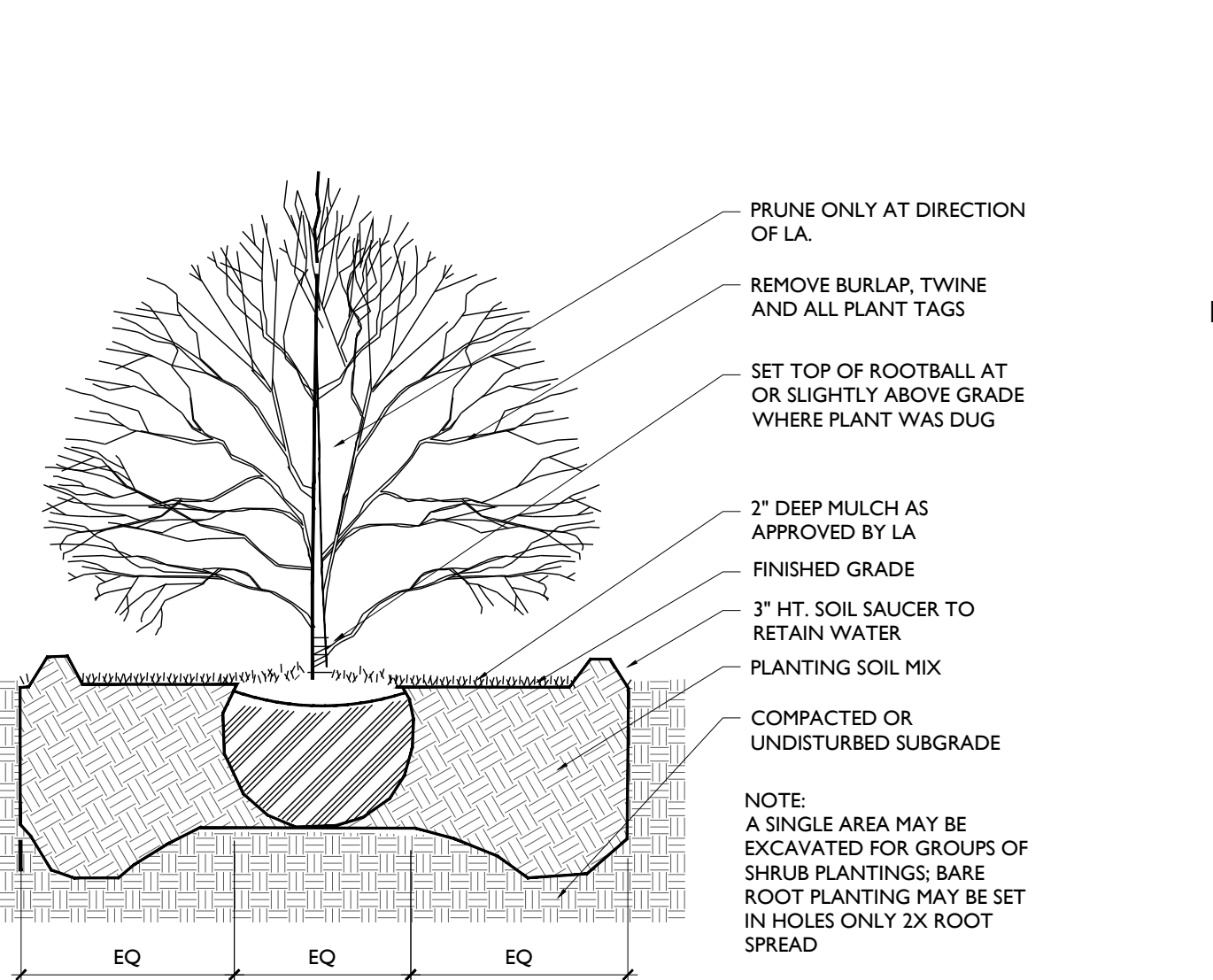
QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
7	Aesculus parviflora	Bottlebrush Buckeye	3-4 ft	
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19	Spiraea 'Little Princess'	Pink Spirea	3 gal	
7	Thuja 'Green Giant'	Green Giant Arborvitae	4-5 ft.	
6	Viburnum tomentosum	Doublefile Viburnum	4-5 ft	



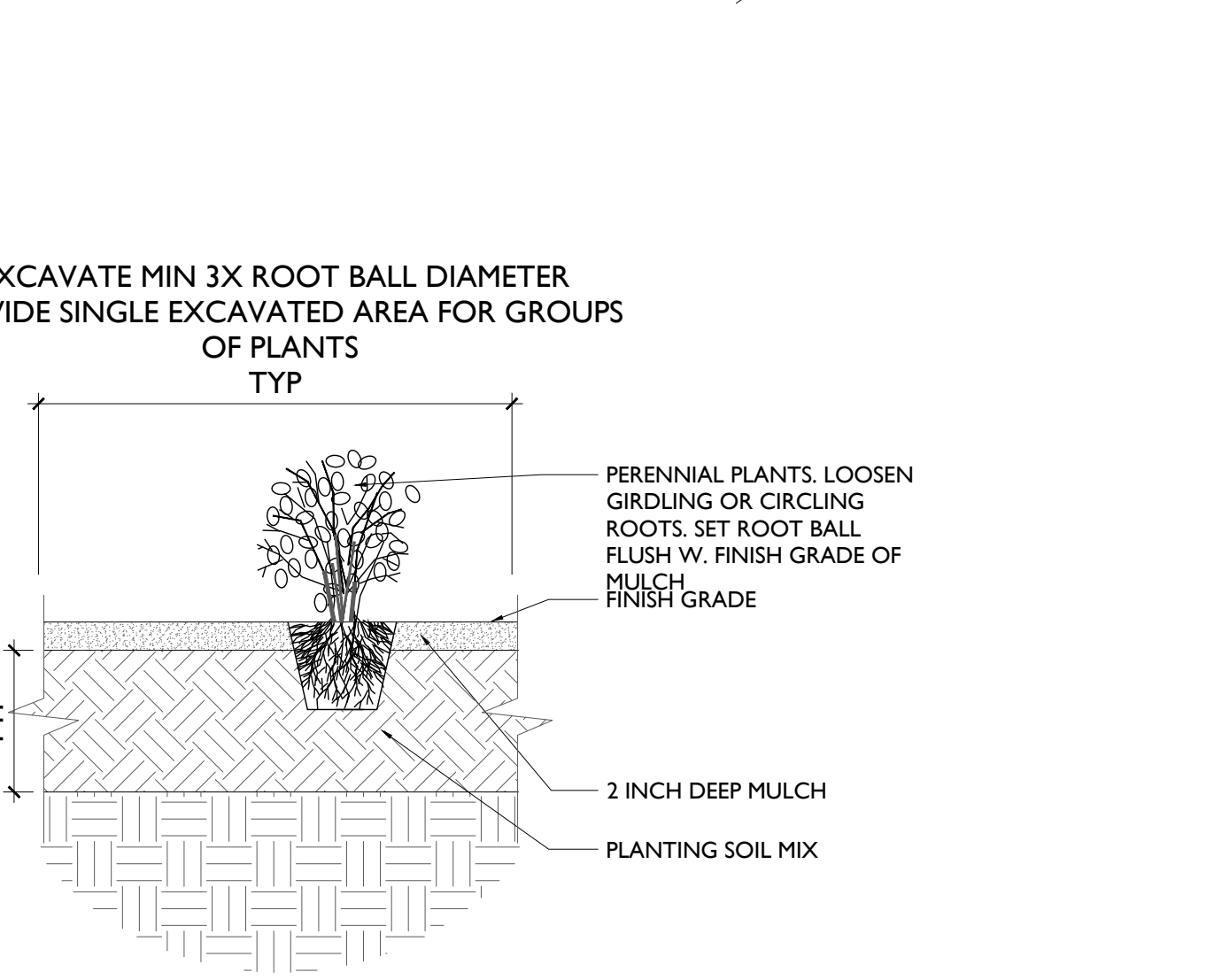
1 EVERGREEN TREE
INSERT SCALE 1/24
NTS



2 DECIDUOUS TREE PLANTING
INSERT SCALE 1/24
NTS

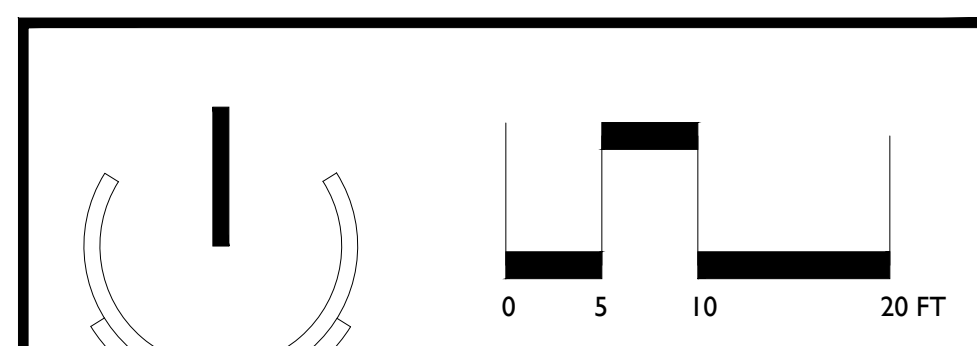


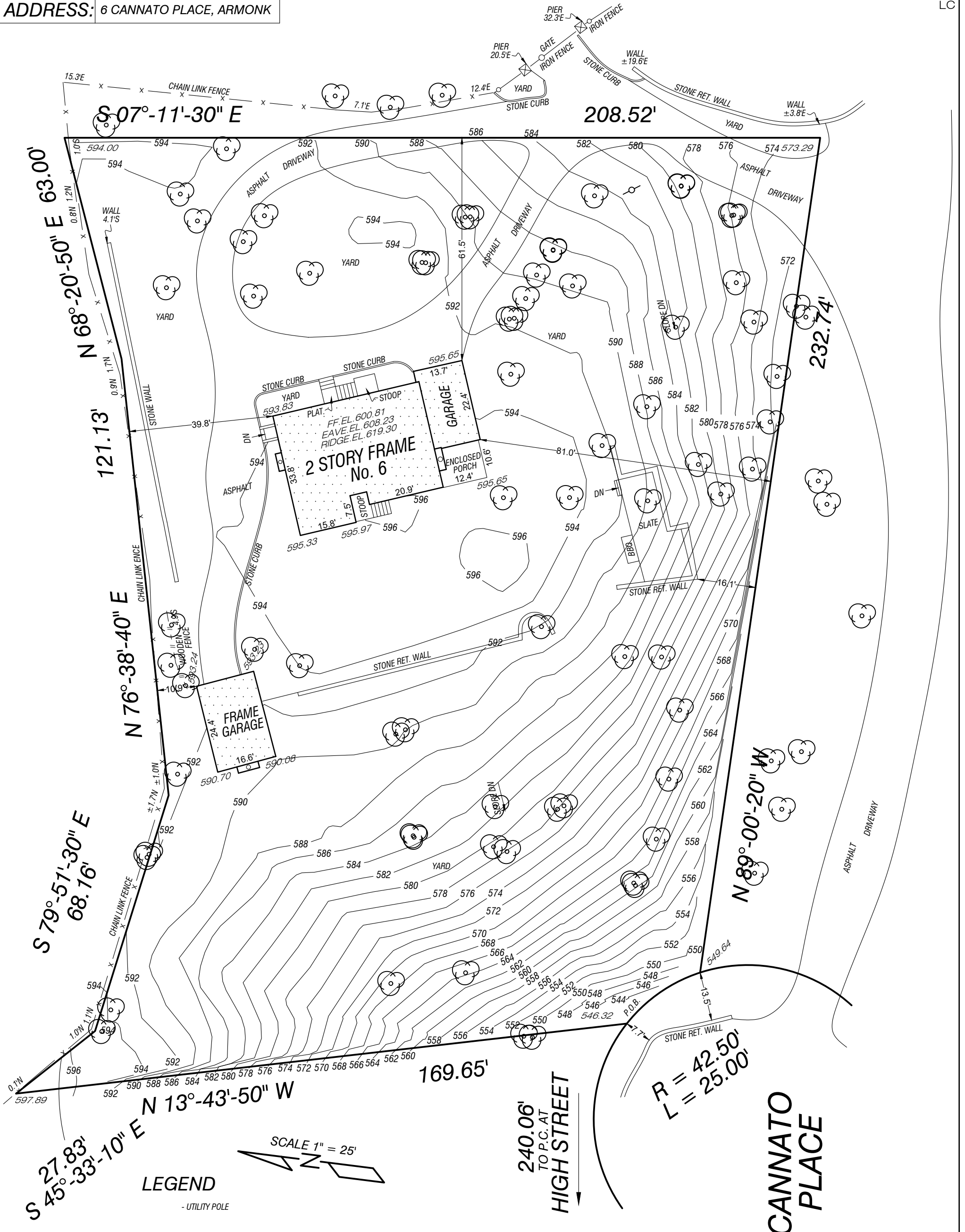
3 SHRUB PLANTING
NTS



4 GROUNDCOVER / HERBACEOUS PLANTING
SCALE: 1"=1'-0"

Date	Issue



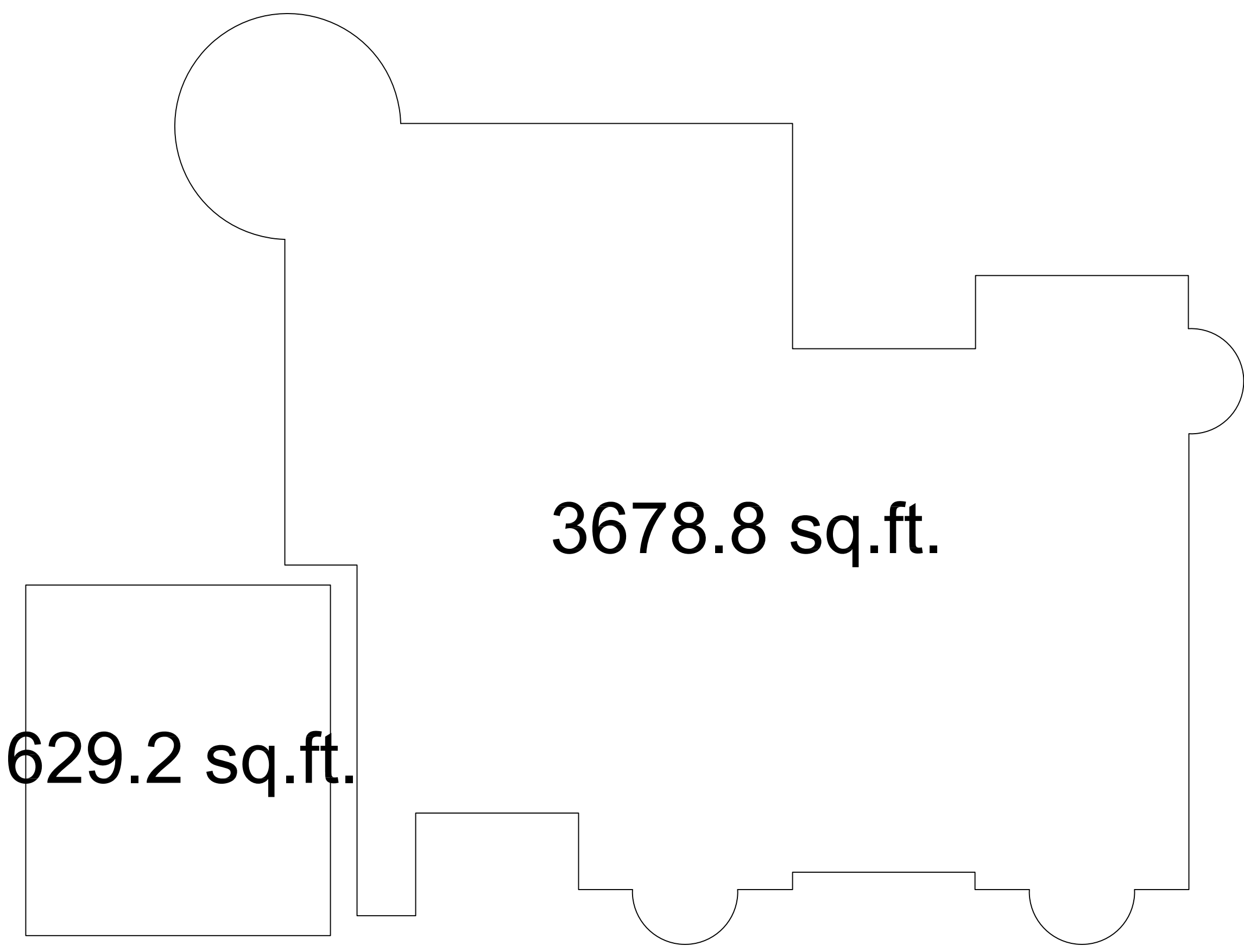


1. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON OR PERSONS FOR WHOM THE SURVEY IS PREPARED AND CERTIFIED TO AND ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. EASEMENTS OF RECORD ARE ONLY GUARANTEED IF A DESCRIPTIVE ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR.
3. THIS MAP WAS MADE AT A SCALE OF 1"=25' WHEN ORIGINALLY DRAWN.
4. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
5. IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.
6. ARCHITECTS MUST ORDER A TOPOGRAPHICAL MAP SPECIFYING THEIR EXACT NEEDS.
7. ALL ELEVATIONS SHOWN IF ANY REFER TO THE NAVD1988.
8. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
9. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING, OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS, OR ROADWAYS IN THE STREETS SHOWN HEREON.
10. SUBSURFACE INFORMATION SHOWN WERE OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA.
11. SURVEYED AS IN POSSESSION.

CERTIFIED TO:
TOWN OF NORTH CASTLE

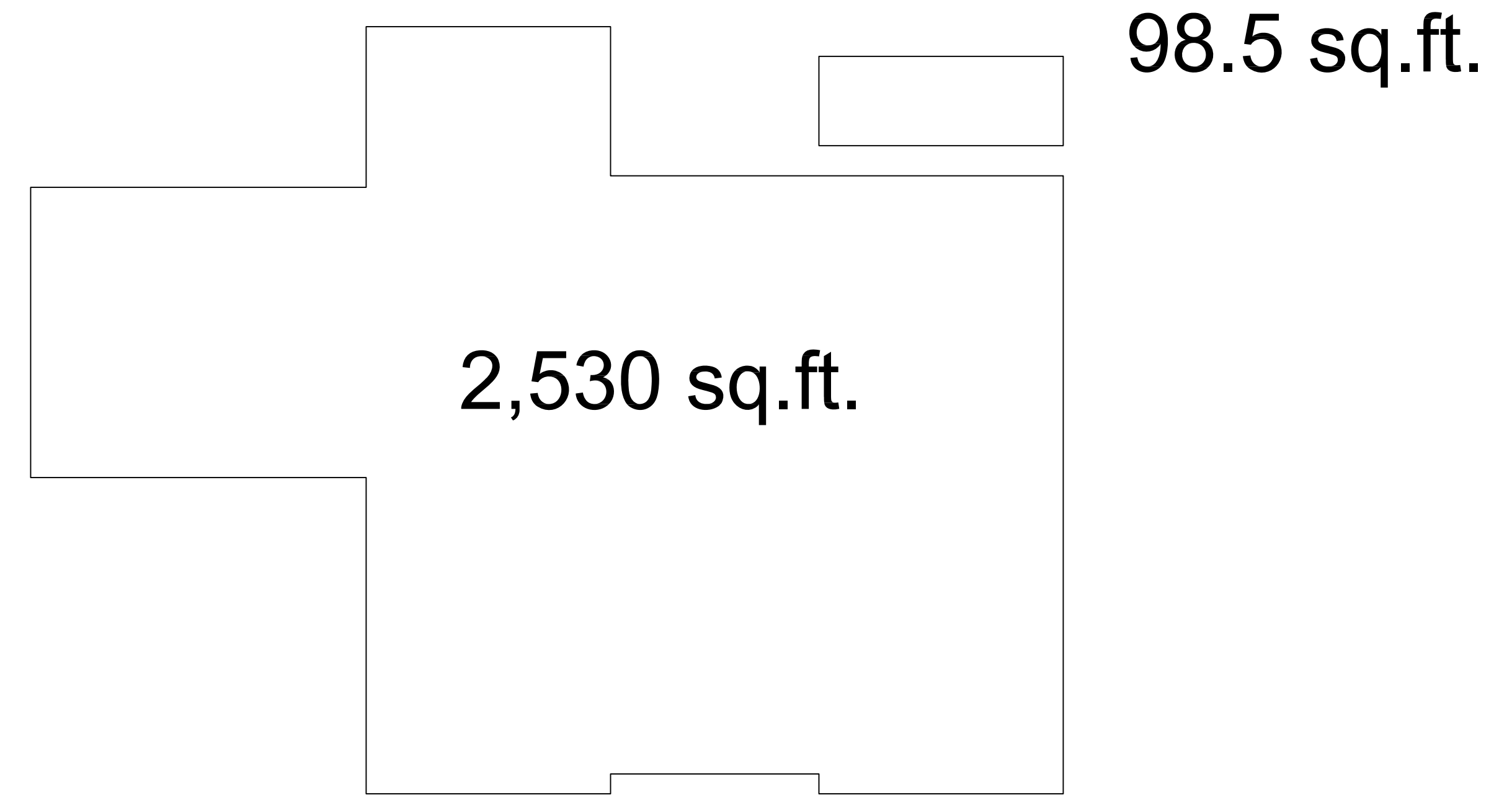
ANASTASIA I. PARSATOON
LAND SURVEYING, P.C.
1300 JERICO TURNPIKE, STE. 207
NEW HYDE PARK, NY 11040
OFFICE (516) 352-0396
EMAIL: INFO@AIPLS.COM
SURVEY No. PN009336
TOWN OF NORTH CASTLE
COUNTY OF WESTCHESTER
STATE OF NEW YORK
TAX MAP
DISTRICT
SECTION 101.01
BLOCK 1
LOT 45

DATE: SEPTEMBER 26th, 2022
ANASTASIA I. PARSATOON, L.S.
NEW YORK LICENSE 051088



FIRST FLOOR 4,308 sq.ft.

PROPOSED TOTAL AREA---6,936.5 sq.ft.
MAX FLOOR AREA ALLOWED 6,978 sq.ft.



SECOND FLOOR 2,628.5 sq.ft.

PROPOSED RESIDENCE
 6 CANNATO PLACE,
 ARMONK, NY 10504

No.	Revision	Date	Description
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DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF STUDIO RAI ARCHITECTS. WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO RAI ARCHITECTURAL SOCIETY FOR THE CONSTRUCTION OF THE PROJECT NAMED HEREIN AND SHALL NOT BE USED BY ANY OTHER PARTY FOR ANY OTHER CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF STUDIO RAI ARCHITECTS.

KEY PLAN

CONTEXT PHOTOS

DRAWING NUMBER

A-100

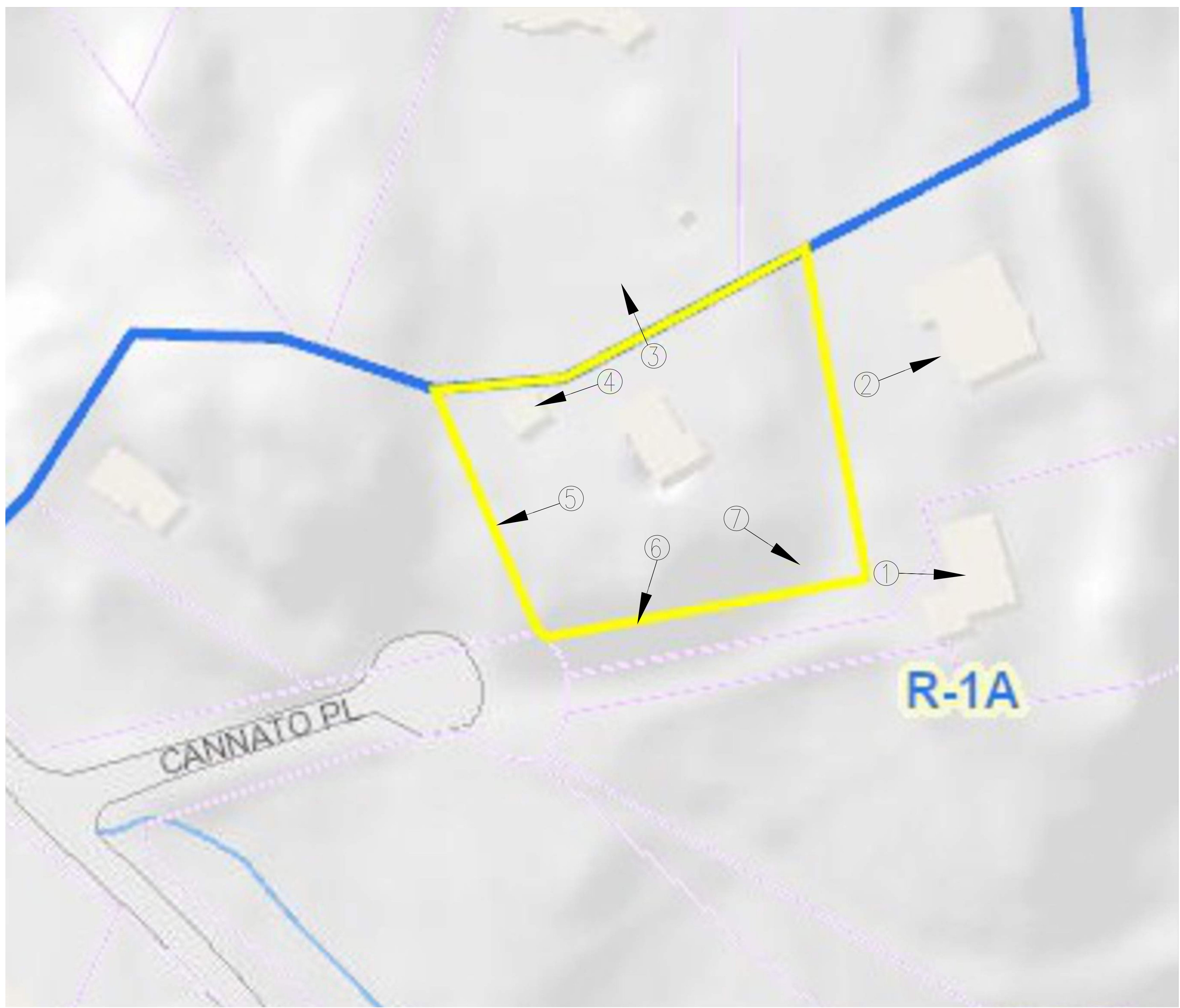
DESIGNER SIGNATURE	DATE:	
	BY:	LDL
	CHECKED BY:	LDL
	PROJECT NO.:	20240101
	SCALE:	AS NOTED



③



②



④



①



⑤



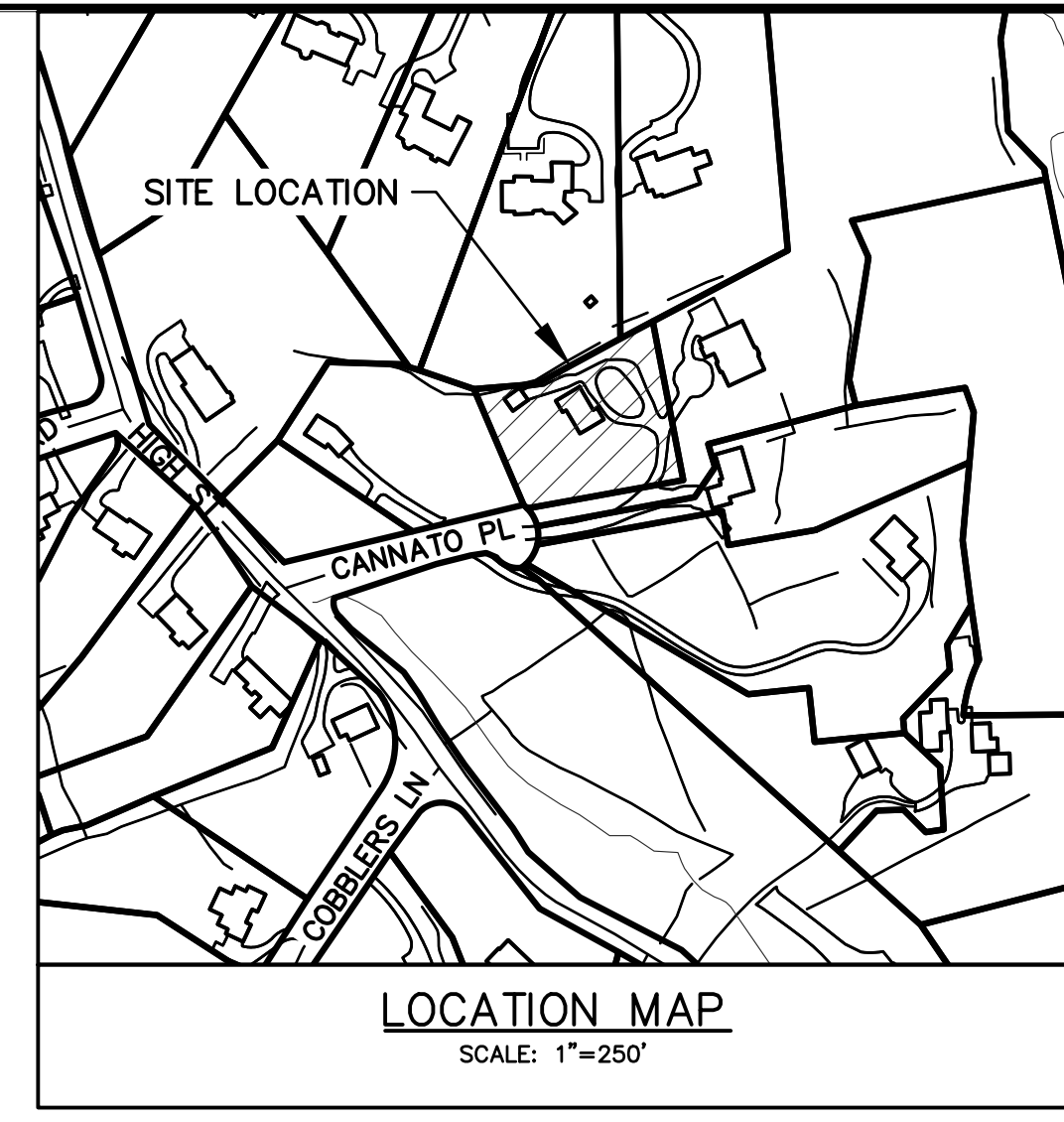
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- GENERAL NOTES:**
1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
 2. NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CHAPTER 987.
 3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO A.C.I., A.I.S.C., ZONING, AND THE NEW YORK STATE BUILDING CODE.
 4. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
 5. ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
 6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
 8. SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION.
 9. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED TO DO ALL WORK AS REQUIRED BY THE LOCAL, COUNTY, AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THOSE TRADES, AND SHALL PRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES.
 10. FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE.
 11. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
 12. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.
 13. OWNER SHALL INSURE THAT THE INSURANCE PROVIDED BY THE CONTRACTOR HIRED TO PERFORM THE WORK SHALL BE ENDORSED TO NAME HUDSON ENGINEERING & CONSULTING, P.C. AND ANY DIRECTORS, OFFICERS, EMPLOYEES, SUBSIDIARIES, AND AFFILIATES, AS ADDITIONAL INSURED ON ALL POLICIES AND HOLD HARMLESS DOCUMENTS, AND SHALL STIPULATE THAT THIS INSURANCE IS PRIMARY, AND THAT ANY OTHER INSURANCE OR SELF-INSURANCE MAINTAINED BY HUDSON ENGINEERING & CONSULTING, P.C. SHALL BE EXCESS ONLY AND SHALL NOT BE CALLED UPON TO CONTRIBUTE WITH THIS INSURANCE. ISO ADDITIONAL INSURED ENDORSEMENT FORM NUMBER C02010 1185 UNDER GL. COPIES OF THE INSURANCE POLICIES SHALL BE SUBMITTED TO HUDSON ENGINEERING & CONSULTING, P.C., FOR APPROVAL PRIOR TO THE SIGNING OF THE CONTRACT.
 14. INDUSTRIAL CODE RULE 753: THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.



6 CANNATO PLACE - ZONING ANALYSIS TABLE

SECTION: 101.01	DISTRICT: R-1A		
BLOCK: 1	One-Family Residence		
REGULATION	Required	Existing	Proposed
Min. Lot Area (S.F.)	43,560	43,562	N/C
Min. Lot Width (ft.)	125	205.8	N/C
Min. Lot Depth (ft.)	150	232.7	N/C
Min. Yards			
- Front (ft.)	50	144.1	124.5
- Side 1 (ft.)	25	39.8	35.0
- Side 2 (ft.)	25	77.6	48.0
- Rear (ft.)	40	61.09	50
Building Coverage (S.F.)	Per Lot Size	1,713	4,386
Max Building Coverage (%)	12.0%	3.9%	10.0%

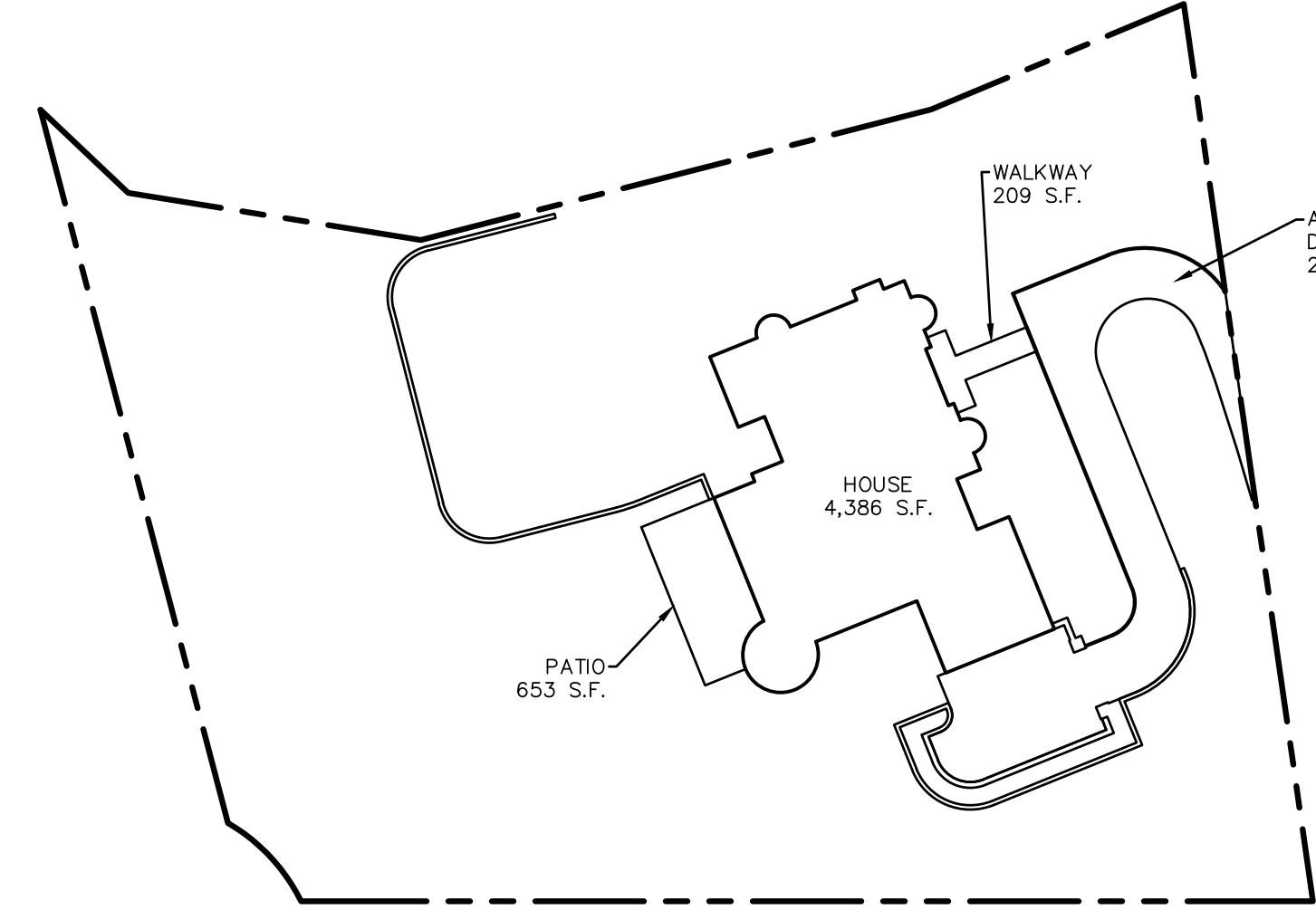
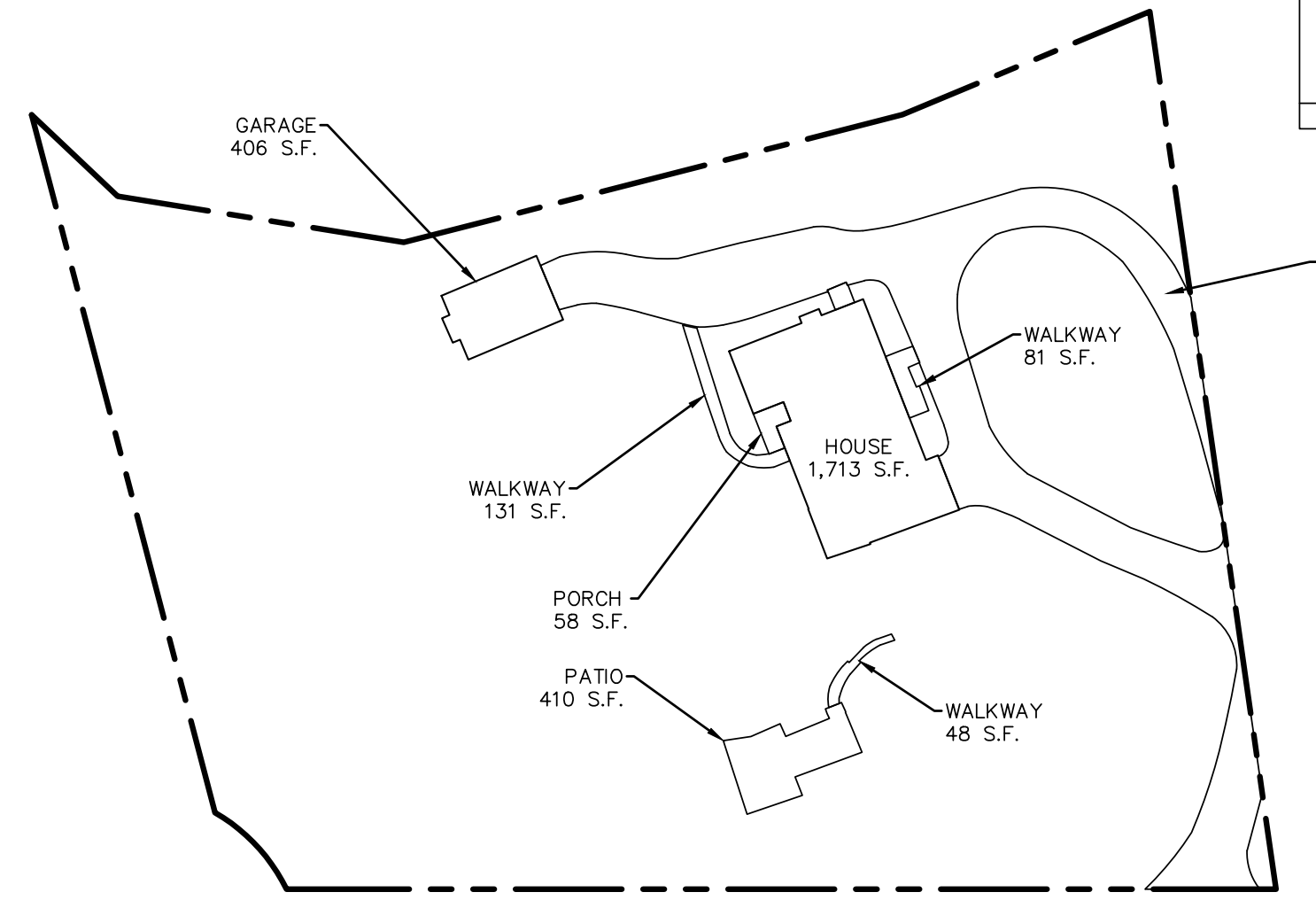
CANNATO PLACE

SLOPE ANALYSIS (ENTIRE SITE)

NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	15%	18271	
2	15%	25%	6560	
3	25%	35%	5913	
4	35%	Vertical	12818	

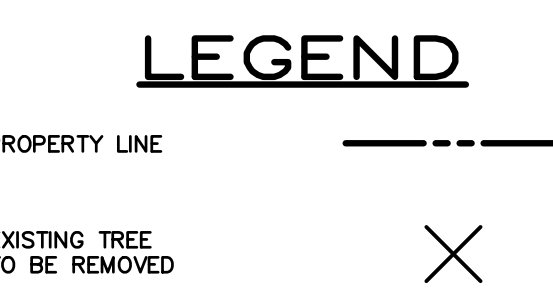
BUILDING	IMPERVIOUS
HOUSE = 1,713	DRIVEWAY = 4,147
GARAGE = 406	WALKWAYS = 260
	PATIO = 410
	PORCH = 58
TOTAL=2,119	TOTAL=4,875
	TOTAL=6,994 S.F.

BUILDING	IMPERVIOUS
HOUSE = 4,386	DRIVEWAY = 2,827
	WALKWAYS = 208
	PATIO = 653
TOTAL=4,386	TOTAL=3,688
	TOTAL=8,074 S.F.

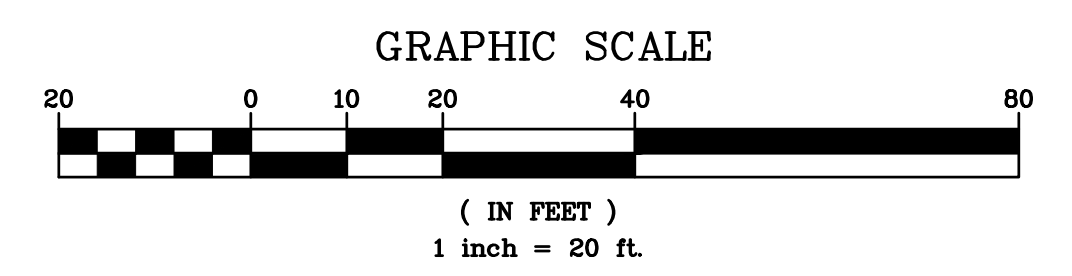


EXISTING LOT COVERAGE
SCALE: 1"=40'

PROPOSED LOT COVERAGE
SCALE: 1"=40'



EXISTING INFORMATION SHOWN HEREON PROVIDED BY ANASTASIA I. PARSATOON LAND SURVEYING, P.C. DATED SEPTEMBER 26, 2022.

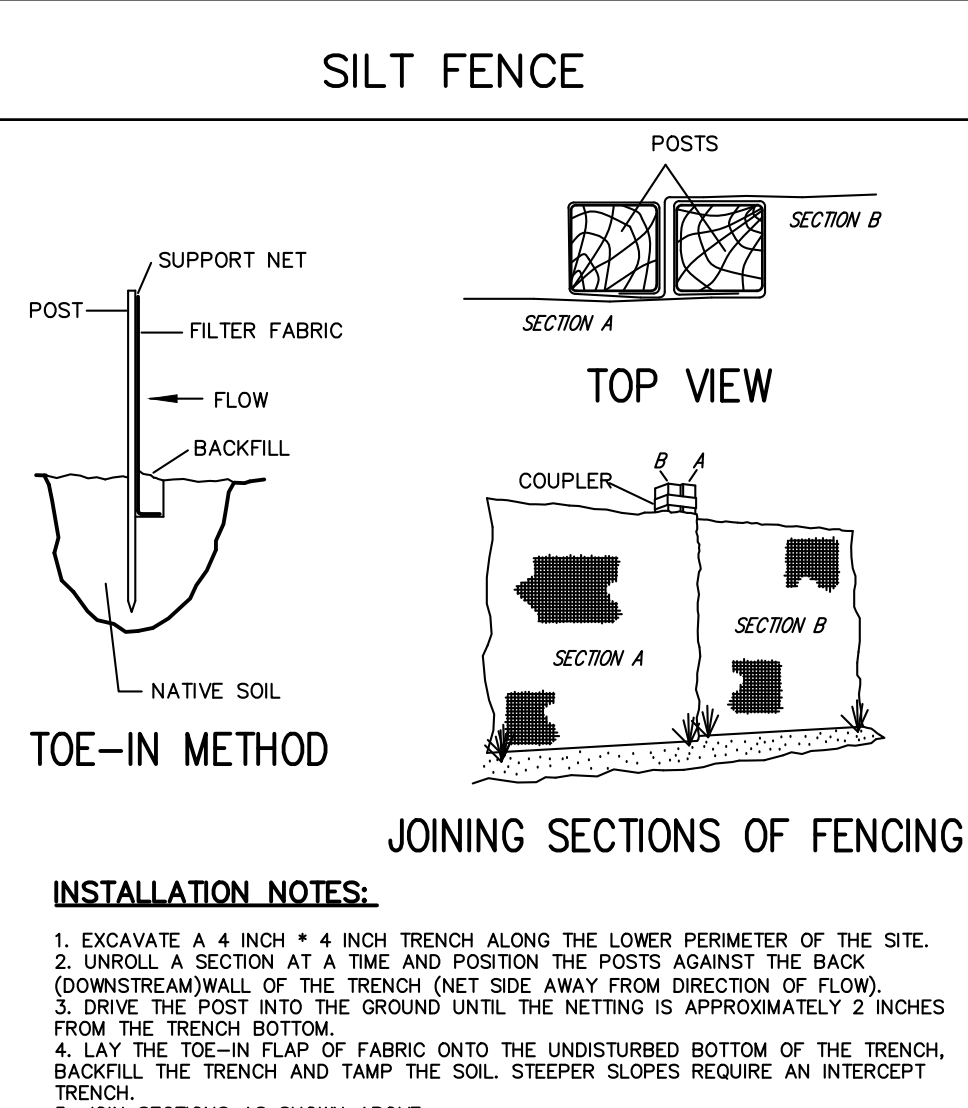
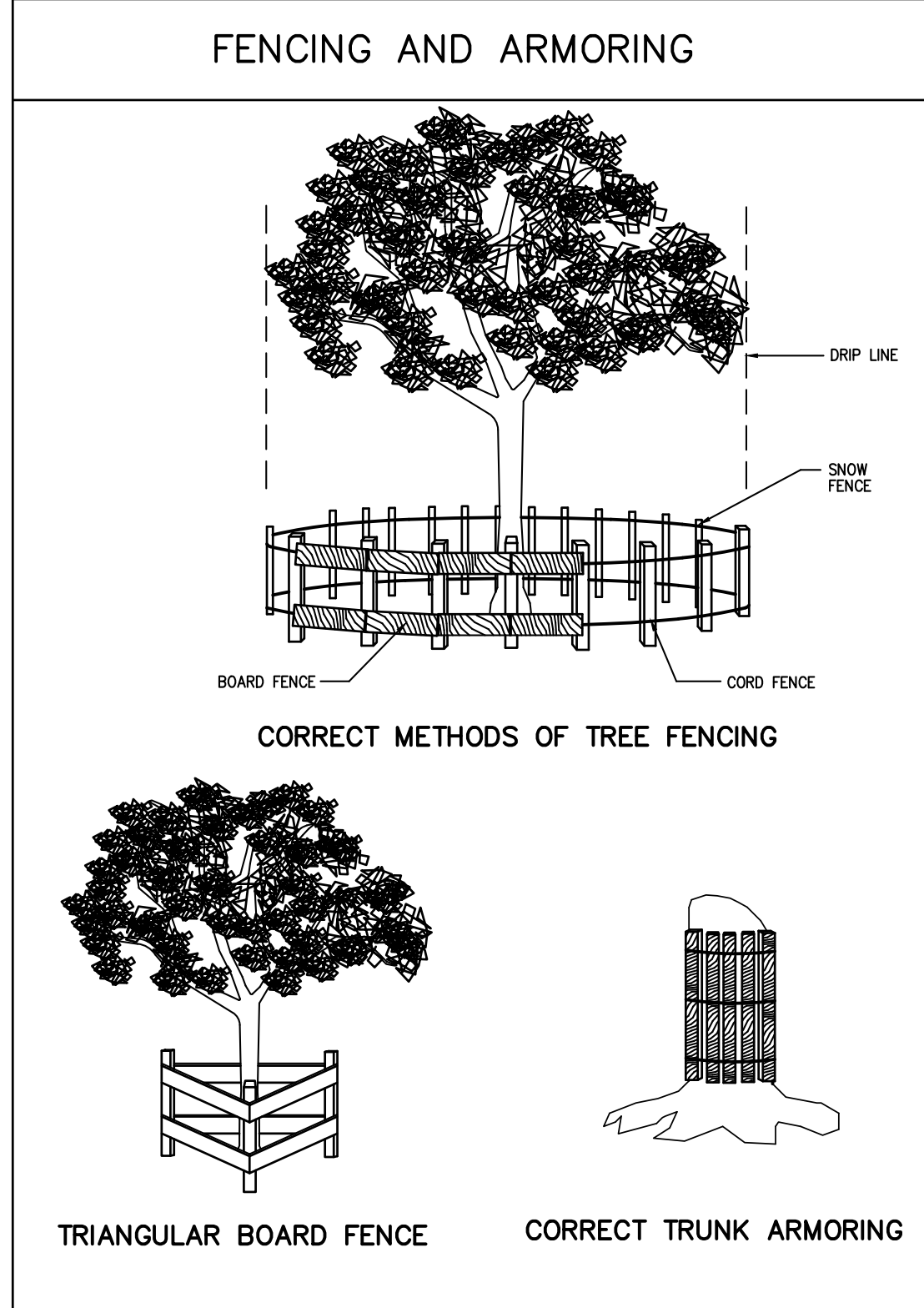
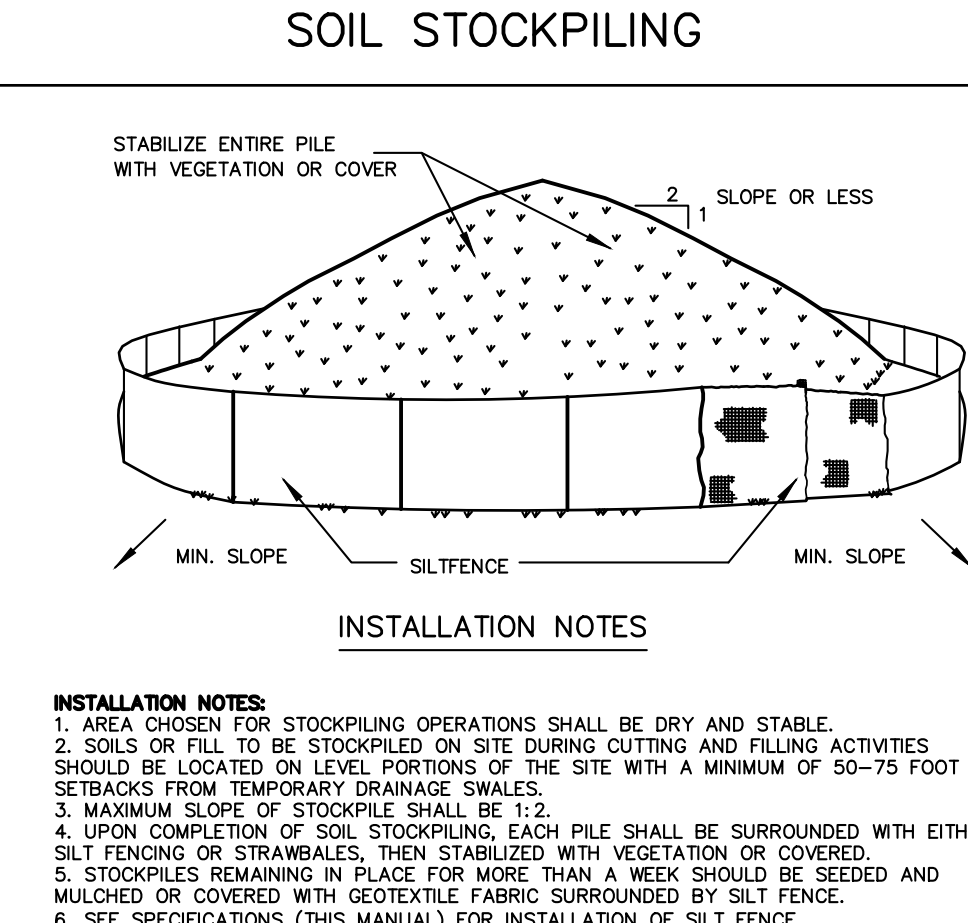
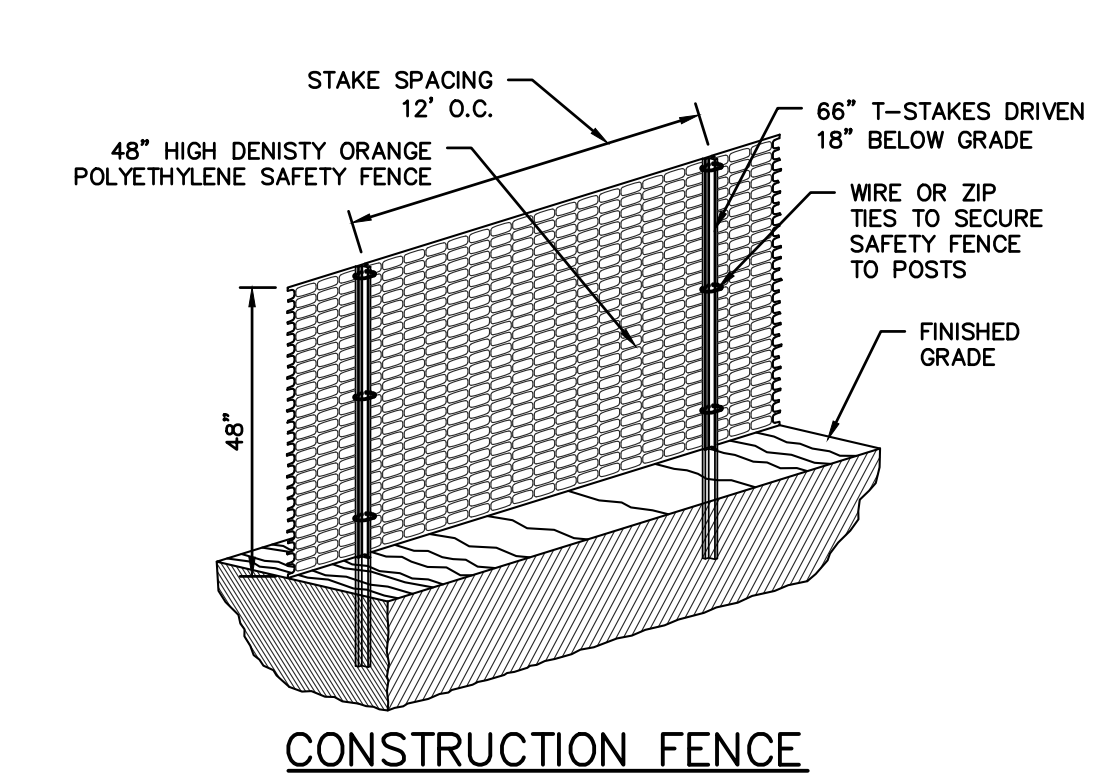
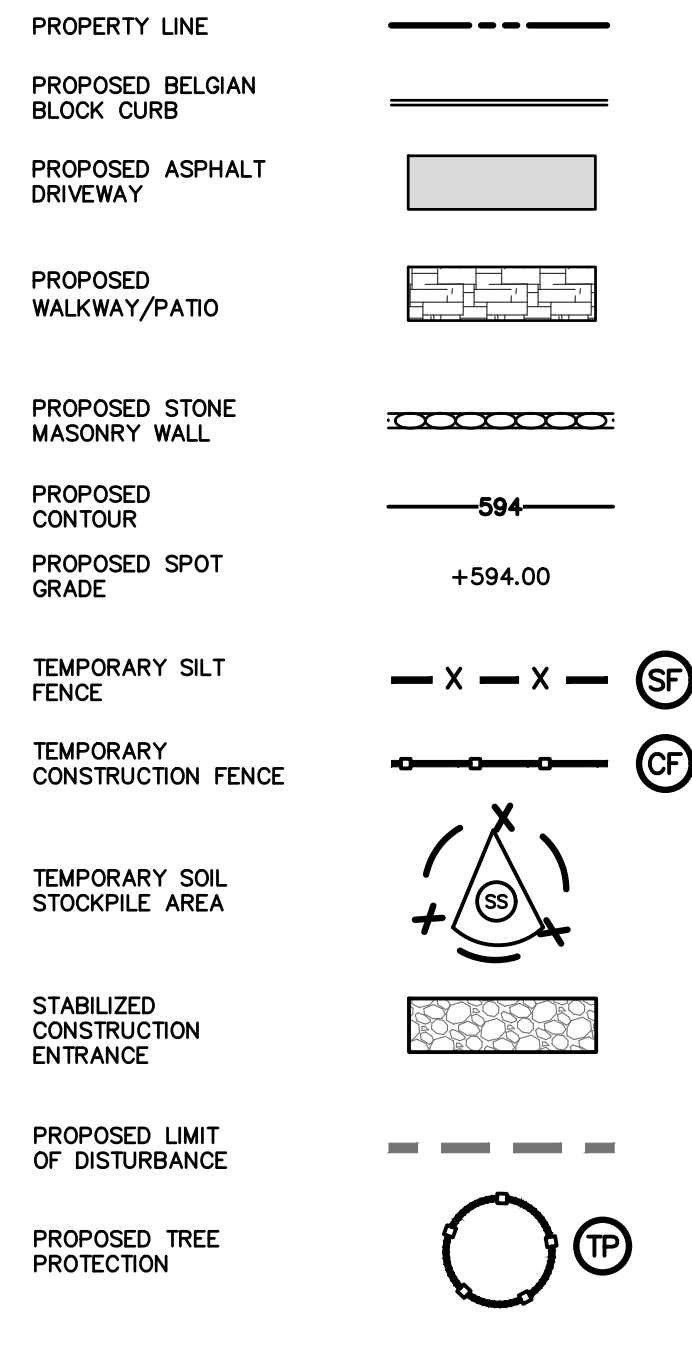


PROJECT: PROPOSED SINGLE-FAMILY DWELLING 6 CANNATO PLACE TOWN OF NORTH CASTLE WESTCHESTER COUNTY - NEW YORK		Date: 06/01/23 Sheet: 1 of 3
		EXISTING CONDITIONS PLAN HEC ENGINEERING & CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2023
		C-1

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LEGEND



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 HAYBALES, ETC. AND REMOVE ANY EXCESSIVE SEDIMENT AND INSPECT STOCKPILES AND CORRECT ANY PROBLEMS WITH SEED ESTABLISHMENT. INSPECTIONS SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION.

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.

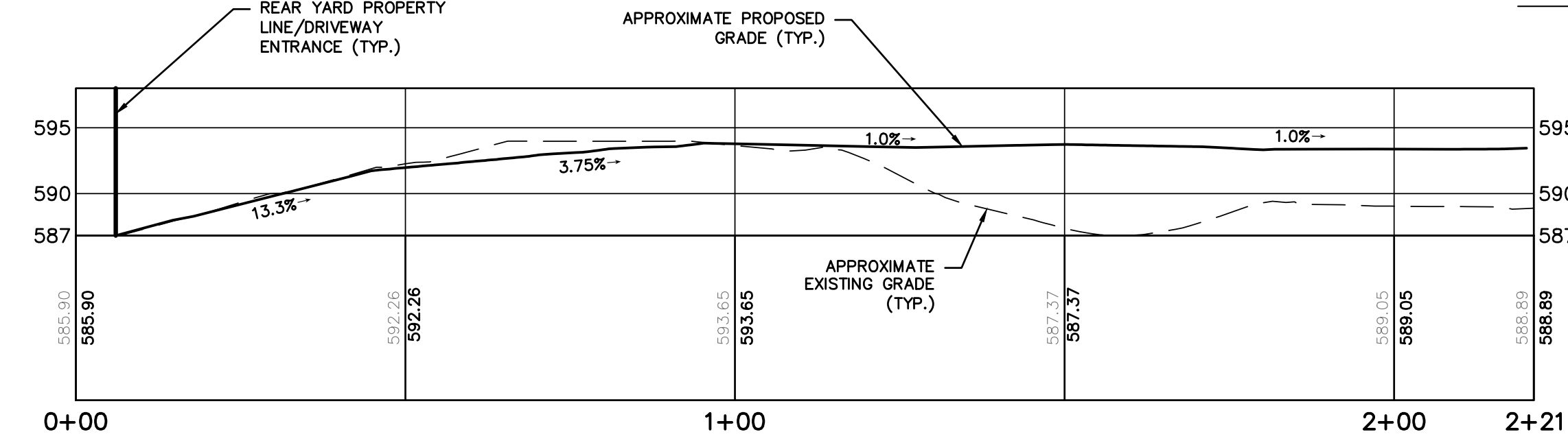
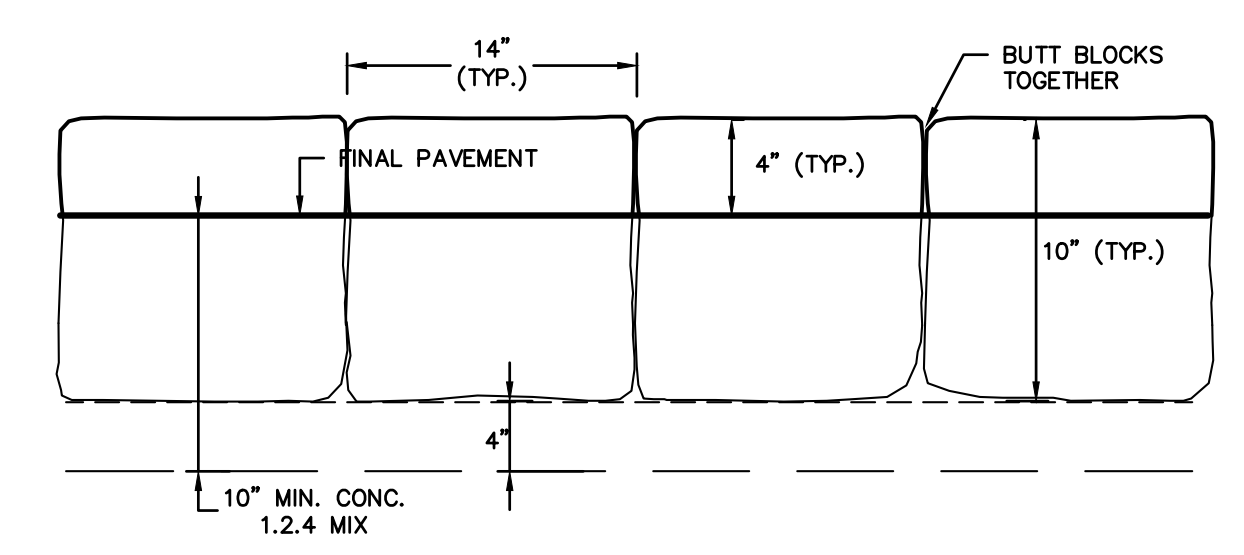
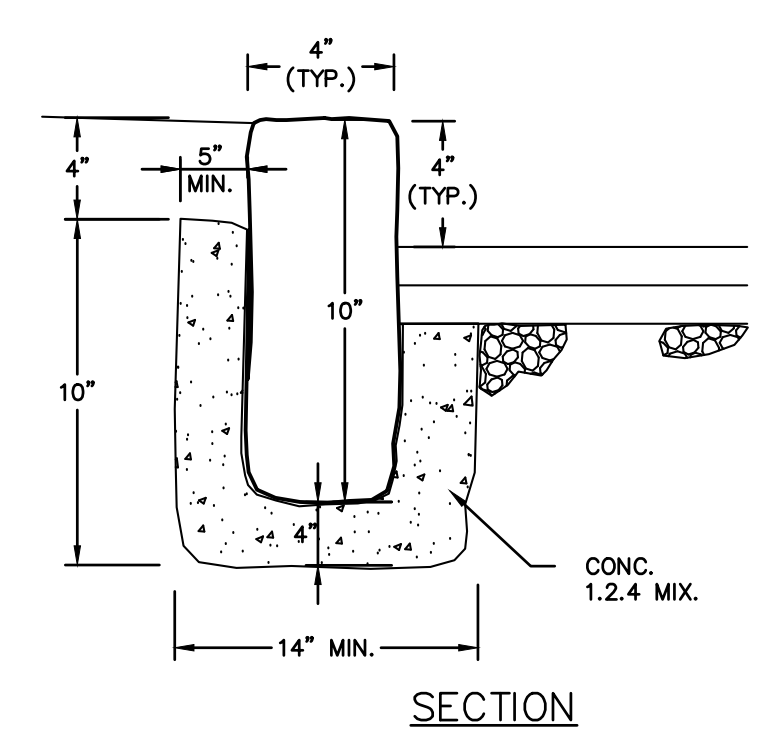
INSPECTION BY MUNICIPALITY - LANDSCAPING
 SPREAD TOPSOIL EVENLY OVER AREAS TO BE SEEDDED. HAND RAKE LEVEL. BROADCAST 1.25 LB. BAG OF JONATHAN GREEN "FASTGROW" MIX OR EQUAL OVER AREA TO BE SEEDDED. APPLY STRAW MULCH AND WATER WITHIN 2 DAYS OF COMPLETION OF TOPSOILING. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY - FINAL LANDSCAPING
 GRASS ESTABLISHED. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

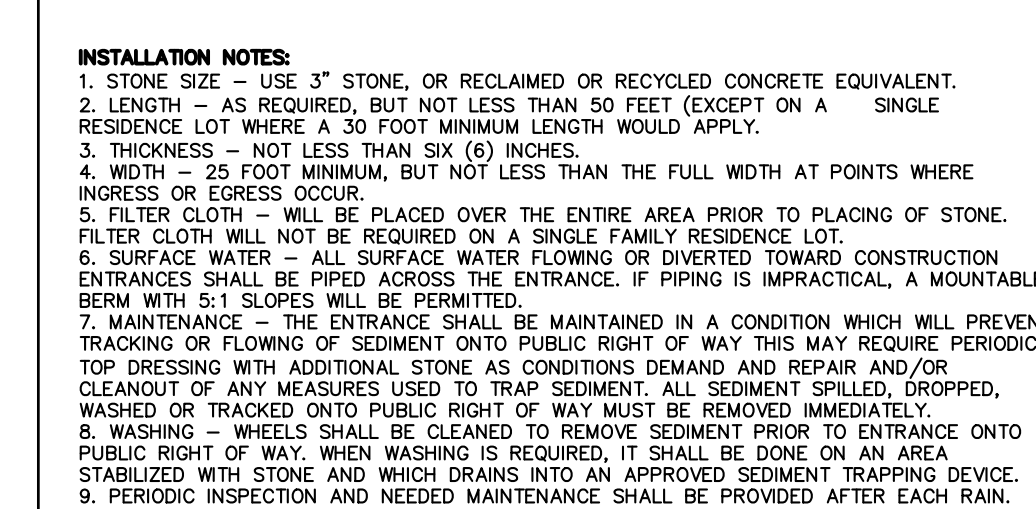
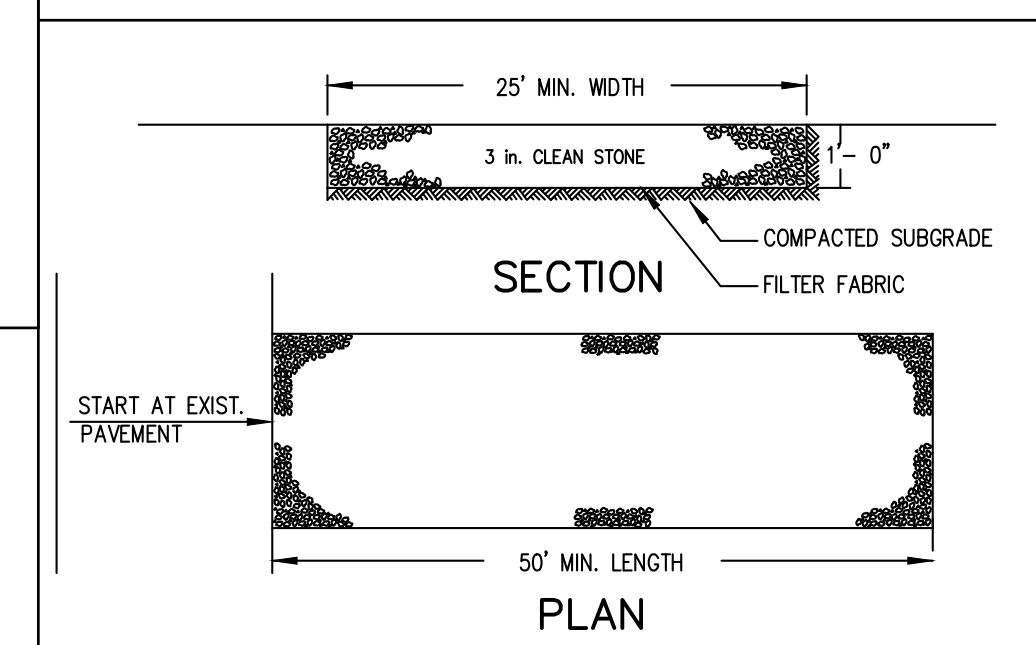
INSPECTION BY MUNICIPALITY - FINAL INSPECTION
 ALL EROSION CONTROL MEASURES REMOVED AND GRASS ESTABLISHED. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

SLOPE ANALYSIS (LIMIT OF DISTURBANCE)

NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	15%	16758	
2	15%	25%	5122	
3	25%	35%	3302	
4	35%	Vertical	3138	



STABILIZED CONSTRUCTION ENTRANCE



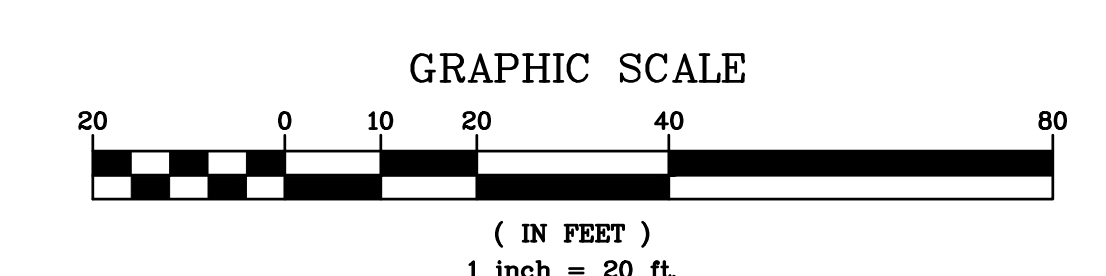
Cut/Fill Summary

Name	Area	Cut	Fill	Net
Cut/Fill	26865.39 Sq. Ft.	1706.17 Cu. Yd.	977.31 Cu. Yd.	728.86 Cu. Yd. Cont'
Totals	26865.39 Sq. Ft.	1706.17 Cu. Yd.	977.31 Cu. Yd.	728.86 Cu. Yd. Cont'

TOWN OF NORTH CASTLE NOTES:

1. WALLS GREATER THAN FOUR (4) FEET IN HEIGHT SHALL BE INSPECTED DURING ITS INSTALLATION AND CERTIFIED BY THE DESIGN PROFESSIONAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY/COMPLETION.
2. ALL WALLS BY OTHERS

EROSION & SEDIMENT CONTROL PLAN IS BASED ON EXISTING INFORMATION SHOWN HEREON PROVIDED BY ANASTASIA I. PARSATOON LAND SURVEYING, P.C. DATED SEPTEMBER 26, 2022.



PROJECT:
 PROPOSED SINGLE-FAMILY DWELLING
 6 CANNATO PLACE
 TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY - NEW YORK

EROSION & SEDIMENT CONTROL PLAN

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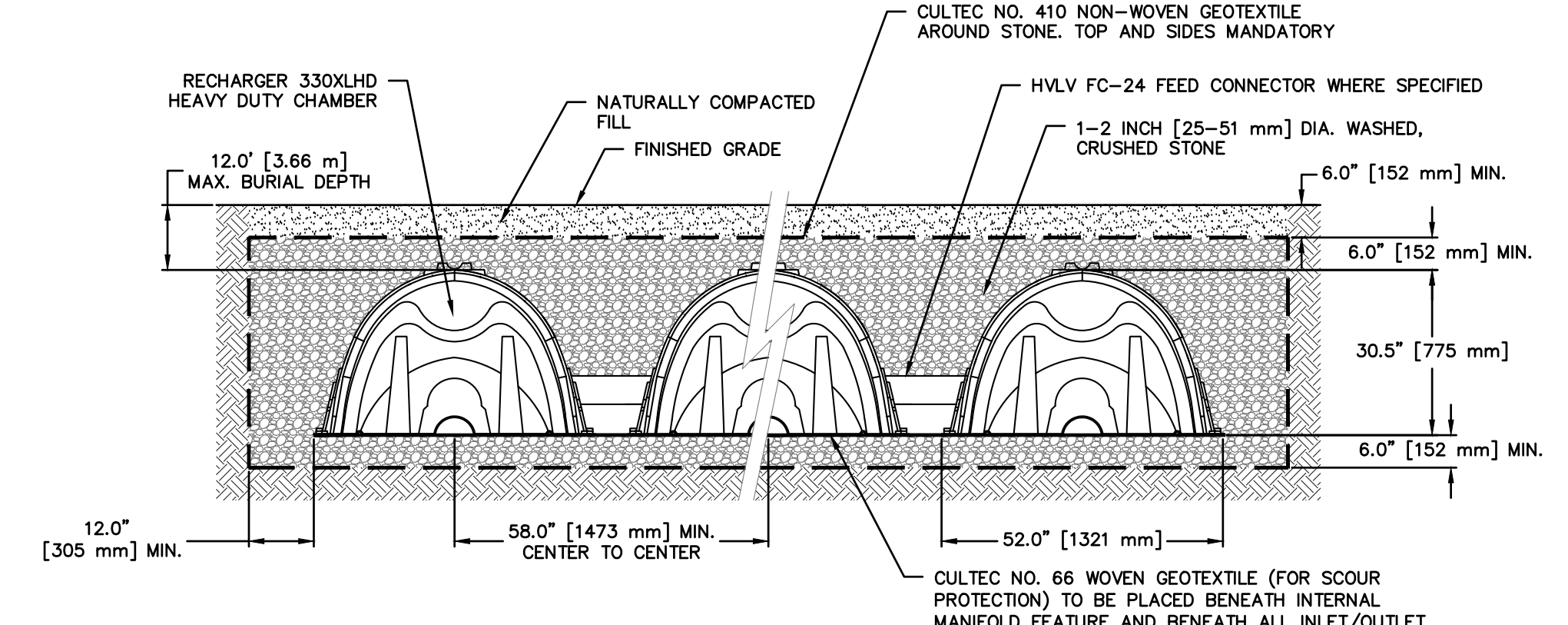
C-2

Date: 06/01/23
 Scale: 1" = 20'
 Designed By: N.S.
 Checked By: M.S.
 Sheet No. 3

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LEGEND

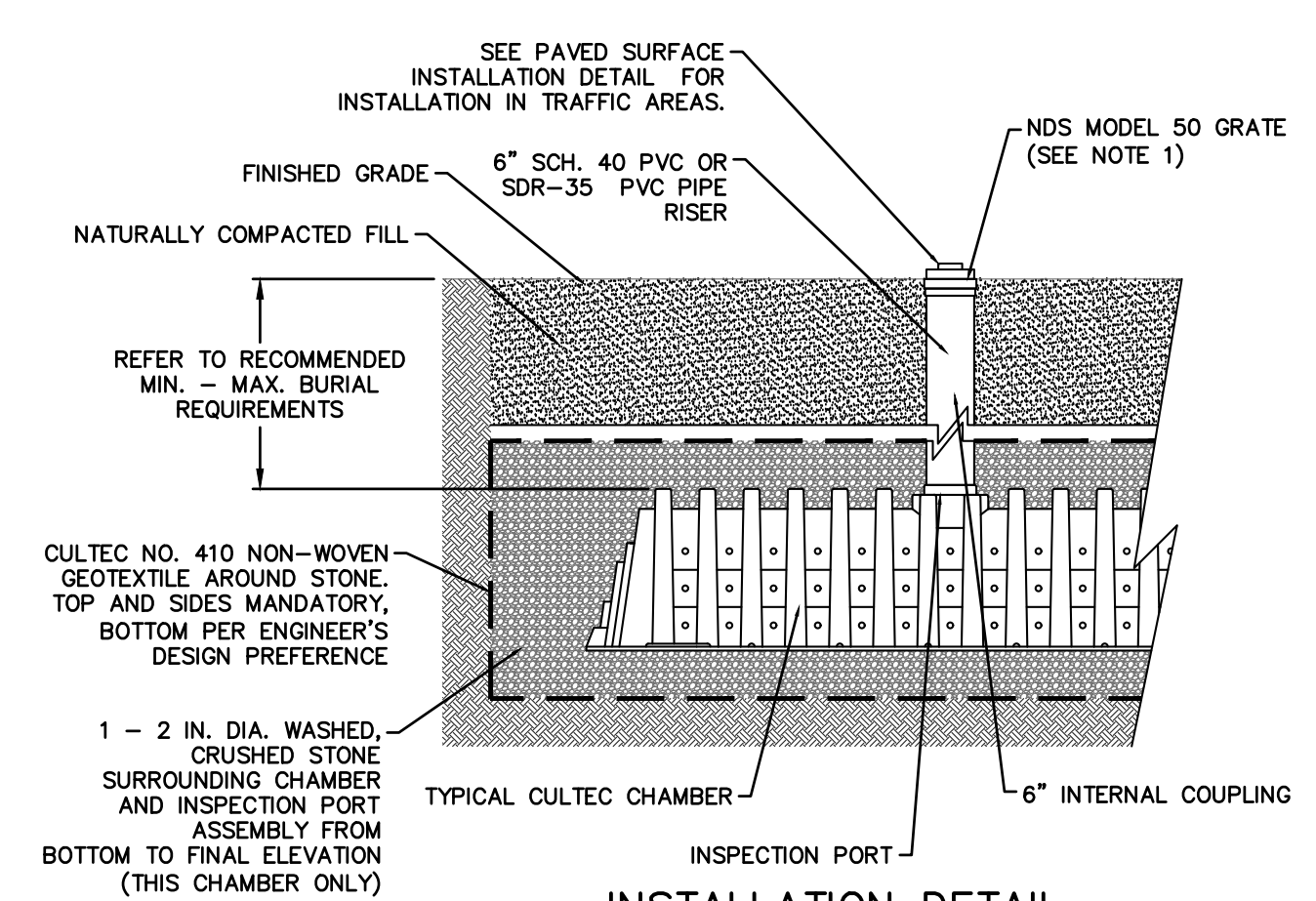
- PROPERTY LINE
- PROPOSED BELGIAN BLOCK CURB
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED WALKWAY/PATIO
- PROPOSED STONE MASONRY WALL
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED STORM PIPE
- PROPOSED DRAIN INLET
- PROPOSED TRENCH DRAIN
- TEMPORARY INLET PROTECTION
- TEMPORARY SILT FENCE
- TEMPORARY CONSTRUCTION FENCE
- TEMPORARY SOIL STOCKPILE AREA
- STABILIZED CONSTRUCTION ENTRANCE
- TEST PIT LOCATION
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED TREE PROTECTION



GENERAL NOTES
 RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 CF/FT [1.05 m³/m] PER DESIGN UNIT.
 REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

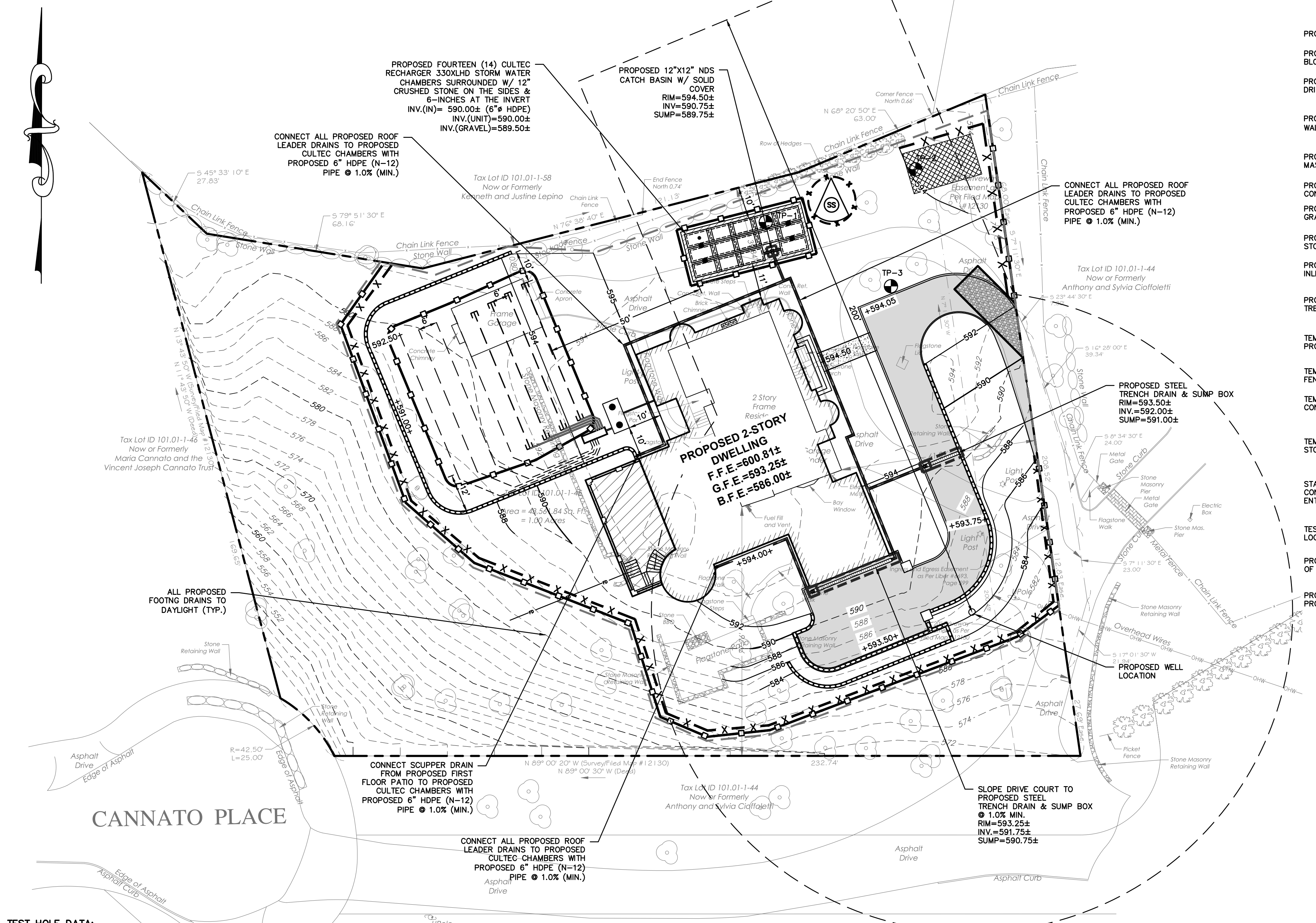
ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
 ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

CULTEC RECHARGER 330XLHD

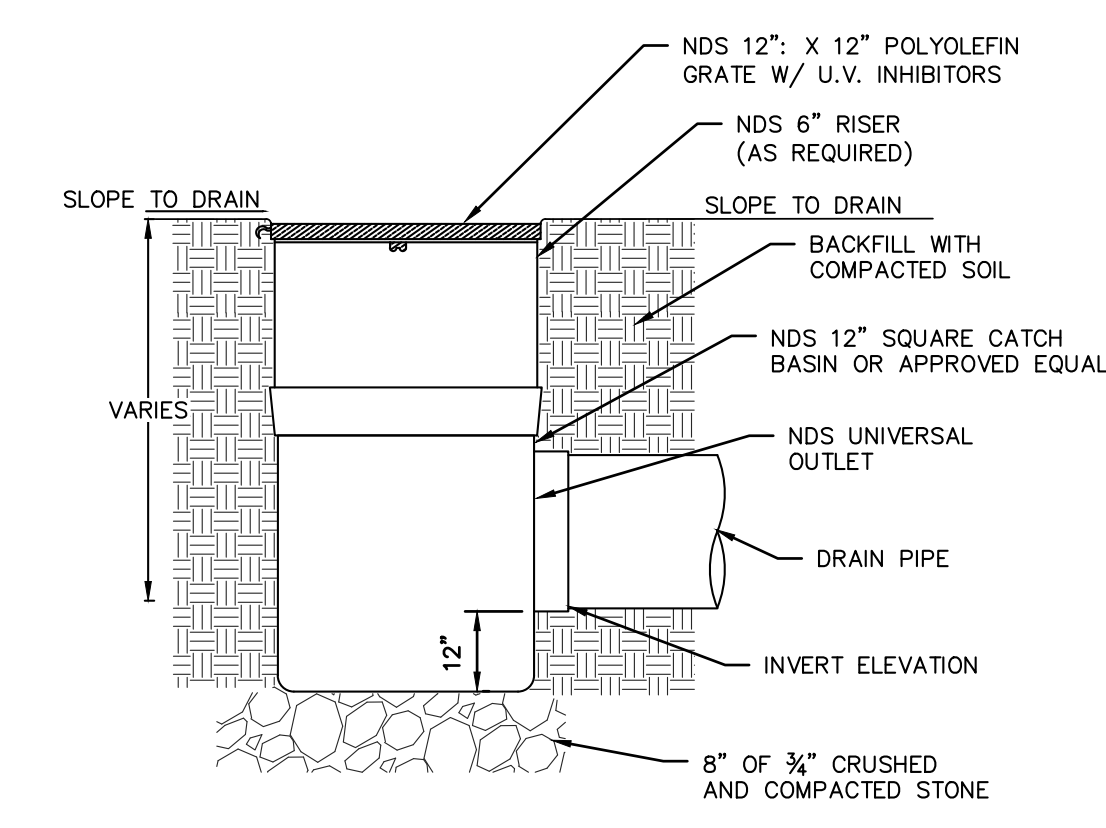


**INSTALLATION DETAIL
 CULTEC INSPECTION PORT**

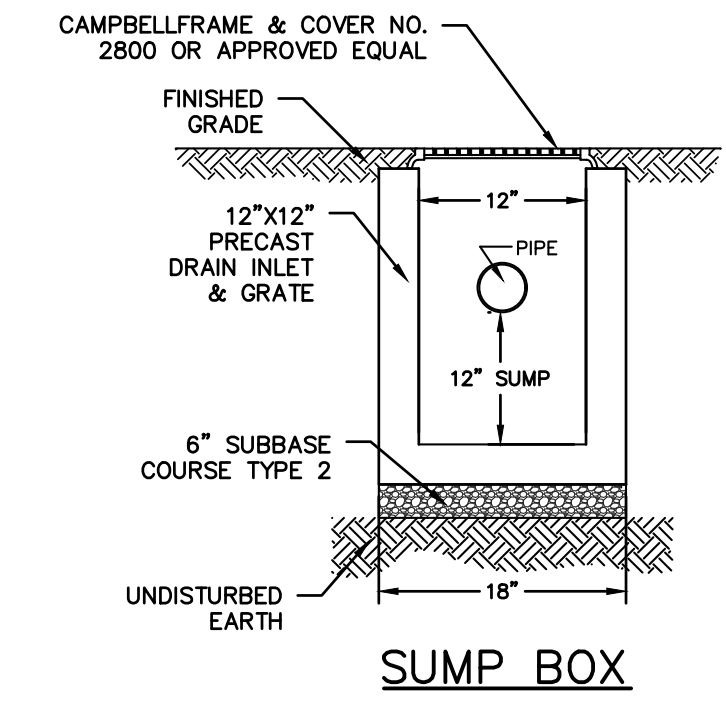
- NOTES:**
1. WHEN ACCESS PORT IS UTILIZED AS SYSTEM OVERFLOW, INSTALL NDS MODEL 50 GRATE. GRATE TO BE SET 1/2" ABOVE ADJACENT GRADE TO PITCH AWAY FROM ACCESS PORT IN ALL DIRECTION.
 2. INSPECTION PORT NOT TO SERVE AS OVERFLOW WHEN INSTALLED IN PAVED/TRAFFIC AREAS.



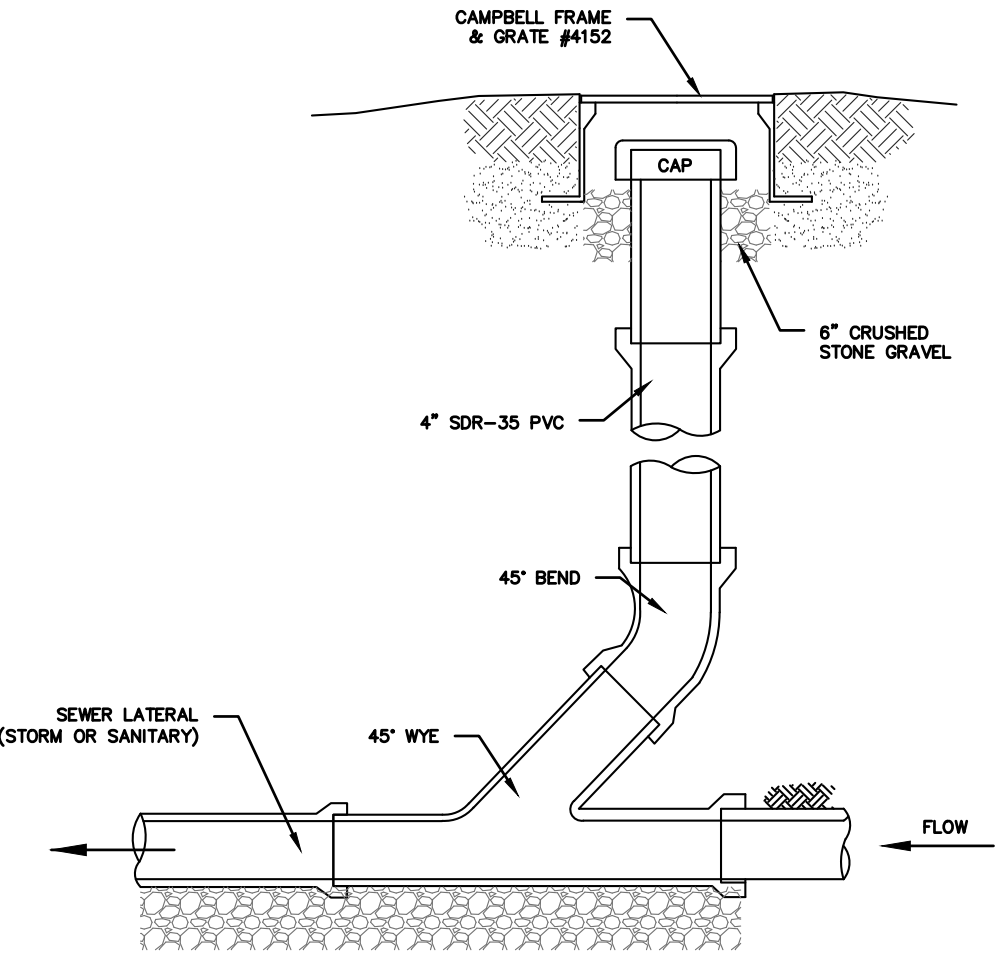
- TEST HOLE DATA:**
- TEST HOLE #1
 DEPTH - 96"
 0-6" TOPSOIL
 6-96" SANDY LOAM W/ SMALL ROCKS
 NO GROUNDWATER
 NO LEDGE ROCK
 PERC. = 51.67 INCHES/HOUR
- TEST HOLE #2
 DEPTH - 40"
 0-5" TOPSOIL
 5-40" MOD. COMPACT SANDY LOAM
 W/ SOME SILT
 NO GROUNDWATER
 LEDGE ROCK @ 40"
- TEST HOLE #3
 DEPTH - 40"
 0-4" TOPSOIL
 4-48" SANDY LOAM, VERY ROCKY
 NO GROUNDWATER
 PERD. LEDGE ROCK @ 48"



NDS SQUARE CATCH BASIN

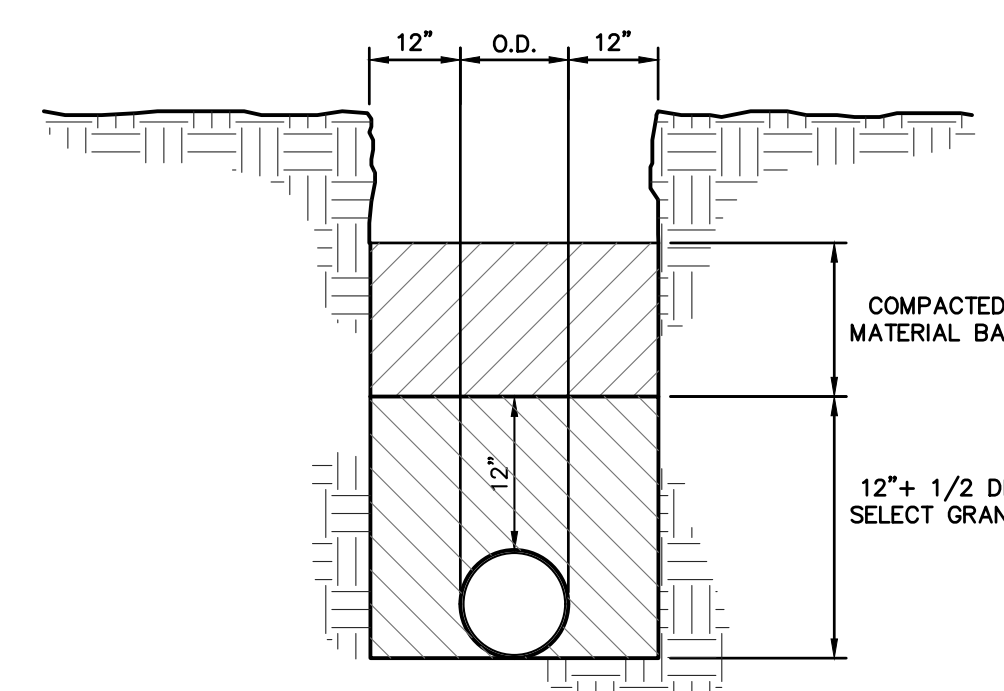


SUMP BOX

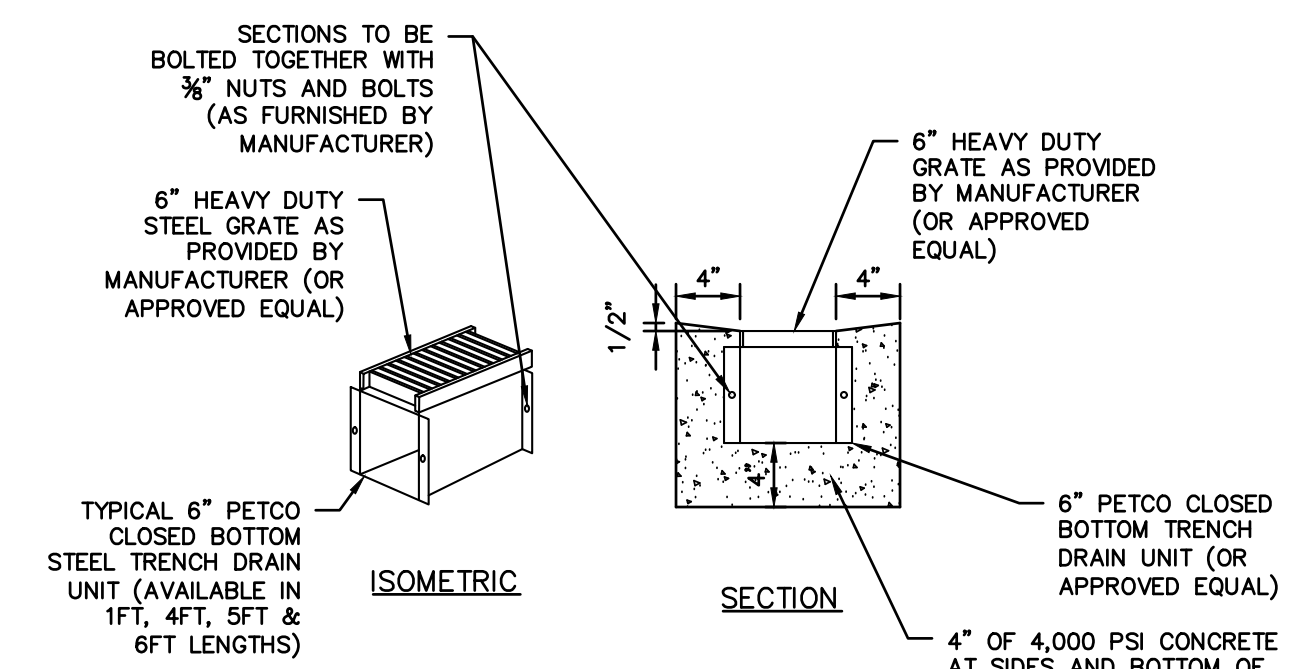


NOTES (STORM SEWER):
 1. REFER TO PLAN FOR SPECIFIC PIPE SIZING AND SLOPE SPECIFICATIONS; HOWEVER, IN GENERAL, ALL STORM SEWER SERVICES TO BE 6" SCH. 40 @ 1.0% MINIMUM.
 2. CLEANOUTS SHALL BE PLACED BEFORE SIGNIFICANT PIPE BEND LOCATIONS (I.E., JUNCTIONS, 90-DEGREE BENDS, ETC.) UNLESS A ROOF LEADER DOWNSPOUT CONNECTION IS PROPOSED.

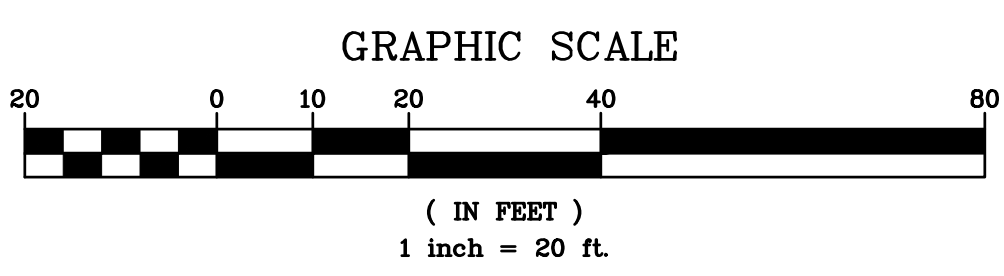
SEWER CLEANOUT DETAIL (GRAVITY)
 (STORM)



TRENCH BEDDING



STEEL TRENCH DRAIN



CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). ALL CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND VISIBLE AT TIME OF INSPECTION. SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

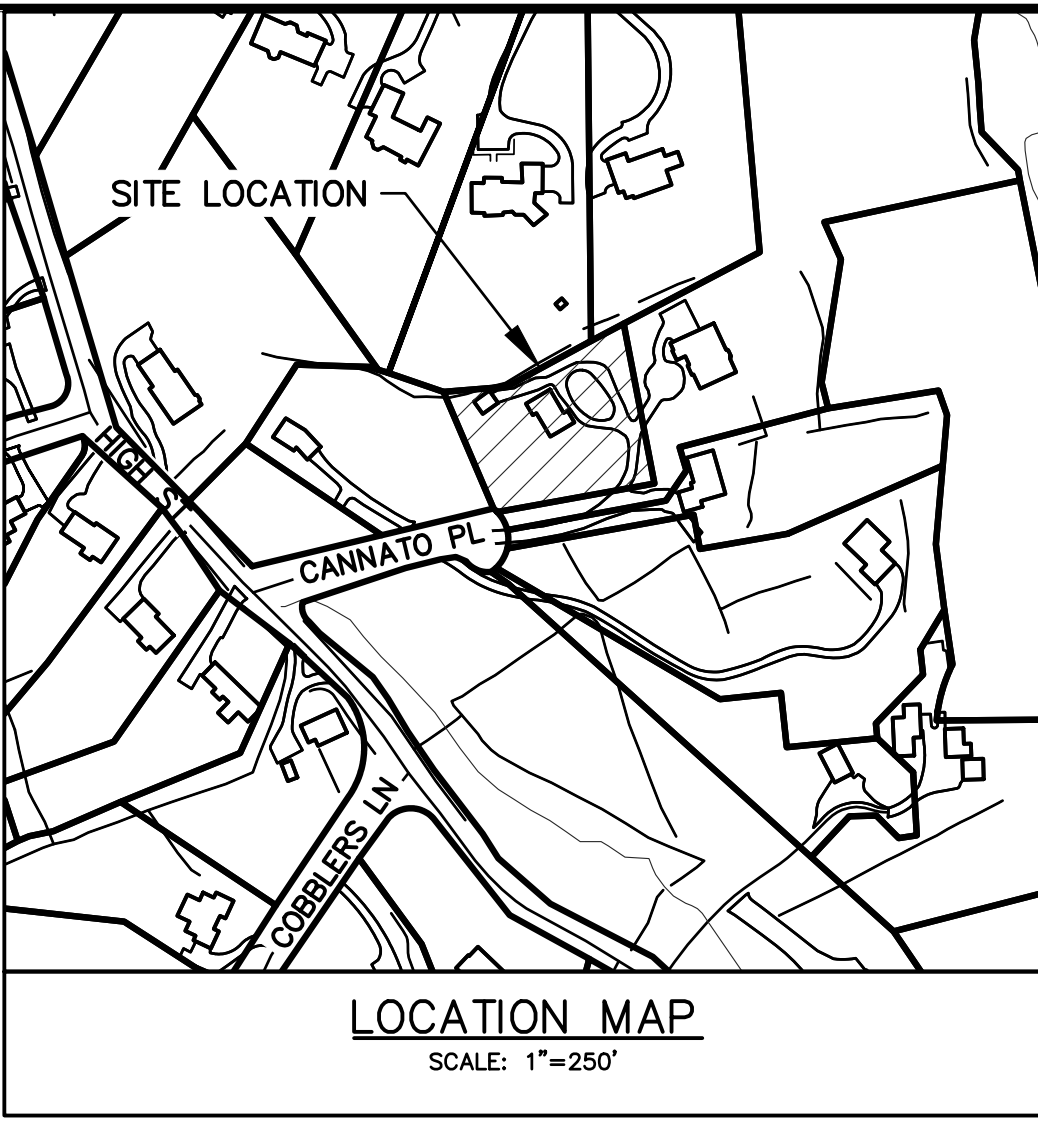
STORMWATER MANAGEMENT PLAN IS BASED ON EXISTING INFORMATION SHOWN HEREON PROVIDED BY ANASTASIA I. PARSATOON LAND SURVEYING, P.C. DATED SEPTEMBER 26, 2022.

REVISIONS 1. Revisions based on NYS comments dated 07/25/23 Date: 08/23/23 By: [Signature]	PROJECT: PROPOSED SINGLE-FAMILY DWELLING 6 CANNATO PLACE TOWN OF NORTH CASTLE WESTCHESTER COUNTY - NEW YORK	STATE OF NEW YORK MICHAEL J. STEIN LICENSED PROFESSIONAL ENGINEER No. 80651
	STORMWATER MANAGEMENT PLAN	
	HUDSON ENGINEERING CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmford, New York 10523 T: 914-909-0420 F: 914-560-2086	
	Date: 06/01/23 Scale: 1" = 20' 3 Designed By: N.S. Checked By: M.S. Sheet No. C-3	



TEST HOLE DATA:

- TEST HOLE #4
DEPTH - 75"
0-4" TOPSOIL
12-68" MOD. COMPACT SANDY LOAM
NO GROUNDWATER
LEDGE @ 72"
PERC. = 12 INCHES/HOUR
5 MINUTES PER INCH
- TEST HOLE #5
DEPTH - 48"
0-4" TOPSOIL
4-48" MOD. COMPACT SANDY LOAM
NO GROUNDWATER
LEDGE @ 48"
PERC.=7.5 INCHES/HOUR
8 MINUTES PER INCH
- TEST HOLE #6
DEPTH - 72"
0-5" TOPSOIL
5-72" MOD. COMPACT SANDY LOAM
NO GROUNDWATER
LEDGE @ 72"
PERC. = 12 INCHES/HOUR
5 MINUTES PER INCH
- TEST HOLE #7
DEPTH - 43"
0-4" TOPSOIL
4-43" MOD. COMPACT SANDY LOAM
NO GROUNDWATER
LEDGE @ 43"



GENERAL NOTES:

1. THE ENGINEER SHALL BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
2. NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CHAPTER 987.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO A.C.I., A.I.C., ZONING, AND THE NEW YORK STATE BUILDING CODE.
4. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
5. ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTACT WITH THE CONTRACTOR.
8. SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION.
9. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED TO DO ALL WORK AS REQUIRED BY THE LOCAL, COUNTY, AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THOSE TRADES, AND SHALL PRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES.
10. FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE.
11. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
12. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.
13. OWNER SHALL INSURE THAT THE INSURANCE PROVIDED BY THE CONTRACTOR HIRED TO PERFORM THE WORK SHALL BE ENDORSED TO NAME HUDSON ENGINEERING & CONSULTING, P.C. AND ANY DIRECTORS, OFFICERS, EMPLOYEES, SUBSIDIARIES, AND AFFILIATES. AN ADDITIONAL INSURED ON ALL POLICIES AND HOLD HARMLESS DOCUMENTS, AND SHALL STIPULATE THAT THIS INSURANCE IS PRIMARY, AND THAT ANY OTHER INSURANCE OR SELF-INSURANCE MAINTAINED BY HUDSON ENGINEERING & CONSULTING, P.C. SHALL BE EXCESS ONLY AND SHALL NOT BE CALLED UPON TO CONTRIBUTE WITH THIS INSURANCE. ISO ADDITIONAL INSURED ENDORSEMENT FORM NUMBER CG2010 1185 UNDER GL. COPIES OF THE INSURANCE POLICIES SHALL BE SUBMITTED TO AND HUDSON ENGINEERING & CONSULTING, P.C. FOR APPROVAL PRIOR TO THE SIGNING OF THE CONTRACT.
14. INDUSTRIAL CODE RULE 753: THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.
15. PRIOR TO ANY EXCAVATION ALL UNDERGROUND UTILITIES MUST BE LOCATED. CALL 1-800-962-7962 (DIGSAFELY NEW YORK)

OWTS NOTES:

1. On-Site Wastewater Treatment System (OWTS) is designed on a soil percolation rate of 8 minutes per inch drop per soil investigation data witnessed in the field, and a proposed residence consisting of THREE bedrooms, located at 6 Cannato Place, Armonk, NY 10504 - Tax Map Number: Sheet 101.01 - Block 1 - Lot 45.
2. The OWTS shall include the following: 1,000 gallon precast concrete septic tank, pump chamber and 184 linear feet of 24 inch wide absorption trench.
3. All trees within 10' of OWTS be removed.
4. All components of the OWTS and construction techniques of same to be in accordance with the latest Westchester County Department of Health Rules & Regulations. General contractors and OWTS installers to be familiar with same.
5. Engineer is to be notified prior to starting work on the OWTS. There shall be no backfilling of any portion of the OWTS without authorization of engineer. The design professional shall supervise the construction of the OWTS and make an open works inspection.
6. Within 24-hours of the completion of the OWTS, the design professional must notify the WCDH that the OWTS is ready for inspection by submitting a completed request for an open works inspection on the appropriate form to WCDH.
7. No backfilling of a completed OWTS can occur until after it has been inspected and accepted by the WCDH.
8. After backfilling the OWTS, the area shall be covered with a minimum of 4-inches of clean topsoil, seeded and mulched.
9. The installation of the OWTS shall be in accordance with the Rules and Regulations for the Design and Construction of Residential Subsurface Sewage Treatment Systems and Drilled Wells in Westchester County, NY.
10. The disposal area must be isolated and effectively protected from erosion, storage of earth or materials or compaction by machine equipment, damage to any portion of system due to any cause shall be repaired before final approval is issued.
11. After authorized by engineer, absorption area must be backfilled carefully, graded and seeded. Backfill shall be clean earth only and shall not be tamped, rolled or puddled other than with the use of a hand roller for lawn making. Minimum 4" clean topsoil shall extend over entire absorption area.
12. House sewer to be 4" diameter SCH-40 PVC pipe. No 90-degree angles allowed, all 45 degree angles to be provided with cleanouts. Minimum pipe slope of house sewer to be 1/4" per foot.
13. All pipes connecting to tank and boxes shall be cut flush with the inside wall of box.
14. The proposed OWTS shall be installed by a Westchester County Licensed septic contractor.
15. Roof leader and footing drain to discharge away from disposal area.
16. There shall be no modification to any aspect of this plan unless approval is obtained from engineer.
17. Permanent markers shall be installed by the surveyor as directed by the engineer to locate the septic tank or junction boxes if they are greater than 100 feet from the building served.
18. Prior to commencing any work, the contractor is to contact the underground line location service (code 753). Trench sheeting and bracing shall be provided where required by OSHA and NYS Department of Labor Industrial Code 753 (where trench or any excavation depth exceeds 5'). No trenching shall be left open overnight without the express written approval from the owner or the engineer.
19. This plan is prepared for the purpose of obtaining a permit from the Westchester County Department of Health to construct an individual separate sewage disposal system. Items including the tile fields, septic tank, pump system and force main must be constructed where shown on the plan and in accordance with the details shown on the plan. Soil testing for percolation data and soil characteristics was performed only in the area of the proposed tile fields. No representation as to the subsurface condition in areas outside the location of the tile fields is made or implied by this plan. All other items shown on the plan including, without limitation, the location of the proposed residence and driveway, are shown for schematic purpose only, and no representation is made to the subsurface conditions at those locations.
20. USDA soil types in vicinity of OWTS are Chatfield-Charlton Complex (Csd, 15-35% slopes, very rocky), Charlton-Chatfield complex (Crc, 0-15%, very rocky).
21. No wells are located within 200' of the proposed OWTS unless otherwise shown on plan. Contractor to verify the location of any adjoining well or OWTS within 200 feet of the proposed OWTS and well, and report any discrepancies to the engineer.
22. If for any reason the approved construction plan can not be followed, a revised plan must be prepared, submitted and approved by WCDH. The WCDH approval expires one year from the date on the approval stamp and is required to be renewed on or before the expiration date. The approval is revocable for cause or may be amended or modified when considered necessary by the department.
23. All excavations within the area of the SSTS are to be backfilled with Run of Bank Fill.
24. There are no sources of contamination within 200' of the proposed well.
25. The minimum well yield is 5 gpm; yields less than 5 gpm must be immediately reported to the department.

PROPERTY NOTES:

- OWNER: ARBEN GECAJ, 2465 ARTHUR AVENUE, BRONX, NY 10458
1. LOCATION: 6 CANNATO PLACE, ARMONK, NY 10504
 2. MUNICIPALITY: TOWN OF NORTH CASTLE
 - WATERSHED BASIN: INLAND LONG ISLAND SOUND BASIN
 - SECTION: 101.01 BLOCK: 1 LOT: 45
 3. APPROXIMATE START & COMPLETION DATE: FALL 2023, SUMMER 2024
 4. THERE ARE NO PHYSICAL FEATURES WITHIN 100' OF THIS PROPERTY WHICH WOULD INFLUENCE THE DESIGN OF THE PROPOSED PLAN EXCEPT AS SHOWN HEREON AND SPECIFICALLY APPROVED OR PENDING APPROVAL BY THE GOVERNING AGENCY.

OWTS ENGINEERS REPORT:

PROPOSAL: 3 BEDROOM RESIDENCE
DESIGN FLOW: FOR 3 BDRM. (1 X 110 GPD) = 330 GPD
R-1A, RESIDENTIAL ZONE

SOILS: 0"-4" TOPSOIL
4"-43" MODERATELY COMPACT SANDY LOAM
LEDGE @ 43 - 72"

DESIGN PERC. RATE: 8 MIN/IN
REQUIRED LINEAR FEET FIELDS: 184 X 24"
REQUIRED SEPTIC TANK: 1,000 GAL
OTHER IMPROVEMENTS REQUIRED: DRILLED WELL

GROUND WATER: N/A
TOTAL RUN OF BANK SAND & GRAVEL: 3.5-FEET MAX (208 CY)
FILL REQUIRED (FOR OWTS GRADING): 3.5-FEET MAX (208 CY)
SLOPE OF ABSORPTION FIELD: 5.26%

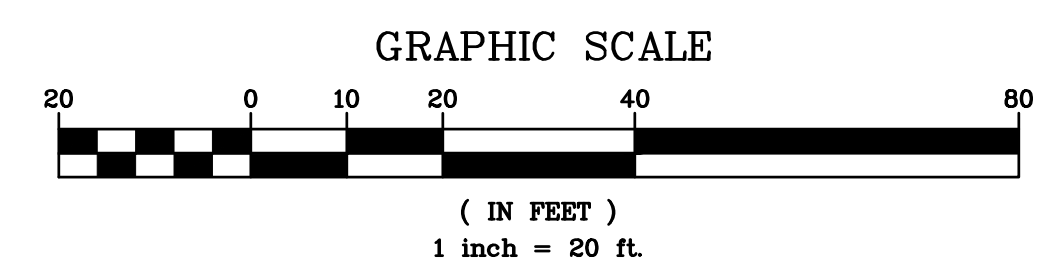
WATERSHED: LONG ISLAND SOUND BASIN
USDA SOILS WITHIN S.T.A.:
CHARLTON-CHATFIELD COMPLEX - 0 TO 15% SLOPES, VERY ROCKY
CHATFIELD-CHARLTON COMPLEX - 15 TO 35% SLOPES, VERY ROCKY

LEGEND

- PROPERTY LINE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED PRIMARY ABSORPTION TRENCH
- PROPOSED 100% EXPANSION AREA ABSORPTION TRENCH
- PROPOSED SEWER PIPE
- PROPOSED SEPTIC TANK

Lot Number	Area (Acres)	Test Pit Description	Percent Slope Of OWTS Area	Perc Rate (min./in)		
101.01-145	1.00	0-4" - Topsoil 5"- 43" - Moderately Compacted Sandy Loam	5.26%	8.00		
GW. EL. (ft.)	Impervious Layer El. (ft.)	Length of Fields	Run of Bank Sand and Gravel Fill for OWTS Grading		Curtain Drain	
			Depth (ft.)	Volume (CY)	Depth (ft.)	Length (LF)
No GW	<4.0'	184	3.5	208	None	None

OWTS PLAN IS BASED ON EXISTING INFORMATION SHOWN HEREON PROVIDED BY ANASTASIA I. PARSATOON LAND SURVEYING, P.C. DATED SEPTEMBER 26, 2022.



PROJECT: PROPOSED SINGLE-FAMILY DWELLING
6 CANNATO PLACE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY - NEW YORK

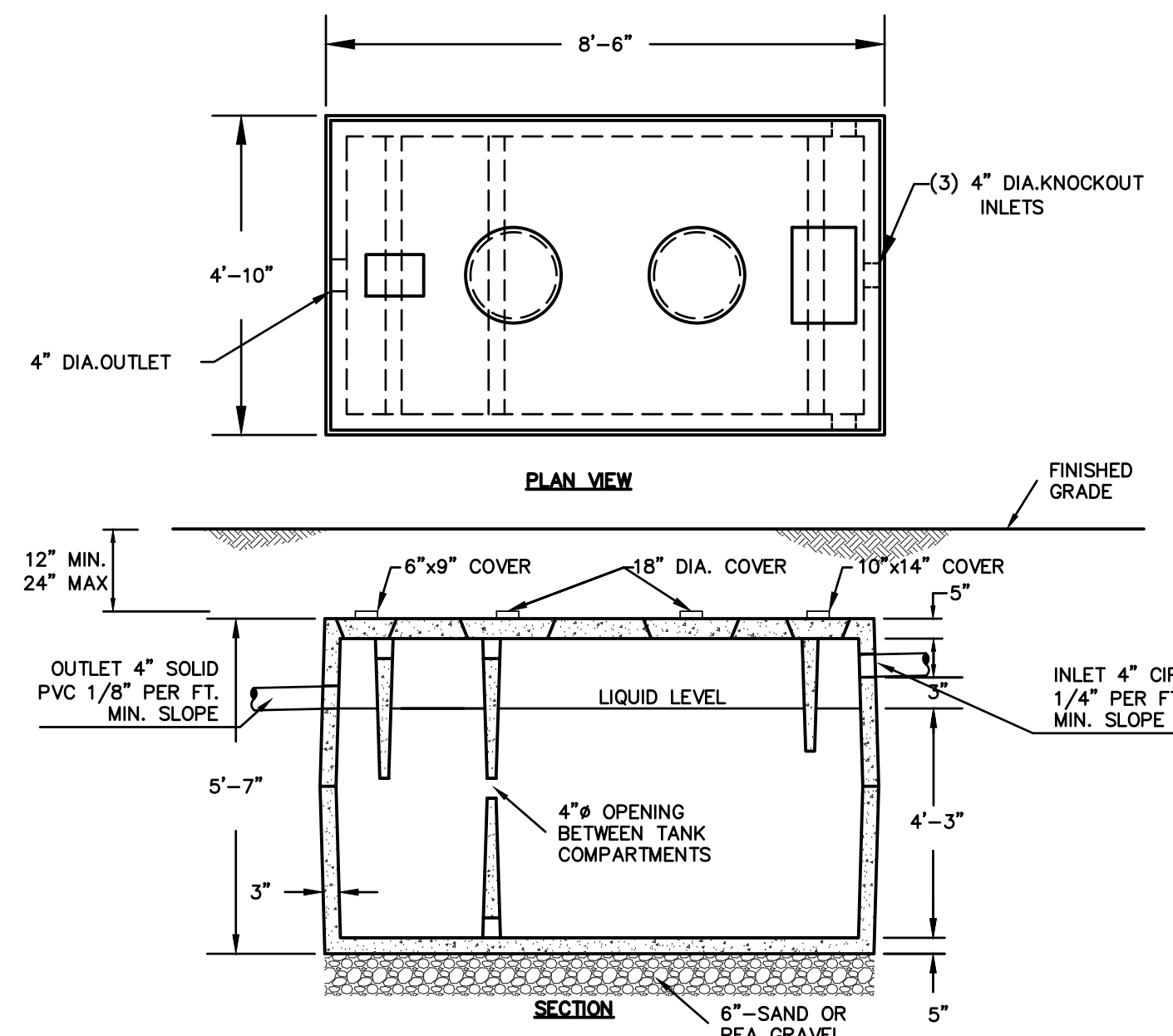
OWTS PLAN

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45 Knollwood Road, Suite 201
Elmsford, New York 10523
T: 914-909-0420
F: 914-560-2086 © 2023

State of New York Professional Engineer Seal for Michael J. Steyer, No. 80651

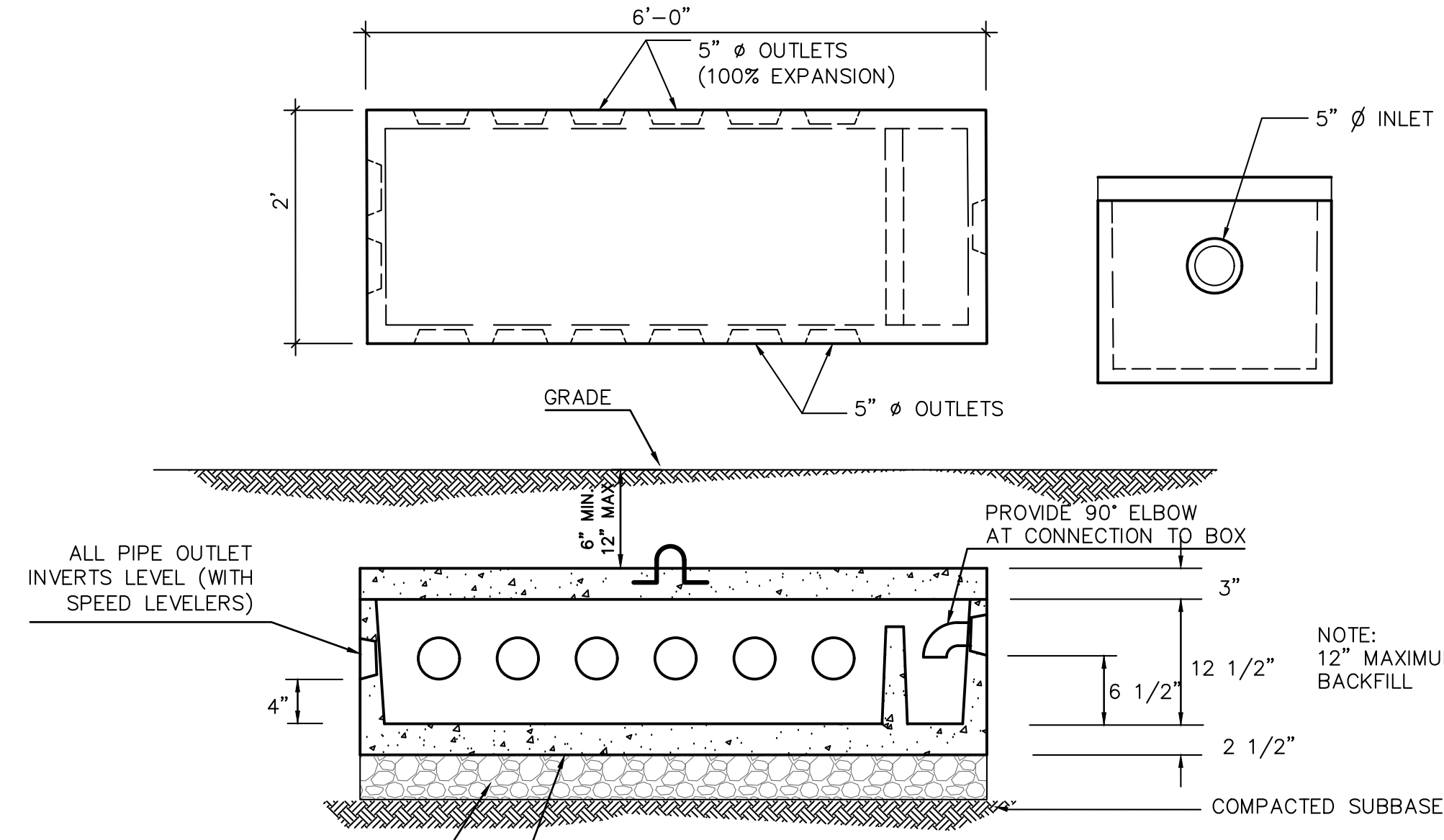
Date: 05/25/23 Sheet: 1 of 1
Scale: 1" = 20'
Designed By: N.S.
Checked By: M.S.
Sheet No. S-1

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.



1,000 GALLON SEPTIC TANK-DETAIL

NOTES:
 1) MANUFACTURED BY PRECAST CONCRETE SALES CO. WITH LENGTH TO WIDTH RATIO 2:1.
 2) STRUCTURAL DESIGN CRITERIA
 a. CONCRETE - 5,000 P.S.I. MINIMUM STRENGTH @ 28 DAYS
 b. STEEL REINFORCEMENT - ASTM 1-815, GRADE 60
 c. CONCRETE COVER TO STEEL REBAR REINFORCEMENT - 1" MINIMUM
 d. TANKS SHALL MEET ASTM C858 AND ACI 318 WITH AASHTO HS-20 LOADING.
 e. EARTH COVER - 9 TO 2 FEET
 f. CONSTRUCTION JOINT - SEALED WITH 1" DIA. BUTYL RUBBER OR EQUIVALENT.
 3) THE MINIMUM FILL COVER IS 6" TO 12-INCHES, MAXIMUM COVER IS 24-INCHES AND IF FILL COVER EXCEEDS 2- FEET, MANHOLE RISERS SHALL BE INSTALLED TO GRADE

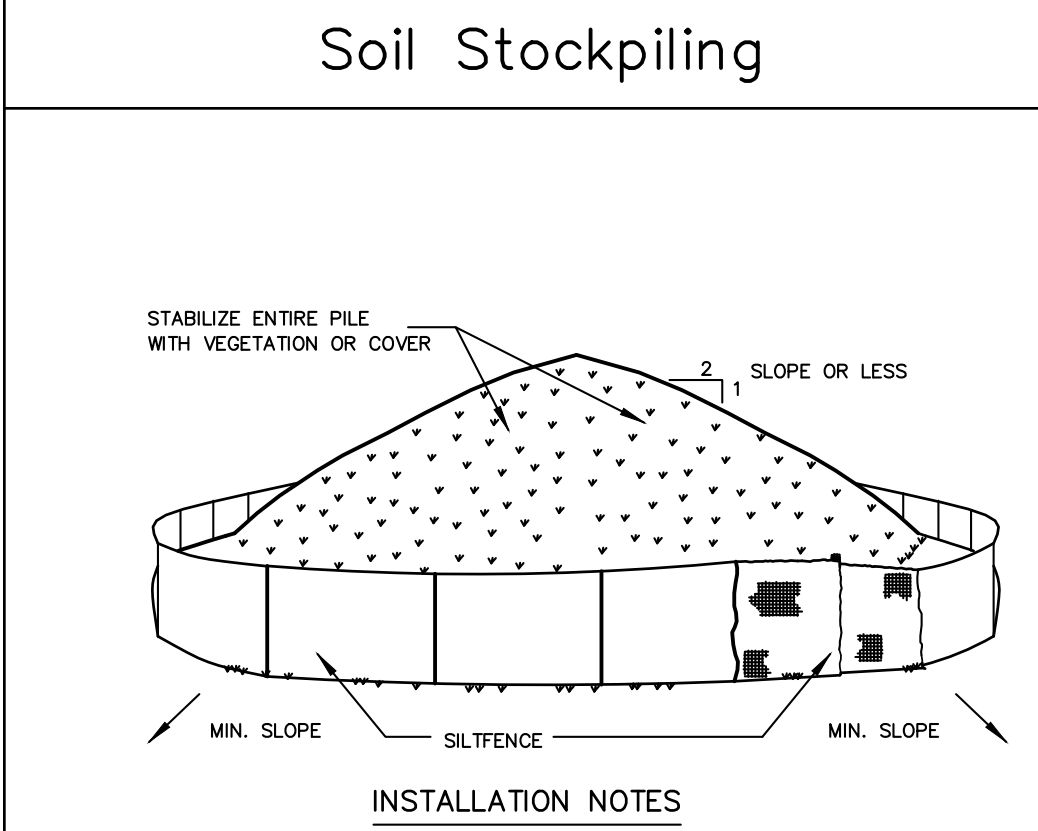
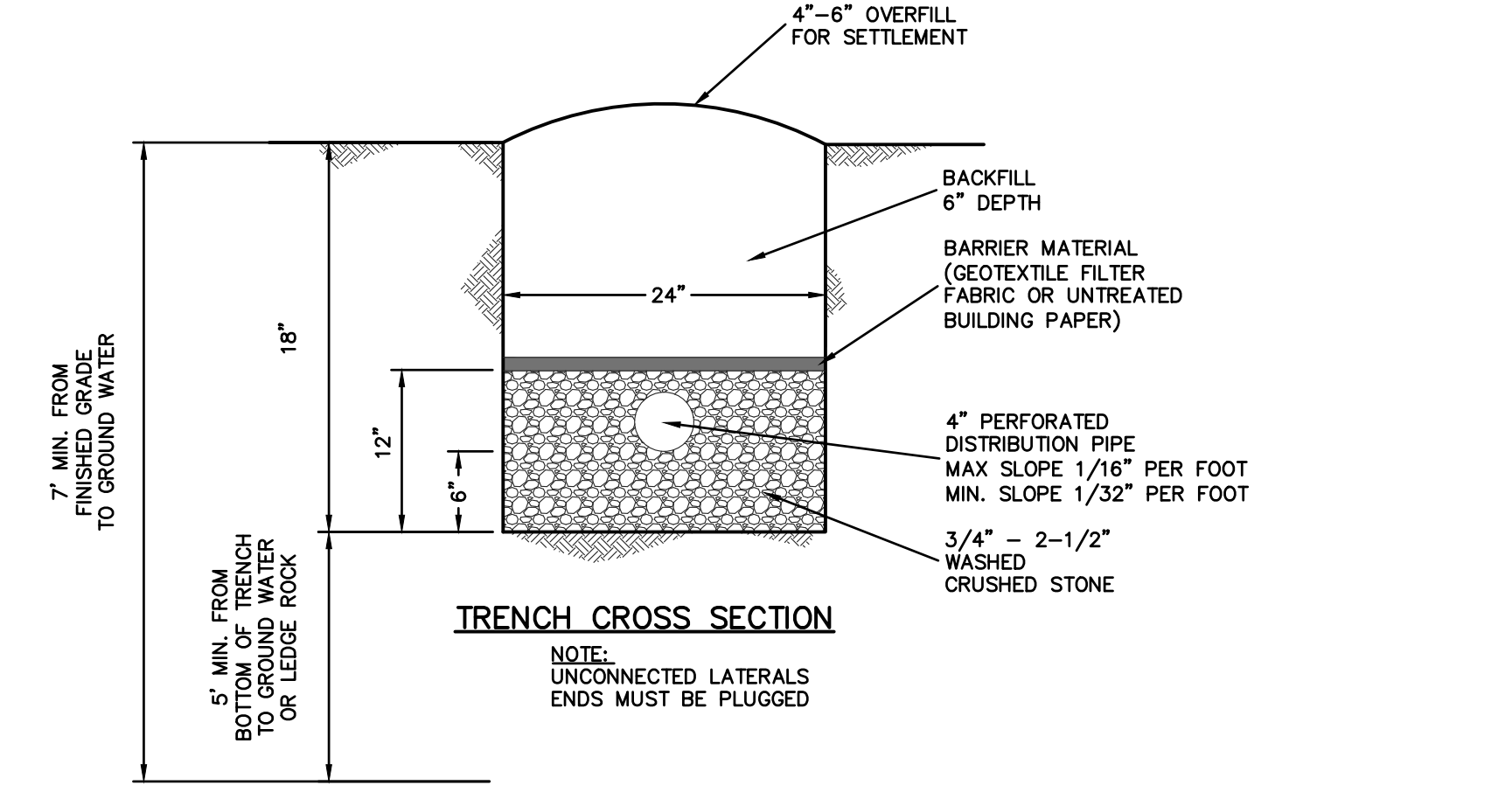
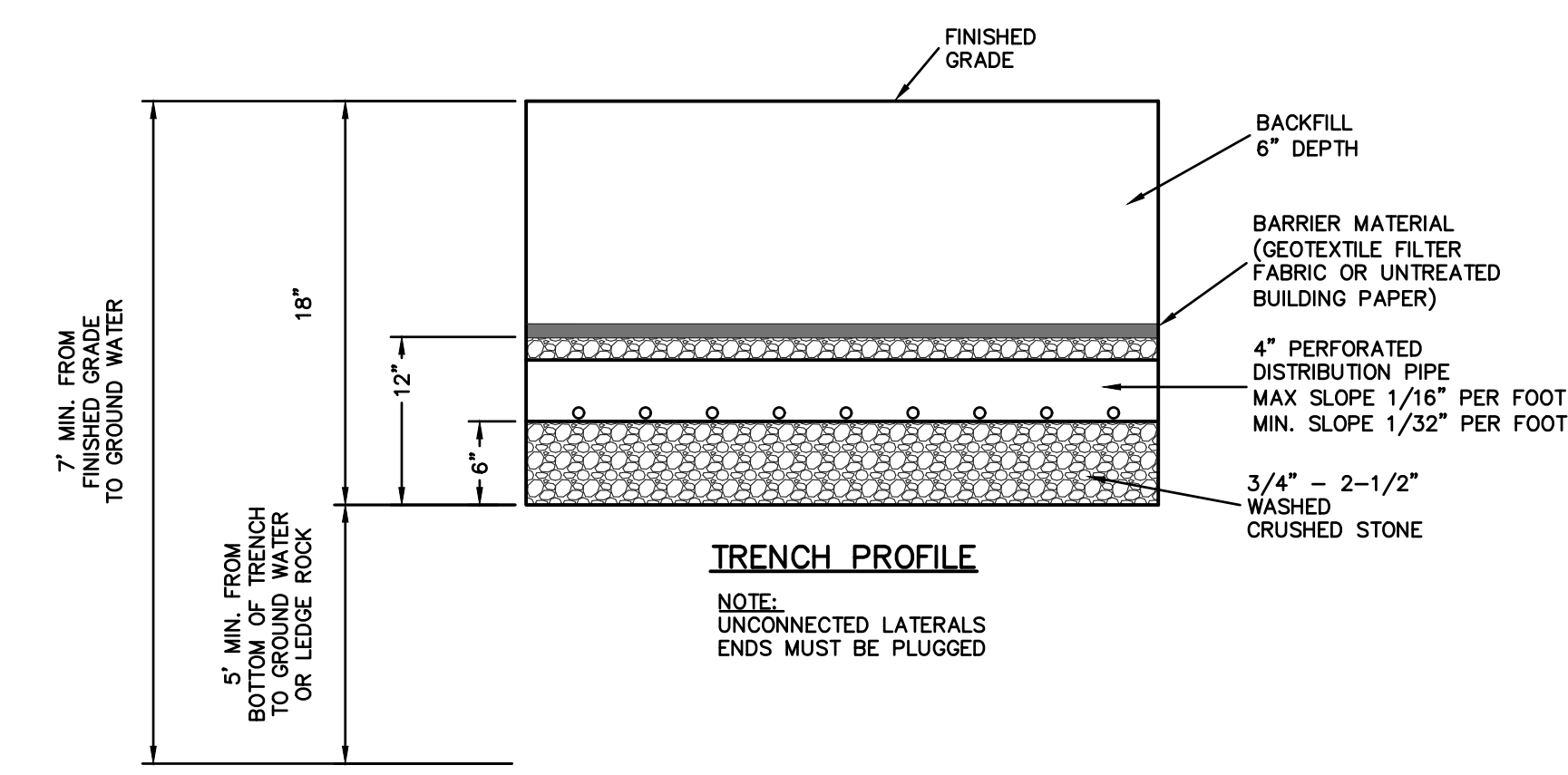


DISTRIBUTION BOX TYPE 2 W/ BAFFLE
N.T.S.

NOTE:
 12" MAXIMUM BACKFILL

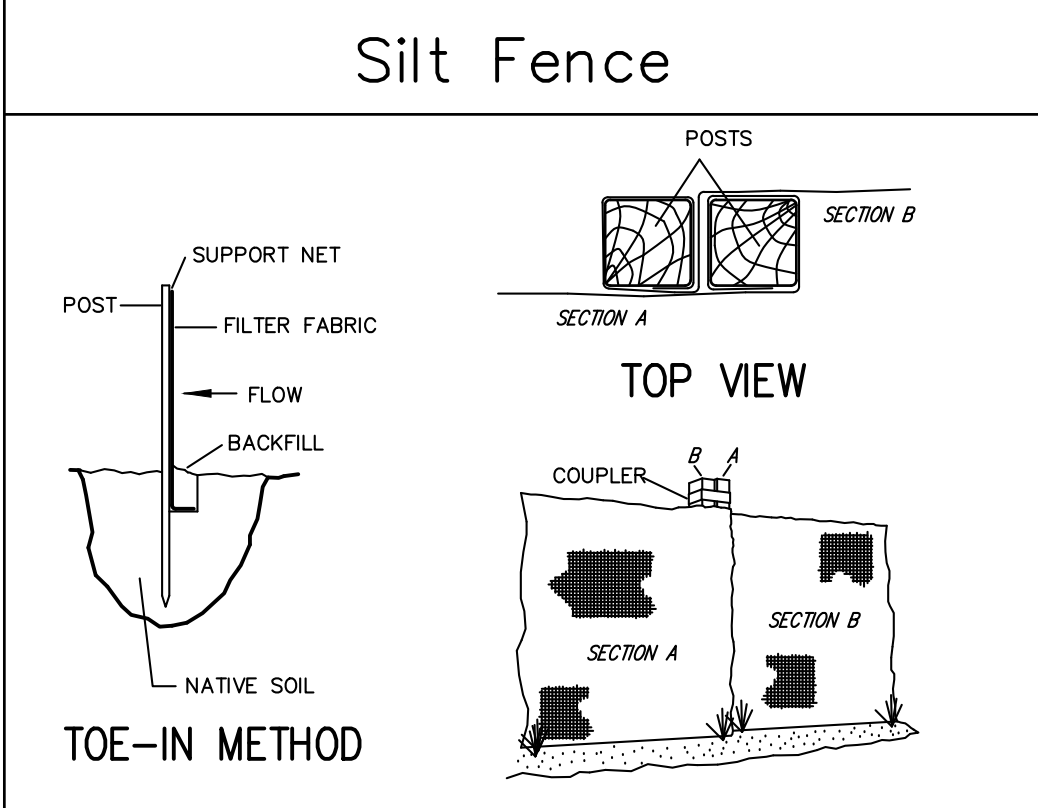
PROVIDE 12" OF PEA GRAVEL BELOW BOX

BOTTOM OF BOX MUST BE SET LEVEL AND SUPPORTED SOLIDLY TO BELOW THE FROST LINE. CRUSHED STONE FOOTING IS TO EXTEND TO 36-INCHES BELOW FINISHED GRADE



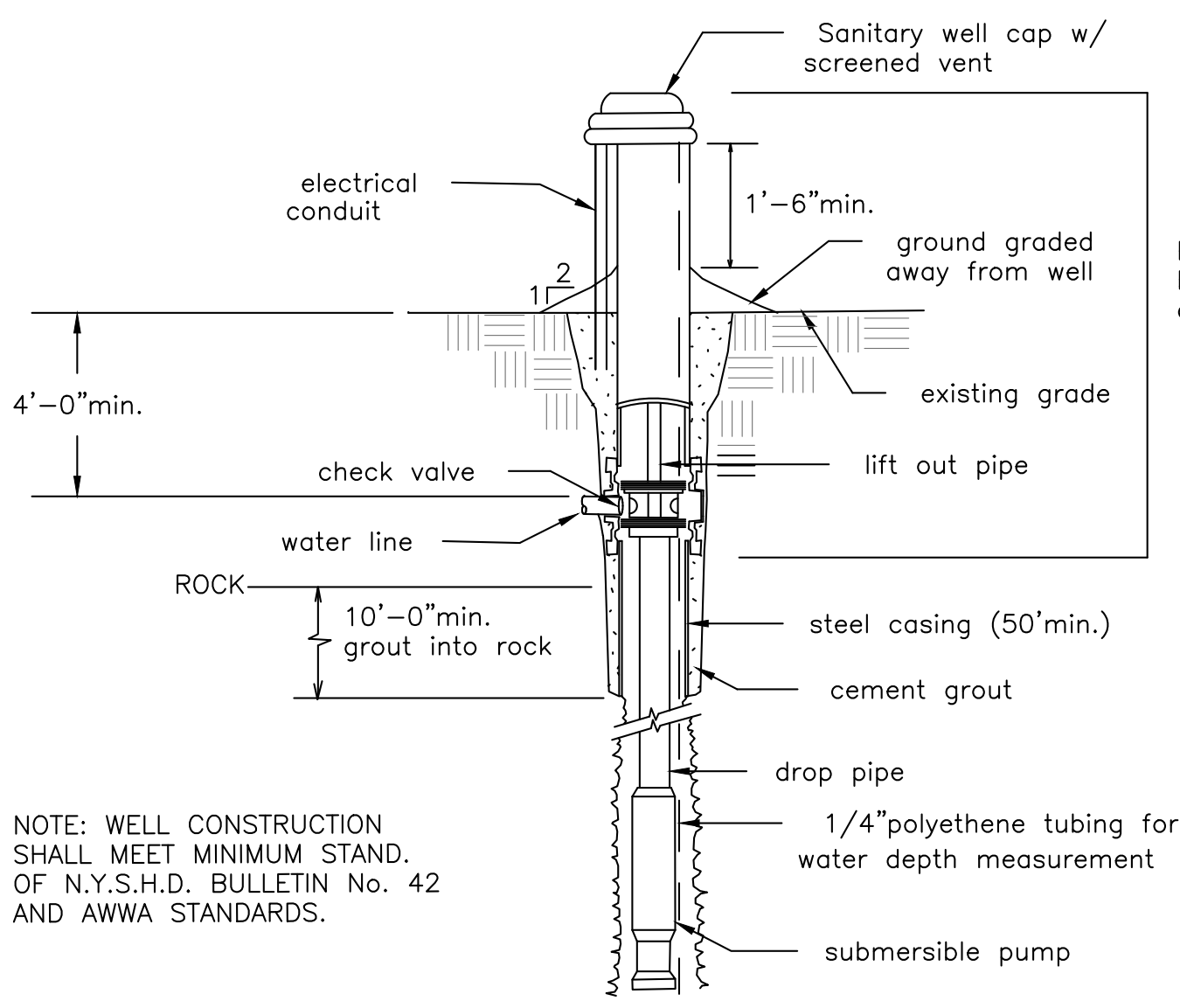
Soil Stockpiling

INSTALLATION NOTES:
 1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. SOILS OR FILL TO BE STOCKPILED ON SITE DURING CUTTING AND FILLING ACTIVITIES SHOULD BE LOCATED ON LEVEL PORTIONS OF THE SITE WITH A MINIMUM OF 50-75 FOOT SETBACKS FROM TEMPORARY DRAINAGE SWALES.
 3. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 4. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
 5. STOCKPILES REMAINING IN PLACE FOR MORE THAN A WEEK SHOULD BE SEEDED AND MULCHED OR COVERED WITH GEOTEXTILE FABRIC SURROUNDED BY SILT FENCE.
 6. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.



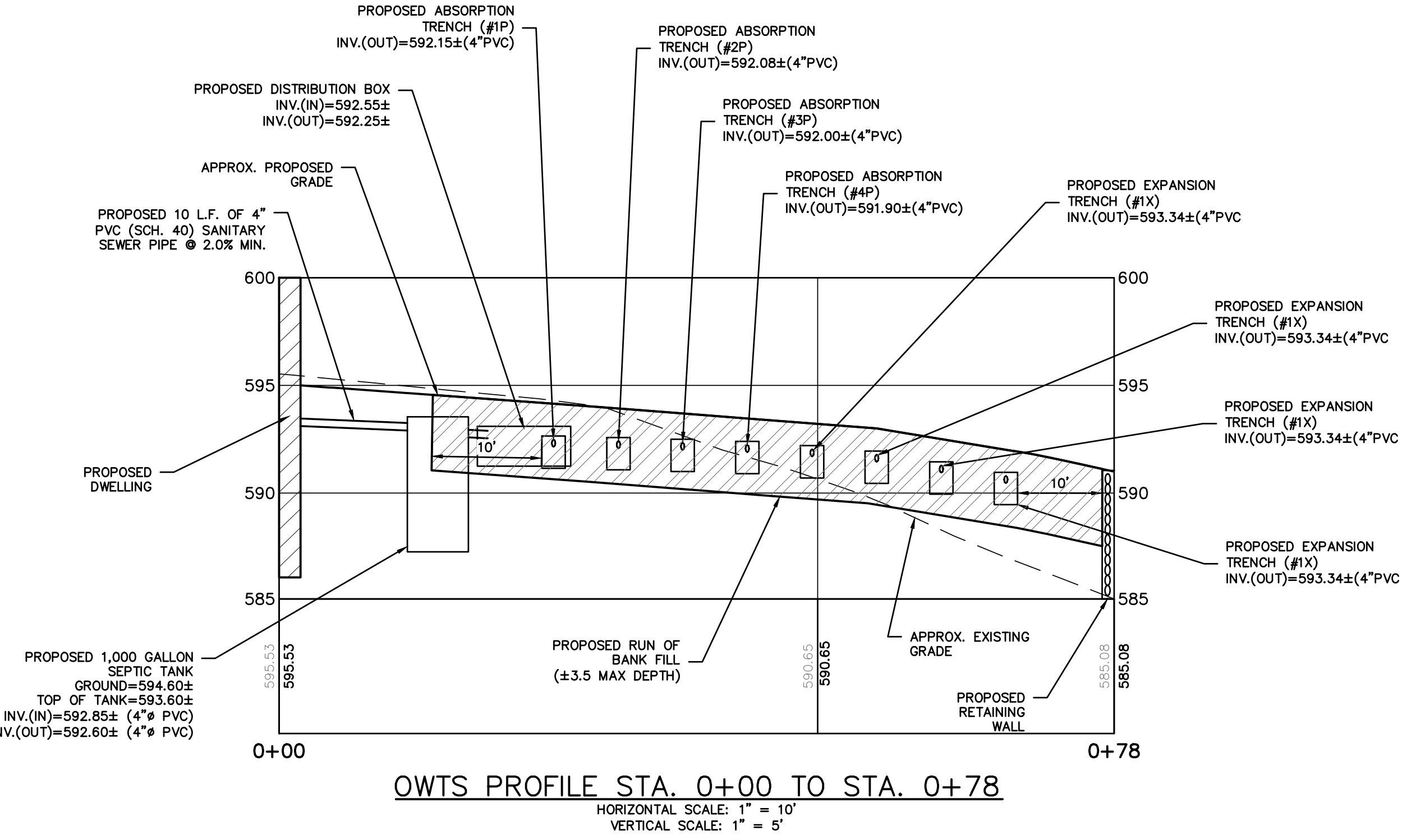
Silt Fence

INSTALLATION NOTES:
 1. EXCAVATE A 4 INCH * 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
 2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
 3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
 4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
 5. JOIN SECTIONS AS SHOWN ABOVE.

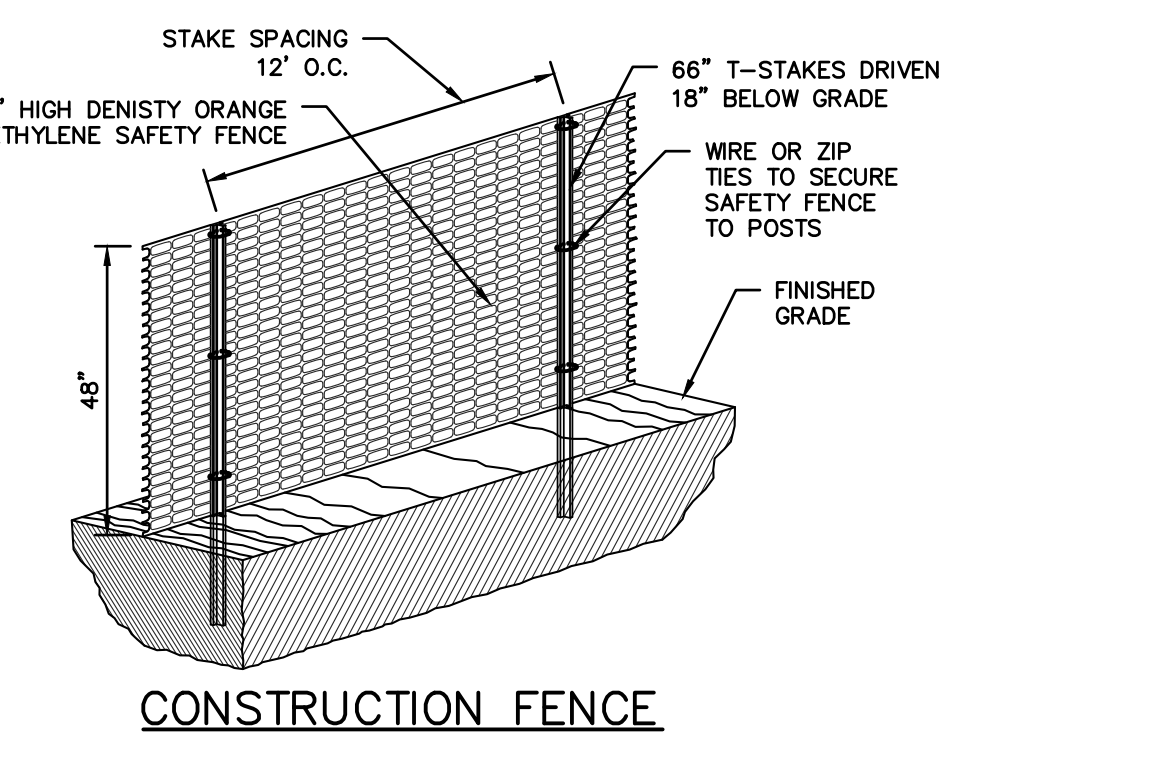


TYPICAL WELL DETAIL

PITLESS UNIT by Baker Manufacturing or approved equal.



OWTS PROFILE STA. 0+00 TO STA. 0+78
 HORIZONTAL SCALE: 1" = 10'
 VERTICAL SCALE: 1" = 5'



CONSTRUCTION FENCE

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<table border="1"> <tr><th>No.</th><th>Revisions</th><th>Date</th></tr> <tr><td>1</td><td>Revisions based on comments dated 06/28/23</td><td>08/03/23</td></tr> <tr><td>2</td><td>Revisions</td><td>08/03/23</td></tr> </table>	No.	Revisions	Date	1	Revisions based on comments dated 06/28/23	08/03/23	2	Revisions	08/03/23	PROJECT: PROPOSED SINGLE-FAMILY DWELLING 6 CANNATO PLACE TOWN OF NORTH CASTLE WESTCHESTER COUNTY - NEW YORK OWTS DETAILS HEC HUDSON ENGINEERING CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2023	
No.	Revisions	Date									
1	Revisions based on comments dated 06/28/23	08/03/23									
2	Revisions	08/03/23									
THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE	Date: 05/25/23 Scale: N.T.S. Sheet: 2 Designed By: M.S. Checked By: M.S. Sheet No.	S-2									

SECTION 1 : GENERAL DATA

- ALL WORK SHALL COMPLY WITH 2018 IRC WITH 2020 NYS SUPPLEMENT AND LOCAL CODES AND ORDINANCES, AND SHALL BE DONE TO THE HIGHEST INDUSTRY STANDARDS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD, NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR BY SUBMITTING HIS BID, REPRESENTS THAT HE HAS VISITED THE PROJECT LOCATION AND AGREES WITH PLANS AND DETAILS AS REPRESENTING THE FULL EXTENT OF CONSTRUCTION. IF CONTRACTOR HAS FOUND THAT PLANS AND DETAILS ARE AT VARIANCE WITH WHAT IS PHYSICALLY IN THE FIELD, HE SHALL NOTIFY THE ARCHITECT OR OWNER BEFORE SUBMITTING HIS BID.
- ALL MATERIALS SHALL BE NEW AND OF THE BEST QUALITY.

SECTION 2 : SITE WORK

- DO NOT BACK FILL AGAINST FOUNDATION WALLS UNTIL MORTAR AND/OR CONCRETE HAVE ATTAINED DESIGNED STRENGTH.
- DO NOT BACK FILL AGAINST FOUNDATION WALLS UNTIL FIRST FLOOR PLATFORM IS IN PLACE.
- AT NO TIME SHALL BULLDOZERS, TRUCKS OR OTHER HEAVY EQUIPMENT BE PERMITTED TO APPROACH FOUNDATION WALLS CLOSER THAN 8 FEET.
- AREAS UNDER CONCRETE FLOOR SLABS TO BE BACK FILLED WITH CLEAN FREE DRAINING MATERIAL AND FULLY COMPACTED TO 95% OF PROCTOR DENSITY WITH POWER TAMPER, PLACE FILL IN 12" MAX. LIFTS.
- THE CONTRACTOR SHALL VERIFY ALL DRAWINGS FOR CONNECTIONS BETWEEN TRADES; PROVIDE AND/OR INSTALL ANCHORS, INSERTS, HANGERS, ETC., AS REQUIRED FOR VARIOUS TRADES.
- ALL FOOTINGS SHALL BE PLACED DIRECTLY ON UNDISTURBED SOIL WITH A MIN. BEARING CAPACITY OF 2 TONS/SQ.FT OR SOLID ROCK.
- ALL EXTERIOR FOOTINGS SHALL BE PLACED AT A MINIMUM OF 3'-6" BELOW FINAL GRADE (UNLESS ON SOUND ROCK), ELEVATIONS OF BOTTOM OF FOOTINGS SHOWN ON PLANS ARE FOR ESTIMATING PURPOSES AND SHALL BE ADJUSTED TO REQUIRED BEARING STRATA AS FOUND UPON EXCAVATION. FOOTINGS SHALL NOT BE PLACED ON ROCK WHOSE SURFACE SLOPES MORE THAN 10%.
- WHERE FOOTINGS ARE STEPPED, BOTTOMS TO BE STEPPED NOT MORE THAN ONE FOOT VERTICAL TO TWO FEET HORIZONTAL.

SECTION 3 : CONCRETE

CONCRETE GENERAL NOTES

- CONCRETE IS TO BE PLACED IN CONFORMANCE WITH A.C.I. 304, LATEST ADDITION. CONCRETE IS NOT TO BE SUBJECT TO DROPS OF MORE THAN 5'-0".
- ALL CONCRETE IS TO BE CONTROLLED STONE CONCRETE COMPLYING WITH ALL A.C.I. BUILDING CODE REQUIREMENTS. CONCRETE IS TO HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS. SEE FOUNDATION PLANS FOR LOCATIONS OF CONCRETE WITH A HIGHER COMPRESSIVE STRENGTH.
- ALL POURS ARE TO BE TERMINATED BY FORMS, PROVIDE KEY WAYS AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY THE ARCHITECT.
- ALL CONCRETE IS TO BE FORMED, UNLESS OTHERWISE APPROVED BY THE ARCHITECT.
- OBTAIN CONCRETE MANUFACTURER'S CERTIFICATES OF COMPLIANCE SHOWING CONCRETE CLASS, AGGREGATE SIZES, ADDITIVES USED AND FIBER MESH REINFORCEMENT (IF APPLICABLE).
- THE FOUNDATION SUBCONTRACTOR IS TO OBTAIN CONCRETE TEST CYLINDERS FOR EACH CLASS OF CONCRETE SPECIFIED, TAKE TWO (2) CYLINDERS EACH FOR EACH 150 CU. YDS. OR FRACTIONS THEREOF. TEST ONE (1) CYLINDER AT SEVEN (7) DAYS AND ONE (1) CYLINDER AT 28 DAYS. CYLINDER TESTS TO BE PERFORMED BY A CERTIFIED TESTING LABORATORY. TEST REPORTS ARE TO INCLUDE CONCRETE CLASS, SLUMP, GAGE AND LOCATION OF CONCRETE. SUBMIT THREE (3) COPIES OF TEST REPORTS TO THE ARCHITECT FOR REVIEW AND APPROVAL.
- THE FOUNDATION SUBCONTRACTOR IS TO SUBMIT FOUR (4) COPIES OF THE STEEL REINFORCEMENT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL. THE SHOP DRAWINGS ARE TO INDICATE REINFORCEMENT TYPE, SIZES, QUANTITIES, PLACEMENT AND ALL BENDS AND LAPS FOR ALL FOUNDATION REINFORCEMENT AS INDICATED ON THE DRAWINGS.
- ALL STEEL REINFORCEMENT IS TO BE REFORMED BARS OF INTERMEDIATE GRADE NEW BILLET STEEL A-615 GRADE 60. BENDS IN REINFORCEMENT ARE TO BE SHOP FABRICATED. FIELD BENDS WILL NOT BE PERMITTED.
- ALL REINFORCEMENT STEEL IS TO BE SECURELY WIRED TOGETHER IN THE FORMWORK. TWO WAY MATS OF STEEL ARE TO BE TIED AT ALTERNATE INTERSECTIONS BOTH WAYS.
- THE FOUNDATION SUBCONTRACTOR IS TO PROVIDE HIGH CHAIRS, SPACERS, SUPPORTS, ETC. AS NECESSARY FOR THE PROPER PLACEMENT OF THE REINFORCEMENT STEEL.
- PROVIDE CLEARANCES FROM FACES OF CONCRETE TO REINFORCEMENT AS FOLLOWS:
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH -----3"
EXPOSED TO EARTH OR WEATHER (#5 BAR OR SMALLER) ----1 1/2"
EXPOSED TO EARTH OR WEATHER (#6 BAR OR LARGER) -----2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH:

SLABS, WALLS AND JOISTS -----3/4"

BEAMS, GIRDERS, COLUMNS
(PRINCIPAL REINFORCEMENT, TIES,
STIRRUPS OR SPIRALS) -----1 1/2"

- LENGTH OF REINFORCEMENT SPLICES ARE TO CONFORM TO A.C.I. BUILDING CODE REQUIREMENTS, BUT IN NO CASE ARE THE SPLICES TO BE LESS THAN 30 BAR DIAMETERS OR AS OTHERWISE APPROVED BY THE ARCHITECT.
- WELDED WIRE FABRIC IS TO CONFORM TO A.S.T.M. SPECIFICATION A-185.
- ALL SLABS ON GRADE ARE TO BE REINFORCED WITH WELDED WIRE FABRIC 3/4" DOWN FROM TOP OF SLAB, AND OVER ANY PIPES OR CONDUITS IN THE SLAB. SIZE AND TYPE TO BE AS INDICATED ON THE DRAWINGS, BUT IN NO CASE IS THE W.W.F. TO BE LESS THAN #6 - W1.4/W1.4 W.W.F. FOR 4" SLABS.
FIBER MESH REINFORCEMENT INTEGRAL WITH THE CONCRETE MIX MAY BE SUBSTITUTED FOR W.W.F. IN 4" SLABS ON GRADE.
- W.W.F. IS TO LAP ONE FULL MESH SQUARE AT ALL SIDE AND END LAPS, AND BE WIRED TOGETHER.
- POUR SLABS ON GRADE IN ALTERNATING LANE PATTERNS NOT TO EXCEED 800 S.F. IN AREA, OR MORE THAN 40 FEET IN LENGTH BETWEEN CONSTRUCTION OR EXPANSION JOINTS. PROVIDE DIAMOND SHAPED ISOLATION JOINTS AT ALL INTERIOR COLUMNS. EXPANSION JOINTS ARE TO BE MADE FROM PRE FORMED ASPHALT IMPREGNATED FIBERBOARD.
- PLACE A MINIMUM OF 4" CRUSHED STONE UNDER ALL SLABS ON GRADE.
- INSTALL 6 MIL POLYETHYLENE VAPOR BARRIER UNDER ALL SLABS ON GRADE. LAP ENDS A MINIMUM OF 6" AND TAPE.
- PROVIDE EXPANSION JOINTS BETWEEN ALL SLABS AND VERTICAL SURFACES, BETWEEN SIDEWALK SLABS AND CURBS, SIDEWALK SLABS AND EXTERIOR WALLS AND IN SIDEWALK SLAB SPACED A MAXIMUM OF 10'-0" O.C.
- PROVIDE 1/4" x 1" DEEP SAW CUTS (CUT INTO SLABS WITHIN 24 HOURS OF POUR) OR FORMED JOINT FILLED WITH SEALER AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE ARCHITECT.
- THE FOUNDATION CONTRACTOR IS TO ASCERTAIN THE LOCATIONS OF ALL SLEEVES, INSERTS, ANCHOR BOLTS AND EMBEDMENTS REQUIRED BY ALL OTHER TRADES. SUCH EMBEDMENTS ARE TO BE CHECKED FOR COMPLETENESS AND PROPER LOCATION PRIOR TO CONCRETE BEING PLACED.
- NOTIFY THE BUILDING AS LEAST 24 HOURS PRIOR TO THE PLACEMENT OF CONCRETE FOOTINGS FOR REQUIRED INSPECTIONS.
- CURING OF CONCRETE IS TO START AS SOON AS THE FINISHES WILL NOT BE MARRED THEREBY. DELAYING THE CURING PROCESS WILL NOT BE PERMITTED.
- ALL COLD WEATHER CONCRETING TO BE PERFORMED IN ACCORDANCE WITH ALL RECOMMENDATIONS OF THE A.C.I. PROVIDE AND INSTALL TEMPORARY INSULATING BLANKETS AS REQUIRED TO PROTECT CONCRETE FROM FREEZING. CORROSIVE ADMIXTURES SUCH AS THOSE CONTAINING CALCIUM CHLORIDE MAY NOT BE USED.
- PROVIDE NON-SHRINK GROUT UNDER ALL LEVELING PLATES AND BEARING PLATES.
- APPLY TROWEL FINISH TO ALL MONOLITHIC SLAB SURFACES EXPOSED TO VIEW OR RECEIVING FLOORING. VARIATIONS IN FLOOR SLABS ARE NOT TO EXCEED 1/8" IN 10'-0" UNLESS SLAB PITCHES TOWARD FLOOR DRAIN.
- APPLY NON-SLIP BROOM FINISHES TO ALL EXTERIOR WALKS, GARAGE FLOORS AND ELSEWHERE AS INDICATED ON THE DRAWINGS.
- INSTALL CONCRETE SLAB SEALER TO ALL INTERIOR SLABS EXPOSED TO VIEW NOT RECEIVING FINISHES TO PREVENT DUSTING U.O.N.

SECTION 4 : MASONRY

- STONE AND CONCRETE MASONRY WALLS SHALL CONFORM TO THE RECOMMENDED PRACTICE FOR ENGINEERED BRICK MASONRY", LATEST EDITION BY STRUCTURAL CLAY PRODUCTS INSTITUTE, AND "SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY" BY NATIONAL CONCRETE MASONRY ASSOCIATION.
- ALL UNITS SHALL BE PLACED IN RUNNING BOND, EXCEPT WHERE INDICATED.
- MORTAR SHALL BE TYPE M OR S MIN. 1 PART PORTLAND CEMENT, 1/4 TO 1/2 PART HYDRATED LIME, AND 2-1/4 TO 3 PARTS SAND.
- STORE ALL UNITS OFF GROUND TO PREVENT CONTAMINATION. COVER MATERIALS TO PROTECT FROM THE ELEMENTS.
- NO AIR-ENTRAINING ADMIXTURES OR ANTIFREEZE COMPOUNDS, SUCH AS CALCIUM CHLORIDE SHALL BE ADDED TO MORTAR.
- THE FIRST BLOCK COURSE ON FOOTING SHALL BE FILLED SOLID WITH CONCRETE.
- VERTICAL CONTROL JOINTS SHALL BE PLACED AT THE MAXIMUM DISTANCE OF 50' ON CENTER FOR STRAIGHT WALLS. CONTROL JOINTS SHALL BE CONSTRUCTED USING SASH BLOCKS AND DUR-O-WAL PERFORMED REGULAR RAPID CONTROL JOINT. WALL REINFORCEMENT SHALL BE DISCONTINUOUS AT JOINTS.
- ALL WALLS SHALL BE ADEQUATELY BRACED UNTIL SECURELY TIED TO THE STRUCTURE. NO WORK SHALL BE DONE SUBJECT TO FREEZING CONDITIONS.
- STEEL LINTELS SHALL HAVE MINIMUM OF 5" BEARING. PRECAST LINTELS SHALL HAVE MINIMUM BEARING OF 8". BEARING POINTS SHALL BE GROUTED SOLID FOR THREE COURSED BELOW LINTEL.

SECTION 5 : METALS

- STEEL CONSTRUCTION SHALL CONFORM TO AISC "MANUAL OF STEEL CONSTRUCTION", LATEST EDITION.
- MATERIALS FOR STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
BEAMS, GIRDERS, MISC. STEEL : A36
PLATES : A36
- ALL BOLTED CONNECTIONS SHALL BE MADE USING A325-F BOLTS, 3/4" DIAMETER INSTALLED IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL JOINTS" USING A325 OR A490 BOLTS; UNLESS OTHERWISE DETAILED.
- STEEL CONCRETE REINFORCEMENT : BARS : NEW BILLET STEEL DEFORMED BARS, ASTM A 615, GRADE 60 SIZED AS NOTED ON DRAWINGS. WELDED WIRE FABRIC (WWF) : ASTM A165, SIZES AS NOTED ON DRAWINGS.
- PROVIDE 1/2" DIAMETER X 1'-6" LONG MINIMUM THREADED ANCHORS BOLTS AT 6'-0" O.C. MAXIMUM, MINIMUM 2 PER PLATE TO ANCHOR EXTERIOR SILLS. ANCHOR BOLTS SHALL BE ON A36 OR A307 STEEL, EMBEDMENT TO BE 8" FOR POURED CONCRETE, 15" FOR C.M.U.
- ALL STEEL SHALL BE SHOP PAINTED WITH GRAY ZINC CHROMATE PRIMER 2.0 MILS. IN THICKNESS, EXCEPT WHERE FIELD WELDING IS TO BE DONE. ALL WELDS AND BARE SPOTS SHALL RECEIVE TOUCHUP PAINTING.
- ALL COLUMNS UNLESS OTHERWISE NOTED, SHALL BE 4" DIAMETER STANDARD WEIGHT (M) STEEL PIPE COLUMNS WITH BEARING PLATES AT TOP AND BOTTOM WELDED TO COLUMN. PRIME COAT OF PAINT TO BE APPLIED AFTER WELDING. (10"x10"x5/8" BOTTOM PLATE, UNLESS NOTED OTHERWISE).

SECTION 6 : WOOD AND PLASTICS

- ALL FRAMING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS GRADED LUMBER AND ITS FASTENINGS" AS PUBLISHED BY THE NATIONAL LUMBER MANUFACTURERS ASSOCIATION.
- ALL LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD, SOUND, DRY MATERIAL FREE FROM LARGE AND LOOSE KNOTS, SHAKES AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED AND OF SIZED, INDICATED ON DRAWINGS.
- ALL WORKMANSHIP INCLUDING NAILING, BLOCKING, BRIDGING, ETC. SHALL CONFORM TO THE NYSUPFBC.
- PROVIDE LEDGER BOARDS, BLOCKING, NAILERS, AND ROUGH FRAMING HARDWARE AS REQUIRED.
- PROVIDE ALL REQUIRE 2 X FIRE BLOCKING AS SPECIFIED IN SECTION 602.8 OF RESIDENTIAL CODE OF NEW YORK STATE, WERE PARTIONS AT 10'-0" OR TALLER, INSTALL 2 X FIRE BLOCKING "CATS" AT MID POINT.
- ALL NEW LUMBER SHALL BE DOUGLAS FIR, NO 2 OR BETTER, WITH MIN. FB=1250 PSI AND E 1,500,000 PSI.
- ALL LUMBER SHALL BEAR VISIBLE GRADE STAMPING AND BE KILN DRY.
- ALL BEAMS AND JOISTS AND RAFTERS TO BE SET WITH NATURAL CROWN UP.
- PROVIDE DOUBLE RAFTERS AND HEADERS AROUND ALL ROOF SKYLIGHTS UNLESS OTHERWISE NOTED ON PLANS.
- PROVIDE (2) 2X8 MINIMUM HEADER WHERE ROUGH OPENING DOES NOT EXCEED 3'-0".
- PLYWOOD FOR SUBFLOOR SHEATHING SHALL BE 3/4" AND 1/2" ON WALLS AND ROOF SURFACES APA C-C PLUGGED EXTERIOR OR APA UNDERLAYMENT EXTERIOR. INDEX STAMP SHALL BE VISIBLE ON ALL SHEETS.
- PLYWOOD SHALL BE NAILED TO JOISTS WITH 80 COMMON NAILS AT 6" ON CENTER AT EXTERIOR EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORT.
- USE PLY CLIPS OR OTHER EDGE SUPPORT FOR ALL PLYWOOD SHEATHING.
- PLACE FACE GRAIN IN DIRECTION OF SPAN (TRAVERSE TO JOIST SPAN).
- LEAVE 1/16" SPACE AT ALL PLYWOOD PANEL AND JOINTS AND 1/8" SPACE AT ALL PANEL EDGE JOINTS.
- JOIST HANGERS, FRAMING ANCHORS AND RAFTER ANCHORS SHALL BE HOP DIPPED GALVANIZED, "ZMAX" GALVANIZED COATED OR STAINLESS STEEL FOR PRESSURE TREATED LUMBER AS MANUFACTURED BY "SIMPSON" OR APPROVED EQUAL, GALVANIZED OR STAINLESS STEEL SPECIALTY NAILS AS SUPPLIED BY MANUFACTURER SHALL BE USED FOR REQUIRED NAILING.
- METAL CROSS BRIDGING SHALL BE GALVANIZED STEEL AS MANUFACTURED BY "TECO", "SIMPSON" OR APPROVED EQUAL, AND INSTALLED ACCORDING TO MANUFACTURERS DIRECTIONS.
- PROVIDE "X" BRIDGING OR SOLID BLOCKING EVERY 8'-0"; BOTTOM ENDS OF BRIDGING SHALL NOT BE NAILED UNTIL AFTER ENTIRE STRUCTURE IS COMPLETE.
- PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS.
- WHERE SHEATHING IS NOT PLYWOOD, DIAGONAL BRACING SHALL BE LET IN AT EXTERIOR CORNERS OR BRACE CORNERS WITH 1/2" CDX PLYWOOD 4'-0" IN EACH DIRECTION.
- CORNER BOARDS, FASCIA BOARDS, DOORS AND WINDOWS CASINGS, AND DECORATIVE WOOD ITEMS SHALL BE WOOD 5/4" OR 3/4" NO.1 PINE OF SIZE, STYLE AND DESIGN AS INDICATED ON THE DRAWINGS, BACK PRIME PAINTED TRIM.
- EXTERIOR WOOD POSTS SHALL BE PRESSURE TREATED WOOD, SET ON APPROVED TYPE HEAVY DUTY GALVANIZED METAL BASE, ANCHORED IN CONCRETE. BOXED FINISH TO MATCH WOOD TRIM.
- WOOD PLATES AND SILLS IN CONTACT WITH CONCRETE FOUNDATION WALLS AND CONCRETE SLABS SHALL BE PRESSURE TREATED WOOD.
- PRESSURE PRESERVATIVES TREATMENT FOR WOOD SHALL BE APPROVED BY LOCAL AUTHORITIES HAVING JURISDICTION.
- PROVIDE (3) 2X6" SPIKED AT BEARING POINTS OF ALL TRIPLE FRAMING MEMBERS UNLESS OTHERWISE NOTED.

SECTION 7 : THERMAL AND MOISTURE PROTECTION

- FOUNDATION TO BE WATERPROOFED WITH AN APPROVED TYPE, BUTYTHENE COATING APPLIED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTALLATION RECOMMENDATIONS.
- PROVIDE 6" PVC FOOTING DRAINS WITH GRAVEL ALONG FOOTING OUT TO DAYLIGHT.
- ALL WINDOWS, DOORS AND SKYLIGHTS TO BE WEATHER-STRIPPED AND CAULKED.
- ALL SEALANTS TO BE SILICONE, COLORED TO MATCH SURROUNDING MATERIAL.
- ALL FLASHING SHALL BE NONFERROUS METAL (UNLESS OTHERWISE NOTED). FABRIC FLASHING MAY ONLY BE USED WITH WRITTEN APPROVAL OF THE ARCHITECT.
- ALL ROOF TO ROOF, AND ROOF TO WALL JOINTS SHALL BE CONTINUOUSLY FLASHED.
- ALL ROOFS DESIGNATED AS HAVING ASPHALTIC FIBERGLASS SHINGLE ROOFING SHALL HAVE 1 (ONE) LAYER OF 15 # ROOF FELT OVER PLYWOOD SHEATHING.
- INSTALL 30 # FELT PAPER WERE ROOFS DESIGNATED AS HAVING METAL ROOFING, SLATE OR CLAY TILE ROOFS.
- PROVIDE PROPER VENTILATION AT ALL ROOF CONDITIONS WITH SOFFIT VENTS, CONT. RIDGE VENTS, SCREENED LOUVERS OR OTHER VENTILATION METHODS INDICATED.
- PROVIDE A MINIMUM OF 1" AIR SPACE BETWEEN BATT INSULATION AND UNDERSIDE OF ROOFING SHEATHING FOR VENTILATION.
- ALL INSULATION TO BE GLASS FIBER BATTS WITH A KRAFT PAPER TYPE VAPOR BARRIER INSTALLED ON THE HEATED SIDE (UNLESS OTHERWISE NOTED).
- AT ALL PERIMETERS OF ROOF CORNICES, VALLEYS OR WERE VERTICAL WALL INTERSECT ROOF PLANE INSTYALL ONE LAYER OF ICE AND WATER SHIELD BY "GRACE" OR APPROVED EQUAL A MINIMUM OF 24" UP FROM FASCIA (OR AS NOTED ON DRAWINGS).

SECTION 8: WINDOWS AND DOORS

- SEE ARCHITECTURAL DRAWINGS FOR SPECIFICATIONS OF ALL EXTERIOR AND INTERIOR WINDOWS AND DOORS.
- ALL GLAZING IN DOORS, SHOWER / TUB ENCLOSURE AND DOORS, FKED SIDE LIGHTS AND INTERIOR PARTITIONS WHERE SUCH GLAZING EXTENDS TO WITHIN 18" OF FLOOR LEVEL TO BE SHATTERPROOF TYPE GLASS, TEMPERED OR LAMINATED AS PER CODE REQUIREMENTS.

SECTION 9 : FINISHES

- SEE ARCHITECTURAL DRAWINGS FOR SPECIFIC FINISHES OF FLOORS, WALLS AND CEILINGS FOR BOTH INTERIOR AND EXTERIOR SPACES.
- ALL INTERIOR DRYWALL SURFACE NOT REQUIRING A FIRE RATING SHALL BE 1/2" OR 5/8" (AS NOTED ON PLANS) GYPSUM WALL BOARD AND SHALL RECEIVE 3 (THREE) COATS OF JOINT COMPOUND, TAPED AND SPACKLED, SANDED, PRIMED AND READY TO RECEIVE 1 (ONE) FINISHED PAINT COAT.
- ALL BATHROOM WALLS AND WET AREAS IN KITCHENS AND LAUNDRY ROOMS SHALL HAVE 1/2" WATER-RESISTANT GYPSUM WALL BOARD AND SHALL RECEIVE 3 (THREE) COATS OF JOINT COMPOUND, TAPED AND SPACKLED, SANDED, PRIMED AND READY TO RECEIVE 1 (ONE) FINISHED PAINT COAT.
- ALL SHOWERS, TUB AREAS, WALLS OR CEILINGS DESIGNATED TO RECEIVE A TILE FINISH SHALL HAVE CEMENTITIOUS BACKER BOARD WITH 3 (THREE) COATS CEMENT BOARD JOINT COMPOUND AND JOINT MESH AS REQUIRED PRIOR TO TILE APPLICATION.
- ALL FLOORS DESIGNATED AS A MUD JOB APPLICATION FOR A TILE FLOOR SHALL HAVE 30 # FELT PAPER OVER PLYWOOD SUBFLOOR, WIRE LATH WITH A MINIMUM OF 1 1/4" THICK CEMENT - CONTRACTOR SHALL COORDINATE FRAMING AS REQUIRED FOR ALL ADJACENT FINISHED FLOORS TO BE FLUSH AND LEVEL WITH MUD JOB FINISHED FLOOR.
- ALL FLOORS DESIGNATED AS A THIN SET APPLICATION FOR A TILE FLOOR SHALL HAVE 1/2" CEMENTITIOUS BOARD OVER PLYWOOD SUBFLOOR, CONTRACTOR SHALL COORDINATE FRAMING AS REQUIRED FOR ALL ADJACENT FINISHED FLOORS TO BE FLUSH AND LEVEL WITH THIN SET FINISHED FLOOR.
- ALL FLOORS DESIGNATED AS FINISHED WOOD FLOORS SHALL HAVE ROSIN PAPER OVER PLYWOOD SUBFLOOR AND SHALL RECEIVE 1 (ONE) COAT OF SEALER AND A MINIMUM OF 2 (TWO) COATS OF POLYURETHANE, CONTRACTOR SHALL COORDINATE
- ALL FLOORS DESIGNATED AS HAVING CARPETING SHALL HAVE 3/8" UNDERLAYMENT OVER PLYWOOD SUBFLOOR AND SHALL HAVE PADDING UNDER CARPETING.
- ALL EXTERIOR TRIM SUCH AS WINDOW AND DOOR TRIM, FASCIAS, FRIEZES, MOLDING, WOOD PANELS, ETC. SHALL BE SECURED USING GALVANIZED FINISH NAILS - COUNTERSUNK, PUTTIED, SANDED AND SPOT PRIMED PRIOR TO PAINTING.
- ALL EXTERIOR TRIM SUCH AS WINDOW AND DOOR TRIM, FASCIAS, FRIEZES, MOLDING, WOOD PANELS, ETC. SHALL BE EITHER FACTORY OR FIELD BACK PRIMED FRONT PRIMED AND RECEIVE 1 (ONE) EXTERIOR PAINT FINISH.
- ALL ROOFING OR EXTERIOR WALL SIDING DESIGNATED AS CEDAR SHINGLES ON DRAWINGS SHALL BE (# 1 GRADE) RED CEDAR PERFECTION SHINGLES (BLUE LABEL), EITHER FACTORY OR FIELD BACK PRIMED - WITH 2 (TWO) COATS OF FINISH STAIN, COORDINATE WITH ARCHITECT COLOR OF STAIN.
- ALL ROOFING DESIGNATED AS ASPHALTIC FIBERGLASS SHINGLES SHALL BE 40 YEAR WARRANTY (MINIMUM) BY "TIMBERLINE OR APPROVED EQUAL, COORDINATE WITH ARCHITECT FOR SELECTION OF SHINGLE COLOR.

SECTION 10 : SPECIALITIES

NO WORK UNDER THIS SECTION

SECTION 11 : EQUIPMENT

- OWNER SHALL PROVIDE ALL KITCHEN APPLIANCES - CONTRACTOR SHALL INCLUDE IN BASE BID INSTALLATION OF APPLIANCES AND ALL REQUIRED MECHANICAL AND /OR ELECTRICAL SYSTEMS AND CONNECTIONS REQUIRED FOR PROPER WORKING CONDITIONS.

SECTION 12 : FURNISHINGS

NO WORK UNDER THIS SECTION

SECTION 13 : SPECIAL CONSTRUCTION

- CONTRACTOR SHALL INCLUDE IN BASE BID ALL PLUMBING FIXTURES AND INSTALLATION AS INDICATED ON DRAWINGS INCLUDING ALL FITTINGS REQUIRED FOR PROPER WORKING CONDITIONS. (PROVIDE PRICING ALLOWANCES AS DETAILED IN INSTRUCTIONS TO BIDDERS).
- CONTRACTOR SHALL INCLUDE IN BASE BID MATERIALS AND INSTALLATION OF ALL KITCHEN CABINETRY AND BUILT-INS AS INDICATED ON DRAWINGS. (PROVIDE PRICING ALLOWANCES AS DETAILED IN INSTRUCTIONS TO BIDDERS).
- IF DRAWINGS INDICATE A NEW FIREPLACE - PROVIDE FRESH AIR INLET FOR FIREBOX, AND AIR TIGHT NON-COMBUSTIBLE DOORS AT FIREPLACE OPENING COMPLYING WITH CHAPTER 10 OF RESIDENTIAL CODE OF NEW YORK STATE.

SECTION 14 : CONVEYING SYSTEMS

NO WORK UNDER THIS SECTION

SECTION 15 : MECHANICAL

- ALL PLUMBING SHALL BE DONE IN ACCORDANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE, THE PLUMBING CODE OF NEW YORK STATE, THE NATIONAL PLUMBING CODE, LOCAL CODES HAVING JURISDICTIONS AND BEST PRACTICE.
- PROVIDE NEW HVAC SYSTEM USING HYDRO AIR, PROVIDE 3 SEPARATE AIR HANDLERS WITH 3 ZONES AND INSTALL THERMOSTATS. INSTALL RADIANT FLOOR HEATING SYSTEM IN Foyer, MUD ROOM, AND DEN! USING MUD JOB METHOD. INSTALL RADIANT FLOOR IN KITCHEN AND MASTER BATHROOM USING UNDER SHEATHING METHOD
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, VENTILATION, HEATING AND AIR CONDITIONING. ALL WORK SHALL COMPLY WITH NYSUPFBC AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL COORDINATE WORK WITH ALL OTHER TRADES.
- HEATING AND AIR CONDITIONING EQUIPMENT SHALL BE SO SIZED AND INSTALLED TO MAINTAIN 68 DEGREE F INDOOR TEMPERATURE WITH 0 DEGREES F OUTDOOR TEMPERATURE.
- ALL HEATING AND AIR CONDITIONING, ACCESSORIES AND APPURTENANCES SHALL BE U.L. LISTED AND INSTALLED IN ACCORDANCE WITH SAME.
- BATHROOM, KITCHEN AND DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE.
- MECHANICAL ROOM SHALL BE VENTED WITH FRESH AIR INTAKES IN ACCORDANCE WITH NFPA CODES # 31 OR # 54.
- PROVIDE SHUT OFF VALVES ALL AL FIXTURES AND APPLIANCES.
- PIPING AS PER LOCAL CODE. INSULATE HOT AND COLD WATER SUPPLIES.
- PROVIDE 4 FREEZE PROOF OUTDOOR HOSE BIBS WHERE INDICATED ON PLANS.
- NO WATER PIPES OR SOL OR WASTE LINES SHALL BE EXPOSED IN UNINSULATED AND UNHEATED SPACES IN THE CRAWL SPACE OR BASEMENT. WATER SERVICE SHALL BE PROTECTED FROM FREEZING WHERE EXPOSE IN UNHEATED SPACES.
- PITCH ALL WATER LINES TO LOW POINT TO DRAIN AND PROVIDE DRAIN VALVE.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT AND ACCESSORIES NECESSARY FOR AIR CLEANERS AND ACCESSORIES TO HVAC
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT AND ACCESSORIES NECESSARY FOR NEW HUMIDIFYING SYSTEM FOR ENTIRE HOUSE AT EACH AIR HANDLER

SECTION 16 : ELECTRICAL

- ELECTRICAL INSTALLATION WIRING AND EQUIPMENT SHALL CONFORM TO THE RESIDENTIAL CODE OF NEW YORK STATE, AND THE NATIONAL ELECTRIC CODE (NFPA NO. 70 LATEST EDITION)
- NEW 400 AMP SERVICE TO BE PROVIDED

DESIGN LOAD ALLOWANCES

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA								
GROUND SNOW LOAD	WIND	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMPERATURE	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS
	SPEED (MPH)		WEATHERING	FROST LINE DEPTH	TERMITE DECAY			
45 PSF	115 MPH	C	SEVERE	3'-4"	MODERATE TO HEAVY	SLIGHT TO MODERATE	7° F.	YES

UNIFORMLY DISTRIBUTED LIVE LOADS (in psf)		
USE	MIN. REQUIRED PER TABLE R301.4	PROVIDED
EXTERIOR BALCONCIES	60 PSF	60 PSF
DECKS	40 PSF	40 PSF
PASSENGER VEHICLE GARAGES	50 PSF	50 PSF
ATTICS WITHOUT STORAGE	10 PSF	10 PSF
ATTICS WITH STORAGE	20 PSF	20 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF	40 PSF
SLEEPING ROOMS	30 PSF	30 PSF
STAIRS	40 PSF	40 PSF
GUARDRAILS AND HANDRAILS	200 PSF	200 PSF

ROOF DESIGN LOAD			
GROUND SNOW LOAD	MIN. ROOF LIVE LOAD REQUIRED PER ASCE 7		PROVIDED
	(FLAT ROOFS WITH 1/4" PER FT TO 3 ON 12 ROOF SLOPE) - 34.65 PSF		
45 PSF	(3 ON 12 TO 6 ON 12 ROOF SLOPE) - 29.9 PSF		30 PSF
	(7 ON 12 OR GREATER ROOF SLOPE) - 22.5 PSF		30 PSF

ENERGY CONSERVATION CONSTRUCTION CODE OF N.Y.S.

BUILDING TYPE:	SINGLE FAMILY RESIDENTIAL	IECC 2021 ENERGY CODE 2020 NYS SUPPLEMENT	
		DESIGN DEGREE DAYS (PER TABLE 302.1) :	7,750 (WESTCHESTER COUNTY)
DESIGN TEMPERATURES (PER TABLE 302.1) :	7 DEGREES F. (WINTER DESIGN DRY BULB) 84 DEGREES F. (SUMMER DESIGN DRY BULB)		
CODE DESIGN COMPLIANCE METHOD:			
ENVELOPE COMPONENT	MIN. R VALUE PROVIDED	MAX. U - FACTOR PROVIDED	
GLAZING	N/A	U -0.40	
SKYLIGHTH	N/A	U -0.55	
FENESTRATION	N/A	U -0.32	
CEILING	R-49		
EXTERIOR WOOD FRAME WALL	R-20(CAVITY)+5(CONTINUOUS) OR 13(CAVITY)+10(CONTINUOUS)		
FLOOR	R-30		
BASEMENT WALL (CONDITIONED SPACE)	R-15/19		
SLAB PERIMETER	R-10, 4 FT.		
CRAWLSPACE (UNVENTILATED)	R-15/19		

[NY] TABLE R402.1.2

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT*										
CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{c,e,*}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ¹	FLOOR R-VALUE	BASEMENT ^c R-VALUE	SLAB ^f R-VALUE & DEPTH	CRAWL SPACE ^e WALL R-VALUE
4	0.32	0.55	0.40	49	20 or 13+5 ^b	8/13	19	10 /13	10, 2 ft.	10/13
5	0.30	0.55	NR	49	20 or 13+5 ^b	13/17	30 ^f	15/19	10, 2 ft.	15/19
6 Option 1	0.30	0.55	NR	49	20+5 ^b or 13+10 ^b	15/20	30 ^f	15/19	10, 4 ft.	15/19
6 Option 2	0.28	0.55	NR	60	23 cavity	19/21	30 ^f	15/19	10, 4 ft.	15/19

NR = Not Required.

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Architectural Design P.C.
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PELHAM NY 10983
914-273-6843
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6 CANNATO PLACE,
ARMONK, NY 10504

No. Revision Date Description

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KEY PLAN

GENERAL NOTES

DRAWING TITLE

GN

DRAWING NUMBER



DATE: _____
BY: LLL
CHECKED BY: LLL
PROJECT NO: 24-00105
SCALE AS NOTED
REAL SIGNATURE

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 ARMONK, NY 10504

No.	Revision	Date	Description
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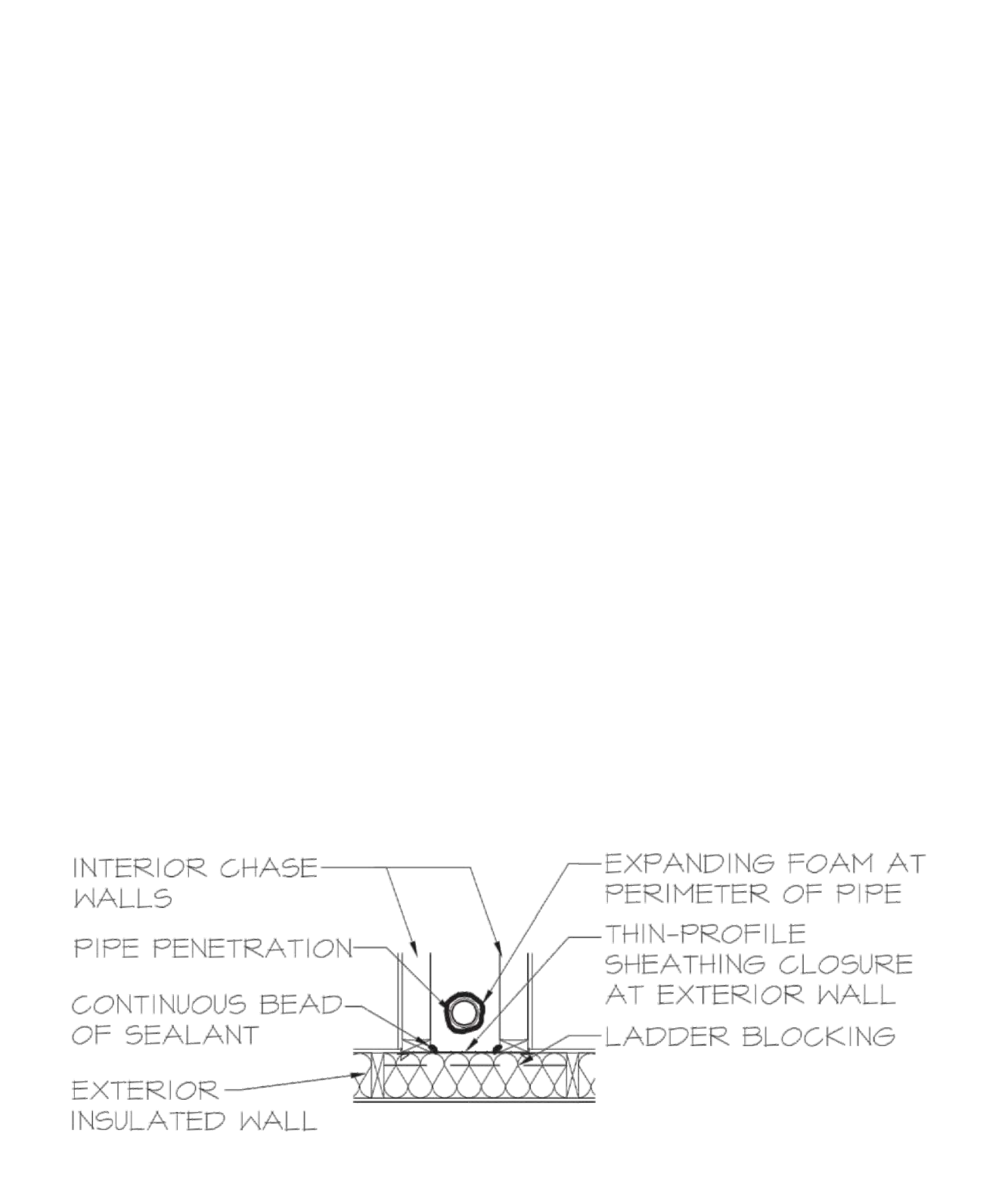
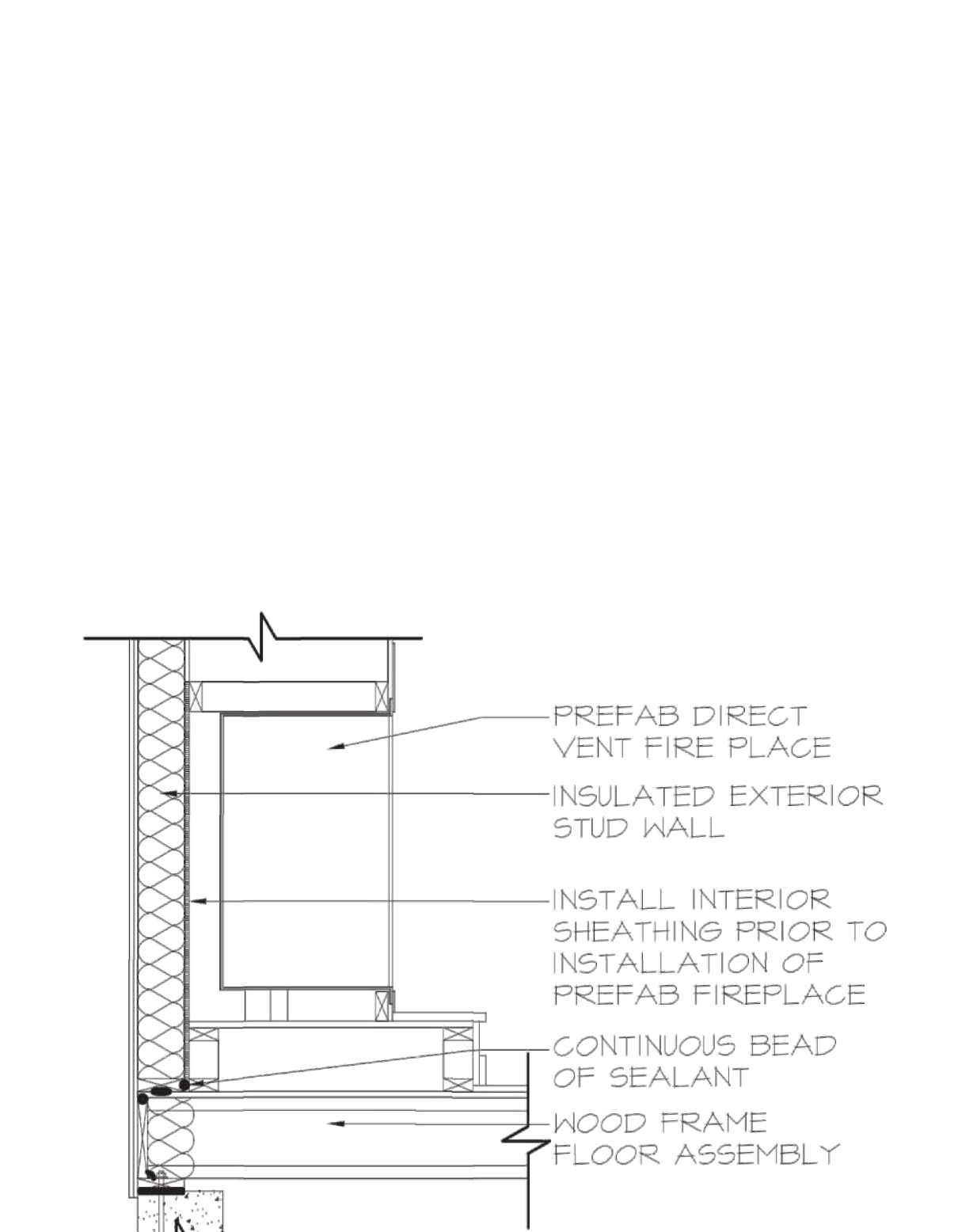
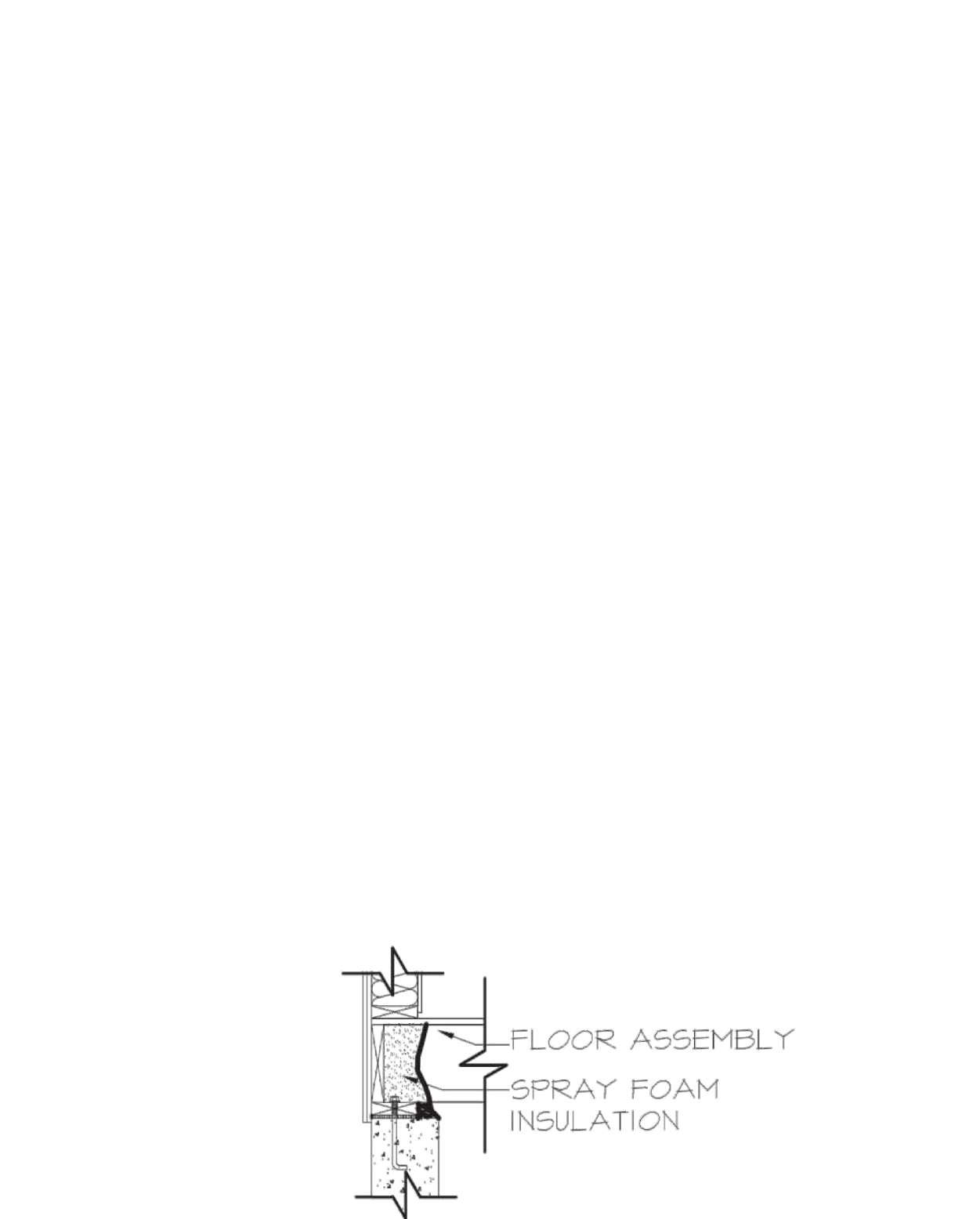
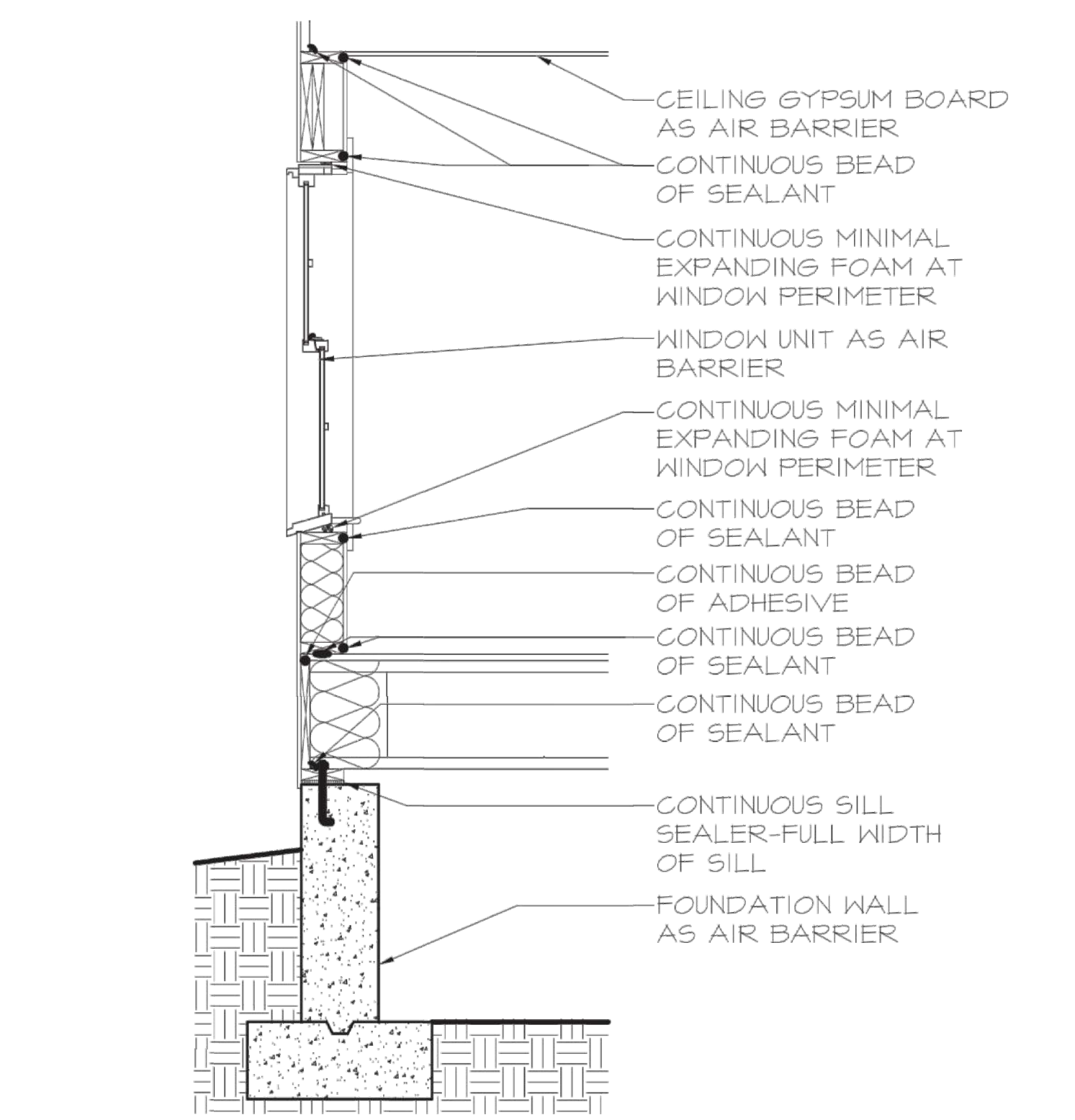
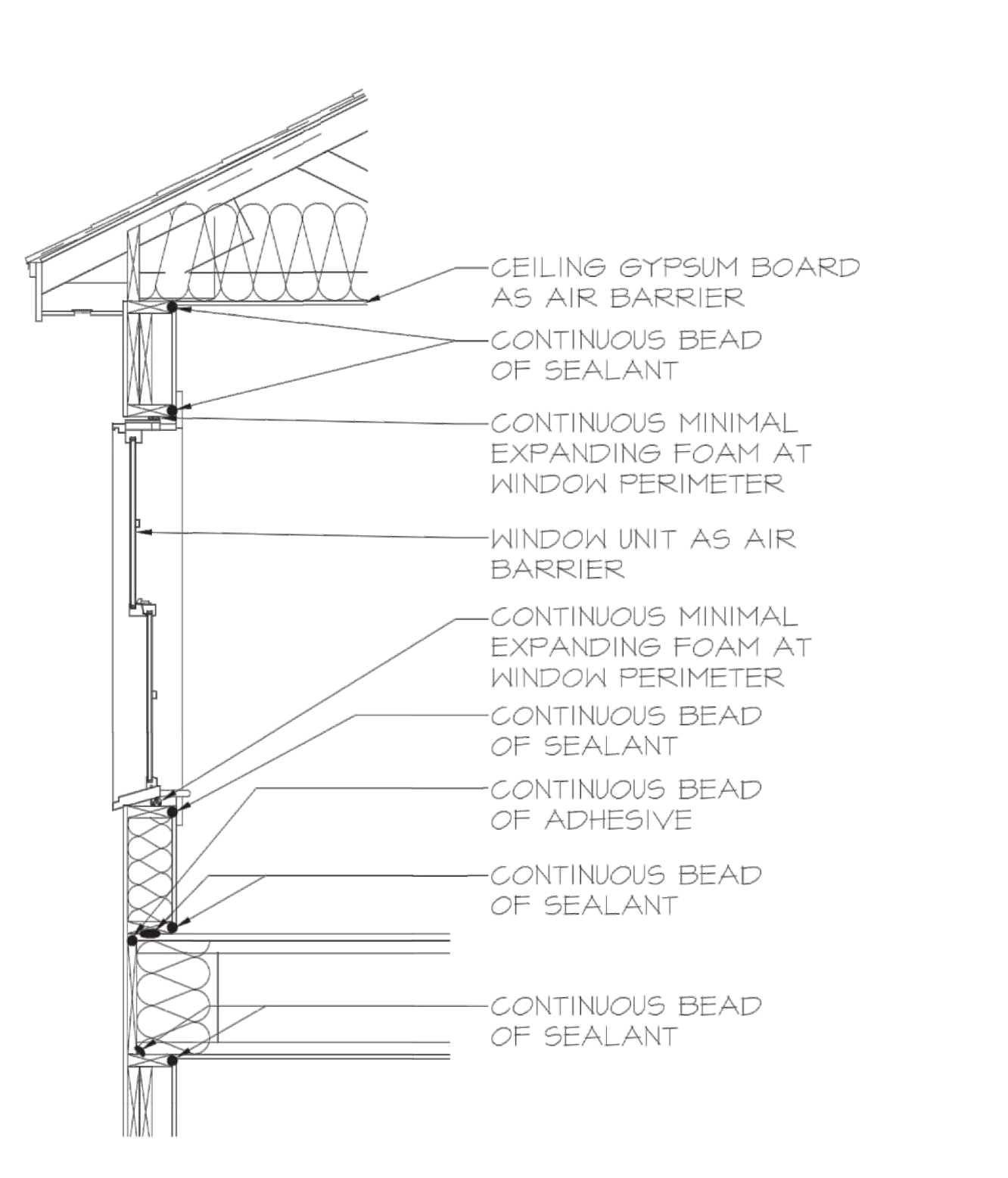
KEY PLAN

AIR SEALING - INSULATION

DRAWING TITLE

DRAWING NUMBER

DATE: 1/15/2020	DRAWN BY: LCL	CHECKED BY: LCL	PROJECT NO: 19-010101
SCALE: AS NOTED			



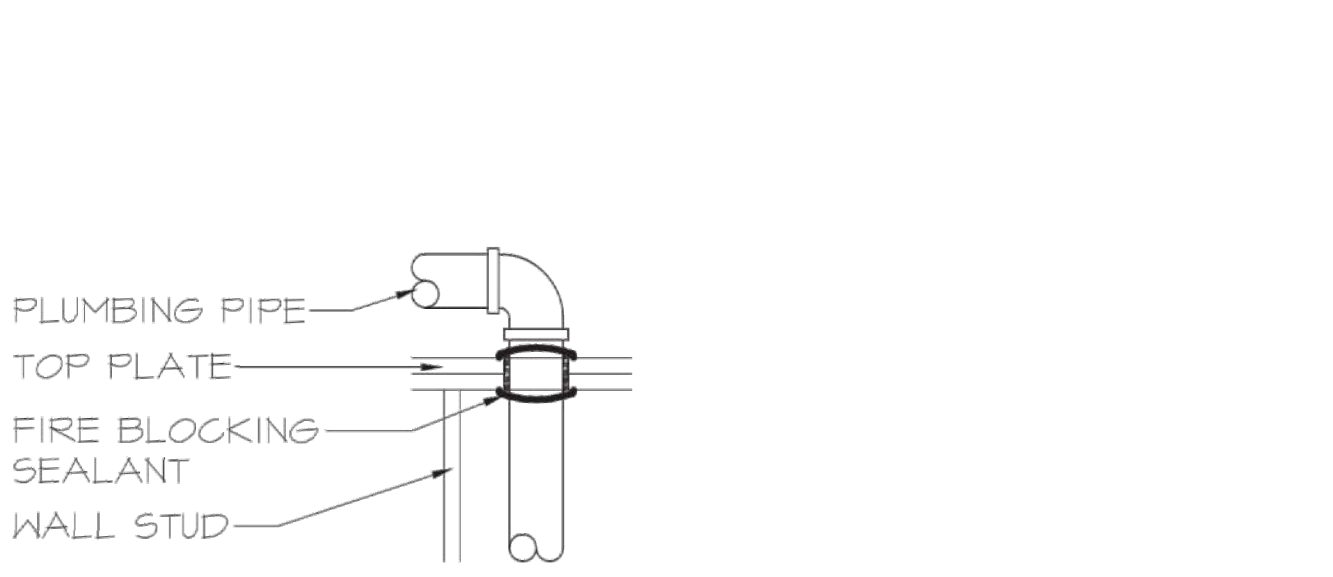
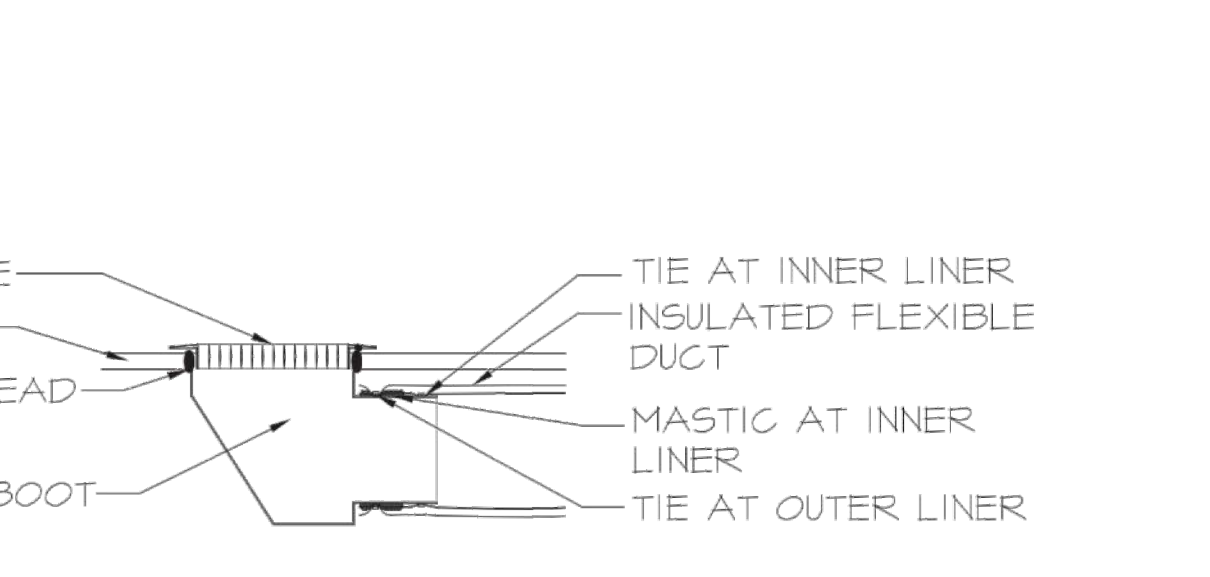
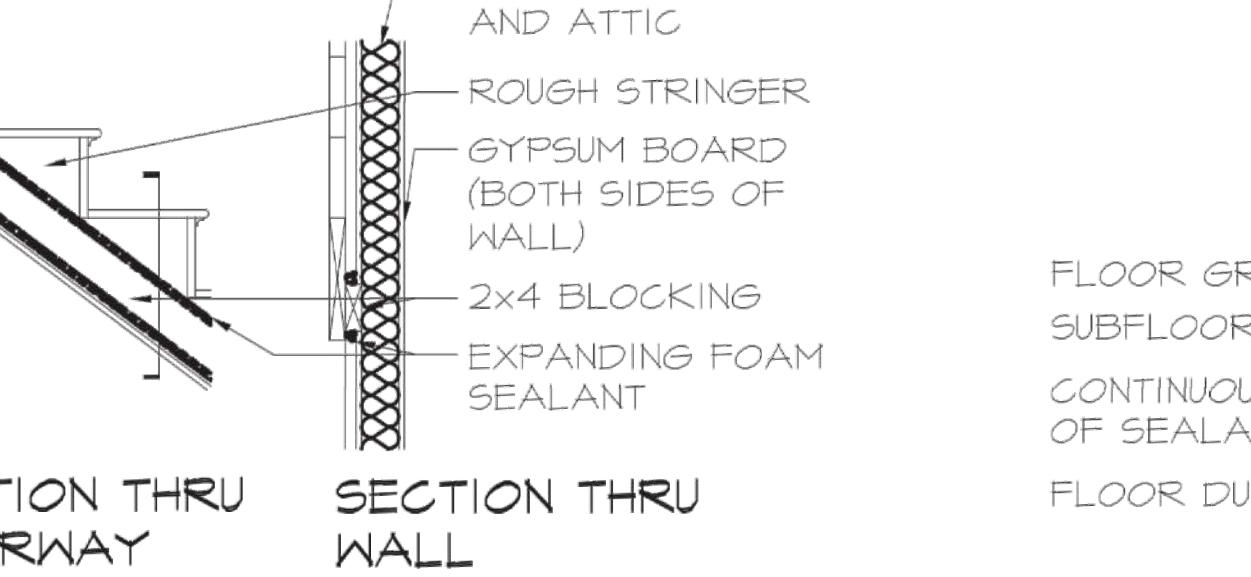
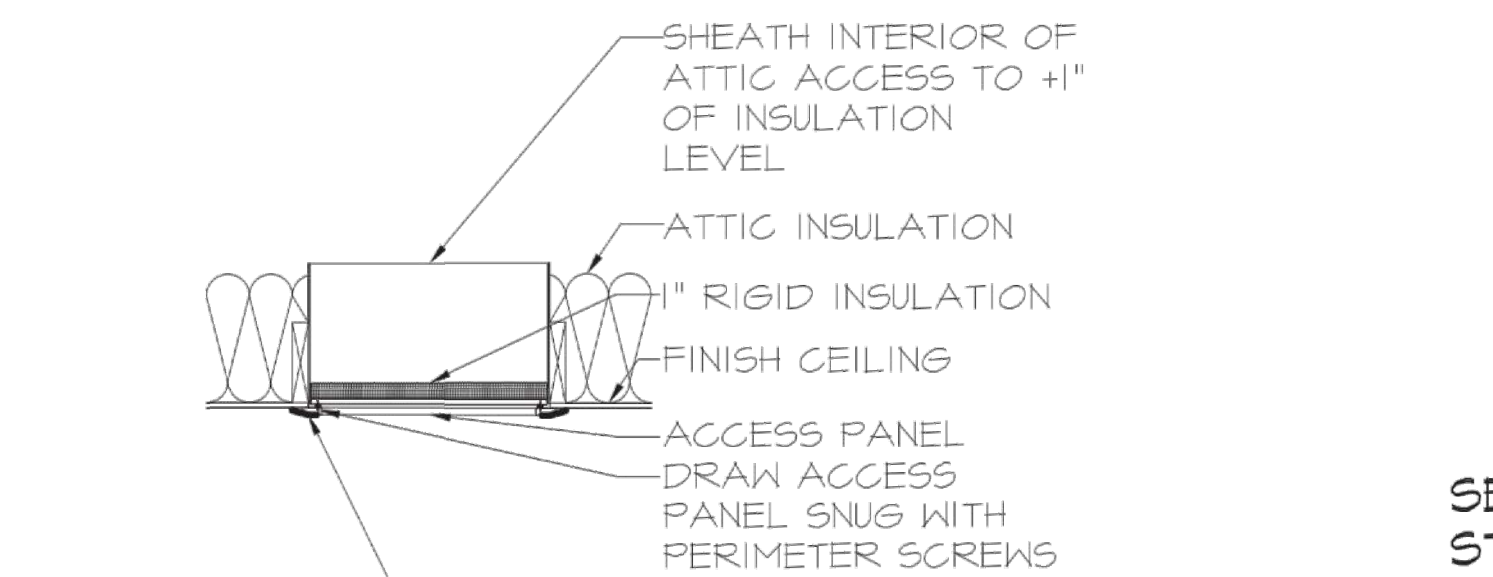
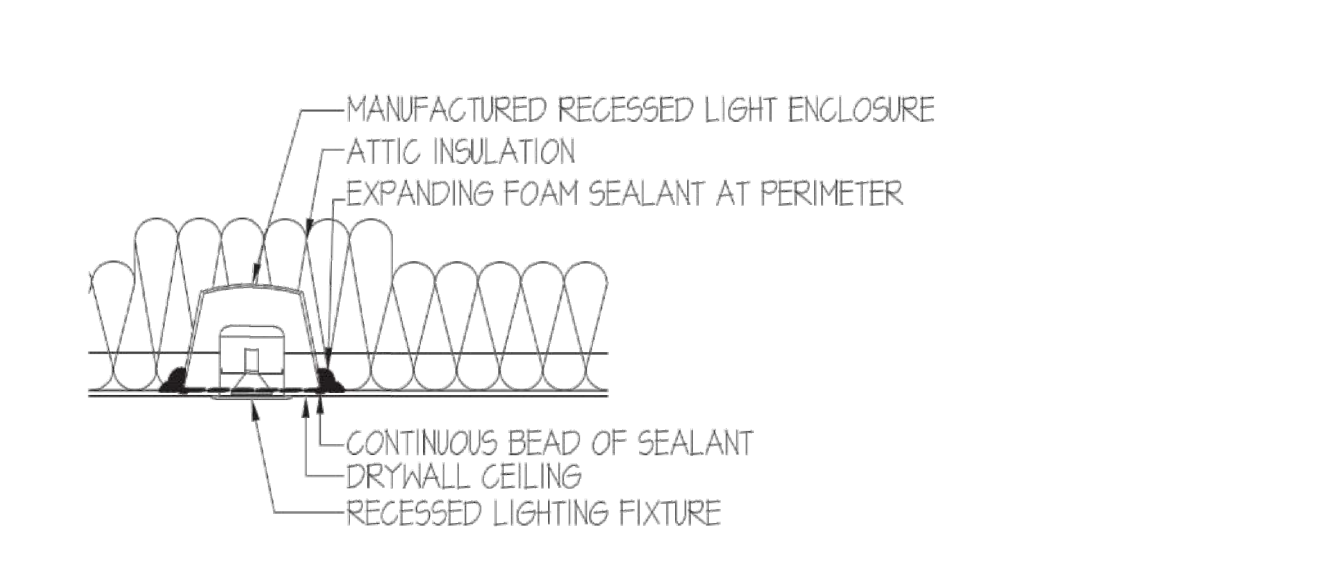
AIR SEALING STRATEGY @ UPPER WALL SECTION
 SCALE: 1/2" = 1'-0"

AIR SEALING STRATEGY @ LOWER WALL SECTION
 SCALE: 1/2" = 1'-0"

RIM JOIST INSULATING DETAIL
 SCALE: 1/2" = 1'-0"

FIREPLACE AIR SEALING DETAIL
 SCALE: 1/2" = 1'-0"

AIR SEAL @ CHASE WALL DETAIL
 SCALE: 1/2" = 1'-0"



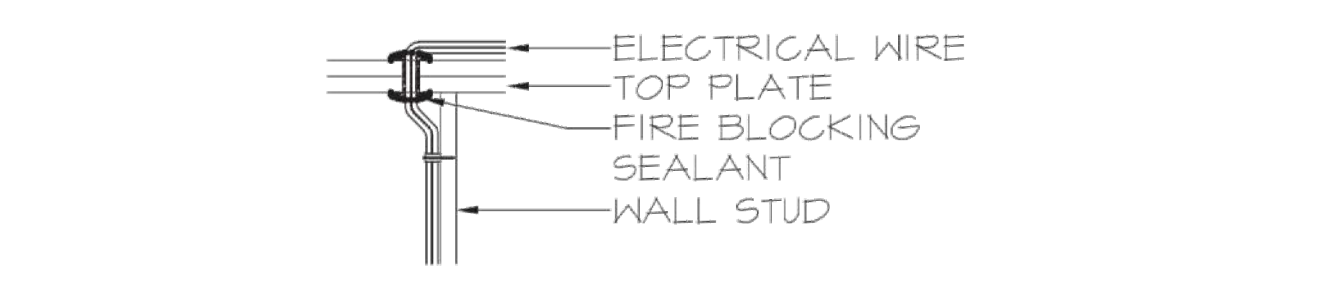
AIR SEAL @ RECESSED LIGHTING DETAIL
 SCALE: 1/2" = 1'-0"

AIR SEAL @ ATTIC HATCH DETAIL
 SCALE: 1/2" = 1'-0"

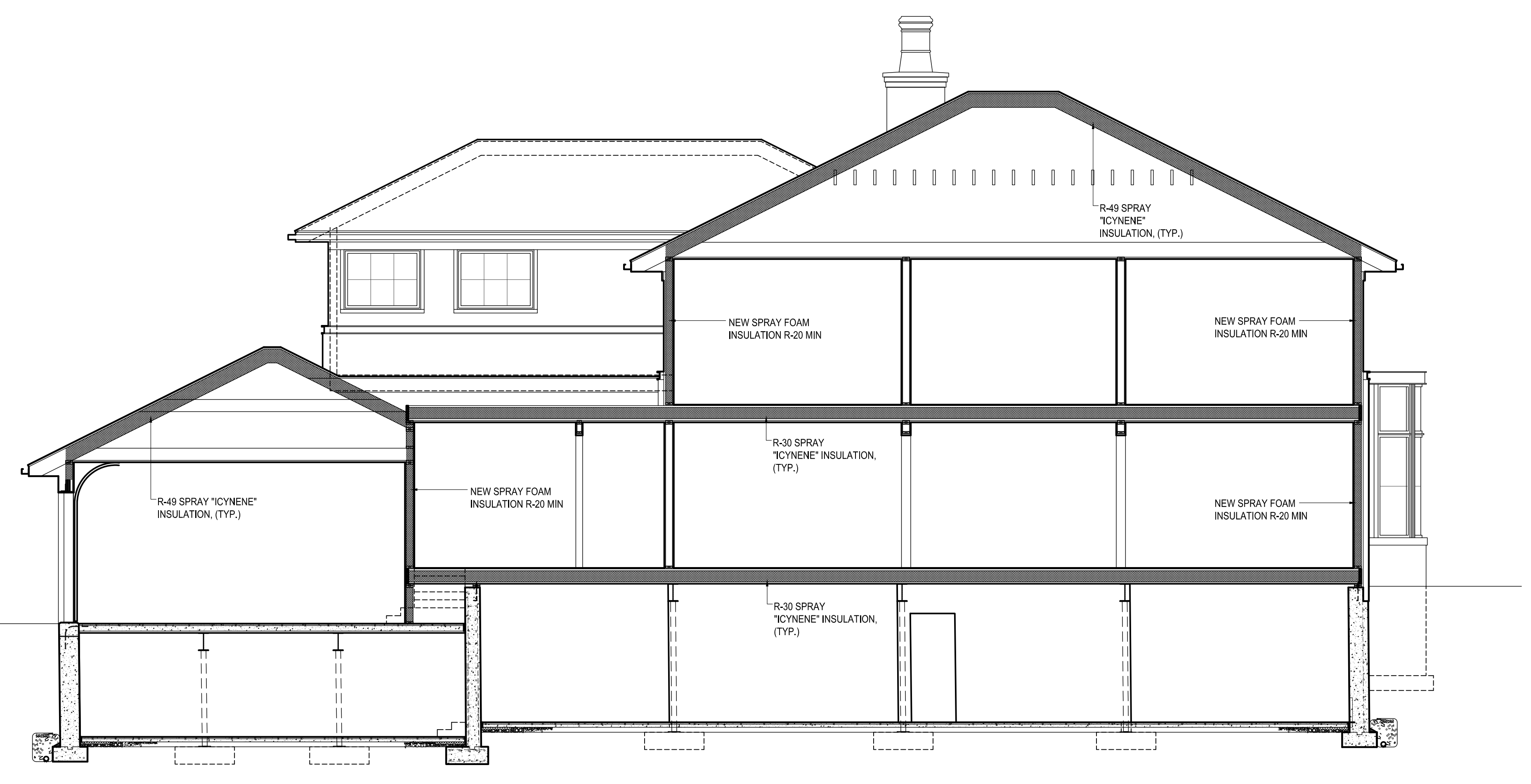
AIR SEAL @ STAIR BETWEEN SPACES
 SCALE: 1/2" = 1'-0"

AIR SEAL @ DUCT BOOT DETAIL
 SCALE: 1/2" = 1'-0"

TOP PLATE PIPE PENETRATION DETAIL
 SCALE: 1/2" = 1'-0"



TOP PLATE WIRE PENETRATION DETAIL
 SCALE: 1/2" = 1'-0"



SEAL SIGNATURE

No.	Revision	Date	Description
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KEY PLAN

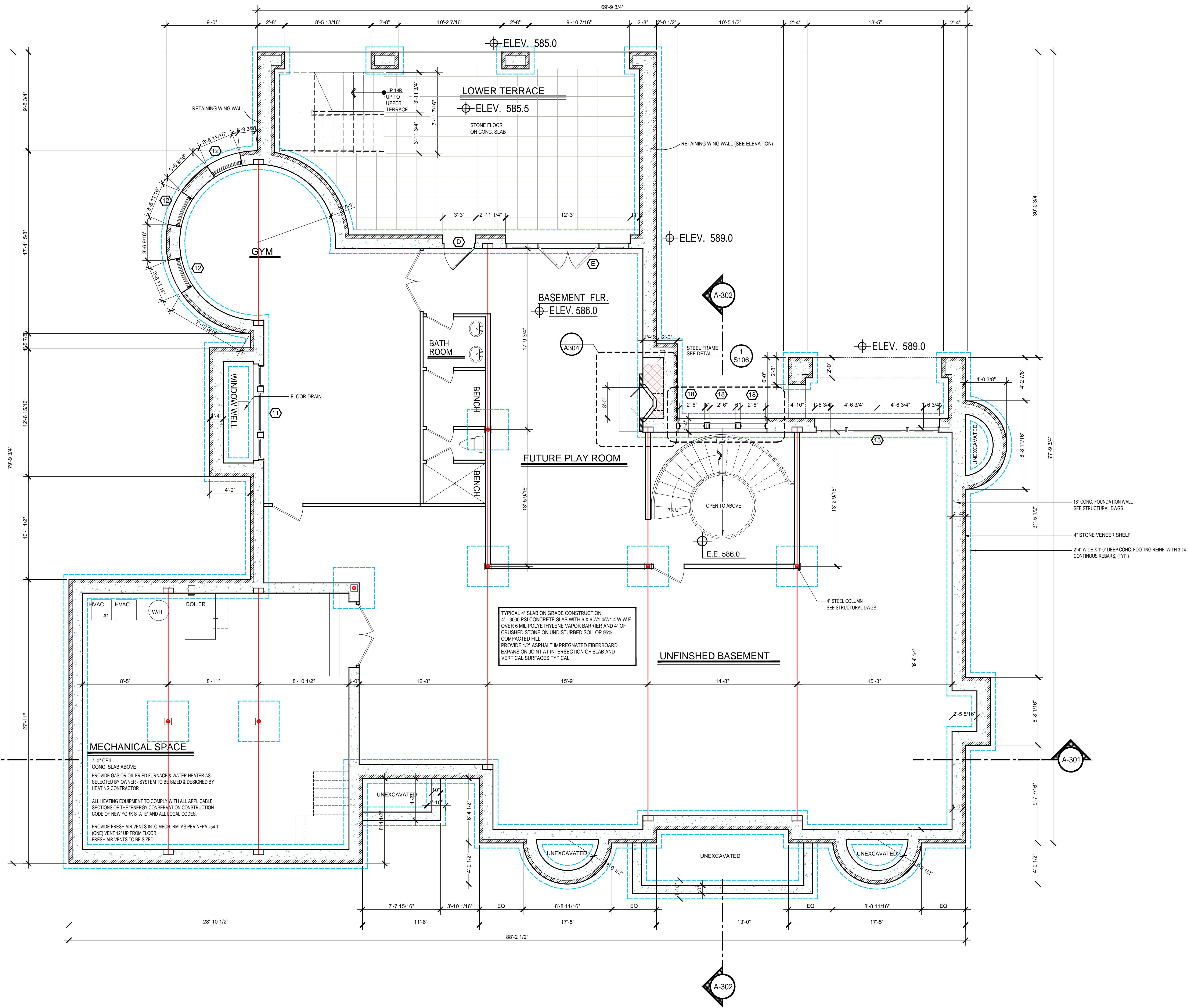
BASEMENT FLOOR PLAN

DRAWING TITLE

A-101

DRAWING NUMBER

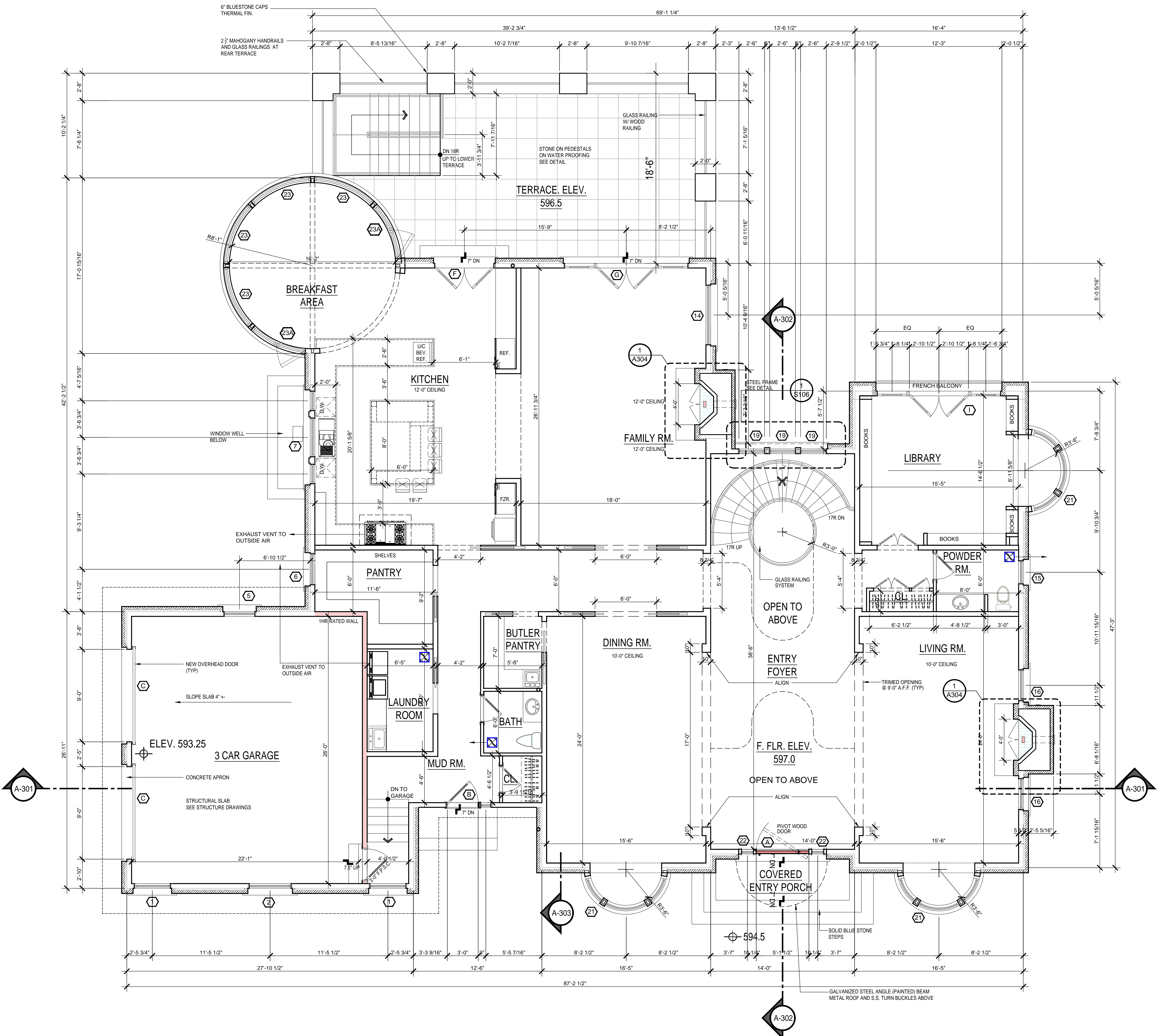
	DATE	
	BY	LDL
	BY	LDL
	PROJECT NO.	20-100001
SCALE	AS NOTED	



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TRUE DATE
BY: L.L.
PROJECT NO.
SCALE AS NOTED



FIRST FLOOR PLAN

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ARMONK, NY 10504

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KEY PLAN

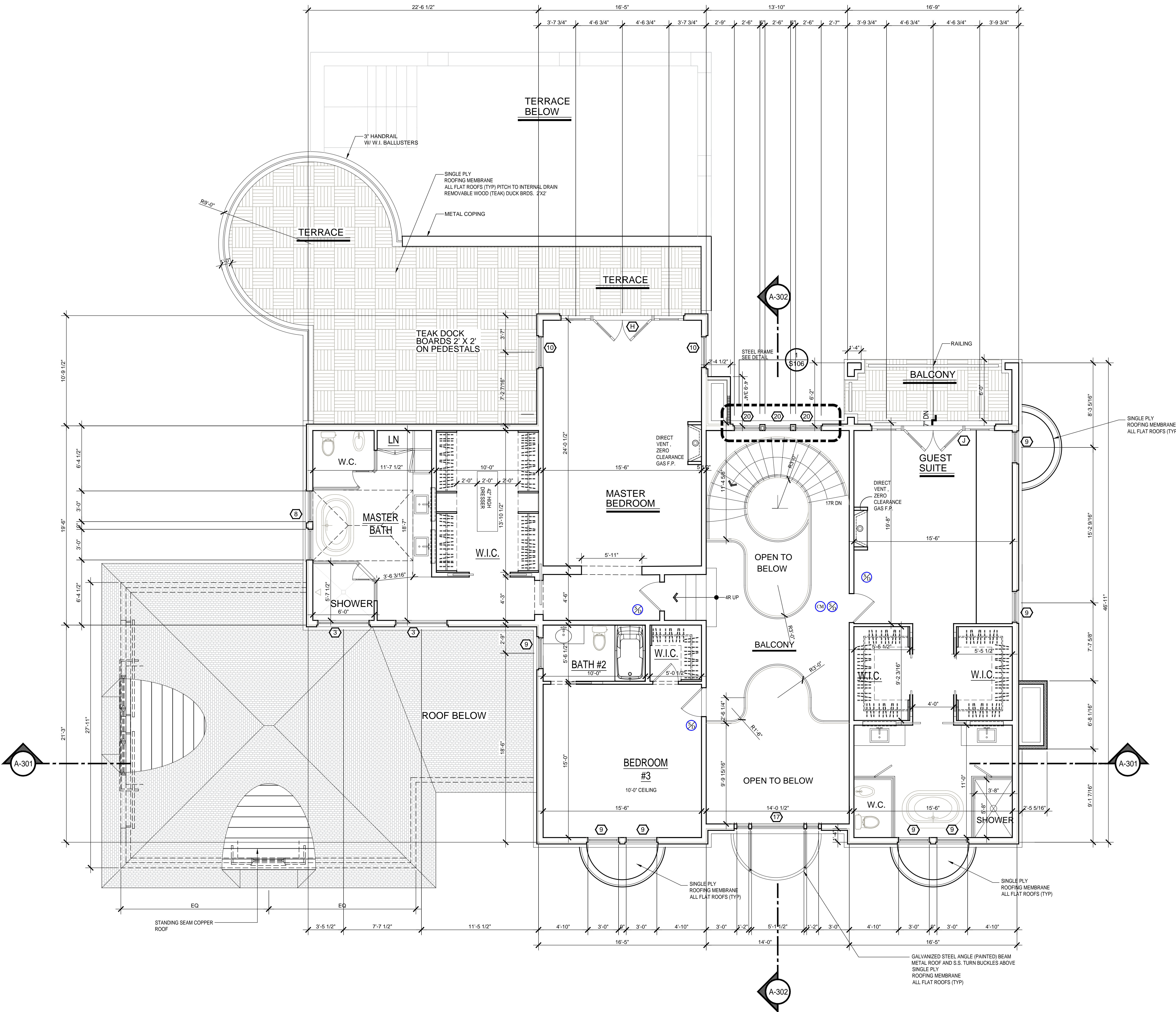
SECOND FLOOR PLAN

DRAWING TITLE

A-103

DRAWING NUMBER

TRUE DATE: 11/21/2024
DRAWN BY: LLD
CHECKED BY: LLD
PROJECT NO: 24-100001
SCALE: AS NOTED
SEAL SIGNATURE

SECOND FLOOR PLAN

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

No.	Revision	Date	Description
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KEY PLAN

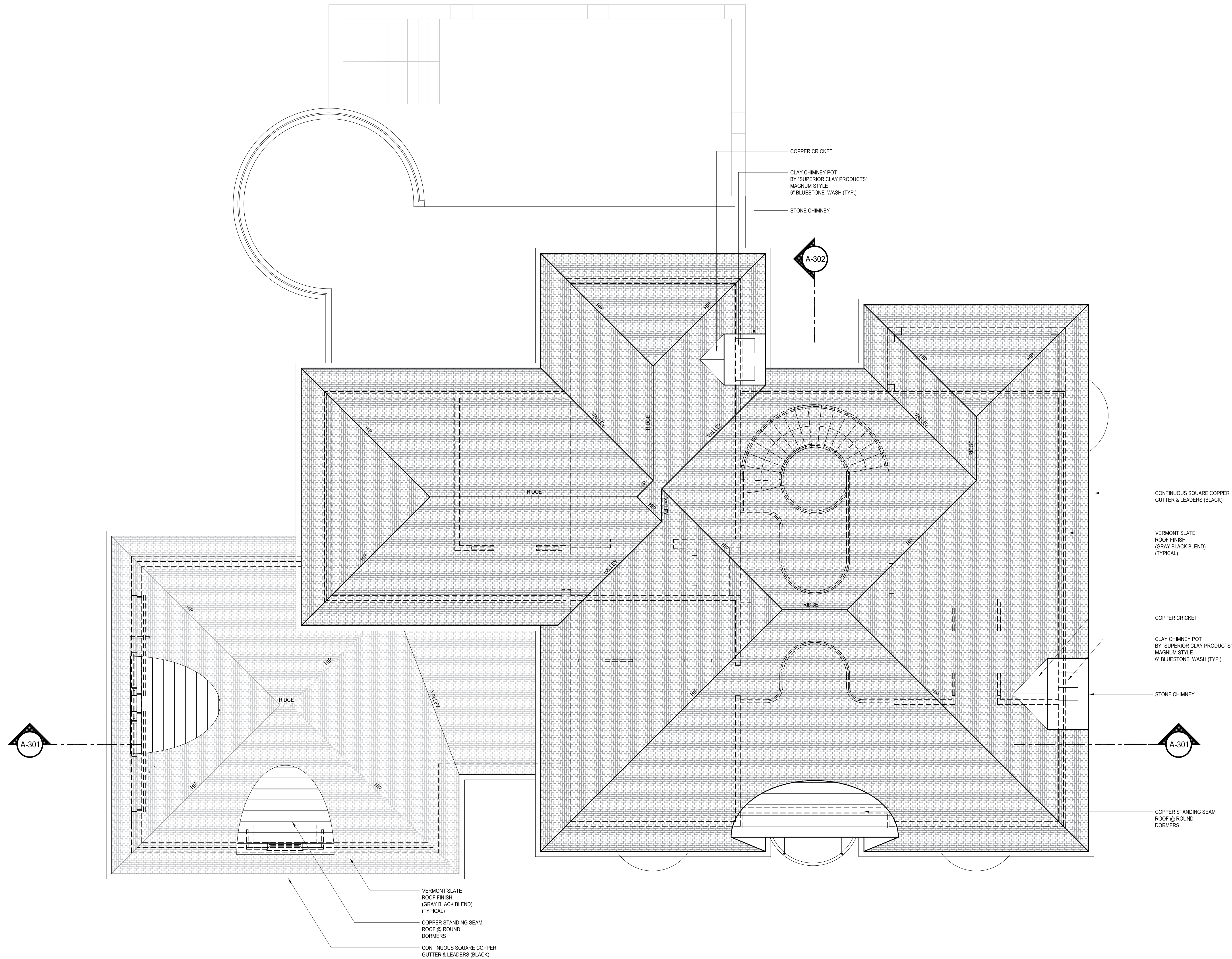
ROOF PLAN

DRAWING TITLE

A-104

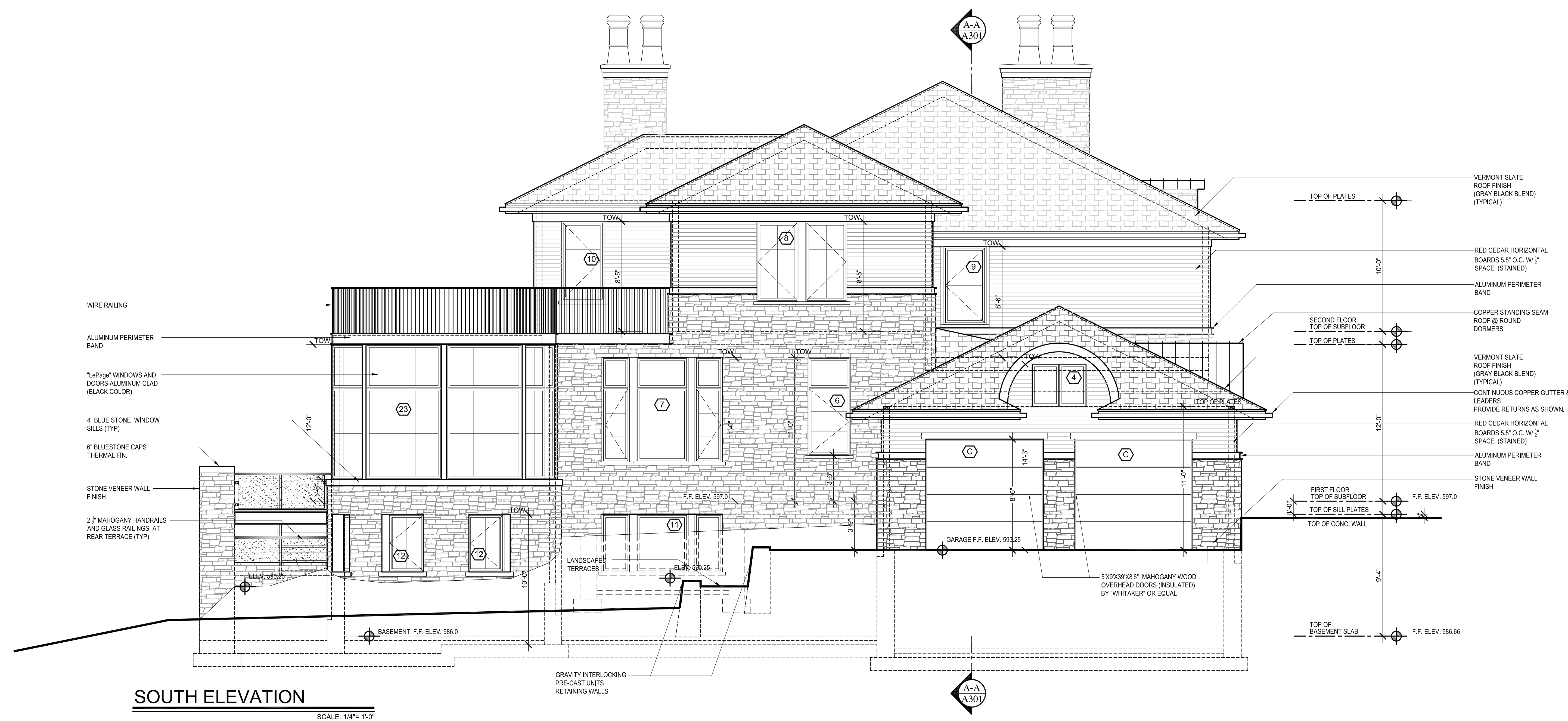
DRAWING NUMBER

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	DRAWN BY: LCL
	CHECKED BY: LCL
	PROJECT NO: 201100101
SCALE: AS SHOWN	
SIGNATURE: _____	

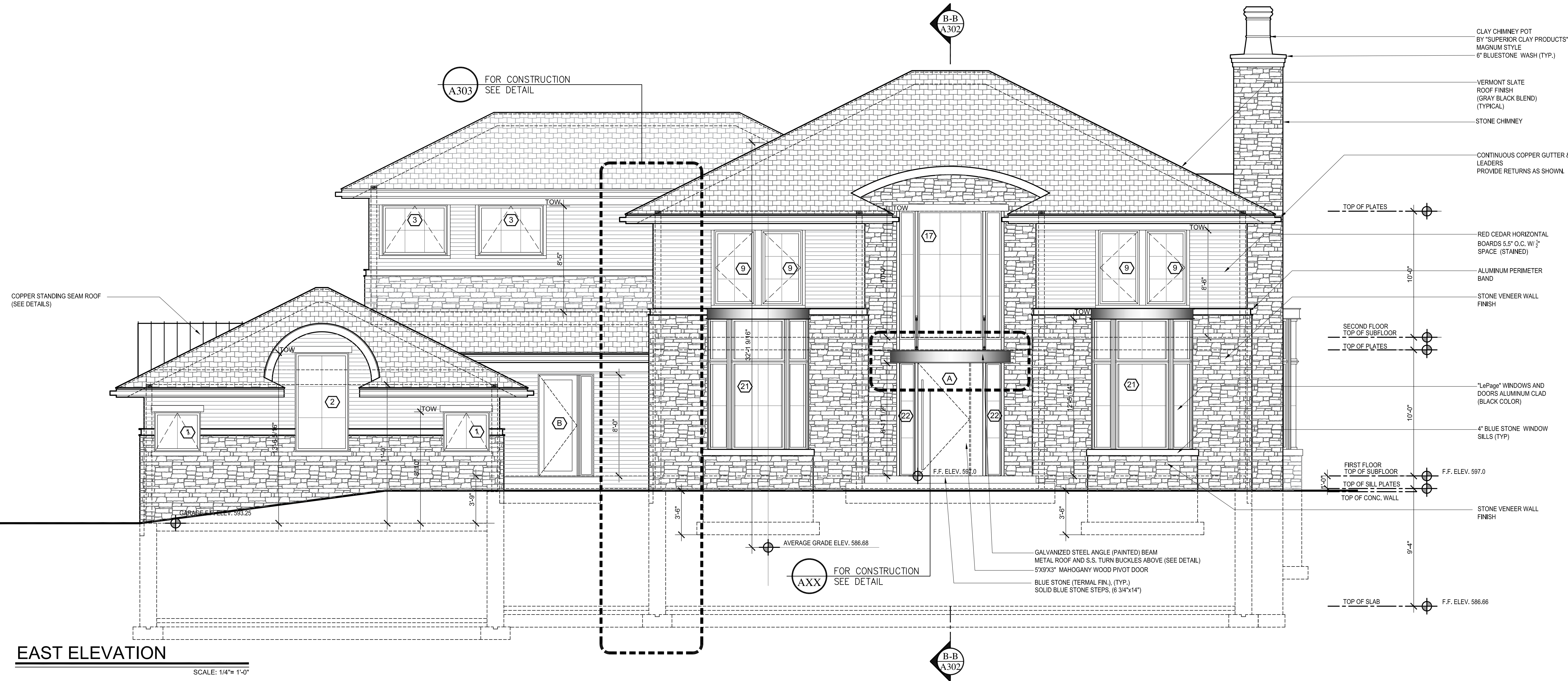


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PROPOSED RESIDENCE
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 ARMONK, NY 10504



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



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

No.	Revision	Date	Description
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KEY PLAN

ELEVATIONS
 DRAWING TITLE

A-201
 DRAWING NUMBER

SCALE AS NOTED
DATE: 11/19/20
DRAWN BY: LCL
CHECKED BY: LCL
PROJECT NO: 20-00101
SCALE: AS NOTED
REAL SIGNATURE

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 6 CANNATO PLACE
 ARMONK, NY 10504



NORTH ELEVATION

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



WEST ELEVATION

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

- CLAY CHIMNEY POT BY "SUPERIOR CLAY PRODUCTS" MAGNUM STYLE 6" BLUESTONE WASH (TYP.)
- STONE CHIMNEY
- VERMONT SLATE ROOF FINISH (GRAY BLACK BLEND) (TYPICAL)
- TOP OF PLATES
- 10'-0"
- RED CEDAR HORIZONTAL BOARDS 5.5" O.C. W/ 1/2" SPACE (STAINED)
- ALUMINUM PERIMETER BAND
- 10'-0"
- SECOND FLOOR TOP OF SUBFLOOR TOP OF PLATES 12'-0 1/8 1/8"
- 1 1/2" FRAM" WINDOWS AND DOORS ALUMINUM CLAD (BLACK COLOR)
- 10'-0"
- STONE VENEER WALL FINISH
- 4" BLUE STONE WINDOW SILLS (TYP)
- F.F. ELEV. 597.0
- FIRST FLOOR TOP OF SUBFLOOR TOP OF SILL PLATES TOP OF CONC. WALL
- 9'-4"
- TOP OF SLAB

- CLAY CHIMNEY POT BY "SUPERIOR CLAY PRODUCTS" MAGNUM STYLE 6" BLUESTONE WASH (TYP.)
- STONE CHIMNEY
- CRICKET
- VERMONT SLATE ROOF FINISH (GRAY BLACK BLEND) (TYPICAL)
- TOP OF PLATES @ MASTER SLATE
- 10'-0"
- ALUMINUM PERIMETER BAND
- RED CEDAR HORIZONTAL BOARDS 5.5" O.C. W/ 1/2" SPACE (STAINED)
- S.S. PICKETS RAILING
- 10'-0"
- SECOND FLOOR TOP OF SUBFLOOR TOP OF PLATES
- 12'-0"
- 1 1/2" FRAM" WINDOWS AND DOORS ALUMINUM CLAD (BLACK COLOR)
- 12'-0"
- FIRST FLOOR TOP OF SUBFLOOR TOP OF SILL PLATES TOP OF CONC. WALL
- 9'-4"
- STONE VENEER WALL FINISH
- 6" BLUESTONE CAPS THERMAL FIN.
- 2" MAHOGANY HANDRAILS AND GLASS RAILINGS AT REAR TERRACE (TYP)
- 9'-4"
- TOP OF SLAB
- F.F. ELEV. 586.66

No.	Revision	Date	Description
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DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF STUDIO RAI ARCHITECTS. WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO RAI ARCHITECTURAL DESIGN P.C. IT IS PROHIBITED TO REPRODUCE OR TRANSMIT IN ANY MANNER OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THIS DOCUMENT IS PREPARED SOLELY FOR THE CONSTRUCTION OF THE PROJECT NAMED HEREIN AND SHALL NOT BE USED BY ANY OTHER PARTY FOR ANY OTHER CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF STUDIO RAI ARCHITECTS.

KEY PLAN

ELEVATIONS

DRAWING NUMBER

A-202

DATE: 11/01/2024
 DRAWN BY: L.L.
 CHECKED BY: L.L.
 PROJECT NO: 24-10101
 SCALE: AS NOTED

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF STUDIO RAI ARCHITECTS. WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO RAI ARCHITECTURAL DESIGN P.C. IT IS PROHIBITED TO REPRODUCE OR TO BE USED FOR THE CONSTRUCTION OF THE PROJECT NAMED HEREIN AND SHALL NOT BE USED BY ANY OTHER PARTY FOR ANY OTHER CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF STUDIO RAI ARCHITECTS.

KEY PLAN

WINDOW/ DOOR SCHEDULE

DRAWING TITLE

A250

DRAWING NUMBER

DATE: 1/11/20
BY: LLD
CHECKED BY: LLD
PROJECT NO: 19-10101
SCALE: AS NOTED

REAL SIGNATURE

WINDOW SCHEDULE

WINDOW KEY	WINDOW TYPE	MANUF.	CATALOGUE NUMBER	WINDOW OPENING	REMARKS
1	AWNING	LEPAGE			
2	FIXED	LEPAGE			
3	AWNING	LEPAGE			
4	FIXED	LEPAGE			
5	AWNING	LEPAGE			
6	FIXED TRANSOM	LEPAGE			
7	FIXED CENTER CASEMENT SIDE WINDOWS	LEPAGE			
8	CASEMENT	LEPAGE			
9	CASEMENT	LEPAGE			
10	CASEMENT	LEPAGE			
11	FIXED CENTER CASEMENT SIDE WINDOWS	LEPAGE			

WINDOW SCHEDULE

WINDOW KEY	WINDOW TYPE	MANUF.	CATALOGUE NUMBER	WINDOW OPENING	REMARKS
12	CASEMENT	LEPAGE			
13	FIXED CENTER CASEMENT SIDE WINDOWS	LEPAGE			
14	FIXED	LEPAGE			
15	FIXED	LEPAGE			
16	FIXED	LEPAGE			
17	FIXED	LEPAGE			
18	FIXED	LEPAGE			
19	FIXED	LEPAGE			SAFETY GLASS WINDOW @ STAIRCASE
20	FIXED	LEPAGE			SAFETY GLASS WINDOW @ STAIRCASE
21	FIXED	LEPAGE			SAFETY GLASS WINDOW @ STAIRCASE

WINDOW SCHEDULE

WINDOW KEY	WINDOW TYPE	MANUF.	CATALOGUE NUMBER	WINDOW OPENING	REMARKS
22	FIXED	CUSTOM			
23	FIXED	LEPAGE			
24	FIXED	LEPAGE			
25	FIXED	CUSTOM			
26	CASEMENT	CUSTOM			

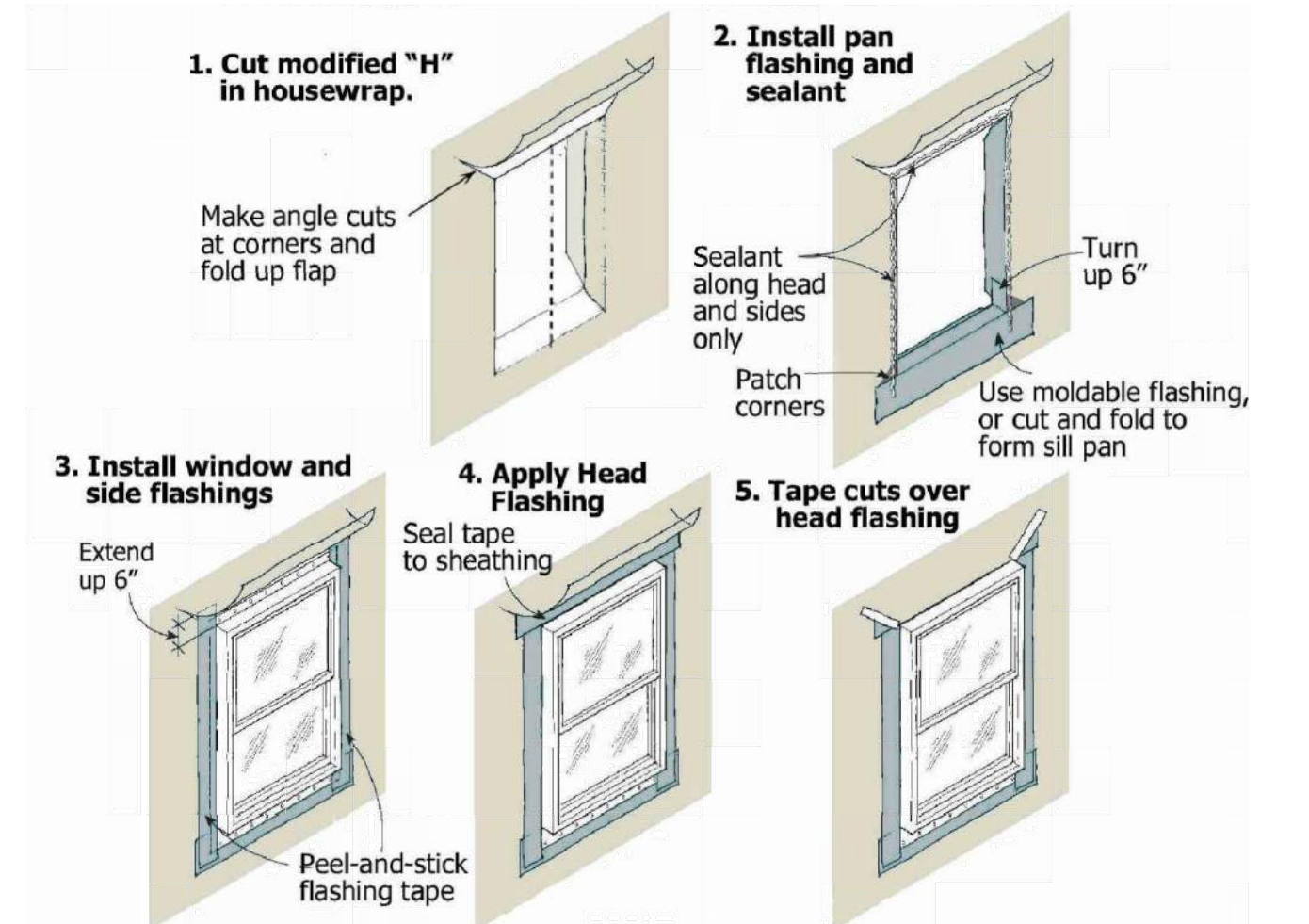
EXTERIOR DOOR SCHEDULE

DOOR KEY	DOOR TYPE	MANUF.	CATALOGUE NUMBER	WINDOW OPENING	REMARKS
27	FRONT WOOD	CUSTOM			
28	INSWING	LEPAGE			
29	OVERHEAD GARAGE DOOR	WINNER			
30	INSWING	LEPAGE			
31	INSWING	LEPAGE			
32	INSWING	LEPAGE			
33	INSWING	LEPAGE			
34	INSWING	LEPAGE			
35	INSWING	LEPAGE			
36	INSWING	LEPAGE			

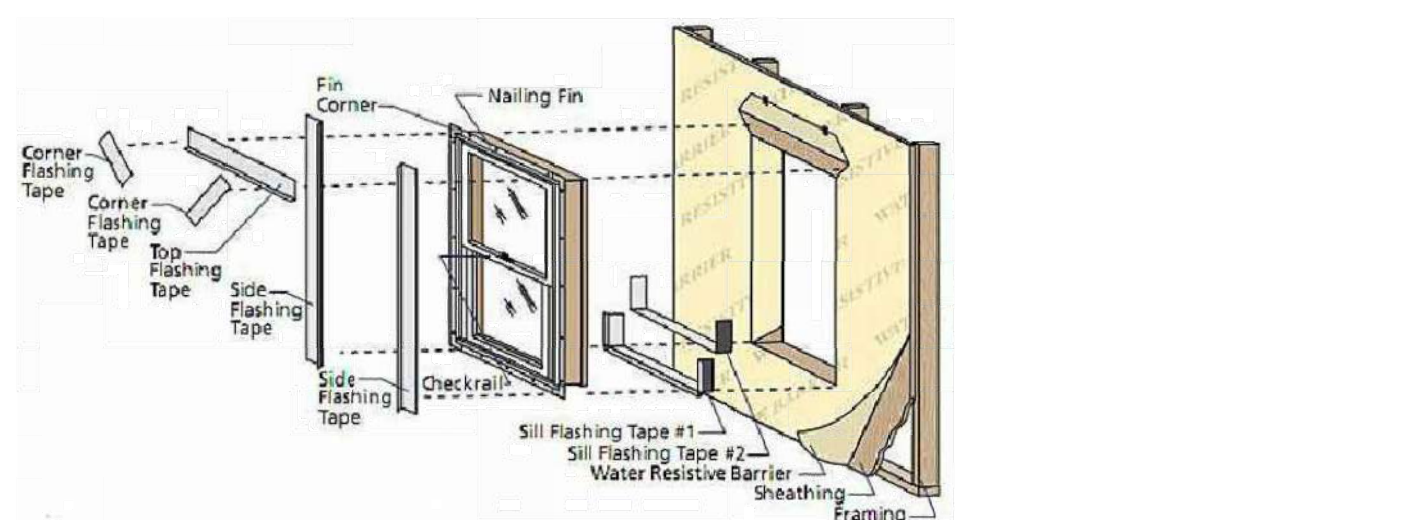
EXTERIOR DOOR SCHEDULE

DOOR KEY	DOOR TYPE	MANUF.	CATALOGUE NUMBER	WINDOW OPENING	REMARKS
37	INSWING	LEPAGE			
38	INSWING	LEPAGE			

WINDOW GENERAL NOTES :
 ○ ALL NEW WINDOWS ARE TO BE MANUFACTURED BY "LEPAGE" OF WINDOWS TYPES AND SIZES LISTED ABOVE.
 ○ PROVIDE ALL WINDOWS WITH SIMULATED DIVIDED LIGHT GRILLES, AND INSECT SCREENS FOR TYPES LISTED UNLESS OTHERWISE NOTED.
 ○ PROVIDE WITH EXTENSION JAMBS FOR 2X6 STUD WALL (COORDINATE WITH EXISTING)
 ○ WINDOWS TO HAVE HIGH PERFORMANCE INSULATED GLAZING WITH LOW E FILM AND ARGON GAS
 ○ ALL WINDOW COLORS SHALL BE SELECT BY OWNER
 ○ ALL WINDOW TRIM SHALL BE 4" EXTRUDED ALUMINUM, COLOR AS SPECIFIED ABOVE
 ○ CONTRACTOR TO COORDINATE WITH OWNER WINDOW FINISHES, AND HARDWARE PACKAGE
 ○ CONTRACTOR TO COORDINATE WITH MANUF. REQUIRED ROUGH OPENING FOR EACH WINDOW LISTED
 ○ FRAMING CONTRACTOR IS TO INSTALL 2 X NAILER ALL AROUND MASONRY OPENINGS TYPICAL.
 ○ CONTRACTOR IS TO OBTAIN SHOP DRAWINGS FROM WINDOW MANUFACTURER FOR APPROVAL INDICATING ROUGH OPENING SIZES, FINISHED FRAME SIZES (INCLUDING BRICKMOLDS WHEN SPECIFIED), WINDOW GRILLE PATTERNS AND TYPES, HARDWARE AND ALL OTHER INFORMATION NECESSARY FOR THE COMPLETE INSTALLATION OF THE WINDOWS. APPROVAL OF SHOP DRAWINGS IS REQUIRED PRIOR TO PLACING ORDER FOR FABRICATION.
 ○ ALL WINDOWS NEAR STAIRS, TUBS, DOORS AND ANYTHING BELOW 18" A.F.F. TO HAVE SAFETY GLASS AS PER CODE



1 TYP. WINDOW FLASHING N.T.S.



2 FLASHING SEQUENCE N.T.S.

ARCHITECTS

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROPOSED RESIDENCE
6 CANNATO PLACE
ARMONK, NY 10504

No.	Revision	Date	Description

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF STUDIO RAI ARCHITECTS. WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO RAI ARCHITECTURAL DESIGN P.C. IT IS PROHIBITED TO REPRODUCE, COPY, SCALE FOR THE CONSTRUCTION OF THE PROJECT NAMED HEREIN AND SHALL NOT BE USED BY ANY OTHER PARTIES FOR ANY OTHER CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF STUDIO RAI ARCHITECTS.

KEY PLAN

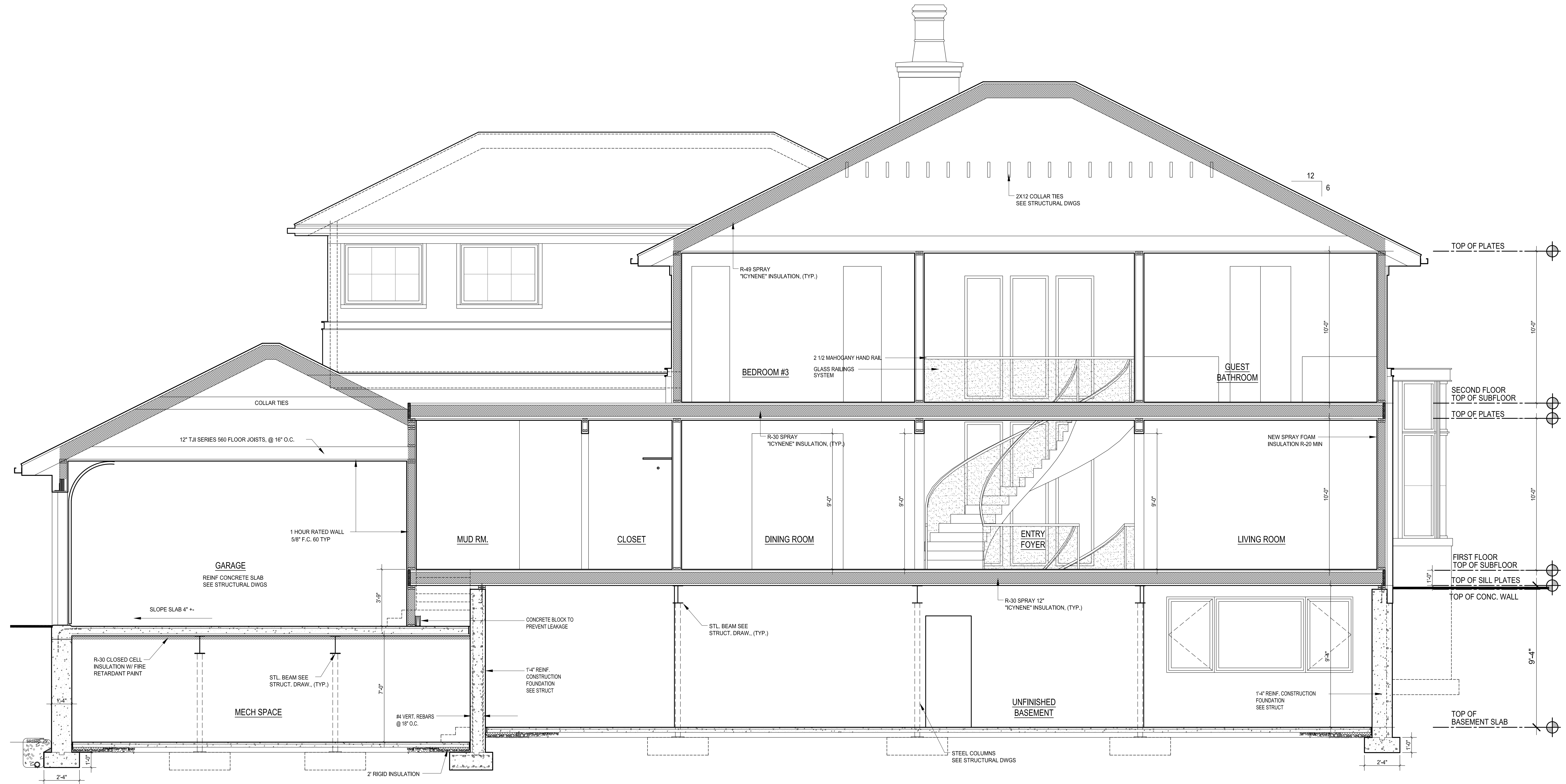
CROSS SECTION
A-A

DRAWING TITLE

A-301

DRAWING NUMBER

SCALE: AS NOTED
DATE: 11/20/20
DRAWN BY: LLD
CHECKED BY: LLD
PROJECT NO: 20-100101
SCALE: AS NOTED
SEAL SIGNATURE



SECTION A-A

No.	Revision	Date	Description

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF STUDIO RAI ARCHITECTS. WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO RAI ARCHITECTURAL DESIGN P.C. IS PROHIBITED. THIS DOCUMENT IS INTENDED SOLELY FOR THE CONSTRUCTION OF THE PROJECT NAMED HEREIN AND SHALL NOT BE USED BY ANY OTHER PARTY FOR ANY OTHER CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF STUDIO RAI ARCHITECTS.

KEY PLAN

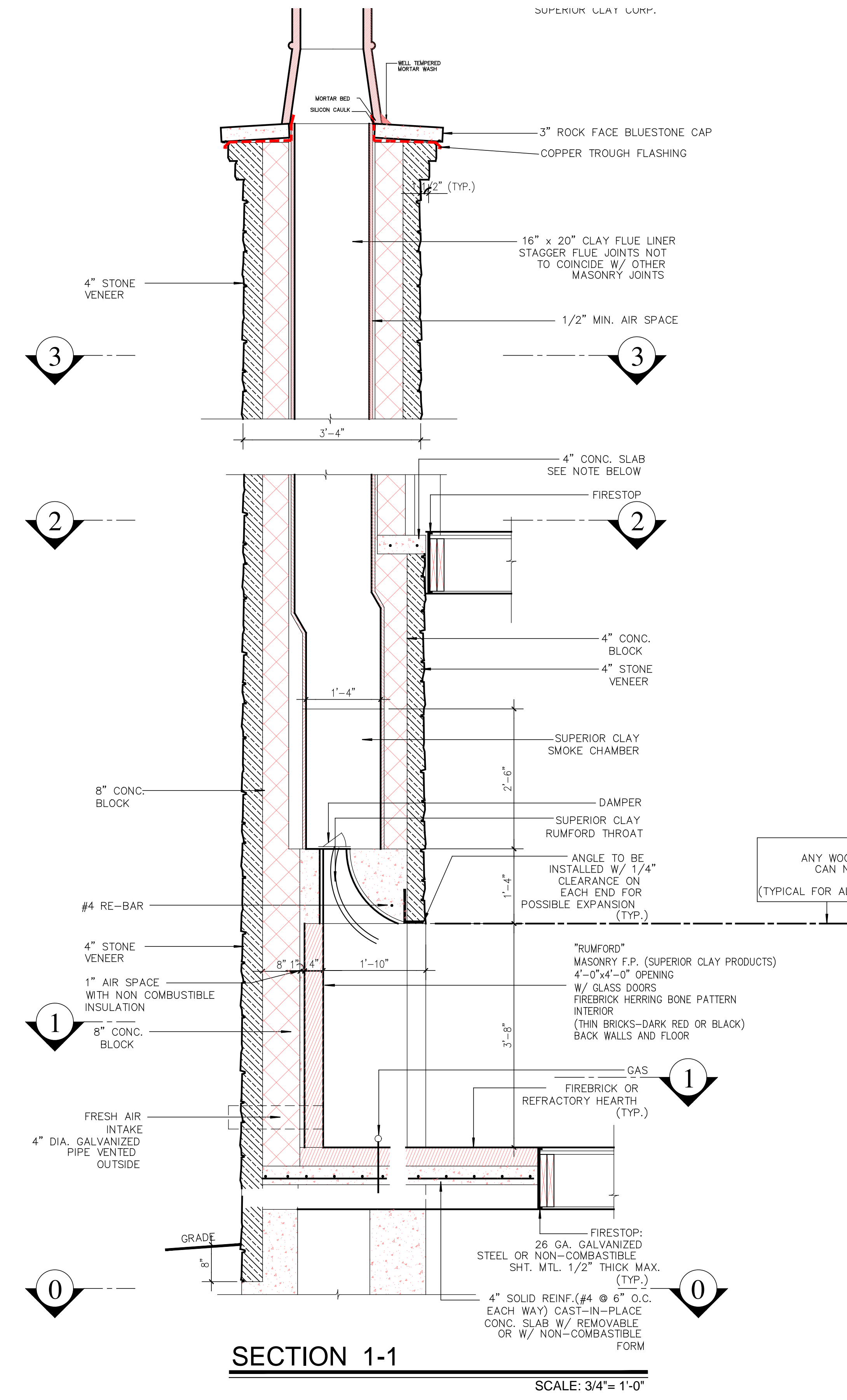
FIREPLACE
DETAILS

DRAWING TITLE

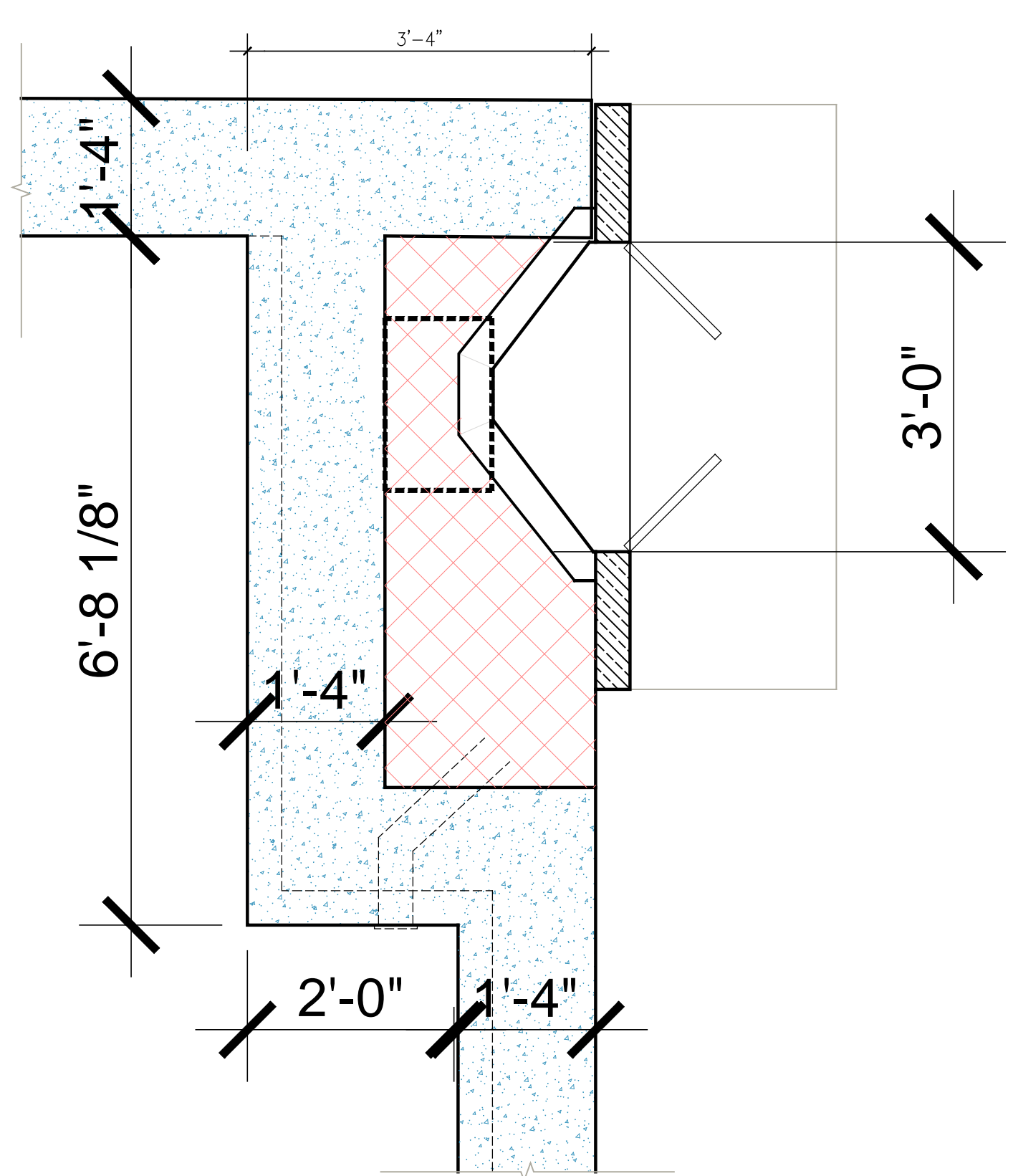
A-304

DRAWING NUMBER

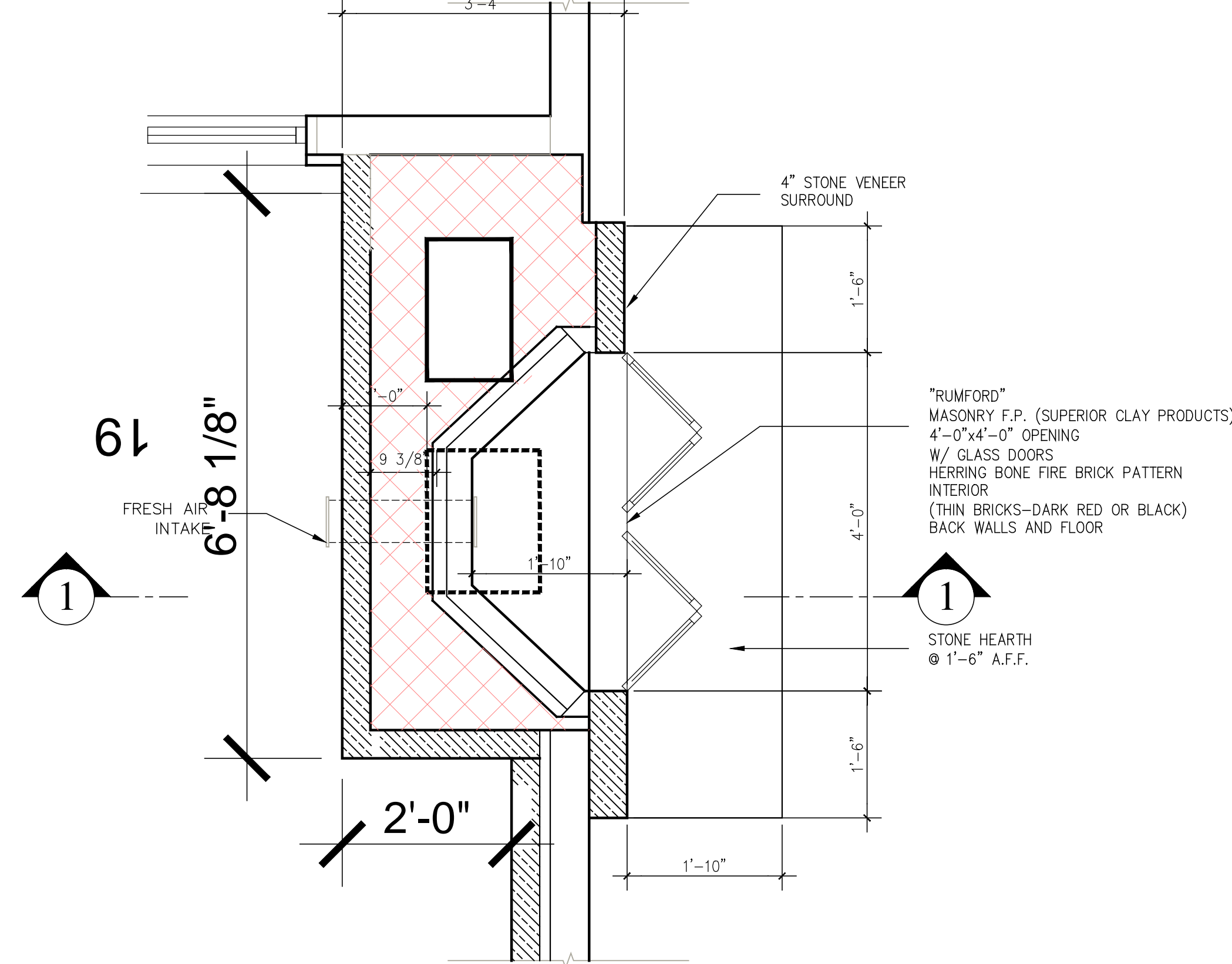
DATE	
BY	
BY	
PROJECT NO.	
SCALE	
NOTED	



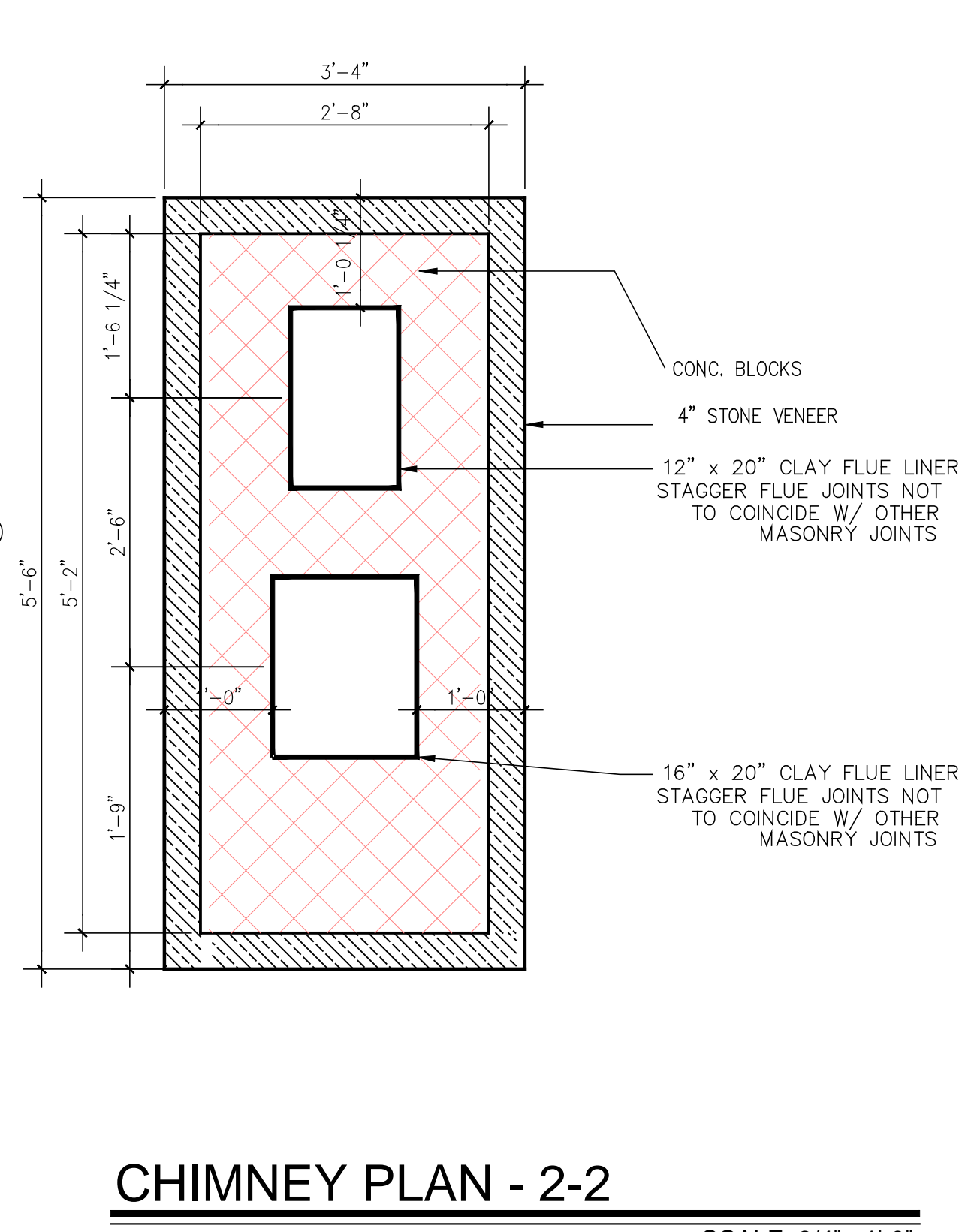
SECTION 1-1
SCALE: 3/4" = 1'-0"



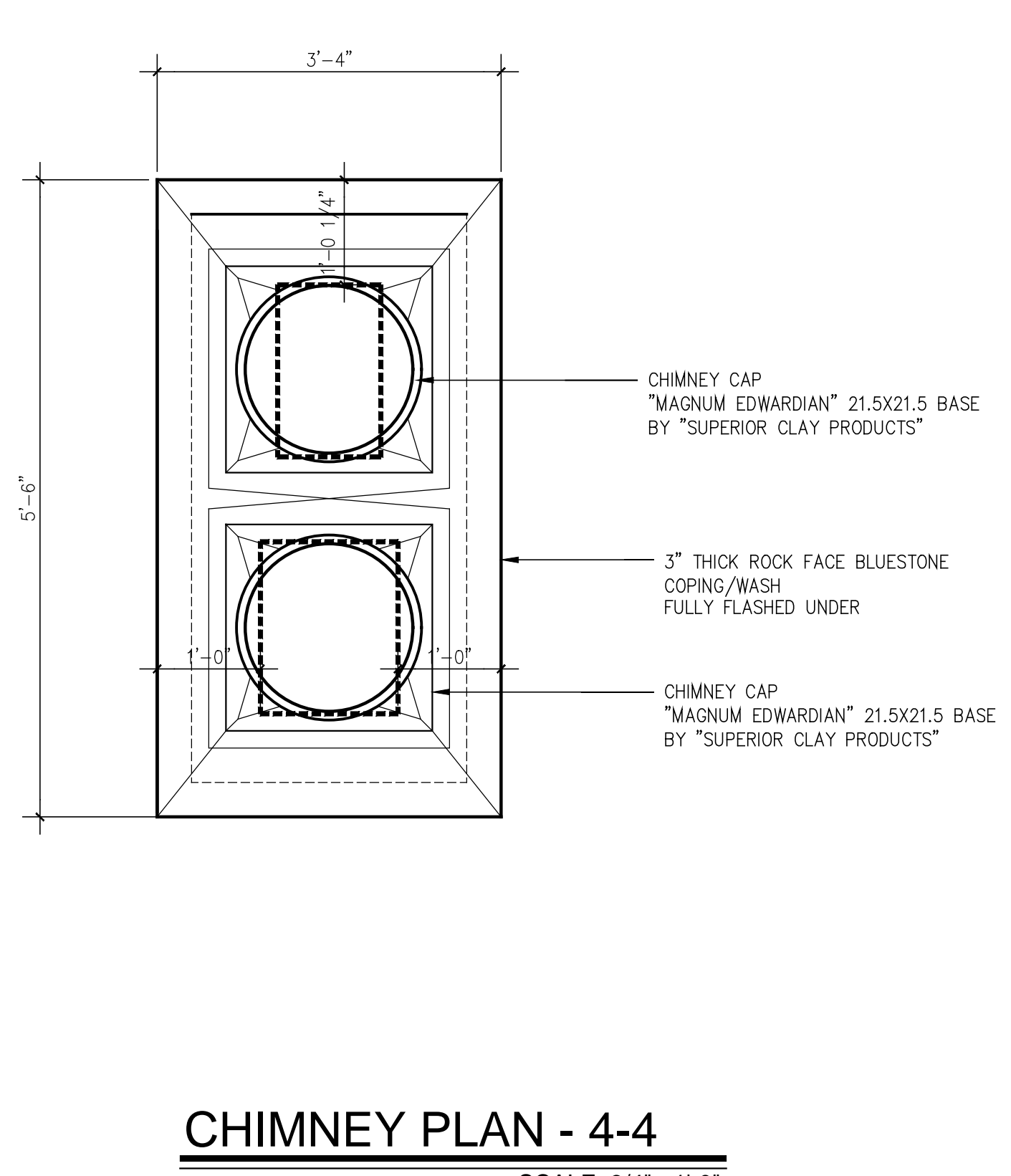
CHIMNEY PLAN @ PLAY ROOM
SCALE: 3/4" = 1'-0"



CHIMNEY PLAN @ FAMILY RM & LIVING RM
SCALE: 3/4" = 1'-0"

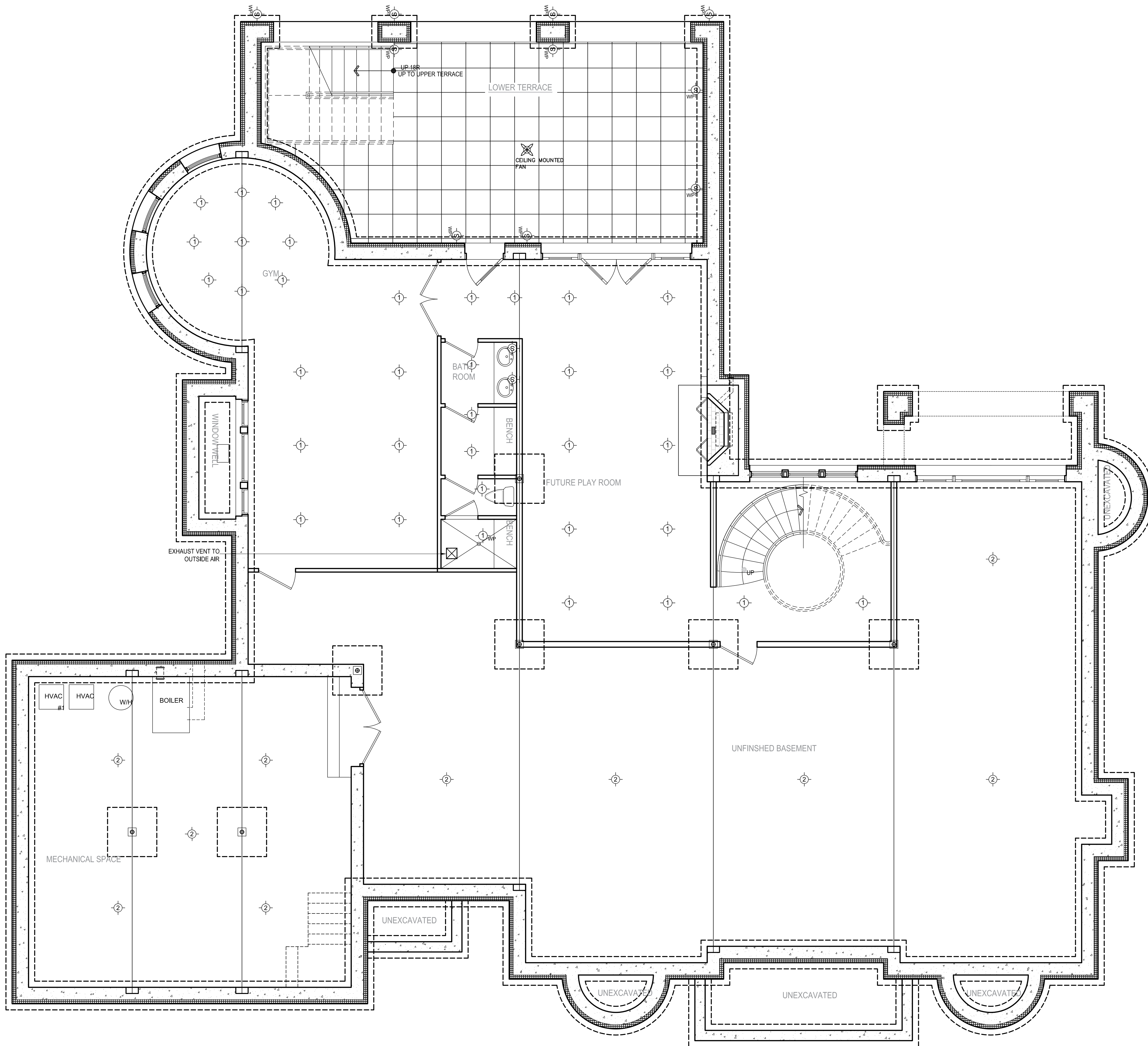


CHIMNEY PLAN - 2-2
SCALE: 3/4" = 1'-0"



CHIMNEY PLAN - 4-4
SCALE: 3/4" = 1'-0"

"RUMFORD" FIREPLACES (TYP ALL F.P. AS PER MANUFACTURER SPECS.)
MASONRY F.P. (SUPERIOR CLAY PRODUCTS) 4'-0" x 4'-0" OPENING W/ GLASS DOORS
HERRING BONE FIRE BRICK PATTERN INTERIOR (THIN BRICKS-DARK RED OR BLACK)
BACK WALLS AND FLOOR



BASEMENT LIGHTING PLAN

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

ELECTRICAL NOTES

ALL ELECTRICAL WORK IS TO COMPLY WITH THE NATIONAL ELECTRICAL CODE (N.E.C.), NYS/JFBC, AND ALL OTHER STATE AND LOCAL CODES AND REGULATIONS HAVING JURISDICTION.

ELECTRICAL LAYOUT INDICATED IS SCHEMATIC AND IS FOR BUDGETING PURPOSES ONLY. THE ELECTRICAL CONTRACTOR IS TO REVIEW FINAL ELECTRICAL LAYOUT WITH OWNER PRIOR TO START OF WORK.

- ALL LIGHTING FIXTURES ARE TO BE SELECTED BY THE OWNER.
- ALL CLOSETS TO HAVE DOOR ACTIVATED SWITCHES FOR CLOSET LIGHTS UNLESS OTHERWISE INDICATED.
- PROVIDE DIMMERS AT ALL PUBLIC ROOMS, LIVING, DINING, FAMILY RM, KITCHEN, MASTER BED RM, BREAKFAST AREA, SLIDE TYPE DIMMERS.
- PROVIDE ALL CODE REQUIRED OUTLETS. LOCATE LOWER ONES WITH IN BASE MOULDING ON FIRST FLOOR.
- PROVIDE POWER TO ALL APPLIANCES. COORDINATE WITH OWNER.
- PROVIDE STEAM UNIT AT MASTER BED RM.
- PROVIDE SEPARATE PANEL FOR FUTURE OUT DOOR USE, POOL AND LANDSCAPE LIGHTING.

PROVIDE POWER FOR HVAC REQ.

ELECTRICAL LEGEND		
KEY	FIXTURE TYPE	REMARKS
	DUPLEX OUTLET	
	DUPLEX OUTLET IN FLOOR	
	DUPLEX OUTLET (ONE PLUG ACTIVATED BY LIGHT SWITCH)	
	DUPLEX OUTLET (44\"/>	
	DUPLEX OUTLET FOR APPLIANCE (VOLTAGE AS PER MANUF. SPECS)	
	DUPLEX OUTLET (WATERPROOF)	
	QUAD OUTLET	
	APPLIANCE OUTLET-220V	E.C. TO VERIFY APPLIANCE'S VOLTAGE, AMPERAGE, CONDUCTOR SIZE, CIRCUIT BREAKER REQUIREMENTS WITH APPLIANCE MANUFACTURER
	WALL MOUNTED LIGHT SWITCH	
	THREE WAY WALL MOUNTED LIGHT SWITCH	
	WALL MOUNTED LIGHT SWITCH WITH DIMMER	
	THREE WAY WALL MOUNTED LIGHT SWITCH WITH DIMMER	
	3\"/>	LIGHTOLIER
	6\"/>	LIGHTOLIER
	TRIMLESS ADJUSTABLE WALL WASHER	USA-ILLUM. OR EQ. BEVEL-TRIMLESS
	3.5\"/>	LED
	3.5\"/>	LED
	2\"/>	LED
	2.5\"/>	LED
	2.5\"/>	LED
	PENDANT LIGHT FIXTURE	
	CEILING MOUNTED LIGHT FIXTURE	
	WALL MOUNTED LIGHT FIXTURE	
	WALL MOUNTED LIGHT FIXTURE (WATERPROOF)	
	2\"/>	
	36\"/>	
	LINEAR INCANDESCENT UNDER CABINET OR SHELF AS INDICATED	
	LINEAR INCANDESCENT COVE LIGHTING	D LUX. LINEAR WALL WASHER BY "LULUX"
	LINEAR INCANDESCENT COVE LIGHTING (F5)	
	SMOKE DETECTOR	
	HEAT DETECTOR	
	CARBON MONOXIDE DETECTOR	
	TELEPHONE JACK	
	CABLE T.V. OUTLET	
	MECHANICAL EXHAUST FAN VENTED TO OUTSIDE AIR - CAPACITY AS PER CODE	
	FLOORLIGHT HOUSING (HEADS AS PER INDICATION)	
	CEILING MOUNTED FAN	
	RECESSED CEILING SPEAKERS	

No. Revision	Date	Description
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DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF STUDIO RAI ARCHITECTS. WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO RAI ARCHITECTURAL SERVICES, THIS DOCUMENT IS TO BE REPRODUCED SOLELY FOR THE CONSTRUCTION OF THE PROJECT NAMED HEREIN AND SHALL NOT BE USED BY ANY OTHER PARTY FOR ANY OTHER CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF STUDIO RAI ARCHITECTS.

KEY PLAN

BASEMENT LIGHTING PLAN

DRAWING TITLE

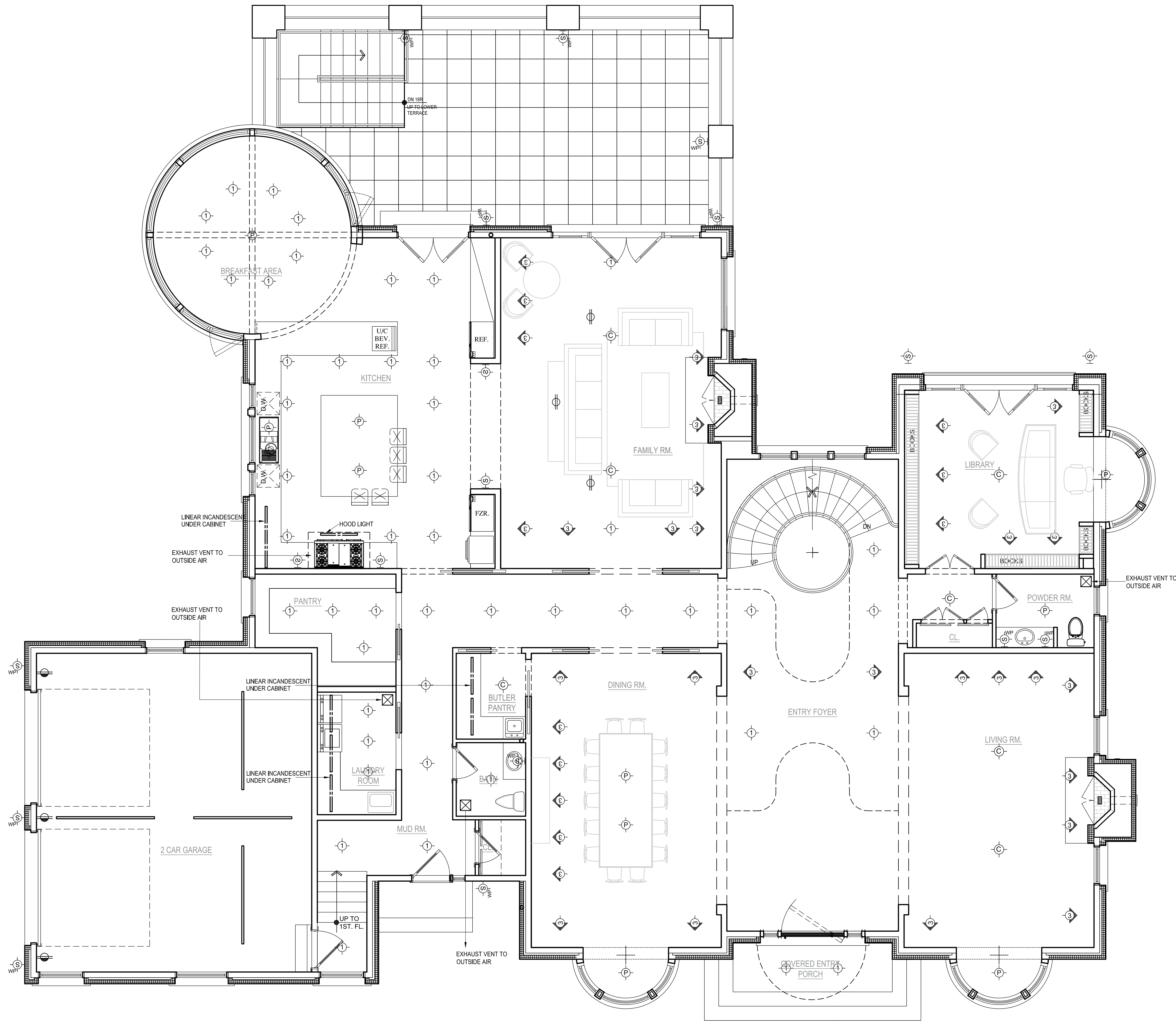
E-100

DRAWING NUMBER

DATE: 11/14/19
DESIGNED BY: LCL
CHECKED BY: LCL
PROJECT NO: 19-10100
SCALE: AS NOTED
REAL SIGNATURE

ARCHITECTS
CONSULTANT
CONSULTANT
CONSULTANT

PROPOSED RESIDENCE
 6 CANNATO PLACE
 ARMONK, NY 10504



FIRST FLOOR LIGHTING PLAN

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

ELECTRICAL NOTES

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- ALL LIGHTING FIXTURES ARE TO BE SELECTED BY THE OWNER.
- ALL CLOSETS TO HAVE DOOR ACTIVATED SWITCHES FOR CLOSET LIGHTS UNLESS OTHERWISE INDICATED.
- PROVIDE DIMMERS AT ALL PUBLIC ROOMS, LIVING, DINING, FAMILY RM, KITCHEN, MASTER BED RM, BREAKFAST AREA, SLIDE TYPE DIMMERS.
- PROVIDE ALL CODE REQUIRED OUTLETS. LOCATE LOWER ONES WITH IN BASE MOULDING ON FIRST FLOOR.
- PROVIDE POWER TO ALL APPLIANCES. COORDINATE WITH OWNER.
- PROVIDE STEAM UNIT AT MASTER BED RM.
- PROVIDE SEPARATE PANEL FOR FUTURE OUT DOOR USE, POOL AND LANDSCAPE LIGHTING.

PRVIDE POWER FOR HVAC REQ.

ELECTRICAL LEGEND		
KEY	FIXTURE TYPE	REMARKS
[Symbol]	DUPLEX OUTLET	
[Symbol]	DUPLEX OUTLET IN FLOOR	
[Symbol]	DUPLEX OUTLET (ONE PLUG ACTIVATED BY LIGHT SWITCH)	
[Symbol]	DUPLEX OUTLET (4" A.F.F.) WITH GROUND FAULT INTERRUPT	
[Symbol]	DUPLEX OUTLET FOR APPLIANCE (VOLTAGE AS PER MANUF. SPECS)	
[Symbol]	DUPLEX OUTLET (WATERPROOF)	
[Symbol]	QUAD OUTLET	
[Symbol]	APPLIANCE OUTLET-220V	E.C. TO VERIFY APPLIANCE'S VOLTAGE, AMPERAGE, CONDUCTOR SIZE, CIRCUIT BREAKER REQUIREMENTS WITH APPLIANCE MANUFACTURER
[Symbol]	WALL MOUNTED LIGHT SWITCH	
[Symbol]	THREE WAY WALL MOUNTED LIGHT SWITCH	
[Symbol]	WALL MOUNTED LIGHT SWITCH WITH DIMMER	
[Symbol]	THREE WAY WALL MOUNTED LIGHT SWITCH WITH DIMMER	
[Symbol]	3" DIAMETER RECESSED DOWNLIGHT	LIGHTOLIER
[Symbol]	6" DIAMETER RECESSED DOWNLIGHT	LIGHTOLIER
[Symbol]	TRIMLESS ADJUSTABLE WALL WASHER	USA-ILLUM. OR EQ. LED BEVEL-TRIMLESS
[Symbol]	3.5"x3.5" SQUARE RECESSED DOWNLIGHT	WAC-LIGHTING Aether-TRIMLESS LED
[Symbol]	3.5"x3.5" SQUARE RECESSED DOWNLIGHT	WAC-LIGHTING Aether-TRIMLESS LED
[Symbol]	2" x 2" SQUARE RECESSED DOWNLIGHT	USA-ILLUM. OR EQ. LED BEVEL-TRIMLESS
[Symbol]	2.5"x2.5" SQUARE RECESSED FLANGELESS MOISTURE RESISTANCE	ALCON LED
[Symbol]	PENDANT LIGHT FIXTURE	
[Symbol]	CEILING MOUNTED LIGHT FIXTURE	
[Symbol]	WALL MOUNTED LIGHT FIXTURE	
[Symbol]	WALL MOUNTED LIGHT FIXTURE (WATERPROOF)	
[Symbol]	2" x 4" STEP LIGHTS IN MASONRY (WATERPROOF)	
[Symbol]	36" LINEAR CLOSET LIGHT FIXTURE OPERATED BY DOOR JAMB	
[Symbol]	LINEAR INCANDESCENT UNDER CABINET OR SHELF AS INDICATED	
[Symbol]	LINEAR INCANDESCENT COVE LIGHTING	10 LUX LINEAR WALL WASHER BY "NULUX"
[Symbol]	SMOKE DETECTOR	
[Symbol]	HEAT DETECTOR	
[Symbol]	CARBON MONOXIDE DETECTOR	
[Symbol]	TELEPHONE JACK	
[Symbol]	CABLE T.V. OUTLET	
[Symbol]	MECHANICAL EXHAUST FAN VENTED TO OUTSIDE AIR - CAPACITY AS PER CODE	
[Symbol]	FLOODLIGHT HOUSING (HEADS AS PER INDICATION)	
[Symbol]	CEILING MOUNTED FAN	
[Symbol]	RECESSED CEILING SPEAKERS	

No.	Revision	Date	Description
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KEY PLAN

FIRST FLOOR LIGHTING PLAN

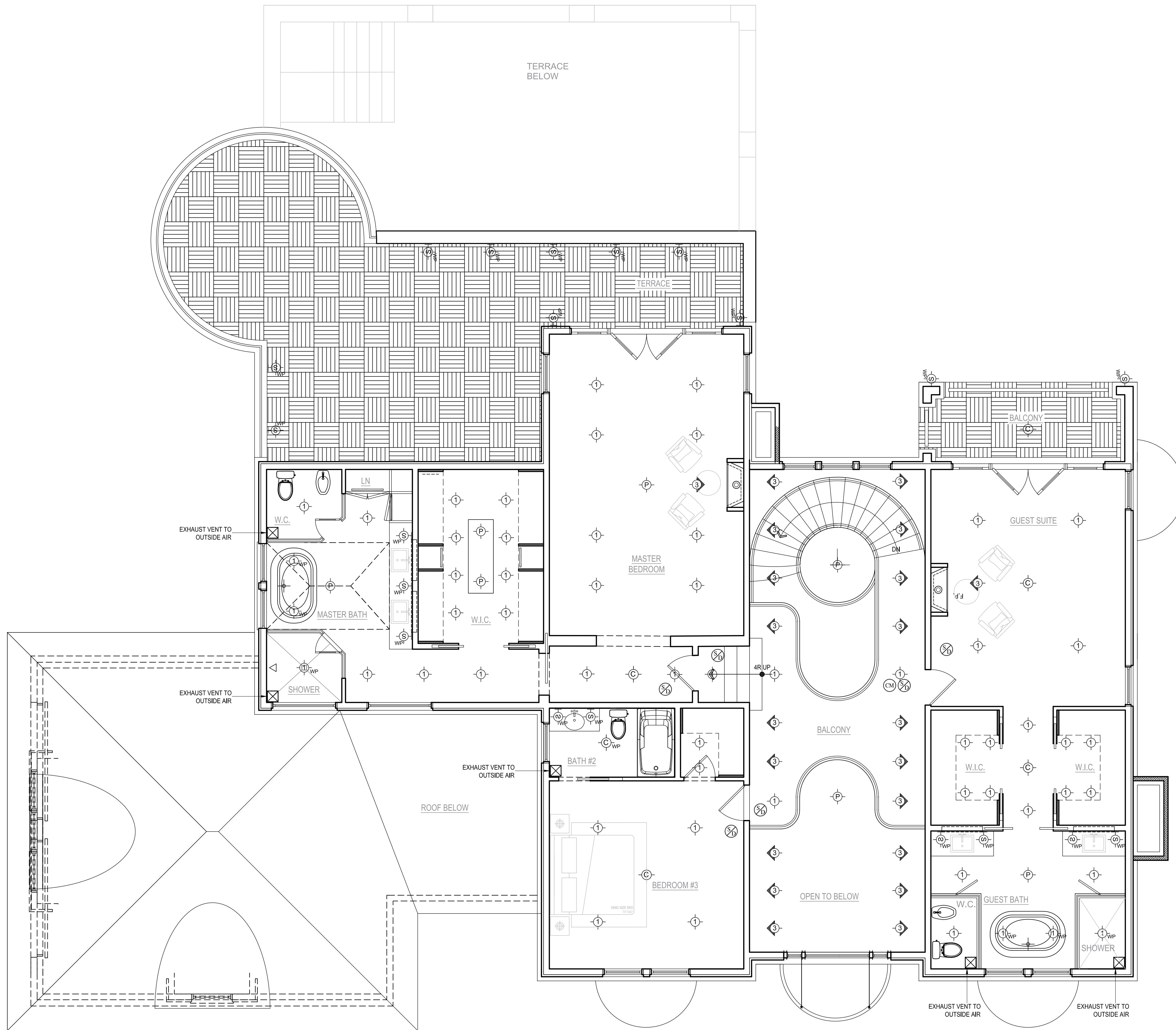
DRAWING TITLE

E-101

DRAWING NUMBER

DATE:	
BY:	
CHECKED BY:	
PROJECT NO.:	
SCALE:	
DATE:	

REAL SIGNATURE



SECOND FLOOR LIGHTING PLAN

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

ELECTRICAL NOTES

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 - ALL CLOSETS TO HAVE DOOR ACTIVATED SWITCHES FOR CLOSET LIGHTS UNLESS OTHERWISE INDICATED.
 - PROVIDE DIMMERS AT ALL PUBLIC ROOMS, LIVING, DINING, FAMILY RM, KITCHEN, MASTER BED RM, BREAKFAST AREA, SLIDE TYPE DIMMERS.
 - PROVIDE ALL CODE REQUIRED OUTLETS, LOCATE LOWER ONES WITH IN BASE MOULDING ON FIRST FLOOR.
 - PROVIDE POWER TO ALL APPLIANCES, COORDINATE WITH OWNER.
 - PROVIDE STEAM UNIT AT MASTER BED RM.
 - PROVIDE SEPARATE PANEL FOR FUTURE OUT DOOR USE, POOL AND LANDSCAPE LIGHTING.
- PROVIDE POWER FOR HVAC REQ.

ELECTRICAL LEGEND

KEY	FIXTURE TYPE	REMARKS
	DUPLEX OUTLET	
	DUPLEX OUTLET IN FLOOR	
	DUPLEX OUTLET (ONE PLUG ACTIVATED BY LIGHT SWITCH)	
	DUPLEX OUTLET (44" A.F.F.) WITH GROUND FAULT INTERRUPT	
	DUPLEX OUTLET FOR APPLIANCE (VOLTAGE AS PER MANUF. SPECS)	
	DUPLEX OUTLET (WATERPROOF)	
	QUAD OUTLET	
	APPLIANCE OUTLET-220V	E.C. TO VERIFY APPLIANCE'S VOLTAGE, AMPERAGE, CONDUCTOR SIZE, CIRCUIT BREAKER REQUIREMENTS WITH APPLIANCE MANUFACTURER
	WALL MOUNTED LIGHT SWITCH	
	THREE WAY WALL MOUNTED LIGHT SWITCH	
	WALL MOUNTED LIGHT SWITCH WITH DIMMER	
	THREE WAY WALL MOUNTED LIGHT SWITCH WITH DIMMER	
	3" DIAMETER RECESSED DOWNLIGHT	LIGHTQUIER
	6" DIAMETER RECESSED DOWNLIGHT	LIGHTQUIER
	TRIMLESS ADJUSTABLE WALL WASHER	USA-ILLUM. OR EQ. BEVEL-TRIMLESS
	3.5"x3.5" SQUARE RECESSED DOWNLIGHT	WAC-LIGHTING Aether-TRIMLESS
	3.5"x3.5" SQUARE RECESSED DOWNLIGHT	WAC-LIGHTING Aether-TRIMLESS
	2" x 2" SQUARE RECESSED DOWNLIGHT	USA-ILLUM. OR EQ. BEVEL-TRIMLESS
	2.5"x2.5" SQUARE RECESSED FLANGELESS MOISTURE RESISTANCE	ALCON
	2.5"x2.5" SQUARE RECESSED FLANGELESS MOISTURE RESISTANCE	ALCON
	PENDANT LIGHT FIXTURE	
	CEILING MOUNTED LIGHT FIXTURE	
	WALL MOUNTED LIGHT FIXTURE	
	WALL MOUNTED LIGHT FIXTURE (WATERPROOF)	
	2" x 4" STEP LIGHTS IN MASONRY (WATERPROOF)	
	36" LINEAR CLOSET LIGHT FIXTURE OPERATED BY DOOR JAMB	
	LINEAR INCANDESCENT UNDER CABINET OR SHELF AS INDICATED	
	LINEAR INCANDESCENT COVE LIGHTING	
	LINEAR INCANDESCENT COVE LIGHTING	D LUX LINEAR WALL WASHER BY "NULUX"
	SMOKE DETECTOR	
	HEAT DETECTOR	
	CARBON MONOXIDE DETECTOR	
	TELEPHONE JACK	
	CABLE T.V. OUTLET	
	MECHANICAL EXHAUST FAN VENTED TO OUTSIDE AIR - CAPACITY AS PER CODE	
	FLOODLIGHT HOUSING (HEADS AS PER INDICATION)	
	CEILING MOUNTED FAN	
	RECESSED CEILING SPEAKERS	

No.	Revision	Date	Description
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KEY PLAN

SECOND FLOOR LIGHTING PLAN

DRAWING TITLE

E-102

DRAWING NUMBER

DATE:	11/11/11
DRAWN BY:	LDL
CHECKED BY:	LDL
PROJECT NO.:	09-10101
SCALE:	AS NOTED
DESIGNER SIGNATURE:	



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

6 Cannato Place Residence



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

PLANNING DEPARTMENT
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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.
- 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.



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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



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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.



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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)



Name and Address of Sender

Check type of mail or service

Adult Signature Required Priority Mail Express
 Adult Signature Restricted Delivery Registered Mail
 Certified Mail Return Receipt for Merchandise
 Certified Mail Restricted Delivery Signature Confirmation
 Collect on Delivery (COD) Signature Confirmation Restricted Delivery
 Insured Mail
 Priority Mail

Affix Stamp Here
(if issued as an international certificate of mailing or for additional copies of this receipt).
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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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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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

Date:

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: Mr. Arben Gecaj
Mailing Address: 27 Bretton Ridge Rd. Mt Kisco NY
Telephone: 914-318-7953 Fax: _____ e-mail agecaj101@gmail.com

Name of Applicant (if different): Lucio Di Leo, R.A. (Studio RAI, Architects)
Address of Applicant: 50 Fifth ave. Pelham, NY 10803
Telephone: 914-273-6843 Fax: _____ e-mail lucio@studiorai.com
Interest of Applicant, if other than Property Owner:
Architect

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:
Lucio Di Leo, R.A. (Studio RAI, Architects)
Address: 50 Fifth ave. Pelham, NY 10803
Telephone: 914-273-6843 Fax: _____ e-mail lucio@studiorai.com

Name of Other Professional: Hudson Engineering & Consulting, P.C.
Address: 45 Knollwood Road - Suite 201 Elmsford, NY 10523
Telephone: _____ Fax: _____ e-mail _____

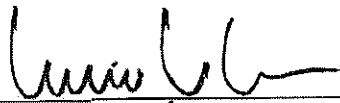
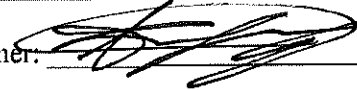
Name of Attorney (if any): _____
Address: _____
Telephone: _____ Fax: _____ e-mail _____

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: 08-04-23
Signature of Property Owner:  Date: 08-4-23

MUST HAVE BOTH SIGNATURES

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: Residential

Gross Floor Area: Existing N/A S.F. Proposed 6,943.5 S.F.

Proposed Floor Area Breakdown:

Retail N/A S.F.; Office N/A S.F.;

Industrial N/A S.F.; Institutional N/A S.F.;

Other Nonresidential N/A S.F.; Residential 6,943.5 S.F.;

Number of Dwelling Units: 1 (single family home)

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

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

Earthwork Balance: Cut _____ C.Y. Fill _____ 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) PDF set of the site development plan application package in a single PDF file .
- 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)

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.
- _____ Name and address of the Property Owner and the Applicant, (if different).
- _____ Name, address and telephone number of the architect, engineer or other legally qualified professional who prepared the plan.
- _____ 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.
- _____ 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.

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

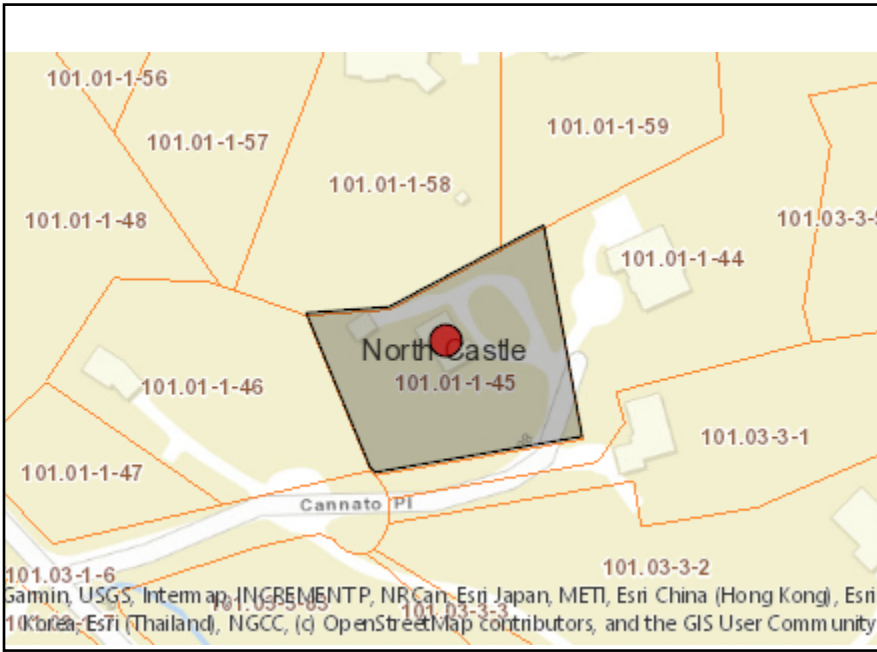
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
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 <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)			
<input type="checkbox"/> Forest Agriculture Aquatic Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: Stormwater runoff will be collected & conveyed via a comprehensive drainage system and discharged to sub-surface infiltration chambers.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Michael Stein</u> Date: <u>08/04/2023</u>		
Signature:  Title: <u>Professional Engineer</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



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April 29, 2021

Adam R. Kaufman AICP, Chair
Residential Project Review Committee
Town of North Castle
17 Bedford Road
Armonk, NY 10504

Re: New Single-Family Residence
6 CANNATO PL
Application no.: 2023-0511
Tax ID: 101.01-1-45

Dear Mr. Kaufman:

We have received your comment memo dated July 5, 2023, and offer the following responses on behalf of the applicant. Responses are in bold.

1. The lot line labeling and depicted setbacks are incorrect. The front lot line is the line fronting on Cannato Place. The line opposite the front lot line is the rear and all other lot lines are side lot lines.

Comment noted. See revised lot line labeling and setbacks on sheet C-2.

2. The site plan depicts the removal of 17 Town-regulated trees. The Applicant should submit a tree mitigation/landscaping plan for review.

A tree mitigation/landscaping plan is included in this submission from the landscape architect.

3. The site contains Town-regulated steep slopes. The Applicant has provided steep slope information for the whole site but did not quantity proposed Town-regulated steep slope disturbance (in square feet).

See steep slopes data on sheet C-2 showing Town-regulated steep slope disturbance.

4. The proposed garage apron is proposed to be constructed on a steep slope necessitating the construction of a two-tiered retaining wall and the regrading of the hillside to the property line. The retaining wall should be increased in height to eliminate the slope re-grading.



Adam R. Kaufman AICP, Chair
Residential Project Review Committee
Town of North Castle
17 Bedford Road
Armonk, NY 10504

Page 2 of 4

Comment noted. The height of the proposed retaining walls has been increased to eliminate most of the disturbance/re-grading to the hillside. See sheet C-2.

5. The submitted elevations should be revised to depict Building Height (average grade to weighted roof midpoint).

See architectural plans from Studio Rai.

6. The submitted elevations should be revised to depict Max. Ext Wall Height (lowest grade to weighted roof midpoint).

See architectural plans from Studio Rai.

7. The Applicant should submit a gross land coverage backup exhibit for review.

See sheet C-1.

8. The applicant shall provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 100-year, 24-hour design storm.

See Stormwater Narrative.

9. The stormwater system design should address the location and direction of overflow discharge from the system.

See sheet C-3, Stormwater Management Plan. The proposed 12x12 catch basin upstream of the proposed Cultec units acts as an overflow should exfiltration rates fail to keep up with the storm event.

10. The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. Contact the Town Engineer to schedule the testing.



Adam R. Kaufman AICP, Chair
Residential Project Review Committee
Town of North Castle
17 Bedford Road
Armonk, NY 10504

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Comment noted.

11. The lower rear patio will drain to the rear of the property and discharge on top of a very steeply, sloping hillside below. The applicant should mitigate the patio runoff and avoid any discharge to the steep hillside.

Please note the lower patio is covered by a first-floor patio which is tributary to the proposed Cultec system. See sheet C-3, Stormwater Management Plan.

12. The property is accessed by a common driveway also servicing two (2) neighboring properties. A portion of the common driveway (located on this parcel) is missing on the Site Plan, please show. The applicant should submit the driveway easement documentation for the existing common driveway.

See updated survey and plan set. The common driveway and easement are shown.

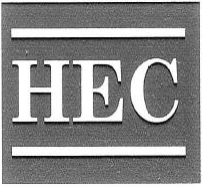
13. The applicant shall provide a driveway profile for the new section of the driveway.

See sheet C-2.

14. The applicant shall prepare a cut and fill analysis for the project. The results shall be added to the proposed grading plan. Importation of fill in excess of 50 c.y. shall require a Fill Permit from the Town Building Department.

See cut/fill analysis on sheet C-2.

15. The applicant should provide construction details and specifications for all proposed retaining walls on the plan. Walls adjacent to the proposed driveway shall be designed by a Professional Engineer for bearing, sliding, and overturning.



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Adam R. Kaufman AICP, Chair
Residential Project Review Committee
Town of North Castle
17 Bedford Road
Armonk, NY 10504

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Comment noted. Retaining walls will be certified by a Professional Engineer.

16. The plan shall note that the construction of all walls greater than four (4) feet in height shall be inspected during its installation and certified by the Design Professional prior to the issuance of a Certificate of Occupancy/Completion.

Note has been added to sheet C-2 under Town of North Castle Notes.

17. The applicant should avoid filling on the hillside south of the proposed residence. It appears a slight increase in the height of the proposed retaining walls could eliminate further disturbance of the hillside.

Comment noted.

18. The applicant will need to provide a copy of the Westchester County Department of Health (WCHD) Approval for the proposed on-site wastewater treatment system and drilled well.

OWTS and Private Well plans are currently being reviewed by WCHD. A copy of approval will be provided upon availability.

If you should have any additional questions or comments, please do not hesitate to contact our office at (914) 909-0420, or via email at nick@hudsonec.com.

Sincerely,

Nicholas Shirriah

STORMWATER MANAGEMENT PLAN & DRAINAGE ANALYSIS

**6 Cannato Place
Town of North Castle - New York**

**June 1, 2023
Revised August 4, 2023**



Hudson Engineering & Consulting, P.C.
*45 Knollwood Road - Suite 201
Elmsford, NY 10523
(914) 909-0420*

Narrative

**STORMWATER MANAGEMENT
PLAN & DRAINAGE ANALYSIS
6 Cannato Place
Town of North Castle - New York**

INTRODUCTION

This Stormwater Management Plan presents the proposed Best Management Practices (BMPs) to control erosion and sedimentation and manage stormwater during and upon construction of Single-Family Dwelling on a 1.0 Acre lot at 6 Cannato Place, Armonk [SBL: 101.01-1-45] in the Town of North Castle, Westchester County, New York.

This Plan consists of this narrative and a plan set entitled: “Proposed Single Family Dwelling, 6 Cannato Place, Town of North Castle, Westchester County - New York”, all as prepared by Hudson Engineering and Consulting, P.C., Elmsford, New York, latest date August 4, 2023. The design is in accordance with the Town of North Castle’s requirements. The approximate area of the limits of disturbance is 0.70-acres. Since the project disturbance is less than one acre the New York State Department of Environmental Conservation [NYSDEC] stormwater regulations are not applicable.

METHODOLOGY

The stormwater analysis was developed utilizing the Soil Conservation Service (SCS) TR-20, 24-hour Type III storm events (HydroCad®) to assist with the design of the mitigating practices. The “Complex Number” (CN) value determination is based on soil type, vegetation, and land use. The design is in accordance with the Town of North Castle’s stormwater regulations. The “Time of Concentration” (T_c) was determined as a direct entry of one-minute. The CN and T_c data are input into the computer model. The project site was modeled for the 100-year Type III – 24-hour storm event.

PRE-DESIGN INVESTIGATIVE ANALYSIS

A pre-design investigative analysis was performed including percolation and deep hole tests in the locations shown on the plans. A series of percolation tests were performed in the vicinity of the potential stormwater mitigation practice [TP-1] until constant rates were achieved, their results as follows:

- TP-1: A percolation rate of 1.04-minutes per inch (57.69-inches per hour) was observed. A percolation rate of 25-inches per hour was utilized in the design.

Three (3) deep test holes were excavated and labeled {TP-1, TP-2 & TP-3} as shown on the plans.

- TP-1 was excavated to a depth of 96-inches. The test revealed topsoil to a depth of 6-inches, and sandy loam w/ small rocks to invert the invert. No groundwater or ledge rock was observed.
- TP-2 was excavated to a depth of 40-inches. The test revealed topsoil to a depth of 5-inches, and moderately compact sandy loam w/ some silt to the invert. No groundwater was observed. Ledge rock was encountered at 40-inches.
- TP-3 was excavated to a depth of 48-inches. The test revealed topsoil to a depth of 4-inches, and sandy loam, very rocky to the invert. No groundwater was observed. Ledge rock was encountered at 48-inches.

The deep test hole log and percolation test data sheets are attached.

PRE-DEVELOPED CONDITION

In the pre-developed condition, the site is characterized as sloping from northeast to southwest. The soil classification based upon USDA Web Soil Survey is primarily Charlton-Chatfield complex, 15 to 35 percent slopes, very rocky. The site vegetation can be characterized as lawn and landscaped. The site is located on the western side of the cul-de-sac on Cannato Place. The site consists of an existing dwelling, detached garage, stone patio, retaining walls and asphalt driveway.

In the pre-developed condition, the project site is modeled as one watershed denoted as *Watershed 1*, tributary to Design Point 1.

Watershed 1 contains approximately 43,562 square feet, consisting of 6,994 sf of impervious area in the form of the existing dwelling, detached garage, asphalt driveway and other impervious areas. The remaining 36,478 sf in *Watershed 1* consists of woodland areas in “B” soils. The weighted complex number (CN) value is calculated as 61 and the Time of Concentration (Tc) is calculated as 11.9 minutes. Overland flow from this watershed originates at the rear of the existing dwelling and flows in a western direction, eventually exiting the watershed at the western property line.

Pre-Developed Conditions	
	100-Year
	cfs
DP-1	4.20

POST-DEVELOPED CONDITION

In the post-developed condition, the project site is modeled as two watersheds denoted as *Watershed 1A & 1B*.

Watershed 1A contains approximately 7,235 square feet of tributary area in the form of the proposed dwelling, asphalt driveway & patio. The weighted Complex Number (CN) value for this area is 98 and the Time of Concentration (Tc) is calculated as a direct entry of 1 minute. The stormwater runoff from this tributary area is conveyed via a comprehensive drainage system to Fourteen (14) Cultec® 330XLHD stormwater chambers set in one foot of gravel at the sides and six inches of gravel at the invert. The system is designed to fully accept (no release) the entire stormwater runoff volume for the 100-year storm event from the watershed and ex-filtrate the runoff into the surrounding soil sub-strata.

Watershed 1B contains approximately 36,327 square feet, consisting of 840 sf of impervious area in the form of the proposed walkway and a section of the proposed asphalt driveway. The remaining 35,487 sf in *Watershed 1B* consists of woodland areas in “B” soils. The weighted complex number (CN) value is calculated as 56 and the Time of Concentration (Tc) is calculated as 8.9 minutes. Overland flows from this watershed originates near the north rear end of the proposed dwelling and flows in a western direction, eventually exiting the watershed at the western property line.

Post-Developed Conditions	
	100-Year
	cfs
DP-1	3.26

SUMMARY OF FLOWS AT DESIGN POINT

The peak runoff rates at DP-1 were calculated as follows:

Flows at Design Point (DP-1)	
	100-Year
	cfs
Pre-	4.20
Post-	3.26

CONCLUSION:

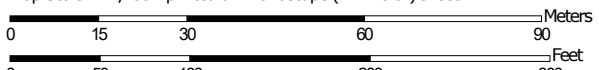
The stormwater management plan meets all the requirements set forth by the Town of North Castle. Design modification requirements that may occur during the approval process will be performed and submitted for review to the Town of North Castle.

Soils Map

Hydrologic Soil Group—Westchester County, New York



































Map Scale: 1:1,280 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Soils**
 - Soil Rating Polygons**
 -  A
 -  A/D
 -  B
 -  B/D
 -  C
 -  C/D
 -  D
 -  Not rated or not available
 - Soil Rating Lines**
 -  A
 -  A/D
 -  B
 -  B/D
 -  C
 -  C/D
 -  D
 -  Not rated or not available
 - Soil Rating Points**
 -  A
 -  A/D
 -  B
 -  B/D
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
 -  Aerial Photography
- Other**
 -  C
 -  C/D
 -  D
 -  Not rated or not available

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York
 Survey Area Data: Version 18, Sep 10, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CrC	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	B	4.2	53.6%
CsD	Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky	B	3.3	42.3%
HrF	Hollis-Rock outcrop complex, 35 to 60 percent slopes	D	0.3	4.0%
Totals for Area of Interest			7.8	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Extreme Precipitation Table

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point	
Smoothing State	Yes
Location	
Latitude	41.148 degrees North
Longitude	73.711 degrees West
Elevation	170 feet
Date/Time	Mon Apr 10 2023 14:06:16 GMT-0400 (Eastern Daylight Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.34	0.52	0.64	0.84	1.05	1.31	1yr	0.91	1.23	1.50	1.85	2.28	2.80	3.18	1yr	2.48	3.05	3.55	4.26	4.90	1yr
2yr	0.40	0.62	0.77	1.02	1.28	1.60	2yr	1.11	1.49	1.84	2.27	2.79	3.42	3.85	2yr	3.03	3.70	4.26	5.04	5.71	2yr
5yr	0.47	0.73	0.92	1.23	1.58	1.99	5yr	1.36	1.83	2.30	2.85	3.51	4.31	4.88	5yr	3.81	4.69	5.45	6.32	7.09	5yr
10yr	0.53	0.83	1.05	1.42	1.85	2.35	10yr	1.59	2.15	2.73	3.40	4.19	5.13	5.84	10yr	4.54	5.62	6.56	7.51	8.35	10yr
25yr	0.61	0.97	1.24	1.71	2.28	2.94	25yr	1.97	2.66	3.42	4.28	5.29	6.46	7.42	25yr	5.72	7.14	8.40	9.42	10.38	25yr
50yr	0.69	1.11	1.42	1.99	2.68	3.48	50yr	2.31	3.12	4.07	5.10	6.30	7.70	8.90	50yr	6.82	8.56	10.13	11.19	12.23	50yr
100yr	0.78	1.27	1.63	2.31	3.15	4.13	100yr	2.72	3.67	4.84	6.08	7.52	9.19	10.67	100yr	8.13	10.26	12.22	13.30	14.42	100yr
200yr	0.89	1.45	1.88	2.69	3.72	4.91	200yr	3.21	4.31	5.77	7.26	8.98	10.97	12.80	200yr	9.71	12.31	14.75	15.80	17.00	200yr
500yr	1.06	1.75	2.28	3.31	4.63	6.16	500yr	3.99	5.34	7.26	9.17	11.36	13.89	16.31	500yr	12.29	15.68	18.93	19.86	21.16	500yr

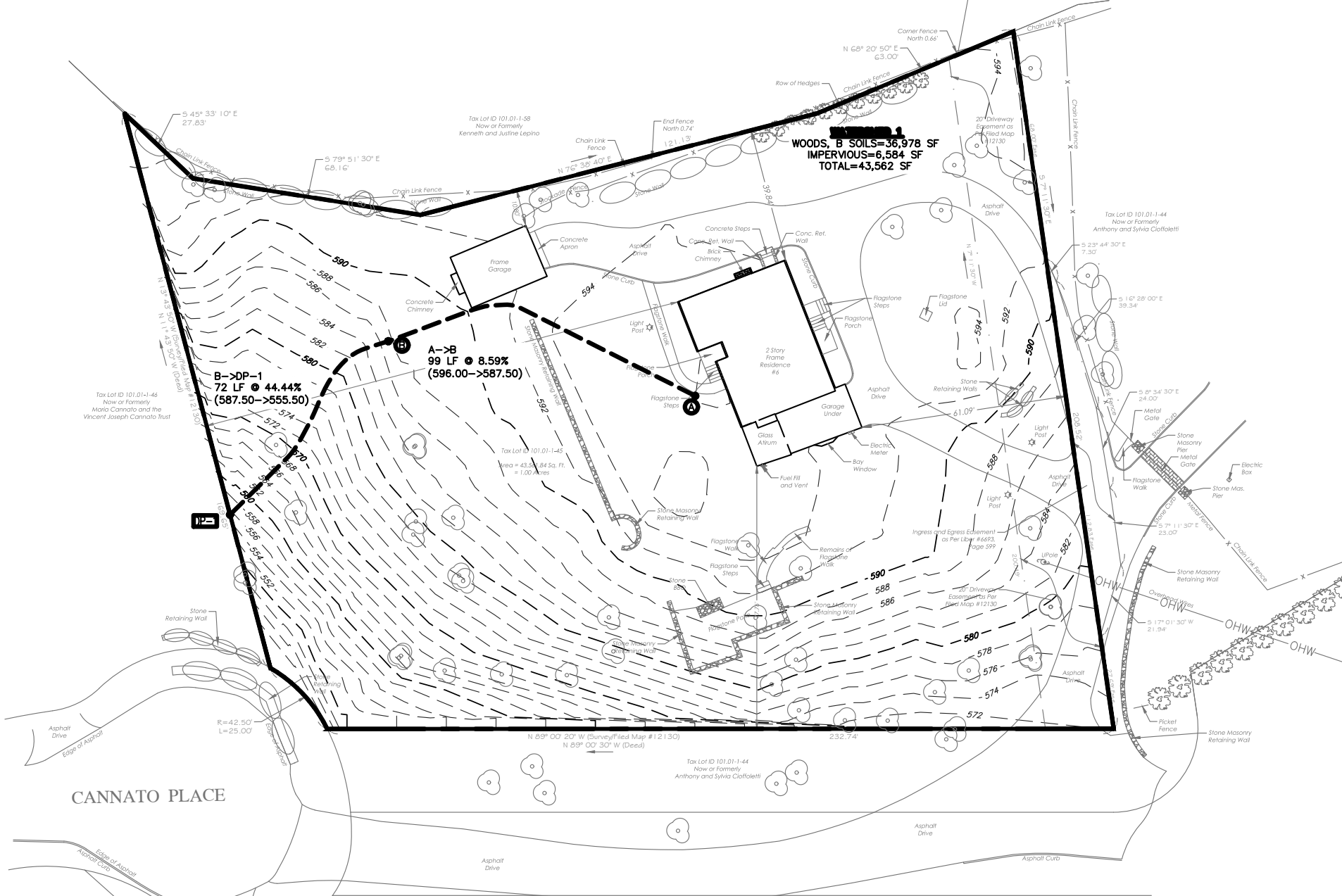
Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.39	0.48	0.65	0.80	1.00	1yr	0.69	0.98	1.29	1.60	2.00	2.58	2.70	1yr	2.28	2.59	3.19	3.66	4.35	1yr
2yr	0.39	0.61	0.75	1.01	1.25	1.49	2yr	1.08	1.46	1.70	2.18	2.74	3.33	3.73	2yr	2.94	3.59	4.12	4.88	5.55	2yr
5yr	0.43	0.66	0.82	1.13	1.44	1.74	5yr	1.24	1.70	1.97	2.57	3.21	3.99	4.53	5yr	3.53	4.35	5.02	5.83	6.59	5yr
10yr	0.47	0.72	0.89	1.24	1.61	1.96	10yr	1.39	1.92	2.21	2.92	3.64	4.59	5.23	10yr	4.07	5.03	5.82	6.58	7.48	10yr
25yr	0.51	0.77	0.96	1.37	1.80	2.29	25yr	1.55	2.24	2.54	3.45	4.29	5.52	6.36	25yr	4.89	6.12	7.10	7.67	8.84	25yr
50yr	0.53	0.81	1.00	1.44	1.94	2.56	50yr	1.68	2.51	2.83	3.92	4.85	6.38	7.39	50yr	5.64	7.11	8.25	8.53	10.01	50yr
100yr	0.56	0.85	1.06	1.53	2.10	2.86	100yr	1.81	2.80	3.16	4.45	5.49	7.37	8.59	100yr	6.52	8.26	9.60	9.52	11.34	100yr
200yr	0.59	0.89	1.13	1.64	2.29	3.21	200yr	1.97	3.14	3.52	5.07	6.24	8.52	9.98	200yr	7.54	9.60	11.19	10.54	12.86	200yr
500yr	0.63	0.94	1.21	1.76	2.51	3.74	500yr	2.16	3.65	4.08	6.07	7.40	10.35	12.20	500yr	9.16	11.73	13.72	12.02	15.18	500yr

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.37	0.58	0.70	0.94	1.16	1.41	1yr	1.00	1.38	1.58	2.08	2.62	3.06	3.47	1yr	2.70	3.34	3.82	4.59	5.30	1yr
2yr	0.43	0.66	0.81	1.10	1.36	1.58	2yr	1.17	1.55	1.82	2.31	2.89	3.54	3.98	2yr	3.13	3.83	4.41	5.30	5.93	2yr
5yr	0.51	0.79	0.98	1.35	1.72	2.02	5yr	1.48	1.97	2.32	2.97	3.71	4.63	5.27	5yr	4.10	5.07	5.86	6.80	7.63	5yr
10yr	0.61	0.93	1.16	1.62	2.09	2.43	10yr	1.81	2.37	2.80	3.60	4.51	5.70	6.50	10yr	5.04	6.25	7.26	8.37	9.26	10yr
25yr	0.77	1.18	1.46	2.09	2.75	3.13	25yr	2.37	3.06	3.63	4.65	5.81	7.47	8.59	25yr	6.62	8.26	9.67	11.00	11.98	25yr
50yr	0.92	1.40	1.74	2.50	3.37	3.81	50yr	2.91	3.72	4.42	5.65	7.05	9.18	10.62	50yr	8.13	10.21	12.01	13.55	14.55	50yr
100yr	1.11	1.68	2.10	3.03	4.16	4.64	100yr	3.59	4.53	5.39	6.88	8.58	11.29	13.14	100yr	9.99	12.63	14.93	16.69	17.70	100yr
200yr	1.34	2.01	2.55	3.69	5.14	5.63	200yr	4.44	5.50	6.57	8.35	10.42	13.87	16.23	200yr	12.28	15.61	18.55	20.56	21.53	200yr
500yr	1.73	2.58	3.31	4.81	6.85	7.28	500yr	5.91	7.12	8.55	10.83	13.49	18.22	21.50	500yr	16.13	20.67	24.72	27.20	27.87	500yr

Pre-Development Analysis of the 100-year Storm Event



PROJECT:
**PROPOSED SINGLE-FAMILY DWELLING
 6 CANNATO PLACE
 TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY – NEW YORK**

TITLE:
WATERSHED MAP – EXISTING

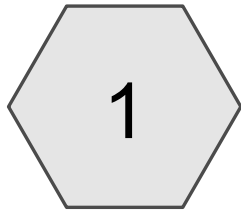
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No.	Description	Date
Revisions		
THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE		

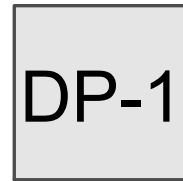
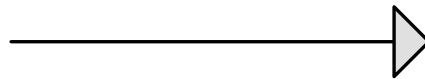


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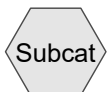
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Scale: 1"=60'
Drawn By: N.S.
Checked By: M.S.
 Sheet No.
WS-E



Watershed 1



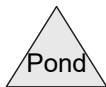
Design Point 1



Subcat



Reach



Pond



Link

6 Cannato - Existing Condition

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Page 2

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	100-Year	Type III 24-hr		Default	24.00	1	9.19	2

6 Cannato - Existing Condition

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Type III 24-hr 100-Year Rainfall=9.19"

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Page 3

Summary for Subcatchment 1: Watershed 1

Runoff = 4.20 cfs @ 12.17 hrs, Volume= 15,883 cf, Depth= 4.38"
 Routed to Reach DP-1 : Design Point 1

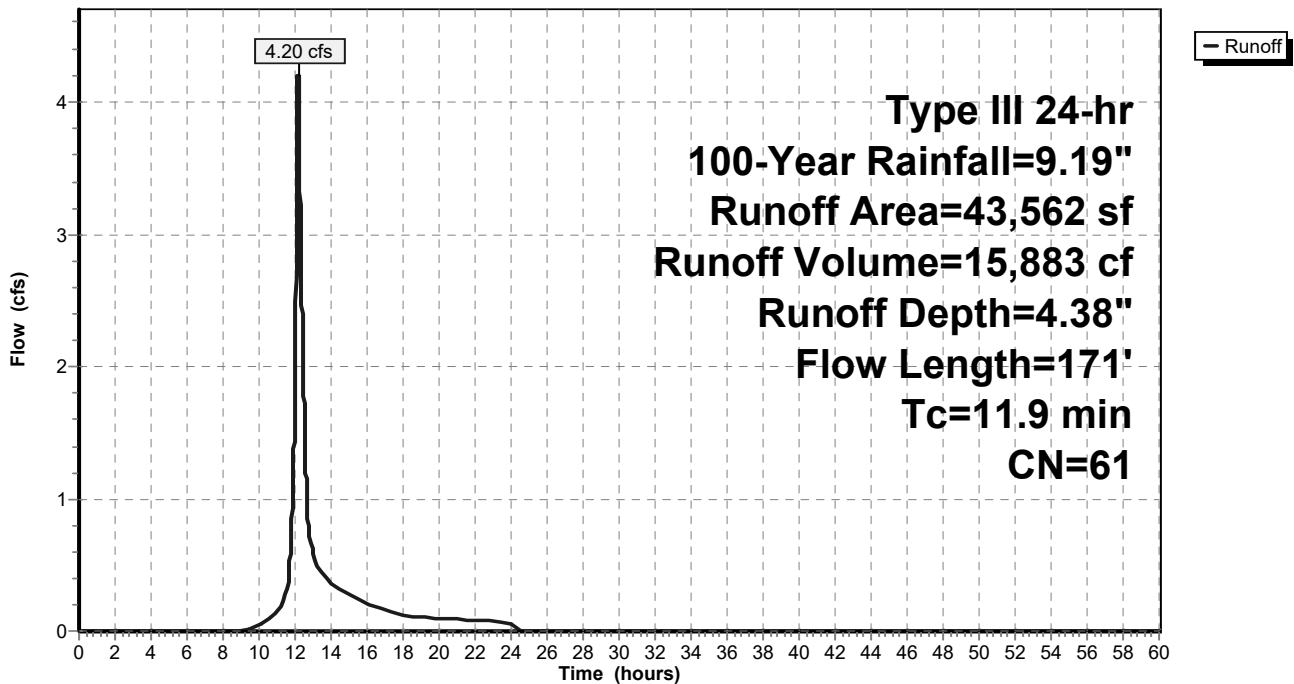
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
 Type III 24-hr 100-Year Rainfall=9.19"

Area (sf)	CN	Description
* 1,713	98	Existing Dwelling
* 406	98	Existing Detached Garage
* 318	98	Existing Other Impervious
* 4,147	98	Existing Asphalt Driveway
36,978	55	Woods, Good, HSG B
43,562	61	Weighted Average
36,978		84.89% Pervious Area
6,584		15.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.5	99	0.0859	0.14		Sheet Flow, A->B Woods: Light underbrush n= 0.400 P2= 3.42"
0.4	72	0.4444	3.33		Shallow Concentrated Flow, B->DP-1 Woodland Kv= 5.0 fps
11.9	171	Total			

Subcatchment 1: Watershed 1

Hydrograph



6 Cannato - Existing Condition

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Type III 24-hr 100-Year Rainfall=9.19"

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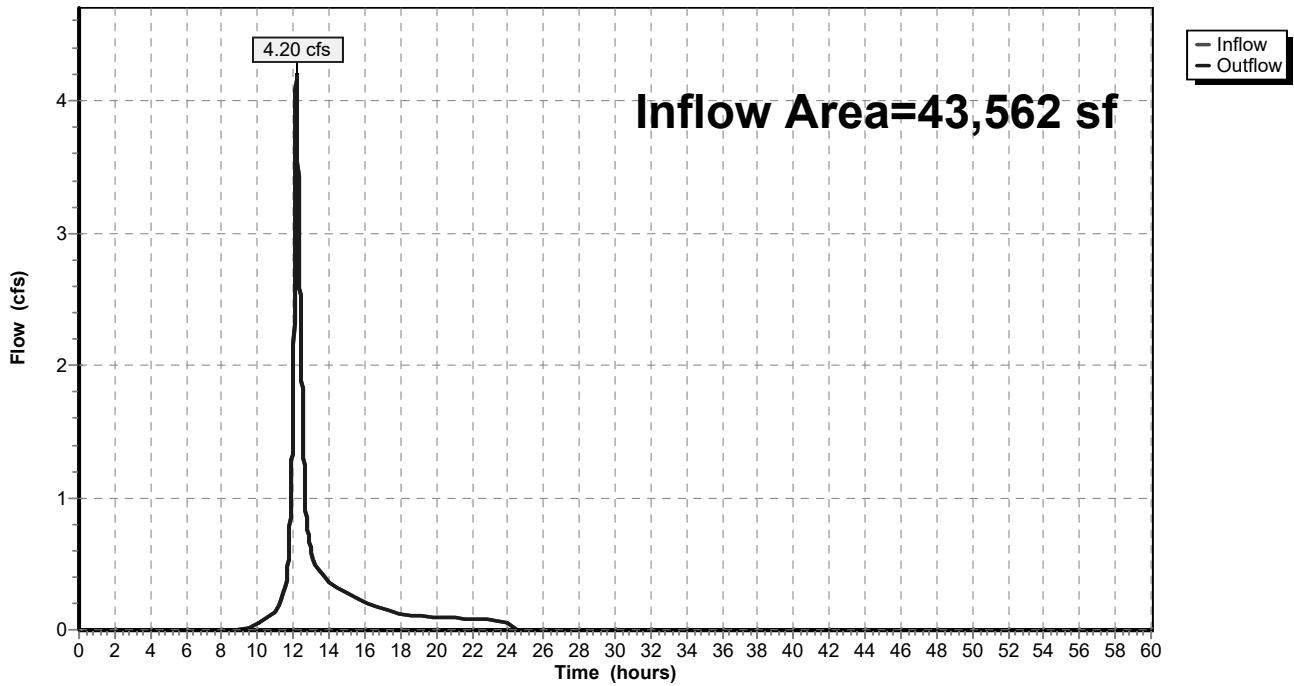
Summary for Reach DP-1: Design Point 1

Inflow Area = 43,562 sf, 15.11% Impervious, Inflow Depth = 4.38" for 100-Year event
Inflow = 4.20 cfs @ 12.17 hrs, Volume= 15,883 cf
Outflow = 4.20 cfs @ 12.17 hrs, Volume= 15,883 cf, Atten= 0%, Lag= 0.0 min

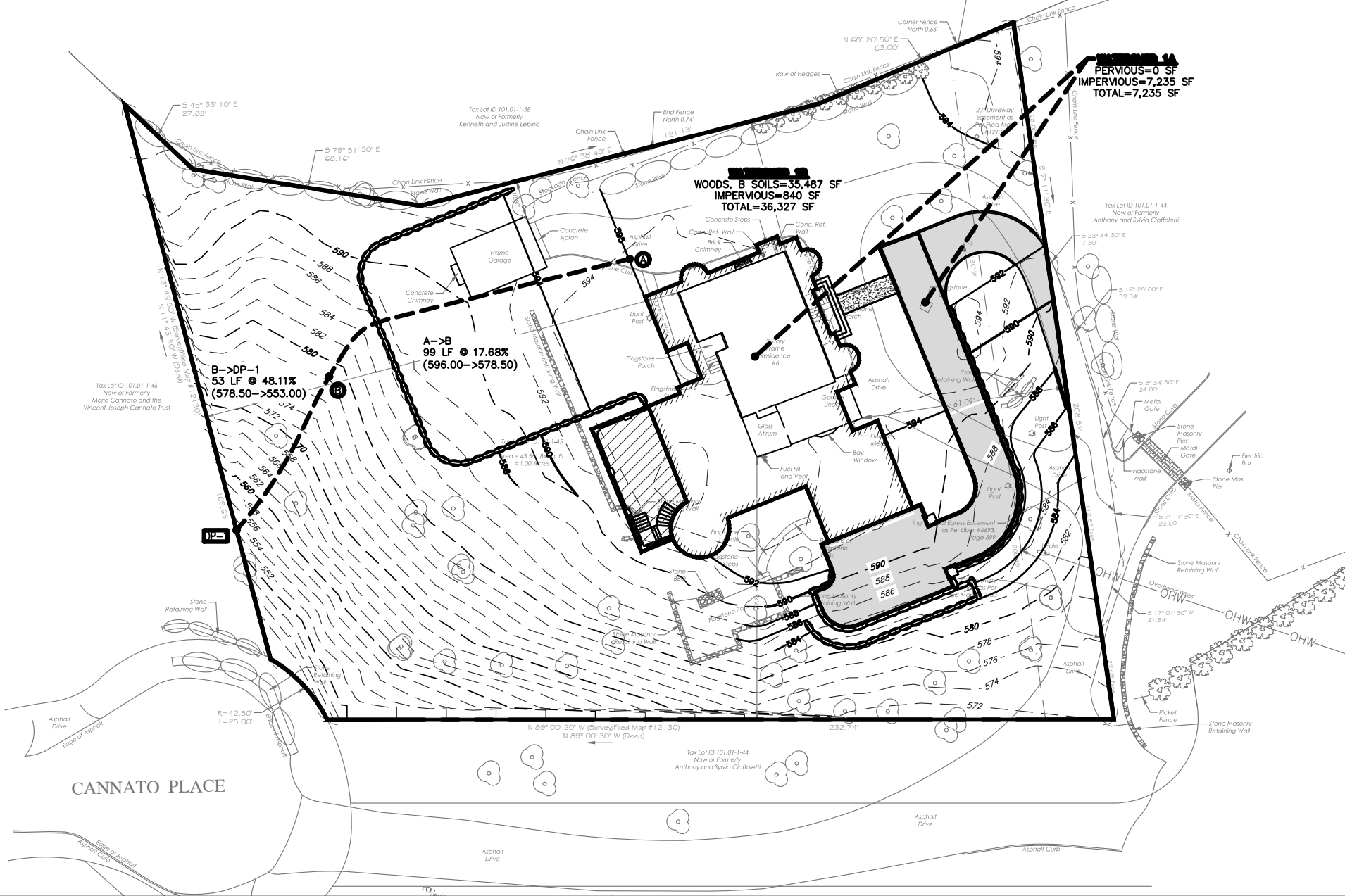
Routing by Stor-Ind+Trans method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs

Reach DP-1: Design Point 1

Hydrograph



Post-Development Analysis of the 100-year Storm Event



WATERSHED 1A
 PERVIOUS=0 SF
 IMPERVIOUS=7,235 SF
 TOTAL=7,235 SF

WATERSHED 2A
 WOODS, B SOILS=35,487 SF
 IMPERVIOUS=840 SF
 TOTAL=36,327 SF

A-B
 99 LF @ 17.68%
 (596.00-->578.50)

B-DP-1
 53 LF @ 48.11%
 (578.50-->553.00)

PROJECT:
PROPOSED SINGLE-FAMILY DWELLING
6 CANNATO PLACE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY - NEW YORK

TITLE:
WATERSHED MAP - PROPOSED

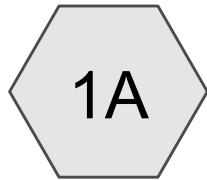
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Revisions		
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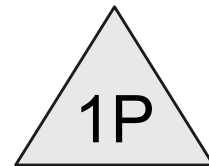
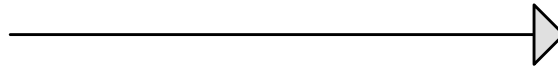


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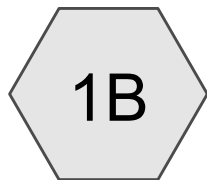
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 Drawn By: N.S.
 Checked By: M.S.
 Sheet No.
WS-E



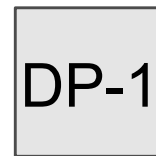
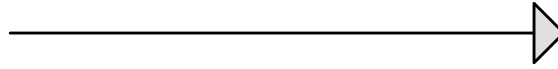
Watershed 1A



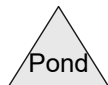
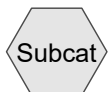
14 Cultec R-330XLHD



Watershed 1B



Design Point 1



6 Cannato - Proposed Condition

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Page 2

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	100-Year	Type III 24-hr		Default	24.00	1	9.19	2

6 Cannato - Proposed Condition

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Type III 24-hr 100-Year Rainfall=9.19"

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Summary for Subcatchment 1A: Watershed 1A

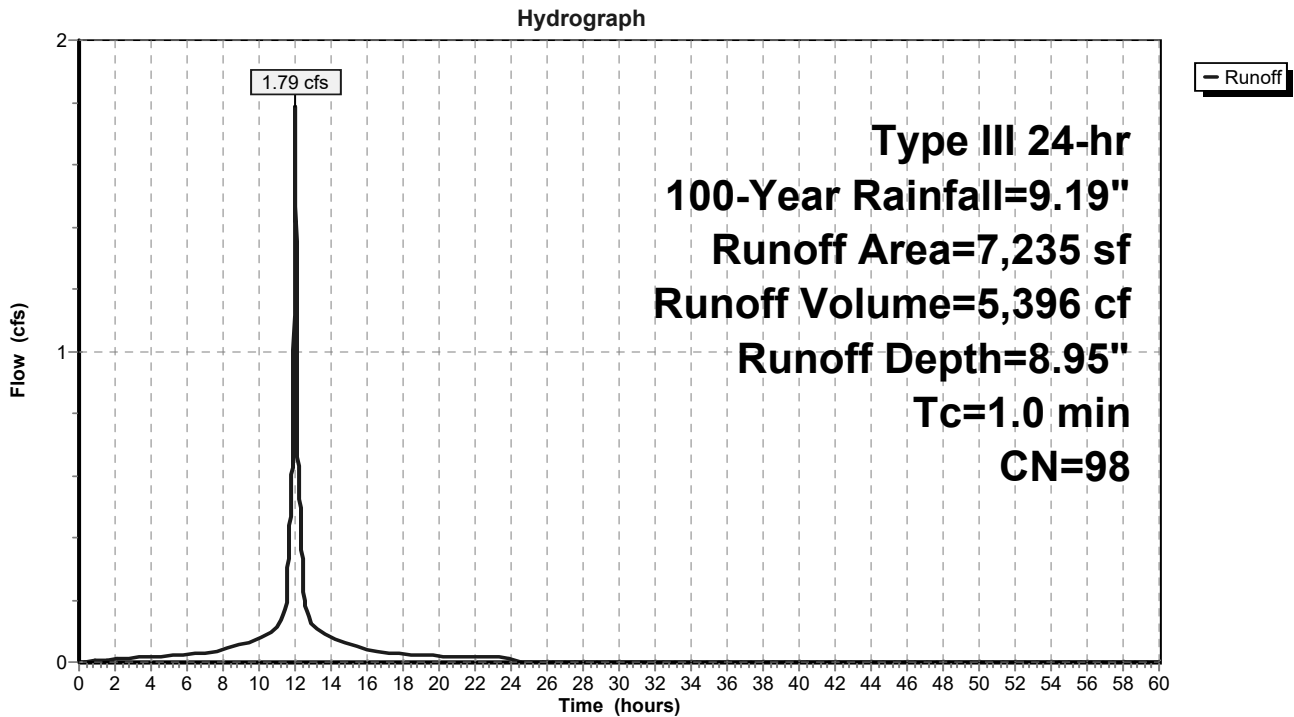
Runoff = 1.79 cfs @ 12.01 hrs, Volume= 5,396 cf, Depth= 8.95"
Routed to Pond 1P : 14 Cultec R-330XLHD

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=9.19"

	Area (sf)	CN	Description
*	4,386	98	Proposed Dwelling
*	2,196	98	Section of Proposed Driveway
*	653	98	Proposed Patio
	7,235	98	Weighted Average
	7,235		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0					Direct Entry, Direct Entry

Subcatchment 1A: Watershed 1A



6 Cannato - Proposed Condition

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Type III 24-hr 100-Year Rainfall=9.19"

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Summary for Subcatchment 1B: Watershed 1B

Runoff = 3.26 cfs @ 12.13 hrs, Volume= 11,354 cf, Depth= 3.75"
 Routed to Reach DP-1 : Design Point 1

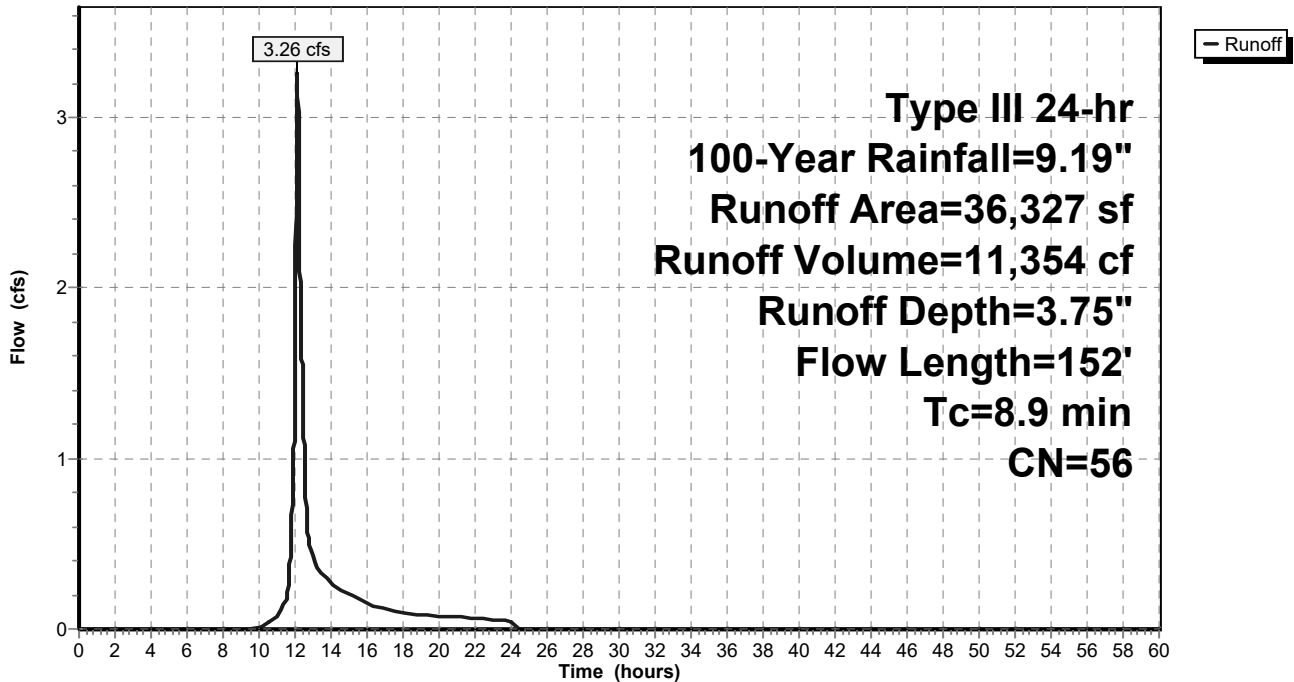
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
 Type III 24-hr 100-Year Rainfall=9.19"

	Area (sf)	CN	Description
*	209	98	Proposed Walkway
	35,487	55	Woods, Good, HSG B
*	631	98	Section of Proposed Driveway
	36,327	56	Weighted Average
	35,487		97.69% Pervious Area
	840		2.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.6	99	0.1768	0.19		Sheet Flow, A->B Woods: Light underbrush n= 0.400 P2= 3.42"
0.3	53	0.4811	3.47		Shallow Concentrated Flow, B->DP-1 Woodland Kv= 5.0 fps
8.9	152	Total			

Subcatchment 1B: Watershed 1B

Hydrograph



6 Cannato - Proposed Condition

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Type III 24-hr 100-Year Rainfall=9.19"

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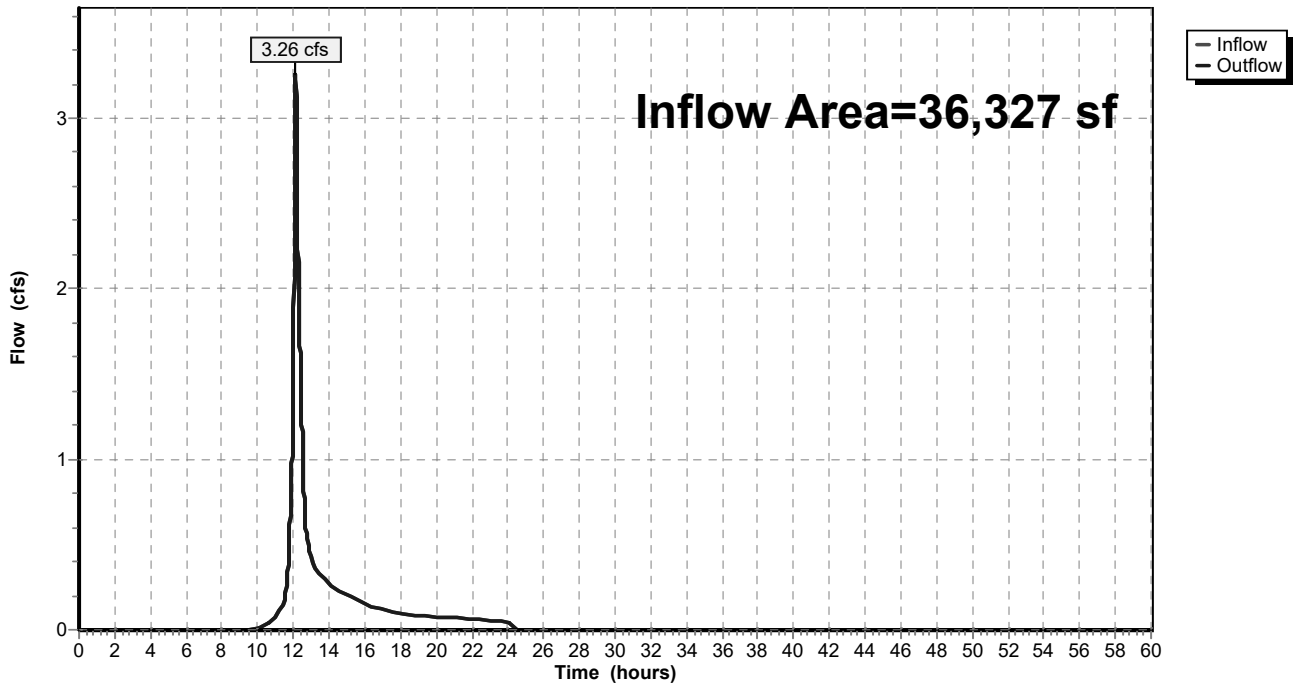
Summary for Reach DP-1: Design Point 1

Inflow Area = 36,327 sf, 2.31% Impervious, Inflow Depth = 3.75" for 100-Year event
Inflow = 3.26 cfs @ 12.13 hrs, Volume= 11,354 cf
Outflow = 3.26 cfs @ 12.13 hrs, Volume= 11,354 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs

Reach DP-1: Design Point 1

Hydrograph



6 Cannato - Proposed Condition

Type III 24-hr 100-Year Rainfall=9.19"

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Page 6

Summary for Pond 1P: 14 Cultec R-330XLHD

Inflow Area = 7,235 sf, 100.00% Impervious, Inflow Depth = 8.95" for 100-Year event
 Inflow = 1.79 cfs @ 12.01 hrs, Volume= 5,396 cf
 Outflow = 0.36 cfs @ 11.66 hrs, Volume= 5,396 cf, Atten= 80%, Lag= 0.0 min
 Discarded = 0.36 cfs @ 11.66 hrs, Volume= 5,396 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs / 3
 Peak Elev= 2.67' @ 12.38 hrs Surf.Area= 621 sf Storage= 1,028 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 12.6 min (747.5 - 734.9)

Volume	Invert	Avail.Storage	Storage Description
#1A	0.00'	262 cf	16.00'W x 31.50'L x 3.04'H Field A 1,533 cf Overall - 659 cf Embedded = 874 cf x 30.0% Voids
#2A	0.50'	659 cf	Cultec R-330XLHD x 12 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 3 rows
#3B	0.00'	69 cf	11.17'W x 10.50'L x 3.04'H Field B 357 cf Overall - 127 cf Embedded = 230 cf x 30.0% Voids
#4B	0.50'	127 cf	Cultec R-330XLHD x 2 Inside #3 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
		1,117 cf	Total Available Storage

Storage Group A created with Chamber Wizard
 Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	25.000 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.36 cfs @ 11.66 hrs HW=0.03' (Free Discharge)
 ↑**1=Exfiltration** (Exfiltration Controls 0.36 cfs)

6 Cannato - Proposed Condition

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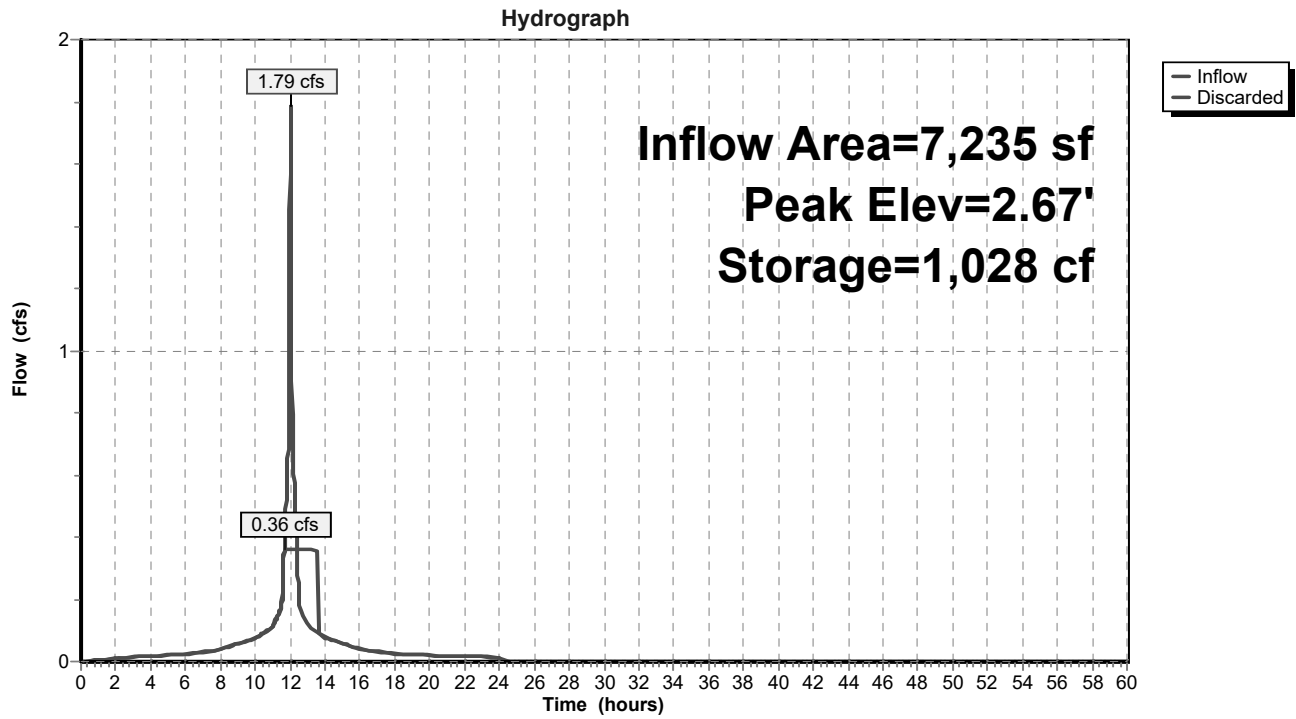
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Type III 24-hr 100-Year Rainfall=9.19"

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Page 7

Pond 1P: 14 Cultec R-330XLHD



Percolation & Deep Hole Test Logs



SITE ADDRESS: 6 Cannato Place

TOWN/VILLAGE: Town of North Castle

DATE: 03/29/2023 TIME: 9:30am

WEATHER: Sunny TEMP. 40° F

WITNESSED BY: Nicholas Shirriah

DEEP TEST HOLE DATA SHEET – STORMWATER MANAGEMENT SYSTEM

DEPTH	HOLE NO. <u>1</u>	HOLE NO. <u>2</u>	HOLE NO. <u>3</u>	HOLE NO. <u>4</u>
G.L.	<u>0 – 6"</u>	<u>0 – 5"</u>	<u>0 – 4"</u>	
6"	<u>Topsoil</u>	<u>Topsoil</u>	<u>Topsoil</u>	
12"				
18"				
24"				
30"				
36"				
42"		<u>5 – 40"</u>		
48"		<u>Mod. Compact</u>	<u>4 – 48"</u>	
54"		<u>Sandy loam w/</u>	<u>Sandy loam</u>	
60"		<u>Some silt</u>	<u>Very rocky</u>	
66"		<u>Ledge @ 40</u>	<u>Ledge @ 48"</u>	
72"		<u>No GW</u>	<u>No GW</u>	
78"				
84"	<u>6 – 96"</u>			
90"	<u>Sandy loam w/</u>			
96"	<u>Small rocks</u>			
102"	<u>No GW</u>			
108"	<u>No Ledge</u>			

- Indicate level at which Ground Water (GW), Mottling and/or Ledge Rock is encountered.
- Indicate level for which water level rises after being encountered.

EXCAVATION PERFORMED BY: **PRECISION FIELD TESTING**



SITE ADDRESS: 6 Cannato Place

TOWN/VILLAGE: North Castle (Armonk)

DATE: 03/29/2023 TIME: 11:00am

WEATHER: Sunny TEMP. 45° F

WITNESSED BY: Matt Williams

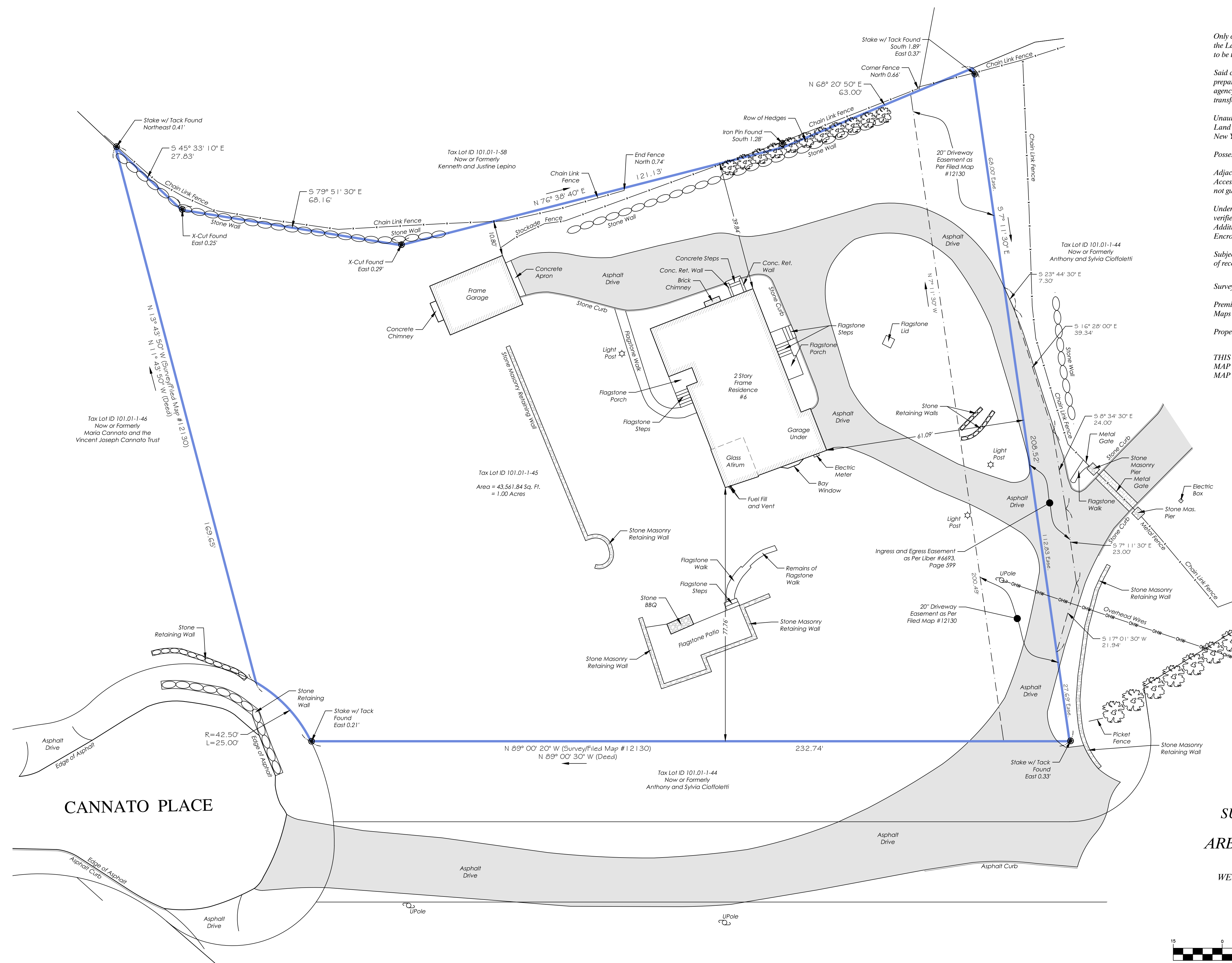
PERCOLATION TEST HOLE DATA SHEET – STORMWATER MANAGEMENT SYSTEM

Owner _____

HOLE #	CLOCK TIME				PERCOLATION					
	Hole Number	Run No.	Start	Stop	Elapse Time (Min.)	Depth to Water From Ground Surface		Water Level in Inches Drop in inches	Soil Rate	
						Start Inches	Stop Inches		Min. per inch	Inches per Hour
# <u>1</u>	1	11:08	11:20	12	22	46	24	0.5	120	
	2	11:21	11:38	17	22	46	24	0.71	84.51	
	4" Ø	3	11:40	12:04	24	22	46	24	1	60
		4	12:05	12:30	25	22	46	24	1.04	57.69
		5								
# <u>2</u>	1									
	2									
	4" Ø	3								
		4								
		5								
# <u>3</u>	1									
	2									
	4" Ø	3								
		4								
		5								

Notes:

- 1) Tests to be repeated at the same depth until approximately equal soil rates are obtained at each percolation test hole. All data to be submitted for review.
- 2) Depth measurements to be made from top of hole



Only copies from the original of this survey marked with an original of the Land Surveyors embossed seal or red colored seal shall be considered to be true, valid copies.

Said certifications shall run only to the person for whom this survey is prepared and on his/her behalf to the title company, governmental agency and lending institutions listed hereon. Certifications are not transferable to additional institutions or subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

Surveyed in accordance with Deed Control Number 622383105.

Premises shown hereon designated on the Town of North Castle Tax Maps as: Section 101.01, Block 1, Lot 45.

Property Address: 6 Cannato Place
Armonk, NY, 10504

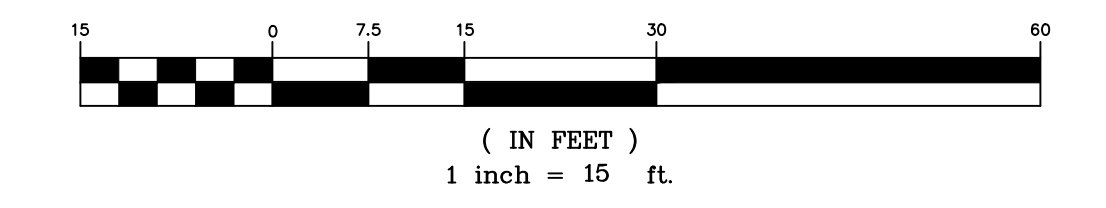
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CANNATO PLACE

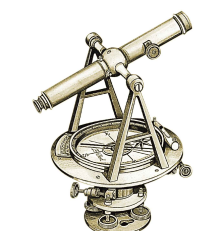
SURVEY OF PROPERTY PREPARED FOR ARBEN AND AVDI GECAJ SITUATE IN THE TOWN OF NORTH CASTLE WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 15'

GRAPHIC SCALE



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(914) 769-8003 • survey@tcmerritts.com



Surveyed: July 25, 2023
Map Prepared: July 26, 2023
By: *Daniel T. Merritt*
New York State Licensed Land Surveyor No. 050604

Project: 23-218	Reference: 01-091
Field Survey By: CR	Drawn By: BJC
Project Manager: BFC	Checked By: BFC