



# TOWN OF NORTH CASTLE

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

RESIDENTIAL PROJECT  
REVIEW COMMITTEE  
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-3000 x 43  
Fax: (914) 273-3554  
www.nortcastleny.com

## RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

### Section I- PROJECT

ADDRESS: \_\_\_\_\_

### Section III- DESCRIPTION OF WORK:

### Section III- CONTACT INFORMATION:

APPLICANT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

#### PROPERTY OWNER:

\_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

PROFESSIONAL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

### Section IV- PROPERTY INFORMATION:

Zone: \_\_\_\_\_ Tax ID (lot designation) \_\_\_\_\_



**Town of North Castle  
Residential Project Review Committee**

17 Bedford Road Armonk, New York 10504  
(914) 273-3542 (914) 273-3554 (fax)

**RPRC COMPLETENESS REVIEW FORM**

*This form represents the standard requirements for a completeness review for all Residential Project Review Committee submissions. Failure to provide all of the information requested will result in a determination that the application is incomplete.*

Project Name on Plan:

Initial Submittal  Revised Preliminary

Street Location:

Zoning District: \_\_\_\_\_ Property Acreage: \_\_\_\_\_ Tax Map Parcel ID: \_\_\_\_\_

Date: \_\_\_\_\_

**DEPARTMENTAL USE ONLY**

Date Filed: \_\_\_\_\_ Staff Name: \_\_\_\_\_

**Preliminary Plan Completeness Review Checklist**

Items marked with a "☒" are complete, items left blank "☐" are incomplete and must be completed, "NA" means not applicable.

- 1. Plan prepared by a registered architect or professional engineer
- 2. Aerial photo (Google Earth) showing the applicant's entire property and adjacent properties and streets
- 3. Map showing the applicant's entire property and adjacent properties and streets
- 4. A locator map at a convenient scale
- 5. The proposed location, use and design of all buildings and structures
- 6. Existing topography and proposed grade elevations
- 7. Location of drives
- 8. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences

**RPRC COMPLETENESS REVIEW FORM**

Page 2

- 9. Description of method of water supply and sewage disposal and location of such facilities
- 10. The name and address of the applicant, property owner(s) if other than the applicant and of the planner, engineer, architect, surveyor and/or other professionals engaged to work
- 11. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 12. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.
- 13. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastleny.com/townhall.html>

\_\_\_\_\_ On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.



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**PLANNING DEPARTMENT**  
**Adam R. Kaufman, AICP**  
**Director of Planning**

**Telephone: (914) 273-3542**  
**Fax: (914) 273-3554**  
[www.northcastleny.com](http://www.northcastleny.com)

**GROSS LAND COVERAGE CALCULATIONS WORKSHEET**

Application Name or Identifying Title: \_\_\_\_\_ Date: \_\_\_\_\_

Tax Map Designation or Proposed Lot No.: \_\_\_\_\_

Gross Lot Coverage

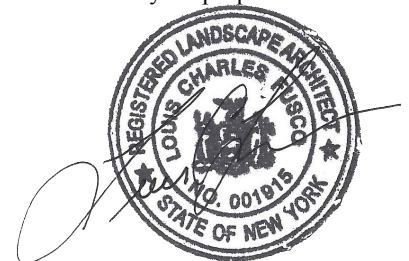
1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): \_\_\_\_\_
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(b)): \_\_\_\_\_
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):  
 Distance principal home is beyond minimum front yard setback  
 \_\_\_\_\_ x 10 = \_\_\_\_\_
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 \_\_\_\_\_
5. Amount of lot area covered by **principal building**:  
 \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
6. Amount of lot area covered by **accessory buildings**:  
 \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
7. Amount of lot area covered by **decks**:  
 \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
8. Amount of lot area covered by **porches**:  
 \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
9. Amount of lot area covered by **driveway, parking areas and walkways**:  
 \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
10. Amount of lot area covered by **terraces**:  
 \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:  
 \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
12. Amount of lot area covered by **all other structures**:  
 \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = \_\_\_\_\_

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

*paul fusco*

Signature and Seal of Professional Preparing Worksheet

\_\_\_\_\_ Date





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

PLANNING DEPARTMENT  
 Adam R. Kaufman, AICP  
 Director of Planning

January 29, 2019  
 Telephone: (914) 273-3542  
 Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: CARL FINER R.A. Date: 2-20-24

Tax Map Designation or Proposed Lot No.: 1.D # 100.02-1-30 LOT 30

Floor Area

1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06): 3.022 ACRES
2. Maximum permitted floor area (per Section 355-26.B(4)): 11,902.73 SF
3. Amount of floor area contained within first floor:  
 - 4,290.66 existing + 0 proposed = 4,290.66 SF
4. Amount of floor area contained within second floor:  
 - 3,262.31 existing + 0 proposed = 3,262.31 SF
5. Amount of floor area contained within garage:  
 - 836.76 existing + 0 proposed = 836.76 SF
6. Amount of floor area contained within porches capable of being enclosed:  
 - 0 existing + 0 proposed = 0
7. Amount of floor area contained within basement (if applicable - see definition):  
 - 3,236.51 existing + 0 proposed = 3,236.51 SF
8. Amount of floor area contained within attic (if applicable - see definition):  
 - 0 existing + 0 proposed = 0
9. Amount of floor area contained within all accessory buildings:  
 - 270\* existing + 480.09 proposed = 480.09 SF
10. Proposed floor area: Total of Lines 3 - 9 = 12,106.33 SF

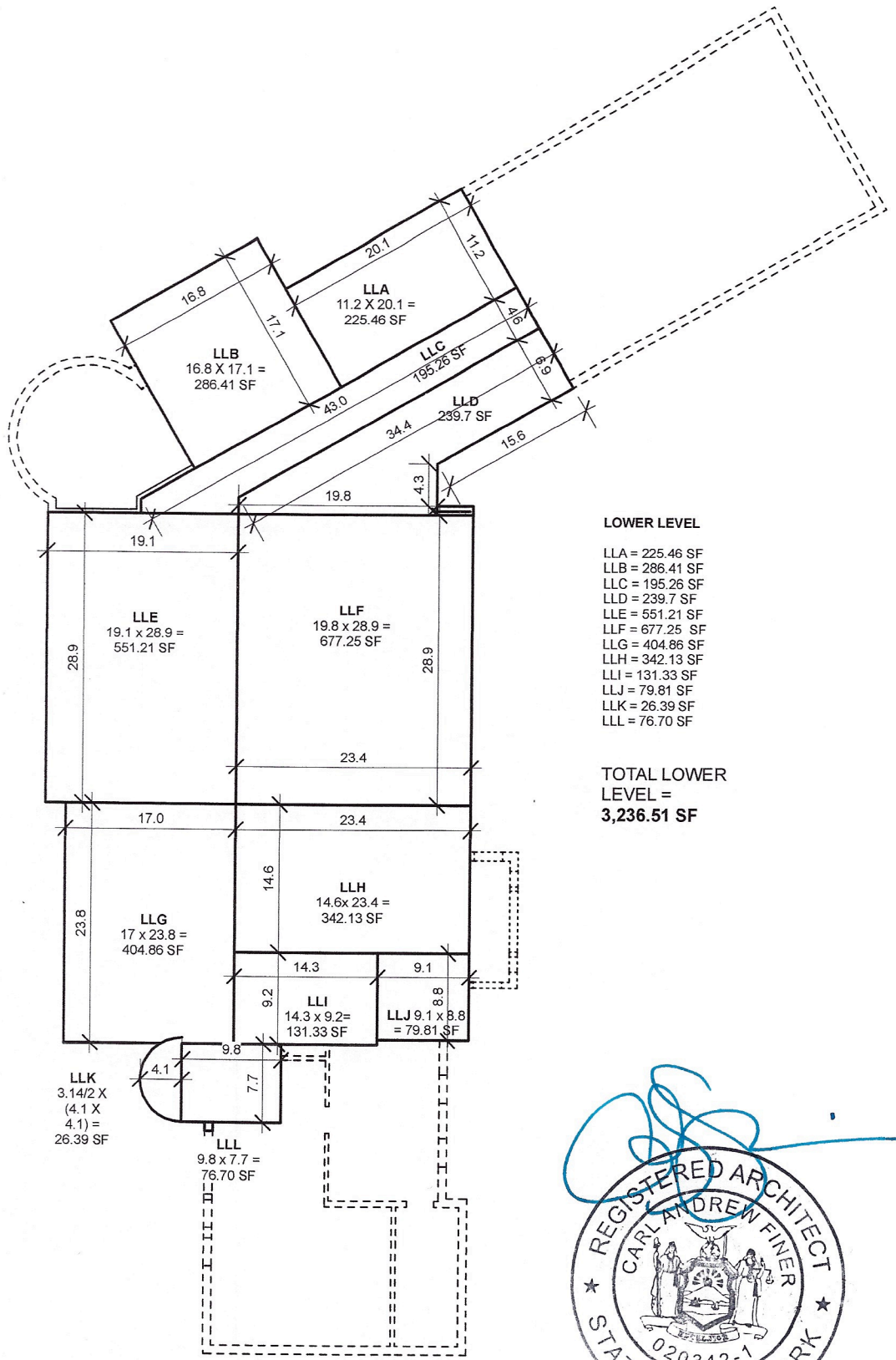
If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town's maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town's regulations.

Signature and Seal of Professional Preparing Worksheet

2-20-24  
 Date



→ \* EXISTING ACCESSORY BUILDING TO BE DEMOLISHED.



**LOWER LEVEL**

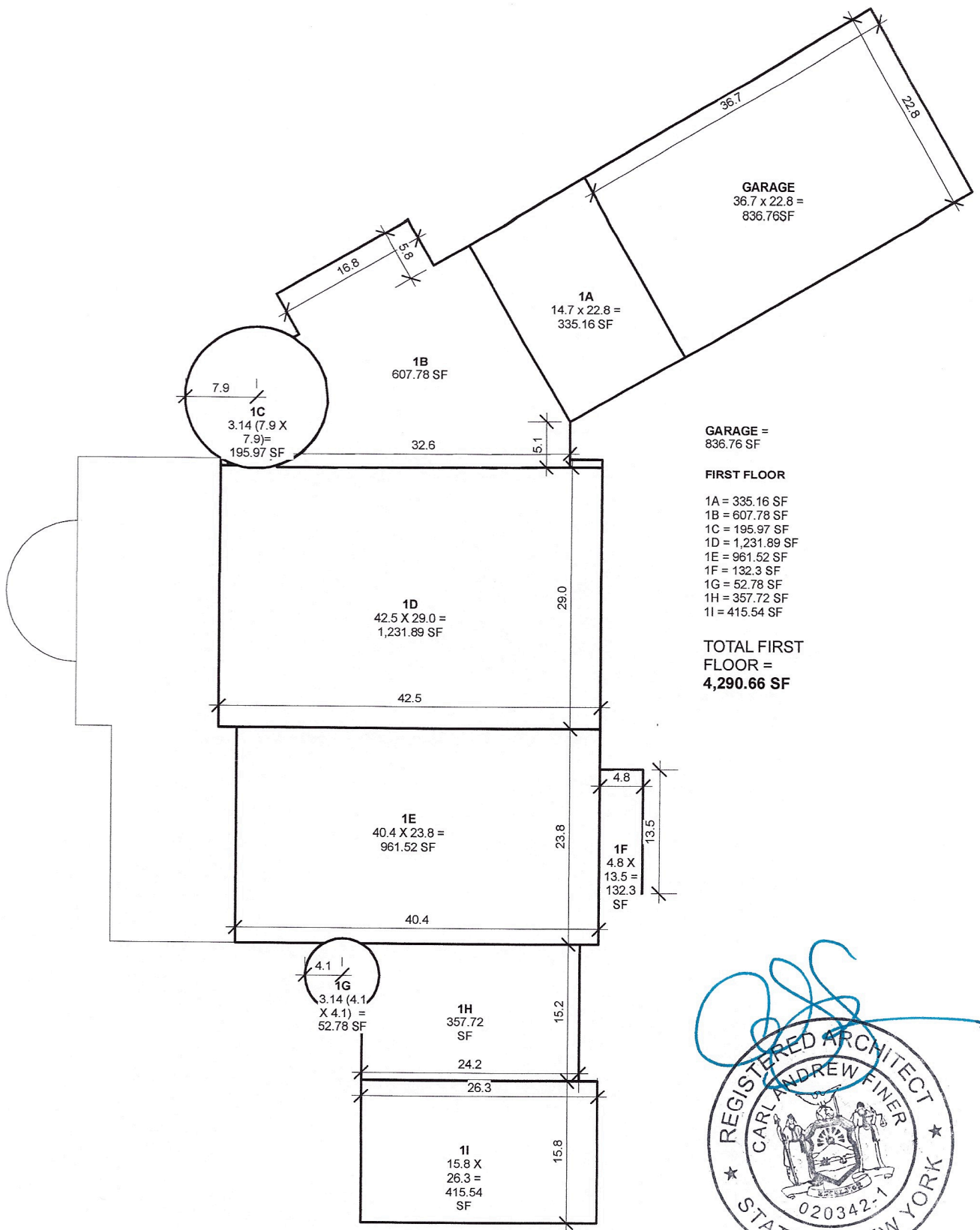
- LLA = 225.46 SF
- LLB = 286.41 SF
- LLC = 195.26 SF
- LLD = 239.7 SF
- LLE = 551.21 SF
- LLF = 677.25 SF
- LLG = 404.86 SF
- LLH = 342.13 SF
- LLI = 131.33 SF
- LLJ = 79.81 SF
- LLK = 26.39 SF
- LLL = 76.70 SF

**TOTAL LOWER LEVEL = 3,236.51 SF**

**1 LOWER LEVEL AREA WORKSHEET**  
SCALE: 1/16" = 1'-0"



2.20.24

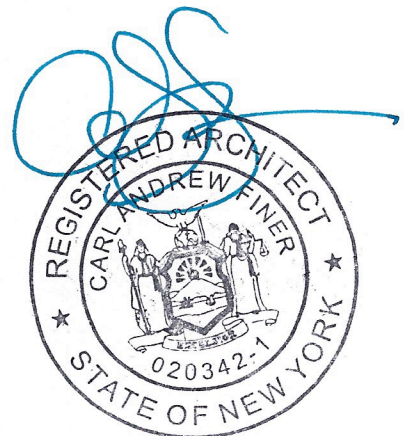


GARAGE =  
836.76 SF

**FIRST FLOOR**

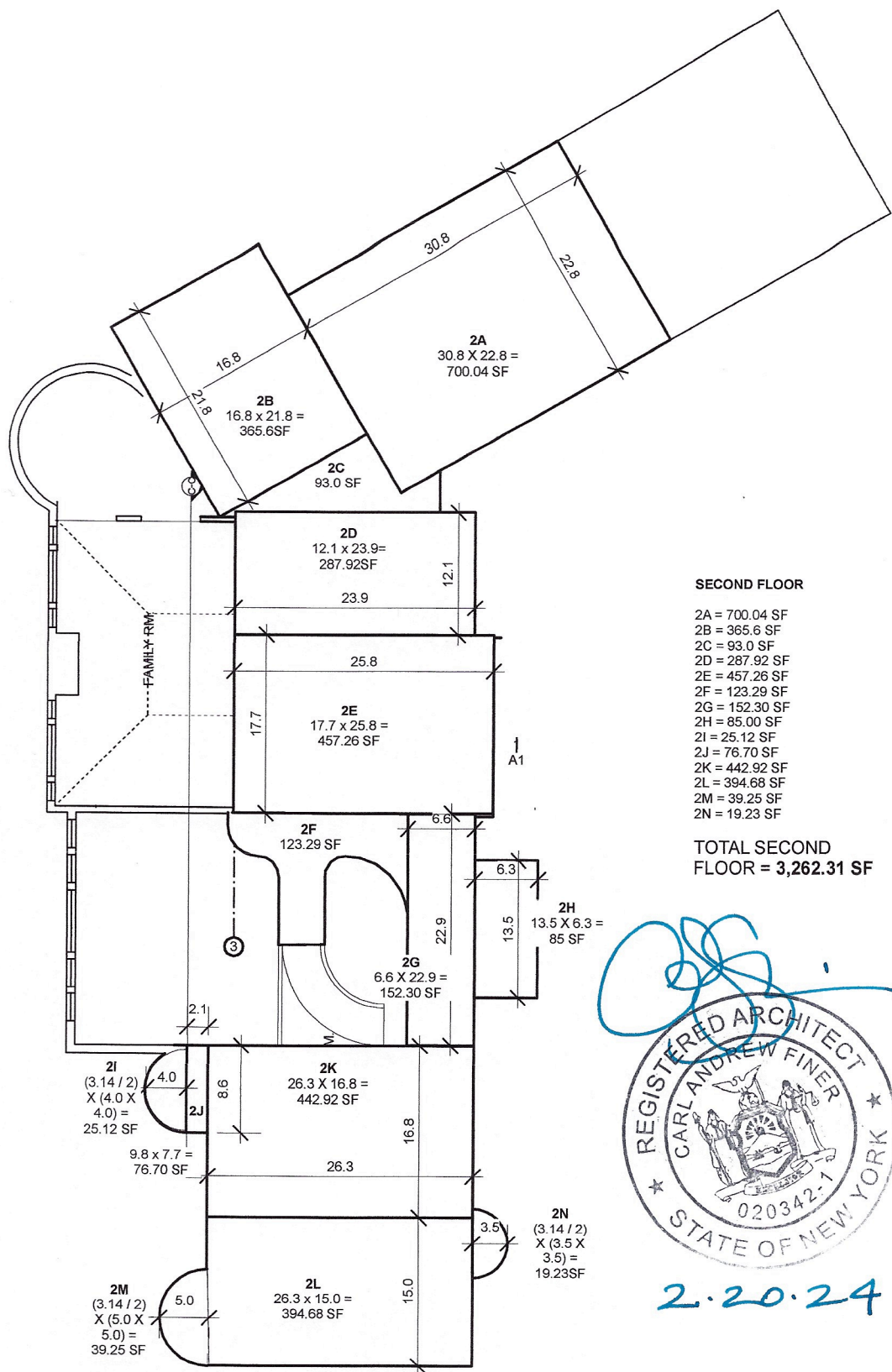
- 1A = 335.16 SF
- 1B = 607.78 SF
- 1C = 195.97 SF
- 1D = 1,231.89 SF
- 1E = 961.52 SF
- 1F = 132.3 SF
- 1G = 52.78 SF
- 1H = 357.72 SF
- 1I = 415.54 SF

**TOTAL FIRST  
FLOOR =  
4,290.66 SF**



2.20.24

**2** FIRST FLOOR AREA WORKSHEET  
SCALE: 1/16" = 1'-0"



**SECOND FLOOR**

- 2A = 700.04 SF
- 2B = 365.6 SF
- 2C = 93.0 SF
- 2D = 287.92 SF
- 2E = 457.26 SF
- 2F = 123.29 SF
- 2G = 152.30 SF
- 2H = 85.00 SF
- 2I = 25.12 SF
- 2J = 76.70 SF
- 2K = 442.92 SF
- 2L = 394.68 SF
- 2M = 39.25 SF
- 2N = 19.23 SF

**TOTAL SECOND FLOOR = 3,262.31 SF**

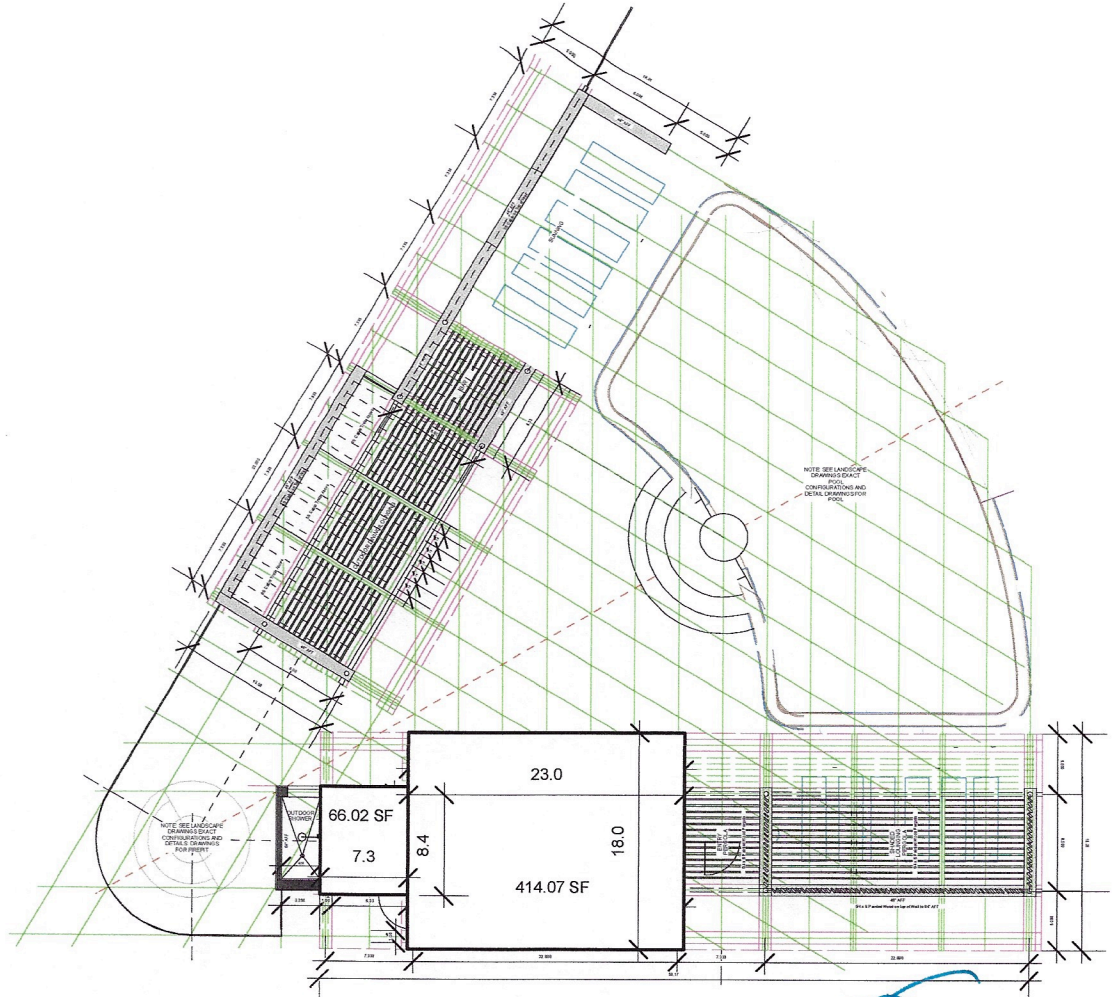
*Handwritten signature in blue ink.*



*Handwritten date: 2.20.24*

**3 SECOND FLOOR AREA WORKSHEET**  
SCALE: 1/16" = 1'-0"





1

**ACCESSORY STRUCTURE**

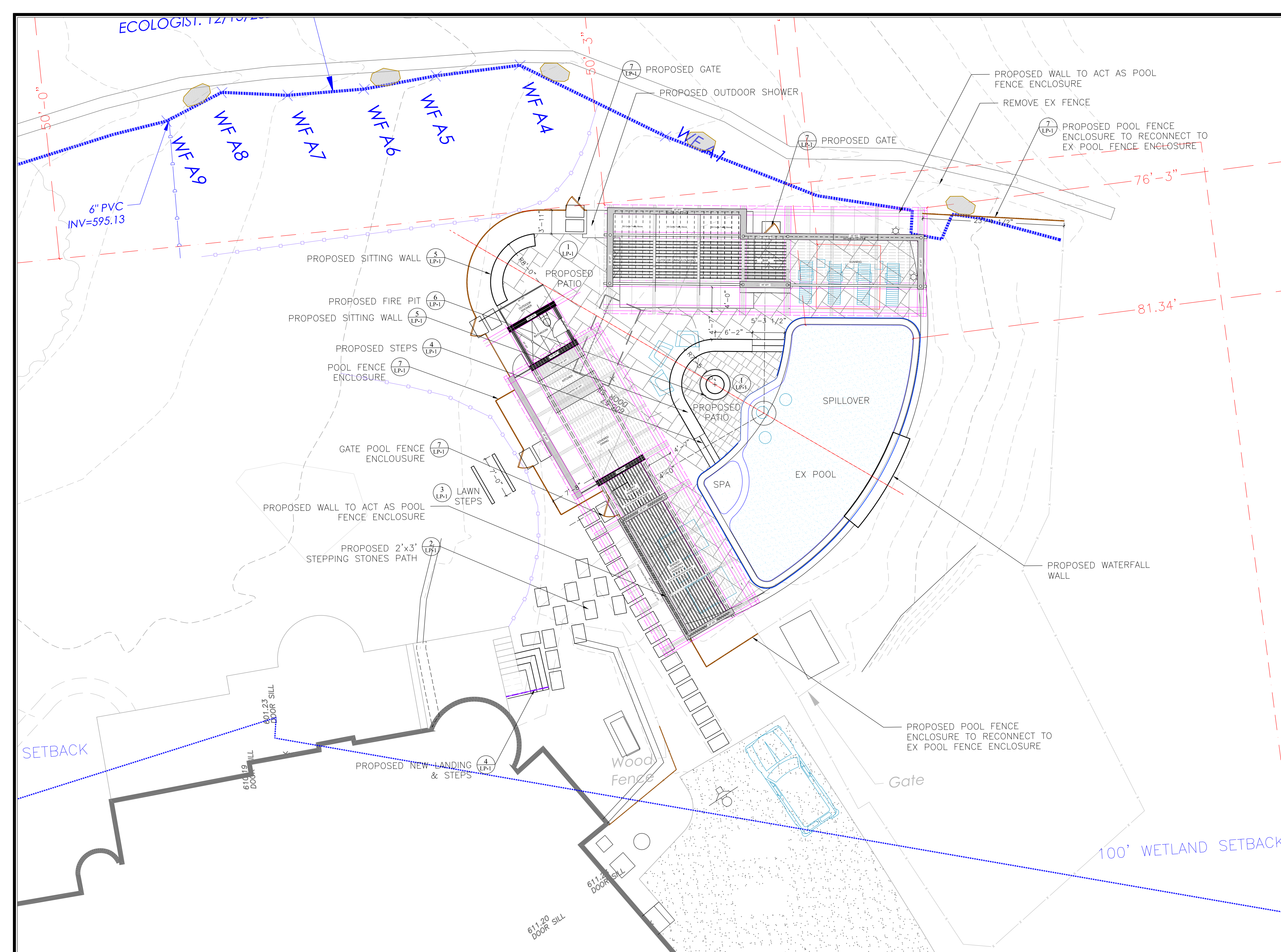
BATH = 66.02 SF  
 COVERED  
 DINING/KITCHEN = 414.07 SF

**TOTAL ACCESSORY STRUCTURE  
 480.09 SF**



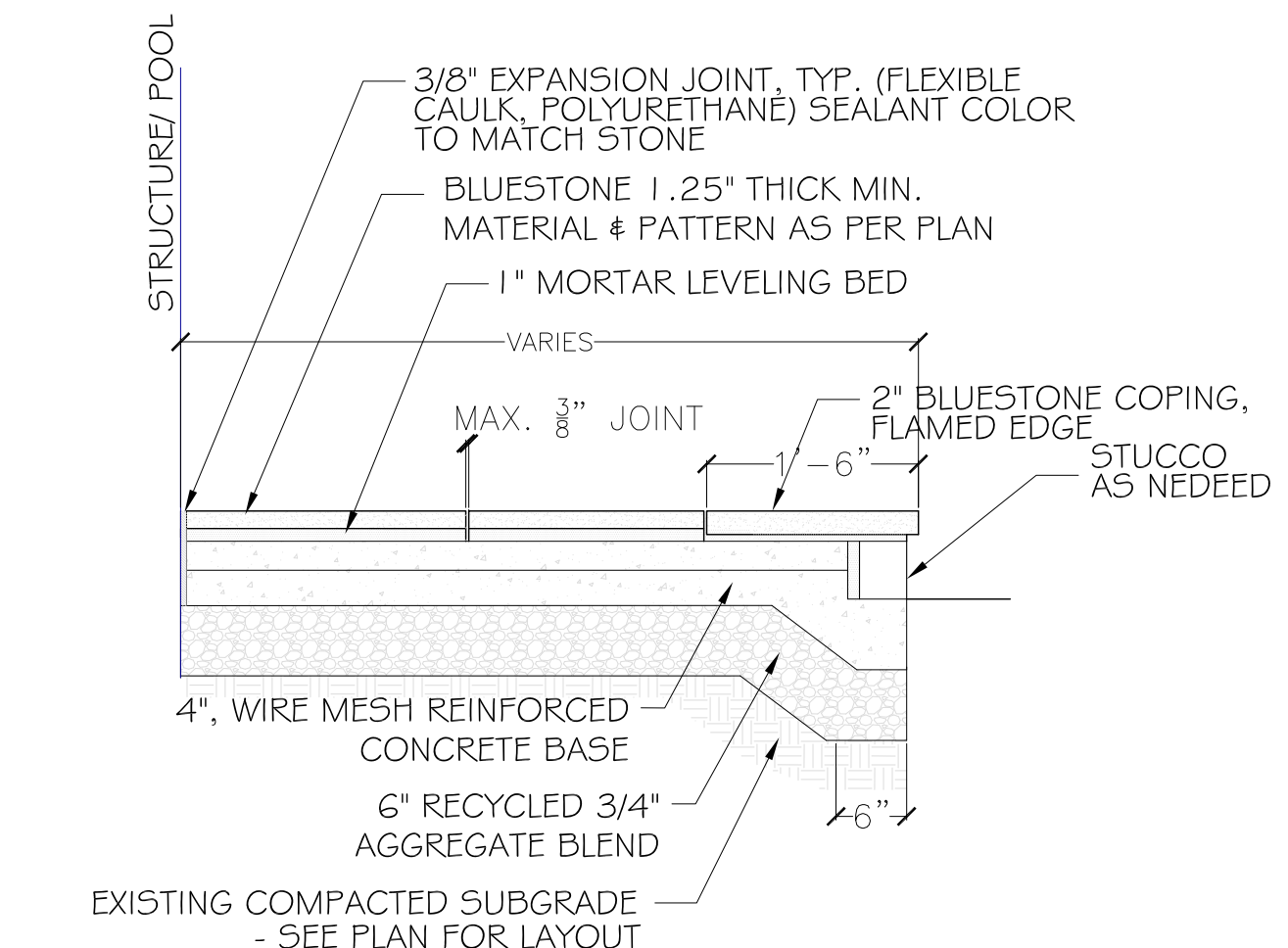
2.20.24





**LAYOUT PLAN**

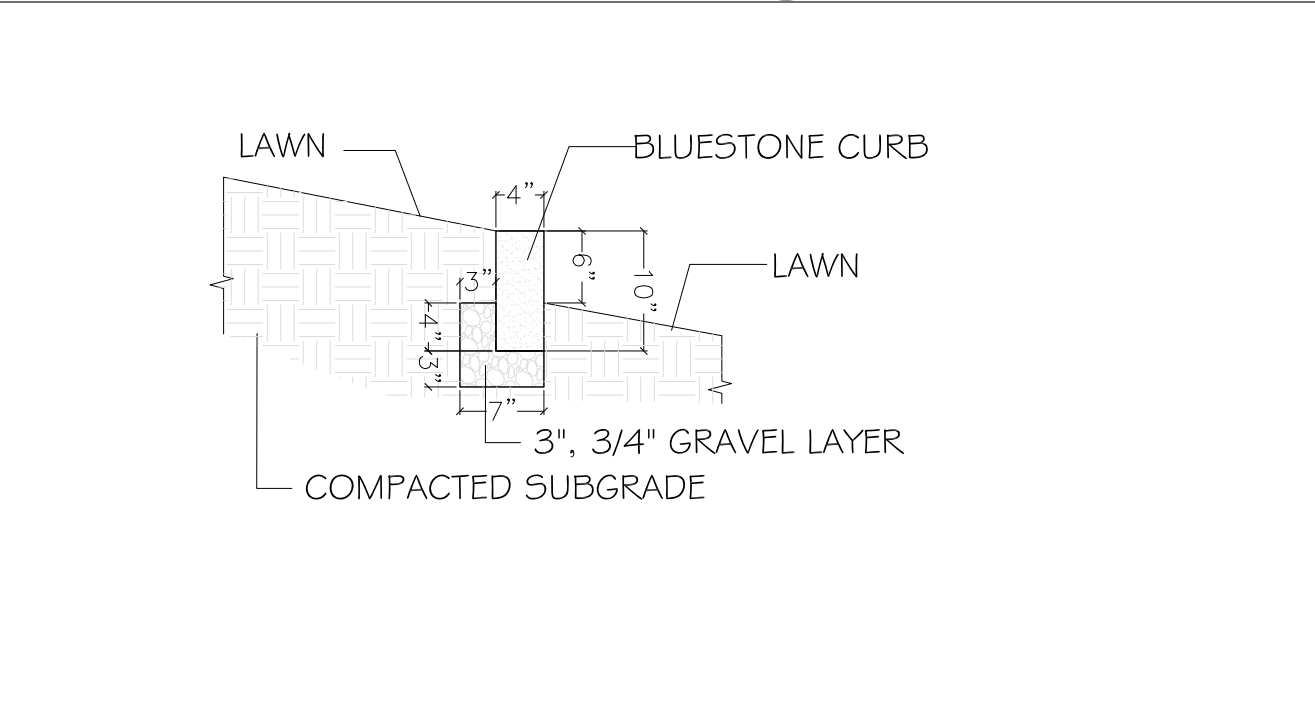
SCALE: 1" = 10'-0"



**PATIO**

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

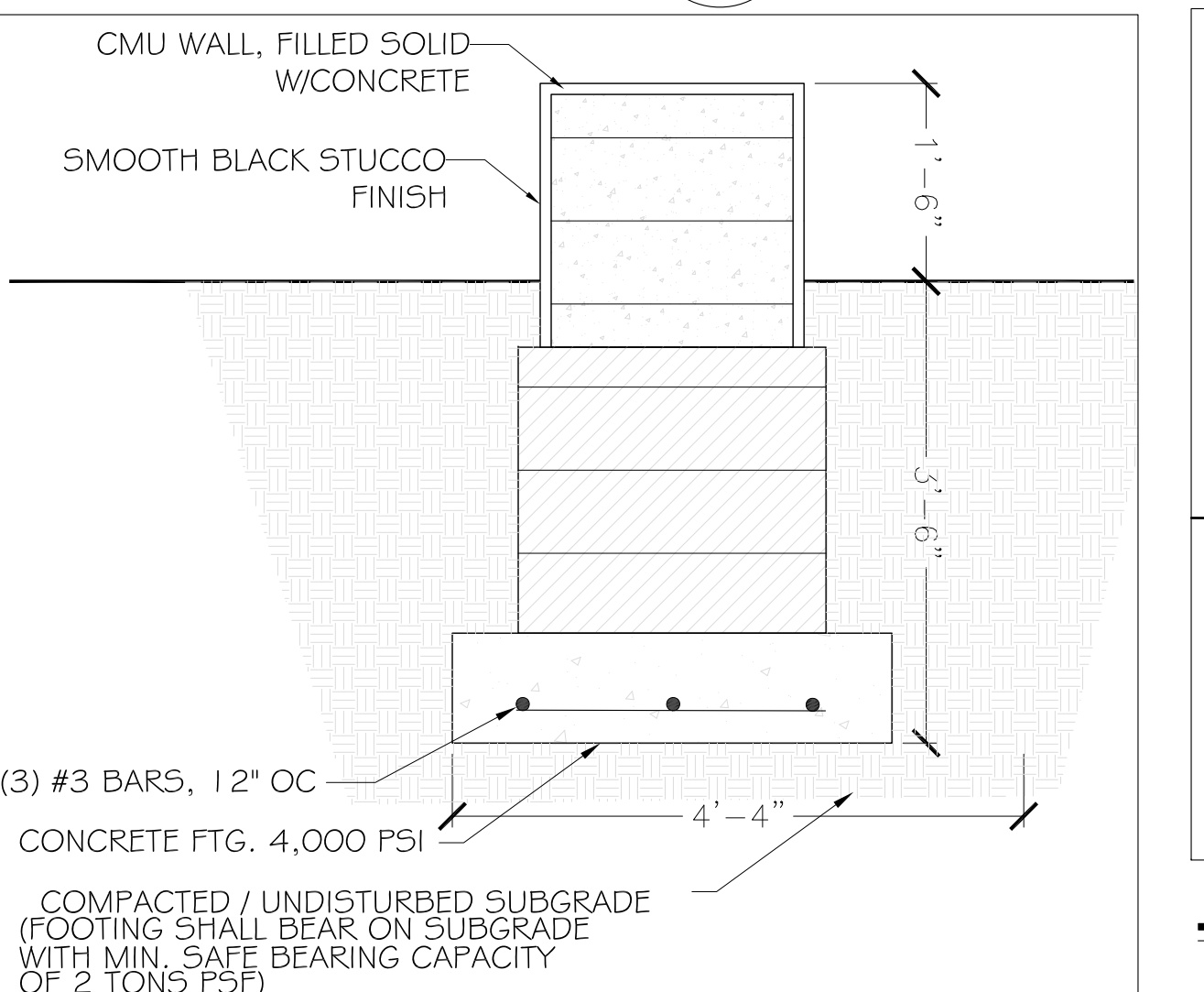
1 LP-1



**LAWN STEP**

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

3 LP-1



**SITTING WALL**

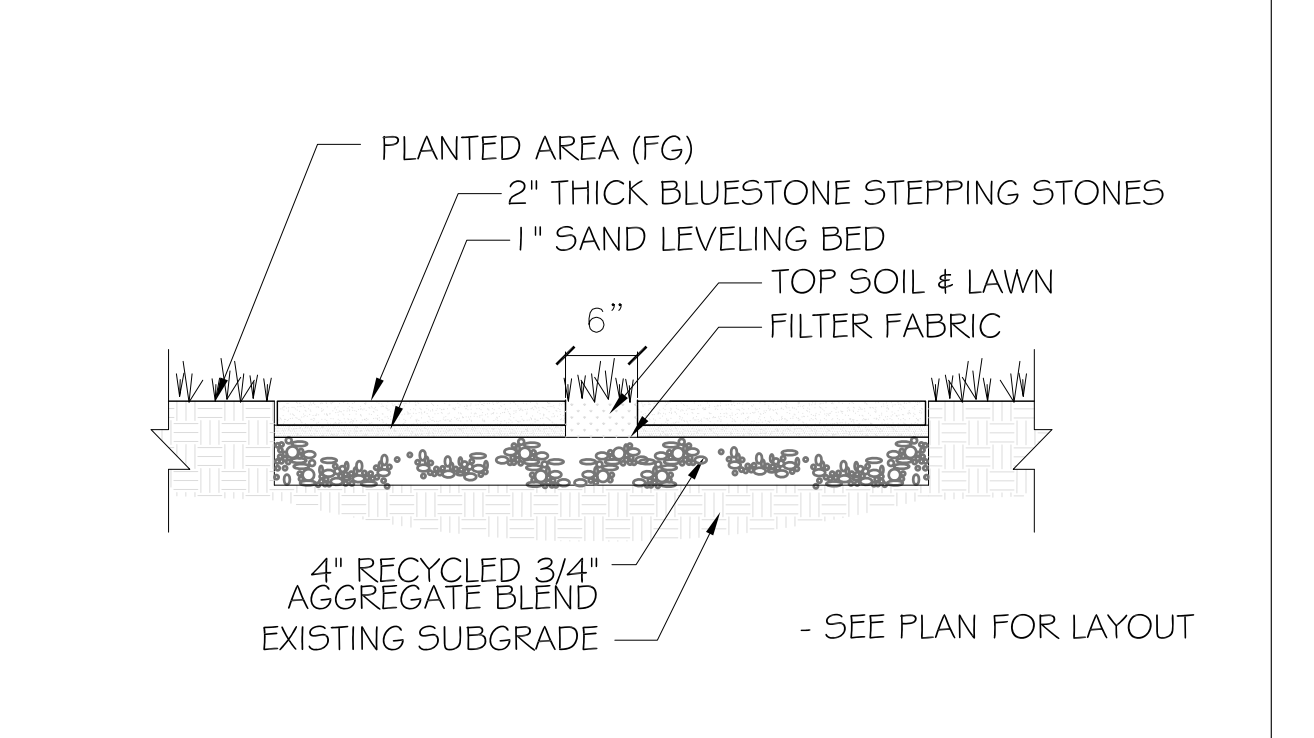
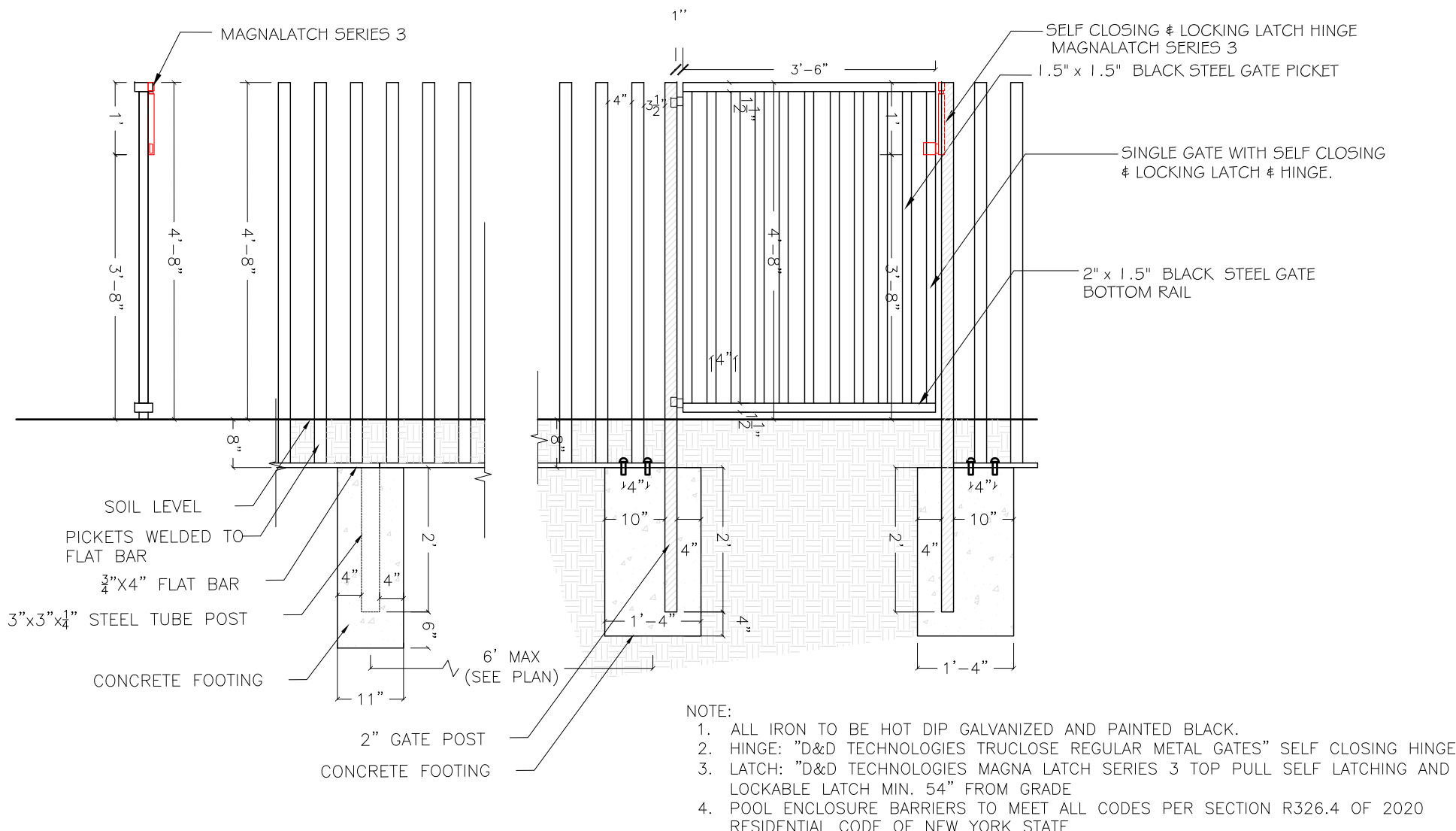
SCALE: 3/4" = 1'-0"

5 LP-1

**POOL FENCE**

SCALE: 1/2" = 1'-0"

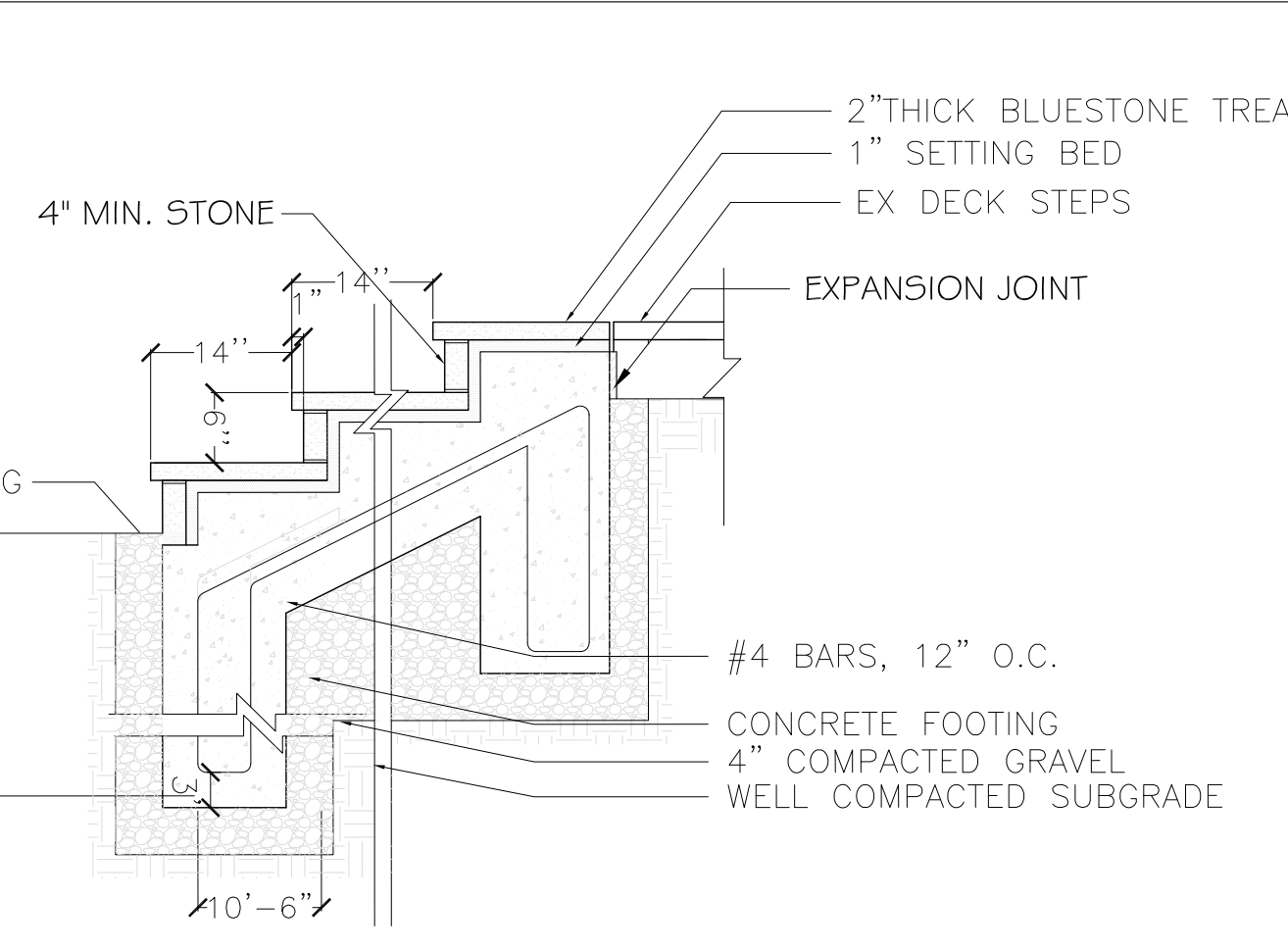
7 LP-1



**STEPPING STONES**

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

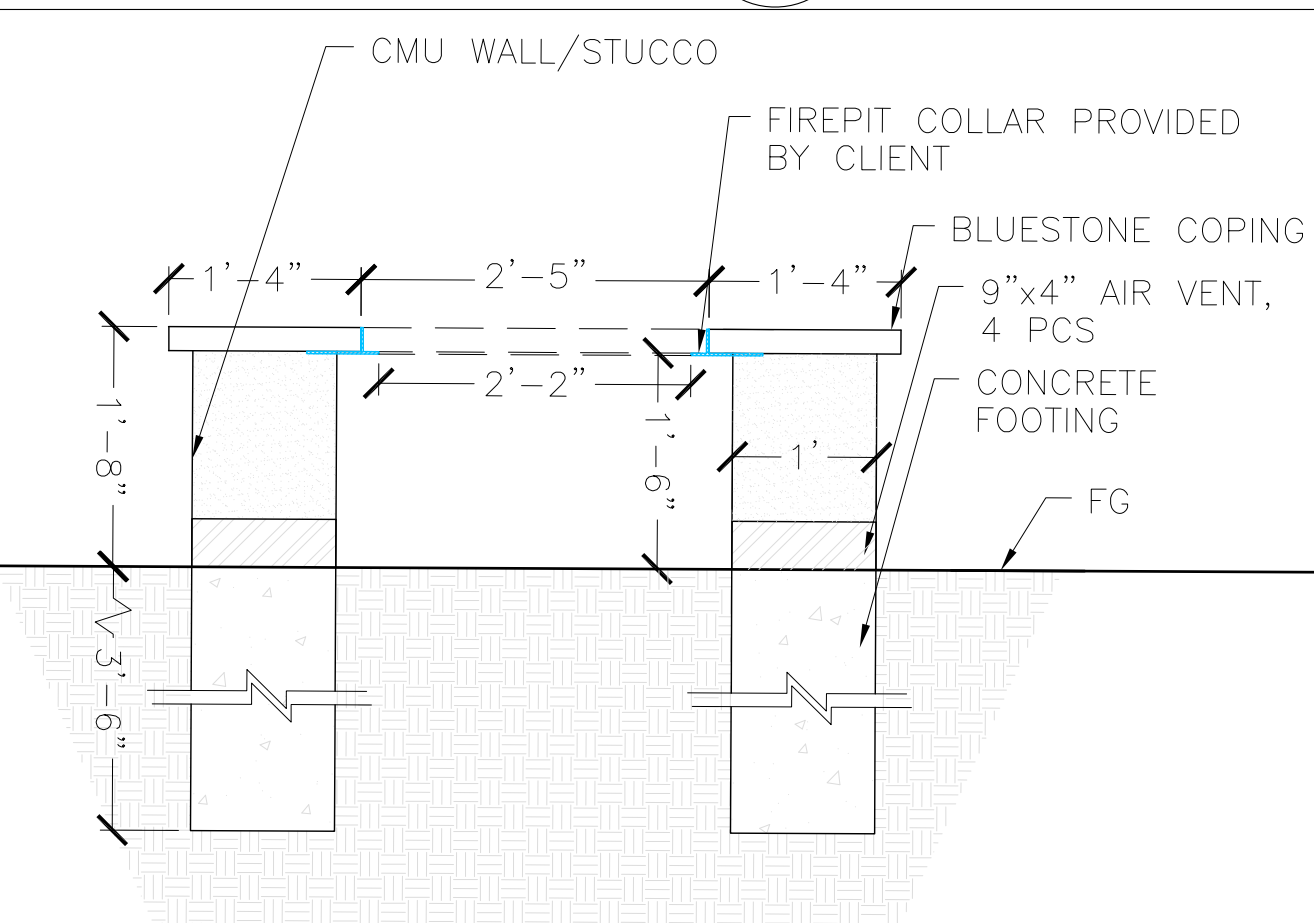
2 LP-1



**STEPS**

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

4 LP-1



**FIREPIT DETAIL**

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

6 LP-1

**POOL FENCE**

2020 Residential Code SECTION R326 SWIMMING POOLS, SPAS AND HOT TUBS & CHAPTER 42 (ELECTRICAL) SWIMMING POOLS.

Code review should include references to all applicable pool codes pursuant to Section R326.1 through 326.7.3. and conformance with ANSI/APSP/ICC 5 (American National Standard for Residential Inground Swimming Pools, 2011); and [NY] R326.3.3 Permanently installed spas and hot tubs. Permanently installed spas and hot tubs shall be designed and constructed in conformance with ANSI/APSP/ICC 3 (American National Standard for Permanently Installed Residential Spas and Swim Spas, 2014).

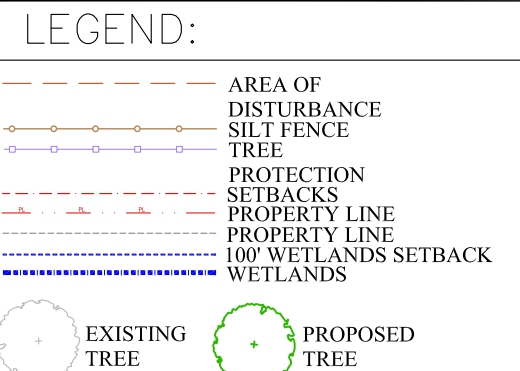
ALL DOORS WITH DIRECT ACCESS INTO POOL ENCLOSURE TO BE ALARMED WITH POOL GUARD DOOR ALARM MODEL DAPT-2

ALL WINDOWS WITH DIRECT ACCESS TO POOL ENCLOSURE ARE TO HAVE MAXIMUM OPENING 4" AND HAVE A LATCHING DEVICE NO MORE THAN 48" ABOVE POOL

SWIMMING POOL NECESSARY EQUIPMENT SHALL BE PROVIDED WITH AN ENCLOSURE WHICH SHALL BE A MINIMUM OF 4 (FOUR) FEET IN HEIGHT AND HAVE A MAXIMUM VERTICAL CLEARANCE TO GRADE OF 2 (TWO) INCHES. MAXIMUM BALUSTRADES 4" O.C.

ENCLOSURE SHALL BE CONSTRUCTED SO AS NOT TO PROVIDE FOOTHOLDS. SHALL HAVE RAILINGS AND POSTS WITHIN THE ENCLOSURE, WHICH SHALL BE CAPABLE OF RESISTING A MINIMUM LATERAL LOAD OF 150 LBS. APPLIED MIDWAY BETWEEN POSTS AND AT THE TOP OF POSTS RESPECTIVELY.

GATES PROVIDED IN THE ENCLOSURE SHALL BE SELF - CLOSING AND SELF - LATCHING WITH THE LATCH HANDLE LOCATED WITHIN THE ENCLOSURE AND AT LEAST 52 INCHES ABOVE GRADE.



**LOUIS FUSCO**  
landscape architects  
focus • form • function

26 Woodland Road  
Pound Ridge, NY 10576  
914.764.9123  
louisfusco.com

**ELIAS RESIDENCE**  
4 HALLOCK PLACE,  
ARMONK, NY 10504

ZONE: R-2A

DATE: 02-20-2024

SCALE: 1" = 10'-0"

**LAYOUT PLAN**

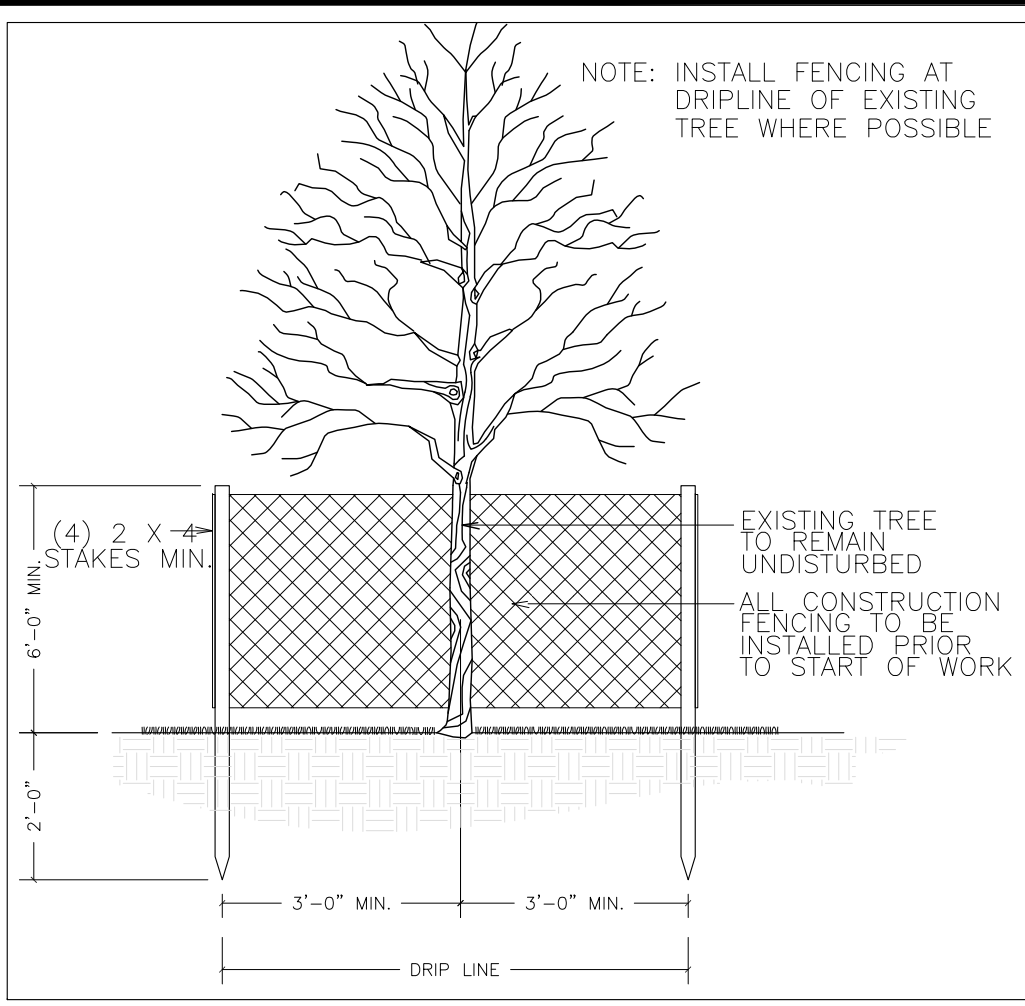
CONSTRUCTION DETAILS

REVISED: \_\_\_\_\_

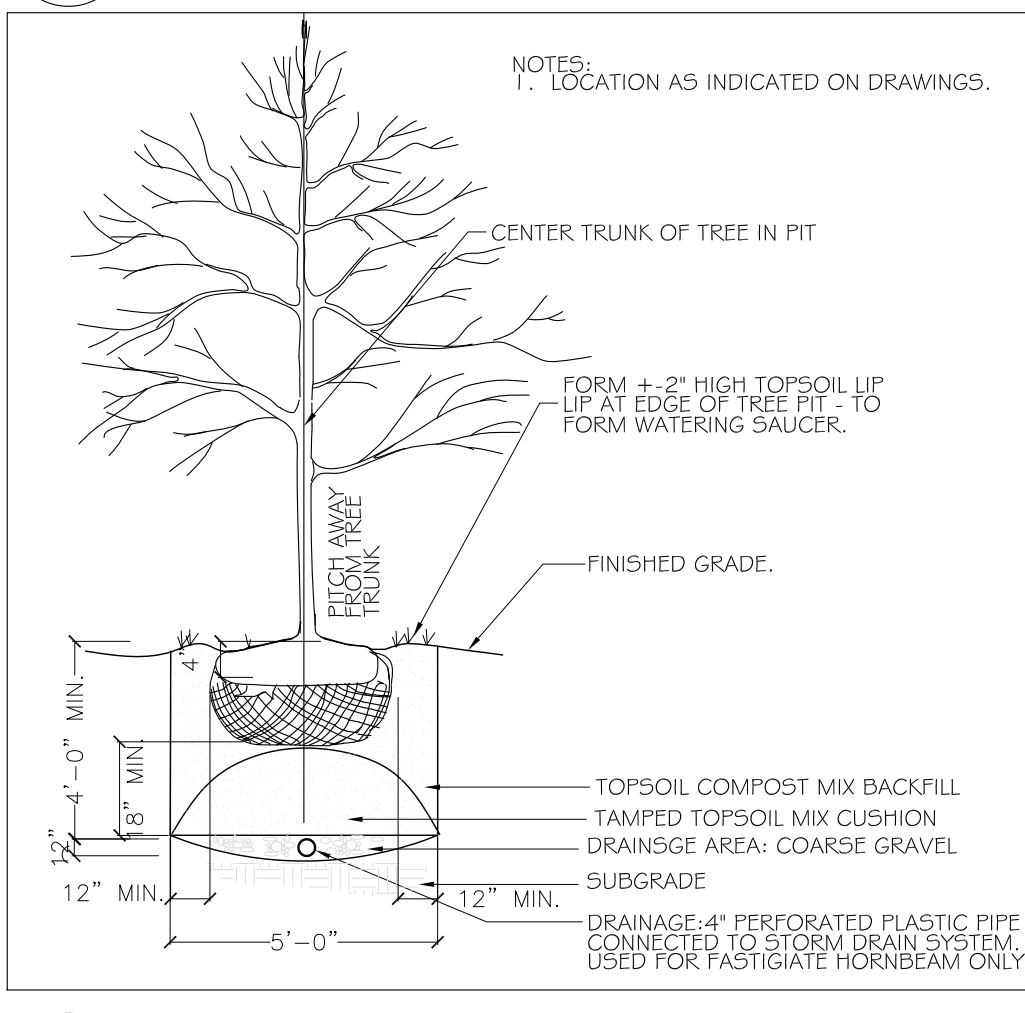
STAMP: \_\_\_\_\_

REGISTERED LANDSCAPE ARCHITECT  
LOUIS FUSCO  
NO. 001816  
STATE OF NEW YORK

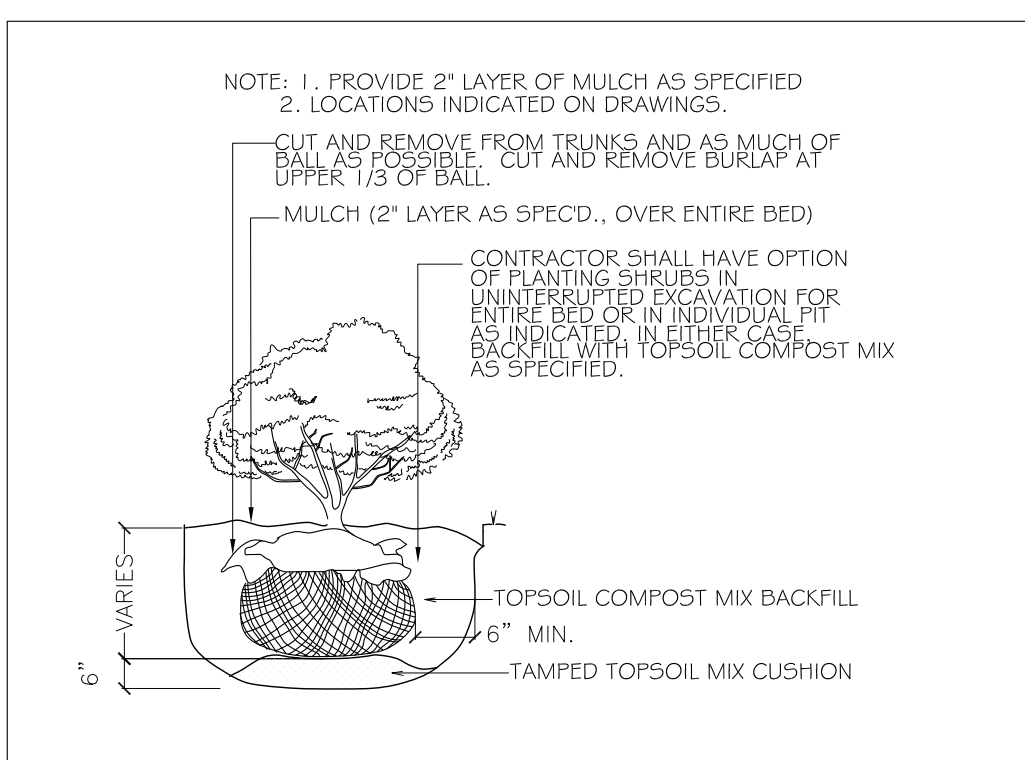
Drawing Number: LP-1



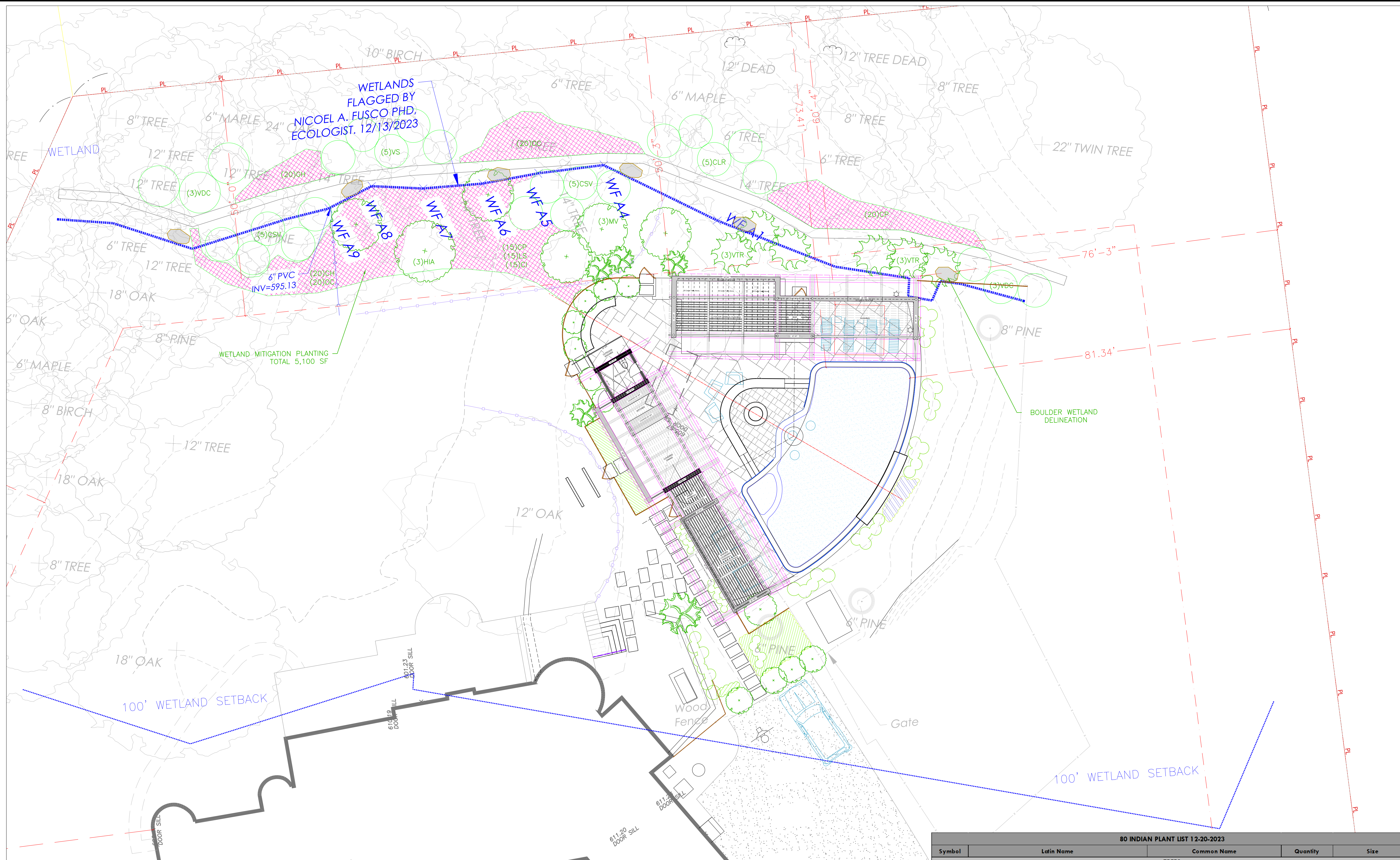
**1 TREE PROTECTION**  
PL-1 SCALE: N.T.S.



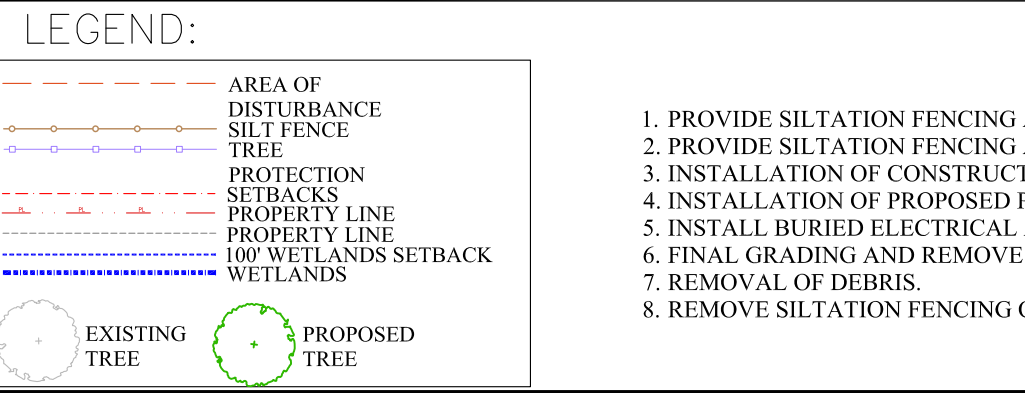
**2 TREE PLANTING**  
PL-1 SCALE: N.T.S.



**3 SHRUB PLANTING**  
PL-1 SCALE: N.T.S.



**PLANTING PLAN**  
SCALE: 1"=10'-0"



- CONSTRUCTION SEQUENCE**
1. PROVIDE SILTATION FENCING AROUND ALL PROPOSED DISTURBANCE AREAS AS INDICATED ON PLANS.
  2. PROVIDE SILTATION FENCING AROUND STOCKPILE LOCATION.
  3. INSTALLATION OF CONSTRUCTION ACCESS ROAD.
  4. INSTALLATION OF PROPOSED PAVILION, FIREPLACE, STEPS, PATIOS AND WALKWAYS.
  5. INSTALL BURIED ELECTRICAL AND GAS LINES FOR FIREPLACE.
  6. FINAL GRADING AND REMOVE EXCESS FILL FROM SITE IF NEEDED.
  7. REMOVAL OF DEBRIS.
  8. REMOVE SILTATION FENCING ONCE ALL DISTURBED AREAS HAVE BEEN STABILIZED.

NOTE: EXISTING MANICURED LAWN TO BE CONVERTED TO WETLAND BUFFER PLANTING AREA, TOTAL 5,100 SF

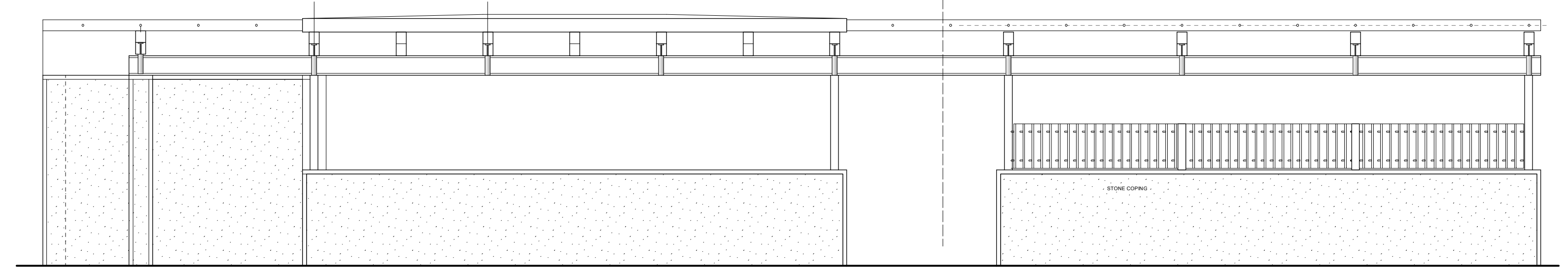
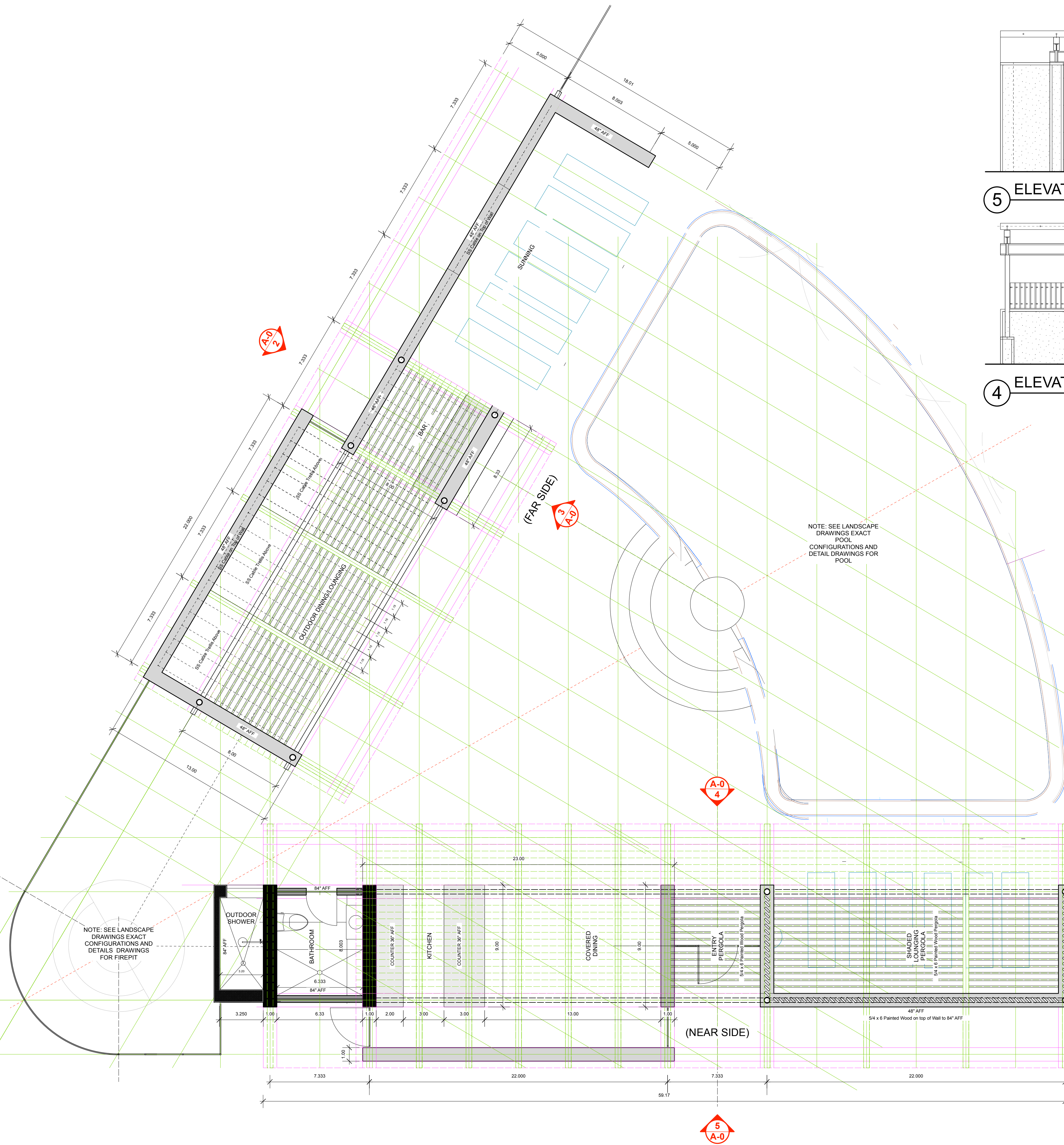
80 INDIAN PLANT LIST 12-20-2023				
Symbol	Latin Name	Common Name	Quantity	Size
<b>TREES</b>				
MV	<i>Magnolia virginiana</i>	Sweet Bay Magnolia	3	B & B 6-8'
VST	<i>Viburnum P. tomentosum 'Summer Snow Flake'</i>	Doublefile Viburnum Summer Snow Flake	5	B & B 24-36"
<b>SHRUBS</b>				
AMC	<i>Amelanchier canadensis</i>	Shadblow Service Berry	3	B & B 6-7'
CLR	<i>Clethra alnifolia 'Ruby Spice'</i>	Sweet Pepperbush	5	3 gal.
CSV	<i>Cornus stolonifera 'Variegata'</i>	Variegated Redwig Dogwood	10	5 gal.
HV	<i>Hamamelis virginiana</i>	Common Witch Hazel	3	B & B 6-7'
VDC	<i>Viburnum dentatum 'Christom'</i>	Blue Muffin Arrow wood Viburnum	6	7 gal.
VTR	<i>Viburnum trilobum</i>	Highbush Cranberry	3	10 gal.
<b>PERENNIALS AND GRASSES</b>				
CH	<i>Carex hobb</i>	Hobb Sedge	20	1 gal.
CI	<i>Carex morrowii 'Ice Dance'</i>	Ice Dance Sedge	15	1 gal.
CP	<i>Carex pennsylvanica</i>	Pennsylvania Sedge	35	2 gal.
GH	<i>Geranium 'Rosanne'</i>	Hardy Geranium 'Rosanne'	20	1 gal.
LS	<i>Lobelia siphilitica</i>	Blue Lobelia	15	2 gal.
OC	<i>Osmunda cinnamomea</i>	Cinnamon Fern	40	2 gal.

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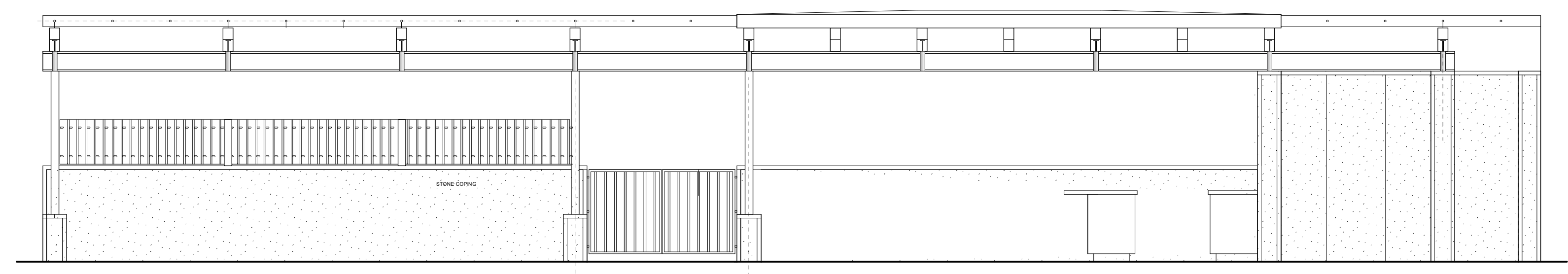
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REVISIONS: \_\_\_\_\_  
STAMP:  
REGISTERED LANDSCAPE ARCHITECT  
JAMES CHARLES HUBBARD  
NO. 001816  
STATE OF NEW YORK  
Drawing Number: PL-1

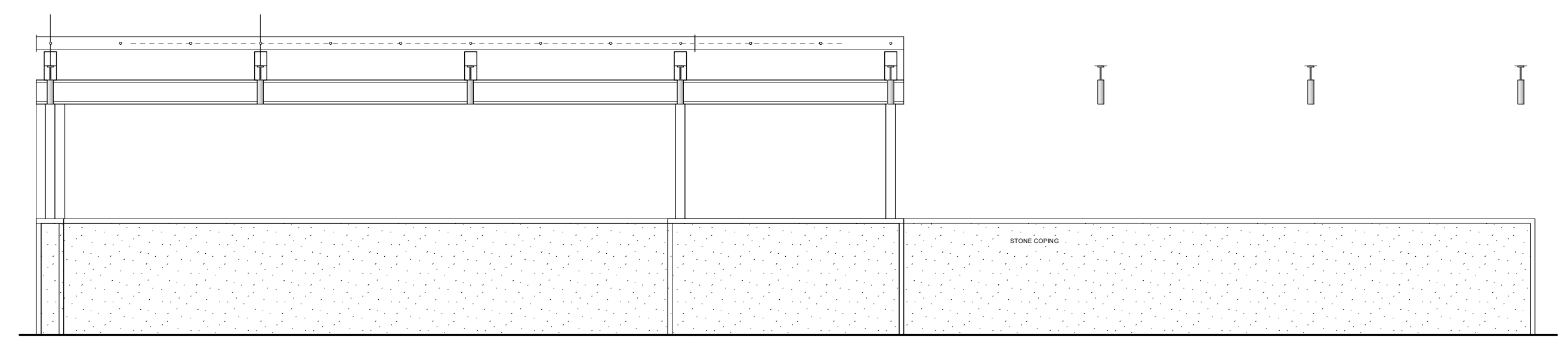
PLANTING PLAN  
WETLAND MITIGATION PLAN



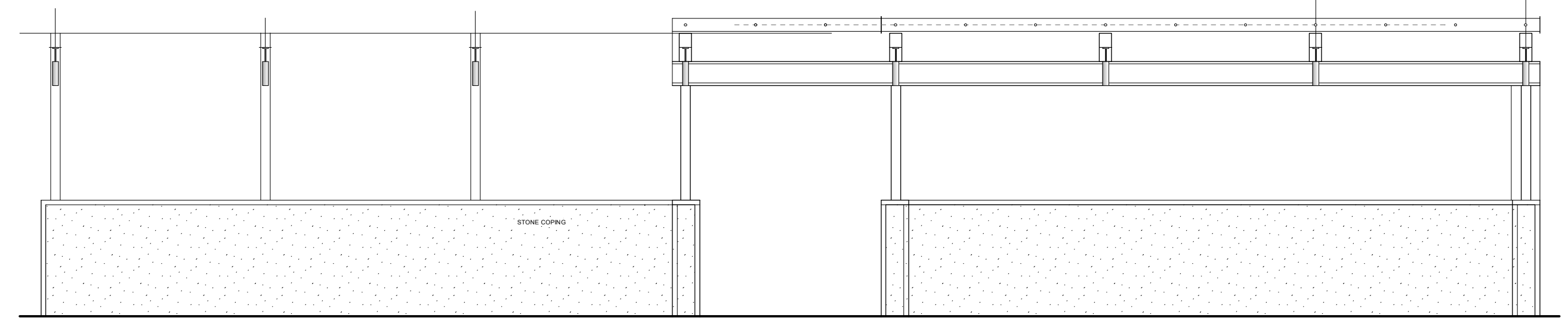
5 ELEVATION



4 ELEVATION



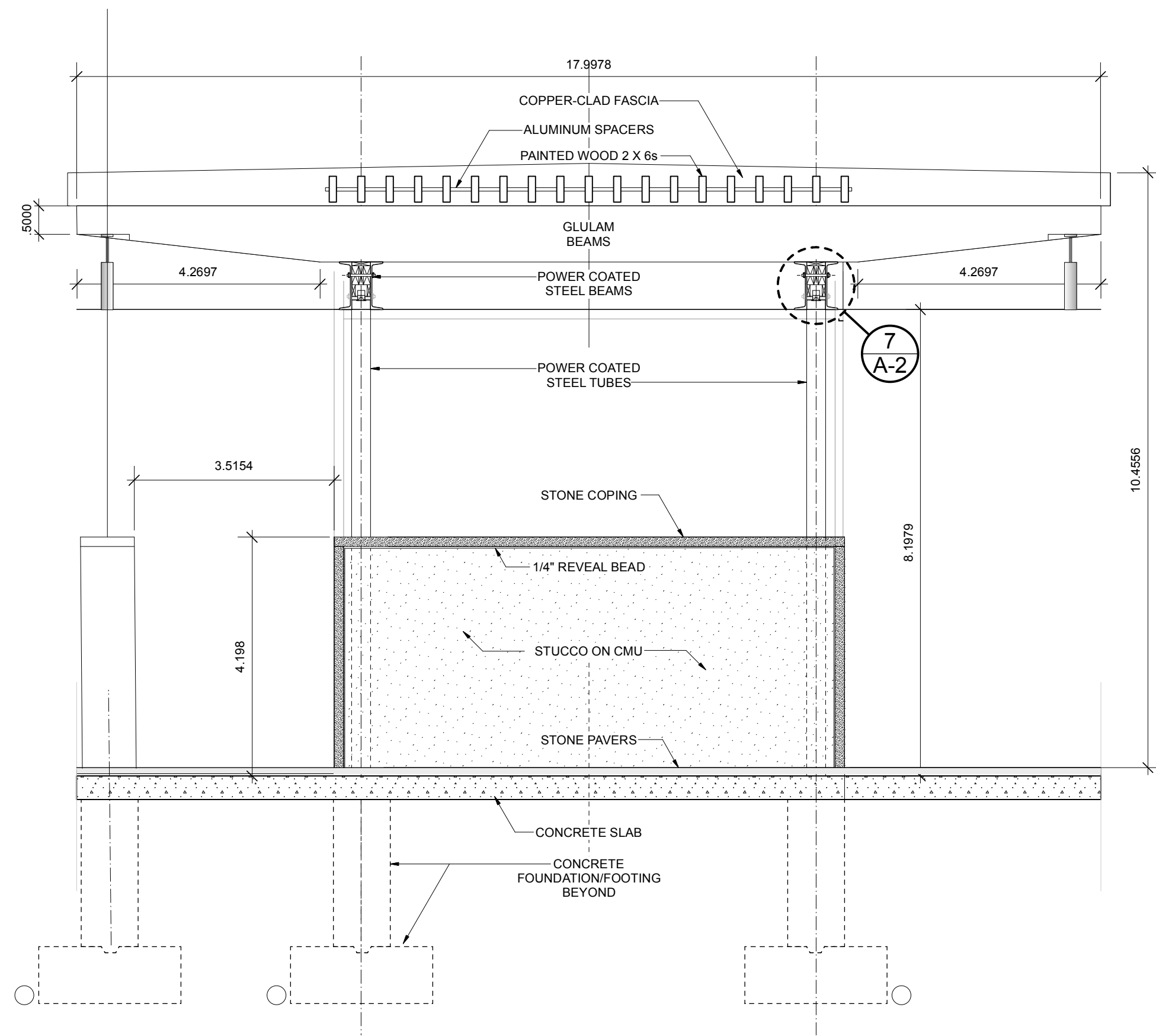
3 ELEVATION



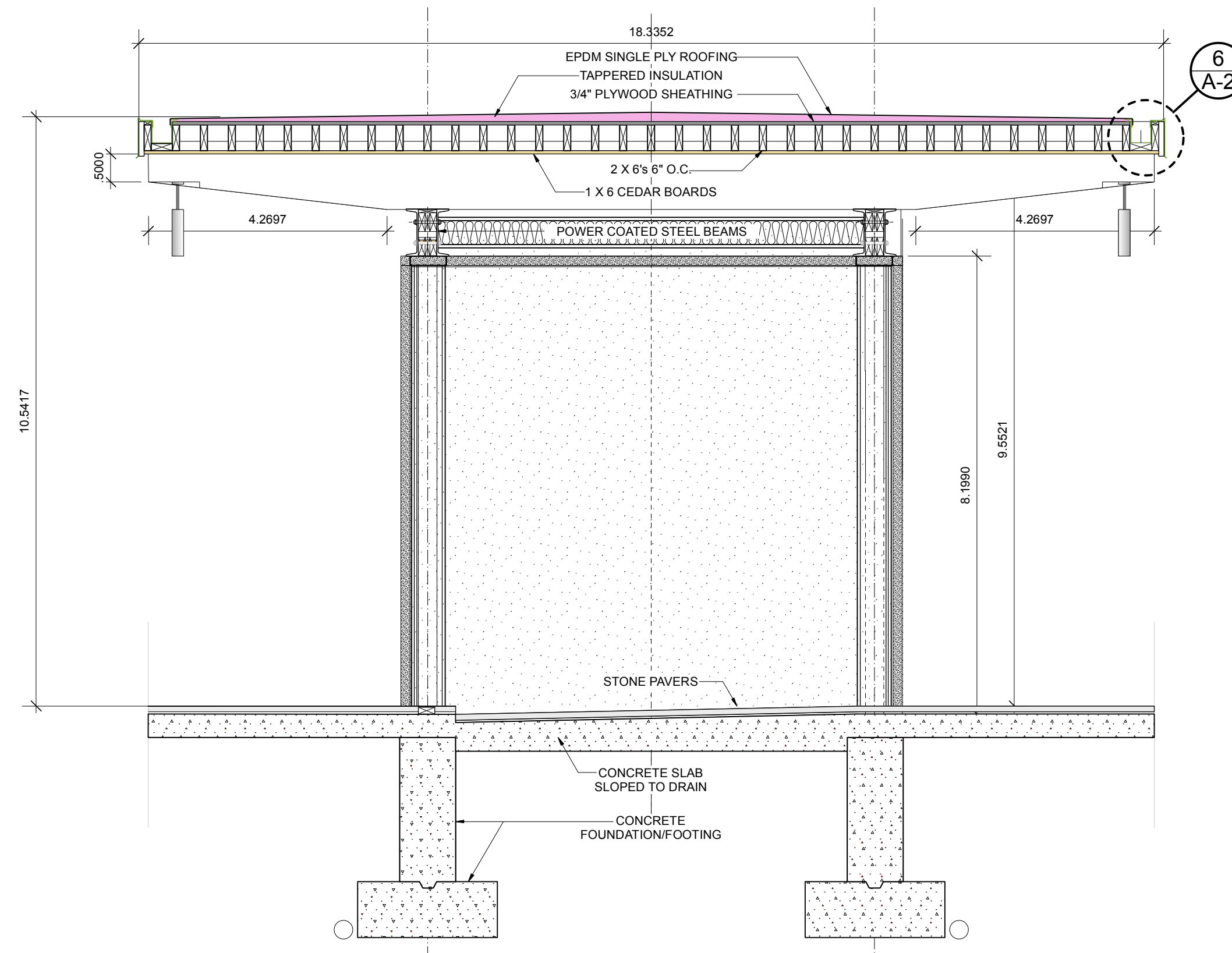
2 ELEVATION

1 PLAN

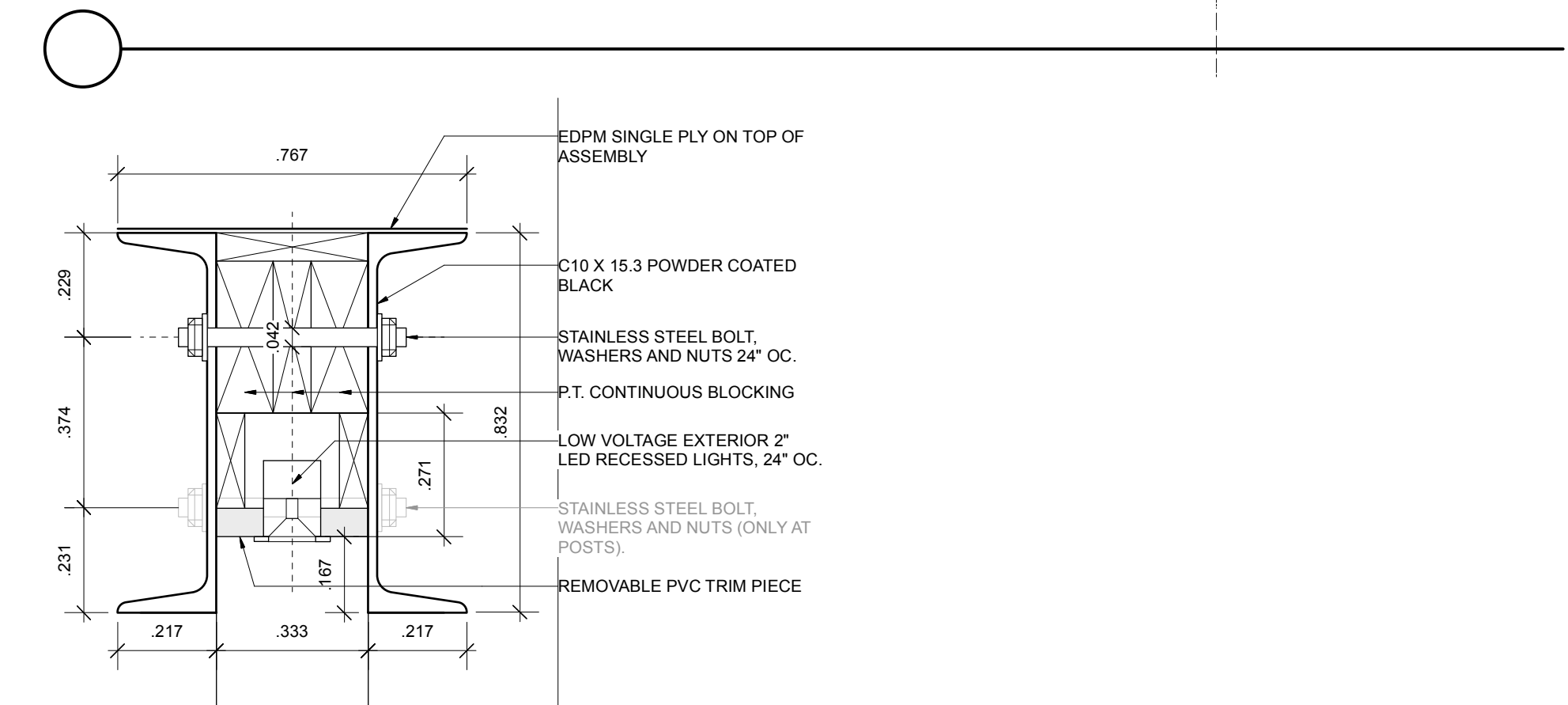
<p>These drawings and the design and design concepts described within are the sole property of Eberman Finer Architects PC and can not be reproduced or used in any manner without the express written consent of Eberman Finer Architects PC</p> <p>© 2024 Eberman Finer Architects PC</p>	<p><b>EFA</b> Architecture &amp; Interior Design</p> <p>217 Treetop Crescent Rye Brook, NY 10573</p> <p>C 914 527 3614 C 917 641 0437</p>	<p>SITE PLAN/ELEVATIONS</p> <p>TITLE:</p>		<p><b>A-0.00</b></p> <p>DRAWING #:</p>
		<p>4 HALLOCK ARMONK, NY</p> <p>PROJECT:</p>		



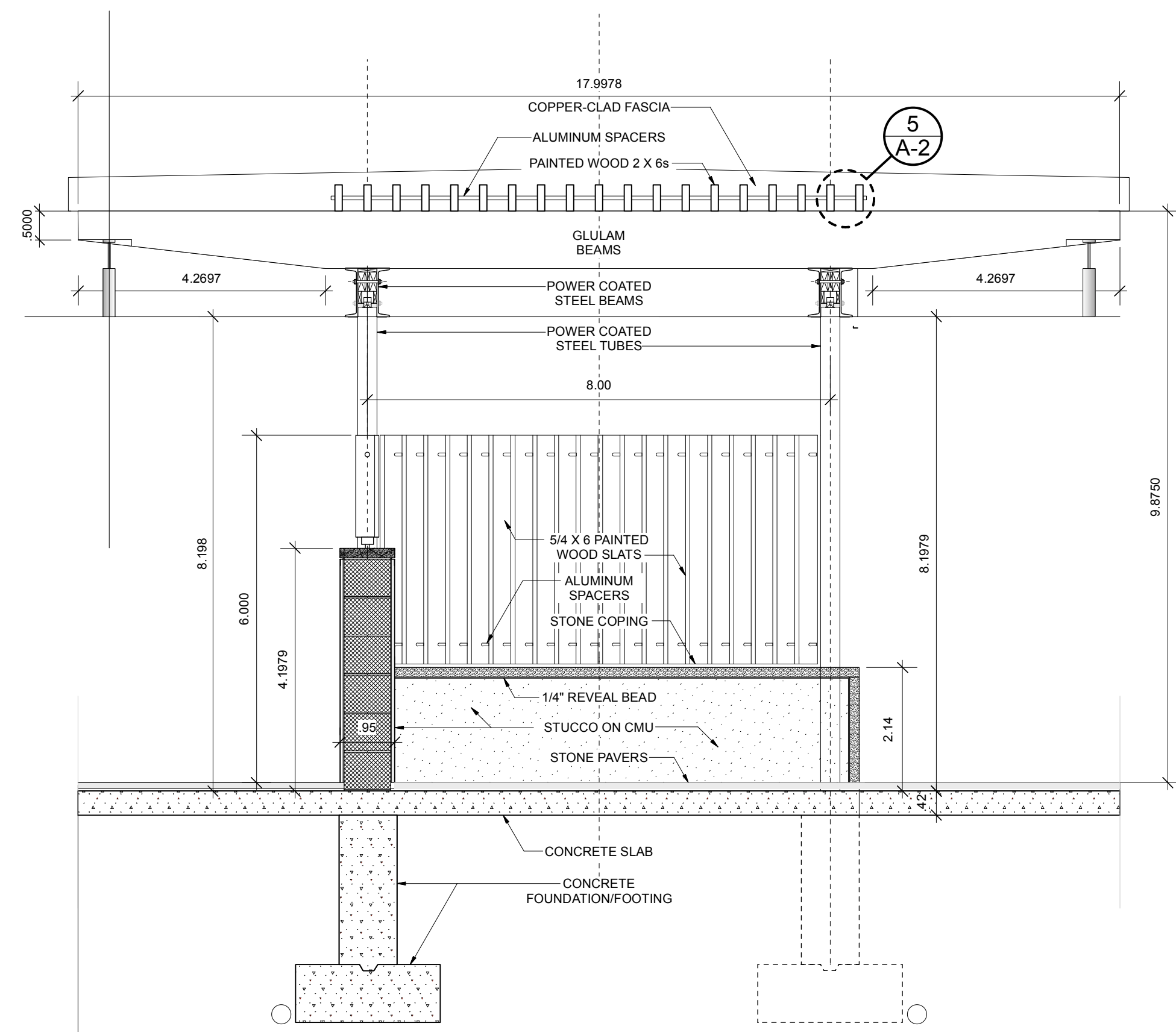
2 SECTION THRU POOL ENTRY  
SCALE: 1/2" = 1'-0"



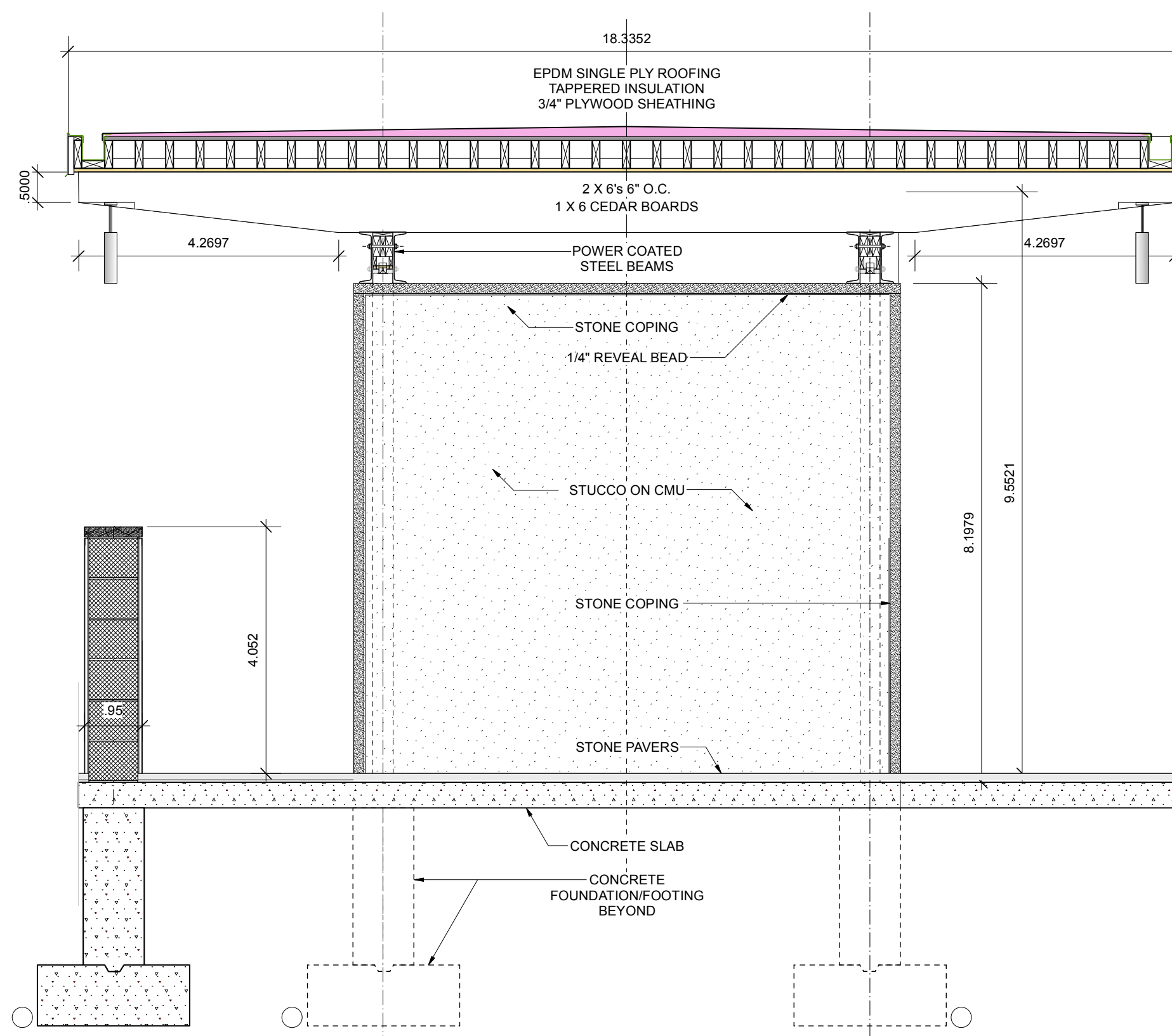
4 SECTION THRU SHOWER/BATHROOM  
SCALE: 1/2" = 1'-0"



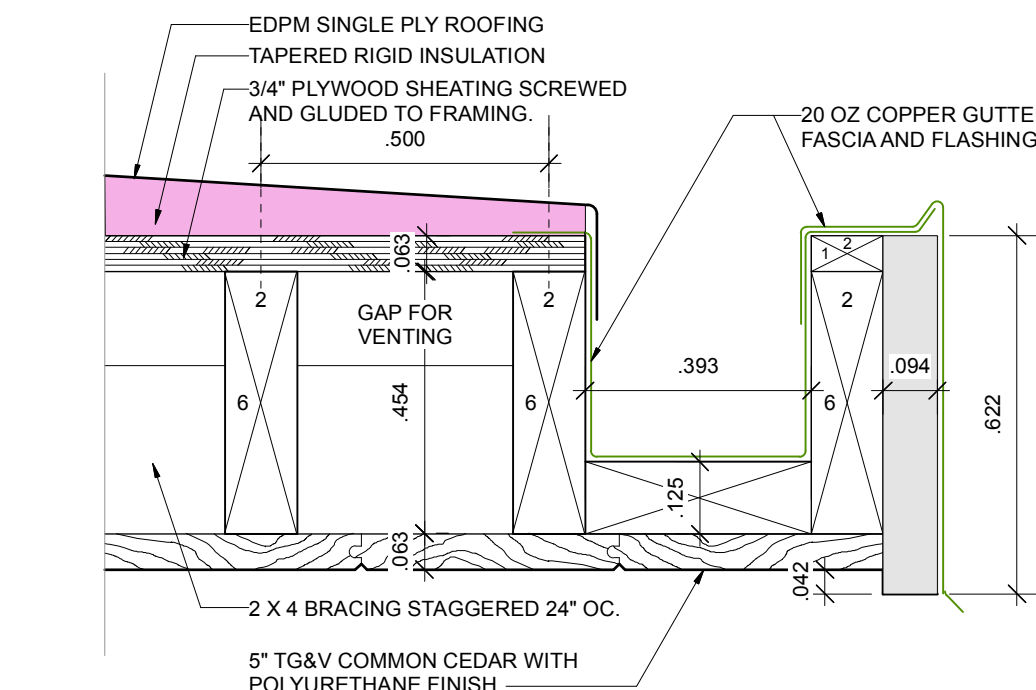
7 SECTION THRU BEAMS  
SCALE: 3" = 1'-0"



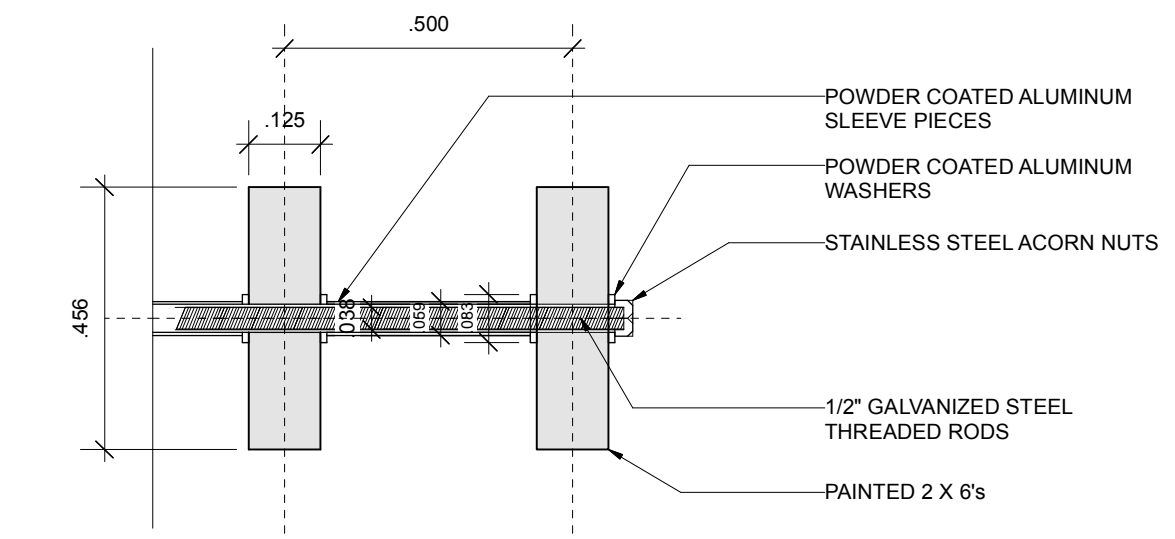
1 SECTION THRU TRELLISED LOUNGING  
SCALE: 1/2" = 1'-0"



3 SECTION THRU COVERED DINING/KITCHEN  
SCALE: 1/2" = 1'-0"



6 SECTION THRU GUTTER  
SCALE: 3" = 1'-0"



5 SECTION THRU TRELLIS SUPPORT  
SCALE: 3" = 1'-0"

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Rye Brook, NY 10573

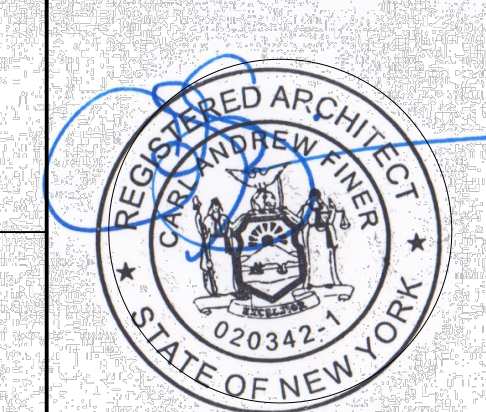
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C 917 841 0437

SECTIONS/DETAILS

TITLE:

4 HALLOCK  
ARMONK, NY

PROJECT:

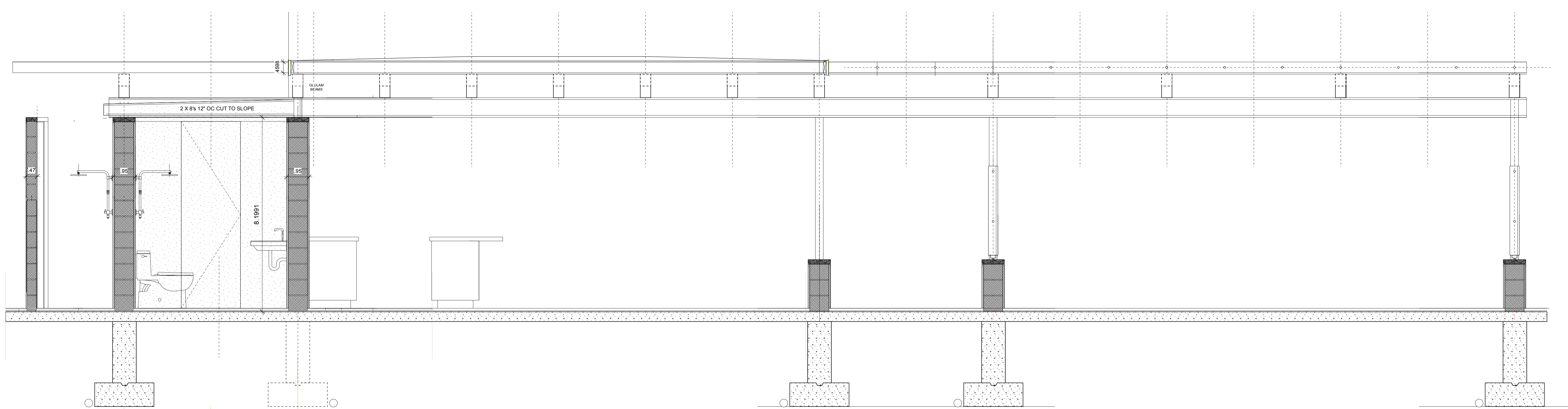


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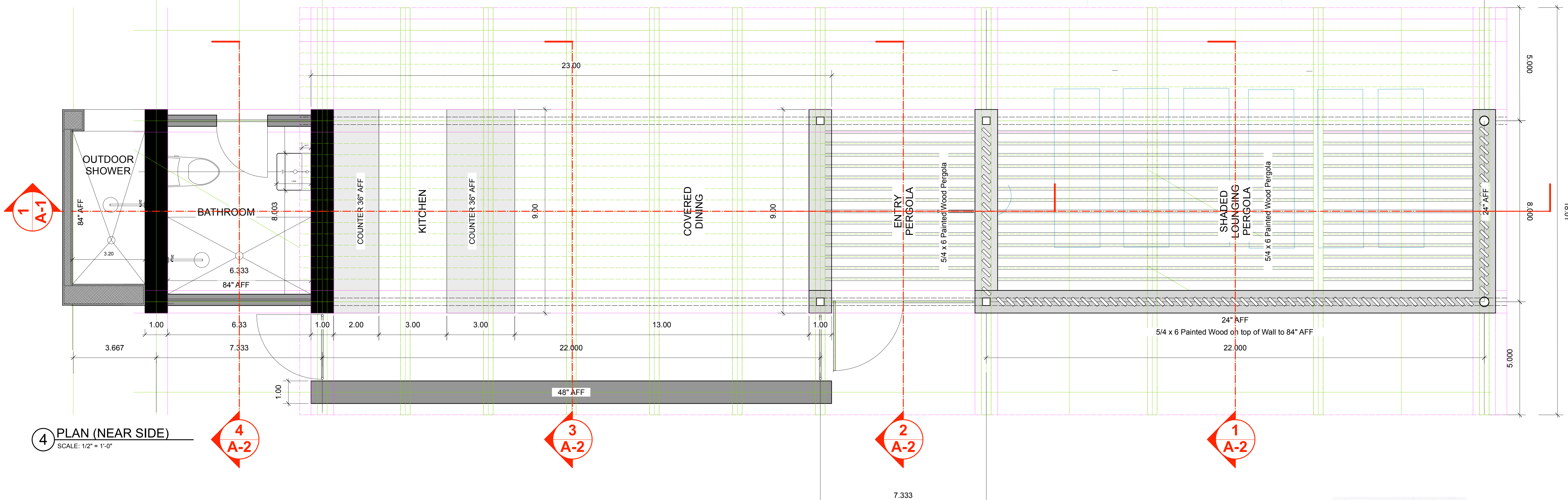
DATE:



1 SECTION THRU SHOWER/BATHROOM  
SCALE: 1/2" = 1'-0"

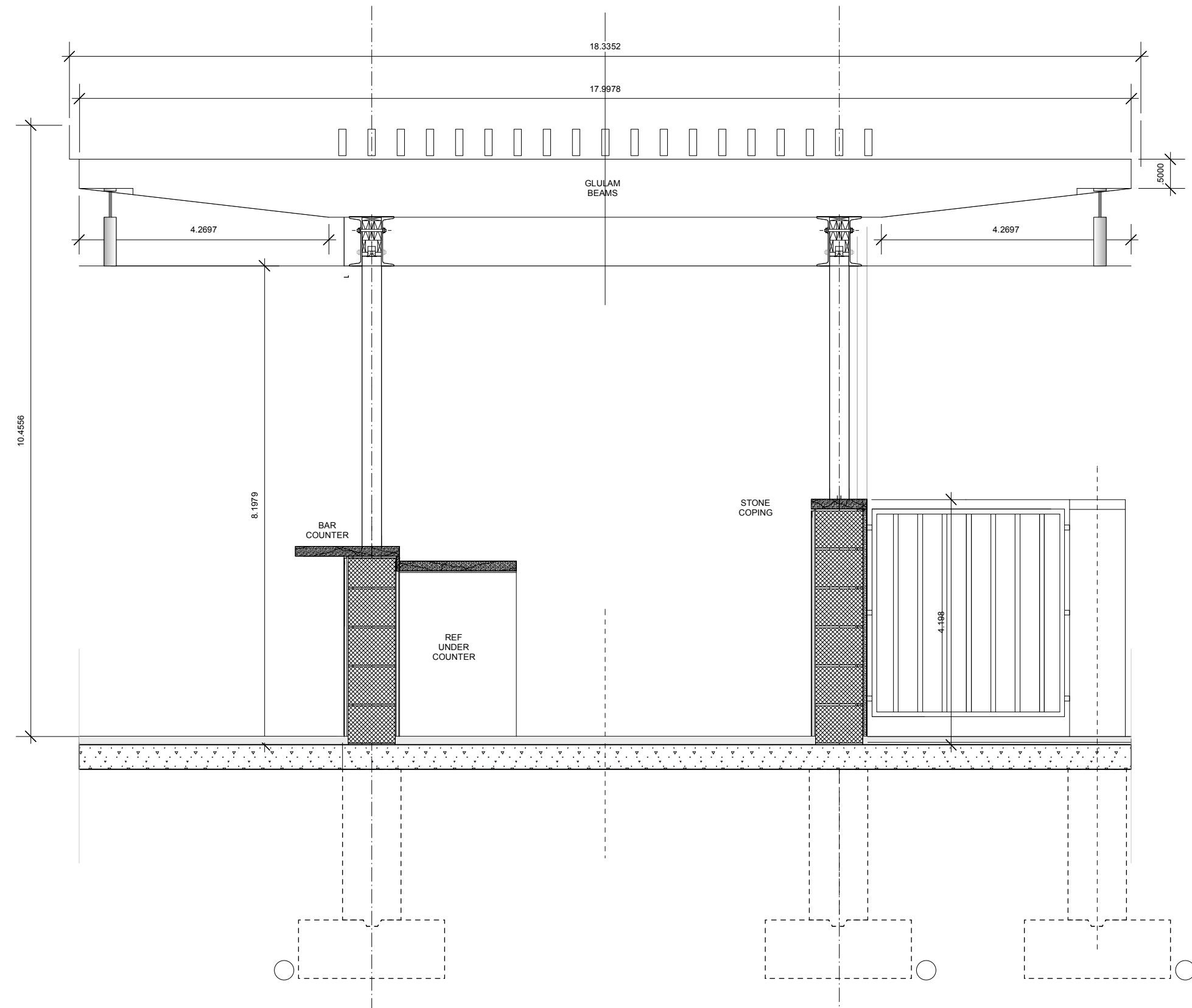
SECTION THRU POOL AREA ENTRY  
SCALE: 1/2" = 1'-0"

SECTION THRU EAST WALL @COVERED LOUNGING  
SCALE: 1/2" = 1'-0"

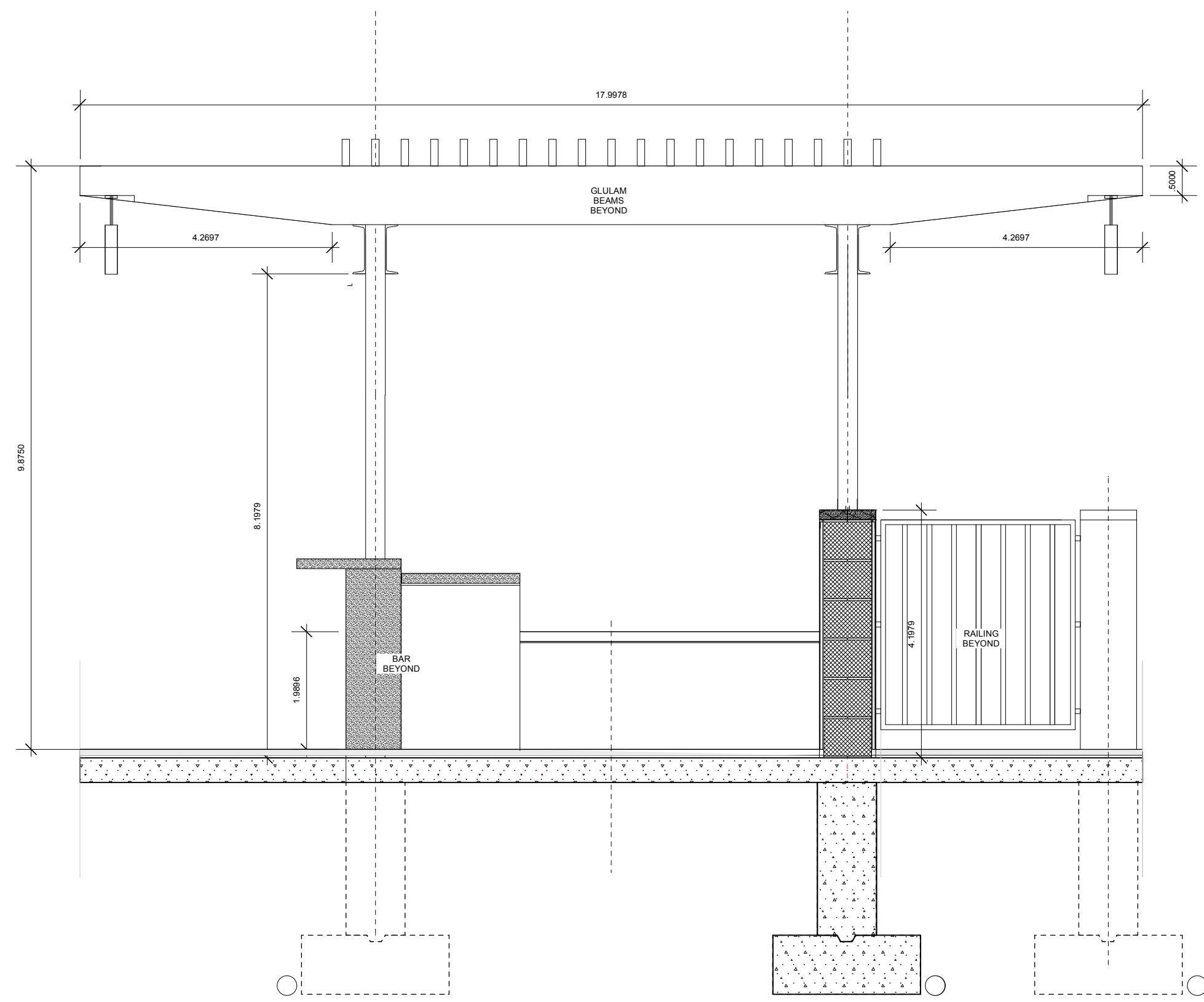


4 PLAN (NEAR SIDE)  
SCALE: 1/2" = 1'-0"

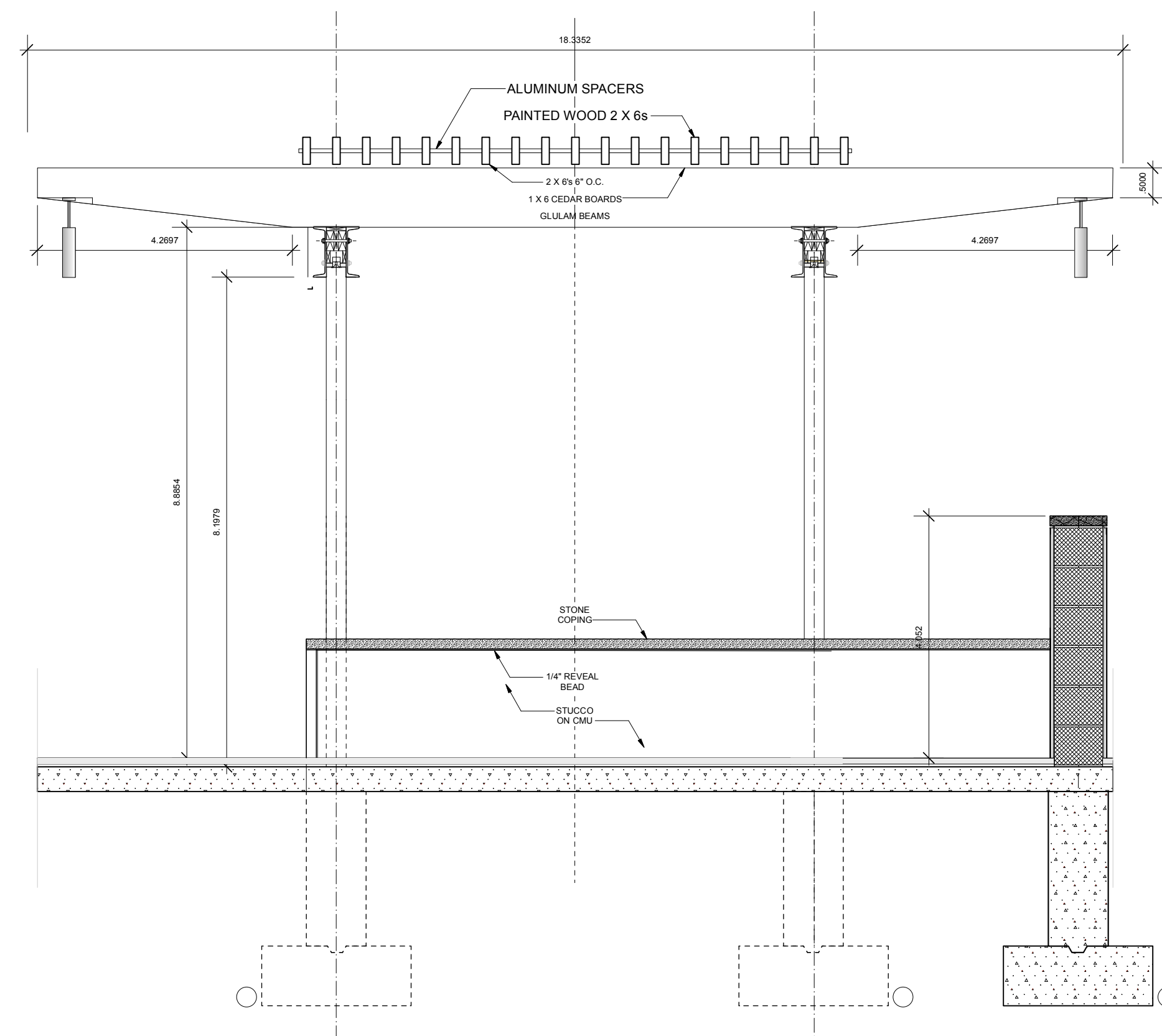
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**2 SECTION THRU BAR**  
SCALE: 1/2" = 1'-0"



**1 SECTION THRU SUNNING AREA**  
SCALE: 1/2" = 1'-0"



**3 SECTION THRU TRELLISED DINING/LOUNING AREA**  
SCALE: 1/2" = 1'-0"

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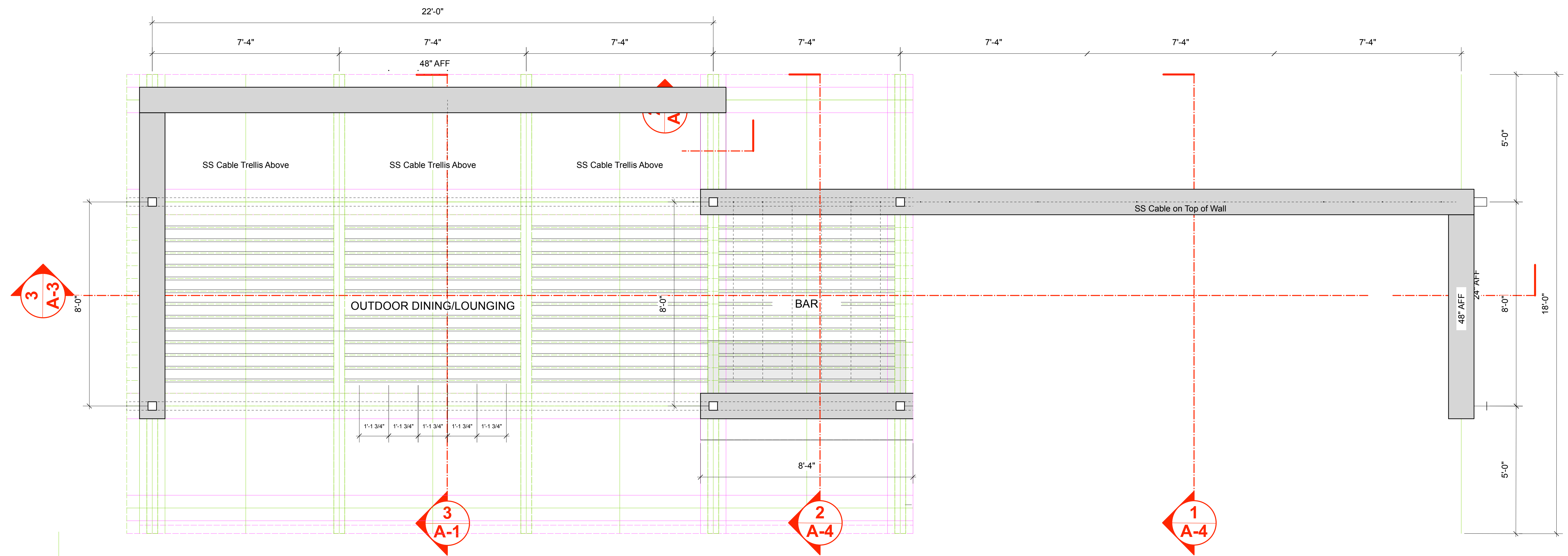
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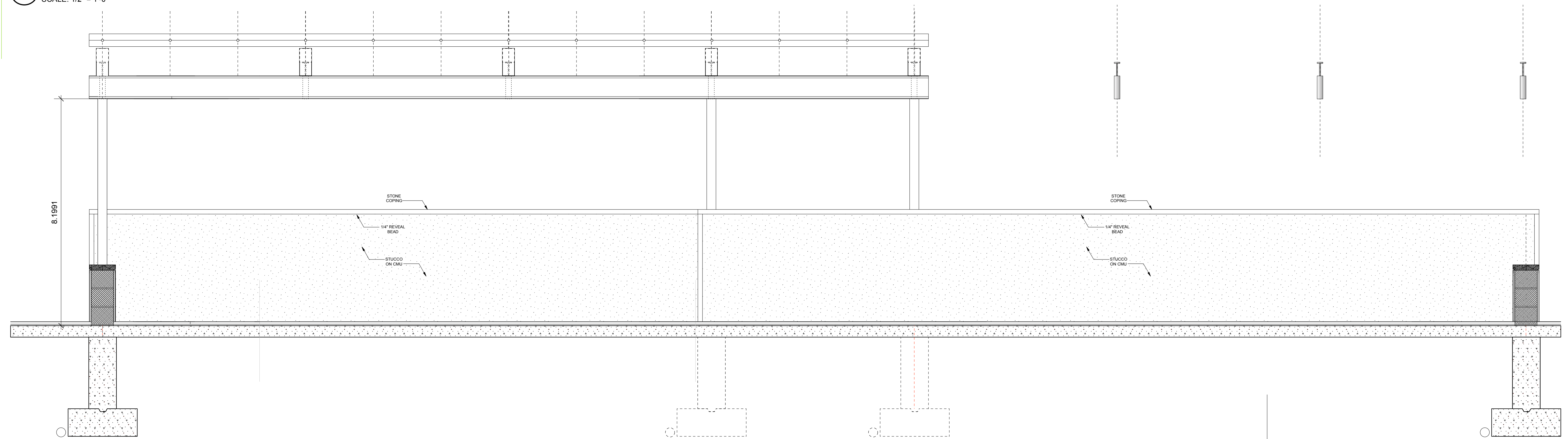
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2 PLAN (FAR SIDE)  
SCALE: 1/2" = 1'-0"

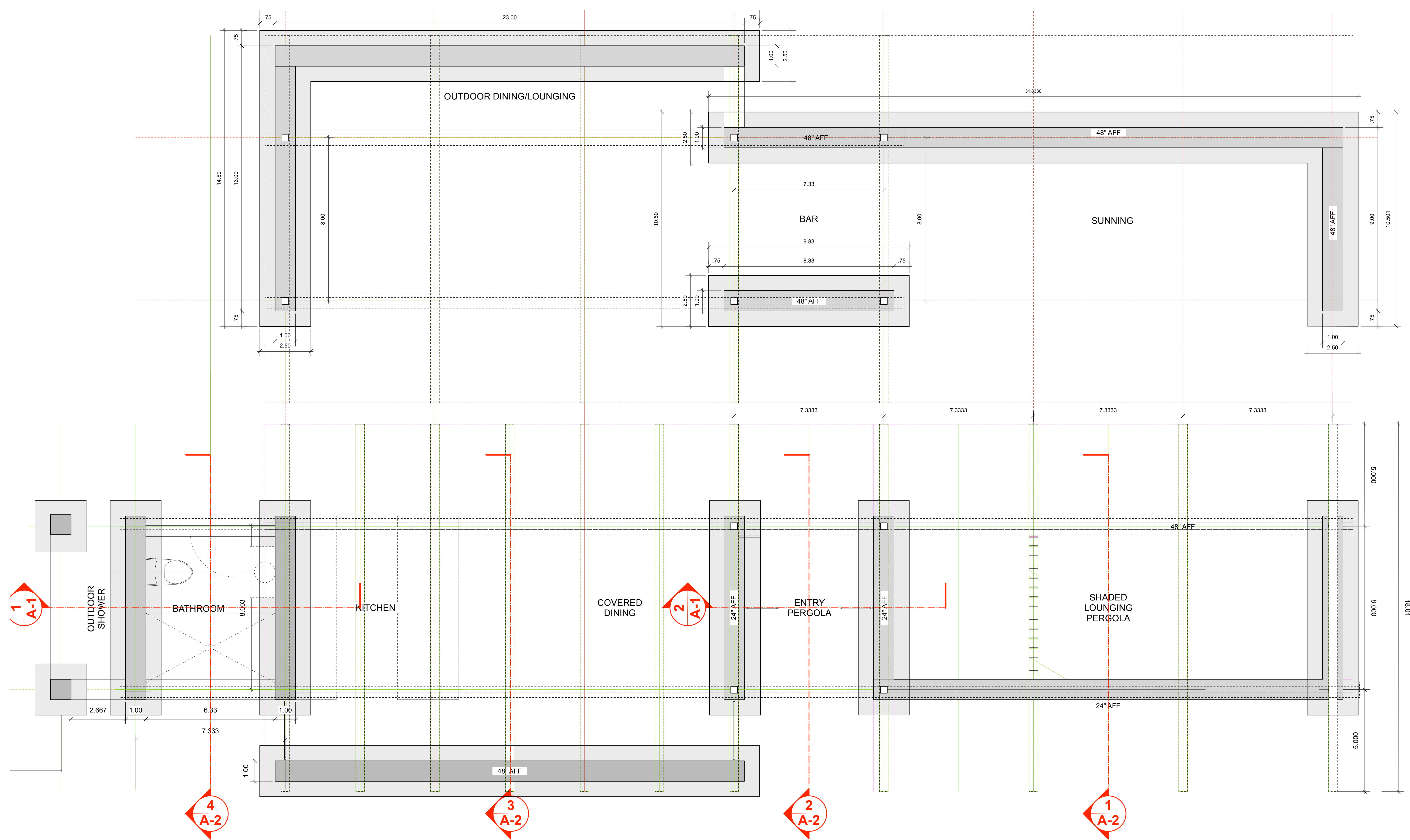


1 SECTION THRU OUTDOOR LOUNGING/BAR/SUNNING  
SCALE: 1/2" = 1'-0"

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		<p>4 HALLOCK ARMONK, NY</p> <p>PROJECT:</p>		<p>2-20-24 RPRC</p> <p>DATE:</p>



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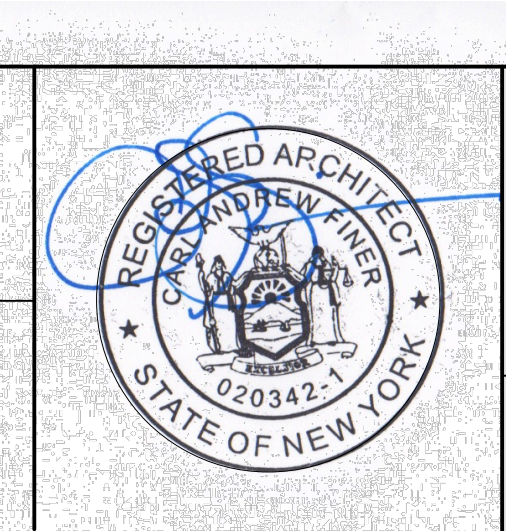
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**FOOTING/FOUNDATION PLAN**  
TITLE:

4 HALLOCK ARMONK, NY  
PROJECT:



**A-5 .00**

DRAWING #:

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DATE:









