



# 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: **26 Carolyn Place**

### Section III- DESCRIPTION OF WORK:

**Pool Cabana (under existing deck), Swi**

### Section III- CONTACT INFORMATION:

APPLICANT: **Lucio Di Leo, r.a., aia**

ADDRESS: **50 Fifth Ave Pelham, NY 10803**

PHONE: **914-273-6843**

**914-760-9740**

**liorai.com**

PROPERTY OWNER:

**Mr. and Mrs. Sankar**

ADDRESS: **26 Carolyn Place Armonk, NY 10504**

PHONE: **347-326-6287**

MOBILE: **347-388-3596**

EMAIL: **cherryann@almechanical.net**

PROFESSIONAL: **Lucio Di Leo, r.a., aia (Studio RAI, Architectural Design P.C.)**

ADDRESS: **50 Fifth Ave Pelham, NY 10803**

PHONE: **914-273-6843**

**914-760-9740**

EMAIL: **lucio@studiorai.com**

### Section IV- PROPERTY INFORMATION:

Zone: **R-2A**

Tax ID (lot designation)

**100.04-2-1**



**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: Mr. and Mrs. Sankar 26 Carolyn Place

Initial Submittal  Revised Preliminary

Street Location: 26 Carolyn Place

Zoning District: R-2A Property Acreage: 2 Tax Map Parcel ID: 100.04-2-1

Date: 3/19/24

**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.



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

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

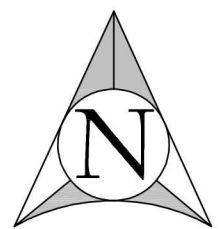
### Floor Area

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

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

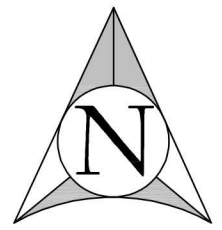
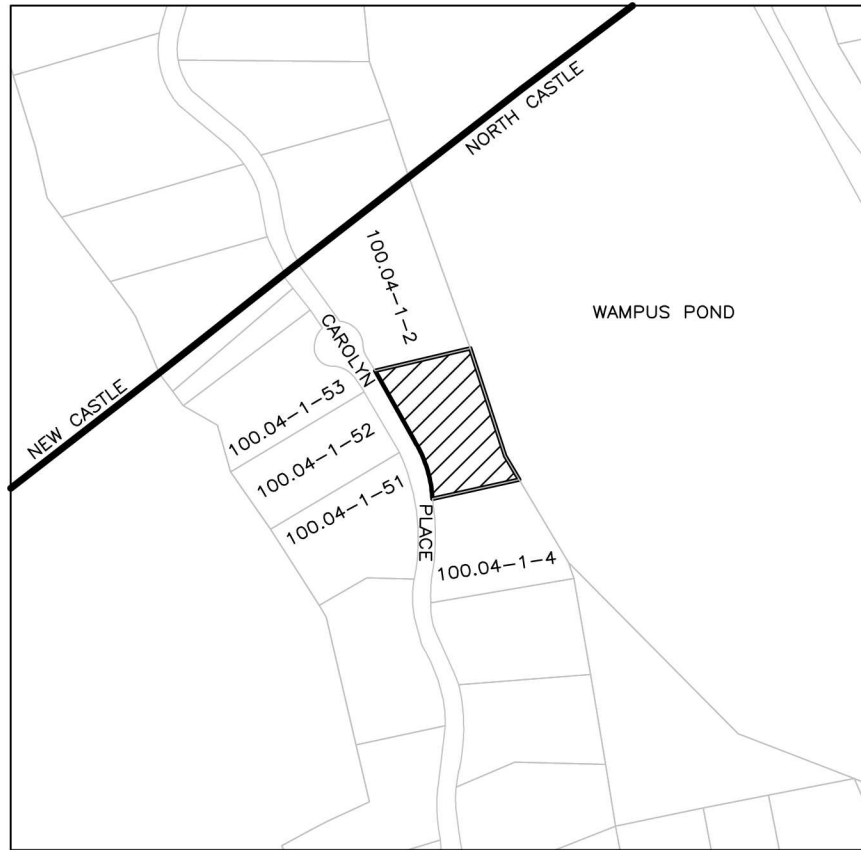
\_\_\_\_\_  
Date



ALFONZETTI ENGINEERING, P.C.  
14 SMITH AVE, MT. KISCO, N.Y. 10549  
914-666-9800 INFO@ALFONZETTIENG.COM

PROJECT:  
SANKAR RESIDENCE  
TOWN OF NORTH CASTLE,  
WESTCHESTER COUNTY, NEW YORK

DRAWING:  
AERIAL MAP  
MARCH 19, 2024



ALFONZETTI ENGINEERING, P.C.  
14 SMITH AVE, MT. KISCO, N.Y. 10549  
914-666-9800 INFO@ALFONZETTIENG.COM

PROJECT:

SANKAR RESIDENCE  
WESTCHESTER COUNTY, NEW YORK

DRAWING:

TAX MAP  
MARCH 19, 2024



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

**PLANNING DEPARTMENT**  
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**GROSS LAND COVERAGE CALCULATIONS WORKSHEET**


Application Name or Identifying Title: Sankar Residence Date: 03/19/24

Tax Map Designation or Proposed Lot No.: 100.04-1-3

Gross Lot Coverage

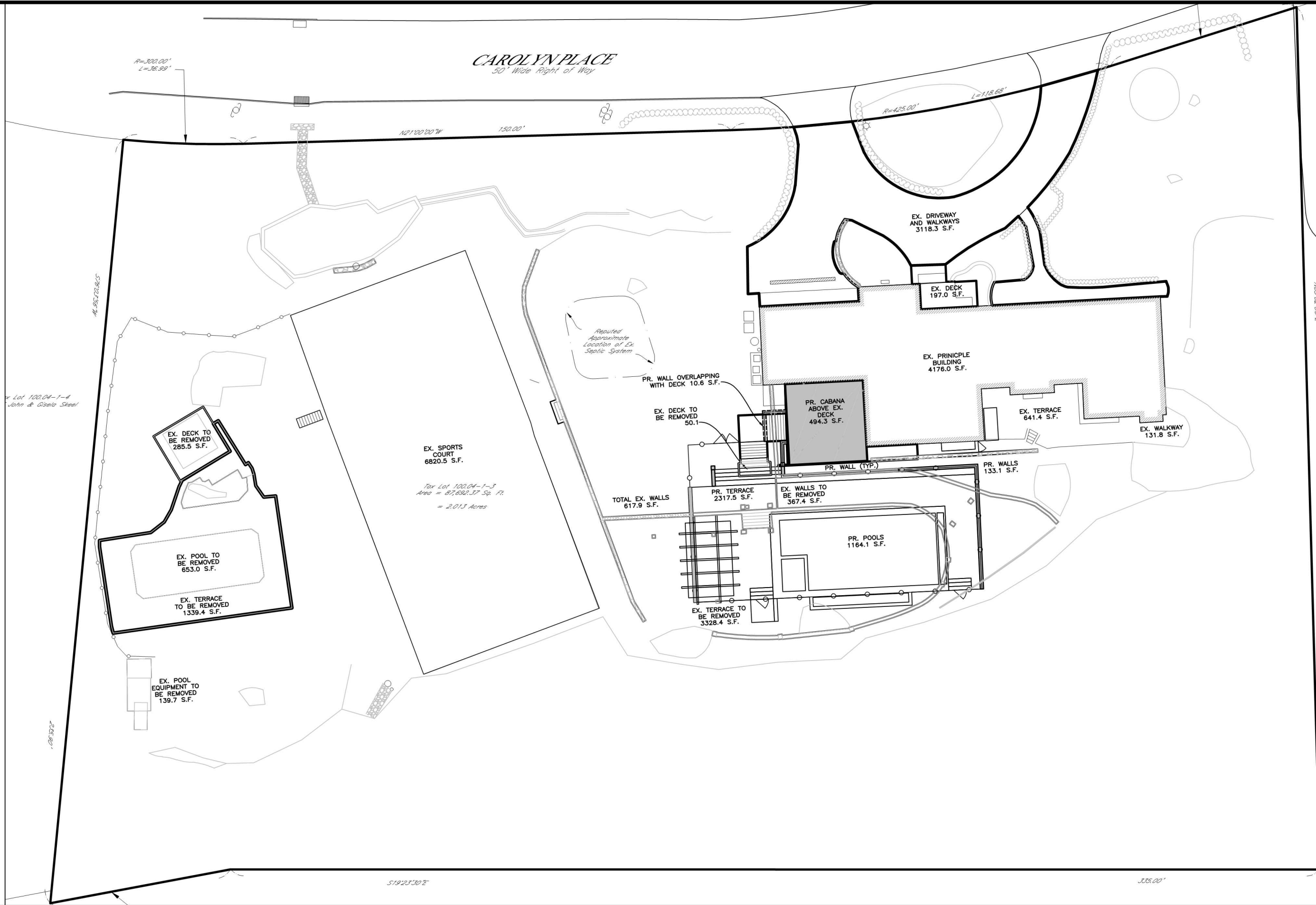
1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 87,692.4 s.f.
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(b)): 13298.6 s.f.
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):  
 Distance principal home is beyond minimum front yard setback  
0 x 10 = 0 0 s.f.
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 13,298.6 s.f.
5. Amount of lot area covered by **principal building**:  
4176.0 existing + 0 proposed = 4,176.0 s.f.
6. Amount of lot area covered by **accessory buildings**:  
0 existing + 0 proposed = 0 s.f.
7. Amount of lot area covered by **decks**:  
1376.5 existing + 597.1 proposed = 1,040.9 s.f.  
 (335.6) To be removed (597.1) Deck built above existing
8. Amount of lot area covered by **porches**:  
0 existing + 0 proposed = 0 s.f.
9. Amount of lot area covered by **driveway, parking areas and walkways**:  
3250.1 existing + 0 proposed = 3,250.1 s.f.
10. Amount of lot area covered by **terraces**:  
5309.2 existing + 2317.5 proposed = 2,958.9 s.f.  
 (4667.8) To be removed
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:  
7613.2 existing + 1164.1 proposed = 7,984.6 s.f.  
 (792.7) To be removed
12. Amount of lot area covered by **all other structures**:  
617.9 existing + 133.1 proposed = 373.0 s.f.  
 (367.4) To be removed (10.6) Overlapping with deck
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = 19783.5 s.f.

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

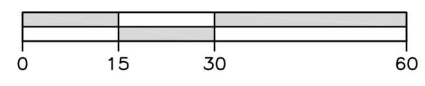
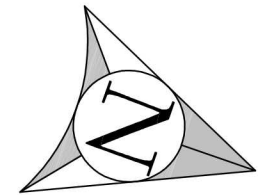
  
 Signature and Seal of Professional Engineer  


03/19/24  
 Date

**CAROLYN PLACE**  
50' Wide Right of Way



| COVERAGE                |              |
|-------------------------|--------------|
| PRINCIPLE BUILDING      | 4716 S.F.    |
| ACCESSORY BUILDING      | 0 S.F.       |
| DECKS                   | 1,040.9 S.F. |
| PORCHES                 | 0 S.F.       |
| DRIVEWAY AND WALKWAYS   | 3,250.1 S.F. |
| TERRACES                | 2,958.9 S.F. |
| POOL AND POOL EQUIPMENT | 7,984.6 S.F. |
| ALL OTHER STRUCTURES    | 373.0 S.F.   |



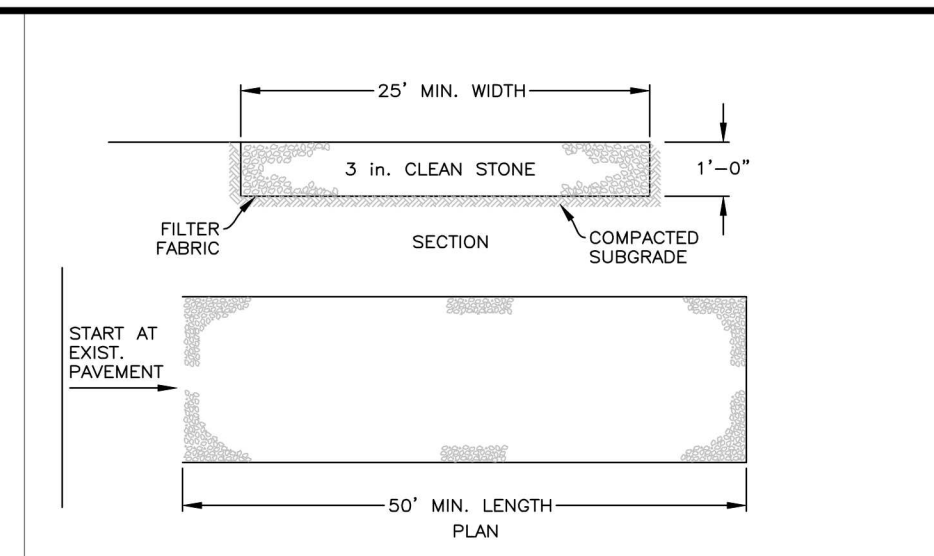
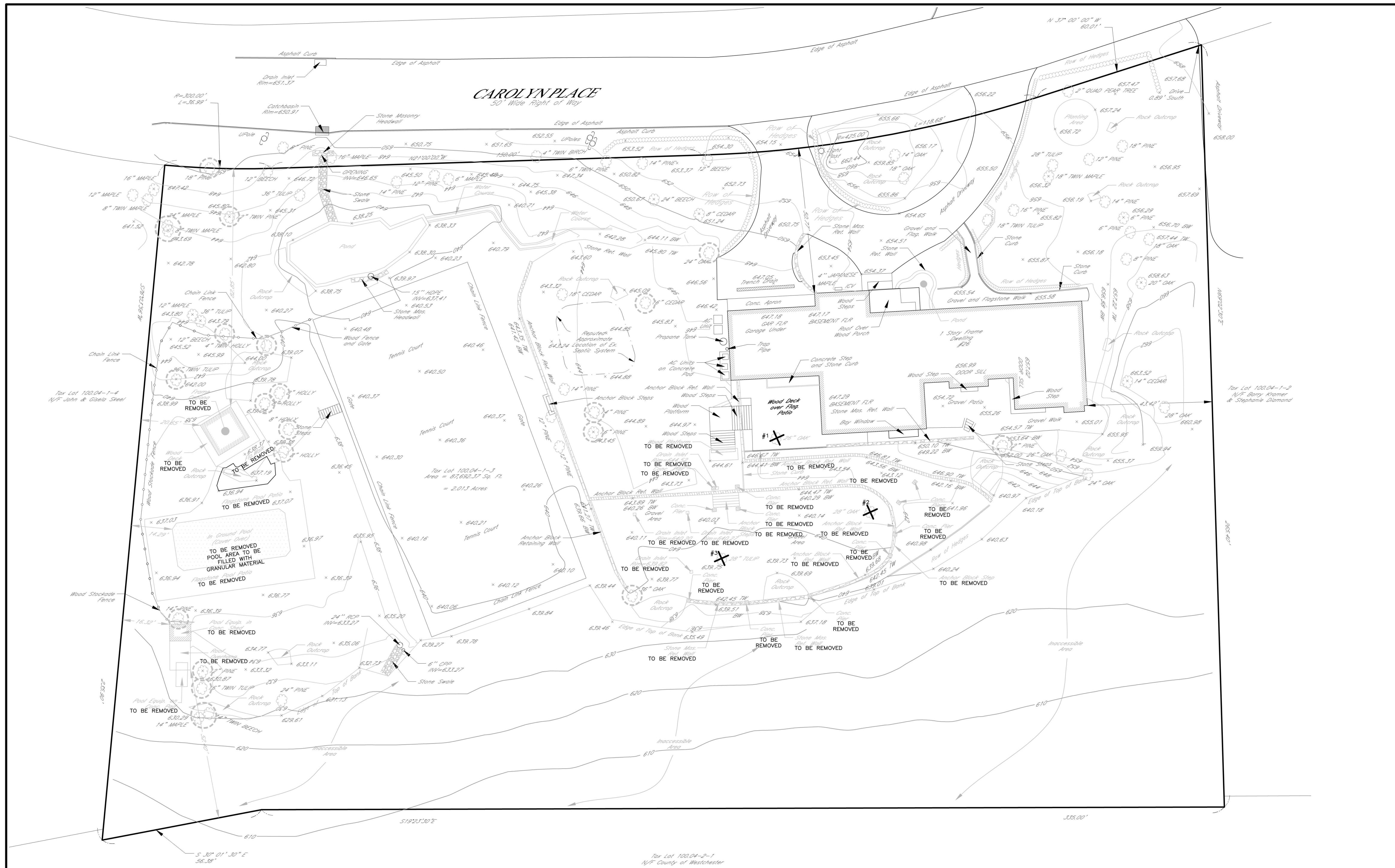
SCALE: 1" = 30'

ALFONZETTI ENGINEERING, P.C.  
14 SMITH AVE, MT. KISCO, N.Y. 10549  
914-666-9800 INFO@ALFONZETTIENG.COM

SANKAR RESIDENCE  
TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK

GLC BACKUP  
MARCH 18, 2024

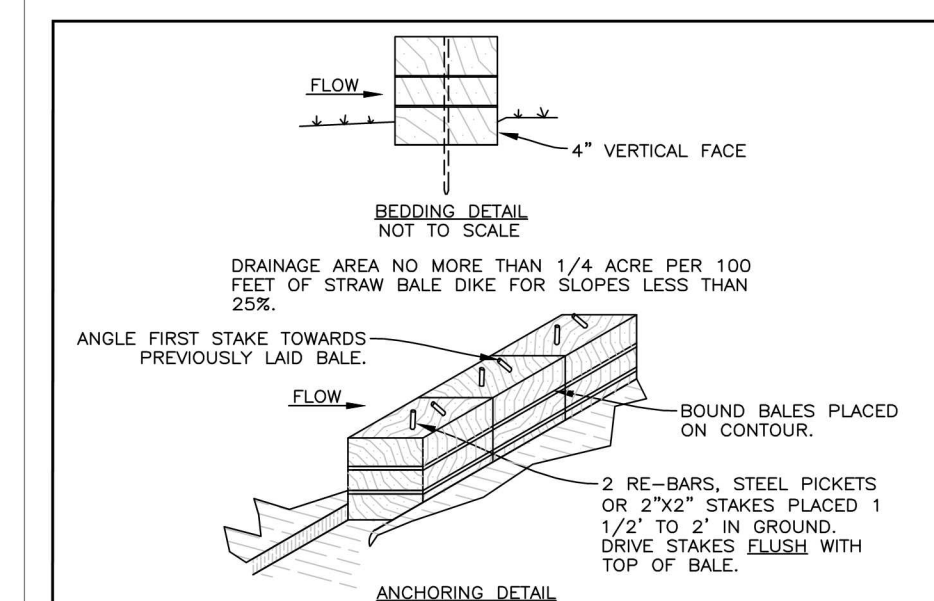




TO BE PROVIDED AT ALL POINTS OF EQUIPMENT INGRESS OR EGRESS ONTO PUBLIC RIGHTS-OF-WAY.

- INSTALLATION NOTES**
- STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  - LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
  - THICKNESS - NOT LESS THAN SIX (6) INCHES.
  - WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
  - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
  - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTAIN OF SEGMENT ONTO PUBLIC RIGHT OF WAY WILL PREVENT TRACKING OR FLOWING OF SEGMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
  - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**STABILIZED ENTRANCE (ANTI-TRACKING PAD)**  
N.T.S.



- BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
- INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

**HAYBALE SEDIMENT BARRIERS**  
N.T.S.

U.S. DEPARTMENT OF AGRICULTURE  
NATURAL RESOURCES CONSERVATION SERVICE  
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE



**GENERAL NOTES:**

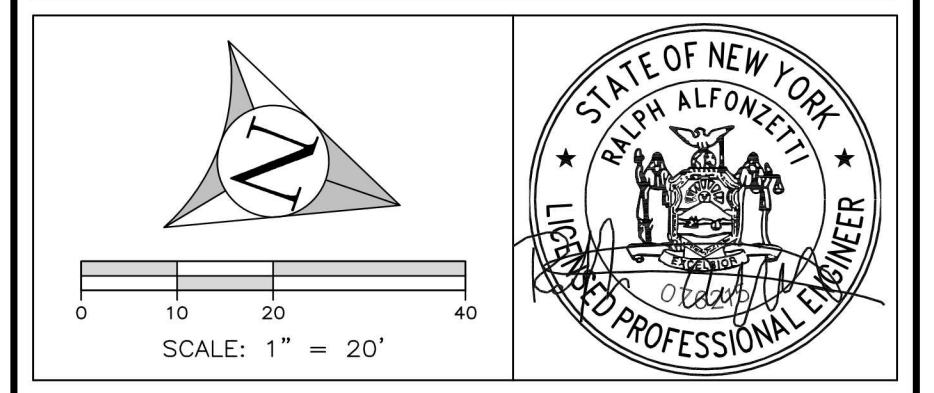
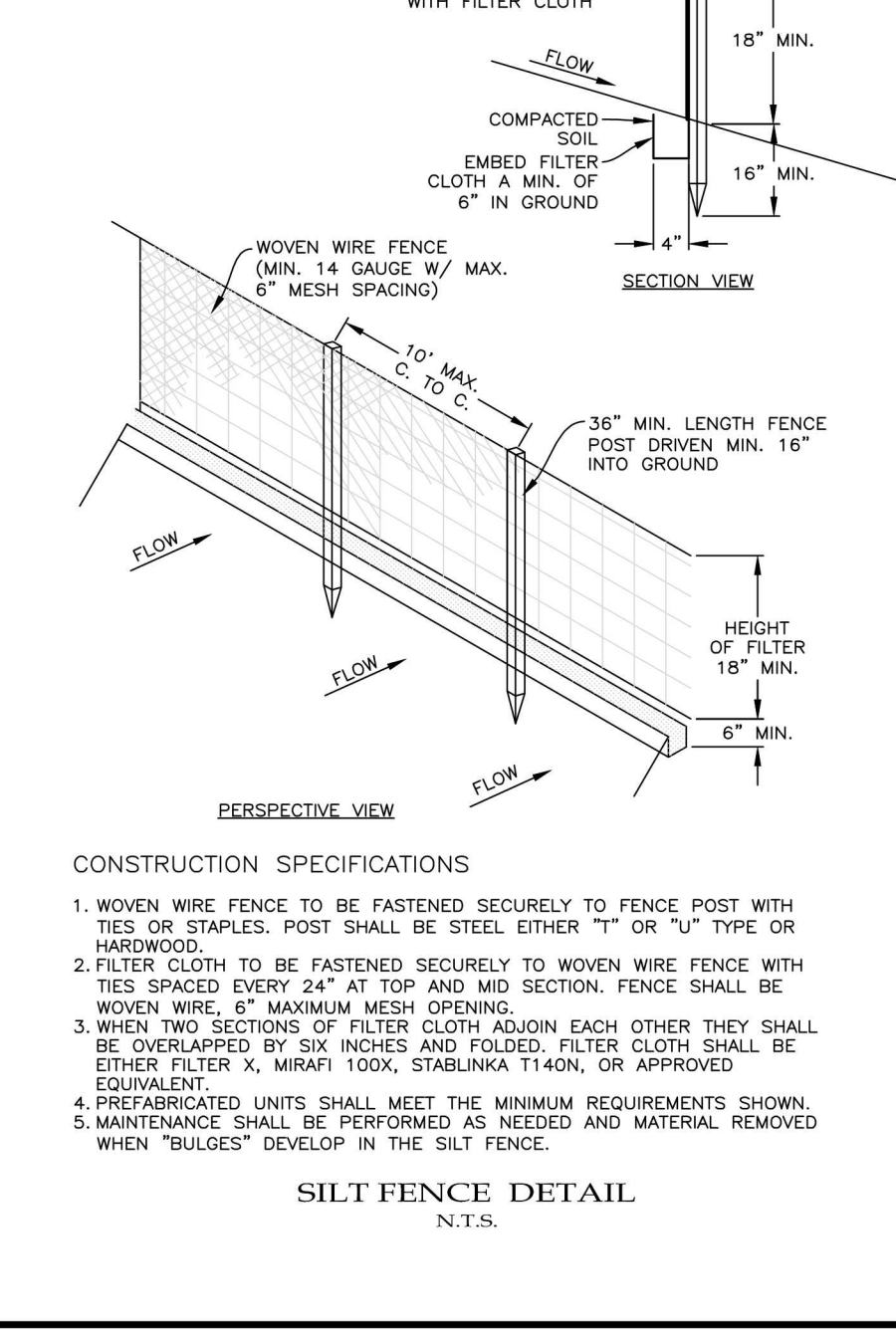
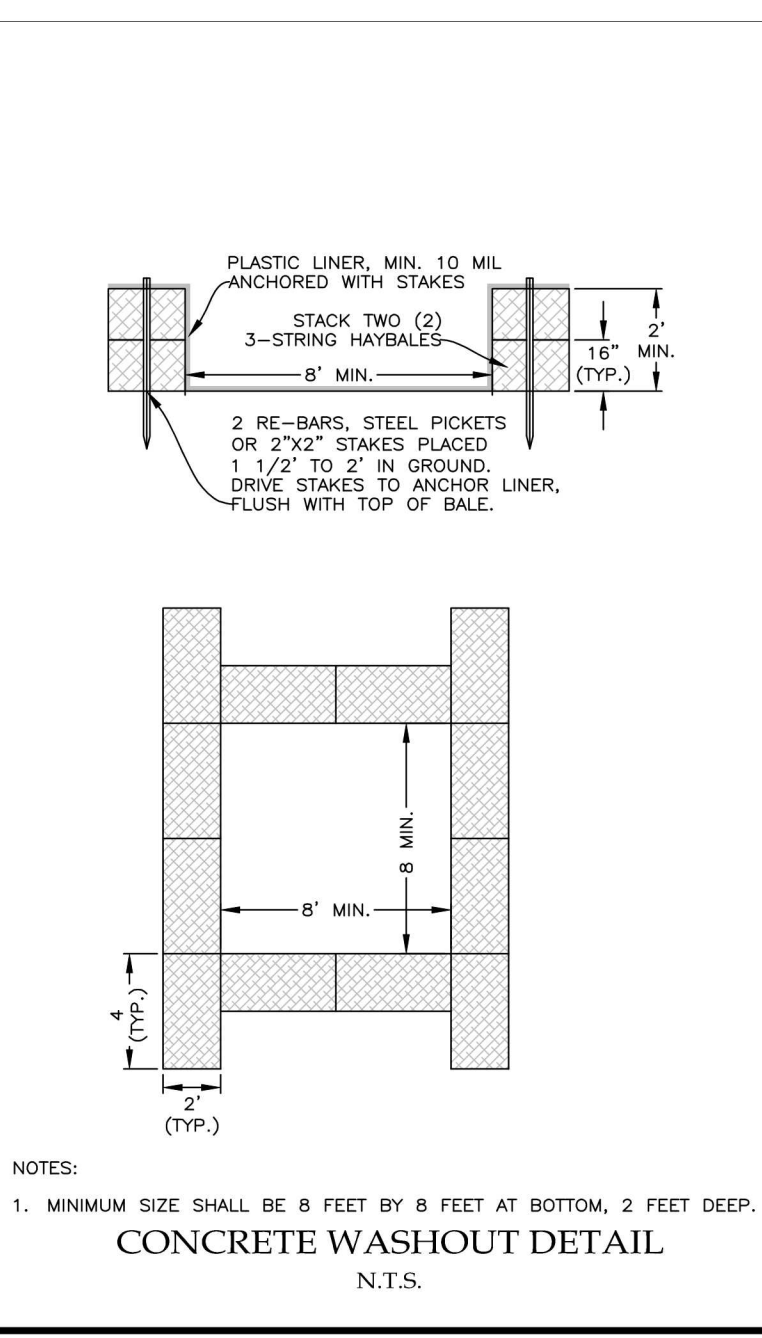
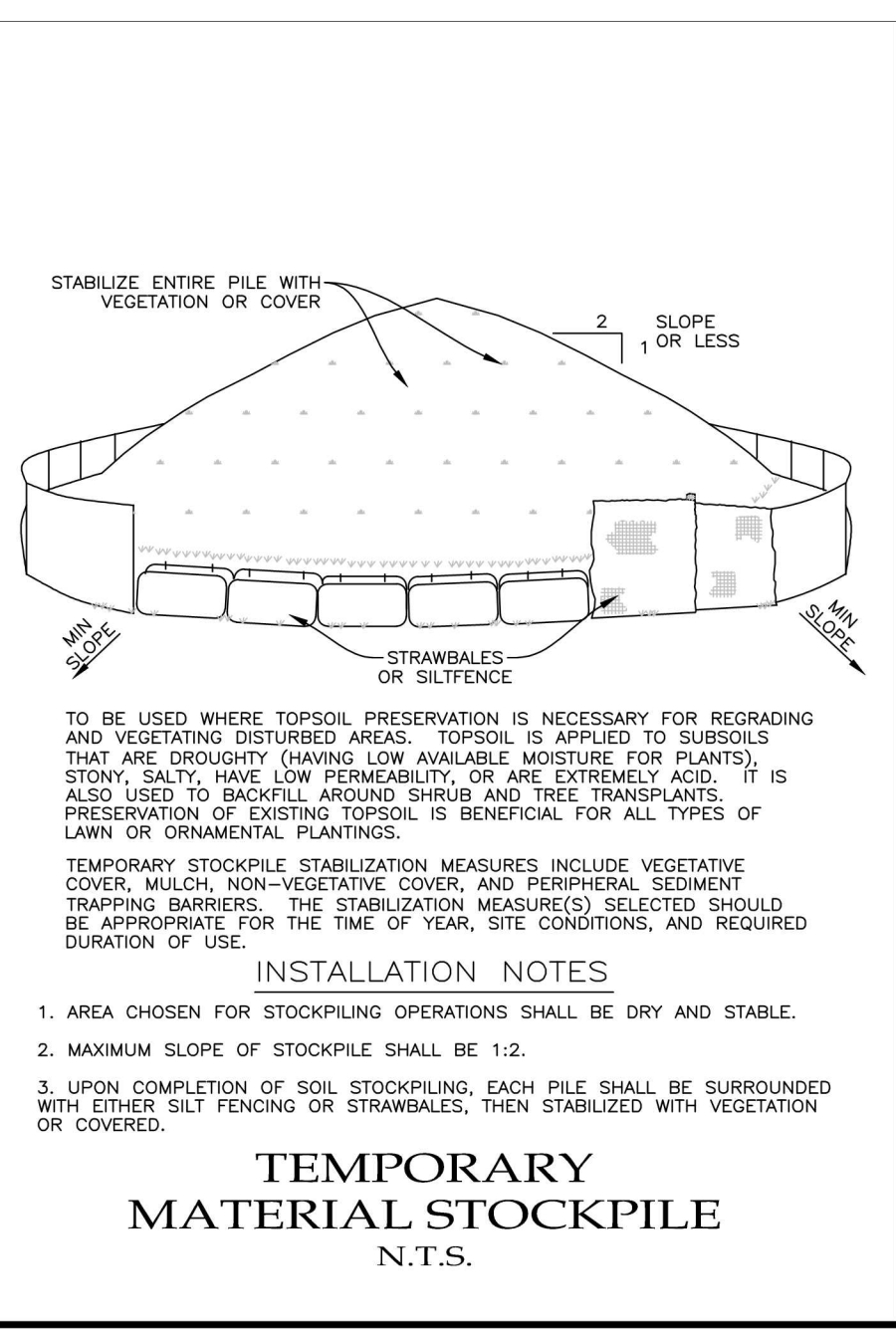
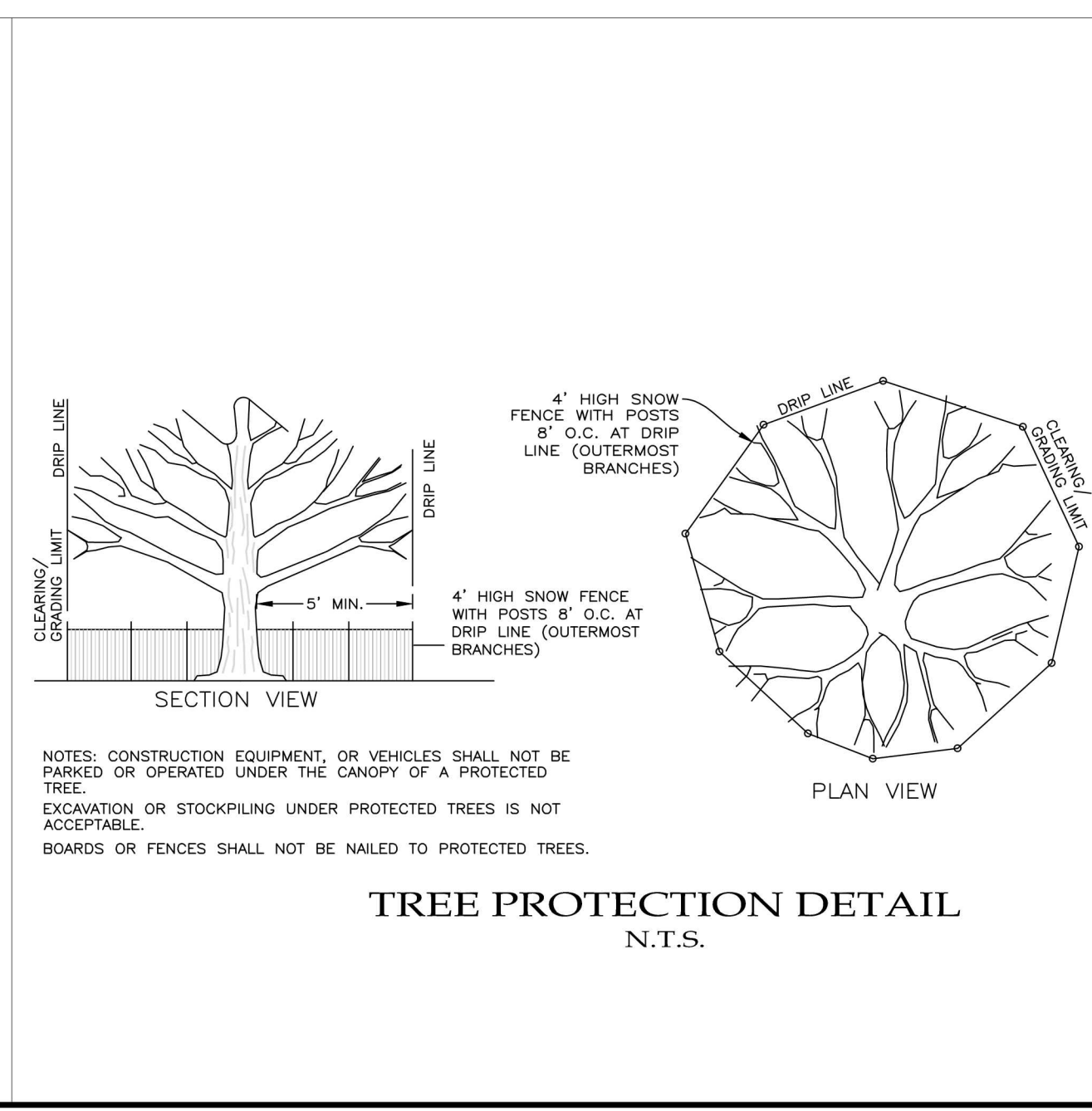
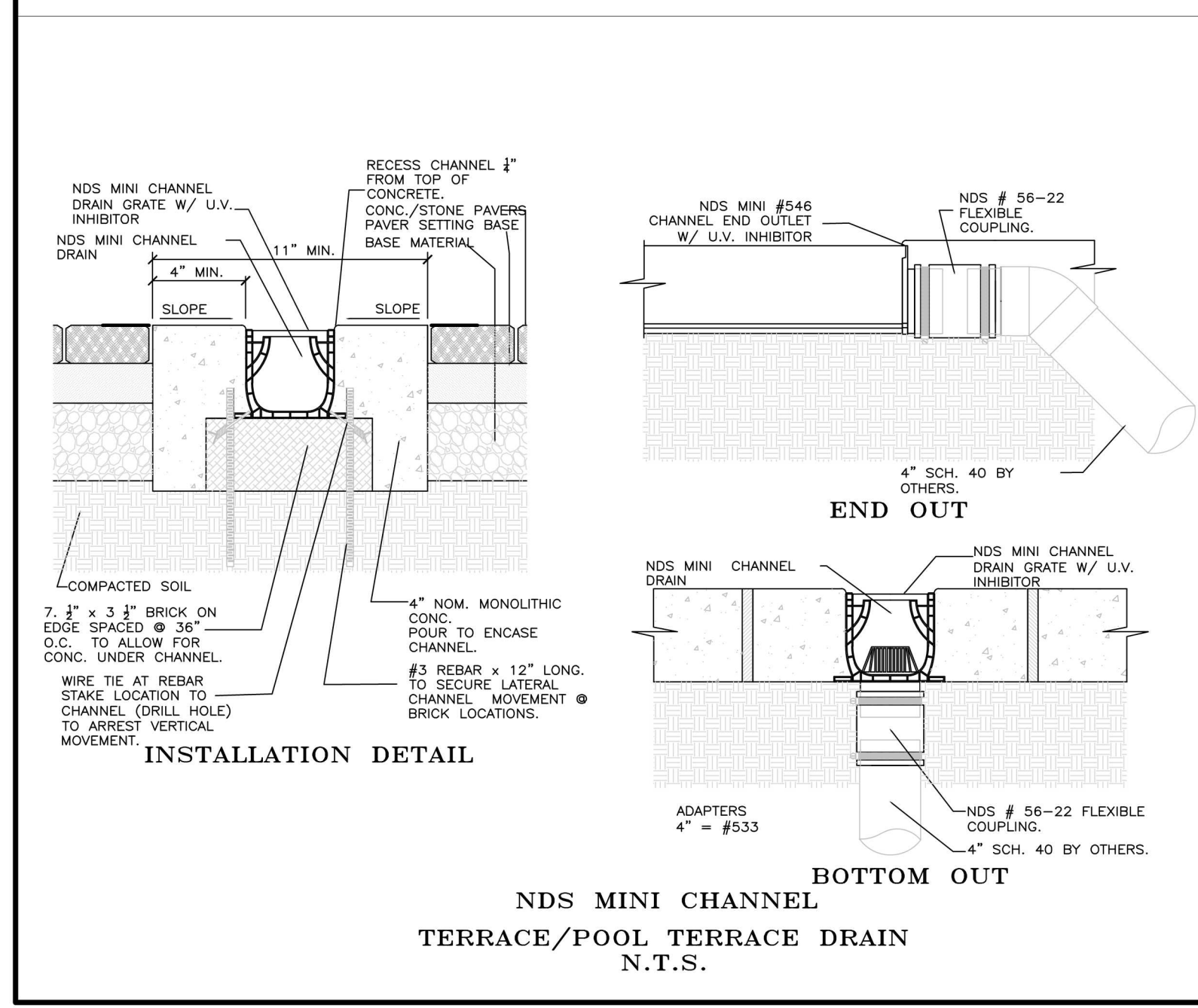
- EXISTING FEATURES SHOWN HEREON TAKEN FROM SURVEY MAP ENTITLED "TOPOGRAPHY OF PROPERTY FOR ALFONZETTI, SITUATE IN THE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK, PREPARED BY MERRITS LAND SURVEYORS, DATED NOVEMBER 24, 2022."

**TREE LEGEND**

|  |                    |
|--|--------------------|
|  | TREE TO BE REMOVED |
|  | TREE TO BE SAVED   |

**DEMO TREE LIST**

| TREE # | SIZE (IN.) | KIND  |
|--------|------------|-------|
| 1      | 28         | OAK   |
| 2      | 26         | OAK   |
| 3      | 28         | TULIP |



**ALFONZETTI ENGINEERING, P.C.**  
14 SMITH AVE, MT. KISCO, N.Y. 10549  
914-666-9800 INFO@ALFONZETTIENG.COM

**SITE DATA**

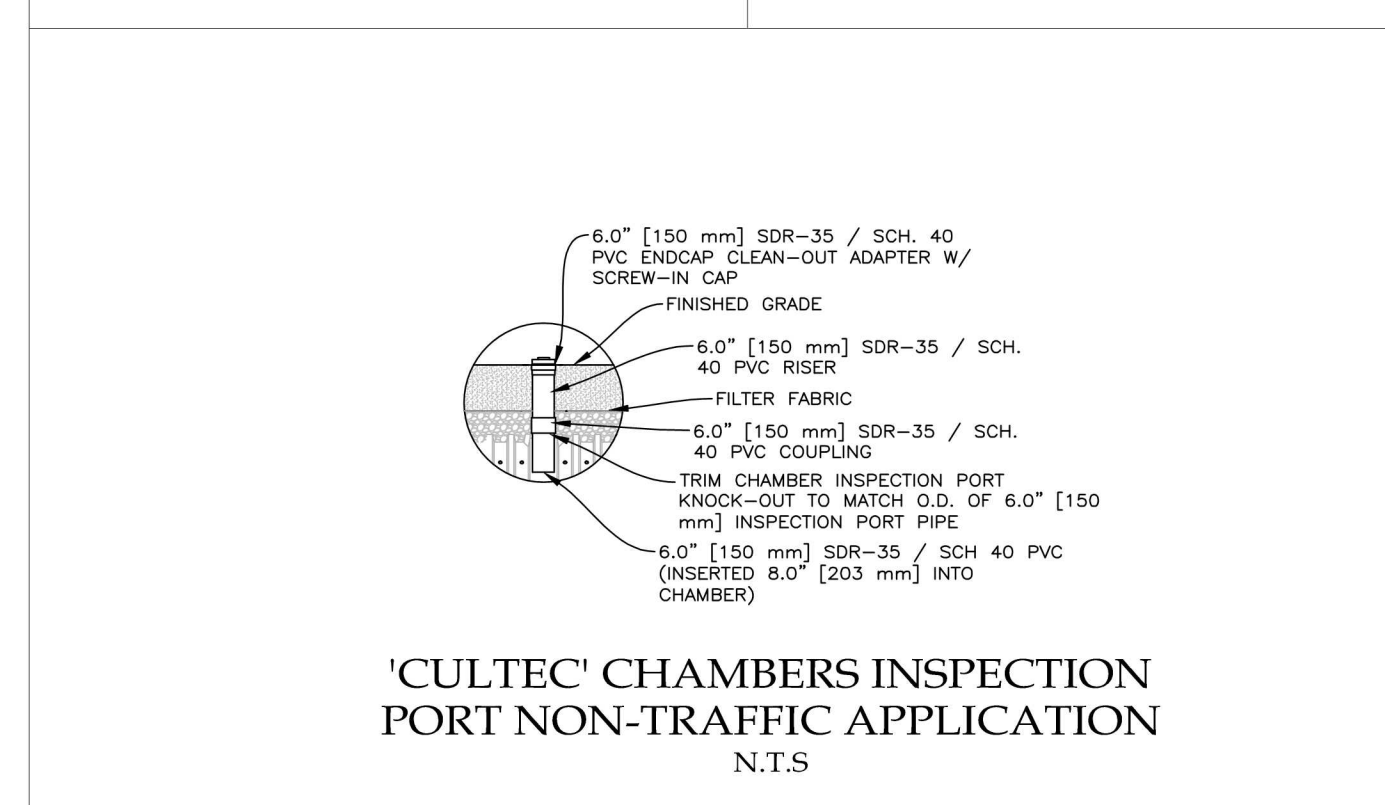
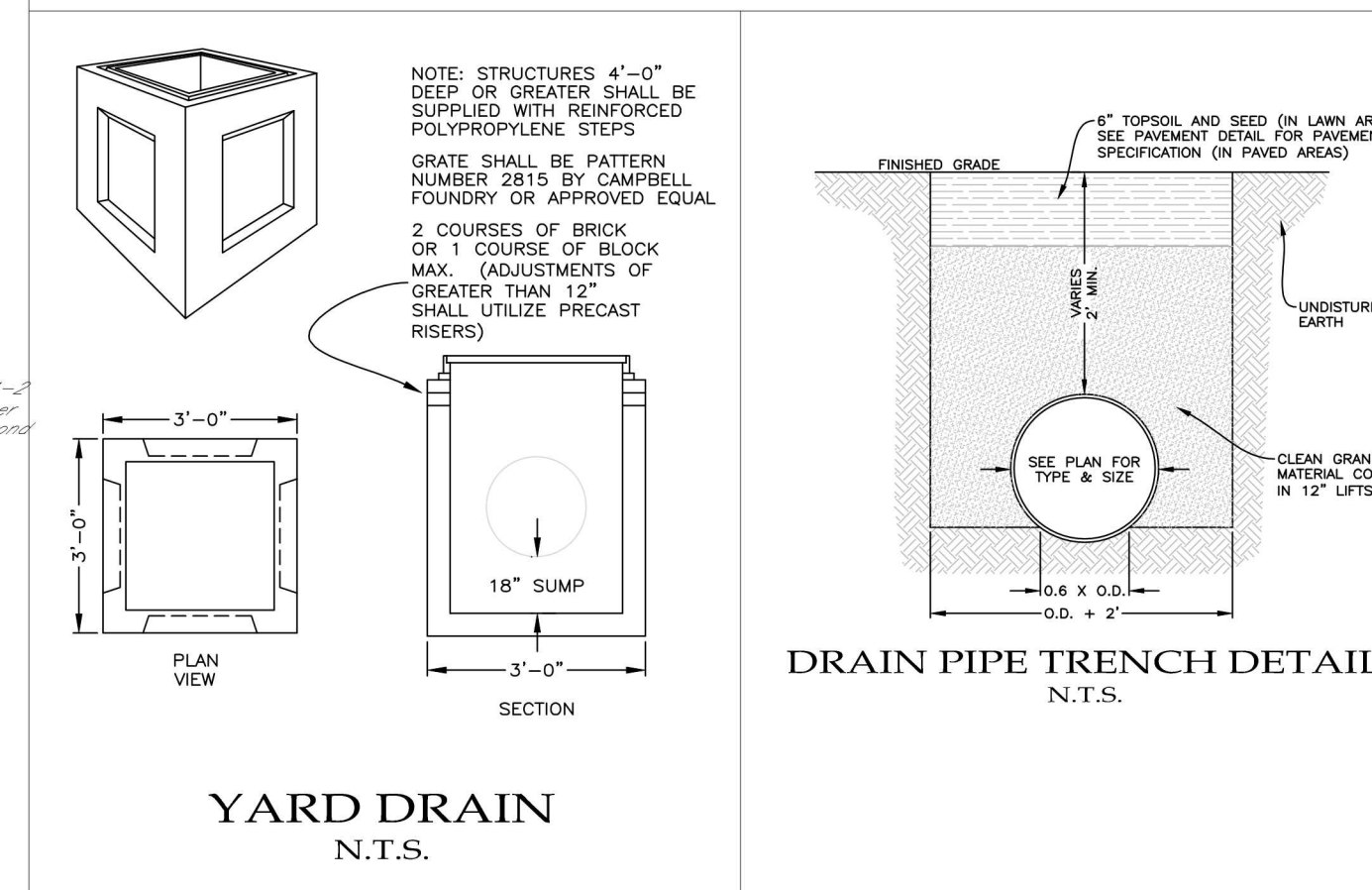
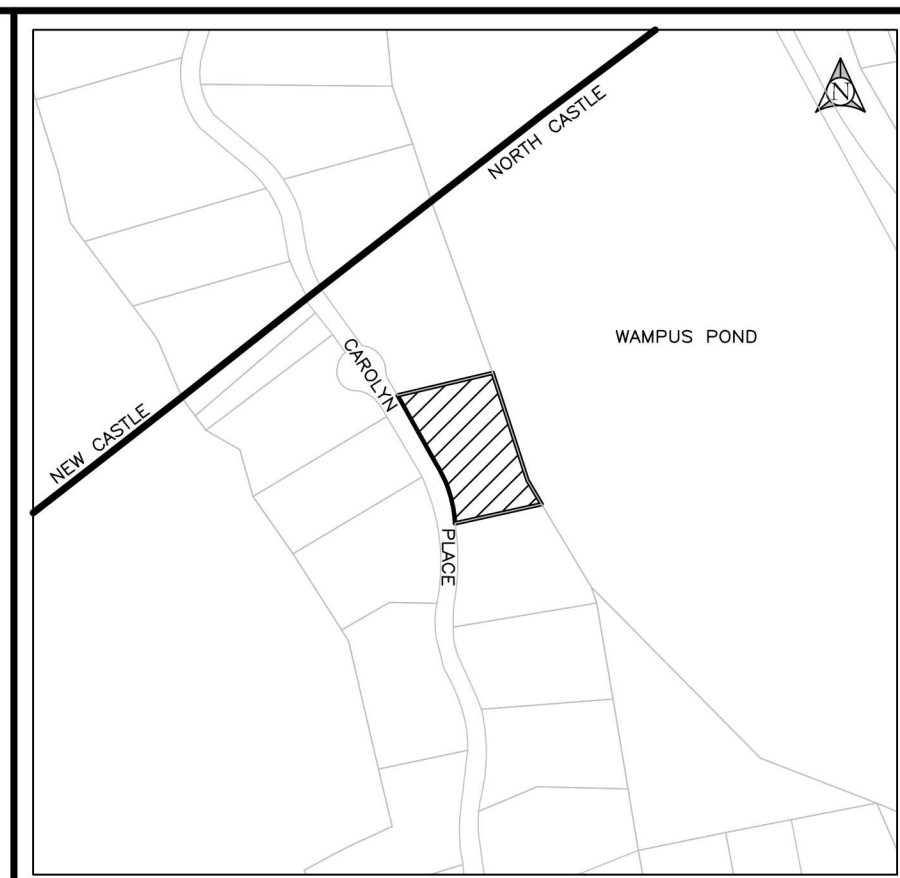
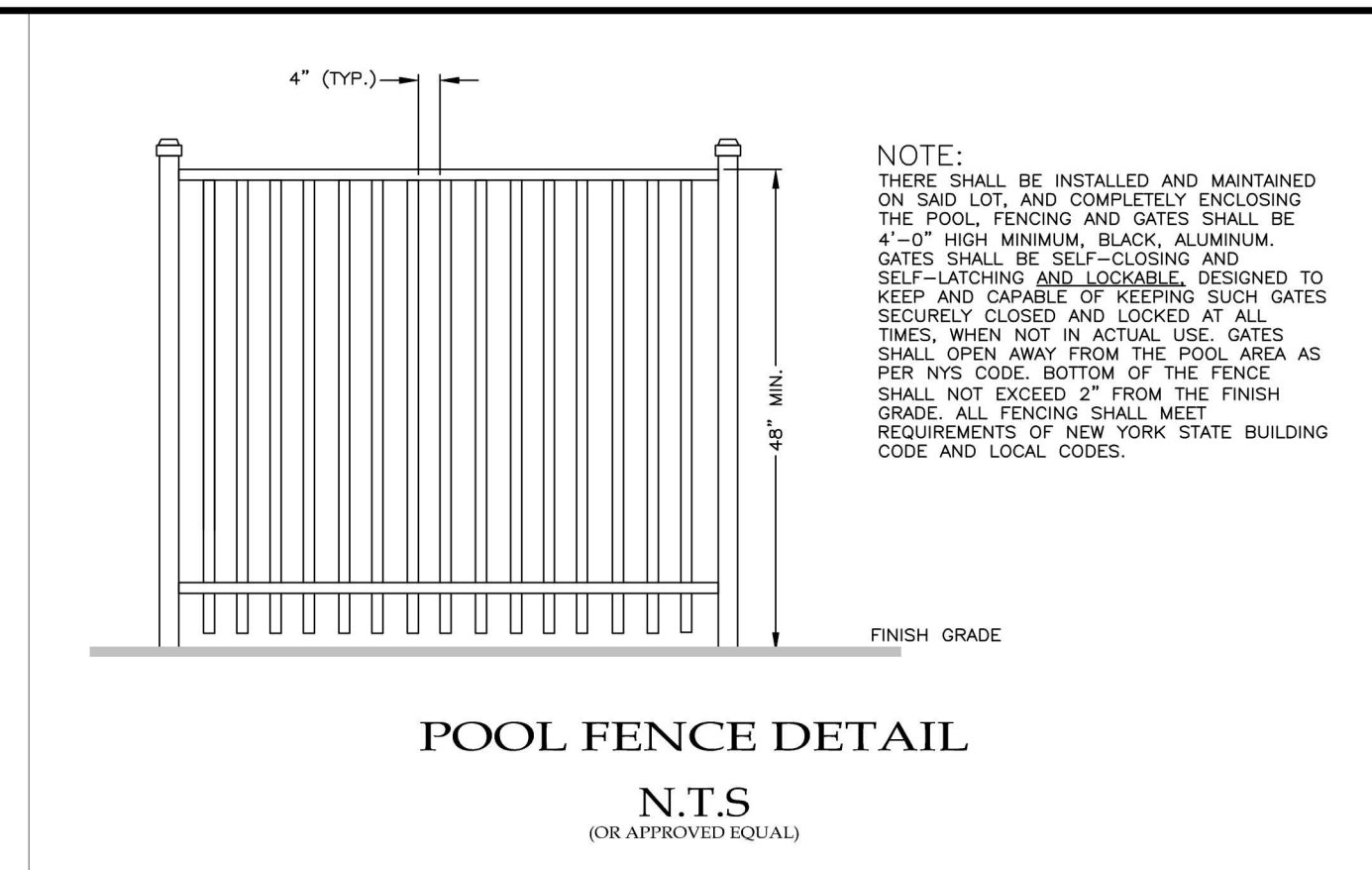
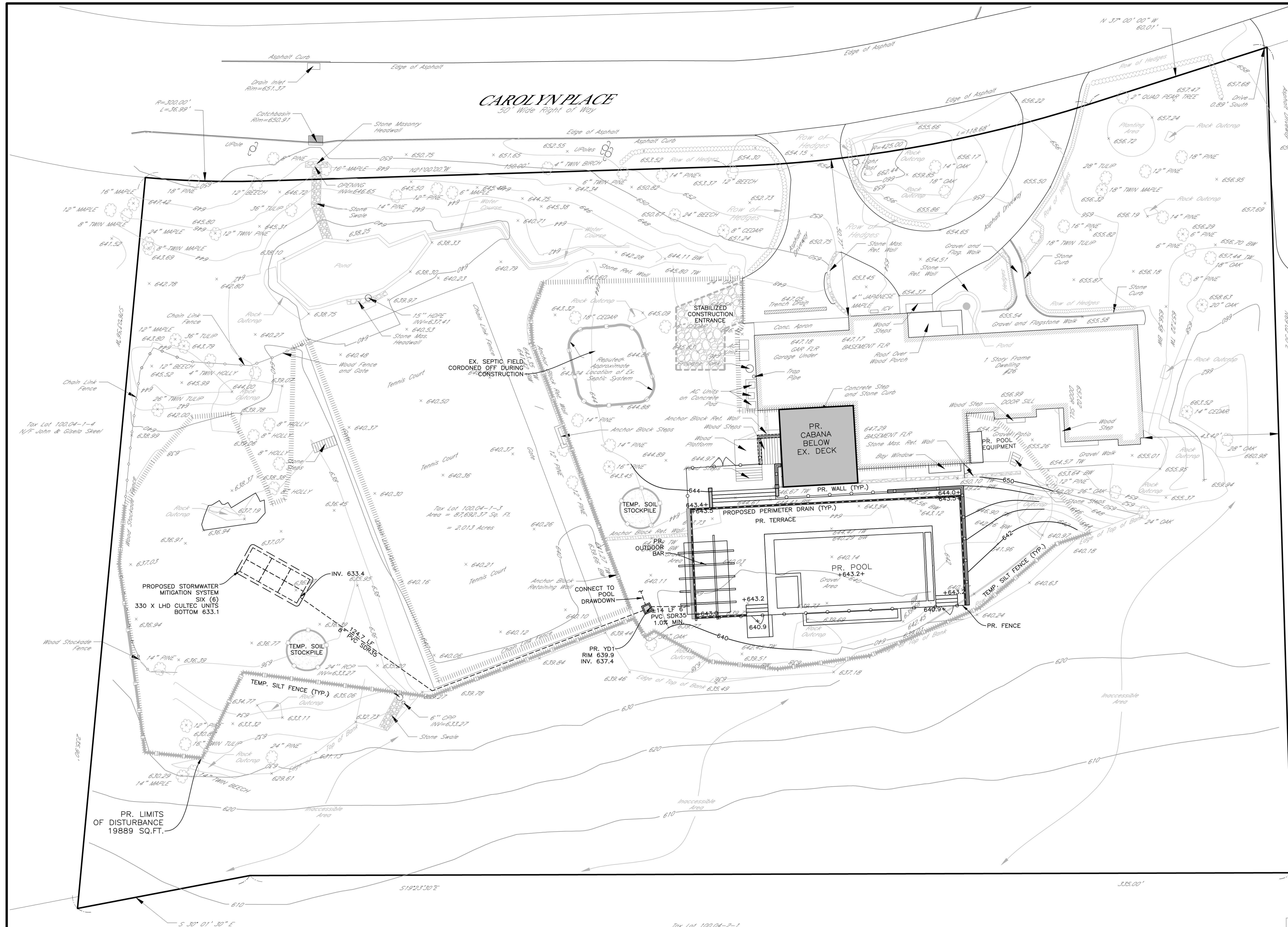
OWNER/APPLICANT: CHERYANN SANKAR  
 SITE ADDRESS: 26 CAROLYN PLACE, ARMONK, NY 10504  
 TAX MAP #: 100.04-1-3  
 LOT AREA: 2.013 ACRES  
 ZONING: R-2A

**CONSTRUCTION SPECIFICATIONS**

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH TIES OR STAPLES. POST SHALL BE STEEL EITHER "T" OR "U" TYPE OR HORIZONTAL.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140X, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "GULGES" DEVELOP IN THE SILT FENCE.

**EX. CON. / DEMO PLAN**  
FEBRUARY 26, 2024

**SANKAR RESIDENCE**  
TOWN OF NORTH CASTLE,  
WESTCHESTER COUNTY, NEW YORK



- EROSION CONTROL NOTES:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD OR UNTIL PERMANENT PROTECTION IS ESTABLISHED.
  - PRIOR TO ANY EXCAVATION, SILT FENCE SHALL BE INSTALLED AT THE LOCATIONS NOTED ON THE EROSION CONTROL PLAN. ADDITIONAL SILT FENCE MAY BE REQUIRED BY THE ENGINEER IN THE FIELD. SILT FENCING SHALL BE MAINTAINED IN EFFECTIVE CONDITION AND SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
  - INSTALL ANTI-TRACKING PAD AT ALL CONSTRUCTION ENTRANCES. ANTI-TRACKING PAD SHALL BE 2"-3" DIAMETER CRUSHED STONE 4" DEEP.
  - TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT REMOVING DEVICES SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. SEDIMENT SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT RESULT IN ADDITIONAL EROSION OR POLLUTION. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND IMMEDIATELY AFTER EACH RAINFALL TO INSURE PROPER OPERATION AS DESIGNED. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
  - ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDING AND MULCHED WITHIN 14 DAYS OR OTHERWISE STABILIZED. DO NOT STOCKPILE MATERIALS ON STEEP SLOPES, IN DRAINAGE SWALES OR IN WETLAND AREAS. SURROUND ALL STOCKPILE AREAS WITH STAKED HAYBALES OR SILT FENCE.
  - ALL SLOPES CONSTRUCTED WITH FILL MATERIAL AND ALL SLOPES WITH GRADE 3:1 OR STEEPER SHALL BE TOPSOILED, SEEDING, MULCHED AND STABILIZED WITH STAKED TOBACCO NETTING, OR EROSION BLANKET AS NOTED, UNLESS OTHERWISE DIRECTED.
  - ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 14 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
  - ALL DISTURBED AREAS WITHIN 500 FEET OF A BUILDING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL. A WATERING TRUCK WILL BE USED IN DRY SEASON TO WET DOWN DUST AREAS.
  - THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
  - ALL CATCH BASINS AND DRAIN INLETS ARE TO BE PROTECTED WITH SEDIMENT FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
  - UTILITY LINE EXCAVATED MATERIAL SHALL BE TEMPORARILY STOCKPILED ON THE HIGH SIDE OF EXCAVATION SO RUNOFF IS DIRECTED AWAY FROM TRENCH. AFTER BACK-FILLING, AREA IS TO BE TOPSOILED, SEEDING AND MULCHED.
  - SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
  - ALL AREAS OF DISTURBED SOIL SHALL BE STABILIZED BY THE CONTRACTOR, IN ADDITION TO ALL SPECIFIED EROSION CONTROL DEVICES. THE CONTRACTOR SHALL TAKE ALL STEPS PRUDENT AND NECESSARY TO STABILIZE THE SITE AT ALL TIMES.
  - ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS" (BLUE BOOK).

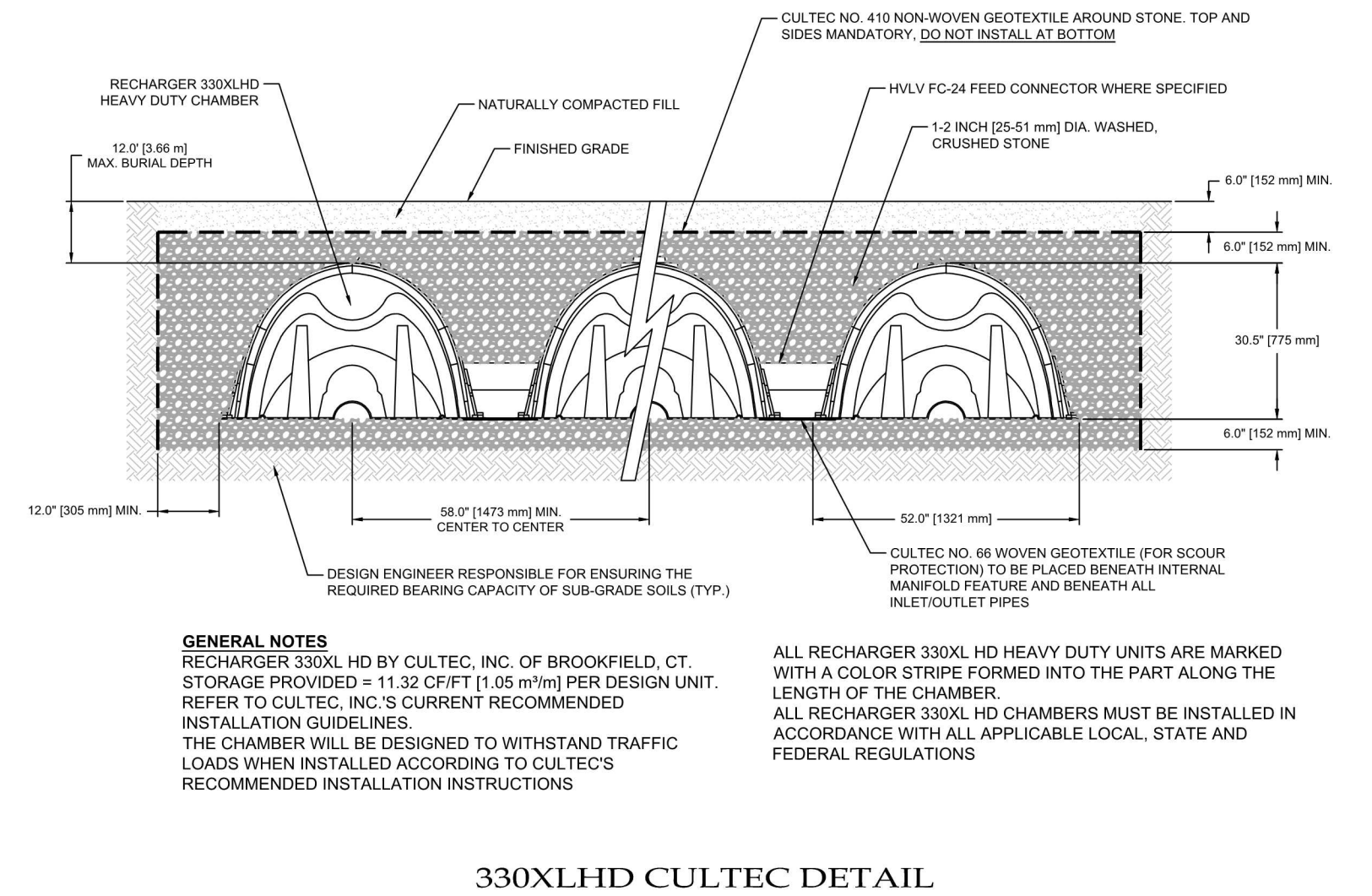
- CONSTRUCTION SEQUENCE:**
- SURVEY AND STAKE LIMITS OF DISTURBANCE AND EROSION CONTROL INSTALLATION.
  - INSTALL EROSION CONTROLS (ANTI-TRACKING PAD, SILT FENCE, TEMPORARY SOIL STOCKPILES) AS SHOWN ON THE EROSION CONTROL PLAN AND PER THE RESPECTIVE EROSION CONTROL DETAILS.
  - REMOVE TREES PER SITE DEMOLITION PLAN.
  - STAGING AREA SHALL BE WITHIN THE DISTURBANCE LIMITS.
  - STRIP TOPSOIL AND ROUGH GRADING. NOTE THAT DISTURBED SOIL THAT WILL NOT BE WORKED FOR A PERIOD GREATER THAN 14 DAYS MUST BE STABILIZED. STABILIZATION MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS.
  - EXCAVATE FOR PROPOSED FOOTINGS/FOUNDATION, HOUSE FRAMING AND SUPERSTRUCTURE IS CONSTRUCTED.
  - EXCAVATE AND INSTALL SUBSURFACE UTILITIES: ELECTRIC TELEPHONE/CABLE/DRAINAGE. SEPTIC SYSTEM SHALL BE STAKED. SEPTIC SYSTEM AND WELL SHALL BE INSTALLED.
  - FINAL GRADING, SEEDING, SODDING, AND OTHER SOIL STABILIZING LANDSCAPING FOR FINAL SITE STABILIZATION.
  - REMOVE EROSION CONTROL: SILT FENCE AND ANTI-TRACKING PAD. DISCARD EROSION CONTROL DEVICES IN AN LAWFUL MANNER.

- CONSTRUCTION NOTES:**
- THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES: SEWER, WATER, GAS, ELECTRICAL, ETC. PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53) PRIOR TO THE START OF CONSTRUCTION.
  - THE INSTALLATION OF WATER AND SEWER SHALL BE INSPECTED UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
  - EROSION AND SEDIMENT CONTROL MEASURES, SHALL BE REQUIRED AS INDICATED ON THIS PLAN OR THE EROSION CONTROL PLAN OR AS DIRECTED BY THE GOVERNING AGENCY, IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS" (BLUE BOOK).
  - AS BUILT PLANS IF REQUIRED, SHALL BE CERTIFIED BY A N.Y. STATE LICENSED SURVEYOR OR PROFESSIONAL ENGINEER.
  - ALL PROPERTY DISTURBED IN THE RIGHT-OF-WAY OR ON PRIVATE LANDS, SHALL BE RESTORED TO ACCEPTABLE CONDITIONS, AS REQUIRED BY THE GOVERNING AGENCY.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
  - THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A NEW YORK STATE LICENSED SURVEYOR OR ENGINEER.
  - UNDERGROUND UTILITIES: GAS, ELECTRIC, CABLE, TELEPHONE, ETC. SHALL BE AS REQUIRED BY THE GOVERNING AGENCY AND THE APPROPRIATE UTILITY COMPANY.
  - ALL PROPOSED OR DISTURBED SLOPES, 1H:2V OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.
  - IN LIEU OF BLASTING, ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. IF BLASTING IS REQUIRED, BLASTING WILL OCCUR IN ACCORDANCE WITH REGULATIONS AND STANDARDS PRESCRIBED BY THE GOVERNING AGENCY. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
  - NO REPRESENTATION OF THE SUB-SURFACE SOIL CONDITIONS ON THIS SITE ARE MADE OR IMPLIED. IT IS THE DEVELOPER/CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL IMPROVEMENTS ARE PLACED ON SOIL WITH A SUITABLE BEARING CAPACITY.
  - OVERNIGHT EXCAVATIONS WILL NOT BE PERMITTED.

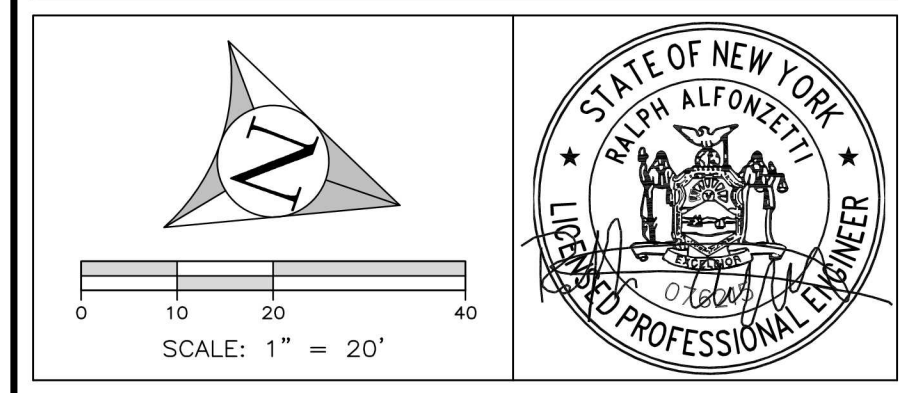
| POOL DRAW DOWN CALCULATION |            |
|----------------------------|------------|
| POOL AREA                  | 1,082 S.F. |
| POOL DRAW DOWN             | 0.5 FT     |
| POOL DRAW DOWN VOLUME      | 541 C.F    |

| DRAINAGE CALCULATIONS                                   |  |
|---|--|
| 769 S.F. X (6.46IN. / (12IN./FT.)) = 414.0 C.F.         |  |
| 414.0 C.F. / (79.26 C.F./CHAMBER) = 5.22 CHAMBERS       |  |
| ROUND UP TO SUFFICE ENOUGH CULTEC CHAMBERS = 6 CHAMBERS |  |

| IMPERVIOUS AREA CHART          |              |
|--------------------------------|--------------|
| EXISTING IMPERVIOUS AREA       | 18882.7 S.F. |
| TOTAL PROPOSED IMPERVIOUS AREA | 19651.7 S.F. |
| NET CHANGE IN IMPERVIOUS AREA  | 769 S.F.     |



IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY, IF ANY ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED. THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



**ALFONZETTI ENGINEERING, P.C.**  
14 SMITH AVE, MT. KISCO, N.Y. 10549  
914-666-9800 INFO@ALFONZETTIENG.COM

| SITE DATA        |   |
|------------------|---|
| OWNER/APPLICANT: | CHERYANN SANKAR   |
| SITE ADDRESS:    | 26 CAROLYN PLACE, ARMONK, NY 10504  |
| TAX MAP #:       | 100.04-1-3  |
| LOT AREA:        | 2.013 ACRES   |
| ZONING:          | R-2A  |
| DRAWING:         | PROPOSED POOL   |
| DATE:            | FEBRUARY 26, 2024   |
| PROJECT:         | SANKAR RESIDENCE<br>TOWN OF NORTH CASTLE,<br>WESTCHESTER COUNTY, NEW YORK |

# 26 CAROLYN PLACE

## PROPOSED CABANA AND POOL

Tuesday, March 19, 2024



**OWNER**  
OFFICE NAME  
43 FIFTH AVE.  
PELHAM, NY 10803  
914-738-1377

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

**CIVIL ENGINEER**  
OFFICE NAME  
ADDRESS

**STRUCTURAL ENGINEER**  
OFFICE NAME  
ADDRESS

| No. | Revision | Date | Description |
|-----|----------|------|-------------|
| 1   | 8-16-23  | -    | -           |
| -   | 3-19-24  | RPRC | -           |
| -   | -        | -    | -           |
| -   | -        | -    | -           |
| -   | -        | -    | -           |
| -   | -        | -    | -           |
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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, COPY, OR 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

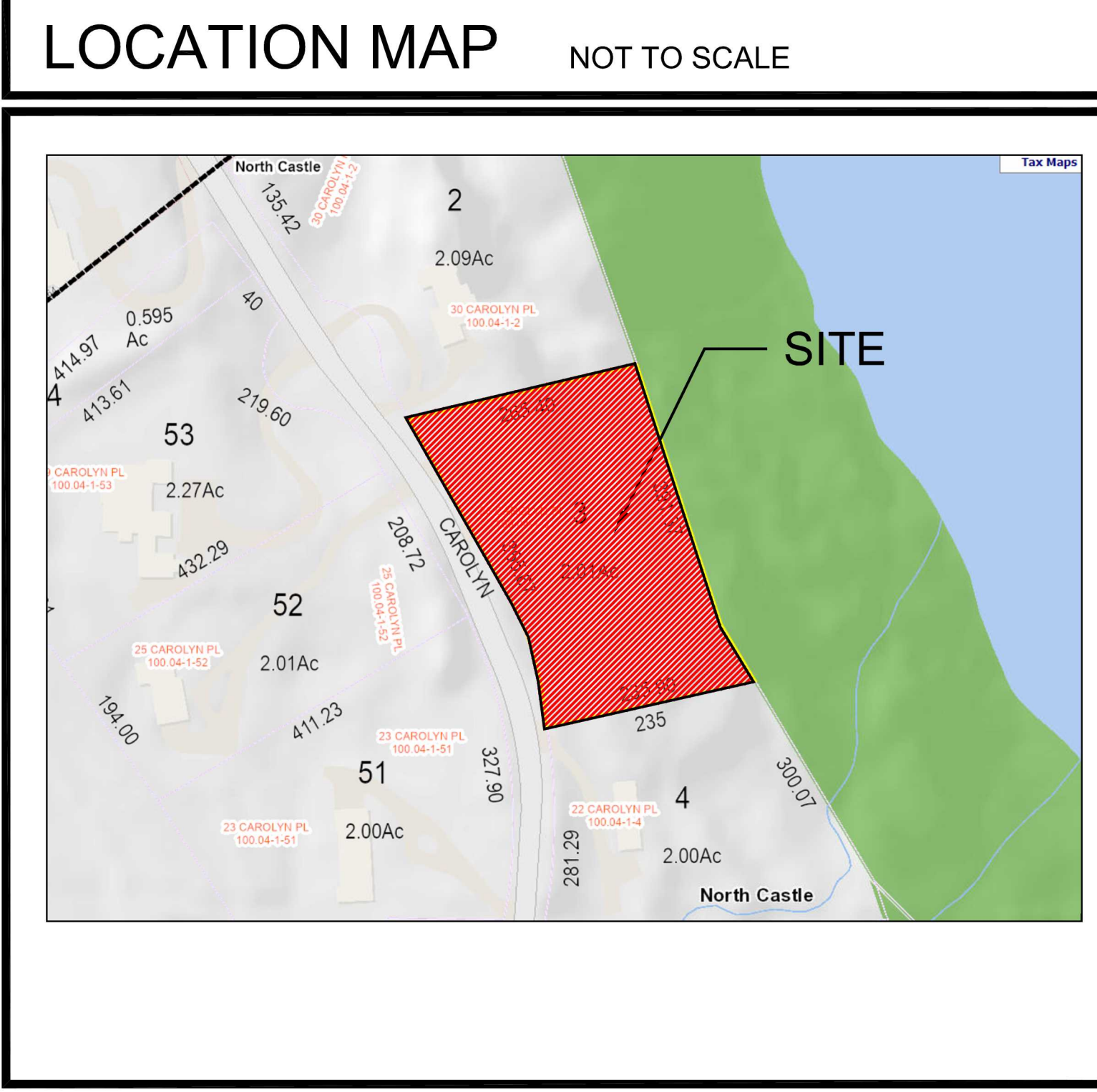
SITE PLAN

SP

| ISSUE DATE     | BY       | DATE |
|----------------|----------|------|
| ISSUED BY      | LDL      |      |
| REVISION       |          |      |
| PROJECT NO.    |          |      |
| SCALE          | AS NOTED |      |
| REAL SIGNATURE |          |      |

### LIST OF DRAWINGS

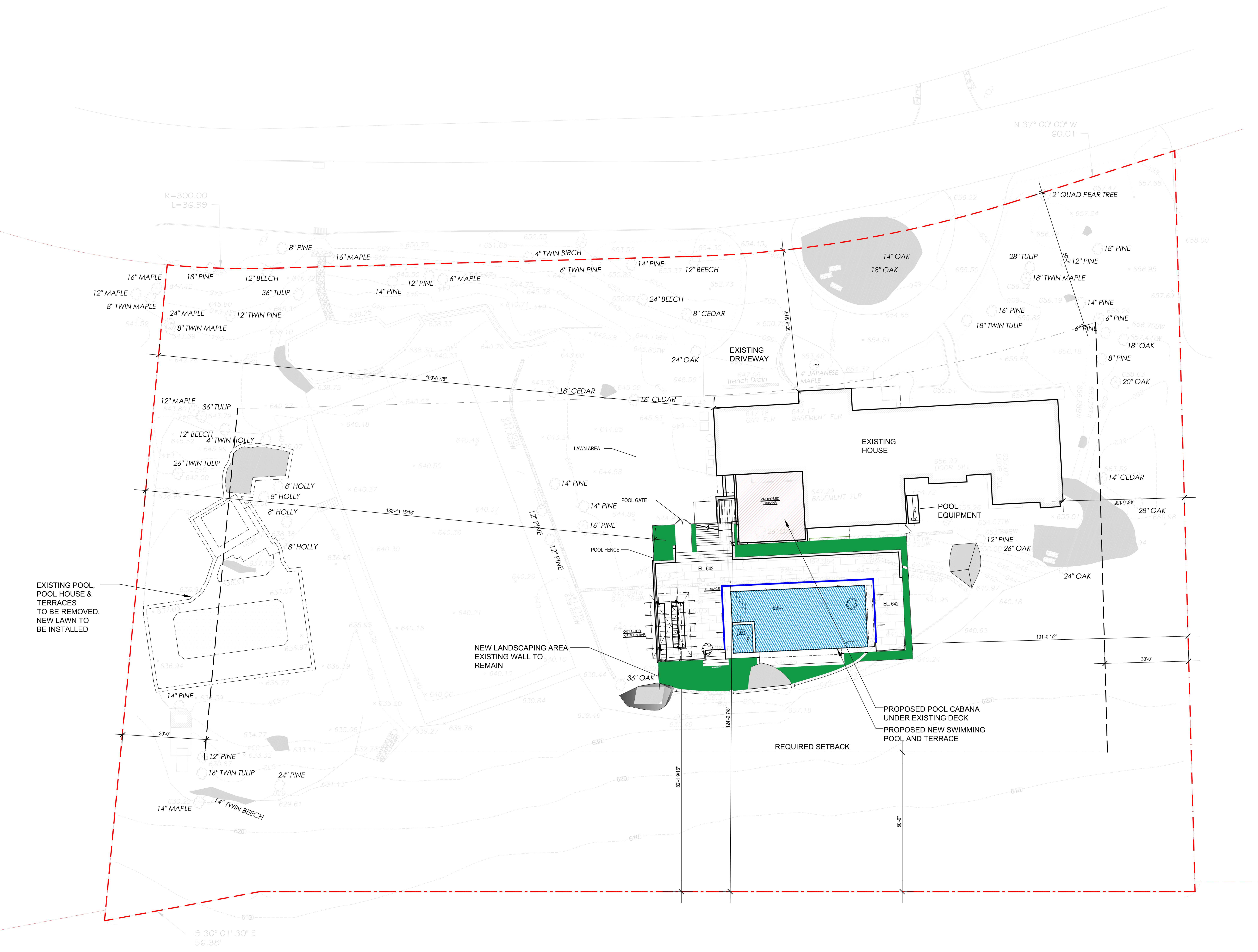
| No.   | DRAWING NAME            |
|-------|-------------------------|
| CS    | COVER SHEET             |
| SP    | SITE PLAN/ SCHEDULES    |
| S     | SURVEY                  |
| SP-2  | POOL LOCATION & TERRACE |
| GN    | GENERAL NOTES SHEET     |
| A-100 | EXISTING CONDITIONS     |
| A-101 | PROPOSED PLANS          |
| A-200 | ELEVATIONS              |
| A-201 | POOL BAR PLANS          |
| A-300 | CROSS SECTION           |
| A-400 | CROSS SECTION DETAIL    |
| S-100 | STRUCTURAL PLANS        |



### ZONING SCHEDULE TOWN OF NORTH CASTLE

**ZONE / USE : R-2A**

| ITEM                          | REQUIRED    | EXISTING                 | PROPOSED  |
|-------------------------------|-------------|--------------------------|---|
| MINIMUM LOT SIZE (SQ. FT.)    | 2 ACRES     | 2 ACRES                  | 2 ACRES   |
| MINIMUM LOT WIDTH (FEET)      | 150 FEET    | 366 FEET                 | 366 FEET  |
| MINIMUM FRONT YARD (FEET)     | 50 FEET     | 50'-9"                   | 50'-9"  |
| MINIMUM EACH SIDE YARD (FEET) | 30 FEET     | 43'-5"<br>199'-6"        | 43'-5"<br>182'-11"                                    |
| MINIMUM 2 SIDE YARDS (FEET)   | 60 FEET     | 243'-0"                  | 226'-4"   |
| MINIMUM REAR YARD (FEET)      | 50 FEET     | 124'-9"<br>(EXIST. DECK) | 124'-9"<br>(PROP. CABANA)<br>82'-1"<br>(POOL TERRACE) |
| MAXIMUM HEIGHT (STORIES)      | 2 1/2 STORY | 2 STORY                  | 2 STORY   |
| MAXIMUM HEIGHT (FEET)         | 30 FEET     | 20'-11"                  | 20'-11"   |



## SITE PLAN

SCALE: 1"=10'-0"

### CERTIFICATION

ALL EXISTING INFORMATION ON THIS SITE PLAN WAS TAKEN FROM A SURVEY PREPARED BY :

TC MERRITTS LAND SURVEYORS  
394 BEDFORD ROAD  
PLEASANTVILLE, NY 10570  
TEL.: (914) 769-8003

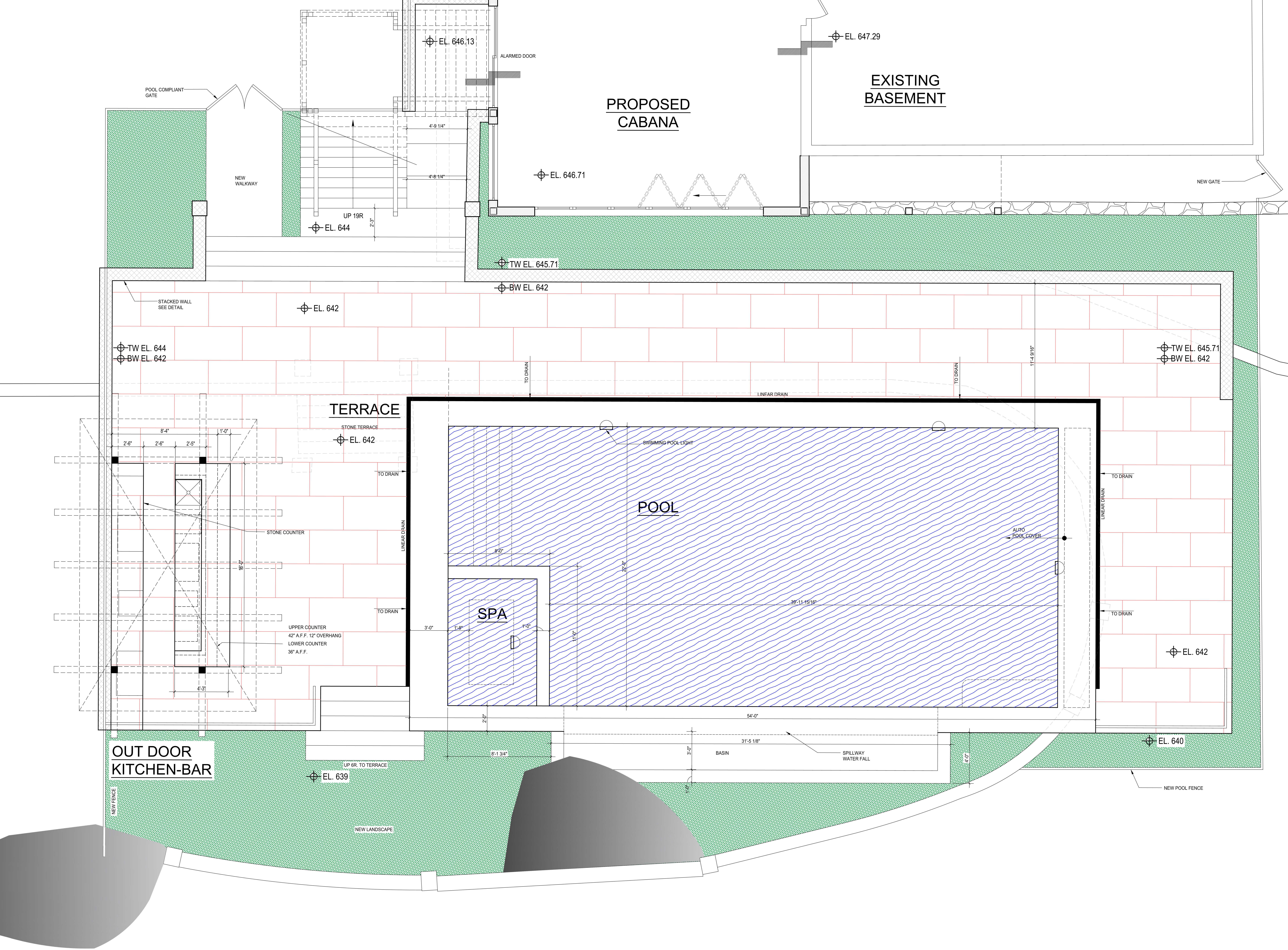
TITLED : 26 CAROLYN PLACE, ARMONK  
DATED : NOVEMBER 24, 2021  
FILED :  
MAP NO. :

ARCHITECT IS NOT RESPONSIBLE FOR ACCURACY OF EXISTING CONDITIONS

| No. | Revision | Date | Description |
|-----|----------|------|-------------|
| 1   | 8-16-23  | -    | -           |
| -   | 3-19-24  | RPRC | -           |
| -   | -        | -    | -           |
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DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF STUDIOIRAI ARCHITECTS. WITHOUT THE WRITTEN AUTHORIZATION OF STUDIOIRAI ARCHITECTURAL DESIGN P.C. IT IS PROHIBITED TO REPRODUCE, COPY, 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 STUDIOIRAI ARCHITECTS.

|              |          |
|--------------|----------|
| ISSUE DATE:  |          |
| DESIGNED BY: | LDL      |
| CHECKED BY:  | LDL      |
| PROJECT NO.: | 25-10504 |
| SCALE:       | AS NOTED |
| DATE:        |          |



POOL LOCATION AND TERRACE

SCALE: 3/8" = 1'-0"

## SECTION 1 : GENERAL DATA

1. ALL WORK SHALL COMPLY WITH 2020 NYS SUPPLEMENT AND LOCAL CODES AND ORDINANCES, AND SHALL BE DONE TO THE HIGHEST INDUSTRY STANDARDS.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD, NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
3. 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.
4. ALL MATERIALS SHALL BE NEW AND OF THE BEST QUALITY.

## SECTION 2 : SITE WORK

1. DO NOT BACK FILL AGAINST FOUNDATION WALLS UNTIL MORTAR AND/OR CONCRETE HAVE ATTAINED DESIGNED STRENGTH.
2. DO NOT BACK FILL AGAINST FOUNDATION WALLS UNTIL FIRST FLOOR PLATFORM IS IN PLACE.
3. AT NO TIME SHALL BULLDOZERS, TRUCKS OR OTHER HEAVY EQUIPMENT BE PERMITTED TO APPROACH FOUNDATION WALLS CLOSER THAN 8 FEET.
4. 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.
5. THE CONTRACTOR SHALL VERIFY ALL DRAWINGS FOR COORDINATIONS BETWEEN TRADES; PROVIDE AND/OR INSTALL ANCHORS, INSERTS, HANGERS, ETC., AS REQUIRED FOR VARIOUS TRADES.
6. ALL FOOTINGS SHALL BE PLACED DIRECTLY ON UNDISTURBED SOIL WITH A MIN. BEARING CAPACITY OF 2 TONS/SQ.FT OR SOLID ROCK.
7. 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%.
8. WHERE FOOTINGS ARE STEPPED, BOTTOMS TO BE STEPPED NOT MORE THAN ONE FOOT VERTICAL TO TWO FEET HORIZONTAL.

## SECTION 3 : CONCRETE

### CONCRETE GENERAL NOTES

1. 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".
2. 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.
3. ALL POURS ARE TO BE TERMINATED BY FORMS. PROVIDE KEYWAYS AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY THE ARCHITECT.
4. ALL CONCRETE IS TO BE FORMED, UNLESS OTHERWISE APPROVED BY THE ARCHITECT.
5. OBTAIN CONCRETE MANUFACTURER'S CERTIFICATES OF COMPLIANCE SHOWING CONCRETE CLASS, AGGREGATE SIZES, ADDITIVES USED AND FIBER MESH REINFORCEMENT (IF APPLICABLE).
6. 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.
7. 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.
8. ALL STEEL REINFORCEMENT IS TO BE DEFORMED BARS OF INTERMEDIATE GRADE NEW BILLET STEEL A-615 GRADE 60. BENDS IN REINFORCEMENT ARE TO BE SHOP FABRICATED. FIELD BENDS NEED NOT BE PERMITTED.
9. 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.
10. THE FOUNDATION SUBCONTRACTOR IS TO PROVIDE HIGH CHAIRS, SPACERS, SUPPORTS, ETC. AS NECESSARY FOR THE PROPER PLACEMENT OF THE REINFORCEMENT STEEL.
11. 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"
12. 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.
13. WELDED WIRE FABRIC IS TO CONFORM TO A.S.T.M. SPECIFICATION A-185.
14. 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. W.W.F. IS TO LAP ONE FULL MESH SQUARE AT ALL SIDE AND END LAPS, AND BE WIRED TOGETHER.
15. W.W.F. IS TO LAP ONE FULL MESH SQUARE AT ALL SIDE AND END LAPS, AND BE WIRED TOGETHER.
16. 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.
17. PLACE A MINIMUM OF 4" CRUSHED STONE UNDER ALL SLABS ON GRADE.
18. INSTALL 6 MIL POLYETHYLENE VAPOR BARRIER UNDER ALL SLABS ON GRADE. LAP ENDS A MINIMUM OF 6" AND TAPE.
19. 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.
20. 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.
21. 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.
22. NOTIFY THE BUILDING AS LEAST 24 HOURS PRIOR TO THE PLACEMENT OF CONCRETE FOOTINGS FOR REQUIRED INSPECTIONS.
23. CURING OF CONCRETE IS TO START AS SOON AS THE FINISHES WILL NOT BE MARRED THEREBY. DELAYING THE CURING PROCESS WILL NOT BE PERMITTED.
24. 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.
25. PROVIDE NON-SHRINK GROUT UNDER ALL LEVELING PLATES AND BEARING PLATES.
26. 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.
27. APPLY NON-SLIP BROOM FINISHES TO ALL EXTERIOR WALKS, GARAGE FLOORS AND ELSEWHERE AS INDICATED ON THE DRAWINGS.
28. INSTALL CONCRETE SLAB SEALER TO ALL INTERIOR SLABS EXPOSED TO VIEW NOT RECEIVING FINISHES TO PREVENT DUSTING U.O.N.

## SECTION 4 : MASONRY

1. 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.
2. ALL UNITS SHALL BE PLACED IN RUNNING BOND, EXCEPT WHERE INDICATED.
3. 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.
4. STORE ALL UNITS OFF GROUND TO PREVENT CONTAMINATION. COVER MATERIALS TO PROTECT FROM THE ELEMENTS.
5. NO AIR-ENTRAINING ADMIXTURES OR ANTIFREEZE COMPOUNDS, SUCH AS CALCIUM CHLORIDE SHALL BE ADDED TO MORTAR.
6. THE FIRST BLOCK COURSE ON FOOTING SHALL BE FILLED SOLID WITH CONCRETE.
7. 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.
8. ALL WALLS SHALL BE ADEQUATELY BRACED UNTIL SECURELY TIED TO THE STRUCTURE. NO WORK SHALL BE DONE SUBJECT TO FREEZING CONDITIONS.
9. 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

1. STEEL CONSTRUCTION SHALL CONFORM TO AISC "MANUAL OF STEEL CONSTRUCTION", LATEST EDITION.
2. MATERIALS FOR STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:  
BEAMS, GIRDERS, MISC. STEEL : A36  
PLATES : A36
3. 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.
4. STEEL CONCRETE REINFORCEMENT - BARS : NEW BILLET STEEL DEFORMED BARS, ASTM A 615, GRADE 60 SIZED AS NOTED ON DRAWINGS. WELDED WIRE FABRIC (WWF) : ASTM A185, SIZES AS NOTED ON DRAWINGS.
5. 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.
6. 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.
7. ALL COLUMNS UNLESS OTHERWISE NOTED, SHALL BE 4" DIAMETER STANDARD WEIGHT (MIN.) 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

1. 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.
2. 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.
3. ALL WORKMANSHIP INCLUDING NAILING, BLOCKING, BRIDGING, ETC. SHALL CONFORM TO THE NYSUPFBC.
4. PROVIDE LEDGER BOARDS, BLOCKING, NAILERS, AND ROUGH FRAMING HARDWARE AS REQUIRED.
5. PARTIONS 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.
6. ALL NEW LUMBER SHALL BE DOUGLAS FIR, NO 2 OR BETTER, WITH MIN. FB=1250 PSI AND E 1,500,000 PSI.
7. ALL LUMBER SHALL BEAR VISIBLE GRADE STAMPING AND BE KILN DRY.
8. ALL BEAMS AND JOISTS AND RAFTERS TO BE SET WITH NATURAL CROWN UP.
9. PROVIDE DOUBLE RAFTERS AND HEADERS AROUND ALL ROOF SKYLIGHTS UNLESS OTHERWISE NOTED ON PLANS.
10. PROVIDE (2) 2X8 MINIMUM HEADER WHERE ROUGH OPENING DOES NOT EXCEED 3'-0".
11. 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.
12. PLYWOOD SHALL BE NAILED TO JOISTS WITH 8D COMMON NAILS AT 6" ON CENTER AT EXTERIOR EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORT.
13. USE PLY CLIPS OR OTHER EDGE SUPPORT FOR ALL PLYWOOD SHEATHING.
14. PLACE FACE GRAIN IN DIRECTION OF SPAN (TRAVERSE TO JOIST SPAN).
15. LEAVE 1/16" SPACE AT ALL PLYWOOD PANEL AND JOINTS AND 1/8" SPACE AT ALL PANEL EDGE JOINTS.
16. JOIST HANGERS, FRAMING ANCHORS AND RAFTER ANCHORS SHALL BE HOT 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.
17. METAL CROSS BRIDGING SHALL BE GALVANIZED STEEL AS MANUFACTURED BY "TECO", "SIMPSON" OR APPROVED EQUAL, AND INSTALLED ACCORDING TO MANUFACTURERS DIRECTIONS.
18. PROVIDE "X" BRIDGING OR SOLID BLOCKING EVERY 8'-0". BOTTOM ENDS OF BRIDGING SHALL NOT BE NAILED UNTIL AFTER ENTIRE STRUCTURE IS COMPLETE.
19. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS.
20. 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.
21. 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.
22. 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.
23. WOOD PLATES AND SILLS IN CONTACT WITH CONCRETE FOUNDATION WALLS AND CONCRETE SLABS SHALL BE PRESSURE TREATED WOOD.
24. PRESSURE PRESERVATIVES TREATMENT FOR WOOD SHALL BE APPROVED BY LOCAL AUTHORITIES HAVING JURISDICTION.
25. PROVIDE (3) 2"x6" SPIKED AT BEARING POINTS OF ALL TRIPLE FRAMING MEMBERS UNLESS OTHERWISE NOTED.

## SECTION 7 : THERMAL AND MOISTURE PROTECTION

1. FOUNDATION TO BE WATERPROOFED WITH AN APPROVED TYPE, BITUMENE COATING APPLIED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTALLATION RECOMMENDATIONS.
2. PROVIDE 4" PVC FOOTING DRAINS WITH GRAVEL ALONG FOOTING OUT TO DAYLIGHT.
3. ALL WINDOWS, DOORS AND SKYLIGHTS TO BE WEATHER-STRIPPED AND CAULKED.
4. ALL SEALANTS TO BE SILICONE, COLORED TO MATCH SURROUNDING MATERIAL.
5. ALL FLASHING SHALL BE NONFERROUS METAL (UNLESS OTHERWISE NOTED). FABRIC FLASHING MAY ONLY BE USED WITH WRITTEN APPROVAL OF THE ARCHITECT.
6. ALL ROOF TO ROOF, AND ROOF TO WALL JOINTS SHALL BE CONTINUOUSLY FLASHED.
7. ALL ROOFS DESIGNATED AS HAVING ASPHALTIC FIBERGLASS SHINGLE ROOFING SHALL HAVE 1 (ONE) LAYER OF 15 # ROOF FELT OVER PLYWOOD SHEATHING.
8. INSTALL 30 # FELT PAPER WERE ROOFS DESIGNATED AS HAVING METAL ROOFING, SLATE OR CLAY TILE ROOFS.
9. PROVIDE PROPER VENTILATION AT ALL ROOF CONDITIONS WITH SOFFIT VENTS, CONT. RIDGE VENTS, SCREENED LOUVERS OR OTHER VENTILATION METHODS INDICATED.
10. PROVIDE A MINIMUM OF 1" AIR SPACE BETWEEN SPRAY FOAM INSULATION AND UNDERSIDE OF ROOFING SHEATHING FOR VENTILATION.
11. ALL INSULATION TO BE SPRAY FOAM BARRIER INSTALLED ON THE HEATED SIDE (UNLESS OTHERWISE NOTED).
12. 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

1. SEE ARCHITECTURAL DRAWINGS FOR SPECIFICATIONS OF ALL EXTERIOR AND INTERIOR WINDOWS AND DOORS.
2. ALL GLAZING IN DOORS, SHOWER / TUB ENCLOSURE AND DOORS, FIXED 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

1. SEE ARCHITECTURAL DRAWINGS FOR SPECIFIC FINISHES OF FLOORS, WALLS AND CEILINGS FOR BOTH INTERIOR AND EXTERIOR SPACES.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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
8. ALL FLOORS DESIGNATED AS HAVING CARPETING SHALL HAVE 3/8" UNDERLAYMENT OVER PLYWOOD SUBFLOOR AND SHALL HAVE PADDING UNDER CARPETING.
9. 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.
10. 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.
11. 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.
12. 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

1. 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

1. 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).
2. CONTRACTOR SHALL INCLUDE IN BASE BID MATERIALS AND INSTALLATION OF ALL KITCHEN CABINETRY AND BUILT-IN AS INDICATED ON DRAWINGS. (PROVIDE PRICING ALLOWANCES AS DETAILED IN INSTRUCTIONS TO BIDDERS).
3. 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

1. 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.
2. PROVIDE HVAC SYSTEM USING ELECTRIC HEAT PUMP AIR SYSTEM PROVIDE 4 SEPARATE ZONES AND INSTALL THERMOSTATS. INSTALL RADIANT FLOOR HEATING SYSTEM USING QUICK TRACK METHOD. INSTALL RADIANT FLOOR IN KITCHEN AND MASTER BATHROOMS USING UNDER SHEATHING METHOD
3. 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.
4. HEATING AND AIR CONDITIONING EQUIPMENT SHALL BE 50 SIZED AND INSTALLED TO MAINTAIN 68 DEGREE F INDOOR TEMPERATURE WITH 0 DEGREE F OUTDOOR TEMPERATURE.
5. ALL HEATING AND AIR CONDITIONING, ACCESSORIES AND APPURTENANCES SHALL BE U.L LISTED AND INSTALLED IN ACCORDANCE WITH SAME.
6. BATHROOM, KITCHEN AND DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE.
7. MECHANICAL ROOM SHALL BE VENTED WITH FRESH AIR INTAKES IN ACCORDANCE WITH NFPA CODES # 31 OR # 54.
8. PROVIDE SHUT OFF VALVES ALL ALL FIXTURES AND APPLIANCES.
9. PIPING AS PER LOCAL CODE. INSULATE HOT AND COLD WATER SUPPLIES.
10. PROVIDE 4 FREEZE PROOF OUTDOOR HOSE BIBS WHERE INDICATED ON PLANS.
11. NO WATER PIPES OR SOIL 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.
12. PITCH ALL WATER LINES TO LOW POINT TO DRAIN AND PROVIDE DRAIN VALVE.
13. CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT AND ACCESSORIES NECESSARY FOR AIR CLEANERS AND ACCESSORIES TO HVAC
14. CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT AND ACCESSORIES NECESSARY FOR NEW HUMIDIFYING SYSTEM FOR ENTIRE HOUSE AT EACH AIR HANDLER

## SECTION 16 : ELECTRICAL

1. 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)
2. NEW 400 AMP SERVICE TO BE PROVIDED

## DESIGN LOAD ALLOWANCES

|                     |                     | TABLE R301.2(1)<br>CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA |                        |                     |               |                       |  |                  |                                 |
|---------------------|---------------------|--|------------------------|---------------------|---------------|-----------------------|--|------------------|---------------------------------|
| GROUND<br>SNOW LOAD | WIND<br>SPEED (MPH) | SEISMIC<br>DESIGN<br>CATEGORY                              | SUBJECT TO DAMAGE FROM |                     |               |                       | ICE SHEILD<br>UNDERLAYMENT<br>REQUIRED | FLOOD<br>HAZARDS |                                 |
|                     |                     |  | WEATHERING             | FROST LINE<br>DEPTH | TERMIT        | DECAY                 |  |                  | WINTER<br>DESIGN<br>TEMPERATURE |
| 30 PSF              | 115 MPH             | 8  | SEVERE                 | 42"                 | VERY<br>HEAVY | SLIGHT TO<br>MODERATE | 10' F.                                 | YES              | 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 TAWN 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<br>SNOW<br>LOAD | MIN. ROOF LIVE LOAD REQUIRED PER ASC E 7                        |  | PROVIDED |
|------------------------|---|--|----------|
|                        | (FLAT ROOFS WITH 1/4" PER FT TO 3 ON 12 ROOF SLOPE) - 34.65 PSF |  | 35 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:                         | 2020 NYS SUPPLEMENT   |                        |
|--|---|------------------------|
|  | SINGLE FAMILY RESIDENTIAL   |                        |
| DESIGN DEGREE DAYS (PER TABLE 302.1):  | 5,750 (WESTCHESTER COUNTY)  |                        |
| DESIGN TEMPERATURES (PER TABLE 302.1): | 7 DEGREES F. (WINTER DESIGN DRY BULB)<br>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                 |
| SKYLIGHT                               | 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* | SKYLIGHT <sup>b</sup> U-FACTOR | GLAZED FENESTRATION SHGC <sup>c,h,e</sup> | CEILING R-VALUE | WOOD FRAME WALL R-VALUE                 | MASS WALL R-VALUE <sup>g</sup> | FLOOR R-VALUE   | BASEMENT <sup>f</sup> WALL R-VALUE | SLAB <sup>d</sup> R-VALUE & DEPTH | CRAWL SPACE <sup>i</sup> WALL R-VALUE |
|--------------|------------------------|--------------------------------|---|-----------------|---|--------------------------------|-----------------|------------------------------------|-----------------------------------|---------------------------------------|
| 4            | 0.32                   | 0.55                           | 0.40                                      | 49              | 20 or 13+5 <sup>h</sup>                 | 8/13                           | 19              | 10/13                              | 10, 2 ft                          | 10/13                                 |
| 5            | 0.30                   | 0.55                           | NR  | 49              | 20 or 13+5 <sup>h</sup>                 | 13/17                          | 30 <sup>f</sup> | 15/19                              | 10, 2 ft                          | 15/19                                 |
| 6 Option 1   | 0.30                   | 0.55                           | NR  | 49              | 20+5 <sup>h</sup> or 13+10 <sup>h</sup> | 15/20                          | 30 <sup>f</sup> | 15/19                              | 10, 4 ft                          | 15/19                                 |
| 6 Option 2   | 0.28                   | 0.55                           | NR  | 60              | 23 cavity                               | 19/21                          | 30 <sup>f</sup> | 15/19                              | 10, 4 ft                          | 15/19                                 |

NR = Not Required.

**ra cm q h**  
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ARCHITECTS

HEATING AIR CONDITIONING

STRUCTURAL ENGINEERS

CONSULTANT

PROPOSED RESIDENCE  
26 CAROLYN PLACE  
ARMONK, NY 10504

| No. Revision | Date    | Description |
|--------------|---------|-------------|
| 1            | 8-16-23 | -           |
| -            | 3-19-24 | RPRC        |
| -            | -       | -           |
| -            | -       | -           |
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KEY PLAN

## GENERAL NOTES

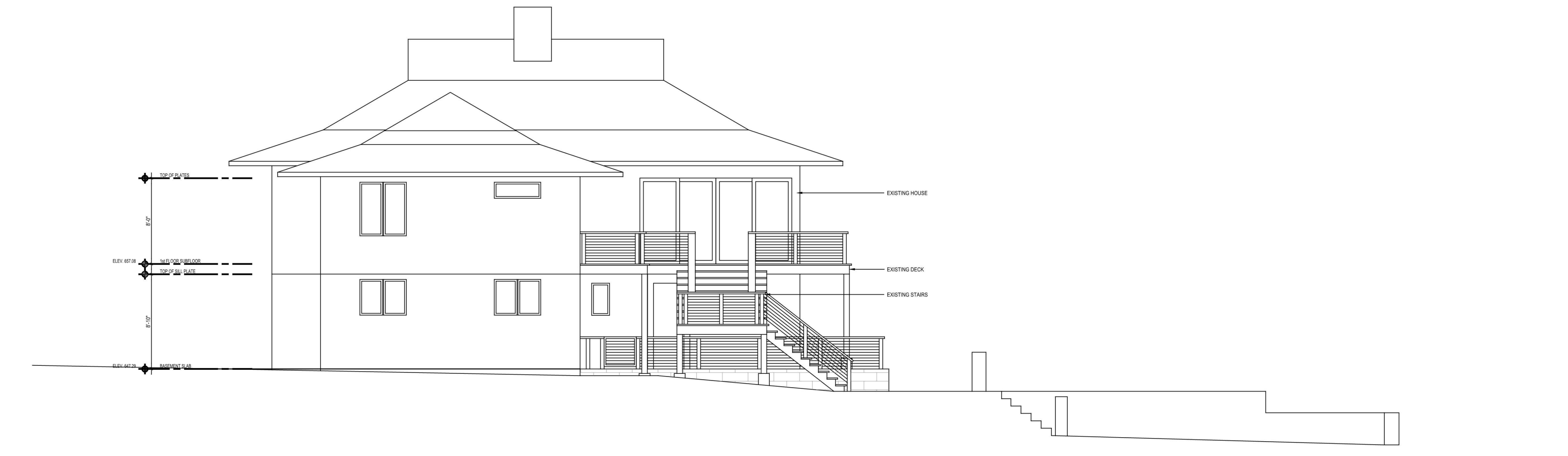
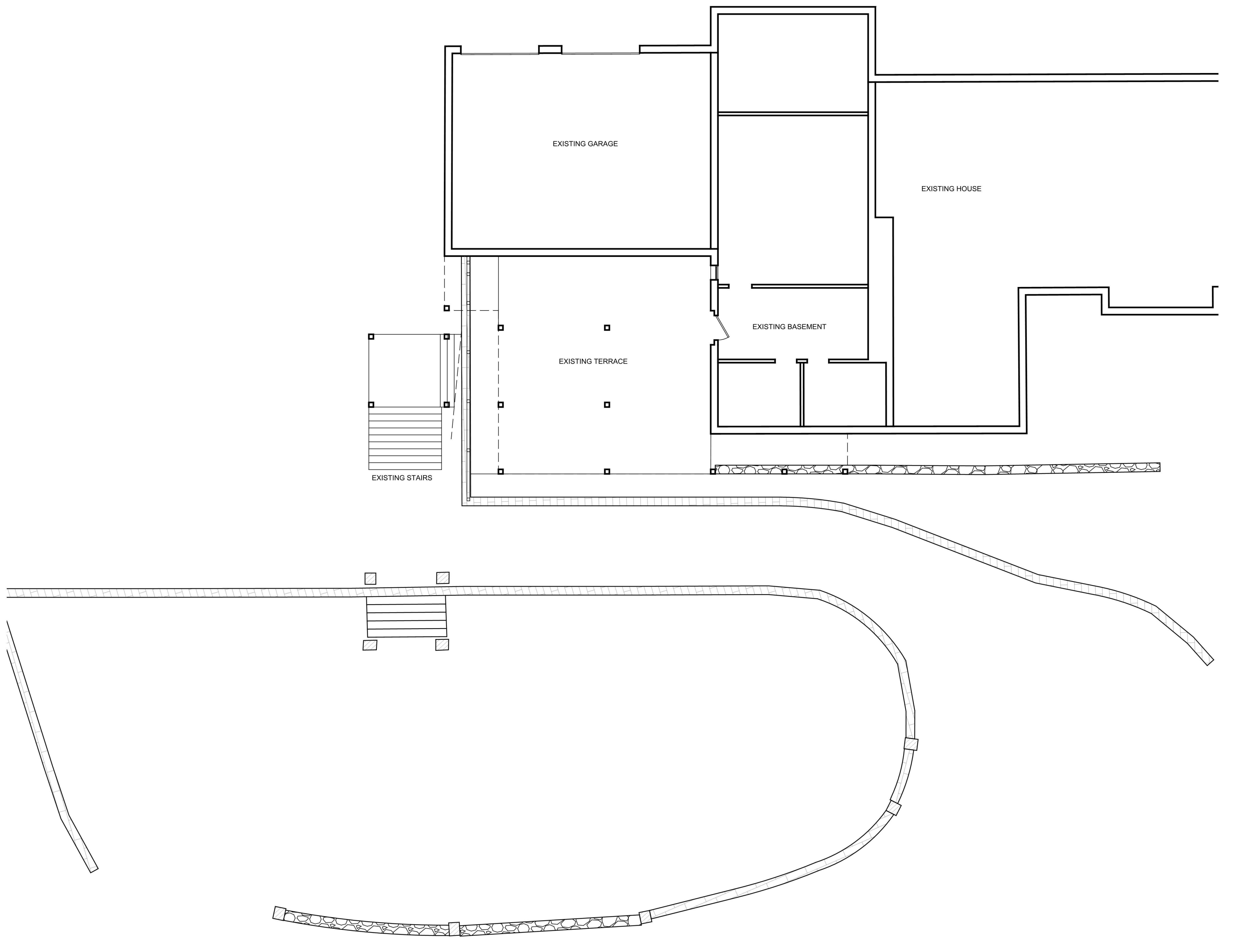
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DRAWING NUMBER

|                      |                      |
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| BY: JLD              | BY: JLD              |
| PROJECT NO: 24000100 | PROJECT NO: 24000100 |
| SCALE AS NOTED       | SCALE AS NOTED       |
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SCALE AS NOTED

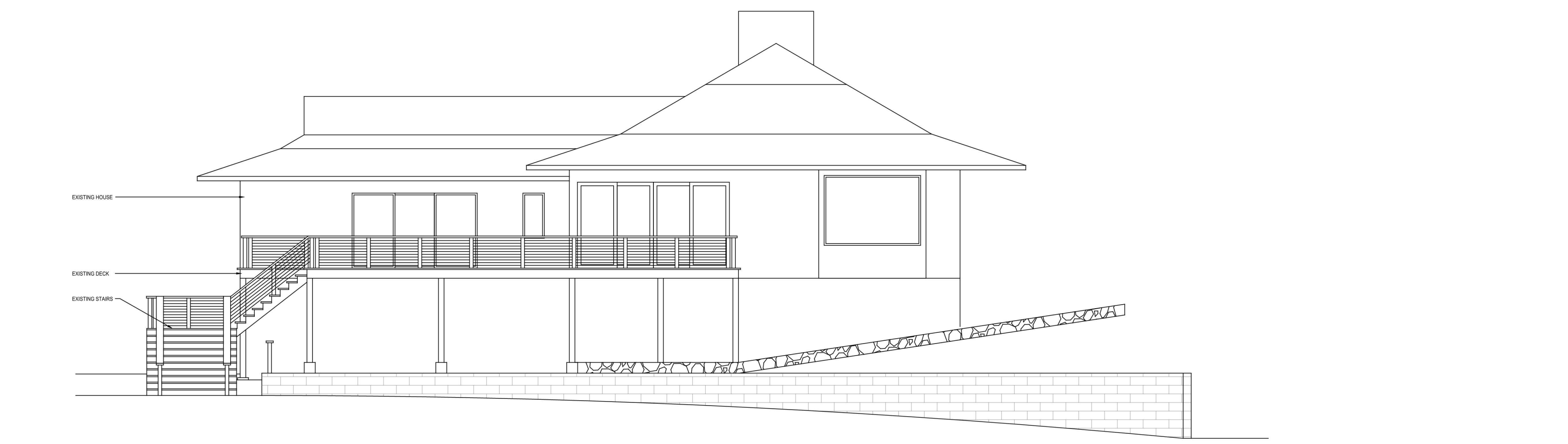


EXISTING SIDE ELEVATION

SCALE: 1/8" = 1'-0"

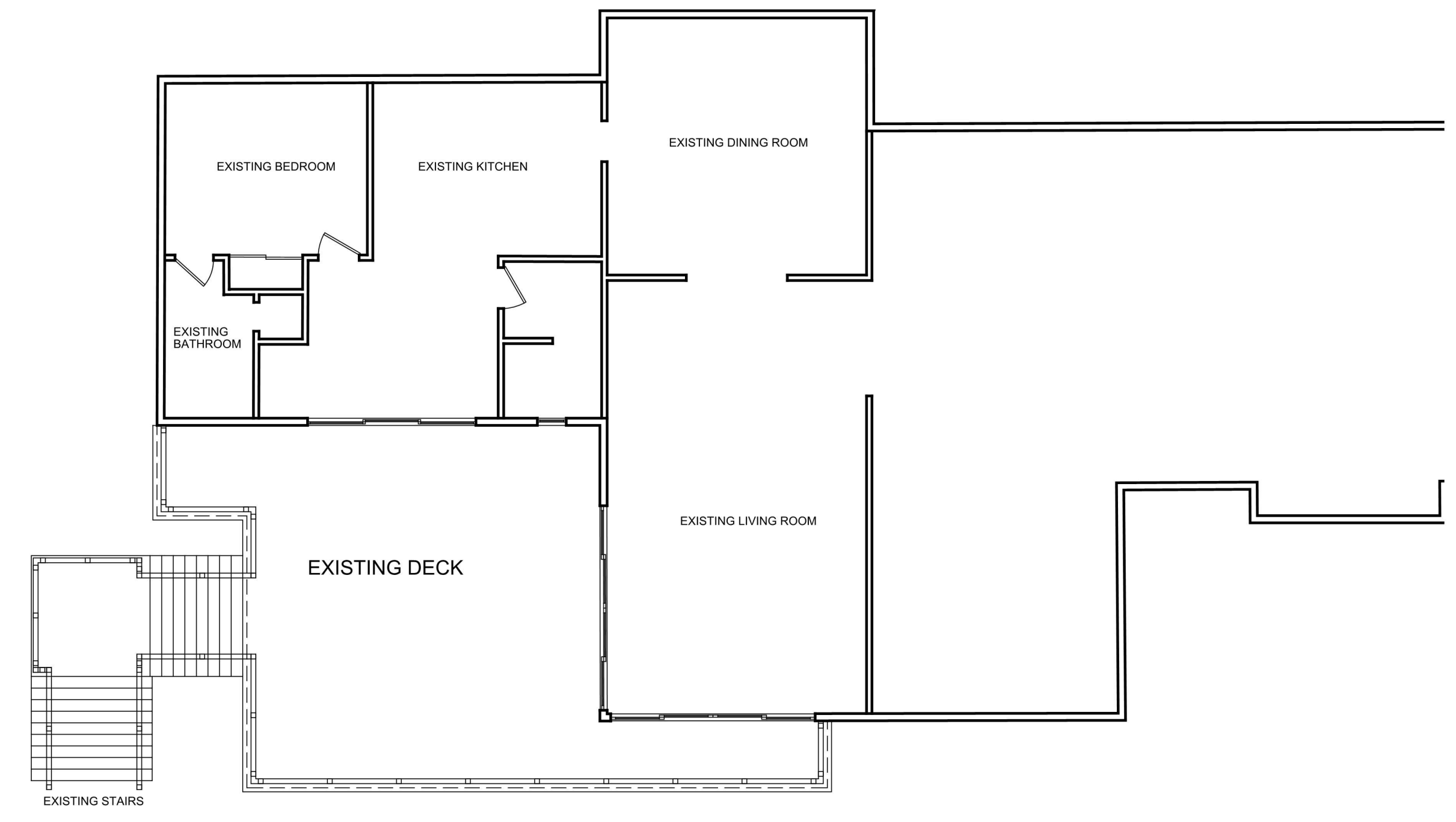
EXISTING BASEMENT PLAN

SCALE: 1/8" = 1'-0"



EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING FIRST PLAN

SCALE: 1/8" = 1'-0"



EXISTING PHOTOS

| No. Revision | Date    | Description |
|--------------|---------|-------------|
| 1            | 8-16-23 | -           |
| -            | 3-19-24 | RPRC        |
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KEY PLAN

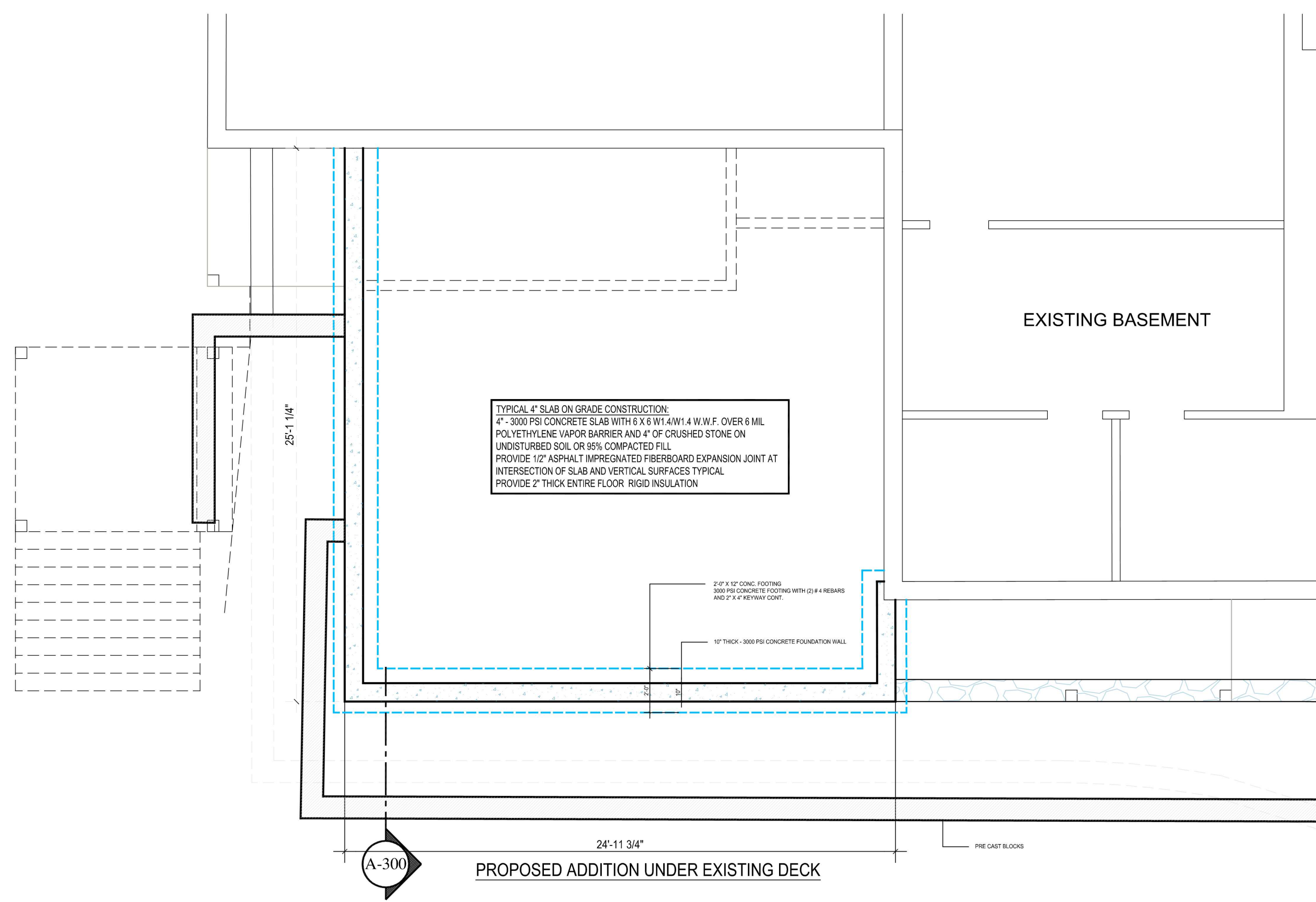
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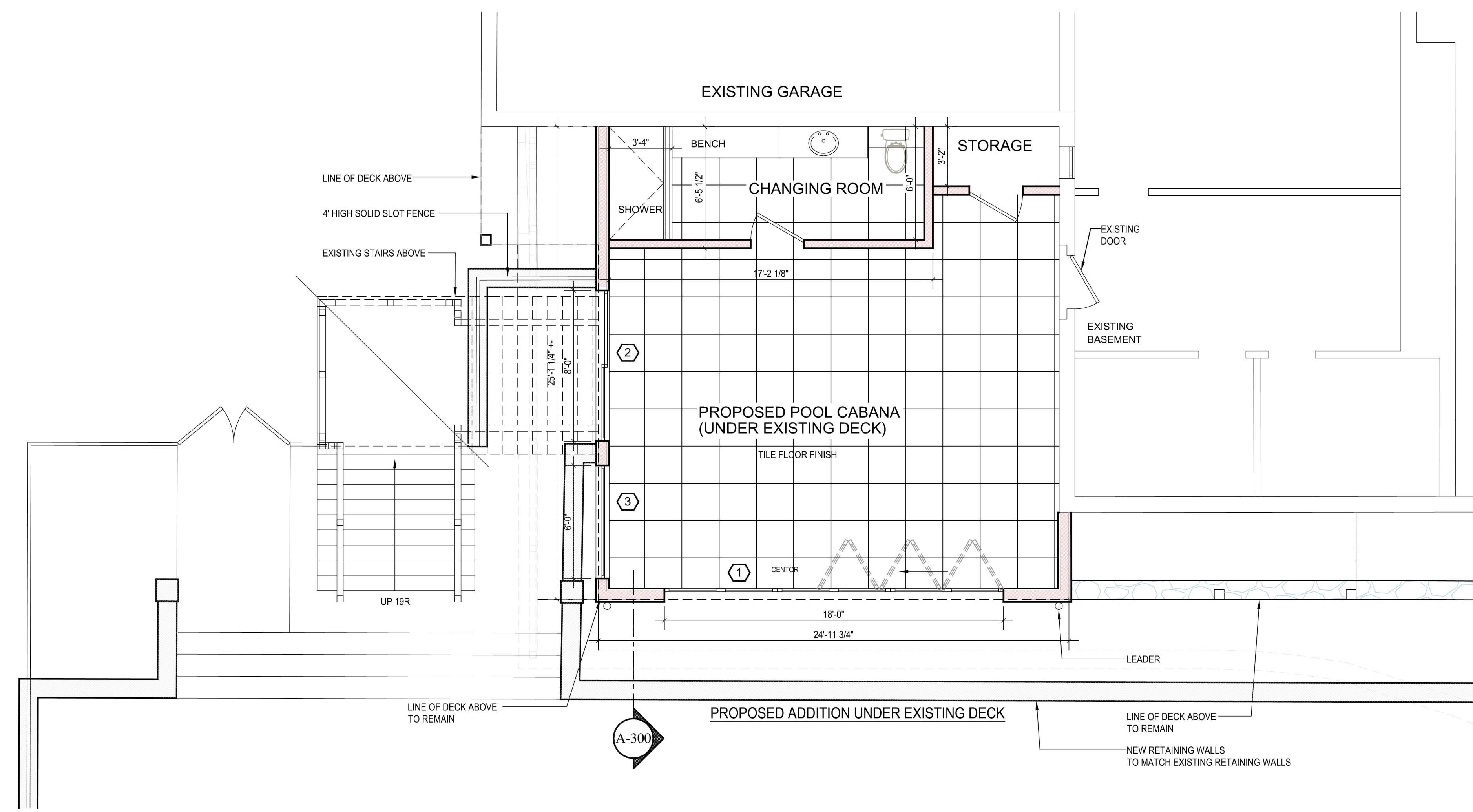
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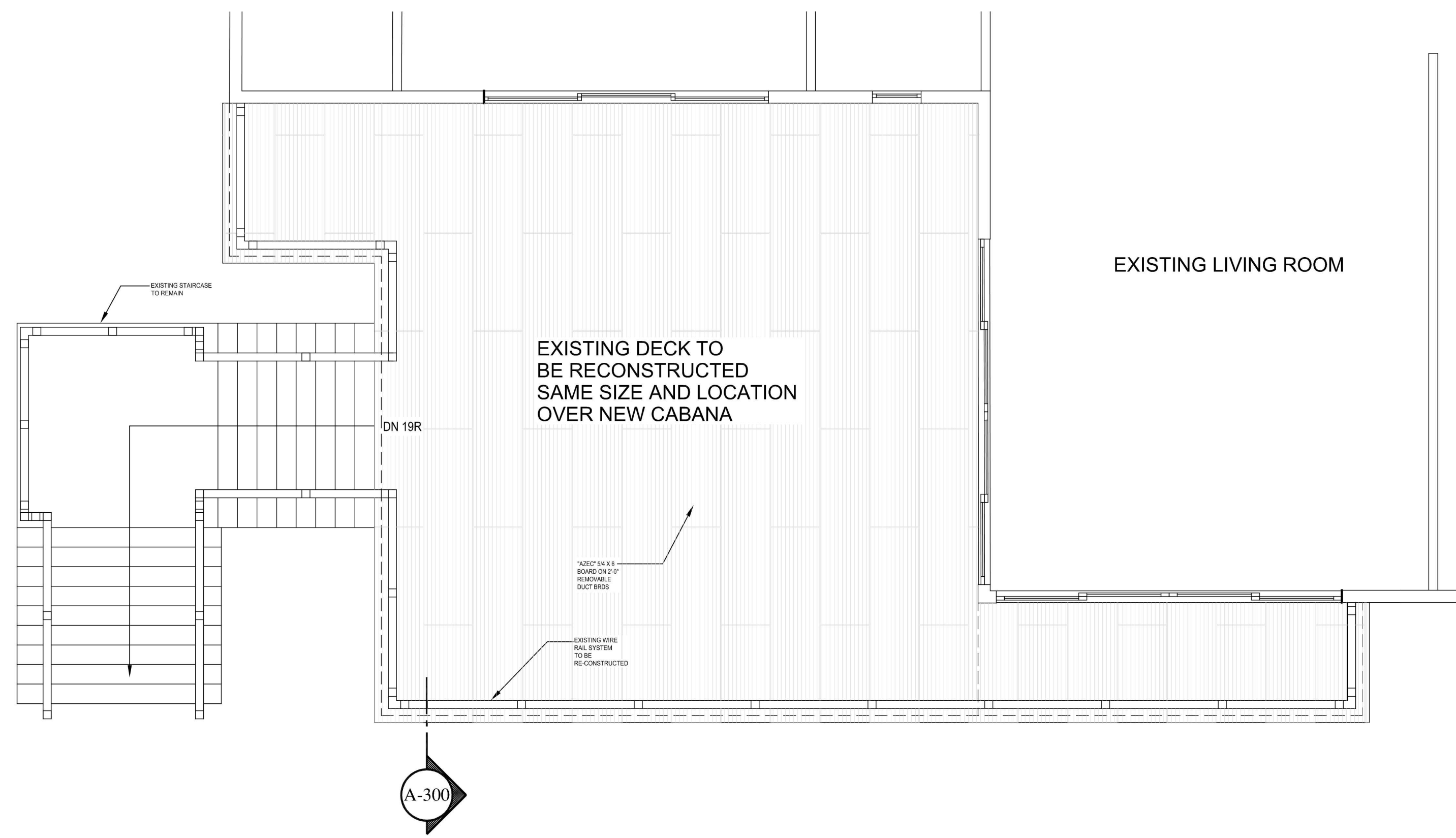
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| DATE:          | 8/16/23  |
| BY:            | L.D.L.   |
| BY:            | L.D.L.   |
| PROJECT NO.:   | 20230011 |
| SCALE:         | AS NOTED |
| REAL SIGNATURE |          |



FOUNDATION PLAN



PROPOSED CABANA (LOWER LEVEL) PLAN

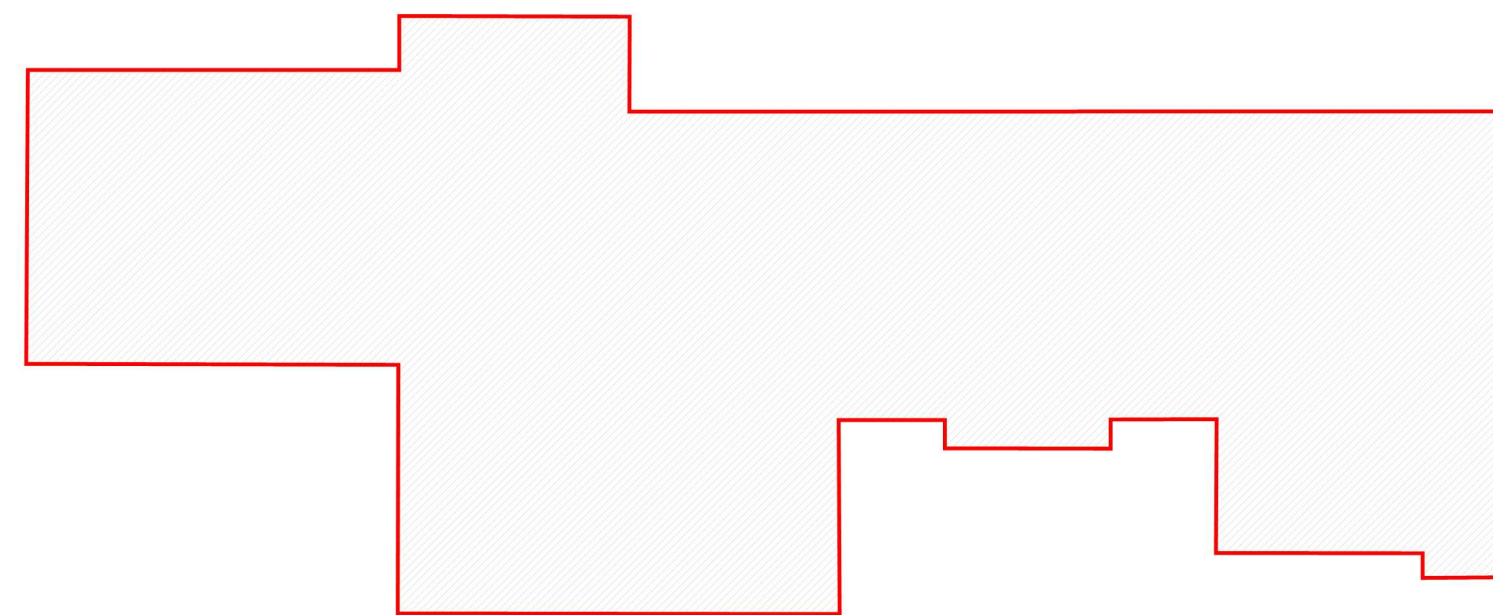


PROPOSED FIRST FLOOR PLAN

**GARAGE AREA**  
745.3 sq. ft.



**FIRST FLOOR AREA**  
4149.10 sq. ft..



**CABANA AREA**  
612.5 square ft.



BUILDING AREAS

| No. Revision | Date    | Description |
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| 1            | 8-16-23 | -           |
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**PROPOSED PLANS**

DRAWING TITLE

**A-101**

DRAWING NUMBER

|                 |           |
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| ISSUE DATE:     |           |
| DRAWN BY:       | LEK       |
| CHECKED BY:     | LEK       |
| PROJECT NO.:    | BR-190751 |
| SCALE:          | AS NOTED  |
| SEAL/SIGNATURE: |           |



| No. | Revision | Date    | Description |
|-----|----------|---------|-------------|
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| -   |          | 3-19-24 | RPRC        |
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KEY PLAN

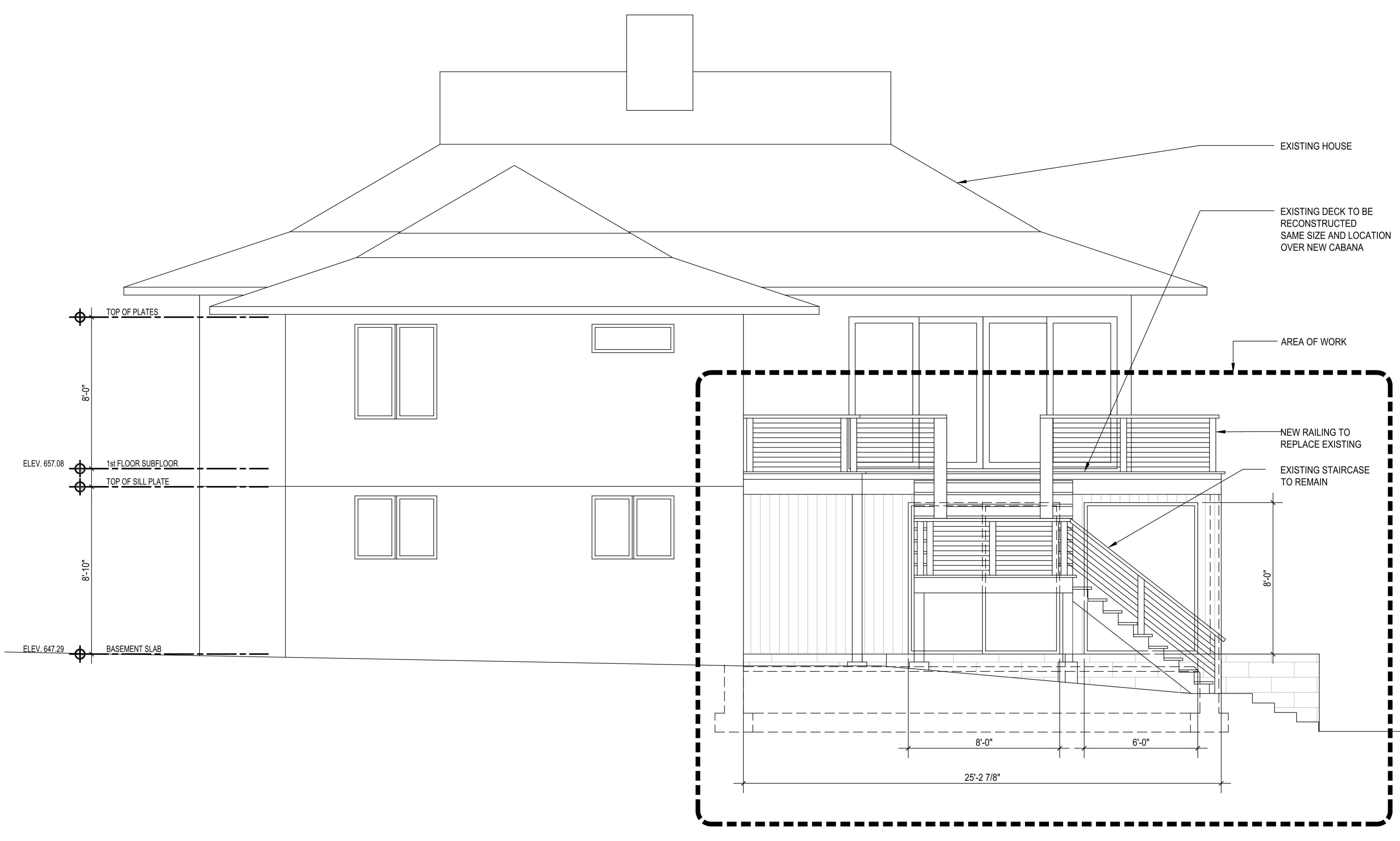
ELEVATIONS

DRAWING TITLE

A-200

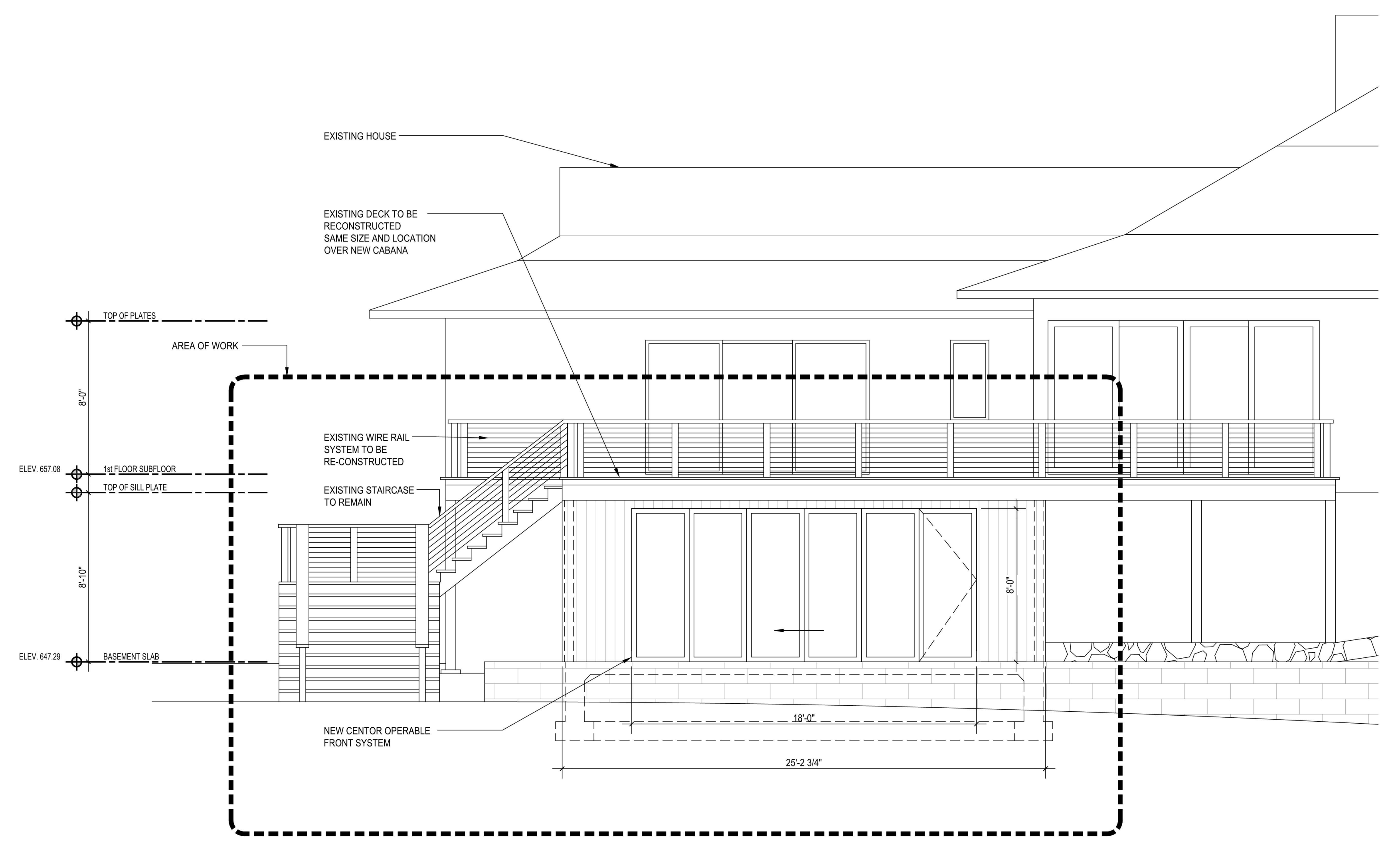
DRAWING NUMBER

|             |          |
|-------------|----------|
| ISSUE DATE  | 8/16/23  |
| DRAWN BY    | LDL      |
| CHECKED BY  | LDL      |
| PROJECT NO. | 26-10504 |
| SCALE       | AS NOTED |



PROPOSED SIDE ELEVATION

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



PROPOSED REAR ELEVATION

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

| WINDOW SCHEDULE |                 |        |                  |                |         |
|-----------------|-----------------|--------|------------------|----------------|---------|
| WINDOW KEY      | WINDOW TYPE     | MANUF. | CATALOGUE NUMBER | WINDOW OPENING | REMARKS |
| ①               | OPERABLE CENTOR |        |                  | 18'-0" x 8'-0" |         |
| ②               | SLIDING         |        |                  | 8'-0" x 8'-0"  |         |
| ③               | FIXED           |        |                  | 8'-0" x 8'-0"  |         |

**WINDOW GENERAL NOTES :**  
 ○ ALL NEW WINDOWS AND DOORS TO BE "LEPAGE" ALUMINUM CLAD EXTERIOR AND WOOD INTERIOR.  
 ALL DOORS TO BE THERMALY BROKEN.  
 ALL WIND. AND DOORS TO HAVE DOUBLE PANE INSULATED GLASS LOW-E GLASS AND ARGON GAS.  
 WINDOWS AND SHALL HAVE ALL REQUIRED HARDWARE AND INSECT SCREENS, BLACK COLOR.



ARCHITECTS

HEATING AIR CONDITIONING

STRUCTURAL ENGINEERS

CONSULTANT

PROPOSED RESIDENCE  
 26 CAROLYN PLACE  
 ARMONK, NY 10504

| No. | Revision | Date    | Description |
|-----|----------|---------|-------------|
| 1   |          | 8-16-23 | -           |
| -   |          | 3-19-24 | RPRC        |
| -   |          | -       | -           |
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KEY PLAN

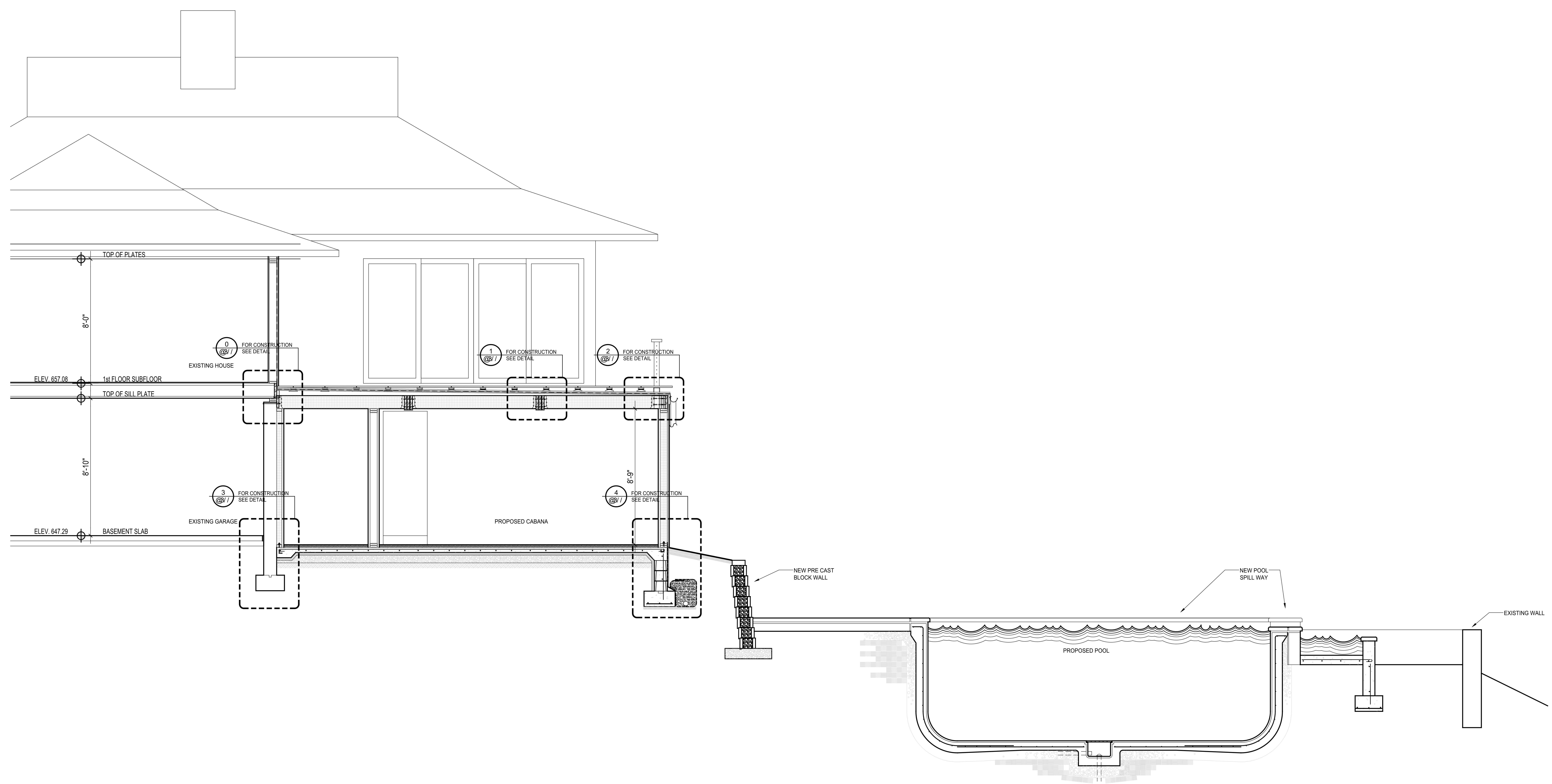
CROSS SECTION

DRAWING TITLE

**A-300**

DRAWING NUMBER

|                |                         |
|----------------|-------------------------|
| SEAL SIGNATURE | ISSUE DATE<br>8/16/23   |
|                | DRAWN BY<br>L.D.L.      |
|                | CHECKED BY<br>L.D.L.    |
|                | PROJECT NO.<br>20230001 |
|                | SCALE<br>AS NOTED       |



PROPOSED SECTION

SCALE: 3/8" = 1'-0"

| No. | Revision | Date    | Description |
|-----|----------|---------|-------------|
| 1   |          | 8-16-23 | -           |
| -   |          | 3-19-24 | RPRC        |
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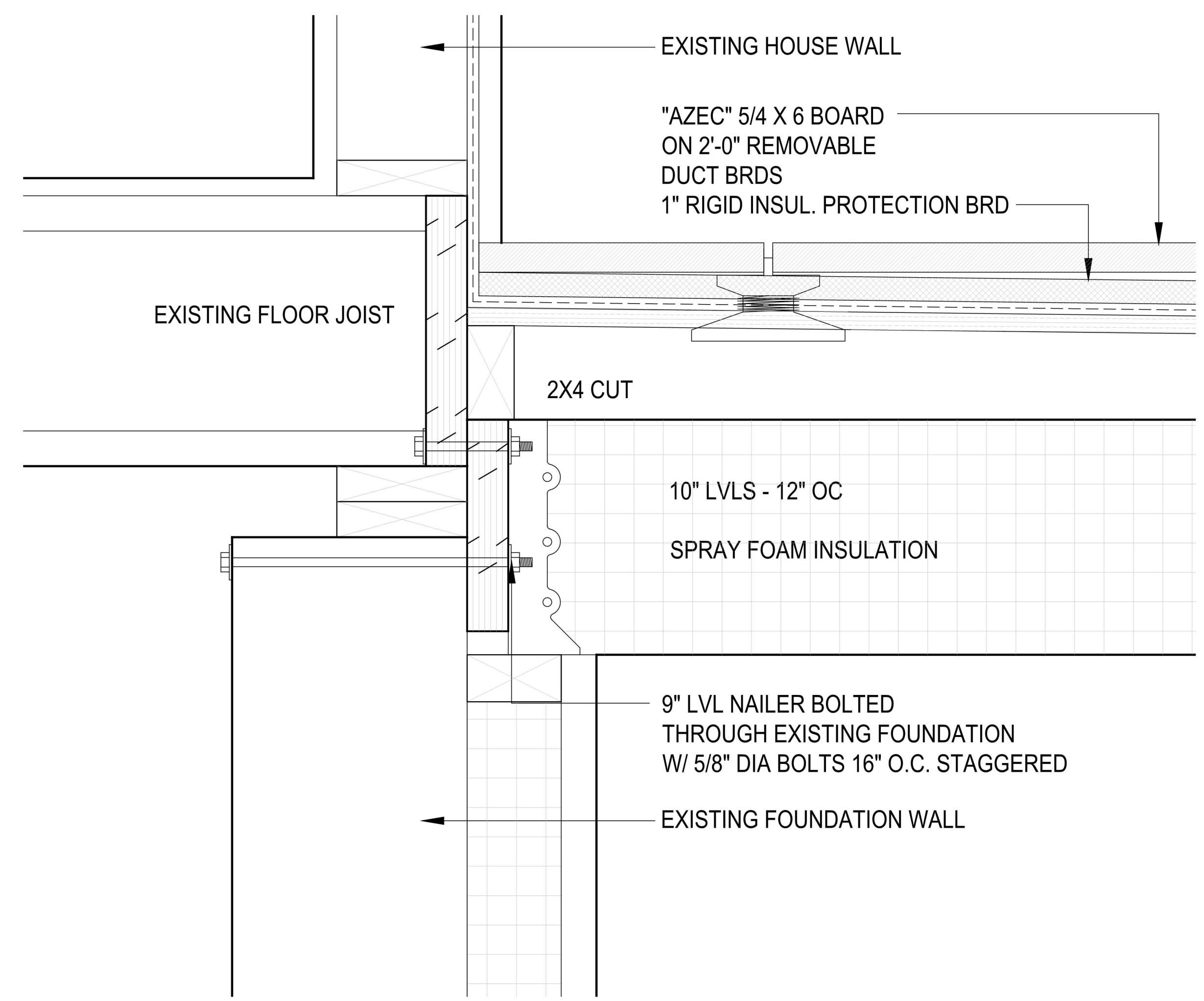
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KEY PLAN

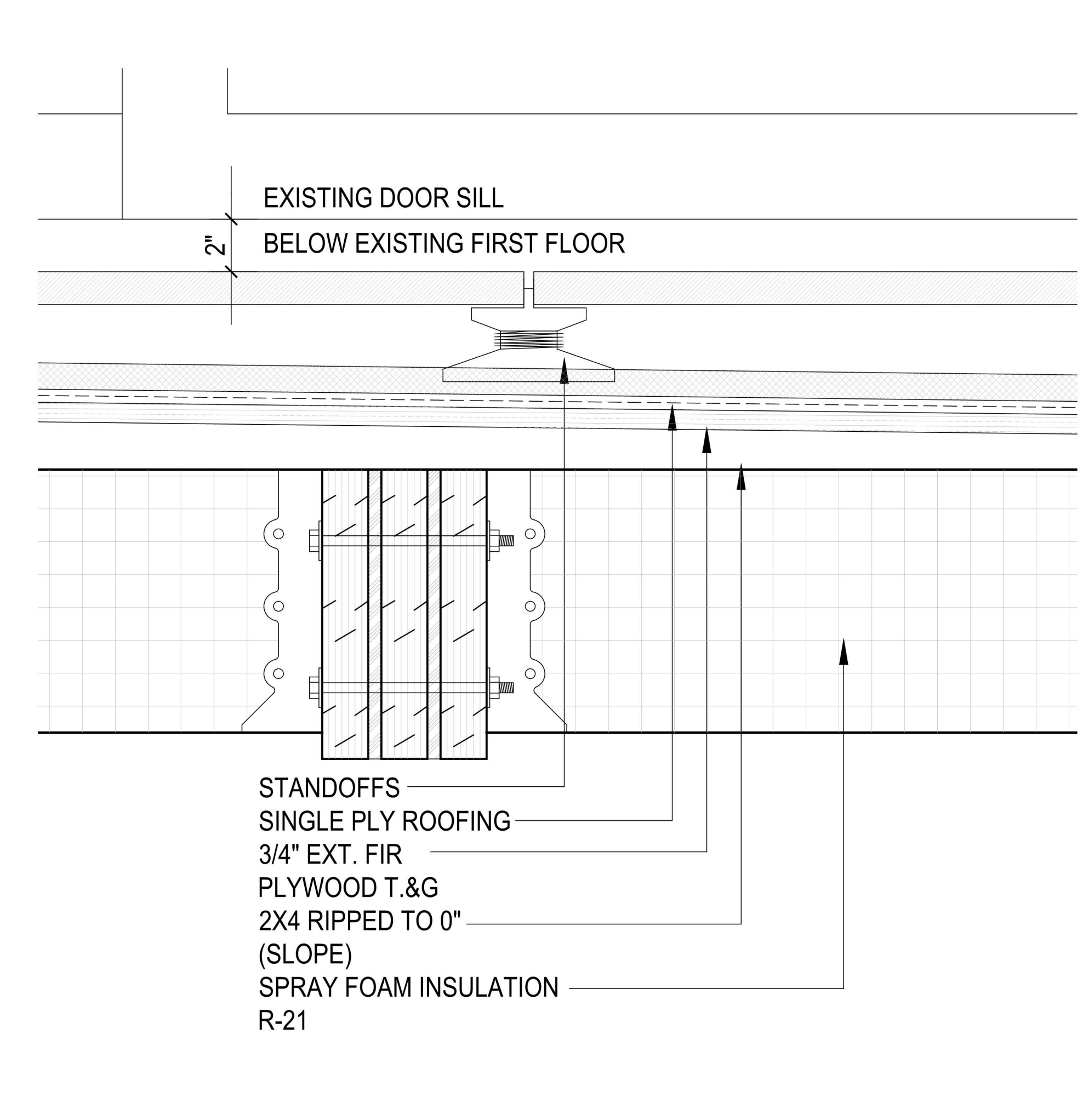
CROSS SECTION DETAIL

A-400

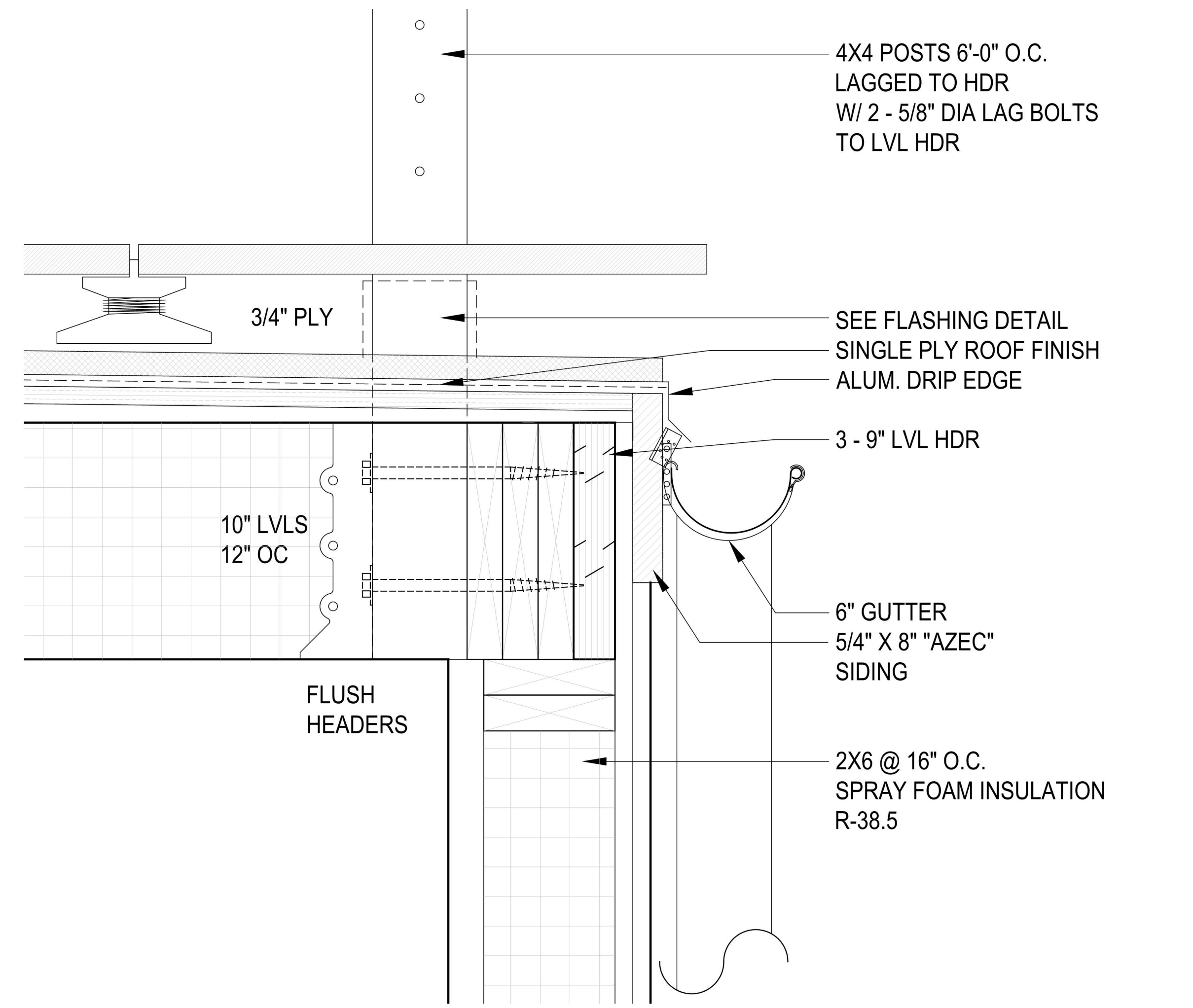
DRAWING NUMBER  
 ISSUE DATE  
 BY: LDJ  
 CHECKED BY: LDJ  
 PROJECT NO.  
 SHEET NO.  
 SCALE - AS NOTED  
 SEAL SIGNATURE



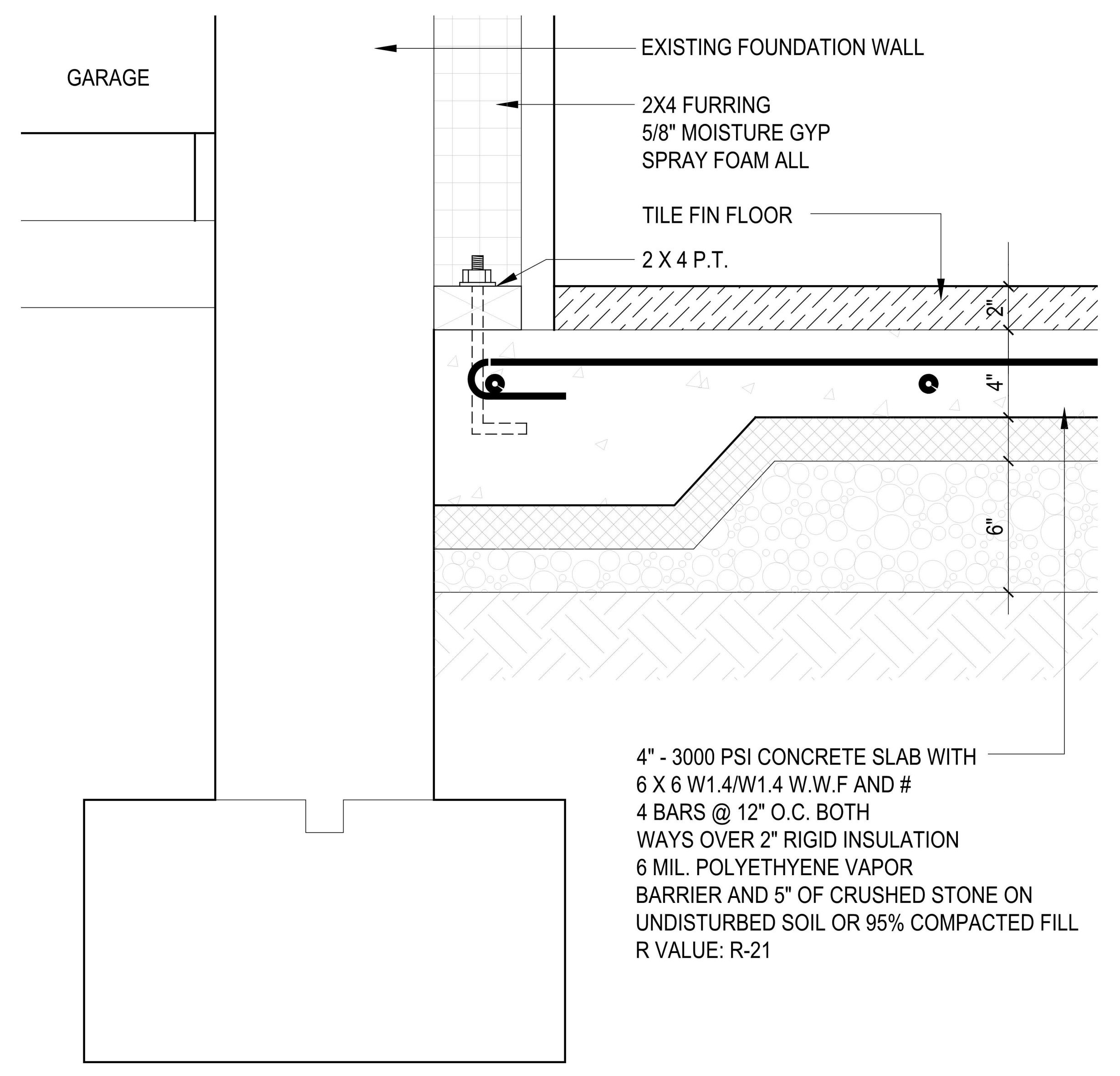
CROSS SECTION DETAIL (1)  
 SCALE: 3/4" = 1'-0"



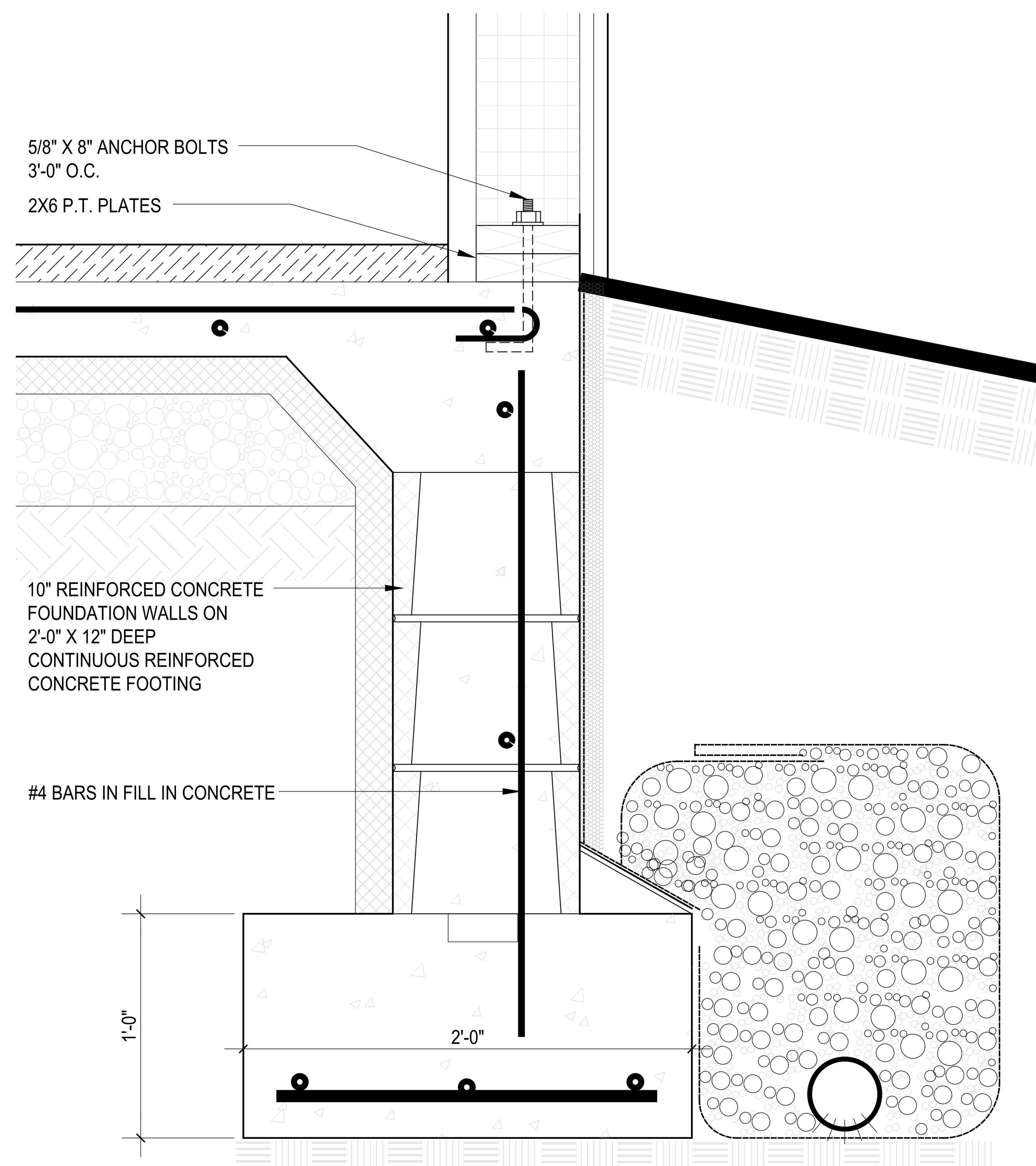
CROSS SECTION DETAIL (2)  
 SCALE: 3/4" = 1'-0"



CROSS SECTION DETAIL (3)  
 SCALE: 3/4" = 1'-0"



CROSS SECTION DETAIL (4)  
 SCALE: 3/4" = 1'-0"



CROSS SECTION DETAIL (5)  
 SCALE: 3/4" = 1'-0"

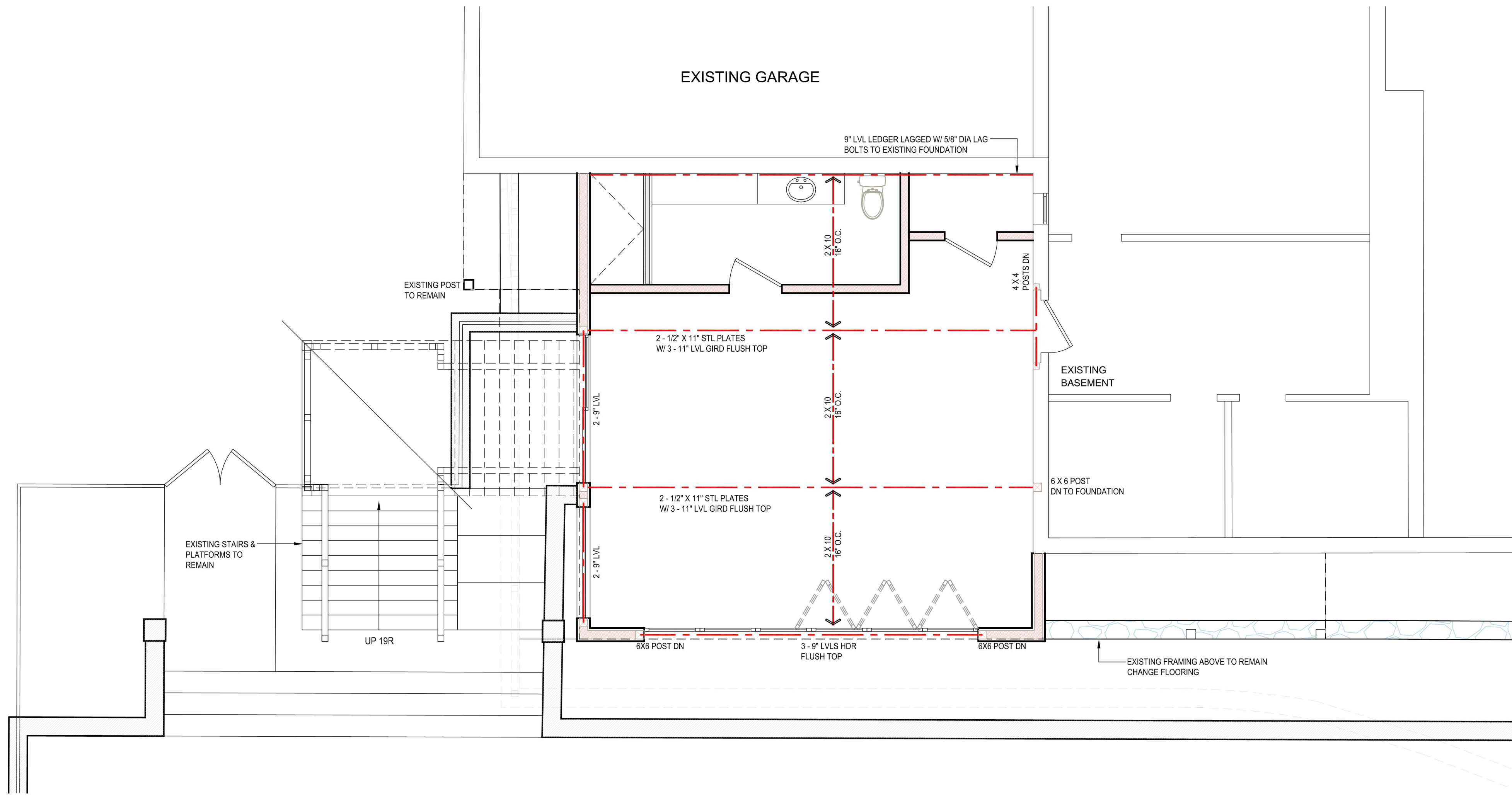
ARCHITECTS

HEATING AIR CONDITIONING

STRUCTURAL ENGINEERS

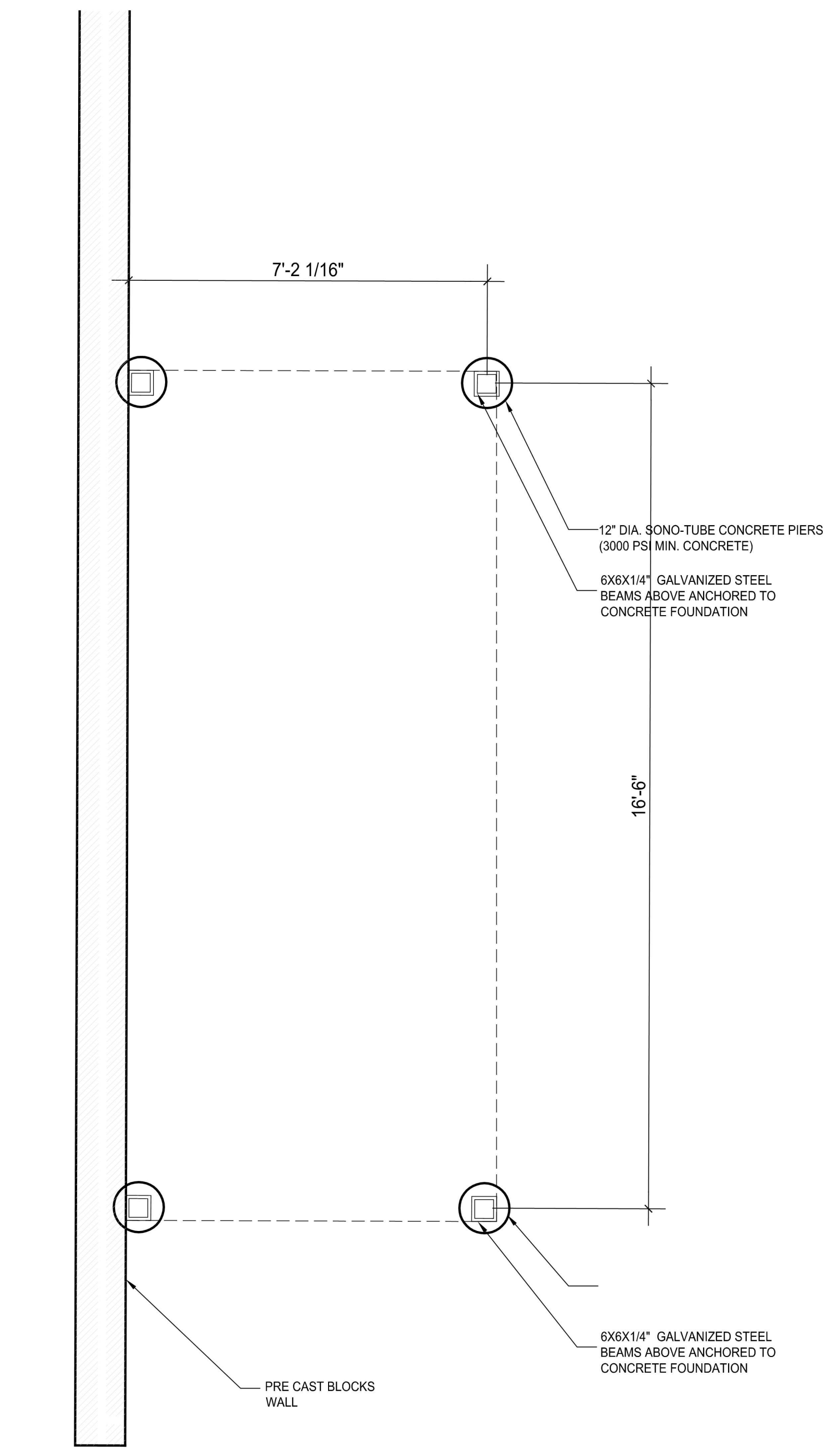
CONSULTANT

PROPOSED RESIDENCE  
26 CAROLYN PLACE  
ARMONK, NY 10504



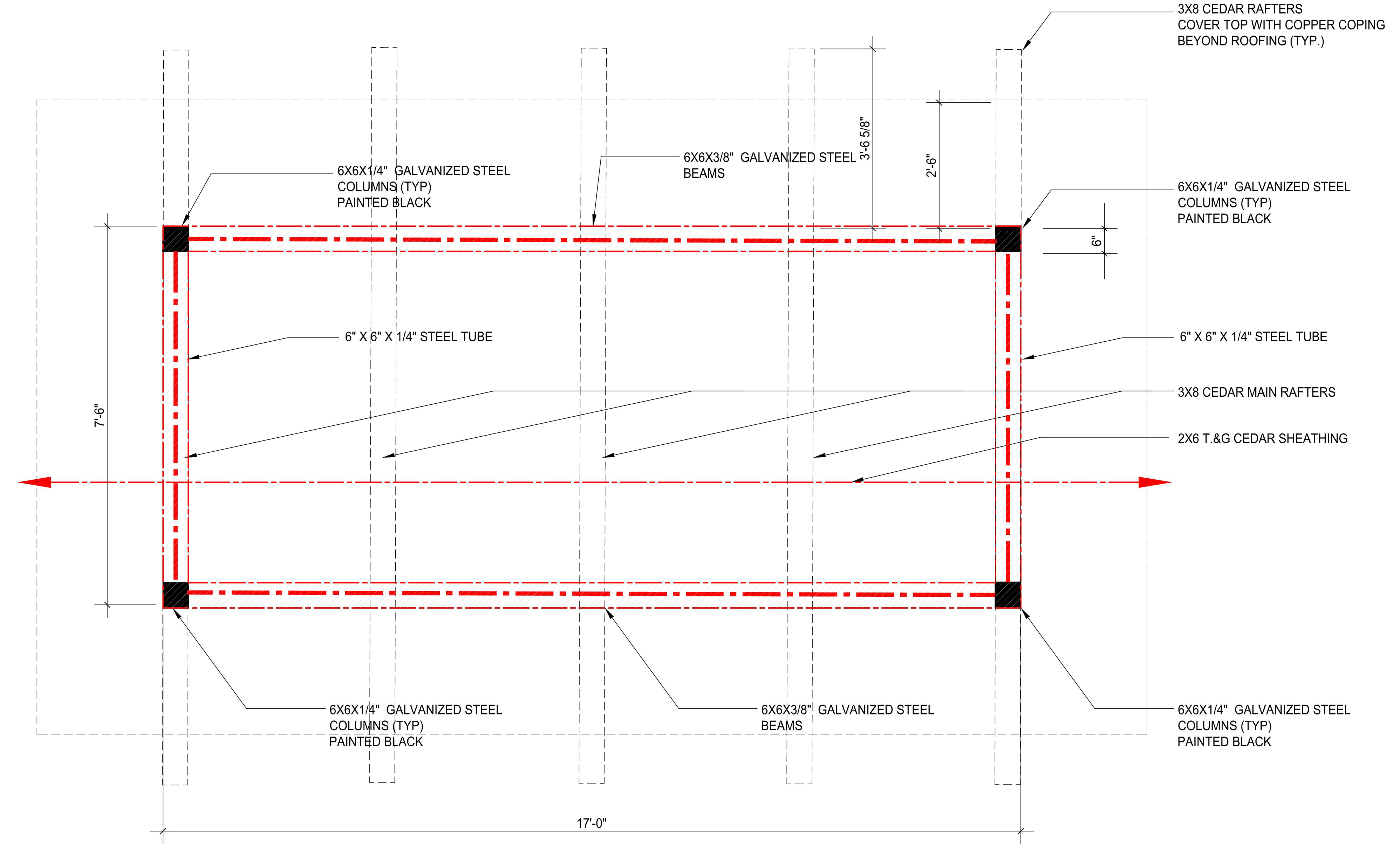
ROOF-DECK FRAMING PLAN

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



PROPOSED OUTDOOR KITCHEN BAR FOUNDATION PLAN

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



OUTDOOR KITCHEN/BAR ROOF FRAMING PLAN

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

**TRUSS JOIST SUBSTITUTION NOTE :**

- CONTRACTOR SHALL SUBMIT TO ARCHITECT WRITTEN PROOF THAT ANY SUBSTITUTION OF THE TRUSS JOIST MANUFACTURER INDICATED ON THESE DRAWINGS SHALL BE OF EQUAL STRUCTURAL CAPACITY PRIOR TO ORDERING.
- TRUSS JOISTS ARE TO BE MANUFACTURED BY "TRUSJOIST MACCALLAN" OR APPROVED EQUAL. SIZE AND SPACING AS INDICATED ON THE DRAWINGS.
- FOLLOW ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS.
- MINIMUM BEARING LENGTH IS TO BE 1 3/4" AT JOIST ENDS AND 3 1/2" AT INTERMEDIATE SUPPORTS.
- PROVIDE "TIMBERSTRAND LVL RIB BEAMS" AT PERIMETER WALL AND AS INDICATED. DO NOT USE SOLID DIMENSIONAL LUMBER AS RIB BEAMS.
- PROVIDE 2 X 4 WEB STIFFENER "SQUASH BLOCKS" AT ALL POINT LOADS AND AT INTERMEDIATE BEARING POINTS WHERE THERE IS A BEARING WALL ABOVE TO TRANSFER LOAD TO BEARING PLATE. PROVIDE WEB STIFFENERS AT JOIST INTERMEDIATE BEARING POINTS WHERE NO LOAD BEARING BEARING WALL IS ABOVE.
- DO NOT BEVEL CUT JOIST BEARING BEYOND INSIDE FACE OF STUD WALL (MAXIMUM OF 3 1/2" FOR 2 X 6 PLATE).
- FOLLOW NAILING REQUIREMENTS AS RECOMMENDED BY "TRUSJOIST MACCALLAN".
- USE GALVANIZED JOIST HANGERS WHEN SUPPORTING TRUSS JOISTS FROM MICROLAM LVL BEAMS. DOUBLE TRUSS JOISTS AND LEDGER BOARDS PROVIDE WEB BLOCKS IF JOIST HANGERS DO NOT LATERALLY SUPPORT THE TRUSS JOIST TOP FLANGE. PROVIDE BLOCKS WHERE TRUSS JOISTS ARE FRAMED INTO ANOTHER TRUSS JOIST.
- DOUBLE UP 1/2" JOISTS UNDER PARALLEL PARTITIONS ABOVE.

**TRUSS JOIST NOTES :**

- ALL DESIGNATED LVL'S SHALL BE "1.9E MICROLAM" BY "TRUSJOIST MACCALLAN" WITH A TENSILE FIBER STRESS OF F<sub>b</sub> = 2,600 P.S.I. - OR AN APPROVED EQUAL.
- CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS OF LVL MANUFACTURER IN REGARDS TO INSTALLATION, NOTCHING, DRILLING HOLES, BEARING, FASTENING OF MULTIPLE MEMBERS (NAILING OR BOLTING) AND ALL OTHER RELEVANT INFORMATION FOR PROPER INSTALLATION.
- NOTCHING AND DRILLING HOLES IN LVL'S SHOULD BE AVOIDED. HOWEVER IF REQUIRED DUE TO FIELD CONDITIONS, NOTCHING AND DRILLING HOLES SHALL BE LIMITED TO THE RECOMMENDATIONS OF THE LVL MANUFACTURER. THE C.C. IS TO COORDINATE FRAMING WITH MECHANICAL PLUMBING AND ELECTRICAL TRADES. THE C.C. IS TO BE RESPONSIBLE FOR ALL MODIFICATIONS TO LVL'S.
- FASTEN MULTIPLE LVL MEMBERS PER LVL MANUFACTURER'S RECOMMENDATIONS. (2) AND (3) MEMBER LVL BEAMS MAY BE NAILED OR BOLTED. (4) OR MORE MEMBER BEAMS ARE TO BE BOLTED.

**HEADER AND LINTEL NOTES :**

- ALL WOOD HEADERS AT WINDOWS AND EXTERIOR DOORS TO BEAR ON (2) X 4 OR (2) X 6 JACK STUDS AT EACH END.
- ALL STEEL ANGLES AT MASONRY VENEER IS TO BEAR A MINIMUM OF 4" INTO MASONRY, OR AS INDICATED ON THE DRAWINGS.
- FLASH FRAMED BEAMS ARE TO BEAR ON TO CORNER POSTS, SOLID OR BUILT-UP POSTS AS INDICATED ON THE DRAWINGS.
- WHERE (2) X 2 HEADERS ARE INDICATED, INSTALL (2) 1/2" PLYWOOD SPACERS BETWEEN EACH MEMBER.

**FIRST FLR. LOADING SCHEDULE**

|            |             |
|------------|-------------|
| LIVE LOAD  | : 40 P.S.F. |
| DEAD LOAD  | : 15 P.S.F. |
| TILE & MUD | : 20 P.S.F. |
| TOTAL LOAD | : 75 P.S.F. |

**FIRST FLR. LOADING SCHEDULE**

|            |             |
|------------|-------------|
| LIVE LOAD  | : 40 P.S.F. |
| DEAD LOAD  | : 15 P.S.F. |
| TOTAL LOAD | : 55 P.S.F. |

**FRAMING PLAN LEGEND**

- INDICATES FLOOR, CEILING, OR ROOF FRAMING DIRECTION AND SPACING.
- INDICATES STEEL BEAM OR LVL BEAM OR GIRDER (AS NOTED).
- BEARING PLATE LOCATION - SEE NOTES ON PLAN FOR SIZE AND SETTING INFO.
- BUILT-UP SOLID WOOD POST - SEE NOTES ON PLAN FOR SIZE.
- BUILT-UP SOLID WOOD POST FROM ABOVE - SEE PLANS FOR SIZE.
- STEEL COLUMN - DIAMETER AS INDICATED ON PLANS.
- LOAD BEARING INTERIOR PARTITION

| No. | Revision | Date    | Description |
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KEY PLAN

**STRUCTURAL PLANS**

DRAWING TITLE

**S-100**

DRAWING NUMBER

|              |           |
|--------------|-----------|
| ISSUE DATE:  |           |
| DRAWN BY:    | LEK       |
| CHECKED BY:  | LEK       |
| DESIGNED BY: | LEK       |
| PROJECT NO:  | BR-190751 |
| SHEET NO:    | AS NOTED  |
| SCALE:       | AS NOTED  |
| DATE:        |           |
| BY:          |           |
| FOR:         |           |
| DATE:        |           |
| BY:          |           |
| FOR:         |           |
| DATE:        |           |
| BY:          |           |
| FOR:         |           |
| DATE:        |           |

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

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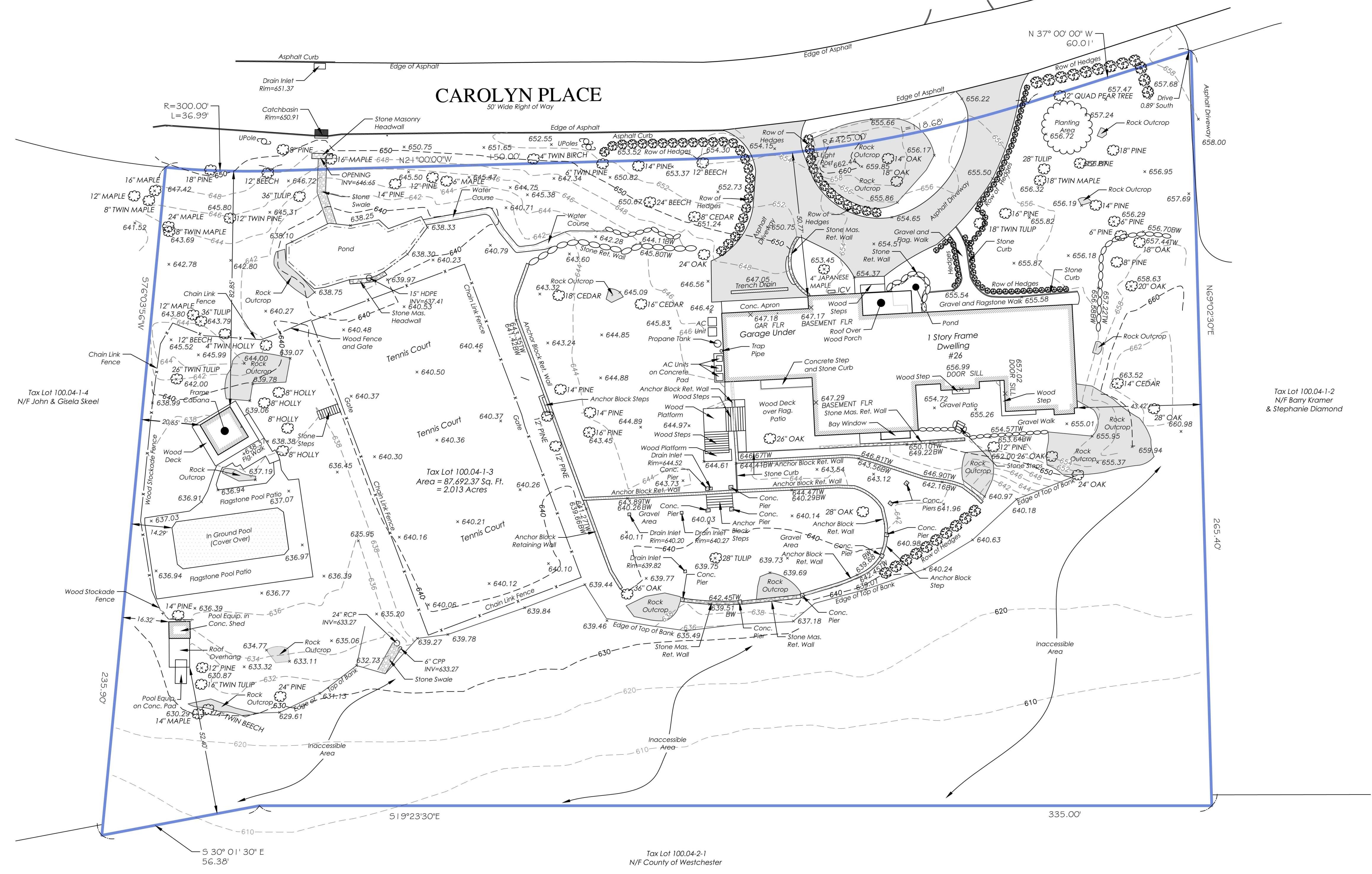
This map is prepared to show topography only and is not to be used for title transfer purposes. Map may not be certified to title companies and/or banks.

Tree species shown hereon to be verified by a licensed arborist and are not certified by surveyor.

Surveyed in accordance with Deed Control Number 540923067

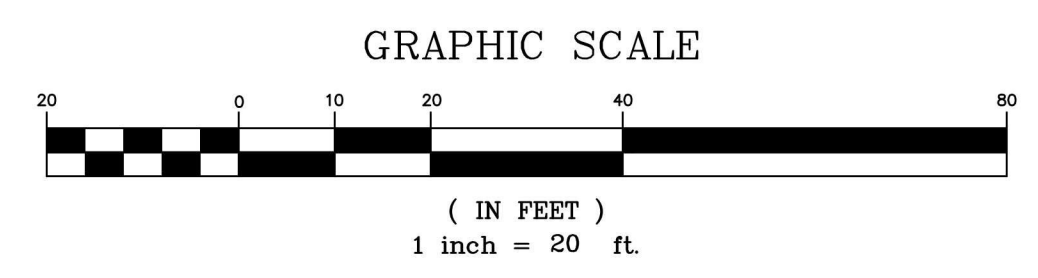
Premises shown hereon designated on the Town of North Castle Tax Maps as: Section 100.04, Block 1, Lot 3

Property address: 26 Carolyn Place  
Armonk, NY 10504



**TOPOGRAPHY OF PROPERTY  
PREPARED FOR  
ALTAFF SATTAR**  
SITUATE IN THE  
TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'



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**TC MERRITTS LAND SURVEYORS**  
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570  
(914) 769-8003 • (203) 622-8899



Surveyed: March 31, 2020  
Map Prepared: April 2, 2020  
Map Revised: November 24, 2021  
By: *Daniel T. Merritt*  
New York State Licensed Land Surveyor No. 050604

|                                   |                       |
|-----------------------------------|-----------------------|
| Project:<br>20-087                | Reference:<br>03-131  |
| Field Survey By:<br>AN/PC & CR/MM | Drawn By:<br>BJC/SBG  |
| Project Manager:<br>BFC           | Checked By:<br>DM/BFC |