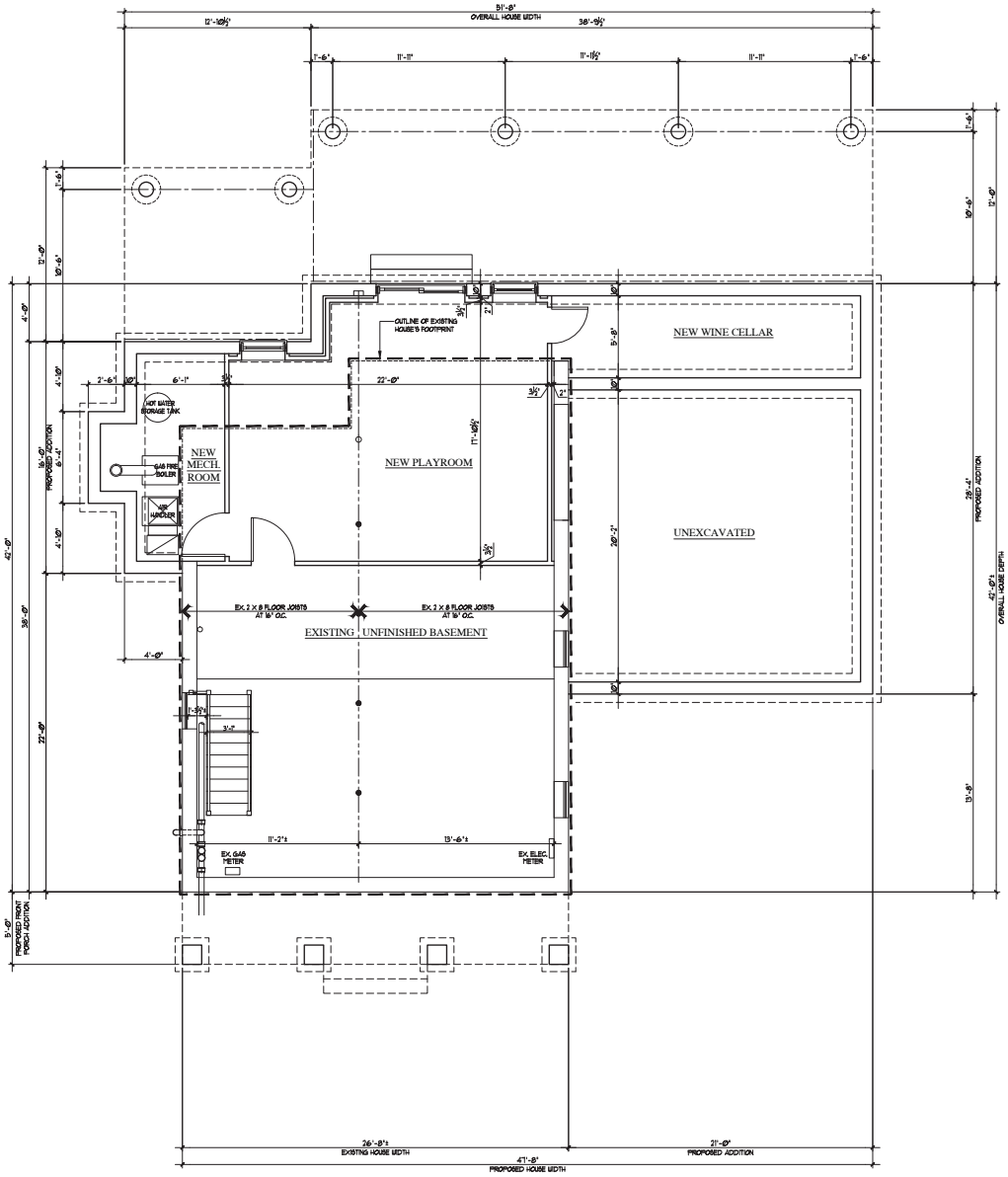

BASEMENT PLAN

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

GENERAL NOTES:
1. CONTRACTOR SHALL FIELD VERIFY EXISTING FLOOR AND ROOF FRAMING SIZES AND SPACINGS, SUBFLOOR AND SHEATHING THICKNESS/ PRIOR TO START OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO FRAMING.
2. CONTRACTOR SHALL ALIGN NEW FIRST AND SECOND SUB FLOORS WITH EXISTING SUB FLOORS.
3. ALL NEW FINISHES TO BE SELECTED BY OWNERS.
4. INSTALL 1/2" A-C PLYWOOD UNDERLAYMENT OVER NEW SUB FLOORS IF OWNERS SELECT CARPETING IN NEW ADDITION.

SPECIFICATIONS NOTE:
SEE GENERAL NOTES SHEETS 'GN1' AND 'GN2' FOR ADDITIONAL CONSTRUCTION INFORMATION - THE CONTRACTOR AND ALL SUB CONTRACTORS ARE TO READ ALL CONSTRUCTION NOTES AND BE FAMILIAR WITH WORK OF OTHER TRADES.

DIMENSION NOTE:
ALL DIMENSIONS INDICATED AT NEW ADDITIONS ARE ROUGH FRAMING DIMENSIONS - DIMENSION INDICATED WITHIN EXISTING DWELLING ARE EITHER FINISH TO FINISH DIMENSIONS OR FINISH TO ROUGH FRAMING DIMENSIONS - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINISH TO FINISH DIMENSIONS IN THE FIELD FOR PURPOSES OF FINISHED CABINETRY WORK, APPLIANCE CLEARANCE REQUIREMENTS AND INTERIOR MILLWORK.

ENTRY AND/OR EXTERIOR DOOR SPECIFICATIONS:
NEW FRONT ENTRY AND/OR OTHER EXTERIOR DOOR WHERE SHOWN ON THESE PLANS ARE FOR BASE GUIDE ONLY. FRONT ENTRY DOOR SHALL BE MINIMUM OF 3'-0" WIDE OF A STYLE AND MANUFACTURER AS SELECTED BY OWNER. SIDELIGHTS AND/OR TRANSOMS MAY BE PART OF ENTRY DOOR SYSTEM. DOOR SHALL BE INSULATED AND FULLY WEATHERSTRIPPED. LOCKSET HARDWARE TO BE SELECTED BY THE OWNER. - THE CONTRACTOR SHALL COORDINATE WITH OWNER ACTUAL DOOR SELECTION FOR REQUIRED ROUGH OPENING DIMENSIONS.

INTERIOR DOOR SPECIFICATIONS:
BASE SPECIFICATION FOR NEW INTERIOR DOORS SHALL BE 1 3/8" THICK X 6'-8" HIGH 6 PANEL MASONITE DOORS PRE-HANG IN PAINT GRADE JAMBS IN SIZES NOTED ON PLANS OR DOOR SCHEDULE. AT OWNERS OPTION, NEW DOORS MAY MATCH EXISTING DOORS OR BE UPGRADED AS SELECTED BY OWNER. REVISE DOOR SELECTION WITH OWNER PRIOR TO ORDERING DOORS. DOORS AT GARAGES AND MECHANICAL ROOMS SHALL BE 1 3/4" THICK 3/4 HOUR FIRE RATED LABELLED DOORS WITH SELF CLOSING SPRING HINGES.

WINDOW & GLAZED DOOR SPECIFICATION :

1. ALL NEW WINDOWS ARE TO BE 'ANDERSEN' SERIES 400 WINDOWS WITH CLAD EXTERIOR OF TYPES AND SIZES AS CALLED FOR ON PLANS.
2. ALL NEW GLAZED DOORS ARE TO BE 'ANDERSEN' SERIES 400 FRENCHWOOD GLIDING DOORS AND/OR FRENCHWOOD HINGED PATIO DOORS WITH CLAD EXTERIOR OF TYPES AND SIZES AS CALLED FOR ON PLANS.
3. WINDOW MANUFACTURER SUBSTITUTIONS : IF CONTRACTOR WANTS TO SUBSTITUTE A DIFFERENT WINDOW AND GLASS DOOR MANUFACTURER THAN ONE SPECIFIED, CONTRACTOR SHALL SUBMIT TO ARCHITECT WINDOW SPECIFICATIONS AND SIZES SHOWING COMPLIANCE TO BUILDING CODE AND EGRESS WINDOW REQUIREMENTS FOR APPROVAL.
4. ALL GLAZING TO BE DOUBLE PANE HIGH PERFORMANCE LOW E GLASS WITH ARGON.
5. GLAZING IN GLIDING AND PATIO DOORS, SIDELIGHTS AND ALL WINDOWS WERE GLAZING IS WITHIN 18" OF FINISHED FLOORS ARE TO HAVE TEMPERED SAFETY GLASS.
6. MINIMUM DP RATING FOR WINDOWS AND GLAZED DOORS AREA AS FOLLOWS:
   - CASEMENTS : DP-40
   - AWNINGS : DP-30
   - TILT WASH DOUBLE HUNGS : DP-30
   - GLIDING WINDOWS : DP-30
   - FRENCHWOOD GLIDING DOORS : DP25-40
   - FRENCHWOOD HINGED PATIO DOORS : DP40-60
6. MINIMUM EMERGENCY EGRESS WINDOW SIZES ARE AS FOLLOWS :
   - DOUBLE HUNG : T1DH46 - 5.19 SF OPENING, 33 7/8" WIDTH, 24 1/4" HEIGHT IN FULL OPEN POSITION
   - CASEMENT : C4E35 - 5.10 SF OPENING, 22⅝" WIDTH, 36⅝" HEIGHT IN FULL OPEN POSITION WITH STRAIGHT ARM
   - GLIDING WINDOW : G44 - 5.0 SF OPENING, 30⅝" WIDTH, 42⅝" HEIGHT IN FULL OPEN POSITION
   - SEE PLANS FOR ACTUAL EGRESS WINDOW SIZES SPECIFIED.
7. THE CONTRACTOR SHALL COORDINATE WITH OWNER ALL FINISHES AND COLOR OPTIONS OF WINDOWS, HARDWARE AND SCREENS PRIOR TO PLACING WINDOW ORDER.
8. THE CONTRACTOR SHALL VERIFY ALL REQUIRED ROUGH OPENING SIZES FOR SINGLE UNITS AND MULLED UNITS INDICATED.

STRUCTURAL NOTE:
NEW STRUCTURAL INFORMATION MAY BE SHOWN ON ARCHITECTURAL PLANS OR SEPARATE STRUCTURAL PLANS - CONTRACTOR SHALL COORDINATE BETWEEN ARCHITECTURAL PLANS AND SEPARATE STRUCTURAL PLANS (IF PROVIDED) AS REQUIRED

SOUND ATTENUATION BLANKET NOTE:
CONTRACTOR IS TO INSTALL 3" SOUND ATTENUATION BATT INSULATION IN WALLS AND CEILING OF NEW LAUNDRY ROOM, ALL NEW BATHROOMS, ALL NEW BEDROOMS AND AS NOTED ON THE DRAWINGS

CLOSET NOTES :
CONTRACTOR TO PROVIDE AND INSTALL ONE CLOTHES ROD AND 12" DEEP WOOD SHELF TYPICAL @ 64" AFF IN ALL NEW CLOSETS EXCEPT LINEN CLOSETS AND MASTER BEDROOM CLOSETS.
PROVIDE AND INSTALL (4) 12" DEEP WOOD SHELVES ON ADJUSTABLE STANDARDS IN NEW LINEN CLOSETS.
NEW MASTER BEDROOM CLOSETS TO HAVE CUSTOM SHELVING/STORAGE SYSTEMS INSTALLED (TO BE SELECTED BY OWNER)

RESIDENTIAL LEGEND

SYMBOL	DESCRIPTION
	EXISTING WALL OR PARTITION TO REMAIN
	EXISTING WALL OR PARTITION TO BE REMOVED
	NEW 2 X 4 OR 2 X 6 WOOD STUD PARTITION SEE PLANS FOR THICKNESS'
	NEW 2 X 4 OR 2 X 6 STUD ONE HOUR FIRE RATED PARTITION
	NEW 2 X 4 OR 2 X 6 STUD BEARING WALL
	RECESSED CEILING MTD. EXHAUST FAN DUCTED TO EXTERIOR - CONTROLLED BY WALL SWITCH - SEE PLAN FOR CFM REQUIREMENTS
	SMOKE DETECTOR/ALARM - INTERCONNECTED AND HARD WIRED WITH AUXILIARY BATTERY BACKUP UNLESS EXCEPT - SEE NOTE BELOW
	CARBON MONOXIDE DETECTOR/ALARM - INTERCONNECTED AND HARD WIRED WITH AUXILIARY BATTERY BACKUP UNLESS EXCEPT - SEE NOTE BELOW
	HEAT DETECTOR/ALARM - INTERCONNECTED AND HARDWIRED WITH AUXILIARY BATTERY BACKUP UNLESS EXEMPT - SEE NOTE BELOW

FROM SECTION R313.1 - EXCEPTION : INTERCONNECTION IS NOT REQUIRED WHERE SMOKE DETECTOR/ALARMS AND CARBON MONOXIDE DETECTOR/ALARMS ARE PERMITTED TO BE BATTERY OPERATED PER SECTION 313.2 WHEN INSTALLING IN BUILDINGS WITHOUT PERMANENT POWER OR IN BUILDINGS THAT UNDERGO REPAIR, ALTERATION, CHANGE OF OCCUPANCY, ADDITION, OR RELOCATION IN ACCORDANCE WITH APPENDIX J

SHEET No.

A1

REV.	BY	DATE	DESCRIPTION

REVISIONS

No.	DATE	DESCRIPTION
1	11-14-16	REVISED PLANS FOR REVISED ZONING PLANNING BOARD
2	11-09-16	REVISED PLANS FOR SUBMISSION TO ZBA

DWGS ISSUED

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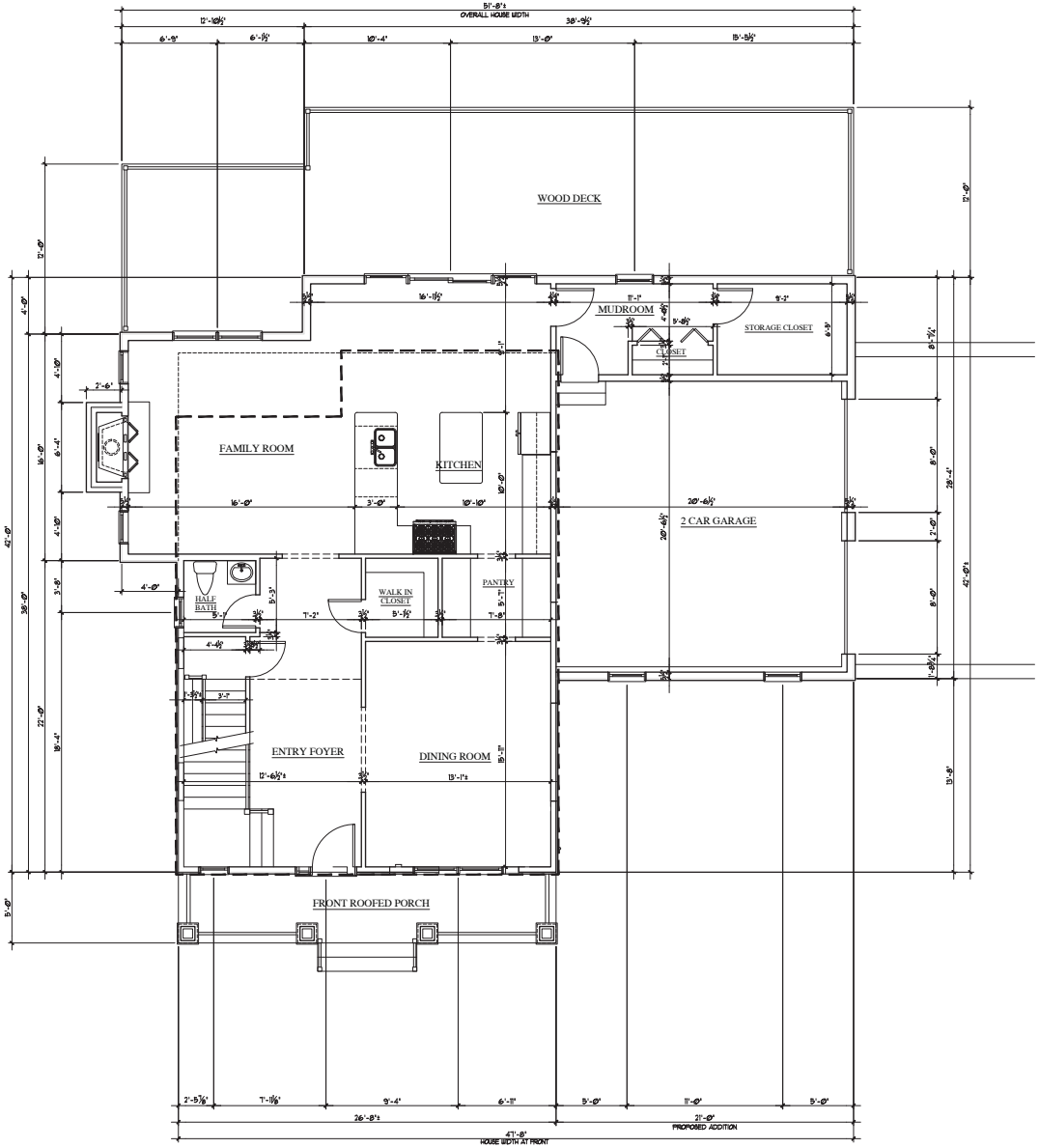
PROJECT NAME:
PROPOSED ALTERATIONS AND ADDITION TO EXISTING HOUSE FOR:
ELLEN KERA-GEIGER
6 FULTON STREET
HASTINGS-ON-HUDSON, NEW YORK

DWG. TITLE:
BASEMENT PLAN

David A. Barbuti
Architect,PC
150 White Plains Road
Suite 103
Tarrytown, NY 10591
Tel : 914-909-5143
Fax : 914-909-5144

Architect's Seal

DRAWN BY : C.R.P.
CHECKED BY :
SCALE: AS NOTED
PROJECT NO : 160901
START DATE : 10-04-16



FIRST FLOOR PLAN

1,743.50 SQ. FT. GROSS FLOOR AREA SCALE: 1/4" = 1'-0"

GENERAL NOTES:
1. CONTRACTOR SHALL FIELD VERIFY EXISTING FLOOR AND ROOF FRAMING SIZES AND SPACINGS, SUBFLOOR AND SHEATHING THICKNESS PRIOR TO START OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO FRAMING.
2. CONTRACTOR SHALL ALIGN NEW FIRST AND SECOND SUB FLOORS WITH EXISTING SUB FLOORS.
3. ALL NEW FINISHES TO BE SELECTED BY OWNERS.
4. INSTALL 1/2" A-C PLYWOOD UNDERLAYMENT OVER NEW SUB FLOORS IF OWNERS SELECT CARPETING IN NEW ADDITION.

SPECIFICATIONS NOTE:
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6. MINIMUM DP RATING FOR WINDOWS AND GLAZED DOORS AREA AS FOLLOWS:
   - CASEMENTS : DP-40
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   - TILT WASH DOUBLE HUNGS : DP-30
   - GLIDING WINDOWS : DP-30
   - FRENCHWOOD GLIDING DOORS : DP25-40
   - FRENCHWOOD HINGED PATIO DOORS : DP40-60
6. MINIMUM EMERGENCY EGRESS WINDOW SIZES ARE AS FOLLOWS :
   - DOUBLE HUNG : T400-46 - 5.70 SF OPENING, 33 7/8" WIDTH, 24 1/4" HEIGHT IN FULL OPEN POSITION
   - CASEMENT : C4035 - 5.30 SF OPENING, 22⅝" WIDTH, 36⅝" HEIGHT IN FULL OPEN POSITION WITH STRAIGHT ARM
   - GLIDING WINDOW : G44 - 5.0 SF OPENING, 30⅝" WIDTH, 42⅝" HEIGHT IN FULL OPEN POSITION
   - SEE PLANS FOR ACTUAL EGRESS WINDOW SIZES SPECIFIED.
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RESIDENTIAL LEGEND

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	EXISTING WALL OR PARTITION TO BE REMOVED
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X	RECESSED CEILING MTD. EXHAUST FAN DUCTED TO EXTERIOR - CONTROLLED BY WALL SWITCH - SEE PLAN FOR CFM REQUIREMENTS
SD	SMOKE DETECTOR/ALARM - INTERCONNECTED AND HARD WIRED WITH AUXILIARY BATTERY BACKUP UNLESS EXCEPT - SEE NOTE BELOW
CO	CARBON MONOXIDE DETECTOR/ALARM - INTERCONNECTED AND HARD WIRED WITH AUXILIARY BATTERY BACKUP UNLESS EXCEPT - SEE NOTE BELOW
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FROM SECTION R313.1 - EXCEPTION : INTERCONNECTION IS NOT REQUIRED WHERE SMOKE DETECTOR/ALARMS AND CARBON MONOXIDE DETECTOR/ALARMS ARE PERMITTED TO BE BATTERY OPERATED PER SECTION 313.3 WHEN INSTALLING IN BUILDINGS WITHOUT PERMANENT POWER OR IN BUILDINGS THAT UNDERGO REPAIR, ALTERATION, CHANGE OF OCCUPANCY, ADDITION, OR RELOCATION IN ACCORDANCE WITH APPENDIX J.

SHEET No.
A2

REVISIONS

REV.	BY	DATE	DESCRIPTION

DWGS ISSUED

No.	DATE	DESCRIPTION
1	11-14-16	REVISED PLANS FOR SUBMISSION TO PLANNING BOARD
2	11-09-16	REVISED PLANS FOR SUBMISSION TO ZBA

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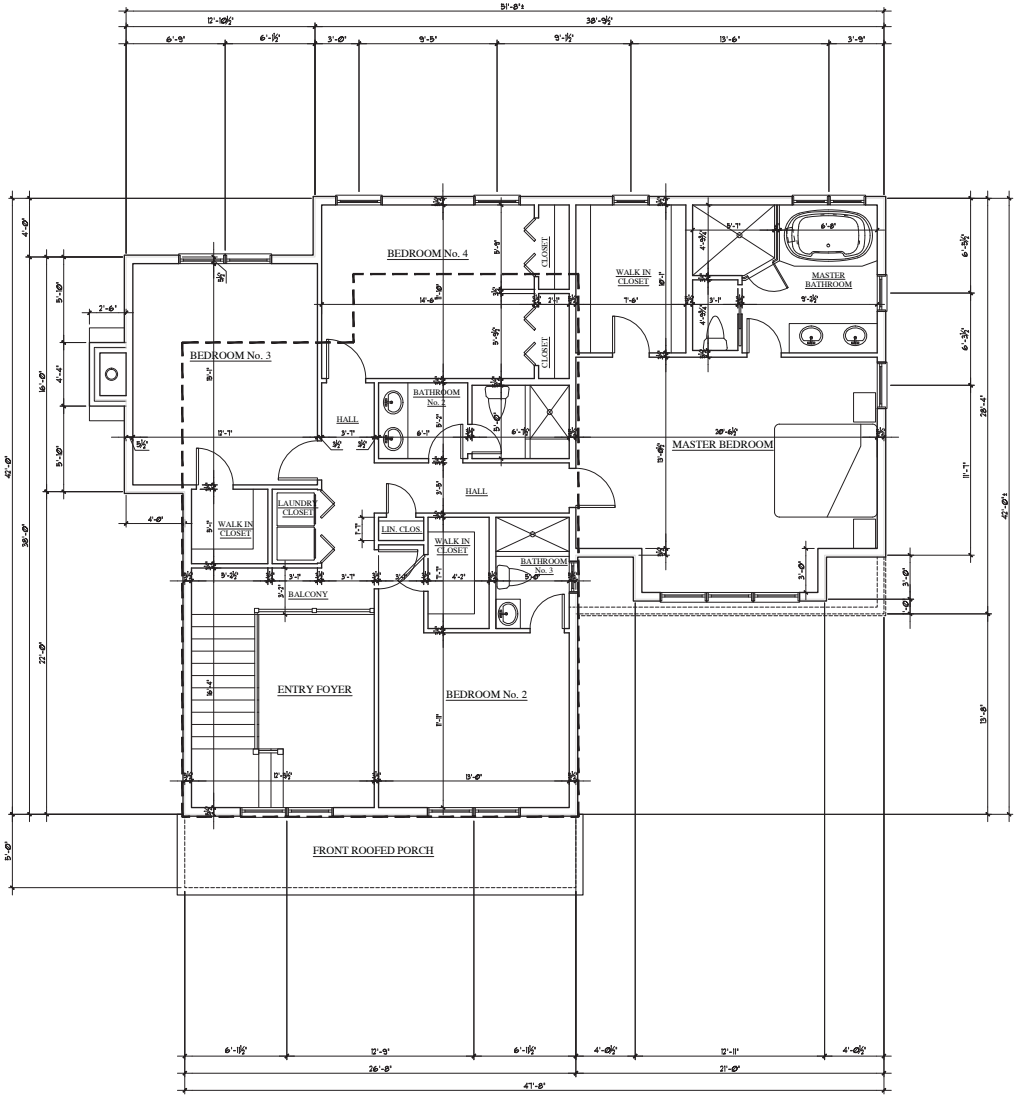
PROJECT NAME:
PROPOSED ALTERATIONS AND ADDITION TO EXISTING HOUSE FOR:
ELLEN KERA-GEIGER
6 FULTON STREET
HASTINGS-ON-HUDSON, NEW YORK

DWG. TITLE:
FIRST FLOOR PLAN

David A. Barbuti
Architect,PC
150 White Plains Road
Suite 103
Tarrytown, NY 10591
Tel : 914-909-5143
Fax : 914-909-5144

Architect's Seal

DRAWN BY : C.R.P.
CHECKED BY :
SCALE: AS NOTED
PROJECT NO : 160901
START DATE : 10-04-16



FIRST FLOOR PLAN

1,681.35 SQ. FT. GROSS FLOOR AREA SCALE: 1/4" = 1'-0"

GENERAL NOTES:
1. CONTRACTOR SHALL FIELD VERIFY EXISTING FLOOR AND ROOF FRAMING SIZES AND SPACINGS, SUBFLOOR AND SHEATHING THICKNESS PRIOR TO START OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO FRAMING.
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SHEET No.
A3

No.	DATE:	DESCRIPTION	REV.	BY	DATE:	DESCRIPTION
01	11-14-16	REVISED PLANS FOR SUBMISSION TO PLANNING BOARD				
02	11-09-16	REVISED PLANS FOR SUBMISSION TO ZBA				

REVISIONS

DWGS ISSUED

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PROJECT NAME:
PROPOSED ALTERATIONS AND ADDITION TO EXISTING HOUSE FOR:
ELLEN KERA-GEIGER
6 FULTON STREET
HASTINGS-ON-HUDSON, NEW YORK

DWG. TITLE:
SECOND FLOOR PLAN

David A. Barbuti
Architect,PC
150 White Plains Road
Suite 103
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Fax : 914-909-5144

Architect's Seal

DRAWN BY :	C.R.P.
CHECKED BY :	
SCALE:	AS NOTED
PROJECT NO :	160901
START DATE :	10-04-16

FRONT ELEVATION

RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION

REAR ELEVATION

SHEET No.

A4

REVISIONS

REV.	BY	DATE	DESCRIPTION

DWGS ISSUED

No.	DATE	DESCRIPTION
01	11-14-16	REFILED PLANS FOR REVISION TO PLANNING BOARD
02	11-09-16	REFILED PLANS FOR SUBMISSION TO ZBA

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PROJECT NAME:
PROPOSED ALTERATIONS AND ADDITION TO EXISTING HOUSE FOR:

ELLEN KERA-GEIGER
6 FULTON STREET
HASTINGS-ON-HUDSON, NEW YORK

DWG. TITLE:
EXISTING HOUSE PHOTOGRAPHS

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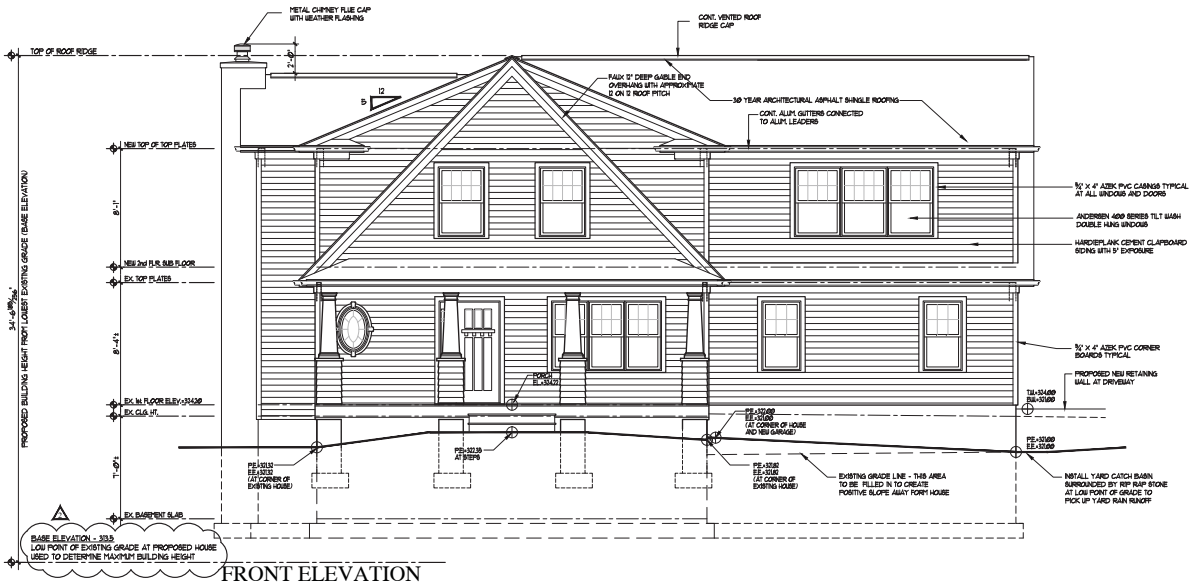
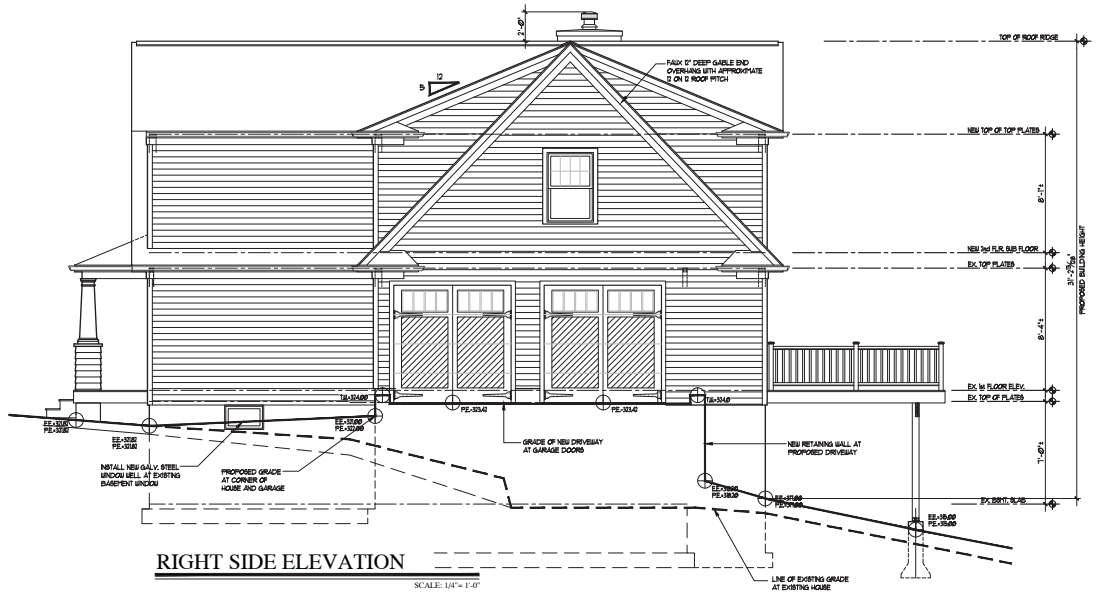
Architect's Seal

DRAWN BY : C.R.P.
CHECKED BY :
SCALE: AS NOTED
PROJECT NO : 160901
START DATE : 10-04-16



FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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

SHEET No.

A5

REV.	BY	DATE	DESCRIPTION
4	C.P.	12-1-16	REVISED STORMWATER DRAINAGE SYSTEM AND ADDED BASE ELEVATION OF LOWEST CORNER OF HOUSE TO DETERMINE MAXIMUM BUILDING HEIGHT COMPLY WITH MAX. BUILDING HEIGHT
3	C.P.	11-21-16	REVISED DRIVEWAY TO MAKE BUILDING HEIGHT COMPLY WITH MAX. BUILDING HEIGHT
2	C.P.	11-17-16	REVISED DRIVEWAY TO MAKE BUILDING HEIGHT COMPLY WITH MAX. BUILDING HEIGHT
1	C.P.	11-14-16	REVISED DRIVEWAY PER REVISED TOPOGRAPHY

REVISIONS

No.	DATE	DESCRIPTION
3	11-14-16	REVISED DRAWINGS FOR BOARD REVISIONS TO PLANNING BOARD
2	11-09-16	REVISED DRAWINGS FOR SUBMISSION TO ZBA
1	10-04-16	REVISED DRAWINGS FOR SUBMISSION TO ZBA

DWGS ISSUED

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PROJECT NAME:
PROPOSED ALTERATIONS AND ADDITION TO EXISTING HOUSE FOR:
ELLEN KERA-GEIGER
6 FULTON STREET
HASTINGS-ON-HUDSON, NEW YORK

DWG. TITLE:
FRONT AND RIGHT SIDE ELEVATIONS

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Architect's Seal

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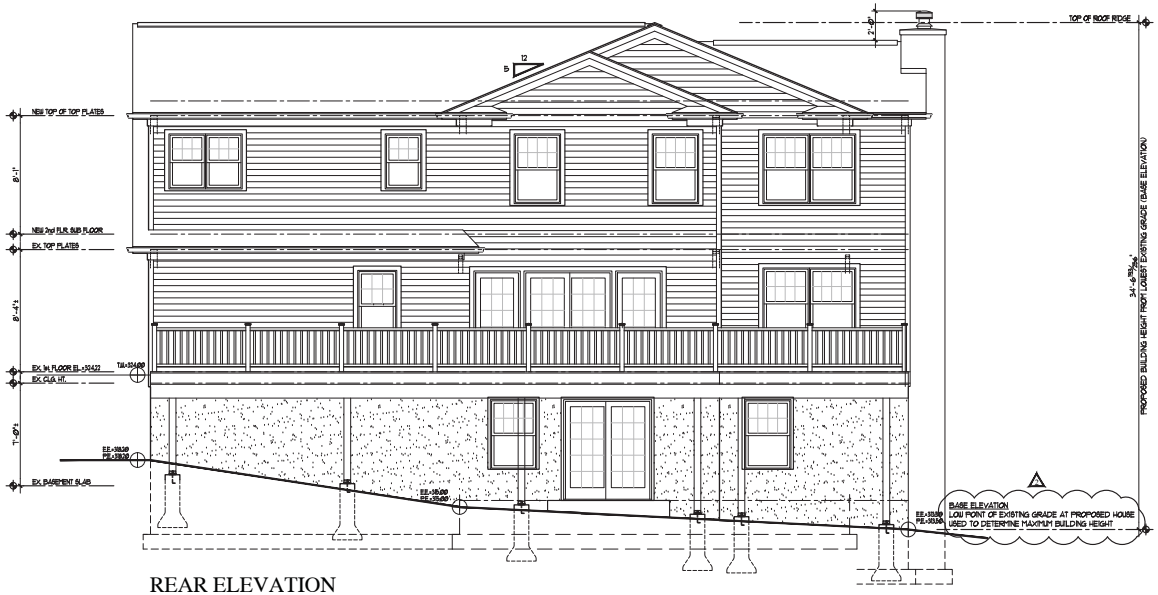
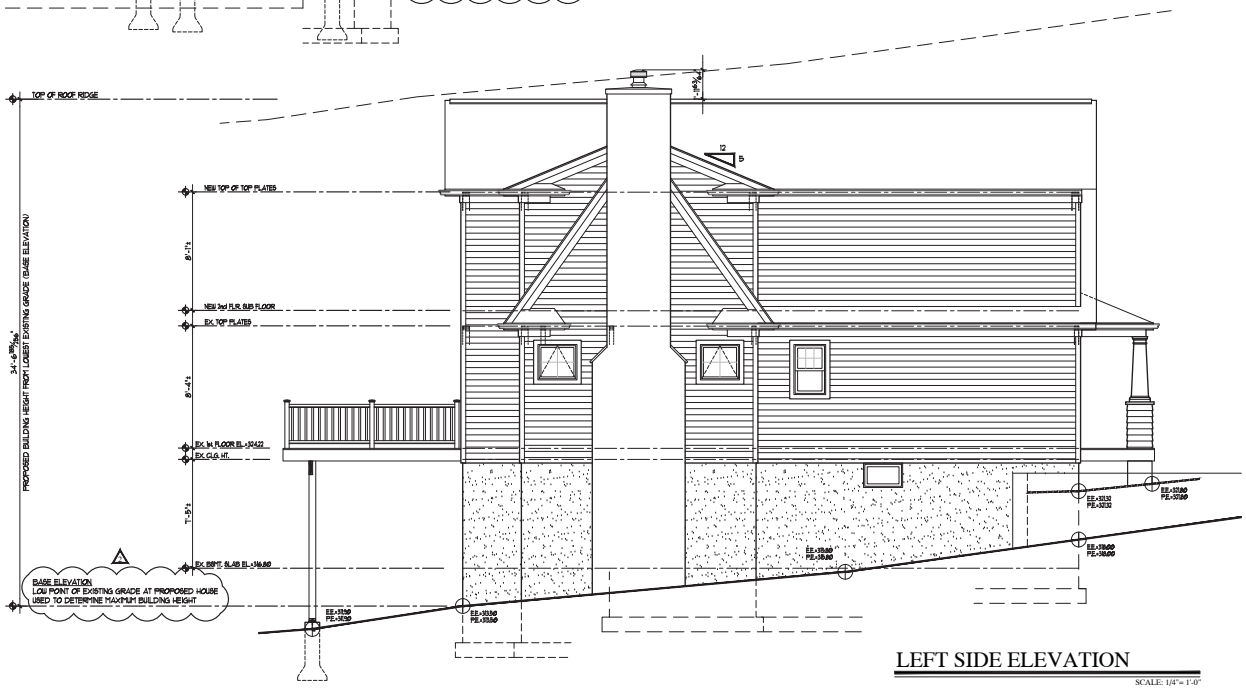
SCALE : AS NOTED
PROJECT NO : 160901
START DATE : 10-04-16



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

SHEET No.

A6

REV.	BY	DATE	DESCRIPTION
4	C.P.	12-1-16	REVISED STORMWATER DRAINAGE SYSTEM AND ADDED BASE ELEVATIONS OF LOWEST CORNER OF HOUSE AS REQUIRED BY ZONING BOARD COMMENTS
4	C.P.	11-21-16	REVISED ELEVATIONS TO SHOW BUILDING HEIGHT COMPLY WITH MAX. BUILDING HEIGHT DIMENSIONS REQUIRED BY ZONING BOARD PER HISTORIC PRESERVATION COMMISSION

REVISIONS

No.	DATE	DESCRIPTION
1	11-14-16	REVISED SITE PLAN & SUBMISSION TO PLANNING BOARD
2	11-09-16	REVISED SITE PLAN & SUBMISSION TO ZBA

DWGS ISSUED

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PROJECT NAME:
PROPOSED ALTERATIONS AND ADDITION TO EXISTING HOUSE FOR:
ELLEN KERA-GEIGER
6 FULTON STREET
HASTINGS-ON-HUDSON, NEW YORK

DWG. TITLE:
REAR AND LEFT SIDE ELAVTIONS

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Architect's Seal

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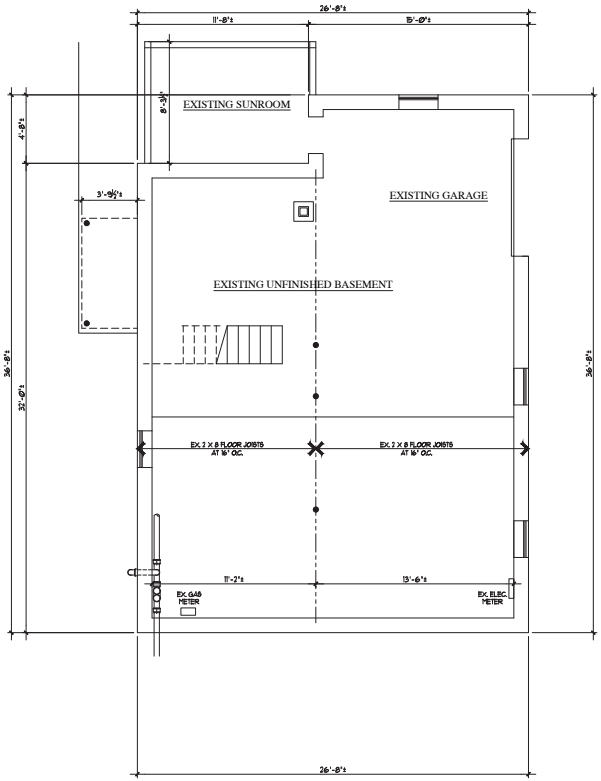
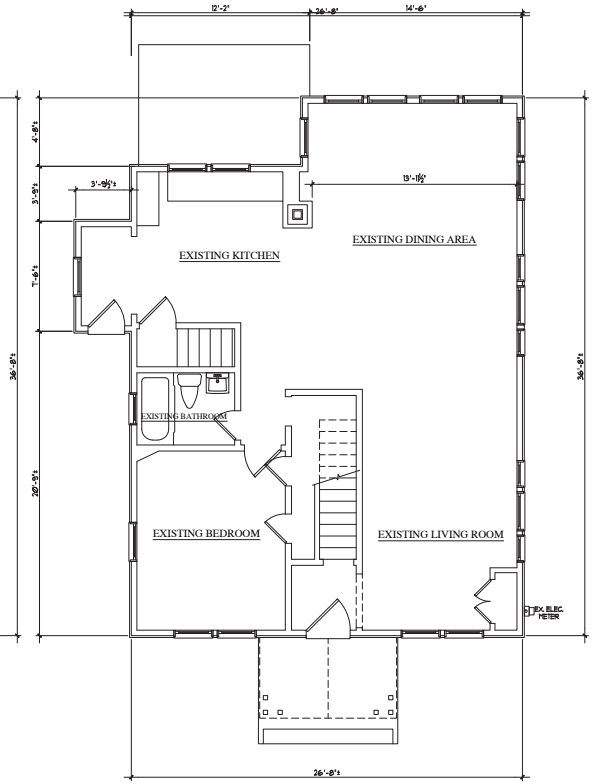


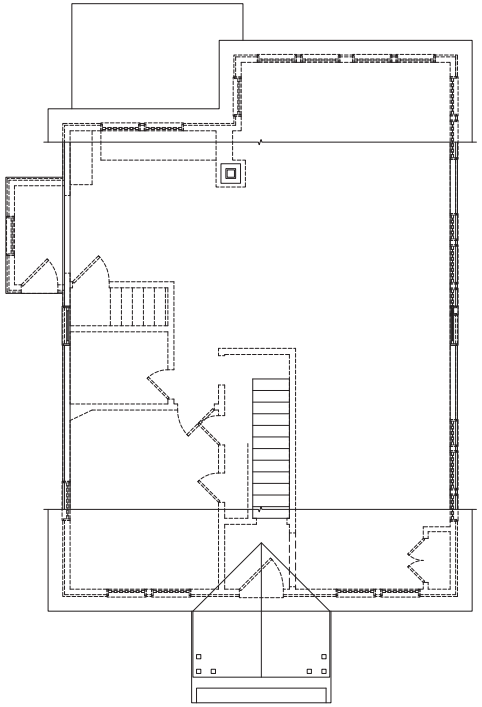
EXISTING BASEMENT PLAN

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



EXISTING FIRST FLOOR PLAN

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



EXISTING SECOND FLOOR PLAN

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

SHEET No.

EX1

REV.	BY	DATE	DESCRIPTION

REVISIONS

No.	DATE	DESCRIPTION
01	11-11-16	REISSUED PLANS FOR REVISED ZONING PLANNING BOARD
02	11-09-16	REISSUED PLANS FOR SUBMISSION TO ZBA

DWGS ISSUED

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PROJECT NAME:
PROPOSED ALTERATIONS AND ADDITION TO EXISTING HOUSE FOR:
ELLEN KERA-GEIGER
6 FULTON STREET
HASTINGS-ON-HUDSON, NEW YORK

DWG. TITLE:
EXISTING FLOOR PLANS

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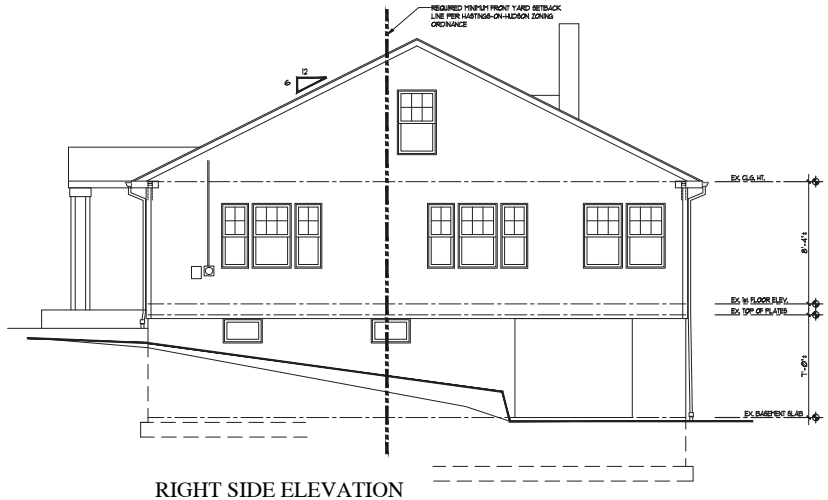
Architect's Seal

DRAWN BY :	C.R.P.
CHECKED BY :	
SCALE:	AS NOTED
PROJECT NO :	160901
START DATE :	10-04-16

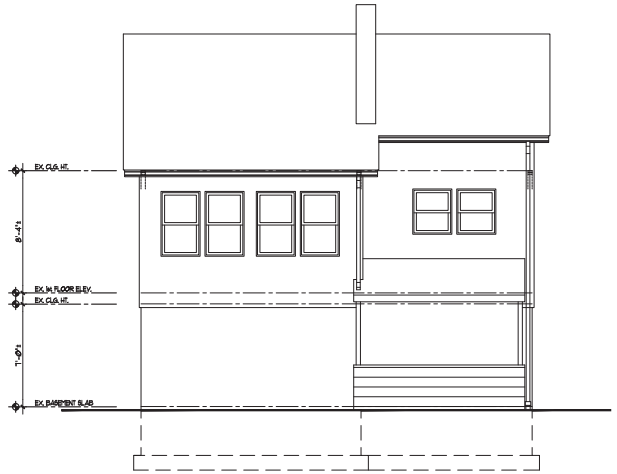
FRONT ELEVATION

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



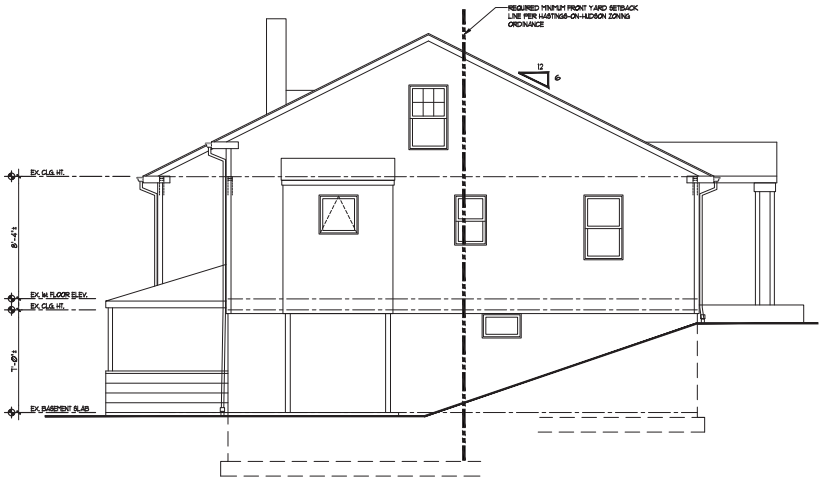
RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

SHEET No.

EX2

REVISIONS

REV.	BY	DATE	DESCRIPTION

DWGS ISSUED

No.	DATE	DESCRIPTION
01	11-14-16	REFILED PLANS FOR REVISION TO PLANNING BOARD
02	11-09-16	FILED PLANS FOR SUBMISSION TO ZBA

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PROJECT NAME:
PROPOSED ALTERATIONS AND ADDITION TO EXISTING HOUSE FOR:
ELLEN KERA-GEIGER
6 FULTON STREET
HASTINGS-ON-HUDSON, NEW YORK

DWG. TITLE:
EXISTING ELEVATIONS

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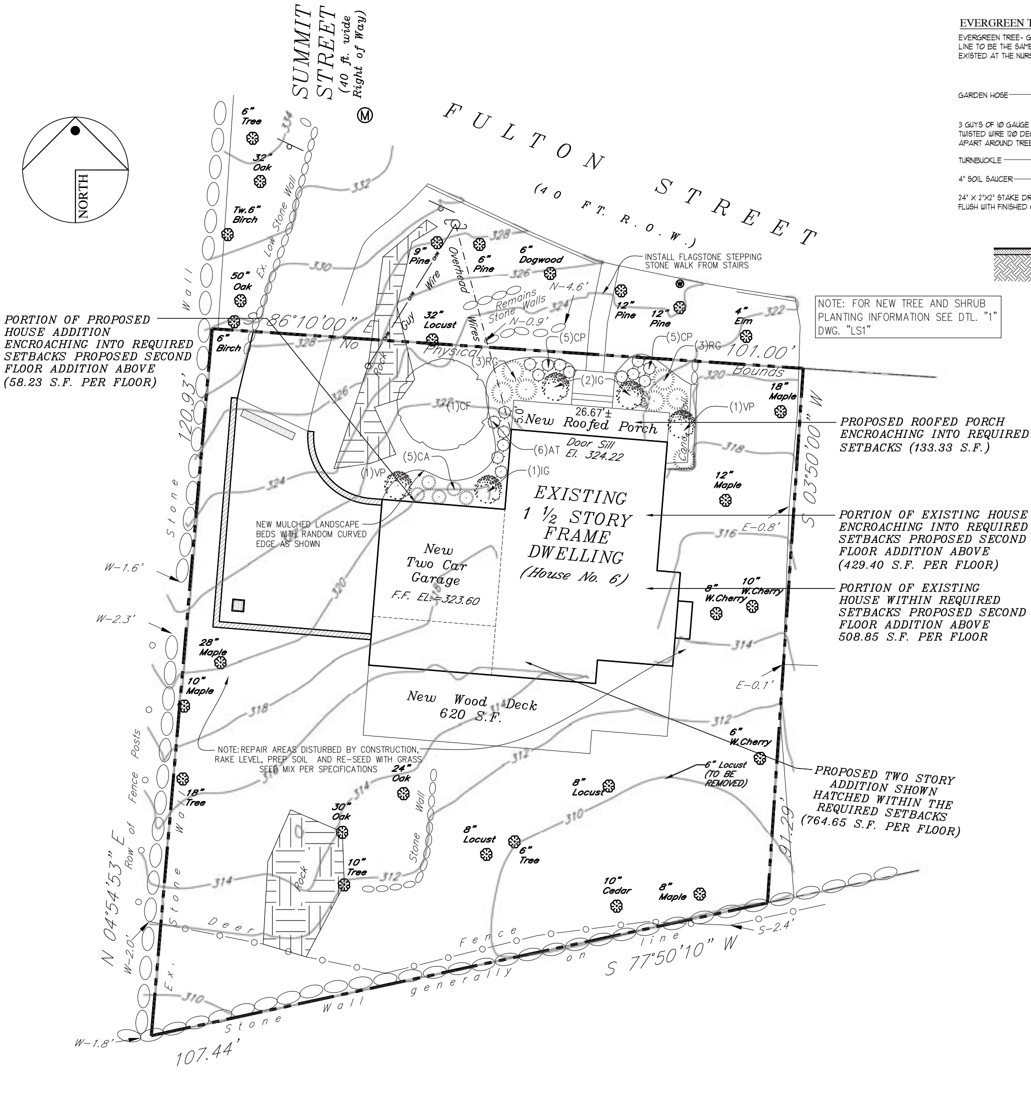
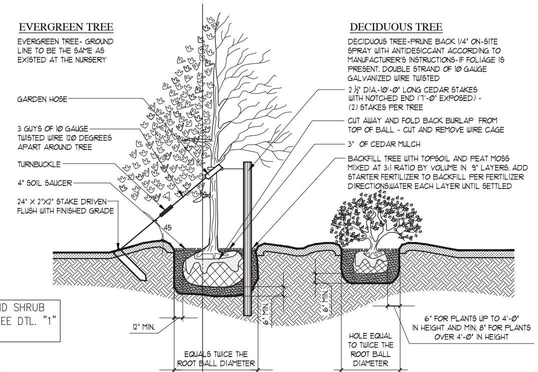
DRAWN BY :	C.R.P.
CHECKED BY :	
SCALE :	AS NOTED
PROJECT NO :	160901
START DATE :	10-04-16



LANDSCAPING PLAN

SCALE: 1" = 10'-0"



TREE AND SHRUB PLANTING NOTES

1. WRAP ALL DECIDUOUS TREES OVER 1" CALIPER WITH BURLAP OR ASPHALTIC CRINKLE KRAFT TREE WRAP.
2. TREE ROOT FLARE TO EXPOSED BY LANDSCAPING CONTRACTOR PRIOR TO PLANTING.
3. PLANT TREE AND SHRUBS SO ROOT FLARE IS LEVEL WITH OR 'SLIGHTLY' HIGHER THAN SURROUNDING EXISTING GRADE.
4. DO NOT MOUNT SOIL OR MULCH AT TREE BASE (NO 'VOLCANO' MOUNDS).
5. WATER TREES AND SHRUBS ONCE A DAY FOR FIRST THREE WEEKS AFTER PLANTING AND ONCE EVERY OTHER DAY THEREAFTER DURING FIRST GROWING SEASON. WATER MORE FREQUENTLY DURING HOT AND DRY WEATHER CONDITION.
6. TREE STAKES SHALL BE REMOVED NO LATER THAN ONE YEAR FROM DATE TREES ARE PLANTED.

DETAIL (TREE-SHRUB PLANTING DETAIL)

1 / LS1

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

LANDSCAPING NOTES

1. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE "AMERICAN ASSOCIATION OF NURSERYMAN'S " AMERICAN STANDARD OF NURSERY STOCK", CURRENT EDITION.

2. ALL PLANT BEDS SHALL CONTAIN 3" MINIMUM OF SHREDDED BARK MULCH ON 6 MIL PERFORATED POLYETHYLENE FILM. HOLES FOR PLANTS SHALL BE 2 X DIAMETER OF ROOT BALL AND MINIMUM 6" DEEPER THAN DEPTH OF THE ROOT BALL.

3. THE OWNER/LANDSCAPE ARCHITECT SHALL BE NOTIFIED 48 HOURS PRIOR TO PLANTING FOR INSPECTION OF PLANT MATERIALS.

4. THE CONTRACTOR SHALL VERIFY EXISTING PLANTING CONDITIONS AND LOCATIONS IN THE FIELD.

5. ALL DECIDUOUS TREES OF TWO INCH CALIPER AND UP SHALL BE WRAPPED WITH 6 INCH NEW PLAIN BURLAP BANDAGE FROM THE BASE OF TREE TO THE FIRST BRANCHES, TIED AT TWO FOOT INTERVALS.

6. ALL AREAS OUTSIDE MULCHED BEDS AND SAUCERS SHALL BE SEEDED, UNLESS OTHERWISE NOTED.

7. PROTECTION AND CLEANUP:
THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ANY EXISTING BUILDINGS OR STRUCTURES AND SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED DURING OPERATIONS. FURTHER, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF EXISTING UTILITIES AND EASEMENTS. THEIR EXACT LOCATION SHALL BE VERIFIED IN THE FIELD WITH THE GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. IN THE EVENT THAT ANY UNDERGROUND UTILITY IS UNCOVERED, THE OWNER/GENERAL CONTRACTOR/UTILITY CO. SHALL BE NOTIFIED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE. FOR ALL DAMAGES TO UTILITIES AND SUCH SHALL NOT RESULT IN ADDITIONAL EXPENSE TO THE OWNER. OBTAIN APPROVAL FROM UTILITY CO. TO PLANT WITHIN EASEMENTS. PROTECTION OF EXISTING TREES AND SHRUBS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

8. UNSUITABLE SOILS :
IF EXISTING SOIL IS DETERMINED TO BE UNSUITABLE, THE GENERAL CONTRACTOR SHALL REMOVE THE SOIL IN THE DESIGNATED TREE AND SHRUB PLANTING AREAS TO A MINIMUM DEPTH OF 8" AND REPLACE WITH A NATURAL, FERTILE AND FRIABLE TOPSOIL. THE TOPSOIL SHALL NOT BE FROZEN OF MUDDY WHEN PLACED.

TEMPORARY SEED AREAS SUBJECT TO SOIL EROSION DURING CONSTRUCTION IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL 1991 EDITION AND NYS DEC'S "REDUCED IMPACTS OF STORM WATER RUNOFF FROM NEW DEVELOPMENT."

STEEP SLOPES TO BE PLANTED WITH GROUND COVER SUCH AS CROWN VETCH OR PACESANDYRA OR EQUAL OR AS NOTED ON DRAWINGS.

PREPARE ALL DISTURBED AREAS FOR NEW LAWNS, GROUND COVER, SHRUBS AND TREES AS NOTED BELOW:

9. FERTILIZER :
FERTILIZER SHALL BE APPLIED TO ALL BED AREAS RECOMMENDED. APPLY FERTILIZER UNIFORMLY TO THE SURFACE OF THE BEDS AND WORK INTO THE UPPER 2" OF THE SOIL. FERTILIZE TREES AT A RATE OF TWO TO THREE POUNDS OF 10-20-10 FERTILIZER PER ONE(1) INCH CALIPER OR 2-3 LBS. PER CUBIC FOOT OF TOPSOIL BACKFILL MIXTURE. APPLY 2 TO 3 OZ. OF FERTILIZER PER FOOT OF SHRUB HEIGHT IN ALL PLANTING BEDS. APPLY 1 LB. PER SQUARE FOOT FOR EACH OF AMMONIUM SULFATE AND SUPER PHOSPHATE FOR ALL EVERGREEN PLANTING BEDS.

10. PLANTING SOIL MIXTURE :
GROUND COVER - SHRUBS - TREES
4 PARTS TOPSOIL
1 PART HUMUS
1 PART DEHYDRATED COW MANURE

11. LAWN AREAS PREPARATION PER 1000 S.F. :
90 LBS. HAY MULCH
15 LBS. 5-10-10 FERTILIZER, 50% SLOW RELEASE
70 LBS. GRANULATED LIMESTONE

12. SEED MIXTURE:
30% MANHATTAN PERENNIAL RYE GRASS
35% KENTUCKY BLUEGRASS
35% PENNLAWN FESCUE OR APPROVE EQUAL.

13. WATERING AND PLANT CARE : ALL TREES AND SHRUBS SHALL BE WELL WATERED WHEN PLANTED AND WATERED EVERY DAY FOR A PERIOD OF TWO WEEKS AFTER PLANTING.

14. WATERING RESTRICTIONS : IF AT THE TIME OF PLANTING THERE ARE LOCAL WATER USE RESTRICTIONS IN PLACE, THE CONTRACTOR SHALL EITHER DELAY PLANTINGS OR OBTAIN A WAIVER FOR WATERING FROM THE LOCAL AURTHITY HAVING JURISDICATION.

15. GUARANTEE : ALL PLANTS AND WORKMANSHIP SHALL GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE AND COMPLETION OF WORK FOR THIS CONTRACT. ALL PLANTS THAT ARE SEVERELY DAMAGED OR DEAD PRIOR TO ONE YEAR WILL BE REPLACED AT NO CHARGE TO THE OWNER

PLANT LIST

	KEY	QUANITY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING	ROOT	MATURE HT.	REMARKS
TREES	CF	1	CORNUS FLORIDA	FLOWERING DOGWOOD	8'-10" HT.	AS INDICATED	B & B	20'-25' HT.	STRAIGHT TRUNK-WHITE FLOWERS
SHRUBS	AT	3	AMSONIA TABERAEMONTANA	"MONTANA"	3 GALLON	36" O.C.		24"-36" HT.	LIGHT BLUE BLOOMS
	CA	12	CLETHRA AINFOLIA	SWEET PEPPERBUSH "SIXTEEN CANDLES"	3 GALLON	36" O.C.		3'-6' HT. 3'-6' SPREAD	FRAGRANT WHITE BLOOMS IN SUMMER
	CP	6	CAREX PENSYLVANICA	"SEDGE"	1 GALLON	AS INDICATED		6"-12" HT. 6"-12" SPREAD	
	IG	4	ILEX GLABRA	"SHAMROCK"	5 GALLON	AS INDICATED		3'-4' HT. 3'-4' SPREAD	
	RG	8	RHUS AROMATICA	"GRO-LOW"	3 GALLON	48" O.C.		1.5'-2' HT. 6'-8' SPREAD	INSIGNIFICANT FLOWER IN SPRING
	VP	2	VIBURNUM PRUNIFOLIUM	"BLACK HAW"	3 GALLON	48" O.C.		3'-4' HT. 3'-4' SPREAD	CREAMY-WHITE FLOWERS IN SPRING
GROUND COVER	LWN	AS REQ'D	50% PERENNIAL RYEGRASS, 30% CHEWINGS FESCUE AND 20% KENTUCKY BLUEGRASS	GRASS SEED MIX			SEEDED LAWN		HYDROSEED APPLICATION

NOTE :
DEPENDING ON PLANT AVAILABILITY, PLANT TYPES SPECIFIED MAY BE SUBSTITUTED AS LONG AS SUBSTITUTED PLANT IS OF SIMILAR TYPE, SIZE, COLOR AND HARDINESS AS PLANTS SPECIFIED SUBJECT TO LANDSCAPE ARCHITECTS AND MUNICIPALITY APPROVAL

SHEET No.
LS1

REV	BY	DATE:	DESCRIPTION

REVISIONS

No.	DATE:	DESCRIPTION
2	11-14-16	RELEASED PLANS FOR SUBMISSION TO PLANNING BOARD
1	11-09-16	RELEASED PLANS FOR SUBMISSION TO ZBA

DWGS ISSUED

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PROJECT NAME :
PROPOSED ALTERATIONS AND ADDITION TO EXISTING HOUSE FOR:
ELLEN KERA-GEIGER
6 FULTON STREET
HASTINGS-ON-HUDSON, NEW YORK

DWG. TITLE :
LANDSCAPING PLAN

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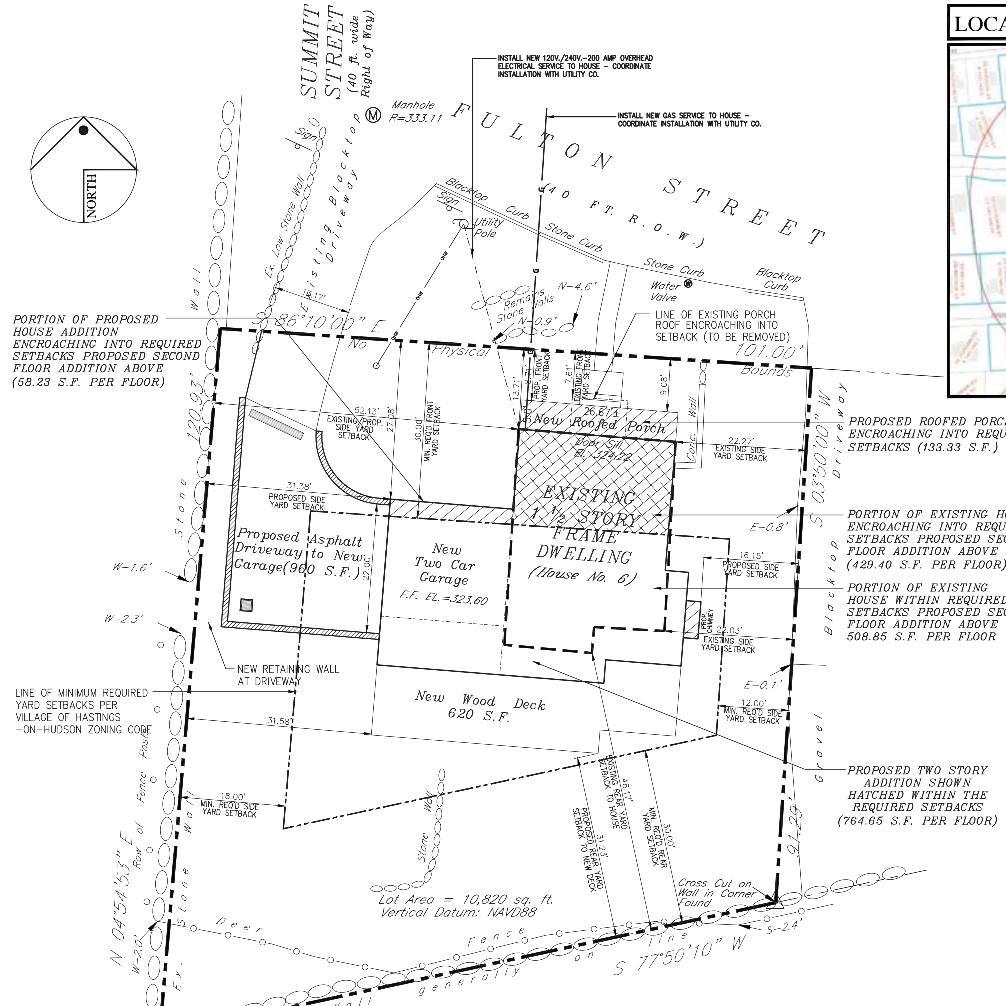
Architect's Seal

DRAWN BY : C.R.P.
CHECKED BY :
SCALE : AS NOTED
PROJECT NO : 160901
START DATE : 10-04-16



SITE PLAN

SCALE: 1" = 10'-0"

Slope Analysis

(blank)	0–15% = 7,424 sq. ft.
(shaded)	15% & greater = 3.396 sq. ft.

SLOPE ANALYSIS PREPARED BY WARD CARPENTER ENGINEERS, INC.

NEW STRUCTURE STAKEOUT NOTES

A. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A NYS LICENSED LAND SURVEYING FIRM WHICH PROVIDED THE PROPERTY SURVEY FOR WHICH THIS SURVEY IS BASED TO PROVIDED THE FOLLOWING SERVICES:
B. INITIAL BUILDING STAKEOUT WITH OFFSETS AND ESTABLISH A ELEVATION DATUM.
C. A FOUNDATION SURVEY ONCE THE FOUNDATION IS COMPLETED. FOUNDATION SURVEY SHALL INCLUDE OFFSET DIMENSIONS FROM FOUNDATION CORNERS TO PROPERTY LINES, TOP OF FOUNDATION WALL ELEVATION, CORNER SPOT GRADES OF EXISTING GRADES. FOUNDATION SURVEY SHALL BE SUBMITTED TO BUILDING DEPT. FOR APPROVAL PRIOR TO CONTINUING WORK.
D. FINAL AS-BUILT SURVEY SHOWING ALL SITE IMPROVEMENTS ONCE CONSTRUCTION IS COMPLETE. THE CONTRACTOR SHALL SUBMIT FINAL SURVEY TO THE BUILDING DEPARTMENT FOR APPROVAL TO OBTAIN CERTIFICATE OF OCCUPANCY.
E. COPIES OF THE FOUNDATION AND FINAL SURVEYS SHALL BE PROVIDED TO THE OWNER AND ARCHITECT FOR THEIR RECORDS.
F. SURVEYOR FEES SHALL BE PAID DFOR DIRECTLY BY THE OWNER.

FRONT YARD SETBACK ENCROACHMENT LEGEND

SYMBOL	DESCRIPTION
(dashed outline)	OUTLINE OF EXISTING STRUCTURE'S FOOTPRINT
(cross-hatch)	AREA OF EXISTING STRUCTURE ENCROACHING INTO THE REQUIRED MINIMUM FRONT YARD SETBACK
(single hatch)	AREA OF PROPOSED STRUCTURE ENCROACHING INTO THE REQUIRED MINIMUM FRONT YARD SETBACK

LOCATION MAP

NO SCALE

BUILDING CODE REQUIREMENTS
2015 INTERNATIONAL RESIDENTIAL CODE WITH 2016 NYS UNFORM CODE SUPPLEMENT

CHAPTER 1 GENERAL REQUIREMENTS	SECTION 101 - TITLE, SCOPE AND PURPOSE 101.1 - TITLE. THESE PROVISIONS SHALL BE KNOW AS THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND REFERRED TO HEREIN AS THE "UNIFORM CODE". THE UNIFORM CODE INCLUDES THE FOLLOWING CODE DOCUMENTS AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL: 2015 IRC, IBC, IPC, IMC, IFGC, IFC, IPMC AND IEBC. SPECIFIC PRINTINGS AS NOTED IN 2016 NYS CODE SUPPLEMENT. EACH OF THESE INTERNATIONAL CODE COUNCIL DOCUMENTS SHALL BE DEEMED TO BE AMENDED BY THE PUBLICATION ENTITLED "2016 UNIFORM CODE SUPPLEMENT", AS PUBLISHED BY THE NEW YORK STATE DEPARTMENT OF STATE. 101.2 - SCOPE. 101.2.1 - THE RESIDENTIAL CODE. THE PROVISIONS OF THE 2015 IRC SHALL APPLY TO THE CONSTRUCTION, ALTERATION, MOVEMENT ENLARGEMENT, REPLACEMENT, REPAIR, EQUIPMENT, USE AND OCCUPANCY, LOCATION, MAINTENANCE, REMOVAL AND DEMOLITION OF EVERY BUILDING OR STRUCTURE OR ANY APPURTENANCES CONNECTED TO ATTACHED TO SUCH BUILDINGS OR STRUCTURES. EXCEPTIONS : 1. LIVE/WORK UNITS LOCATED IN TOWNHOUSES. . . 2. HOME OCCUPATIONS IN DWELLING UNITS COMPLYING WITH THE REQUIREMENTS OF APPENDIX J SHALL BE PERMITTED. 3. OWNER-OCCUPIED LODGING HOUSES WITH FIVE OR FEWER GUESTROOMS SHALL BE PERMITTED TO BE CONSTRUCTED IN ACCORDANCE WITH 2015 IRC WHERE EQUIPPED WITH A FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION P2904 OF THE 2015 IRC. PERTINENT CODE SECTIONS NOT SPECIFICALLY LISTED WITHIN THIS CODE REVIEW STILL APPLY
SECTION R301 DESIGN CRITERIA	SEE DESIGN CRITERIA CHART BELOW
SECTION R302 FIRE RESISTANT CONSTRUCTION	R302.6 DWELLING-GARAGE FIRE SEPARATION : THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION 302.5. FROM THE RESIDENCE AND IT'S ATTICS: NOT LESS THAN ½" GYPSUM BOARD FROM HABITABLE ROOMS ABOVE GARAGE: NOT LESS THAN ⅝" TYPE "X" GYPSUM BOARD ON GARAGE SIDE VERTICAL SEPARATION : ⅝" TYPE "X" G.W.B. ON GARAGE SIDE
SECTION R303 LIGHT, VENTILATION AND HEATING	ALL HABITABLE SPACES : GLAZING AREA - MIN. OF 8% OF FLOOR AREA OPENABLE AREA - MIN. OF 4% OF FLOOR AREA MIN. MAINTAINED ROOM TEMPERATURE - 68° F. AT 3 FT. ABOVE FLOOR
SECTION R304 MINIMUM ROOM AREAS	R304.1 MINIMUM AREA : HABITABLE ROOMS THAT SHALL HAVE A FLOOR AREA NOT LESS THAN 70 S.F. (EXCEPT KITCHENS) R304.2 MINIMUM DIMENSIONS : HABITABLE ROOMS SHALL NOT BE LESS THAN 7 FEET IN ANY HORIZONTAL DIMENSION.
SECTION R305 CEILING HEIGHT	R305.1 MINIMUM HEIGHT : HABITABLE SPACE, HALLWAYS, AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7'-0". BATHROOMS, TOILET ROOMS, AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT NOT LESS THAN 6'-8". EXCEPTIONS: 1. FOR ROOMS WITH SLOPED CEILINGS, THE REQUIRED FLOOR AREA OF THE ROOM SHALL HAVE A CEILING HEIGHT NOT LESS THAN 5'-0" AND NOT LESS THAN 50% OF THE REQUIRED FLOOR AREA SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". 2. THE CEILING HEIGHT ABOVE BATHROOM AND TOILET ROOM FIXTURES SHALL BE SUCH THAT THE FIXTURE IS CAPABLE OF BEING USED FOR ITS INTENDED PURPOSE. A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES ABOVE A MINIMUM AREA 30 INCHES BY 30 INCHES AT A SHOWERHEAD. 3. BEAMS, GIRDERS, DUCTS OR OTHER OBSTRUCTIONS IN BASEMENTS CONTAINING HABITABLE SPACE SHALL BE PERMITTED TO PROJECT TO WITHIN 6 FEET 4 INCHES OF THE FINISHED FLOOR. R305.1.1 BASEMENTS : PORTIONS OF BASEMENTS THAT DO NOT CONTAIN HABITABLE SPACE OR HALLWAYS SHALL HAVE A CEILING HEIGHT NOT LESS THAN 6 FEET 8 INCHES. EXCEPTION : BEAMS, GIRDERS, DUCTS OR OTHER OBSTRUCTIONS IN BASEMENTS CONTAINING HABITABLE SPACE SHALL BE PERMITTED TO PROJECT TO WITHIN 6 FEET 4 INCHES OF THE FINISHED FLOOR.
SECTION R309 GARAGES AND CARPORTS	GARAGE FLOORS SHALL BE OF APPROVED NON COMBUSTIBLE MATERIAL. THE AREA OF FLOOR USED FOR PARKING OF VEHICLES SHALL BE SLOPED TO DRAIN OR MAIN VEHICLE ENTRY DOORWAY.
SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS	WERE REQUIRED : BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. SUCH OPENING SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM. MINIMUM OPENING AREA : NET CLEAR OPENING OF 5.7 S.F. EXCEPT GRADE FLOOR OPENINGS MAY BE 5 S.F. MINIMUM OPENING HEIGHT : 24 INCHES MINIMUM OPENING WIDTH : 20 INCHES MAXIMUM SILL HEIGHT : 44 INCHES WINDOW WELLS REQUIRED FOR BELOW GRADE SHALL HAVE MIN. OF 9 S.F. NET CLEAR AREA AND MIN. PROJECTION AND WIDTH OF 3 FEET EACH.
SECTION R311 MEANS OF EGRESS	SECTION R311.1 GENERAL. STAIRWAYS, RAMPS, EXTERIOR EGRESS BALCONIES, HALLWAYS AND DOORS SHALL COMPLY WITH THIS SECTION. R311.2 EGRESS DOOR. NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN FACE OF THE DOOR AND THE STOP. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. (AT LEAST ONE 36" X 80" DOOR TO BE PROVIDED WHERE INDICATED.) R311.6 HALLWAYS. THE MINIMUM WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3'-0".

DESIGN CRITERIA
2015 INTERNATIONAL RESIDENTIAL CODE WITH 2016 NYS UNIFORM CODE SUPPLEMENT

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS
20 PSF	90 MPH	C	SEVERE	3'-6"	MODERATE TO HEAVY	YES	N/A

TABLE R301.5 - MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in psf)

USE	MIN. LOAD LOAD REQUIRED	PROVIDED
ATTICS WITHOUT STORAGE	10 PSF	10 PSF
ATTICS WITH STORAGE	20 PSF	20 PSF
DECKS	40 PSF	40 PSF
EXTERIOR BALCONIES	60 PSF	60 PSF
FIRE ESCAPES	40 PSF	40 PSF
GUARDRAILS AND HANDRAILS	200 PSF	200 PSF
GUARDRAILS INFILL COMPONENTS	50 PSF	50 PSF
PASSENGER VEHICLE GARAGES	50 PSF	50 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF	40 PSF
SLEEPING ROOMS	30 PSF	30 PSF
STAIRS	40 PSF	40 PSF

MINIMUM ROOF LIVE LOADS (in psf per ASCE 7)

GROUND SNOW LOAD	MIN. ROOF LIVE LOAD REQUIRED PER ASCE 7	PROVIDED
20 PSF	(FLAT ROOFS WITH 1/4" PER FT TO 3 ON 12 ROOF SLOPE) - 34.85 PSF	35 PSF
	(3 ON 12 TO 6 ON 12 ROOF SLOPE) - 28.5 PSF	30 PSF
	(7 ON 12 OR GREATER ROOF SLOPE) - 22.5 PSF	30 PSF

2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH 2016 NYS SUPPLEMENT

SECTION 101.5 COMPLIANCE. RESIDENTIAL BUILDINGS SHALL MEET THE PROVISIONS OF CHAPTER 4.
SECTION 101.5.1 COMPLIANCE MATERIALS. THE CODE OFFICIAL SHALL BE PERMITTED TO APPROVE SPECIFIC COMPUTER SOFTWARE, WORK SHEETS, COMPLIANCE MANUALS AND OTHER SIMILAR MATERIALS THAT MEET THE INTENT OF THE CODE.
COMPLIANCE CAN BE DETERMINED THROUGH THE USE OF COMPUTER SOFTWARE DEVELOPED BY THE UNITED STATES DEPT. OF ENERGY (DOE), INCLUDING REScheck . . .
REScheck PROGRAM USED - CALCULATIONS TO BE SUBMITTED WITH PERMIT APPLICATION

BUILDING TYPE:	SINGLE FAMILY RESIDENTIAL
TABLE 301.1 - CLIMATE ZONES BY COUNTY	WESTCHESTER COUNTY - CLIMATE ZONE 4A
SECTION 302.1 INTERIOR DESIGN CONDITIONS	MAXIMUM OF 72° F. FOR HEATING LOAD CALCULATIONS MINIMUM OF 72° F. FOR COOLING LOAD CALCULATIONS

TABLE 402.1.1 - INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT a

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE
4	0.35	0.60	NR	38	13	5/10	19	10/13	10, 2FT.	10/13
5	0.35	0.60	NR	38	20 OR 13+5h	13/17	30g	10/13	10, 2FT.	10/13

SEE IECC FOR TABLE FOOTNOTES

I, THE ARCHITECT, CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE SECTIONS OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE-2010 EDITION.

LIST OF DRAWINGS

No.	DRAWING NAME
SP1	SITE PLAN/ SCHEDULES
SP2	SOIL EROSION CONTROL PLAN WITH SITE DEMOLITION
SP3	SITE GRADING PLAN WITH STEEP SLOPE HATCH
SP4	SITE UTILITY PLAN
SP5	SITE DETAILS
SP6	SITE DETAILS
SWMP1	STORM WATER MANAGEMENT PLAN
SWMP2	STORM WATER DETAILS
GN1	GENERAL NOTES SHEET No. 1
GN2	GENERAL NOTES SHEET No. 2
EX1	EXISTING FLOOR PLANS
EX2	EXISTING ELEVATIONS
D1	DEMOLITION FLOOR PLANS
D2	DEMOLITION ELEVATIONS
F1	FOUNDATION PLAN & FOUNDATION DETAILS
A1	BASEMENT PLAN
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	ROOF PLAN
A5	FRONT AND RIGHT SIDE ELEVATION
A6	REAR AND LEFT SIDE ELEVATION

CERTIFICATION

ALL EXISTING INFORMATION ON THIS SITE PLAN WAS TAKEN FROM A SURVEY PREPARED BY :
WARD CARPENTER ENGINEERS, INC.
76 MAMARONECK AVENUE
WHITE PLAINS, NY 10601
TEL. : 914-949-6000
TITLED : SURVEY OF PROPERTY PREPARED FOR ELLEN KERA-GEIGER IN THE VILLAGE OF HASTINGS-ON-HUDSON, TOWN OF GREENBURGH WESTCHESTER COUNTY, N.Y.
DATED : SEPT. 7, 2016
LOT AREA : 10,820 SQ. FT.
TAX SECTION-BLOCK-LOT : 4.140-146-22

ARCHITECT IS NOT RESPONSIBLE FOR ACCURACY OF EXISTING CONDITIONS

LOCATION MAP

NO SCALE

ZONING SCHEDULE

ZONING DISTRICT : R10
VILLAGE OF HASTINGS-ON-HUDSON
USE GROUP : 1-FAMILY DETACHED DWELLING

ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQ. FT.)	10,000 S.F.	10,820 S.F.	10,820 S.F.
MINIMUM LOT WIDTH (FT.)	175 FT.	101 FT.	101 FT.
MINIMUM FRONT YARD SETBACK (FEET)	30 FT.	±7.61 FT.	8.71 FT.
MINIMUM SIDE YARD SETBACK (FEET)	12 FT.	22.27 FT.	16.15 FT.
MINIMUM TOTAL SIDE YARD SETBACK (FEET)	30 FT.	74.40 FT.	47.53 FT.
MINIMUM REAR YARD SETBACK (FEET)	30 FT.	48.17 FT.	31.23 FT.
MAX. BUIDING COVERAGE (PERCENT)	25%	9.3%	16.3%
MAX. DEVELOPMENT COVERAGE (PERCENT)	35%	32.6%	33.9%
MAXIMUM HEIGHT (STORIES)(FEET)	2 ½ STORIES/ 35 FT.	1 ½ STORIES/ 18 FT.	2 STORIES/ 30 FT.

VARIANCES REQUIRED:
FRONT YARD SETBACK : 30 FT. REQ'D, 8.71 FT. PROPOSED
EXTENSION OF EXISTING NON-CONFORMING STRUCTURE

SHEET No.
SP1

REV	BY	DATE:	DESCRIPTION

REVISIONS

No.	DATE:	DESCRIPTION
2	11-14-16	RELEASED PLANS FOR SUBMISSION TO PLANNING BOARD
1	11-09-16	RELEASED PLANS FOR SUBMISSION TO ZBA

DWGS ISSUED

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PROJECT NAME :
PROPOSED ALTERATIONS AND ADDITION TO EXISTING HOUSE FOR:
ELLEN KERA-GEIGER
6 FULTON STREET
HASTINGS-ON-HUDSON, NEW YORK

DWG. TITLE :
SITE PLAN AND SCHEDULES

David A. Barbuti Architect,PC
150 White Plains Road
Suite 103
Tarrytown, NY 10591
Tel : 914-909-5143
Fax : 914-909-5144

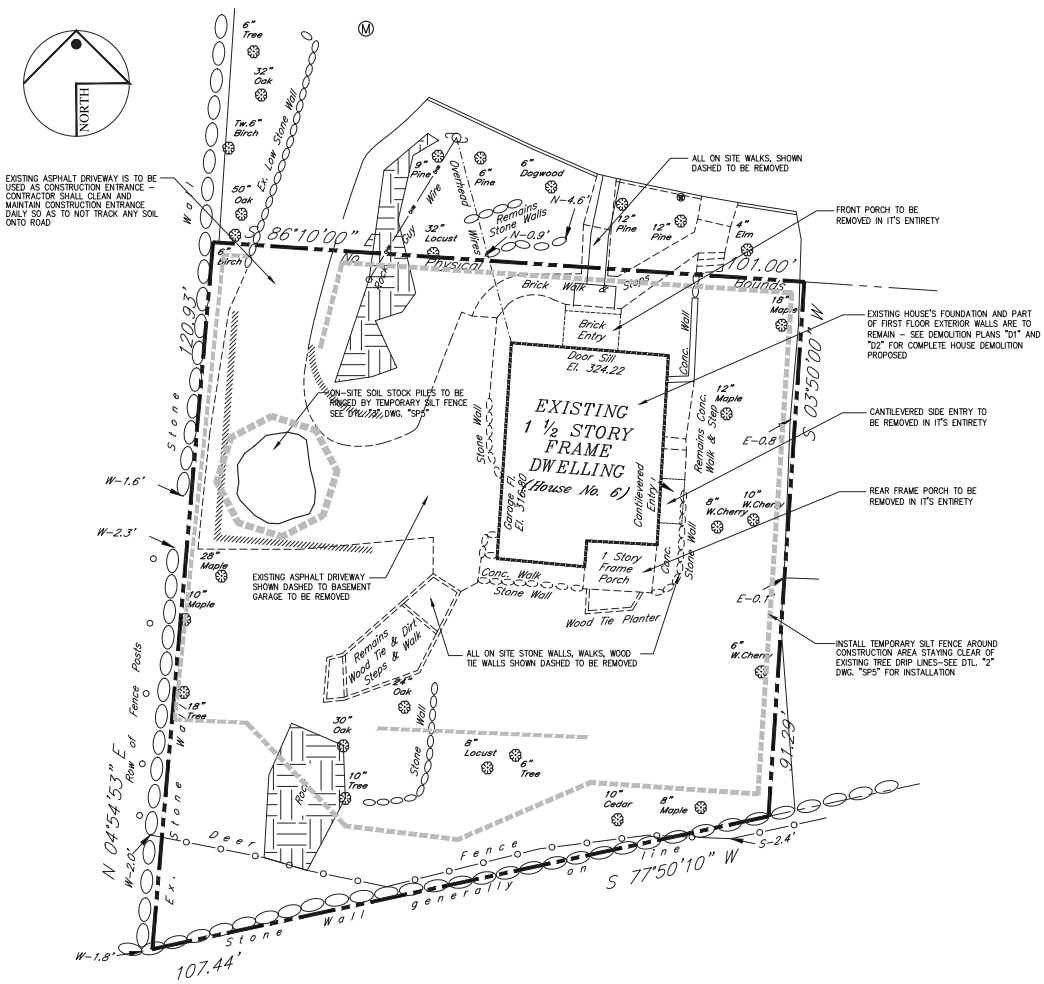
Architect's Seal

DRAWN BY :	C.R.P.
CHECKED BY :	
SCALE :	AS NOTED
PROJECT NO :	160901
START DATE :	10-04-16

PROPOSED ADDITION AND ALTERATIONS TO EXISTING HOUSE FOR :

ELLEN KERA-GEIGER

6 FULTON STREET, HASTINGS-ON-HUDSON, NEW YORK



SOIL EROSION CONTROL PLAN

(WITH SITE DEMOLITION) SCALE: 1" = 10'-0"

EROSION CONTROL NOTES

1. ALL EROSION CONTROL AND SEDIMENT CONTROL PRACTICES DURING CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL 1991 EDITION AND NYS DEC'S "REDUCED IMPACTS OF STORM WATER RUNOFF FROM NEW DEVELOPMENT", WESTCHESTER COUNTY D.E.C. AND TOWN OF MOUNT PLEASANT REGULATIONS.
2. EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL HAVE THE FOLLOWING:
   A. EROSION CONTROL BARRIERS - SILT FENCES AND/OR HAY BALES;
   B. SEDIMENT TRAPS;
   C. SOIL STABILIZATION;
   D. TRACK PADS (CONSTRUCTION ENTRANCE);
   E. DUST CONTROL;
   F. SOIL STOCKPILE AREAS RINGED WITH SILT FENCE.
3. A TRUCK CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE CONSTRUCTION SITE ENTRANCE TO REMOVE SEDIMENT CAPTURED ON TRUCKS ENTERING AND LEAVING THE SITE. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED DURING ENTIRE PROJECT UNTIL SITE PAVING IS IN PLACE. SEE EROSION CONTROL PLAN OR SITE DETAIL SHEET FOR ADDITIONAL INFORMATION.
4. AREAS NOT SUBJECT TO ONGOING EARTHWORK OR CONSTRUCTION, SOILS ARE TO BE SEEDED AND MULCHED TO REDUCE THE AMOUNT OF SOILS EXPOSED TO RAINFALL.
5. DURING PERIODS WHEN SOILS BECOME DRY AND SUBJECT TO BECOME AIRBORNE, WATERING SHOULD BE UTILIZED TO SPRAY AND MOISTEN THE SOILS. (SUBJECT TO DROUGHT WATERING RESTRICTIONS).
6. EXPOSED SOIL STOCKPILE AREAS ARE TO BE RINGED WITH FILTER FABRIC. STOCKPILES SHALL NOT BE LOCATED WITHIN 50 FEET OF SLOPES, ROADWAYS OR DRAINAGE FACILITIES. ALL EXPOSED SOIL STOCK PILES SHALL BE COVERED AT THE END OF EACH DAY TO PREVENT SOIL EROSION AND SOIL LOSS FROM RAINFALL EVENTS.
7. ALL EXPOSED MASS EXCAVATION AREAS AND OPEN TRENCH AREAS SHALL BE COVERED AT THE END OF EACH DAY TO PREVENT SOIL EROSION AND SOIL LOSS FROM RAINFALL EVENTS. CUT AND FILL SLOPES SHALL BE CONSTRUCTED IN A MANNER TO MINIMIZE EROSION.
8. OFFSITE PAVED ROADWAYS SHALL BE KEPT CLEAN AT ALL TIMES.
9. ALL CATCH BASIN INLETS AND TRENCH DRAINS SHALL BE PROTECTED WITH HAY BALES.
10. ALL DEWATERING OPERATIONS SHALL DISCHARGE THROUGH A SOIL EROSION AND SEDIMENT CONTROL FACILITY.
11. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS TO INSURE THAT TEMPORARY AND PERMEMENT DITCHES, PIPES, AND STRUCTURES ARE CLEAR OF DEBRIS, THAT EMBANKMENTS AND BERMS ARE NOT BREACHED, AND THAT ALL HAY BALES ARE INTACT.
12. DUST SHALL BE CONTROLLED BY SPRINKLERING OR OTHER APPROVED METHODS.
13. SEE EROSION CONTROL PLAN OR SITE DETAIL SHEET FOR EROSION CONTROL CONSTRUCTION DETAILS.

SHEET No.

SP2

REV	BY	DATE	DESCRIPTION

REVISIONS

No.	DATE	DESCRIPTION
1	11-14-16	REISSUED PLANS FOR REVISED ZONING BOARD
2	12-09-16	REISSUED PLANS FOR SUBMISSION TO ZBA

DWGS ISSUED

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PROJECT NAME:
PROPOSED ALTERATIONS AND ADDITION TO EXISTING HOUSE FOR:
ELLEN KERA-GEIGER
6 FULTON STREET
HASTINGS-ON-HUDSON, NEW YORK

DWG. TITLE:
SOIL EROSION CONTROL PLAN

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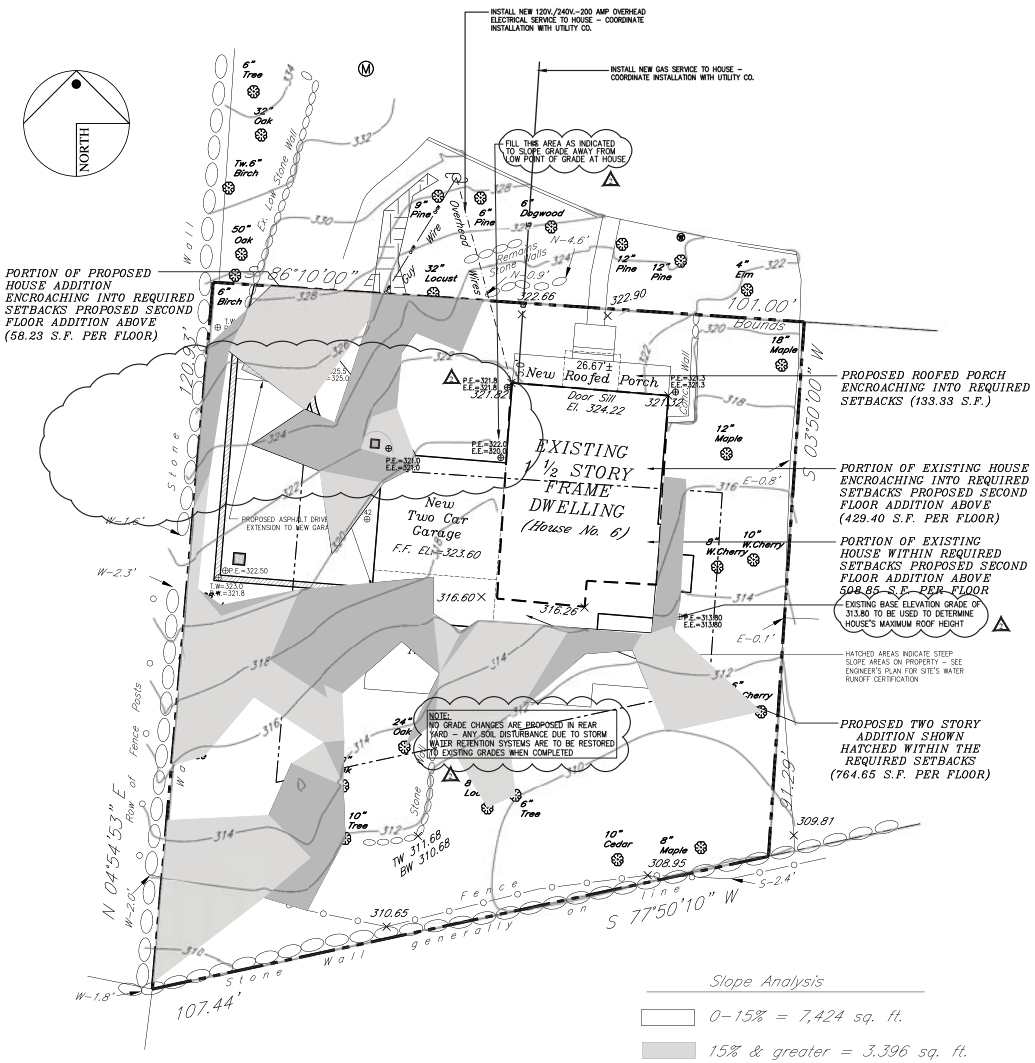
Architect's Seal

DRAWN BY : C.R.P.
CHECKED BY :
SCALE : AS NOTED
PROJECT NO : 160901
START DATE : 10-04-16



SITE GRADING PLAN

SCALE: 1" = 10'-0"

SHEET No.

SP3

REV	BY	DATE	DESCRIPTION
4	C.P.	12-3-16	REVISED STORM WATER DRAINAGE SYSTEM AND ADDED INSTALLATION OF LOWEST CORNER ELEVATIONS PER ENGINEER'S PLAN REVIEW COMMENTS
3	C.P.	11-28-16	REVISED SITE PLAN TO SHOW BUILDING HEIGHT HEIGHT COMPLY WITH MAX. BUILDING HEIGHT OF 35' FROM EXISTING GRADE PER HASTINGS ZONING CODE

REVISIONS

No.	DATE	DESCRIPTION
2	11-14-16	RELEASED FOR SUBMISSION TO PLANNING BOARD
1	11-09-16	RELEASED FOR SUBMISSION TO ZBA

DWGS ISSUED

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PROJECT NAME:
PROPOSED ALTERATIONS AND ADDITION TO EXISTING HOUSE FOR:
ELLEN KERA-GEIGER
6 FULTON STREET
HASTINGS-ON-HUDSON, NEW YORK

DWG. TITLE:
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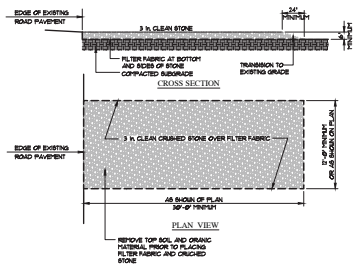
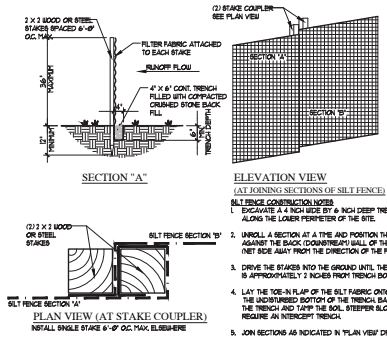
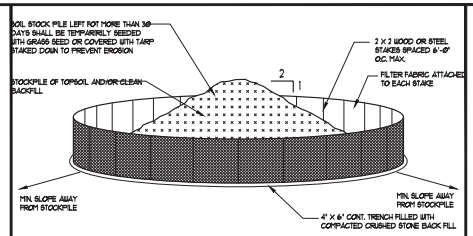


CRUSHED STONE CONSTRUCTION ENTRANCE DETAIL 1
NOT TO SCALE



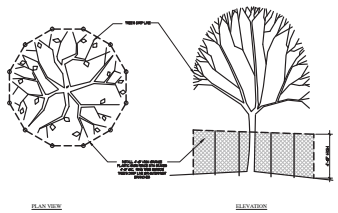
SILT FENCE CONSTRUCTION NOTES
1. EXCAVATE A 4 INCH WIDE BY 6 INCH DEEP TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH. (NET SIDE AWAY FROM THE DIRECTION OF THE FLOW)
3. DRIVE THE STAKES INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF THE SILT FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACK FILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS INDICATED IN "PLAN VIEW" DRAWING.

SILT FENCE DETAIL 2
NOT TO SCALE

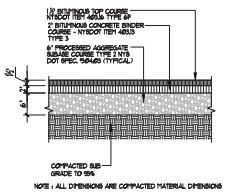


STOCKPILE NOTES
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EXCAVATION CONTRACTOR SHALL SEPARATE TOPSOIL FROM BACK FILL AND MAKE TWO STOCKPILES. ACCESS FILL SHALL BE REMOVED FROM SITE AND DISPOSE OF LEGALLY.
3. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
4. UPON CLETION OF STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER A SILT FENCE OR HAYBALES, THEN STABILIZED WITH VEGETATION OF COVERED WITH TARP.
5. SEE SILTFENCE DETAIL FOE INSTALLATION OF SILTFENCE.

SOIL STOCK PILE PROTECTION DETAIL 3
NOT TO SCALE



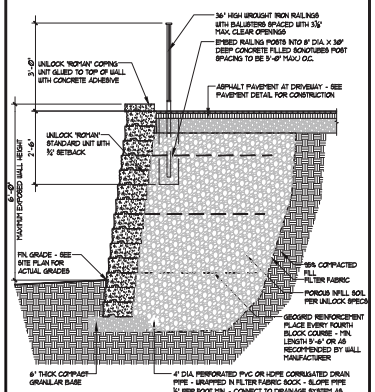
TREE PROTECTION DETAIL 4
NOT TO SCALE



NOTE : ALL DIMENSIONS ARE COMPACTED MATERIAL DIMENSIONS

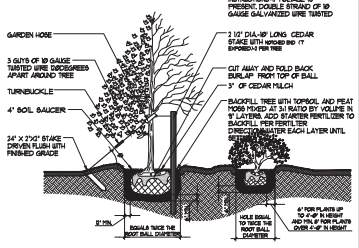
ASPHALT PAVEMENT DETAIL 5
NOT TO SCALE

CURB DETAIL 6
NOT TO SCALE



MODULAR RETAINING WALL SYSTEM NOTES:
1. DETAIL ABOVE IS BASED ON UNILOCK'S "ROMAN WALL" RETAINING WALL SYSTEM. OTHER MODULAR RETAINING WALL SYSTEMS AS MAY BE SELECTED BY OWNER AND/OR CONTRACTOR MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
2. RETAINING WALL COLOR AS SELECTED BY OWNER.
3. CONTRACTOR TO FOLLOW UNILOCK'S (OR APPROVED ALTERNATE MODULAR RETAINING WALL SYSTEM MANUFACTURER'S) WRITTEN INSTALLATION INSTRUCTIONS FOR COMPLETE INSTALLATION OF RETAINING WALL SYSTEM.
4. CONTRACTOR TO SUPPLY AND INSTALL ALL MATERIALS (GRANULAR BASE, DRAINAGE STONE, DRAINAGE PIPING, MODULAR MASONRY UNITS NEW TYPES, SIZES, AND PATTERNS BASED ON PLANS, MASONRY ADHESIVES, GEOGRID WALL REINFORCEMENT (IF REQUIRED) FILTER FABRIC, AND ALL OTHER MATERIALS NECESSARY FOR A COMPLETE INSTALLATION OF MODULAR RETAINING WALL SYSTEM.)
5. THE MODULAR RETAINING WALL MANUFACTURER SHALL GUARANTEE THEIR PRODUCTS FOR A PERIOD OF 5 YEARS FROM COMPLETION OF WALL INSTALLATION. INSTALLATION CONTRACTOR SHALL GUARANTEE THE INSTALLATION OF THE WALL FOR A PERIOD OF ONE YEAR FROM COMPLETION OF THE WALL.

MODULAR RETAINING WALL DETAIL 7
NOT TO SCALE



TREE AND SHRUB PLANTING NOTES
1. WRAP ALL DECIDUOUS TREES OVER 1" CALIPER WITH BURLAP OR ASPHALTIC KRINKLE KRAFT TREE WRAP.
2. TREE ROOT FLARE TO EXPOSED BY LANDSCAPING CONTRACTOR PRIOR TO PLANTING.
3. PLANT TREE AND SHRUBS SO ROOT FLARE IS LEVEL WITH OR "SLIGHTLY" HIGHER THAN SURROUNDING EXISTING GRADE.
4. DO NOT MOUNT SOIL OR MULCH AT TREE BASE (NO "VOLCANO" MOUNDS).
5. WATER TREES AND SHRUBS ONCE A DAY FOR FIRST THREE WEEKS AFTER PLANTING AND ONCE EVERY OTHER DAY THEREAFTER DURING FIRST GROWING SEASON. WATER MORE FREQUENTLY DURING HOT AND DRY WEATHER CONDITION.
6. TREE STAKES SHALL BE REMOVED NO LATER THAN ONE YEAR FROM DATE TREES ARE PLANTED.

TREE-SHRUB PLANTING DETAIL 8
NOT TO SCALE

SHEET No.
SP4

REVISIONS

REV.	BY	DATE	DESCRIPTION

DWGS ISSUED

No.	DATE	DESCRIPTION
1	11-14-16	RELEASED FOR SITE PLAN REVIEW
2	11-09-16	RELEASED FOR PLANNING SUBMISSION

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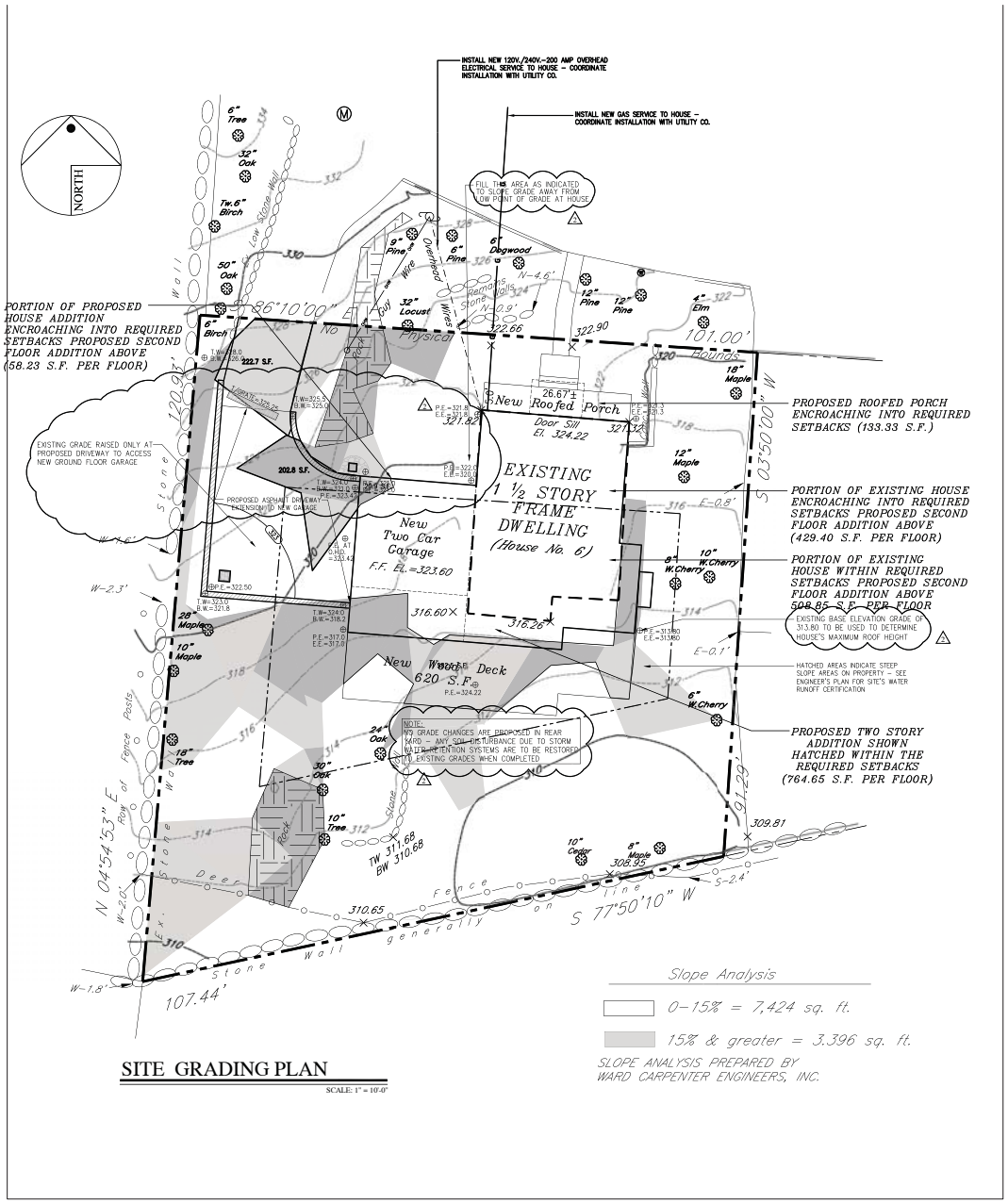
PROJECT NAME:
PROPOSED ALTERATIONS AND ADDITION TO EXISTING HOUSE FOR:
ELLEN KERA-GEIGER
6 FULTON STREET
HASTINGS-ON-HUDSON, NEW YORK

DWG. TITLE:
SITE PLAN DETAILS

David A. Barbuti Architect,PC
150 White Plains Road
Suite 103
Tarrytown, NY 10591
Tel : 914-909-5143
Fax : 914-909-5144

Architect's Seal

DRAWN BY : C.R.P.
CHECKED BY :
SCALE : AS NOTED
PROJECT NO : 160901
START DATE : 10-04-16



SITE GRADING PLAN

SCALE: 1" = 10'-0"

SHEET No.

SS1

REV	BY	DATE	DESCRIPTION
4	C.P.	12-3-16	REVISED STORM WATER DRAINAGE SYSTEM AND ADDED ROOF LINE AT ROOF OUT CORNER AS REQUESTED BY PLANNING BOARD COMMENTS
3	C.P.	11-21-16	REVISED PLANS TO MEET BUILDING HEIGHT REQUIREMENTS WITH MAX. BUILDING HEIGHT FROM EXISTING GRADE PER HASTINGS ZONING CODE

REVISIONS

No.	DATE	DESCRIPTION
2	11-14-16	RELEASED PLANS FOR SUBMISSION TO PLANNING BOARD
1	11-09-16	RELEASED PLANS FOR SUBMISSION TO ZBA

DWGS ISSUED

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PROJECT NAME:
PROPOSED ALTERATIONS AND ADDITION TO EXISTING HOUSE FOR:
ELLEN KERA-GEIGER
6 FULTON STREET
HASTINGS-ON-HUDSON, NEW YORK

DWG. TITLE:
STEEP SLOPE GRADING PLAN

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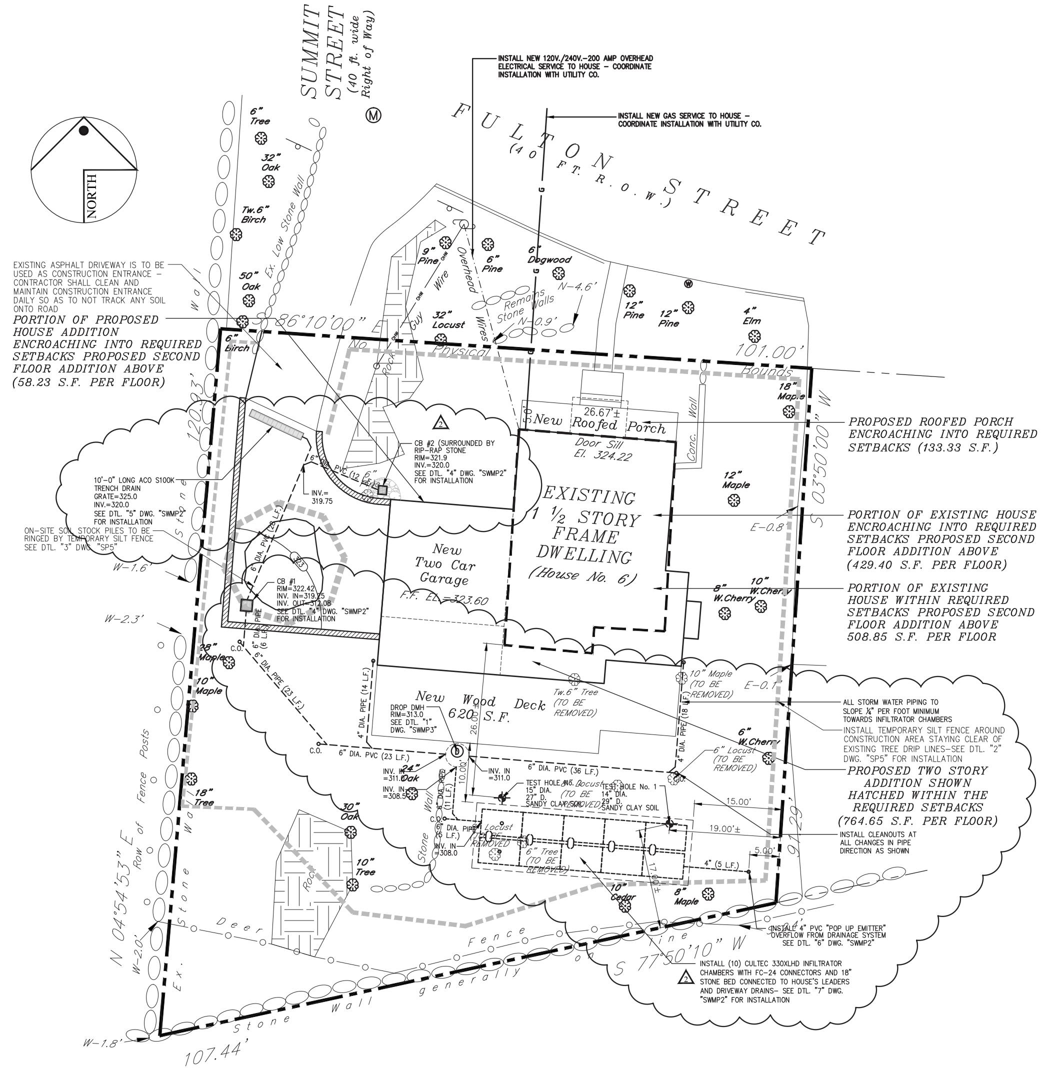
Architect's Seal

DRAWN BY :	C.R.P.
CHECKED BY :	
SCALE :	AS NOTED
PROJECT NO :	160901
START DATE :	10-04-16



STORM WATER MANAGEMENT PLAN

SCALE: 1" = 10'-0"

EROSION CONTROL NOTES

1. ALL EROSION CONTROL AND SEDIMENT CONTROL PRACTICES DURING CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL 1991 EDITION AND NYS DEC'S "REDUCED IMPACTS OF STORM WATER RUNOFF FROM NEW DEVELOPMENT", WESTCHESTER COUNTY D.E.C. AND TOWN OF MOUNT PLEASANT REGULATIONS.
2. EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL HAVE THE FOLLOWING:
   - A. EROSION CONTROL BARRIERS – SILT FENCES AND/OR HAY BALES;
   - B. SEDIMENT TRAPS;
   - C. SOIL STABILIZATION;
   - D. TRACK PADS (CONSTRUCTION ENTRANCE);
   - E. DUST CONTROL;
   - F. SOIL STOCKPILE AREAS RINGED WITH SILT FENCE.
3. A TRUCK CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE CONSTRUCTION SITE ENTRANCE TO REMOVE SEDIMENT CAPTURED ON TRUCKS ENTERING AND LEAVING THE SITE. CONSTRUCTION ENTRANCE SHALL BE MAINTATINED DURING ENTIRE PROJECT UNTIL SITE PAVING IS IN PLACE. SEE EROSION CONTROL PLAN OR SITE DETAIL SHEET FOR ADDITIONAL INFORMATION.
4. AREAS NOT SUBJECT TO ONGOING EARTHWORK OR CONSTRUCTION, SOILS ARE TO BE SEEDED AND MULCHED TO REDUCE THE AMOUNT OF SOILS EXPOSED TO RAINFALL.
5. DURING PERIODS WHEN SOILS BECOME DRY AND SUBJECT TO BECOME AIRBORNE, WATERING SHOULD BE UTILIZED TO SPRAY AND MOISTEN THE SOILS. (SUBJECT TO DROUGHT WATERING RESTRICTIONS).
6. EXPOSED SOIL STOCKPILE AREAS ARE TO BE RINGED WITH FILTER FABRIC. STOCKPILES SHALL NOT BE LOCATED WITHIN 50 FEET OF SLOPES, ROADWAYS OR DRAINAGE FACILITIES. ALL EXPOSED SOIL STOCK PILES SHALL BE COVERED AT THE END OF EACH DAY TO PREVENT SOIL EROSION AND SOIL LOSS FROM RAINFALL EVENTS.
7. ALL EXPOSED MASS EXCAVATION AREAS AND OPEN TRENCH AREAS SHALL BE COVERED AT THE END OF EACH DAY TO PREVENT SOIL EROSION AND SOIL LOSS FROM RAINFALL EVENTS. CUT AND FILL SLOPES SHALL BE CONSTRUCTED IN A MANNER TO MINIMIZE EROSION.
8. OFFSITE PAVED ROADWAYS SHALL BE KEPT CLEAN AT ALL TIMES.
9. ALL CATCH BASIN INLETS AND TRENCH DRAINS SHALL BE PROTECTED WITH HAY BALES.
10. ALL DEWATERING OPERATIONS SHALL DISCHARGE THROUGH A SOIL EROSION AND SEDIMENT CONTROL FACILITY.
11. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS TO INSURE THAT TEMPORARY AND PERMEMENT DITCHES, PIPES, AND STRUCTURES ARE CLEAR OF DEBRIS, THAT EMBANKMENTS AND BERMS ARE NOT BREACHED, AND THAT ALL HAY BALES ARE INTACT.
12. DUST SHALL BE CONTROLLED BY SPRINKLERING OR OTHER APPROVED METHODS.
13. SEE EROSION CONTROL PLAN OR SITE DETAIL SHEET FOR EROSION CONTROL CONSTRUCTION DETAILS.

STORM WATER RETENTION SYSTEM CONSTRUCTION NOTES–RESIDENTIAL

1. PIPING AND OTHER CONVEYANCE STRUCTURES SHALL BE PLACED AWAY FROM PROPERTY LINES AND BUILDINGS, AT A MINIMUM OF 5 FEET FROM PROPERTY BOUNDARIES AND A MINIMUM OF 10 FEET FROM THE EXTERIOR FACE OF ANY BUILDING.
2. CONTRACTOR SHALL ERECT A TEMPORARY SILT FENCE AND ALL OTHER SOIL EROSION CONTROL MEASURES PRIOR TO START OF WORK. SEE SOIL EROSION CONTROL PLAN FOR ADDITIONAL INFORMATION.
3. NO SOIL STOCKPILES OR HEAVY EQUIPMENT SHALL BE PLACED ON OR NEAR AREAS WHERE STORM WATER RETENTION SYSTEMS ARE TO BE INSTALLED.
4. ONSITE STORM WATER RETENTION SYSTEM SHALL BE CULTEC INFILTRATOR CHAMBERS, OF SIZES AND CONFIGURATION AS INDICATED ON THE DRAWINGS. CONTRACTOR TO PROVIDE AND INSTALL CHAMBERS, INSPECTION PORTS, FILTER CHAMBERS (WHEN SPECIFIED), POLYETHYLENE LINERS, FILTER FABRIC, CRUSHED STONE, OVERFLOW PIPING AND POP UP EMITTERS AND ALL OTHER NECESSARY COMPONENTS FOR A COMPLETE INSTALLATION. CULTEC INFILTRATOR CHAMBERS SHALL BE INSTALLED PER CULTEC'S LATEST WRITTEN INSTALLATION SPECIFICATIONS.
5. ONSITE STORM DRAINAGE PIPES SHALL BE HANCOR "SURE-LOK" PIPE WITH SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS, SCH. 40 PVC SEWER PIPE OR APPROVED EQUAL, SUITABLE FOR H-20 LOADING.
6. TRENCH DRAINS AS SHOWN ON SITE STORM WATER DETENTION PLAN SHALL BE ACO S100K POWERDRAIN OR AN APPROVED EQUAL, 6" WIDE. TRENCH DRAIN COVERS AND FRAMES SHALL BE CAST IRON, SUITABLE FOR H-20 LOADING WHEN LOCATED IN DRIVEWAYS.
7. ONSITE CATCH BASIN, YARD DRAINS AND AND OTHER DRAINAGE STRUCTURES SHALL BE RESIDENTIAL GRADE, HDPE IN CONSTRUCTION UNLESS OTHERWISE NOTED. DRAINAGE STRUCTURES IN DRIVEWAYS OR SUBJECT TO VEHICLE TRAFFIC SHALL BE SUITABLE FOR H-20 LOADING.
8. MINIMUM PIPING TRENCH WIDTH SHALL BE 8" ON THE OUTSIDE OF 4" AND 6" PIPES, AND 12" ON THE OUTSIDE OF 15" OR GREATER PIPES.
9. PIPING TRENCHES SHALL BE BACK FILLED WITH CLEAN COARSE GRAVEL/SAND AND PLACED IN 12" LIFTS MAXIMUM, WHICH SHALL BE COMPACTED TO 95% MINIMUM, PROCTER DENSITY.
10. PIPES SHALL BE PLACED ON A MINIMUM OF 12" OF PIPING BEDDING OR AS RECOMMENDED BY THE PIPE MANUFACTURER."
11. OVERFLOW PIPE FROM INFILTRATOR SYSTEM SHALL RUN A MINIMUM OF 15'-0" AWAY RETENTION AREA AT ¼" PER FOOT PITCH TO A PVC POP UP OVERFLOW EMITTER. EMITTER SHOULD BE PLACE DOWN GRADE FROM RETENTION SYSTEM NO CLOSER THAN 10'-0" TO STRUCTURES OR PROPERTY LINE.
12. BASEMENT FOOTINGS SHALL HAVE 4" PERFORATED HDPE OR PVC PIPE WITH FILTER FABRIC SOCK COVERED WITH A MINIMUM OR 2'-0" HIGH X 2'-0" WIDE CLEAN, ¾" CRUSH STONE. CRUSHED STONE SHALL BE COVERED WITH FILTER FABRIC TO PREVENT SOIL FROM CLOGGING CRUSHED STONE. RUN FOOTING DRAIN AWAY FROM HOUSE TO DAYLIGHT IF POSSIBLE, CONNECTED TO CULTEC INFILTRATOR CHAMBER, OR CONNECT TO SUMP PIT AND SUMP PUMP AS INDICATED ON THE DRAWINGS.
13. STORM WATER SYSTEM MAINTENANCE : THE FOLLOWING MAINTENANCE TO THE STORM WATER SYSTEM SHALL PER SHALL BE PERFORMED BY QUALIFIED WORKERS AND SHALL FOLLOW ALL APPLICABLE OCCUPATIONAL AND SAFETY REQUIREMENTS PER THE SCHEDULE AND ITEM INDICATED BELOW AS RECOMMENDED BY CULTEC :
   - a. MONTHLY IN THE FIRST YEAR – CHECK INLETS AND OUTLETS FOR CLOGGING AND REMOVE ANY DEBRIS AS REQUIRED.
   - b. SPRING AND FALL – CHECK INLETS AND OUTLETS FOR CLOGGING AND REMOVE ANY DEBRIS AS REQUIRED.
   - c. ONE YEAR AFTER COMMISIONING AND EVERY THIRD YEAR FOLLOWING – CHECK INLETS AND OUTLETS FOR CLOGGING AND REMOVE ANY DEBRIS AS REQUIRED.
   - d. CULTEC STORMWATER CHAMBERS – 2 YEARS AFTER COMMISSIONING AND EVERY 9 YEARS FOLLOWING – INSPECT INTERIOR OF THE STORM WATER CHAMBERS THROUGH INSPECTION PORTS IN FIRST CHAMBER OF EACH ROW USING CCTV OR COMPARABLE TECHNIQUE. CLEAN STORMWATER CHAMBERS AND FEED CONNECTORS OF ANY DEBRIS. OBTAIN DOCUMENTATION THAT THE STORMWATER MANAGEMENT CHAMBERS AND FEED CONNECTOR HAVE BEEN CLEANED AND WILL FUNCTION AS INTENDED.
   - e. ALL DEBRIS REMOVED FROM SYSTEM SHALL BE DEPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS

2

ONSITE DRAINAGE RETENTION CALCULATIONS

FOR PROPOSED HOUSE ADDITION

BASED ON 25 YEAR STORM - 6.0" RAINFALL PER 24 HOUR DURATION TO BE RETAINED)

USING CULTEC RECHARGER 330XLHD CHAMBER SYSTEM - NET GAIN OF ADDITION AREA CONNECTED TO ROOF LEADERS AND DRIVEWAY AREA COLLECTED BY TRENCH DRAIN

330XLHD DESIGN INFORMATION PROVIDED BY CULTEC STORMWATER MANAGENMENT DESIGN GUIDE
CHAMBER UNIT SIZE - L8'-6" X W4'-4"W. X 2'-6.5"H
(CHAMBER UNIT INSTALLED LENGTH "L" = 7'-0")
BARE CHAMBER STORAGE CAPACITY = 52.21 C.F.
CHAMBER AND STONE STORAGE PER UNIT (Du)
18" THICK STONE BED = 92.79 C.F.

STONE BED SURFACE AREA PER UNIT (Ac)
4.83' (CENTER TO CENTER SPACING) X 7.00' (UNIT LENGTH) = 33.83 S.F.
VOLUME LISTED IGNORES SOIL PERCOLATION

NUMBER OF CHAMBERS REQUIRED :

HOUSE ADDITION ROOF AREA = 764.65 S.F.
TOTAL IMPERVIOUS SURFACE AREA=1,724.65 S.F.
NUMBER OF CULTEC 330XLHD CHAMBERS REQUIRED
1,724.65 S.F. X 6.0"/12" = 862.33 CU. FT. RUNOFF VOLUME TO BE STORED
862.33 CU. FT. / 92.79 CU. FT. PER CHAMBER UNIT = 9.29 - SAY (10) CHAMBERS REQUIRED

NUMBER OF CHAMBERS PROVIDED :

(10) - CULTEC RECHARGER 330 XLHD CHAMBERS - (10) X 92.79 CU. FT. PER CHAMBER = 927.90 CU. FT. CAPACITY PROVIDED IS GREATER THAN 862.33 CU. FT. REQUIRED - SYSTEM COMPLIES

M.J.McGarvey P.E., P.C.
CONSULTING ENGINEER
20 Puritan Avenue
Yonkers, NY 10710
914-907-5365 Tel.
914-779-5527 Fax
Licensed in New York and Connecticut

SHEET No.
SWMP1

REV	BY	DATE:	DESCRIPTION
2	C.P.	12-1-16	REVISED STORM WATER DRAINAGE SYSTEM AND ADDED BASE ELEVATION OF LOWEST CORNER GRADE AT PROPOSED HOUSE PER NEIGHBOR'S COMMENTS
1	C.P.	11-21-16	REVISED ELEVATIONS TO MAKE BUILDING HEIGHT COMPLY WITH MAX. BUILDING HEIGHT OF 35'-0" FROM LOWEST EXISTING GRADE PER HASTINGS ZONING CODE

R E V I S I O N S

No.	DATE:	DESCRIPTION
2	11-14-16	RELEASED PLANS FOR SUBMISSION TO PLANNING BOARD
1	11-09-16	RELEASED PLANS FOR SUBMISSION TO ZBA

D W G S I S S U E D

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PROJECT NAME :
PROPOSED ALTERATIONS AND ADDITION TO EXISTING HOUSE FOR:
ELLEN KERA-GEIGER
6 FULTON STREET
HASTINGS-ON-HUDSON, NEW YORK

DWG. TITLE :
STORM WATER MANAGEMENT PLAN

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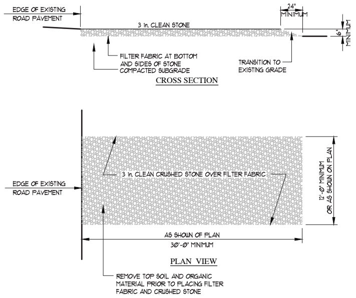
Fax : 914-909-5144

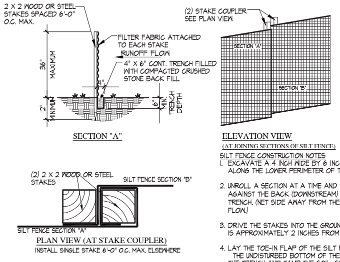
Architect's Seal

DRAWN BY : C.R.P.
CHECKED BY :
SCALE : AS NOTED
PROJECT NO : 160901
START DATE : 10-04-16



DETAIL (TEMPORARY CONSTRUCTION ENTRANCE) 1 SWMP2

NO SCALE

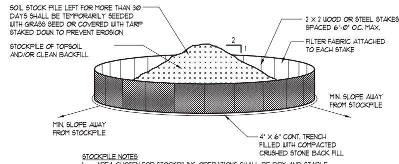


SILT FENCE CONSTRUCTION NOTES

1. EXCAVATE A 4 INCH WIDE BY 6 INCH DEEP TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH. (NET SIDE AWAY FROM THE DIRECTION OF THE FLOW.)
3. DRIVE THE STAKES INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF THE SILT FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACK FILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS INDICATED IN "PLAN VIEW" DRAWING.

DETAIL (SILT FENCE DETIL) 2 SWMP2

NO SCALE

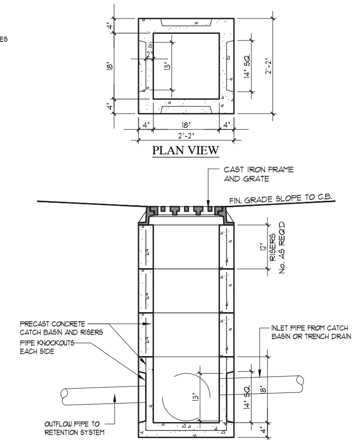


STOCKPILE NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EXCAVATION CONTRACTOR SHALL SEPARATE TOPSOIL FROM BACK FILL AND MAKE TWO STOCKPILES. ACCESS FILL SHALL BE REMOVED FROM SITE AND DISPOSE OF LEGALLY.
3. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
4. UPON COMPLETION OF STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER A SILT FENCE OR HAYBALES, THEN STABILIZED WITH VEGETATION OF COVERED WITH TARP.
5. SEE SILTFENCE DETAIL FOE INSTALLATION OF SILTFENCE.

DETAIL (SOIL STOCKPILE PROTECTION) 3 SWMP2

NO SCALE

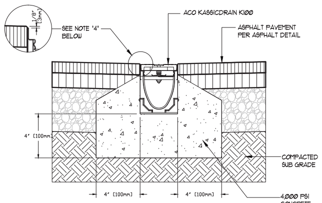


CONSTRUCTION NOTES :

1. STEEL REINFORCING - ASTM A-185 6 X 6-W4/W4 W.W.F.
2. CONCRETE TO BE 4,000 PSI AT 28 DAYS
3. CATCH BASIN AND GRATE TO BE H-20 RATED
4. CONTRACTOR SHALL SUBMIT TO ARCHITECT CATCH BASIN AND GRATE PRODUCT CUTS AND SPECIFICATIONS FOR APPROVAL

DETAIL (CATCH BASIN AND GRATE DETAIL) 4 SWMP2

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



NOTES:

1. IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS.
2. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND.
4. THE FINISHED LEVEL OF THE ASPHALT SURROUND MUST BE APPROX. 1/8" (3mm) ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS ON INTERIOR INSTALLATIONS. ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
6. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

ACO K100 CHANNEL DRAIN NOTES

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE K100 CHANNEL SYSTEM WITH GALVANIZED STEEL EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN GALVANIZED STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:

COMPRESSIVE STRENGTH:	14,000 PSI
FLEXURAL STRENGTH:	4,000 PSI
TENSILE STRENGTH:	1,500 PSI
WATER ABSORPTION:	0.07%
FROST PROOF	YES
DILUTE ACID AND ALKALI RESISTANT	YES
B117 SALT SPRAY TEST COMPLIANT	YES

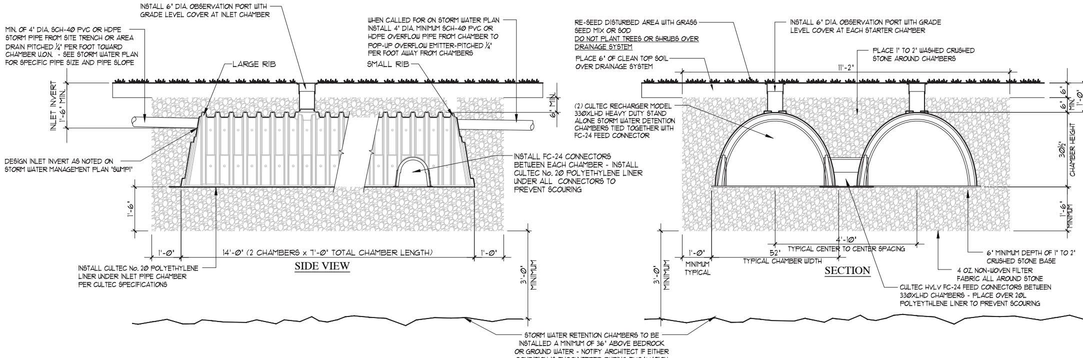
THE SYSTEM SHALL BE 4" (100mm) NOMINAL INTERNAL WIDTH WITH A 5.1" (130mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

DRAINAGE CHANNEL SYSTEM SHALL HAVE A ACO 4" INLINE CATCH BASIN KS 900 AS PART OF BASE SYSTEM. SEE PLANS IF OTHER ACO CATCH BASINS ARE SPECIFIED.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING 'QUICKLOK' BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

DETAIL (ACO TRENCH DRAIN) 5 SWMP2

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



DETAIL (CULTEC RETENTION SYSTEM DETAIL) 6 SWMP2

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

Design Notes: Recharger 330XLHD

Recharger 330XLHD chamber is 8.50' long x 52" wide x 30.5" high

- Design unit based on recommended method of installation.
- Capacity of void provided by stone is calculated @ 40% of total volume.*
- Chamber types are stand alone unit, starter, intermediate and end unit chambers. Provide types as required by specific design.
- Installed length of joined chambers is 7'-0".
- Chambers to have (2) side portals to accept Cultec HVLV FC-24 Feed Connectors to create an internal manifold.
- Capacity of Recharger 330XLHD: 7.459 cubic feet per linear foot, 63.40 cubic feet for the stand alone chamber and 52.213 cu. ft. per chamber for joined chambers without stone.
- Design unit minimum capacity is: 79.26 cubic feet per chamber for joined chambers with minimum 6" deep stone foundation base. Deeper base provide additional water storage capacity – see Cultec Specifications for amounts.
- Total Stone Required per unit: 2.50 cubic yards with 6" stone base. Total Area per unit: 30.19 SF. Deeper stone bases require additional stone – see Cultec Specifications for amounts.
- Depth of installation to top of chamber is 3.05' 1'-0" stone border is required around the chamber bed.
- Install recharger chambers per written instructions provided by Cultec for the specific system shown on plans.

* Stone used for backfill of chamber should be analyzed for true capacity and percentage of variation should be taken into account.

Manufactured by CULTEC Inc. of 878 Federal Road Brookfield, CT 06804 USA
203-775-4416

EROSION CONTROL NOTES

1. ALL EROSION CONTROL AND SEDIMENT CONTROL PRACTICES DURING CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL 1991 EDITION AND NYS DEC'S "REDUCED IMPACTS OF STORM WATER RUNOFF FROM NEW DEVELOPMENT", WESTCHESTER COUNTY D.E.C. AND TOWN OF MOUNT PLEASANT REGULATIONS.
2. EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL HAVE THE FOLLOWING:
   A. EROSION CONTROL BARRIERS – SILT FENCES AND/OR HAY BALES;
   B. SEDIMENT TRAPS;
   C. SOIL STABILIZATION;
   D. TRACK PADS (CONSTRUCTION ENTRANCE);
   E. DUST CONTROL;
   F. SOIL STOCKPILE AREAS RINGED WITH SILT FENCE.
3. A TRUCK CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE CONSTRUCTION SITE ENTRANCE TO REMOVE SEDIMENT CAPTURED ON TRUCKS ENTERING AND LEAVING THE SITE. CONSTRUCTION ENTRANCE SHALL BE MAINTATINED DURING ENTIRE PROJECT UNTIL SITE PAVING IS IN PLACE. SEE EROSION CONTROL PLAN OR SITE DETAIL SHEET FOR ADDITIONAL INFORMATION.
4. AREAS NOT SUBJECT TO ONGOING EARTHWORK OR CONSTRUCTION, SOILS ARE TO BE SEEDED AND MULCHED TO REDUCE THE AMOUNT OF SOILS EXPOSED TO RAINFALL.
5. DURING PERIODS WHEN SOILS BECOME DRY AND SUBJECT TO BECOME AIRBORNE, WATERING SHOULD BE UTILIZED TO SPRAY AND MOISTEN THE SOILS. (SUBJECT TO DROUGHT WATERING RESTRICTIONS).
6. EXPOSED SOIL STOCKPILE AREAS ARE TO BE RINGED WITH FILTER FABRIC. STOCKPILES SHALL NOT BE LOCATED WITHIN 50 FEET OF SLOPES, ROADWAYS OR DRAINAGE FACILITIES. ALL EXPOSED SOIL STOCK PILES SHALL BE COVERED AT THE END OF EACH DAY TO PREVENT SOIL EROSION AND SOIL LOSS FROM RAINFALL EVENTS.
7. ALL EXPOSED MASS EXCAVATION AREAS AND OPEN TRENCH AREAS SHALL BE COVERED AT THE END OF EACH DAY TO PREVENT SOIL EROSION AND SOIL LOSS FROM RAINFALL EVENTS. CUT AND FILL SLOPES SHALL BE CONSTRUCTED IN A MANNER TO MINIMIZE EROSION.
8. OFFSITE PAVED ROADWAYS SHALL BE KEPT CLEAN AT ALL TIMES.
9. ALL CATCH BASIN INLETS AND TRENCH DRAINS SHALL BE PROTECTED WITH HAY BALES.
10. ALL DEWATERING OPERATIONS SHALL DISCHARGE THROUGH A SOIL EROSION AND SEDIMENT CONTROL FACILITY.
11. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS TO INSURE THAT TEMPORARY AND PERMEMENT DITCHES, PIPES, AND STRUCTURES ARE CLEAR OF DEBRIS, THAT EMBANKMENTS AND BERMS ARE NOT BREACHED, AND THAT ALL HAY BALES ARE INTACT.
12. DUST SHALL BE CONTROLLED BY SPRINKLERING OR OTHER APPROVED METHODS.
13. SEE EROSION CONTROL PLAN OR SITE DETAIL SHEET FOR EROSION CONTROL CONSTRUCTION DETAILS.

STORM WATER RETENTION SYSTEM CONSTRUCTION NOTES-RESIDENTIAL

1. PIPING AND OTHER CONVEYANCE STRUCTURES SHALL BE PLACED AWAY FROM PROPERTY LINES AND BUILDINGS, AT A MINIMUM OF 5 FEET FROM PROPERTY BOUNDARIES AND A MINIMUM OF 10 FEET FROM THE EXTERIOR FACE OF ANY BUILDING.
2. CONTRACTOR SHALL ERECT A TEMPORARY SILT FENCE AND ALL OTHER SOIL EROSION CONTROL MEASURES PRIOR TO START OF WORK. SEE SOIL EROSION CONTROL PLAN FOR ADDITIONAL INFORMATION.
3. NO SOIL STOCKPILES OR HEAVY EQUIPMENT SHALL BE PLACED ON OR NEAR AREAS WHERE STORM WATER RETENTION SYSTEMS ARE TO BE INSTALLED.
4. ONSITE STORM WATER RETENTION SYSTEM SHALL BE CULTEC INFILTRATOR CHAMBERS, OF SIZES AND CONFIGURATION AS INDICATED ON THE DRAWINGS. CONTRACTOR TO PROVIDE AND INSTALL CHAMBERS, INSPECTION PORTS, FILTER CHAMBERS (WHEN SPECIFIED), POLYETHYLENE LINERS, FILTER FABRIC, CRUSHED STONE, OVERFLOW PIPING AND POP UP EMITTERS AND ALL OTHER NECESSARY COMPONENTS FOR A COMPLETE INSTALLATION. CULTEC INFILTRATOR CHAMBERS SHALL BE INSTALLED PER CULTEC'S LATEST WRITTEN INSTALLATION SPECIFICATIONS.
5. ONSITE STORM DRAINAGE PIPES SHALL BE HANCOR "SURE-LOK" PIPE WITH SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS, SCH. 40 PVC SEWER PIPE OR APPROVED EQUAL, SUITABLE FOR H-20 LOADING.
6. TRENCH DRAINS AS SHOWN ON SITE STORM WATER DETENTION PLAN SHALL BE ACO S100K POWERDRAIN OR AN APPROVED EQUAL, 6" WIDE. TRENCH DRAIN COVERS AND FRAMES SHALL BE CAST IRON, SUITABLE FOR H-20 LOADING WHEN LOCATED IN DRIVEWAYS.
7. ONSITE CATCH BASIN, YARD DRAINS AND AND OTHER DRAINAGE STRUCTURES SHALL BE RESIDENTIAL GRADE, HDPE IN CONSTRUCTION UNLESS OTHERWISE NOTED. DRAINAGE STRUCTURES IN DRIVEWAYS OR SUBJECT TO VEHICLE TRAFFIC SHALL BE SUITABLE FOR H-20 LOADING.
8. MINIMUM PIPING TRENCH WIDTH SHALL BE 8" ON THE OUTSIDE OF 4" AND 6" PIPES, AND 12" ON THE OUTSIDE OF 15" OR GREATER PIPES.
9. PIPING TRENCHES SHALL BE BACK FILLED WITH CLEAN COARSE GRAVEL/SAND AND PLACED IN 12" LIFTS MAXIMUM, WHICH SHALL BE COMPACTED TO 95% MINIMUM, PROCTER DENSITY.
10. PIPES SHALL BE PLACED ON A MINIMUM OF 12" OF PIPING BEDDING OR AS RECOMMENDED BY THE PIPE MANUFACTURER."
11. OVERFLOW PIPE FROM INFILTRATOR SYSTEM SHALL RUN A MINIMUM OF 15'-0" AWAY RETENTION AREA AT 1/4" PER FOOT PITCH TO A PVC POP UP OVERFLOW EMITTER. EMITTER SHOULD BE PLACE DOWN GRADE FROM RETENTION SYSTEM NO CLOSER THAN 10'-0" TO STRUCTURES OR PROPERTY LINE.
12. BASEMENT FOOTINGS SHALL HAVE 4" PERFORATED HDPE OR PVC PIPE WITH FILTER FABRIC SOCK COVERED WITH A MINIMUM OR 2'-0" HIGH X 2'-0" WIDE CLEAN, 3/4" CRUSH STONE. CRUSHED STONE SHALL BE COVERED WITH FILTER FABRIC TO PREVENT SOIL FROM CLOGGING CRUSHED STONE. RUN FOOTING DRAIN AWAY FROM HOUSE TO DAYLIGHT IF POSSIBLE, CONNECTED TO CULTEC INFILTRATOR CHAMBER, OR CONNECT TO SUMP PIT AND SUMP PUMP AS INDICATED ON THE DRAWINGS.
13. STORM WATER SYSTEM MAINTENANCE : THE FOLLOWING MAINTENANCE TO THE STORM WATER SYSTEM SHALL PER SHALL BE PERFORMED BY QUALIFIED WORKERS AND SHALL FOLLOW ALL APPLICABLE OCCUPATIONAL AND SAFETY REQUIREMENTS PER THE SCHEDULE AND ITEM INDICATED BELOW AS RECOMMENDED BY CULTEC :
   a. MONTHLY IN THE FIRST YEAR – CHECK INLETS AND OUTLETS FOR CLOGGING AND REMOVE ANY DEBRIS AS REQUIRED.
   b. SPRING AND FALL – CHECK INLETS AND OUTLETS FOR CLOGGING AND REMOVE ANY DEBRIS AS REQUIRED.
   c. ONE YEAR AFTER COMMISIONING AND EVERY THIRD YEAR FOLLOWING – CHECK INLETS AND OUTLETS FOR CLOGGING AND REMOVE ANY DEBRIS AS REQUIRED.
   d. CULTEC STORMWATER CHAMBERS – 2 YEARS AFTER COMMISSIONING AND EVERY 9 YEARS FOLLOWING – INSPECT INTERIOR OF THE STORM WATER CHAMBERS THROUGH INSPECTION PORTS IN FIRST CHAMBER OF EACH ROW USING CCTV OR COMPARABLE TECHNIQUE. CLEAN STORMWATER CHAMBERS AND FEED CONNECTORS OF ANY DEBRIS. OBTAIN DOCUMENTATION THAT THE STORMWATER MANAGEMENT CHAMBERS AND FEED CONNECTOR HAVE BEEN CLEANED AND WILL FUNCTION AS INTENDED.
   e. ALL DEBRIS REMOVED FROM SYSTEM SHALL BE DEPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS

SHEET No.
SWMP2

REV	BY	DATE:	DESCRIPTION

REVISIONS

No.	DATE:	DESCRIPTION
2	11-14-16	RELEASED PLANS FOR SUBMISSION TO PLANNING BOARD
1	11-09-16	RELEASED PLANS FOR SUBMISSION TO ZBA

DWGS ISSUED

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PROJECT NAME :
PROPOSED ALTERATIONS AND ADDITION TO EXISTING HOUSE FOR:
ELLEN KERA-GEIGER
6 FULTON STREET
HASTINGS-ON-HUDSON, NEW YORK

DWG. TITLE :
STORM WATER MANAGEMENT PLAN DETAILS

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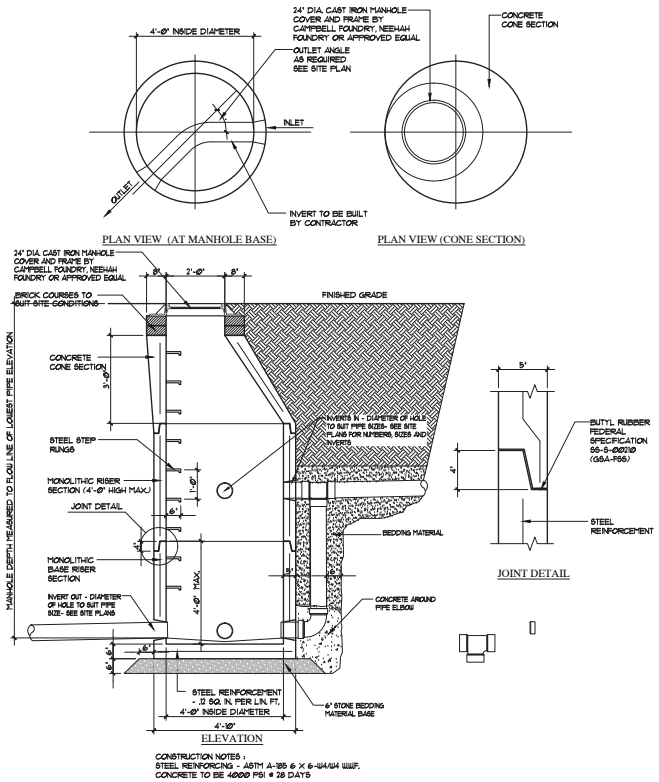
Architect's Seal

DRAWN BY : C.R.P.
CHECKED BY :
SCALE : AS NOTED
PROJECT NO : 160901
START DATE : 10-04-16



CONSTRUCTION NOTES :
STEEL REINFORCING - ASTM A-185 6 X 6-W4/W4 WWF.
CONCRETE TO BE 4000 PSI @ 28 DAYS

DETAIL (DRAINAGE DROPPED MANHOLE)

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

1 SWMP3

SHEET No.

SWMP3

No.	DATE	DESCRIPTION	BY	BY
4	12-1-16	REVISED DRAWINGS WITH DRAINAGE INSTALLAND ADDED BASE ELEVATIONS OF LOWESTGARDER COMMUNITY	C.P.	C.P.
3	11-21-16	REVISED ELEVATIONS TO MEET BUILDING DEPARTMENT REQUIREMENTS, MAXIMUM HEIGHT OF SET PROM LOWEST EXISTING GRADE PER ZONING CODE	C.P.	C.P.

REVISIONS

No.	DATE	DESCRIPTION
2	11-14-16	BUILDING PLANS FOR ZONING AND PLANNING BOARD
1	11-09-16	BUILDING PLANS FOR ZONING BOARD

DWGS ISSUED

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PROJECT NAME:
PROPOSED ALTERATIONS AND ADDITION TO EXISTING HOUSE FOR:

ELLEN KERA-GEIGER
6 FULTON STREET
HASTINGS-ON-HUDSON, NEW YORK

DWG. TITLE:
STORM WATER MANAGEMENT PLAN DETAILS

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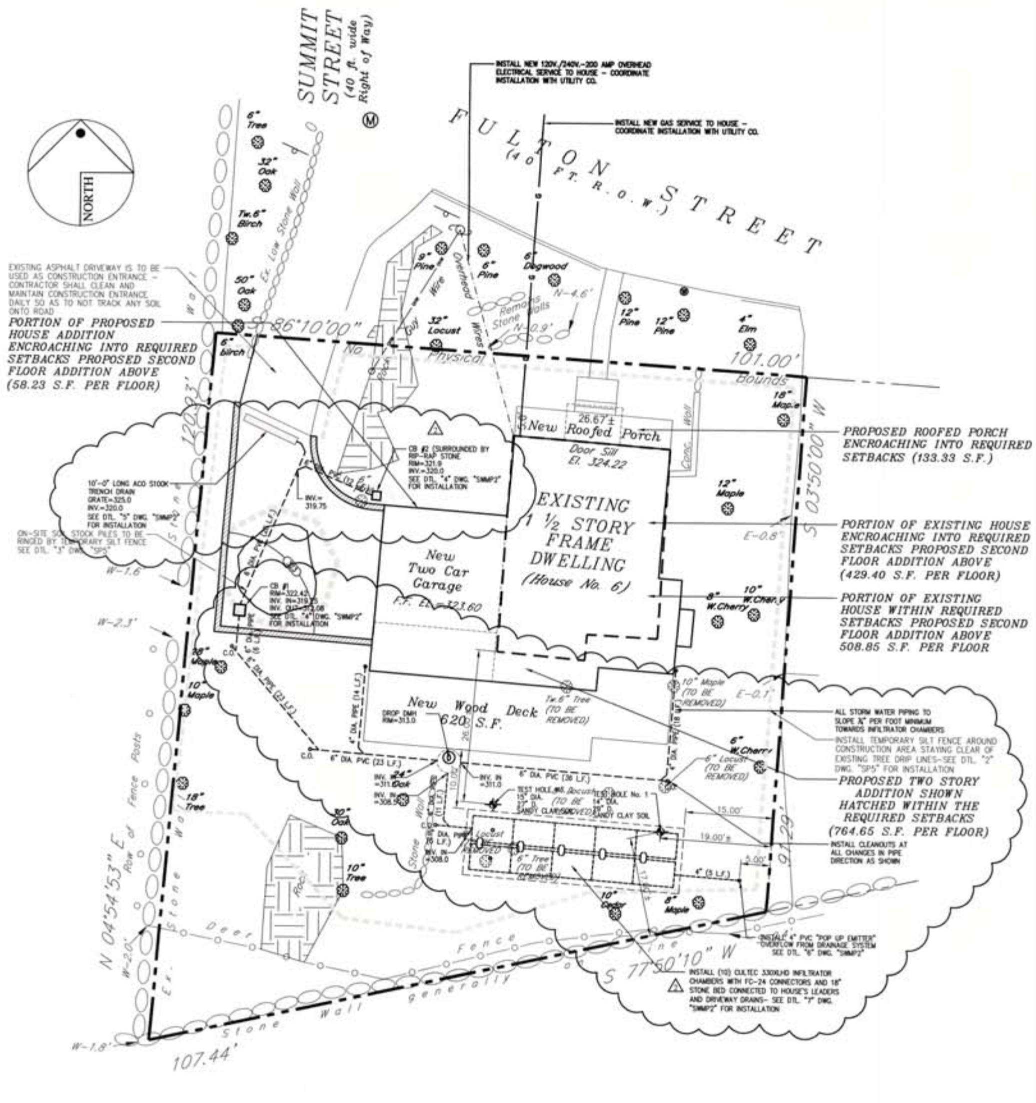
Architect's Seal

DRAWN BY :	C.R.P.
CHECKED BY :	
SCALE :	AS NOTED
PROJECT NO :	160901
START DATE :	10-04-16



STORM WATER MANAGEMENT PLAN

SCALE: 1" = 10'-0"

EROSION CONTROL NOTES

1. ALL EROSION CONTROL AND SEDIMENT CONTROL PRACTICES DURING CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL 1991 EDITION AND NYS DEC'S "REDUCED IMPACTS OF STORM WATER RUNOFF FROM NEW DEVELOPMENT", WESTCHESTER COUNTY D.E.C. AND TOWN OF MOUNT PLEASANT REGULATIONS.
2. EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL HAVE THE FOLLOWING:
   A. EROSION CONTROL BARRIERS – SILT FENCES AND/OR HAY BALES;
   B. SEDIMENT TRAPS;
   C. SOIL STABILIZATION;
   D. TRACK PADS (CONSTRUCTION ENTRANCE);
   E. DUST CONTROL;
   F. SOIL STOCKPILE AREAS RINGED WITH SILT FENCE.
3. A TRUCK CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE CONSTRUCTION SITE ENTRANCE TO REMOVE SEDIMENT CAPTURED ON TRUCKS ENTERING AND LEAVING THE SITE. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED DURING ENTIRE PROJECT UNTIL SITE PAVING IS IN PLACE. SEE EROSION CONTROL PLAN OR SITE DETAIL SHEET FOR ADDITIONAL INFORMATION.
4. AREAS NOT SUBJECT TO ONGOING EARTHWORK OR CONSTRUCTION, SOILS ARE TO BE SEEDED AND MULCHED TO REDUCE THE AMOUNT OF SOILS EXPOSED TO RAINFALL.
5. DURING PERIODS WHEN SOILS BECOME DRY AND SUBJECT TO BECOME AIRBORNE, WATERING SHOULD BE UTILIZED TO SPRAY AND MOISTEN THE SOILS. (SUBJECT TO DROUGHT WATERING RESTRICTIONS).
6. EXPOSED SOIL STOCKPILE AREAS ARE TO BE RINGED WITH FILTER FABRIC. STOCKPILES SHALL NOT BE LOCATED WITHIN 50 FEET OF SLOPES, ROADWAYS OR DRAINAGE FACILITIES. ALL EXPOSED SOIL STOCK PILES SHALL BE COVERED AT THE END OF EACH DAY TO PREVENT SOIL EROSION AND SOIL LOSS FROM RAINFALL EVENTS.
7. ALL EXPOSED MASS EXCAVATION AREAS AND OPEN TRENCH AREAS SHALL BE COVERED AT THE END OF EACH DAY TO PREVENT SOIL EROSION AND SOIL LOSS FROM RAINFALL EVENTS. CUT AND FILL SLOPES SHALL BE CONSTRUCTED IN A MANNER TO MINIMIZE EROSION.
8. OFFSITE PAVED ROADWAYS SHALL BE KEPT CLEAN AT ALL TIMES.
9. ALL CATCH BASIN INLETS AND TRENCH DRAINS SHALL BE PROTECTED WITH HAY BALES.
10. ALL DEWATERING OPERATIONS SHALL DISCHARGE THROUGH A SOIL EROSION AND SEDIMENT CONTROL FACILITY.
11. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS TO INSURE THAT TEMPORARY AND PERMEMENT DITCHES, PIPES, AND STRUCTURES ARE CLEAR OF DEBRIS, THAT EMBANKMENTS AND BERMS ARE NOT BREACHED, AND THAT ALL HAY BALES ARE INTACT.
12. DUST SHALL BE CONTROLLED BY SPRINKLERING OR OTHER APPROVED METHODS.
13. SEE EROSION CONTROL PLAN OR SITE DETAIL SHEET FOR EROSION CONTROL CONSTRUCTION DETAILS.

STORM WATER RETENTION SYSTEM CONSTRUCTION NOTES–RESIDENTIAL

1. PIPING AND OTHER CONVEYANCE STRUCTURES SHALL BE PLACED AWAY FROM PROPERTY LINES AND BUILDINGS, AT A MINIMUM OF 5 FEET FROM PROPERTY BOUNDARIES AND A MINIMUM OF 10 FEET FROM THE EXTERIOR FACE OF ANY BUILDING.
2. CONTRACTOR SHALL ERECT A TEMPORARY SILT FENCE AND ALL OTHER SOIL EROSION CONTROL MEASURES PRIOR TO START OF WORK. SEE SOIL EROSION CONTROL PLAN FOR ADDITIONAL INFORMATION.
3. NO SOIL STOCKPILES OR HEAVY EQUIPMENT SHALL BE PLACED ON OR NEAR AREAS WHERE STORM WATER RETENTION SYSTEMS ARE TO BE INSTALLED.
4. ONSITE STORM WATER RETENTION SYSTEM SHALL BE CULTEC INFILTRATOR CHAMBERS, OF SIZES AND CONFIGURATION AS INDICATED ON THE DRAWINGS. CONTRACTOR TO PROVIDE AND INSTALL CHAMBERS, INSPECTION PORTS, FILTER CHAMBERS (WHEN SPECIFIED), POLYETHYLENE LINERS, FILTER FABRIC, CRUSHED STONE, OVERFLOW PIPING AND POP UP EMITTERS AND ALL OTHER NECESSARY COMPONENTS FOR A COMPLETE INSTALLATION. CULTEC INFILTRATOR CHAMBERS SHALL BE INSTALLED PER CULTEC'S LATEST WRITTEN INSTALLATION SPECIFICATIONS.
5. ONSITE STORM DRAINAGE PIPES SHALL BE HANCOR "SURE-LOK" PIPE WITH SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS, SCH. 40 PVC SEWER PIPE OR APPROVED EQUAL, SUITABLE FOR H-20 LOADING.
6. TRENCH DRAINS AS SHOWN ON SITE STORM WATER DETENTION PLAN SHALL BE ACO S100K POWERDRAIN OR AN APPROVED EQUAL, 6" WIDE. TRENCH DRAIN COVERS AND FRAMES SHALL BE CAST IRON, SUITABLE FOR H-20 LOADING WHEN LOCATED IN DRIVEWAYS.
7. ONSITE CATCH BASIN, YARD DRAINS AND AND OTHER DRAINAGE STRUCTURES SHALL BE RESIDENTIAL GRADE, HDPE IN CONSTRUCTION UNLESS OTHERWISE NOTED. DRAINAGE STRUCTURES IN DRIVEWAYS OR SUBJECT TO VEHICLE TRAFFIC SHALL BE SUITABLE FOR H-20 LOADING.
8. MINIMUM PIPING TRENCH WIDTH SHALL BE 8" ON THE OUTSIDE OF 4" AND 6" PIPES, AND 12" ON THE OUTSIDE OF 15" OR GREATER PIPES.
9. PIPING TRENCHES SHALL BE BACK FILLED WITH CLEAN COARSE GRAVEL/SAND AND PLACED IN 12" LIFTS MAXIMUM, WHICH SHALL BE COMPACTED TO 95% MINIMUM, PROCTER DENSITY.
10. PIPES SHALL BE PLACED ON A MINIMUM OF 12" OF PIPING BEDDING OR AS RECOMMENDED BY THE PIPE MANUFACTURER."
11. OVERFLOW PIPE FROM INFILTRATOR SYSTEM SHALL RUN A MINIMUM OF 15'-0" AWAY RETENTION AREA AT ⅛" PER FOOT PITCH TO A PVC POP UP OVERFLOW EMITTER. EMITTER SHOULD BE PLACE DOWN GRADE FROM RETENTION SYSTEM NO CLOSER THAN 10'-0" TO STRUCTURES OR PROPERTY LINE.
12. BASEMENT FOOTINGS SHALL HAVE 4" PERFORATED HDPE OR PVC PIPE WITH FILTER FABRIC SOCK COVERED WITH A MINIMUM OR 2'-0" HIGH X 2'-0" WIDE CLEAN, ¾" CRUSH STONE. CRUSHED STONE SHALL BE COVERED WITH FILTER FABRIC TO PREVENT SOIL FROM CLOGGING CRUSHED STONE. RUN FOOTING DRAIN AWAY FROM HOUSE TO DAYLIGHT IF POSSIBLE, CONNECTED TO CULTEC INFILTRATOR CHAMBER, OR CONNECT TO SUMP PIT AND SUMP PUMP AS INDICATED ON THE DRAWINGS.
13. STORM WATER SYSTEM MAINTENANCE : THE FOLLOWING MAINTENANCE TO THE STORM WATER SYSTEM SHALL PER SHALL BE PERFORMED BY QUALIFIED WORKERS AND SHALL FOLLOW ALL APPLICABLE OCCUPATIONAL AND SAFETY REQUIREMENTS PER THE SCHEDULE AND ITEM INDICATED BELOW AS RECOMMENDED BY CULTEC :
   a. MONTHLY IN THE FIRST YEAR – CHECK INLETS AND OUTLETS FOR CLOGGING AND REMOVE ANY DEBRIS AS REQUIRED.
   b. SPRING AND FALL – CHECK INLETS AND OUTLETS FOR CLOGGING AND REMOVE ANY DEBRIS AS REQUIRED.
   c. ONE YEAR AFTER COMMISIONING AND EVERY THIRD YEAR FOLLOWING – CHECK INLETS AND OUTLETS FOR CLOGGING AND REMOVE ANY DEBRIS AS REQUIRED.
   d. CULTEC STORMWATER CHAMBERS – 2 YEARS AFTER COMMISSIONING AND EVERY 9 YEARS FOLLOWING – INSPECT INTERIOR OF THE STORM WATER CHAMBERS THROUGH INSPECTION PORTS IN FIRST CHAMBER OF EACH ROW USING CCTV OR COMPARABLE TECHNIQUE. CLEAN STORMWATER CHAMBERS AND FEED CONNECTORS OF ANY DEBRIS. OBTAIN DOCUMENTATION THAT THE STORMWATER MANAGEMENT CHAMBERS AND FEED CONNECTOR HAVE BEEN CLEANED AND WILL FUNCTION AS INTENDED.
   e. ALL DEBRIS REMOVED FROM SYSTEM SHALL BE DEPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS

ONSITE DRAINAGE RETENTION CALCULATIONS

FOR PROPOSED HOUSE ADDITION

BASED ON 25 YEAR STORM - 6.0" RAINFALL PER 24 HOUR DURATION TO BE RETAINED)

USING CULTEC RECHARGER 330XLHD CHAMBER SYSTEM - NET GAIN OF ADDITION AREA CONNECTED TO ROOF LEADERS AND DRIVEWAY AREA COLLECTED BY TRENCH DRAIN

330XLHD DESIGN INFORMATION PROVIDED BY CULTEC STORMWATER MANAGENMENT DESIGN GUIDE
CHAMBER UNIT SIZE - L8'-6" X W4'-4"W. X 2'-6.5"H
(CHAMBER UNIT INSTALLED LENGTH "L" = 7'-0")
BARE CHAMBER STORAGE CAPACITY = 52.21 C.F.
CHAMBER AND STONE STORAGE PER UNIT (Ds)
18" THICK STONE BED = 92.79 C.F.

STONE BED SURFACE AREA PER UNIT (Ac)
4.83' (CENTER TO CENTER SPACING) X 7.00' (UNIT LENGTH) = 33.83 S.F.
VOLUME LISTED IGNORES SOIL PERCOLATION

NUMBER OF CHAMBERS REQUIRED :
HOUSE ADDITION ROOF AREA = 764.65 S.F.
TOTAL IMPERVIOUS SURFACE AREA=1,724.65 S.F.
NUMBER OF CULTEC 330XLHD CHAMBERS REQUIRED
1,724.65 S.F. X 6.0"/12" = 862.33 CU. FT. RUNOFF VOLUME TO BE STORED
862.33 CU. FT. / 92.79 CU. FT. PER CHAMBER UNIT = 9.29 - SAY (10) CHAMBERS REQUIRED

NUMBER OF CHAMBERS PROVIDED :
(10) - CULTEC RECHARGER 330 XLHD CHAMBERS - (10) X 92.79 CU. FT. PER CHAMBER = 927.90 CU. FT. CAPACITY PROVIDED IS GREATER THAN 862.33 CU. FT. REQUIRED - SYSTEM COMPLIES

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SHEET No.
SWMP1

REVISIONS

REV	BY	DATE	DESCRIPTION
2	C.P.	12-1-16	REVISED STORM WATER DRAINAGE SYSTEM AND ADDED BASE ELEVATION OF LOWEST CORNER GRADE AT PROPOSED HOUSE PER NEIGHBOR'S COMMENTS
1	C.P.	11-21-16	REVISED ELEVATIONS TO MAKE BUILDING HEIGHT COMPLY WITH MAX. BUILDING HEIGHT OF 35'-0" FROM LOWEST EXISTING GRADE PER HASTINGS ZONING CODE

DWGS ISSUED

No.	DATE	DESCRIPTION
2	11-14-16	RELEASED PLANS FOR SUBMISSION TO PLANNING BOARD
1	11-09-16	RELEASED PLANS FOR SUBMISSION TO ZBA

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PROJECT NAME:
PROPOSED ALTERATIONS AND ADDITION TO EXISTING HOUSE FOR:
ELLEN KERA-GEIGER
6 FULTON STREET
HASTINGS-ON-HUDSON, NEW YORK

DWG. TITLE:
STORM WATER MANAGEMENT PLAN

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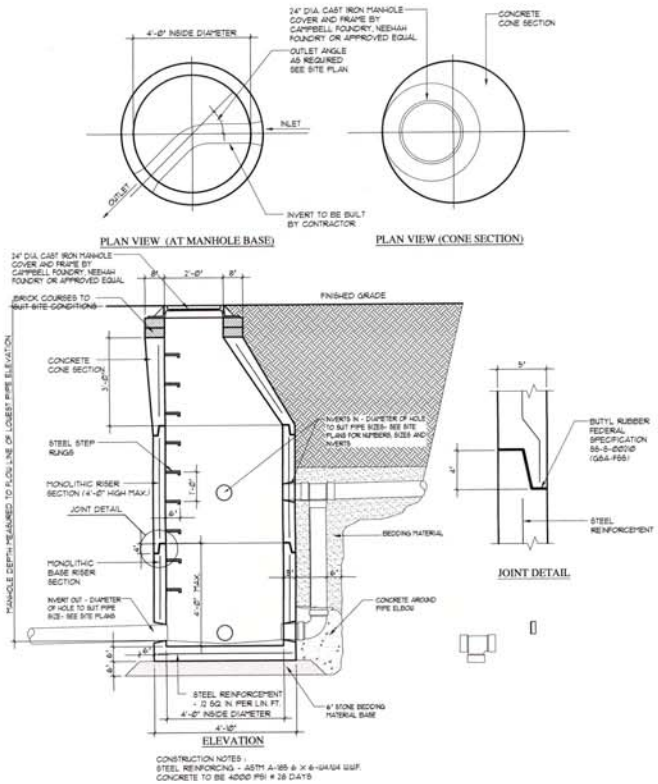
Tarrytown, NY 10591
Tel : 914-909-5143
Fax : 914-909-5144

DRAWN BY: C.R.P.
CHECKED BY:
SCALE: AS NOTED
PROJECT NO.: 160901
START DATE: 10-04-16



CONSTRUCTION NOTES :
STEEL REINFORCING - ASTM A-185 @ X 6-(W4/W4 WWF.
CONCRETE TO BE 4000 PSI @ 28 DAYS

DETAIL (DRAINAGE DROPPED MANHOLE) — 1 / SWMP3

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

SHEET No.

SWMP3

REVISIONS

REV	DATE	DESCRIPTION
2	12-1-16	REVISED STORM WATER DRAINAGE SYSTEM AND DRAINAGE PLAN TO ACCOMMODATE NEW FINISH GRADE AT PROPOSED HOUSE PER NEIGHBORS
1	11-21-16	REVISED ELEVATIONS TO MEET BUILDING DEPARTMENT REQUIREMENTS FOR HEIGHT OF HOUSE WITH EXISTING GRADE PER HASTINGS ZONING CODE

DWGS ISSUED

No.	DATE	DESCRIPTION
1	11-14-16	RELEASED PLANS FOR SUBMISSION TO PLANNING BOARD
0	11-09-16	RELEASED PLANS FOR SUBMISSION TO ZBA

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PROJECT NAME:
PROPOSED ALTERATIONS AND ADDITION TO EXISTING HOUSE FOR:
ELLEN KERA-GEIGER
6 FULTON STREET
HASTINGS-ON-HUDSON, NEW YORK

DWG. TITLE:
STORM WATER MANAGEMENT PLAN DETAILS

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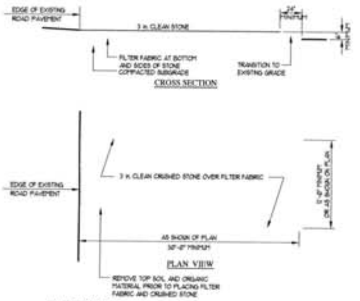
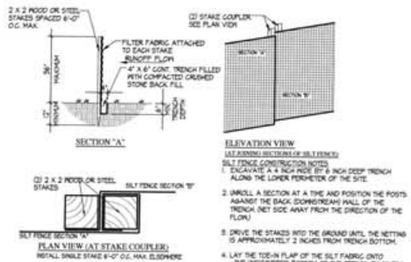


DETAIL (TEMPORARY CONSTRUCTION ENTRANCE) 1 SWMP2

NO SCALE

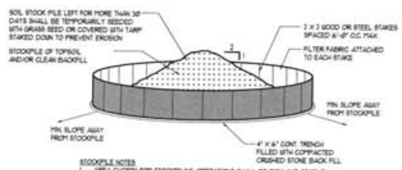


SILT FENCE CONSTRUCTION NOTES:

1. EXCAVATE A 4 INCH WIDE BY 6 INCH DEEP TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM THE DIRECTION OF THE FLOW.)
3. DRIVE THE STAKES INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF THE SILT FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH BACK FILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS INDICATED IN "PLAN VIEW" DRAWING.

DETAIL (SILT FENCE DETIL) 2 SWMP2

NO SCALE

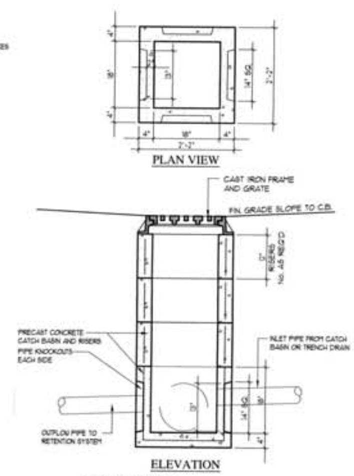


STOCKPILE NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EXCAVATION CONTRACTOR SHALL SEPARATE TOPSOIL FROM BACK FILL AND MAKE TWO STOCKPILES. ACCESS FILL SHALL BE REMOVED FROM SITE AND DISPOSE OF LEGALLY.
3. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
4. UPON COMPLETION OF STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER A SILT FENCE OR HAYBALES, THEN STABILIZED WITH VEGETATION OF COVERED WITH TARP.
5. SEE SILTFENCE DETAIL FOE INSTALLATION OF SILTFENCE.

DETAIL (SOIL STOCKPILE PROTECTION) 3 SWMP2

NO SCALE

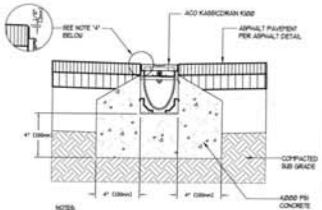


CONSTRUCTION NOTES :

1. STEEL REINFORCING - ASTM A-185 6 X 6-W4/W4 WWF.
2. CONCRETE TO BE 4,000 PSI AT 28 DAYS
3. CATCH BASIN AND GRATE TO BE H-20 RATED
4. CONTRACTOR SHALL SUBMIT TO ARCHITECT CATCH BASIN AND GRATE PRODUCT CUTS AND SPECIFICATIONS FOR APPROVAL

DETAIL (CATCH BASIN AND GRATE DETAIL) 4 SWMP2

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



NOTES:

1. IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS.
2. MINIMUM CONCRETE STRENGTH OF 4000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND.
4. THE FINISHED LEVEL OF THE ASPHALT SURROUND MUST BE APPROX. 1/8" (3mm) ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS ON INTERIOR INSTALLATIONS. ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
6. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

ACO K100 CHANNEL DRAIN NOTES

GENERAL

THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE K100 CHANNEL SYSTEM WITH GALVANIZED STEEL EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

MATERIALS

CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN GALVANIZED STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:

COMPRESSIVE STRENGTH	14,000 PSI
FLEXURAL STRENGTH	4,000 PSI
TENSILE STRENGTH	1,500 PSI
WATER ABSORPTION	0.07%
FROST PROOF	YES
DILUTE ACID AND ALKALI RESISTANT	YES
B117 SALT SPRAY TEST COMPLIANT	YES

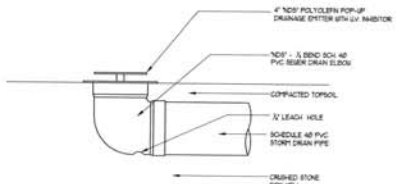
THE SYSTEM SHALL BE 4" (100mm) NOMINAL INTERNAL WIDTH WITH A 5.1" (130mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

DRAINAGE CHANNEL SYSTEM SHALL HAVE A ACO 4" INLINE CATCH BASIN KS 100 AS PART OF BASE SYSTEM. SEE PLANS IF OTHER ACO CATCH BASINS ARE SPECIFIED.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING 'QUICKLOK' BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

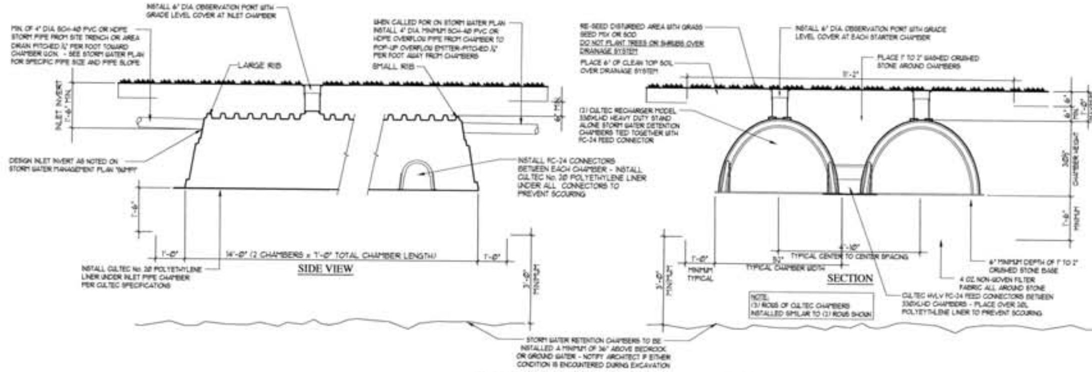
DETAIL (ACO TRENCH DRAIN) 5 SWMP2

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



DETAIL (PVC POP-UP OVERFLOW EMITTER) 6 SWMP2

SCALE: 3" = 1'-0"



DETAIL (CULTEC RETENTION SYSTEM DETAIL) 7 SWMP2

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

Design Notes: Recharger 330XLHD

Recharger 330XLHD chamber is 8.50' long x 52" wide x 30.5" high

- Design unit based on recommended method of installation.
- Capacity of void provided by stone is calculated @ 40% of total volume.*
- Chamber types are stand alone unit, starter, intermediate and end unit chambers. Provide types as required by specific design.
- Installed length of joined chambers is 7'-0".
- Chambers to have (2) side portals to accept Cultec HVLV FC-24 Feed Connectors to create an internal manifold.
- Capacity of Recharger 330XLHD: 7.459 cubic feet per linear foot, 63.40 cubic feet for the stand alone chamber and 52.213 cu. ft. per chamber for joined chambers without stone.
- Design unit minimum capacity is: 79.26 cubic feet per chamber for joined chambers with minimum 6" deep stone foundation base. Deeper base provide additional water storage capacity – see Cultec Specifications for amounts.
- Total Stone Required per unit: 2.50 cubic yards with 6" stone base. Total Area per unit: 30.19 SF. Deeper stone bases require additional stone – see Cultec Specifications for amounts.
- Depth of installation to top of chamber is 3.05' 1'-0" stone border is required around the chamber bed.
- Install recharger chambers per written instructions provided by Cultec for the specific system shown on plans.

* Stone used for backfill of chamber should be analyzed for true capacity and percentage of variation should be taken into account.

Manufactured by CULTEC Inc. of 878 Federal Road Brookfield, CT 06804 USA 203-775-4416

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EROSION CONTROL NOTES

1. ALL EROSION CONTROL AND SEDIMENT CONTROL PRACTICES DURING CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL 1991 EDITION AND NYS DEC'S "REDUCED IMPACTS OF STORM WATER RUNOFF FROM NEW DEVELOPMENT", WESTCHESTER COUNTY D.E.C. AND TOWN OF MOUNT PLEASANT REGULATIONS.
2. EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL HAVE THE FOLLOWING:
   A. EROSION CONTROL BARRIERS – SILT FENCES AND/OR HAY BALES;
   B. SEDIMENT TRAPS;
   C. SOIL STABILIZATION;
   D. TRACK PADS (CONSTRUCTION ENTRANCE);
   E. DUST CONTROL;
   F. SOIL STOCKPILE AREAS RINGED WITH SILT FENCE.
3. A TRUCK CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE CONSTRUCTION SITE ENTRANCE TO REMOVE SEDIMENT CAPTURED ON TRUCKS ENTERING AND LEAVING THE SITE. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED DURING ENTIRE PROJECT UNTIL SITE PAVING IS IN PLACE. SEE EROSION CONTROL PLAN OR SITE DETAIL SHEET FOR ADDITIONAL INFORMATION.
4. AREAS NOT SUBJECT TO ONGOING EARTHWORK OR CONSTRUCTION, SOILS ARE TO BE SEEDED AND MULCHED TO REDUCE THE AMOUNT OF SOILS EXPOSED TO RAINFALL.
5. DURING PERIODS WHEN SOILS BECOME DRY AND SUBJECT TO BECOME AIRBORNE, WATERING SHOULD BE UTILIZED TO SPRAY AND MOISTEN THE SOILS. (SUBJECT TO DROUGHT WATERING RESTRICTIONS).
6. EXPOSED SOIL STOCKPILE AREAS ARE TO BE RINGED WITH FILTER FABRIC. STOCKPILES SHALL NOT BE LOCATED WITHIN 50 FEET OF SLOPES, ROADWAYS OR DRAINAGE FACILITIES. ALL EXPOSED SOIL STOCK PILES SHALL BE COVERED AT THE END OF EACH DAY TO PREVENT SOIL EROSION AND SOIL LOSS FROM RAINFALL EVENTS.
7. ALL EXPOSED MASS EXCAVATION AREAS AND OPEN TRENCH AREAS SHALL BE COVERED AT THE END OF EACH DAY TO PREVENT SOIL EROSION AND SOIL LOSS FROM RAINFALL EVENTS. CUT AND FILL SLOPES SHALL BE CONSTRUCTED IN A MANNER TO MINIMIZE EROSION.
8. OFFSITE PAVED ROADWAYS SHALL BE KEPT CLEAN AT ALL TIMES.
9. ALL CATCH BASIN INLETS AND TRENCH DRAINS SHALL BE PROTECTED WITH HAY BALES.
10. ALL DEWATERING OPERATIONS SHALL DISCHARGE THROUGH A SOIL EROSION AND SEDIMENT CONTROL FACILITY.
11. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS TO INSURE THAT TEMPORARY AND PERMEMENT DITCHES, PIPES, AND STRUCTURES ARE CLEAR OF DEBRIS, THAT EMBANKMENTS AND BERMS ARE NOT BREACHED, AND THAT ALL HAY BALES ARE INTACT.
12. DUST SHALL BE CONTROLLED BY SPRINKLERING OR OTHER APPROVED METHODS.
13. SEE EROSION CONTROL PLAN OR SITE DETAIL SHEET FOR EROSION CONTROL CONSTRUCTION DETAILS.

STORM WATER RETENTION SYSTEM CONSTRUCTION NOTES-RESIDENTIAL

1. PIPING AND OTHER CONVEYANCE STRUCTURES SHALL BE PLACED AWAY FROM PROPERTY LINES AND BUILDINGS, AT A MINIMUM OF 5 FEET FROM PROPERTY BOUNDARIES AND A MINIMUM OF 10 FEET FROM THE EXTERIOR FACE OF ANY BUILDING.
2. CONTRACTOR SHALL ERECT A TEMPORARY SILT FENCE AND ALL OTHER SOIL EROSION CONTROL MEASURES PRIOR TO START OF WORK. SEE SOIL EROSION CONTROL PLAN FOR ADDITIONAL INFORMATION.
3. NO SOIL STOCKPILES OR HEAVY EQUIPMENT SHALL BE PLACED ON OR NEAR AREAS WHERE STORM WATER RETENTION SYSTEMS ARE TO BE INSTALLED.
4. ONSITE STORM WATER RETENTION SYSTEM SHALL BE CULTEC INFILTRATOR CHAMBERS, OF SIZES AND CONFIGURATION AS INDICATED ON THE DRAWINGS. CONTRACTOR TO PROVIDE AND INSTALL CHAMBERS, INSPECTION PORTS, FILTER CHAMBERS (WHEN SPECIFIED), POLYETHYLENE LINERS, FILTER FABRIC, CRUSHED STONE, OVERFLOW PIPING AND POP UP EMITTERS AND ALL OTHER NECESSARY COMPONENTS FOR A COMPLETE INSTALLATION. CULTEC INFILTRATOR CHAMBERS SHALL BE INSTALLED PER CULTEC'S LATEST WRITTEN INSTALLATION SPECIFICATIONS.
5. ONSITE STORM DRAINAGE PIPES SHALL BE HANCOR "SURE-LOK" PIPE WITH SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS, SCH. 40 PVC SEWER PIPE OR APPROVED EQUAL, SUITABLE FOR H-20 LOADING.
6. TRENCH DRAINS AS SHOWN ON SITE STORM WATER DETENTION PLAN SHALL BE ACO S100K POWERDRAIN OR AN APPROVED EQUAL, 6" WIDE. TRENCH DRAIN COVERS AND FRAMES SHALL BE CAST IRON, SUITABLE FOR H-20 LOADING WHEN LOCATED IN DRIVEWAYS.
7. ONSITE CATCH BASIN, YARD DRAINS AND AND OTHER DRAINAGE STRUCTURES SHALL BE RESIDENTIAL GRADE, HDPE IN CONSTRUCTION UNLESS OTHERWISE NOTED. DRAINAGE STRUCTURES IN DRIVEWAYS OR SUBJECT TO VEHICLE TRAFFIC SHALL BE SUITABLE FOR H-20 LOADING.
8. MINIMUM PIPING TRENCH WIDTH SHALL BE 8" ON THE OUTSIDE OF 4" AND 6" PIPES, AND 12" ON THE OUTSIDE OF 15" OR GREATER PIPES.
9. PIPING TRENCHES SHALL BE BACK FILLED WITH CLEAN COARSE GRAVEL/SAND AND PLACED IN 12" LIFTS MAXIMUM, WHICH SHALL BE COMPACTED TO 95% MINIMUM, PROCTER DENSITY.
10. PIPES SHALL BE PLACED ON A MINIMUM OF 12" OF PIPING BEDDING OR AS RECOMMENDED BY THE PIPE MANUFACTURER."
11. OVERFLOW PIPE FROM INFILTRATOR SYSTEM SHALL RUN A MINIMUM OF 15'-0" AWAY RETENTION AREA AT 1/4" PER FOOT PITCH TO A PVC POP UP OVERFLOW EMITTER. EMITTER SHOULD BE PLACE DOWN GRADE FROM RETENTION SYSTEM NO CLOSER THAN 10'-0" TO STRUCTURES OR PROPERTY LINE.
12. BASEMENT FOOTINGS SHALL HAVE 4" PERFORATED HDPE OR PVC PIPE WITH FILTER FABRIC SOCK COVERED WITH A MINIMUM OR 1'-0" HIGH X 2'-0" WIDE CLEAN, 3/4" CRUSH STONE. CRUSHED STONE SHALL BE COVERED WITH FILTER FABRIC TO PREVENT SOIL FROM CLOGGING CRUSHED STONE. RUN FOOTING DRAIN AWAY FROM HOUSE TO DAYLIGHT IF POSSIBLE, CONNECTED TO CULTEC INFILTRATOR CHAMBER, OR CONNECT TO SUMP PIT AND SUMP PUMP AS INDICATED ON THE DRAWINGS.
13. STORM WATER SYSTEM MAINTENANCE : THE FOLLOWING MAINTENANCE TO THE STORM WATER SYSTEM SHALL PER SHALL BE PERFORMED BY QUALIFIED WORKERS AND SHALL FOLLOW ALL APPLICABLE OCCUPATIONAL AND SAFETY REQUIREMENTS PER THE SCHEDULE AND ITEM INDICATED BELOW AS RECOMMENDED BY CULTEC :
    a. MONTHLY IN THE FIRST YEAR – CHECK INLETS AND OUTLETS FOR CLOGGING AND REMOVE ANY DEBRIS AS REQUIRED.
    b. SPRING AND FALL – CHECK INLETS AND OUTLETS FOR CLOGGING AND REMOVE ANY DEBRIS AS REQUIRED.
    c. ONE YEAR AFTER COMMISIONING AND EVERY THIRD YEAR FOLLOWING – CHECK INLETS AND OUTLETS FOR CLOGGING AND REMOVE ANY DEBRIS AS REQUIRED.
    d. CULTEC STORMWATER CHAMBERS – 2 YEARS AFTER COMMISSIONING AND EVERY 9 YEARS FOLLOWING – INSPECT INTERIOR OF THE STORM WATER CHAMBERS THROUGH INSPECTION PORTS IN FIRST CHAMBER OF EACH ROW USING CCTV OR COMPARABLE TECHNIQUE. CLEAN STORMWATER CHAMBERS AND FEED CONNECTORS OF ANY DEBRIS. OBTAIN DOCUMENTATION THAT THE STORMWATER MANAGEMENT CHAMBERS AND FEED CONNECTOR HAVE BEEN CLEANED AND WILL FUNCTION AS INTENDED.
    e. ALL DEBRIS REMOVED FROM SYSTEM SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SHEET No. SWMP2

REVISIONS

REV	BY	DATE	DESCRIPTION

DWGS ISSUED

No.	DATE	DESCRIPTION
2	11-14-16	RELEASED PLANS FOR SUBMISSION TO PLANNING BOARD
1	11-09-16	RELEASED PLANS FOR SUBMISSION TO ZBA

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PROJECT NAME:
PROPOSED ALTERATIONS AND ADDITION TO EXISTING HOUSE FOR:
ELLEN KERA-GEIGER
6 FULTON STREET
HASTINGS-ON-HUDSON, NEW YORK

DWG. TITLE:
STORM WATER MANAGEMENT PLAN DETAILS

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Architect's Seal

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CHECKED BY:	
SCALE:	AS NOTED
PROJECT NO:	160901
START DATE:	10-04-16