

# 64 HICKORY HILL ROAD, EASTCHESTER, NY 10709

## GENERAL NOTES:

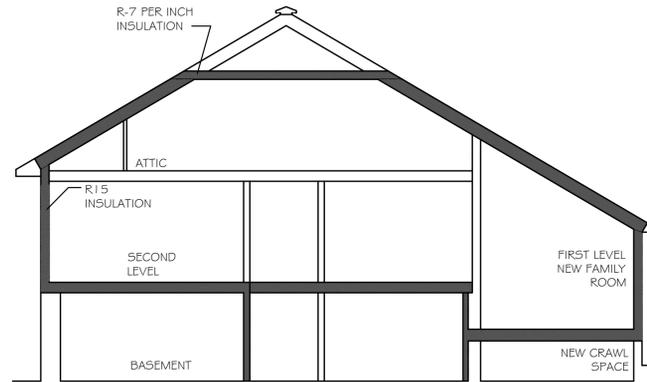
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH 2020 RESIDENTIAL BUILDING CODE OF NEW YORK STATE AND THE TOWN OF EASTCHESTER CODES, WHICHEVER IS MORE STRINGENT. ALL APPLICABLE REQUIREMENTS IN THESE REGULATIONS SHALL BE FOLLOWED THE SAME AS IF NOTED ON THE DRAWINGS AND BUILDING CODES. LAWS OR REGULATIONS NOTED BY GENERAL CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK.
- ALL MATERIAL OR LABOR FOR WORK WHICH IS SHOWN ON THE DRAWINGS AND SPECIFICATIONS OR IS REASONABLY INFERRABLE THEREIN AS BEING NECESSARY TO PRODUCE A FINISHED JOB SHALL BE PROVIDED BY THE GENERAL CONTRACTOR WHETHER OR NOT THE WORK IS EXPRESSLY COVERED IN THE DRAWINGS AND SPECIFICATIONS. THIS APPLIES TO ALL WORK WITH THE EXCEPTION OF THOSE ITEMS INDICATED N.I.C. (NOT IN CONTRACT) OR BY OTHERS.
- THE GENERAL CONTRACTOR SHALL VISIT THE AREAS AFFECTED BY THIS WORK TO BECOME FAMILIAR WITH ANY PERTINENT FIELD CONDITIONS AND CRITICAL DIMENSIONS AND ALL DIFFICULTIES THAT WILL EFFECT THE EXECUTION OF THIS WORK. GENERAL CONTRACTOR SHALL PERFORM THIS INSPECTION PRIOR TO SUBMITTING HIS PROPOSAL. THE SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, MATERIALS OR EQUIPMENT REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO THE ARCHITECT ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF ALL THE WORK. IF SUCH NOTICE IS NOT FURNISHED TO THE ARCHITECT AS HEREIN PROVIDED, THE GENERAL CONTRACTOR SHALL BE DEEMED TO HAVE FOUND SUCH PLANS, DRAWINGS AND/OR SPECIFICATIONS IN PROPER FORM FOR EXECUTION.
- THE GENERAL CONTRACTOR (G.C.) SHALL CARRY PROPERTY DAMAGE INSURANCE AND PUBLIC LIABILITY INSURANCE AND WORKMAN COMPENSATION AS REQUIRED BY THE FEDERAL STATE AND LOCAL CODES AND OWNER REQUIREMENTS.
- G.C. SHALL KEEP PREMISES FREE OF ALL CONSTRUCTION DEBRIS. G.C. SHALL BE RESPONSIBLE FOR DAILY REMOVAL OF DEBRIS AND OFF-SITE DISPOSAL IN A RESPONSIBLE MANNER.
- ALL WORK SHALL BE EXECUTED IN COMPLIANCE WITH THE HIGHEST PROFESSIONAL STANDARDS OF WORKMANSHIP OF THE VARIOUS BUILDING TRADES PERFORMING WORK. DAMAGED WORK SHALL BE RECTIFIED AT NO COST TO THE OWNER. ALL PERFORMED WORK SHALL BE WARRANTED FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION.
- G.C. SHALL CONSULT WITH THE OWNER AND ADHERE TO ALL REGULATIONS OF THE BUILDING AS TO TIME AND METHOD OF MATERIAL DELIVERY, DEBRIS REMOVAL, HOURS OF DEMOLITION AND NOISY CONSTRUCTION, AND ACCESS TO OTHER BUILDING SPACES.
- THE G.C. SHALL FILE PLANS WITH THE BUILDING DEPARTMENT AND/OR OTHER AUTHORITIES AS PRESCRIBED BY LAW. THE G.C. SHALL OBTAIN ALL NECESSARY PERMITS AND INCLUDE IN THE CONTRACT ALL REQUIRED FEES. THE G.C. WILL OBTAIN A FINAL CERTIFICATE OF COMPLETION FOR THE WORK PERFORMED.
- G.C. SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK. ALL SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH OTHER TRADES AND CONFER WITH OTHER SUBCONTRACTORS WHOSE WORK MIGHT AFFECT THEIR INSTALLATION. G.C. SHALL ALSO ARRANGE ALL WORK IN A PROPER SEQUENCE AND FINISH SO THAT THE NEW WORK WILL HARMONIZE IN SERVICE AND APPEARANCE WITH THE EXISTING CONSTRUCTION.
- NO EXTRA WORK OR CHANGES SHALL BE MADE UNLESS IN PURSUANCE OF A WRITTEN COUNTERSIGNED ORDER FROM THE OWNER STATING THAT THE OWNER HAS AUTHORIZED THE EXTRA WORK OR CHANGES, AND NO CLAIM FOR AN ADDITIONAL SUM SHALL BE VALID UNLESS SO ORDERED. NO VERBAL CLAIMS OF CONTRACTED WORK WILL BE HONORED.
- AFTER AWARD OF CONTRACT G.C. SHALL SUBMIT TO THE OWNER FOR APPROVAL A SCHEDULE OF WORK SHOWING DATES FOR DELIVERY AND INSTALLATION OF VARIOUS ITEMS OF WORK FOR THE ENTIRE PROJECT. G.C. IS TO INFORM THE ARCHITECT AS SOON AS POSSIBLE IF THERE WILL BE ANY PROBLEM AS TO AVAILABILITY, DELIVERY OR INSTALLATION OF ANY SPECIFIED ITEMS. IF SUCH NOTICE IS NOT FURNISHED TO THE ARCHITECT AS HEREIN PROVIDED, THE G.C. SHALL BE DEEMED TO HAVE ACKNOWLEDGED THAT ALL SPECIFIED ITEMS WILL BE USED AND SHALL BE DELIVERED AND INSTALLED BY THE COMPLETION DATE.
- THE G.C. SHALL NOTE THAT THERE SHALL BE NO SUBSTITUTIONS OF ANY MATERIAL WHERE SPECIFIC MANUFACTURERS ARE SPECIFIED UNLESS PREVIOUSLY APPROVED BY THE ARCHITECT.
- G.C. AND SUBCONTRACTORS ARE NOT TO SCALE DRAWINGS.
- IF WITHIN ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION (OR WITHIN A LONGER PERIOD OF TIME AS PRESCRIBED BY LAW OR BY THE TERMS OF ANY APPLICABLE SPECIAL WARRANTY REQUIRED BY THE CONTRACT DOCUMENTS), ANY OF THE WORK IS FOUND BY THE OWNER TO BE DEFECTIVE OR NOT IN ACCORDANCE WITH THE ORIGINAL DOCUMENTS, THE G.C. OR OWNER'S OWN CONTRACTOR (WHICHEVER PERFORMED ORIGINAL WORK) SHALL CORRECT IT PROMPTLY AT NO COST TO OWNER AFTER RECEIPT OF WRITTEN NOTICE PROMPTLY AFTER DISCOVERY OF THE CONDITIONS.
- ANY DIFFERENCES BETWEEN THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS OR ANY DIFFERENCES AS NOTED WITHIN THE DRAWINGS THEMSELVES OR WITHIN THE SPECIFICATIONS THEMSELVES, SHALL BE REFERRED TO THE ARCHITECT PRIOR TO THE SUBMISSION OF BIDS. THE ARCHITECT, AT HIS DISCRETION, SHALL DECIDE WHICH OF THE CONFLICTING REQUIREMENTS WILL GOVERN. THE G.C. OR OWNER'S OWN CONTRACTOR (WHICHEVER IS RESPONSIBLE FOR THE WORK AS NOTED ON DRAWINGS), SHALL PERFORM THE WORK AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH THE ARCHITECT'S DECISION.
- UPON COMPLETION OF THE JOB, THE G.C. SHALL SUBMIT CERTIFICATES OF INSPECTION FROM THE LOCAL BUILDING DEPARTMENT.
- REMOVED EXISTING ITEMS NOT BEING REUSED SHALL BE TURNED OVER TO THE OWNER OR OTHERWISE DISPOSED OF AS DIRECTED BY THE OWNER.
- THE G.C. SHALL ERECT ALL NECESSARY TEMPORARY SOLID AND/OR PLASTIC DROP CLOTH PARTITIONS TO PROTECT FINISHED AREAS WHILE DEMOLITION AND CONSTRUCTION ARE IN PROGRESS.
- THE G.C. SHALL BE EXTREMELY CAREFUL TO PROTECT AND NOT DAMAGE ANY PORTION OF EXISTING INSTALLATION NOT BEING REMOVED.
- ALL DAMAGED EXISTING AREAS TO REMAIN AND EXISTING AREAS DAMAGED BY DEMOLITION OR NEW CONSTRUCTION WORK SHALL BE PATCHED AS REQUIRED TO MATCH EXISTING ADJACENT AREA IN MATERIAL, FINISH AND COLOR, UNLESS OTHERWISE NOTED.
- IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS OR VOIDS IN ANY SURFACE, THE G.C. SHALL PATCH AND LEVEL THE SURFACE.
- NO WORK INVOLVING EXTRA COST BEYOND CONTRACT AND BUILDING STANDARD MATERIALS SHALL BE COMMENCED UNTIL ALL ADDITIONAL COSTS HAVE BEEN APPROVED BY OWNER.
- ALL PRODUCTS AND MATERIALS MUST BE PROVIDED AND INSTALLED IN STRICT CONFORMANCE WITH ALL MANUFACTURER'S RECOMMENDATIONS. IF THERE ARE ANY CONFLICTS BETWEEN THE DRAWINGS AND THE MANUFACTURER'S RECOMMENDATIONS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY AND IN THE WRITING BEFORE ANY WORK BEGINS.
- OWNER/CONTRACTOR TO VERIFY ALL MATERIALS AND MANUFACTURED ITEMS FOR CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- MATERIALS SHALL BE PROTECTED DURING SHIPMENT AND SHALL BE INSPECTED FOR DAMAGED UPON DELIVERY TO THE JOB SITE. THOSE THAT ARE DAMAGED AND CANNOT BE REMOVED FROM THE SITE AND REPLACED AT CONTRACTOR'S EXPENSE. MATERIAL SHALL BE STORED IN A AREA THAT IS DRY, PROTECTED AND VENTILATED PROPERLY FOR THE MATERIAL STORED.
- JOSEPH FERNANDEZ, ARCHITECT, P.C. WILL NOT ASSUME RESPONSIBILITY FOR UNAUTHORIZED VARIATIONS TO THE PLANS AND/OR SPECIFICATIONS CONTAINED HEREIN.
- ALL STRUCTURAL WORK SHALL BE PERFORMED IN CONFORMANCE WITH 2020 RESIDENTIAL CODE OF NEW YORK STATE AND THE TOWN OF EASTCHESTER, WHICHEVER IS MORE STRINGENT.
- ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR. THE GENERAL CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR THE APPROVED SIZE AND LOCATION OF ALL OPENINGS.
- ALL SECTIONS AND DETAILS SHALL BE CONSIDERED TYPICAL AND APPLY FOR THE SAME SIMILAR CONDITIONS UNLESS OTHERWISE SPECIFICALLY NOTED.
- CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING REQUIRED TO MAINTAIN STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SAFETY THROUGHOUT THE SITE.
- COMPLIANCE WITH A1 02.6 PERTAINING TO LEAD-BASE PAINT CONTRACTOR SHALL PROVIDE THE CERTIFICATION FOR LEAD REMOVAL.

## PLUMBING NOTES:

- ALL PLUMBING WORK IS TO COMPLY WITH 2020 PLUMBING BUILDING CODE OF NEW YORK STATE AND CODES, N.Y.S. DEPT. OF HEALTH REQUIREMENTS, THE ADAAG AND THE REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.
- THE PLUMBING CONTRACTOR (P.C.) IS TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS PERTAINING TO THE PLUMBING WORK. THE P.C. IS TO ARRANGE FOR ALL REQUIRED INSPECTIONS AND OBTAIN ALL APPROVALS.
- THE P.C. IS TO SUPPLY ALL REQUIRED LABOR, MATERIAL, EQUIPMENT AND SERVICES NECESSARY FOR THE COMPLETE INSTALLATION OF ALL PLUMBING FIXTURES AND PIPING AS INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - REMOVAL AND DISPOSAL OF ALL PLUMBING FIXTURES AND ASSOCIATED PIPING AS INDICATED ON THE DEMOLITION PLAN
  - INSTALLATION OF NEW WATER SUPPLY LINES, SANITARY WASTE AND VENT LINES, VALVES AND PLUMBING FIXTURES REQUIRED FOR A COMPLETE INSTALLATION.
- THE P.C. IS TO SUBMIT TO THE ARCHITECT FOUR COPIES OF PLUMBING FIXTURE CUT SHEETS, LIST OF MATERIALS AND DETAILED INFORMATION OF THE REQUIRED EQUIPMENT GIVING MANUFACTURER'S NAME, CATALOG NUMBERS, QUANTITIES, DIMENSIONS, ETC. FOR APPROVAL. NO FIXTURES OR EQUIPMENT IS TO BE INSTALLED WITHOUT OBTAINING APPROVED SHOP DRAWINGS AND/OR CUTS.
- ALL VALVES, TRAPS, CLEANOUTS, ETC. AND OTHER WORK IS TO BE INSTALLED TO BE READILY ACCESSIBLE FOR OPERATION, REPAIR AND MAINTENANCE. ALL PIPING IS TO RUN CONCEALED.
- PIPING LAYOUT IS DIAGRAMMATIC ONLY. THE P.C. IS TO PROVIDE AS-BUILT DRAWINGS SHOWING LOCATIONS, DIMENSIONS AND ANY AND ALL CHANGES MADE THAT DEVIATE FROM THE CONSTRUCTION DOCUMENTS.
- ALL UNDERGROUND SANITARY SEWER PIPING TO BE SERVICE WEIGHT CAST IRON PIPING WITH HUBLESS CONNECTORS UNLESS OTHERWISE NOTED.
- INSTALL CLEAN-OUTS AT ALL DEAD ENDS, AT TRAPS, AT BASE OF STACKS, AT CHANGES IN DIRECTION AND HORIZONTAL RUNS 5'-0" MAXIMUM FOR PIPES 4" OR SMALLER AND 100'-0" MAXIMUM FOR PIPES LARGER THAN 4".
- ABOVE GROUND SANITARY WASTE PIPING AND VENT PIPING TO BE CAST IRON, COPPER, GALVANIZED STEEL OR OTHER APPROVED MATERIAL.
- ALL VENT PIPES TO BE A MINIMUM OF 12" ABOVE THE ROOF. THE P.C. IS TO PROVIDE VENT FLASHING. COORDINATE WITH G.C. FOR TYPE OF ROOF SPECIFIED.
- WATER SERVICE AND DISTRIBUTION PIPING TO BE COPPER, TYPE 'K' FOR BELOW GROUND AND TYPE 'L' FOR ABOVE GROUND. FITTING TO BE COPPER OR BRASS. ALL JOINTS TO BE PROPERLY CLEANED, FLUXED AND SOLDERED USING LEAD-FREE SOLDER CONFORMING TO ASTM B32. FLARED FITTING AND THREADED FITTINGS ARE ALSO PERMITTED.
- HANGER AND SUPPORTS FOR WATER PIPING TO BE OF AN APPROVED TYPE SPACED AT 6'-0" OC MAXIMUM FOR PIPES SMALLER THAN 2" AND 10'-0" OC MAXIMUM FOR PIPES 2" AND LARGER.
- ALL HOT WATER PIPING TO BE INSULATED PER THE REQUIREMENTS OF THE N.Y.S. ENERGY CONSERVATION CONSTRUCTION CODE. THE INSTALLATION IS TO BE FIBERGLASS, FOAM OR OTHER APPROVED MATERIAL.
- INTERIOR ROOF LEADERS WHERE SHOWN ARE TO BE CAST IRON, COPPER OR GALVANIZED STEEL PIPE. INSULATE INTERIOR LEADERS TO PREVENT FREEZING, SWEATING AND NOISE TRANSMISSION. PROVIDE A CLEAN-OUT AT THE BASE OF ALL INTERIOR LEADERS.
- EXCAVATIONS FOR UNDERGROUND PIPING TO BE OF THE REQUIRED DEPTH, PITPS
- CH AND LOCATIONS WITH A FIRM BED TAMPED AS REQUIRED. BACK FILL TO BE CLEAN EARTH WITH STONE SIZES NOT TO EXCEED 2" DIAMETER, SAND OF GRAVEL. BACK-FILLING AND COMPACTION ARE TO BE PERFORMED IN SUCH METHOD AS TO ASSURE PROPER COMPACTNESS WITHOUT DAMAGE TO THE PIPE. THE P.C. IS TO PROVIDE DE-WATERING AS MAY BE REQUIRED.
- PROVIDE CHROME PLATED SHUT OFF VALVES WITH CHROME PLATED ESCUTCHEON PLATES AT EACH FIXTURE'S HOT AND COLD WATER LINES.

## ELECTRICAL NOTES:

- ALL ELECTRICAL WORK IS TO CONFORM TO 2020 NEW YORK STATE CODES, THE NATIONAL ELECTRIC CODE (N.E.C.) AND LOCAL CODES, O.S.H.A. AND THE REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.
- THE ELECTRICAL CONTRACTOR (E.C.) IS TO OBTAIN ALL PERMITS AND PAY ALL FEES IN CONNECTION WITH THE ELECTRICAL WORK REQUIRED.
- THE E.C. IS TO FIELD VERIFY ALL CONDITIONS IN CONNECTION WITH THE ELECTRICAL WORK SPECIFIED INCLUDING EXISTING ELECTRICAL SERVICE, RECEPTACLES, LIGHTING, BRANCH CIRCUITS, ETC. AND CAREFULLY EXAMINE ALL AREAS AFFECTED BY THIS WORK PRIOR TO SUBMITTING BID. SUBMISSION OF BID WILL BE CONSTRUED AS EVIDENCE THAT A COMPLETE FIELD EXAMINATION HAS BEEN MADE, AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, MATERIALS OR EQUIPMENT REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH A FIELD EXAMINATION BEEN MADE. NOTIFY THE ARCHITECT AND THE OWNER OF ANY DISCREPANCIES.
- ALL ELECTRICAL FIXTURE AND EQUIPMENT ARE TO BEAR THE UL LABELS. THE E.C. IS TO SUBMIT TWO COPIES OF FIXTURE AND EQUIPMENT CUTS TO THE ARCHITECT FOR APPROVAL.
- THE E.C. IS TO PROVIDE ALL REQUIRED LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY FOR THE COMPLETION OF ALL ELECTRICAL ITEMS AS INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - CUTTING, CHANNELING, CHASES AND PATCHING AS REQUIRED IN CONNECTION WITH ELECTRICAL INSTALLATION.
  - PROVIDE AND INSTALL NEW LIGHT FIXTURES AND LAMPS.
  - PROVIDE AND INSTALL NEW RECEPTACLES, WALL SWITCHES, ETC. AS INDICATED ON THE DRAWINGS.
  - PROVIDE BRANCH CIRCUITS, WIRING, CONDUITS, FEEDERS, ARMORED CABLE, JUNCTION BOXES, ETC.
  - ALL LOW VOLTAGE CONTROL WIRING AS REQUIRED.
  - TESTING AND REVIEW OF ALL EXISTING CIRCUITRY TO REMAIN.
- THE E.C. IS TO OBTAIN AND PAY FEE FOR ALL CERTIFICATES OF INSPECTION BY THE BOARD OF FIRE UNDERWRITERS AND ALL BOARDS OR AGENCIES HAVING JURISDICTION. SUBMIT COPIES OF THE CERTIFICATE OF INSPECTION TO THE OWNER AND ARCHITECT PRIOR TO REQUEST FOR FINAL ACCEPTANCE AND PAYMENT.
- THE E.C. IS TO GUARANTEE ALL ELECTRICAL WORK FROM DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE INSTALLATION.



## 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS. SECTION 503

COMPLIANT WITH 2020 RESIDENTIAL CODE OF NYS - TABLE N1 102.4.1.1 ( R402.4.1.1 ) AIR BARRIERS AND INSULATION INSTALLATION, AND N1 101.1 (R504) REPAIRS

## 2 SECTION - INSULATION INSTALLATION

SCALE: N.T.S.

## INDEX OF DRAWINGS

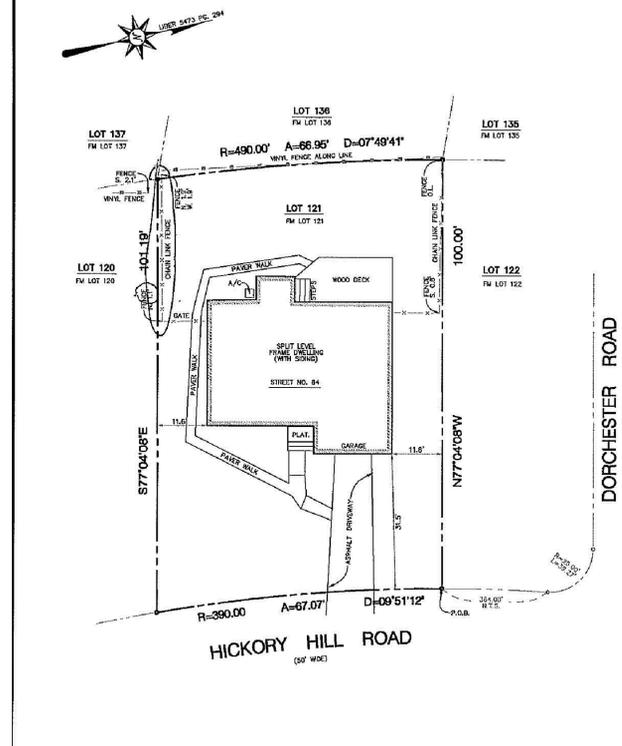
T1	SURVEY, LOCATION MAP, ZONING INFORMATION, NOTES, INSULATION DIAGRAM
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## SCHEDULE OF DIMENSIONAL REGULATIONS RESIDENTIAL DISTRICT RG. ZONING LAW TOWN OF EASTCHESTER

	REQUIRED	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT AREA / SQUARE FEET	6,000	6,700	6,700	✓OK
MAXIMUM PRINCIPAL BUILDING COVERAGE	30 %	21.6 %	29.7 %	✓OK
MINIMUM FRONTAGE	60 FEET	67.07 FEET	67.07 FEET	✓OK
MAXIMUM BUILDING HEIGHT	2.5/23	2.5 / 19.8	2.5/23	✓OK
MAXIMUM RIDGE HEIGHT	33	25	29	✓OK
FRONT YARD	30 FEET	31.5 FEET	30 FEET	✓OK
SIDE YARDS PRINCIPAL USE	10/20 FEET	11.6 /23.4	11.6 /23.4	✓OK
REAR SETBACK PRINCIPAL USE	25 FEET	25 FEET	17 FEET	YES
IMPERVIOUS CURFACE COVERAGE (SF)	3,175 SQ FT	1,757 SQ FT	2,532 SQ FT	✓OK
IMPERVIOUS CURFACE COVERAGE (%)	26.2%	47.4%	37.8%	✓OK

BUILDING COVERAGE CALCULATION :

EXISTING BUILDING COVERAGE: 1,445 / 6,700 = 21.6%	PROPOSED BUILDING COVERAGE 1,445 + 545 / 6,700 = 29.7%
LOT AREA = 6,700 SF EXISTING HOUSE = 1,445 SF	LOT AREA = 6,700 SF EXISTING HOUSE = 1,445 SF PROPOSED FAMILY ROOM, ENLARGED MASTER BATHROOM AND FRONT PORCH = 545 SF



**THIS SURVEY IS CERTIFIED TO:**  
FIRST AMERICAN TITLE (492793)  
FIRST AMERICAN TITLE INSURANCE COMPANY  
FOR AN OFFICE

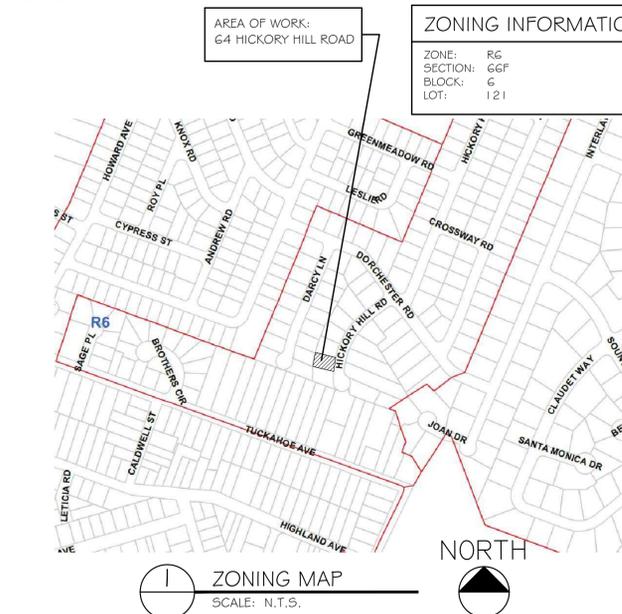
**AREA:**  
8,700 SQ FT  
0.197 ACRES

**REFERENCES:**  
FIELD SHOWN AND DESIGNATED AS LOT NO. 121 ON A CERTAIN MAP ENTITLED, "SUBDIVISION MAP OF HICKORY HILL SECTION NO. FOUR, PROPERTY OF HANCOCK AND GRANT, INC. IN THE TOWN OF EASTCHESTER, WESTCHESTER COUNTY, NEW YORK, DATED JANUARY 15, 1924, AS AMENDED BY THE BOARD OF SURVEYORS, WESTCHESTER COUNTY, NEW YORK, AND FILED IN THE COUNTY CLERK'S OFFICE OF WESTCHESTER COUNTY, NEW YORK, ON MAY 18, 1924 AS MAP NO. 2947

**TITLE SURVEY OF PROPERTY KNOWN AS:**  
TAX MAP LOT 121, BLOCK 8, SECTION 08  
STREET NO. 84, HICKORY HILL ROAD  
TOWN OF EASTCHESTER, COUNTY OF WESTCHESTER, STATE OF NEW YORK

**ALLSTATE MAPPING & LAYOUT**  
A PROFESSIONAL SURVEYING AND MAPPING GROUP  
CERTIFICATE OF AUTHORIZATION: 24042870009  
230 FRIED STREET, 28 THE ROCKS-5000  
BLOOMFIELD, NJ 07003 FAX: 973-288-2800  
www.allstatemapping.com

**HAZARDUS A. MICHAEL, P.L.C.** N.Y. LIC. NO. 051110  
RAYMOND P. FELDMAN, P.L.S. P.A. LIC. NO. 055337E  
MICHAEL H. SAPERSTEIN, P.L.S. LIC. NO. 050690W  
DATE: AUG. 23, 2023



**DESIGN REQUIREMENTS FOR RESIDENTIAL CODE OF THE TOWN OF EASTCHESTER**  
TABLE R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD (s) PSF	WIND SPEED (s) MPH	SEISMIC DESIGN CATEGORY (c)	SUBJECT TO DAMAGE FROM WEATHERING (a)	FROST LINE DEPTH (b)	TEMPERATE (c)	ICE SHIELD UNDERLAMENT REQUIRED (d)	FLOOD HAZARDS (f)
20	115	C	SEVERE	3'-6"	MODERATE TO HEAVY	YES	360920 0005 B 10/17/1978

NO.	REVISION	DATE

**JOSEPH FERNANDEZ ARCHITECT, P.C.**

575 WHITE PLAINS ROAD  
EASTCHESTER, NY 10709  
914.713.8888  
WWW.JOEFERNANDEZARCHITECT.COM

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PROJECT TITLE

64 HICKORY HILL ROAD,  
EASTCHESTER  
NY 10709

DRAWING TITLE

SURVEY,  
LOCATION MAP,  
ZONING INFORMATION,  
NOTES,  
INSULATION DIAGRAM

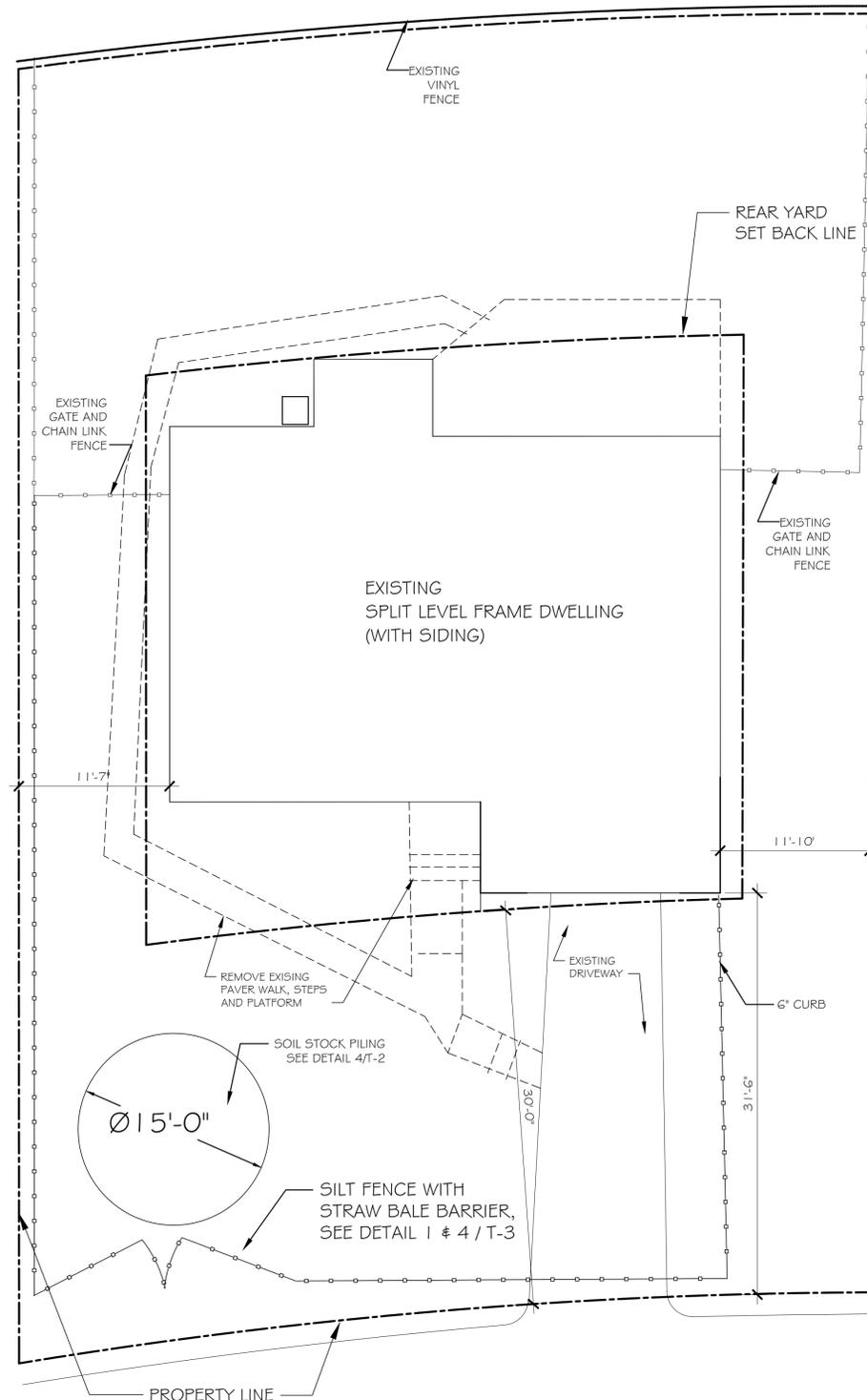
PROFESSIONAL SEAL

JOSEPH FERNANDEZ, AIA  
N.Y.S. LICENSE NO. 031546  
JOSEPH FERNANDEZ, C.E.O.  
NW0055885

PROJECT NO. \_JOB# 23032

SCALE: AS NOTED

ISSUED FOR:	DATE:
ARCHITECTURAL REVIEW BOARD	5-14-2024
DRAWING NO.	REV. DATE:
T-1	REV. NO.



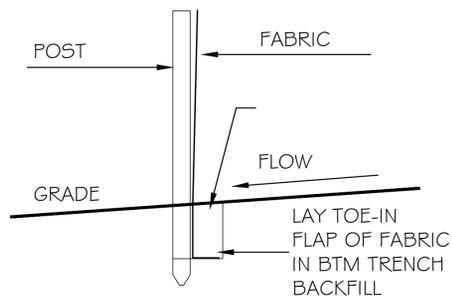
**1** DEVELOPMENT PLAN  
SCALE: N.T.S.

**SITE DEVELOPMENT NOTES:**

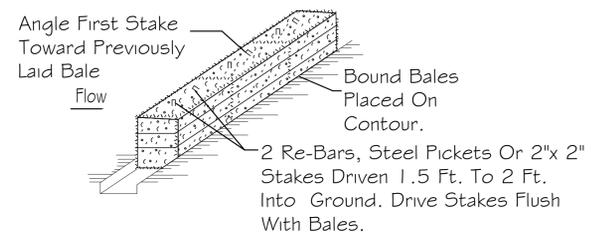
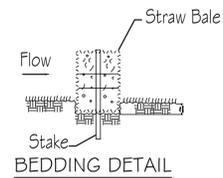
1. PRIOR TO COMMENCING ANY WORK THE CONTRACTOR IS TO CONTACT DIG SAFELY NEW YORK (FORMERLY UFFO) (CODE 753) AT 1-800-962-7962- CALL 811 BEFORE YOU DIG
2. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE, THEREFORE ACCURACY, COMPLETENESS AND/OR EXISTENCE OF SUBSURFACE INFORMATION CAN NOT BE CERTIFIED BY THE ENGINEER.
3. THE CONTRACTOR OR HIS AUTHORIZED REPRESENTATIVE SHALL BE RESPONSIBLE FOR ALL APPLICATIONS, PERMITS AND/OR FEES REQUIRED BY THE TOWN OF MAMARONECK, WESTCHESTER COUNTY, AND THE STATE OF NEW YORK AND/OR FEDERAL GOVERNMENT UNLESS OTHER ARRANGEMENTS ARE MADE WITH THIS OWNER.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ANY PROPOSED IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
5. ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE REPLACED IN KIND BY THE CONTRACTOR.
6. ALL CONSTRUCTION RELATED ACTIVITIES MUST BE WITHIN THE EROSION & SEDIMENT CONTROL BARRIERS. EROSION CONTROL BARRIERS SHOULD REMAIN IN PLACE UNTIL THE PROJECT IS COMPLETE.
7. IF UNFORSEEN UNDERGROUND CONDITIONS ARE ENCOUNTERED (I.E. ROCK, GROUNDWATER, ETC) THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER PRIOR TO CONTINUING WORK.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL REQUIRED SETBACK DISTANCES ARE MAINTAINED DURING CONSTRUCTION.
9. THIS PLAN WAS PREPARED FOR THE PURPOSE OF OBTAINING SITE PLAN APPROVAL FROM THE CITY OF YONKERS TO CONSTRUCT THE ITEMS SHOWN LOCATED ON THIS PLAN.
10. CONTRACTOR IS TO PROVIDE SHEETING AS REQUIRED BY THE NYS DOT, OSHA AND NYS DEPT. OF LABOR, INDUSTRIAL CODE RULE 753 WHERE APPLICABLE (>5' DEEP).
11. LOCATION, DESIGN AND INSTALLATION OF THE UNDERGROUND UTILITIES (INCLUDE BUT NOT LIMITED TO GAS, ELECTRICITY, TELEPHONE, CABLE) SHALL BE AS DIRECTED BY THE UTILITIES COMPANIES AND THE CITY OF YONKERS
12. EXISTING WATER, GAS & SEWER CONNECTIONS TO BE UTILIZED WHERE POSSIBLE. REQUIRED CONNECTIONS SHALL BE MADE BY A LICENSED PLUMBER

**EROSION AND SEDIMENT CONTROL NOTES:**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES, THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY, PRIOR TO EXPECTED RAIN EVENTS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED, AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
3. THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ARCHITECT, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
4. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.
5. ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
6. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
7. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
8. SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF 'NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL'.
9. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF 'NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL'.



**2** SILT FENCE DETAIL  
SCALE: N.T.S.

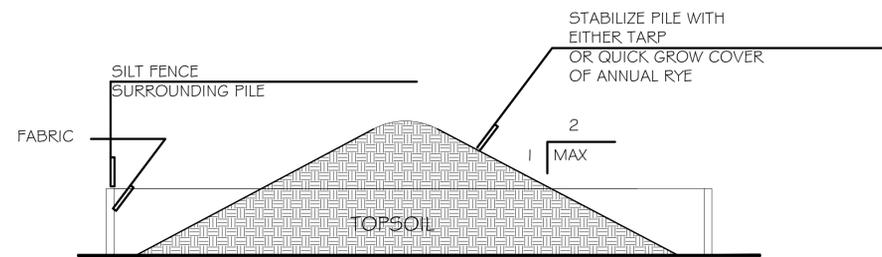


**ANCHORING DETAIL**

**NOTES:**

1. Bales shall be placed at the top of slope or on the contour and in a row with ends tightly abutting the adjacent bales.
2. Each bale shall be embedded in the soil a minimum of 4", and placed so that bindings are horizontal.
3. Bales shall be securely anchored in place by either two stakes or re-bars driven through the bale. The first stake in each bale shall be driven toward the previously laid bale at an angle to force the bales together. Stakes shall be driven flush with the bale.
4. Inspection shall be frequent and repair replacement shall be made promptly as needed.
5. Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.

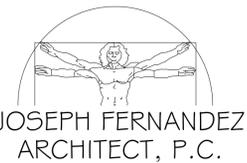
**3** STRAW BALE BARRIER DETAIL  
SCALE: N.T.S.



NO SOIL STOCKPILING, MATERIAL OR EQUIPMENT IN AN AREA WHERE PREVIOUSLY INSTALLED STORMWATER CHAMBER IS LOCATED OR AREAS USES FOR STORMWATER INFILTRATION PRACTICES

**4** SOIL STOCKPILING DETAIL  
SCALE: N.T.S.

NO.	REVISION	DATE
-	-	-



**JOSEPH FERNANDEZ ARCHITECT, P.C.**

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PROJECT TITLE

64 HICKORY HILL ROAD,  
EASTCHESTER  
NY 10709

DRAWING TITLE

SITE DEVELOPMENT  
NOTES  
AND DETAILS

PROFESSIONAL SEAL



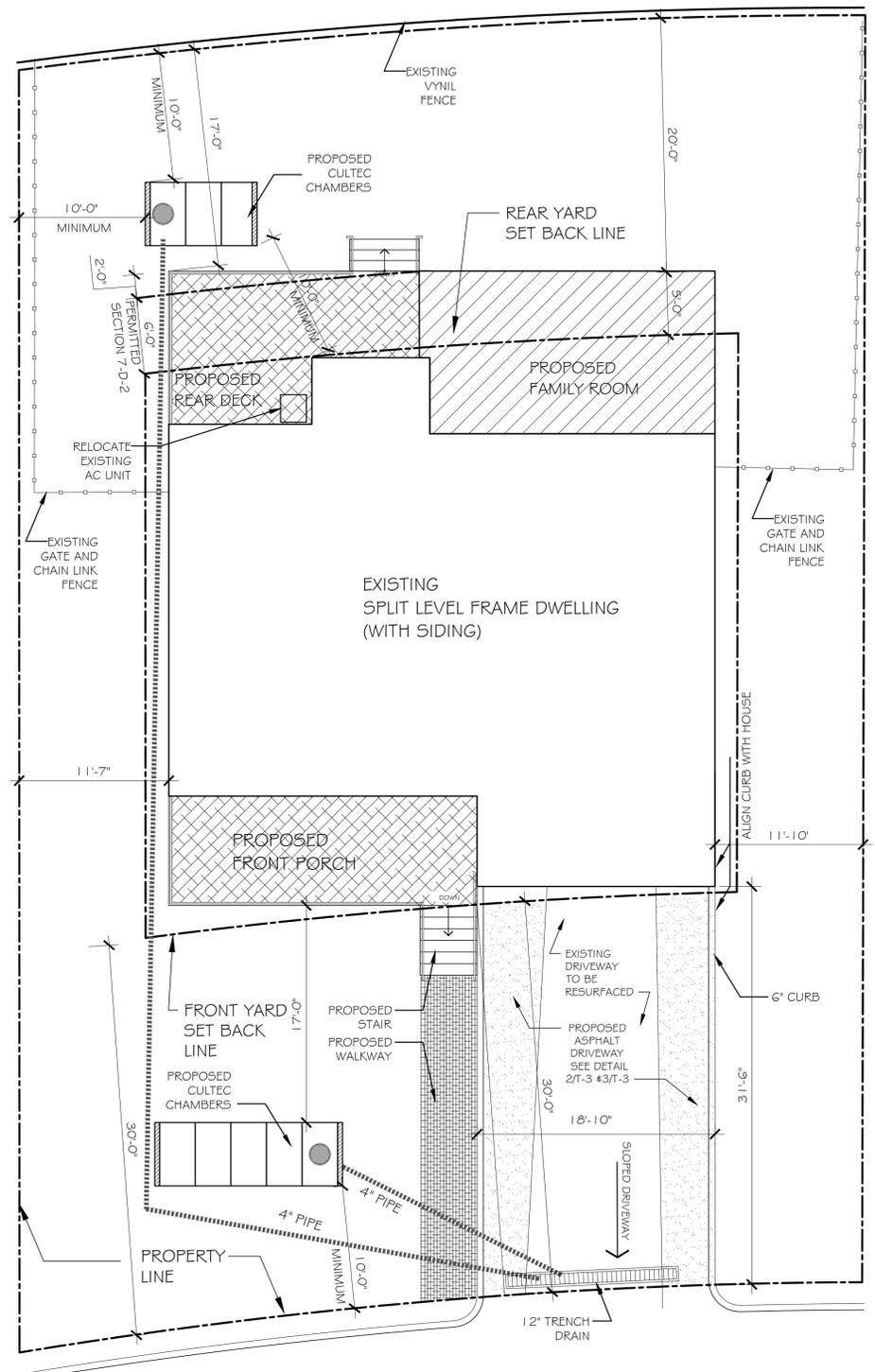
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N.Y.S. LICENSE NO. 031546  
JOSEPH FERNANDEZ, C.E.O.  
NY0055885

PROJECT NO. \_JOB# 23032

SCALE: AS NOTED

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ARCHITECTURAL REVIEW BOARD	5-14-2024	
DRAWING NO.	REV. DATE:	NO.
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ARCHITECT

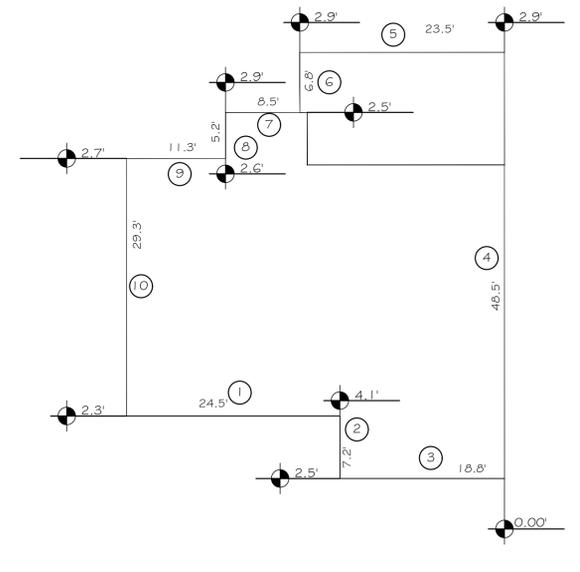


**1 PROPOSED SITE PLAN AND STORM WATER MANAGEMENT SYSTEM**  
SCALE: N.T.S.

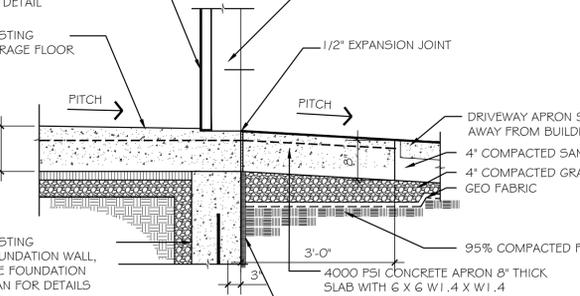
**AVERAGE GRADE CALCULATION:**

WALL 1	$\frac{2.3+4.1}{2}$	X 24.5 = 78.4	WALL 6	$\frac{2.6+2.5}{2}$	X 6.8 = 18.36
WALL 2	$\frac{4.1+2.5}{2}$	X 7.2 = 23.76	WALL 7	$\frac{2.5+2.9}{2}$	X 9.3 = 25.11
WALL 3	$\frac{2.5+0.00}{2}$	X 18.8 = 23.5	WALL 8	$\frac{2.9+2.6}{2}$	X 5.2 = 14.3
WALL 4	$\frac{0.00+2.9}{2}$	X 48.5 = 70.325	WALL 9	$\frac{2.6+2.7}{2}$	X 11.3 = 29.945
WALL 5	$\frac{2.9+2.9}{2}$	X 23.5 = 68.15	WALL 10	$\frac{2.7+2.3}{2}$	X 29.3 = 73.25

GRADE =  $\frac{78.4+23.76+23.5+70.325+68.15+18.36+25.11+14.3+29.945+73.25}{10}$   
 GRADE =  $\frac{425.1}{184.4} = 2.31'$



**2 GARAGE APRON AND DRAIN DETAIL**  
SCALE: 1/2" = 1'-0"



**3 CONCRETE APRON AND DROP CURB DETAIL**  
SCALE: 1" = 1'-0"

**STORMWATER CALCULATIONS:**

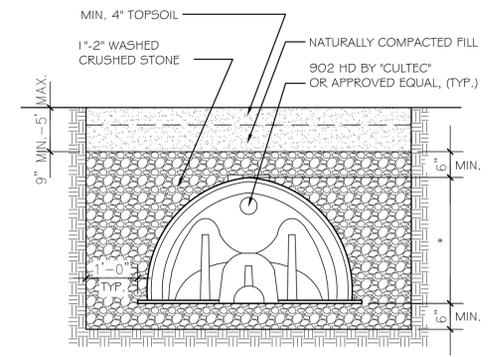
NEW DRIVEWAY COVERAGE = 280 SQ.FT.  
 NEW FRONT PORCH = 195 SQ.FT.  
 NEW FAMILY ROOM = 300 SQ.FT.

ADDITIONAL IMPERVIOUS SURFACE = 775 SQ.FT.

BASED ON THE TOWN OF EASTCHESTER STORM WATER MANAGEMENT REQUIREMENTS SECTION 'D' PROJECT RESULTING CREATION OF IMPERVIOUS AREA OF 775 SQ. FT.

BASED ON 25-YEAR, 6.47 INCH BASIS  
 DRYWELL STORAGE OF 475 X 0.53 = 251.75 CUBIC FEET IS REQUIRED  
 DRYWELL STORAGE OF 300 X 0.53 = 159 CUBIC FEET IS REQUIRED

PROPOSED RECHARGER STORM WATER CHAMBER = 55.73 CF OF CAPACITY  
 NUMBER OF DRY WELL UNIT REQUIRED FOR NEW DRIVEWAY AND NEW FRONT PORCH = 251.75 CF / 55.73 CF = 4.5  
 NUMBER OF DRY WELL UNIT REQUIRED FOR ADDITIONAL IMPERVIOUS SURFACE (NEW FAMILY ROOM) = 159 CF / 55.73 CF = 2.85  
 NUMBER OF UNIT PROVIDED FOR ADDITIONAL DRIVEWAY AND PORCH = 5  
 5 X 55.73 CUBIC FEET = 278.65 CUBIC FEET > 251.75 CUBIC FEET - ✓OK (OR APPROVED EQUAL)  
 NUMBER OF UNIT PROVIDED FOR ADDITIONAL IMPERVIOUS SURFACE (NEW FAMILY ROOM) = 3  
 3 X 55.73 CUBIC FEET = 167.19 CUBIC FEET > 159 CUBIC FEET - ✓OK (OR APPROVED EQUAL)



**4 INFILTRATOR INSTALLATION DETAIL**  
SCALE: N.T.S.

**CULTEC RECHARGER® 902HD STORMWATER CHAMBER**

The Recharger® 902HD is a 48" (1219 mm) tall, high capacity chamber. Typically when using this model, fewer chambers are required resulting in less labor and a smaller installation area. The Recharger® 902HD has the side portal internal manifold feature. HVLV® FC-48 Feed Connectors are inserted into the side portals to create the internal manifold.

Recharger 902HD Chamber	
Size (L x W x H)	4.25' x 78" x 48"
	1.30 m x 1981 mm x 1219 mm
Installed Length	3.67'
	1.12 m
Length Adjustment per Row - with two end caps installed	1.03'
	0.31 m
Length Adjustment per Row - when not using end caps	0.58'
	0.18 m
Chamber Storage	17.31 ft³/ft
	1.61 m³/m
	63.47 ft³/unit
	1.80 m³/unit
Min. Installed Storage	27.06 ft³/ft
	2.53 m³/m
	99.28 ft³/unit
	2.81 m³/unit
Min. Area Required	26.58 ft²
	2.47 m²
Chamber Weight	83.0 lbs
	37.65 kg
Shipping	15 chambers/skid
	1,370 lbs/skid
	14 skids/48' flatbed
Min. Center-to-Center Spacing	7.25'
	2.21 m
Max. Allowable Cover	8.3'
	2.53 m
Max. Allowable O.D. in Side Portal	10" HDPE, 12" PVC
	250 mm HDPE, 300 mm PVC
Compatible Feed Connector	HVLV FC-48 Feed Connector



Recharger 902HD End Cap	
Size (L x W x H)	9.7" x 78" x 48.5"
	246 mm x 1982 mm x 1231 mm
Installed Length	6.2'
	1.87 m
End Cap Storage	5.34 ft³/ft
	0.50 m³/m
	2.76 ft³/unit
	0.08 m³/unit
Min. Installed Storage	19.88 ft³/ft
	1.85 m³/m
	10.28 ft³/unit
	0.29 m³/unit
End Cap Weight	52.0 lbs
	23.59 kg
Shipping	7 end caps/skid
	638 lbs/skid
	14 skids/48' flatbed
Max. Inlet Opening in End Cap	30" HDPE, 36" PVC
	750 mm HDPE, 900 mm PVC

Calculations are based on installed chamber length. All above values are nominal. Includes 12" (305 mm) stone above crown of chamber and typical stone surround at 7.25' (2.21 m) center-to-center spacing and stone foundation depth as listed in table. Stone void calculated at 40%.

	Stone Foundation Depth		
	9"	12"	18"
Chamber and Stone Storage Per Chamber	99.28 ft³	101.94 ft³	107.26 ft³
	2.81 m³	2.89 m³	3.04 m³
Min. Effective Depth	5.75'	6.00'	6.5'
	1.75 m	1.83 m	1.98 m
Stone Required Per Chamber	3.32 yd³	3.56 yd³	4.05 yd³
	2.54 m³	2.72 m³	3.06 m³

Calculations are based on installed chamber length. All above values are nominal. Min. installed stone includes 9" (229 mm) stone base, 12" (305 mm) stone above crown of chamber and typical stone surround at 7.25' (2.21 m) center-to-center spacing.

NO.	REVISION	DATE
-	-	-

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PROJECT TITLE  
 64 HICKORY HILL ROAD,  
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 NY 10709

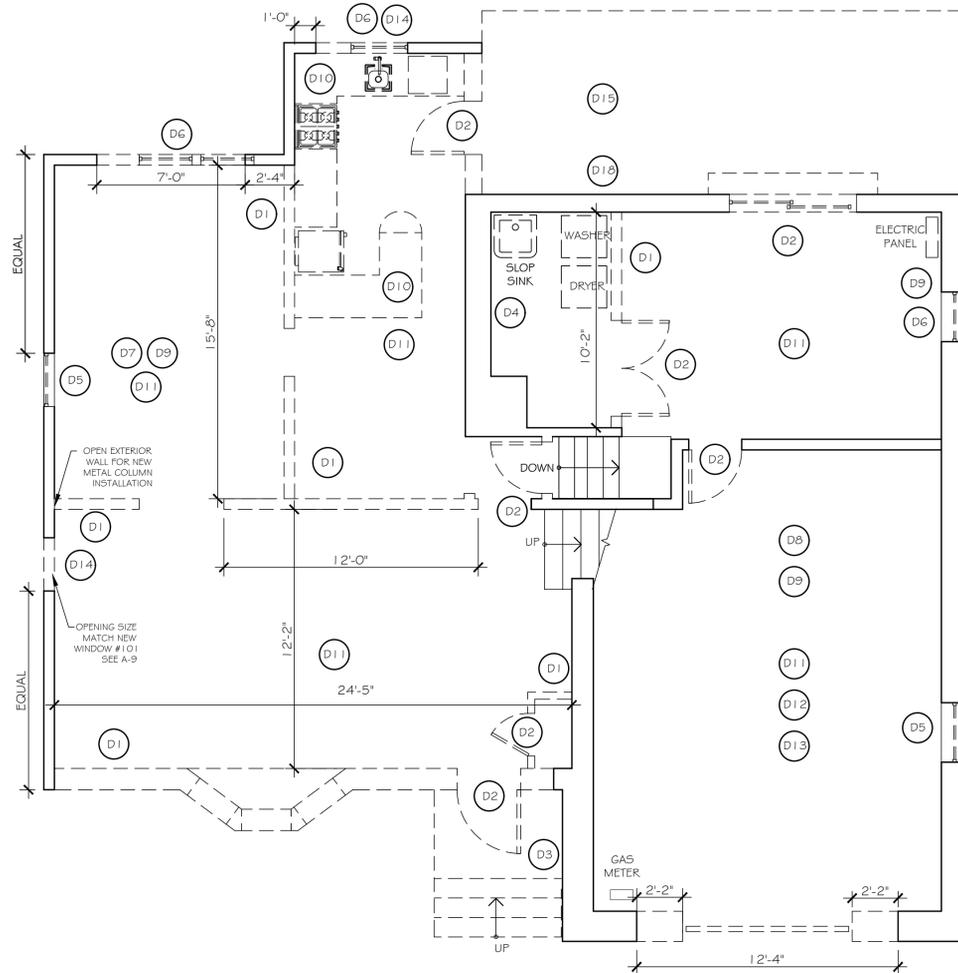
DRAWING TITLE  
 SITE PLAN,  
 DETAILS  
 STORMWATER  
 MANAGEMENT

PROFESSIONAL SEAL

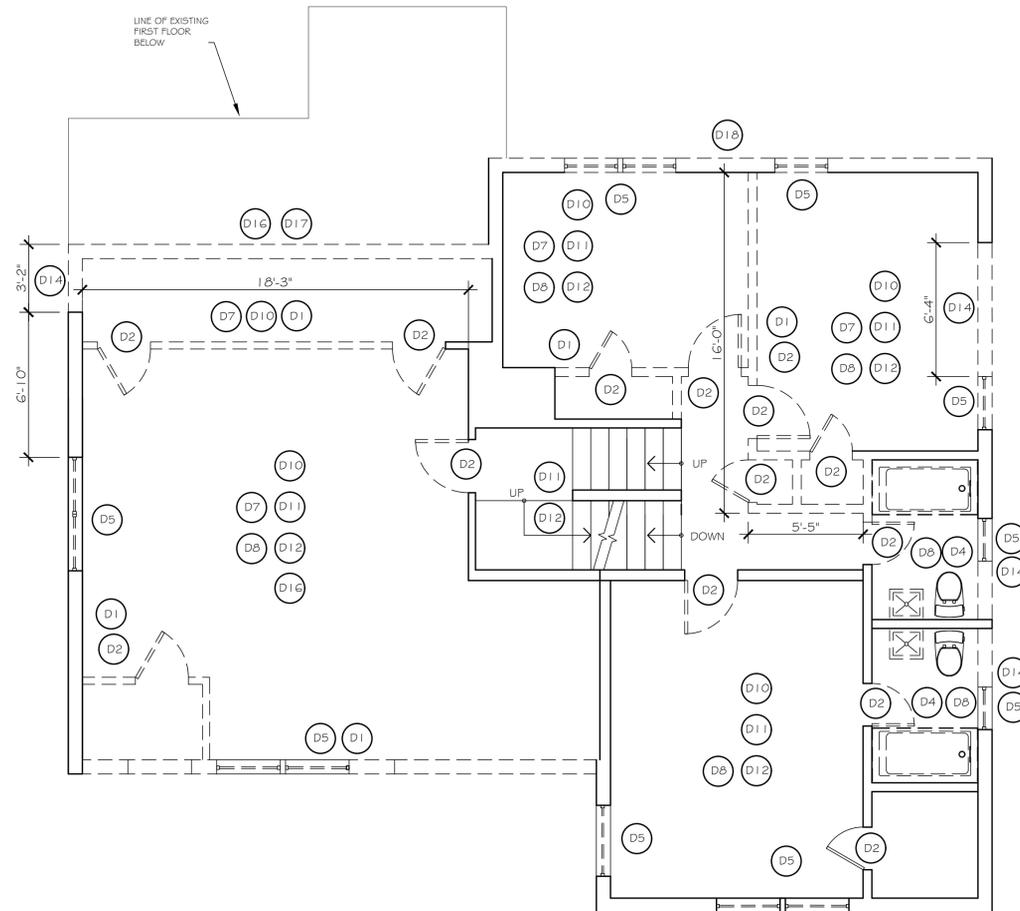
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 NY0055985

PROJECT NO. \_JOB# 23032  
 SCALE: AS NOTED

ISSUED FOR:	DATE:
ARCHITECTURAL REVIEW BOARD	5-14-2024
DRAWING NO.	REV. DATE:
T-3	REV. NO.



1 DEMO BASEMENT AND FIRST LEVEL PLAN  
SCALE: 1/4" = 1'-0"  
NORTH

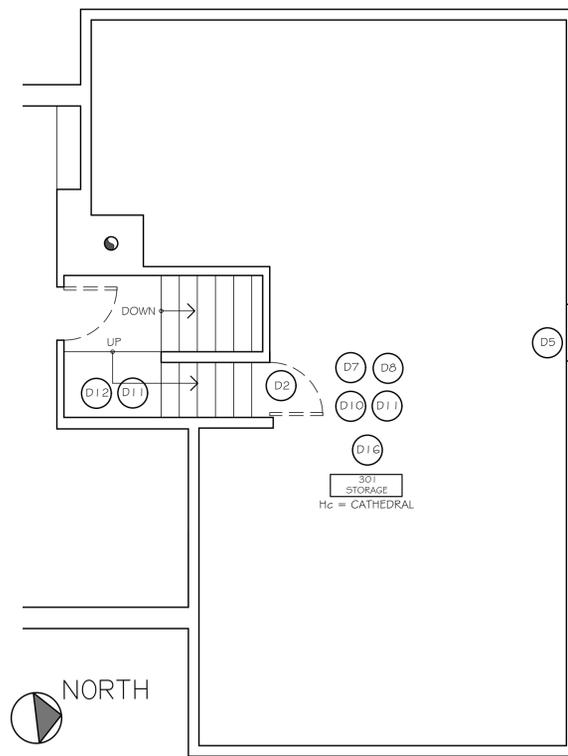


2 DEMO SECOND AND UPPER LEVELS PLAN  
SCALE: 1/4" = 1'-0"  
NORTH

DEMOLITION NOTES:

1. THE GENERAL CONTRACTOR (G.C.) IS TO FIELD VERIFY ALL EXISTING CONDITIONS AND SCOPE OF DEMOLITION RESPONSIBILITIES TO COMPLETE ALL REQUIRED DEMOLITION.
2. SAFE ACCESS OF TENANT, CUSTOMERS AND PEDESTRIANS SHALL BE MAINTAINED AT ALL TIMES. PEDESTRIAN SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHO IS TO PROVIDE AND MAINTAIN SAFE MEANS OF ACCESS TO AND FROM ALL POINTS IN THE BUILDING.
3. THE G.C. IS TO BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE G.C. IS TO DESIGN AND INSTALL ADEQUATE PROTECTIVE STRUCTURES FOR ALL REMOVAL TASKS. THE G.C. IS TO HAVE RESPONSIBILITY FOR ANY DAMAGE OF INJURY CAUSED BY OR DURING THE EXECUTION OF THE DEMOLITION WORK.
4. THE SCOPE OF WORK INCLUDES THE REMOVAL AND LEGAL DISPOSAL OF ALL DEMOLITION MATERIAL AS INDICATED ON THE DRAWINGS LISTED HEREIN, AND AS MAY BE REQUIRED FOR THE FACILITATION OF THE NEW CONSTRUCTION.
5. PERFORM ALL DEMOLITION WORK IN A SAFE, NEAT MANNER, FOLLOW ALL ACCEPTABLE PRACTICES, STATE AND LOCAL CODES, RULES AND REGULATIONS OF ALL AGENCIES HAVING JURISDICTION IN REGARDS TO THE DEMOLITION WORK.
6. REFUSE FROM THE DEMOLITION SHALL BECOME PROPERTY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DISPOSE OF ALL CONSTRUCTION REFUSE IN A LEGAL MANNER.
7. ANY SALVAGEABLE MATERIALS OR ITEMS THAT ARE TO BE SAVED ARE TO BE AVAILABLE FOR INSPECTION BY THE OWNER'S REPRESENTATIVE.
8. PRIOR TO THE DEMOLITION OF ALL STRUCTURAL SUPPORTS DESIGNATED TO BE REMOVED, G.C. IS TO INSTALL ALL NECESSARY TEMPORARY STRUCTURAL SUPPORTS AND BRACING. NO EXISTING STRUCTURAL ELEMENTS ARE TO BE REMOVED UNTIL PROPER SHORING IS INSTALLED.
9. DEMOLITION WORK IS TO INCLUDE BUT NOT BE LIMITED TO EXTERIOR MASONRY WALLS AT PROPOSED DOOR AND WINDOW OPENINGS, INTERIOR PARTITIONS, DOORS AND FRAMES, WINDOWS, FLOOR, WALL AND CEILING FINISHES, TRIM AND STRUCTURAL ELEMENTS, "MEP" DEMOLITION LISTED AND AS INDICATED ON THE DRAWINGS, AND AS MAY BE REQUIRED.
10. WHERE FLOORING FINISHES ARE NOTED TO BE REMOVED OR NEW FLOORING IS SPECIFIED TO BE INSTALLED IN THE FINISH SCHEDULE, REMOVE EXISTING FLOORING DOWN TO CONCRETE SLAB. REMOVE ALL ADHESIVE, MORTAR BEDS AND PREPARE SLAB FOR THE INSTALLATION OF THE NEW FLOORING PER THE FLOORING MANUFACTURER'S INSTRUCTIONS.
11. ASBESTOS ABATEMENT: WHERE MATERIALS WITHIN THE WORK AREA ARE FOUND TO CONTAIN ASBESTOS, THE CONTRACTOR IS TO RETAIN A LICENSED ASBESTOS ABATEMENT CONTRACTOR TO REMOVE SAID MATERIALS PRIOR TO THE START OF WORK. THE OWNER IS TO RETAIN A TESTING COMPANY TO PERFORM ASBESTOS TESTING WITHIN THE WORK SPACE AND SUBMIT A REPORT INDICATING LOCATIONS AND AMOUNTS OF ANY CONTAMINATES.
12. ALL SURFACES AND FINISHES SCHEDULED TO REMAIN, IF DAMAGED DURING THE DEMOLITION OR ANY STAGE OF THE WORK IS TO BE REPAIRED BY THE G.C. AT HIS EXPENSE TO "LIKE NEW" CONDITION. IT SHALL BE THE G.C.'S RESPONSIBILITY TO DOCUMENT ANY PRE-EXISTING DAMAGE AND NOTIFY THE ARCHITECT OF ANY SUCH DAMAGE.
13. ALL PLUMBING FIXTURES, SANITARY, VENT, AND WATER SUPPLY PIPING VALVES, GAS PIPING AND VALVES AND PLUMBING EQUIPMENT SCHEDULED FOR DEMOLITION IS TO BE REMOVED BY THE PLUMBING CONTRACTOR (P.C.). PROPERLY CAP ANY REMAINING PIPING AS REQUIRED. SANITARY WASTE DEAD END RUNS CREATED BY DEMOLITION WORK ARE TO HAVE CLEAN OUTS INSTALLED BY PLUMBING CONTRACTOR PER CODE. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
14. ALL ELECTRICAL LIGHT FIXTURES, WIRING, RECEPTACLES, CIRCUIT PANELS, FEEDERS, BRANCH CIRCUITS, CONDUIT, HANGERS AND SUPPORTS, AND EQUIPMENT SCHEDULED FOR DEMOLITION IS TO BE REMOVED BY THE ELECTRICAL CONTRACTOR (E.C.). TERMINATE AND MAKE SAFE ANY REMAINING BRANCH CIRCUITS TO A POINT OF CONCEALMENT. PROPERLY CAP AND TERMINATE BRANCH CIRCUITS AS REQUIRED PER CODE. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
15. ALL HVAC EQUIPMENT, DUCTWORK, ETC. SCHEDULED FOR DEMOLITION IS TO BE PERFORMED BY EITHER THE G.C. OR THE HVAC CONTRACTOR. SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE WITH PLUMBING AND ELECTRICAL CONTRACTORS FOR TERMINATING AND MAKING SAFE ANY ELECTRICAL FEEDS AND GAS PIPING TO SAID HVAC EQUIPMENT.
16. THE G.C. IS TO CLEAN ENTIRE WORK AREA EACH DAY OF ALL DEBRIS DURING THE DEMOLITION. BROOM SWEEP AND CLEAN BUILDING AS REQUIRED AT THE END OF DEMOLITION PHASE.

DEMOLITION LEGEND	
KEY	DESCRIPTION
D1	REMOVE EXISTING WALL AS INDICATED ON PLAN
D2	REMOVE EXISTING DOOR
D3	REMOVE EXISTING STAIR AND RAILING
D4	REMOVE EXISTING PLUMBING FIXTURES
D5	REMOVE EXISTING WINDOW
D6	REMOVE EXISTING WINDOW, PART OF WALL TO INCREASE OPENING AS INDICATED ON PLAN
D7	REMOVE EXISTING NOT WORKING DEVICES, WIRES, PIPES, ETC.
D8	REMOVE EXISTING LIGHTING
D9	REMOVE EXISTING ELECTRICAL PANEL
D10	REMOVE EXISTING MILLWORK
D11	REMOVE EXISTING FLOORING
D12	REMOVE EXISTING WALL FINISHES
D13	REMOVE EXISTING ACOUSTICAL TILE CEILING
D14	CREATE OPENING FOR NEW WINDOW, SEE A-9
D15	REMOVE WOOD STEPS, WOOD DECKING, CANOPY
D16	REMOVE EXISTING ROOF
D17	REMOVE EXISTING WALL ABOVE UPPER LEVEL FLOOR
D18	REMOVE EXISTING SIDING, PLYWOOD SHEATHING, HOUSE WRAP



3 DEMO ATTIC PLAN  
SCALE: 1/4" = 1'-0"  
NORTH

NO.	REVISION	DATE
-	-	-
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PROJECT TITLE  
  
64 HICKORY HILL ROAD,  
EASTCHESTER  
NY 10709

DRAWING TITLE  
  
DEMOLITION PLANS,  
DETAILS,  
LEGENDS



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JOSEPH FERNANDEZ, C.E.O.  
NW0055885

PROJECT NO. \_JOB# 23032

SCALE: AS NOTED

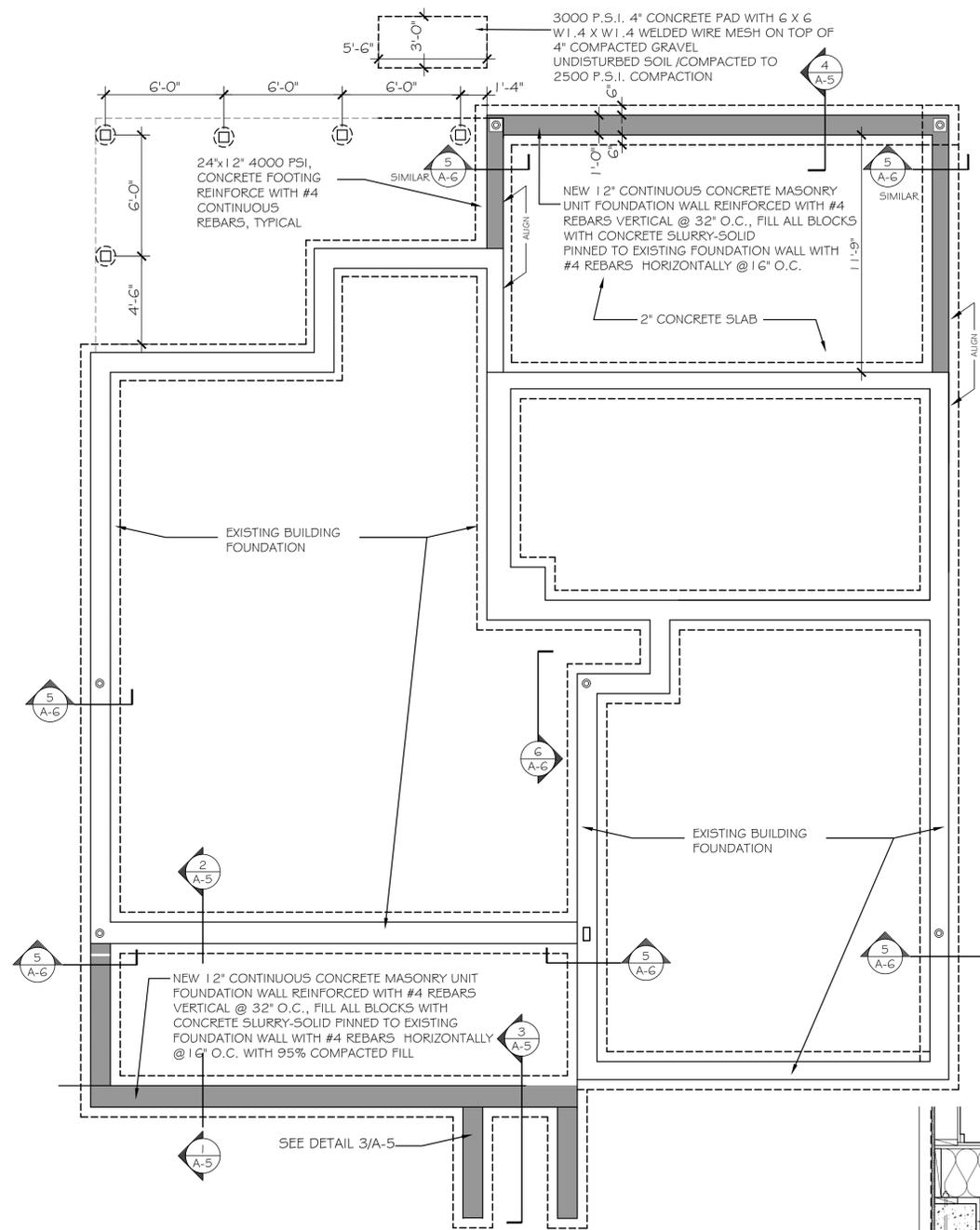
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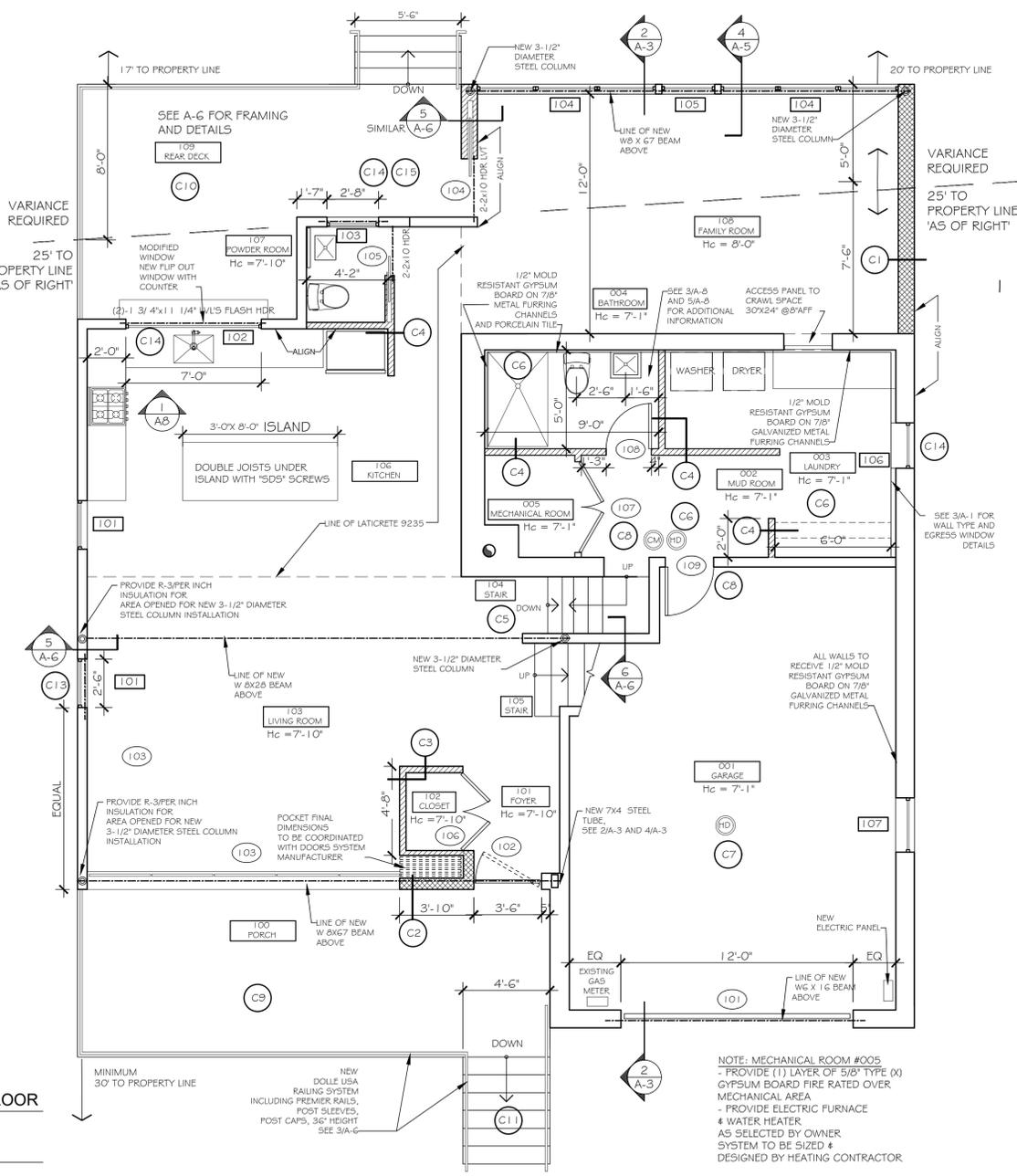
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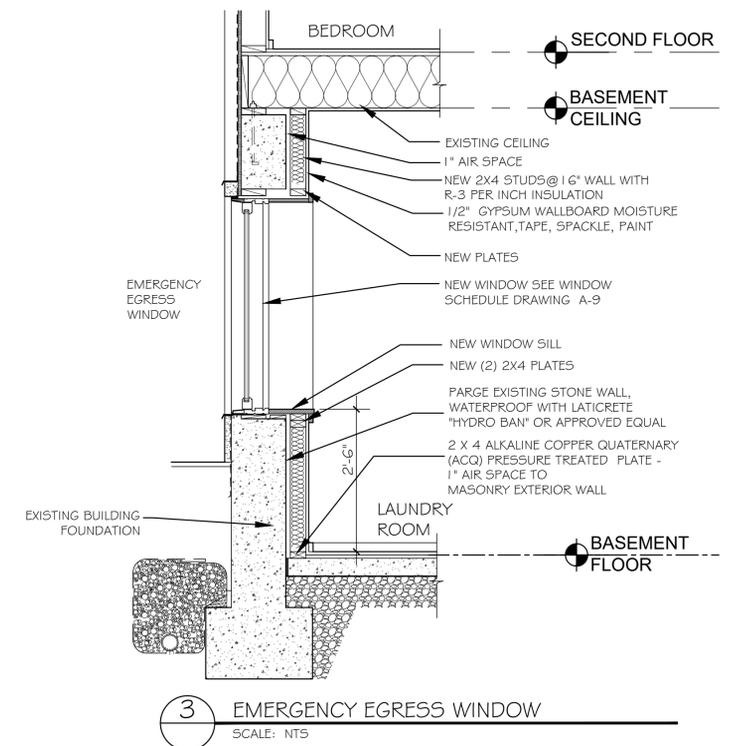


CONSTRUCTION LEGEND	
KEY	DESCRIPTION
C1	SEE WALL TYPE DETAIL 4/A-5
C2	SEE WALL TYPE DETAIL 4/A-5 WITH STUCCO FINISH, SEE ELEVATIONS ON A-4
C3	NEW WALL 2 X 4 WOOD STUDS @ 16\"/>
C4	NEW WALL 2 X 4 WOOD STUDS @ 16\"/>
C5	EXISTING STAIR TO BE REPAIRED, NEW WOOD THREADS AND RISER FINISH, NEW RAILING
C6	1/2\"/>
C7	NEW SMOKE DETECTOR / CARBON MONOXIDE DETECTOR
C8	HOLLOW METAL DOOR, 'B' LABELED WITH SELF CLOSING HINGES, SEE DOOR SCHEDULE
C9	NEW PORCH, SEE DETAIL 1/A-5
C10	NEW PORCH, SEE DETAIL 2/A-5
C11	NEW STAIR, SEE DETAIL 3/A-5
C12	PATCH EXISTING CEILING, PREP AND PAINT
C13	NEW WINDOW OPENING, NEW HEADER, SEE WINDOW SCHEDULE FOR DIMENSIONS
C14	MODIFIED WINDOW OPENING, NEW HEADER, SEE WINDOW SCHEDULE FOR DIMENSIONS
C15	FILL IN EXISTING WINDOW OPENING - 2X4 WOOD STUDS 16\"/>



1 EXISTING AND PROPOSED FOUNDATION  
SCALE: 1/4" = 1'-0"  
NORTH

2 PROPOSED BASEMENT AND FIRST LEVEL  
SCALE: 1/4" = 1'-0"  
NORTH



3 EMERGENCY EGRESS WINDOW  
SCALE: NTS

LIGHT/VENT LAUNDRY #003			LIGHT/VENT LIVING ROOM #103			LIGHT/VENT KITCHEN ROOM #106		
AREA	REQUIRED	PROPOSED	AREA	REQUIRED	PROPOSED	AREA	REQUIRED	PROPOSED
94 SF	94 SF	94 SF	302 SF	302 SF	302 SF	322.7 SF	322.7 SF	322.7 SF
7.52 SF	7.8 SF	7.8 SF	24.16 SF	104.75 SF	94 SF	25.8 SF	33.5 SF	33.5 SF
3.78 SF	7.8 SF	7.8 SF	12.08 SF	104.75 SF	94 SF	12.9 SF	33.5 SF	33.5 SF

LIGHT/VENT BATHROOM #004			LIGHT/VENT POWDER ROOM #107			LIGHT/VENT FAMILY ROOM #108		
AREA	REQUIRED	PROPOSED	AREA	REQUIRED	PROPOSED	AREA	REQUIRED	PROPOSED
45.6 SF	45.6 SF	45.6 SF	20 SF	45 SF	45 SF	264 SF	264 SF	264 SF
3.6 SF	**	**	1.6 SF	10	10	21.12 SF	24.25 SF	24.25 SF
1.8 SF	**	**	0.8 SF	10	10	10.56 SF	24.25 SF	24.25 SF

• LIGHTING REQUIREMENT - 2020 RESIDENTIAL CODE OF NYS SECTION 303.8303.1.2

REQUIRED LIGHTING:  
6 FC @ 30\"/>

BASEMENT BATHROOM:  
AREA = 45 SF  
MINIMUM REQUIRED LUMENS = (6 FC)(45 SF) = 270 LUMENS  
(3)60 WATT BULB = 3 x 890 = 2670 LUMENS > 270 LUMENS

• MECHANICAL VENTILATION SHALL BE FILED UNDER SEPARATE PERMIT

NO.	REVISION	DATE

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PROJECT TITLE

**64 HICKORY HILL ROAD,  
EASTCHESTER  
NY 10709**

DRAWING TITLE

**FOUNDATION PLAN,  
BASEMENT AND FIRST  
LEVEL PROPOSED  
PLANS,  
DETAILS,  
LEGENDS**

PROFESSIONAL SEAL

JOSEPH FERNANDEZ, AIA  
N.Y.S. LICENSE NO. 031546

JOSEPH FERNANDEZ, C.E.O.  
NY0055985

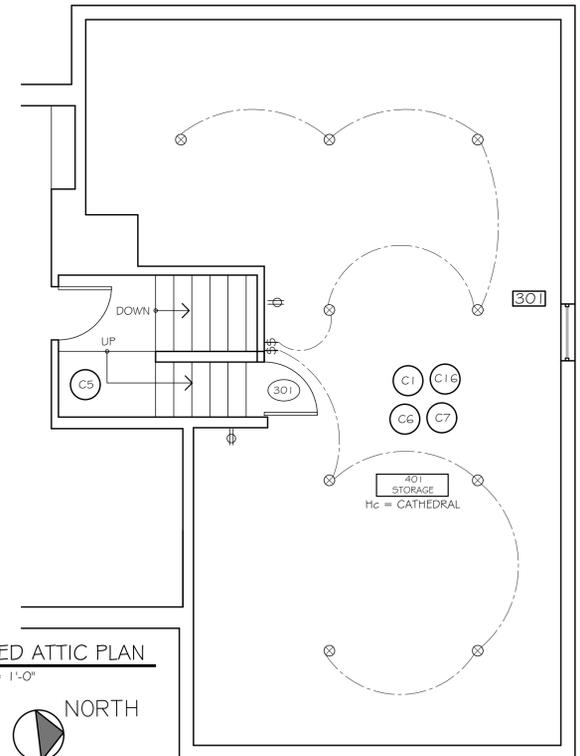
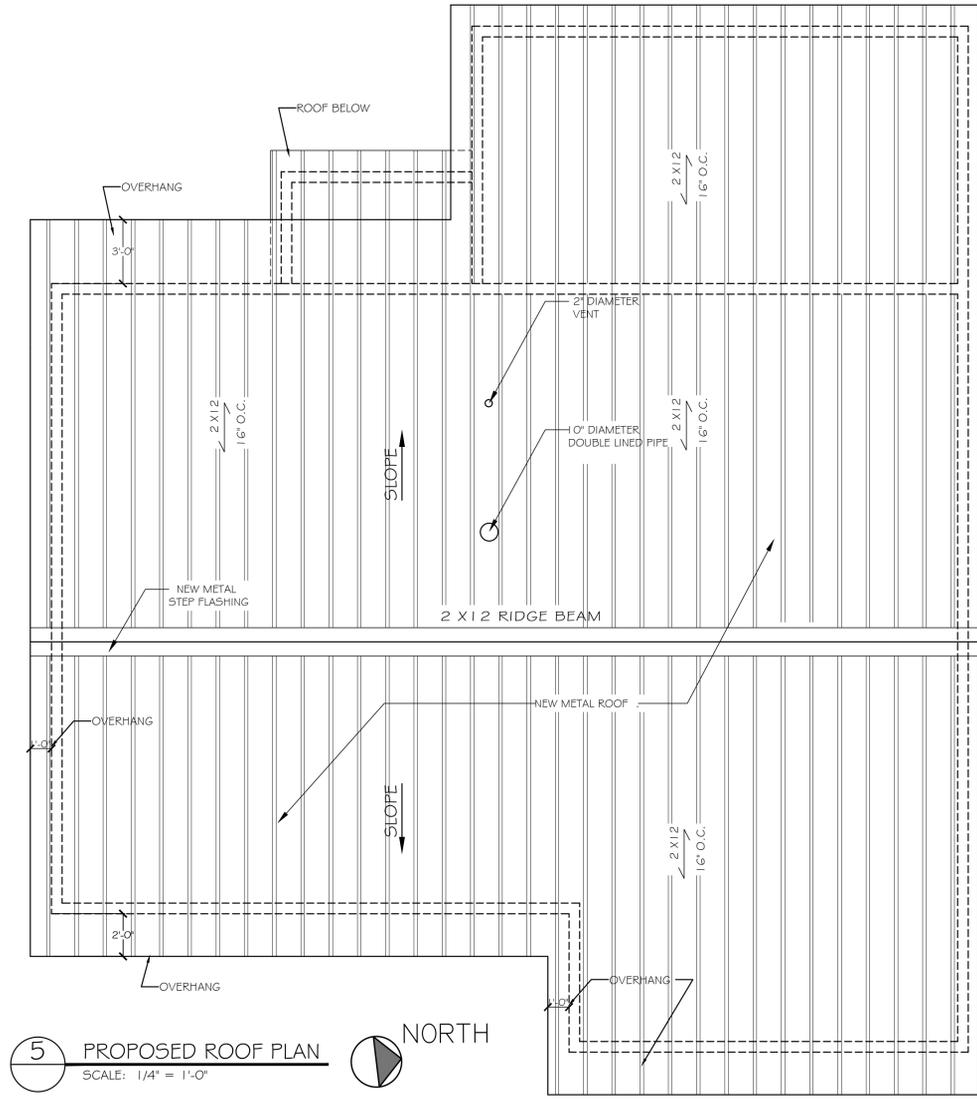
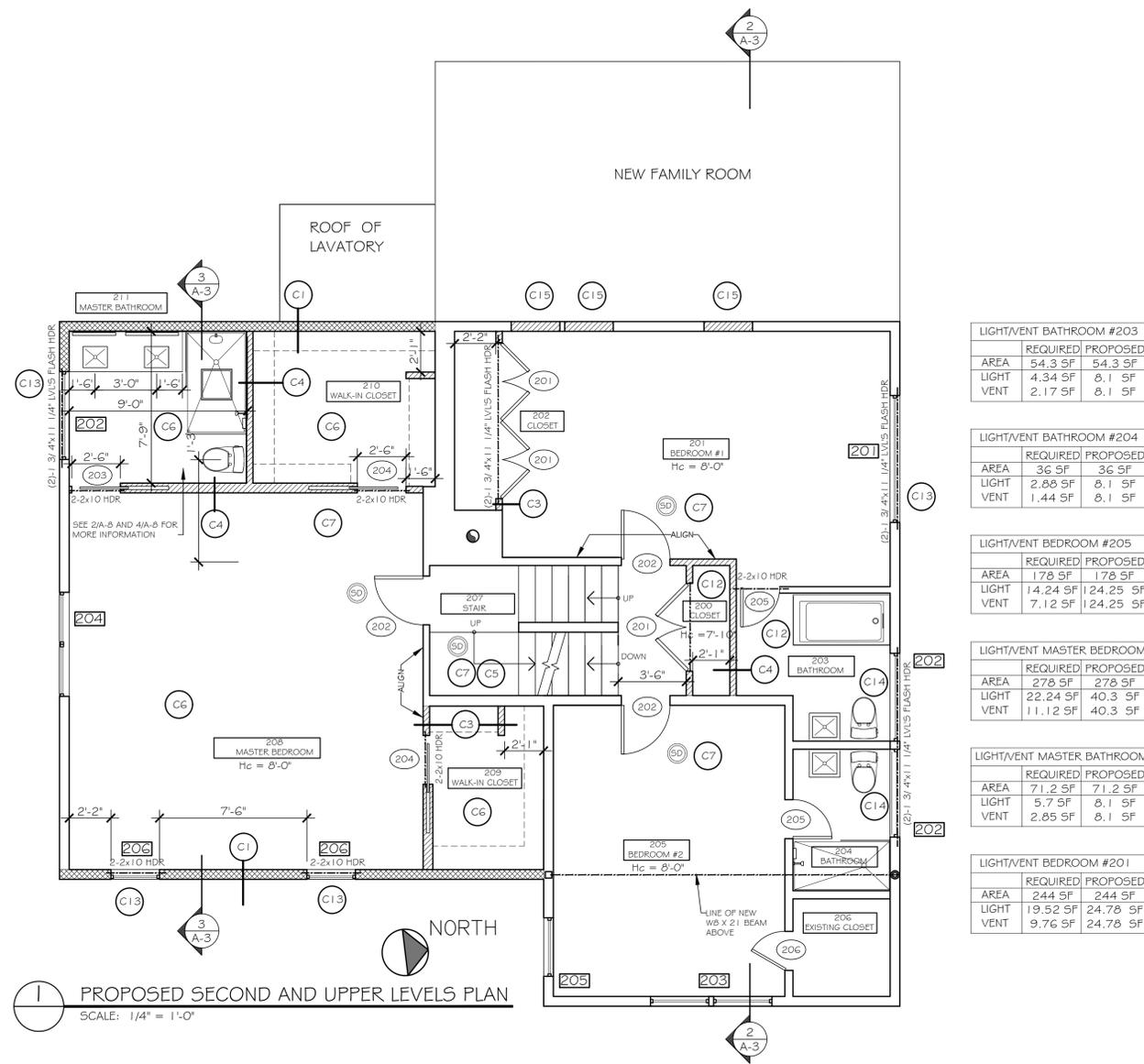
PROJECT NO. JOB# 23032

SCALE: AS NOTED

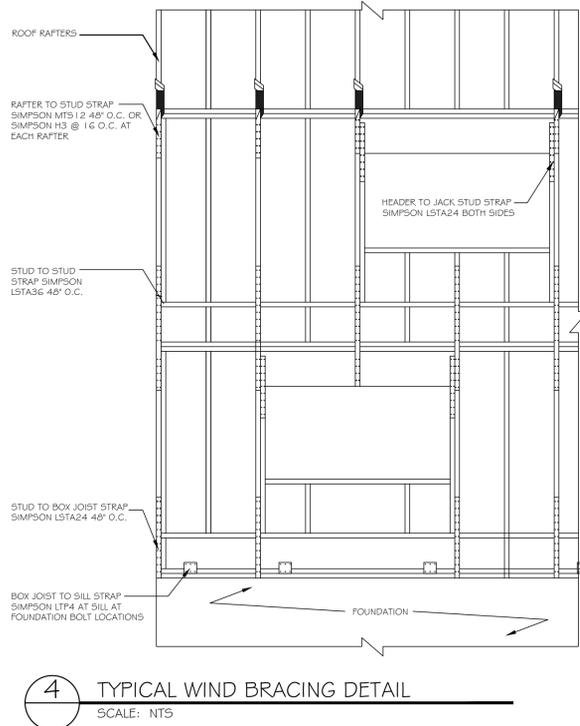
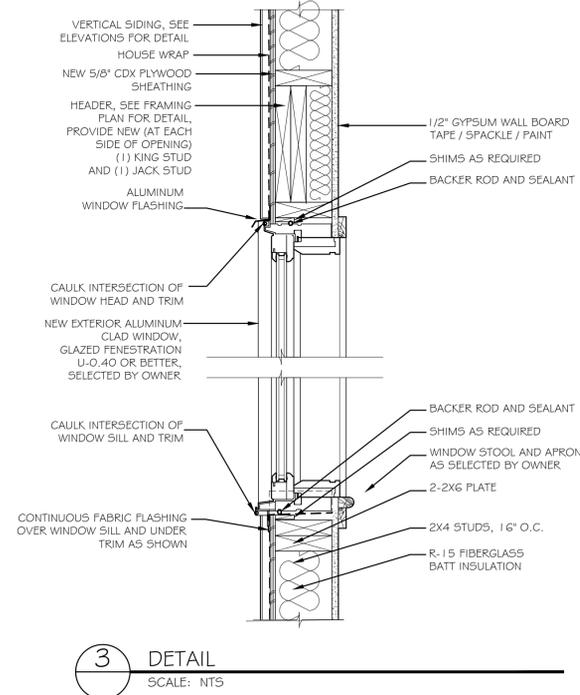
ISSUED FOR:	DATE:
ARCHITECTURAL REVIEW BOARD	5-14-2024

DRAWING NO. **A-1**

REV. DATE:	REV. NO.



CONSTRUCTION LEGEND	
KEY	DESCRIPTION
C1	SEE WALL TYPE DETAIL 4/A-5
C2	SEE WALL TYPE DETAIL 4/A-5 WITH STUCCO FINISH, SEE ELEVATIONS ON A-4
C3	NEW WALL 2 X 4 WOOD STUDS @ 16" O.C. WITH 1/2" MOLD RESISTANT GYPSUM BOARD, TAPE / SPACKLE / PAINT AT BOTH SIDES
C4	NEW WALL 2 X 4 WOOD STUDS @ 16" O.C. WITH 3" MINERAL WOOL INSULATION BY ROCKWOOL, WITH 1/2" MOLD RESISTANT GYPSUM BOARD, TAPE / SPACKLE / PAINT AT CORRIDOR SIDE AND 1/2" MOLD RESISTANT GYPSUM WALLBOARD W/ CERAMIC TILE ON BATHROOM SIDE
C5	EXISTING STAIR TO BE REPAIRED, NEW FINISH, SEE FINISH SCHEDULE, NEW RAILING
C6	1/2" GYPSUM WALLBOARD ON CEILING, TAPE, SPACKLE, PAINT.
C7	NEW SMOKE DETECTOR
C12	PATCH EXISTING CEILING, PREP AND PAINT
C13	NEW WINDOW OPENING, NEW HEADER, SEE WINDOW SCHEDULE FOR DIMENSIONS
C14	MODIFIED WINDOW OPENING, NEW HEADER, SEE WINDOW SCHEDULE FOR DIMENSIONS
C15	FILL IN EXISTING WINDOW OPENING - 2X6 WOOD STUDS 16" O.C., INSULATION R-3/R11 MINIMUM AND MOLD RESISTANT GYPSUM WALLBOARD, SPACKLE, TAPE AND PAINT
C16	NEW ROOF, SEE DETAILS 4/A-5



NO.	REVISION	DATE

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PROJECT TITLE

**64 HICKORY HILL ROAD,  
 EASTCHESTER  
 NY 10709**

DRAWING TITLE

**PROPOSED  
 PLANS,  
 DETAILS,  
 LEGENDS**

PROFESSIONAL SEAL

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 JOSEPH FERNANDEZ, C.E.O.  
 NY0055885

PROJECT NO. JOB# 23032

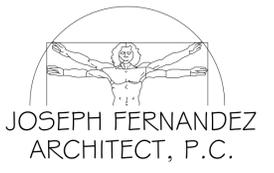
SCALE: AS NOTED

ISSUED FOR:	DATE:
ARCHITECTURAL REVIEW BOARD	5-14-2024

DRAWING NO.	REV. DATE:
<b>A-2</b>	REV. NO.

ARCHITECT

NO.	REVISION	DATE



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PROJECT TITLE

**64 HICKORY HILL ROAD,  
EASTCHESTER  
NY 10709**

DRAWING TITLE

**ATTIC AND ROOF  
PLANS,  
DETAILS,  
LEGENDS**



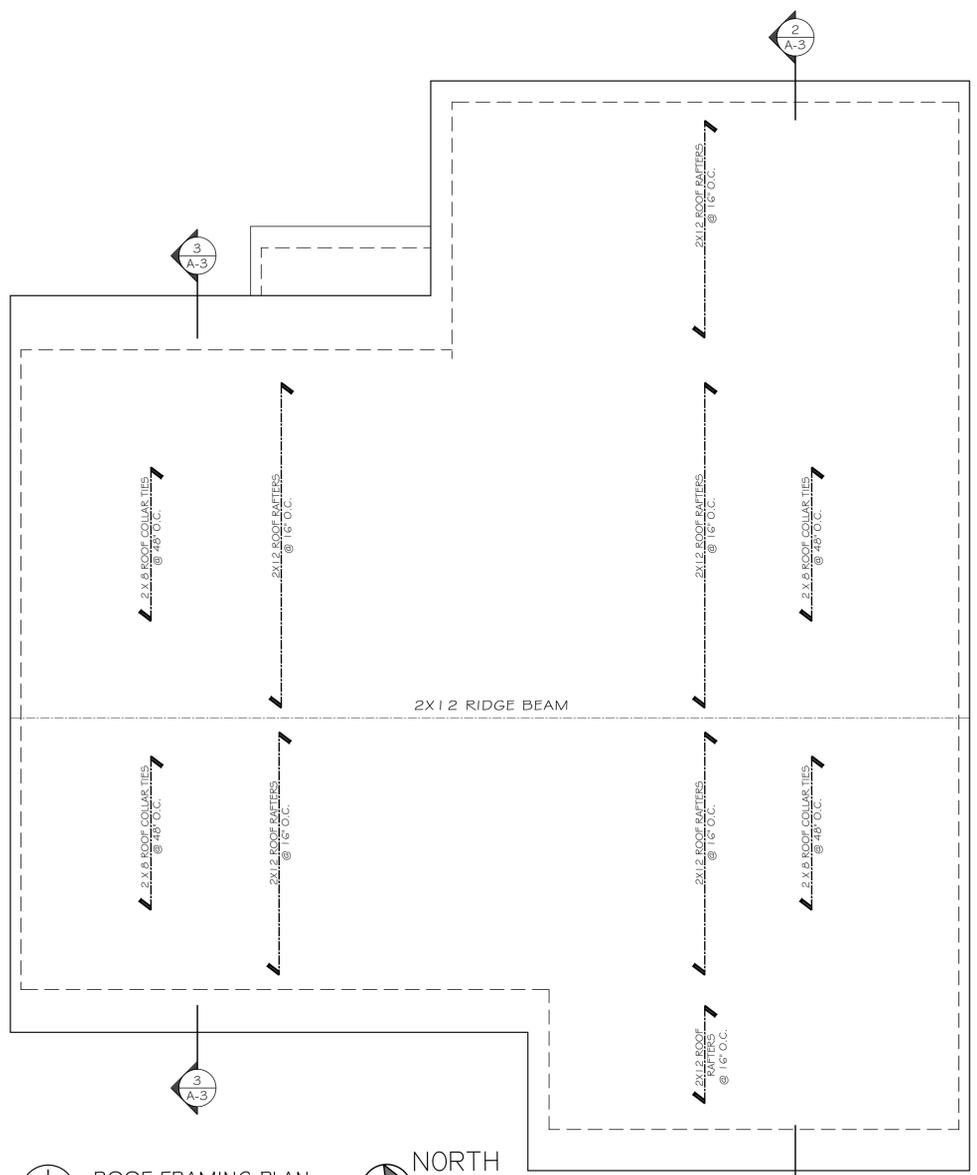
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N.Y.S. LICENSE NO. 031546  
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NY0055885

PROJECT NO. JOB# 23032

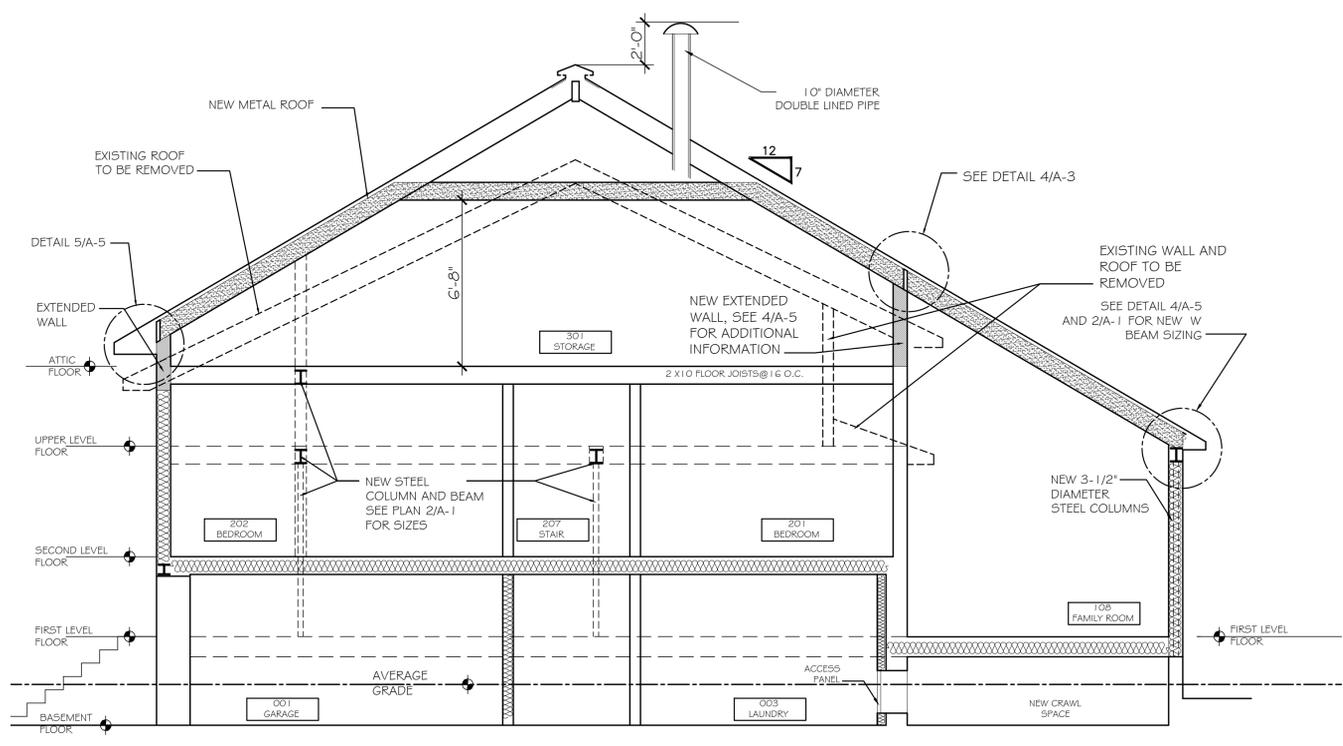
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ISSUED FOR:	DATE:
ARCHITECTURAL REVIEW BOARD	5-14-2024

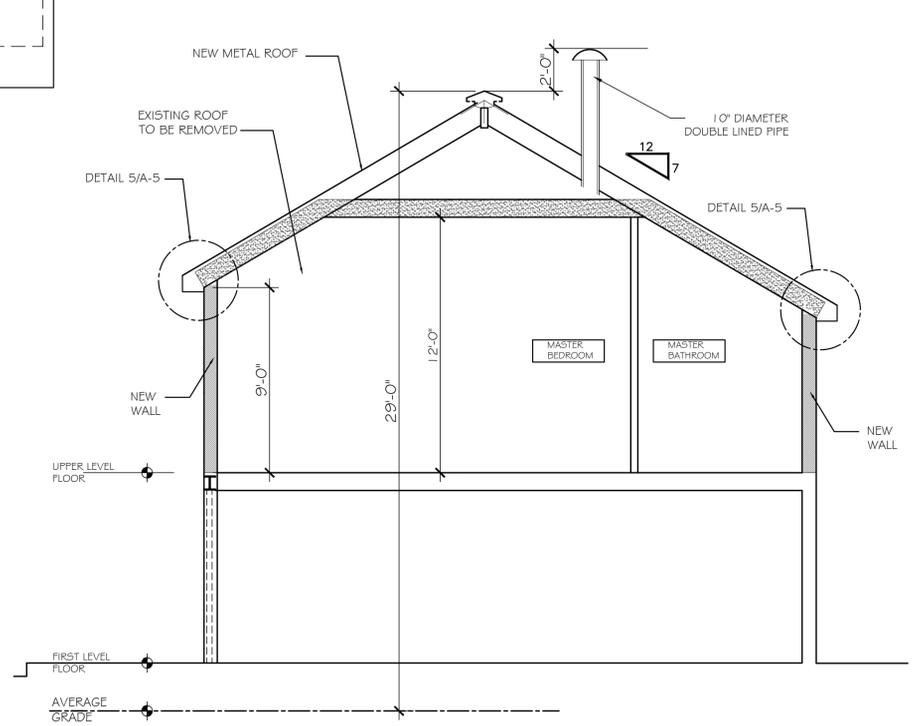
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<b>A-3</b>	
	REV. NO.



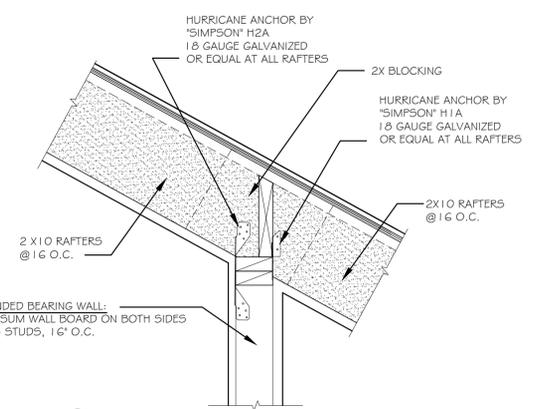
**1 ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



**2 SECTION**  
SCALE: 1/4" = 1'-0"

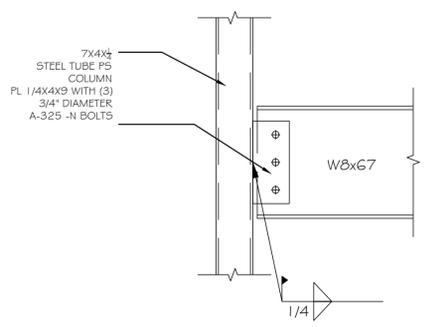


**3 SECTION**  
SCALE: 1/4" = 1'-0"



**4 DETAIL**  
SCALE: N.T.S.

NEW EXTENDED BEARING WALL:  
- NEW GYPSUM WALL BOARD ON BOTH SIDES  
- NEW 2X4 STUDS, 16" O.C.



**5 DETAIL**  
SCALE: N.T.S.

**LVL NOTE :**

- ALL DESIGNATED LVL'S SHALL BE 1 5/8" MICROLAM BY TRUSJOIST MACMILLAN WITH A FLEXURAL FIBER STRESS OF Fb = 2,600 P.S.I. - OR AN APPROVED EQUAL.

**HEADER AND LINTEL NOTES :**

- ALL WOOD HEADERS AT WINDOWS AND EXTERIOR DOORS TO BEAR ON (2) 2 X 4 OR (2) 2 X 6 JACK STUDS AT EACH END.
- ALL STEEL ANGLES AT MASONRY VENEER IS TO BEAR A MINIMUM OF 4" ONTO MASONRY, OR AS INDICATED ON THE DRAWINGS.
- FLUSH FRAMED BEAMS ARE TO BEAR ONTO CORNER POSTS, SOLID OR BUILT-UP POSTS AS INDICATED ON THE DRAWINGS.
- WHERE (3) 2 X HEADERS ARE INDICATED, INSTALL (2) 1/2" PLYWOOD SPACERS BETWEEN EACH MEMBER.

**FRAMING PLAN LEGEND**

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

**ROOF DECK LOADING SCHEDULE**  
(PITCHED 3 / 12 OR LESS)

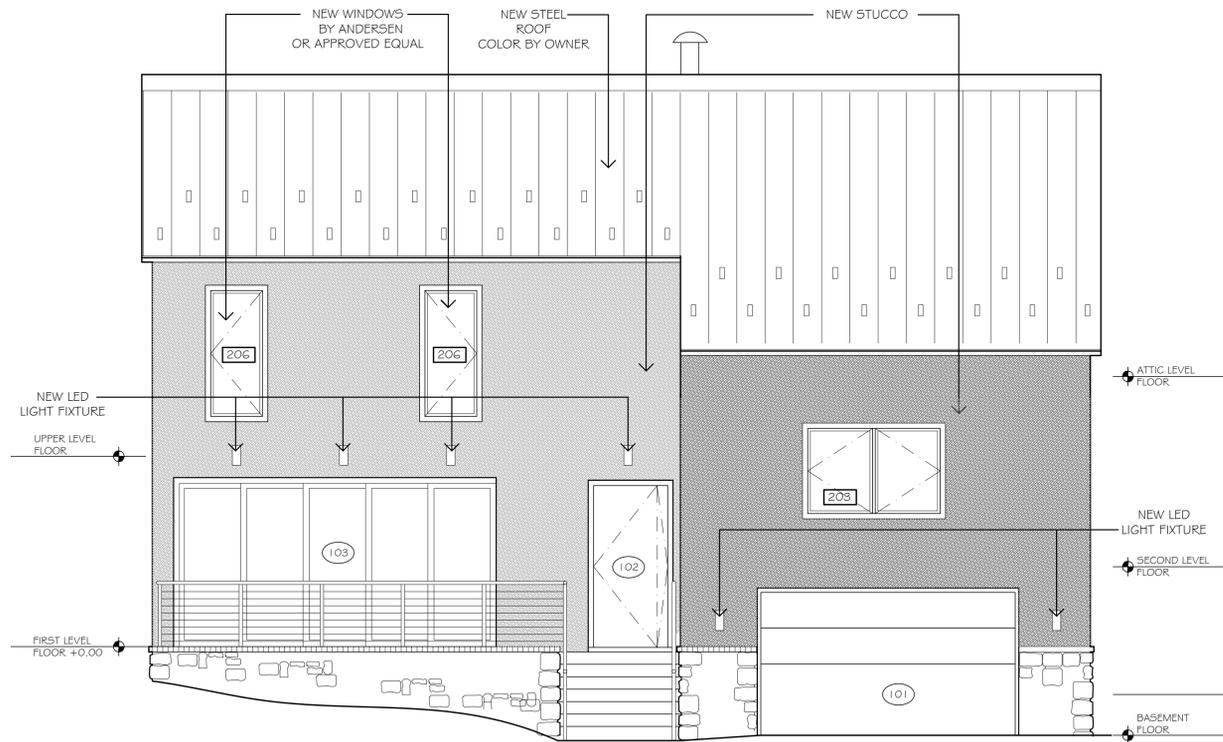
LIVE LOAD	: 60 P.S.F.
DEAD LOAD (ASPH. or WOOD)	: 15 P.S.F.
TILE FINISH	: 25 P.S.F.
<b>TOTAL LOAD</b>	<b>: 100 P.S.F.</b>

**TRUSS JOIST SUBSTITUTION NOTE :**

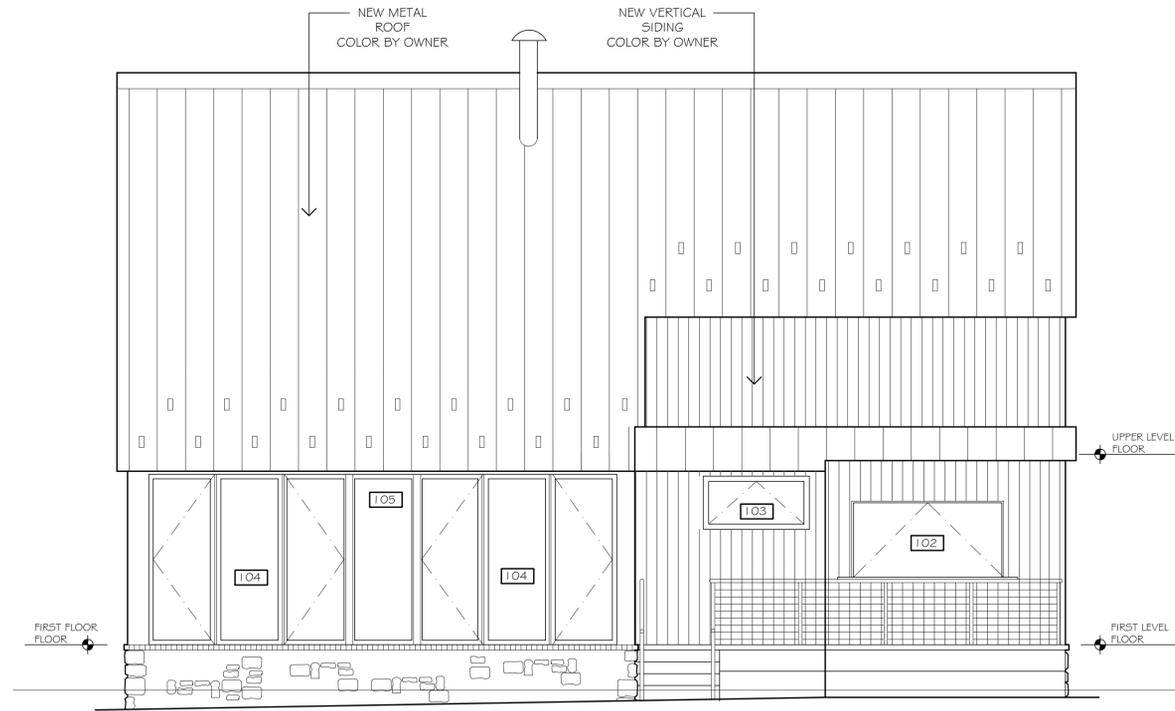
- CONTRACTOR SHALL SUBMIT TO ARCHITECT WRITTEN PROOF THAT ANY SUBSTITUTIONS OF THE TRUSS JOIST MANUFACTURER INDICATED ON THESE DRAWINGS SHALL BE OF EQUAL STRUCTURAL CAPACITY PRIOR TO ORDERING.

**TRUSS JOIST NOTES :**

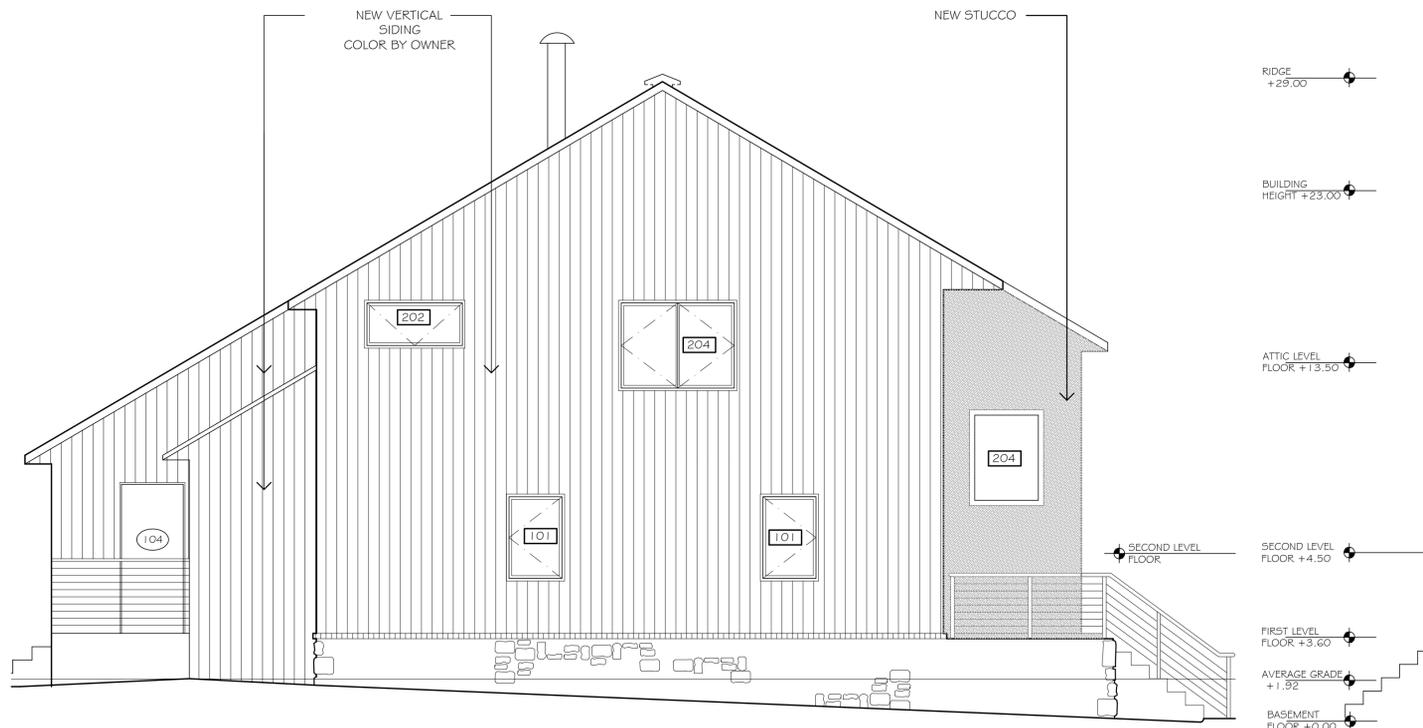
- TRUSS JOISTS ARE TO BE MANUFACTURED BY "TRUSJOIST MACMILLAN" OR APPROVED EQUAL. SIZE AND SPACING AS INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL HAVE SHOP DRAWINGS PREPARED BY "TRUSJOIST MACMILLAN" AND SUBMIT (4) COPIES TO ARCHITECT FOR APPROVAL.
- FOLLOW ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS.
- MINIMUM BEARING LENGTH IS TO BE 1 3/4" AT JOIST ENDS AND 3 1/2" AT INTERMEDIATE SUPPORTS.
- PROVIDE "TIMBERSTRAND LSL RIM BOARDS AT PERIMETER WALL AND AS INDICATED. DO NOT USE SOLID DIMENSIONAL LUMBER AS RIM BOARDS.
- PROVIDE 2 X 4 WEB STIFFENER "SQUASH BLOCKS" AT ALL POINT LOADS - AND AT INTERMEDIATE BEARING POINTS WHERE THERE IS A BEARING WALL ABOVE TO TRANSFER LOAD TO BEARING PLATE. PROVIDE WEB STIFFENERS AT JOIST INTERMEDIATE BEARING POINTS WHERE NO LOAD BEARING WALL IS ABOVE.
- DO NOT BEVEL CUT JOIST BEARING BEYOND INSIDE FACE OF STUD WALL. (MAXIMUM OF 5 1/2" FOR 2 X 6 PLATE).
- FOLLOW NAILING REQUIREMENTS AS RECOMMENDED BY "TRUSJOIST MACMILLAN".
- USE GALVANIZED JOIST HANGERS WHEN SUPPORTING TRUSS JOISTS FROM MICROLAM LVL BEAMS, DOUBLED TRUSS JOISTS AND LEDGER BOARDS. PROVIDE WEB BLOCKING IF JOIST HANGERS DO NOT LATERALLY SUPPORT THE TRUSS JOIST TOP FLANGE. PROVIDE BACKER BLOCKS WHERE TRUSS JOISTS ARE FRAMED INTO ANOTHER TRUSS JOIST.
- DOUBLE UP TJ JOISTS UNDER PARALLEL PARTITIONS ABOVE.



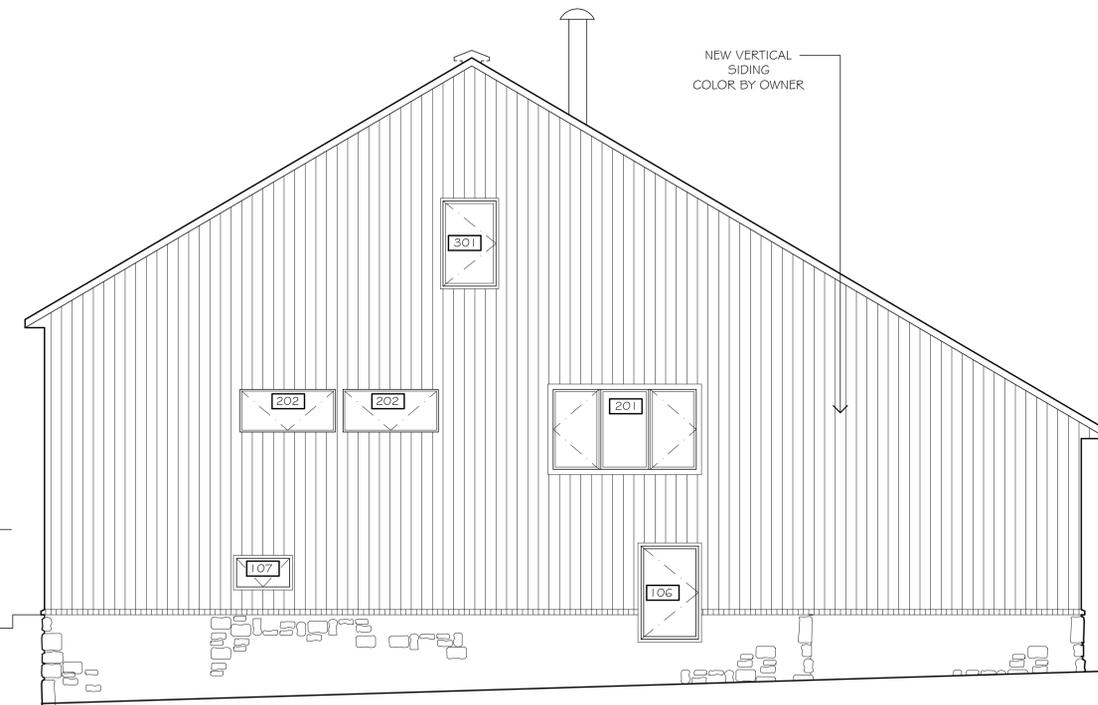
1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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



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

NOTE:  
SEE T-3 FOR AVERAGE GRADE CALCULATIONS.

NO.	REVISION	DATE
-	-	-
-	-	-
-	-	-
-	-	-



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PROJECT TITLE

64 HICKORY HILL ROAD,  
EASTCHESTER  
NY 10709

DRAWING TITLE

ELEVATIONS

PROFESSIONAL SEAL



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N.Y.S. LICENSE NO. 031546  
JOSEPH FERNANDEZ, C.E.O.  
NW0055885

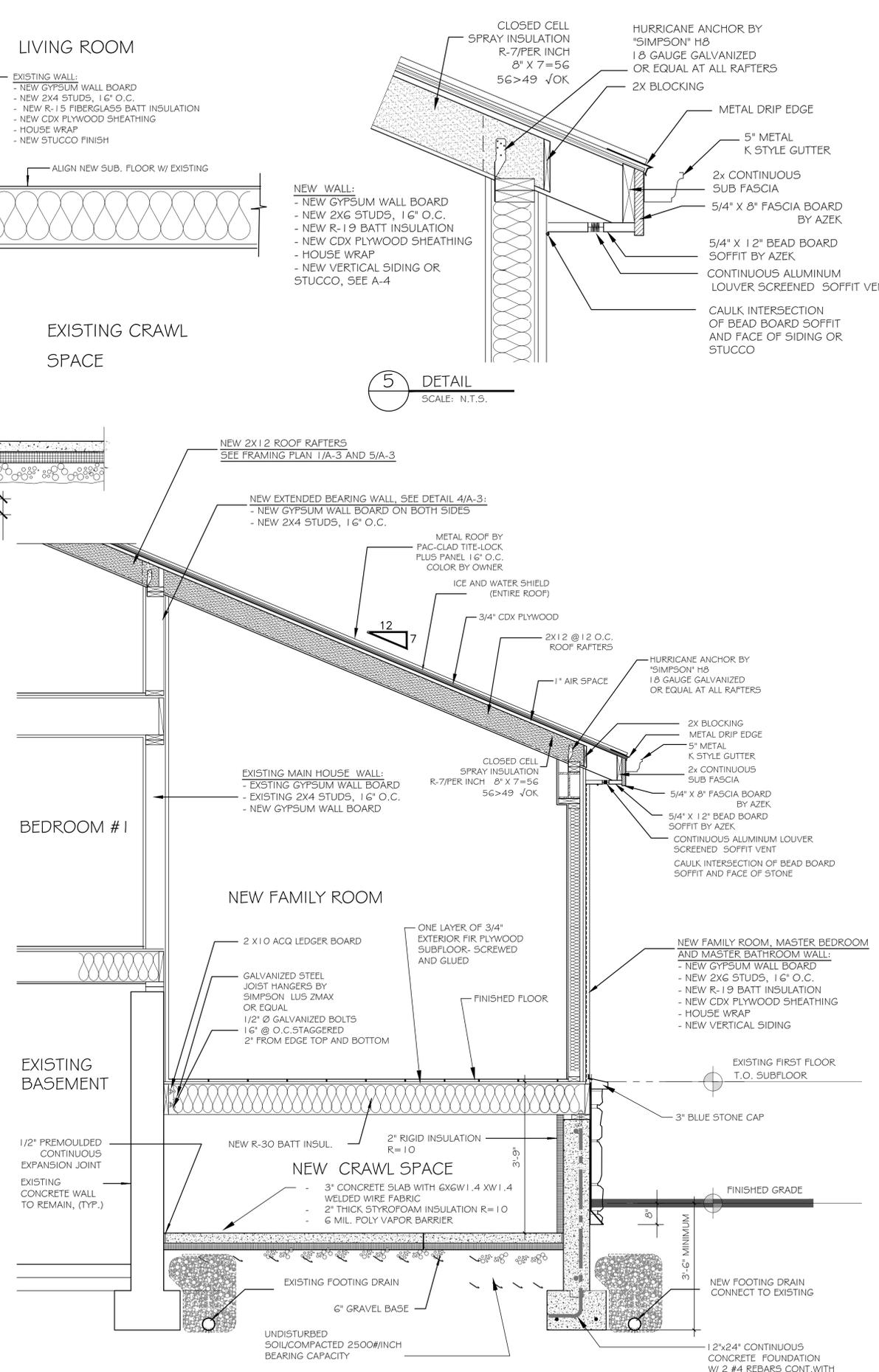
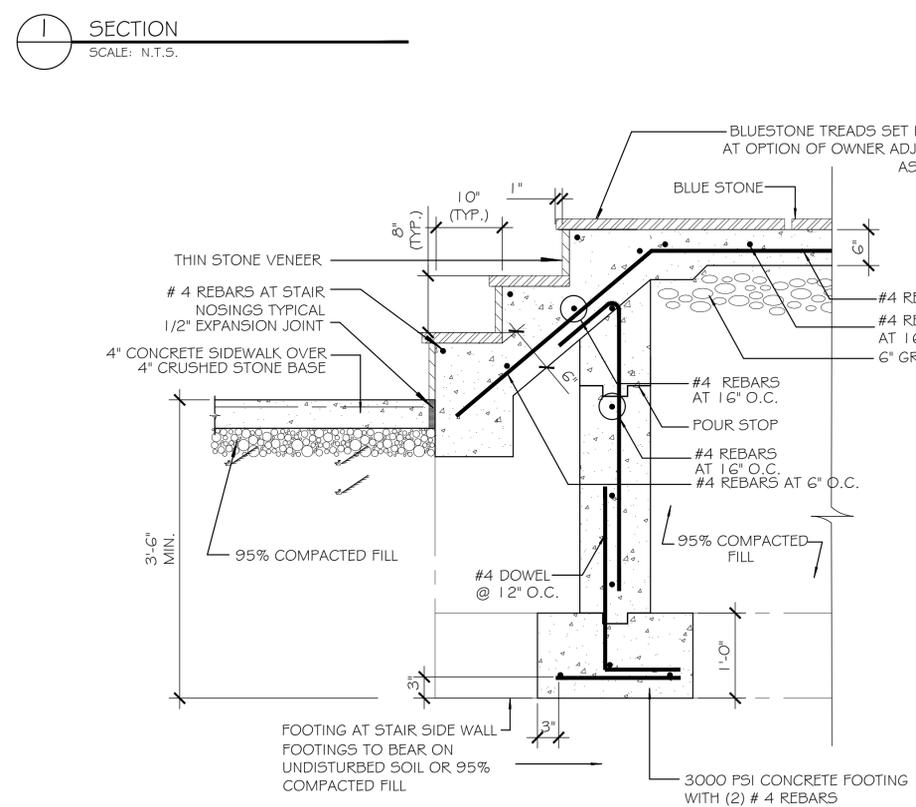
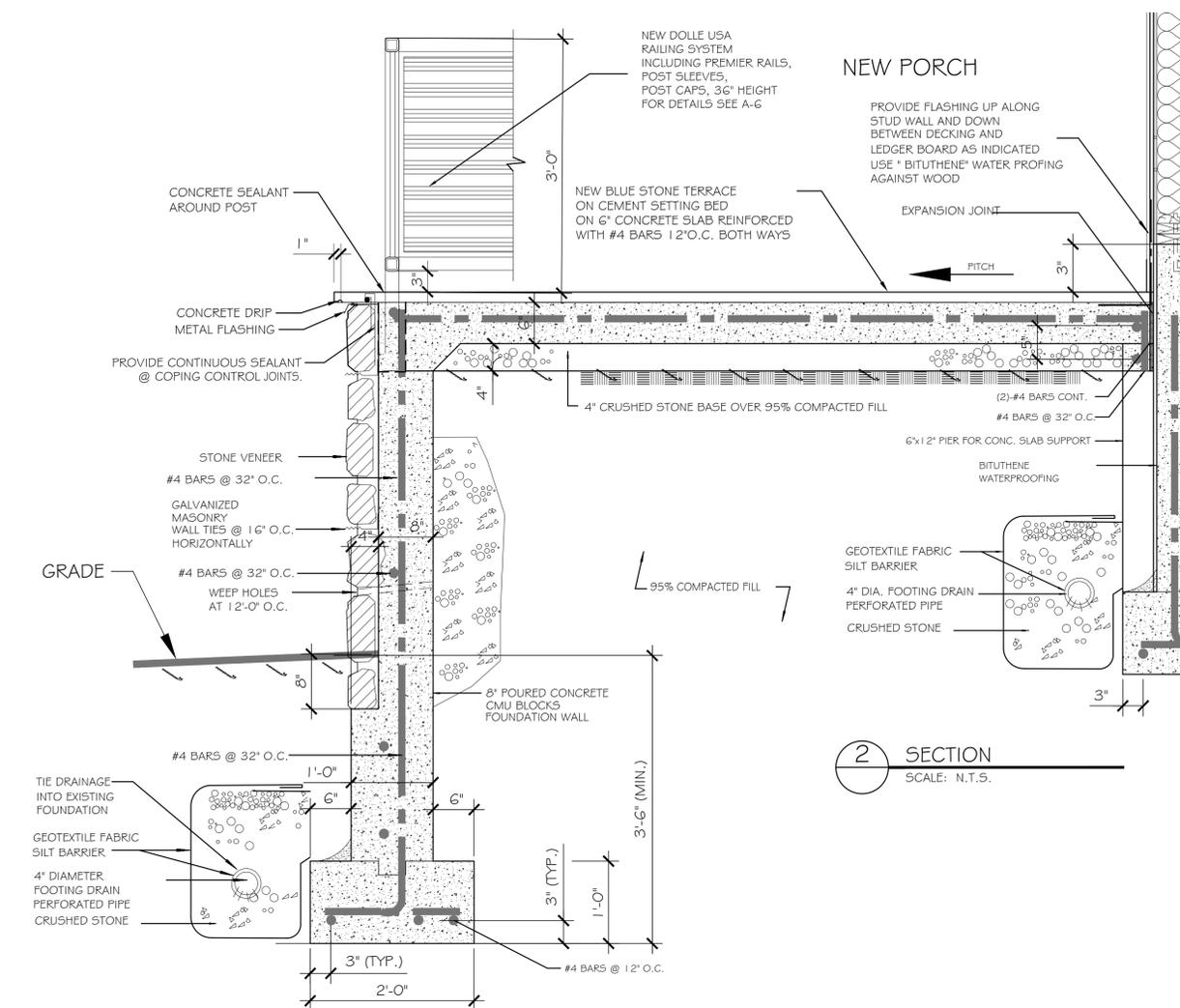
PROJECT NO. \_JOB# 23032

SCALE: AS NOTED

ISSUED FOR:	DATE:
ARCHITECTURAL REVIEW BOARD	5-14-2024

DRAWING NO.	REV. DATE:
A-4	REV. NO.

A P P L I C A T I O N



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EASTCHESTER  
NY 10709

DRAWING TITLE

SECTIONS



JOSEPH FERNANDEZ, AIA  
N.Y.S. LICENSE NO. 031546  
JOSEPH FERNANDEZ, C.E.O.  
NY0055985

PROJECT NO. JOB# 23032

SCALE: AS NOTED

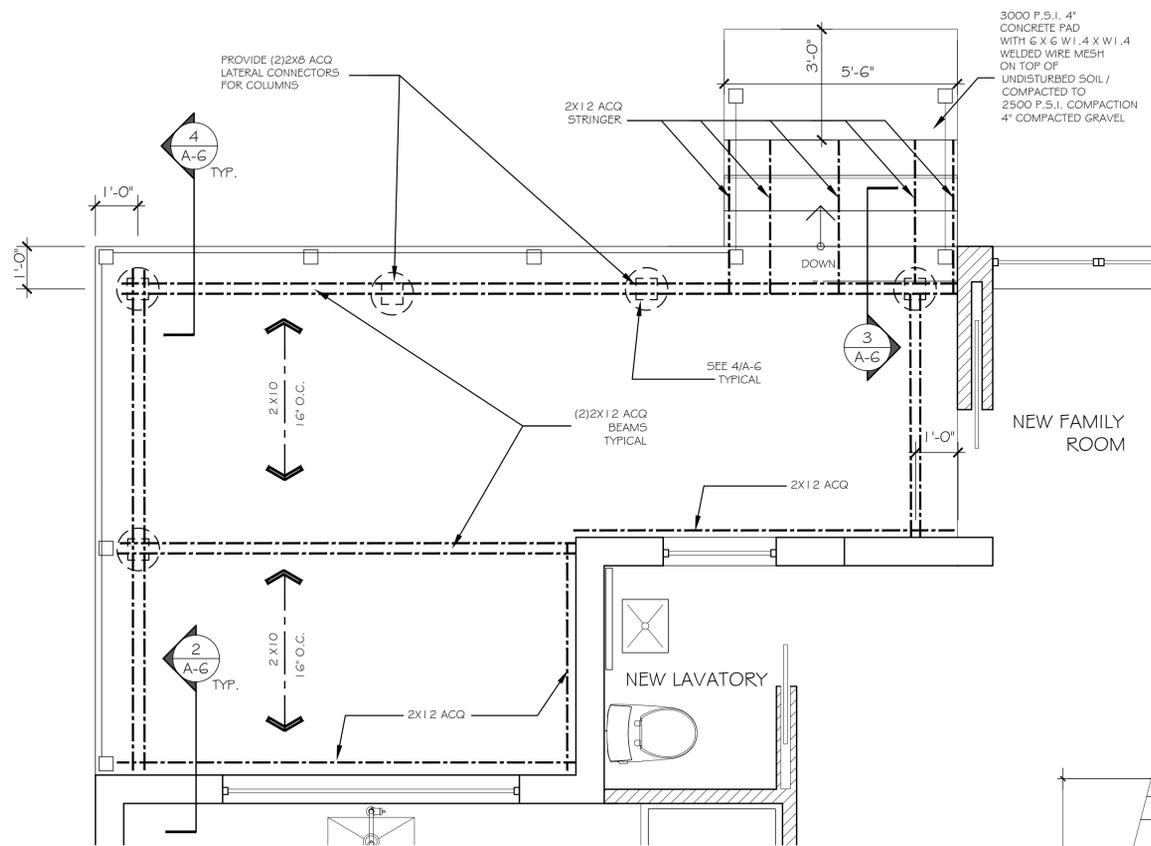
ISSUED FOR: ARCHITECTURAL REVIEW BOARD

DATE: 5-14-2024

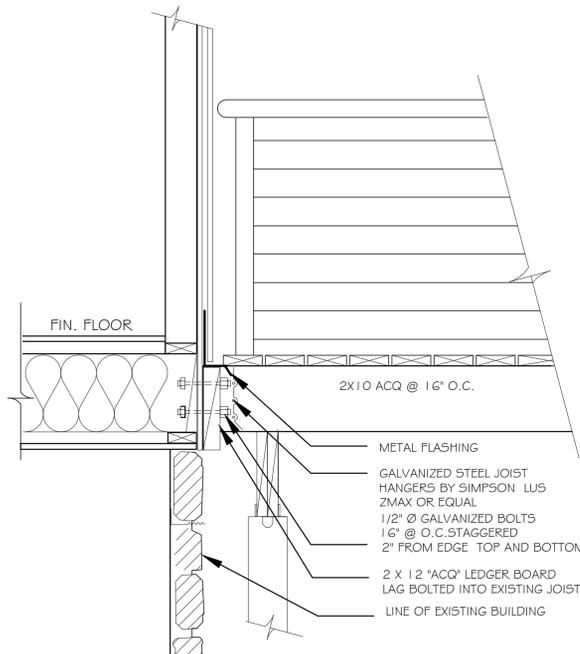
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REV. DATE: REV. NO.

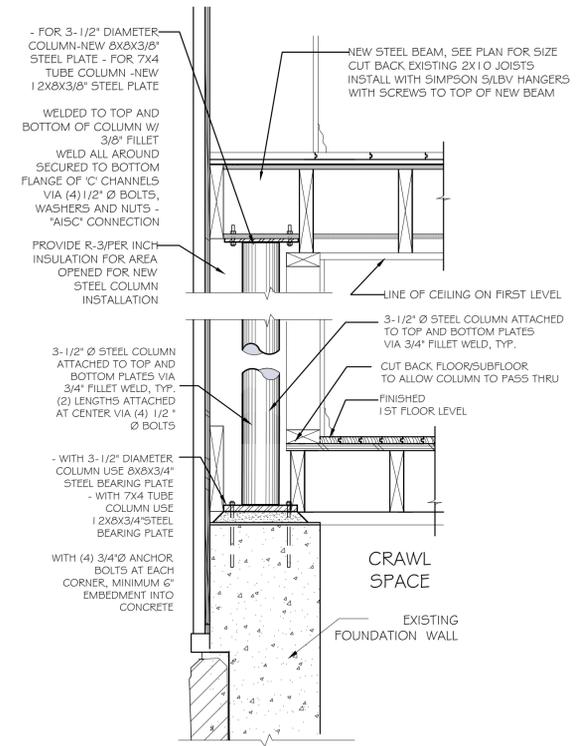
A-5



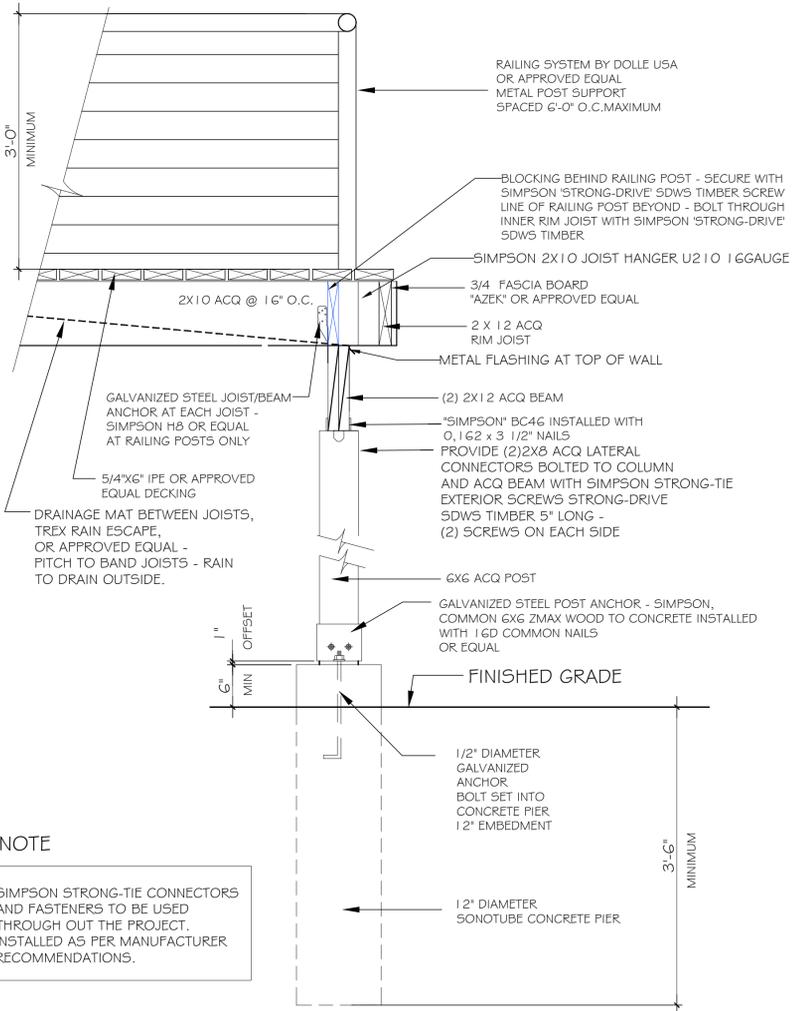
**1 REAR DECK FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



**2 DETAIL**  
SCALE: 1/4" = 1'-0"

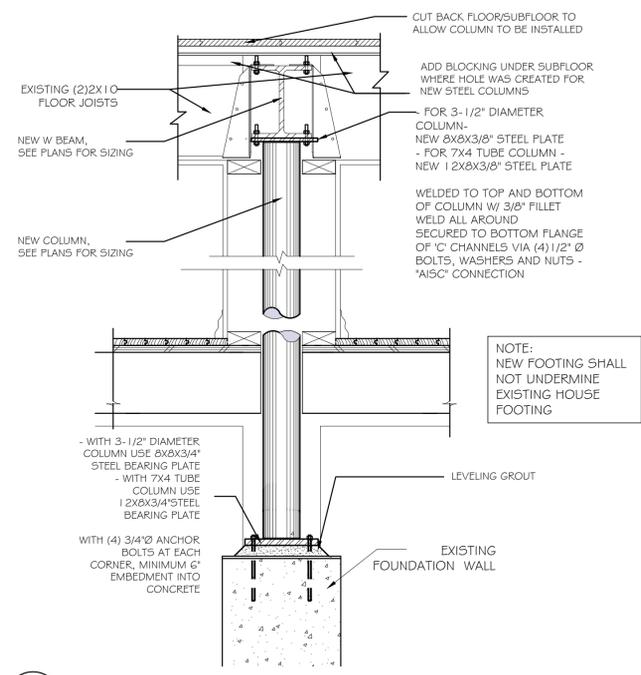


**5 DETAIL**  
SCALE: NTS

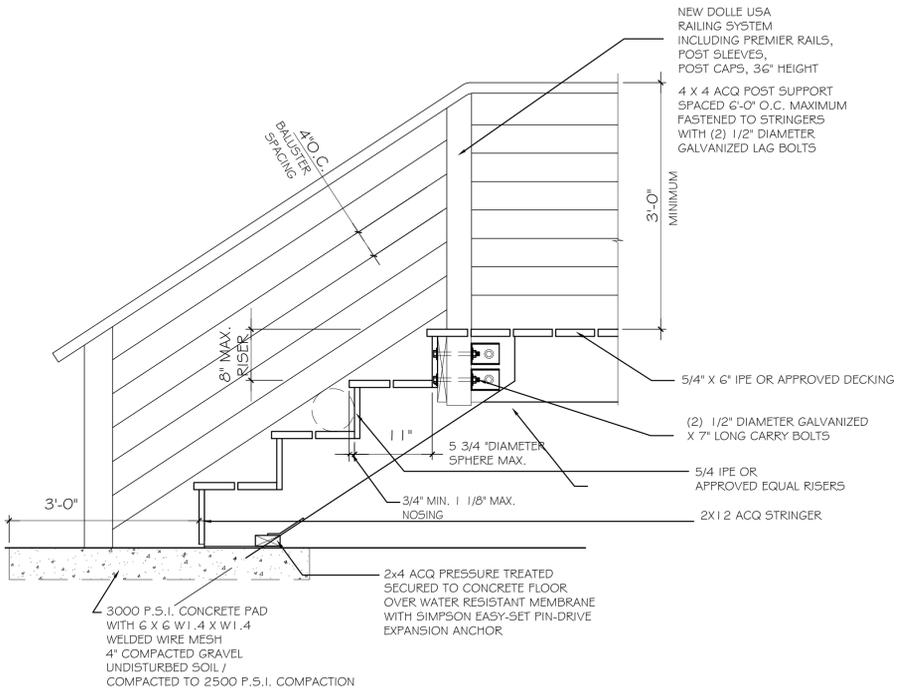


**NOTE**  
SIMPSON STRONG-TIE CONNECTORS AND FASTENERS TO BE USED THROUGH OUT THE PROJECT. INSTALLED AS PER MANUFACTURER RECOMMENDATIONS.

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



**6 DETAIL**  
SCALE: NTS



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

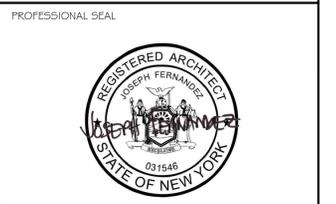
NO.	REVISION	DATE

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PROJECT TITLE  
  
**64 HICKORY HILL ROAD,  
 EASTCHESTER  
 NY 10709**

**SECTIONS AND DETAILS**



JOSEPH FERNANDEZ, AIA  
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 NY0055985

PROJECT NO. JOB# 23032  
 SCALE: AS NOTED

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DRAWING NO.	REV. DATE:
<b>A-6</b>	REV. NO.

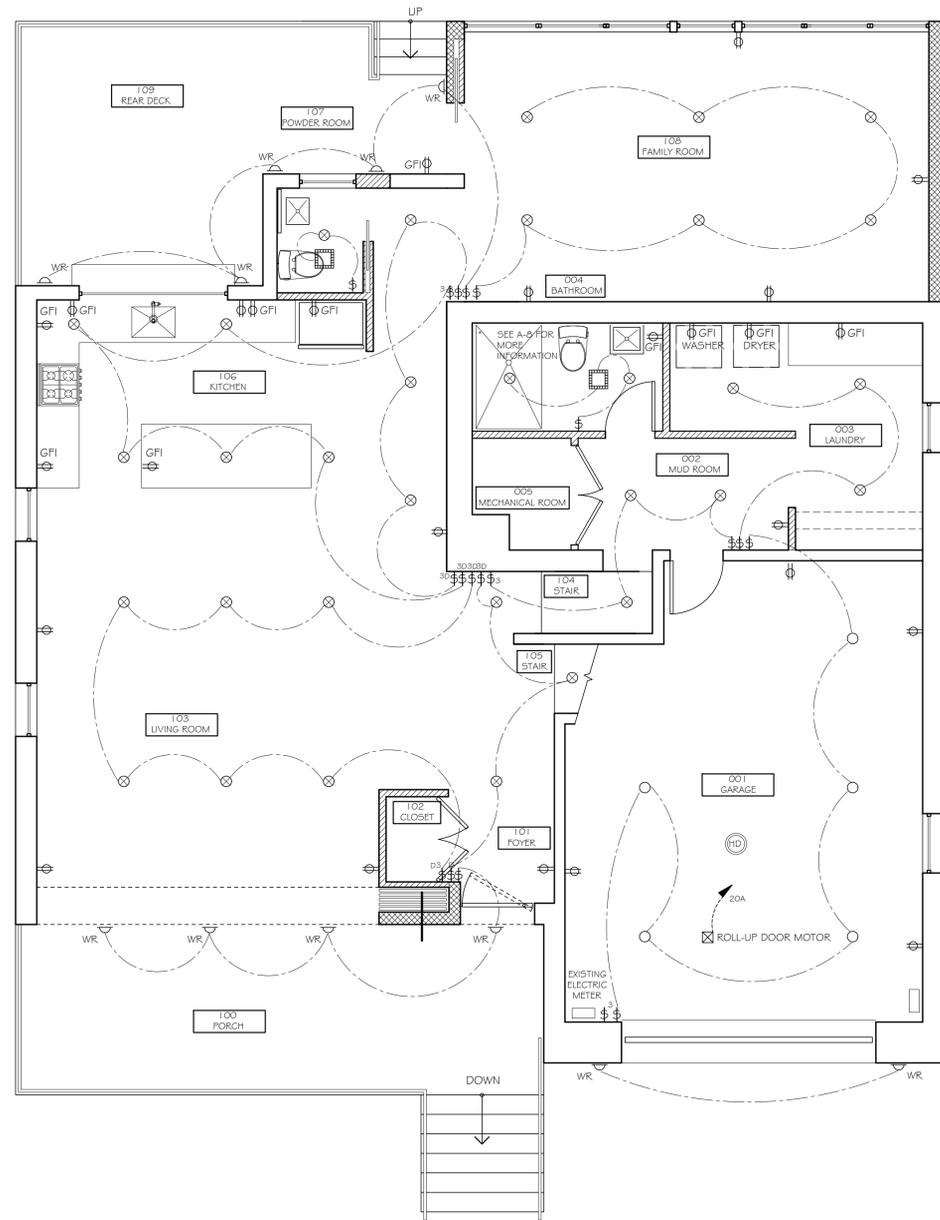
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### ELECTRICAL SCHEDULE

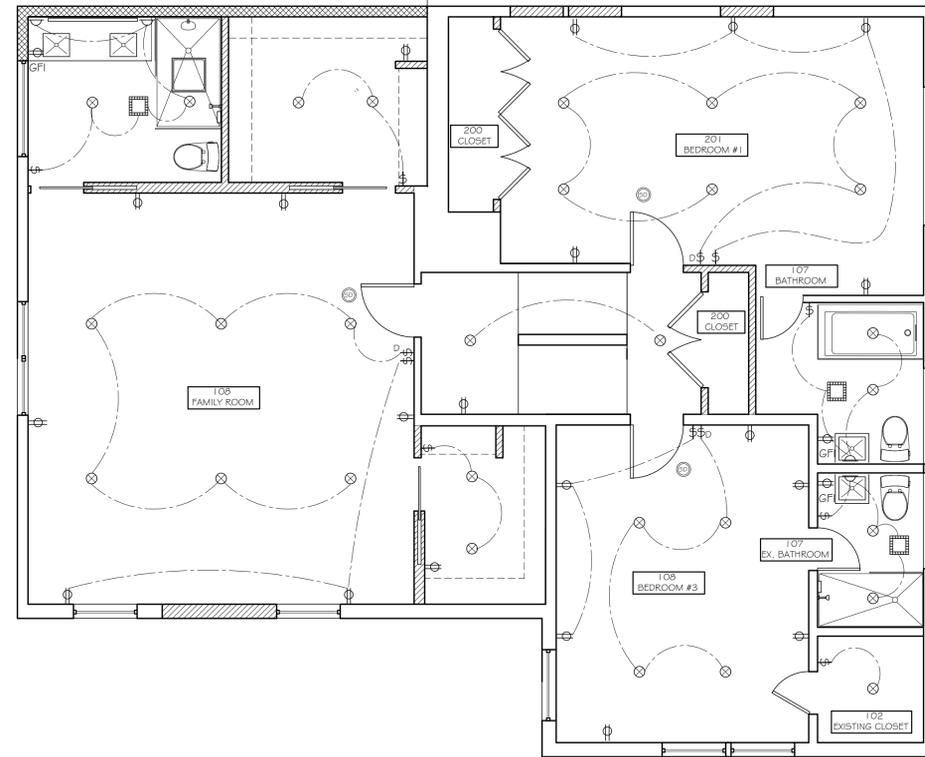
	EXISTING DUPLEX OUTLET
	DUPLEX OUTLET
	GROUND FAULT INTERRUPTER OUTLET
	SWITCHED OUTLET
	DEDICATED CIRCUIT 50 AMP
	DEDICATED CIRCUIT 120 OR 220 VOLT
	SMOKE DETECTOR - HARD WIRED WITH BATTERY BACK-UP BY KIDDE MODEL P12040 OR APPROVED EQUAL
	CARBON MONOXIDE DETECTOR - HARD WIRED WITH BATTERY BACK-UP AND LCD CONSTANT READ-OUT BY KIDDE MODEL KN-COP-1C OR APPROVED EQUAL

### LIGHTING SCHEDULE

	SINGLE POLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	4" DIAMETER RECESSED LED FIXTURE
	2" DIAMETER LED RECESSED FIXTURE
	WATER-RESISTANT 2" DIAMETER RECESSED FIXTURE
	SURFACE MOUNTED CEILING FIXTURE
	CEILING MOUNTED PENDANT FIXTURE
	UNDER CABINET LIGHTS FIXTURE
	WALL MOUNTED FIXTURE
	OUTDOOR WATER-RESISTANT WALL MOUNTED FIXTURE
	EXHAUST FAN BROAN 60-CFM OR APPROVED EQUAL
	THERMOSTAT
	TV CABLE / INTERNET HOMERUN TO INCOMING CATV SERVICE
	ROLL-UP DOOR MOTOR



**1** BASEMENT AND FIRST LEVEL LIGHTING AND ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"



**2** SECOND AND UPPER LEVELS LIGHTING AND ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"



NO.	REVISION	DATE

**JOSEPH FERNANDEZ ARCHITECT, P.C.**  
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PROJECT TITLE  
  
**64 HICKORY HILL ROAD,  
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 NY 10709**

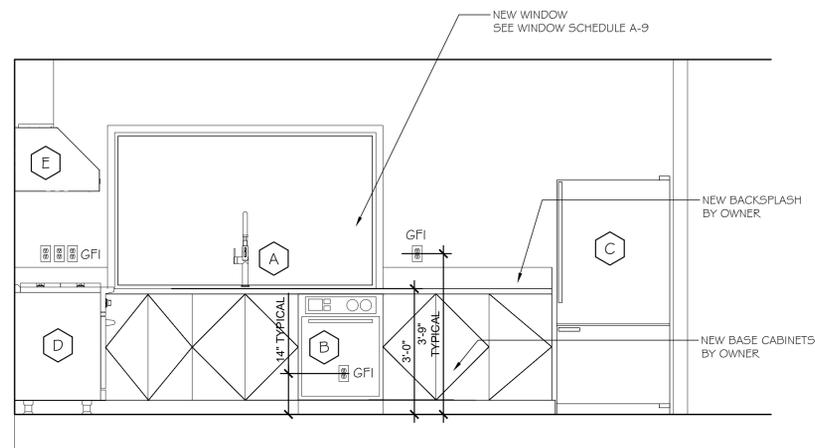
DRAWING TITLE  
  
**LIGHTING  
 AND ELECTRICAL  
 PLANS AND LEGEND**

PROFESSIONAL SEAL

JOSEPH FERNANDEZ, AIA  
 N.Y.S. LICENSE NO. 031546  
 JOSEPH FERNANDEZ, C.E.O.  
 NY0055985  
 PROJECT NO. \_JOB# 23032  
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ARCHITECTURAL REVIEW BOARD	5-14-2024
DRAWING NO.	REV. DATE:
<b>A-7</b>	REV. NO.

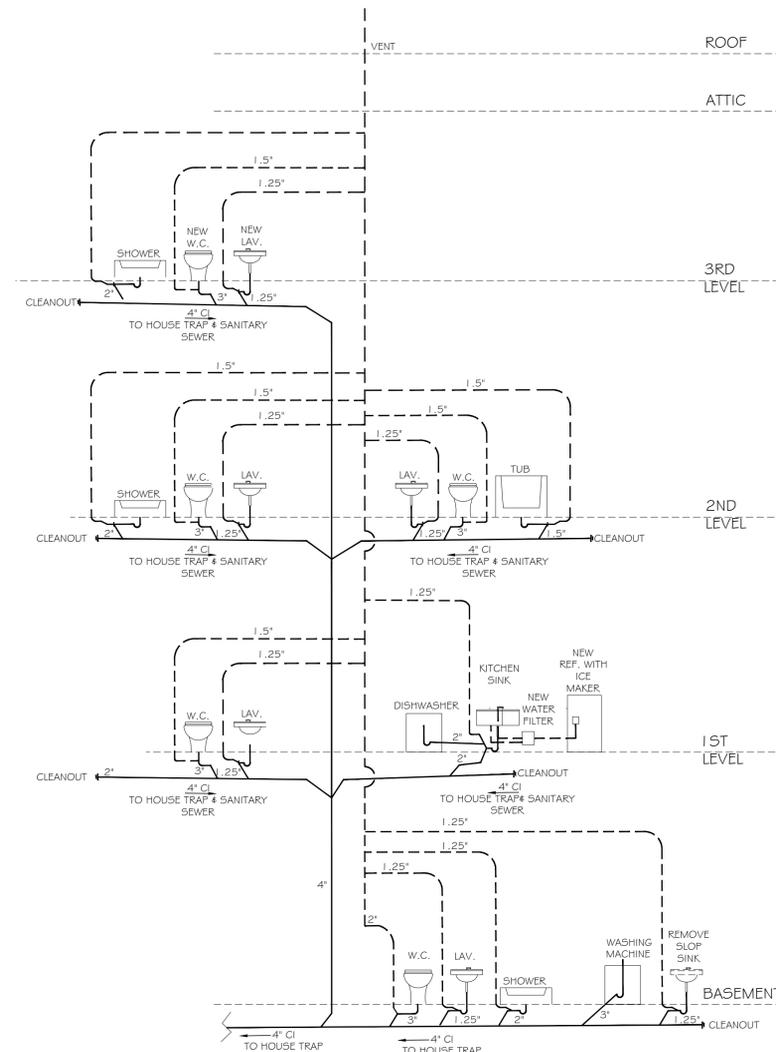
A P P L I C A T I O N # 1



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

FIXTURES	
A	SINK AND FAUCET
B	DISHWASHER
C	REFRIGERATOR
D	GAS RANGE
E	HOOD

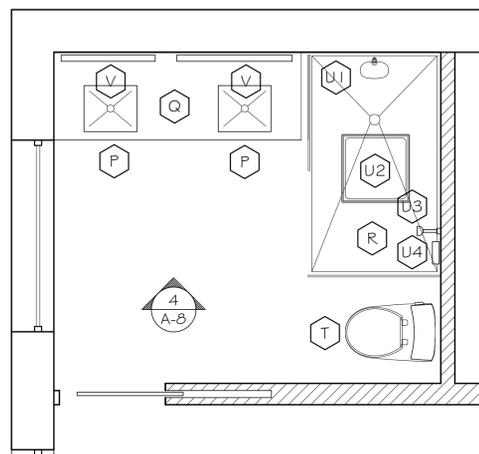
NOTE:  
ALL FIXTURES BY OWNER



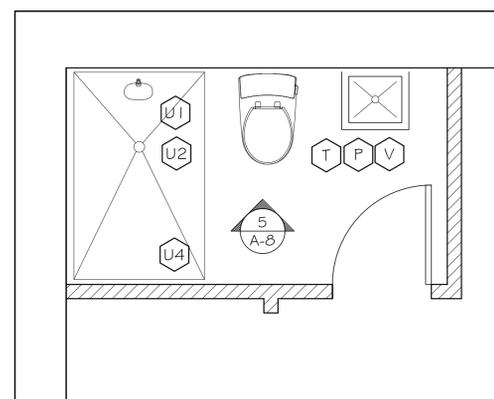
6 PLUMBING RISER DIAGRAM  
SCALE: NTS

FIXTURES	
P	BATHROOM SINK AND FAUCET
Q	VANITY
R	SHOWER
T	TOILET
U1	SHOWER HEADS
U2	SHOWER HEADS
U3	SHOWER HEADS
U4	SHOWER CONTROLS
V	VANITY MIRROR CABINET

NOTE:  
ALL FIXTURES BY OWNER



2 MASTER BATHROOM PLAN  
SCALE: 1/2" = 1'-0"



3 BASEMENT BATHROOM PLAN  
SCALE: 1/2" = 1'-0"

NO.	REVISION	DATE

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PROJECT TITLE  
  
64 HICKORY HILL ROAD,  
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DRAWING TITLE  
  
KITCHEN  
AND BATHROOMS  
PLANS AND ELEVATIONS,  
PLUMBING DIAGRAM



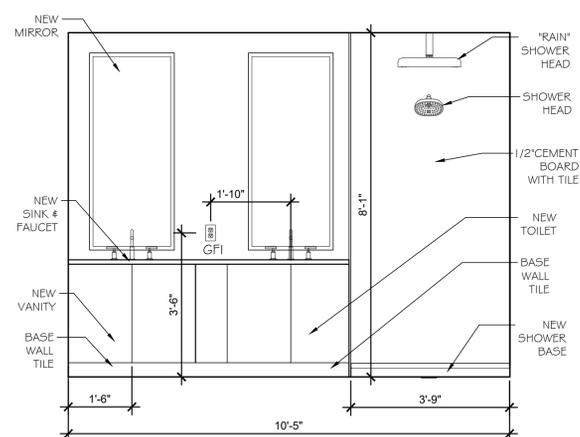
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NY0055985

PROJECT NO. JOB# 23032

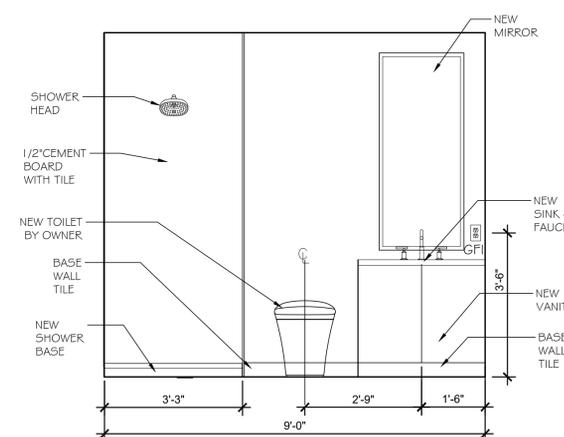
SCALE: AS NOTED

ISSUED FOR: ARCHITECTURAL REVIEW BOARD DATE: 5-14-2024

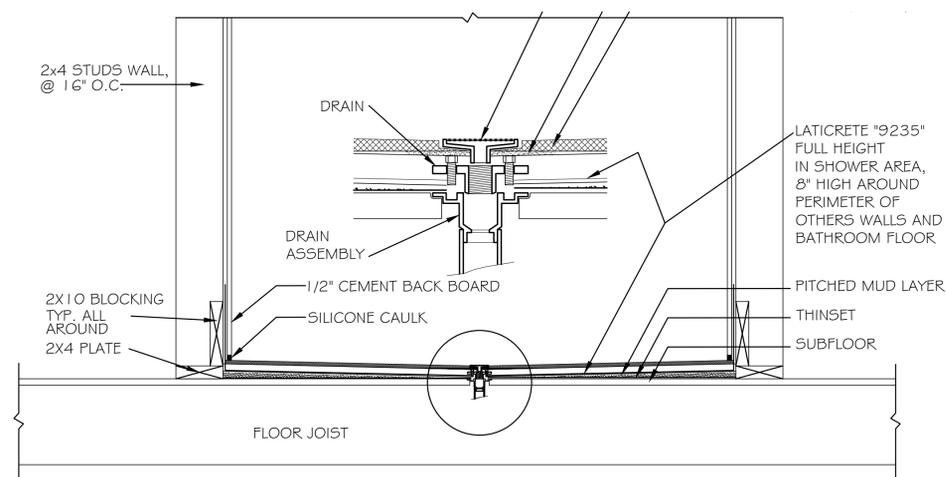
DRAWING NO. A-8 REV. DATE: REV. NO.



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



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



7 SHOWER DETAIL  
SCALE: NTS

ARCHITECT

FINISH SCHEDULE				
ROOM NAME AND NUMBER	WALL	FLOOR AND BASE	CEILING	COMMENTS
<b>BASEMENT</b>				
001 GARAGE	SHEETROCK, PREPPED AND PAINTED	CONCRETE	SHEETROCK, PREPPED AND PAINTED	
002 MUD ROOM	SHEETROCK, PREPPED AND PAINTED	CONCRETE - BROOM FINISH	SHEETROCK, PREPPED AND PAINTED	
003 LAUNDRY	SHEETROCK, PREPPED AND PAINTED	CONCRETE - BROOM FINISH	SHEETROCK, PREPPED AND PAINTED	
004 BATHROOM	PORCELAIN TILES	SELF-LEVELING CONCRETE WITH PORCELAIN OR CERAMIC TILE ON TOP, PORCELAIN OR CERAMIC BASE	SHEETROCK, PREPPED AND PAINTED	
005 MECHANICAL ROOM	EXISTING SHEETROCK, PREPPED AND PAINTED	CONCRETE	SHEETROCK, PREPPED AND PAINTED	
<b>FIRST LEVEL</b>				
100 FRONT PORCH	NEW VERTICAL SIDING	NEW STONE TILE		NEW METAL POSTS AND CABLES RAILING
101 ENTRY FOYER	SHEETROCK, PREPPED AND PAINTED	NEW WOOD FLOOR	EXISTING SHEETROCK, PREPPED AND PAINTED	
102 CLOSET	SHEETROCK, PREPPED AND PAINTED	NEW WOOD FLOOR	EXISTING SHEETROCK, PREPPED AND PAINTED	
103 LIVING	EXISTING SHEETROCK, PREPPED AND PAINTED	NEW WOOD FLOOR	EXISTING SHEETROCK, PREPPED AND PAINTED	
104 STAIR	EXISTING SHEETROCK, PREPPED AND PAINTED	EXISTING WOOD TO BE SANDED AND STAINED, NEW PAINT GRADE WOOD BASE, PROFILE MATCH EXISTING - PAINT	EXISTING SHEETROCK, PREPPED AND PAINTED	
105 STAIR	EXISTING SHEETROCK, PREPPED AND PAINTED	EXISTING WOOD TO BE SANDED AND STAINED, NEW PAINT GRADE WOOD BASE, PROFILE MATCH EXISTING - PAINT	EXISTING SHEETROCK, PREPPED AND PAINTED	
106 KITCHEN	SHEETROCK, PREPPED AND PAINTED	NEW WOOD FLOOR	EXISTING AND NEW CEILING PREPPED AND PAINTED	
107 POWDER ROOM	NEW SHEETROCK, PREPPED AND PAINTED	PORCELAIN OR CERAMIC TILE , PORCELAIN OR CERAMIC BASE	EXISTING CEILING, PREPPED AND PAINTED	
108 FAMILY ROOM	NEW SHEETROCK, PREPPED AND PAINTED	EXISTING WOOD TO BE SANDED AND STAINED, RISERS TO BE CLEANED, SANDED, PAINTED	EXISTING CEILING, PAINTED	
109 REAR PORCH	NEW VERTICAL SIDING	WOOD		NEW METAL POSTS AND CABLES RAILING
<b>SECOND LEVEL</b>				
200 CLOSET	NEW AND EXISTING SHEETROCK, PREPPED AND PAINTED	NEW WOOD FLOOR	NEW AND EXISTING CEILING - PREPPED AND PAINTED	
201 BEDROOM #1	NEW AND EXISTING SHEETROCK, PREPPED AND PAINTED	NEW WOOD FLOOR	EXISTING CEILING PREPPED AND PAINTED	
202 CLOSET	NEW AND EXISTING SHEETROCK, PREPPED AND PAINTED	NEW WOOD FLOOR	NEW AND EXISTING CEILING - PREPPED AND PAINTED	
203 BATHROOM	EXISTING SHEETROCK, PREPPED AND PAINTED	NEW PORCELAIN TILES , STYLE AND COLOR TO BE DETERMINED		CLEAN AND SEAL EXISTING STONE CHIMNEY
204 BATHROOM	NEW AND EXISTING SHEETROCK, PREPPED AND PAINTED	NEW PORCELAIN TILES , STYLE AND COLOR TO BE DETERMINED	EXISTING CEILING PREPPED AND PAINTED	
205 BEDROOM #2	EXISTING SHEETROCK, PREPPED AND PAINTED	NEW WOOD FLOOR	EXISTING CEILING PREPPED AND PAINTED	
206 WALK-IN CLOSET	EXISTING SHEETROCK, PREPPED AND PAINTED	NEW WOOD FLOOR	EXISTING CEILING PREPPED AND PAINTED	
<b>THIRD LEVEL</b>				
301 STAIR	NEW AND EXISTING SHEETROCK, PREPPED AND PAINTED	EXISTING WOOD TO BE SANDED AND STAINED, NEW PAINTED WOOD BASE, PROFILE MATCH EXISTING - PAINT	NEW CEILING PAINTED	
302 MASTER BEDROOM	NEW AND EXISTING SHEETROCK, PREPPED AND PAINTED	EXISTING WOOD TO BE SANDED AND STAINED, NEW PAINTED WOOD BASE, PROFILE MATCH EXISTING - PAINT	NEW CEILING PAINTED	
303 WALK-IN CLOSET	NEW AND EXISTING SHEETROCK, PREPPED AND PAINTED	EXISTING WOOD TO BE SANDED AND STAINED, NEW PAINTED WOOD BASE, PROFILE MATCH EXISTING - PAINT	NEW CEILING PAINTED	
304 WALK-IN CLOSET	NEW AND EXISTING SHEETROCK, PREPPED AND PAINTED	EXISTING WOOD TO BE SANDED AND STAINED, NEW PAINTED WOOD BASE, PROFILE MATCH EXISTING - PAINT	NEW CEILING PAINTED	
305 MASTER BATHROOM	NEW AND EXISTING SHEETROCK, PREPPED AND PAINTED	EXISTING WOOD TO BE SANDED AND STAINED, NEW PAINTED WOOD BASE, PROFILE MATCH EXISTING - PAINT	NEW CEILING PAINTED	
<b>ATTIC</b>				
401 STORAGE	NEW AND EXISTING SHEETROCK, PREPPED AND PAINTED	EXISTING WOOD TO BE SANDED AND STAINED, NEW PAINTED WOOD BASE, PROFILE MATCH EXISTING - PAINT	NEW CEILING PAINTED	

- NOTES:
- ALL EXISTING WALL AND FLOOR SHALL BE REPAIRED AND PREPARED FOR NEW FINISHES AS REQUIRED.
  - EXTERIOR RAILING - RAILING SYSTEM INCLUDING PREMIER RAIL, POST SLEEVES, POST CAPS 36" HEIGHT, 1.5" DIAMETER, OR APPROVED EQUAL
  - STUCCO FINISH BY STO, STOSIGNATURE FINE 10, COLOR 37200 OR APPROVED EQUAL
  - VERTICAL SIDING BY JAMES HARDIE, HARDIE PANEL, SMOOTH FINISH, PRIMED FOR PAINT, COLOR MATCH STUCCO COLOR OR APPROVED EQUAL

WINDOW SCHEDULE					
WINDOW KEY	WINDOW TYPE	MANUF.	CATALOG NUMBER	ROUGH OPENING	REMARKS
101		CASEMENT VENTING	ANDERSEN E-SERIES	EMERGENCY EGRESS, OPENING TO BE SIZED FOR NEW WINDOW	2'-6" x 4'-0" x 3'-0"
102 202		AWNING/HOPPER	ANDERSEN E-SERIES	EMERGENCY EGRESS, OPENING TO BE SIZED FOR NEW WINDOW	4'-6" x 2'-0" x 5'-6"
103		FLIP OUT	FLIP OUT WINDOWS	FLIP OUT	84" X 42" X 3'-6"
104		CASEMENT VENTING	ANDERSEN E-SERIES	TW210410	6'-0" x 7'-6"
105		CASEMENT VENTING	ANDERSEN E-SERIES	TW210410	6'-0" x 7'-6"
106		CASEMENT VENTING	ANDERSEN E-SERIES		2'-4" x 4'-4" x 2'-6"
107		AWNING/HOPPER	ANDERSEN E-SERIES		2'-10" x 2'-0" x 3'-0"
201		CASEMENT VENTING	ANDERSEN E-SERIES	3	6'-6" x 4'-0" x 2'-6"
203		CASEMENT VENTING	ANDERSEN E-SERIES	A	(2) 3'-0" x 4'-0" x 2'-6"
205 301		CASEMENT VENTING	ANDERSEN E-SERIES		3'-0" x 4'-0" x 2'-6"
204		CASEMENT VENTING	ANDERSEN E-SERIES	A	(2) 2'-8" x 4'-0" x 2'-6"
205		CASEMENT VENTING	ANDERSEN E-SERIES		2'-6" x 6'-0" x 1'-6"

**WINDOW GENERAL NOTES :**

- ALL NEW WINDOWS TO BE "ANDERSEN" E-SERIES (OR APPROVED EQUAL) ALUMINUM CLAD WINDOWS LOW EII GLAZING WITH ARGON GAS, U=0.32 OR BETTER, SEE TABLE ON T-3
- ALL WINDOW INTERIORS TO BE SELECTED BY OWNER

DOOR SCHEDULE					
DOOR KEY	DOOR TYPE	MANUF.	CATALOG NUMBER	ROUGH OPENING	REMARKS
101		OVERHEAD GARAGE DOOR	CLOPAY AVANTE SLEEK OR APPROVED EQUAL, STERLING BY CHIOHD	12'-0" x 7'-0" 6.5 R-VALUE INSULATED	HEADER- W 6X16 BEAM
102		FRONT ENTRY DOOR	ANDERSEN	'COASTAL PIVOT' WOOD	15'-0" x 7'-6" 6 R-VALUE
103		FRONT PORCH DOOR	ANDERSEN	BIG DOORS COLLECTION, MULTIGUIDE 5 PANELS POCKET CONTEMPORARY	3'-0" x 6'-8"
104		REAR PORCH DOOR	ANDERSEN	BIG DOORS COLLECTION, MULTIGUIDE, SINGLE PANEL POCKET CONTEMPORARY	3'-0" x 6'-8"
105 203		POWDER ROOM AND MASTER BATHROOM	ANDERSEN	WOOD POCKET	2'-6" x 6'-8" HARDWARE FOR PRIVACY BED/BATH DOOR HANDLE BY SCHLAGE OR APPROVED EQUAL
106 201		COAT CLOSET		WOOD PIVOT DOUBLE DOORS	4'-0" x 6'-8"
107		MECHANICAL ROOM		HOLLOW METAL DOUBLE DOORS WITH LOUVERS	5'-0" x 6'-8" HOLLOW METAL DOOR, 'B' LABELED WITH SELF CLOSING HINGES
108		BATHROOM		400 SERIES FRENCHWOOD DOOR, COLONIAL	2'-6" x 6'-8" HARDWARE FOR PRIVACY BED/BATH DOOR HANDLE BY SCHLAGE OR APPROVED EQUAL
109		1-HOUR RATED DOOR		HOLLOW METAL	3'-0"-0" x 6'-8" 1-HOUR RATED DOOR WITH SELF CLOSING HINGES, 'C' LABELED VIF ROUGH OPENING IN FIELD
202		BEDROOM		WOOD HINGED DOOR	2'-6" x 6'-8" HARDWARE FOR PRIVACY BED/BATH DOOR HANDLE BY SCHLAGE OR APPROVED EQUAL
204		WALK-IN CLOSET		WOOD POCKET	2'-6" x 6'-8" HINGES AND PASSAGE HALL/ CLOSET DOOR HANDLE BY SCHLAGE OR APPROVED EQUAL
205		BATHROOM		WOOD HINGED DOOR	2'-6" x 6'-8" HARDWARE FOR PRIVACY BED/BATH DOOR HANDLE BY SCHLAGE OR APPROVED EQUAL
206		WALK-IN CLOSET		WOOD HINGED DOOR	2'-6" x 6'-8" HINGES AND PASSAGE HALL/ CLOSET DOOR HANDLE BY SCHLAGE OR APPROVED EQUAL

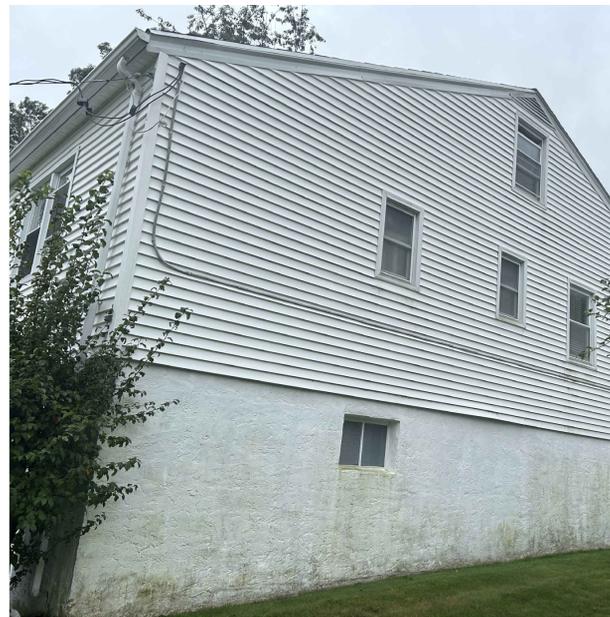
**EXTERIOR DOOR GENERAL NOTES :**

- ALL NEW EXTERIOR DOORS TO BE "ANDERSEN" (OR APPROVED EQUAL) LOW E4 GLAZING WITH ARGON GAS ALL NEW EXTERIOR DOORS FENESTRATION U-FACTOR TO BE 0.70 MAXIMUM GLAZED FENESTRATION SHGC-FACTOR TO BE 0.70 MAXIMUM

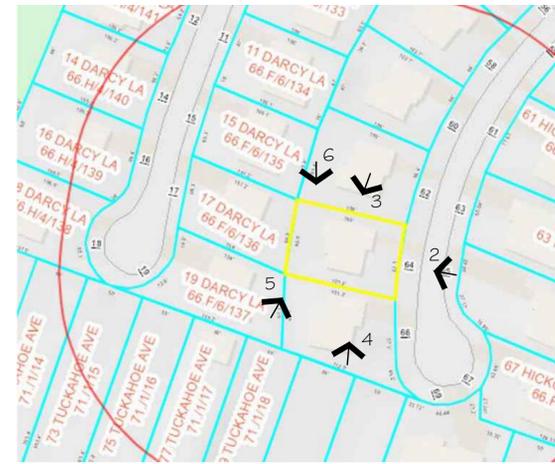
NO.	REVISION	DATE
-	-	-
 <b>JOSEPH FERNANDEZ ARCHITECT, P.C.</b> 575 WHITE PLAINS ROAD EASTCHESTER, NY 10709 914.713.8888 WWW.JOEFERNANDEZARCHITECT.COM <small>COPYRIGHT- THIS DRAWING IS THE PROPERTY OF JOSEPH FERNANDEZ, ARCHITECT, P.C. ANY USE WITHOUT THE EXPRESSED WRITTEN CONSENT OF JOSEPH FERNANDEZ, ARCHITECT, P.C. IS PROHIBITED.</small>		
PROJECT TITLE		
<b>64 HICKORY HILL ROAD,            EASTCHESTER            NY 10709</b>		
DRAWING TITLE		
<b>FINISH, DOOR, WINDOW            SCHEDULES</b>		
PROFESSIONAL SEAL		
		
JOSEPH FERNANDEZ, AIA N.Y.S. LICENSE NO. 031546 JOSEPH FERNANDEZ, C.E.O. NY0055885		
PROJECT NO. _JOB# 23032		
SCALE: AS NOTED		
ISSUED FOR:	DATE:	# 1 O N I A T I C I L I R E I A I
ARCHITECTURAL REVIEW BOARD	5-14-2024	
DRAWING NO.	REV. DATE:	
A-9	REV. NO.	



2 EAST ELEVATION  
SCALE: N.T.S.



3 NORTH  
SCALE: N.T.S.



1 KEY PLAN  
SCALE: N.T.S.



4 SOUTH  
SCALE: N.T.S.



5 SOUTH-WEST VIEW  
SCALE: N.T.S.



6 NORTH-WEST VIEW  
SCALE: N.T.S.

NO.	REVISION	DATE

**JOSEPH FERNANDEZ**  
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PROJECT TITLE

**64 HICKORY HILL ROAD,**  
**EASTCHESTER**  
**NY 10709**

DRAWING TITLE

**COLOR PHOTOGRAPHS**  
**OF THE PROJECT**

PROFESSIONAL SEAL

JOSEPH FERNANDEZ, AIA  
 N.Y.S. LICENSE NO. 031546  
 JOSEPH FERNANDEZ, C.E.O.  
 NY0055985

PROJECT NO. \_JOB# 23032

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<b>A-10</b>	REV. NO.

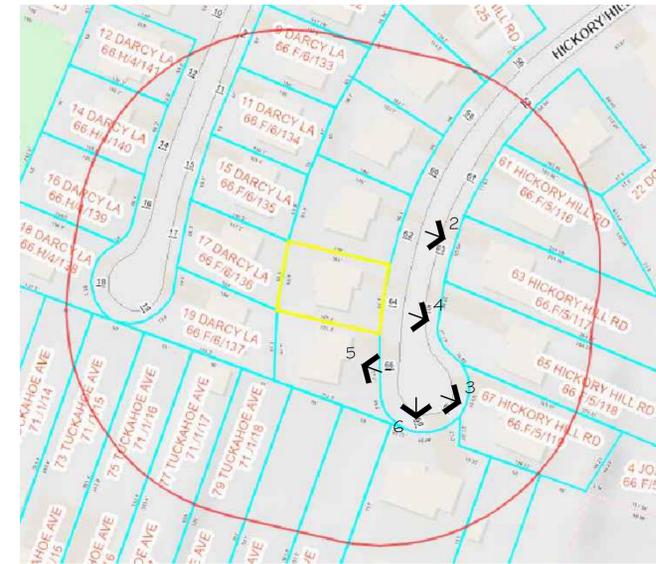
APPLICATION #



2 63 Hickory Hill  
SCALE: N.T.S.



3 67 Hickory Hill  
SCALE: N.T.S.



1 KEY PLAN  
SCALE: N.T.S.



4 65 Hickory Hill  
SCALE: N.T.S.



5 66 Hickory Hill  
SCALE: N.T.S.



6 69 Hickory Hill  
SCALE: N.T.S.

NO.	REVISION	DATE

  
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PROJECT TITLE

64 HICKORY HILL ROAD,  
EASTCHESTER  
NY 10709

DRAWING TITLE

COLOR PHOTOGRAPHS  
OF THE PROPERTIES  
IN THE IMMEDIATE  
VICINITY

PROFESSIONAL SEAL



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 N.Y.S. LICENSE NO. 031546  
 JOSEPH FERNANDEZ, C.E.O.  
 NY0055985

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DRAWING NO.	REV. DATE:
A-11	REV. NO.

A P P L I C A T I O N



1 BACK YARD  
SCALE: N.T.S.



2 BACK YARD  
SCALE: N.T.S.



3 BACK YARD  
SCALE: N.T.S.



KEY PLAN  
SCALE: N.T.S.

NO.	REVISION	DATE



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PROJECT TITLE

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EASTCHESTER  
NY 10709

DRAWING TITLE

COLOR PHOTOGRAPHS  
OF THE PROPERTIES  
IN THE IMMEDIATE  
VICINITY



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A-12	
	REV. NO.

APPLICATION #